

December 7, 2011

Recommendation Materials (4-27):

- Board Priority Design Guidelines
- Attachment B
- Site Plan
- Minor Avenue Section
- Architectural Drawings
 - Level 0
 - Level 1
 - Level 2
 - Level 3
 - Levels 4-7
 - Roof
 - Elevations & Section
- Solar Shading Alternatives
- Color & Modulation Studies
- Layering & Modulation at West Facade
- Urban Scale Context
- Art Panel Studies
- West Facade
- Compositional Concept
- Architectural Material Palette
- Building in Context
 - Minor Avenue
 - Vertex
 - Pillars Park

Early Design Guidance Materials: (28-45)

- Urban Design Analysis:
 - Vicinity Map
 - 9 Block Area Map
 - Aerial Photograph
 - Photo Montage of Streetscapes
- Site Analysis:
 - Map of Zoning
 - Topography and Tree Survey (Existing Conditions)
 - Site Photos
 - Map of Access Opportunities and Constraints
- Architectural Massing Concepts:
 - Alternate Schemes (Pros/Cons)
 - Proposed Scheme
- Street Level Sketches

BOARD PRIORITY DESIGN GUIDELINES

The Board identified the following Citywide Design Guidelines of highest priority for this project:

- A****Site Planning**

A-2

Streetscape Compatibility

A-4

Human Activity

A-6

Transition Between Residence and Street

A-8

Parking and Vehicle Access

A-10

Corner Lots
- B****Height, Bulk and Scale**

B-1

Height, Bulk, and Scale Compatibility
- C****Architectural Elements and Materials**

C-3

Human Scale

C-4

Exterior Finish Materials

C-5

Structured Parking Entrances
- D****Pedestrian Environment**

D-4

Screening of Parking

D-5

Visual Impacts of Parking Structures

D-7

Personal Safety and Security
- E****Landscaping**

E-1

Reinforce Design Continuity with Adjacent Sites



Overview

The proposed project is to construct a seven-story mixed-use primarily residential building containing approximately 119 apartments (including 3 commercial/live/work units at grade along Minor Aven arking for 32 parking stalls. The structure will occupy the majority of the property at 1519 Minor Avenue, as described on the survey. Thirty parking stalls will be provided, which are proposed to be accessed from the alley.

Minor Avenue is sloped along the eastern site boundary, traversing a twelve foot vertical elevation change as it rises from Pine Street to the south. The design solution provides multiple entries to commercial, residential, live-work, and retail uses at various elevations along Minor while maintaining a high degree of transparency, in order to establish virtually continuous visual and functional connections between the development and the sidewalk.

The geometry of the property is trapezoidal, converging to a point at the north corner intersection of Minor Avenue and Pine Street. The design solution provides a highly visible and prominent retail/café space at the northern vertex which turns the corner and fronts the adjacent park plaza for a distance of 30’.

No development standard departures are requested.

The proposed design responds to the early design guidance provided by the Design Review Board in multiple ways, to be elaborated on at the recommendation meeting with respect to particular design guidelines, but generally as follows:

Minor Avenue

The DRB recommended that the design provide for a flexible, more commercially oriented design to accommodate potential live-work or retail spaces along Minor Avenue. The project has been designed to accommodate such flexible accommodation of uses in a two story component along the south (uphill) portion of the project, designed to be compatible in scale with neighboring buildings.

The DRB strongly discouraged any vehicle access from Minor Avenue; therefore vehicle access has been established from the alley, allowing for essentially continuous glazing along Minor Avenue, and a variety of entry points to residential, commercial, and retail uses.

Minor Avenue will be narrowed, per SDOT recommendation (as reflected in the MUP drawings) to a 20’ roadway, which will allow for a new 5.5’ wide planting strip and street trees. The development will be set back a minimum of 1.5’ along the Minor Avenue property line to accommodate a new 6’ sidewalk. The planting strip will accommodate a variety of landscape plantings and street trees, with paved areas from entries to the curb.

Park Edge

The design provides for a day lit garage along the WSDOT owned property that is leased by the City of Seattle and maintained as a Park known as Pillars Park, currently used primarily for exercising and relieving dogs. The design treats the park edge with an architectural response that is active, dignified, durable, green, artful, and illuminating.

The café space at the vertex of the property presents a jewel like two story glazed volume that will activate the north edge of the park adjacent to the plaza, while providing a landmark destination at the gateway to the park.

A dignified and durable two story architectural concrete “loggia” provides a human scale along the park edge while masking the parking use and accentuating the dwelling units on the first story above grade and above that front the park space.

A series of artist designed green screens fill the open bays of the masonry loggia, bringing an artful and organic softness to the park edge, while allowing natural air and daylight to filter into the garage.

Wall washing luminaires are integrated into the masonry piers of the loggia, to provide illumination and enhance safety for park visitors after dark while maintaining appropriate shielded “cutoff” to prevent light pollution or spill light from disrupting neighbors above the park.

Vertex

Nestled into the northern vertex of the development, the design accommodates a jewel like two story space ideally suited for a signature café/retail space. This design element provides a distinctive termination for the design through generous glazing to provide daylight and views and become a lantern after dark.

A chamfered plan treatment of the corner at the double high ground floor differentiates the café from the dwelling uses above and allows the residential cladding panels to visually “float”, formed by a crisp vertical edge framing a glazed 5 story plane cantilevered above the café, to provide a sculptural tension and dynamism that accentuates the vertical axis and exploits the corner site.

Deep architectural mullion profiles are modulated to form a loose compositional rhythm that descends along Minor Avenue and turns the corner. The space created and the architectural form, materials, and surface treatments lead the eye around the corner to the plaza and the gateway to the park.

Vehicle Access

As encouraged by the DRB, vehicle access will be provided from the alley, and the access width will be minimized.

West Façade

The west façade of the property is modulated an animated in various ways to provide visual interest and an enhanced sense of layering and architectural scales of operation.

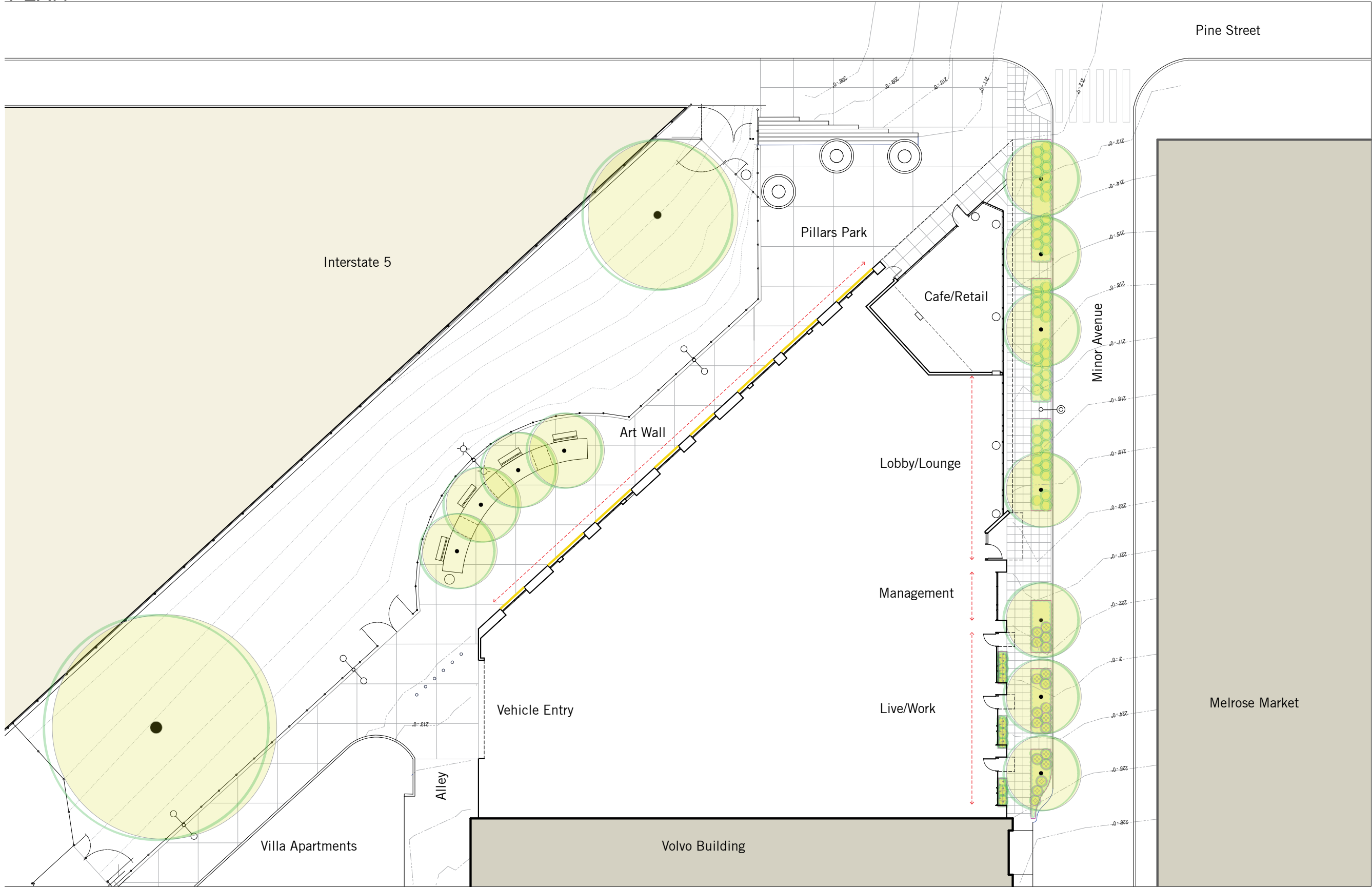
The façade rests upon a two story masonry loggia with infill panels and planting along the park edge, as described above. Above the base, the façade is clearly delineated in horizontal bands of two stories each by the vertical sun shades with provide a means of passively preventing heat gain by shading the western sun in afternoon hours on summer months.

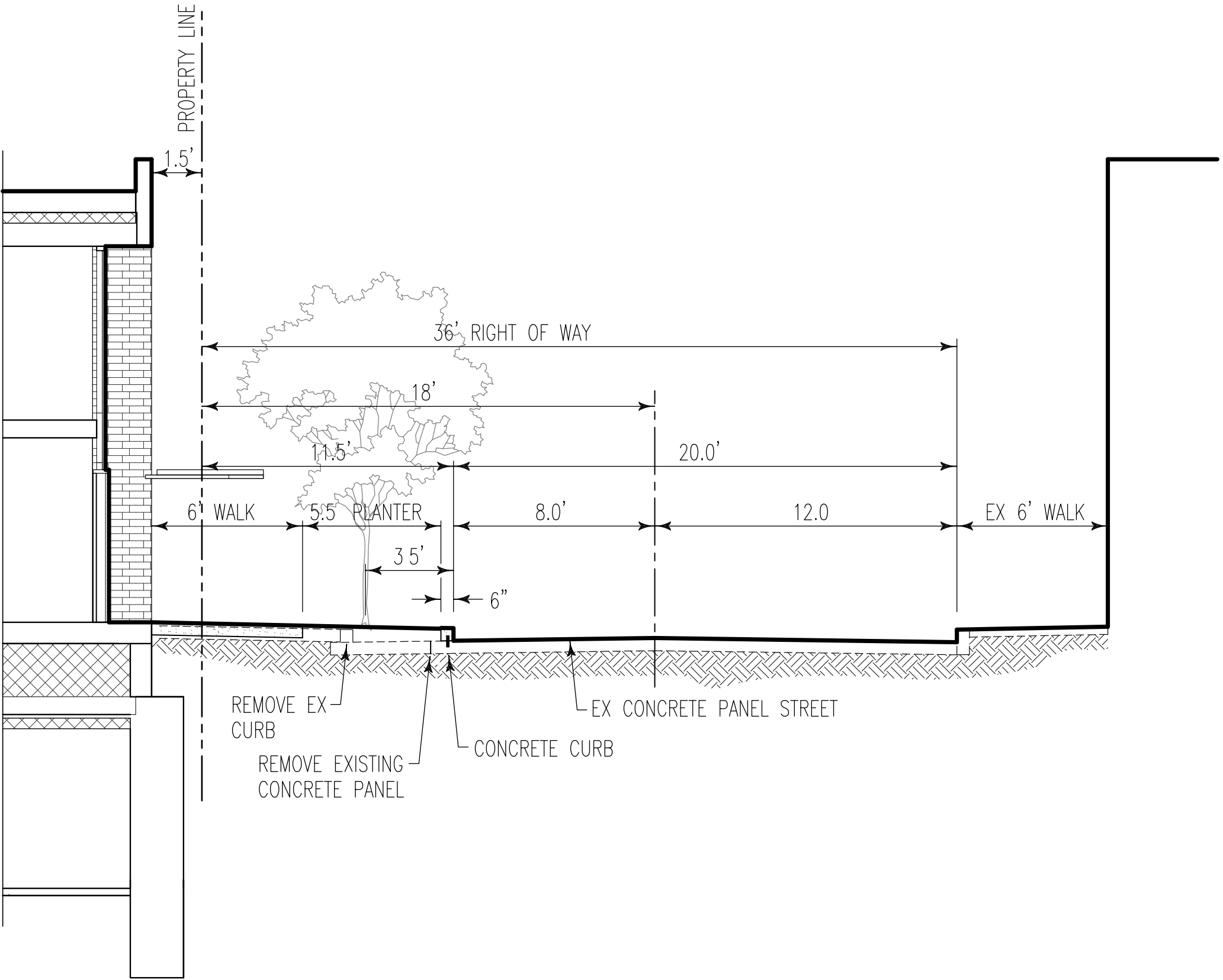
Within the grouped two story bands, the apartment windows are composed in a modulated pattern based on variations of translating and reflecting the plans to create an overlay of compositional grids. Within the larger grids, individual panels are shifted floor by floor to create another scale of “movement” within the overall composition.

Finally, a range of colored panels is composed to create a blended range of color that provides a softer and more variegated appearance than a monochromatic scheme.

