

Design Review Board

777 THOMAS STREET | SEATTLE, WASHINGTON

MACFARLANE PARTNERS / ANKROM MOISAN ARCHITECTS, INC.
05.01.2013



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ARCHITECTURE INTERIORS URBAN DESIGN BRANDING
ankrommoisan.com

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Portland, OR 97219
503.245.7100

117 S Main St / Suite 400
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 Architects
117 South Main Street, Suite 400
Seattle, WA 98104
206.576.1600
Contact: Ricky Teh
RickyT@amaa.com

PROGRAM GOALS

1. Use Type V wood frame construction
2. Achieve a minimum 173 residential units
3. 0.80 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.

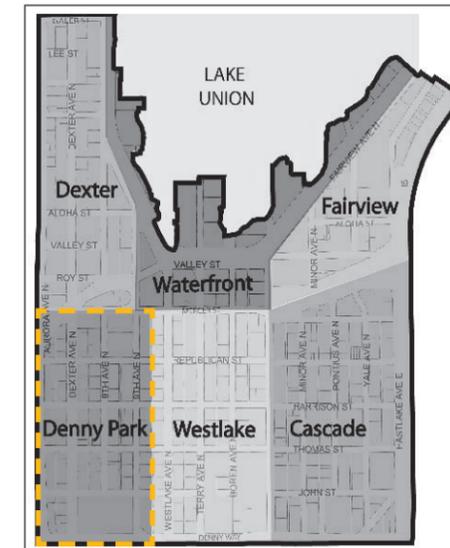
MAKE IT MEMORABLE

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.

AREA MATRIX

LEVEL	GROSS AREA PER FLOOR GSF	GROSS PARKING AREA	AMENITY	RETAIL	UNITS
7TH FLOOR	19,842				27
6TH FLOOR	20,087				27
5TH FLOOR	20,087				27
4TH FLOOR	20,087				27
3RD FLOOR	20,087				27
2ND FLOOR	19,097		1,116		25
1ST FLOOR	26,263	4,328	1,1015	5,321	13
P1	28,270	27,180			
P2	7,787	7,582			
TOTAL	181,607	39,090	2,131	5,321	173





NEIGHBORHOOD OBSERVATIONS

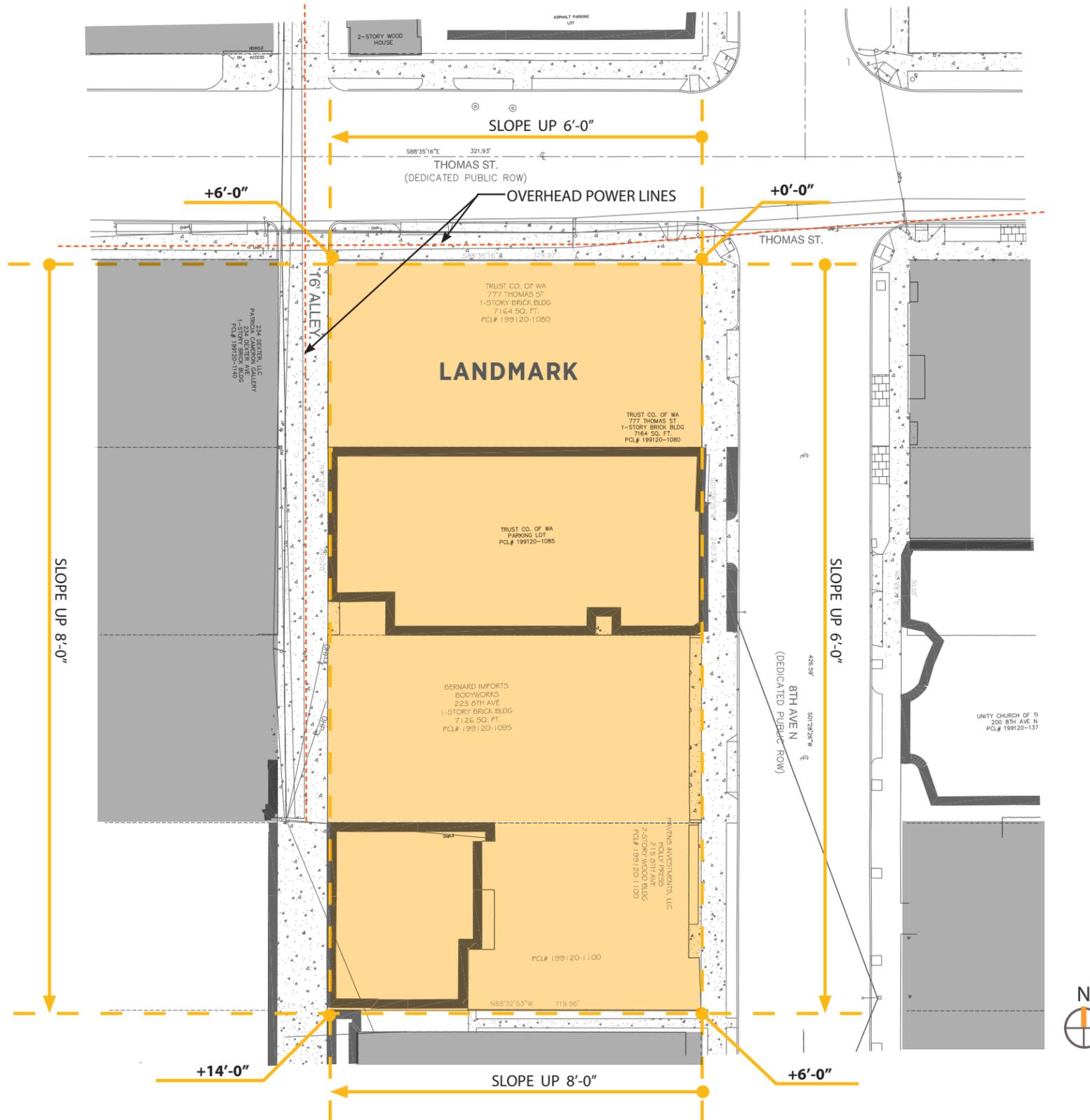
The Denny Park neighborhood provides a diverse mix of buildings and uses. Denny Park anchors it on the south; at the north, Mercer and Broad Streets provide a clear break with the rest of the neighborhood.

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

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

WALKSCORE 98 "WALKER'S PARADISE"

SITE ANALYSIS : topography and power lines



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.

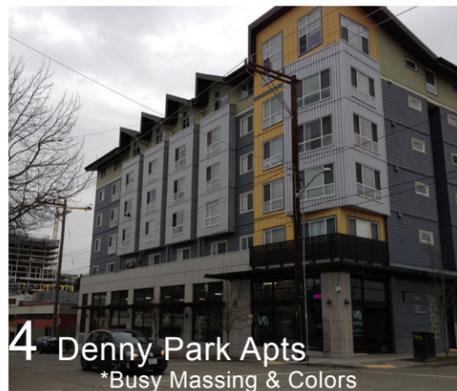
TREE SURVEY

There are no existing trees on the site.

EXISTING BUILDINGS

Two one-story buildings building to be demolished. Single story building at 777 Thomas is a City of Seattle landmark.

