

Westlake + John

Design Review Board
201 WESTLAKE AVENUE | SEATTLE, WASHINGTON

MACFARLANE PARTNERS / ANKROM MOISAN ARCHITECTS, INC.
07.31.2013



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PROJECT INFORMATION	4
ZONING	5
SITE ANALYSIS	6
CONTEXT	10
WESTLAKE AVE N CONTEXT	11
EXISTING SITE PHOTO	12
APPROVED MASSING FROM EDG	13
GROUND FLOOR PLAN	14
FLOOR PLANS	15
SIGNAGE & LIGHTING PLAN	17
ELEVATIONS	19
BUILDING SECTIONS	22
THEMES FROM EARLY DESIGN GUIDANCE	24
DESIGN GUIDANCE THEME 1	25
DESIGN GUIDANCE THEME 2	28
DESIGN GUIDANCE THEME 3	31
DESIGN GUIDANCE THEME 4	33
DESIGN GUIDANCE THEME 5	36
DESIGN GUIDANCE THEME 6	42
POTENTIAL DEPARTURE	44

PROJECT ADDRESS

201 Westlake Ave
Seattle, WA 98109

PROJECT TEAM

OWNER/APPLICANT

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PROGRAM GOALS

Use IA and IIIA construction
Achieve a minimum 77 residential units
Provide 4,200 SF of commercial space

PROJECT GOALS

JOB / HOUSING BALANCE

Urban infill promotes job and housing balance, promoting 24 hour environments where people work/live/play all near their home. This results in less vehicle miles traveled, more use of public transit, etc

FOCUS ON SUSTAINABILITY

South Lake Union has always been at the forefront of green living with the first LEED apartment building in Seattle. Our project aims to continue this legacy with a project that promotes, engages and lives within the sustainable lifestyle.

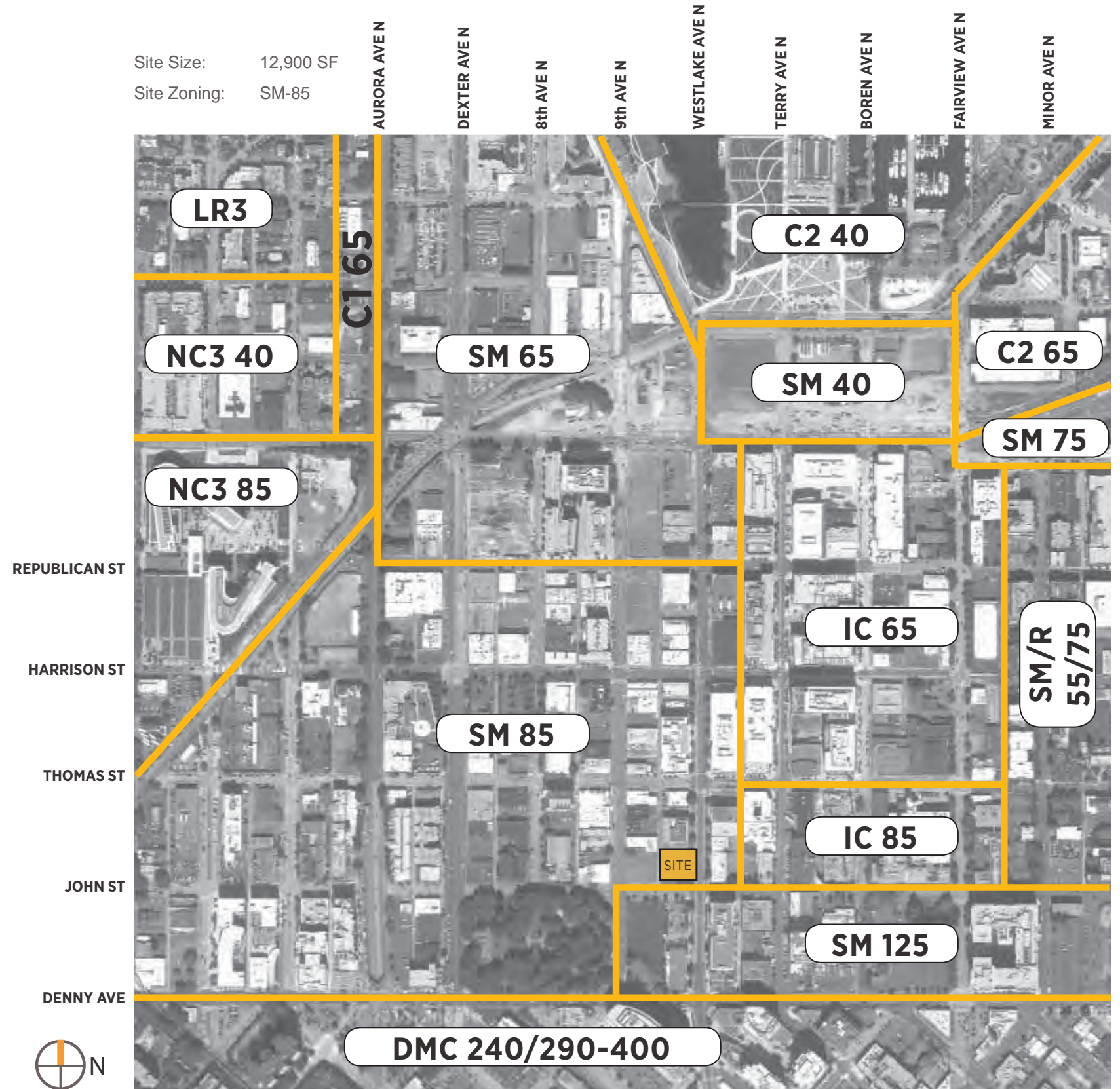
MAKE IT MEMORABLE

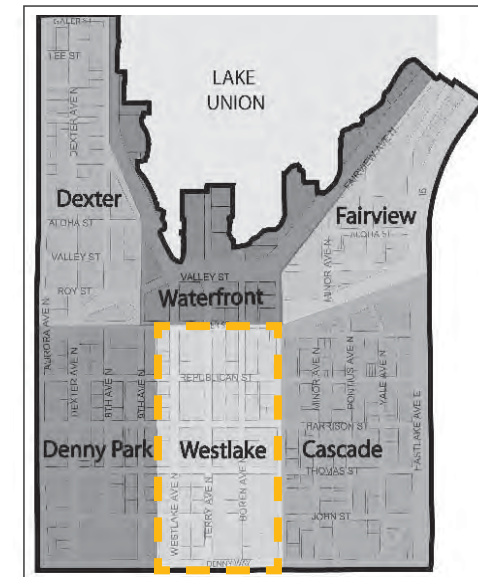
Our project thrives to be unique in a sea of non-distinct mid-rise market rate housing. Our project will tell a story unique to the neighborhood with apartments aimed at working professionals, work spaces geared to small businesses and material and form used in distinctive ways.



LAND USE CODE SECTION	DESCRIPTION	COMMENTS
23.48.010	General Structure Height: Height limited to 85'-0"	Our proposed height is 75'-0"
23.48.012	Upper Level Setback Requirements: Where shown on Map A, structures must provide an upper level setback for the façade facing applicable streets or parks, for any portions of the structure over 45' in height. 15'-0" maximum.	No upper level setback required
23.48.014	General Façade Requirements: On Class I Pedestrian Streets (Westlake Avenue), facades shall have minimum height of 45'. On all other streets, facades shall have minimum height of 15'. 70% of facade must be built to property line along Class I Pedestrian Street	Westlake Avenue is a Class I Pedestrian Street. The north facade has a height of 75'-0".
23.48.016	Standards Applicable to Specific Areas: FAR 4.5 is the maximum chargeable floor area permitted.	Residential uses exempt from FAR
23.48.019	Street-Level Uses Required on Class I Streets 75% of street front must be retail uses 13-ft floor-to-floor height Minimum 30-ft depth from street facade	Westlake Avenue is a Class I Pedestrian Street. Retail uses are proposed with 13-ft floor-to-floor height and 30-ft depth at street level along Westlake Avenue.
23.48.020	Residential Amenity Areas: Required in an amount equal to 5 percent of the structure's gross floor area in residential use. Maximum of 50% of amenity area may be enclosed. Amenity area must have a minimum horizontal dimension of at least of 15' and cannot be less than 225 SF	Amenity area provided: 5% gross floor area.

Site Size: 12,900 SF
Site Zoning: SM-85





Neighborhood Observations

The Westlake neighborhood provides a diverse mix of housing with great retail, amenities, and commercial buildings. Westlake Avenue North anchors the site on the east and provides a strong transit connection to the adjacent neighborhoods.

The epicenter of the neighborhood is Westlake Avenue North and it's intersection with Denny Way is the gateway to the South Lake Union neighborhood. Westlake Avenue North is an active retail and commercial street and is also becoming a strong pedestrian oriented street with restaurants and additional amenities.

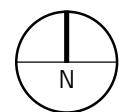
This site will have great access to the South Lake Union neighborhoods, the Amazon campus, the UW Medical Campus and transit opportunities.

