



1530 11TH AVENUE

SUNSET ELECTRIC BUILDING

DESIGN REVIEW RECOMMENDATION MEETING

JULY 21, 2010



WEBER THOMPSON

As this project progresses from the Early Design Guidance meetings to the development of a preferred alternative and incorporation of both Design Review Board and public input, we will be focusing on four principal design issues:

- The massing of the building, including the code-prescribed 15-foot step-backs above any remaining character facades
- The relationship and relative design vocabulary between the existing facade and the new, larger addition
- The arrival sequence, internal courtyard and building performance
- The exterior common areas, landscaping and amenities

We’ve organized this booklet around those four points, and have provided floor plans, survey and supplemental technical drawings as part of an appendix at the end of the booklet.



CURRENTLY MOST OF THE WINDOWS ARE COMPLETELY COVERED IN POSTERS.

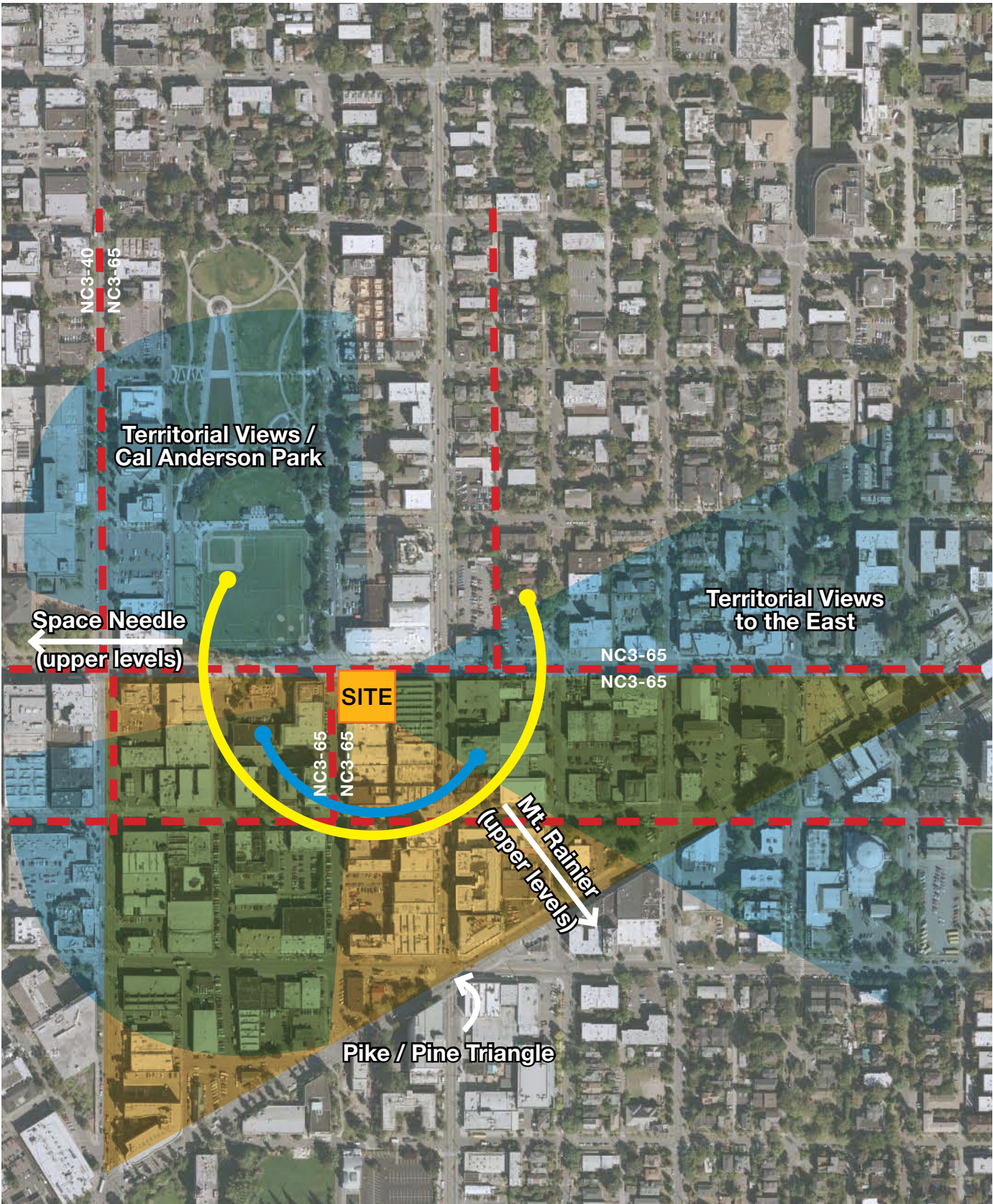
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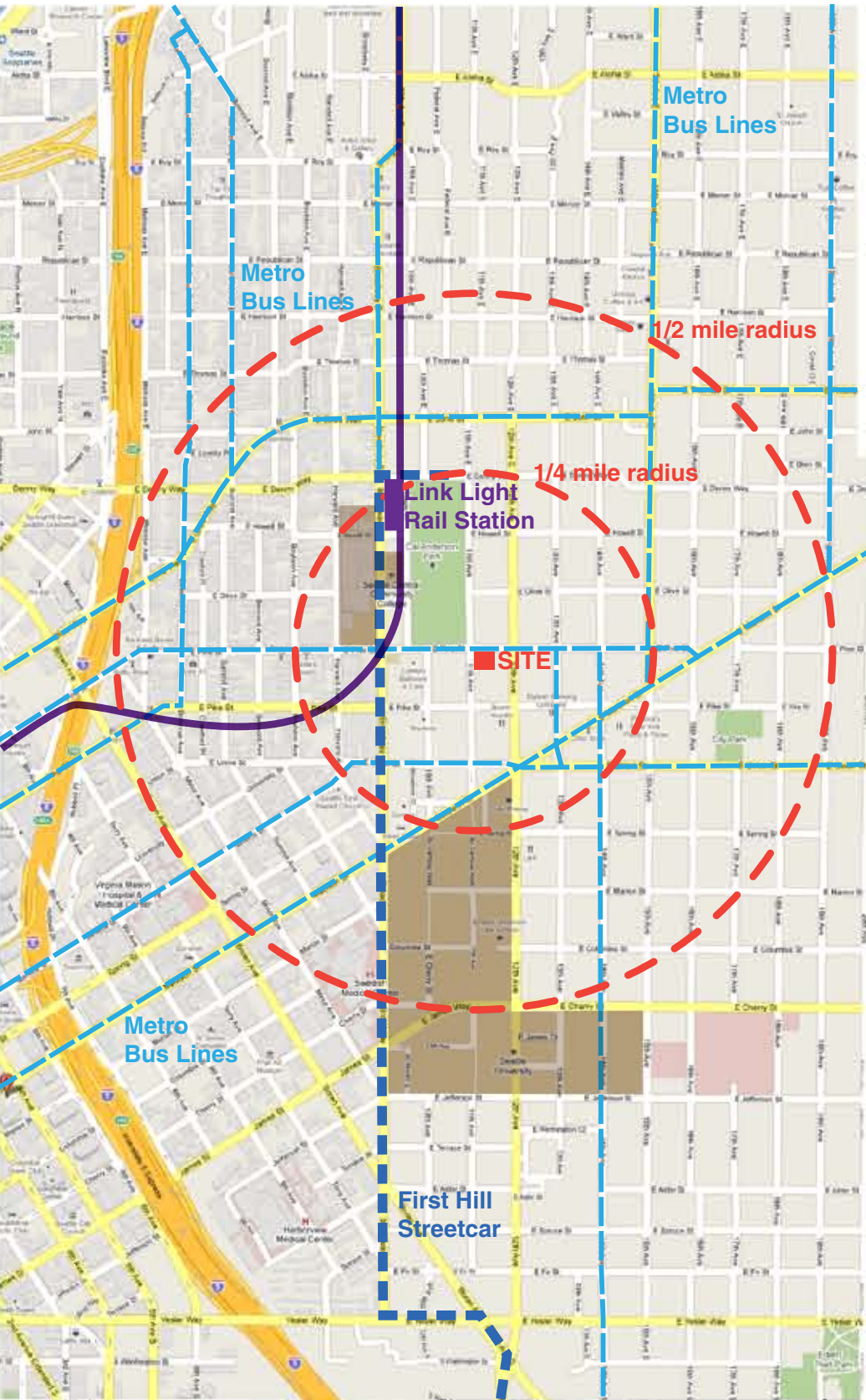
RELATIONSHIP TO DOWNTOWN



RELATIONSHIP TO PARK & BROADWAY



SITE ANALYSIS



TRANSPORTATION CONNECTIONS



CAL ANDERSON PARK — SOUTHEAST ENTRANCE



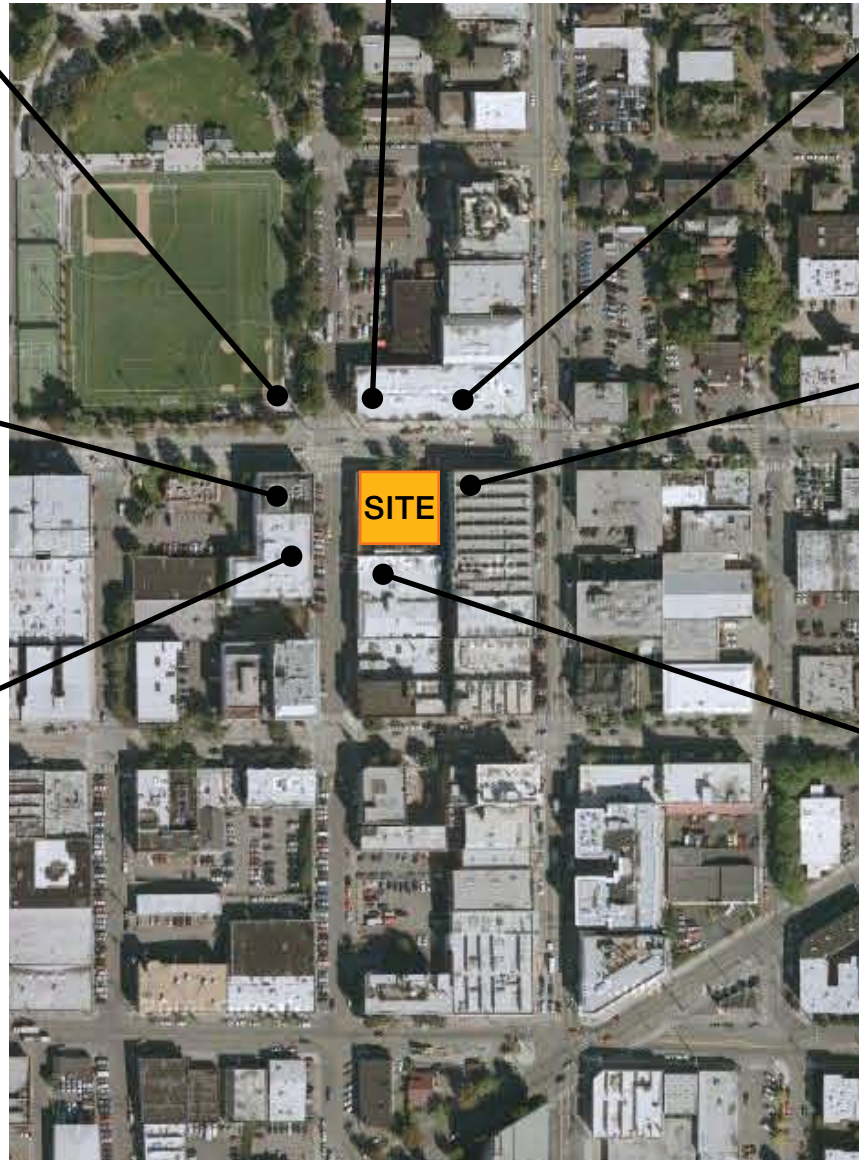
RICHMARK LABEL AT 11TH & PINE — NORTHEAST CORNER



RICHMARK LABEL AT PINE STREET



COLYEAR MOTOR SALES / VELO BIKES — 1521 E. PINE



PACIFIC BUILDING / SEATTLE POLICE DEPARTMENT PRECINCT — 1519 12TH AVENUE



BOCKER BUILDING / VALUE VILLAGE — 1525 11TH AVENUE

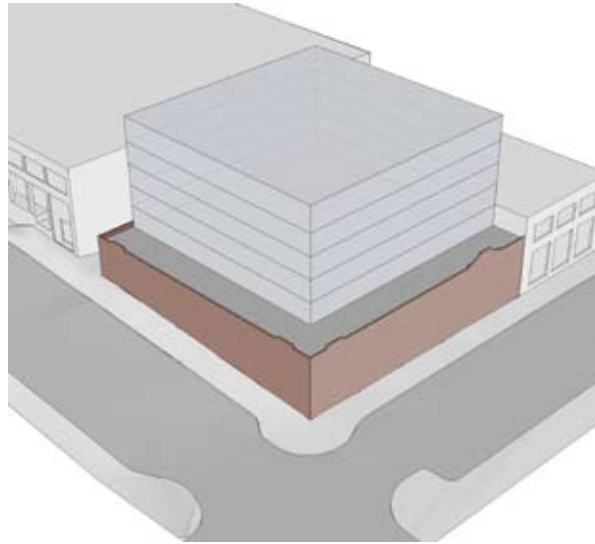


1516 11TH AVENUE

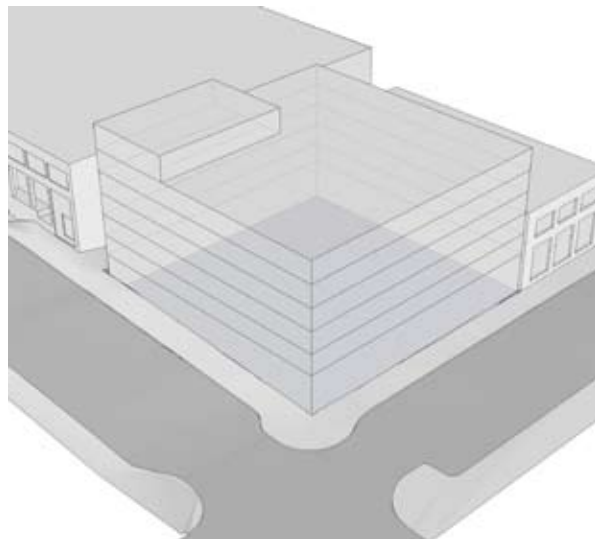
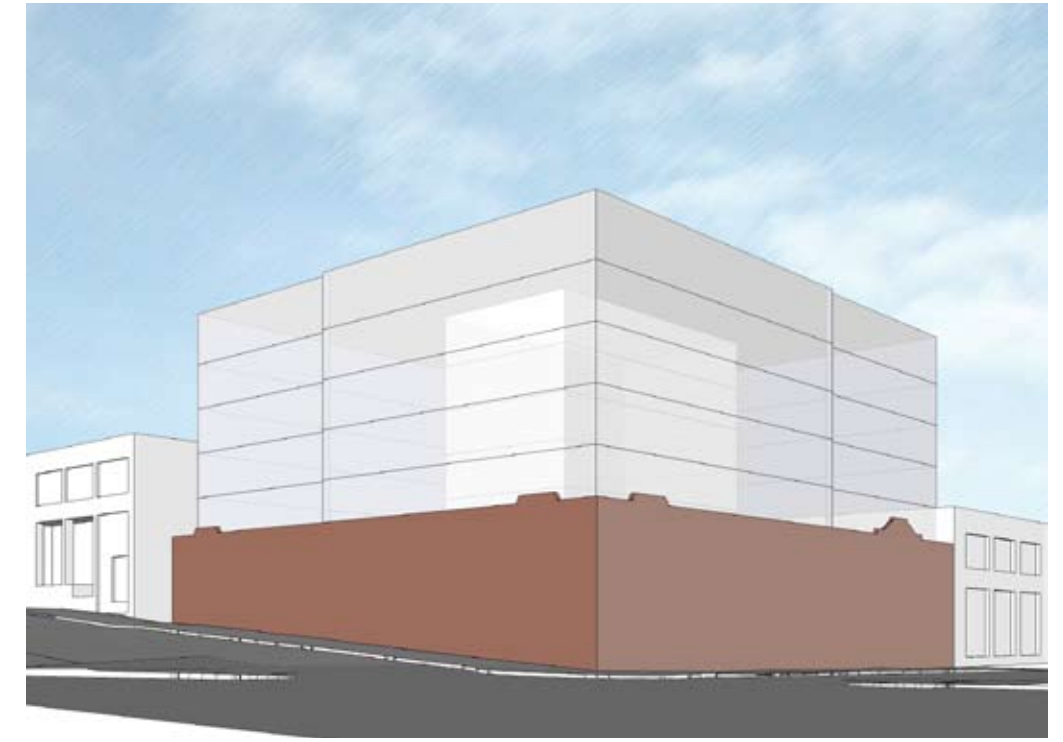
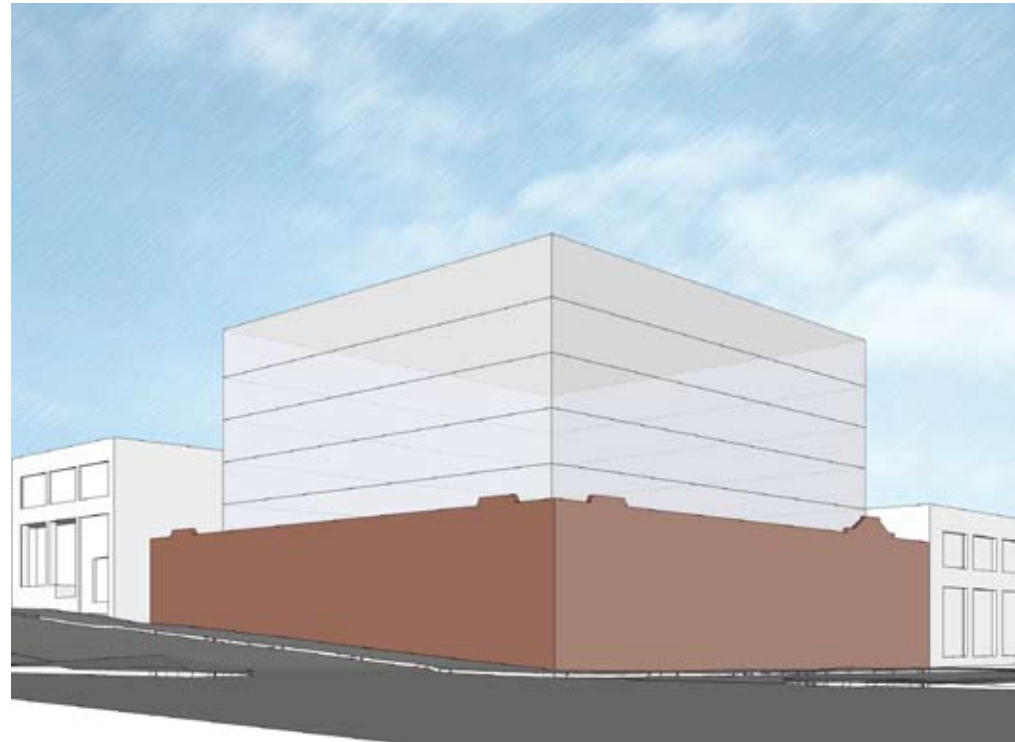




