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THE BROADWAY ON BROADWAY

Design Review Submittal



October 10, 2007



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Project Information

Project Data

Address:
1632, 1628, 1620 & 1616 Broadway
Seattle, WA 98122

Parcel Numbers:
6003000630, 6003000625, 6003000620 & 6003000615

Legal Description:
Lots 3, 4, 5 & 6, Block 19 of Nagle’s Addition to the City of Seattle, King County, Washington, including 10 feet of East Olive Way between Broadway and Nagle Place per Ordinance #99865

Architect:
Studio Meng Strazzara
2401 Elliott Avenue, Suite 100
Seattle, WA 98121

Green Factor Elements

Green Factor of 0.30 met using green rood, plantings and other strategies

Departures

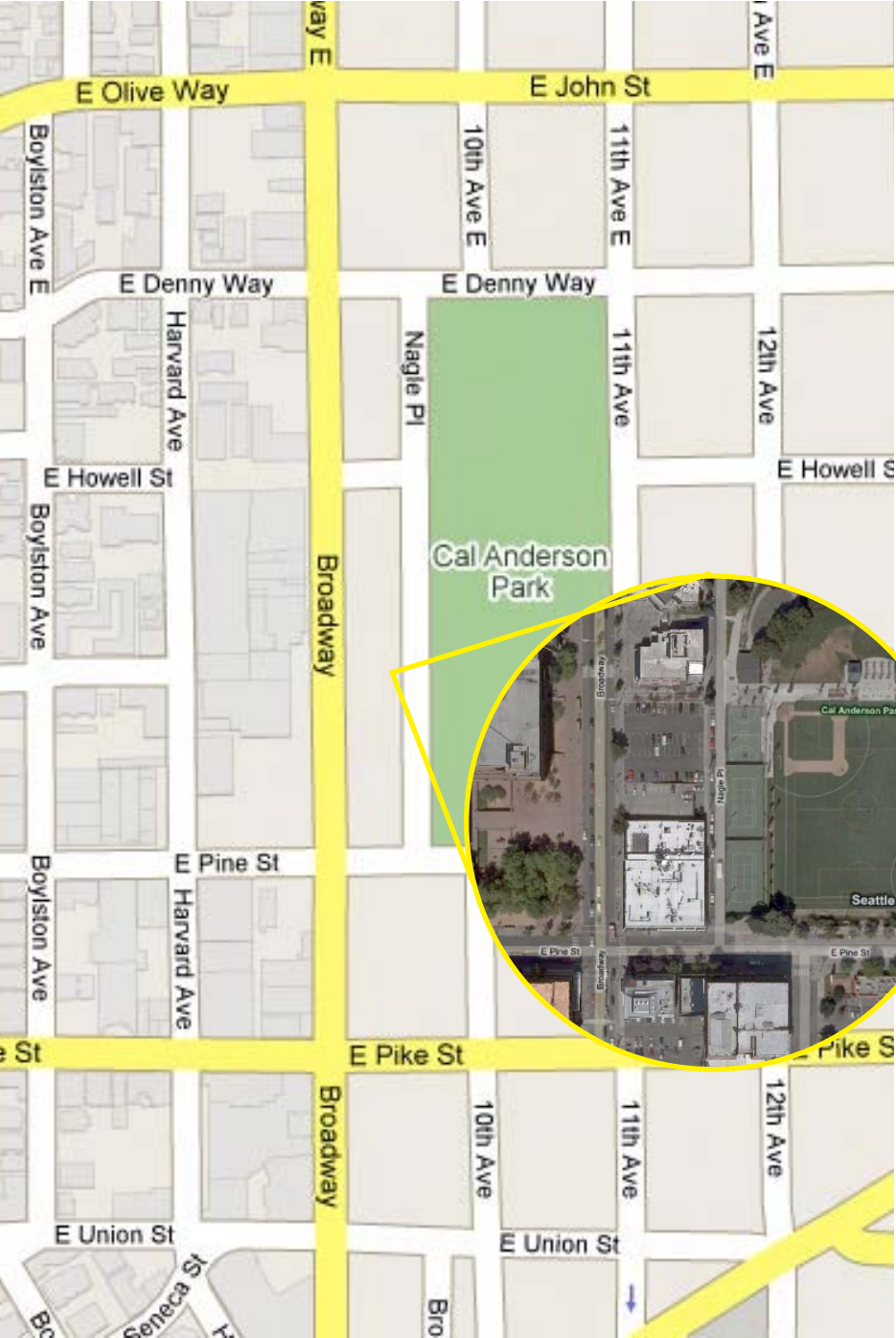