Walkscore 97 "walker's paradise"

Transitscore 100 "rider's paradise"

Bikescore 86 "very bikeable"

Source: walkscore.com



SITE ANALYSIS
Sights and Sounds

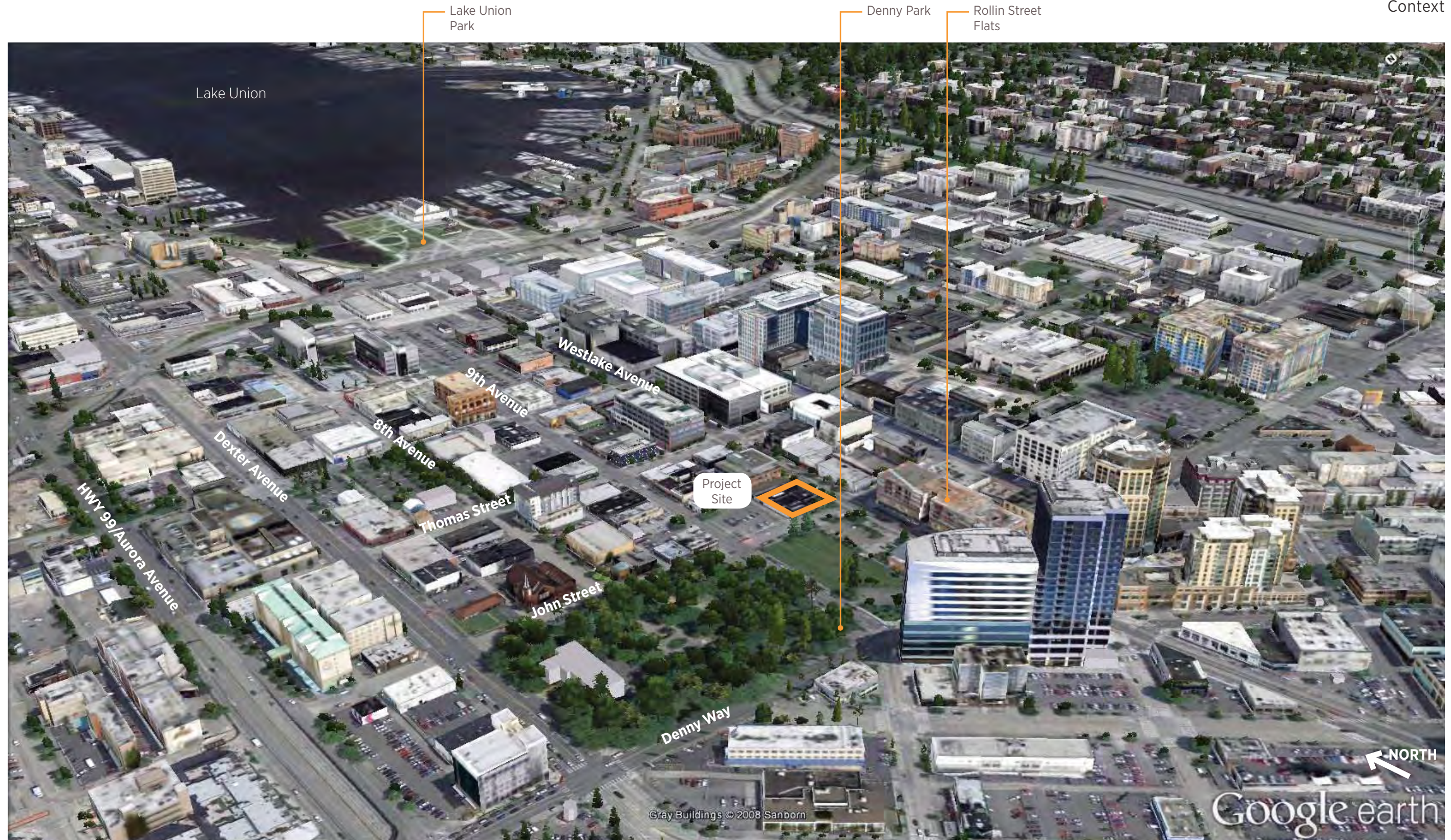


Westlake Avenue N is a major transit thoroughfare



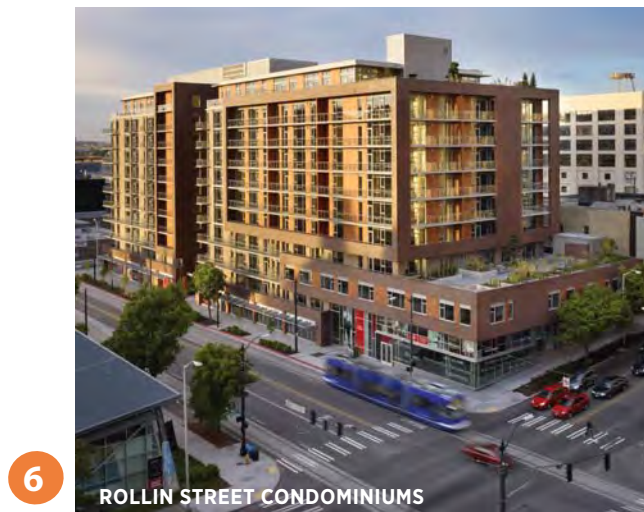
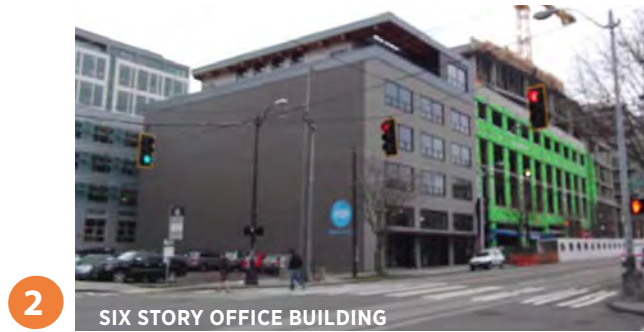
Space Needle views from site



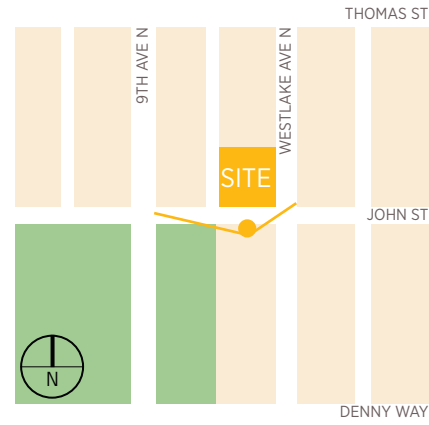


SITE ANALYSIS

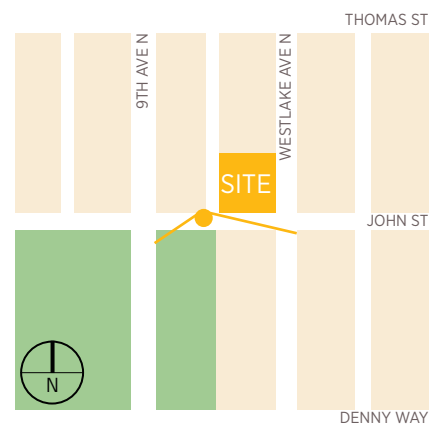
Context



1 JOHN STREET, FACING NORTH



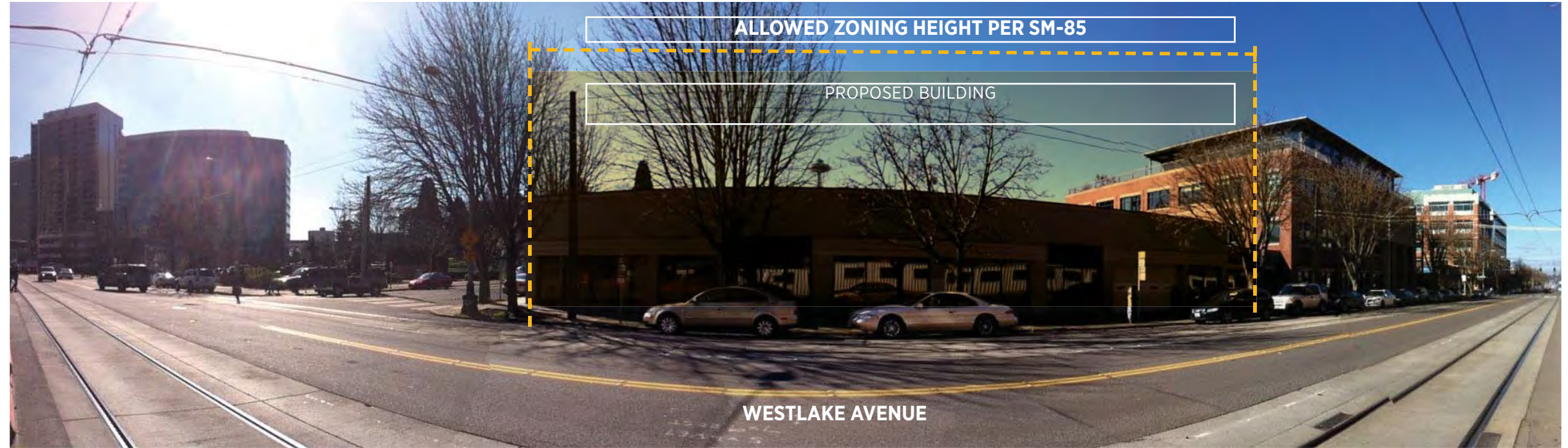
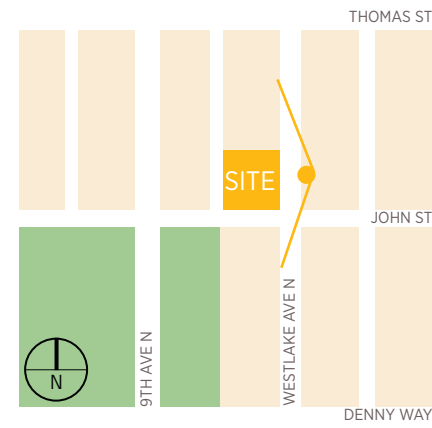
2 JOHN STREET, FACING SOUTH



