



HARBOR INTERLAKE APARTMENTS
3651 INTERLAKE AVENUE NORTH

DESIGN REVIEW
MEETING DATE : MARCH 17 2014
DPD #3014898

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Photo: WonderLife



Photo: Sue Elias



Photo: Rachel K. So



Photo: Joe Mabel

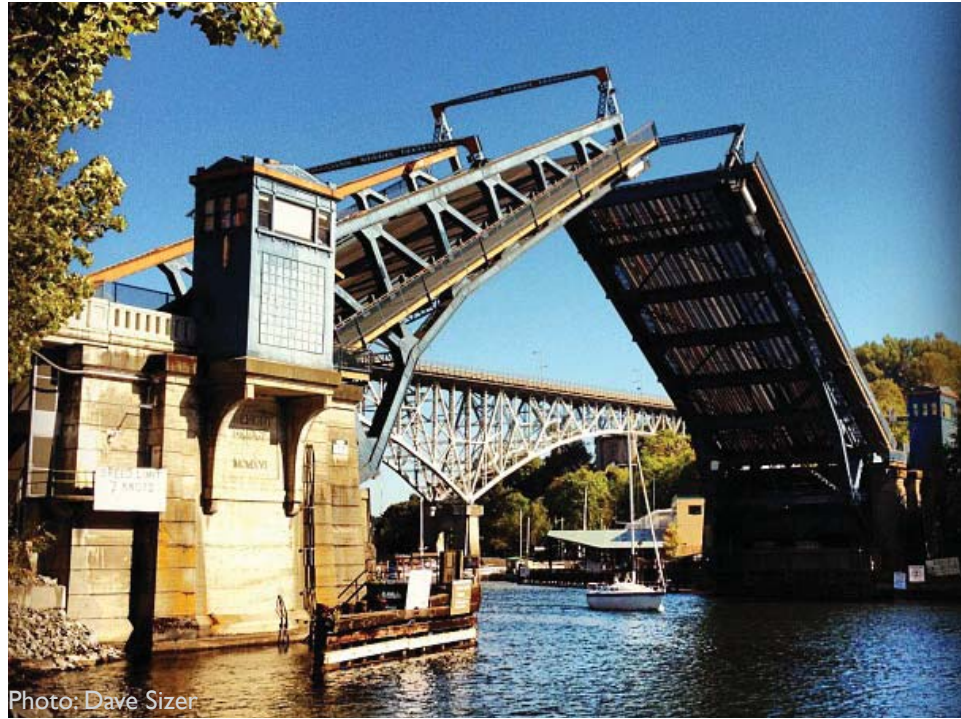


Photo: Dave Sizer



Photo: Dante Stockman

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PROJECT PROGRAM

Number of Residential Units:	17 units
Area of Residential Uses:	9,015 sf
Number of Live / Work Units:	1 units
Area of Live/Work Uses:	806 sf
Floor Area Ratio:	2.25
Numbers of Stories:	3 Stories
Total Area Above Grade:	11,462 sf

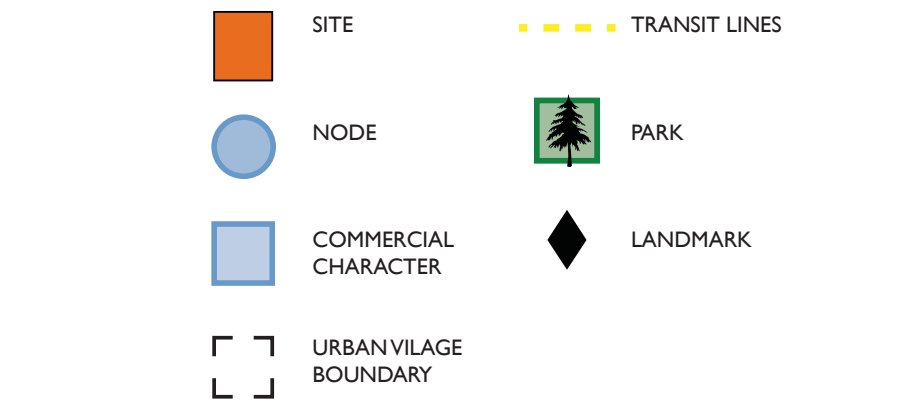
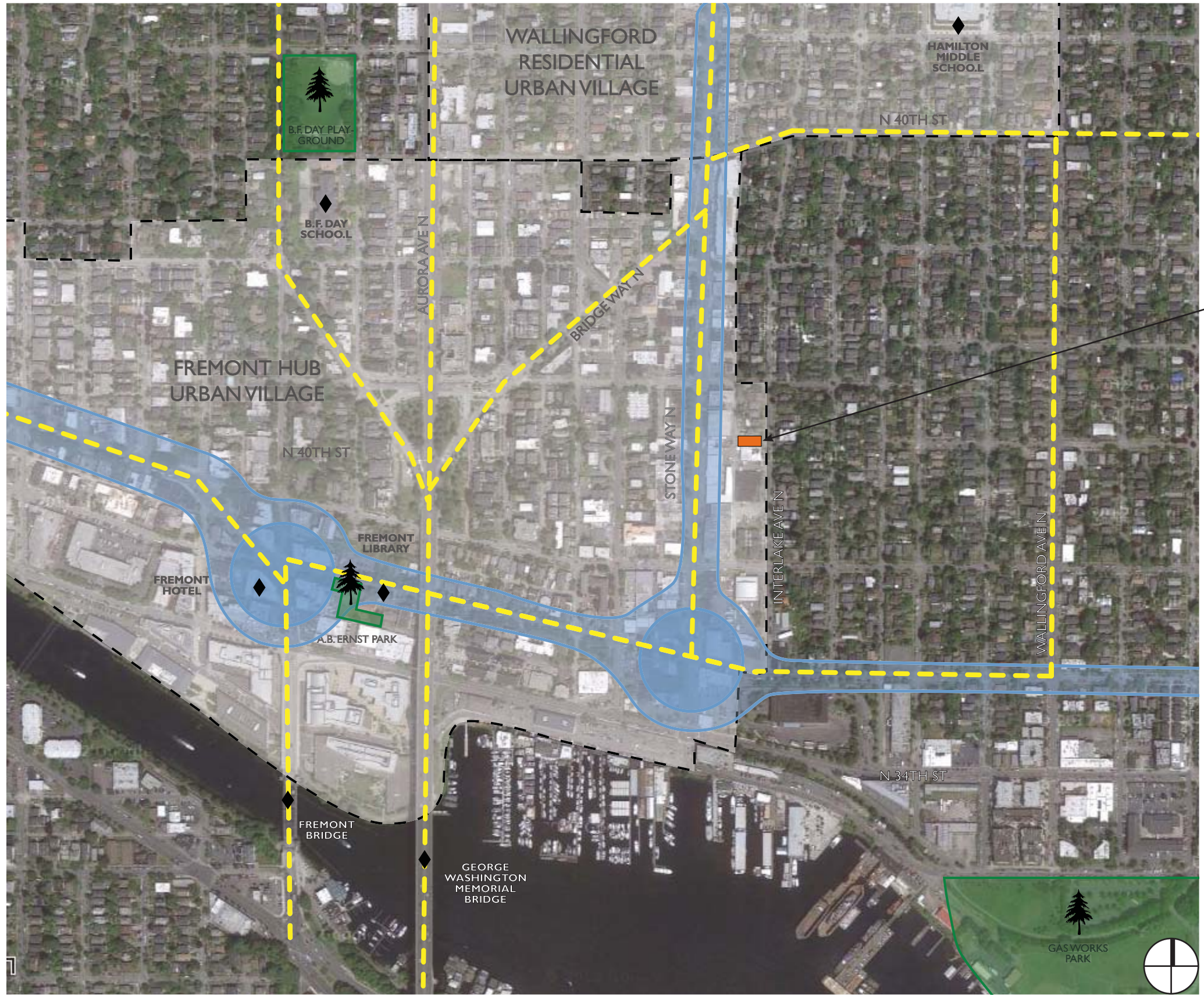
OWNER

CRP/HU Stone Way LLC.
1411 Fourth Ave, suite 500
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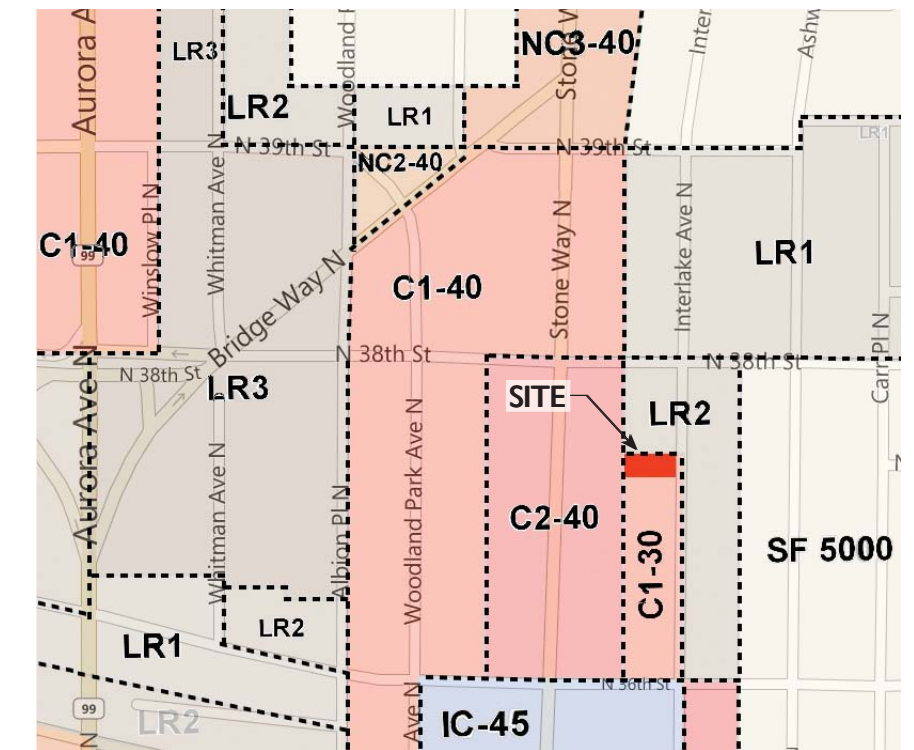
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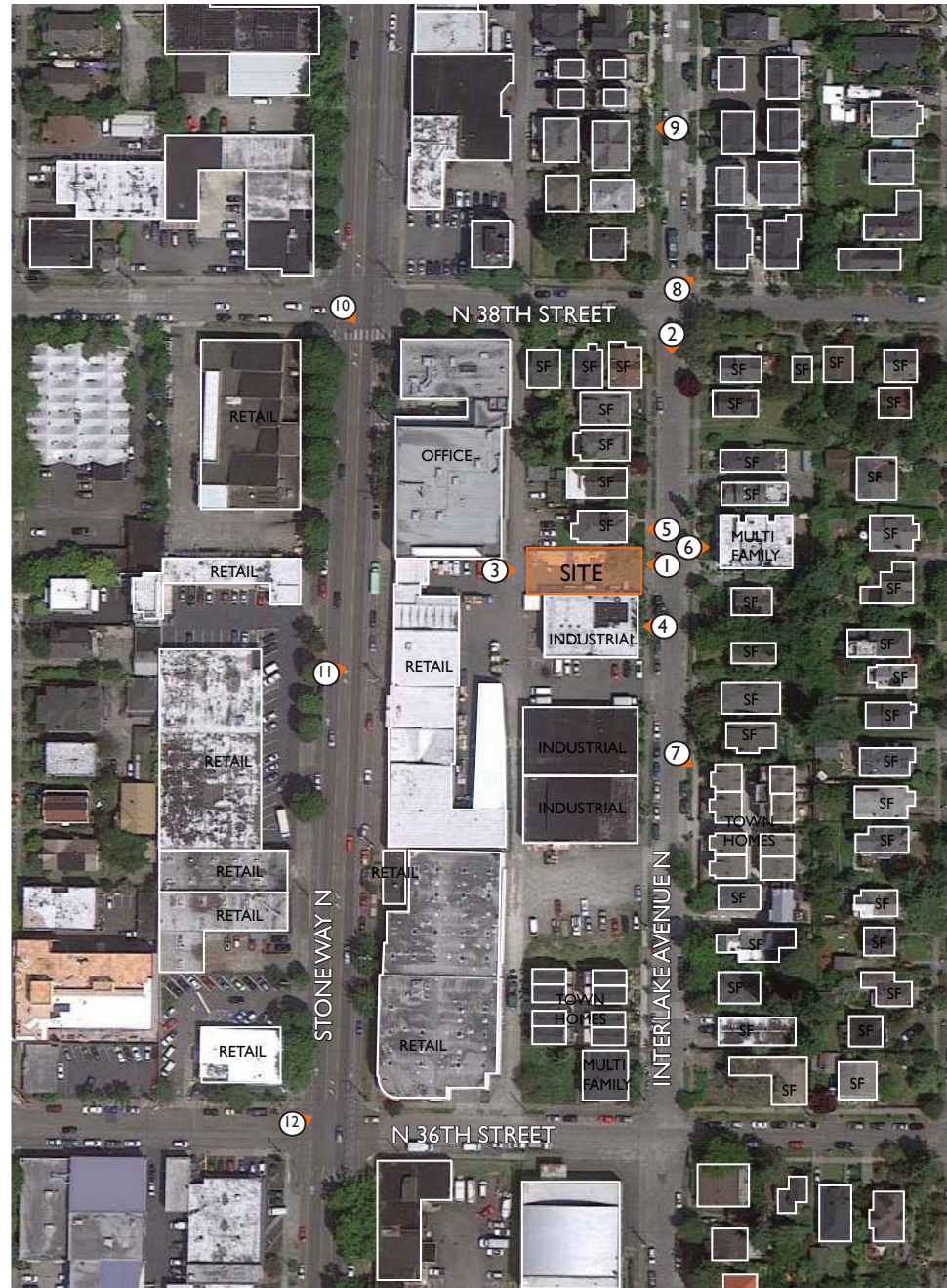
Beth Hartwick
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206-233-7182



