



# 523 Broadway

DESIGN REVIEW | 19 DECEMBER 2007

DRISCOLL ARCHITECTS, PS | ESSEX BROADWAY, LLC

DPD #3004668



# INTRODUCTION

## Contacts

### architect

**Driscoll Architects, PS**  
115 Bell Street  
Seattle, WA 98121  
p/ 206.441.7705  
f/ 206.441.5373  
e/ daps@drisarch.com  
contact: Matt Driscoll,  
AIA

### developer

**Essex Broadway, LLC**  
11911 NE 1st Street,  
#B212  
Bellevue, WA 98005  
contact: Donnie Belk

### planner

**City of Seattle, DPD**  
700 5th Ave. Ste 2000  
po box 34019  
Seattle, WA 98124  
contact: Lisa Rutzick

### landscape

**Thomas V. Rengstorf Associates**  
911 Western Ave, Suite 202  
Seattle, WA 98104  
contact: Thomas Rengstorf,  
AIA  
trensstorf@Trensstorf.com

### civil

**KPFF Consulting Engineers**  
1601 Fifth Ave., Ste. 1600  
Seattle, WA 98101  
contact: David Schwartz, PE

### retail

**BRAND + ALLEN Architects**  
601 California Street Suite  
1200  
San Francisco, CA 94108  
contact: Chris Harrelson  
C.harlesson@brandallen.com

### general contractor

**EXXEL PACIFIC, INC.**  
323 Telegraph Road  
Bellingham, WA 98226  
Contact: Geoff Stodola

## Project

**Mixed-use building with approximately:**

- 295 residential units
- 26,000 sf of retail
- Below grade Parking for 365 cars

**Requested Departures:**

- Blank façade requirements on E. Republican and E. Mercer
- Transparency Requirement on E Republican and E Mercer
- Access to Parking
- Residential Requirement

**Relevant Design Guidelines:**

A-4, A-6, B-1, C-1, D-1, D-6

## Contents

CONTACT INFO, PROJECT DATA	2
A 6 TRANSITION BETWEEN RESIDENCE AND STREET	3
A 6 TRANSITION BETWEEN RESIDENCE AND STREET	4
A10 CORNER LOTS	5
A10 CORNER LOTS	6
A10 CORNER LOTS	7
C2 ARCHITECTURAL CONCEPT AND CONSISTENCY &	
C-4 EXTERIOR FINISH MATERIALS	8
C2 ARCHITECTURAL CONCEPT AND CONSISTENCY &	9
C2 ARCHITECTURAL CONCEPT AND CONSISTENCY &	10
C2 ARCHITECTURAL CONCEPT AND CONSISTENCY &	11
C2 ARCHITECTURAL CONCEPT AND CONSISTENCY &	12
C2 ARCHITECTURAL CONCEPT AND CONSISTENCY &	13
C2 ARCHITECTURAL CONCEPT AND CONSISTENCY &	14
D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES	15
D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES	16
DEPARTMENT 1: ACCESS TO PARKING	17
DEPARTMENT 2: RESIDENTIAL STREET LEVEL REQUIREMENTS	18

# 523 Broadway

DESIGN REVIEW | 19 DECEMBER 2007

DRISCOLL ARCHITECTS, PS | ESSEX BROADWAY, LLC

PROJECT INFORMATION



## A6: TRANSITION BETWEEN RESIDENCE AND STREET



Landscape wraps around the North corner townhouse unit on Harvard creating a buffer between the residence and the street.

Taller planting has been selected to provide greater screening.

Proposed North corner townhouse units

# 523 Broadway

DESIGN REVIEW | 19 DECEMBER 2007  
DRISCOLL ARCHITECTS, PS | ESSEX BROADWAY, LLC

A6: Transition between residence and street



## A6: TRANSITION BETWEEN RESIDENCE AND STREET



Landscape wraps around the North corner townhouse unit on Harvard creating a buffer between the residence and the street .

