

EARLY DESIGN GUIDANCE #2 - 550 BROADWAY



5 5 0 | B r o a d w a y | S e a t t l e , W a s h i n g t o n

550 BROADWAY LLC | ANKROM MOISAN ASSOCIATED ARCHITECTS

DPD Project No.: 3012198
July 20, 2011

PROJECT TEAM

Owner/Applicant:
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PROJECT GOALS

1 CREATE ATTAINABLE HOUSING

Use the central location to draw the target residents, such as young medical professionals or Seattle University law students.

2 ATTRACT SERVICES TO BROADWAY

The retail/office and live/work spaces offer opportunities for small businesses to be fostered and developed in an area currently lacking services.

3 URBAN INFILL

Begin to close the gap on Broadway with urban housing that complements the neighborhood.

PROGRAM GOALS

- 200 UNITS MINIMUM
- 400 SF AVERAGE UNIT SIZE
- 90,000 SF LEASABLE AREA MINIMUM
- 5,000 SF RETAIL MAXIMUM
- .50 PARKING RATIO MINIMUM

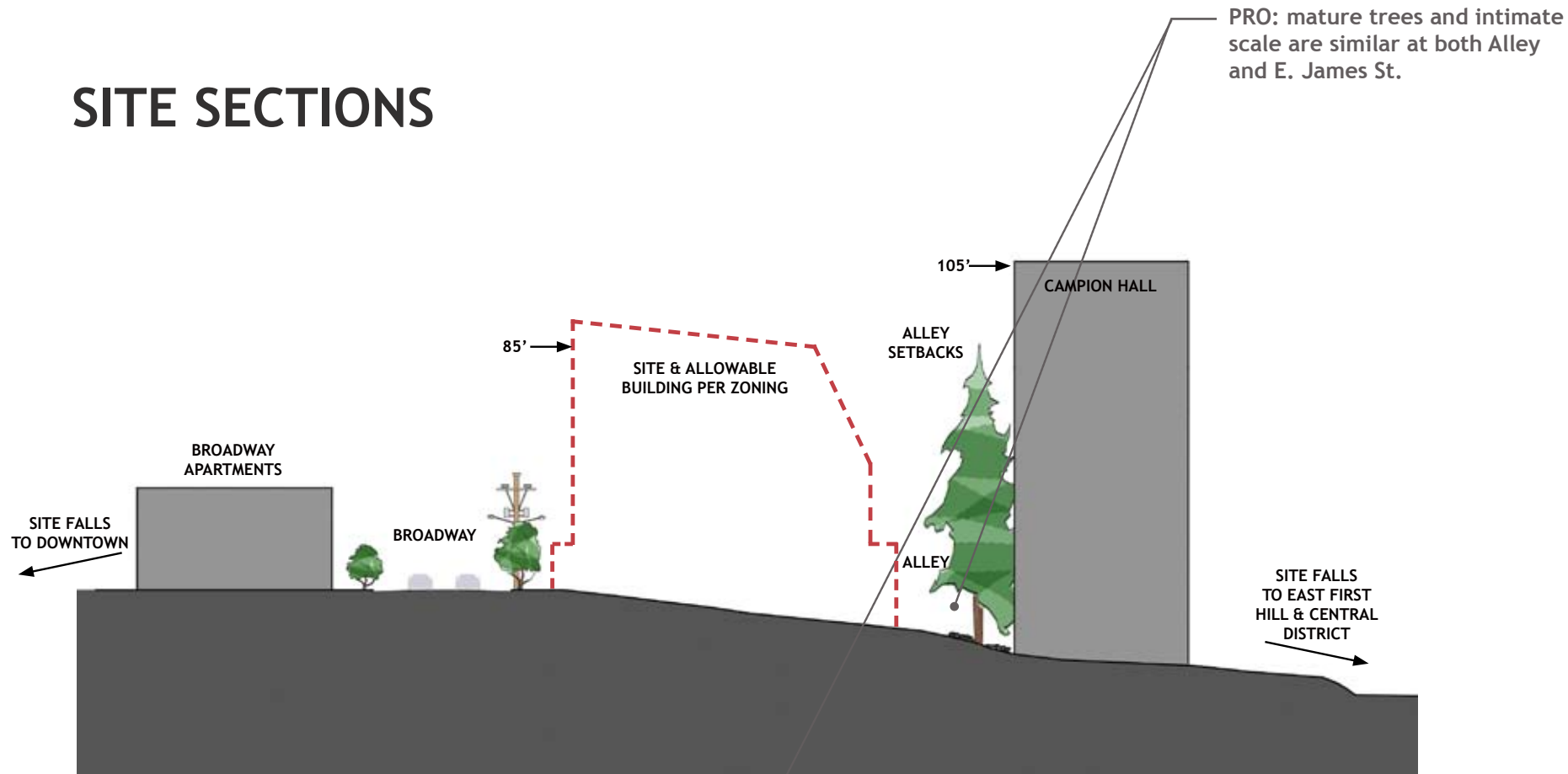


CONTEXT & ARCHITECTURE

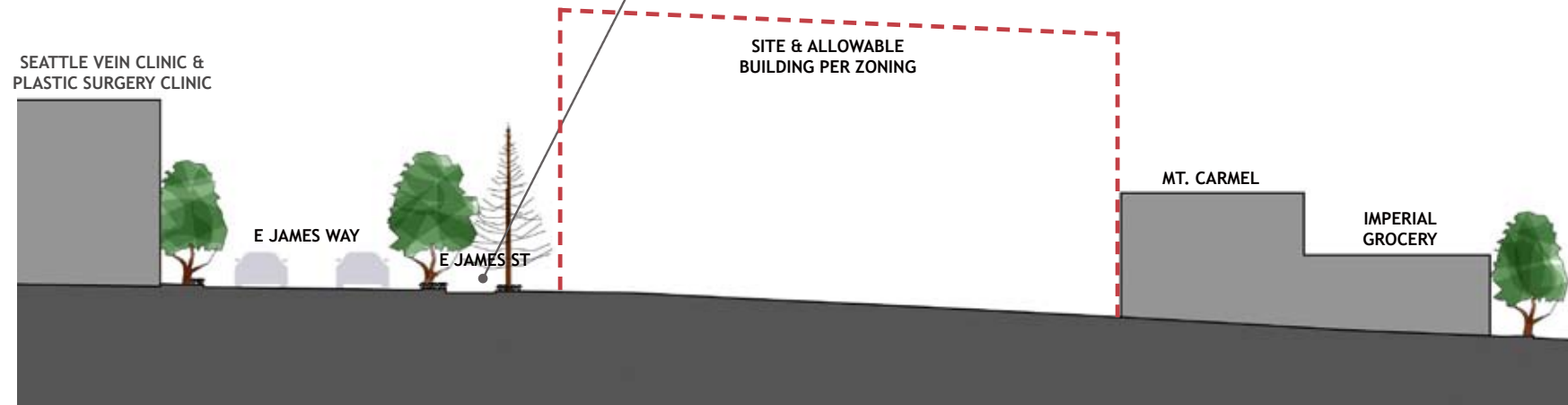


- 1 BROADWAY APARTMENTS
- 2 OUR LADY OF MT. CARMEL
- 3 IMPERIAL GROCERY
- 4 BROADWAY & JEFFERSON SITE
- 5 CAL ANDERSON HOUSE
- 6 CHILDAHVEN CRISIS NURSERY
- 7 UW PATRICIA STEEL BUILDING
- 8 MINOR & JAMES MEDICAL CENTER
- 9 SWEDISH MEDICAL CENTER
- 10 PAC NW DIABETES RESEARCH INSTITUTE
- 11 NW KIDNEY CENTER
- 12 SEATTLE UNIVERSITY
- 13 SEATTLE VEIN CLINIC & PLASTIC SURGERY CLINIC
- 14 ARCHBISHOP MURPHY APARTMENTS
- 15 CAMPION RESIDENCE HALL
- 16 TEILHARD DE CHARDIN HALL
- 17 SU PLAY FIELDS
- 18 DESC EVANS HOUSE

SITE SECTIONS



A: EAST-WEST SECTION



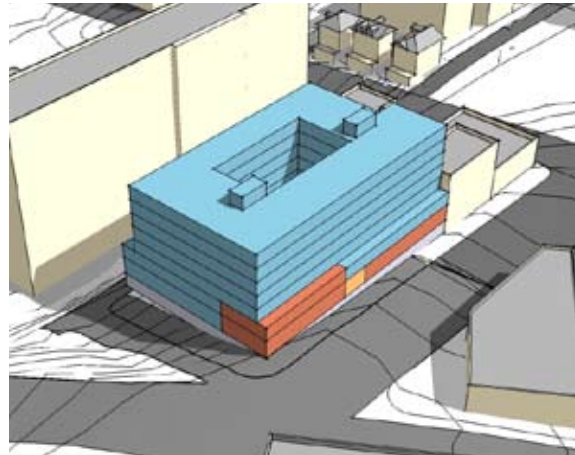
B: NORTH-SOUTH SECTION



- Retail / Office
- Leasing / Entry
- Live / Work
- Units

COMPARISON OF OPTIONS FROM JUNE 15, 2011 EDG

1



- 130,000 GSF / 100,00 NSF
- 202 units
- Combined FAR = 6 (Maximum)
- 85' height, 8 stories

