

DESIGN OBJECTIVES

Provide quality, affordable **work-force housing** opportunities to a diverse community

Create a positive contribution to the built environment through **design, craft and sensibility** to the surrounding context

Continue our commitment to strategic, sustainable, affordable **urban** development



PROPOSAL

This proposal is addressing a need for affordable housing within the city's urban neighborhoods. Labeled "workforce housing" by many, the objective is to provide an opportunity for those with limited income or with needs for a safe, simple, efficient living environment, to find residence within our urban centers. This achieves several objectives such as reduced commuting and encouraging live-where-you work opportunities; keeping people and their contributions in the city rather than outlying suburbs; all the while utilizing the cities pre-established systems. Our commitment to the neighborhood, great design, and the health and well-being of our residents has resulted in several exciting up and coming communities throughout Seattle.

This site is small and has challenging geometry but its location overcomes these characteristics. The neighborhood is eclectic and offers a rich contribution to the city's character. The connectivity to the downtown and the vibrancy of Broadway and the Pike/Pine corridor makes the location of this proposal even more poignant.

The Proposal:

- Demolition of the existing office building and surface parking
- 800+/- SF Commercial, 3 Live work opportunities at the ground plane
- 55 Efficiency Dwelling Units, 5 stories
- No Parking

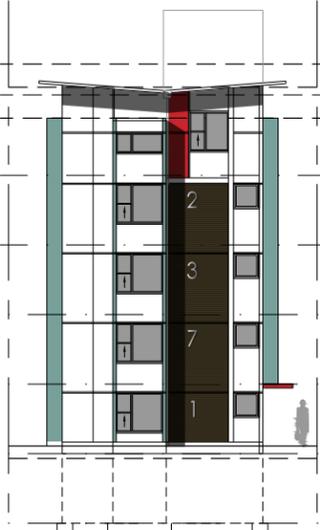
Several conclusions were drawn from the following analysis:

- The neighborhood is eclectic and without any one predominant archetype, use or character
- The scale of the neighborhood is Mid-Rise along the Madison corridor but reduces to three to four stories north and south, with some anomalies. Given the context of contemporary development (The Pearl Apartments, The Bullitt Center, Jewish Family Services) a six-story urban building expression along Madison and 16th would be appropriate.
- The success of street front uses is predominantly positive. With the exception of the 7-Eleven to the north, the street front presents the pedestrian appropriately-scaled, visually interesting and eclectic experiences.
- Our site has Mid-rise multifamily to the west and sensitivity to the window opening placement should be taken into account.
- Due to the topography and size of the site, the stepping of the ground floor elevation would be appropriate to accommodate the multiple necessary entries.

