

Compass Housing Alliance
Compass on Dexter Building

Design Review Board Recommendation

Project # 3012408

December 5, 2012



G G L O

Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

Project # 3012408

December 5, 2012

G G L O

architecture | interior design | landscape architecture | planning & urban design

architecture | interior design | landscape architecture | planning & urban design

Application & Development Objectives

CONTACT

1. Property Address: 756 John Street, Seattle, WA 98109
2. Legal Description:

Parcel B - Lots 7, 8, and 9, Block 80, D.T. Denny's Park addition to North Seattle, according to the plat recorded in volume 2 of plats page 46, in King County, Washington; except the west 20 feet thereof as condemned in King County superior cause No. 193437 as provided by City of Seattle ordinance No. 50890.
3. Project number: 3012408
4. Additional related project number(s): None
5. Owner/ Lessee Name: Compass Housing Alliance
6. Contact Person: Jennifer McDougall Watt
GGLO 1301 1st Ave, Suite 301
Seattle, WA 98101
Phone 206-902-5512
Email address: jmcdougall@gglo.com
7. Applicant's Name: Beth Boram
Relationship to Project: Owner
8. Design Professional's Name: Jennifer McDougall Watt

DEVELOPMENT OBJECTIVES

Residential: Approximately 74 units of low income housing apartments, including 1, 2 and 3 bedrooms unit types.

Non-Residential: Approximately 8,200 SF of office space.

Accessory Parking: No residential parking required, approximately 26 parking stalls provided.

Sustainability Goal: Evergreen Sustainable Development

SITE AND DEVELOPMENT

The project site consists of a single, 18,000 sf parcel containing an existing 1-story wood-frame structure and surface parking lot. The site address is 756 John Street, Seattle, WA 98109.

The property is zoned SM-85 and lies within the South Lake Union Urban Center. It neighbors the Denny Triangle Urban Center Village and Uptown Urban Center. Dexter Ave N. is a designated Class II Pedestrian Street.

The site to the east across the existing alley is the Denny Park Lutheran Church, and to the south lies Denny Park. Residential and commercial uses are allowed in this zone. The neighborhood offers limited views of the Space Needle, Lake Union, and Downtown Seattle. Surrounding uses include commercial and office, and residential. The neighborhood is well-served by buses and close to Aurora Avenue N. and Denny Way.

The applicant proposes a 6 story mixed-use low income housing apartment, with approximately 70,900 SF residential, 8,200 SF commercial and 12,600 SF below grade parking garage. Project construction type is 5 stories Type VA wood frame over Type I concrete construction. The maximum height of buildings per zoning code is 85 feet, however structures may extend to 105 feet in height when certain conditions of the Seattle Municipal Code are met.

The site for the proposed project housing low-income and formerly homeless families, and its Denny Park location, are most closely associated with the emerging South Lake Union, though they exist at the confluence of several neighborhoods.

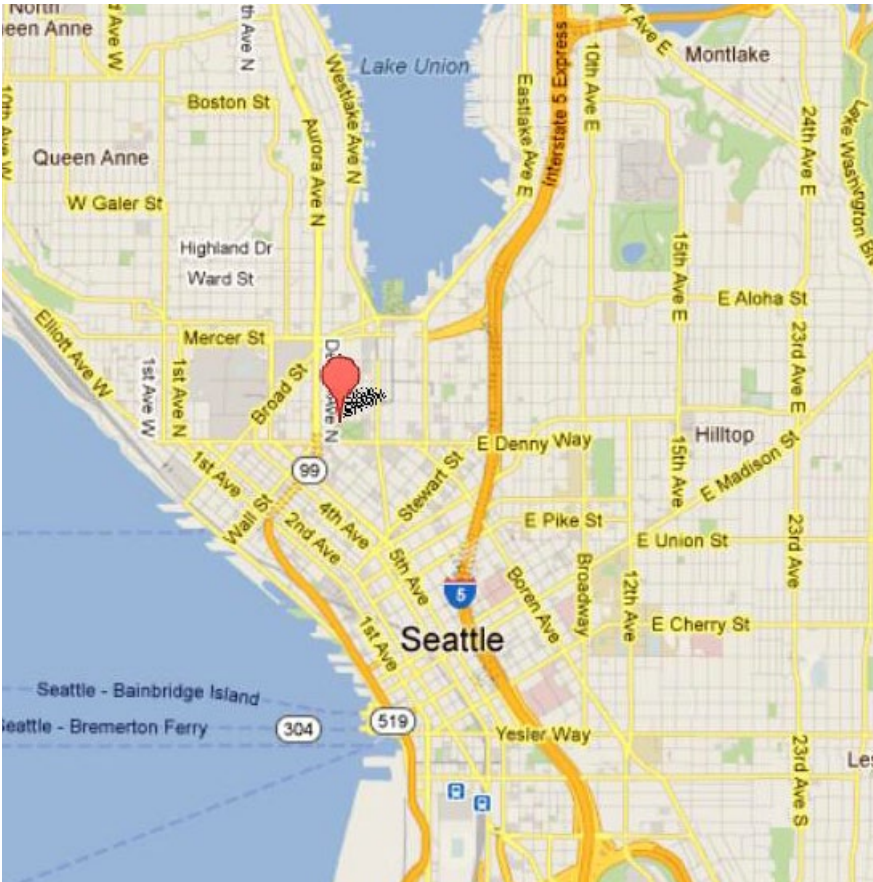
Building affordable family housing at this location enables the entire area's growth and success to be more available to a wider population. These families will be close to goods and services and recreation opportunities, as well as, potential employment, by foot or by car or bus on the nearby connecting arterials.

The South Lake Union neighborhood in general and the west edge and Denny Park in particular will benefit from the added population of parents and children, an under-represented demographic, giving it new life that will help it become the heart of the emerging neighborhood, as intended in the neighborhood plan. As a compliment to the stately Lutheran church next door to the east this project has an opportunity to set a precedent for future development that will eventually create a frame around Denny Park, contributing to its sense of place as a family-friendly neighborhood heart.

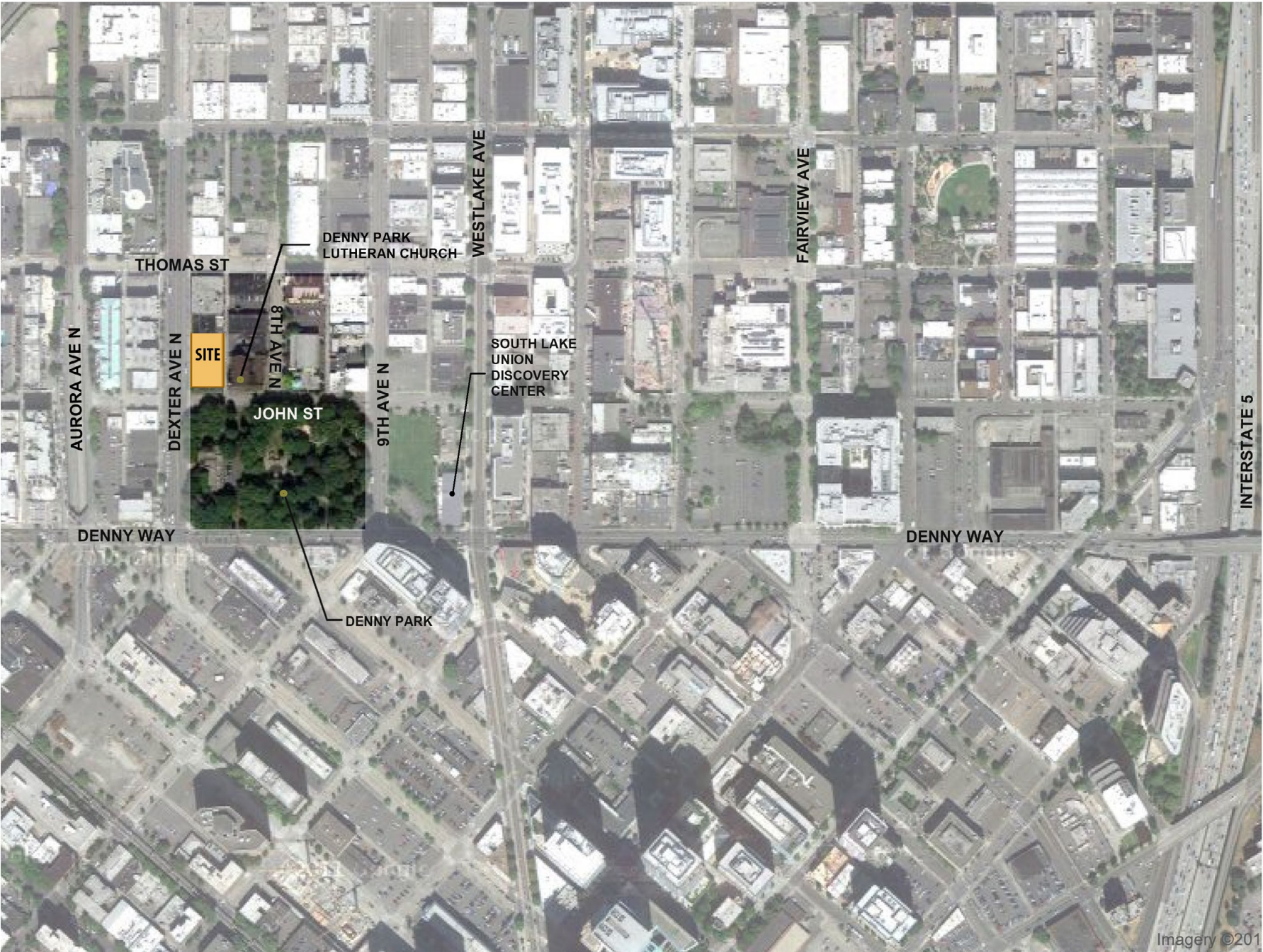
Table of Contents

Application & Development Objectives

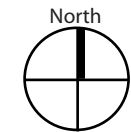
- Vicinity & Aerial Maps
- Surrounding Uses & Structures
- Regional Transit & Access
- Zoning Map
- Zoning & Setback Analysis
- Alternative Concepts
- Option 3 - Preferred
- Sun and Shade Study
- Site Plan
- Parking Level
- Level 1
- Level 2
- Courtyard Plan
- Level 3-6
- Corner of Dexter Avenue and John Street
- John Street
- Residential Entry on John Street
- View from Denny Park towards Courtyard
- Dexter Avenue
- Office Entrance on Dexter Avenue
- Material and Color Palette
- Elevation drawings
- Street Character
- Plant Palette
- Conceptual Lighting Plans
- Design Departures
- Design Guidelines and EDG Comments



Vicinity Map



Aerial Photograph



Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

Project # 3012408

December 5, 2012

Surrounding Uses & Structures

- 1

DENNY PARK
- 2

DENNY PARK LUTHERAN CHURCH
- 3

BARKING LOUNGE
- 4

HOLIDAY INN EXPRESS
- 5

COMPLETE AUTOMOTIVE
- 6

BERNARD IMPORT BODYWORKS
- 7

LOW INCOME HOUSING INSTITUTE
- 8

SEATTLE UNITY CHURCH
- 9

CASCADE ARCHITECTURAL & ENGINEERING SUPPLIES
- 10

OLYMPIC COLOR RODS
- 11

MORNINGSIDE ACADEMY
- 12

FIRST CHURCH OF CHRIST
- 13

SOUTH LAKE UNION CHAMBER OF COMMERCE
- 14

CB RICHARD ELLIS
- 15

SHILLA RESTAURANT
- 16

DENNY PLAYFIELD BASKETBALL COURT
- 17

SOUTHLAKE UNION DISCOVERY CENTER
- 18

ELEPHANT CAR WASH
- 19

WINSTON WACHTER FINE ART
- 20

KEXP RADIO
- 21

STINGRAY AUTO REPAIR
- 22

SIMPLY DENTAL
- 23

BEST WESTERN LOYAL INN
- 24

LA QUINTA INN & SUITES
- 25

AMAZON.COM
- 26

KONG T.V.
- 27

LOST LUGGAGE

RESIDENTIAL

HOSPITALITY

COMMERCIAL OFFICE/ RETAIL

COMMUNITY FACILITIES

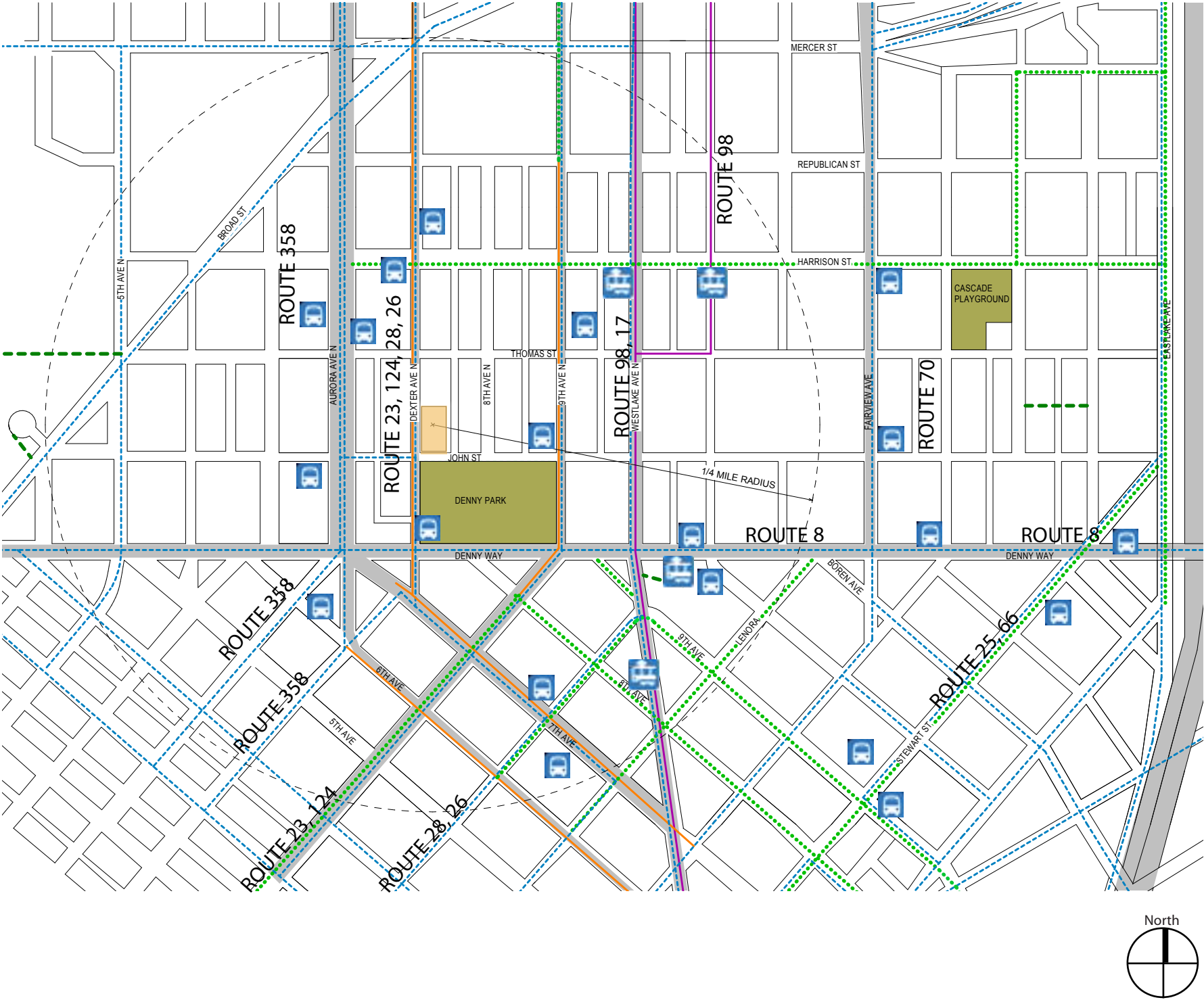
MANUFACTURING

EDUCATIONAL INSTITUTIONS

North



- South Lake Union Street Car
- Bus Lanes
- Green Trails
- Bicycle Dedicated Lanes
- Bicycle Friendly Roads
- Arterials
- Park Boundary
- Site Boundary



