

# EARLY DESIGN GUIDANCE

JULY 11, 2012



777 Thomas Street  
Seattle, Washington

MACFARLANE PARTNERS | ANKROM MOISAN ASSOCIATED ARCHITECTS

DPD Project No.: 3013251  
JULY 11, 2012

PROJECT ADDRESS

777 Thomas Street  
Seattle, WA 98109

PROJECT TEAM

**OWNER/APPLICANT:**  
**MacFarlane Partners**  
201 Spear Street, 14th Floor  
San Farnisco, CA 94105  
415.356.2500  
Contact: Susan Smartt  
ssmartt@macfarlanepartners.com

**ARCHITECT:**  
**Ankrom Moisan Associated Architects**  
117 South Main Street, Suite 400  
Seattle, WA 98104  
206.576.1600  
Contact: Mike Kapp  
MikeK@amaa.com

PROGRAM GOALS

- 1. Use Type V wood frame construction
- 2. Achieve a minimum 140 residential units
- 3. 0.60 parking ratio minimum

PROJECT GOALS

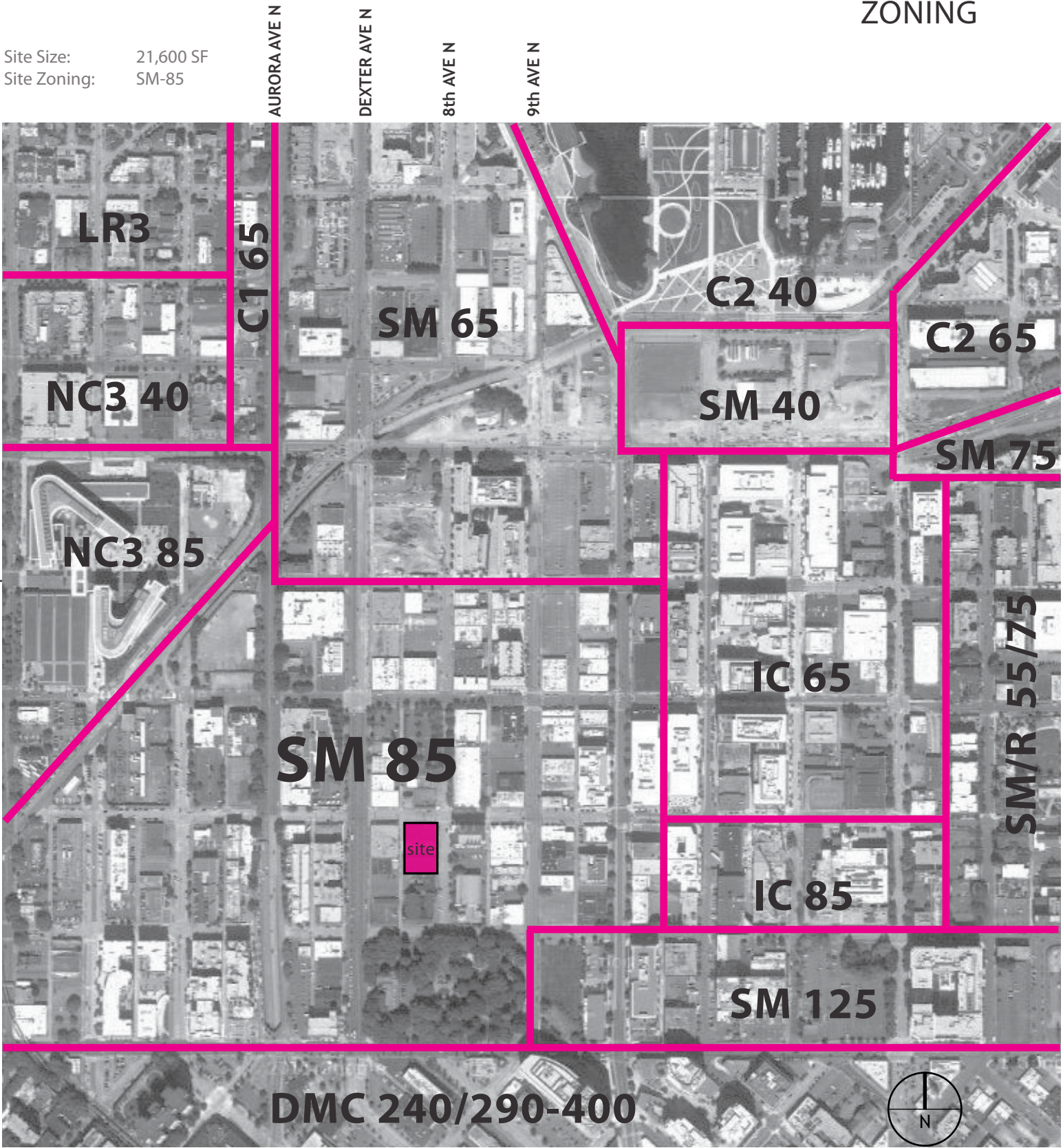
- JOB / HOUSING BALANCE**
- Urban infill promotes job and housing balance, promoting 24 hour environments where people work/live/play all near their home. This results in less vehicle miles traveled, more use of public transit, etc.
- MAKE IT MEMORABLE**
- Our project thrives to be unique in a sea of non-distinct mid-rise market rate housing. Our project will tell a story unique to the neighborhood with townhomes aimed at young families, work spaces geared to small businesses and material and form used in distinctive ways.





LAND USE CODE SECTION	DESCRIPTION	COMMENTS
23.48.010	General Structure Height: • Height limited to 85'-0".	• Our proposed height is 75'-0"
23.48.012	Upper Level Setback Requirements: • Structures must provide an upper level setback for the façade facing applicable streets or parks, for any portions of the structure over 45' in height. 15'-0" maximum.	• Thomas Street requires a setback over 45' per Exhibit A 23.48.12 with a 15'-0" maximum. We are opting for a departure on this, providing a 9'-0" setback on levels 3-7.
23.48.014	General Façade Requirements: • On Class II Pedestrian Streets (Thomas Street), facades shall have minimum height of 25'. • On all other streets, facades shall have minimum height of 15'.	• Thomas Street is a Class II Pedestrian Street. The north facade has a height of 75'-0".
23.48.016	Standards Applicable to Specific Areas: • FAR: A FAR of 4.5 is the maximum chargeable floor area permitted.	• This is a residential building and FAR does not apply.
23.48.019	Street-Level Uses • Street level uses only required at lots abutting streets designated as Class 1 Pedestrian Streets.	• No requirements for street level uses.
23.48.020	Residential Amenity Areas: • Required in an amount equal to 5 percent of the structure's gross floor area in residential use. • Maximum of 50% of amenity area may be enclosed. • Amenity area must have a minimum horizontal dimension of at least of 15' and cannot be less than 225 SF	• Amenity area provided: 5% gross floor area.
23.48.031	Solid Waste and Recyclable Materials Storage Space: • 575 square feet plus 4 square feet for each additional unit above 100, except as permitted in subsection 23.54.040.C • For development with more than 100 dwelling units, the required minimum area for storage space may be reduced by 15 percent, if the area provided as storage space has a minimum horizontal dimension of 20 feet. • Direct access shall be provided from the alley or street to the containers with access routes 10' min. wide.	• Residential Trash requirements: 143 units Total 575 sf + (43*4) = 747 sf required 747 sf *85% = 635 sf required with 15% reduction

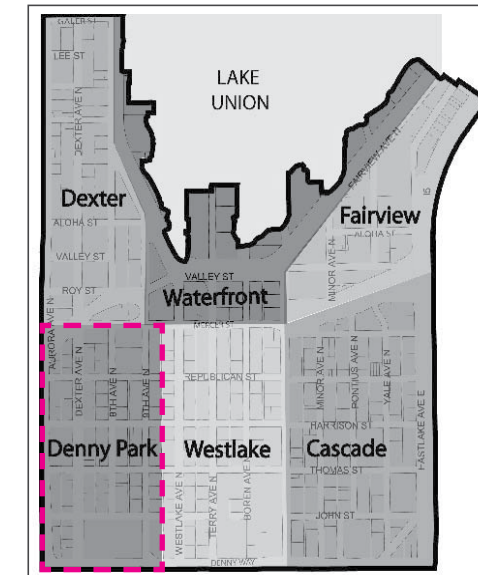
REPUBLICAN ST  
HARRISON ST  
THOMAS ST  
JOHN ST  
DENNY AVE







## SITE ANALYSIS *walkability*



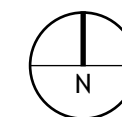
### NEIGHBORHOOD OBSERVATIONS

The Denny Park neighborhood provides a diverse mix of buildings and uses. Denny Park anchors it on the south; at the north, Mercer and Broad Streets provide a clear break with the rest of the neighborhood.

The neighborhood consists of mostly light commercial with a sprinkle of mixed-use and multi-family. It's a neighborhood in transition.

The epicenter of the neighborhood is the heavily wooded Denny Park, Seattle's oldest public park.