SITE ANALYSIS : context

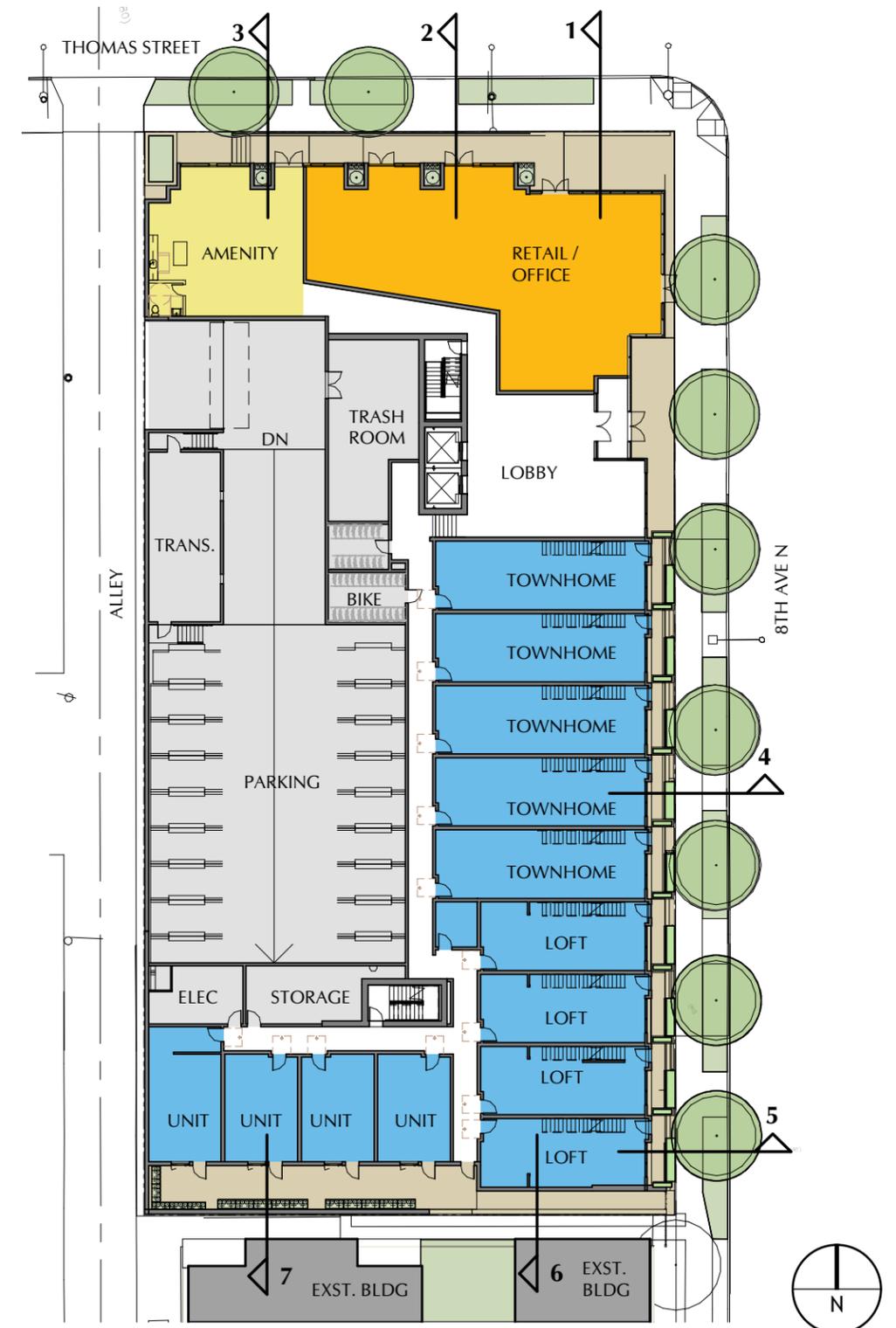


Preferred Option Ground Floor Plan

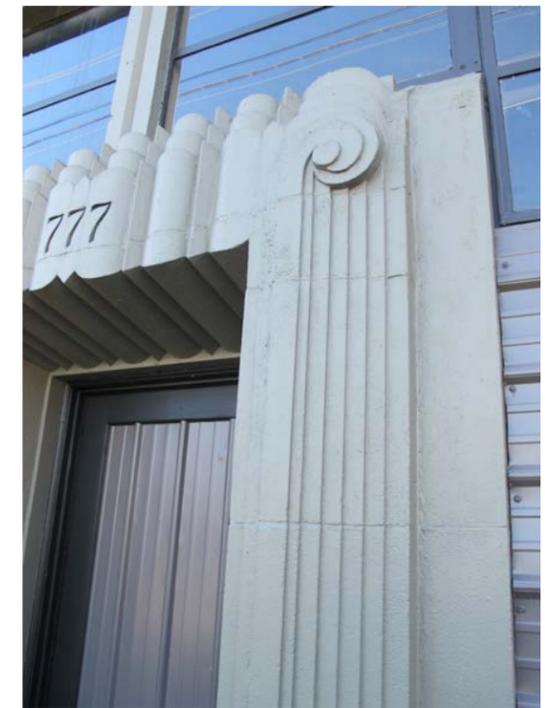
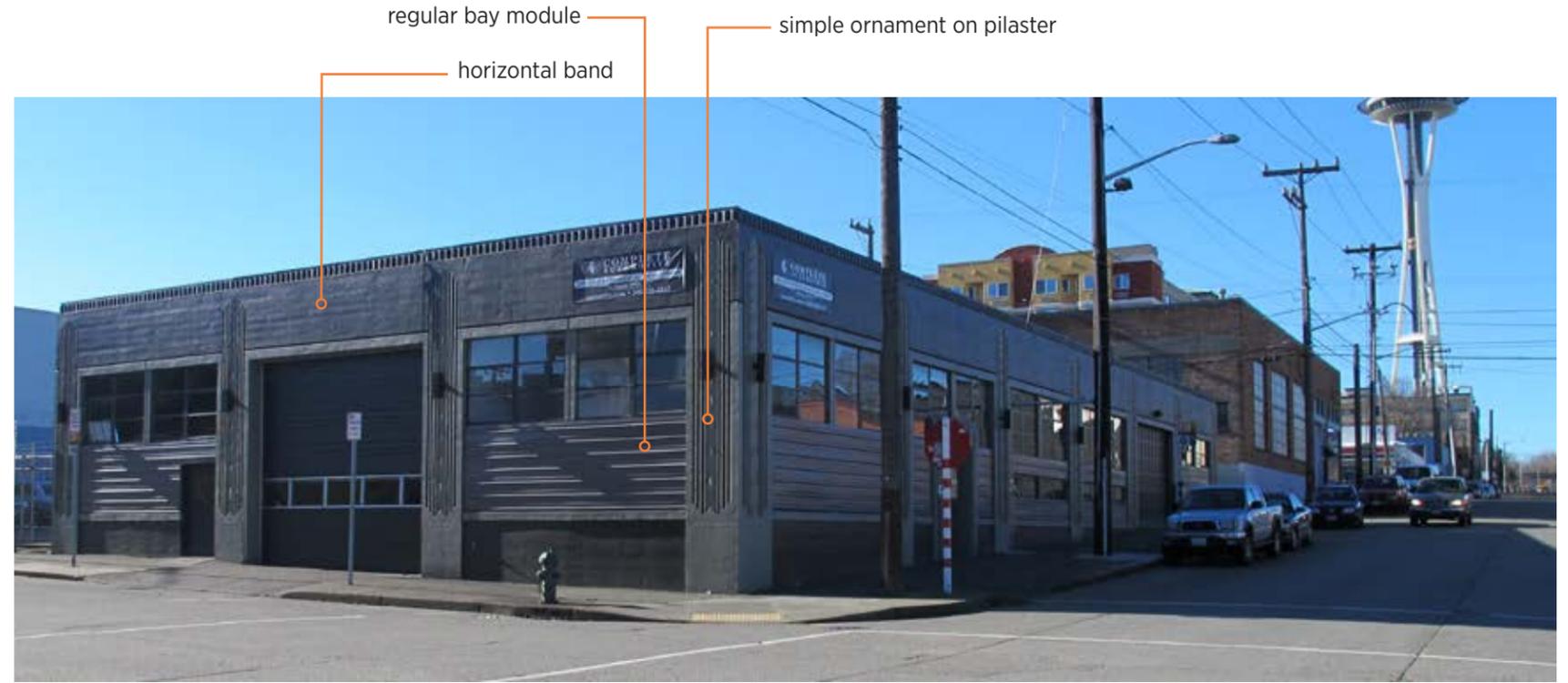


STREET LEVEL PRESPECTIVE - NE CORNER OF 8TH & THOMAS

- COMMERCIAL ■
- AMENITY ■
- RESIDENTIAL ■



Landmark's Features



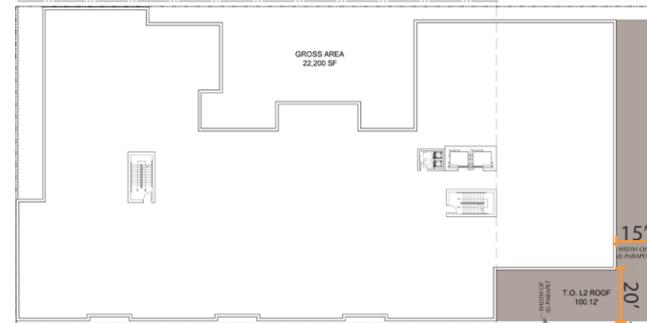
Landmark Addition : overview of previous schemes



Thomas Street

8th Avenue

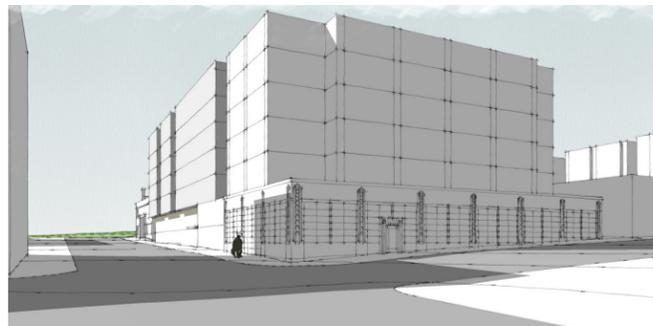
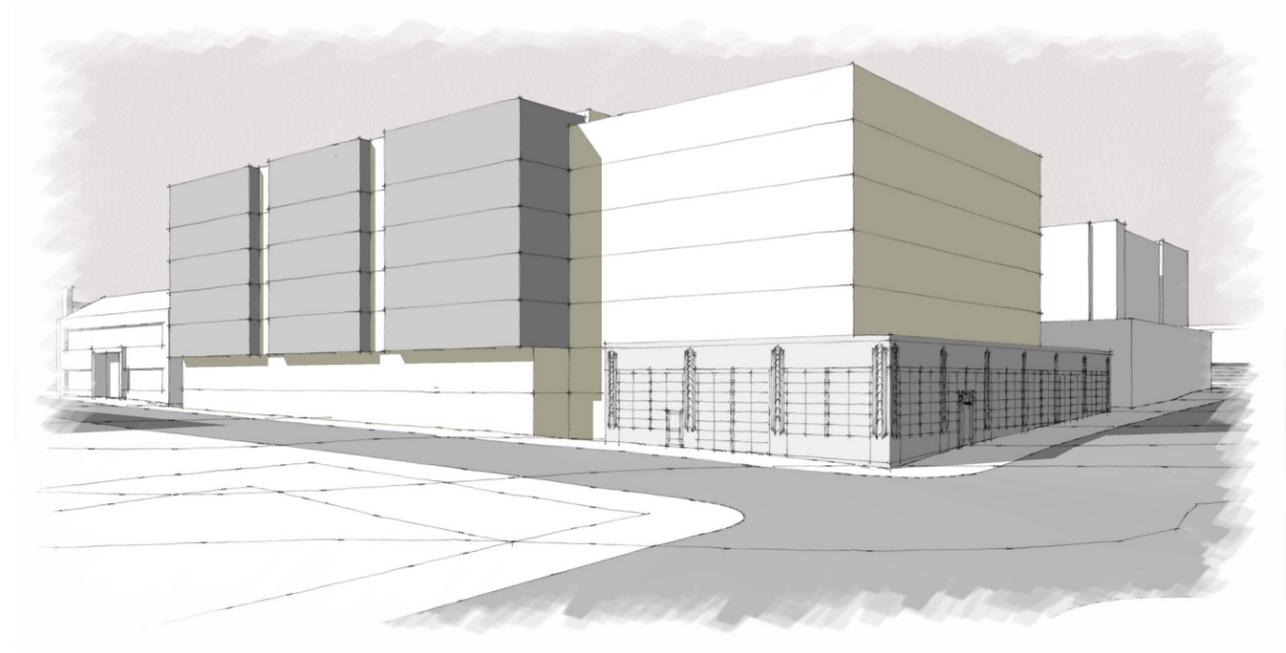
A



