

528 PONTIUS AVE N
 Early Design Guidance Analytic Design
 Proposal Packet

Project Number: 3013571

Meeting Date: October 3rd, 2012



Vicinity Map
 Owner:



AMLI Residential Partners LLC
 420 Pontius Ave. N, Suite 400
 Seattle, WA 98109
 tel 206.621.5610
 fax 206.621.1972

Architect and Landscape Architect:



1301 First Ave. Suite 301
 Seattle, WA 98101
 tel 206.467.5828
 fax 206.467.0627

G G L O

1 Table of Contents

528 Pontius Ave N

TABLE OF CONTENTS

1	Table of Contents	03
2	Development Objectives	03
3	Urban Design Analysis	04
4	City Design Review Guidelines	16
5	Site Analysis	19
6	Alternative Concepts	23
7	Studies at Street Level	32

2 Development Objectives

Objectives & Use Distribution

This project is the second of 2 phases of development on the block by AMLI. The buildings are divided by a daycare playground under separate ownership, preventing a direct connection between the two.

In a neighborhood context, this project provides an opportunity for in-fill of vacant land in this uniquely residential pocket of Cascade. This site rests slightly off the beaten-path, in a somewhat remote corner of the Cascade District. The closest retail is a block away, so the challenge becomes how to enhance the experience of this peaceful urban enclave.

For all development alternatives, a shared pedestrian walkway is proposed at the east edge of the site, allowing an opportunity for landscaped pathway connections to internal courtyards. Three alternative massing concepts explore this landscaped pedestrian connectivity, and other pedestrian experiences around the site. Our analysis references the *South Lake Union Neighborhood Design Guidelines*, and other characteristics of the site, district and neighborhood.

Technical Data

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

Residential Uses: Seven stories of approximately 127 residential market rate apartments, including studios, 1 bedroom and 2 bedroom type units.

Accessory Parking: Minimum 1 per apartment, Approximately 127 stalls

Use Distribution by Floor (Preferred Alternative):

Basements:	Parking
Level 1 (Street Level):	14 Apartments
Level 2:	19 Apartments
Level 3:	19 Apartments
Level 4:	19 Apartments
Level 5:	19 Apartments
Level 6:	19 Apartments
Level 7 (Roof):	17 Apartments

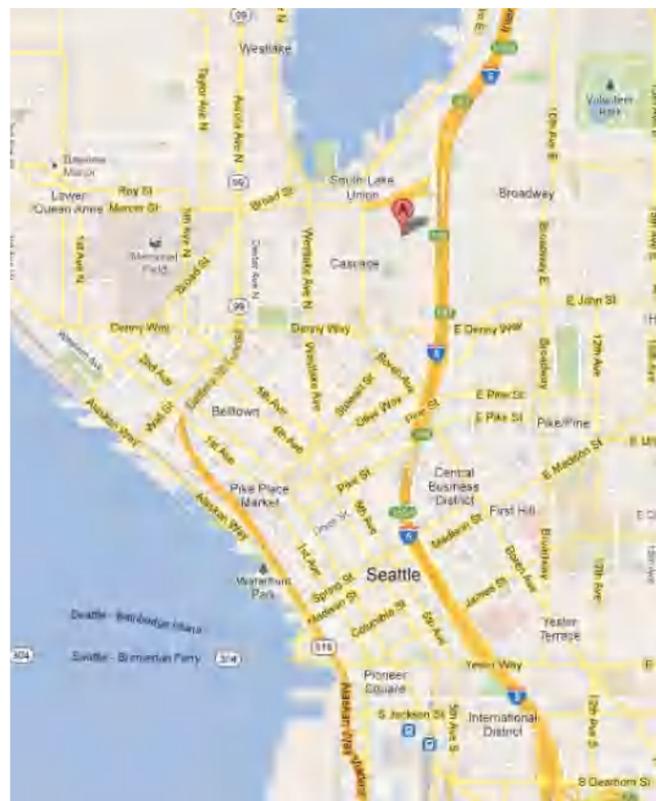
Sustainability Goal: LEED Silver

Lobby SF 500 - 1,400 sf
Residential SF ~105,000 sf

Site Measurements 160 ft x 128 ft = 20,800 sf

3 Urban Design Analysis Map

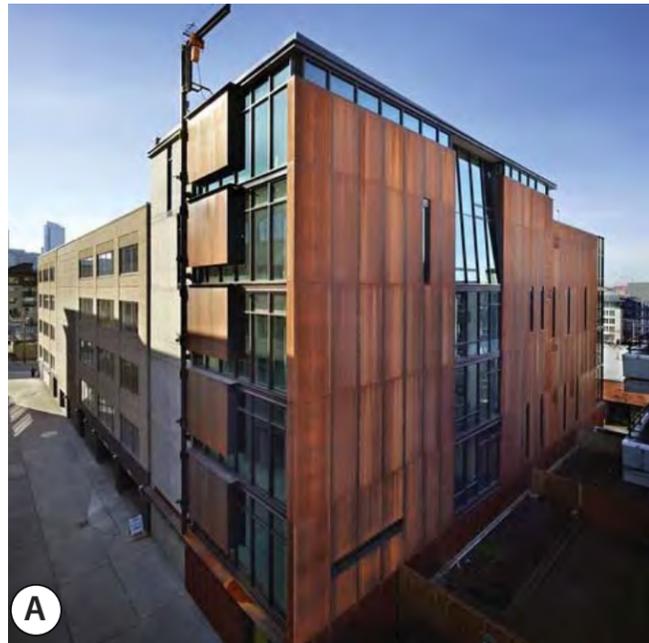
The site is located in the "Cascade" neighborhood of Seattle and within the Lake Union Hub Urban Village. The site is bounded by Mercer Street and Pontius Avenue N.



Vicinity Map



Aerial Photograph



[www.olsonkundigarchitects.com]

Art Stable

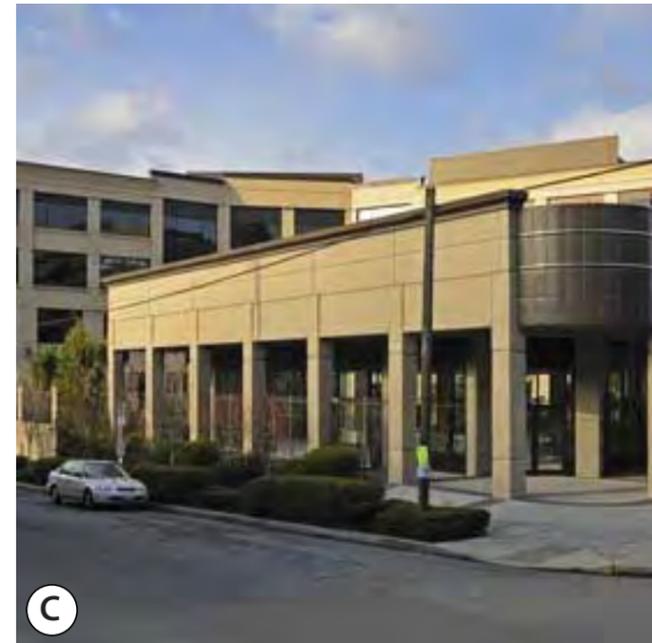
A 7-story, five unit adaptive live-work space designed by Olson Kundig and developed by Point32. This notable project won the 2010 AIA Seattle Citation Honor Award.



[www.amli.com]

AMLI 535 Apartment Homes

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



[www.blumecompany.com]

Yale Campus - 1260 Mercer

An adjacent 4-story office building serving as part of the Yale life-sciences/biotech, office, and retail campus being developed by the Blume Company and designed by NBBJ.



[Amli / GGLO]

AMLI Bargreen Phase 1

Adjacent to the South, construction will start Fall 2012 on 175 apartments in 7-stories over retail and parking. Currently in permitting, designed by GGLO.



[GGLO Photo]

Cascade Park and Pea Patch

Originally the playground of the now-demolished Cascade School. Has two play areas, a wide field, community gardens, and restrooms.



[wikipedia.org]

Alley24

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



[Vulcan / Runberg Architecture]

Laundry Block Proposal

Adjacent to the southern edge of the site is the construction of a mixed use project. The design has a central corridor extending north across Republic Street.



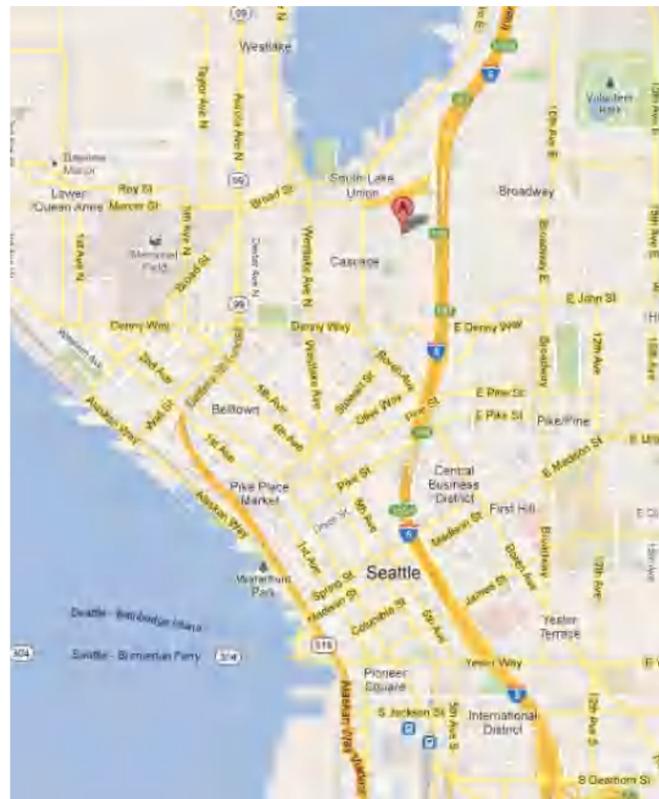
[GGLO]

Alcyone

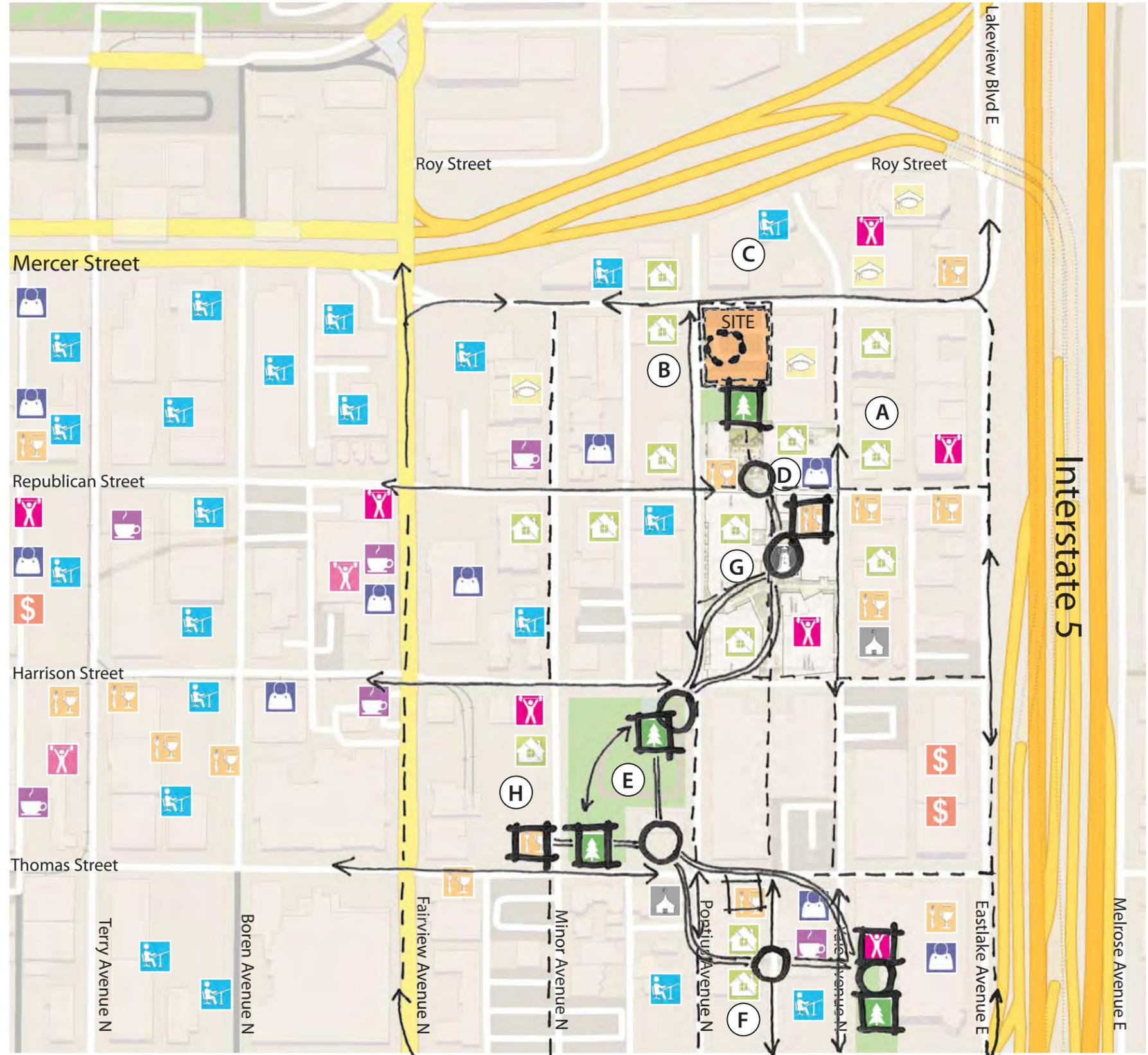
A 161 unit mixed use/multi-family development. GGLO's Alcyone is the first LEED® Certified market rate project in Seattle. Retail space sits adjacent to the Cascade Playground.