### WALKSCORE 98 "WALKER'S PARADISE"





SITE ANALYSIS *sights and sounds*



Dexter Avenue N is a major bicycle thoroughfare

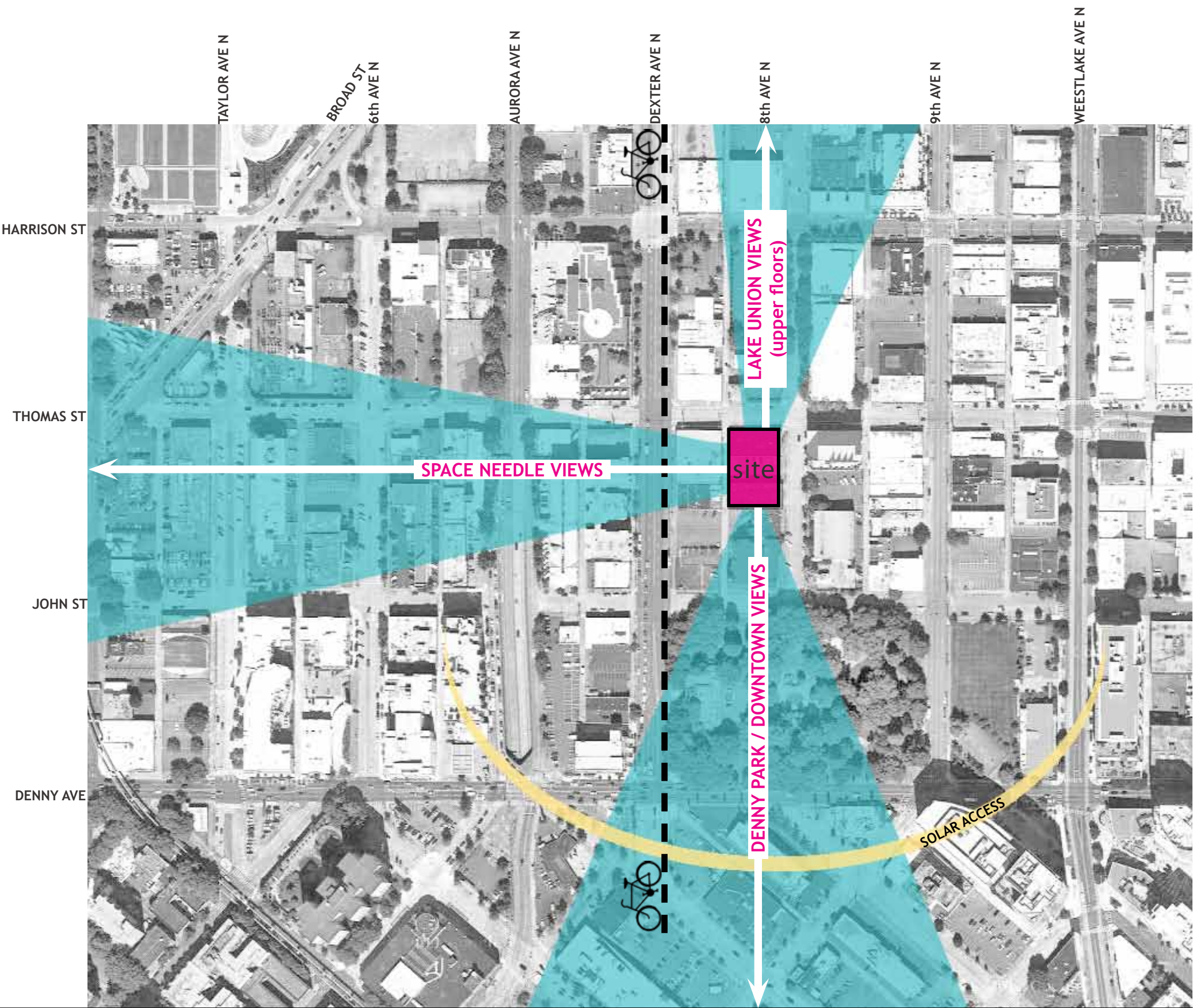


From Thomas Street



From future project

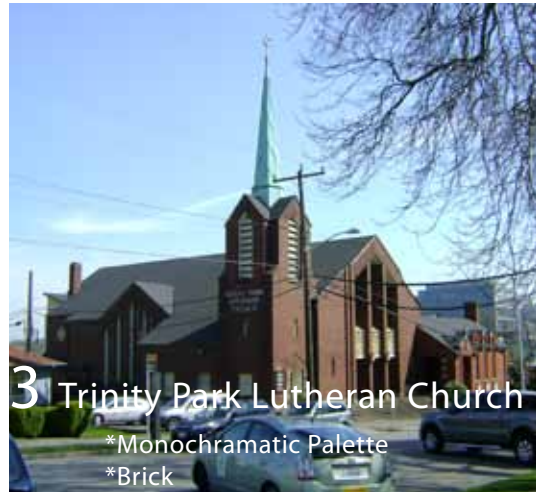
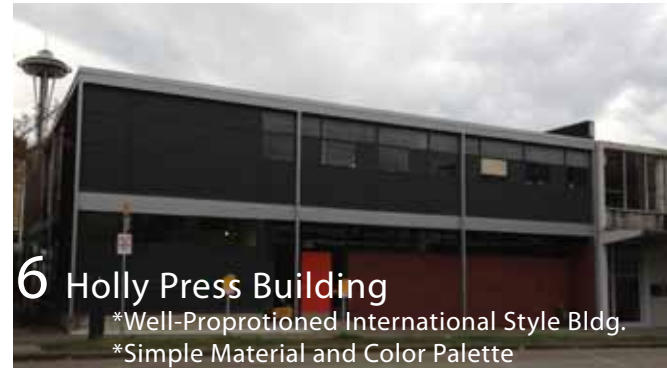
Space Needle views from site











## SITE ANALYSIS *context*

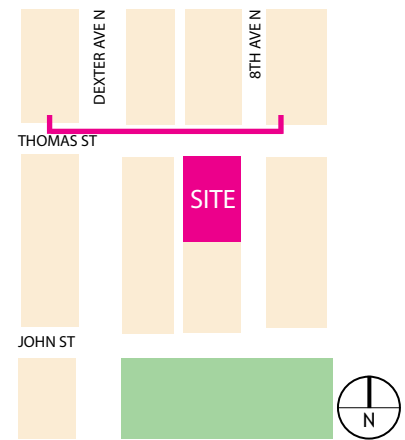
RESIDENTIAL COMMERCIAL OTHER



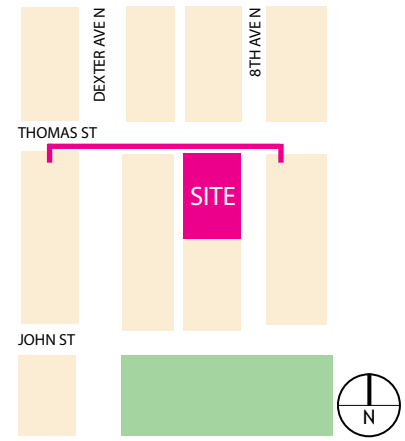


# THOMAS STREET CONTEXT

## 1 THOMAS STREET, FACING NORTH

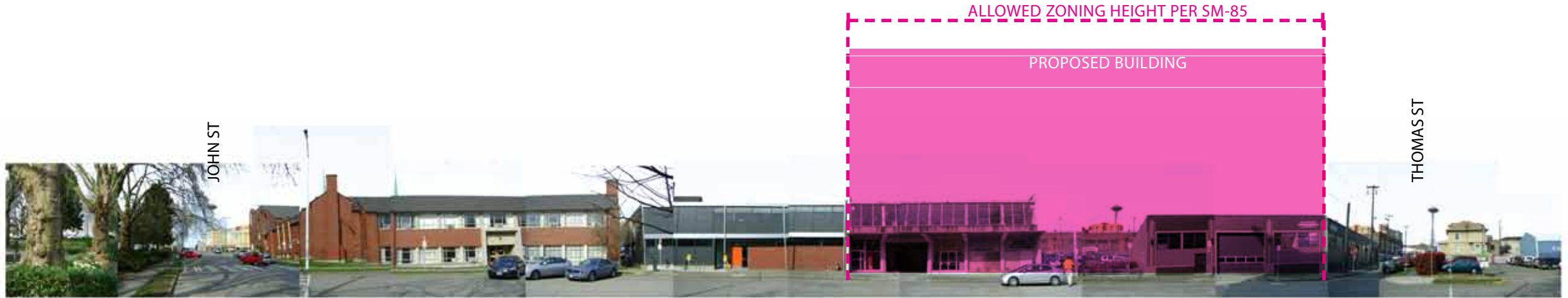
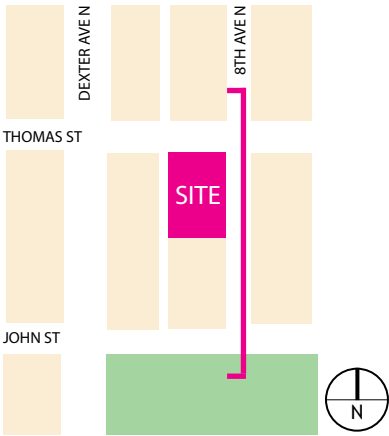


## 2 THOMAS STREET, FACING SOUTH

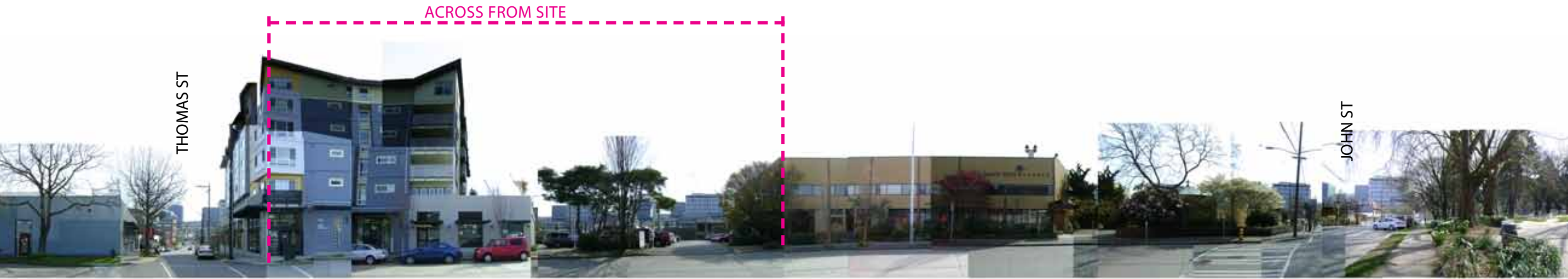
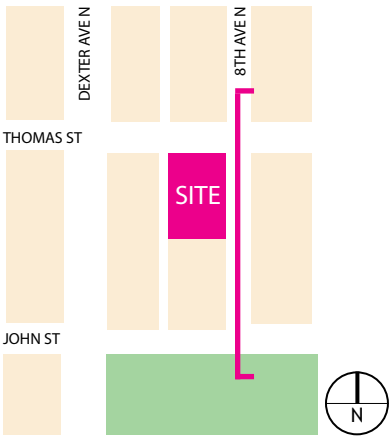




3 8th AVENUE, FACING WEST



4 8th AVENUE, FACING EAST





INFLUENCES ON DESIGN

1. *ACKNOWLEDGE THE PARK*

with a pastoral edge on roof deck.



2. *FOCUS ON SUSTAINABILITY*

by seeking natural light into homes



3. *MAKE IT MEMORABLE*

by unique massing and materials







**A-4 :: HUMAN ACTIVITY**  
**SOUTH LAKE UNION GUIDELINE**

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

**RESPONSE**

The preferred scheme addresses both street facades on the ground floor with opportunities for human activity and interaction. The ground level retail/office spaces proposed have entries off Thomas Street at grade and are setback from the street to allow for a transition between public and private. The main residential entry off 8th Avenue North will act as a buffer between the commercial north side and residential townhomes along 8th Avenue North.

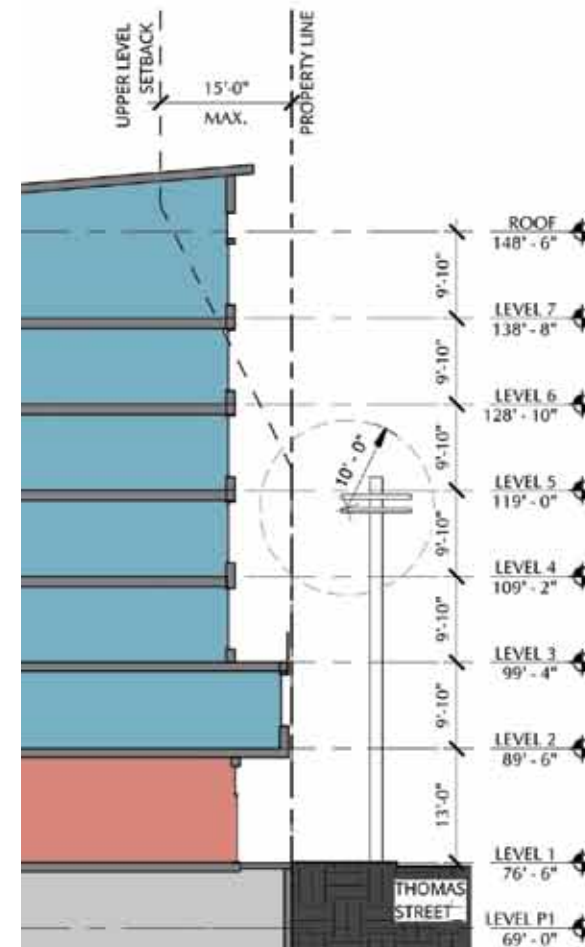
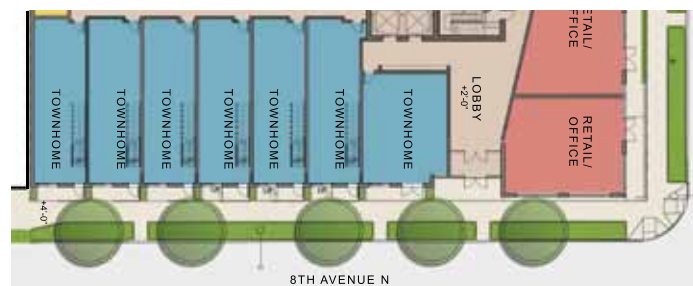


**A-6 :: TRANSITION BETWEEN RESIDENCE AND STREET**  
**SOUTH LAKE UNION GUIDELINE**

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

**RESPONSE**

The project's townhome units along 8th Avenue North are set back from the sidewalk to provide privacy for residents and create small outdoor areas for the tenants. The grade elevations inherit with the site provide a natural barrier between public and private areas.



**B-1 :: HEIGHT, BULK AND SCALE COMPATIBILITY**  
**SOUTH LAKE UNION GUIDELINE**

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

**RESPONSE**

The massing of the preferred scheme agrees with nearby developments in height, bulk and scale and further develops the character of the South Lake Union neighborhood. The proposed design will include articulation and modulation to visually break up the mass of the building along the long facade of 8th Avenue North. Along Thomas, where we have the complexity of power line setbacks, level 2 jets out to provide cover for the commercial space below and also to create an elevated terrace for the residents of level 3. All this creates a more pedestrian scale to the building as experienced from the sidewalk.

**RESPONSE TO DESIGN GUIDELINES**



**C-2 :: ARCHITECTURAL CONCEPT & CONSISTENCY**  
**SOUTH LAKE UNION GUIDELINE**

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.

**RESPONSE**

The preferred massing option takes advantage of the opportunities on the site to create a harmonious building form with the surrounding community and to provide a solid framework from which to build a cohesive and consistently, sustainable project.



