

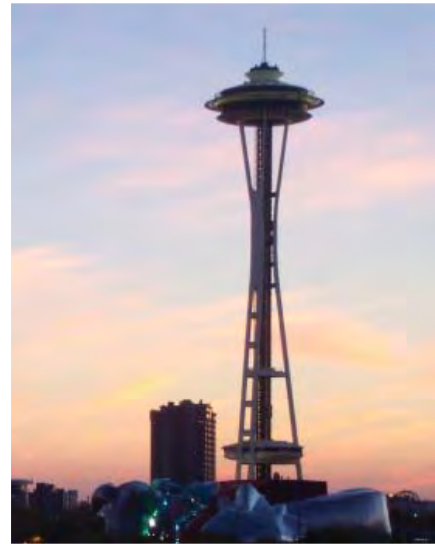
8th & Thomas Apartments

Early Design Guidance Packet

777 THOMAS STREET | SEATTLE, WASHINGTON

DPD #3014045

MACFARLANE PARTNERS / ANKROM MOISAN ARCHITECTS, INC.
10.24.12



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ARCHITECTURE INTERIORS URBAN DESIGN BRANDING
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503.245.7100

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Seattle, WA 98104
206.576.1600



PROJECT ADDRESS

777 Thomas Street
Seattle, WA 98109

PROJECT TEAM

OWNER/APPLICANT: MacFarlane Partners

201 Spear Street, 14th Floor
San Francisco, 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 180 residential units
3. 0.75 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.

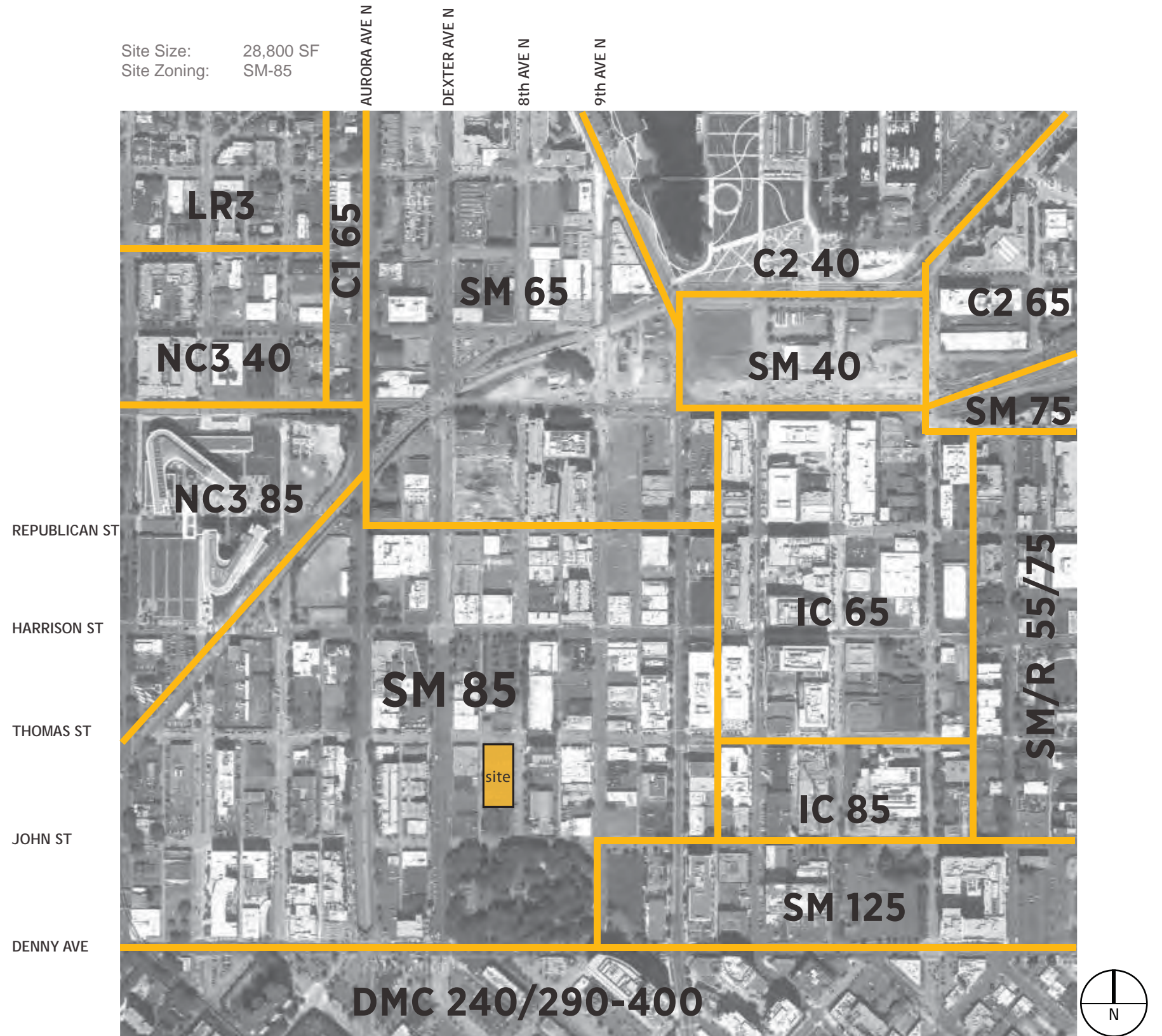
PROJECT HISTORY

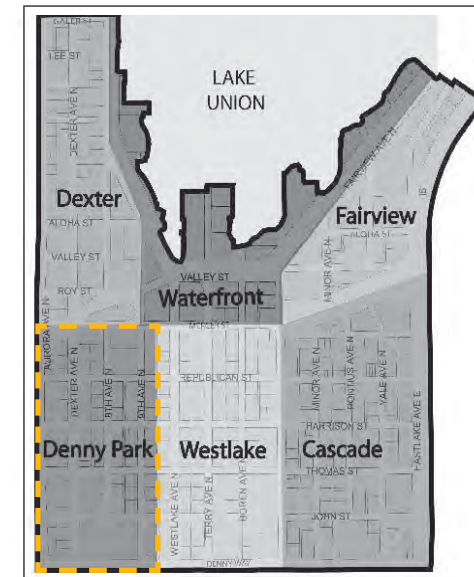
Went through Early Design Guidance 1, then added an additional parcel to the project site.



ZONING

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 variable setback on levels 1 & 2 (7'-0" to 13'-0") & a 12'-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: 183 units Total 575 sf + (83*4) = 1000 sf required 1000 sf *85% = 850 sf required with 15% reduction





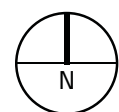
NEIGHBORHOOD OBSERVATIONS

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"





