

Western & University

Design Review Board Recommendation Meeting

1301 Western Avenue, Seattle, WA 98101

MACK URBAN & ANKROM MOISAN ARCHITECTS, INC.
DPD #3014451 / **17 JUNE 2014**



Ankrom Moisan

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project address

50 University St.
Seattle, WA 98101

project team

OWNER / APPLICANT

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LANDSCAPE

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program goals

- Approximately 160-170 residential apartments with a diversity of sizes and rent levels
- Approximately 2,700 sf of retail
- Approximately 102 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.

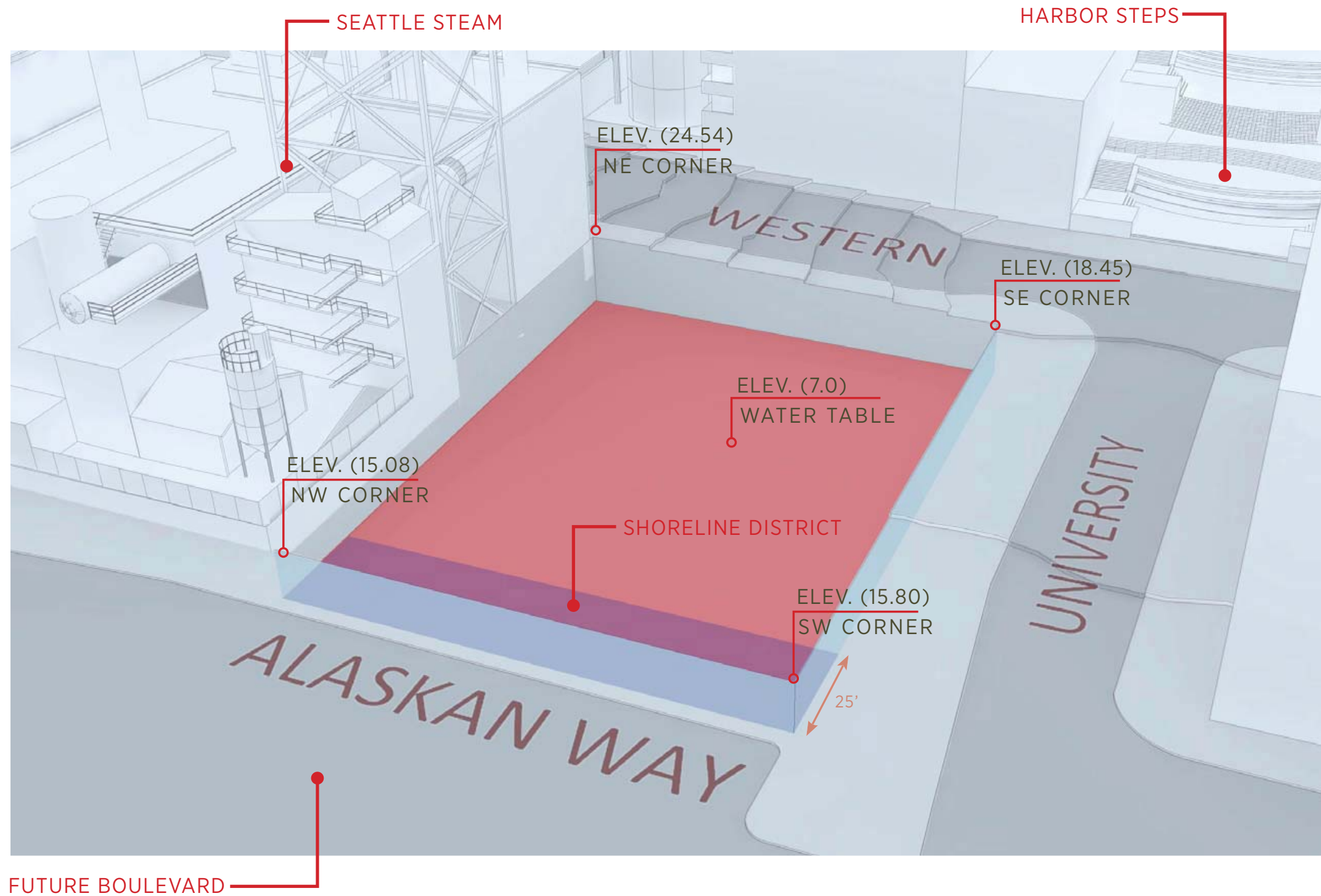
GOAL #2: Timeless Residential Building

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.

SITE ANALYSIS





DESIGN CUES

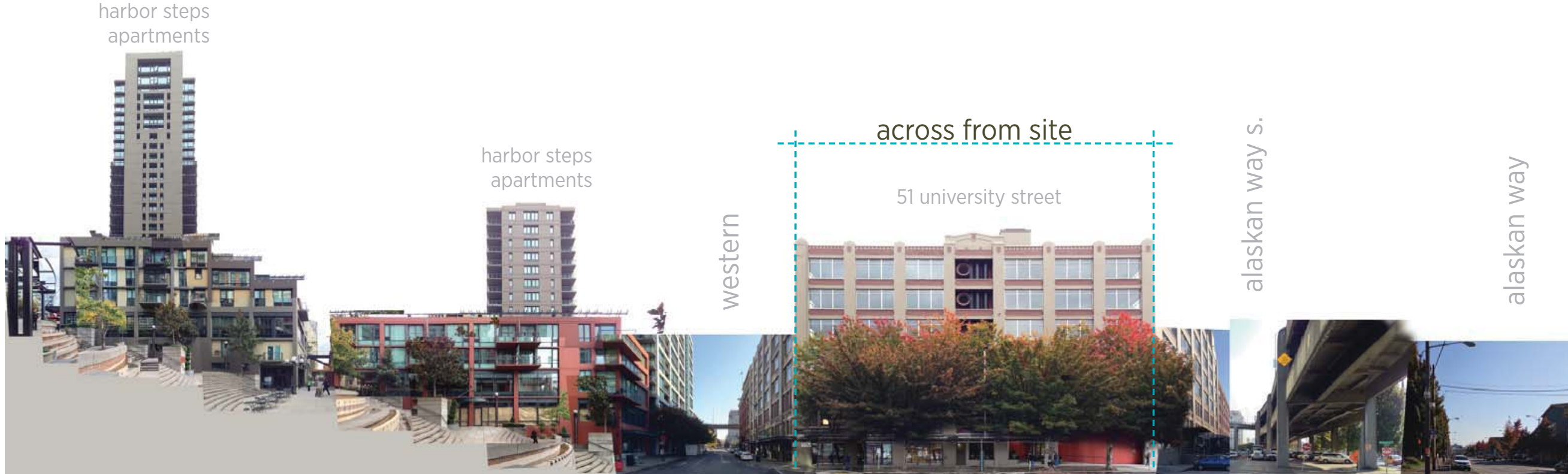
- Neighborhood character street
- Regular cadence of retail bays
- Masonry buildings
- No setback at sidewalk
- Vehicular access
- Large, simple, rational brick frames with applied detail
- Monumental building base with embedded details

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





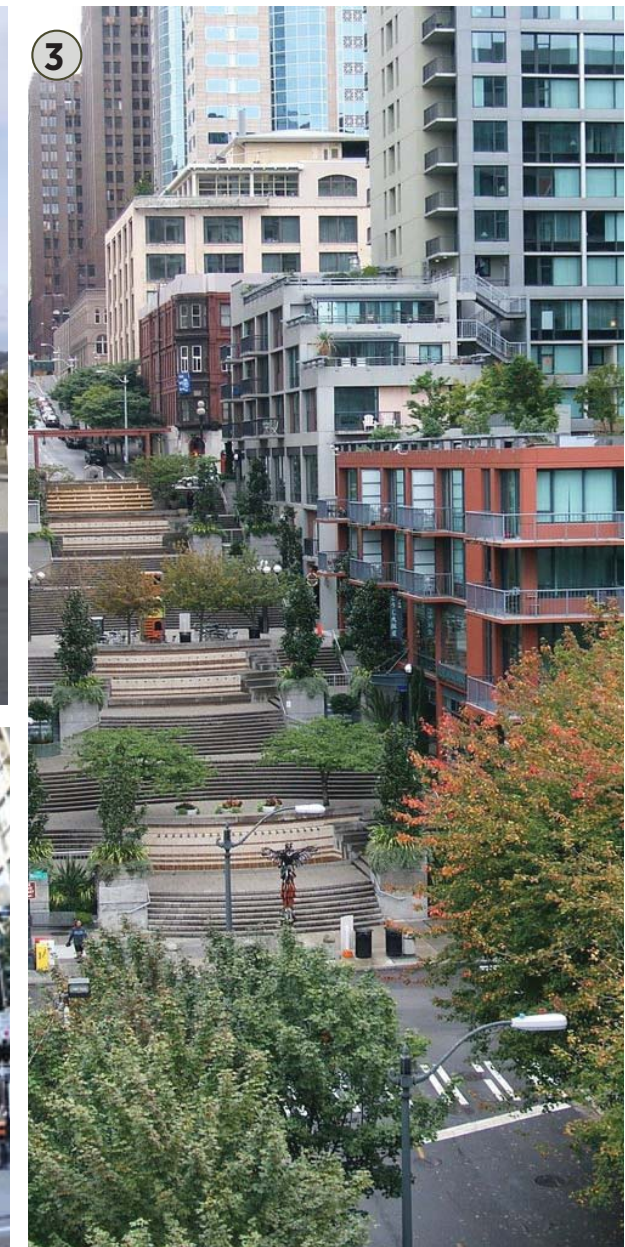
looking north



looking south: open frames, large building base and simple rational frames

DESIGN CUES

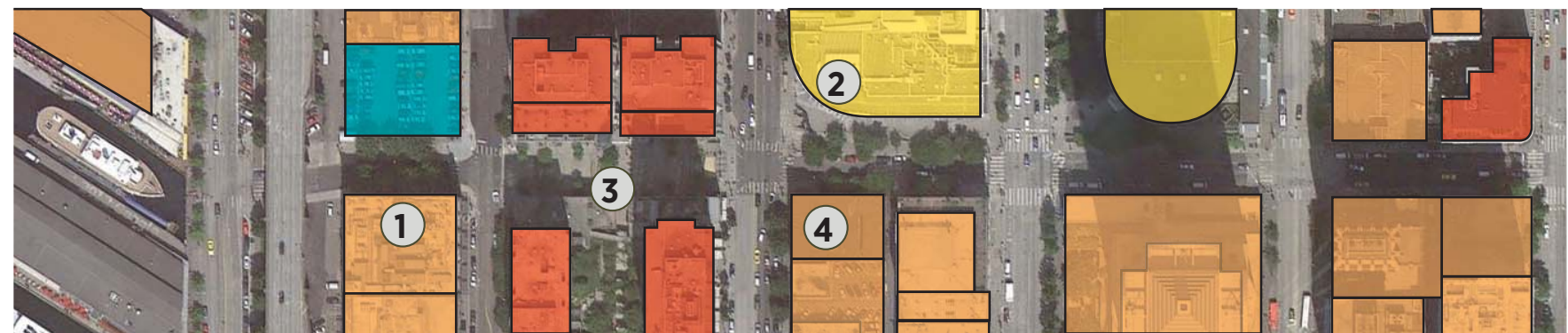
- Active mix of retail, multi-family housing, and restaurants
- Faster-paced, but more pedestrian-oriented
- Majority of structures vary in height
- Steeper grade results in semi-transparent, stepped retail; new development incorporates full-height storefront
- Major-pedestrian street



applied corner details

stepped base

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

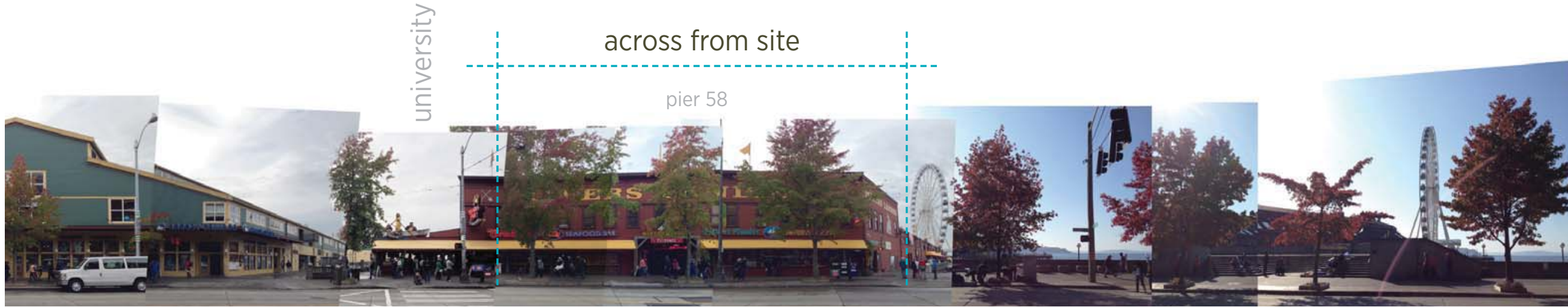




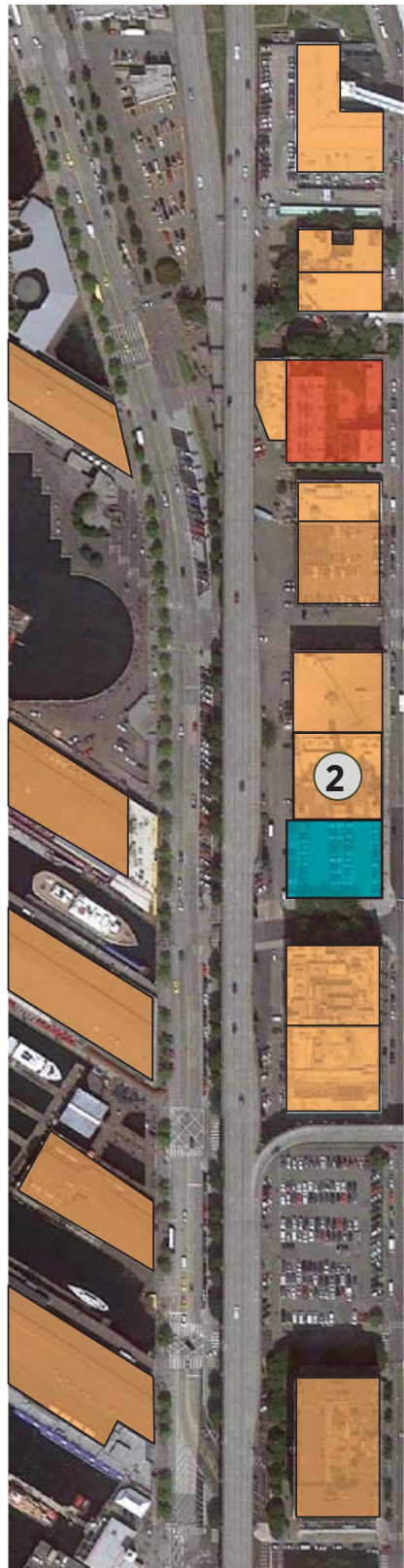
looking east



looking east: to be replaced with treed boulevard



looking west



DESIGN CUES

Current:

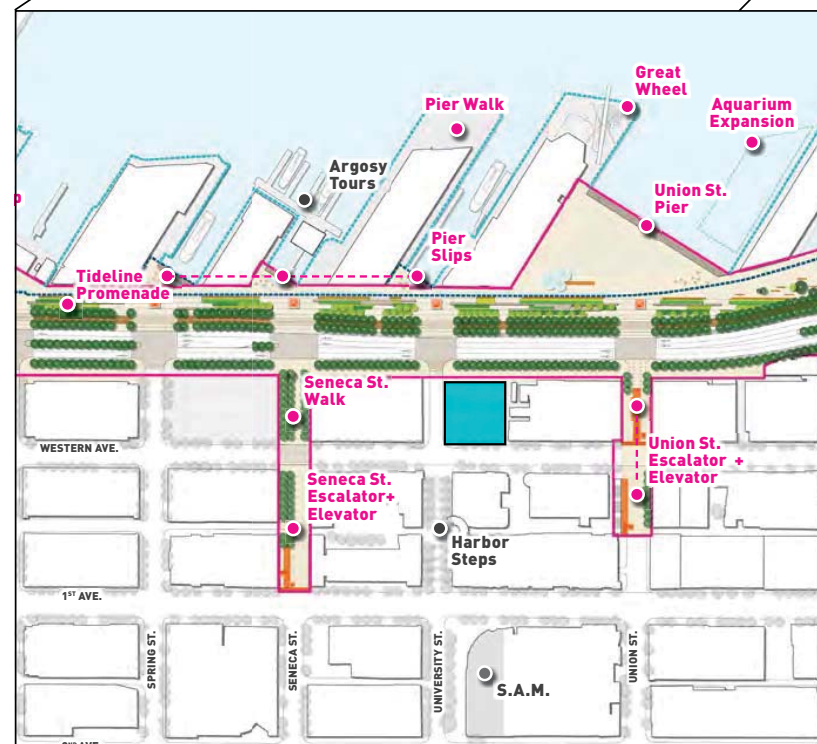
- Loading Functions
- Utilitarian/warehouse brick structures
- Angled parking
- Fast traffic noise

Future:

