

Early Design Guidance



Presented By:

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321 3rd Avenue South
#402
Seattle, WA 98104

Date:

February 20th, 2008

To:

Design Review Board

S P E N C E R D E C K E R

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2765 East Cherry Street
Seattle, WA 98122

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

EXISTING CONDITIONS

Uses

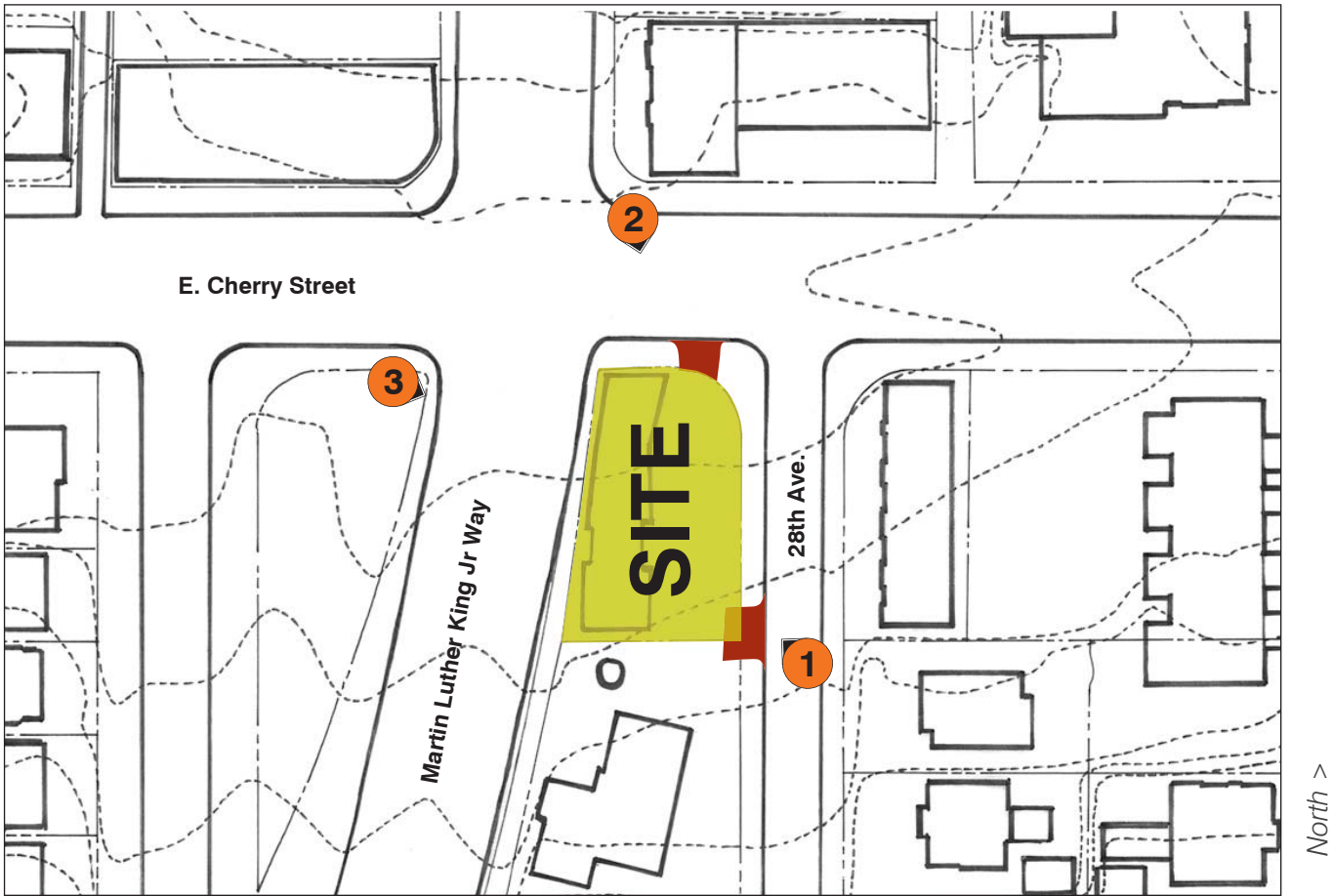
The site is located at the Corner of Martin Luther King and Cherry Streets. The existing one story wood framed building houses “The Facts” a grass-roots news publication, & various other small businesses.

Topography

The site has a slight downward slope to the North along both Martin Luther King Way and 28th Avenue. The Cross slopes are minimal.

Access

The West side of the property along 28th Ave has one curb cut at the South end. Half of this access falls on the adjacent property to the South. Another curb cut is off the Northern Property edge, parallel to 28th Ave.



SITE ANALYSIS SUMMARY

Site Shape

Martin Luther King Jr. Way angles through the city grid south of Cherry Street. The building site slips in between this heavily trafficked Street and 28th Avenue. Due west of the site the left over triangle of land has been turned into a small well defined greenspace.

Traffic Patterns

The current vehicle acces from the North is undesierable due to close proximity to two intersections. The prefered vehicular access is from 28th Ave. The Pedestrian access to commercial spaces, is best placed along MLK Jr. Way with a strong retail corner at Chery Street.

Solar Access

Solar access to the south could be blocked by future development on the adjacent site. East Light should be partially shaded by exist-ing trees across 28th Ave and slightly uphill. West light is minimally shaded by trees located across MLK Jr. Way.

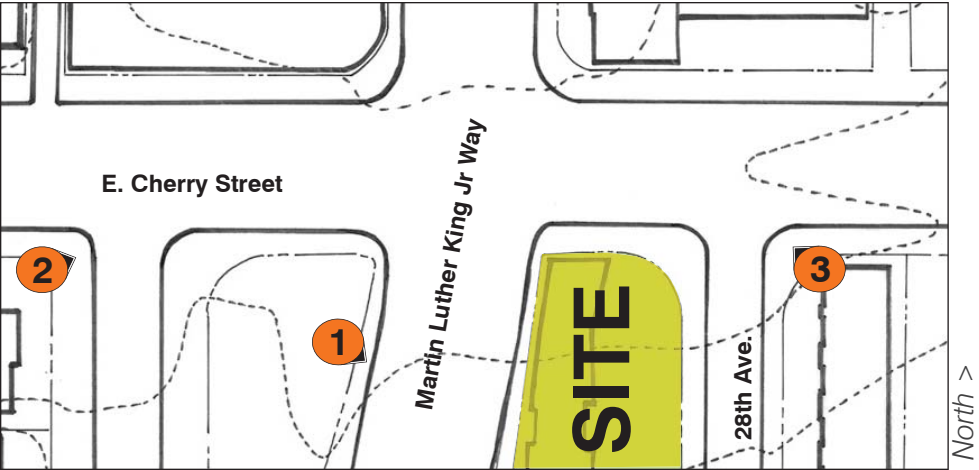
Residential Orientation

Given the generous westward and eastern site exposures the living spaces will function equally well faceing either way. The potential of future development to the south curtails southern exposure. Any exterior open space allocated to the residential uses will be best served via western exposure

Amenities

Powell Barnett playground to the South offers large outdoor play and picnic areas. Access to nearby businesses and to Bus lines on both Cherry Street and MLK Jr. Way. Exposeure to the well defined trian-gular green space directly west of the site.





