

Site Information

219 Pontius Avenue North is located on the west side, mid-block, between Thomas Street to the north and John Street to the south with an alley along the west property line. There is an existing one-story commercial CMU-block building and paved lot on the southern portion of the site where the grade is relatively flat between the sidewalk and the alley. The southern wall of the existing CMU-block building is acting as a retaining wall for the parcel to the south where the grade is up to eight feet higher along the property line. There is an existing two-story residence located on the northeast corner of the site that is positioned on top of a four to eight foot tall knoll, which slopes steeply away from the foundation on all sides. The north side of the sloping knoll is partially on the adjacent property, a paved parking lot part of the Immanuel Lutheran Church property. There are no existing street trees or other significant landscape elements existing on site.

Site Zoning

The site is within the South Lake Union Urban Center and is zoned Seattle Mixed/Residential (SM/R 55/75). There are two Seattle Landmark buildings within 250 feet: Immanuel Lutheran Church (the site is directly to the north) and New Richmond Laundry Building (the site is across Pontius Avenue North to the East). Fairview Avenue North, a scenic view corridor, is within 500 feet. Adjacent zoning one block south is SM 125 and half a block to the East is SM 75.

Neighborhood Development

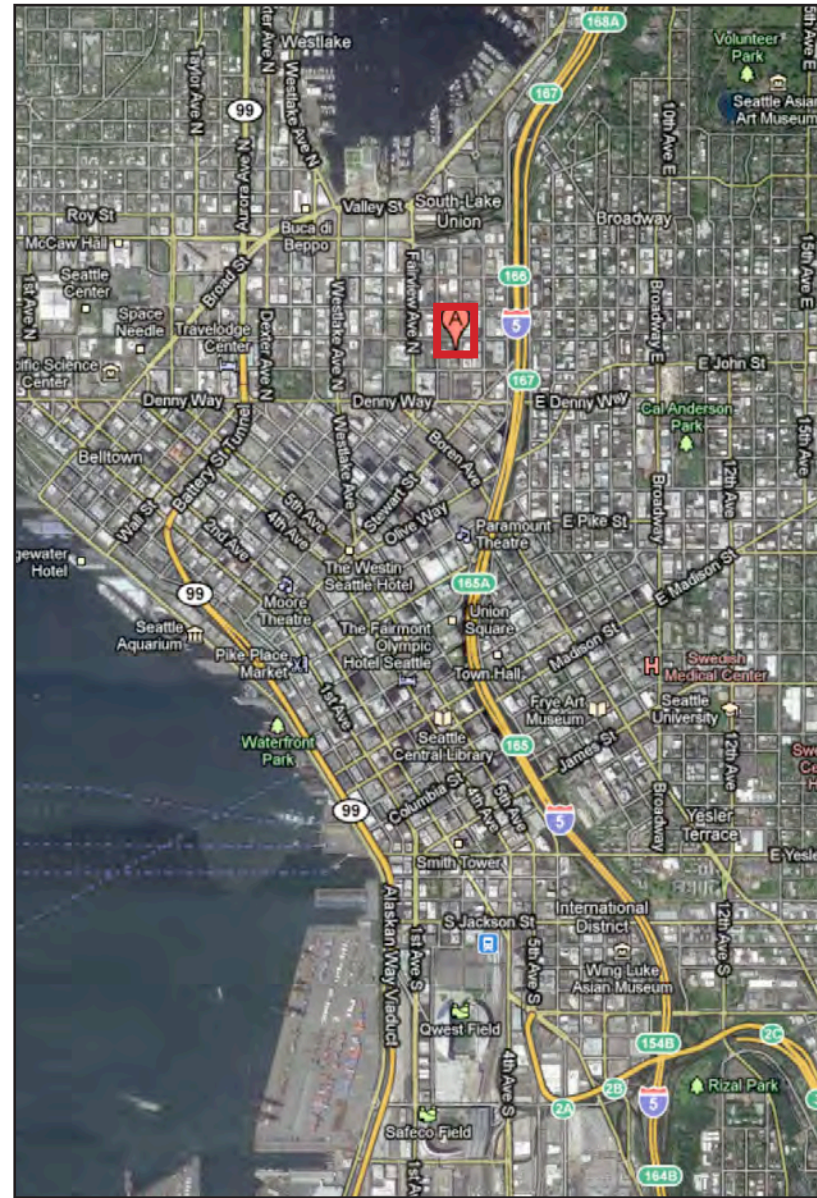
Pontius Avenue North is relatively flat between Mercer Street and Denny Way, making a jog to the west at John Street. Pontius Avenue North has many community elements, historic & landmark buildings and new development lining its sidewalks. Community elements include the Cascade Playground, P-Patch and People's Center. Historic & landmark buildings include the New Richmond Laundry Building (Seattle Landmark), the Immanuel Lutheran Church (Seattle Landmark), the Flower Warehouse and the Carlton. New development includes the Seattle Cancer Care Alliance House, Alley 24 and the Amli Apartment Homes. The Neighborhood Plan is to blend business and residential uses to maintain and encourage a working community. The South Lake Union/Cascade neighborhood also has connections to many other Seattle neighborhoods either as a pedestrian or by public transportation.

Development Objectives

This project will add to the diversity of housing opportunities within the South Lake Union/Cascade neighborhood by providing housing for 84 low-income individuals. The first floor will be dedicated to green open space, residential common areas and support services while the upper five floors will be studio apartments. The design of the building will be inspired by the historic buildings in the neighborhood drawing from their materials, details and architectural gestures. A major focus is on the main entry and how it relates to other neighborhood connections. Pedestrian activity will be energized along Pontius Avenue North and the Alley through levels of transparency between the public and private space using green space, set backs and openings. Vehicular parking and commercial space is not required or provided, but 21 bicycle spaces will be available. The only anticipated departure requested is the Upper Level Setback along the alley.