SEATTLE LAND USE & ZONING

Project: Compass Housing Alliance
Compass on Dexter Building

Site Address: 756 John Street Seattle, WA

Tax Account Number: 1991201120

Base Zone: SM-85

Adjacent Zones: NC3-85 zone begins west of Broad St.
SM-65 begins north of Republican St.
IC-85 to the east
SM-125 and DMC 240/290-400 to the south

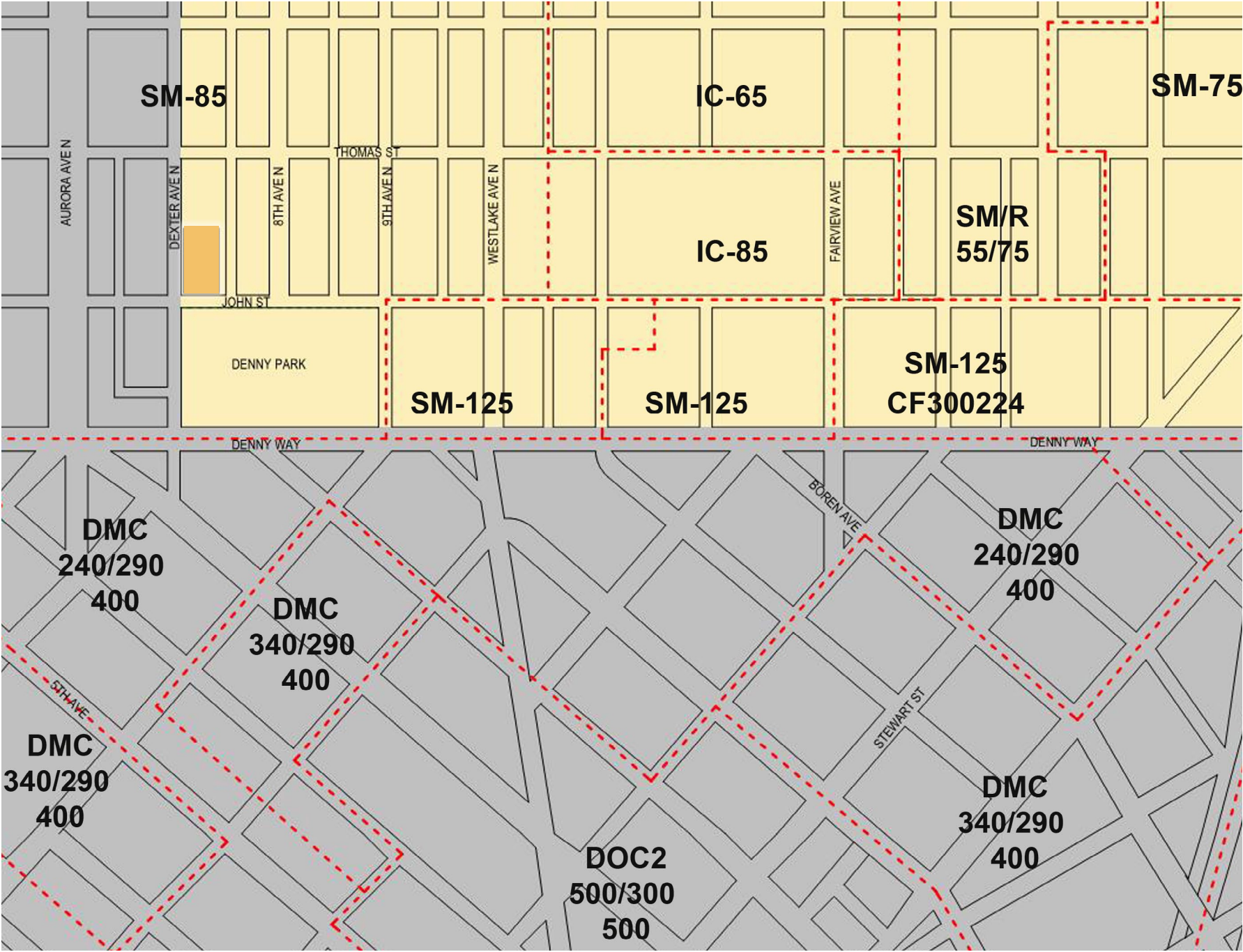
Applicable Code: Seattle Municipal Code,
Title 23 Land Use Code

Applicable Design Guidelines: City of Seattle Design Guidelines
South Lake Union Design Guidelines

South Lake Union
Urban Center Boundary

Zoning Boundary

Site Boundary



Compass Housing Alliance - Compass on Dexter Building
Design Review Board Recommendation
Project # 3012408
December 5, 2012

SEATTLE LAND USE & ZONING CODE SUMMARY

23.48.004 Permitted Uses

Multi-family Residential, commercial and parking, among others.

23.48.010 Structure Height

- 85 feet maximum (70 feet per building code if Type VA over type IA construction)
- Rooftop features: open railings, planter, skylights, clerestories, greenhouses, parapets, and firewalls may extend 4 feet above the height limit.
- Stair and elevator penthouses and mechanical equipment may extend 15 feet above the height limit.

23.48.012 Upper Level Setback Requirements

- Required on John Street for the portion of the structure greater than 45 ft in height
- Setbacks shall be 1 ft for every 2 ft of height above 45' (15 ft maximum setback)
- Upper level setbacks are required on John Street for portion of structure great than 45' in height.

23.48.014 General Façade Requirements

- Minimum 25 ft façade height along Dexter Ave. N. (Class 2 Pedestrian Street)
- Street-level setback on Dexter Ave N may be up to 12 ft from property line provided setback area is landscaped per standards

23.48.016 Floor Area Ratio

- Maximum FAR of 4.5
- Exempt areas from FAR calculations: gross floor area below grade, gross floor area used for accessory parking located above grade, gross floor area in residential use.
- B.5. Up to 3 1/2 percent of gross floor area of a structure shall not be counted in floor area as an allowance for mechanical equipment.

23.48.018 Transparency and Blank Façade Requirements

- Applies to all street level facades, except portions of the structure that have residential uses
- Dexter Ave. N. façade must be 60% transparent
- John St. façade must be 30% transparent
- Dexter Ave N. blank façade limit is 15% wide (some increases allowed for artwork and special detailing) and maximum of 40% of façade
- John St. blank façade limit is 30 ft wide and maximum 70% of façade

23.48.020.A Amenity areas

- Minimum of 5% of residential gross floor area in residential use
- Must be available to all residents and at or above grade
- Maximum 50% enclosed, minimum 15 ft horizontal dimension, not less than 225 sf
- Exterior amenity area shall be landscaped and have solar access and seating
- No parking areas, vehicular access easements, and driveways count toward amenity area

23.48.024 Screening and Landscaping requirements

- 3 ft high screening is required if parking abuts an alley
- Parking at or above grade along Dexter Ave. N. must be separated from the street by other uses
- Parking at or above grade along John St. is allowed if 30% is separated by other uses and the rest is screened by architectural detailing, artwork, etc. meet façade transparencies requirements

23.48.030 (23.47A.022) Light and Glare

- Exterior lighting shall be shielded and directed away from adjacent properties
- Interior lighting in parking garages shall be shielded to minimize night-time glare on adjacent properties
- Driveways and parking areas shall be screened from adjacent properties by a fence or wall between 5 feet and 6 feet in height, or a solid evergreen hedge or landscaped berm at least 5 feet in height, with exceptions due to differences in finished elevation of the driveway or parking surface and other situations

23.48.032 (23.54.015) Required parking and loading

- No residential use parking is required in the South Lake Union Urban Center
- Commercial use parking is required for office use at 1 per 1,000 sf and no parking is required for the first 1,500 sf.
- Bicycle Parking: 1 per 4 residential units and 1 per 2,000 sf of office space in Urban Center

23.48.34 Parking and loading location, access and curbcuts

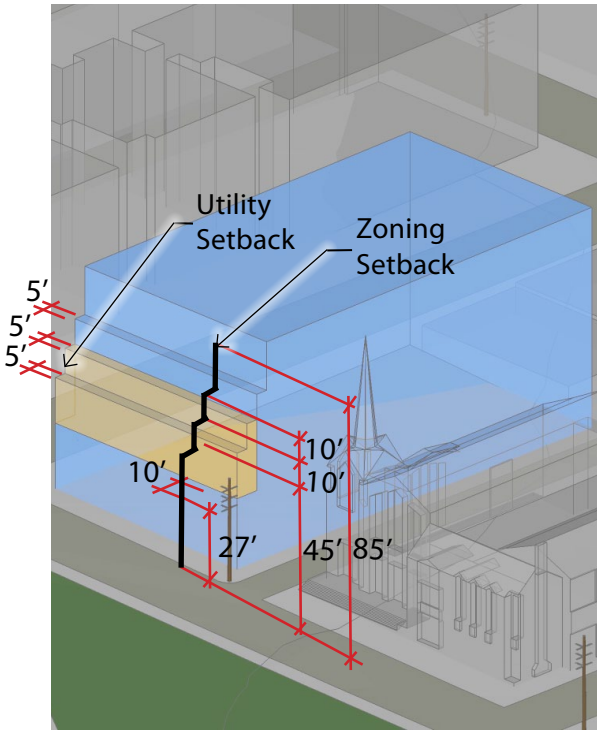
- Alley access to parking is preferred
- One curb cut allowed on John St.
- Two curb cuts allowed on Dexter Ave. N.

23.54.040 Solid Waste and recycle materials storage and access

- 375 sf plus 4 sf for each additional residential unit over 50 units for residential use
- 125 sf of storage for non-residential spaces between 5,000 sf to 15,000 sf
- Direct access from the alley or street to containers is required.

23.54.035 Loading Berth Requirements

- No loading berth requirements for office (low demand) with less than 40,000 sf
- No loading berth requirements for residential use



Maximum Zoning Envelope

Option 1
Number of residential units: 74 (approx)
Amount of commercial SF: 5,600 SF (approx)
Number of Parking Stalls: 25



Option 2
Number of residential units: 74 (approx)
Amount of commercial SF: 5,600 SF (approx)
Number of Parking Stalls: 25



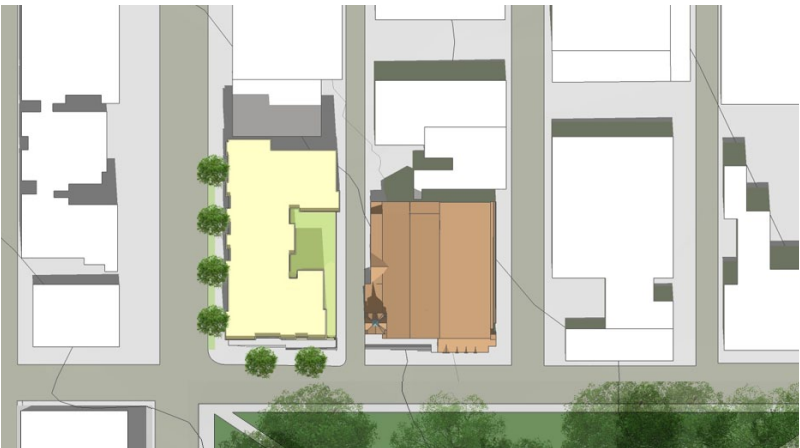
Option 3 - PREFERRED
Number of residential units: 74 (approx)
Amount of commercial SF: 5,600 SF (approx)
Number of Parking Stalls: 25



Date and time of the day: August 16 - 12:00 PM

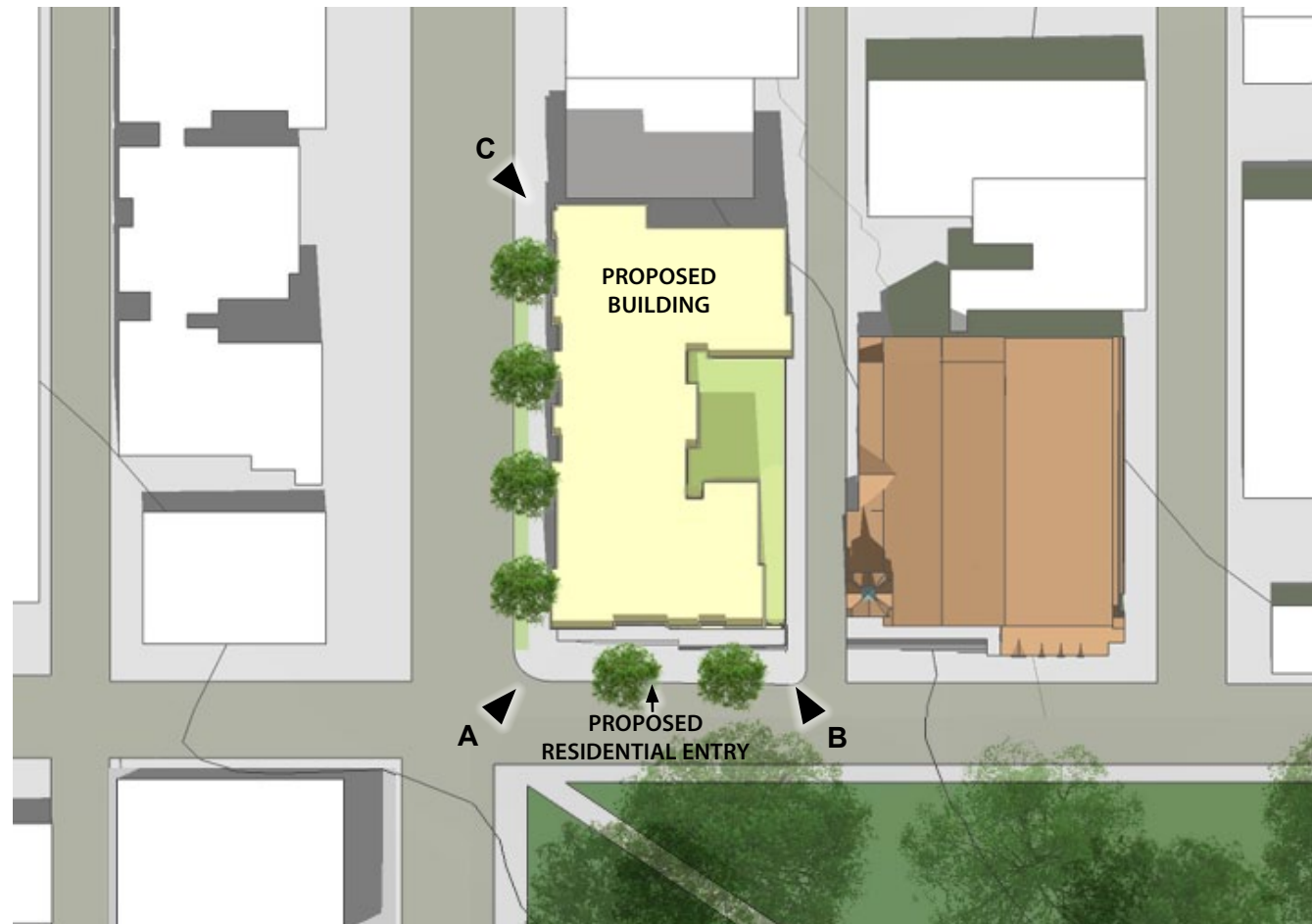


Date and time of the day: August 16 - 12:00 PM



Date and time of the day: August 16- 12:00 PM

Option 3 - Preferred



The plan is a double-loaded corridor arrangement of residential units in a reversed-L shaped plan, with a courtyard at the 2nd floor, facing east toward the alley and the church. All floors are setback in both directions from the alley intersection with John St. near the church spire.

