

INTRACORP ADMIRAL

3210 CALIFORNIA AVENUE SW



DESIGN REVIEW

DPD #3014176

FEBRUARY 6, 2014

310 First Avenue S, Suite 4S,
Seattle, WA 98104
206.933.1150
www.nkarch.com



NEW SITE PLAN



- MULTI-FAMILY

SINGLE FAMILY
- COMMERCIAL

INSTITUTIONAL
- PROJECT

ADDRESS: 3210 California Avenue SW
DPD PROJECT #: 3014176
OWNER: Intracorp
APPLICANT: Nicholson Kovalchick Architects
CONTACT: Jill Burdeen

PROJECT PROGRAM

Number of Residential Units: Approximately 149
Number of Parking Stalls: Approximately 168
Area of Residential Uses: Approximately 113,200 sf
Area of Live / Work: Approximately 3,700 sf
Area of Commercial Use: Approximately 4,200 sf
Area of Parking Garage: Approximately 48,100 sf
Total Area: Approximately 188,800 sf
Total Area Above Grade: Approximately 127,700 sf

PARCELS: 3016300015, 3016300025, 3016300045, 3016300060, 3016300075, 3016300085
ZONING: NC2-40
OVERLAYS: Admiral Residential Urban Village
LOT AREA: 44,692 sf

23.47A.004 PERMITTED USES (NC2-40)

- Permitted outright:
- Residential
 - Live/Work
 - Commercial Uses (Restaurants, Offices, General Sales) up to 25,000 sf

23.47A.005 STREET-LEVEL USES (NC2-40)

- Residential uses can occupy no more than 20% of the street-level, street-facing facade in NC zones on arterial streets per DR 17-2012.
- Where residential uses occur, the floor of a dwelling unit located along the street level street facing façade shall be at least 4' above or below sidewalk grade or be set back at least 10' from the sidewalk
- Live/work units located on street-level street-facing facades must comply with blank façade and transparency requirements.
- Blank facade requirements apply (segments no more than 20' in width, total blank facade segments may not exceed 40% of width)
- Street-level, street facing facades must be located within 10' of the street lot line, unless wider sidewalks, plazas or other approved landscaped or open spaces are provided.
- 60% of street-facing facade between 2' and 8' above the sidewalk shall be transparent.
- Non-residential uses must be average 30' deep and no less than 15' deep.

23.47A.012 STRUCTURE HEIGHT (NC2-40)

Allowed Maximum Base Height: 40'-0"
Maximum height w/ 4' increase* for non-residential use: 44'-0"
* 4' maximum height increase is allowed with 13' floor to floor at street level non-residential use (SMC 23.47A.012.A.1.a)
- 4' additional allowed for parapets: 48'-0"
- 16' additional allowed for stair & elevator penthouses: 60'-0"
Height of the structure is the difference between the highest point and the average grade level.

23.47A.013 FLOOR AREA RATIO (NC2-40)

Single-purpose: 3.0 Mixed-use: 3.25

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ('average grade level' means the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each exterior wall of the structure or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure)

23.47A.014 SETBACK REQUIREMENTS (NC2-40)

- Front & Side Yard Setback (where not abutting residential zone): 0'
- Rear Setback (where abutting a residential zone):
 - Below 13' in height = 0'
 - Above 13' in height = 15' for building with residential use that abuts a residential zone. Add'l 1:10 setback > 40' above grade
- Additional setbacks: 5' Min distance of build opening from res. zoned lot

23.47A.024 AMENITY AREAS (NC2-40)

- Required: 5% of gross floor area in residential use
- Estimated requirement: 132,000 sf * 5% = 6,600 sf
- General Requirements:
- All residents shall have access to at least one private/common amenity area
 - Amenity areas shall not be enclosed
 - Common amenity areas shall have a minimum dimension of 10 feet and be no less than 250 sf in size
 - Private balconies and decks shall have a minimum area of 60 sf and no horizontal dimension less than 6 feet

23.47A.016 LANDSCAPING STANDARDS (NC2-40)

- Green factor score minimum 0.3 required.

23.54.015 REQUIRED PARKING (NC2-40)

- Residential Use:
- 1 space per dwelling unit
- Live/Work Unit:
- If ≤ 1500 sf = None (First 1500 sf exempt 23.54.015 Table A)
 - If > 1500 sf = 1 parking space for each unit
- Estimated parking requirement: Approx. 152 stalls, including commercial use.
Proposed parking: Approximately 158 spaces
Bicycle long-term parking:
- Required: 1 per 4 units
 - Estimated requirement: 143 units/4 = 36 spaces

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS (NC2-40)

- More than 100 units:
- 575 sf, plus 4 sf for each additional unit above 100
 - Min. storage area may be reduced 15% if min. horizontal dimension is 20'
 - Estimated requirement: 575 sf + (4 sf * 43 units) = 747 sf

PROJECT DESCRIPTION + SITE CONTEXT



① WEST SEATTLE HIGH SCHOOL



⑤ SPIRO'S PIZZA & PASTA



⑧ PCC GROCERY STORE



⑨ SAFEWAY



⑩ ELEMENT 42



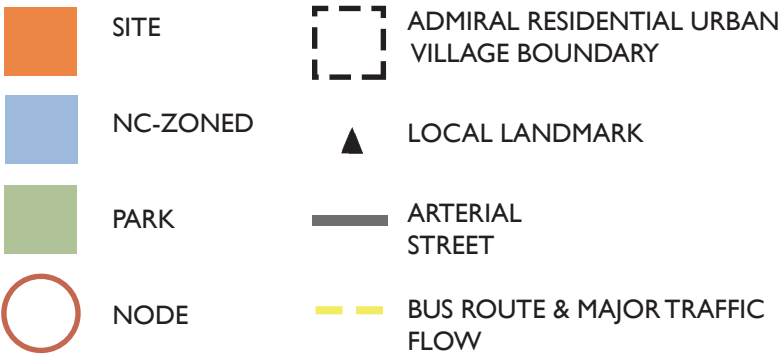
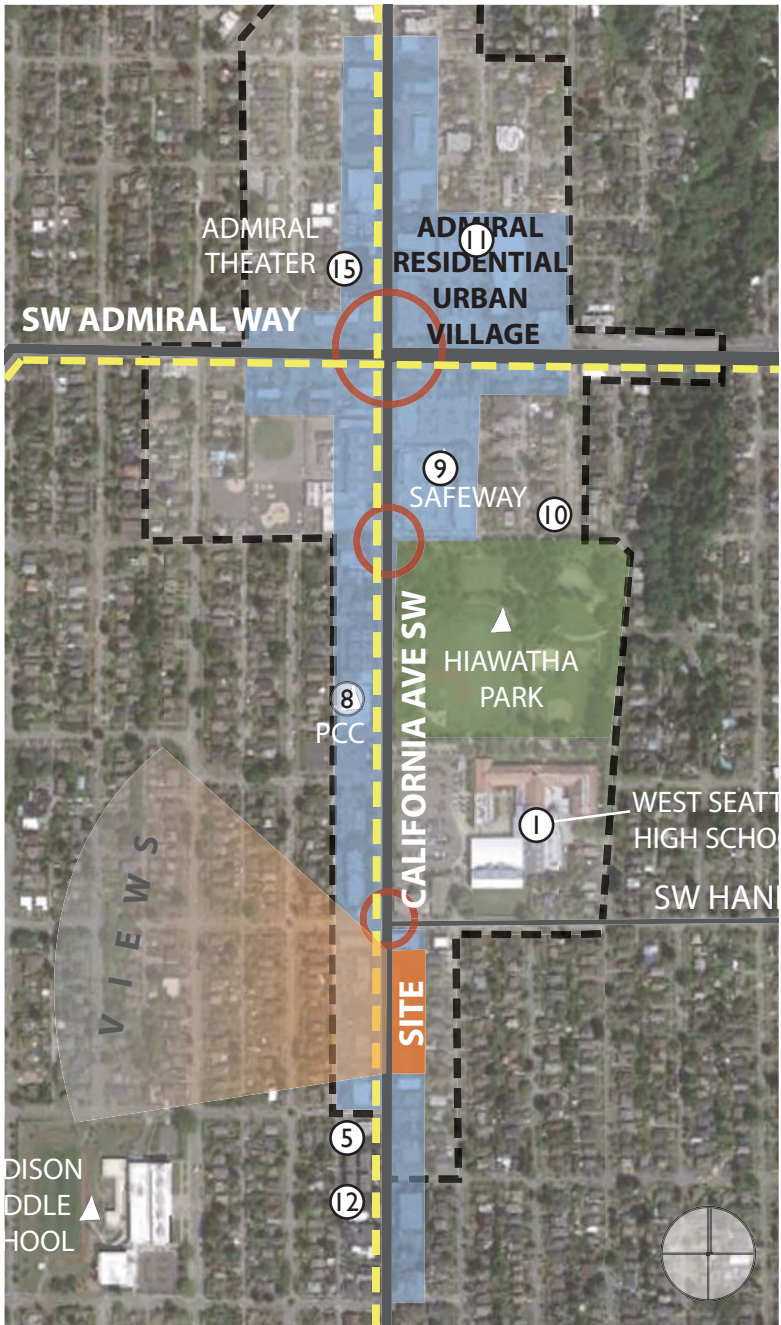
⑪ ADMIRAL MIXED USE



⑫ PROST RESTAURANT



⑮ ADMIRAL THEATRE



OPPORTUNITIES AND CONSTRAINTS

SITE DIMENSIONS

The site is 447 feet long and 100 feet deep, with a long street frontage along California Avenue SW. The site is in West Seattle's Admiral Residential Urban Village and provides an opportunity for a mixed-use structure that activates and participates in the street life along this arterial. The ample amount of street frontage provides both a design challenge and an opportunity: how to introduce techniques to reduce the overall bulk of the project while introducing a human scale, especially at the ground floor along the street edge. In addition, the streetscape should avoid a series of rigid, repetitive elements that would appear monotonous along the frontage.

SENSE OF PLACE - NOW & IN THE FUTURE

The project will serve as a bridging element between the strong residential and commercial core of the Admiral District and the developing corridor that stretches southward along California Ave SW to the West Seattle Junction, paralleling the urban structure established by the old street car line. The proposed commercial space within the development will feature high ceilings and will be adaptable (from live/work units to future retail) should this better meet the needs of the evolving neighborhood.

TRANSITION IN ZONING

While zoned NC2-40, the site abuts a single-family zone, uphill along the rear property line. Crafting a design solution that respects the single family homes by setting back the building massing and maintaining a sense of separation and privacy will be an important aspect of the proposed project. Fortunately, the change in topography allows the project to be massed along the street edge at the lower portion of the site. The back yards of the adjacent homes will be located above the proposed rear patio spaces and an ample landscape buffer with deep planting (the garage wall has been set back from the property line to accommodate this) will aid in maintaining this separation.

SITE CONTEXT AND DESIGN CUES

While the project site is located fully within in the boundaries of the Admiral Residential Urban Village, it is located a few blocks south of the Admiral Junction, separated by Hiawatha Park and West Seattle High School. The architectural character of the project site's immediate surroundings could be described as eclectic. This stretch of California Ave SW characterized by a mix of 4-story apartment buildings, townhomes, retail and office buildings, churches, a fast food restaurant and grocery stores. The architectural styles of these buildings vary a great deal as well - from the distinctly modern Orion Building to the early 20th-Century neo-renaissance West Seattle High School building. A number of mid-century structures immediately surround the site. The two apartment buildings immediately north and south of the site were built in 1957 and a number of the retail structures across the street were built in a mid-century modern style or altered to appear mid-century modern.

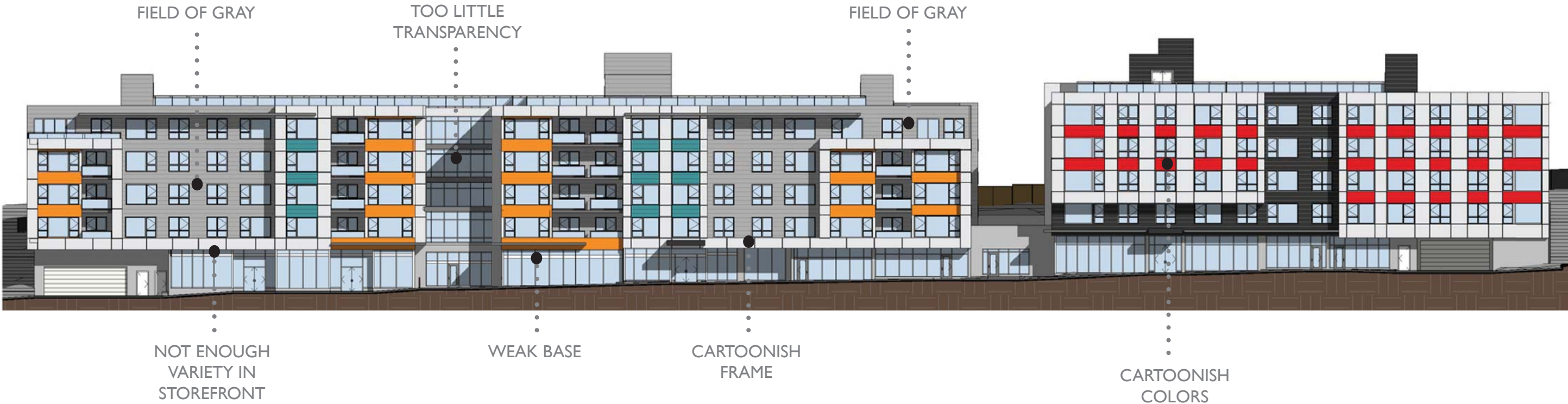
Single-family homes are located immediately behind this commercial corridor, both to the west and east, as one moves south away from the Admiral Junction. The single-family homes located adjacent to the site include everything from modern 3-story structures to one and two-story bungalows located above partial basements.

The aesthetic direction of the project would respond to the mid-century modern structures immediately surrounding the site in a complementary, but not literal, manner through the use of a warmer material palate and fenestration patterns. This would help the project bridge the eclectic architectural character of the neighborhood.

DESIGN REVIEW #1

PREVIOUS DESIGN

WEST ELEVATION



EAST ELEVATION

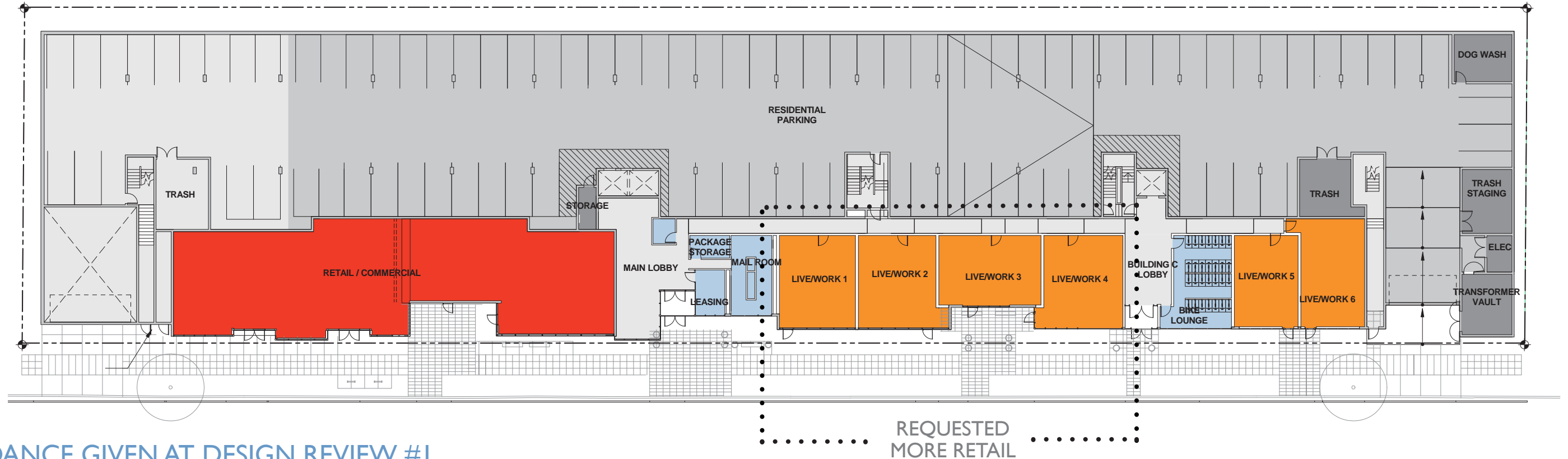


DESIGN REVIEW #1

PREVIOUS DESIGN

SUCCESSFUL GUIDELINES MET IN DR #1

- 4 foot step between Building B and Building C.
- The Board appeared inclined to support departure if the live/work units were converted to true commercial.
- The Board agreed that the arborist clearly demonstrated that the efforts to protect the Exceptional Tree are sufficient.
- The design of the East façade seems appropriate.
- The landscape buffer on the East property line appears to achieve the desired buffer, but more details of the landscaping are desired.
- The parking entrances appear to work as located/designed.
- “One Big Field of Gray” contributes to heaviness and sameness, creating a sense of one long building.



GUIDANCE GIVEN AT DESIGN REVIEW #1

EAST FACADE

- Is the desired “quiet” achieved by wrapping the colors around from the front?
- Demonstrate how the proposed windows relate to the rear windows of the single-family structures to the east. What building choices were made to address privacy concerns?
- Provide additional information/details regarding the private plaza areas; specifically landscape and materials
- Minimize parapets and remove overhangs