Thomas Street

8th Avenue

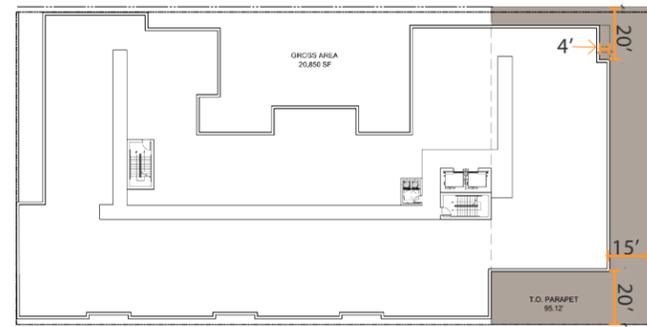
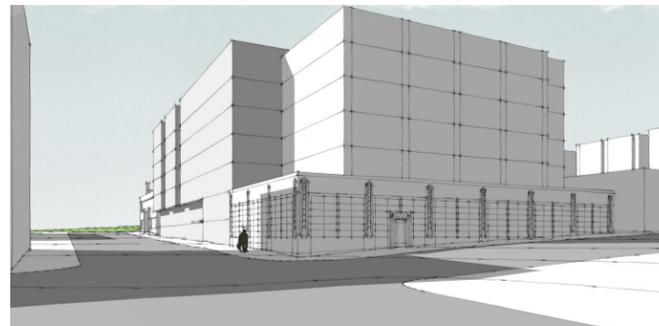
B



Thomas Street

8th Avenue

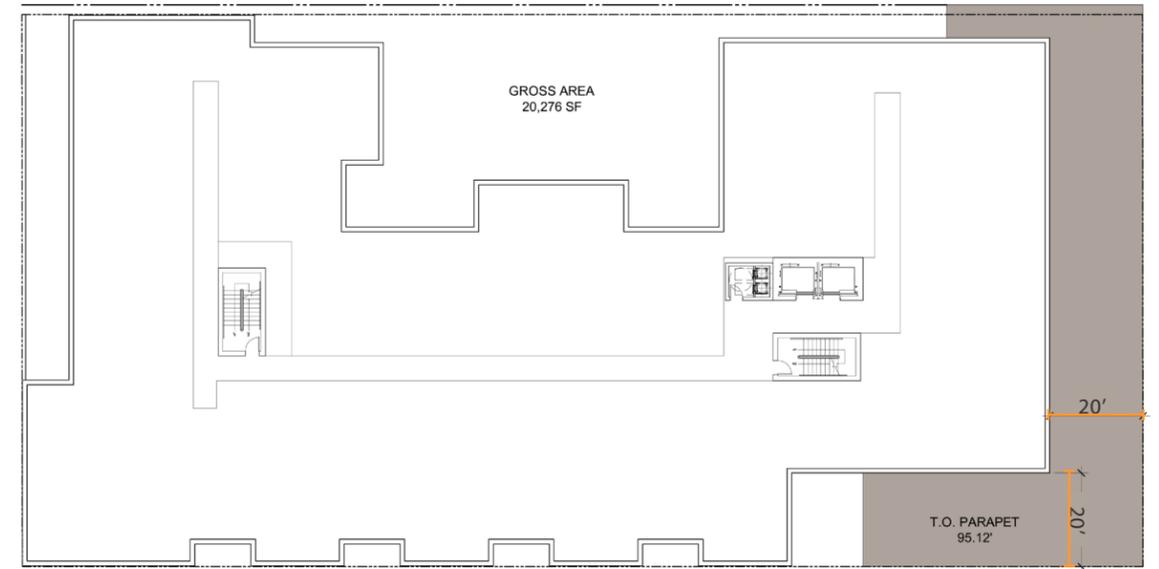
C



Thomas Street

8th Avenue

D



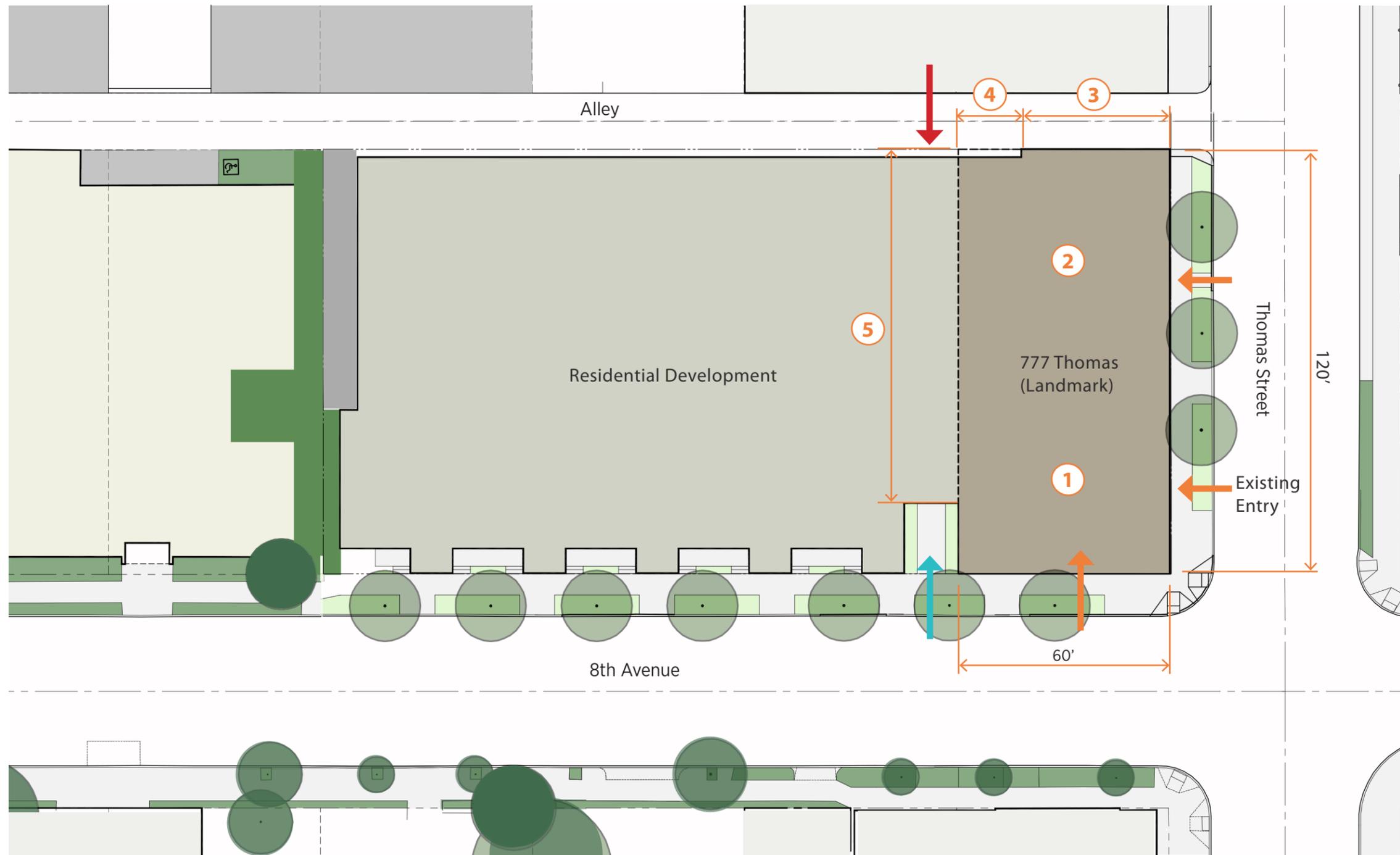
Thomas Street

8th Avenue

PREFERRED MASSING (ARC #1 AND #2)



SITE PLAN : Proposed Drawings



- Residential Entry
- Retail Entry
- Vehicle Entry

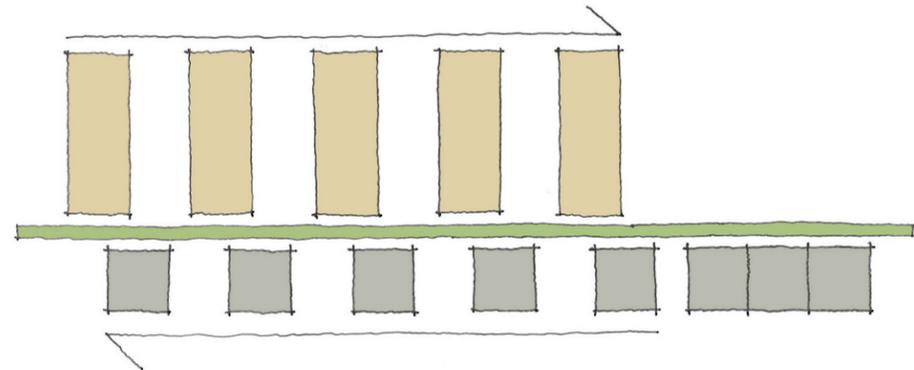
Proposed Changes and Justification

- 1** Remove existing floor slab and replace with new slab to accommodate underground parking, below landmark and adjacent new development.
- 2** Remove existing roof structure and replace with new concrete deck to accommodate new residential development and outdoor amenity space.
- 3** Preserve existing wall.
- 4** Remove portion of existing wall to accommodate parking entry. Site topography requires parking entry to be located here.
- 5** Remove existing wall to engage landmark with adjacent new development.