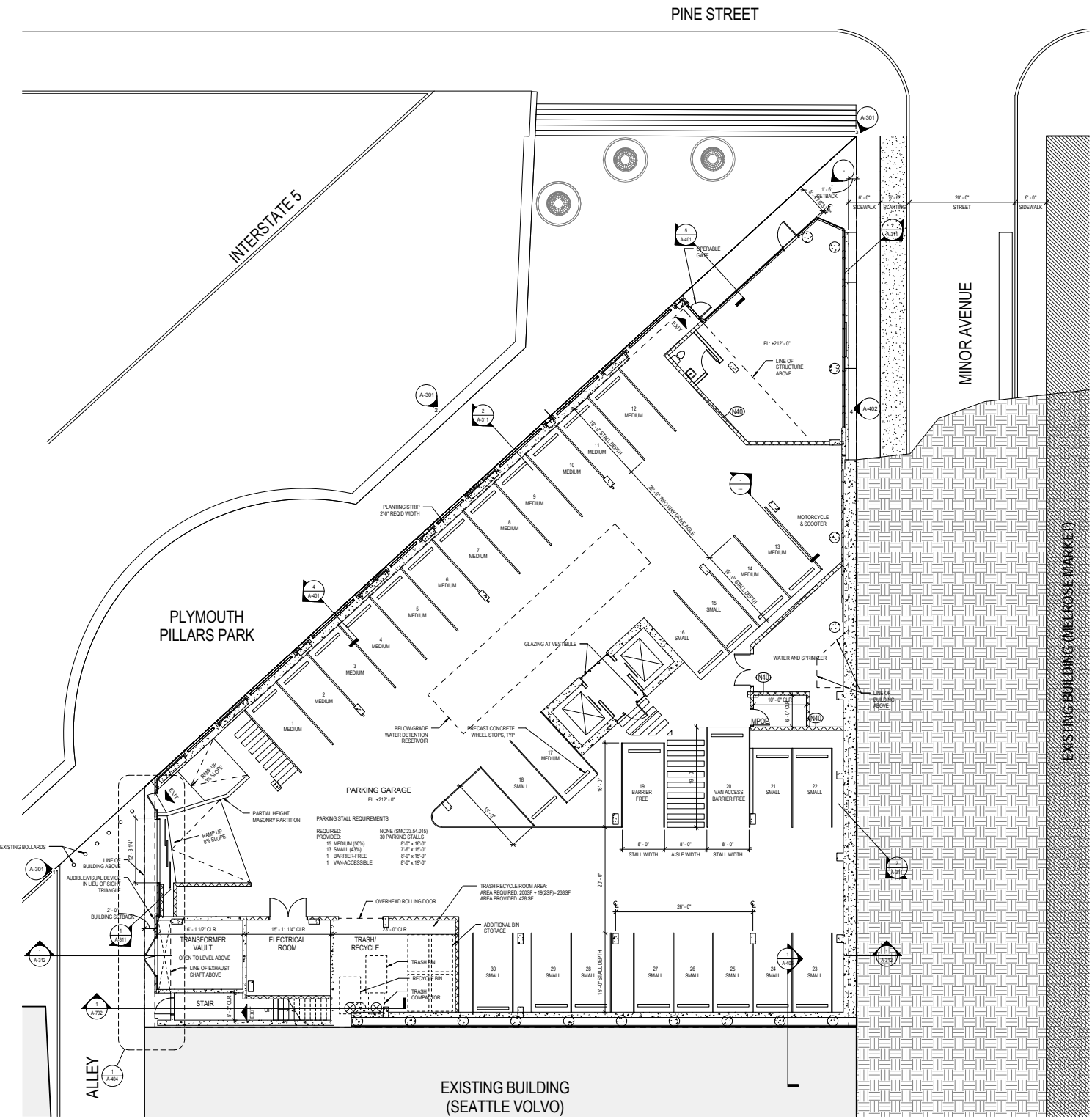
The combined effect of horizontal grouping, vertical modulation, window composition, sun shades and shadows, and color blending will work in tandem to create a unique and distinctive façade that implies and exhibits a colorful dynamism appropriate to its place.

