



DESIGN RECOMMENDATION MEETING
FEBRUARY 4, 2015

525 BOREN AVE N SEATTLE, WASHINGTON
DPD #3016969

WILSHIRE CAPITAL PARTNERS



1809 SEVENTH AVENUE | SUITE 800
SEATTLE, WA 98101
206.284.5624
www.via-architecture.com

communita • atelier ps

1402 3rd Ave Suite 1000
Seattle WA 98101

DESIGN RECOMMENDATION

PROPOSAL	1
COMPOSITE SITE PLAN	2
RESPONSE TO EDG	3
FLOOR PLANS	4
LANDSCAPE PLANS	7
ELEVATIONS	14
MATERIAL AND COLOR PALETTE	18
MATERIAL DETAILING	19
RENDERINGS	22
EXTERIOR LIGHTING PLANS	27
SIGNAGE CONCEPT PLAN	29
BUILDING SECTIONS	30
PROJECT TEAM	31

Development Objectives + Program:

This project is one of two projects that Wilshire Capital is pursuing in the South lake Union area. These projects are a welcome commitment to urban living and enduring value through quality construction, and will help to balance the significant new job creation in the district.

The surrounding context includes residential uses intermixed with newer commercial developments to the north and west and east of the site. There are also some older two and three story commercial projects. The context is evolving rapidly - within just a few blocks there are several projects under construction, and new applications for development are pending throughout the district.

The alley bordering our project site wraps around to both the west and north. A through-block pedestrian plaza is located between the north alley and the office building to the north. Amazon offices border the site on three sides - west, north, and east - while the three story "Boren Building" is located directly to the south.

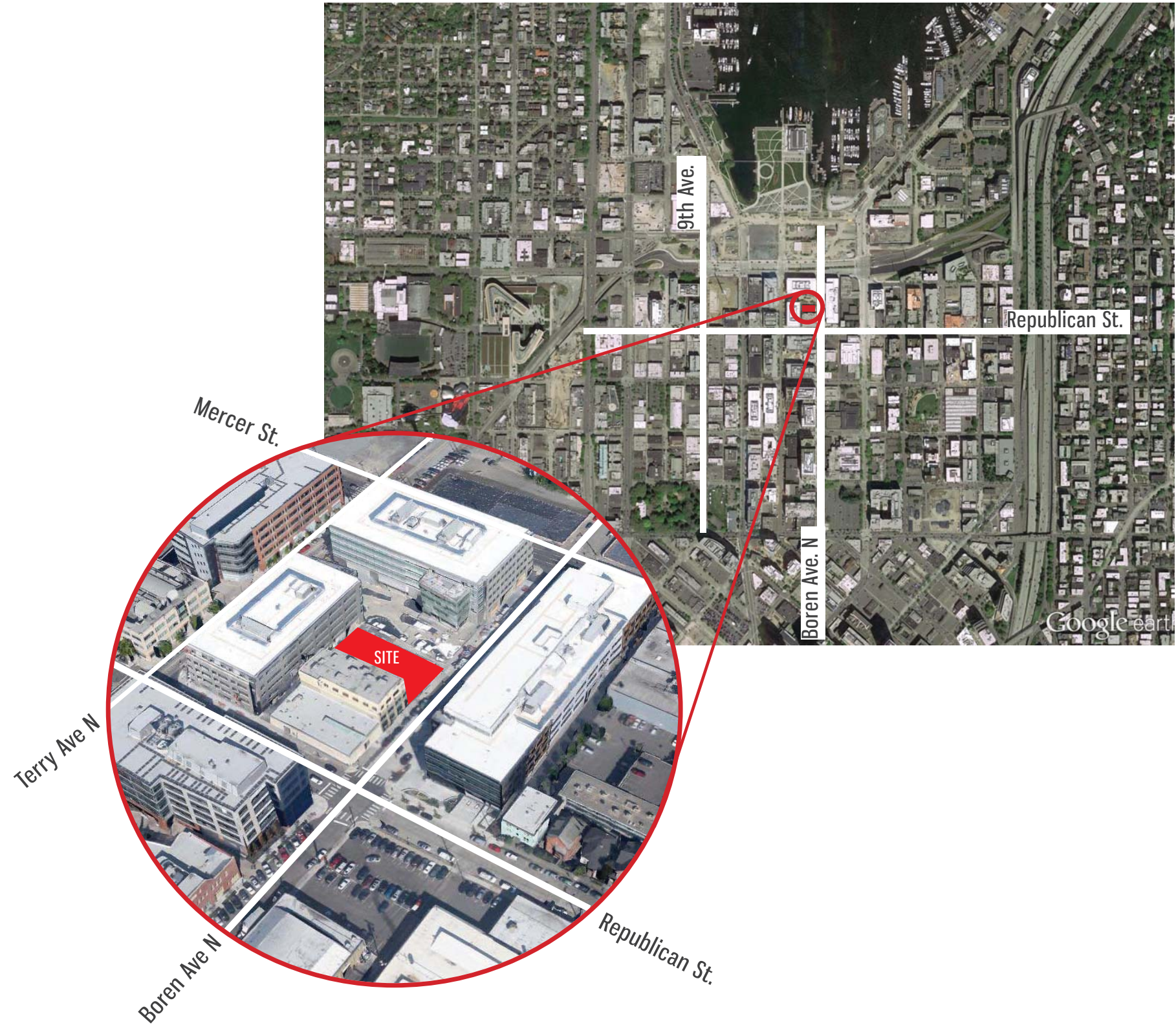
The project seeks to develop 49 units of urban multifamily housing within this established residential neighborhood. The project seeks to respect its context in both use and scale and to offer an appropriate scale and presence to its immediate neighbors. The parking and services will all be handled from the alley to the west of the property.

Programmatically the building proposes to merge the lobby with approximately 2,200sf of retail/restaurant fronting Boren Ave N and the alley to the north into a common meeting place for both the tenants and the public. The building plans to offer several amenities, including a fitness area, a bicycle service and storage area and a significant common recreation area at the roof level of the project. A private gardening area will be available to the tenants at the roof level as well.

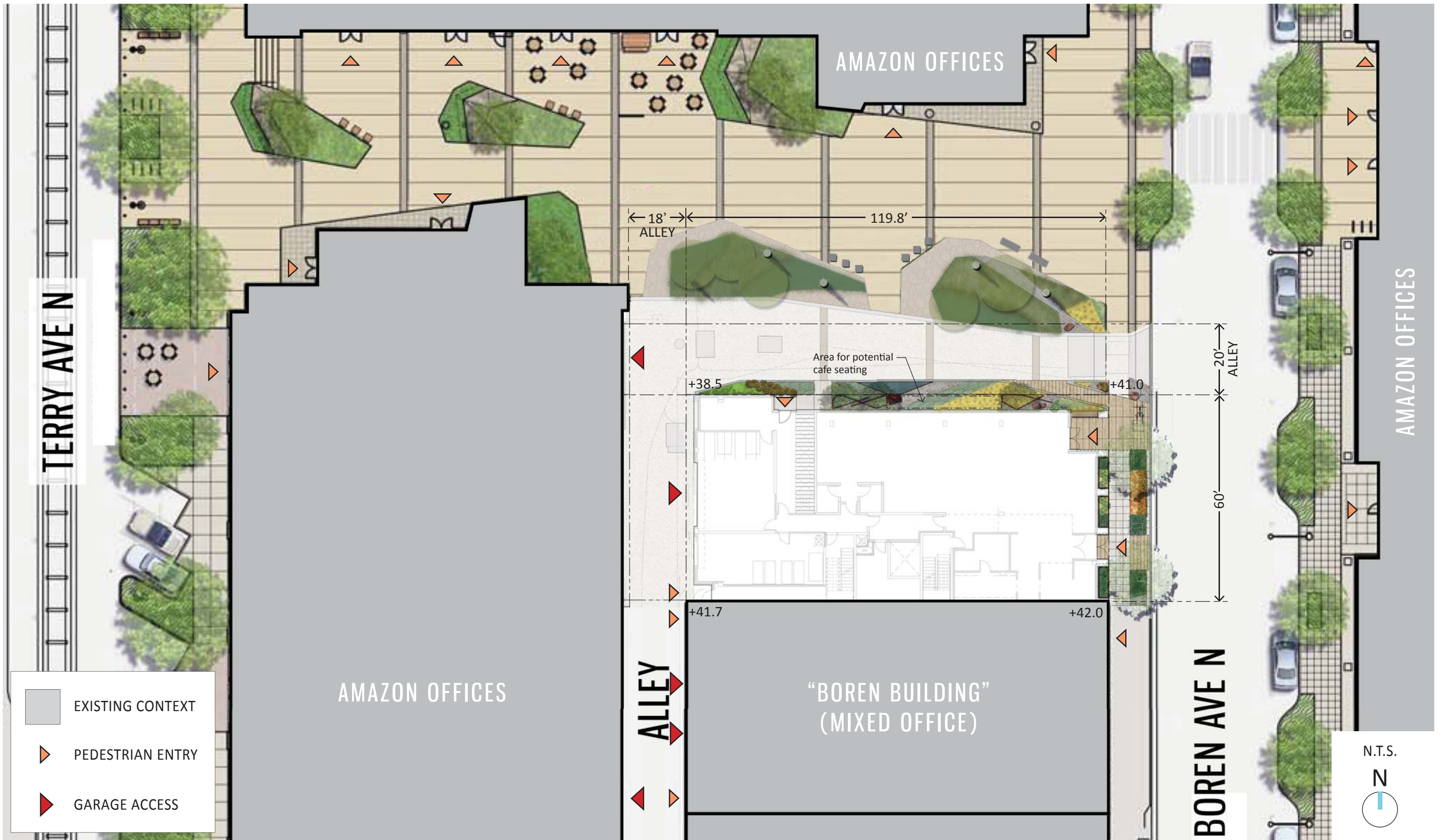
SUMMARY:

- STORIES - 7
- # OF UNITS - 49
- COMMERCIAL AREA - 2,200SF
- GROSS FLOOR AREA - 42,000SF

*This project is within the NEW SLU neighborhood specific Design Guidelines



COMPOSITE SITE PLAN



KEY DESIGN REVIEW BOARD FEEDBACK & RESPONSES

MASSING OPTIONS

“The Board supported the preferred massing option and response to the site.