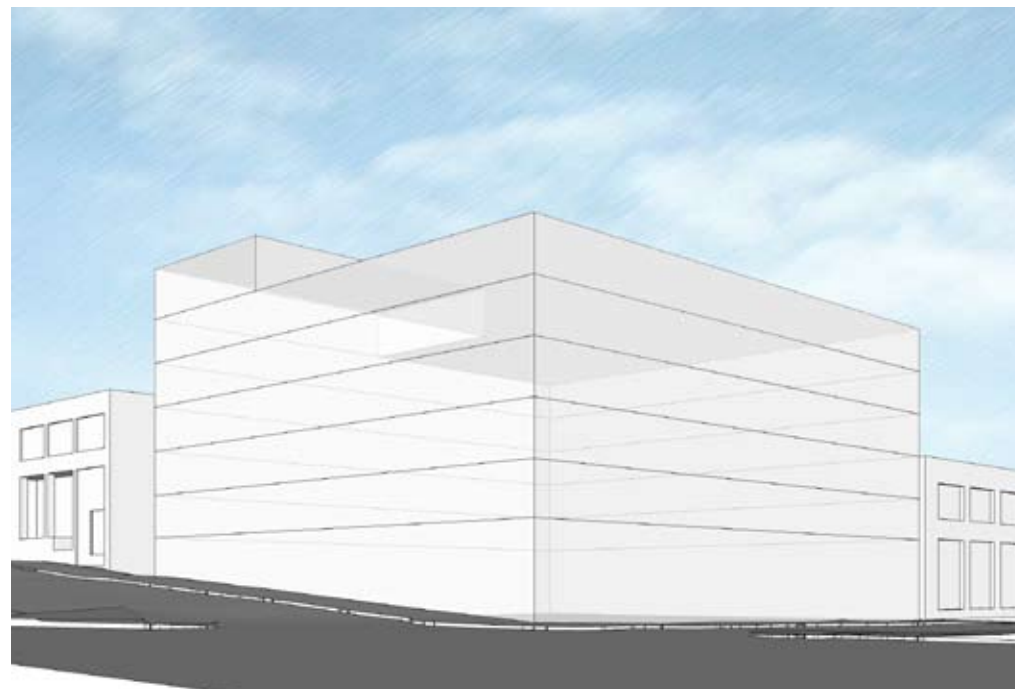




1 CODE-PRESCRIPTIVE APPROACH 15' SETBACK FROM HISTORIC CHARACTER FAÇADE



2 ALL NEW CONSTRUCTION HISTORIC CHARACTER FAÇADE DEMOLISHED

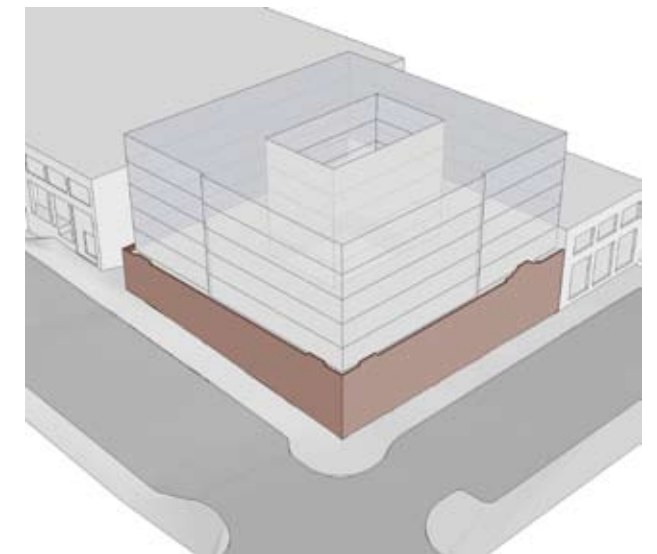


There are three obvious options for the massing of a new five-story residential-over-retail structure on this site.

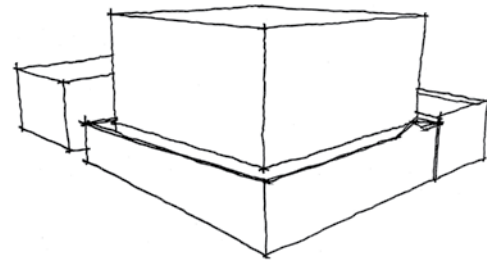
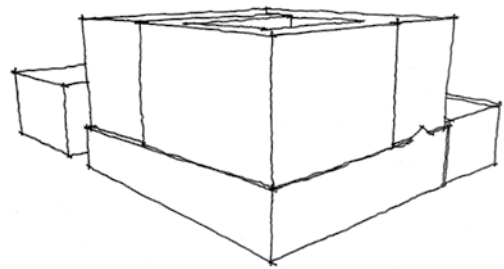
In order to maintain or preserve the existing character façade, the code-prescribed option allows a 10' height bonus, but asks for a 15' step-back at each of the two street façades. This is shown in Option 1. This allows the development of about 5 1/2 stories of residential use.

Without preserving the existing façade it is possible to develop 5+ residential stories over a level of retail, and would require no step-back. This is shown in Option 2.

Our preferred option, shown as Option 3, preserves the existing character façade while providing a smaller step-back of 1-1/2 to 4 feet. This additional floorplate flexibility allows the building to have a courtyard in the middle, helping us create a "smarter," higher-performance, energy-efficient building.



3 PREFERRED SCHEME REDUCED SETBACK FROM HISTORIC CHARACTER FAÇADE

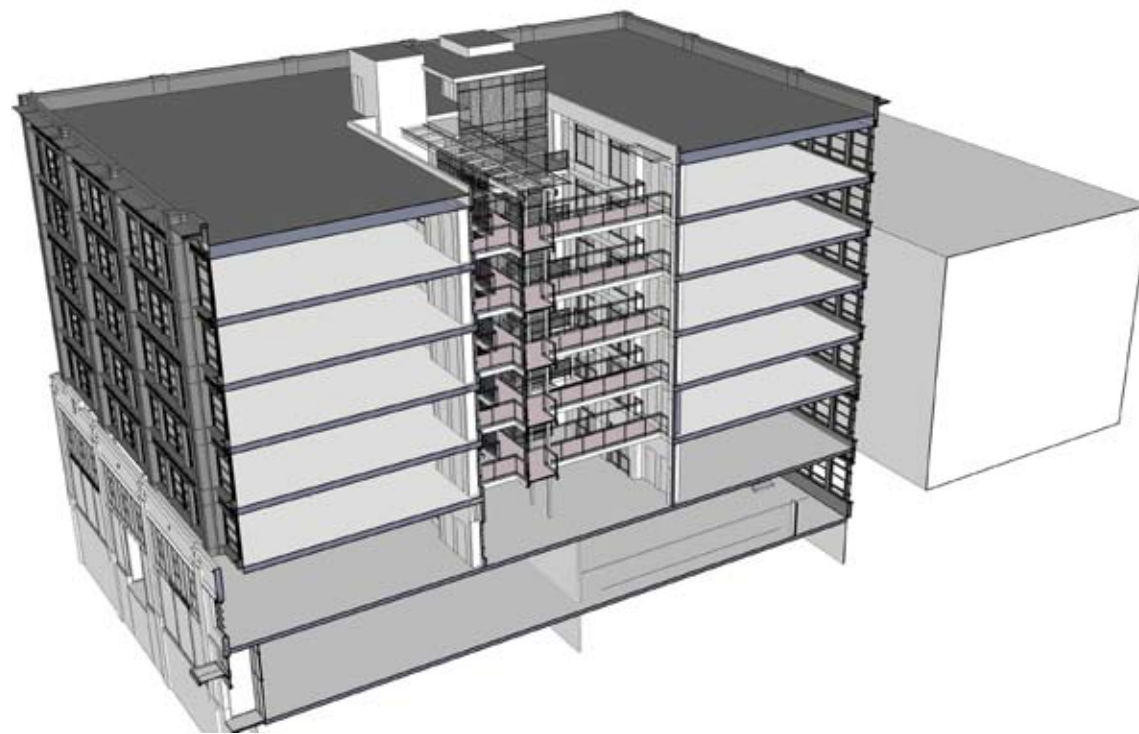


vs.

proposed

prescriptive

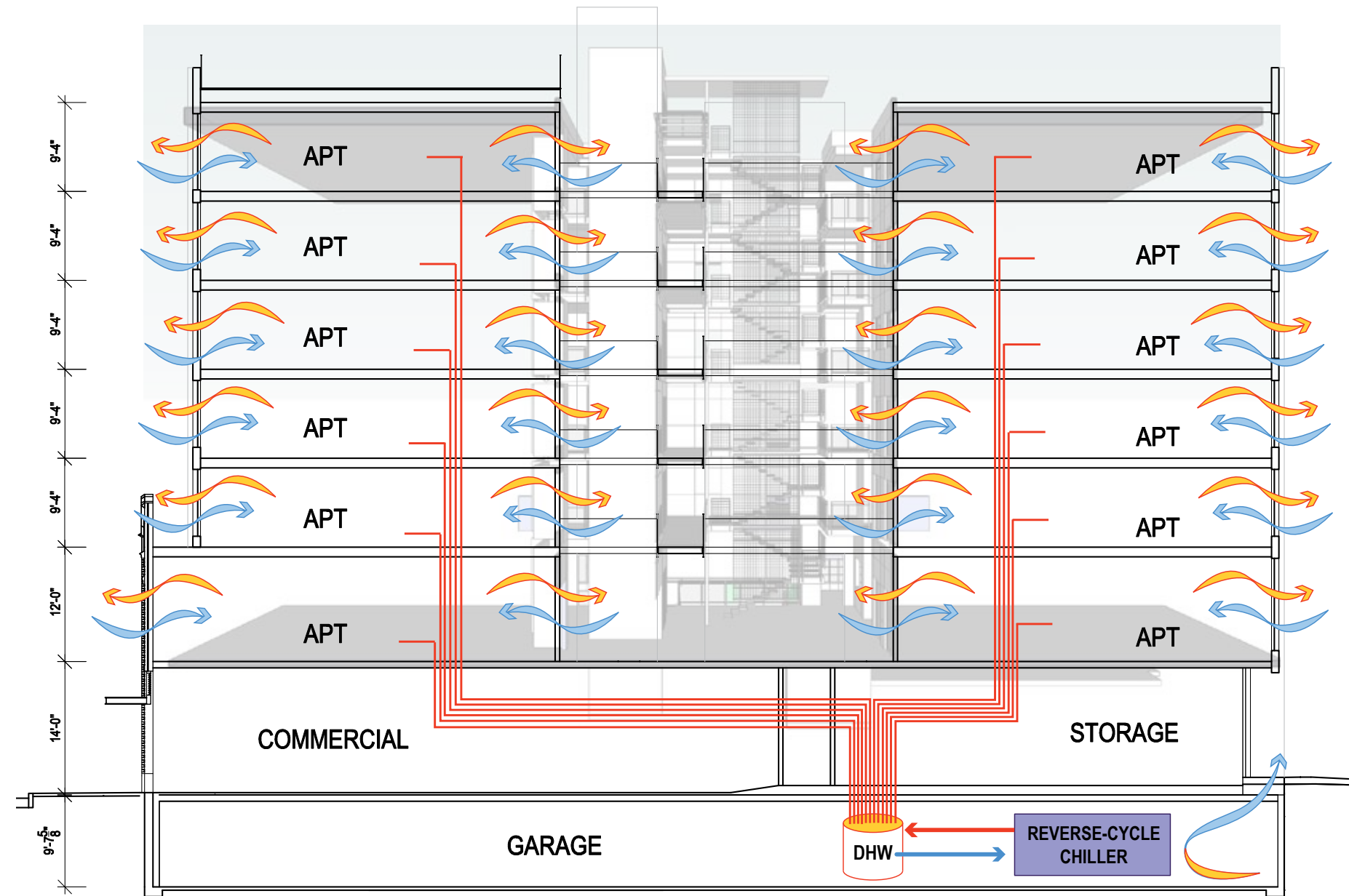
...allows a **very** high performance building....



The organization of this building around an exterior courtyard eliminates corridors and most heated common spaces, allows through-ventilation and natural cooling and permits windows at both ends of the units for daylighting. This building is targeting LEED Gold certification, is participating in Seattle's Priority Green program, and aspires to be among the most energy-efficient multifamily buildings in the region.

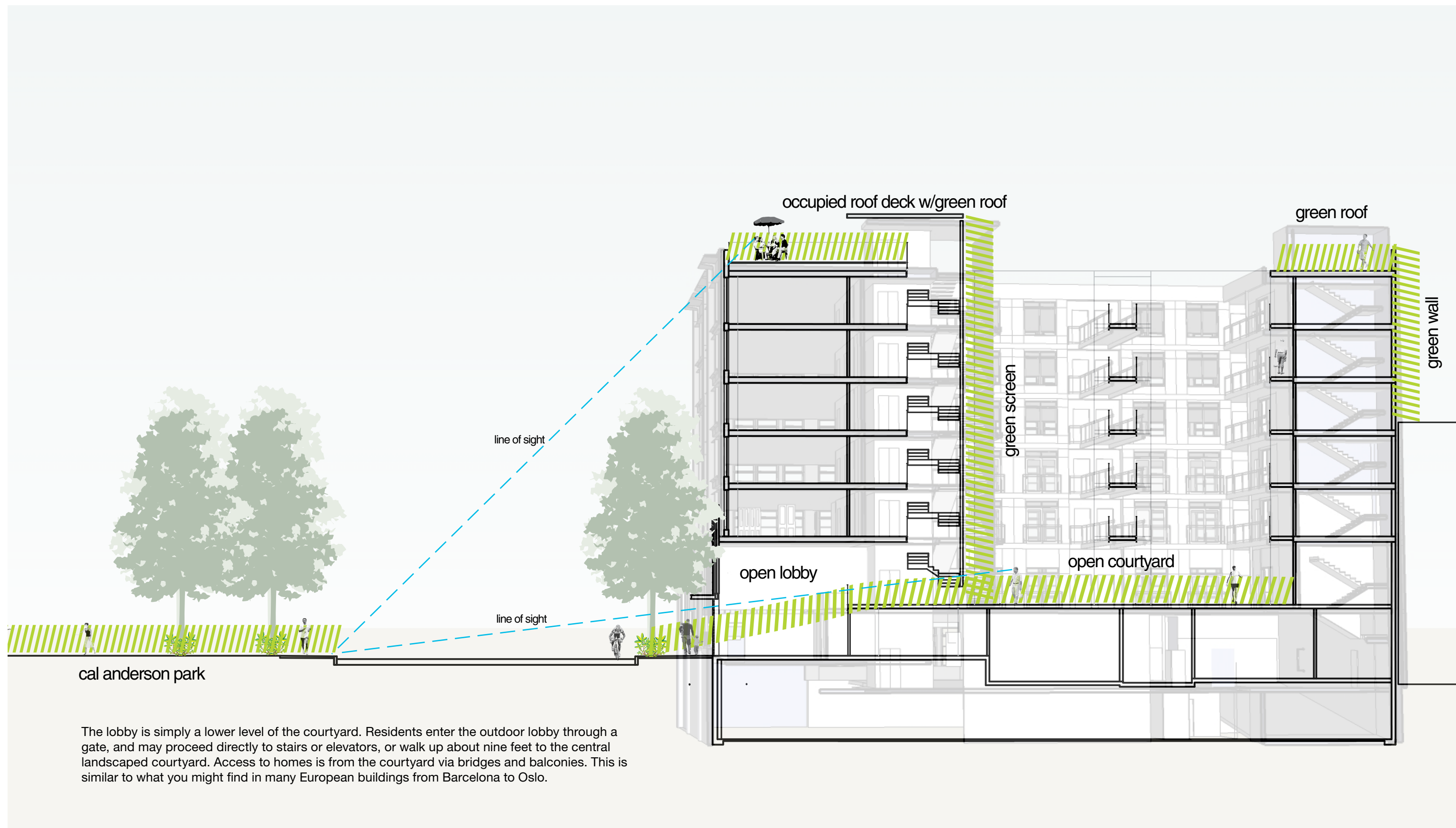
The building plans to utilize a reverse-cycle chiller system within the parking garage, pumping heat out of temperature-stabilized underground air for domestic hot water. In a building of this type, without heated common corridors, domestic hot water may account for over 50% of energy demand.