Pros & Cons of Massing

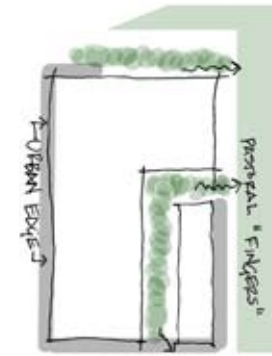
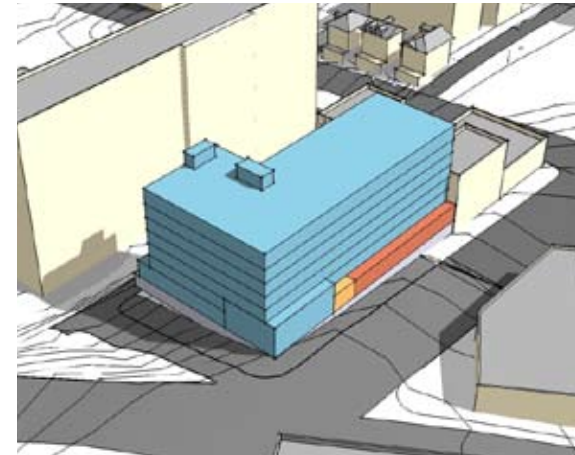
Pros

- Maximizes FAR
- Quiet & private courtyard
- Provides units facing west

Cons

- Imposing undifferentiated mass with little articulation to maximize site potential
- Least light & air
- No connection of an open space to the neighborhood
- East facade has units in close proximity to adjacent tower

2



- 112,000 GSF / 85,000 NSF
- 191 units
- Combined FAR = 5.4
- 85' height, 8 stories

Pros & Cons of Massing

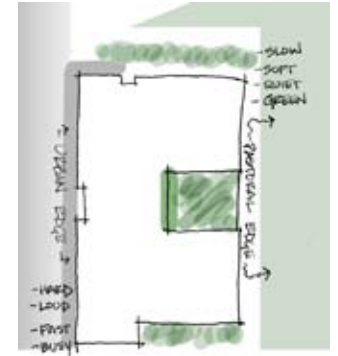
Pros

- Higher light exposure for courtyard/alley units
- More views for courtyard units
- Natural light in corridors from ends

Cons

- Less light/air for lower units in courtyard
- Less privacy for facing units on courtyard
- No alley access to raised courtyard

3 (PREFERRED)



- 120,000 GSF / 92,000 NSF
- 200 units
- Combined FAR = 5.34
- 75' height, 7 stories

Pros & Cons of Massing

Pros

- Prominent retail along Broadway
- Lower massing appropriate in neighborhood
- Articulation of facade on ROW facades
- Defined residential entrance
- Maximum light, air, & privacy for all units
- All units accessed from conditioned corridors
- Good opportunity for direct entry units along E James St.
- Best potential for breaking up facade to create ground level open spaces
- On grade alley access to courtyard possible
- 7 floors of Type V over I construction is most economically viable

Cons

- East light into courtyard
- No natural light in corridors
- South units are 15' from property line

MASSING OPTION 4

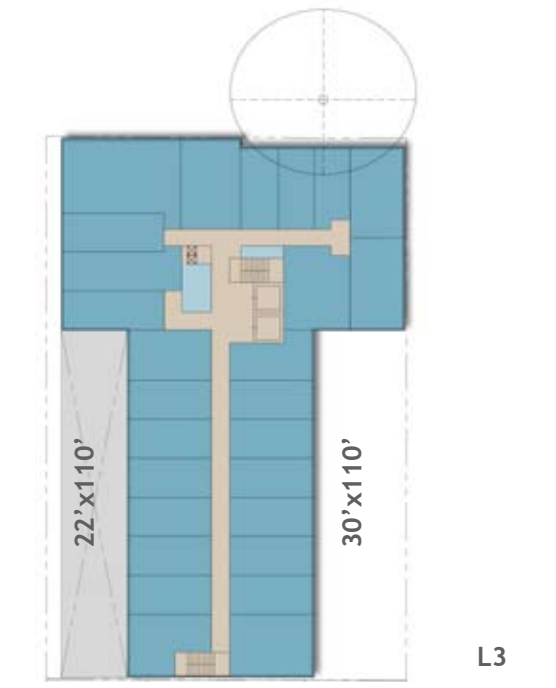
- 110,000 GSF
- 5,600 SF retail
- 155 units
- 79,000 NSF
- .69 PARKING RATIO

- Retail / Office
- Leasing / Entry
- Live / Work
- Units

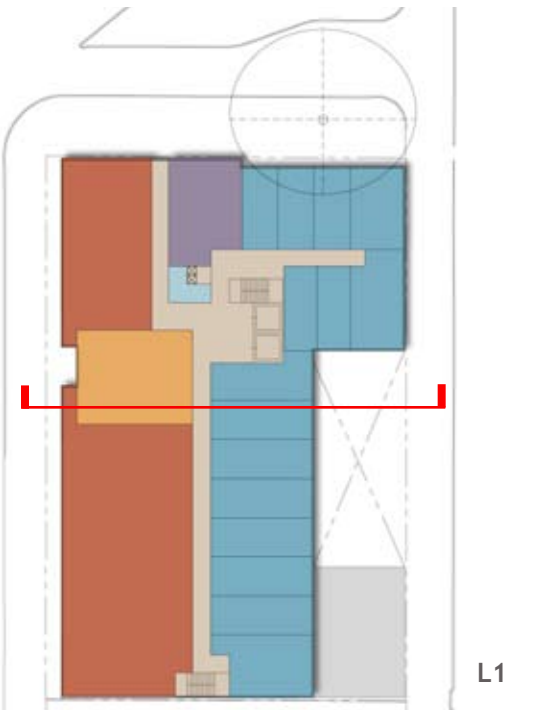
CON: 200+ units desired

PRO: good light to both east and west facing units

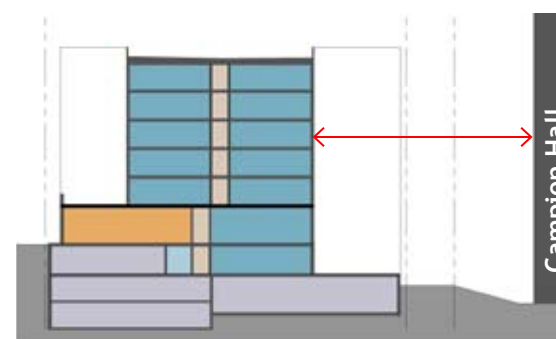
CON: small courtyards limit communal gathering space