- *a. The Board supported the 2-story street wall as a response to the context of the adjacent building to the south. The setback above the second story also emphasizes the proposed residential use and differentiates the building from the surrounding office structures. (CS2.B.2, CS2.II)*
- *b. The strong architectural forms and location of the residential entry are well composed. The Board also supported the upper level setbacks from the southwest and southeast corners, to reduce blank wall area and allow corner windows. (CS2.II, PL3.A, DC2.A.1)*
- *c. The Board supported the proposed location of the retail at the north and east edges and the location of parking and services at the west alley. (CS2.B.2)”*

RESPONSE:

The proposed design proposes no significant alterations to the massing that was supported by the Board at Early Design Guidance.

DESIGN RESPONSE TO NORTH ALLEY AND ADJACENT PLAZA

“The Board encouraged the applicant to work with Seattle Department of Transportation to develop the alley surface to connect the proposed north retail space with the plaza to the north. (CS2.B.3, PL1.A.1, PL1.B)

- *The Board noted there are several other pedestrian connections in the neighborhood. The proposed design and circulation should respond to the location and design context of these connections. (PL1.B.1)*
- *The Board encouraged the applicant to engage with SDOT to design the north alley for a pedestrian focus. Potential strategies include making the alley one-way for vehicles, paving treatments for traffic calming, and enhancing paving and landscaping connections with the plaza to the north. The paving and landscaping should emphasize the potential connection with the plaza to the north, specifically the gap in landscaping at the south edge of the plaza. (CS2.B.3, PL1.B.3, DC1.B.1.c, DC4.D.2)*
- *The north facing retail space should include sufficient area to allow outdoor seating, or should provide retail storefronts that can be collapsed to allow full indoor-outdoor connection when weather permits. (PL2.I.iii, PL3.II.iii)”*

RESPONSE:

The design team has engaged with SDOT to improve the alley in such a way that enhances a connection between the proposed restaurant/retail space and the pedestrian plaza to the north. SDOT has allowed the project to encroach into the alley width a maximum of 4'-0". This will provide a welcome buffer between patrons and vehicles using the alley, while maintaining a visual connection between the retail space and the plaza to the north. The project allows for the option of operable doors and an outdoor patio along the north edge of the proposed retail space, provided that a tenant is secured that can utilize such amenities. In the case that the retail tenant cannot make use of the patio, operable doors will not be provided, and landscaping will be provided in the place of the patio.

ENTRIES

“The entries should be located and designed for safety and resident activity. (PL2.B, PL3.A.2)

- *a. The residential and bicycle entries should be designed with an emphasis on pedestrian and cyclist safety, given the lack of other residents in the area and closed office buildings at night. The Board strongly suggested placing the bicycle entry on the north edge for clear sight lines and more direct access. (PL1.B.2, PL1.B.3, PL4.B)*
- *b. The residential and retail frontage on Boren Ave N should include overhead weather protection. The Board noted that the building overhang on the north edge will provide some weather protection and canopies at the north edge don't seem necessary. (PL1.C.1)”*

RESPONSE:

The proposed design has been modified to include an entry to the bicycle room from the north alley.

ARCHITECTURAL CONCEPT

“The Board supported the intent for a textured north façade and a response to the contemporary context, as shown in the conceptual design sketches. (CS2.II, CS3.A.2, DC2.A)

a. The upper facade should include subtle moves to emphasize the texture, such as shadow lines from the horizontal pieces and a change in plane between the gray and brown panels. Careful treatment of the upper levels will be needed to avoid the appearance of a flat façade. Modulation should be incorporated if the subtle design moves don't provide a sufficient reduction in scale. (DC2.A, DC2.B, DC2.D, DC4.A)

b. The Board supported the appearance of 'lightness' in the glazed corners, as shown in the conceptual design sketches, and noted that these corners will need to be carefully detailed to achieve the intended appearance. (DC2.B.1)

c. The Board supported the varied placement of the brown panels, which provides variation in the façade and helps to distinguish the building from the nearby office typology. (DC2.B.1, DC2.D)

d. The north facing blank wall at grade near the northwest corner should be treated for visual interest. The Board supported a strong artistic treatment of this wall or detailed and textured materials. (DC2.B.2, DC3.II, DC4.A)”

RESPONSE:

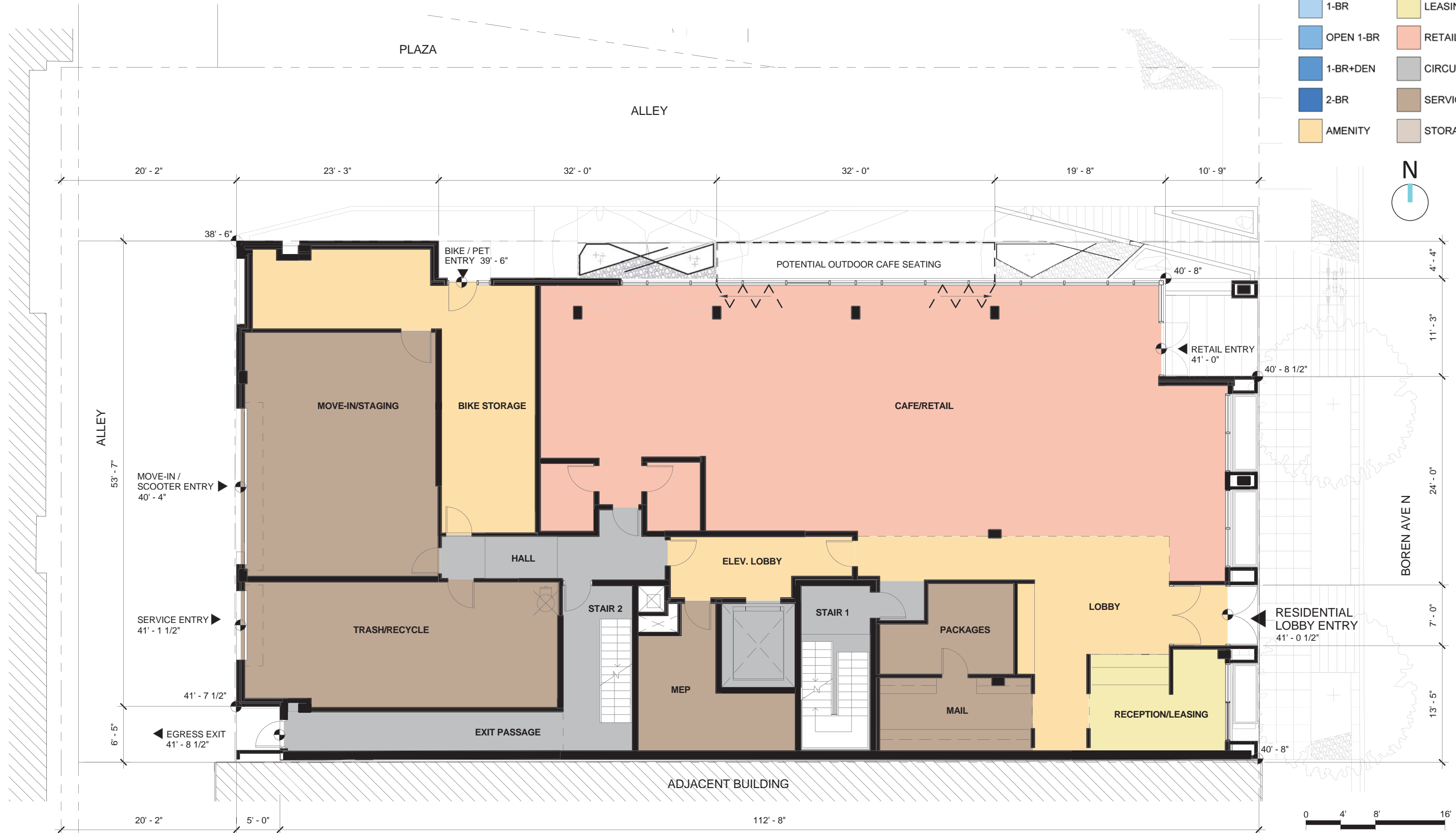
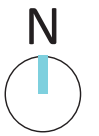
This packet includes several preliminary details showing the intersection of key elements of the facade, including the cladding panels, the floorplate expression, and the corner posts.

The north facing blank wall has been modified to incorporate the bicycle room entry. The wall will utilize rich, textured materials - masonry and corten steel - to provide a solid but textured base for the varied facade above.