# MASSING OPTION 1

## PROS & CONS OF MASSING

- Pros
- Maximizes the site.
  - Does not require a departure from upper-level setback on Thomas St.
- Cons
- Massing creates an abundance of long, not very livable units with poor daylighting.
  - Bulky massing on alley facade.

## AREA SUMMARY

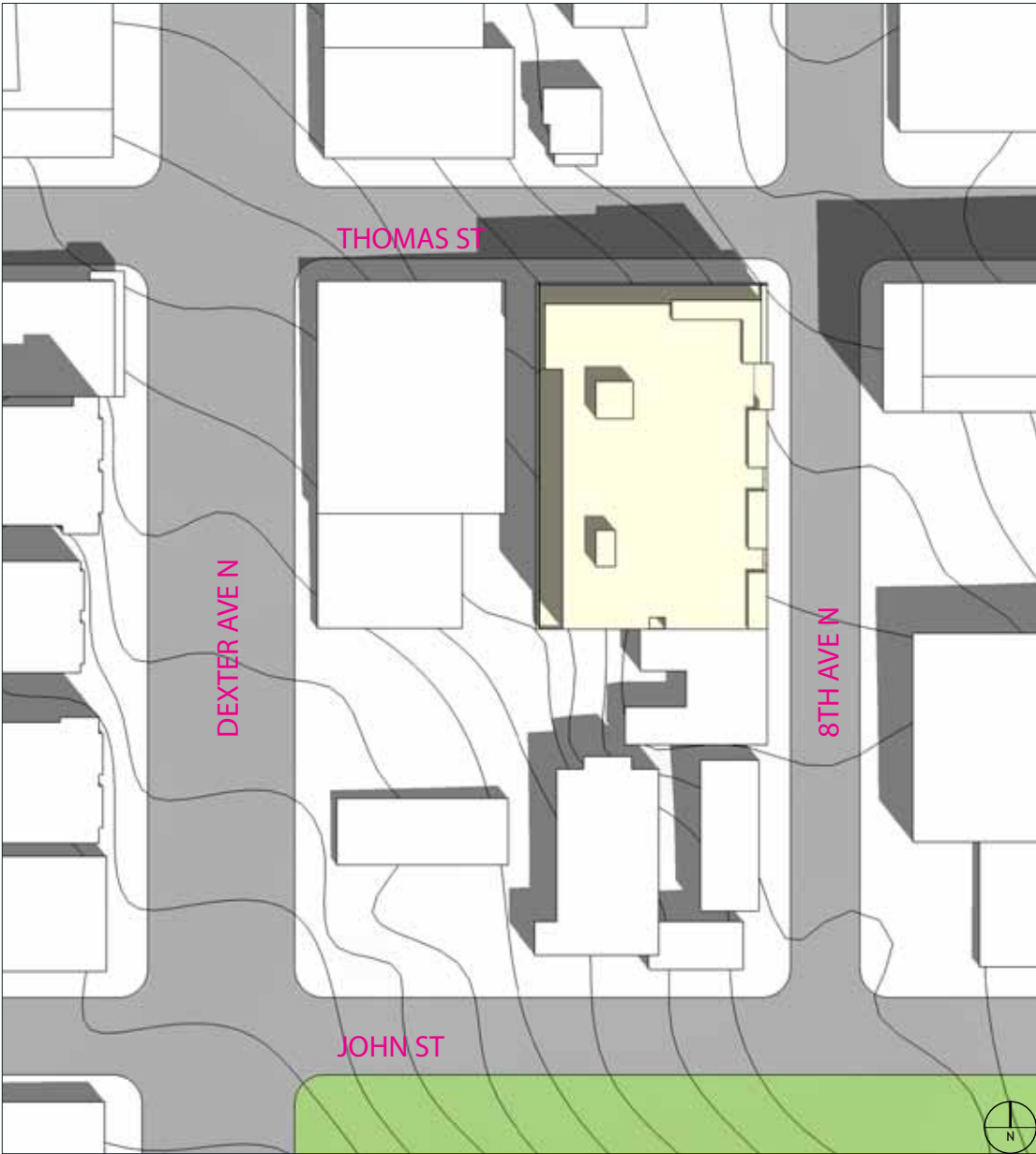
Gross Area	154,000 sf
Number of Units (Include 7 Townhome Units)	150
Commercial Area	2,300 sf
Parking Count	93 / .62 ratio



NORTHEAST CORNER



SOUTHWEST CORNER



SITE PLAN



## MASSING OPTION 1 SHADOW STUDIES



MARCH/SEPTEMBER 21 :: 9 AM



MARCH/SEPTEMBER 21 :: 12 PM



MARCH/SEPTEMBER 21 :: 3 PM



JUNE 21 :: 9 AM



JUNE 21 :: 12 PM



JUNE 21 :: 3 PM





# MASSING OPTION 2

## PROS & CONS OF MASSING

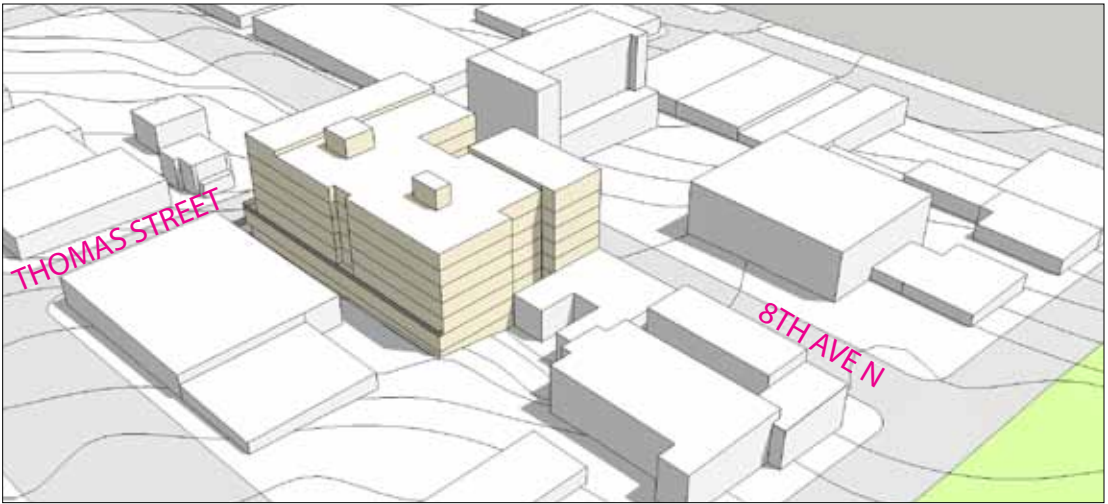
- Pros
- Courtyard on 8th Ave N reinforces Denny Park with elevated green space.
  - Breaks up massing on 8th Ave N.
- Cons
- Majority of units face west to alley and noisy Dexter.
  - If new development happens across alley the majority of homes would only have a 20' separation with new building.

## AREA SUMMARY

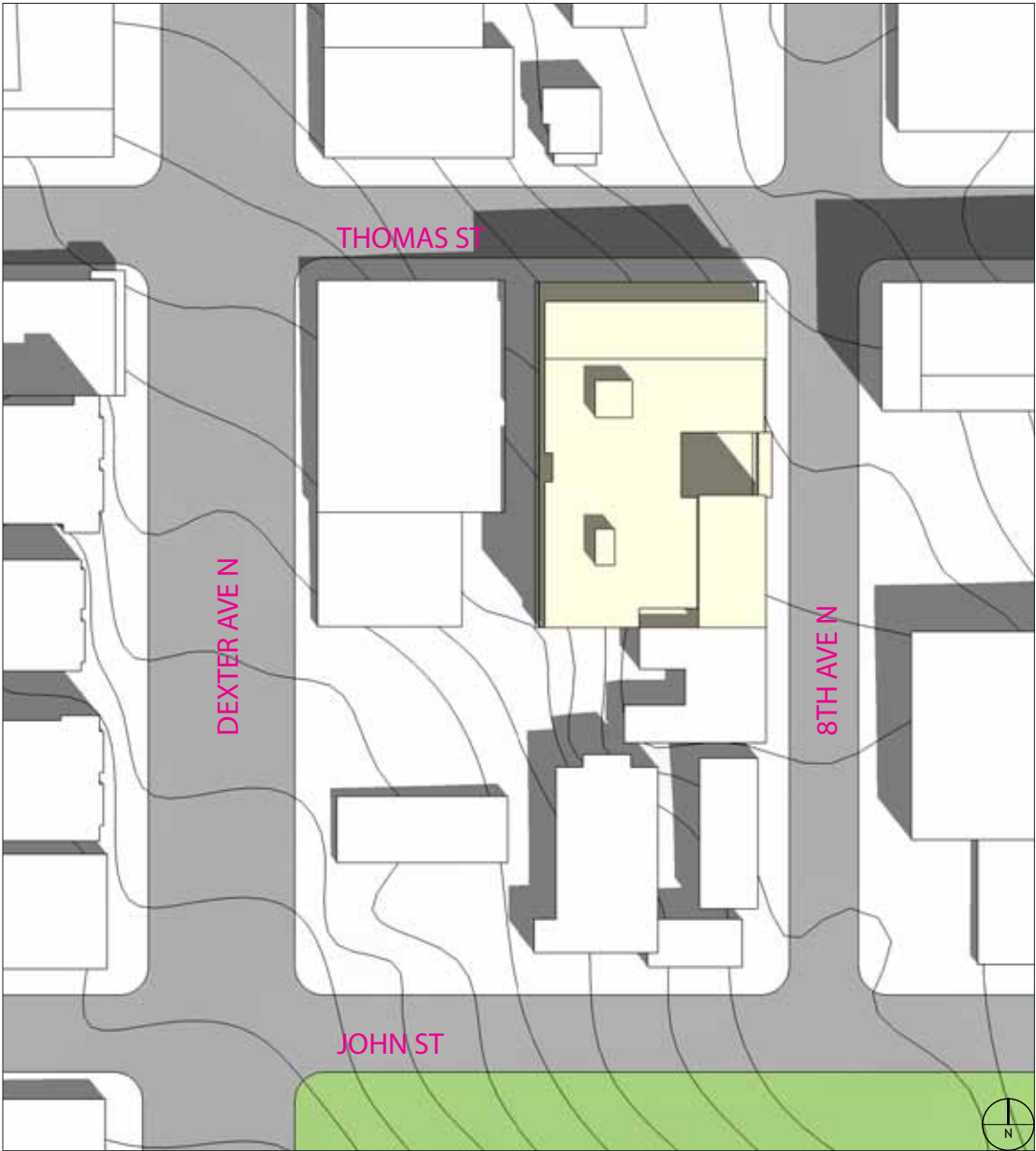
Gross Area	149,000 sf
Number of Units (Include 7 Townhome Units)	140
Commercial Area	2,300 sf
Parking Count	93 / .66 ratio



NORTHEAST CORNER



SOUTHWEST CORNER



SITE PLAN



MASSING OPTION 2 SHADOW STUDIES



MARCH/SEPTEMBER 21 :: 9 AM



MARCH/SEPTEMBER 21 :: 12 PM



MARCH/SEPTEMBER 21 :: 3 PM



JUNE 21 :: 9 AM



JUNE 21 :: 12 PM



JUNE 21 :: 3 PM



MASSING OPTION 3 | PREFERRED

PROS & CONS OF MASSING

- Pros
- Provides shared outdoor amenity space above street on Level 2 and 3.
  - Courtyard preserves light to units facing inward as opposed to alley.
- Cons
- Requires a partial departure from upper-level setback on Thomas St. per SMC 23.48.012.