PREVIOUS WORK EXAMPLES



JANETTE APD | ARCHITECT



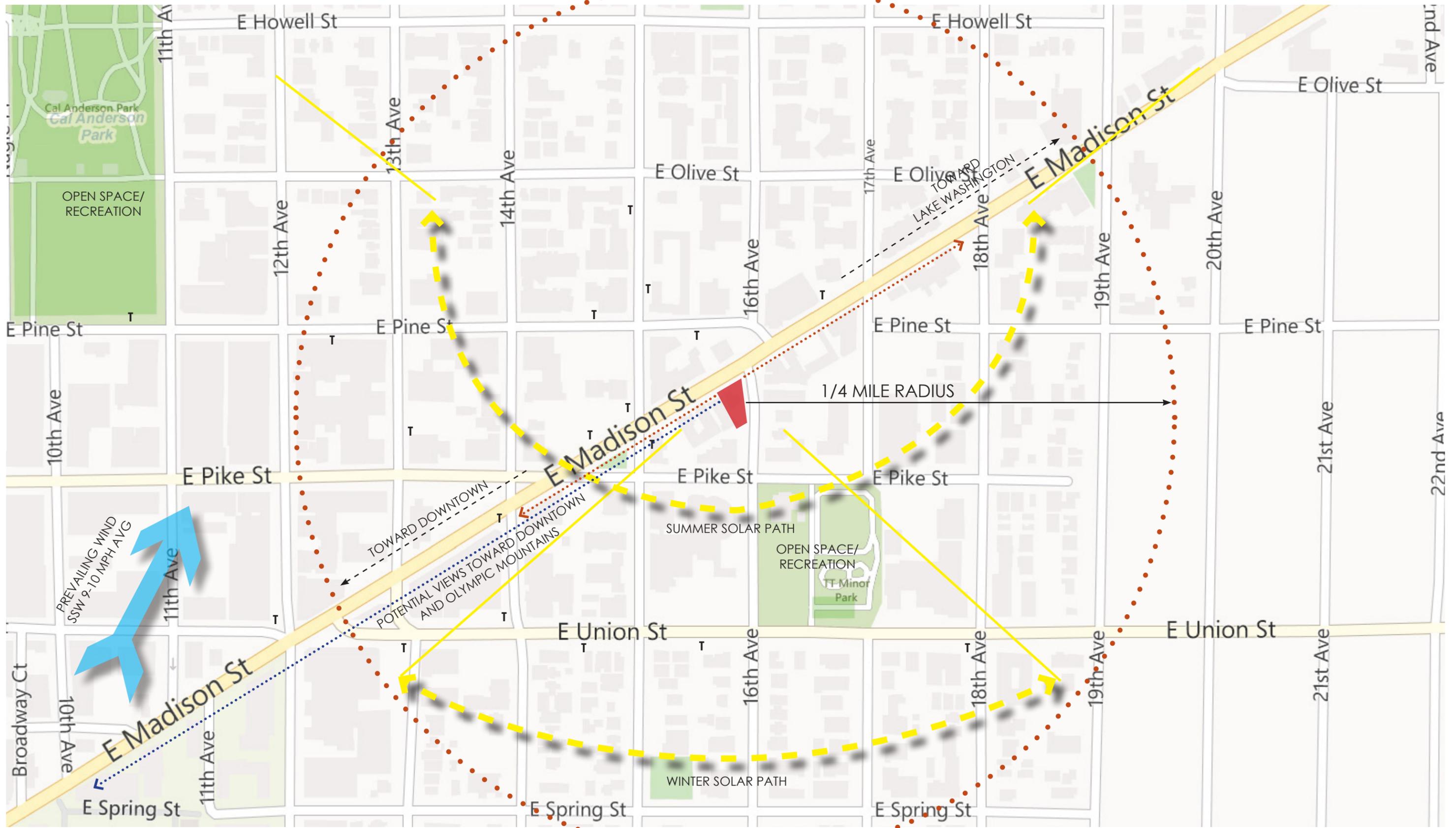
JOHNSON CARR LLC | DEVELOPER

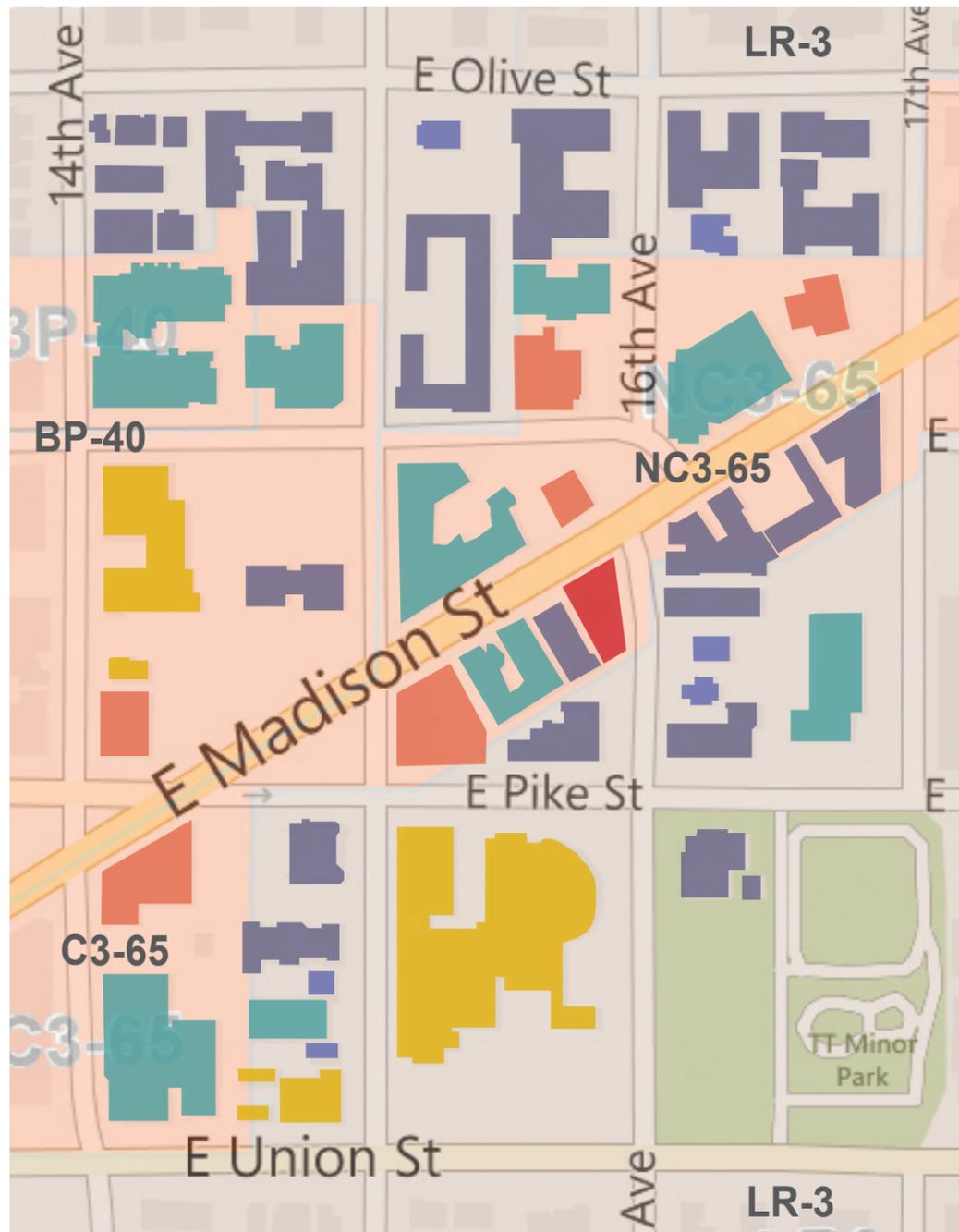


VICINITY MAP

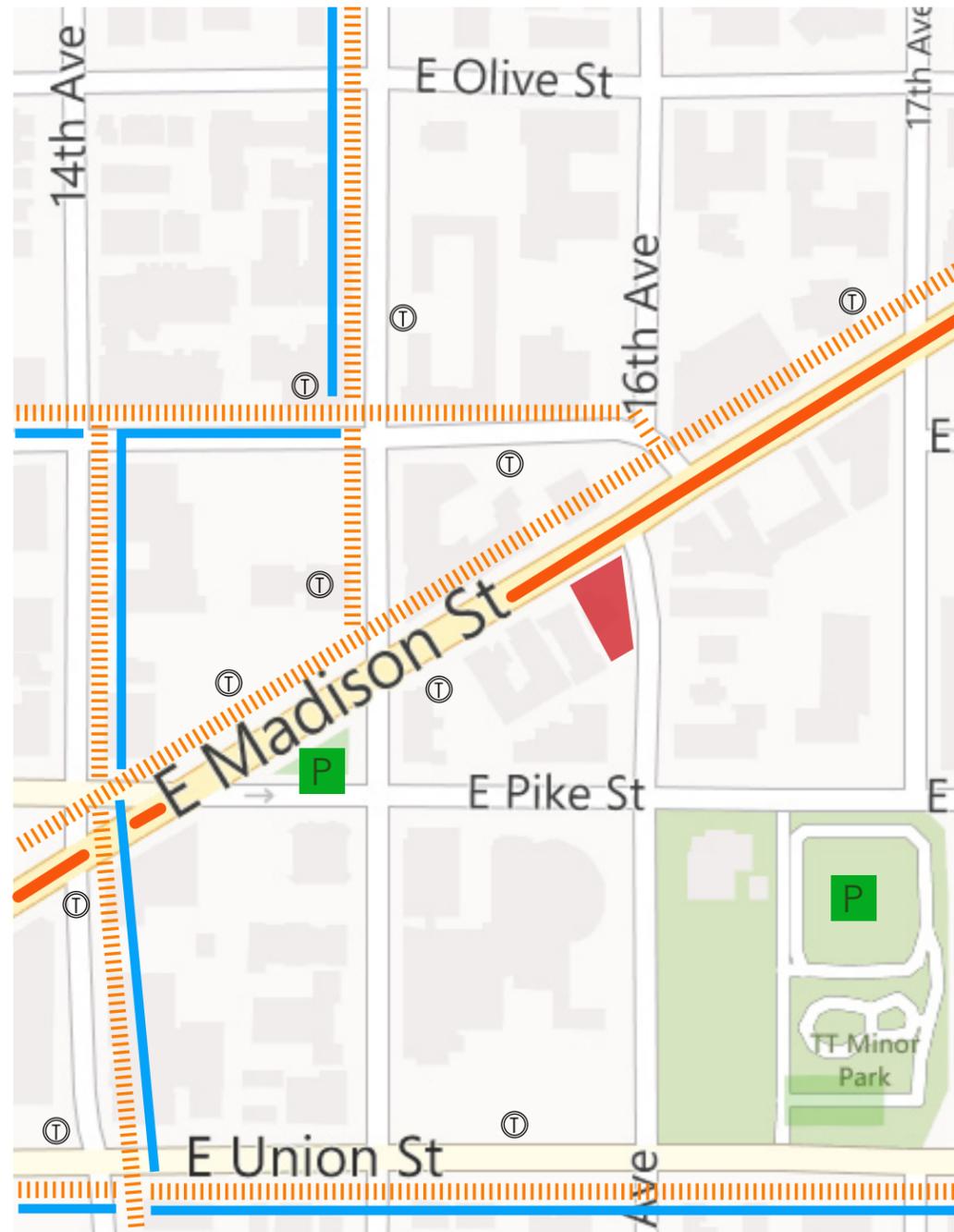
KEY

- | | | | |
|------------------------------------|---------------------------|-------------------------------------|-------------------------------|
| 1. 7-11 CONVENIENCE STORE | 5. CENTRAL CO-OP | 9. TRADER JOE'S GROCERY STORE | 13. ELYSIAN BREWERY |
| 2. THE PEARL APARTMENTS AND RETAIL | 6. JEWISH FAMILY SERVICES | 10. THE CHLOE APARTMENTS AND RETAIL | 14. NORTHWEST FILM FORUM |
| 3. THE BULLITT CENTER | 7. T.T. MINOR PARK | 11. SKILLET DINER | 15. SEATTLE POLICE DEPARTMENT |
| 4. TEMPLE DE HIRSCH SINAI | 8. KFFV T.V. TOWERS | 12. SEATTLE FIRE DEPARTMENT | 16. CAL ANDERSON PARK |

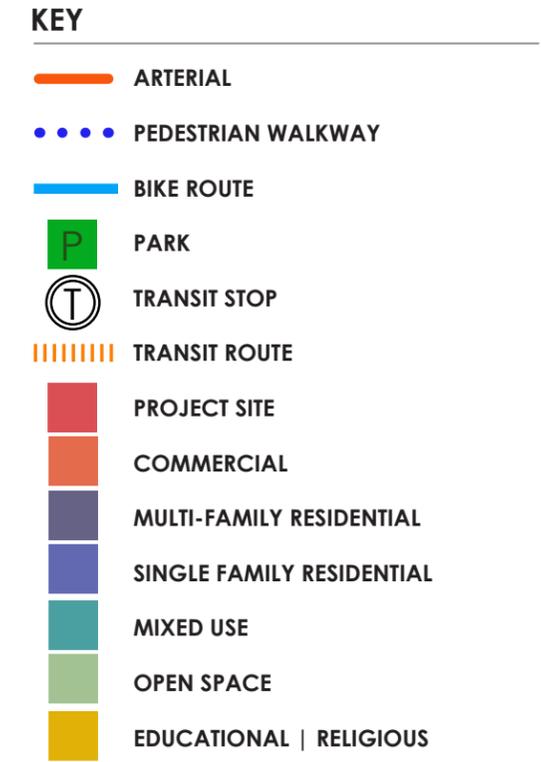




ZONING AND SURROUNDING USES



CIRCULATION AND TRANSIT





NEIGHBORHOOD VICINITY MAP



1. THE BULLITT CENTER | 1501 E. MADISON



2. VIEW DOWN E. MADISON TOWARD DOWNTOWN



3. JEWISH FAMILY SERVICE | 1601 16TH



4. APARTMENT BUILDING | 1605 E. MADISON



5. KFFV T.V. TOWERS | 1715 E. MADISON



6. TRADER JOE'S GROCERY | 1700 E. MADISON



7. APARTMENTS AND RETAIL | 1700 E. MADISON



8. COUNCIL HOUSE RETIREMENT HOME | 1501 E. 17TH



9. TEMPLE DE HIRSCH SINAI | 1511 E. PIKE



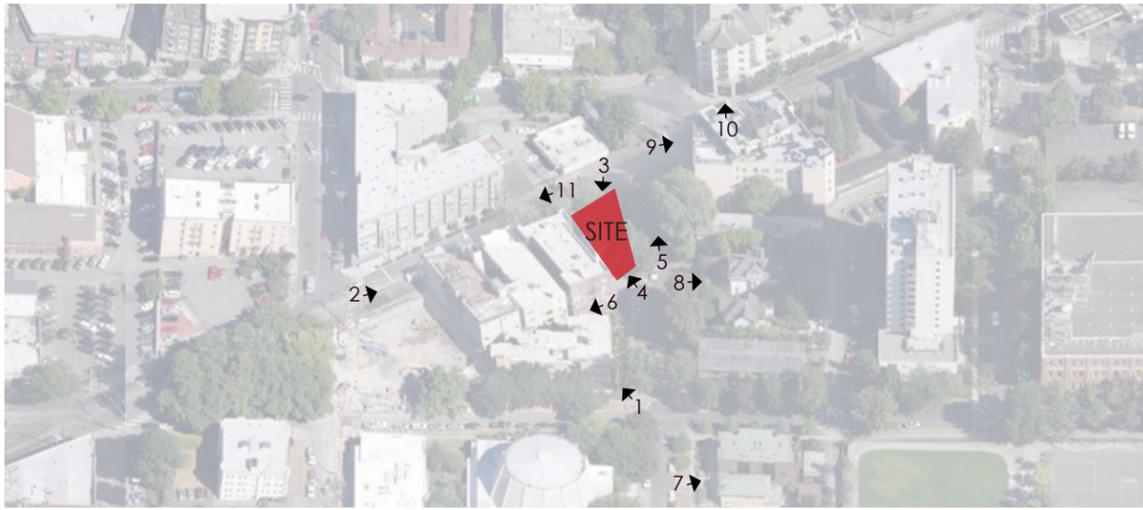
10. T.T. MINOR PARK



11. CAL ANDERSON PARK

NEIGHBORHOOD CONTEXT | SUMMARY

The neighborhood is eclectic, offering various amenities, from contemporary apartments, as well as some with historic character, to multiple retail stores and restaurants. The neighborhood boasts proximity to downtown and outdoor recreational space, such as T.T. Minor and Cal Anderson Park.



SITE VICINITY MAP



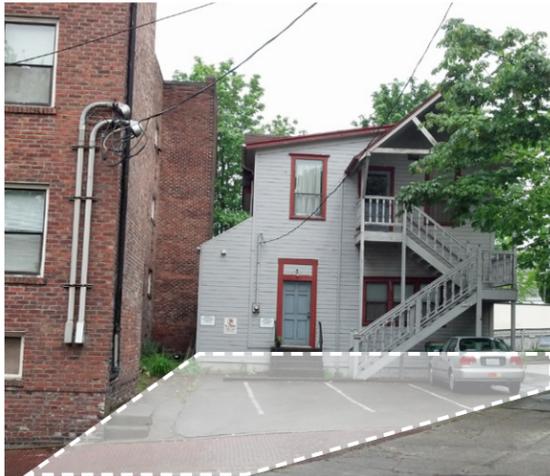
1. MULTI-FAMILY CONDOMINIUMS | 1516 E. PIKE



2. MIXED USES | 1501, 1509 AND 1519 E. MADISON



3. SITE, EXISTING BUILDING | 1523 E. MADISON



4. SITE, EXISTING BUILDING | 1523 E. MADISON



5. SITE, EXISTING BUILDING | 1523 E. MADISON



6. MIXED USES | 1501, 1509, AND 1519 E. MADISON



7. MULTI-FAMILY CONDOMINIUMS AND APARTMENTS | 1605 E. PIKE AND 1428 16TH



8. SINGLE FAMILY HOME | 1514 16TH



9. APARTMENT BUILDING AND TOWERS | 1605 AND 1715 E. MADISON



10. MIXED USE | 1600 E. MADISON



11. PEARL APARTMENTS AND RETAIL | 1530 E. MADISON

SITE CONTEXT | SUMMARY

Our site and immediate surrounding area consists of mid-rise multifamily to the west. Sensitivity to the window opening placement should be taken into consideration. Due to the topography and size of the site, the stepping of the ground floor elevation would be appropriate to accommodate the multiple necessary entries.