1 departure proposed

Proposed Development

Retail/Restaurant GLA	13,440 SF
Office GLA	12,470 SF
Student Housing Area	18,630 SF
Student Housing Units	27 DU
Residential Gross Area	83,615 SF
Residential Units	91 DU
Parking Provided	166 cars

Zoning Data

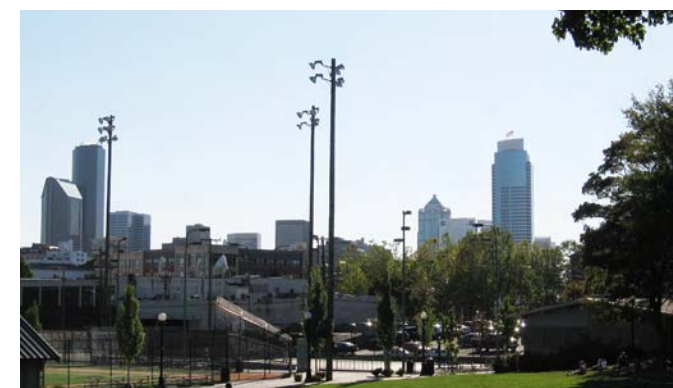
Zoning	NC3-40(65) : P1 overlay : Pike-Pine UCV
Lot Size	32,004 SF
Floor Area Ratio	
FAR	= 4.75
FAR = 4.75 (32,004)	= 152,019 SF
FAR (proposed)	= 133,711 SF (4.18)
Setbacks	
Front Yard, Rear Yard & Side Yard	= none
Structure Height	
Base Height Limit	= 65’
+1’ Slope Bonus	= 66’
Parking Proposed	
Retail/Commercial	= 21 spaces
Residential	= 110 spaces



Student Housing	= 24 spaces
Office	= 11 spaces
Commercial Frontage	
Site Lineal Street	= 250 ft
Frontage Required (80%)	= 200 ft