SITE



DPD ZONING MAP



① PROJECT SITE FROM INTERLAKE AVENUE N



② LOOKING SOUTH ALONG INTERLAKE AVE



③ LOOKING AT SITE FROM ALLEY



④ ADJACENT SITE TO SOUTH, LOOKING WEST



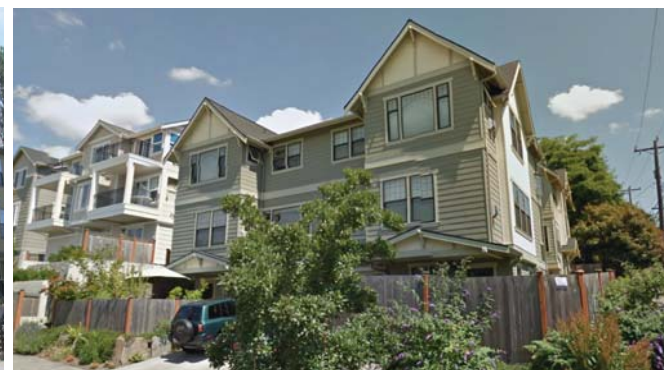
⑤ ADJACENT SITE TO NORTH, LOOKING WEST



⑥ MULTI FAMILY, LOOKING EAST FROM SITE



⑦ TOWNHOMES TO THE SE ON INTERLAKE



⑧ INTERLAKE MULTI-FAMILY LOOKING NE



⑨ INTERLAKE TOWN HOMES LOOKING WEST



⑩ N 38TH & STONEWAY LOOKING SOUTHEAST



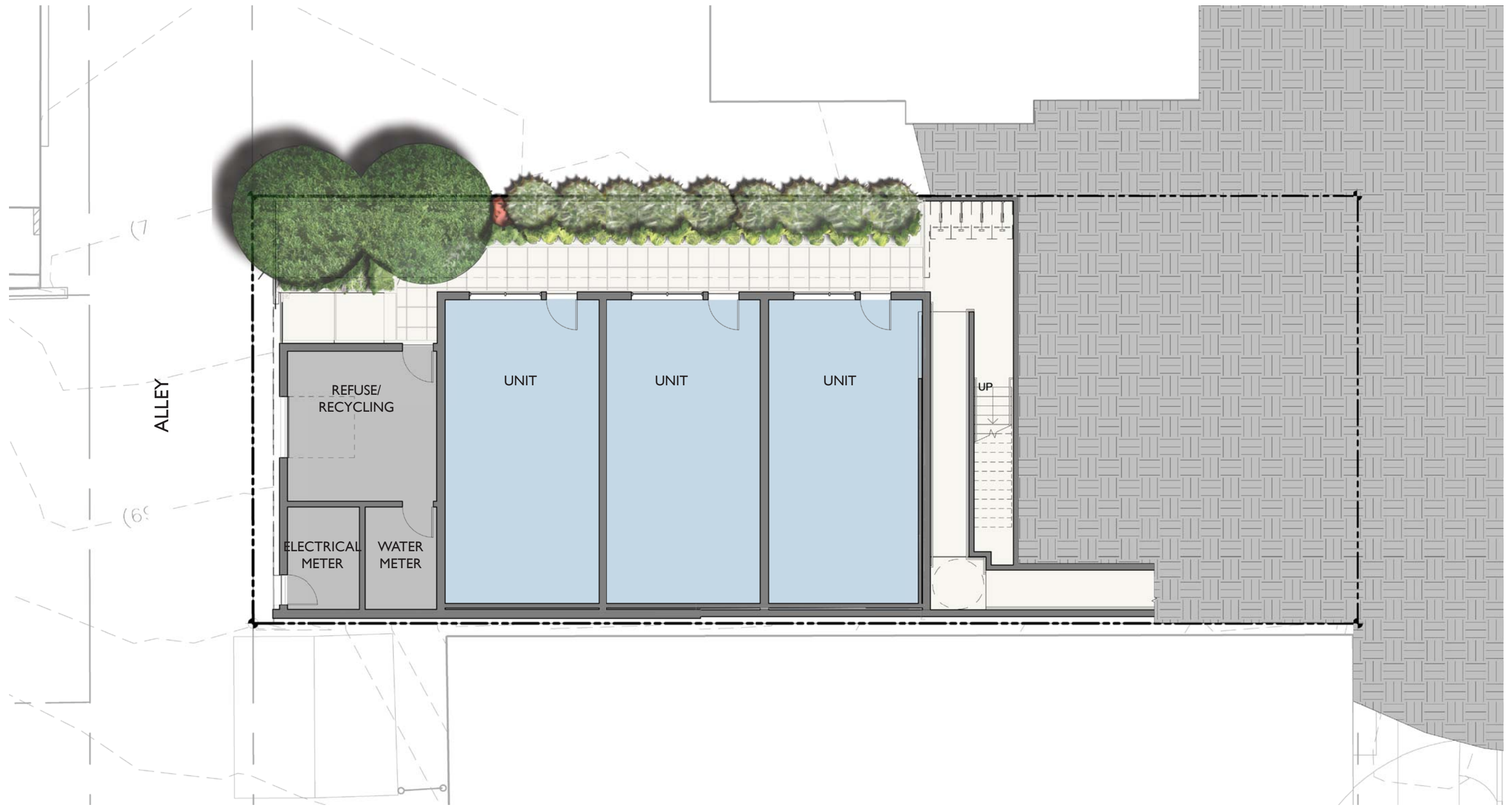
⑪ 3636 STONEWAY LOOKING NE



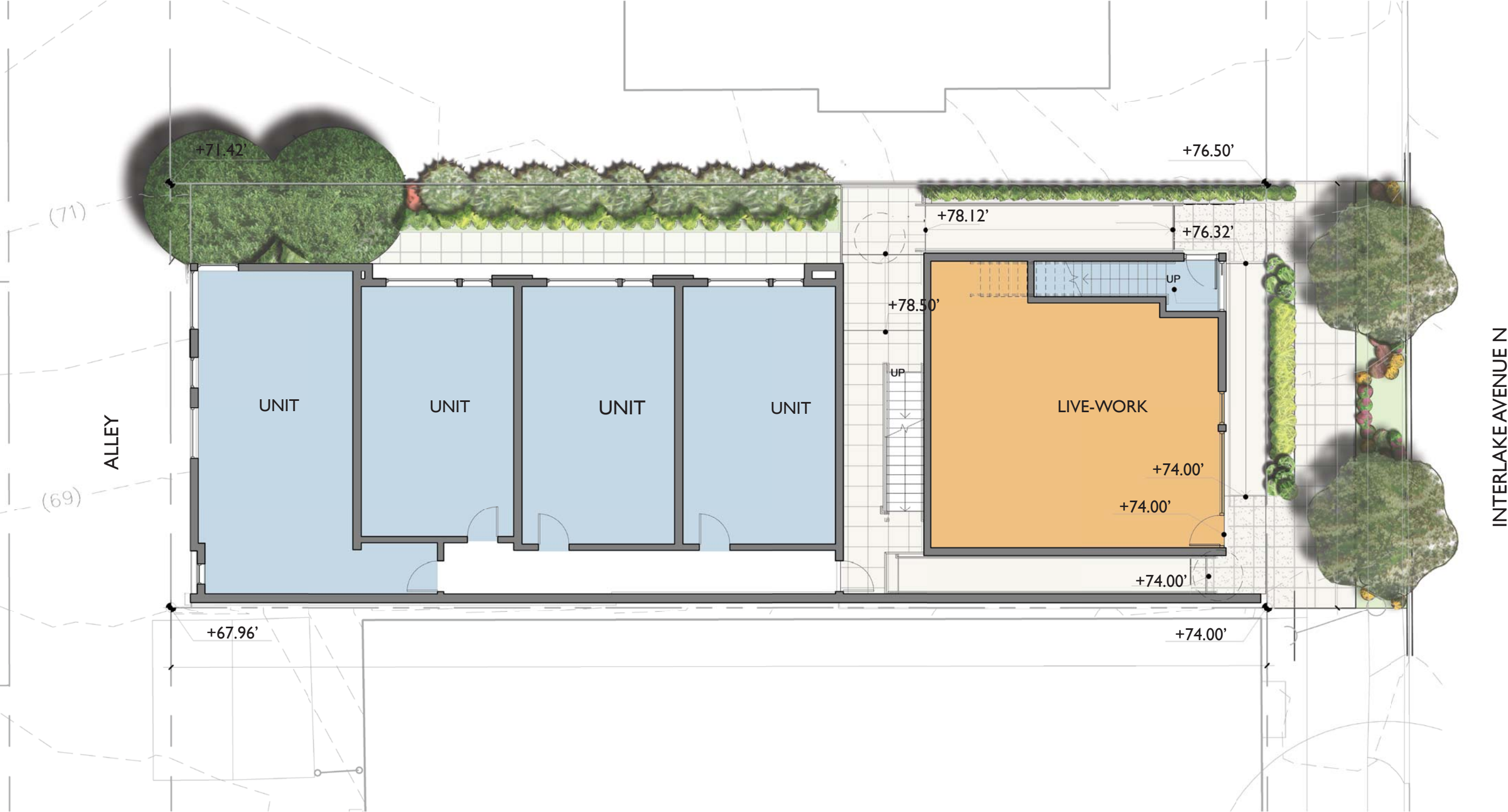
⑫ N 36TH & STONEWAY LOOKING EAST

VICINITY SITE PLAN

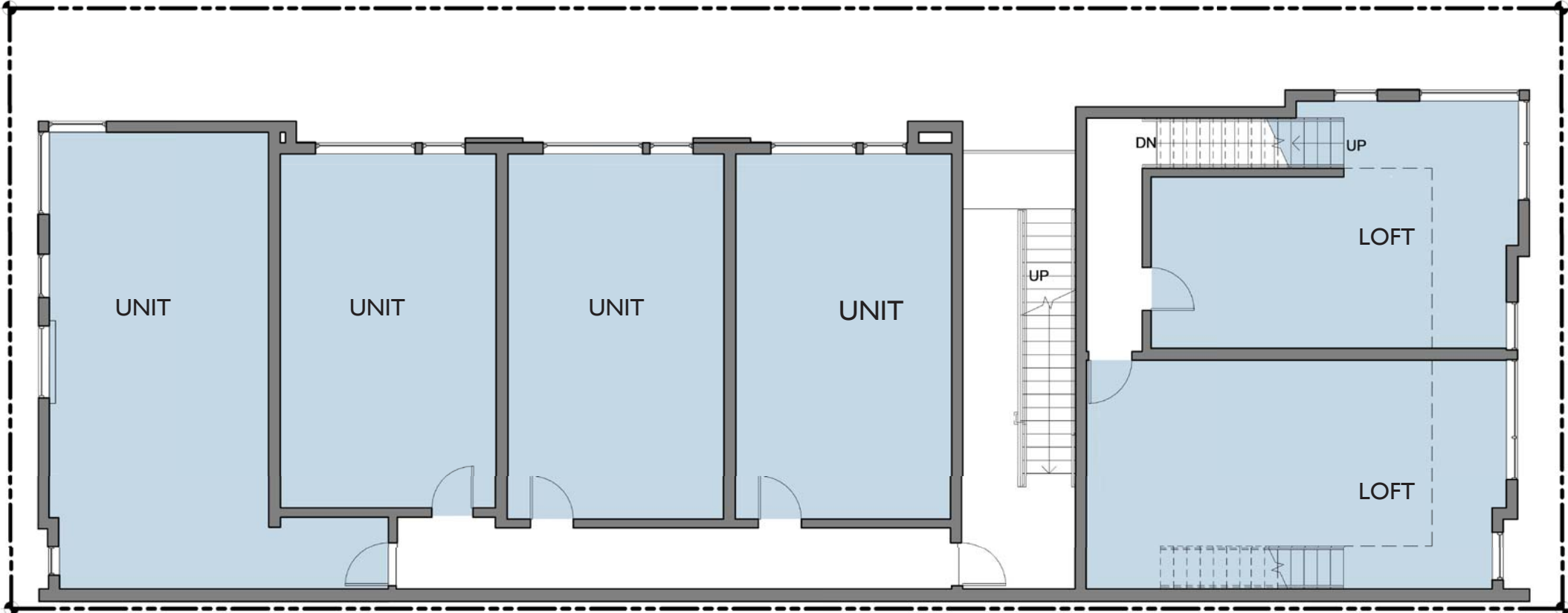




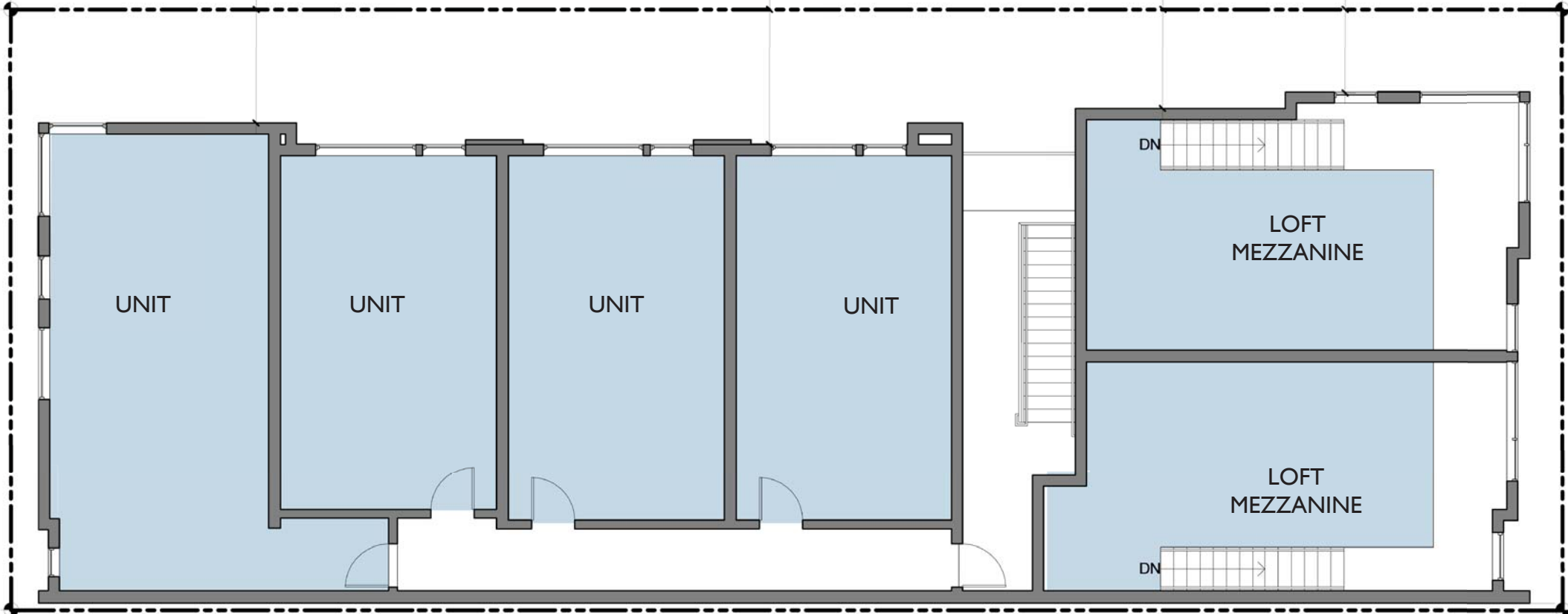
FLOOR PLAN LEVEL B1



FLOOR PLAN LEVEL I



FLOOR PLAN LEVEL 2



FLOOR PLAN LEVEL 3

EAST ELEVATION



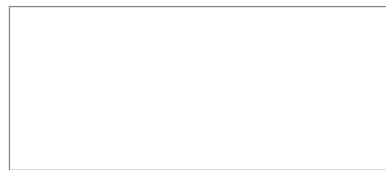
① FIBER CEMENT BOARD LAP SIDING (MAX 4" EXPOSURE)
COLOR:
BLACK FOX (DARK BROWN)



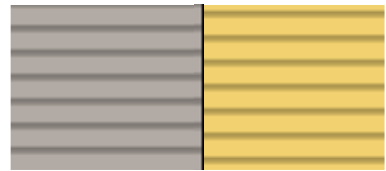
② FIBER CEMENT BOARD PANEL C/W INTEGRAL REVEALS
COLOR:
BLACK FOX (DARK BROWN)



③ FIBER CEMENT BOARD PANEL C/W INTEGRAL REVEALS
COLOR:
JUNE DAY (YELLOW)



④ FIBER CEMENT BOARD PANEL C/W INTEGRAL REVEALS
COLOR:
OFF WHITE



⑤ ACCENT PANEL FIBER CEMENT BOARD PANEL LAP SIDING (MAX 4" EXPOSURE)
COLORS:
JUNE DAY (YELLOW)
MINDFUL GREY



⑥ ARCHITECTURAL EXPOSED CONCRETE

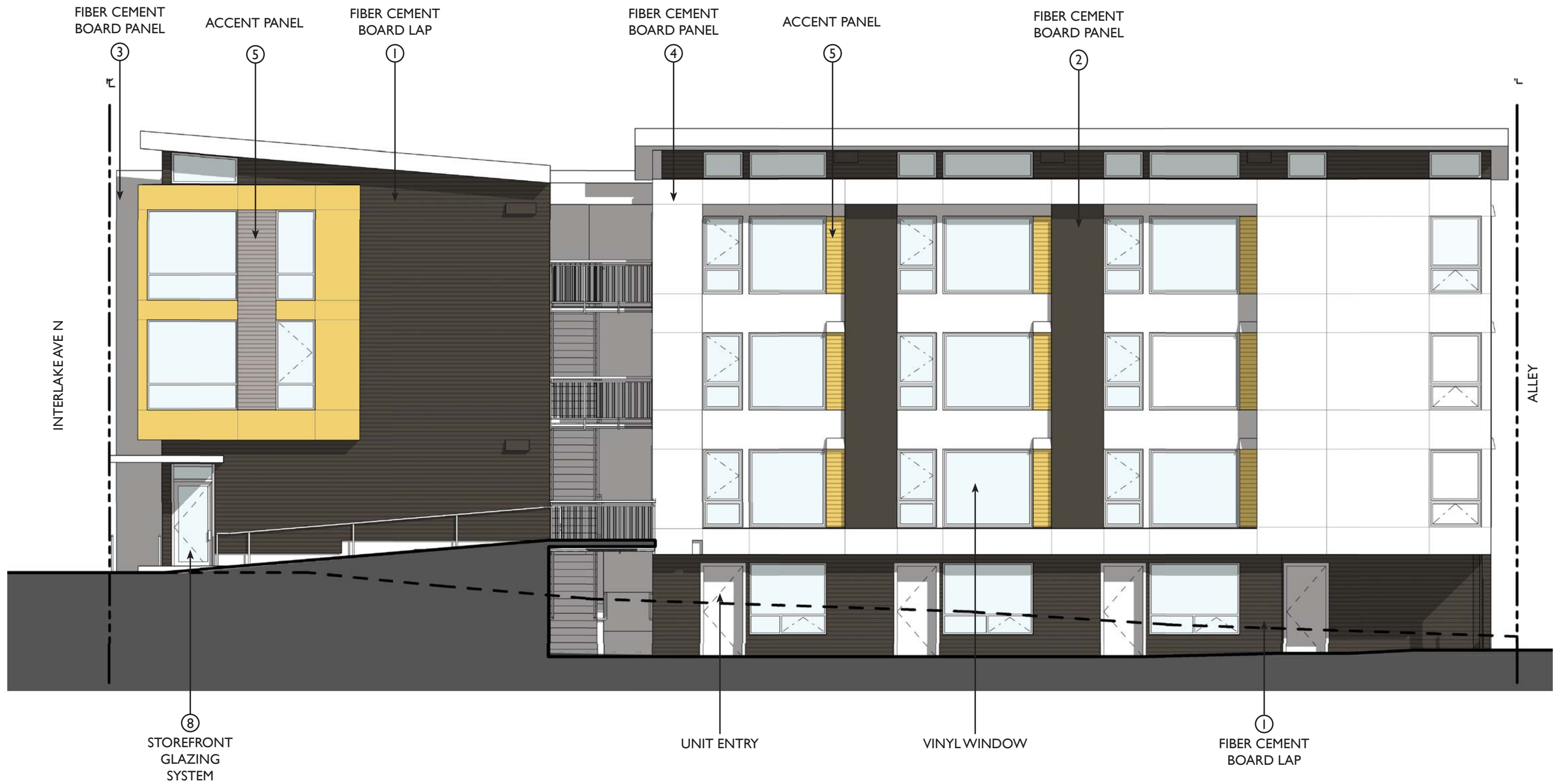


⑦ STEEL PLATE PLANTERS



⑧ ALUMINUM STOREFRONT GLAZING SYSTEM





WEST ELEVATION



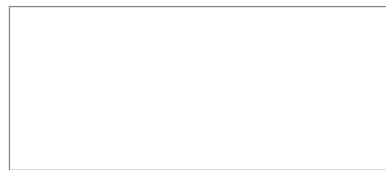
① FIBER CEMENT BOARD LAP SIDING (MAX 4" EXPOSURE)
COLOR: BLACK FOX (DARK BROWN)