Taller planting has been selected to provide greater screening

Proposed South corner townhouse units

# 523 Broadway

## A6: Transition between residence and street

DESIGN REVIEW | 19 DECEMBER 2007  
DRISCOLL ARCHITECTS, PS | ESSEX BROADWAY, LLC



## A-10 CORNER LOTS

Metal and glass corners on Broadway

All the corners on Broadway are metal and glass to provide greater transparency. Three of the corners carry this language across 2 bays to increase the extent of the metal and glass.

The corners have been given more prominence by creating variations in the parapets. The corner parapets have been given greater weight and articulation which adds to the corner's prominence.



# 523 Broadway

A10: Corner Lots

DESIGN REVIEW | 19 DECEMBER 2007  
DRISCOLL ARCHITECTS, PS | ESSEX BROADWAY, LLC



## A-10 CORNER LOTS

The South corner of the North building is metal and glass but does not carry this language across 2 bays like the other 3 corners. This has been done in order to maintain the successful relationship of the retail below and allows for more brick to be expressed along Broadway.



# 523 Broadway

A10: Corner Lots



## A-10 CORNER LOTS

### Broadway

The bookends along Broadway are glass and metal. The volumes have been simplified.

The main building volumes along Broadway are brick to create a strong sense of permanence.

The colors on Broadway have been simplified.



# 523 Broadway

A10: Corner Lots



# C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY & C-4 EXTERIOR FINISH MATERIALS

## Broadway

The main building volumes along Broadway are brick to create a strong sense of permanence.

The colors on Broadway have been simplified.



## 523 Broadway

DESIGN REVIEW | 19 DECEMBER 2007  
DRISCOLL ARCHITECTS, PS | ESSEX BROADWAY, LLC

C-2 Architectural Concept and Consistency &  
C-4 Exterior Finish Materials



# C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY & C-4 EXTERIOR FINISH MATERIALS

## Broadway

The recessed portions on Broadway are largely glass set in painted fiber cement panels (FCP) using a highlighted paint color that complements the brick.



Proposed recessed accent

## 523 Broadway

DESIGN REVIEW | 19 DECEMBER 2007  
DRISCOLL ARCHITECTS, PS | ESSEX BROADWAY, LLC

C-2 Architectural Concept and Consistency &  
C-4 Exterior Finish Materials



# C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY & C-4 EXTERIOR FINISH MATERIALS



Broadway Facade

## Broadway

The color palette has been simplified. Only two colors are used for each building.

# 523 Broadway

DESIGN REVIEW | 19 DECEMBER 2007  
DRISCOLL ARCHITECTS, PS | ESSEX BROADWAY, LLC

C-2 Architectural Concept and Consistency &  
C-4 Exterior Finish Materials



# C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY & C-4 EXTERIOR FINISH MATERIALS

## Harvard

The fenestration has been aligned and the color palette has been simplified.

Stucco has been retained in order to facilitate recessed windows to create shadow and some depth to the façade.

This level of articulation would not have been possible with Fiber Cement Panel.



Proposed Harvard Facade

## 523 Broadway

DESIGN REVIEW | 19 DECEMBER 2007  
DRISCOLL ARCHITECTS, PS | ESSEX BROADWAY, LLC

C-2 Architectural Concept and Consistency &  
C-4 Exterior Finish Materials



# C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY & C-4 EXTERIOR FINISH MATERIALS

## Harvard Windows



Recessed windows in stucco create shadows and provide articulation for the building which is not easily achieved in fiber cement panel surfaces (FCP). (for example, the red recessed areas have flushed windows in FCP.)