L3



L1



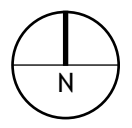
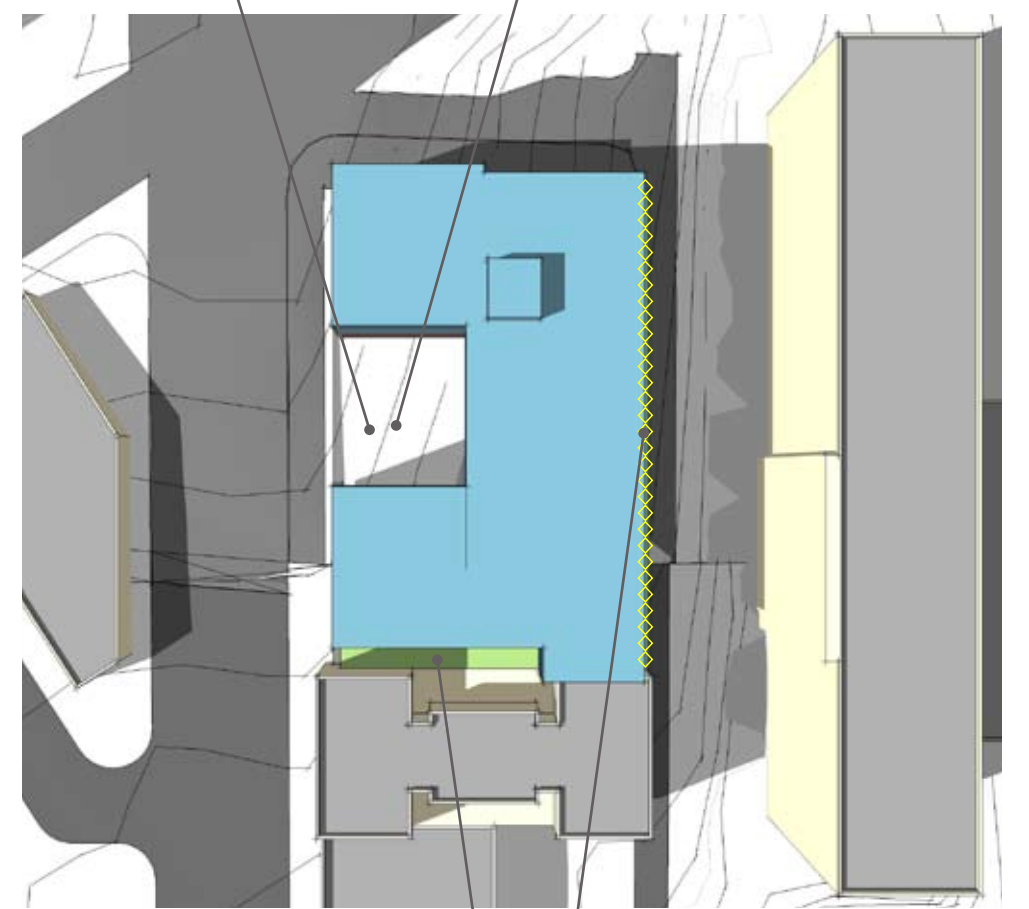
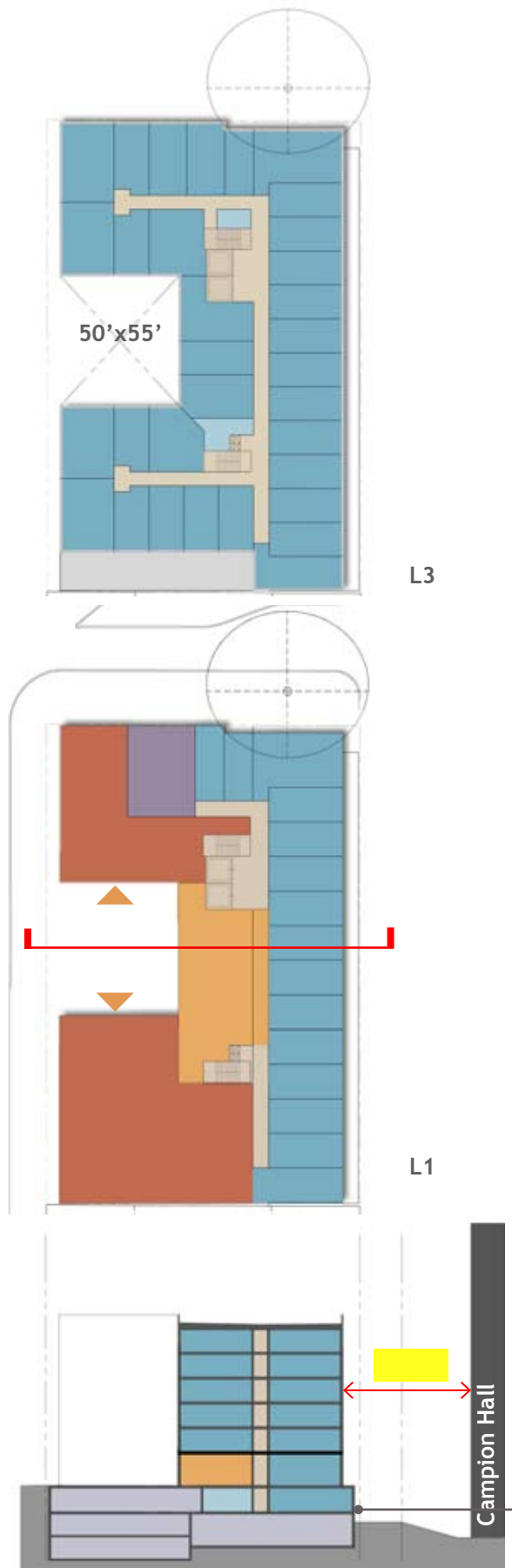
Campion Hall

PRO: less units facing south light well

- Retail / Office
- Leasing / Entry
- Live / Work
- Units

MASSING OPTION 5

- 117,000 GSF
- 83,000 NSF
- 7,000 SF retail
- 188 units
- .65 PARKING RATIO



CON: ~5,000 SF retail desired

PRO: public courtyard at street level

CON: no private courtyard for residents

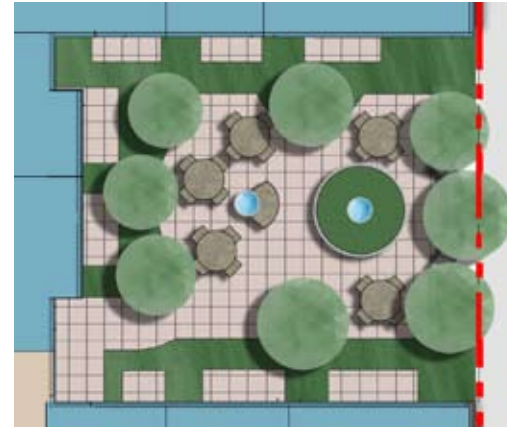
PRO: good light to west facing units

PRO: light well buffer between south neighbor

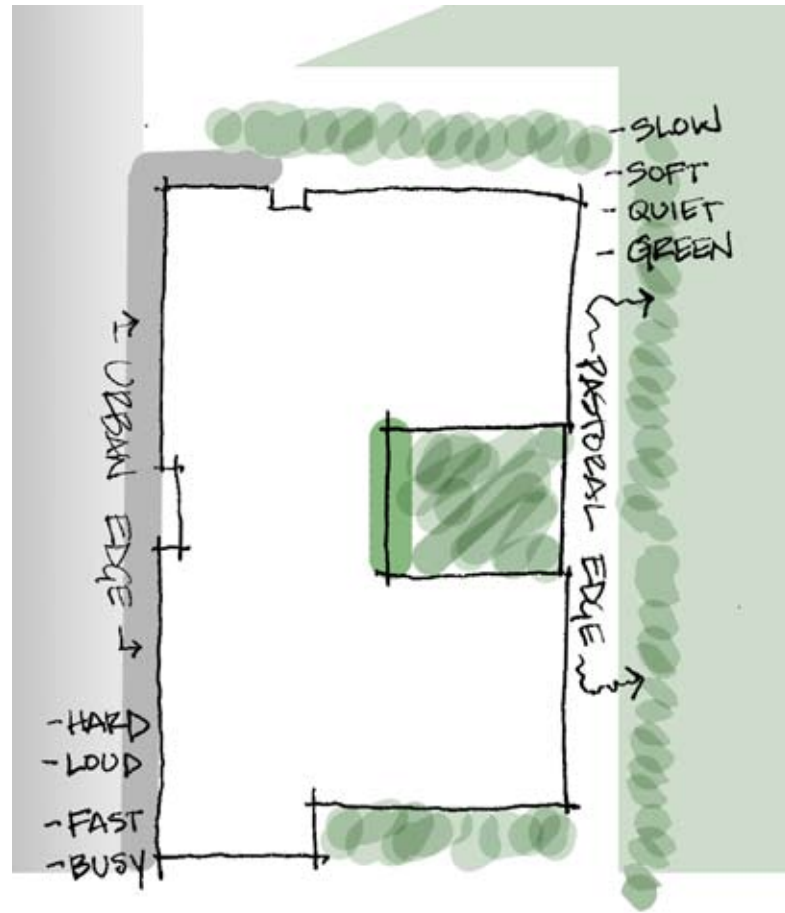
CON: majority of units face Campion Hall to east with little privacy, air-flow, and daylight

CON: units at alley height on east side

CONCEPT



COURTYARD



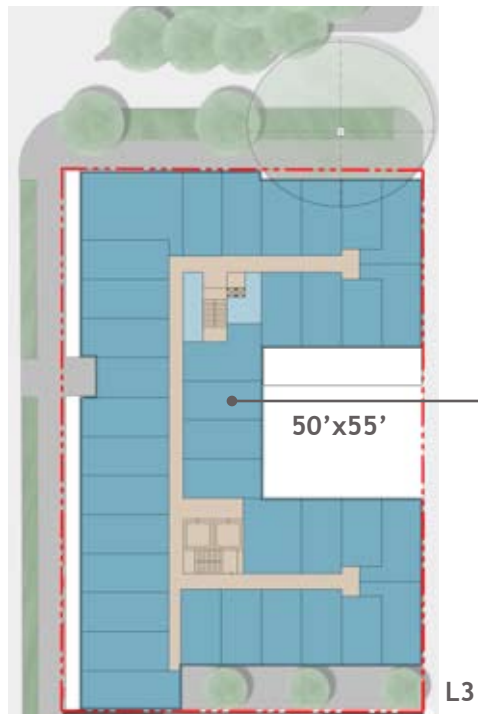
PARTI



CROSS SECTION THROUGH COURTYARD



ALLEY



- Retail / Office
- Leasing / Entry
- Live / Work
- Units

50'x55'