Surrounding Use Distribution
Urban Design Analysis

- | | |
|--|---|
|  SHOPPING |  RECREATION |
|  FITNESS |  BANK |
|  OFFICE |  EDUCATION |
|  RESIDENTIAL |  RELIGIOUS |
|  COFFEE SHOP |  POINT OF INTEREST |
|  BAR/RESTAURANT | |



Vicinity Map



Aerial Photograph

Transportation and Access

Urban Design Analysis

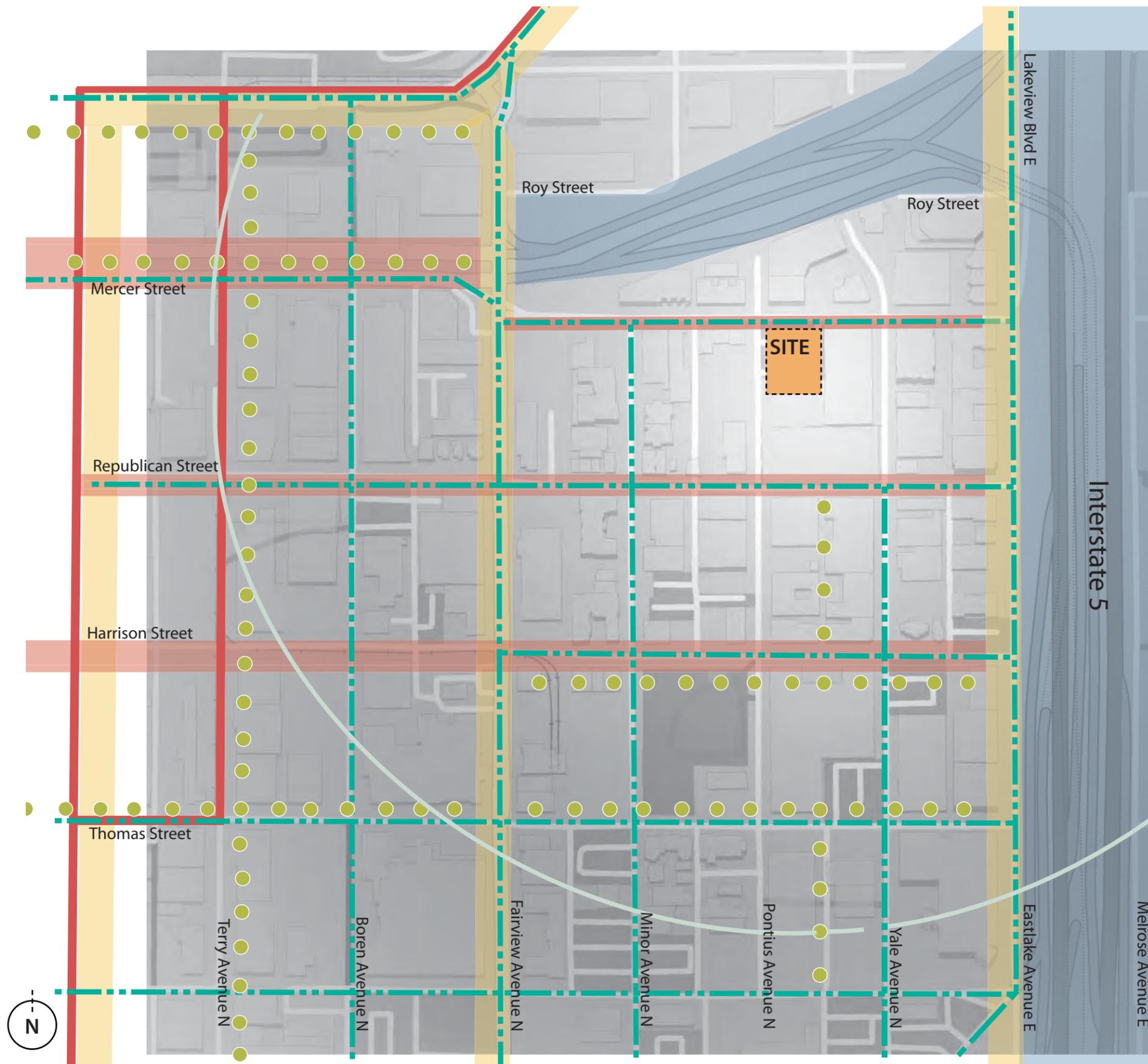
The site is easily accessible by bus, light rail, bicycle, pedestrian and auto. Seven bus routes pass by the site by way of both Eastlake Ave E and Fairview Ave N. Bus routes include 25, 70, 71, 73, 83, and 309. All bike transportation shown refers to a shared roadway, open to both bicycle and motor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

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

Mercer Street functions as a "short-cut to Capitol Hill" past this site via Lakeview Blvd East and Belmont Avenue East.

Street Classification:

- Mercer is a minor arterial street - one-way Eastbound
- Pontius Avenue is a residential access street



LEGEND:

- Scheduled Bus Route
- Bicycle Route
- Light Rail
- Class 2 Pedestrian Street
- Noise
- 1 Mile Radius
- Arterials

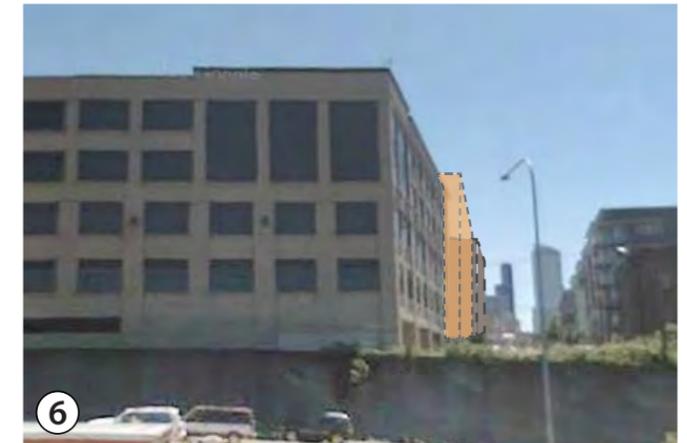
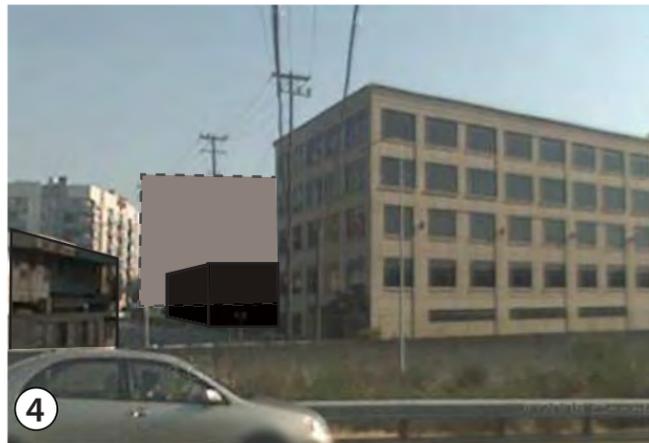
Views from I-5 On-ramp at Mercer Exit

Urban Design Analysis

SMC 25.05.675P, Public view protection.:

It is the City's policy to protect public views of significant natural and human-made features: Mount Rainer, the Olympic and Cascade Mountains, the downtown skyline, and major bodies of water including Puget Sound, Lake Washington, Lake Union and the Ship Canal, from public places including interstate 5 Mercer Street on-and-off ramps per Exhibit 25.05.675 1N.

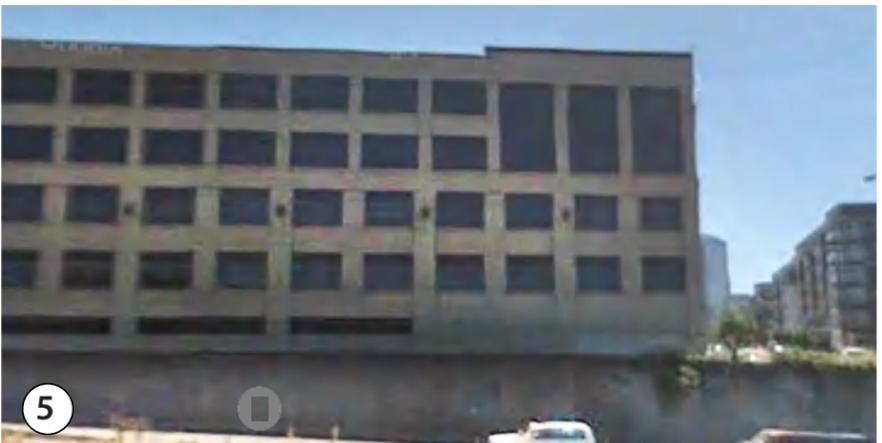
-  Proposed Development
-  Current Development
-  Existing Development



Views from I-5 Key Map:



Views from I-5 Off-ramp at Mercer Exit
 Urban Design Analysis

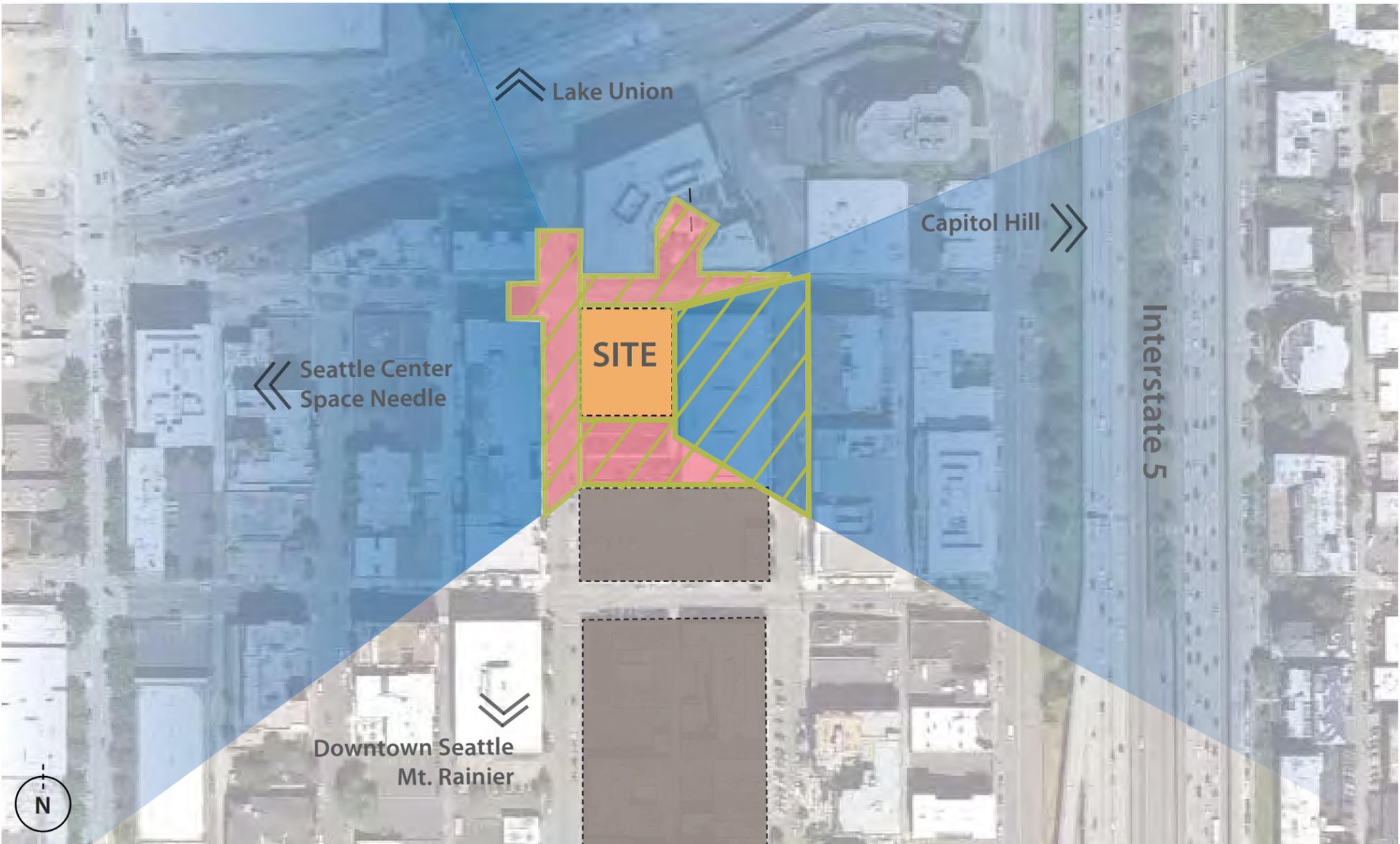


-  Proposed Development
-  Current Development
-  Existing Development

Views from I-5 Key Map:



View Range and Orientation
Urban Design Analysis



Most views are of neighboring streets and buildings. There are notable views from levels higher than 75'-0" to the North/Northwest and above ~50 feet to the East.