A high-performance envelope, with windows located both low and high within the rooms, allows effective natural ventilation and cooling. It is a simple, effective machine.



SECTION LOOKING NORTH







Match form and scale, change materials / color



Match scale, change form, materials / color



The second principal design issue is that of the relationship between the existing character facade to remain, and the residential addition above it.

This relationship between an existing thing and a new thing offers many opportunities for design dialog — whether to attempt to replicate the existing building, (a la Disney), to repeat the existing form while updating the materials and construction methods, to maintain the existing scale while contrasting form and materials, to append a distinctly different form — dominant or submissive with respect to the original.





Maintain original intact and entire, new complimentary form, colors and materials



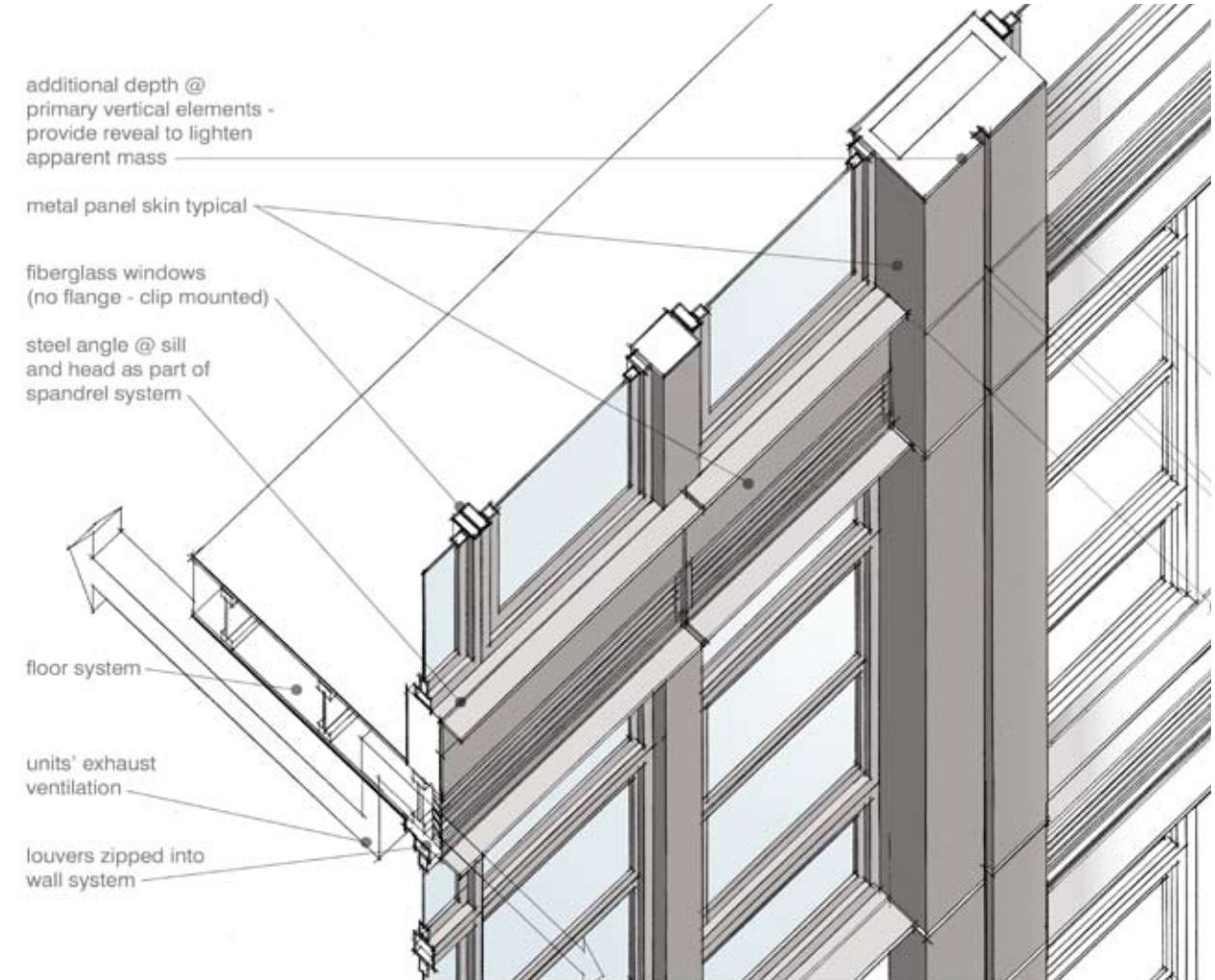
The path selected is to preserve the existing masonry facade, intact and entire, and to design the addition as a neutral “foil” to the historical facade. The figure/ground relationship emphasizes the existing building as the celebrated object, and the addition as a quieter, non-competing frame. Given the diminished step back from the existing facade to the new one, we believe the design language of these two elements should be different — the addition constructed in a noticeably lighter vocabulary. The design response must further consider the relative scale of both the new and historical pieces, the context, the relationship of the perceiver to the building, the uses of the buildings and the era in which each is built. The intent is to be honest — to both historical reference frames, and to the purpose and users of the building.





When we consider the design vocabulary appropriate to manufacturing and retail buildings around the time this building was originally constructed, we recall the cast-iron facades common to these building types from the 1880's until the teens. These rhythmic, repetitive and rigorous facades were characterized by strong primary verticals, dominant spandrels, and copious glazing utilizing double-hung windows.

Many examples of these exist within the Soho Historical Design District in New York City, where these former retail and manufacturing buildings are rapidly being converted to residential lofts.

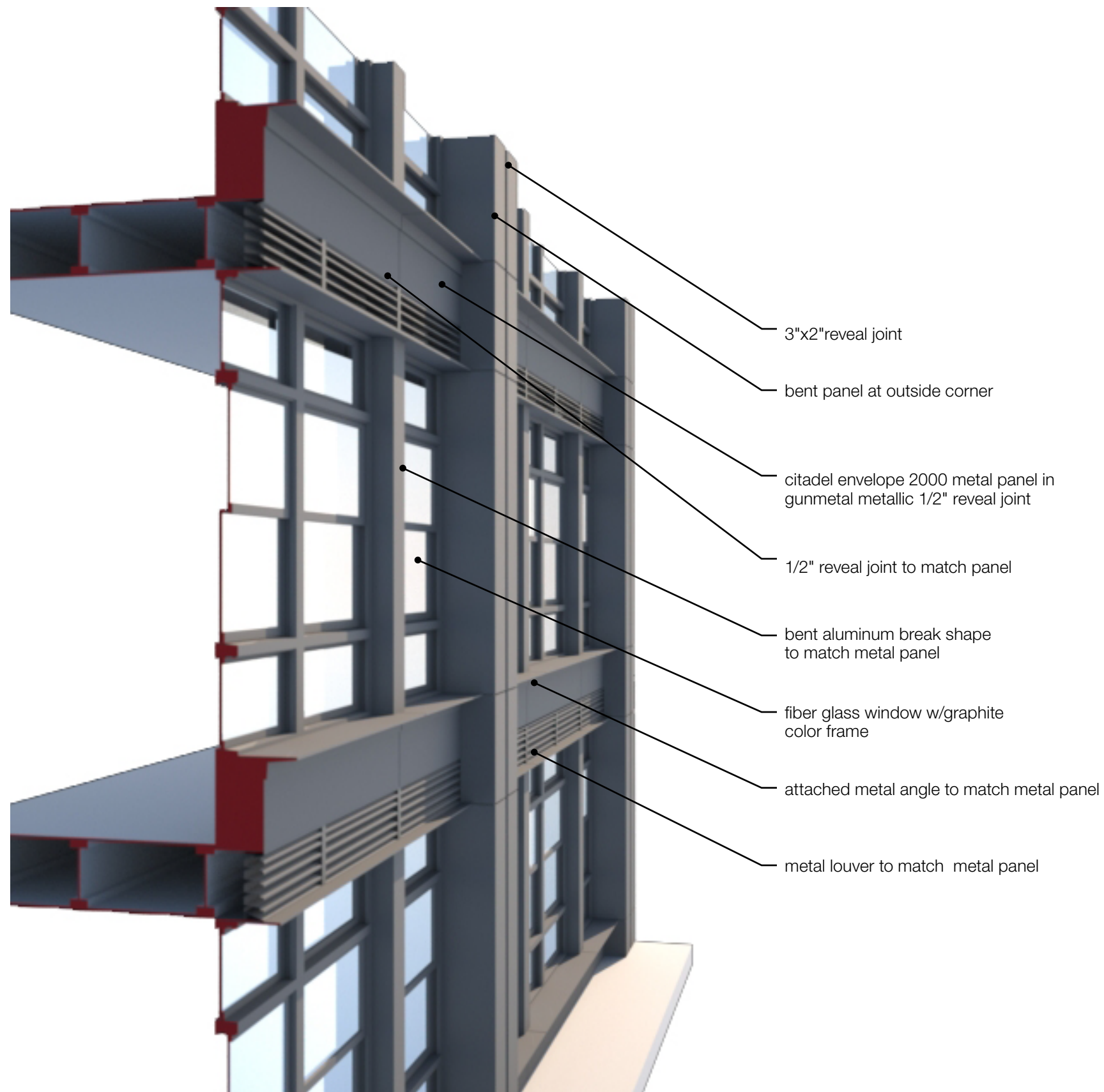


FAÇADE CONCEPT SKETCH SHOWING TEXTURE AND DEPTH



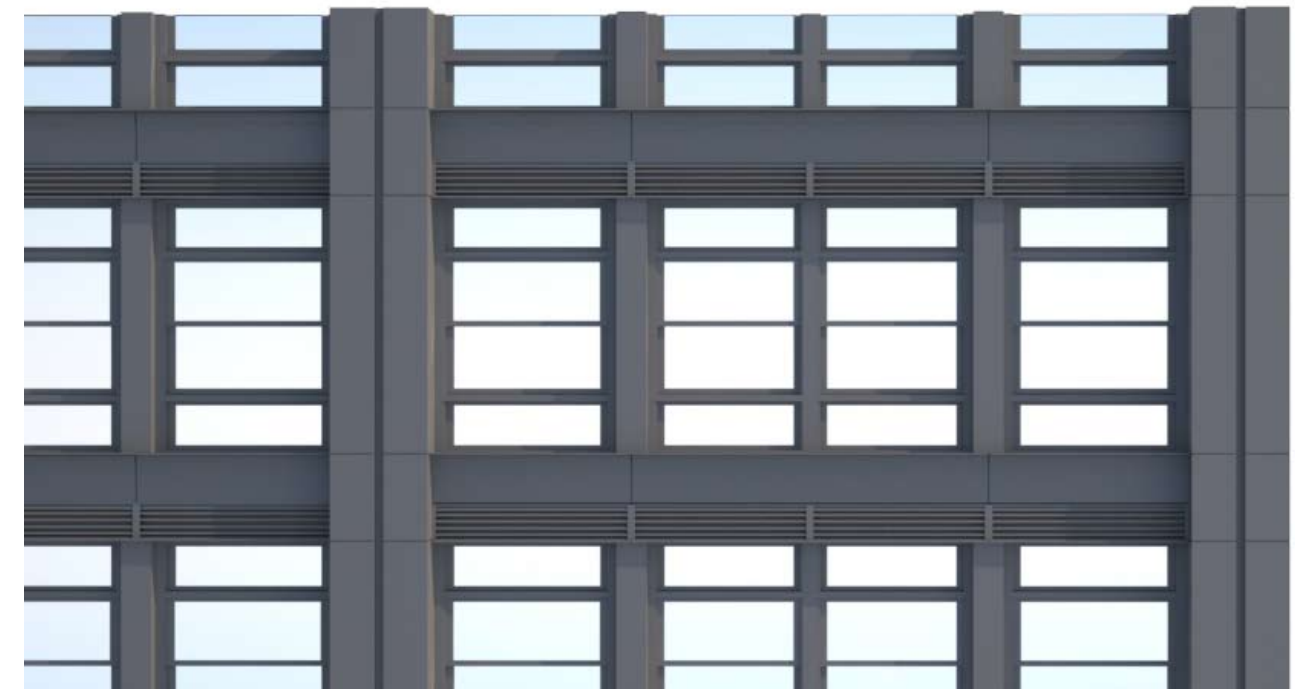
CAST IRON BUILDINGS, SOHO HISTORICAL DESIGN DISTRICT



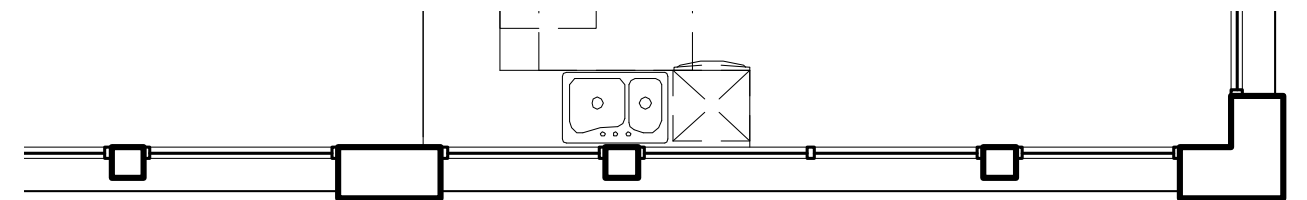


A key to the success of the new façade treatment will be the ability to realize texture, detail and the level of depth associated with the original building's historical period. The major vertical elements follow the rhythm and spacing of the original building, with spandrels and secondary vertical elements consistent with the vocabulary of the cast iron buildings common to the turn of the (last) century. Ventilation is pushed to the exterior of the building, as opposed to the courtyard, and a continuous band of louvers is zipped into the wall system within the depth of the floor system.

The spandrels are delineated by steel angles, creating shadow lines and an additional layer of apparent depth. A vertical reveal is also effective in "lightening up" the appearance of the major verticals above the existing façade — creating a distinction in the relative apparent mass of the two parts.