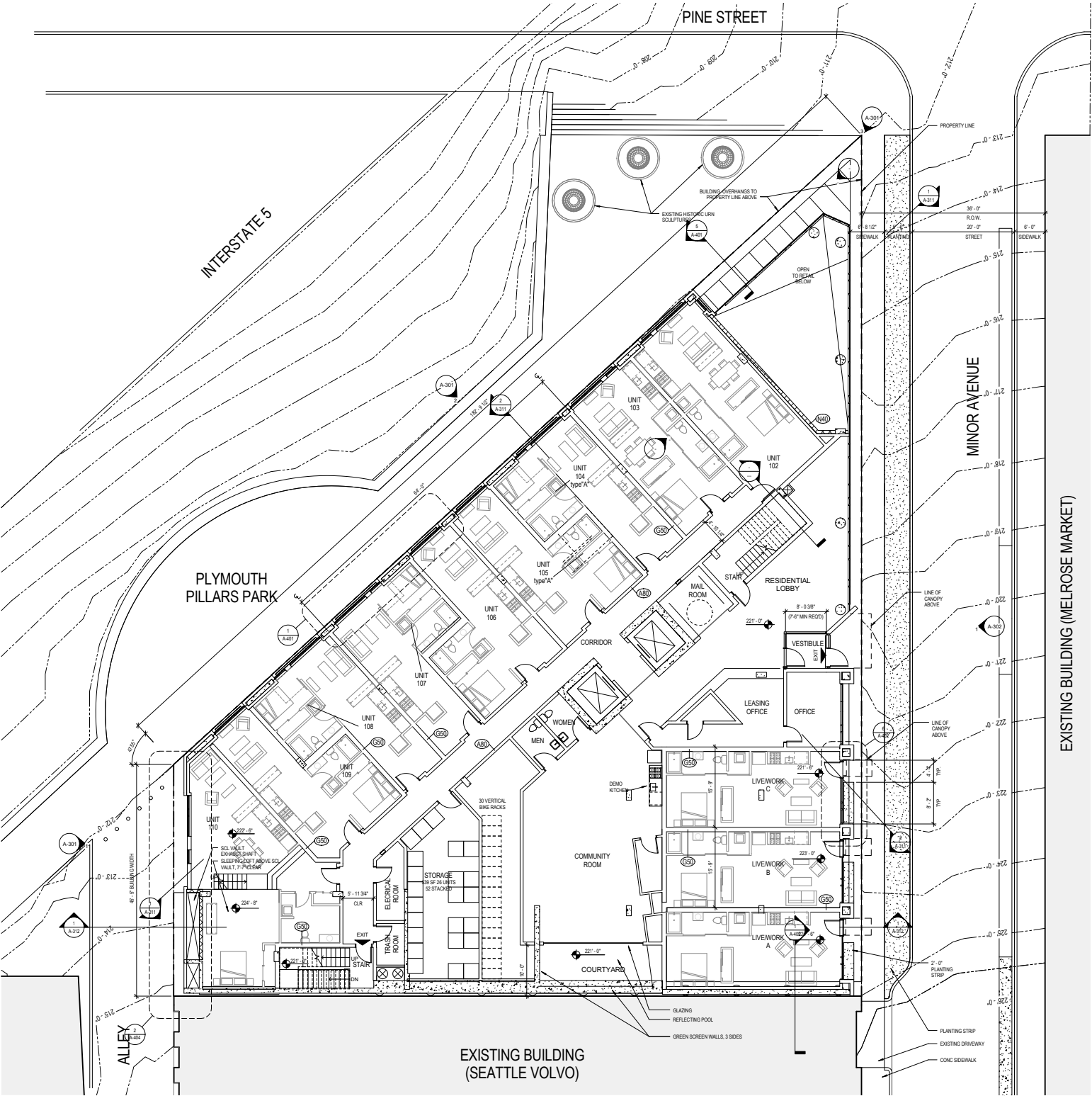
SITE PLAN



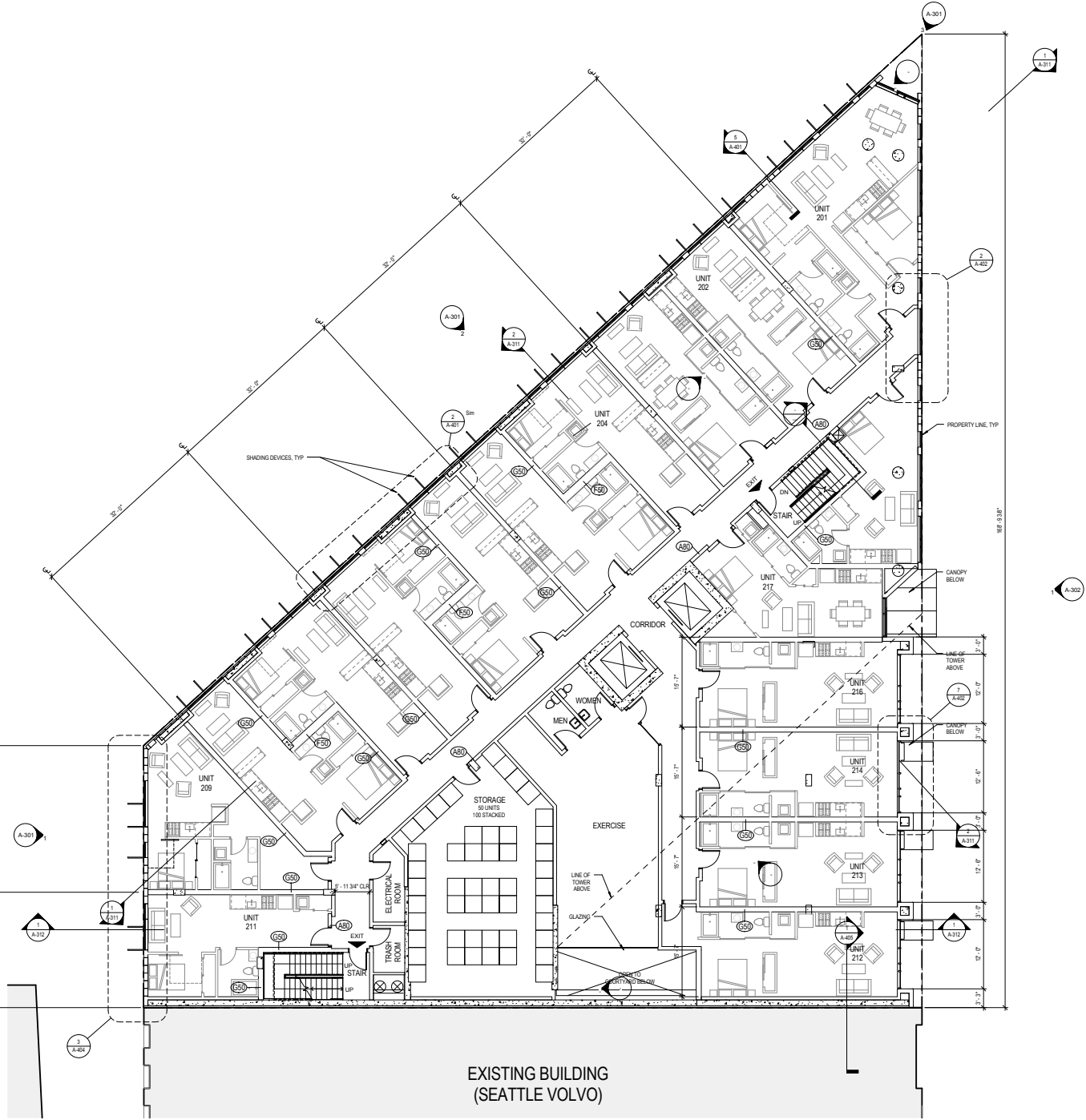


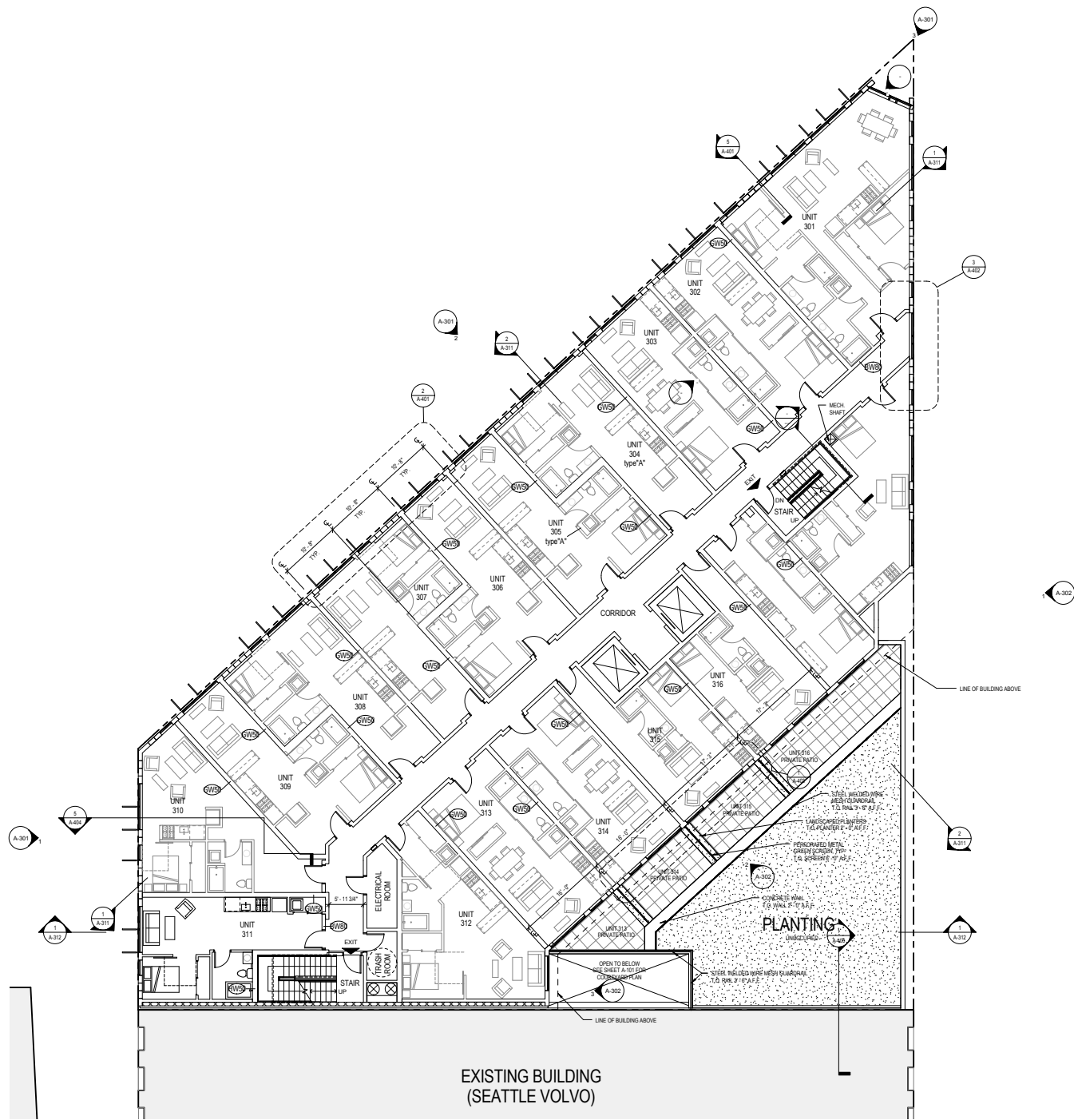
PLAN LEVEL 00



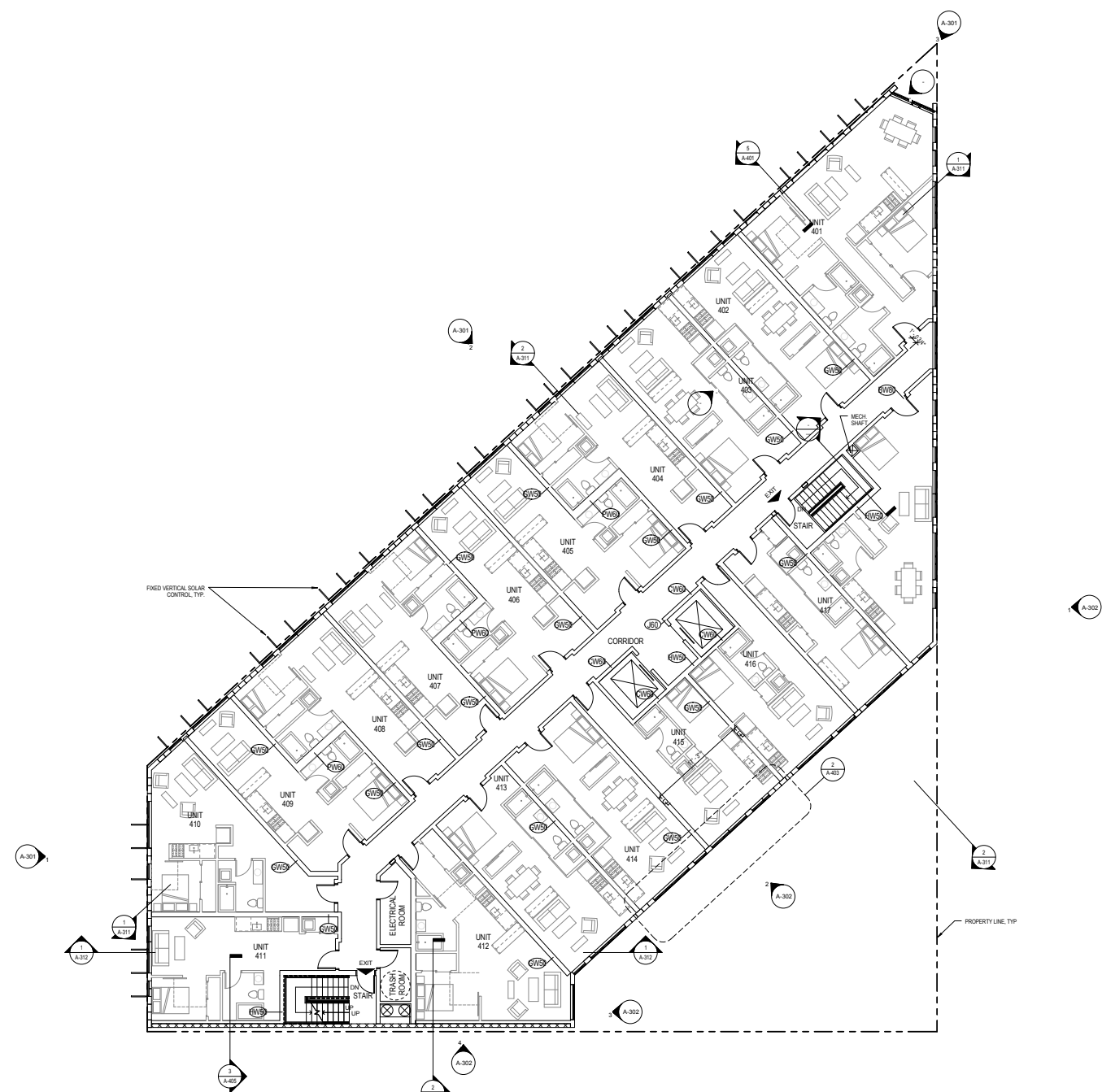


PLAN LEVEL 02

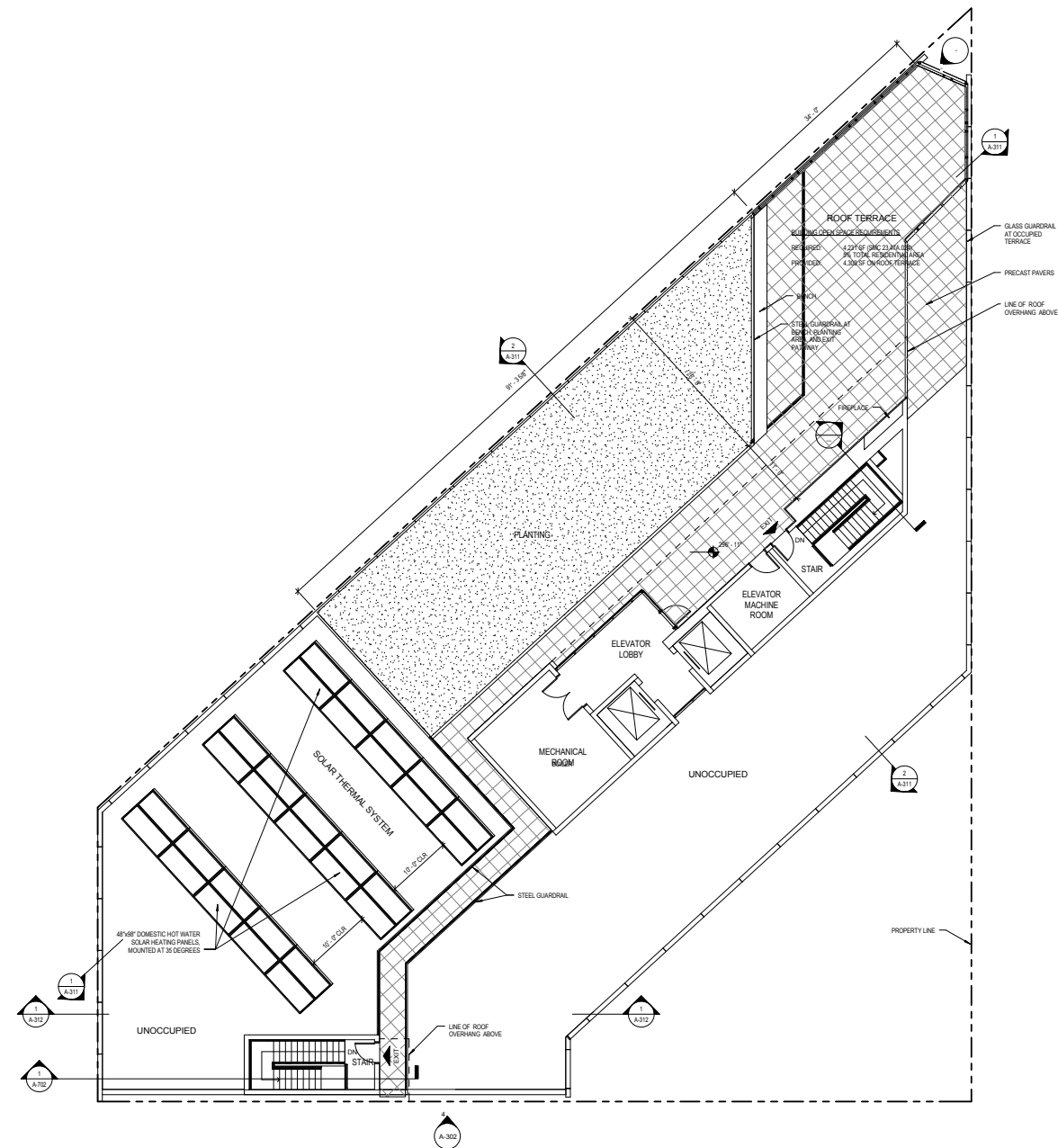




PLAN LEVELS 04-07



PLAN, ROOF



SECTION + ELEVATIONS



ELEVATIONS



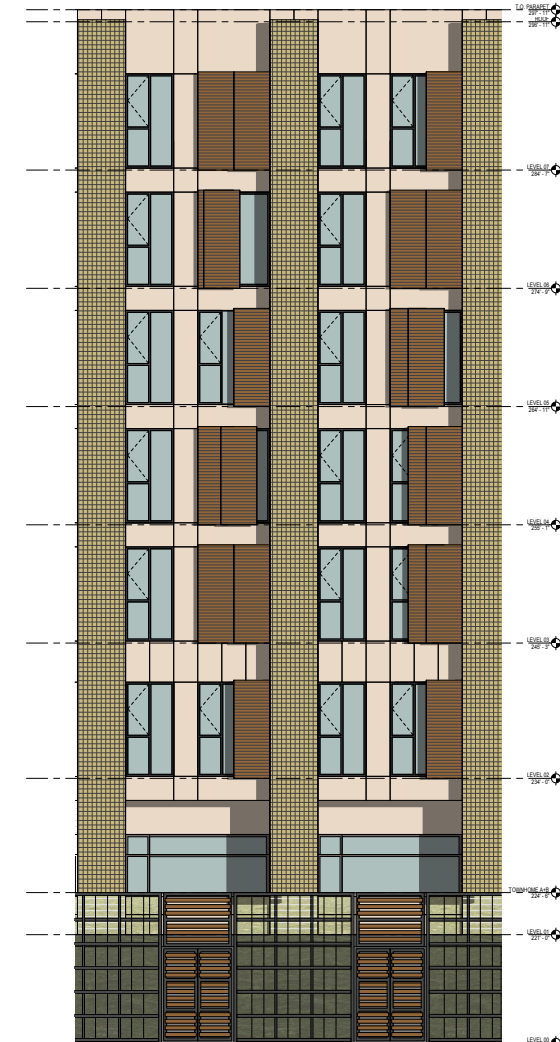
SOLAR SHADING ALTERNATIVES



Sliding Exterior Shutters



Fixed Exterior Shutters



Sliding Exterior Shutters / Greenscreen

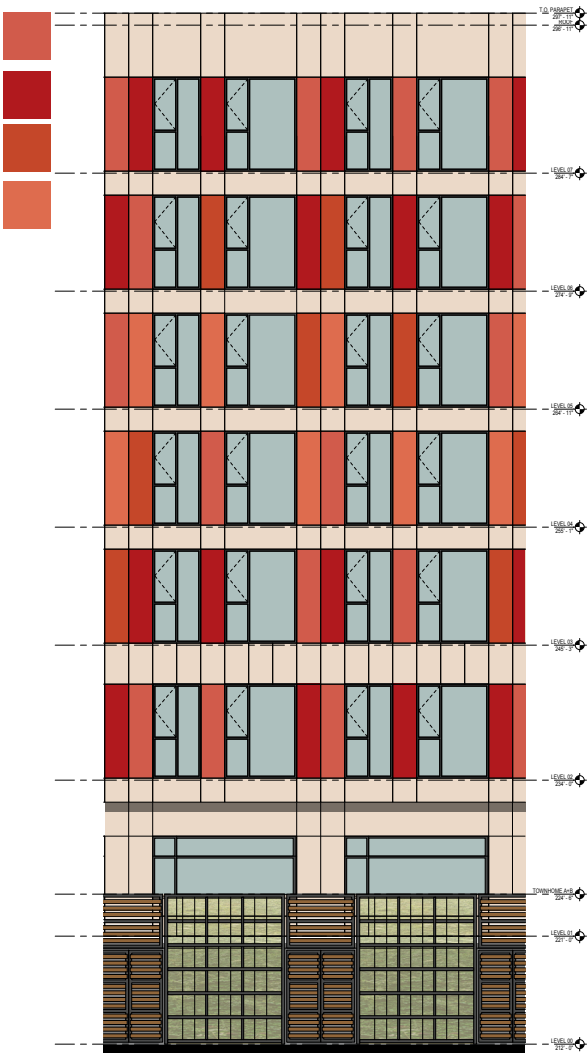
COLOR AND MODULATION STUDIES



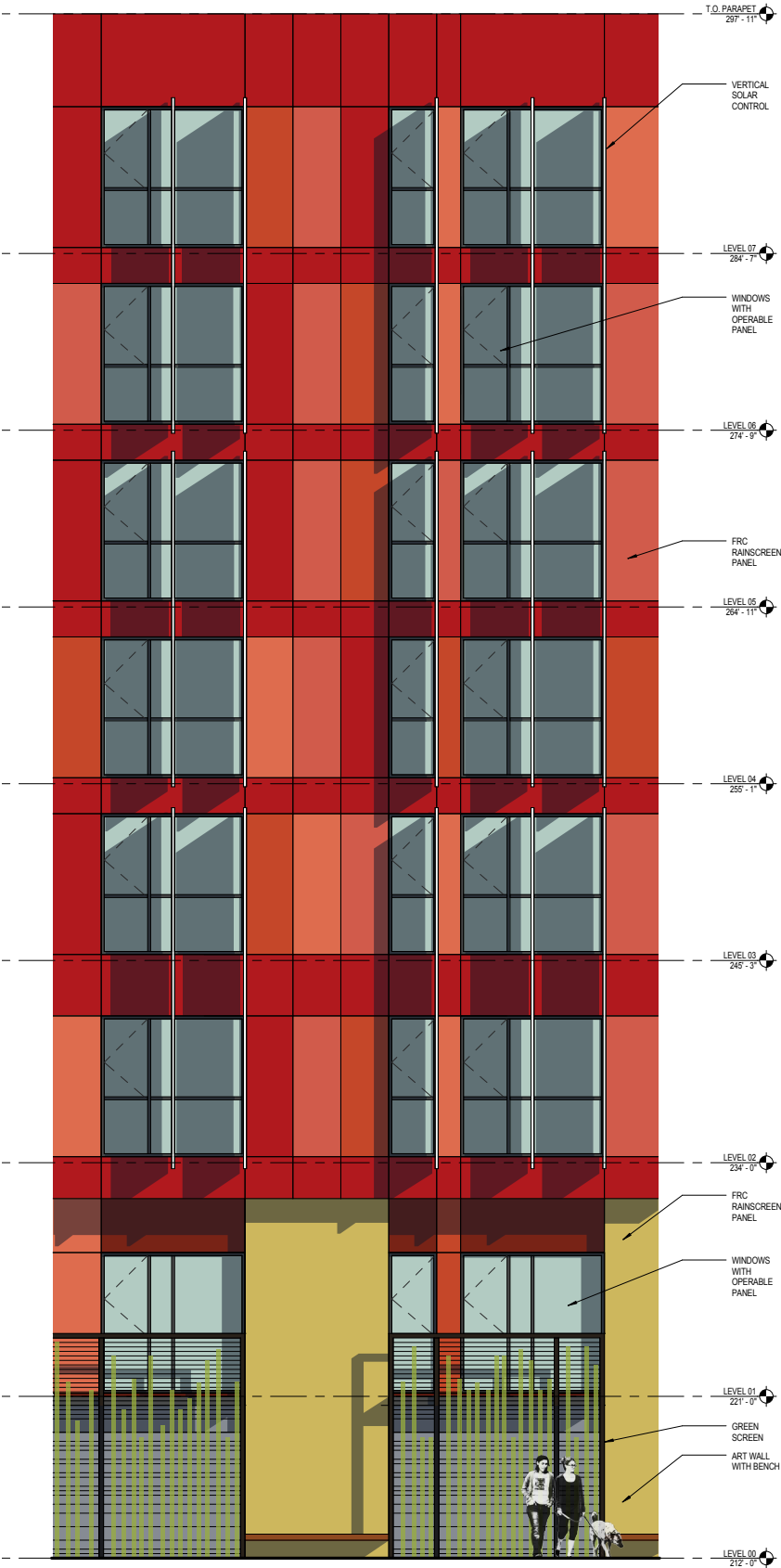
01



02



03



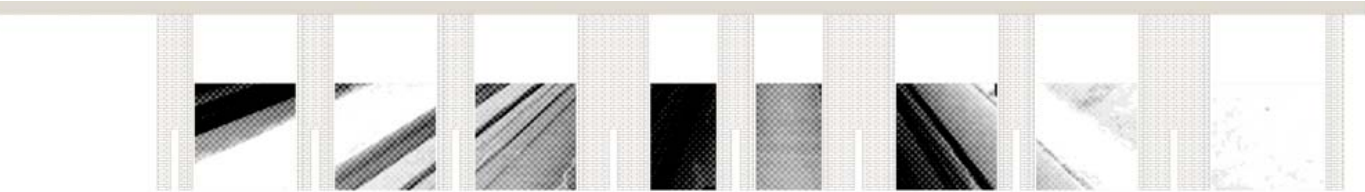
LAYERING AND MODULATION AT WEST FACADE



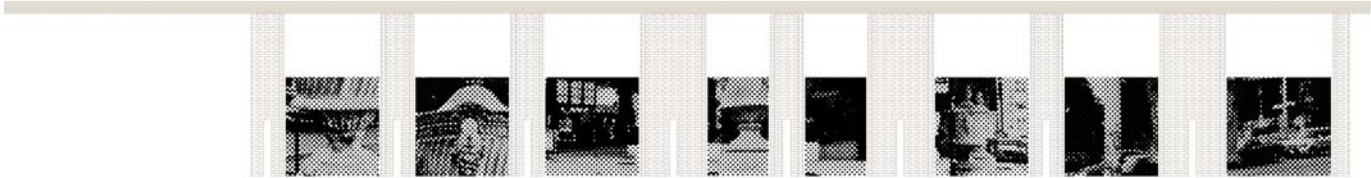


ART PANEL STUDIES

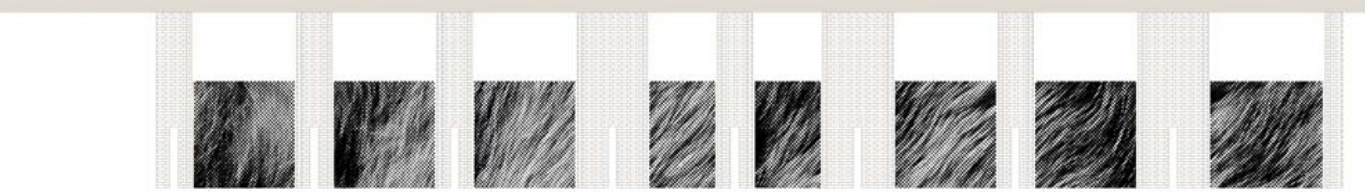
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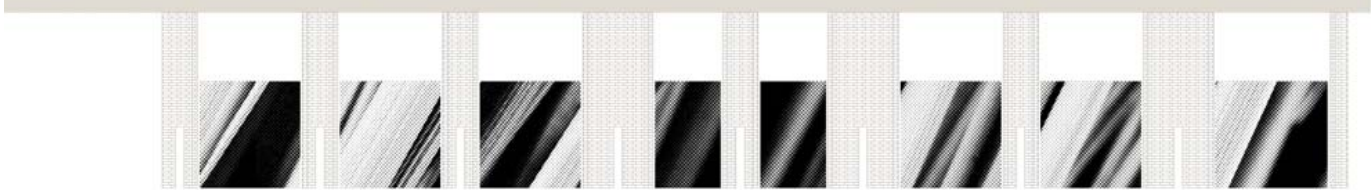
