



**528 PONTIUS AVE N**  
Proposal Packet for  
the Design Review Board

Project Number: 3013571

Meeting Date: April 24th, 2013

Owner:



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

Architect, Landscape Architect  
& Interior Design



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

**TABLE OF CONTENTS**

1 Table of Contents  
 2 Development Objectives  
 3 Design Concept  
 4 Design Drawings  
 5 EDG Summary  
 6 EDG Responses  
 7 Design Departures  
 8 Closure  
 9 Appendix: Urban Design Analysis  
 Site Analysis

**PROJECT HISTORY AND GOALS**

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.

**EDG Meeting - October 3, 2012**

The design team presented three alternative massing concepts exploring landscaped pedestrian connectivity, and other pedestrian experiences around the site. In depth urban and architectural analysis utilized the *South Lake Union Neighborhood Design Guidelines*, and analyzed other characteristics of the site, district and neighborhood. The result of the meeting was an endorsement of the preferred alternative, which has been developed into a concept that integrates the realms of landscape, architecture and interior design, and answers the questions put forth by the Design Review Board and the City's Project Planner, Bruce Rips.

**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 121 residential market rate apartments, including studios, 1 bedroom and 2 bedroom type units.

Accessory Parking: 100 stalls

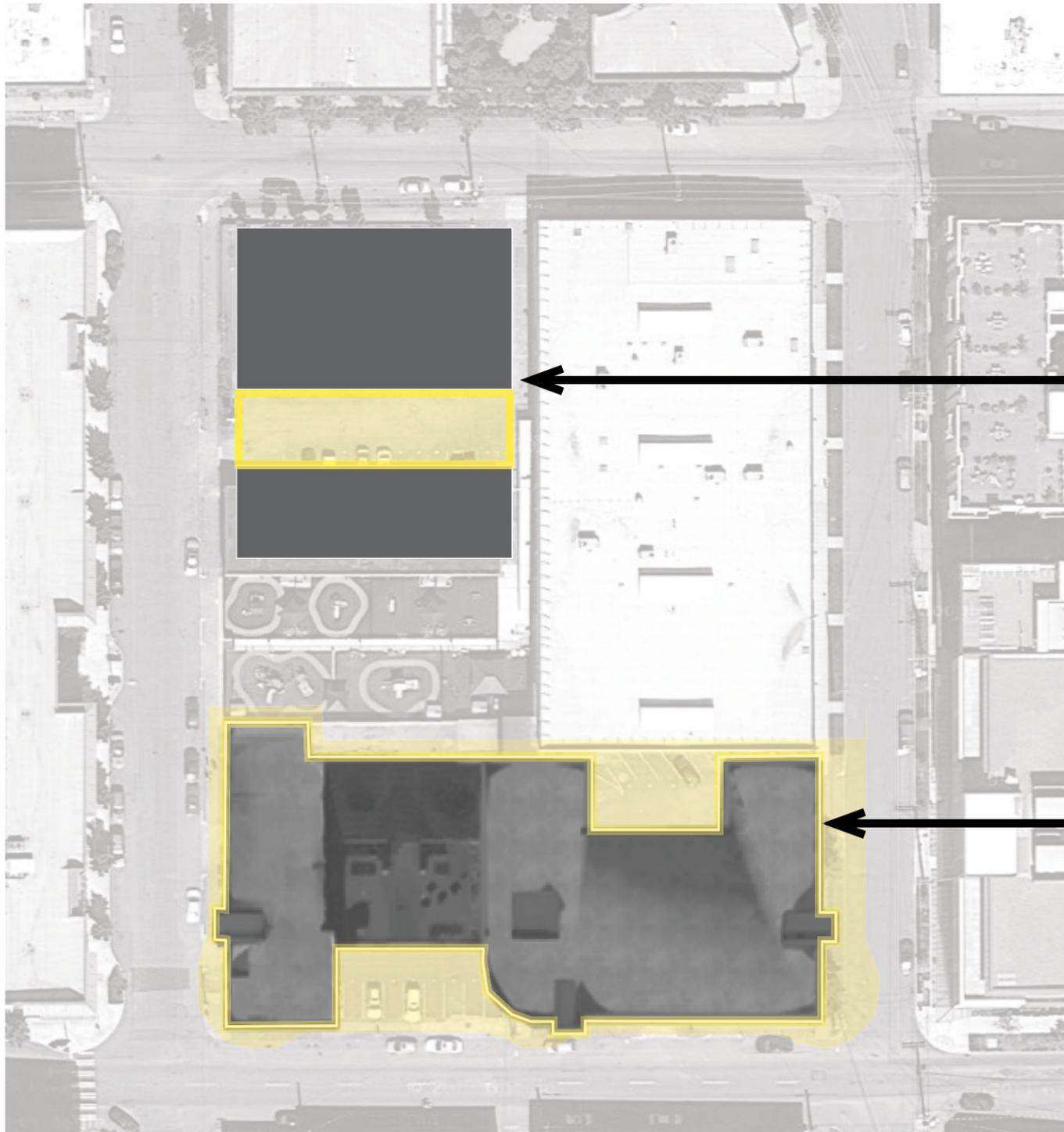
**Use Distribution by Floor:**

Basements: Parking  
 Level 1 (Street Level): 13 Apartments  
 Level 2: 19 Apartments  
 Level 3: 18 Apartments  
 Level 4: 18 Apartments  
 Level 5: 18 Apartments  
 Level 6: 18 Apartments  
 Level 7: 17 Apartments

Sustainability Goal: LEED Silver

Lobby SF ~2,000 sf  
 Residential SF ~102,000 sf

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



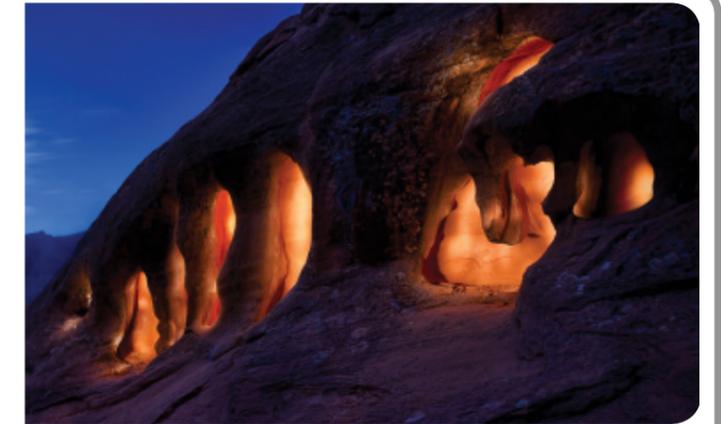
Vicinity Map



Inner Focus  
Introspective  
Connection with craft

## Stillness

Methodical  
Expressive

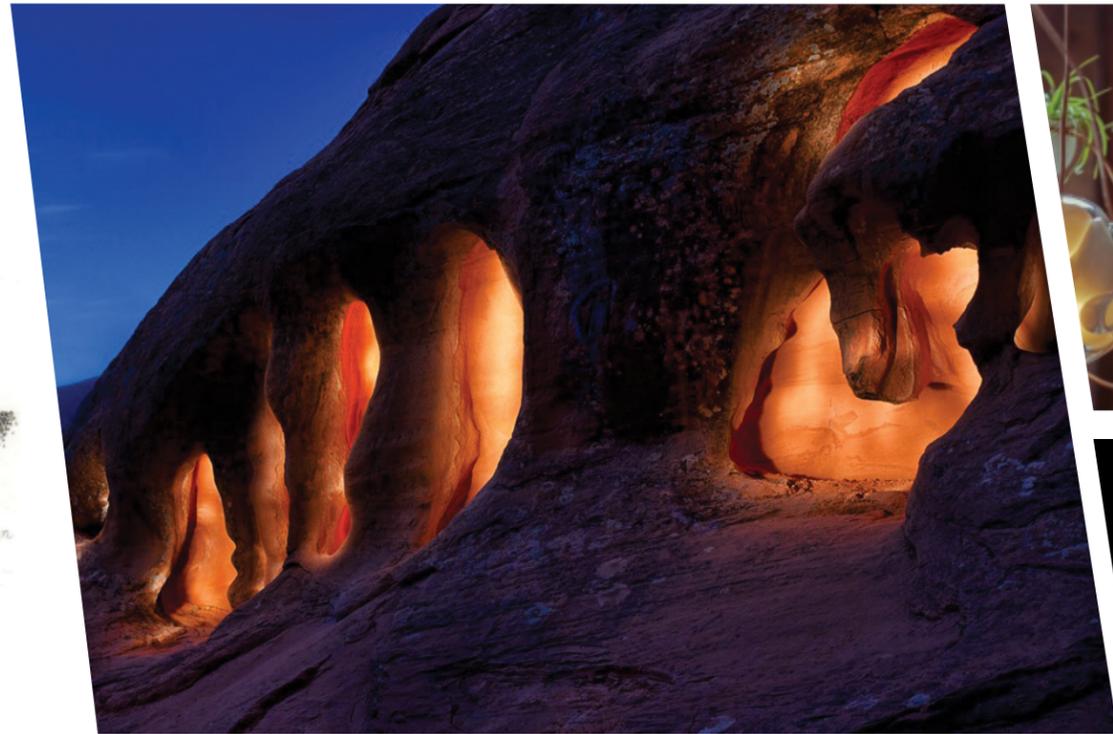
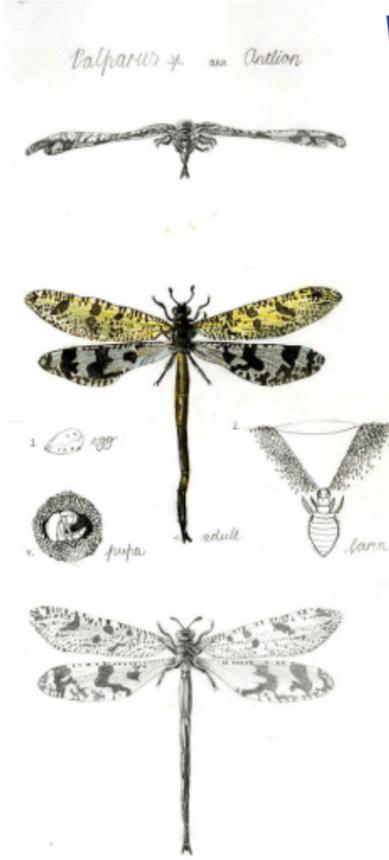


Outer focus  
Connecting with public  
High Energy

## Movement

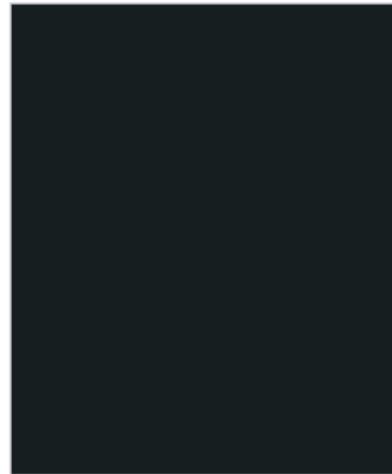
Adventure  
Exploration





INTERNAL HEARTH  
(ENGAGING MIND & HEART)

Basic Form



Built Footprint



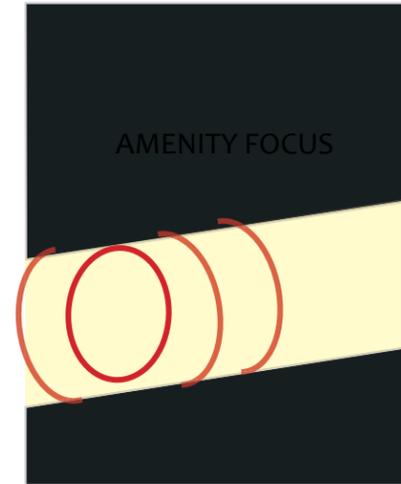
Pulled apart to provide internal space



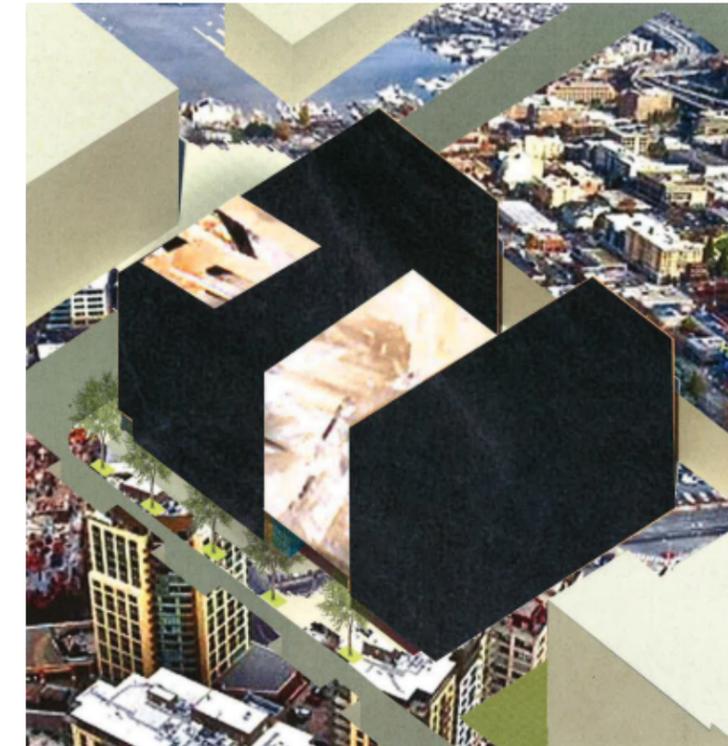
Allowing light air and users to flow through the site

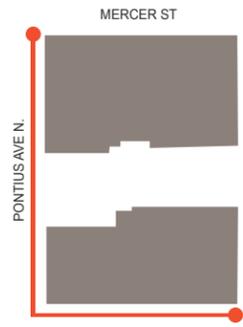


Central Focus that organizes Spatial Program



Amenities concentrated at the street level favoring the southwest corner with high visibility to create pedestrian interest where it is most crucial





# DESIGN DRAWINGS

Perspective View from Pontius





# DESIGN DRAWINGS

Perspective View from Mercer

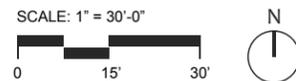


# DESIGN DRAWINGS

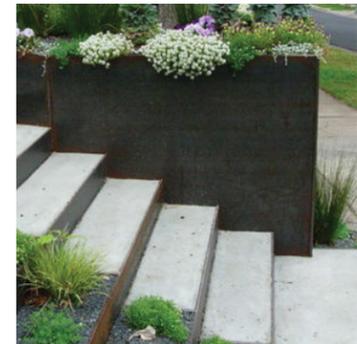
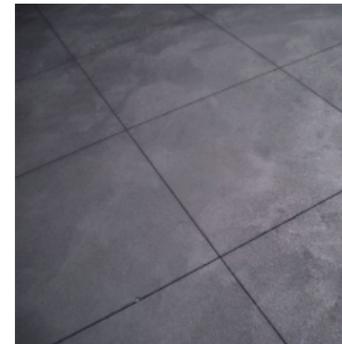
## Street Level Plan