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

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





LIMIT OF WATERFRONT IMPROVEMENTS



0.5 MILE

- 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

EDG GUIDANCE

SUMMARY

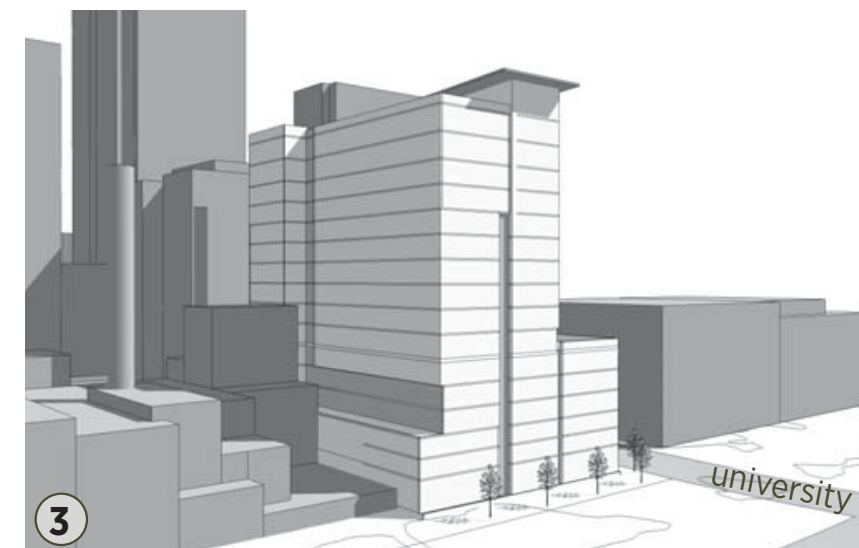
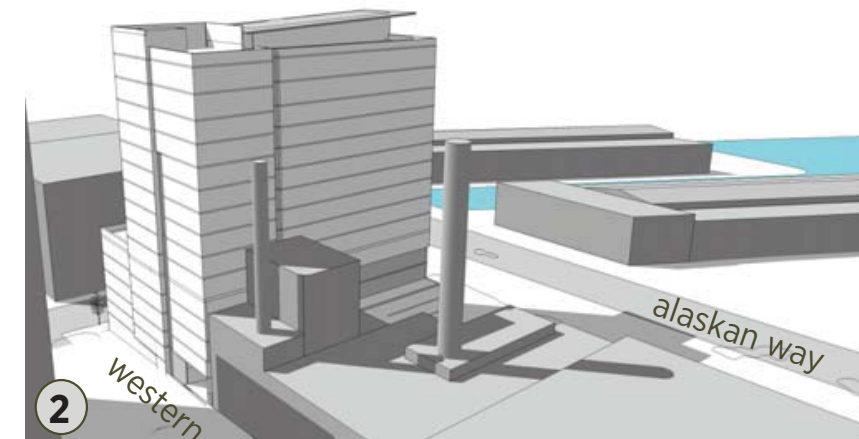
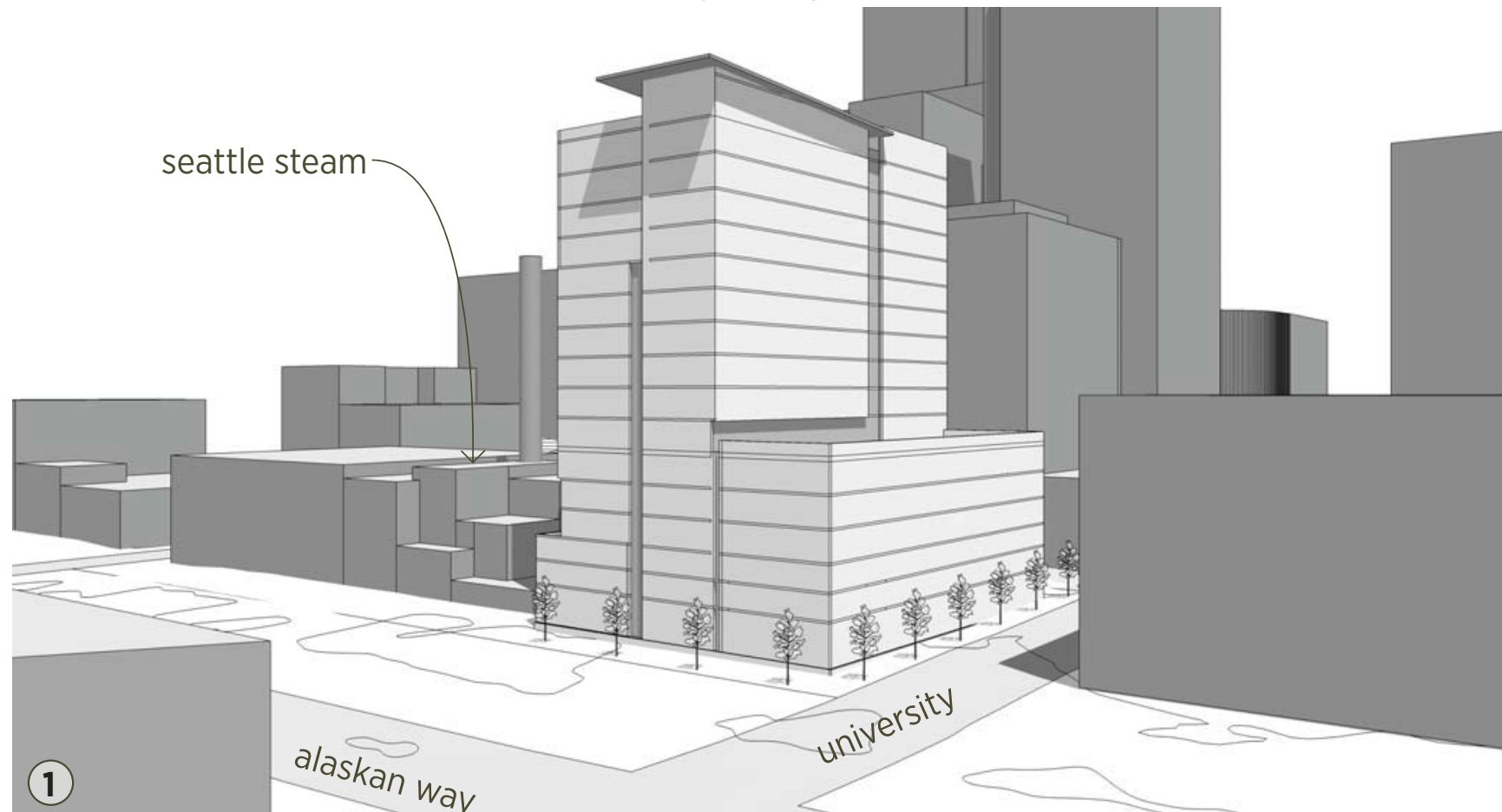
gross area	214,600 sf
net residential	123,000 sf
net retail	4,000 sf
units	175

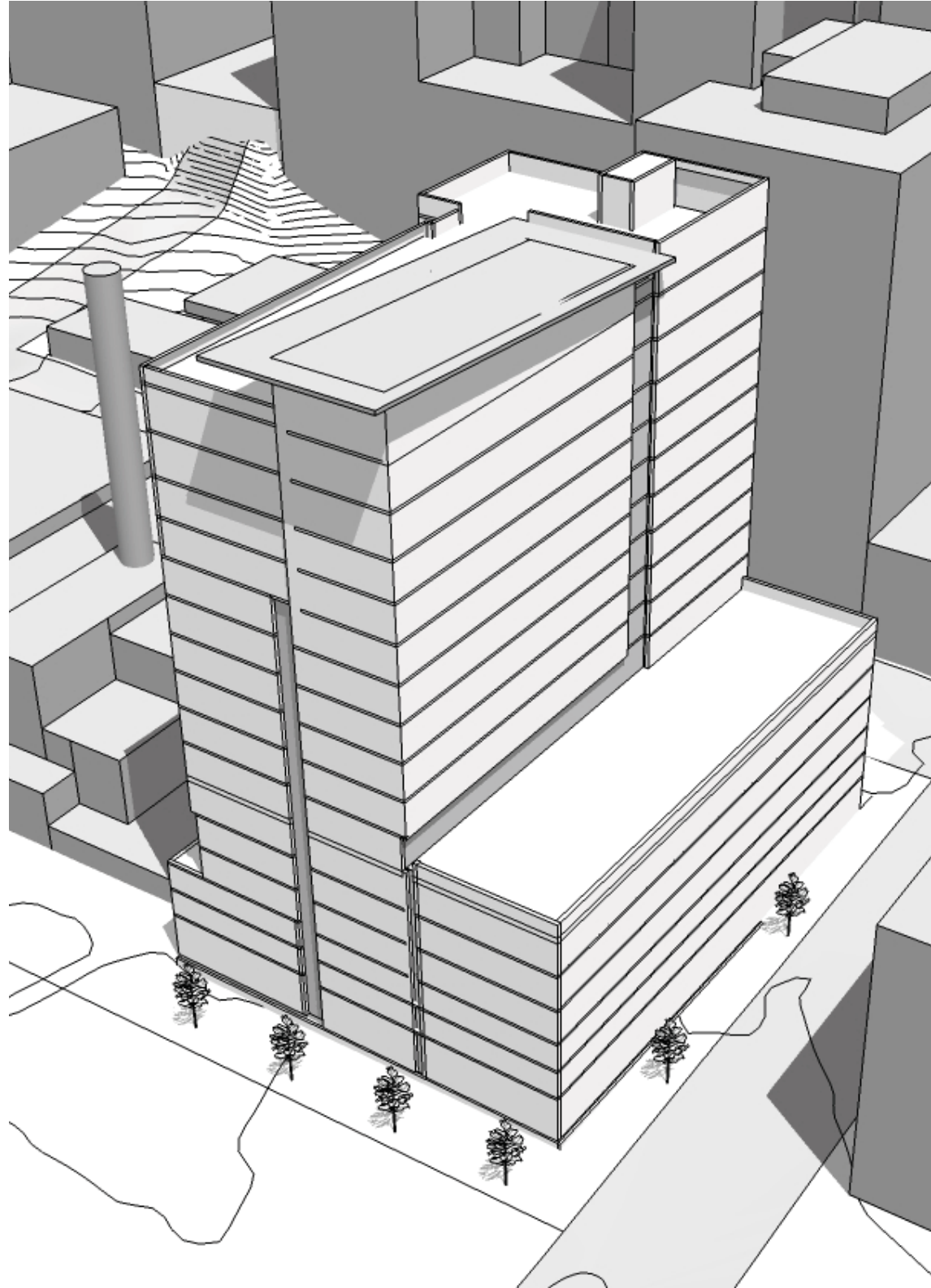
PROS

- 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.

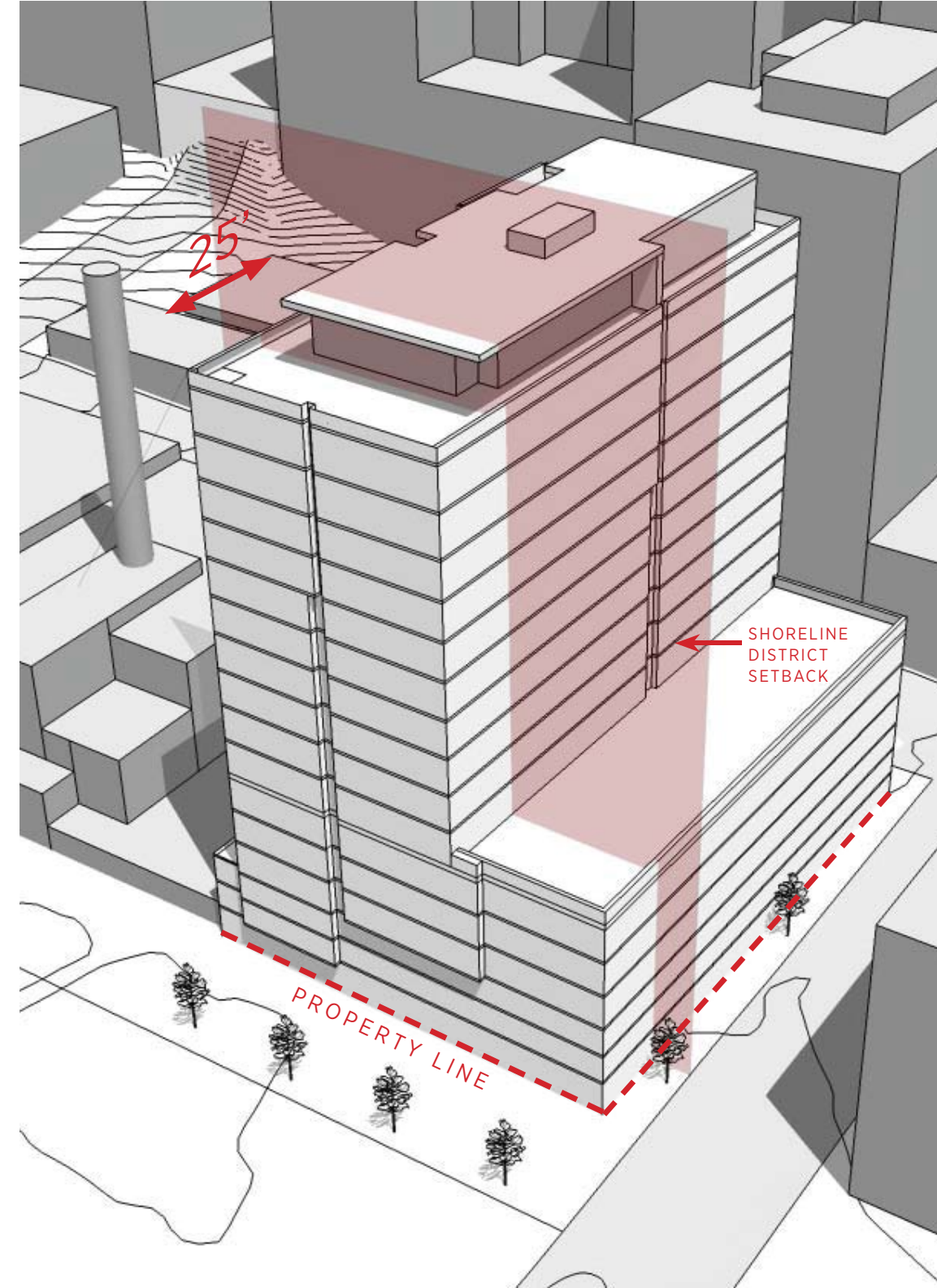
CONS

- Doesn't maximize the development potential





EDG ROOF AXON



REVISED ROOF AXON DUE TO SHORELINE DISTRICT SETBACK



C-2: DESIGN FACADES OF MANY SCALES

DRB GUIDANCE AT EDG:

“The schematic of a tripartite facade on Alaskan Way failed to convince the Board of any inherent logic. The Board also questioned the appropriateness of so much glazing. The lower volume fronting University St., with its contemporary updating of traditional loft or warehouse structures, met with enthusiasm. The glass tower, divided vertically by a thin reveal, left a diminished base lacking a strong precedence in the vicinity for its excessiveness of glazing. The Board encourages the formation of a richer more textured base that expresses the retail program facing Alaskan Way and recognizes the series of dominant horizontal datum lines in the district.

The extensive amount of glazing risks the appearance of an office building rather than a residential tower. Consider interlocking the volumes with one another as suggested by the parti studies

(the transformations from hand gestures) on p. 23 of the EDG booklet. The design evolution of these concepts ought to produce something more compelling. Neighborhood imagery, so chockfull of design cue, should capably influence the composition of the elevations and the choice of materials. The substantial pier and spandrel frames, the steam plant’s pleasing cacophony of exposed pipes and

pure geometric volumes, the wood structures on the piers and even the playfulness of the Ferris wheel represent starting points for design exploration.”

RESPONSE

The podium has been developed as a clean, contemporary structure that ties in with the brick buildings of the neighborhood.

B-2: CREATE A TRANSITION IN BULK & SCALE

DRB GUIDANCE AT EDG:

“The size and compositional intention of the six-story volume relate to many of the surrounding historical structures. The relationship of the proposed tower to the smaller volume, however, is less successful. The base of the tower needs to appear firmly rooted in its context.”

RESPONSE

Since the EDG the design team has taken great care to develop the interlocking masses of the base and glass tower.

B-4: DESIGN A WELL-PROPORTIONED BUILDING

DRB GUIDANCE AT EDG:

Please See C-2

RESPONSE

The design of the podium seeks to update the industrial aesthetic of the surrounding historic warehouse buildings. The organization and massing of the upper floors is closely in keeping with Seattle’s contemporary and evolving cityscape. The brick base and glass tower have been developed to yield a pleasing and well-proportioned interplay of expression.

B-3: REINFORCE THE URBAN FORM OF THE AREA

DRB GUIDANCE AT EDG:

“Both programmatically and spatially, the podium’s relationship with the massing on Western and Alaskan streets conveys confusion and a lack of resolution. The retail use, based on the schematic elevation, would have two very distinct storefronts---one belonging to the lower volume on the south and one belonging to the tower on the north---for a relatively small space. The predominant pattern of horizontal datum lines in the immediate vicinity offers compelling organizational cues. Rather than planting



a tower with a modest reveal to rise from the Alaskan Way grade, consider the tower and lower mass as a series of interlocking volumes that mirror the collage like quality of the surrounding buildings. In short, the building’s massing and materials ought to reflect closely the building program.”

RESPONSE

The design appropriates this interlocking collage concept along Western Avenue where the retail base slips below the hovering tower as well as along Alaskan Way where tower elements break the base and come all the way to the ground.

