

INTRACORP ADMIRAL

3210 CALIFORNIA AVENUE SW



DESIGN REVIEW

DPD #3014176

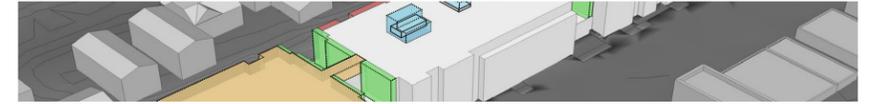
APRIL 3, 2014

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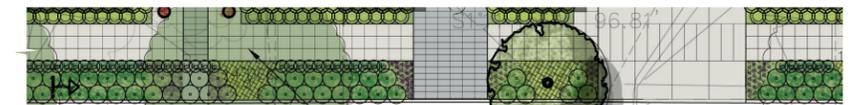
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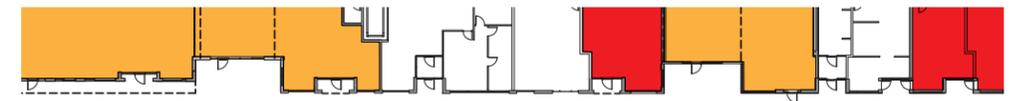
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PROJECT MASSING

CURRENT SCHEME

ALTERNATE SCHEME W/O BRIDGE

MASSING REVISIONS

In the previous design review meeting the board provided the following guidance regarding this building's massing:

- Increase the gaps between buildings to 25' minimum
- Consider deleting the bridge between buildings A and B
- Set back the upper level where adjacent to single family
- Reduce overall building height of north building
- Return with two options, one showing an upper level setback, the other reducing project height

We have responded to the board's guidance as shown in the adjacent diagram of the preferred scheme.

-  Height of north building reduced by 1 story (A-1, A-5, B-1)
-  Upper level setback at east elevation (A-5, B-1)
-  Quantity and height of stair/elevator penthouses reduced (A-5, B-1)
-  Minimum 25'-wide gaps between buildings (A-2, A-5, B-1, C-1)



CURRENT DESIGN

BUILDING PERSPECTIVE



- Reducing building height at the north building allows the project's massing to step down in response to site topography.
- A single large rooftop deck is located on this lower north roof, allowing elevator and stair penthouses on the other two buildings to be shortened or eliminated.
- The 4-story north building also shortens the bridge to 2 stories on the west elevation (above).
- 5-story portions of the project are located where topography to the east most offsets building height, and upper level setbacks further modulate building bulk.
- Openings between buildings have been increased to a minimum of 25' clear. This change also results in larger retail courtyards at ground level.

CURRENT DESIGN

EAST + WEST ELEVATIONS



WEST ELEVATION

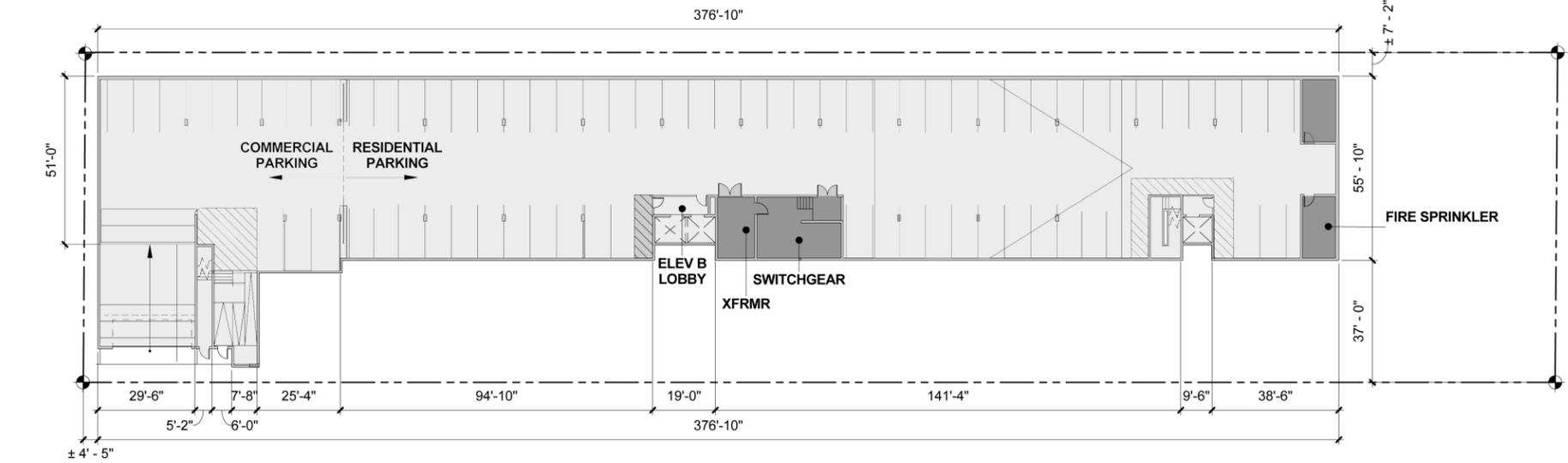


EAST ELEVATION

CURRENT DESIGN

FLOOR PLANS

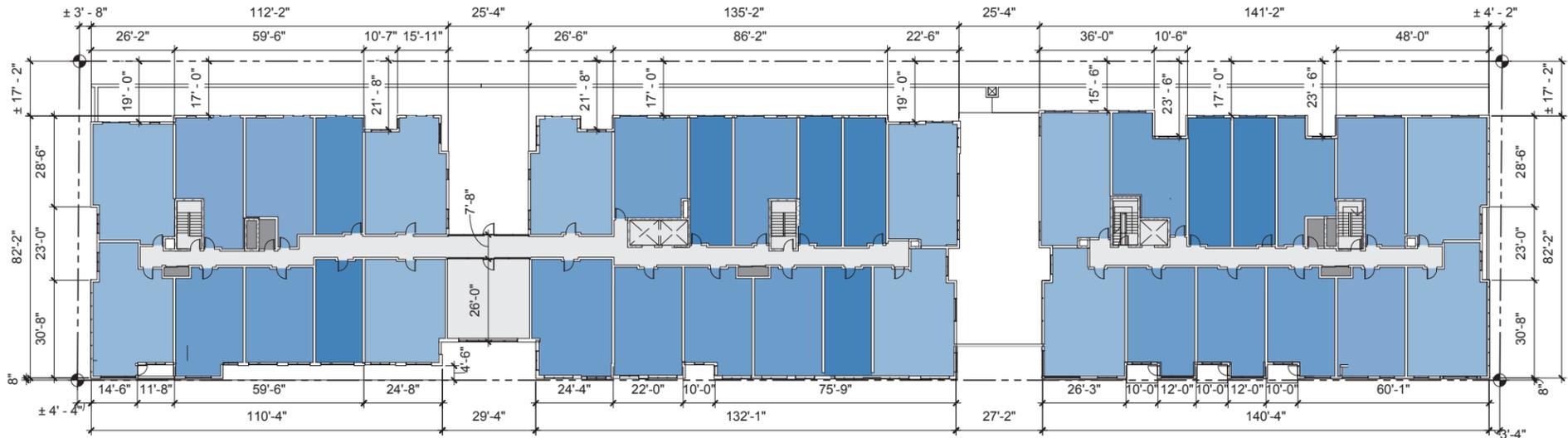
LEVEL P2 PLAN



LEVEL I/PI PLAN

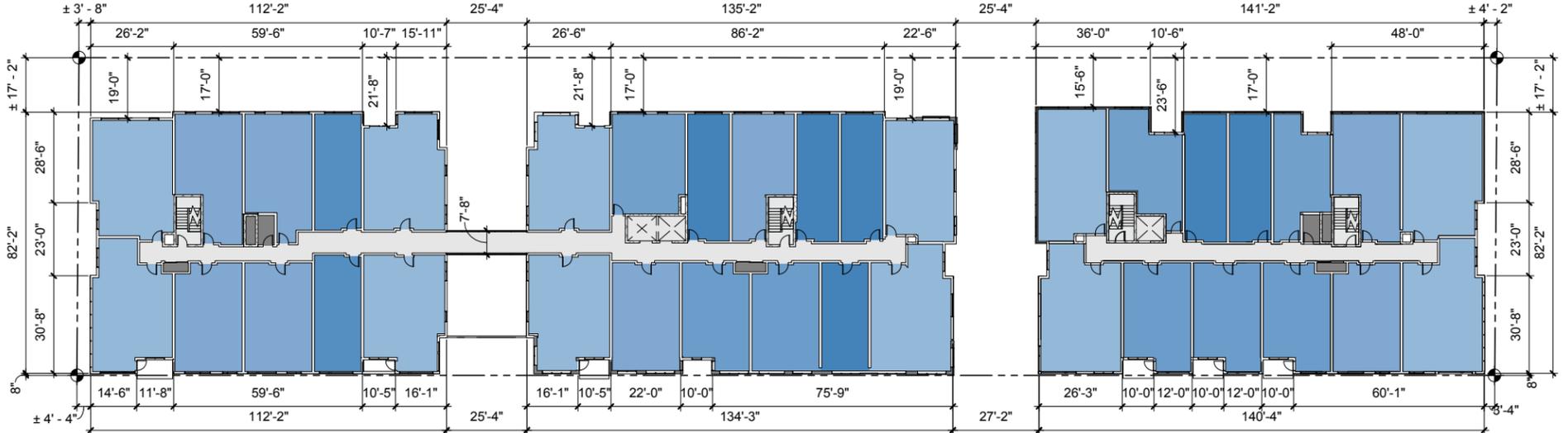


LEVEL 2 PLAN

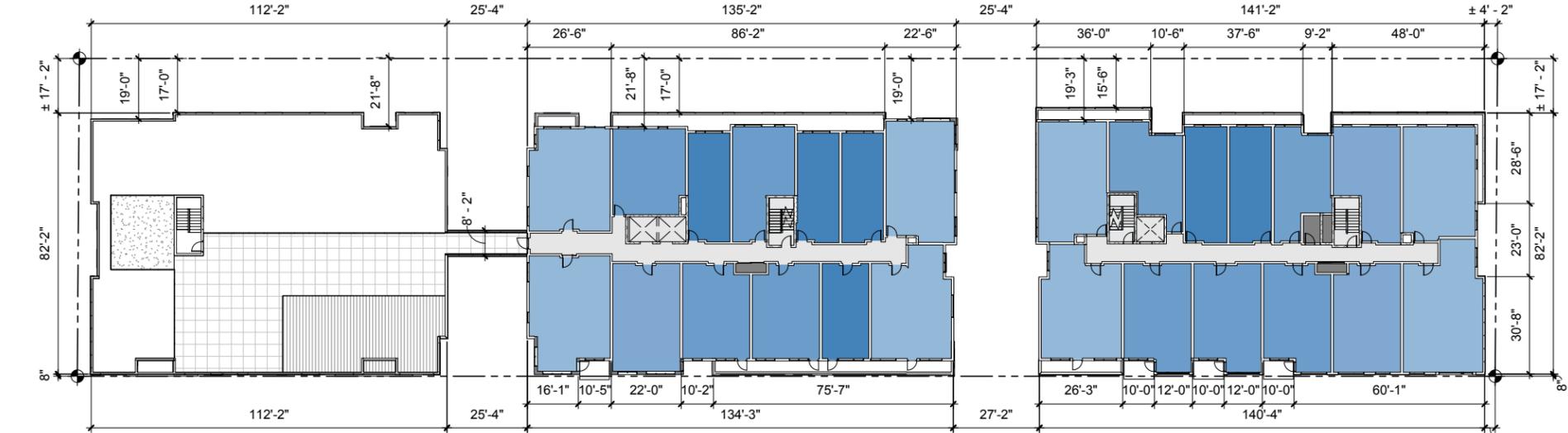


CURRENT DESIGN

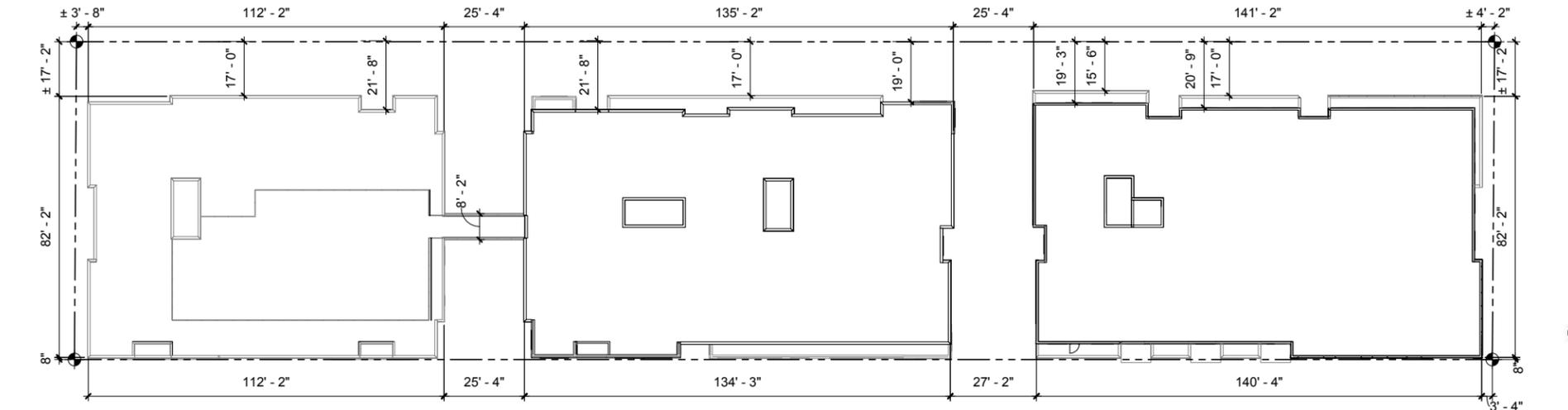
FLOOR PLANS



LEVELS 3-4 PLAN



LEVEL 5 PLAN



ROOF PLAN

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



BRIDGE ANALYSIS



SECTION THROUGH BRIDGE AND EAST COURTYARD

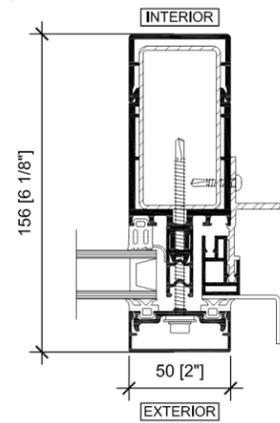


BRIDGE EXAMPLE:
BELROY APARTMENTS

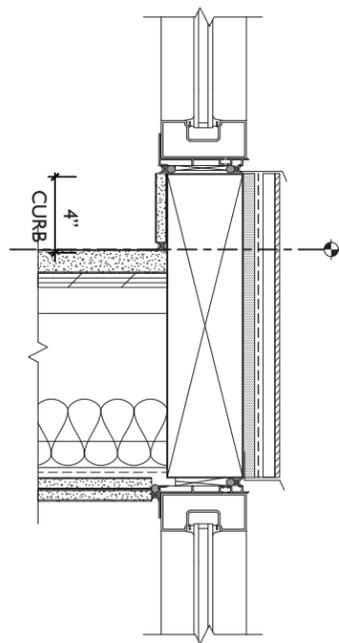
- Preferred design maintains a two-story bridge
- The pedestrian circulation bridge is comprised of a highly transparent curtain wall. (See example above)
- Analysis of the project without a circulation bridge has numerous negative consequences; separate stair and elevator penthouses required; additional lobby at building A; additional required exit corridors break up the continuous commercial street frontage; roof top decks at all buildings, as the buildings begin to function at three truly independent structures, sharing only parking; service spaces required for three separate buildings; no longer an internal connection between all three buildings; additional departures required. See analysis on the following pages.

