

Cascade Senior Housing

DESIGN REVIEW BOARD RECOMMENDATION MEETING

Aug. 15, 2007

DPD Project #3005551
430 Minor Ave N
Seattle, WA 98109

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430 Minor Avenue North

Project Data

8/7/07

1.0 PROJECT DATA

- 1.1 Location: SW corner of Republican and Minor Ave N
- 1.2 Site Area: 8,028 sf (after 2' alley dedication)
- 1.3 Zone: SM/R 55'/75' (Republican is a Class 2 Pedestrian Street)
- 1.4 Building Code: 2003 Seattle Amendments to the IBC
- 1.5 Proposed Use: Multifamily Residential

1.7 Occupancy Classification / Separations

Commercial	M	M	R-2
Residential	R-2	1	1

1.8 Gross Floor Area:

SENIOR HOUSING

Flr. Lev.	VERT CIRC	LOBBY/CORE	OFFICE (gsf)	RESID. (gsf)	COMM.	TOTAL (gsf)
concrete Level 1	403	1,289	561	0	2533	4,786
wood Level 2	334	809	0	4,545	203	5,891
wood Level 3	334	825	0	5,256	13	6,428
wood Level 4	334	825	0	5,136	133	6,428
wood Level 5	334	825	0	5,136	133	6,428
wood Level 6	334	825	0	5,136	133	6,428
Roof						
Subtotal	0	2,073	5,398	561	25,209	36,389
ave res sf	25,209	1	50	units	=	504 gsf / unit

Units

	STUDIO		(Accessible) 1-BR				(Accessible) 2-BR		
	Type S.1	Type S.2	Type S.A	Type 1.1	Type 1.2	Type 1.3	Type 1.4	Type 1.A	
Level 2	6	2		1	1				
Level 3	4	2		1	1	1		1	
Level 4	4	1	1	1	1	1	1		
Level 5	4	1	1	1	1	1	1		
Level 6	4	2		1	1	1		1	
totals	22	8	2	5	5	4	2	1	
	32 studios		17 1-BR units				1 2-BR		
	50 units total								

2.0 ZONING DATA

- 2.1 Height: *SLUC 23.48.010*
Max. Allowed: 55'/75' mixed use or residential 75'
slope bonus to be determined 70' max Type VA sprinklered

- 2.2 Upper Level Setbacks: *SLUC 23.48.012*
Structures on lots abutting alley in SM/R shall provide setback above 25'
DEPARTURE REQUESTED

- 2.3 General Façade Requirements: *SLUC 23.48.014*
Minimum Façade Height 25' on Class 2 pedestrian streets (Republican)

- Transparency: *SLUC 23.48.018.A.1*
a. Class 2 pedestrian streets minimum 60% of façade width must be transparent
b. Other streets: minimum 30% of façade width must be transparent
c. When slope of street > 7.5%, transparency may be reduced to 45% on Class 2 streets.

DEPARTURE REQUESTED

- Blank Facades: *SLUC 23.48.018.B.3*
maximum 30 feet wide (except garage doors), total < 70%

- Parking: *SLUC 23.48.024.3.a*
parking in structures must be separated from street by other uses along Class 2 Pedestrian s

- 2.4 FAR n/a

2.5 Residential Amenity Area *SLUC 23.48.020.A*

Required: 5% gross resid. space =	1,567 SF	
Provided:	5,328 SF	roof deck amenity area
	384 SF	Minor Ave. open space
	783 SF	interior amenity space
	6,495 SF	provided

up to 50% of residential amenity may be enclosed (greenhouses, solariums)
minimum dimensions: 15 feet, not less than 225 feet

- 2.6 Landscaping: Required: street trees per SDOT

- 2.7 Solid Waste & Recyclables: *SLUC 23.48.031*
Required: **150** sf front-loading type
Access: front-loading dumpsters shall have direct access from alley or street



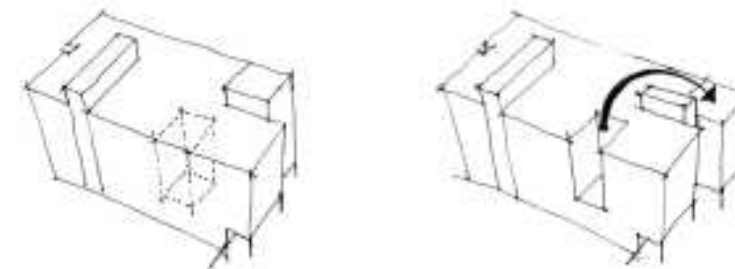
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SITE PLANNING

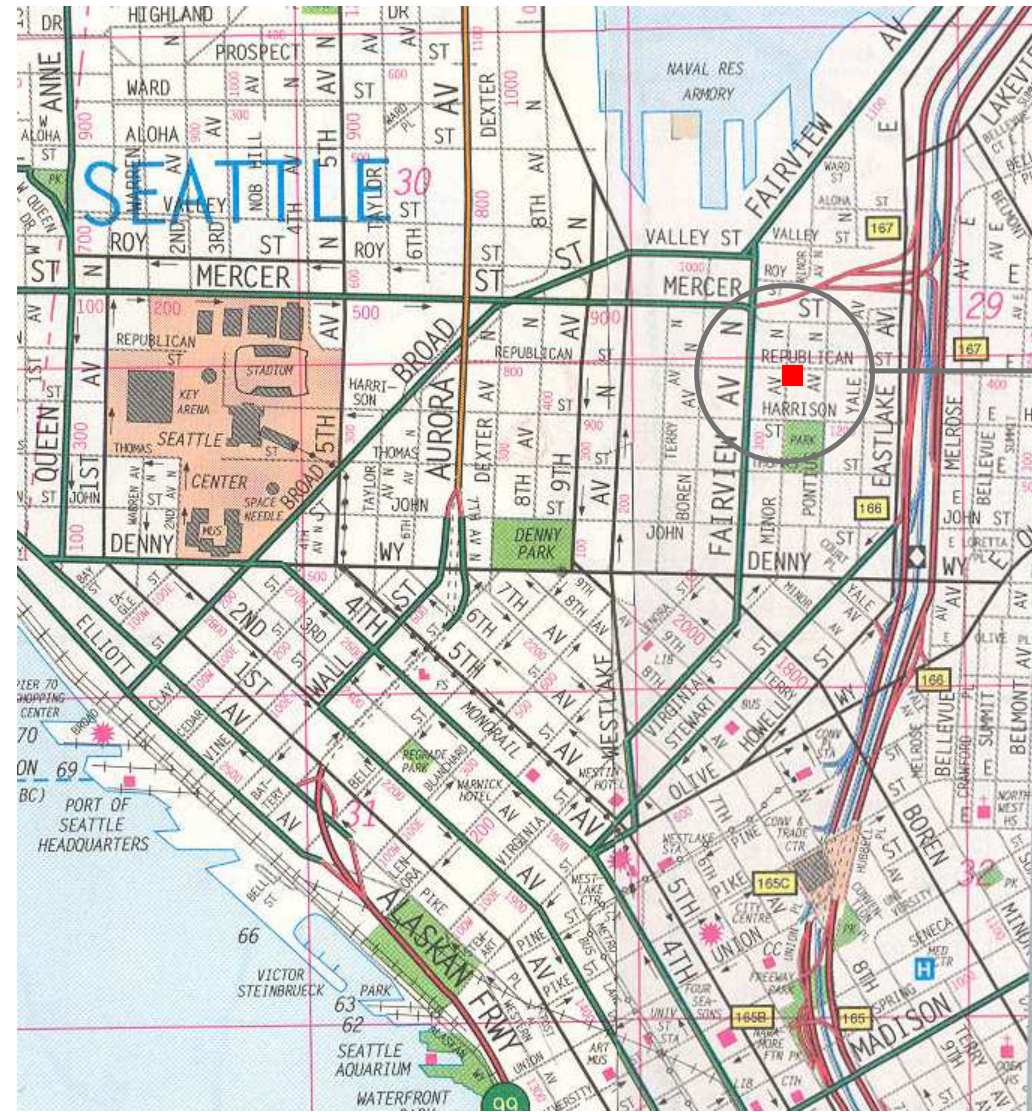
- Building sited within ¼ mile of mass transit and within ½ mile of stores and services.
- Use of efficient building footprint and maximize space efficiency.
- Building situated on site to maximize natural ventilation to corridors.
- Building situated on site to maximize solar access.
- Life cycle costs to be evaluated.
- Sustainable principles will be incorporated into the landscape plan such as use of drought tolerant plants where appropriate, and a stipulation that plants will be grown and shipped from within a 500 mile radius.
- Will be using "High Efficient Irrigation Technology" - WE C1.1 - This could include drip irrigation versus spray heads, rain gauges, soil moisture sensors and an efficient automatic control clock.
- Will provide pedestrian-friendly design amenities.
- Parking capacity sized to meet minimum local zoning requirements.