Dexter Avenue N is a major bicycle thoroughfare

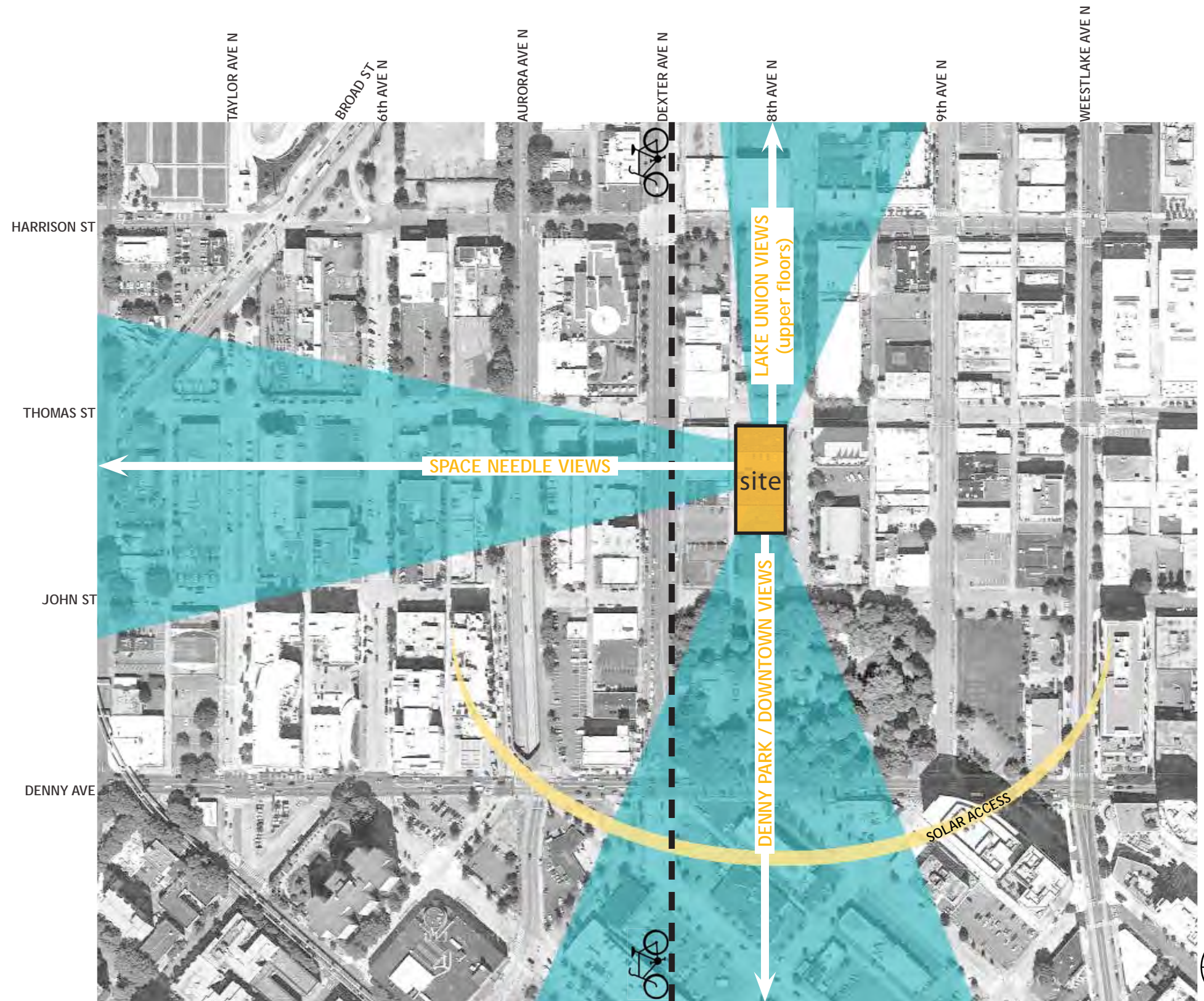


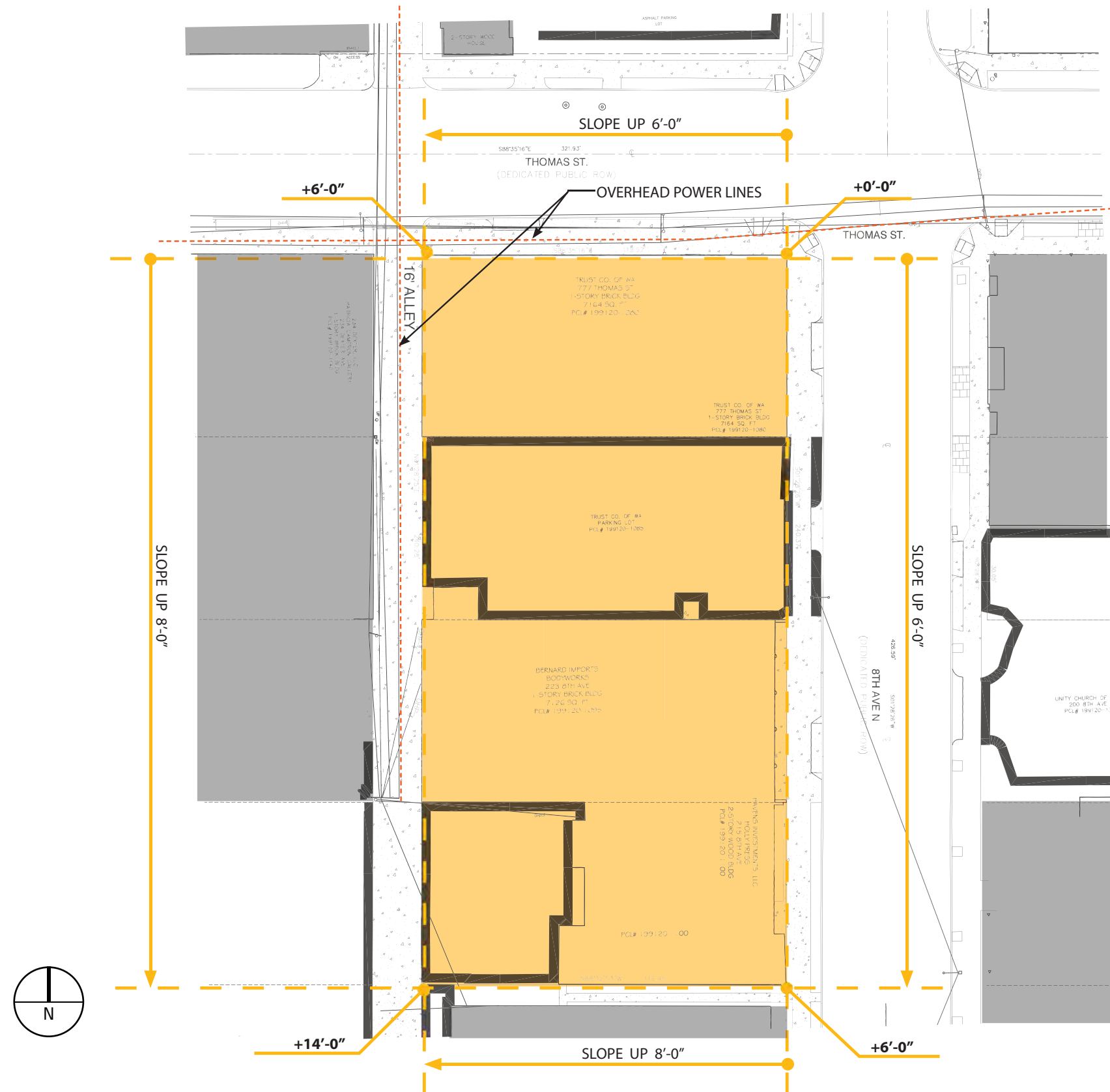
From Thomas Street



From future project

Space Needle views from site





SITE AREA

Site contains approximately 28,800 SF with 240 feet of frontage on 8th Ave N, 120 feet of frontage on Thomas Street, and abuts an alley on the west.

TOPOGRAPHY

The site slopes from a low point at the NE corner to a point 14 feet higher on the SW corner.

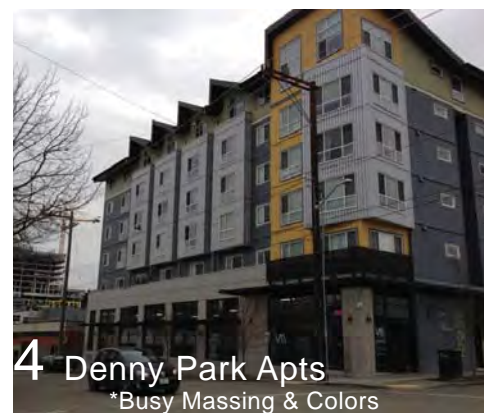
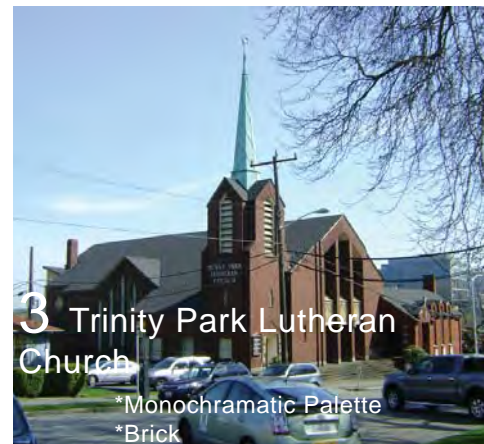
TREE SURVEY

There are no existing trees on the site.

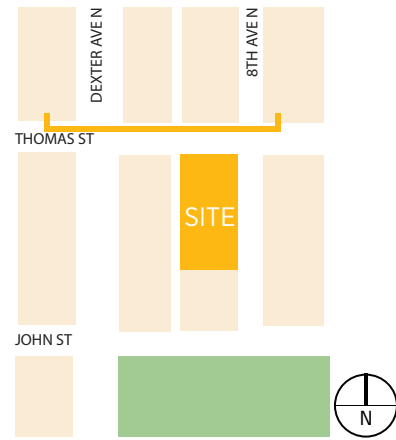
EXISTING BUILDINGS

Two one-story buildings & one two-story building to be demolished.

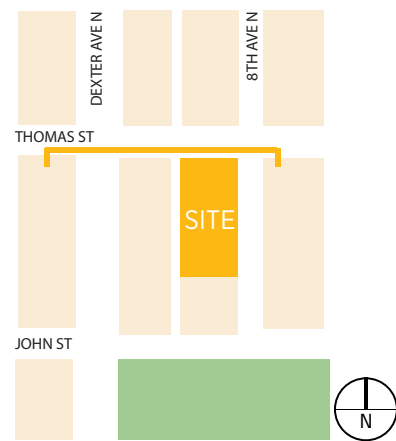
SITE ANALYSIS context



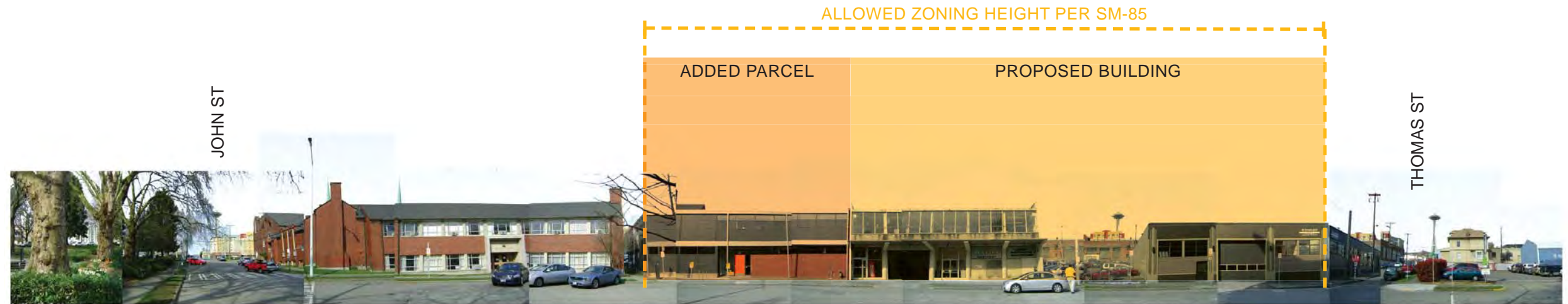
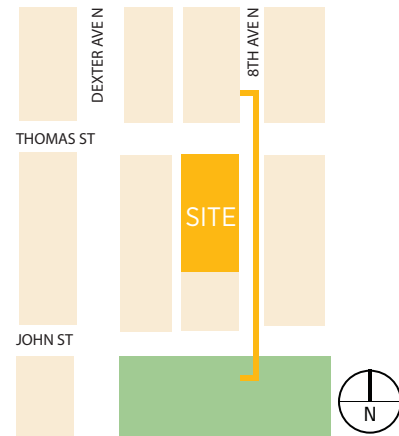
1 THOMAS STREET, FACING NORTH



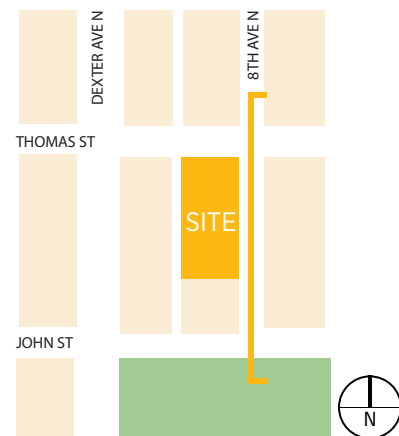
2 THOMAS STREET, FACING SOUTH



3 8th AVENUE, FACING WEST



4 8th AVENUE, FACING EAST



PROS & CONS OF MASSING

Pros

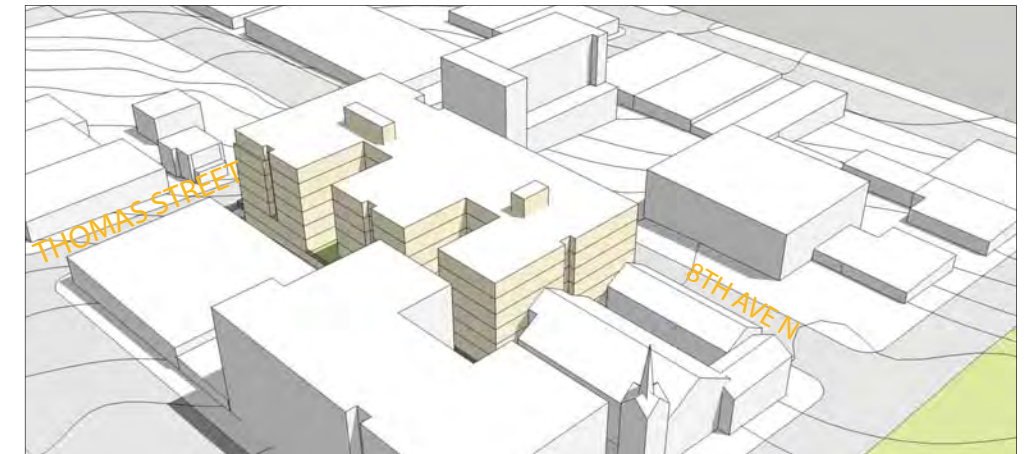
- Maximizes the site.
- Does not require a departure from upper-level setback on Thomas St.
- Townhomes on 8th Avenue
- **Responds well to Design Guidelines: A2, A3, A4, A6, A10, D1, D12**

Cons

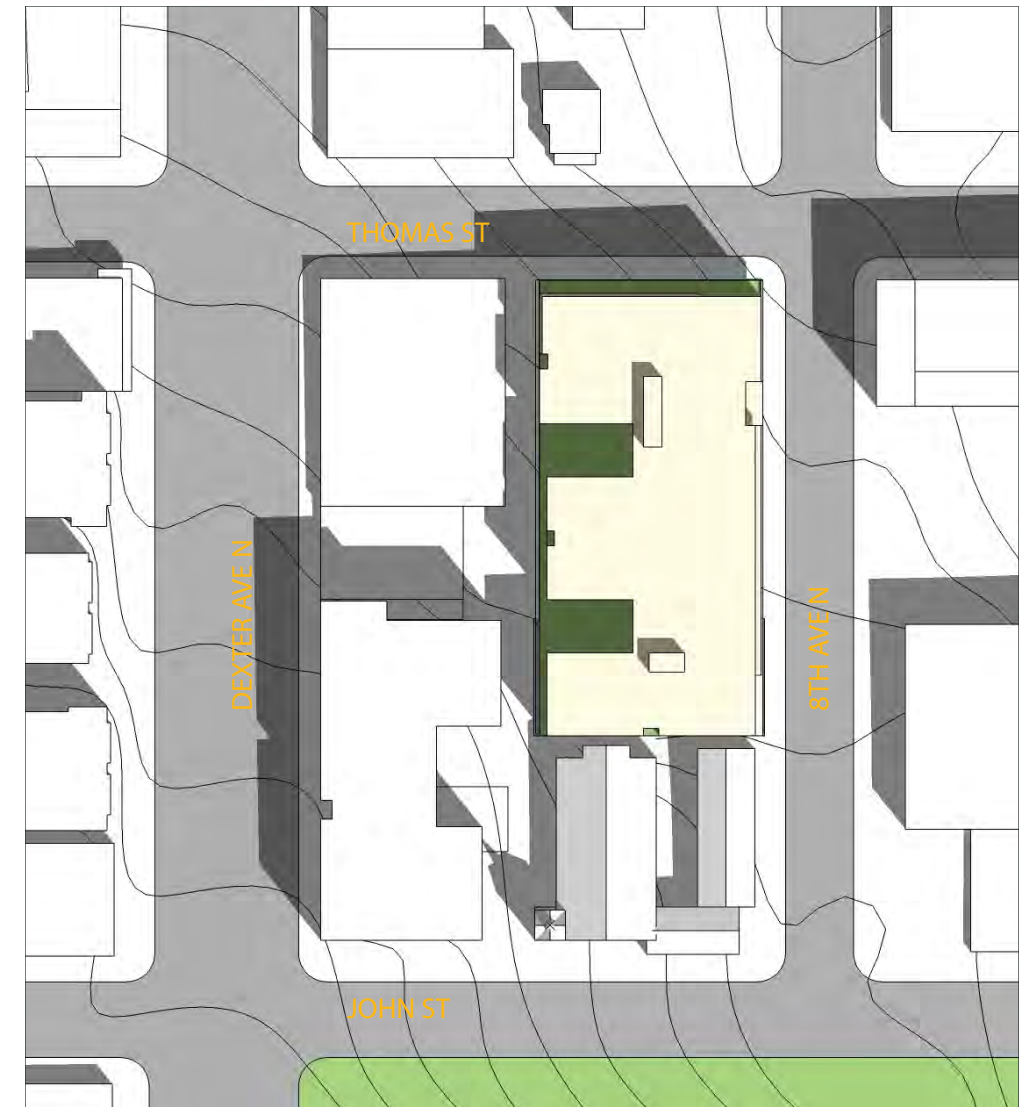
- Massing creates an abundance of interior corner units with poor daylighting.
- Less privacy for courtyard units.
- Bulky massing on alley facade.
- Not a good neighbor to the church - Blank wall & no setback at South.
- **Does Not Respond well to Design Guidelines: A5, B1, C2, C3, D2, D8, E1**

