

WILLIAMS APARTMENTS PLYMOUTH HOUSING GROUP

219 Pontius Avenue North
Seattle, WA 98109
DPD Project Number: 3011476
Early Design Guidance: 02.02.2011
Design Review: 05.18.2011





PROJECT TEAM

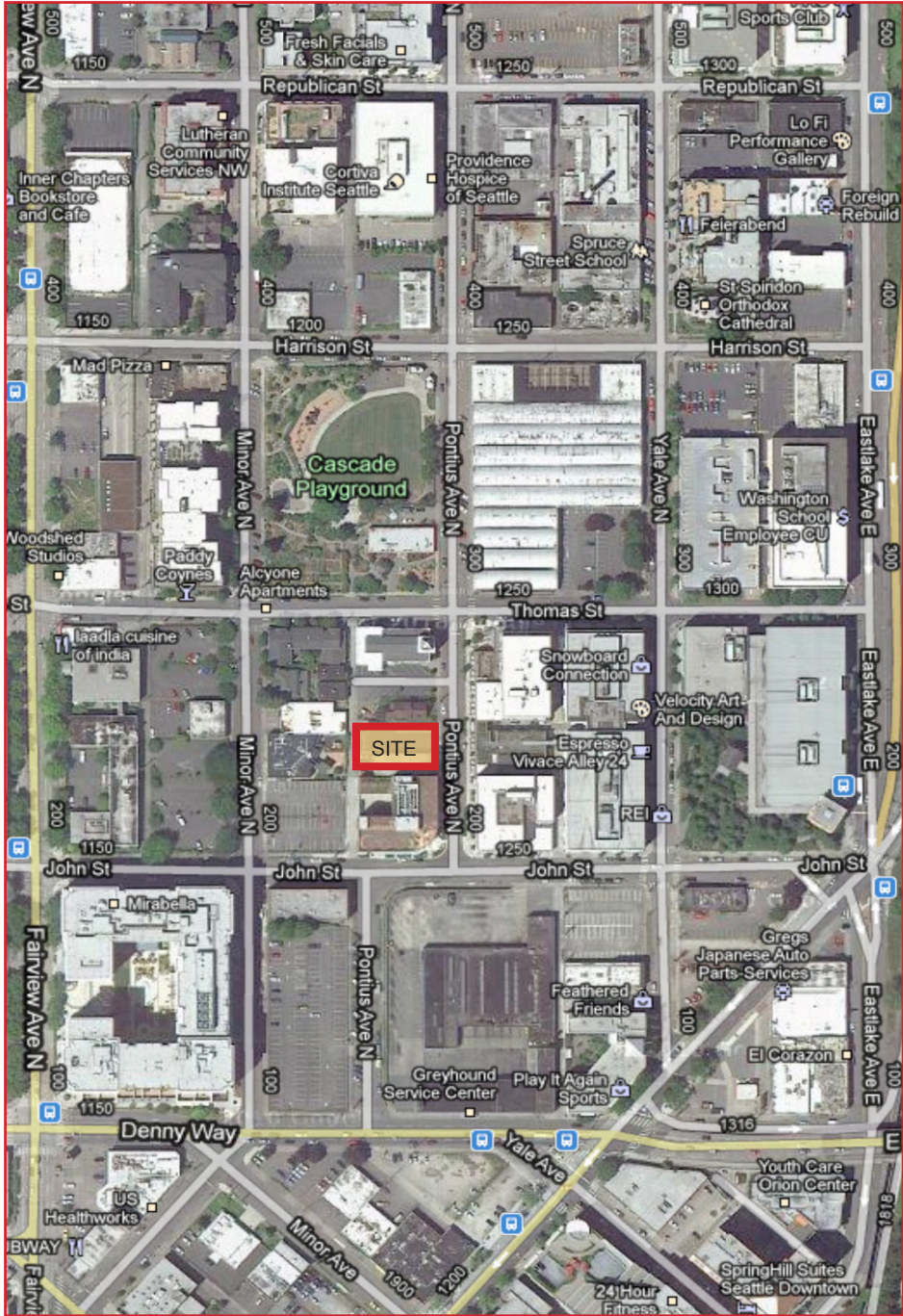
OWNER:	Plymouth Housing Group 2113 3rd Avenue Seattle, WA 98121 Contact: Tom English 206.374.9409
DEVELOPMENT CONSULTANT:	Beacon Development Group 1221 East Pike Street, Ste 300 Seattle, WA 98122 Contact: Cindy Proctor 206.860.2491
ARCHITECT:	SMR Architects 911 Western Avenue Suite 200 Seattle, WA 98104 Contact: Kate Smith 206.623.1104
LANDSCAPE ARCHITECT:	Fazio Associates, LLC 3131 Western Avenue, Suite 316 Seattle, WA 98121 Contact: Robert Fazio 206.774.9490
DPD LAND USE PLANNER:	Michael Dorcy 206.615.1393

TABLE OF CONTENTS

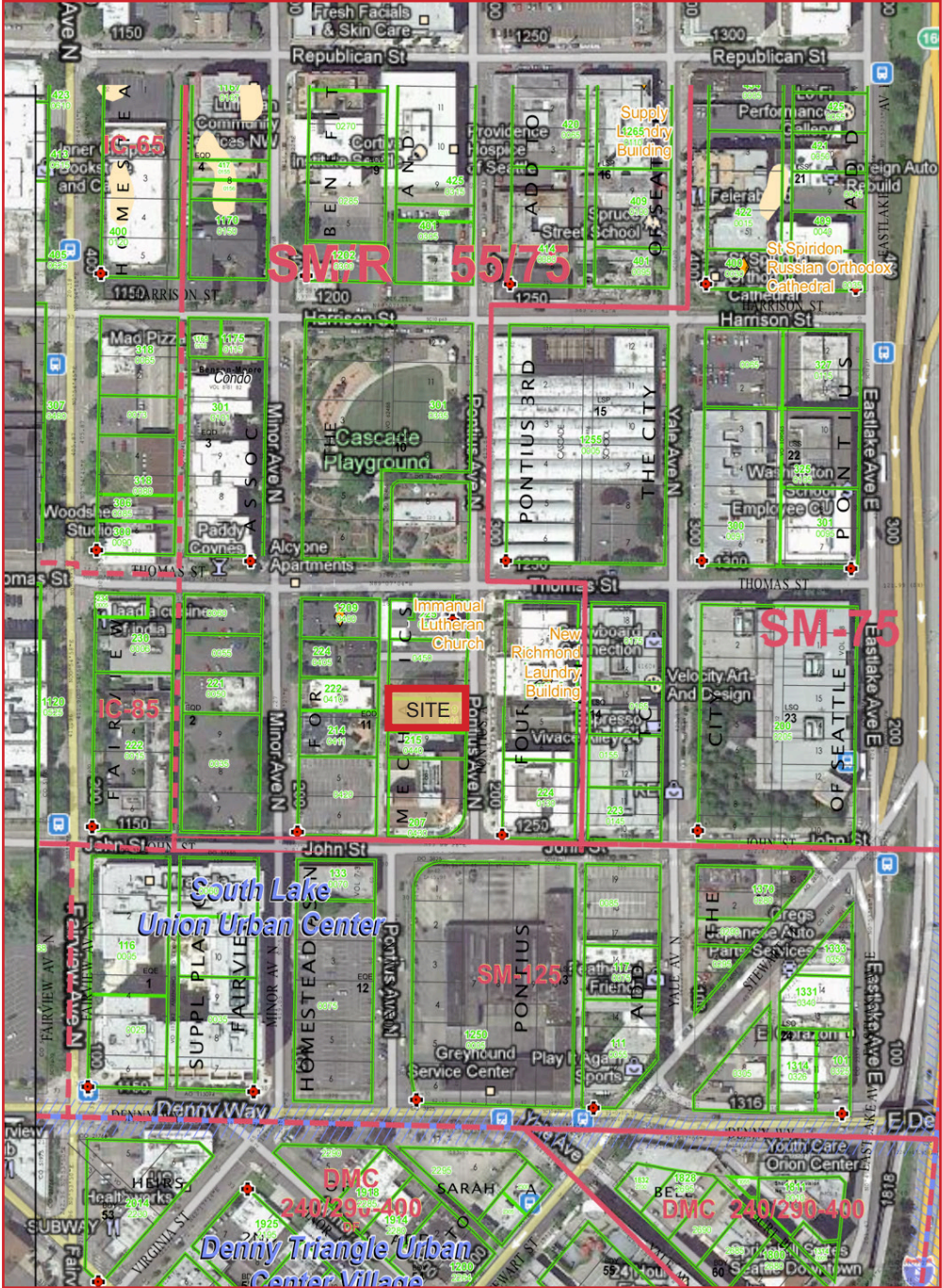
CONTEXT	01 Project Overview 02 Neighborhood Context
DESIGN	03 Site Plan 04 First Level Plan 05 Second-Sixth Level Plan 06 Roof Plan 07 Neighborhood/Material Influence 08 Color/Material Option 1 09 Elevation Study Option 1 10 Elevation Study Option 1 11 Neighborhood/Material Influence 12 Color/Material Option 2 13 Elevation Study Option 2 14 Elevation Study Option 2 15 Shade Study 16 Shade Study 17 Lighting Plan 18 Landscape - Pontius Avenue North 19 Landscape - South Courtyard 20 Landscape - South Courtyard 21 Landscape - North Courtyard 22 Landscape - Alley
DESIGN GUIDELINES	23 Guideline A 24 Guideline B 25 Guideline C 26 Guideline D 27 Guideline D 28 Guideline E
DEPARTURES	29 Upper Level Setback 30 Residential Amenity Area
APPENDIX	Early Design Guidance Packet

WILLIAMS APARTMENTS

VICINITY MAP



ZONING MAP



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 level will be dedicated to exterior green open space, residential common areas and support services while the upper five levels will be studio apartments. The design of the building is 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. Along Pontius Avenue North, planting strips and two new street trees will be added. The street trees will highlight the main entry to the building. The existing overhead powerlines will be undergrounded as part of this project from the southeast property corner to the southwest intersection at Thomas Street. This will also greatly improve the experience of this block along Pontius Avenue North.

This project requests two departures; the Upper Level Setback along the alley and a modification to the required residential amenity space.

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 (directly to the north) and New Richmond Laundry Building (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.

PROJECT INFORMATION

1ST LEVEL SERVICES:

- (2) Common Rooms
- Television Room
- Computer Room
- 24 Hour Staffed Front Desk
- Support Staff Offices
- Exterior Amenity Space
- P-Patches

UNITS:

- 81 Resident Studio Units
- 3 Support Staff Units
- Laundry Room (each floor)



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 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.



EXISTING 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-level 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-level 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.