219 Pontius Avenue North
Seattle, WA 98109
DPD Project Number: 3011476

SEATTLE MAP

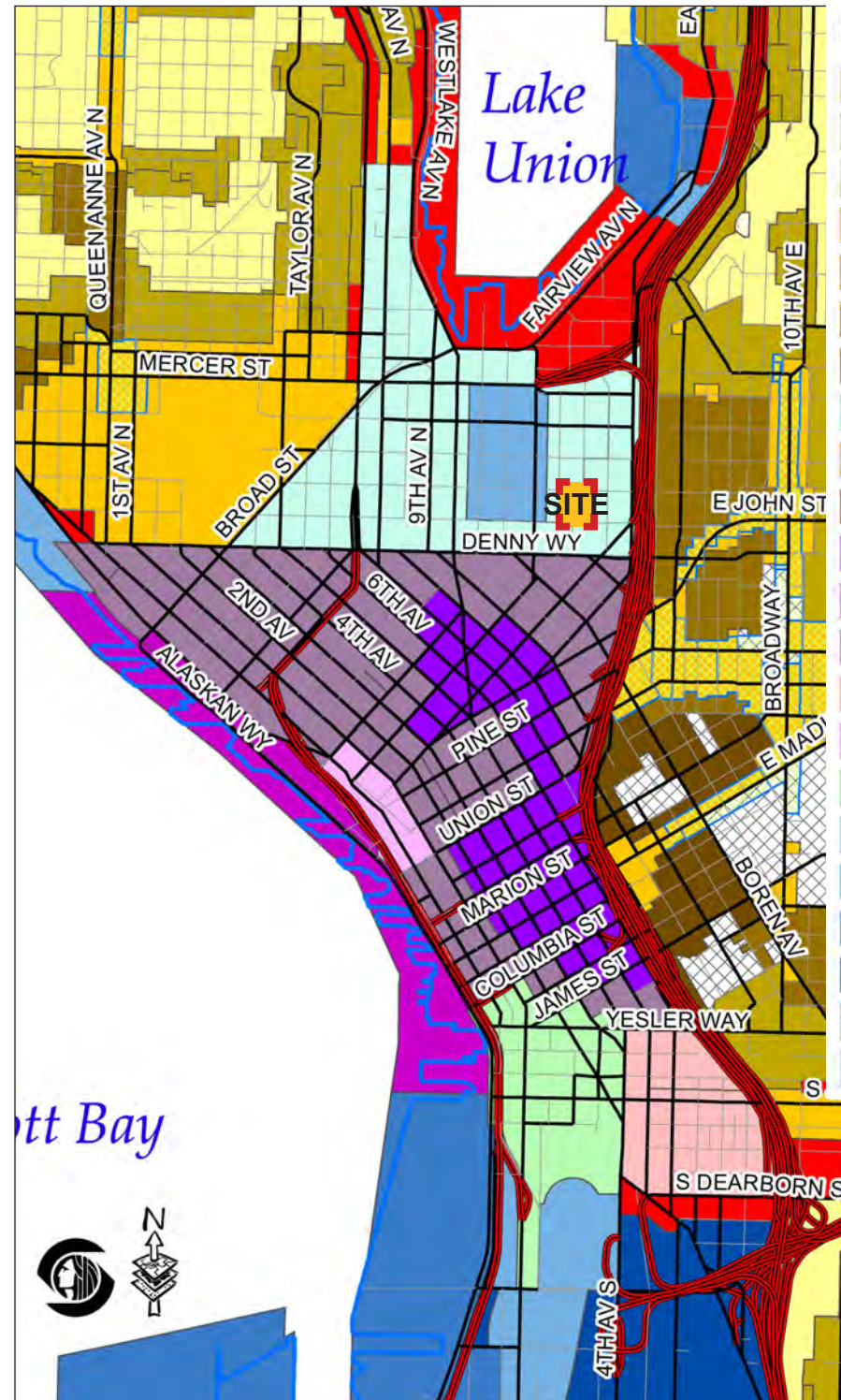


VICINITY MAP



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- 02: Zoning Map
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- 11: Scheme A
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- 13: Scheme C
- 14: Requested Departure
- 15: Design Guideline Analysis
- 16: SMR Projects

PONTIUS APARTMENTS



- Legend**
- Single Family 5000
 - Single Family 7200
 - Single Family 9600
 - Residential Small Lot
 - Lowrise
 - Midrise
 - Highrise
 - Seattle Mixed
 - Neighborhood Commercial
 - Commercial
 - Downtown Office Core
 - Downtown Harborfront
 - Downtown Mixed
 - International District
 - Pike Market Mixed
 - Pioneer Square Mixed
 - Industrial Buffer
 - Industrial Commercial
 - Industrial General 1
 - Industrial General 2
 - Major Institution
 - Pedestrian Areas



Seattle Mixed Residential (SM/R 55/75) Zoning Requirements

23.48.010. General Structure Height

The maximum structure height is seventy-five (75) feet. *The proposed height is sixty-five (65) feet.*

23.48.012. Upper-Level Setback Requirements

200-block of Pontius Avenue North is not on Map A.

Structures on lots abutting an alley in the SM/R designated area shall provide an upper-level setback for the facade facing an alley, for any portion of the structure greater than twenty-five (25) feet in height.

Upper-level setbacks shall be provided as follows: Any portion of the structure shall be set back at least one (1) foot for every two (2) feet of height above twenty-five (25) feet, up to a maximum required setback of fifteen (15) feet. *Departure requested.*

23.48.014. General Façade Requirements

200-block of Pontius Avenue North is not on Map B (Not a pedestrian street)

A primary building entrance shall be required from the street or street-oriented courtyards and shall be no more than three (3) feet above or below the sidewalk grade. All facades shall have a minimum height of fifteen (15) feet.

23.48.016. Standards Applicable to Specific Areas

Seattle Mixed/Residential (SM/R):

Single purpose residential structures and mixed-use structures with sixty (60) percent or more of the structure's gross floor area in residential use are permitted to a height of seventy-five (75) feet.

Residential floor area is exempt from FAR calculations.

23.48.018. Transparency and Blank Façade Requirements

200-block of Pontius Avenue North is not on Map B (Not a pedestrian street)

Façade Transparency and blank façade requirements shall apply to the area of the façade between two (2) feet and eight (8) feet above the sidewalk. A minimum of thirty (30) percent of the width of the street-level facade must be transparent.

Blank facades shall be limited to segments thirty (30) feet wide, except for garage doors which may be wider than thirty (30) feet. Any blank segments of the façade shall be separated by transparent areas at least two (2) feet wide. The total of all blank façade segments, including garage doors, shall not exceed seventy (70) percent of the street façade of the structure. Blank facade limits shall not apply to portions of structures in residential use.

23.48.019. Street-Level Uses

Only Class-1 Pedestrian Streets have street-level requirements. *Pontius Avenue North is not a Class-1 Pedestrian Street.*

23.48.020. Residential Amenity Area

All new structures containing more than twenty (20) dwelling units shall provide residential amenity area in an amount equivalent to five percent (5%) of the total gross floor area in residential use. *1,779 Square feet required.*

1. Residential amenity area shall be provided on-site.
2. The residential amenity area shall be available to all residents and may be provided at or above ground level.
3. A maximum of fifty percent (50%) of the residential amenity area may be enclosed. *890 Square feet required.*
4. The minimum horizontal dimension for required residential amenity area shall be fifteen feet (15'), and no required residential amenity area shall be less than two hundred twenty-five (225) square feet.
5. The exterior portion of required residential amenity area shall be landscaped and shall provide solar access and seating according to standards promulgated by the Director.

23.48.024. Screening and Landscaping Standards

Street trees are required.

23.48.031. Solid Waste and Recyclable Materials Storage Space.

Multi-Family with 51-100 Units = 200SF minimum area for storage space with a front-loading container. The storage space shall have no dimension less than six feet. For front-loading containers, direct access shall be provided from the alley or street and any proposed gates or access routes shall be a minimum of ten feet wide.

