

western & university

early design guidance meeting

1301 Western Avenue, Seattle, WA 98101

MACK URBAN & ANKROM MOISAN ARCHITECTS, INC.
DPD #3014451 / **3 DECEMBER 2013**



project address

1301 Western Ave
Seattle, WA 98101

project team

OWNER / APPLICANT

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ARCHITECT

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117 South Main Street, Ste 400
Seattle, WA 98104
206.576.1600
Contact: Michael Willis
michaelw@ankrommoisan.com

LANDSCAPE

Hewitt
101 Stewart Street, Ste 200
Seattle, WA 98101
206.624.8154
Kris Snider
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program goals

- Approximately 150-180 residential apartments with a diversity of sizes and rent levels
- Approximately 5,000 sf of retail
- Approximately 130 parking stalls

project goals

GOAL #1: Pedestrian Connection

Complete the pedestrian connection from Harbor Steps Park to the new Waterfront Park by maximizing the large sidewalk on University through landscaping, storefront materials and an animated street edge.

GOAL #2: Timeless Residential Building

Honor the historic masonry past of the neighborhood at the lower levels while providing a more contemporary and light tower design that is less modulated than surrounding buildings.

GOAL #3: Ground Level Engagement

Provide a quality pedestrian engagement with the materials, retail spaces, and amenity areas surrounding the building at grade level for both residents and passers by.

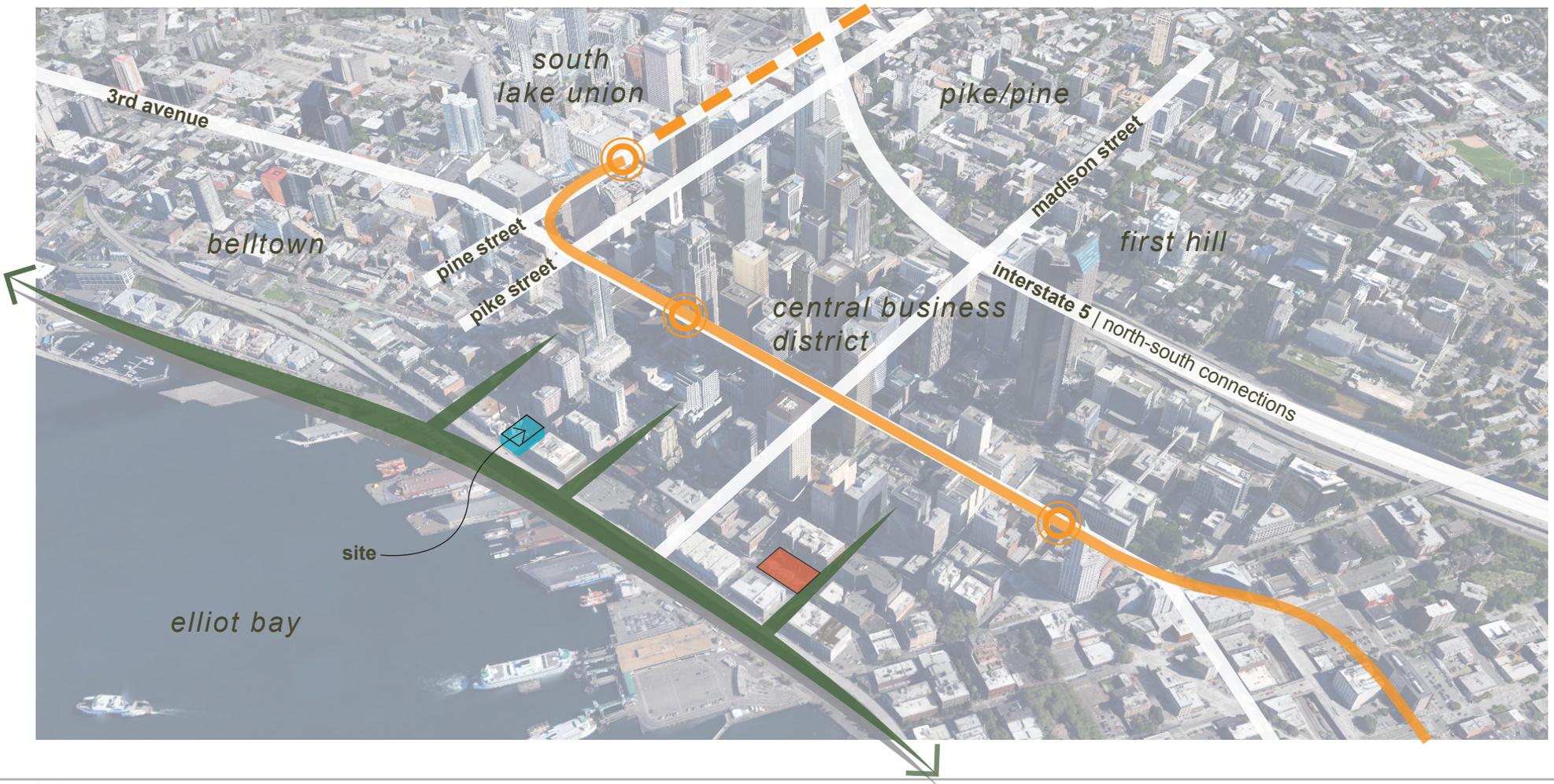
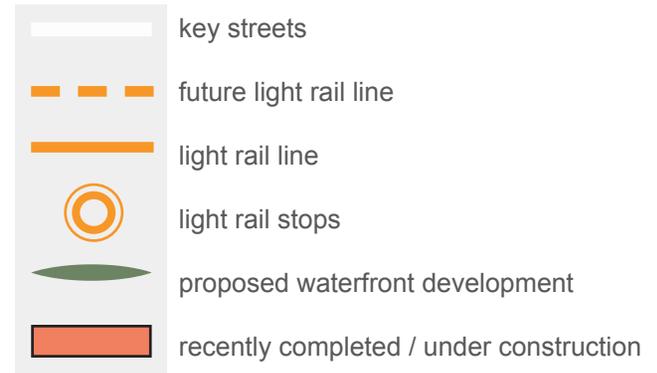


image courtesy of waterfront seattle



SITE CHARACTERISTICS

- Well-connected in all directions by car, transit, foot and ferry.
- One of the first developments along Western Ave to be focused towards the new waterfront park.
- Primary entry point to the waterfront and an extension of Harbor Steps.
- At the base of a steep urban grade.







BASE ZONE: DMC-160

OVERLAYS: Urban Center Village Overlay, Downtown Fire District Overlay, Urban Harborfront Historic Character Area

SITE AREA: 17,245 sf

BASE HEIGHT: 160'

FAR:

- Base FAR: 5
- Max FAR: 7
- No FAR for Residential

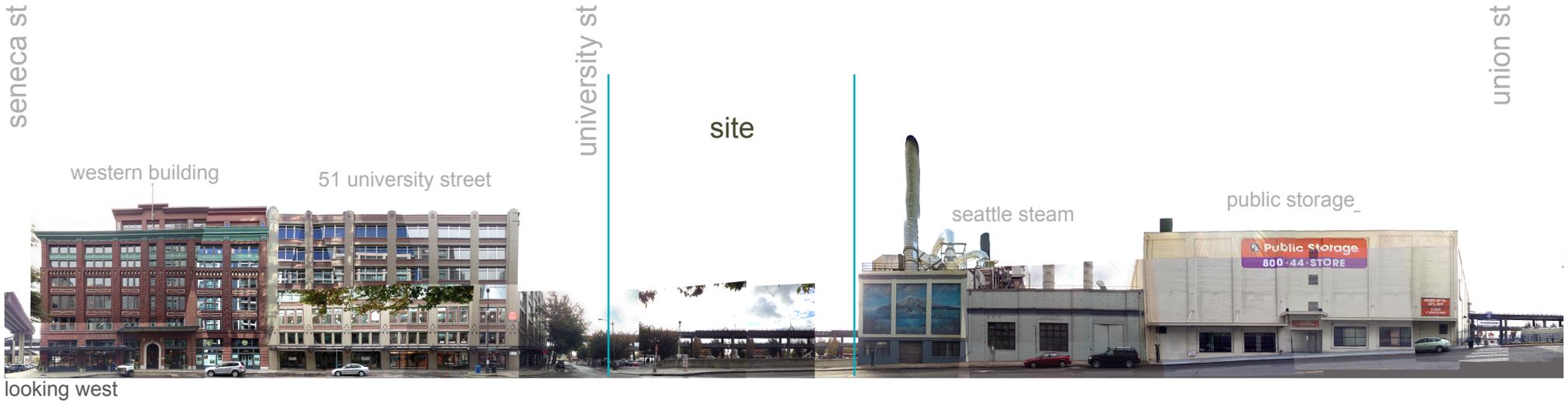
VIEW CORRIDOR:

- 60' max height above University St
- 40' min setback from University St

BASELINE ZONING

- No street level uses required
- No parking is required
- Bicycle parking required at 1 space for every 2 dwelling units
- University Street currently designated as a green street
- Facade Transparency
 - 60% of University
 - 30% of Western







DESIGN CUES

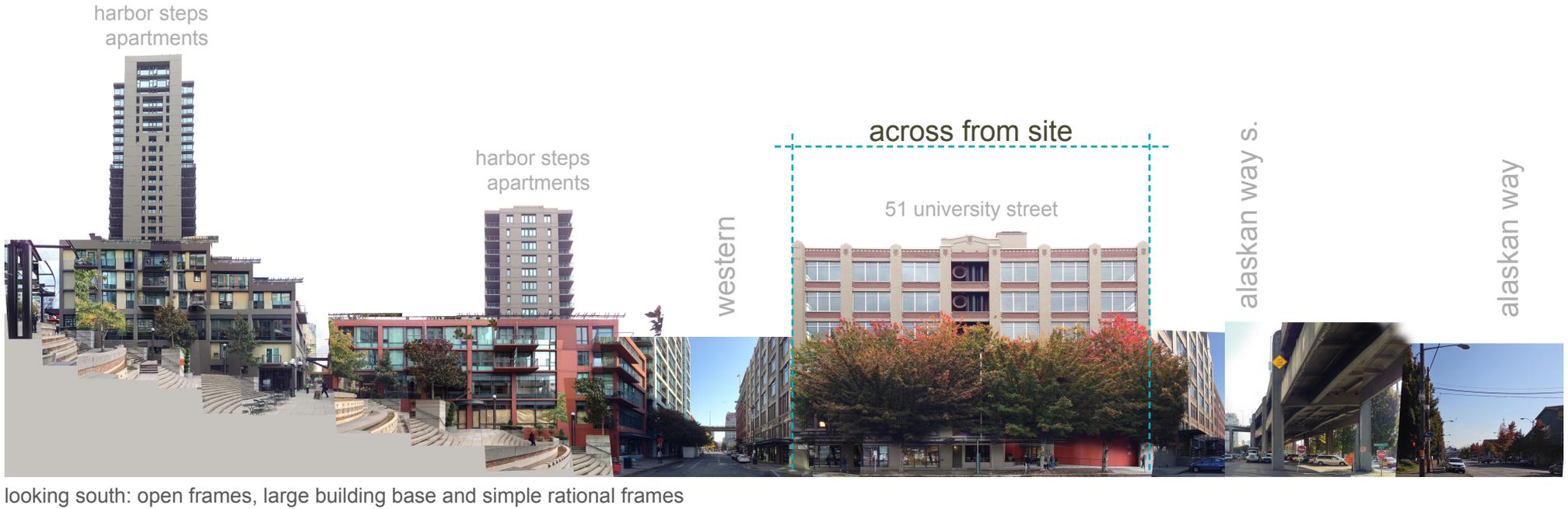
- Neighborhood character street
- Regular cadence of retail bays
- Masonry buildings
- No setback at sidewalk
- Vehicular access
- Large, simple, rational brick frames with applied detail
- Monumental building base with embedded details