BUILDING

- Green Roof
- Envelope improvements will be at least 10% beyond code.
- Will select durable and recyclable siding material.
- Will implement a "No Smoking policy for common areas.
- Will be installing Energy Star lighting fixtures.
- Will daylight interior.
- Will specify low-toxic, solvent-free, no VOC or low-VOC paints and primers.
- Will specify low-toxic, low-VOC adhesive and sealants.
- There will be no carpets on slab-on-grade.
- Will vent kitchen hoods, bath and laundry exhausts to outside.
- Will install water conserving toilets and water conserving appliances.
- Suggestion by Design Review Board made at EDG meeting:



VICINITY



SITE

ZONING



SITE

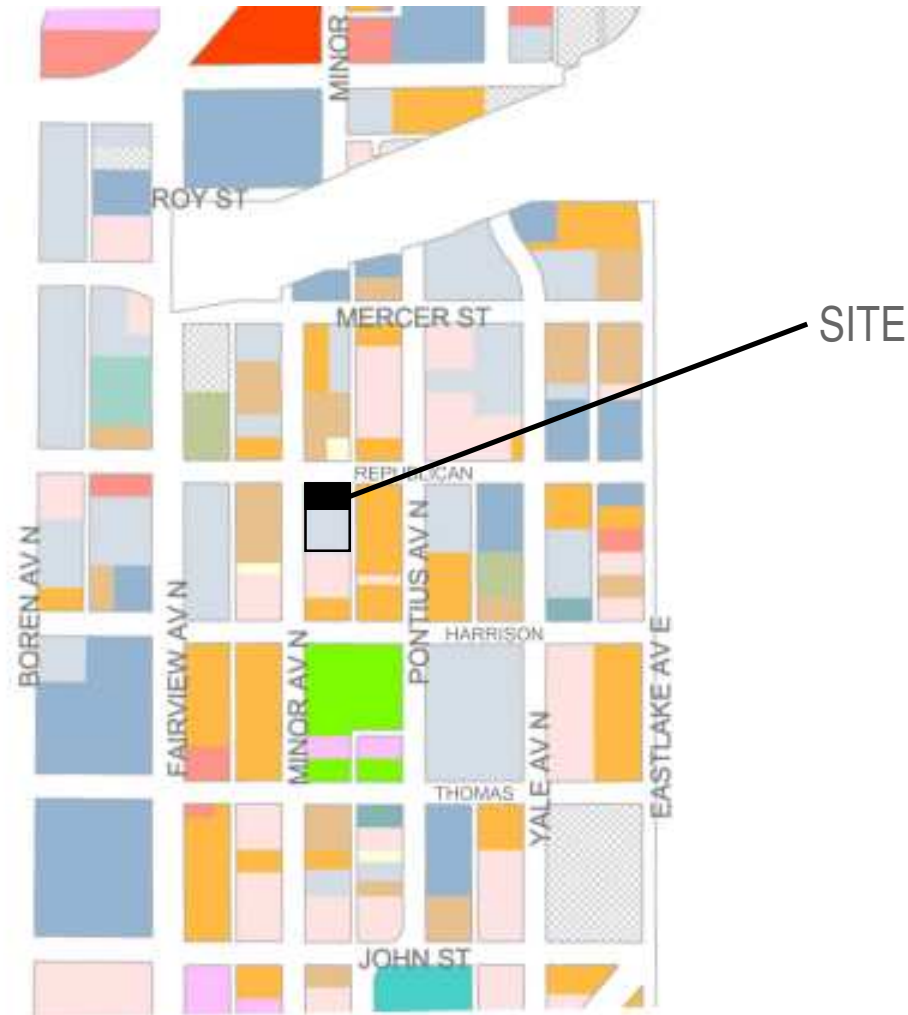


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LAND USE

-  WAREHOUSE
-  OFFICE
-  PARKING
-  MULTIFAMILY
-  DUPLEX/TRIPLEX
-  INDUSTRIAL
-  OPEN SPACE
-  SCHOOL



SOUTH LAKE UNION URBAN CENTER

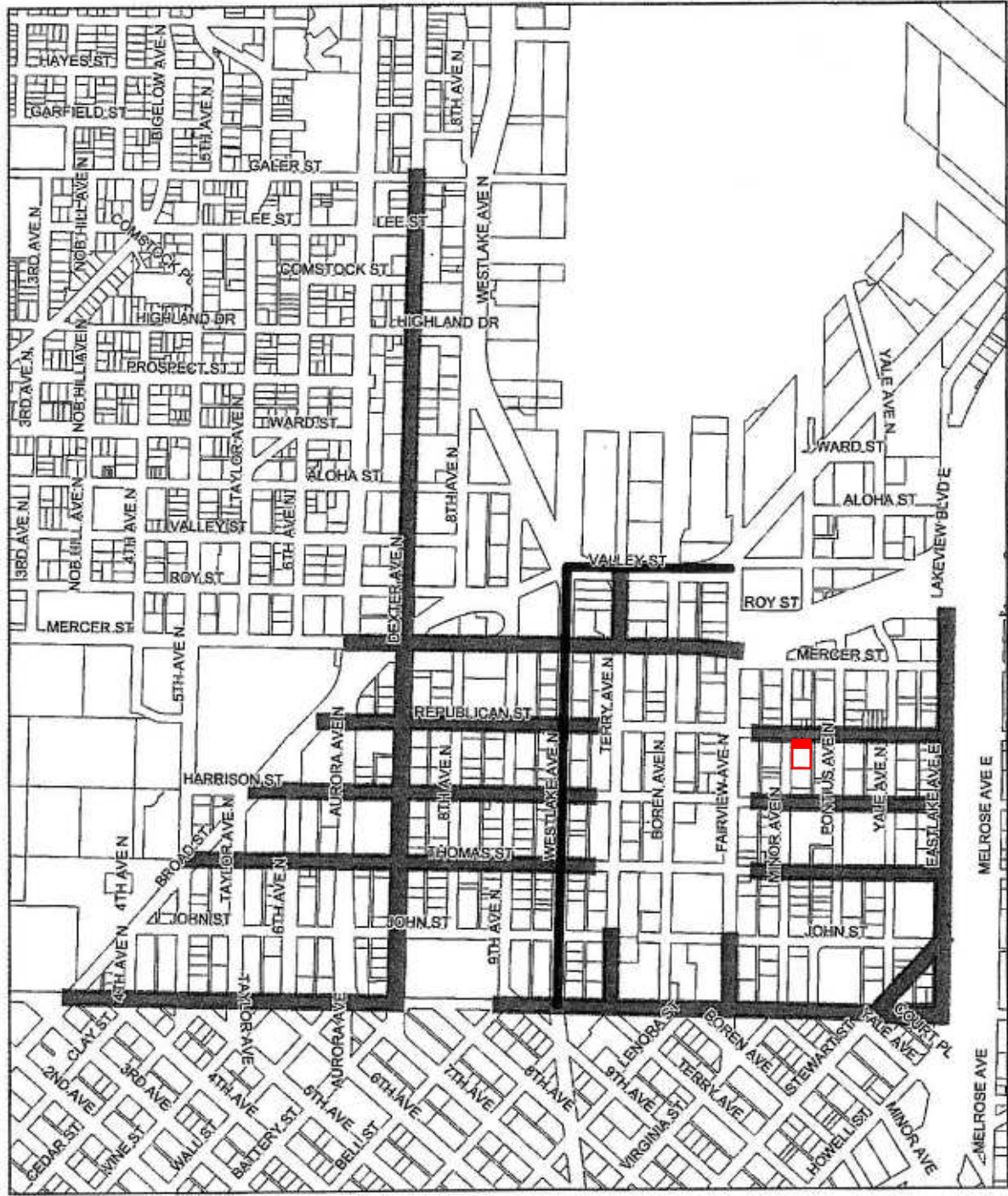


NOTE: South Lake Union HUV is considered as "Center City Neighborhood". per footnote 12 to 23.55.014 Chart A



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Pedestrian Street Classifications

- Class 1 Pedestrian Streets*
- Class 2 Pedestrian Streets

*On Valley Street, all Class 1 Pedestrian Street requirements apply only to lots abutting on the south side of the street

Map B



SOUTH LAKE UNION STREETCAR
 PROPOSED ROUTE & STATION LOCATIONS

▲ NORTH

Scale: 1" = 100'





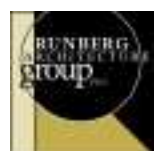
"CONSTRAINTS"





"OPPORTUNITIES"