Site Context Photos



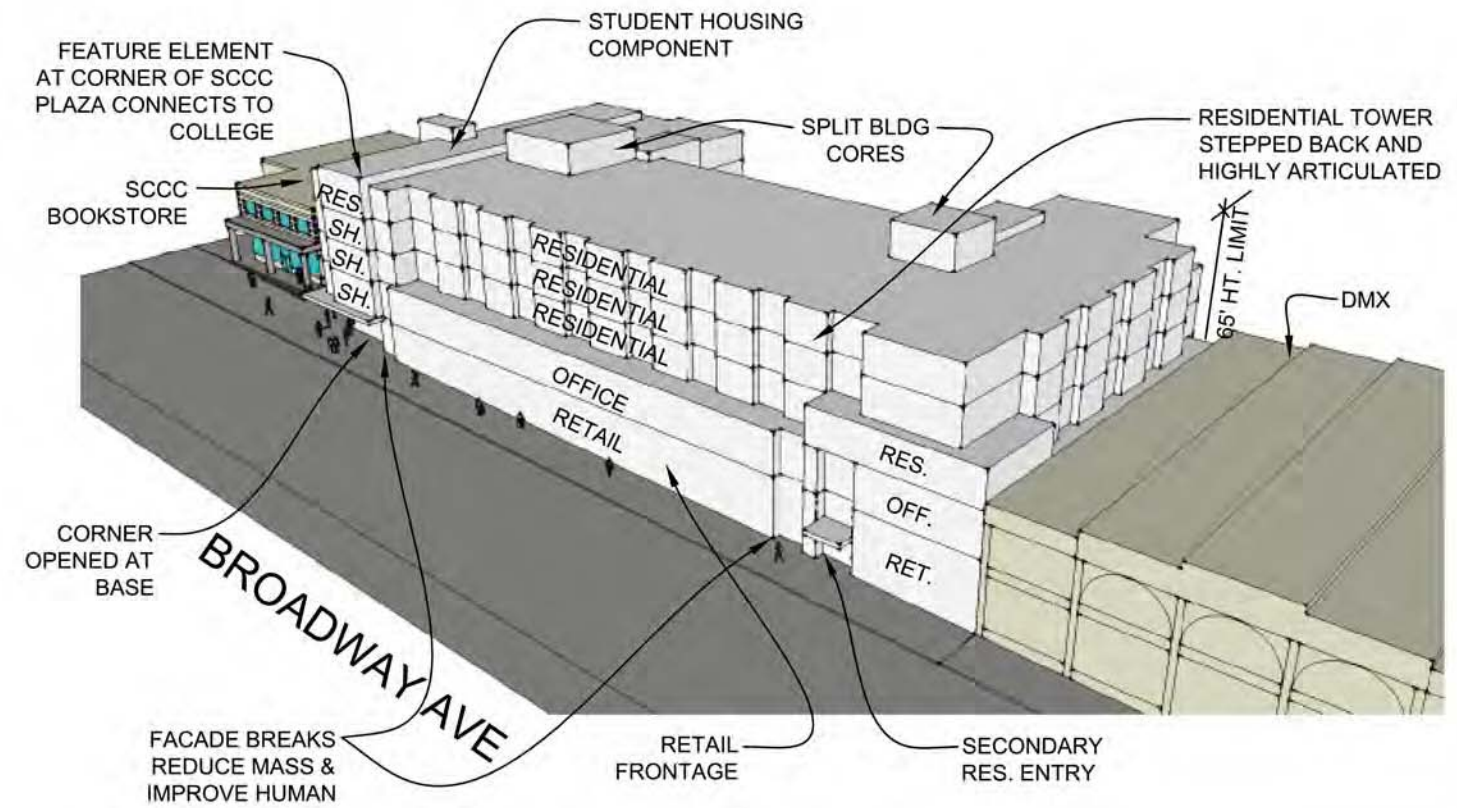
THE BROADWAY ON BROADWAY



Early Design Guidance (EDG)

Massing Diagram

Southwest Perspective



THE BROADWAY ON BROADWAY



Response to EDG

A2

- Retail Frontage extends full length of Broadway streetscape, providing continuity at street
- Building sets back along street to provide variety of public space at sidewalk
- Retail storefronts provide visual and spatial transparency with detailed interest
- Signage relates to human scale of street
- Extensive landscaping in R.O.W. along Broadway
- Extensive landscaping in R.O.W. along Nagle, extending to Pine Street
- Nagle developed as pedestrian-friendly environment from Pine Street to park entrance
- Landscaped connection from Broadway to Nagle provides and enhances desirable public access through site
- Nagle Court provides park-oriented plaza open space along Nagle street front

A4

- Building sets back along street to provide variety of public space at sidewalk
- Retail storefronts provide visual and spatial transparency with detailed interest
- Nagle Court provides park-oriented plaza open space along Nagle street front
- Spatial and visual connection to SCCC Bookstore plaza
- Street-side residences on Nagle have front stoop and landscaped buffer to sidewalk
- Scale and space of retail storefront allows small tenants
- Retail floor levels step to follow grade of Broadway
- Commercial frontage on Nagle activates street and Nagle Court with activity and transparency
- Parking garage entrance on NW corner with 22' curb cut eliminated
- Nagle Court paving and raised elevation emphasizes pedestrian dominated use with secondary limited-hours auto access for loading and guests only ("Woonerf" concept)
- Nagle Court architectural elements emphasize human scale of plaza area and residential entry
- Nagle Court provides pedestrian-dominated open space at Nagle street front
- Two ground-level dwelling units provided at Nagle street level
- Frontage opened up: no blank walls along Nagle Place

A6

- Retail Frontage extends full length of Broadway streetscape, providing continuity at street
- Street-side residences on Nagle have front stoop and landscaped buffer to sidewalk
- Two ground-level dwelling units provided at Nagle street level
- Awnings provided at retail storefronts