AREA SUMMARY

Gross Area	194,000 sf
Number of Units (Include 9 Townhome Units)	195
Commercial Area	2,900 sf
Parking Count	143 / .73 ratio



SOUTHWEST CORNER



SITE PLAN



NORTHEAST CORNER

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



PROS & CONS OF MASSING

Pros

- Courtyard on 8th Ave N reinforces Denny Park with elevated green space.
- Courtyard on alley breaks up massing, provides some comfort for pedestrians.
- Sets back at South - Good neighbor to DPL Church
- **Responds well to Design Guidelines: A3, C3, D1, D2, E1**

Cons

- Closer proximity for units to developments to the West
- Both courtyards become too small for all tenant use, would become private terraces at both the West and East.
- Eliminates townhome units along 8th Ave N
- Neutralizes SLU design guideline's potency
- **Does Not Respond well to Design Guidelines: A4, A6, B1, C2, D12**

AREA SUMMARY

Gross Area	188,000 sf
Number of Units (Include 9 Townhome Units)	183
Commercial Area	2,900 sf
Parking Count	143 / .78 ratio



SOUTHWEST CORNER



SITE PLAN



NORTHEAST CORNER

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



PROS & CONS OF MASSING

- Pros
- Provides large, shared outdoor amenity space above alley on Level 2.
 - Courtyard preserves light to units facing inward as opposed to alley.
 - Sets back at South & West - Good neighbor to surrounding development
 - Townhomes on 8th Ave N
 - Sets Back at North to provide enhanced pedestrian experience on Thomas Street.
 - **Responds well to Design Guidelines**
- Cons
- Requires a partial departure from upper-level setback on Thomas St. per SMC 23.48.012.

AREA SUMMARY

Gross Area	189,000 sf
Number of Units (Include 9 Townhome Units)	183
Commercial Area	2,900 sf
Parking Count	143 / .78 ratio



