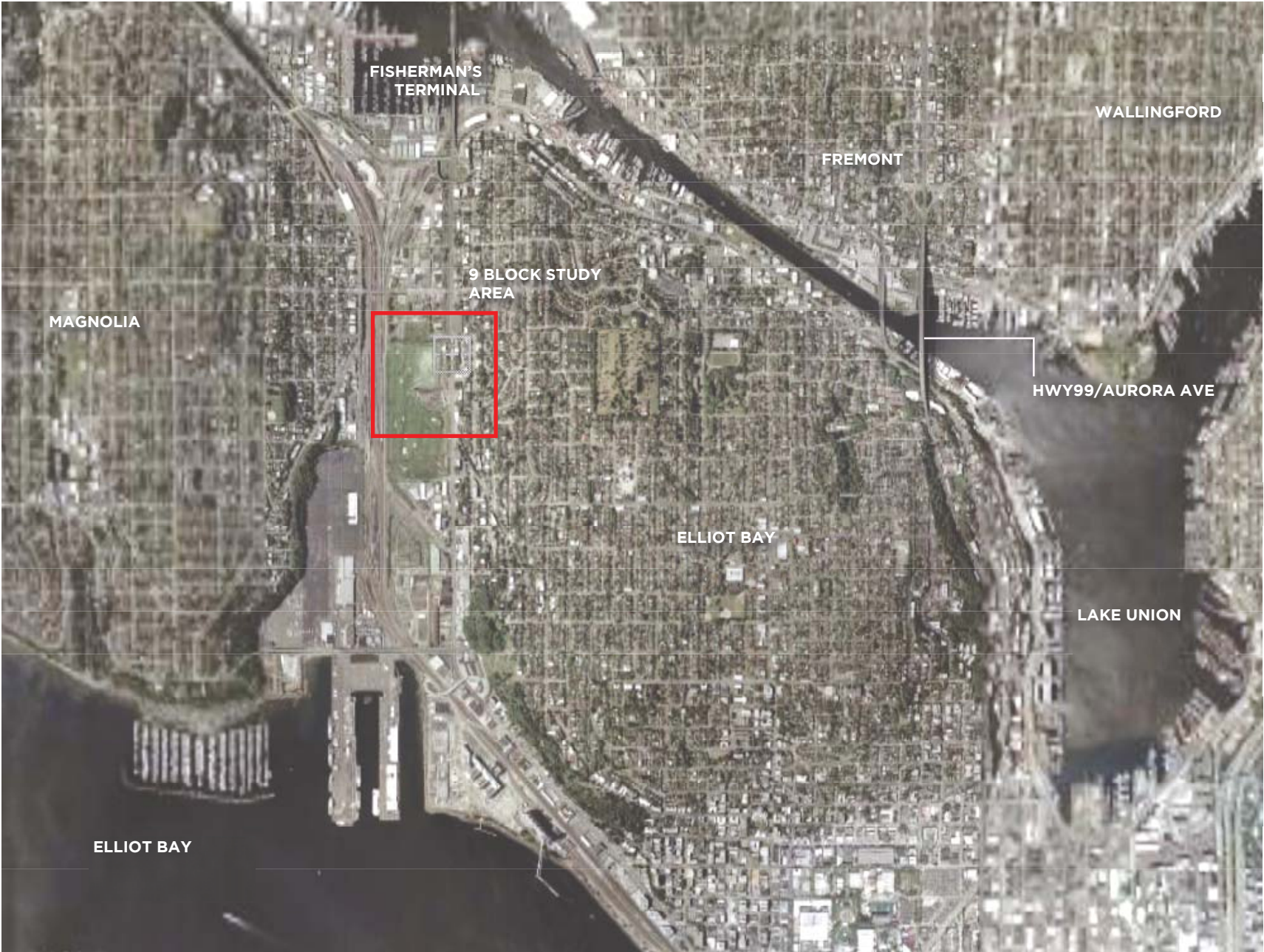




SHUGART BATES

DESIGN REVIEW RECOMMENDATION MEETING
SEPTEMBER 2008
2810 15TH AVE W
MUP PROJECT #3009142



VICINITY MAP



ICON INTERBAY 15TH
2810 15TH AVE W
#3009412

DESIGN OBJECTIVES:

The Icon Interbay development's primary design objective is to compliment the existing neighborhood while also providing a unique, distinctive response to the site. The site, currently vacant, is characterized by the steep slope from the alley at the east edge, down to 15th Ave W. The project massing is organized into clearly defined components, two bars of residential apartments over a commercial and parking podium. Placing the residential program component over the commercial and parking base allows for views over the 15th Ave W arterial to Magnolia Hill, Elliot Bay and West Seattle to the West while also providing for a more immediate engagement of the existing residential uses at the alley "street" to the east. The project will also provide an interactive commercial component to 15th Ave W and acknowledge the intent of the NC zoning to anticipate the maturity of this neighborhood into an active commercial corridor and higher density urban typology.

PROGRAM SUMMARY—2810 15TH AVE W:

Residential Units = 46 (studio and one bedroom units)
Total Residential Area = 22,193 sf
Commercial Units = 4
Total Commercial Area = 4,222 sf
Parking Stalls = 46 (one per residential unit, no commercial parking requirement for first 1,500 sf of each business establishment)

ZONING AND OVERLAYS SUMMARY:

Primary Zone: NC3-40
Overlays: 15th Ave W Arterial, Airport Height District
Environmentally Critical Areas: Potential Slide Area (ECA 2), Landfill (ECA 7)

Early Design Guidance comments from DRB (per October 4, 2007 EDG letter):

Priorities-

Design of the interior courtyard area (A-6, A-7, C-2, D-5, D-7, D-12)

Material, landscaping, color and lighting has been carefully considered to provide a courtyard space which will provide a warm central circulation/gathering space and a beacon for the project.

Streetscape and pedestrian environment along 15th Avenue West, parking between the commercial and residential portions of the buildings (A-6, C-2, C-5, D-2, D-5)

The applicant has provided clear circulation paths to each commercial unit in addition to the residential lobby entrance. Overhead weather protection, landscaping, commercial signage, lighting and commercial storefront modulation all work to provide a well scaled streetscape and pedestrian environment along 15th Ave W.

A-1 Responding to Site Characteristics: Building massing responds to slope of site by stepping up the hill from 15th Ave W to the alley. Residential program component raised over commercial and parking podium, providing views to the west and activating the alley to the east with residential units.

A-3 Entrances Visible from the Street: Residential lobby entrance located directly adjacent to parking garage entrance along 15th Ave W. Commercial unit entrances are defined by openings of concrete podium.

A-4 Human Activity: Commercial unit entrances along sidewalk at 15th Ave W. 60% transparency provided. Residential unit program space provided at alley in lieu of parking.

(Continued on next page)

A-5 Respect for Adjacent Sites: Hardie Panel and wood siding wrap at north and south exterior walls at property lines in addition to central courtyard open to north and south properties. Residential units located along alley in lieu of building services. Special attention has been made to patterning the fenestration to create an interesting and open façade. Parking garage entrances distributed between two locations, at 15th Ave W in addition to the alley, to reduce the number of cars at the alley.