PARTIAL ELEVATION AT EXTERIOR WALL

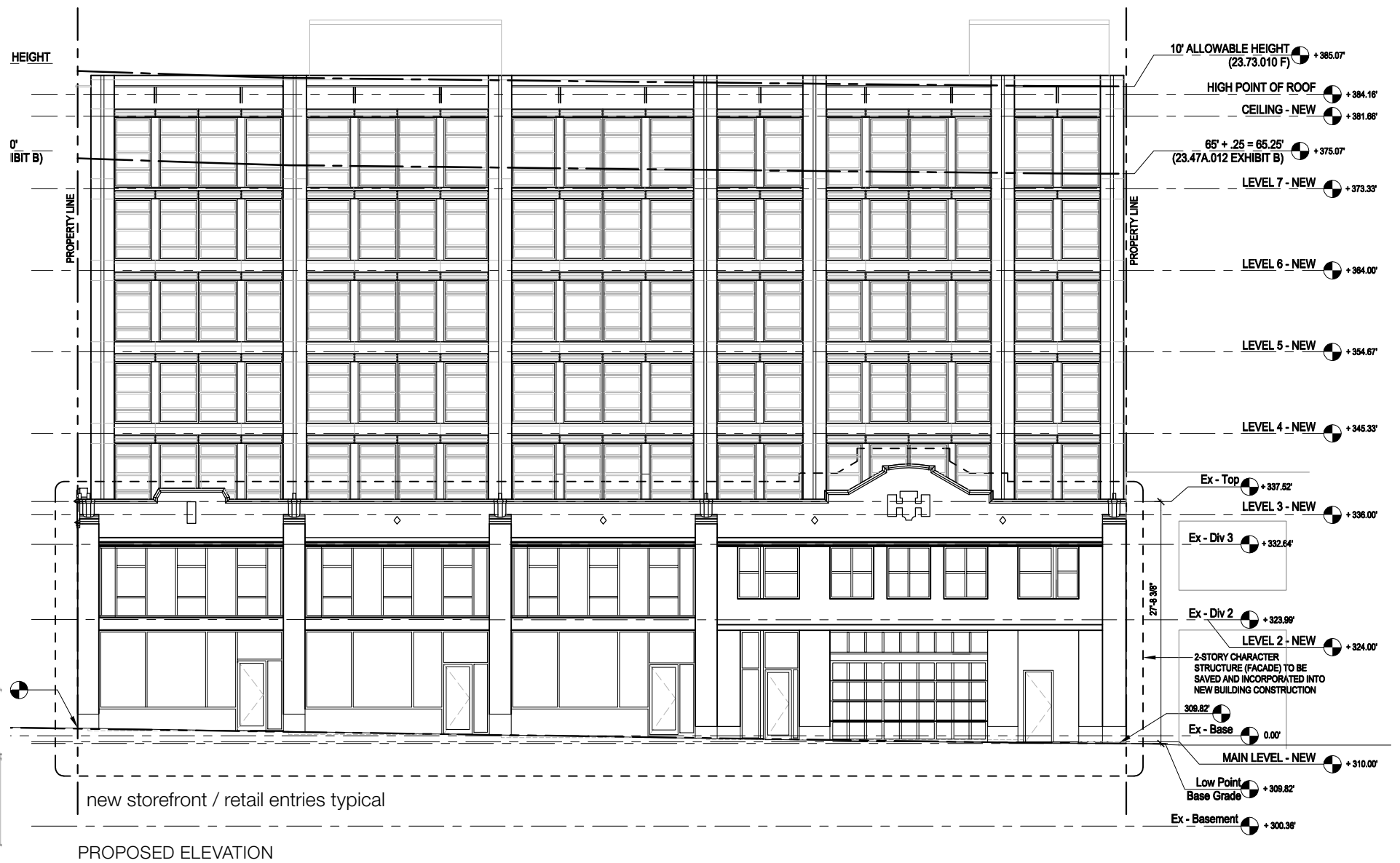


PARTIAL PLAN AT EXTERIOR WALL

UNIT PARTY WALLS OCCUR AT BOTH MAJOR AND SECONDARY VERTICAL ELEMENTS

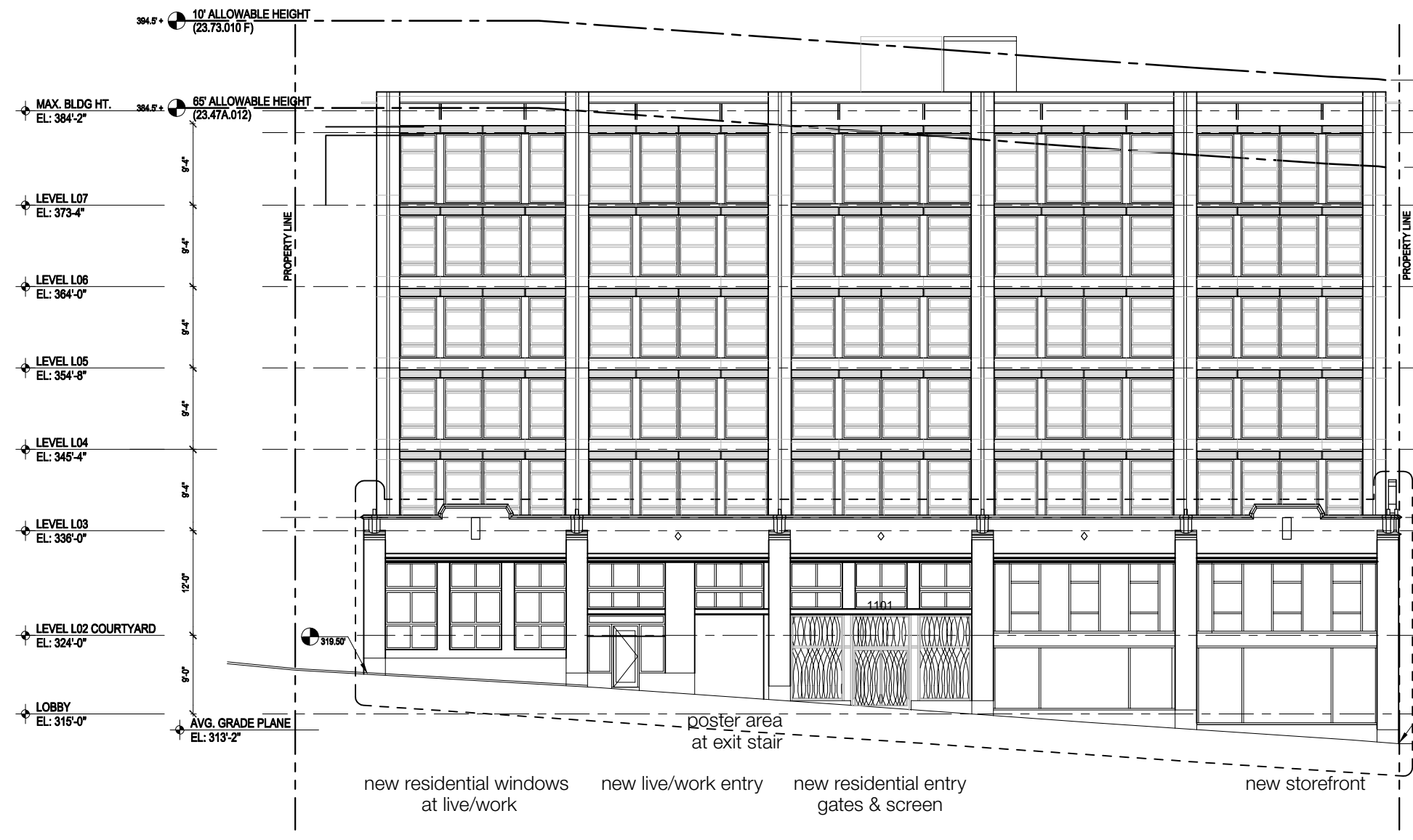


PARTIAL ELEVATION AT 11TH AVENUE





PARTIAL ELEVATION ALONG EAST PINE STREET



PROPOSED ELEVATION



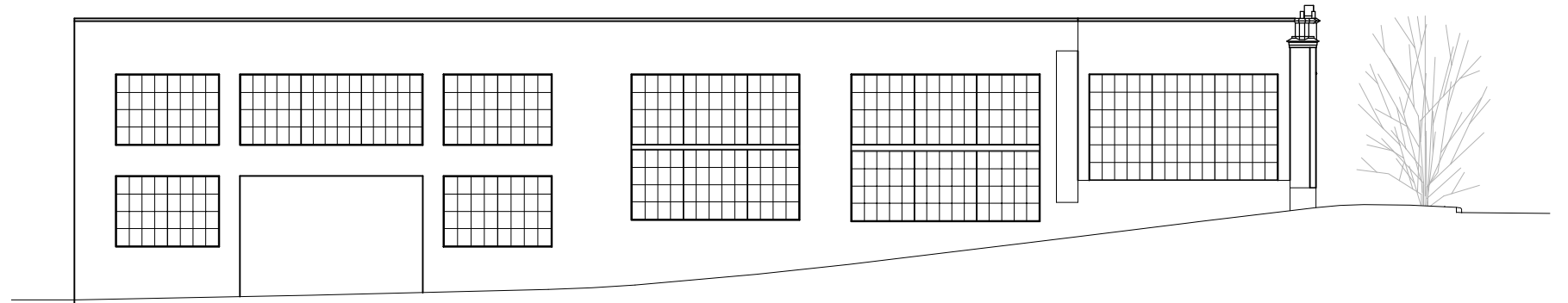
EXISTING BUILDING



PARTIAL ELEVATION AT ALLEY

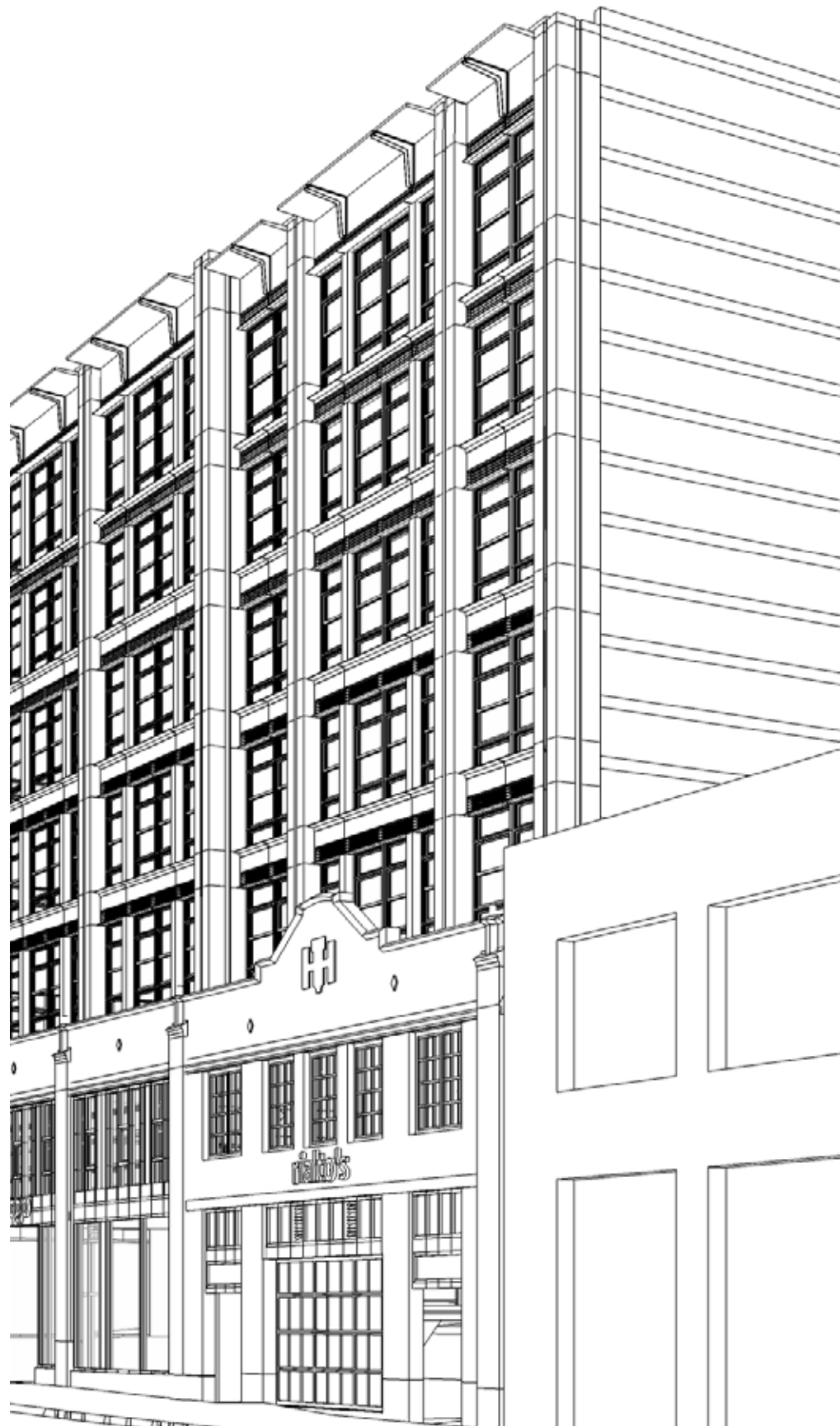


PROPOSED ELEVATION

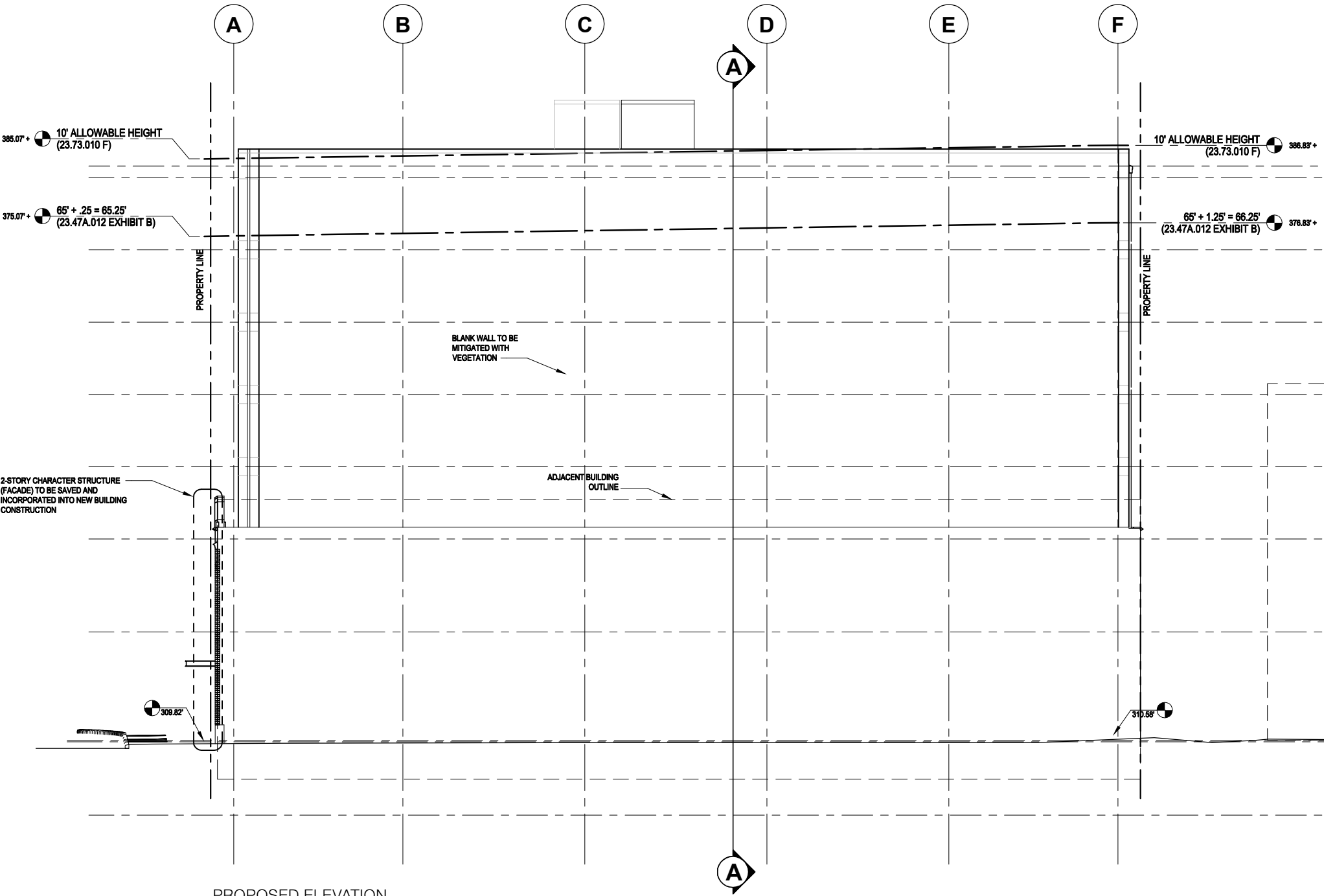


EXISTING BUILDING





PARTIAL ELEVATION AT 11TH AVENUE



PROPOSED ELEVATION

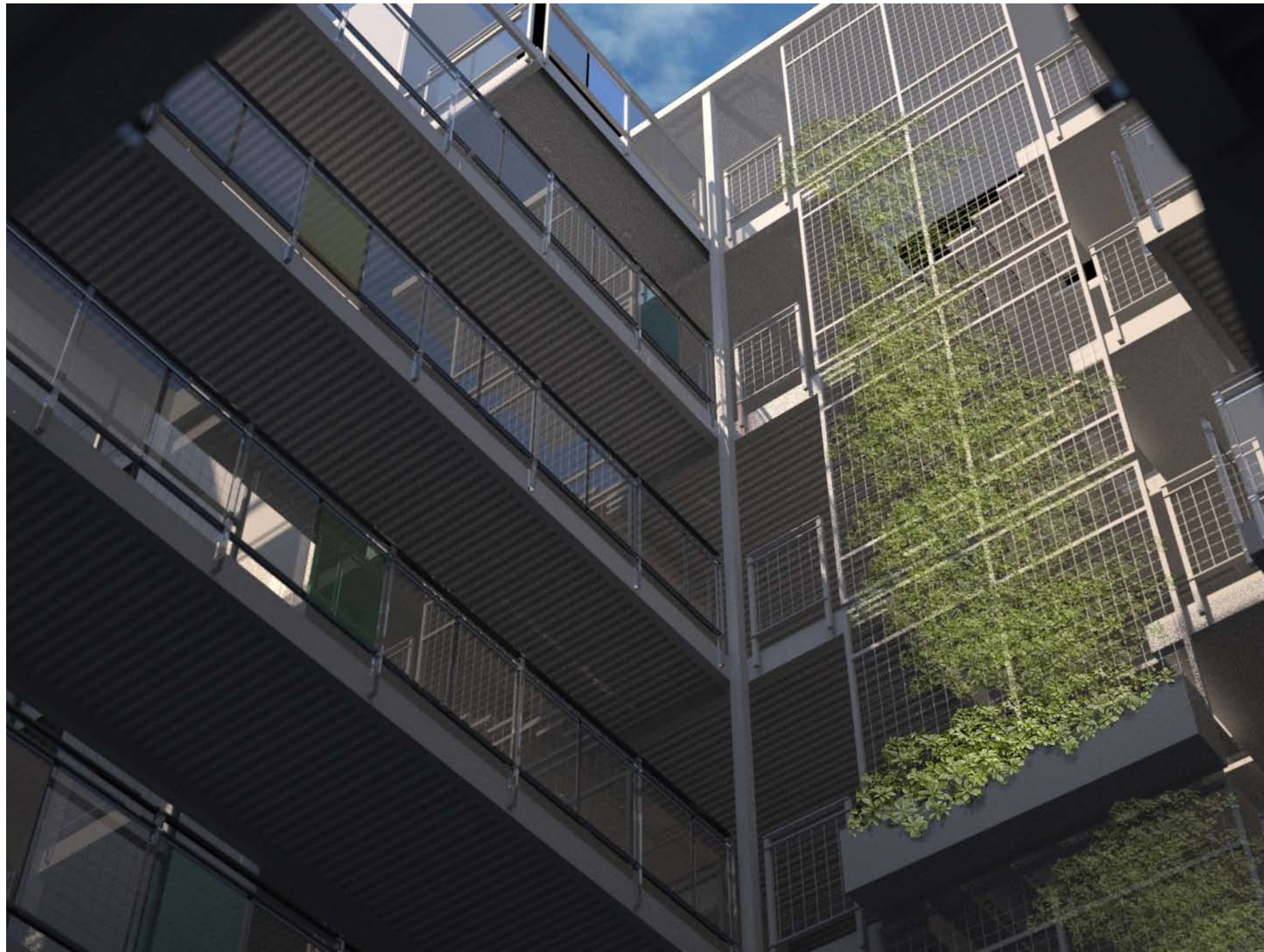




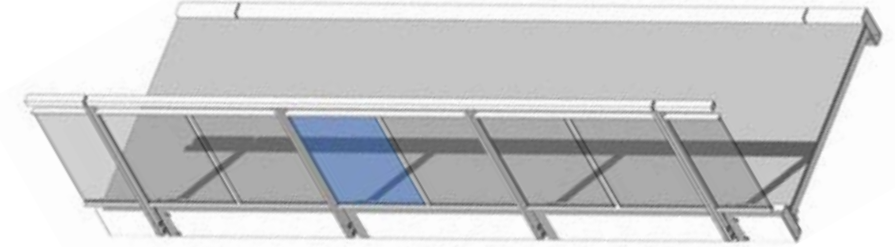






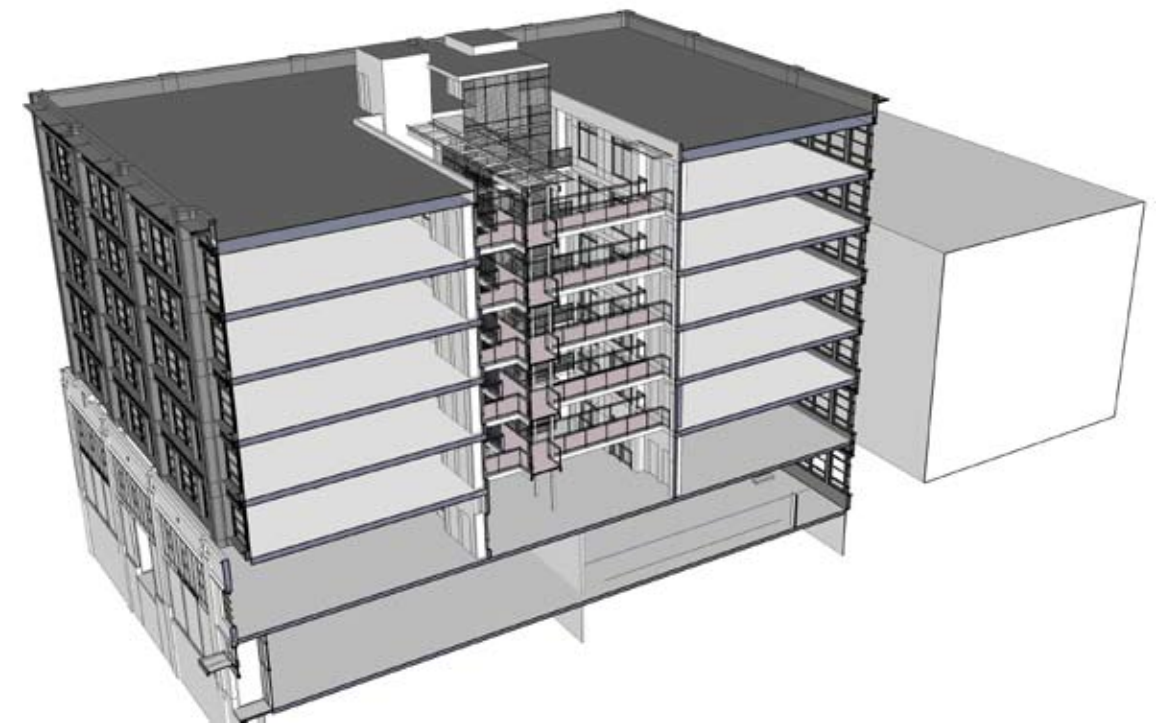


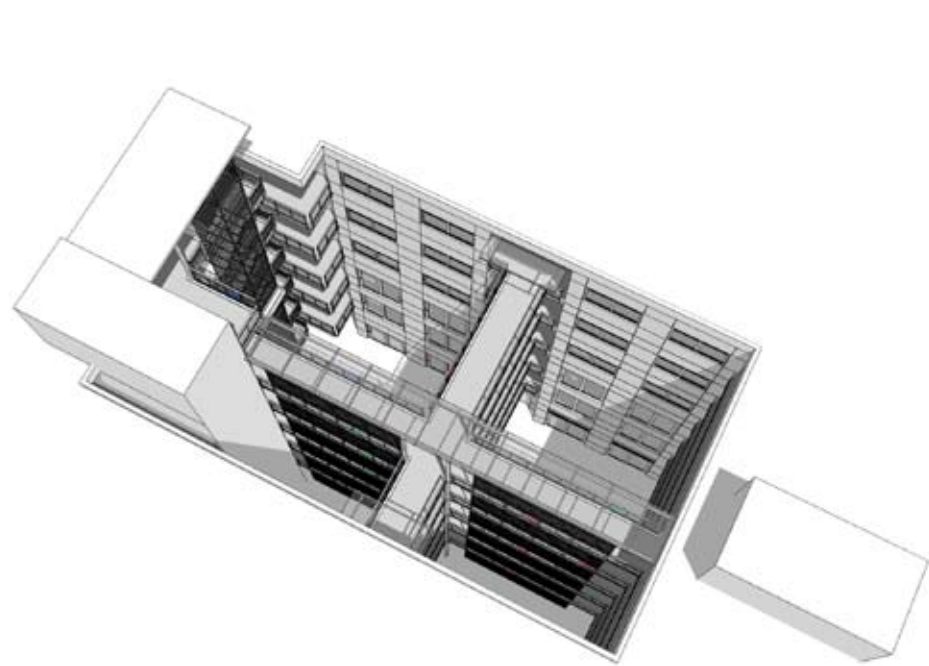
MODEL VIEW LOOKING UP



The third principal design issue is the courtyard — the “hole-in-the-middle” that allows the building to breathe naturally, permits through-ventilation and through-daylight units and serves as the residents’ semi-private access to their homes. Access balconies are pulled away from unit walls as bridges — making entries more individual, reducing privacy and security concerns, allowing ventilation windows to remain open all day, and reducing the noise and vibration of people moving past. The north stair tower features a green screen wall as a focal point of the courtyard, with intermediate-floor planter boxes “re-charging” the green wall to better ensure continuity of the plantings.