23.54.015 Required Parking and Bicycle Parking

Table B: Residential uses in commercial and multifamily zones within Urban Centers (South Lake Union Urban Center) no minimum requirement. Table E: Parking for Bicycles - Multi-Family structures require 1 per 4 units = *21 bicycle parking spaces.*



PROJECT SITE FROM NORTHWEST



PROJECT SITE FROM NORTHEAST



PROJECT SITE FROM EAST

PONTIUS APARTMENTS

STREET ELEVATION - PONTIUS AVENUE NORTH, WEST SIDE OF STREET



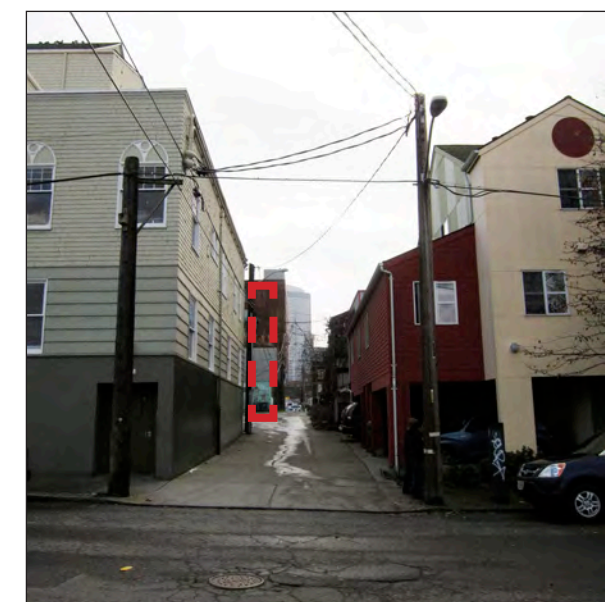
JOHN STREET | SEATTLE CANCER CARE ALLIANCE HOUSE | APARTMENTS | PROJECT SITE | CHURCH PARKING | IMMANUEL LUTHERAN CHURCH | THOMAS STREET