A-6 Transition Between Residence and Street: Landscape planter and decorative paving located in the available 2'-6" space between the building and the sidewalk.

A-7 Residential Open Space: Landscaped open space located in a shared central courtyard at building level 3 in addition to a large rooftop amenity deck at Level 6.

A-8 Parking and Vehicle Access: Parking access provided at two locations; at the NW corner of the project at 15th Ave W and SE corner of project at alley. Split garage entrance locations reduces vehicle load at alley.

C-2 Architectural Concept and Consistency: Building massing divided into three articulated pieces, commercial/parking podium with two bars of residential unit area. Central courtyard activates space between residential bars.

C-3 Human Scale: Sidewalk level commercial storefront modulation, planters, overhead canopies and commercial signage all work toward reinforcing the pedestrian scale along 15th Ave W.

C-4 Exterior Finish Materials: Exposed concrete at podium level expresses structure and provides durability and weight to the base of the project. Wood framed upper levels of building clad in varying sizes of Hardie Panel. Wood slat panels used to provide warmth at courtyard.

C-5 Structured Parking Entrances: Parking garage and access divided into two locations, allowing for a narrower driveway width and minimizing the presence on the street frontage and alley.

D-1 Pedestrian Open Spaces and Entrances: Building entry access provided with overhead weather protection and lighting.

D-2 Blank Walls: No street fronting blank walls are provided.

D-5 Visual Impacts of Parking Structures: Street level parking is screened behind commercial unit space. Full structured parking plate at Level 2 integrated into building façade and screened with decorative metal louvers.

D-6 Screening of Dumpsters, Utilities and Service Areas: Trash/Recycling enclosure area located adjacent to parking garage entrance at alley. The holding area is completely enclosed and below the footprint of the building.

D-7 Personal Safety and Security: All garage openings are controlled with security doors. Central courtyard located +/- 6' above adjacent grade to provide security.

D-12 Residential Entries and Transitions: The street fronting residential entrance is enclosed in glass, providing openness, security and light. The space between the residential entry and the sidewalk is flanked with landscaped planters with decorative paving at the ground plane.

E-2 Landscaping to Enhance the Building and/or Site: Dense landscaping with street trees buffers pedestrians and the live work units at the street level. In addition, raised planters between the sidewalk and live work windows establish separation from street and sidewalk activities for the ground level spaces. The common entry and individual live work units are accented with special paving and the common entry includes a freestanding planter to establish a residential character. The third level courtyard is heavily landscaped with shade tolerant planting in large planters at the north and south ends, and in the large central open space. Three green walls, along with trees, establish a vertical presence and green outlook for the floors above. The green walls are planted with vigorous shade tolerant vines, such as Evergreen Clematis, in large planters to insure adequate coverage. Planters are also proposed to define the individual outdoor spaces for each apartment at the third level. The roof terrace provides a common space with a large deck, barbecue, covered seating and a separate sunning area. A green roof surrounds the accessible areas which are concentrated on the east side of the roof, mitigating exposure to the noise wafting up from 15th Ave. Taller planters surround the accessible areas to provide scale and spatial definition.

E-3 Landscape Design to Address Special Site Conditions: Heavy traffic along 15th Ave W dictated a dense planting along the street, to provide a buffer for pedestrians and the live work units. The traffic noise also drove the design for the roof terrace, with all the accessible areas arranged toward the east side of the west building. Residents enjoying the roof terrace are still able to enjoy views to the West across a green roof in the foreground. Trees in large planters at the North and South ends of the Third level courtyard provide screening of the adjacent properties.

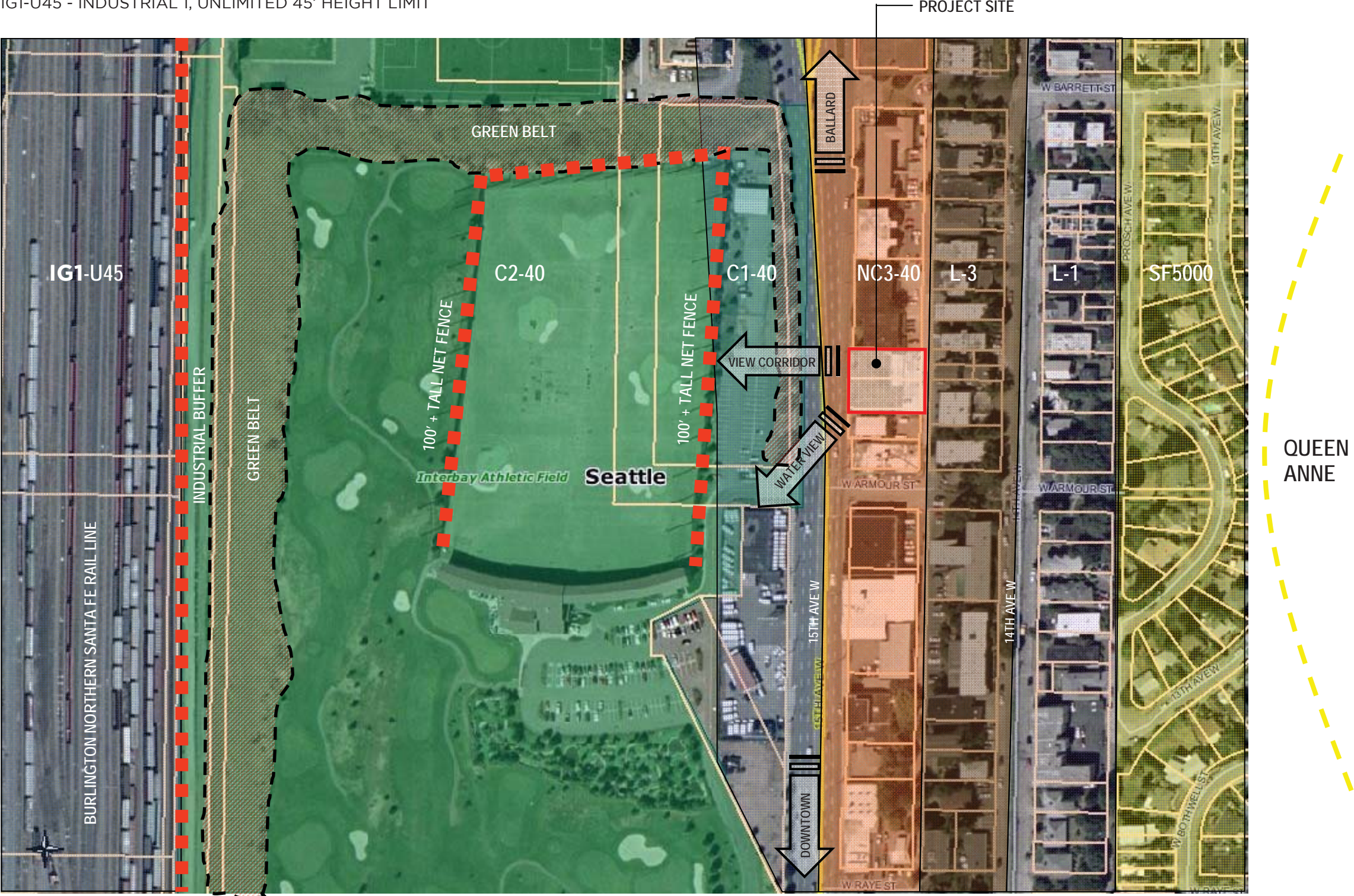


Urban Design Analysis/Contextual Cues:

- Relate commercial uses to the street, maximize street presence and encourage human activity at building base.
- Raise residential program area over commercial/parking podium to provide views to west and minimize service functions at alley.
- Maximize amount of glazing at east and west façades to provide views to west and an open, engaging façade at they alley.
- Large rooftop amenity deck takes advantage of view to west.
- Clearly articulated massing parti along with a landscaped central courtyard creates project identity.
- Reduce vehicle impact on alley by providing additional garage entrance on 15th Ave W.