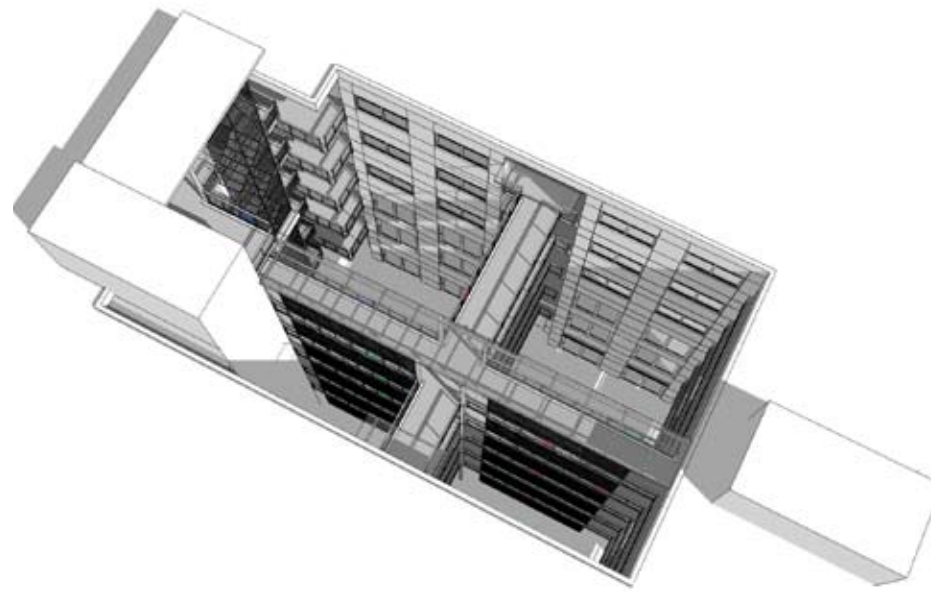
Walls and finishes within the courtyard are white or very light metallic — as better stewards of the light within this space. A clear glass railing system is augmented with small colored-acrylic panels, in green and/or blue, creating additional interest and bringing the colors of both the plantings and the sky deeper into the space.



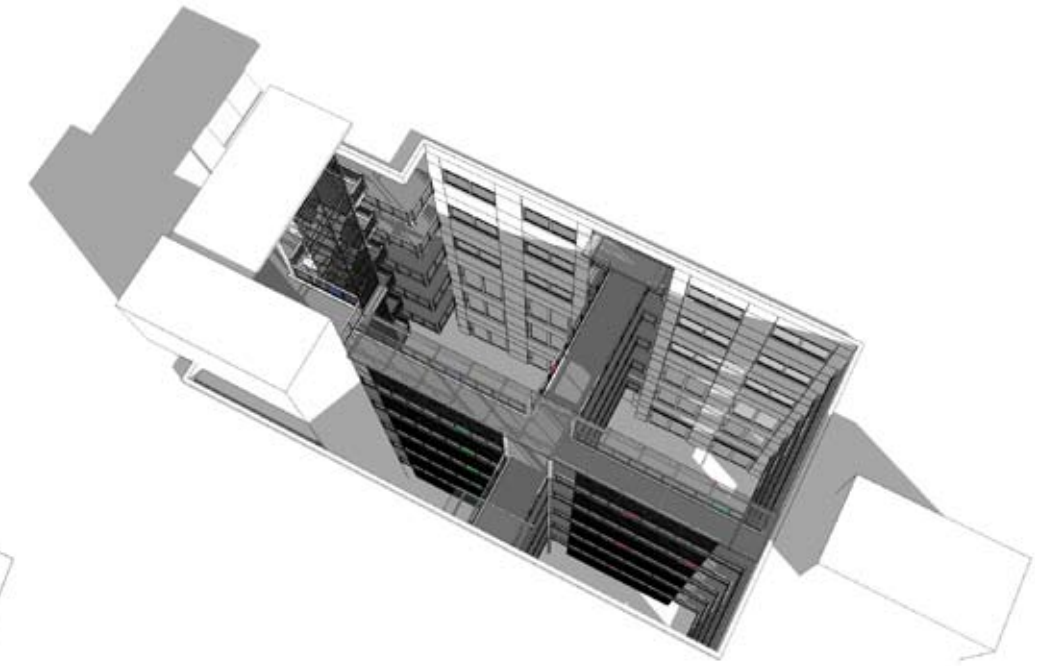


COURTYARD AERIAL VIEW

1:00 pm | June 21



1:00 pm | March – September 21



1:00 pm | December 21



COURTYARD ELEVATION
LOOKING EAST

1:00 pm | June 21



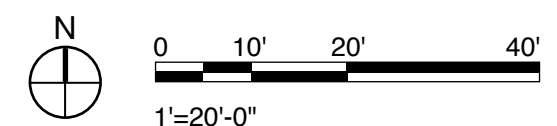
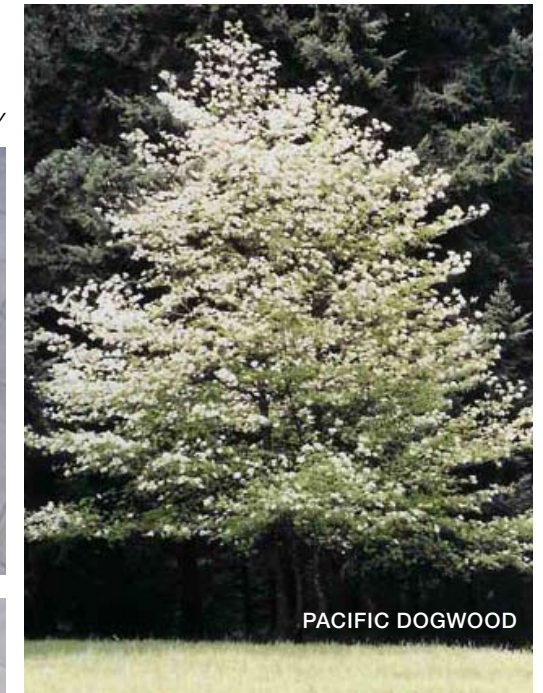
1:00 pm | March – September 21



1:00 pm | December 21



REFERENCE IMAGERY





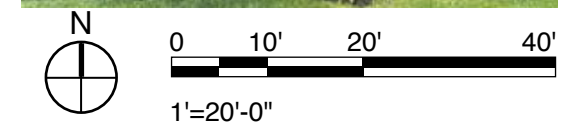
CLINGING VINES OVER & DOWN WALL: 48 LF = 1440 SQ FT

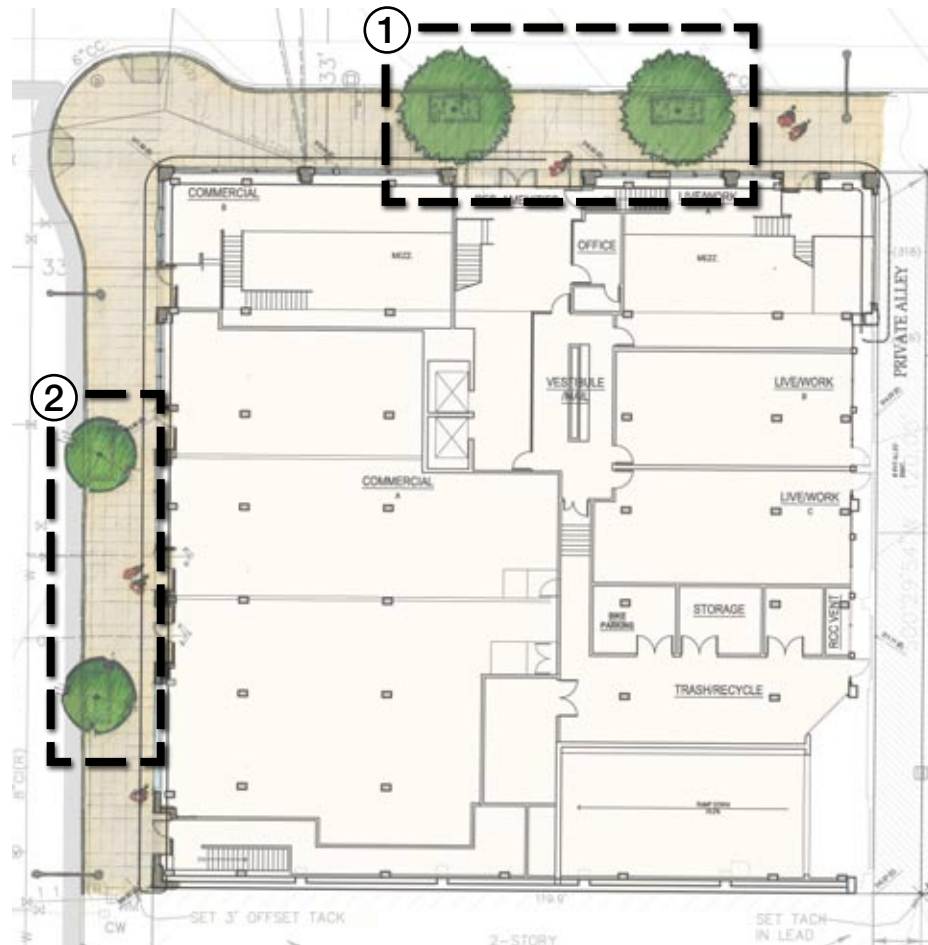
CLINGING VINES OVER & DOWN WALL: 52 LF = 1560 SQ FT

REFERENCE IMAGERY



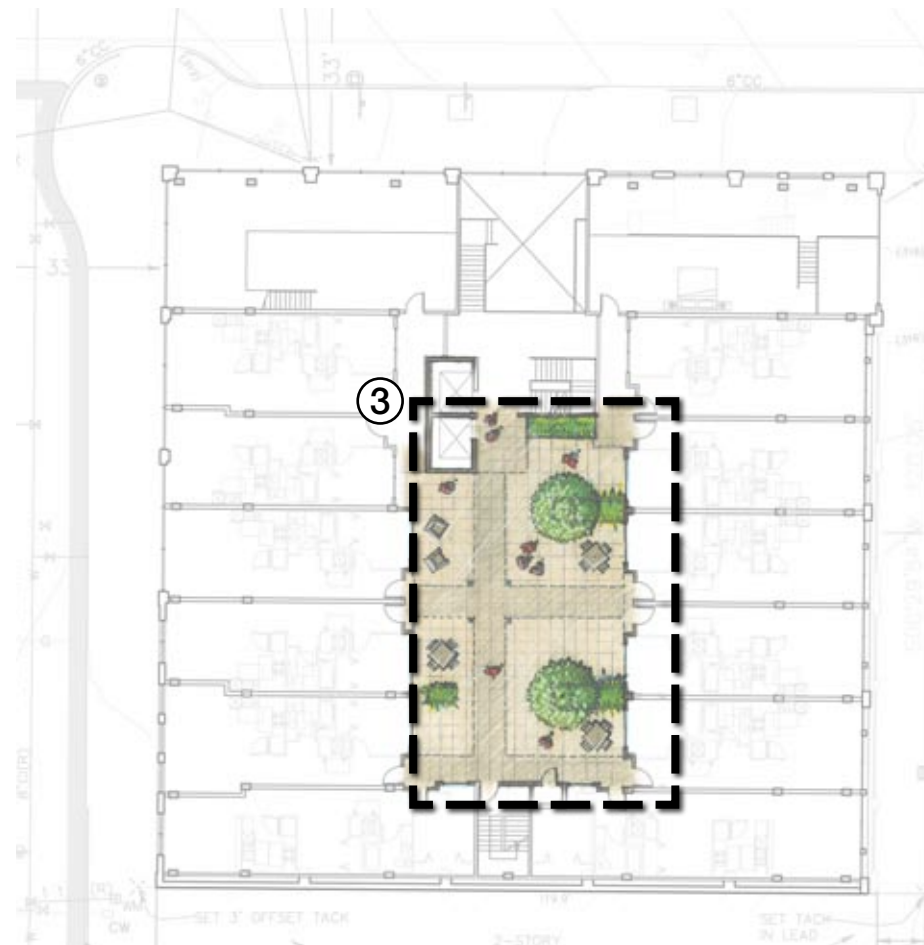
GREEN ROOF — LEED SS 7.2
SITE AREA: 15,364 SQ FT
GREEN ROOF AREA: 7844 SQ FT
PERCENT OF GREEN ROOF ON SITE: 51%