Pros:

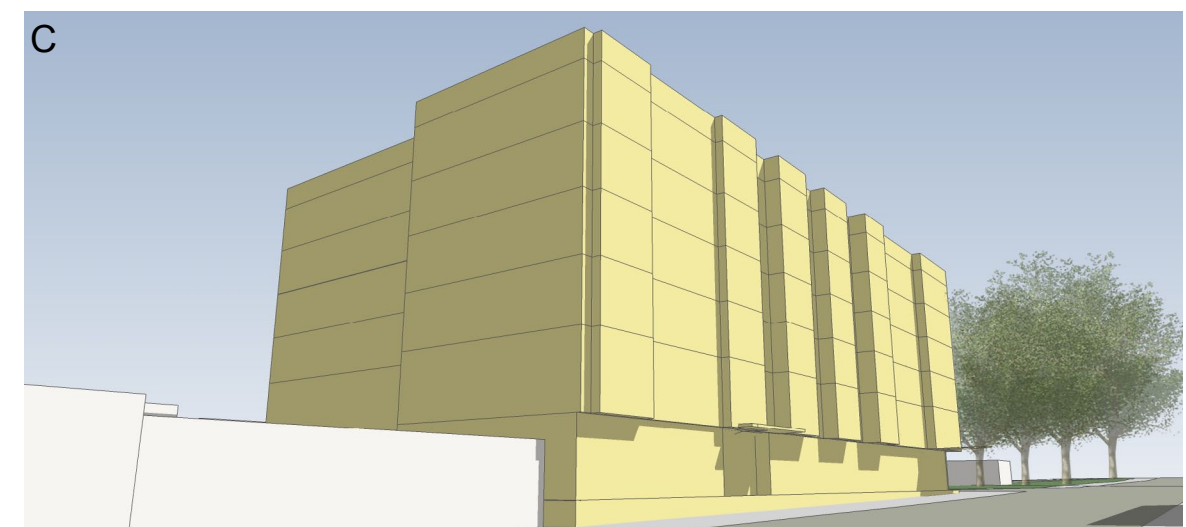
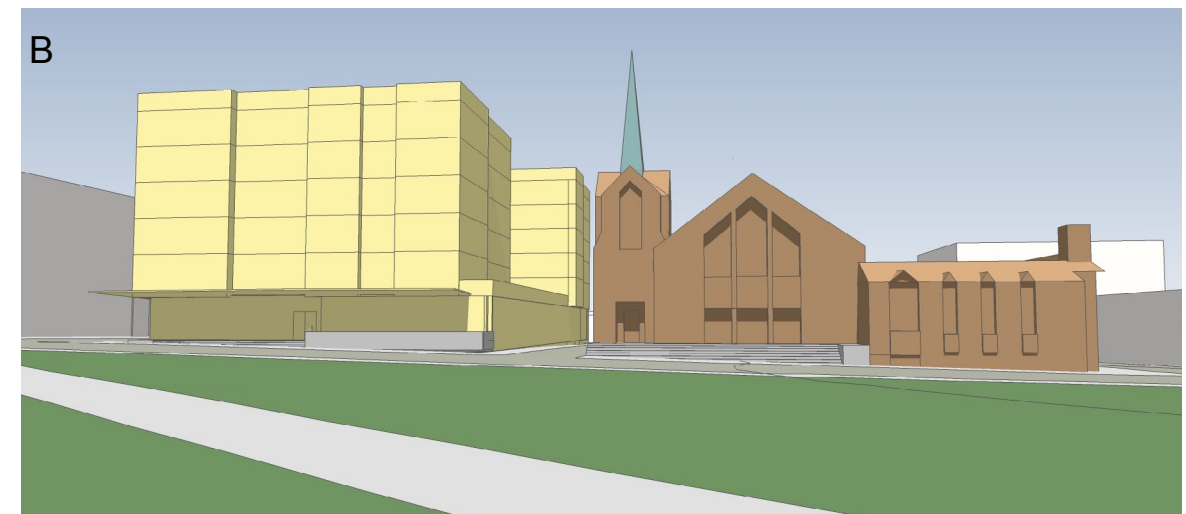
- Courtyard opens to more morning sun
- Courtyard opens to view of church's alley-side windows
- Courtyard allows more afternoon sun into church's alley side windows
- Courtyard protected from Dexter Ave traffic noise
- Setbacks from John Street and from alley for all floors better preserves views of and allow reduced visual competition with church spire
- Setbacks open courtyard to views of the church spire and park for residents

Cons:

- Courtyard has no city skyline views and is shaded in the afternoon

Departure Request:

- Exceed allowable area of structural overhangs along Dexter Avenue (SMC 23.53.035)
(See pages 32 and 33 for current departure requests.)



Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

Project # 3012408

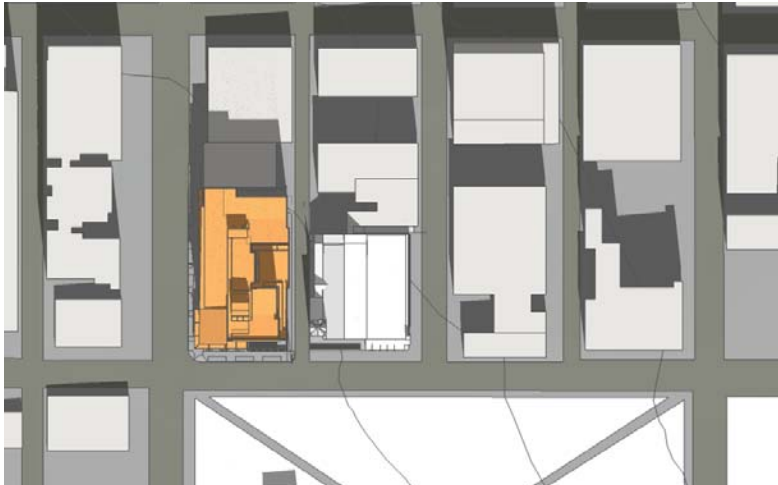
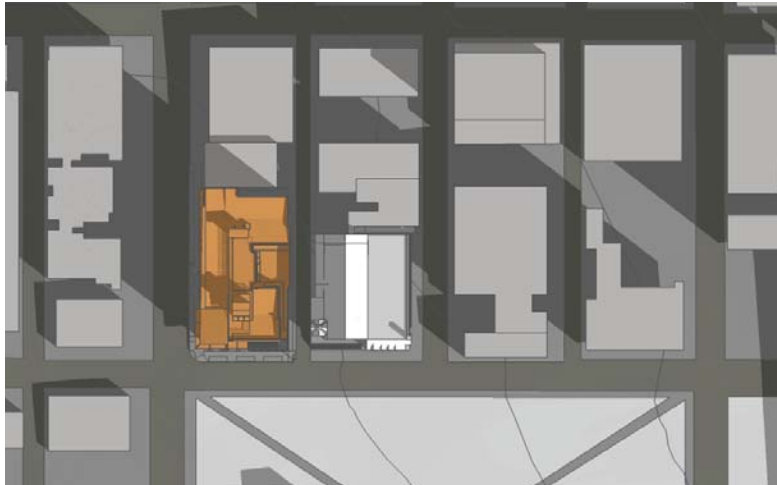
December 5, 2012

G G L O

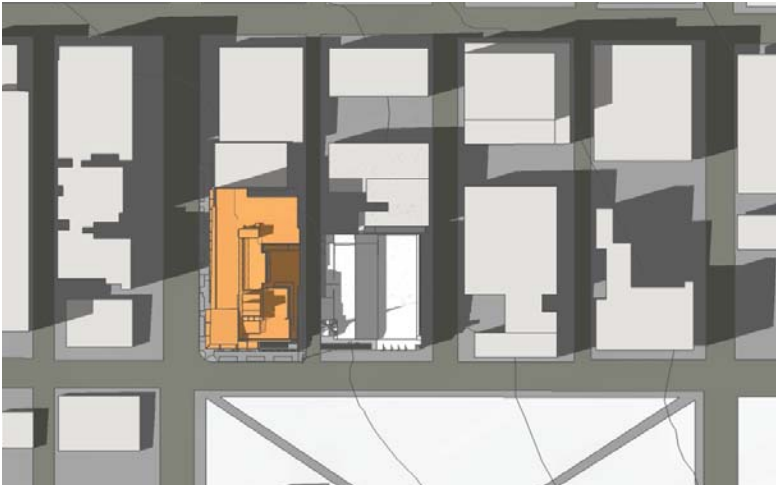
architecture | interior design | landscape architecture | planning & urban design

Sun and Shade Study

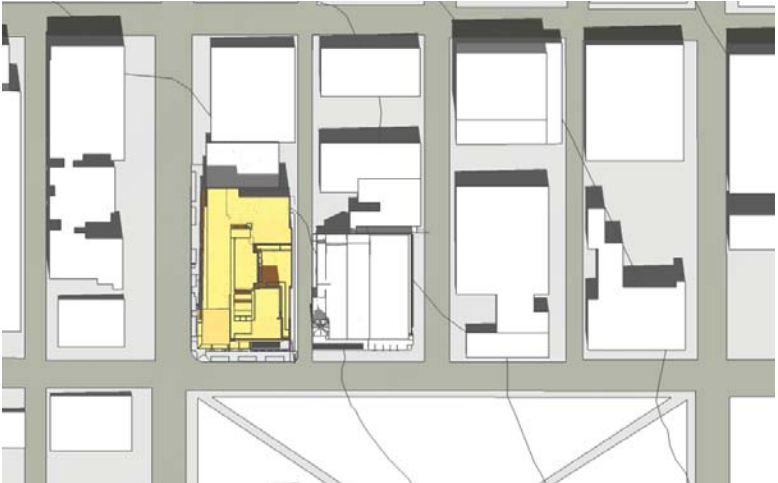
Winter



Spring / Fall



Summer

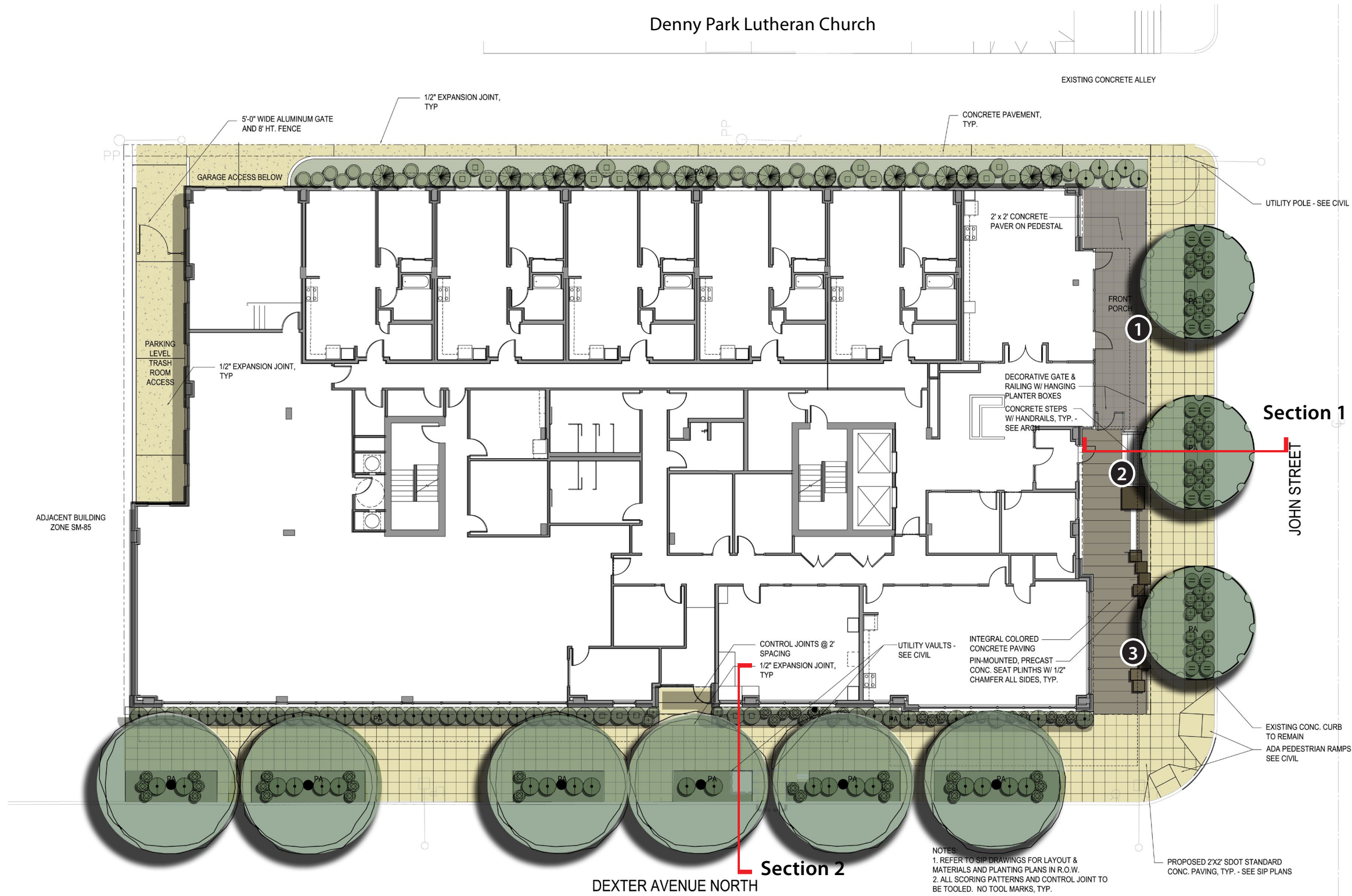


Morning

Noon

Evening

Denny Park Lutheran Church



Landscape Plan - Level 1

1/8" = 1'-0"

Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

Project # 3012408

December 5, 2012

G G L O

architecture | interior design | landscape architecture | planning & urban design

Site Plan



Front Porch

Emphasize residential character and create space to view street and park activity