NC3-40 - NEIGHBORHOOD COMMERCIAL 40' HEIGHT LIMIT
C1-40 - COMMERCIAL 1, 40' HEIGHT LIMIT
C2-40 - COMMERCIAL 2, 40' HEIGHT LIMIT
L-1 - LOWRISE 1
L-3 - LOWRISE 3
SF5000 - SINGLE FAMILY, 5000 SF LOT AREA
IG1-U45 - INDUSTRIAL 1, UNLIMITED 45' HEIGHT LIMIT





STREETSCAPE - EAST SIDE OF 15TH AVE W BETWEEN W ARMOUR ST & BARETT ST



ADJACENT 4-STORY APARTMENT COMPLEX (ACROSS ALLEY)

ICON INTERBAY 15TH
2810 15TH AVE W
#3009412



PROJECT SITE



EAST SIDE OF ALLEY BETWEEN W ARMOUR ST & W BARETT (LOOKING NORTH)



COMMERCIAL & MULTIFAMILY AT W ARMOUR ST & ALLEY



COMMERCIAL AT 15TH AVE W & ARMOUR ST



WEST SIDE OF ALLEY BETWEEN W ARMOUR ST & W BARETT ST (LOOKING SOUTH)

PROJECT SITE



EAST SIDE OF 15TH AVE W AT STREET LEVEL

PROJECT SITE



COMMERCIAL AT 15TH AVE W & ARMOUR ST (LOOKING WEST)



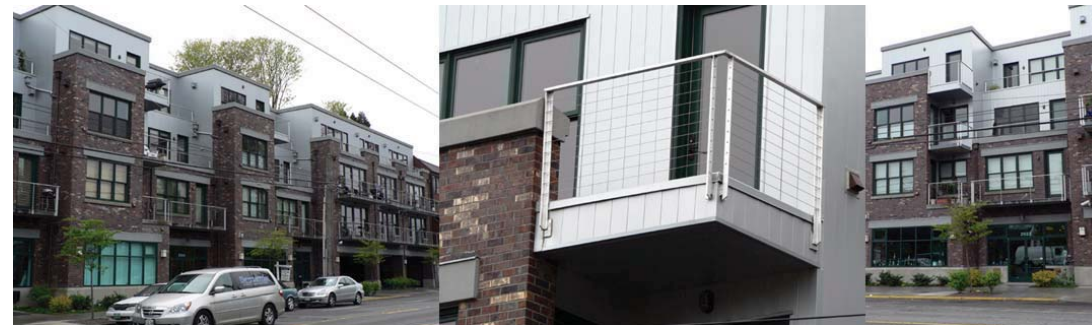
FROM ALLEY TOWARDS WEST



K-LOFTS, SAN DIEGO CA.
JONATHAN SEGAL ARCHITECTS



JOHNSON STREET TOWNHOMES, PORTLAND OR
MITHUN ARCHITECTS



SEATTLE, WA



PRECEDENT IMAGES

NC3-40 LAND USE SUMMARY:

LOT AREA = 11,998 SF

BUILDING HEIGHT -

40' BASE HEIGHT + 4' BONUS (SMC 23.47A.012 A1A) + 3' SLOPED SITE BONUS (SMC 23.47A.012 B) = 47'

SETBACKS -

FRONT - 10' MINIMUM CLEARANCE FROM POLES AND WIRES
REAR - REAR SETBACK ABUTTING RESIDENTIAL ZONE; PER SMC 23.47A.014 A3, 15' SETBACK FOR PORTIONS OF STRUCTURE ABOVE 13' HEIGHT, AS MEASURED FROM ALLEY CENTERLINE

FLOOR AREA RATIO -

LOT AREA = 11,998 SF - 150 SF (15TH AVE W ROW DEDICATION) - 200 SF (ALLEY DEDICATION) = 11,648 SF
ALLOWABLE FAR AREA = 3.25 FAR X 11,648 SF = 37,856 SF

PARKING SUMMARY-

- A. PARKING FOR NON-RESIDENTIAL UNITS (SMC 23.54.015 D2): NO PARKING REQUIRED FOR THE FIRST 1,500 SF OF EACH BUSINESS ESTABLISHMENT
- B. PARKING FOR RESIDENTIAL USES (SMC 23.54.015 CHART B): 1 SPACE FOR EACH DWELLING UNIT
- C. BICYCLE PARKING (SMC 23.54.015 K CHART E): 1 BICYCLE PARKING SPACE PER 4 UNITS

NON-RESIDENTIAL STREET LEVEL REQUIREMENTS -

- A. TRANSPARENCY - 60% OF NON-RESIDENTIAL STREET FACING FAÇADE BETWEEN 2' AND 8' MUST BE TRANSPARENT
- B. HEIGHT AND DEPTH - 15' MINIMUM, 30' AVERAGE DEPTH, 13' FLOOR TO FLOOR HEIGHT

AMENITY SPACE -

PER SMC 23.47A.024 A, 5% OF RESIDENTIAL GROSS FLOOR AREA
SOLID WASTE AND RECYCLING STORAGE (23.47A.029): 150 SF STORAGE SPACE, FRONT LOADING REQUIRED.

DEPARTURE SUMMARY:

1. PARKING ACCESS FROM 15TH AVE W:

THE CURRENT PROJECT DESIGN PROVIDES PARKING ACCESS FROM 15TH AVE W AS WELL AS FROM THE ALLEY. THE SLOPE OF THE SITE PROVIDES CHALLENGES FOR PROVIDING ALL REQUIRED PARKING WITH ACCESS FROM THE ALLEY ONLY. PROVIDING BELOW GRADE PARKING WITH ALLEY ONLY ACCESS WOULD REQUIRE THAT A LARGE AMOUNT OF AREA BE DEDICATED TO CIRCULATION, RAMPS, AND/OR A MECHANICAL PARKING SYSTEM.

2. NON-RESIDENTIAL STREET LEVEL REQUIREMENTS:

THE DESIGN CURRENTLY SHOWS A MEZZANINE WITHIN THE LEVEL 1 COMMERCIAL SPACES WHICH RESULTS IN A 13' HEIGHT OVER A 25' AVERAGE DEPTH, VERSUS THE 30' REQUIRED AVERAGE DEPTH, IN TWO OF THE FOUR COMMERCIAL SPACES.



