

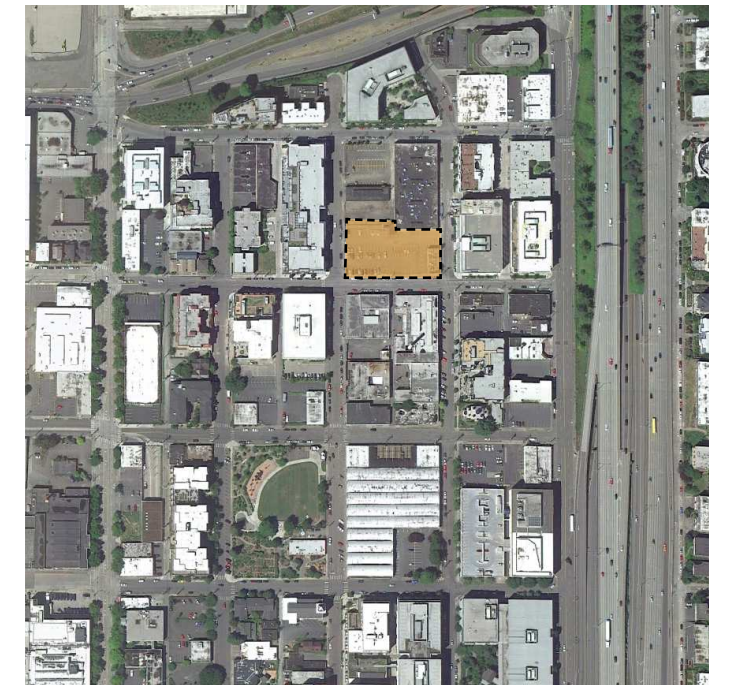


1260 Republican Street

Early Design Guidance Analytic Design Proposal Packet

Project Number: 3012256

Intake Date: June 3, 2011



Vicinity Map

Owner:



AMLI Residential Partners LLC
535 Pontius Ave. N, Suite 120
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G G L O

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TABLE OF CONTENTS

1

Table of Contents_____

02

2

Development Objectives_____

02

3

Urban Design Analysis_____

03

4

City Design Review Guidelines_____

14

5

Site Analysis_____

16

6

Alternative Concepts_____

18

7

Studies at Street Level_____

23

Development Objectives

Construction Type: (5 Stories) Type III-B wood frame over Type I concrete construction at-grade and sub-grade.

Residential Uses: Approximately 173 residential market rate apartments, including studios, 1 bedroom and 2 bedroom type units.

Non-Residential Uses: Approx. 7,250 sf commercial for use as retail or office, in addition to 7 grade related apartment spaces.

Accessory Parking:

Minimum 1 per apartment unit.
Minimum 2.5 per / 1000 sf retail.

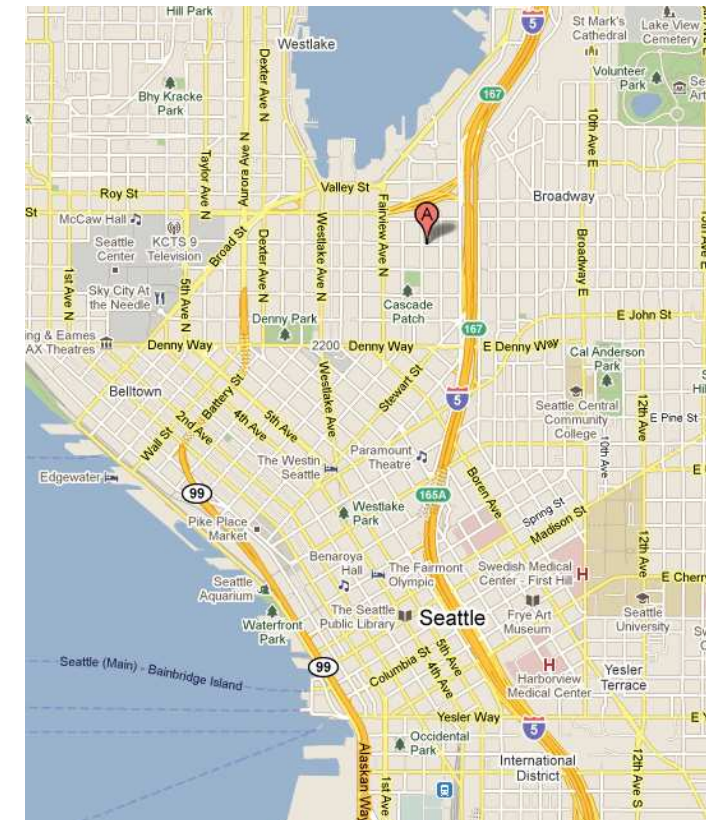
Use Distribution by Floor (Preferred “Concept 1”):

Basement:	Parking
Level 1 (Street Level):	Parking / Commercial / (7) Apartments
Level 2:	29 Apartments
Level 3:	29 Apartments
Level 4:	29 Apartments
Level 5:	29 Apartments
Level 6:	29 Apartments
Level 7 (Roof):	21 Apartments
Sustainability Goal:	LEED Silver

Retail SF	7250 sf
Leasing SF	3000 sf
Residential SF	120,352 sf

Site Measurements	256 ft x 120 ft = 30,720 sf
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3 Urban Design Analysis Map



Vicinity Map

The site is located in the "Cascade" area of South Lake Union Hub Urban Village. The site is bounded by Mercer and Republican Streets, and Yale and Pontius Avenues N.

Surrounding Uses and Structures
Urban Design Analysis



A
[site photo]

Supply Laundry Building
A City of Seattle historic landmark, the Supply Laundry Building’s northern facade is adjacent to the south-eastern corner of the site.



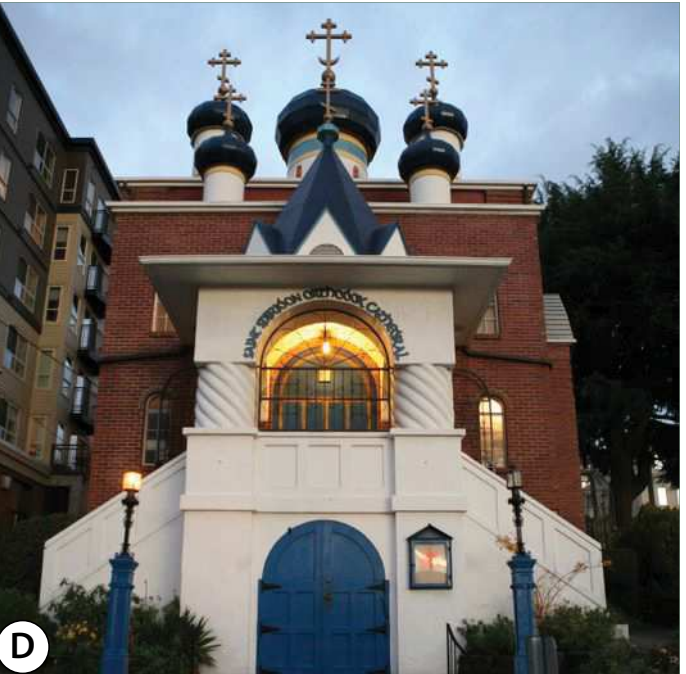
B
[Vulcan / Runberg Architecture EDG package]

Laundry Block Proposal
Adjacent to the southern edge of the site is a proposal for a mixed use project. The design has a central corridor extending north to the site across Republic Street.



C
[www.amli.com]

AMLI 535 Apartment Homes
Adjacent to the site’s western edge, AMLI 535 is a 5-story residential structure providing studio, 1-bedroom and 2-bedroom apartments units.



D
[site photo]

Saint Spiridon Orthodox Cathedral
Construction was completed and the structure was designated a Cathedral church on December 13, 1941. The cathedral was built in the traditional Russian Church style.



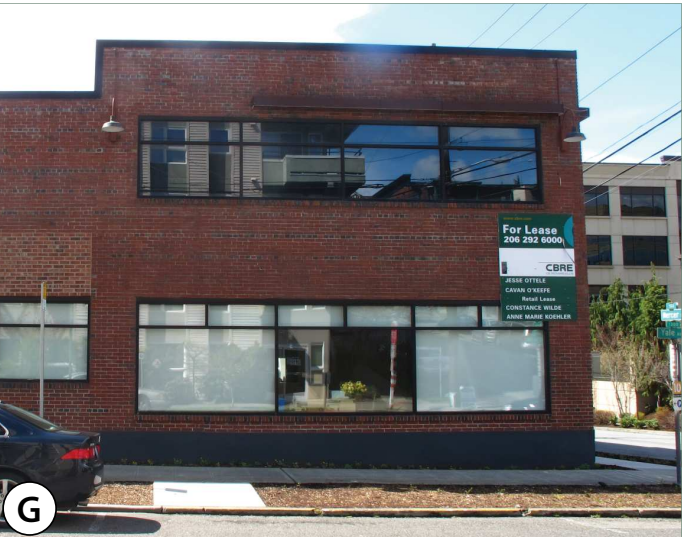
E
[site photo]

Cascade Park and Pea Patch
Originally the playground of the now-demolished Cascade School. Has two play areas, a wide field, a picnic table, and restrooms.



F
[wikipedia.org/wiki]

Alley24
An anchor point for site orientation along the north/south pedestrian corridor.



G
[site photo]

1275 Mercer Street
Adjacent to the northeast corner of the site, and originally built for the Kenworth Motor Truck Corporation 1928-1929. Used during WWII for production of military aircraft parts.