- Levels 1-7 view range
- Levels 4-7 view range
- Level 7 view range
- = current development by others
- = proposed development

Site Aerial with View and Solar Orientation



View from Site looking North-West

Primary Views

Urban Design Analysis

Primary Views from the Site

Most views would be of adjacent buildings and streetscapes. Once above 75 feet, there would be views of the Space Needle to the West, Lake Union and Mount Baker to the North, and territorial views above and between the existing buildings to the northwest, north and northeast.

To the East, once above the adjacent building (~30 feet) there would be views toward I-5 and beyond to Capital Hill and the surrounding areas. Views to the south and southeast are completely blocked by 7 story mixed-use structures. Partial views of the City would be available to the Southwest.



View to the Northwest



View to the North



View to the Northeast



View to the West



View to the East



View to the South

Primary Views

Urban Design Analysis

Primary Views into the Site

View into the Site are limited to passersby and occupants of adjacent buildings. Being on a corner, and due to shorter adjacent buildings and larger gaps between buildings, there are views into the site from further distances from the Northwest, North, Northeast and East, and from the Southwest. Views into the site at street-level are blocked from the East and South. The south edge is bordered by a playground.



View to site from Northwest



View to site from East



View to site from West

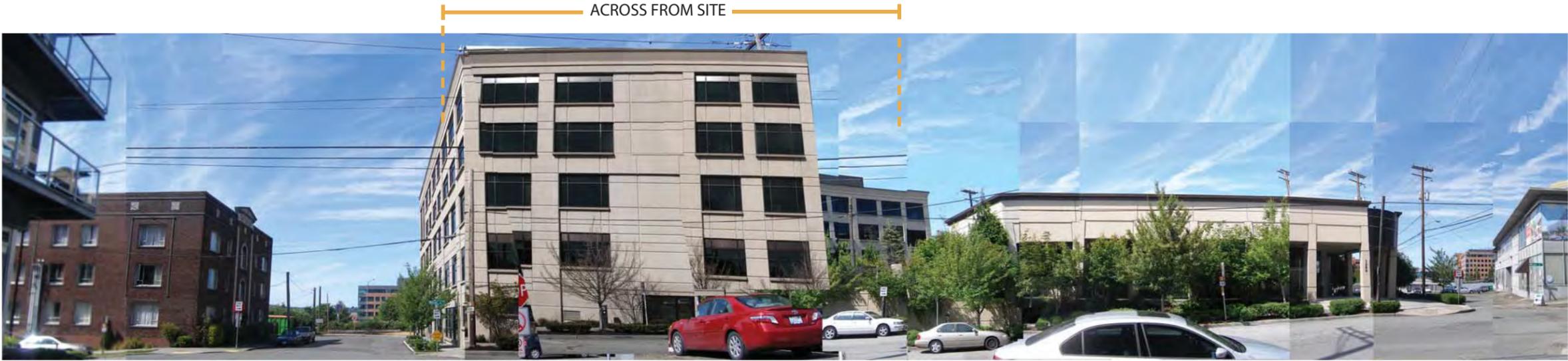


View to site from Southwest



View to site from South

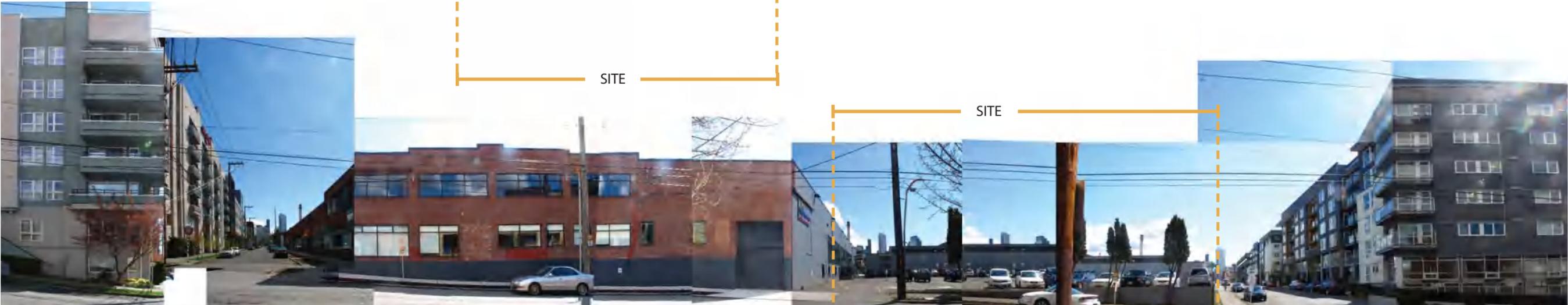
MERCER ST. : Photo Vignettes
Urban Design Analysis



Mercer Street: Looking North (away from site)



Mercer Street: Aerial View



Mercer Street: Looking South (towards site)
Oct 3, 2012

PONTIUS AVE N: Photo Vignettes
Urban Design Analysis



Pontius Ave N: Looking East (towards site)



Pontius Ave N: Aerial View



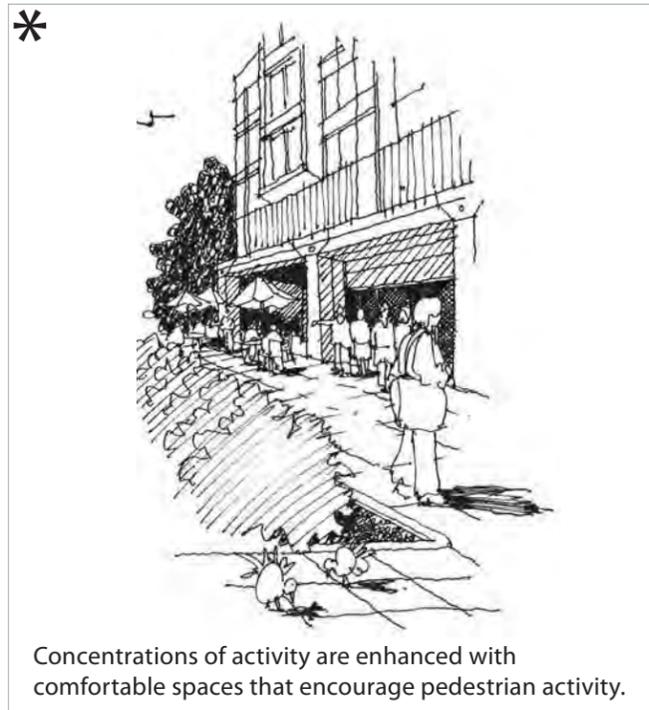
Pontius Ave N: Looking West (away from site)

4 Design Guidelines

Site, Bulk and Scale

Developments in the Cascade neighborhood fall under the guidance of the *South Lake Union Design Guidelines*, which further elaborates on select aspects of the City's *Design Guidelines for Multi-Family and Commercial Buildings*.

The Cascade District has a rich history and has recently evolved into a technology center for employment, eliciting a groundswell of housing development. Historically, its citizens have developed neighborhood-specific design and development guidelines that are also being used as resources for the design of this project, including the *Cascade Waterflow Handbook* and the *Cascade Neighborhood Council Design Guidelines: Sustainable Strategies*.



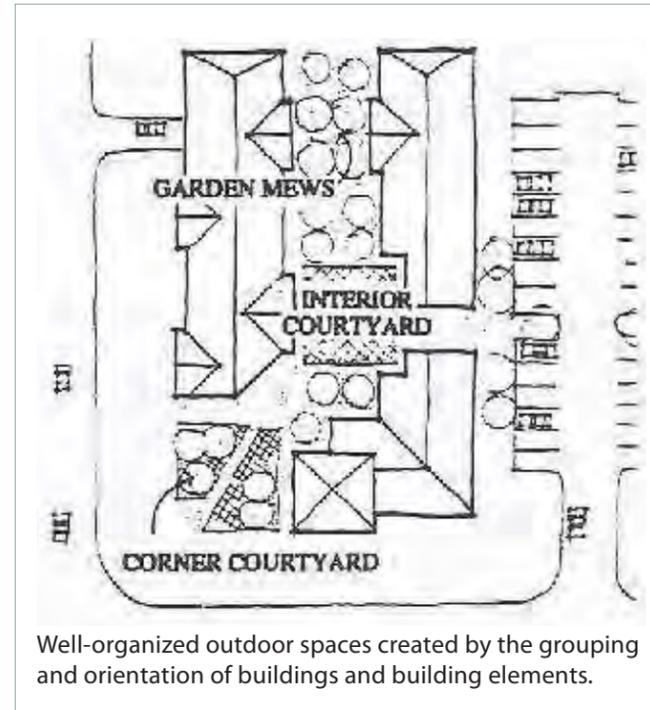
Concentrations of activity are enhanced with comfortable spaces that encourage pedestrian activity.

A-2: Street Compatibility

- Acknowledge and reinforce existing desirable spatial characteristics of the Right-of-Way
- Encourage provision of spaces for street-level uses that vary in size and depth

Response:

All options promote varying interpretations of this recommendation... "Taking indoors-outdoors by spilling interior space onto plazas, walkways and sidewalks where appropriate,"



Well-organized outdoor spaces created by the grouping and orientation of buildings and building elements.

A-4: Human Activity

- New development should be sited and designed to encourage human activity on the street
- Create graceful transitions at the streetscape level between the public and private uses

Response:

Setbacks in all options allow opportunity for landscaping features to meet this goal.

A-7: Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Response:

The project will incorporate individual outdoor spaces and common area courtyards. Open spaces are sited for solar and view access.



Breaking larger buildings down into separate volumes reduces apparent bulk.

B-1: Height Bulk and Scale Compatibility:

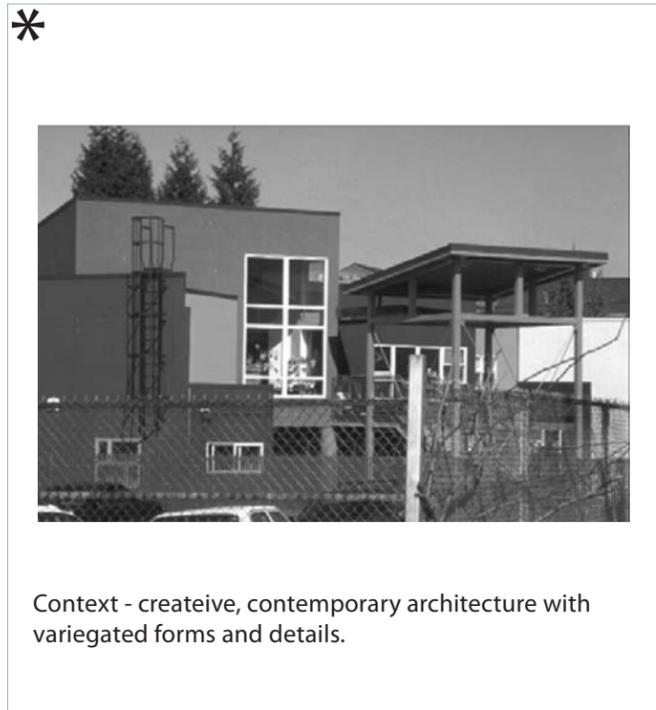
- Consider compatibility of adjacent buildings and buildings in adjacent zones.
- Articulate buildings in relationship to existing structures.

Response:

Height bulk and scale are very similar to adjacent buildings and buildings in the adjacent zone, including buildings across Mercer Street (to North) and Pontious Avenue (to West). To East, easement and courtyard respects the light, air and space of the one-story structure.

