



DESIGN REVIEW RECOMMENDATION

4 1 2 B R O A D W A Y
S e a t t l e , W a s h i n g t o n

BROADWAY-JEFFERSON ACQUISITION I, L.P. | LORIG ASSOCIATES | ANKROM MOISAN ASSOCIATED ARCHITECTS

DPD Project No.: 3010211
December 2, 2009

1. ADDRESS NEIGHBORHOOD POPULATION

Create a successful mixed-use building that serves the housing and shopping/service needs of the large “captive” population: medical workers, academic staff and students wanting to live nearby their work. Street front retail shall address the current lack of neighborhood services at this location.

2. CATALYST FOR FUTURE DEVELOPMENT

Anticipate future development patterns about the south end of Broadway and realize the potential of this location. Understand that the street is part of the social infrastructure defining a neighborhood. Design spaces that engage the street and contribute to the urban experience that make people want to stay. Indeed, this development may be the catalyst for a successful transformation of this end of Broadway following the precedent of the 12th Ave commercial corridor.

3. REINFORCE A TRANSPORTATION HUB

The development site is a point of arrival and departure as bus riders disperse in all directions to their places of employment. Pedestrian traffic is heavy, if intermittent. The design should accommodate and celebrate the pedestrian commuter. The site is adjacent to the proposed street car route along Broadway. The building should “hold” the corner at an urban scale.