VICINITY MAP



1. PEARL APARTMENTS AND RETAIL | 1530 E. MADISON



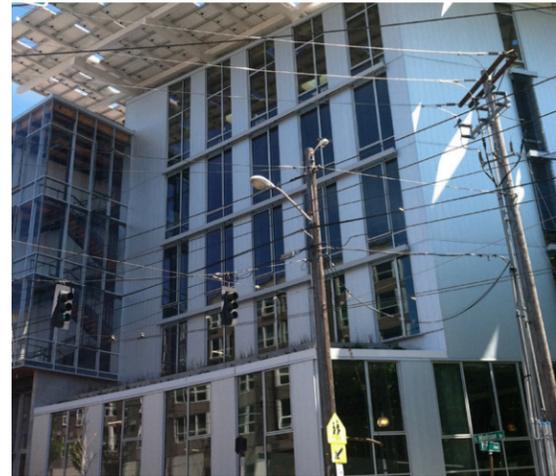
2. MIXED USE AND APARTMENTS | 15TH



3. JEWISH FAMILY SERVICE | 1601 16TH



4. APARTMENTS | 1605 16TH



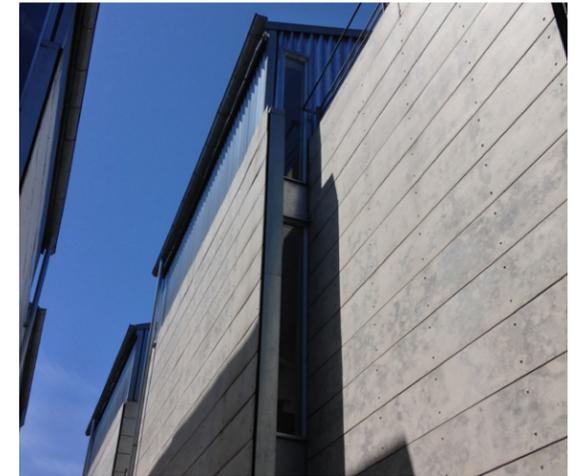
5. BULLITT CENTER | 1501 E. MADISON



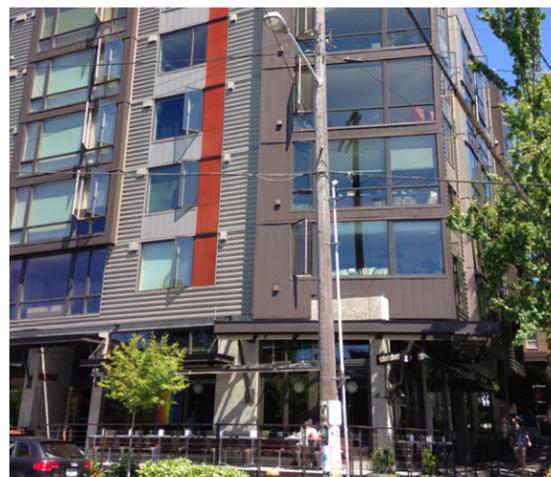
6. PARKING LOT DETAIL | T.T. MINOR PARK



7. NEIGHBORHOOD CHARACTER | T.T. MINOR PARK



8. MULTI-FAMILY TOWN HOMES | 1413 15TH



9. CHLOE APARTMENTS AND RETAIL | 1408 E. UNION



10. AGNES LOFTS | 1433 12TH



11. KFFV T.V. TOWERS | 1715 E. MADISON

NEARBY PROJECT TYPES | DESIGN CUES

The neighborhood and surrounding area is eclectic without any one predominant archetype, use or character. Along Madison, the scale of the neighborhood is mid-rise, but reduces to three or four stories to the North and South. Street front uses in the neighborhood are predominately successful, and present pedestrians with appropriately-scaled, visually interesting and eclectic experiences. Given the many new, contemporary developments in the area, such as the Bullitt Center, The Pearl Apartments, and the Jewish Family Services building, a six-story urban building expression along Madison and 16th would be appropriate.

DESIGN GUIDELINES

A. Site Planning

- A-1 Responding to Site Characteristics – The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.
- A-2 Street-scape Compatibility – The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.
- A-3 Entrances Visible from the Street – Entries should be clearly identifiable and visible from the street.
- A-4 Human Activity – New development should be sited and designed to encourage human activity on the street.
- A-5 Respect for Adjacent Sites – Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.
- A-6 Transition Between Residence and Street – For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.
- A-7 Residential Open Space – Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

B. Height, Bulk and Scale

- B-1 Height, Bulk and Scale Compatibility – Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

C. Architectural Elements and Materials

- C-1 Architectural Context – New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.
- C-2 Architectural Concept and Consistency – Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its façade walls.
- C-3 Human Scale – The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.
- C-4 Exterior Finish Materials – Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

D. Pedestrian Environment

- D-1 Pedestrian Open Spaces and Entrances – Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.
- D-2 Blank Walls – Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls

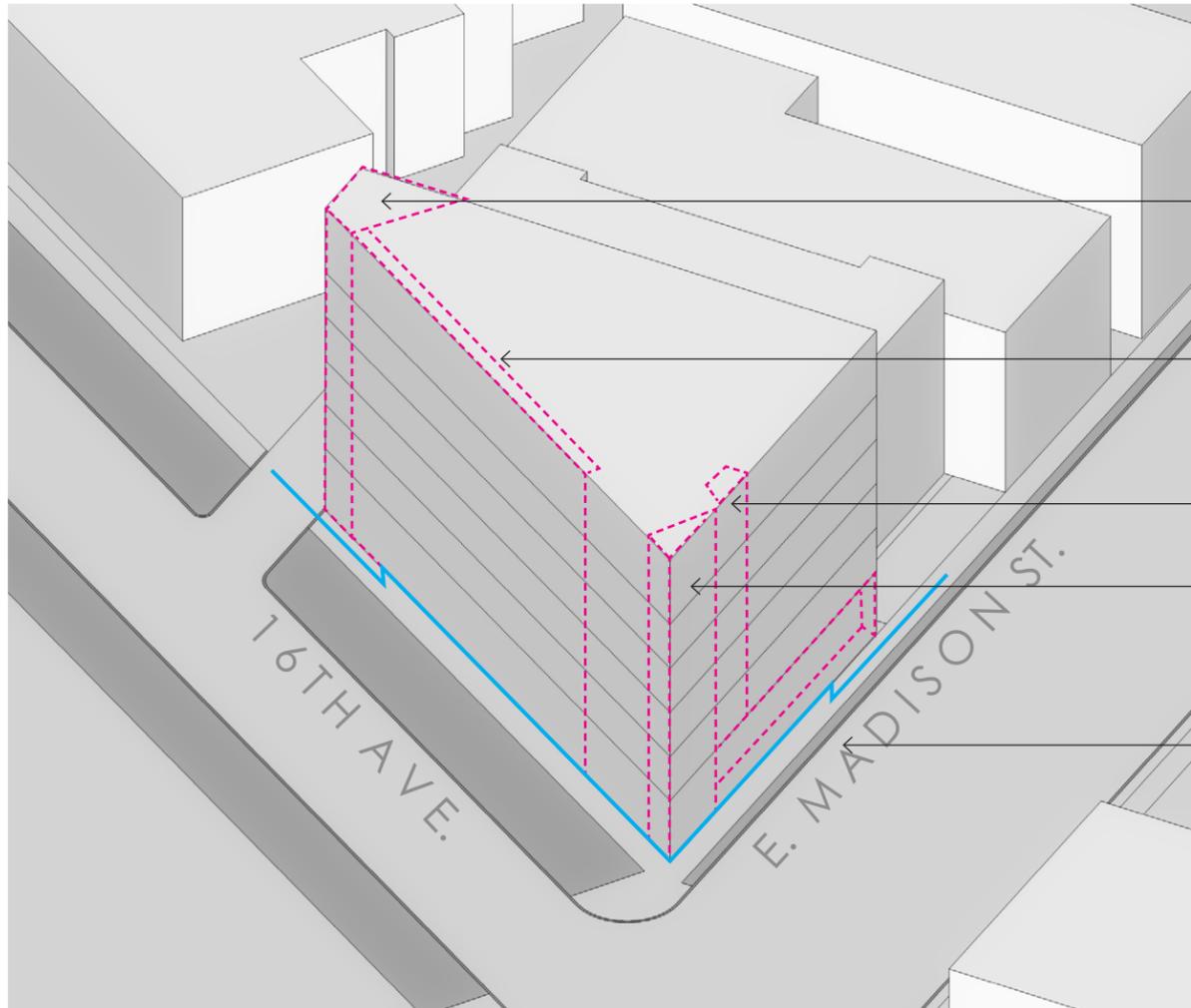
are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

- D-6 Screening of Dumpsters, Utilities and Service Areas – Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.
- D-7 Personal Safety and Security – Project design should consider opportunities for enhancing personal safety and security in the environment under review.
- D-8 Treatment of alleys- The design of alley entrances should enhance the pedestrian street front
- D-12 Residential Entries and Transitions – For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the street-scape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

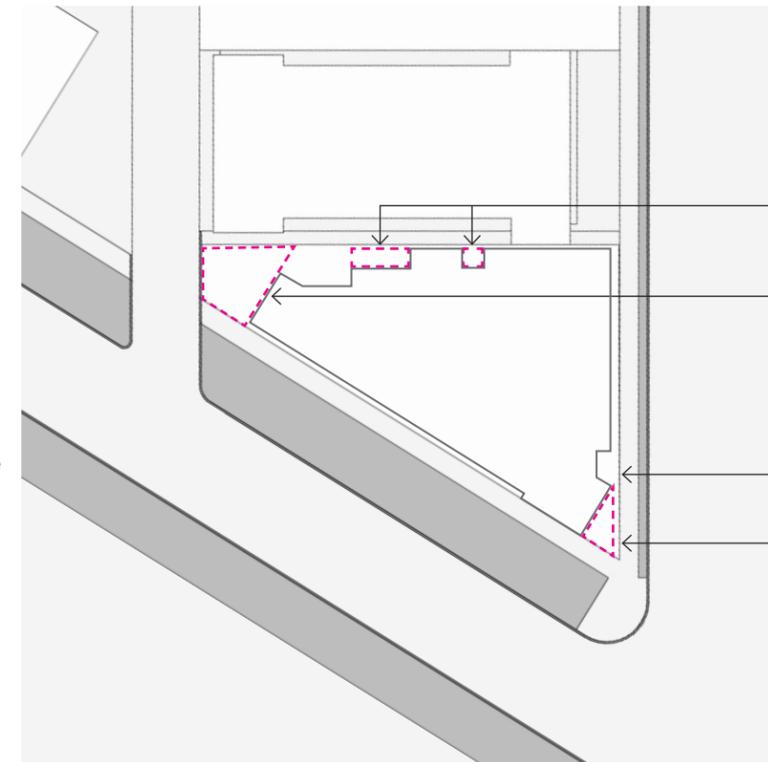
E. Landscaping

- E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites – Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting street-scape.
- E-2 Landscaping to Enhance the Building and/or Site – Landscaping including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.
- E-3 Landscape Design to Address Special Site Conditions – The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