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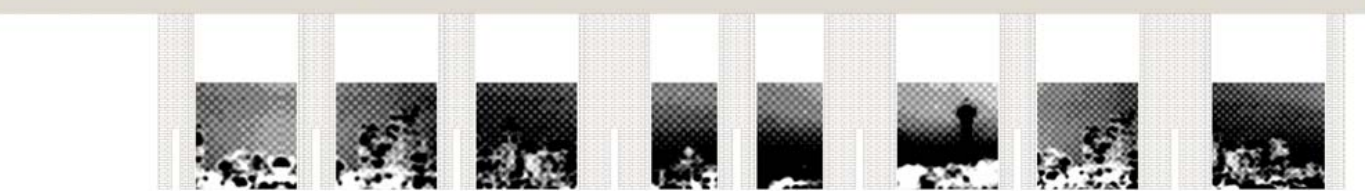
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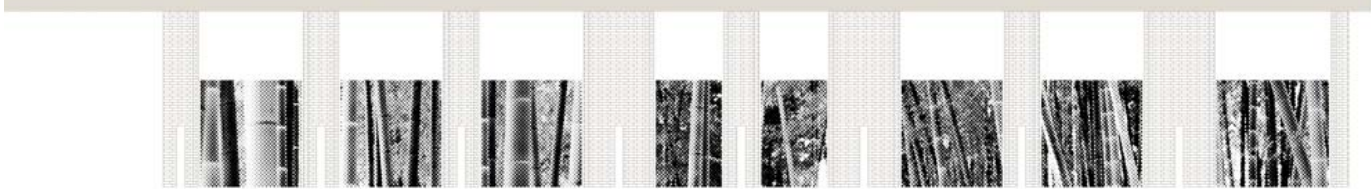
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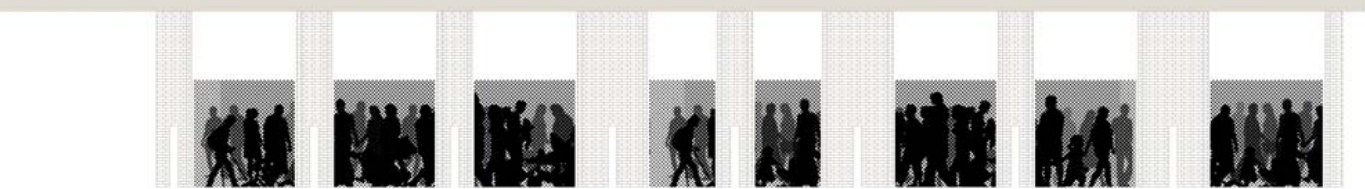
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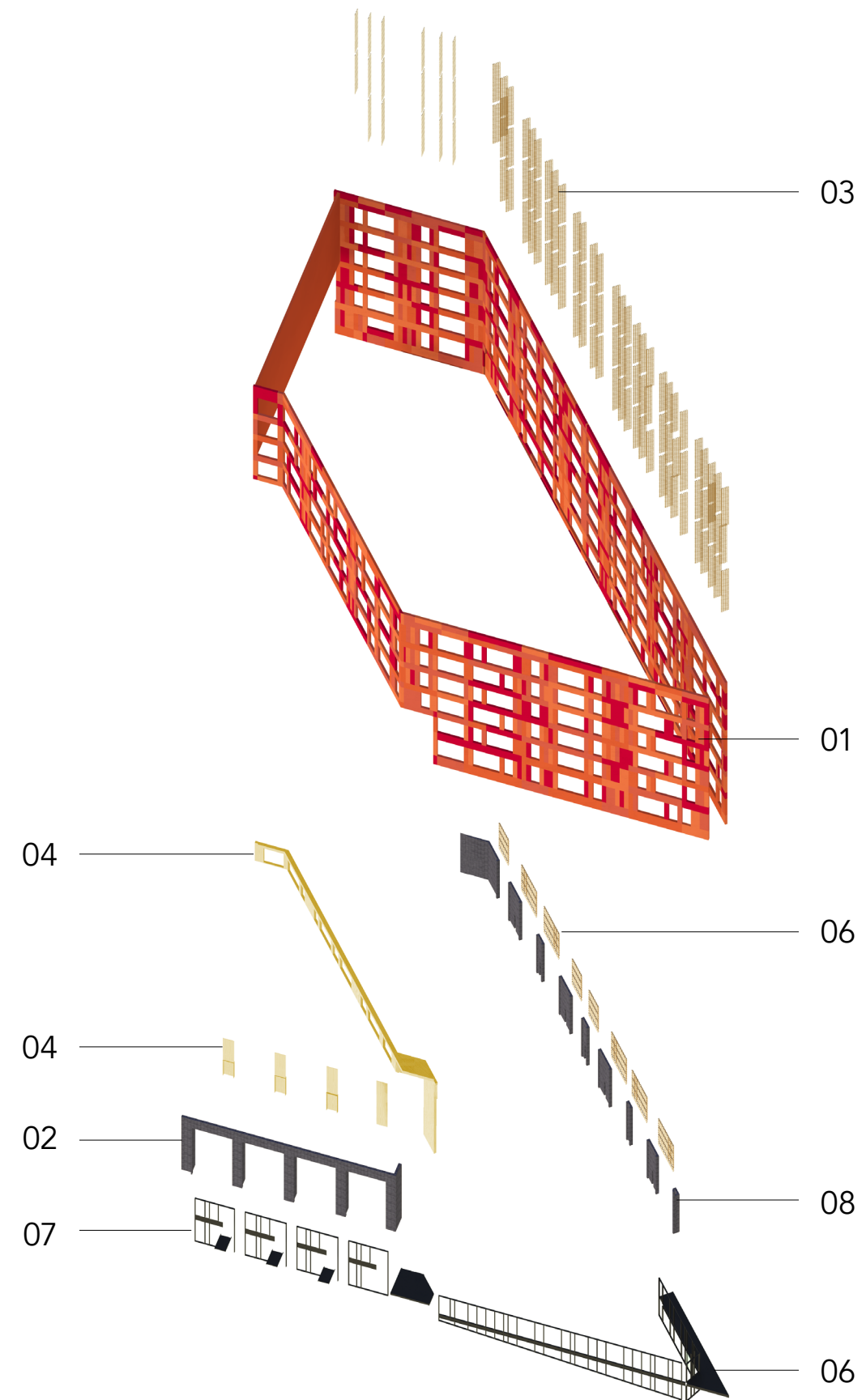


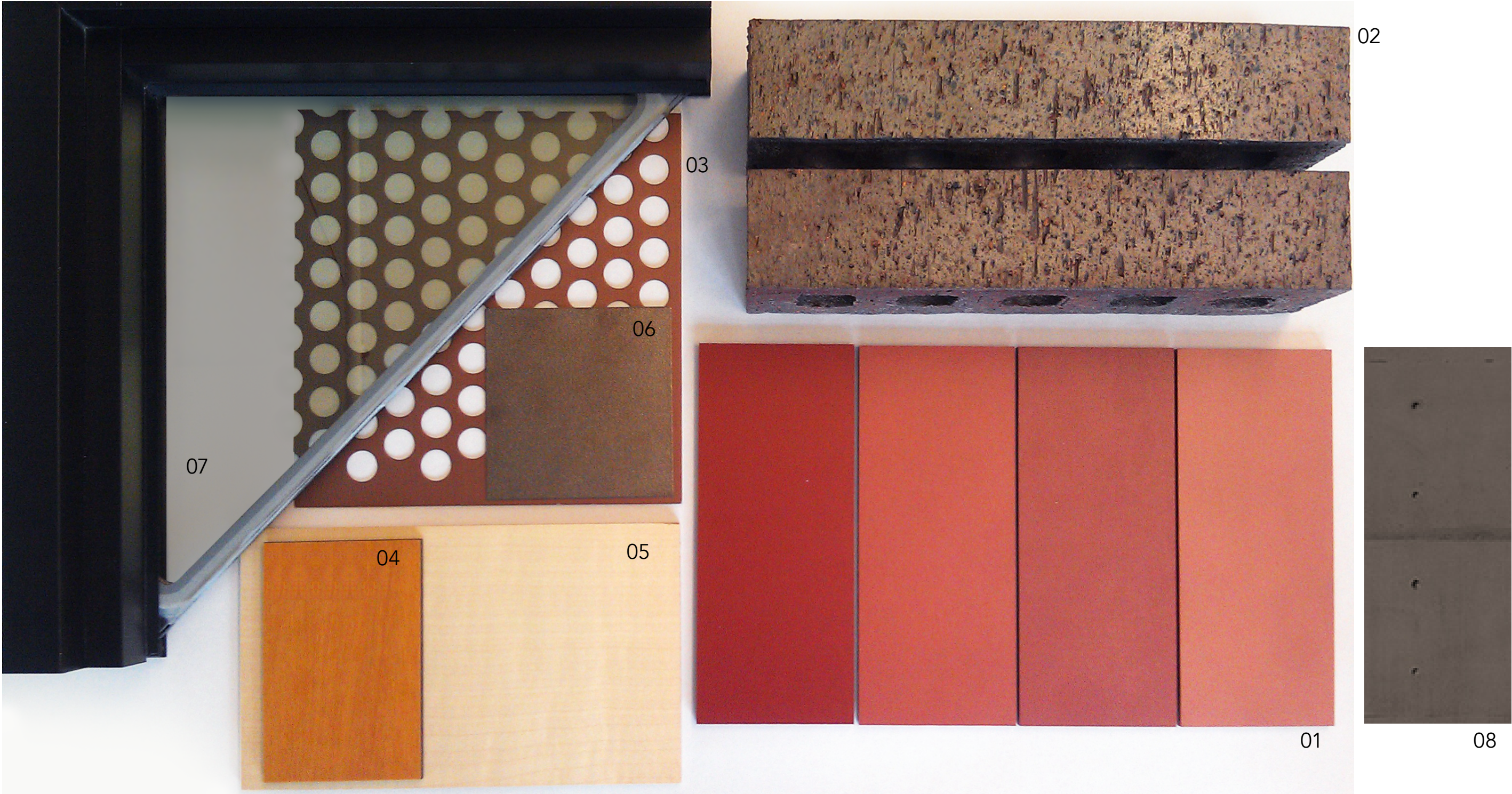
07





COMPOSITIONAL CONCEPT





BUILDING IN CONTEXT



Minor Avenue



Vertex



Pillars Park



VERTEX





VICINITY MAP



The project site is bounded by Minor Avenue, The Boren/Pike/Pine Park (also known as Plymouth Pillars Park), and an alley.

I-5 which forms the edge of the The Boren/Pike/Pine Park, separates a shift in the city grid and fabric. Downtown, to the West of I-5 is a complex of large full block developments with a height limit of 290 - 400'. Pike/Pine to the East is composed of smaller buildings clustered on a city block, limited to a 65' height.