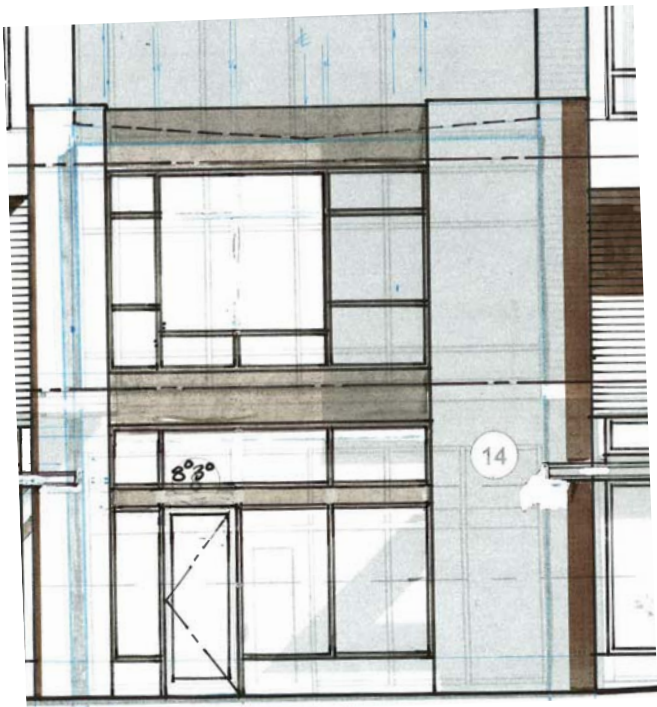
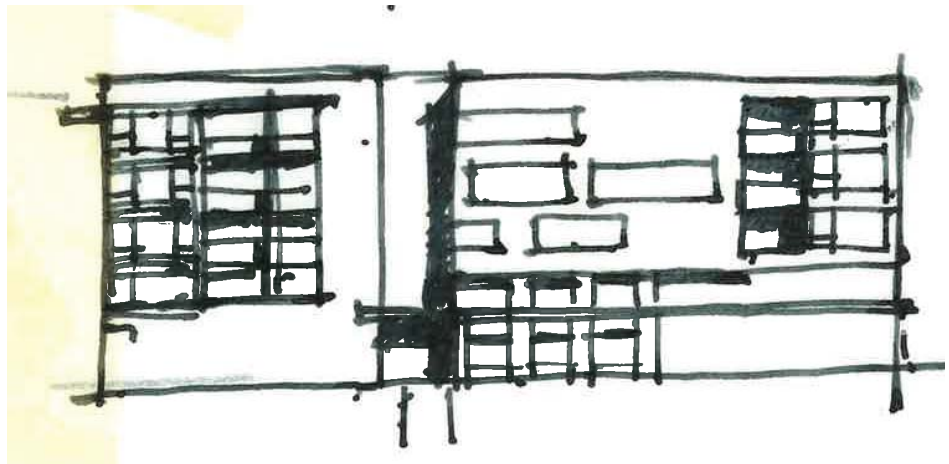
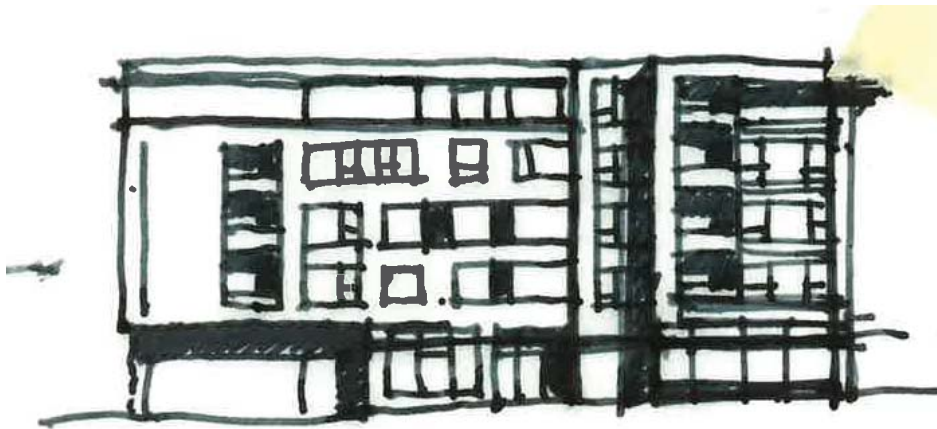
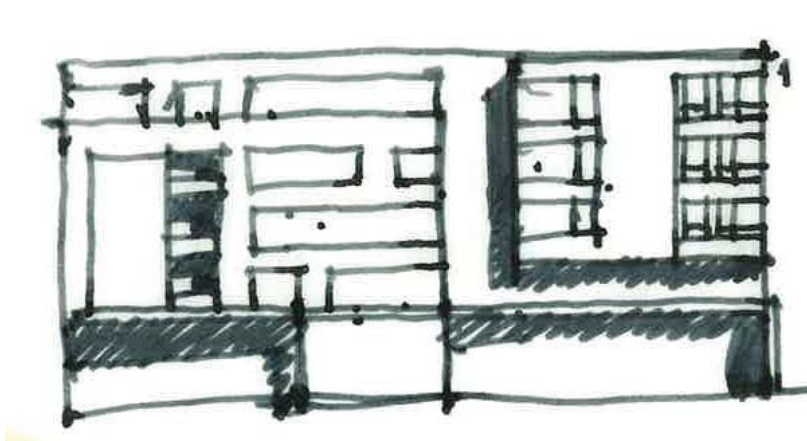
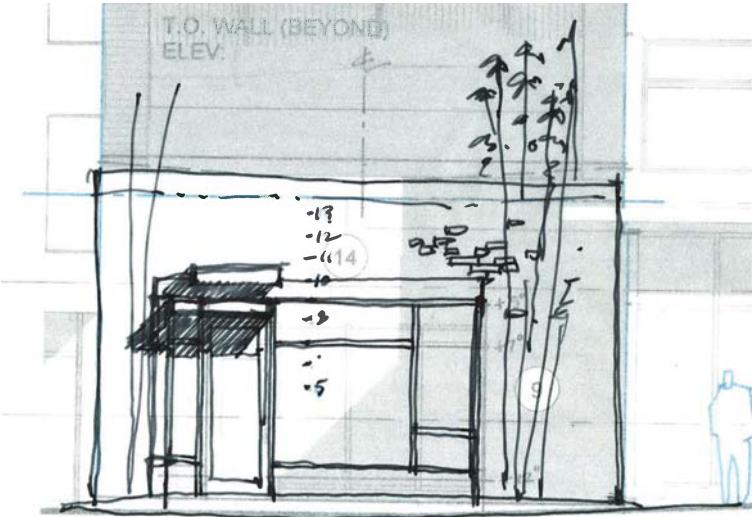
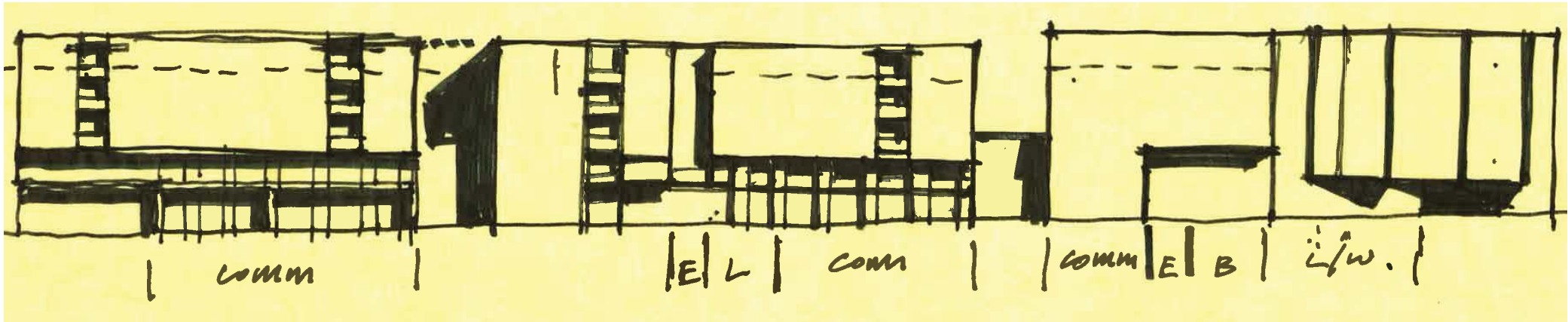
WEST FACADE (CALIFORNIA AVE SW)

- Reducing floor-to-floor heights (departure) was inclined to be granted should 3/4 of the current live/work units be converted to true commercial spaces.
- Increase perceived size of entry courtyards; bring them out to curb
- Retail base needs individualization and muscularity, as it appeared too weak. Needs more details.
- This elevation appeared to be a “work in progress” and needs more details.
- Frames/Color appear “cartoonish”
- “One Big Field of Gray” contributes to heaviness and sameness, creating a sense of one long building.

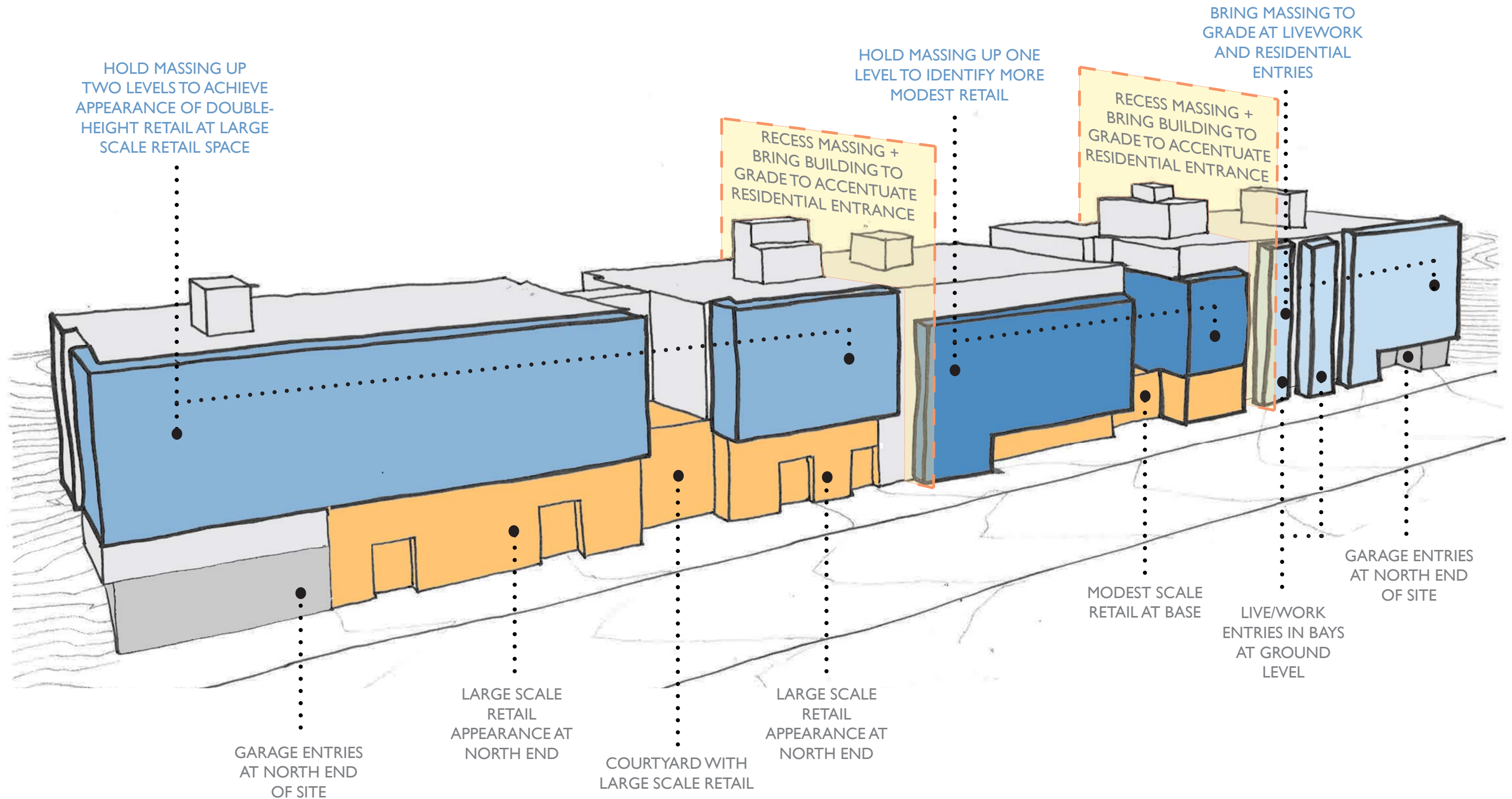
BRIDGE

- Too little transparency
- Provide more details regarding the bridges structure and materiality