AREA SUMMARY

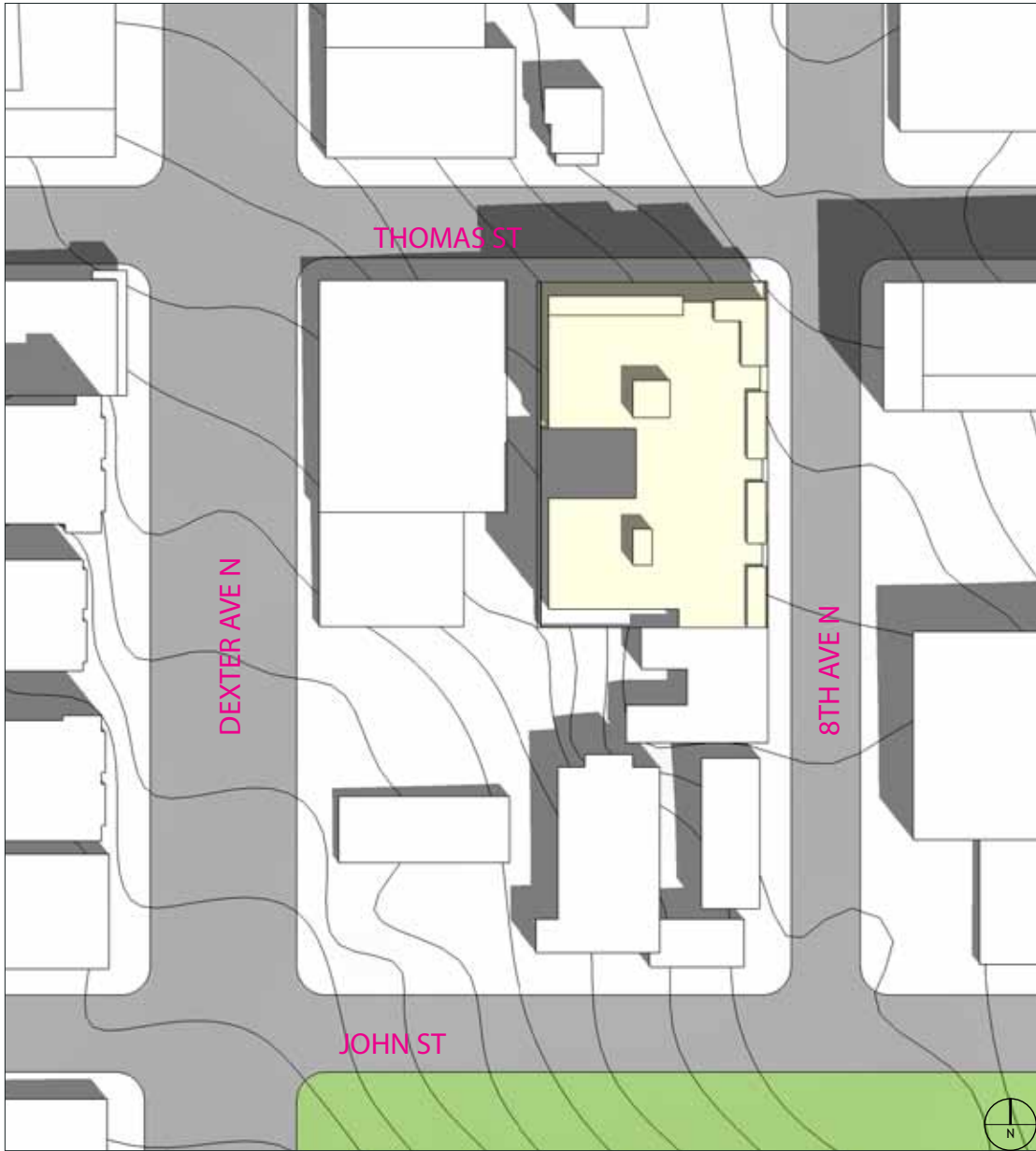
Gross Area	149,000 sf
Number of Units (Include 7 Townhome Units)	143
Commercial Area	2,300 sf
Parking Count	93 / .65 ratio



NORTHEAST CORNER



SOUTHWEST CORNER



SITE PLAN



PREFERRED OPTION SHADOW STUDIES



MARCH/SEPTEMBER 21 :: 9 AM



MARCH/SEPTEMBER 21 :: 12 PM



MARCH/SEPTEMBER 21 :: 3 PM



JUNE 21 :: 9 AM



JUNE 21 :: 12 PM



JUNE 21 :: 3 PM



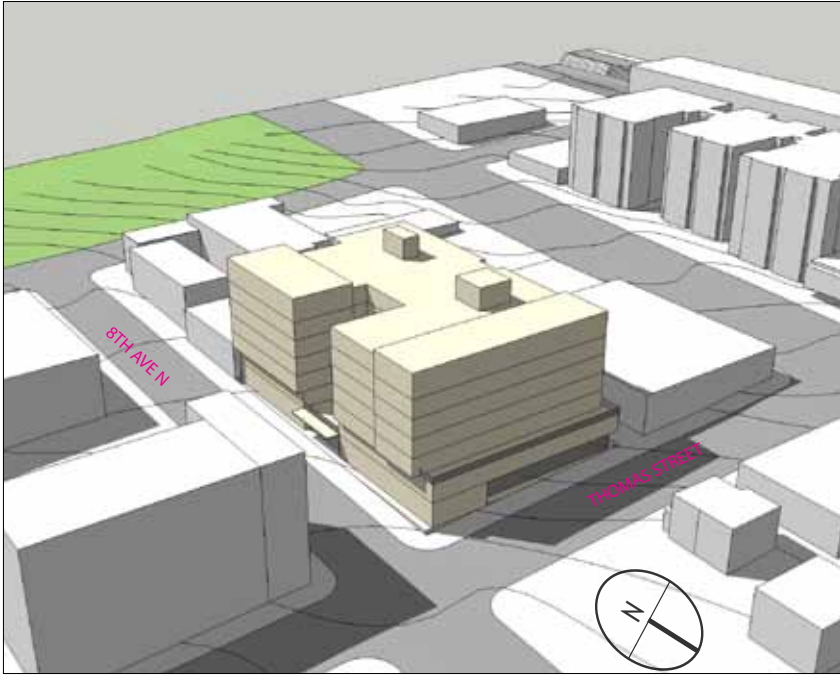


COMPARISON OF MASSING OPTIONS



MASSING OPTION 1

AREA SUMMARY		PROS & CONS OF MASSING	
Gross Area	154,000 sf	Pros	
Number of Units (Includes Live/ Work Units)	150	<ul style="list-style-type: none"><li>Maximizes the site.</li><li>Does not require a departure from upper-level setback on Thomas St.</li></ul>	
Commercial Area	2,300 sf	Cons	
Parking Count	93 / .62 ratio	<ul style="list-style-type: none"><li>Massing creates an abundance of long, not very livable units with poor daylighting.</li><li>Bulky massing on alley facade.</li></ul>	



MASSING OPTION 2

AREA SUMMARY		PROS & CONS OF MASSING	
Gross Area	149,000 sf	Pros	
Number of Units (Includes Live/ Work Units)	140	<ul style="list-style-type: none"><li>Courtyard on 8th Ave N reinforces Denny Park with elevated green space.</li><li>Breaks up massing on 8th Ave N.</li></ul>	
Commercial Area	2,300 sf	Cons	
Parking Count	93 / .66 ratio	<ul style="list-style-type: none"><li>Majority of units face west to alley and noisy Dexter.</li><li>If new development happens across alley the majority of homes would only have a 20' separation with new building.</li></ul>	



MASSING OPTION 3 | PREFERRED

AREA SUMMARY		PROS & CONS OF MASSING	
Gross Area	149,000 sf	Pros	
Number of Units (Includes Live/ Work Units)	143	<ul style="list-style-type: none"><li>Provides shared outdoor amenity space above street on Level 2 and 3.</li><li>Courtyard preserves light to units facing inward as opposed to alley.</li></ul>	
Commercial Area	2,300 sf	Cons	
Parking Count	93 / .66 ratio	<ul style="list-style-type: none"><li>Requires a partial departure from upper-level setback on Thomas St. per SMC 23.48.012.</li></ul>	



COMPARISON OF MASSING OPTIONS



MASSING OPTION 1  
RESPONSE TO DESIGN GUIDELINES:

**A-4 :: HUMAN ACTIVITY**

All three massing options meet the ground in a very similar manner creating spaces for human activity on the street.

**A-6 :: TRANSITION BETWEEN RESIDENCE AND STREET**

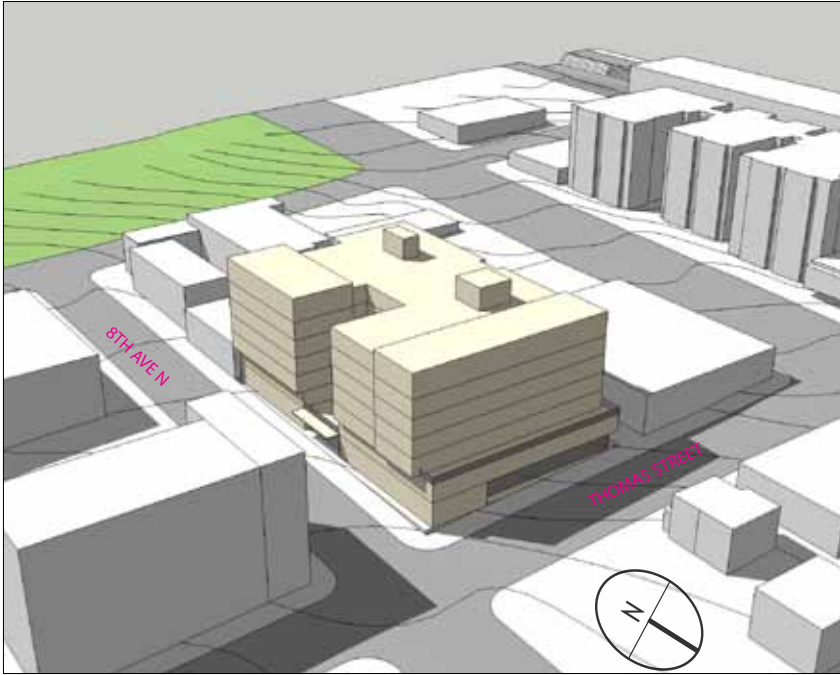
All three massing options have townhomes along 8th Avenue North and treat those townhomes with stoops where possible. Where the townhome level is closer to sidewalk grade, planting and a metal rail will separate public from private space. A 4'-0" separation is consistent throughout. See page 24 for sections.

**B-1 :: HEIGHT, BULK AND SCALE COMPATIBILITY**

All three massing options have a very similar base. Along 8th Avenue North, the facade is setback on the ground level and level 2 to match the scale of the adjacent south neighbor. At level 3 the building cantilevers out providing rain and sun shelter to the homes below. Along Thomas Street the retail and leasing office is also setback from the sidewalk while level 2 pops out. Level 3 then is sharply pushed back, creating a feeling of only two levels to the pedestrian.

**C-2 :: ARCHITECTURAL CONCEPT & CONSISTENCY**

*Massing Option 1 is the bulkiest of the three. While the facade is articulated with a base and top it doesn't respond as well to the west/alley side.*



MASSING OPTION 2  
RESPONSE TO DESIGN GUIDELINES:

**A-4 :: HUMAN ACTIVITY**

See Massing Option 1.

**A-6 :: TRANSITION BETWEEN RESIDENCE AND STREET**

See Massing Option 1.

**B-1 :: HEIGHT, BULK AND SCALE COMPATIBILITY**

See Massing Option 1.

**C-2 :: ARCHITECTURAL CONCEPT & CONSISTENCY**

*Massing Option 2 places an elevated courtyard along 8th Avenue North. This splits the massing along 8th into essentially two buildings when looking at the east facade. Although this is a fitting response to Denny Park we believe the west elevation is not the correct response to our neighbors across the alley.*



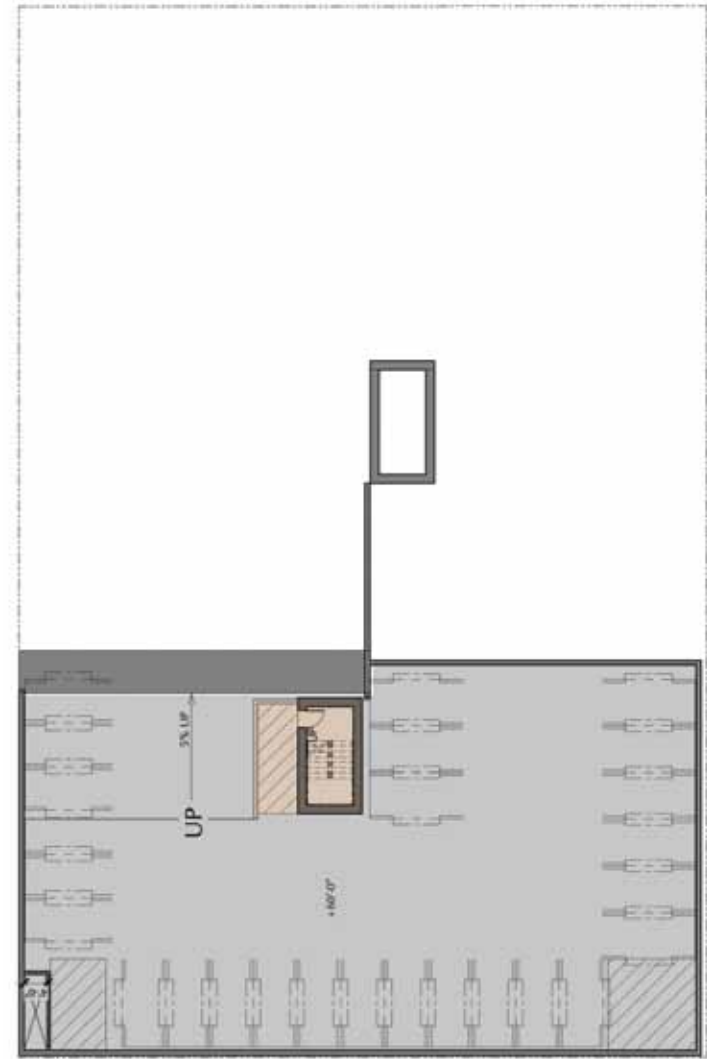
MASSING OPTION 3 | PREFERRED  
RESPONSE TO DESIGN GUIDELINES:

Please see Page 11 for a detailed response.