BRIDGE ANALYSIS

VIGNETTE @ EAST COURTYARD



STOREFRONT SYSTEM DETAIL



STOREFRONT FLOOR DETAIL



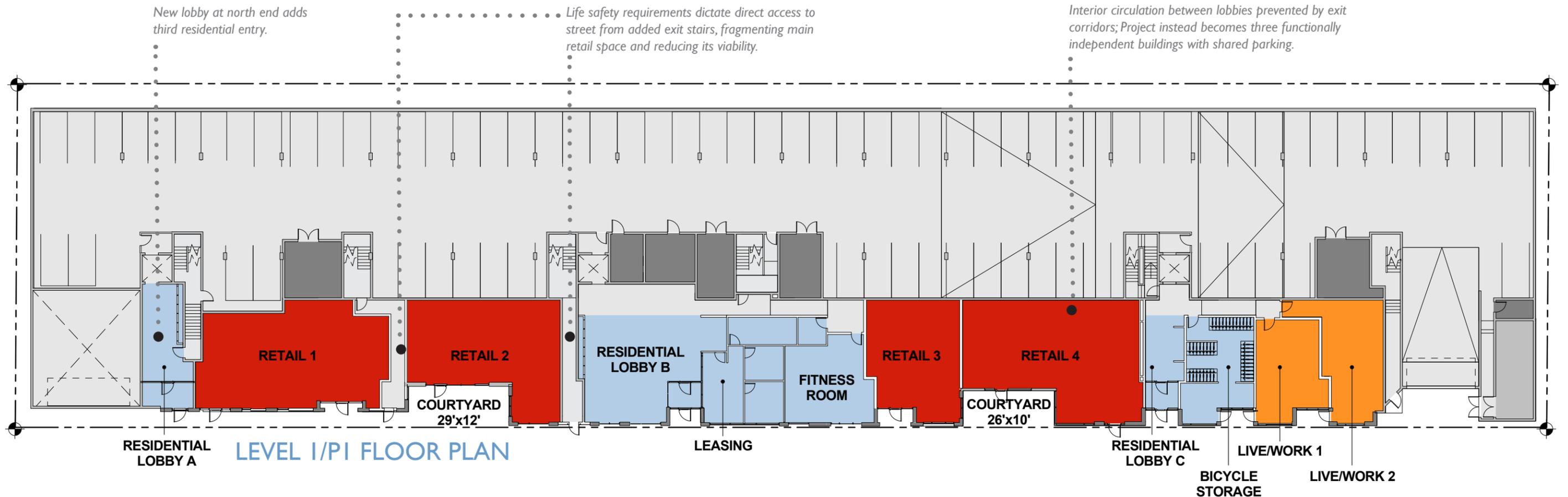
ALTERNATE SCHEME

REMOVE BRIDGE

- Requires three sets of building services
- Requires an additional lobby
- Requires an additional trash chute and trash room
- Requires two new exit stairs, which intersect continuous retail space
- Adds several stair/elevator penthouses across all three buildings
- Less flexible Commercial spaces
- Removes internal circulation between all three buildings resulting in residential amenity spaces needing to be redistributed
- Adds several stair/elevator penthouses across all three buildings
- Need for additional exits will result in need for Transparency % Departure
- Loss of approx. 6 parking stalls
- Approx. 3500 sf deducted from residential uses and added to service area



WEST ELEVATION



- Maintains internal circulation between all three buildings providing access to all residential amenity spaces from all three buildings
- Fewer and shorter stair/elevator penthouses across all three buildings reduces apparent building height, bulk and scale
- Flexible Commercial spaces
- More successful and cohesive streetscape experience

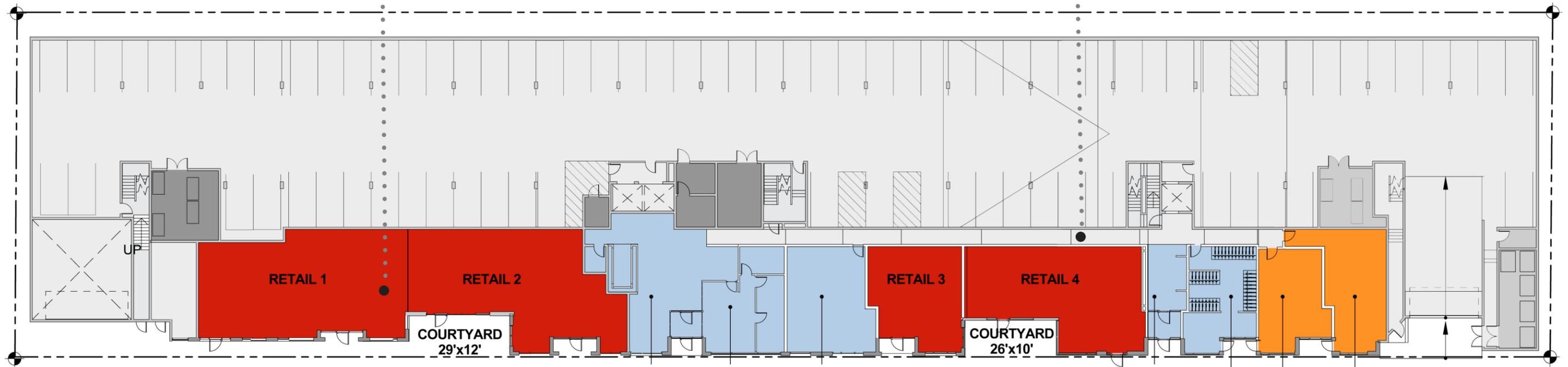
PREFERRED SCHEME



WEST ELEVATION

Continuous retail space increases flexibility, increasing likelihood of successful pedestrian environment.

Connection between two lobbies allows for interior circulation between all building spaces.



LEVEL 1/PI FLOOR PLAN

3210 CALIFORNIA AVE SW - DPD #3014176

DESIGN REVIEW RECOMMENDATION

MATERIALS

BUILDING ELEVATIONS

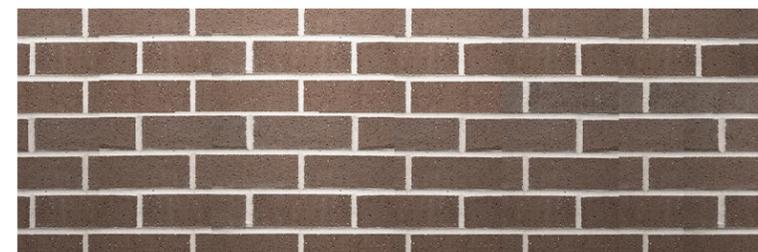
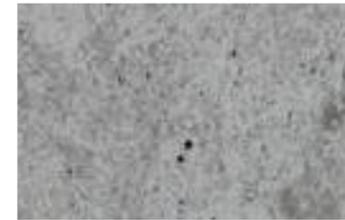
MATERIALS SUMMARY

The design review board made the following comments regarding this project's materials and streetscape:

- Use a radically different material to set apart the middle building
- Consider varying the window material between buildings
- Masonry at north retail frontage is successful
- Provide at least 50% more brick at pedestrian level
- Large panels at pedestrian level are out of scale, use finer-scaled material at these locations.
- Use quality accent materials at east facade as well as west.

In response to these comments the proposed design includes the following revisions to exterior materials and streetscape design:

- Red-brown brick on center building (B-1, C-2, C-3, C-4)
- Adobe vinyl windows at north building (C-3)
- Bronze anodized storefront at north building (C-3)
- Ground-face masonry in stack bond pattern at south retail level (C-3, C-4)
- Revised composition and materials selection on east facade (A-5, B-1, C-4)



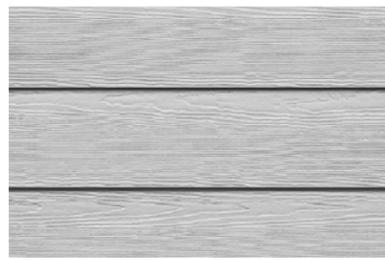
BUILDING A MATERIALS



Metal Picket Rails



Wood Appearance Accent Panel



4" Fiber Cement Lap Siding



Fiber Cement Panel



Adobe Vinyl Windows



BUILDING A - WEST ELEVATION



Limestone Brick



Metal and Glass Canopies



Glass Rail System



Bronze Anodized Storefront



Concrete



Metal Picket Rails



Fiber Cement Lap Siding



Fiber Cement Panel



Adobe Vinyl Windows



BUILDING A - EAST ELEVATION

Adobe Vinyl Sliding Doors



Juliet Balconies



BUILDING B MATERIALS



Metal Picket Rails



Eyebrow



Mini V-Beam Metal Siding



Fiber Cement Accent Panels



White Vinyl Windows



BUILDING B - WEST ELEVATION



Red-Brown Brick



Metal Canopies



Wood Canopy/Soffit



Clear Anodized Storefront



Concrete



Mini V-Beam Metal Siding



Fiber Cement Accent Panels



White Vinyl Windows



BUILDING B - EAST ELEVATION

Red-Brown Brick



White Vinyl Sliding Doors



Juliet Balconies



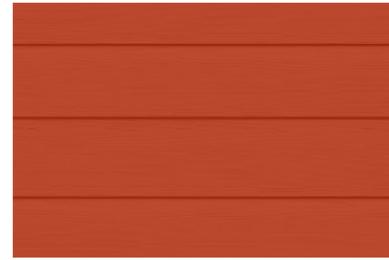
BUILDING C MATERIALS



Eyebrow



Wood Appearance Accent Panel



8" Fiber Cement Lap Siding



Fiber Cement Panel



White Vinyl Windows



BUILDING C - WEST ELEVATION

Stack Bond Ground-Face Masonry



Metal and Glass Canopies



Wood Canopy/Soffit



Live/Work Canopy



Clear Anodized Storefront





Wood Appearance Accent Panel



8" Fiber Cement Lap Siding



Fiber Cement Panel



White Vinyl Windows

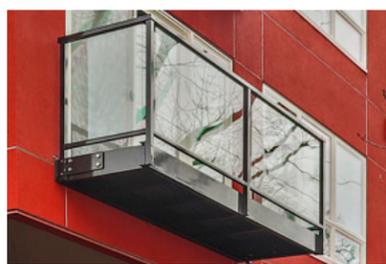


BUILDING C - EAST ELEVATION

White Vinyl Sliding Doors



Glass Rail System



STREETSCAPE

VIGNETTES
SECTIONS
LIGHTING

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'
- There is a 4 foot step between Buildings B and C.
- North Building reduced to 4 stories where existing grade has greatest impact on SF neighboring structures
- Both gaps between Buildings increased to 25' to provide visual access to exceptional tree and to provide relief along street

A-2 STREETScape COMPATIBILITY

- Create vibrant yet varied street level experience.
- The West façade is defined by 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

- See A-1 for additional responses

- The primary massing strategy creates a transparent break between buildings A and B, centered on the existing exceptional tree east of the project.
- Middle and South Buildings step back at Level 5 in effort to provide vertical modulation to building bulk and to reduce shading impacts on neighboring structures

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.
- See A-1 for additional responses

C-1 ARCHITECTURAL CONTEXT

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

VIGNETTE

SOUTH RETAIL COURTYARD

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 • • • • •



C-1 ARCHITECTURAL CONTEXT (CONTINUED)

- 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 to break up overall building scale
- Middle building changed to brick to emphasize difference between three buildings
- Bronze storefront windows used at North Building Commercial and Different color vinyl windows provided at North Building Residential units to emphasize difference between three buildings, in order to break up overall scale.
- 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. Building A (North) is comprised of brick at street level and Level 2, with hardi panels and corrugated metal siding up above; Building B (Middle) is mostly brick with metal prestige panels at the setbacks; and Building C (South) contains masonry at the street level and is made up of hardi panels, hardi lap siding and wood accent panels at the upper levels.
- East Elevation contains selective portions, per Building, of the high quality materials provided on the west elevations.

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 and type of the entrances is articulated by the type of awning, the door type, setback 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

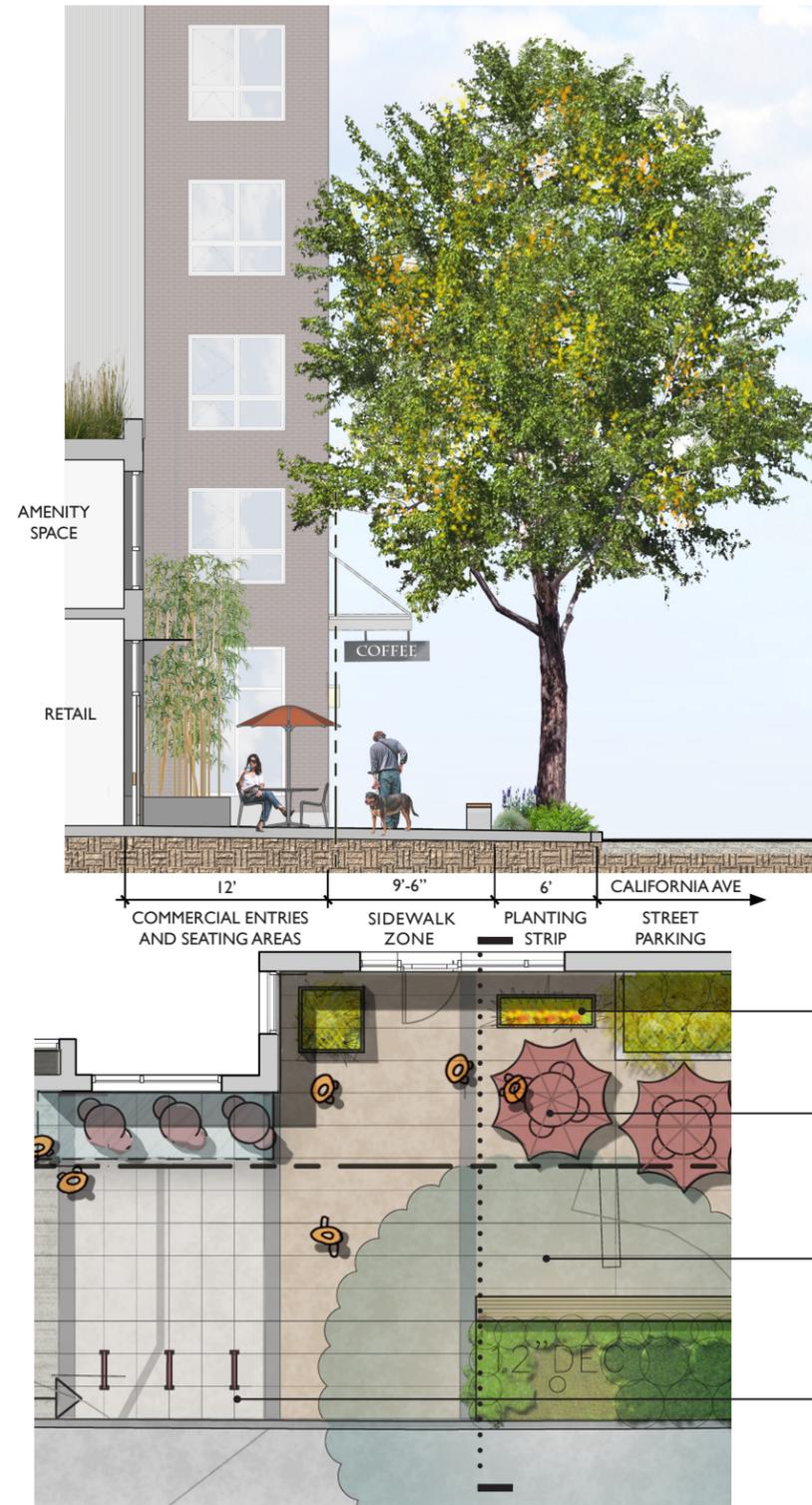
- This project intends to preserve all street trees, as well as add a couple more
- New landscaping in the ROW along California Ave SW, and adjacent to the ROW have been selected and planned in cooperation with SDOT.
- A green roof is proposed on the west side of the transparent bridge @ Level 2, above 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.