SOUTHWEST CORNER



SITE PLAN



NORTHEAST CORNER

MASSING OPTION 3 | 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

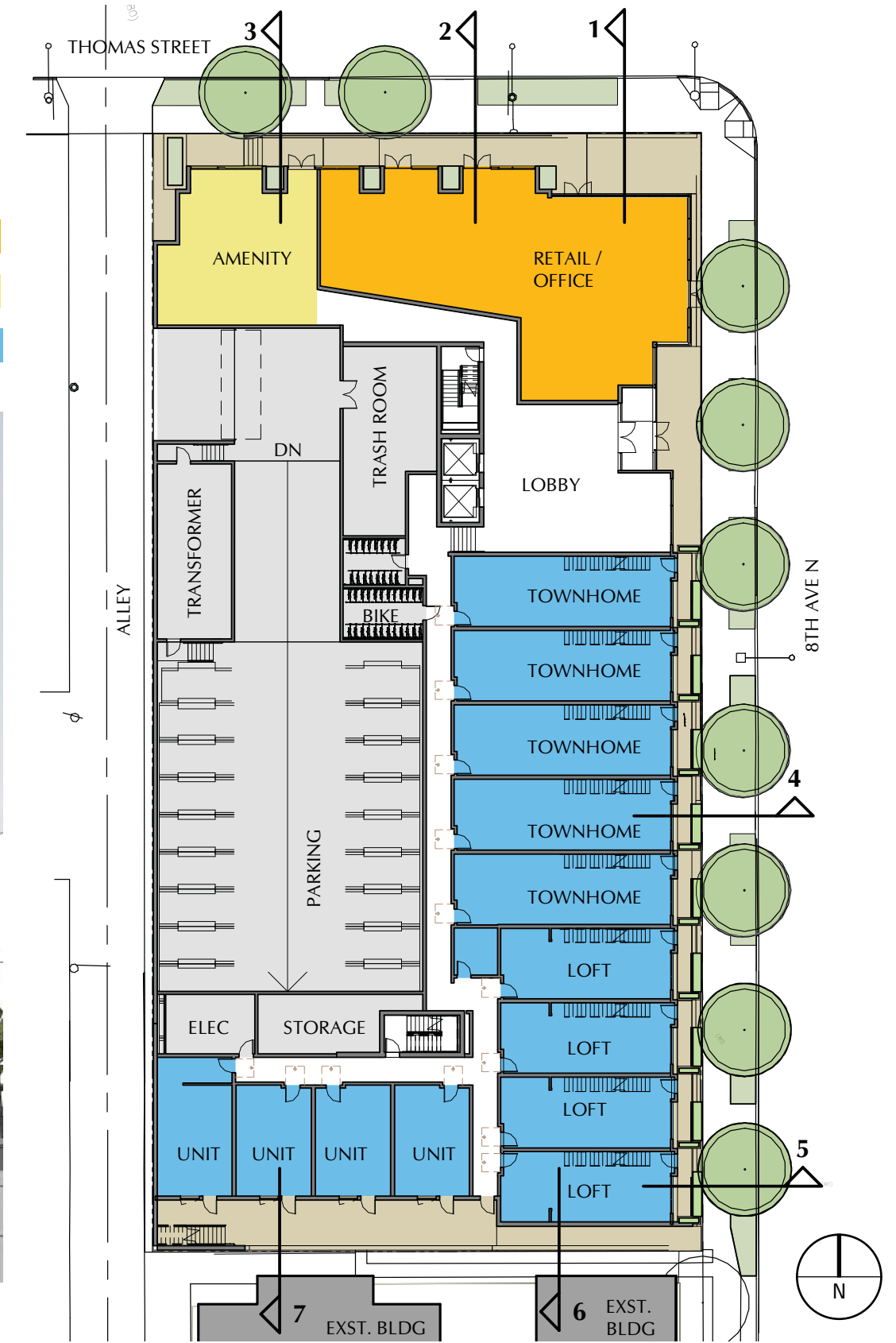


JUNE 21 :: 3 PM

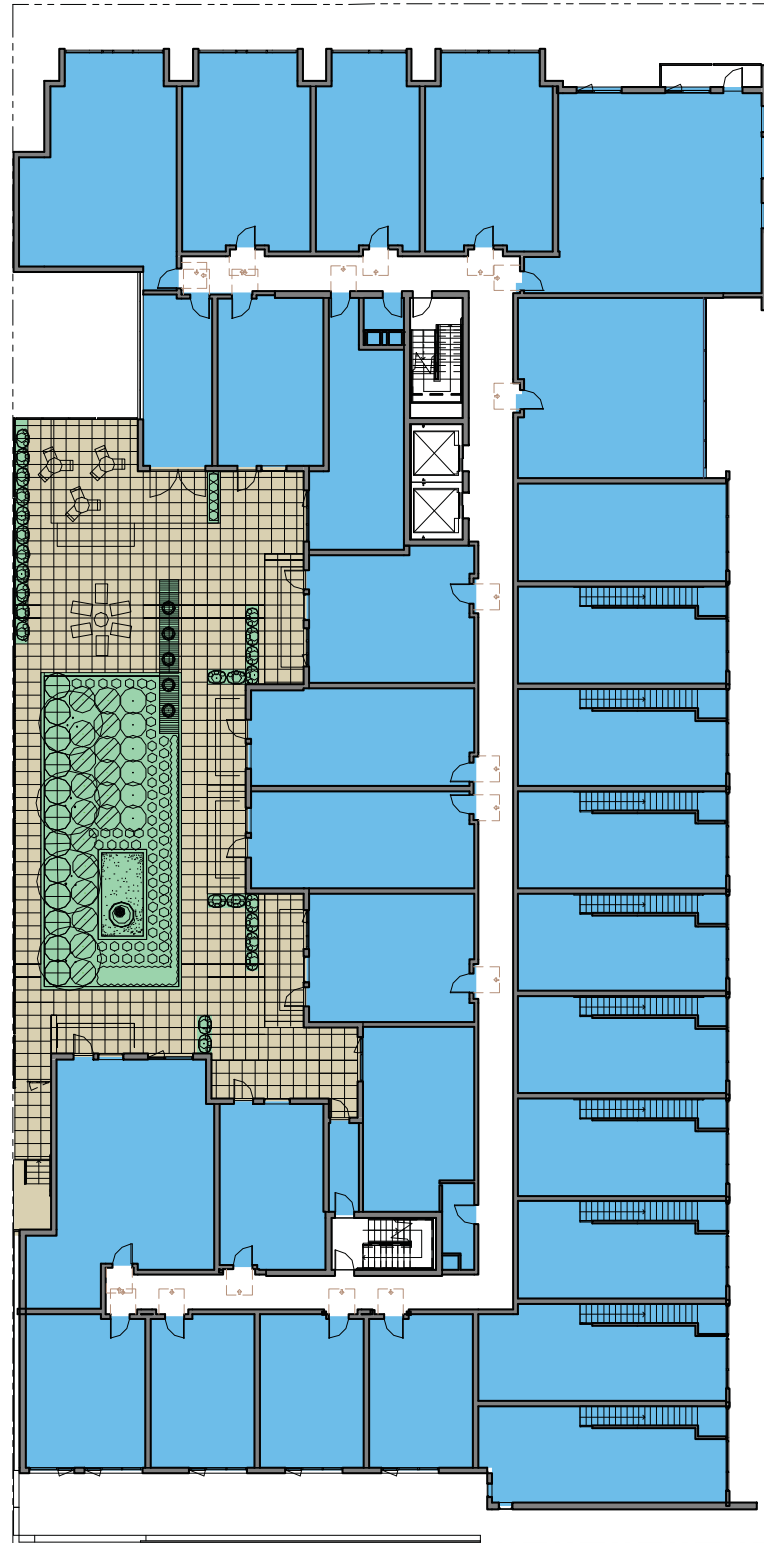


STREET LEVEL PERSPECTIVE - NE CORNER OF 8TH & THOMAS

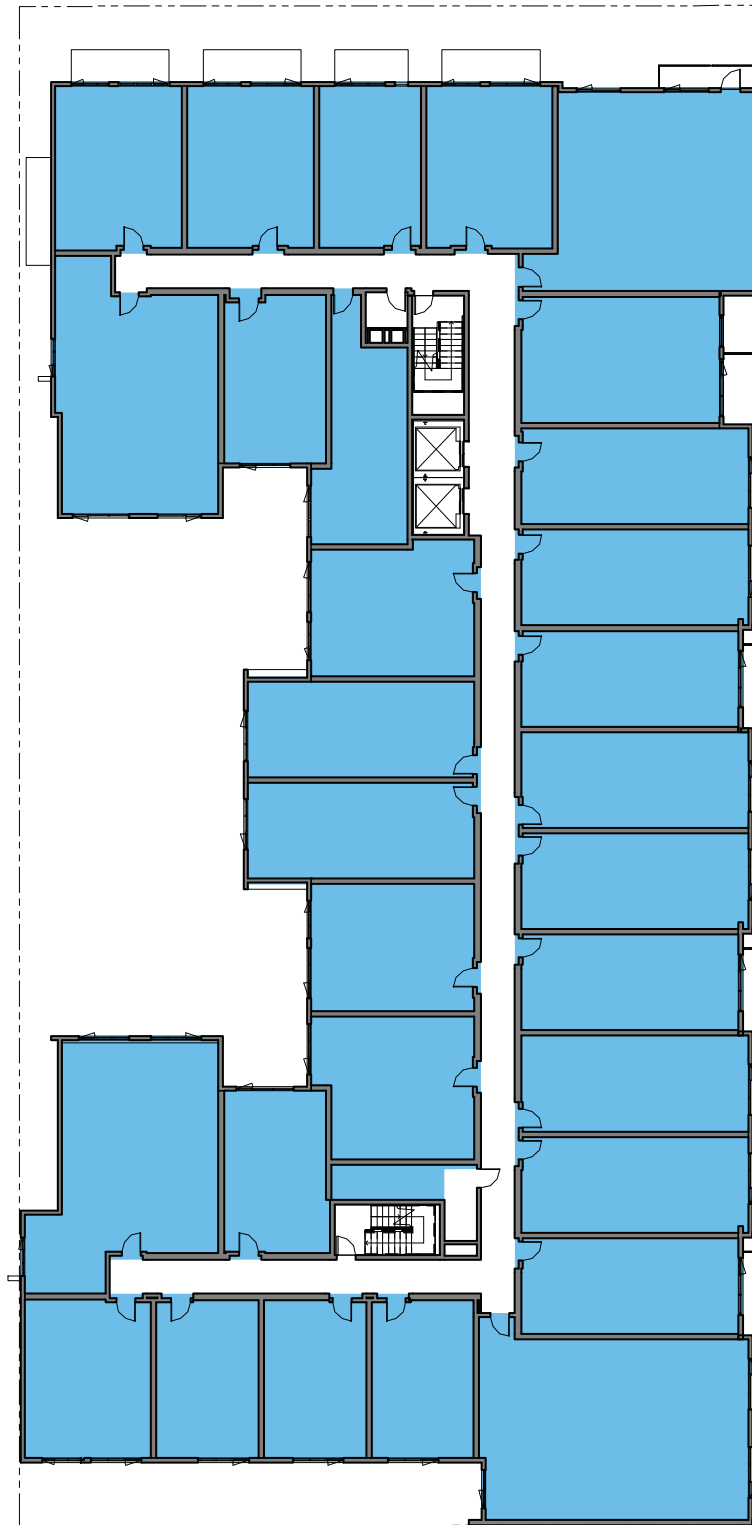
- COMMERCIAL ■
- AMENITY ■
- RESIDENTIAL ■



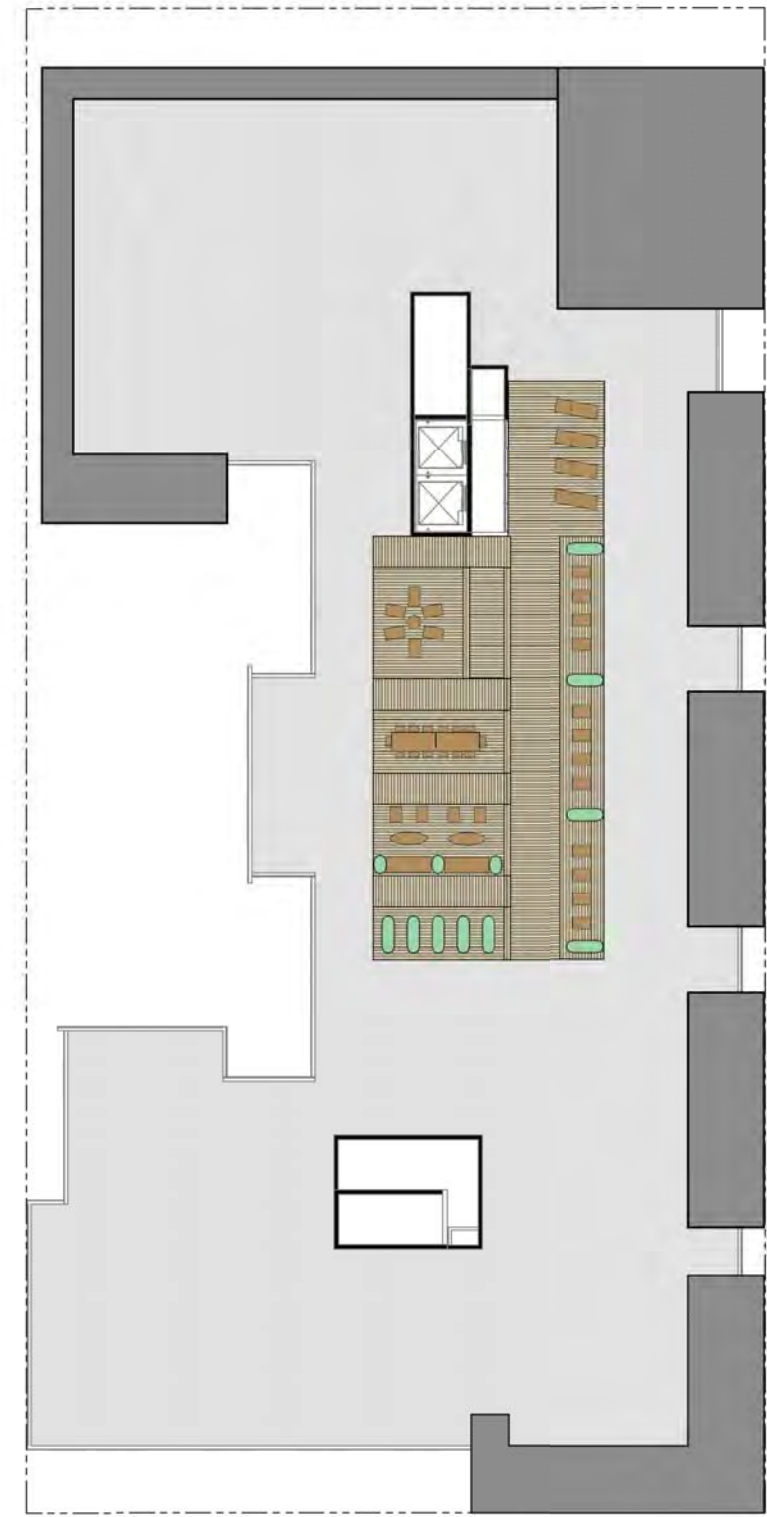
PREFERRED OPTION PLANS



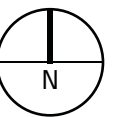
L2 PLAN
SCALE: 1/32" = 1'-0"

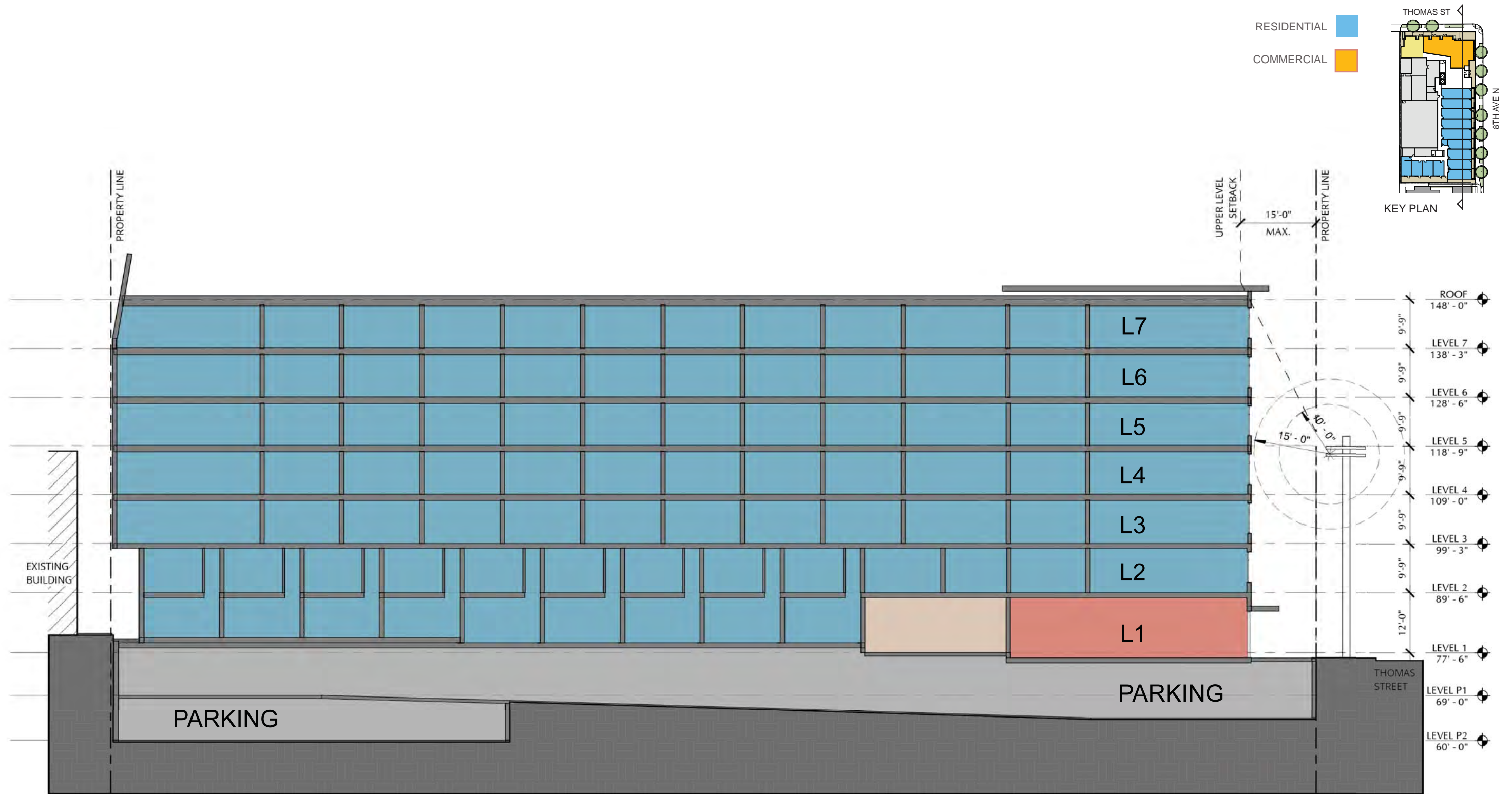


L3-7 PLAN (TYPICAL)
SCALE: 1/32" = 1'-0"