2. Please indicate the site's zoning and any other overlay designations.

ZONING & CODE SUMMARY

Site Location

2765 East Cherry Street

5469 sf.

Site Zoning

NC1-40, no overlay districts.

SEPA Review

CAM 208 : Construction of more than 4 units in a NC zone requires review.

Permitted Uses

23.47.004 : Retail sales and service as well as residential mixed use. These uses are permitted outright in NC1.

Street Level Requirements

23.47A.008 : 2. Blank facades. a. Blank segments of the street-facing facade between two (2) feet and eight (8) feet above the sidewalk may not exceed twenty (20) feet in width. b. The total of all blank facade segments may not exceed forty (40) percent of the width of the facade of the structure along the street.

Nonresidential Street Level Requirements

23.47A.008 : 3. Height and depth of nonresidential space. The following provisions apply to new structures or new additions to existing structures:

a. Nonresidential uses must extend an average of at least thirty (30) feet and a minimum of fifteen (15) feet in depth from the street-level street-facing facade, except that if the street-facing facade and depth requirements result in a space greater than fifty (50) percent of the structure's footprint, the Director shall modify the street-facing facade or depth requirements, or both, to reduce the space to fifty (50) percent of the structure's footprint.

b. Nonresidential uses at street level must have a floor-to-floor height of at least thirteen 13 feet.

FAR

23.47A.012 : Maximum Far for structures containing both residential and nonresidential uses with a height limit of 40 feet is 3.25.

Allowed Building Height

23.47A.012 : 40 feet

Setbacks

23.47A.014 : No adjacent residential zoning, no setbacks required.

Right of Way Width : Minimum of 80' ROW is required along Martin Luther King Way per DOT. This results in a setback of 5.6' starting at the north west corner of the site tapering to 0' to the south .

Parking

23.54.015 : One parking spot per residential unit. No parking is required for the first 1,500sf of commercial space

Landscaping

23.47A.016 : A., 2. Green Area Factor Requirement of .30 is required for any new project containing more than 4 dwelling units.

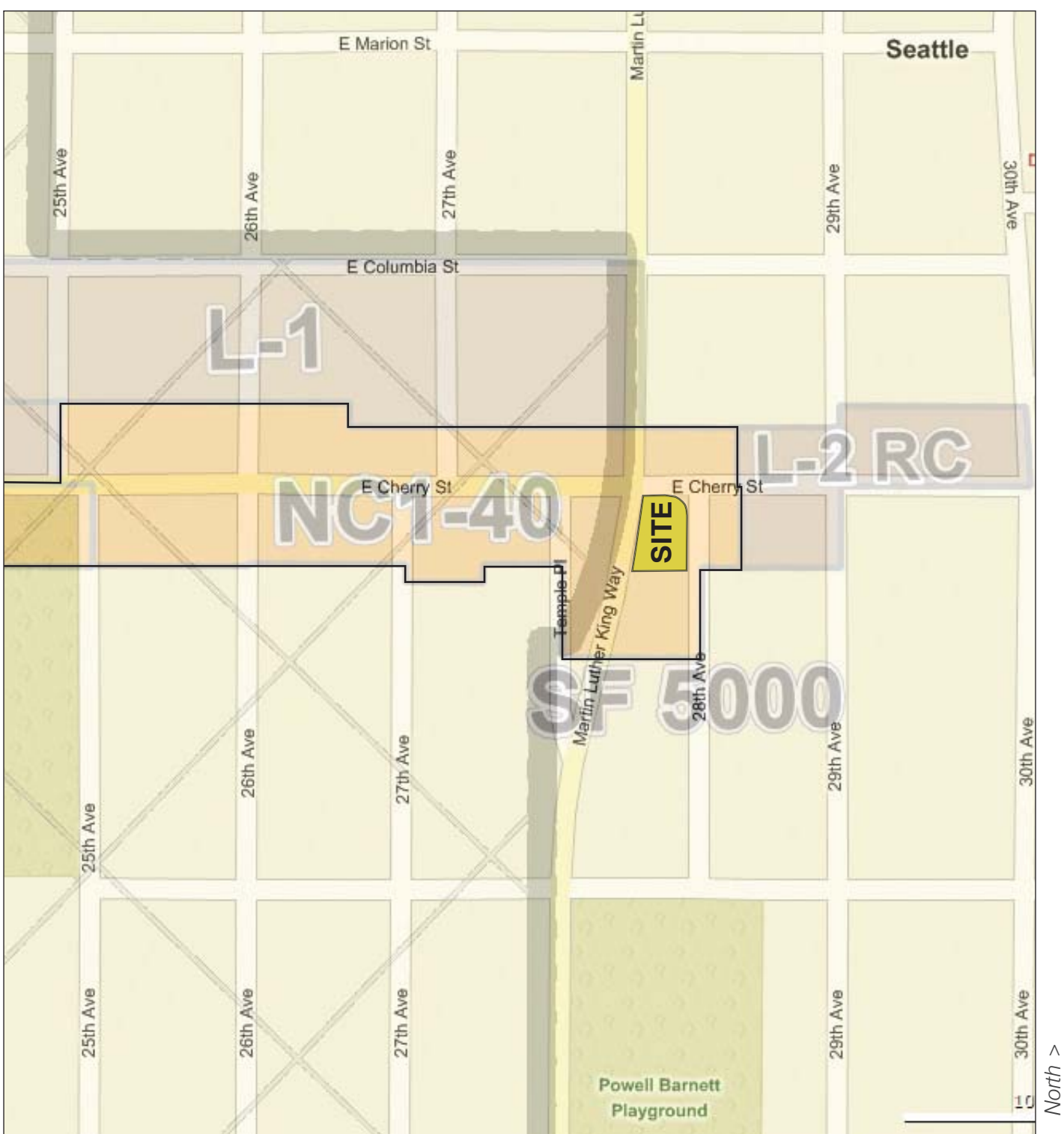
B. Street Tree Requirements to be coordinated with SDOT per subsection 3.

Residential Amenity Areas

23.47A.024 : 5% of total gross floor area of residential use is required.

Solid Waste & Recycling Storage

23.47A.029 : Multifamily building with 7-15 units requires 75 square feet of storage.