A-2: ENHANCE THE SKYLINE

DRB GUIDANCE AT EDG:

“Use the solar array to create an expressive roof top. The architect should recognize that tenants in buildings to the east will view the roof. Design the top as a significant building feature.”

RESPONSE

The design team is aware of the high visibility of the roof from surrounding buildings and have designed a significant building feature with the roof. The roof form opens up to the water views to the west, responding to the program elements inside as well as responding to the new waterfront. A solar array will likely present potential glare issues with the neighbors.



D-2: ENHANCE THE BUILDING WITH LANDSCAPING

DRB GUIDANCE AT EDG:

“The roof top of the podium level will be viewed from structures above the site. Create a quality design for the green roof.”

RESPONSE

The roof top amenity space has been designed to support many outdoor activities such as cooking, dining, and viewing the larger landscape. The podium level has been developed to provide private patios surrounded by lush landscaping. The height of outdoor structures and vegetation at this level are limited by the view corridor setback.

C-1: PROMOTE PEDESTRIAN INTERACTION

DRB GUIDANCE AT EDG:

“The generous amount of space devoted to the residential lobby and lounge disappointed the Board members. Due to the extra sidewalk width along University, ample opportunity exists for increased retail along with a sidewalk café or other means to create a strong connection between retail uses and this important pedestrian corridor along University St./Harbor Steps. Board members preferred corner retail at Western Ave and University St. rather than the lobby.”

RESPONSE

The design team, noting the adjacent under utilized retail spaces, feels a large ground floor lobby would be the best way to activate and animate the streetscape. Anticipating the future development of the Alaskan Way, the design team asserts retail frontage is best oriented towards the waterfront.

C-5: ENCOURAGE OVERHEAD WEATHER PROTECTION

DRB GUIDANCE AT EDG:

“The Board prefers continuous overhead weather protection along the three rights of way.”

RESPONSE

The design proposes near continuous overhead protection along University Street, Alaskan Way, and Western Ave. It is felt the periodic canopy cover along these two streets will permit a more well-proportioned building that works at many scales and more strongly respond to the neighborhood context.

D-1: PROVIDE INVITING & USABLE OPEN SPACE

DRB GUIDANCE AT EDG:

“The landscaping and the design of the base at the University St. elevation should provide a seamless transition along the grand procession from Third Ave to the waterfront. The right programming, the openness between the interior and exterior along University and the quality of the landscaping will ensure this connection.”



RESPONSE

The landscape at the base has been developed as a link between the waterfront improvements and the Harbor Steps. The alignment of the paving patterns reinforce the cadence of the steps. As the pedestrian travels west, the scoring spacing begins to align with the waterfront improvements.

C-3: PROVIDE ACTIVE FACADES

DRB GUIDANCE AT EDG:

“The presence of a blank wall at the Alaskan Way sidewalk level would diminish the pedestrian experience along what will be a grand boulevard and promenade. Even with the parking ramp at ground level, the design of the street level façade could accommodate an aperture into the building or some other point of visual interest.”

RESPONSE

The design has been revised to limit stretches of blank façade and activate the streetscape with storefronts and punched openings.



C-4: REINFORCE BUILDING ENTRIES

DRB GUIDANCE AT EDG:

“Too much emphasis, the Board observed, was placed on a residential entry / lobby at the University and Western Ave corner. A retail presence at this corner will create a stronger connection to the pedestrian realm by enhancing the activity between the office core and the waterfront.”

RESPONSE

The Design Team proposes asserts a residential lobby is the best way to activate the corner of University and Western Ave, and believes retail would be better placed on the future Alaskan Way promenade. The Design Team reiterates street level uses are not required on any of the three frontages classified as Class II Pedestrian Streets.



D-6: DESIGN FOR PERSONAL SAFETY & SECURITY

DRB GUIDANCE AT EDG:

The Board indicated this guideline as important at the EDG.

RESPONSE

The design team has has taken great care to provide lighting and eyes on areas that present potential risk.

E-3: MINIMIZE THE PRESENCE OF SERVICE AREAS

DRB GUIDANCE AT EDG:

“Based on the preliminary floor plan, the service areas appear well integrate into the parking level and have minimal presence on the exterior.”

RESPONSE

The service area has been minimized and isolated to the garage entrance.

E-2: INTEGRATE PARKING FACILITIES

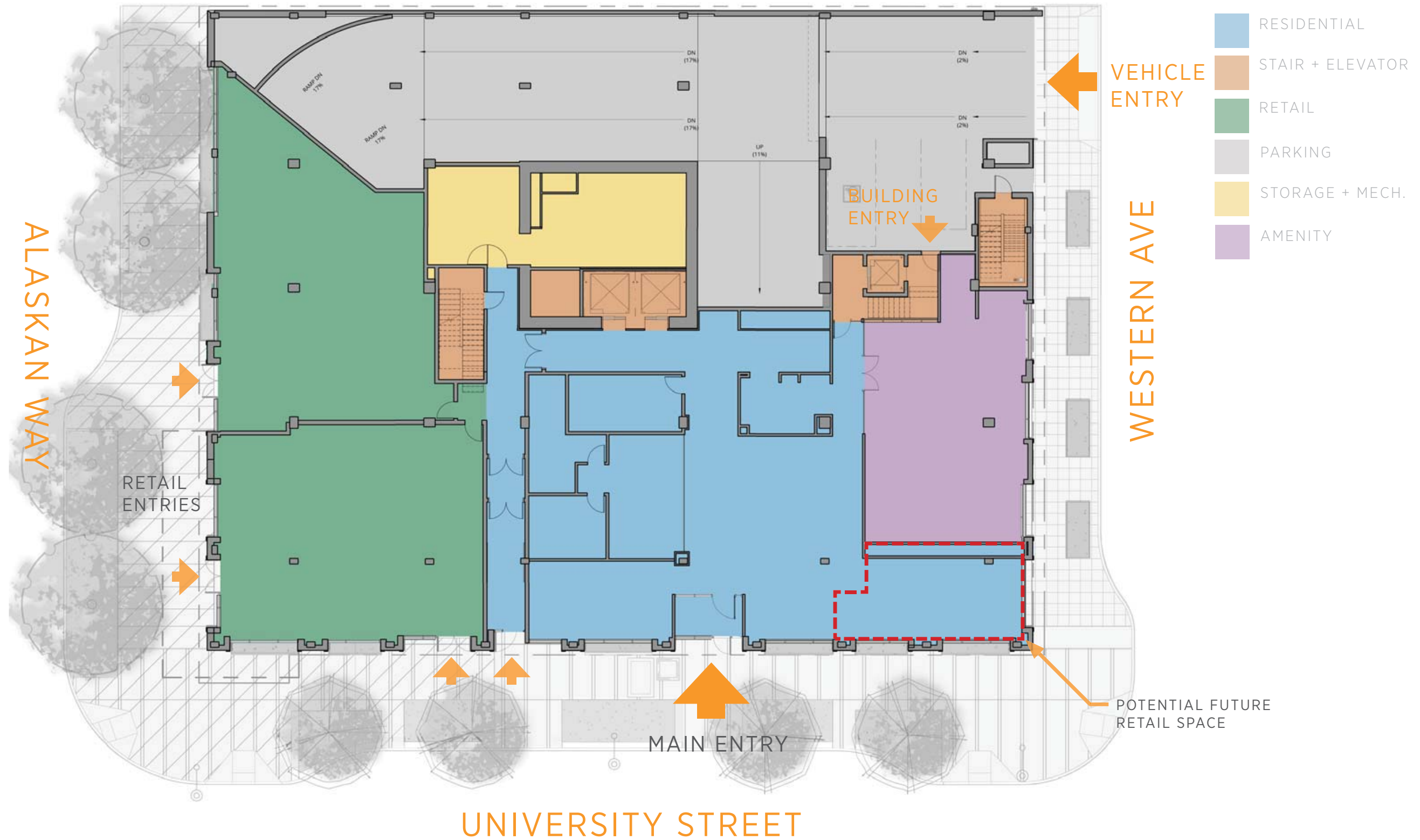
DRB GUIDANCE AT EDG:

“The second and third floor corners of the building at Western and Alaskan need a more active use than bike storage. Consider double height spaces at the corners for the retail and lobby.”

RESPONSE

Limitations of the site including an exceptionally high water table do not permit for viable uses other than parking at the second story corners for they would be too small to be effective on the interior or exterior. The second floor corners have been accentuated by glass spandrel panels.

DESIGN



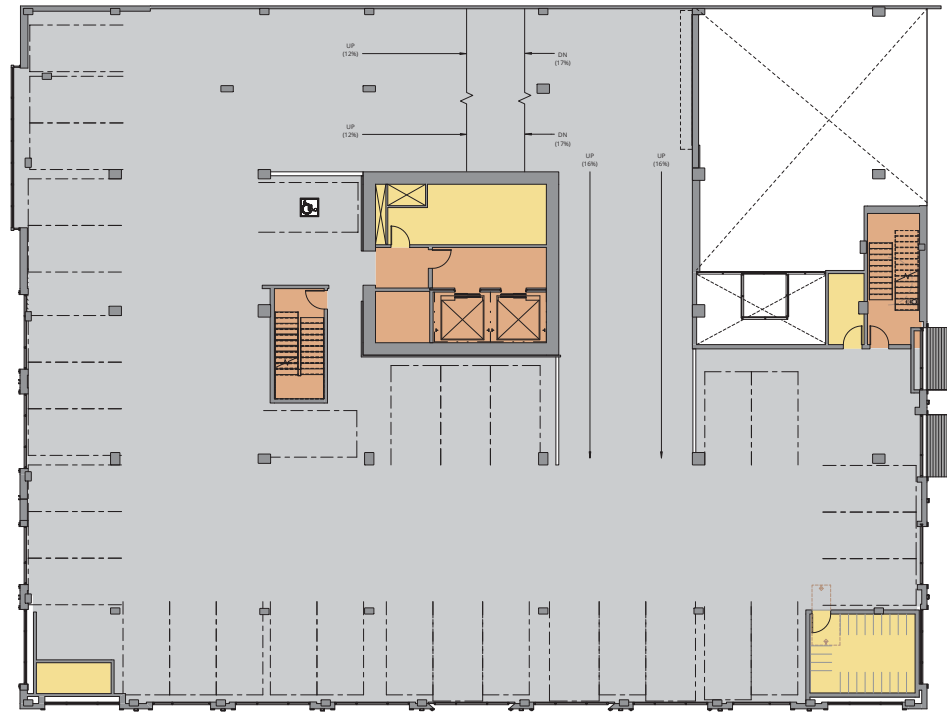
PODIUM PLANS



PARKING LEVEL 1 PLAN 1" = 40'