MASSING ANALYSIS



- Req. 15' setback provides amenity area and sensitivity to neighbors
DESIGN GUIDELINE A-5
- setback for overhead power lines
- break in massing provides strong commercial entry
DESIGN GUIDELINE A-3
- setting back corner provides better urban response as well as extends public space opp. cafe
DESIGN GUIDELINE A-10
- due to site topography the slab is stepped in order for access and to avoid sunken retail
DESIGN GUIDELINE A-1



- Light wells
- Req. 15' setback
- Strong Commercial entry
- Carved corner

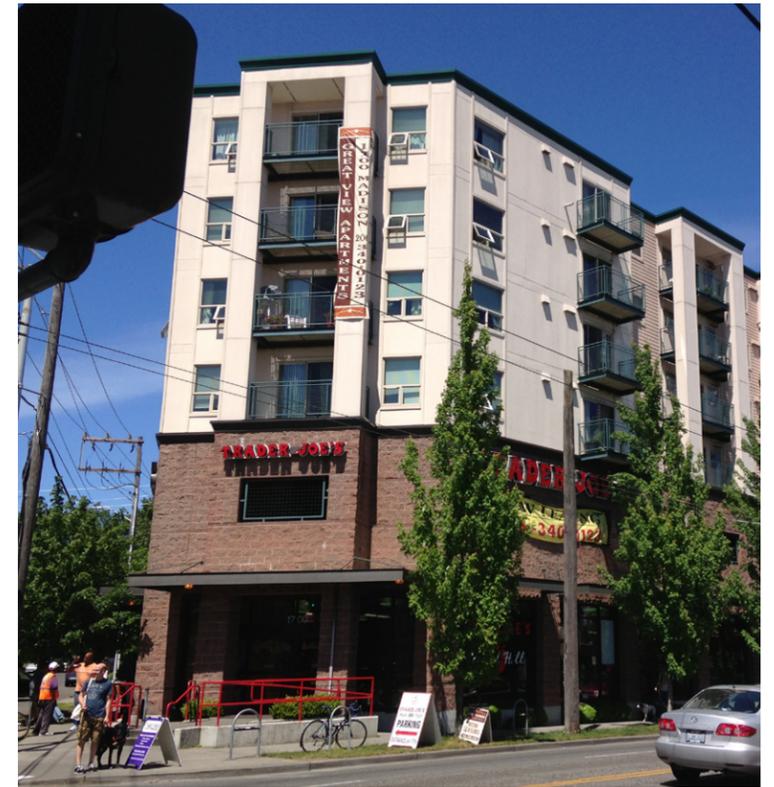
REFERENCE PHOTOS



DESIGN GUIDELINE B-1

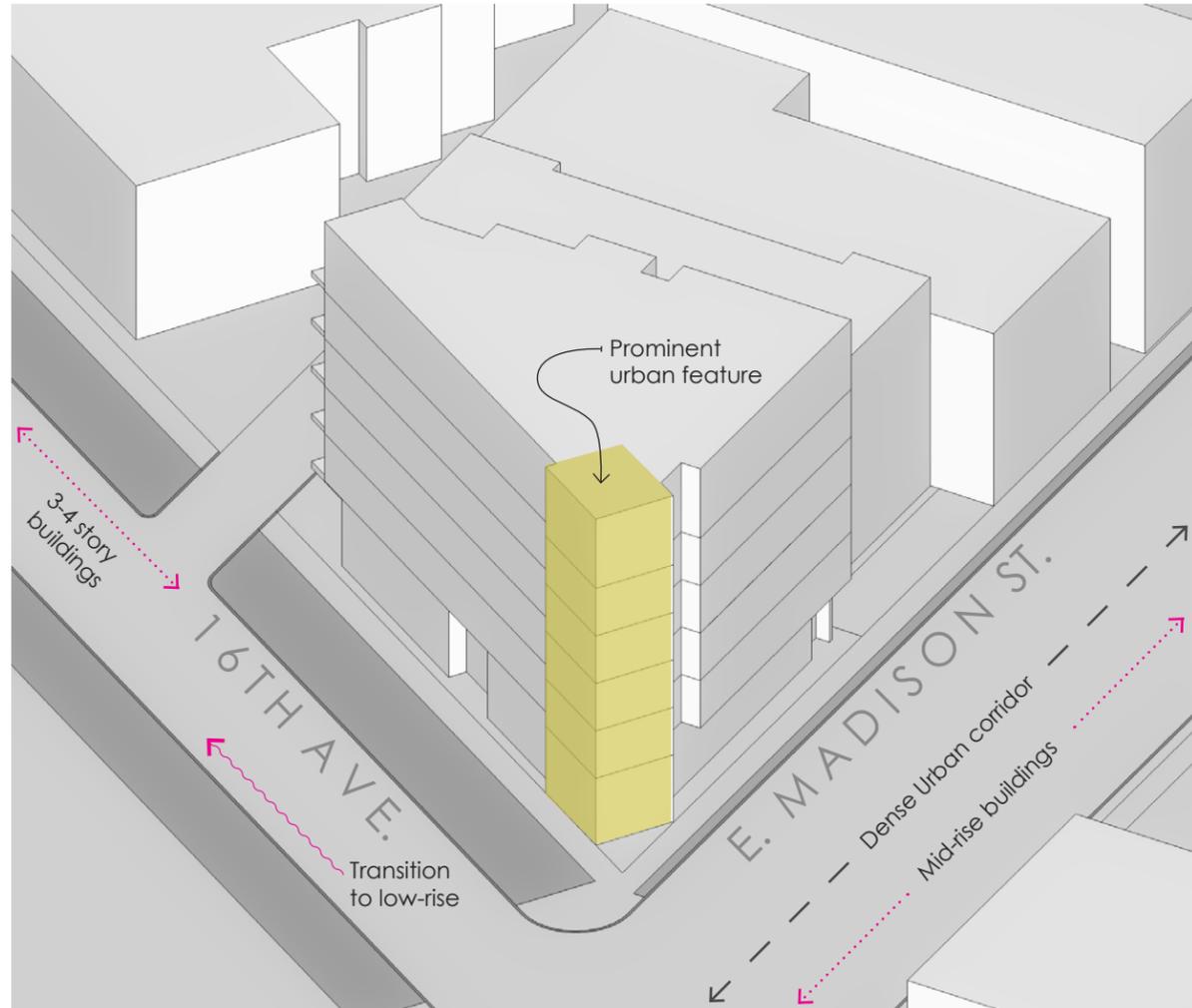


DESIGN GUIDELINE C-2



DESIGN GUIDELINE A-10

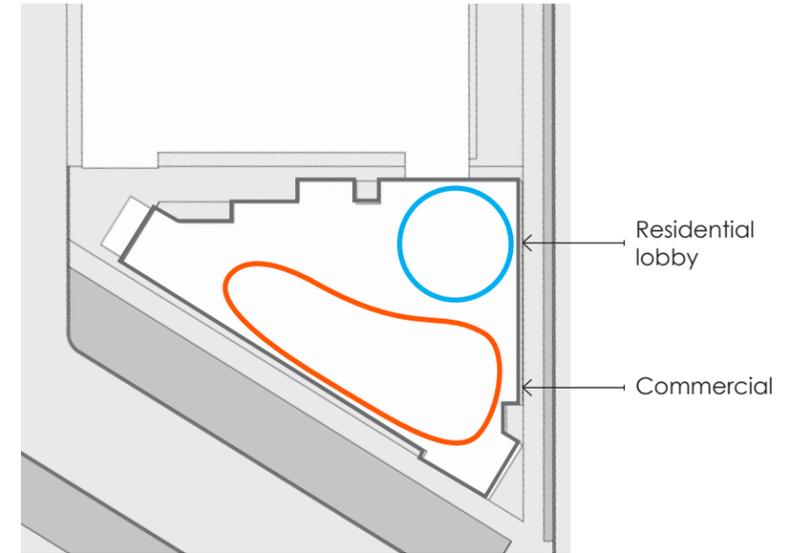
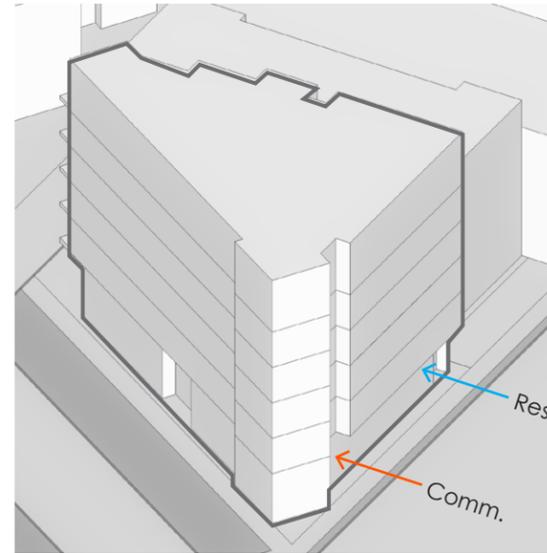
URBAN ANALYSIS