1. Ras Dasher (Ethiopian Restaurant)
Single Story Commercial
Wood and Masonry



2. Apartments
2 Story

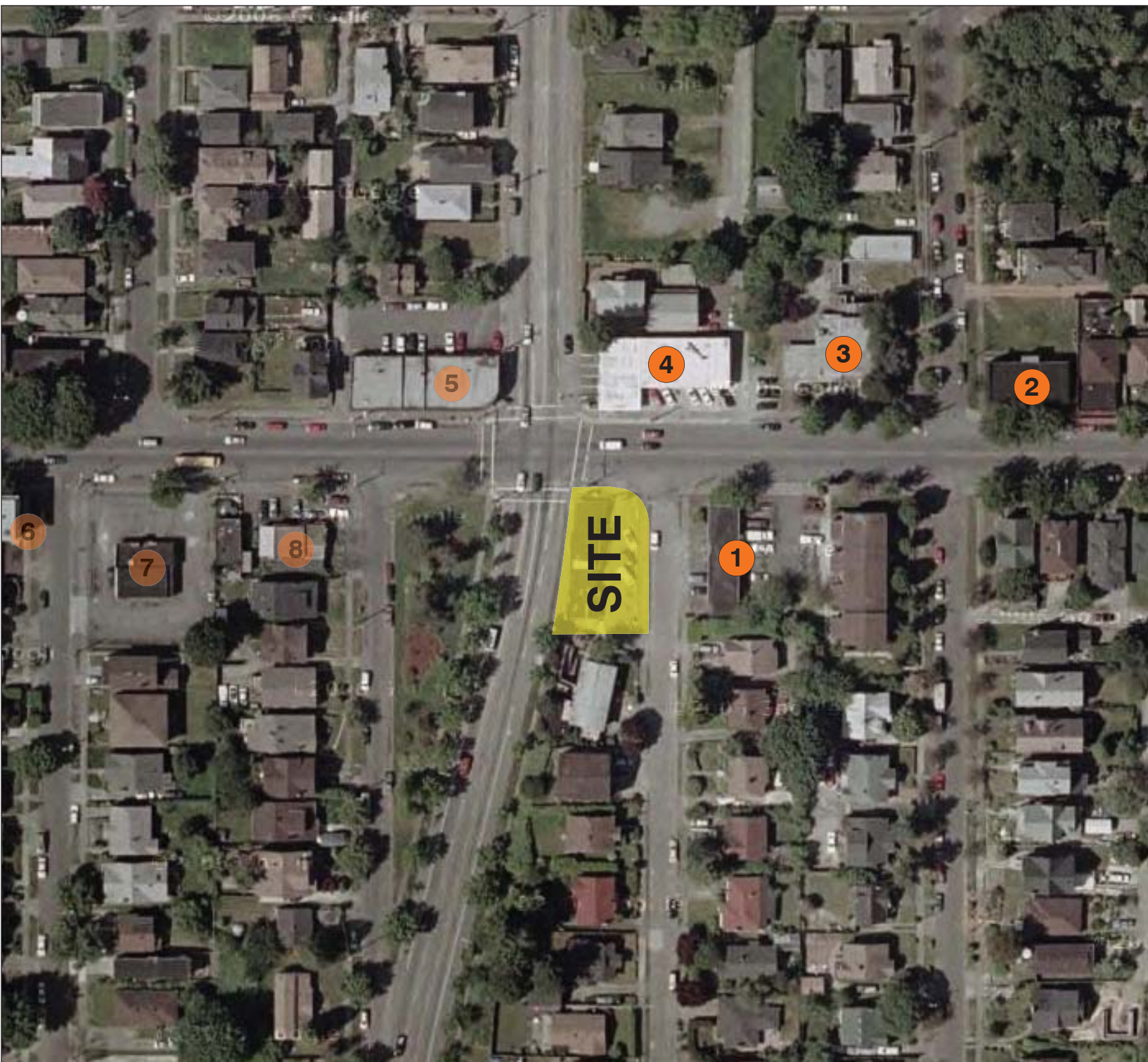


3. YWCA East Cherry Branch
Single Story Commercial
Wood and Masonry
Outdoor Play areas



King Deli

Alibela (Ethiopian Restaurant)



North >



5.
Catfish Corner /
Seattle Central Grind /
Assimba (Ethiopian Restaurant)



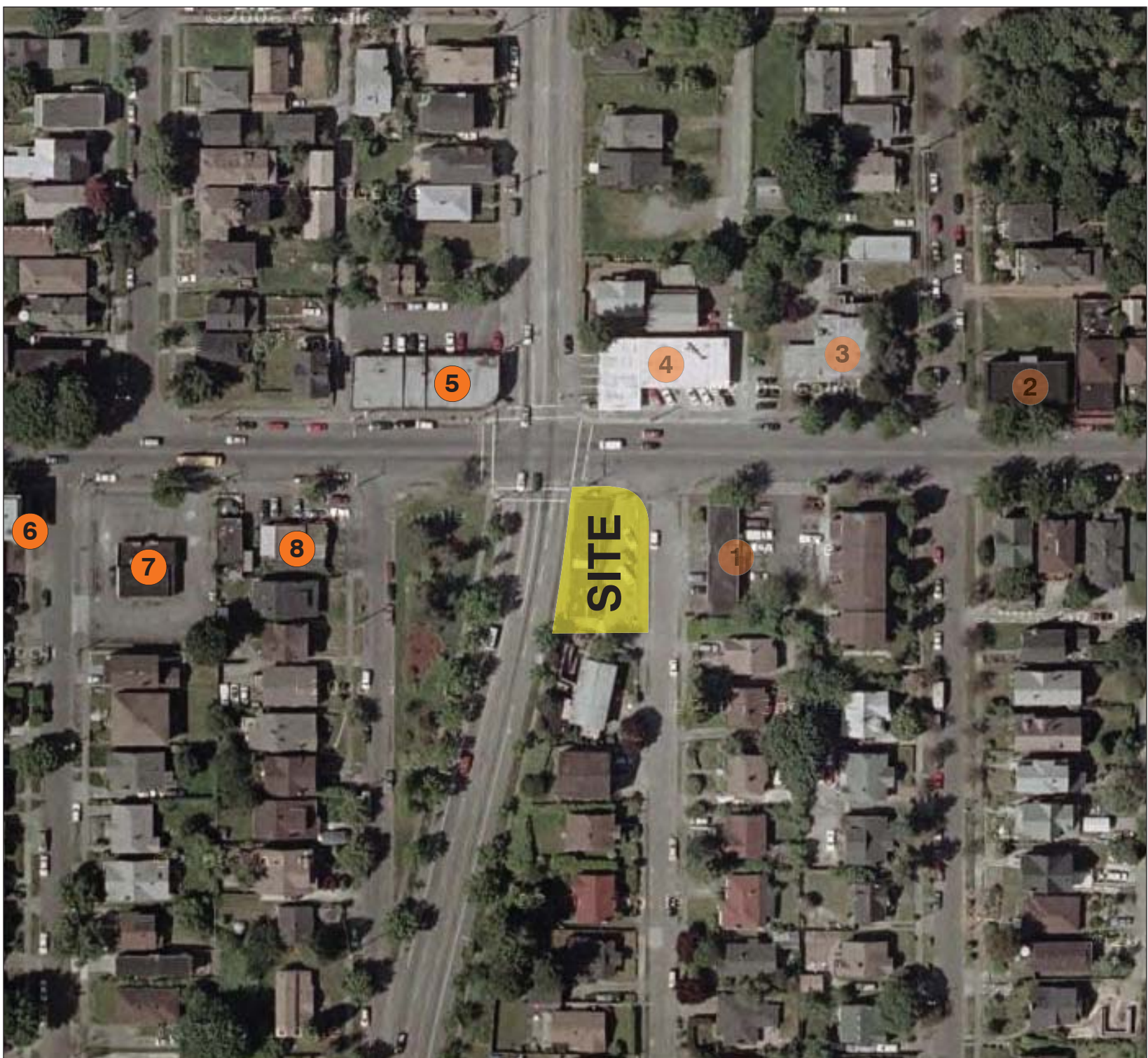
6.
Apartments
3 story w/ basement



7.
23rd & Cherry Fellowship Hall
Single Story
Meeting Space
Wood Frame



8.
T Bones Hand Car Wash
Single Story Commercial
Wood Frame



North >

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architecture and siting patterns, views, community landmarks, etc.