② FIBER CEMENT BOARD PANEL C/W INTEGRAL REVEALS
COLOR: BLACK FOX (DARK BROWN)



③ FIBER CEMENT BOARD PANEL C/W INTEGRAL REVEALS
COLOR: JUNE DAY (YELLOW)



④ FIBER CEMENT BOARD PANEL C/W INTEGRAL REVEALS
COLOR: OFF WHITE



⑤ ACCENT PANEL FIBER CEMENT BOARD PANEL LAP SIDING (MAX 4" EXPOSURE)
COLORS: JUNE DAY (YELLOW) MINDFUL GREY



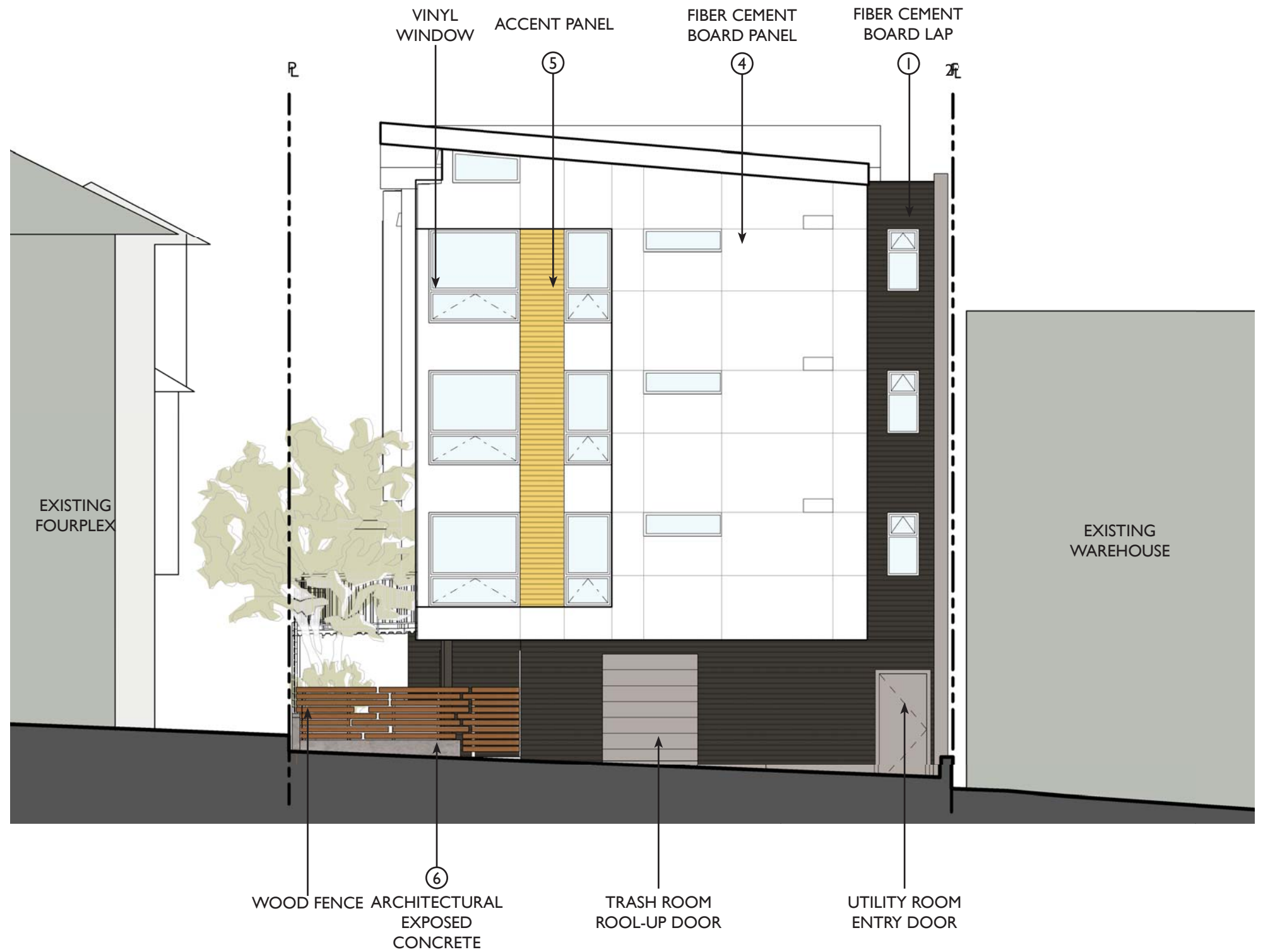
⑥ ARCHITECTURAL EXPOSED CONCRETE

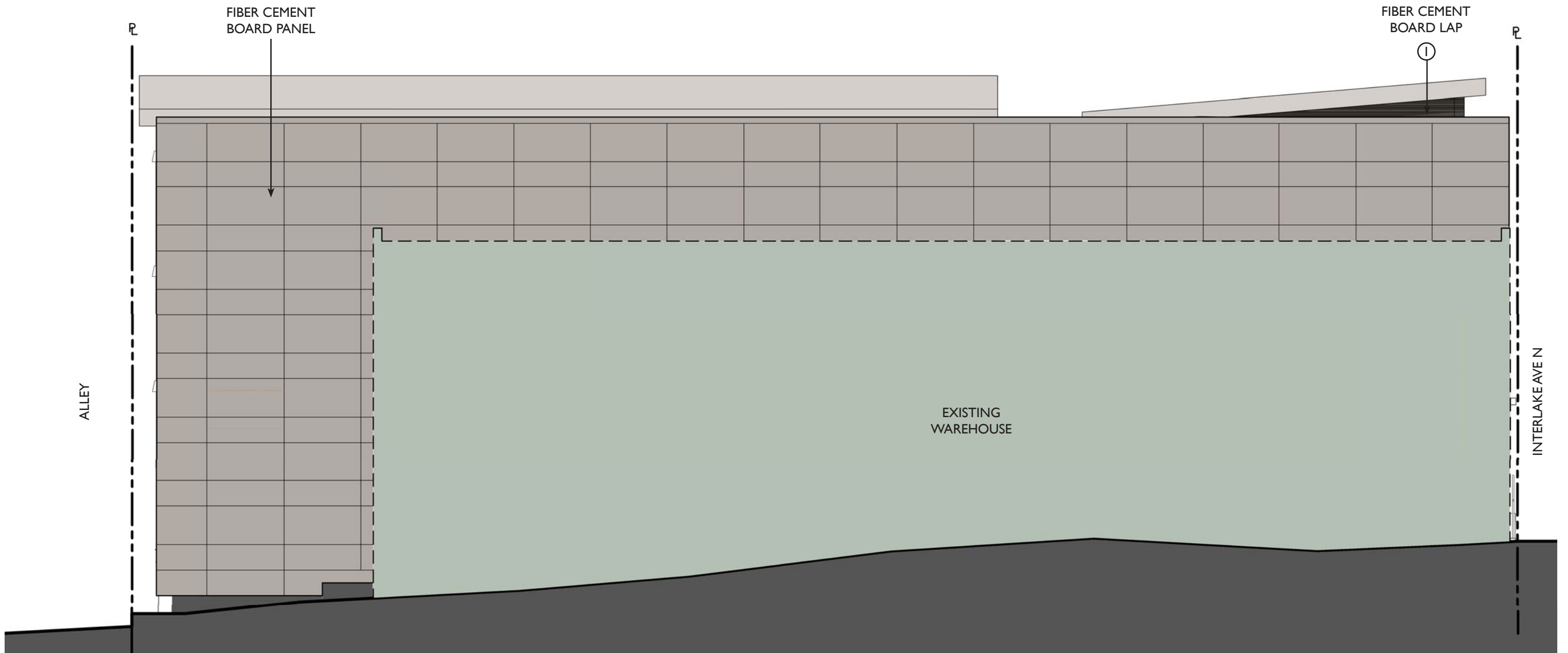


⑦ STEEL PLATE PLANTERS



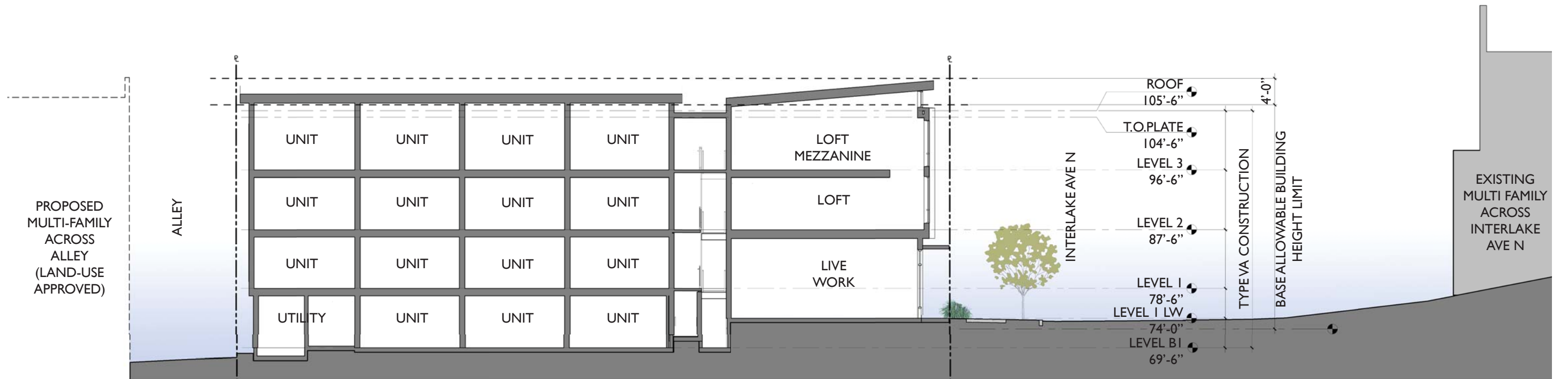
⑧ ALUMINUM STOREFRONT GLAZING SYSTEM







EAST ELEVATION



EAST-WEST SECTION LOOKING NORTH

PROJECT RENDERING - INTERLAKE AVENUE N LOOKING SOUTH

C-2 ARCHITECTURAL CONCEPT & CONSISTENCY

- wing wall
- “gasket”
- “shop house” block

(C-4) HUMAN SCALE

- layering of elements
- hierarchy of scales
- setback clerestory
- floating roof plane

(C-1) ARCHITECTURAL CONTEXT

- cantilevered Bay
- asymmetric Facade

(C-3) EXTERIOR FINISH MATERIALS

- beveled siding contrasts with smooth panels separated by integral reveals

(A-5) RESPECT FOR ADJACENT SITES

- building mass is positioned against existing warehouse wall and away from adjacent residential use

(E-2) LANDSCAPING

- enhances building and site.





(C-4) HUMAN SCALE

- layering of elements
- hierarchy of scales
- setback clerestory
- floating roof plane

(C-2) ARCHITECTURAL CONCEPT & CONSISTENCY

- “residential tail”
- “wing wall”
- “gasket”

(C-3) EXTERIOR FINISH MATERIALS

- smooth fiber cement panels with integral reveals contrast with bevel siding
- accent panels

(E-2) LANDSCAPING &

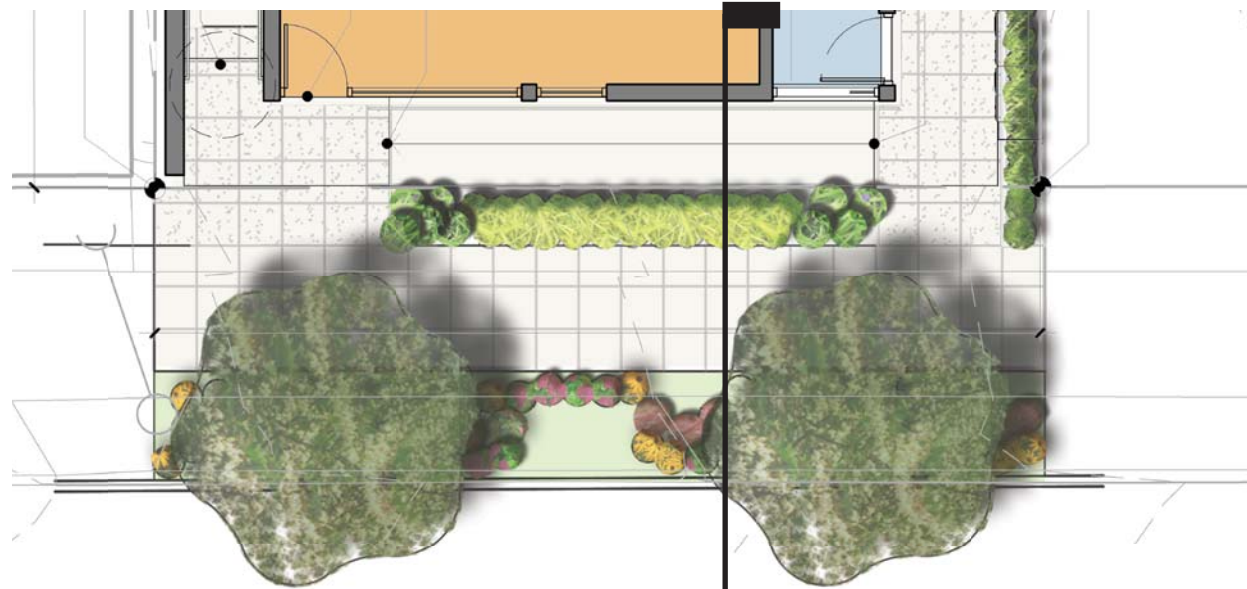
(A-7) RESIDENTIAL OPEN SPACE

- residential common open space at grade (beyond fence)

(A-5) RESPECT FOR ADJACENT SITES

- building is sited next to warehouse with open space on site adjacent to residential property
- windows on north facade deliberately adjusted in consideration of existing windows on neighboring residential building