Seattle Cancer Care Alliance



Flower Warehouse



New Richmond Laundry Bldg/Alley 24



Alley 24

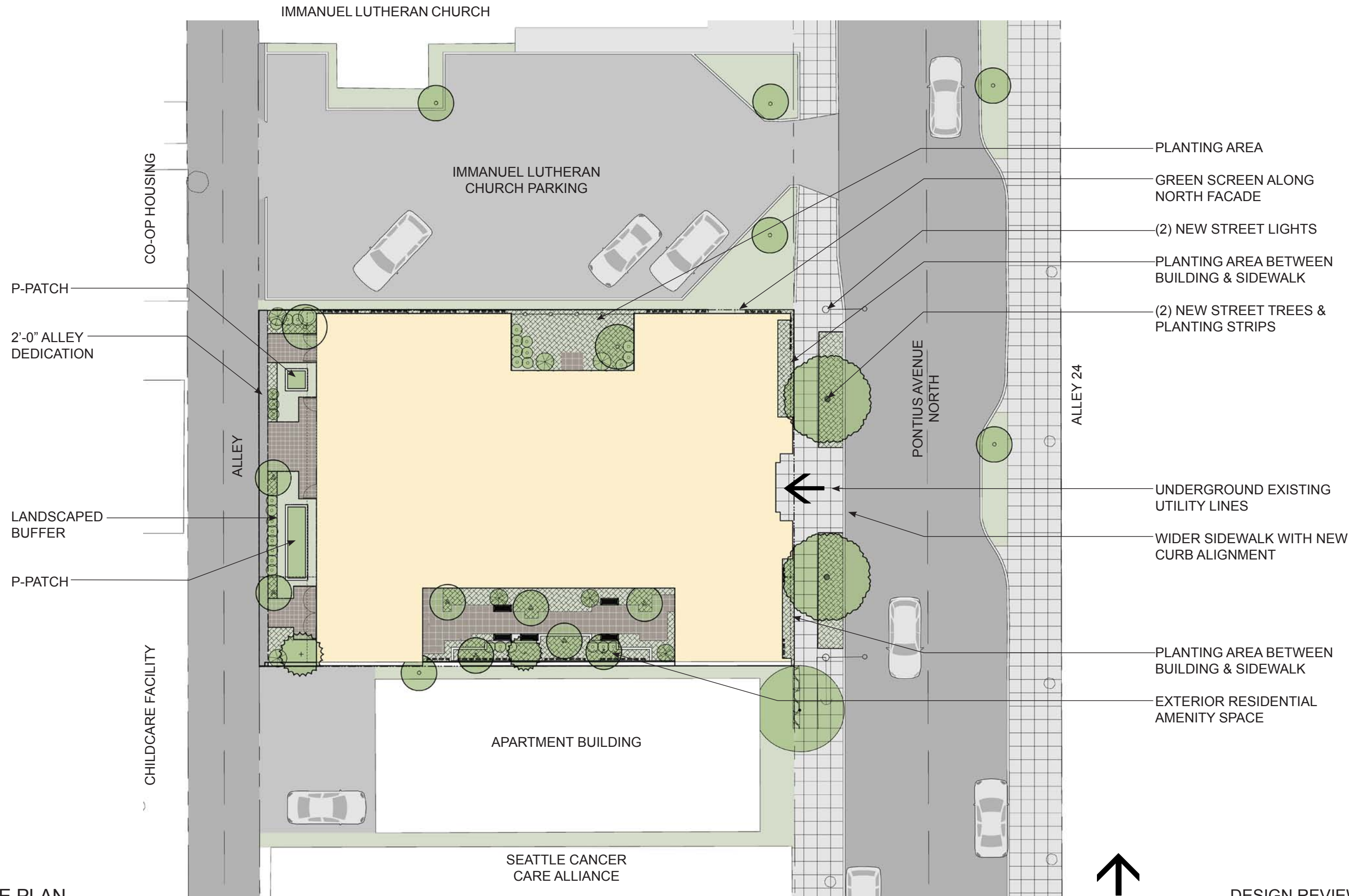


Cascade P-Patch



Immanuel Lutheran Church

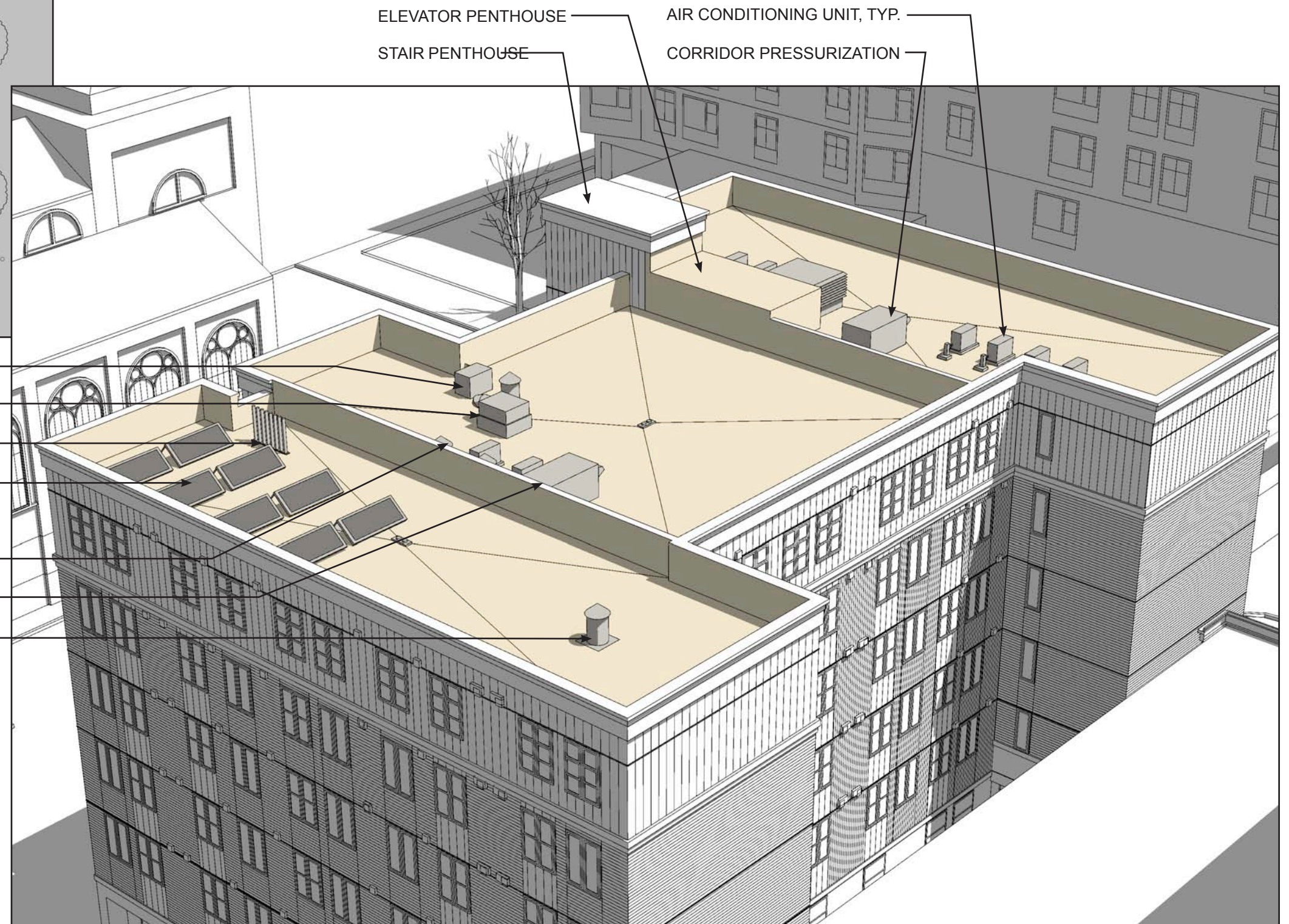
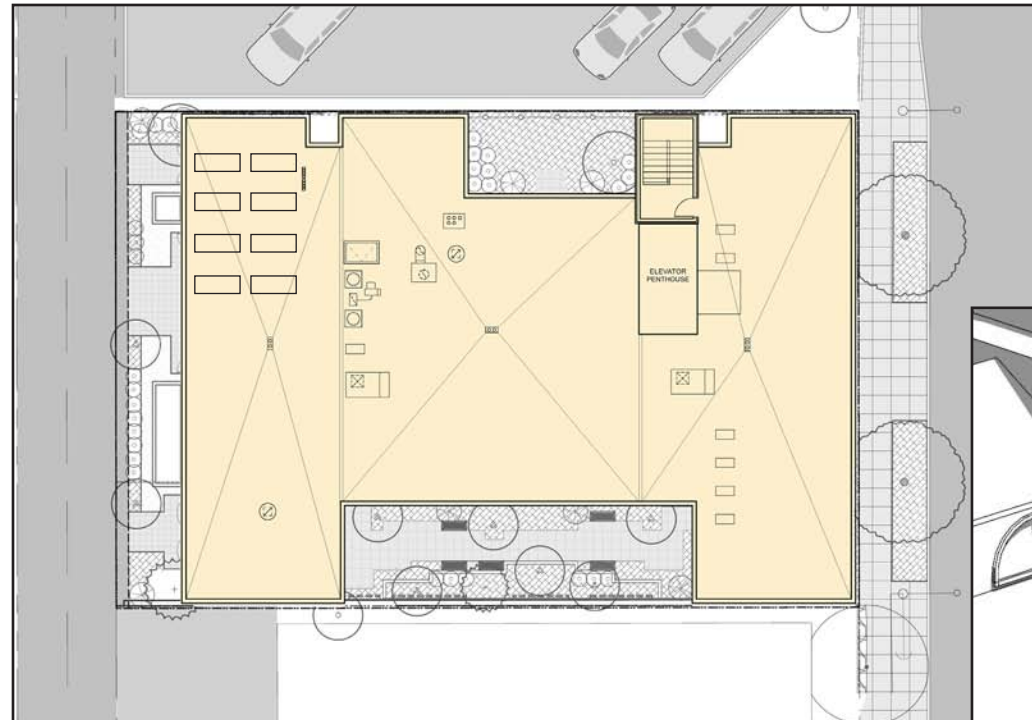
WILLIAMS APARTMENTS





WILLIAMS APARTMENTS





ELEVATOR PENTHOUSE

STAIR PENTHOUSE

AIR CONDITIONING UNIT, TYP.

CORRIDOR PRESSURIZATION

UNIT KITCHEN EXHAUST

LAUNDRY EXHAUST

BOILER EXHAUST

SOLAR HOT WATER
PREHEAT PANELS

REFUSE CHUTES

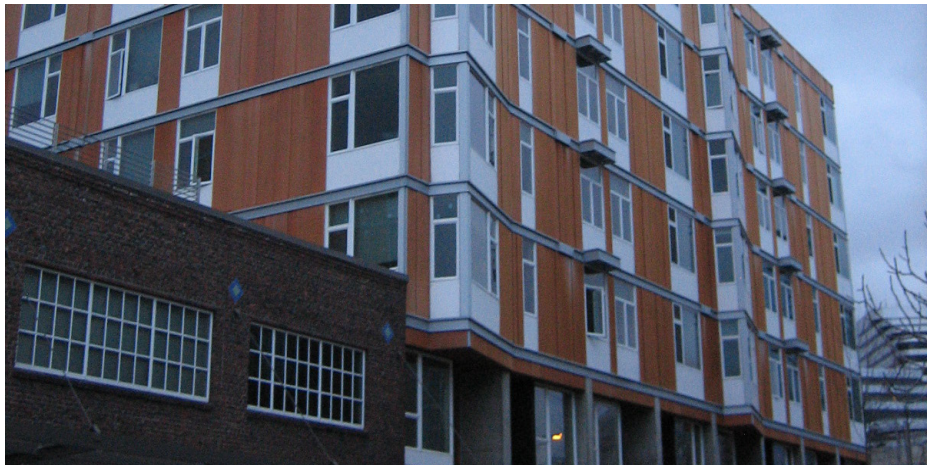
CORRIDOR
PRESSURIZATION
SCL VAULT EXHAUST

ROOF MATERIAL: TPO, TAN IN COLOR

UNIT EXHAUST IS ROUTED
HORIZONTALLY FROM EACH UNIT
TO AVOID MULTIPLE MECHANICAL
PENETRATIONS ON ROOF.

SOLAR HOT WATER PREHEAT PANELS
ARE A 'GREEN' FEATURE BEING
EXPLORED.

WILLIAMS APARTMENTS



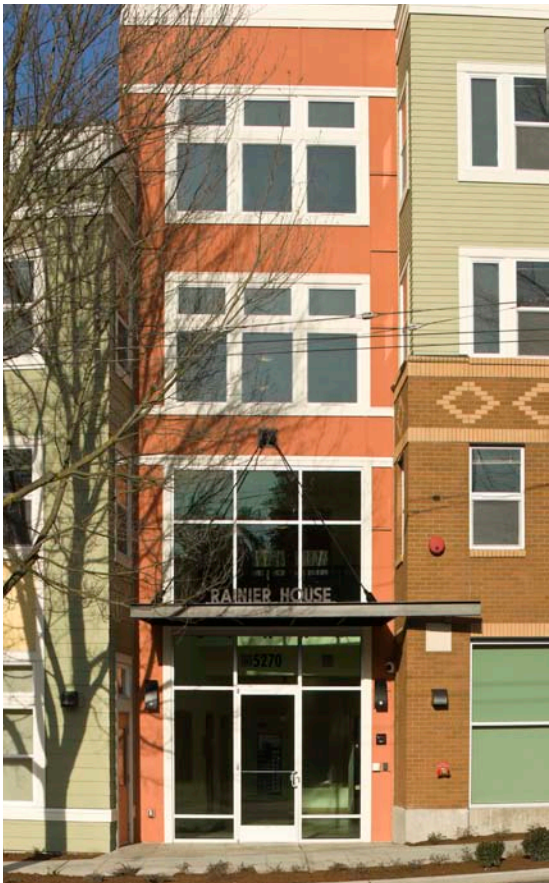
ALLEY 24 - PANEL LAYOUT



THE CARLTON - ENTRY EMPHASIS



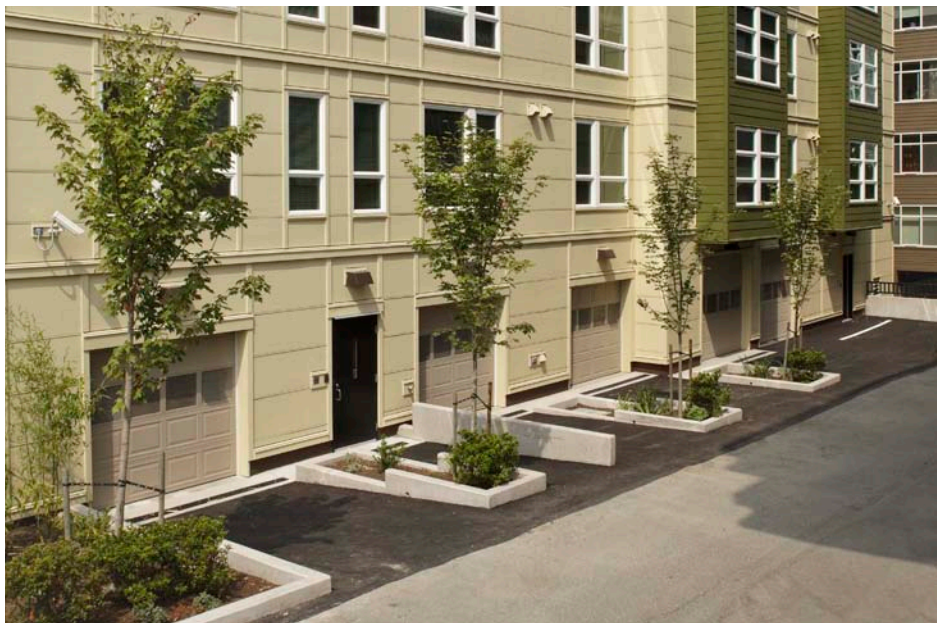
NEW RICHMOND LAUNDRY BUILDING/ALLEY 24 - BRICK & ENTRY EMPHASIS



SMR PROJECT/DESC - FIBER CEMENT PANEL & BRICK



SMR PROJECT/DESC - FIBER CEMENT PANEL & LAP SIDING



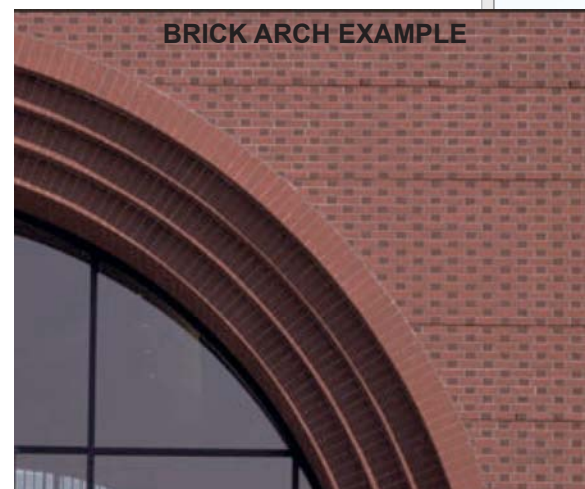
SMR PROJECT/DESC - FIBER CEMENT PANEL & ALLEY TREATMENT



SMR PROJECT/DESC - FIBER CEMENT SIDING & BRICK



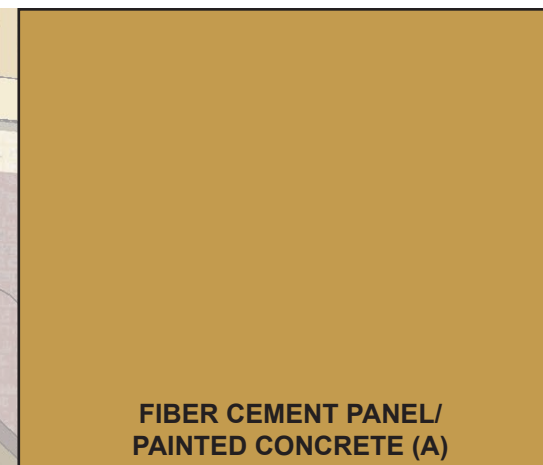
BRICK VENEER SOLDIER COURSE (F)