FLOOR PLANS

PROGRAM AREAS LEGEND

■ 1-BR	■ LEASING
■ OPEN 1-BR	■ RETAIL
■ 1-BR+DEN	■ CIRCULATION
■ 2-BR	■ SERVICE
■ AMENITY	■ STORAGE



BASEMENT LEVEL PLAN



PROGRAM AREAS LEGEND

1-BR	LEASING
OPEN 1-BR	RETAIL
1-BR+DEN	CIRCULATION
2-BR	SERVICE
AMENITY	STORAGE

LEVEL 2 PLAN



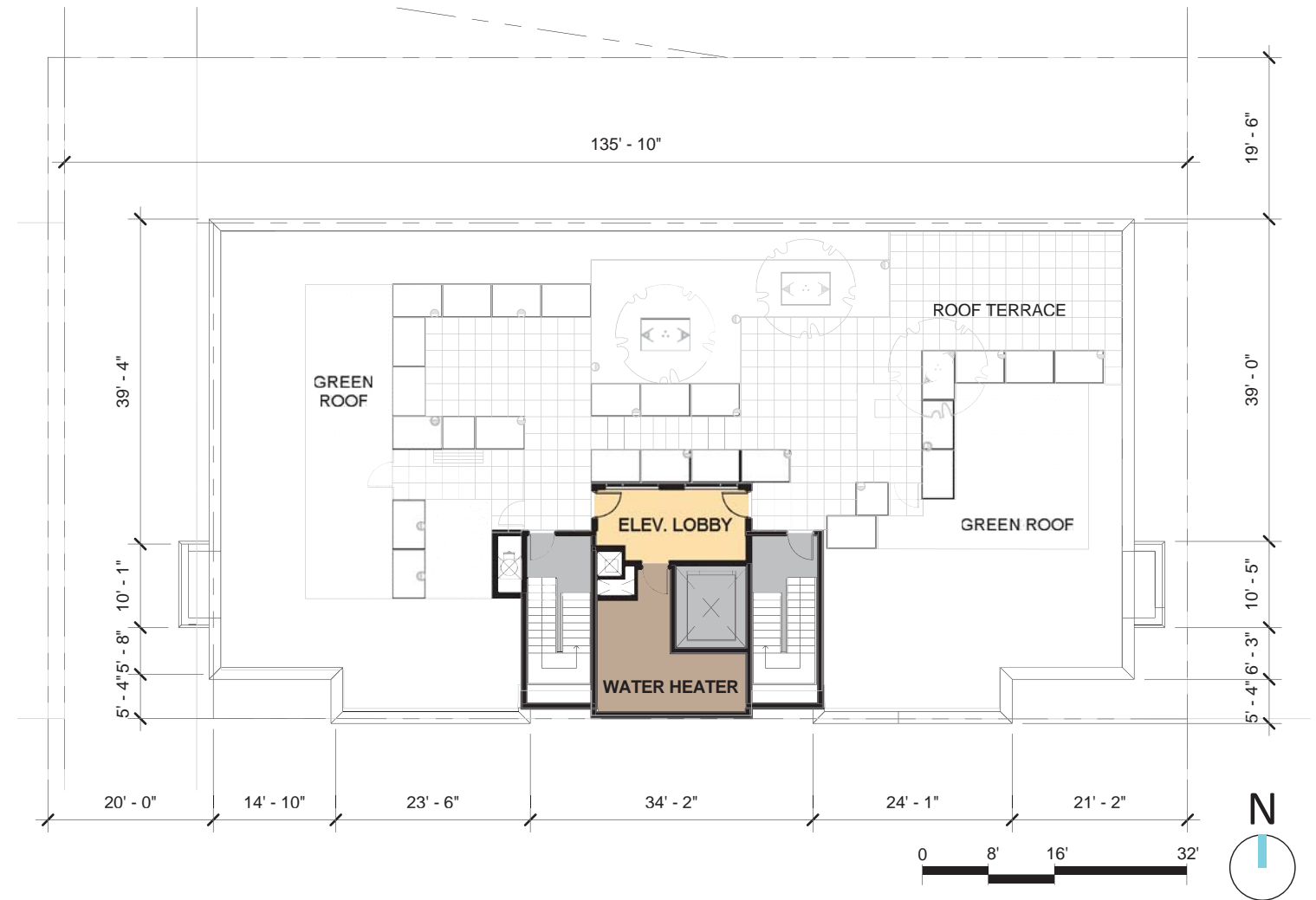
LEVELS 3 - 7 PLAN



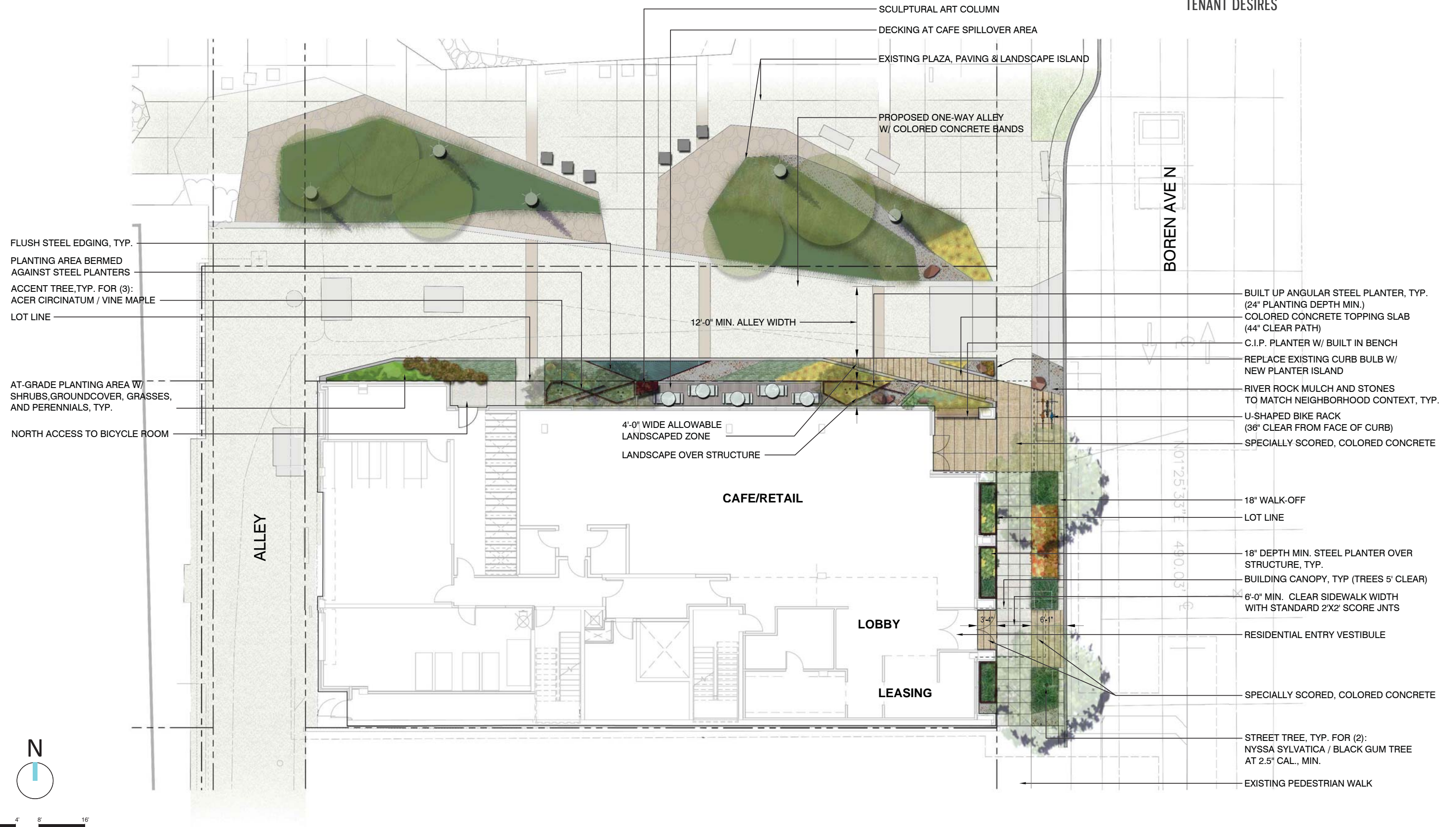
PROGRAM AREAS LEGEND

■ 1-BR	■ LEASING
■ OPEN 1-BR	■ RETAIL
■ 1-BR+DEN	■ CIRCULATION
■ 2-BR	■ SERVICE
■ AMENITY	■ STORAGE

ROOFTOP AMENITY

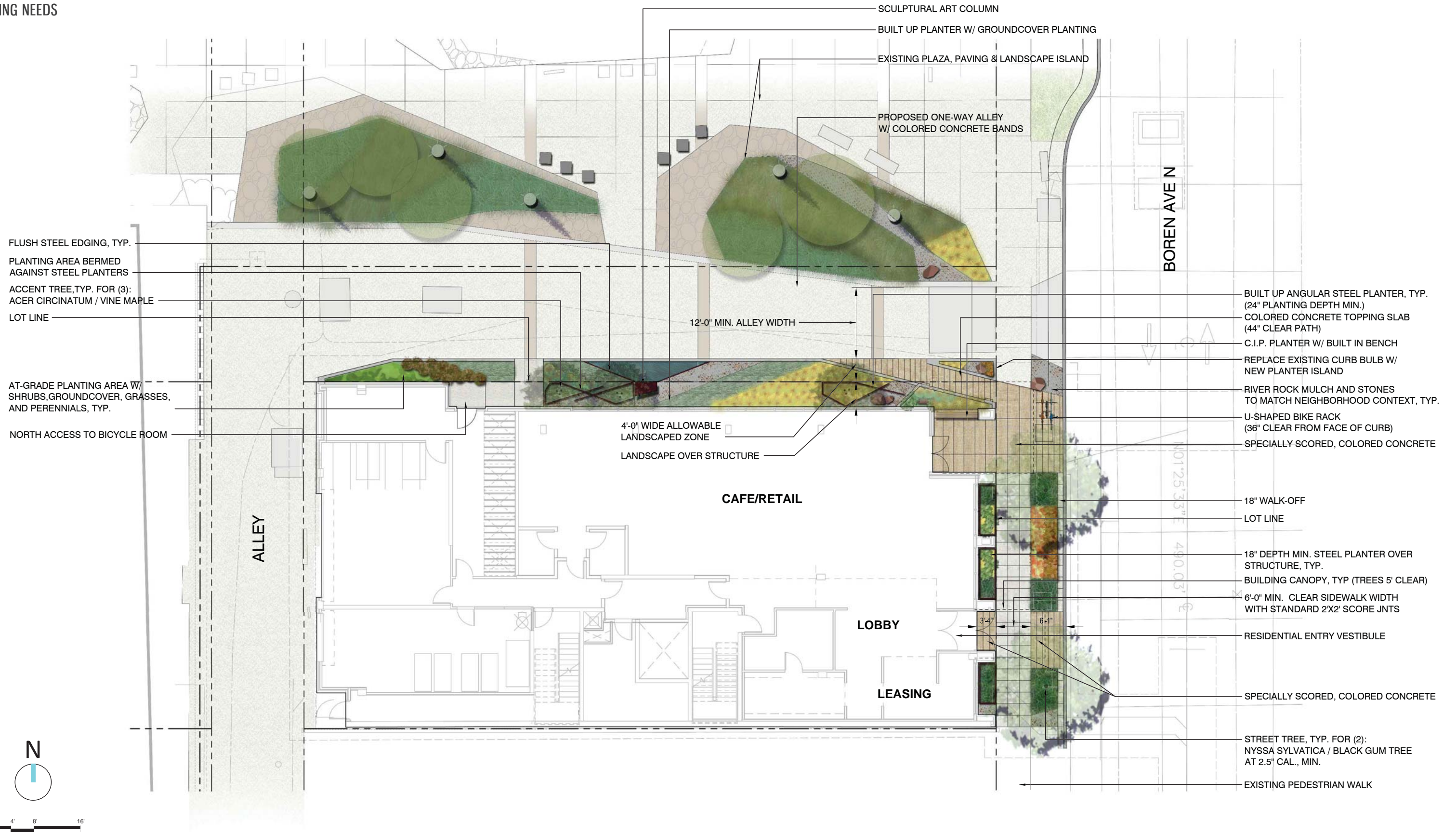


POTENTIAL OUTDOOR SEATING OPTION TBD PER TENANT DESIRES