STREET EXPERIENCE - INTERLAKE AVE N

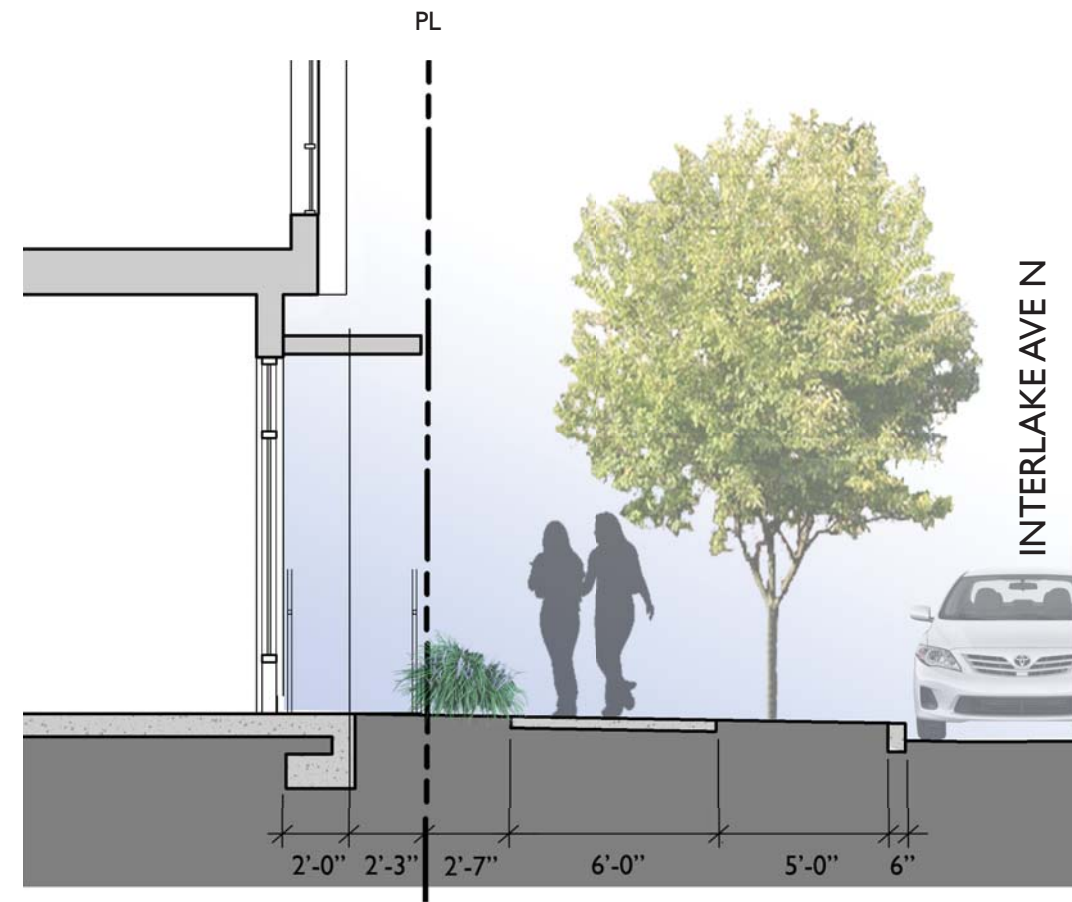


LEVEL I FLOOR PLAN

A



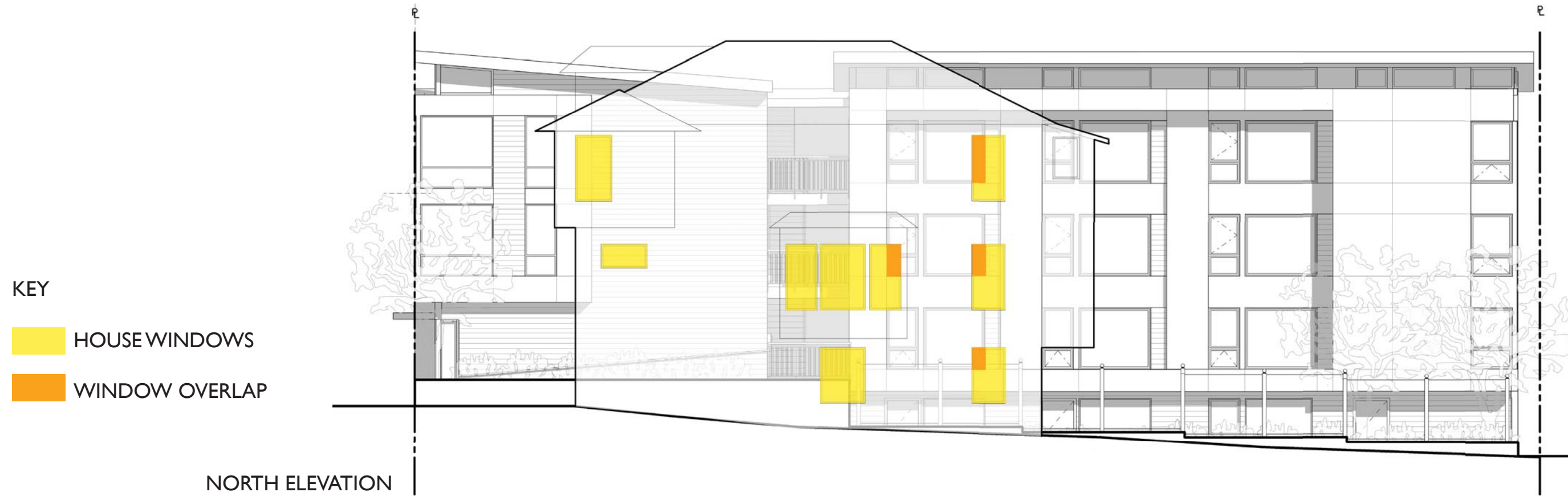
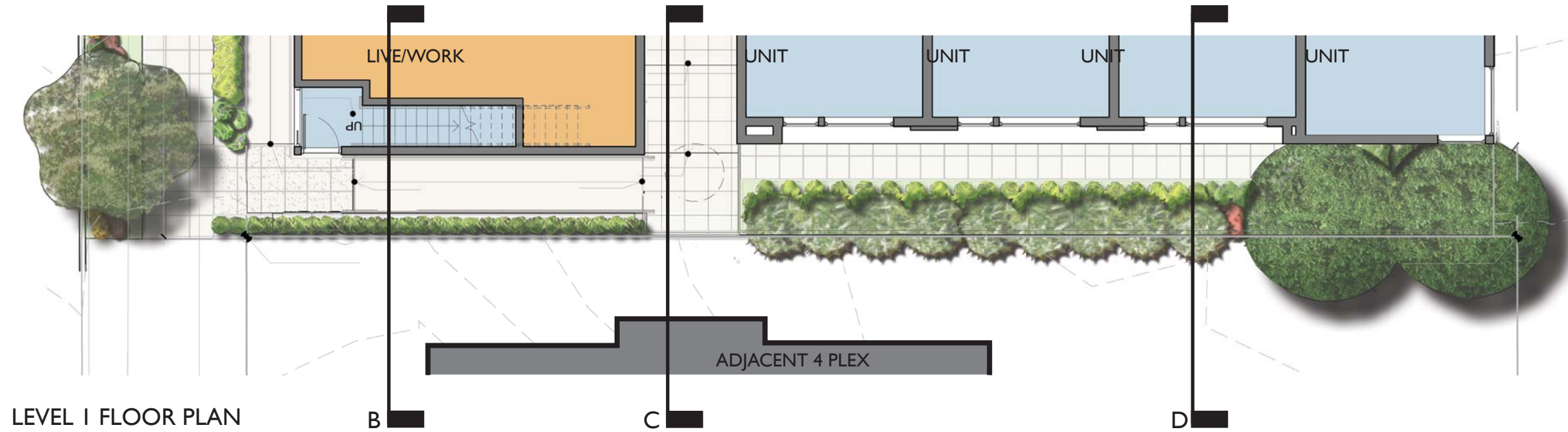
EAST ELEVATION ON INTERLAKE AVE N