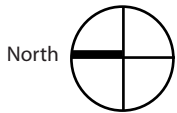
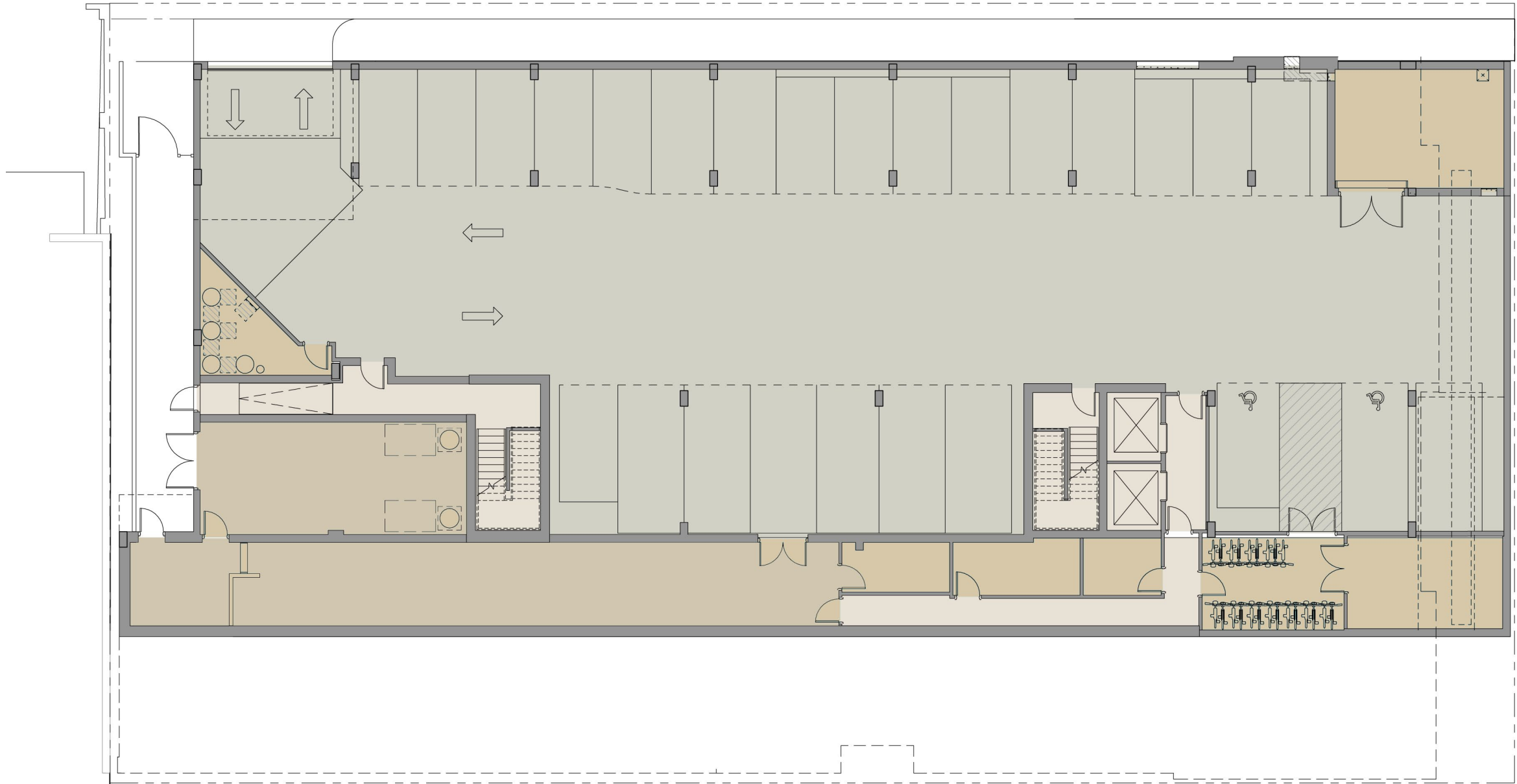
Commons Step

Main entry steps are wide and welcoming, taking full advantage of the building's setback created to respond to the adjacent church and Denny Park.



Playful Seating

Seating that incorporates steps and plantings, weather protection and comfortable, barrier-free access.



AMENITY



OFFICE



1 BEDROOM



2 BEDROOM



3 BEDROOM



UTILITY



CIRCULATION



PARKING

Compass Housing Alliance - Compass on Dexter Building

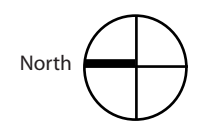
Design Review Board Recommendation








Project # 3012408

December 5, 2012

G G L O

architecture | interior design | landscape architecture | planning & urban design



- | | | | | | |
|---|-----------|---|-----------|---|-------------|
|  | AMENITY |  | 2 BEDROOM |  | CIRCULATION |
|  | OFFICE |  | 3 BEDROOM | | |
|  | 1 BEDROOM |  | UTILITY | | |

Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

Project # 3012408

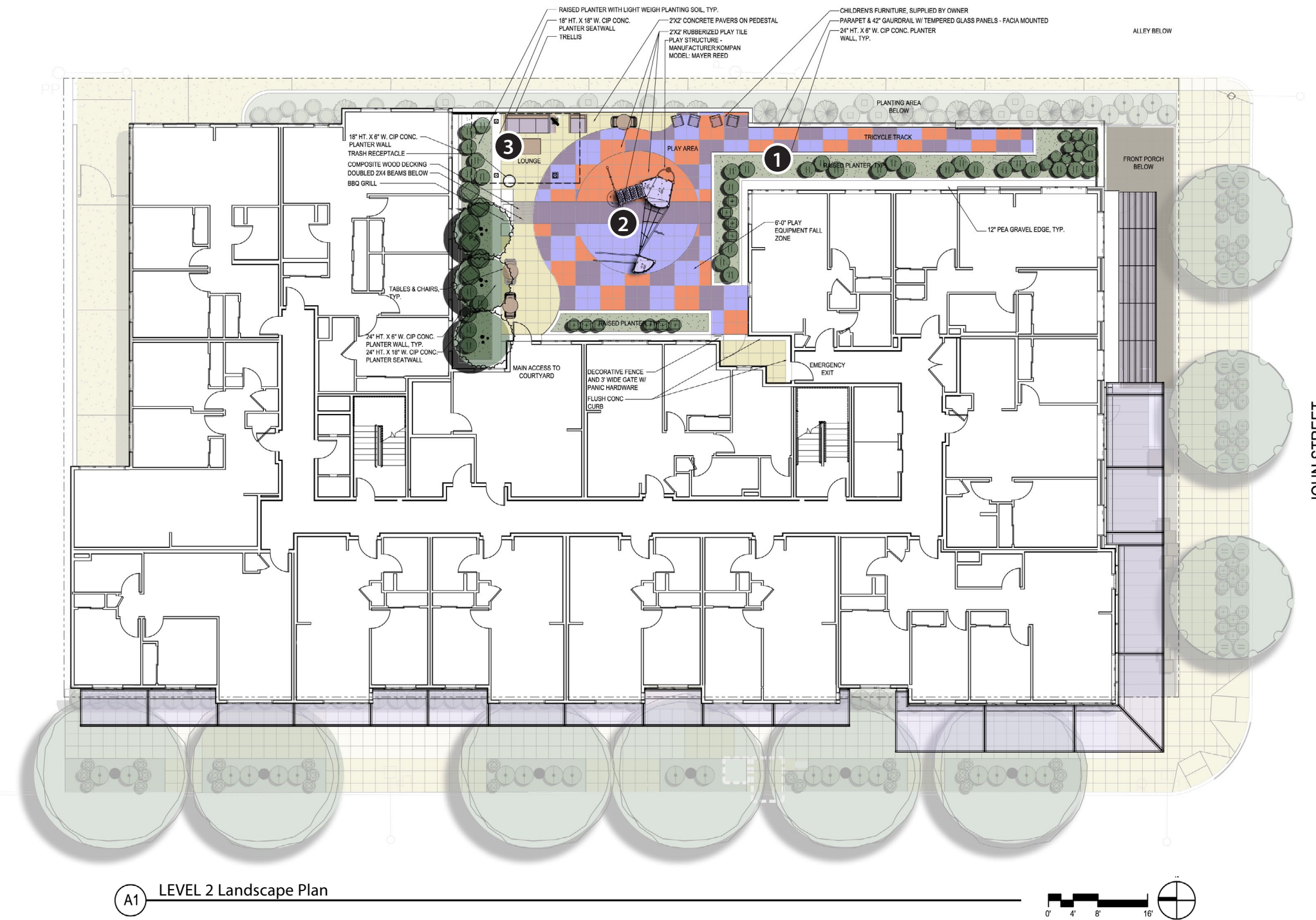
December 5, 2012

G G L O

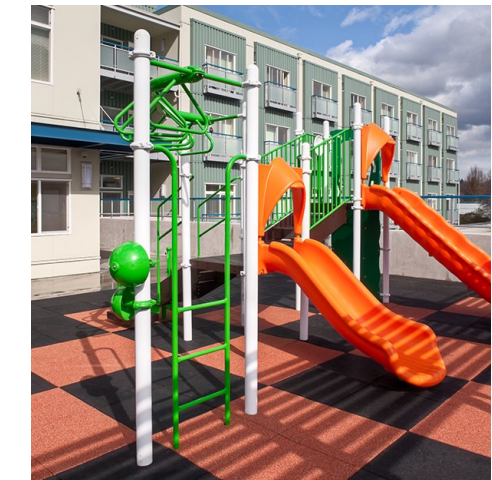
architecture | interior design | landscape architecture | planning & urban design



Level 2 Courtyard Plan



Raised Planters
Will create vegetated buffers between units and the courtyard



Play Area
Will fulfill Compass's mission to serve families in this location, and give youth outdoor activity and challenge them physically in a secure environment.



Trellis
Will anchor a gathering area, complement the indoor amenity space and create a place for all to interact

Compass Housing Alliance - Compass on Dexter Building

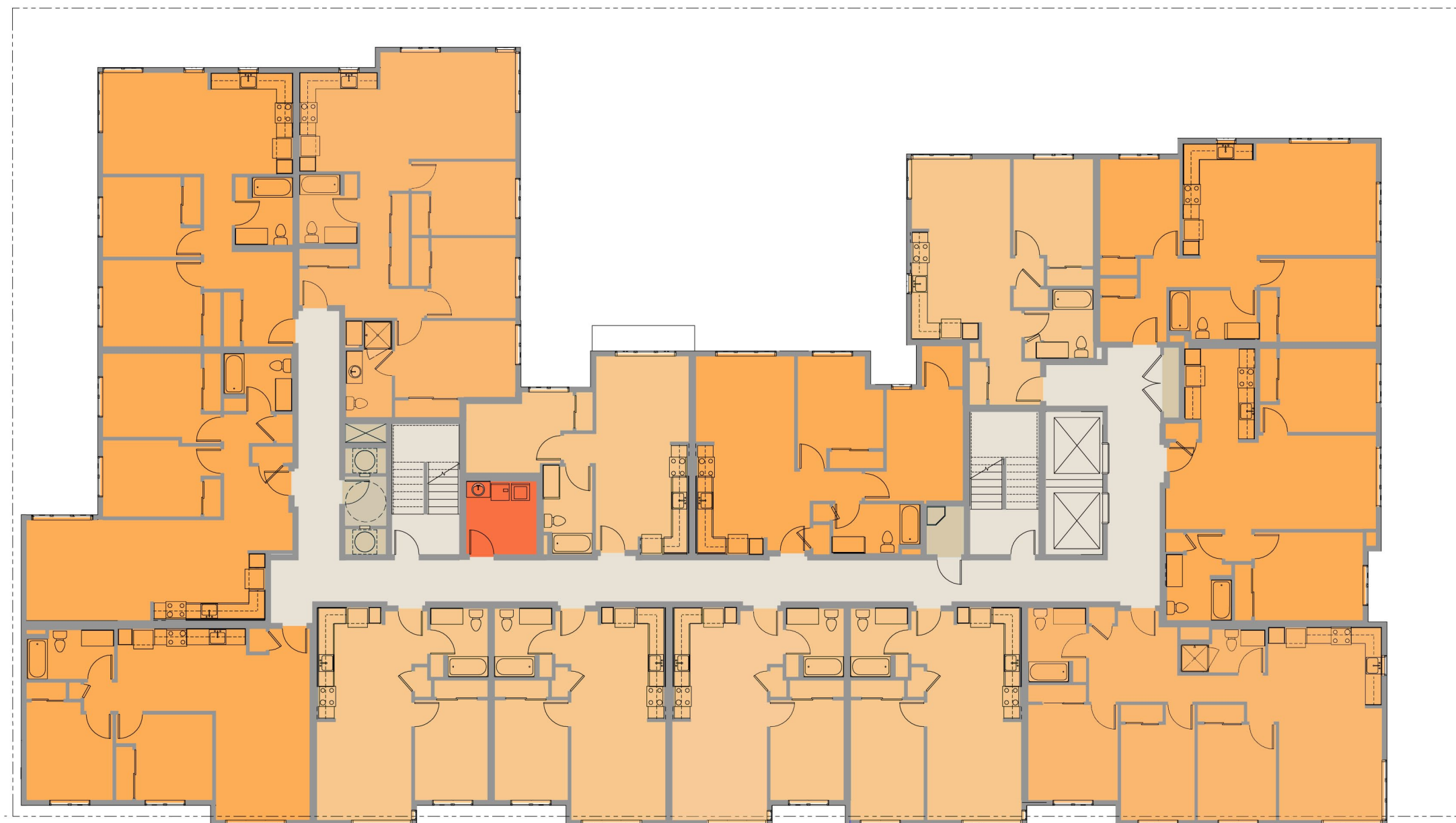
Design Review Board Recommendation

Project # 3012408

December 5, 2012

G G L O

architecture | interior design | landscape architecture | planning & urban design



■	AMENITY	■	2 BEDROOM	■	CIRCULATION
■	OFFICE	■	3 BEDROOM		
■	1 BEDROOM	■	UTILITY		

Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

Project # 3012408

December 5, 2012

G G L O

architecture | interior design | landscape architecture | planning & urban design

Corner of Dexter Avenue and John Street



Compass Housing Alliance - Compass on Dexter Building
Design Review Board Recommendation
Project # 3012408
December 5, 2012



Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

Project # 3012408

December 5, 2012

G G L O

architecture | interior design | landscape architecture | planning & urban design

Residential Entry on John Street



Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

Project # 3012408

December 5, 2012

G G L O

architecture | interior design | landscape architecture | planning & urban design

View from Denny Park towards Courtyard



Compass Housing Alliance - Compass on Dexter Building
Design Review Board Recommendation
Project # 3012408
December 5, 2012



Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

Project # 3012408

December 5, 2012

G G L O

architecture | interior design | landscape architecture | planning & urban design



Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

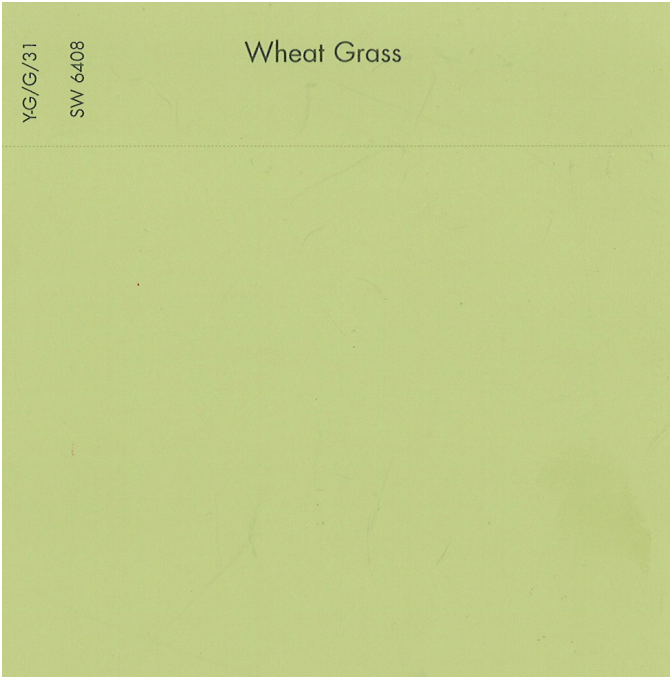
Project # 3012408

December 5, 2012

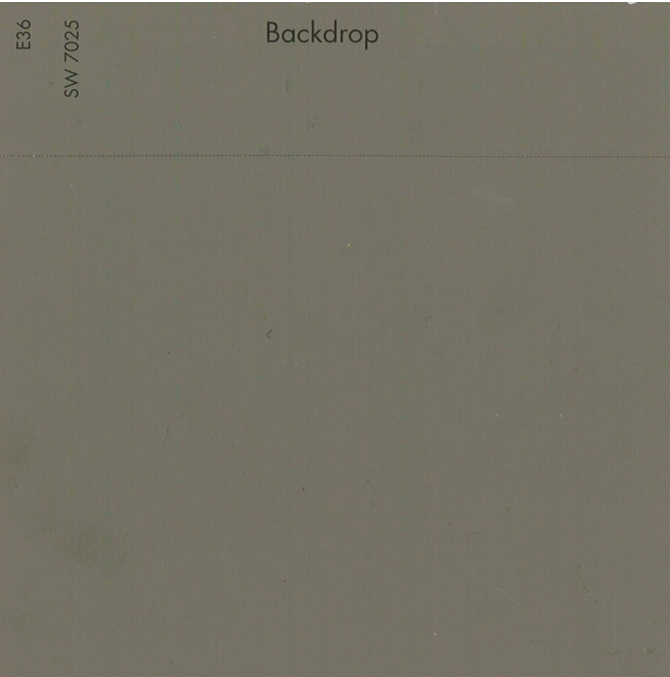
G G L O

architecture | interior design | landscape architecture | planning & urban design