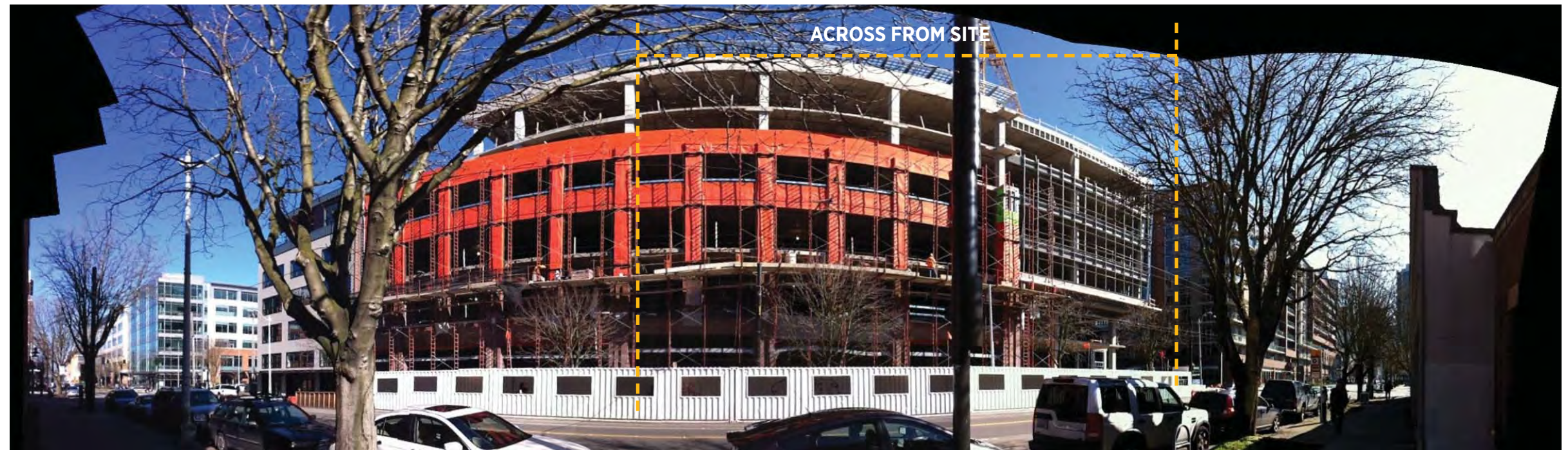
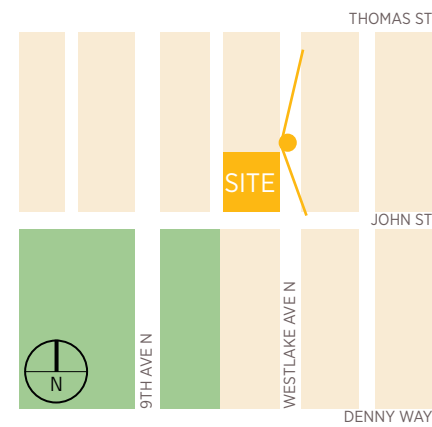
CONTEXT

Westlake Avenue N

1 WESTLAKE AVENUE, FACING WEST



2 WESTLAKE AVENUE, FACING EAST



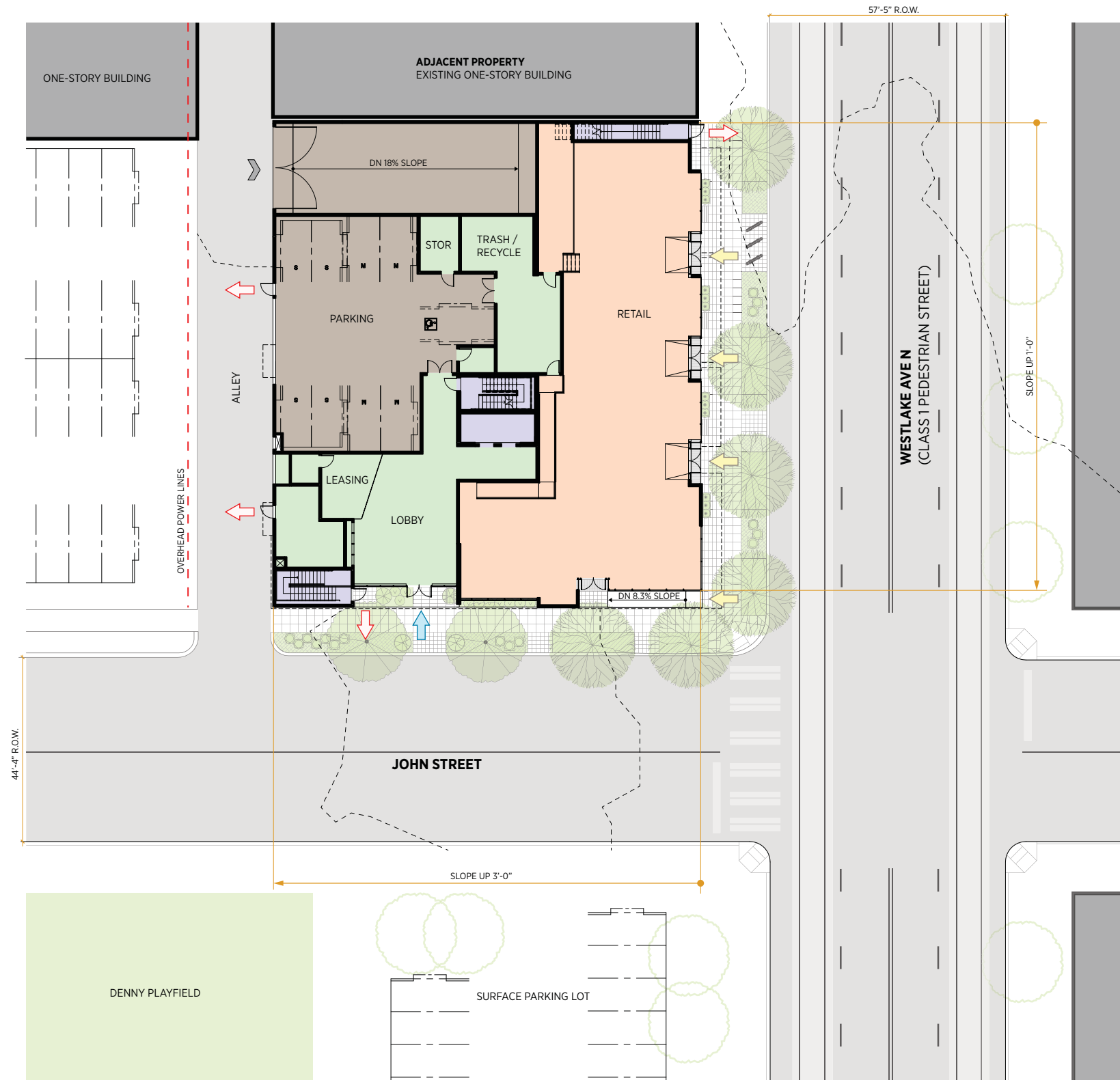


APPROVED MASSING FROM EDG



Approved Massing from EDG:

- Creates strong corner at Westlake and John Intersection
- Upper level setbacks along Westlake and John reduce bulk and improve solar access to neighboring building
- Setback along John Street creates a more residential scale
- Elevated Shared outdoor amenity space provided
- Elevated private outdoor space on Level 3 along John Street has visual connection to Denny Park
- Responds well to Design Guidelines: A2, A3, A4, A10, C1, C3, D1, E1



Site Area

Site contains approximately 12,960 SF with 120 feet of frontage on Westlake Ave N, 106 feet of frontage on John Street, and abuts an alley on the west.

Topography





The site slopes from a low point at the NE corner to a point 4 feet higher on the SW corner