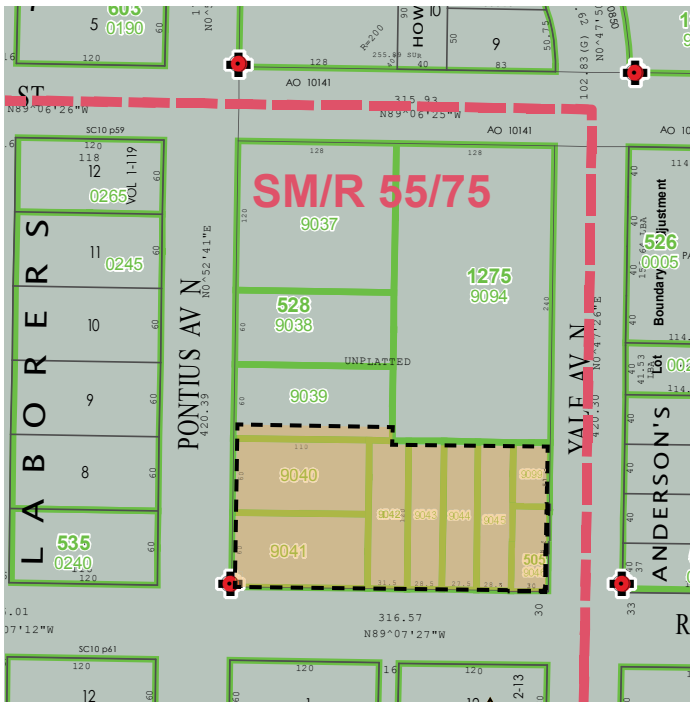


H
[Elliot Suhr, Seattlepi.com]

Amazon Headquarters Campus [Terry Ave N]
A new 1.7 million square foot headquarters campus with 11 buildings. New employees are due to start moving into the new campus April 2011. LEED-Gold certified.



Neighborhood Zoning Map



DPD Zoning Map

ZONING DESIGNATIONS:	
[SMC 23.30.010]	
Residential, Multifamily, Lowrise 3	L3
Residential, Multifamily, Midrise	MR
Seattle Mixed	SM
Commercial 2	C2
Industrial Commercial	IC
PRIMARY ZONING DESIGNATION:	
Seattle Mixed / Residential	SM/R
OVERLAYS:	
Class 2 Pedestrian Zone Republican Street	P
South Lake Union Urban Center	
DEPARTURES REQUESTED:	
None	

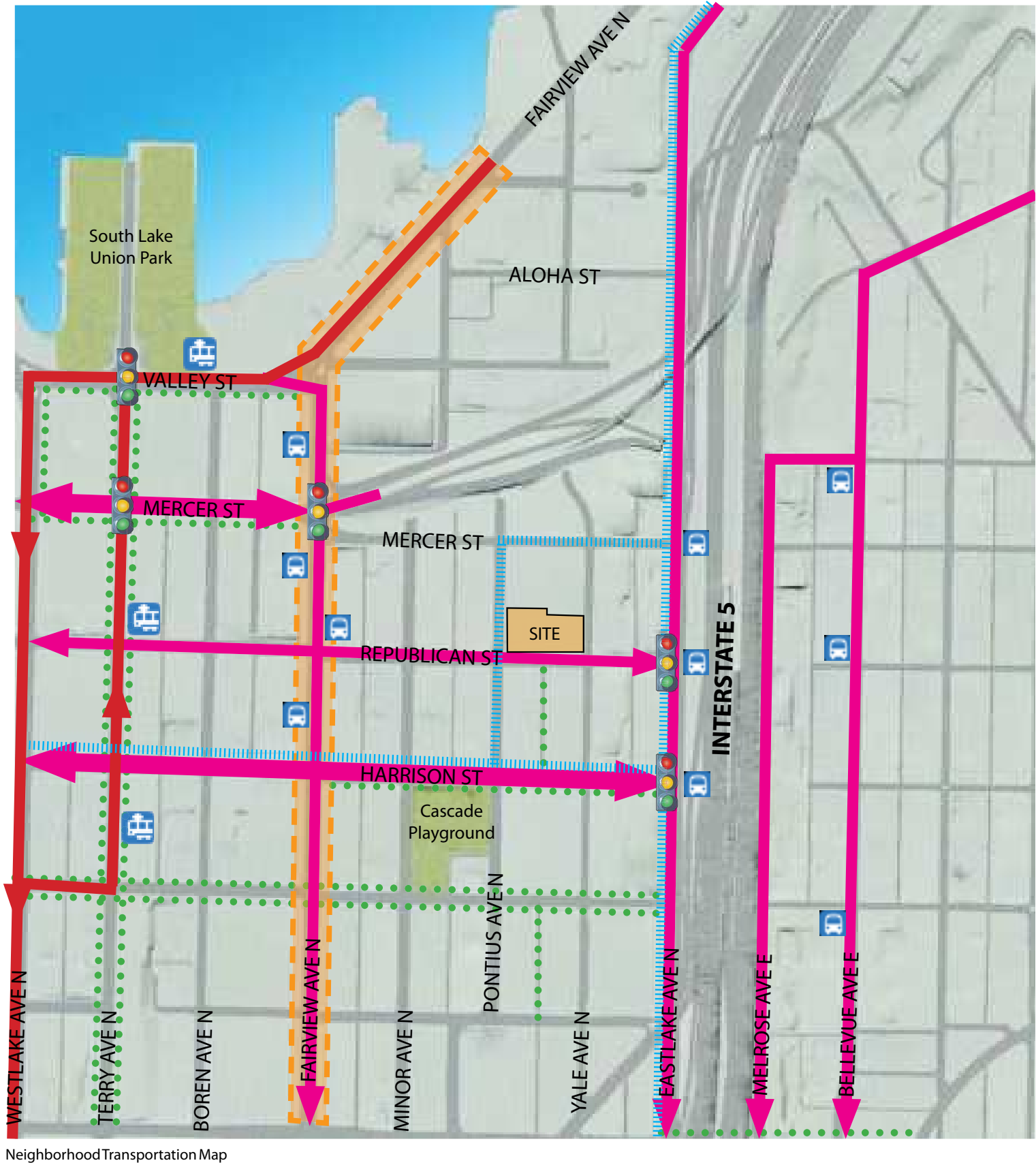
- South Lake Union Urban Center Boundary
- Zoning Boundary
- Capitol Hill Urban Center Village Boundary

<p>Site Address:</p> <ul style="list-style-type: none">1260 Republican Street <p>Site Area:</p> <ul style="list-style-type: none">0.71 acres (30,720 sf) <p>Tax Account #'s:</p> <ul style="list-style-type: none">29250490412925049040292504904229250490432925049044292504904529250490992925049046 <p>Zoning Designation:</p> <ul style="list-style-type: none">SM/R-55/75 <p>Applicable Code:</p> <ul style="list-style-type: none">Seattle Municipal Code, Title 23 Land Use Code <p>Applicable Design Guidelines:</p> <ul style="list-style-type: none">City of Seattle Design GuidelinesSouth Lake Union Design Guidelines <p>Overlays:</p> <ul style="list-style-type: none">South Lake Union Urban CenterRepublican is a Class 2 Pedestrian Street, and an arterial street. <p>23.48.004 Permitted Uses:</p> <ul style="list-style-type: none">Multi-family Residential, Live-work, Retail Sales & Services, Eating & Drinking Establishments and Parking, among others. <p>23.48.010 Structure Height:</p> <ul style="list-style-type: none">75 feet; increase to 85 feet when additional height is used for mechanical equipment, and if two floors > 14 feet.Rooftop features: Open railings, planters, skylights, clerestories, greenhouses, parapets, and firewalls may	<p>extend 4 feet above the height limit.</p> <ul style="list-style-type: none">May extend 15ft above the height limit and does not exceed 20% [with exceptions]: solar collectors, stair and elevator penthouses, mechanical equipment, atriums, greenhouses, solariums, play equipment, minor communication utilities and accessory communication devices. <p>23.48.012 Setback Requirements:</p> <ul style="list-style-type: none">None required. <p>23.48.014 Facade Height:</p> <ul style="list-style-type: none">25 feet minimum on Class 2 Pedestrian Street (Republican)15 feet minimum on all other streets. <p>23.48.018.A Facade Transparency:</p> <ul style="list-style-type: none">60% minimum for Class 2 Ped Street; 30% minimum on all other streets.Does not apply to residential use. <p>23.48.018.B Blank Facades:</p> <ul style="list-style-type: none">Maximum 15 feet segments for Class 2 Pedestrian Street; maximum 40% of total frontage.Maximum 30 feet segments on all other streets, maximum 70% of total frontage.No blank facade limit for portions in residential use. <p>23.48.019 Street-Level Uses:</p> <ul style="list-style-type: none">No limits (building can be 100% residential) <p>23.48.020 Residential Amenity Area:</p> <ul style="list-style-type: none">Minimum of 5% of residential gross floor area, maximum 50% can be enclosed, minimum 15 feet horizontal dimension, minimum 225 sf. <p>23.48.024 Landscaping:</p> <ul style="list-style-type: none">Green Factor is not required in SM/R zone. <p>23.48.031 Solid Waste and Recycling:</p> <ul style="list-style-type: none">200 sf plus 2 sf for each additional unit over 100 units with front-loading containers. <p>23.48.034 and 23.54.030 Parking Access and Curb Cuts:</p> <ul style="list-style-type: none">Parking access permitted from Republican.Max. 2 curb cuts < 23' wide on Republican; max 2 curb cuts < 10' elsewhere, and these two can be combined into one	<p>< 20' wide.</p> <p>23.54.015 Required Parking:</p> <ul style="list-style-type: none">None. Project is located in Urban Center (SMC 23.54.015 Table A and B)Bicycle parking: 1 per 4 residential units. After the first 50 spaces, additional spaces are required at 1/2 the ratio shown in Section 23.54, Table E. Non-residential uses such as eating & drinking establishments and retail require 1 space / 2,000 sf of short term bike parking and 1 / 12,000 sf of long term bike parking. Approximately 192 spaces. <p>23.54.035 Loading Berths:</p> <ul style="list-style-type: none">1 loading berth required for 10,000-60,000 sf of medium demand uses such as drinking establishments and retail. For uses w/ less than 16,000 sf which provide a loading space on a street or alley, the loading berth requirements may be waived by the Director. <p>Floor Area Ratio:</p> <ul style="list-style-type: none">None required.
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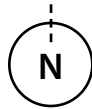
Transportation and Access
Urban Design Analysis

The site is easily accessible by bus, light rail, bicycle, pedestrian and auto. 7 regular bus routes pass by the site by way of both Eastlake Ave E and Fairview Ave N. Bus routes include 25, 70, 71, 73, 83, and 309. All bike transportation shown refers to a shared roadway, open to both bicycle and motor vehicle traffic.