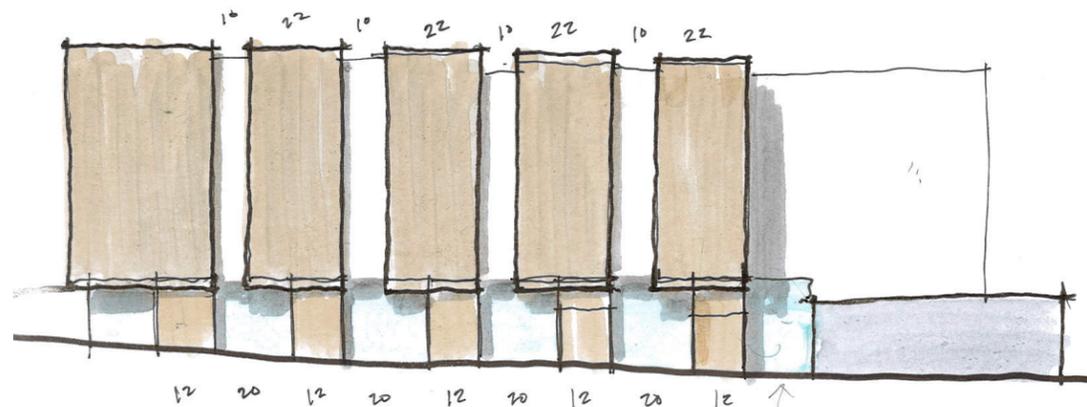
PROPOSED SITE PLAN



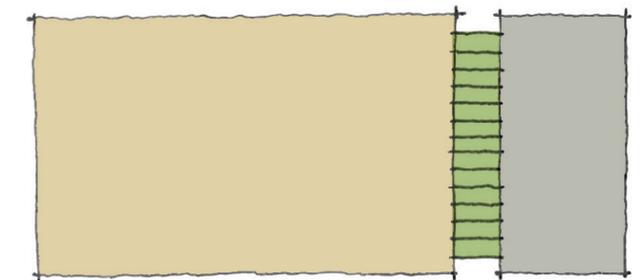
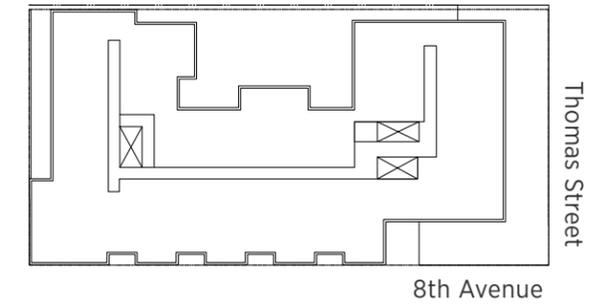
NEW DESIGN