**STREET LEVEL PLAN**  
1" = 30'-0"

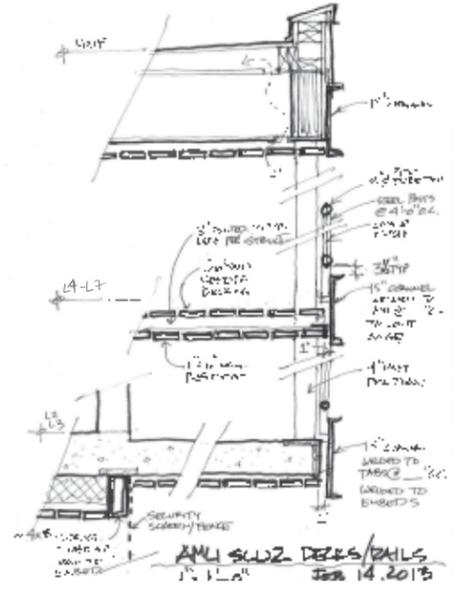
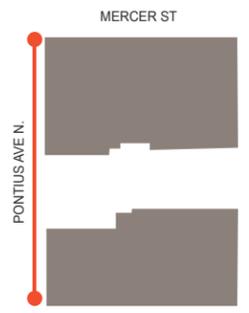


### MATERIALS

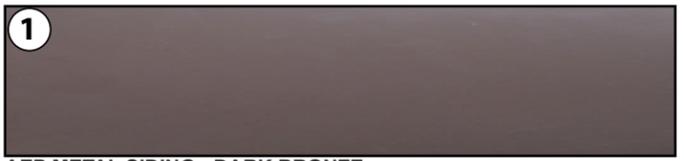


# DESIGN DRAWINGS

## Elevations & Materials



**1**



AEP METAL SIDING - DARK BRONZE

**2**



CORRUGATED METAL PANELS - BLACK

**3**



DARK METAL C-CHANNEL

**4**



DECK RAILING SYSTEM - METAL MESH

**5**



HARDIE PANEL SIDING - LIGHT COLOR

**6**



GROUND FACE CONCRETE MASONRY UNITS - CHARCOAL

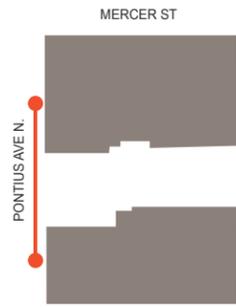


**WEST ELEVATION**



**WEST ENTRANCE PERSPECTIVE**

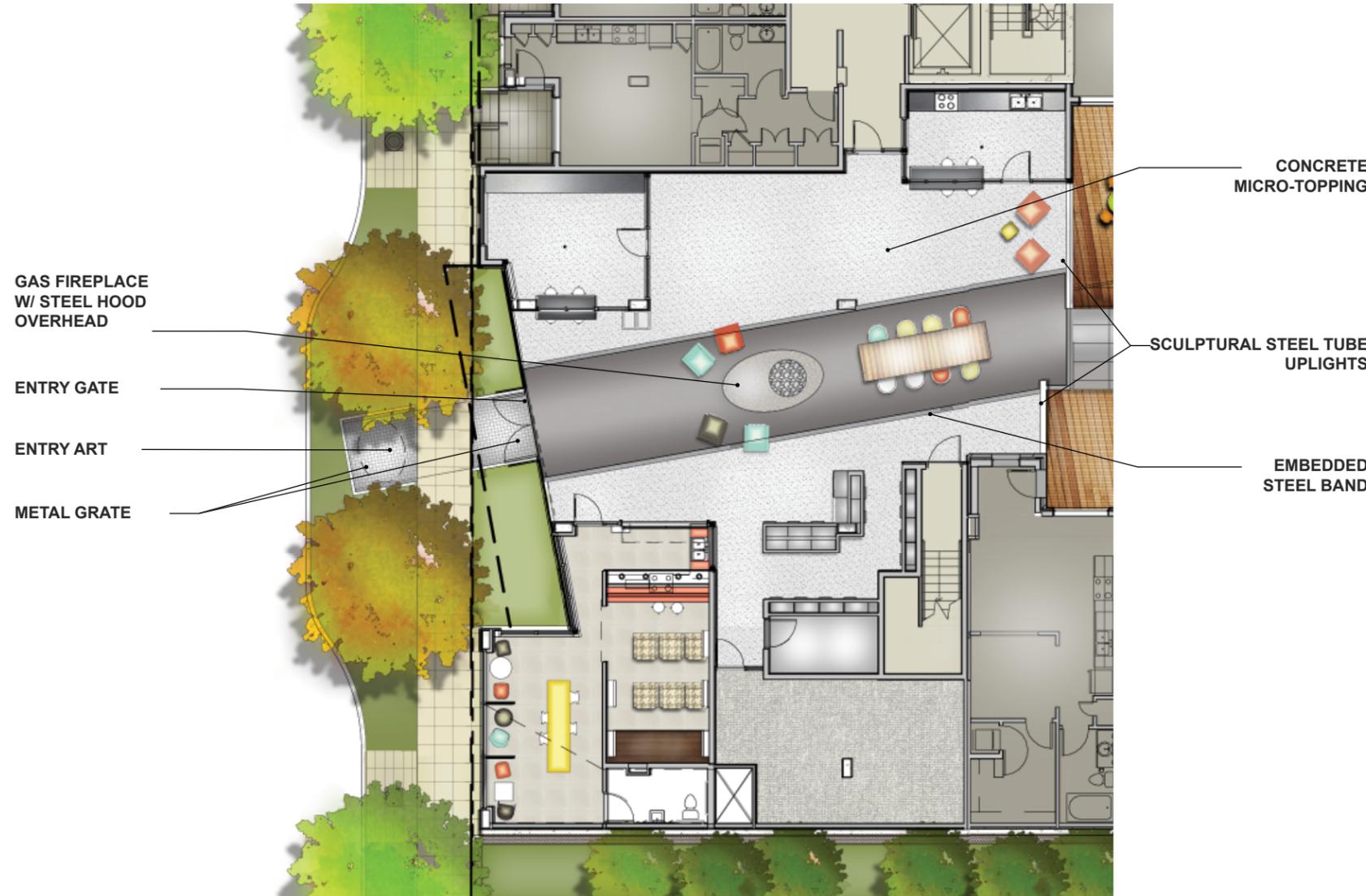
NTS



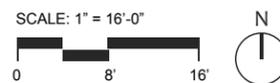
# DESIGN DRAWINGS

## Entry Vignette

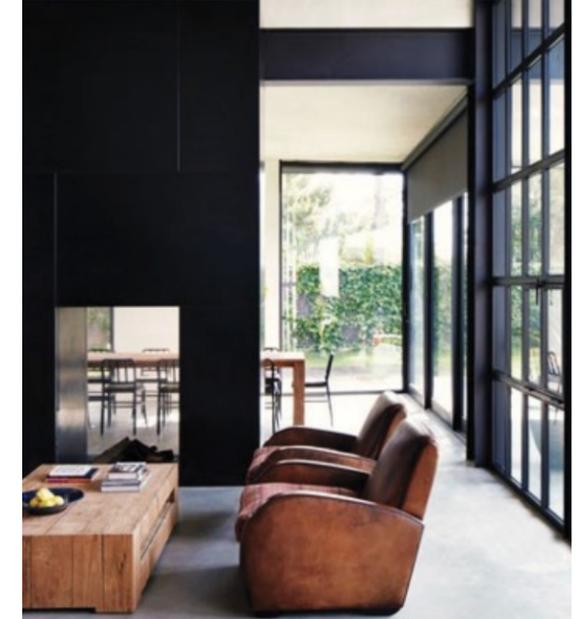
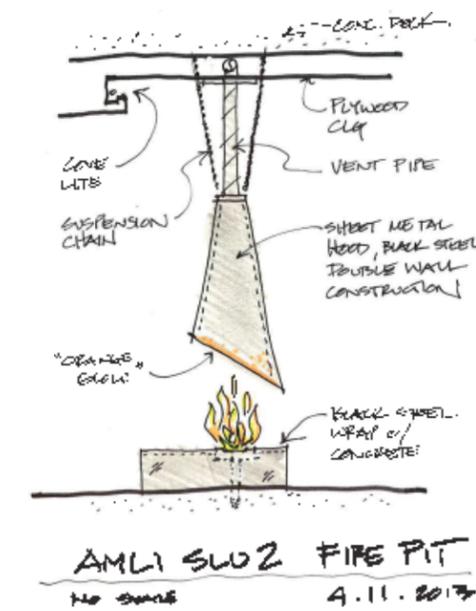




**OUTDOOR LOBBY PLAN**  
1" = 16'-0"



### MATERIALS

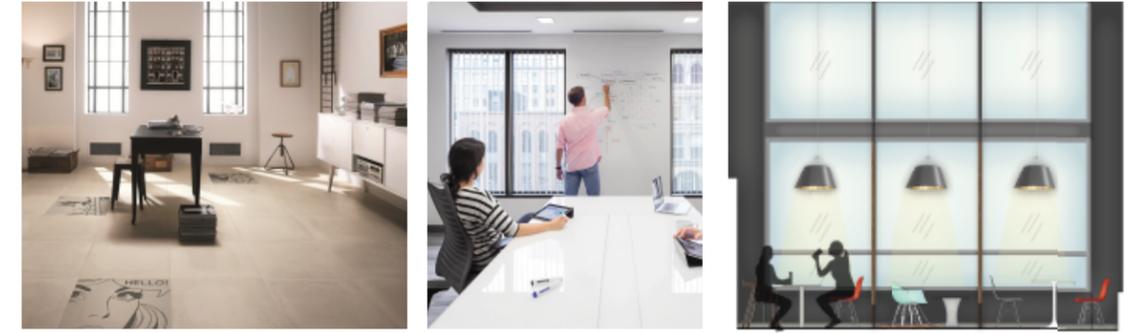




# DESIGN DRAWINGS

## Residential Amenity

CO-CREATE



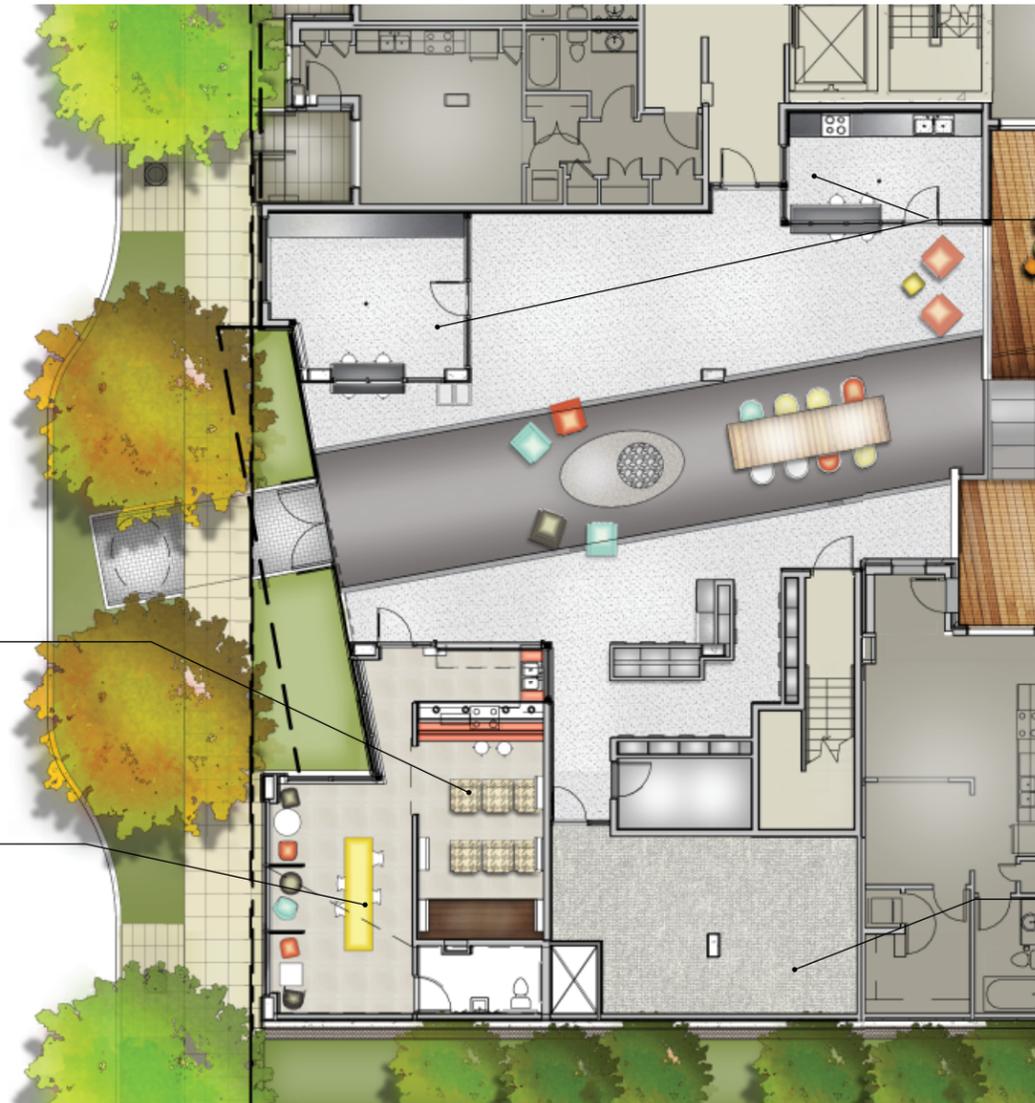
PERFORMANCE



FITNESS



SHOP



SHOP

FITNESS

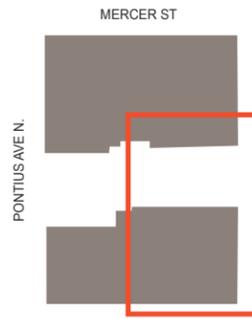
PERFORMANCE

CO-CREATE

**LOBBY / AMENITY PLAN**  
1" = 16'-0"

SCALE: 1" = 16'-0"



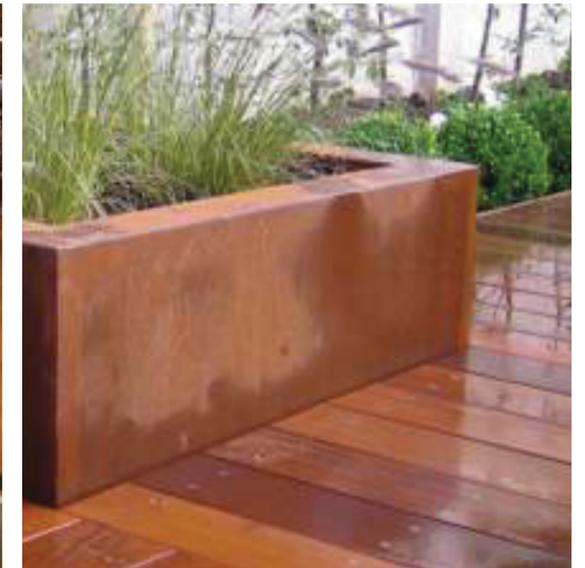
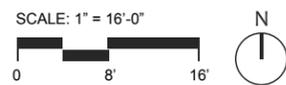