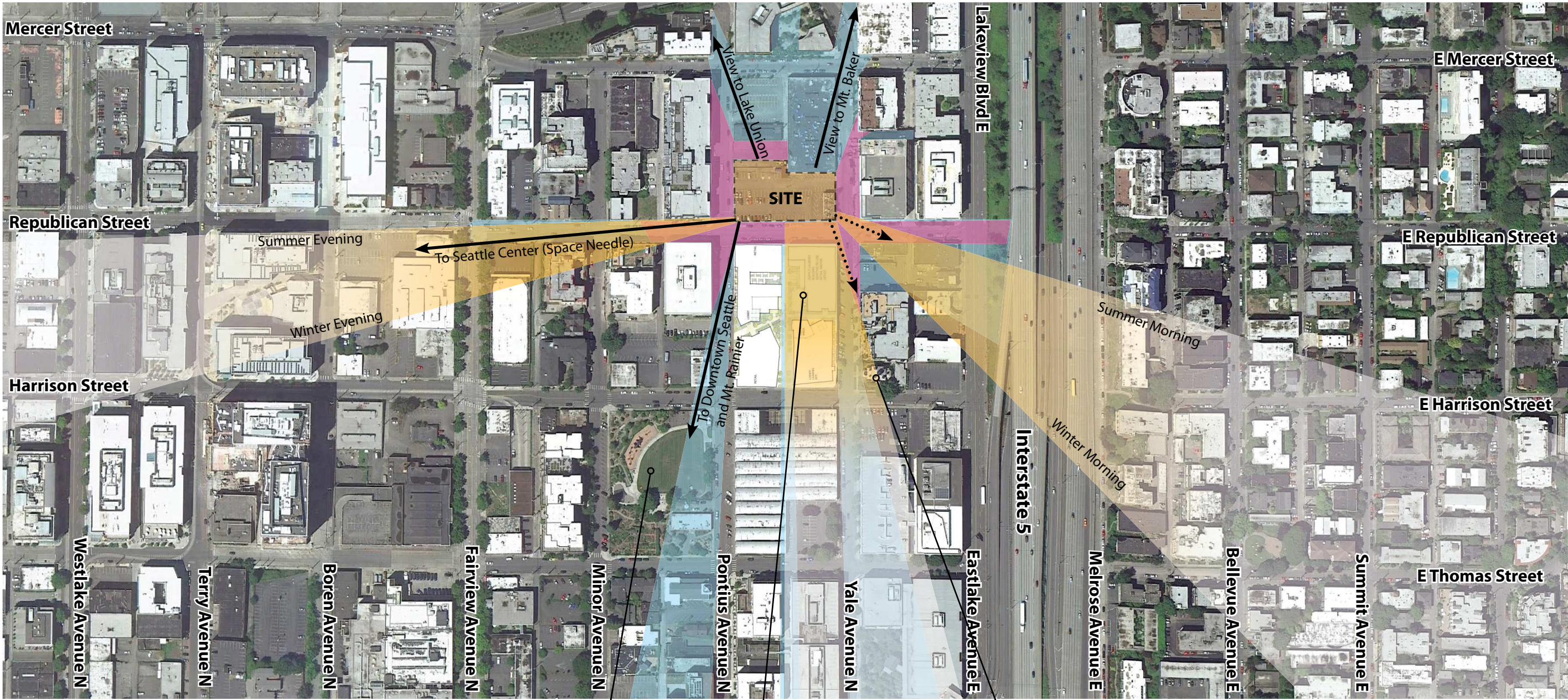
Interstate 5 (I-5) is a major transportation arterial running north/south, linking downtown Seattle to the South Lake Union neighborhood.



- LEGEND:
- Scheduled Bus Route
 - Bicycle Route
 - Light Rail
 - Arterial Street
 - Class 2 Pedestrian Street



Opportunities and Restraints: Views, Barriers, and Surrounding Uses
Urban Design Analysis



Site Arial with View and Solar Orientation

Cascade Park and Pea Patch

Laundry Block & Supply Laundry Building [Historic: built 1919]

Saint Spiridon Orthodox Cathedral

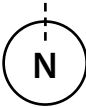


View from I-5 looking South-West

View Orientation

Notable views from levels higher than 20'-0" include Downtown Seattle and Mt. Rainer to the South/Southwest.

- Levels 1 & 2 view range
- Levels 3-6 view range
- Solar Access



Primary Views

Urban Design Analysis

Primary Views from the Site

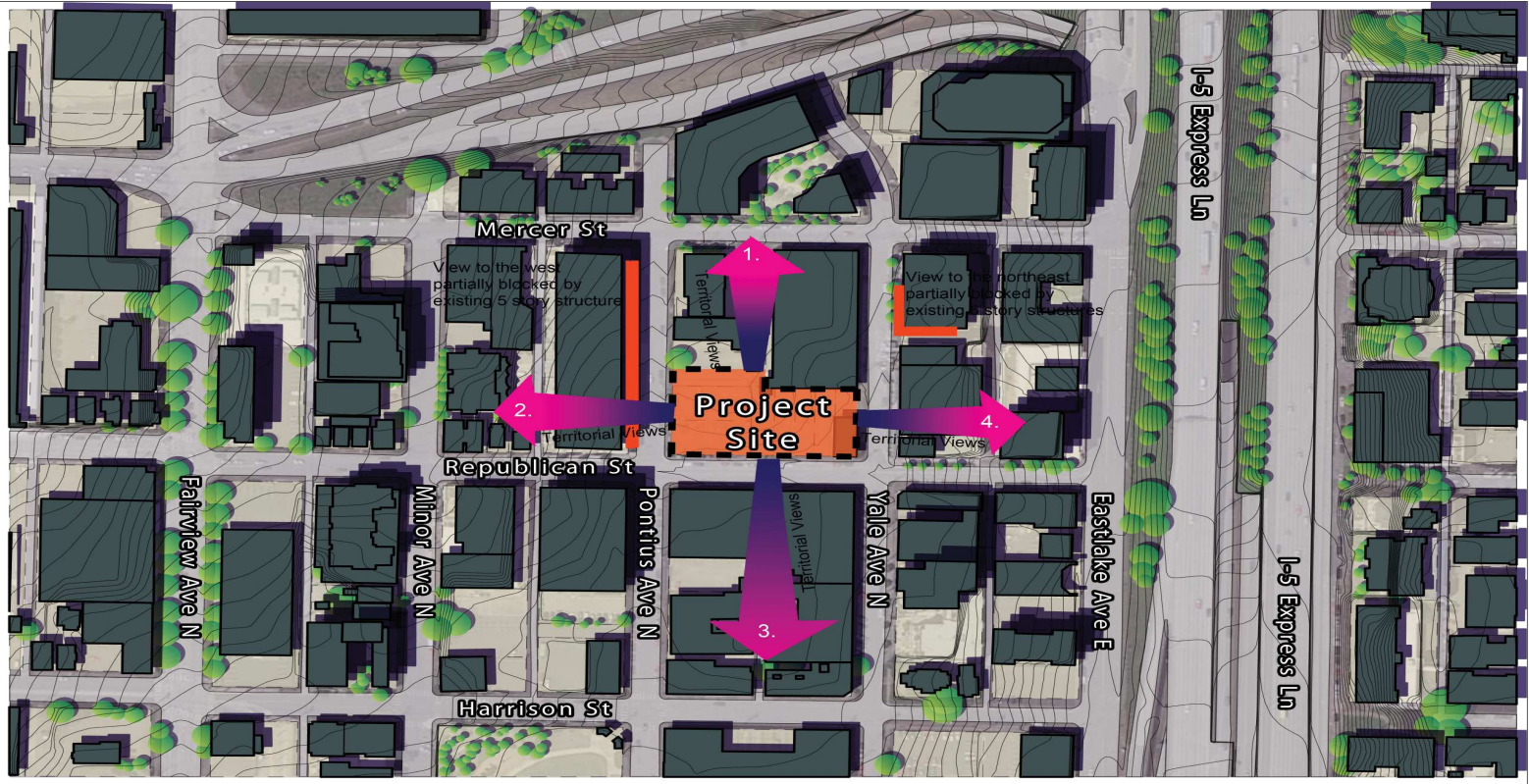
Currently, there is a view to Lake Union primarily on levels above the second floor and partial view of Mount Baker on the top floor. There are pleasant territorial views to the north, east, and south that look out to the developed general region. Views to the northeast, southeast, southwest, and west are partially blocked by the 5-7 story mixed-use structures located on Pontius Ave N, Yale Ave N, and Republican Street.