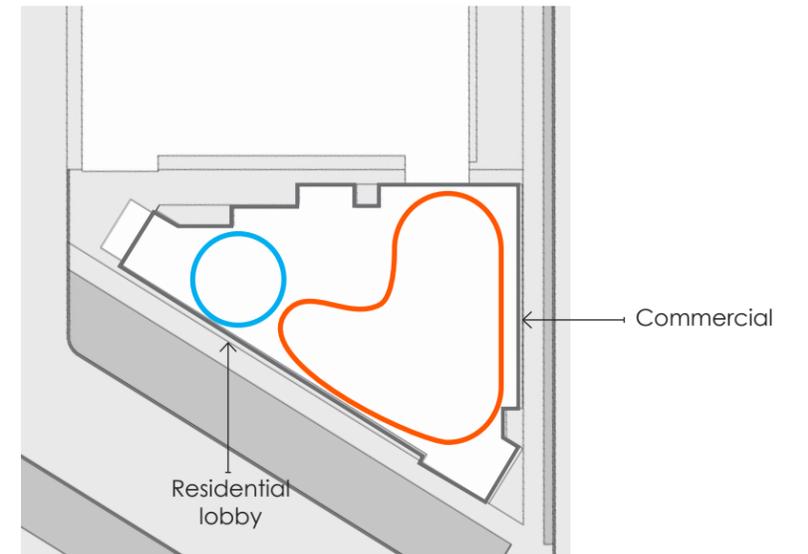
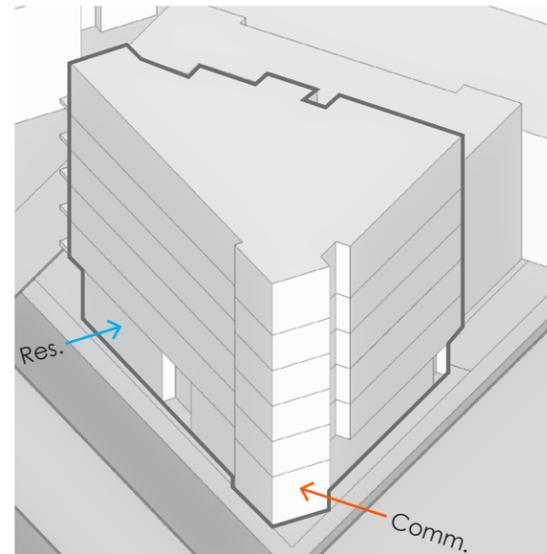
PREFERRED SCHEME

- + Establishes strong urban corer
- + Provides adaptability from live/work to commercial use
- + Residential entry adjacent to similar uses

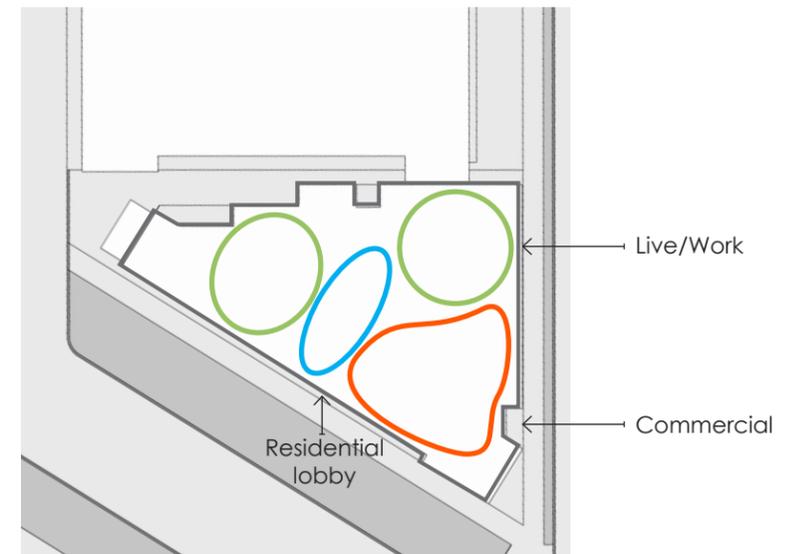
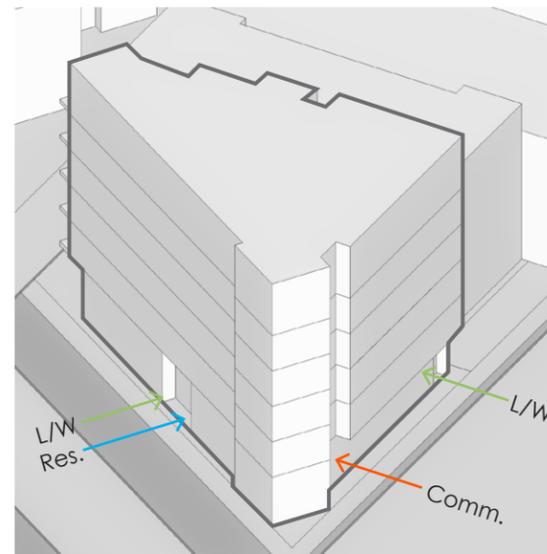
01



02



03

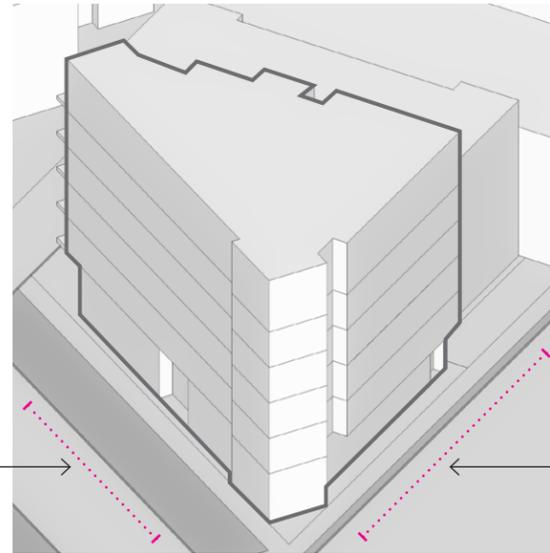


ENTRY ANALYSIS

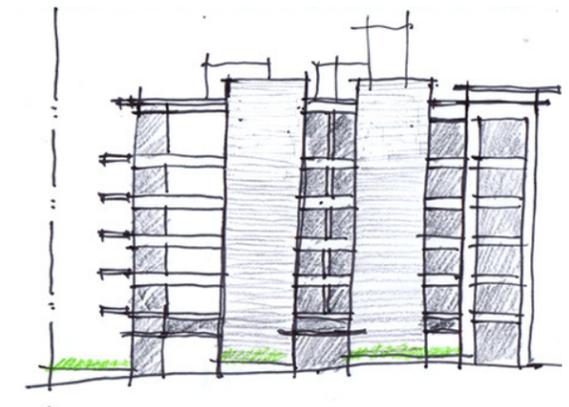
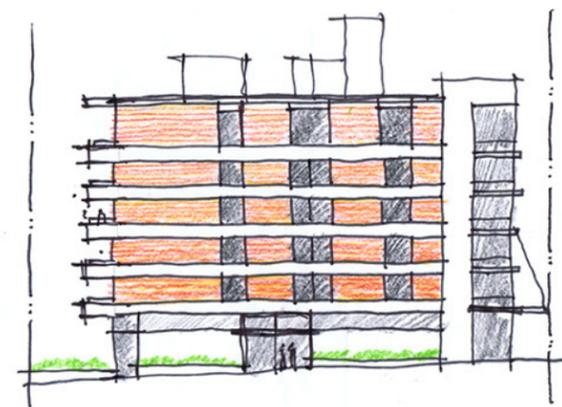
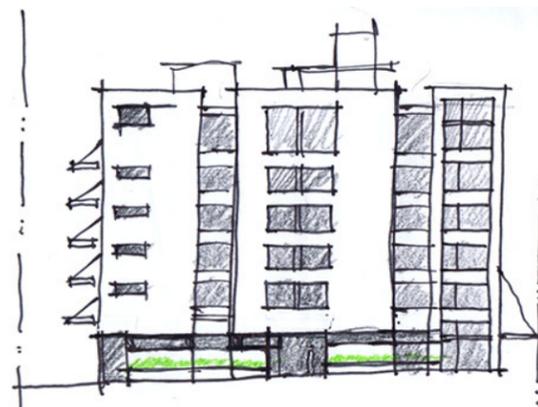
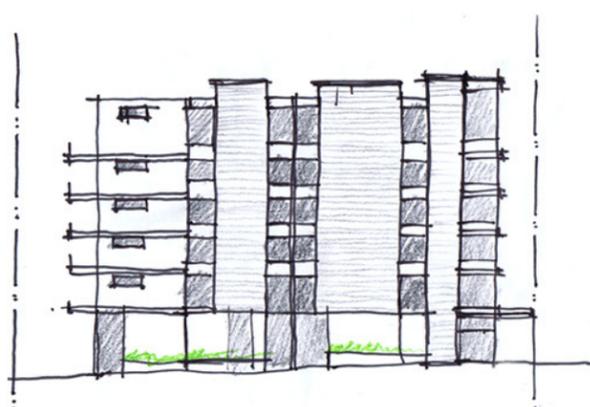
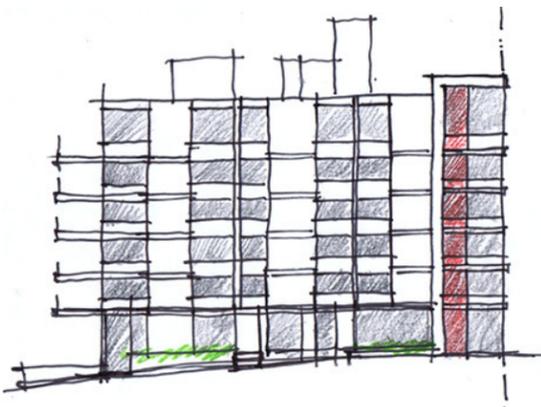
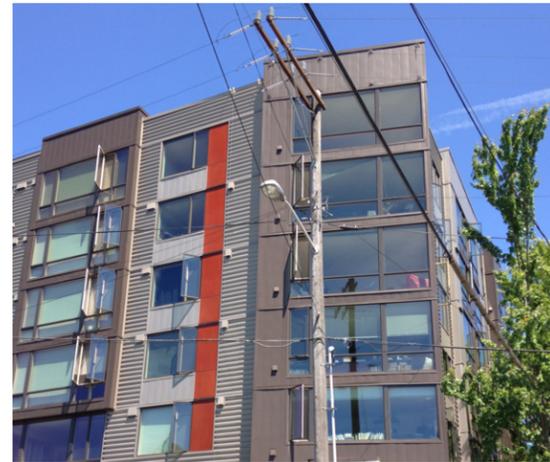
USE ANALYSIS

CONCEPTS

-Quiet
-More residential



-Mid-rise urban expression
-More commercial



MID-CENTURY

THE DECKER

ROBO-BUILDING

GRID IRON

THE BROTHERS

SEATTLE MUNICIPAL CODE TITLE 23

REQUIREMENTS FOR NEIGHBORHOOD COMMERCIAL-2 65 ZONES:

SMC 23.47A.004 PERMITTED USES:

- RESIDENTIAL USES ARE PERMITTED OUTRIGHT
- LIVE/WORK COMMERCIAL IS PERMITTED OUTRIGHT

SMC 23.47A.008 STREET LEVEL DEVELOPMENT STANDARDS

- BLANK FACADE: BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN 2' & 8' SHALL NOT EXCEED 20' IN WIDTH WITH A MAXIMUM WIDTH OF 40% OF THE FACADE.
- TRANSPARENCY: 60% OF STREET FACADE BETWEEN 2' & 8' ABOVE THE SIDEWALK SHALL BE TRANSPARENT
- NON-RESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FLOOR-TO-FLOOR HEIGHT OF 13' AND EXTEND AN AVERAGE OF 30' AND A MINIMUM OF 15' IN DEPTH FROM THE STREET LEVEL FACADE.