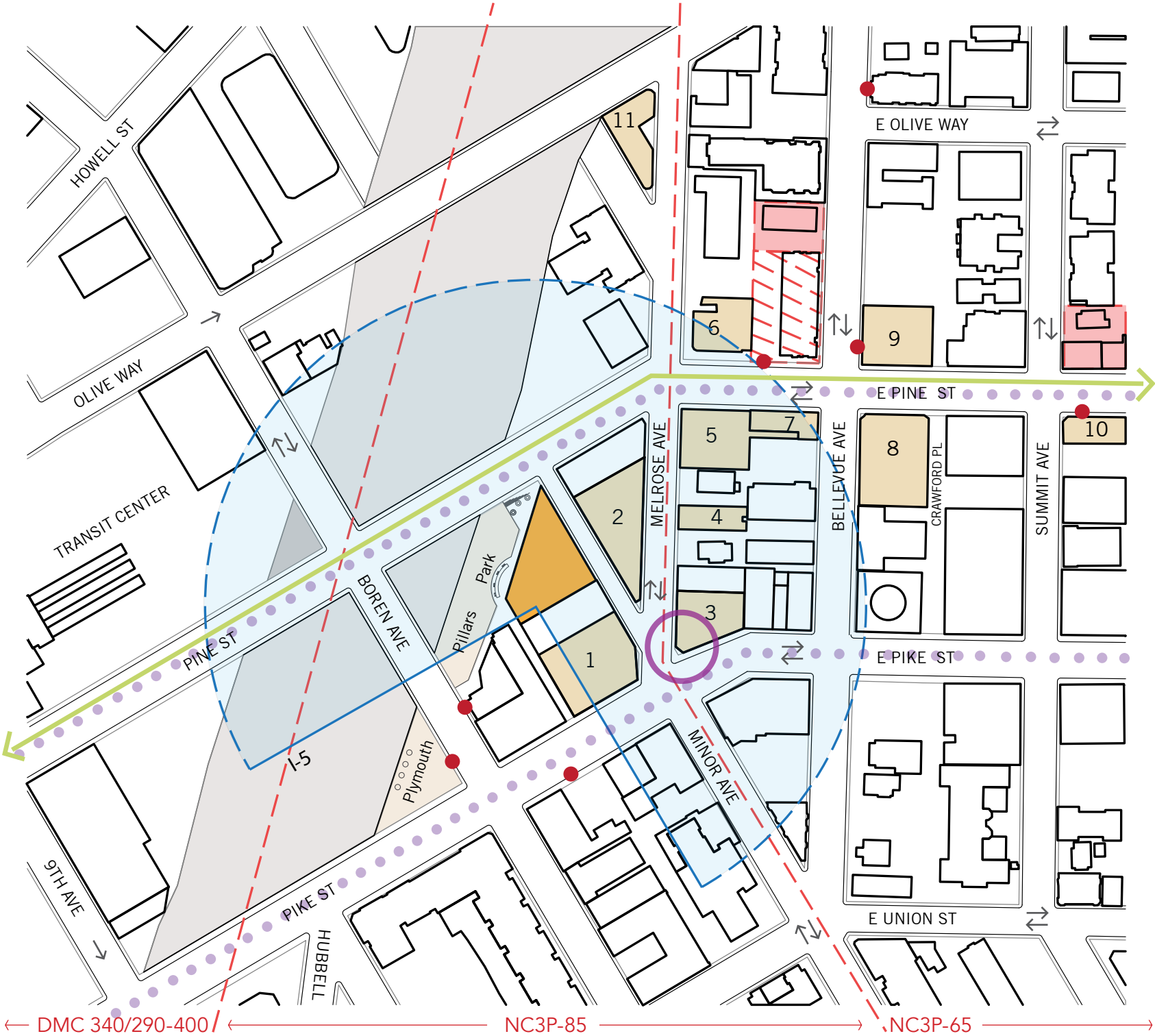
The project site is situated at the transition between the juxtaposing city fabrics with an intermediate 85' limit zone.

Historical character buildings of the Capitol Hill neighborhood cluster around the project site, such as Utrecht, Six Arms, and Melrose Market.

Historical Character Buildings

- 1. Utrecht Art Supplies (Packard Building)
- 2. Melrose Market
- 3. Six Arms (Gallagher's Fine Cars)
- 4. Melrose Apartments
- 5. Melrose Building
- 6. Buttersworth Mortuary
- 7. Le Frock(Timken Roller Bearing)
- 8. Area 51(Carr Brothers Auto Repair)
- 9. Lighting Design Lab(Hirsh Cycle Co.)
- 10. Travelers India Shop & Cafe(Unknown)
- 11. Sherwood Apartments

- Bus Stops
- Bike Street Lane
- ▲ Potential Views
- Principal Pedestrian Street
- Pike/Pine Gateway
- Under Construction
- ▨ Future Development (Permitted)
- Historic Character (Identified in SMC 23.73.010 Pike/Pine Conservation Overlay)

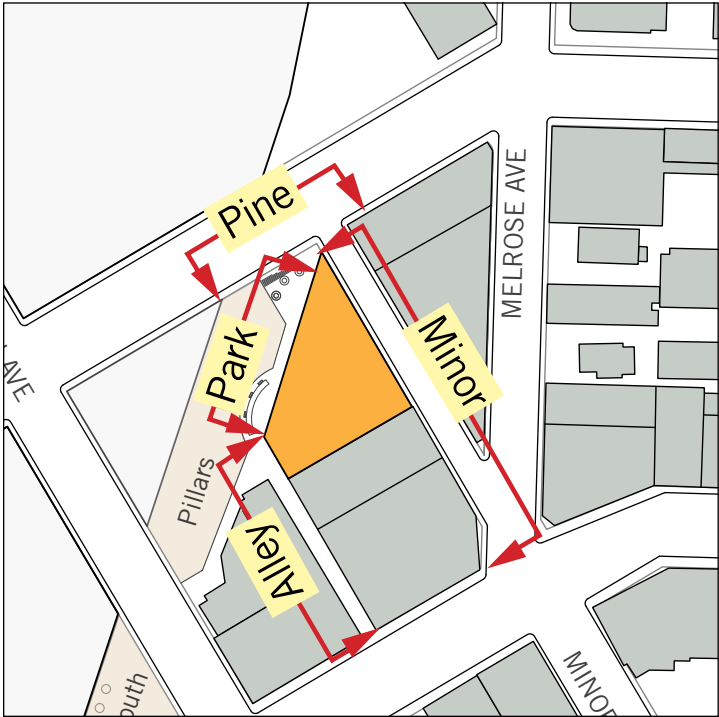


AERIAL OVERVIEW





Minor Avenue



Pine Street



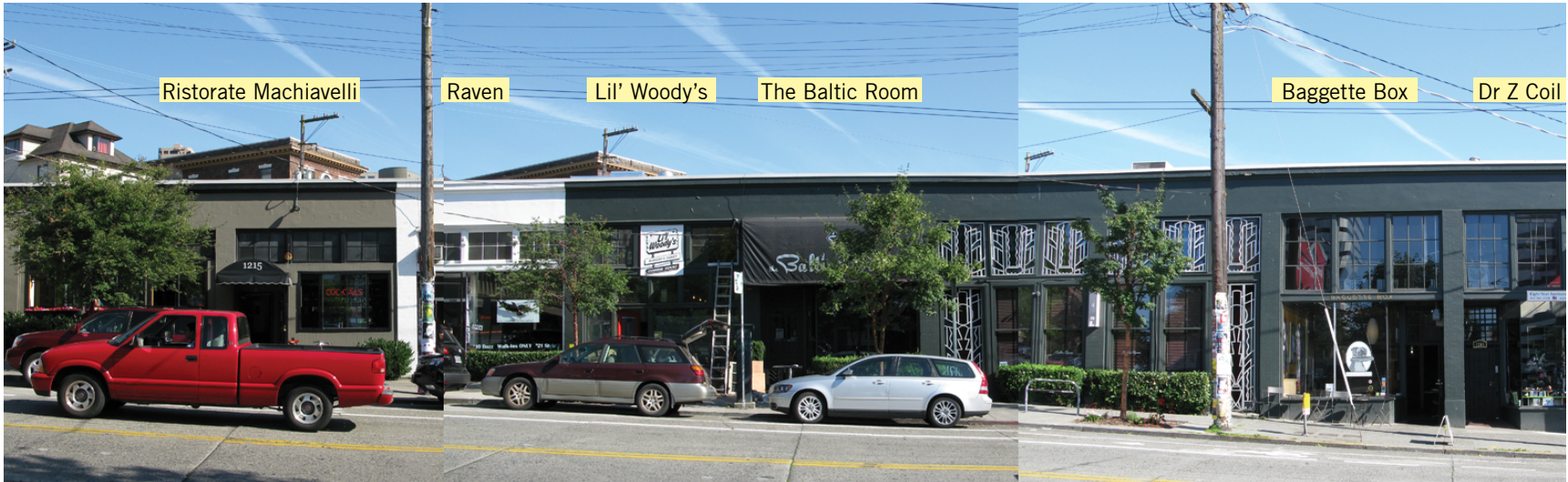
Plymouth Pillars Park



Alley



STREETSCAPES

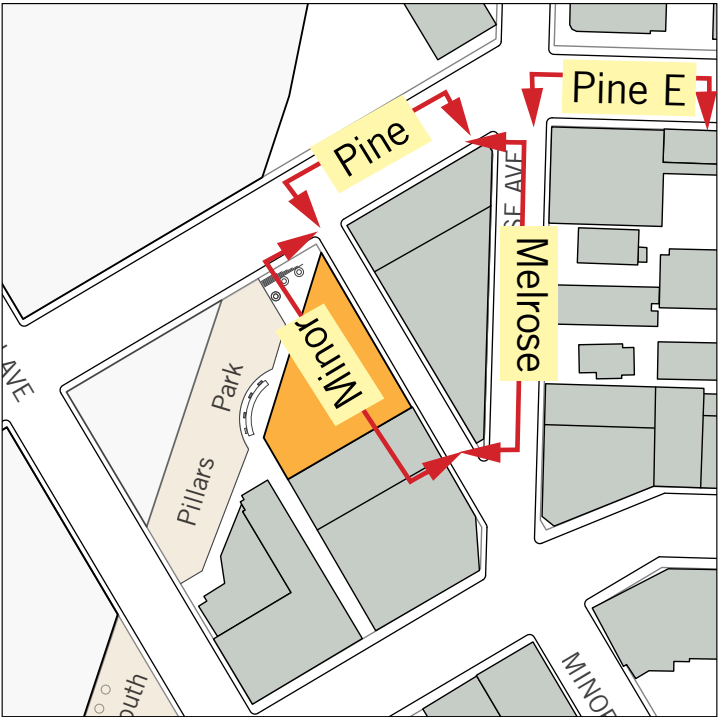


Pine St.

The pedestrian realm along Pine St. for the majority is characterized primarily with commercial ground floor frontage. The pedestrian activity is abundant with coffeehouses, taverns, and bars buzzing with the local crowds. Pine St. is a minor arterial for public transit, cars, bicyclist, and pedestrians alike.



E. Pine St.

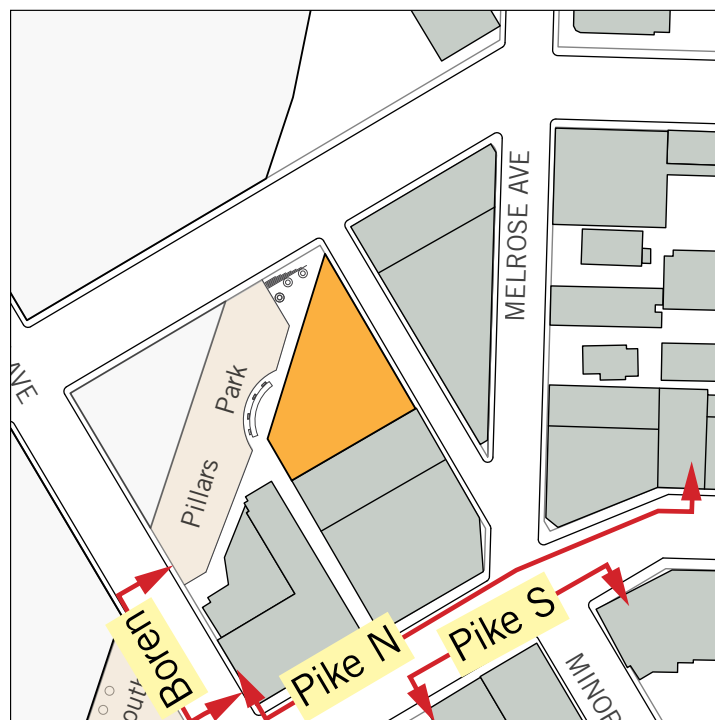


Minor Ave



Melrose Ave.

The pedestrian realm along Pike St. for the majority is characterized primarily with mixed-use development (apartments and condos) with ground floor retail frontage. The street is lined with coffee shops, restaurants, bars, and retail shops. Public transit runs up till Bellevue ave where all buses are diverted left.