LOOKING NORTH ALONG PONTIUS AVENUE
NORTH FROM JOHN STREET



LOOKING NORTHEAST FROM ALLEY



LOOKING SOUTH ALONG ALLEY
FROM THOMAS STREET

STREET ELEVATION - PONTIUS AVENUE NORTH, EAST SIDE OF STREET



THOMAS STREET

ALLEY 24/NEW RICHMOND LAUNDRY BUILDING

ALLEY 24

JOHN STREET



LOOKING SOUTHWEST FROM ALLEY



LOOKING NORTHWEST FROM ALLEY



LOOKING SOUTH FROM ALLEY

PONTIUS APARTMENTS



- RESIDENTIAL
- MIXED-USE
- OFFICE/RETAIL
- INDUSTRIAL
- COMMUNITY



1 MIRABELLA



2 BREWSTER APARTMENTS



3 SEATTLE CANCER CARE ALLIANCE HOUSE



4 IMMANUEL LUTHERAN CHURCH



5 ALLEY 24 - OFFICE, RETAIL & APARTMENTS



6 ALCYONE APARTMENTS



7 CASCADE PARK AND P-PATCH



8 CASCADE PARK AND P-PATCH



9 FLOWER WAREHOUSE



ENTRY/COMPOSITION



ENTRY



COMPOSITION/REPETITION



ENTRY/COMPOSITION



ENTRY/COMPOSITION



COMPOSITION

PONTIUS APARTMENTS



TRANSPARENCY



SCREENING



TRANSPARENCY



SETBACK & GREEN SPACE



SCREENING



TRANSPARENCY



ENTRY/SCREENING



ENTRY



SCREENING



ENTRY/SCREENING

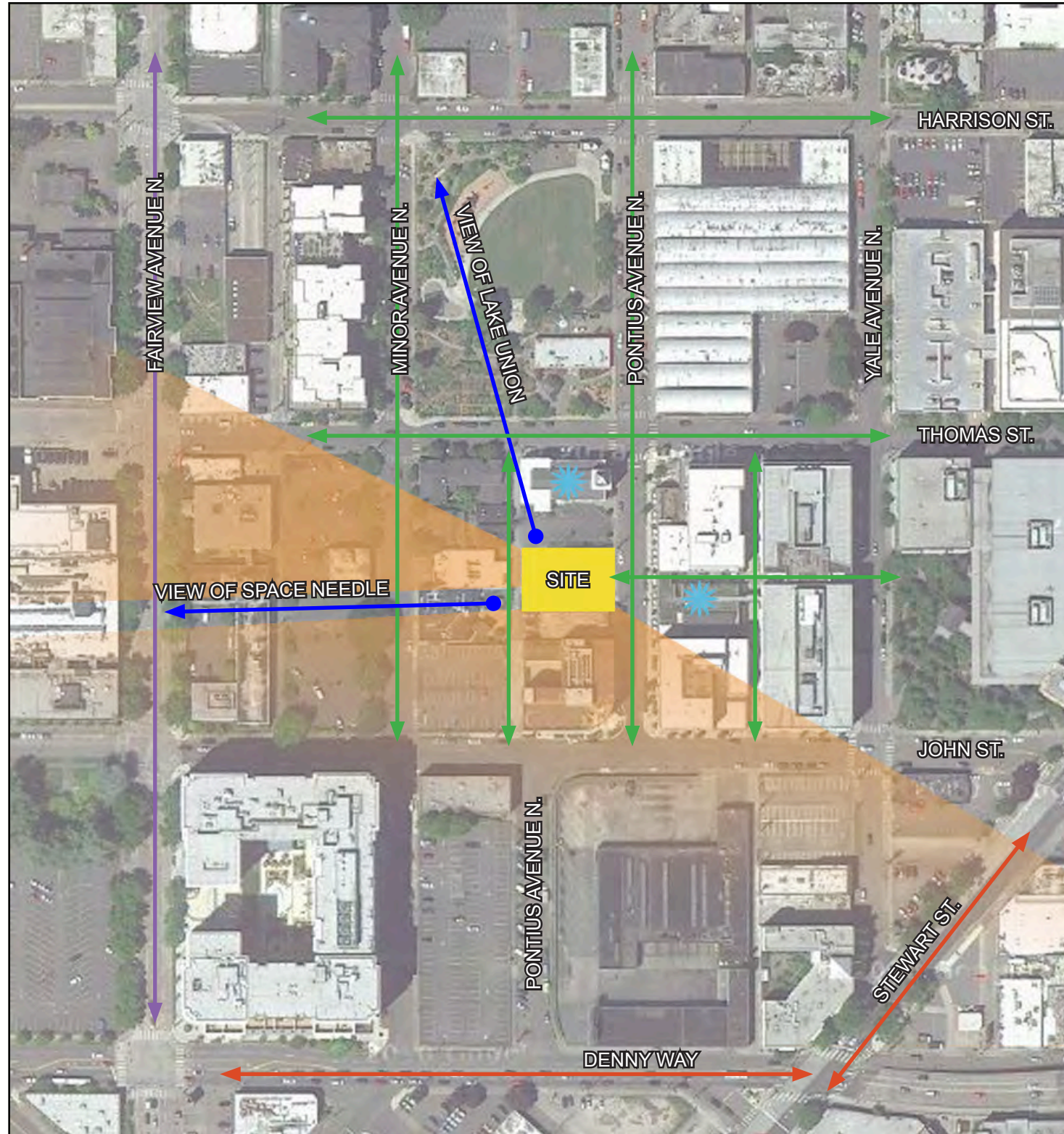








ENTRY/SCREENING

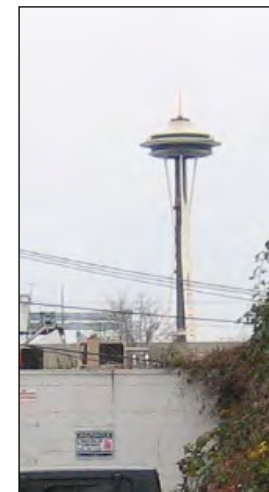


SCREENING

PONTIUS APARTMENTS

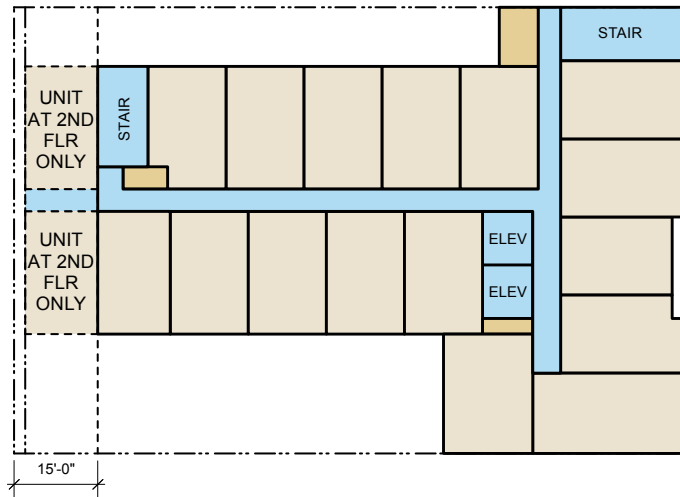


-  SOLAR ACCESS
-  POTENTIAL ACCESS TO VIEWS
-  LANDMARKS:
 - IMMANUEL LUTHERAN CHURCH
 - NEW RICHMOND LAUNDRY BUILDING
-  NORTH/SOUTH PEDESTRIAN CONNECTION
-  HEAVY TRAFFIC FLOW
-  VIEW CORRIDOR

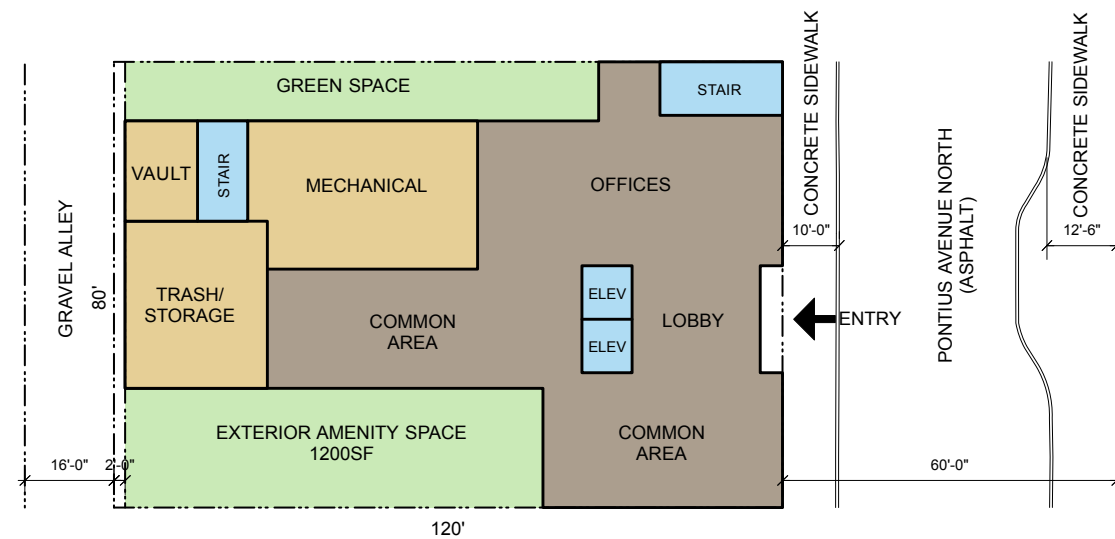


BUILDING PROGRAM

- RESIDENTIAL UNITS
- COMMON AREA/OFFICE
- CIRCULATION
- STORAGE/MECHANICAL



↑ 2ND FLOOR PLAN (3,4,5,6 SIMILAR)
 (18) STUDIO UNITS AT 2ND FLOOR,
 (16) STUDIO UNITS AT 3RD, 4TH & 5TH FLOOR
 (14) STUDIO & (1) ONE BEDROOM UNIT AT 6TH FLOOR
 APPROXIMATELY 250-300SF EACH = 81 TOTAL UNITS