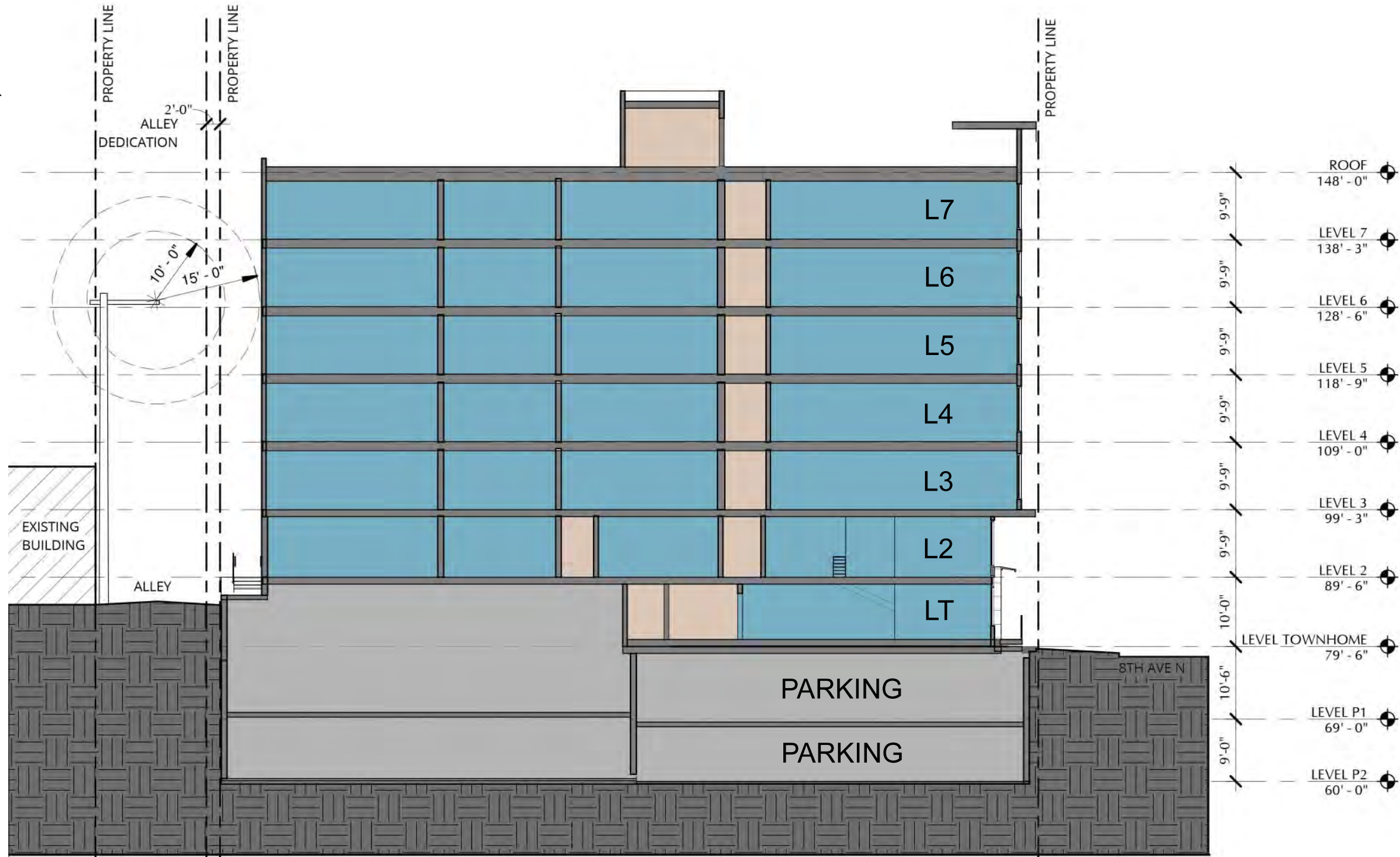
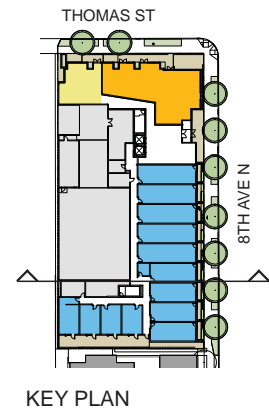


ROOF PLAN
SCALE: 1/32" = 1'-0"





CROSS SECTION



THEMES FROM EARLY DESIGN GUIDANCE #1

- 1 - NEIGHBOR TO THE SOUTH
- 2 - TOWNHOUSES ON EIGHTH
- 3 - THOMAS STREET GROUND FLOOR
- 4 - NORTH FACADE DEVELOPMENT
- 5 - ALLEY FACADE DEVELOPMENT

BOARD COMMENTS FROM EDG #1

GUIDELINE	EDG #1 RECOMMENDATION	GUIDELINE	EDG #1 RECOMMENDATION	GUIDELINE	EDG #1 RECOMMENDATION
A2 STREETSCAPE COMPATABILITY	The townhomes along Eighth Avenue help reinforce the residential nature of the streetscape. The board recommended increased setbacks along Eighth to allow for small gatherings. The residential stoops are setback 6 feet to help support residential activity along the street.	A10 CORNER LOTS	See comments for B1	D1 PEDESTRIAN OPEN SPACES & ENTRANCES	The board requested further consideration to widening the space in front of the leasing office as well as varying setback along Thomas Street. The NW corner of the building, now an amenity space for residents, has a setback of 7 feet from the property line, allowing for more space at the entry. The north wall of the building has varying setbacks along Thomas to provide open space and entry articulation at these ground level uses.
A3 ENTRANCES VISIBLE FROM THE STREET	Townhome entrances are visually prominent along Eighth Avenue and help reinforce the street as a residential enclave in keeping with the South Lake Union Development Plan.	B1 HEIGHT, BULK & SCALE COMPATABILITY	The board was concerned by the lack of design resolution on the Thomas Street facade. The massing of this facade should address the pedestrian, have relative proportions to the surrounding context and should consider scale appropriate the nearby development.	D2 BLANK WALLS	The board recommended that the alley facade be designed with the same consideration as the street facades. Due to the proximity of both Denny Park Lutheran Church as well as other proposed developments, care has been taken to provide a comfortable and interesting alleyway.
A4 HUMAN ACTIVITY	A generous setback along Thomas Street allows for activity at the ground level. The board was in agreement that varying setbacks at this North side provides area for uses to spill out and activate the sidewalk of Thomas Street. See also comments to A2.	C2 ARCHITECTURAL CONCEPT & CONSISTENCY	See comments for B1	D8 TREATMENT OF ALLEYS	See comments to D2
A5 RESPECT FOR ADJACENT SITES	The current proposal has a shared lot line with the Denny Park Lutheran Church. The massing should support this adjacency in support the existing building architecturally and functionally. The proposed scheme honors that church by setting back along the lot line and providing residential units to help engage the intermediate space.	C3 HUMAN SCALE	The development of the alley facade should keep the pedestrian environment in mind and should incorporate design and features that achieve good human scale.	D12 RESIDENTIAL ENTRIES AND TRANSITIONS	The treatment of the townhome stoops along Eighth Avenue should be generous enough to provide a transition from public to private. The increased setback along this street along with the addition of landscape buffering and screening help create this transition as well as enhance the residential character of the streetscape. See also comments to A2 & A6.
A6 TRANSITION BETWEEN RESIDENCE & STREET	The townhome stoops help create a comfortable transition between the residential units and the public sidewalk. The 6 foot setback was advised by the board at the first meeting with the preference to also investigate an 8 foot setback.	C4 EXTERIOR FINISH MATERIALS	Materials and finish will be selected for interest and durability but the adjacency of the Denny Park Lutheran Church should be taken into consideration.	E1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES	Setbacks, material choice and landscaping all combine to provide a comfortable shared lot line at the south with Denny Park Lutheran Church. The Church's existing courtyard abuts to our residential terraces and the two spaces are reinforced through landscaping and grade change.

DESIGN GUIDANCE THEME 1: NEIGHBOR TO THE SOUTH

Relevant Design Guidelines

A5 - Respect for Adjacent Sites

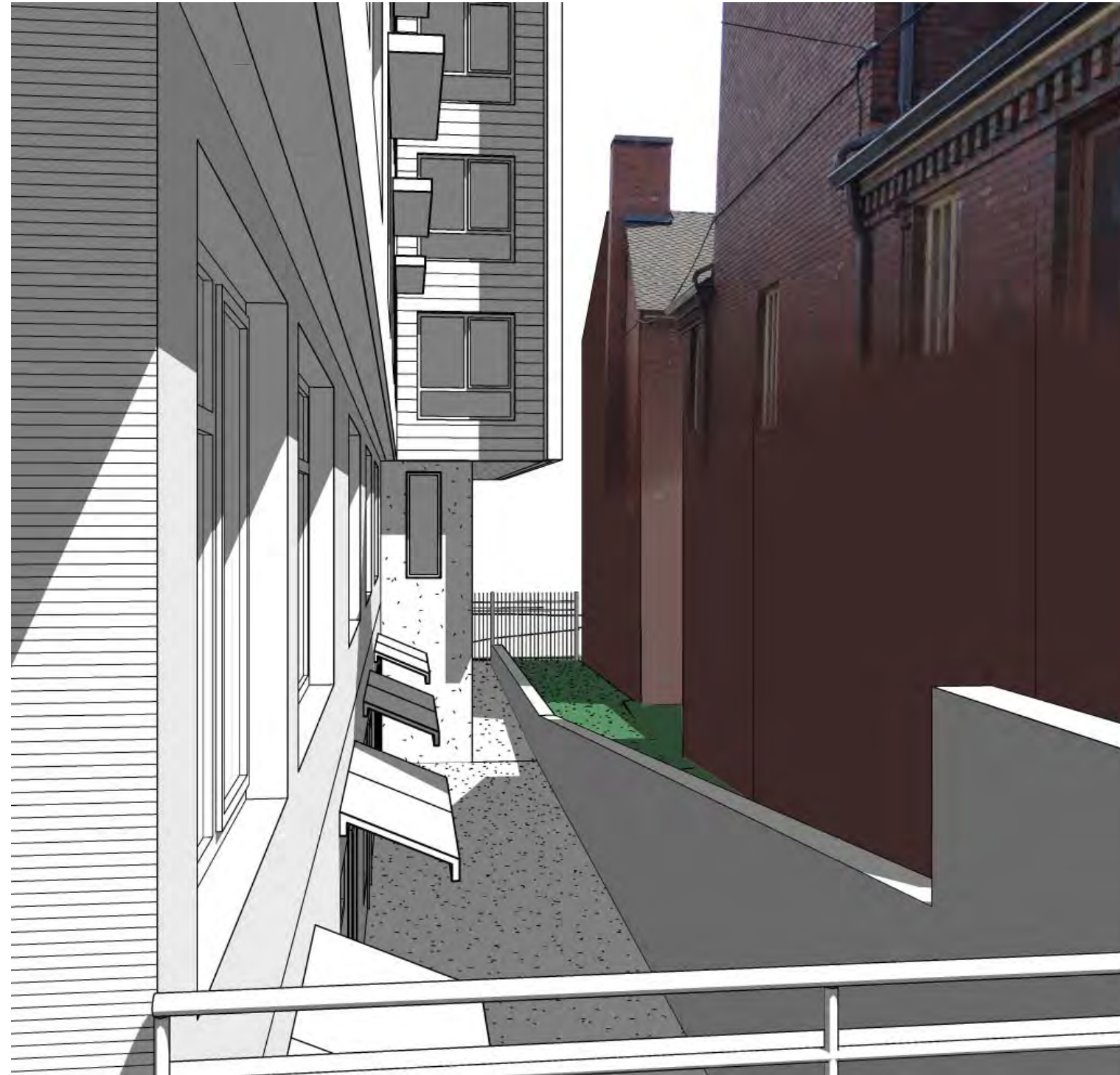
C4 - Exterior Finish Materials

E1 - Landscaping to Reinforce Design
Continuity with Adjacent Sites

Design Review Board Recommendations

“...adjacency to the Holly Press building is unresolved.”

“...Denny Park Lutheran Church’s impressive alley facade.”