PRO: smaller units appeal to targeted audience

PRO: additional residential entry off E James St

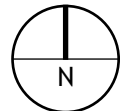
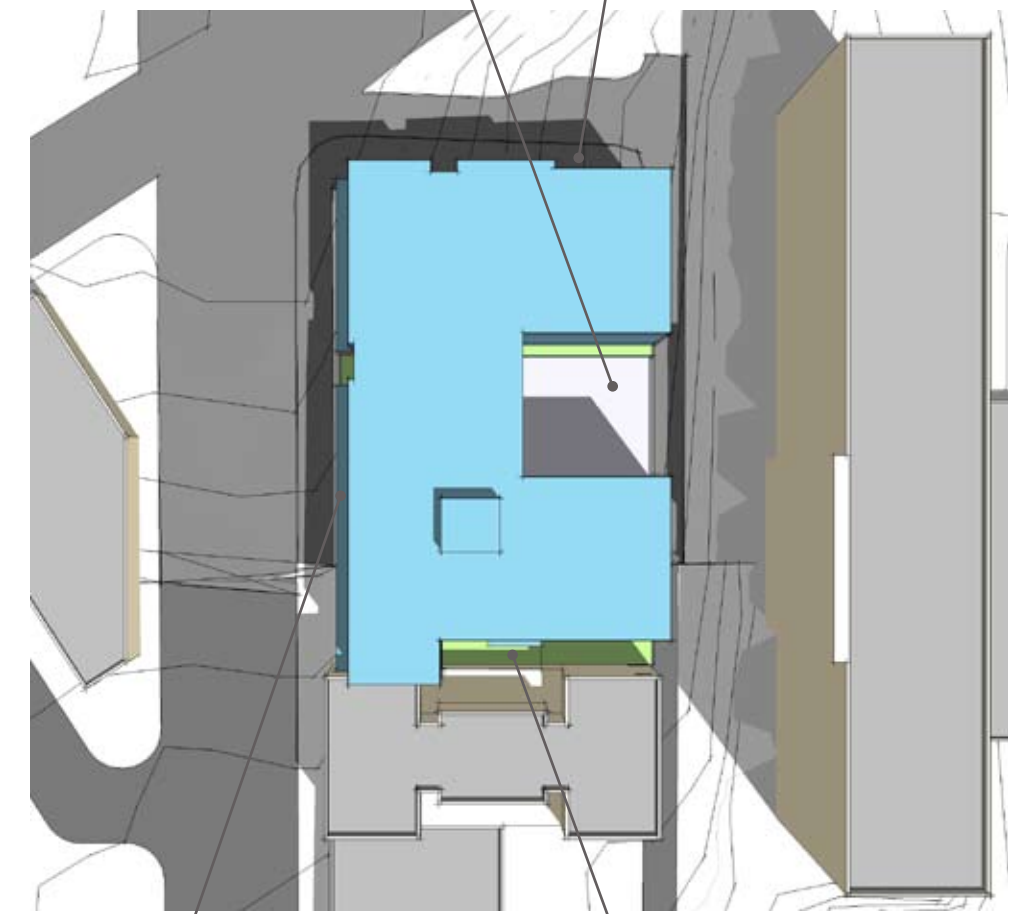
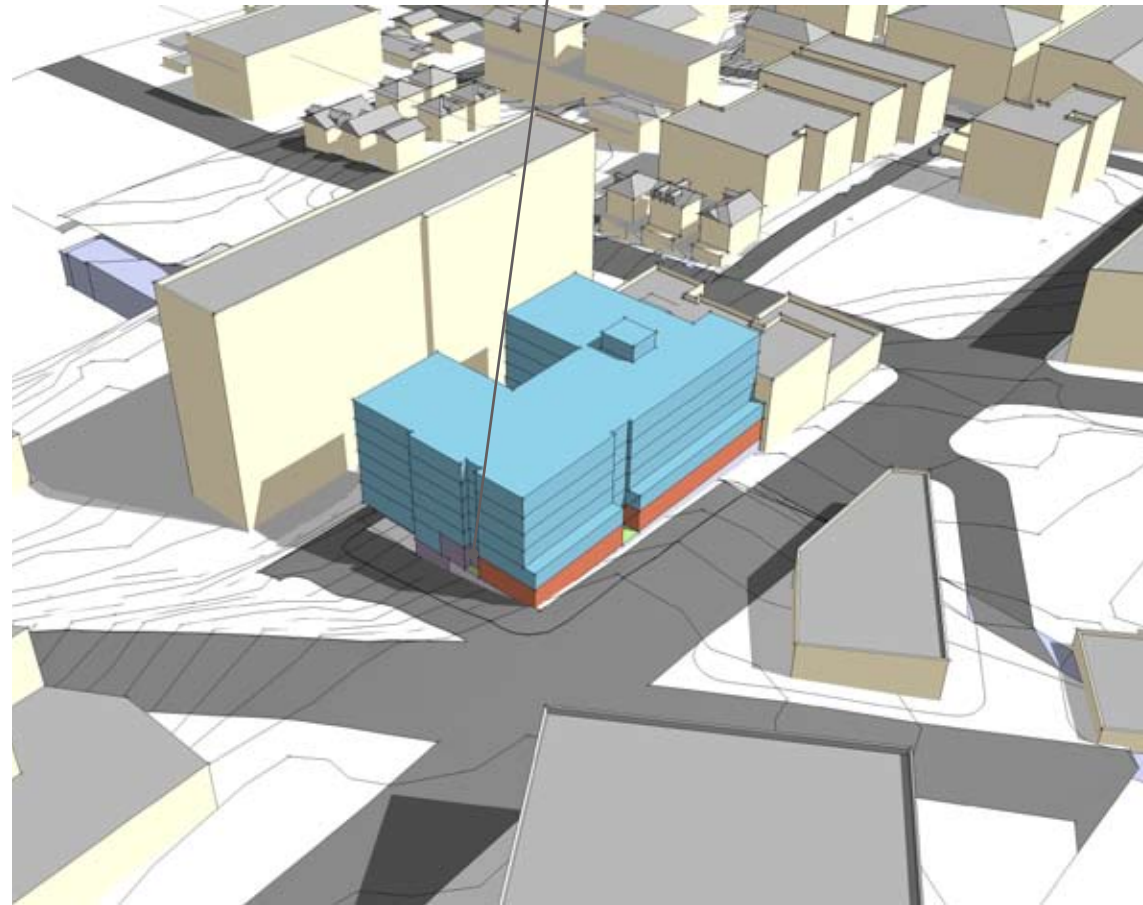
PRO: 20% larger courtyard
PRO: quiet and private courtyard

PRO: building recess allows for small plaza/green space



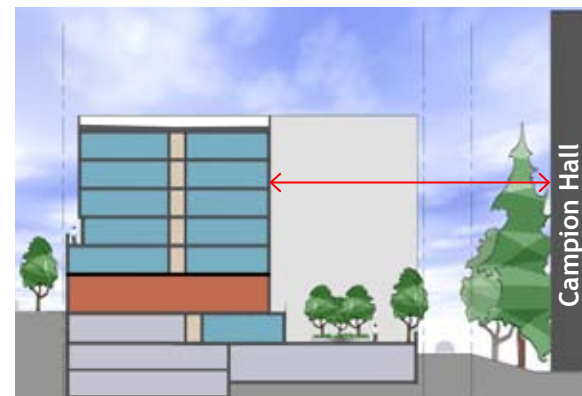
L3

L1



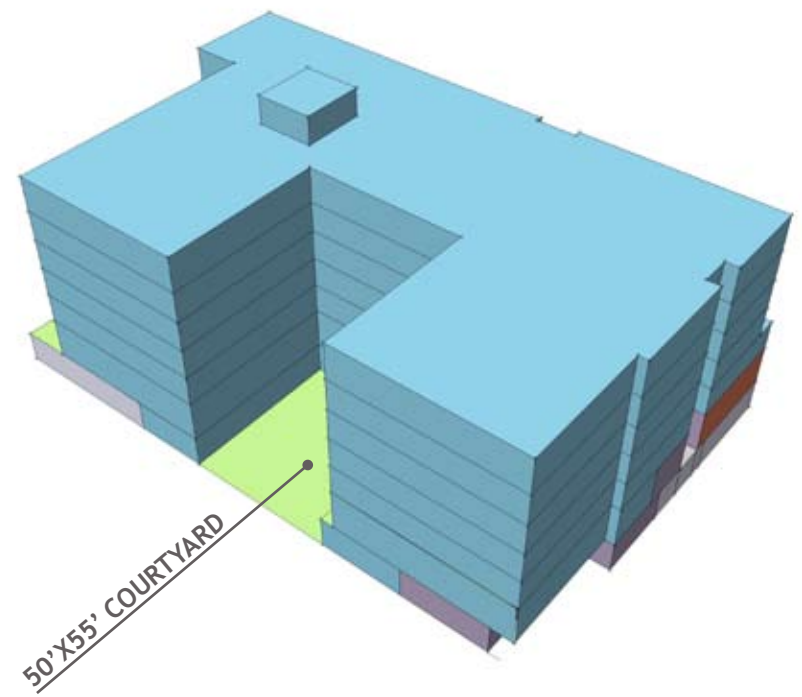
PRO: majority of units face west to Broadway with good light and views