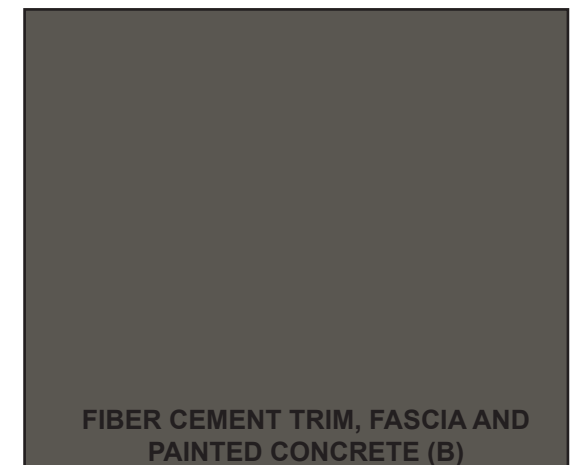
BRICK ARCH EXAMPLE



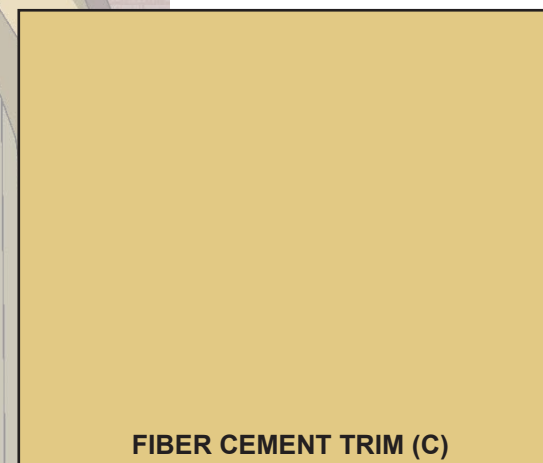
BRICK VENEER 1/3 RUNNING BOND (G)



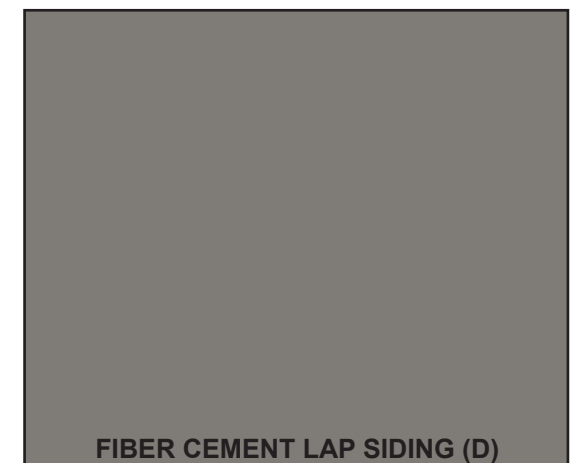
FIBER CEMENT PANEL/
PAINTED CONCRETE (A)



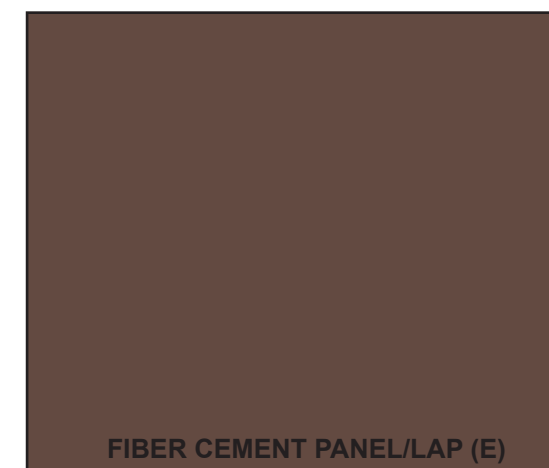
FIBER CEMENT TRIM, FASCIA AND
PAINTED CONCRETE (B)



FIBER CEMENT TRIM (C)



FIBER CEMENT LAP SIDING (D)



FIBER CEMENT PANEL/LAP (E)

WILLIAMS APARTMENTS





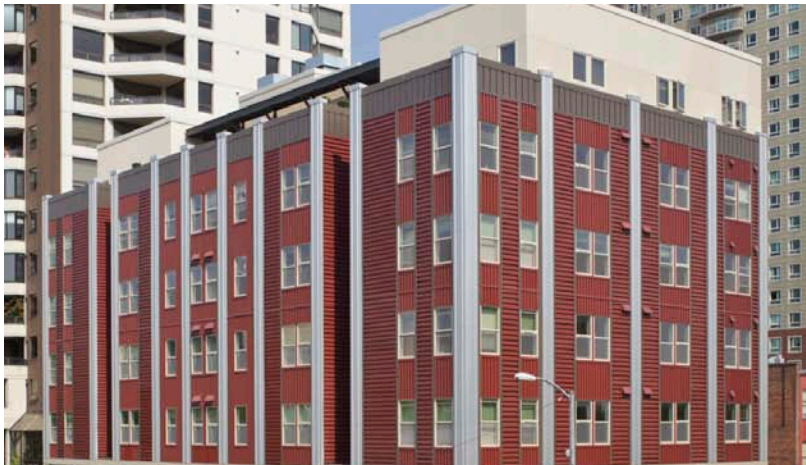
WILLIAMS APARTMENTS



NEW RICHMOND LAUNDRY BUILDING/ALLEY 24 - RHYTHM & HISTORIC BRICK



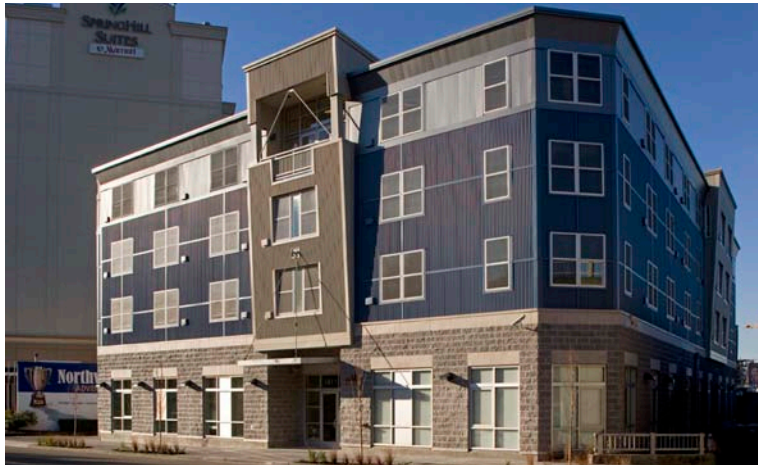
ALCYONE - MATERIAL PALETTE



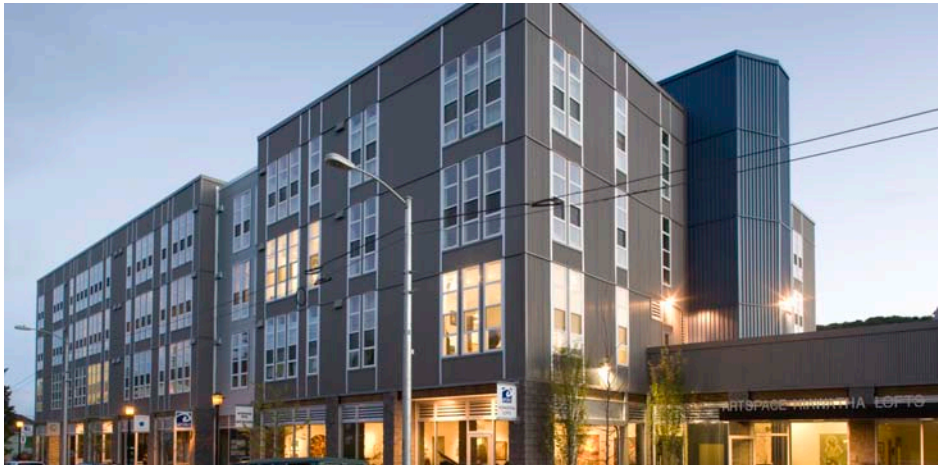
SMR PROJECT/PHG - METAL SIDING



SEATTLE CANCER CARE ALLIANCE - TEXTURE



SMR PROJECT/DESC - METAL SIDING



SMR PROJECT/ARTSPACE - METAL SIDING



THE BREWSTER - SYMMETRY



MIRABELLA - MATERIAL PALETTE



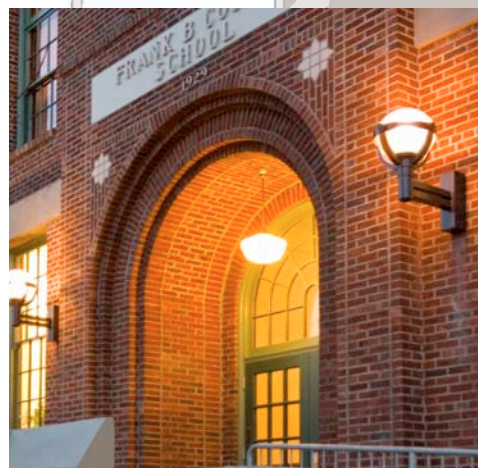
SMR PROJECT/PHG - METAL SIDING



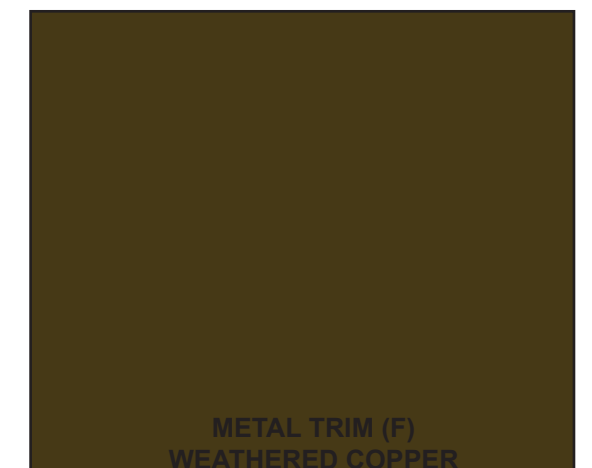
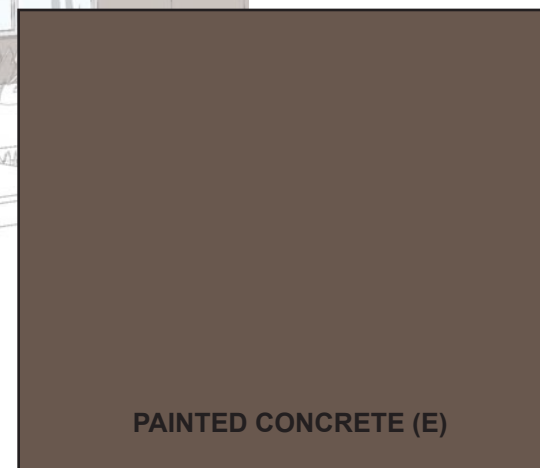
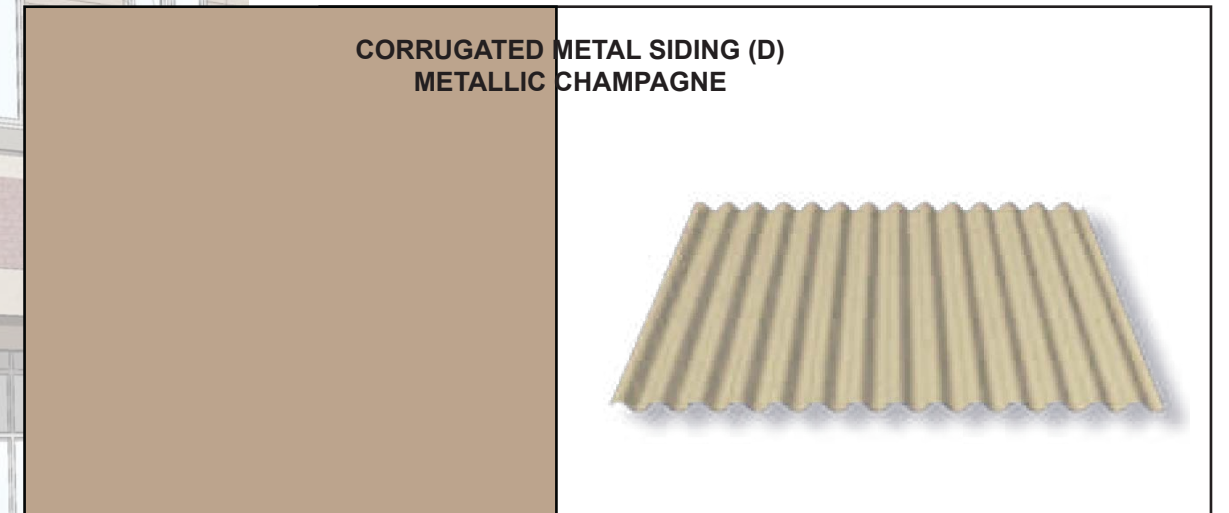
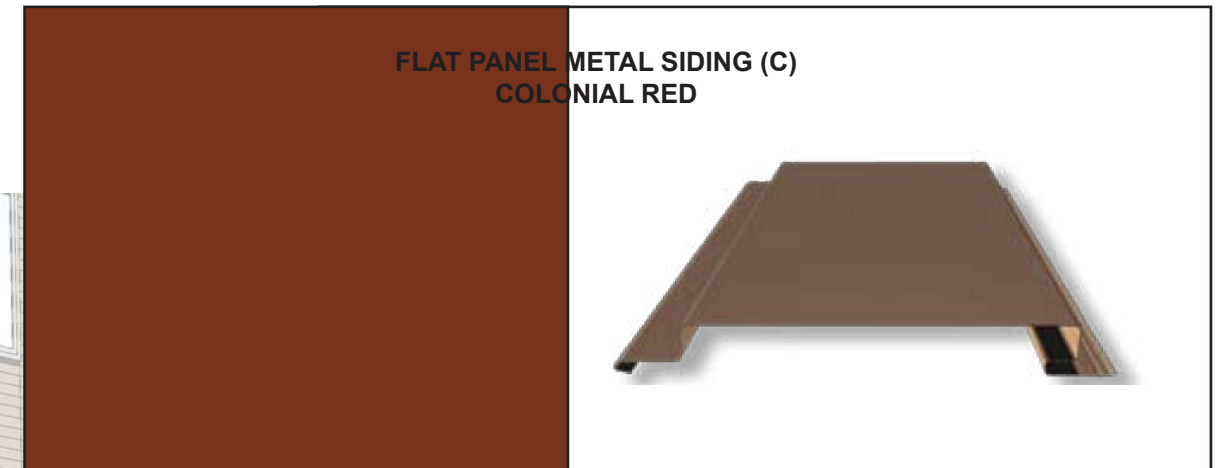
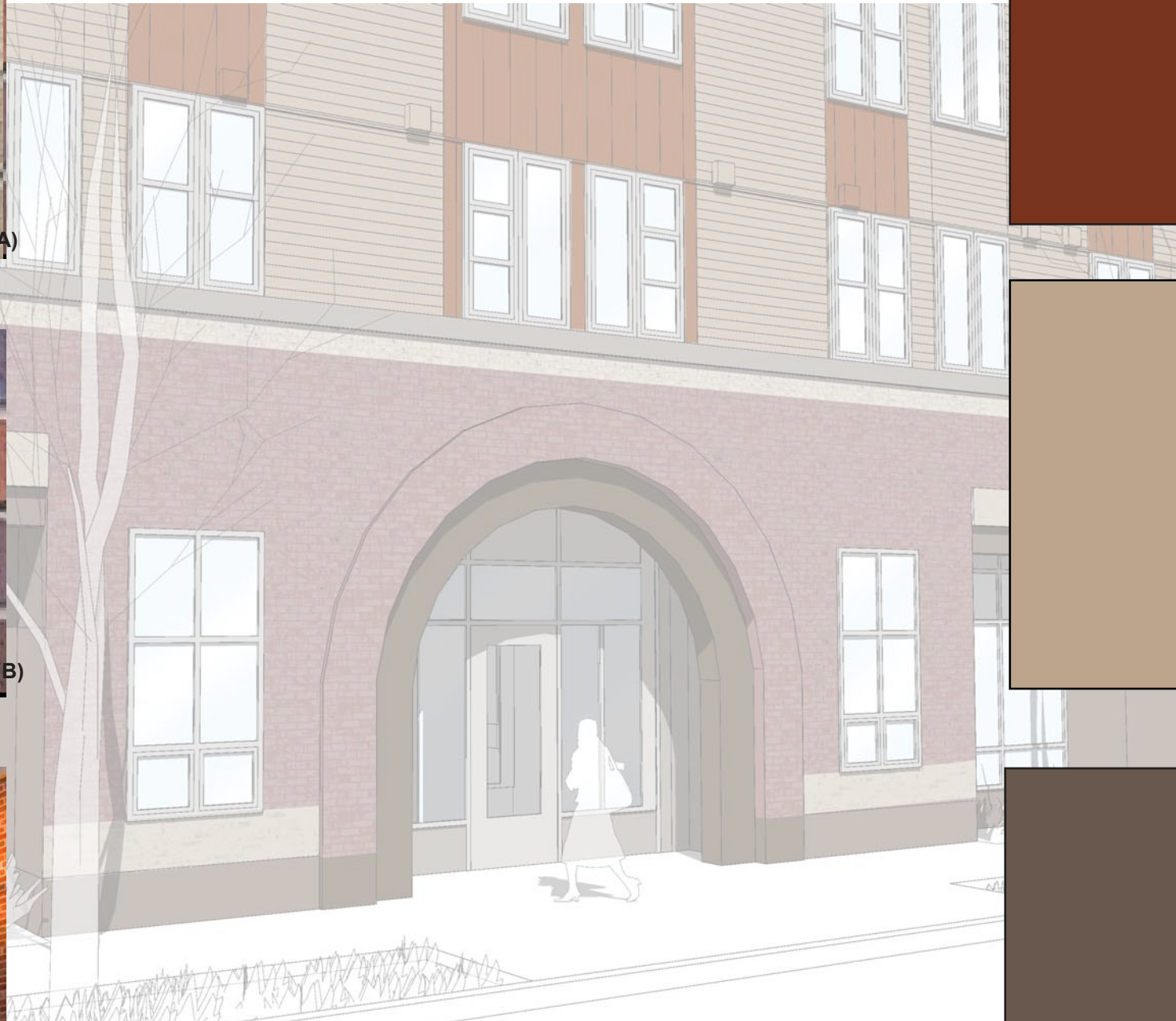
BRICK VENEER, SOLDIER COURSE (A)