COURTYARD SCHEME - PREFERRED

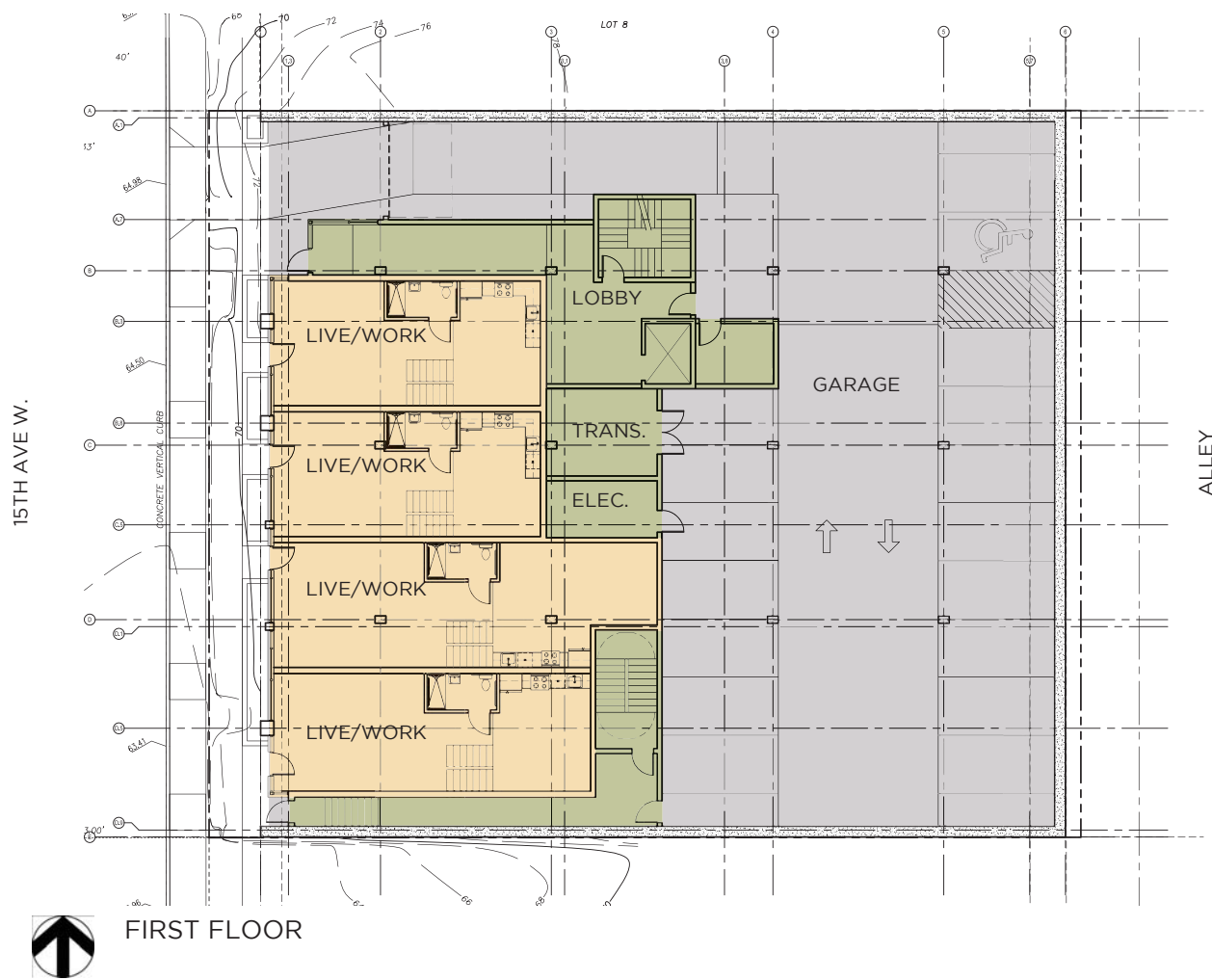
PARKING ACCESS DEPARTURE

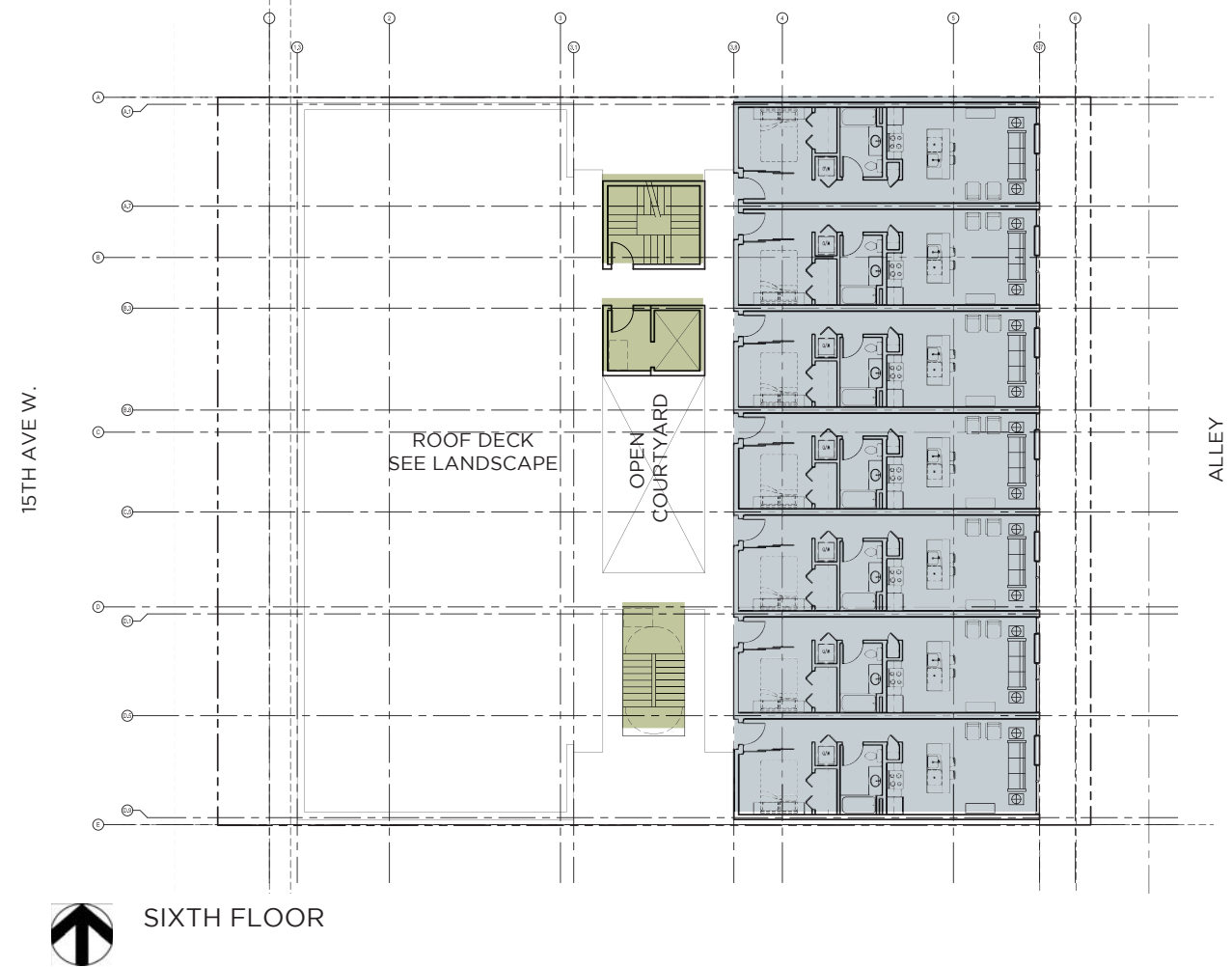
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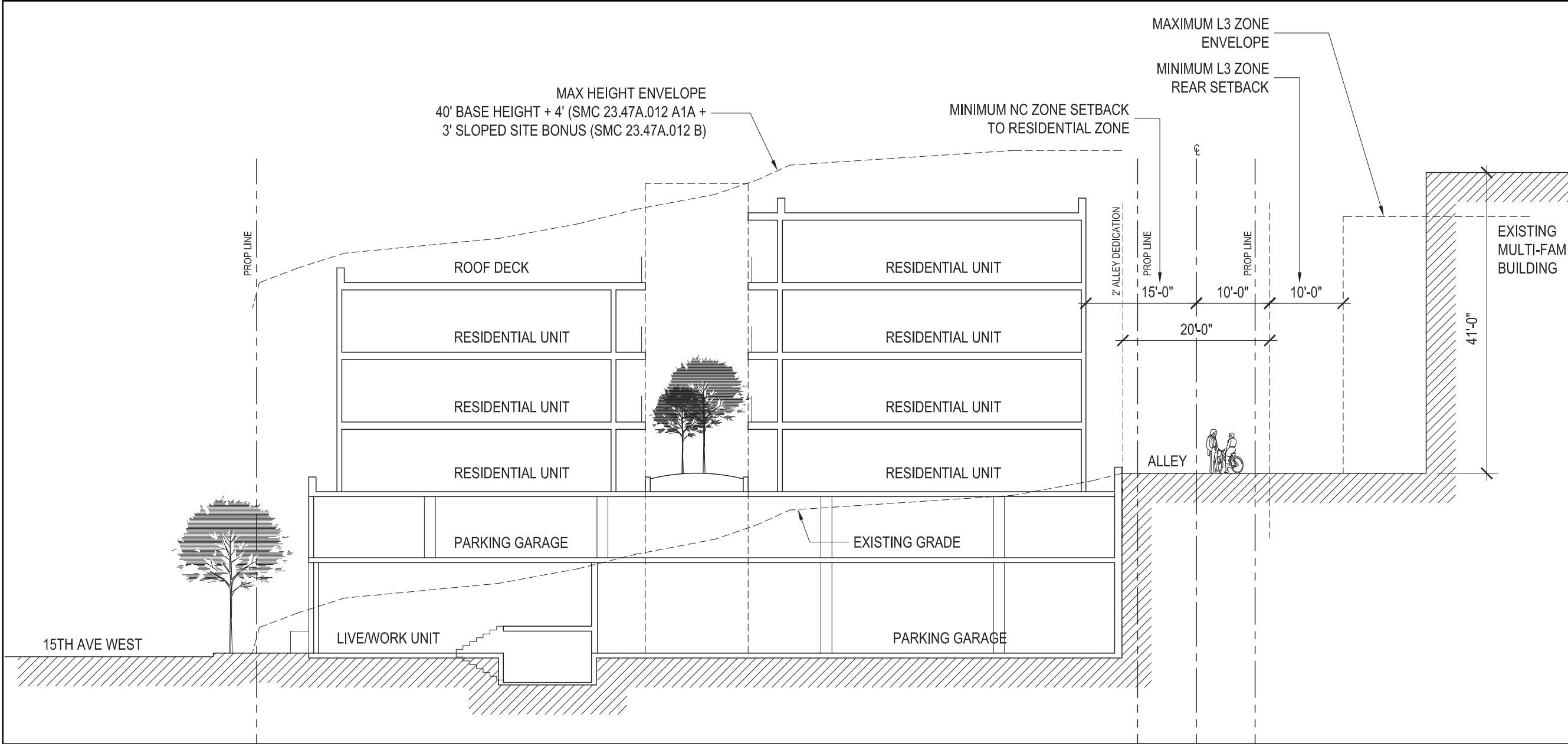
- CREATES A STRONG STREET PRESENCE
- ACTIVATED RESIDENTIAL FACE AT ALLEY
- ADDRESSES ADJACENT RESIDENTIAL ZONES

CONS:

- DEPARTURE FOR PARKING ACCESS FROM 15TH AVE







SITE SECTION



PROJECT VIEW FROM SOUTHWEST