[Design Review: Guidelines for Multifamily & Commercial Buildings, City of Seattle, effective Oct 1993-Nov1998]

* [Design Review: South Lake Union Design Guidelines, City of Seattle, effective May 26, 2005]



Context - creative, contemporary architecture with variegated forms and details.

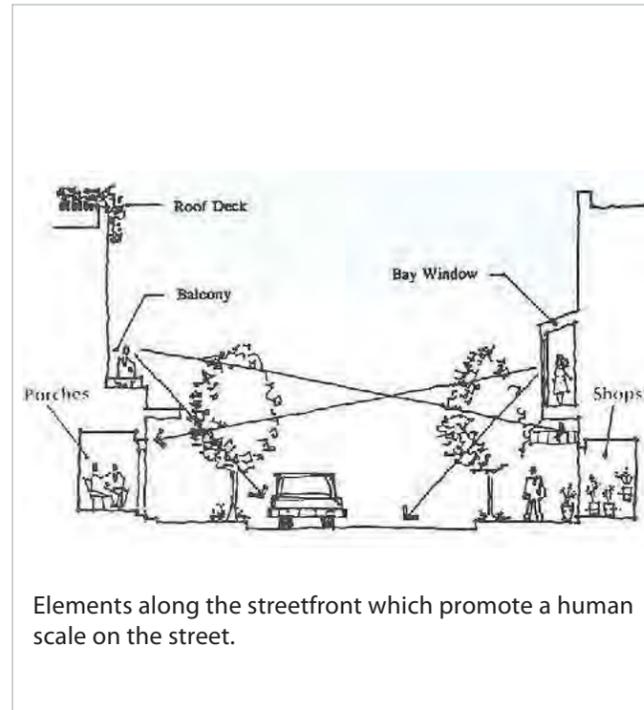
C-1 and C-2: Architectural Concept, Consistency and Context:

- Form should signify function. Design elements should be well-proportioned and there should be an overall building concept.
- Support the existing fine-grained character of the neighborhood with a mix of building styles
- Respond to the history and character in the adjacent vicinity in terms of pattern, style and scale.
- Respond to working class, maritime, commercial and industrial character

Response:

Form and materials will be based on primarily Phase 1 to the South. Architectural features will signify building entry and amenity.

The South Lake Union neighborhood has changed dramatically in recent years. It's character is less based on its history and more on its current environment and atmosphere as vibrant, modern and "high-tech".



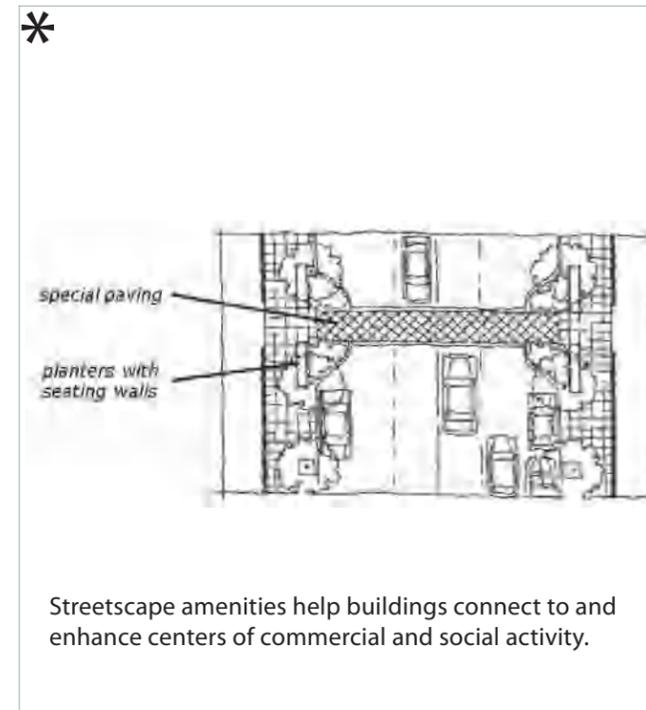
Elements along the streetfront which promote a human scale on the street.

C-3: Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

Response:

Setbacks along streets allow for pedestrian-scaled features such as stoops and landscaped areas. Large courtyard signifies building entry at Pontius Avenue. Pedestrian walkway connects Mercer Street to private interior courtyard.



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

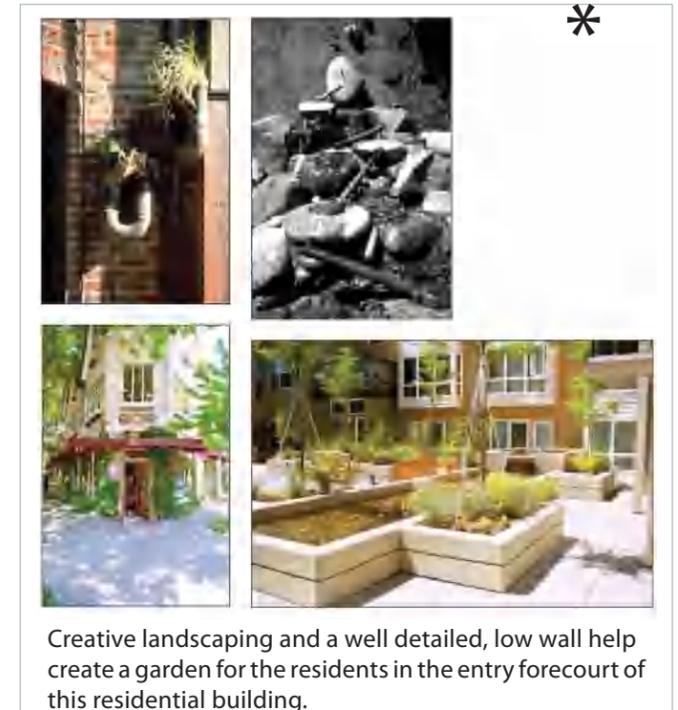
D-1: Pedestrian Open Space and Entrances:

- Convenient and attractive entrances with weather protection and lively pedestrian-oriented open spaces
- Features that enhance the public realm

Response:

Generaous setbacks along Pontius and Mercer enhance pedestrian environment.

Project will include right of-way Improvements between Phase 1 and 2, enhancing pedestrian traffic between buildings, encouraging social interaction between inhabitants. And providing additional pedestrian enhancements to the neighborhood.



Creative landscaping and a well detailed, low wall help create a garden for the residents in the entry forecourt of this residential building.

E-1: Reinforce Existing Landscape Character of the Neighborhood

Response:

Historically, the Cascade neighborhood has been dotted with small informal gardens that have evolved into more formalized evolutions of modern developments. Moving water features and recent rain garden projects are a few examples. Continuity of planting style and streetscape character will be carried through the block to strengthen that neighborhood personality.

E-2: Landscaping to Enhance Building or Site

Response:

A variety of plant and hardscape materials will used to accentuate elements of the building and its relationship to the street.

[Design Review: Guidelines for Multifamily & Commercial Buildings, City of Seattle, effective Oct 1993-Nov1998]

*** [Design Review: South Lake Union Design Guidelines, City of Seattle, effective May 26, 2005]**

Additional Information

Design Guidelines

Cascade District Environmental Factors

Additional information guiding design can be found in resources generated from the Cascade Neighborhood Council, including their *Sustainable Strategies* and *Waterflow Handbook*.

Cascade was one of the first neighborhoods in Seattle to develop their own guidelines for sustainable design and development. Since this document was published, the City has adopted LEED Silver as a requirement for public development.

Cascades' watershed begins at Capitol Hill and flows into Lake Union. An historic stream once flowed near where Minor Avenue is today. Projects such as the "Swale at Yale" have sought to daylight and celebrate the watershed.



Selected aspects of the *Cascade Neighborhood Council's Sustainable Strategies*

Energy Demand:

Consider using the latest energy-efficient techniques

Strategies:

- Consider prevailing SW winds
- Optimize Building Envelope
- Window location and orientation
- Lighting and daylighting

Urban Watershed:

Promote recycling of water within watershed

Strategies:

- Consider rainwater capture for irrigation
- Pervious paving
- Maximize transpiration – layers of planting densities, trellises, roof gardens, planter boxes

Enhance Natural Environment

Strategies:

- Create vertical landscapes
- Rooftop gardens
- Interweave built and natural systems
- Support alternative transportation – bicycle ridership

Historical & Cultural Context

The site has been a parking lot for at least 40 years. Early in the last century, the site was the home of the Washington Chocolate Factory, a wood-framed structure. The existing concrete structure on the site was likely part of the complex of buildings making up the chocolate factory.

Very few historical buildings remain in the Cascade and South Lake Union as new development created mid-rise density throughout the neighborhood.

In 2006, the SLU Urban Center Neighborhood Plan established housing targets of 8,000 new units by 2024. From 1998 to 2006, housing units rose from 800 to 2,000. 2,000 additional housing units were added in 2007 and another 1,000 units each year since.

South Lake Union has established itself as a center for technology-based employment. Industrial and retail uses have been shrinking in recent years, while office/biotech and residential is growing.

The City of Seattle's Neighborhood Parks plan calls for an off-leash dog park in Cascade. However, the private sector is responding by providing private pet areas in apartment developments.



Before & After of Neighborhood Character

5 Site Analysis Survey

Site Area (after lot boundary adjustment):

Site contains 20,800 SF with 128 feet of frontage on Mercer St and 160 feet of frontage on Pontius Ave.

Topography:

The site slopes down toward the Lake from 96' SE to 89' NW with a difference of approximately 7 ft.

Tree Survey:

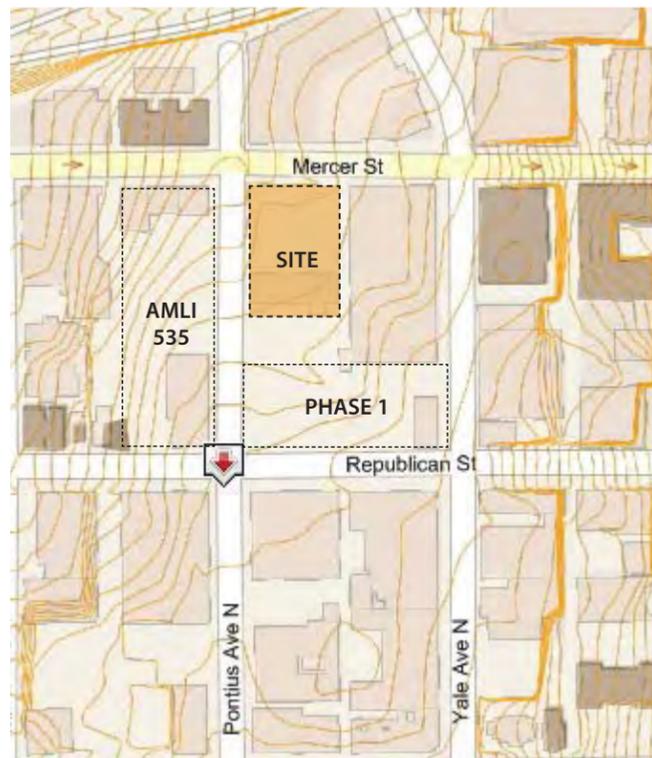
There are no significant trees on site.