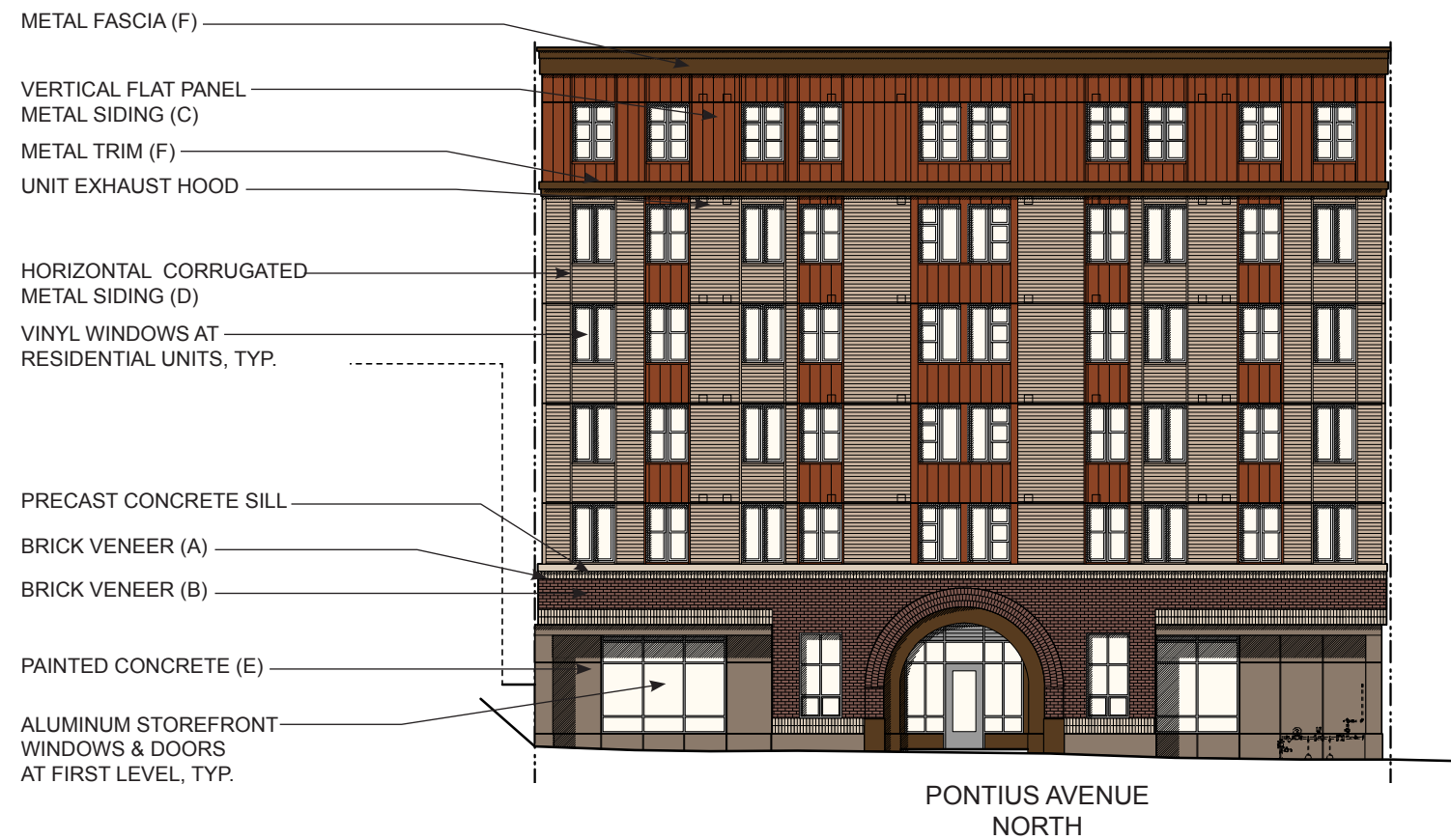
BRICK VENEER, 1/3 RUNNING BOND (B)