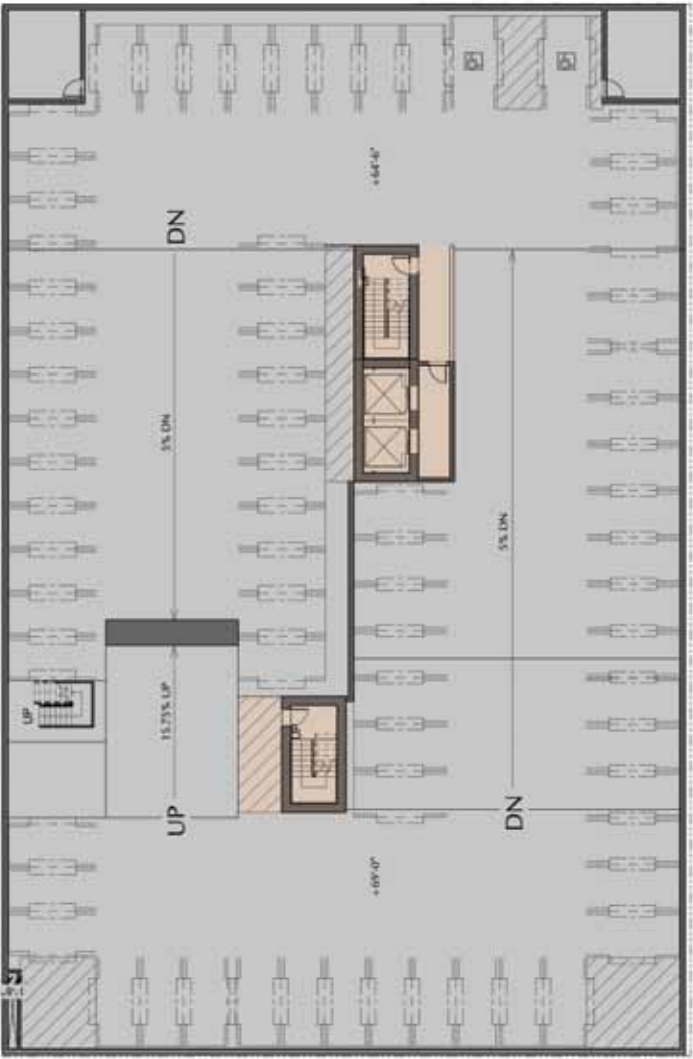


PREFERRED OPTION PLANS

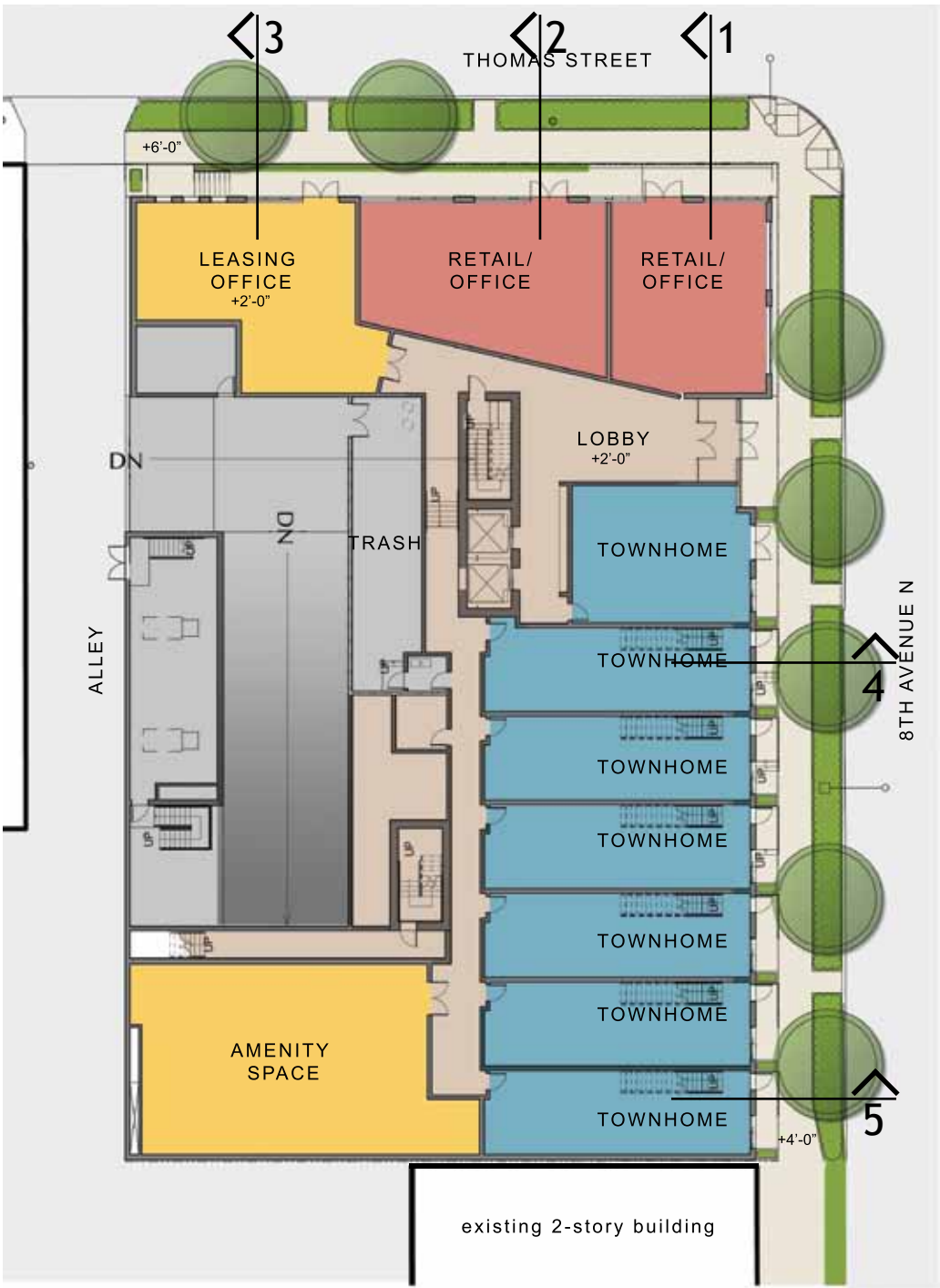
COMMERCIAL LEASING/AMENITY RESIDENTIAL



P2 PLAN  
SCALE: 1/32" = 1'-0"



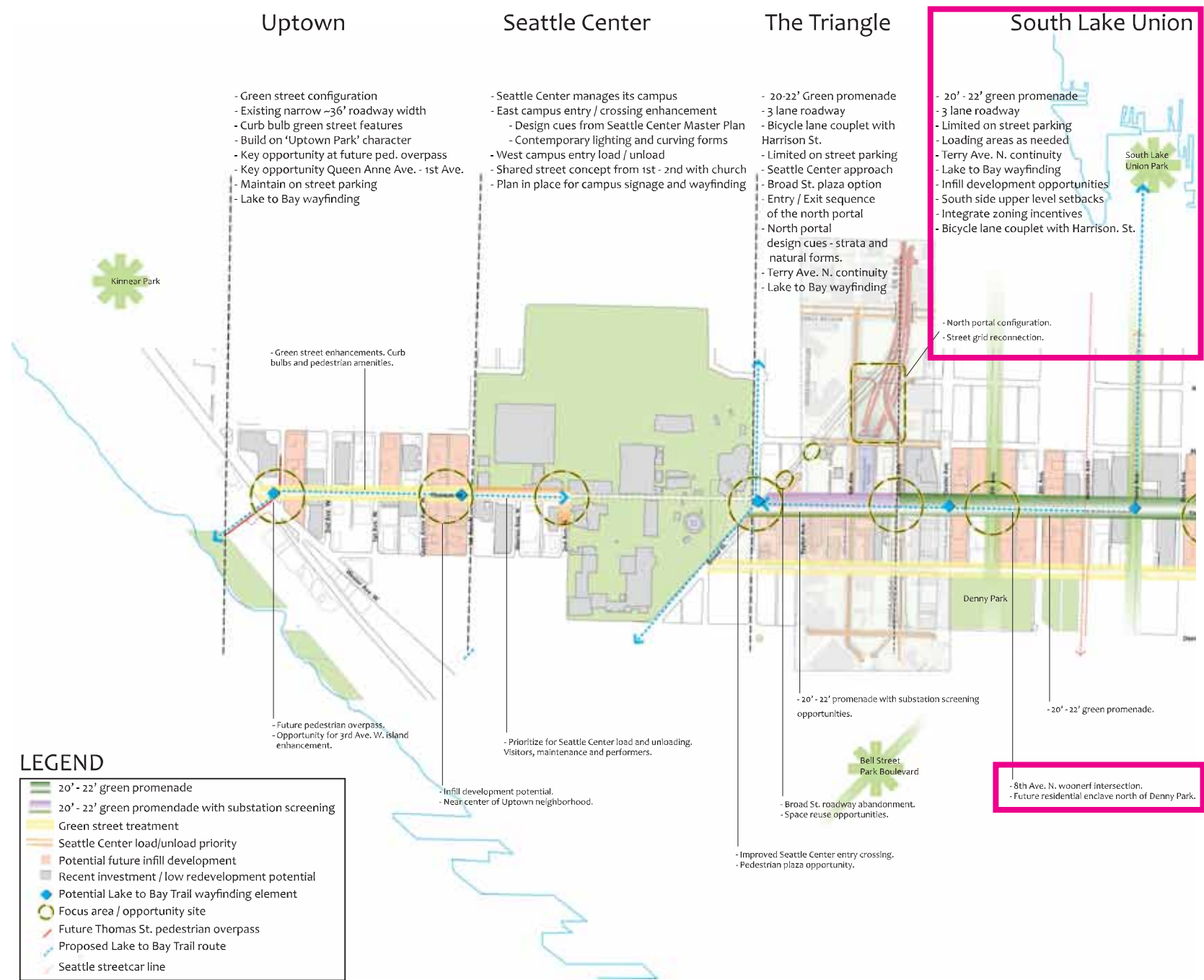
P1 PLAN  
SCALE: 1/32" = 1'-0"



GROUND FLOOR PLAN  
SCALE: 1/32" = 1'-0"