LANDSCAPE PLANS

OPTION FOR RETAIL TENANT WITH NO OUTDOOR SEATING NEEDS



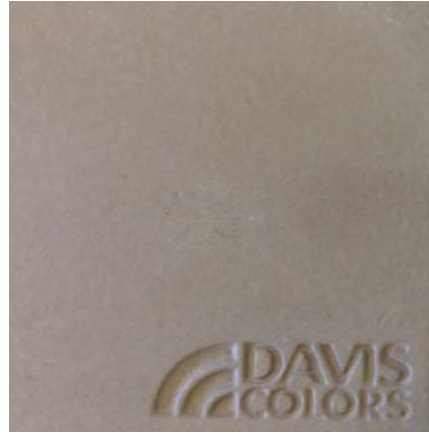


HARDSCAPE ELEMENTS

STREETSCAPE



Natural Concrete



Accent Colored Concrete



Planters Steel



Concrete Planter



Built In Wood Bench



Bike Rack

ROOFTOP TERRACE



Pedestal Paver over structure



Fiberglass Planter at Upper Terrace (color TBD)



Wood Bench at Dog Area

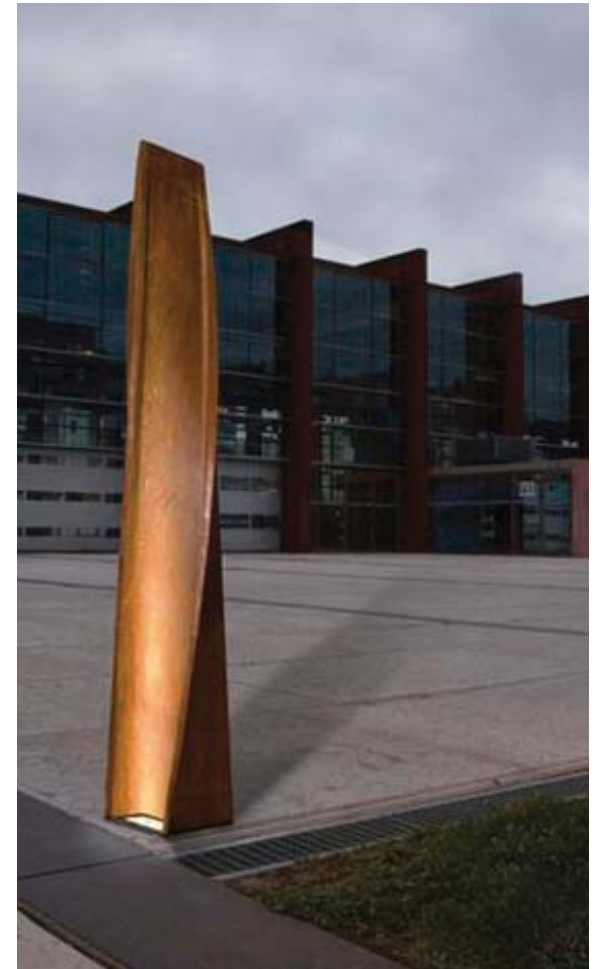
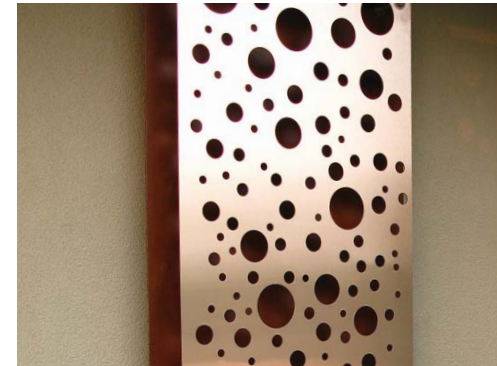


BBQ Grill Station



Dog Run - Anti-Bacterial Synthetic Turf

SCULPTURAL ART COLUMN - MATERIAL CONCEPT



STREETSCAPE

TREES:



Nyssa sylvatica
Black Gum Tree



Acer circinatum
Vine Maple

SHRUBS / GROUNDCOVERS / PERENNIALS



Calamagrostis brachytricha
Korean Feather Reed Grass



Anemantele lessoniana
Pheasant's Tail Grass



Ophiopogon planiscapus
Ebony Knight Mondo Grass



Liriope spicata 'Silver Dragon'
Silver Dragon Lilyturf



Hakonechloa macra "Beni-Kaze"
Japanese Forest Grass



Lysimachia nummularia 'Aurea'
Creeping Jenny



Polystichum setiferum
Soft Shield Fern



Liriope spicata
Creeping Lily Turf



Nandina domestica "Harbor Dwarf"
- Heavenly Bamboo



Mahonia repens
Creeping Mahonia



polystichum munitum
Swod Fern



Mahonia aquifolium
Tall Oregon Grape

LANDSCAPE MATERIALS

ROOFTOP TERRACE

SHRUBS / GROUNDCOVERS / PERENNIALS / EDIBLE PLANTS



artemisia dracunculoides
Tarragon



satureja montana
Winter Savory



origanum vulgare 'Hirtum'
Greek Oregano



Thymus citriodorus
Lemon Thyme



Salvia officinalis
Culinary Sage



vaccinium 'Sunshine Blue'
Sunshine Blue Blueberry



Lavandula x intermedia 'Provence'
Provence French Lavender



Vaccinium ovatum
Evergreen Huckleberry



laurus nobilis
Sweet Bay



Rosmarinus officinalis 'Prostratus'
Creeping rosemary



stachys byzantina
Lamb's Ear

ROOFTOP TERRACE

SHRUBS / GROUNDCOVERS / PERENNIALS



Cornus kousa var. *Chinensis*
Chinese Dogwood



Ajuga reptans 'Chocolate Chip'
Chocolate Chip Bugleweed



Euphorbia amygdaloides var. *robbiae*
Mrs. Robb's bonnet



Geranium Patricia
Hardy Geranium



Liriope spicata
Creeping Lily Turf



Pennisetum alopecuroides
Fountain Grass



Artemisia 'Powis Castle'
Wormwood



Euphorbia 'Redwing'
Spurge



Hebe odora buxifolia
Boxleaf



Salvia nemorosa 'Caradonna'
Sage



Taxus baccata 'Repandens'
Spreading English Yew



Anemanthele lessoniana
Pheasant's Tail Grass



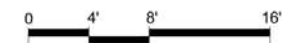
Arbutus unedo
Strawberry Tree



EAST ELEVATION



NORTH ELEVATION

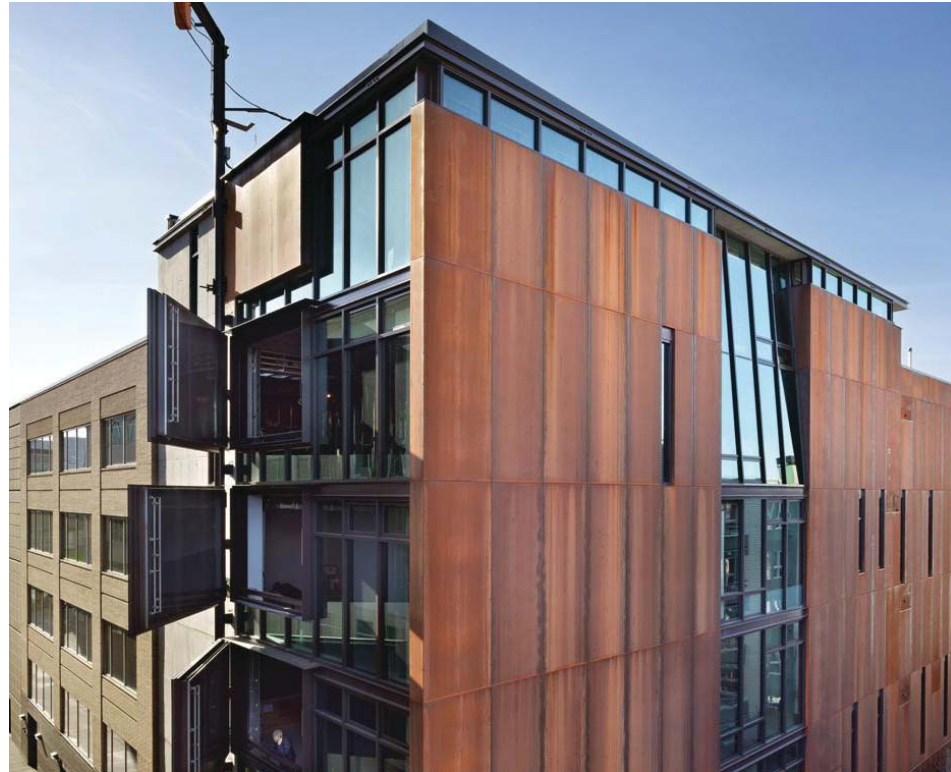






SOUTH ELEVATION

MATERIAL AND COLOR PALETTE



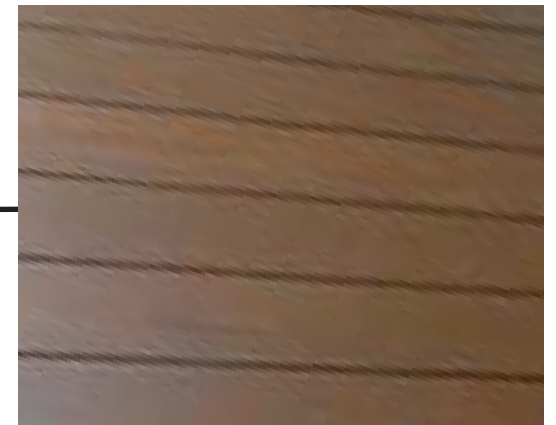
CORTEN STEEL



BRICK



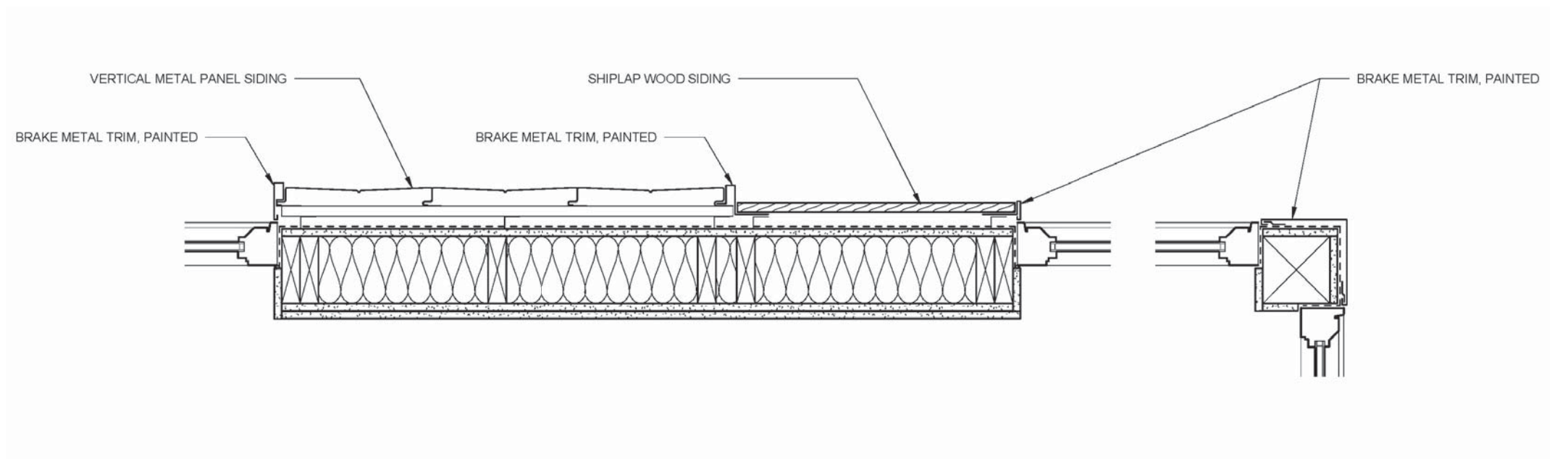
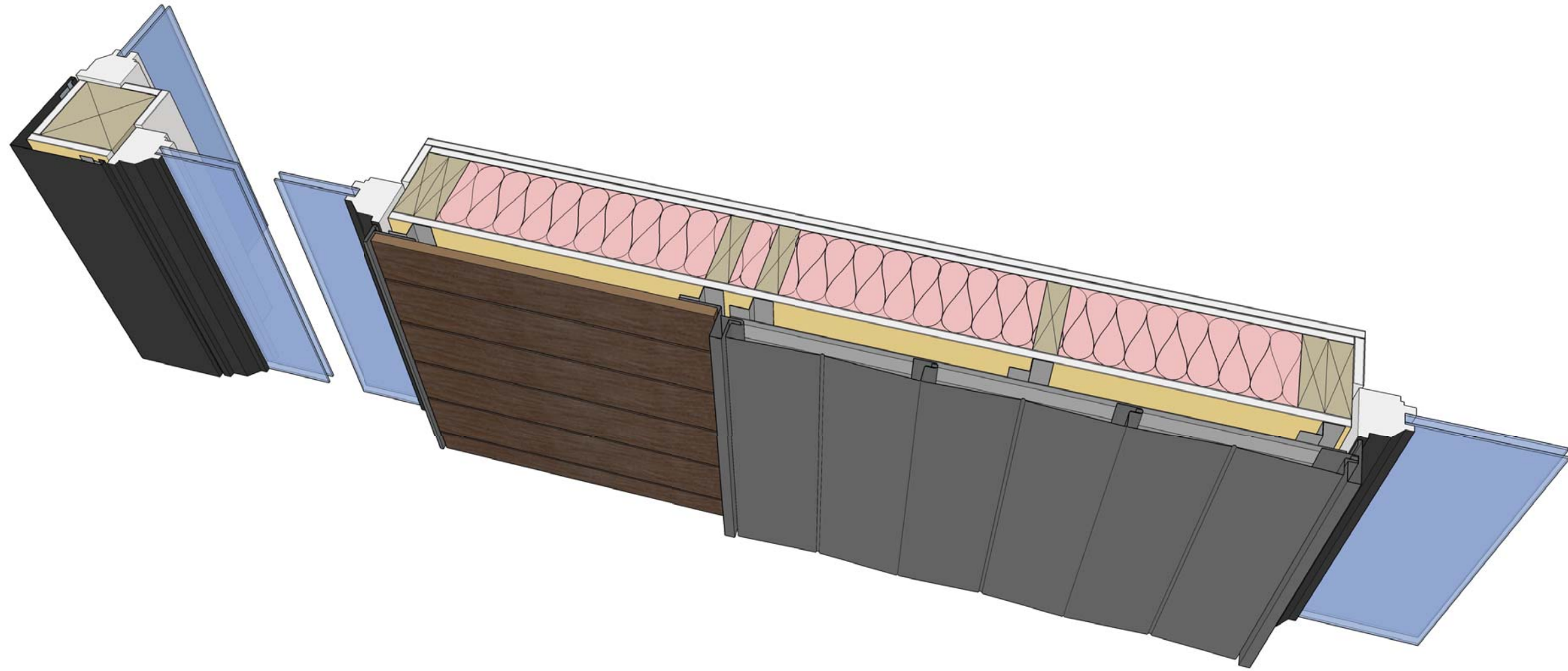
HORIZONTAL METAL PANEL