↑ FIRST FLOOR PLAN
 9,600 SF LOT AREA
 38,800 SF BUILDING AREA



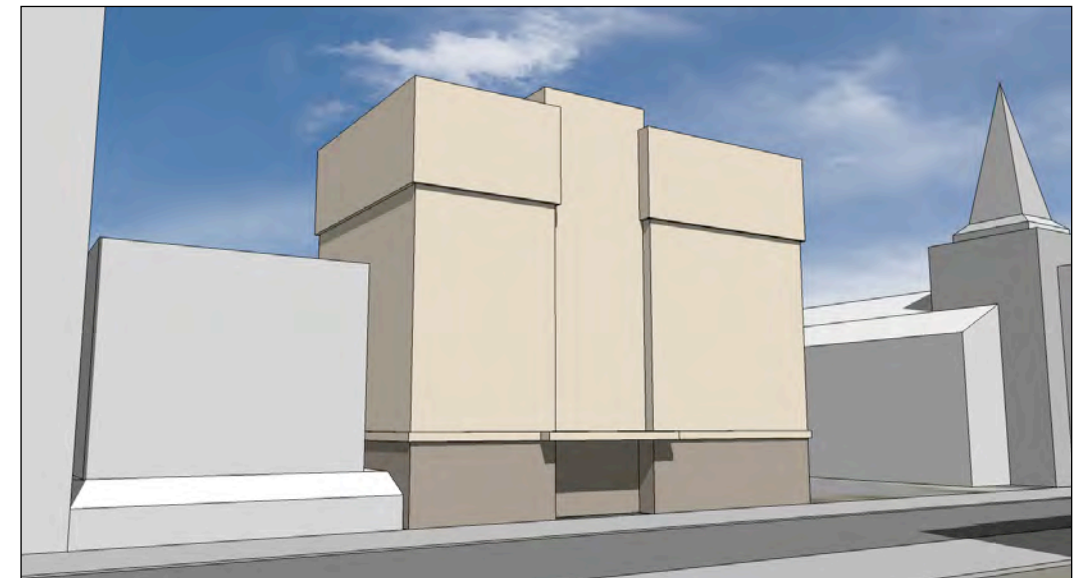
NORTHEAST BIRD'S EYE VIEW



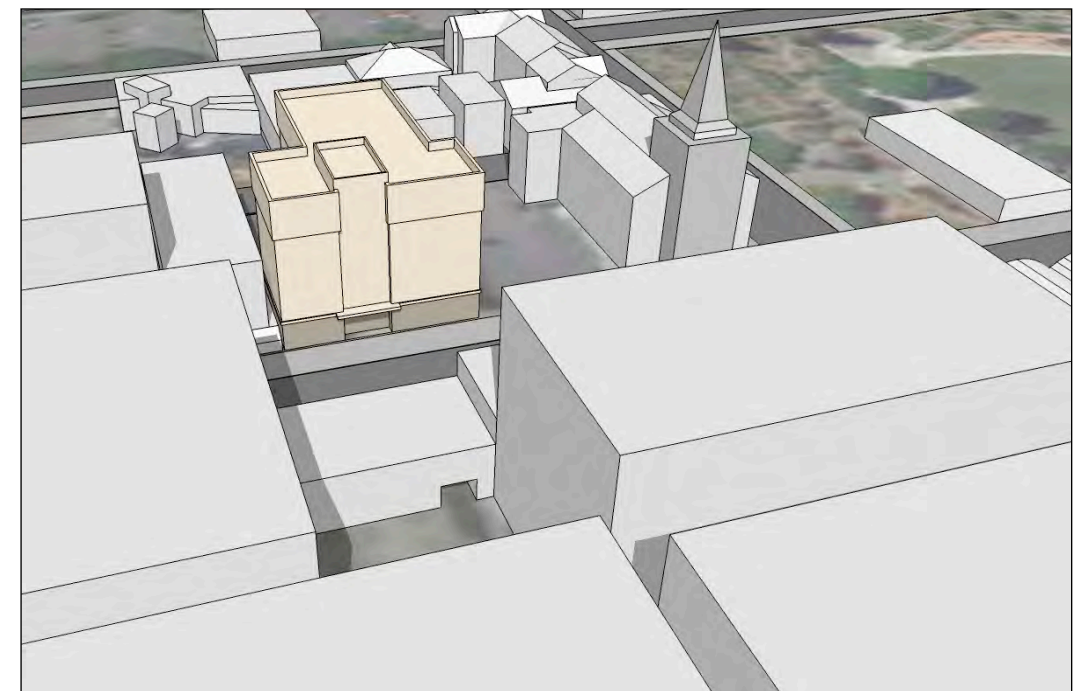
NORTHEAST ELEVATION



SOUTHWEST ELEVATION



EAST ELEVATION

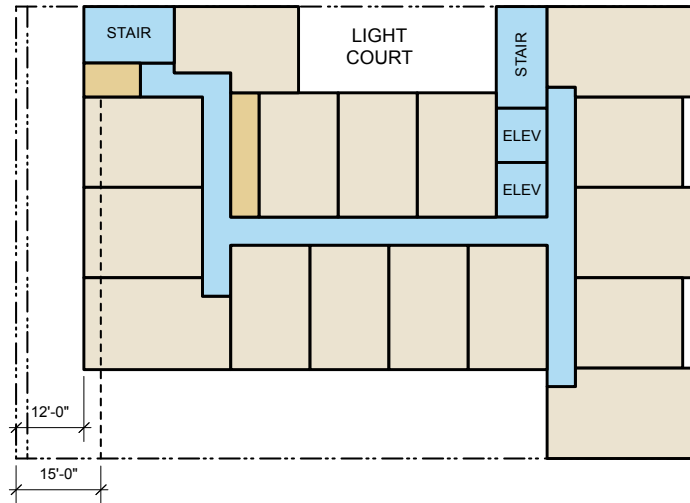


CONTEXTUAL RELATIONSHIPS

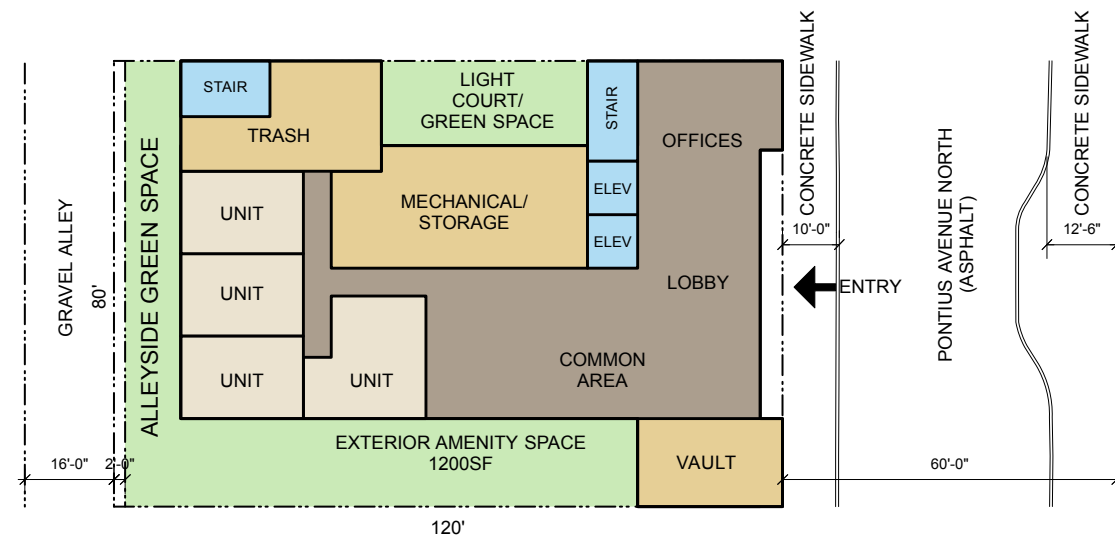
PONTIUS APARTMENTS

BUILDING PROGRAM

- RESIDENTIAL UNITS
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 (16) STUDIO UNITS AT 2ND, 3RD, 4TH, 5TH & 6TH FLOOR
 APPROXIMATELY 250-300SF EACH = 84 TOTAL UNITS