residential / mixed-use

commercial / service

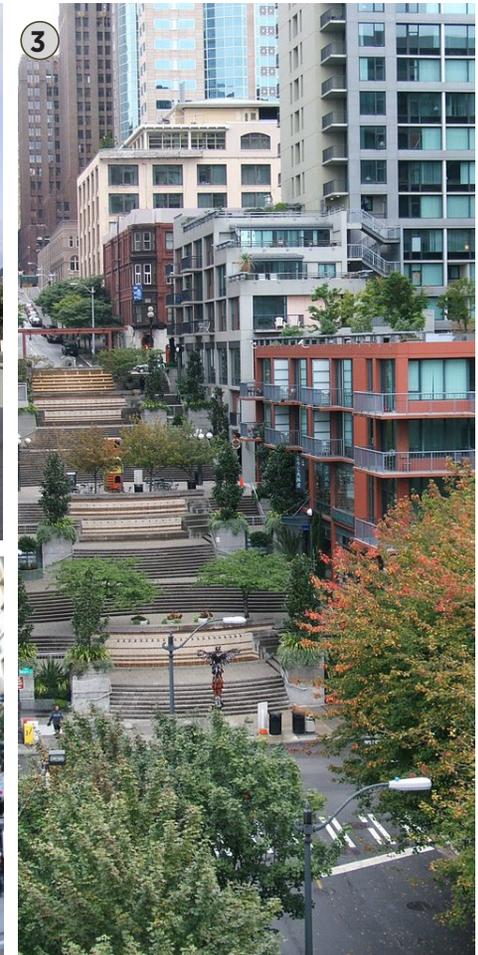
institutional / cultural





DESIGN CUES

- Active mix of retail, multifamily housing, and restaurants
- Faster-paced, but more pedestrian-oriented
- Majority of structures vary in height
- Steeper grade results in semi-transparent, stepped retail; new development incorporates full-height storefront
- Major-pedestrian street



applied corner details

stepped base

- residential / mixed-use
- commercial / service
- institutional / cultural



Western & University / streetscape character: alaskan way/waterfront



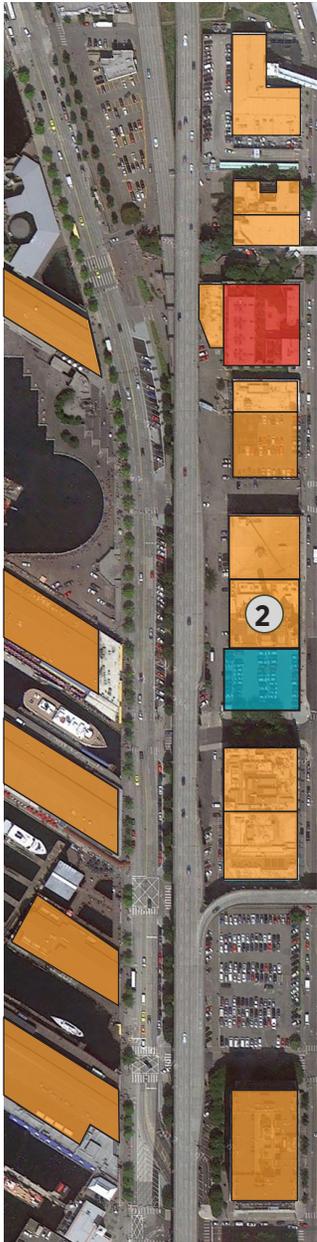
looking east



looking east: to be replaced with treed boulevard



looking west



DESIGN CUES

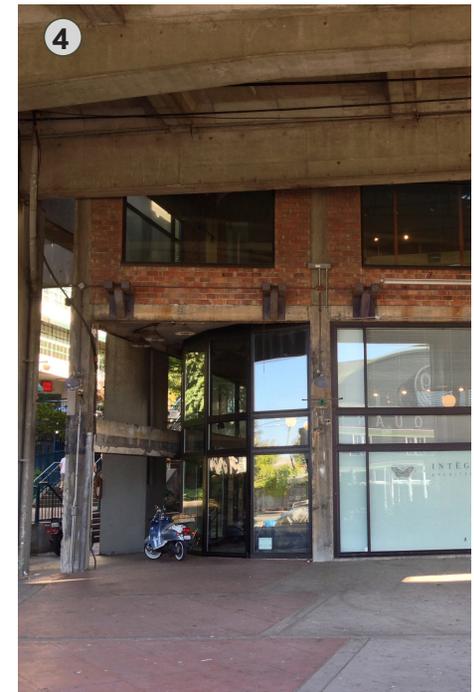
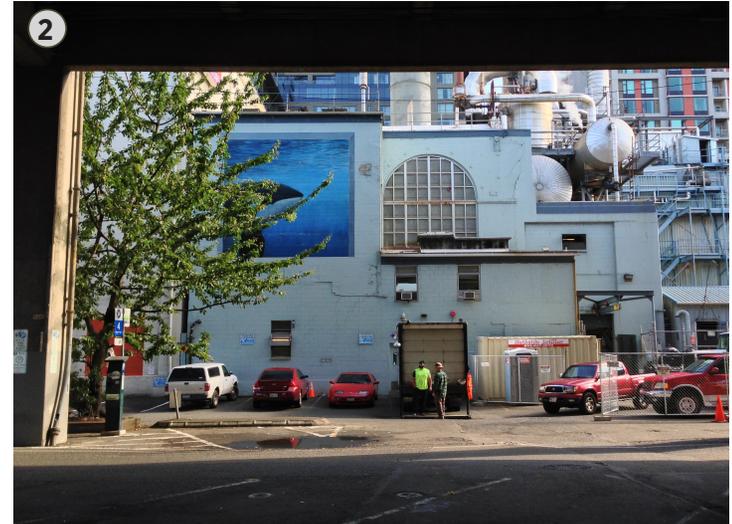
Current:

- Loading Functions
- Utilitarian/warehouse brick structures
- Angled parking
- Fast traffic noise

Future:

- Sweeping green space
- Improved Boulevard
- Viaduct is demolished
- Connection to waterfront

- residential / mixed-use
- commercial / service
- institutional / cultural



PROPOSED WATERFRONT PLAN: 2016

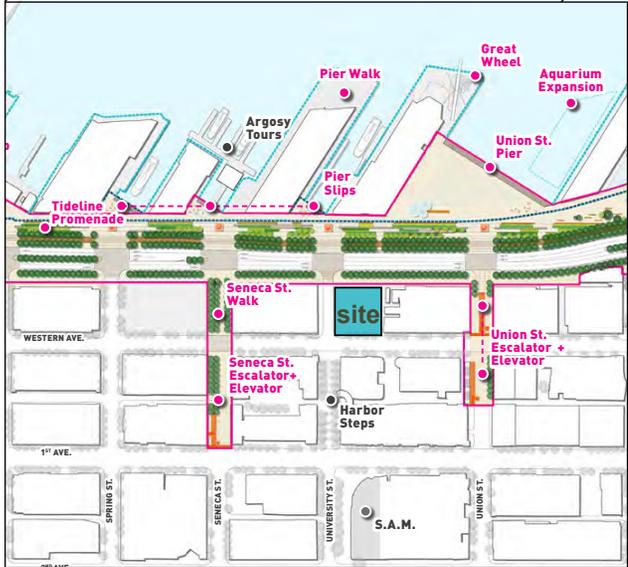


image courtesy of waterfront seattle



- Turn the city toward Elliot Bay
- Connect downtown with the waterfront
- Complete the harbor step connection with the pier
- Scale to existing warehouse architecture of the waterfront
- No improvements planned for University Street
- Project will precede waterfront improvements