SMC 23.47A.012 STRUCTURE HEIGHT:

BASE HEIGHT: 65'

CLERESTORIES MAY EXCEED THE BASE HEIGHT BY THE HEIGHT OF RIDGE OF PITCHED ROOF 4'

STAIR AND ELEVATOR PENTHOUSES MAY EXCEED THE HEIGHT BY 16'

SMC 23.47A.013 FLOOR AREA RATIO:

BASE F.A.R.:

MAXIMUM F.A.R.: 4.75 PROPOSED: 4.75

SMC 23.47A.014 SETBACK REQUIREMENTS:

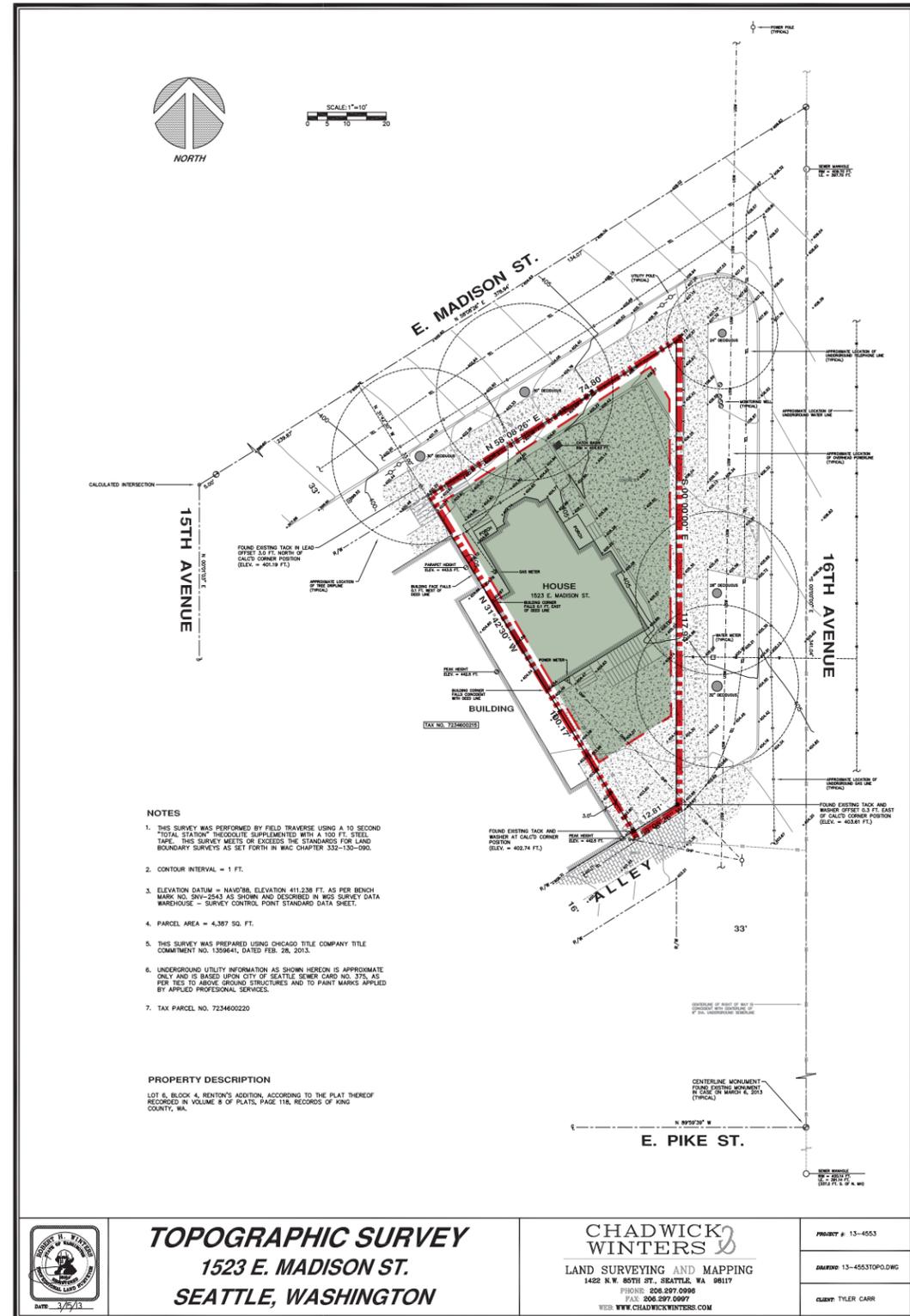
- FRONT YARD: NONE
- REAR YARD: 15' UP TO 40' IN HEIGHT. 2' ADDITIONAL FOR EACH 10' OF BUILDING HEIGHT
- SIDE YARD: 0' ADJACENT TO COMMERCIAL ZONE

SMC 23.47A.024 RESIDENTIAL AMENITY AREAS: $13,405 \times .05 = 670$ SF REQUIRED; 750 SF PROVIDED

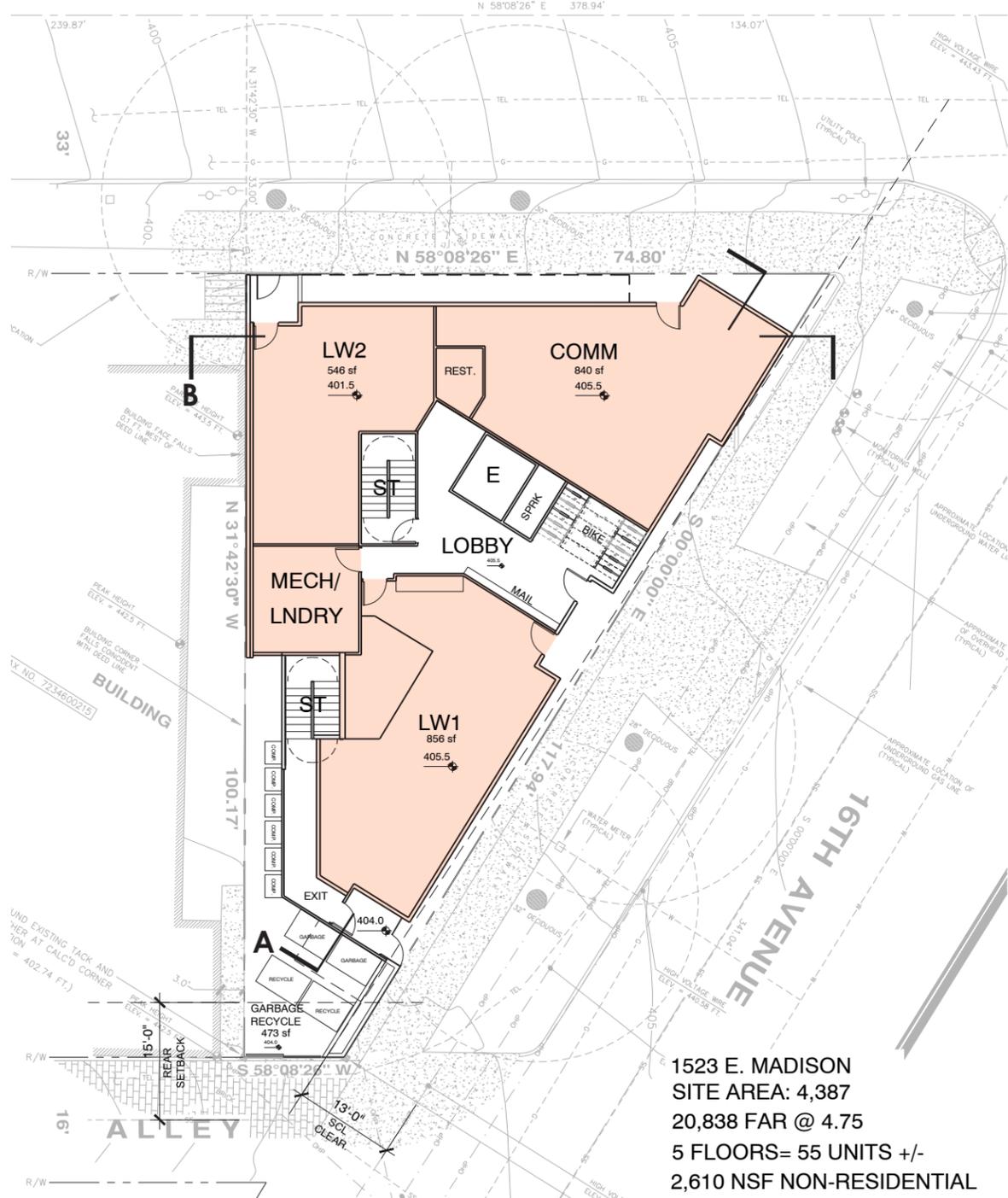
AMENITY AREAS SHALL BE REQUIRED FOR ALL RESIDENTIAL USES IN AN AMOUNT EQUAL TO 5% OF THE STRUCTURE'S GROSS FLOOR AREA IN RESIDENTIAL USE. PRIVATE BALCONIES AND DECKS SHALL HAVE A MINIMUM AREA OF 60 SF WITH NO HORIZONTAL DIMENSION LESS THAN 6'. COMMON AMENITY AREAS SHALL HAVE A MINIMUM AREA OF 250 SF WITH NO HORIZONTAL DIMENSION LESS THAN 10'. AMENITY AREAS SHALL NOT BE ENCLOSED.

SMC 23.54.015 REQUIRED PARKING IN COMMERCIAL ZONES WITHIN AN URBAN VILLAGE:

NOT REQUIRED, PER TABLE B FOR SMC 23.54.015: SECTION II ITEM "M".