SECTIONS



NORTH RETAIL COURTYARD

BLADE SIGNAGE



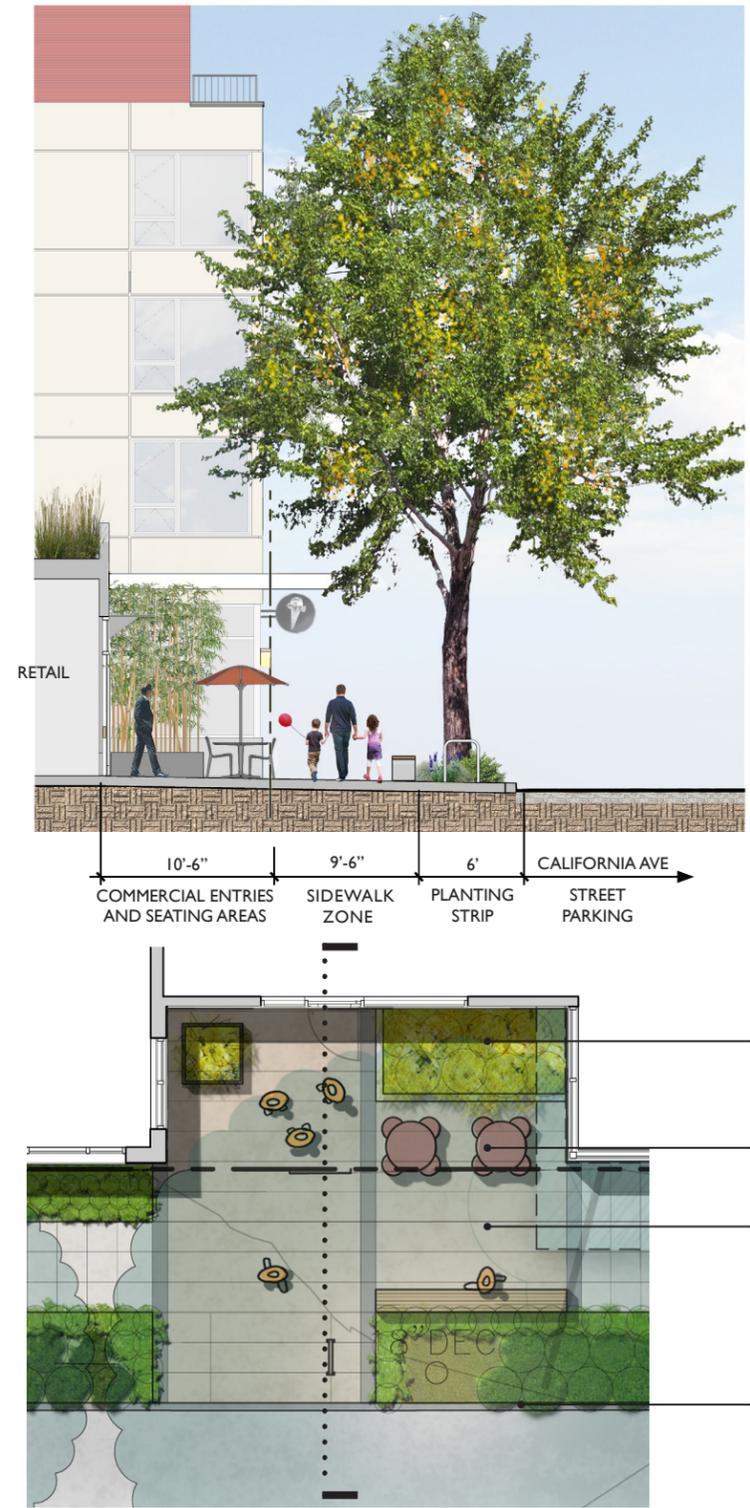
N. COMMERCIAL LIGHTING



S. COMMERCIAL LIGHTING

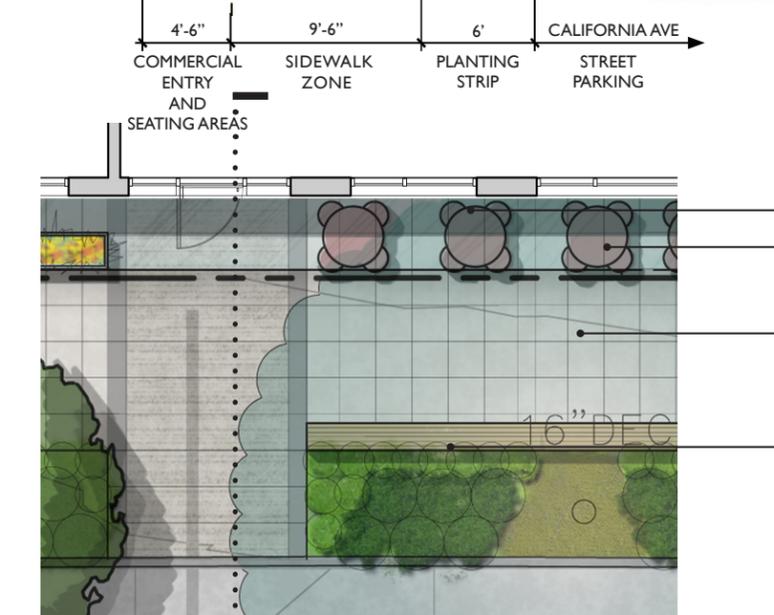
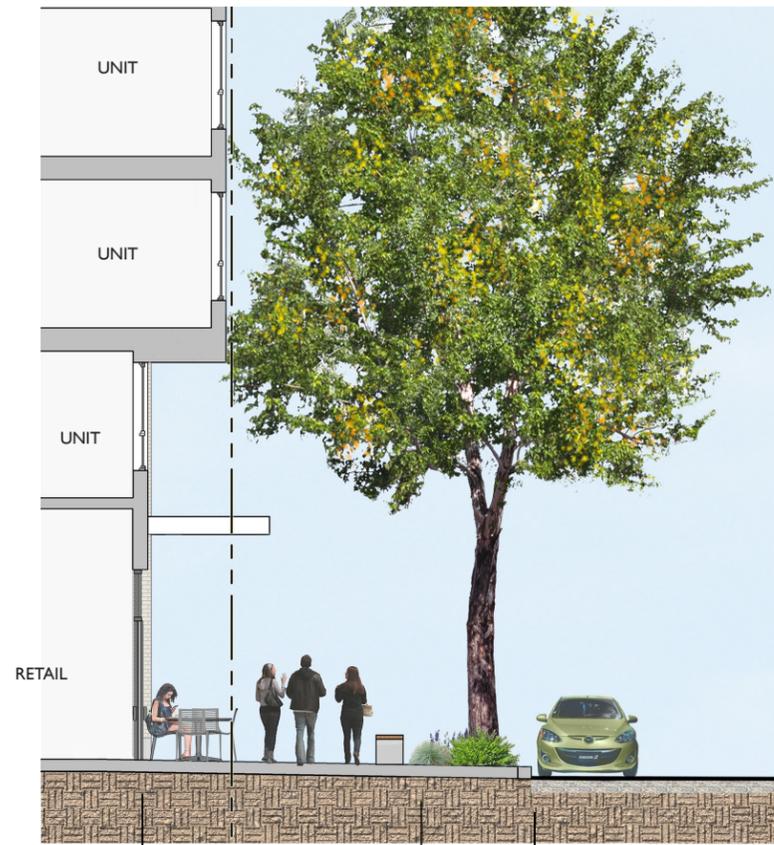


METAL + GLASS CANOPY



SOUTH RETAIL COURTYARD

SECTIONS



NORTH COMMERCIAL ENTRY

BLADE SIGNAGE



COMMERCIAL LIGHTING



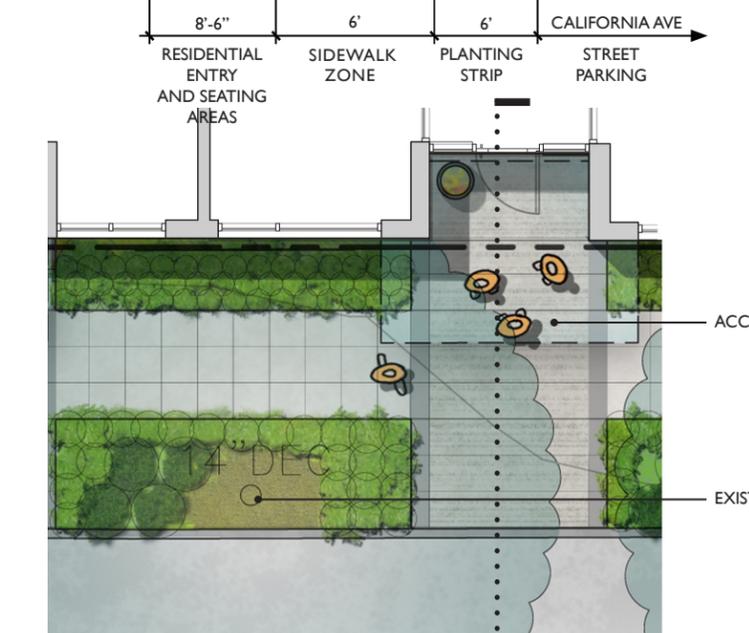
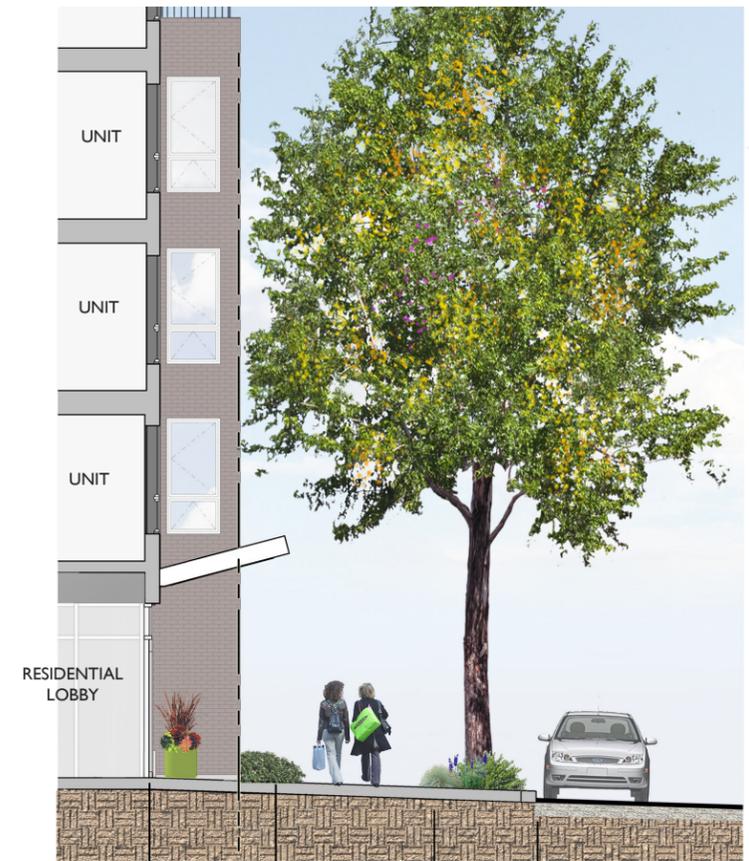
RESIDENTIAL LIGHTING