A7

- Street-side residences on Nagle have front stoop and landscaped buffer to sidewalk
- “Porte Cochere” eliminated
- Nagle Court paving and raised elevation emphasizes pedestrian dominated use with secondary limited-hours auto access for loading and guests only (“Woonerf” concept)
- Nagle Court landscaping and site furnishings provide lush urban pedestrian environment facing the park across Nagle
- Nagle Court architectural elements emphasize human scale of plaza area and residential entry
- Two ground-level dwelling units provided at Nagle street level
- Large decks and terraces provided for upper-level units

A8

- “Porte Cochere” eliminated
- Parking garage entrance on NW corner with 22’ curb cut eliminated
- Guest parking entrance de-emphasized and made one-way in-only with limited-hours controlled access
- Nagle Court paving and raised elevation emphasizes pedestrian dominated use with secondary limited-hours auto access for loading and guests only (“Woonerf” concept)

B1

- Facade is broken into three distinct elements to reduce scale of building
- Height and scale of facade elements along Broadway responds to scale of adjacent development, creating “Bookends” for the site
- Landscaping at upper levels of building visible from street
- Nagle side of building steps back significantly to pen project to the park
- Design does not overfill the site, trading development density for visual interest and humane massing
- Building forms follow internal uses
- Common material application and repetitive use of form and detail ties building together visually



C1

- Height and scale of facade elements along Broadway responds to scale of adjacent development, creating “Bookends” for the site
- Materials respond to neighborhood context
- Project design seeks to establish positive new context for less-developed end of Broadway

C2

- Balconies partly recessed to minimize visual impact
- Variation and repetition of simple building forms and elements builds visual richness and complexity
- Facade elements reference historic development patterns of Broadway and Pike/Pine
- Retail storefront configuration follows traditional neighborhood patterns
- Partially-recessed balconies maximize solar access without negatively impacting facade appearance

C4

- Materials respond to neighborhood context
- Limestone-like pre-cast masonry cladding provides attractive, durable finish consistent with traditional neighborhood development
- Premium windows with dark bronze frame color and high-quality hardware
- Divisions in office and retail windows reflect historic development patterns - inclusion of colored inserts references traditional stained glass accents
- Strong accent colors under eaves and decks visible from street - creates visual interest
- Material and color palette uses rich paint colors to create visual interest and differentiation even on overcast/rainy days
- Cladding joint articulation (stack patterns and batten layouts) provide visual interest
- Accent banding with copper-color flashings, gutters, railings, and paneling integrates with color palette



C5

- Parking garage entrance on NW corner with 22' curb cut eliminated
- Guest parking entrance de-emphasized and made one-way in-only with limited-hours controlled access
- Nagle Court paving and raised elevation emphasizes pedestrian dominated use with secondary limited-hours auto access for loading and guests only ("Woonerf" concept)
- Main parking entrance located at Southeast corner of project at Nagle - minimizes impacts on pedestrians and Nagle street front

D1

- Building sets back along street to provide variety of public space at sidewalk
- Nagle developed as pedestrian-friendly environment from Pine Street to park entrance
- Landscaped connection from Broadway to Nagle provides and enhances desirable public access through site
- Nagle Court provides park-oriented plaza open space along Nagle street front
- Spatial and visual connection to SCCC Bookstore plaza
- Continuation of Broadway sidewalk tile band ties project to neighborhood
- Commercial frontage on Nagle activates street and Nagle Court with activity and transparency
- Nagle Court paving and raised elevation emphasizes pedestrian dominated use with secondary limited-hours auto access for loading and guests only ("Woonerf" concept)
- Nagle Court landscaping and site furnishings provide lush urban pedestrian environment facing the park across Nagle
- Nagle Court provides pedestrian-dominated open space at Nagle street front
- Awnings provided at retail storefronts
- Partially-recessed balconies maximize solar access without negatively impacting facade appearance

D2

- Frontage opened up: no blank walls along Nagle Place
- Small area of blank wall screened with stepped planters and wall plantings



D5

- “Porte Cochere” eliminated
- Parking garage entrance on NW corner with 22’ curb cut eliminated
- Guest parking entrance de-emphasized and made one-way in-only with limited-hours controlled access
- Nagle Court paving and raised elevation emphasizes pedestrian dominated use with secondary limited-hours auto access for loading and guests only (“Woonerf” concept)
- Nagle Court provides pedestrian-dominated open space at Nagle street front
- Nagle side of building steps back significantly to pen project to the park
- Main parking entrance located at Southeast corner of project at Nagle - minimizes impacts on pedestrians and Nagle street front