GROUND LEVEL PLAN



LEVEL 2 PLAN



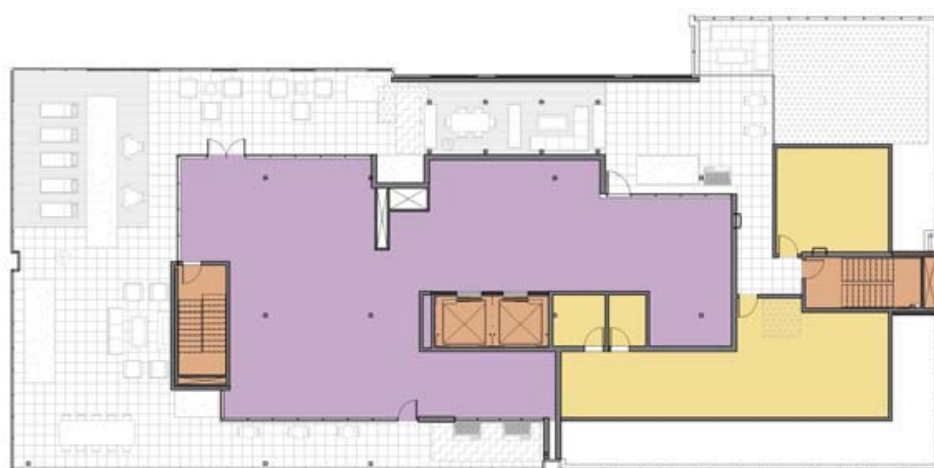
LEVEL 3 PLAN








LEVEL 4-5 PLAN

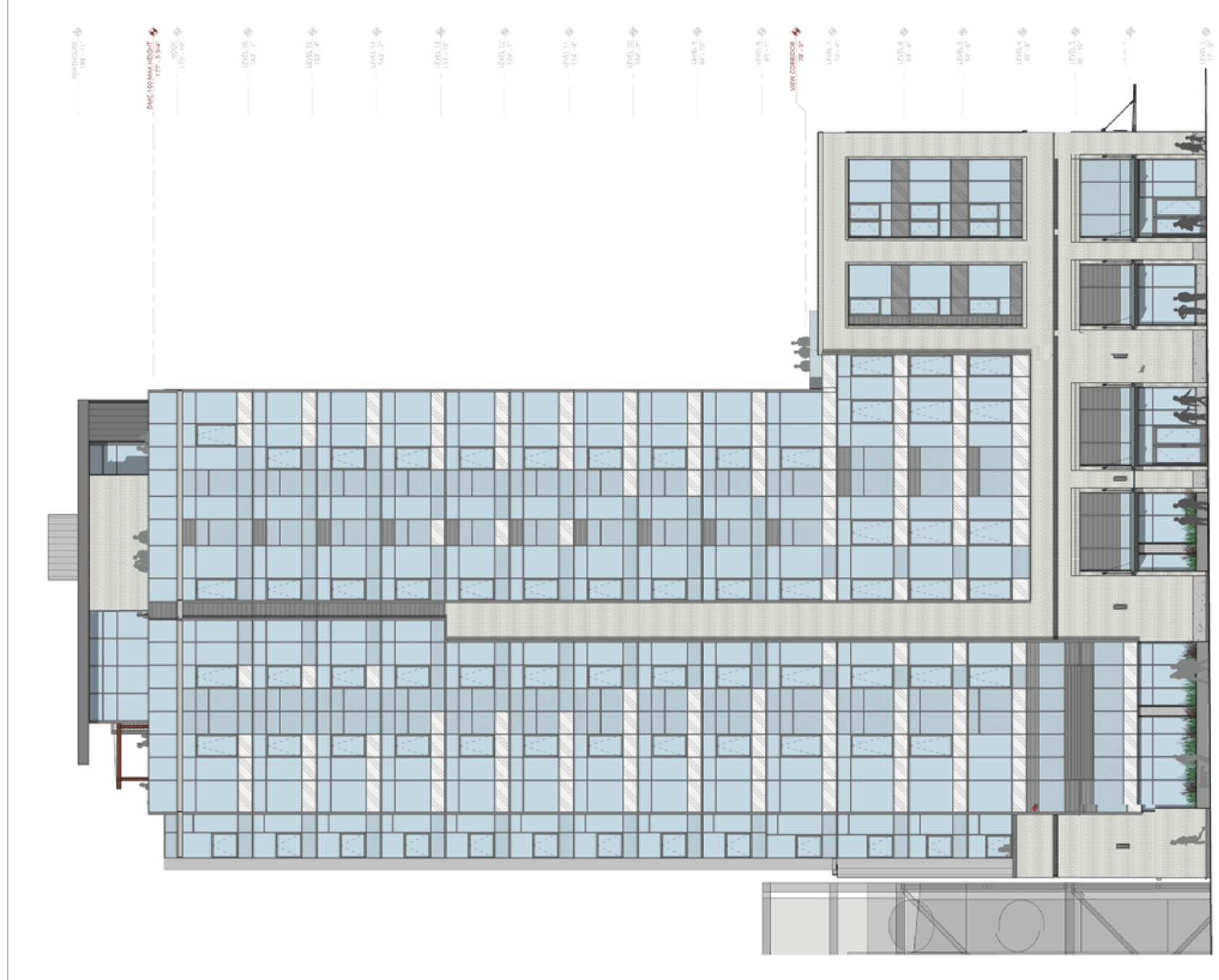


LEVEL 7 PLAN



ROOF TOP PLAN

-  RESIDENTIAL
-  STAIR + ELEVATOR
-  RETAIL
-  PARKING
-  STORAGE + MECHANICAL
-  AMENITY



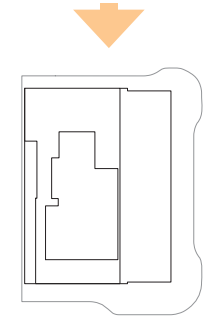
ALASKAN WAY ELEVATION

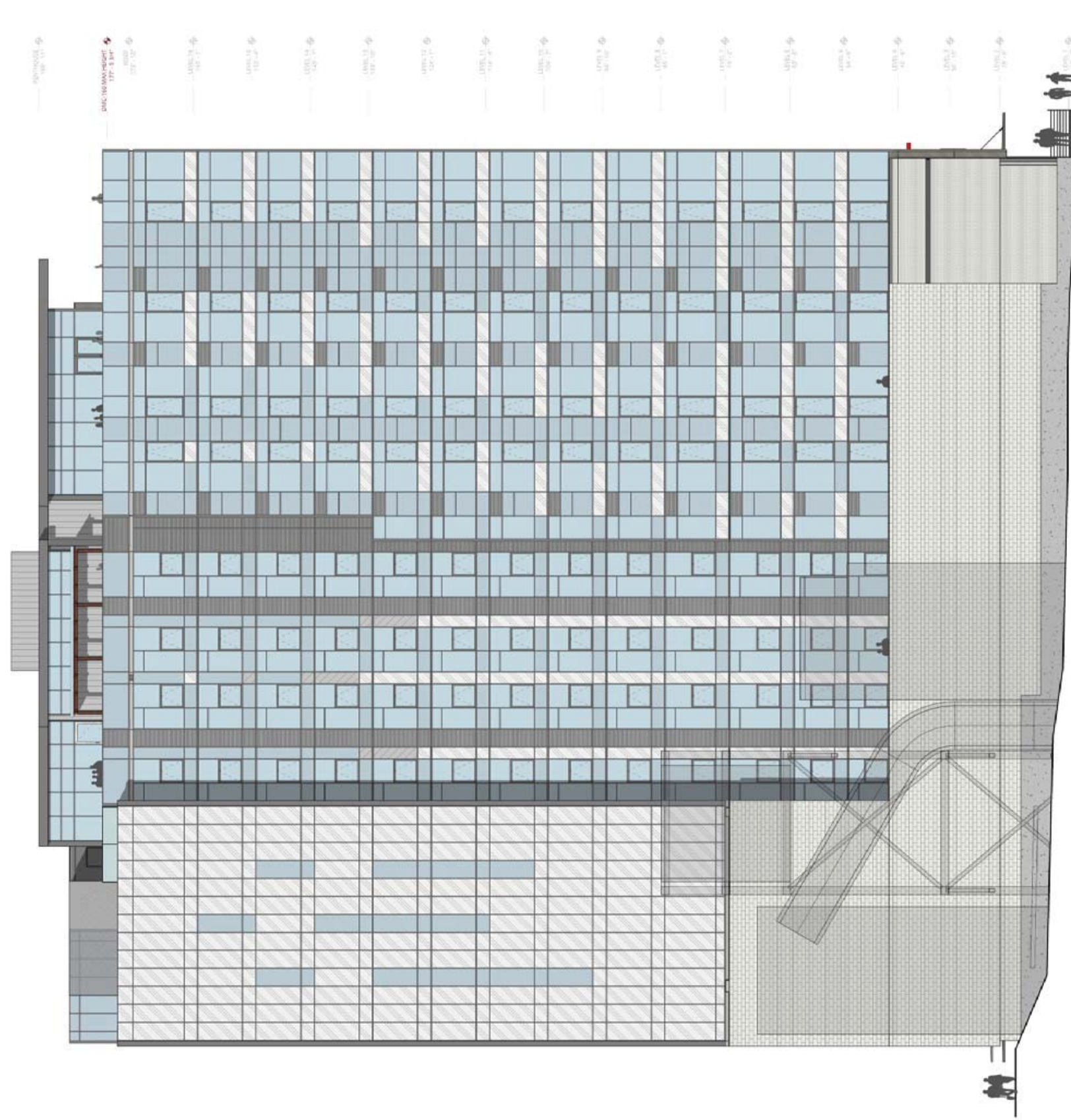


UNIVERSITY ST. ELEVATION

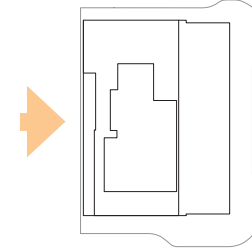


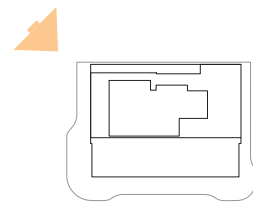
WESTERN AVE ELEVATION



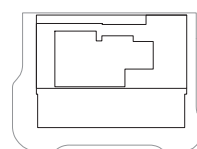


STEAM PLANT ELEVATION





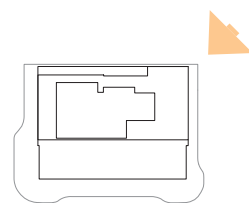
WESTERN AVE & UNIVERSITY



ALASKAN WAY & UNIVERSITY
STREETSCAPE

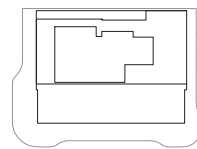


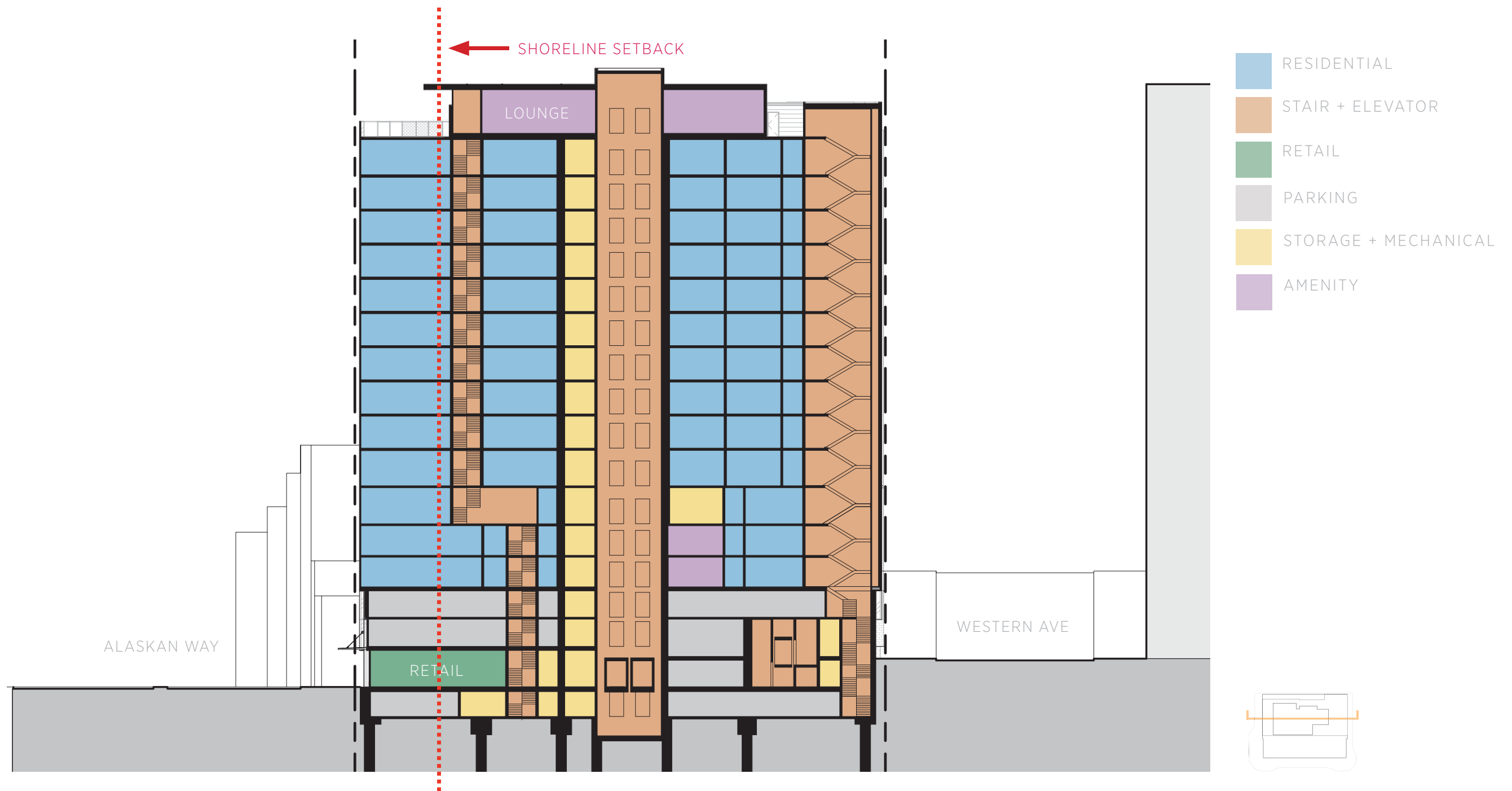
WESTERN AVE & STEAM PLANT
STREETSCAPE



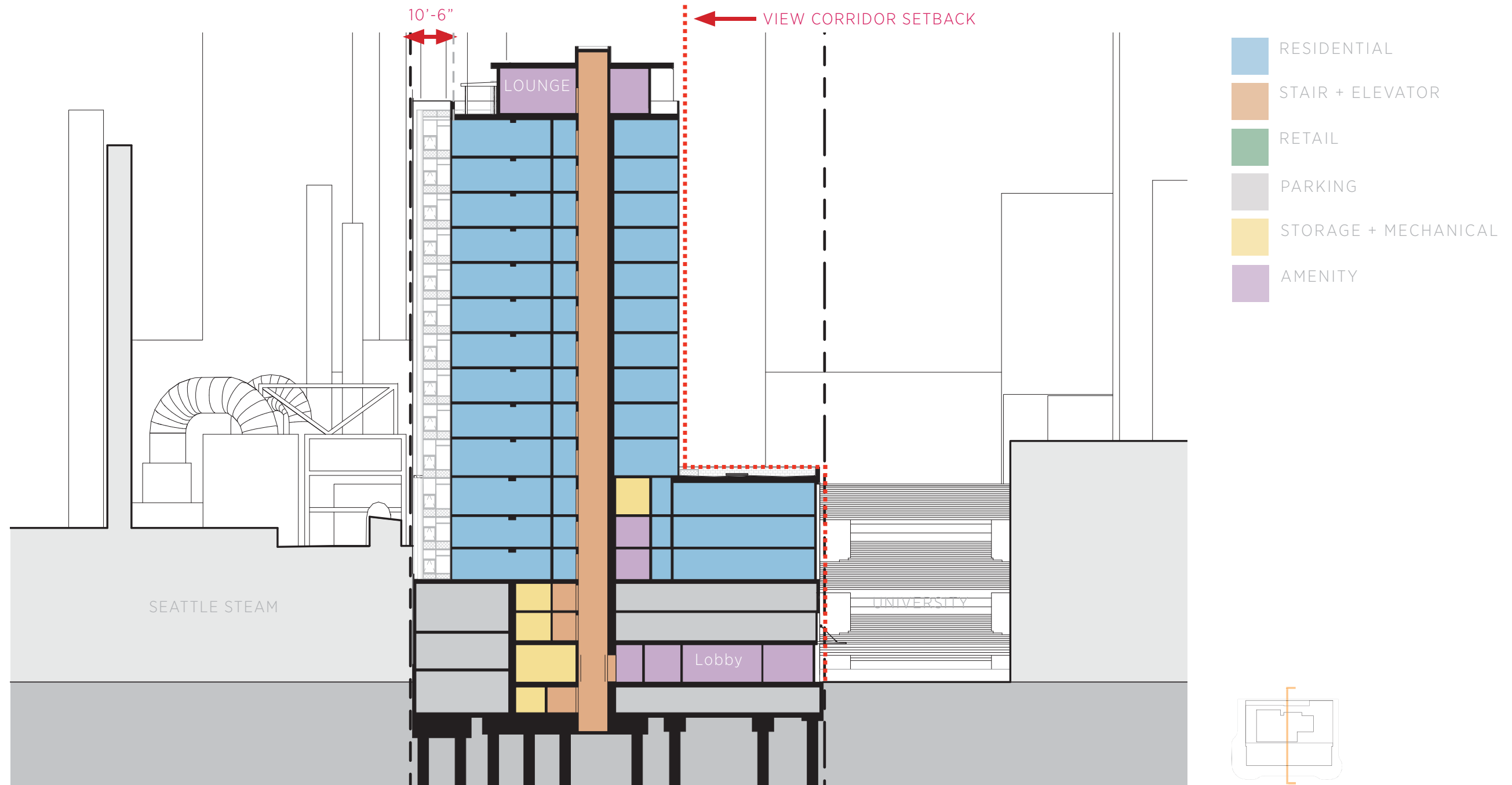


ALASKAN WAY & STEAM PLANT
STREETSCAPE





EAST / WEST BUILDING SECTION AA



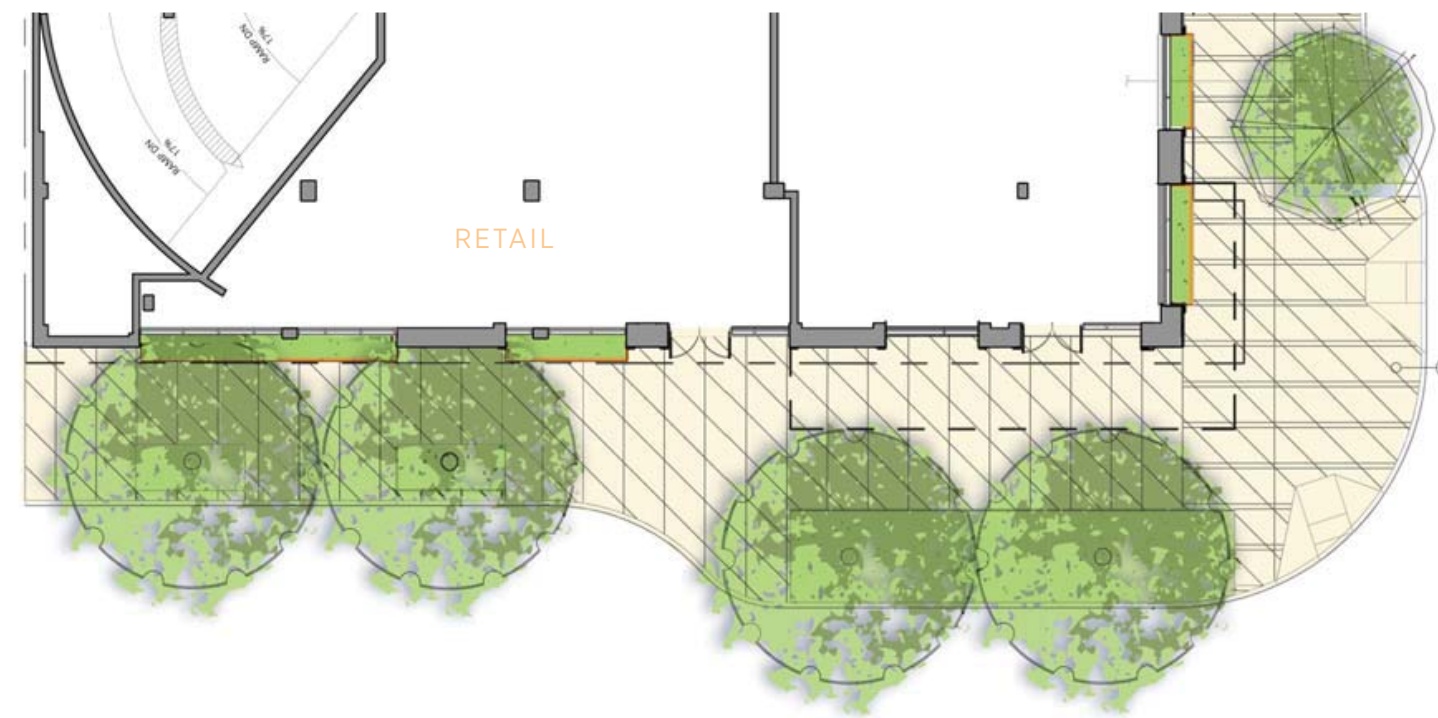
NORTH / SOUTH BUILDING SECTION BB



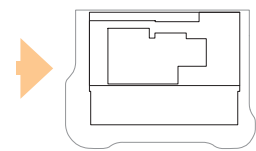
ALASKAN WAY STREETSCAPE



PARTIAL STREET LEVEL
FAÇADE: ALASKAN WAY



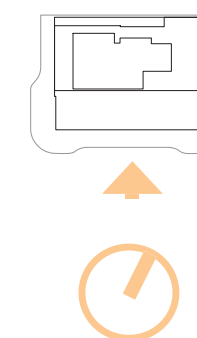
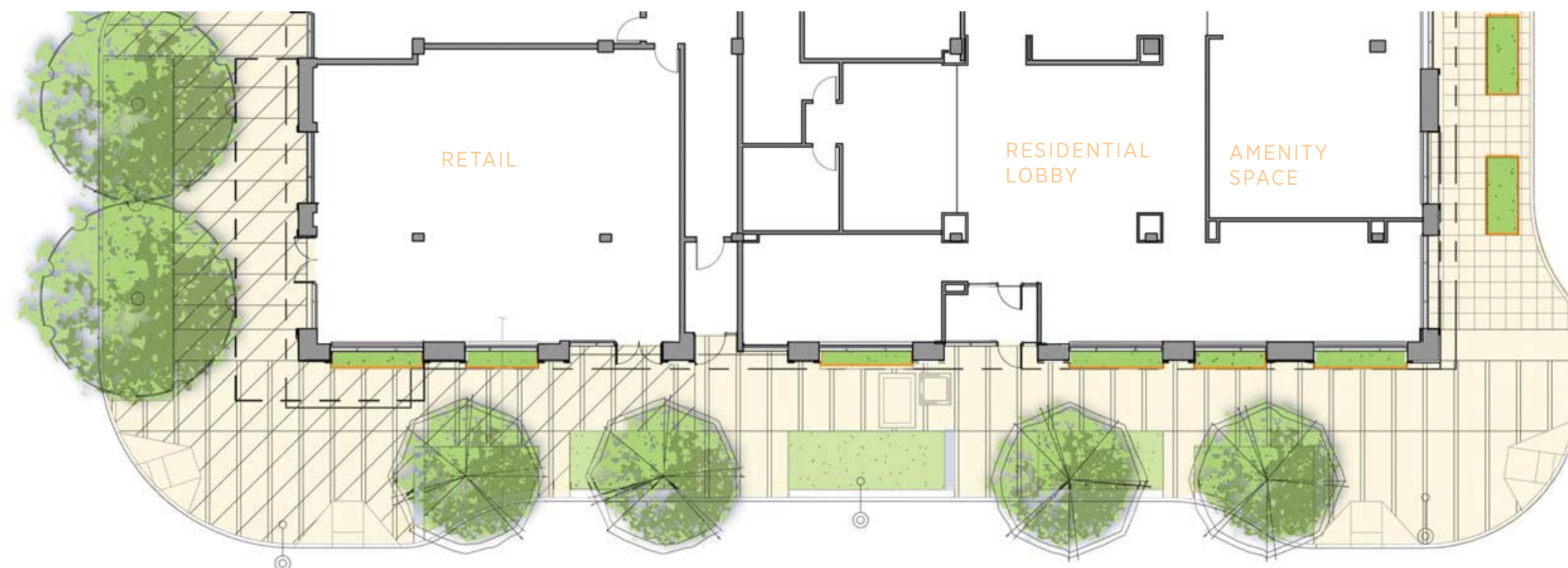
GROUND LEVEL PLAN