Neighborhood Land Use

This site is across the street from the 23rd & Union - Jackson Residential Urban Village. The site is completely surrounded by NC1-40 zoning. It sits at the eastern terminus of a NC1-40 corridor following Cherry Street. The commercial corridor transitions to the east with a small area of L-2 RC and then single family SF 5000. North of the NC1-40 zone lowrise L-1 and single family SF 5000 predominate.

Neighborhood Architecture

The single family homes in the area are generally 1 to 3 story wood structures. Interdispersed among these are apartment buildings which vary greatly between large multifamily / multistory blocks and more cottage style developments. The existing commercial businesses tend towards single story wood frame buildings.

Local Landmarks

Mural on catfish Corner. Powell Barnet Park to the South. Public art located within triangular greenspace to the West.

Neighborhood Views

This area of the Central District is bordered to the West by Capitol Hill, the North by Madison Valley, and the East by teh Madrona Neighborhood. Distant views are nonexistent at ground level. This places emphasis on adjacent greenspace for visual interest.



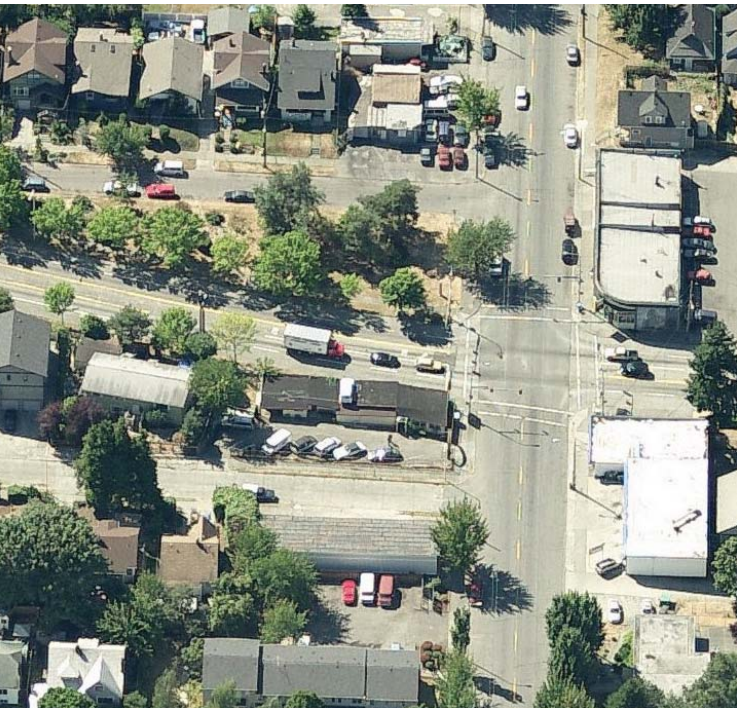
From the South



From the North



From the West



From the East

4. Please describe the proponent's development objectives for the site, indicating types of desired uses and approximate structure sizes, as well as any potential requests for departures from development standards.

Objectives

The proponent's objective is to build a well designed building that creates desirable urban apartments, enlivens the street with small commercial uses and enhances the inherent character of the immediate surroundings.

Defining and enlivening the street edges.

Adding to the retail character of the intersection of Cherry and Martin Luther King Way, and

Enhance the transition from commercial to residential along Cherry street, Martin Luther King Way and 28th Ave.

Create unique apartment spaces that accentuate the urban experience, promote pedestrian interaction and provide comfortable secure homes.

Desired Uses

Approximate structure size

The Zoning allows for a 40' height limit with a FAR of 3.5. The design intent is to build two stories of apartments over a mixed use base utilizing a majority of the allowed FAR. However, all of the proposed heights are to be held down below the maximum, with a roof plate height of 36'. Certain roof top features will extend as allowed above this height. This is an active response to the existing commercial scale and nearby residential character of the neighborhood.

Retail

The highly visible and accessible site is well suited to retail use. The design intent is to accentuate the peninsula like nature of the site given the street frontage on three sides. The retail will occupy the entire street front along Cherry Street and wrap various distances to the south along Martin Luther King. Retail will also turn the corner along 28th Ave for some distance resulting in a retail use for the entire depth of the site along Cherry street.

Residential

Two floors of residential apartment units are proposed above the retail level. The three alternatives for massing and planning are included in this package for consideration. The design intent is to utilize natural light with territorial views to the park across Martin Luther King Way to the west. Two of the alternatives pull the massing away from the eastern property line in consideration of the single family residential nature of 28th Ave.

The nature of the residential amenities very depending upon the alternative. All propose to provide access to private and / or semi-private exterior open space via balconies and roof top decks.

Access and Parking

The physical characteristics of the site have dictated three distinct approaches to access and parking. Alternative #1 has residential access off of Martin Luther King Way. Alternative #2 has residential access from 28th Ave. Alternative #3 has residential access from Cherry Street. All propose access to the parking from 28th Ave. with various methods of screening. It is our strong preference to extend the retail space south along Martin Luther King Way to screen the parking per alternative #1 & #3.

Potential Design Departures

The raw geometry of street on three sides of the site present the need for a departure regarding the relationship of the parking, street and building. Per SLUC 23.47A.032, C, 2 a directors decision is required to, "determine the front lot line for the proposes of parking and may allow parking between a building and the street. Again it is our strong preference to extend the retail space south along Martin Luther King Way to screen the parking in lieu of a 5'-0" landscape buffer. In the two Alternatives, #1 & #3 this results in parking between 28th Ave and the back of the retail space. Additional departures are listed according to the individual schemes to follow.

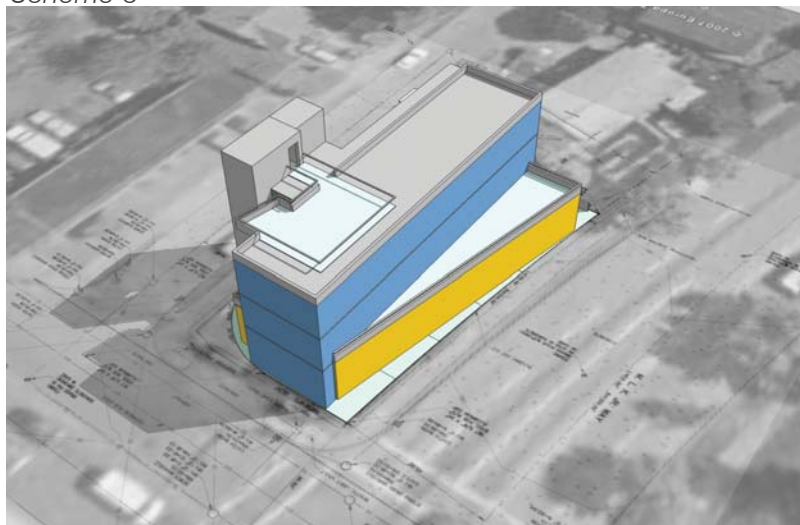
Scheme 1



Scheme 2



Scheme 3



Alternative #1

Description: Street Level

All three alternatives incorporate a prominent retail space for the entire depth of the lot between Martin Luther King Way and 28th Ave along Cherry street. All three alternatives provide for surface parking at the southern end of the site with access from 28th Ave.