D6

- Service areas fully enclosed and located adjacent to main parking entrance, minimizing impacts

E3

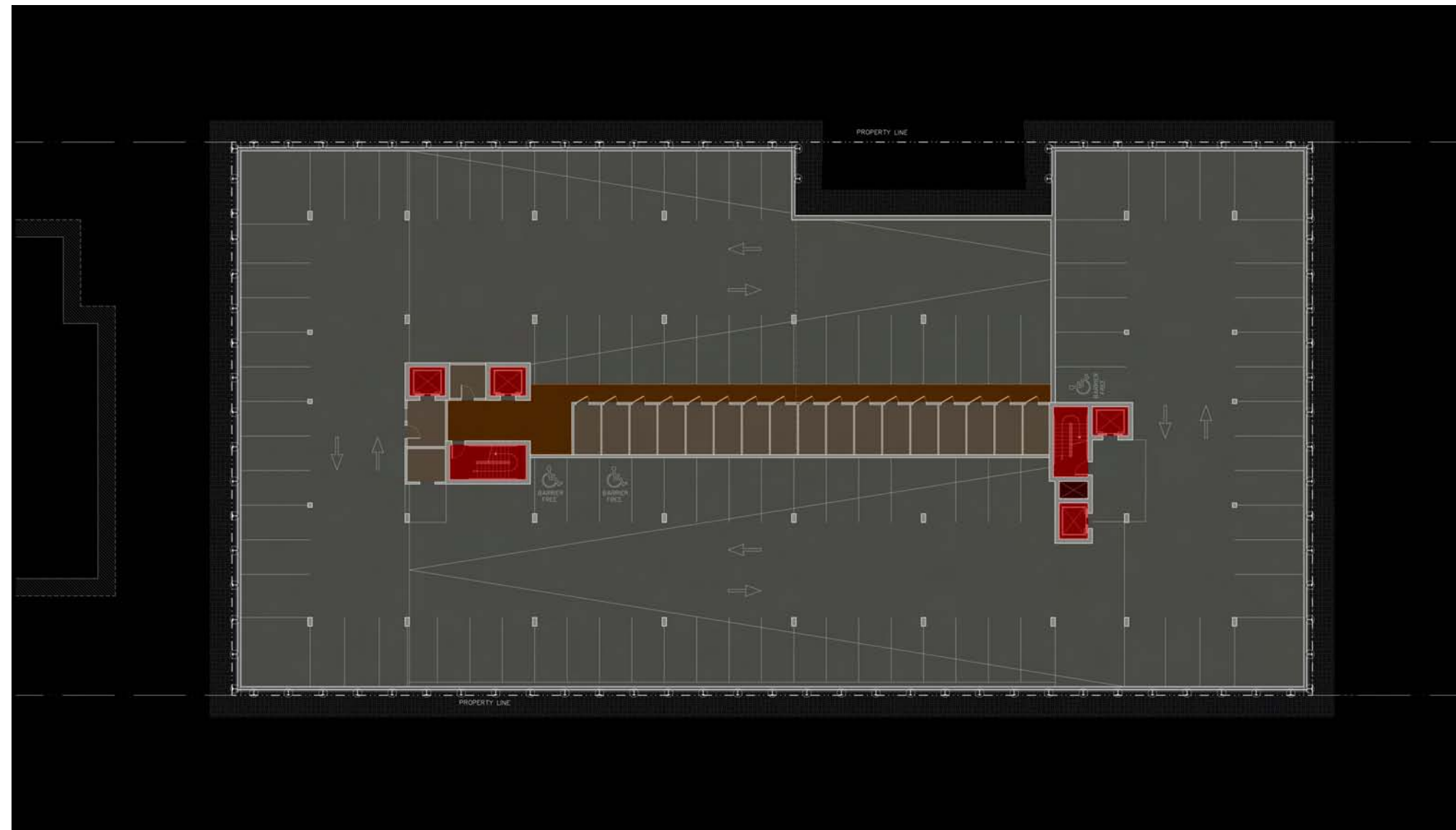
- Extensive landscaping in R.O.W. along Broadway
- Extensive landscaping in R.O.W. along Nagle, extending to Pine Street
- Landscaped connection from Broadway to Nagle provides and enhances desirable public access through site
- Elevated garden (necessary for internal parking access) heavily landscaped with generous patios facing park
- Nagle Court landscaping and site furnishings provide lush urban pedestrian environment facing the park across Nagle
- Landscaping at upper levels of building visible from street
- Project exceeds green factor and residential amenity area standards