Material and Color Palette



Fiber Cement Panel - Color 1



Fiber Cement Panel - Color 2



Wood Composite Panel - Copper



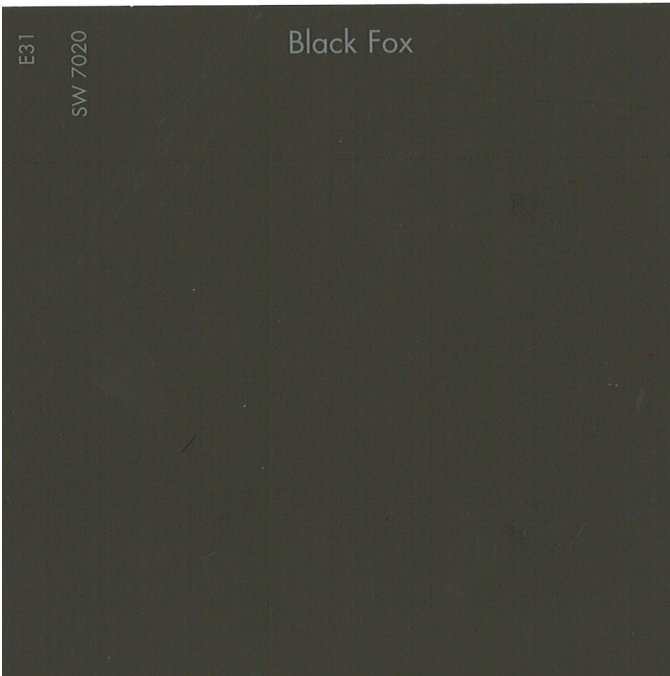
Glass railing at Terrace and Courtyard



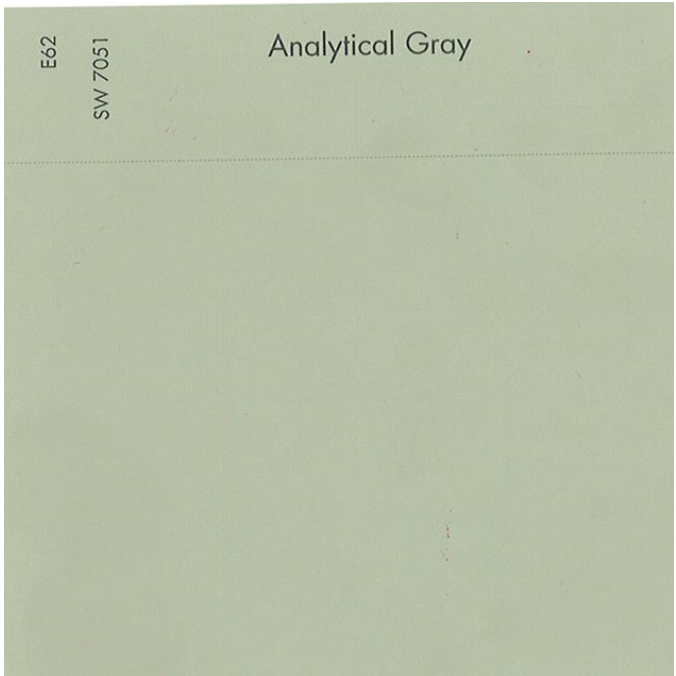
Vinyl Windows - White



Storefront Windows - Anodized



Fiber Cement Panel - Color 3



Fiber Cement Panel - Color 4



Concrete Pavers at Terrace and Courtyard



Brick Veneer - Color 1



Metal Railings / Flashings



Brick Veneer - Color 2

West Elevation



Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

Project # 3012408

December 5, 2012

G G L O

architecture | interior design | landscape architecture | planning & urban design

West Elevation



Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

Project # 3012408

December 5, 2012

G G L O

architecture | interior design | landscape architecture | planning & urban design

South Elevation



Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

Project # 3012408

December 5, 2012

G G L O

architecture | interior design | landscape architecture | planning & urban design

South Elevation



Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

Project # 3012408

December 5, 2012

G G L O

architecture | interior design | landscape architecture | planning & urban design



Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

Project # 3012408

December 5, 2012

G G L O

architecture | interior design | landscape architecture | planning & urban design

East Elevation



Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

Project # 3012408

December 5, 2012

G G L O

architecture | interior design | landscape architecture | planning & urban design

North Elevation



Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

Project # 3012408

December 5, 2012

G G L O

architecture | interior design | landscape architecture | planning & urban design

Enlarged north elevation





John Street Existing Conditions



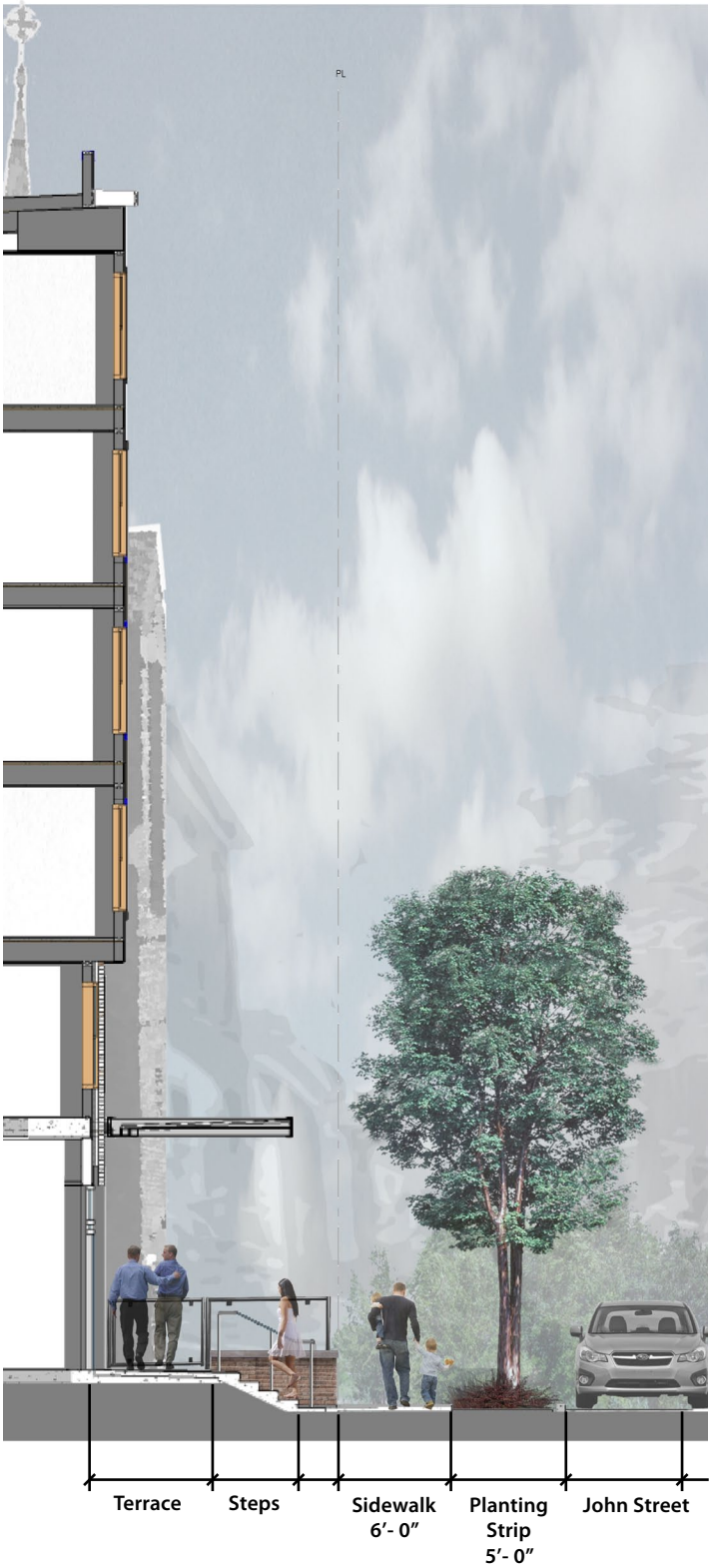
Dexter Street Existing Conditions



John Streetscape Character



Dexter Streetscape Character



Section 1: John Street



Section 2: Dexter Ave. North

Dexter Ave. North



Ginkgo biloba 'magyar'
Magyar Ginkgo



Liriope muscari 'big blue'
Big Blue Lilyturf



Ilex crenata 'compacta'
Dwarf Japanese Holly



Berberis buxifolia 'nana'
Dwarf Barberry

John Street



Acer griseum
Paperbark Maple



Berberis thunbergii 'concorde'
Japanese Barberry



Lonicera pileata
Privet Honeysuckle



Carex morrowii 'ice dance'
Ice Dance Japanese Sedge

Alley



Cryptomeria japonica 'sekkon-sugi'
Golden Japanese Cedar



Arbutus unedo 'compacta'
Compact Strawberry Bush

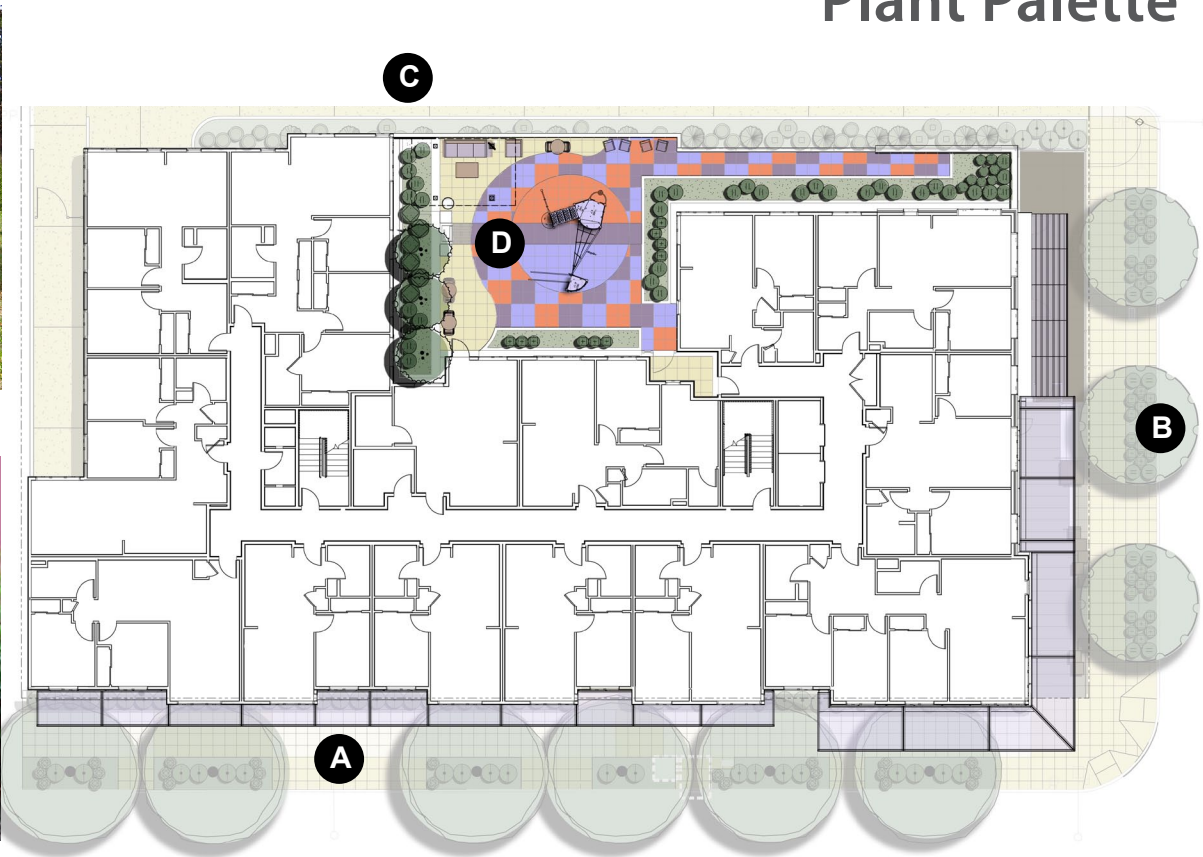


Nandina domestica 'gulf stream'
Heavenly Bamboo



Cotoneaster salicifolius 'repens'
Willowleaf Cotoneaster

Plant Palette



Level 2 Courtyard



Sarcococca ruscifolia
Fragrant Sarcococca



Carex morrowii 'ice dance'
Ice Dance Japanese Sedge



Cornus 'eddie's white wonder'
Eddie's White Wonder Dogwood

Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

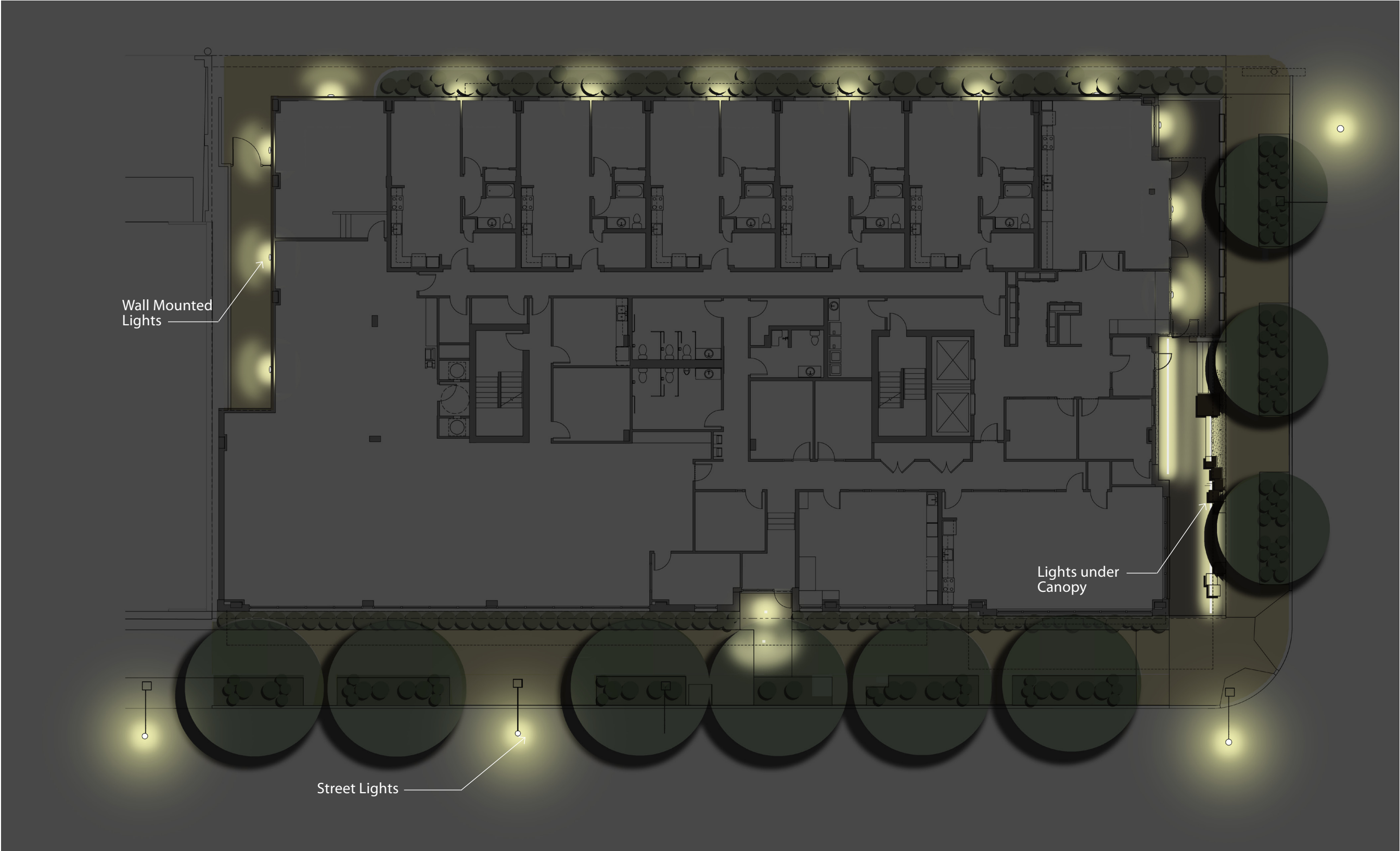
Project # 3012408

December 5, 2012

G G L O

architecture | interior design | landscape architecture | planning & urban design