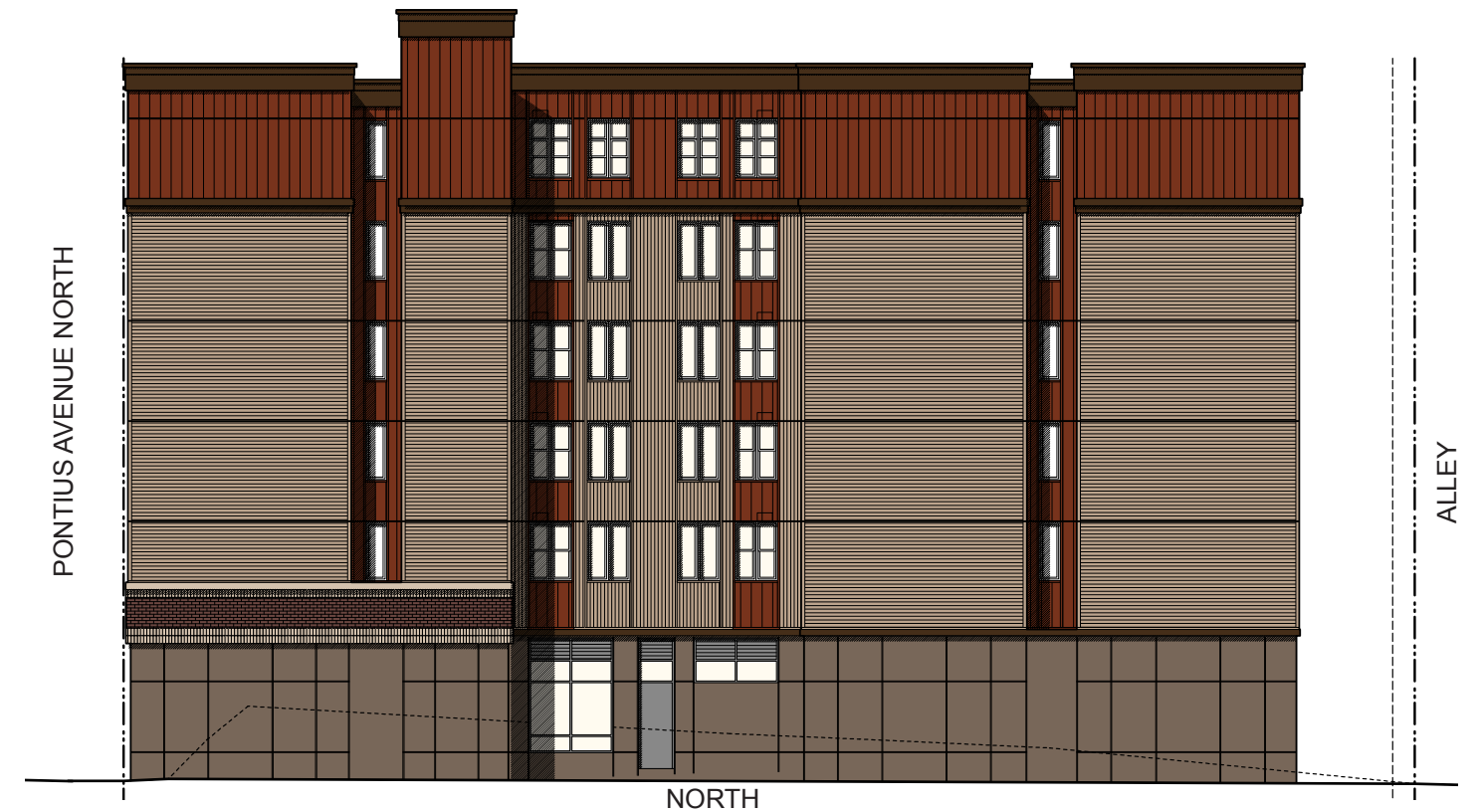


BRICK ARCH EXAMPLE

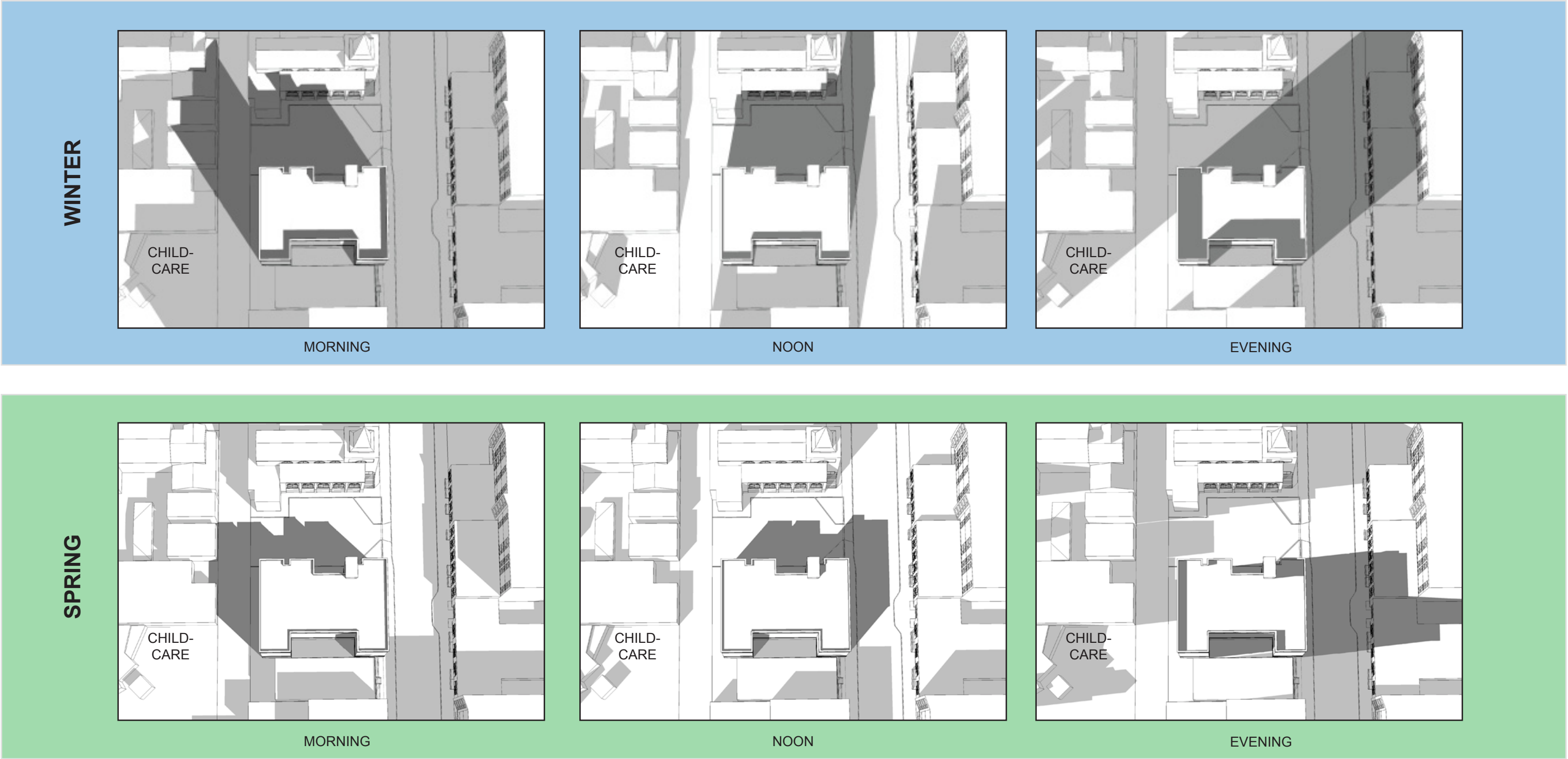


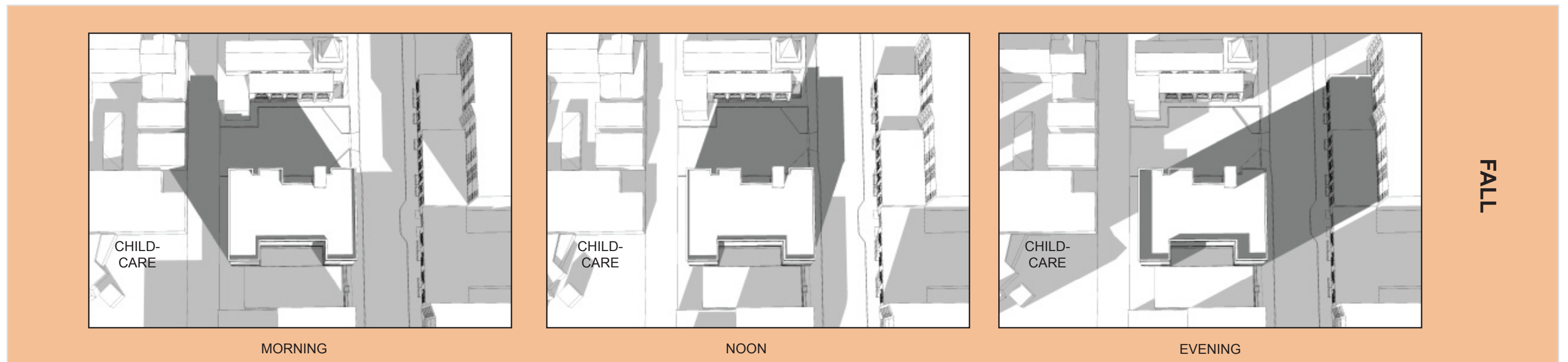
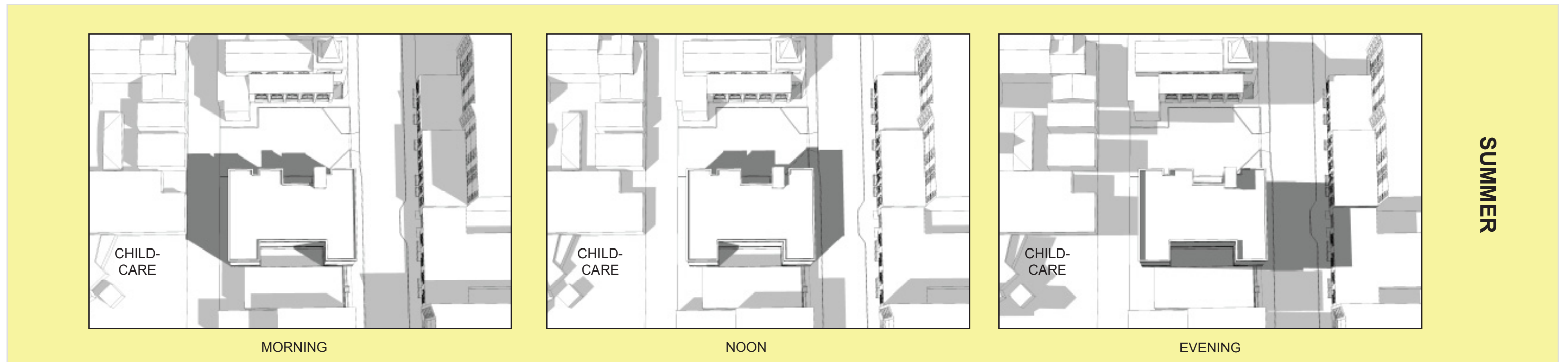
WILLIAMS APARTMENTS