Thomas Street  
Streetscape Concept Plan - Concept Diagram



Thomas Street  
Streetscape Concept Plan - 'Green Promenade' Section

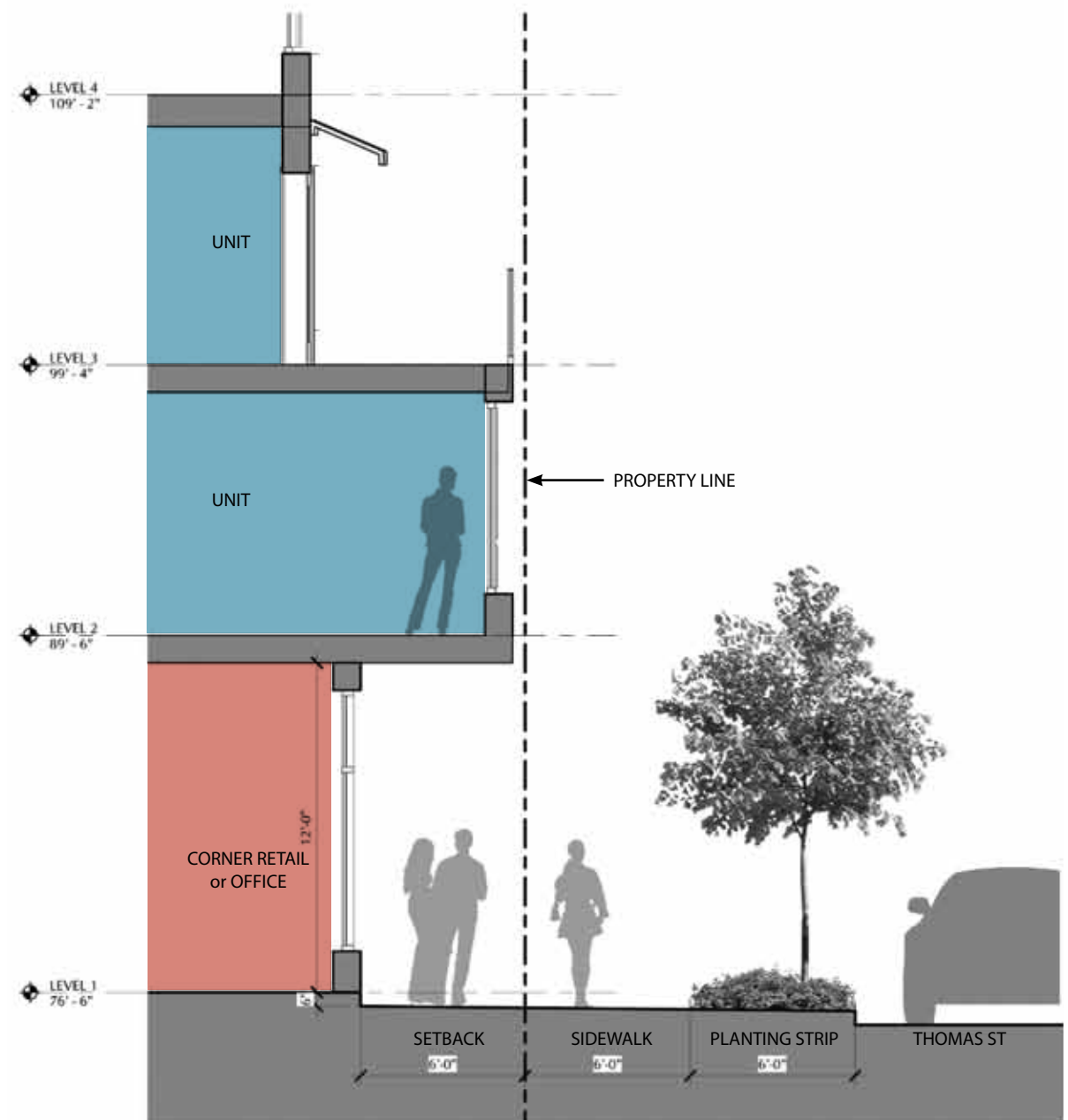
- > 22' Wide 'Green Promenade'.
- > 2 Vehicle lanes and a center turning lane
- > Westbound leg of bicycle lane couplet (eastbound on Harrison)
- > Pedestrian light fixture consistent with Terry Ave. N.
- > 1 - 2 Specimen trees per block, with med/large trees in between
- > Cafe seating area.
- > Potential bioinfiltration in planting areas.
- > Textured pavers consistent with Terry Ave. N.





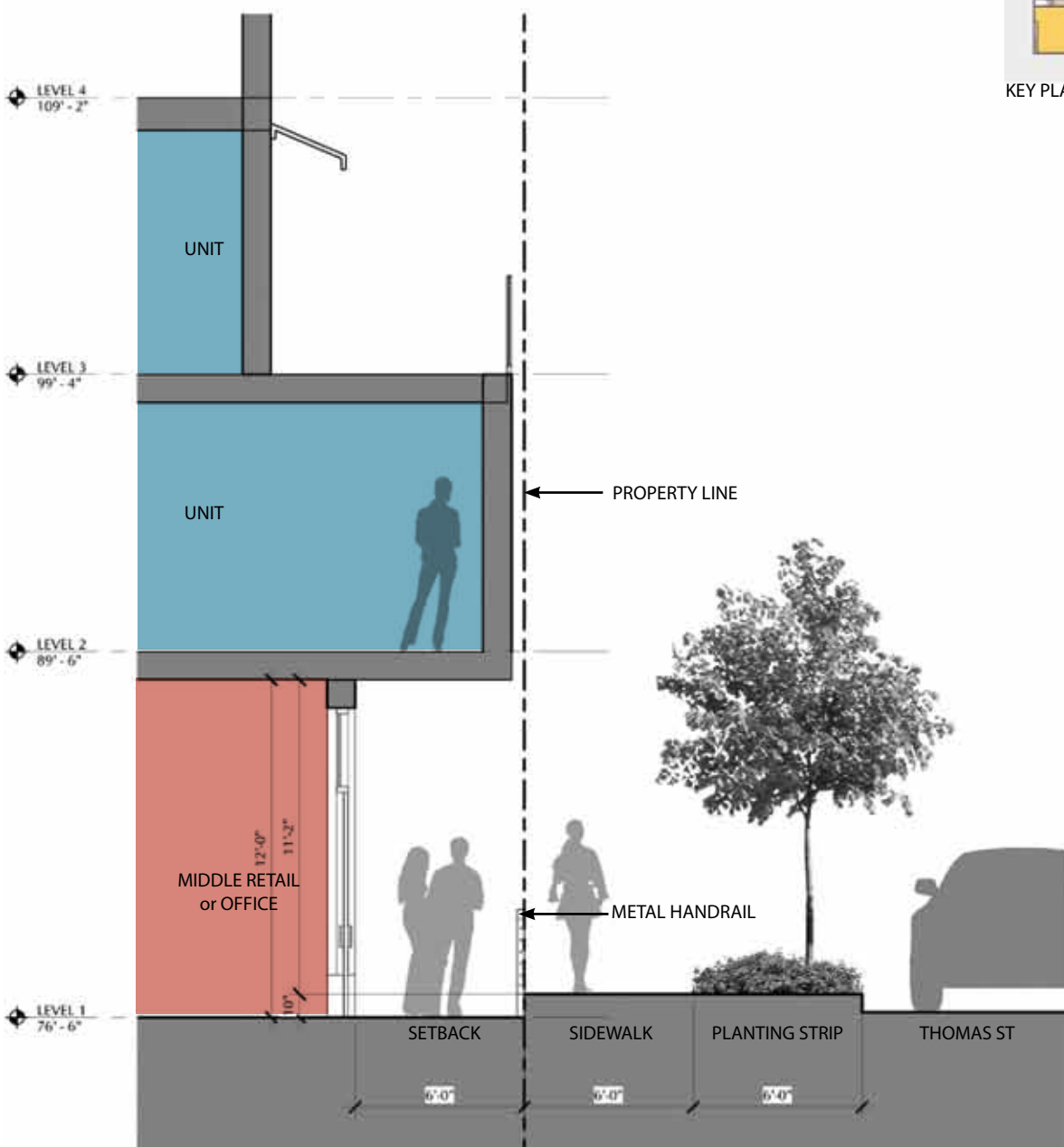
# THOMAS STREET CONDITION

COMMERCIAL RESIDENTIAL



**1 SECTION @ CORNER RETAIL**

SCALE: 1/4" = 1'-0"



**2 SECTION @ MIDDLE RETAIL**

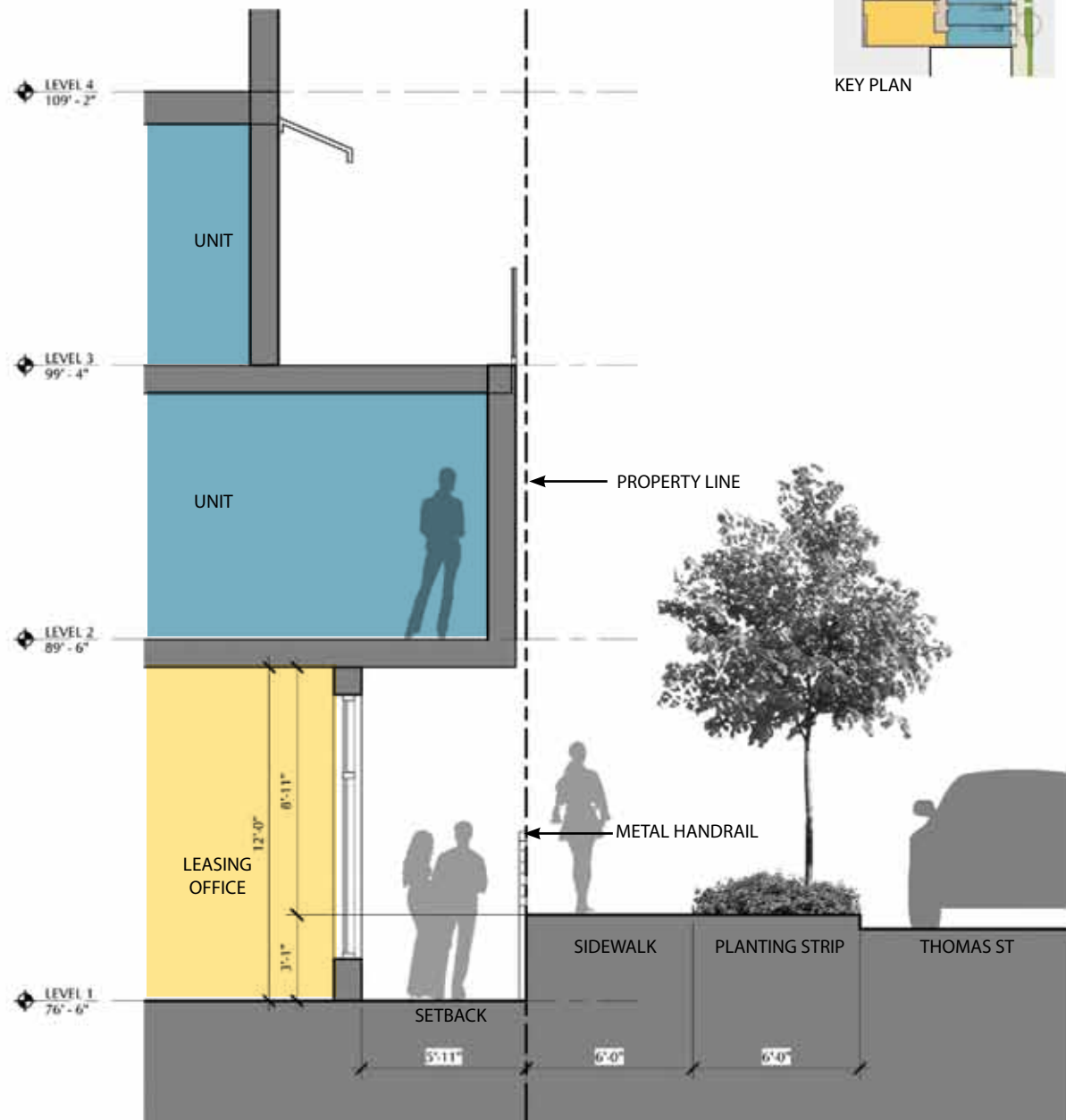
SCALE: 1/4" = 1'-0"