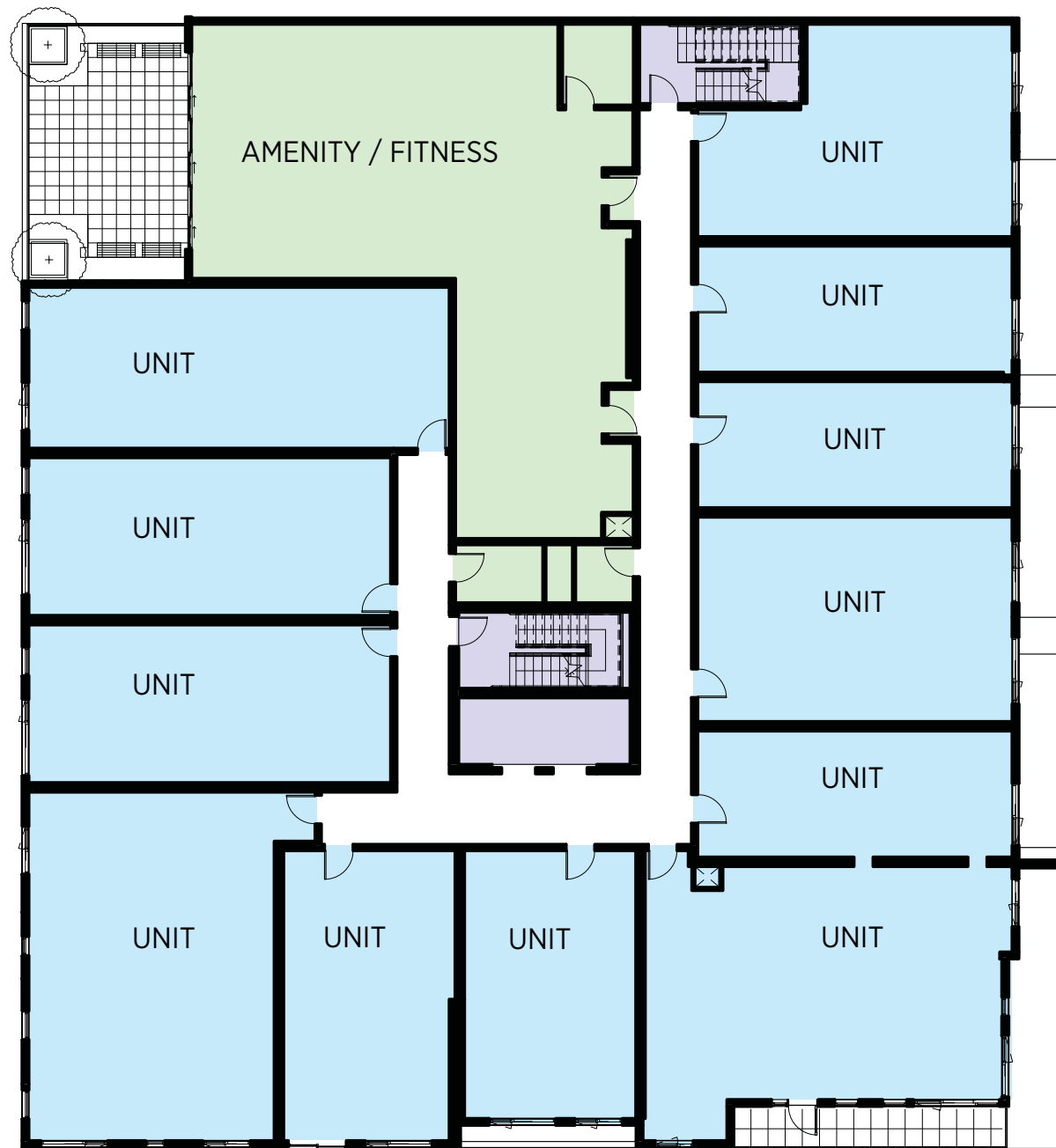
Tree Survey

There are no existing trees on the site

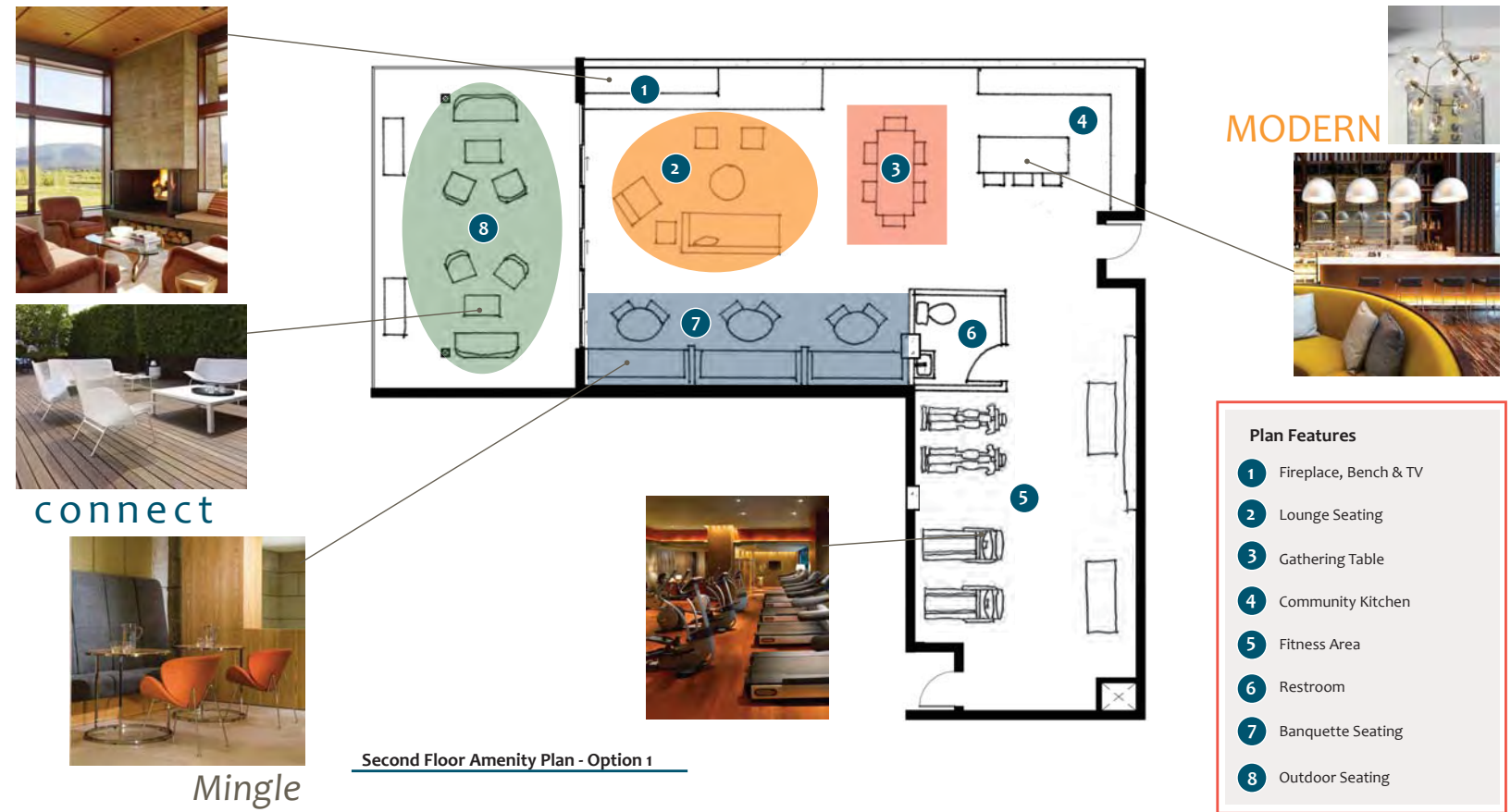
Existing Buildings

A one-story building to be demolished

-  RETAIL ENTRY
-  RESIDENTIAL ENTRY
-  EMERGENCY EXIT
-  VEHICLE ENTRY

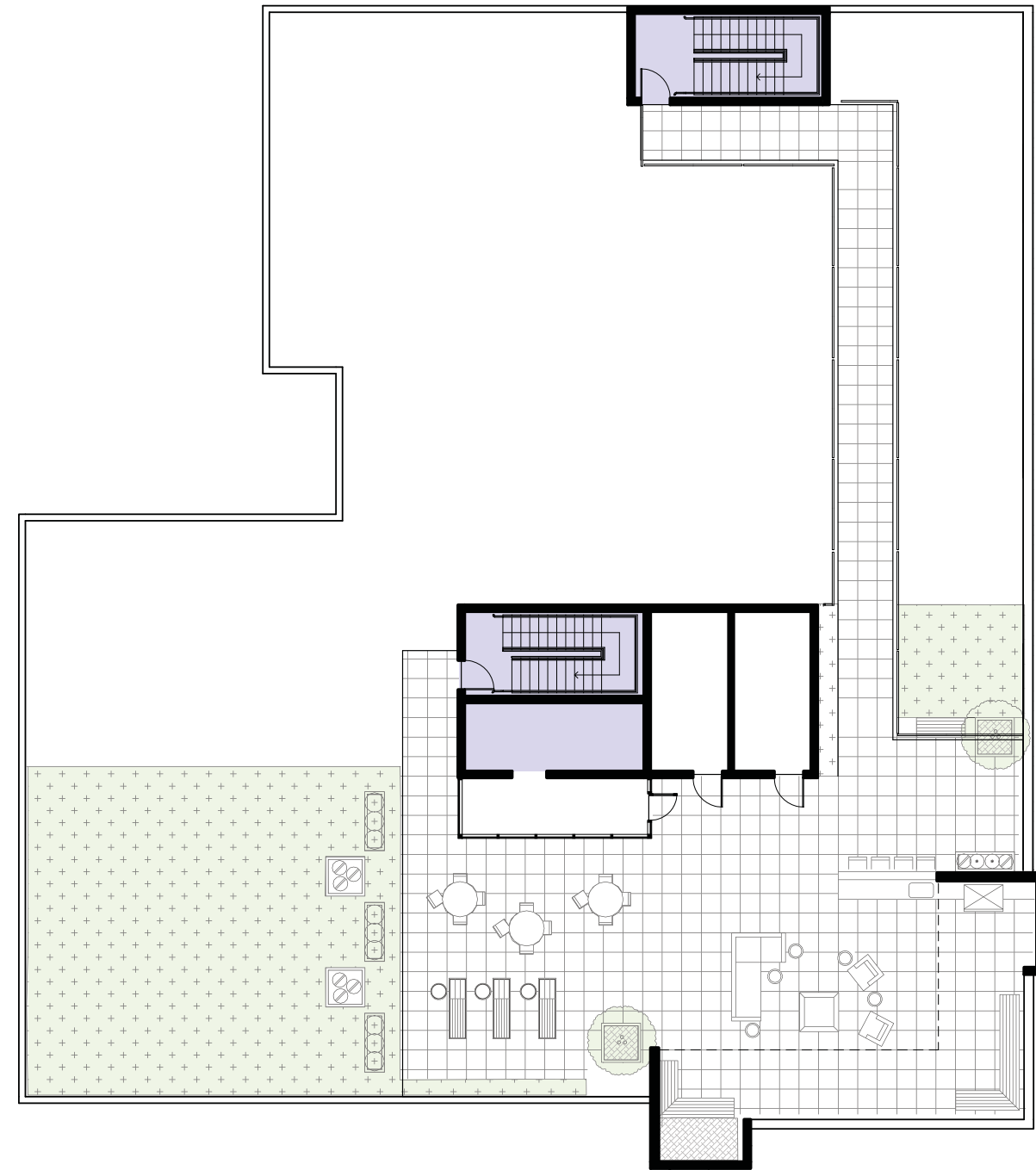


2nd Level Floor Plan





Typical Floor Plan



Roof Plan





Signage & Lighting Plan

LIGHTING



Lighting Concept at SE Corner Canopy

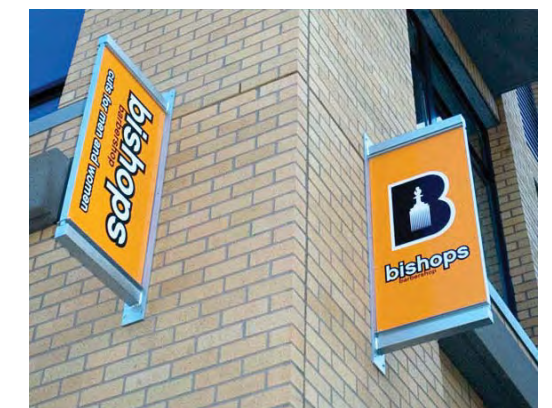
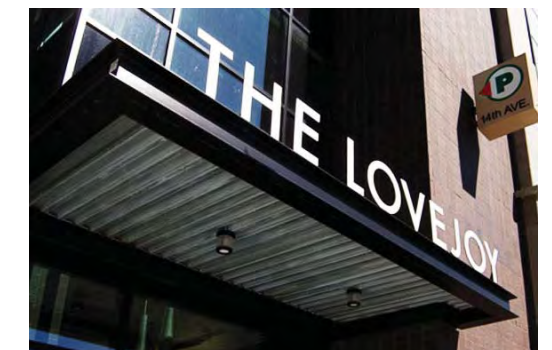