D12

- Nagle Court architectural elements emphasize human scale of plaza area and residential entry
- Canopy element on Broadway integrates with large opening to emphasize residential entrance and give it strong visual presence on the street
- Nagle Court residential entrance canopy provides feature element with humane scale and strong visual emphasis



Level P2



THE BROADWAY ON BROADWAY

[illegible]



Level 1



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[illegible]

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2401 Elliott Avenue
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Level 4





West Elevation - Broadway



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East Elevation - Nagle



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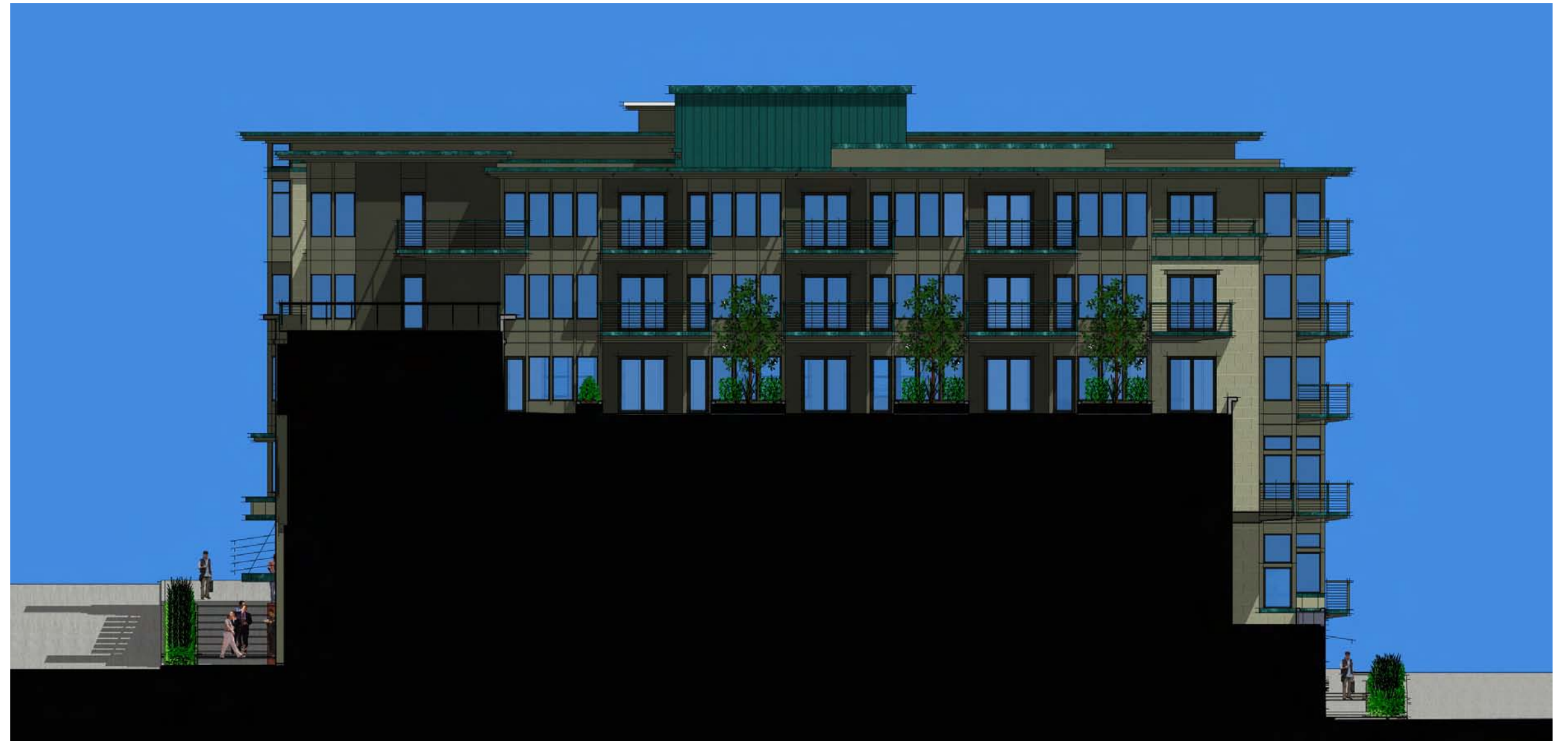
North Elevation