PRO: South views at upper level units

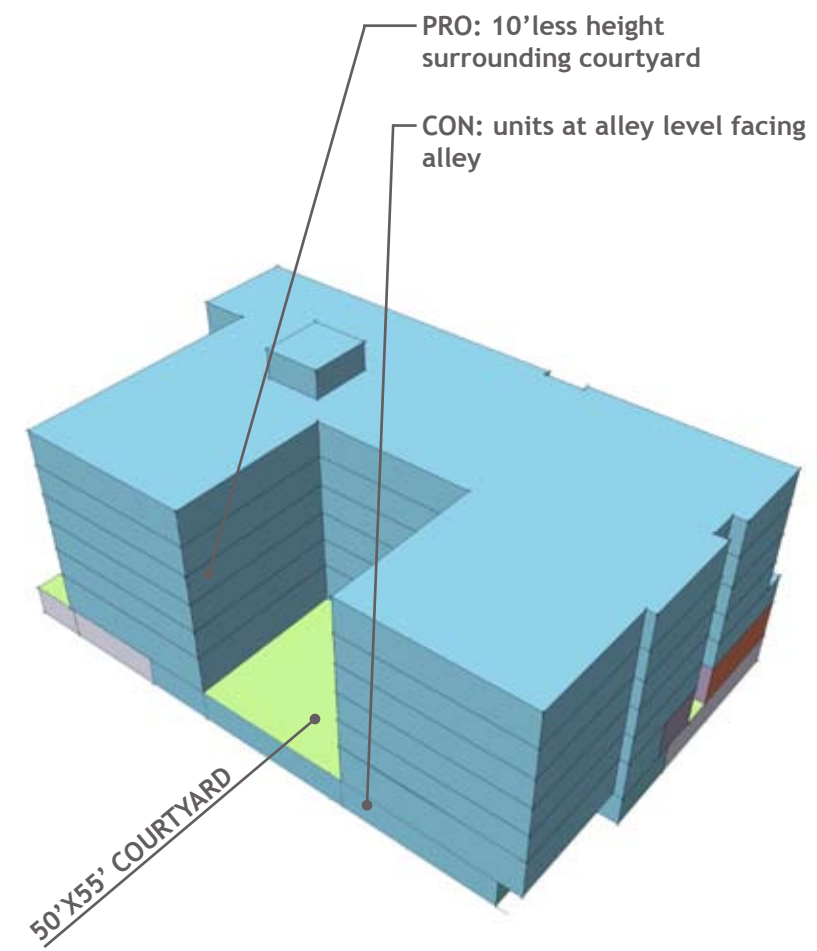


OPTION 6 MASSING VARIATIONS

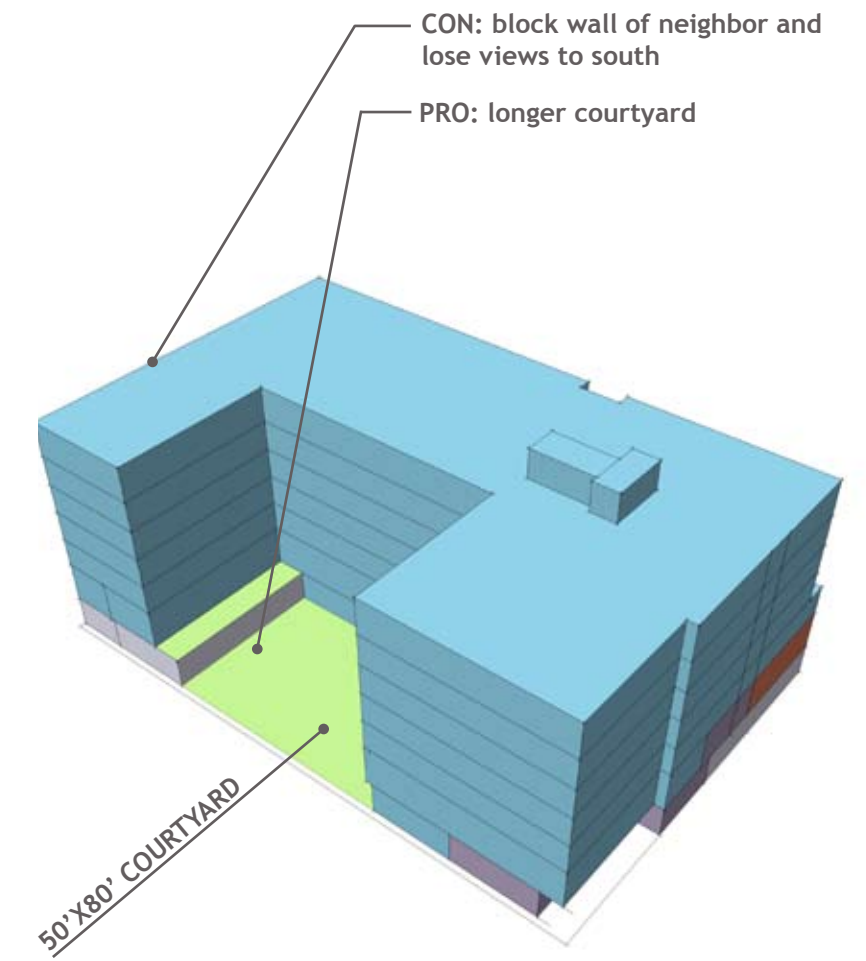
6
PREFERRED



6A
RAISED COURTYARD ALONG ALLEY



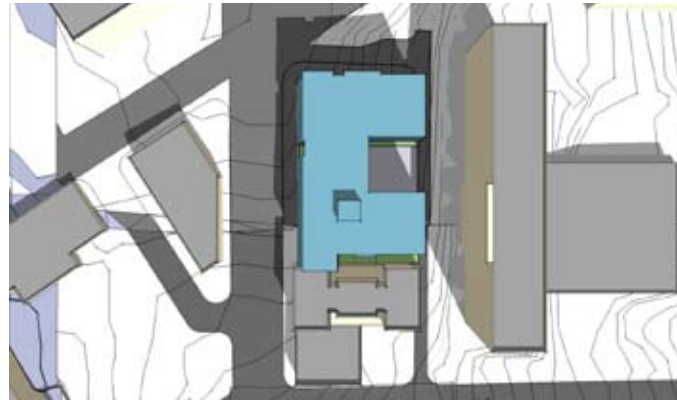
6B
SINGLE LOADED SOUTH BAR



SHADOW STUDIES FOR PREFERRED SCHEME

COURTYARD AT LEVEL P1 SEES THE SUN EVERY DAY OF THE YEAR:

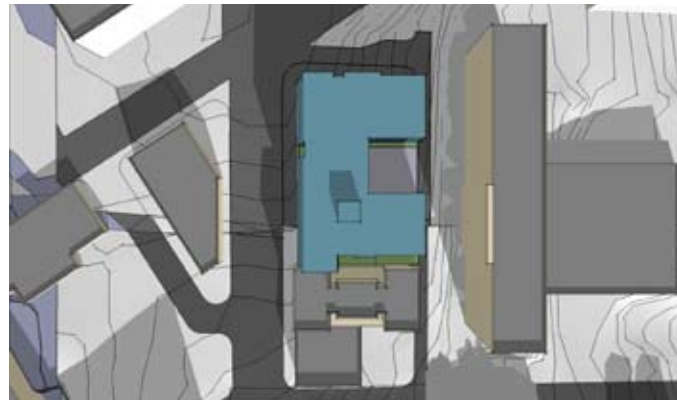
March/September 21st - 11am



June 21st - 11am



December 21st - 11am

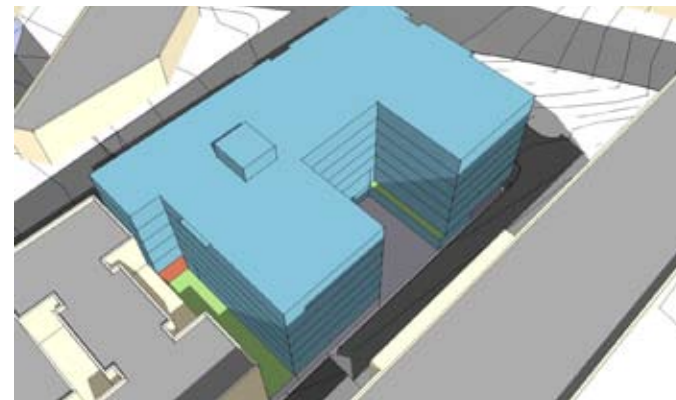


SOUTH AND EAST WALL OF COURTYARD SEE THE SUN ON EVEN THE SHORTEST DAY OF THE YEAR:

March/September 21st - 9am



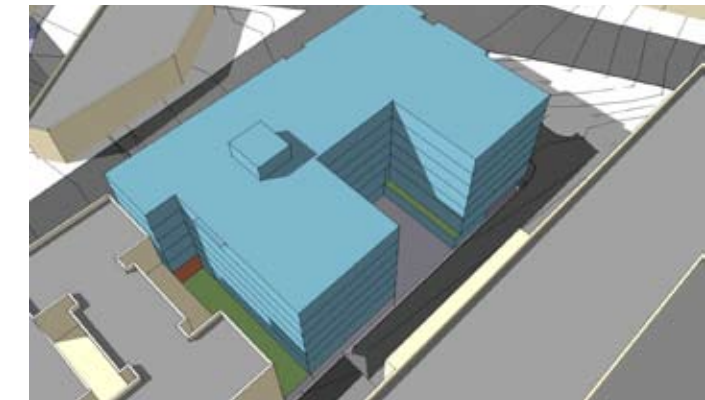
June 21st - 9am



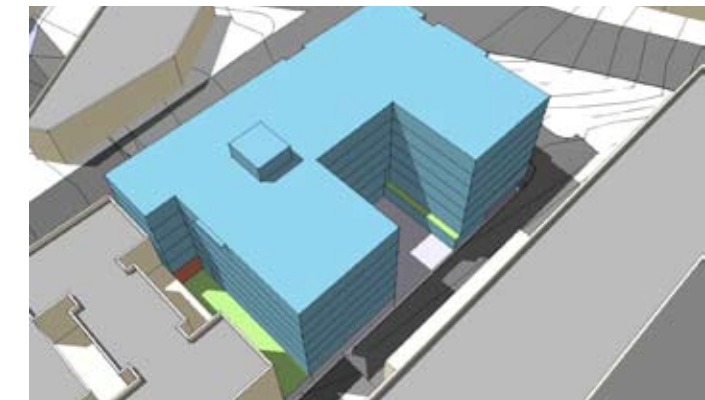
December 21st - 9am



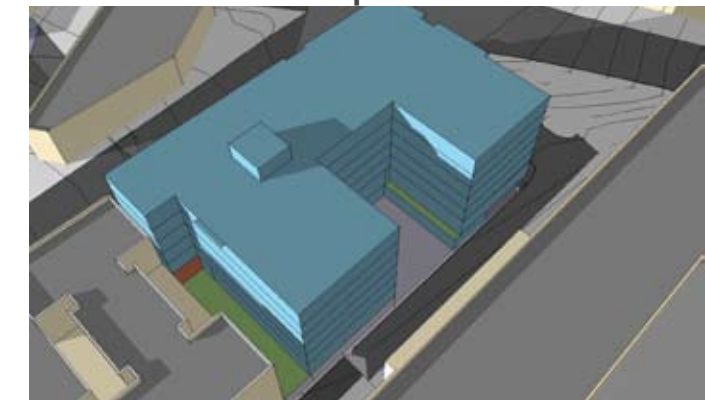
March/September 21st - 2pm



June 21st - 2pm

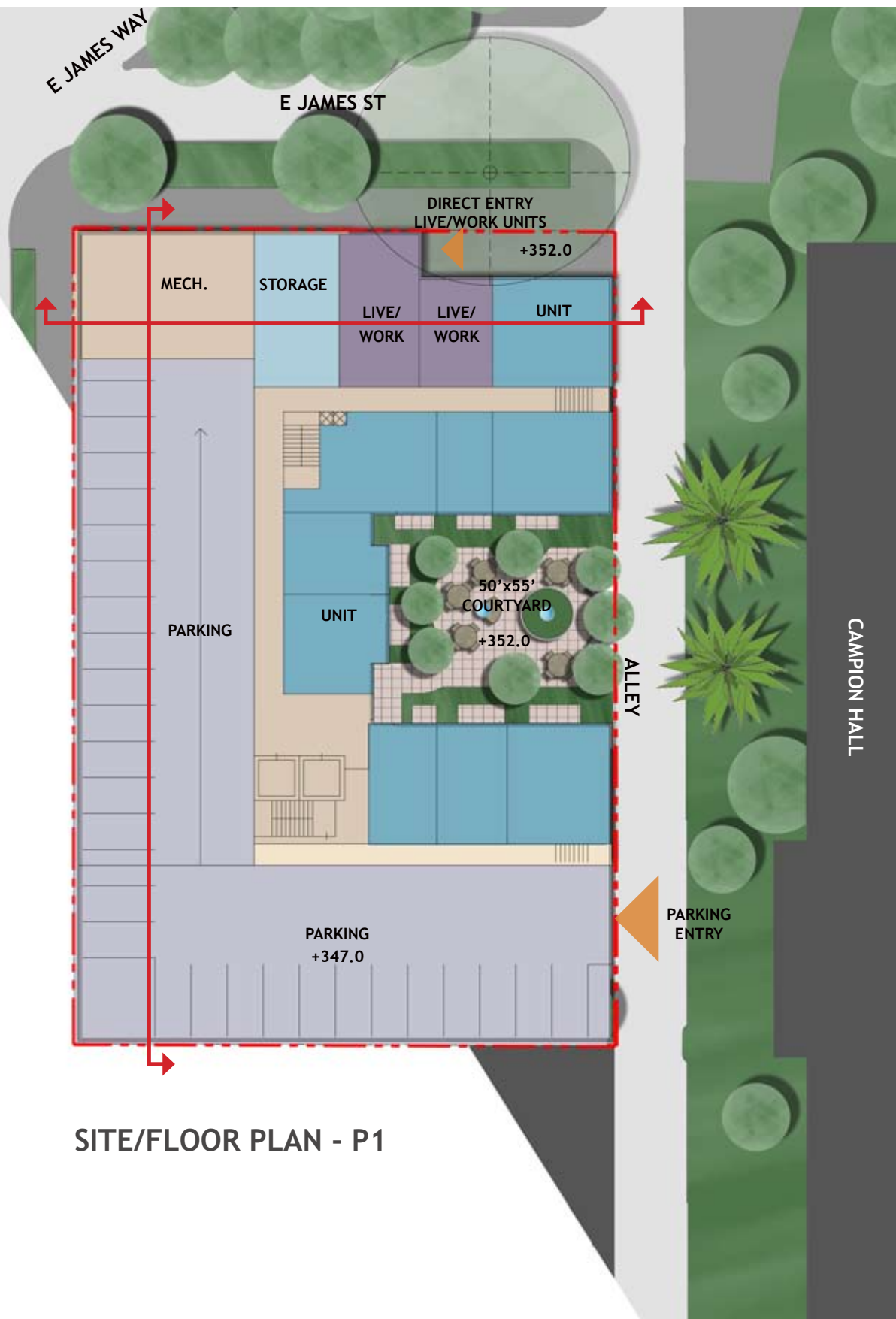


December 21st - 2pm



SITE PLANS

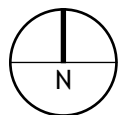
- Main resident lobby on Broadway
- Residential entry on E James St
- Direct entry Live/Work units along E James St
- Resident amenities accessible from sidewalk and internally
- Efficient parking layout
- Retail concentrated on busiest corner & ROW
- Residential courtyard accessed internally & at grade from alley