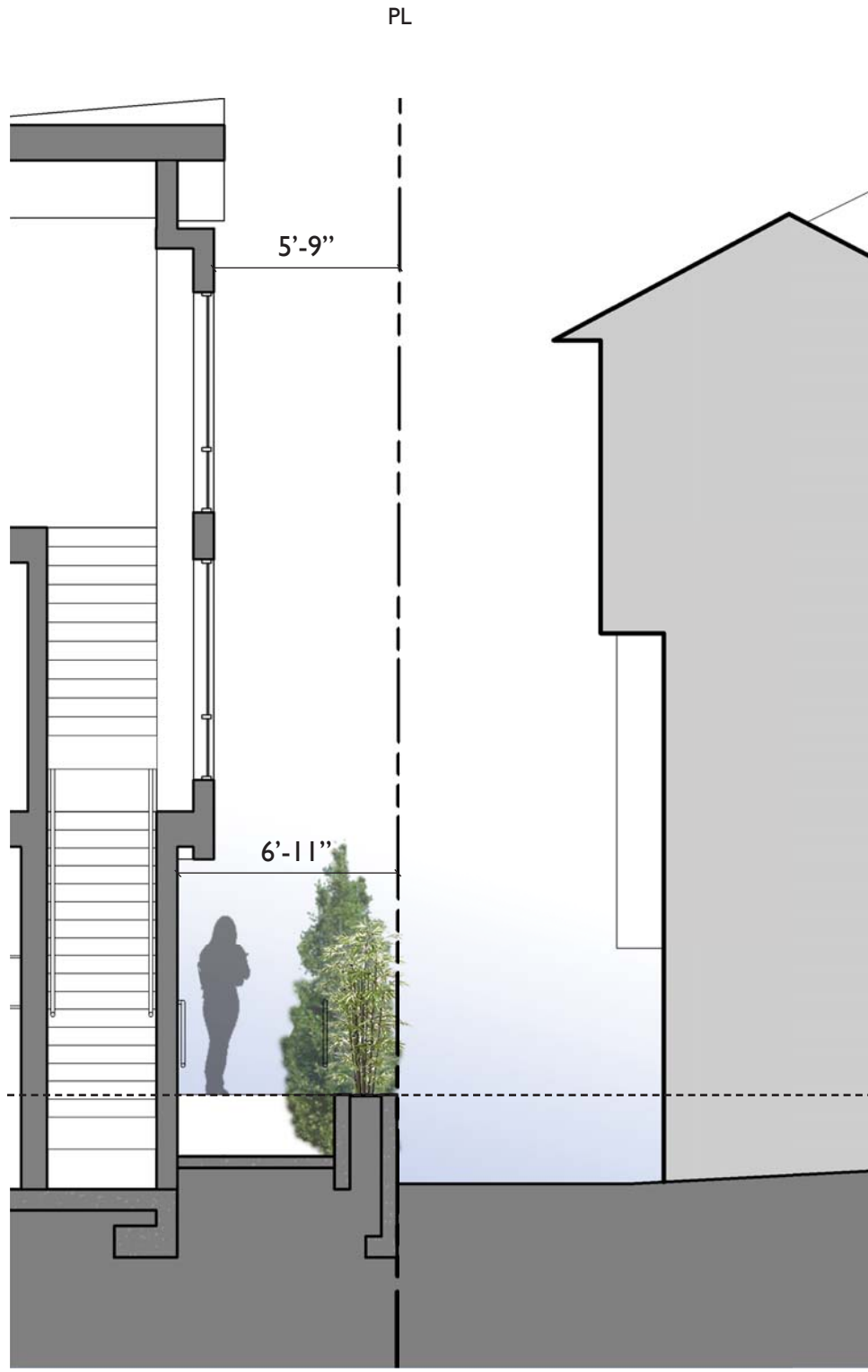


SECTION A

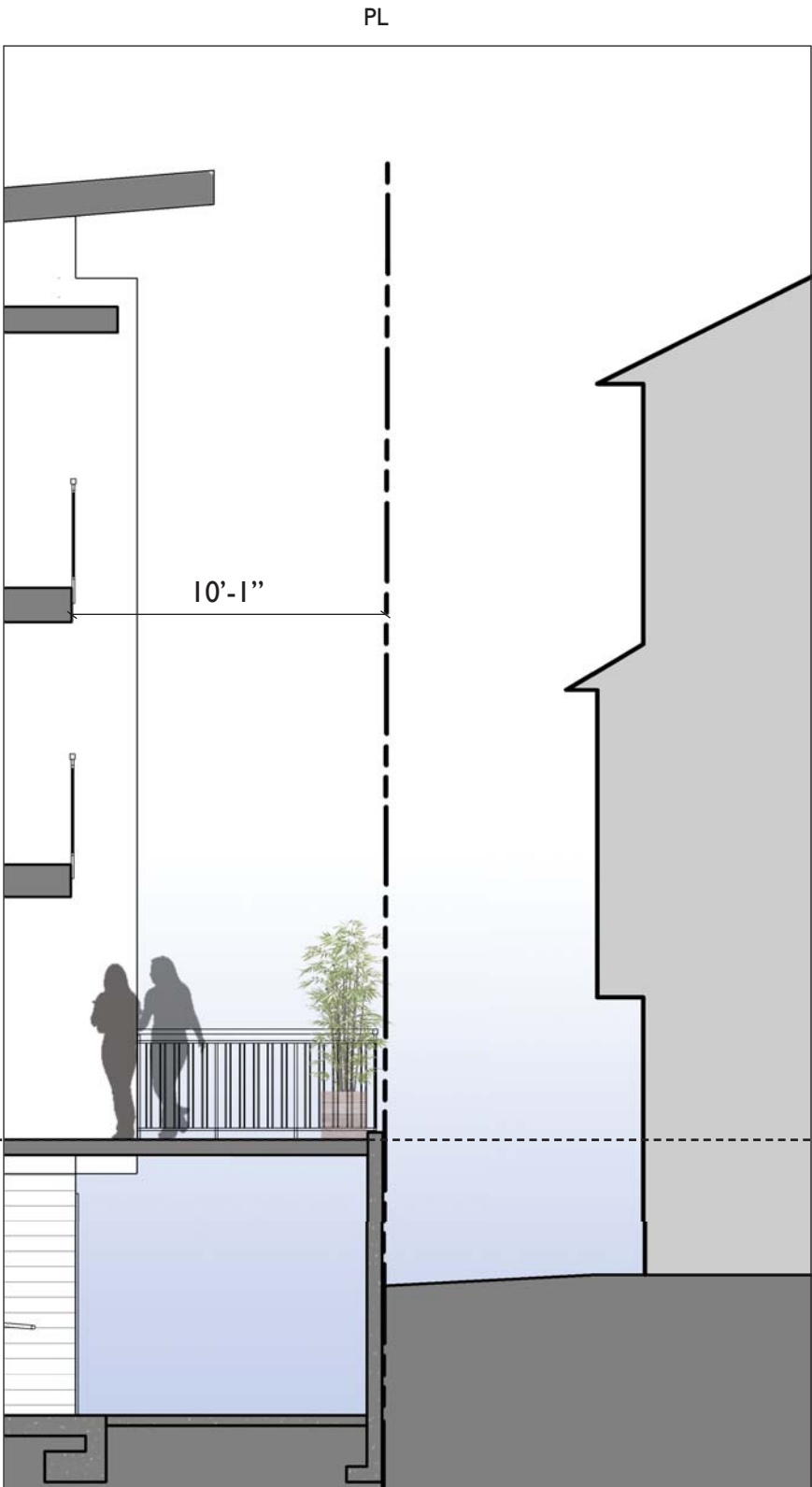


STREET EXPERIENCE - NORTH PEDESTRIAN WALKWAY

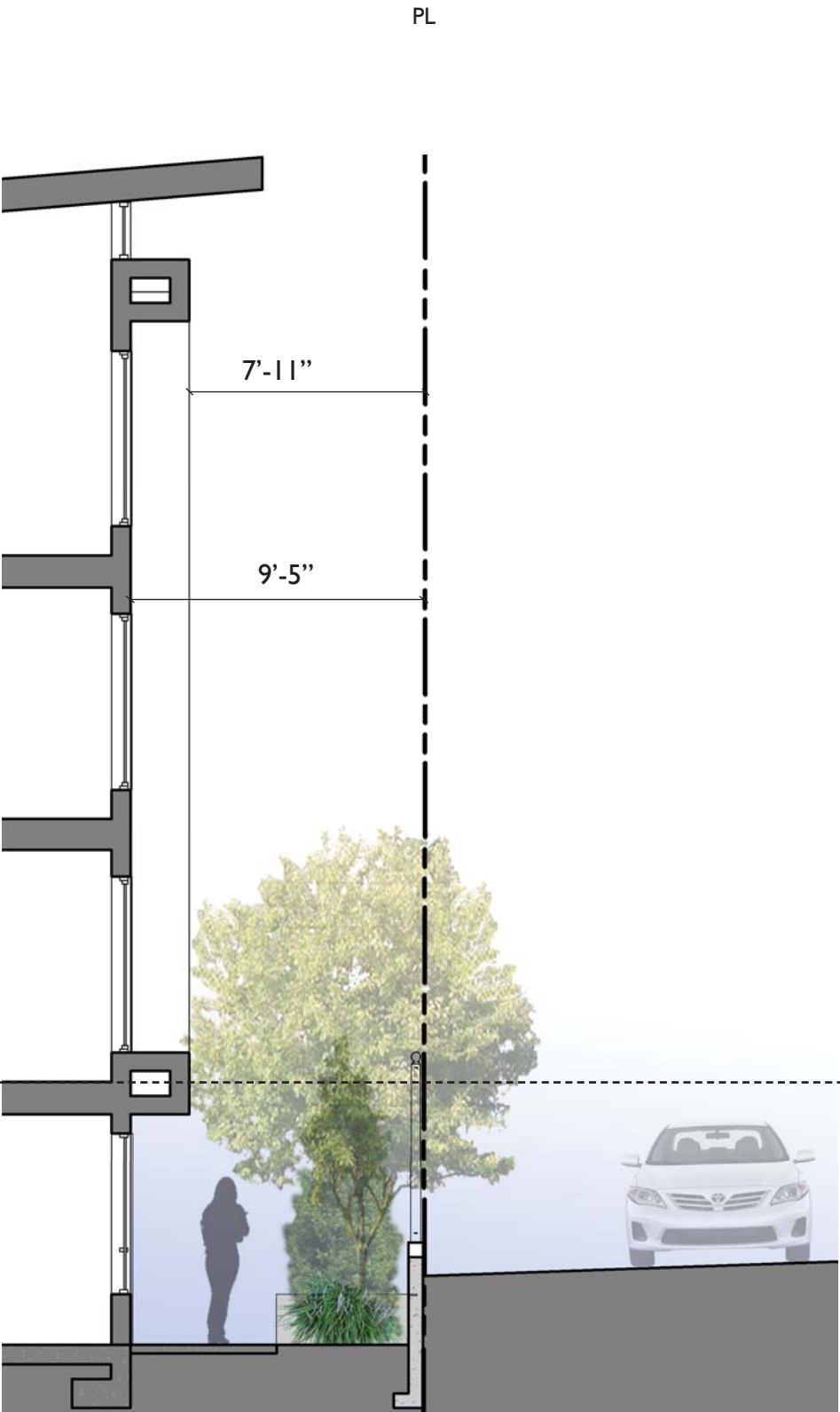




SECTION B



SECTION C



SECTION D

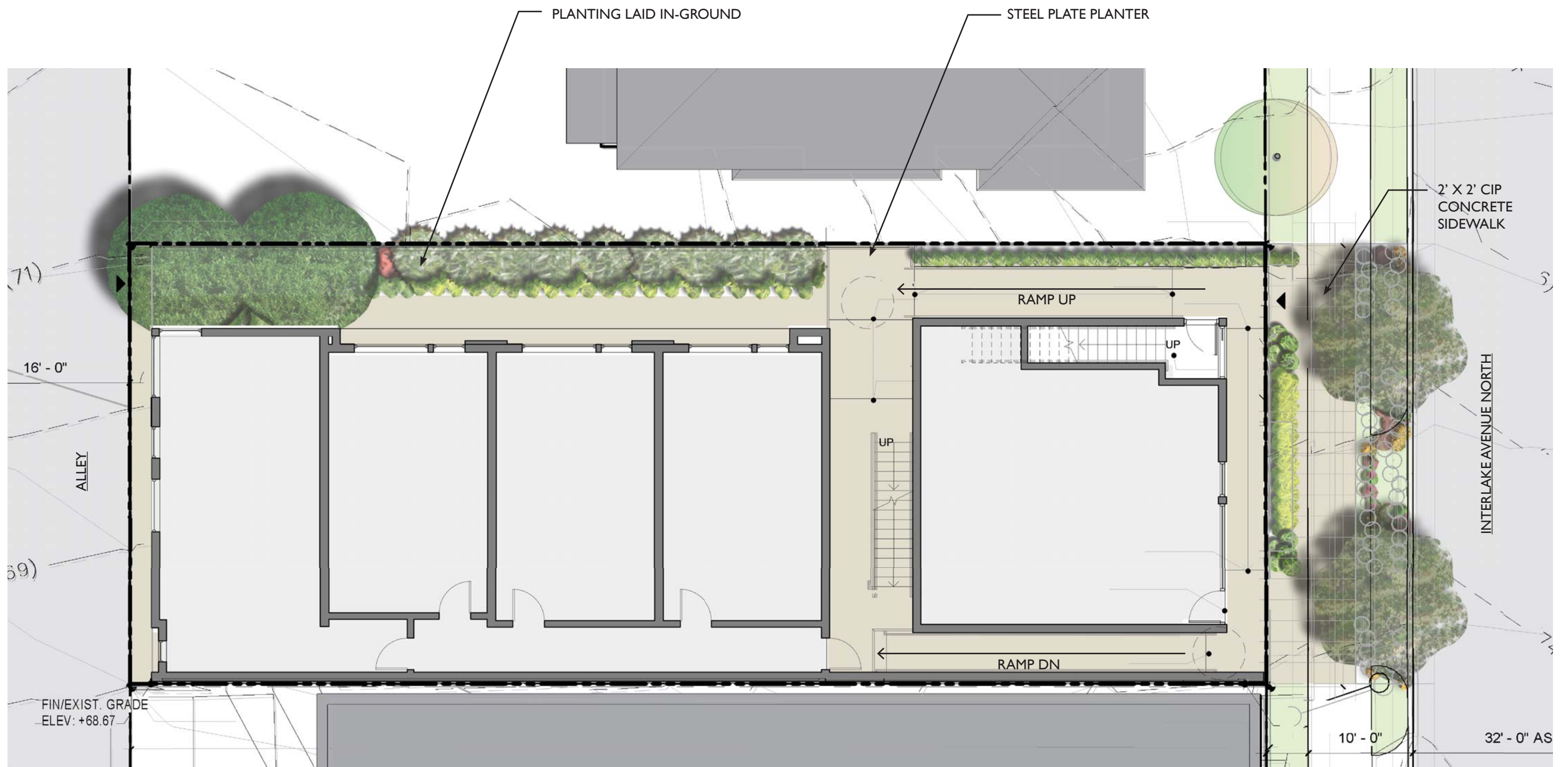
LEVEL 1
DATUM

FENCE DESIGN



WOOD FENCE

ARCHITECTURAL
CONCRETE
BASE



PLANTING PALETTE



CORNUS SERICEA KELSEYII



ESCALLONIA COMPACT



HAKONECHLOA MACRA



LIRIOPE MUSCARI "BIG BLUE"



MYRICA CALIFORNICA



PIERIS "FOREST FLAME"



POLYSTICHUM MUNITUM



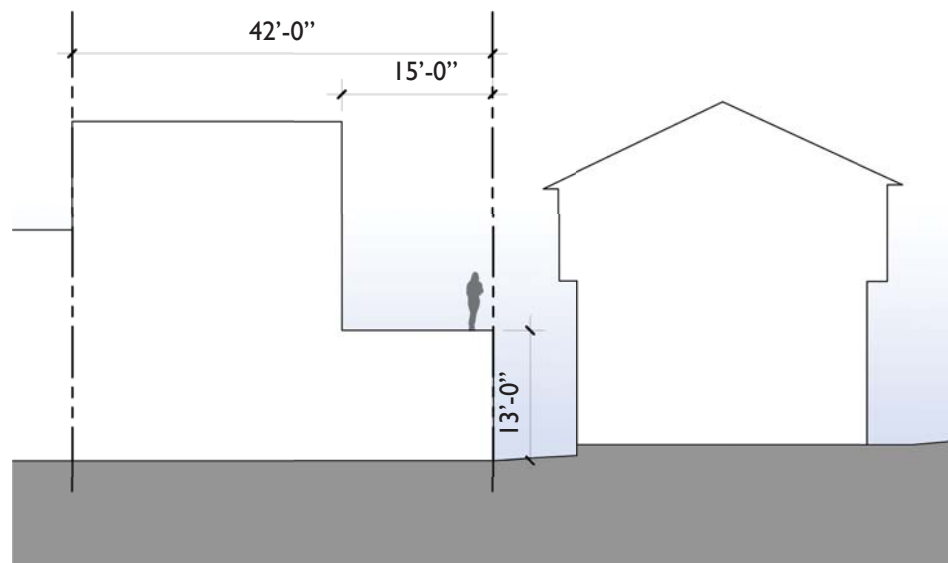
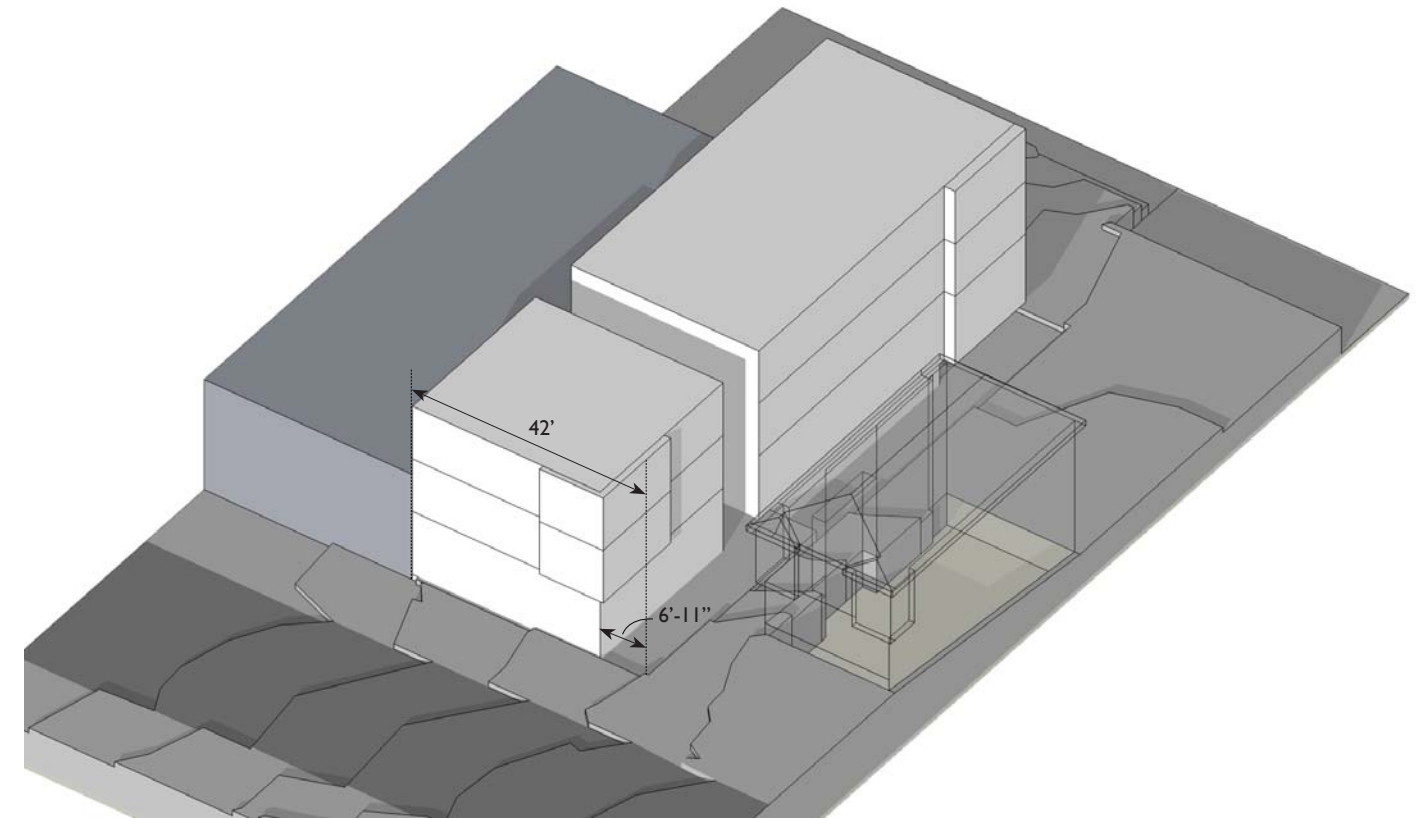
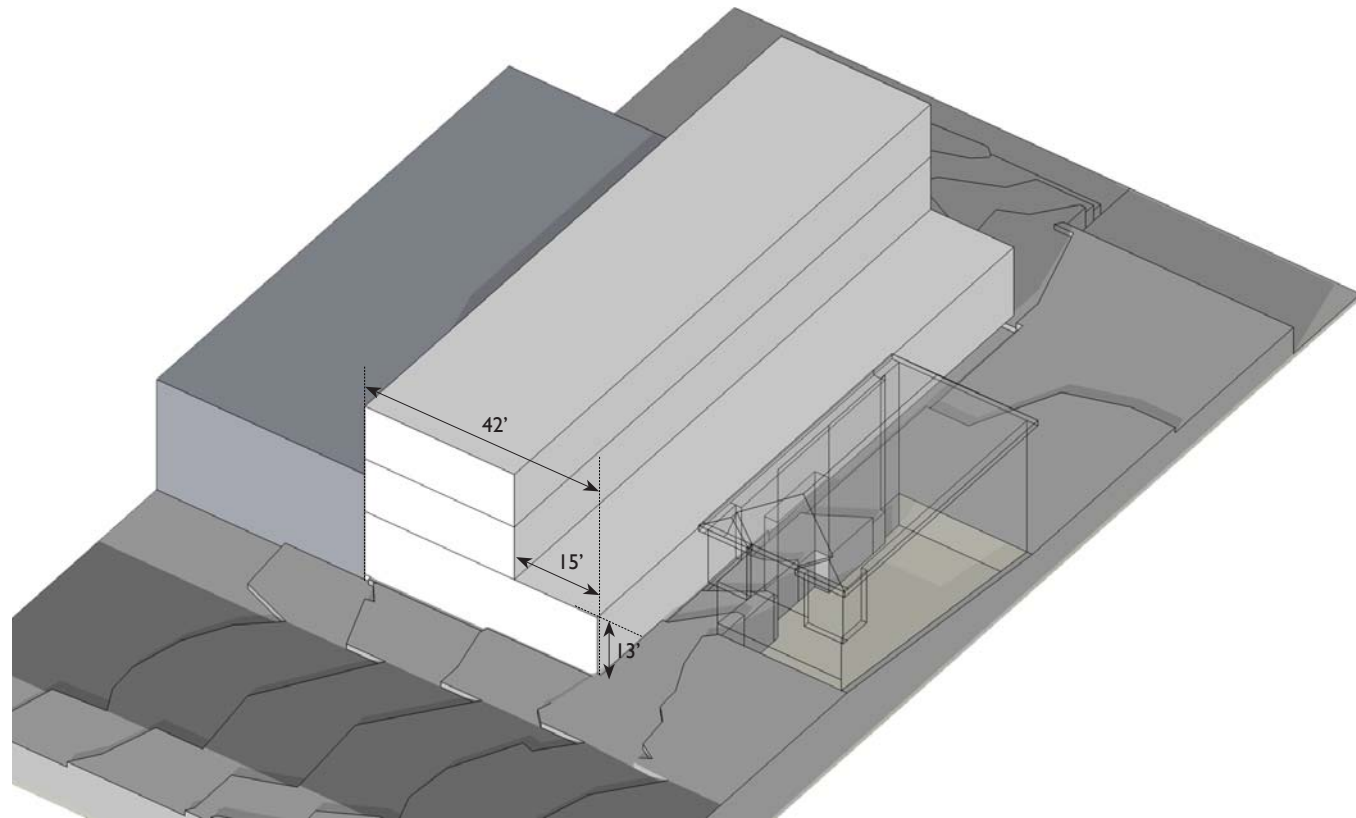
RUDBECKIA FULGIDA GOLDSTRUM



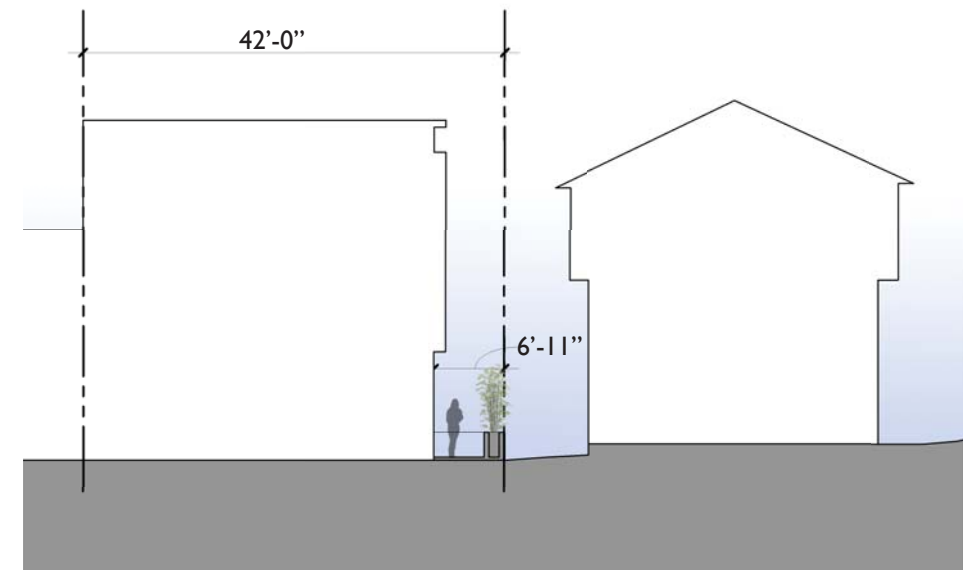
SEDUM SPECTABILE "AUTUMN JOY"