THE BROADWAY ON BROADWAY



South Elevation



THE BROADWAY ON BROADWAY



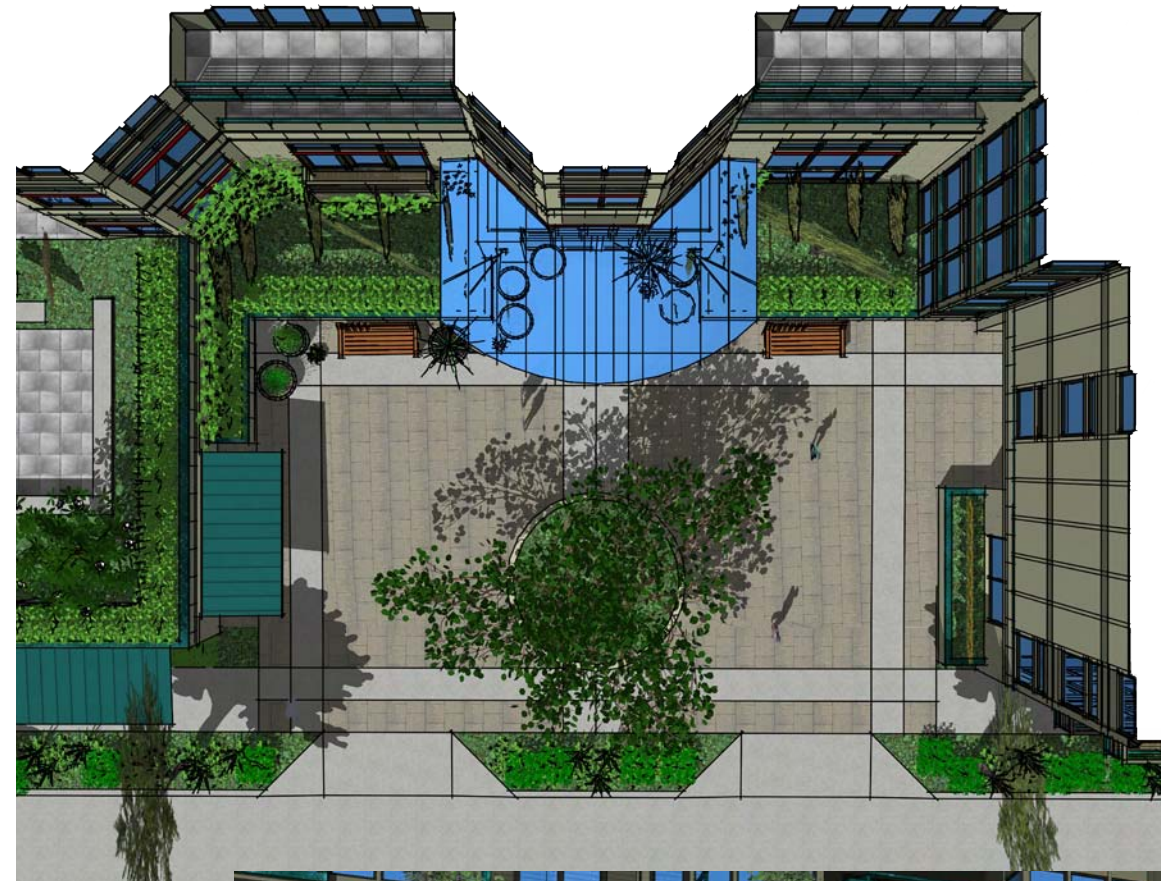
View at Northwest Corner



THE BROADWAY ON BROADWAY



Nagle Court View



Parkside Court Entrance



Broadway Main Entrance

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Departure

Requirement:

SMC 23.47A.024.B.1 requires that all residents must have access to at least one (1) residential amenity area.