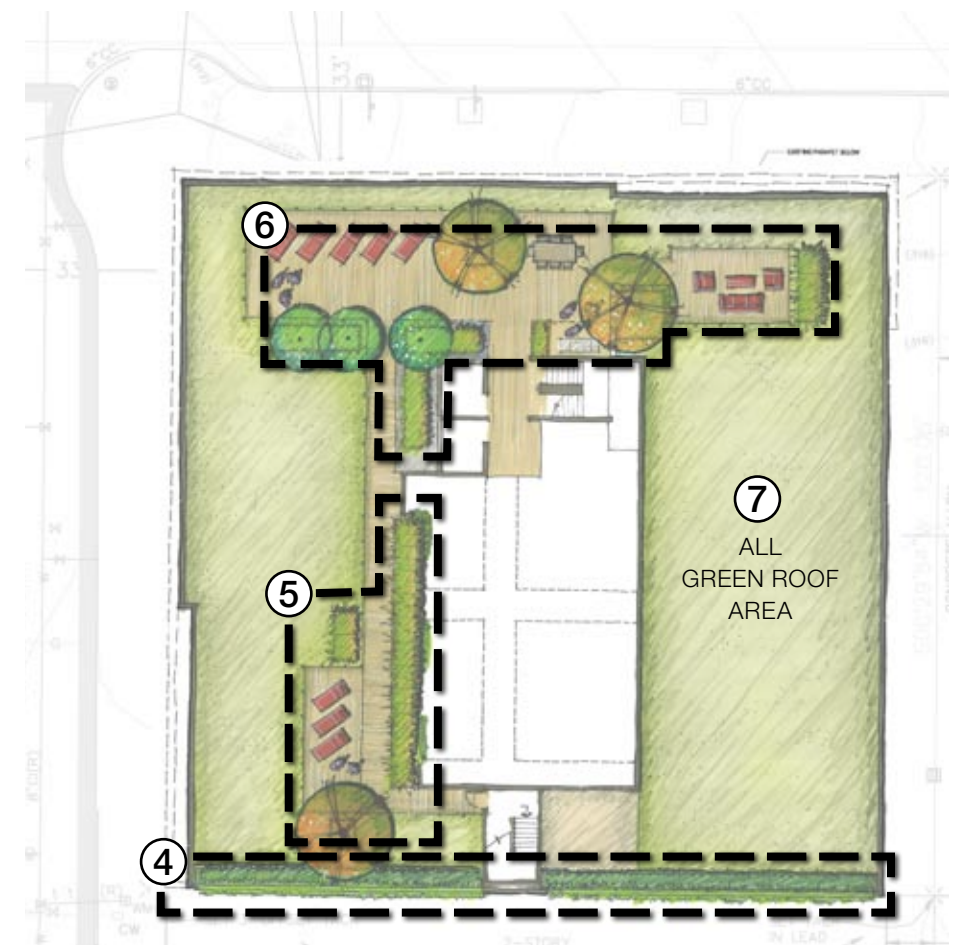
STREETSCAPE

AREA 1:	AREA 2:
A2 – 64	A2 – 64
B1 – 32	B1 – 32
B2 – 12	B2 – 12
B7 – 12	B6 – 2
H1 – 64	H1 – 64
H3 – 64	H3 – 64



COURTYARD

AREA 3:
A2 – 99
B1 – 30
B2 – 9
B3 – 2
D – 330
H1 – 99



ROOF TERRACE

AREA 4:	AREA 5:	AREA 6:	AREA 7:
B2 – 66	B1 – 100	B1 – 100	C1 – 7000
C2 – 300	B2 – 50	B2 – 35	H1 – 7000
D – 3000	B3 – 1	B3 – 5	
H1 – 300	C2 – 224	C2 – 300	
	H1 – 224	H1 – 320	

Green Factor Worksheet*

SEATTLE×green factor



		Planting Area							TOTAL**
		1	2	3	4	5	6	7	
A1	square feet								0
A2	square feet	64	64	99					227
A3	square feet								0
B1	square feet	32	32	30		100	100		294
B2	# of plants	12	12	9	66	50	35		184
B3	# of trees			2		1	5		8
B4	# of trees								0
B5	# of trees								0
B6	# of trees		2						2
B7	# of trees	12							12
C1	square feet							7000	7000
C2	square feet				300	224	300		824
D	square feet			330	3000				3330
E	square feet								0
F1	square feet								0
F2	square feet								0
G	square feet								0
H1	square feet	64	64	99	300	224	320	7000	8071
H2	square feet								0
H3	square feet	64	64						128

Green Factor Score Sheet

SEATTLE×green factor



Project title:

		enter sq ft of parcel	minimum score determined by zone	
Parcel size (enter this value first) *		15,364	SCORE	0.521
Landscape Elements**		Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 227	0.6	136.2
3	Bioretention facilities	enter sq ft 0	1.0	-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 294	0.1	29
2	Shrubs or perennials 2'+ at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 184 2944	0.3	883
3	Tree canopy for "small trees" in the Green Factor tree list or equivalent (canopy spread of 15') - calculated at 50 sq ft per tree	enter number of plants 8 400	0.3	120
4	Tree canopy for "small/medium trees" in the Green Factor tree list or equivalent (canopy spread of 20') - calculated at 100 sq ft per tree	enter number of plants 0 0	0.3	-
5	Tree canopy for "medium/large trees" in the Green Factor tree list or equivalent (canopy spread of 25') - calculated at 150 sq ft per tree	enter number of plants 0 0	0.4	-
6	Tree canopy for "large trees" in the Green Factor tree list or equivalent (canopy spread of 30') - calculated at 200 sq ft per tree	enter number of plants 2 400	0.4	160.0
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 15 sq ft per inch diameter	enter inches DBH 12 180	0.8	144.0
C Green roofs				
1	Over at least 2" and less than 4" of growth medium	enter sq ft 7000	0.4	2,800.0
2	Over at least 4" of growth medium	enter sq ft 824	0.7	576.8
D Vegetated walls				
		enter sq ft 3330	0.7	2,331.0
E Approved water features				
		enter sq ft 0	0.7	-
F Permeable paving***				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	-
G Structural soil systems***				
		enter sq ft 0	0.2	-
		sub-total of sq ft =	15,599	
H Bonuses				
1	Drought-tolerant or native plant species	enter sq ft 8071	0.1	807.1
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 128	0.1	13
4	Landscaping in food cultivation	enter sq ft 0	0.1	-
		Green Factor numerator =	8,001	
* Do not count public rights-of-way in parcel size calculation.				
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public land must comply with the Landscape Standards Director's Rule (DR 6-2009)				
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Factor score.				

23.54.030 D1E RESIDENTIAL DRIVEWAY WIDTH

The code requires a minimum driveway width of 20'. In order to build the project as proposed we request a departure to allow a driveway width of 16'. This departure benefits the project design in two very important ways. It allows vehicle access to the garage from the existing private alley while preserving the existing character façade at the alley entrance, both of which are specifically expressed priorities of the design review board. We strongly believe that both of these are beneficial to the project and, more importantly to the neighborhood as a whole.

23.47A.008 B3B STREET LEVEL DEVELOPMENT STANDARDS

The code requires a floor to floor height of at least 13' at nonresidential street level uses. We request 2 specific departures from this requirement.

First, at the two story commercial space located at the intersection of 11th and Pine, and at the 2 story live work unit located at the NE corner of the building, we request approval for a mezzanine level within the space but not within 6' of any façade with frontage on 11th Ave or Pine St. This building has historically included mezzanine levels in retail space. The removal of all units from the second level at the Pine St façade leaves the space exceptionally tall, with floor to floor heights in the 20' to 26' range. Adding a mezzanine to this volume will increase available commercial space and will support interesting and creative use of the commercial spaces. The mezzanine will be held back from the street frontages so that the full volume will present itself as one space when seen from the street.

Second, at the two single-story live/work units accessed from the private alley, we request a departure to allow 10'-6" floor to floor heights. This departure is necessary to allow at grade entry from the alley. Without the departure the floor level of these units will be forced below the adjacent alley grade degrading the quality of the living space and making accessible entry from the building exterior virtually impossible. The ability to have an accessible entry at the alley increases the functionality of the units as true live work spaces. Having the floor levels at the adjacent alley grade rather than below it will improve the supervision of the alley by the residents and provide a more comfortable relationship to the public realm for the residents.

REQUESTING TYPE 1 DECISION

23.73.010 C2B AND C3 SETBACK FROM EXISTING STRUCTURE

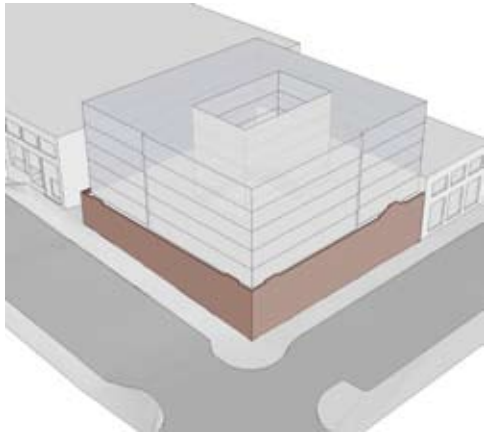
As shown consistently throughout this book. The building's courtyard scheme provides substantial benefits and is an essential component of the design. We have also shown that the building design is successfully executed background structure that does not detract from the character façade and that the existing streetscape along Pine and 11th is better reinforced by maintaining a strong presence at the property line. We believe that increased setback of the upper building would destroy these benefits and result in a layer cake building with a poor relationship to the base and the urban environment. Based on these points we are requesting that the director issue a type 1 decision to modify the standards of 23.73.010 C2b and reduce the setback requirement to be as shown in the proposed design.



PRIORITY	TITLE	DESCRIPTION	EARLY DESIGN GUIDANCE	PROJECT RESPONSE
A-1	RESPONDING TO SITE CHARACTERISTICS	THE SITING OF BUILDINGS SHOULD RESPOND TO SPECIFIC SITE CONDITIONS AND OPPORTUNITIES.	<p>THE BOARD AGREED THAT THE HISTORIC AUTO ROW CHARACTER SHOULD CONTINUE WITH THE PRESERVATION OF THE BUILDING FACADE AND THIS WILL BE A TREMENDOUS CONTRIBUTION TO THE NEIGHBORHOOD. THE BOARD WAS UNANIMOUS IN THEIR SUPPORT FOR THE PRESERVATION OF THE EXISTING BUILDING.</p> <p>THE BOARD WARNED, HOWEVER, THAT THE USES AND TYPES OF ACTIVITIES PROGRAMMED WITHIN THIS HISTORIC COMMERCIAL BASE SHOULD BE CLOSELY TIED TO THE DESIGN OF THE BUILDING. THE BOARD FEELS STRONGLY THAT THE BASE APPEAR TO HAVE A COMMERCIAL CHARACTER AND NOT BE SQUEEZED DOWNWARD TO ALLOW A RESIDENTIAL FLOOR. THE BOARD DID NOTE, HOWEVER, THAT LOCATING A LIVE/WORK UNIT AT THE NORTHEAST CORNER MIGHT BE AN ACCEPTABLE COMPROMISE TO ALLOW SOME RESIDENTIAL TYPE USE AT THE SIDEWALK LEVEL THAT EMPHASIZES COMMERCIAL ACTIVITY AT THE STREET FRONT.</p>	THE FIRST FLOOR HAS BEEN REORGANIZED, RELOCATING THE RESIDENTIAL LOBBY FROM 11TH TO PINE ST, AND LEAVING 11TH AVENUE AS A PURELY COMMERCIAL FRONTAGE. AT PINE ST, RESIDENTIAL UNITS HAVE BEEN REMOVED FROM THE 2ND FLOOR SO THAT ALL SPACES ARE TWO STORIES IN HEIGHT. TO THE EAST OF THE LOBBY LIVE /WORK SPACES WRAP INTO THE ALLEY, TO THE WEST RETAIL SPACE WRAPS THE CORNER ONTO 11TH AVE. MOVING AWAY FROM THE CORNER, UNITS WILL BE INTRODUCED AT THE SECOND LEVEL WITHIN THE HISTORIC FAÇADE. IN THESE BAYS THE OUTWARD APPEARANCE WILL MAINTAIN THE COMMERCIAL LOOK TO THE BEST OF OUR ABILITY. RETAIL SPACES ON 11TH AVE WILL ALL MAINTAIN 13’ CEILING HEIGHTS. THIS REARRANGEMENT OF SPACES, EMPHASIZING COMMERCIAL ACTIVITY AT 11TH WHILE ORIENTING THE RESIDENTIAL ENTRY TO PINE ST. AND CAL ANDERSON PARK, AND PROVIDING LIVE/WORK AT THE ALLEY IS THE BEST POSSIBLE RESPONSE TO THE SITE CHARACTERISTICS.
A-4	HUMAN ACTIVITY	NEW DEVELOPMENT SHOULD BE SITED AND DESIGNED TO ENCOURAGE HUMAN ACTIVITY ALONG THE STREET.	<p>THE BOARD AGREED THAT THE DESIGN AND BUILDING PROGRAM SHOULD ENCOURAGE PEDESTRIAN ACTIVITY. THE BOARD WAS CONCERNED WITH THE PROPOSED SQUEEZING OF A COMMERCIAL FLOOR AND RESIDENTIAL FLOOR INTO THE PORTION OF THE BUILDING DEFINED BY THE HISTORIC COMMERCIAL BASE MAINTAINING COMMERCIAL USES AT THE BASE IS PART OF THE CHARACTER OF THE NEIGHBORHOOD AND ORIGINAL BUILDING.</p> <p>AT THE SECOND EDG MEETING, THE BOARD WAS PLEASED THAT THE COMMERCIAL SPACE ALONG PINE STREET IS PROPOSED TO MAINTAIN THE FULL HEIGHT OF THE CHARACTER BUILDING BASE. THE COMMERCIAL BASE ALONG 11TH AVENUE, HOWEVER, IS SPLIT WITH COMMERCIAL AT THE SIDEWALK LEVEL AND RESIDENTIAL USE AT THE SECOND LEVEL. THE BOARD AGREED THAT THE PRIORITY IS KEEPING THE COMMERCIAL CHARACTER APPEARANCE OF THE ORIGINAL BASE BUILDING. THE BOARD AGREED THAT THE REVISED DESIGN SHOULD INCLUDE A BASE THAT APPEARS AS A WHOLE AS DID THE ORIGINAL COMMERCIAL STRUCTURE WITH THE ORIGINAL WINDOW PATTERNING.</p>	THE DESIGN CHANGES NOTED ABOVE (SEE A1) WILL ENHANCE HUMAN ACTIVITY BY EMPHASIZING THE COMMERCIAL CHARACTER OF 11TH AVE AND PLACING THE RESIDENTIAL ENTRY ON PINE ST, A MAJOR PEDESTRIAN THOROUGHFARE. IN ADDITION THE ENHANCED CONNECTION BETWEEN THE COURTYARD AND STREET VIA THE OPEN LOBBY WILL ACTIVATE THE ENTRY AND EMPHASIZE THE PEDESTRIAN CONNECTION. LOCATING THE GARAGE ENTRY OFF THE PRIVATE ALLEY WILL ENHANCE THE PEDESTRIAN EXPERIENCE BY REMOVING A CURB CUT AND A GARAGE DOOR FROM THE PRIMARY FACADES. WE ARE SEEKING A DEPARTURE FROM THE REQUIRED DRIVEWAY WIDTH TO ACCOMMODATE THIS DESIGN. IN ADDITION WE ARE SEEKING TO PROVIDE AN AREA FOR POSTERS JUST EAST OF THE RESIDENTIAL ENTRY ON PINE ST. SO THAT THE BUILDING MAY CONTINUE ITS ROLE AS AN INFORMATION HUB IN THE NEIGHBORHOOD.
A-8	PARKING AND VEHICLE ACCESS	SITING SHOULD MINIMIZE THE IMPACT OF AUTOMOBILE PARKING AND DRIVEWAYS ON THE PEDESTRIAN ENVIRONMENT, ADJACENT PROPERTIES, AND PEDESTRIAN SAFETY.	THE BOARD EXPRESSED A STRONG PREFERENCE FOR ACCESS TO BE TAKEN FROM THE PRIVATE ALLEY. IT WAS ALSO SUGGESTED THAT THIS SPIKE COULD BE USED TO ACTIVATE AND ENGAGE WITH THE BUILDING USES, BY INCLUDING TRANSPARENCY AT THE GROUND FLOOR OF THE EAST FACADE OR WRAPPING THE MATERIALS.	VEHICLE ACCESS IS OFF THE PRIVATE ALLEY AS REQUESTED. WE REQUIRE THE APPROVAL OF A DEPARTURE FOR DRIVEWAY WIDTH TO MAINTAIN THIS DESIGN AND ASK THAT IT BE APPROVED. IN ADDITION, LIVE/WORK UNITS WITH A HIGH DEGREE OF TRANSPARENCY AND DIRECT, AT-GRADE ACCESSSES ARE LOCATED ALONG THE EAST FAÇADE.
A-10	CORNER LOTS	<p>BUILDINGS ON CORNER LOTS SHOULD BE ORIENTED TO THE CORNER AND PUBLIC STREET FRONTS. PARKING AND AUTOMOBILE ACCESS SHOULD BE LOCATED AWAY FROM CORNERS.</p> <p><i>PIKE/PINE: BUILDINGS ON CORNER LOTS SHOULD REINFORCE THE STREET CORNER. TO HELP CELEBRATE THE CORNER, PEDESTRIAN ENTRANCES AND OTHER DESIGN FEATURES THAT LEND TO PIKE/PINE’S CHARACTER MAY BE INCORPORATED. THESE FEATURES INCLUDE ARCHITECTURAL DETAILING, CORNICE WORK OR FRIEZE DESIGNS.</i></p>	THE BOARD AGREED THAT THE BUILDING DESIGN SHOULD HOLD THE CORNER AND GROUND THIS CORNER OF THE INTERSECTION WITH STRONG, WELL-INTEGRATED BUILDING CLAD WITH HIGH QUALITY MATERIALS.	THE CORNER IS “HELD” WITH A 2-STORY RETAIL SPACE AT GROUND LEVEL AS REQUESTED. THE UPPER PORTION OF THE BUILDING REINFORCES THE EXISTING STREETScape AT PINE ST AND AT 11TH AVENUE BY MAINTAINING THE FAÇADE CLOSE TO THE PROPERTY LINE AS OTHER BUILDINGS IN THE AREA DO.
B-1	HEIGHT, BULK, AND SCALE COMPATIBILITY.	PROJECTS SHOULD BE COMPATIBLE WITH THE SCALE OF DEVELOPMENT ANTICIPATED BY THE APPLICABLE LAND USE POLICIES FOR THE SURROUNDING AREA AND SHOULD BE SITED AND DESIGNED TO PROVIDE A SENSITIVE TRANSITION TO NEARBY, LESS INTENSIVE ZONES. PROJECTS ON ZONE EDGES SHOULD BE DEVELOPED IN A MANNER THAT CREATES A STEP IN PERCEIVED HEIGHT, BULK, AND SCALE BETWEEN THE ANTICIPATED DEVELOPMENT POTENTIAL ON THE ADJACENT ZONES.	THE BOARD CHALLENGED THE APPLICANT TO CONSIDER OTHER CONFIGURATIONS OF THE BUILDING FORMS THAT INCLUDE A SET BACK OF THE NEW BUILDING FROM THE HISTORIC FAÇADE. THE DESIGN SHOULD STRIVE FOR INTEGRATED DESIGN WHILE ACKNOWLEDGING THE ORIGINAL BASE. HOW THE OLD AND NEW PORTIONS OF THE BUILDING ARE COMBINED PRESENT AN EXCITING OPPORTUNITY. THE NEW STRUCTURE SHOULD ENDEAVOR TO RESPOND TO THE DATUM LINES OF THE POLICE PRECINCT BUILDING NEXT DOOR, AS WELL AS TO THE BASE.	THE BUILDING FAÇADE HAS BEEN REDESIGNED WITH THE GOAL OF BEING BOTH A “BACKGROUND BUILDING” WITH RESPECT TO THE ORIGINAL FAÇADE AND BEING ATTRACTIVE IN ITS OWN RIGHT. IN ORDER TO ACCOMPLISH THIS WE HAVE DRAWN ON THE HISTORICAL PRECEDENT OF CAST IRON BUILDINGS TO LIGHTEN THE FAÇADE VISUALLY AND IMPOSE THE RHYTHM AND RIGOR INTRINSIC TO THOSE BUILDINGS. THE USE OF TONAL VARIATIONS RATHER THAN CHANGES IN COLOR BETWEEN THE VARIOUS ELEMENTS ALSO SIMPLIFIES THE BUILDING AND SHIFTS ATTENTION FROM THE NEW BUILDING TO THE BASE. INTEREST AND ARTICULATION ARE ADDED BY CREATING SEVERAL LEVELS OF DEPTH IN THE WALL SYSTEM. THE BUILDING MAINTAINS LIMITED SETBACKS AS PREVIOUSLY PROPOSED BUT IS DESIGNED TO RECEDE VISUALLY RATHER THAN LOOM OVER THE ORIGINAL STRUCTURE.