Proposed Exterior Lights

SIGNAGE

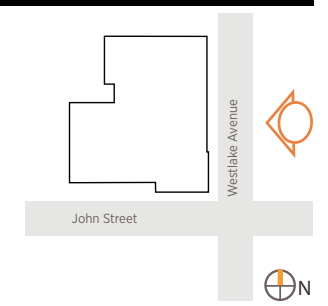


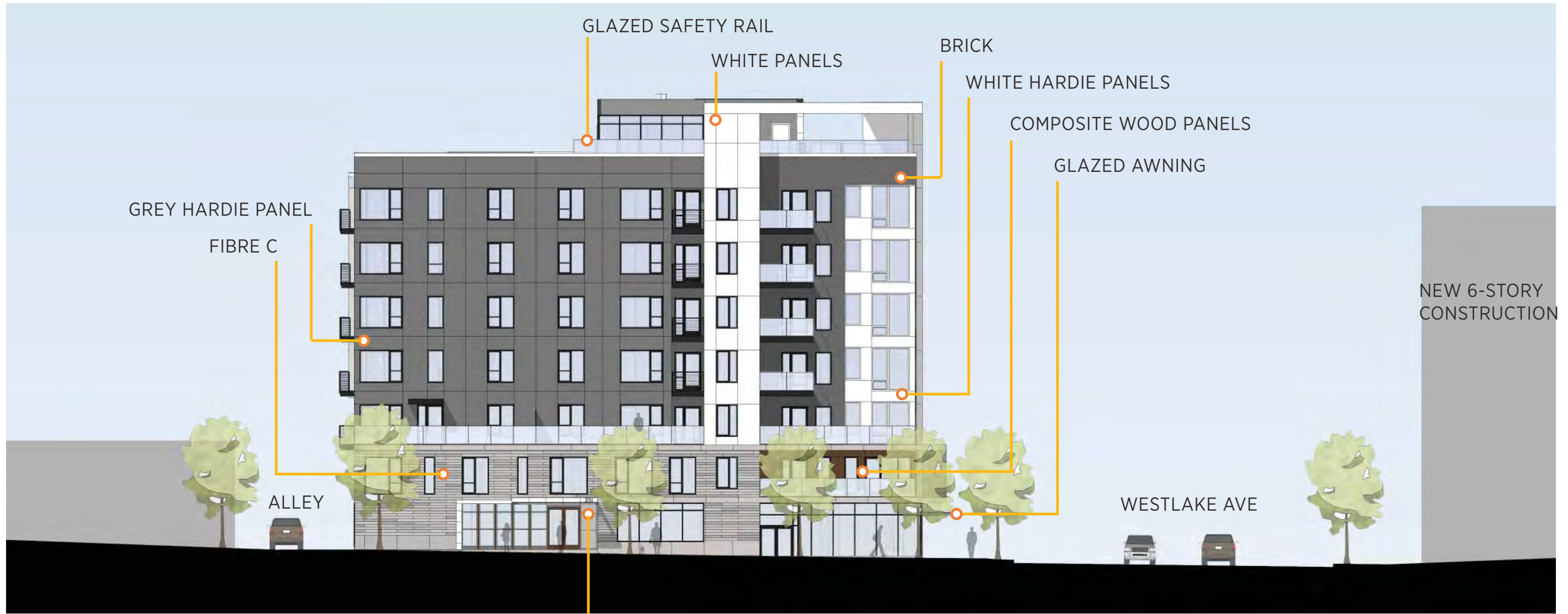
Residential Entry Signage Concept





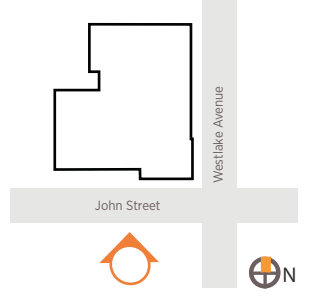
East Elevation : Westlake Ave

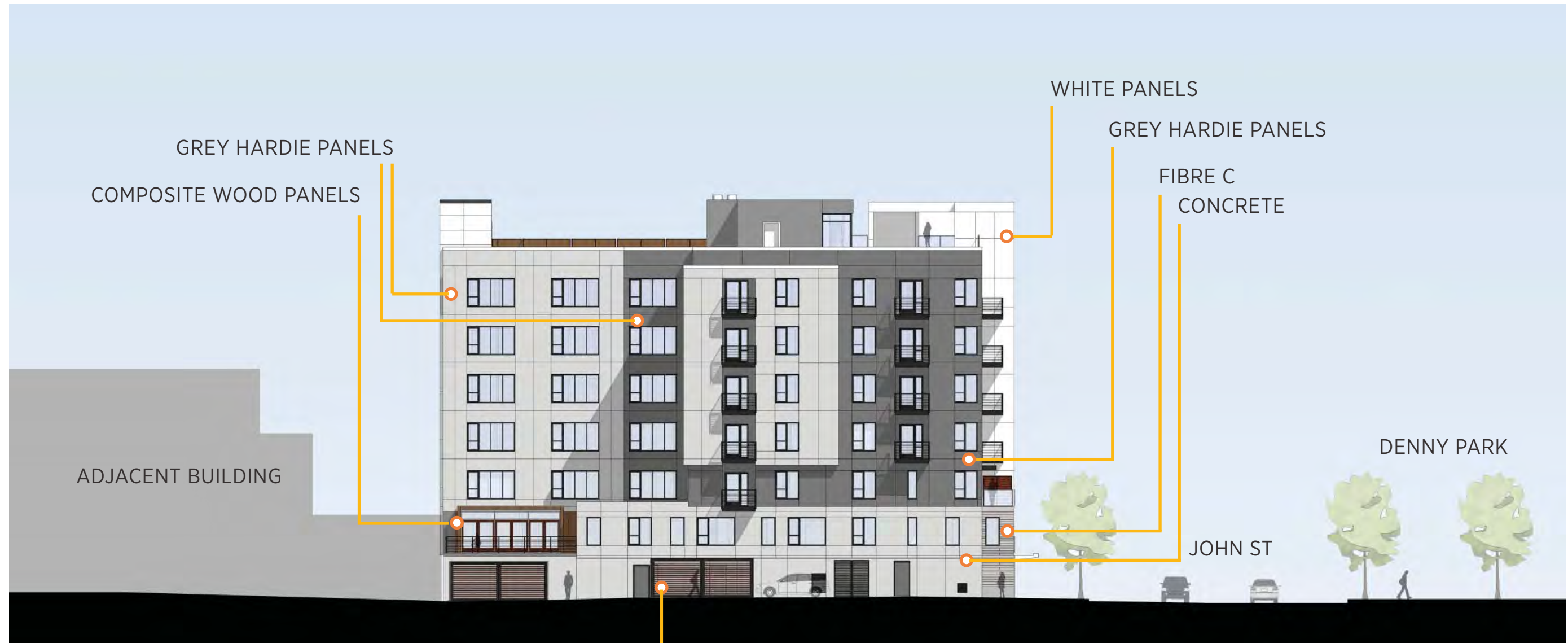




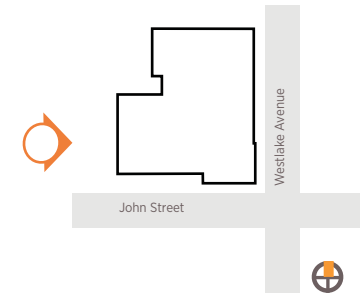
South Elevation : John Street

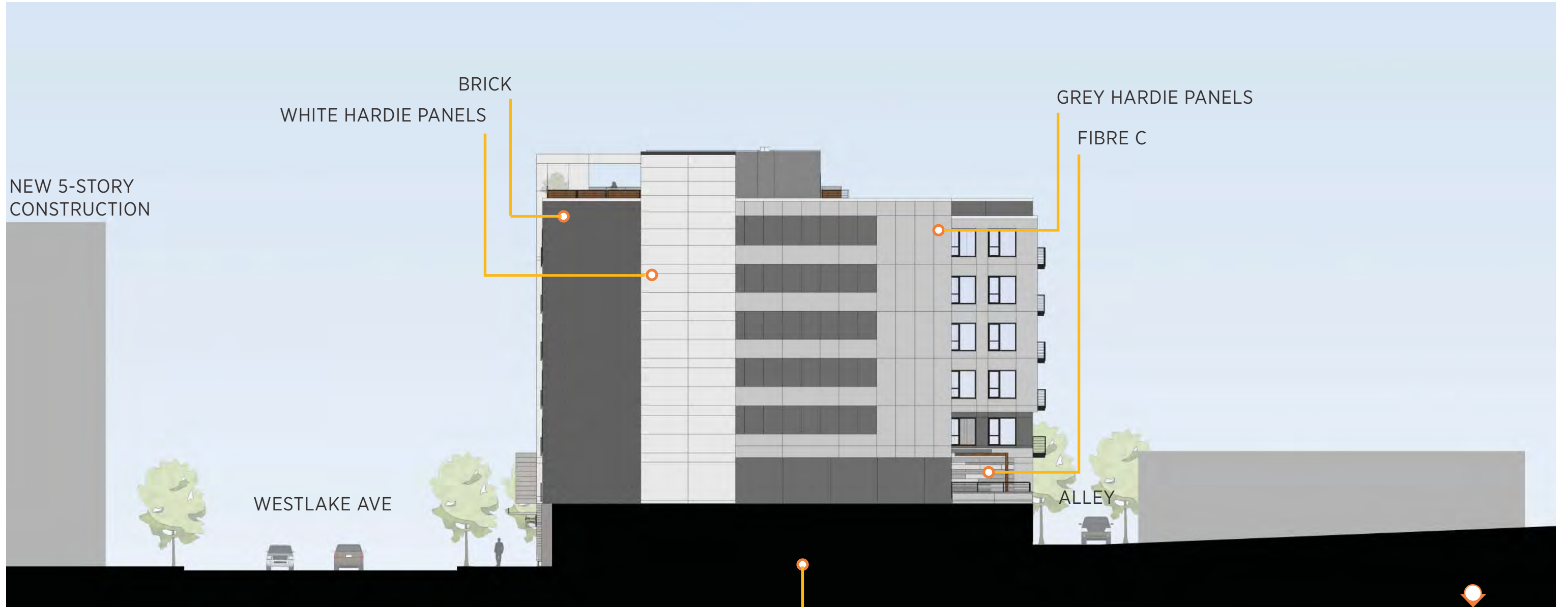
RESIDENTIAL ENTRY AWNING





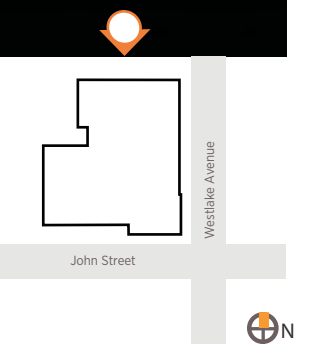
West Elevation : Alley





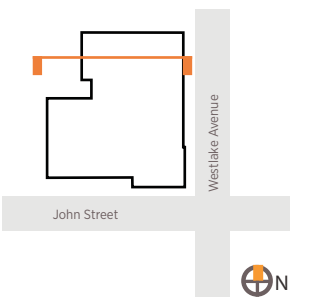
North Elevation : Zero Lot Line

ADJACENT BUILDING





E-W Section

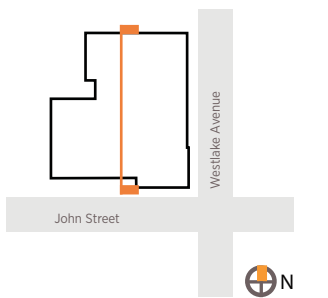


BUILDING SECTIONS

N-S Section



N-S Section



Themes From Early Design Guidance

- 1. SE Corner

■ 2. Street Personalities

■ 3. Residential Entrance
- 4. North Facade

■ 5. Landscape

■ 6. Precedents & Materials

Design Review Board Comments from EDG

GUIDELINE	DRB RECOMMENDATION	GUIDELINE	DRB RECOMMENDATION	GUIDELINE	DRB RECOMMENDATION
<p>■ A-1 Responding to Site Characteristics</p>	<p>The corner of the building at Westlake and John needs to be prominent and the treatment of that corner as a gateway, as shown in the preferred scheme, was championed and encouraged. The board further encouraged the “greening” or other striking treatment of the north façade in keeping with the public comment in that regard.</p>	<p>■ A-7 Residential Open Space</p>	<p>The treatment of the private ledge open spaces above John Street was important to convey the relationship to Denny Park. The treatment and appointments of the common amenity space at the northwest corner, how it related functionally to the whole building, was vital for its success.</p>	<p>■ D-1 Pedestrian Open Spaces and Entrances</p>	<p>The Board would like to see a more thorough investigation into the location and distribution of retail spaces and an examination of locating the residential entry on John Street, the more obvious residential street.</p>
<p>■ A-2 Streetscape Compatibility</p>	<p>The Board encouraged development of the two facades along Westlake & John keeping with the differing tonalities (John Street being the quieter) of the two streets.</p>	<p>■ A-10 Corner Lots</p>	<p>At the ground level, activating the actual corner with a retail use was more important than thinking of that as a residential entry spot.</p>	<p>■ D-2 Blank Walls</p>	<p>The Board considered this to be particularly applicable to the design of the north-facing façade.</p>
<p>■ A-3 Entrances Visible from the Street</p>	<p>Location of the residential entrance on John Street was discussed as being more in keeping with the differentiation of the two streets.</p>	<p>■ B-1 Height, Bulk, and Scale Compatibility</p>	<p>The Board would be expecting some creative thinking regarding the exact relationships worked out between the north face in terms of treatment—modulation, fenestration, blank walls, wall materials, etc.</p>	<p>■ D-11 Commercial Transparency</p>	<p>This was directed by the Board to the “storefronts” proposed, their locations relative to the division of commercial space and to the preferred residential entry location.</p>
<p>■ A-4 Human Activity</p>	<p>The board would like to make sure that there was a thoughtful division of street level uses and spaces to differentiate the two streets.</p>	<p>■ C-1 Architectural Context</p>	<p>There is a richly various context and ample opportunities for a tip of the hat here or there and there might even be some elements from newer structures which might be taken into consideration in the design</p>	<p>■ E-2 Landscaping to Enhance the Building and / or Site</p>	<p>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 Westlake Avenue N. and on John Street.</p>