ALLEY VIEW FROM NORTHEAST



MODULATED FACADE & LANDSCAPING AT ALLEY

ICON INTERBAY 15TH
2810 15TH AVE W
#3009412



PEDESTRIAN FRONT



PROJECT VIEW FROM SOUTHWEST



WEST FACADE



OPEN COURTYARD



STREET TREES & PLANTERS ARE STREET FACE



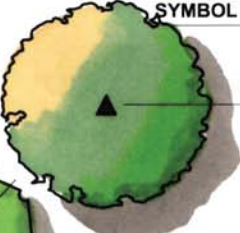
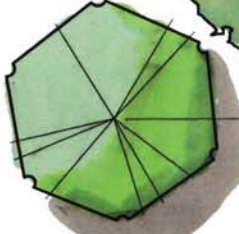





















OPEN COURTYARD



ROOFTOP DECK

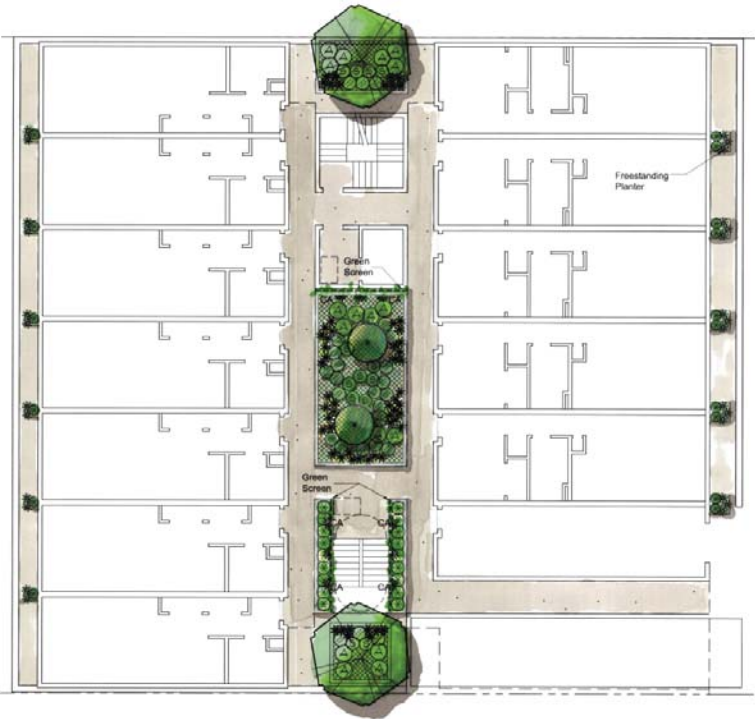
ICON INTERBAY 15TH
2810 15TH AVE W
#3009412