CONTEXT



RETAIL AND APARTMENT BUILDING



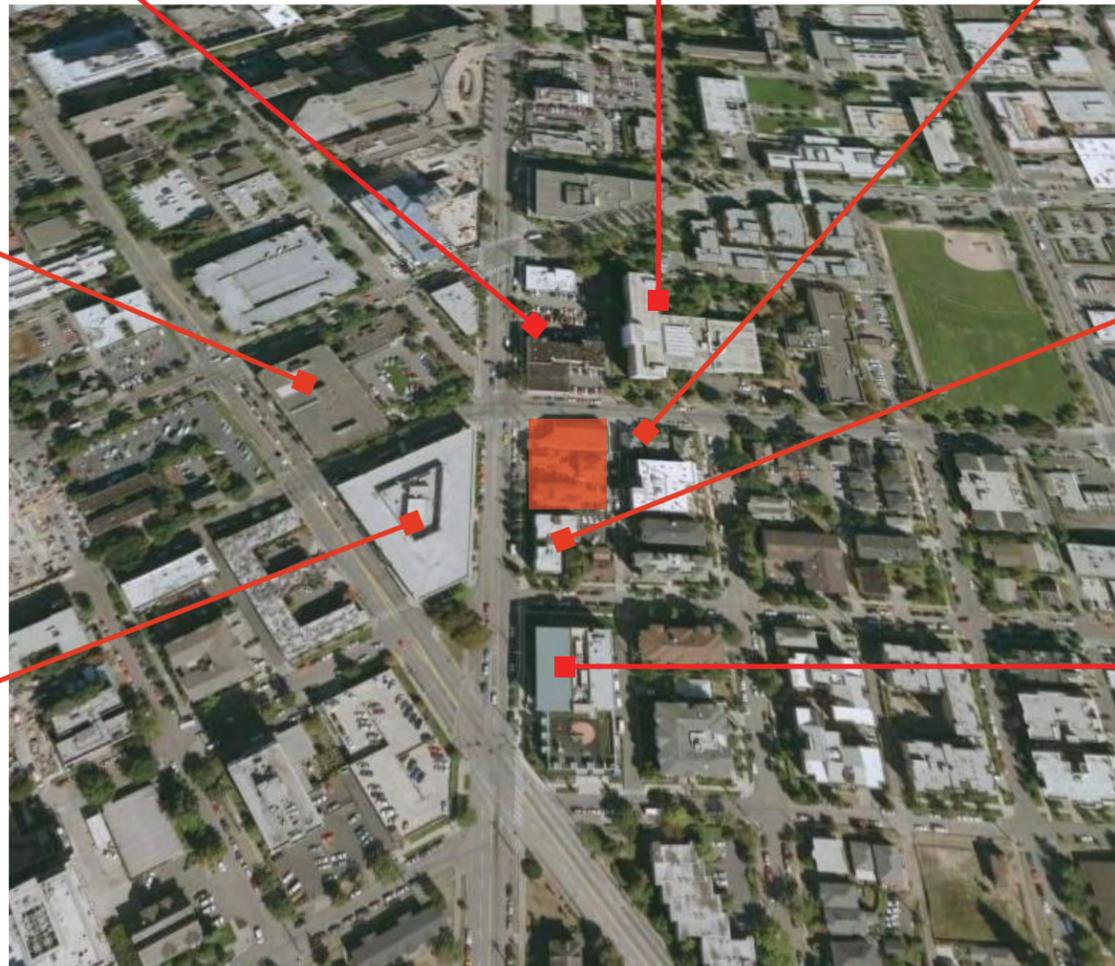
SEATTLE UNIVERSITY CAMPION DORM



EVANS HOUSE & RALEIGH RIDGE APARTMENTS



MINOR & JAMES MEDICAL BUILDING



CAL ANDERSON HOUSE



HARBORVIEW MEDICAL CENTER BUILDING



CHILDHAVEN



ZONING

- Site is currently in two zones, NC3-65' and MR.

- Project site is pursuing a contract rezone to NC-85 with a self-imposed height limit of 75'.