Site/Context Photos

C₂



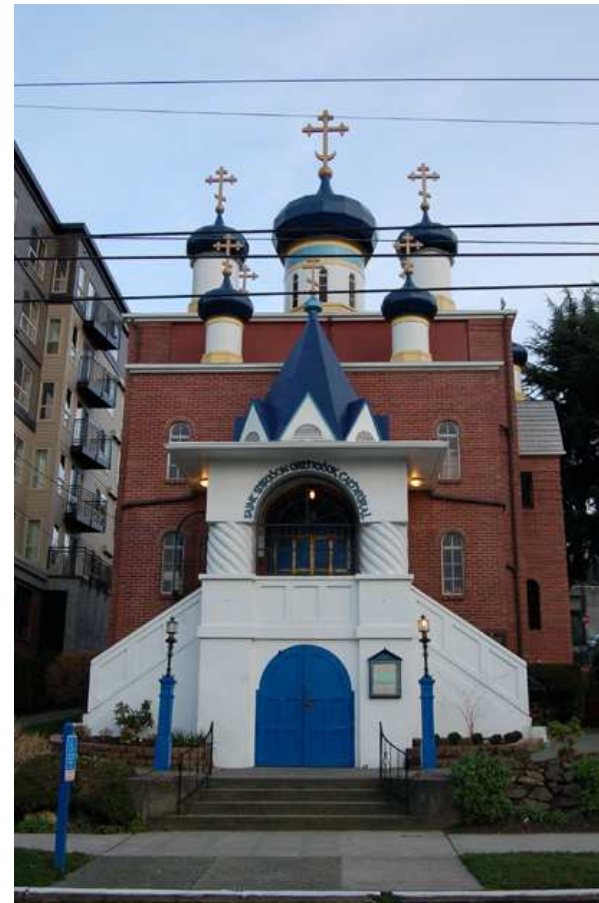
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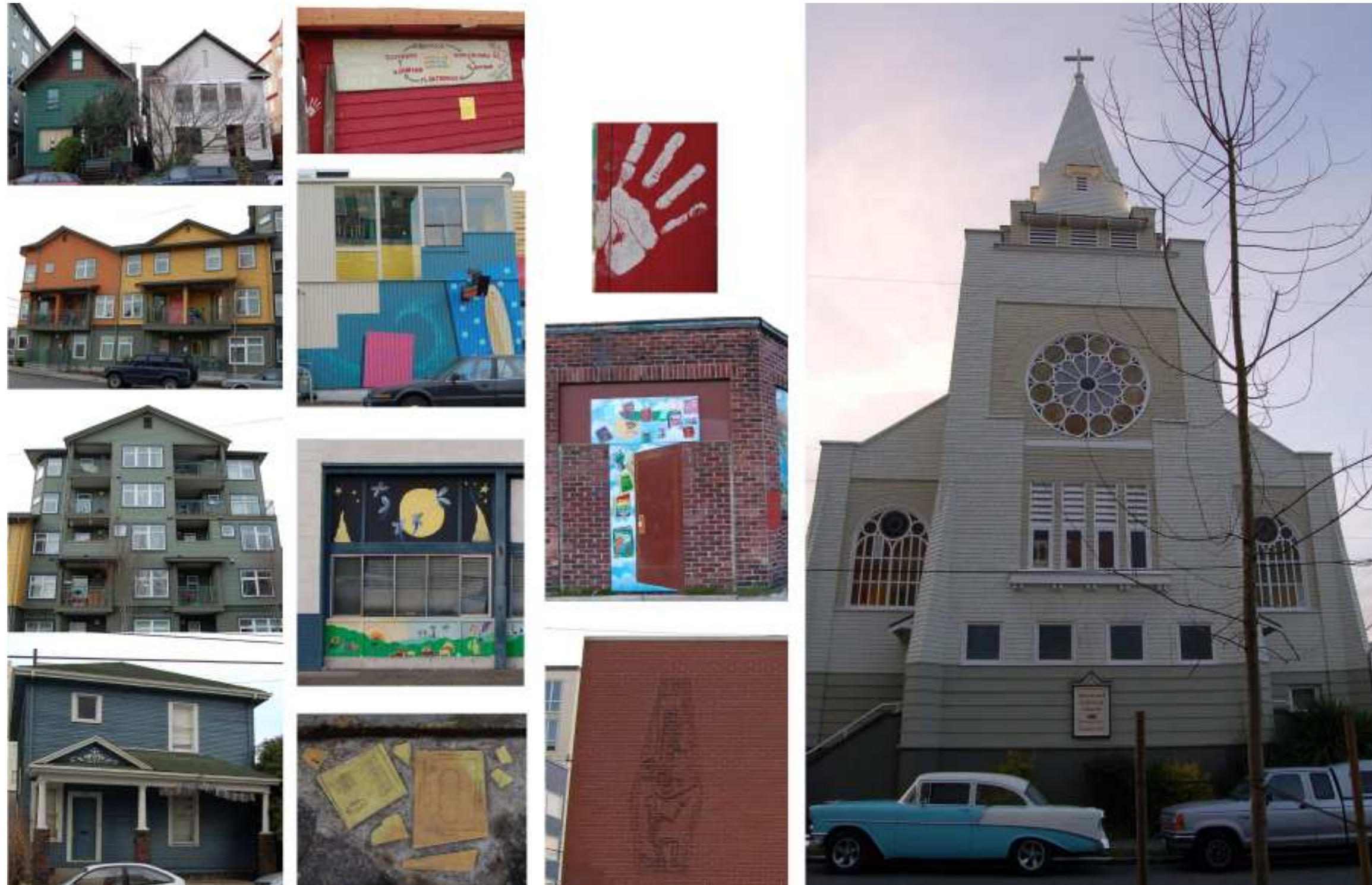
Architectural Context Photos

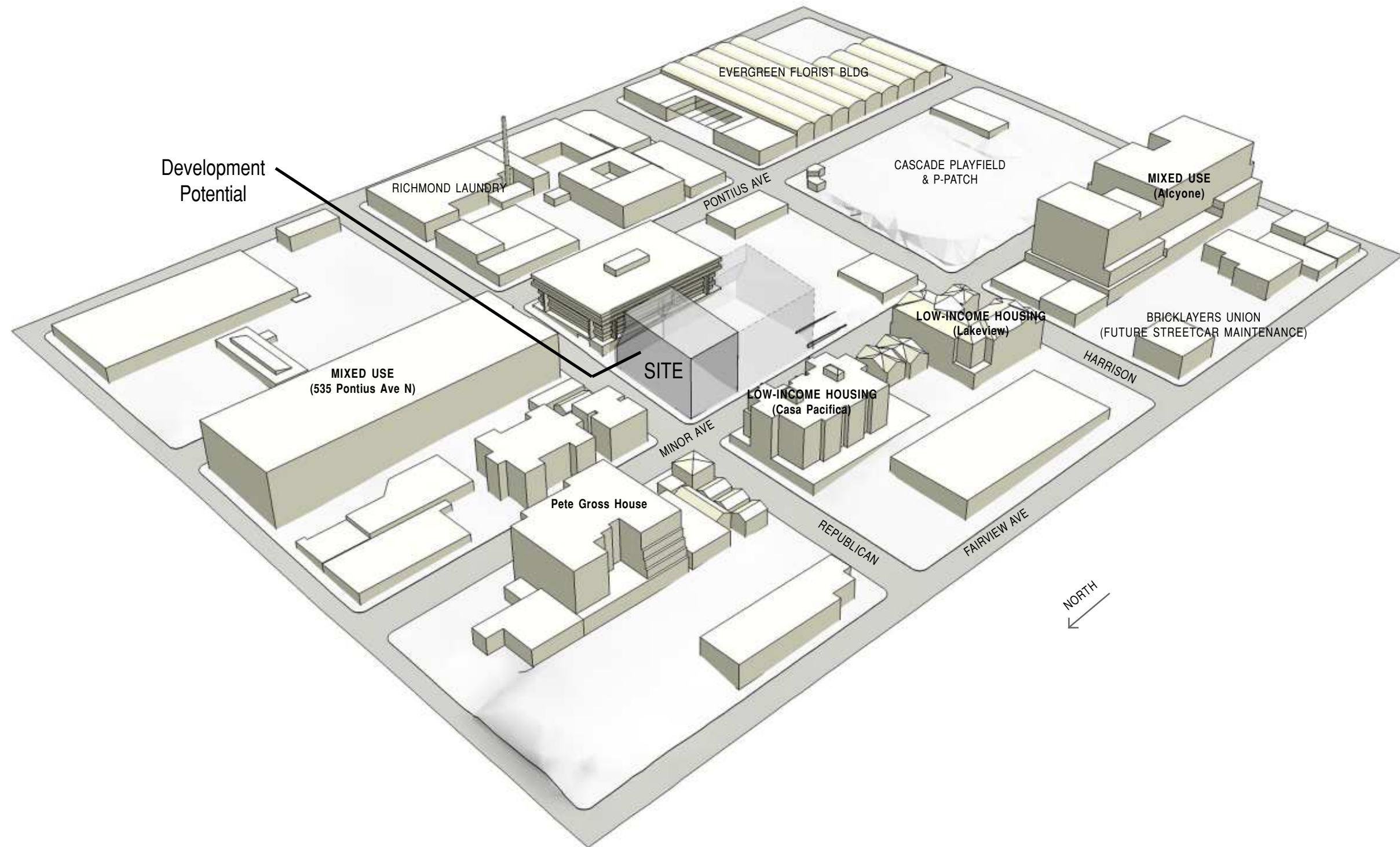
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PROGRAM

50 units of apartment housing
Residential amenities
Parking for 4 vehicles at grade

DESIGN PRIORITIES

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

A-2 Streetscape Compatability

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

A-6 Transition between residence and street.