WOOD SOFFITING



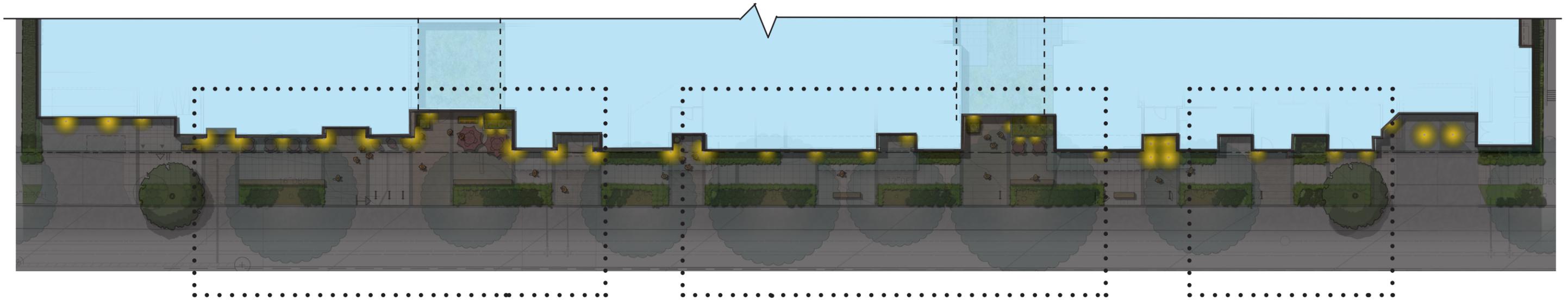
METAL/GLASS CANOPY



MAIN RESIDENTIAL ENTRY

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

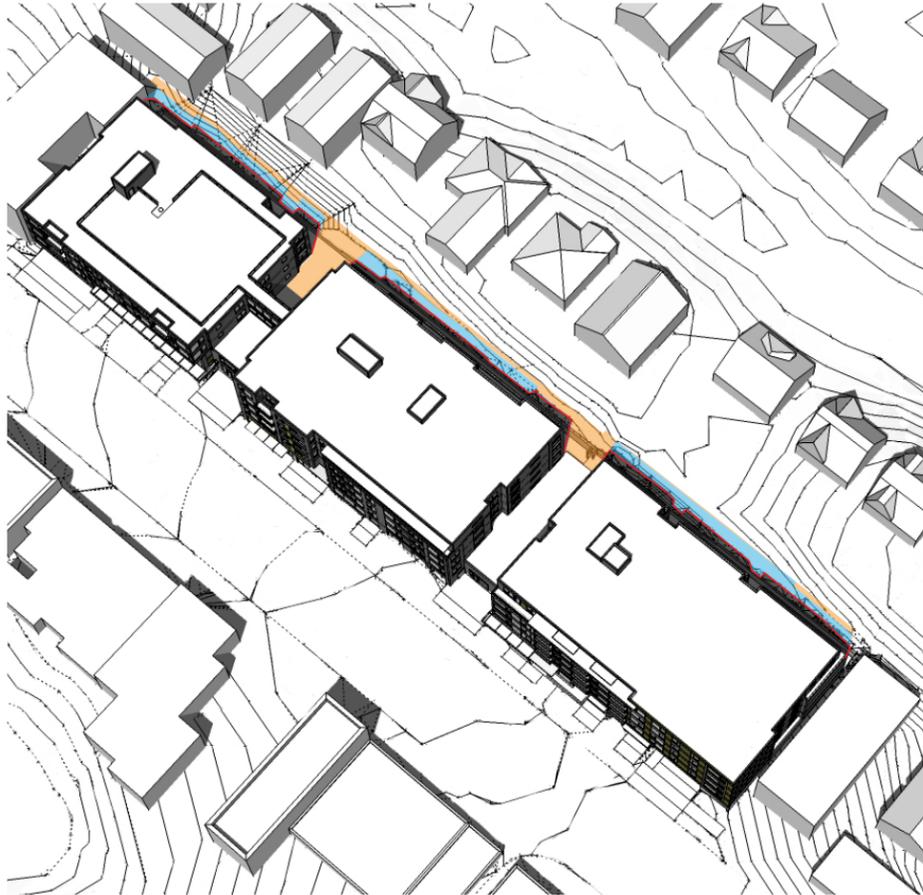
RESPONSE TO ADJACENT SINGLE-FAMILY ZONE

LAYERS OF RESPONSE
SHADING STUDIES
VIEW STUDIES

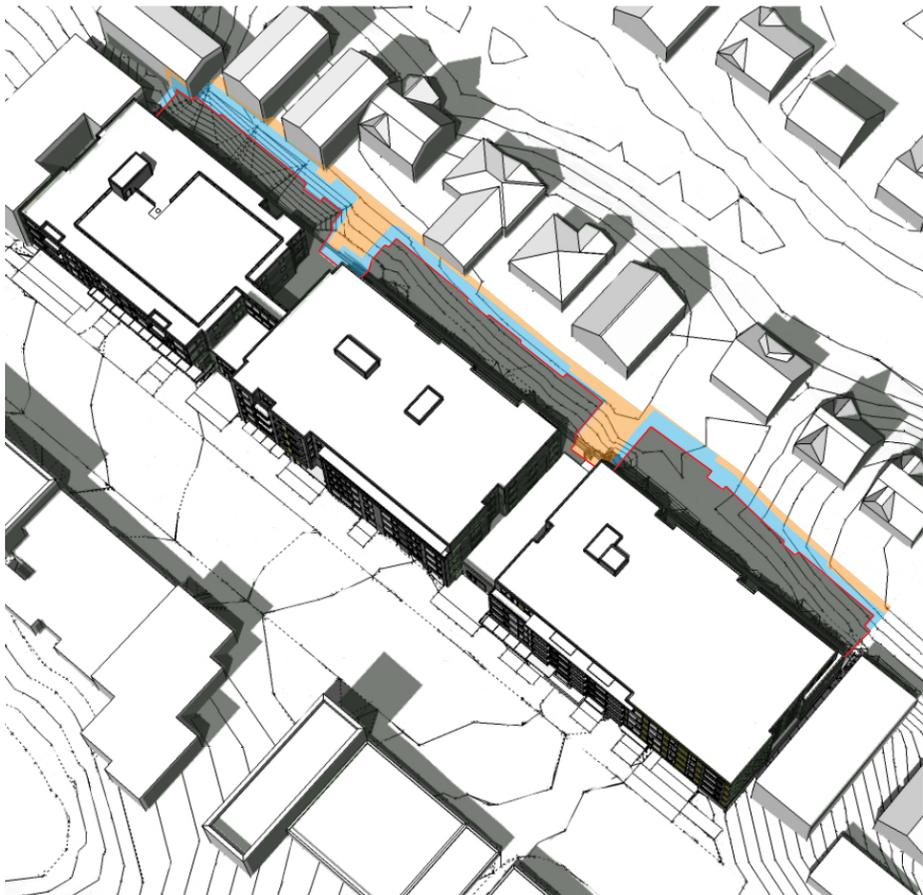
SHADING STUDY

SHADING STUDY - JUNE 21ST

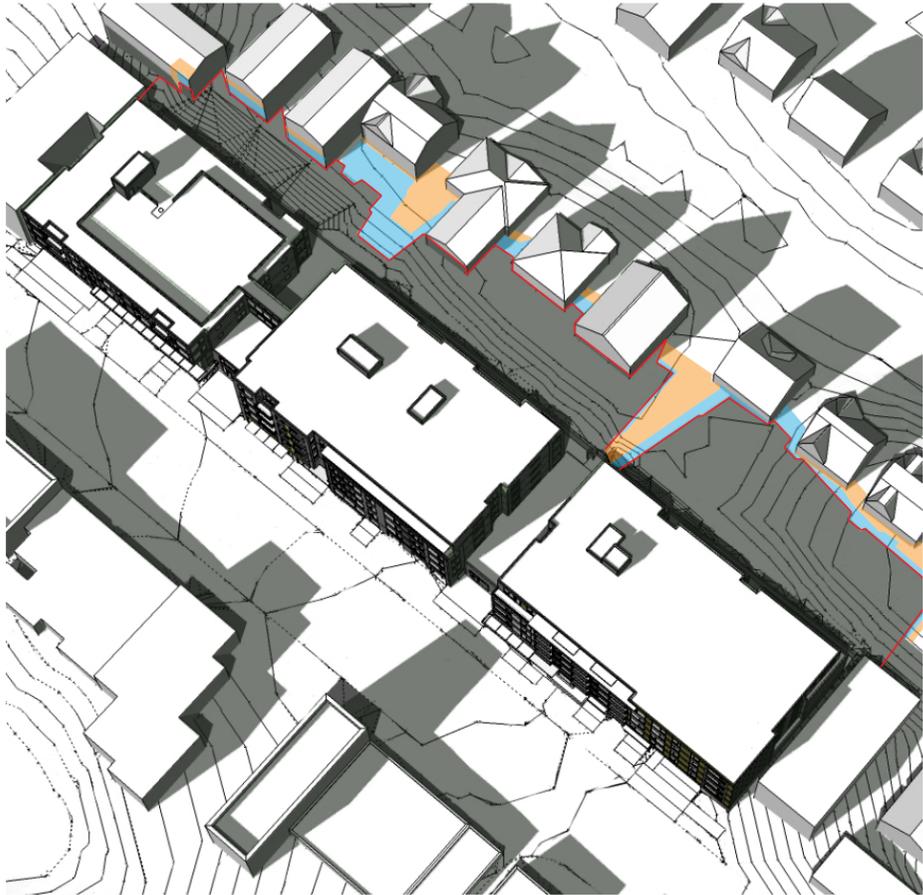
The proposed massing change, which steps the building's height down as the site slopes, also reduces shading impacts on the neighboring yards. This is especially noticeable when compared with the allowable shading per the zoning envelope.



2:00 PM



4:00 PM



5:30 PM

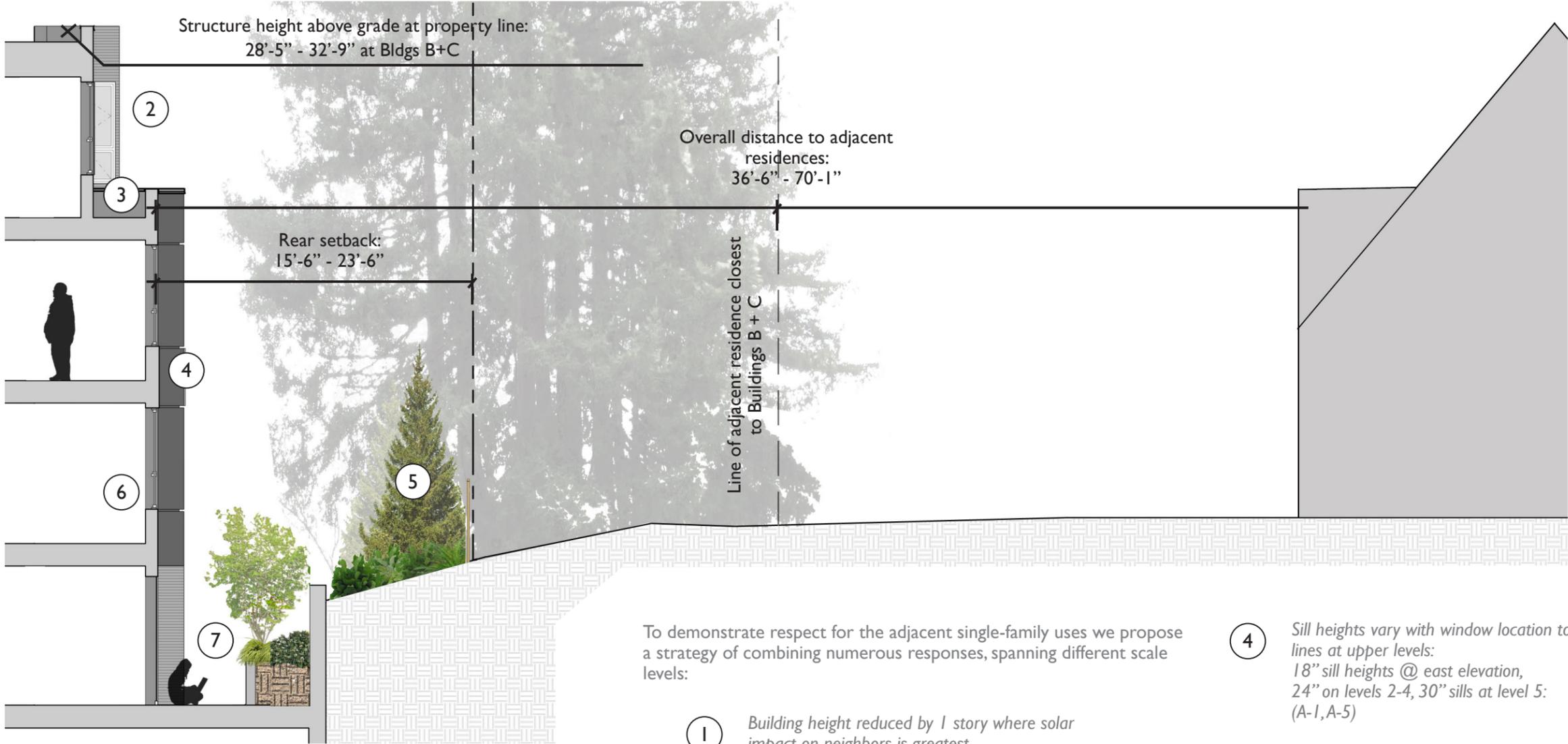
During the design review process the board raised several concerns regarding the adjacent single-family zone, both at last meeting and at previous meetings:

- Address neighbor's privacy concern with design of east-facing windows
- Reduce solar impact on adjacent yards and structures
- Revise design to minimize impact of building bulk on single-family neighbors

SHADOW FOOTPRINT KEY

- COMPLIANT DESIGN (ZONING ENVELOPE)
- DESIGN REVIEW #1
- CURRENT DESIGN

EAST ELEVATION CHANGES



To demonstrate respect for the adjacent single-family uses we propose a strategy of combining numerous responses, spanning different scale levels:

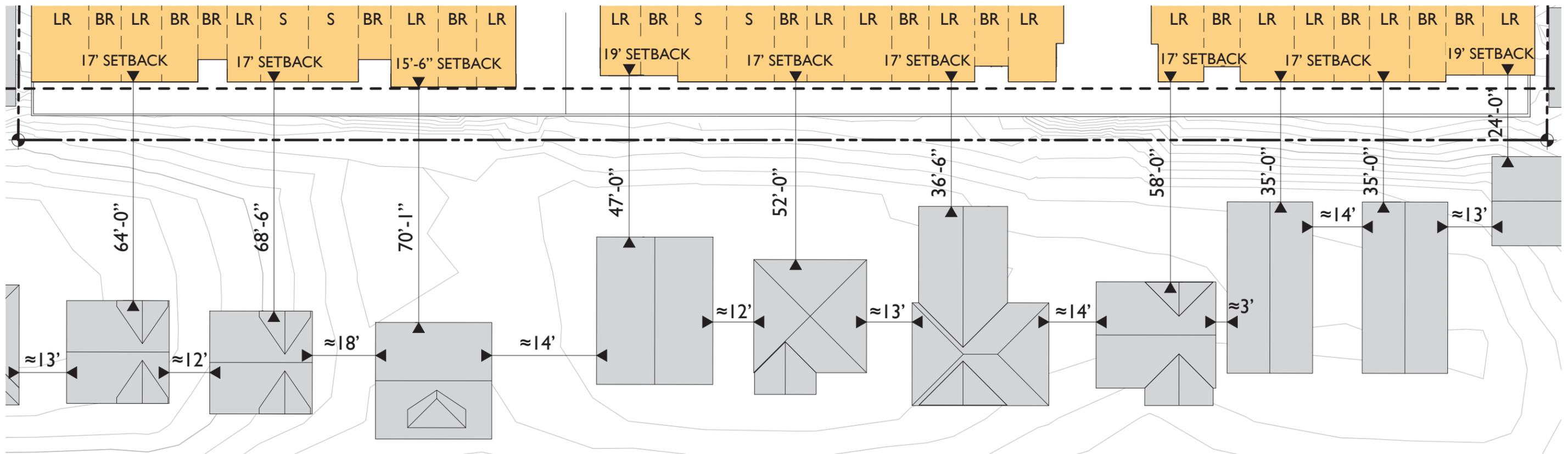
- ① Building height reduced by 1 story where solar impact on neighbors is greatest (A-1, A-5, B-1)
- ② Where building retains 4 residential stories, the upper level is set back an average of 3'-3" to reduce shading and modulate bulk (A-1, A-5, B-1)
- ③ No occupiable decks or balconies are provided on the east elevation (A-5)
- ④ Sill heights vary with window location to reduce sight lines at upper levels: 18" sill heights @ east elevation, 24" on levels 2-4, 30" sills at level 5: (A-1, A-5)
- ⑤ Layered landscape buffer provides acoustic and visual screening (A-5, E-3)
- ⑥ Bottom-up blinds allow simultaneous visual privacy and access to daylight (A-5)
- ⑦ Private patios are located where grade provides largest buffer for neighbors (A-1, A-5)