DESIGN PROCESS

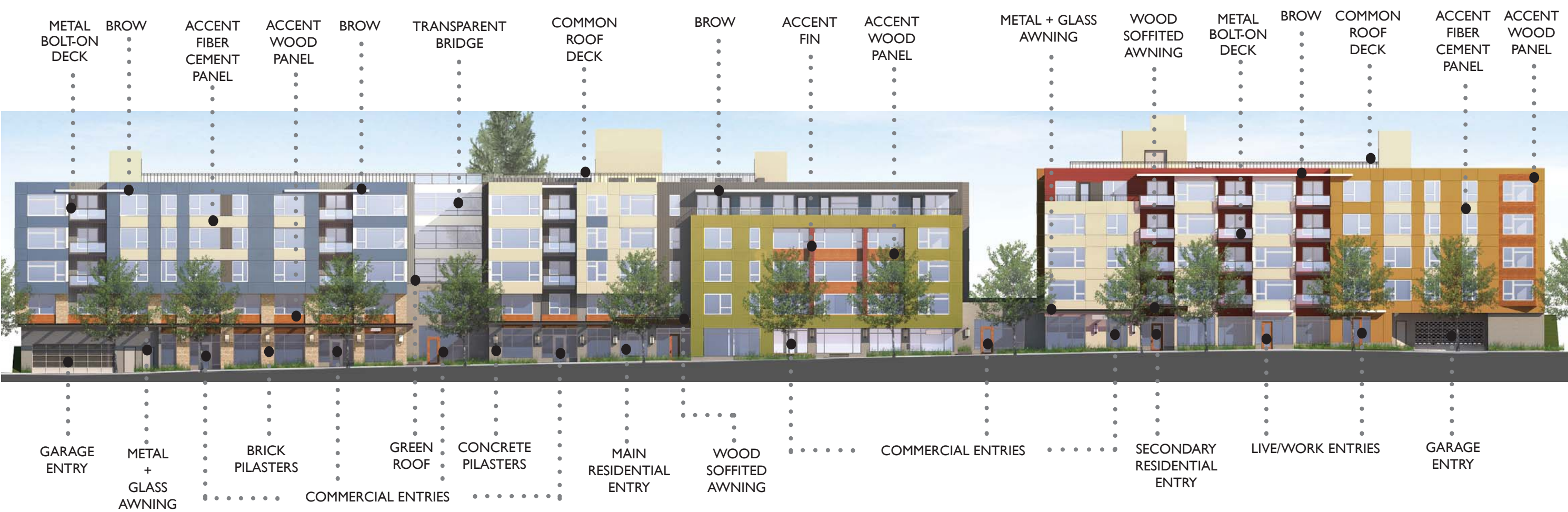


DESIGN CONCEPT



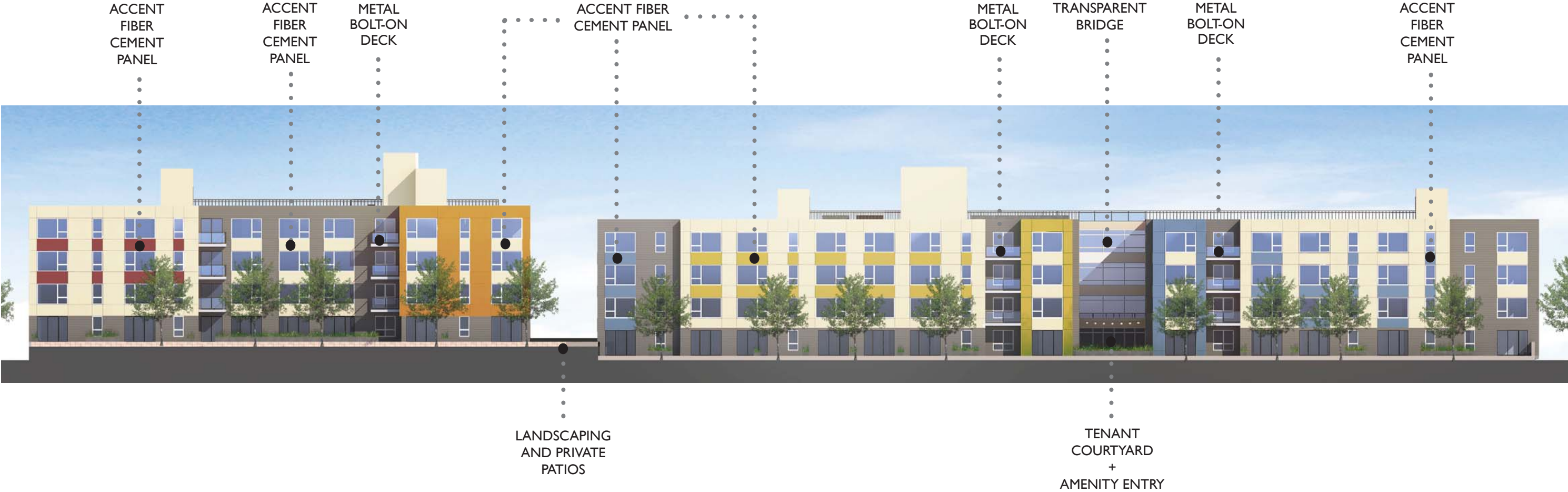
CURRENT DESIGN

WEST ELEVATION



CURRENT DESIGN

EAST ELEVATION



CURRENT DESIGN

BUILDING PERSPECTIVE



CURRENT DESIGN

NORTH/SOUTH BUILDING ELEVATIONS



NORTH ELEVATION - BUILDING A



NORTH ELEVATION - BUILDING B



NORTH ELEVATION - BUILDING C



SOUTH ELEVATION - BUILDING A



SOUTH ELEVATION - BUILDING B

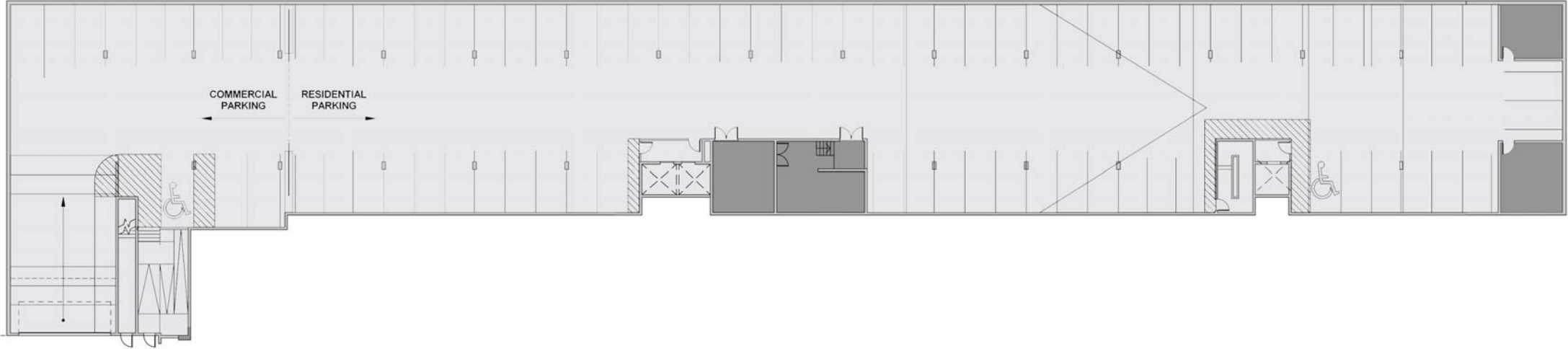


SOUTH ELEVATION - BUILDING C

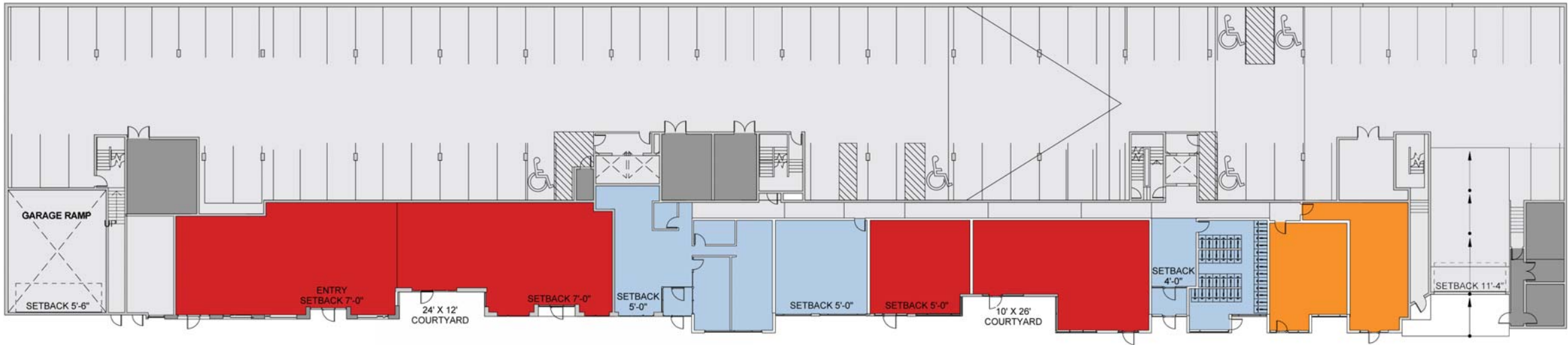
CURRENT DESIGN

FLOOR PLANS

LEVEL P2 PLAN



LEVEL I/PI PLAN

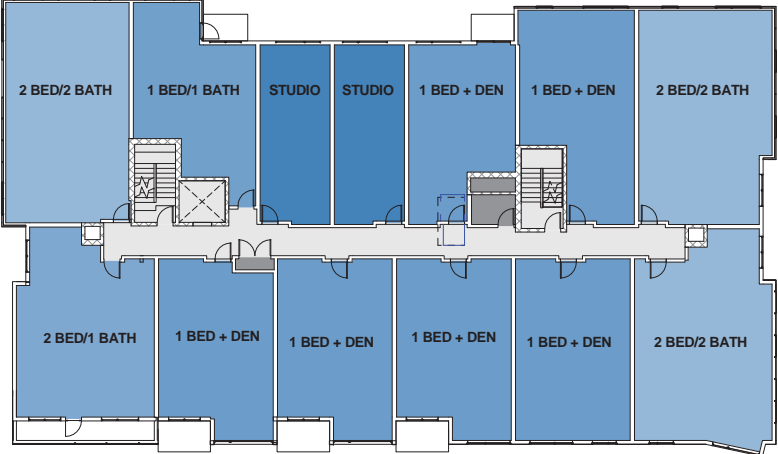


LEVEL 2 PLAN

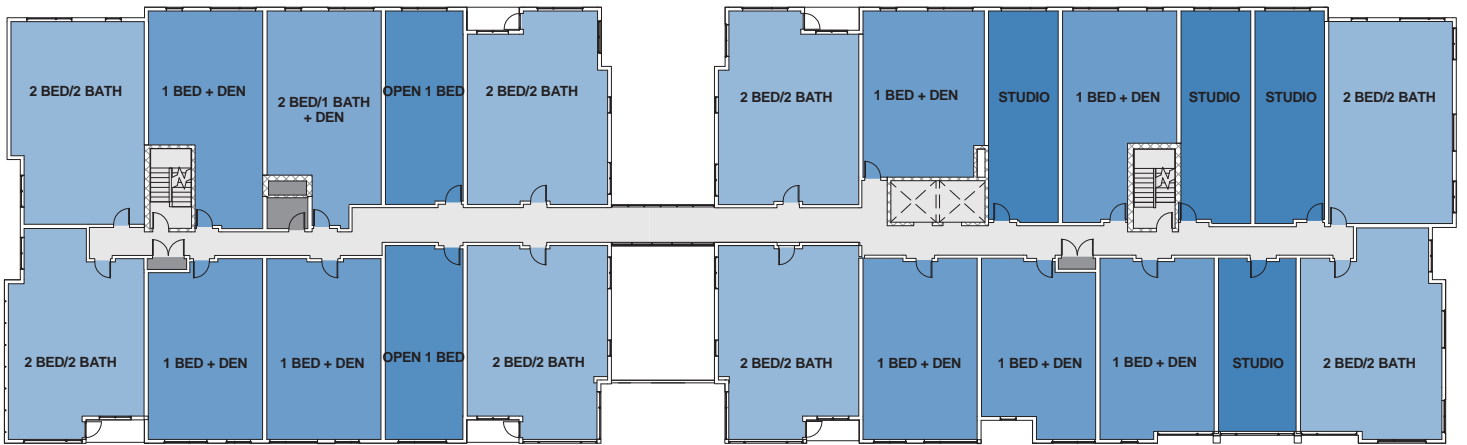


CURRENT DESIGN

FLOOR PLANS

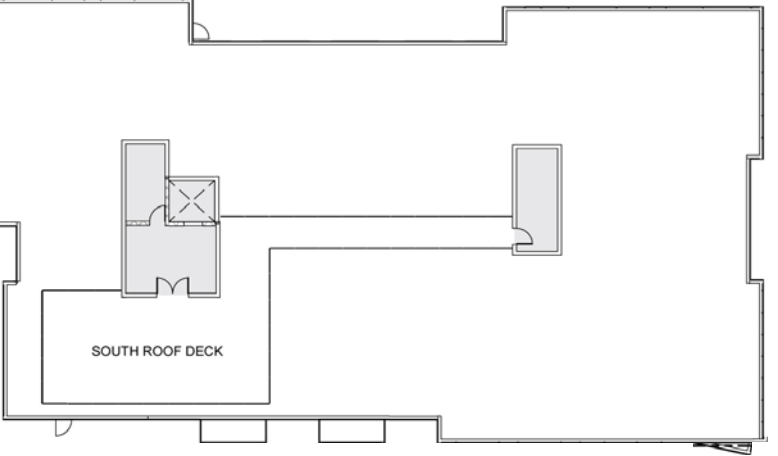
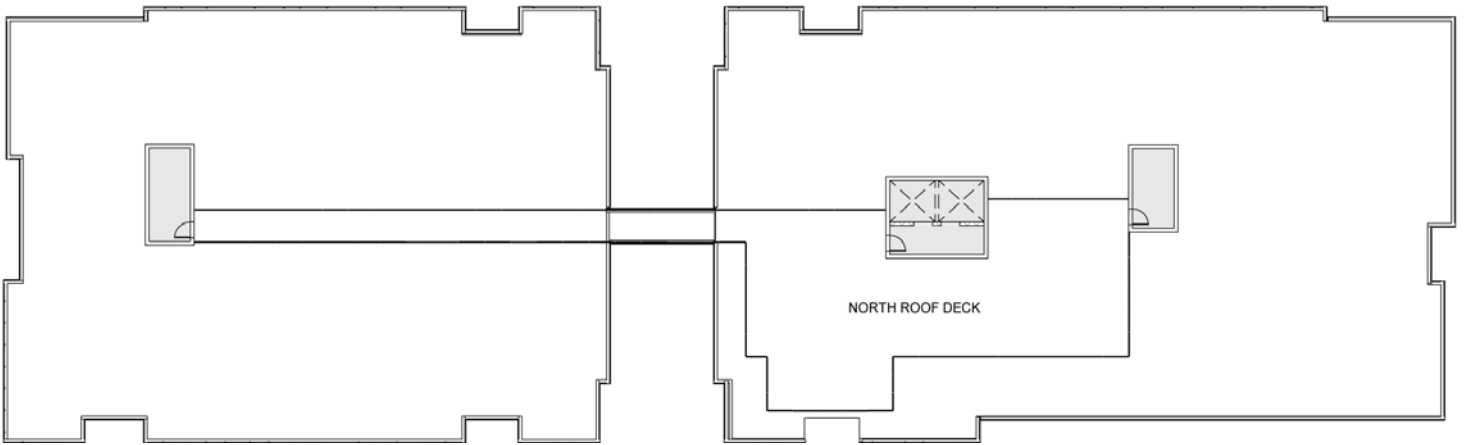


LEVELS 3-4 PLAN



LEVEL 5 PLAN

- STUDIO
- OPEN 1 BEDROOM
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM / 1 BATH
- 2 BEDROOM / 2 BATH
- LIVE/WORK
- RETAIL / COMMERCIAL
- AMENITY



ROOF PLAN

WEST FACADE

VIGNETTES

LIGHTING STUDY

ENLARGED SECTIONS + LANDSCAPING

LIVE/WORK + RETAIL LAYOUTS

DEPARTURES



VIGNETTE

NORTH RETAIL COURTYARD



C3- Human-scale decks

C2- Double-height massing at north end retail

D1- Awnings articulate street-level uses

A2- Retail Courtyard

C4 - Accent materials at retail

E2 - Landscaping responds to street-level uses

A-1 RESPONDING TO SITE CHARACTERISTICS

- Separate building into 3 ‘buildings’

A-2 STREETScape COMPATIBILITY

- There is a 4 foot step between Buildings B and C.
- Create vibrant yet varied street level experience.
- The West façade is defined by bays, glazed corners, differentiated treatment at base, recessed upper decks and horizontal brows and awnings.
- The West façade massing emphasizes street level uses and building entrances. The street experience offers a gradient of intensity from north to south, providing variety in the sidewalk experience. The building is held up on the

north end to emphasize a grand-scale Commercial space; as the building continues down California Ave SW the masses push down and the retail space decreases in scale. On the south end, the building meets sidewalk grade at the residential and live/work uses.

- The middle section of the street level façade has been converted to smaller scale retail, in lieu of the live/work units in the previous design.
- The large scale retail space is located at the north side of the site, occupying approximately a third of the building footprint.
- The frontage is punctuated by recessed residential lobbies and small retail courtyards. The courtyards correspond with the building breaks above.

A-5 RESPECT FOR ADJACENT SITES

- The primary massing strategy creates a transparent break between buildings A and B, centered on the existing exceptional tree east of the project.

B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

- Buildings designed to look like 3 separate/unrelated buildings
- Changes in plane and materials are reflected in horizontal and vertical modulations.

C-1 ARCHITECTURAL CONTEXT

- Retail spaces at the street level are pulled back from the sidewalk, typical of the Admiral District

C2- Building massing corresponds with street-level uses • • • • •

B1- Breaks in building reduce bulk • • • • •

D1- Awnings and lighting demarcate uses • • • • •

C2- Facade meets grade at residential entrances • • • • •

D1- Retail flanking courtyards • • • • •



- Roughly informed by the 25' rhythm of the block's historic platting
- Three distinctly separate buildings to break up scale and refers back to the existing street culture.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

- Three distinct looking buildings, as directed by the Board at DR #1.
- Street-level experience dictates upper building massing
- Hold massing up two stories at north end emphasizes grand-scale retail
- Hold massing up one story at mid section retail to call attention to retail use, but to indicate it is at a less grand scale than the retail to the north
- Bring massing to grade at live/work entrances.

- Recess building, and bring façade to grade at residential entrances

C-3 HUMAN SCALE

Elements promoting a sense of human scale include:

- Residential bays
- Upper-level setbacks
- Bolt on decks at building setbacks
- Recessed retail entries
- Recessed residential lobbies
- Overhead canopies of various material, accentuating use

- Courtyards off sidewalk @ building breaks

C-4 EXTERIOR FINISH MATERIALS

- Quality accent materials at street level include brick, wood composite panels, concrete and anodized aluminum storefront windows.
- Materials vary by building, each with both a foreground and background material. Selections include corrugated metal, metal panel, painted fiber cement

VIGNETTE

RESIDENTIAL ENTRY



• C4- Materials and finishes vary at each building

• E2- Street trees preserved during construction

• A2- Addition accent materials at street level

• A2- Small-scale retail in lieu of Live-Work

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

- The location of the entrances are articulated by the type of awning, the door type and lighting
- Two residential entries/lobbies provided (at Buildings B & C)
- Retail entrances are recessed and accentuated with glass/metal awnings (where not covered by building above)
- Live/Work entrances have solid awnings and painted/glass doors and are located where building mass comes down to meet grade.
- Different light fixtures correspond to different scale retail spaces

- Residential entrances, with wood doors, wood soffits and can lights are located where building recesses and comes down to grade.
- Retail Courtyard entrances have wood doors.
- Landscaping corresponds to adjacent use; less landscaping at large scale retail use, larger quantity landscaping at residential & live/work entrances
- Retail spaces flank both courtyards
- Well lit garage entrances

E-2 LANDSCAPING TO ENHANCE BLDG AND/OR SITE

- This project intends to preserve all street trees, as well as add a couple more

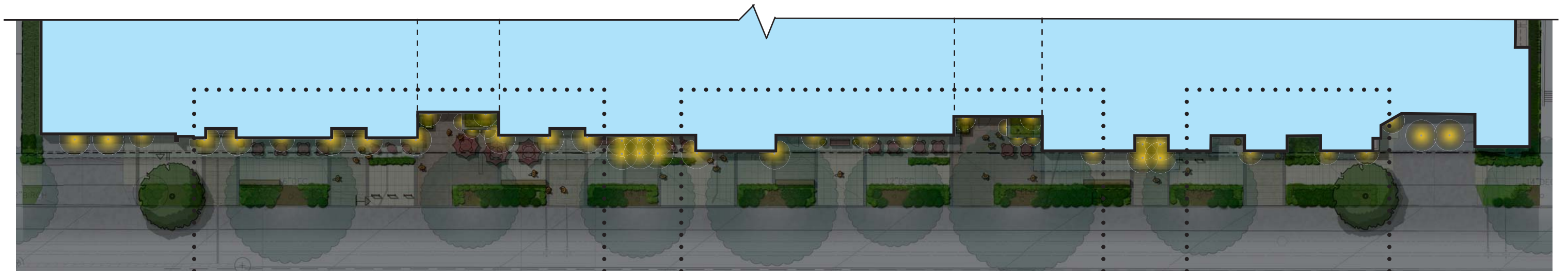
- New landscaping in the ROW along California Ave SW, and adjacent to the ROW have been selected and planned in cooperation with SDOT.
- A green roof is proposed on the west side of the transparent bridge @ Level 2, above the retail courtyard.
- The landscaping along the sidewalk directly corresponds to the adjacent use; less landscaping at intense retail and more landscaping at residential use.

E-3 LANDSCAPE ADDRESS SPECIAL SITE CONDITIONS

- The break between Buildings A and B (the transparent bridge) is centered on the existing Exceptional Tree that will be preserved.

LIGHTING STUDY

WEST FACADE



Wood Soffited Entries and Garage Entries
Prescolite Litebox Recessed Downlight
Flush-Mounted in Wood Soffits