<p>■ A-5 Respect for Adjacent Sites</p>	<p>The Board would like to see something truly creative on the north façade that would respond to the concerns expressed by the neighbor who attended the meeting.</p>	<p>■ C-2 Architectural Concept and Consistency</p>	<p>The Board encouraged a variety of unit types that could be integrated into the building they were proposing.</p>	<p>■ C-2 Architectural Concept and Consistency</p>	<p>The Board believes the presence of the adjacent street trees and their integration within an overall landscape design posed special challenges for landscaping design both off and on site.</p>

Design Guidance Theme 1 : SE Corner

Relevant Design Guidelines

A-1 Responding to Site Characteristics
A-10 Corner Lots

Design Review Board Recommendations

“... the treatment of that corner as a gateway, was championed and encouraged.”

“... activating the corner with appropriate interior uses and division of commercial spaces in order to encourage human activities...”



Theme 1 : SE Corner



Theme 1 : SE Corner

Design Guidance Theme 2 : Street Personalities

Relevant Design Guidelines

- A-2 Streetscape Compatibility
- A-4 Human Activity
- D-11 Commercial Transparency

Design Review Board Recommendations

“... the Board encouraged development of the two facades along these streets keeping with the differing tonalities.....”

“... a thoughtful division of street level uses and spaces to differentiate the two streets.”

“Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior...”



WESTLAKE AVE

Commercial / Retail Edge

- Transparent base
- Strong vertical bays along street edge
- Wide sidewalks with benches, planters & bike parking to encourage pedestrian activity
- Awnings span entire street edge



JOHN STREET

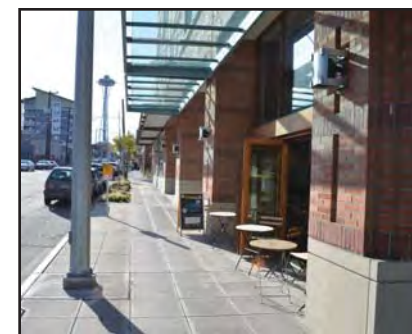
Residential Edge

- Setback at level 3 to reduce facade scale from street
- Focus of the residential facade is the base and street edge
- Higher opacity facade for privacy
- More landscaping provided along this edge
- Residential entry highlighted with awning and change in materials



WESTLAKE AVENUE - RETAIL EDGE

- Transparent storefront used at base to connect retail to street edge
- Blade signs mark location of retail stores within
- Landscape and site furniture used to enable pedestrian activity
- Glazed awnings provide an element of human scale and protection from the elements
- Vertical bays mark the rhythm of the street and break up the large scale block



Design Guidance Theme 3 : Residential Entrance

Relevant Design Guidelines

- A-3 Entrances Visible from the Street
- D-1 Pedestrian Open Spaces and Entrances

Design Review Board Recommendations

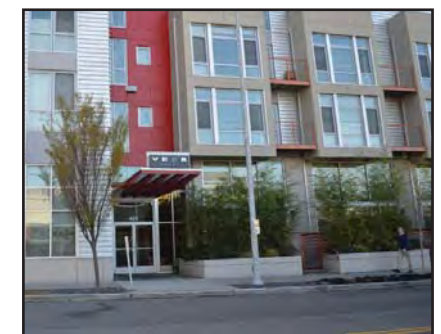
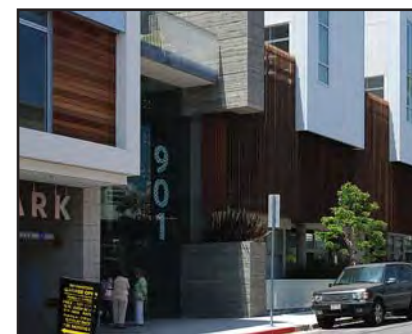
“Location of the residential entrance on John Street was discussed as being more in keeping with the differentiation of the two streets.”

“...(The Board) would like to see a more thorough investigation into.... locating the residential entry on John Street...”



JOHN STREET - RESIDENTIAL EDGE

- Recessed entry off street edge
- Change in materials at entry vestibule
- John facade is more opaque to provide greater privacy for residents
- Building setback at level 3 provides a more residential scale along the street



Design Guidance Theme 4 : North Facade

Relevant Design Guidelines

- A-5 Respect for Adjacent Sites
- A-7 Residential Open Space
- B-1 Height, Bulk, and Scale Compatibility
- D-2 Blank Walls

Design Review Board Recommendations

“... the opportunity to provide something truly creative on the north facade that would respond to the concerns expressed by the neighbor...”

“The treatment and appointments of the common amenity space at the NW corner, how it related functionally to the whole building, was vital for its success...”

“Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.”