Conceptual Lighting Plan - Level 1



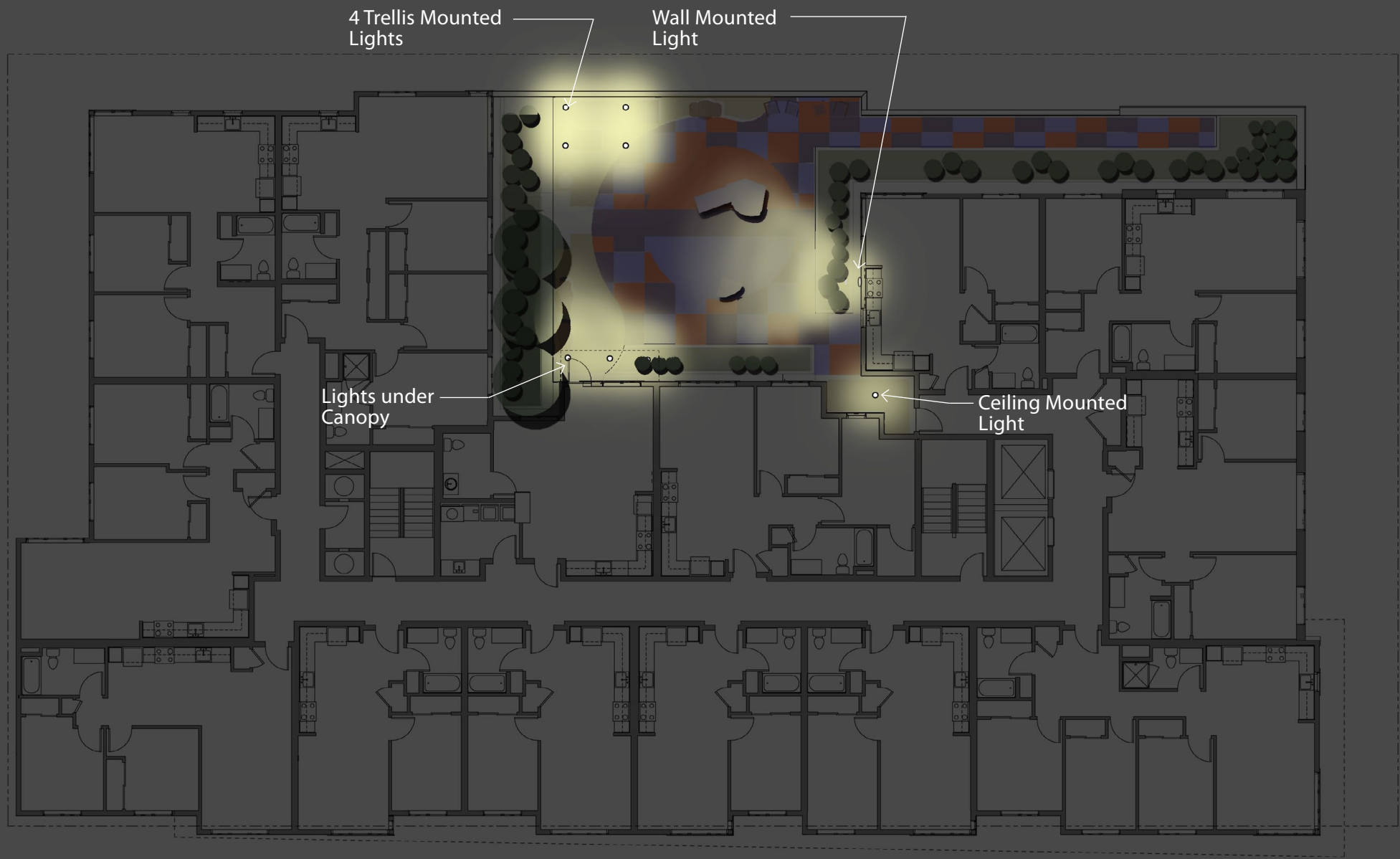
Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

Project # 3012408

December 5, 2012

Conceptual Lighting Plan - Level 2



Compass Housing Alliance - Compass on Dexter Building

Design Review Board Recommendation

Project # 3012408

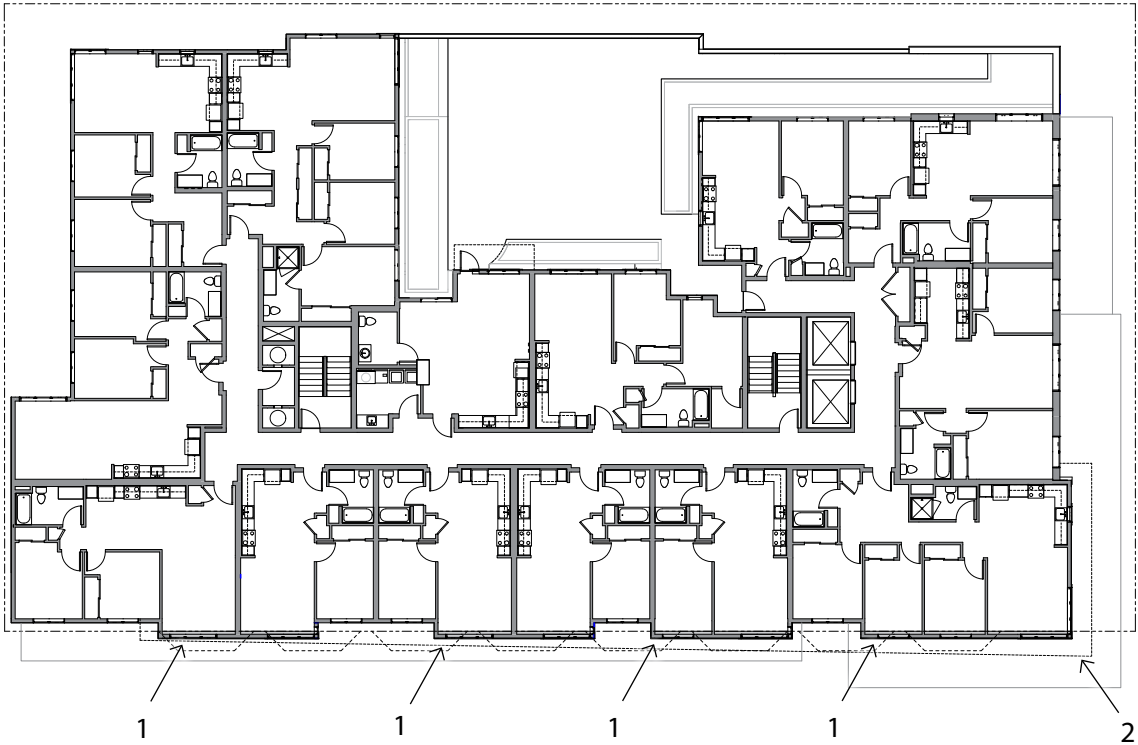
December 5, 2012

G G L O

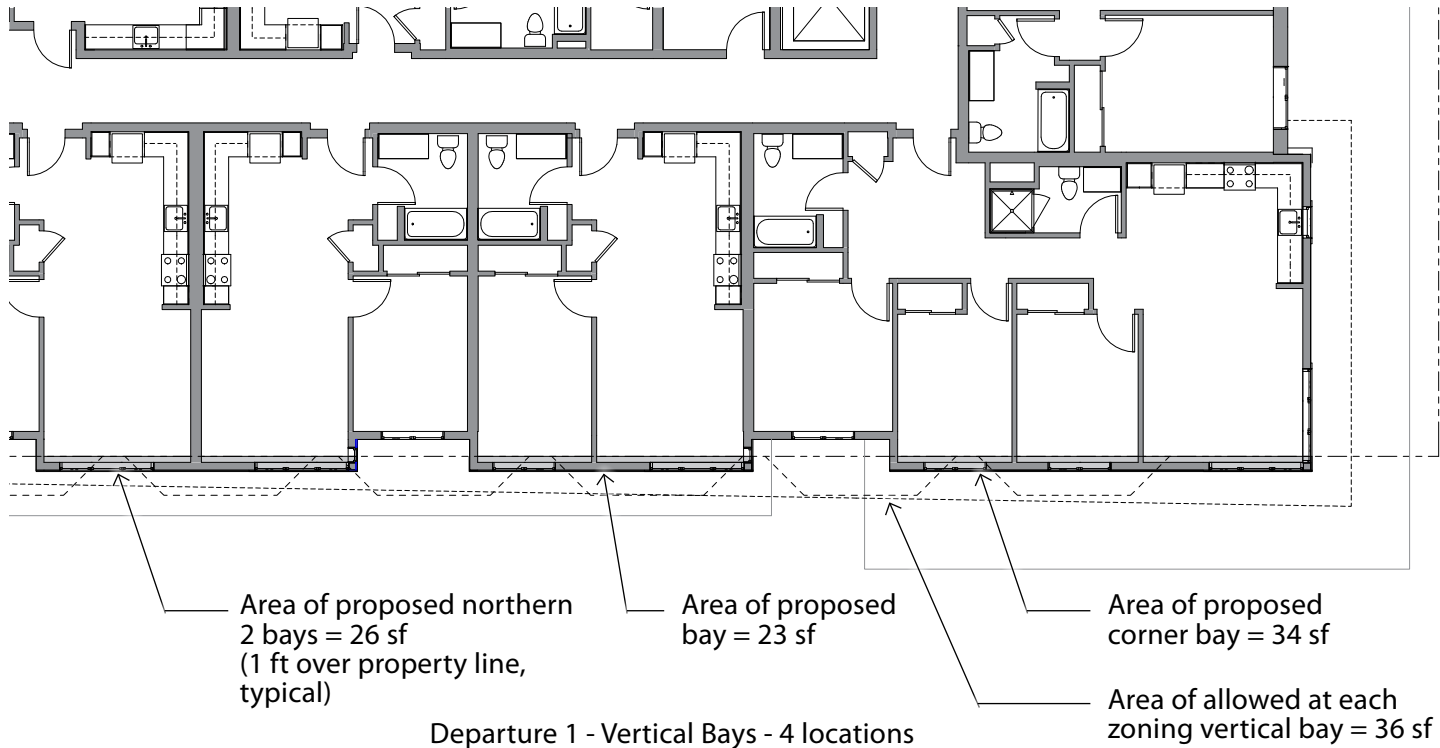
architecture | interior design | landscape architecture | planning & urban design

Zoning Code Reference	Departure	Rationale
<u>Departure 1: Vertical Bays</u>		
23.53.035.A.4c Structural Building Overhangs: Vertical Bays Exhibit C Maximum length 15', reduced in proportion by 45 degree angles drawn inward from ends, maximum 3 FT deep	Maximum length of vertical bay along Dexter Avenue = 35' long x 1' deep (equal to 35 SF) Proposed 4 bays @ 1 FT deep beyond property line: (2) 26' wide (1) 22' wide (1) 34' wide	Vertical bay windows projecting over west property line allows programmed footprint of building to setback at SE corner to provide public benefit of greatly improved sight lines from Dexter Ave N to neighboring landmark Denny Park Lutheran Church and steeple. Proposed bays wider than code allows, but impact is mitigated by being less in depth and less area than allowed. Area of allowed projection is equal to 36 SF.
23.53.035.A.4b Structural Building Overhangs: Vertical Bays Glass areas of each bay window shall not be less than 50 % of the sum of the areas of vertical surfaces. 1/3 min of glass area on angle vertical surface not less than 30 degrees, 1/3 min of glass area on vertical surface parallel to line of open area.	Glass area of each vertical bay = minimum 27% minimum glazing, no minimum on perpendicular wall overall Proposed: (2) bays = 34 % of wall area is glazed (1) bay = 40% of wall area is glazed (1) bay (at the corner) = 28% of wall area is glazed.	Vertical bays project only 1 ft over the property line to allow programmed footprint of building to setback at SE corner for improved views of church steeple. Glazing is provided at the corner at the south end perpendicular wall of each bay. Vertical bays provide visual interest, by means other than just glazing. Additionally, building accent color occurs on vertical bays, large window on south end wraps corner with darker accent color. Affordable housing balances the needs of the tenants, affordable construction costs, Seattle Energy Code requirements, and Evergreen Sustainable Development Standard requirements. Providing more than reasonable amounts of west-facing glass will introduce too much summer afternoon heat gain into the small, un-airconditioned west-facing units.
<u>Departure 2: Horizontal Projections - Eaves</u>		
23.53.035.A.2 Structural Building Overhangs: Horizontal Projections - Eaves Overhead Horizontal Projections at roof level = 3 ft maximum	Overhead Horizontal Projection at roof level = 4 FT maximum.	Requested departure associated with previous departure request for vertical projecting bays. Deeper roof projection sized of appropriate proportions to cover projecting bays. Roof projection addresses Design Guideline C-2, "the roofline or top of the structure should be clearly distinguished from its façade walls." Portion of overhang that requires departure is small sliver extending out from prominent corner projection at John and Dexter. Corner element and its roof overhang part of response to Design Guideline A-10, offering public benefit of suitable special treatment of building form to highlight presence of Denny Park, the community heart.