1. View to the North



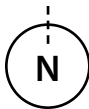
2. View to the West



5. View to the Northeast



3. View to the South



Primary Views
Urban Design Analysis

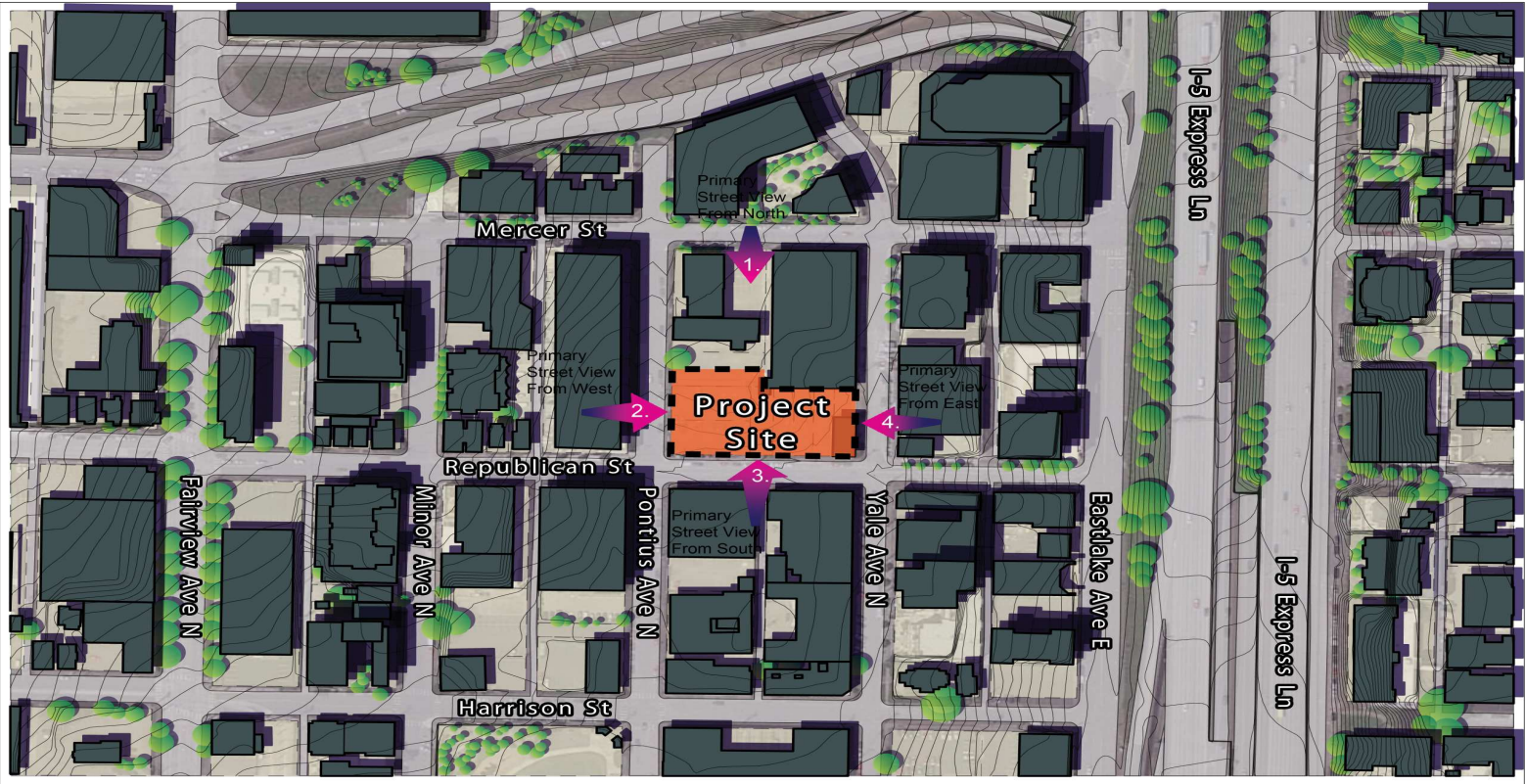
Primary Views into the Site
The south, east and west views into the sight are similar. Trees line the eastern edge adjacent to the existing two story brick building along Yale Ave N. The north edge of the site is bordered by a one story brick building to the northeast, and a playground to the northwest. No views of the sight are visible from Mercer Street.



1. Primary View from the Northwest



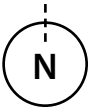
2. Primary View from the West



4. Primary View from the East



3. Primary View from the South





REPUBLICAN STREET: Photo Vignettes Urban Design Analysis



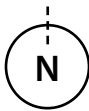
Republican Street: Looking North (towards site)



Republican Street: Aerial View



Republican Street: Looking South (away from site)



PONTIUS AVE N: Photo Vignettes
Urban Design Analysis



Pontius Ave N: Looking East (towards site)



Pontius Ave N: Aerial View



Pontius Ave N: Looking West (away from site)



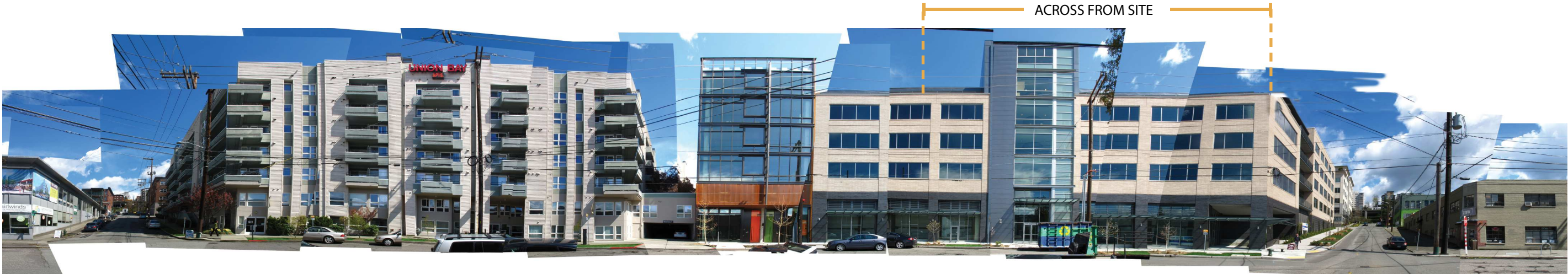
Streetscapes : Photo Vignettes
Urban Design Analysis



Yale Ave N; looking West (toward site)



Yale Ave N: Aerial View



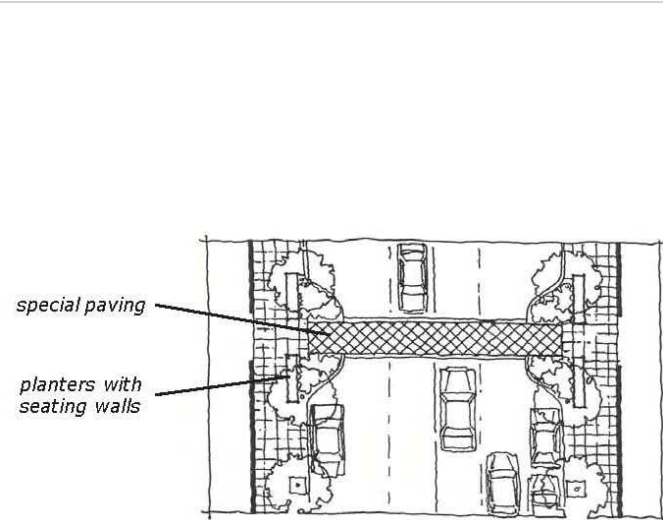
Yale Ave N: looking East (away from site)



Breaking larger buildings down into separate volumes reduces apparent bulk.

B-1: Height Bulk and Scale Compatability:

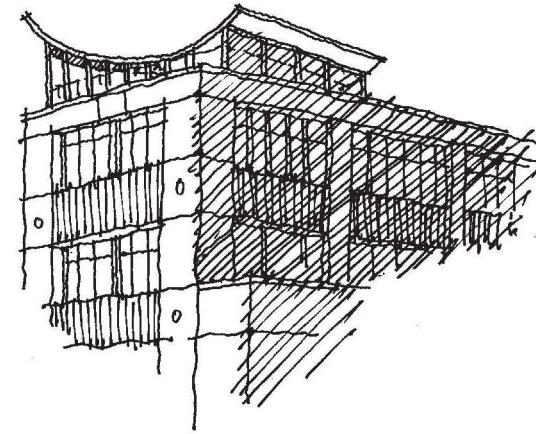
Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.



Streetscape amenities help buildings connect to and enhance centers of commercial and social activity.

D-1: Pedestrian Open Space and Entrances:

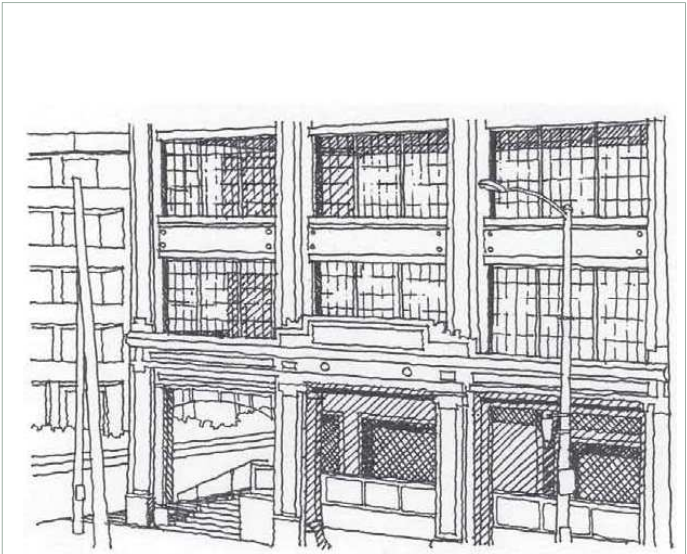
Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open spaces should be considered.



Design the "fifth elevation" -- the roofscape -- in addition to the streetscape.