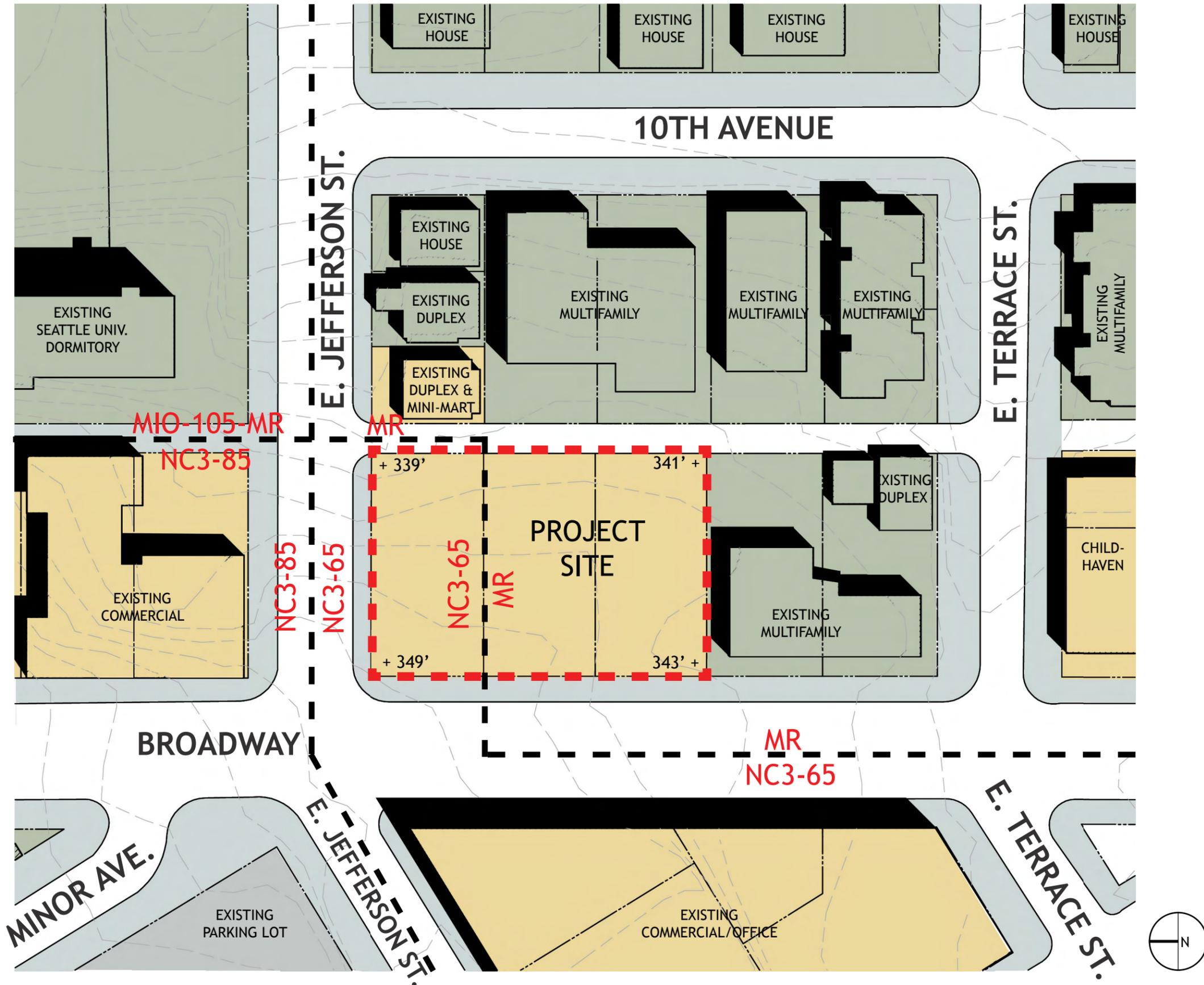
CURRENT GROUND FLOOR USES



Multi-Family



Commercial



RESPONSE TO EARLY DESIGN GUIDANCE RECOMMENDATIONS

1. C-2, C-4. CHARACTER: CONSISTENTLY USE QUALITY MATERIALS, GROUND THE CORNER

Proposing brick, large windows, metal siding and cementitious panel rain screen systems on all sides of the building. Brick continues to the parapet at the NW massing element to provide a vertical emphasis and strong corner.

2. A-5, B-1. SCALE TRANSITION: MODULATION SHOULD CREATE TRANSITION TO THE EAST

Façade along the alley has 3 setbacks. Alley massing is further articulated by recessing the corner, lowering the parapet, adding larger windows to provide transparency, and using a darker siding color. All of which help the corner massing to recede.

3. A-3. ENTRANCES VISIBLE: STUDY LOBBY ON NORTH SIDE OR SW CORNER

Propose to keep the lobby and leasing on Broadway where the ceiling height is least conducive to retail. Lobby on the north side creates departures and level changes. Lobby on SW corner does not respond to visibility design guideline A-3 and creates level changes. Lobby is shown in best location for entry and retail.

4. D-7, D-11. SECURITY, TRANSPARENCY: STREET AND ALLEY FACADES WELL LIT

Propose to maximize transparency between the brick piers along both streets. Down lighting at the canopies and awnings provide illuminated ground plane. Wall sconces provide lighting at the alley.

5. D-2. BLANK WALLS: AVOID AT THE BUS STOP ELEVATION

North elevation revised to show storefront glazing system with internally lit art glass. In addition canopies are provided and 2 lean bars in front of these storefront windows are provided.

6. E-2. LANDSCAPE ENHANCED: INTEGRATE OPEN SPACE, SIGNIFICANT PLANTING AT GROUND FLOOR

Primary outdoor spaces are on the private property along Broadway, allowing for retail to spill out. Residents major outdoor space is on the roof with both covered and private seating areas.