# DESIGN DRAWINGS

## Residential Courtyard

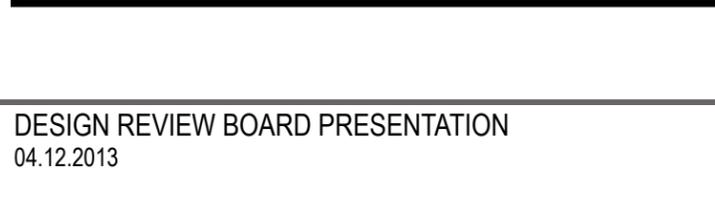
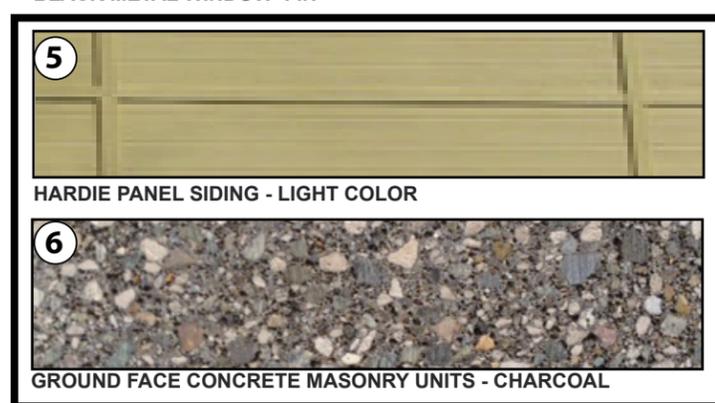
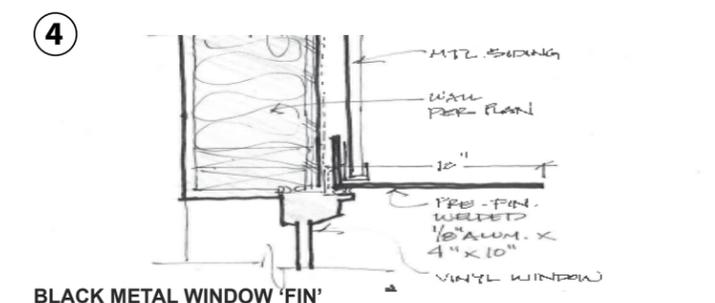
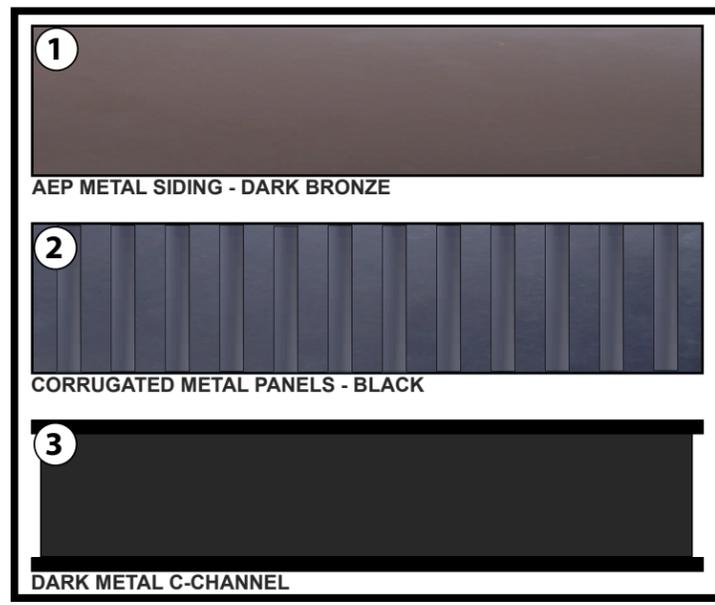
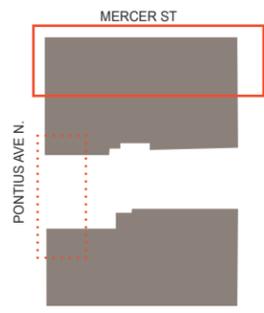


**RESIDENTIAL COURTYARD PLAN**  
1" = 16'-0"

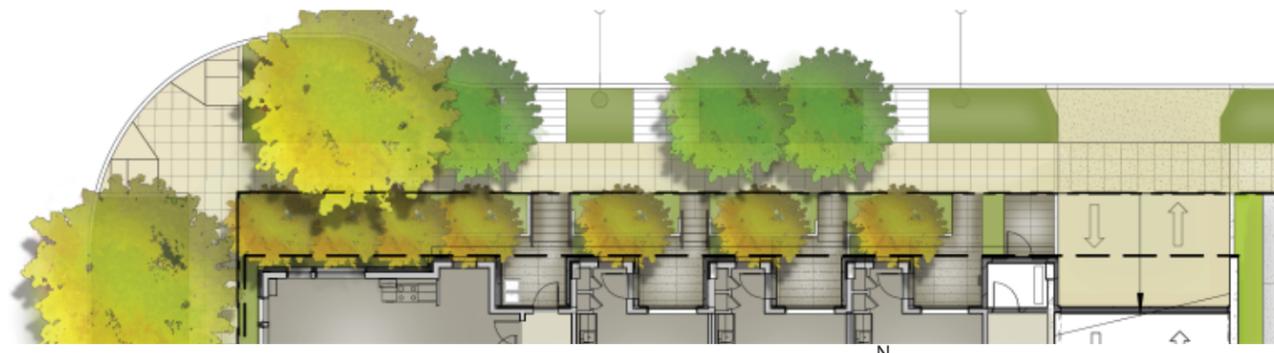


# DESIGN DRAWINGS

## Elevations & Materials

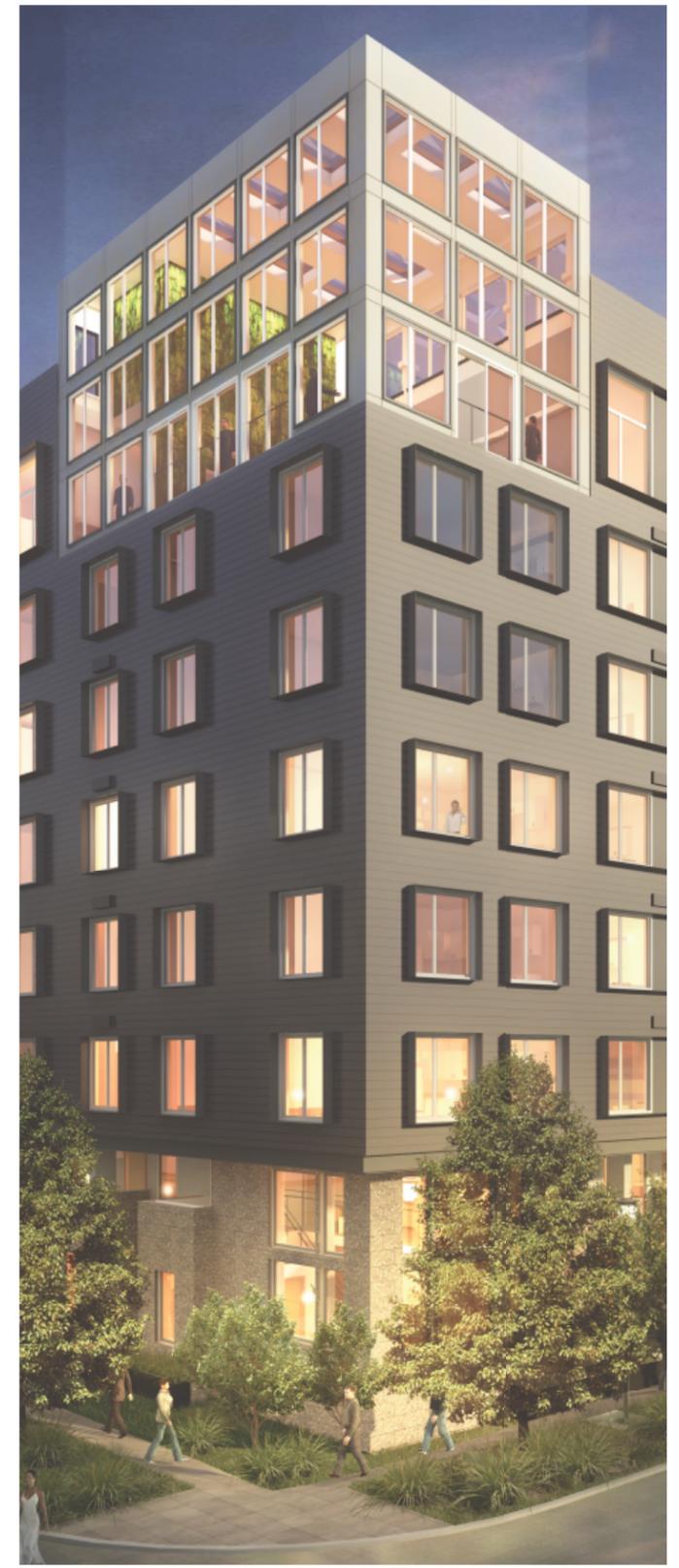


**NORTH ELEVATION**



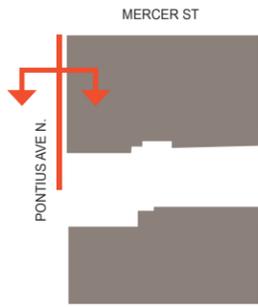
**LANDSCAPE PLAN (NORTH ELEVATION)**

NTS



**NORTH CORNER PERSPECTIVE**

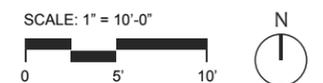
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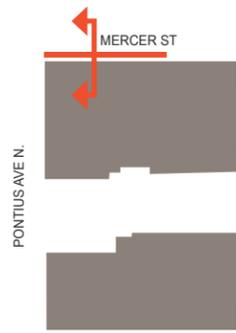