Alternative #1 provides residential access off of Martin Luther King Way. This approach provides a prominent easily identifiable entrance to the apartments above as well as screens the parking beyond.

The retail space then extends along Martin Luther King Way to Cherry Street and around the corner to 28th Ave effectively providing a defined edge to the street and site. There will be opportunity for varied retail entrances and / or uses along the sidewalks for that entire length along three contiguous street fronts.

Description: Building Massing

Alternative #1 proposes the residential use stack directly upon the retail at street level presenting a unified facade. This single mass is then articulated with stepped modulation responding to the angled property lines. This will create sidewalk use and or landscaping opportunities at grade while providing for improved day lighting opportunities in the homes above. The apartments extend over the top of the parking area presenting a unified massing along 28th Ave. with the incorporation of modulating deck space at the third floor. This is intended to break the scale of the mass down and provide for additional day lighting and view opportunities in the apartments above.

Departures:

1. Parking Location:

Per SLUC 23.47A.032, B, 1, a. Parking may not be located between a structure and a street lot line.

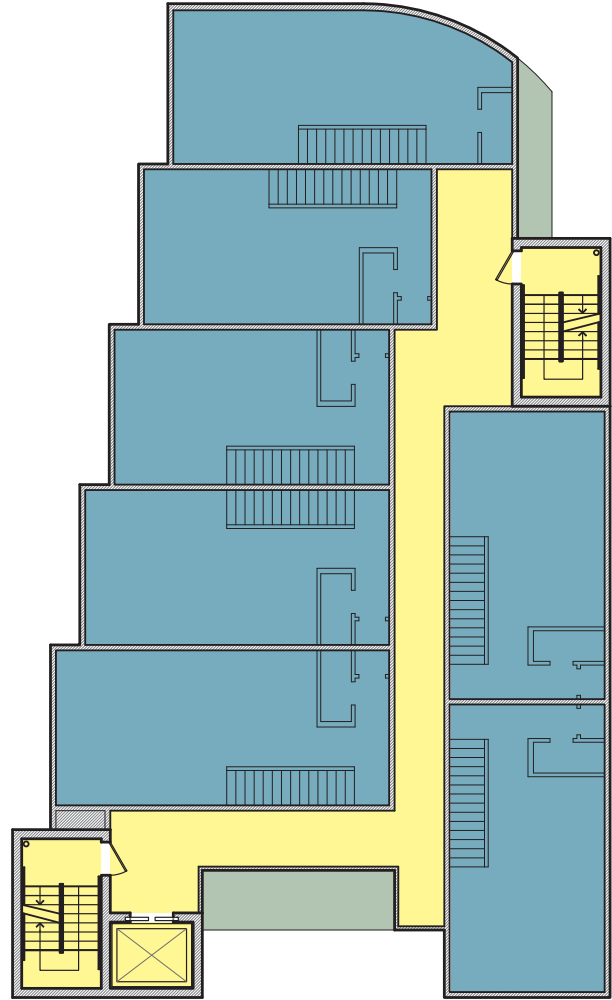
Scheme #1 proposes to provide street level commercial use in lieu of a 5' landscape buffer between Martin Luther King Way and the parking area. The benefit to this departure is it enables an increase in commercial store front along Martin Luther King Way and achieves the goal of locating parking behind the building.

2. Residential use at street level:

Per SLUC 23.47A.005, D, 3. Residential uses may not exceed, in the aggregate, 20% of the street-level street-facing façade when facing an arterial...

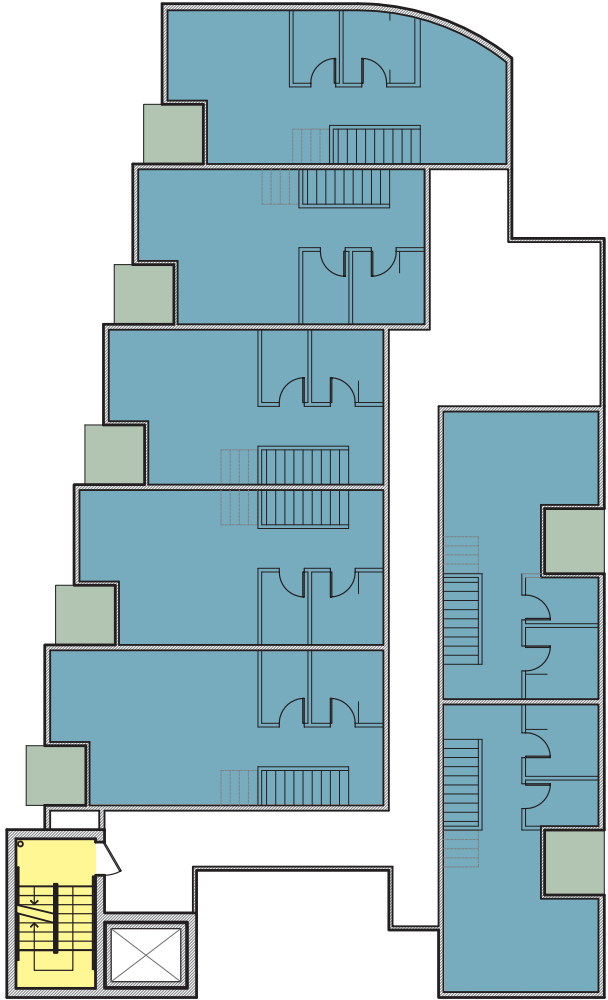
Scheme #1 proposes to allow 25% residential use facing Martin Luther King Way. The benefit to this departure is the parking will not be visible from Martin Luther King Way.





1. Apartment Layout lower

residential	commercial
circulation	exterior



2. Apartment Layout upper

residential	commercial
circulation	exterior

North >

3. View from NW



4. View from SE



Alternative #2

Description: Street Level

All three alternatives incorporate a prominent retail space for the entire depth of the lot between Martin Luther King Way and 28th Ave along Cherry street. All three alternatives provide for surface parking at the southern end of the site with access from 28th Ave. Alternative #2 screens said parking with 5' landscape buffers along both between Martin Luther King Way and 28th Ave.

Alternative #2 provides residential access off of 28th Ave. This approach provides a prominent easily identifiable entrance to the apartments above. This use is consistent with the predominantly residential nature of 28th Ave.