Existing Buildings:

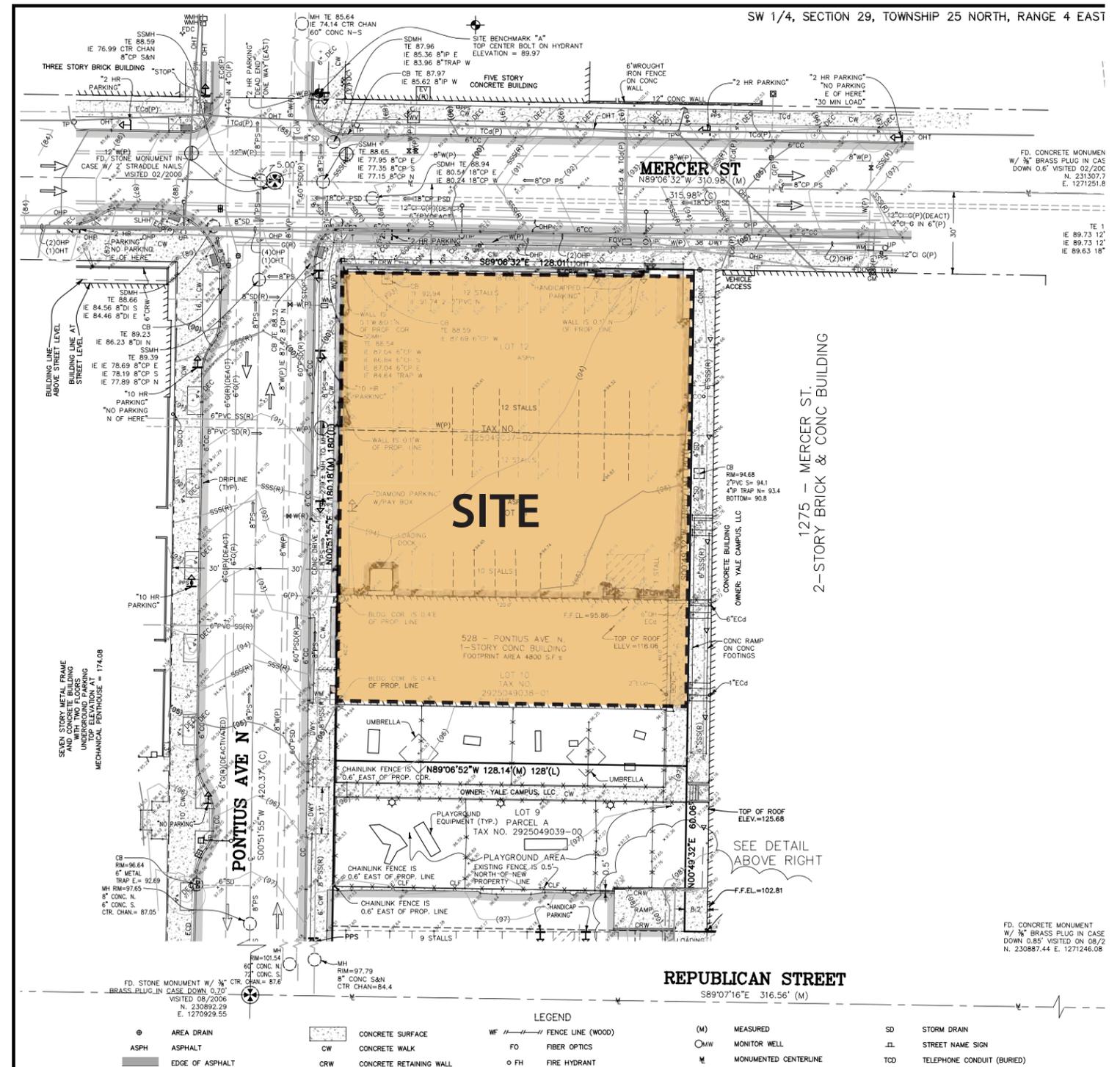
One one-story building to be demolished.

Utilities:

Site has access to all utilities on Mercer Street.



DPD Contour Map



Zoning

Site Analysis

PRIMARY ZONING DESIGNATION:
Seattle Mixed / Residential

SM/R 55/75

OVERLAYS:
South Lake Union Urban Center

DEPARTURES REQUESTED:

None



Zoning (cont'd)

Site Analysis

Site Address:

528 Pontius Avenue North

Site Area (after lot boundary adjustment):

0.48 acres (20,800 sf)

Tax Account #'s:

2925049037-02
2925049038-01

Zoning Designation:

SM/R-55/75

Applicable Code:

Seattle Municipal Code, Title 23 Land Use Code

Applicable Design Guidelines:

- City of Seattle Design Guidelines
- South Lake Union Design Guidelines

Overlays:

South Lake Union Urban Center

23.48.004 Permitted Uses:

Multi-family Residential, Live-work, Retail Sales & Services, Eating & Drinking Establishments and Parking, among others.

23.48.010 Structure Height:

- 75 feet; increase to 85 feet when additional height is used for mechanical equipment, and if two floors > 14 feet.
- Rooftop features: Open railings, planters, skylights, clerestories, greenhouses, parapets, and firewalls may extend 4 feet above the height limit.
- May extend 15ft above the height limit and does not exceed 20% [with exceptions]: solar collectors, stair and elevator penthouses, mechanical equipment, atriums, greenhouses, solariums, play equipment, minor communication utilities and accessory communication devices.

23.48.012 Upper Level Setback Requirements:

None required.

23.48.014 Facade Requirements:

- Primary building entrance is required from street or street-oriented courtyards, and is to be no more than 3 feet above or below sidewalk grade
- 15 feet minimum

23.48.018.A Facade Transparency:

- 60% minimum for Class 2 Ped Street; 30% minimum on all other streets.
- Does not apply to residential use.

23.48.018.B Blank Facades:

- Maximum 30 feet segments, maximum 70% of total frontage.
- No blank facade limit for portions in residential use.

23.48.019 Street-Level Uses:

No limits (building can be 100% residential)

23.48.020 Residential Amenity Area:

Minimum of 5% of residential gross floor area, maximum 50% can be enclosed, minimum 15 feet horizontal dimension, minimum 225 sf.

23.48.024 Landscaping:

Green Factor is not required in SM/R zone.

23.48.034 and 23.54.030 Parking Access and Curb Cuts:

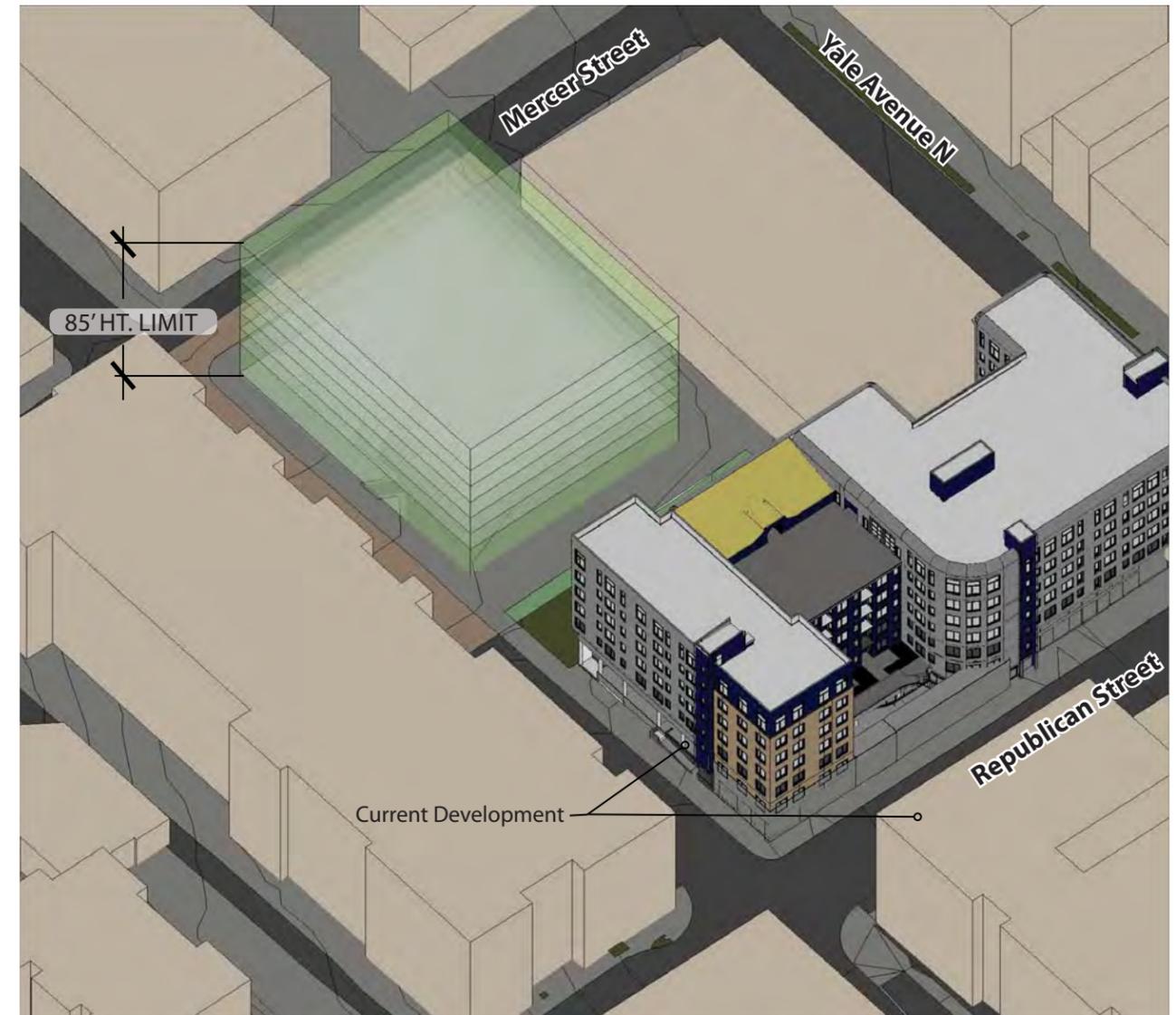
Max. 2 curb cuts on Pontius Ave N, and maximum 2 curb cuts on Mercer Street <10' wide, and two can be combined into one <20' wide.

23.54.015 Required Parking:

- None. Project is located in Urban Center (SMC 23.54.015 Table A and B)
- Bicycle parking: Long term only required (four hours or more) at 1 per 4 residential units. After the first 50 spaces, additional spaces are required at 1/2 the ratio shown in Section 23.54, Table E.

23.54.040 Solid Waste and Recycling:

Per Table A, more than 100 dwelling units requires 575 square feet plus 4 square feet for each unit above 100, and may be reduced in area by 15% if space has minimum horizontal dimension of 20 feet.



Allowable Zoning Envelope

Other Setbacks:

- Minimum setback of 3 feet along Mercer Street for residential
- Minimum 10-foot setback from overhead power lines along Mercer Street.

Floor Area Ratio:

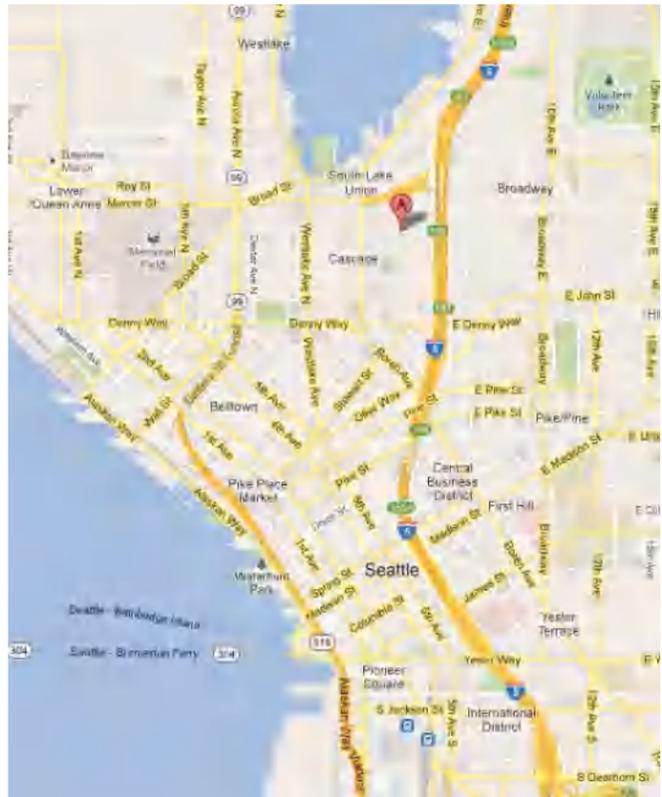
None required.

Average Grade Plane: 93 feet
Proposed First floor Grade: 93'

Maximum Allowable Height: 85'-0" for Type III
Proposed Height Limit: 85'-0"

Surrounding Use Distribution
Site Analysis

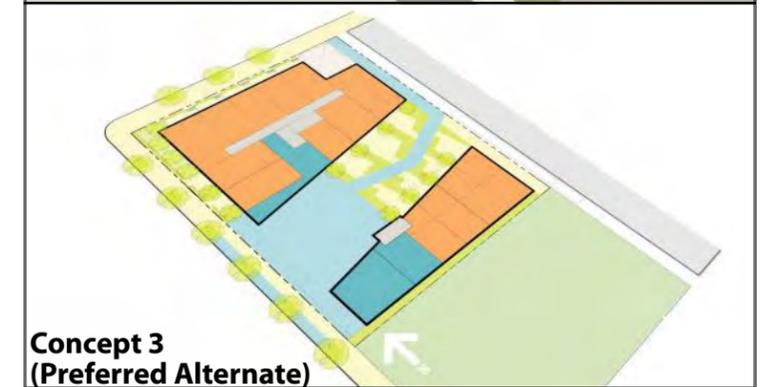
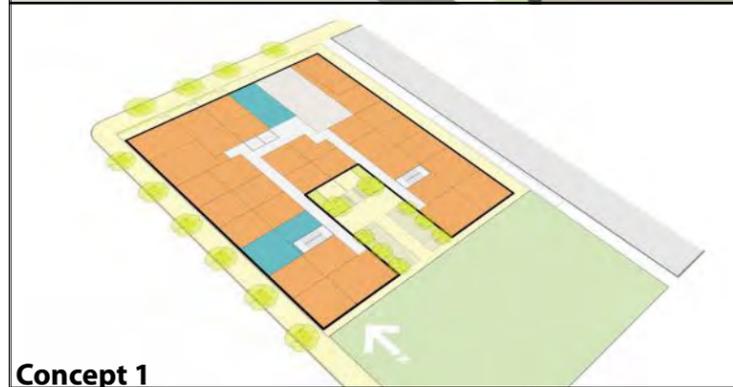
-  SHOPPING
-  FITNESS
-  OFFICE
-  RESIDENTIAL
-  COFFEE SHOP
-  BAR/RESTAURANT
-  RECREATION
-  BANK
-  EDUCATION
-  RELIGIOUS
-  POINT OF INTEREST



Vicinity Map



6 Alternative Concepts



Concept 1

Concept 2

**Concept 3
(Preferred Alternate)**

Concept Statement:

This development occupies a quarter of a block in the Cascade neighborhood of South Lake Union. Project seeks to build upon the character of the existing and planned buildings in the neighborhood with a straightforward and elegant building. Building fronts onto Mercer Street and Pontius Ave N, so street level residential character will be critical to the design concept and successful function of the ground-related units. Optimally, a sufficient setback would be provided to provide landscape buffers and semi-private transition zones.