**PONTIUS AVE. N. PERSPECTIVE**  
NTS



**PONTIUS AVE. N SECTION CUT**  
1" = 10'-0"





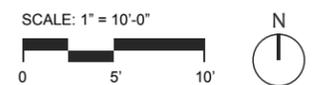
# DESIGN DRAWINGS

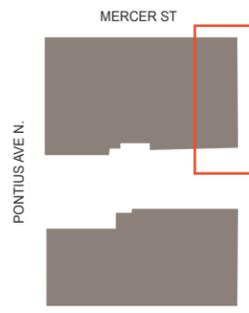
## Mercer Street Study



**MERCER ST. SECTION**  
NTS

**MERCER ST. SECTION CUT**  
1" = 10'-0"





**1**  
HARDIE PANEL SIDING - DARK COLOR

**2**  
HARDIE PANEL SIDING - LIGHT COLOR

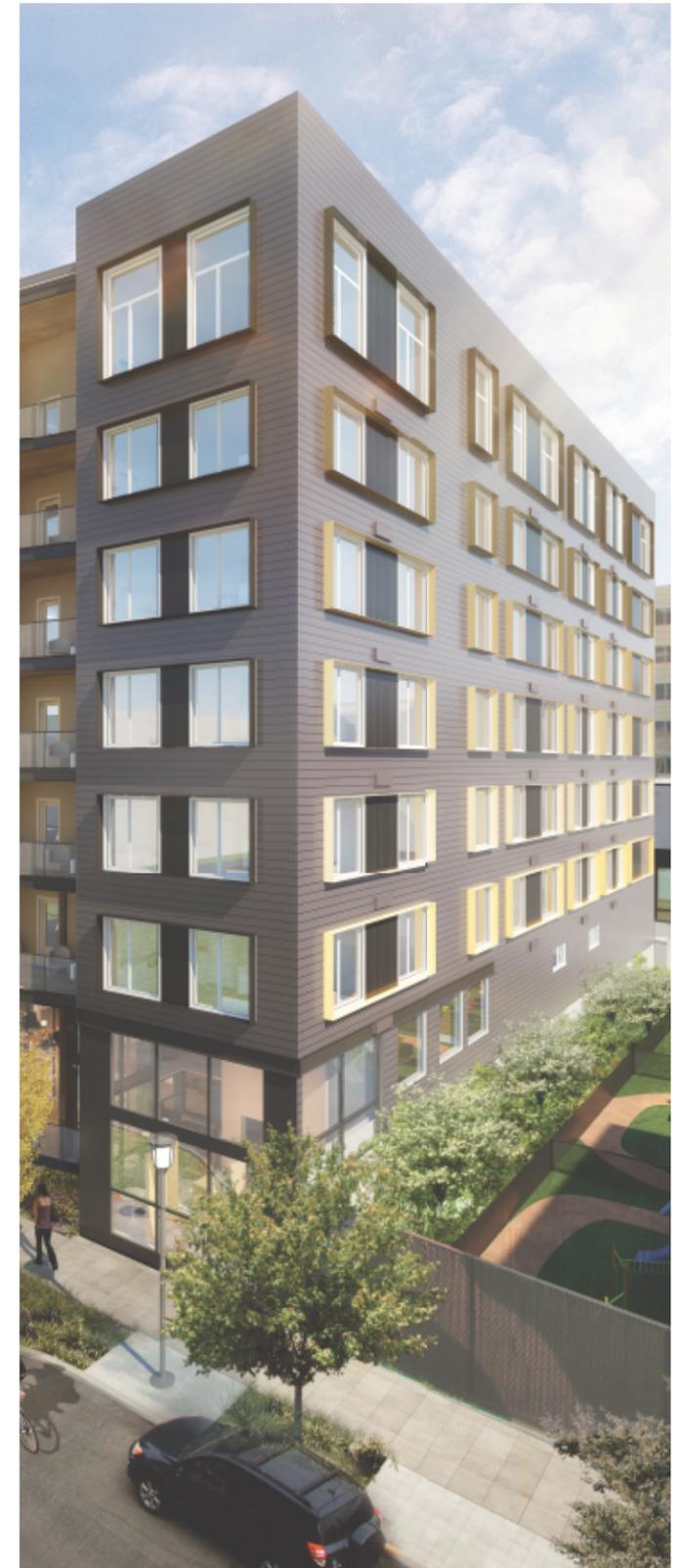
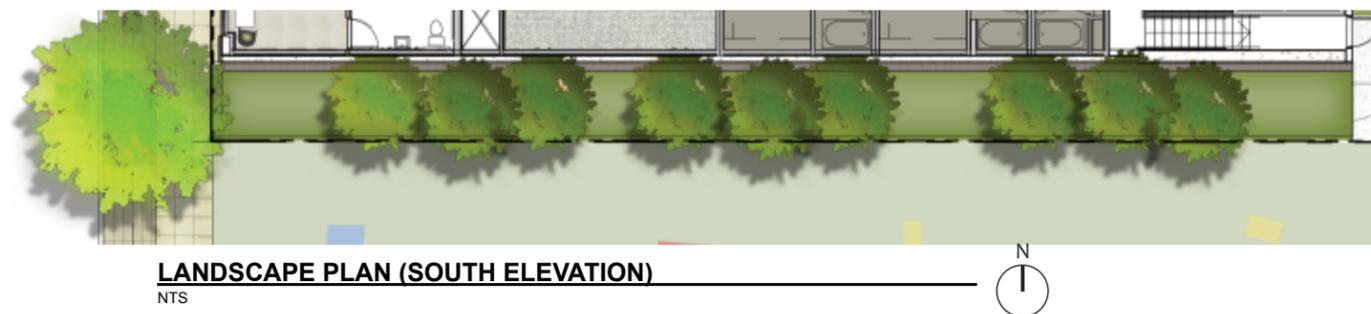
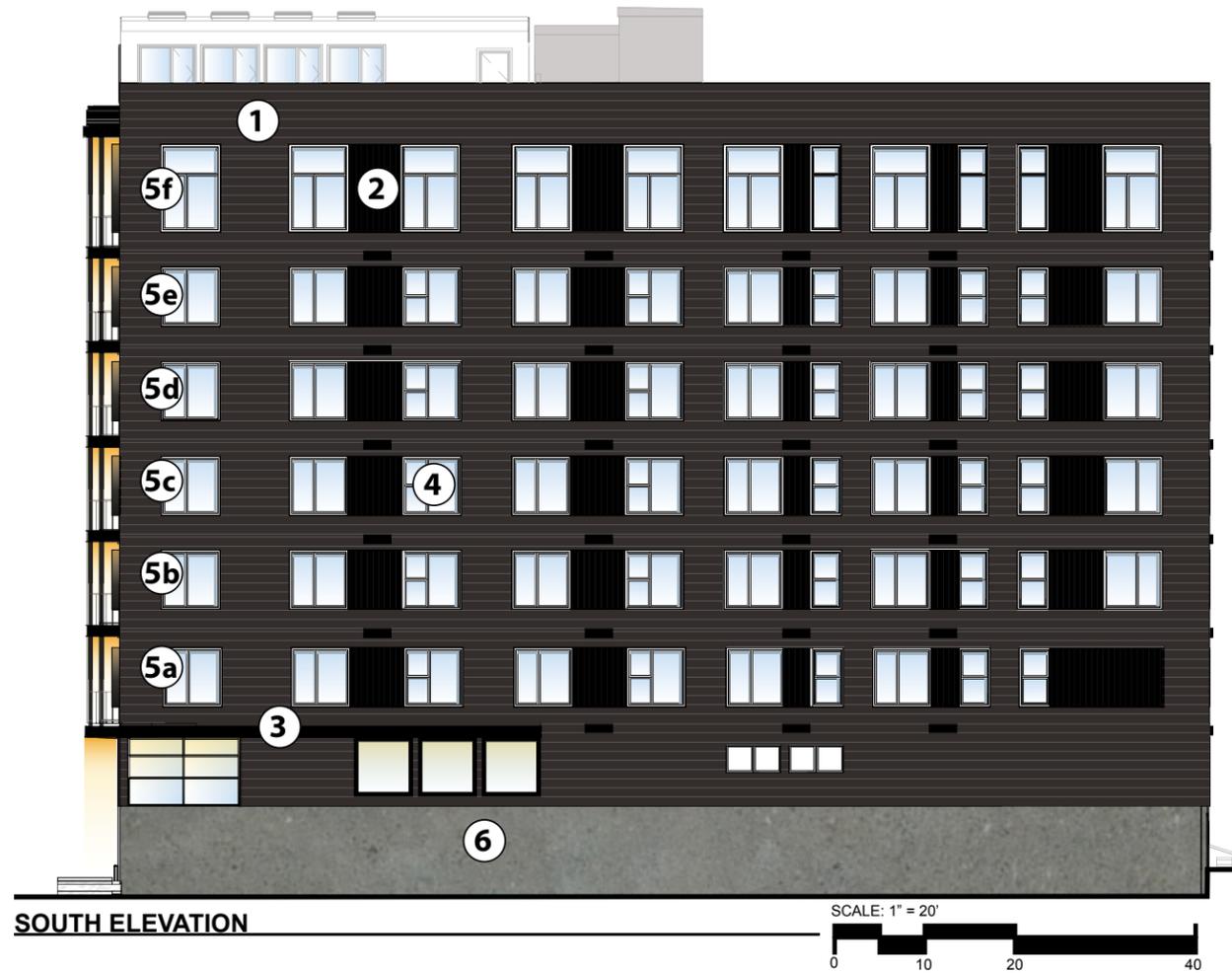
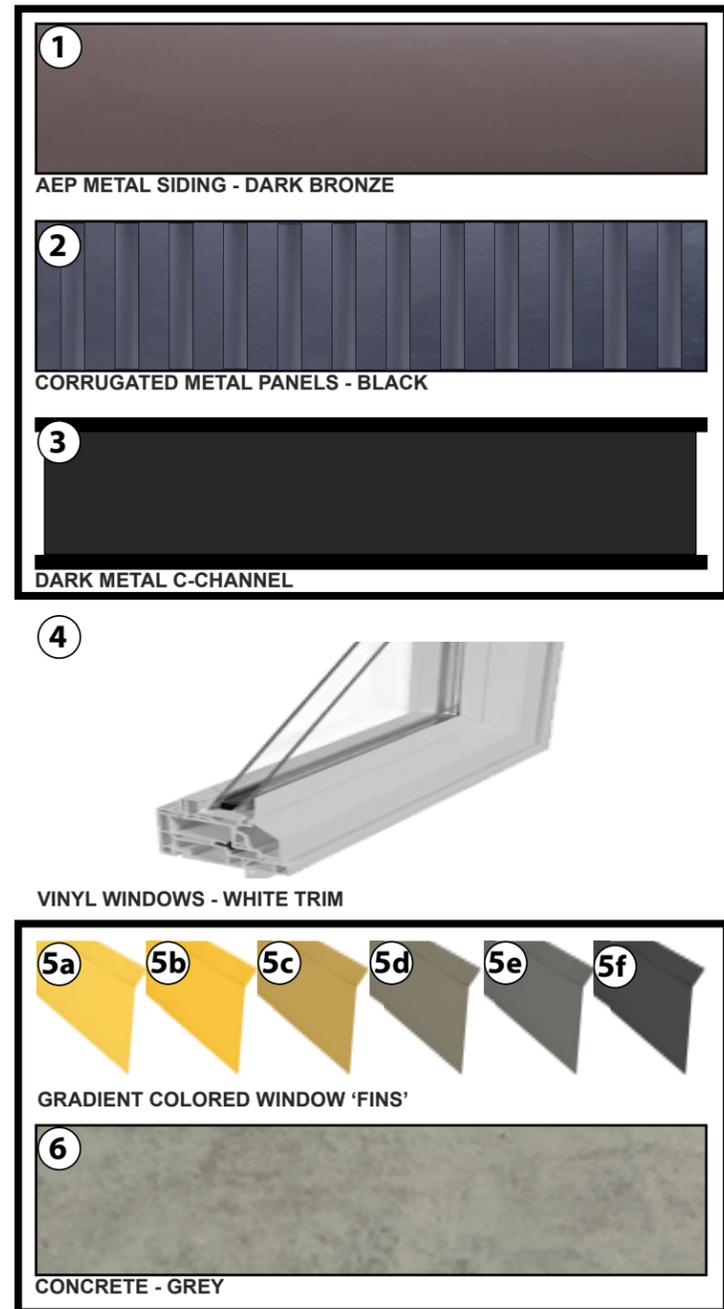
**3**  
DARK METAL C-CHANNEL

**4**  
DECK RAILING SYSTEM - METAL MESH

**5**  
CONCRETE - GREY

**6**  
GROUND FACE CONCRETE MASONRY UNITS - CHARCOAL







PLANTING PLAN  
NTS



Street Trees

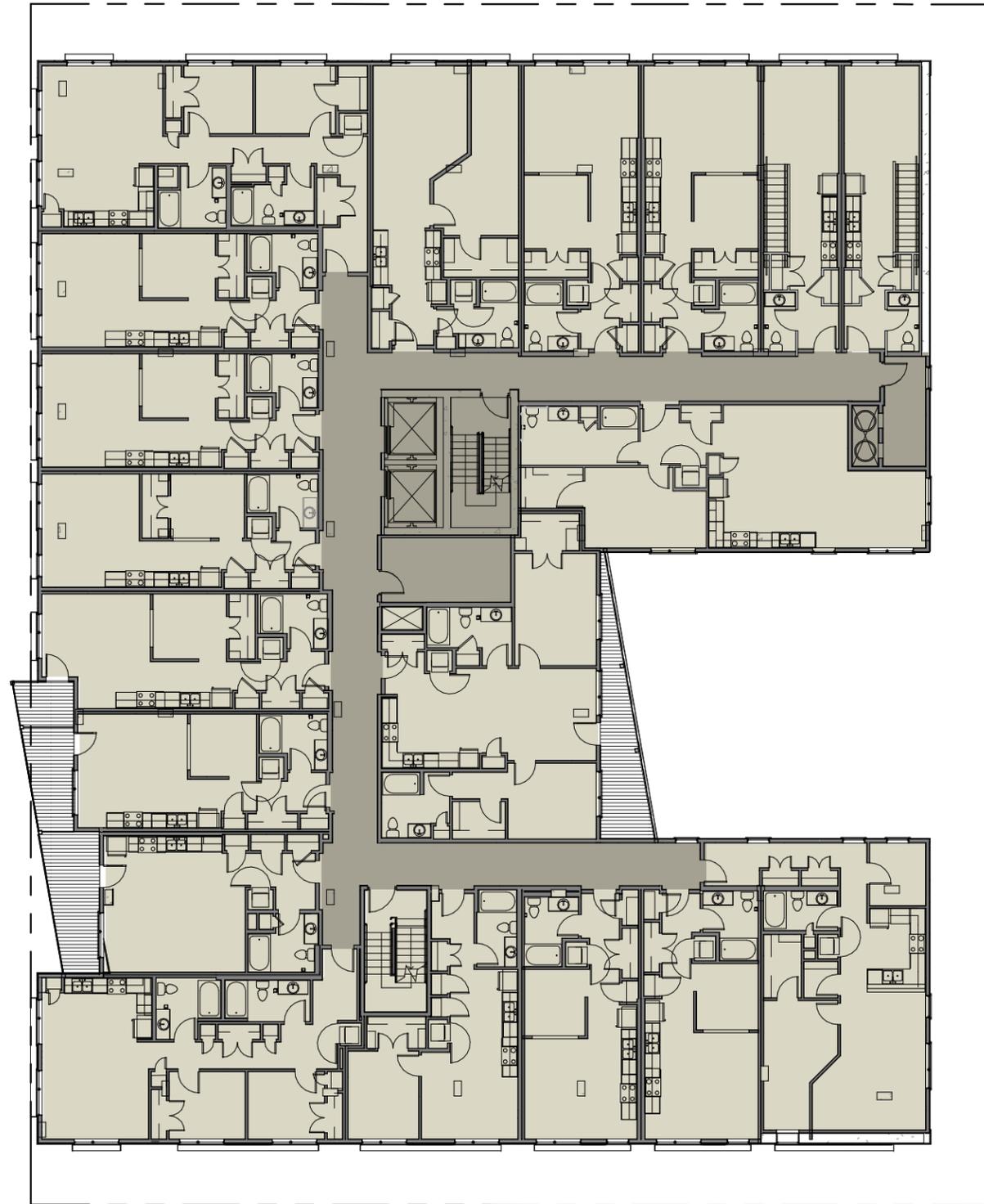
- Ginkgo Biloba  
Ginkgo
- Stewartia Pseudocamellia  
Japanese Stewartia
- Acer Rubrium "Bowhall"  
Bowhall Red Maple
- Ulmus parvifolia "Athena"  
Athena Elm

Streetscape Plants

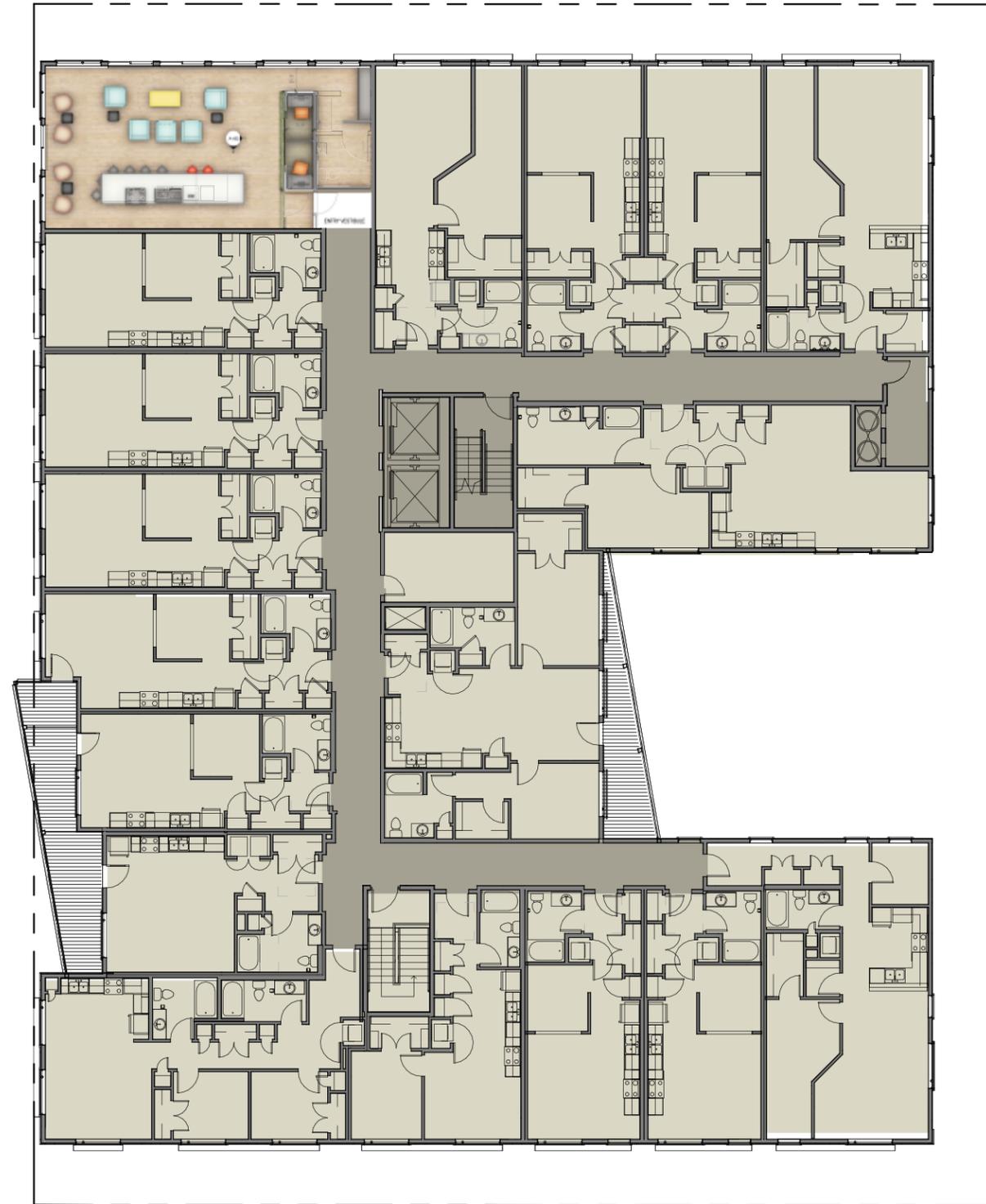
- Cornus sericea 'Kelsey'  
Kelsey Dogwood
- Hydrangea quercifolia  
Oakleaf Hydrangea
- Osmanthus delavayi  
Delavay Osmanthus
- Daphne odora  
Winter Daphne
- Vaccinium ovatum  
Evergreen Huckleberry

Courtyard Plants

- Phyllostachys bambusoides  
Timber Bamboo
- Epimedium  
Goat Weed
- Blechnum spicant  
Deer Fern
- Laurentia fluviatilis  
Blue Star Creeper
- Verbena bonariensis  
Brazilian Verbena