GLAZING STUDY



OVERLAPPING GLAZING DIAGRAM

■ = Overlapping glazing between project and neighboring buildings



BUILDING SETBACKS PLAN

VIEW STUDY

NEIGHBOR PERSPECTIVE

EAST
ELEVATION



EXISTING
SITE



YOUNG
PLANTING



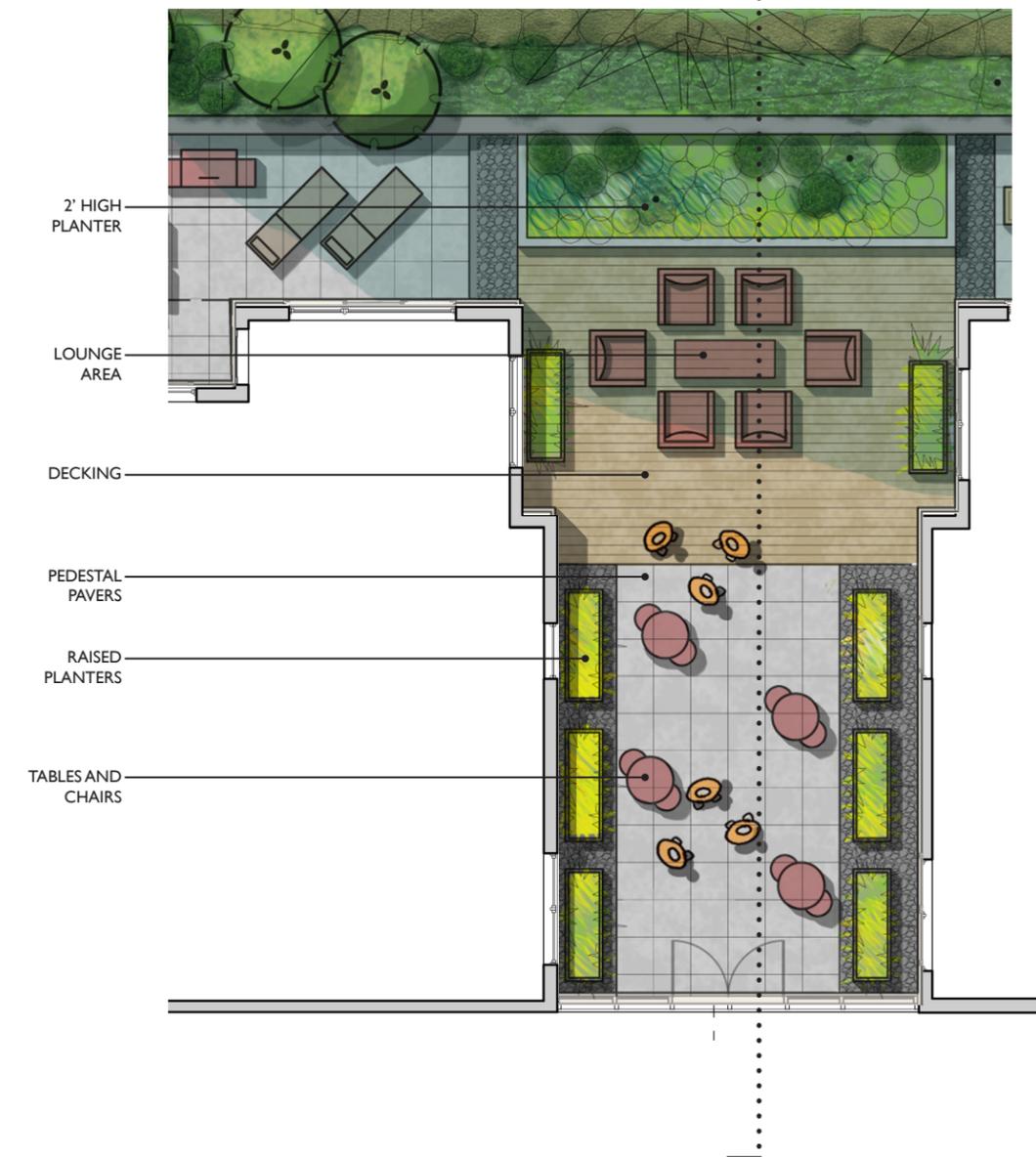
MATURE
PLANTING



SECTIONS



EAST COURTYARD AT BRIDGE



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
- Upper level setback provides shading relief as well as increased privacy to adjacent neighbors

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.

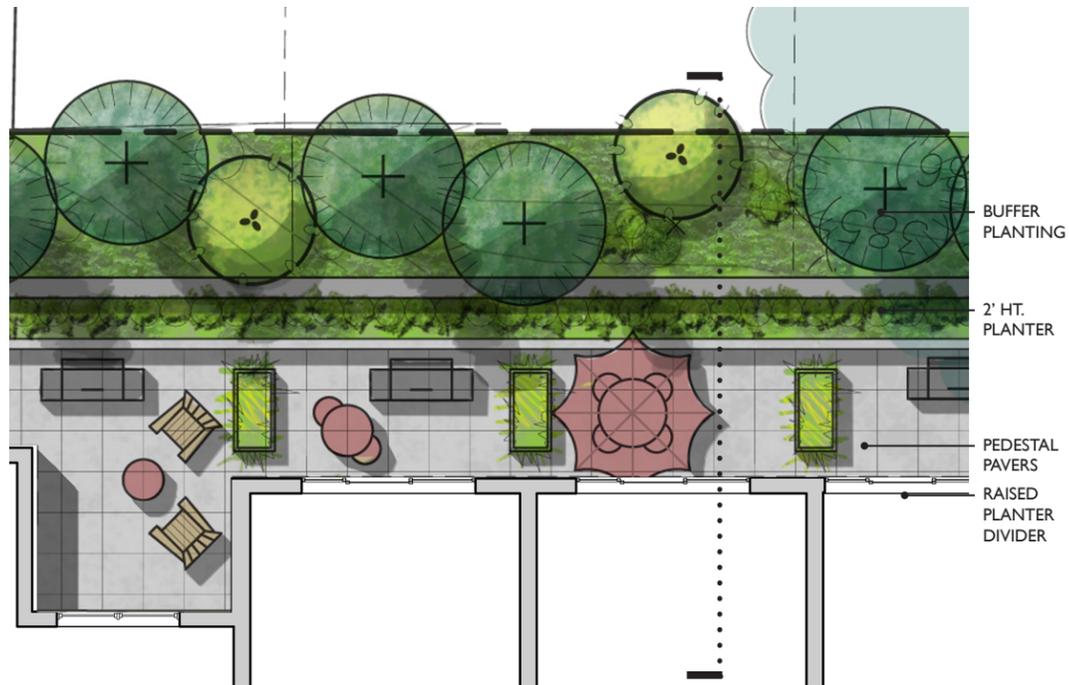
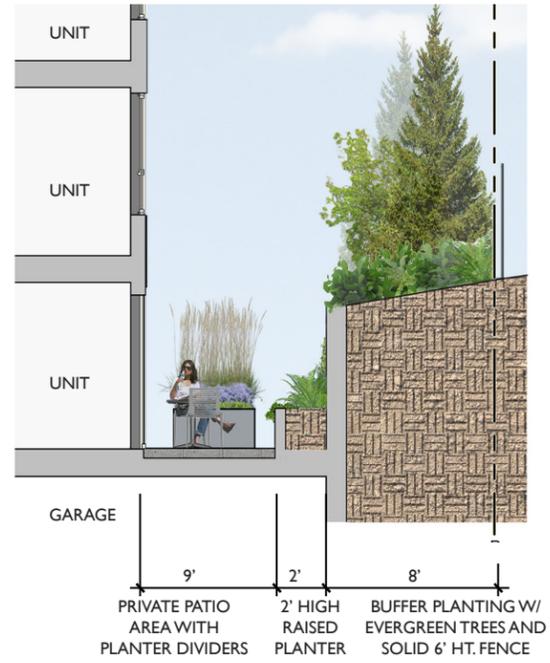
E-2 LANDSCAPING TO ENHANCE BLDG AND/OR SITE

- 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 PATIO (BUILDING C)

METAL JULIET BALCONIES



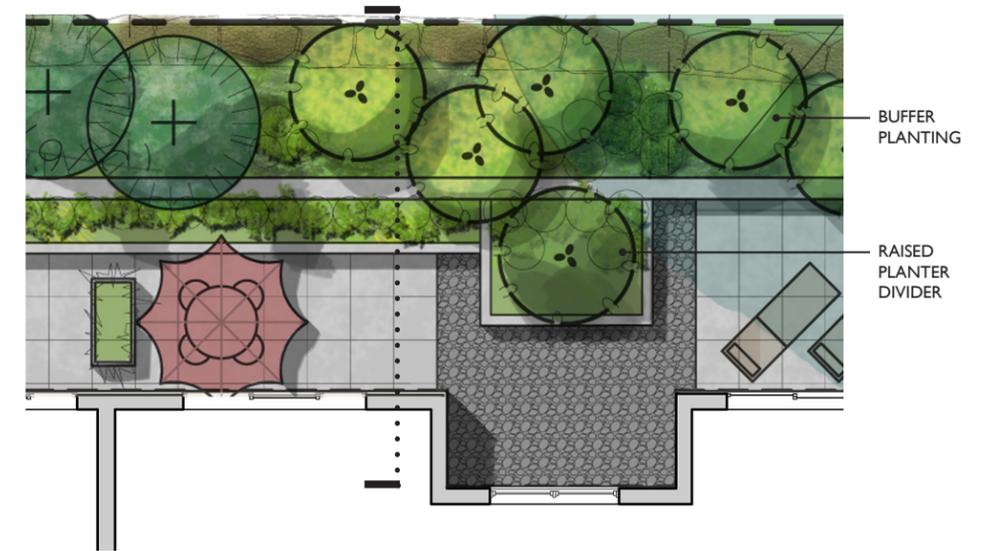
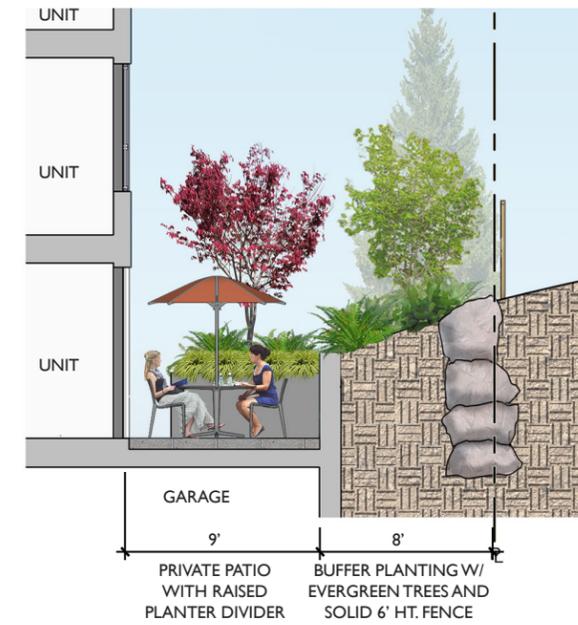
RESIDENTIAL LIGHTING



WHITE VINYL WINDOWS



PEDESTAL PAVERS



EAST PATIO (BUILDING A)

LIGHTING STUDY

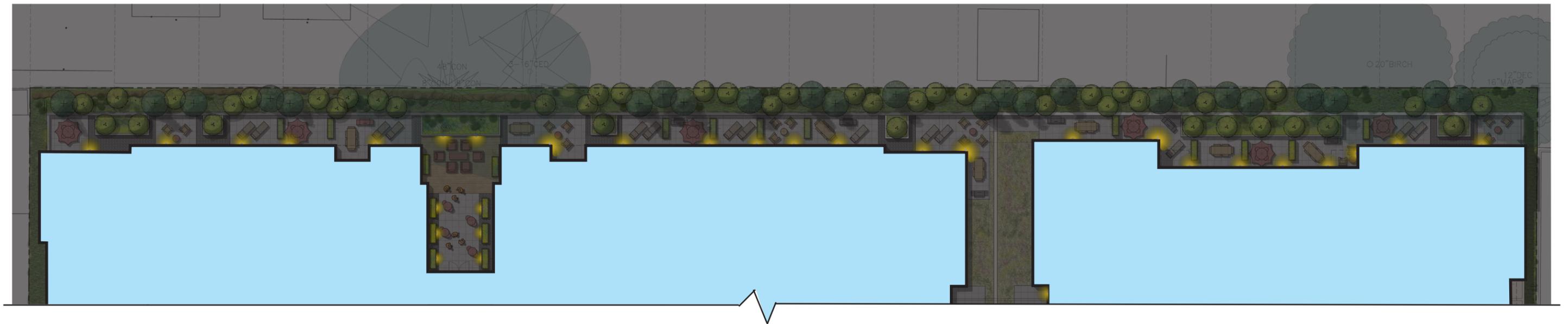
EAST FACADE



PLANTERS
Side-Mounted for Path Lighting



RESIDENTIAL AND LIVE/WORK ENTRIES
Mounted Next to Entry Door



LANDSCAPE DESIGN

PLANTINGS + MATERIALS
LANDSCAPE PLAN

LANDSCAPE DESIGN

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

LANDSCAPE DESIGN

LEGEND + MATERIALS

LANDSCAPE SCHEDULE

* INDICATES PACIFIC NORTHWEST NATIVE SPECIES

SYMBOL	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS
DECIDUOUS TREES		
	* ACER CIRCINATUM VINE MAPLE	MULTI-STEMMED, MIN. (3) 1.25" CALIPER TRUNKS, 10'-12' HT. MIN., WELL-BRANCHED, FULL & BUSHY MATCHED, B&B.
	TILIA TOMENTOSA "STERLING" STERLING SILVER LINDEN	MIN. 2-1/2" CALIPER, MIN. 12-14' HT., WELL-BRANCHED, MATCHED, B&B.
	ACER PALMATUM JAPANESE MAPLE	MIN. 2" CAL. OR MULTI-STEMMED, MIN. (3) 1" CALIPER TRUNKS, 10'-12' HT. MIN., WELL-BRANCHED, MATCHED, B&B.
EVERGREEN TREES		
	THUJA PLICATA 'HOGAN' HOGAN CEDAR	MIN. 8'-10' HT., FULL & BUSHY TO BASE, B&B
SHRUBS & GRASSES		
	LONICERA PILEATA PRIVET HONEYSUCKLE	MIN. 18-24" HT. & SPR, FULL & BUSHY, B&B OR CONT.
	* CORNUS SANGUINEA 'ARCTIC FIRE' ARCTIC FIRE REDTWIG DOGWOOD	MIN. 18-24" HT. & SPR, FULL & BUSHY, B&B OR CONT.
	* MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	MIN. 18-24" HT. & SPR, FULL & BUSHY, B&B OR CONT.
	PHYLLOSTACHYS NIGRA BLACK BAMBOO	MIN. 5' HT. & SPR., FULL & BUSHY, B&B OR CONT.
	* POLYSTICHUM MUNITUM SWORD FERN	MIN. 15-18" HT. AND SPREAD, MIN. 10 FRONDS, 2 GAL.
	* RUBUS SPECTABILIS SALMONBERRY	MIN. 24-30" HT. & SPR., FULL & BUSHY, B&B OR CONT.
	TAXUS X MEDIA 'HICKSII' HICK'S JAPANESE YEW	MIN. 30-36" HT. & SPR., FULL & BUSHY, B&B OR CONT.
	* SYMPHORICARPOS ALBUS COMMON SNOWBERRY	MIN. 18-24" HT. & SPR., FULL & BUSHY, B&B OR CONT.
	* VIBURNUM DAVIDII DAVID VIBURNUM	MIN. 18-24" HT. & SPR., FULL & BUSHY, B&B OR CONT.
	LIRIOPE MUSCARI 'BIG BLUE' LILY TURF	1 GAL. POTS, SPACING AS SHOWN ON PLAN
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL. POTS @ 24" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
	* GAULTHERIA SHALLON SALAL	1 GAL. POTS @ 15" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
	HAKONECHLOA 'ALBOSTRIATA' JAPANESE FOREST GRASS	1 GAL. POTS @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL. POTS @ 24" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
	OPHIPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO GRASS	1 GAL. POTS @ 15" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.