image courtesy of waterfront seattle

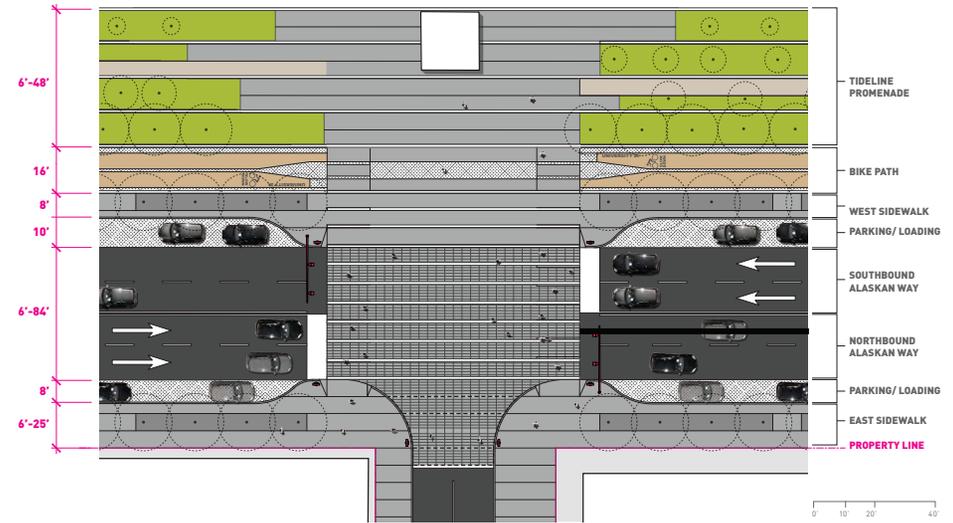


image courtesy of waterfront seattle

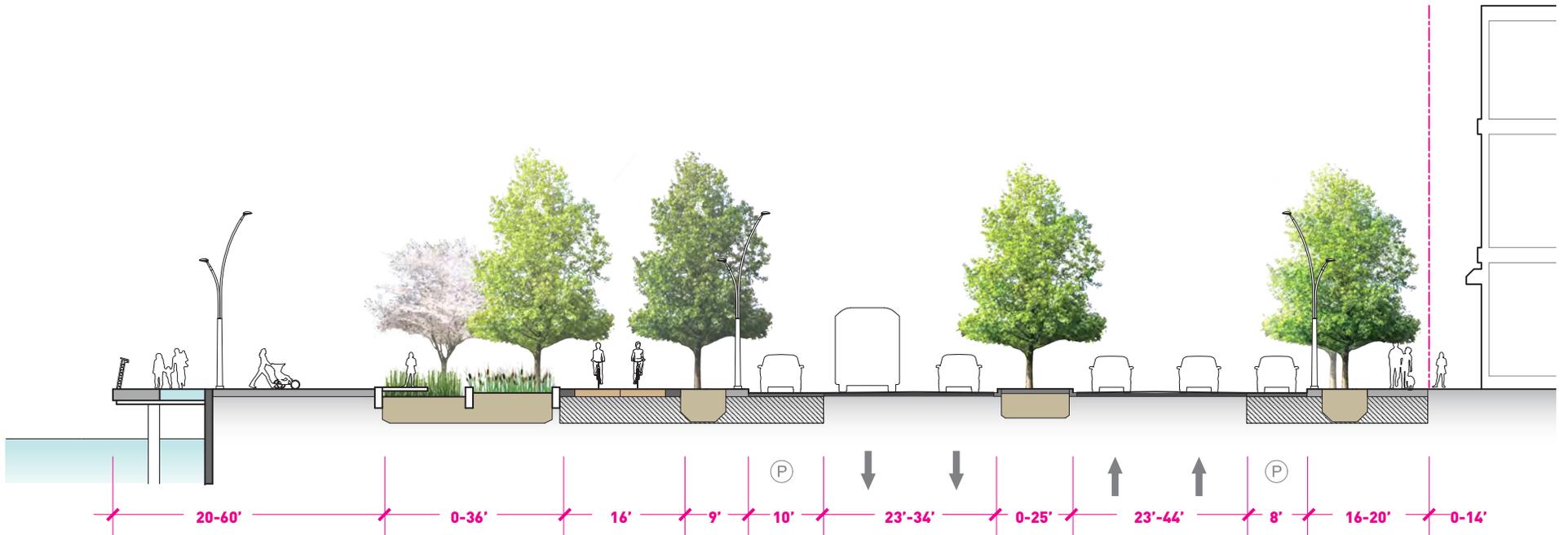


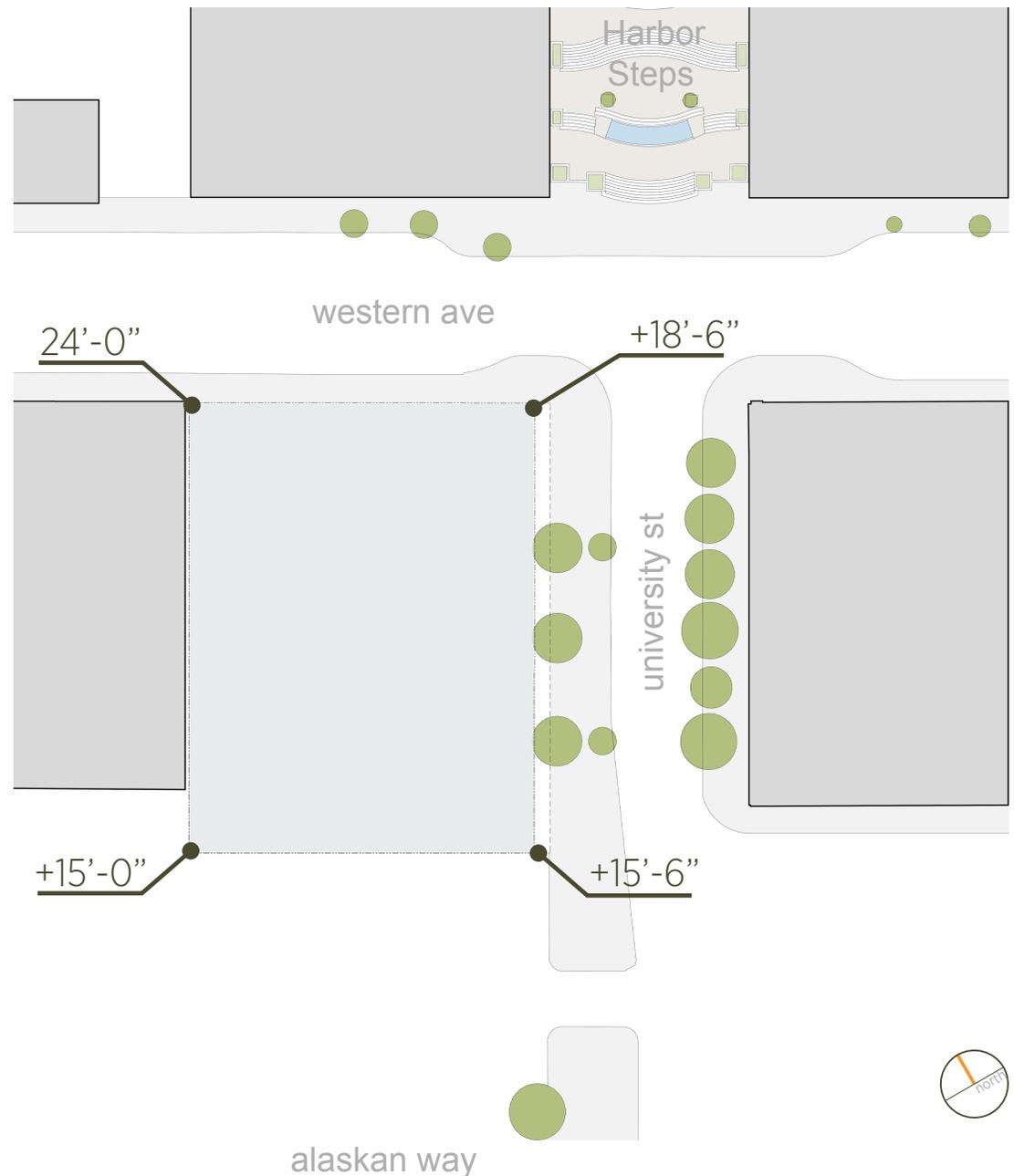
image courtesy of waterfront seattle

Survey Summary:

- slopes 9'-0" from low point (west corner) to high point (north corner)
- Final grades to west undetermined.

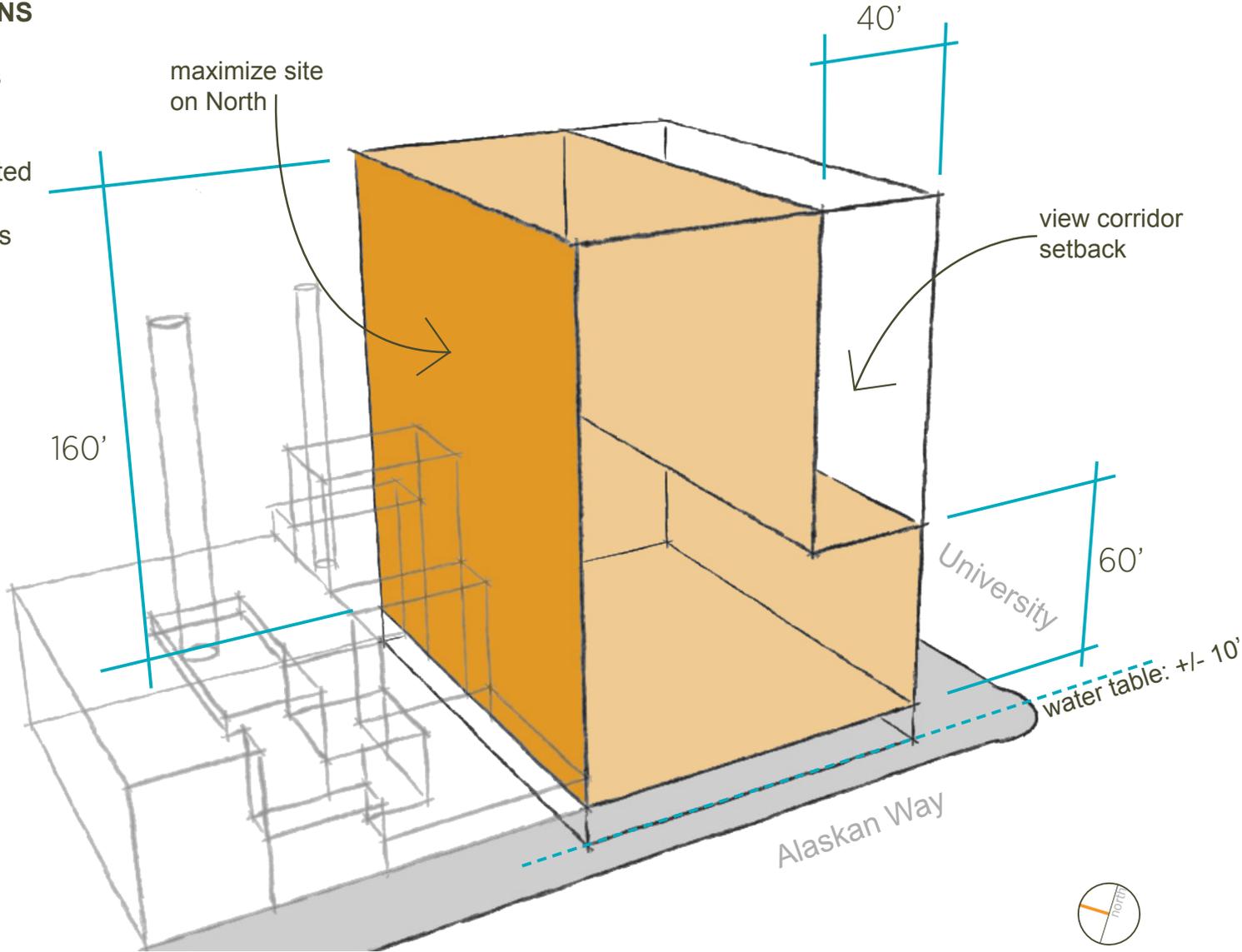
Boundaries:

- University Street connects to waterfront and Harbor Steps
- Western Ave, north-south side street.
- Alaskan Way, north-south arterial and site of new waterfront plan.
- Seattle Steam along north property line.



THE STARTING POINT FOR 3 MASSING OPTIONS

- Limited opportunities for large massing changes
- Massing options limited to north facade and how building interacts with podium.