## 523 Broadway

DESIGN REVIEW | 19 DECEMBER 2007  
DRISCOLL ARCHITECTS, PS | ESSEX BROADWAY, LLC

C-2 Architectural Concept and Consistency &  
C-4 Exterior Finish Materials



# C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY & C-4 EXTERIOR FINISH MATERIALS

## Republican Elevation

Wrapped the glassy corners from the Broadway facade

Simplified the color palette



Proposed Republican Elevation

## 523 Broadway

DESIGN REVIEW | 19 DECEMBER 2007  
DRISCOLL ARCHITECTS, PS | ESSEX BROADWAY, LLC

C-2 Architectural Concept and Consistency &  
C-4 Exterior Finish Materials



# C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY & C-4 EXTERIOR FINISH MATERIALS

## Mercer Elevation

Wrapped the glassy corners from the Broadway façade

Simplified the color palette



Proposed Mercer Elevation

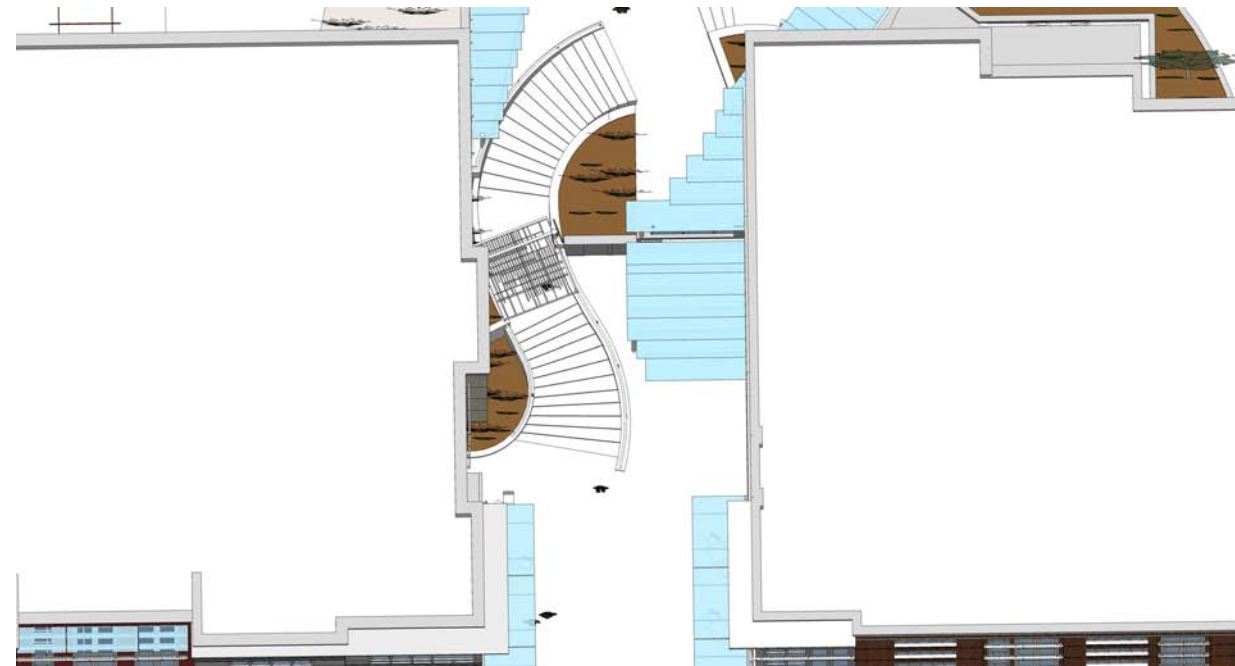
## 523 Broadway

DESIGN REVIEW | 19 DECEMBER 2007  
DRISCOLL ARCHITECTS, PS | ESSEX BROADWAY, LLC

C-2 Architectural Concept and Consistency &  
C-4 Exterior Finish Materials



# D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES



Stair and Elevator entry

## 523 Broadway

DESIGN REVIEW | 19 DECEMBER 2007  
DRISCOLL ARCHITECTS, PS | ESSEX BROADWAY, LLC

D-1 Pedestrian Open Spaces and Entrances



# D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES



## 523 Broadway

DESIGN REVIEW | 19 DECEMBER 2007  
DRISCOLL ARCHITECTS, PS | ESSEX BROADWAY, LLC

D-1 Pedestrian Open Spaces and Entrances



# DEPARTURE 1: ACCESS TO PARKING

Requirement (SMC 23.47A.032.A)