ALASKAN WAY



UNIVERSITY STREETSCAPE



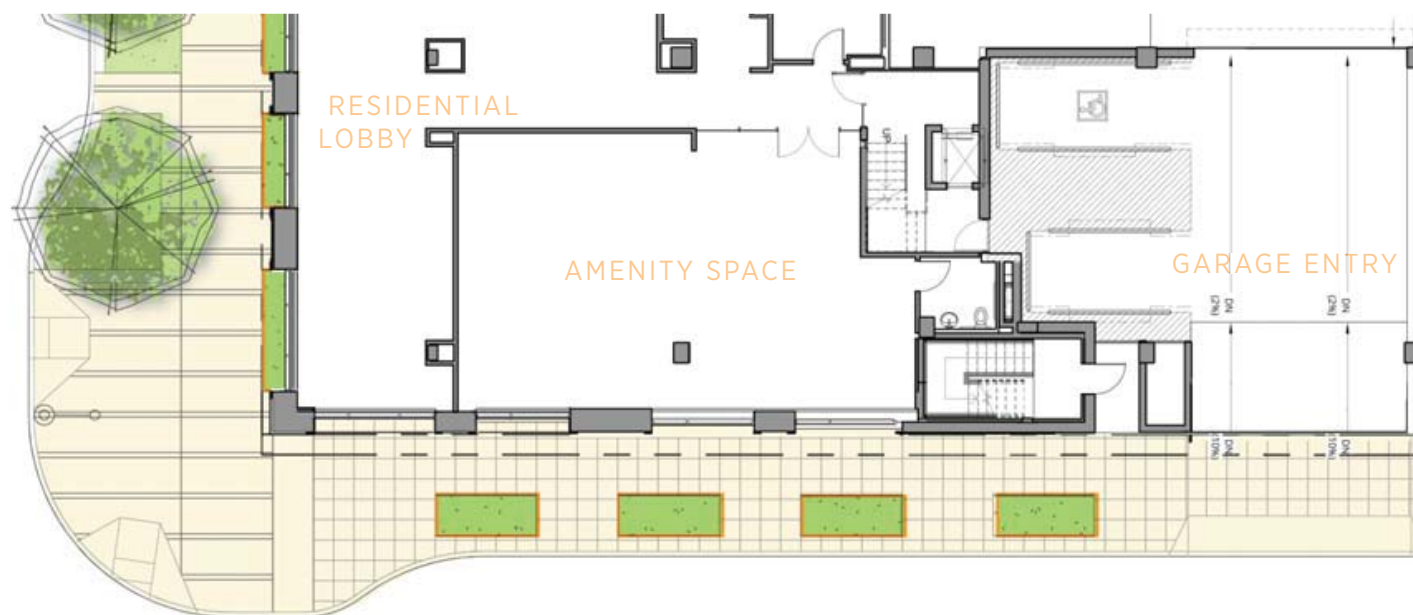
UNIVERSITY ST



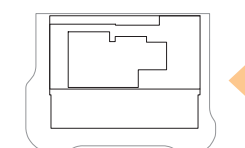
WESTERN AVE STREETScape



PARTIAL STREET LEVEL FAÇADE:
ALASKAN WAY

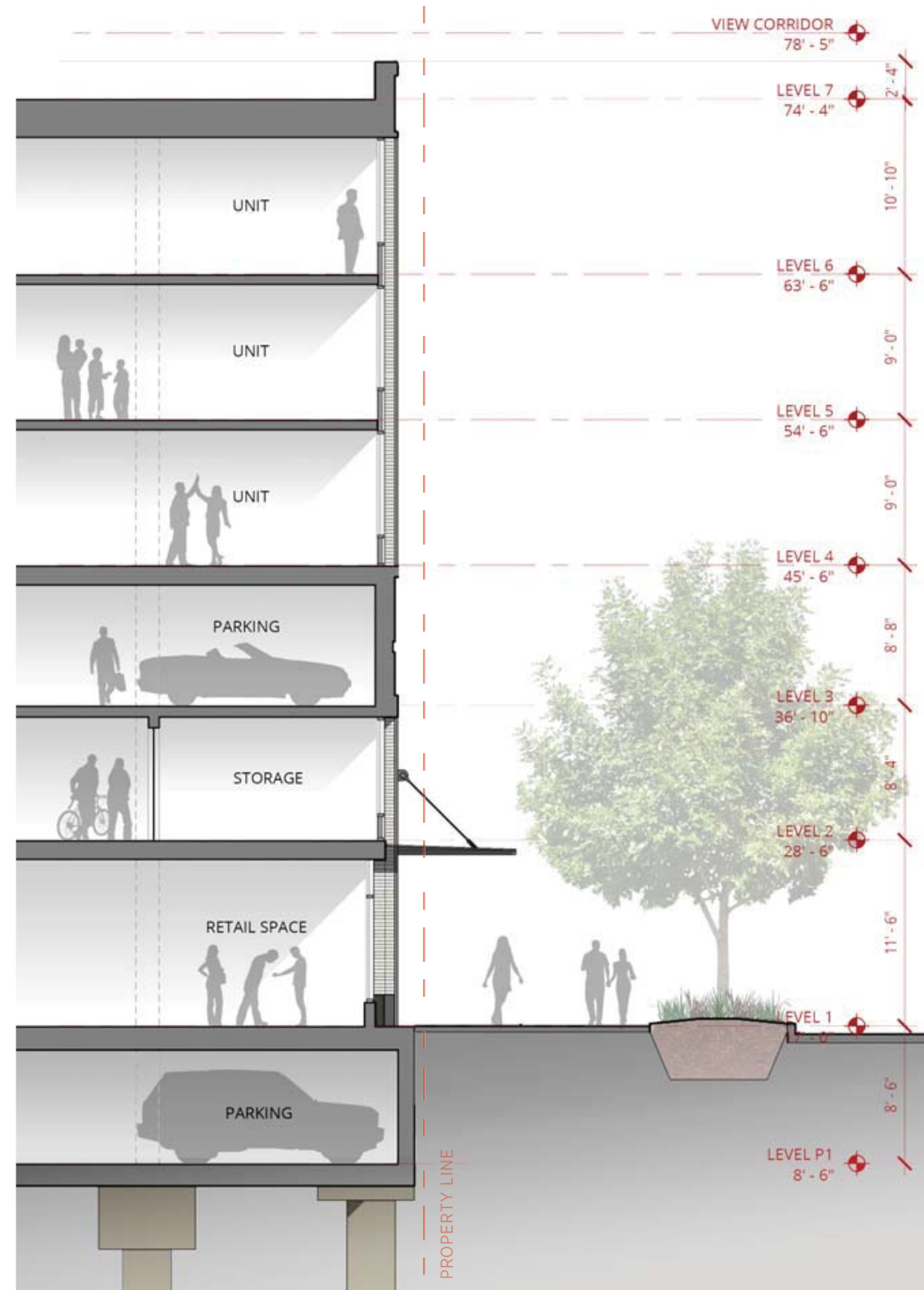


GROUND LEVEL PLAN

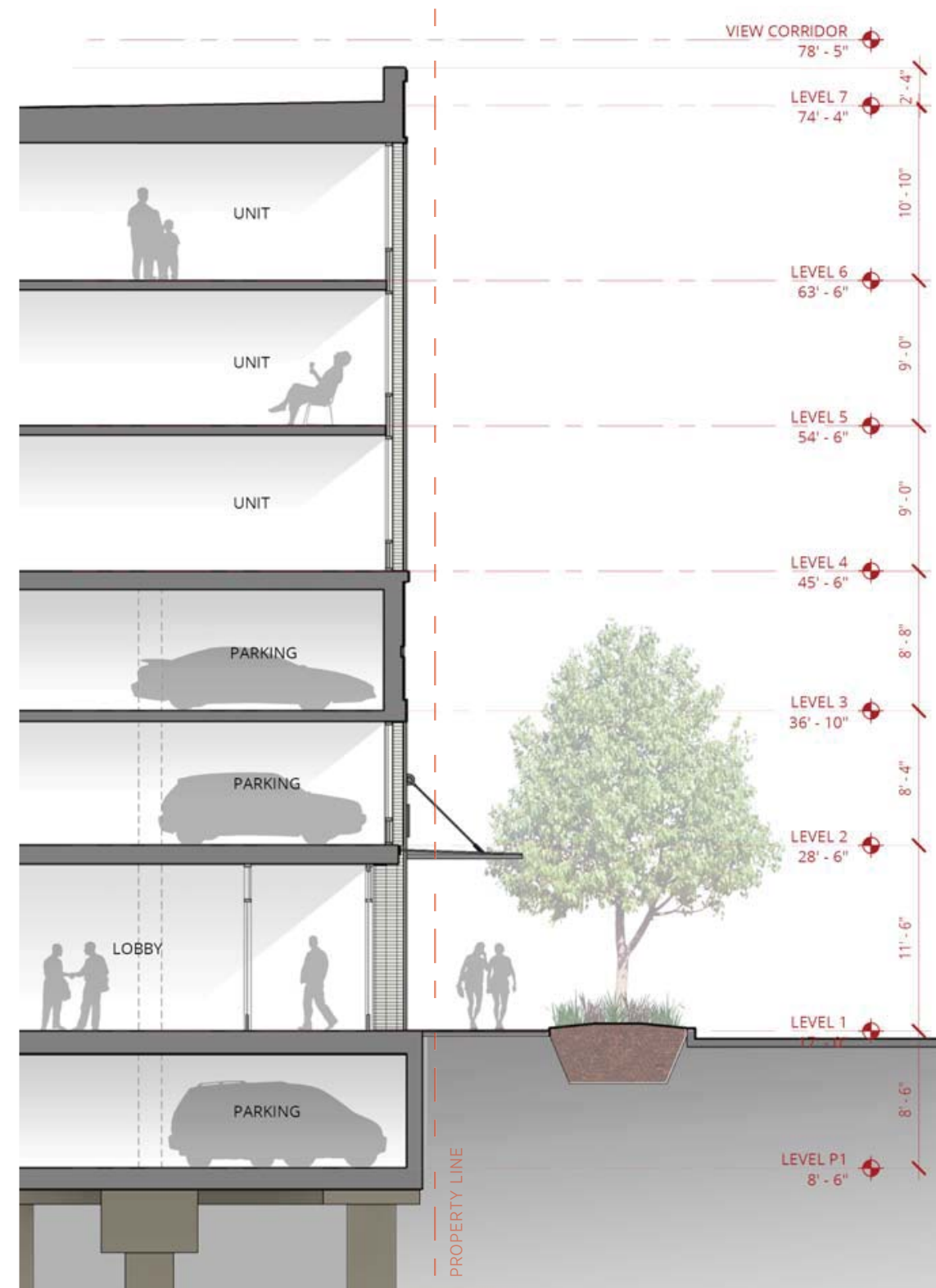


WESTERN AVE

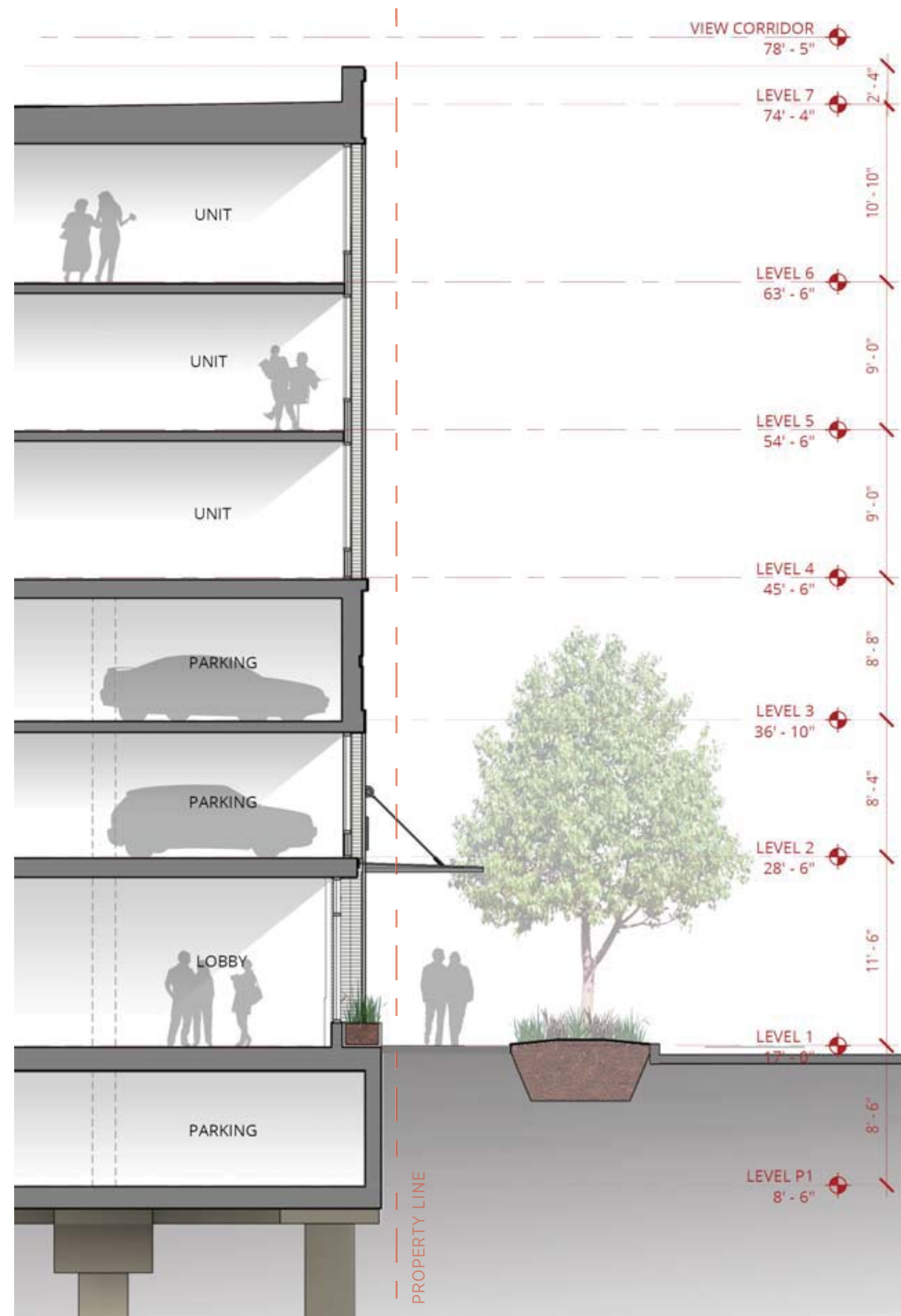
PODIUM SECTIONS



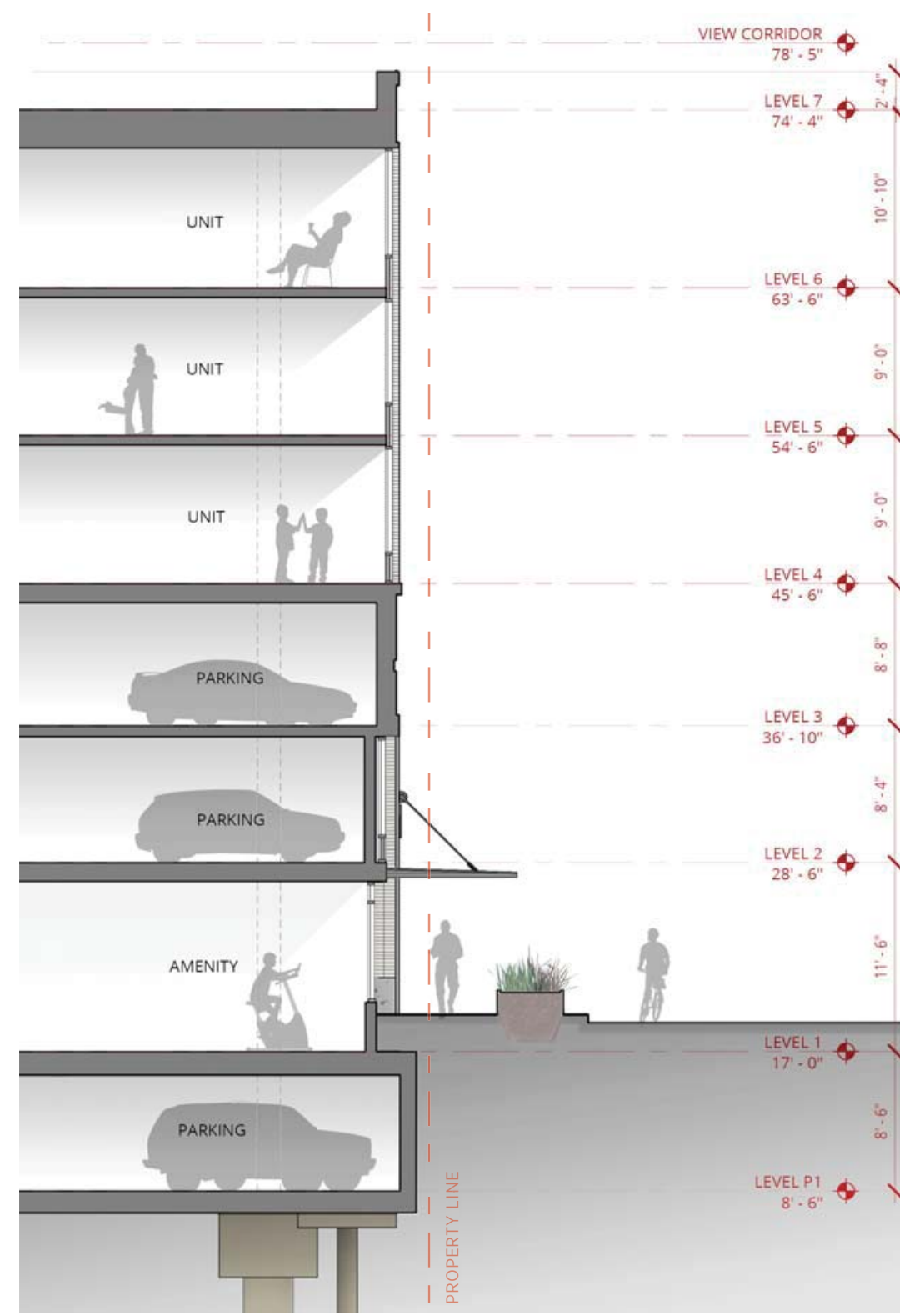
ALASKAN WAY SECTION



UNIVERSITY ST SECTION AT LOBBY ENTRANCE



UNIVERSITY ST SECTION - TYPICAL



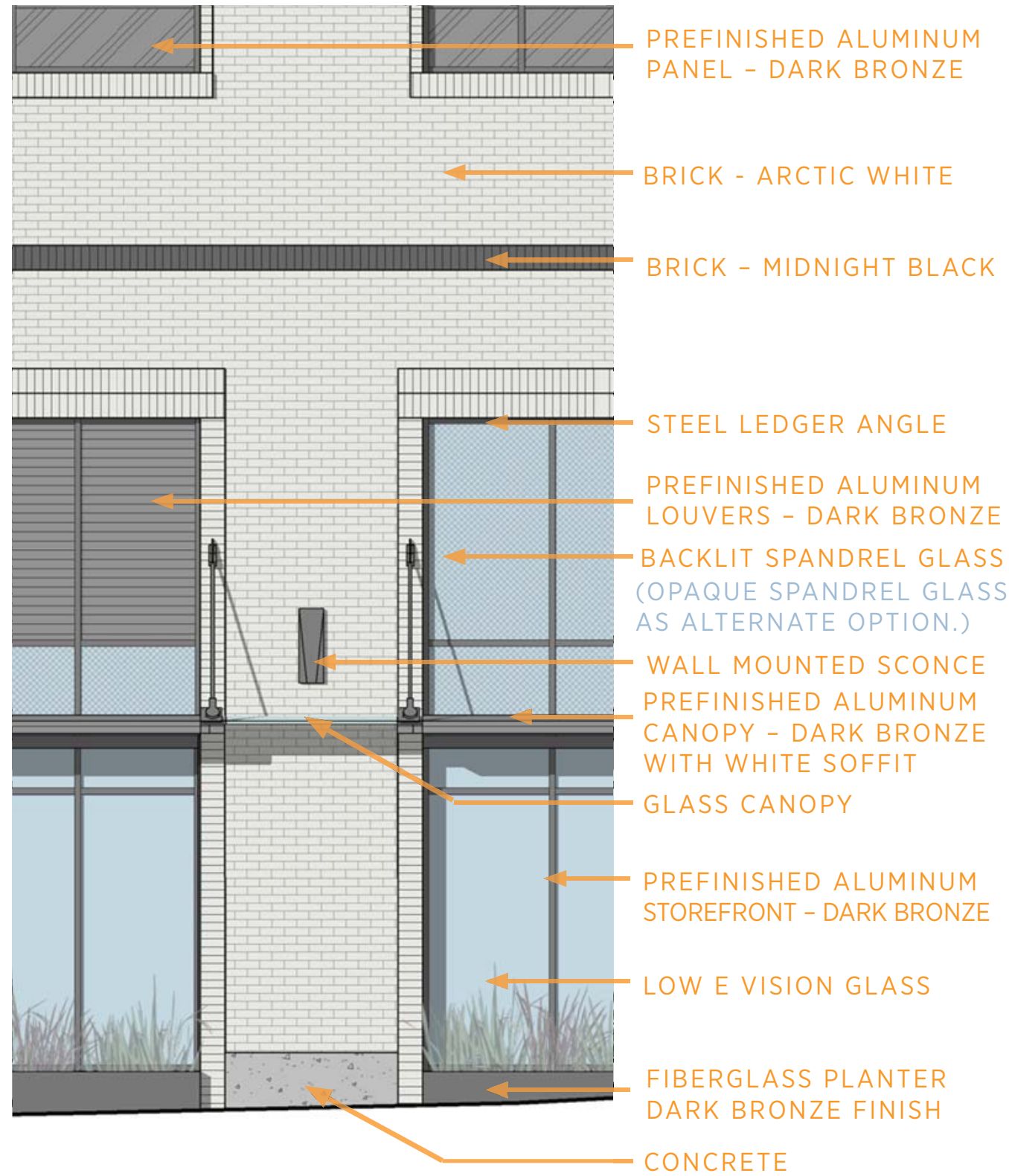
WESTERN AVE SECTION

MATERIALS

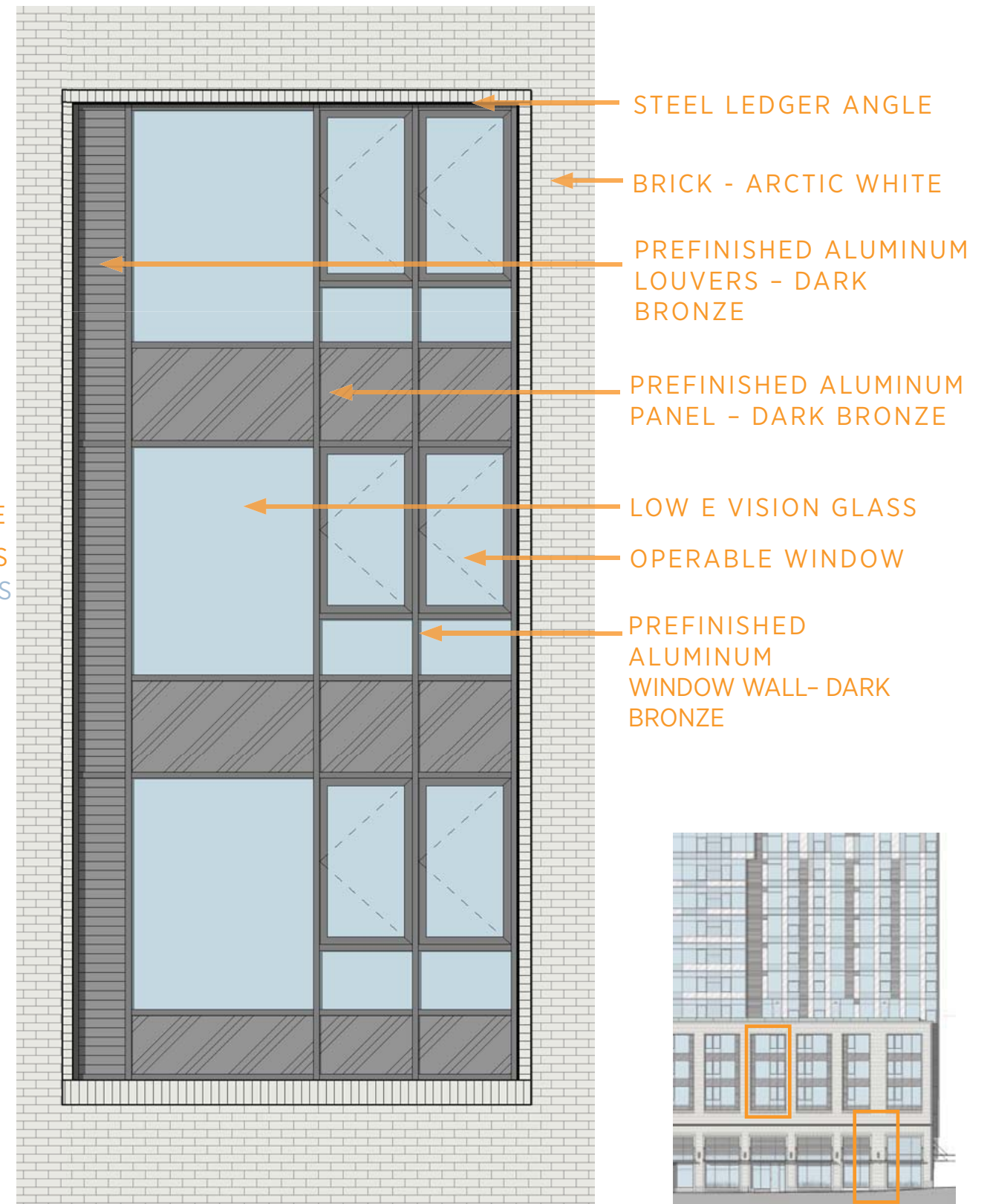


WESTERN & UNIVERSITY STREETScape

PODIUM MATERIALS



TYPICAL GROUND LEVEL L1-L3



TYPICAL PODIUM LEVEL L4-L6



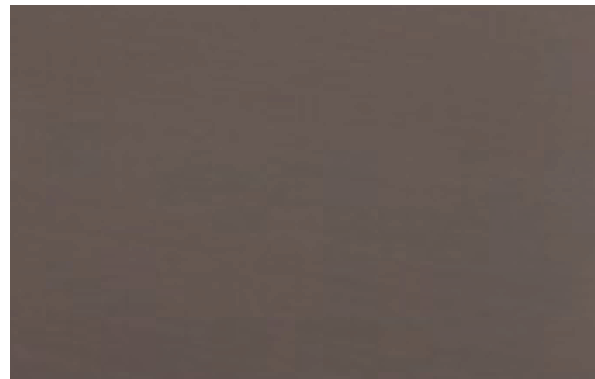
BRICK - ARCTIC WHITE



BRICK - MIDNIGHT BLACK



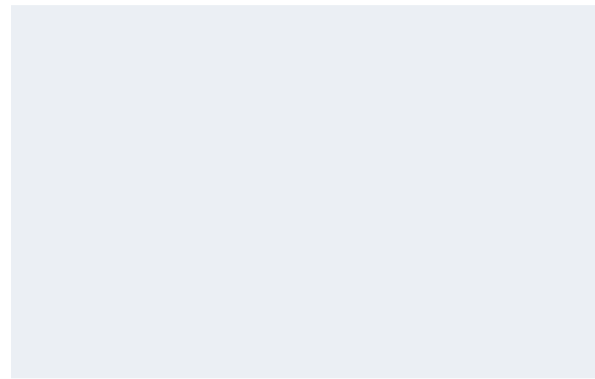
CONCRETE



PREFINISHED ALUMINUM
ELEMENTS - DARK BRONZE



PREFINISHED ALUMINUM
LOUVERS - DARK BRONZE



LOW E VISION GLASS



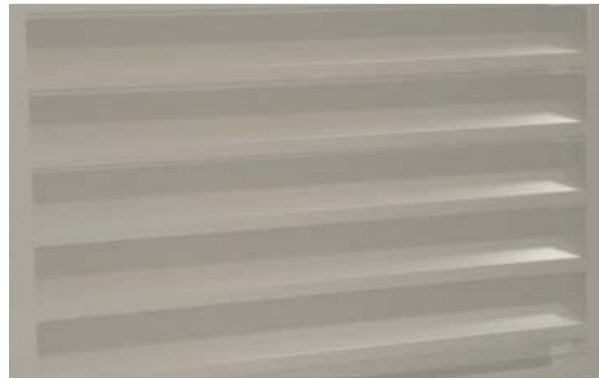
SPANDREL GLASS

TOWER MATERIALS

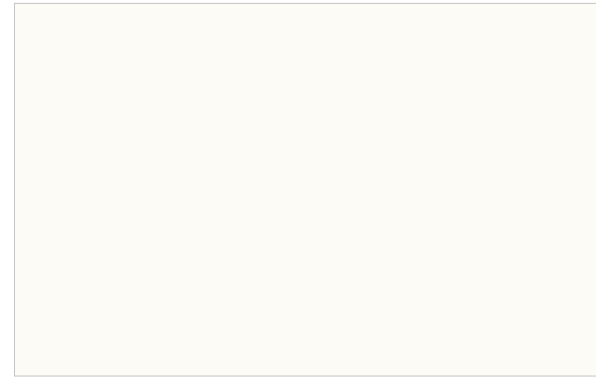




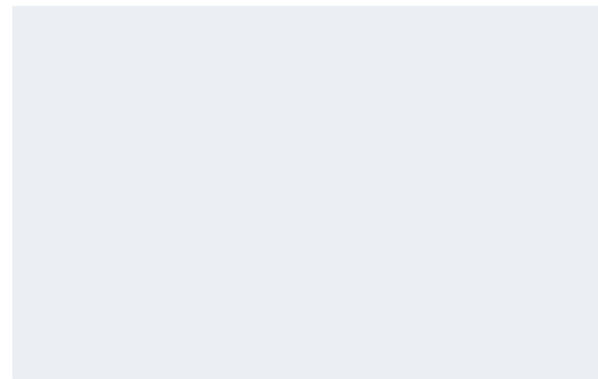
PREFINISHED ALUMINUM
ELEMENTS - CHAMPAGNE METALLIC



PREFINISHED ALUMINUM
LOUVERS - CHAMPAGNE METALLIC



PREFINISHED ALUMINUM
LOUVERS - BONE WHITE



LOW E VISION GLASS



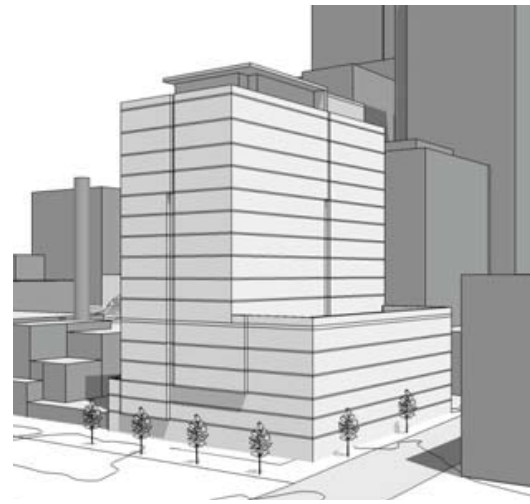
SPANDREL GLASS



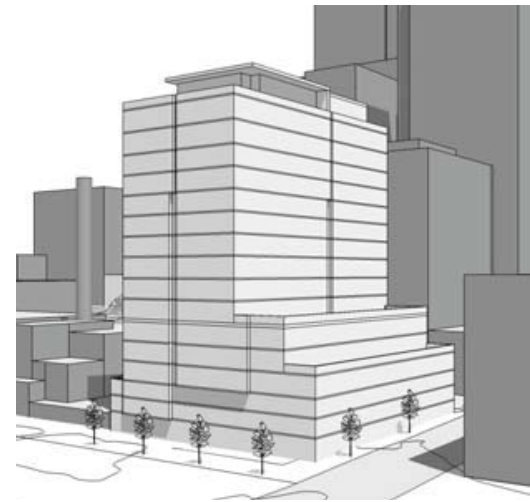
CEDAR PLANK SOFFIT

DEPARTURES

University Street Green Street Designation



Proposed massing with View Corridor setback only better meets Design Guidelines