SOUTH LOT LINE CONDITION

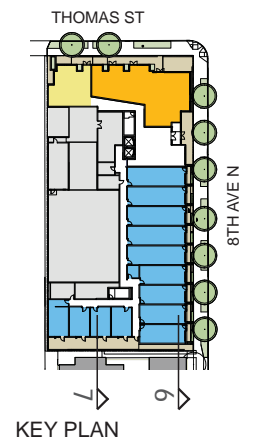
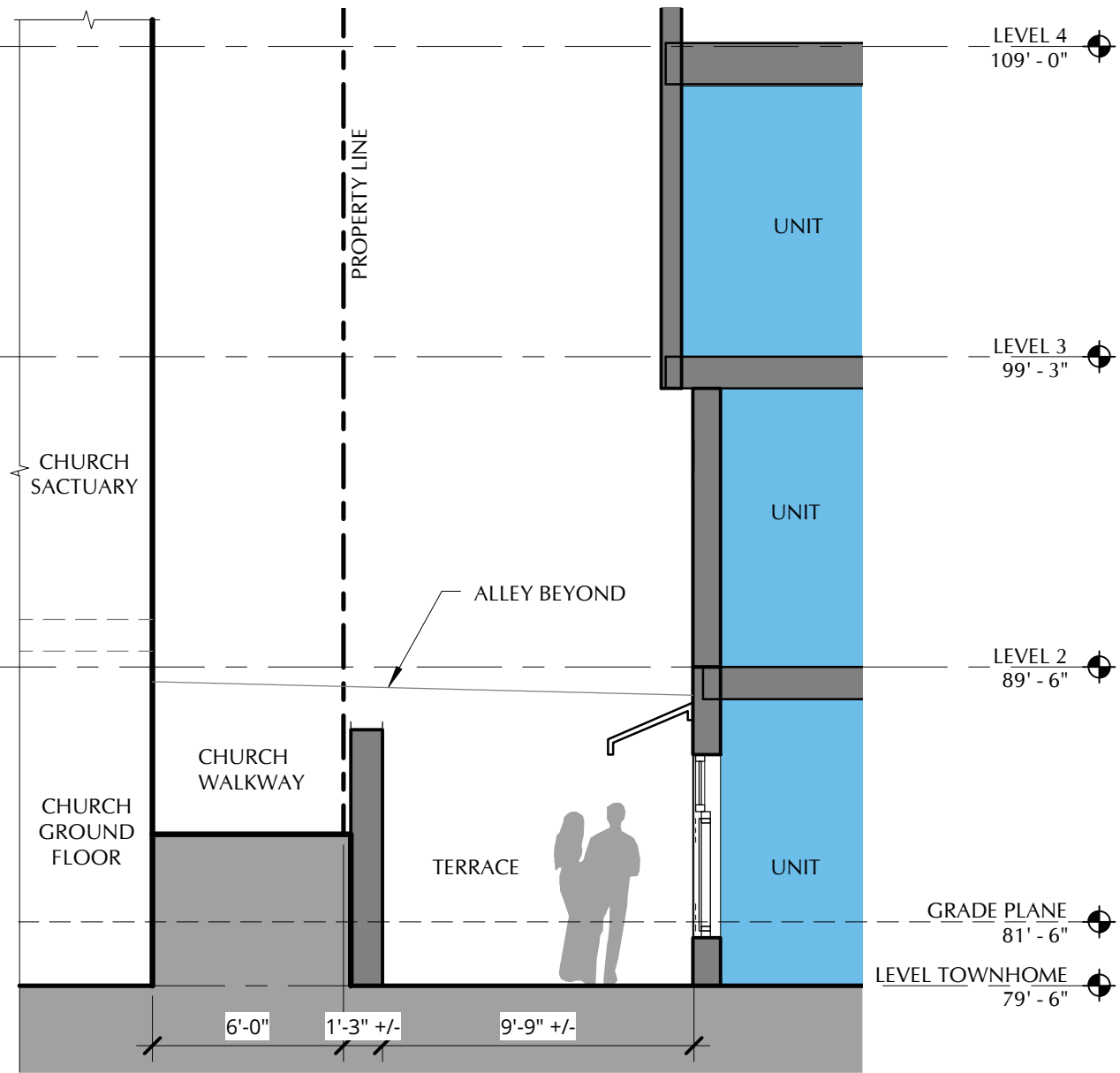
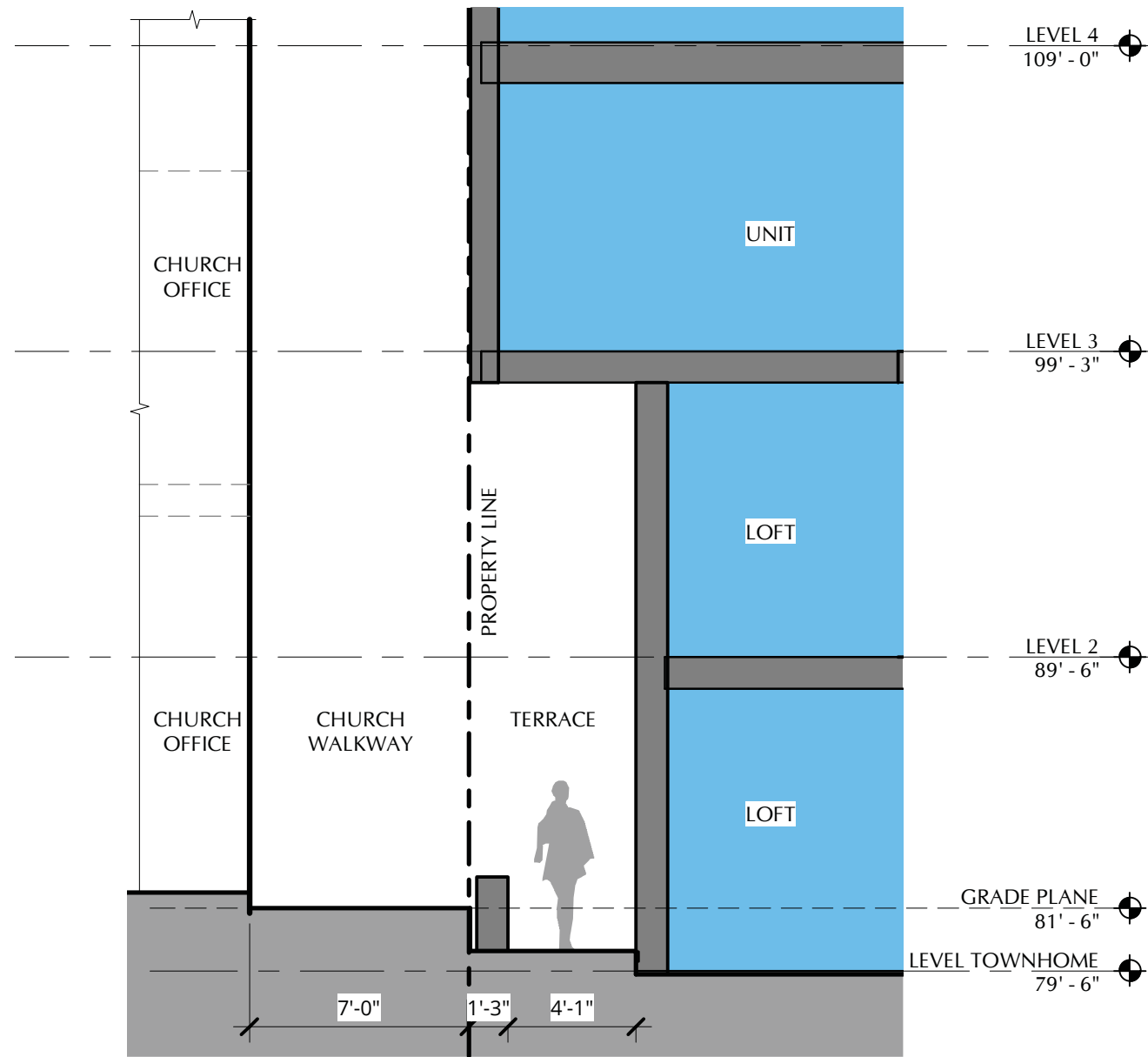