THOMAS STREET CONDITION

LEASING RESIDENTIAL



**3** SECTION @ LEASING OFFICE  
SCALE: 1/4" = 1'-0"



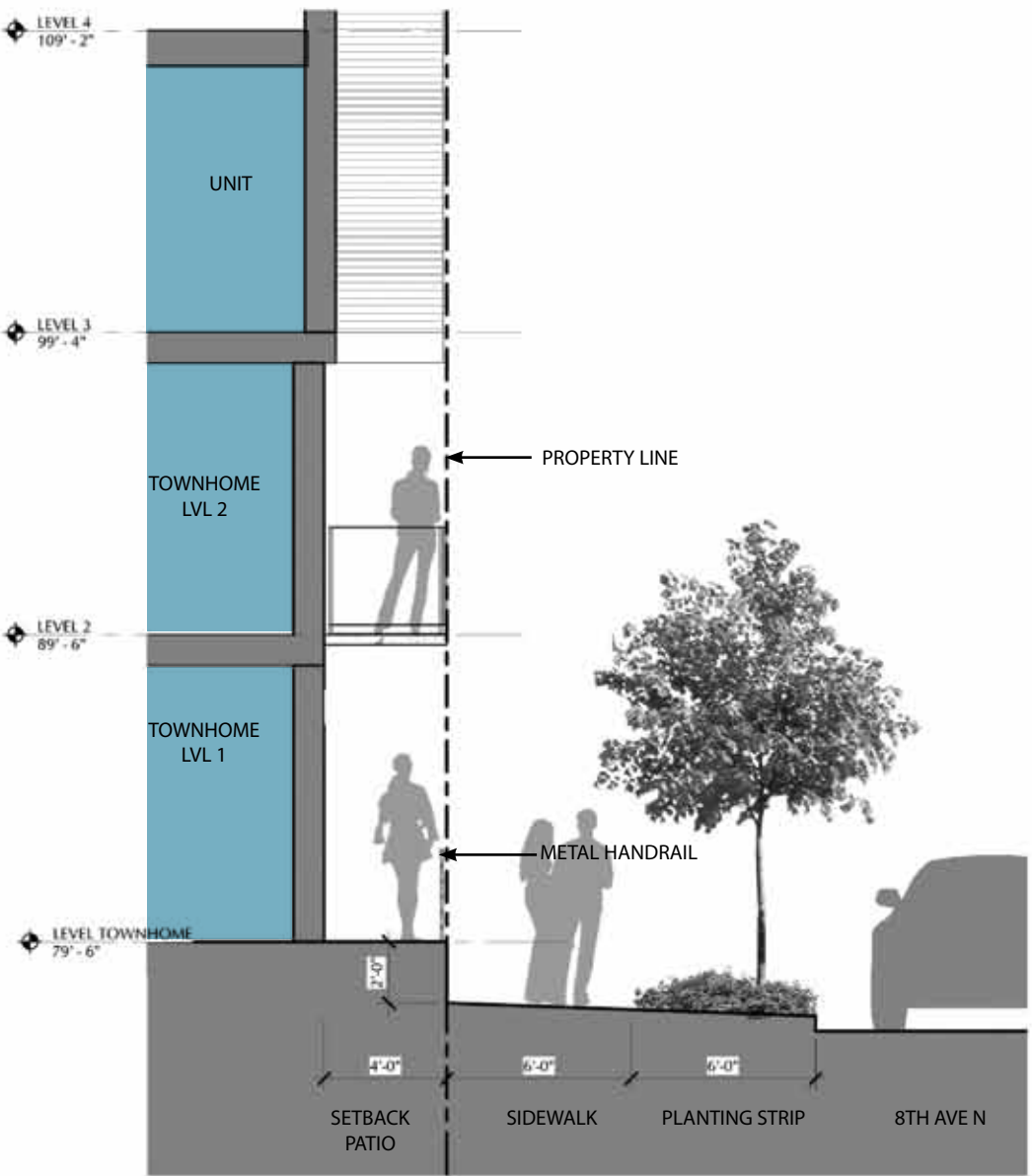
VIEW LOOKING TOWARDS DEXTER ON THOMAS STREET



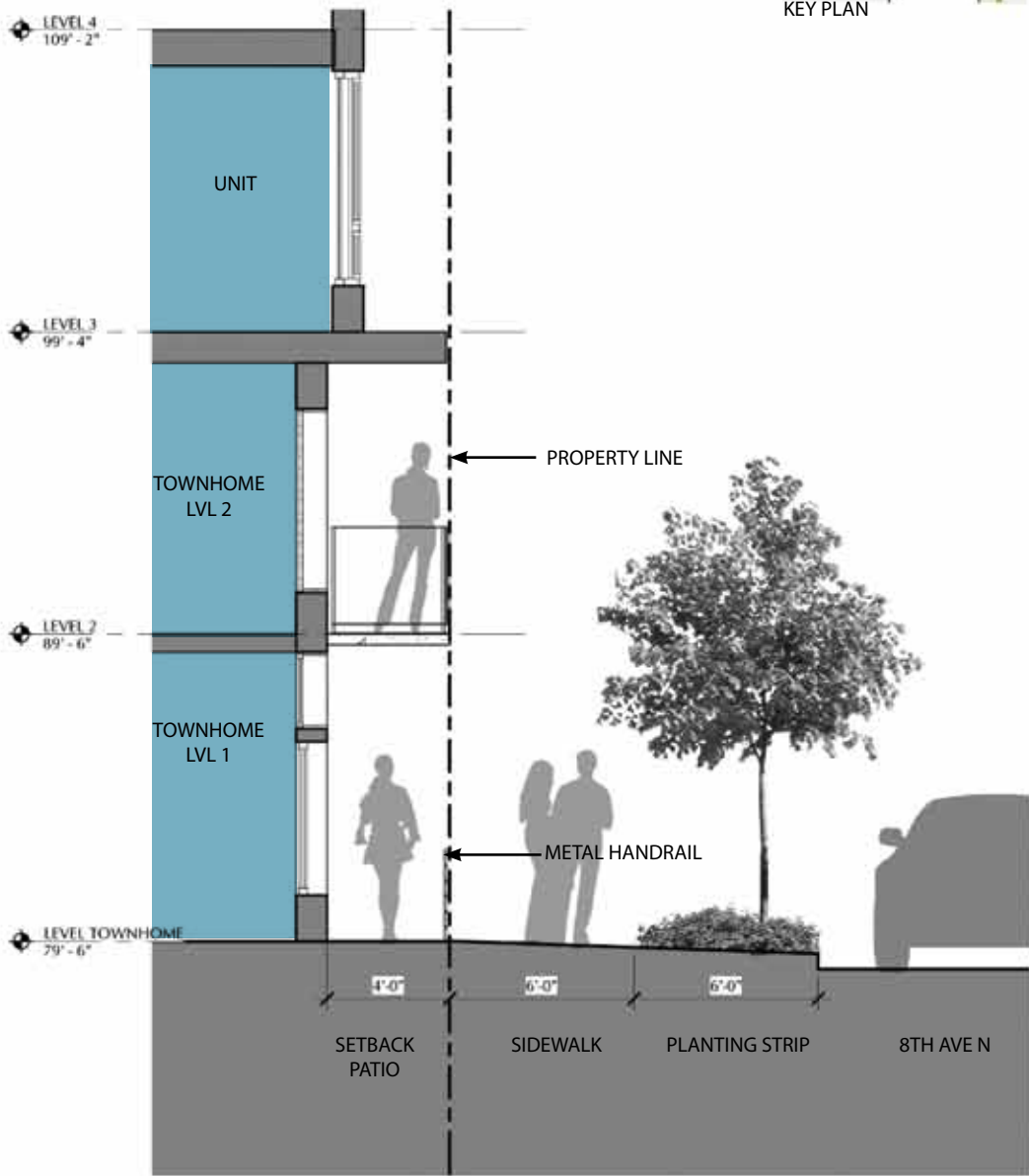
UPDATED

8TH AVENUE N CONDITION - TOWNHOMES

RESIDENTIAL



4 SECTION @ TOWNHOME AT STOOP  
SCALE: 1/4" = 1'-0"

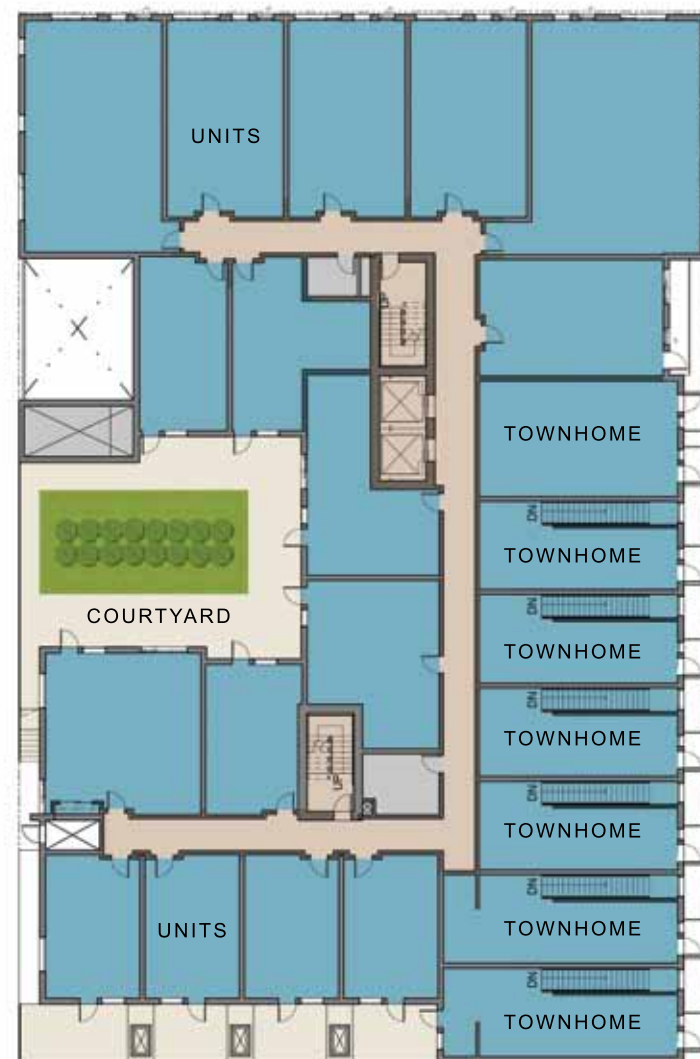


5 SECTION @ TOWNHOME AT GRADE  
SCALE: 1/4" = 1'-0"





# PREFERRED OPTION PLANS



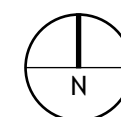
**L2 PLAN**  
SCALE: 1/32" = 1'-0"