↑ FIRST FLOOR PLAN
 (3) STUDIO & (1) ONE BEDROOM UNIT
 9,600 SF LOT AREA
 39,500 SF BUILDING AREA



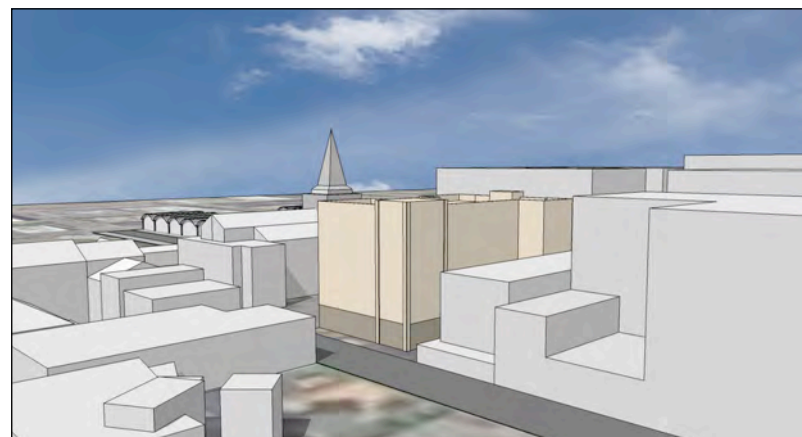
NORTHEAST BIRD'S EYE VIEW



EAST ELEVATION



NORTHEAST ELEVATION



SOUTHWEST ELEVATION



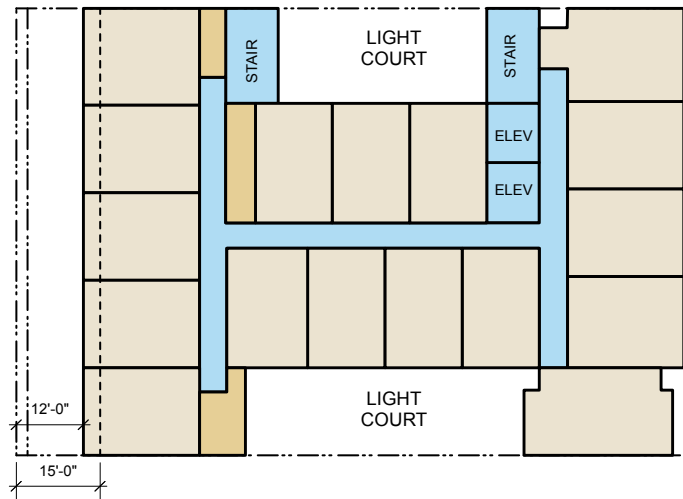
CONTEXTUAL RELATIONSHIPS

PLYMOUTH HOUSING GROUP

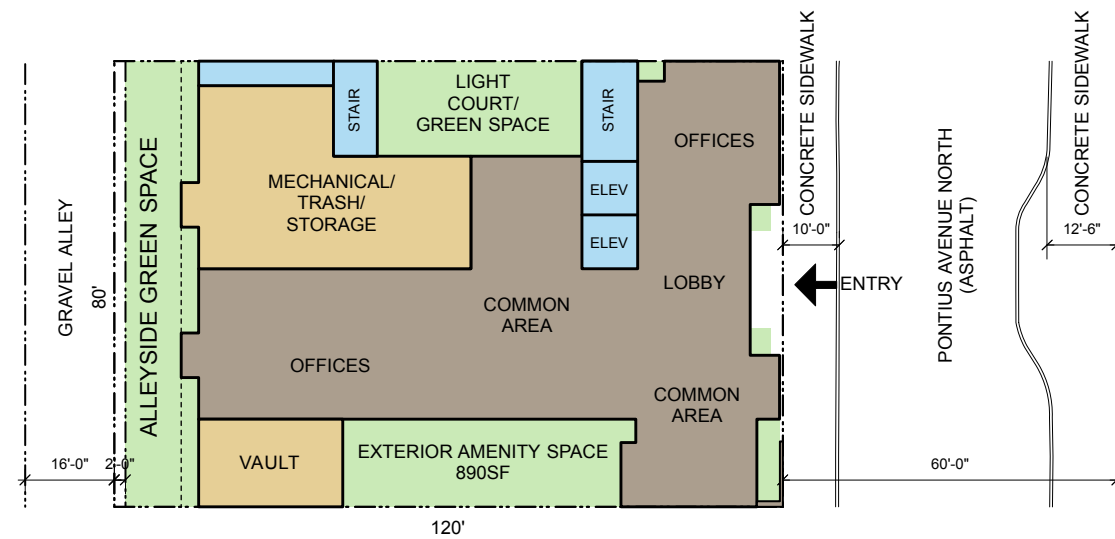
PONTIUS APARTMENTS

BUILDING PROGRAM

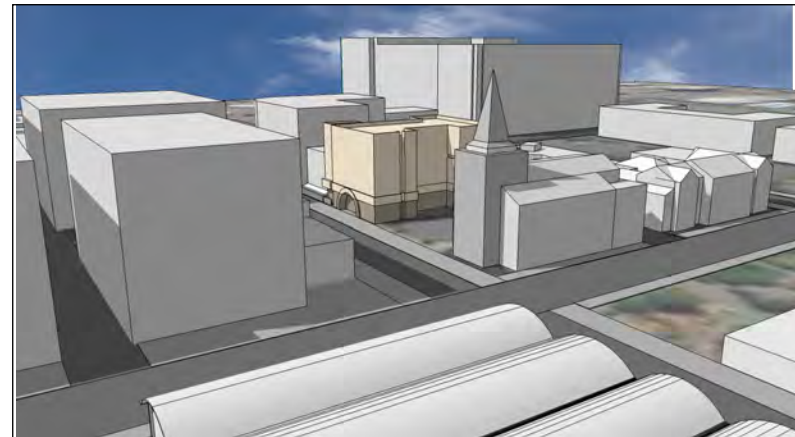
- RESIDENTIAL UNITS
- COMMON AREA/OFFICE
- CIRCULATION
- STORAGE/MECHANICAL



↑ (17) STUDIO UNITS AT 2ND, 3RD, 4TH & 5TH FLOOR
 (16) STUDIO & (1) ONE BEDROOM UNIT AT 6TH FLOOR
 APPROXIMATELY 250-300SF EACH = 84 TOTAL UNITS



↑ 9,600 SF LOT AREA
 41,400 SF BUILDING AREA



NORTHEAST BIRD'S EYE VIEW



EAST ELEVATION



NORTHEAST ELEVATION



SOUTHWEST ELEVATION



CONTEXTUAL RELATIONSHIPS

PONTIUS APARTMENTS

Upper Level Setbacks (SMC 23.48.012):

Structures on lots abutting an alley in the SM/R designated area shall provide an upper-level setback for the facade facing an alley, for any portion of the structure greater than twenty-five (25) feet in height.

Upper-level setbacks shall be provided as follows: Any portion of the structure shall be set back at least one (1) foot for every two (2) feet of height above twenty-five (25) feet, up to a maximum required setback of fifteen (15) feet.