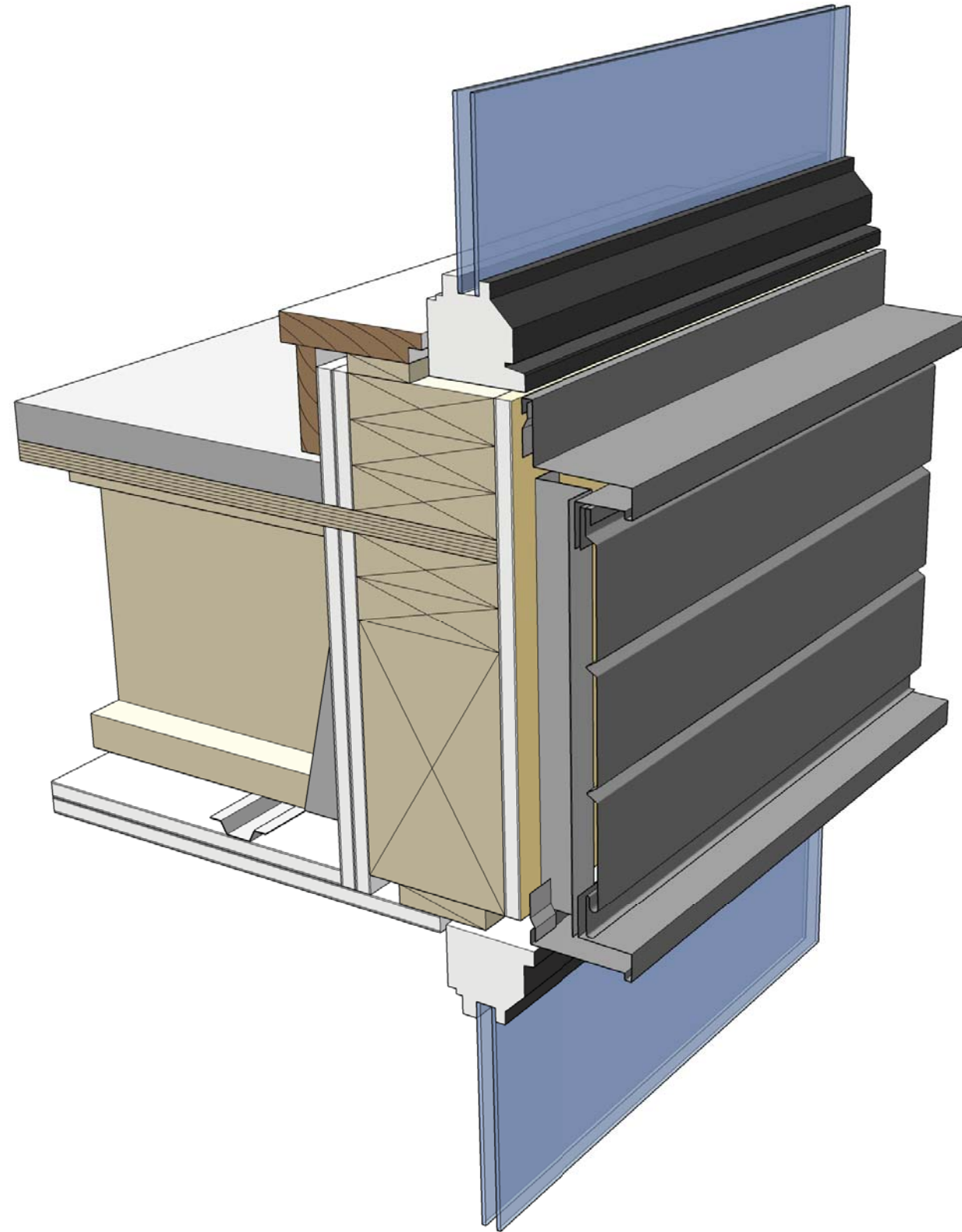
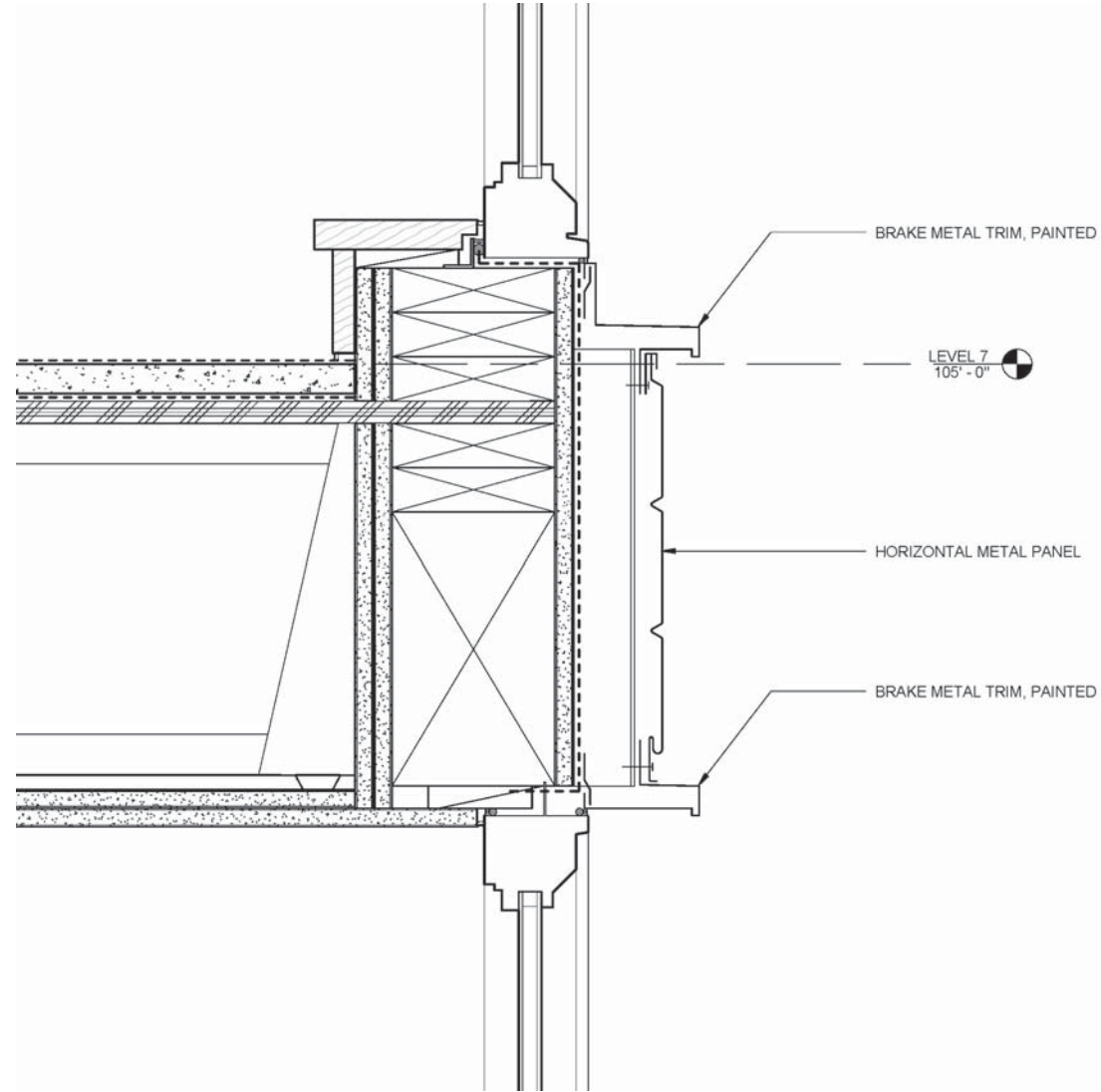


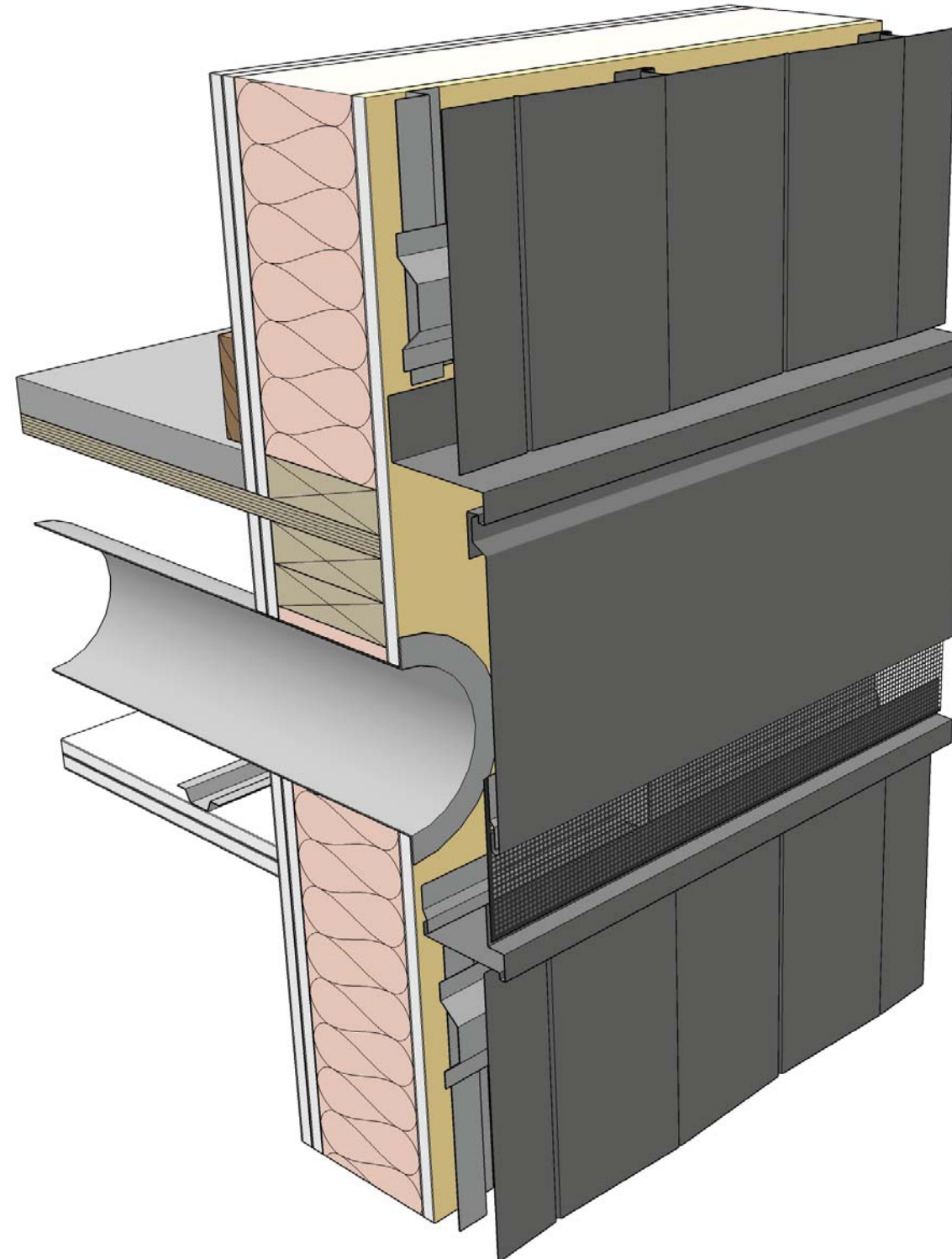
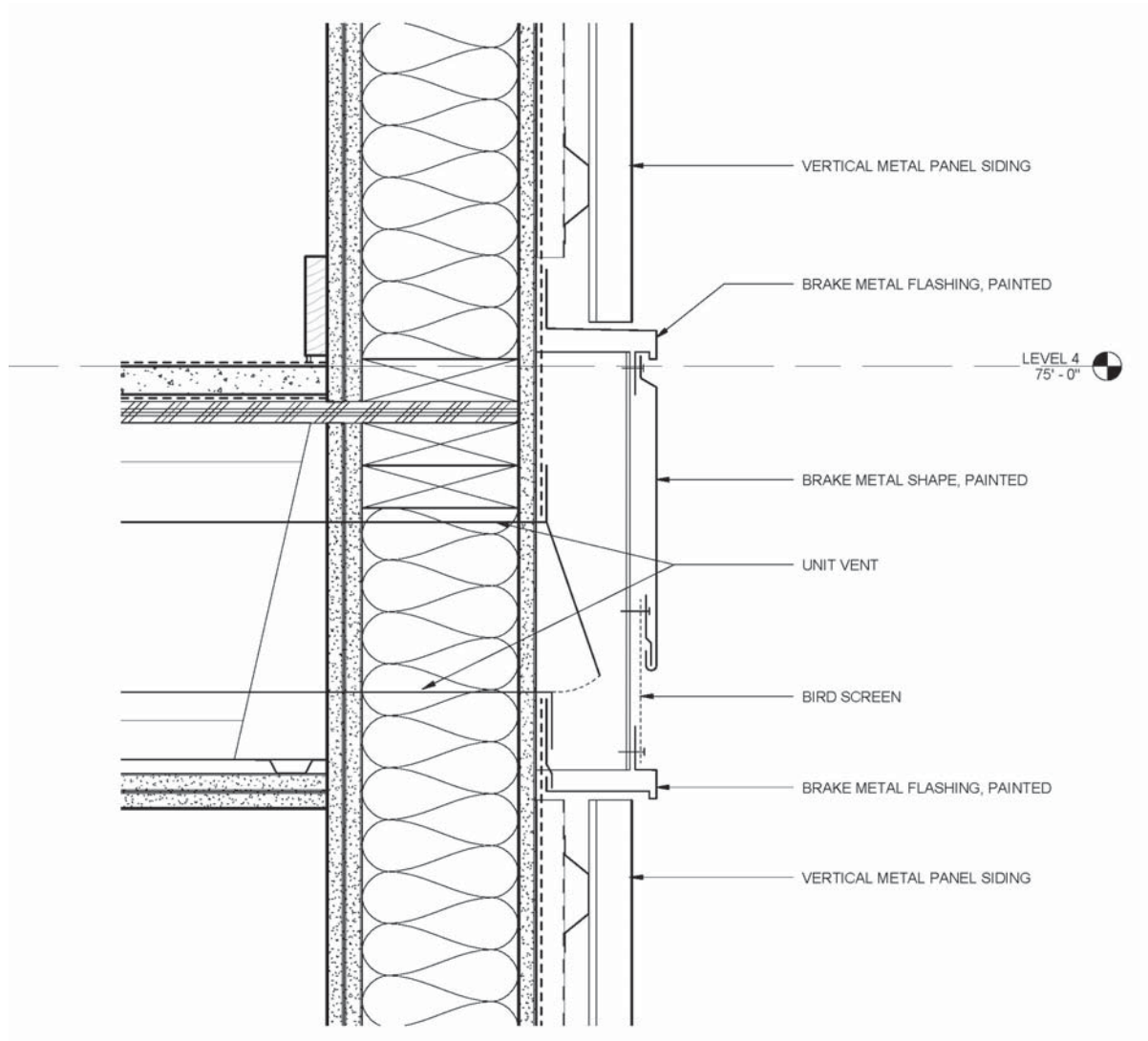
THERMALLY MODIFIED WOOD