C-2: Architectural Concept and Consistency:

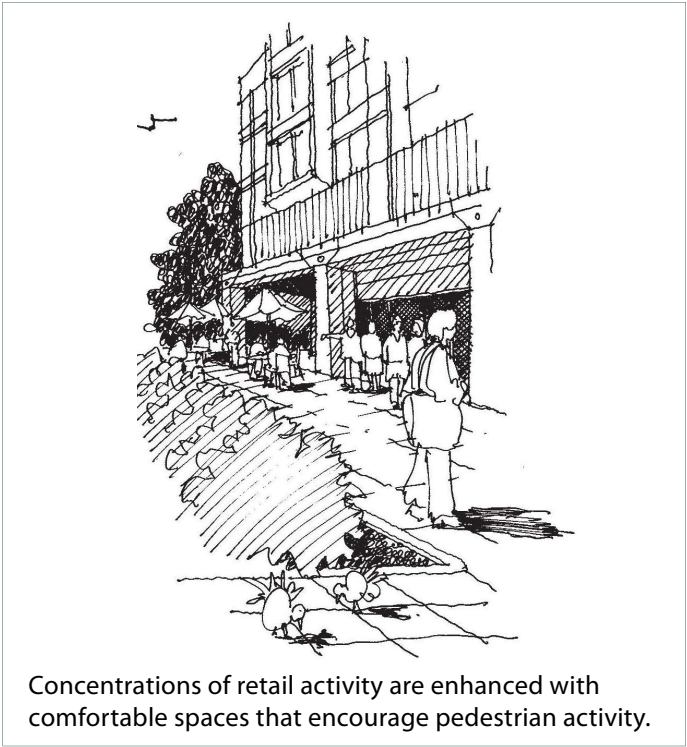
Building design elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be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



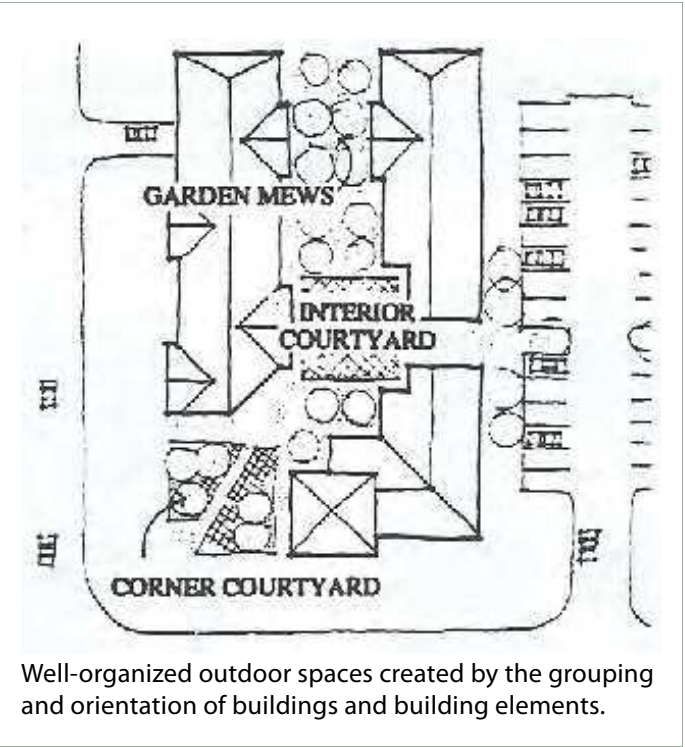
Context - light industrial building design; pilasters, large casement windows, brick and terra-cotta cladding.

C-1: Architectural Context:

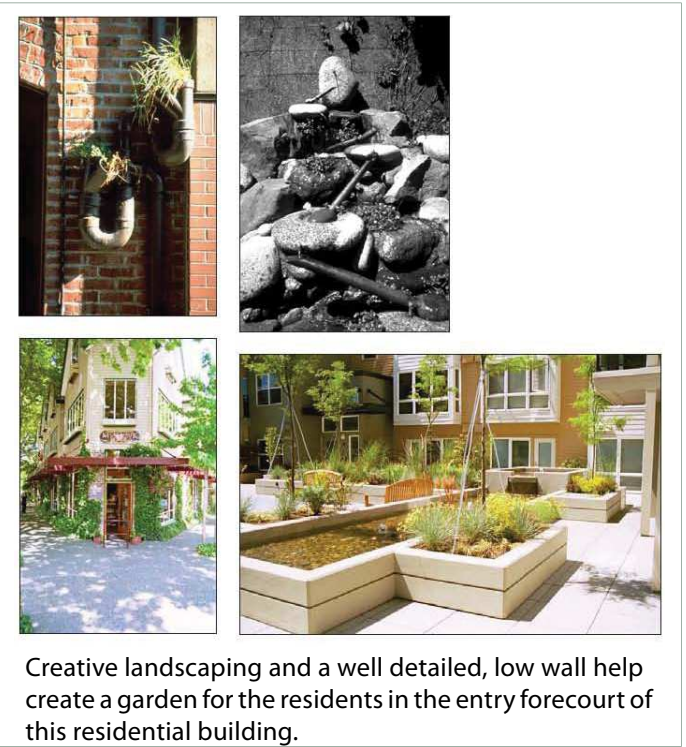
New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.



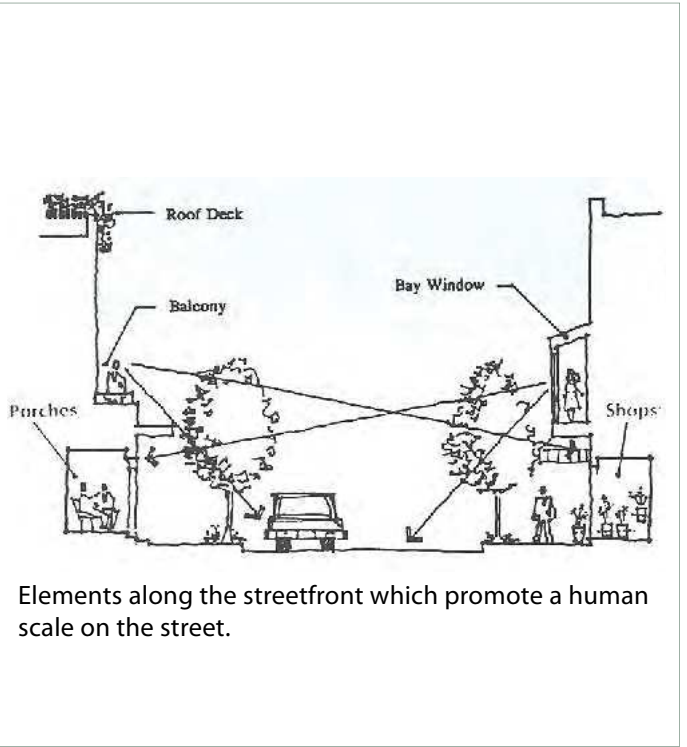
A-4: Human Activity
New development should be sited and designed to encourage human activity on the street.



A-7: Residential Open Space
Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.



E-2: Landscaping to Enhance Building 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.



C-3: Human Scale
The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

Site Area:

Site contains 30,720 SF with 256 feet of frontage on Republican St, 120 feet of frontage on Yale Ave N, 180 feet of frontage on Pontius Ave.

Topography:

The site slopes from 105'-3" SE to 97'-0" NW with a difference of approximately 8'-3".

Tree Survey:

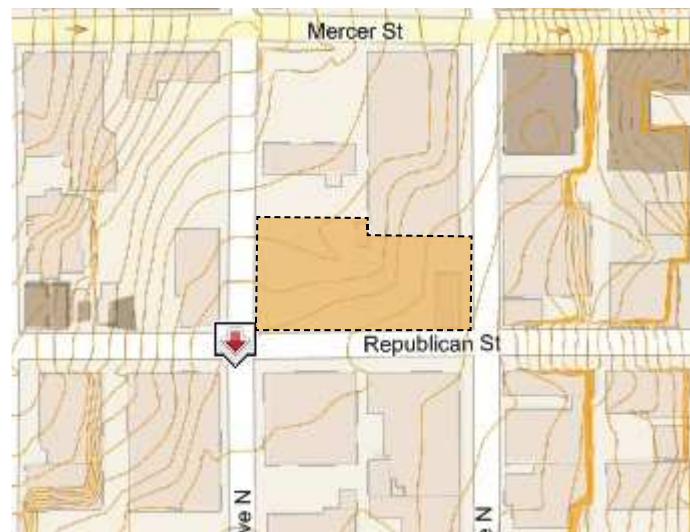
There are no significant trees on site. The (3) existing trees on Yale are located back of sidewalk, within 1" of the existing building and are a mix of species in poor health and with poor form.

Existing Buildings:

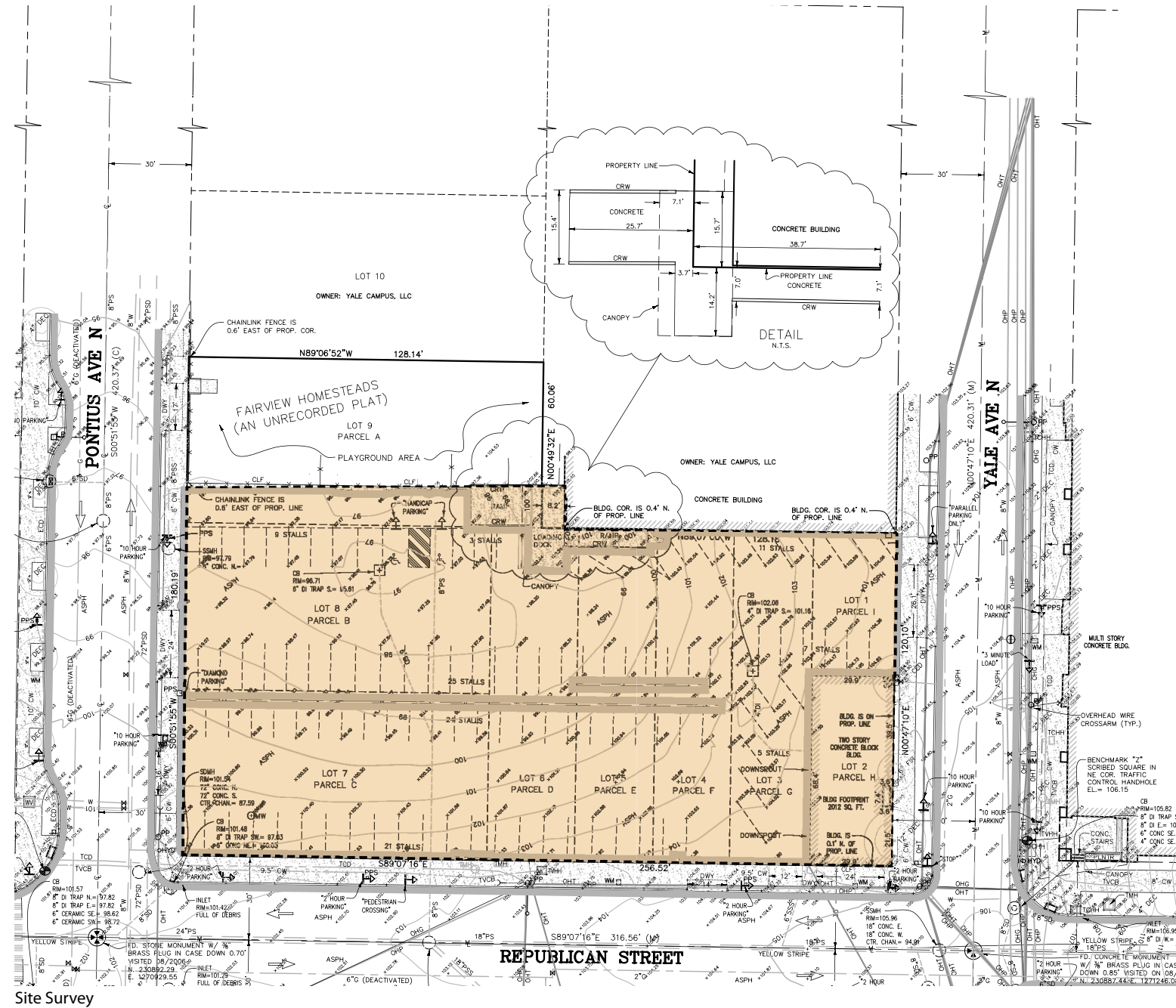
One one-story building to be demolished.