SQUARE PLANTER



ROUND PLANTERS



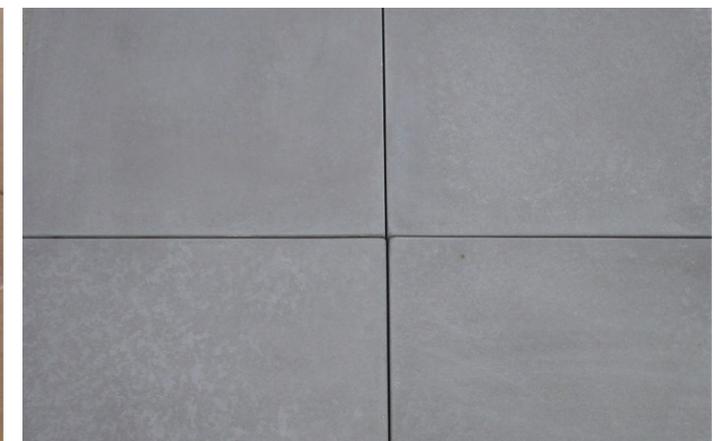
CUSTOM BENCH



BIKE RACK



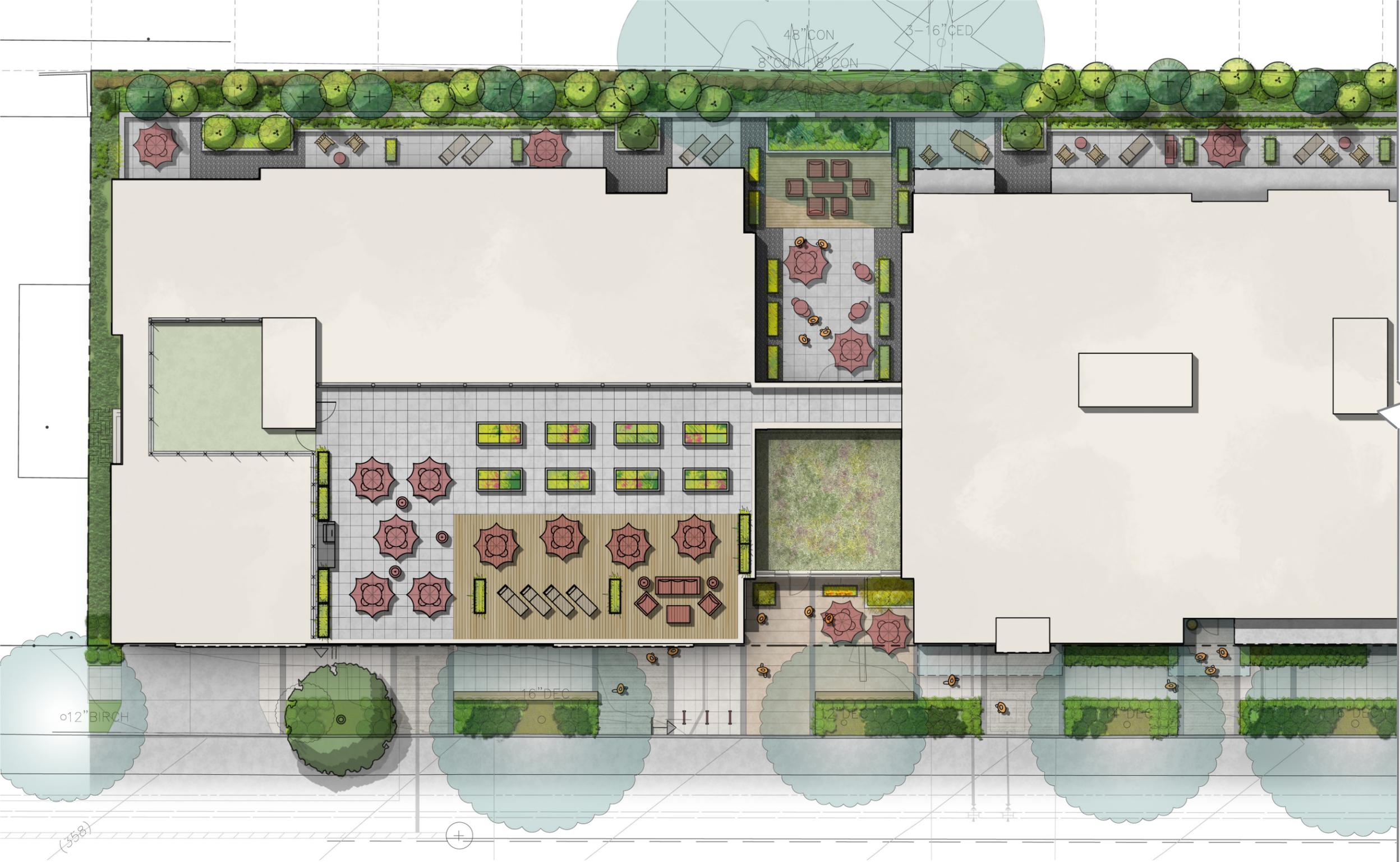
COLORED CONCRETE

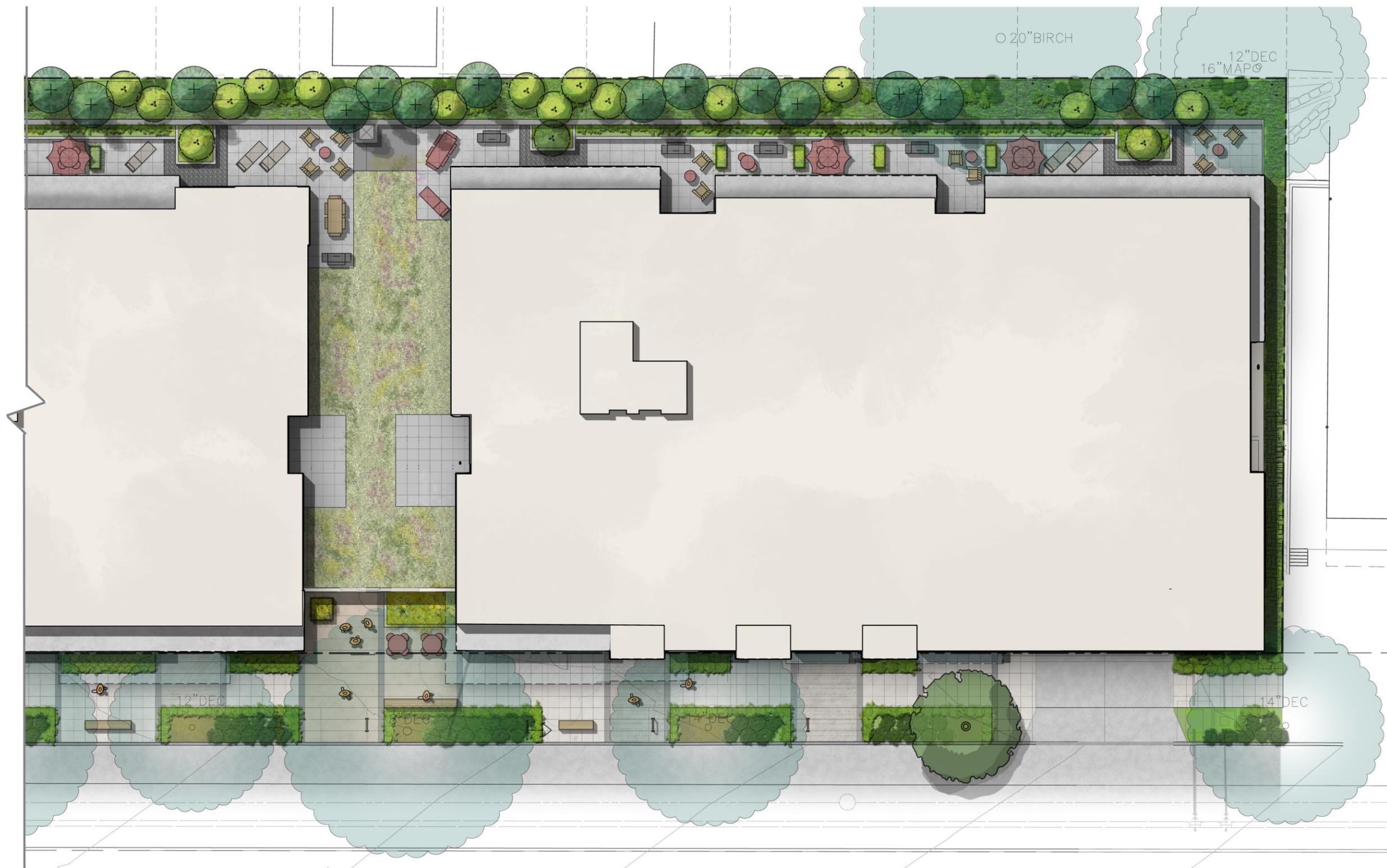


MORTARED PAVERS

LANDSCAPE DESIGN

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





DEPARTURES

REQUIREMENT SUMMARY
DEPARTURE LOCATIONS
RETAIL ENTRIES W/O DEPARTURES

DEPARTURE SUMMARY

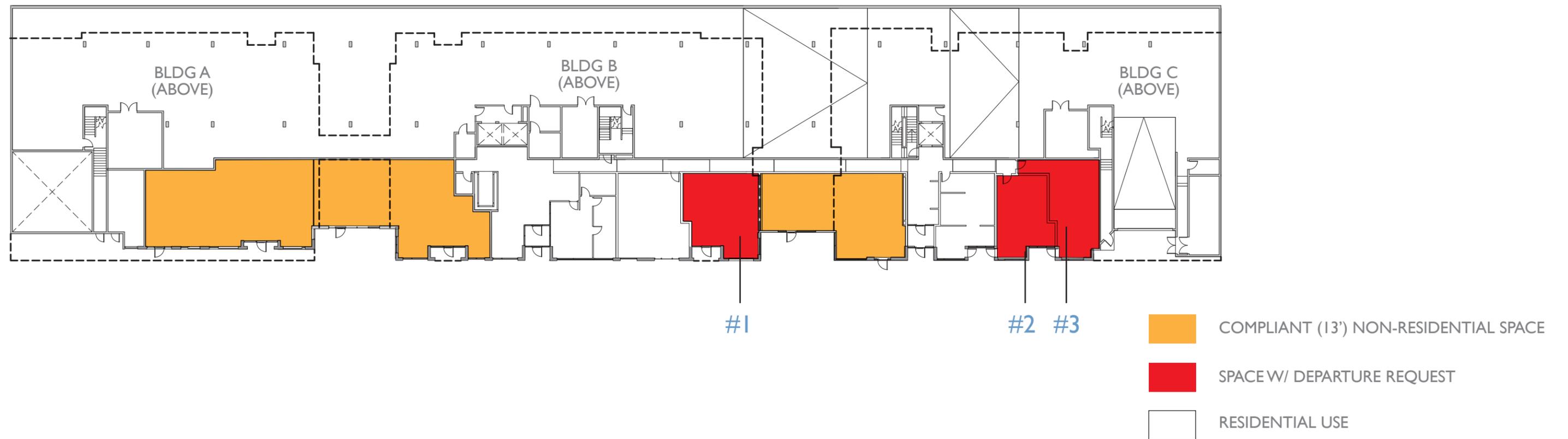
DEPARTURE	LOCATION	DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	DEPARTURE AMOUNT
#1	Retail 3	Street Development Standards Height Provisions (SMC 23.47A.008)	Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet	10'-6"	2'-6"
#2	Live/Work 1			12'-7"	5"
#3	Live/Work 2			12'-2"	10"

The three requested departures all provide a similar benefit for the project's design. Guidelines A-2 and D-1 encourage appealing and successful building entries. At-grade retail spaces with direct entries support the pedestrian environment and create retail spaces with a better chance of long-term success.

However, in this building when floor levels are placed at sidewalk grade the resulting floor-to-floor heights decrease steadily moving from north to south due to the site's topography.

At the south edges of building B (departure #1) and building C (departures 2 + 3), the floor-to-floor heights drop below the development standard, despite the level 2 slabs being located high enough that at both buildings there are also areas of 14'+ floor-to-floor heights.