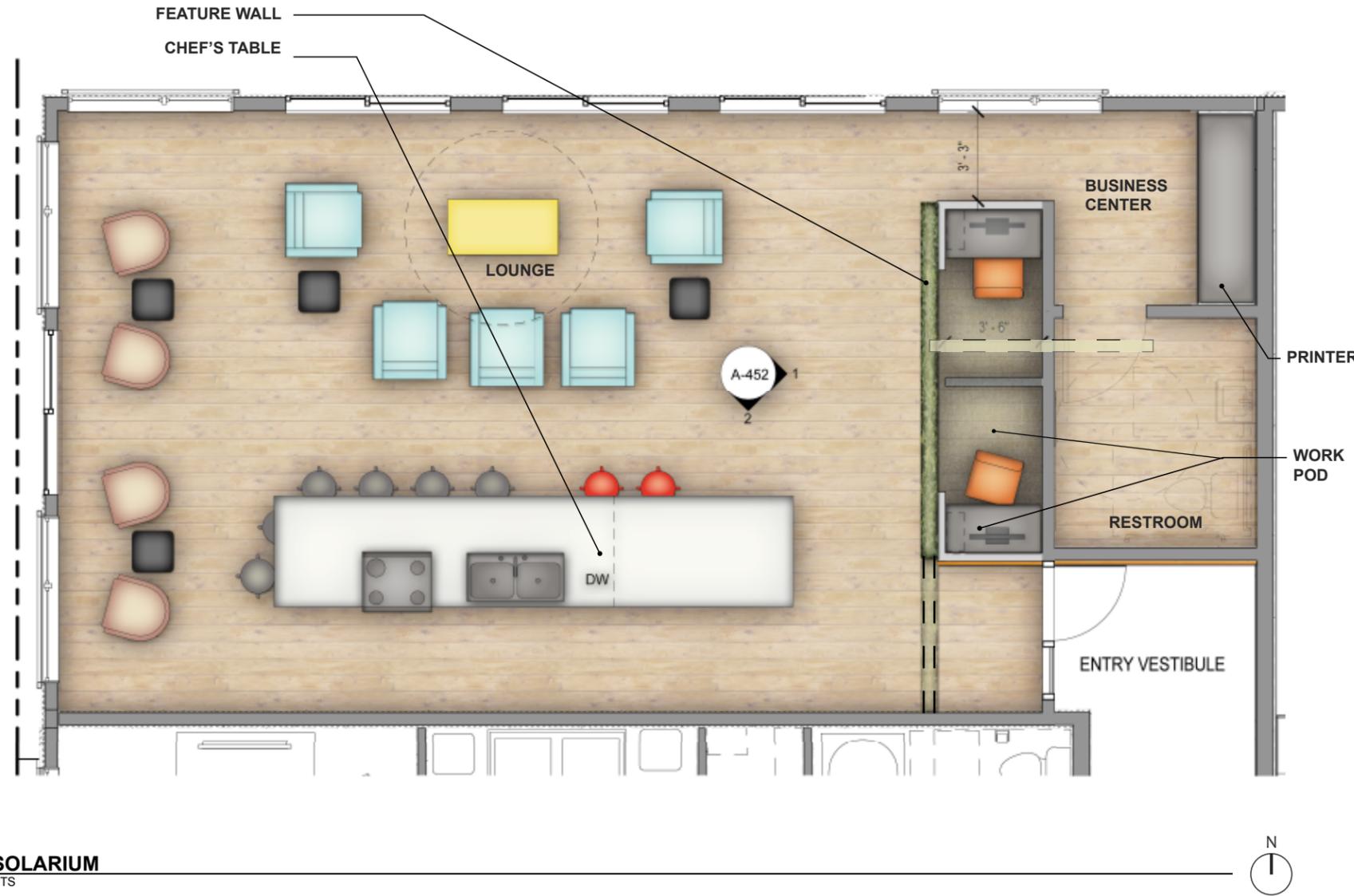
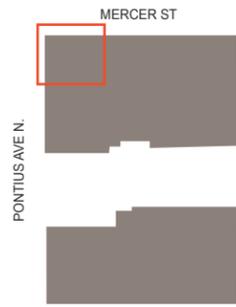


TYPICAL FLOOR PLAN

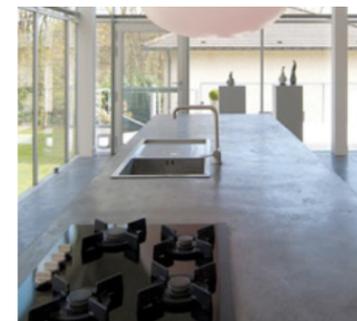
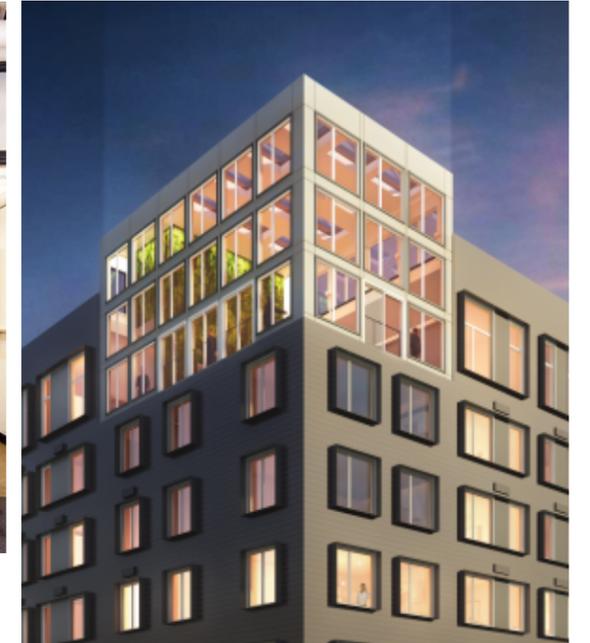


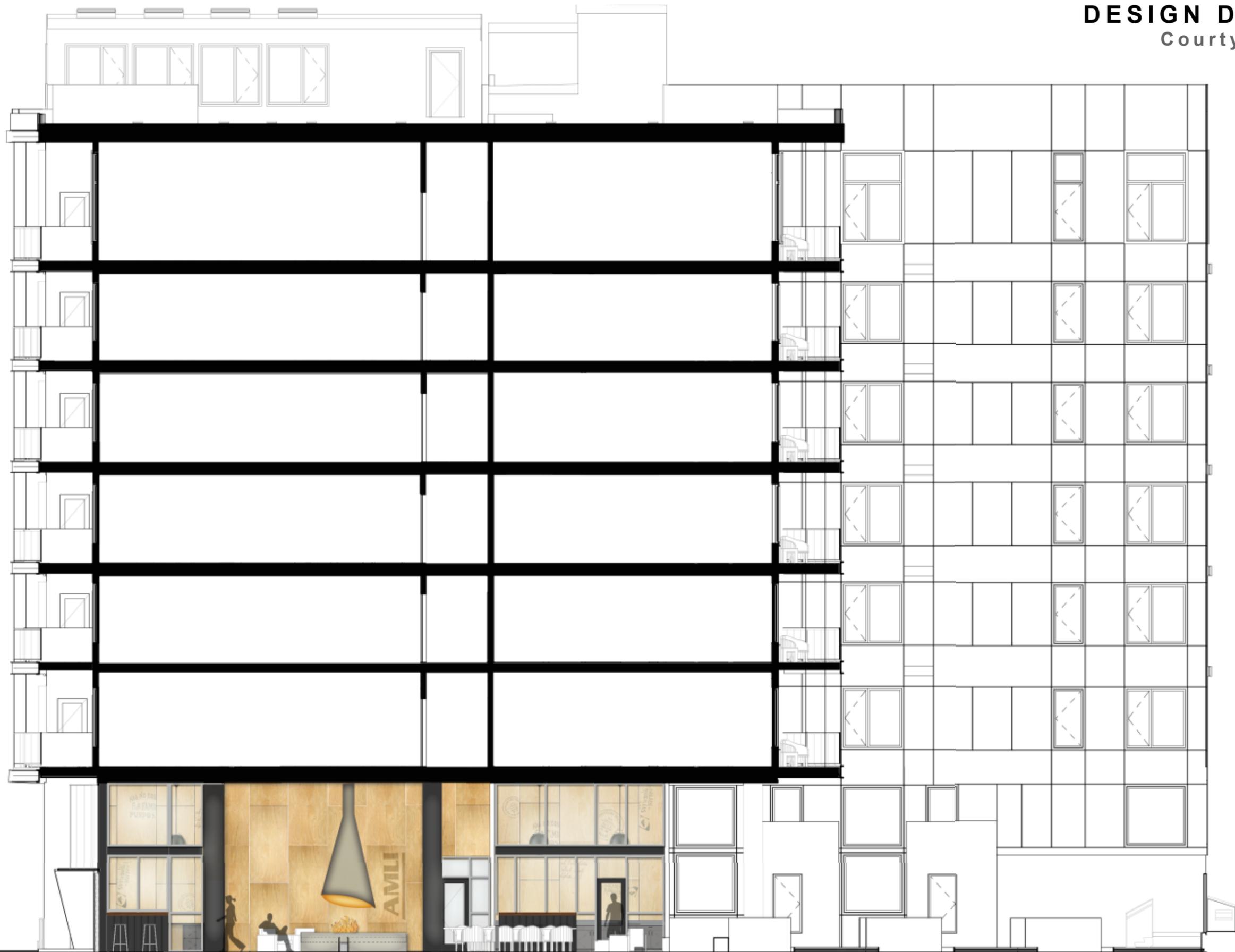
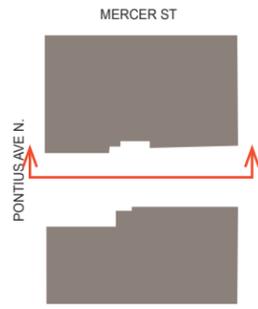
LEVEL 7 FLOOR PLAN



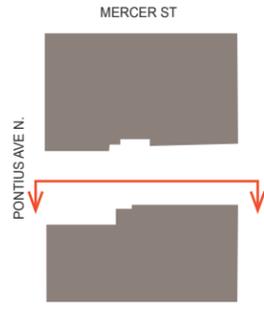


**SOLARIUM**  
NTS





COURTYARD ELEVATION - NORTH



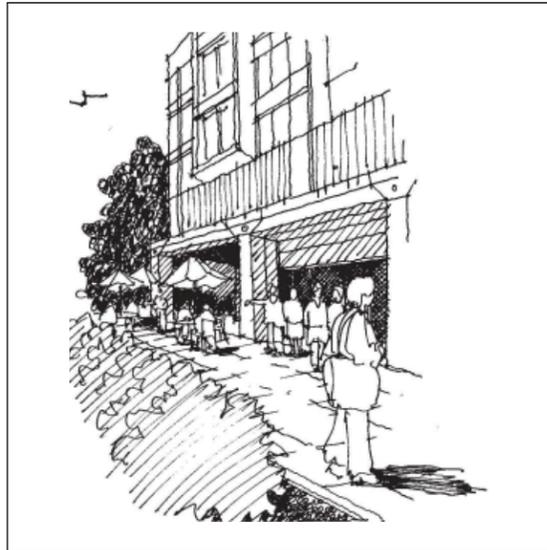
COURTYARD ELEVATION - SOUTH  
NTS



LIGHTING PLAN  
NTS

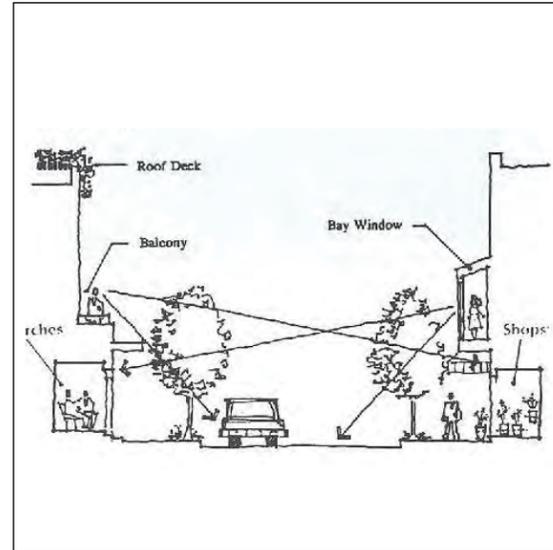


**MEETING THE STREET**



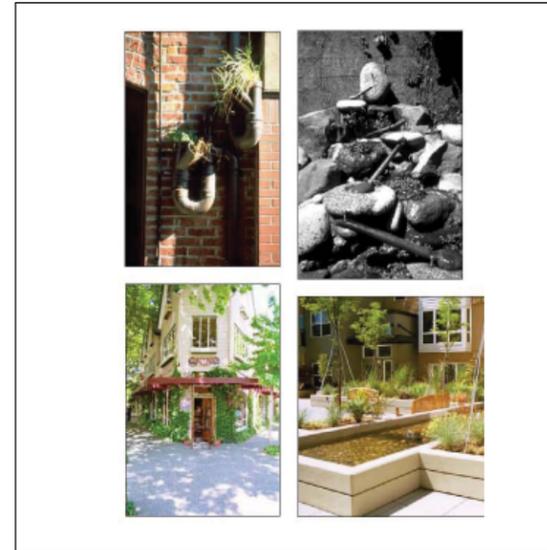
- A-2: Street Compatibility
- A-3: Entrances Visible from the Street
- A-4: Human Activity
- A-6: Transition between Residence and Street
- D-7: Personal Safety and Security
- D-12: Residential Entries and Transition
- E-2: Landscaping to Enhance Building/ Sites

**THE PORTAL/BUILDING ENTRY**



- A-3: Entrances Visible from the Street
- A-4: Human Activity
- C-3: Human Scale
- D-1: Pedestrian Open Space and Entrances
- D-7: Personal Safety and Security
- D-12: Residential Entries and Transitions
- E-2: Landscaping to Enhance the Building/ Sites

**SOUTH FACADE**



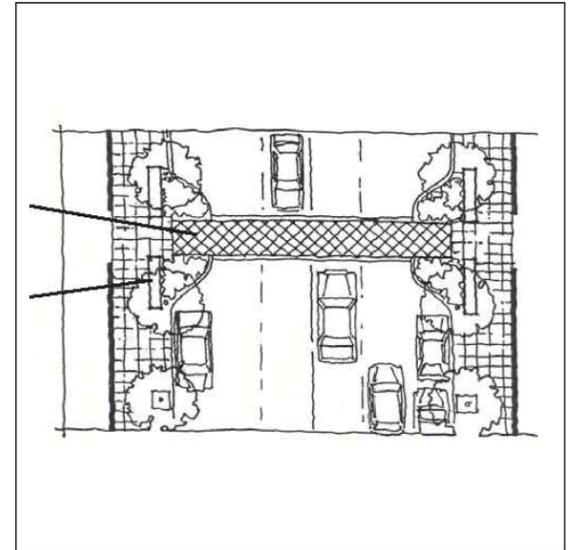
- A-1: Responding to Site Characteristics
- A-5: Respect for Adjacent Sites
- B-1: Height, Bulk and Scale Compatibility
- C-1: Architectural Context
- C-4: Exterior Finish Materials
- E-2: Landscaping to Enhance Building/ Site

**CORNER CONDITION**



- A-1: Responding to Site Characteristics
- A-7: Residential Open Space
- A-10: Corner Lots
- C-1: Architectural Concept, Consistency and Context
- D-7: Personal Safety and Security
- D-12: Residential Entries and Transitions
- E-2: Landscaping to Enhance the Building/ Site

**GARAGE AND TRASH STAGING**



- A-1: Responding to Site Characteristics
- A-8: Parking and Vehicle Access
- C-5: Structured Parking Entrances
- D-6: Screening of Dumpsters, Utilities and Service Areas
- E-1: Landscaping to Reinforce Design Continuity with Adjacent Sites