Proposed massing showing impact of green street upper level setback and view corridor setback. Double setback does not meet Design Guidelines A-1, B-1, B-3, B-4



PER CODE SMC 23.49.058

“When a lot in a DMC zone is located on a designated green street, a continuous upper-level setback of fifteen feet shall be provided on the street frontage abutting the green street at a height of 45 feet.”

REQUEST

The applicant proposes to setback the structure’s upper level to align with existing developments along University St., according to the view corridor regulations at a height of 75 feet. The design team does not advise a double setback and asserts a setback at 45 feet better meets the design guidelines.

WHY THIS DEPARTURE BETTER MEETS THE INTENT OF THE DESIGN GUIDELINES

The property has twin upper level setback requirements based on the green street and view corridor criteria. Allowing the project to abide by the view corridor standards would better align with existing developments along University St and maintain the urban street wall. DPD staff has indicated that the designation of a green street at this location is redundant

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



Overhead Weather Protection and Lighting

OVERHEAD CANOPY COVER REQUIRED TO MEET CODE:



OVERHEAD CANOPY COVER PROPOSED:



PER CODE SMC 23.49.018

Continuous protection shall be required for new development along the entire street frontage except along those portions of the structure facade that:

- are located farther than five feet from the property line,
- abut an open space amenity feature,
- are separated from the street by a landscaped area at least two feet in width
- are driveways into structures or loading docks.