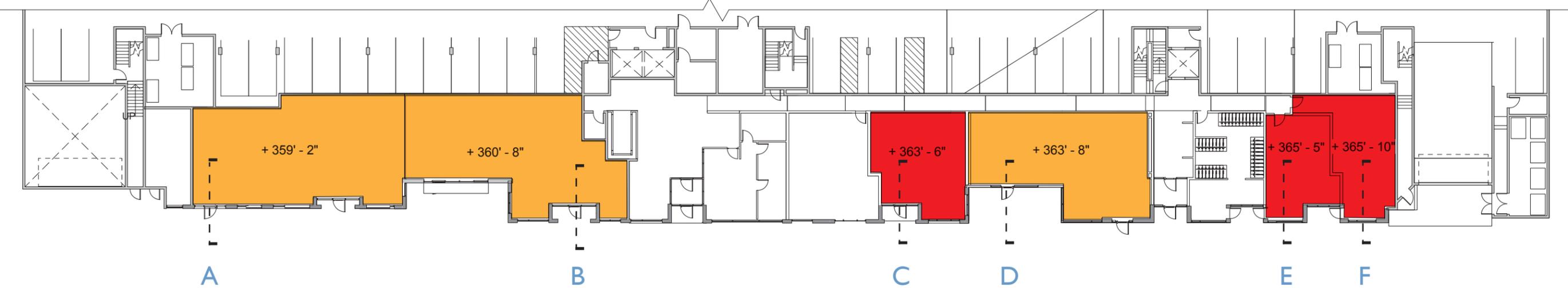
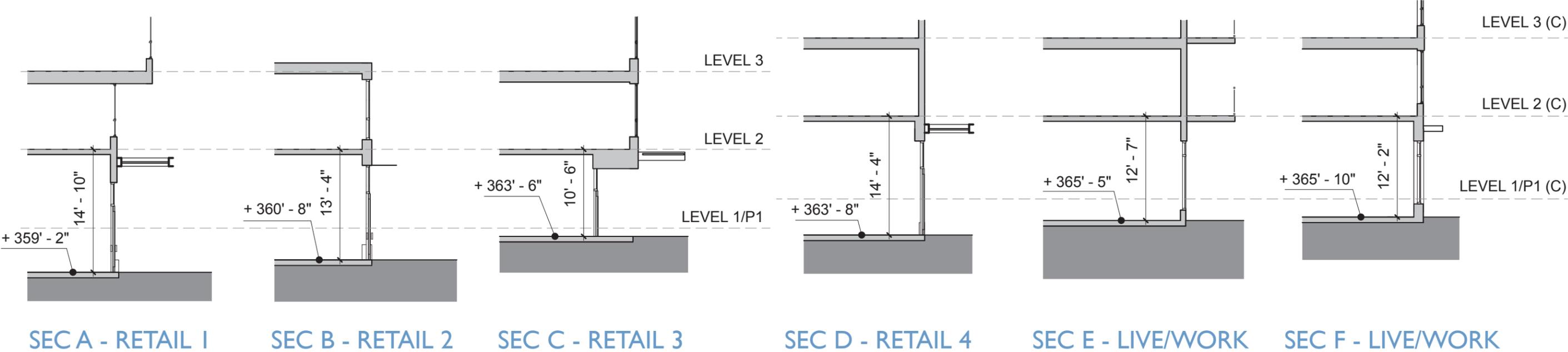
Granting this departure would allow at-grade entries to be provided at all spaces, supporting the pedestrian environment and creating more successful retail spaces.



DEPARTURE DIAGRAMS

PREFERRED OPTION WITH DEPARTURES

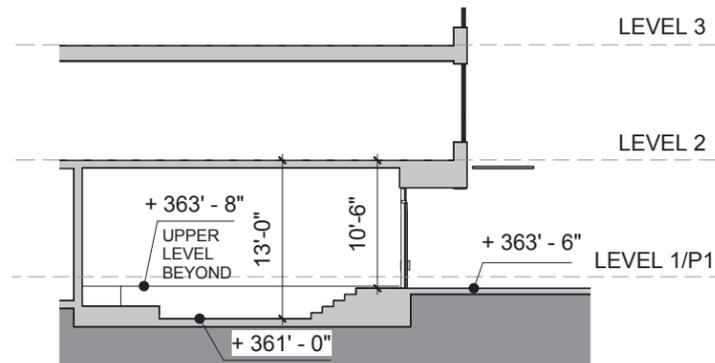
- Granting the requested departures allows all retail and live-work spaces to be located at grade.



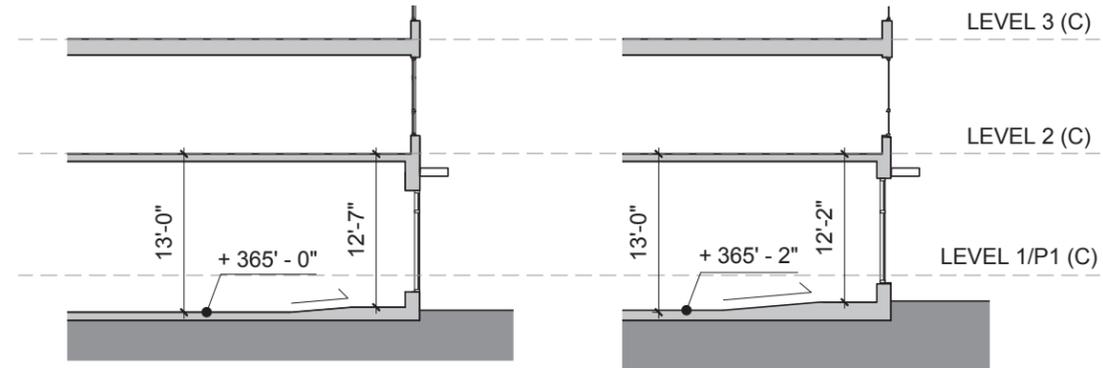
- If the departures are not granted the three affected spaces would be depressed below sidewalk grade to provide 13' floor-to-floor heights. Ramps and stairs would be provided for circulation between entries and spaces.

DEPARTURE DIAGRAMS

ALTERNATE OPTION IF DEPARTURES ARE NOT ACCEPTED



SEC G - LIVE/WORK



SEC H - LIVE/WORK

SEC I - LIVE/WORK



APPENDICES

SITE INFORMATION - APPENDIX A

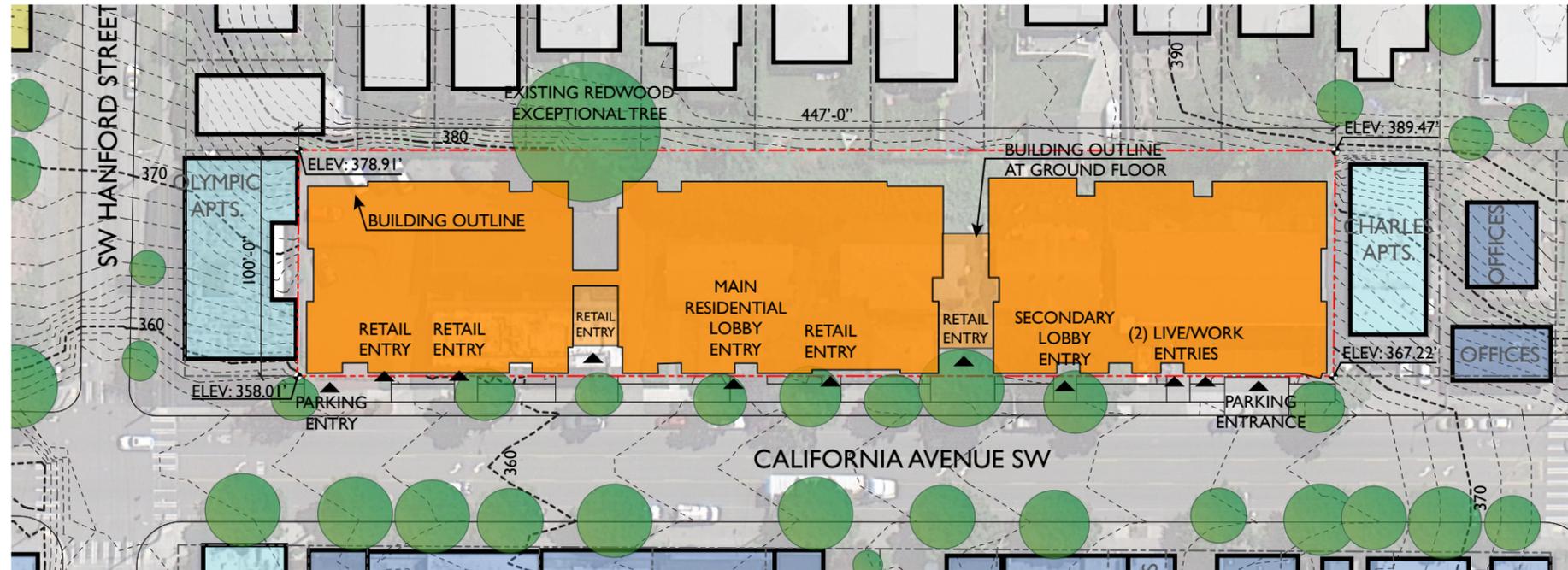
DESIGN GUIDELINES - APPENDIX B

PROJECT EVOLUTION- APPENDIX C

NORTH/SOUTH ELEVATIONS - APPENDIX D

DESIGN PRECEDENTS + PROJECT EXAMPLES - APPENDIX E

APPENDIX A - SITE INFORMATION - SITE PLAN + ZONING INFORMATION



- MULTI-FAMILY
- COMMERCIAL
- PROJECT
- SINGLE FAMILY
- INSTITUTIONAL

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

PROJECT PROGRAM

Number of Residential Units: Approximately 136
 Number of Parking Stalls: Approximately 154
 Area of Residential Uses: Approximately 122,400 sf
 Area of Live / Work: Approximately 1,300 sf
 Area of Commercial Use: Approximately 4,900 sf
 Area of Parking Garage: Approximately 46,800 sf
 Total Area: Approximately 175,500 sf
 Total Area Above Grade: Approximately 116,300 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

APPENDIX A - SITE INFORMATION - SITE CONTEXT



① WEST SEATTLE HIGH SCHOOL



⑤ SPIRO'S PIZZA & PASTA



⑧ PCC GROCERY STORE



⑨ SAFEWAY



⑩ ELEMENT 42



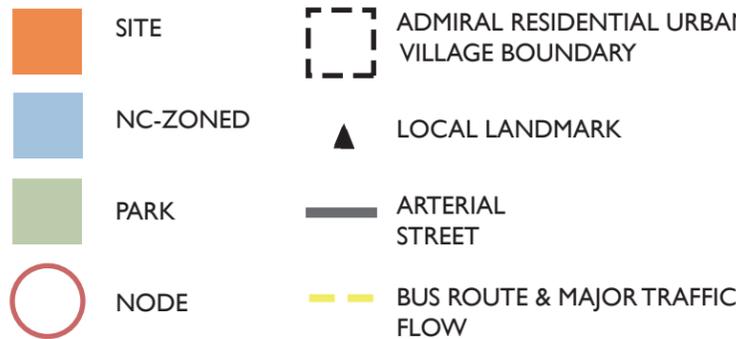
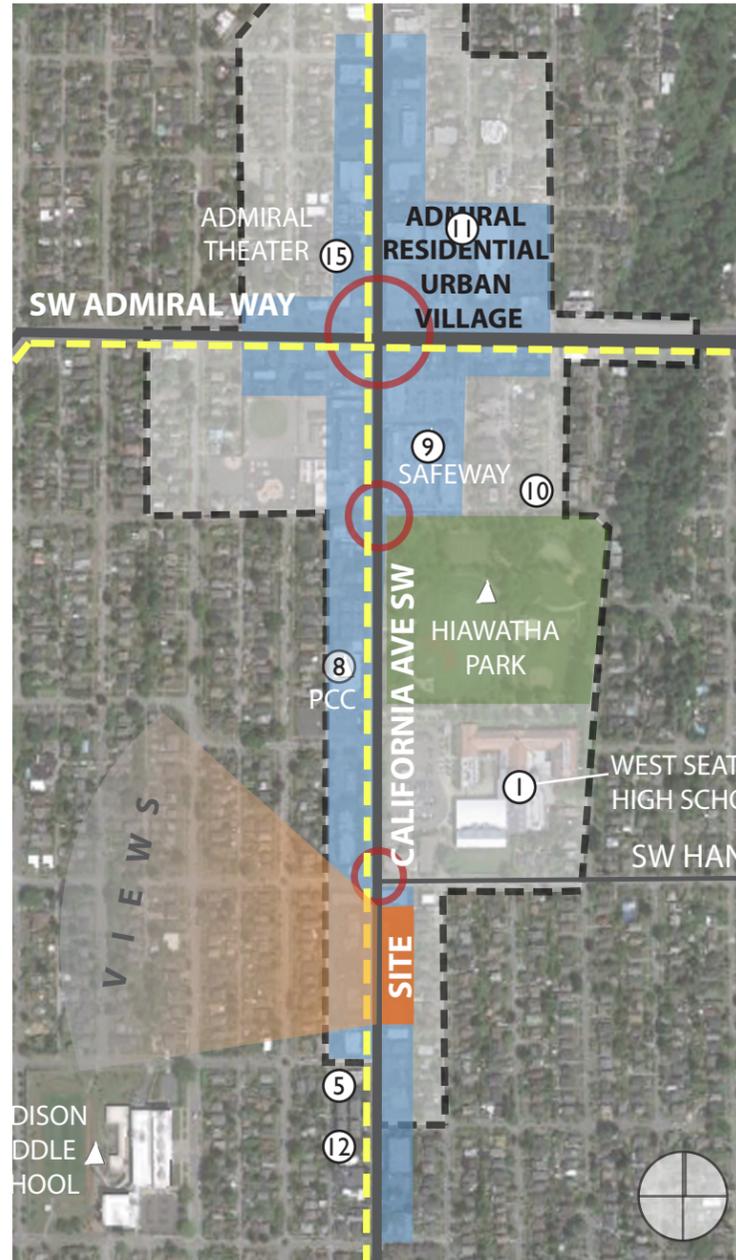
⑪ ADMIRAL MIXED USE



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 is 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.

APPENDIX B - DESIGN GUIDELINES

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...”

- Project split into 3 buildings
- Center gap between Buildings A and B on Exceptional tree, East of project
- Building height steps down with site slope; 4 feet between Buildings B & C
- Rear yard setback average > 17'-9" (15' minimum requirement) at Levels 2-4 and 21' @ Level 5
- 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
- North Building reduced to 4 stories where existing grade has greatest impact on SF neighboring structures
- Both gaps between Buildings increased to 25' to provide visual access to exceptional tree and to provide relief along street
- Middle and South Buildings step back at Level 5 in effort to provide vertical modulation to building bulk and to reduce shading impacts on neighboring structures

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.

- Variation in structure heights between buildings & upper level setbacks provide vertical modulation.
- Differentiated East and West Facades
- Create vibrant yet varied street level experience.
- A variety of masonry materials, concrete and storefront glazing break building scale down at pedestrian level.
- 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.
- 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 no decks or balconies.
- 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 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.

- Structure height reduced by one story where structure height has greatest appearance of bulk to adjacent neighbors.
- The two full-height buildings (B + C) have upper level setbacks to break down building scale and reduce shading impact on adjacent properties.
- All balconies and decks on east façade have been eliminated.
- The East Façade is considerably more composed, in respect to the Eastern neighbors while still maintaining the same vocabulary from the West Façade (through the use of high quality materials)
- 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 > 17'-9" (15' minimum requirement) at Levels 2-4 and 21' @ Level 5
- Development sits downhill from eastern neighbors. The topography limits the exposure of the east façade to 3 stories. (and 2 stories at North Building)
- Smaller windows and fewer decks comprise the Eastern Façade, in respect to neighbor’s privacy.
- Thoughtful landscaping elements have been provided along the East property line, providing a natural privacy buffer
- See A-1 for additional responses

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.
- One large roof deck oriented towards west-facing views of the Sound and Olympic Mountains is provided; the large deck includes a P-patch.
- 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.