Retail Entries
(North Retail)
Mounted on Brick Pilasters



Retail Entries
(South Retail)
Mounted on Concrete Pilasters

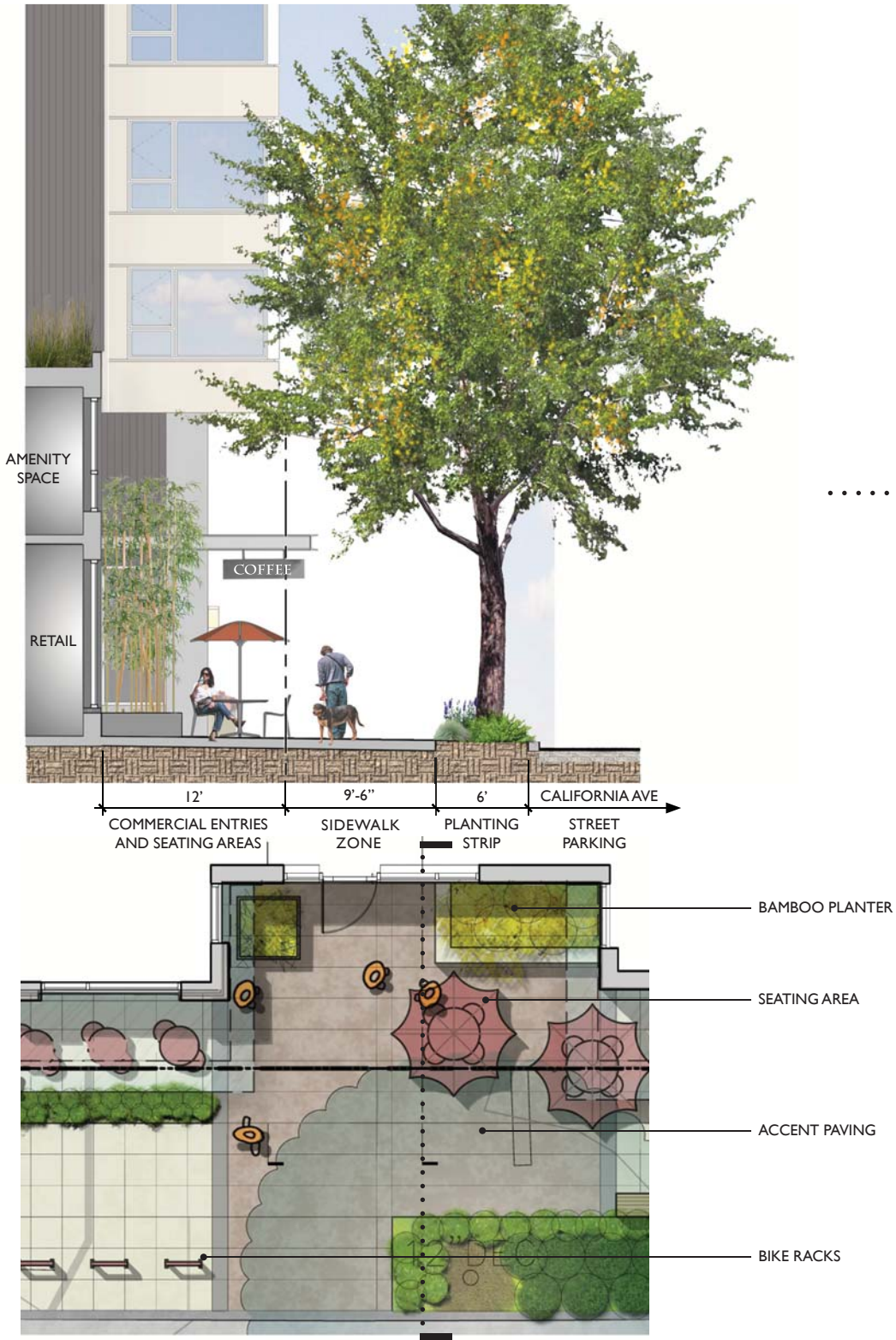


Planters
(Single-Height Appearance)
Side-Mounted for Path Lighting



Residential and Live/Work Entries
Mounted Next to Entry Door

SECTIONS



NORTH COMMERCIAL COURTYARD

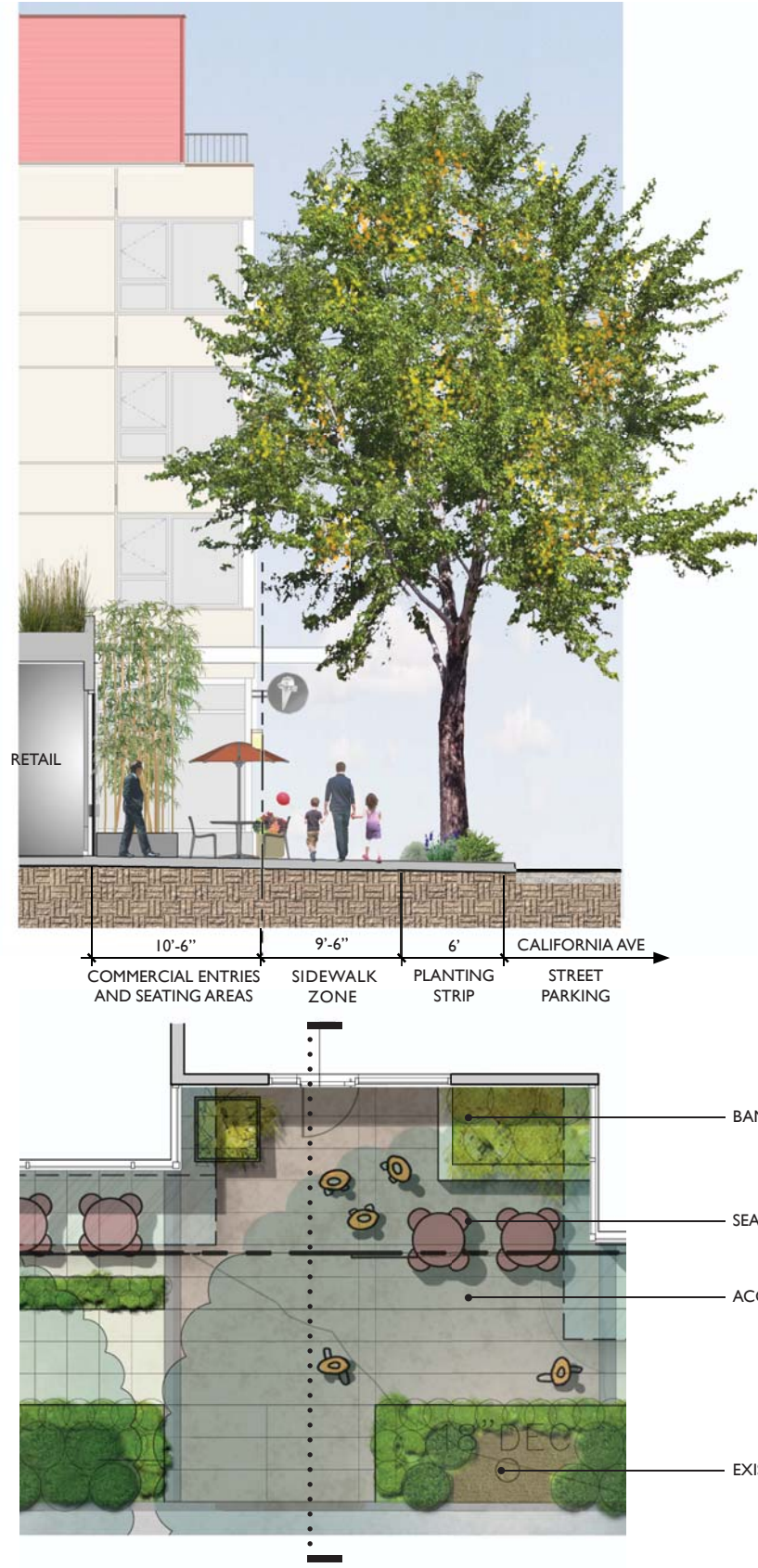
BLADE SIGNAGE



S. COMMERCIAL LIGHTING N. COMMERCIAL LIGHTING

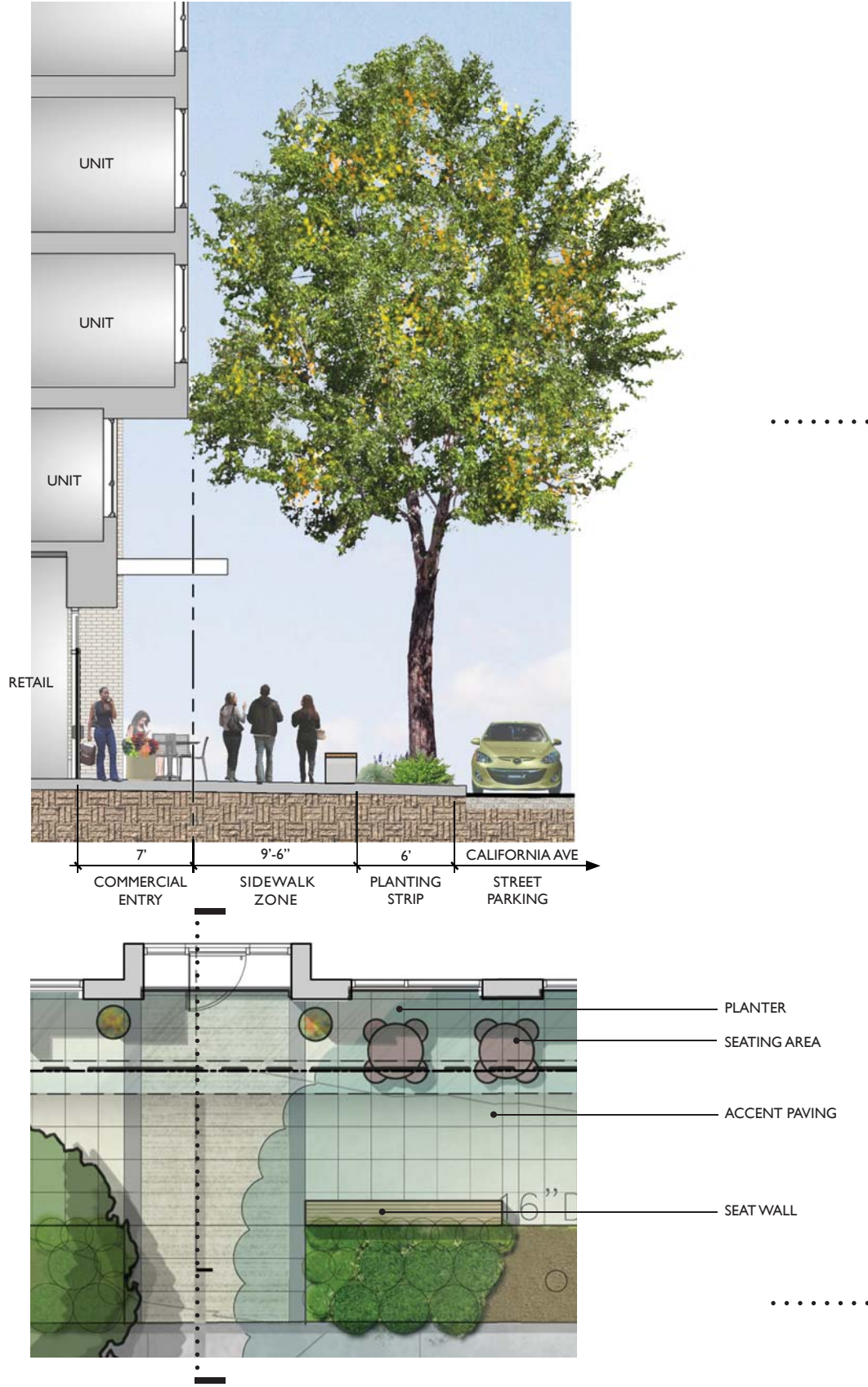


METAL + GLASS CANOPY

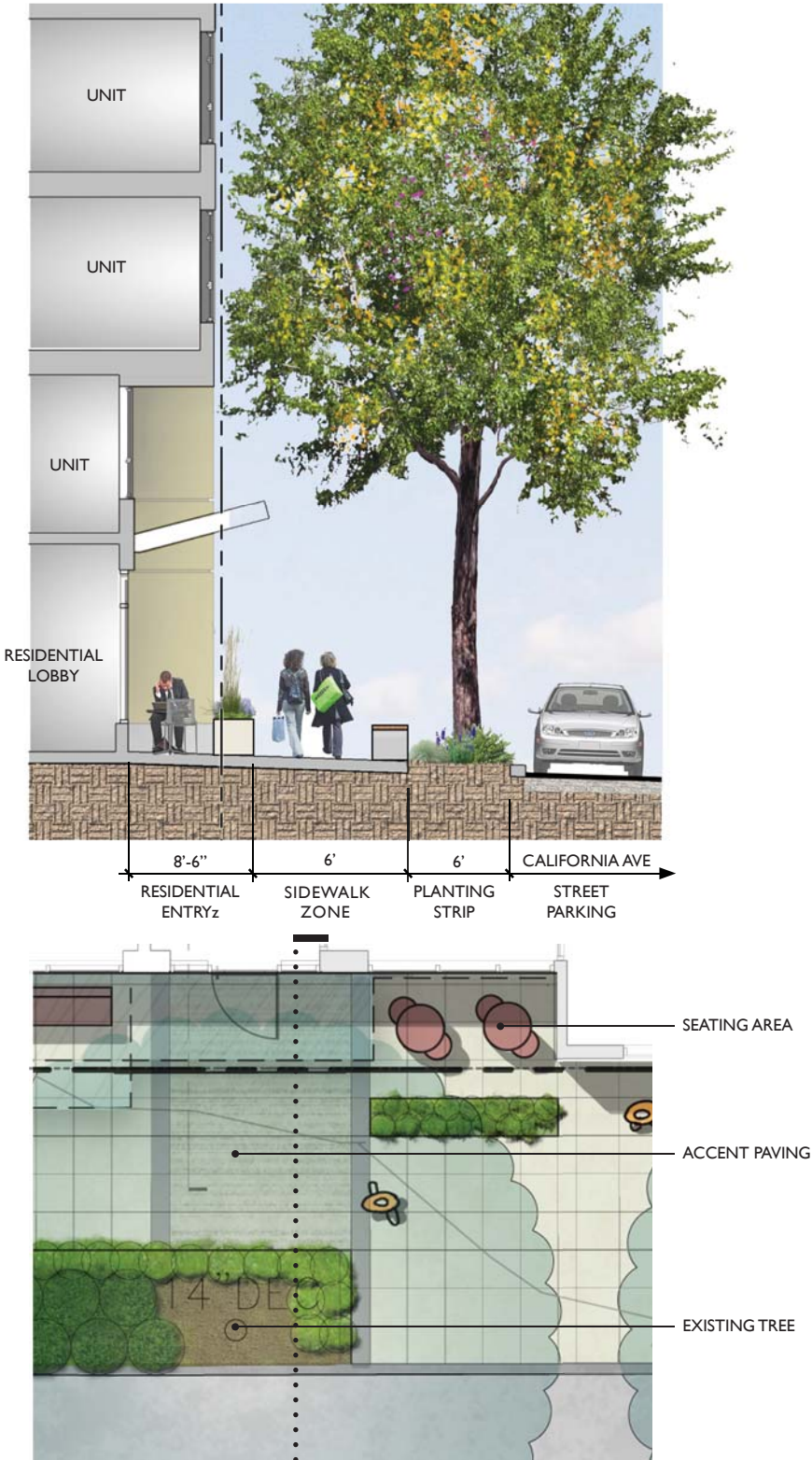
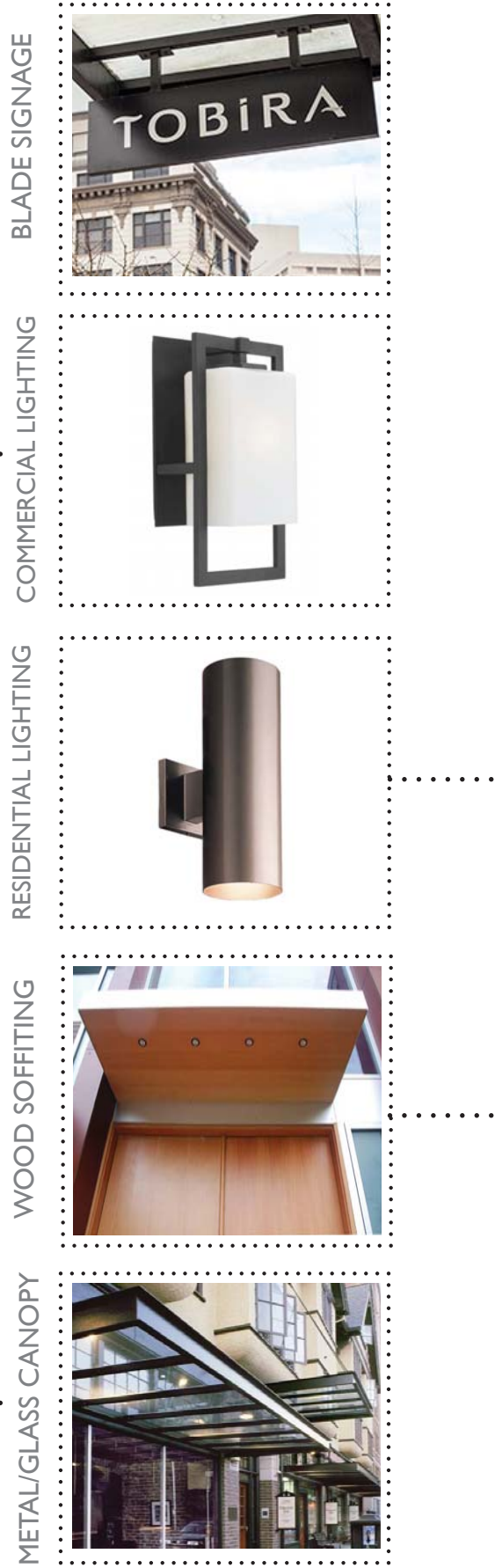


SOUTH COMMERCIAL COURTYARD

SECTIONS



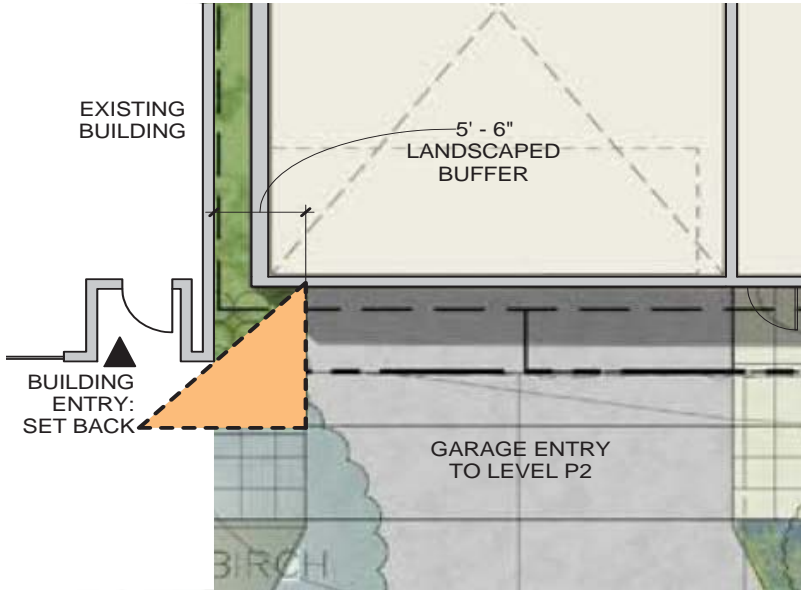
NORTH COMMERCIAL ENTRY



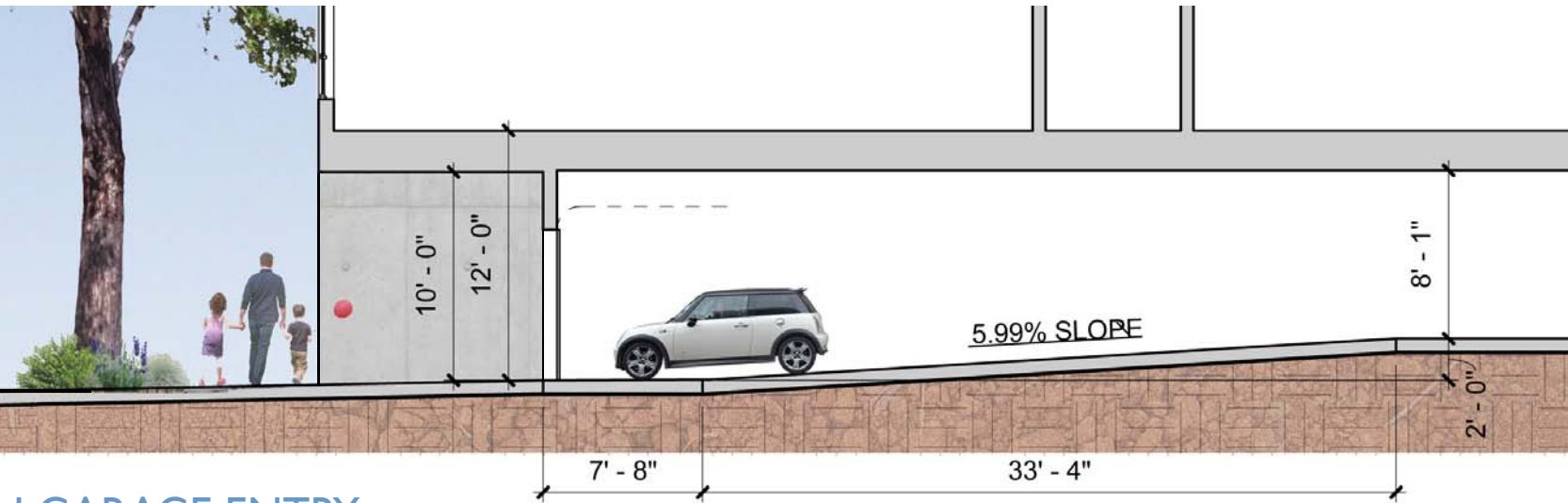
MAIN RESIDENTIAL ENTRY

GARAGE ENTRY STUDY

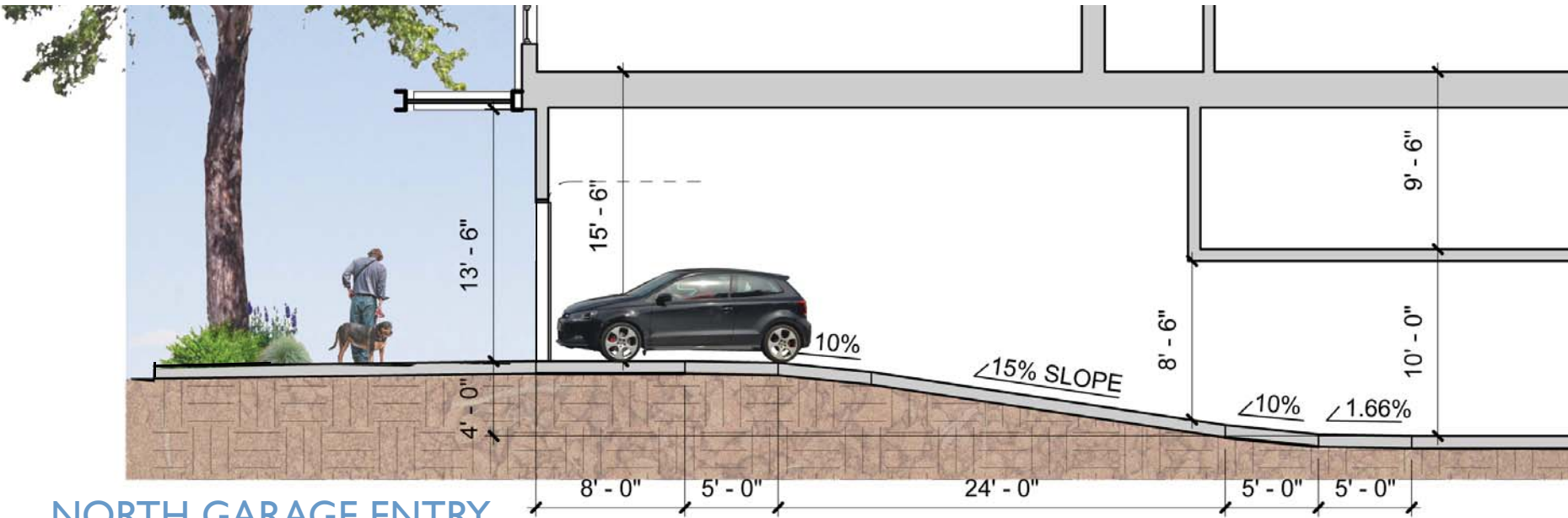
ADJACENT BUILDING



NORTHWEST CORNER OF SITE



SOUTH GARAGE ENTRY



NORTH GARAGE ENTRY

C-5 STRUCTURED PARKING ENTRANCES

- Wide flat landings west of sidewalk to enhance sight lines
- Well lit garage entrances
- Sight triangles provided as required by Seattle Municipal Code

D-I PEDESTRIAN OPEN SPACES AND ENTRANCES

- Well lit garage entrances

D-5 VISUAL IMPACT OF PARKING STRUCTURE

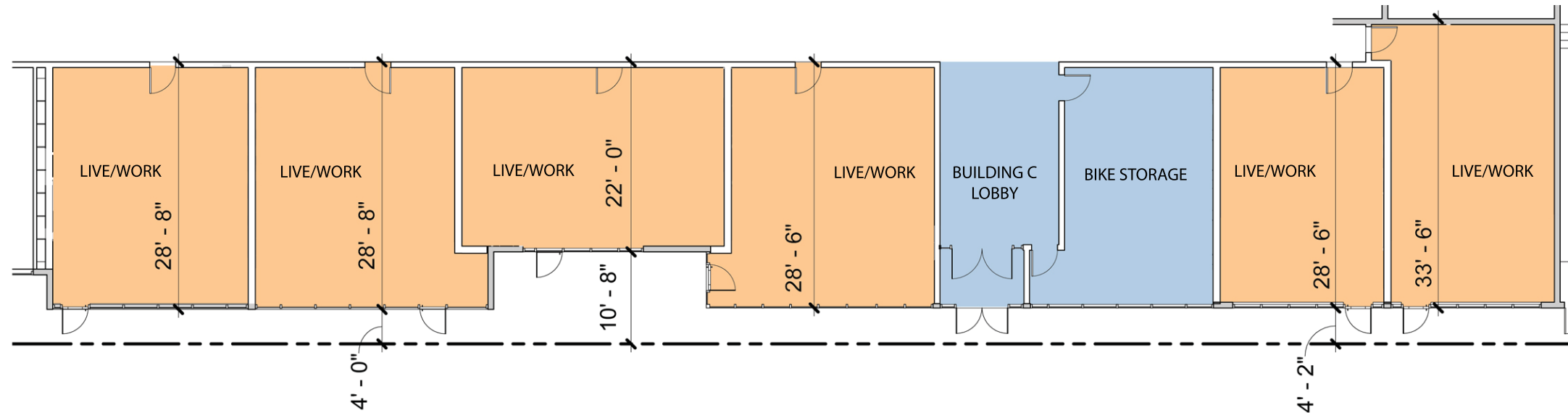
- No portion of garage levels are visible from the ROW, except the garage doors.
- Any portion of the parking lid that is visible from neighboring properties will be landscaped/hardscaped with planters and private or common patio spaces.
- Sight triangles provided as required by Seattle Municipal Code

RETAIL STUDY

- LIVE/WORK
- RETAIL / COMMERCIAL
- AMENITY

DR #1:

- 6 LIVE/WORK UNITS AT DR #1



DESIGN REVIEW #1 - LIVE/WORK LAYOUT



DESIGN REVIEW #2 - RETAIL + LIVE/WORK LAYOUT

DR #2:

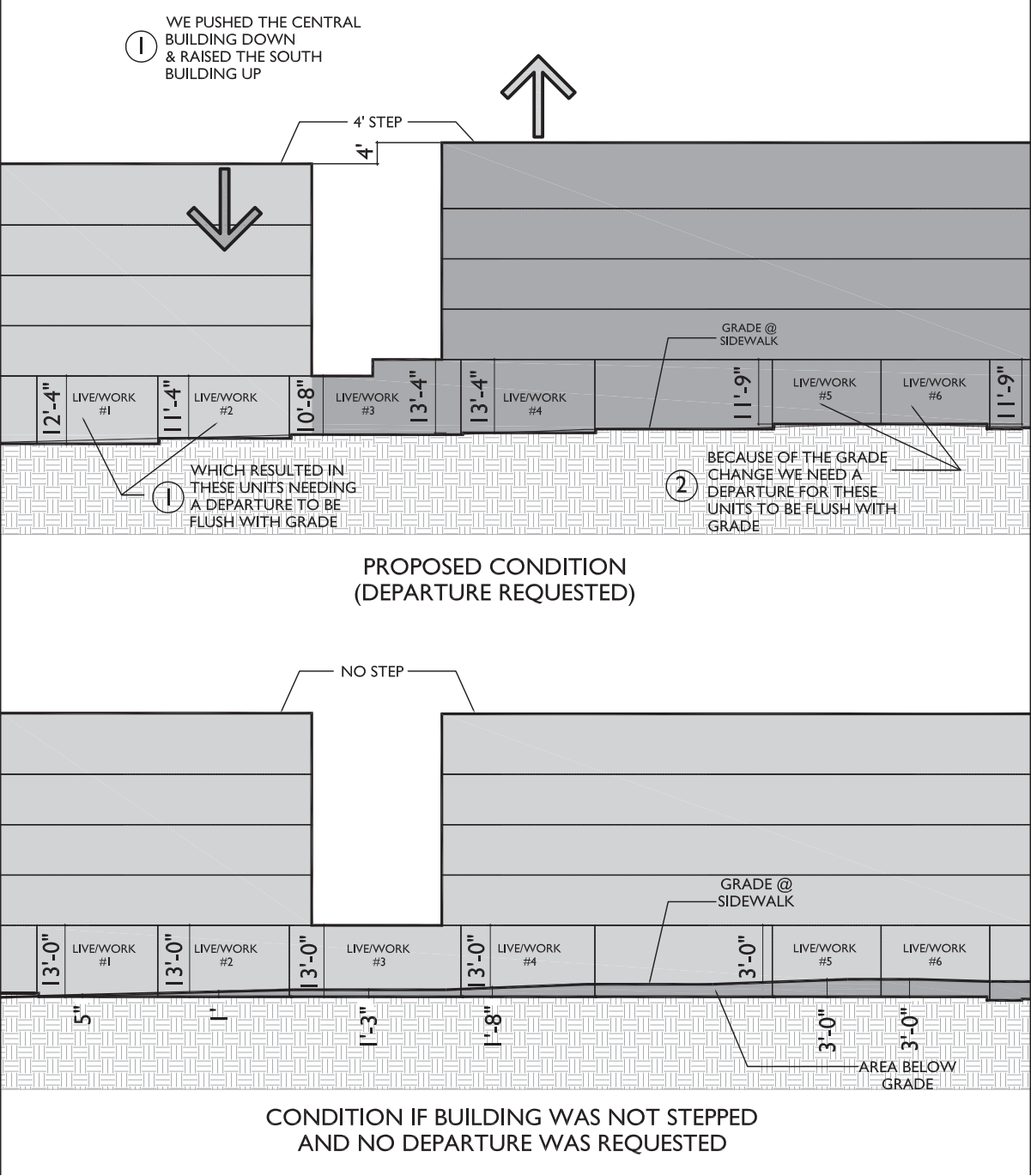
- 4 LIVE/WORK UNITS CONVERT TO RETAIL OR AMENITY
- 1 NEW FITNESS AMENITY ROOM ADDED
- 2 NEW RETAIL SPACES PROVIDED
- 2 LIVE/WORK UNITS REMAIN

A-2 STREETScape COMPATIBILITY

- The street experience is intended to offer a gradient of intensity from north to south providing a variety in the sidewalk experience;
- The middle section of the street level façade has been converted to smaller scale retail, in lieu of the live/work units in the previous design.
- The frontage is punctuated by recessed residential lobbies and small retail courtyards. The courtyards correspond to the building breaks above.