VERTICAL METAL PANEL







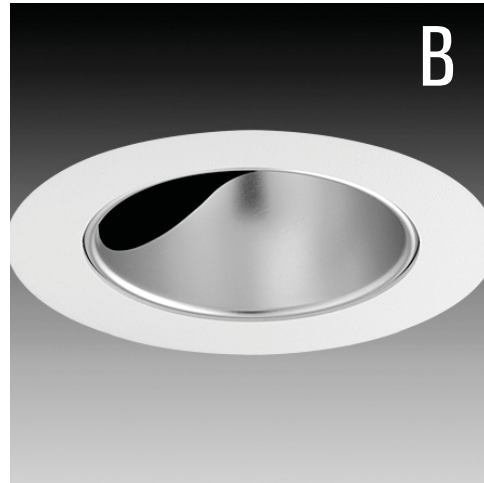
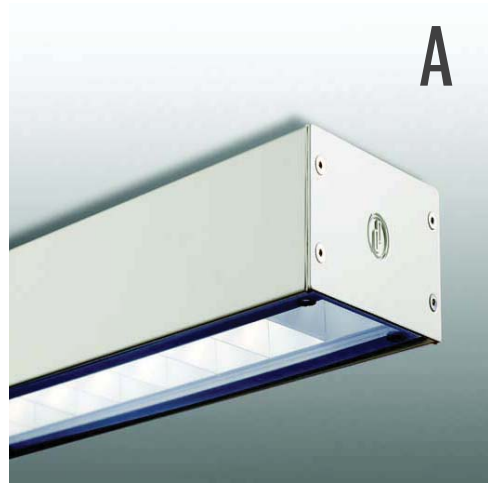