CONCEPT DIAGRAM

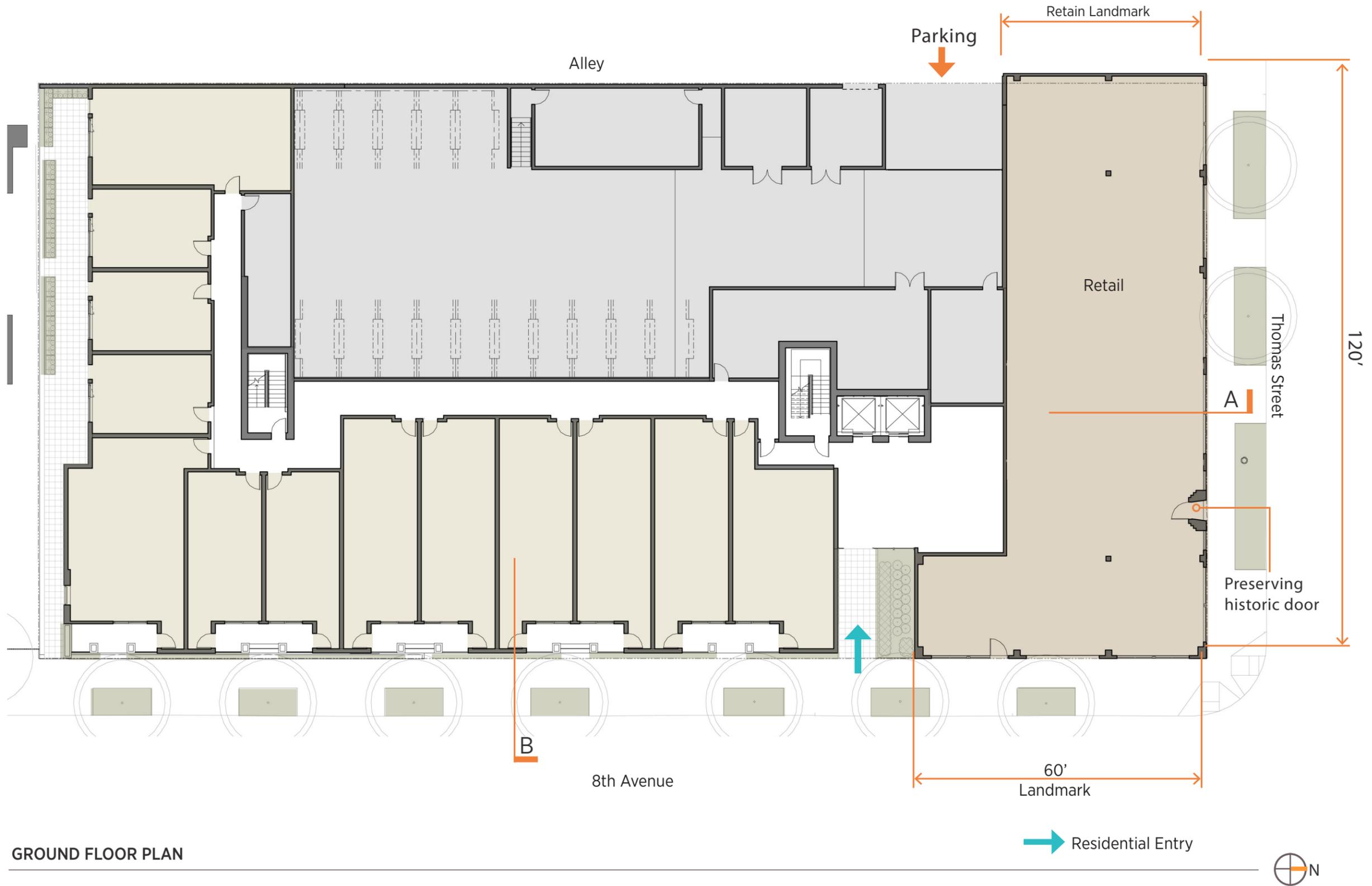


CONCEPT DIAGRAM



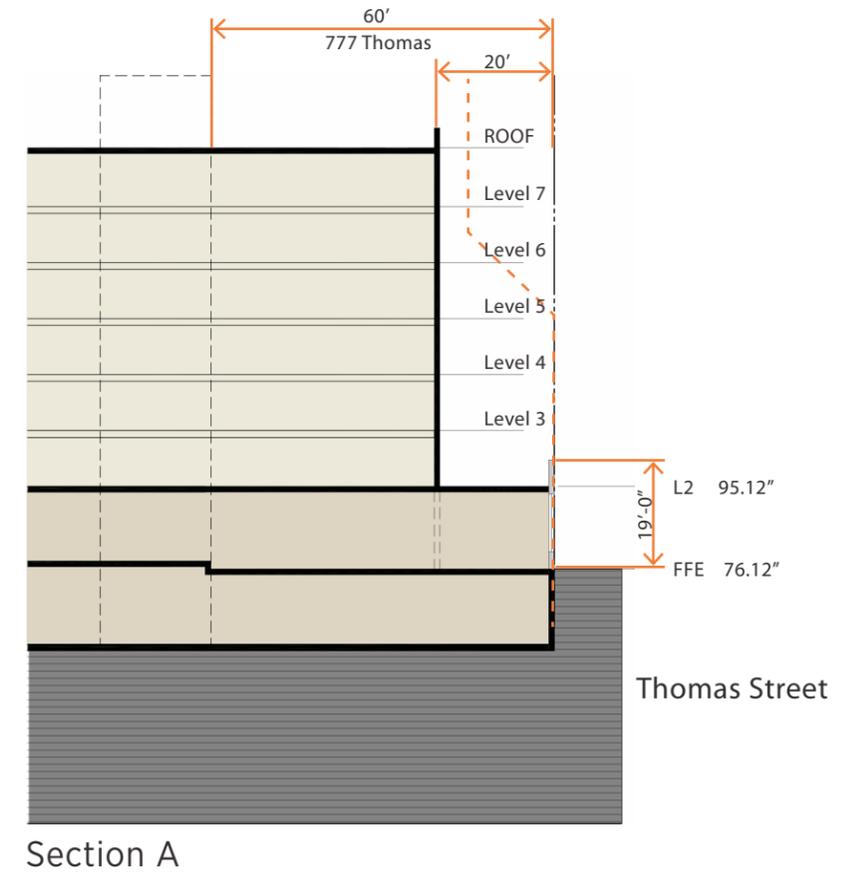
Plan Concept Diagram

PREFERRED SCHEME - ground floor plan



GROUND FLOOR PLAN

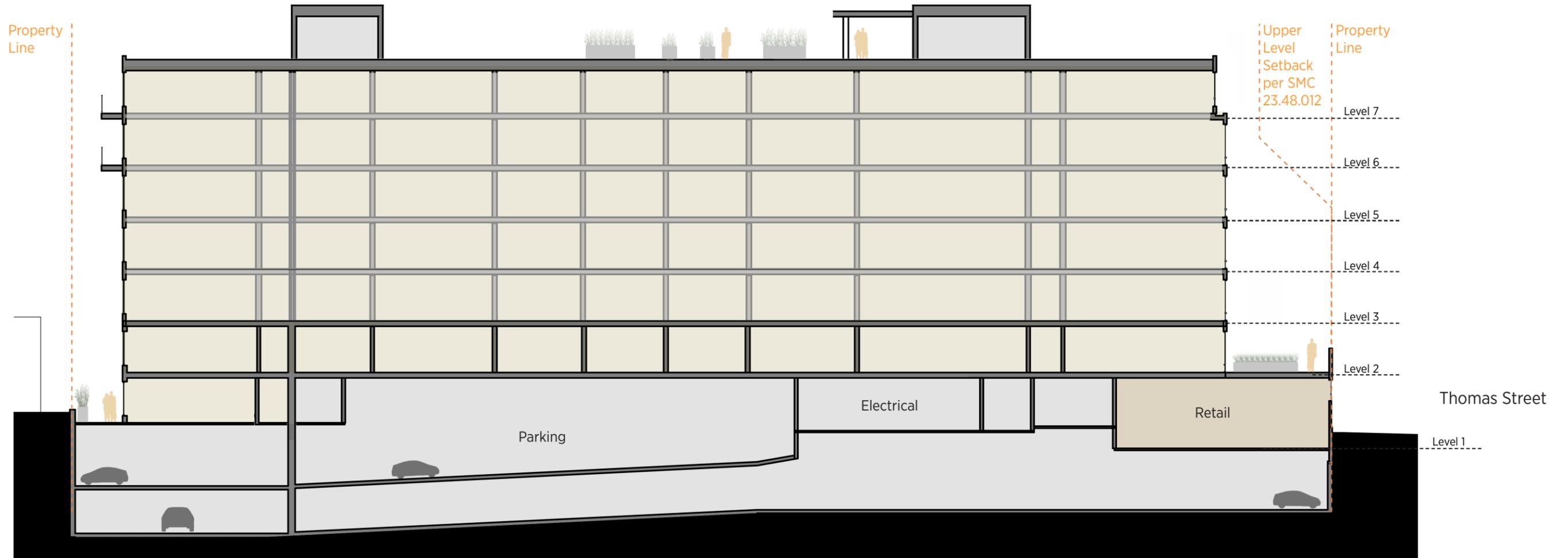
Overall level 2 floor plan



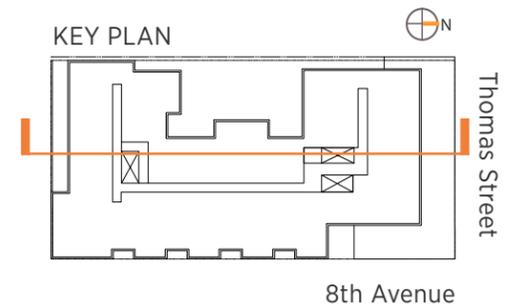
OVERALL LEVEL 2 FLOOR PLAN



BUILDING SECTIONS : A - North South



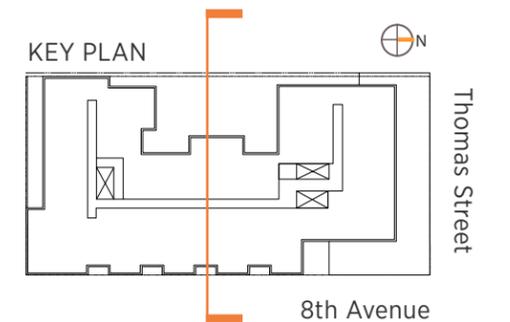
- Units
- Parking/BOH
- Retail

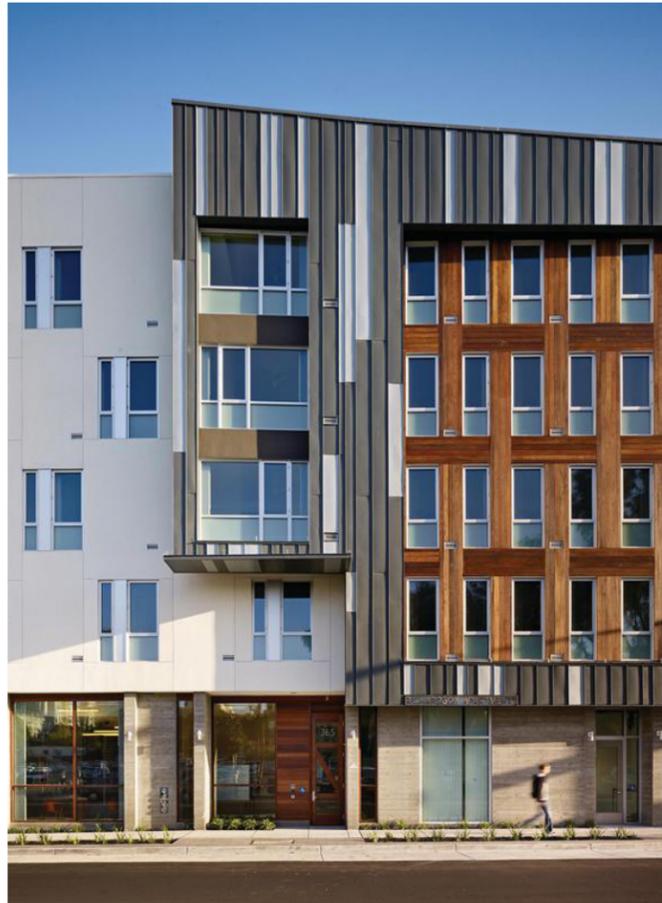


BUILDING SECTIONS : B - East West



- Units
- Parking/BOH
- Retail





VARIETY IN PANEL COLOR ADDS TEXTURE



^ SHIFT IN MODULE ADDS ENERGY TO THE FACADE



USING LARGE BAY WINDOWS TO ORGANIZE THE FACADE

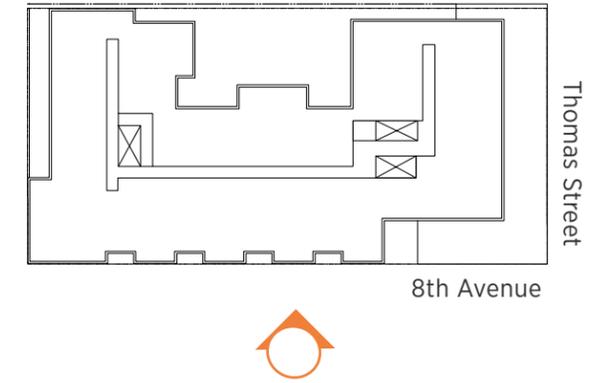


TONAL VARETY ADDS TEXTURE TO FIBER CEMENT

ELEVATIONS : A - 8th Avenue



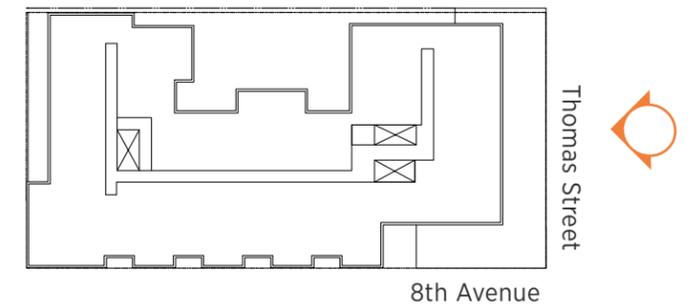
KEY PLAN



ELEVATIONS : B - Thomas Street



KEY PLAN





Bolt-on balcony

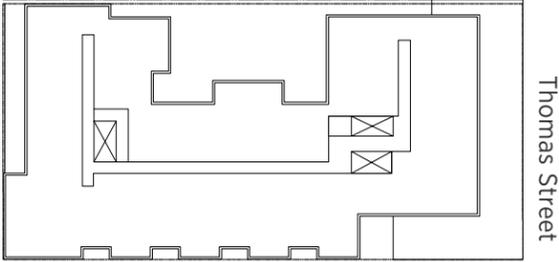
Black vinyl window

Existing landmark painted concrete wall

Cast in place concrete

Glass gaurdrail system

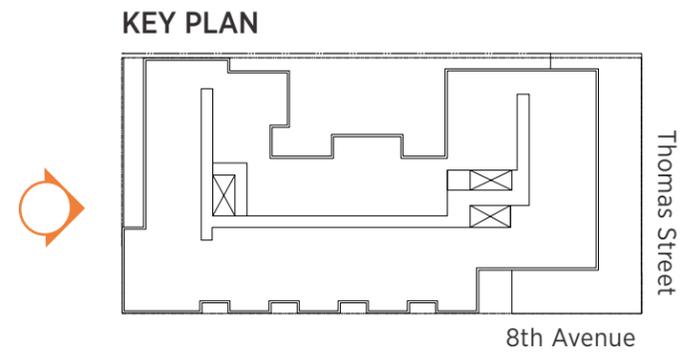
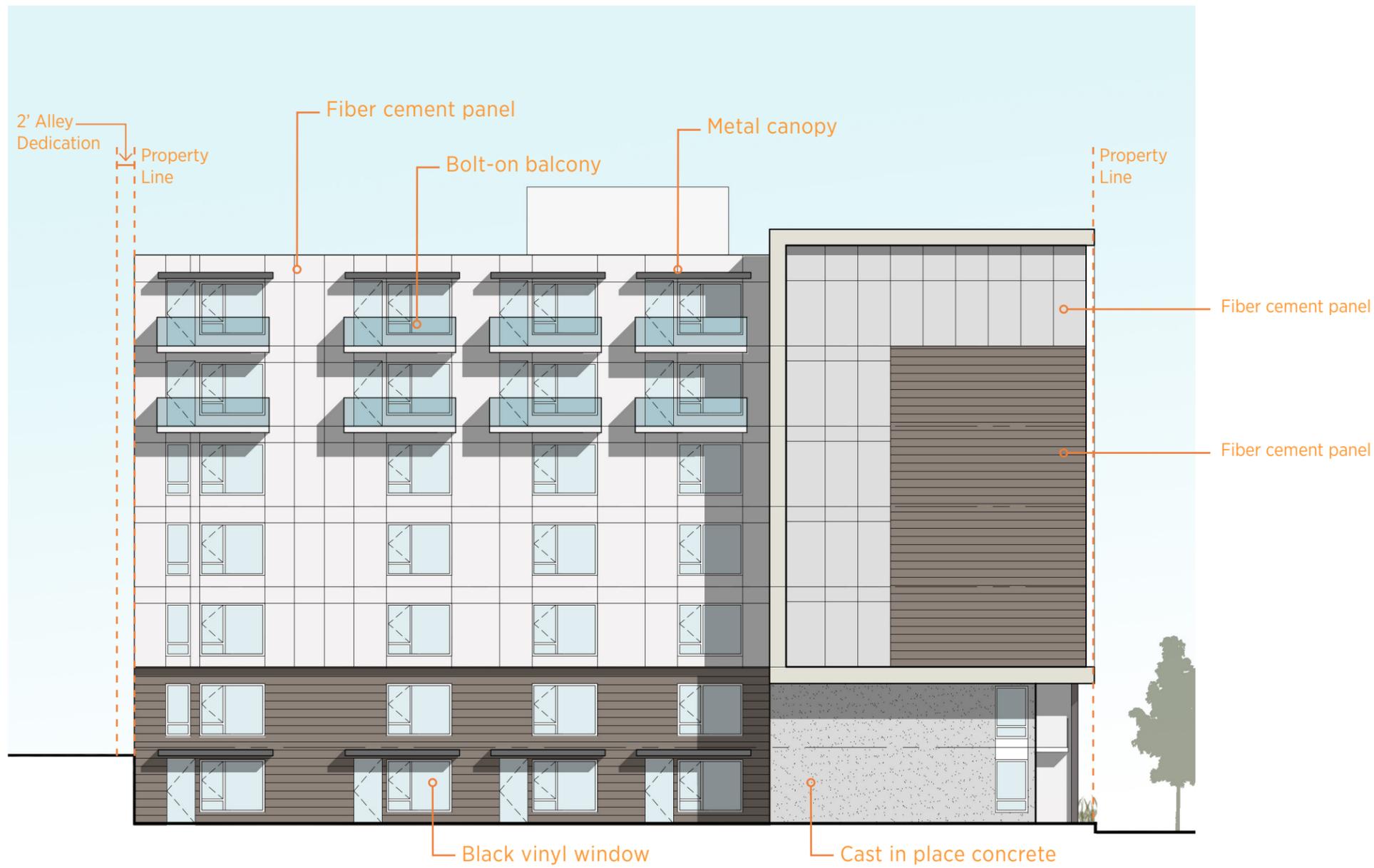
KEY PLAN