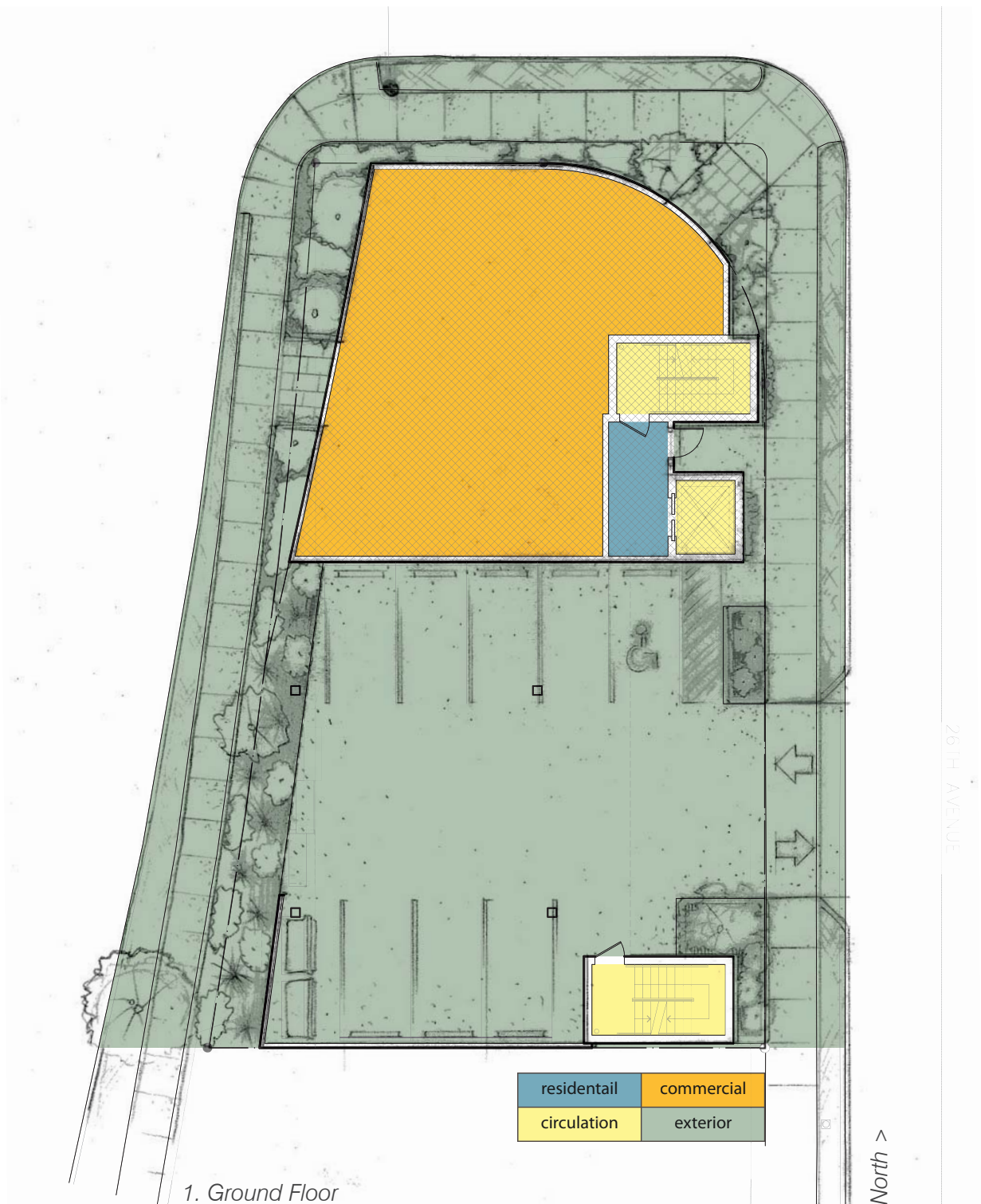
The retail space extends around the corners off of cherry effectively providing a defined edge to the street and site, but stops short of providing a screen for the parking along Marin Luther King Way. There will be opportunity for varied retail entrances and / or uses along the sidewalks for the length of the three contiguous corner street fronts.

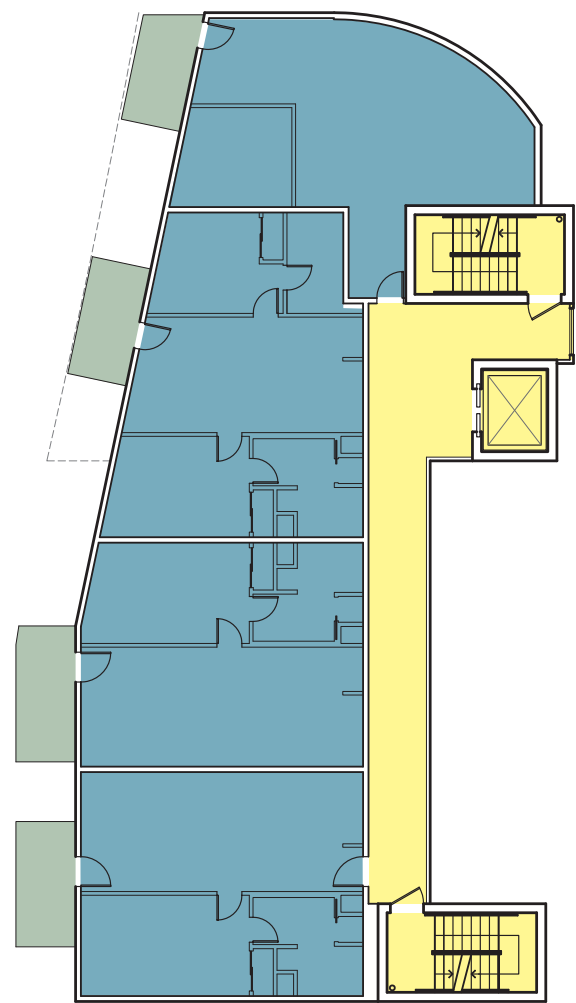
Description: Building Massing

Alternative #2 proposes the residential use to be set back from the retail along Martin Luther King Way and from 28th Ave. The intent is to break down the massing and respond directly to the existing scale of the nearby commercial buildings and lessen the impact upon the adjacent residential area. The third floor balconies provide for additional modulation along the west façade.

Departures:

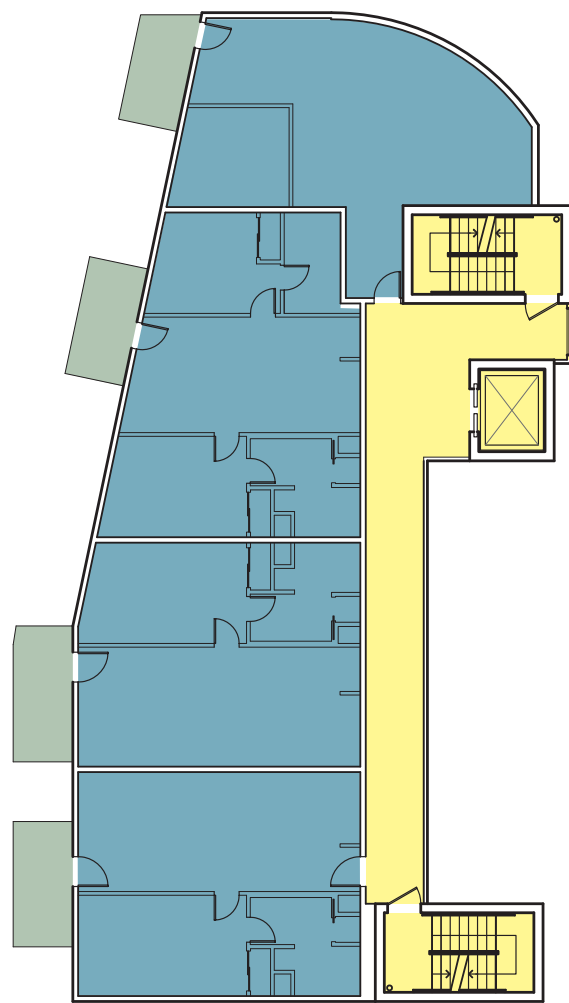
None.