SUMMARY

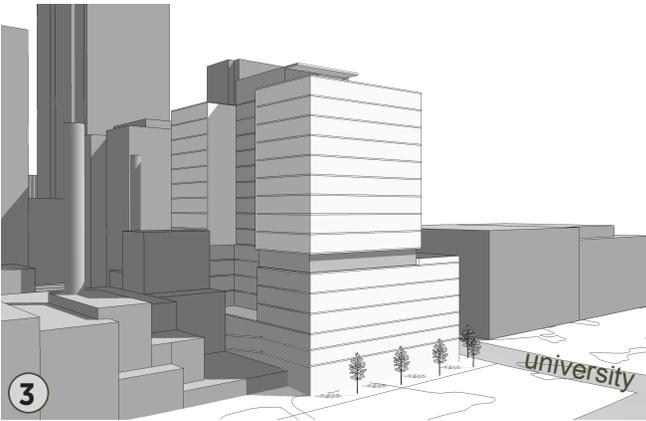
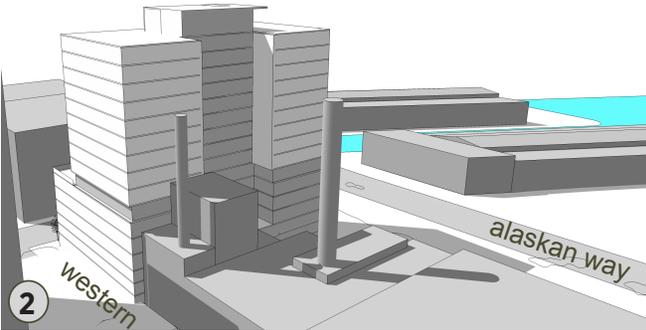
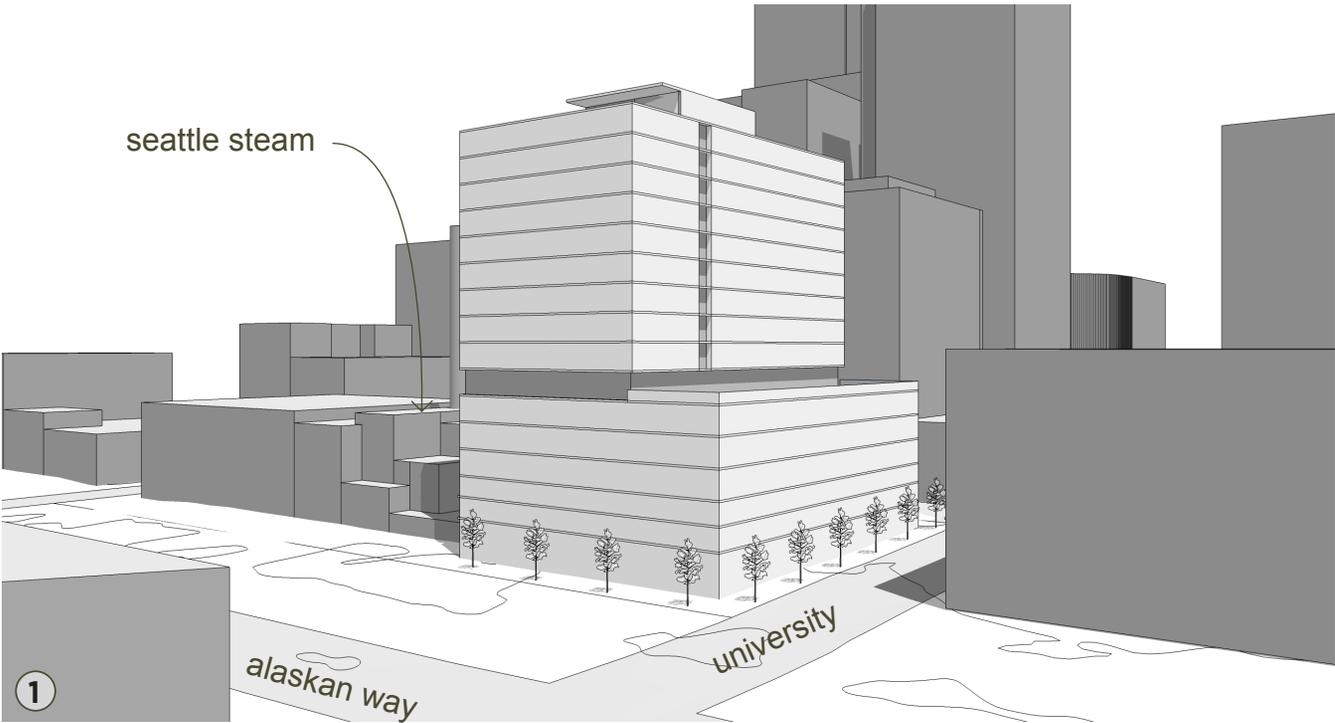
gross area	216,000 sf
net residential	120,000 sf
net retail	4,000 sf
units	175

PROS

- Mimics massing similar to Harbor Steps
- Maximizes development area to North

CONS

- Boxy massing at base
- Large blank wall on north property line. “Turns its back to Seattle Steam”
- Extra deep units are inefficient



SPRING / FALL

9 AM



NOON

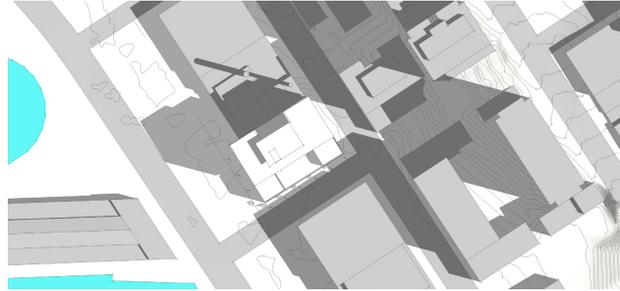


3 PM



SUMMER

9 AM



NOON



3 PM



WINTER

9 AM



NOON



3 PM



SUMMARY

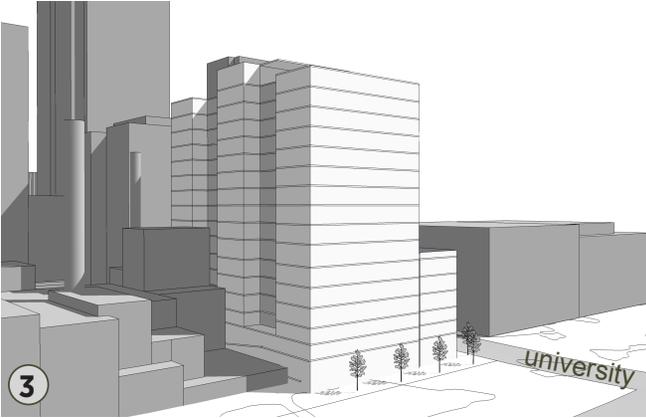
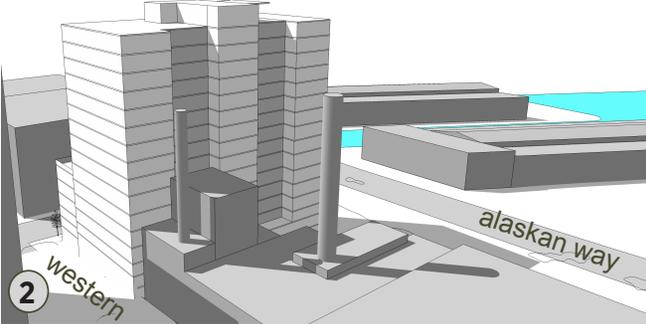
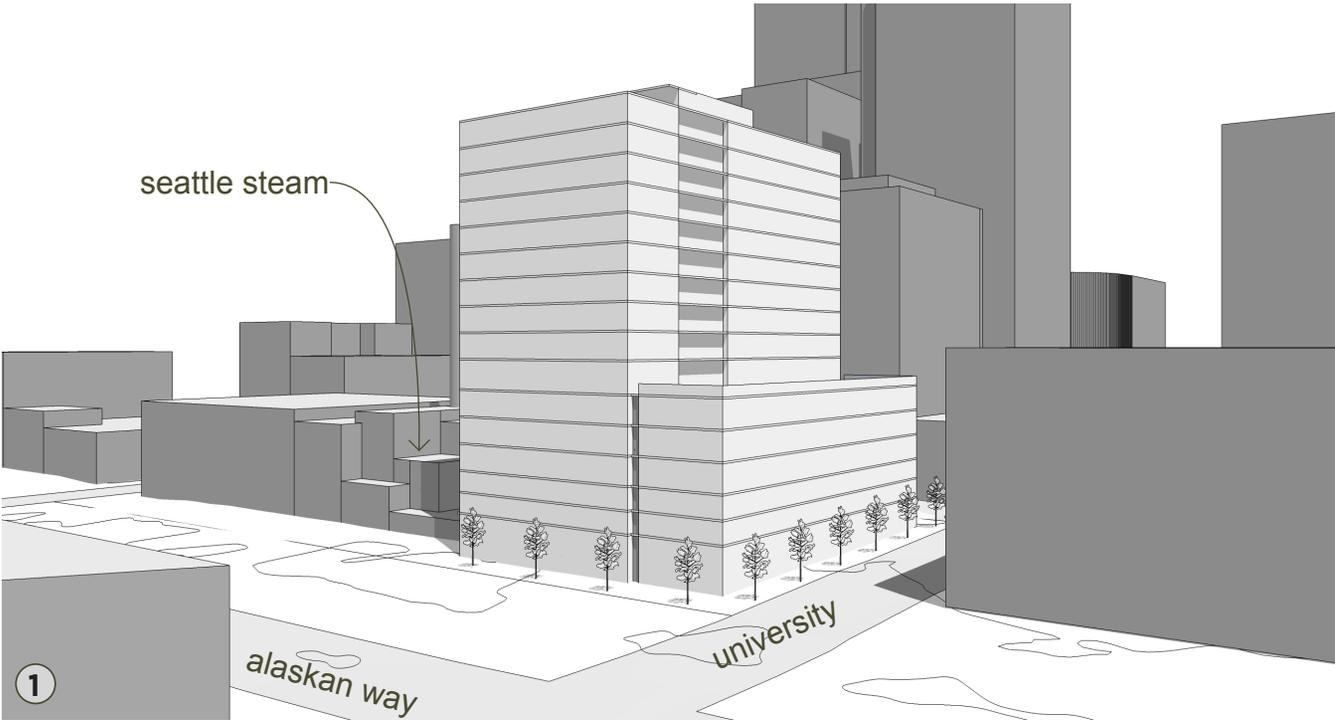
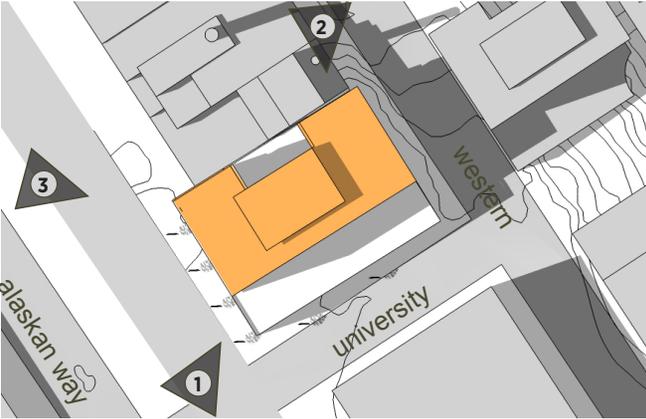
gross area	220,000 sf
net residential	125,000 sf
net retail	4,000 sf
units	180