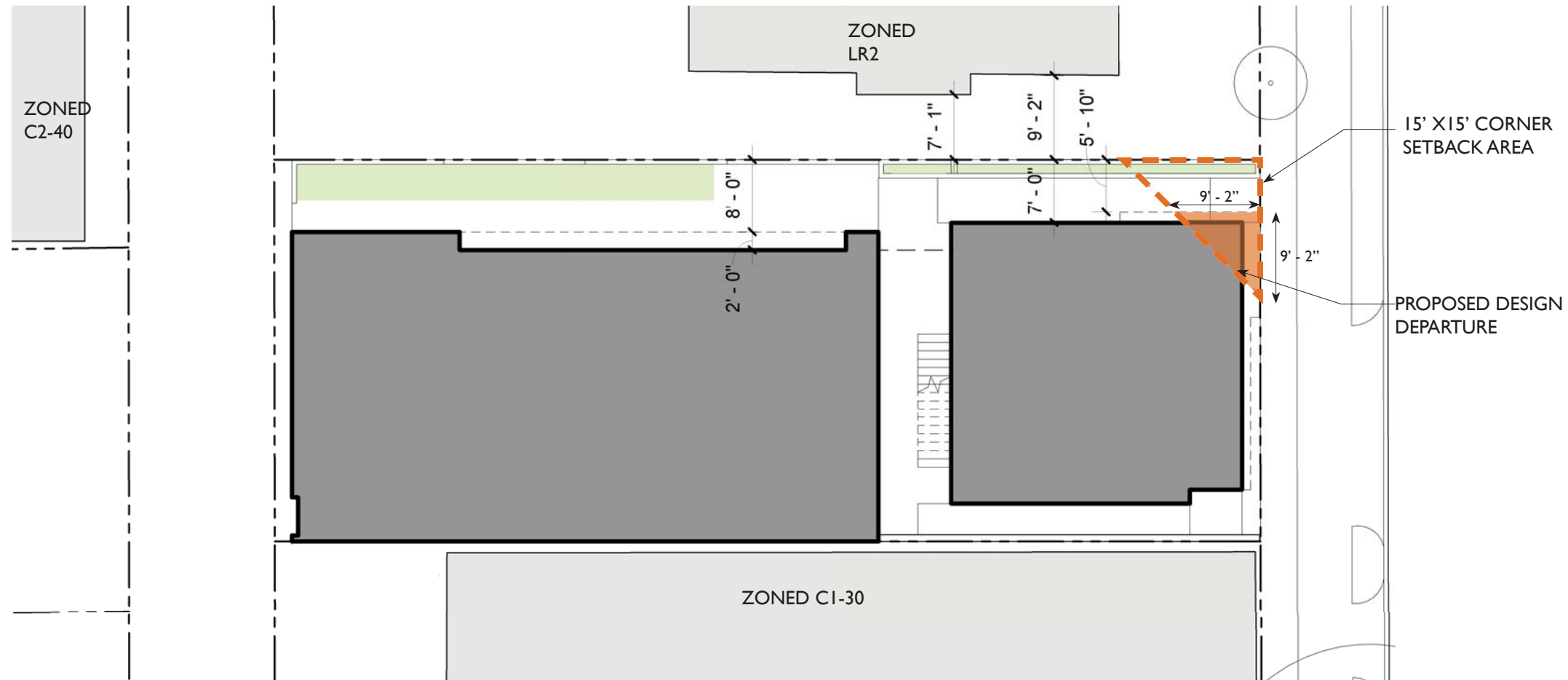
STYRAX OBASSIA



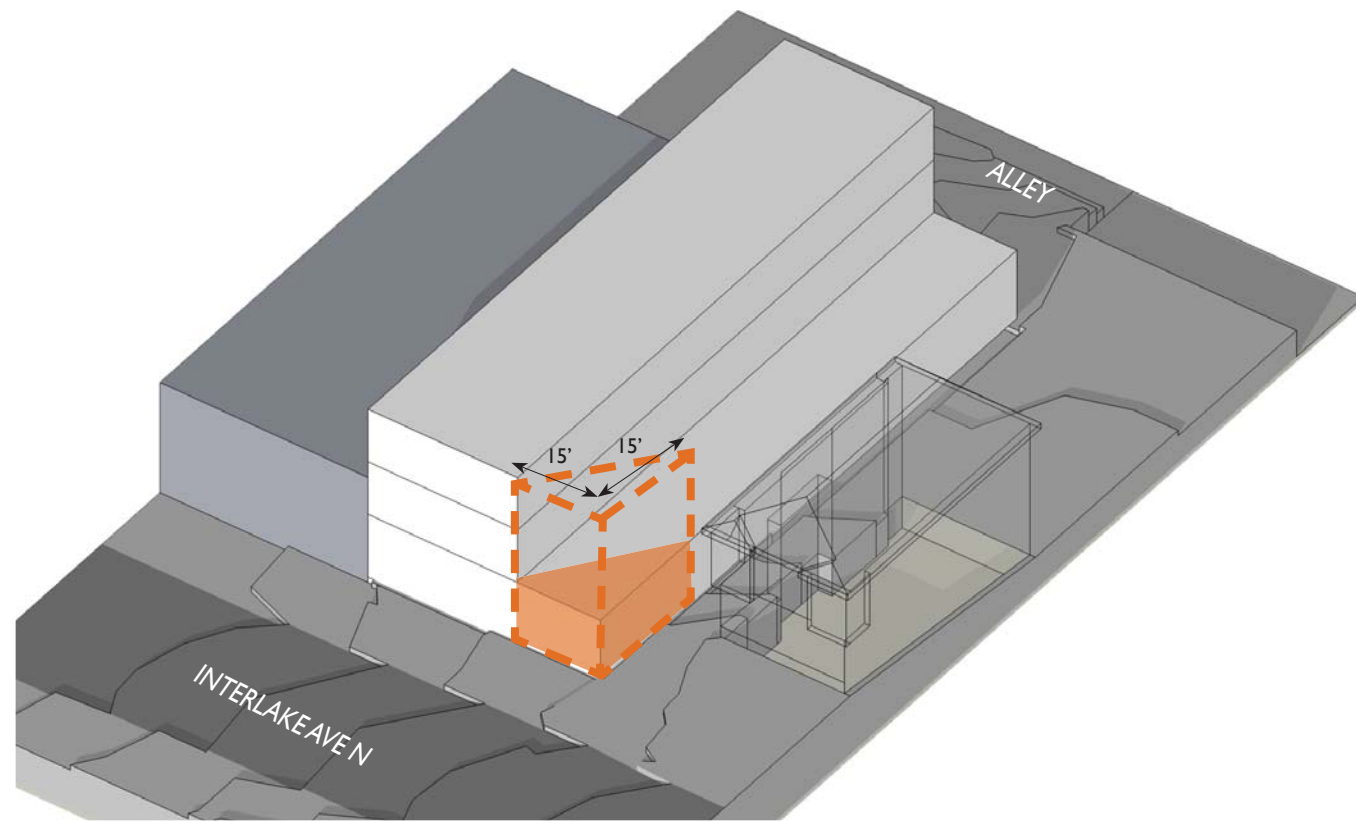
MASSING DIAGRAM COMPLIANT



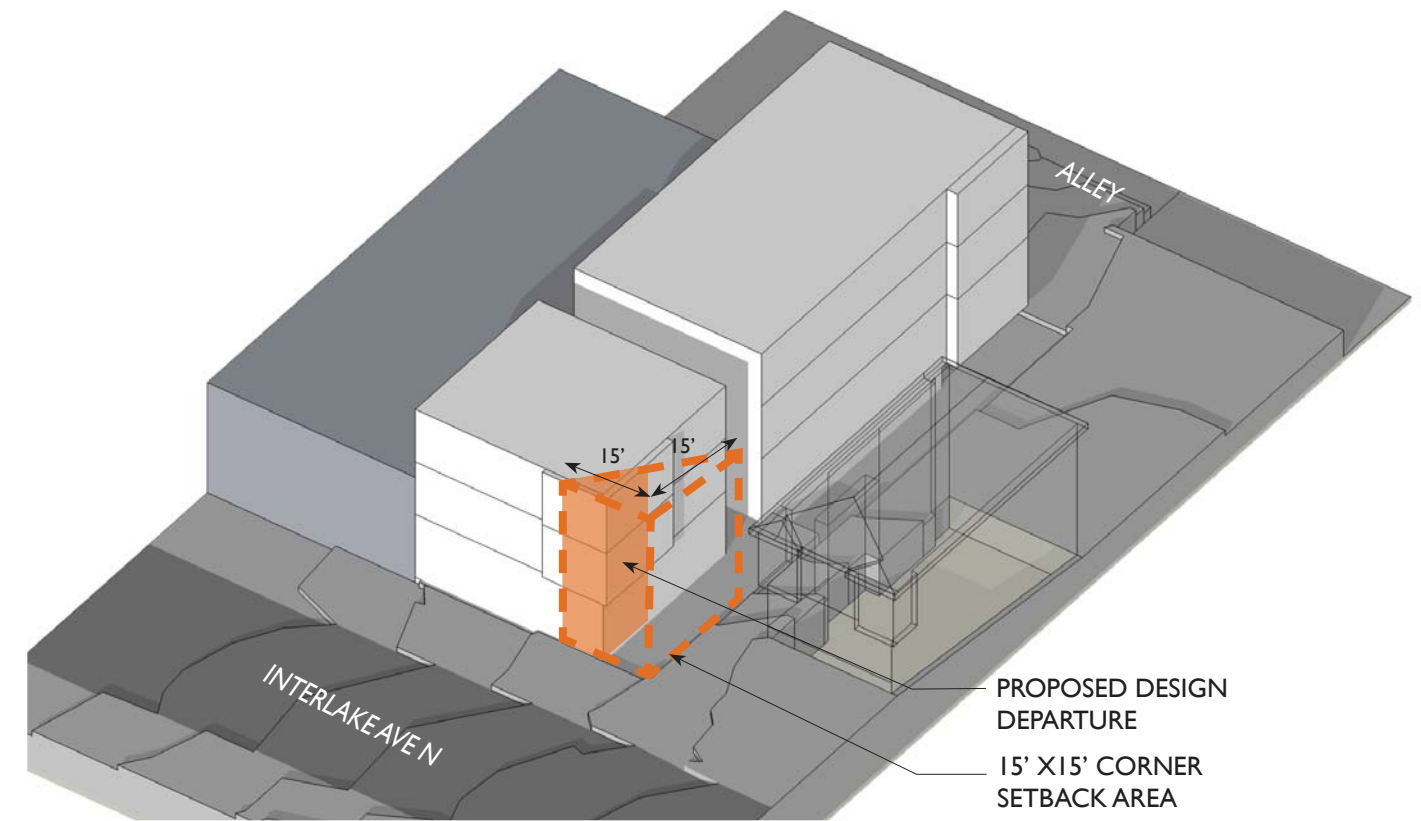
MASSING DIAGRAM PROPOSED



CI-30 ZONING CODE	REQUIRED STANDARD	REQUESTED DEPARTURE	JUSTIFICATION FOR DEPARTURE (How it exceeds the intent of relevant design guidelines)
#1 ABUTTING SIDE SETBACK SMC 23.47A.014.B	At the NE corner along Interlake Ave N. No development within a 15' x 15' triangle abutting a residential zoned lot	(a) 9'-2" x 9'-2" encroachment into the 15' x 15' setback triangle (b) This applies at elevation above 1st story only where there is a cantilevered bay. The area below this that abuts the front lot line is 1'-2" wider	(C-2) Architectural Concept and Consistency (a) Maintain integrity of the basic form of the "shophouse" block at exposed corner. Facilitate cantilevered bay above which references historical structure next door. Preserve legibility of the design concept.