E. MADISON ST.



1523 E. MADISON
 SITE AREA: 4,387
 20,838 FAR @ 4.75
 5 FLOORS= 55 UNITS +/-
 2,610 NSF NON-RESIDENTIAL

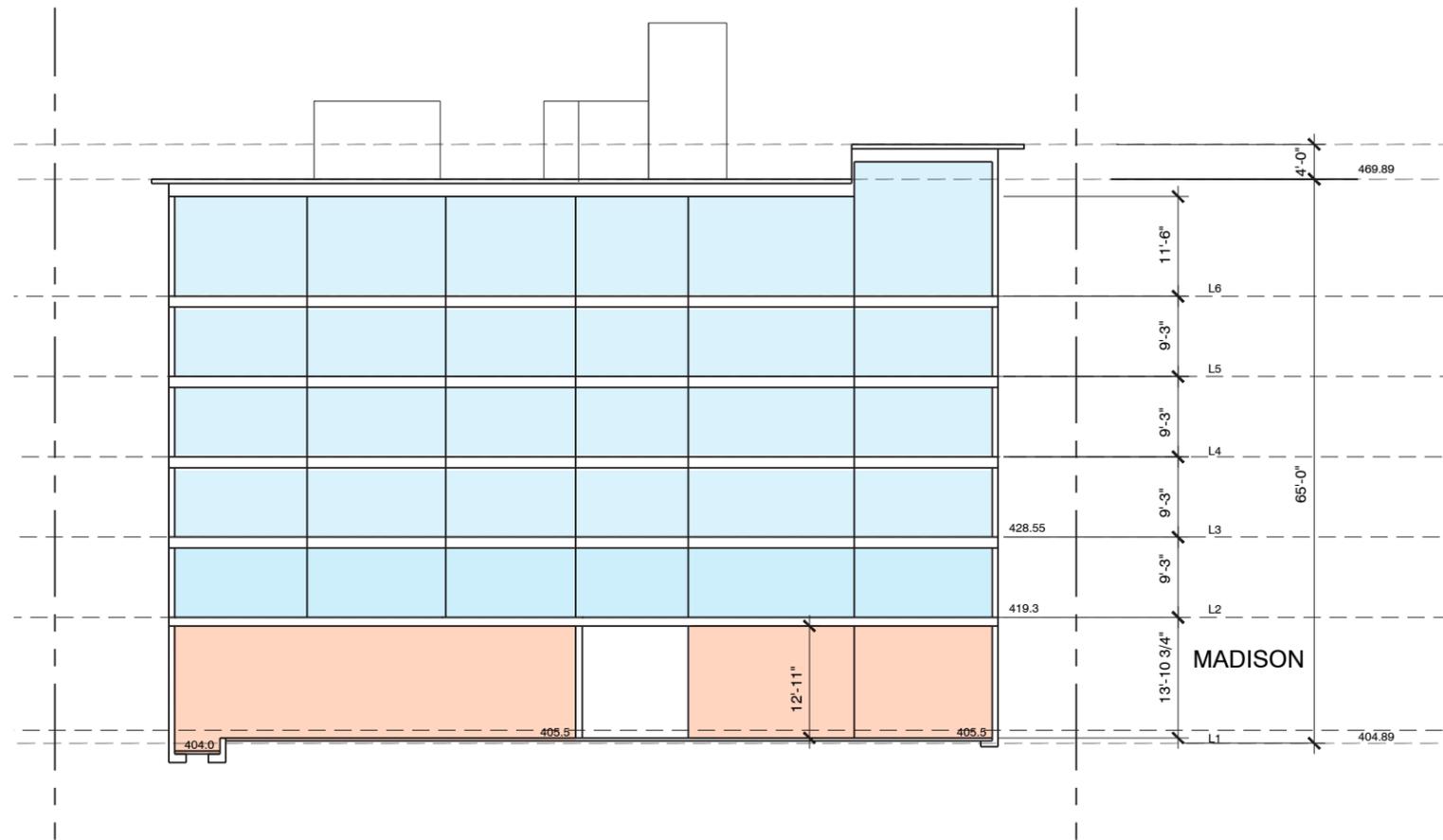
LEVEL 01

E. MADISON ST.

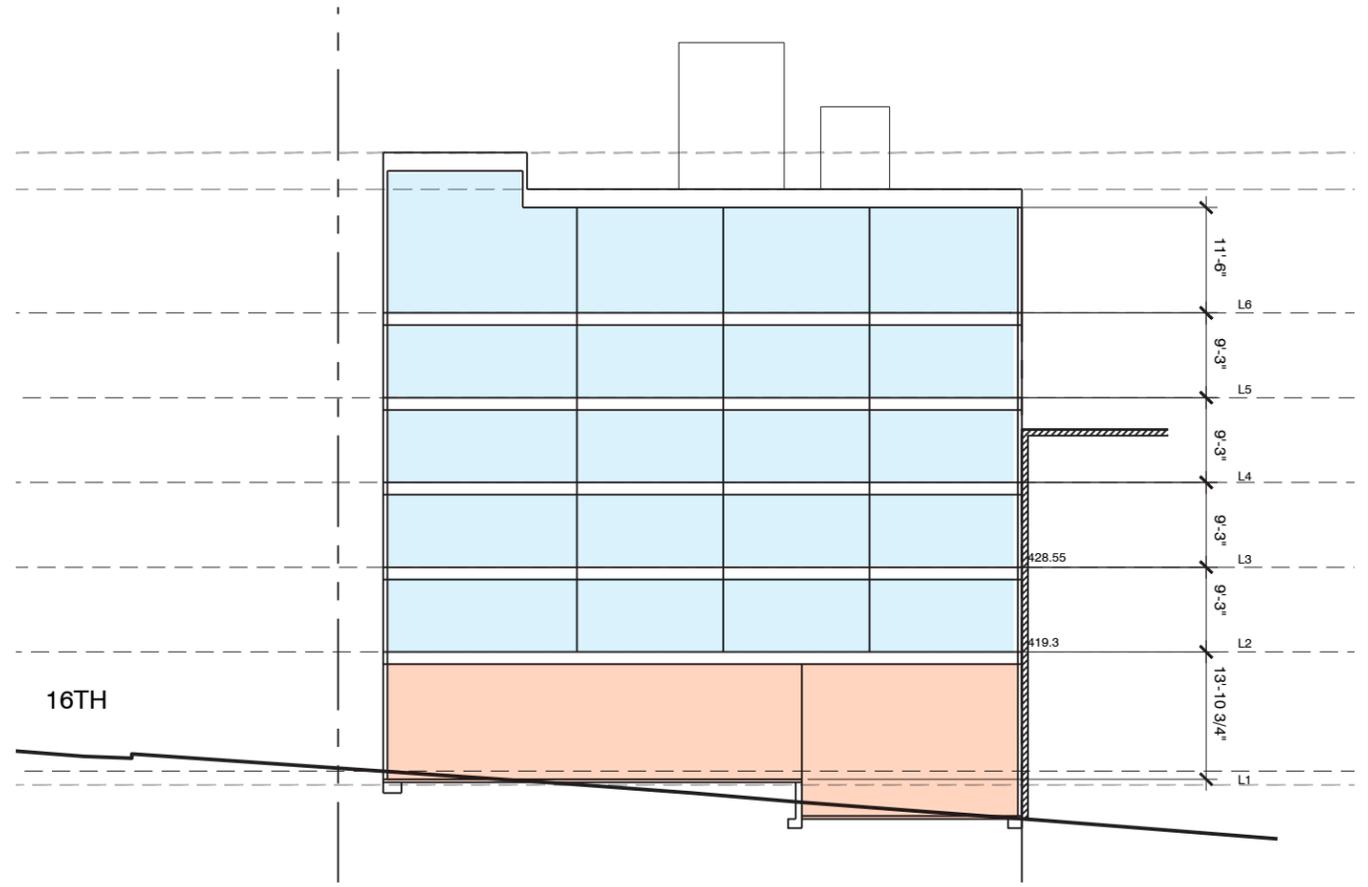


LEVEL 02 - 06

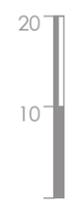
NON-RESIDENTIAL
 RESIDENTIAL



SITE SECTION A | 55 UNITS, 20,500 GSF +/-



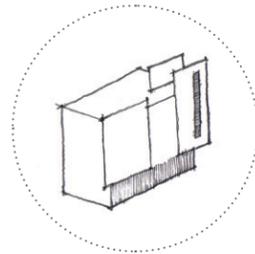
SITE SECTION B | 55 UNITS, 20,500 GSF +/-



NON-RESIDENTIAL
 RESIDENTIAL

OPTION A | PREFERRED

A planar expression of facade components creating a contemporary aesthetic.

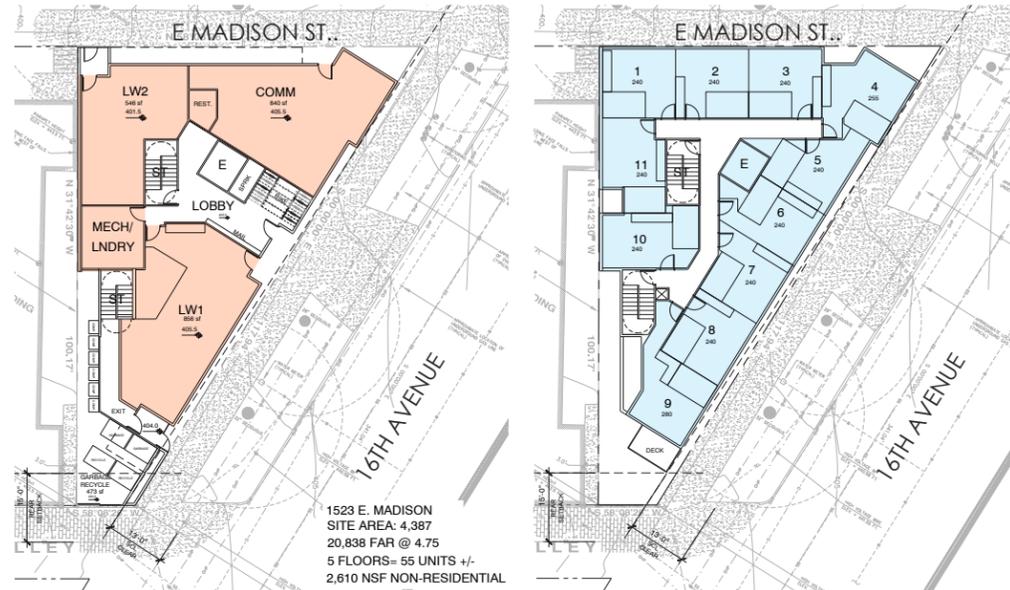


ADVANTAGES:

- +Subtle massing shifts create visual interest
- +Articulated "tower" element creates a strong street presence at corner

CHALLENGES:

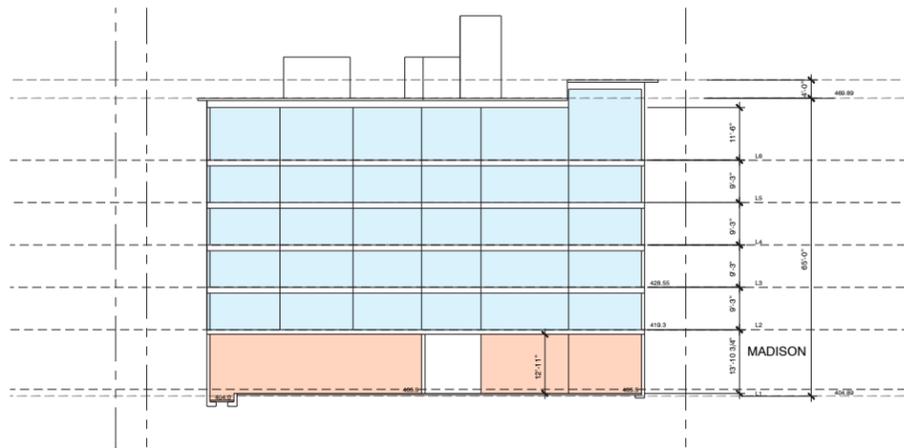
- Views toward downtown are not maximized
- Expanses of simplified geometries may be out of scale without careful execution of facade materials.



1523 E. MADISON
SITE AREA: 4,387
20,838 FAR @ 4.75
5 FLOORS= 55 UNITS +/-
2,610 NSF NON-RESIDENTIAL

REFERENCE | LEVEL 01

REFERENCE | LEVELS 02 - 06



REFERENCE | SECTION A



AERIAL



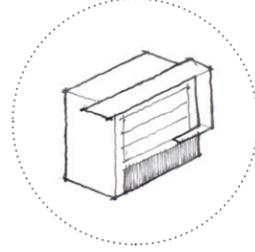
VIEW FROM 16TH AVENUE



VIEW FROM E. MADISON

OPTION B

A horizontal facade expression to create a more pedestrian scaled building, and serving as a transition to the low rise neighbors to the south by de-emphasizing the vertical nature of the building.

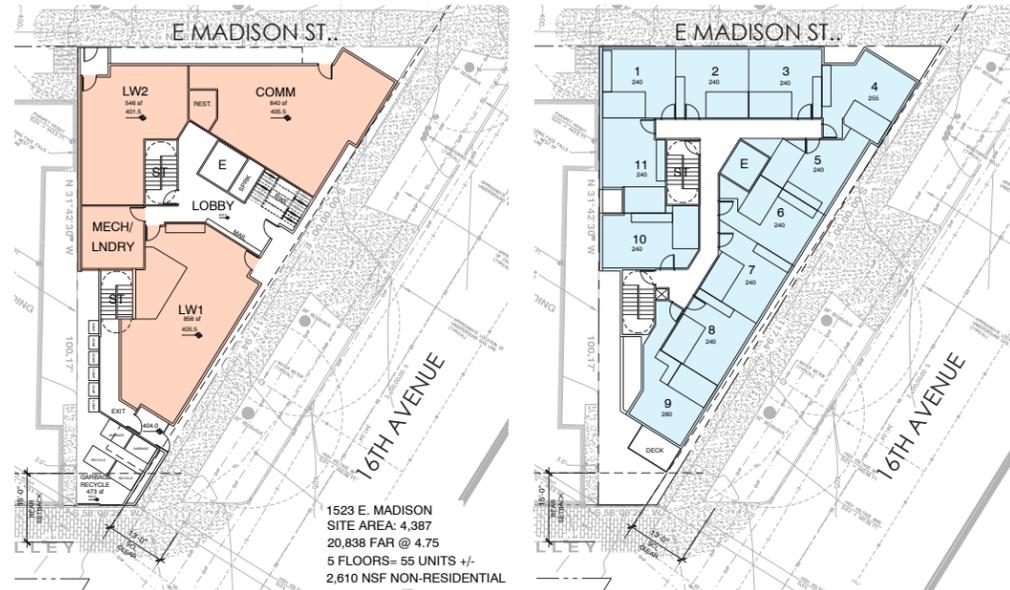


ADVANTAGES:

- +Balanced proportion
- +Clean, modern roof line
- +Views toward downtown at "tower" units

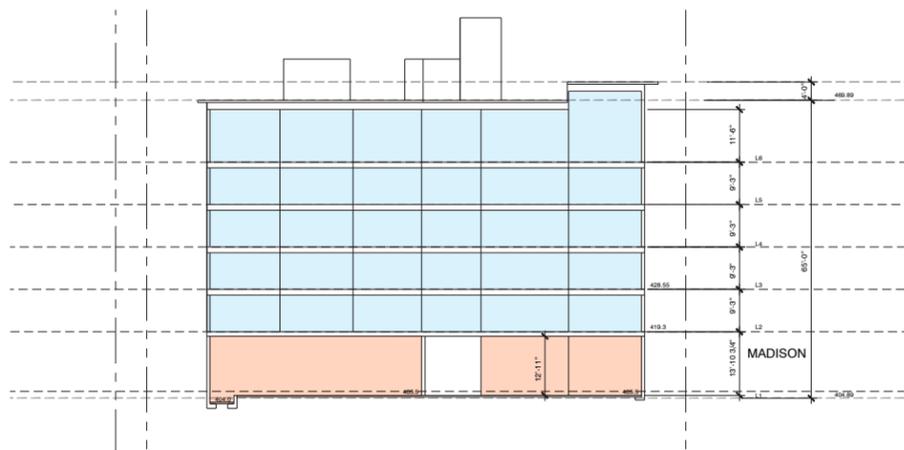
CHALLENGES:

- Resulting facade may be interpreted as a non-residential aesthetic



REFERENCE | LEVEL 01

REFERENCE | LEVELS 02 - 06



REFERENCE | SECTION A



AERIAL



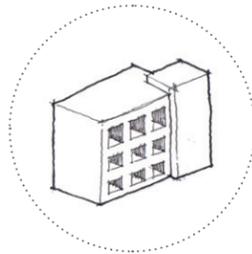
VIEW FROM 16TH AVENUE



VIEW FROM E. MADISON

OPTION C

A simple facade expression with expressed corner conditions

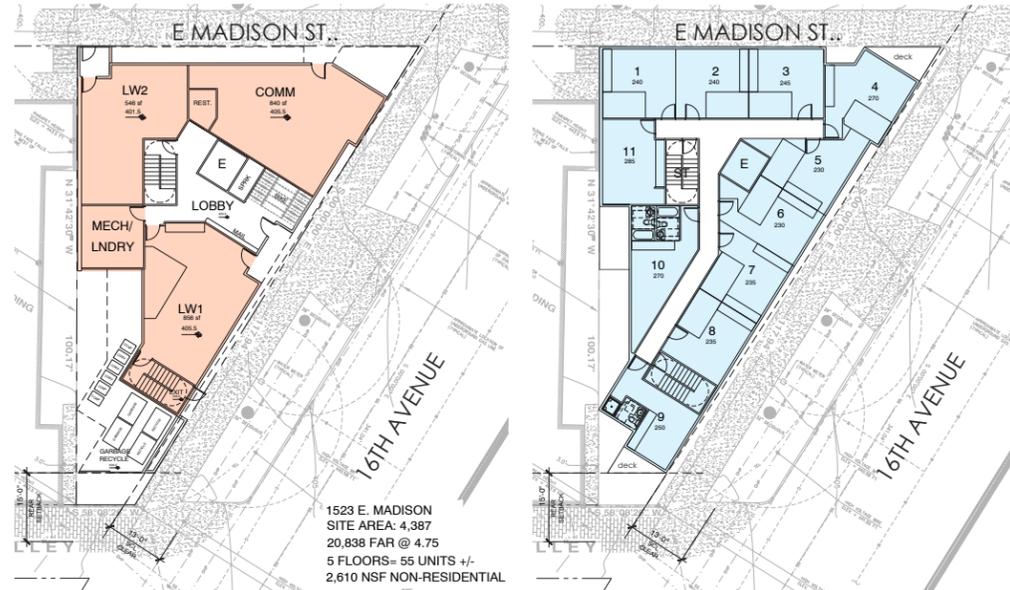


ADVANTAGES:

- +Clean punched window facade
- +Simple geometry
- +Balconies provide textural element

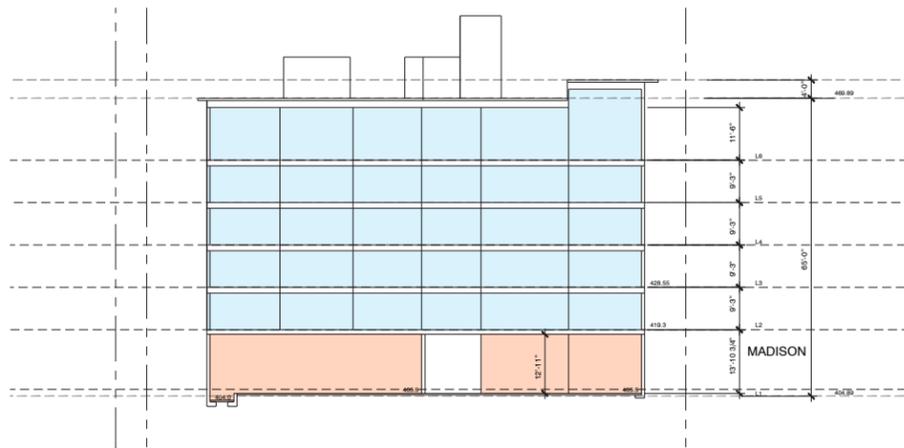
CHALLENGES:

- May not honor textural nature of neighboring Capitol Hill facades



REFERENCE | LEVEL 01

REFERENCE | LEVELS 02 - 06



REFERENCE | SECTION A



AERIAL

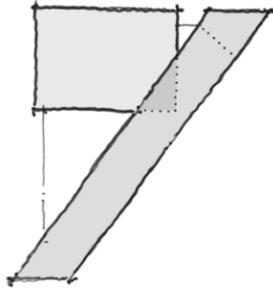


VIEW FROM 16TH AVENUE



VIEW FROM E. MADISON

MASSING COMPARISONS



PARTI DIAGRAM



A

B

C