Utilities:

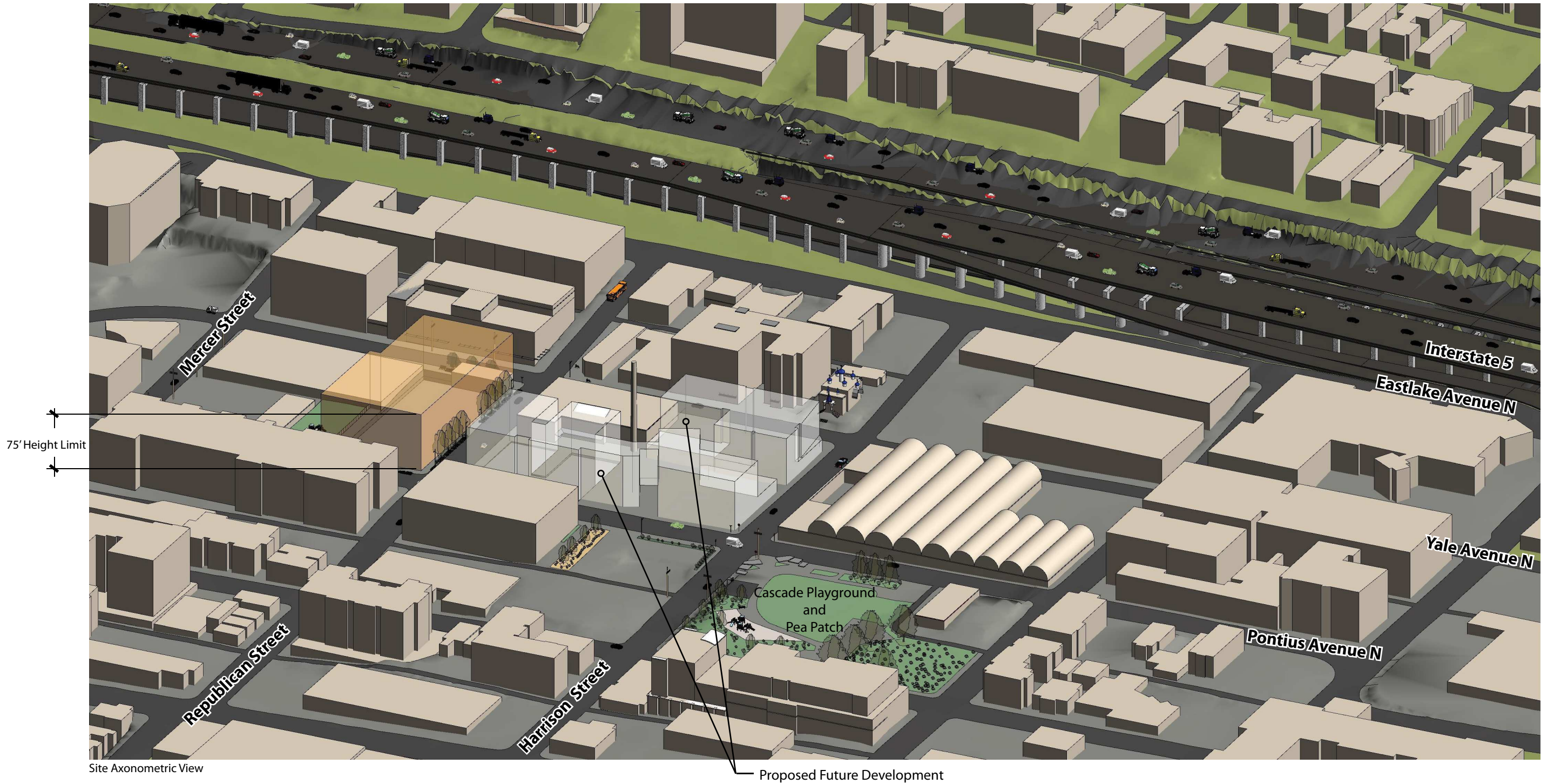
Site has access to all utilities on Republican Street.



DPD Contour Map



Site Survey



Site Axonometric View

Average Grade Plane: 101'-10"
Maximum Allowable Height: 75'-0"

6 Alternative Concepts



Concept 1 [preferred]



Concept 2



Concept 3



Architectural Concept 1 [PREFERRED]
Alternative Concepts



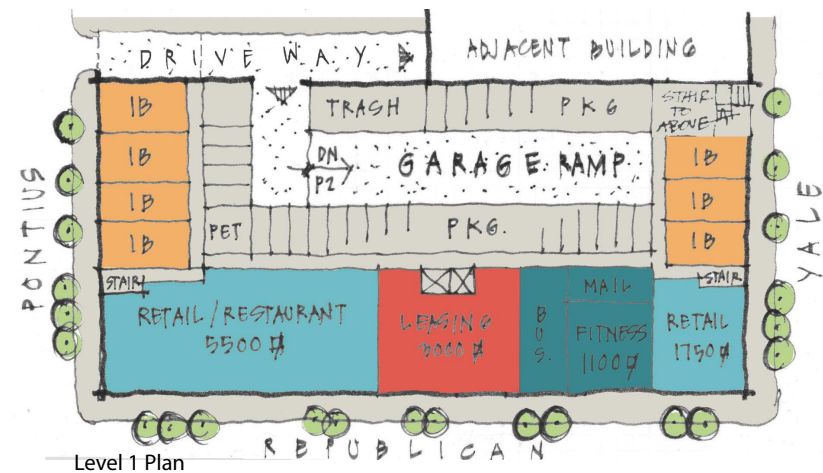
Roof Plan



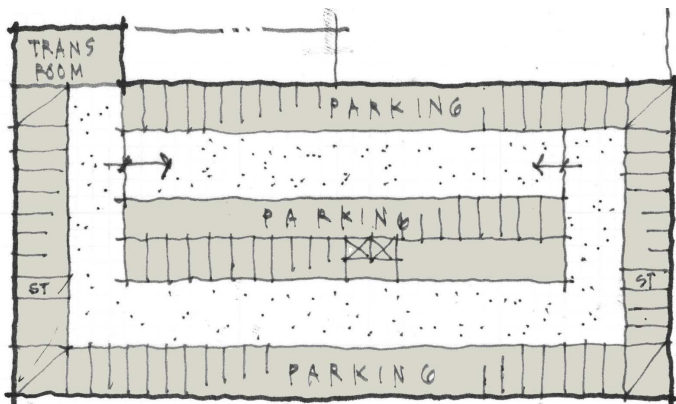
Level 7 Plan



Levels 2-6 Typical Plan

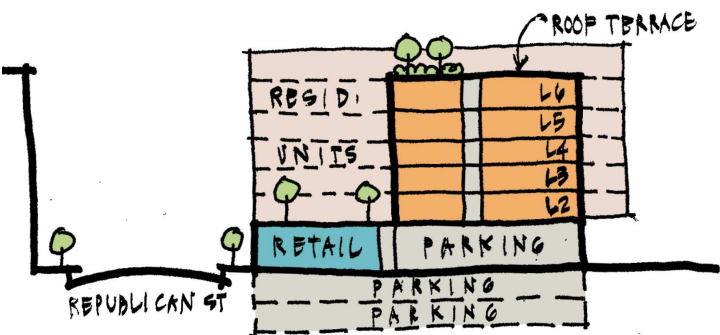


Level 1 Plan

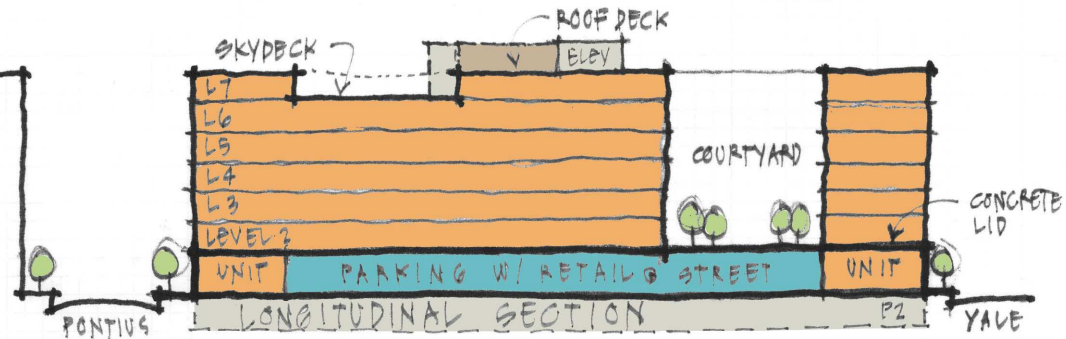


Level P2

- Pros:**
- South facing courtyard allows light and views.
 - Building modulation breaks up Republican St. facade.
 - North courtyard and sky deck limit solar impacts to north adjacent sites.
- Cons:**
- North courtyard has limited solar access.