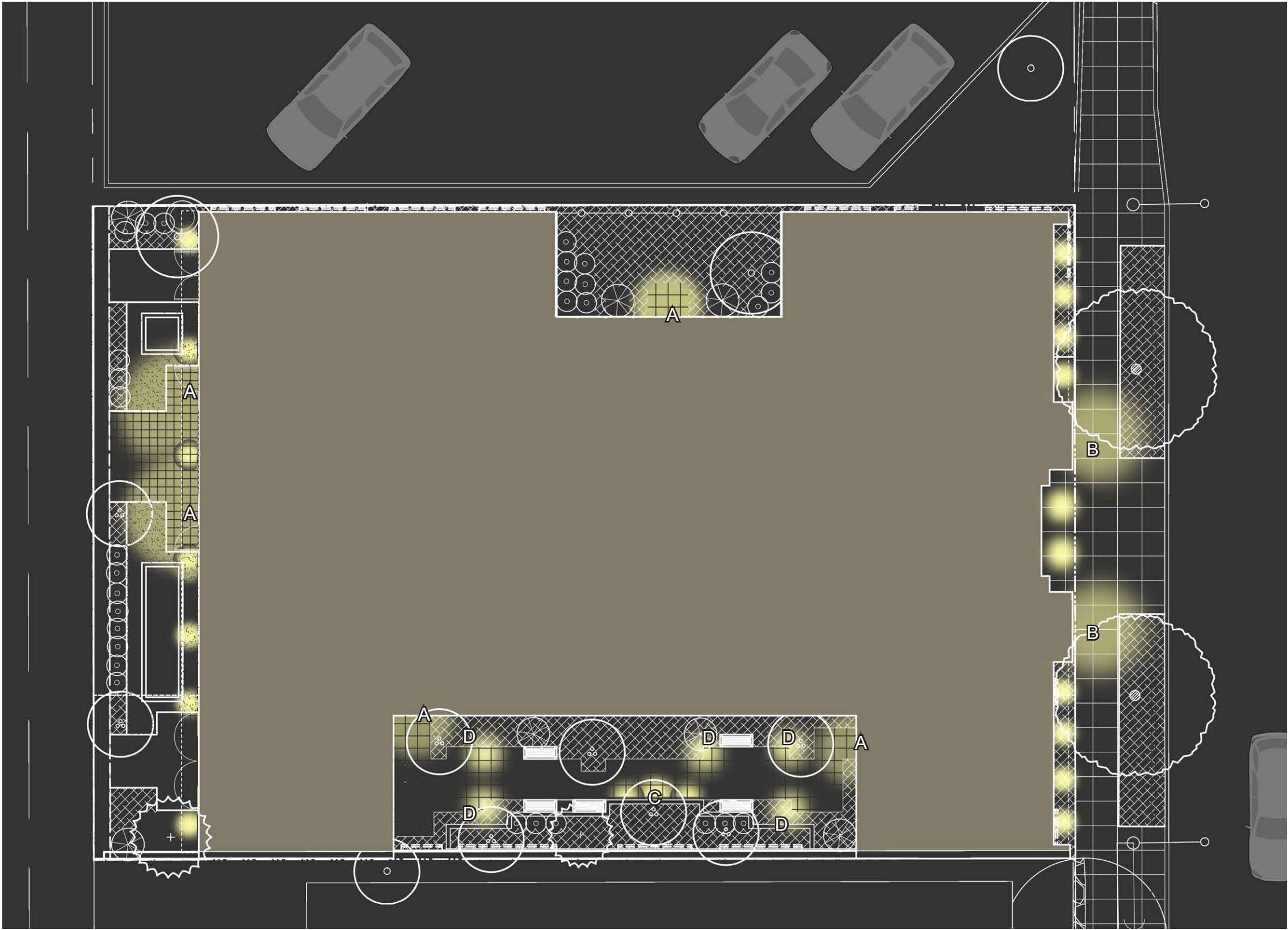




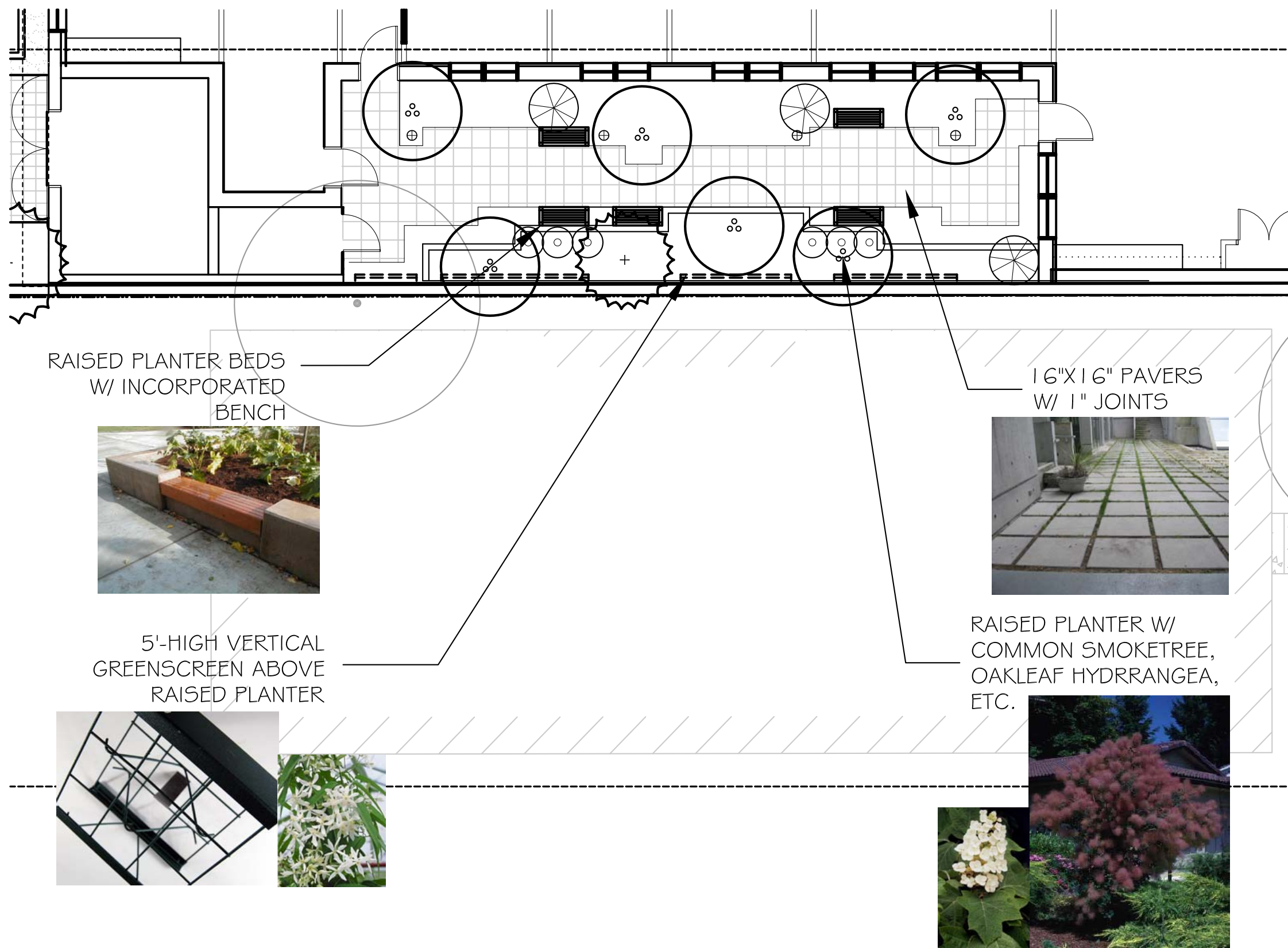
WILLIAMS APARTMENTS

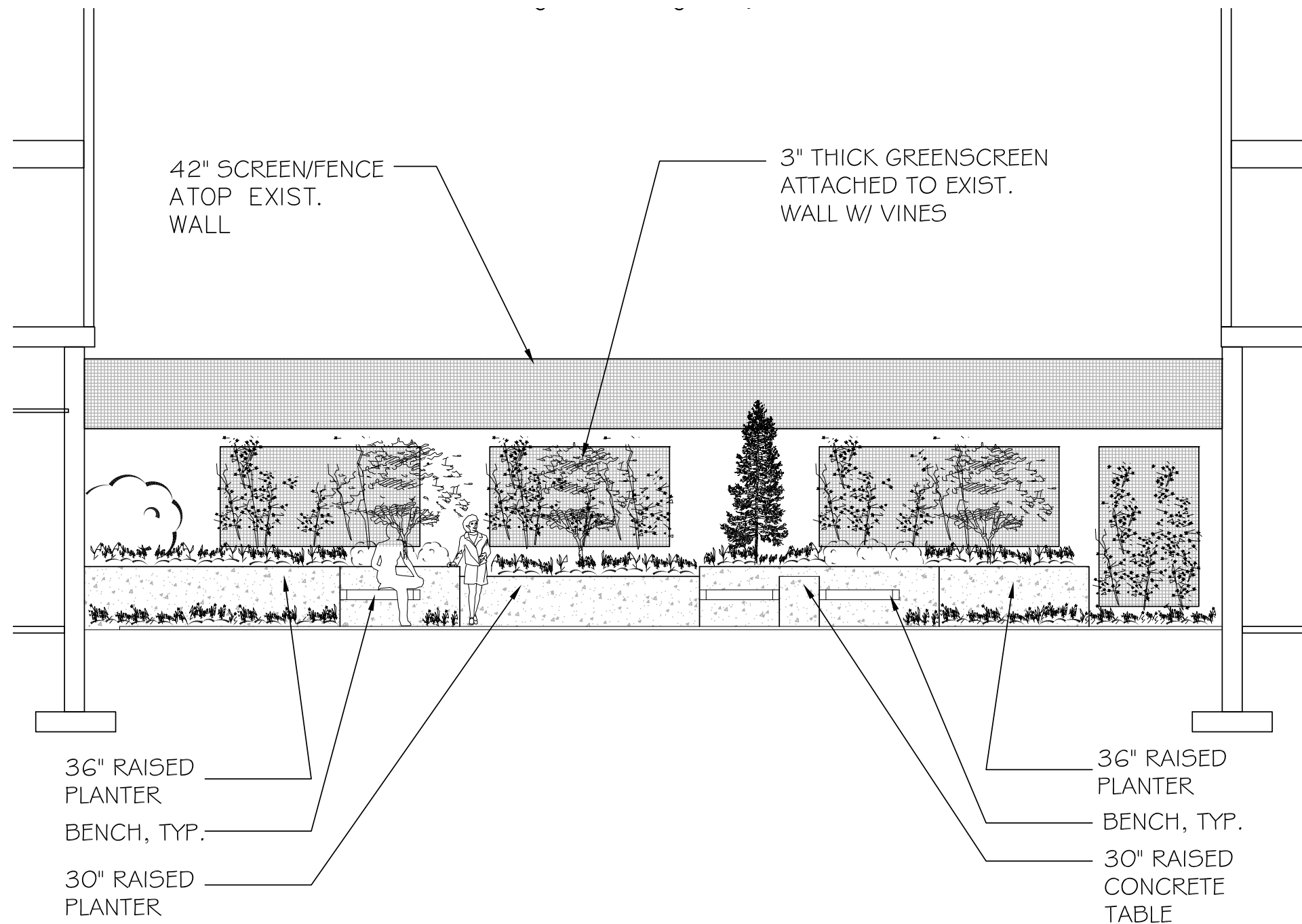




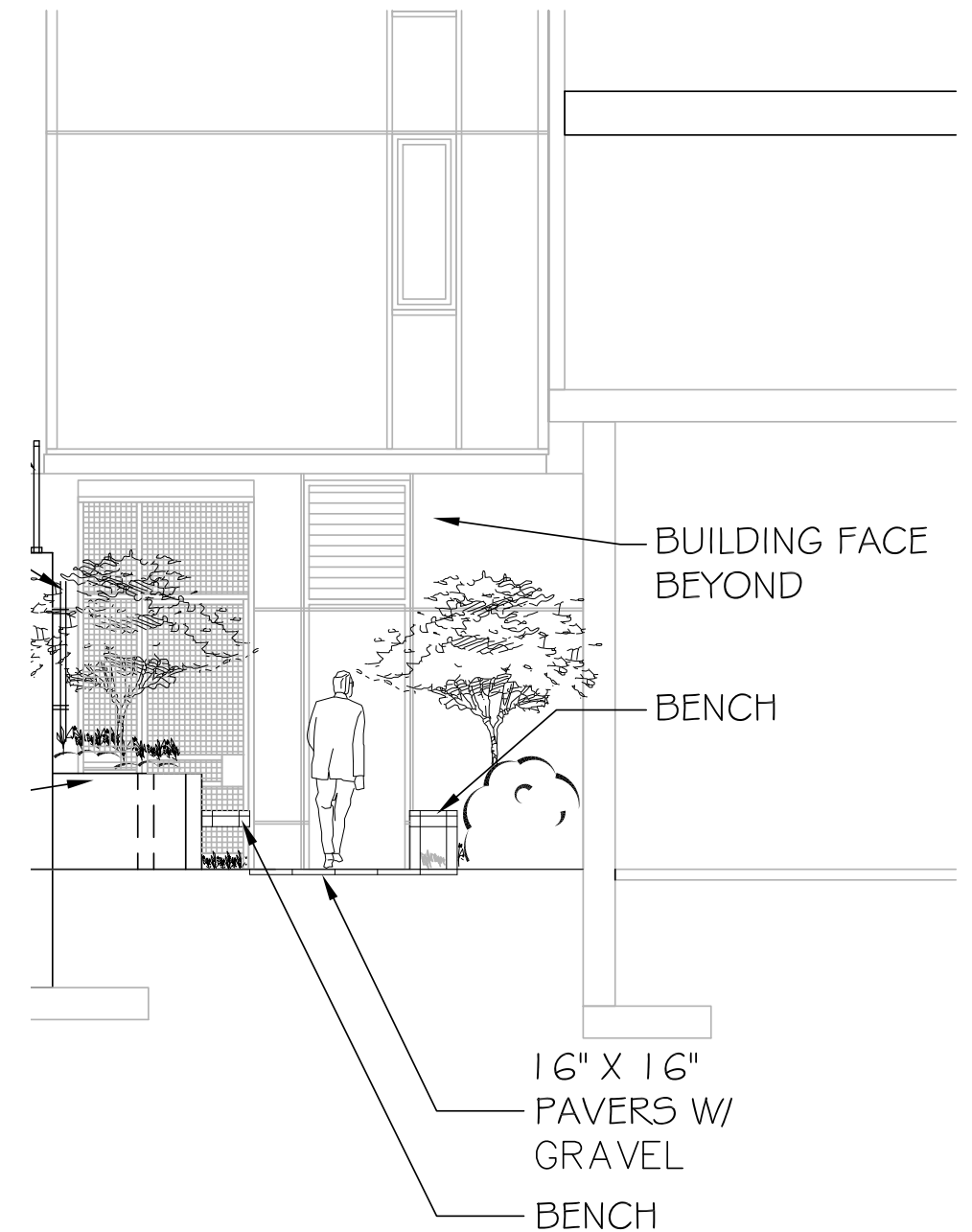






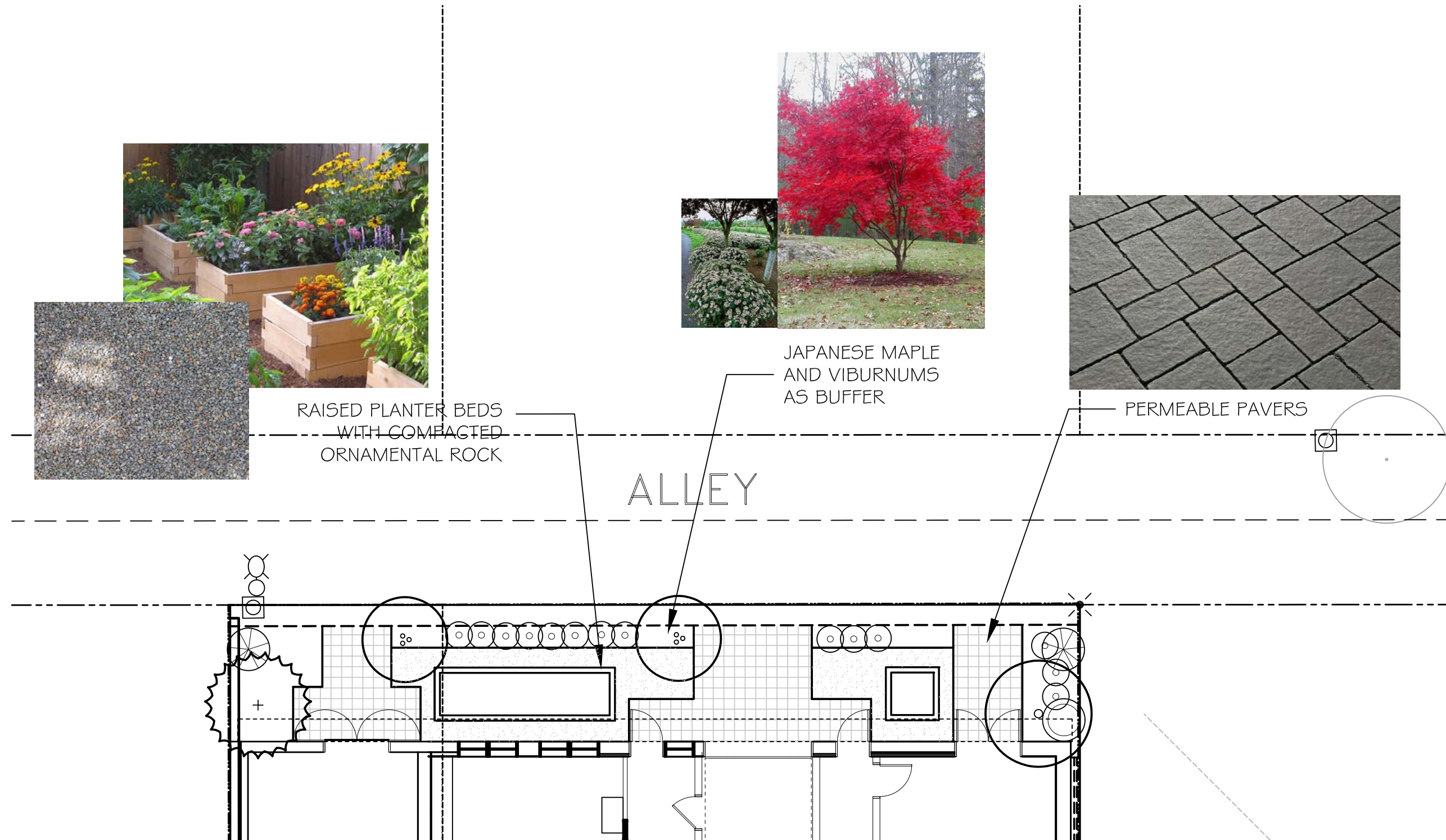


SOUTHERN COURTYARD, ELEVATION LOOKING SOUTH



SOUTHERN COURTYARD, SECTION LOOKING WEST







PONTIUS AVENUE MAIN ENTRY PERSPECTIVE



SITE PLAN

A. SITE PLANNING

A-1. Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

A-2. Street Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics.

A-3. Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

A-4. Human Activity

New development should be sited and designed to encourage human activity on the street.

A-6. Transition Between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

RESPONSE:

The mid-block site is located on a pedestrian friendly connection between downtown Seattle and the Cascade Neighborhood along Pontius Avenue North as well as the alley. The main entry to the building strongly aligns with the mid-block pedestrian passageway at Alley 24 across Pontius Avenue North. The recessed entry and first floor common rooms allows for privacy between the public sidewalk and the private uses interior to the building. Landscaping at the recesses, between the curb and the sidewalk and two new street trees highlighting the entry enhance the pedestrian experience on the west side of Pontius Avenue North. The building is setback from the alley with a landscaped buffer and residential p-patch. This allows for a walkable alley that has a strong connection to the Cascade P-Patch that can be seen at the north end of the alley.

A-7. Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

COMMENTS:

"The Board agreed that the residential open space should be private and separate from public open space. This was a priority for the Board, but they noted it was lower on the rating scale."

RESPONSE:

The exterior residential open space is located in the south court private from the public space. The height of the existing retaining wall is broken up by raised planters and green screens. The open space can be seen from Pontius Avenue North through the storefront windows that create a transparent first floor.

B. HEIGHT, BULK AND SCALE

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.

RESPONSE:

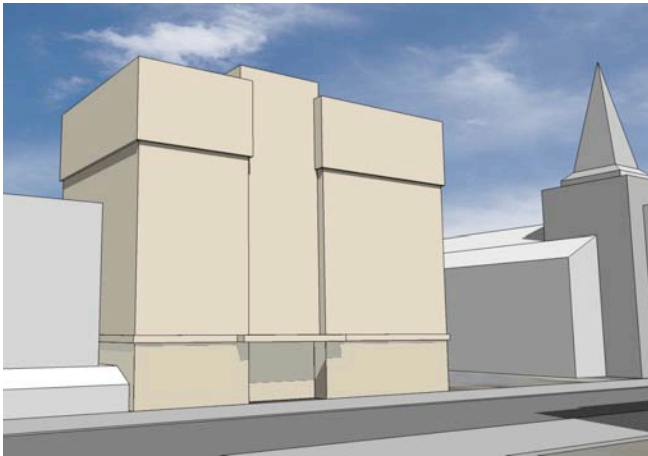
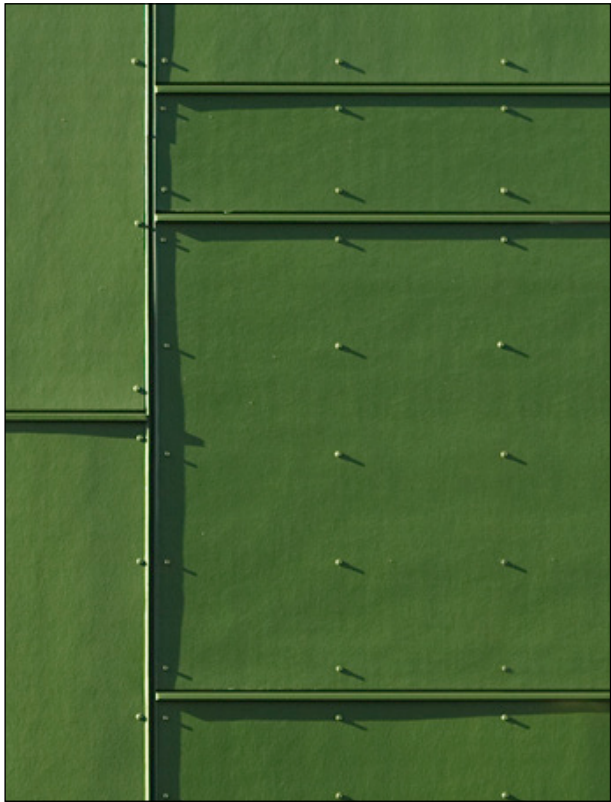
The block this site is located on and east side of Pontius Avenue North has the same zoning: SM/R 55/75. The proposed height is approximately 65'-0" above grade plane which is 10'-0" below the allowable zoning. The proposed massing and height are very similar to the Seattle Cancer Care Alliance located south of the site.



PONTIUS AVENUE PERSPECTIVE



FIBER CEMENT PANEL SIDING



EDG SCHEME A



EDG SCHEME C



DESIGN REVIEW PREFERRED SCHEME



METAL SIDING



C. ARCHITECTURAL ELEMENTS & MATERIALS

C-1. Architectural Context

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.

C-2. Architectural Concept & Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

COMMENTS:

“The Board agreed to the layout Scheme C achieved, but would like to see the massing intent of Scheme A and Scheme C combined. Scheme A’s base middle/top concept was favored with a more symmetrical approach to the entry and facade. Scheme C’s setback from the alley and transparency through the building was favored.”

RESPONSE:

The proposed building successfully combines the massing preference of the Early Design Guidance Scheme A ‘base/middle/top’ and the transparency of Scheme C through first floor plan layout. A strong base with brick and concrete anchor the building to the site. The centrally located entry sets up the building for a symmetrical approach to the middle and top façade. Window alignment and siding elements of the ‘middle’ strongly connect the base to the top. While the top mimics the horizontality of the base, the proportion of the windows create a light and open feel.

C-3. Human Scale

The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

COMMENTS:

“The Board encouraged different window types for the residential units, different from those they had been shown.”

RESPONSE:

There are three window types and spacing variety providing interest on the exterior and interior units. The alignment on the exterior creates relationships between the ‘base/middle/top’. On the interior, each studio unit has at least two different window types.

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.

COMMENTS:

“The Board encouraged the use of masonry to reflect the historic buildings in the neighborhood and encouraged using cladding materials other than metal.”

RESPONSE:

Brick has been proposed on the ‘base’ of the building to relate to the numerous historic building in the neighborhood. A fiber cement siding scheme has been proposed for the ‘middle & top’ of the building to present an option for the Design Review Board. While it was suggested at the Early Design Guidance meeting to look at other siding options, we feel that metal siding is an appropriate siding material for the neighborhood. The long term durability of metal siding and richness of the finish will provide a strong and clean façade. Over time, the metal siding will hold up in comparison to the neighboring buildings more than fiber cement siding which requires ongoing and frequent maintenance.

D. PEDESTRIAN ENVIRONMENT

D-1. Pedestrian Open Spaces & Entrances

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

COMMENTS:

"The Board agreed with the applicant's approach to align the main building entrance with the pedestrian 'alley' connection across Pontius Avenue North. The alley behind the proposed structure was a focus of concern for security and the Board conveyed a conviction that the applicant and owner would adequately provide for a secure environment."

RESPONSE:

The proposed main entry is aligned with the pedestrian passageway across Pontius Avenue North and highlighted with lighting and street trees. Landscaping encompasses the sidewalk with planting areas along the building and curb enhancing the pedestrian experience on the west side of the street. The alley is improved by setting back the proposed building to allow for landscaping and lighting to improve the pedestrian friendly thoroughfare to the Cascade P-Patch and Playground. Adequate lighting, security cameras monitored by the 24/7 staffed desk and staff lounge is located along the alley to improve the security and safety.

D-2. Blank Walls

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

COMMENTS:

"The Board would like the project to respectfully address the wall treatment along the north facade facing the Immanuel Lutheran Church. The applicant and owner will be meeting with the church members to receive comments and coordinate responses to their concerns."