SOUTH ELEVATION - NEIGHBORING CHURCH



SOUTHWEST MASSING - PREFERRED OPTION

RESIDENTIAL



6 SECTION @ SOUTHEAST CORNER
SCALE: 3/16" = 1'-0"

7 SECTION @ STUDIOS FACING CHURCH
SCALE: 3/16" = 1'-0"

DESIGN GUIDANCE THEME 2: TOWNHOMES ON EIGHTH

Relevant Design Guidelines

A2 - Streetscape Compatability

A3 - Entrances Visible from the Street

A6 - Transition Between Residence & Street

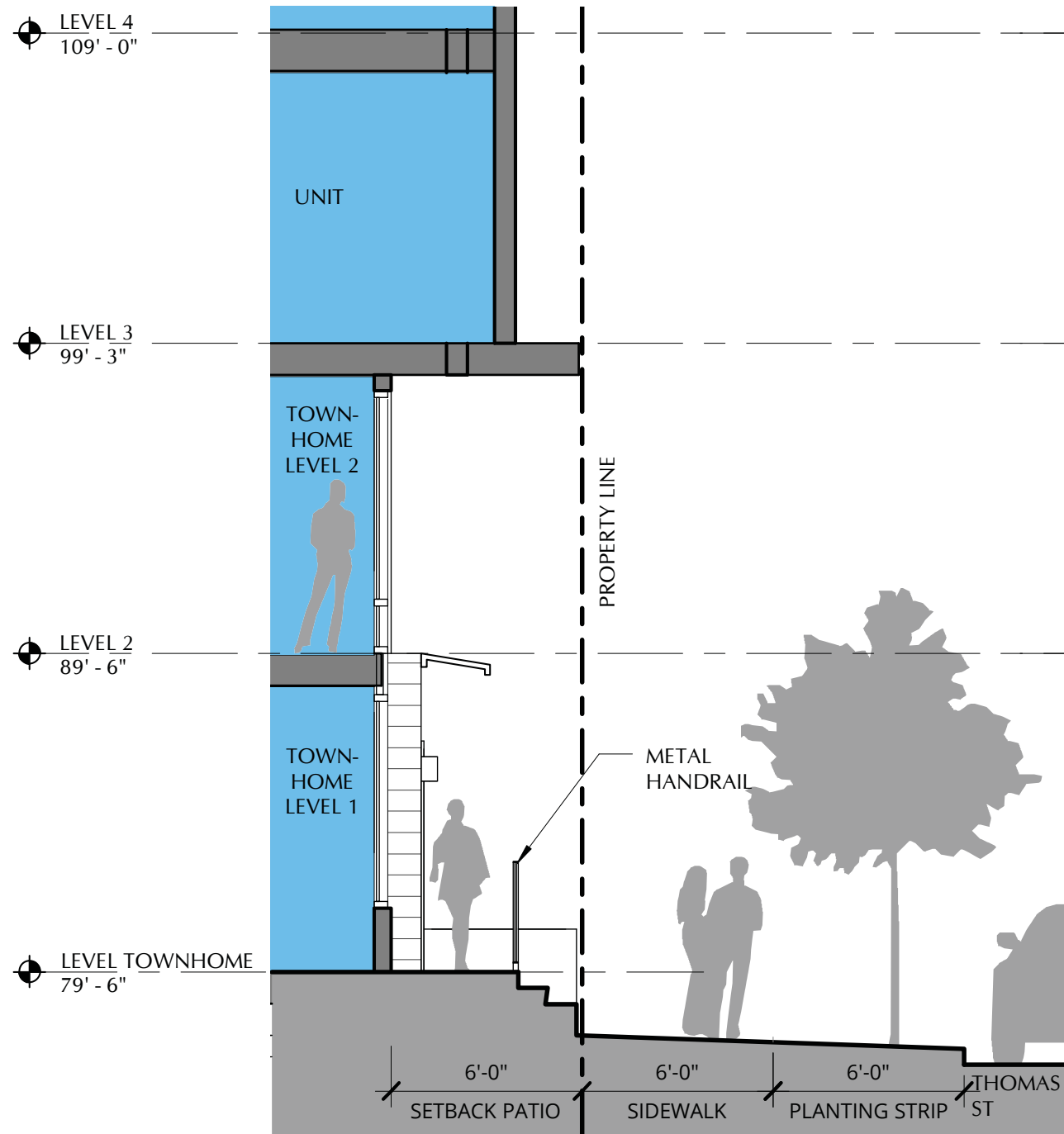
D12-Residential Entries & Transitions

Design Review Board Recommendations

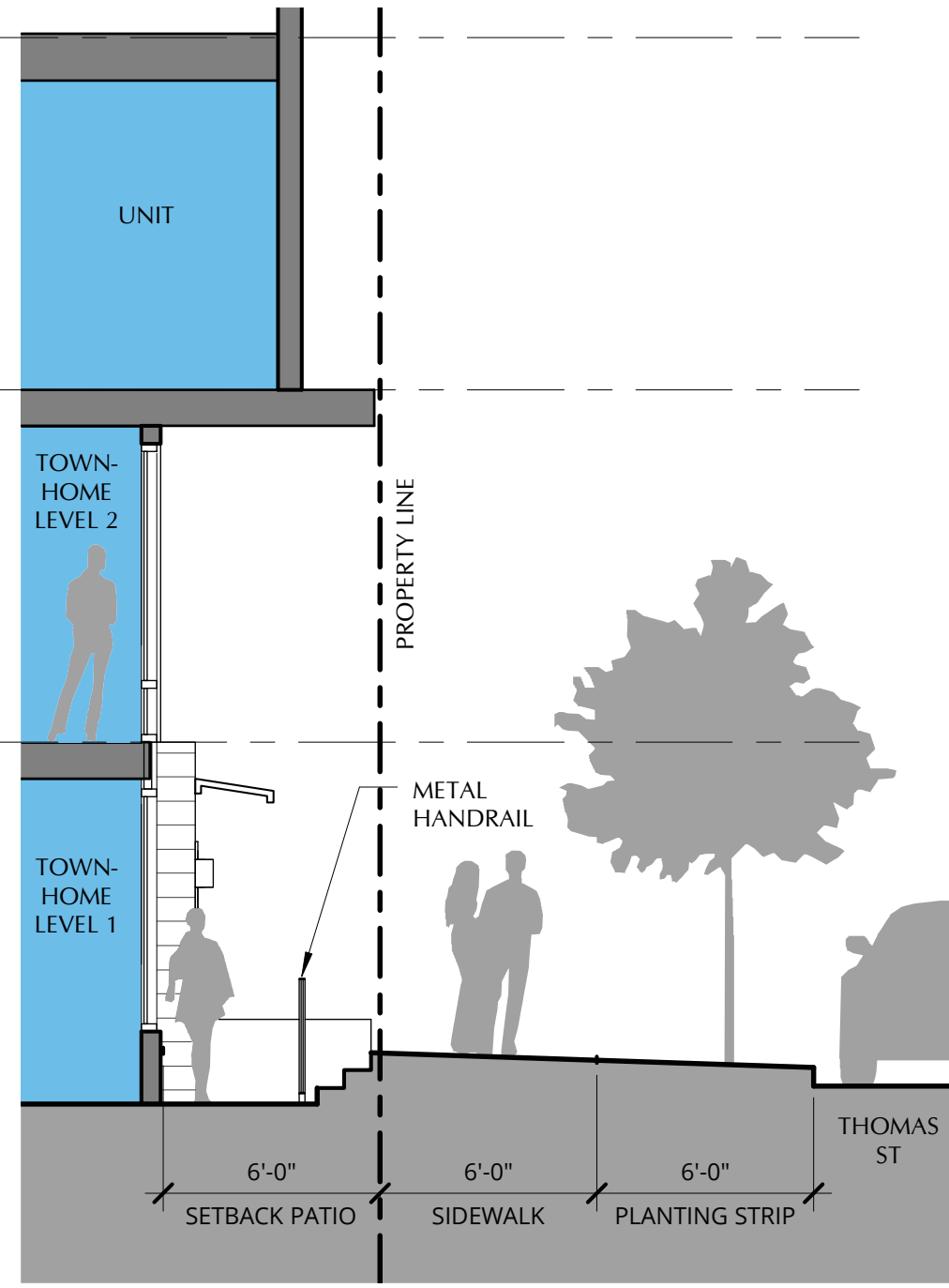
“...patios in front of the two-story apartments... should be generous enough to create a commodious area for small gatherings.”

THEME 2: TOWNHOMES ON EIGHTH

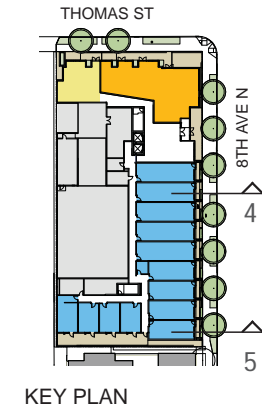
RESIDENTIAL



4 SECTION @ TOWNHOME AT STOOP
SCALE: 3/16" = 1'-0"



5 SECTION @ TOWNHOME AT GRADE
SCALE: 3/16" = 1'-0"





TOWNHOME STOOP

DESIGN GUIDANCE THEME 3: THOMAS STREET GROUND FLOOR

Relevant Design Guidelines

A4 - Human Activity

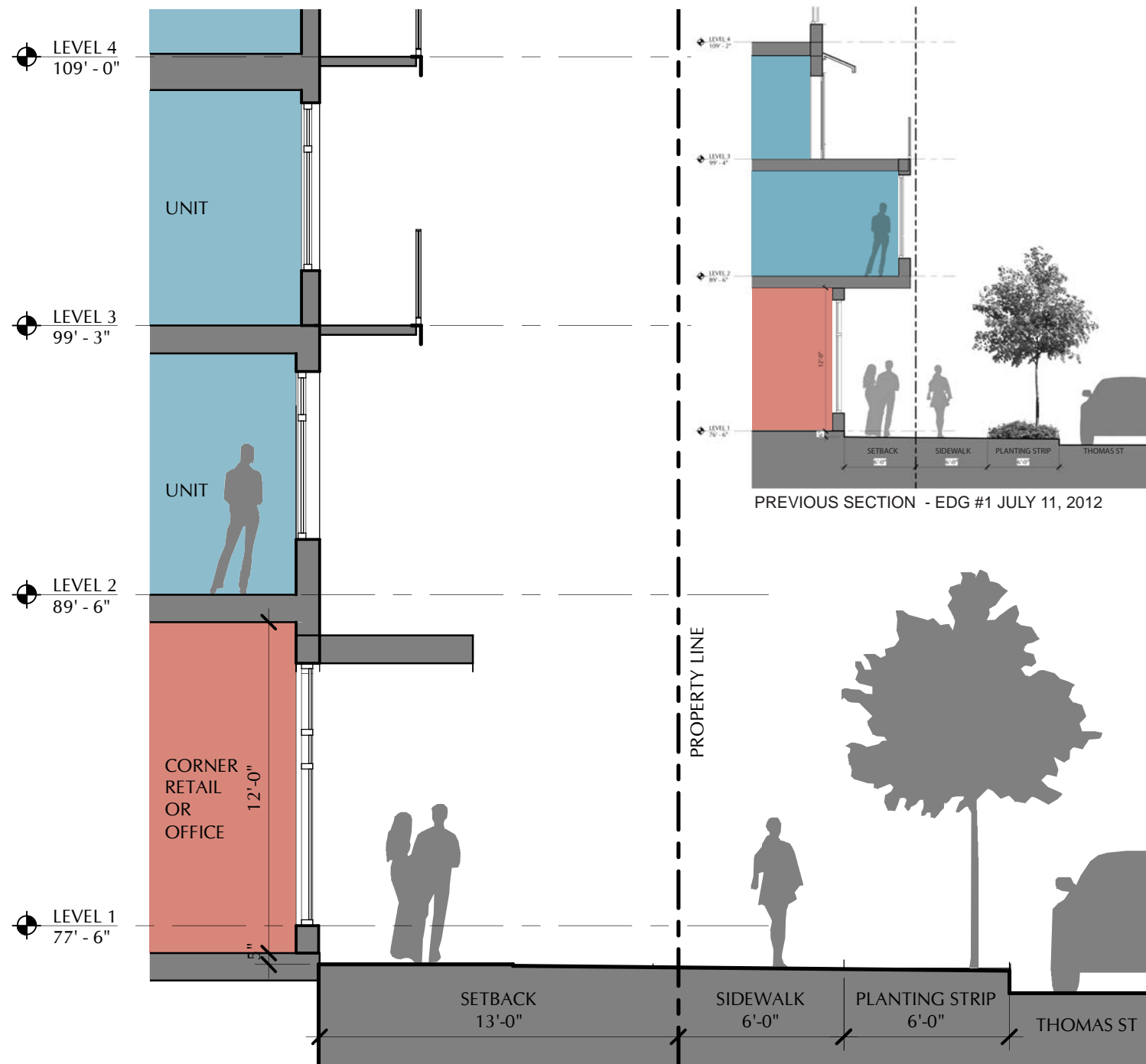
D1 - Pedestrian Opens Spaces & Entrances

Design Review Board Recommendations

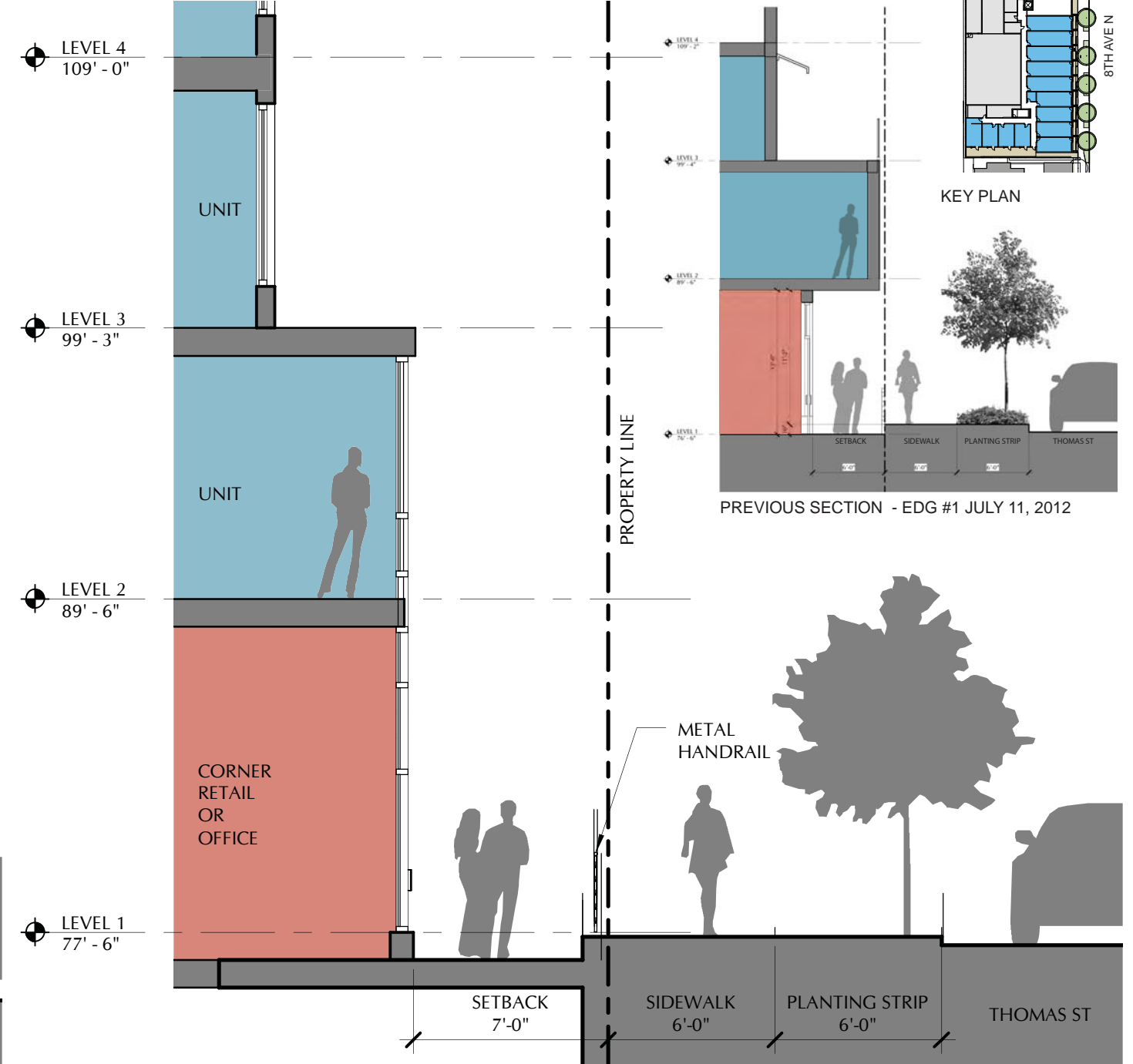
“Consideration should be given to varying the setbacks along Thomas.”

“...widening the space in front of the leasing office...”