For residential projects, the space between the building and the sidewalk should provide security and safety for the residents and encourage social interaction among residents and neighbors.

A-7 Residential Open Space.

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

A-10 Corner Lots

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

D-2 Blank Walls

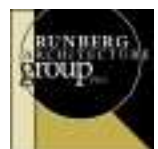
Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

E-3 Landscape Design to Address Special Site Conditions.

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

DEVELOPMENT STANDARD DEPARTURE MATRIX

DEVELOPMENT STANDARD REQUIREMENT	REQUEST/ PROPOSAL	JUSTIFICATION
<p>SMC 23.48.012</p> <p>Upper Level Setbacks: Structures on lots abutting an alley in the SM/R designated area shall provide an upper-level setback for the façade facing an alley, for any portion of the structure greater than 25 feet in height. Upper level setbacks shall be provided as follows: 1 foot for every 2 feet of height above 25 feet... up to a maximum required setback of 15 feet.</p>	<p>The applicant is requesting that a portion of the structure be permitted in the upper level setback (refer to diagram above).</p>	<p>These architectural features would allow for the building to gain an internal daylight slot on the south by shifting a set of stacked units to the north. This was a recommendation made by the Board at EDG and increases the amount of natural daylighting and ventilation for the building, resulting in a more "sustainable" design. The project is not gaining more area than would otherwise be accommodated by a code-compliant design. Furthermore, the structure on the other side of the alley is a significant concrete office building that also does not provide the prescribed setback.</p>
<p>SMC 23.48.018 A.1.a</p> <p>Façade transparency requirements :</p> <p>Class 2 Pedestrian Streets: a minimum of 60% of the width of the street level façade must be transparent. When the slope of the street frontage of the façade exceeds 7.5%, the required amount of transparency shall be reduced to 45%...</p>	<p>On Republican Street: the applicant is requesting a reduction to 30% transparency, and that area for public art be permitted to be counted for a combined total of 52%.</p>	<p>Republican has a slope of approximately 8.5%. As the street slopes, more of the residential portion of the building falls within the area designated for transparency. Rather than provide windows that would be covered by closed blinds, the applicant is proposing to provide area for artwork that will provide more visual interest to the pedestrian than blinds over a window.</p> <p>203 sf of transparency is provided, of an area of 687 sf total (30% transparency). Additionally, 159.4 sf of area for artwork is proposed (23%). Together, the area of transparency and artwork total 362.7 sf (52%) which exceeds the requirement of 45% transparency along a sloped street.</p>



Design Guideline **Description**

- A-2** Murals or mosaics, decorative screens and
- C-3** sculptural metal handrail along Republican.

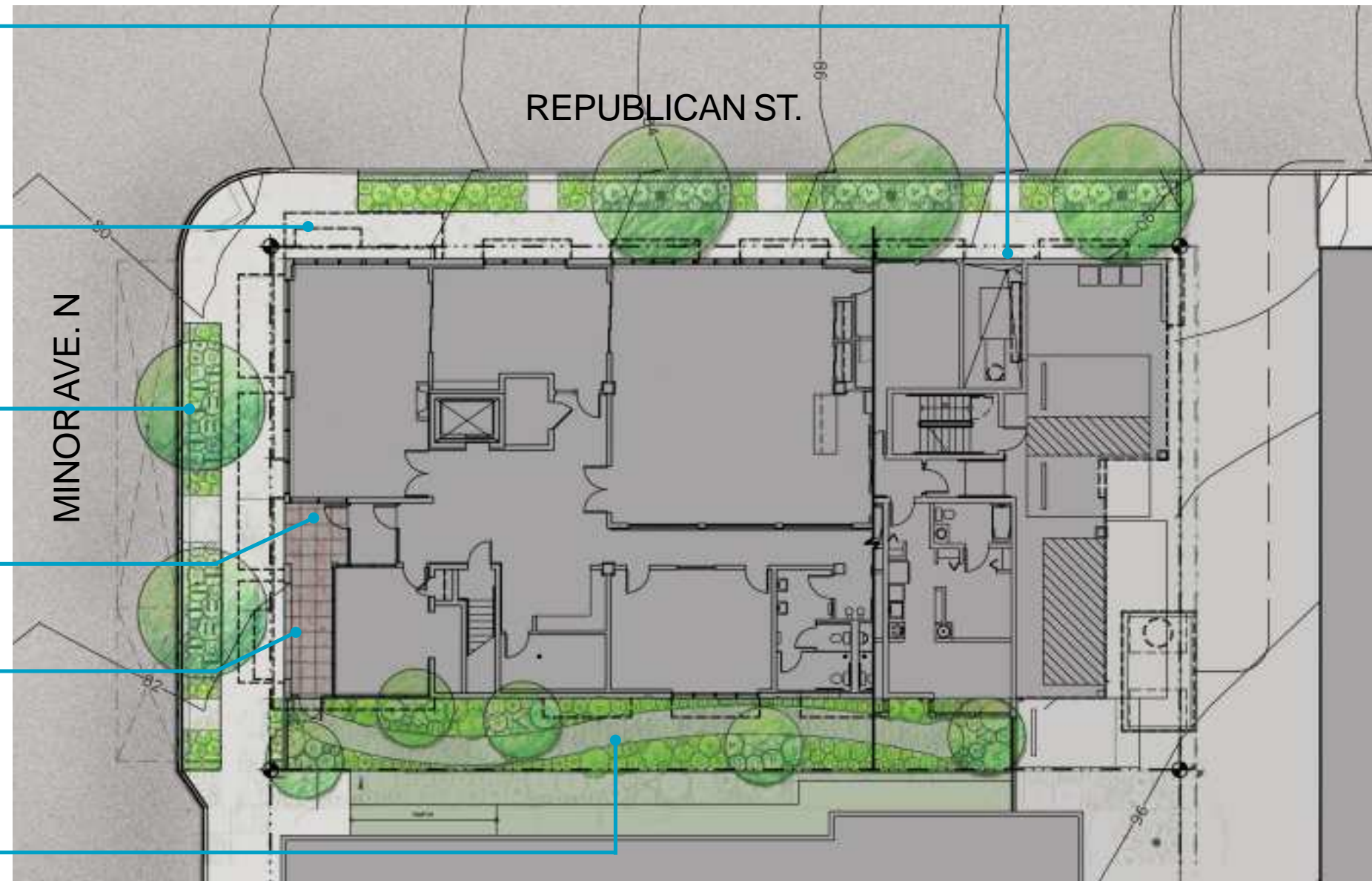
- A-2** Marquees and pedestrian-scaled downlighting.
- A-4**
- C-3**

- A-2** Plantings and planters larger than minimum required.

- A-1** Entry located on Minor Ave., utilizing flatter slope and enhancing pedestrian connection to Cascade Park.

- A-1** Outdoor seating area with night lighting and decorative fencing.
- A-2**
- A-4**
- A-6**

- A-1** Unified landscaping strip with walking path coordinated with adjacent development to south.
- E-3**



Site Plan N.T.S.



**Design
Guideline**

Description

- C-4** Exterior finish materials are painted concrete and fibercement siding with attractive trim details.

- A-10** Building mass is modulated to emphasize the corner and parking is kept on the alley.

- D-2** Blank walls have been minimized on the street. Where unavoidable, blank walls provide an opportunity for public art.

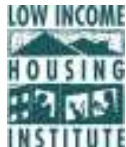
- C-3** Marquees and pedestrian-scaled downlighting.

- A-4** Library and computer room with large windows on corner create "eyes on the street."

- A-6** Outdoor seating area with visual access from manager's office for security



West Elevation



**Design
Guideline**

Description

- A-10** Building mass is modulated to emphasize the corner and parking is kept on the alley.

- C-4** Exterior finish materials are painted concrete and fibercement siding with attractive trim details.

- D-2** Blank walls have been minimized on the street. Where unavoidable, blank walls provide an opportunity for public art.

- A-4** Library and computer room with large windows on corner create "eyes on the street."