PROS

- More glass and units facing north
- Base scale is broken up with multiple uses

CONS

- Busy mix of blank wall and glass on north property line
- Extra deep units are inefficient



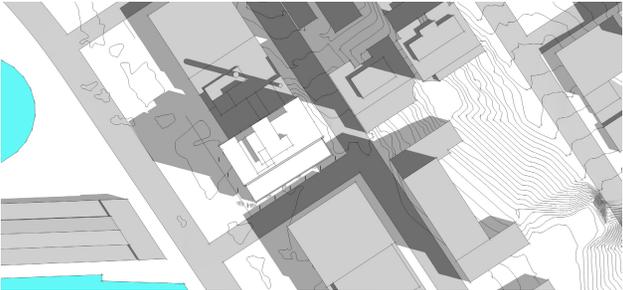
SPRING / FALL

9 AM



SUMMER

9 AM



WINTER

9 AM



NOON



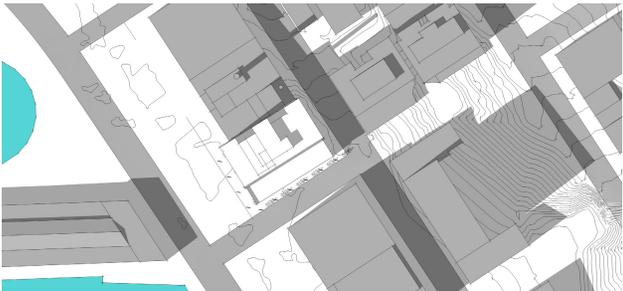
NOON



NOON



3 PM



3 PM



3 PM



SUMMARY

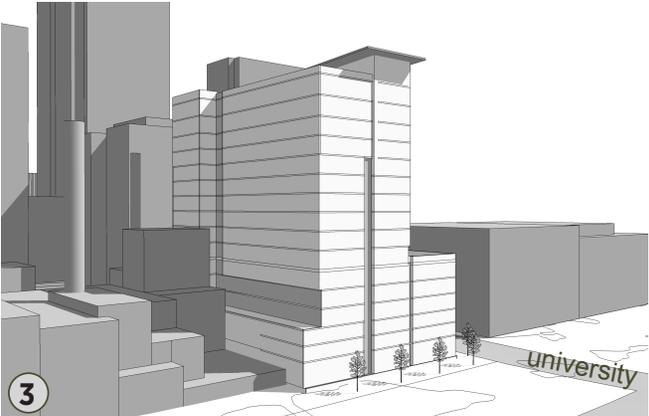
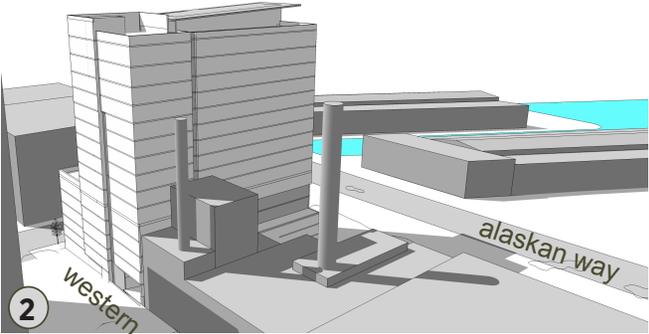
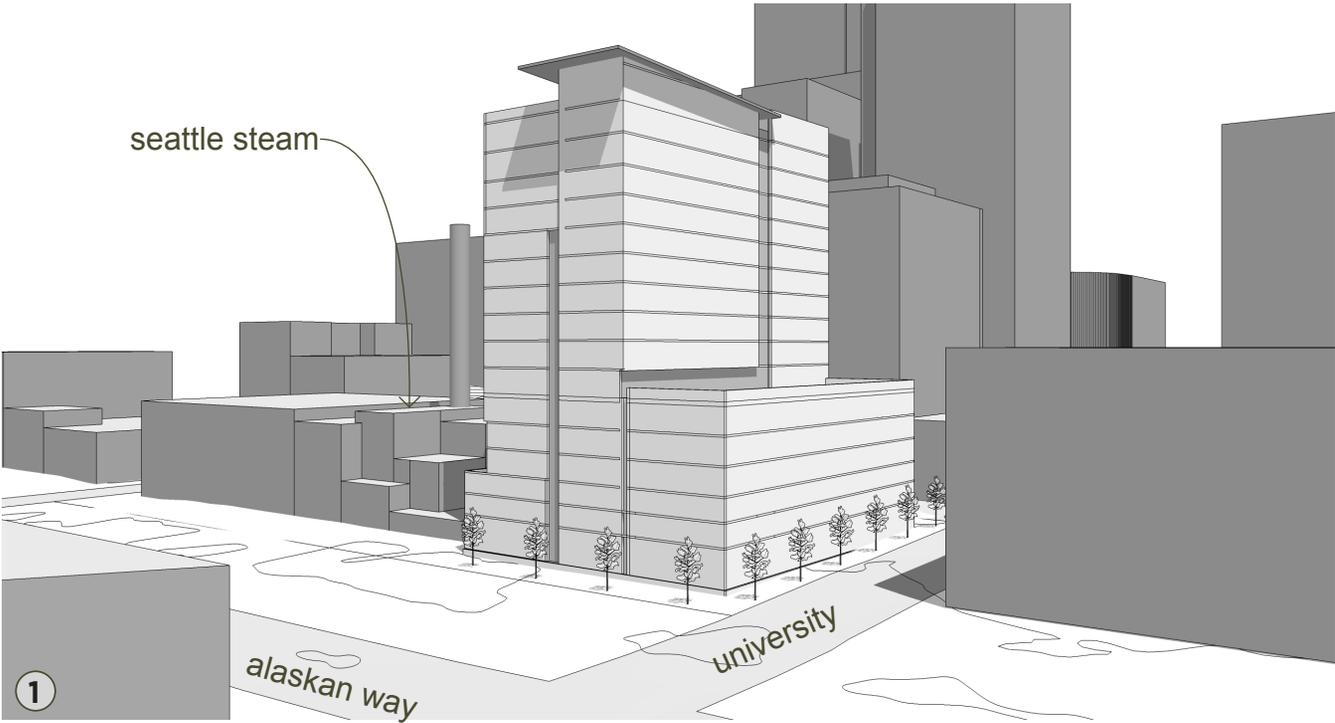
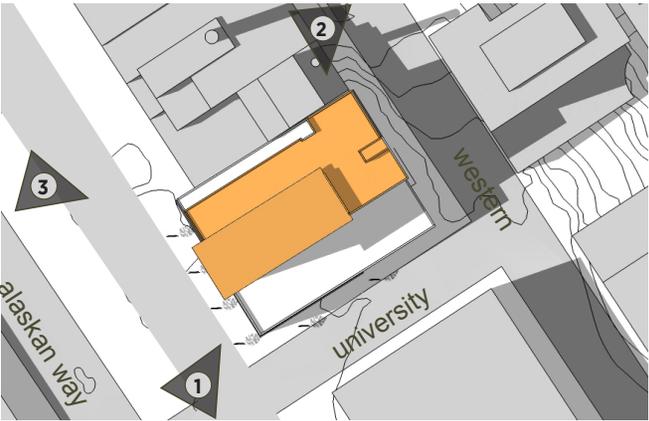
gross area	214,600 sf
net residential	123,000 sf
net retail	4,000 sf
units	175

PROS

- Tower is broken down into 2 distinct forms. Slims the expression all the way to the ground.
- Tower only 65' wide.
- Pulls away from north property line to allow unit views to north.
- Distinct silhouette at top to give the project an identity.

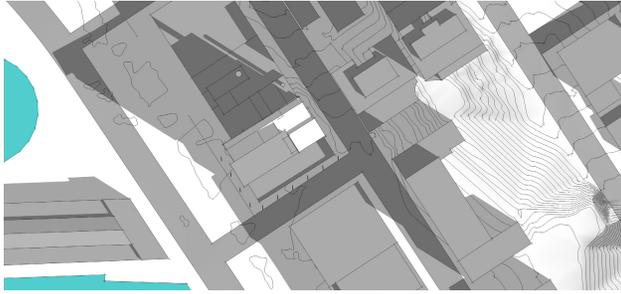
CONS

- Doesn't maximize the development potential

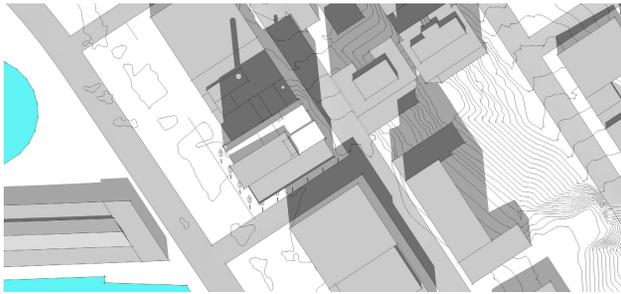


SPRING / FALL

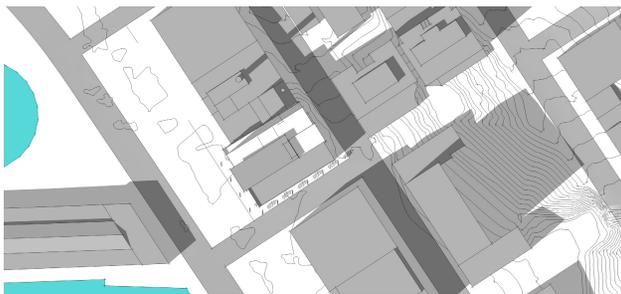
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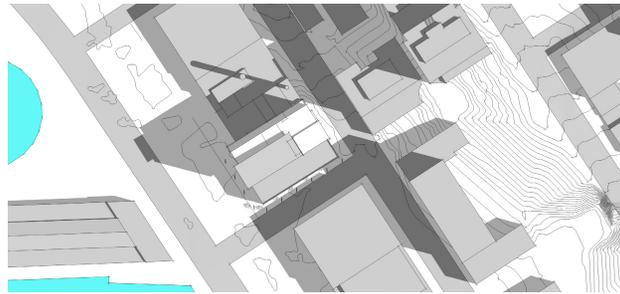