Zoning Code Reference	Departure	Rationale
Departure 3: Transparency		
23.48.018 Transparency Requirements	Dexter Ave min. 45% transparency between 2 FT and 8 FT from street level.	Transparency provided for dexter Ave N elevation overall approximately 46% for area between two and eight feet above sidewalk.
Dexter Ave (Class 2 Pedestrian Street) min. 60% transparency between 2 FT and 8 FT from street level.		Character of Dexter Ave N more defined by status as an arterial street with high speeds and volumes of automobile and bicycle traffic than by pedestrians.
		Interconnectedness of building’s internal program uses and ADA accessibility standards require ground floor all to be on a single level, creating inherent hardship in meeting transparency standard at north end, where sidewalk elevation is the lowest.
		Mitigating measures: <ul style="list-style-type: none">• Significant transparency provided above zone of requirement.• Glass-faced spandrel panels in lower portion of storefront system.• Brick beneer extends down to ground at all street-facing facades.• Projecting precast concrete sill element below storefront windows.• Treatment of below-sill area with abstract patterning of multiple brick colors.• Foundation planting softens non-transparent edge where building wall meets sidewalk.
Departure 4: Driveway Width		
23.54.030.D.2 Nonresidential uses: The minimum driveway width of driveways for two way traffic shall be 22 feet and the maximum width shall be 25 feet.	Nonresidential uses: The minimum width of driveway for two way traffic shall be 18 feet for a short, approximately 20-foot long section.	Typical car is 5’-6” wide on average; two cars can easily pass in an 18 foot wide driveway.
		Driveway widens on either side of short, 18-foot wide stretch allowing for easy turning.
		Precedent exists for departures to narrow driveways to as little as 16 feet for two-way traffic in commercial zones.
		For comparison, proposed driveway serving 26 cars substantially exceeds zoning code’s residential use standard ten-foot wide, two-way driveway serving 30 or fewer cars.

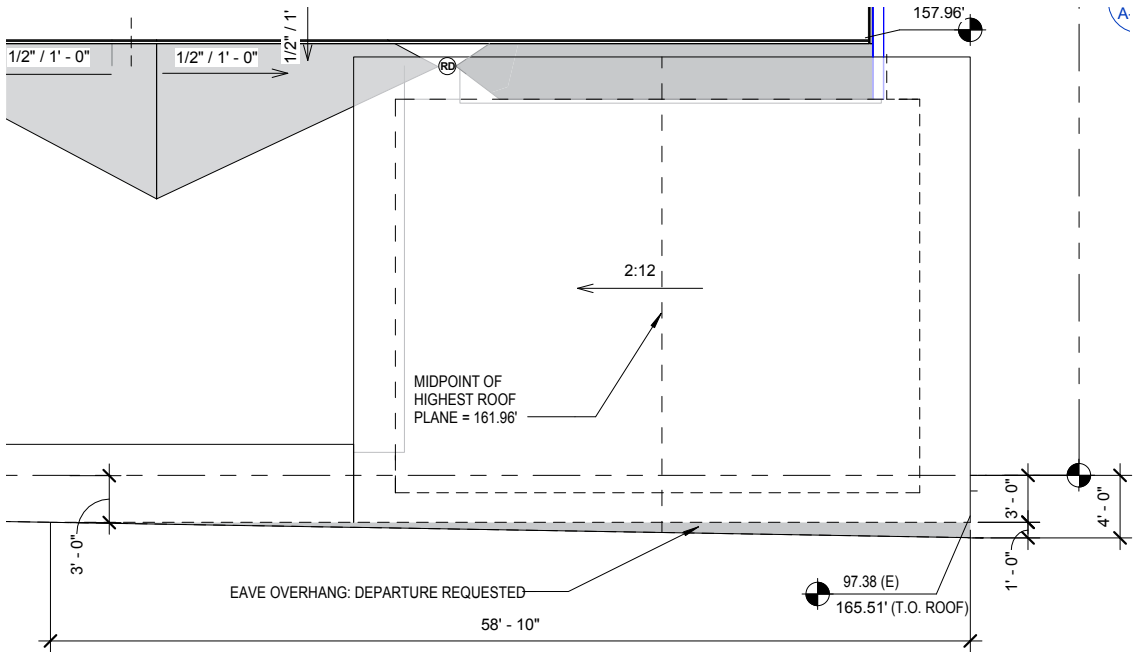


Departures 1 & 2



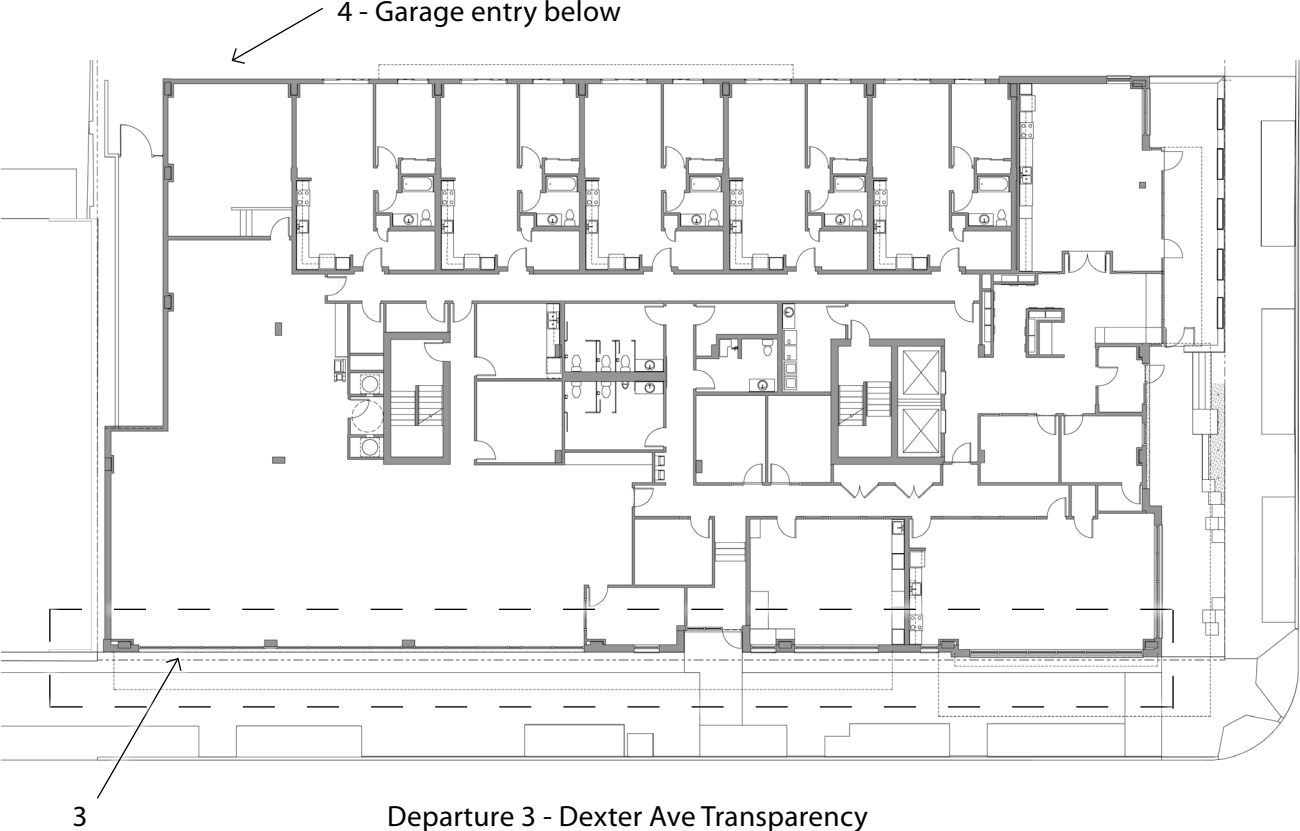
FOUR DESIGN DEPARTURES ARE REQUESTED:

- 1. Vertical Bays
- 2. Horizontal Projections for Eaves
- 3. Street-level Transparency
- 4. Driveway Width

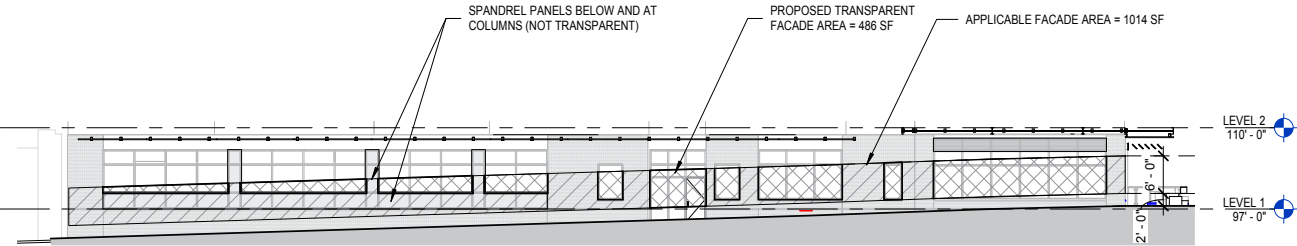


Departure 2 - Roof Plan showing eave projection

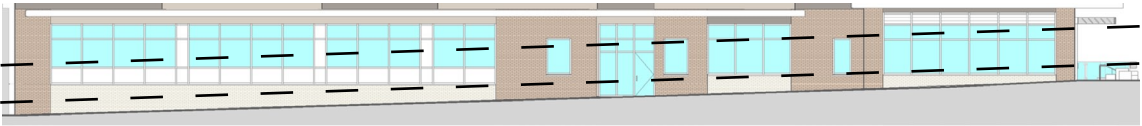
Departures Key Plan



Departure 3 - Dexter Ave Transparency



Departure 3

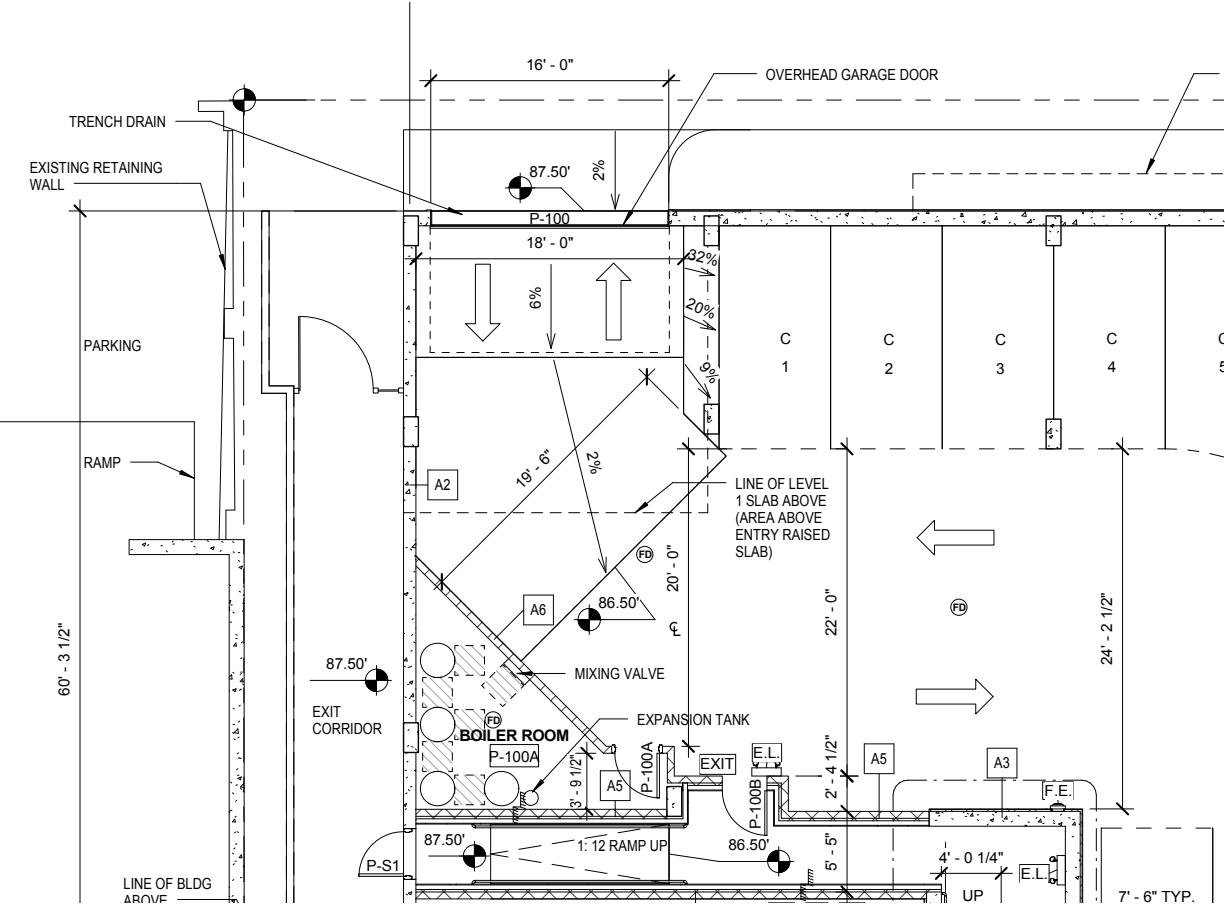


Departure 3

Design Departures

FOUR DESIGN DEPARTURES ARE REQUESTED:

- 1.Vertical Bays
- 2. Horizontal Projections for Eaves
- 3. Street-level Transparency
- 4. Driveway Width



Departure 4

Site Planning

A-1 Responding to site characteristics.

Characteristics of the site:

- The adjacency of Denny Park Lutheran Church across alley to east.
- The presence of Denny Park, a “community heart”, directly across John Street to south.
- Other site characteristics also addressed.

Response:

Addressing the church

- Reduced structure height less than allowed and setbacks from John Street and alley address preservation of visibility of church and especially its approximately 80-foot high steeple, from intersection of Dexter Ave and John Street
- Second-floor, east-facing courtyard facing alley, preserves sun access to alley-facing stained-glass windows of church sanctuary
- Two stories of brick in adjacent façade pays homage to the form, proportion and details of church’s brick façade

Addressing the park

- Main entry located on John Street, formally addressing Denny Park
- Formal façade composition designed as static backdrop to trees
- Building corner given special treatment, highlighting presence of park as a “community heart” within cityscape
- Wide, playful and sculptural ground-floor entry stairs located alongside resident terrace provide outlook over park and create strong interplay between inside and outside and public and private, enlivening streetscape
- Finger-like extension of second-floor courtyard brings residents to cozy perch with views over park

Addressing other

- Projecting corner bay element serves as transition between more pedestrian-oriented John Street and mostly auto-oriented Dexter Avenue building facade treatment and streetscapes
- Building designed and detailed to relate to contemporary facades of new, modern residential and commercial development happening in and around South Lake Union neighborhood

A-2 Streetscape compatibility.

Response:

- Design of John Street façade offers strong interplay between inside and outside and public and private
- Building enlivens park-edge streetscape with activity that spills out of building, much like the front of Denny Park Lutheran Church interacts with streetscape. Elements of this façade and street-frontage that provide open, welcoming feel to facade include:
 1. Elevated terrace with trellis overhead opening from

- resident common room and overlooking park
 2. Flowerboxes
 3. Street trees and planting that wrap around corner into alley
 4. Sculptural seating blocks and steps up to main entry
 5. Overhead canopy
 6. Windows into high-ceilinged interior spaces
- Dexter Ave façade has different treatment, more in keeping with mostly auto-oriented character of the street, but not ignoring pedestrians:
 1. Bay windows march along façade at driving speed
 2. Ground-floor streetscape retains pedestrian scale with tall, storefront window
 3. Secondary entrance into common spaces and office space
 4. Canopies for rain protection for pedestrians and sun protection for office space

A-3 Entrances visible from the street.