View of North Facade from Westlake



Design Guidance Theme 5 : Landscape

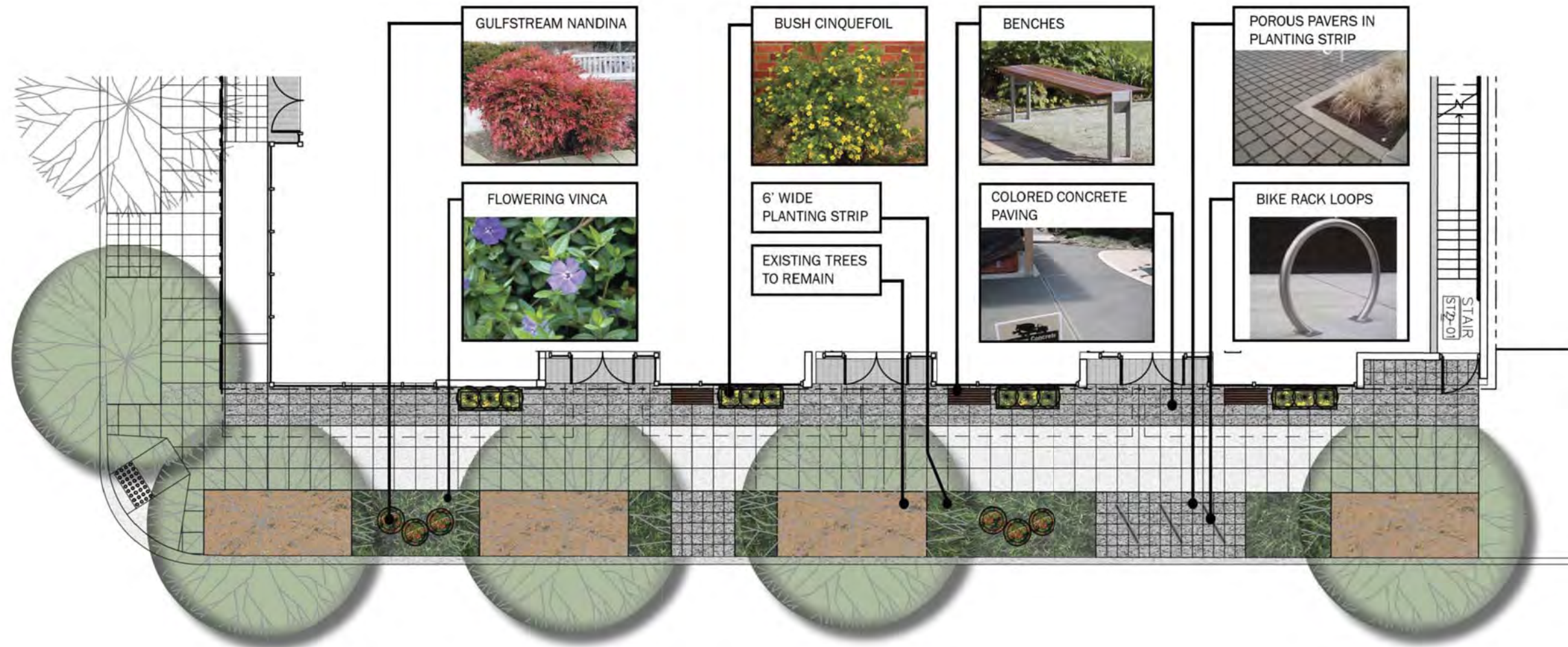
Relevant Design Guidelines

- E-2 Landscaping to Enhance the Building and / or Site
- E-3 Landscape Design to Address Special Site Conditions

Design Review Board Recommendations

“There appears to be plenty of opportunity for landscaping not only at the street level but as part of the amenity spaces above ground.”

“...the presence of the adjacent street trees and their integration within an overall landscape design posed special challenges...”



WESTLAKE AVENUE NORTH

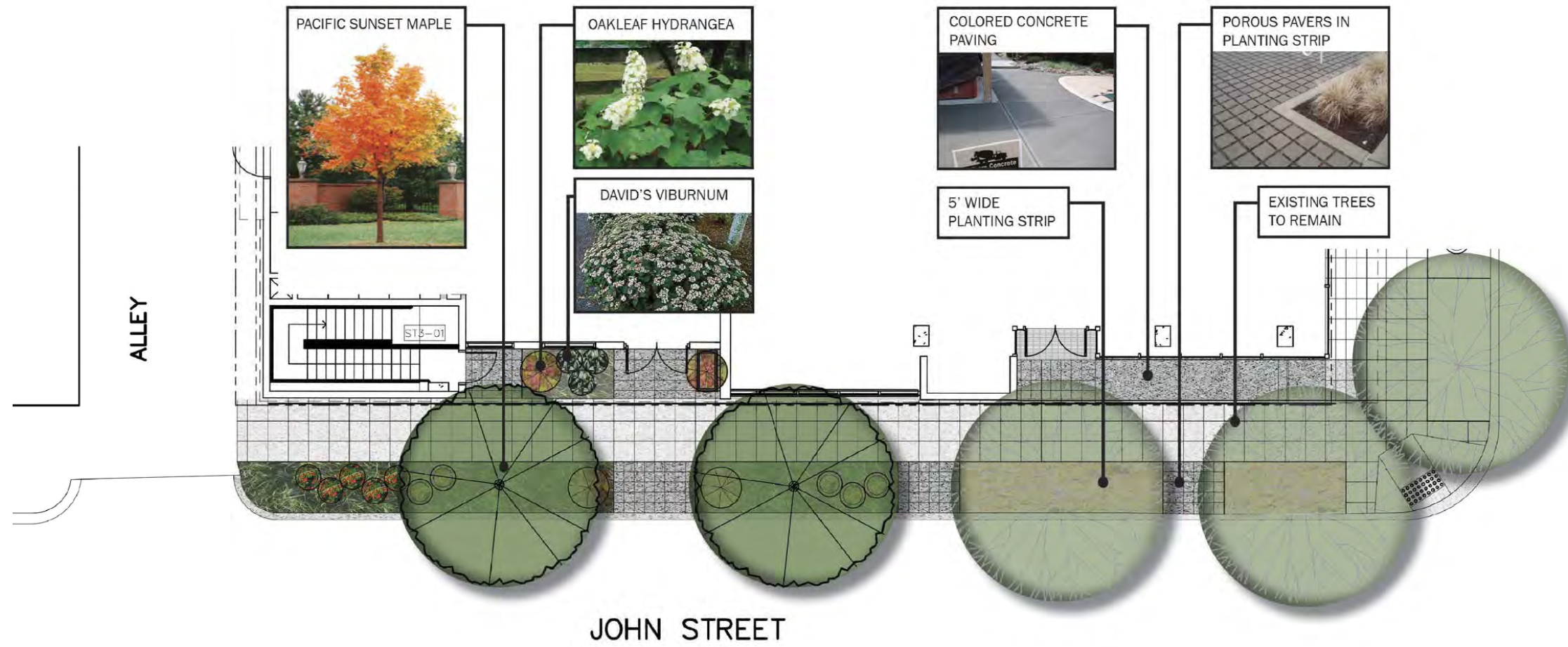
STREETSCAPE PLAN— WESTLAKE AVE. NORTH

3/32" = 1'-0"



PROJECT NORTH





STREETScape PLAN— JOHN STREET

3/32" = 1'-0"



FAZIO
ASSOCIATES, LLC
LANDSCAPE ARCHITECTS



LANDSCAPE PLAN— ROOFDECK AMENITY SPACE

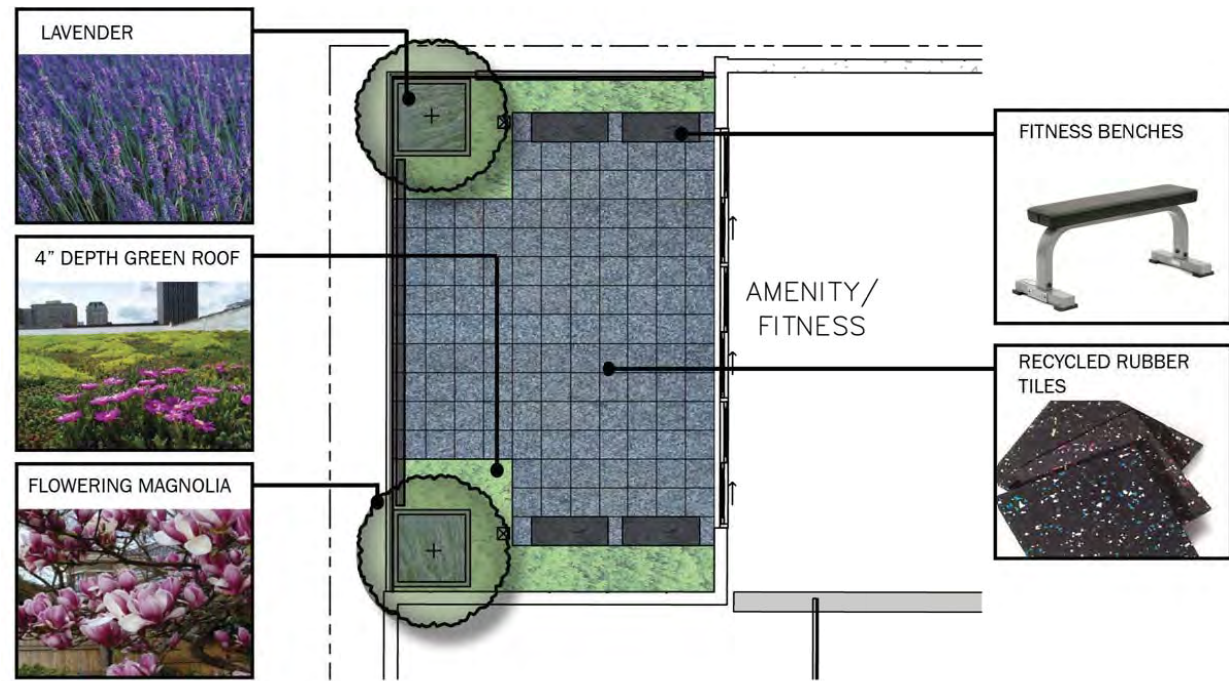
3/32" = 1'-0"





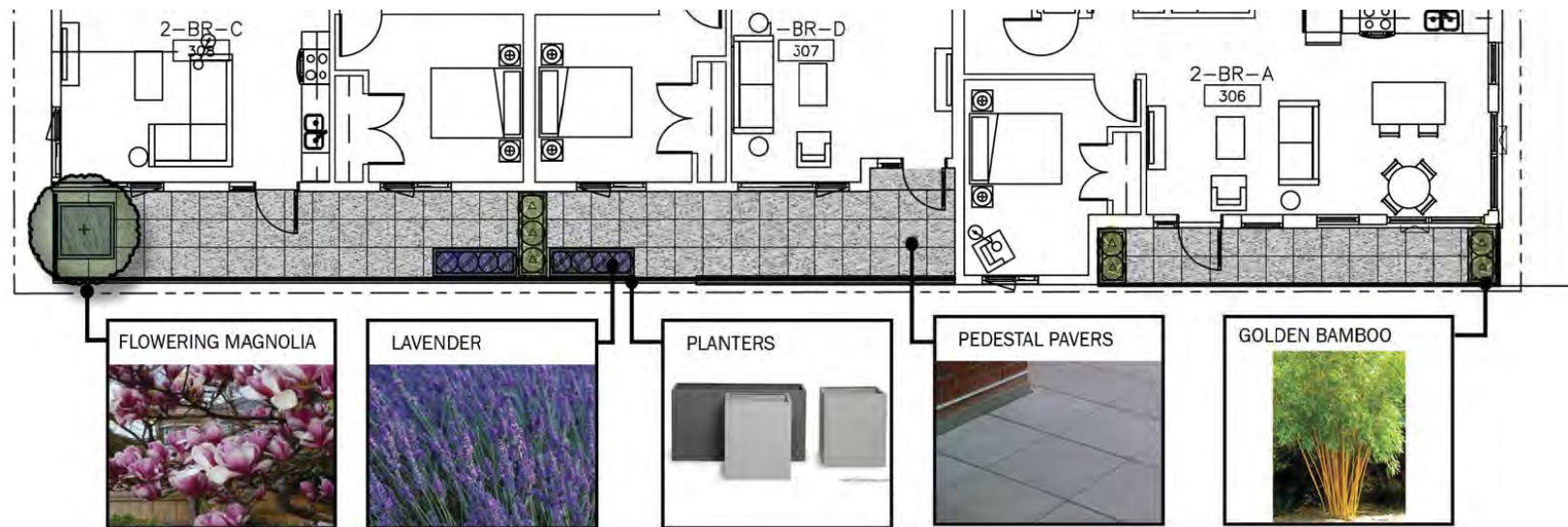
LANDSCAPE PLANS

2nd Level Amenity/3rd Level Private Decks



LANDSCAPE PLAN— 2nd LEVEL AMENITY SPACE

1/8" = 1'-0"