**[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]**

MEETING THE STREET



THE PORTAL



SOUTH FACADE

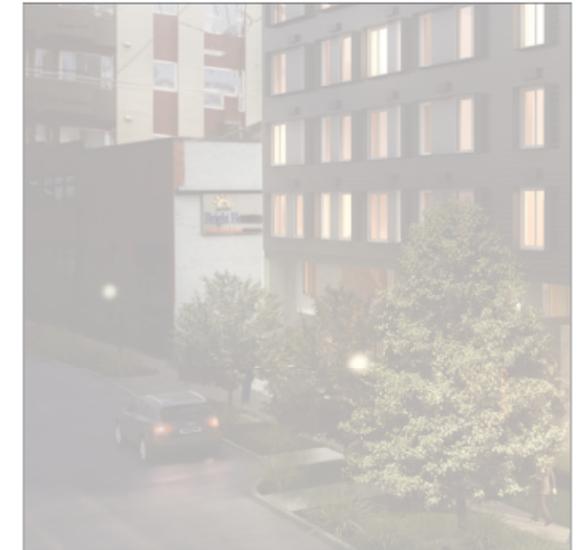
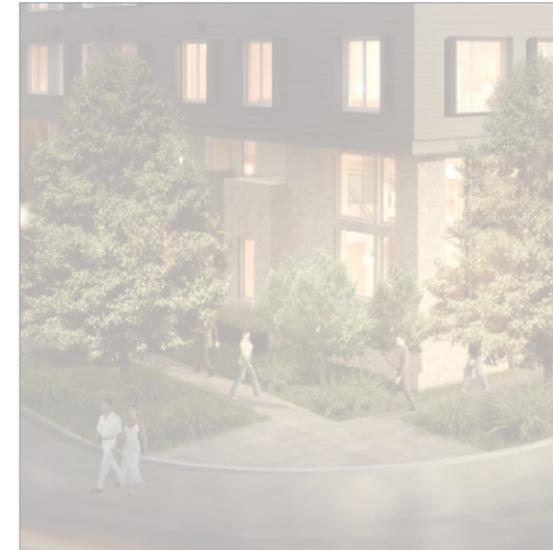
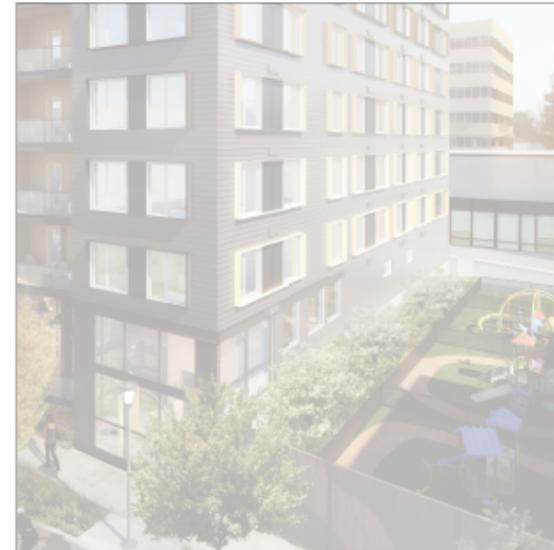


CORNER CONDITION



GARAGE AND TRASH STAGING





**A-2: Street Compatibility**

*RESPONSE:*  
During EDG, the board indicated the preferred scheme was beginning to appropriately address streetscape compatibility. The design has developed to better address this issue. The owner is voluntarily improving the playground street frontage to further enhance streetscape compatibility beyond project requirements.

**A-3: Entrances Visible from the Street (and D-12)**

*RESPONSE:*  
The building main entry is articulated in many ways with the architecture, such as building form and geometry, lighting, landscaping, and art. Private entries are set back and above the sidewalk grade. Private unit doors that open onto the streetscape are located up onto a raised terrace and around to the side so not immediately visible from the street.

**A-4: Human Activity**

**(and D-12)**

*RESPONSE:*  
The building main entry is positioned to the SW of the development, toward the most concentrated human activity. Graceful transitions occur from the public way to private stoops via planters and terraces. Throughout the site, lighting will create a well-lit connection to human activity.

**A-6: Transition between Residence and Street (and D-12)**

*RESPONSE:*  
The DRB requested – and the design team has provided – deep overhangs and raised stoops, including eight feet along Pontius and thirteen feet along Mercer. These stoops include at least three feet of landscape buffer. (Reference also A-4)

**D-7: Personal Safety and Security**

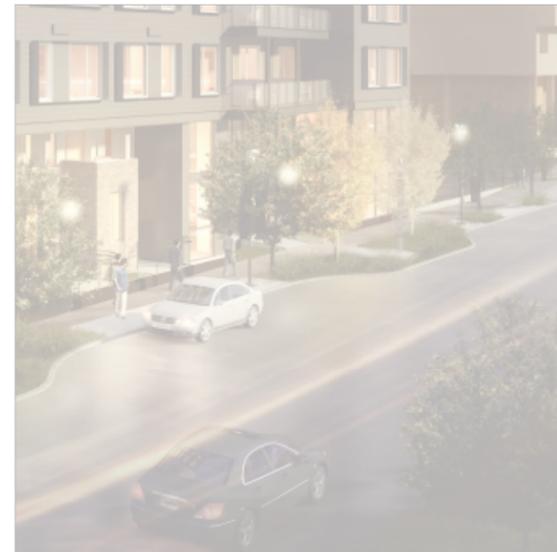
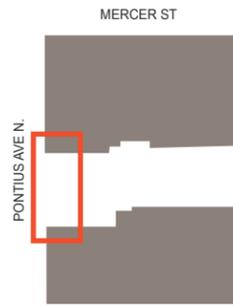
**RESPONSE:**

*The separation of public and private, security boundaries, day and night lighting are all integral to the design concept. Screening allows an open feeling without feeling “fenced-in.”*

**E-2: Landscaping to Enhance Building/Sites**

**RESPONSE:**

*The plans have been developed to illustrate the connection of the public and private areas of the site. Diversity of materials (hardscape and softscape) highlights the entrance of the building and flows through the inner and outer courtyard. Elements include an Art Landing, a bridged entry and landscaping and lighting to define the public and private spaces.*

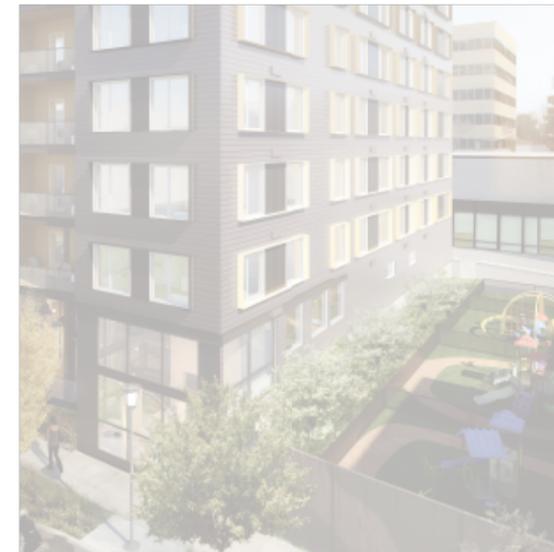


**A-3: Entrances Visible from the Street  
(and D-12)**

*RESPONSE:*  
The building main entry is articulated in many ways with the architecture, such as building form and geometry, lighting, landscaping, and art. Private entries are set back and above the sidewalk grade. Private unit doors that open onto the streetscape are located up onto a raised terrace and around to the side so not immediately visible from the street.

**A-4: Human Activity  
(and D-12)**

*RESPONSE:*  
The building main entry is positioned to the SW of the development, toward and from the most concentrated human activity. Graceful transitions occur from the public way to private stoops via planters and terraces. Throughout the site, lighting will create a well-lit connection to human activity.



**C-3: Human Scale  
(and D-12)**

*RESPONSE:*  
The main entry portal was given significant design attention, resulting in a dynamic, open, inviting and warm space.

**D-1: Pedestrian Open Space and Entrances  
(and D-12)**

*RESPONSE:*  
During the EDG meeting, the board indicated the entry to the SW was a "strong gesture," warranting additional study. The design team spent significant time developing the design for the portal and outdoor lobby interior, incorporating lighting, furniture, landscaping, security screening and a fireplace. The result is a carefully refined and alluring building entry that allows a visual connection to the interior of a distinctly urban space. Also, clear and distinct lines of separation between the semi-public "Outdoor Lobby" is separated from the semi-private "Landscaped Courtyard."

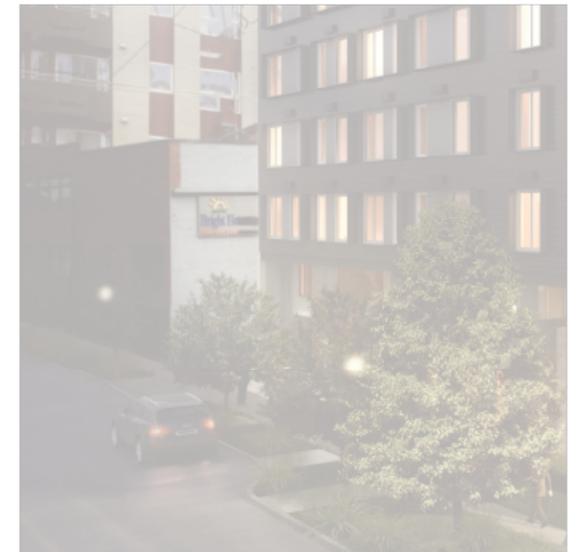


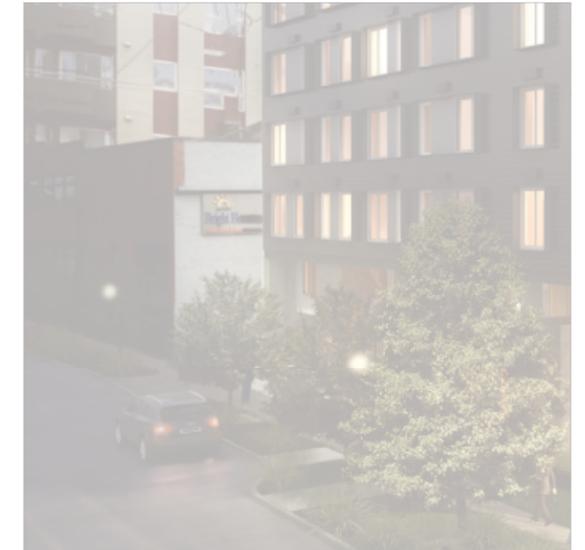
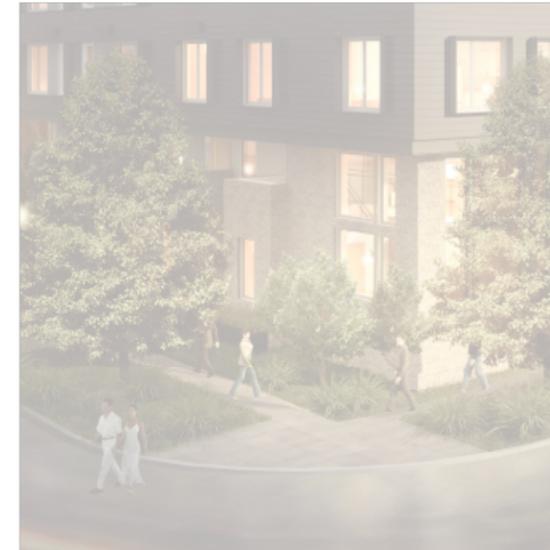
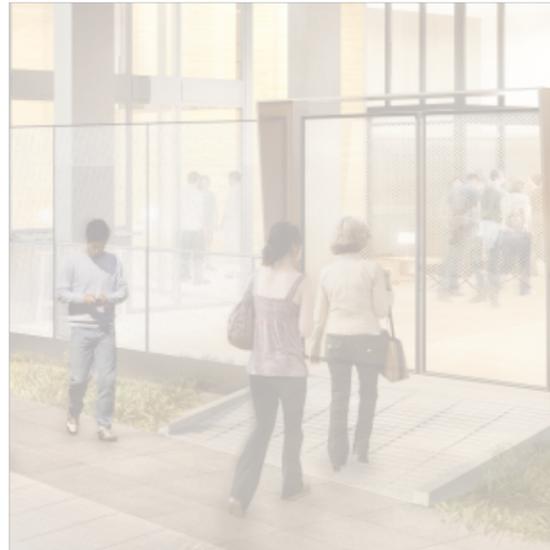
**D-7: Personal Safety and Security  
(and D-12)**

*RESPONSE:*  
The separation of public and private, security boundaries, day and night lighting are all integral to the design concept. Screening allows an open feeling without feeling "fenced-in."

**E-2: Landscaping to Enhance the Building/  
Sites**

*RESPONSE:*  
The plans have been developed to illustrate the connection of the public and private areas of the site. Diversity of materials (hardscape and softscape) highlights the entrance of the building and flows through the inner and outer courtyard. Elements include an Art Landing, a bridged entry and landscaping and lighting to define the public and private spaces.





**A-1: Responding to Site Characteristics**

**RESPONSE:**  
During the EDG meeting, the board acknowledged the project intent to orient the pedestrian focus to the Southwest, courtyard facing east, and easements to east and south allowing windows, and automobile focus to the North. The board encouraged the team to consider setting back more along the south wall to allow more of a buffer to the playground. The design team responded by setting the building back eight feet from the south.

**A-5: Respect for Adjacent Sites**

**RESPONSE:**  
The developer has voluntarily set back the proposed structure an additional four feet for a total of eight feet voluntary setback from the south property line for additional open space at grade and to ensure adequate light and air for future development, as requested by the DRB. (Reference also B-1 Guidance)

The developer has also granted an eight foot easement along the East property line as a buffer for activity from the building to the East.

**B-1: Height, Bulk and Scale Compatibility**

**RESPONSE:**  
During the EDG Meeting, the board felt this was being addressed well by the preferred scheme. Recommendations include studying the south façade. The design team developed the south façade with windows, colorful window treatments and an increased setback.