Departure Request:

Allow residential units in this project that do not have access to a residential amenity area as defined in SMC 23.47A.024.

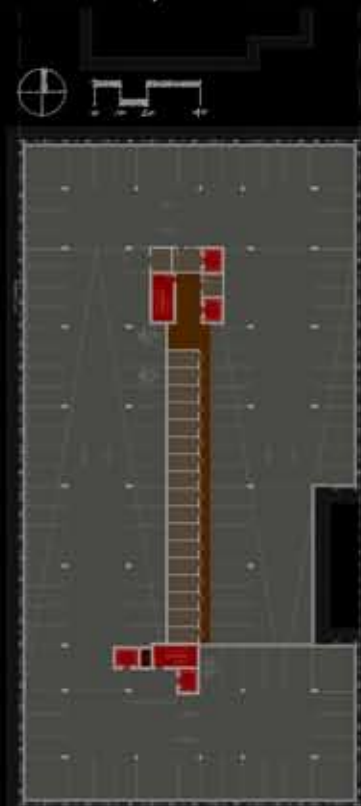
Explanation:

The project as proposed provides more than the required amount of residential amenity area as stipulated by code. However, maintenance and security concerns associated with the provision of student housing within the project and other configuration issues associated with the lower development density proposed in order to open the project more to Cal Anderson Park, the tennis courts, and Bobby Morris playfield across Nagle Place, some units as designed do not have access to residential amenity areas on site. To offset this issue, we have provided extensive landscaping on three sides of the building and enhanced the connection of the project to the large public park space across Nagle, as well as the Bookstore plaza adjacent on Broadway. There are sufficient public open space amenities in close proximity, and the project design is specifically oriented to connect with these and enhance access to them, that we do not foresee any loss of quality as contemplated by the intent of the code provision under this departure if granted.



Broadway Streetfront

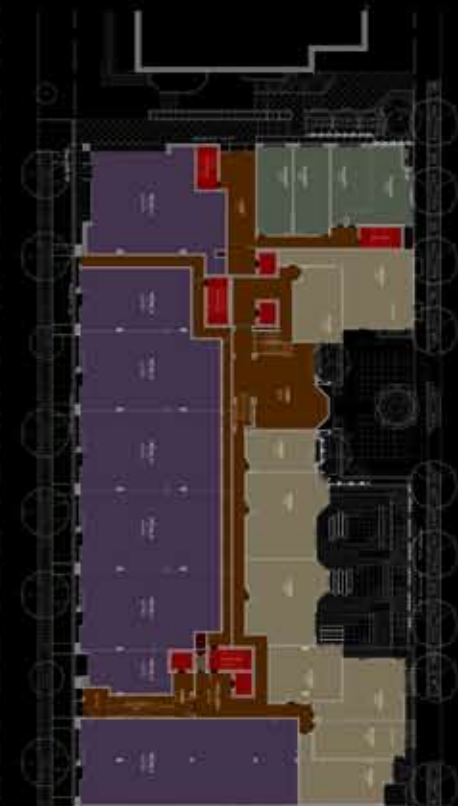
Transverse Section



Parking Level



Nagle Court Level



Broadway Level



Second Level



Third Level



Fourth Level



Penthouse Level



A2

D12

C4

A6 D1

A4 D1

C2

C4

E3 B1

C1

D1

A4 A6 A7

B1

A2 E3

A4

C2

B1

B1 C1

C4



A4 A7 D12 High level architectural elements, including entry and upper levels

D12 High level architectural elements, including entry and upper levels

A7 A8 D5 High level architectural elements, including entry and upper levels

A7 High level architectural elements, including entry and upper levels

E3 High level architectural elements, including entry and upper levels

E3 High level architectural elements, including entry and upper levels

A8 C5 D5 High level architectural elements, including entry and upper levels

A7 D1 E3 High level architectural elements, including entry and upper levels

A4 A7 A8 C5 D1 D5 High level architectural elements, including entry and upper levels

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