SITE/FLOOR PLAN - P1



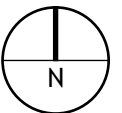
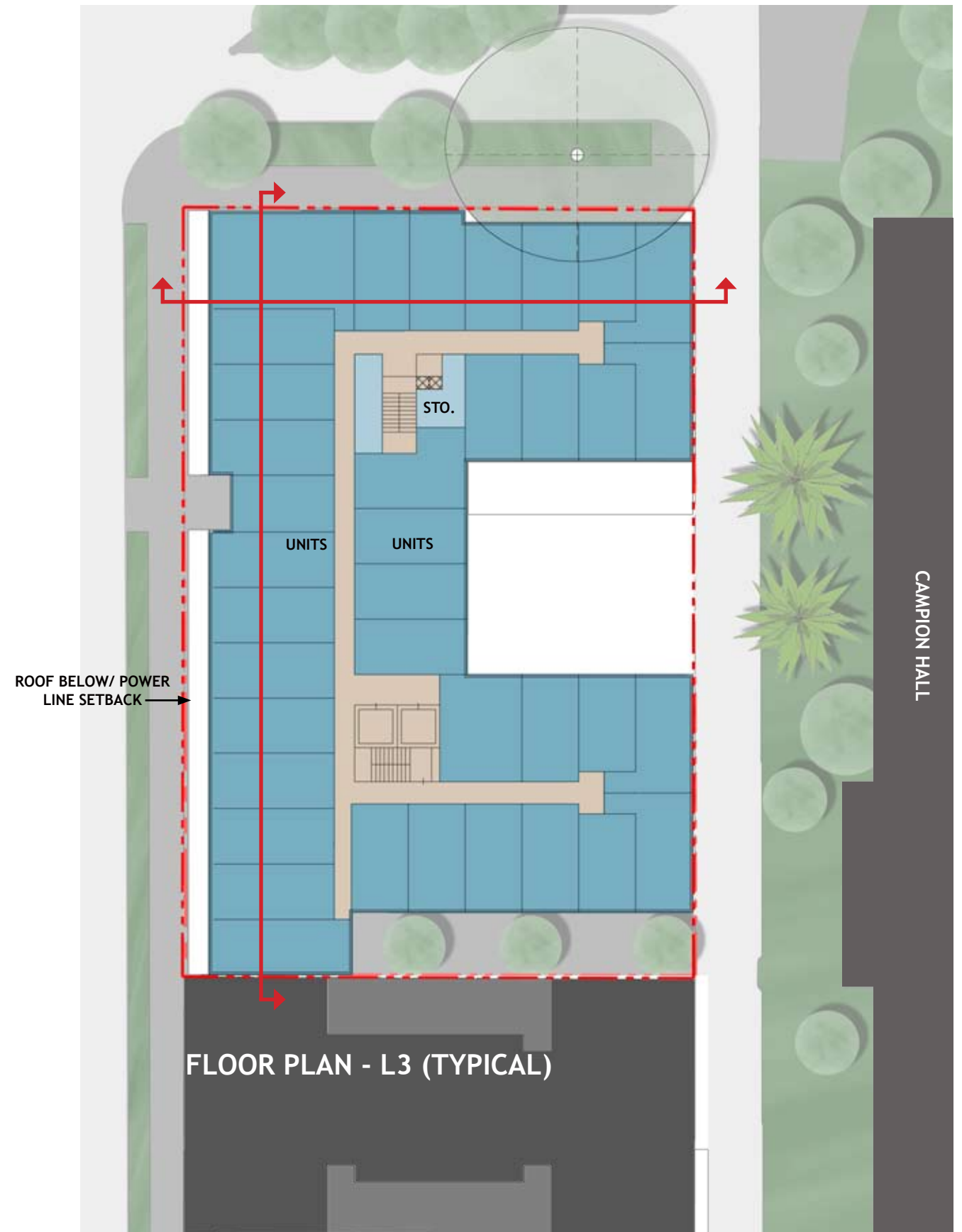
SITE/FLOOR PLAN - L1

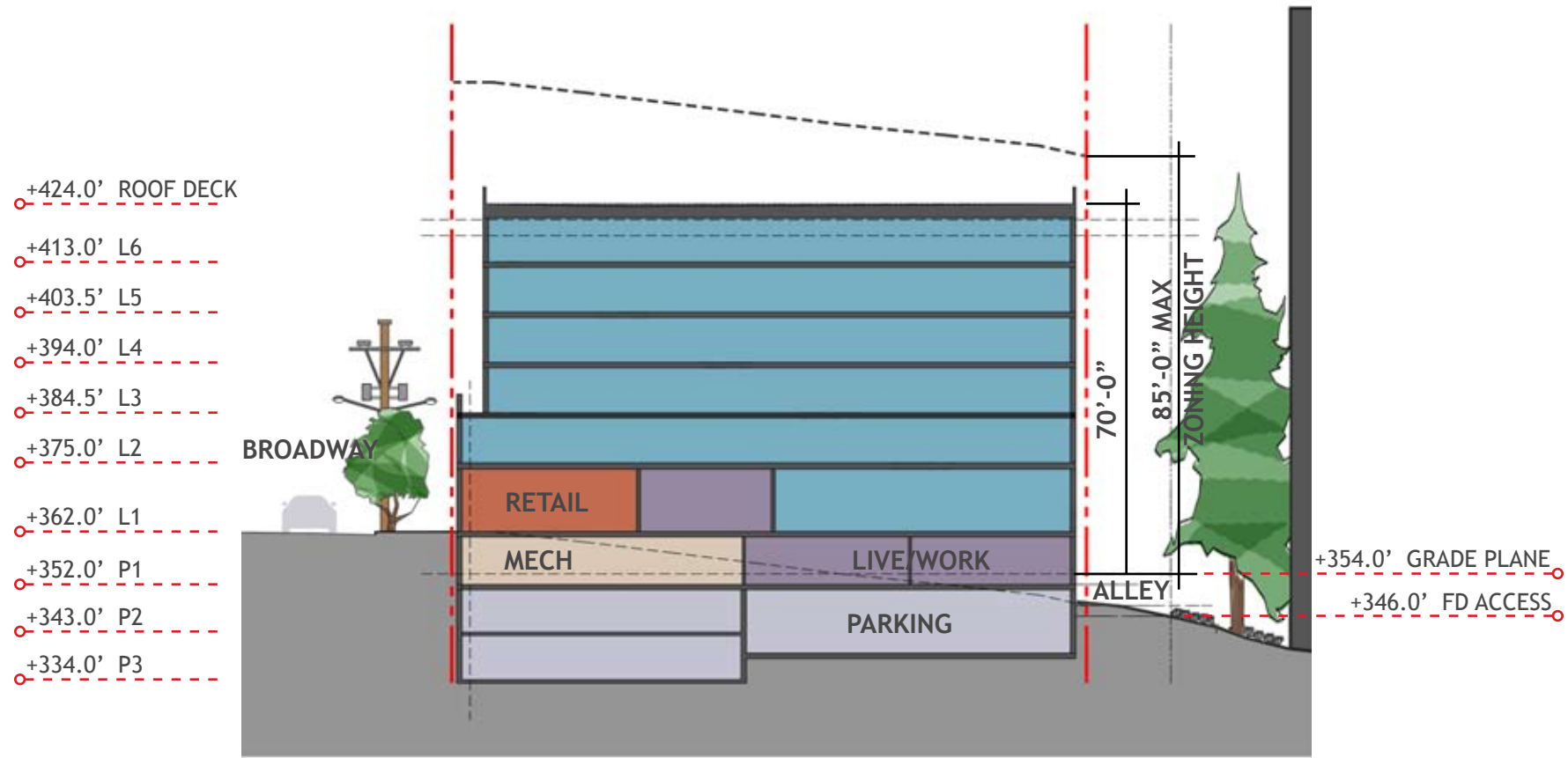


DESIGN GUIDELINE	RECOMMENDATION	RESPONSE
A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.	The relationship of the proposed structure to East James St. and Broadway sidewalks generally met with the Board's approval. E. James St. may provide opportunities not yet explored by the architect. The Board observed that the primary residential entry could occur there. Does it make sense to place open space along E. James St. that connects with the intimate scale of the narrow street and the treed area in the right of way? At the next EDG meeting, the applicant will need to show scenarios that consider these issues.	A residential entry has been added to Option 6. Further, a small open space has been provided along this façade. See sheet 9.
A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.	As shown on all of the options, commercial uses along Broadway would likely encourage pedestrian activity. Positioning a courtyard along Broadway that serves both the residential entry and commercial use would also enhance street life. The Board noted that the proposal for the B & O Espresso site has this arrangement.	Option 5 provides a courtyard along Broadway.
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.	The Board found the applicant's desire to connect the proposal with the Seattle University campus quite tenuous. Campion Residence Hall forms a substantial wall or barrier between the subject property and the campus open spaces. The exploration of other partis or design options should illuminate other reasons for a strong design concept.	The desire to connect the proposal with Seattle University and orient the courtyard to the campus is three fold. 1. The program aims to provide housing for Seattle University Law students. The courtyard strengthen this connection. 2. Orientation towards the lane and campus will orient the courtyard to a quiet area adjacent the site. 3. Providing a courtyard towards the lane sets further back more residential units from Campion Residence Hall. See sheet 9.
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.	Placing the primary residential entry on E. James St. presents possibilities of shaping a delightful entry that connects with the intimacy of the right of way and the wooded wedge of land controlled by Seattle University.	Given the 13% slope of E. James street and the less public nature of the street, it is the applicants view that placing the primary residential entry on E. James St. would take away from the quiet nature of this frontage. Also, the steep grade along the street makes access difficult for loading and as a barrier free entry point. A secondary entrance has been incorporated at Option 6. Seattle University does not control the wooded wedge of land.
A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.	The Board finds the courtyard for Option #3 problematic. The benefits to the residents appear questionable as sunlight would never penetrate into the court (see shadow studies p. 19 of booklet). The court would sit at alley grade rather than at the level of Broadway and extend 70 feet to the roof. Only four units and an amenity space would have direct access to it. For Option # 3, the Board encouraged the applicant to enlarge the space and extend the width in an attempt to capture more light.	Option 3 has been improved and is now Option 6. The courtyard has been enlarged to provide more access to light. Although the shadow studies found on page 19 (EDG #1) did not show light penetrating the courtyard, in the afternoon and evening light will reach the south facing units. See shadow studies on page 11.
	Shifting the courtyard to the Broadway side (The applicant should consider as another option.), the Board observed, would engage the residential entry and the commercial uses as well as provide more direct light. The Board encouraged the applicant to develop at least one other option as well. The open space needs to be viable amenity for any of the schemes.	Option 5 shows a scheme with the courtyard along Broadway. It is the applicant's concern that the courtyard along Broadway will be noisy, while providing less privacy and quiet as one that faces east. Further, this arrangement provides an excess of commercial space and a fewer number of apartment units. A larger number of units are against Campion Hall, reducing daylight.
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 agreed with the use of the alley for vehicular access.	
A-10 Corner Lots. Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.	Due to its focus on the massing options, the Board did not discuss the treatment of the corner. This issue may arise at another Board meeting.	
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 near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.	Setting back the building at the upper levels along Broadway due to the power lines resonated with the Board members. Most of the newer structures along Broadway have a setback at or near their third floor. Older buildings along Broadway generally were built to a height of two to three floors. The vertical notch as represented in Option #3 or a placement of open space along Broadway would potentially provide a break in the street wall that may relate to the size, proportion and rhythm of the structures along this important arterial.	
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.	The shift in the street grid (and the wedge created by James Way and E. James St.) combined with the diversity of building types and uses provides fecund opportunities for a variety of architectural solutions. See guidance A-5.	The applicant view is that the heavily treed "wedge" of land creates a buffer from James Way and is in fact the beginning of the lane that continues along the east property line of the site.
C-2 Architectural Concept and 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.	Development of three viable options is required for the next EDG presentation. These must possess strong architectural concepts. These may include an option in which the courtyard fronts onto Broadway. Another option may be an "I" shaped scheme in which the open spaces are more evenly distributed across the site. The Board also asked for further refinement of Option # 3 that responds to the concerns that the Board noted in the other guidelines.	Three new architectural concepts are proposed including Option 6 that is a further refinement of Option 3 incorporating a more generous courtyard to allow light into the units. Option 4 incorporates a "T" scheme in lieu of an "I" due to the neighbor to our south. A single loaded bar on the south to finish the "I" would not be an efficient scheme and the "T" shape maximizes views and light.
C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.	Given the large scale of newer buildings along Broadway, the architect will need to consider how elements of the building, particularly at the two street levels, will possess a scale meaningful to the pedestrian.	
C-5 Structured Parking Entrances. The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.	Placement of the garage entrance at the alley resonated with the Board members.	