RESPONSE:

The Owner and Design Team met with the Immanuel Lutheran Church (ILC) to review the north elevation and project as a whole. The ILC is pleased with the treatment of the north façade and the opportunity to provide this type of housing. The landscaping along the north property line will be regarded and integrated

D-6. Screening of Dumpsters, Utilities, & Service Areas

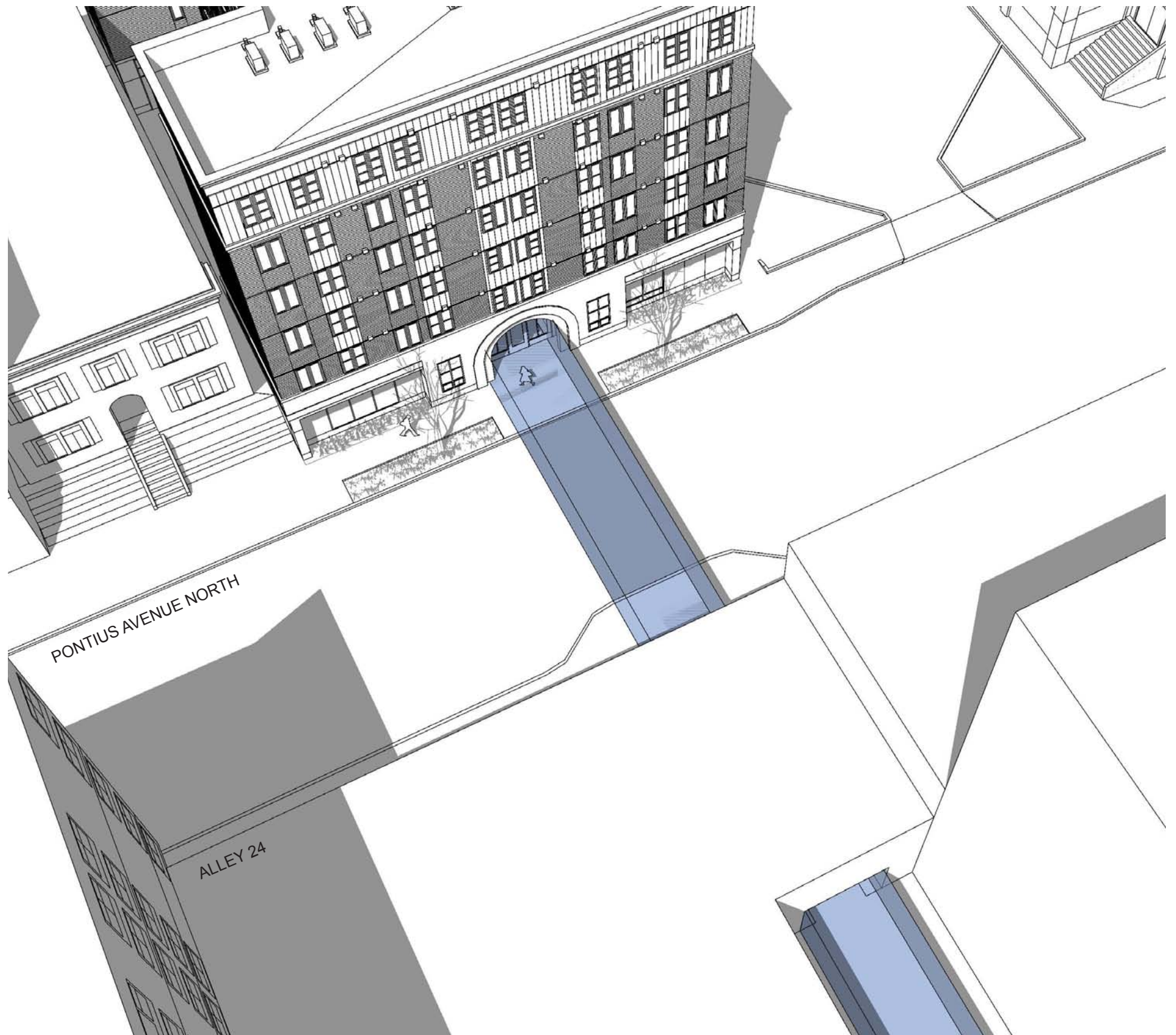
Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

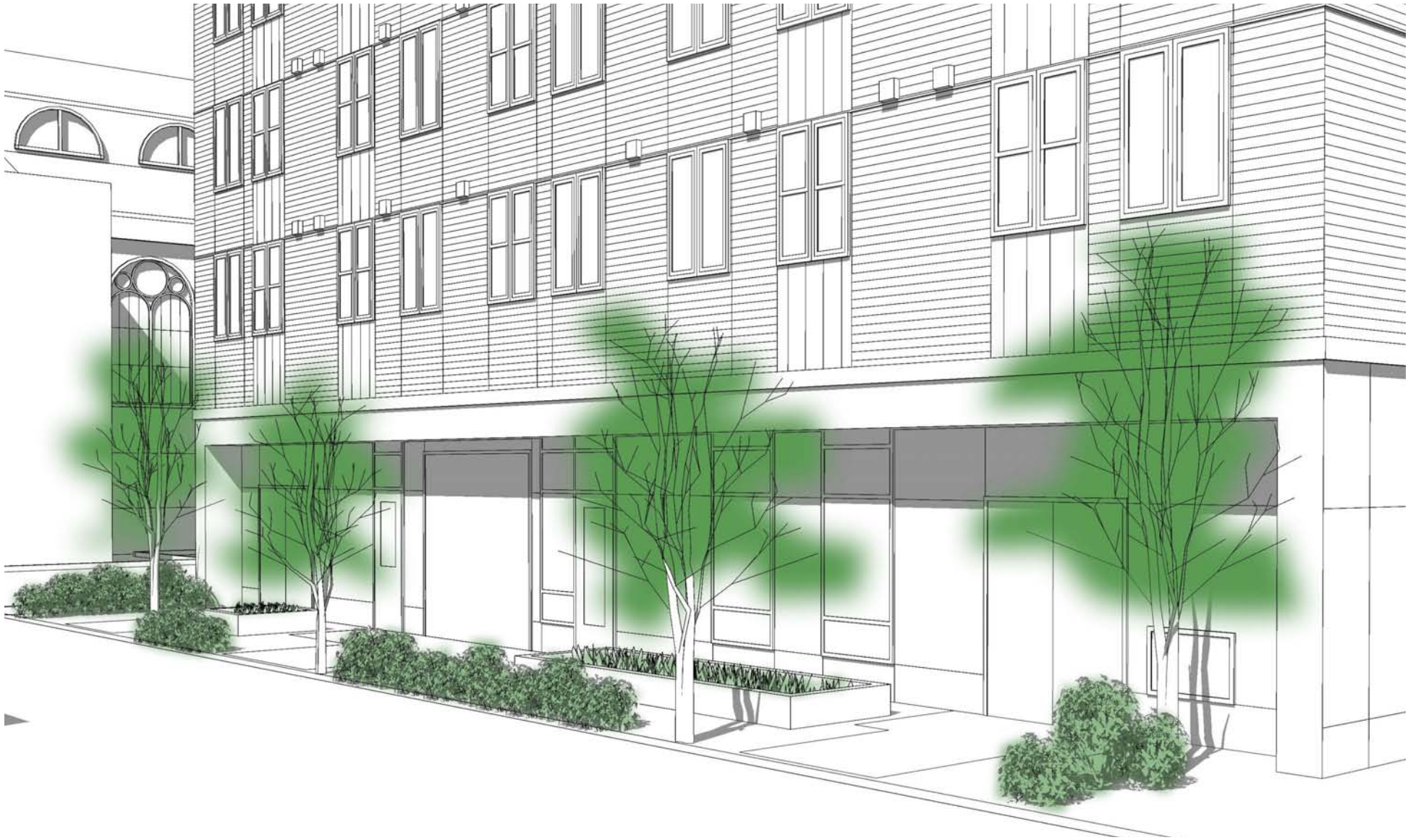
COMMENTS:

"The applicant noted that the dumpsters will be located inside the building, off of the alley and will be accessible to trash collection by means of a hard-surface access route. The preferred Scheme C layout proposes the utility and service areas along the alley which will be screened with green space."

RESPONSE:

The dumpster storage will be located inside the building screened by an overhead door. The landscape buffer softens access to the mechanical room and Seattle City Light vault along the alley. Since the gas service is located in Pontius Avenue North, the gas meter will be required to be located on the east façade; it will be shielded from the sidewalk with landscaping & screening while maintaining required access.





PERSPECTIVE AT ALLEY

D. PEDESTRIAN ENVIRONMENT

D-7. Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

D-8. Treatment of Alleys

The design of alley entrances should enhance the pedestrian street front.

COMMENTS:

“The Board preferred the Scheme C layout which provides transparency through the building and locates office space adjacent to the alley providing ‘eyes on the alley.’ The Board encouraged setting back from the alley and providing green space there.”

RESPONSE:

Pedestrian safety will be upgraded upon the completion of this project along Pontius Avenue North and the alley. Street lights as well as building lighting will encourage the use of the west side of the street. An office that is staffed 24/7 faces Pontius Avenue North that will provide constant ‘eyes on the street’. The proposed building maintains the transparency from the Early Design Guidance Scheme C from the main entry through to the alley. A staff lounge and copy area is adjacent to the alley to provide ‘eyes on the alley’. The alley is improved by setting back the proposed building to allow for landscaping and lighting to improve the pedestrian friendly thoroughfare to the Cascade P-Patch and Playground. Adequate lighting, security cameras monitored by the 24/7 staffed desk and staff lounge is located along the alley to improve the security and safety.

D-12. Residential Entries and Transitions

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

RESPONSE:

The main entry along Pontius Avenue North is recessed as well as the common room north and south of the east façade to push the more private areas away from the more public sidewalk. The recesses are buffered between the sidewalk and the building with landscaping although transparency is still maintained Through large storefront windows.

E. LANDSCAPING

E-1. Landscaping to Reinforce Design Continuity with Adjacent Sites

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

E-2. Landscaping to Enhance the Building and/or Site

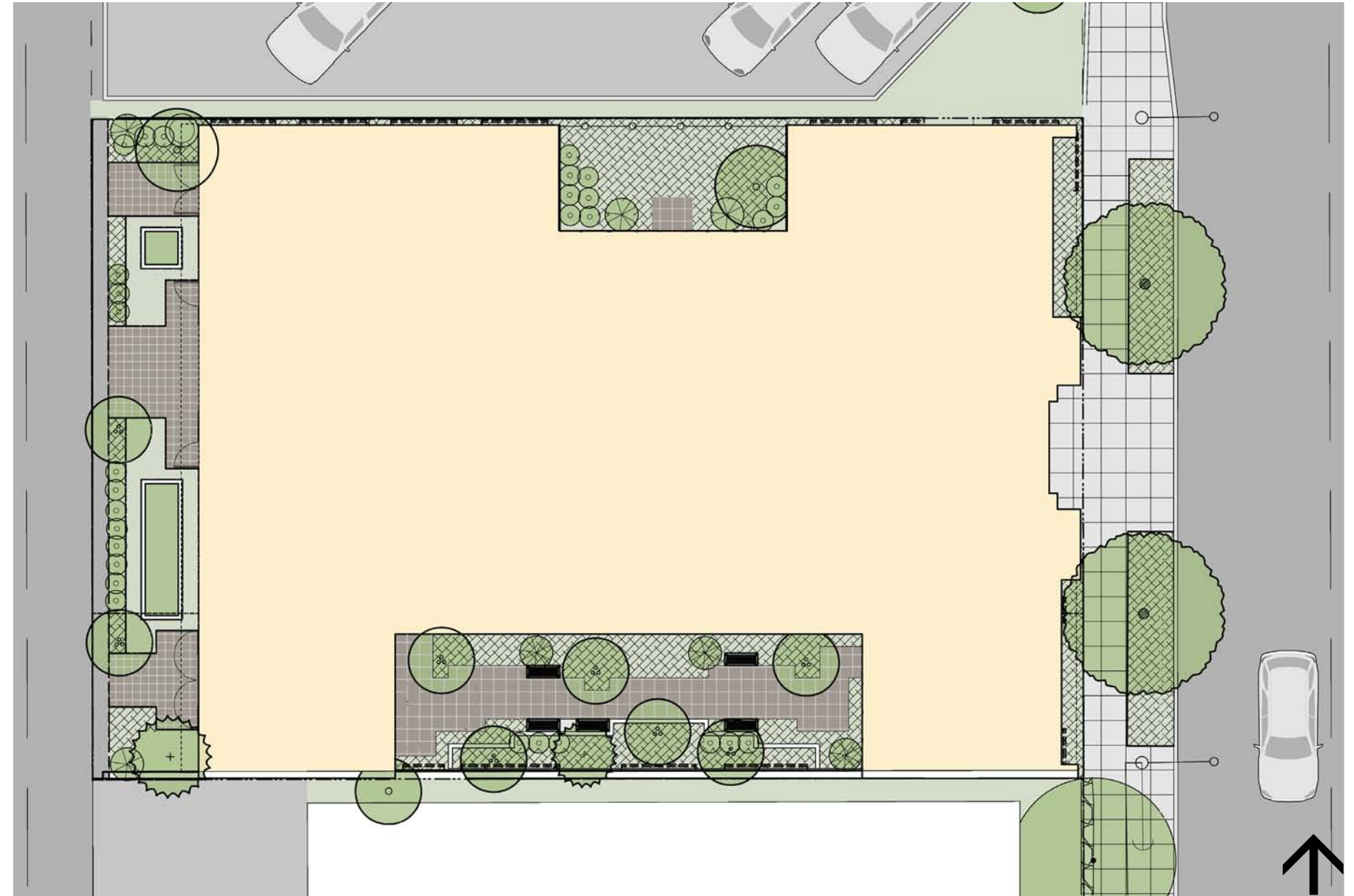
Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

E-3. Landscape Design to Address Special Site Conditions

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, new corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

RESPONSE:

Landscaping surrounds the building and is incorporated into every recess with native, drought tolerant plants and trees. Pontius Avenue North will have landscaping at the building and along the curb with two new street trees that enhance the symmetry of the building and highlight the main entry. Along the north property line, the landscaping will be integrated with the church property so that it will appear seamless. Planting beds, raised planters and pervious pavers define the exterior resident open space in the south courtyard while breaking down the existing retaining wall. The alley provides a lot of opportunity for the building and its neighbors. There is a 10'-0" buffer between the alley and the building where human scale planting and p-patches will soften the building and create a pedestrian friendly and pleasing experience.