JEFFERSON ELEVATION





SOUTH ELEVATION





RESPONSE TO EARLY DESIGN GUIDANCE RECOMMENDATIONS

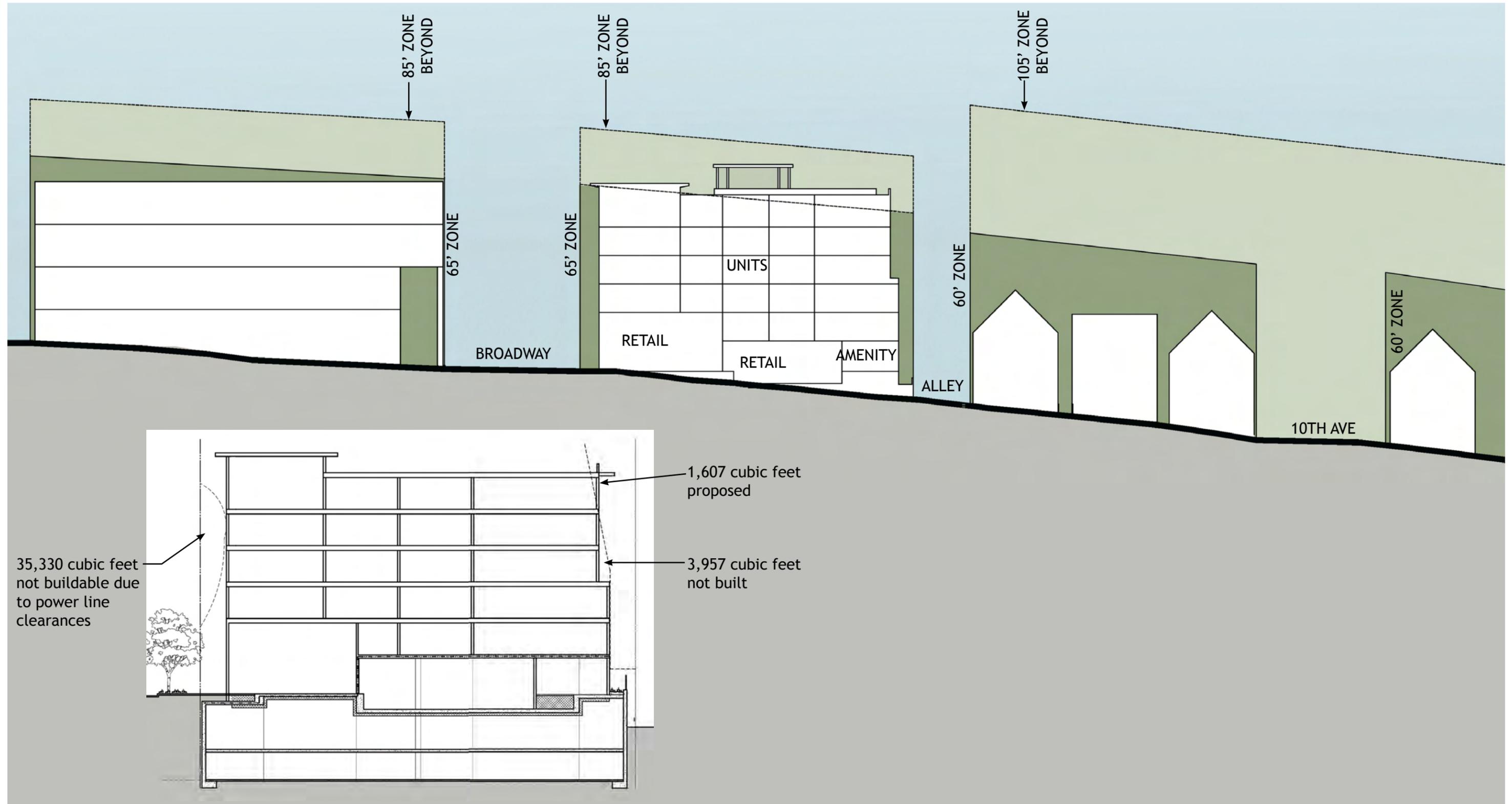
1. DESIGN CONCEPT





RESPONSE TO EARLY DESIGN GUIDANCE RECOMMENDATIONS

2. SCALE TRANSITION



2. SCALE TRANSITION

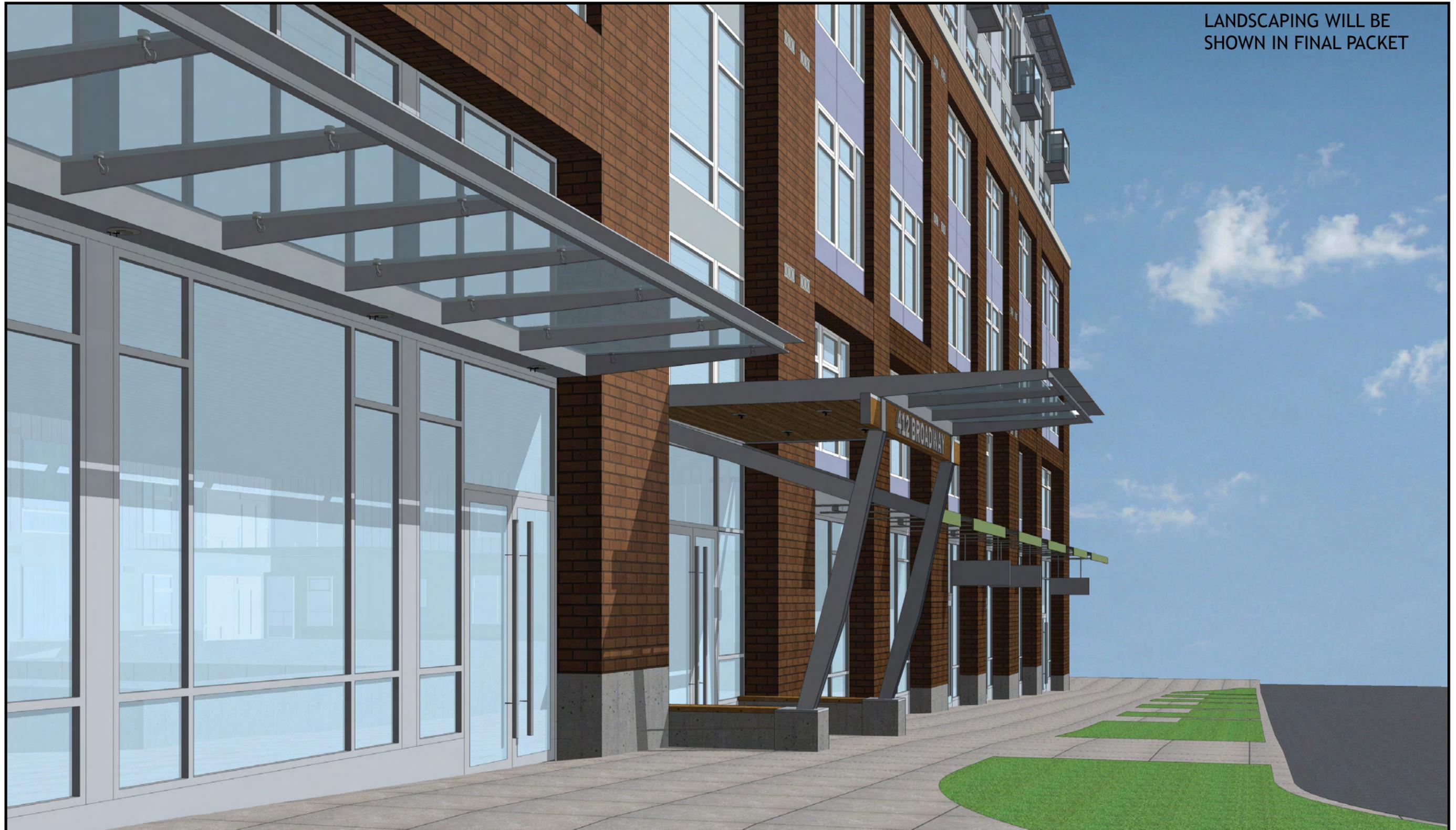


NE CORNER - PROPOSED SETBACKS



NE CORNER - CODE SETBACKS

4. SECURITY & TRANSPARENCY



RESPONSE TO EARLY DESIGN GUIDANCE RECOMMENDATIONS