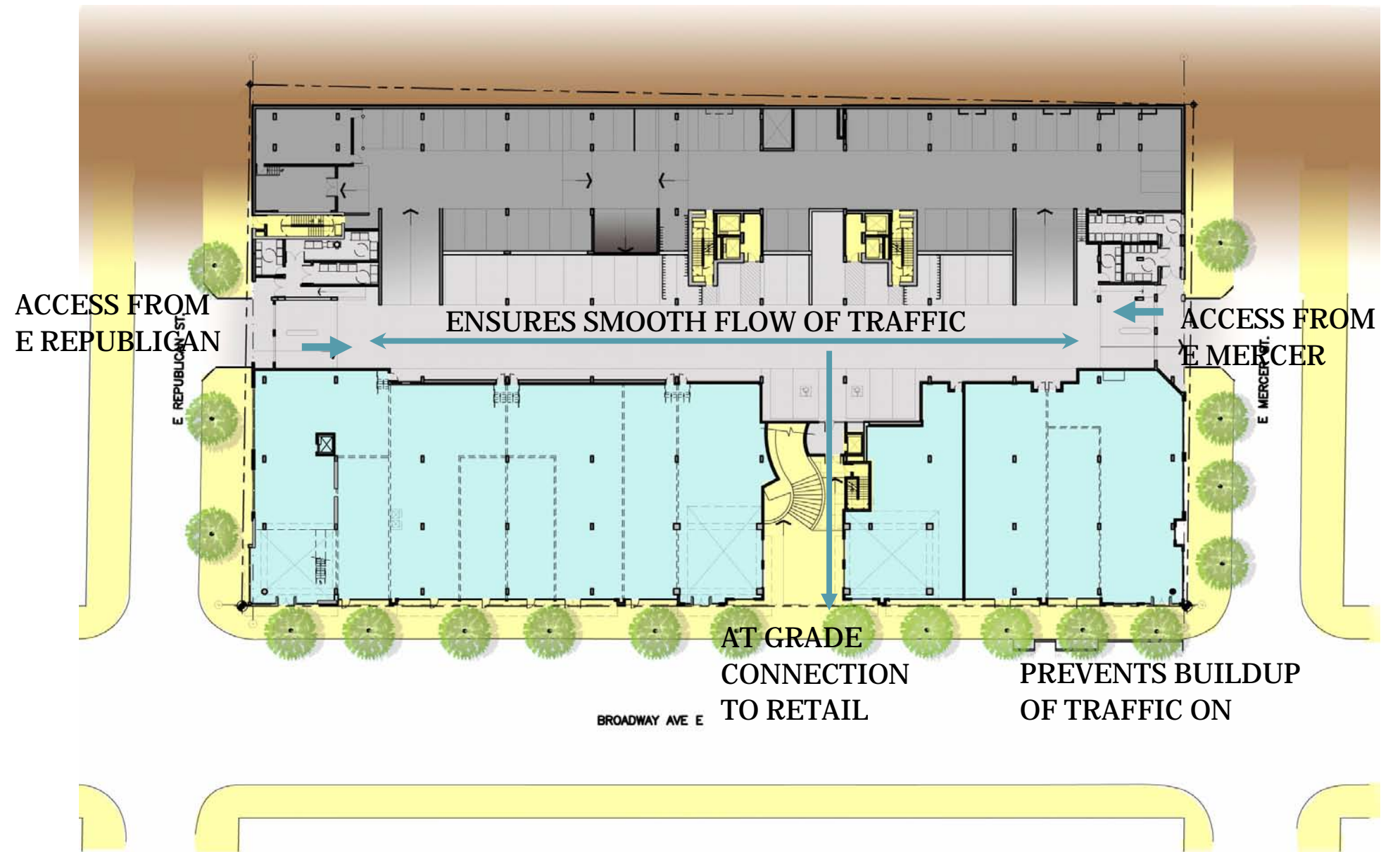
- ONE DRIVEWAY FROM THE STREET IS ALLOWED AND TO BE LOCATED ON STREET WITH FEWEST LINEAL FEET OF COMMERCIAL ZONED FRONTAGE

Proposed:

TWO DRIVEWAYS PROPOSED: ONE AT N. AT CENTER OF BLOCK AND ONE AT S. AT CENTER OF BLOCK

Justification:

To maintain a smooth flow of traffic through the parking spaces that support and enliven the retail space two access points are provided from E Republican and E Mercer St. Providing the two entrances to parking prevents buildup of traffic and hence the downstream impacts to traffic on Broadway. The parking also supports the delivery and other support parking related to the retail activities. To ensure that those activities do not lead to a backup two access points are provided to the parking



## 523 Broadway

DESIGN REVIEW | 19 DECEMBER 2007

DRISCOLL ARCHITECTS, PS | ESSEX BROADWAY, LLC

Department 1: Access to Parking



# DEPARTURE 2: RESIDENTIAL STREET LEVEL REQUIREMENTS

Requirement (SMC 23.47A008.D)

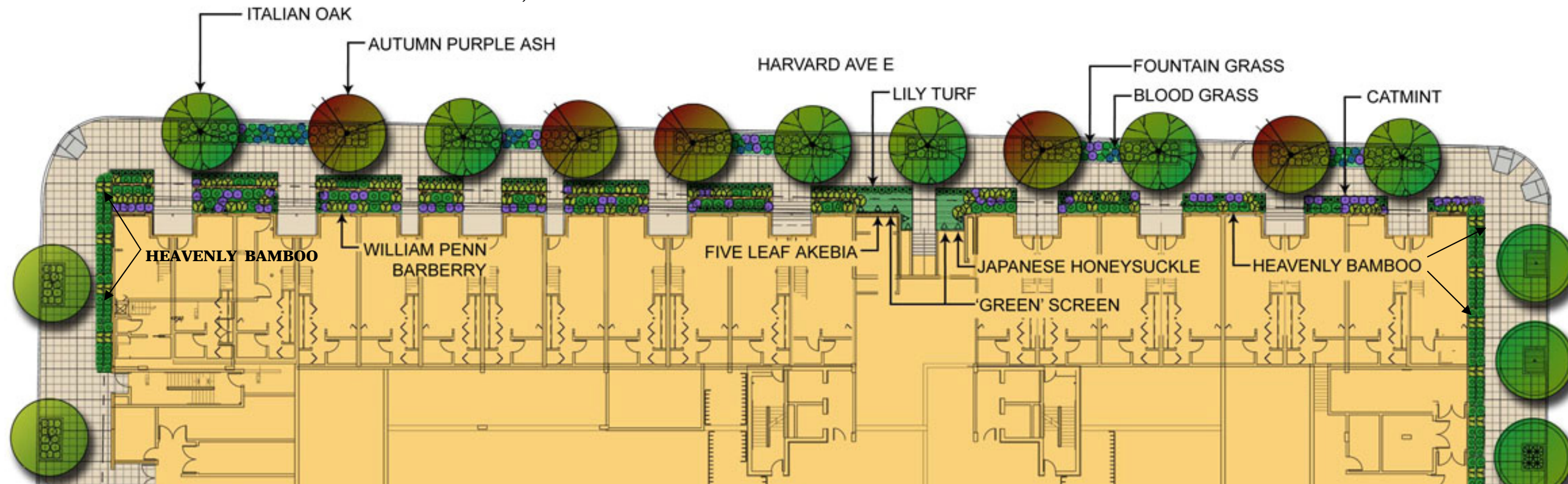
EITHER THE FIRST FLOOR OF STRUCTURE AT OR ABOVE GRADE SHALL BE AT LEAST 4' ABOVE SIDEWALK GRADE OR STREET LEVEL FAÇADE SHALL BE SET BACK 10' FROM SIDEWALK.

Proposed:

THE HEIGHT FORM SIDEWALK VARIES FROM 1' TO 3'-6". THE SETBACK VARIES FROM 8" TO 7'-10"

Justification:

The floor elevation of the town house units on Harvard is driven by the sloping site and the need for at grade parking for the Retail function of Broadway E. The Harvard street is developed as a residential street and the privacy of the units is achieved through the use of planter walls, landscaping, recessed entrances and some steps. Furthermore the private areas of the units are located in the loft areas, mezzanine level.



## 523 Broadway

DESIGN REVIEW | 19 DECEMBER 2007

DRISCOLL ARCHITECTS, PS | ESSEX BROADWAY, LLC

Departure 2: Residential Street Level Requirements