SITE/LANDSCAPE PLAN

WILLIAMS APARTMENTS

23.48.012: Upper-Level Setback Requirements

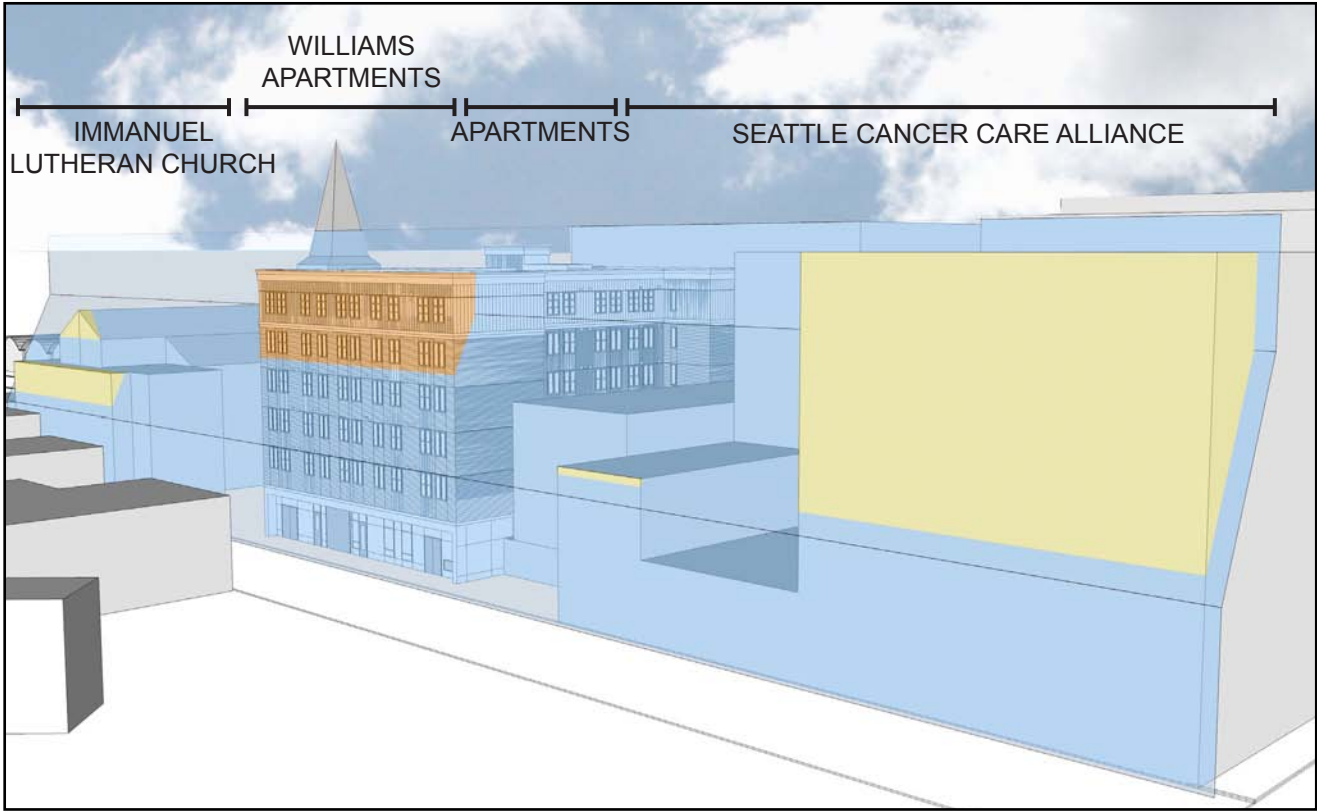
Structures on lots abutting an alley in the SM/R designated area shall provide an upper-level setback for the facade facing an alley, for any portion of the structure greater than twenty-five (25) feet in height. Upper-level setbacks shall be provided as follows: Any portion of the structure shall be setback at least one (1) foot for every two (2) feet of height above twenty-five (25) feet, up to a maximum setback of fifteen (15) feet.

Comment:

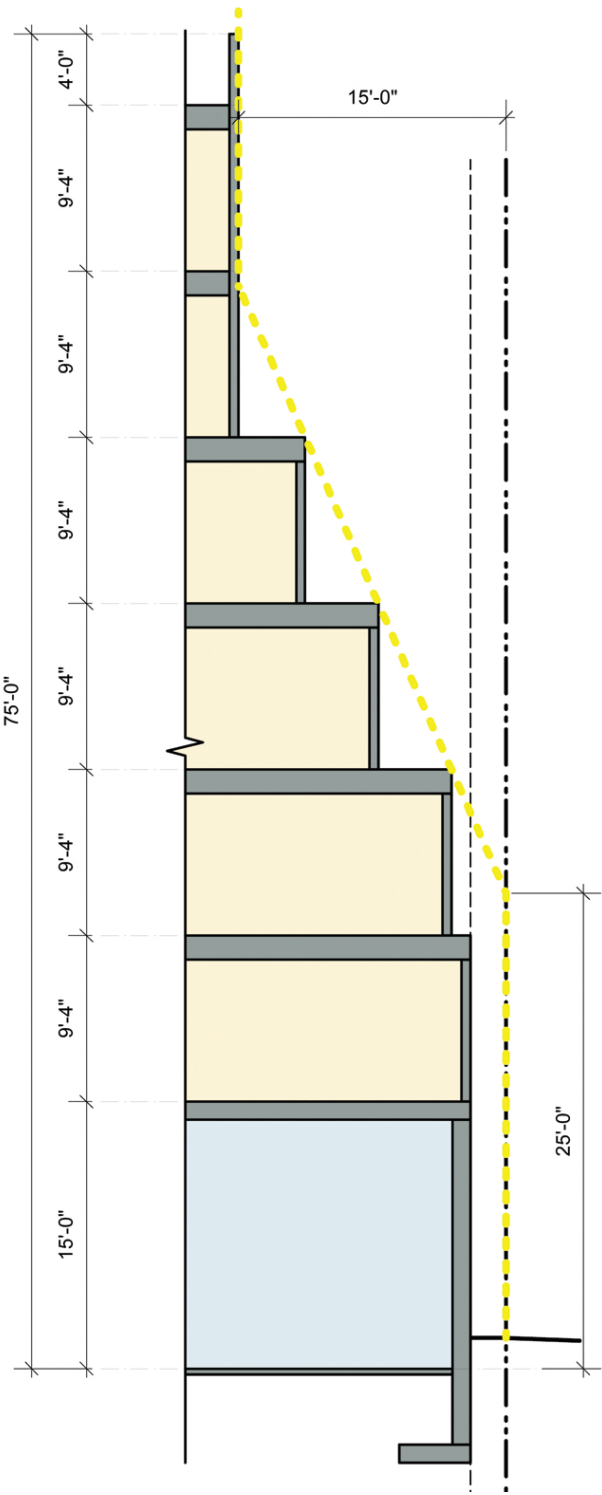
The Board supported the requested departure from SMC 23.48.012 in order to modify the amount of required Upper Level Setback along the alley facade.

Response:

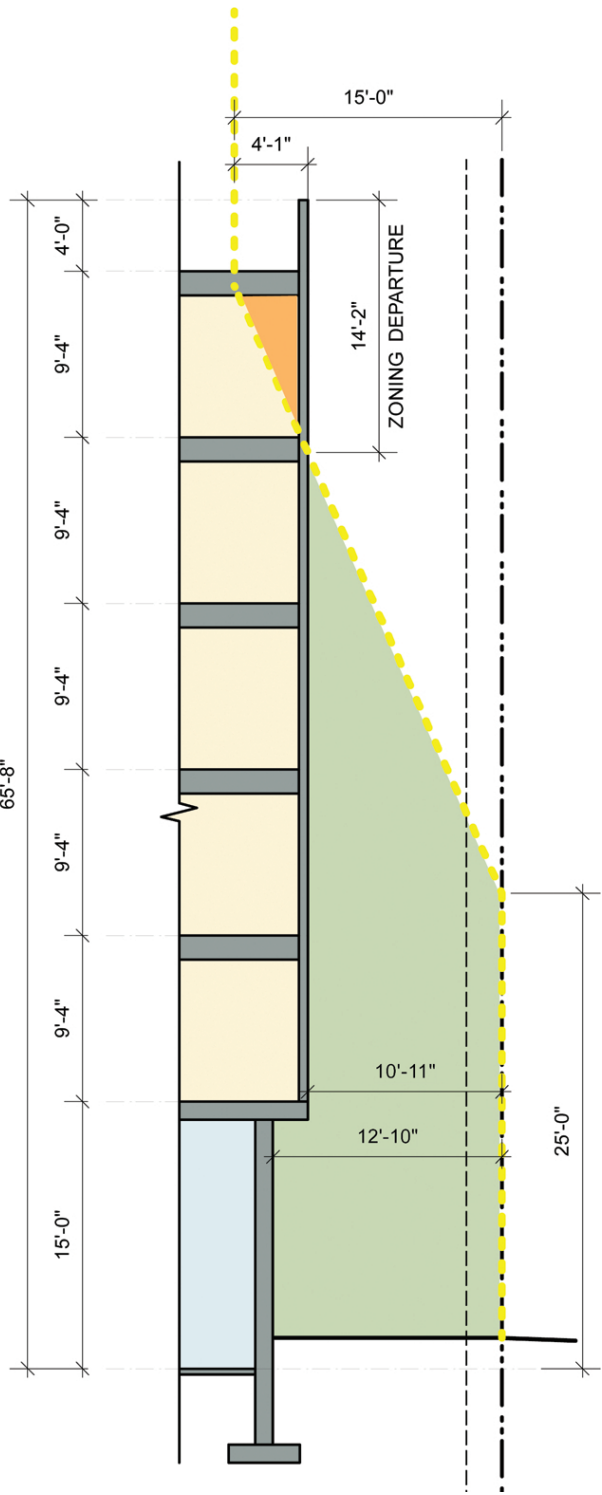
As presented in the Early Design Guidance meeting, this departure is requested as represented in the graphics below. By setting back the building from the alley, the neighbor concerns regarding the walk-ability and safety of the alley are addressed. The set back allows for a large landscaped area opening up the alley at the ground level creating a buffer between the public and private spaces. A staff area is adjacent to the alley with large windows that can be the ‘eyes on the alley’. We feel that stepping back the entire building along the alley and providing the ground level amenities are a greater benefit to the neighborhood than stepping back the building at the sixth floor. Other benefits provided by the overall massing of the building are the two courts at the north and south property line. This will allow for daylight to reach the existing apartment building to the south and provide privacy to the units with the distance created between the windows. Along the north property line, the court provides a landscaped area that can be integrated with the Immanuel Lutheran Church and provide daylight to the residential units if the property would be developed in the future. The building is also proposed to be under the allowable height limit by approximately ten feet reducing the impact on the alley.



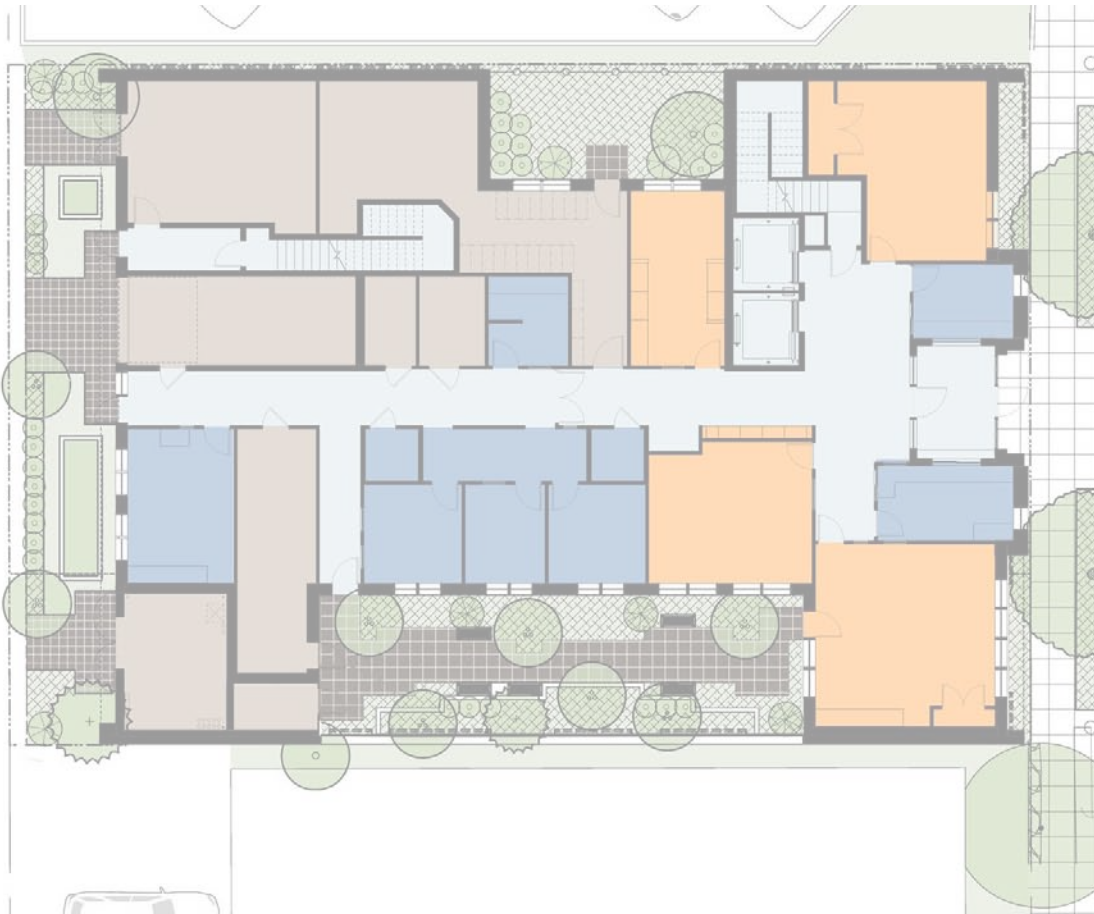
UPPER LEVEL SETBACK DIAGRAM



ZONING COMPLIANT SECTION



ZONING DEPARTURE SECTION



SM/R 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. Residential amenity space 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.
4. The minimum horizontal dimension for required residential amenity area shall be fifteen feet (15'), and no required residential amenity space 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.

Total Residential Use Area:	42,295 SF
<i>Minimum Residential Amenity Area (5% of total):</i>	<i>2,114 SF</i>
<i>Minimum Exterior Amenity Area (50% of above):</i>	<i>1,057 SF</i>
Interior Residential Amenity Area Provided:	1,300 SF
Exterior Residential Amenity Area Provided:	935 SF
TOTAL Residential Amenity Area Provided:	2,235 SF

Master Use Permit Review Comment:
Please include in your calculation of gross floor area in residential use all the areas on the first floor that are accessory to the residential use. The amount of residential amenity space should then be calculated based on that amount.

Response:
Based on the Master use Permit Land Use comment, we are required to include all first floor office space, circulation and mechanical space in our Residential Amenity Area Calculation. To meet the required amount of amenity space will are requesting a departure from the 50% required exterior space and dimensional requirement of the interior space in two spaces. We are providing exterior amenity space at the south court exclusive to the residents that is just shy of the required square footage requirement. We are unable to increase the size of the space without effecting the interior amenity space required at this time. We are proposing p-patches along the alley that we are not including in our calculations due to their small area, but are also considered a residential amenity. Two interior rooms are not able to meet the fifteen feet minimum dimensional requirement, but do meet the 225 square feet minimum requirement. Despite these two minor departure requests, we are providing more than the required total amount.