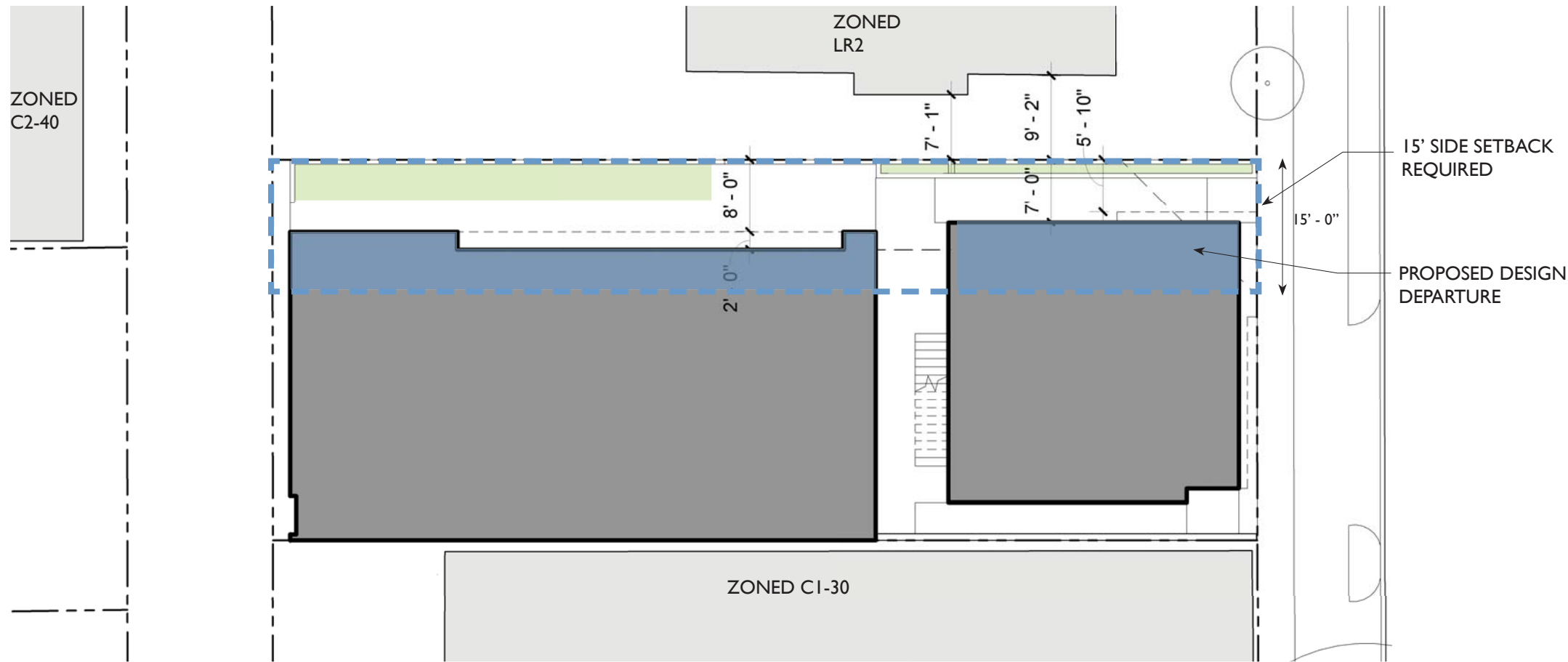


DEPARTURE REQUEST #1 MASSING DIAGRAM COMPLIANT

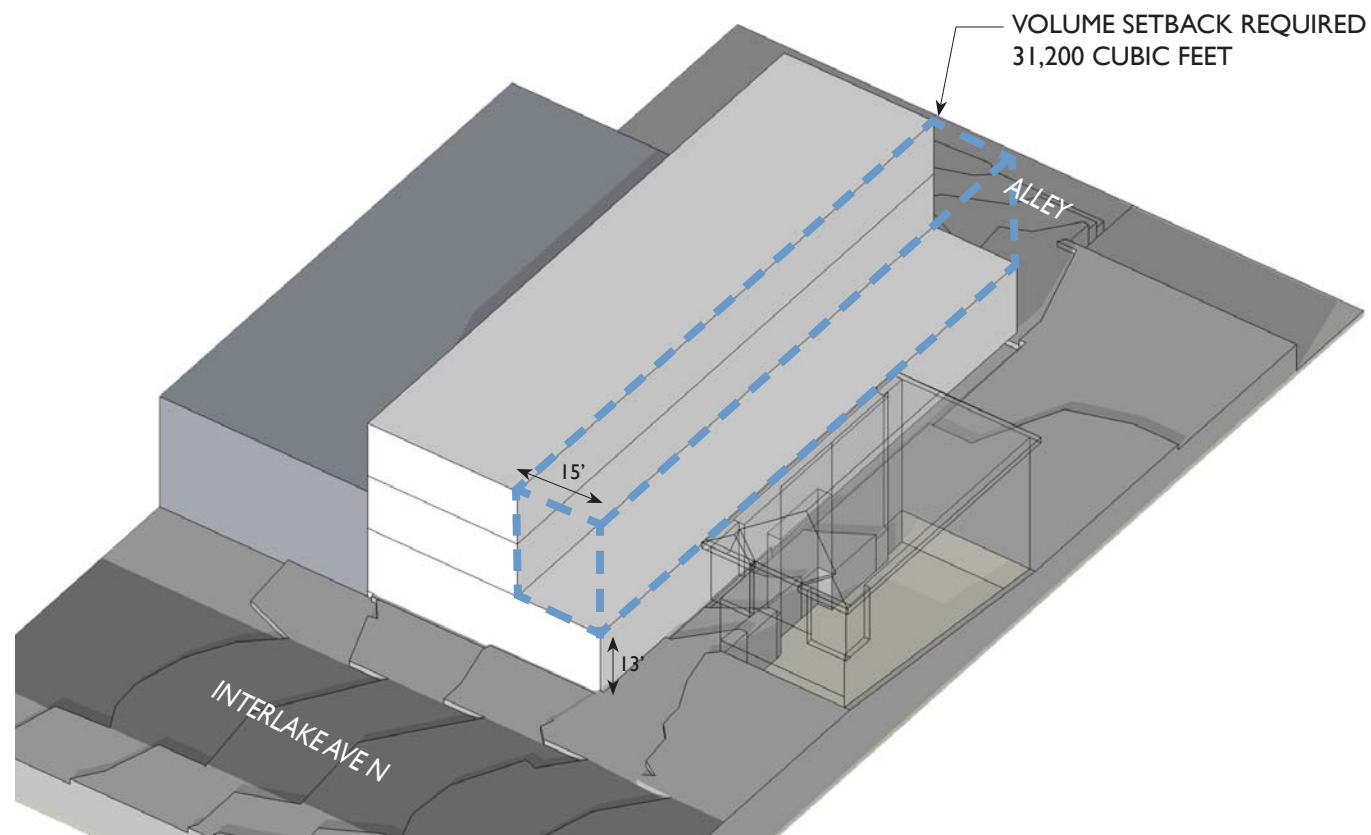


DEPARTURE REQUEST #1 MASSING DIAGRAM PROPOSED

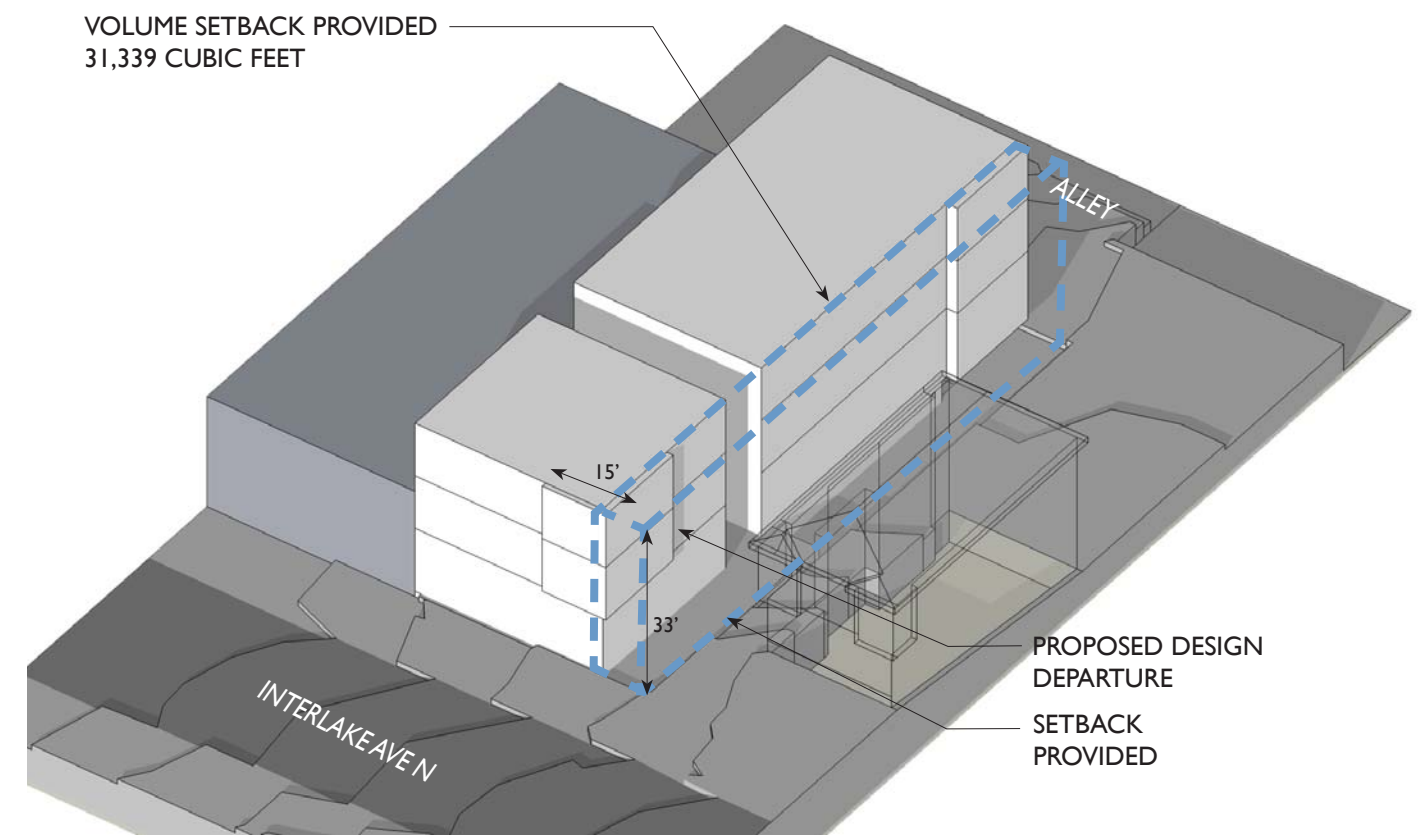
DEPARTURE REQUEST #2



CI-30 ZONING CODE	REQUIRED STANDARD	REQUESTED DEPARTURE	JUSTIFICATION FOR DEPARTURE (How it exceeds the intent of relevant design guidelines)
<p>#1 ABUTTING SIDE SETBACK SMC 23.47A.014. B3a & b</p>	<p>At the north property line a 15' setback is required from a rear or side lot line abutting a residential zone above 13' in height.</p>	<p>(a) Sideyard with setbacks (from ground to sky) that vary from 7' to 10' and 8'</p>	<p>(A-5) Respect for adjacent sites (b) Creates overlook condition over existing rear yard not mediated by any distance. We believe proposed design better meets intent of guideline above. (E-2) Landscaping to Enhance the building and/or Site (c) Zero-lot-line condition allowed by current standard does not accommodate landscaping at/or near grade. Proposed design incorporates extensive landscape screening at north lot line. (A-7) Residential Open Space (d) Create opportunity for development of ground-level open space. There is a potential for a yard-to-yard relationship only on north side of subject lot.</p>

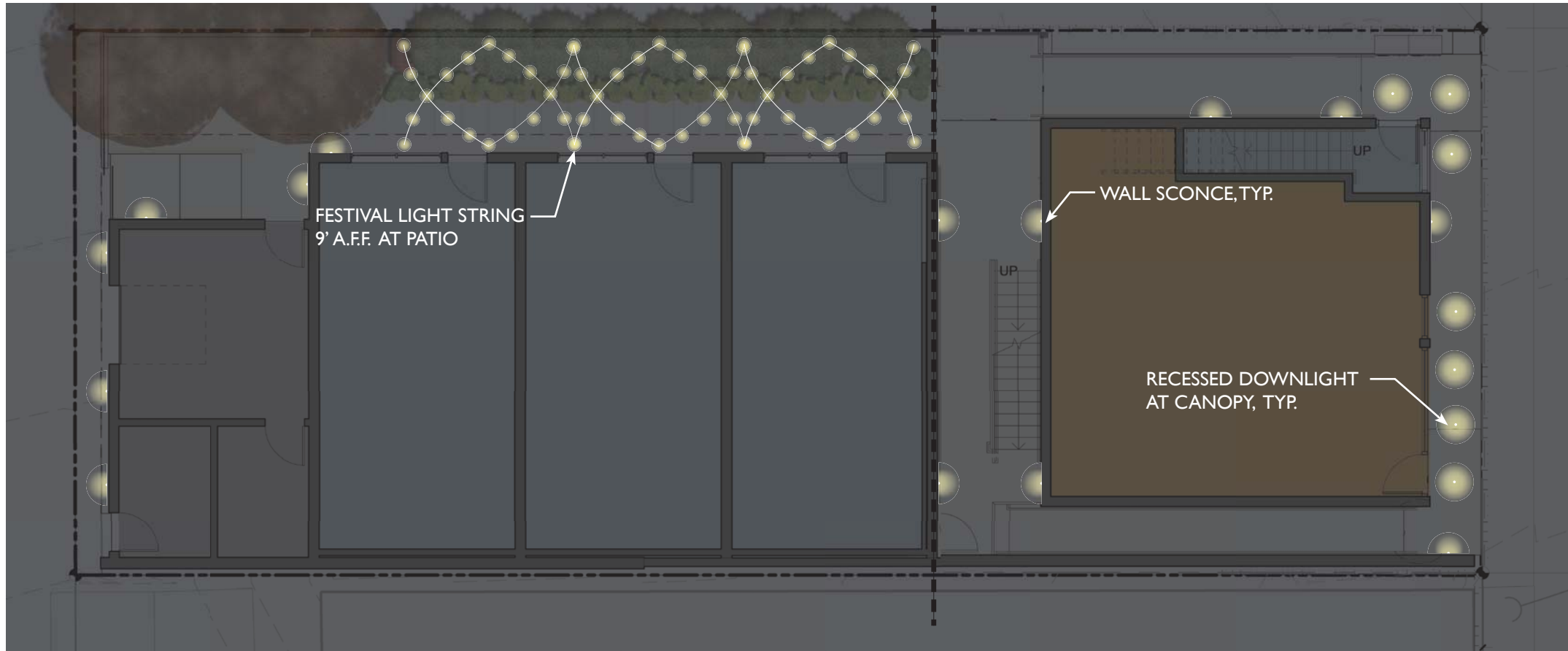


DEPARTURE REQUEST #2 MASSING DIAGRAM COMPLIANT



DEPARTURE REQUEST #2 MASSING DIAGRAM PROPOSED

LIGHTING PLAN AND SIGNAGE CONCEPT



UP/DOWN
WALL SCONCE



RECESSED
DOWNLIGHT



FESTIVAL
LIGHT STRING



BUILDING ADDRESS SIGNAGE,
ALL-MOUNTED AND BACKLIT

COMMERCIAL SIGNAGE, UNDERMOUNT,
SUSPENDED FROM PAINTED METAL
CANOPY ABOVE, LIT WITH DIRECTIONAL
LIGHTING





EAST ELEVATION OPTION STUDY

EARLY DESIGN GUIDANCE

EARLY DESIGN GUIDANCE:

Design Character:

The Board expressed concern that the proposal is not presenting a clear architectural concept. The modern industrial look presented in the character sketches is interesting but does not read as residential.

The Board debated giving specific advice on style but determined they were comfortable with the design team generating an interesting concept and detailing. The Board stated they were open to various options being presented at the Recommendation meeting.

- The idea of transition from commercial to residential use should be expressed. (B-1)
- The building should not have a strictly commercial vocabulary. Balance the commercial live/work unit at grade with the residential use of the structure and neighborhood. (A-5, C-1, C-2)
- Consider providing modulation on the south elevation above the existing structure to the south. (C-2)

This site is at a transitional boundary between C1 commercial and LR2 residential zones. The property to the south is occupied by a commercial tilt-up concrete warehouse and the structure to the north is a traditional Seattle Four Square house currently divided into a triplex. The neighborhood context is a mix of single family homes, commercial warehouses and newer multifamily apartment buildings with no distinctive architectural character.

The design approach is to incorporate a contemporary commercial storefront at the ground floor Live/Work unit and to integrate elements of the neighboring residential structures in both material and form to create a bookend to the warehouse and a backdrop to the house to the north (B-1). The building is set back from the east property line to provide a landscaped area and a widened sidewalk adjacent to the commercial entry. The main residential building entry is located along the north property line adjacent to the house (A-5, C-1, C-2). Two secondary residential entries flank the commercial Live/Work space and provide access to the two apartment units above the commercial space.

The design team considered modulation of the south wall above the neighboring warehouse, but resolved that an architectural treatment of randomly placed colored CMU block of the south facing wall maintained

the fire separation between structures and provided some architectural interest (C-2).

Privacy:

The Board expressed concern that privacy for the existing residential structure to the north and for the proposed ground floor units is not being adequately addressed.

- Document the location of the windows of the existing residence to the north and provide for privacy of the residents. (A-5)
- Landscaping should be provided in front of the glazing at the ground level units. (A-5, E-2)

Windows on the north elevation have been located to minimize adjacency to the window on the residential structure to the north. The proposed building has been modulated to set back where the existing residential bay pops out (A-5). Landscaping and landscaped screens will be provided along the north property line to provide additional privacy between properties. Continuous landscaping is provided at the ground level units to provide privacy (A-5, E-2).

Pedestrian Experience:

The Board discussed the pedestrian experience at the ground level.

- The proposal should provide for weather protection and lighting for residents at unit entries. (A-6, D-1)
- Landscaping should be incorporated into the north setback pedestrian walkway. (A-5, E-2)
- Entries to the units, especially the live/work unit should be visible and provide a human scale. (A-3, A-6)

Horizontal projecting canopies are provided at the commercial Live/Work entry as well as the two flanking residential entries to the upper floors (A-6, D-1). The main residential entry to the project is set back along the north building wall to provide a landscaped buffer along the north property line (A-5, E-2). Glazed residential entry doors with sidelights will provide security and human scale along the pedestrian sidewalk (A-3, A-6).

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance meeting, the following departures were requested:

1. Setback requirements for Lots Abutting Residential Zones (SMC 23.47A.014.B.3.a&b): The Code requires structures along a rear or side lot line that abuts a residential zoned lot to be set back 15' for portions of the structure above 13' in height up to 40', and an additional 2' for every ten feet of height above 40'. The applicant proposed a 7' setback from the north lot line for the full building face at the eastern and western portions of the structure and a 10' setback for the full building face for the middle section of the structure.

The Board indicated that the applicant should move forward with the preferred option which included the above departure request. See the Privacy and Pedestrian Experience guidance above. (A-5, A-6 and E-2)

2. Setback Requirements for Lots Abutting Residential Zones (SMC 23.47A.014.B.1): The Code requires a 15' by 15' triangular area setback where a NC zoned lot abuts the intersection of a side and front lot line of a lot in a residential zone. The applicant is proposing a 7' minimum setback for a portion of, the full building face

The Board indicated that the applicant should move forward with the preferred option which included the above departure request. See the Privacy and Pedestrian Experience guidance above. (A-5, A-6 and E-2)

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

- The subject site represents a zone of transition in the extreme. The lot to the south is occupied by an industrial structure that presents a 2-story blank masonry wall at the southern boundary of the site. On the other hand, a converted house in the traditional “Four Square” idiom occupies the lot to the north.
- The new design proposes a contemporary building that acknowledges each of the neighboring structures in its massing and formal elements:
- An expressed wing wall and recessed “Gasket” is developed as a transitional element nearest to the existing warehouse. This element corresponds with the internal circulation of the new building and is indicated at both the Alley and Street facades.
- The proposed building, placed against the warehouse the south, resolves as a “Shop House” block at the street with a “Tail” of residential units to the west with the 2 parts separated by a recessed area of vertical circulation. The first volume is oriented toward the public right-of-way while the residences behind access a sideyard to the north.