North Elevation





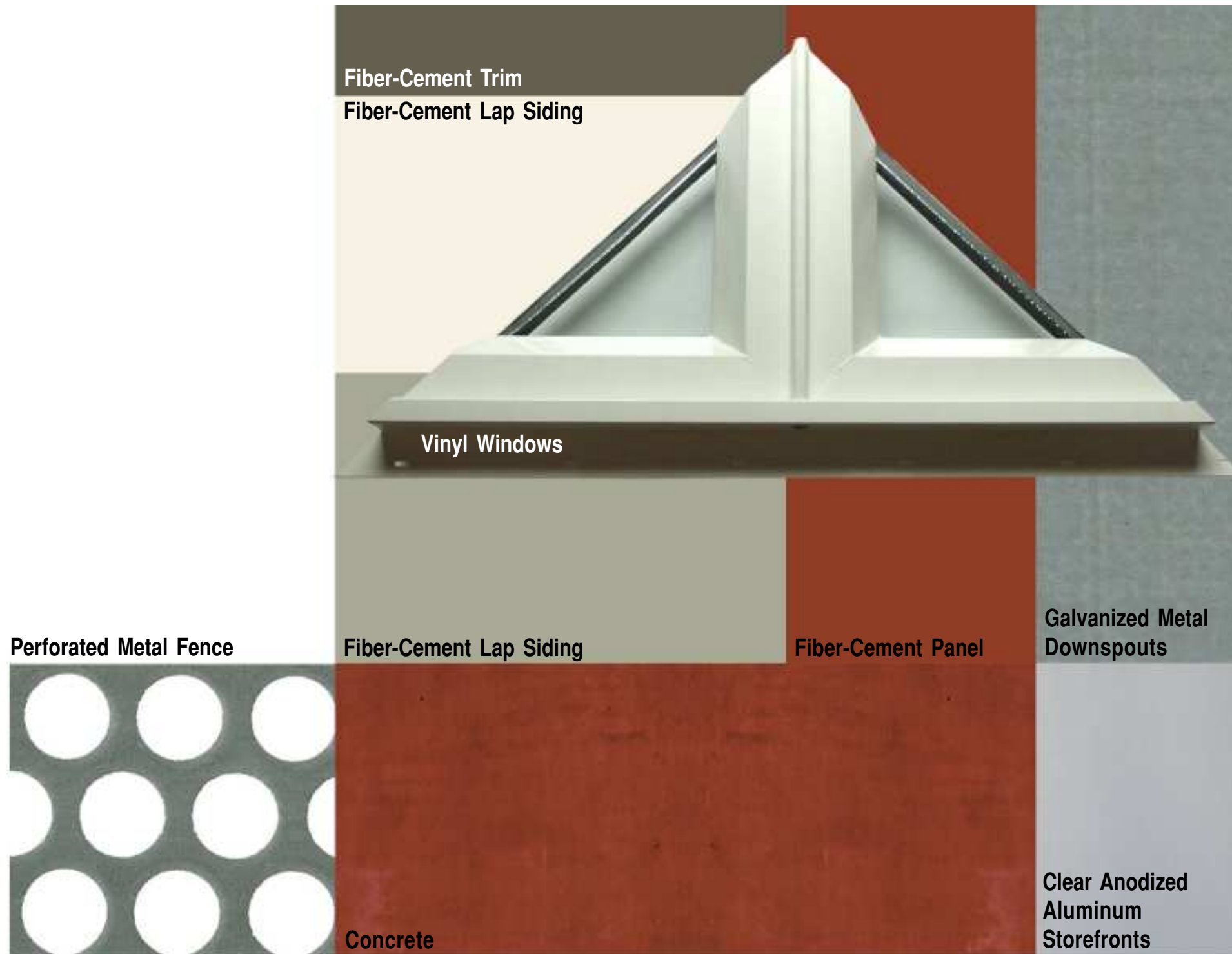
East Elevation





South Elevation



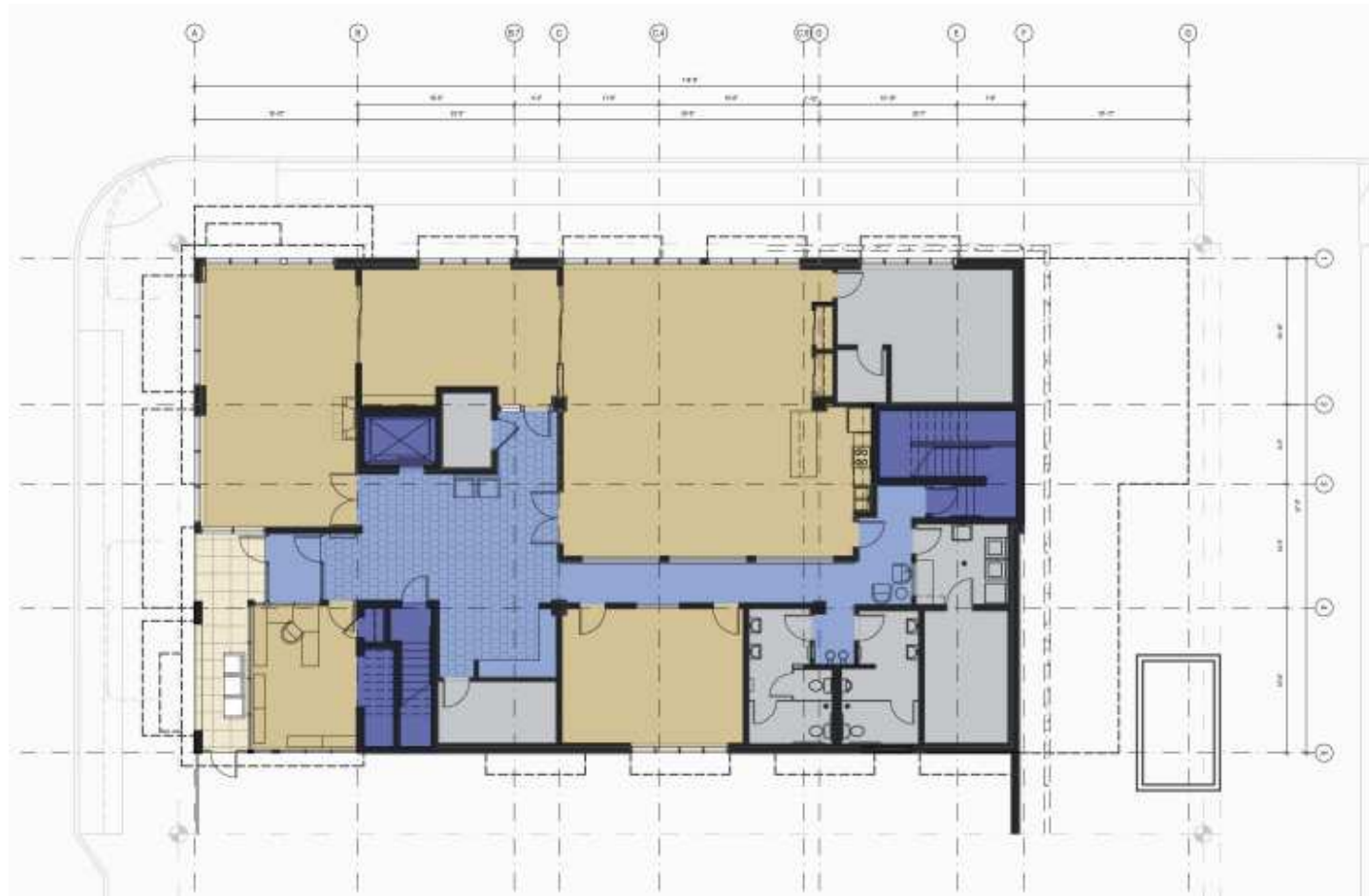


Exterior Light Fixture

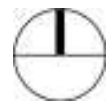


Corrugated Metal at Awnings





Floor Plan Level 1 N.T.S.



Floor Plan Level 2 N.T.S.



Key

- Tenant Amenity Space
- Circulation
- Vertical Circulation
- Residential Units
- Support Space



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Floor Plan Typ. Levels 3-6 N.T.S.



Roof Plan N.T.S.

Key

- Tenant Amenity Space
- Circulation
- Vertical Circulation
- Residential Units
- Support Space

Design

Guideline

Description

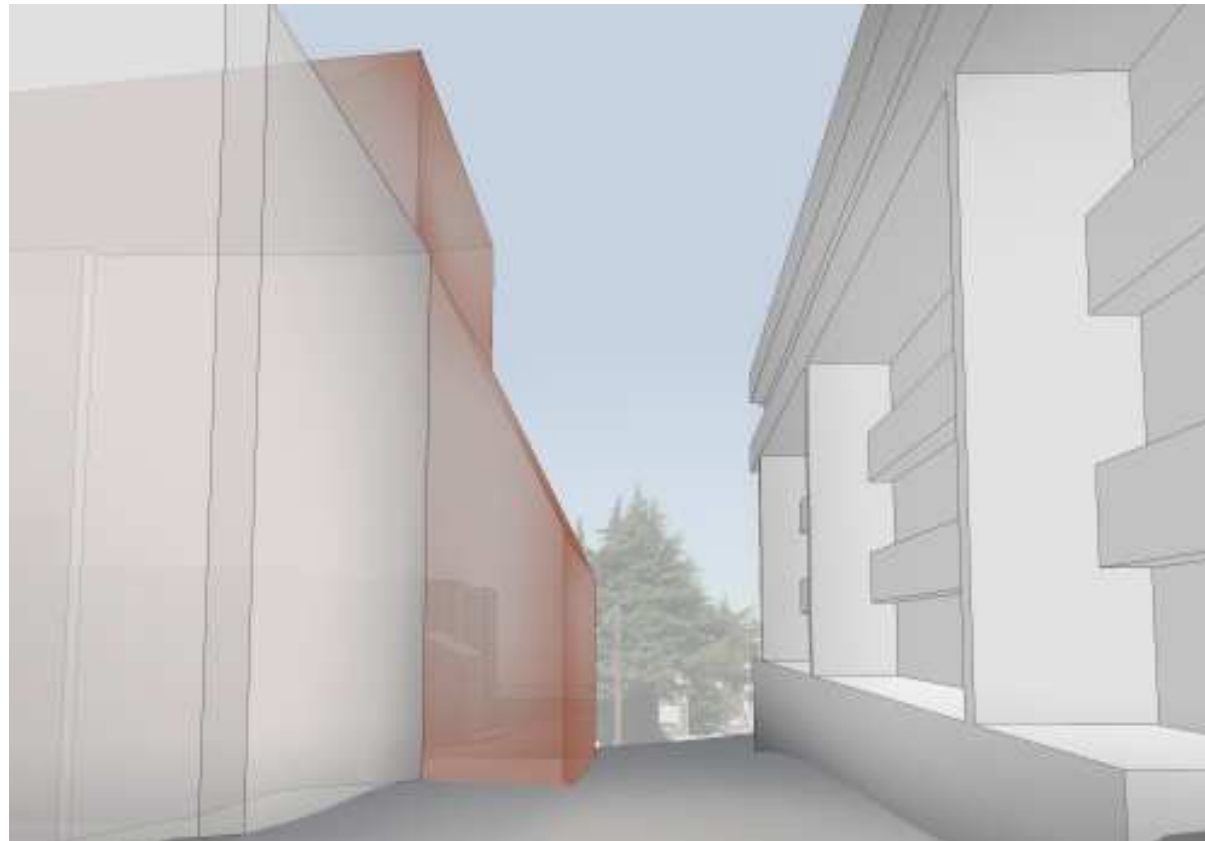
- A-7** Roof deck designed for needs of seniors, including a walking loop around a planted "green roof"