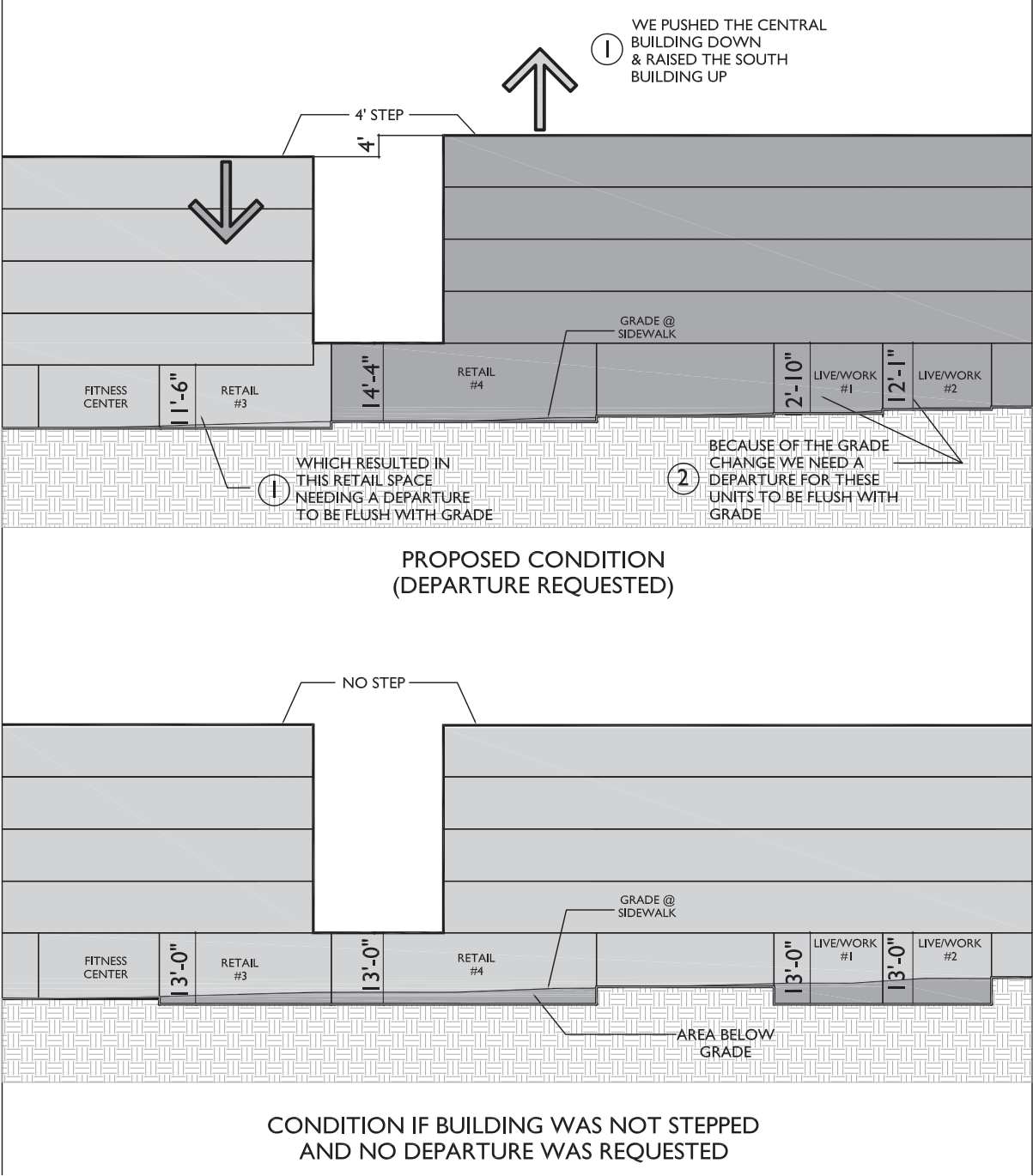
DEPARTURE DIAGRAMS

DR 1 + DR 2 COMPARISON



DR 1

- 2 large retail spaces provided at buildings A + B (no departure needed)
- 6 Live/Work units provided at buildings B + C
- 5 Live/Work units need departure
- 2'-4" = Biggest departure requested
- 13'-4" = Largest FTF retail height



DR 2

- 2 large retail spaces provided at buildings A + B (no departure needed)
- 2 retail spaces provided at buildings B + C
- 2 Live/Work units provided at building C
- 1 retail space needs departure
- 2 Live/Work units need departures
- 1'-6" = Biggest departure requested
- 14'-4" = Largest FTF retail height

DEPARTURE RATIONALE

DR 1 + DR 2 COMPARISON

DEVELOPMENT STANDARD

Street Development Standards Height Provisions (SMC 23.47A.008)

REQUIREMENT

Non-residential uses at street level shall have a floor-to-floor height of at least 13'-0"

DR MEETING #1:

RETAIL SPACE:	PROPOSED:	DEPARTURE AMOUNT:
RETAIL #1	14'-6"	NONE
RETAIL #2	13'-0"	NONE
L/W #1	12' - 4"	0' - 8"
L/W #2	11' - 4"	1' - 8"
L/W #3	10' - 8"/13' - 4"	2' - 4"/NONE
L/W #4	13' - 4"	NONE
L/W #5	11' - 9"	1' - 3"
L/W #6	11' - 9"	1' - 3"

DR MEETING #2:

RETAIL SPACE:	PROPOSED:	DEPARTURE AMOUNT:
RETAIL #1	14'-6"	NONE
RETAIL #2	13'-0"	NONE
RETAIL #3	11' - 6"	1' - 6"
RETAIL #4	14' - 4"	NONE
L/W #1	12' - 10"	0' - 2"
L/W #2	12' - 1"	0' - 11"

DEPARTURE RATIONALE

There are two reasons we are asking for this departure. The first is that we have chosen to use the stepped building height limit calculation in order to increase the difference in height between the central building and the south building. Increasing the step in the building permits the south building and its roofline to be further differentiated from the central and north buildings. Increasing the step also raises live work 1 and 2 further out of the ground. Increasing the step in the building results in the central building getting shorter and the south building getting taller. As a result, the floor level of retail 3 would be below grade if it were to comply with the 13' height requirement. We are asking for the departure in order to locate the retail floor at grade rather than slightly below grade, which better meets the intent of DR guidelines A-2, A-4, C-3 and D-1. The departure is also related to increasing the step in the buildings, which allows us to better meet the intent of DR guidelines B-1 and C-2. Per direction given by the board at the first Design Recommendation meeting, we have elected to alter the use of the four northern live work units to true retail (retail spaces #3 and #4). This modification has resulted in a less extreme departure request, as can be seen in the comparison above.

The second reason that we are asking for a departure is to accommodate the grade change that occurs across the front of the south building. We are asking for the departure so that we can locate the floor of these units at grade rather than below grade, which better meets the intent of DR guidelines A-2, A-4, C-3 and D-1.

EAST FACADE

VIGNETTES

LIGHTING STUDY

ENLARGED SECTIONS + LANDSCAPING

WINDOW + VIEW STUDIES

BRIDGE ANALYSIS



VIGNETTE

BRIDGE



• **A1-** Bridge and gap centered on exceptional tree

• **A5-** Additional modulation at East Facade

• **A7 / E3-** Common amenity courtyard

• **D5-** Parking area concealed below deck

A-1 RESPONDING TO SITE CHARACTERISTICS

- Gap between Buildings A and B centered on Exceptional tree east of project
- Rear yard setback average > 18' (15' minimum requirement)
- Structure built into existing slope, exposing 2-3 stories of structure to East properties

A-5 RESPECT FOR ADJACENT SITES

- The East Façade is considerably more composed, in respect to the Eastern neighbors, while still maintaining the same vocabulary from the West Façade.
- The East Façade is eroded and modulated, more subtly than along the west

façade, with insets varying in modulation from 2 feet to 8 feet.

- Development sits downhill from eastern neighbors. The topography limits the exposure of the east façade to 3 stories.
- Smaller windows and fewer decks comprise the Eastern Façade, in respect to neighbor's privacy.

A-7 RESIDENTIAL OPEN SPACE

- The project provides a variety of open space opportunities for the residents; roof decks, common courtyard off amenity room and private patios.
- A large common outdoor gathering space on the east (quiet) side of the

building orientated towards the foot of the Exceptional Tree is located at level 2, between buildings A and B, just off the common interior amenity room.

- A series of private patios along the eastern property line, integrated within large planted areas which also provide a landscape buffer between the building and the eastern neighbors, are provided below along the eastern property line below the grade of the neighboring properties.

B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

- Changes in plane and materials are reflected in horizontal and vertical modulations.

C3- Human-scale decks • • • • •

E2 - Planted buffer at east property line • • • • •

A1 - Wide rear-yard setback • • • • •

A7 - Private Patios • • • • •

A1 - Sloping site conceals building bulk • • • • •



C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

- More refined massing and material articulation applied to East Elevation.
- Smaller windows and limited decks respect the adjacent residential structures

C-3 HUMAN SCALE

- Bolt on decks at building setbacks

D-5 VISUAL IMPACT OF PARKING STRUCTURE

- Any portion of the parking lid that is visible from neighboring properties will be

landscaped/hardscaped with planters and private or common patio spaces.

E-2 LANDSCAPING TO ENHANCE BLDG AND/OR SITE

- The existing rockery on the project site is being retained in order to properly preserve the existing Exceptional Tree east of the project.
- The entirety of the portion of the property that runs parallel to the eastern property line contains landscaping enhancing the quality of those public and private patios as well as acts as a buffer to neighboring properties.

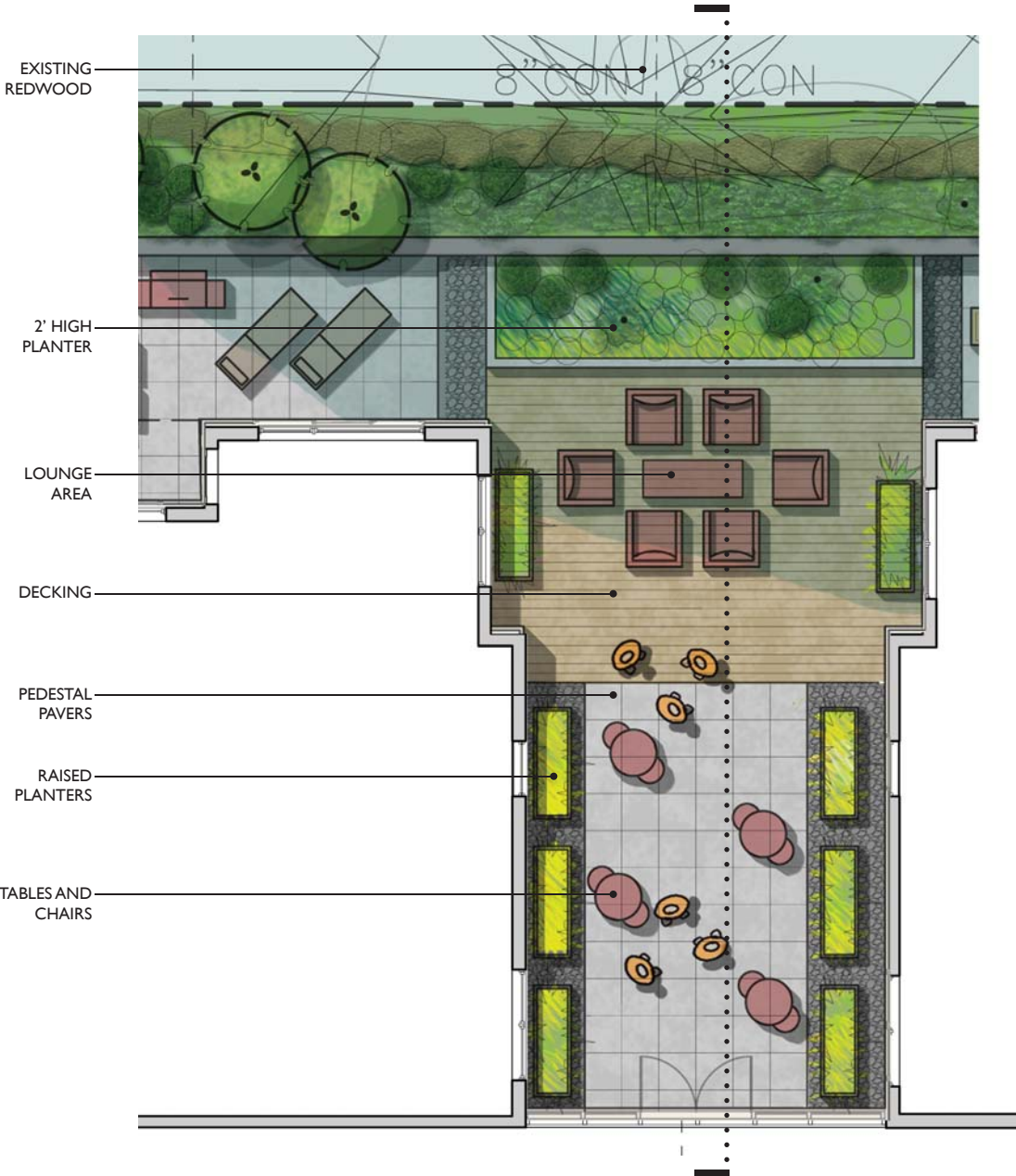
E-3 LANDSCAPE TO ADDRESS SPECIAL CONDITIONS

- The break between Buildings A and B (the transparent bridge) is centered on the existing Exceptional Tree that will be preserved.
- The common amenity courtyard is located on the east side of the project, centered on the Exceptional Tree.
- The private patios along the east property line are inset into the existing topography, creating a sense of separation and privacy from the east neighbors.
- The wide landscaped area along the east property line creates a privacy buffer