Transverse Section

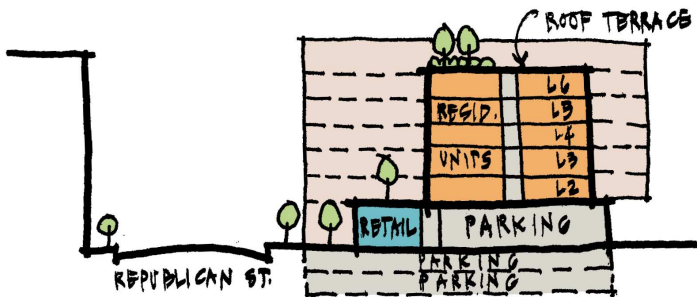


Longitudinal Section

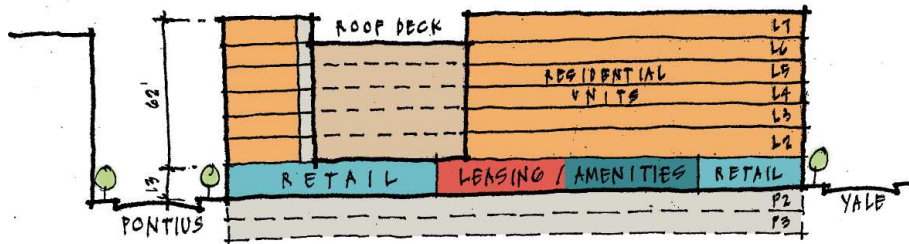


Axonometric View

Architectural Concept 2 Alternative Concepts



Transverse Section

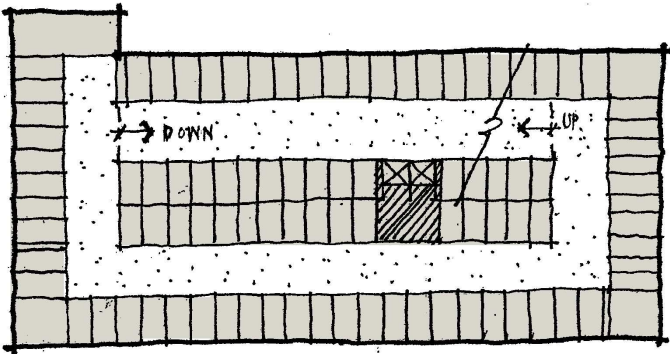


Longitudinal Section

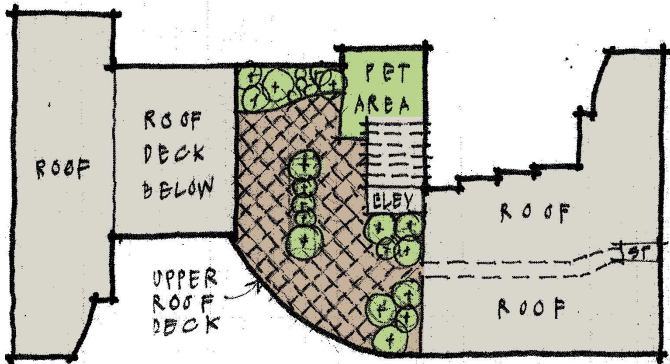


Axonometric View

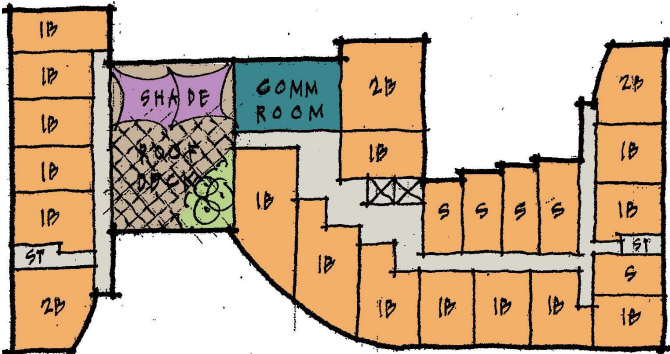
- Pros:**
- South elevation responds to potential development on neighboring property.
 - South facing courtyard allows light and views.
 - North courtyard and sky deck limit solar impacts to north adjacent sites.
- Cons:**
- North courtyard has limited solar access.



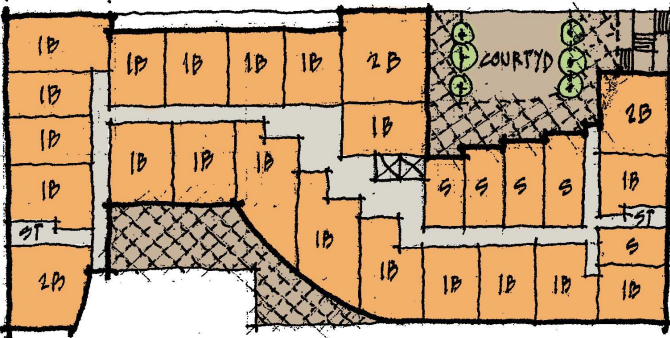
Level P2 & P3 (P3 Partial Floor)



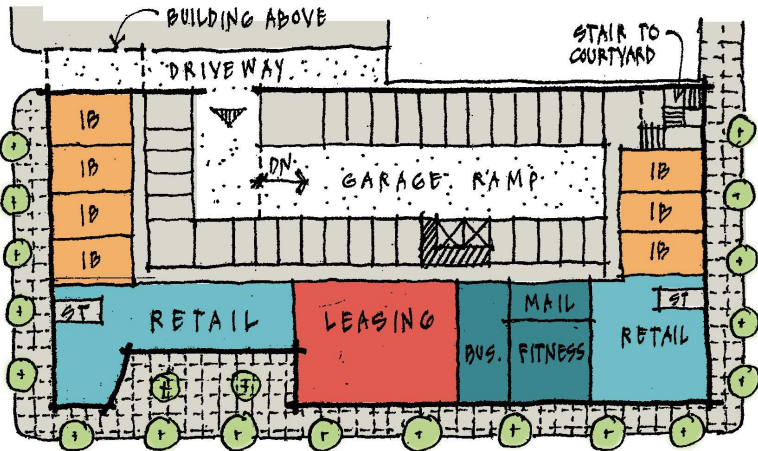
Roof Plan



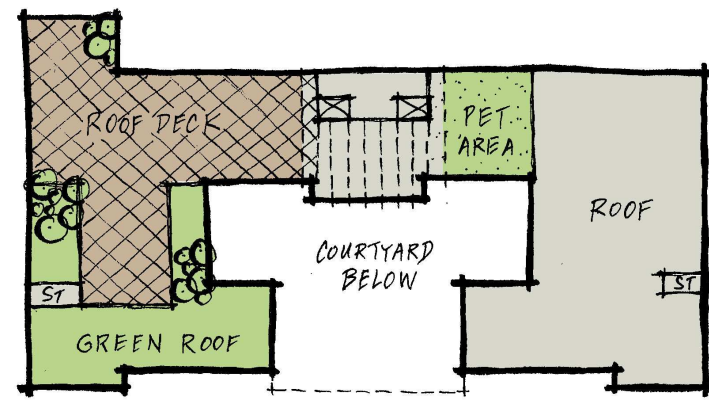
Level 7 Plan



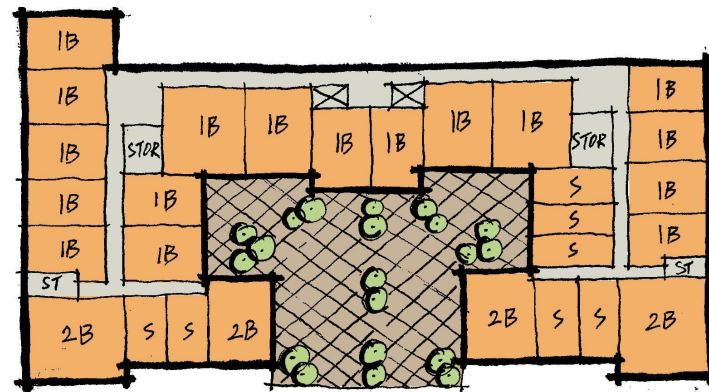
Levels 2-6 Typical Plan



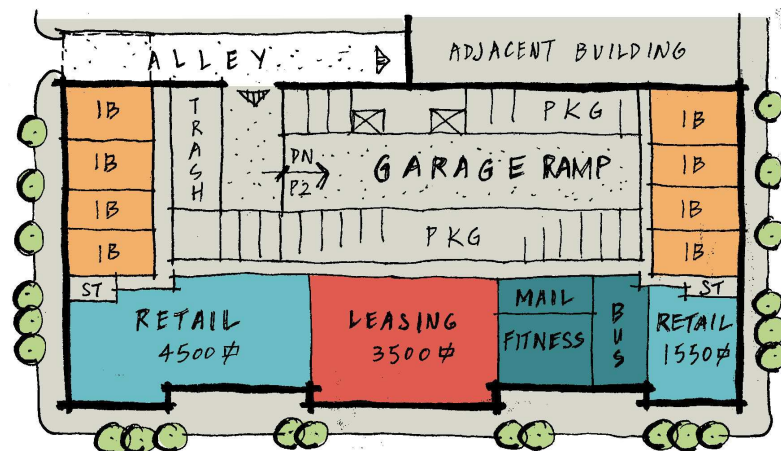
Level 1 Plan



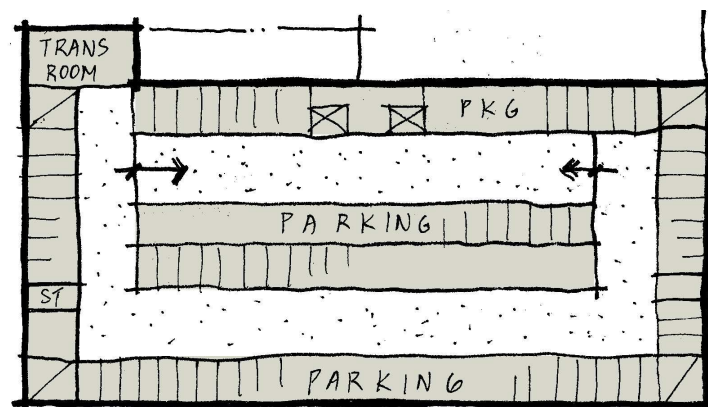
Roof Plan



Levels 2-7 Typical Plan



Level 1 Plan



Level P2 & P3 (P3 Partial Floor)