Respect for the private children's playground directly to the south is another important factor influencing the design. An eight foot wide shared easement along the east property line allows pedestrian access to the neighboring building. The design concept utilizes this easement as a connection for the proposed building as well as an access point from Mercer Street to interior courtyards.

Three alternatives that follow explore different approaches to street-level and how the housing relates to the street, subsequently creating private, semi-private and semi-public space.



Architectural Concept 1

Alternative Concepts

Pros

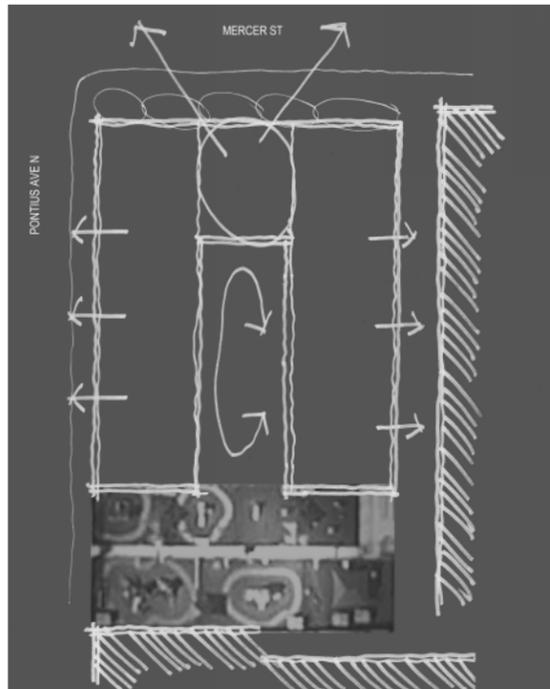
- Relationship to AMLI SLU phase 1 and solar access at courtyard.
- Driveway location for future connection to AMLI SLU phase 1 or future redevelopment of playground between phase 1 and phase 2
- Most units oriented toward West open space (courtyard and Pontius Ave)

Cons

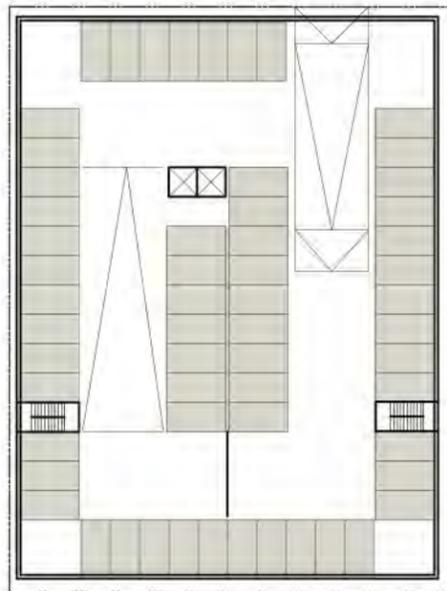
- Blocks most solar access to Bright Horizons (brick building to east of site).
- Option with most amount of windows on East elevation, therefore this option has most risk of future redevelopment of Bright Horizons site blocking windows, including light, air and views
- Least permeable edges along street-level
- No opportunity for pedestrian pathway at east of site



Axonometric View



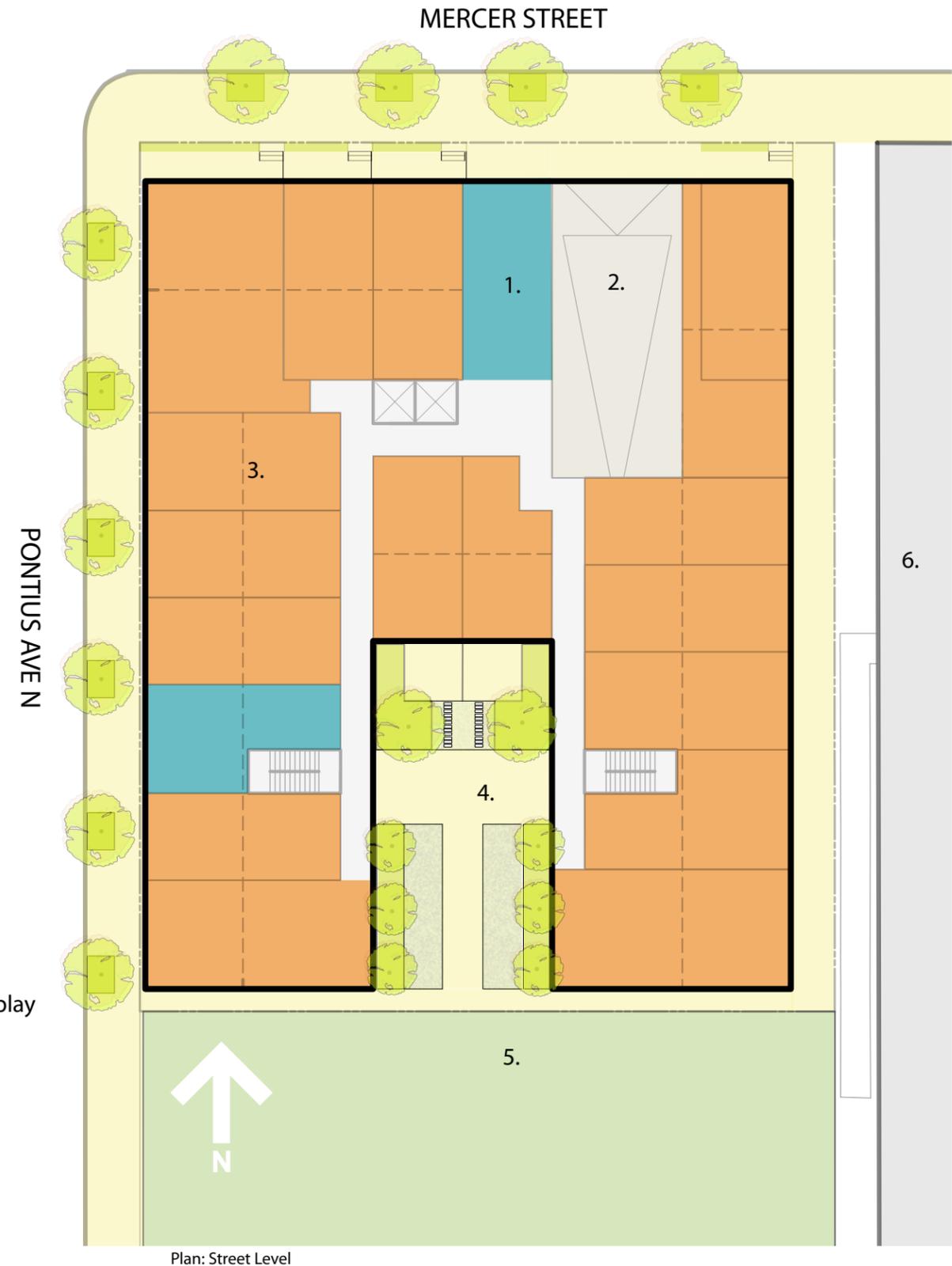
Concept Diagram



Typical Parking Level



1. entry lobby
2. garage entrance
3. residential lofts
4. courtyard
5. existing children's play area
6. existing building
7. residential flats
8. courtyard below
9. roof deck



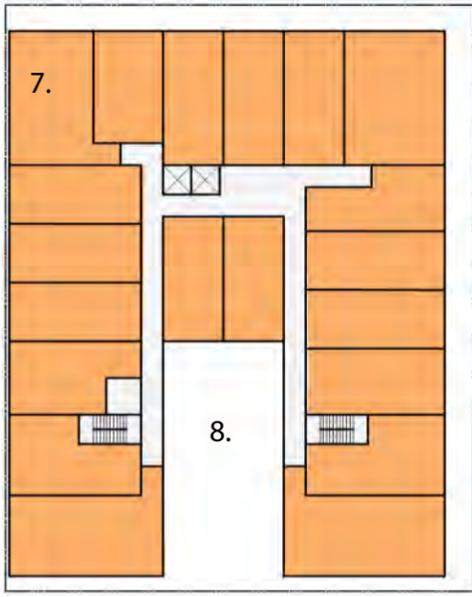
Plan: Street Level



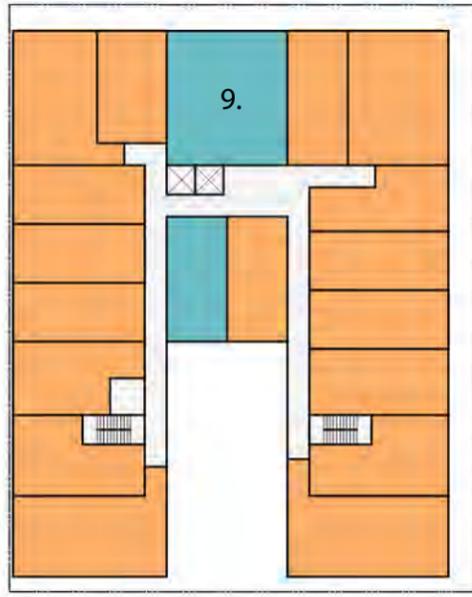
NW corner from Mercer



Looking North on Pontius



Typical Upper Level



Level 7

Architectural Concept 2 Alternative Concepts

Pros

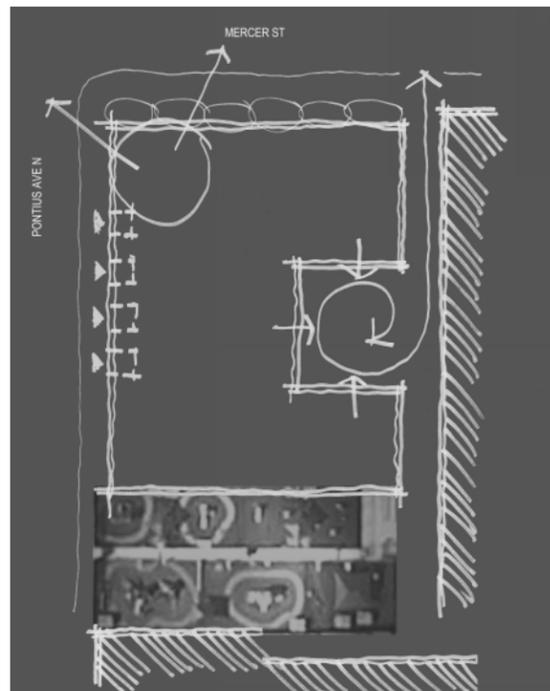
- Roof deck at NW corner provides most prominent location for views of Lake Union and QA hill
- Variation of façade along street-level provides most semi-private spaces

Cons

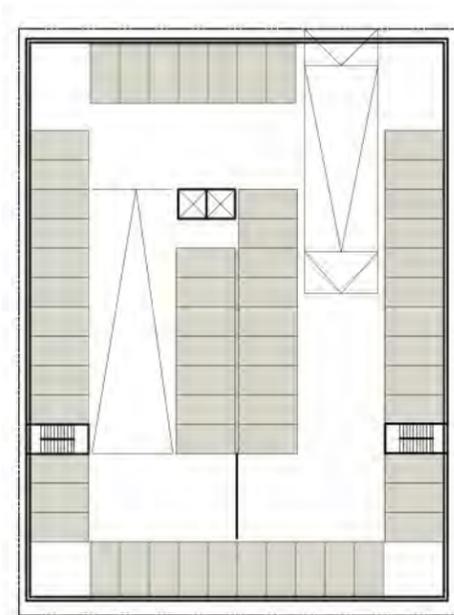
- East-facing courtyard isolated from street
- Driveway access bisects potential future reconnection of subterranean full-block garage