1. Apartment Layout lower

residential	commercial
circulation	exterior



2. Apartment Layout upper

residential	commercial
circulation	exterior

North >

3. View from NW



4. View from SE



Preferred Alternative #3

Description: Street Level

All three alternatives incorporate a prominent retail space for the entire depth of the lot between Martin Luther King Way and 28th Ave along Cherry street. All three alternatives provide for surface parking at the southern end of the site with access from 28th Ave. Alternative #3 screens said parking with commercial store front along Martin Luther King Way and a Green Wall along 28th Ave.

Alternative #3 provides residential access off of Cherry Street. This approach provides a prominent easily identifiable entrance to the apartments above. There will be an excellent opportunity to develop the corner of 28th Ave and Cherry Street into a pedestrian oriented plaza.

The retail space extends the entire length of the site along Martin Luther King Way, around the corner along Cherry Street and partialy up 28th Ave. effectively providing a defined edge to the street and site. There will be opportunity for varied retail entrances and / or uses along the sidewalks for the length of the three contiguous corner street fronts.

Description: Building Massing

Alternative #3 proposes the residential mass to be set back from the retail façade along Martin Luther King Way and from the street along 28th Ave. The ground level retail façade follows the sidewalk and property lines along Martin Luther King Way, around the corner along Cherry Street and around the corner a short distance up 28th Ave. The Apartment massing is expressed as a regular volume much smaller in scale than Alternative #1 & 2. Exterior open space is provided above the store front to the west and in the form of a roof deck above the third floor. Alternative pedestrian access is provided at the south west corner of the site via an exposed controlled access stairway. This enables the retail space to turn the corner and present a south facing façade. There is opportunity for significant landscaping at this location.

Departures:

1. Parking Location:

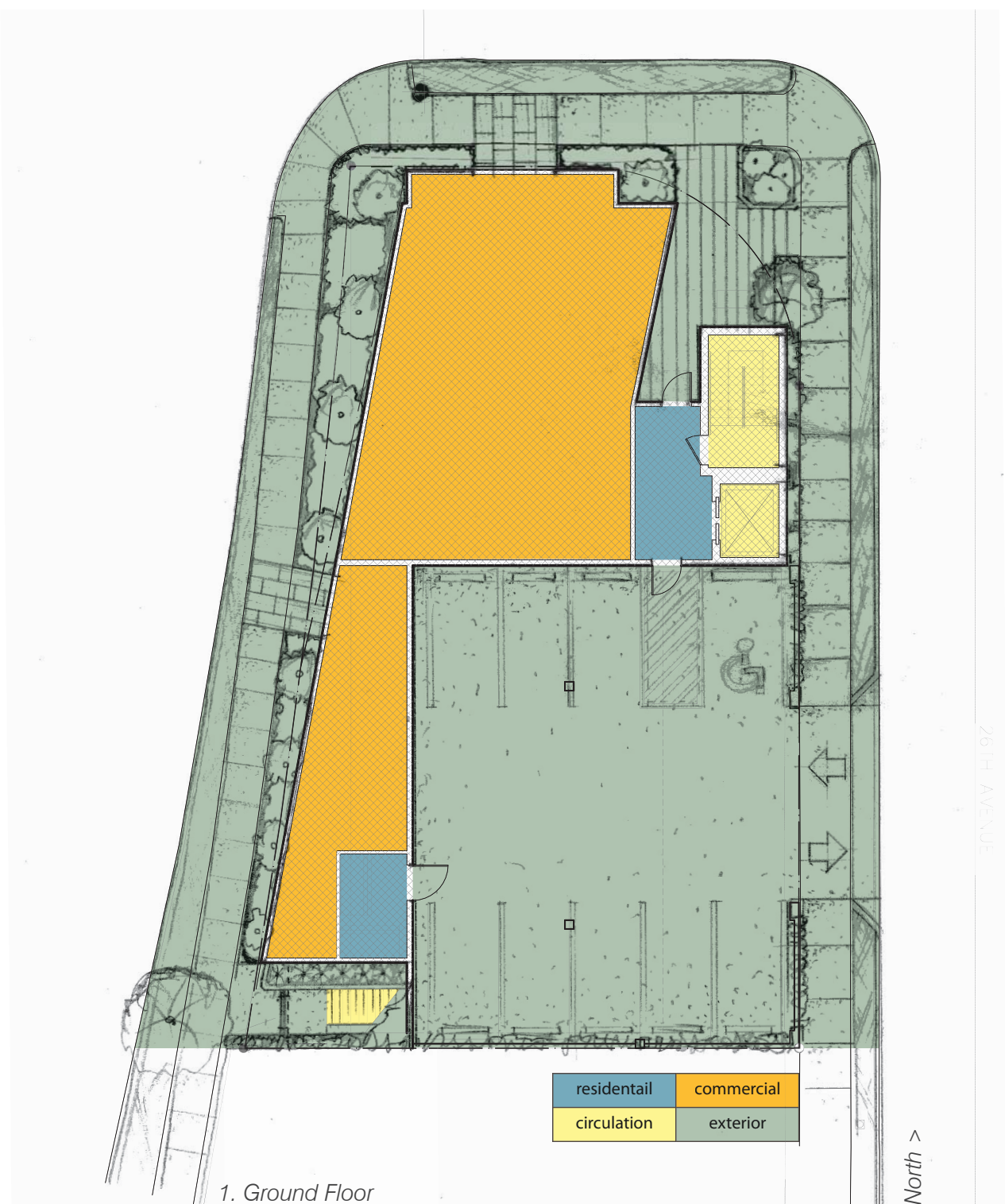
Per SLUC 23.47A.032, B, 1, a. Parking may not be located between a structure and a street lot line.

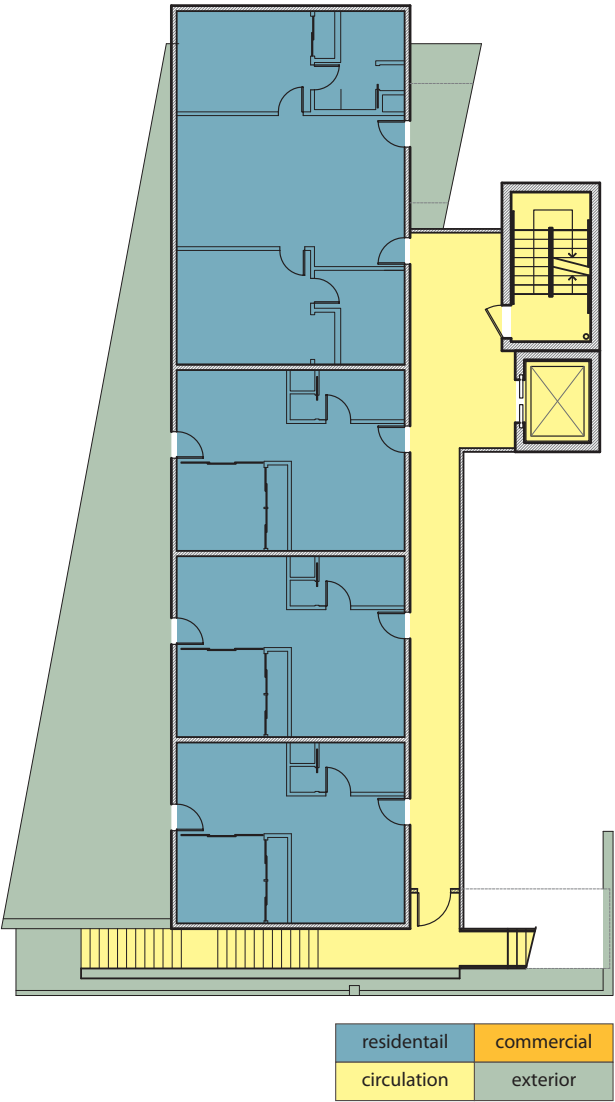
Scheme #3 proposes to provide street level commercial use in lieu of a 5' landscape buffer between Martin Luther King Way and the parking area. The benefit to this departure is it enables an increase in commercial store front along Martin Luther King Way and achieves the goal of locating parking behind the building.