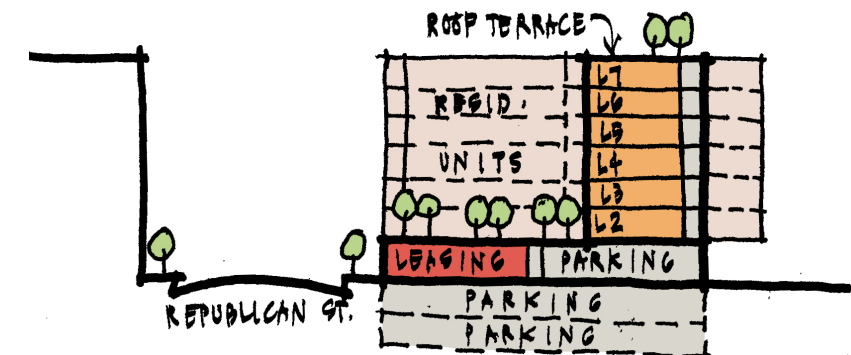
Pros:

- Responds to potential development to south and terminus of alley with courtyard terrace.
- South facing courtyard allows light and views.

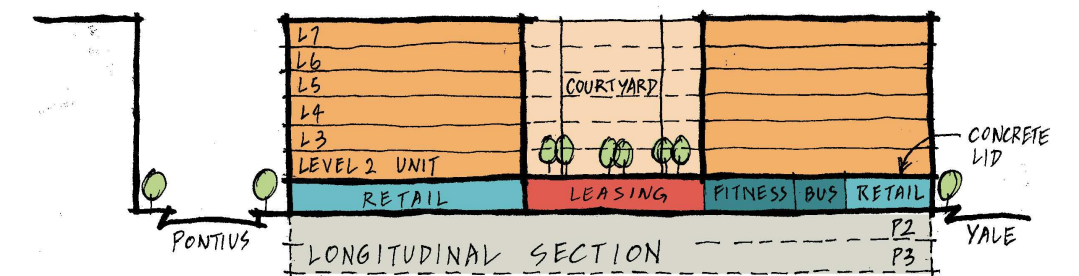
Cons:

- Interior courtyard units have limited view opportunities and privacy concerns.
- North sky deck has more solar impacts on sites to north.

Architectural Concept 3 Alternative Concepts



Transverse Section



Longitudinal Section



Axonometric View

Sun Studies
Preferred Concept 1

Solar Access

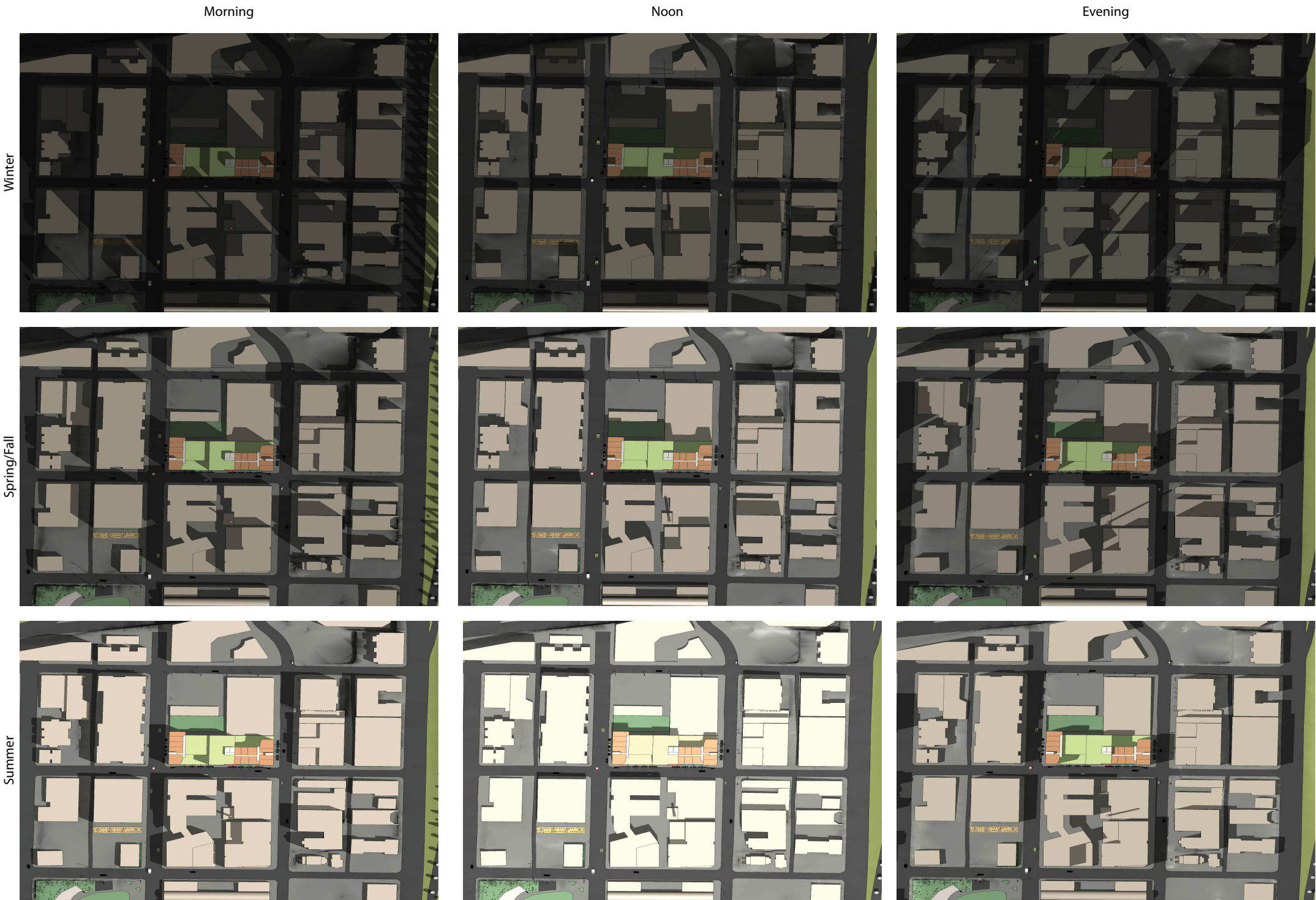
Preferred scheme allows for sunlight in south facing courtyard during the summer months.

All schemes provide only minimal shading of adjacent sites through between spring and fall. Due to low sun angles any development on this site will impact site to the north in winter.

South facing retail and leasing areas will have full access to sunlight, even when development occurs across Republican St.

Upper level roof decks will have year round solar access.

Level 6 roof deck and setback of east portion of building limit shading on adjacent site to north.



7 Studies at Street Level

Republican Street



Perspective Rendering



Concept Image



To compliment the retail first-floor use along Republican, an overall 10' width sidewalk will include irregular shaped planting pockets ranging from 2'-5' in width, with medium-scale street trees on a spacing of 35', proving a consistent street wall. Understory planting will be consistent with plant material that has performed successfully on recent projects within the Cascade sub area, including low euphorbia, lirioppe, and other accent planting. Curb bulbs at each end of the block will match the existing bulbs to the east and west.

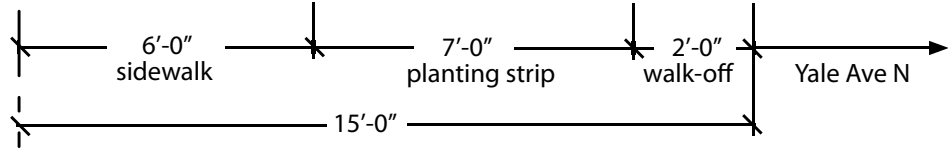
- ORNAMENTAL PEDESTRIAN LIGHTING
- WEATHER PROTECTION
- STREET TREE
- LOW ORNAMENTAL PLANTING
- 6" CURB



Studies at Street Level

Yale Avenue N

A wide planting strip will compliment the termination of the Swale on Yale further to the south, and include low native and native-like planting such as dwarf redbud dogwood, sedges, and salal under a consistent row of new street trees. A walk-off strip will line the curb for access from on-street parking. Sidewalks on Yale will be 6' min. clear, and include amenities such as benches, pedestrian lights, and bike racks within breaks between the planting strip.



Perspective Rendering

- WEATHER PROTECTION
- STREET TREE
- ACCENT PAVING
- LOW ORNAMENTAL PLANTING
- 6" CURB



Concept Image

Studies at Street Level

Pontius Avenue N



Perspective Rendering



Concept Image



The streetscape on Pontius will be residential in scale, with an overall 10' width sidewalk that will include irregular shaped planting pockets ranging from 2'-5' in width, and ornamental flowering street trees on a spacing of 25', proving a consistent street wall. Understory planting will be more eclectic in character then on Yale and Republican.

WEATHER PROTECTION

STREET TREE

LOW ORNAMENTAL PLANTING

6" CURB