Axonometric View



Concept Diagram



Typical Parking Level



1. entry lobby
2. garage entrance
3. residential lofts
4. courtyard
5. existing children's play area
6. existing building
7. residential flats
8. courtyard below
9. roof deck



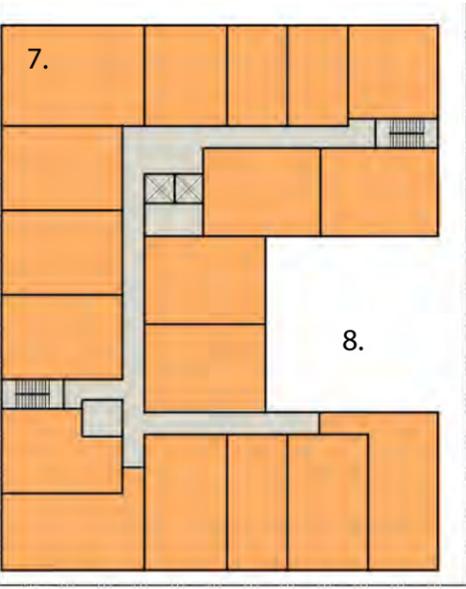
Architectural Concept 2
Alternative Concepts



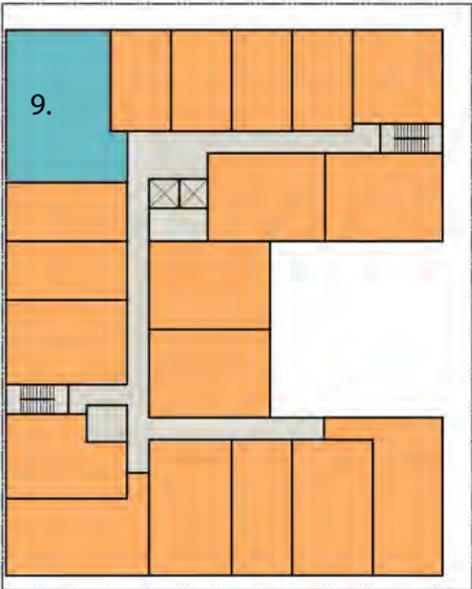
NW corner from Mercer



Looking North on Pontius



Typical Upper Level



Level 7

Architectural Concept 3 (Preferred) Alternative Concepts

Pros

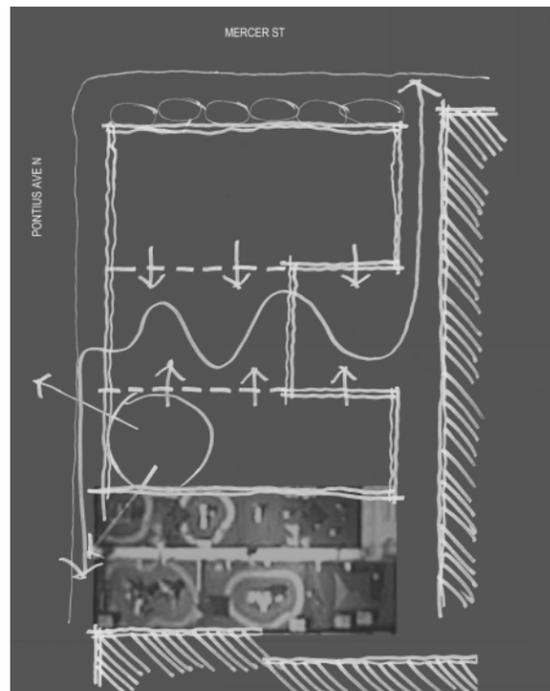
- Large center-block opening articulates building "portal" entry location
- Large interior opening allows good separation of public and private at ground-floor, and most private outdoor space away and off the street and opportunities for covered outdoor space for use by all building users
- Setback at street-level allows buffer between public and private spaces
- Allows opportunity for meaningful landscaped pathway along East edge of site

Cons

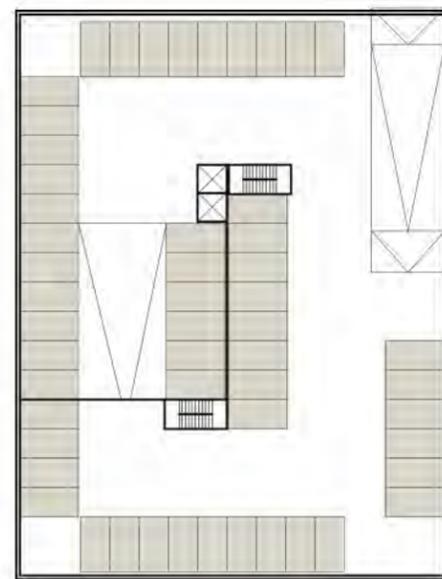
- Pass through limits ground level softscape
- Driveway access bisects potential future reconnection of subterranean full-block garage
- South Elevation windows have risk of blocking from future development on play area



Axonometric View



Concept Diagram



Typical Parking Level



1. entry lobby
2. garage entrance
3. residential lofts
4. courtyard
5. existing children's play area
6. existing building
7. residential flats
8. courtyard below
9. roof deck