(A-5) RESPECT FOR ADJACENT SITES

- With the primary building mass positioned against the existing warehouse wall to the south, a landscaped sideyard is proposed to the north, offering a more conventional sideyard-to-sideyard relationship reminiscent of free-standing structures in a domestic streetscape as represented by the existing house to the north. (Please note: A Departure Request, associated with this design, is detailed separately in this document).
- On the north façade, the balance between transparent and opaque wall surfaces are arranged to minimize overlapping of window surfaces. A graphic analysis is included elsewhere in this document.

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

(A-7) RESIDENTIAL OPEN SPACE

- A sideyard-to-sideyard arrangement accommodates landscaping at grade. The proposed design incorporates extensive landscape screening, at the north lot line, which enhances the relationship with the property to the north.
- Between the landscape screen and the new building footprint, there is an opportunity to develop ground-level open space for communal use.

(C-1) ARCHITECTURAL CONTEXT

- Given the concept(s) above, the Interlake Ave North façade is asymmetric. This is emphasized by a cantilevered corner bay that explicitly reflects / acknowledges the corner bays on the “Four Square” house to the north.
- Bevel siding, with a maximum 4” exposure, renders a finer texture matching the existing house.
- Colors, analogous to the existing finishes next door, are proposed: white and yellow hues with the addition of deep umber to provide effective contrast.

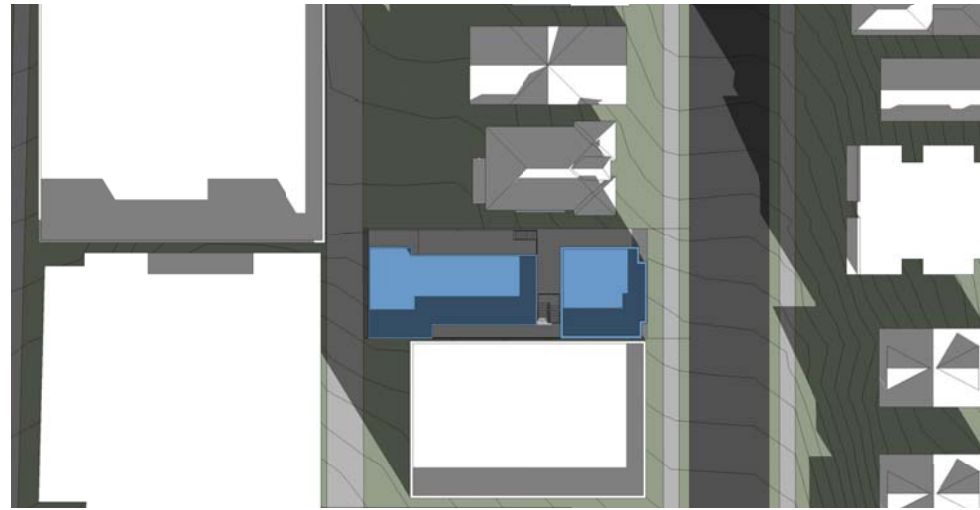
(C-3) HUMAN SCALE

- The asymmetric design requires an unusually developed side elevation. To that end, the windows on the north elevation are recessed and composed within a larger hierarchy of parts including the building frame, textured pilasters and contrasting accent panels. The top of each block is terminated by a clerestory strip beneath a floating /overhanging roof.
- This layering of elements in the composition of the building façade also applies to the north façade with the addition of cantilevered building elements, canopies and signage appropriate to a street façade with a commercial component.

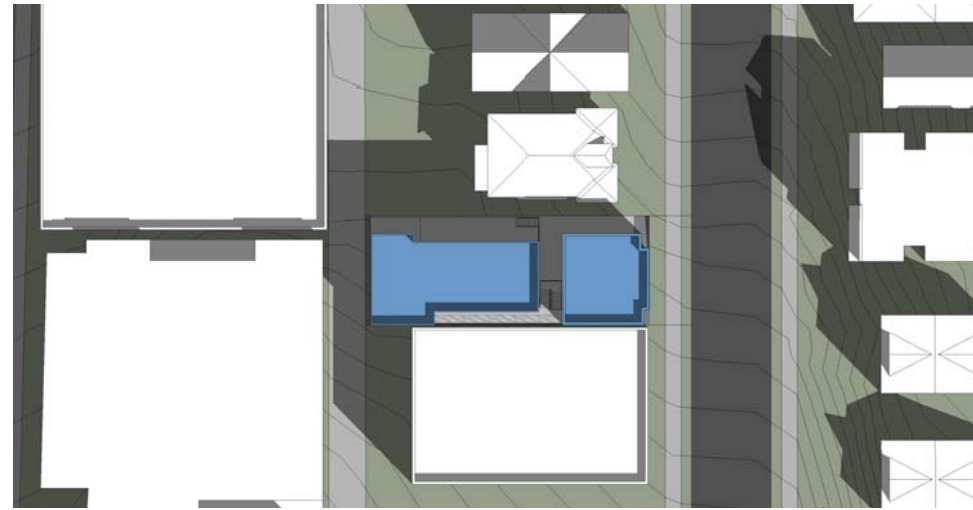
(C-3) EXTERIOR FINISH MATERIALS

- Fiber-cement in a rain-screen system is the primary finish system. This will be deployed in 2 ways:
 - Bevel siding with 4” maximum exposure to match the traditional finish of the adjacent house.
 - Contrasting smooth panel system with integral reveals.
- Windows shall be a combination of a pre-finished aluminum storefront and vinyl windows.

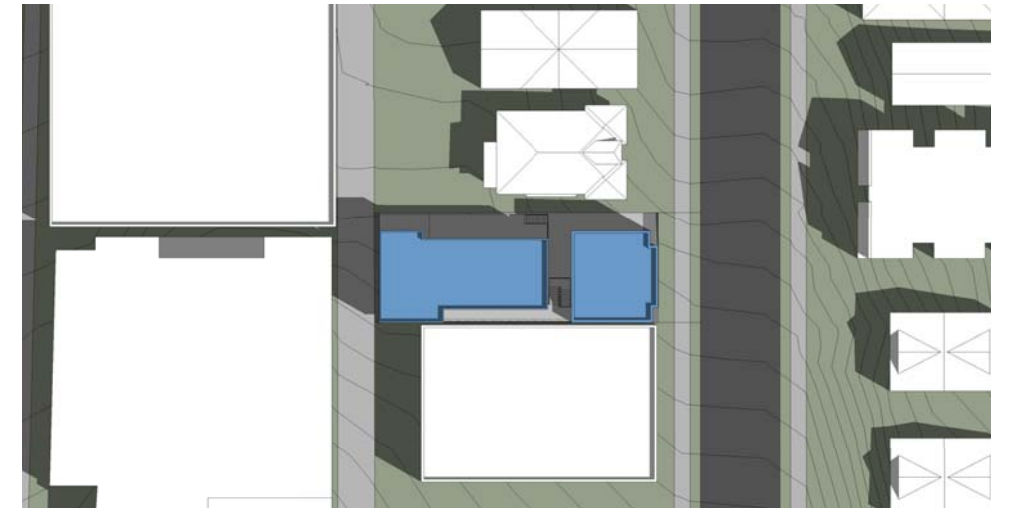
SHADOW STUDIES



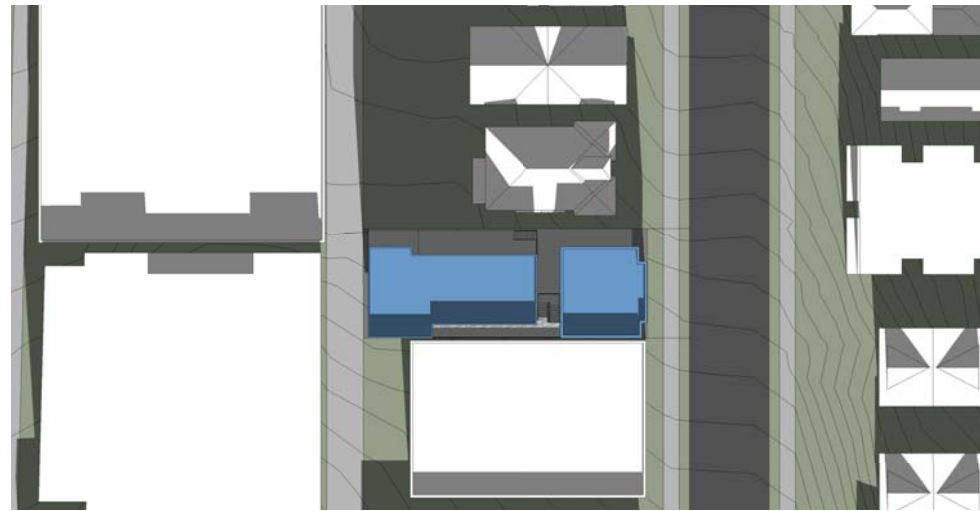
DECEMBER 21, 10AM



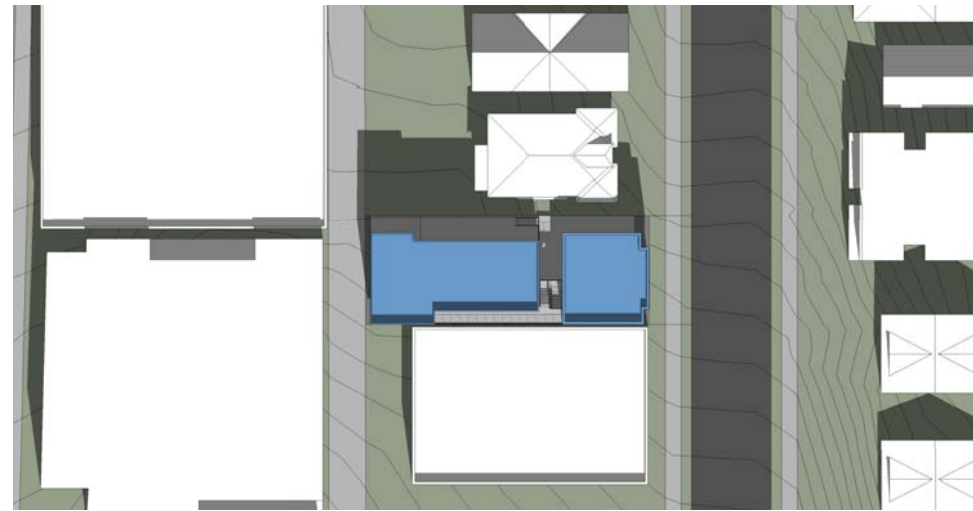
MARCH 21 AND SEPTEMBER 21, 10AM



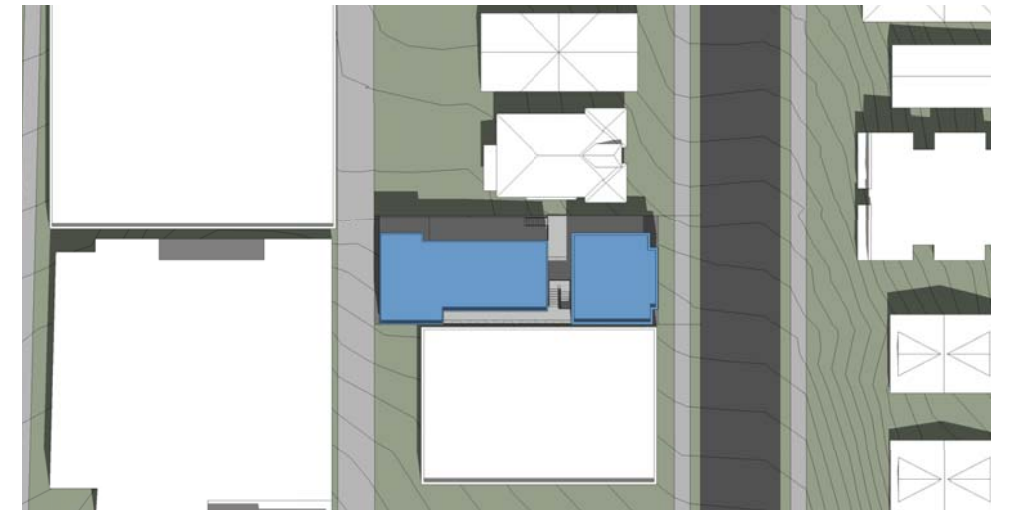
JUNE 21, 10AM



DECEMBER 21, NOON



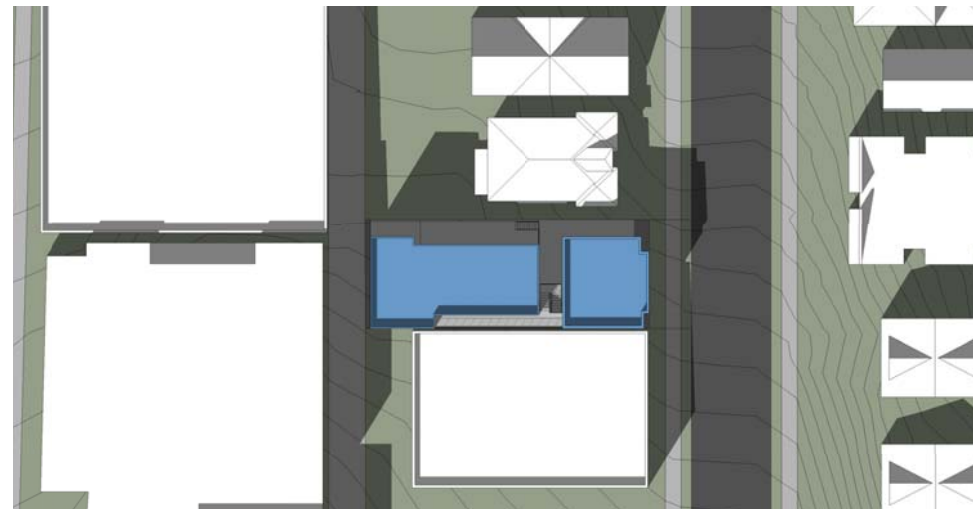
MARCH 21 AND SEPTEMBER 21, NOON



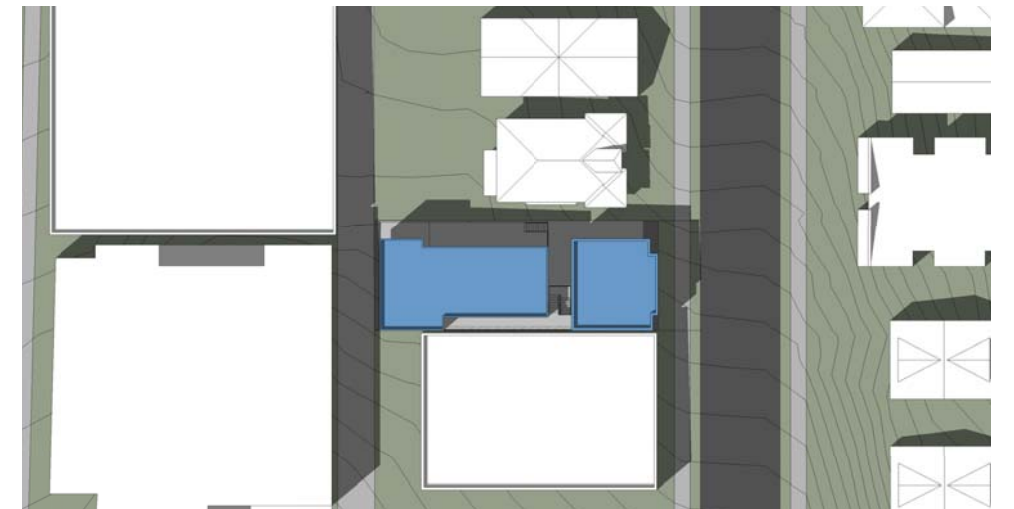
JUNE 21, NOON



DECEMBER 21, 2PM



MARCH 21 AND SEPTEMBER 21, 2PM



JUNE 21, 2PM



WESTLAKE VILLAGE



DAKOTA



CHELAN RESORT SUITES



TRIAD 12TH



VIEW 222



H2O APARTMENTS - LEED-H PLATINUM TARGET



BROADSTONE KOI - LEED-NC CERTIFIED TARGET



ARTHOUSE



APERTURE - BUILT GREEN 3-STAR TARGET

HARBOR INTERLAKE APARTMENTS - DPD #3014898

DESIGN REVIEW

RECENT HARBOR PROJECTS



NOVA - WEST SEATTLE



LANDES



GREENHOUSE - COLUMBIA CITY



LINK - WEST SEATTLE



GREENHOUSE - COLUMBIA CITY



LINK - WEST SEATTLE



MALDEN 8, CAPITOL HILL



THE PARK MODERN, RAVENNA



NITEHAWK CINEMA, BROOKLYN, NY



MIXED-USE

HARBOR INTERLAKE APARTMENTS - DPD #3014898



12TH & PIKE, CAPITOL HILL



THE BLOCK 51-C, AMSTERDAM