PRIORITY	TITLE	DESCRIPTION	EARLY DESIGN GUIDANCE	PROJECT RESPONSE
C-1	ARCHITECTURAL CONTEXT	<p>NEW BUILDINGS PROPOSED FOR EXISTING NEIGHBORHOODS WITH A WELL-DEFINED AND DESIRABLE CHARACTER SHOULD BE COMPATIBLE WITH OR COMPLEMENT THE ARCHITECTURAL CHARACTER AND SITING PATTERN OF NEIGHBORING BUILDINGS.</p> <p><i>PIKE/PINE: THE PIKE/PINE VERNACULAR ARCHITECTURE IS CHARACTERIZED BY THE HISTORIC AUTO-ROW AND WAREHOUSE INDUSTRIAL FEATURES OF HIGH GROUND FLOOR CEILINGS AND DISPLAY WINDOWS, DETAILED CORNICE AND FRIEZE WORK, AND TRIM DETAILING. ARCHITECTURAL STYLES AND MATERIALS THAT REFLECT THE LIGHT-INDUSTRIAL HISTORY OF THE NEIGHBORHOOD ARE ENCOURAGED.</i></p>	<p>THE GLAZING AND DETAILING OF THE EXISTING BUILDING SHOULD BE PRESERVED AND ALLOWED TO SHOWCASE THEMSELVES WITHIN THE NEW DEVELOPMENT. THE BOARD NOTED THAT THE 'ROOF FAÇADE' WILL BE VISIBLE AND SHOULD BE DESIGNED WITH THIS IN MIND. THE BOARD ALSO NOTED THAT IT WOULD BE APPROPRIATE FOR THE NEW BUILDING TO BE DESIGNED AS A BACKGROUND BUILDING TO THE HISTORIC FAÇADE AND NOT COMPETE FOR VISUAL ATTENTION.</p>	<p>THE UPPER BUILDING HAS BEEN CAREFULLY DESIGNED TO BE A BACKGROUND BUILDING WHILE STILL MAINTAINING INTEREST AND BEING HANDSOME IN ITS OWN RIGHT. THE IMPOSITION OF A VERY STRICT, RIGOROUS FAÇADE RHYTHM MAINTAINS VISUAL INTEREST WHILE ALLOWING THE BUILDING TO RECEDE AND COMPLIMENT, RATHER THAN COMPETE WITH THE HISTORIC FAÇADE. WORKING WITH A MONOCHROMATIC COLOR PALATE WILL ALSO REINFORCE THESE ATTRIBUTES.</p>
C-2	ARCHITECTURAL CONCEPT AND CONSISTENCY	<p>BUILDING DESIGN ELEMENTS, DETAILS AND MASSING SHOULD CREATE A WELL-PROPORTIONED AND UNIFIED BUILDING FORM AND EXHIBIT AN OVERALL ARCHITECTURAL CONCEPT.</p> <ul style="list-style-type: none">• BUILDINGS SHOULD EXHIBIT FORM AND FEATURES IDENTIFYING THE FUNCTIONS WITHIN THE BUILDING.	<p>THE BOARD FEELS THAT THE HISTORIC PORTION OF THE DEVELOPMENT SHOULD NOT APPEAR TO BE TACKED ON TO THE NEW BUILDING. THE NEW FAÇADE SHOULD RESPECT THE ORIGINAL FAÇADE AND ALLOW IT TO STAND PROUD RATHER THAN LIE WITHIN THE SAME PLANE. THE INTEGRITY OF THE EXISTING FAÇADE SHOULD BE KEPT INTACT AND WRAP THE ENTIRE BUILDING WHERE POSSIBLE AND INCLUDE THE FULL DEPTH OF RETURNS, CORNICES, ETC.</p> <p>THE BOARD DISCUSSED AT LENGTH THE SPLITTING OF THE HISTORIC BASE INTO COMMERCIAL AND RESIDENTIAL USES. THIS WAS OF PARTICULAR CONCERN AT SIDEWALK GRADE ALONG PINE STREET. THE BOARD WAS ADAMANT THAT THIS DIVISION OF USES NOT BE APPARENT FROM THE STREET.</p> <p>THE BOARD EXPRESSED SOME WILLINGNESS TO BE FLEXIBLE WITH THE SETBACK ABOVE THE BASE DEPENDING ON THE HOW THE NEW BUILDING IS INTEGRATED INTO THE EXISTING ONE IN TERMS OF MATERIALS, CONTINUATION OF DATUM LINES AND GRID PATTERNS.</p> <p>IF LESS THAN A 15 FOOT SETBACK IS PROPOSED, GREAT DETAIL IS EXPECTED TO SHOW HOW THIS WILL BE SUCCESSFULLY ACHIEVED WITHOUT MINIMIZING THE SCALE AND DETAILS OF THE HISTORIC BASE, USING HIGH QUALITY MATERIALS COMPATIBLE WITH THOSE OF THE BASE FAÇADE AS WELL AS CREATING A NEW BUILDING FORM THAT RESPONDS TO THE LINES AND TRANSPARENCY PATTERNS ESTABLISHED BY THE BASE.</p> <p>THE DESIGN OF THE TOP OF THE BUILDING SHOULD BE 'QUIET' AND NOT OVERLY OBTRUSIVE, ALLOWING THE BASE TO STAND OUT.</p> <p>AT THE SECOND EDG MEETING, THE BOARD DISCUSSED THE PROPOSED SETBACK OF THE NEW ADDITION FROM THE BASE. THEY AGREED THAT SETTING THE NEW BUILDING BACK WOULD BE ONE METHOD FOR DISTINGUISHING THE OLD FROM THE NEW. THE NEW ADDITION SHOULD BE OF OUR TIME, WHILE TAKING CUES FROM THE HISTORIC BASE. THE BOARD ENCOURAGED A DESIGN THAT ALLOWS THE COMPOSITION OF THE EXISTING BASE TO INFORM HOW THE UPPER BUILDING SITS ON THE BASE. SPECIFICALLY, THE "C" PORTION OF THE COMPOSITION IS ALONG PINE STREET IS DISTINGUISHED FROM "A" AND "B", HOWEVER IT SHOULD BE SETBACK MORE, SIMILAR TO "A" ON 11TH • ON 11TH AVENUE, THE EXISTING FENESTRATION NEEDS TO BE SHOWN ON THE ELEVATIONS — THESE SHOULD REMAIN UNCHANGED FROM THE ORIGINAL DESIGN. THE CORNER TREATMENT AS IT FRONTS ON BOTH PINE AND 11TH SHOULD BE THE SAME TO GIVE A STRONG, SOLID PRESENCE AT THE CORNER.</p>	<p>THE UPPER PORTION OF THE BUILDING HAS BEEN DESIGNED TO RELATE POSITIVELY TO THE HISTORIC BASE. THE RHYTHM OF THE VERTICAL ELEMENTS IS EXTENDED UPWARD IN THE COLUMN PATTERN. THE "A/B" PARTS OF THE BASE AT BOTH THE PINE AND 11TH FAÇADES ARE REFLECTED THROUGH SETBACK VARIATION. THE DESIGN OF UPPER PORTION HAS BEEN INFLUENCED BY THE HISTORIC CAST IRON BUILDING STYLE TO CREATE A DISCIPLINED RHYTHM OF FRAMES AND OPENINGS, MAKING THE FAÇADE APPEAR MUCH LIGHTER ATOP THE HISTORIC BASE. THE SIMPLICITY OF THE FAÇADE DESIGN ALLOWS IT TO RECEDE AND NOT COMPETE FOR VISUAL INTEREST WITH THE 2-STORY BASE. ALSO CRITICAL TO THIS STRATEGY IS THE USE OF HIGH QUALITY MATERIALS IN A FAIRLY MONOCHROMATIC COLOR PATTERN. THE METAL PANEL PROPOSED WILL ALLOW FOR SIMPLE DETAILING INCLUDING BREAK-SHAPE OUTSIDE CORNERS. THE CAREFUL USE OF HIS MATERIAL, ALONG WITH CLIP MOUNTED WINDOWS WILL TO ALLOW US TO KEEP THE FAÇADE QUIET WHILE CREATING SUBSTANTIAL VARIATION IN DEPTH. THIS COMBINATION OF RIGOROUS FAÇADE RHYTHM, MONOCHROMATIC PALATE, SIMPLE DETAILING AND VARIATION IN DEPTH DEVELOP THE FAÇADE WITH A RICH TEXTURE THAT WILL BE VISUALLY INTERESTING WHEN EXAMINED BUT STILL MAINTAIN A BACKGROUND RELATIONSHIP TO THE HISTORIC BASE.</p>