Overhead protection shall have a min dimension of eight feet from the building wall or must extend to two feet from the curb line, whichever is less.

The installation shall not result in any obstructions in the sidewalk area and must be a min of ten feet and a max of fifteen feet above the sidewalk.

REQUEST

The applicant proposes episodic canopy cover that corresponds with the rhythms established by overall building massing and ground level fenestration.

HOW DEPARTURE BETTER MEETS DESIGN GUIDELINES

A more flexible arrangement of overhead canopy cover would permit a more well-proportioned building that works at many scales and creates a transition in bulk and scale. (B-2, B-4,C-2) A canopy placement that responds to the cadence of the structural bays would more strongly respond to the neighborhood context and reinforce the urban form of the area. (B-1,B-3) Greater freedom in canopy placement would help to provide more inviting open space by concentrating cover in front of storefronts and by accommodating the significant grade change on Western Ave. (D-1)

OVERHEAD CANOPY COVER REQUIRED BY CODE:



ALASKAN WAY (WEST)



UNIVERSITY ST. (SOUTH)



WESTERN AVE. (EAST)

OVERHEAD CANOPY COVER PROPOSED:



ALASKAN WAY (WEST)



UNIVERSITY ST. (SOUTH)



WESTERN AVE. (EAST)

ANALOGOUS PRECEDENTS: MADISON TOWER & THE NATIONAL BUILDING



1022 1st AVE



1008 WESTERN AVE

The Madison Tower at 1st and Madison incorporates discontinuous canopy cover that responds to both the steeply sloping grade of the site and podium composition. The National Building at Western and Spring features detached canopies that respond to the historic structure's structural bays and organizational rhythms.

LANDSCAPE



PACIFIC SUNSET MAPLE



MISCANTHUS



ALASKA WAY STREET TREE



FRAGARIA



RHAPHIOLEPIS



MIXED PERENNIAL PLANTER



SENECIO GREYI



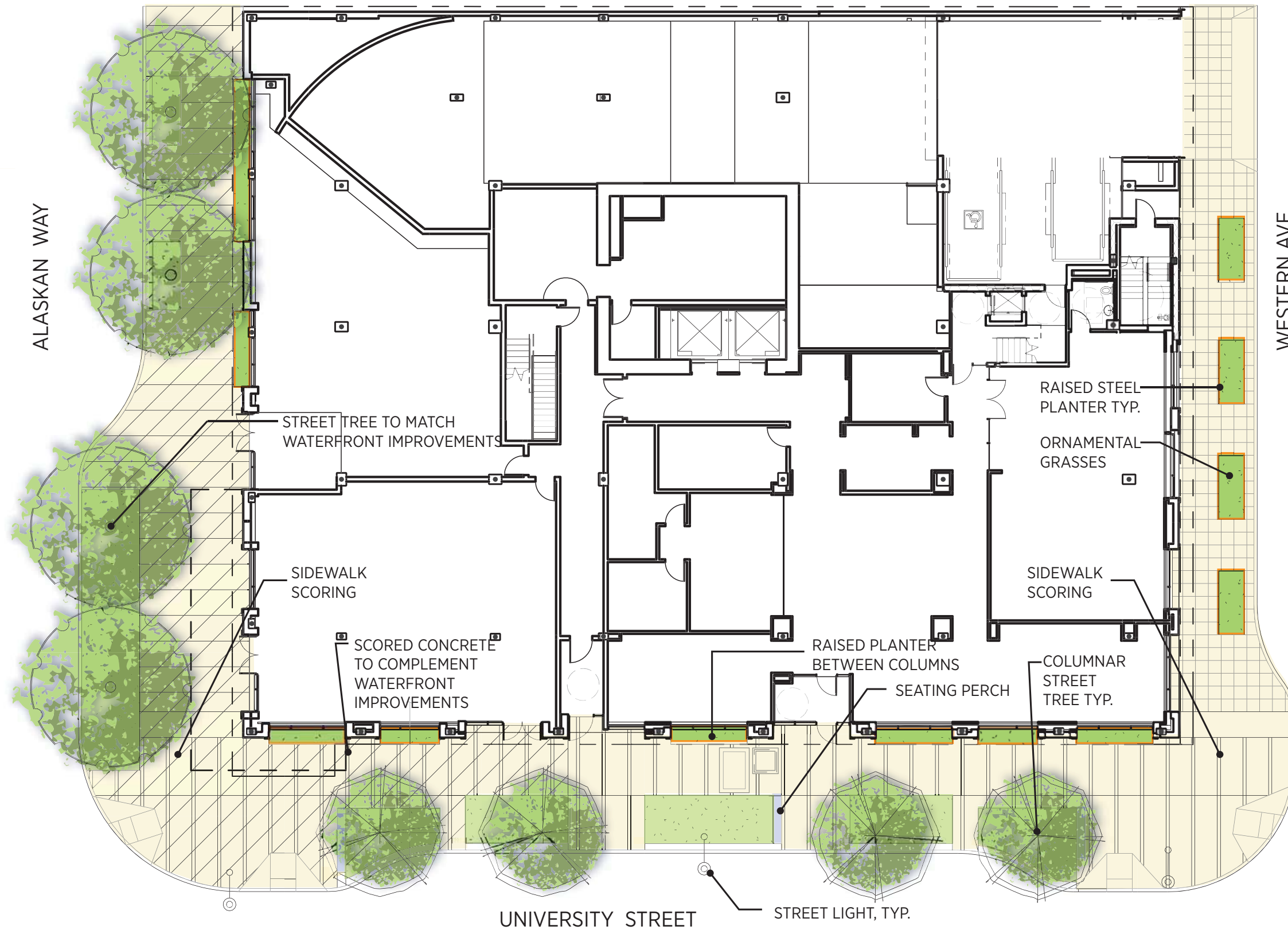
GRANITE PERCHES



MUHLENBERGIA



SCORED CONCRETE



PODIUM LEVEL LANDSCAPING



MT. VERNON LAUREL



CEANOTHUS GROUNDCOVER



EUPHORBIA



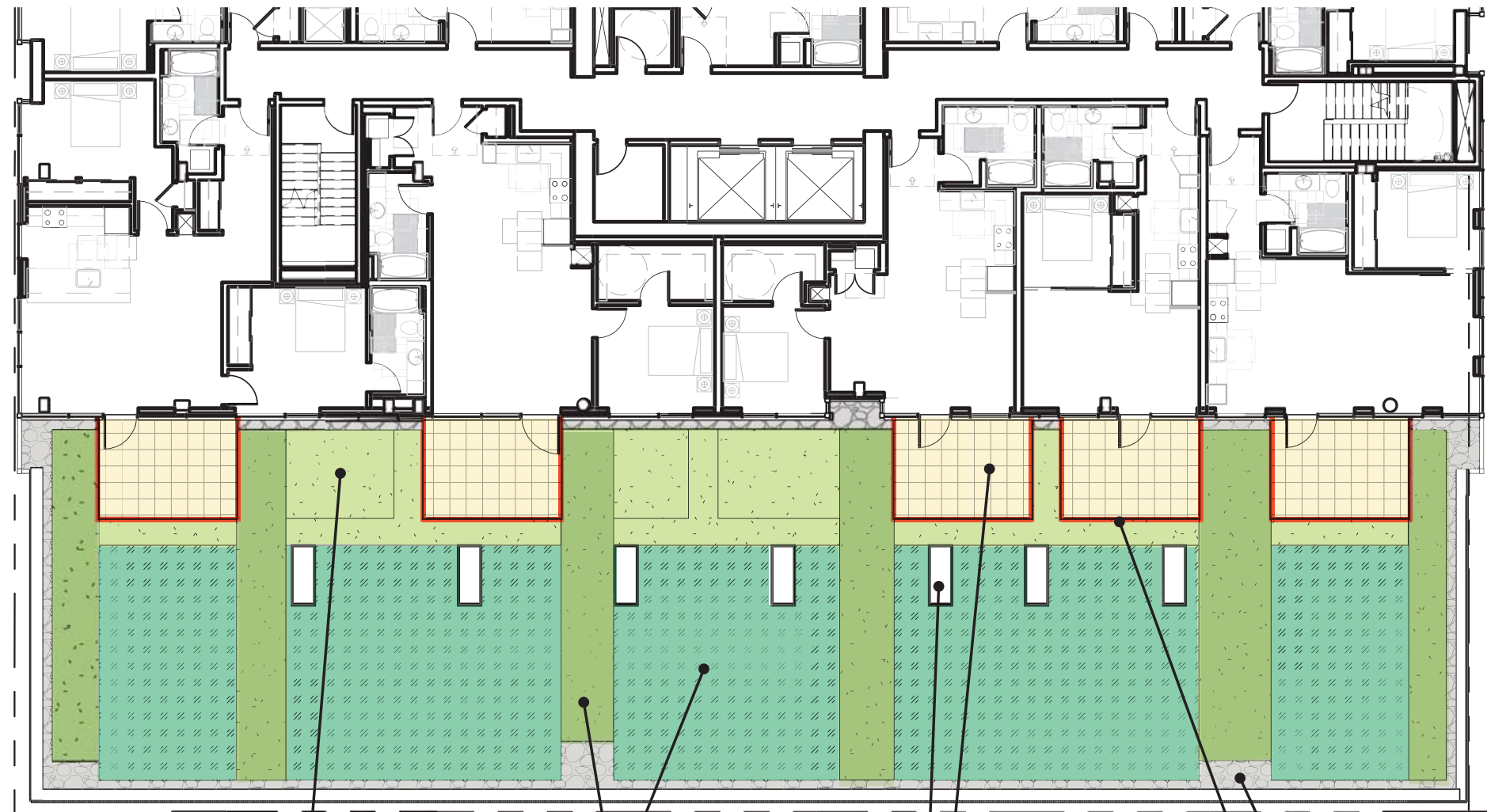
ELYMUS MAGELLANICUS



SEDUM GREEN ROOF



20" SQ. PAVER



EVERGREEN SHRUB AND PERENNIAL MIX

GREEN ROOF
ORNAMENTAL GRASSES

PEDESTAL PAVERS
SKYLIGHT

ROCK BALLAST
GUARDRAIL



ARBUTUS UNEDO



LAVENDER



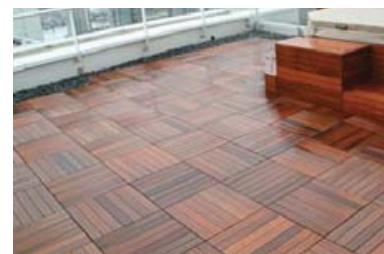
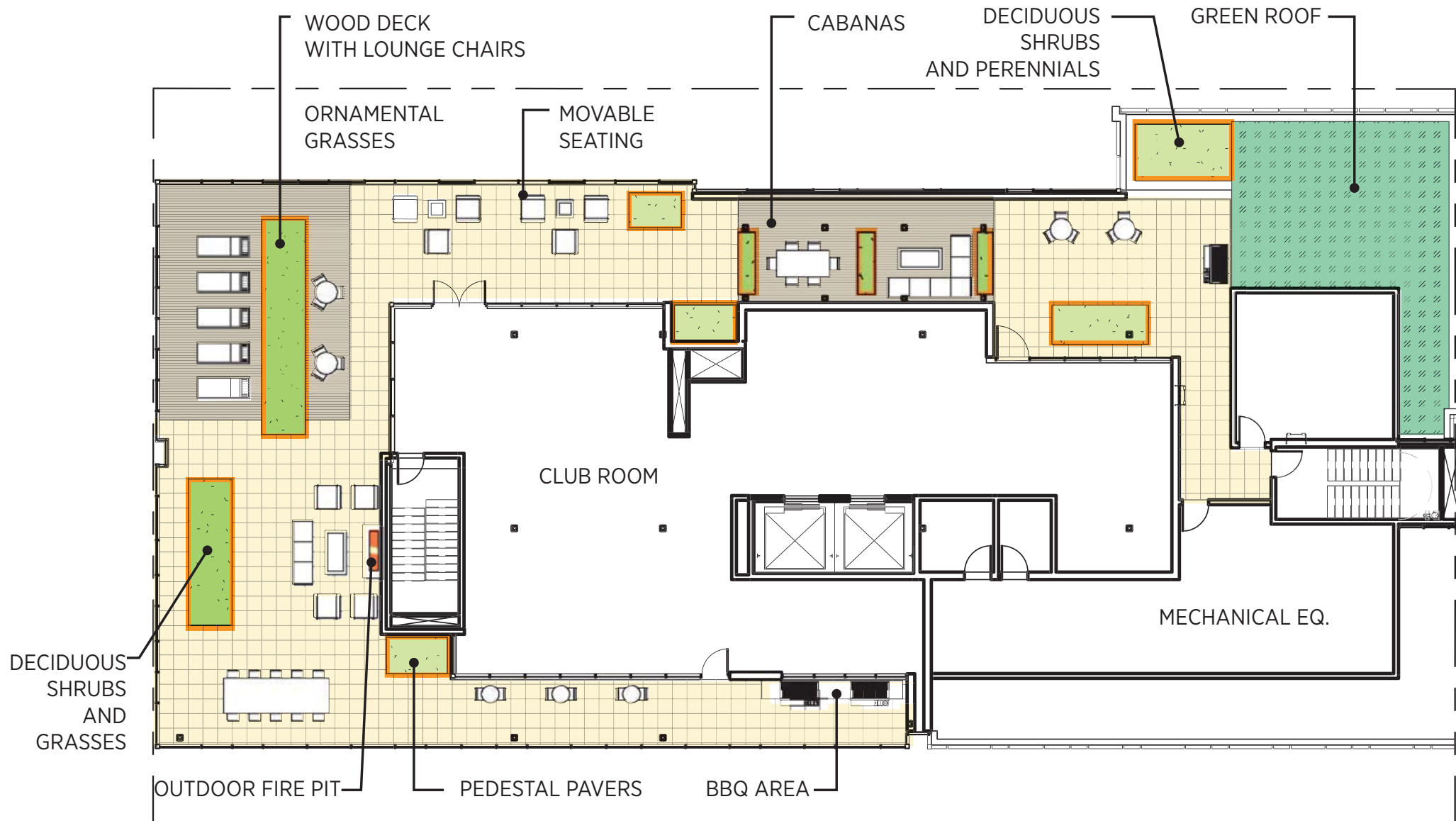
AGAPANTHUS