- Project is separated 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
- Roof deck located at Lower roof (North Building) in order to reduce the need for large stair/ elevator penthouses on all Buildings
- Reduced height of North Building by one story where the topography has the most significant impact on neighboring structures.
- Middle and South Level 5 setback along East Elevation to provide vertical modulation and to reduce shading impacts on neighboring structures
- See A-1 for additional responses

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 that what had been shown.

- Retail spaces at 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 (gaps between buildings are 25')
- Three distinctly separate buildings to break up scale and refers back to 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.
- Middle Building has been changed to brick, a distinctly different material.
- Incorporate different window color to North Building to further differentiate it from the other two buildings; bronze storefront windows and grey/beige vinyl windows at residential units.
- 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 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 on California Avenue SW, where genuine commercial/retail spaces should be provided.

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: Adobe Vinyl
- Storefront: Bronze Aluminum on concrete sills
- Commercial entrance off Courtyard: Wood Door

BUILDING B:

- Massing Foreground: Mauna Loa Brick
- Massing Background: Prestige Panel Metal Siding (Dark Grey)
- Accent Panels: Green Fiber Cement panels
- Balconies: Black Aluminum
- Residential Windows: White Vinyl
- Storefront: Clear Anodized Aluminum on concrete sills
- Residential Lobby Entry + Commercial entrance off Courtyard: Wood Doors

BUILDING C:

- North End Massing Foreground: Fiber-cement panels on rain-screen system. Paint finish (Cream)
- Massing Background: Fiber-cement lap siding (Red)
- Base: Ground Face CMU (to match Cream above)
- South End Massing Foreground: Wood composite panels
- Accent Panels @ Angel Bay: Fiber cement panels (Cream)
- Balconies: Powder Coat Aluminum

- Residential Windows: White Vinyl
- Storefront: Clear 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

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.
- 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.
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- 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

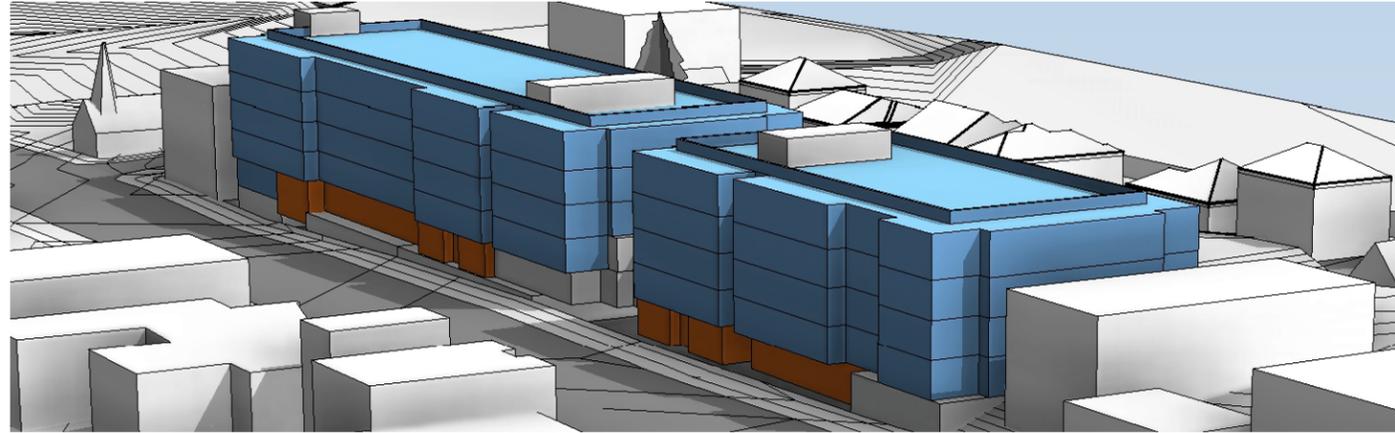
The landscape design should take advantage of special onsite conditions, such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

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

APPENDIX C - PROJECT EVOLUTION

MASSING COMPARISON



EDG REVIEW #1: 1 GAP IN BUILDING



DESIGN REVIEW #1: "FRAME" CONCEPT



EDG REVIEW #2 (FINAL): ADD SECOND GAP IN BUILDING



DESIGN REVIEW #2: 3 SEPARATE SCHEMES THROUGH MASSING



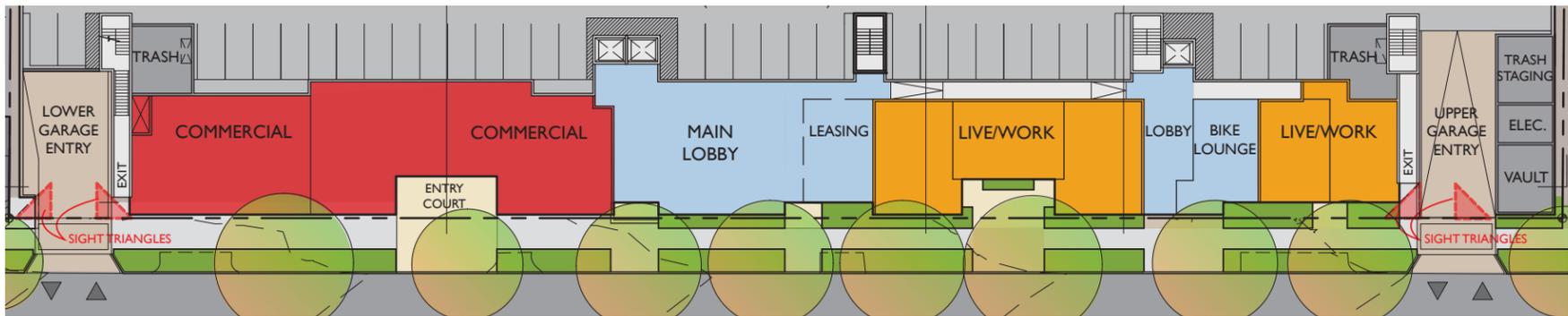
CURRENT DESIGN: 3 SEPARATE SCHEMES THROUGH MATERIALS

APPENDIX C - PROJECT EVOLUTION
 LEVEL I/PI LAYOUT COMPARISON



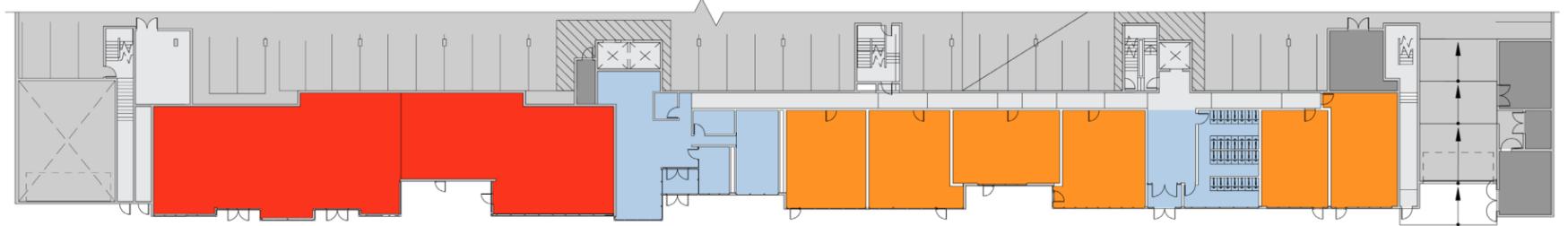
EDG REVIEW #1:

Approx. Units: 180
 Approx. Residential SF = 124,000 SF
 Approx. Commercial SF = NA
 Approx. Live/Work SF = 4,000 SF



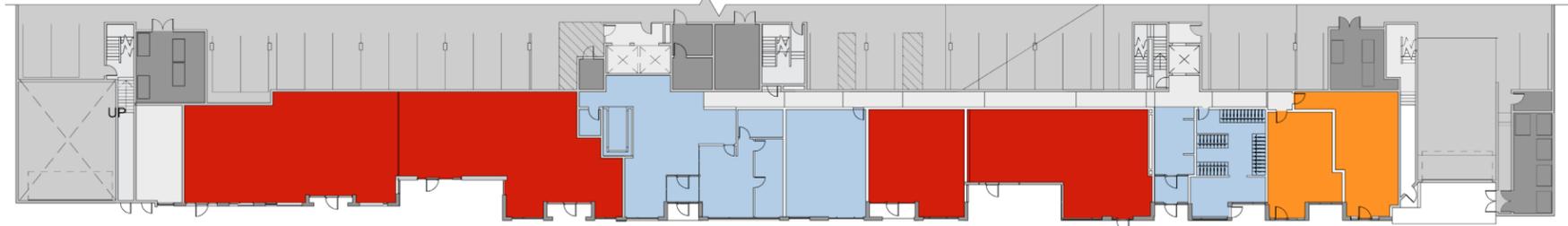
EDG REVIEW #2:

Approx. Units: 155
 Approx. Residential SF = 124,000 SF
 Approx. Commercial SF = 4,800 SF
 Approx. Live/Work SF = 3,400 SF



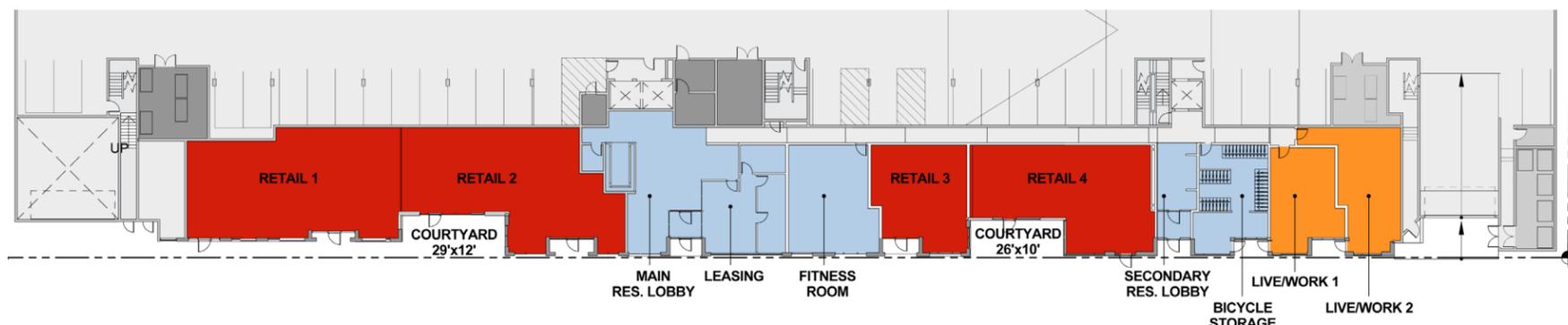
DR #1:

Units: 149
 F.A.R.: 2.72/3.25
 Residential SF = 113,127 SF
 Commercial SF = 4,187 SF
 Live/Work SF = 4,065 SF
 Amenity SF = 12,059 SF



DR #2:

Units: 145
 F.A.R.: 2.77/3.25
 Residential SF = 108,000 SF
 Commercial SF = 5,736 SF
 Live/Work SF = 1,368 SF
 Amenity SF = 11,204 SF



CURRENT DESIGN:

Units: 136
 F.A.R.: 2.49/3.25
 Residential SF = 102,700 SF
 Commercial SF = 4,912 SF
 Live/Work SF = 1,333 SF
 Amenity SF = 11,204 SF

APPENDIX D - NORTH/SOUTH ELEVATIONS



NORTH ELEVATION - BUILDING A



NORTH ELEVATION - BUILDING B



SOUTH ELEVATION - BUILDING B



SOUTH ELEVATION - BUILDING C



SOUTH ELEVATION - BUILDING A



NORTH ELEVATION - BUILDING C

APPENDIX E - DESIGN PRECEDENTS + PROJECT EXAMPLES



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

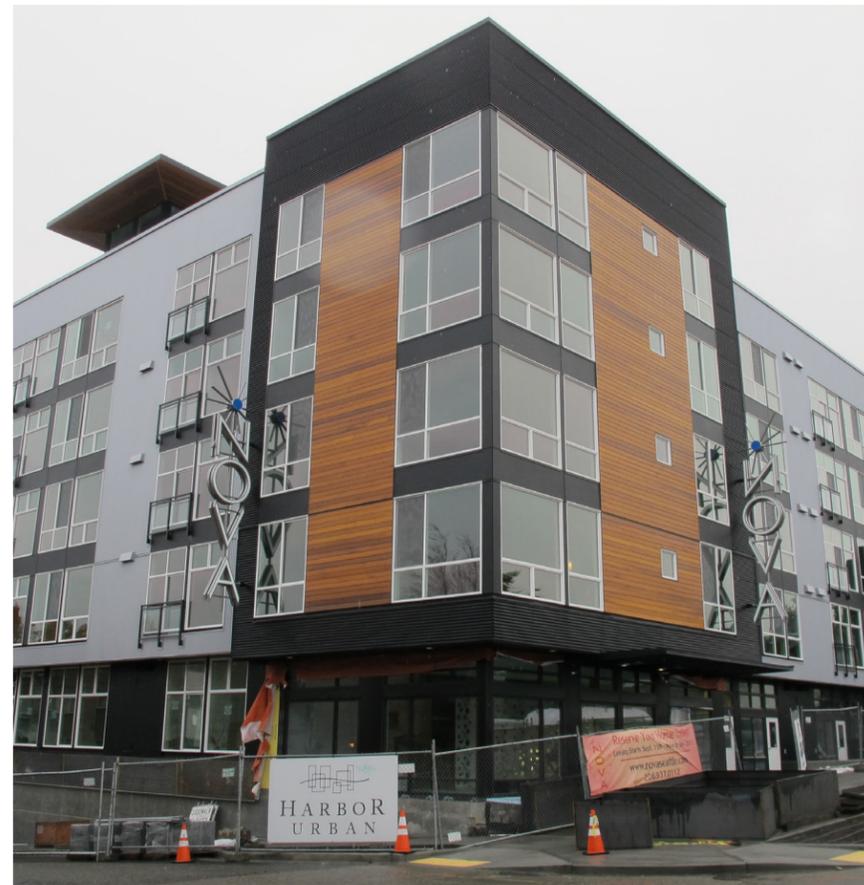
COMPLIMENTARY BUT DIFFERENTIATED

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

APPENDIX E - DESIGN PRECEDENTS + PROJECT EXAMPLES



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.

APPENDIX E - DESIGN PRECEDENTS + PROJECT EXAMPLES - RECENT NK PROJECTS



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

3210 CALIFORNIA AVE SW - DPD #3014176

DESIGN REVIEW RECOMMENDATION