PRIORITY	TITLE	DESCRIPTION	EARLY DESIGN GUIDANCE	PROJECT RESPONSE
C-4	EXTERIOR FINISH MATERIALS.	<p>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.</p> <p>PIKE/PINE: NEW DEVELOPMENTS SHOULD RESPOND TO THE NEIGHBORHOOD'S LIGHT-INDUSTRIAL VERNACULAR THROUGH TYPE AND ARRANGEMENT OF EXTERIOR BUILDING MATERIALS. PREFERRED MATERIALS INCLUDE: BRICK, MASONRY, TEXTURED OR PATTERNED CONCRETE, TRUE STUCCO (DRYVIT IS DISCOURAGED) WITH WOOD AND METAL AS SECONDARY, OR ACCENT MATERIALS.</p>	<p>THE BOARD ENCOURAGED THE USE OF MASONRY OR OTHER VERY HIGH QUALITY MATERIAL THAT IS CONSISTENT WITH THE PIKE PINE NEIGHBORHOOD TO THE GREATEST EXTENT POSSIBLE AND LOOKS FORWARD TO REVIEWING A MORE DETAILED MATERIAL AND COLOR PALETTE THAT IS REFLECTIVE OF AND RESPONSIVE TO THE SURROUNDING ARCHITECTURAL AESTHETIC. THE BUILDING MATERIALS SHOULD WRAP AROUND TO THE ALLEY FAÇADE TO THE EAST.</p> <p>AT THE SECOND EDG MEETING, THE BOARD STRONGLY EXPRESSED CONCERN WITH THE METAL PANEL MATERIAL PROPOSED FOR THE NEW FLOORS ABOVE THE BUILDING BASE. THE BOARD REITERATED THAT THE DESIGN SHOULD NOT STRIVE TO IMITATE THE HISTORICAL NATURE OF THE BASE, BUT THAT THE MATERIAL SHOULD REFLECT THE MATERIALITY OF THE HISTORIC CONTEXT. THE BOARD AGREED THAT PRE-CAST CONCRETE OR MASONRY WOULD BE APPROPRIATE MATERIALS FOR THE NEW, UPPER FLOORS. THESE MATERIALS GIVE THE APPEARANCE OF A LOAD BEARING STRUCTURE AND OFFER DEEPER SHADOW LINES AND REVEALS. ALSO, THE PUNCHED OPENINGS FOR WINDOWS WORKS BETTER WITH A CONCRETE MATERIAL. THE BOARD NOTED THAT STUCCO WOULD NOT BE APPROPRIATE. THE BOARD WAS VERY SUPPORTIVE OF THE REUSE OF THE EXISTING WINDOWS OR WITH CLOSELY REPLICATED WINDOWS DESIGNS. THE BOARD WARNED AGAINST INCLUDING ARCHITECTURAL DETAILS THAT CANNOT BE REPLICATED WITH THE SAME LEVEL OF CRAFTSMANSHIP AS IS SHOWN ON THE BUILDING BASE. INSTEAD, THESE FEATURES CAN APPEAR TACKED ON. THE METAL CORNICE LINE OF THE BUILDING TOP SHOULD NOT STRIVE TO BE THE SAME AS THE CORNICE LINE OF THE EXISTING BUILDING.</p>	<p>THE NEW PROPOSED EXTERIOR MATERIAL IS AN EXTREMELY HIGH QUALITY METAL SHEATHING SYSTEM THAT ALLOWS THE FAÇADE TO DEVELOP EXCEPTIONAL DEPTH AND ARTICULATION. THE DESIGN INTENT IS TO LIGHTEN THE VISUAL MASS OF THE UPPER STORIES BY MOVING AWAY FROM THE PUNCHED OPENING VOCABULARY MENTIONED IN THE BOARD'S PREVIOUS COMMENTS AND INTO A LANGUAGE OF FRAME AND GLAZING CONSISTENT WITH HISTORICAL CAST IRON BUILDINGS.</p>
D-2	BLANK WALLS	<p>BUILDINGS SHOULD AVOID BLANK WALLS. WHERE UNAVOIDABLE, WALLS SHOULD RECEIVE DESIGN TREATMENT TO INCREASE PEDESTRIAN COMFORT AND INTEREST.</p>	<p>THE BOARD NOTED THAT POTENTIAL BLANK WALLS ALONG THE PRIVATE ALLEY SHOULD BE MINIMIZED.</p>	<p>NO SIGNIFICANT BLANK WALLS WILL BE CREATED AT THE PRIVATE ALLEY AS NOTED IN THE BOARD'S COMMENTS. THE BLANK WALL AT THE UPPER STORIES OF THE SOUTH FAÇADE WILL BE MITIGATED WITH VERTICAL GREENERY AND PLANTINGS AS NOTED ON THE ELEVATIONS AND LANDSCAPE PLANS.</p>
D-8	TREATMENT OF ALLEYS	<p>THE DESIGN OF ALLEY ENTRANCES SHOULD ENHANCE THE PEDESTRIAN STREET FRONT.</p>	<p>THE BOARD AGREED THAT THE TREATMENT OF THE STREET FAÇADE SHOULD WRAP AROUND TO THE ALLEY-LIKE FAÇADE AS THE EXISTING BUILDING DOES WITH GLAZING AND MATERIALS.</p> <p>AT THE SECOND EDG MEETING, THE BOARD WAS VERY PLEASED THAT THE PROPOSED FAÇADE WRAPS AROUND TO THE DRIVEWAY ALONG THE EAST OF THE BUILDING. THE BOARD ALSO ENCOURAGED THAT THE DESIGN OF THE BELOW GRADE PARKING AREA HAVE FLEXIBILITY TO BE ADAPTIVELY REUSED IN THE FUTURE TO ACCOMMODATE ARTS OR BACK OF HOUSE</p>	<p>THE ALLEY HAS BEEN FURTHER ENHANCED WITH THE DESIGN OF THE LIVE / WORK UNITS, TWO OF WHICH WILL HAVE THEIR ENTRANCES ON THE ALLEY FAÇADE.</p>
D-11	COMMERCIAL TRANSPARENCY	<p>COMMERCIAL STORE FRONTS SHOULD BE TRANSPARENT, ALLOWING FOR A VISUAL CONNECTION BETWEEN PEDESTRIANS ON THE SIDEWALK AND ACTIVITIES OCCURRING ON THE INTERIOR OF A BUILDING. BLANK WALLS ARE TO BE AVOIDED.</p>		<p>IN ADDITION TO MEETING THE TRANSPARENCY REQUIREMENTS, COMMERCIAL FAÇADES WILL INCLUDE OPERABLE WINDOWS AND OVERHEAD DOORS TO ALLOW THE USERS TO OPEN THE BUILDING TO THE STREET AND PROVIDE NOT JUST TRANSPARENCY BUT PERMEABILITY AS WELL.</p>
E-2	LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE.	<p>LANDSCAPING, INCLUDING LIVING PLANT MATERIAL, SPECIAL PAVEMENTS, TRELLISES, SCREEN WALLS, PLANTERS, SITE FURNITURE, AND SIMILAR FEATURES SHOULD BE APPROPRIATELY INCORPORATED INTO THE DESIGN TO ENHANCE THE PROJECT.</p> <p>PIKE/PINE: THE CREATION OF SMALL GARDENS AND ART WITHIN THE STREET RIGHT-OF-WAY IS ENCOURAGED TO ACTIVATE AND ENLIVEN THE PUBLIC REALM. VERTICAL LANDSCAPING, TRELLISES OR WINDOW BOXES FOR PLANTS IS ALSO DESIRABLE. PLEASE SEE THE DESIGN GUIDELINES DOCUMENT FOR SPECIFIC STREETS ALONG WHICH SUCH TREATMENT IS EMPHASIZED.</p>	<p>THE BOARD SUPPORTED THE PROPOSED OPEN SPACE LOCATION AT THE GROUND LEVEL AND AT THE SECOND FLOOR COURTYARD. BOTH SPACES SHOULD BE WELL LANDSCAPED AND PROGRAMMED FOR HUMAN ACTIVITY AND USE. THE BOARD NOTED THAT IF A ROOFTOP COURTYARD IS PROPOSED, THE DESIGN AND DETAILS MUST BE PRESENTED AT THE NEXT MEETING.</p> <p>AT THE SECOND EDG MEETING, THE BOARD EXPRESSED SUPPORT FOR THE NEW OPEN SPACE CONFIGURATION OF A CENTRAL INTERIOR COURTYARD OPEN SPACE. THE BOARD QUESTIONED THE DIMENSIONS OF THE SPACE (WHICH IS APPROXIMATELY 28 FEET MEASURED FROM RAILING TO RAILING) AND WHETHER THE PROPOSED SPACE WILL RECEIVE ADEQUATE LIGHT AND SUN SINCE IT IS SURROUNDED BY A SIX STORY BUILDING ON ALL FOUR SIDES. THE BOARD WAS VERY SUPPORTIVE OF GETTING MORE LIGHT INTO THE COURTYARD. THE BOARD WOULD LIKE TO BETTER UNDERSTAND HOW THIS SPACE WILL FUNCTION AND BE EXPERIENCED BY THE RESIDENTS, AS WELL AS THE DETAILS OF THE LANDSCAPE DESIGN GIVEN THE SHADOW CONDITIONS. THE BOARD NOTED THAT THE UNIT LAYOUTS SHOULD BE MINDFUL OF THE PRIVACY ISSUES ASSOCIATED WITH THE EXTERIOR CORRIDORS AROUND THE PERIMETER OF THE COURTYARD. THE BOARD STRESSED THAT THIS SPACE MUST BE WELL-EXECUTED IN ORDER FOR IT TRULY TO BE AN AMENITY FEATURE FOR THE RESIDENTS.</p> <p>ALL OF THE PROPOSED OPEN SPACES, INCLUDING THE COURTYARD, ROOFTOP AND STREET LEVEL SHOULD BE WELL DESIGNED AND PRESENTED IN DETAIL AT THE NEXT MEETING. THE BOARD ALSO WANTS TO KNOW HOW THE GREEN FACTOR IS BEING SATISFIED.</p>	<p>LANDSCAPING HAS BEEN DESIGNED TO ENHANCE THE SITE, THE RESIDENT EXPERIENCE AND THE URBAN ENVIRONMENT AS A WHOLE. STREET TREES WILL BE RETAINED ON PINE ST AND ADDED ON 11TH AVE. THE BUILDING WILL HAVE AN EXTENSIVE GREEN ROOF IN ADDITION TO HIGH QUALITY LANDSCAPING AT THE ROOFTOP AMENITY AREA. THE COURTYARD HAS BEEN REDESIGNED WITH A CENTRAL WALKWAY TO ENHANCE RESIDENT PRIVACY AND INCREASE THE OVERALL AMOUNT OF OPEN AREA. THE COURTYARD FLOOR IS UNLIKELY TO SERVE AS A PRIMARY GATHERING SPACE FOR RESIDENTS AND IS NOT BEING DESIGNED AS SUCH. INSTEAD THE COURTYARD IS DESIGNED TO MAXIMIZE LIGHT AND VENTILATION TO THE UNITS AND PROVIDE FOR A SENSE OF WHOLE BUILDING COMMUNITY AS PEOPLE WILL ENCOUNTER EACH OTHER REGULARLY WHEN COMING OR GOING. PLANTINGS AT THE COURTYARD LEVEL WILL BE DESIGNED TO COVER VERTICAL GREEN SCREENS IN SOME CASES AND TO DEFINE OUTDOOR SPACE FOR INDIVIDUAL UNITS IN OTHERS.</p>



DESIGN PRINCIPLES

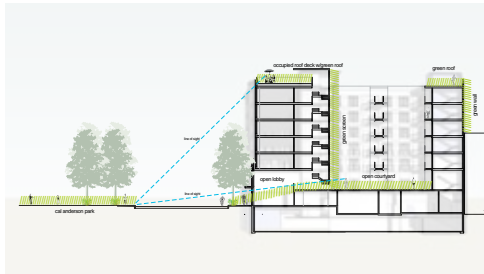
MASSING

The massing is a function of the building's performance. The courtyard scheme promotes energy efficiency, day-lighting, ventilation, and connectivity. The buildings sustainability depends on this scheme.



OLD / NEW

The addition is designed as a neutral foil to the existing historical façade. The use of a light framed opening vocabulary and monochromatic color scheme allow it remain a background building that celebrates, rather than dominates the base. A façade with highly rigorous rhythm and carefully articulated depth is historically honest and attractive in its own right.



COURTYARD

In addition to providing day-lighting and ventilation to the units, the courtyard is at the core of the building user's experience. Open volume connects all residential floors so that circulation becomes a community space. The dismal corridors of the traditional apartment model are literally turned inside-out. Every unit has their own front door and direct connection to the outside. Light is collected and celebrated through color, materials and landscape.



LANDSCAPE

From green roofs and walls to the communal amenity spaces at the courtyard and roof deck, high quality landscape is fully integrated into the building design. Plantings become another material in the design palate and are carefully selected to enhance building function as well as aesthetics.



SUSTAINABILITY

Anticipating LEED Gold Certification
Anticipating Build Green 5 Star
Participating in the City of Seattle Priority Green Pilot Program
Anticipating recognition through the Quality Grown Alliance Recognition Program

DEPARTURE REQUESTS

23.54.030 D1e: Residential Drive Width
Request a departure to reduce the required driveway width from 20' to 16' to allow vehicles to access the garage via the private Alley.

23.47A.008 B3b Street Level Development Standards

- Request a departure to allow Mezzanines in the commercial bay at the NW corner and the Live / Work space at the NE corner.
- Request a departure to allow 10'-6" floor to floor height at Live Work spaces accessed from the private alley.

TYPE ONE DECISION REQUEST

23.73.010 C2b Setback from existing structure.
Per 23.73.010 C3 we are requesting a Type One Decision by the Director to reduce the setback from the existing structure as shown. This reduction is necessary to execute the courtyard scheme.



APPENDIX

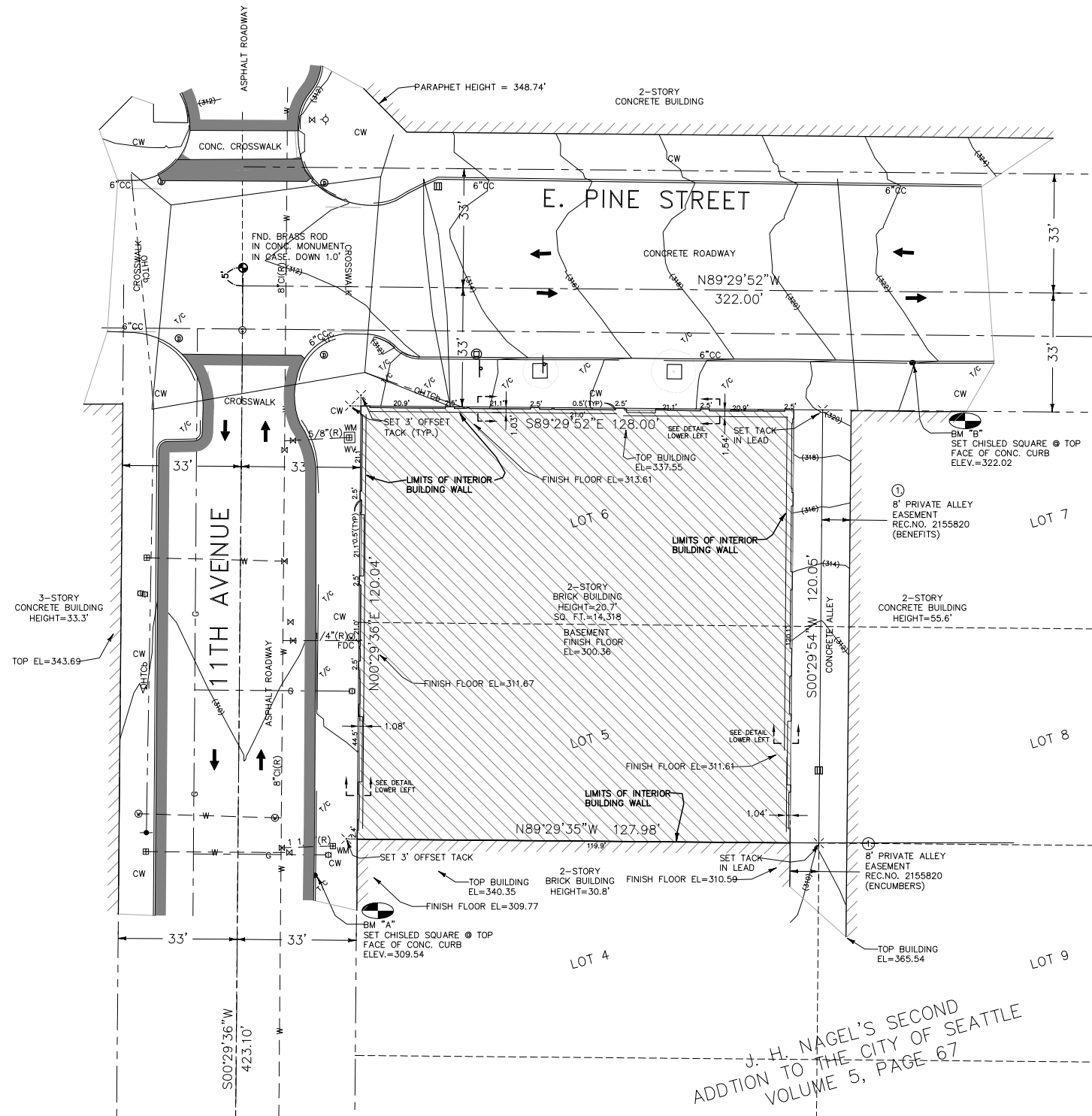
Building Area by Floor Level and Use

Floor level	Square Footage of Areas by Use						Gross Floor Plate Area (Including outdoor Circulation)
	Parking	Common Area	Comercial	Residential	Outdoor Circulation*	Circulation and Other**	
B1	13,078	0	0	0	0	1,287	14,365
L1	871	3067	5761	2819	0	1,057	13,575
L2	0	0	0	8635	2746	3,549	12,184
L3	0	0	0	10231	1419	1,776	12,007
L4	0	0	0	10231	1419	1,776	12,007
L5	0	0	0	10231	1419	1,776	12,007
L6	0	0	0	10231	1419	1,776	12,007
L7	0	0	0	10231	1419	1,776	12,007
Total	13949	3067	5761	62609	9841	14773	100159

*Outdoor Circulation space includes the L2 Courtyard and all open walkways at the residential levels.

**Circulation and Other includes the Outdoor Circulation Area

Required Amenity Space at 5% of area in residential use:		3,130 SF
Provided:	1,300 SF at Courtyard	
	2,307 SF at Roof	
	3,607 SF Total	



LEGEND			
	EDGE OF A.C.		PROPERTY CORNER
	CONCRETE SURFACE		RECORD INFORMATION
	BENCH MARK		STORM DRAIN MANHOLE
	CONCRETE		PIPE - STORM DRAIN
	CONCRETE CURB		SANITARY MANHOLE
	CONCRETE DRIVE		PIPE - SANITARY SEWER
	CHANNEL		STORM DRAIN MANHOLE
	CONCRETE WALK		STREET LIGHT HAND HOLE
	CATCH BASIN INLET		SANITARY SIDE SEWER
	DECIDUOUS TREE		OVERHEAD
	DUCTILE IRON PIPE		OVERHEAD TRAFFIC LIGHT
	ELECTRICAL CABLE		PEDESTRIAN SIGNAL
	ELECTRICAL CONDUIT (BURIED)		SIGN
	ELECTRICAL MANHOLE		TOP OF CURB
	ELECTRICAL METER		TELEPHONE CABLE
	ELECTRICAL VAULT		TELEPHONE CONDUIT (BURIED)
	FLOW LINE AT GUTTER		TELEPHONE MANHOLE
	EXISTING SURVEY MONUMENT		TELEPHONE VAULT
	FIRE HYDRANT		TRAFFIC SIGNAL JUNCTION BOX
	GAS MAIN		TREE (DECIDUOUS)
	GAS VALVE		WOOD UTILITY POLE
	WOOD GUY ANCHOR POLE		WOOD POLE W/STREET LIGHT & WIRES
	INVERT ELEVATION		STREET LIGHT (NO WIRES)
	IRON PIPE		WATER MAIN
	JUNCTION BOX		WATER MANHOLE
	PARKING METER		WATER METER
	PARKING SPACE		WATER VALVE
	PLANTER		WATER VAULT

SITE NOTES

SITE ADDRESS:
1530 11TH AVENUE
SEATTLE, WASHINGTON

TAX ACCOUNT NO.:
6003500305

ZONING:
NC3-65

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995, COMMUNITY PANEL NO. 53033C0630F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.

HORIZONTAL DATUM:
NAD 83/91, SEATTLE ENGINEERS DATUM BASED ON THE MONUMENTED CENTERLINE OF 11TH AVENUE BETWEEN EAST PINE STREET AND EAST PIKE STREET.

VERTICAL DATUM:
BASED ON CITY OF SEATTLE (NAVD 88) BENCHMARK SNV-2501, BRASS DISC 1.0 FOOT NORTH AND 1.0 FOOT WEST OF INTERSECTION OF BACK OF WALKS AT THE SOUTHEAST CORNER OF EAST MADISON STREET AND 12TH AVENUE. ELEVATION = 306.95

AREA:
SITE AS SHOWN CONTAINS 15,364 SQUARE FEET OR 0.3527 ACRES, MORE OR LESS.

PARKING SPACE COUNT:
PARKING SPACES TOTAL 0 INCLUDING 0 HANDICAP ACCESSIBLE SPACES.

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

DESCRIPTION:
LOTS 5 AND 6, BLOCK 12, J. H. NAGEL'S SECOND ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON.

TOGETHER WITH A PRIVATE EASEMENT FOR ALLEY PURPOSES OVER THE EAST 8 FEET OF LOTS 3 AND 4 AND THE WEST 8 FEET OF LOTS 7, 8, 9 AND 10 OF SAID BLOCK 12.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 1158661, DATED MARCH 16, 2005. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.

- ① EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
- | | |
|-------------------|--|
| GRANTEE: | OWNERS |
| PURPOSE: | PRIVATE ALLEY |
| AREA AFFECTED: | EAST 8 FEET OF SAID PREMISES, AND OTHER PROPERTY |
| RECORDED: | MARCH 19, 1926 |
| RECORDING NUMBER: | 2155820 |
2. COVENANT OFF-SITE ACCESSORY PARKING, INCLUDING THE TERMS AND PROVISIONS THEREOF:
- | | |
|-------------------|--------------|
| RECORDED: | JUNE 3, 1997 |
| RECORDING NUMBER: | 9706031170 |