SECTIONS



EAST COURTYARD AT BRIDGE



STOREFRONT SYSTEM



RESIDENTIAL LIGHTING



WHITE VINYL WINDOWS



PEDESTAL PAVERS



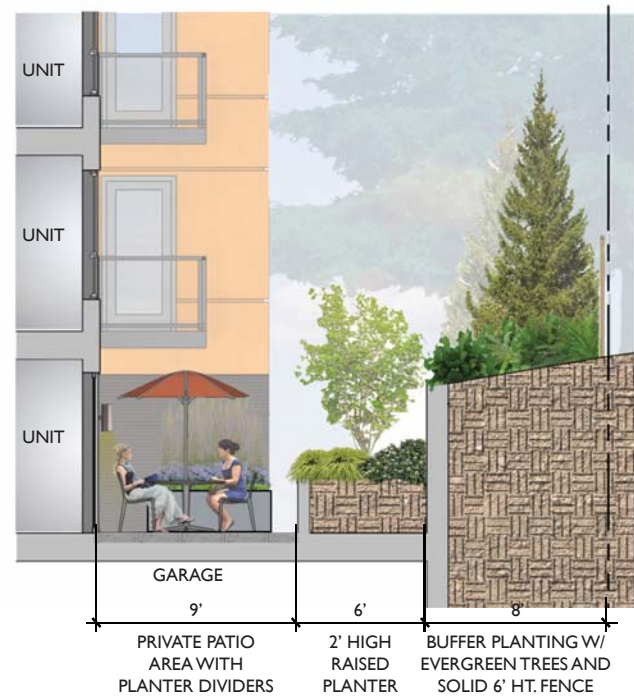
PLANTER LIGHTING



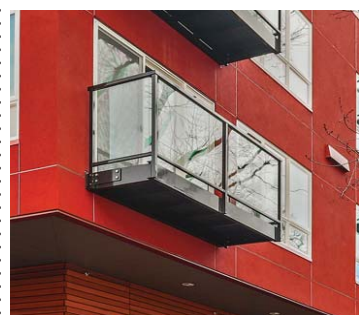
PLANTER INSPIRATION



SECTIONS



METAL BOLT-ON DECK



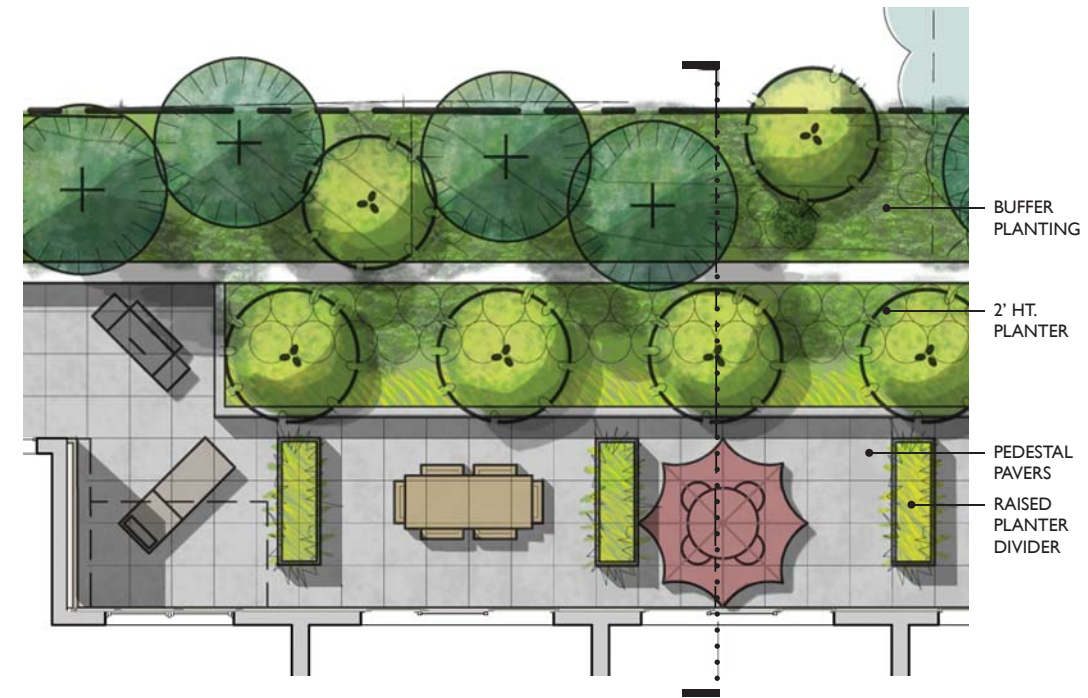
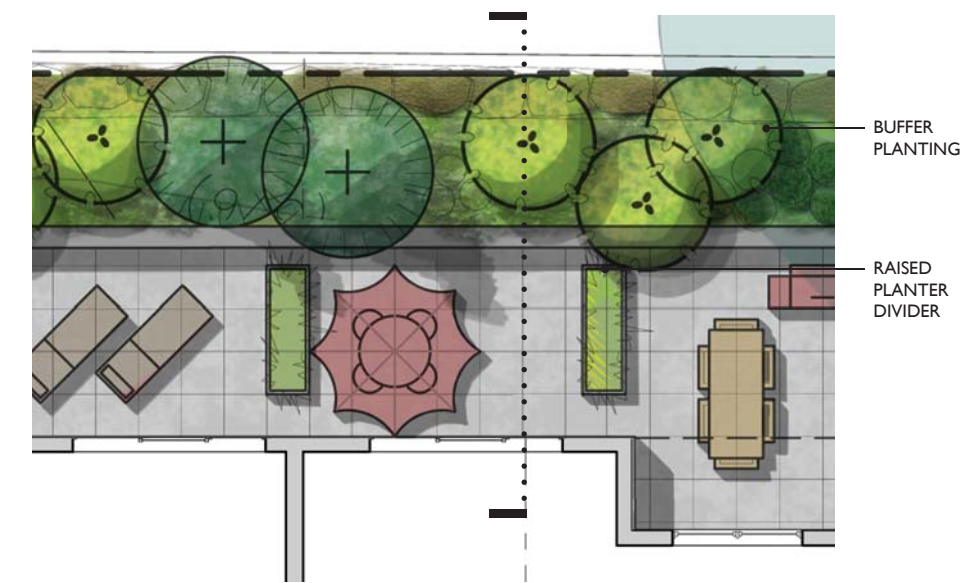
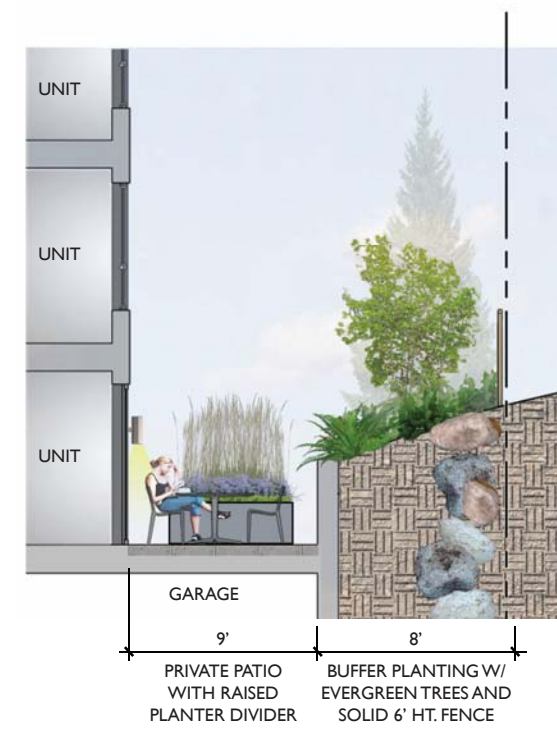
RESIDENTIAL LIGHTING



WHITE VINYL WINDOWS



PEDESTAL PAVERS



EAST PATIO (DEEP)

EAST PATIO

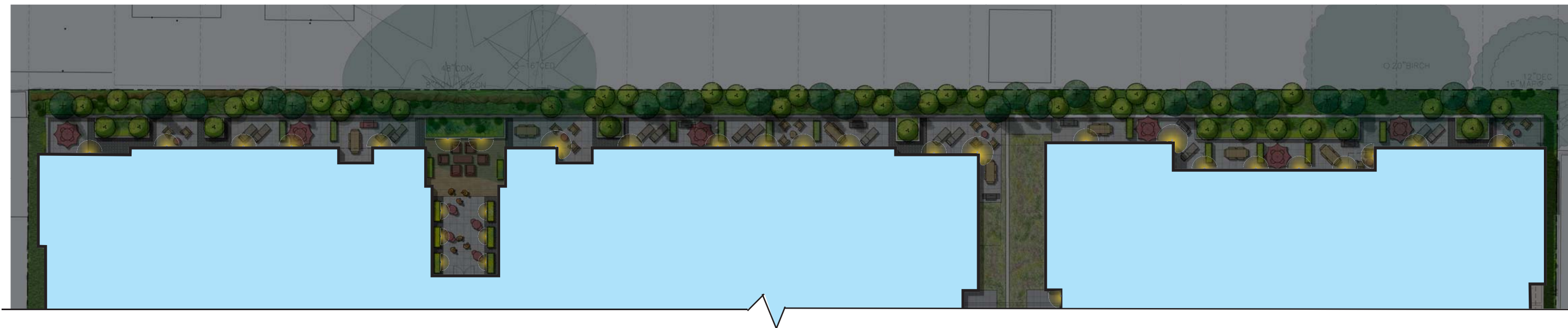
EAST FACADE



Planters Side-Mounted for Path Lighting



Residential and Live/Work Entries Mounted Next to Entry Door



VIEW STUDY

NEIGHBOR PERSPECTIVE

EAST
ELEVATION



EXISTING
SITE



YOUNG
PLANTING



MATURE
PLANTING

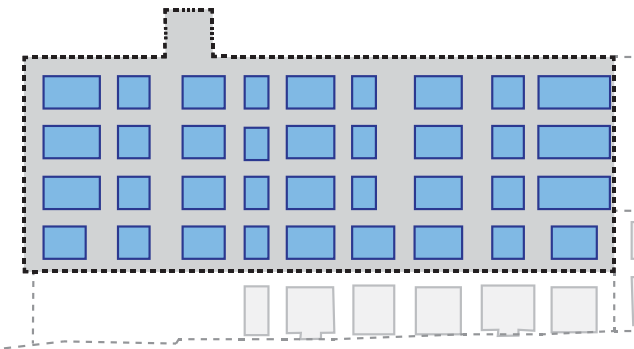


GLAZING STUDY

EAST/WEST COMPARISON

WEST
ELEVATION
GLAZING

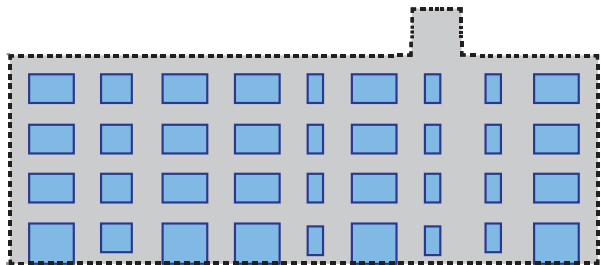
BUILDING A



WEST FACADE STRATEGIES

- Larger windows on West Facade
- Corner glazing at Bridge to maximize views
- Storefront glazing is not included in this study

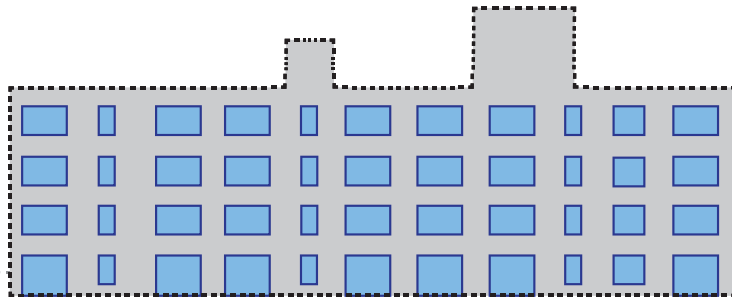
EAST
ELEVATION
GLAZING



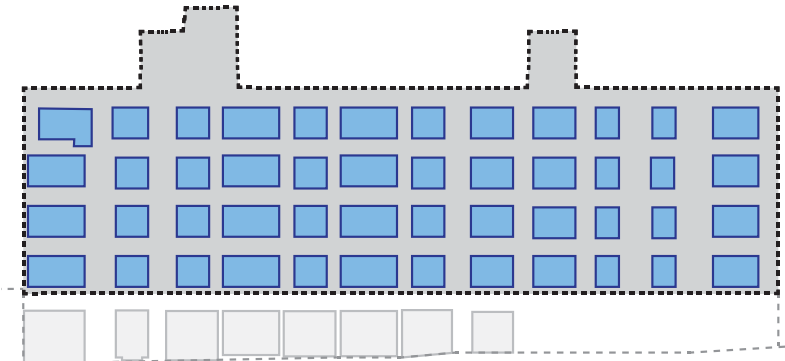
EAST FACADE STRATEGIES

- 6 inch higher sills
- 6 inch narrower windows

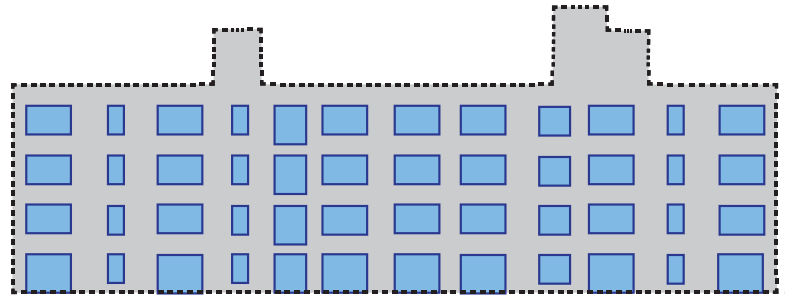
BUILDING B



BUILDING C



39%
GLAZING
LEVELS 2-5
6110 SF



32%
GLAZING
LEVELS 2-5
5056 SF

A-5 RESPECT FOR ADJACENT SITES

- Rear yard setback average > 18' (15' minimum requirement)
- Development sits downhill from eastern neighbors. The topography limits the exposure of the east façade to 3 stories.
- Smaller and fewer windows and fewer decks comprise the Eastern Façade, in respect to neighbor's privacy.

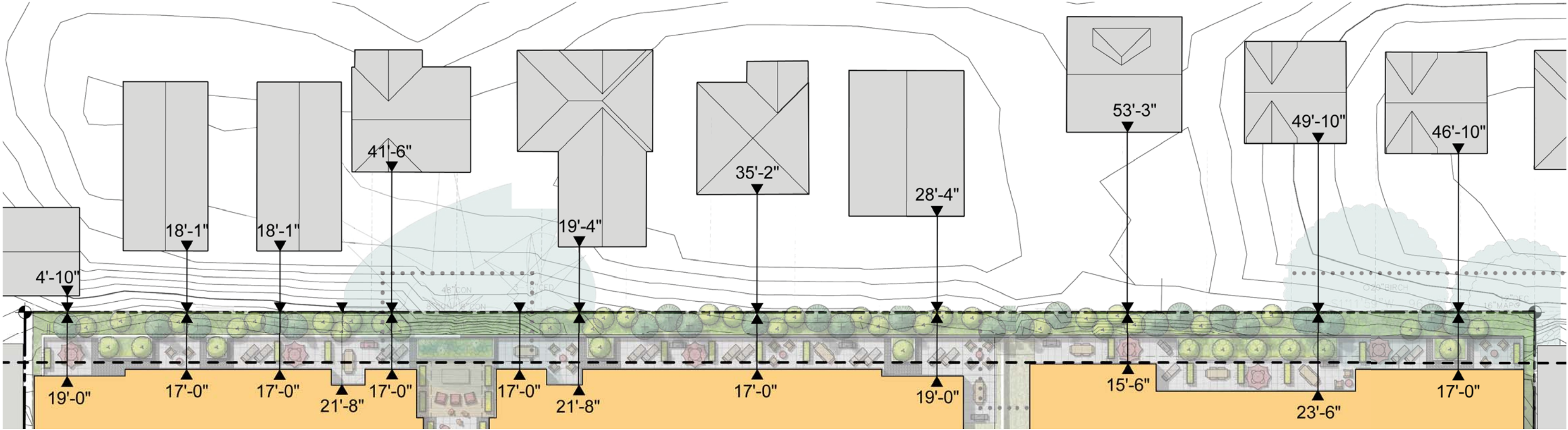
GLAZING STUDY

EAST NEIGHBOR PRIVACY



OVERLAPPING GLAZING DIAGRAM

 = Overlapping glazing between project and neighboring buildings



BUILDING SETBACKS PLAN

BRIDGE ANALYSIS



SECTION THROUGH BRIDGE AND EAST COURTYARD

A-5 RESPECT FOR ADJACENT SITES

- The primary massing strategy which creates a transparent break between Buildings A and B, is centered on the existing Exceptional Tree East of the project site.
- The Bridge is heavily transparent in order to allow views through to the Exceptional Tree

E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

- The break between Buildings A and B (at The Transparent Bridge) is centered on the existing Exceptional Tree that will be preserved.
- The common amenity courtyard is located on the East side of the project, centered on the Exceptional Tree, east of the Bridge.

EFFORTS TO MAKE BRIDGE MORE TRANSPARENT SINCE DR#2:

- SILL OF WINDOWS AT 18" ABOVE FINISHED FLOOR
- GLAZING UP TO CEILING
- FEWER MULLIONS THAN SHOWN AT DR #1
- 6 FOOT WIDE FIXED WINDOW



BRIDGE ELEVATION (WEST) - DR1



BRIDGE ELEVATION (WEST) - DR2

MATERIALS + LANDSCAPING

BUILDING A/B/C MATERIALS

LANDSCAPE PLAN + PLANTINGS

DESIGN PRECEDENTS

SHADOW STUDIES

TOPOGRAPHY + VIEW STUDIES

ATTACHMENT B



Fiber Cement Panel



Mini V-Beam Metal Siding



Vertical 12" Metal Siding



Glass Rail System



White Vinyl Windows at Residential Units



Clear Anodized Storefront



Brick



Metal and Glass Canopies



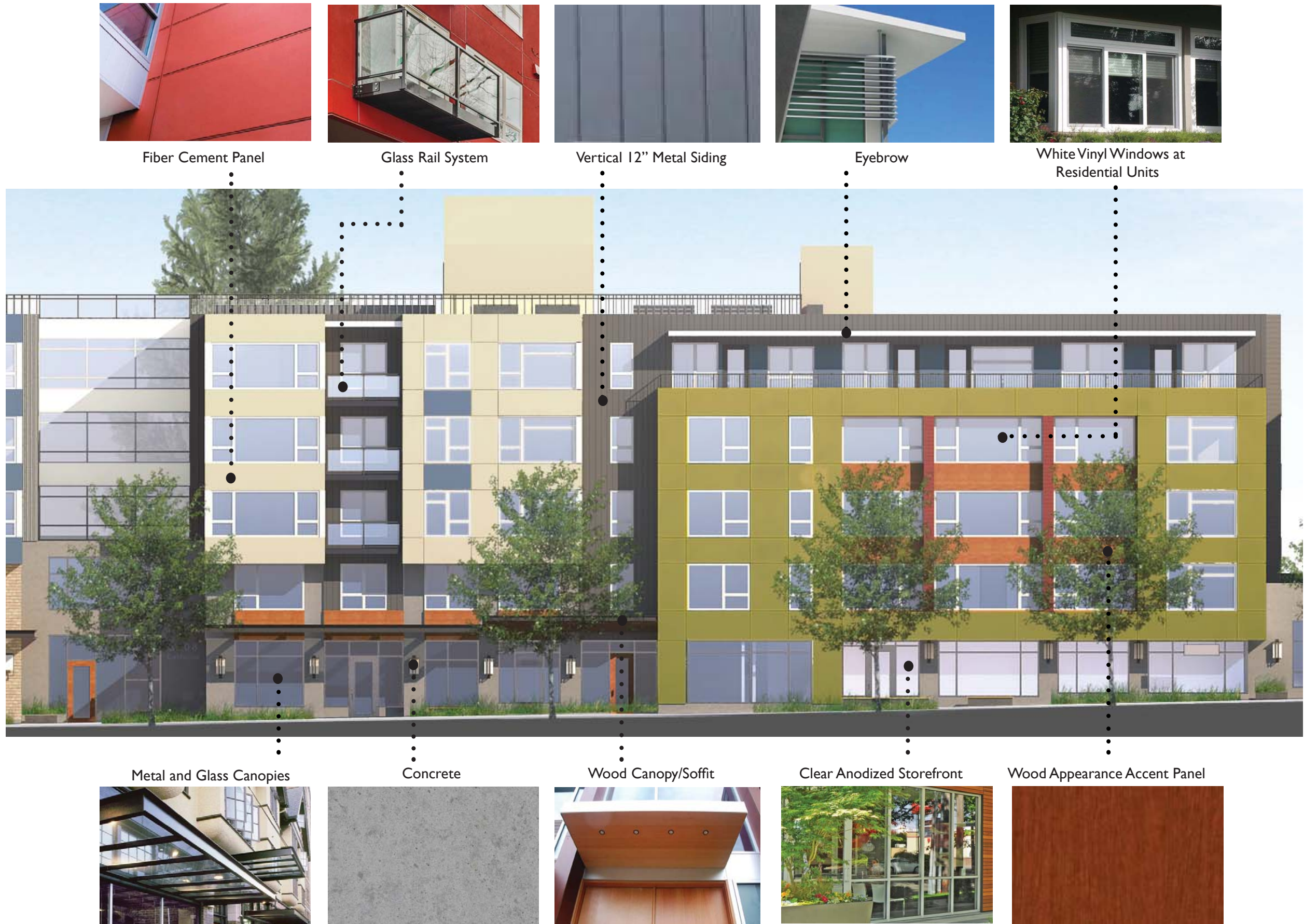
Wood Appearance Accent Panel



Concrete

BUILDING A MATERIALS

BUILDING MATERIALS





Fiber Cement Panel



Eyebrow



8" Fiber Cement Lap Siding



Glass Rail System



White Vinyl Windows at Residential Units



Metal and Glass Canopies



Wood Canopy/Soffit



Clear Anodized Storefront



Live/Work Canopy



Wood Appearance Accent Panel

BUILDING C MATERIALS

LANDSCAPING

PLANTING SAMPLES



THUJA PLICATA 'HOGAN'
HOGAN CEDAR



PHYLLOSTACHYS NIGRA
BLACK BAMBOO



CORNUS SANGUINEA 'ARCTIC FIRE'
ARCTIC FIRE DOGWOOD



RUBUS SPECTABILIS
SALMONBERRY



SYMPHORICARPOS ALBUS
SNOWBERRY



MAHONIA AQUIFOLIUM 'COMPACTA'
COMPACT OREGON GRAPE



TILIA TOMENTOSA 'STERLING'
STERLING SILVER LINDEN



VIBURNUM DAVIDII
DAVID VIBURNUM



GAULTHERIA SHALLON
SALAL



LONICERA PILEATA
PRIVET HONEYSUCKLE



POLYSTICHUM MUNITUM
SWORD FERN



SEDUM RUPESTRE 'ANGELINA'
ANGELINA STONECROP



ACER CIRCINATUM
VINE MAPLE



CALAMAGROSTIS 'OVERDAM'
FEATHER REED GRASS



MISCANTHUS SINENSIS 'YAKU JIMA'
YAKU JIMA MAIDEN HAIR GRASS



HELICTOTRICHON SEMPERVIRENS
BLUE OAT GRASS



HAKONECHLOA 'ALBOSTRIATA'
JAPANESE FOREST GRASS



LIRIOPE MUSCARI 'BIG BLUE'
LILY TURF

LANDSCAPING

LEVEL 1 (WEST) + LEVEL 2 (EAST) + ROOF PLAN



EDG DESIGN PRECEDENTS



ENSO APARTMENTS - PORTLAND

DESIGN FOR ALL FACADES

The Enso Apartments in Portland provides a good example of applying a consistent design concept to both the front and rear of the building while using slightly different tools in the same kit of parts where appropriate. The front of the building responds to the street with bolder modulation techniques while the rear of the building, in this case the courtyard façade, is not as modulated while being complementary to the front of the building. This rear façade is not forgotten and is well crafted, modulated and patterned.



ENSO APARTMENTS - PORTLAND

COMPLIMENTARY BUT DIFFERENTIATED

While a much taller building than our proposed project, the Curve project in the U-District provides a good example of how materials, fenestration patterning and similar massing modulation techniques can be used to achieve 3 complementary buildings. Similar design elements are repeated but slightly varied to create a comprehensive development that does not appear disjointed.