DESIGN GUIDELINE	RECOMMENDATION	RESPONSE
D-1 Pedestrian Open Spaces and 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.	Board comments focused on the courtyard and the potential for open space and entrances along E. James. In option # 3, the courtyard appeared to a leftover or minor space. Without penetration of sunlight in the courtyard, the Board doubts the viability of a courtyard facing Campion Hall. Possibilities include raising the courtyard, changing the size and dimensions and moving it to another location. The Board wondered why option #1 wasn't viable at seven stories (one floor less than shown) as it would have roughly the same number of units as option #3. Future drawings of the courtyard and other significant open spaces should read as three dimensional spaces.	See A-5. It is the applicants view that the courtyard location provides a quieter setting off the treed lane that joins this site with the Seattle University campus. Sheet 11 demonstrates that sunlight does in fact penetrate the courtyard.
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.	The choice of live/work along James St. would reduce the likelihood of blank walls produced by a parking garage.	
D-8 Treatment of Alleys. The design of alley entrances should enhance the pedestrian street front.	As a single scheme eventually develops, the Board will review the design of the alley façade.	
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.	See guidance A-2, A-6, A-7 and E-1.	See responses to A-2, A-6, A-7 and E-1.
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.	The frontage along E. James St. provides an opportunity to use landscaping to enhance the sense of intimacy already established along this short street. Once the design moves forward, the Board may address particular concerns.	Option 6 sets back along E. James St. to provide open space for landscaping.
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.	Resolution of the location of residential open space (A-7) is a prerequisite before the Board will discuss this guideline in detail.	
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, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.	The applicant indicated that the Seattle Department of Transportation recommends the preservation of a tree in the right-of-way near E. James St. and the alley.	In accordance with SDOT and arborist report the applicant with take steps to preserve the identified tree in the E. James St. ROW.

FLOOR PLANS

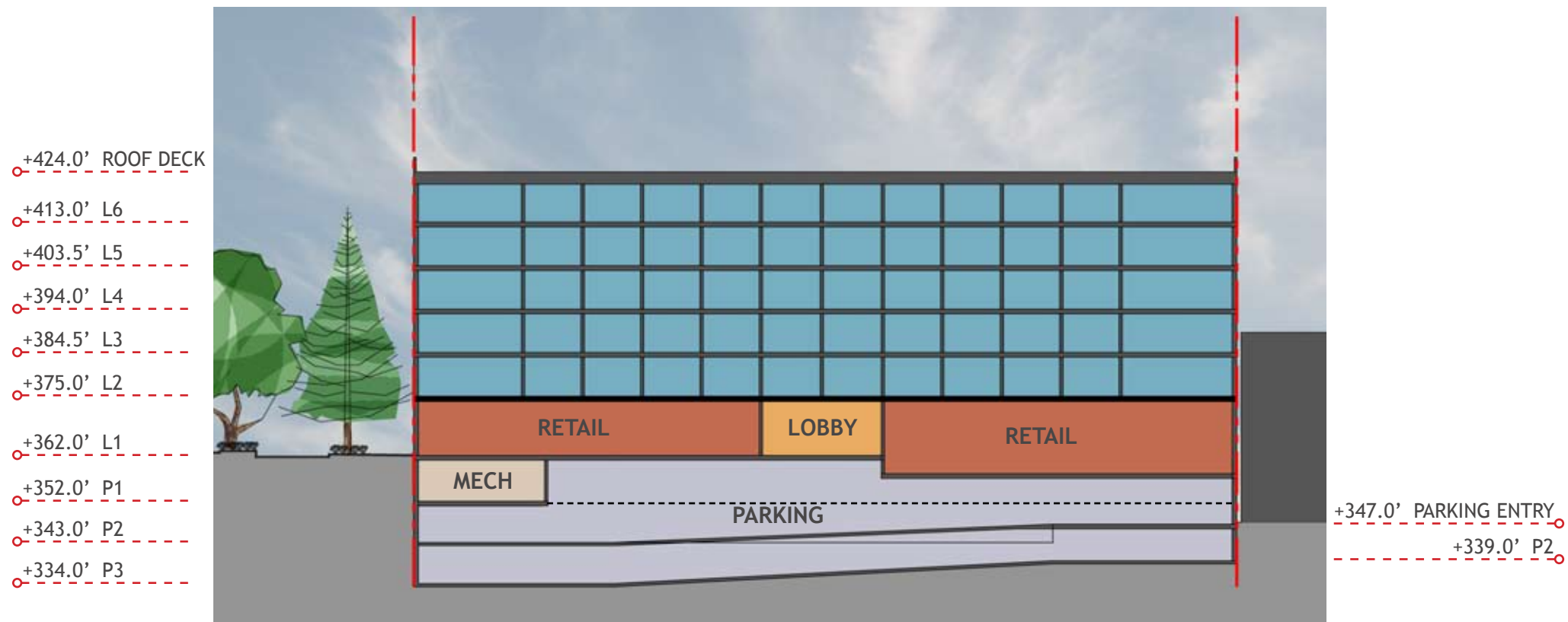




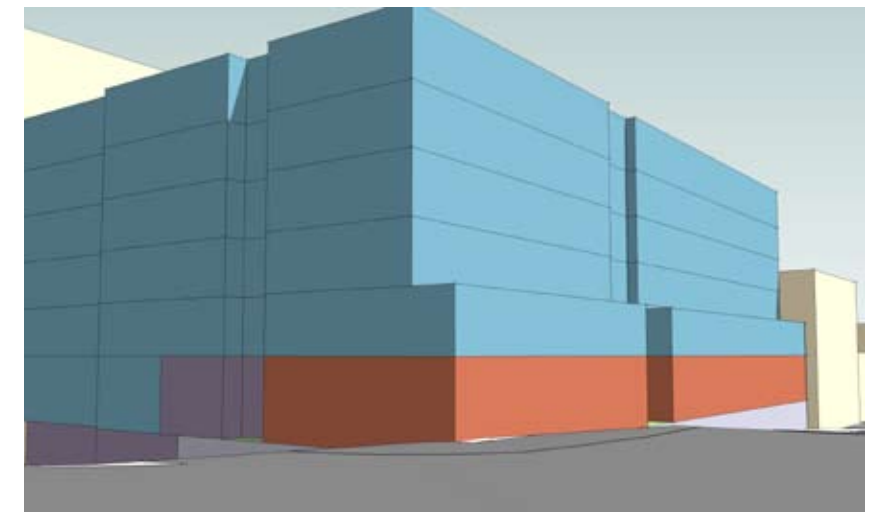
A: EAST-WEST SECTION



VIEW TO E. JAMES ST. ENTRY



B: NORTH-SOUTH SECTION



VIEW FROM BROADWAY