COMMERCIAL RESIDENTIAL

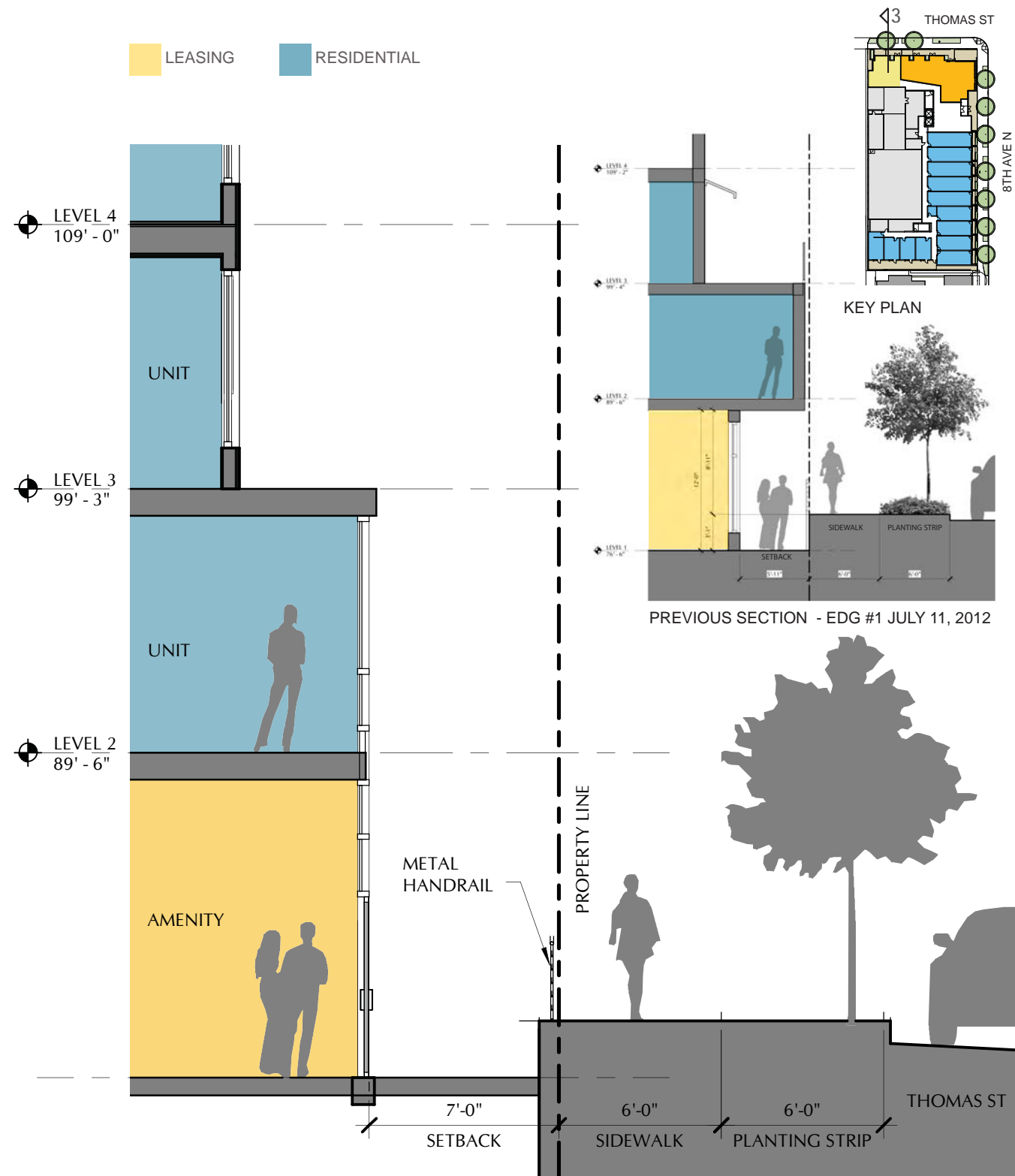


1 SECTION @ CORNER RETAIL
SCALE: 3/16" = 1'-0"



2 SECTION @ MIDDLE RETAIL
SCALE: 3/16" = 1'-0"

THEME 3: THOMAS STREET GROUND FLOOR



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



VIEW LOOKING TOWARDS DEXTER ON THOMAS STREET

DESIGN GUIDANCE THEME 4: NORTH FACADE DEVELOPMENT

Relevant Design Guidelines

A10 - Corner Lots

B1 - Height, Bulk & Scale Compatability

C2 - Architectural Concept & Consistency

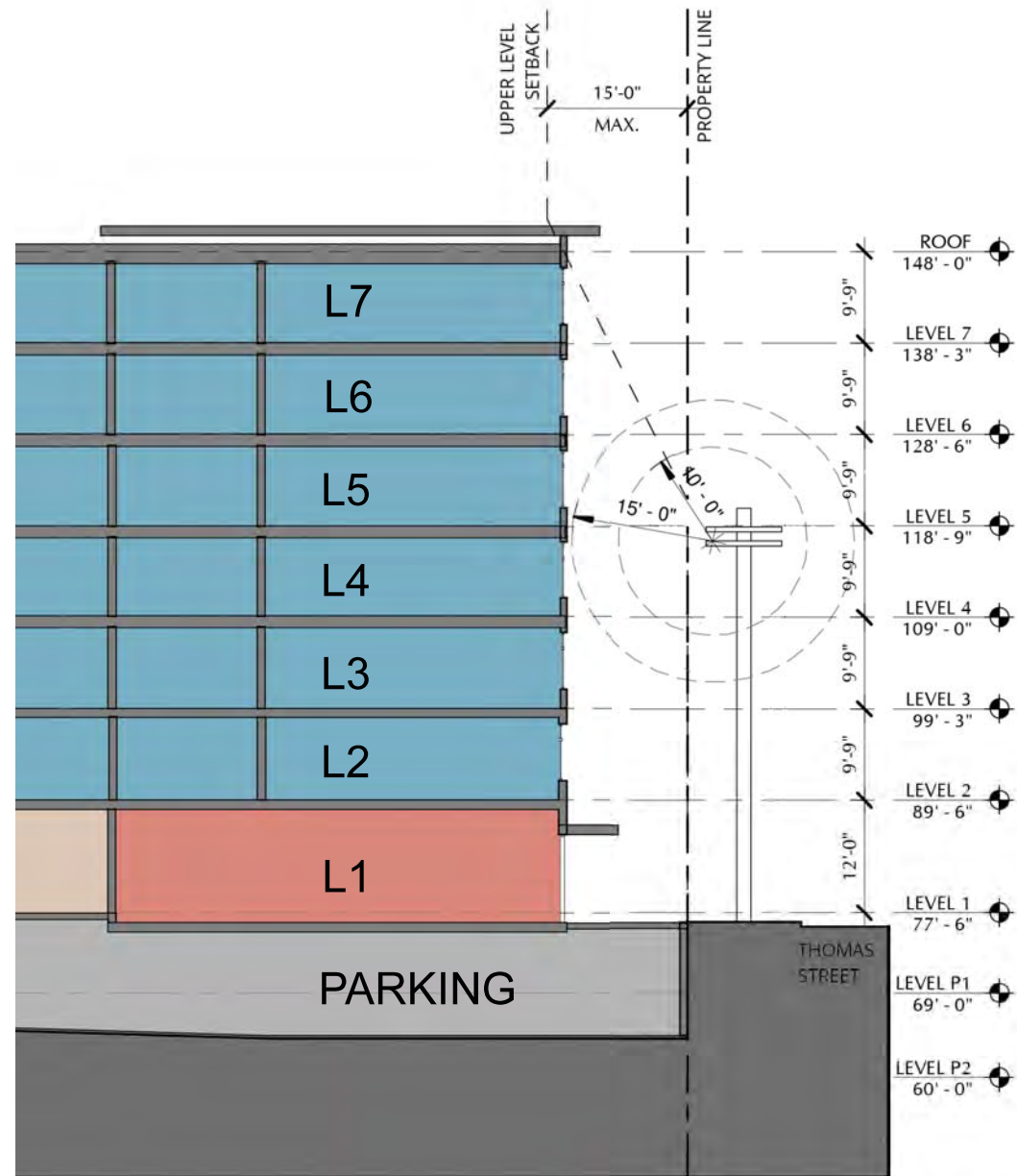
Design Review Board Recommendations

“...further design development of the Thomas St. facade.”

“...opaque projecting side wall may inhibit upper level views toward the Space Needle.”

THEME 4: NORTH FACADE DEVELOPMENT

- COMMERCIAL
- RESIDENTIAL



THOMAS STREET POWER LINE SETBACK



THOMAS STREET MASSING

- NO SETBACK REQUIRED - VOLUNTARY SETBACK: 86,760 CUBIC FEET
- REQUIRED SETBACK: 28,440 CUBIC FEET
- ENCHROACH INTO REQUIRED SETBACK: 840 CUBIC FEET

**SMC 23.48.012
UPPER LEVEL SETBACK REQUIREMENTS**

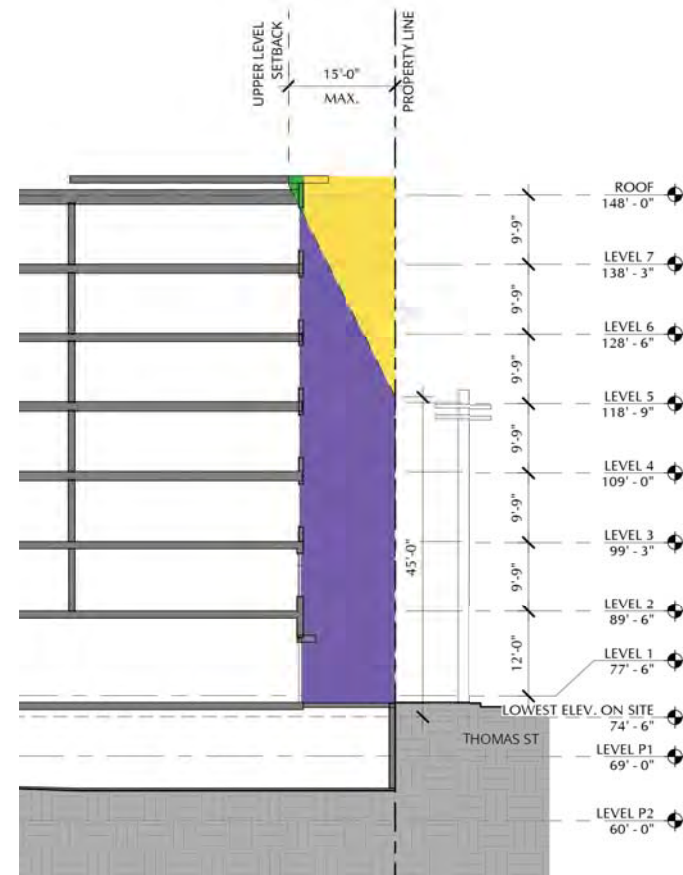
Structures must provide an upper level setback for the façade facing Class II Pedestrian streets (Thomas Street) for portions of the structure over 45' in height up to a 15'-0" maximum.

PROPOSAL

We have chosen to set back our structure starting at grade a distance of 12'-6" from the property line all the way up the façade. 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 12'-6" from the property line it balances out the setback and makes for a stronger building and a better frame for the Space Needle.



SMC 23.48.012
UPPER LEVEL SETBACK



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



VIEW LOOKING TOWARDS DEXTER ON THOMAS STREET

DESIGN GUIDANCE THEME 5: ALLEY FACADE DEVELOPMENT

Relevant Design Guidelines

C3 - Human Scale

D2 - Blank Walls

D8 - Treatment of Alleys

Design Review Board Recommendations

“The alley facade should be designed with the same level of consideration and quality as the street frontages...”

WEST WALLS OF PROPOSED PROJECT WILL HAVE SMALL WINDOWS TO PROTECT PRIVACY OF BOTH BUILDINGS UNITS

DISTANCE BETWEEN PROPOSED PROJECTS AT PINCH POINT IS 21'-0"



VIEW OF SOUTHWEST CORNER



VIEW LOOKING DOWN ALLEY TO THE SOUTH



VIEW LOOKING TOWARDS DOWNTOWN