EDG Comments:

- The residential entrance on John St. does not align with the vertical reveal to the left of it. In the concept massing illustration presented at the EDG meeting, the relationship appears awkward. However the execution of the reveal and the entrance will likely evolve as the design develops.
- Echoing the front of the Denny Park Lutheran Church, the wide entry steps on John St. and the porch at the amenity room acknowledge the park across the street and the importance of enhancing the streetscape.

Response:

Main entrance from John Street, because of park frontage, and general pedestrian-friendliness

- Highlighted by wide, playful and sculptural entry stairway leading from sloping sidewalk up to entry doors
- Horizontal access by walkway connecting sidewalk at intersection of John and Dexter to top of stairs and entry door
- Entire frontage, including stair, canopy, and terrace at ground floor, along with projecting forms of upper portions of façade creates strong interplay of building with streetscape, highlighted by entrance sequence

Secondary covered entrance serving office space on more auto-oriented Dexter Avenue side integrated into ground-floor façade made inviting to pedestrians

A-4 Human activity.

Response:

Building takes particular care in design for human activity and provides an open, welcoming feel to street. John Street façade enlivens park-edge streetscape with human activity that spills out of building. Human-scaled elements of façade and street-frontage include:

- Elevated terrace from resident common room at sidewalk edge overlooking park
- Sun-screening trellis above terrace
- Flowerboxes, street trees and planting wrap around corner into alley
- Sculptural seating blocks and steps to main entry
- Overhead canopy above entranceway
- Windows into high-ceilinged interior spaces

Dexter Ave façade given different treatment more in keeping with mostly auto-oriented character, while retaining pedestrian scale:

- Bay windows
- Canopies over sidewalk
- Tall pedestrian-scaled storefront windows
- Secondary office entrance

Projecting corner bay element serves as transition between more pedestrian-oriented John Street and mostly auto-oriented Dexter Avenue building facade treatment and streetscapes

A-5 Respect for adjacent sites.

EDG Comment:

- The extra massing diagram provided at the meeting illustrates a change in materials between the second and third floors intended to reinforce the roofline of the lower of the two volumes that comprise the church façade along John St. and the frieze above the three doors. However, the material of the base extends to the second floor ceiling line only at the reveal. This lack of emphasis diminishes the relationship between the project’s two story base and the strong datum line established by the church. In spite of its wide projecting bays, the two story base on Dexter Ave has a stronger visual presence.

Response:

Building responds to Denny Park Lutheran Church across the alley, and Denny Park across John Street.

Response to Denny Park Lutheran Church to enhance the church and steeple’s visibility

- Proposed building height lower than allowed height limit
- Setbacks at John Street and alley
- Second-floor courtyard situated along alley and facing east pulls building façade away from alley-facing stained-glass windows of church sanctuary, preserving their access to sun
- Building incorporates two stories of brick into adjacent façade to pay homage to church’s façade.

Response to Denny Park

- Main building entry faces John Street and park
- Formal façade composition fronting park is backdrop to park’s mature trees
- Corner treatment highlights presence of park in cityscape, as “community heart”
- Entry stairs and resident terrace create strong interplay with John Street streetscape
- Extension of second-floor courtyard brings residents closer to park for additional outlook

A-7 Residential open space.

Response:

Building incorporates two levels of usable, attractive, resident open space, each of substantially different character, integrated into building and streetscape design.

- Ground-floor open space at John Street façade provides open, welcoming feel to building
 - Sculptural entrance stairs and seating blocks with over-head canopy
 - Terrace, with sun-screening trellis and flowerboxes, that allows resident activity to spill out of building
 - Street trees and planting wrap landscape around the corner into alley
 - Windows into high-ceilinged interior spaces
- Second-floor, podium-level courtyard, situated along alley and facing east
- Active and passive recreation opportunities to building's residents
 - Includes finger-like courtyard extension that brings residents to cozy perch looking over park
 - East edge framed by stained-glass windows of church sanctuary across alley

A-8 Parking and vehicle access.

Response:

Underground parking garage accessed from alley
Garage door situated at far north end of alley façade, out of pedestrian view

A-10 Corner lots.

EDG Comment:

Depending upon the future detailing of materials and fenestration at the Dexter and John corner, the Board accepted the notion that the large bay could anchor the corner.

Response:

Corner is given special treatment with bay projecting both directions with up-turned roof, highlighting presence of Denny Park in cityscape, designated as a “community heart” by neighborhood plan. Corner serves as transition between two different facade characters- more pedestrian-oriented John Street/ Denny Park frontage and more auto-oriented Dexter Avenue facade.

Height, Bulk and Scale

B-1 Height, bulk and scale compatibility.

EDG Comment:

Based on the massing of the three options, the Board expressed its satisfaction with the third option.

Response:

- Building designed to approximate height, bulk and scale of expected new development
- Matches height, bulk and scale of several recently-built structures in vicinity
- Impact on adjacent Denny Park Lutheran Church reduced:
 1. Significantly below 85-foot height limit
 2. Setbacks from John Street and alley preserve visibility of church and steeple from Dexter Ave
 3. Central, alley-facing courtyard reduces actual building bulk
 4. Facades composed of smaller-scaled elements and segments, defined by vertical and horizontal modulation, varying roof forms, and material and color changes
- Impact on Denny Park:
 1. Building does not step back at upper floors along John Street (entire facade is setback) and retains vertical stature that becomes part of future urban, street-wall frame around park, to be completed with future buildings over time, which helps generate sense of place of Denny Park as “community heart”

Architectural Elements and Materials

C-1 Architectural context.

Response:

Building compatible with neighborhood dominated by Denny Park Lutheran Church and Denny Park

- John Street and alley facade setbacks
- Fine-grained modulation at street-facing facades
- Elements of façade composition relate to church
- Ground-floor articulation at street-facing facades
- Material and color changes
- Special corner element with up-turned roof
- Vertical stature of south façade as part of future urban, street-wall frame around park

C-2 Architectural concept and consistency.

EDG Comment:

See Board guidance for A-3 and A-5. In addition, the Board encouraged the architect to consider the fenestration patterns (in particular the lancet windows) established by the church.

Response:

Architectural concept: Provide attractive, affordable family housing for formerly-homeless people in central, transit-served location, experiencing an emerging growth of opportunities

- Building corner element announces special location at heart of the community, Denny Park

- Provide backdrop to Denny Park, while at same time offering interaction with park in way that celebrates residents’ opportunity to participate in public life of community
- At Dexter Ave, with its auto orientation, express movement and connectivity with surroundings that provide benefit and opportunities to residents.
- Pay proper respect to neighboring church with façade composition and proportions; ground-floor articulation; and design of materials, colors and details
- Pay respect to aesthetic of contemporary design and materials found in newer residential and commercial buildings nearby that embody economic success of neighborhood

C-3 Human scale.

EDG Comment:

In concept diagrams, the articulation of the building facades suggests the architect’s consciousness of human scale. As the design develops, detailing of materials and their composition should provide further refinement.

Response:

Human scale features and textures:

- Façades composed of smaller human-scaled formal elements- bay windows, large corner-highlighting projection, narrow recesses, roof overhangs
- Ground-floor frontages where building interacts with streetscape:
- John Street ground-floor façade heavily articulated at very fine grain.
 1. Sculptural entry stairway/ramp/seating area at sidewalk edge
 2. Overhead canopy, leading to central recessed doorway of main entry.
 3. Trellis-covered terrace provides residents overlook of street and park.
 4. Pedestrian-scale storefront windows into lobby, seating area, mail room, common room, and community room
 5. Flower boxes at terrace guardrail
 6. Warmth of wood composite panels surrounding John Street entrance
 - On the Dexter Ave side
 1. Overhead canopy along sidewalk
 2. Secondary entrance to office space
 3. Pedestrian-scale storefront windows into community room, children’s room, and office space
 4. Brick articulation applied to larger surfaces below windows
 5. Foundation planting along base of storefront

C-4 Exterior finish materials.

EDG Comments:
Board members discussed the merits of using brick at the two-story base. Use of the material would convey a visual connection with the neighboring church and along with the church establish a sense of continuity as a back drop to the park.

Response:
The exterior wall materials palette:

- Brick veneer w/ wood entry
- Hardie-panel siding with Hardie trim, painted
- Residential windows, white, vinyl-framed
- Storefront windows, aluminum-framed
- Steel canopies, structural steel with metal decking infill
- Trellis above John Street terrace, aluminum
- Guardrails at terrace, metal and glass

C-5 Structured parking entrances

Response:
Underground parking garage accessed from alley
Garage door situated at far north end of alley façade, out of pedestrian view

Pedestrian Environment

D-1 Pedestrian open spaces and entrances

EDG Comment:
The idea of a raised porch or terrace along John St. found received praise from the Board.

Response:
Ground-floor open space at John Street offers strong interplay between inside and outside, and public and private, enlivening park-edge streetscape with human activity that spills out of building providing an open, welcoming feel to facade. Elements of façade and street-frontage include:

- Elevated terrace with sun-screening trellis overhead opening from resident common room and overlooking park
- Flowerboxes, street trees and planting that wrap around corner into alley
- Sculptural seating blocks and steps to main entry with canopy above
- Pedestrian-scaled storefront windows into lobby, seating area, mail room, common room, and community room

More auto-oriented, ground-floor façade Dexter Avenue side made inviting to pedestrians. Elements of façade and street-frontage include:

- Pedestrian-scale storefront glazing into high-ceilinged office spaces and common rooms
- Nearly continuous overhead canopy
- Upper-floor projecting bays
- Secondary entrance serving office space
- Landscaping at Dexter Ave sidewalk and along building edge

D-2 Blank walls.

EDG Comment:
The projection of the north elevation will have considerable exposure from Dexter Ave. The design and detailing of this blank facade should be give considerable attention.

Response:
Street-facing blank walls kept to a minimum. Other blank wall are well-mitigated.
John Street façade has very short, blank-wall segments mitigated by heavily-articulated building-sidewalk interface including:

- Resident terrace with trellis above
- Entry stairs with sculptural seating blocks
- Storefront windows and punched openings
- Project signage
- Overhead canopies
- Brick as major exterior wall material

Dexter Ave façade has short blank-wall segments mitigated by articulated building-sidewalk interface including:

- Brick as major exterior wall material at ground floor
- Storefront windows, punched openings and secondary office entrance arranged with brick wall segments in punctuated composition that brings visual interest
- Window heads and sills step with sidewalk slope
- Brick articulation applied to larger surfaces below windows
- Overhead canopies stepping with sidewalk slope
- Foundation planting along base of storefront
- See Design Departure request for transparency standard

Other blank walls:

- Alley facade set back 5'-6" from property line to accommodate wide landscape screen that hides exposed side wall of parking garage, partially below-grade in that location, and soften visual impact on church
- North façade on property line, in which no windows allowed by building code, temporarily exposed on upper floors above height of adjacent single-story building, until replaced in the future with larger building that covers it up. In short term Hardie-panel clad wall highlighted with large vertical sign over field of visually interesting reveal patterns.

D-5 Visual impacts of parking structures.

Response:
Underground parking garage accessed from alley
Garage door situated at far north end of alley façade, out of pedestrian view

D-6 Screening of dumpsters, utilities and service areas.

EDG Comment:
The location of the solid waste storage and how it functions should be prepared by the Recommendation meeting.

Response:

- All dumpsters, utilities and service areas provided in underground parking garage, fully-screened from public view
- Dumpsters will be wheeled out side door at north side of garage and taken along paved pathway to alley for pick-up

D-7 Personal safety and security.

EDG Comment:
See Board guidance for D-10.

Response:
Personal safety and security is addressed:

- Ground-floor articulation encourages interaction and activity spillover from within building onto streetscape at entrance and resident terrace
- Façade designed to allow residents eyes-on-the-street (and alley)
- Three sides of building face public way allowing police access and surveillance
- Gate protects north side garage access ramp

D-8 Treatment of alleys.

EDG Comment:
The Board welcomed the proposed landscaping along the alley and the manner in which the building sets back along this right of way to allow natural light into the courtyard.

Response:

- Two-foot dedication of property for alley widening required
- Alley facade set back 5'-6" from property line plus two-foot dedication to accommodate wide landscape screen that hides exposed side wall of parking garage, partially below-grade in that location, and soften visual impact on church

D-9 Commercial signage.

Proposed signage:

- Sign containing owner's name located left of main entry on John Street along accessible entry ramp
- Text address numbers at each entrance
- Text sign at office entrance on Dexter Ave
- Vertical 'Compass' or building name sign on North facade

D-10 Commercial lighting.

EDG Comment:

A concept lighting plan will be needed for the Recommendation meeting. Lighting along the alley will be of particular importance.

Response:

Lights will provide necessary light for visibility and security while avoiding light or glare spilling out onto street and irritating drivers or pedestrians, impacting residential windows or church across alley. Hours of lighting at resident outdoor spaces controlled by management.

Street frontages:

- Lighting oriented downward from underside of corner canopy on John Street
- Lighting oriented downward from underside of canopy in front of secondary office entrance

Resident terrace at John Street:

- Surface-mounted lights at underside of roof eave at trellis and wall-mounted light at east end
- Interior light escaping from street-facing common windows contributes to lighting of terrace and enlivening streetscape

Alley frontage:

- Wall-mounted, down-directed lights to light alley to garage

Courtyard lit in evening for activities

- Lighting oriented downward from underside of canopy at Amenity Room door
- Ceiling-mounted light at exit door
- Trellis-mounted down-directed lights
- Wall-mounted light directed at center of courtyard

D-11 Commercial transparency

EDG Comment:

Due to the change in grade along Dexter Ave N., the Board requested diagrams illustrating how the proposal meets land use code transparency requirements.

Response:

- Storefront windows wrap almost continuously around two street-facing facades, interrupted briefly as described specifically in D-2 Blank Walls above
- See Design Departure request for transparency standard

D-12 Residential entries and transitions.

- Residential entrance located on John Street facade
- Highlighted by wide, playful and sculptural entry stairway leading from sloping sidewalk up to entry doors
- Accessible horizontal walkway connects sidewalk at street

- corner to top of entry stairs and entry door
- Canopy covers entire entry sequence, creating lower-scaled covered outdoor space as transition from exterior to interior

Landscaping

E-1 Landscaping to reinforce design continuity with adjacent sites

Landscape design addresses two most significant adjacent sites: Denny Park Lutheran Church across alley to east, and Denny Park directly across John Street to south.

Addressing the church:

- 5'-6" wide landscape buffer plus two-foot alley dedication along alley softens hard edge facing church, tower and steeple
- Structured planter at end of extension of second-floor courtyard addresses adjacency of church tower

Addressing the Park:

- New street trees on John Street become extension of park's green, mature tree canopy and wrap it around corner onto Dexter

E-2 Landscaping to enhance the building and/or site.

EDG Comment:

The Board expressed its satisfaction with the landscape concept and looks forward to receiving more detail as the plan evolves.

Response:

Landscape design enhances site most importantly by making connections to neighboring sites.

Streetscape landscape building enhancements, including:

- Foundation planting under storefront windows along Dexter Ave frontage
- Flower boxes attached to terrace guardrail along John Street
- Streetscape design includes new street trees and planting strip with ground-cover plants providing pedestrian buffer from parked cars
- Planting strip includes paved connections from sidewalk to curb for parked-car occupant access

Courtyard landscaping in structured planters

- Soften building edge for courtyard users
- Screen adjacent resident windows from courtyard activities