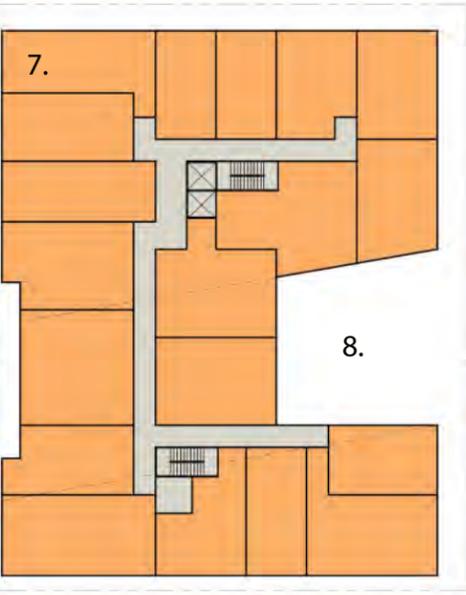
Plan: Street Level



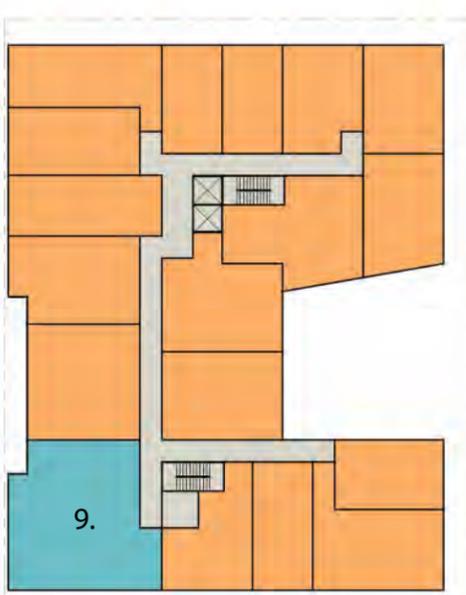
NW corner from Mercer



Looking North on Pontius



Typical Upper Level



Level 7

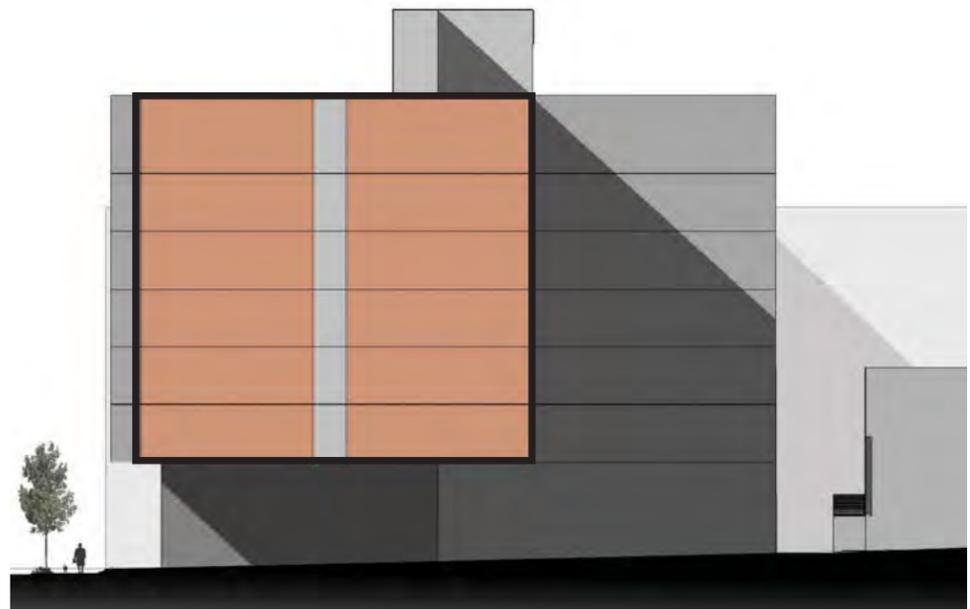
Sun Studies

Preferred Concept Shown

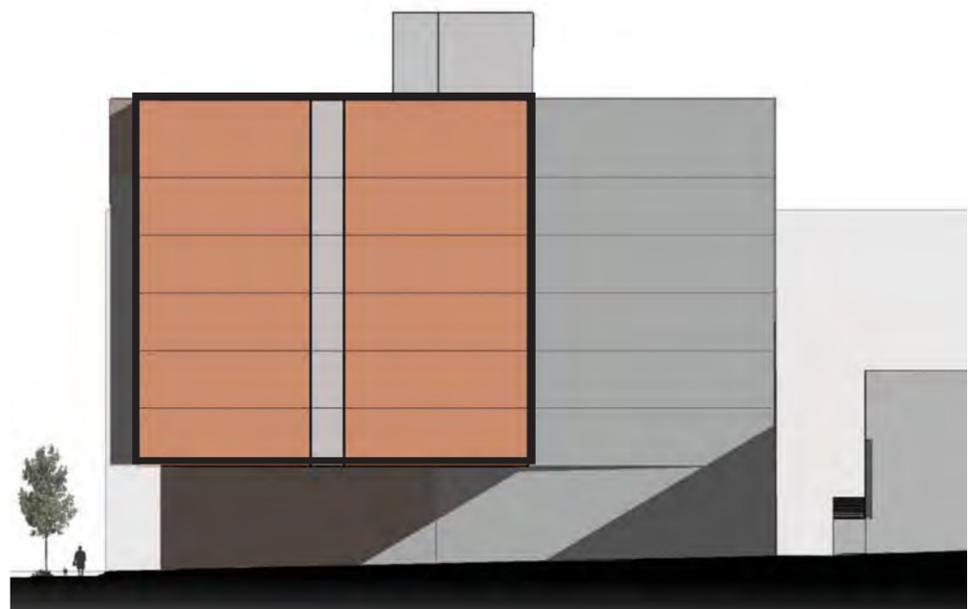
Solar Access

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

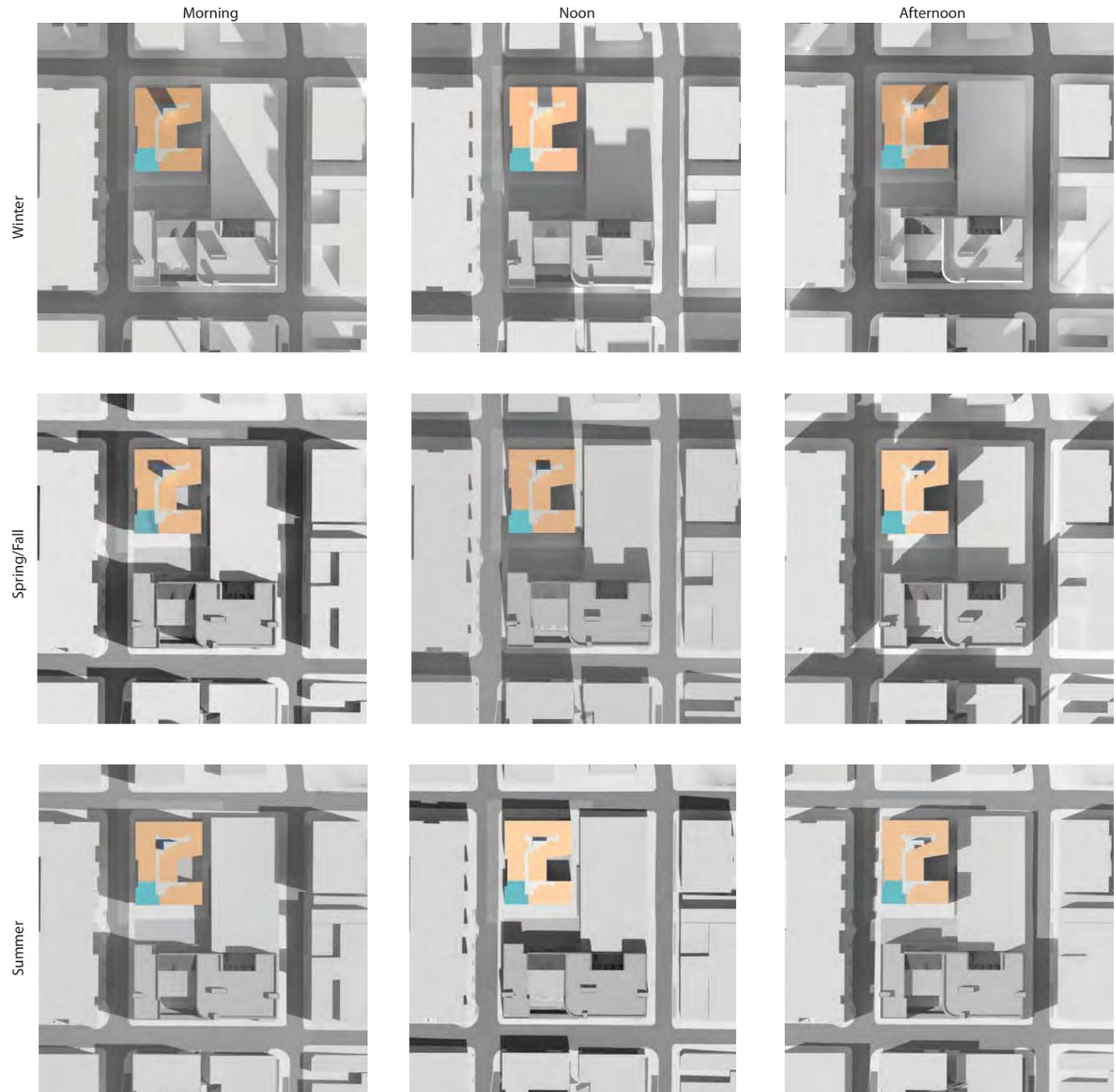
Section Through Breezeway, Looking North:



Afternoon



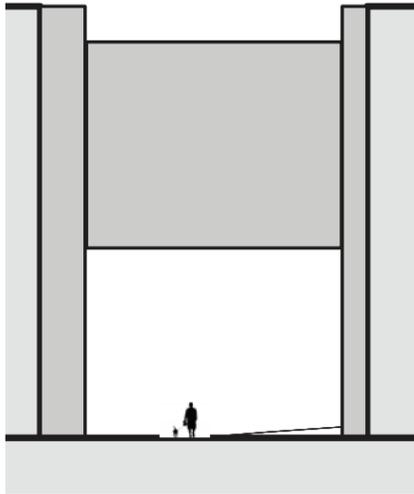
Morning



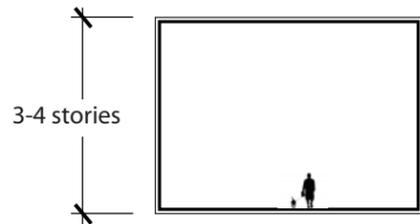
Architectural Precedents
Preferred Concept



Image courtesy Vulcan



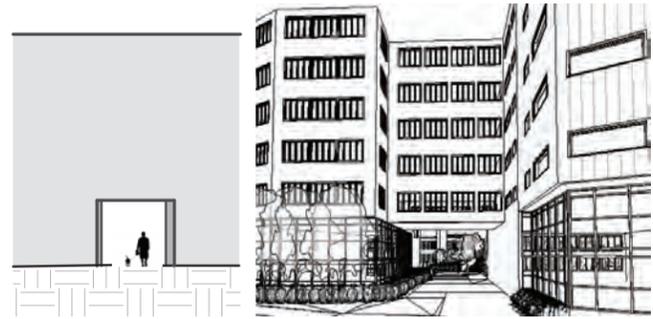
The large multi-story exterior opening connects activity from the east edge of the block with the west edge.



AMAZON CAMPUS



POTENTIAL VARIATION
Protected Outdoor Amenity Space



A 1-story breezeway connecting Pontius Ave to the alley courtyard contained within the Laundry Block development.



Multiple building heights and set-backs create a dynamic pedestrian alley through the Alley24 development.



CASCADE NEIGHBORHOOD

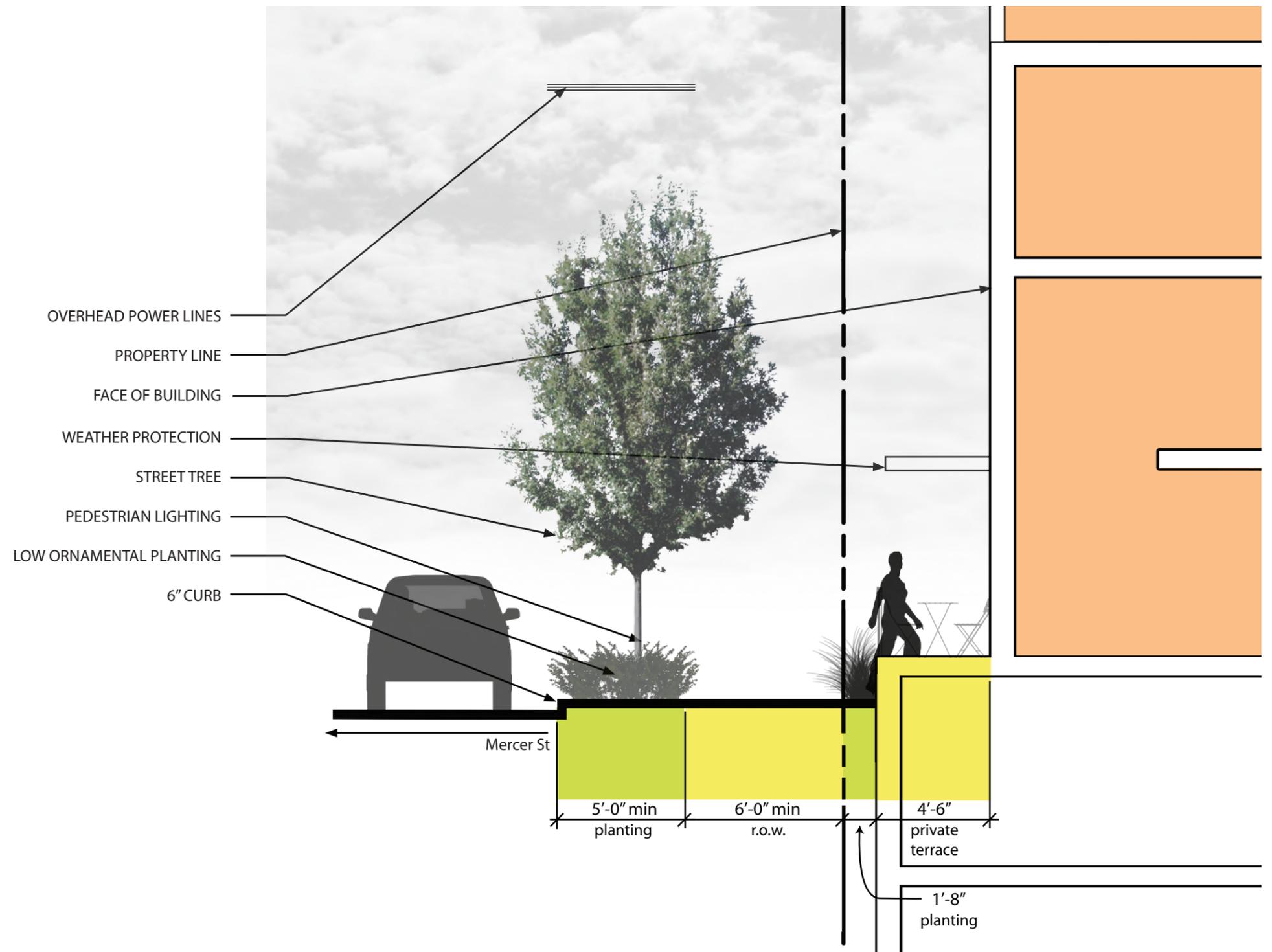
7 Studies at Street Level

Mercer Street

A planting strip on both sides of the sidewalk will continue the theme from the block to the west. The planting style will be similar and include low native and native-like planting such as dwarf viburnums, salal and other shade tolerant plants. New street trees will bring life to the block. Sidewalks on Mercer Street will be 6' min. clear, and include amenities such as pedestrian lights, and bike racks within breaks between the planting strip.



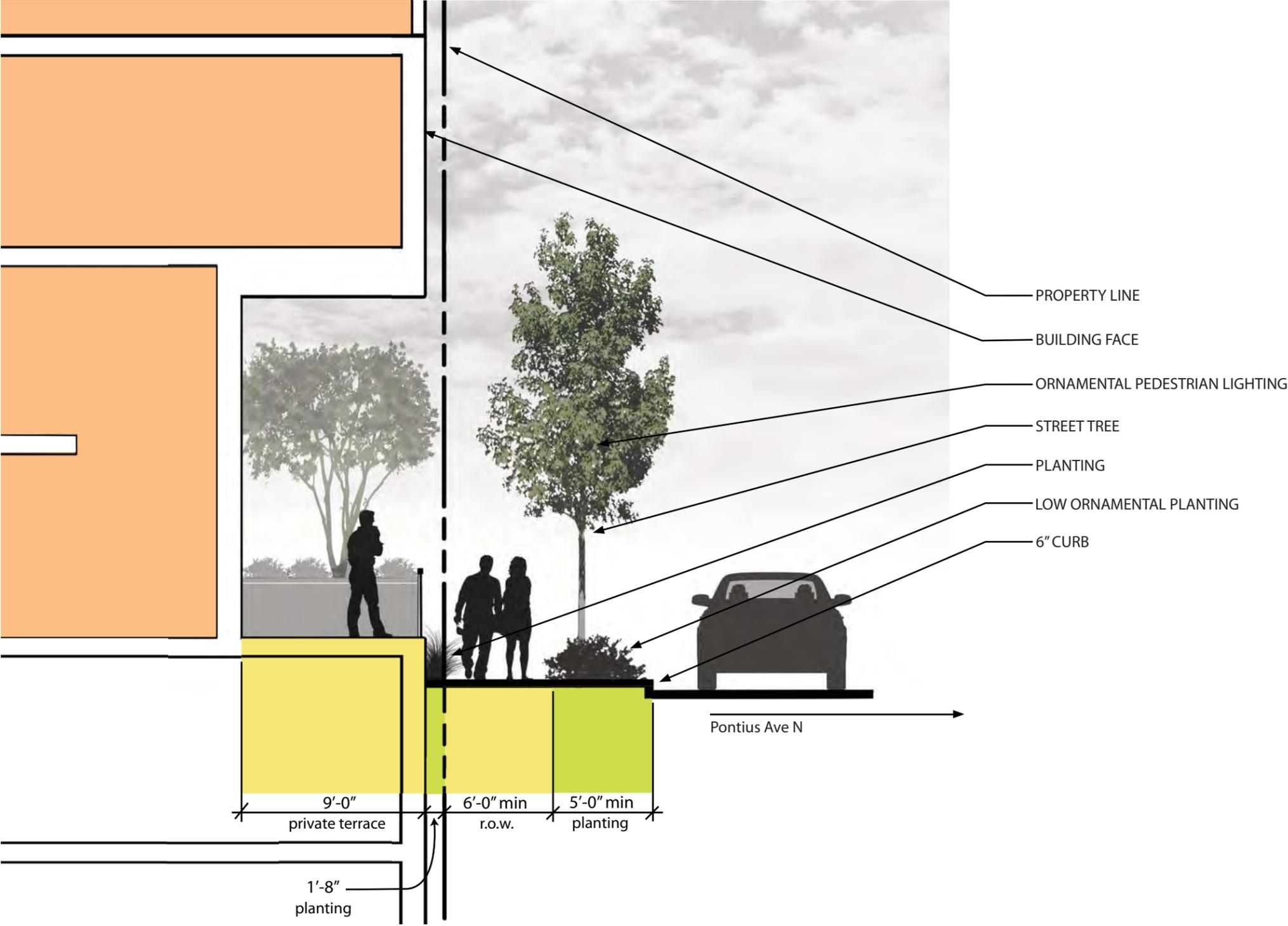
Concept Image



Studies at Street Level

Pontius Avenue N

The streetscape on Pontius will be residential in scale, with an minimum 6' width sidewalk that will include trees with low ornamental understory planting. The street tree type will be a continuation of the development to the south with a spacing of 25'.



Concept Image