While our respective sites are shaped differently, are zoned differently (NC3-85 vs NC2-40) and our massing strategies differ to a degree, the opportunity for our project to create 3 complementary buildings that are not identical would be an appropriate response to break down the overall appearance of height, bulk and scale.



CURVE - 11 TH AVE NE & NE 47TH, U DISTRICT



NOVA APARTMENTS - WEST SEATTLE

MATERIAL CHANGES & MODULATION

The Nova Apartments, Stack House Apartments in SLU and the nearby Orion Building all provide fine examples of how slight variations in the façade of just a few feet, coupled with material changes, can breakdown the overall scale of different massing elements. For our project, we are varying the planes between the building corners and the center of each massing by 4' or more. Coupled with material and color changes, each massing element is further broken down to a human scale.



ORION BUILDING - ADMIRAL



STACK HOUSE APARTMENTS - SOUTH LAKE UNION

LEVEL 2 COURTYARDS & PATIOS
The Greenhouse project provides a strong example of materiality, patterning, use of color, fenestration and landscaping that could be applied to the Level 2 patio spaces behind and between the buildings.



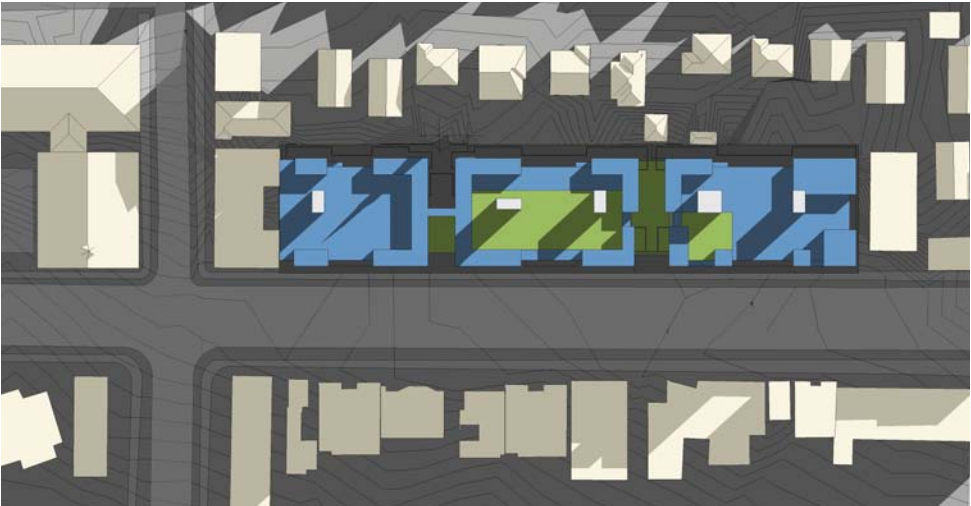
GREENHOUSE APARTMENTS - COLUMBIA CITY



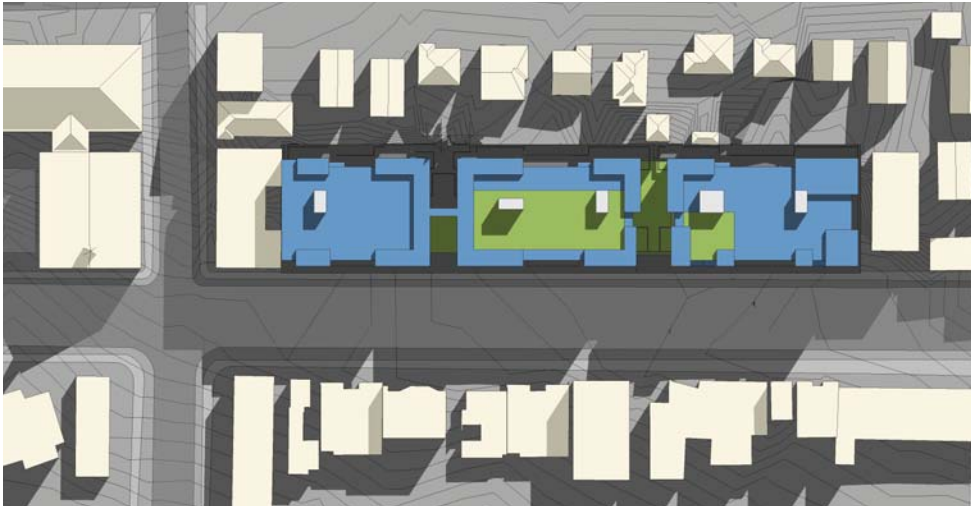
ARTSPACE @ HIAWATHA LOFTS COURTYARD

STREET-LEVEL ENTRY COURTS
The ArtSpace at the Hiawatha Lofts courtyard provides a similar example of a massing strategy where the break between buildings is accentuated by a recess in the streetscape storefronts, landscaped and can serve as a spillout/entry space for the adjacent ground floor uses. The individual landscaping of each entry court will be designed to reflect the intensity of the adjacent uses – one very public entry for the commercial space(s) and one semi-public court for the Live/Work entries further south along California.

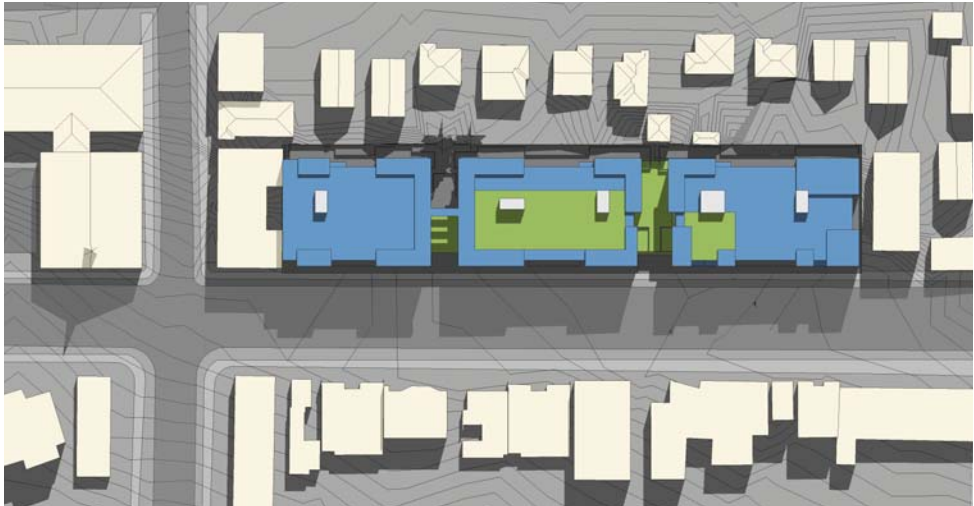
SHADOW STUDIES



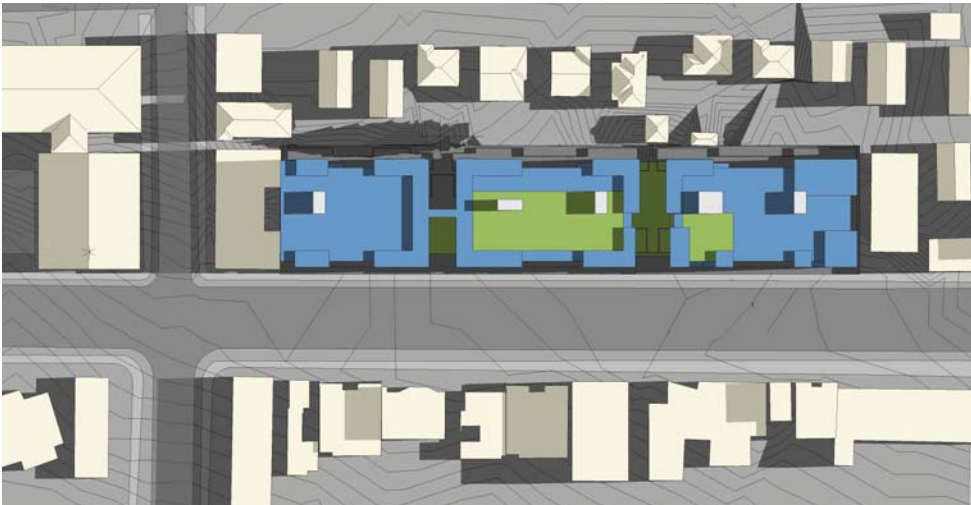
DECEMBER 21, 9AM



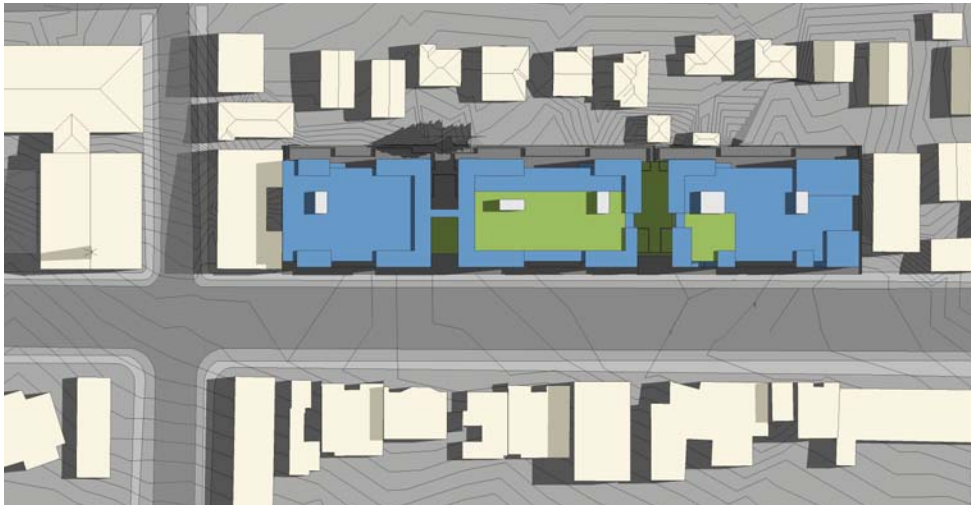
MARCH 21, 9AM



JUNE 21, 9AM



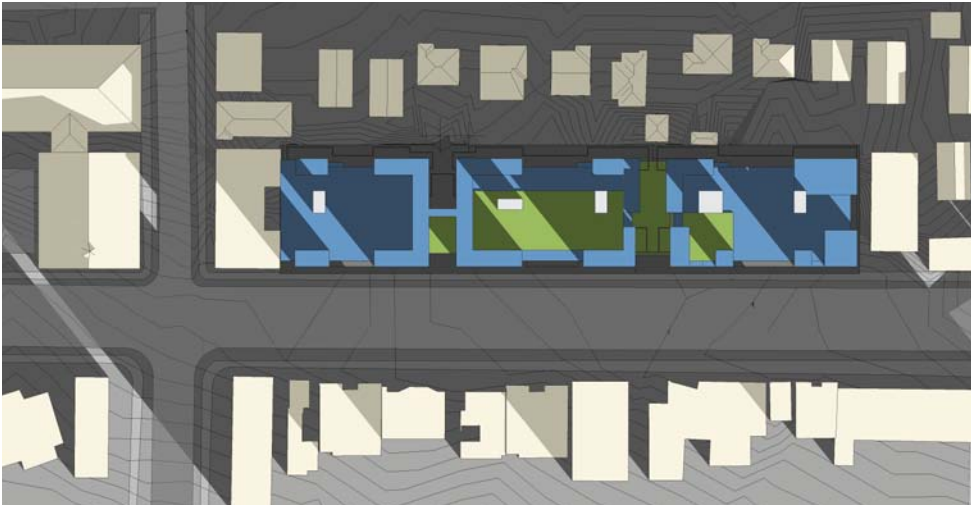
DECEMBER 21, NOON



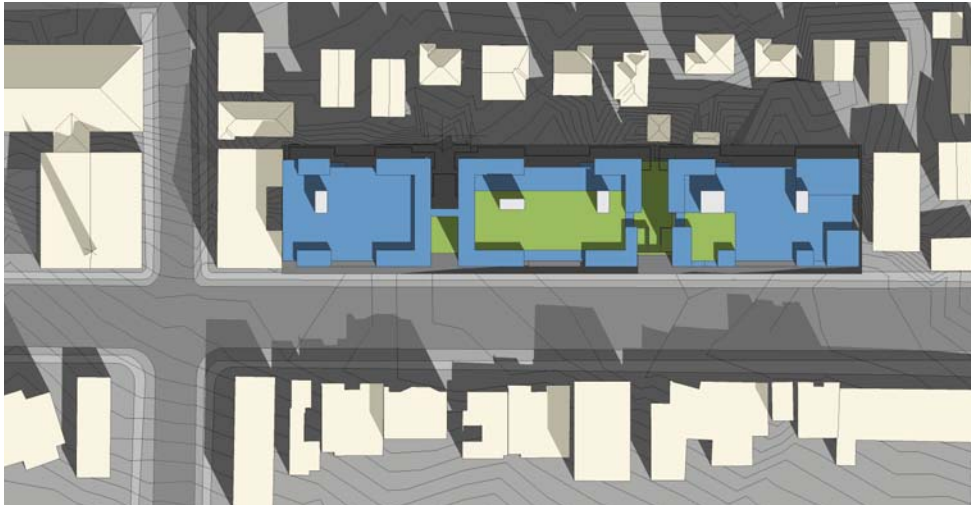
MARCH 21, NOON



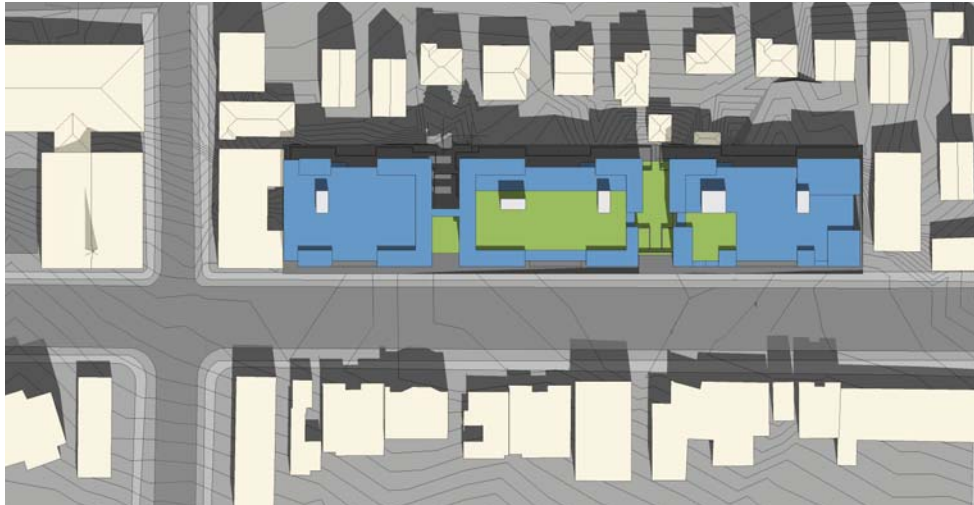
JUNE 21, NOON



DECEMBER 21, 4 PM



MARCH 21, 4 PM



JUNE 21, 4 PM



SIDNEY



BLAKELEY COMMONS



THE HAYES



EXPO 62



ARTHOUSE



H2O APARTMENTS - LEED-H PLATINUM TARGET



BROADSTONE KOI - LEED-NC CERTIFIED TARGET

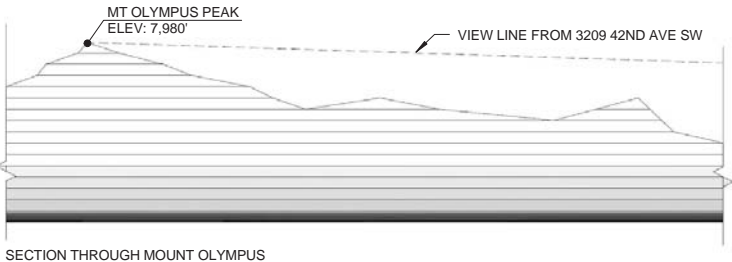
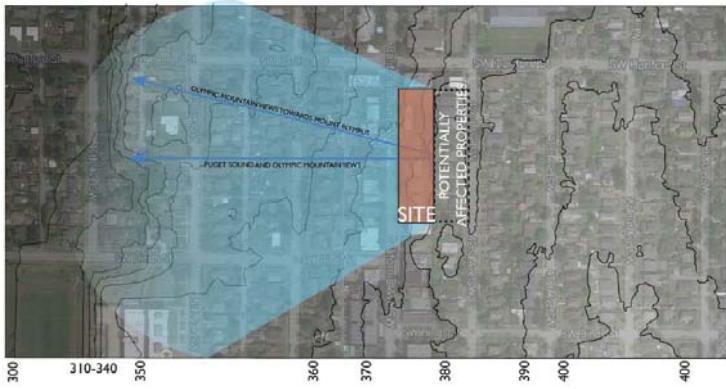


DAKOTA



APERTURE - BUILT GREEN 3-STAR TARGET

VIEW + TOPOGRAPHY STUDY

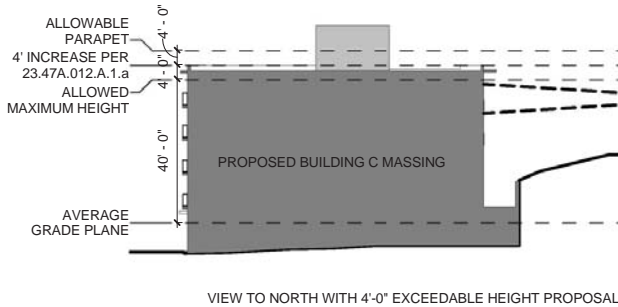


VIEWS OF BOTH THE OLYMPIC MOUNTAINS AND PUGET SOUND ARE CURRENTLY AVAILABLE BY THE PARCELS DIRECTLY ADJACENT TO THE EAST OF THE SITE, GIVEN THE GENTLE DOWNWARD SLOPE FROM THOSE HOME TO PUGET SOUND. THE TALLEST VIEWING ELEVATIONS AVAILABLE WILL BE BLOCKED WITH OR WITHOUT THE FOUR FEET OF ADDITIONAL HEIGHT.

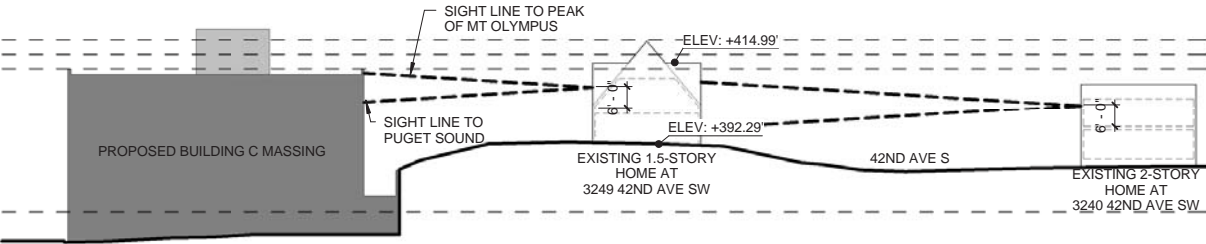
STRUCTURE HEIGHT (SMC 23.47A.012)

THE ALLOWED STRUCTURE HEIGHT FOR THIS PROPOSAL HAS BEEN CALCULATED USING THE FOUR FEET OF ADDITIONAL HEIGHT ALLOWED FOR PROVIDING STREET LEVEL NON-RESIDENTIAL SPACES WITH A FLOOR-TO-FLOOR HEIGHT OF AT LEAST 13 FEET PER SMC 23.47A.012.A.1. UNDER SUBSECTION 23.47A.012.A.1.c, THIS ADDITIONAL HEIGHT MAY BE DECLINED IF THE FOUR FEET OF ADDITIONAL HEIGHT BLOCKS VIEWS OF SEVERAL SPECIFIC LANDMARKS FROM NEIGHBORING RESIDENCES. AS DOCUMENTED BELOW THE FOUR FEET OF ADDITIONAL HEIGHT DOES NOT CREATE ANY ADDITIONAL VIEW BLOCKAGE FROM NEIGHBORING RESIDENCES.