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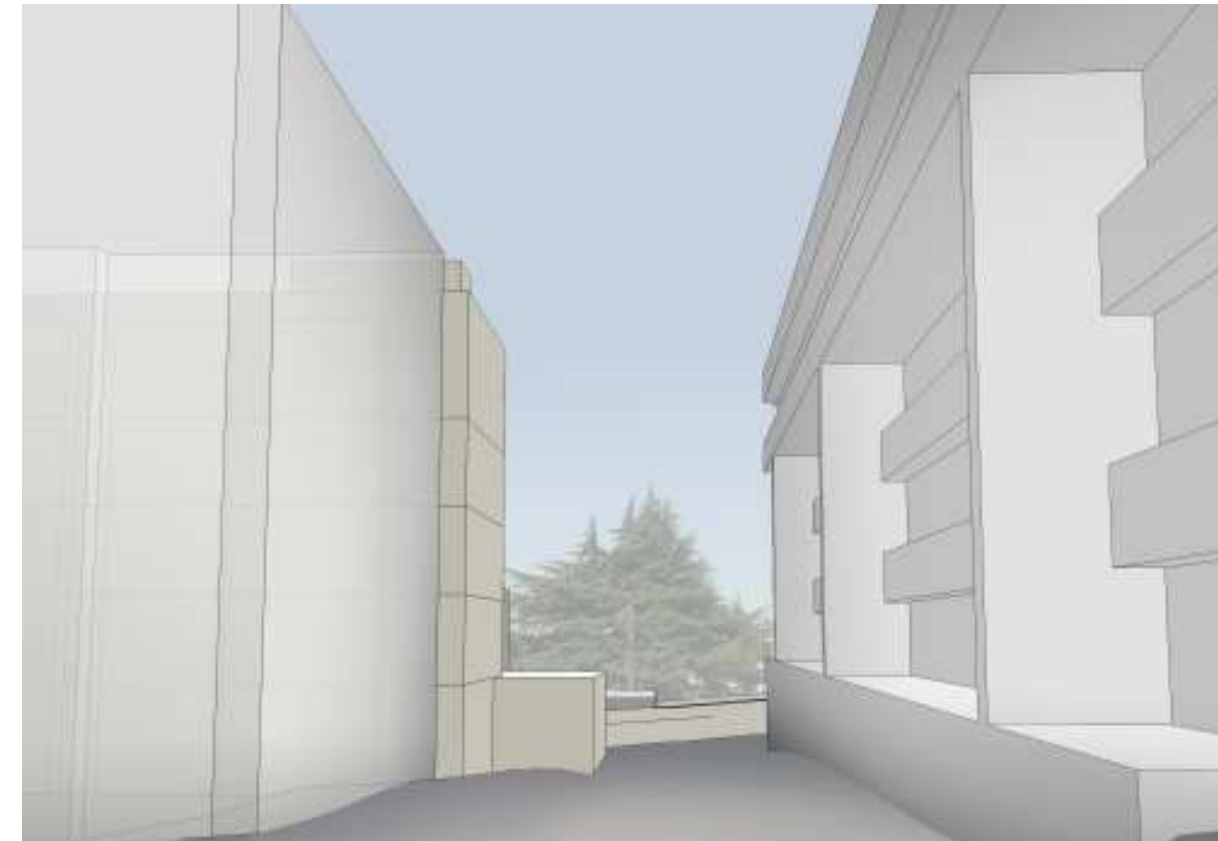
SMC 23.48.012

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Allowable Building Envelope

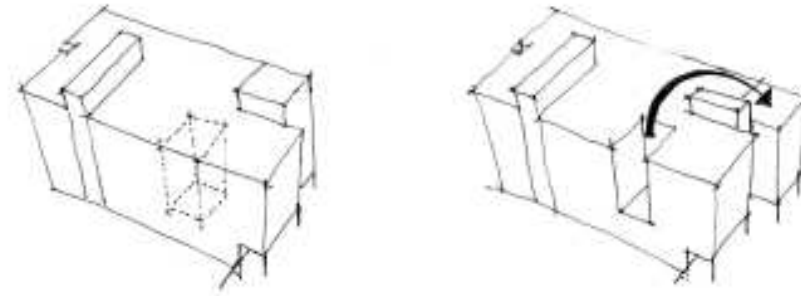
View from Alley Looking North



Code Compliant Massing



The massing of the proposed design will introduce more natural light to the middle units and corridors. It will also allow more light into the north side of the adjacent building to the south.