Thomas Street

8th Avenue

ELEVATIONS : D - South

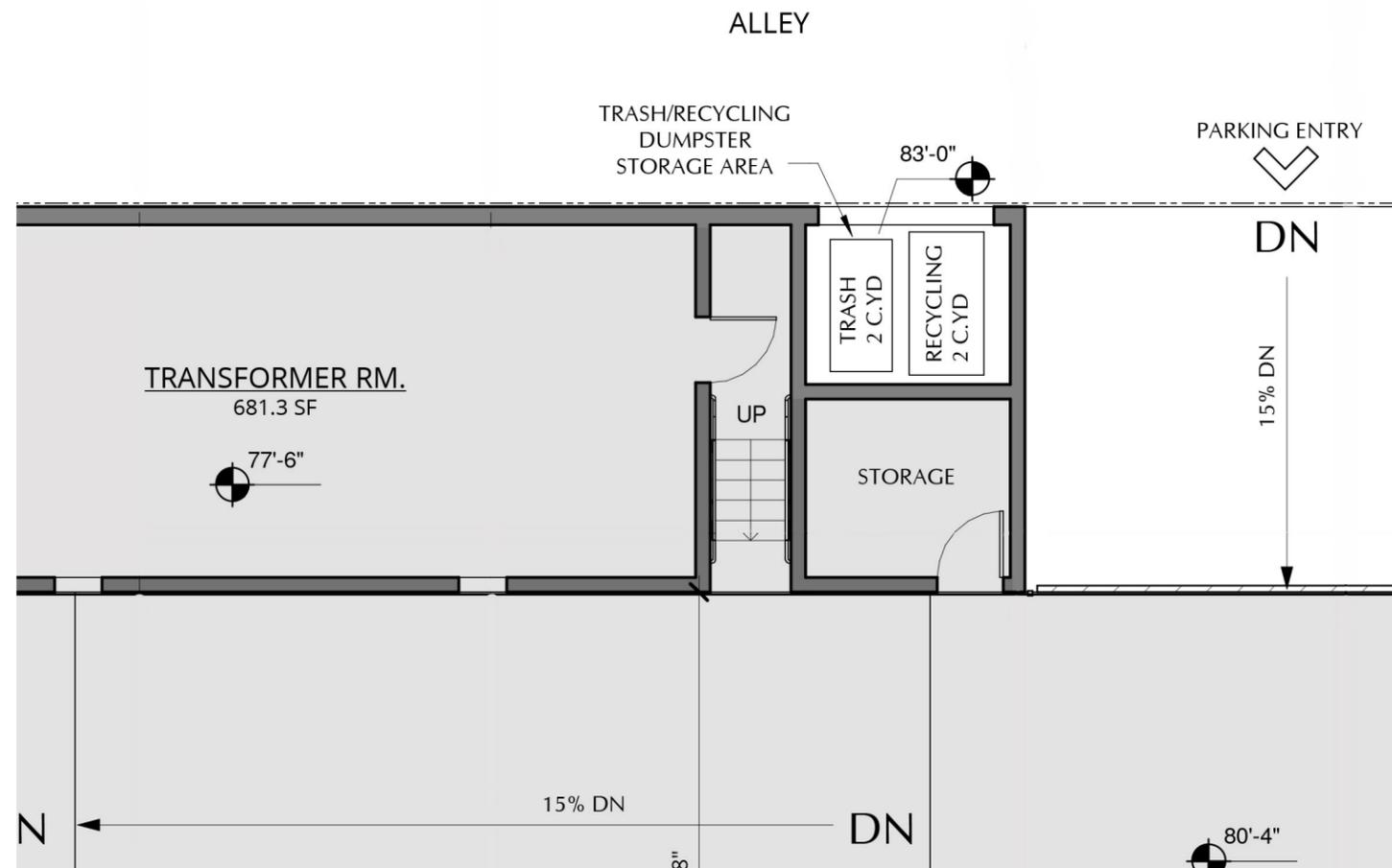
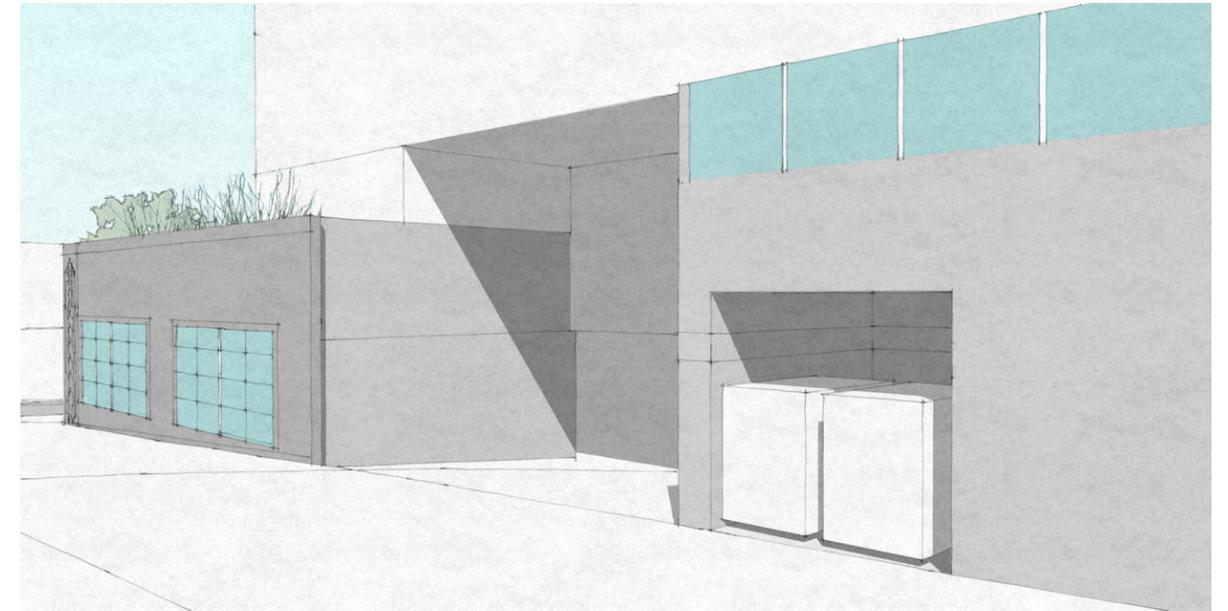




- 1. ALLEY
- 2. 8TH AVENUE
- 3. NEIGHBOR TO THE SOUTH

Design Review Board Comments from EDG

GUIDELINE	DRB RECOMMENDATION	GUIDELINE	DRB RECOMMENDATION
 A2 STREETScape COMPATIBILITY	The Board recommended that first floor residential units should be designed in the context of the long range vision of 8th Avenue N as a quieter residential street with higher levels of pedestrian traffic	 D6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS	The trash and recycling strategy should include a landing adjacent to the alley to stage dumpsters on collection days and allow clear travel paths through the alley
 A3 ENTRANCES VISIBLE FROM THE STREET	The primary residential entry should serve two purposes: visually knit the northern portion of the building to the southern portion and to signify the main public entry to the building	 D7 PERSONAL SAFETY AND SECURITY	The Board would like to see more information about the design of the south-facing residential units. These units should be designed to provide inviting entries and also provide security for residents
 A5 RESPECT FOR ADJACENT SITES	The Board appreciates the goal to use light colors to reflect light back into the church sanctuary. Provide more information about how the adjacent windows and the proposed development align		
 A6 TRANSITION BETWEEN RESIDENCE AND STREET	The stoops along 8th Avenue should include useable areas for outdoor seating. The Board noted that the 4' patio depth appears too small for useable area.		
 C4 EXTERIOR FINISH MATERIALS	Screens and other materials at sidewalk level should be graffiti resistant and highly durable		
 D1 PEDESTRIAN OPEN SPACES AND ENTRANCES	The primary residential entry should be designed to signify the public entry to the building, in contrast to the individual residential entries on 8th Avenue.		



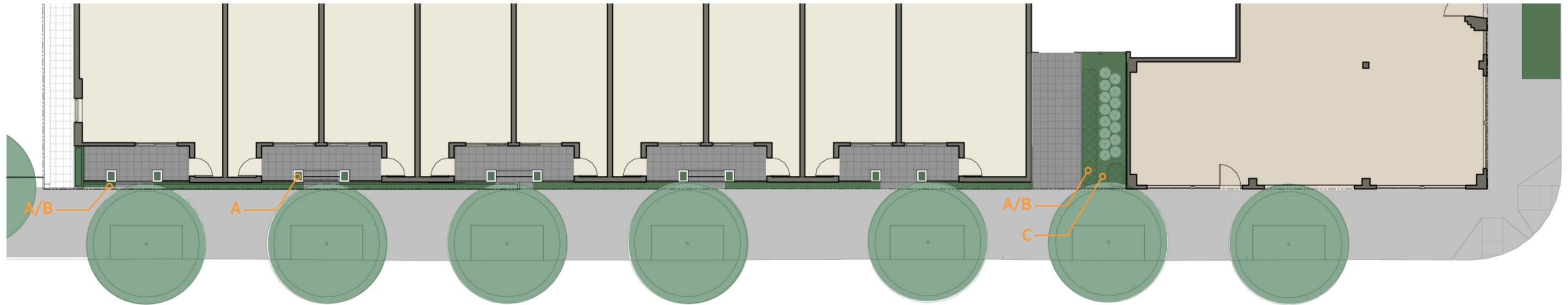
TRASH/ RECYCLING LANDING

CORRECTION NOTICE:

The Board indicated that the trash and recycling strategy should include landing adjacent to the alley to stage dumpsters on collection days and allow clear travel paths through the alley.