ROCK ROSE



CABANAS



WOOD TILE DECKING



CORTEN PLANTERS

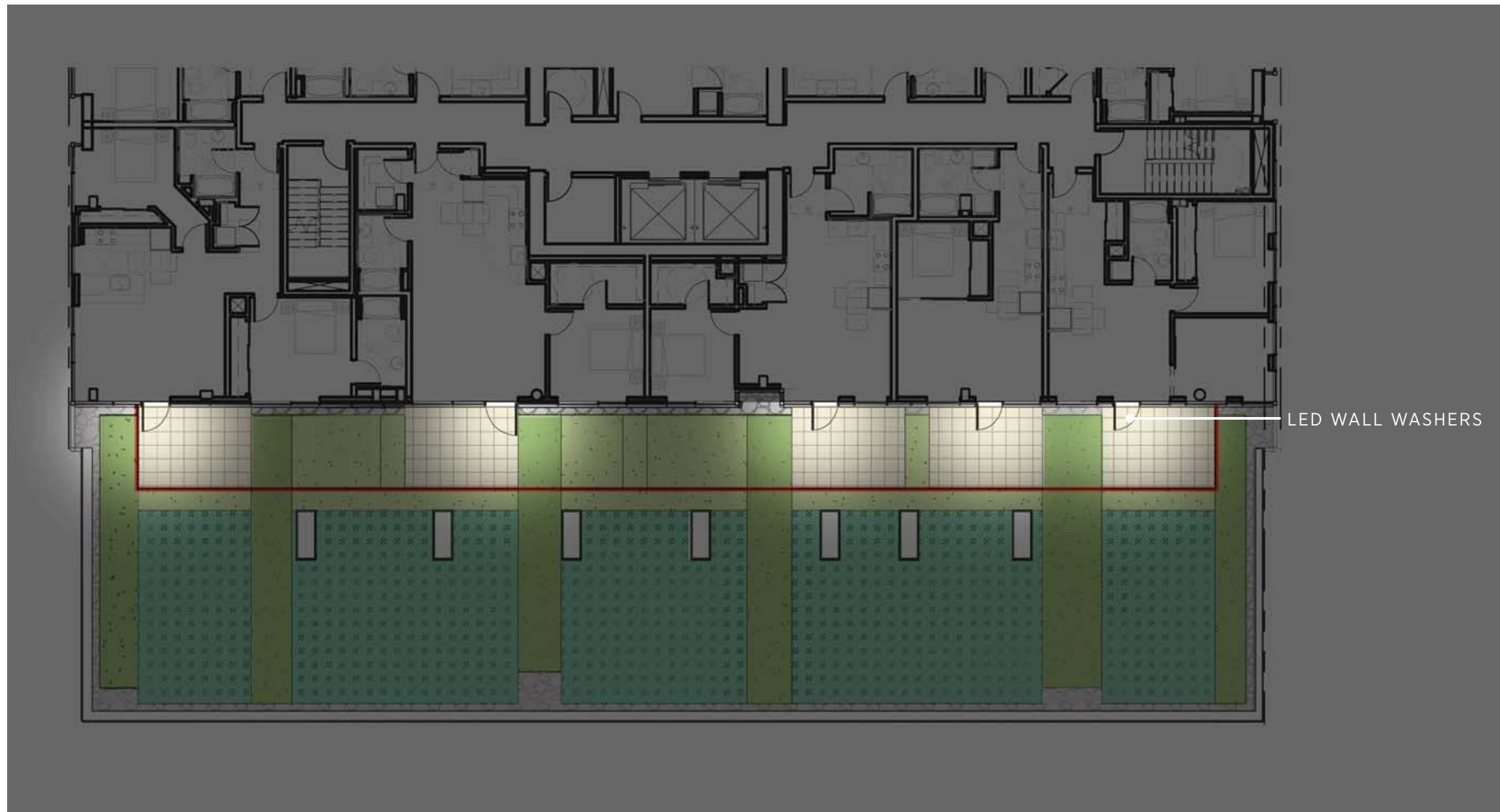


VIEW OF ROOF TOP FROM THE FOUR SEASONS BUILDING

LIGHTING



GROUND LEVEL EXTERIOR LIGHTING PLAN



PODIUM LEVEL EXTERIOR LIGHTING PLAN



LED WALL WASHER



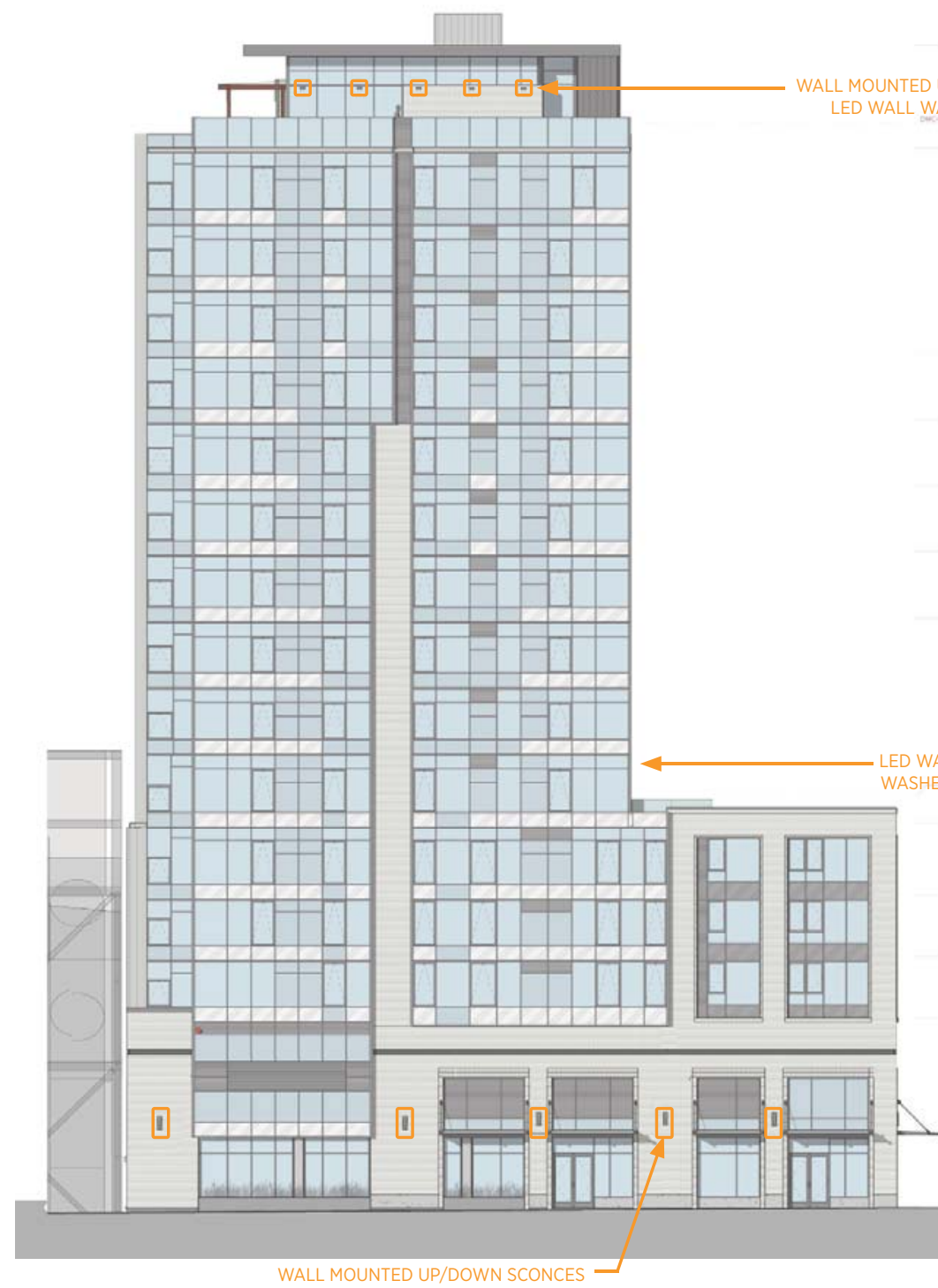
ROOF LEVEL EXTERIOR LIGHTING PLAN



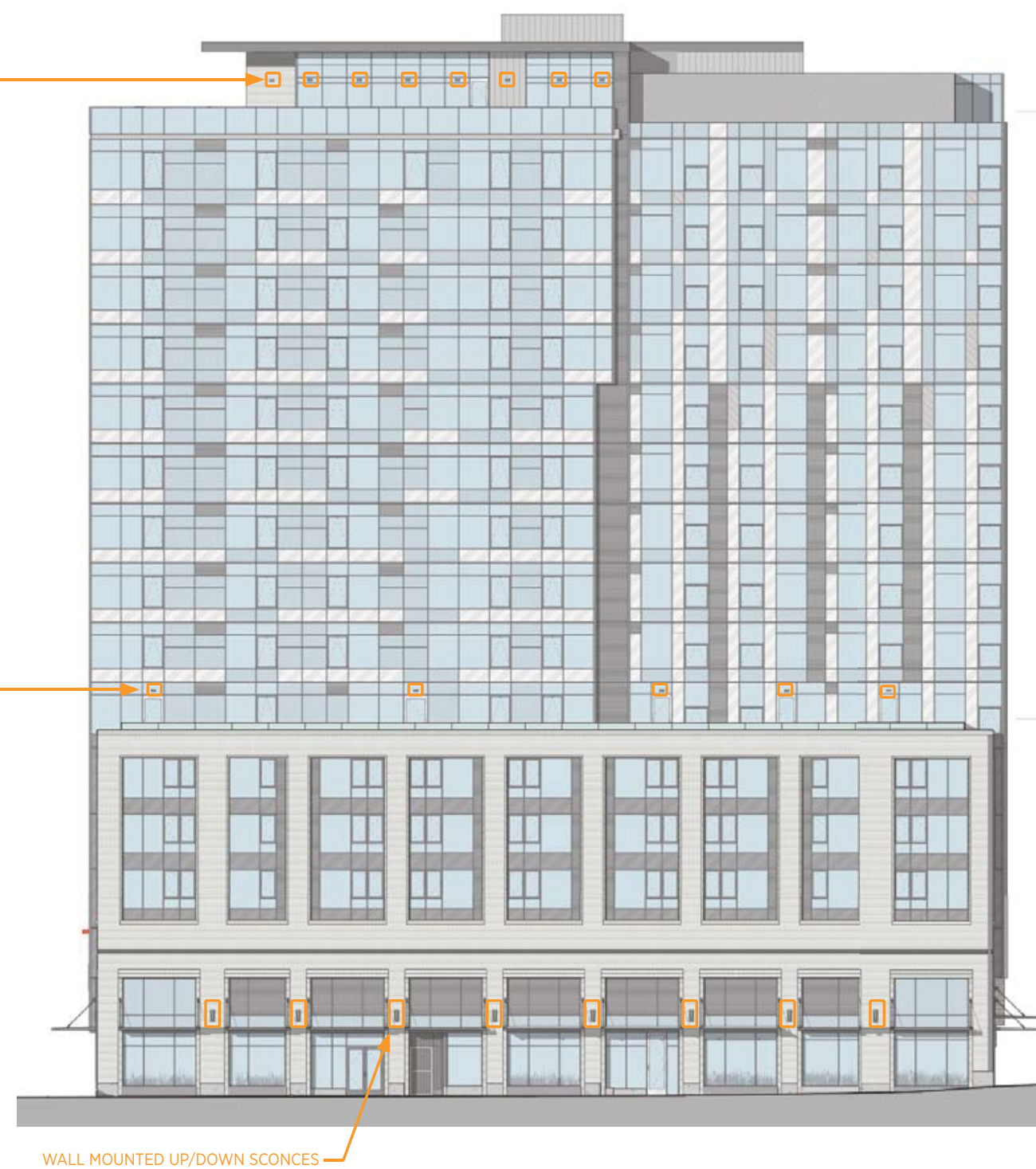
LED WALL WASHER



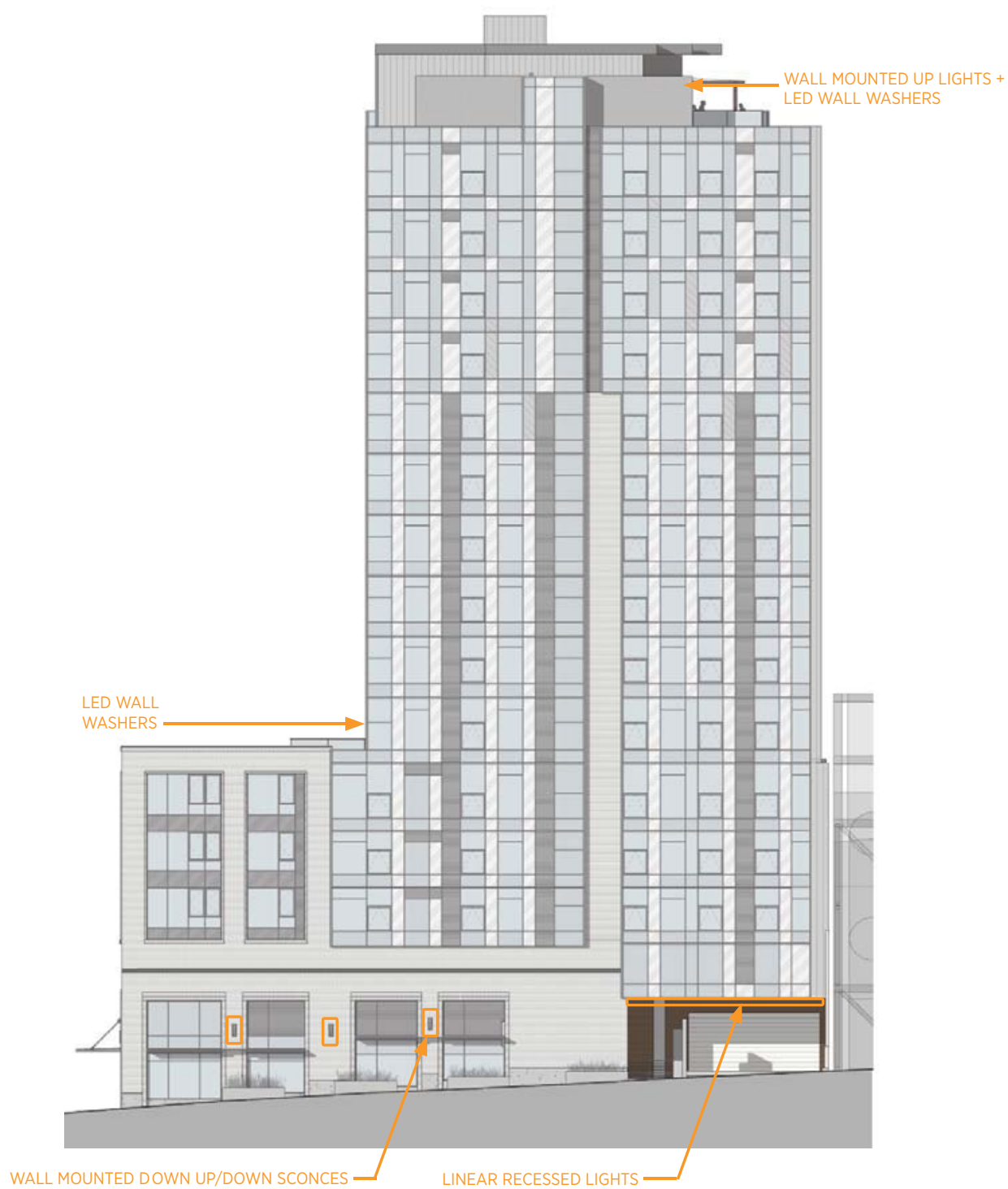
WALL MOUNTED UP LIGHT



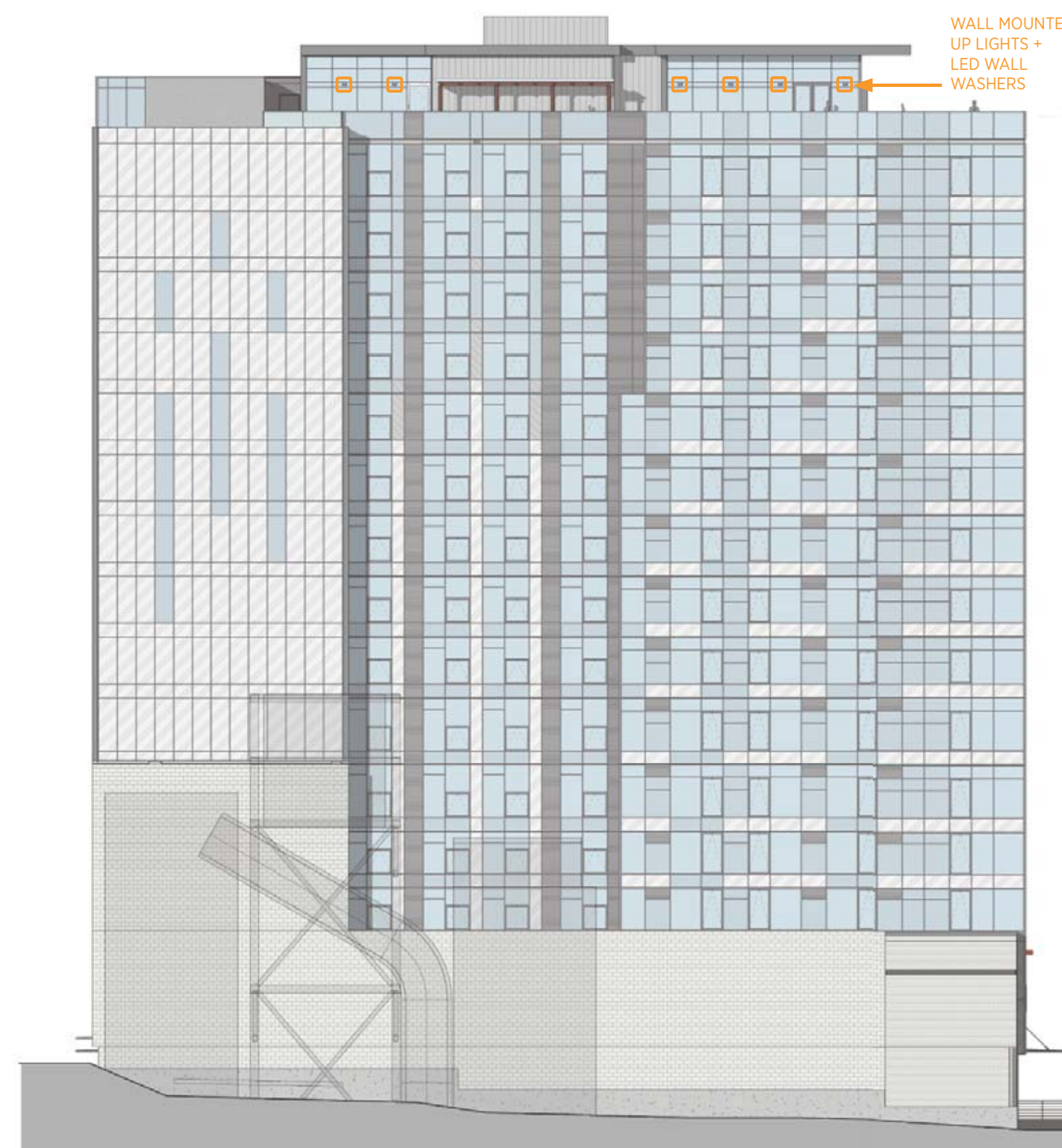
WEST ELEVATION LIGHTING STRATEGY



NORTH ELEVATION LIGHTING STRATEGY



EAST ELEVATION LIGHTING STRATEGY



SOUTH ELEVATION LIGHTING STRATEGY

PODIUM LIGHTING & SIGNAGE



LED Wallwasher



Linear Recessed Lights



Wall Mounted Up/Down Sconce

LIGHTING PRECEDENTS



SIGNAGE PRECEDENTS



PROJECT SIGNAGE OPPORTUNITIES ON CANOPY

SOUTH PODIUM SIGNAGE STRATEGY



RETAIL SIGNAGE OPPORTUNITIES ON CANOPY

WEST PODIUM SIGNAGE STRATEGY



PODIUM LIGHTING STRATEGY