PRELIMINARY LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE / CONDITION / REMARKS
DECIDUOUS TREES:		
	**Acer ginnala 'Flame' <i>Flame Maple</i>	** Denotes drought tolerant plant material 2" cal., full, well-branched, matched, B&B or container, spacing as shown on plan. Evenly headed above 6-7' ht. Refer to C.O.S. Street Tree Planting Detail.
	Acer rubrum 'Bowhall' <i>Bowhall Maple</i>	2" cal., full, well-branched, matched, B&B or container, spacing as shown on plan.
	**Acer circinatum <i>Vine Maple</i>	3 trunks at 3/4" caliper, select for vertical form, B&B or container
SHRUBS:		
	**Arbutus unedo 'Compacta' <i>Dwarf Strawberry Tree</i>	18-21" spread, full and bushy, spacing as shown on plan.
	**Cistus purpureus <i>Rockrose</i>	18-21" spread, full and bushy, spacing as shown on plan.
	**Senecio greyii <i>Senecio</i>	1 gallon pot, full and bushy, spacing as shown on plan.
	**Prunus laurocerasus 'Mount Vernon' <i>Mount Vernon English Laurel</i>	21"-24" spread, full and bushy, spacing as shown on plan.
	**Viburnum davidii <i>David Viburnum</i>	21"-24" spread, full and bushy, spacing as shown on plan.
	Hosta X Patriot <i>Patriot Plantain Lily</i>	1 gal. pot., well rooted specimen, spacing as shown on plan.
	Sarcococca ruscifolia <i>Fragrant Sarcococca</i>	21"-24" ht., full and bushy, spacing as shown on plan.
	**Arbutus u. 'Compacta' / <i>Strawberry Tree</i>	21"-24" ht., full and bushy, spacing as shown on plan.
	**Juniperus s. 'Skyrocket' / <i>Skyrocket Juniper</i>	
	**Osmanthus delavayi / <i>Osmanthus</i>	
ACCENT PLANTS:		
	**Helictotrichon sempervirens <i>Blue Oat Grass</i>	1 gal. cont., full, spacing as shown on plan.
	**Carex elata 'Bowles Golden' <i>Bowles Golden Sedge</i>	1 gal. cont., full, spacing as shown on plan.
	**Lavandula angustifolia 'Munstead' <i>English Lavender</i>	1 gal. cont., full, spacing as shown on plan.
	Agapanthus X 'Monmid' <i>Midnight Blue Agapanthus</i>	1 gal. cont., full, spacing as shown on plan.
	**Carex caryophyllea 'Beatlemania' <i>Beatlemania Sedge</i>	1 gal. cont., full, spacing as shown on plan.
GROUNDCOVERS:		
	**Arctostaphylos uva-ursi <i>Kinnickinnick</i>	4" pots at 18" o.c. triangular spacing
	**Ceanothus griseus horizontalis <i>Carmel Creeper</i>	4" pots at 18" o.c. triangular spacing
	**Rosmarinus 'Prostratus' <i>Creeping Rosemary</i>	4" pots at 18" o.c. triangular spacing
CLIMBING VINES:		
	Clematis armandii <i>Evergreen Clematis</i>	1 gal. cont., min. (2) 3' length runners per plant. Locate in planters where shown. Securely train runners to screens.
GREEN ROOF:		
	**Sedum sp. <i>Sedum</i>	plugs or pre-planted trays



STREET LEVEL
landscape



LEVEL 3
landscape



LEVEL 6 - ROOF TERRACE
landscape

HH HENRY HALL DESIGNS HH

FUSION STACKING DINING ARM CHAIR

w/ AISI 316L electropolished stainless steel



STOCK #	DIMENSIONS
01418E	20.5W X 21D X 33H ARM HEIGHT: 25.5 SEAT HEIGHT: 18 SEAT DEPTH: 17.5 WEIGHT: 26.5 LBS
CUSHION: CUSH-01418	KNIFE EDGE CUSHION ASSEMBLY WITH VELCRO® CLOSURES w/ welt (Fabric not included. Yardage is for solid fabric. Please inquire for fabrics with patterns or wide repeats) 1 YARD FABRIC REQUIRED

NOTE: CHAIR CAN BE STACKED UP TO 8 HIGH.

255 KANSAS STREET SUITE 310 SAN FRANCISCO CA 94103
P 415.863.4868 800.767.7738 F 415.863.4858
www.HenryHallDesigns.com

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FUSION CHAISE

w/ AISI 316L electropolished stainless steel
adjustable to 7 positions including flat



STOCK #	DIMENSIONS
01440E	78L X 28.25W X 38.5H SEAT HEIGHT: 13.25 WEIGHT: 70 LBS
CUSHION: CUSH-01440	BOXED CUSHION ASSEMBLY WITH VELCRO® CLOSURES w/ welt (Fabric not included. Yardage is for solid fabric. Please inquire for fabrics with patterns or wide repeats) 5 YARDS FABRIC REQUIRED
PILHR	OPTIONAL HEADREST (attached to cushion) 1 YARD FABRIC REQUIRED

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HH HENRY HALL DESIGNS HH

FUSION SQUARE DINING TABLE

w/ AISI 316L electropolished stainless steel



STOCK #	DIMENSIONS
01470E	35.25L X 35.5W X 29.5H WEIGHT: 56 LBS

NOTE: 01451E, 01452E, AND 01459E MAY BE ADDED AS EXTENSIONS IN THIS SYSTEM.

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ROOF DECK FURNATURE



Description:
Vapor Tight w/Clear Glass(CL)and wire Guard
Can be used as a stand alone fixture or in combination with a shade

Specification:
RLM shades manufactured from 1100 Aluminum Alloy
typically .08 - .125 thickness.

Fixtures, arms and post mounts are U.L. wet listed when installed according to manufacturers instructions. Design and construction may change at factory's discretion. Screw hardware may not match finish, but are made of stainless steel.

- *All fixtures come standard with 96" of lead wire. Additional lead wire (LDW).
- *For Color Selections see color page. ANP will do its best to match your custom color. Consult factory for prices.

*When ordering Raw Copper finish, please note that some accessories/components such as finials, decorative balls, and spacer tubes are painted copper and are not raw copper. Cast back plates included are solid copper. All hubs are painted copper.

•Some accessories may extend below fixture line or be out of proportion. When using a combination of accessories, contact factory for compatibility.

- *Grills and Vapor Tight guards are available in painted finishes only (standard & premium).
- *Steel Shades available, consult factory.

Paint:
Standard Powder Coating Process

A polyester powder coat is used for superior gloss and color retention. State-of-the-art 20 PSI pressure power wash at 140° incorporates five step iron phosphate process with sealers and DI water to cleanse and pre-treat the metal surface for maximum paint adhesion. Electrostatically applied ranging from texture to smooth glossy polyester powder topcoat and baked at 430° for maximum hardness and exterior durability.

Marine Grade Paint:
For objects exposed to extreme conditions as is found in coastal regions or industrial atmospheres we offer, at an additional charge, a highly weather and UV resistant powder coating that withstands up to 3000 hours of continuous salt spray and comes with a 5 year warranty. Consult Factory for additional paint cost and availability.