3 PM



SUMMER

9 AM



NOON



3 PM



WINTER

9 AM

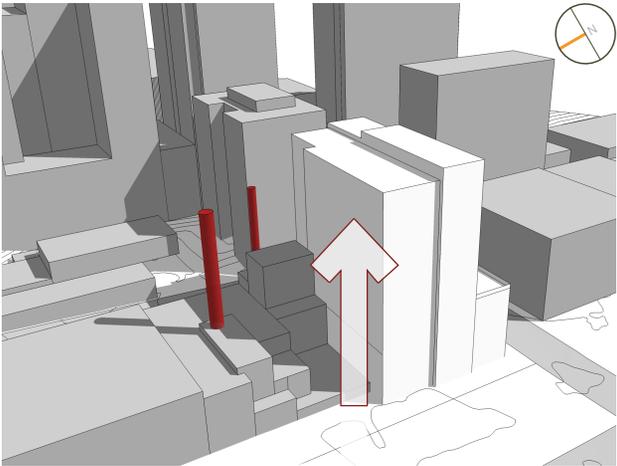


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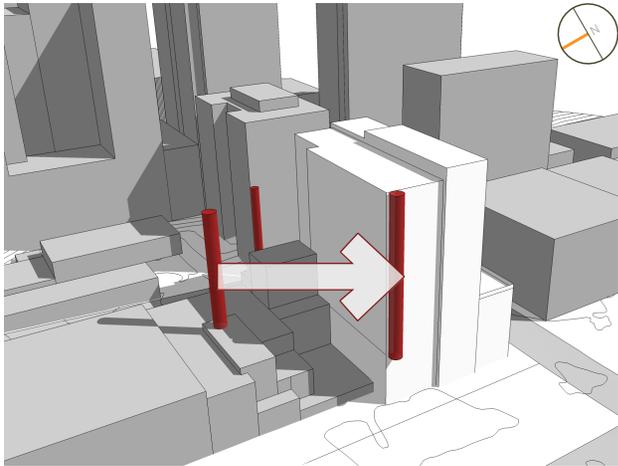


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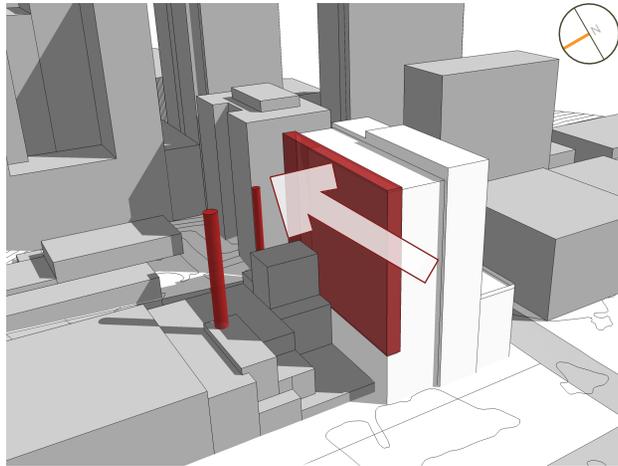




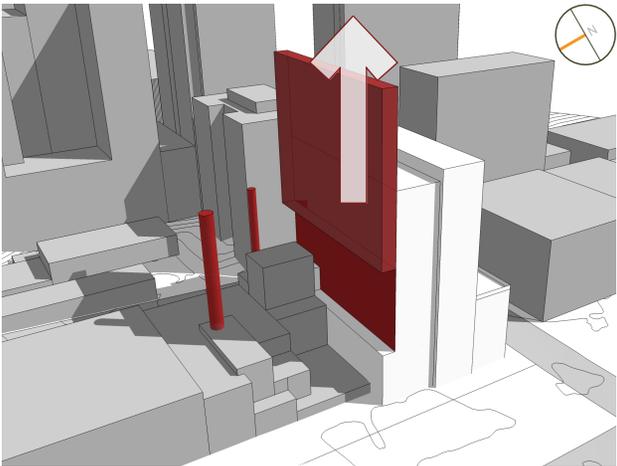
1 Max out north facade...



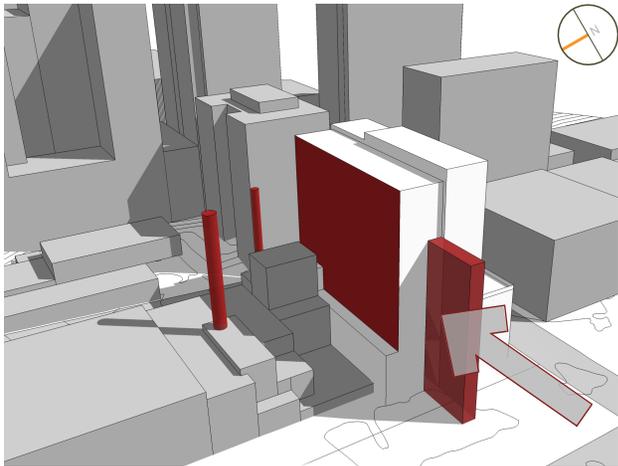
2 Take proportion of smokestack...



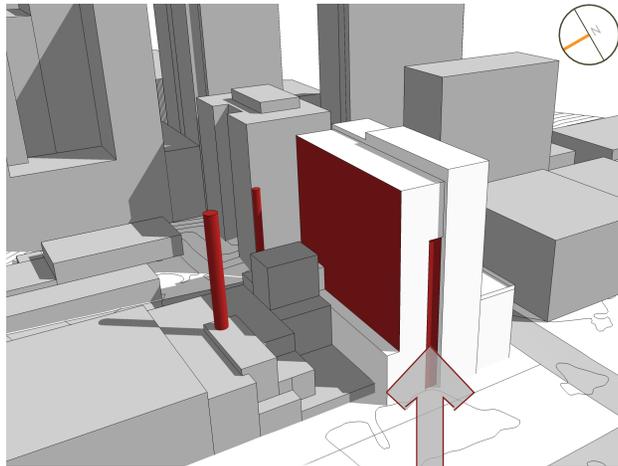
3 ...and apply it to the north facade...



4 ...and subtract that area away from north to optimize the best views...

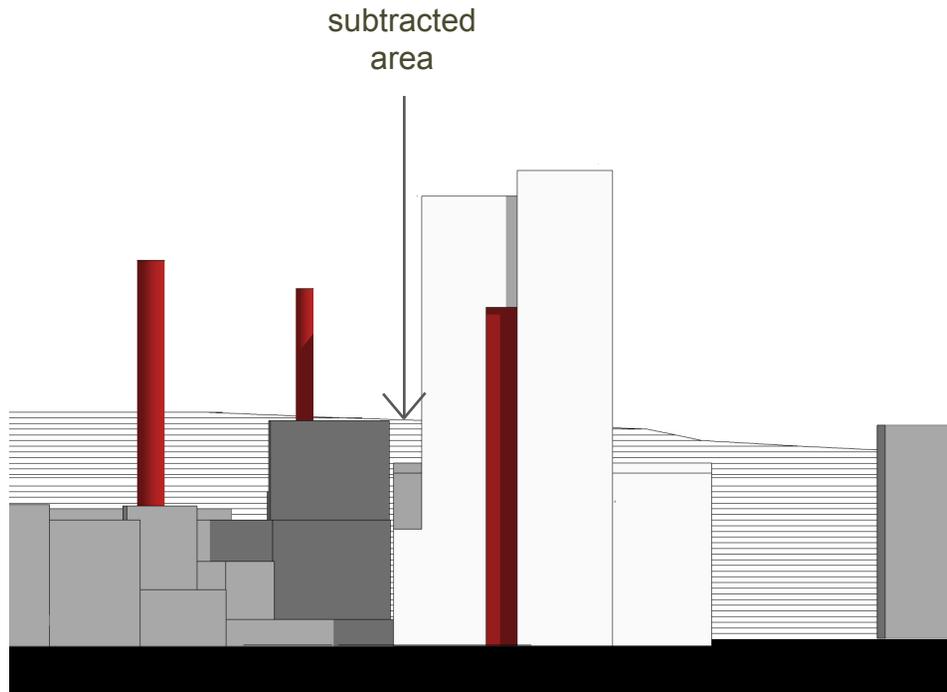
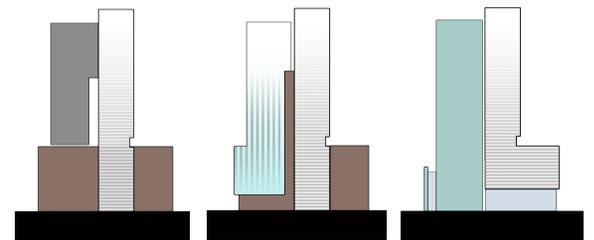
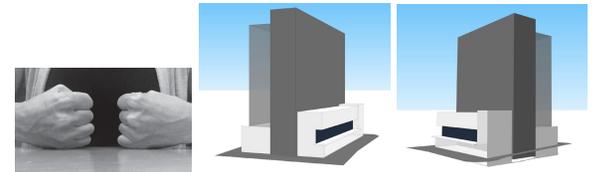
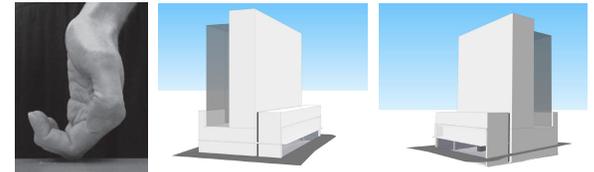


5 ...use that area to tie towers together...



6 ...and mimic the smokestack proportions in new massing.

PARTI studies:

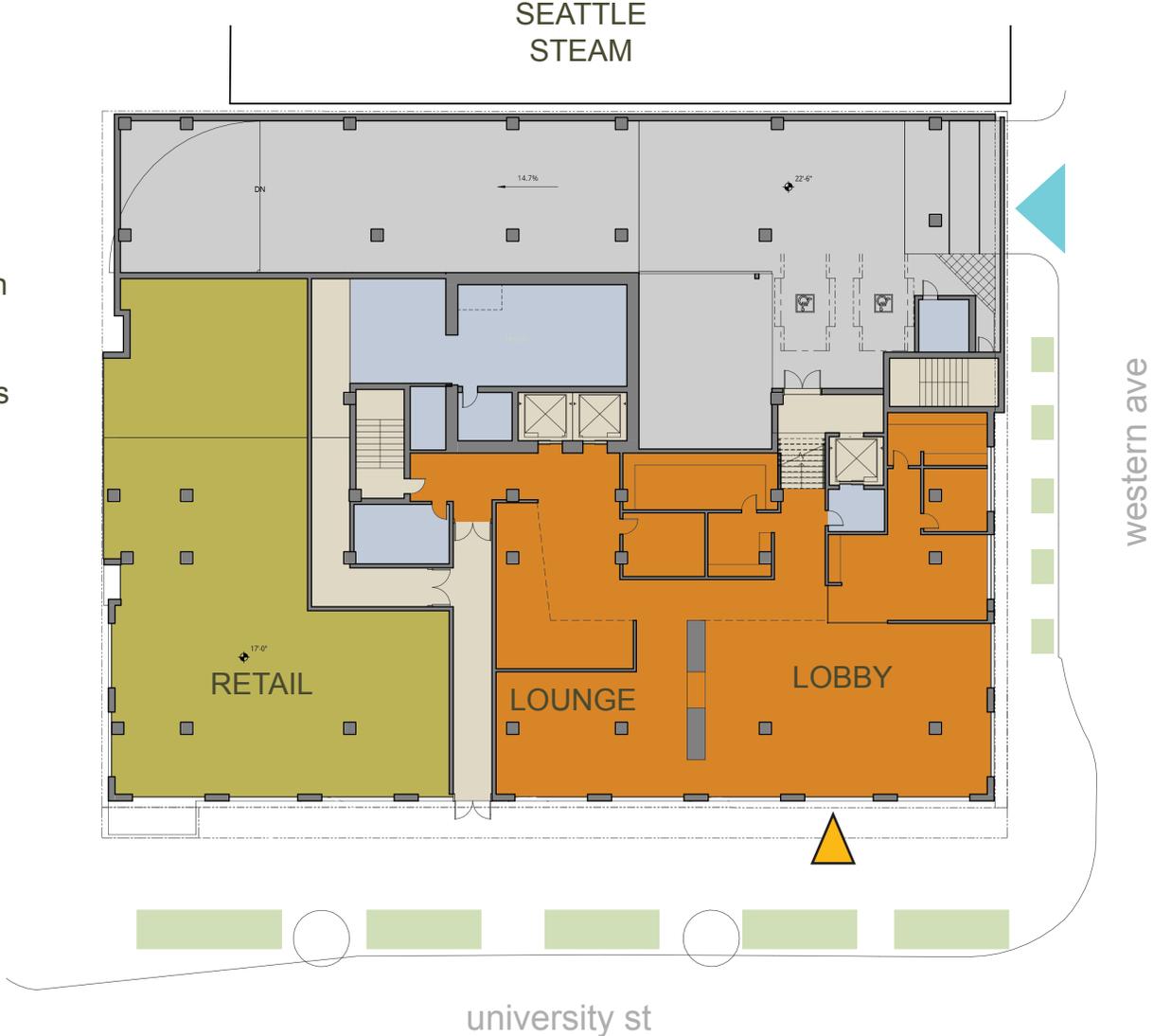


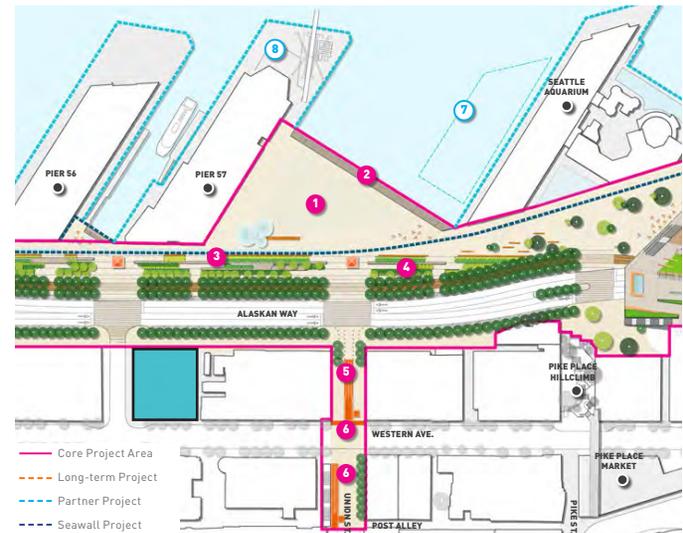
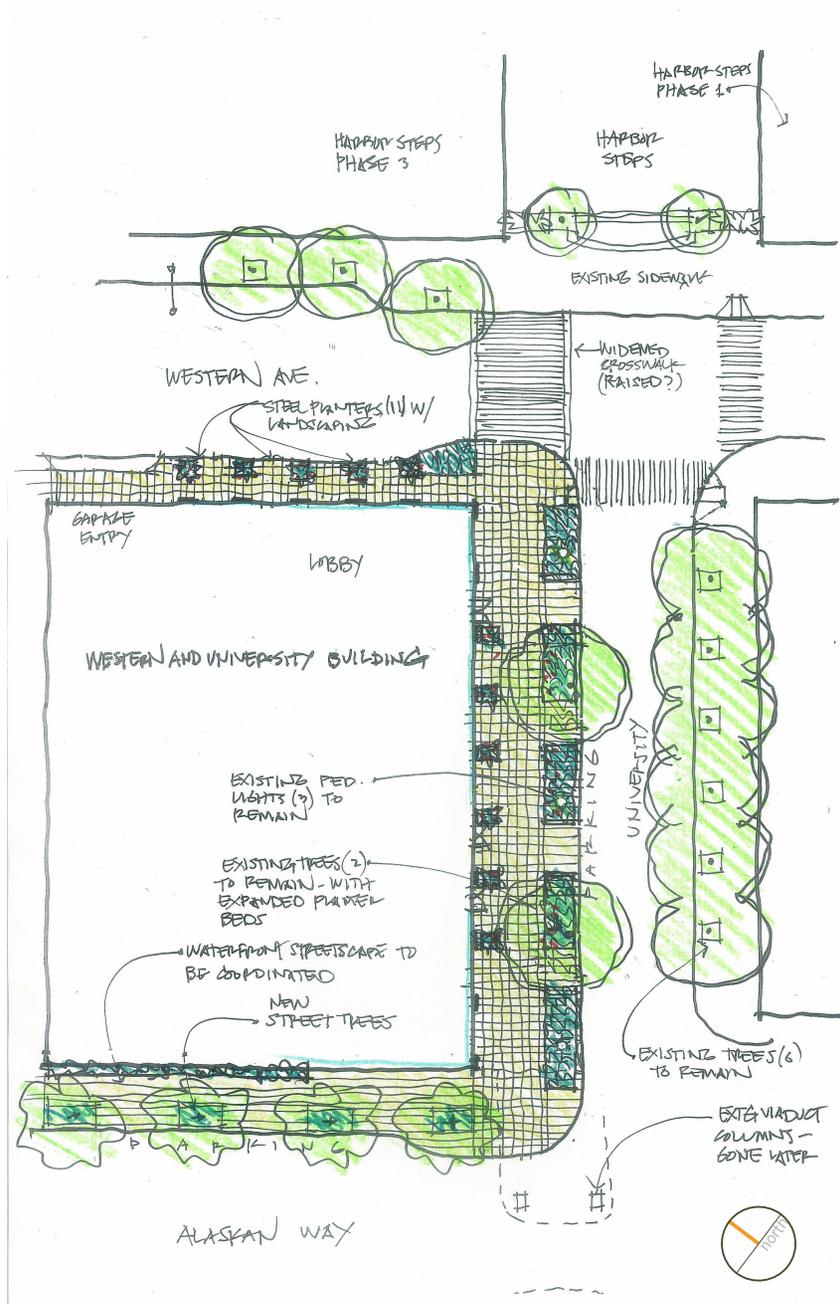
PARTI water's edge

- Smokestack proportion grounds building on city and water's edge
- Breaks facade in two on short and long facades

- Access to parking from Western Avenue, the least used edge of the site.
- Proposed access follows a pattern established by neighboring properties.
- Focus retail along pedestrian travel paths.
- Lush, green pedestrian focus on University

 vehicular entry
 pedestrian entry



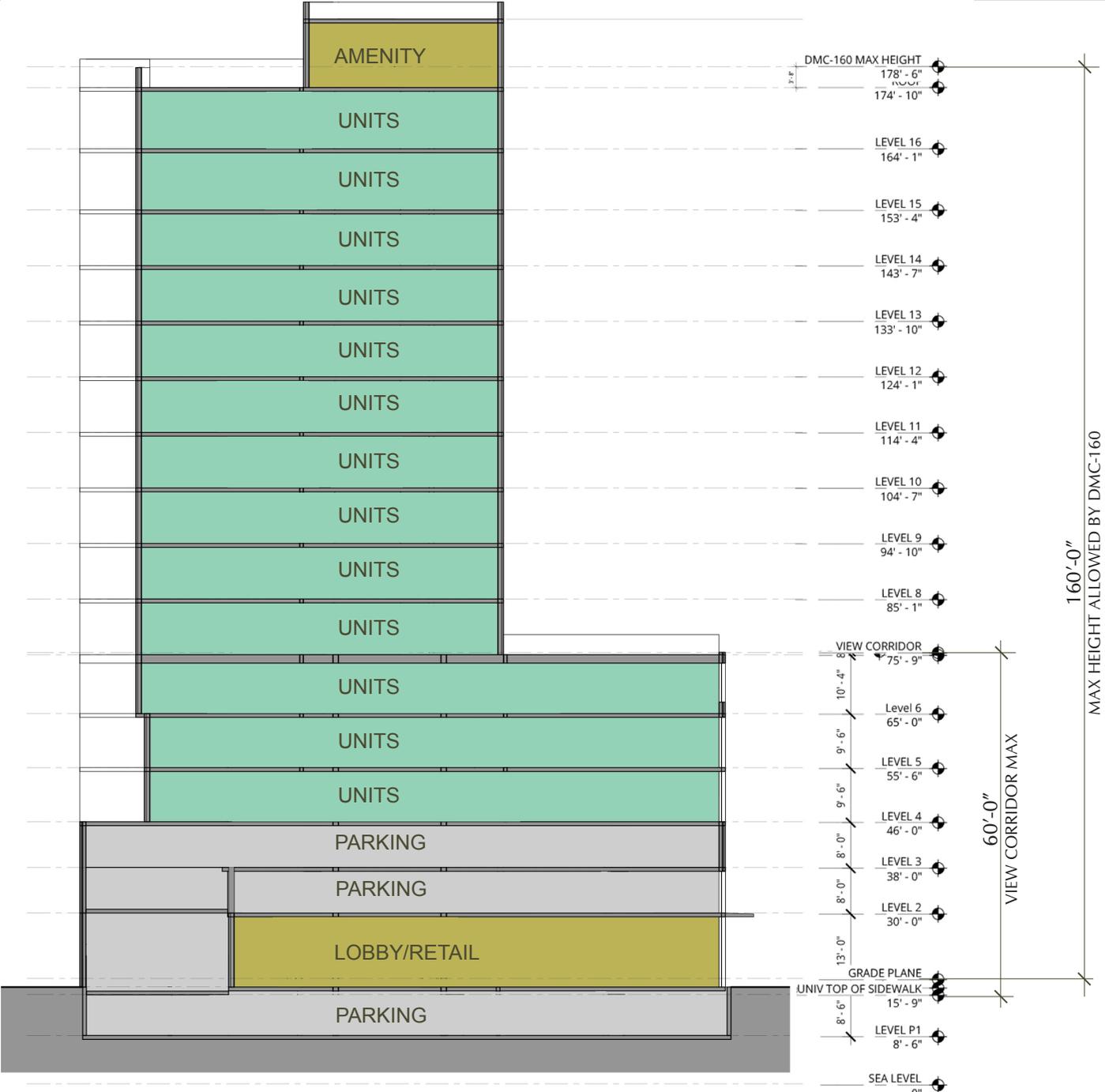


- Core Projects**
- 1 The Cloud
 - 2 Union St. Pier Get-Down
 - 3 Tideline Promenade
 - 4 Terrace Gardens
 - 5 Union St. Improvements
 - 6 Union St. Elevator/Escalator

proposed design to west of site

Western & University / massing option #3 (preferred): upper level plans





(a) north-south section



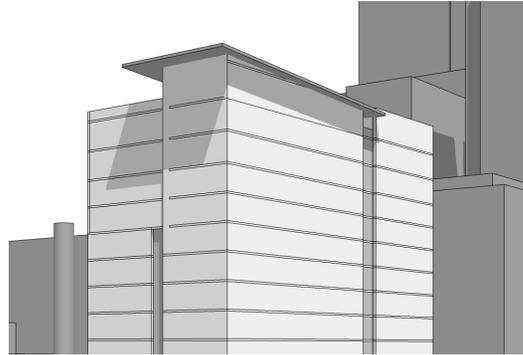
Western & University / key design guidelines



A-1/ RESPOND TO THE PHYSICAL ENVIRONMENT

Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.