**C-1: Architectural Context**

**RESPONSE:**  
The board generally recognized the concept to be compatible with the neighboring buildings and uses. The design concept is related to Phase 1 structure immediately to the south, including height, windows, siding, and the intent is that

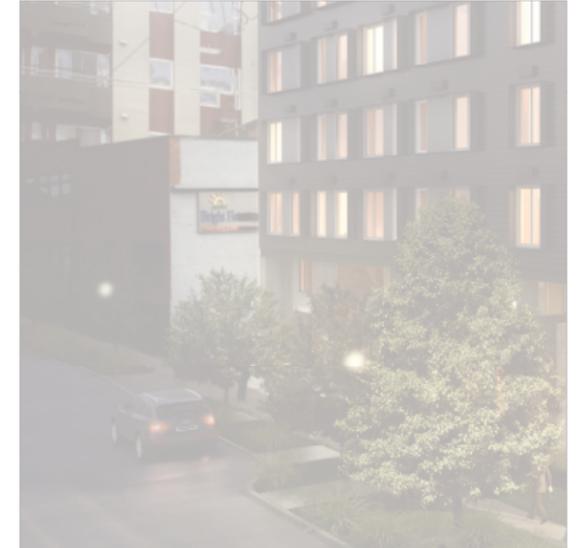
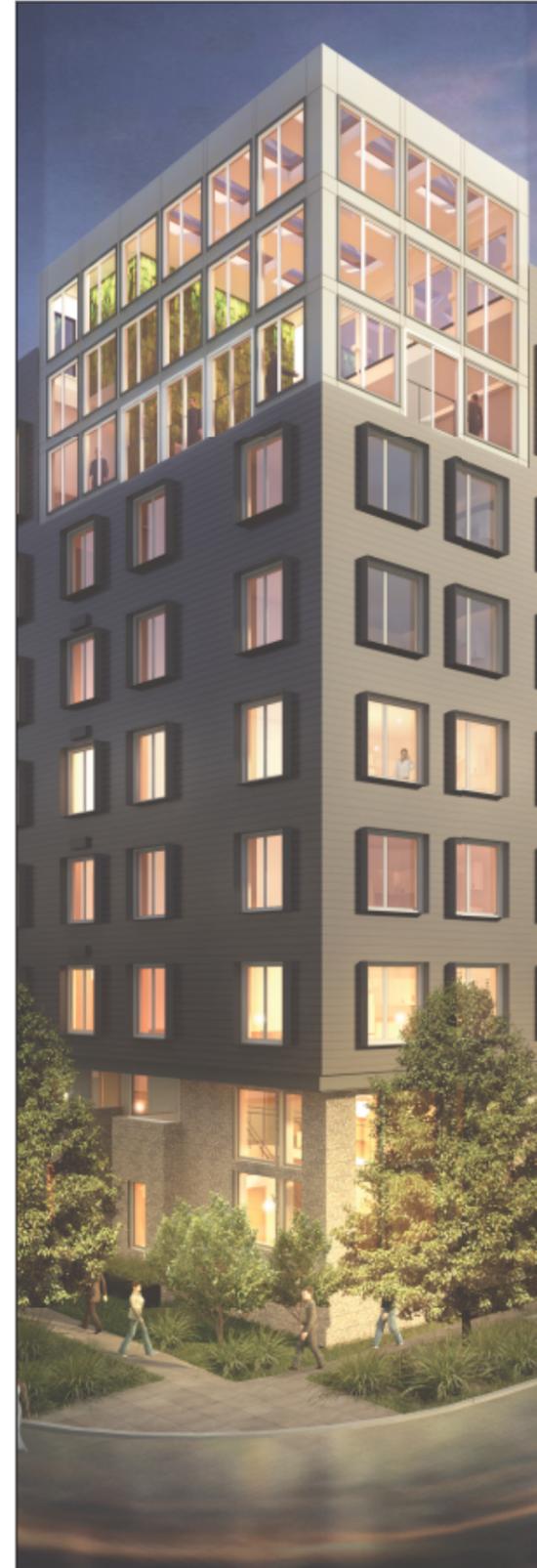
other detailing will remain consistent.

**C-4: Exterior Finish Materials**

**RESPONSE:**  
Exterior materials will be durable and require minimal maintenance, providing a design with enduring quality.

**E-2: Landscaping to Enhance the Building/Sites**

**RESPONSE:**  
The plans have been developed to illustrate the connection of the public and private areas of the site. Diversity of materials (hardscape and softscape) highlights the entrance of the building and flows through the inner and outer courtyard. Elements include an Art Landing, a bridged entry and landscaping and lighting to define the public and private spaces.



**A-1: Responding to Site Characteristics**

*RESPONSE:*  
During the EDG meeting, the board acknowledged the project intent to orient the pedestrian focus to the Southwest, and the siting of an upper level amenity on the NW corner in a response to site-specific conditions. At the base, the corner offers significant amount of landscaping to soften the building and create add greenery to the intersection. At the top, the solarium offers an “outlook and overlook” to the Lake and other surrounding views.

**A-7: Residential Open Space**

*RESPONSE:*  
Focusing perhaps more on the key word “usable,” as well as the other aspects of this guideline, the design team is proposing an enclosed solarium at the NW corner to enhance all the

*goals of the guidelines, including access to sun and light, views of Lake Union, strong architectural expression at an important corner. Roof decks are often under utilized, and so providing a space that provides a similar connection to the outdoors, and yet is usable all year-round, will be better overall.*

*At ground level, the developer is providing an East-facing courtyard with semi-public and semi-private space for residents.*

**C-1: Architectural Context**

*RESPONSE:*  
The board generally recognized the concept to be compatible with the neighboring buildings and uses. The design concept is related to Phase 1 structure immediately to the south, including height, windows, siding, and the intent is that other detailing will remain consistent.

**D-7: Personal Safety and Security (and D-12)**

*RESPONSE:*  
The separation of public and private, security boundaries, day and night lighting are all integral to the design concept. Residential “stoops” and windows along Mercer and Pontius provide passive security through “eyes on the street.”

**E-2: Landscaping to Enhance the Building/Sites**

*RESPONSE:*  
The plans have been developed to illustrate the connection of the public and private areas of the site. Diversity of materials (hardscape and softscape) highlights the entrance of the building and flows through the inner and outer courtyard. Elements include an Art Landing, a bridged entry and landscaping and lighting to define the public and private spaces.



# EDG RESPONSES

## Garage & Trash Staging



### A-1: Responding to Site Characteristics

**RESPONSE:**  
 During the EDG meeting, the board acknowledged the project intent to orient the pedestrian focus to the Southwest, courtyard facing east, and easements to east and south allowing windows, and automobile focus to the North. The board encouraged the team to consider setting back more along the south wall to allow more buffer to playground. The design team responded by setting the building back eight feet from the south.

### A-8: Parking and Vehicle Access

**RESPONSE:**  
 During EDG, the board recognized the separation of the pedestrian focus to the SW and the automobile focus to the north and NE. Therefore, parking access location is appropriate, especially since Mercer is one-way heading East and likely to remain that way. Right turn in and right turn out is ideal.

### C-5: Structured Parking Entrances

**RESPONSE:**  
 The parking garage entry is located to the NE corner and seamlessly integrated into the sidewalk and landscape. The door is set back away from the sidewalk approximately 20 feet.

### D-6: Screening of Dumpsters, Utilities and Service Areas

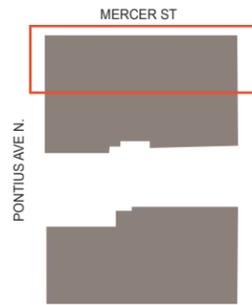
**RESPONSE:**  
 Dumpster staging area is located toward the NE of the building, set back against a building wall approximately 20 feet from the property line and concealed from view from a vast majority of the Right-of-Way.

### E-1: Landscaping to Reinforce Design Continuity with Adjacent Sites

**RESPONSE:**  
 Easement area proposed landscape will consist of a ground cover shrub mix adjacent to the paved egress path. Egress area will be used by building tenants and maintenance for convenience access to the courtyard and trash staging. The occupants of the neighboring building will use the easement area as an egress route and trash staging.

TRASH/ENTRANCE DIAGRAM  
 NTS





**FIRST DEPARTURE**

**Code Reference**

**SMC 23.48.014D2 Street-Level Setbacks:**

D. Street-level Setback. Except on Class 1. Pedestrian Streets, as shown on Map B, structures may be set back up to twelve (12) feet from the property line subject to the following (Exhibit 23.48.014 B):

2. Additional setbacks shall be permitted for up to thirty (30) percent of the length of the set-back street wall, provided that the additional setback is located a distance of twenty (20) feet or greater from any street corner.

**Departure Description**

Approximately 37% of the Mercer Street façade is setback 13'-9" from the property line. Reference calculation diagram below.

**Rationale**

Powerline setbacks are required to be approximately 7'-8" from the property line at Mercer Street. Further, at the Early Design Guidance (EDG) meeting, the Design Review Board (DRB) requested "deep stoops" along both Pontius Avenue and Mercer Street. In order to be usable, the stoops were designed to be approximately 8 feet deep. The sum of these setbacks would be 13'-9". Finally, to retain design consistency of the façade setback, and to maintain headroom clearance, the design team decided to setback the parking garage entry the same distance, 13'-9" at finished grade.

**SECOND DEPARTURE**

**Code Reference**

**SMC 23.48.014D1 Street-Level Landscaping**

D. Street-level Setback. Except on Class 1 Pedestrian Streets, as shown on Map B, structures may be set back up to twelve (12) feet from the property line subject to the following (Exhibit 23.48.014 B):

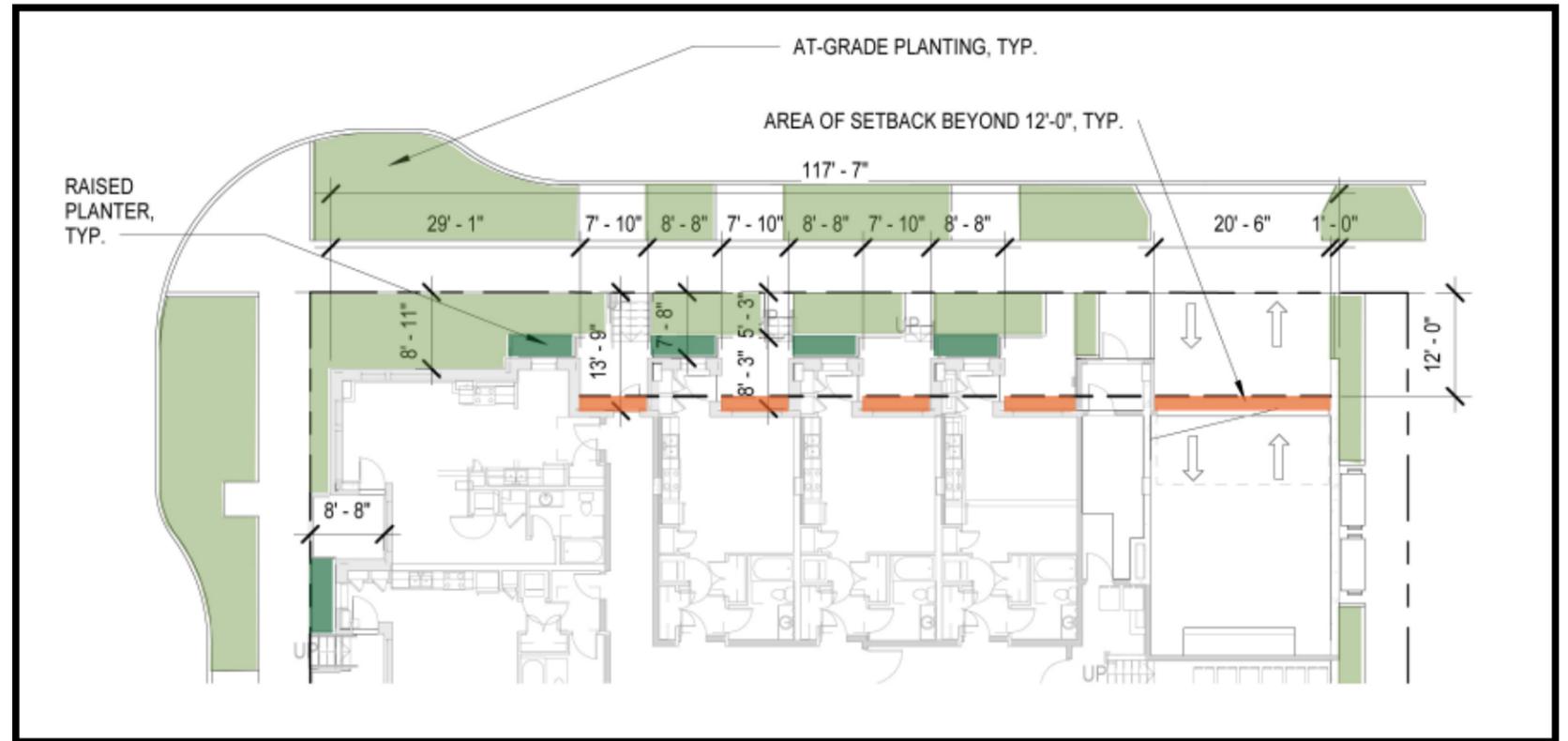
1. The setback area shall be landscaped according to the provisions of Section 23.48.024

**Departure Description**

Additional setback area is required to be landscaped. However, patio terrace hardscape and concrete driveway is proposed in some areas.

**Rationale**

At EDG, the DRB requested stoops, therefore, this departure is the direct result of a request by the DRB. We also believe this provides a more livable urban residential condition, allowing direct access to the street, yet raised up above the street in most cases. Also at the EDG meeting, the DRB concurred that the driveway and parking garage access is best located in the area shown. This is also required to be hardscape. The remaining areas will be landscaped and buffered against the sidewalk with trees, shrubs, grasses and evergreen groundcover design in compliance with standards of SMC 23.48.024A2.