RESPONSE:

The development's design has been altered to provide for a trash and recycling container landing adjacent to the alley that will allow for dumpsters to be temporarily stored out of the alley's path of travel during collection days. Please see attached graphics demonstrating this plan change.



A EVERGREEN FOUNDATION SHRUBS



ILEX X M. 'MON NIEVES' / SCALLYWAG HOLLY
 PRUNUS L. 'MT. VERNON LAUREL' / LAUREL
 PRUNUS L. 'OTTO LUYKEN' / LAUREL
 LONICERA NITIDA 'LEMON BEAUTY' / LEMON BEAUTY BOX HONEYSUCKLE
 HEBE 'RED EDGE' / RED EDGE HEBE

B PERENNIALS



HYDRANGEA PANICULATA 'JANE' / LITTLE LIME HYDRANGEA
 ASARUM CAUDATUM / WILD GINGER
 HEUCHERA V. 'CARAMEL' / CARAMEL CORAL BELLS
 HOSTA X. 'BIG DADDY' / BIG DADDY HOSTA

C GROUND COVER

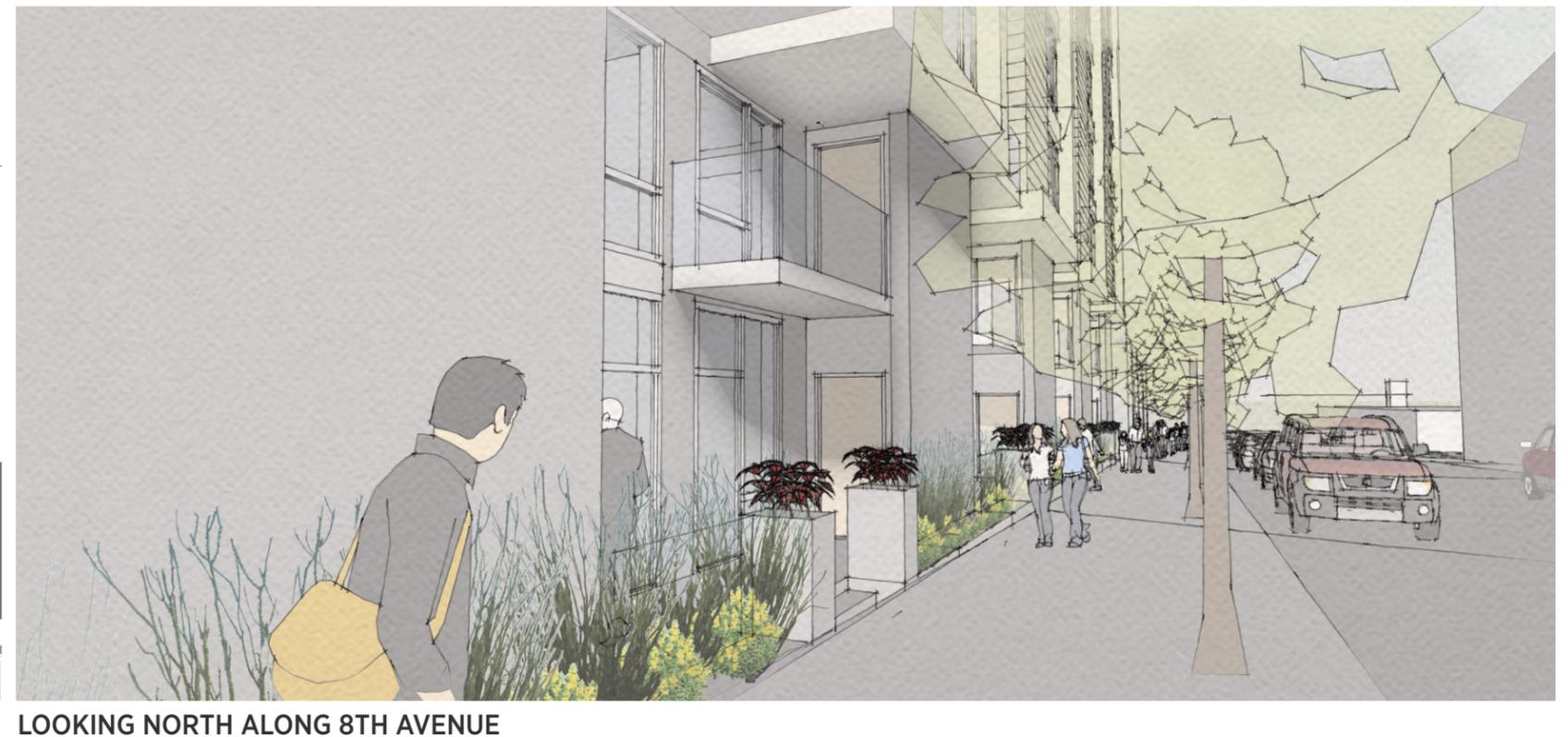
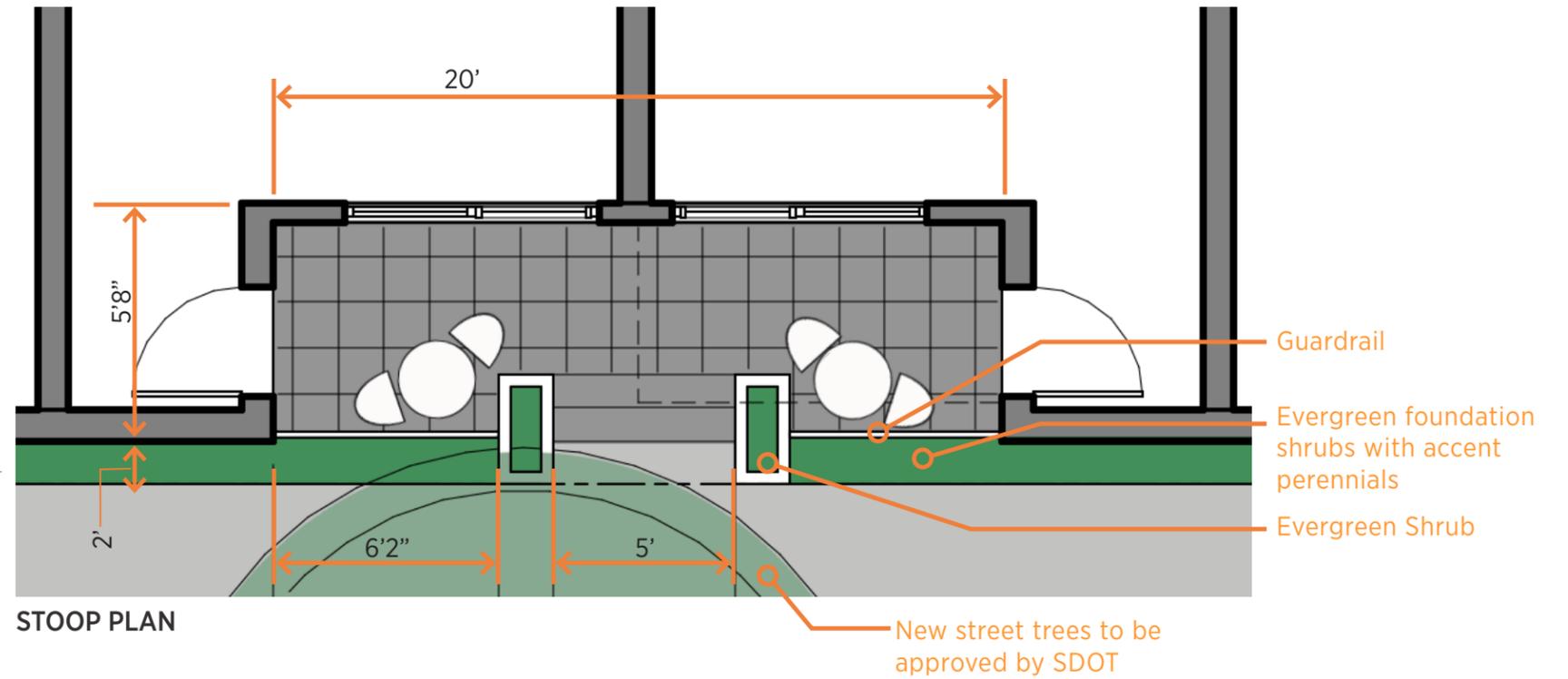


FRAGARIA CHILOENSIS / BARREN STRAWBERRY (**GROUND COVER)

THEME 1 : Residential and Public Space Separation

COMMENTS FROM EDG

THE FIRST FLOOR RESIDENTIAL UNITS SHOULD BE DESIGNED IN THE CONTEXT OF THE LONG RANGE VISION OF 8TH AVE N AS A QUIETER RESIDENTIAL STREET WITH HIGHER LEVELS OF PEDESTRIAN TRAFFIC.