LANDSCAPE PLAN— 3rd LEVEL PRIVATE DECKS (JOHN STREET)

3/32" = 1'-0"



FAZIO ASSOCIATES LLC
LANDSCAPE ARCHITECTS

FAZIO ASSOCIATES LLC
LANDSCAPE ARCHITECTS

Design Guidance Theme 6 : Precedents and Materials

Relevant Design Guidelines

- C-1 Architectural Context
- C-2 Architectural Concept and Consistency

Design Review Board Recommendations

“... there was a richly various context and ample opportunities for a tip of the hat here or there and there might even be some elements from newer structures which might be taken into consideration...”

“Building design elements, details and massing should create a well proportioned and unified building form...”

PRECEDENTS



Vertical Bays Along Westlake / Brick



Solid Facade Treatment



Color Palette / Strong Geometry

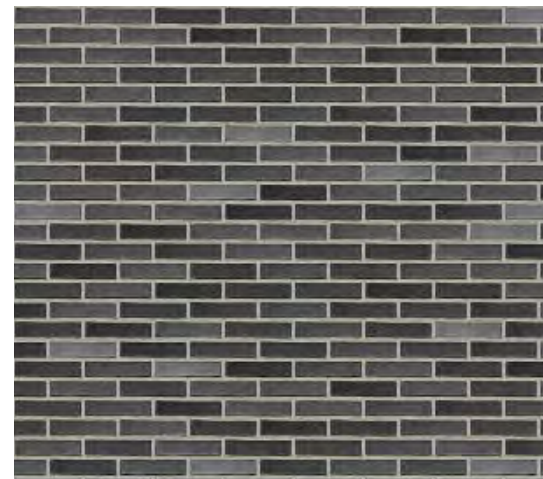
MATERIALS



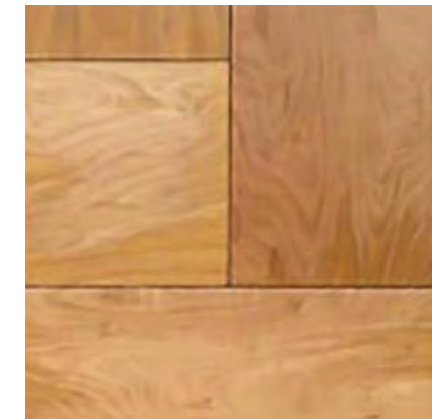
Fibre C Panels



Automobile Gate



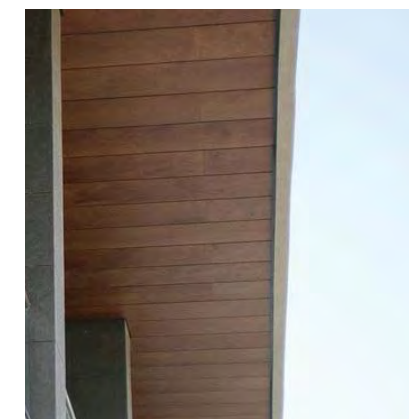
Brick



Composite Wood Panels



White Hardie Panel



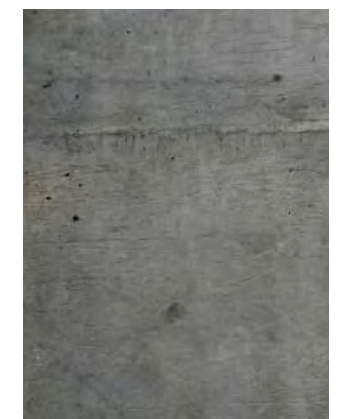
Composite Wood Overhang



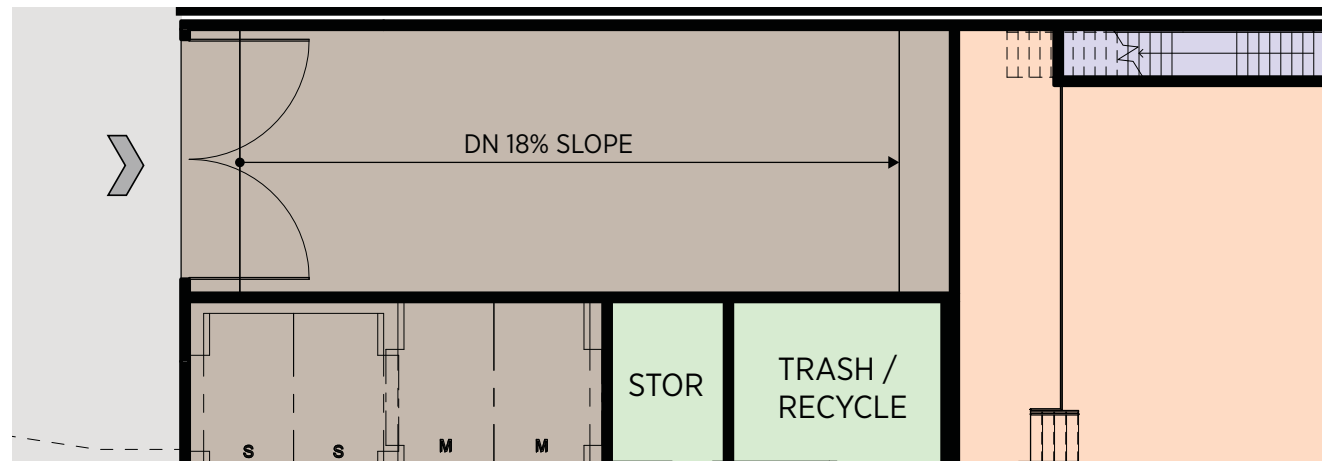
Black Windows



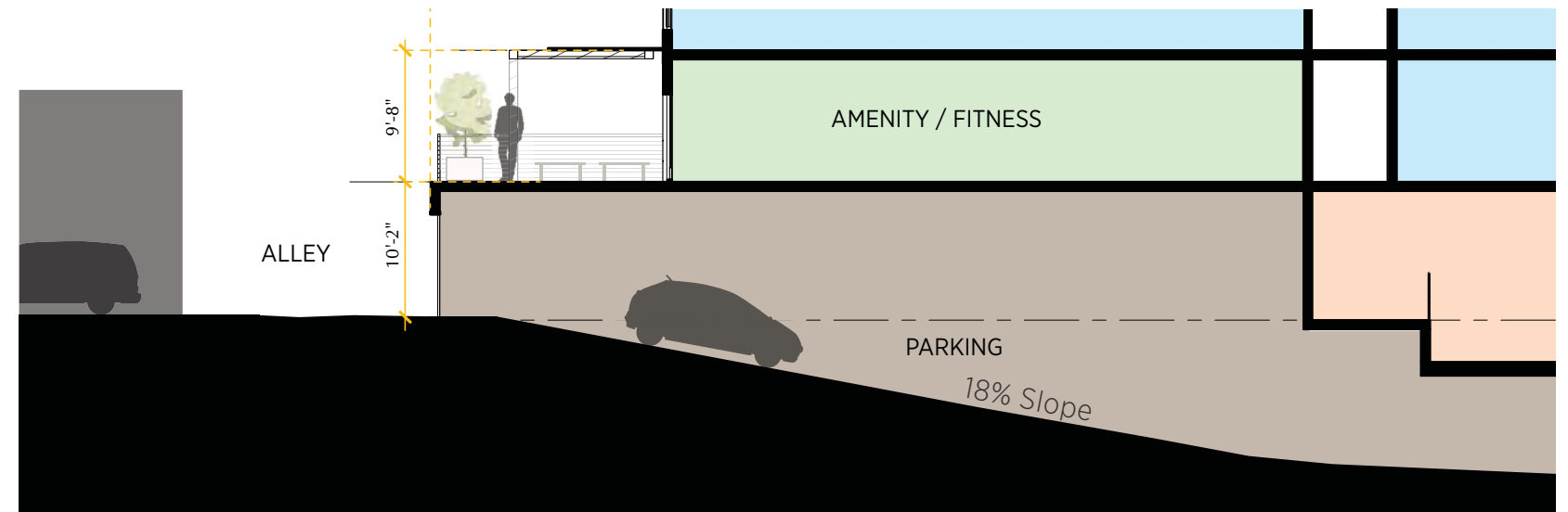
White Windows



Concrete



Enlarged Plan - Parking Garage Entry



Enlarged Section - Parking Garage Entry

Land Use Code Section	Code Description	Potential Departure	Comments
23.54.030.E.4	Aisle slope shall not exceed 17 percent provided that the Director may permit a greater slope if the criteria in subsection D.4.a, D.4.b, and D.4.c of this Section 23.54.030 are met.	Drive aisle slope of 18% exceeds max	In order to limit parking to one level, and maintain clearance below the retail which requires a 13'-floor-to-floor height, the ramp to bring vehicles from the alley to level P-1 must become 1% steeper than the requirement by code.

Departure Matrix