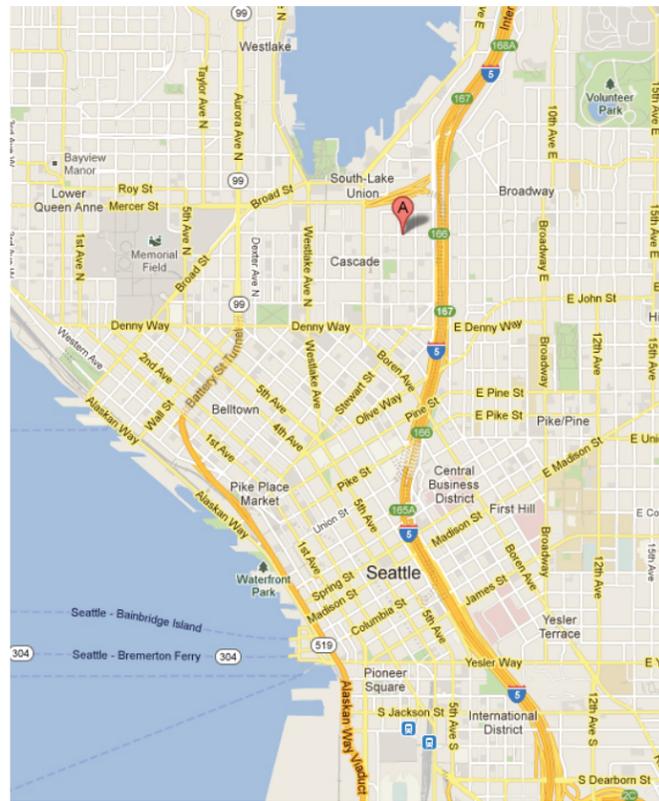


**DEPARTURE DIAGRAM**

NTS



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

MERCER STREET

REPUBLICAN STREET

HARRISON STREET

THOMAS STREET



BOREN AVE N

FAIRVIEW AVE N

MINOR AVE N

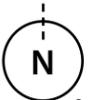
PONTIUS AVE N

YALE AVE N

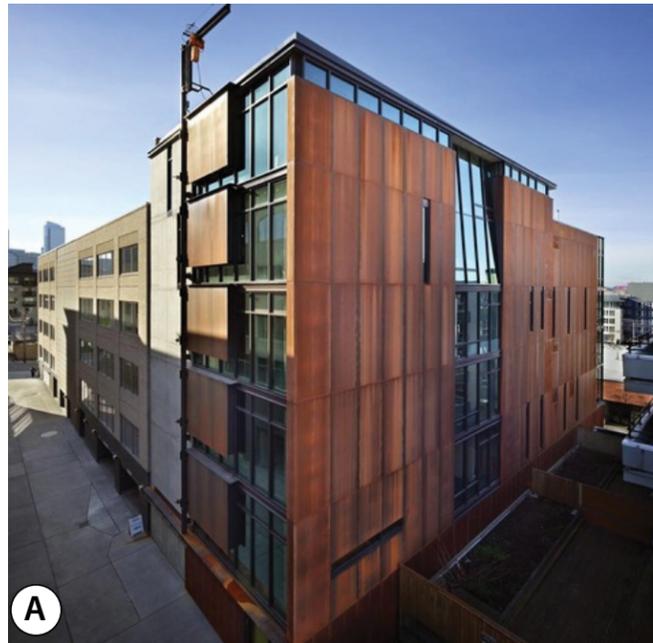
EASTLAKE AVE E

INTERSTATE 5

MELROSE AVE E



OVERVIEW



**A**  
[www.olsonkundigarchitects.com]  
ART STABLE



**B**  
[www.amli.com]  
AMLI 535 APARTMENTS



**C**  
[www.blumecompany.com]  
YALE CAMPUS - 11260 MERCER



**D**  
[Amli / GGLO]  
AMLI BARGREEN PHASE 1



**E**  
[GGLO Photo]  
CASCADE PARK AND PEA PATCH



**F**  
[wikipedia.org]  
ALLEY 24



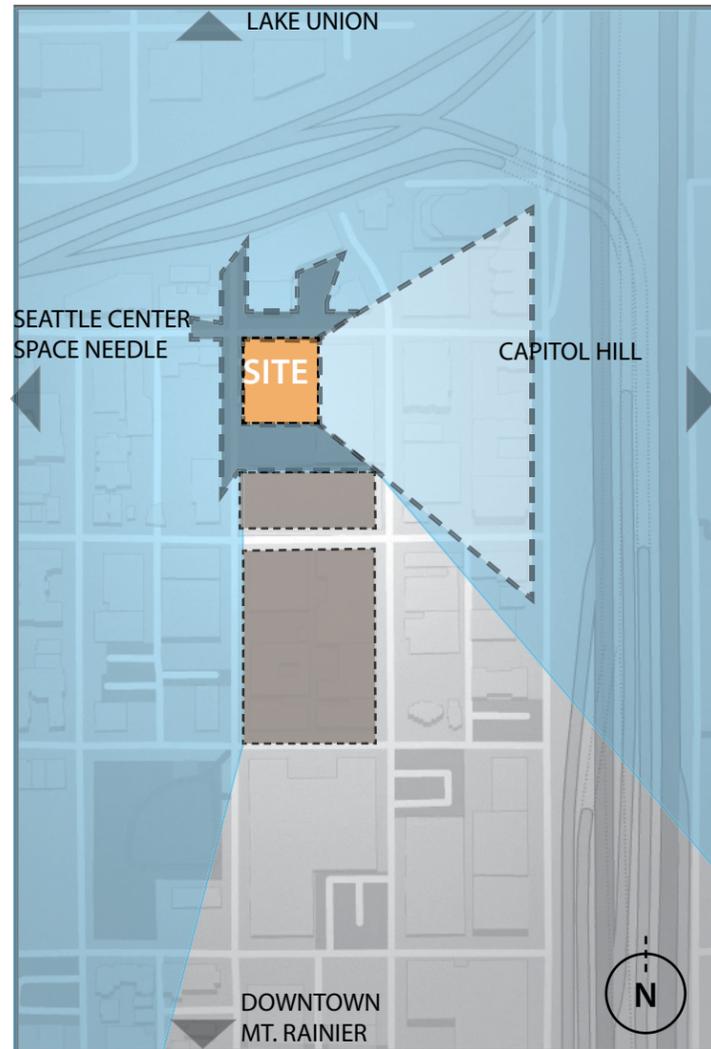
**G**  
[Vulcan / Runberg Architecture]  
LAUNDRY BLOCK PROPOSAL



**H**  
[GGLO]  
ALCYONE

# APPENDIX: SITE ANALYSIS

## Exterior Views



**SITE VIEWS**

- Current development by others
- Proposed development
- Levels 1-7 view range
- Levels 4-7 view range
- Level 7 view range



2 View to the Northwest



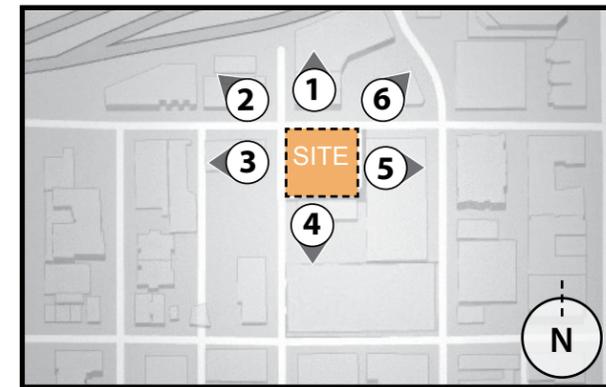
1 View to the North



6 View to the Northeast



3 View to the West



5 View to the East



4 View to the South



VIEW FROM SITE LOOKING NORTH-WEST

# APPENDIX: SITE ANALYSIS

## Interior Views



View to site from Northwest



View to site from North



View to site from West



View to site from Southwest



View to site from South

### 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 south-east are completely blocked by 7 story mixed-use structures. Partial views of the City would be available to the Southwest.

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.

### 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.

**PRIMARY ZONING DESIGNATION:**

Seattle Mixed / Residential SM/R 55/75

**OVERLAYS:**

South Lake Union Urban Center

**DEPARTURES REQUESTED:**

Two departures are requested. The first is from SMC 23.48.014D2, and the second is from SMC 23.48.014D1. Details are located on page 29.

**SITE ADDRESS:**

528 Pontius Avenue North

**SITE AREA (AFTER LOT BOUNDARY ADJUSTMENT):**

0.48 acres (20,800 sf)

**TAX ACCOUNTANT #'s:**

2925049037-02  
2925049038-01

**ZONING DESTINATION:**

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:**

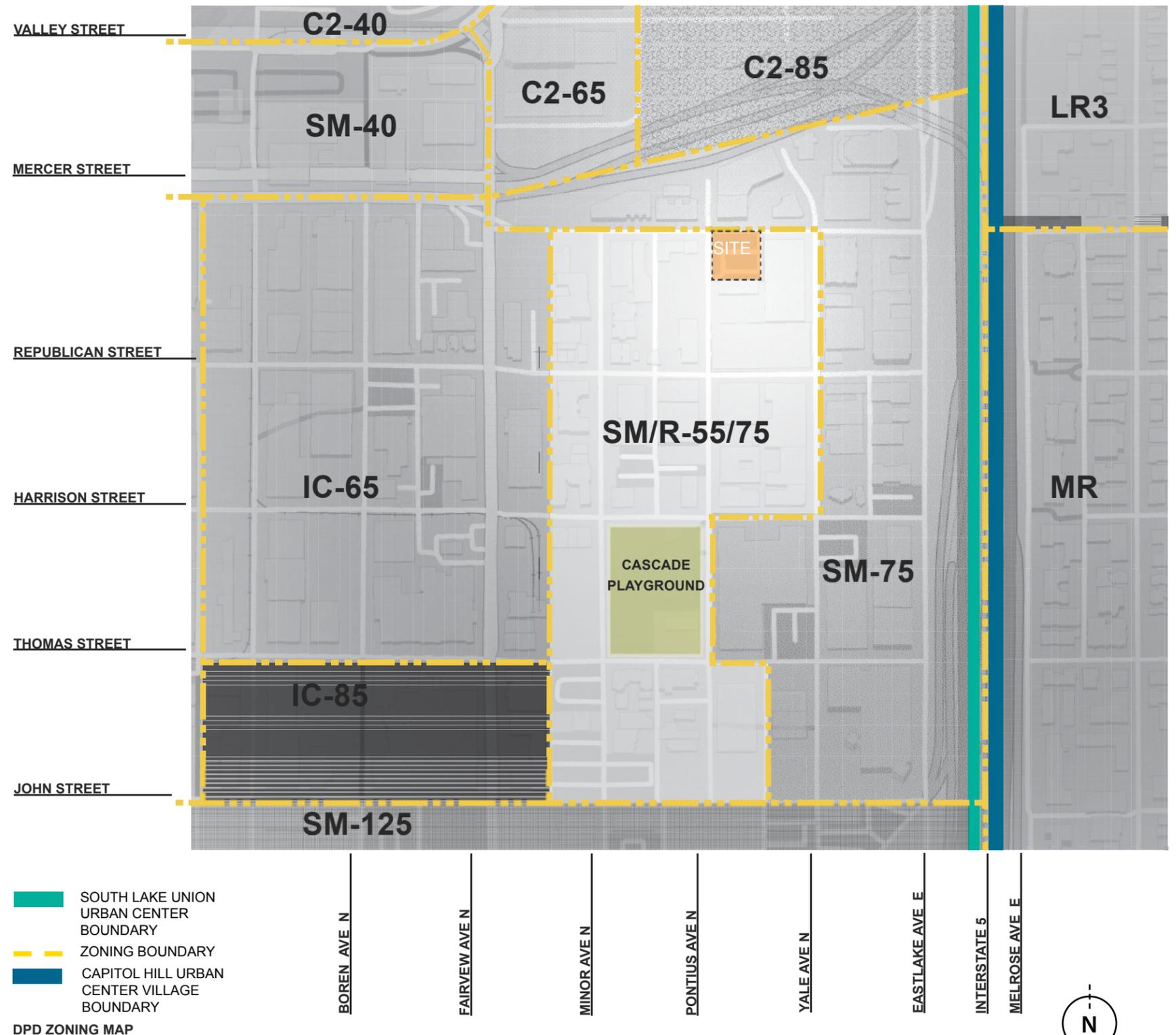
South Lake Union Urban Center

**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

**23.48.014D FACADE SETBACKS:**

- Up to 30% of the facade may be setback up to 12 feet.
- Setback areas must be landscaped per SMC 23.28.024.

**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 AREAS:**

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 & 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:**

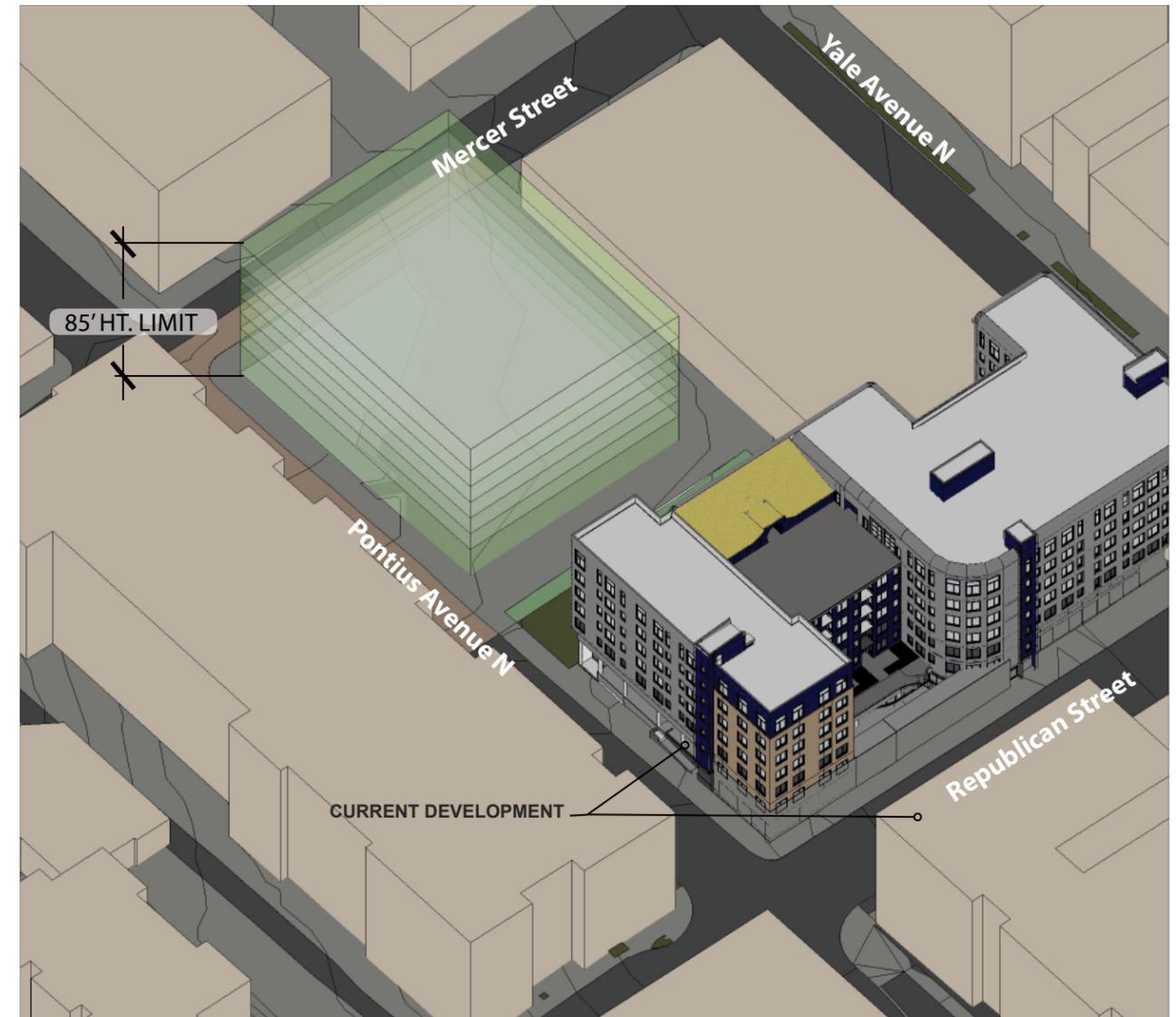
Per Table A, more than 100 dwelling units requires 575 square feet plus 4 square feet for each unit above 100, and may be reduced in area by 15% if space has minimum horizontal dimension of 20 feet.

**OTHER SETBACKS:**

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

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

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



ALLOWABLE ZONING ENVELOPE

# APPENDIX: SITE ANALYSIS

## Topography

### 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:

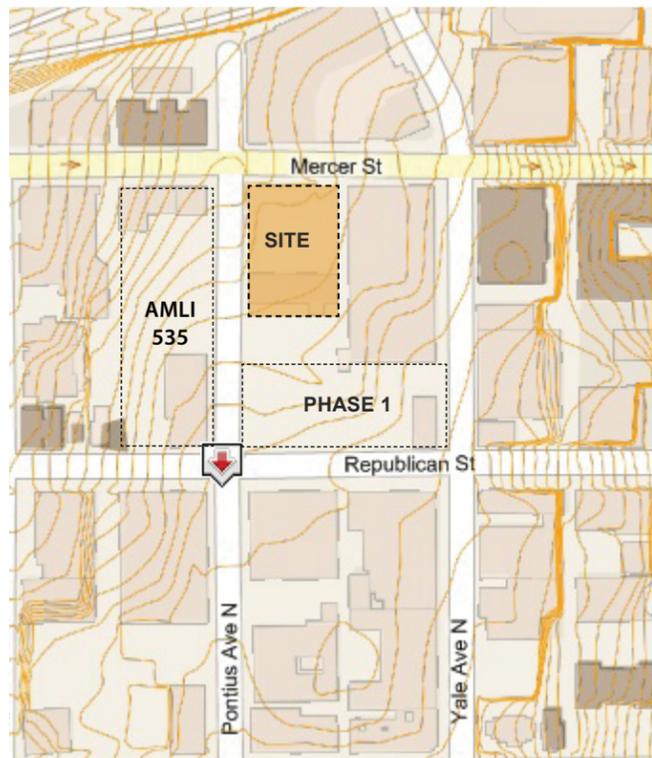
There are no significant trees on site.

### EXISTING BUILDINGS:

One one-story building to be demolished.

### UTILITIES:

Site has access to all utilities on Mercer Street.



DPD Contour Map