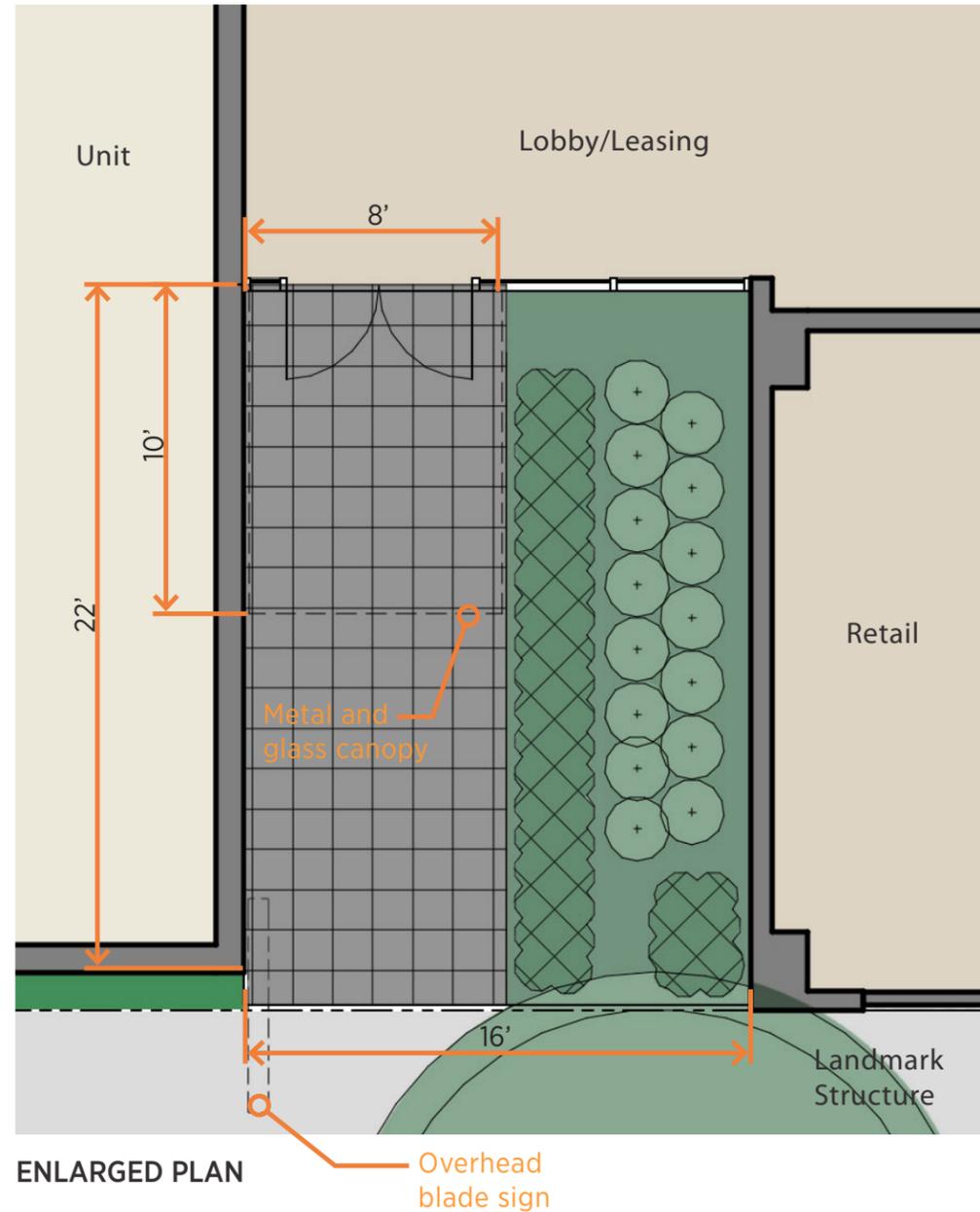


THEME 2 : Primary Building Entry

COMMENTS FROM EDG

1. THIS BAY SHOULD BE USED TO VISUALLY KNIT THE NORTHERN PORTION OF THE BUILDING WITH THE SOUTHERN PORTION OF THE BUILDING.

2. THE PRIMARY RESIDENTIAL ENTRY SHOULD BE DESIGNED TO SIGNIFY THE 'PUBLIC' ENTRY TO THE BUILDING, IN CONTRAST TO THE INDIVIDUAL RESIDENTIAL ENTRIES ON 8TH AVE N. LANDSCAPING, PAVING TEXTURES, AND OTHER METHODS CAN BE USED AT THE GROUND LEVEL TO HELP DISTINGUISH THE PRIMARY RESIDENTIAL ENTRY FROM THE PRIVATE RESIDENTIAL ENTRIES.



LOOKING SOUTH ALONG 8TH AVENUE



LOOKING NORTH ALONG 8TH AVENUE

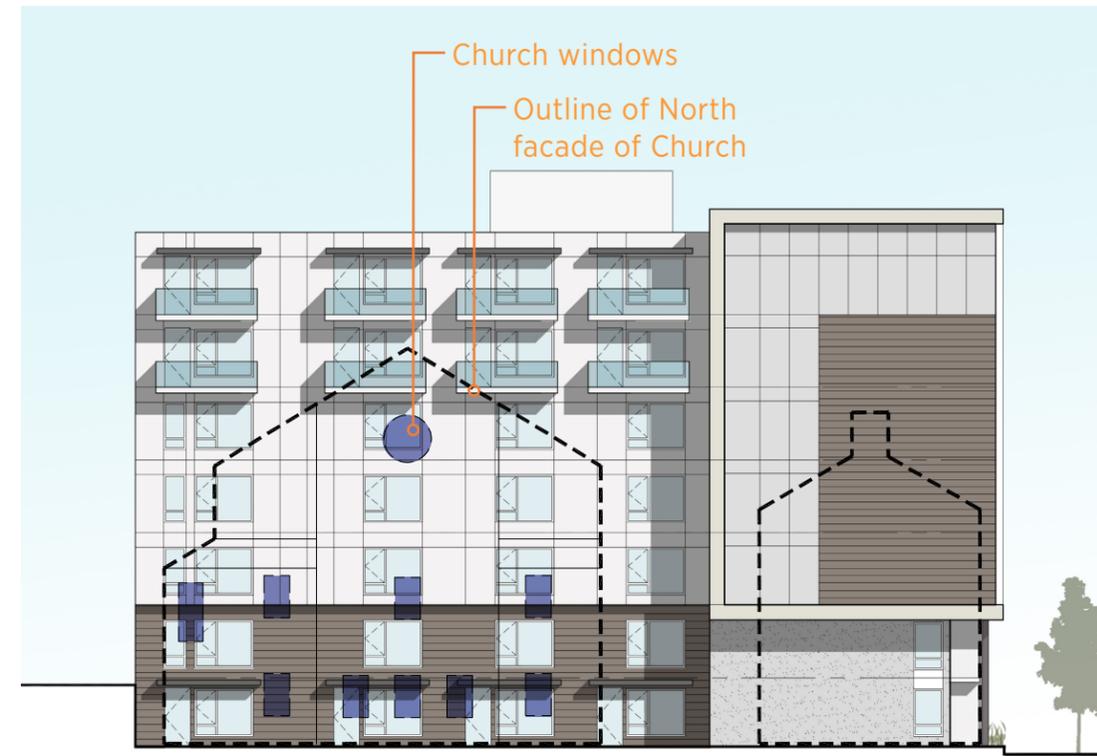
THEME 3 : Neighbor to the South

COMMENTS FROM EDG

THE BOARD APPRECIATED THE GOAL TO USE LIGHT COLORS AND REFLECTIVE MATERIALS TO REFLECT LIGHT BACK INTO THE CHURCH SANCTUARY.



SOUTH LOT LINE CONDITION



SOUTHEAST MASSING - PREFERRED OPTION



FIBER CEMENT BOARD



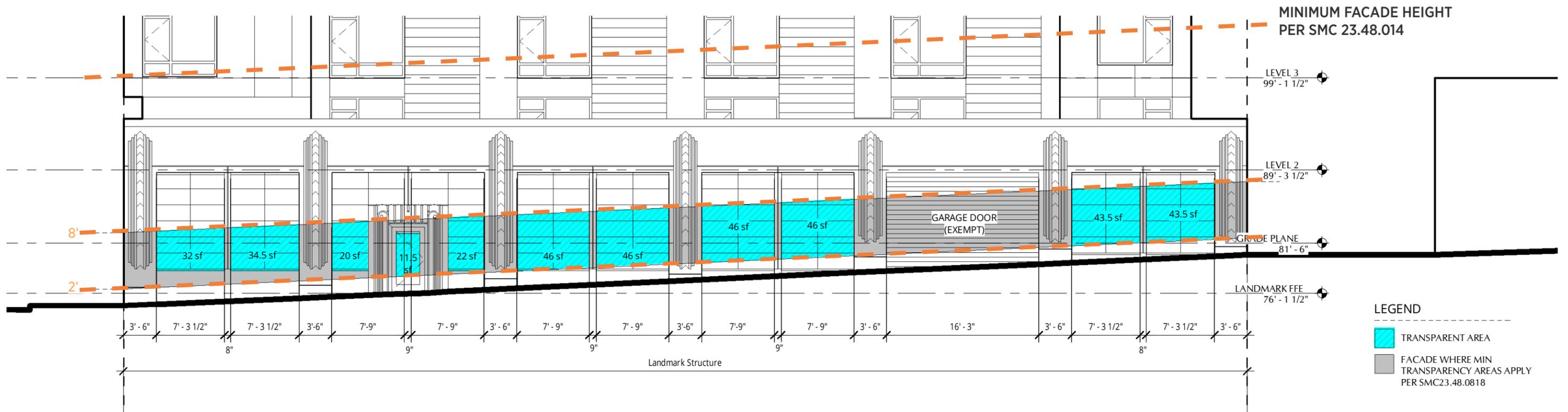
BLACK VINYL WINDOWS



DARK MASONRY VENEER



DEPARTURES : Facade Height & Transparency



ZONING CODE	REQUIREMENT	PROVIDED	EXPLANATION
SMC 23.48.014 MINIMUM FACADE HEIGHT	25-FT ON CLASS 2 PEDESTRIAN STREET	19-FT	PROJECT INCORPORATES THE EXISTING LANDMARK STRUCTURE FACADE
SMC 23.48.018	MINIMUM 60% ON CLASS 2 PEDESTRIAN STREET BETWEEN 2-FT AND 8-FT ABOVE THE SIDEWALK	54%	PROJECT INCORPORATES THE EXISTING LANDMARK FACADE WHICH HAS 54% TRANSPARENCY WITH IN THE HEIGHT RANGE.