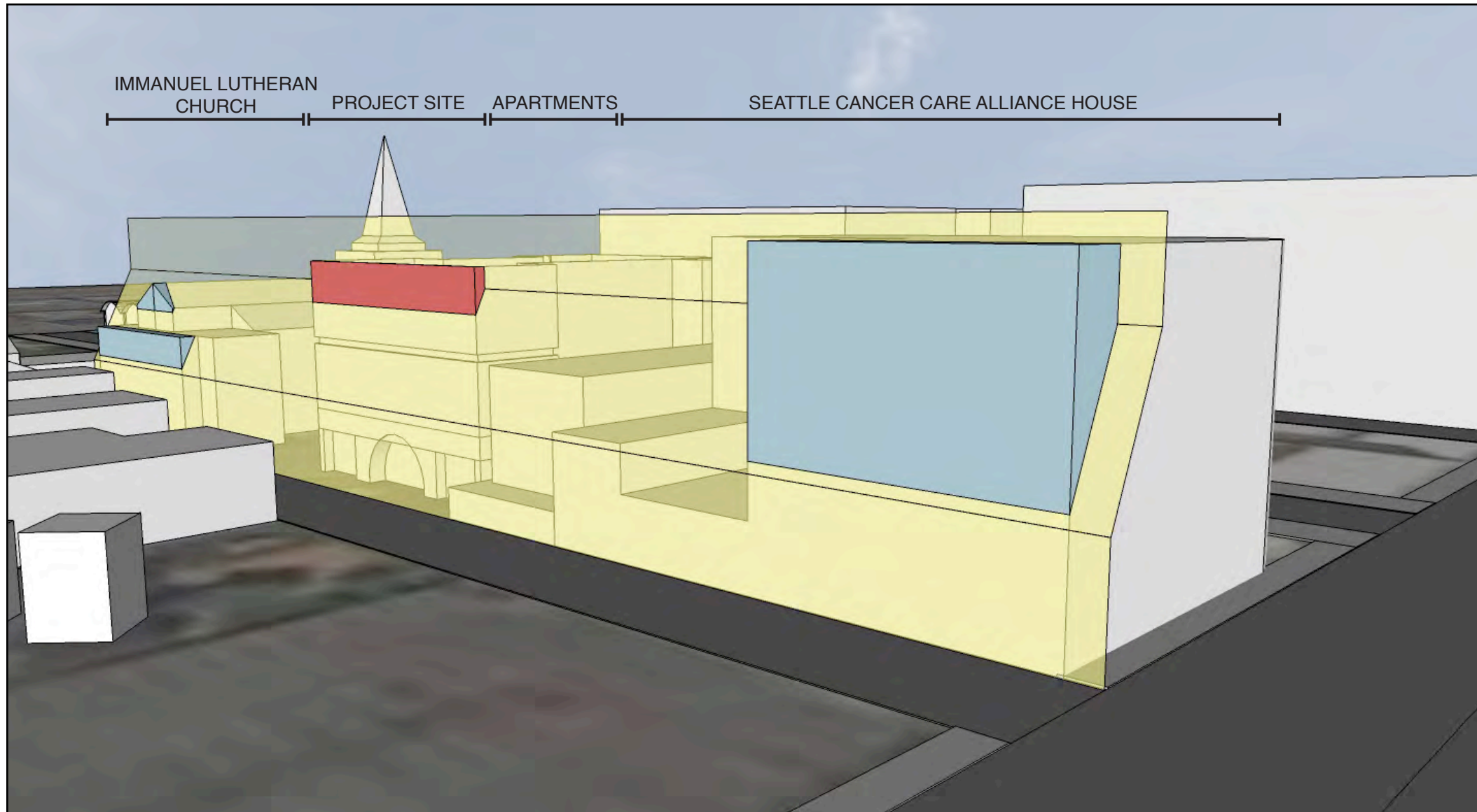
Rationale:

In preferred Scheme C, the building is set back twelve (12) feet from the west property line opening up the entire alley for light, air circulation and open space. It is this project's goal to encourage activity along the alley by locating common areas and/or offices adjacent to the alley and open green space with a seating area. This project intends to stay below the allowable building height of seventy-five (75) feet with a proposed height of sixty-five (65) feet. Articulation, architectural features, materials and colors to address bulk and scale will be designed to reduce the impact of entire facade along the alley. Other elements of the project that are being provided as a benefit to the neighborhood and adjacent properties include lightwells at the north and south property lines, undergrounding existing overhead utility lines along

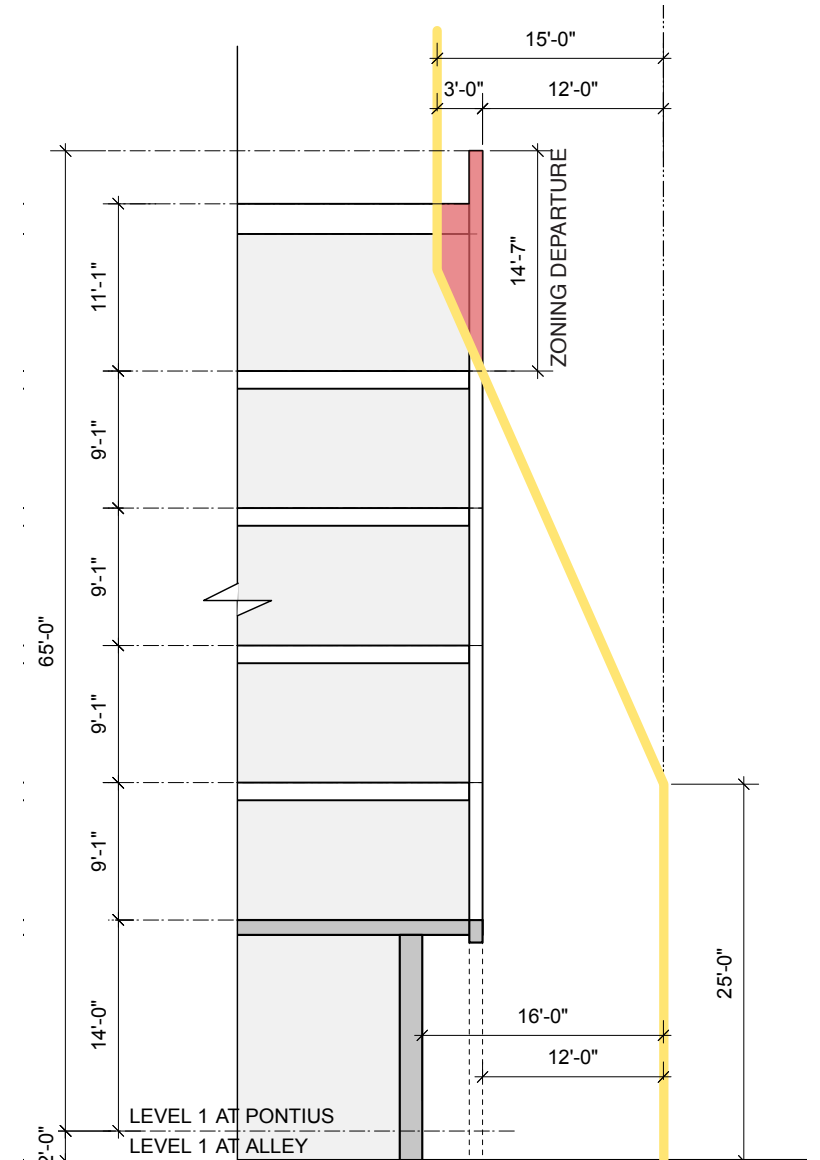
Pontius Avenue North from the southeast property corner to Thomas Street and providing new street trees.