2. Residential use at street level:

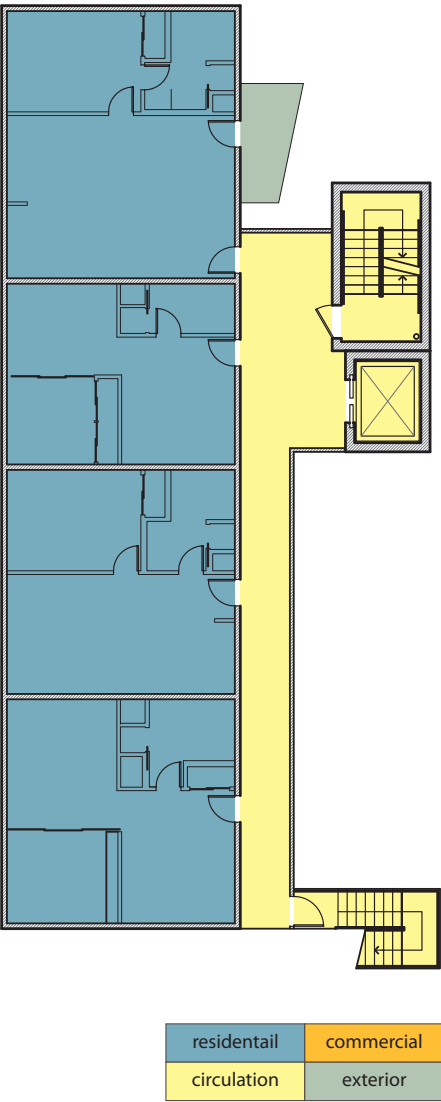
Per SLUC 23.47A.005, D, 3. Residential uses may not exceed, in the aggregate, 20% of the street-level street-facing façade when facing an arterial...

Scheme #3 proposes to allow 25% residential use facing Cherry Street. The benefit to this departure is it allows the corner of Cherry Street and 28th Ave to become a visually prominent pedestrian entry plaza.



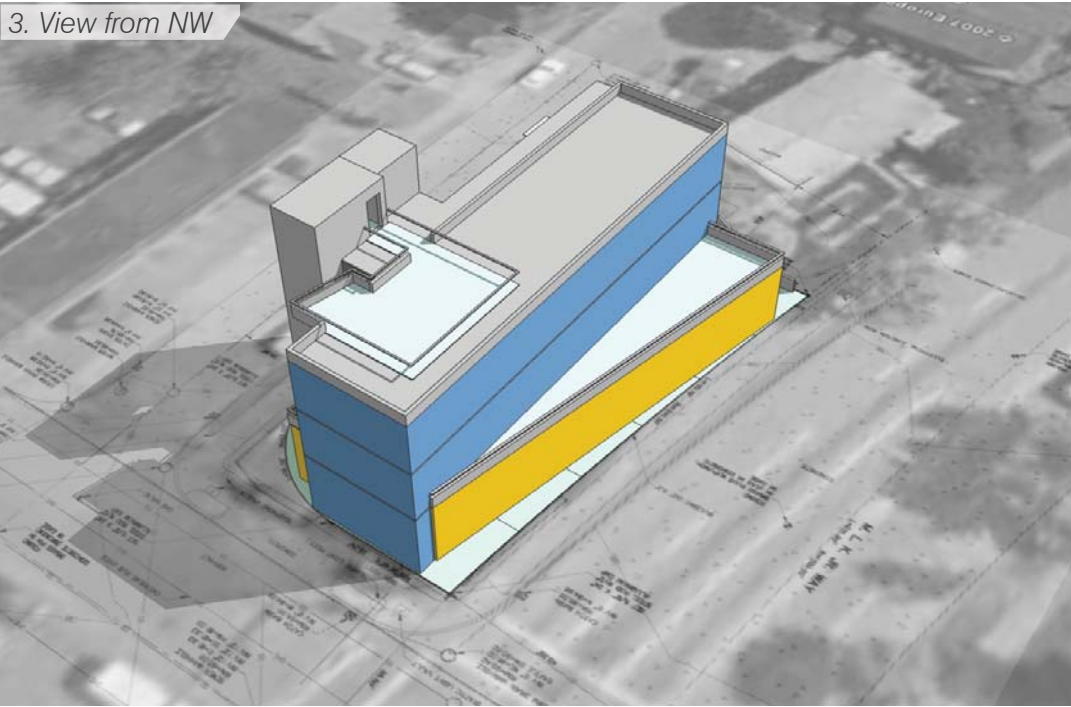


1. Apartment Layout lower



2. Apartment Layout upper

3. View from NW



4. View from SE



Scheme 1



Commercial : 1904 sf
Apartments: 7 units / 6,347 sf
Parking: 7 residential / 1 commercial = 8 total

Advantages:

Street level commercial store front extended along MLK
Parking is not visible from MLK
Apartments have either west or east orientation for ample day lighting
Apartment balconies and open spaces are elevated above the adjacent arterial traffic
Creates strong street edge along MLK and Cherry street

Challenges:

Scale of building along 28th Ave.
General massing relative to adjacent single family oriented street
Green factor requirements will require more expensive solutions in the form of green roofs and walls

Scheme 2



Commercial : 1500 sf
Apartments: 8 units / 5,347 sf
Parking: 8 residential / 0 commercial = 8 total

Advantages:

Apartments have a western orientation for ample day lighting
Apartment balconies and open spaces are elevated above the adjacent arterial traffic
Green factor easily met with ground level landscaping

Challenges:

Does not address the sidewalk along MLK with commercial use adjacent to the parking
Residential entry off of 28th Ave lacks prominence.

Scheme 3



Commercial : 1,725 sf
Apartments: 8 units / 4,125 sf
Parking: 8 residential / 1 commercial = 9 total

Advantages:

Street level commercial store front extended along MLK.
Pedestrian oriented corner @ MLK and Cherry Street
Reduced massing fits scale of neighborhood
Apartment massing is set back from MLK and 28th Ave
Apartments have a western orientation for ample day lighting
Apartment balconies and open spaces are elevated above the adjacent arterial traffic
Apartment balconies have excellent western exposure
Green factor easily met with ground level landscaping

Challenges:

Depth of commercial space at south leg

BELMONT ST. LOFTS
Portland, OR
Holst Architects

The 4 story loft building is located on a lowrise commercial street in SouthEast Portland. The modern forms are sheathed in wood siding which softens the appearance and eases it into the residential neighborhood on the back side of the block.





ADDRESS THE CORNER



HUMAN SCALE



BUILDING EDGE



SIDEWALK AS PLACE



RESIDENTIAL AMENITIES



GREEN WALL