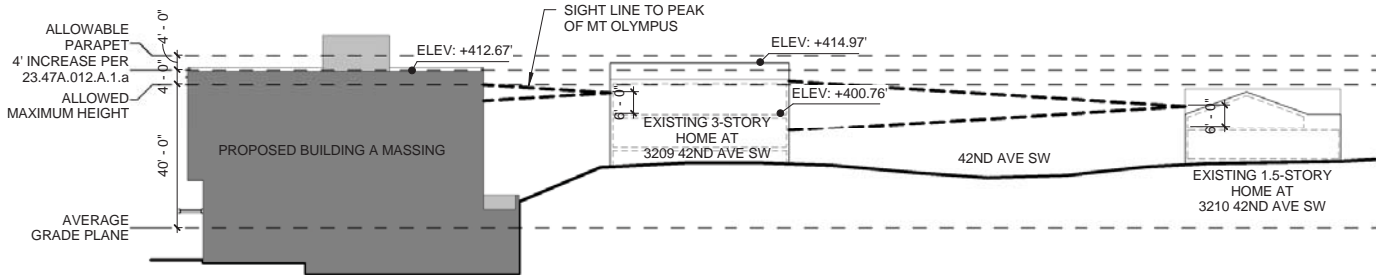
***NOTE: THIS PROJECT IS NOT IN THE VICINITY OF THE FOLLOWING AREAS AND VIEWS OF THESE AREAS ARE NOT POSSIBLE: GREENLAKE, LAKE WASHINGTON, LAKE UNION AND SHIP CANAL.**



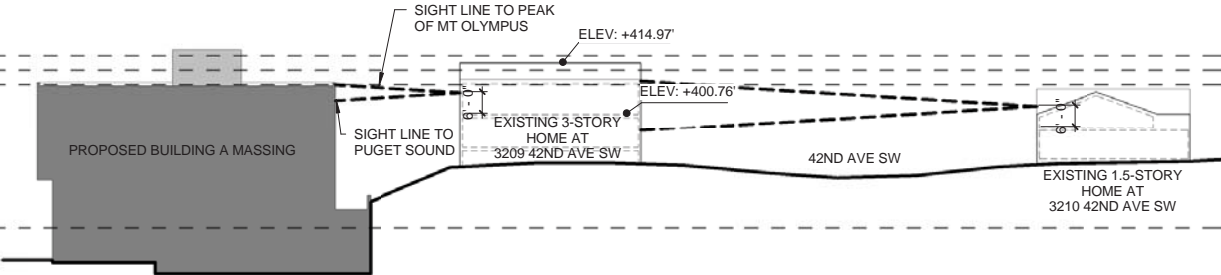
VIEW TO NORTH WITH 4'-0" EXCEEDABLE HEIGHT PROPOSAL



VIEW TO NORTH WITHOUT 4'-0" EXCEEDABLE HEIGHT PROPOSAL



VIEW TO NORTH WITH 4'-0" EXCEEDABLE HEIGHT PROPOSAL



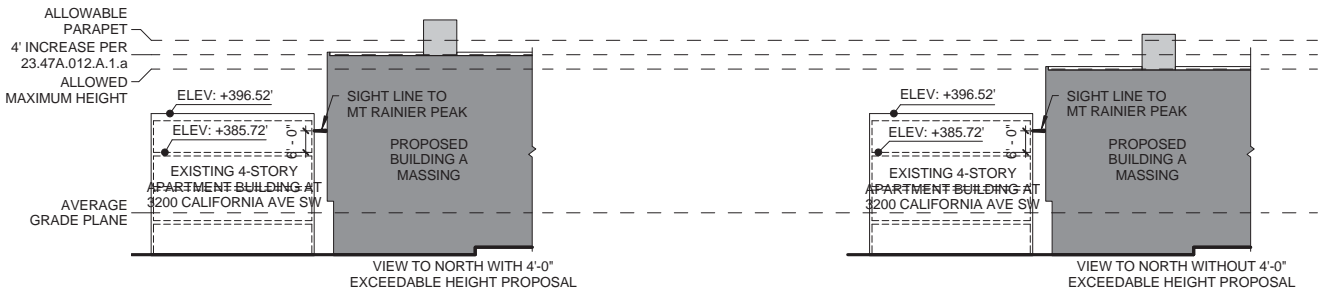
VIEW TO NORTH WITHOUT 4'-0" EXCEEDABLE HEIGHT PROPOSAL

ADJACENT VIEWS TO OLYMPIC MOUNTAINS FROM PROPERTIES TO THE EAST

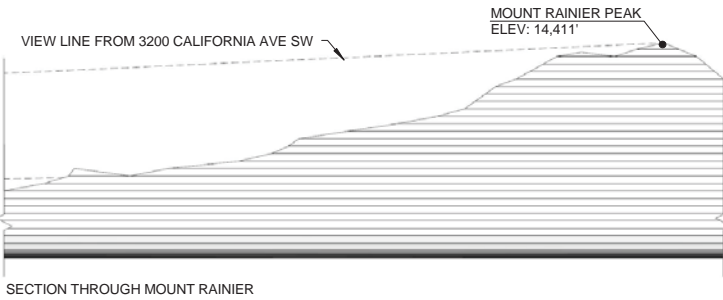
VIEW + TOPOGRAPHY STUDY



ADJACENT VIEWS TO MOUNT RAINIER FROM PROPERTY TO THE NORTH



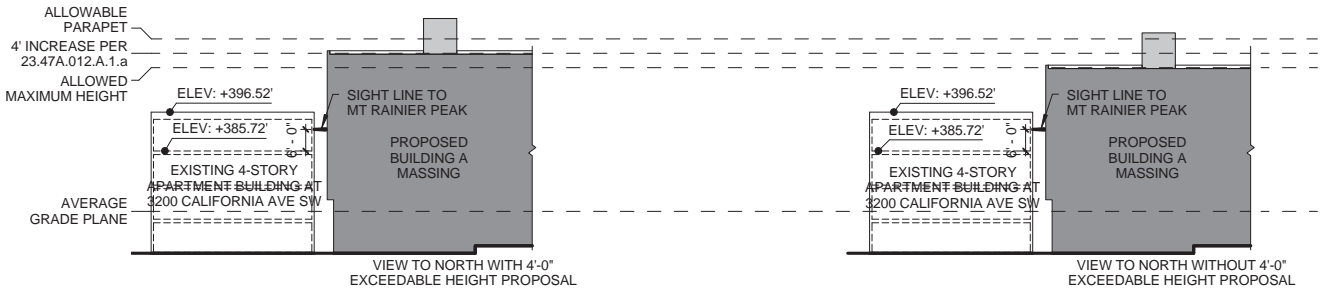
THIS PROJECT SITE FALLS IN THE SIGHT LINE TOWARD MOUNT RAINIER FOR ONE ADJACENT BUILDING TO THE NORTH (THE THREE STORY BRICK APARTMENT BUILDING AT 3200 CALIFORNIA AVENUE SW). GIVEN A TOP FLOOR ELEVATION OF 385.72 FEET, AND MOUNT RAINIER'S PEAK ELEVATION OF 14,411 FEET AND 58 MILES AWAY, THE VIEWING ANGLE IS ROUGHLY 3 DEGREES ABOVE LEVEL, AND WOULD BE BLOCKED BY THE PROPOSED STRUCTURE WITH OR WITHOUT THE FOUR FEET OF ADDITIONAL HEIGHT.



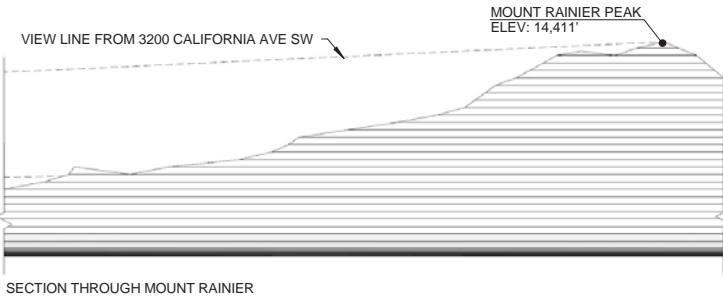
SECTION THROUGH MOUNT RAINIER



ADJACENT VIEWS TO MOUNT RAINIER FROM PROPERTY TO THE NORTH



THIS PROJECT SITE FALLS IN THE SIGHT LINE TOWARD MOUNT RAINIER FOR ONE ADJACENT BUILDING TO THE NORTH (THE THREE STORY BRICK APARTMENT BUILDING AT 3200 CALIFORNIA AVENUE SW). GIVEN A TOP FLOOR ELEVATION OF 385.72 FEET, AND MOUNT RAINIER'S PEAK ELEVATION OF 14,411 FEET AND 58 MILES AWAY, THE VIEWING ANGLE IS ROUGHLY 3 DEGREES ABOVE LEVEL, AND WOULD BE BLOCKED BY THE PROPOSED STRUCTURE WITH OR WITHOUT THE FOUR FEET OF ADDITIONAL HEIGHT.



SECTION THROUGH MOUNT RAINIER

A-1 RESPONDING TO SITE CHARACTERISTICS

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

The Admiral Residential Urban Village Design Guidelines, for sites abutting single Family Zoning, specifically call for “composing the structure’s massing to enhance solar impacts on adjacent structures....”

- Split building into 3 ‘buildings’
- Center gap between Buildings A and B on Exceptional tree, East of project
- 4’ step between Buildings B and C
- Rear yard setback average > 18’ (15’ minimum requirement)
- Structure built into existing slope, exposing 2-3 stories of structure to East properties
- Proposed development lies on N/S axis and is set back from property lines, leaving adjacent properties exposed to majority of the sky vault

A-2 STREETSCAPE COMPATIBILITY

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

Varying façade heights, the variety in east and west facades would appear to be a component of existing desirable spatial characteristics of the California Avenue SW right- of-way. The project needs to show respect for the different relationships called for in each of the two main facades, employing a kit of parts that deals with both vertical and horizontal modulation and variation in façade heights. It would not be a successful building that replaced the current positive feeling of vibrant variety along the streetfront with drab sameness.

- There is a 4 foot step between Buildings B and C.
- Differentiated East and West Facades
- Create vibrant yet varied street level experience.
- The West façade is defined by bays, glazed corners, differentiated treatment at base, recessed upper decks and horizontal brows and awnings.
- The West façade massing emphasizes the street level uses and building entrances. The street experience is intended to offer a gradient of intensity from north to south providing a variety in the sidewalk experience; the building is held up on the north end to emphasize a grand scale Commercial space; as the building works its way down California Ave SW the masses push down as the retail space decreases in scale; on the south end, the building meets the sidewalk grade at the residential and live/work uses.
- The large scale retail space is located at the north side of the site, occupying approximately a third of the building footprint.
- The middle section of the street level façade has been converted to smaller scale retail, in lieu of the live/work units in the previous design.
- The frontage is punctuated by recessed residential lobbies and small retail courtyards. The courtyards correspond to the building breaks above.
- The East Façade is considerably more composed, in respect to the Eastern neighbors while still maintaining the same vocabulary from the West Façade.
- The East Façade includes smaller windows and fewer decks.
- The ‘brows’ on the East Elevation have been eliminated and the parapets have been lowered.

A-5 RESPECT FOR ADJACENT SITES

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

In choosing this to this to be of high priority in guiding the design, the Board discussed the opportunity to provide something other than a monolithic façade on the east exposure by providing variation and even an erosion of the façade. They questioned the sameness and the usability of the sunken terraces proposed for the lower units and suggested that the presence of the “exceptional” tree called for an architectural response to its presence from the building.

- The East Façade is considerably more composed, in respect to the Eastern neighbors while still maintaining the same vocabulary from the West Façade.
- The East Façade is eroded and modulated, more subtly than along the west façade, with insets varying in modulation from 2 feet to 8 feet.
- The primary massing strategy which creates a transparent break between buildings A and B, is centered on the existing exceptional tree east of the project.
- Rear yard setback average > 18’ (15’ minimum requirement)
- Development sits downhill from eastern neighbors. The topography limits the exposure of the east façade to 3 stories.
- Smaller windows and fewer decks comprise the Eastern Façade, in respect to neighbor’s privacy.

A-7 RESIDENTIAL OPEN SPACE

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

The viability of the sunken private open spaces adjacent the hillside and SF 5000 zoning was questioned while encouraging a fresh look at providing larger, common amenity spaces, strategically located with a better relationship to modulating massing impacts and more obvious responses to topography and adjacencies. How these amenity spaces related functionally and were integrated within the whole building would be important for their success and the Board would be waiting to see how the details of these areas were worked out in the design.

- The project provides a variety of open space opportunities for the residents; roof decks, common courtyard off amenity room and private patios.
- Two large roof decks oriented towards west-facing views of the Sound and Olympic Mountains are provided; the north deck is larger and includes a P patch while the south deck is more intimate.
- A large common outdoor gathering space on the east (quiet) side of the building orientated towards the foot of the Exceptional Tree is located at level 2, between buildings A and B, just off the common interior amenity room.
- A series of private patios along the eastern property line, integrated within large planted areas which also provide a landscape buffer between the building and the eastern neighbors, are provided below along the eastern property line below the grade of the neighboring properties.

B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

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

The Board was agreed that because of its context the impacts of the length and height of the building needed more mitigation than they had been shown in the three alternative schemes. They wanted the applicants to return with a scheme that showed the building divided into three chunks rather than one or just two as in the preferred scheme. The proposed structure stood in need of greater vertical modulation than had been shown.

- Separate project into 3 buildings
- 4 foot step between buildings B and C
- Buildings designed to look like 3 separate/unrelated buildings
- Changes in plane and materials are reflected in horizontal and vertical modulations.

C-1 ARCHITECTURAL CONTEXT

New buildings proposed for existing neighborhoods with a well- defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

The Board observed that although there might be a lack of any “well-defined and desirable character” strictly speaking, especially since it was a neighborhood in transition, nevertheless there was the context of the platting which could provide a kind of palimpsest. This could then be read to create spatial patterns and should suggest opportunities for rhythmic aggregation, modulation, and separations that could be more contextual than what had been shown.

- Retail spaces at the street level are pulled back from the sidewalk, typical of the Admiral District
- Roughly informed by the 25’ rhythm of the block’s historic platting
- Three distinctly separate buildings to break up scale and refers back to the existing street culture.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

Building design elements, details and massings should create a well proportioned and unified building form and exhibit an overall architectural concept.

The Board acknowledged that it was a particular challenge in a building of this length to provide architectural consistency or a discernible architectural concept, but encouraged a greater effort in that regard. The exceptional length of the street façade in particular called out for variegation, but the building should not become a hotchpotch of different stuff just for variety’s sake.

- Three distinct looking buildings, as directed by the Board at DR #1.
- Street-level experience dictates upper building massing
- Hold massing up two stories at north end to emphasize grand scale retail
- Hold massing up one story at mid section retail to call attention to retail use, but to indicate it’s at a less grand scale than the retail to the north

- Bring massing to grade at live/work entrances.
- Recess building, and bring façade to grade at residential entrances
- Three distinctly separate buildings to break up scale and refers back to the existing street character
- A recessed ‘zipper,’ on the North and South Elevations, separates the east and west facades
- More refined massing and material articulation applied to East Elevation.
- Smaller windows and limited decks respect the adjacent residential structures

C-3 HUMAN SCALE

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

The Board noted that the questions of scale and human interaction were matters of special concern along the northern portion of the structure along California Avenue SW where genuine commercial/retail spaces should be provided for.

Elements promoting a sense of human scale include:

- Residential bays
- Upper-level setbacks
- Bolt on decks at building setbacks
- Recessed retail entries
- Recessed residential lobbies
- Overhead canopies of various material, accentuating use
- Courtyards off sidewalk @ building breaks

C-4 EXTERIOR FINISH MATERIALS

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

The Board indicated that the “stitchery” of the street-facing façade elements would be an important part of a successful design as would be the choices in cladding materials.

BUILDING A:

- Massing Foreground: Fiber-cement panels on rain-screen system. Paint finish (Grey/Blue & Cream accent panels)
- Massing Background: Corrugated Metal Siding (Silver)
- Base: Brick (Limestone)
- Accent Panels @ Base:Wood composite panels
- Balconies: Powder Coat Aluminum
- Residential Windows:White Vinyl
- Storefront:Anodized Aluminum on concrete sills
- Commercial entrance off Courtyard:Wood Door

BUILDING B:

- Massing Foreground: Fiber-cement panels on rain-screen system. Paint finish (Green, Cream & Grey/Blue accent panels)
- Massing Background: Prestige Panel Metal Siding (Dark Grey)
- Base: Concrete
- Accent Fins @ Foreground Massing: Fiber-cement panels on rain-screen system. Paint Finish (Red)
- Accent Panels @ Base & Green Fiber cement Massing:Wood composite panels
- Balconies: Powder Coat Aluminum
- Residential Windows:White Vinyl
- Storefront:Anodized Aluminum on concrete sills
- Residential Lobby Entry + Commercial entrance off Courtyard:Wood Doors

BUILDING C:

- Massing Foreground: Fiber-cement panels on rain-screen system. Paint finish (Orange & Cream)
- Massing Background: Fiber-cement lap siding (Red)
- Base: Concrete (Paint to match material above)
- Accent Panels @ Angel Bay:Wood composite panels
- Balconies: Powder Coat Aluminum
- Residential Windows:White Vinyl
- Storefront:Anodized Aluminum on concrete sills
- Residential Lobby Entry:Wood Door

C-5 STRUCTURED PARKING ENTRANCES

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

The Board indicated that the “stitchery” of the street-facing façade elements would be an important part of a successful design as would be the choices in cladding materials.

- Wide flat landings west of sidewalk to enhance sight lines
- Well lit garage entrances
- Sight triangles provided as required by Seattle Municipal Code

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

Convenient and attractive access to the building’s entry should be provided.To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

Board members commented that while the applicants were proposing one main residential entry on California Avenue SW, , they would like to see a more thorough Investigation into the location and distribution of retail spaces and an examination of locating as many as three residential entries, perhaps off street-level plazas, on California Avenue SW.

- Two residential entries/lobbies provided (at Buildings B & C)
- The location of the entrances are articulated by the type of awning, the door type and lighting
- Retail entrances are recessed and accentuated with glass/metal awnings (where not covered by building above)
- Different light fixtures correspond to different scale retail spaces
- Residential entrances, with wood doors, wood soffits and can lights are located where building recesses and comes down to grade.
- Live/Work entrances have solid awnings and painted/glass doors and are located where building mass comes down to meet grade.
- Retail Courtyard entrances have wood doors.
- Landscaping corresponds to adjacent use; less landscaping at large scale retail use, larger quantity landscaping at residential & live/work entrances
- Retail spaces flank both courtyards
- Well lit garage entrances

D-2 BLANK WALLS

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

The Board considered this guideline to be particularly applicable to the design of the north-facing and south-facing façades.

- The north and south facing facades have been articulated with shifts in plane and material changes to reflect what’s happening on the east and west facades.
- Portions of the north and south facing facades have widows to provide interest.
- There are buildings north and south of the project which cover virtually the entire first 4 stories of the building, leaving only one story truly exposed. Additionally, future development massing potential of both properties would presumably cover the whole elevation.

D-5 VISUAL IMPACT OF PARKING STRUCTURE

See the comments under Guideline C-5, above.

- No portion of garage levels are visible from the ROW, except the garage doors.
- Any portion of the parking lid that is visible from neighboring properties will be landscaped/hardscaped with planters and private or common patio spaces.
- Sight triangles provided as required by Seattle Municipal Code

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E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

There appears to be plenty of opportunities for landscaping not only at the street level but as part of the amenity spaces above ground. The applicant is encouraged to work with SDOT regarding the health of the existing street trees and to make a determination of the distinctive characters of landscaping to be provided on California Avenue SW.

- This project intends to preserve all street trees, as well as add a couple more
- The existing rockery on the project site is being retained in order to properly preserve the existing Exceptional Tree east of the project.
- New landscaping in the ROW along California Ave SW, and adjacent to the ROW have been selected and planned in cooperation with SDOT.
- A green roof is proposed on the west side of the transparent bridge @ Level 2, above the retail courtyard.
- The entirety of the portion of the property that runs parallel to the eastern property line contains landscaping enhancing the quality of those public and private patios as well as acts as a buffer to neighboring properties.
- The landscaping along the sidewalk directly corresponds to the adjacent use; less landscaping at intense retail and more landscaping at residential use.

E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

The landscape design should take advantage of special onsite conditions, such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

The presence of the “exceptional” tree adjacent the east property line provides an opportunity for a design response on the east façade(s) of the structure, including the orientation of windows, amenity areas, etc.

- The break between Buildings A and B (the transparent bridge) is centered on the existing Exceptional Tree that will be preserved.
- The common amenity courtyard is located on the east side of the project, centered on the Exceptional Tree.
- The existing rockery on the project site is being retained in order to properly preserve the existing Exceptional Tree east of the project.
- The private patios along the east property line are inset into the existing topography, creating a sense of separation and privacy from the east neighbors.
- The wide landscaped area along the east property line creates a privacy buffer