Pike Street Looking North

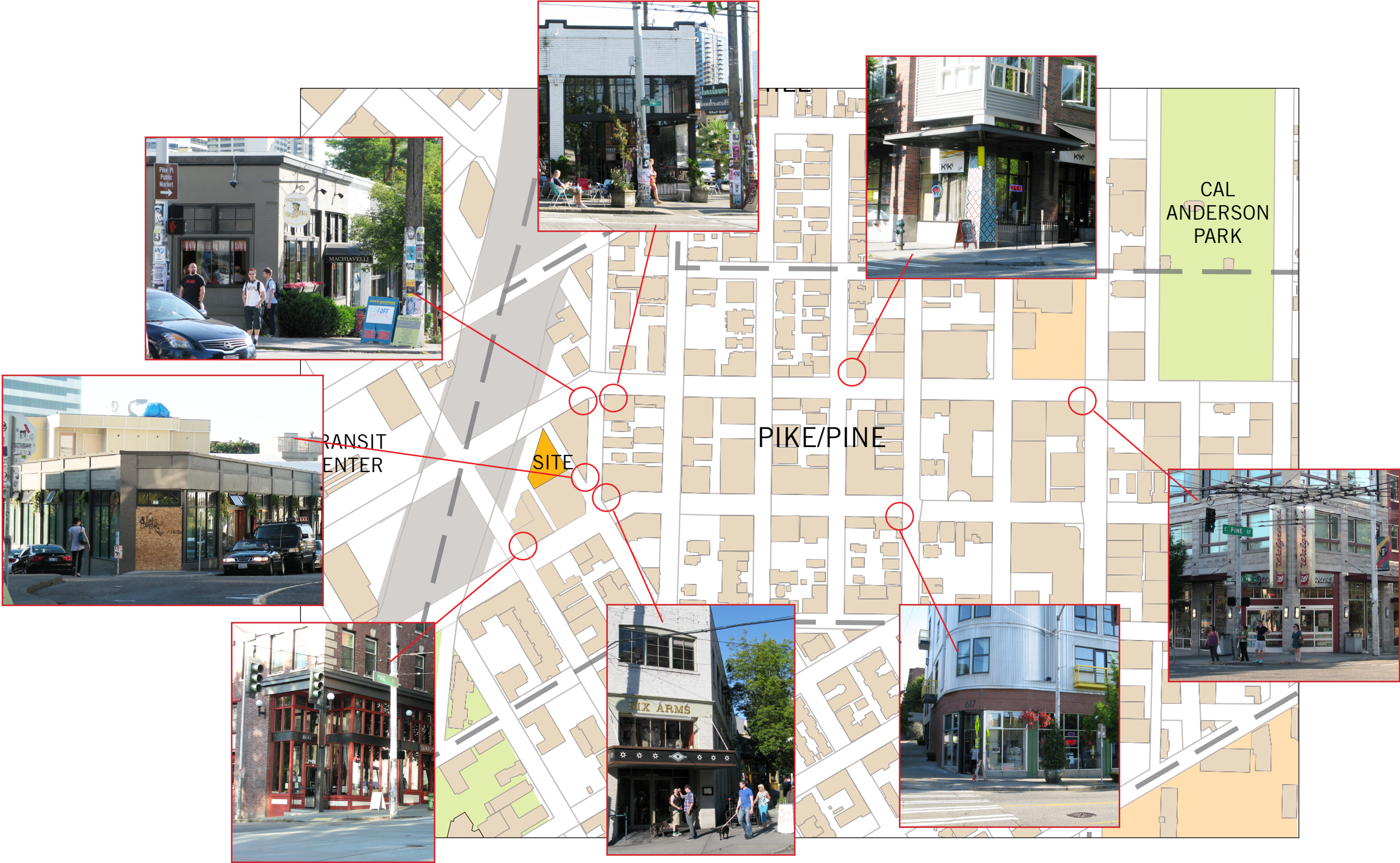


Pike Street Looking South

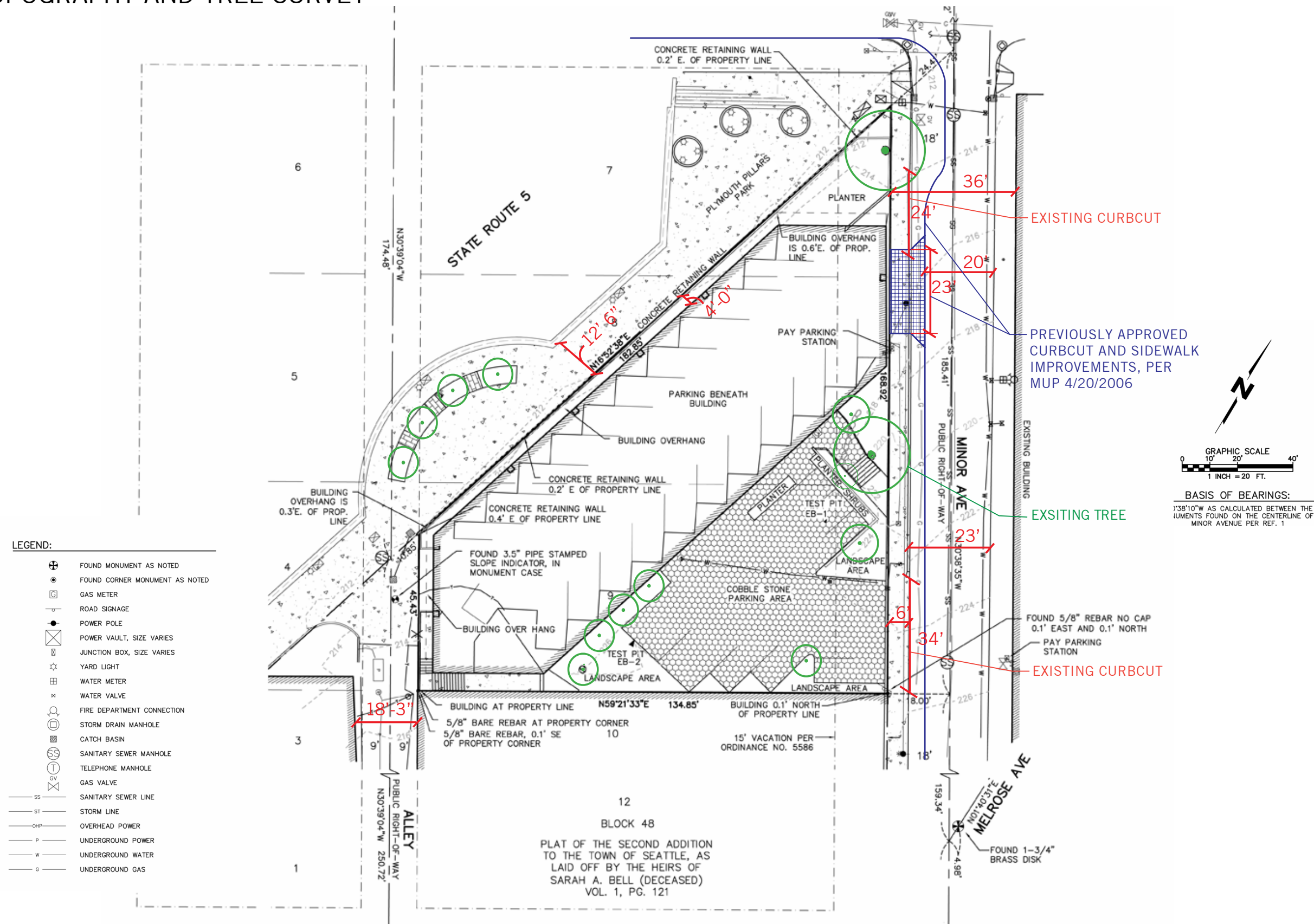


Boren Avenue

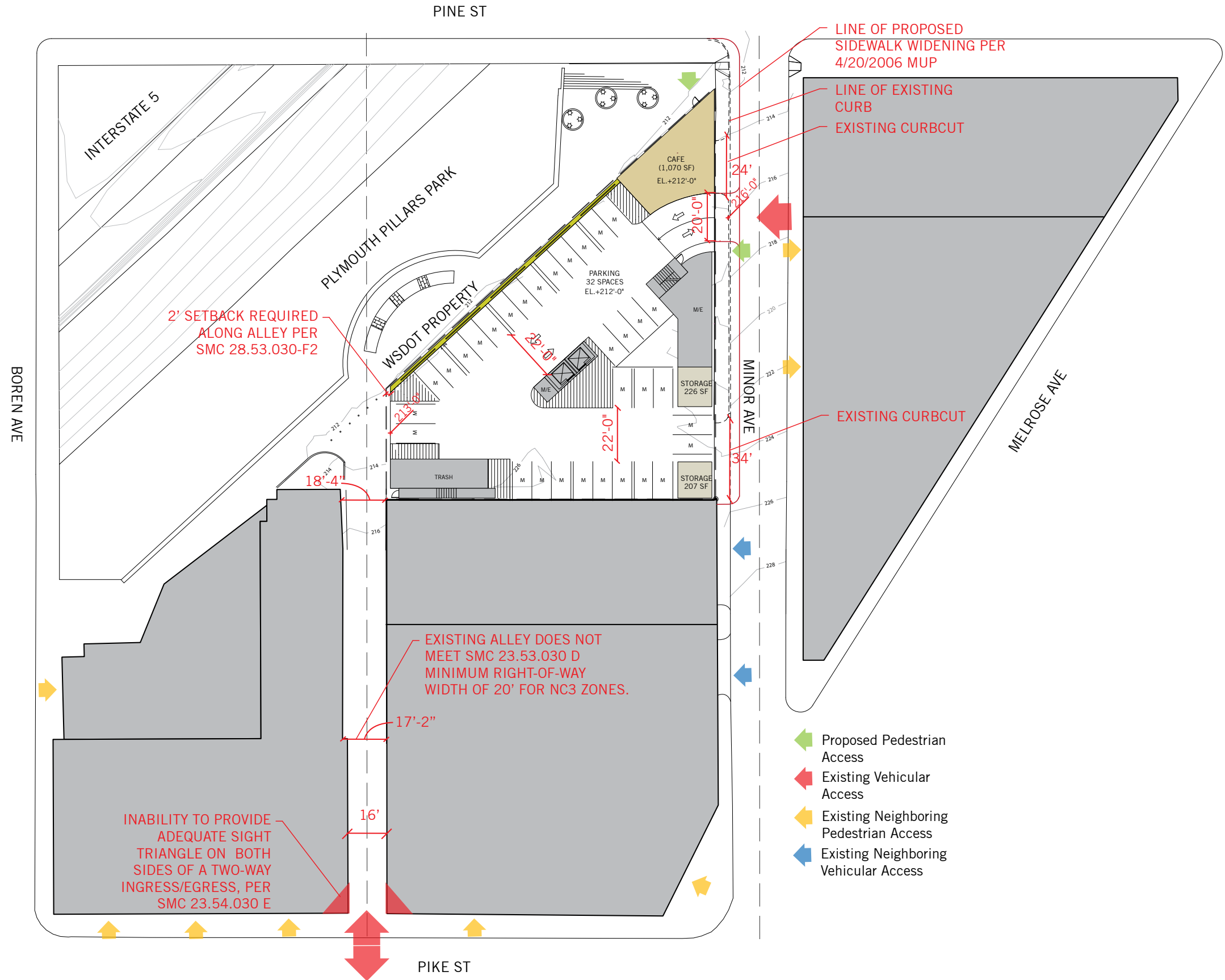
CORNER LOTS



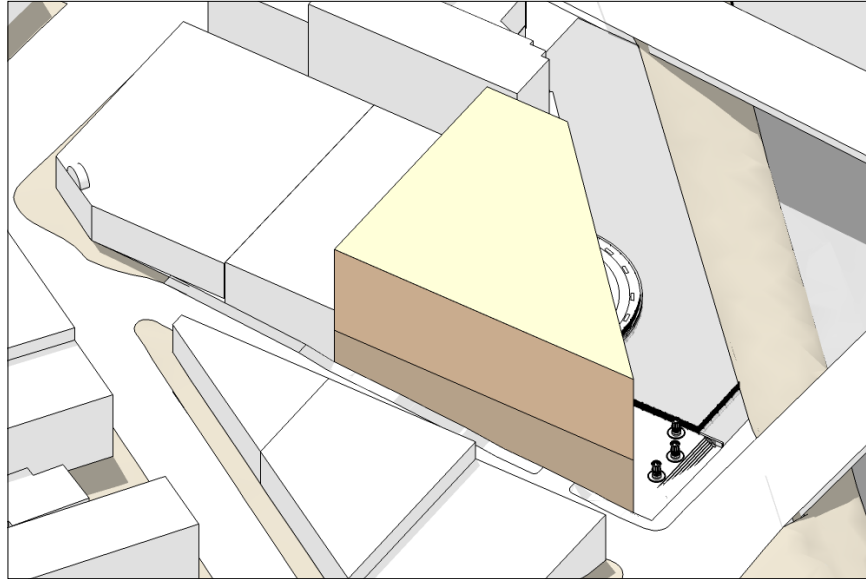
TOPOGRAPHY AND TREE SURVEY



MAP OF ACCESS OPPORTUNITIES AND CONSTRAINTS



ARCHITECTURAL SCHEMES



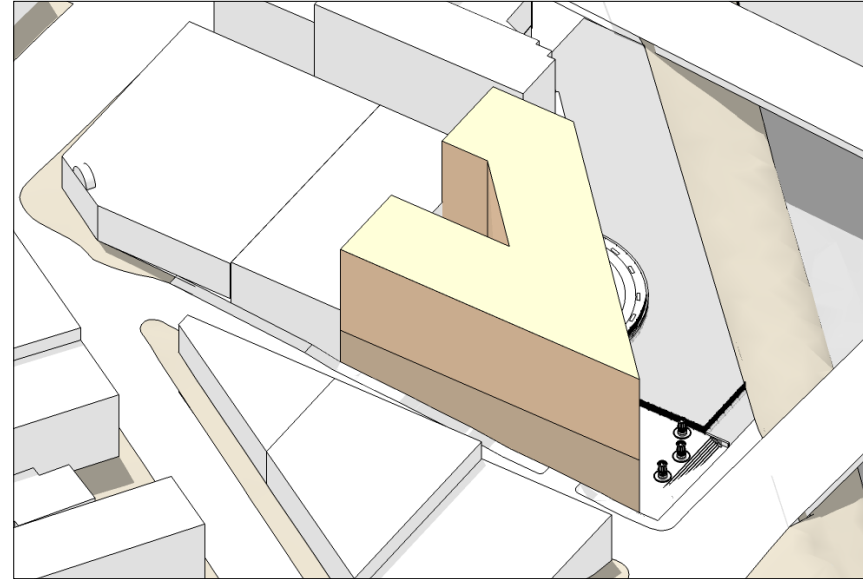
Scheme 1

Pros:

- maximizes development area
- efficient and economical construction

Cons:

- deep floor plates are difficult to plan for residential
- providing daylight to dwellings is challenging
- less sensitive to scale of neighbors



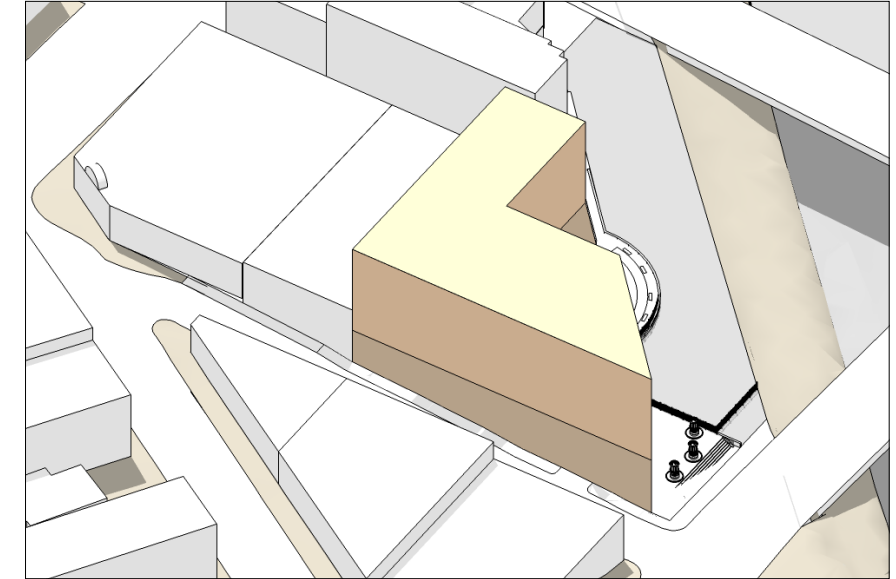
Scheme 2

Pros:

- creates south facing podium courtyard
- maximizes opportunity for double loaded plan
- better access to daylight

Cons:

- courtyard units are less valuable than view units
- inside corners are inefficient to plan
- less sensitive to scale of neighbors



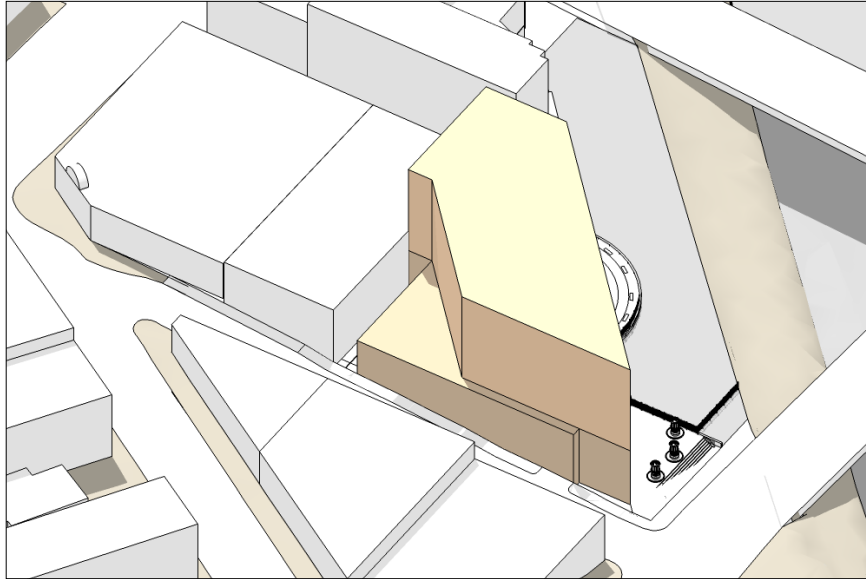
Scheme 3

Pros:

- creates west facing podium courtyard with views
- maximizes opportunity for double loaded plan
- better access to daylight

Cons:

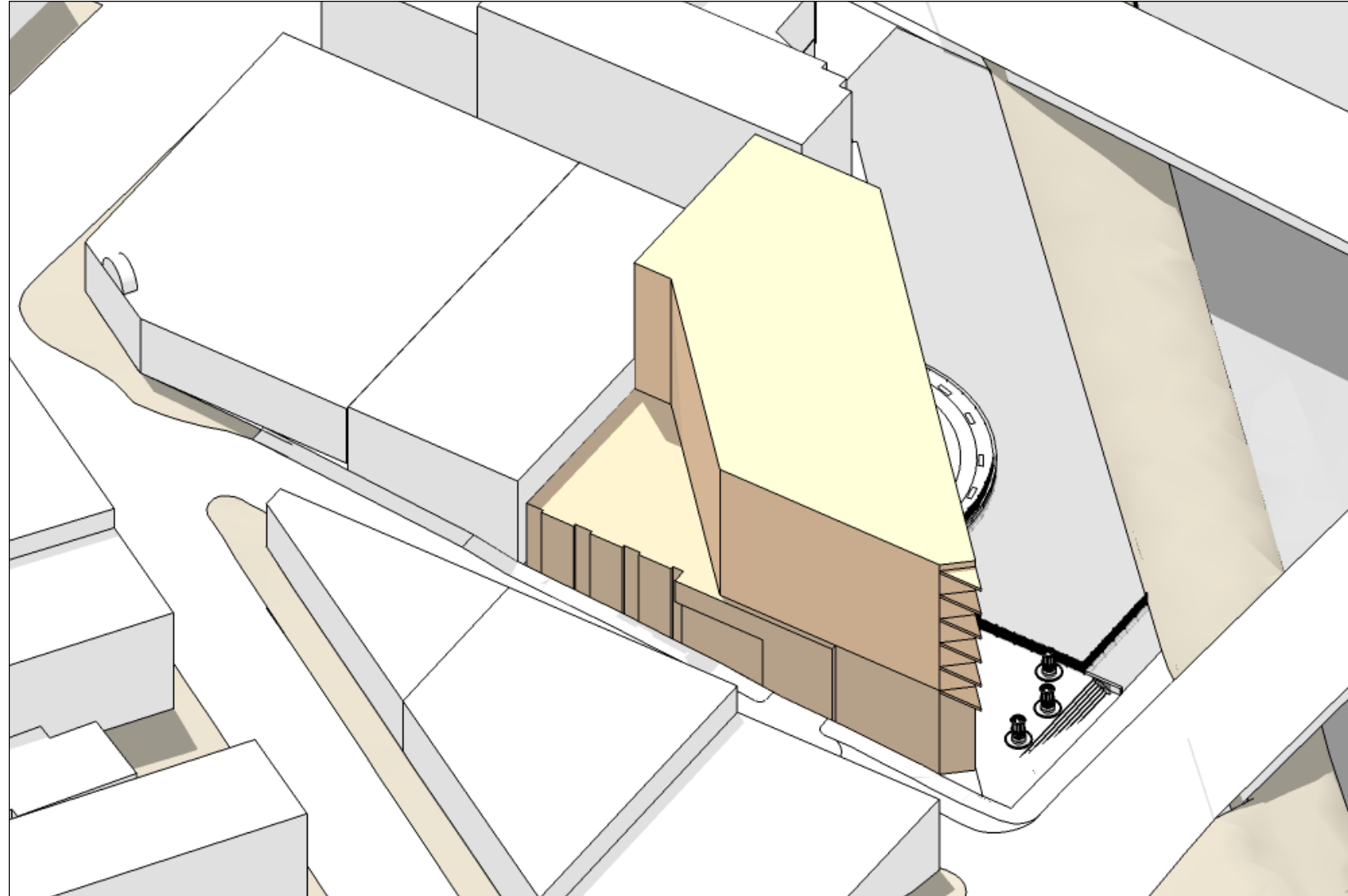
- less sensitive to scale of neighbors



Scheme 4

Pros:

- creates southeast terrace with views
- simple and efficient plan
- podium establishes sensitive scale response to neighbors
- more gracious entry
- provides opportunity to articulate the form as two parts

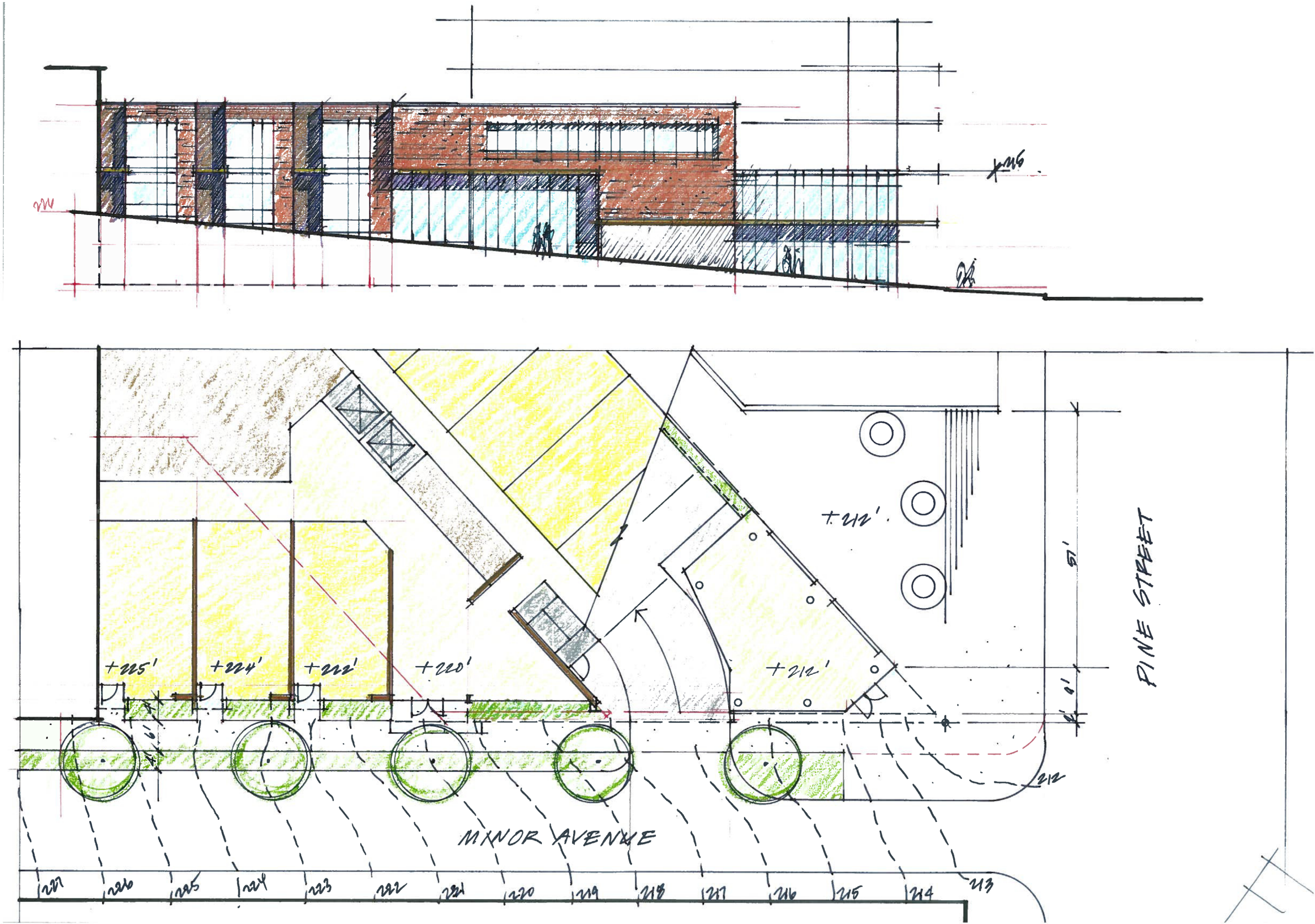


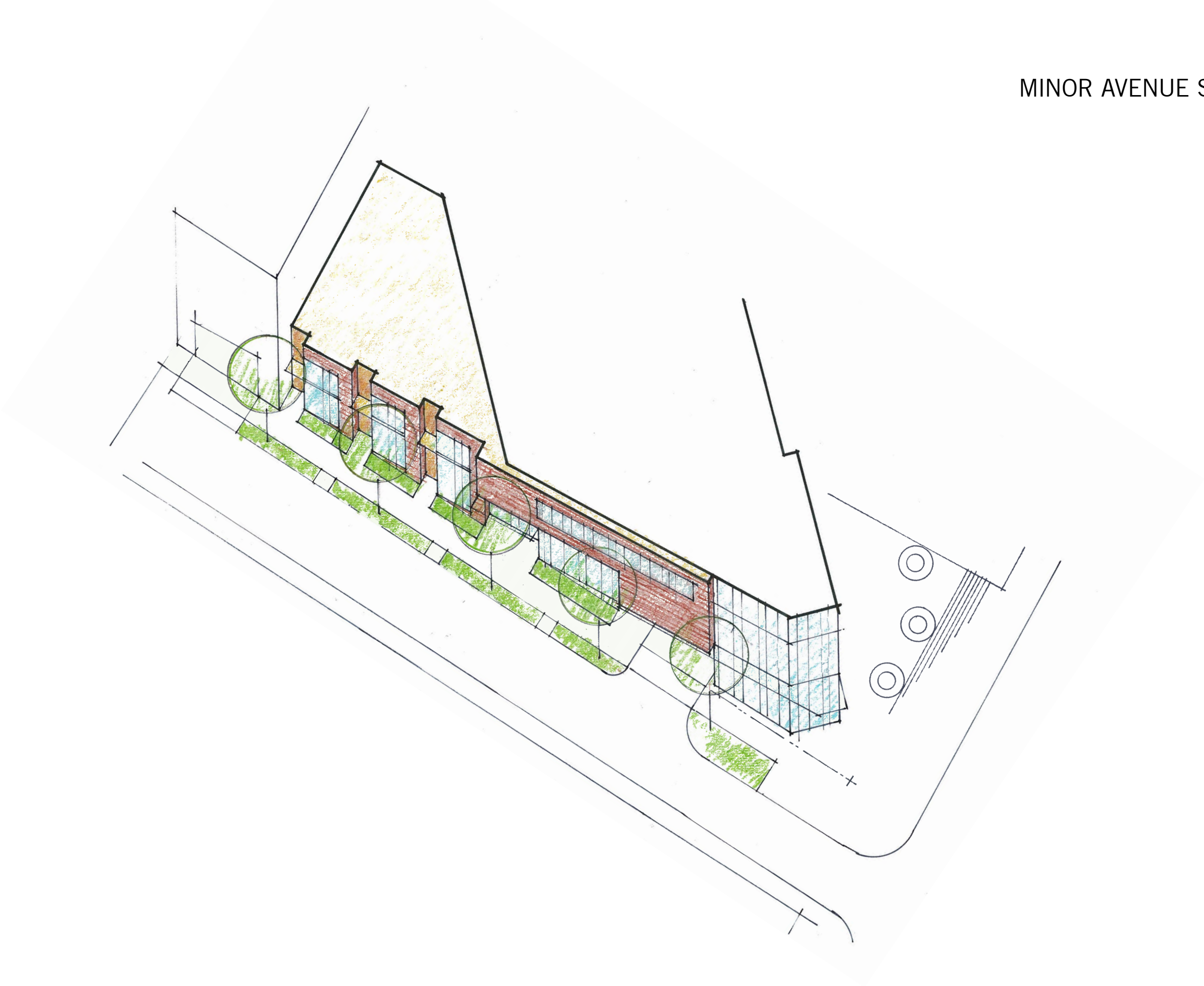
Preferred Scheme

Pros:

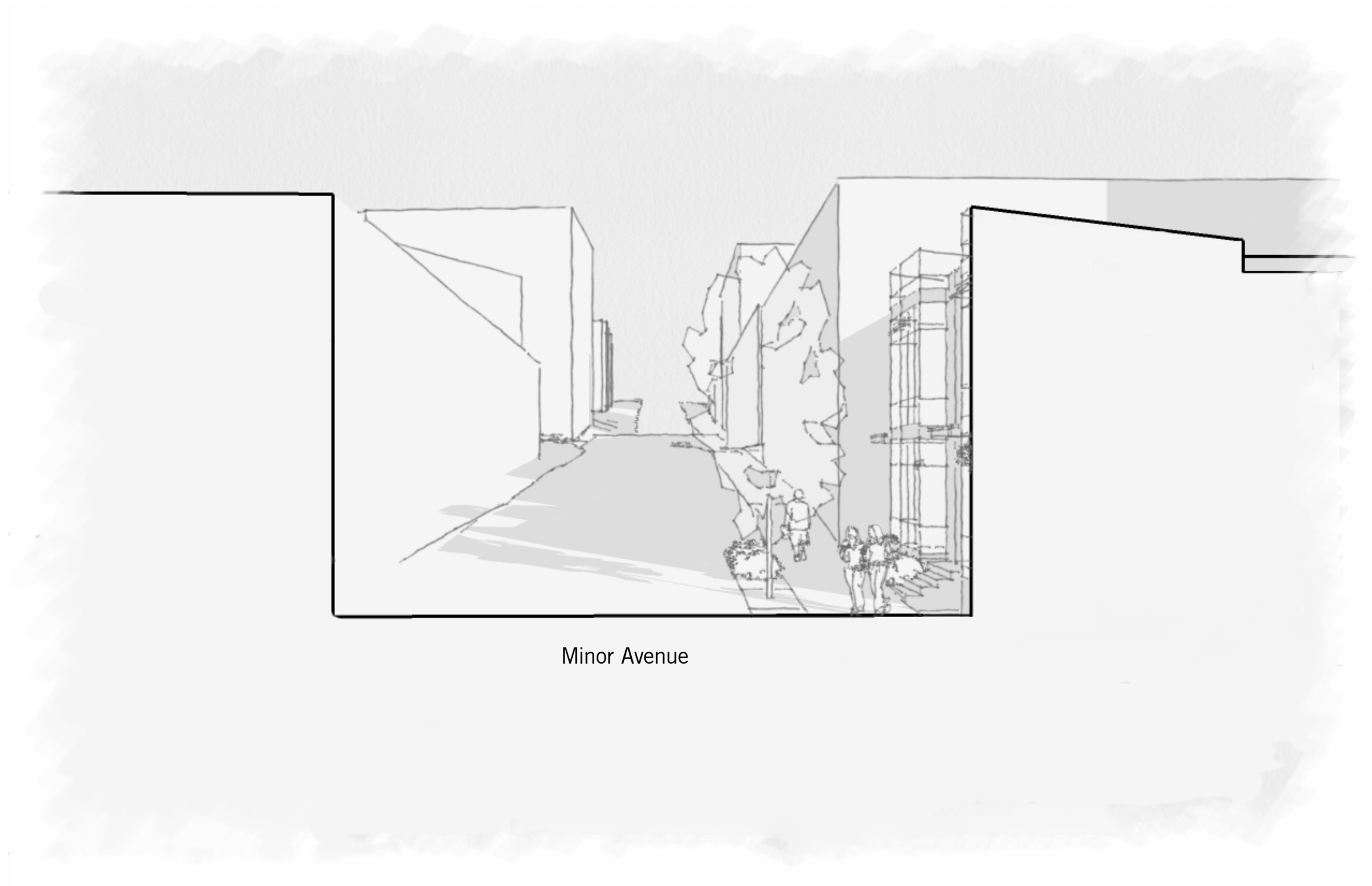
- creates southeast terrace with views
- simple and efficient plan
- establishes sensitive scale response to neighbors
- more gracious entry
- entry provides opportunity to articulate the form as two parts
- street level dwellings provide opportunity to create pedestrian scale and activity
- chamfered north corner provides more gracious plan and relationship to plaza
- corner treatment provides opportunity to create unique response to site

MINOR AVENUE PEDESTRIAN EXPERIENCE

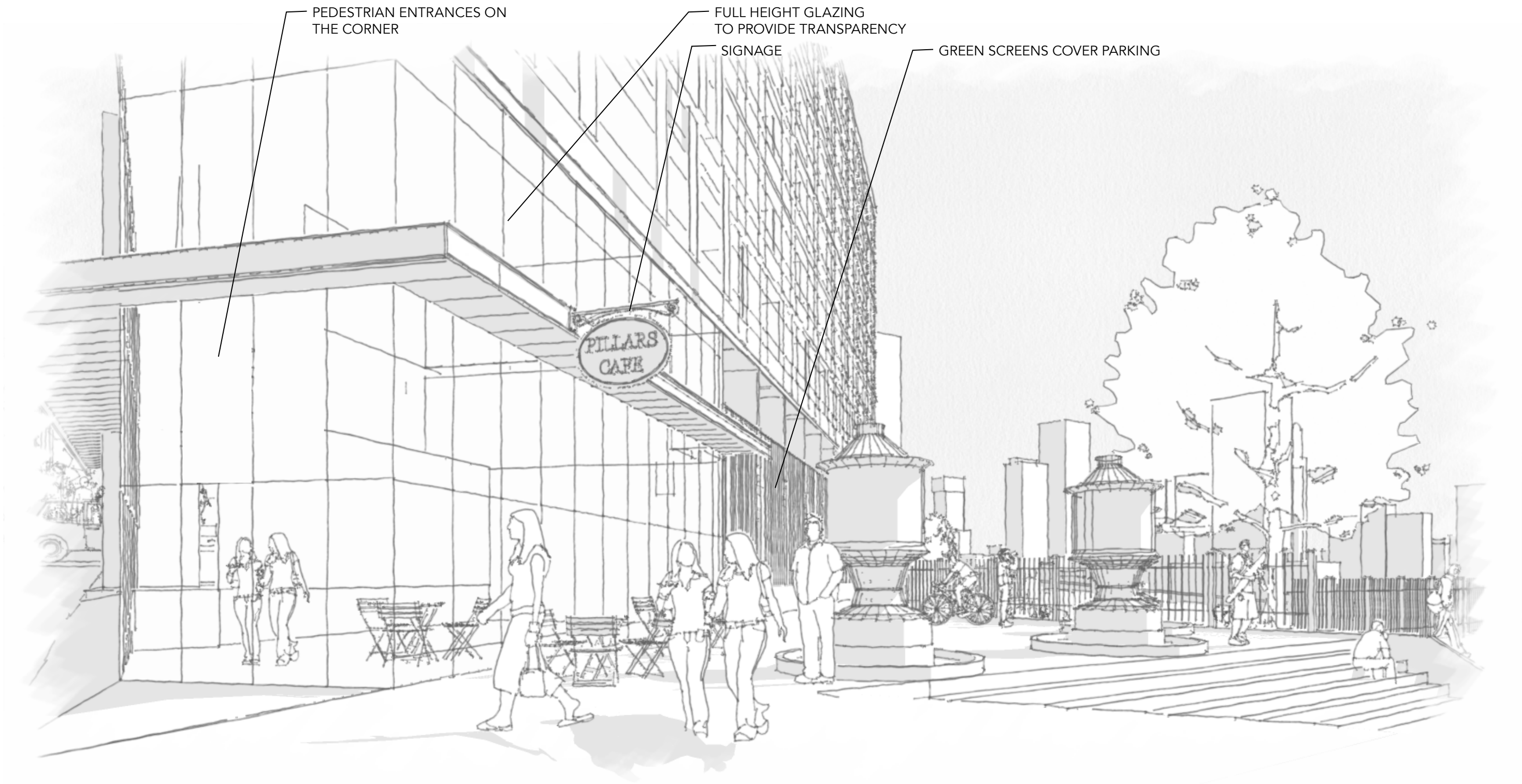




STREET SECTION THROUGH MINOR

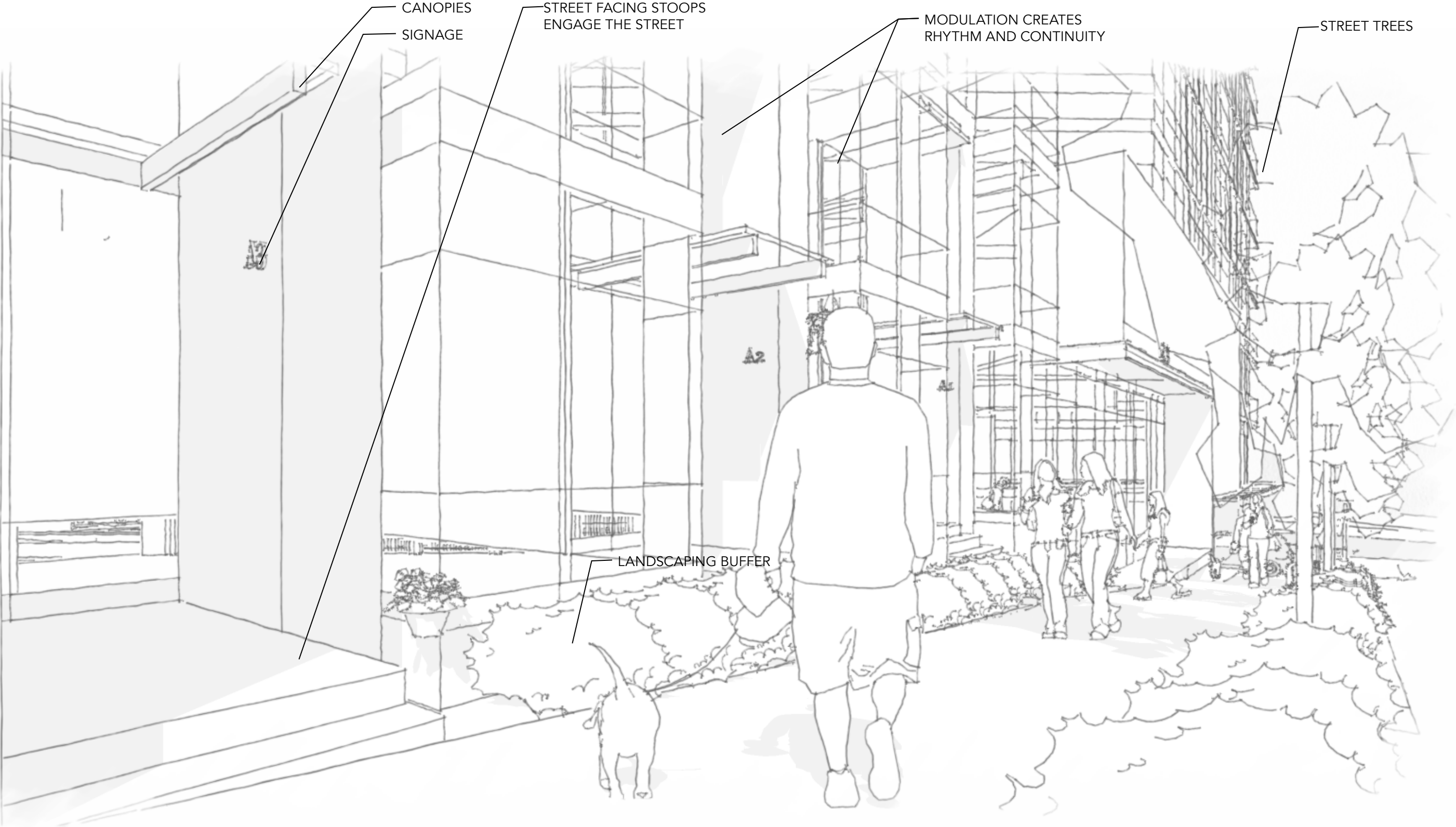


STREET LEVEL SKETCHES



Pedestrian View At Plymouth Pillars Park

STREET LEVEL SKETCHES

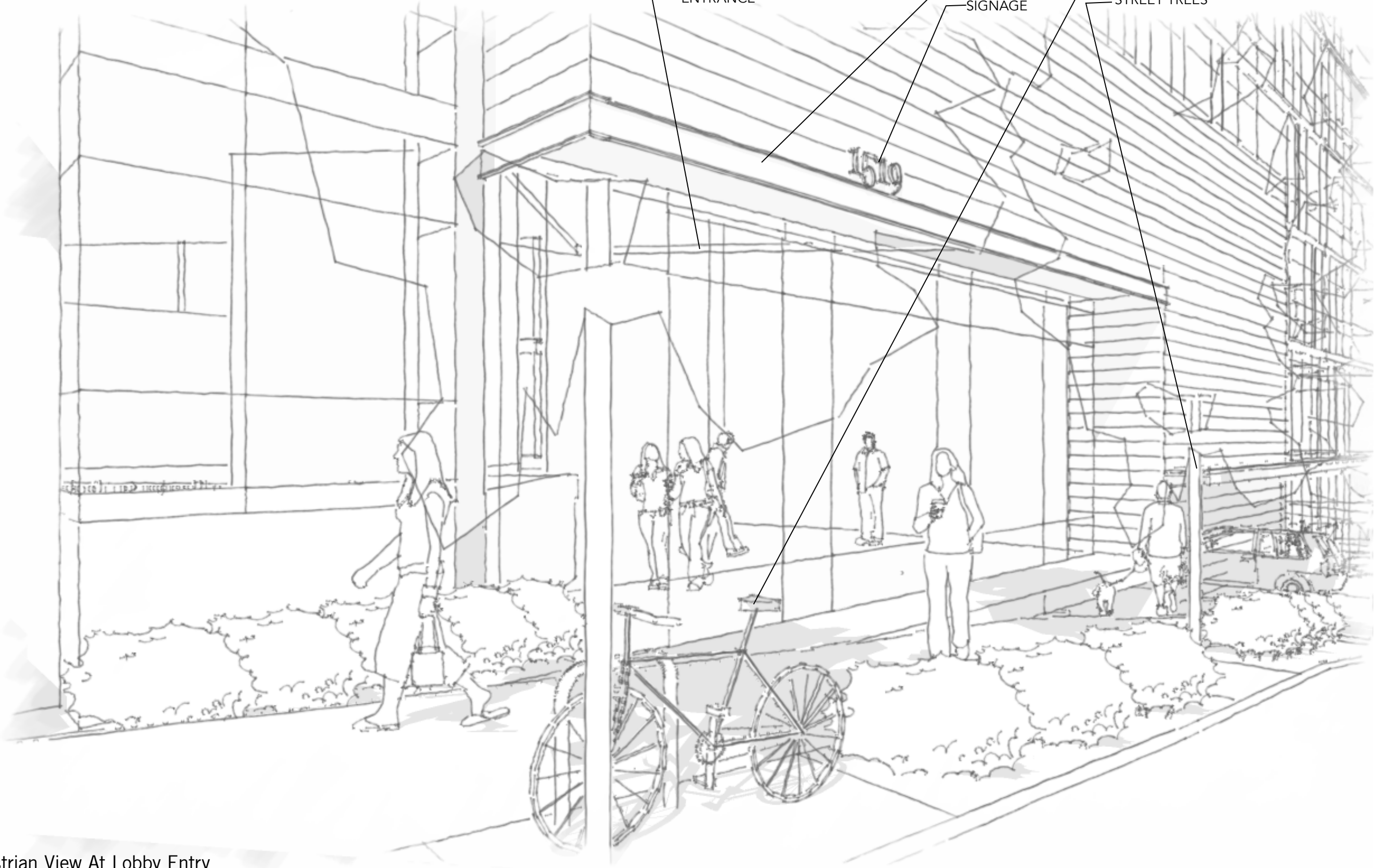


Pedestrian View At Minor Townhomes

ALTERNATIVE
TRANSPORTATION
STREET TREES

CANOPY
SIGNAGE

TRANSPARENT PEDESTRIAN
ENTRANCE



Pedestrian View At Lobby Entry