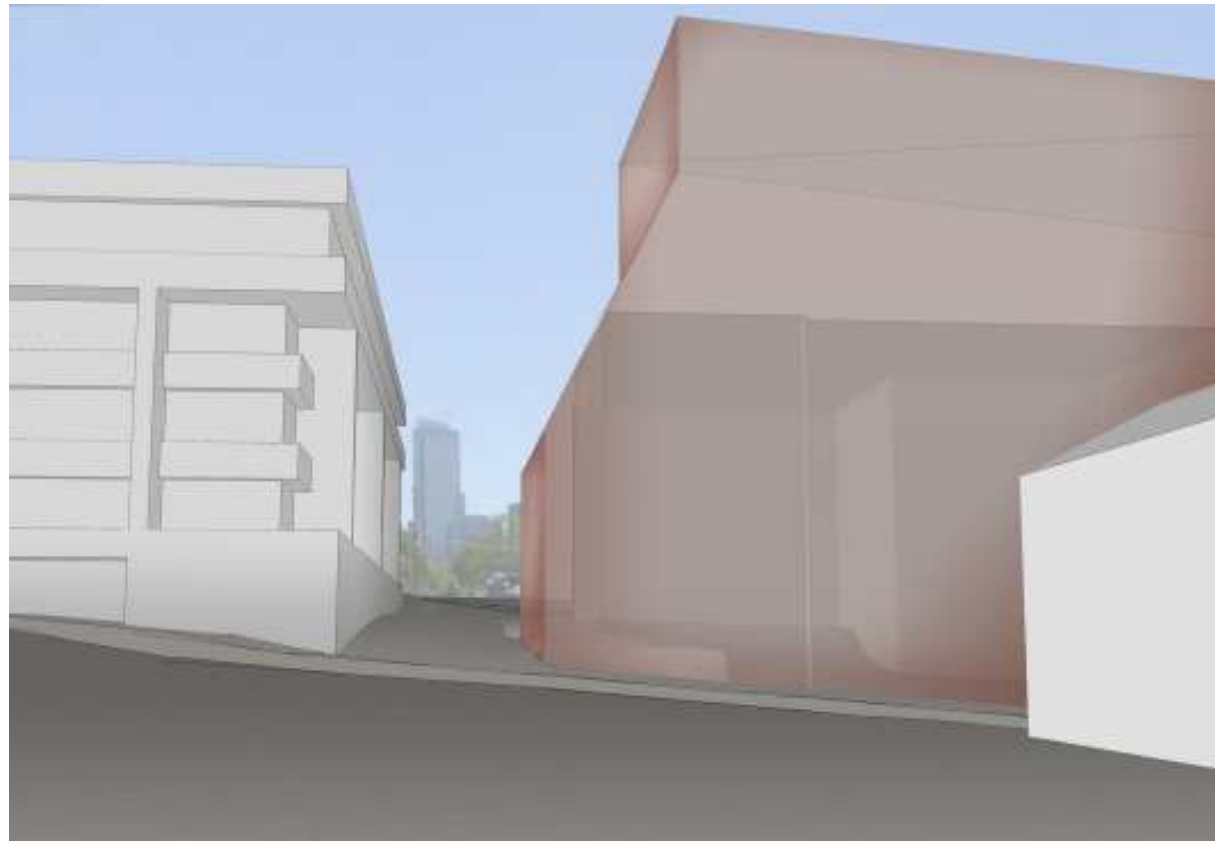


Proposed Design



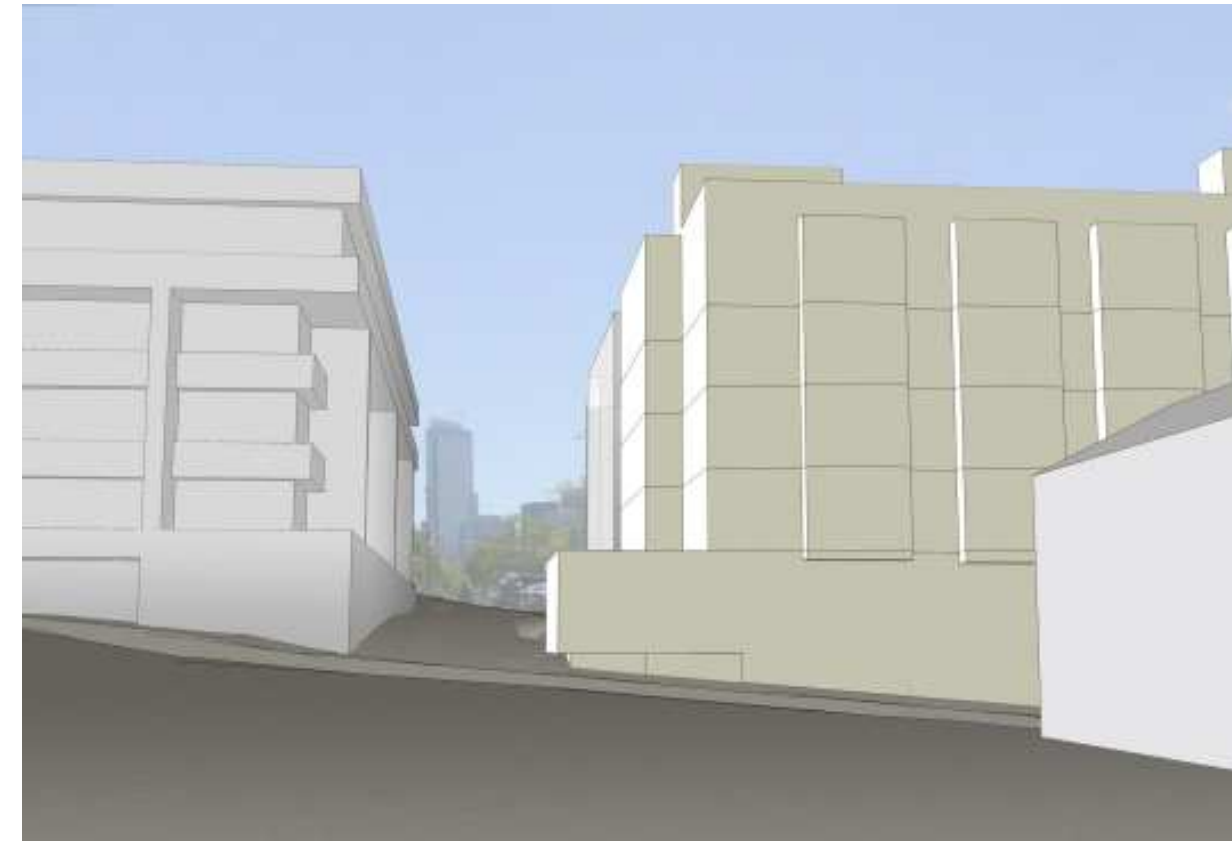
Proposed Design in Allowable Building Envelope





Allowable Building Envelope

View from Alley Looking South Across Republican St.



Code Compliant Massing



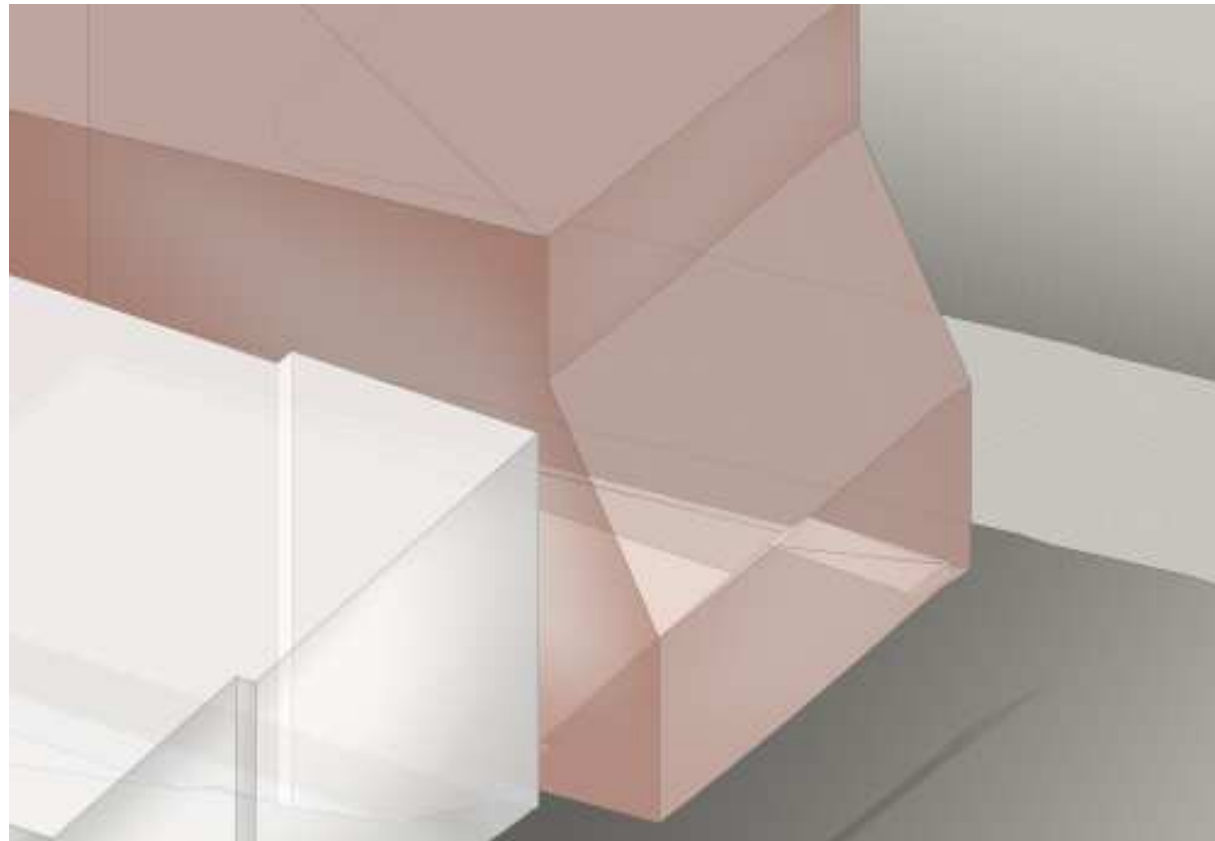


Proposed Design



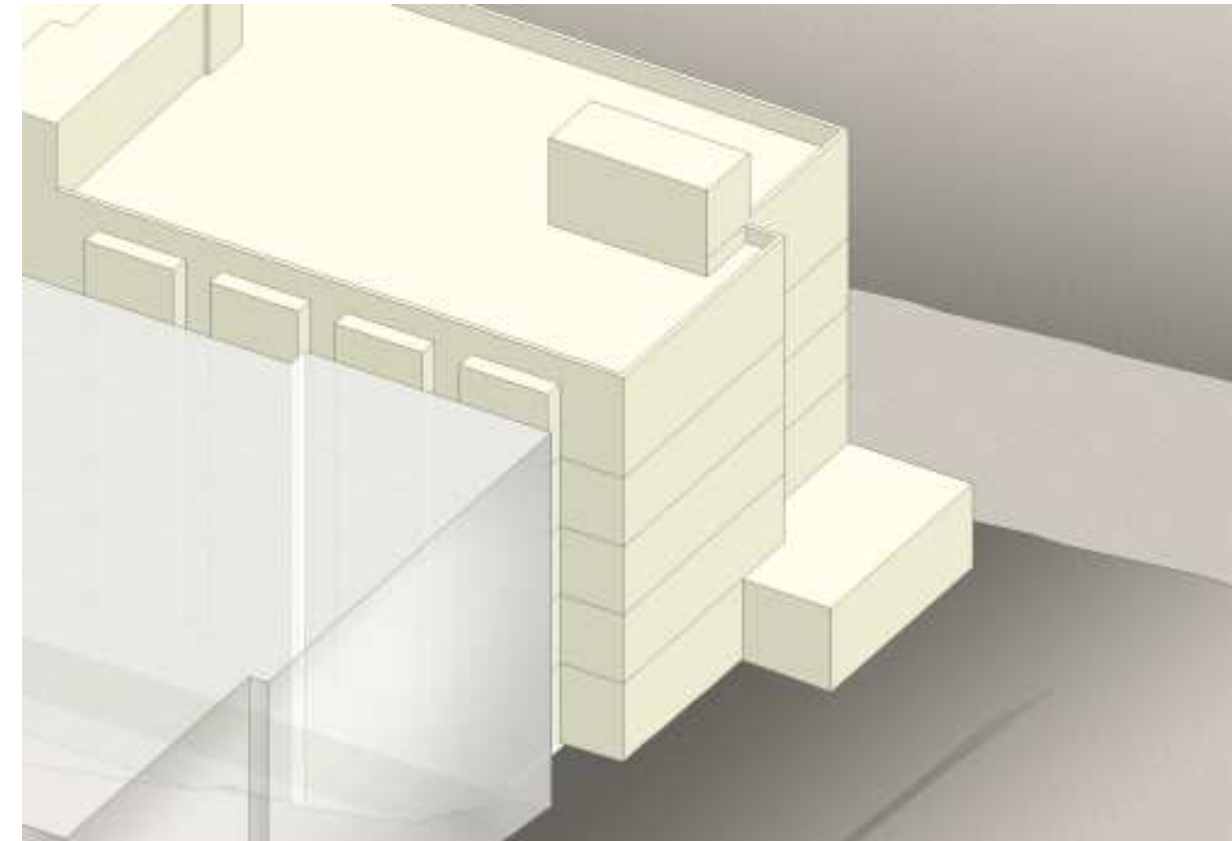
Proposed Design in Allowable Building Envelope