COURTYARD SCHEME - ALTERNATE SCHEME 1 NO DEPARTURES

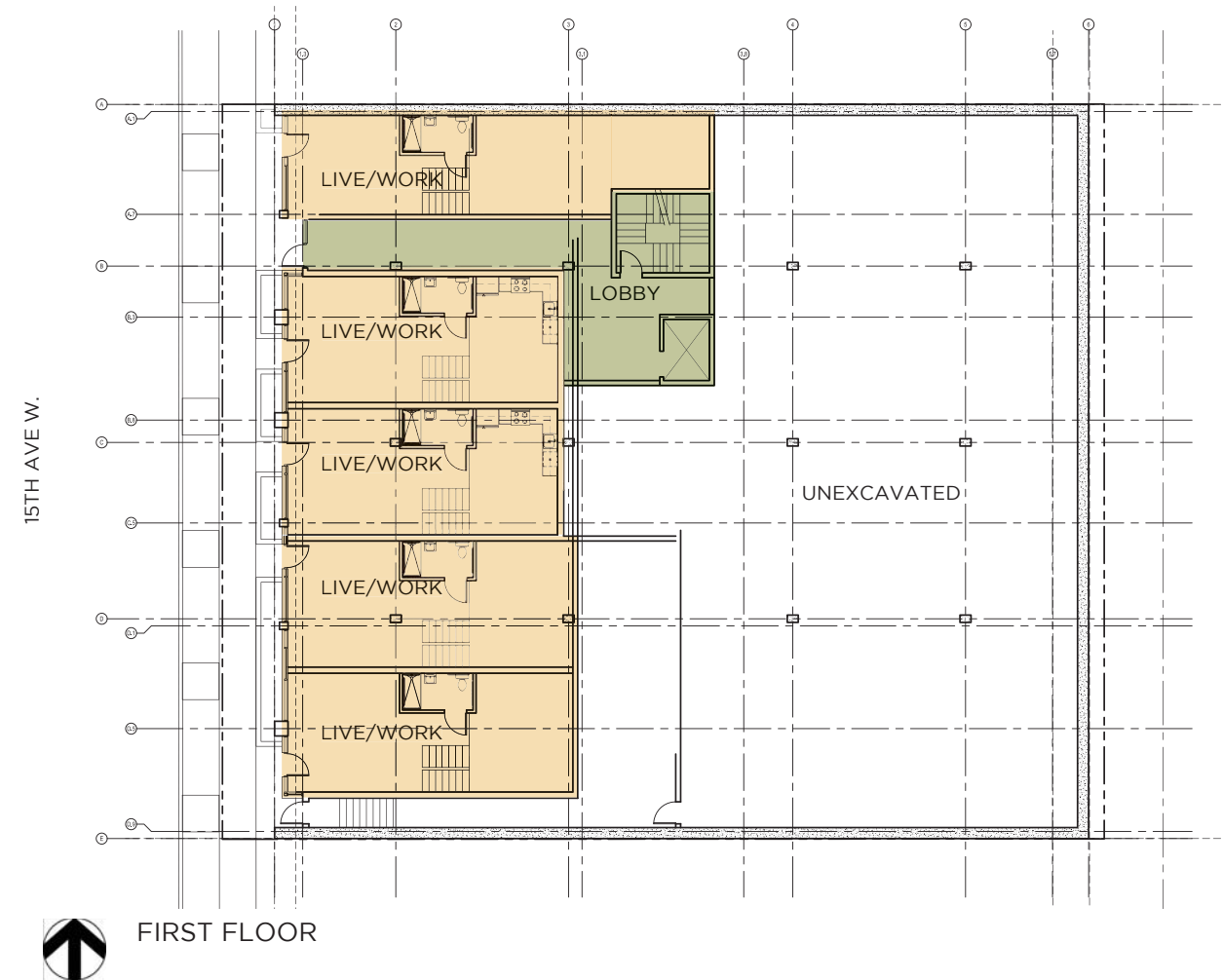
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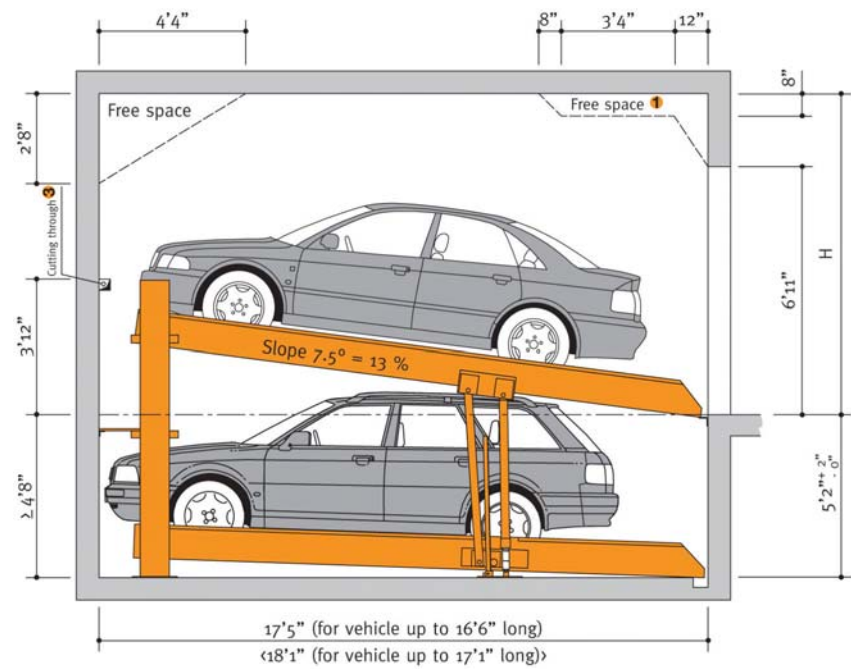
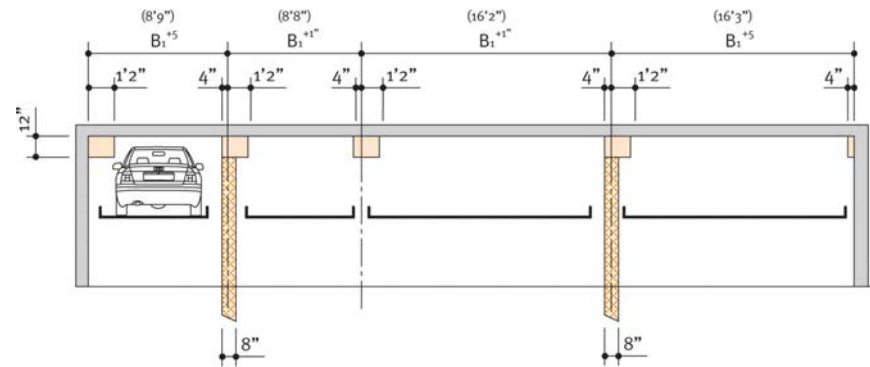
-ADDED LIVE WORK UNIT

CONS:

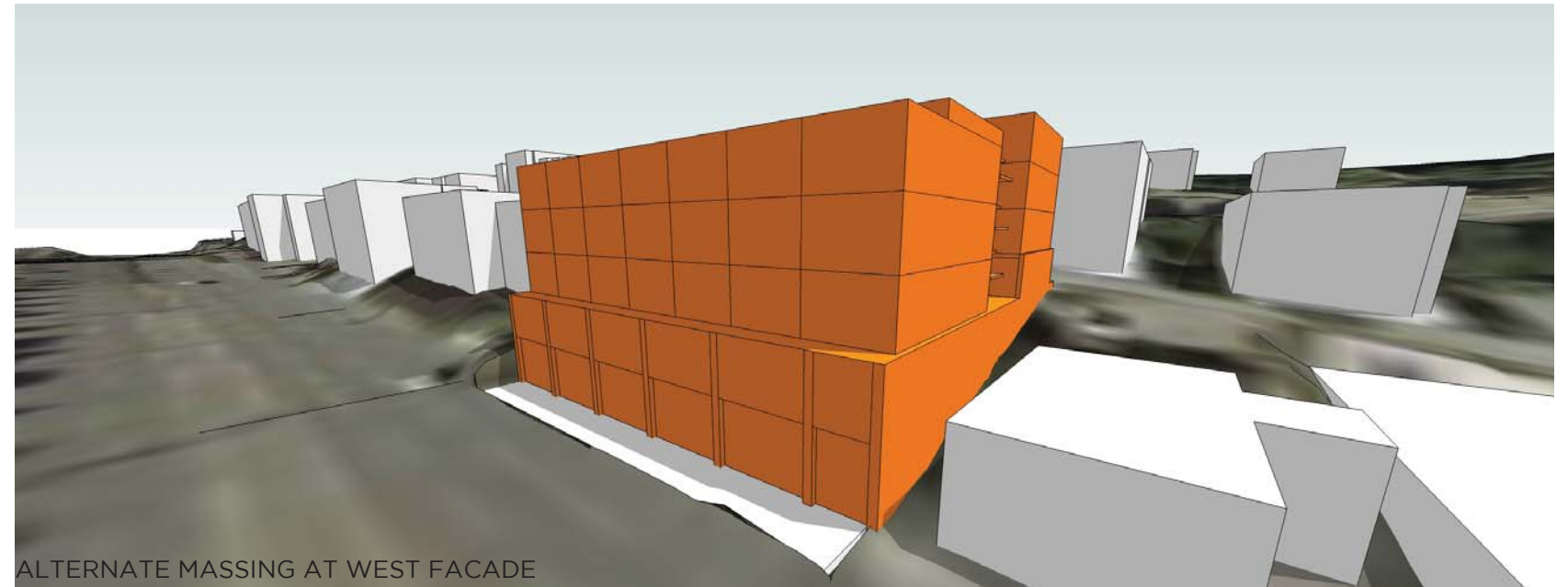
-INCREASED ALLEY TRAFFIC
-WEAKER RESIDENTIAL PRESENCE AT ALLEY

PER THE REQUEST OF OUR PLANNER, WE HAVE INCLUDED THIS ALTERNATE PARKING ACCESS SCHEME WHICH DOES NOT REQUIRE PARKING ACCESS FROM 15TH AVE W. OVERALL BUILDING MASSING WOULD REMAIN THE SAME BUT WOULD REQUIRE A WIDER DRIVEWAY AT THE ALLEY.

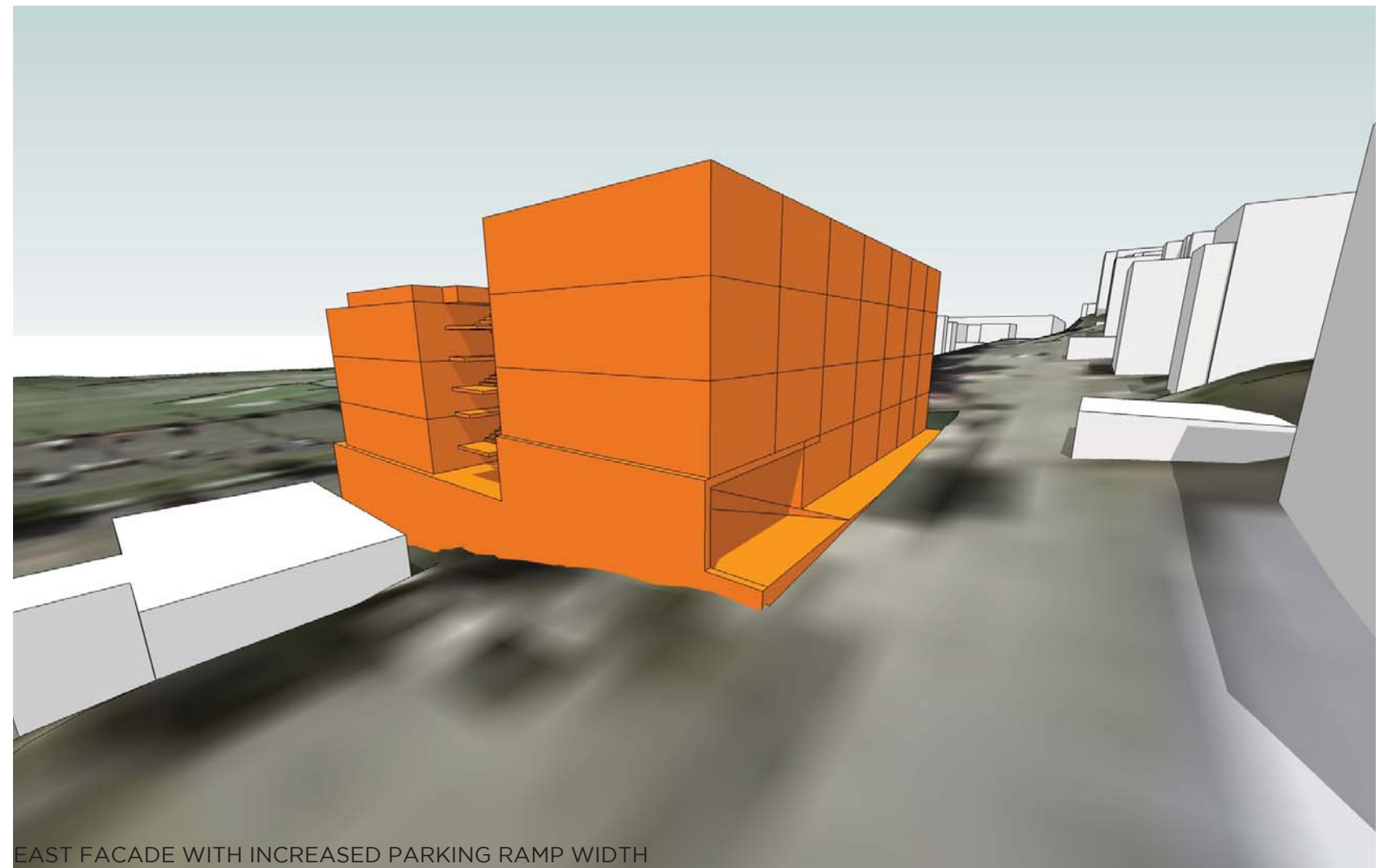




MECHANICAL PARKING SYSTEM



ALTERNATE MASSING AT WEST FACADE



EAST FACADE WITH INCREASED PARKING RAMP WIDTH

"H" SCHEME
NO DEPARTURES

PROS:

-PROVIDES TWO INTERIOR COURTYARDS

CONS:

-INCREASED MASS