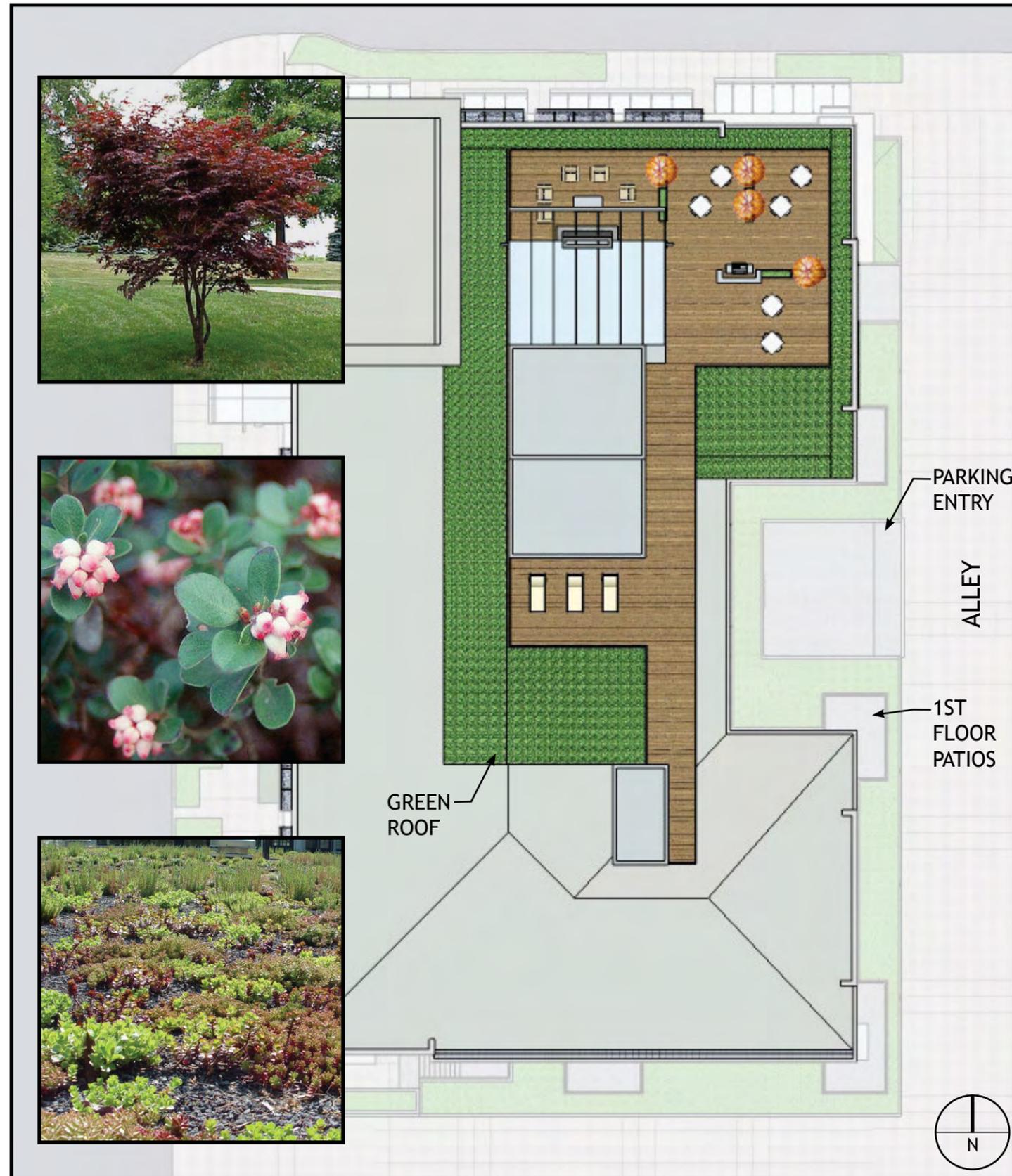
4. SECURITY & TRANSPARENCY

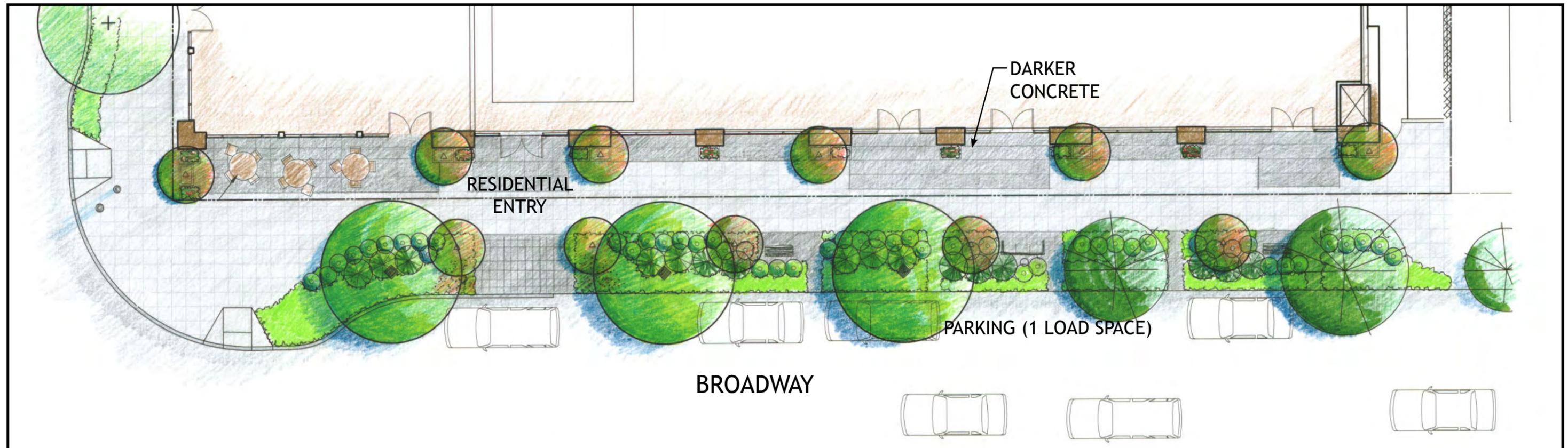


LANDSCAPING WILL BE SHOWN IN FINAL PACKET



6. LANDSCAPE





DEPARTURE REQUEST

ZONING CODE (23.47A.014.B.3.b):

For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet.

PROPOSAL:

For each portion of a structure above 40 feet in height, additional setback at the rate of 1 foot of setback for every 10 feet by which the height of such portion exceeds 40 feet.

JUSTIFICATION:

Design team believes that further erosion of the upper two levels of the alley façade compromises the cohesiveness of the proposed building. The code requires three setbacks and three are provided. The three story brick base that wraps the corner is part of the continuous vertical hierarchy that is established along Broadway and Jefferson. The proposed setback of the three upper levels provides for a coherent top to the building that is consistent with the rest of the massing. Thus we can better meet design guideline C-3. Further, the 5th flr setback of 3'-1" does nothing to change the scale of the building while introducing unnecessary complexity. The zoning height across the alley is 60 feet and a proposed parapet height of 75 ft is an appropriate and compatible scaled neighbor meeting design guideline B-1.



ZONING CODE SETBACKS



PROPOSED SETBACKS



THANK YOU FOR YOUR TIME