Allowable Building Envelope

Axonometric View from Southeast

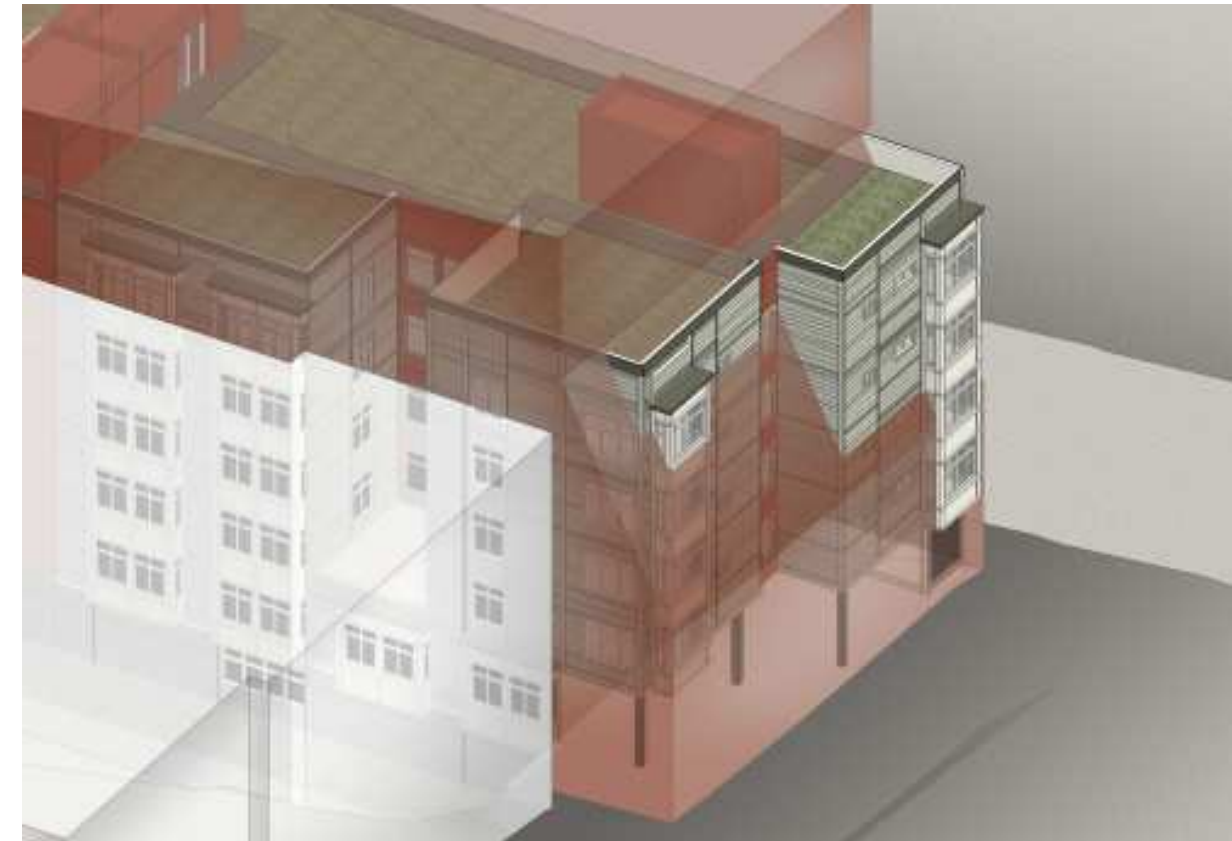


Code Compliant Massing



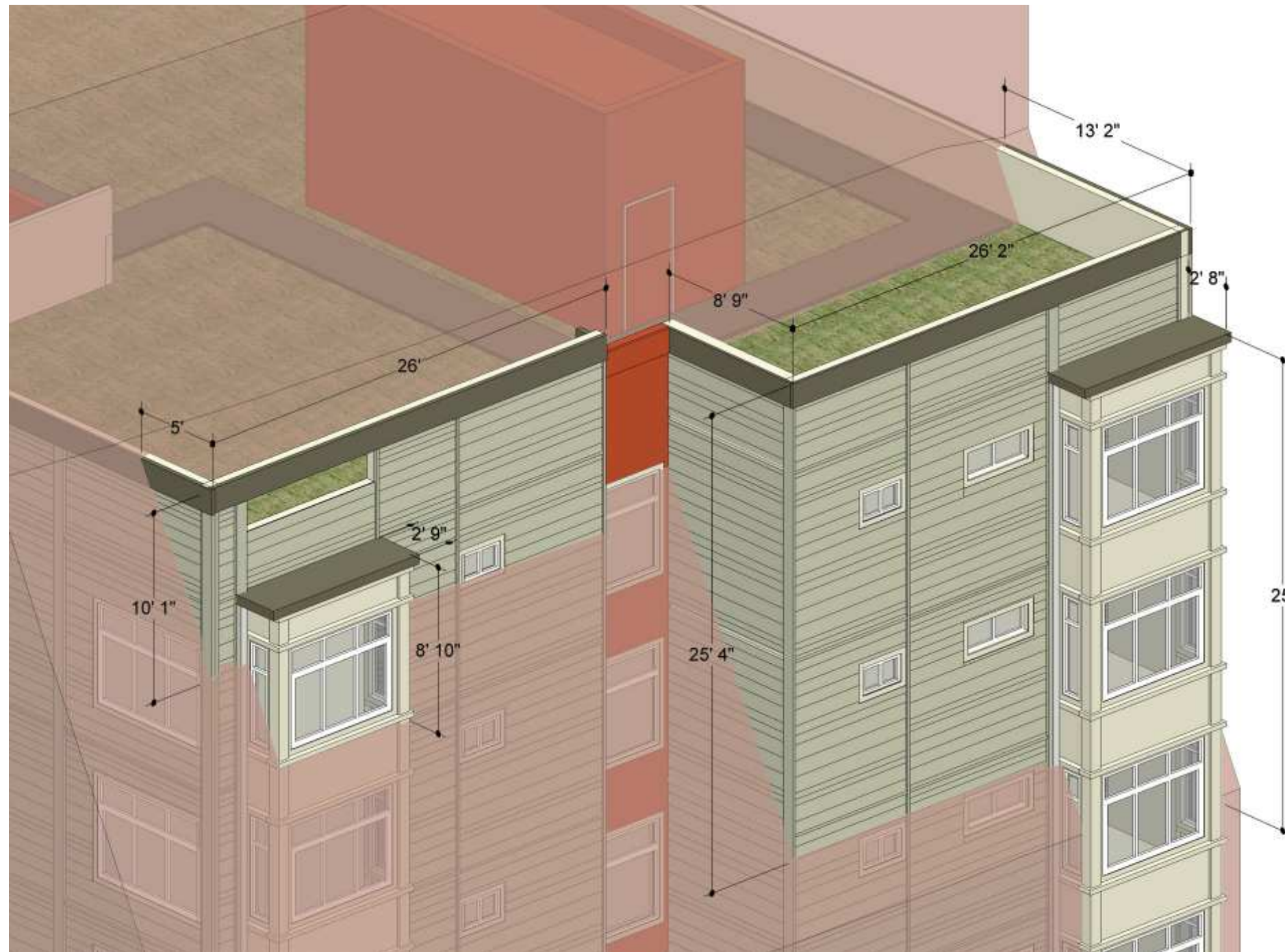


Proposed Design



Proposed Design in Allowable Building Envelope







Corner of Minor Ave. N & Republican St.



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View from Southeast



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Roof Garden





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