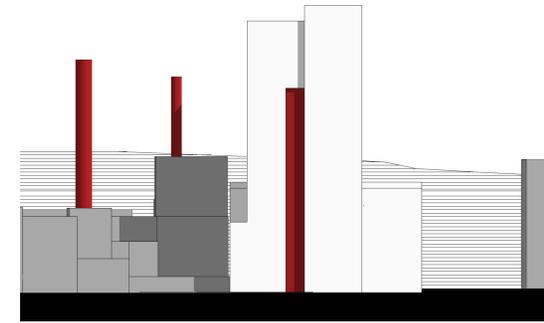
Architectural concept responds to the city scale horizontal edge condition of the waterfront to the west and the verticality of the city that rises to the east.



A-2 ENHANCE THE SKYLINE

Design the upper portion of the building to promote visual interest and variety in the downtown skyline.

Roofline provides a distinctive profile that adds to the skyline and alludes to the historic forms of the adjacent pier structures. Airiness of glass tower graceful against the framed concrete towers of existing buildings.



B-1/ RESPOND TO THE NEIGHBORHOOD CONTEXT

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhoods.

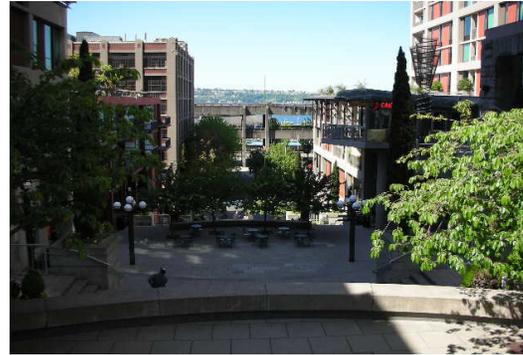
Project reinforces the distinct character of the different streets fronting the site. Tower above sets back to comply with view corridor requirements. Building base responds to surrounding masonry buildings.



B-2/ CREATE A TRANSITION IN BULK AND SCALE

Composing the massing of the building to create a transition to the height, bulk, and scale of development in neighboring or nearby less-intensive zones

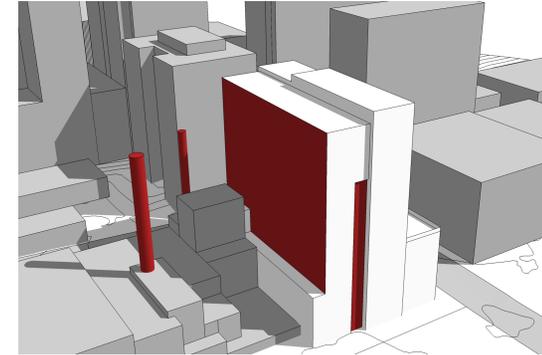
The project develops a strong base that addresses the pedestrian experience along each street. Building massing steps back from the street front. The reduced scale accommodates views and provides a slender form in keeping with the scale of many of the neighboring properties.



B-3/ REINFORCE THE POSITIVE URBAN FORM AND ARCHITECTURAL ATTRIBUTES OF THE IMMEDIATE AREA

Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

The ground level takes material and massing cues from the adjacent properties. The building base reinforces the pedestrian experience along University and creates a gateway to the waterfront.



B-4/ DESIGN A WELL-PROPORTIONED & UNIFIED BUILDING

Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

Design utilizes simple massing that reveals itself as one moves around the building and understands the whole. The results are pleasing proportions at all faces of the building.



C-1/ PROMOTE PEDESTRIAN INTERACTION

Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should be open to the general public and appear safe and welcoming.

Retail uses, transparency, sidewalk design, awnings and variation in storefront design all work with the different street frontages to engage the pedestrian and promote interaction.



C-2/ DESIGN FACADES OF MANY SCALES

Design architectural features, fenestration patterns, materials compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety and orientation.

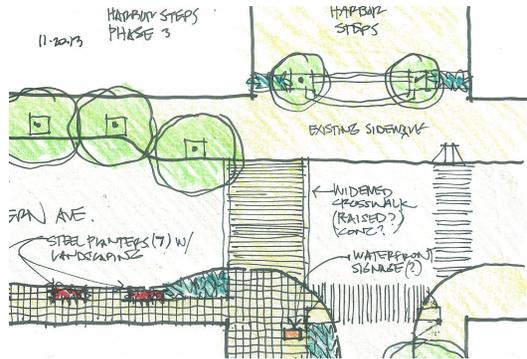
Setbacks off the lobby and retail spaces on University provide gracious reception of the pedestrian moving between harbor steps and the waterfront. As the building rises and transitions to a tower, the facade of multi-colored glass reads as a sleek sculpture that responds to the neighborhood and city scale.



C-5/ ENCOURAGE OVERHEAD WEATHER PROTECTION

Encourage project applicants to provide continuous well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

Building massing provides for overhead weather protection.



D-3/ PROVIDE ELEMENTS THAT DEFINE THE PLACE.

Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.

The masonry base harkens back to the utilitarian brick structures of the neighborhood, the contemporary glass tower interacts with the base and makes the project a distinctive marker in the neighborhood. The glass facade mimics the steam, while the building form draws on the form of the smokestacks.



E-1/ MINIMIZE CURB CUT IMPACTS

Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

Vehicle access is limited to Western Ave, where curb cuts are least disruptive to pedestrian traffic flow and matches the pattern set up by the neighboring properties.



E-2/ INTEGRATE PARKING FACILITIES

Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

Above ground parking will be visually screened through facade elements or by wrapping parking with other uses at the ground floor.

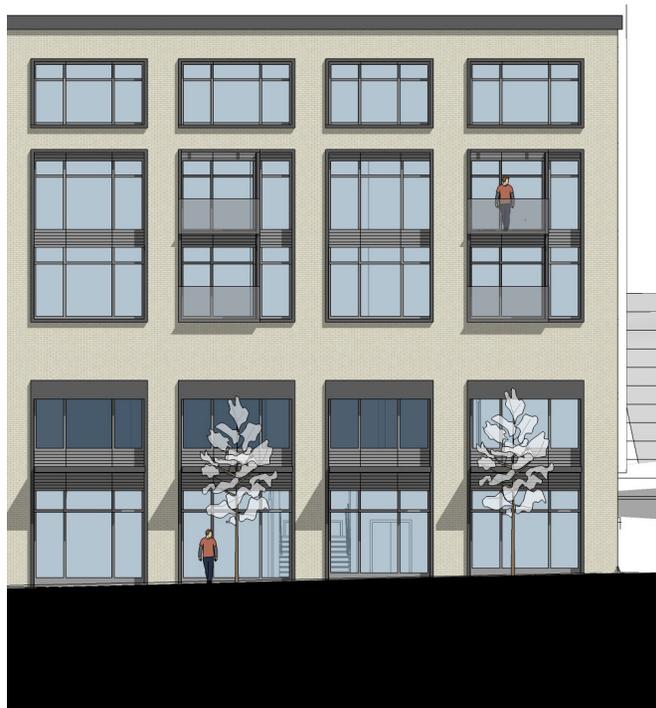
Western & University / potential departures

1. ABOVE GRADE PARKING

“On lots of 30,000 sf or less, one story of parking is permitted above the first story of a structure for each story of parking provided below grade up to four stories max; parking about the third story shall be separated from the street by another use for 30% of each street frontage of a structure which shall be located at the corners. The perimeter of each story above the first floor shall have an opaque screen at least 3 ½ feet high.” (SMC 23.49.019)

Due to the high water table on the site, we are proposing only one level of below grade parking and two levels of above grade parking. We intend to wrap the University Street parking with other uses and screen the parking on all visible sides.

Design Guidelines B-2, B-4, C-2, E-2



2. GREEN STREET DESIGNATION ON UNIVERSITY STREET

“When a lot in a DMC or DOC2 zone is located on a designated green street, a continuous upper-level setback of fifteen (15) feet shall be provided on the street frontage abutting the green street at a height of forty-five (45) feet. (SMC23.49.058)

Our site has a double upper level setback requirement: 1) View Corridor on University Street 2) Green Street on University Street Upper Level Setback.

We propose to setback our building’s upper levels to align with existing developments along University Street, according to the View Corridor restrictions. The developments east of our site all follow this pattern.

Also, we were informed by Seattle DPD that the Green Street designator of University Street was actually a mistake and will be deleted in the new proposed zoning.

Design Guidelines A-1, B-1, B-2, B-3, B-4



Alto
Seattle, WA



Harbor Steps
Seattle, WA



Viktoria
Seattle, WA



Ladd Tower

Portland, OR



PROJECT INFORMATION

Client: OPUS Northwest / Carroll Investments

Type: Apartments, High-Rise

Size: 330,000 sq. ft.

Stories: 23

Units: 332

LEED Certification: NC Gold; ND Gold

SERVICES PROVIDED

Architecture

Interiors

Urban Design

SUSTAINABLE DESIGN

LEED Gold Certified by the USGBC

Registered for LEED ND (Neighborhood Development) Platinum

3rd & Virginia

Seattle, WA



PROJECT INFORMATION

Client: Tarragon Development

Type: Apartments

Size: 644,000 sq. ft.

Stories: 43

Units: 471

SERVICES PROVIDED

Architecture

Interiors

The Strand

Portland, OR



PROJECT INFORMATION

Client: Onder Development Company

Type: Condominiums

Size: 537,000 sq. ft.

Stories: 13 (southeast corner) 11 (southwest corner; north corner)

Units: 220

Parking: Underground

SERVICES PROVIDED

Architecture

Interiors

Urban Design