This project is achieving to fully comply with the following South Lake Union specific guidelines:

A-1: LEED Certification, A-2: Streetscape-ability, A-4: Human Activity, B-1: Height Bulk & Scale, C-1: Architectural Context, C-2 Architectural Concept & Consistency, D-1: Pedestrian Open Spaces & Entrances, E-1 Reinforce Existing Landscape Character of Neighborhood and E-2: Landscaping to Enhance the Building and/or Site. Please refer to page 15 for specific responses.



UPPER LEVEL SETBACK DIAGRAM



ZONING DEPARTURE SECTION

A. Site Planning

A-1 Responding to Site Characteristics: (SLU-specific)

Encourage provisions of “outlooks and overlooks for the public to view the lake and cityscapes. *The entire alley façade facing west is set back a minimum of twelve (12) feet. The proposed building height is below the zoning maximum allowable.*

New development is encouraged to take advantage of site configurations to accomplish sustainability goals. *This project is aiming to achieve LEED Certification through sustainable landscaping, versatile design for entire building life cycle and many other features.*

A-2 Streetscape Compatibility: (SLU-specific)

The vision for street level uses in South Lake Union is a completed network of sidewalks that successfully accommodate pedestrians. *Street trees will be added along the sidewalk as well as pedestrian friendly lighting, a recessed entry and residential spaces along the sidewalk encouraging interaction through levels of transparency. It is anticipated to have the existing overhead utilities placed underground from the southeast corner of the site to Thomas Street to heighten the pedestrian experience.*

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street. *The main entry will be located in the center of the building identified with an architectural element and recessed to create privacy. The location of the entry will be connected to the Alley 24 entry across Pontius Avenue North creating a visual connection through to Yale Avenue North.*

A-4 Human Activity: (SLU-specific)

Create graceful transitions at the streetscape level between the public and private. *The entry element and adjacent interior spaces will meet the sidewalk with green spaces, setbacks and openings creating levels of transparency.*

Keep neighborhood connections open and discourage closed campuses. *The entry is located across the street from the Alley 24 Pontius entrance creating a visual link. The first floor will continue, uninterrupted with windows on the alley to create a visual “thru” connection.*

Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas. *There will be adequate and appropriate building lighting to create a safe pathway and identifying the entry along Pontius Avenue North and the Alley.*

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings. *Lighwells are located on the North and South facades to allow natural light between the adjacent sites. The location of the lightwell to the south intends to minimize disruption to the windows along the existing residential building building.*

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space. *This project is proposing residential open space at the south building recess accessed from interior common areas. Open space along the alley will also be provided to encourage a pedestrian friendly environment. Green open space at the north recess will provide relief and interest to the existing parking lot and minimizing blank walls facing the Immanuel Lutheran Church.*

B. Height, Bulk and Scale

B-1 Height, Bulk and Scale Compatibility: (SLU-specific)

Relate proportions of the building to the width and scale of the street. *Architectural elements along Pontius Avenue North will be scaled and stepped back to relate to the pedestrian taking into consideration the width of the existing sidewalk.*

Articulate the building façade vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity. *The height and width of this proposed project is similar to other buildings in this area. The building intends to relate to the Brewster and Carlton Apartment composition as well as the street presence of the SCCA House, Alley 24 and other new residential building in the neighborhood.*

Consider using architectural features to reduce building scale. *The major architectural features will be located on the street level to allow for pedestrian interaction with “lighter” elements on the upper floors.*

C. Architectural Elements and Materials

C-1 Architectural Context: (SLU-specific)

Support the existing fine-grained character of the neighborhood with a mix of building styles. *This project will strive to add diversity to the neighborhood through materials, gestures and architectural details mixing elements of the existing historic buildings with the contemporary.*

Respond to the history and character in the adjacent vicinity in terms of patterns, style and scale. *This building intends to respond to the historic brick buildings in the area as well as the street presence of the new developments.*

C-2 Architectural Concept and Consistency: (SLU-specific)

Design the “fifth element” – the roofscape – in addition to the streetscape. *The roofscape will be highly organized in order to not draw attention away from the views of surrounding buildings.*

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale. *Through further development, finishes, details and elements will be incorporated to achieve a good human scale.*

C-4 Exterior Finish Materials

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. *A vast number of exterior elements are used on buildings throughout the South Lake Union neighborhood. This project is proposing to use concrete, storefront, metal siding, vinyl windows and brick in a limited area on the east façade.*

D. Pedestrian Environment

D-1 Pedestrian Open Spaces and Entrances: (SLU-specific)

New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm. *This project will strive to relate to surrounding neighborhood open spaces and entrances and I am encouraging feedback from the DRB and neighbors.*

D-2 Blank Walls

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and interest. *Blank walls will be avoided along Pontius Avenue North. It is assumed the church parking lot to the north may remain for a number of years; any blank walls along the north façade will be designed with that consideration.*

D-7 Personal Safety and Security

Enhance public safety throughout the neighborhood to foster 18-hour public activity. Methods: enhanced pedestrian and street lighting. *There will be adequate lighting along the Pontius Avenue North, entries and the alley. There will be offices and common spaces along Pontius Avenue North and the alley to be the ‘eyes’ on the street.*

D-8 Treatment of Alleys

The design of alley entrances should enhance the pedestrian street front. *Although a main entrance will not be present on the alley, it is this project’s desire to enhance the pedestrian activity of the alley with common areas and/or offices facing the alley and a green space with a seating area.*

E. Landscaping

E-1 Reinforce Existing Landscape Character of Neighborhood: (SLU-specific)

Encourage landscaping that meets LEED criteria. *This project is aiming to achieve LEED Certification.*

Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat. *This will be considered when selecting landscaping elements.*

E-2 Landscaping to Enhance the Building and/or Site: (SLU-specific)

Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related to the previous uses of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses, photography district, arts district, maritime, etc. *This will be considered when selecting landscaping features.*

PONTIUS APARTMENTS



RAINIER HOUSE
5270 Rainier Avenue
Seattle, WA
DESC



CANADAY HOUSE
424 Minor Avenue North
Seattle, WA
DESC



KENYON HOUSE
3936 South Kenyon Street
Seattle, WA
HRG



THE LANGDON & ANNE SIMONS SENIOR APARTMENTS
2119 THIRD AVENUE
Seattle, WA
Plymouth Housing Group



PLYMOUTH PLACE
3101 FIRST AVENUE
Seattle, WA
Plymouth Housing Group



AL HUMPHREY HOUSE
2630 First Avenue
Seattle, WA
Plymouth Housing Group