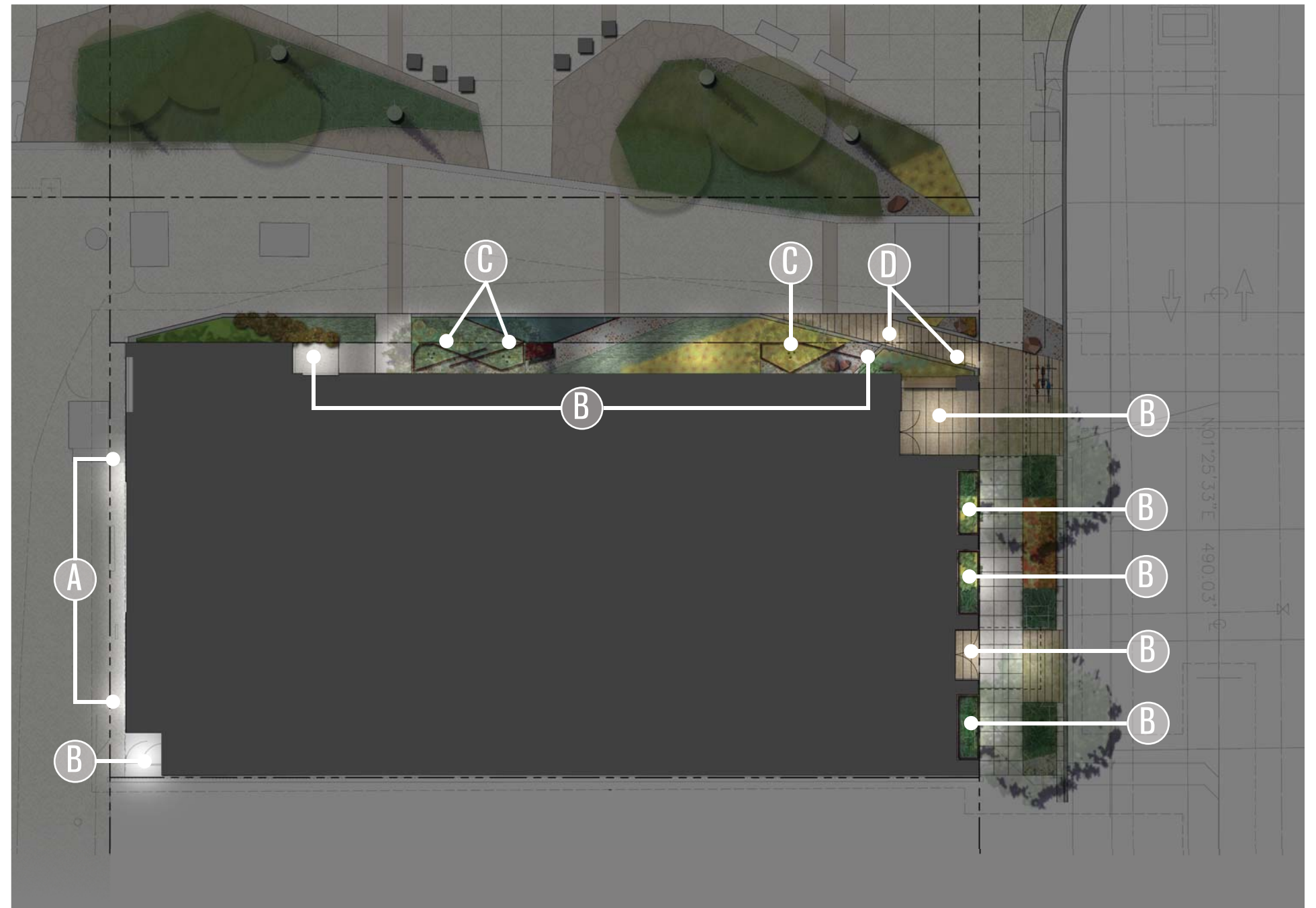






UPLIGHTS ARE USED AS ACCENT LIGHTING DIRECTED AT THE BASE OF THE SMALL TREES LOCATED UNDER THE BUILDING OVERHANG

FIXTURE KEY



LEVEL 1 LIGHTING PLAN

EXTERIOR LIGHTING PLANS



C



D

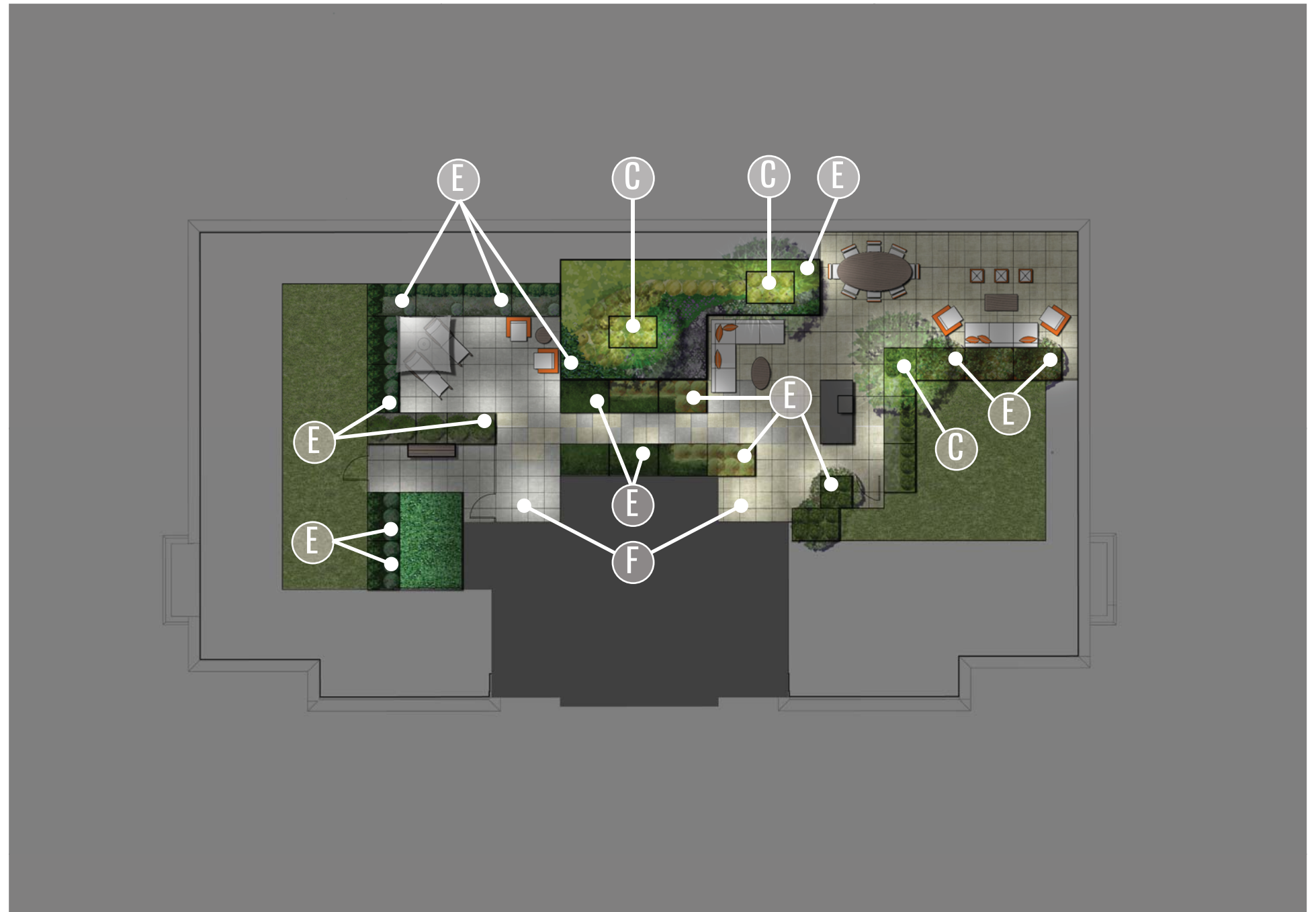


E

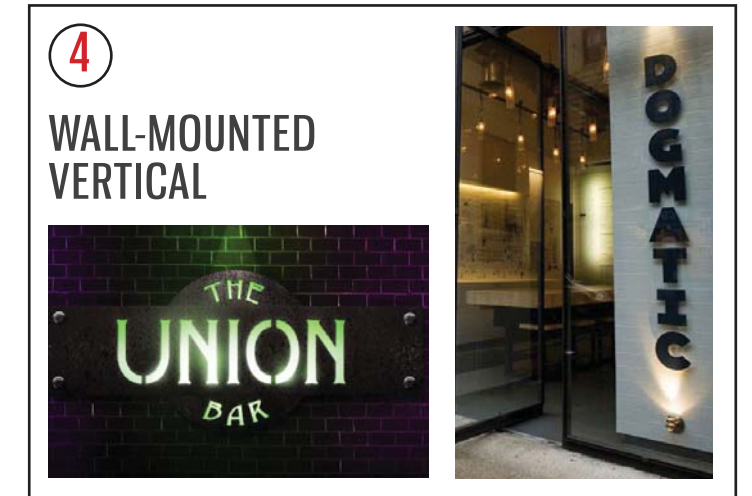
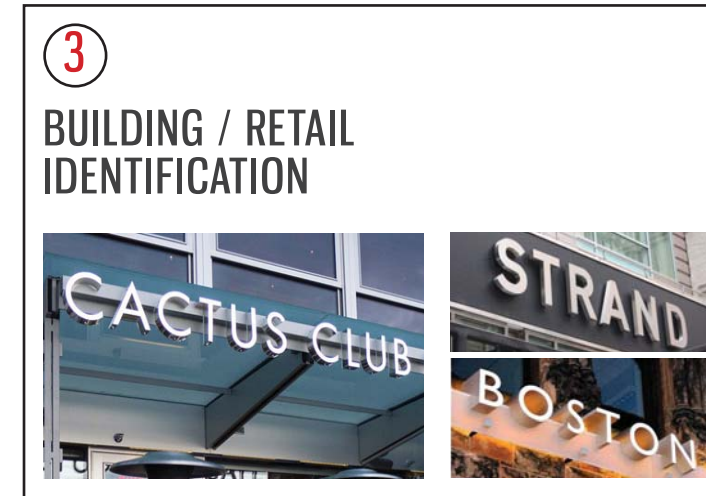
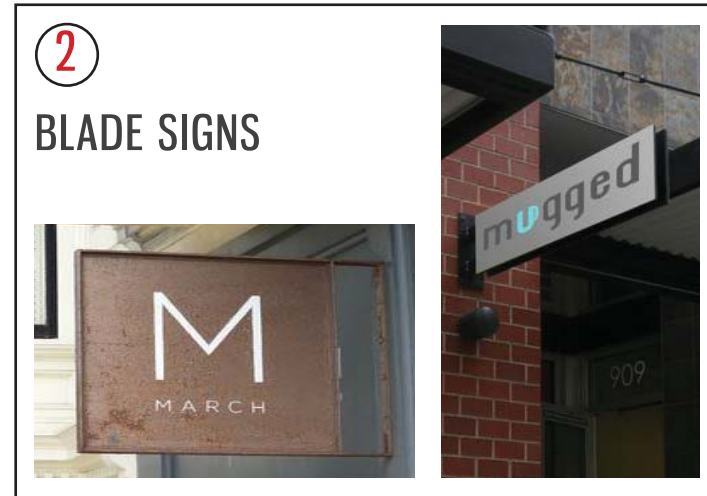


F

FIXTURE KEY



ROOF TERRACE LIGHTING PLAN



BUILDING SECTIONS

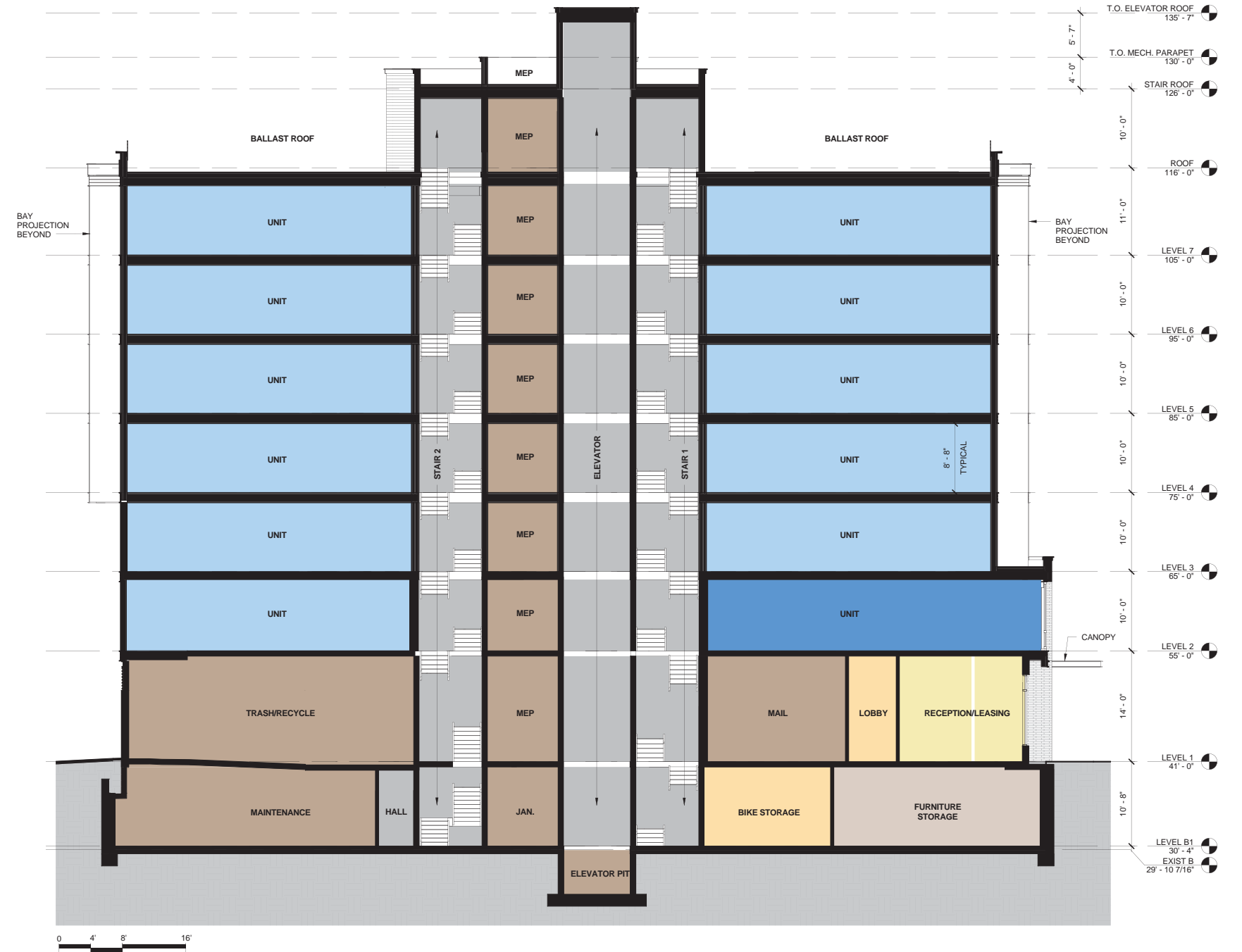
PROGRAM AREAS LEGEND

 1-BR	 LEASING
 OPEN 1-BR	 RETAIL
 1-BR+DEN	 CIRCULATION
 2-BR	 SERVICE
 AMENITY	 STORAGE

NORTH-SOUTH SECTION



EAST-WEST SECTION



VIA ARCHITECTURE

An award-winning design firm, VIA Architecture is one of the Pacific Northwest's leaders in mixed-use, residential high-rise and mid-rise, transit architecture, urban design, and sustainable community planning. Founded in 1984, VIA currently employs 52 professionals in Seattle, San Francisco, and Vancouver, BC offices, providing services to both public and private clients.



Plaza 88 - Vancouver, BC



Walton Lofts - Seattle, WA



Roundhouse Community Center - Vancouver, BC



Joseph Arnold Lofts - Seattle, WA