**L3-7 PLAN (TYPICAL)**  
SCALE: 1/32" = 1'-0"

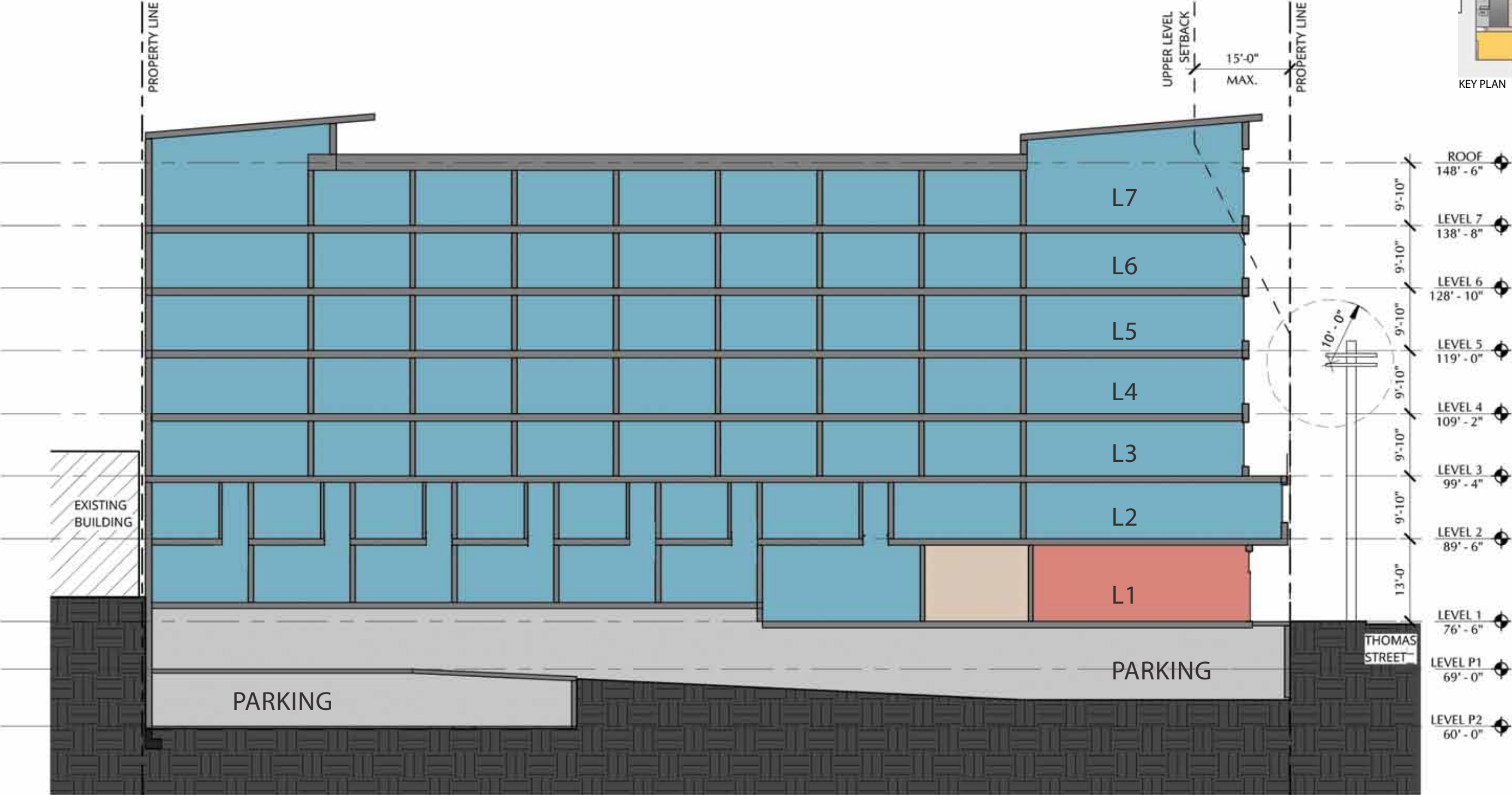


**ROOF PLAN**  
SCALE: 1/32" = 1'-0"



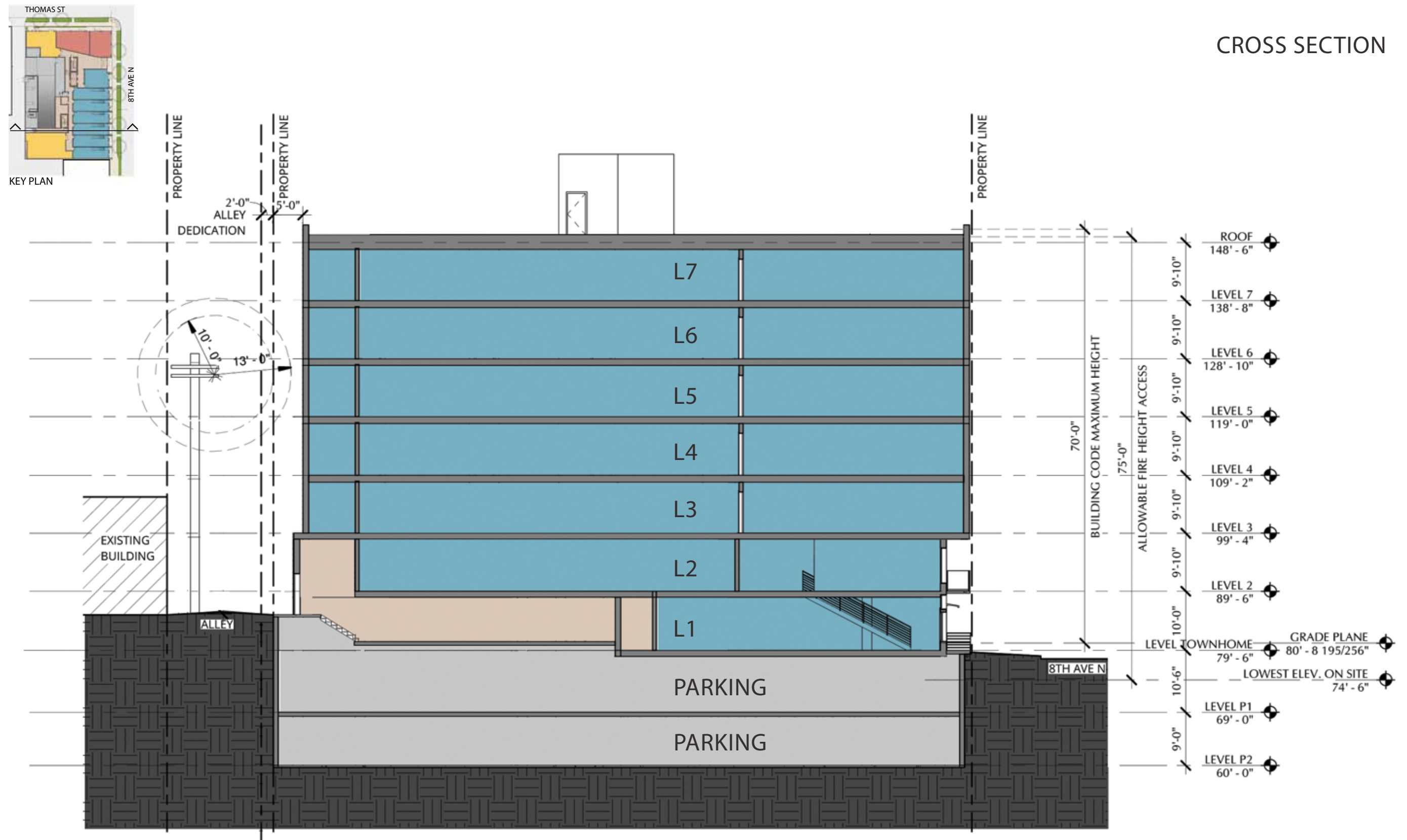
LONGITUDINAL SECTION

COMMERCIAL RESIDENTIAL





# CROSS SECTION



POTENTIAL DEPARTURE

SMC 23.48.012  
UPPER LEVEL SETBACK REQUIREMENTS

Structures must provide an upper level setback for the façade facing Class II Pedestrian streets (Thomas Street) for portions of the structure over 45’ in height up to a 15’-0” maximum.

PROPOSAL

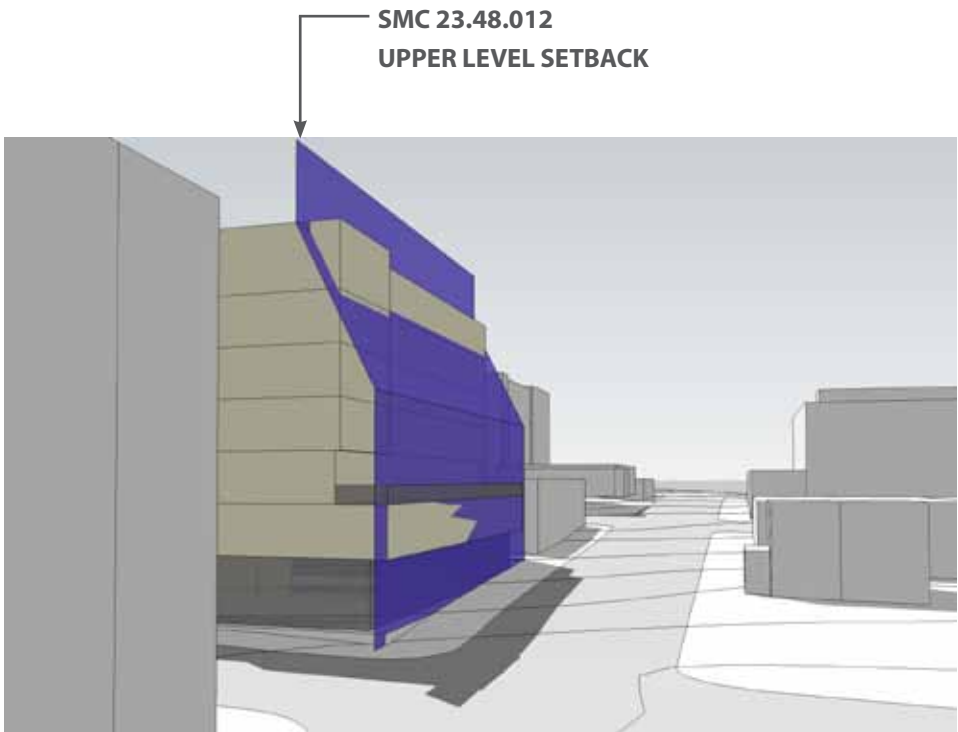
We have chosen to set back our structure starting at level 3 a distance of 9’-0” from the property line all the way up the facade. This supplies a generous setback along the upper levels of Thomas St.

JUSTIFICATION

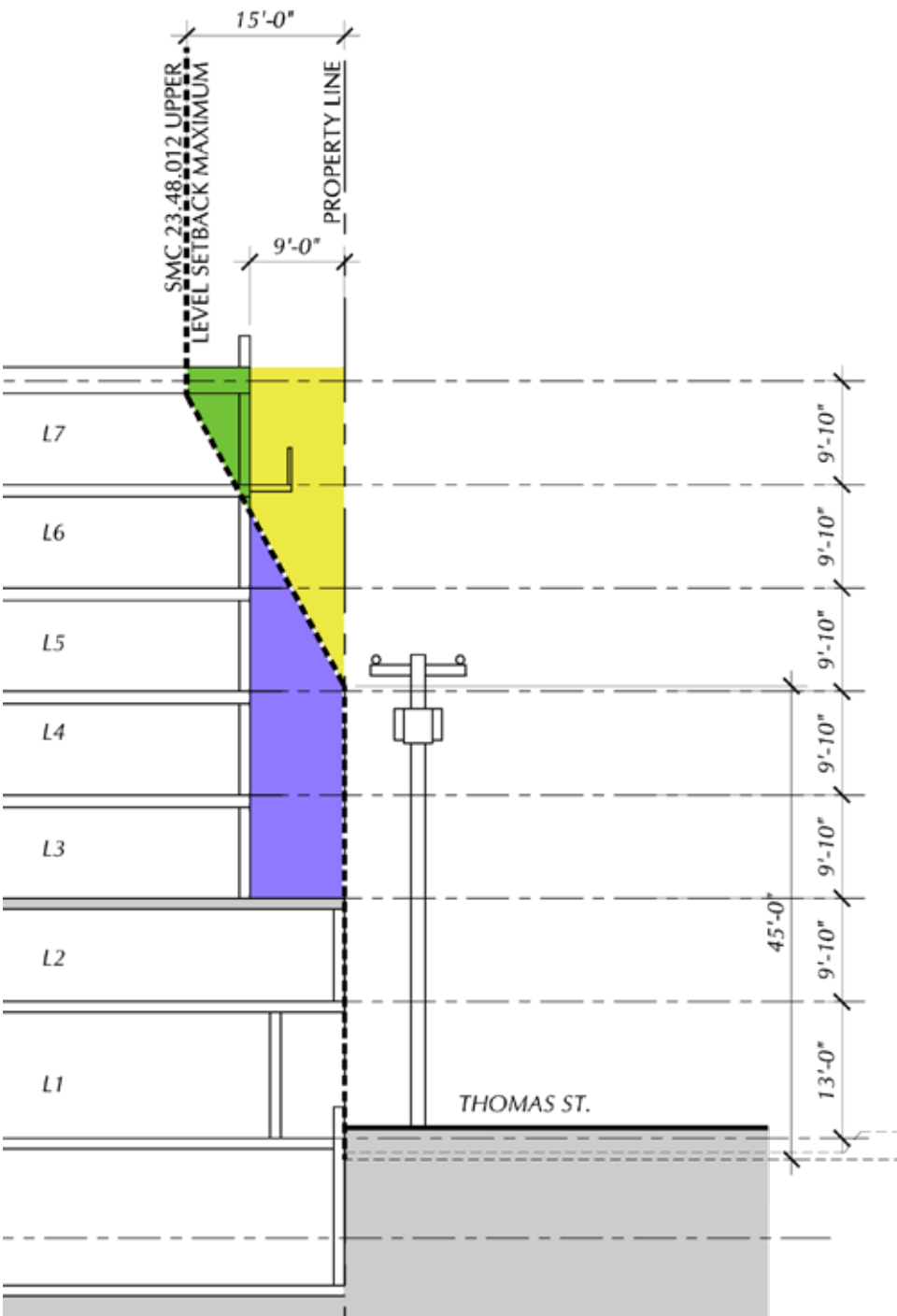
The maximum setback is 15’-0” which is only required at level 7 of our project. We think by setting the lower floors back at 9’-0” from the property line it balances out the setback and makes for a stronger building and a better frame for the Space Needle.



BUILDING JUST EAST OF OUR PROJECT DID NOT SET BACK  
ALONG THOMAS ST



- NO SETBACK REQUIRED - VOLUNTARY SETBACK: 29,980 CUBIC FEET
- REQUIRED SETBACK: 28,935 CUBIC FEET
- ENCHROACH INTO REQUIRED SETBACK: 5,740 CUBIC FEET







THANK YOU FOR YOUR TIME!