

Early Design Guidance

Meeting November 19, 2014

Project Description: This proposal is for a 5-story residential building with at grade parking. The project will consist of commercial space that is at grade along 16th Ave. W. Residential and commercial parking will be accessed from a drive aisle along the west side of the building.

Property Address: 1518 West Dravus Street, Seattle WA 98119

Project Number: 3017929

Parcel Number: 2770603065

Zone: SM/D 40-85 (Seattle Mixed-Dravus)

OverLay: Airport Height – Outer Approach Surface

ECA: Liquefaction, Abandoned Landfill

Lot Area: 7,424 SF

Adjacent Properties: The property is located adjacent to a two story commercial building to the north & surrounded by streets on three sides.



	<u>Requirements</u>	<u>Project Data</u>	
FAR: 23.48.009 Table A	Not subject to FAR limits	31,879 sf	
Height Limit: SLUC 23.48.10	40', 45' if LEED Gold & Affordable Housing	45' and LEED gold & Affordable Housing	
	Only residential uses above 40'-0"	Residential uses above 40'-0"	
	85'-0" after 50'-0" from property line	65'-0" after 50'-0" from property line	
Amenity Area: SLUC 23.45.522	5% of total gross floor area	5% of total gross floor area	
Permitted Uses: SLUC 23.45.504 Table A	Residential & Office	Residential	18,579, 24 units
		Parking	6,100 sf, 21 spaces
		Office Area	6,700 sf
		Amenity Area	500 sf
		Total	31,879 sf
Street Level Development Standards: SLUC 23.48.014	Projects not on a designated Class 1 pedestrian street on the land use map do not require commercial use at the ground floor	This project is not on a designated Class 1 pedestrian street and therefore a residential lobby and parking is permitted on the ground floor	

Development Departures

1. Requesting departure for reducing the setback from 50'-0" to 27'-0" to allow an additional two levels of housing units.

OR

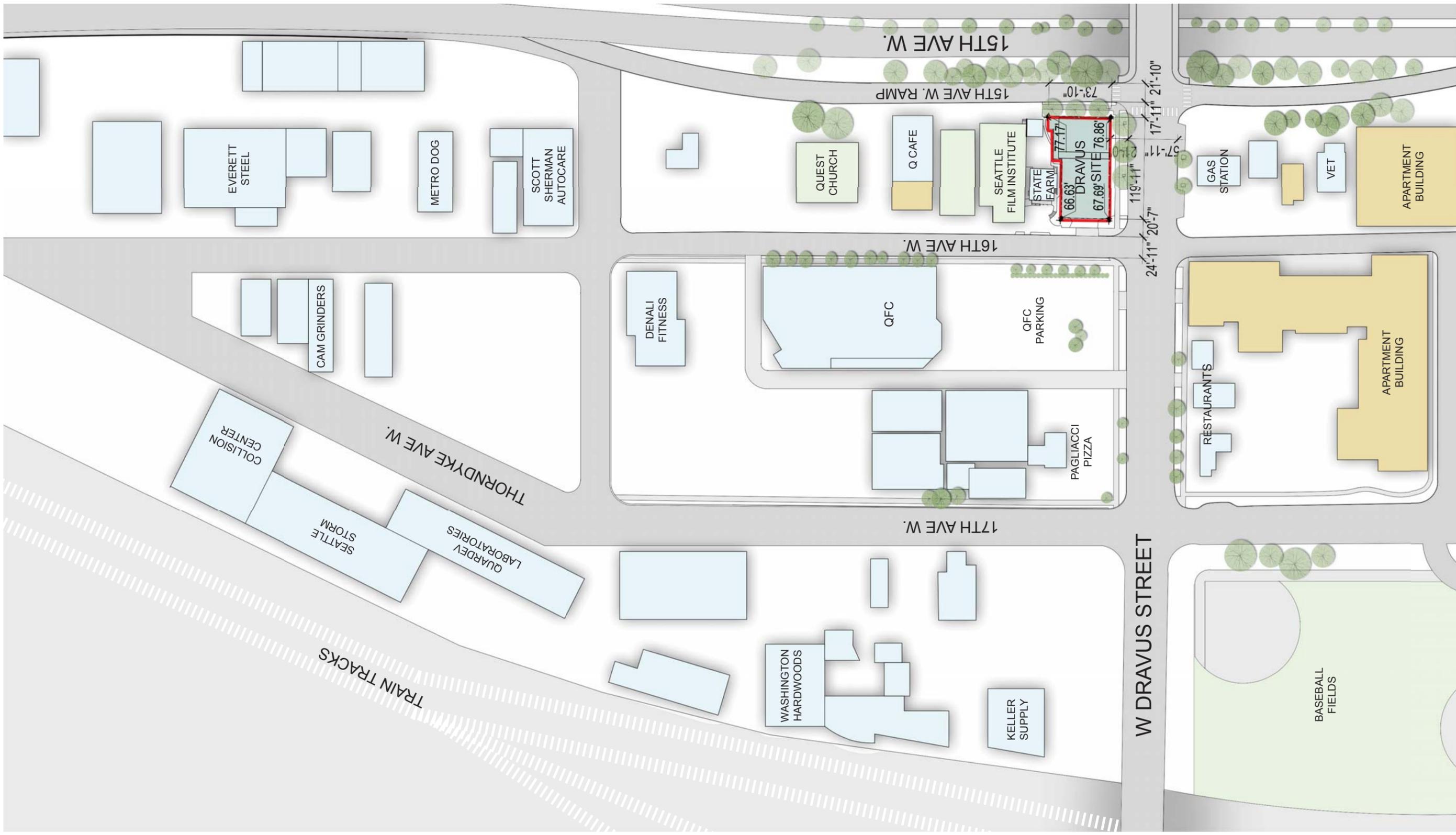
2. Requesting departure for reducing the setback from 50'-0" to 15'-0" for an additional level of housing units.

1518 West Dravus Street

Early Design Guidance Package

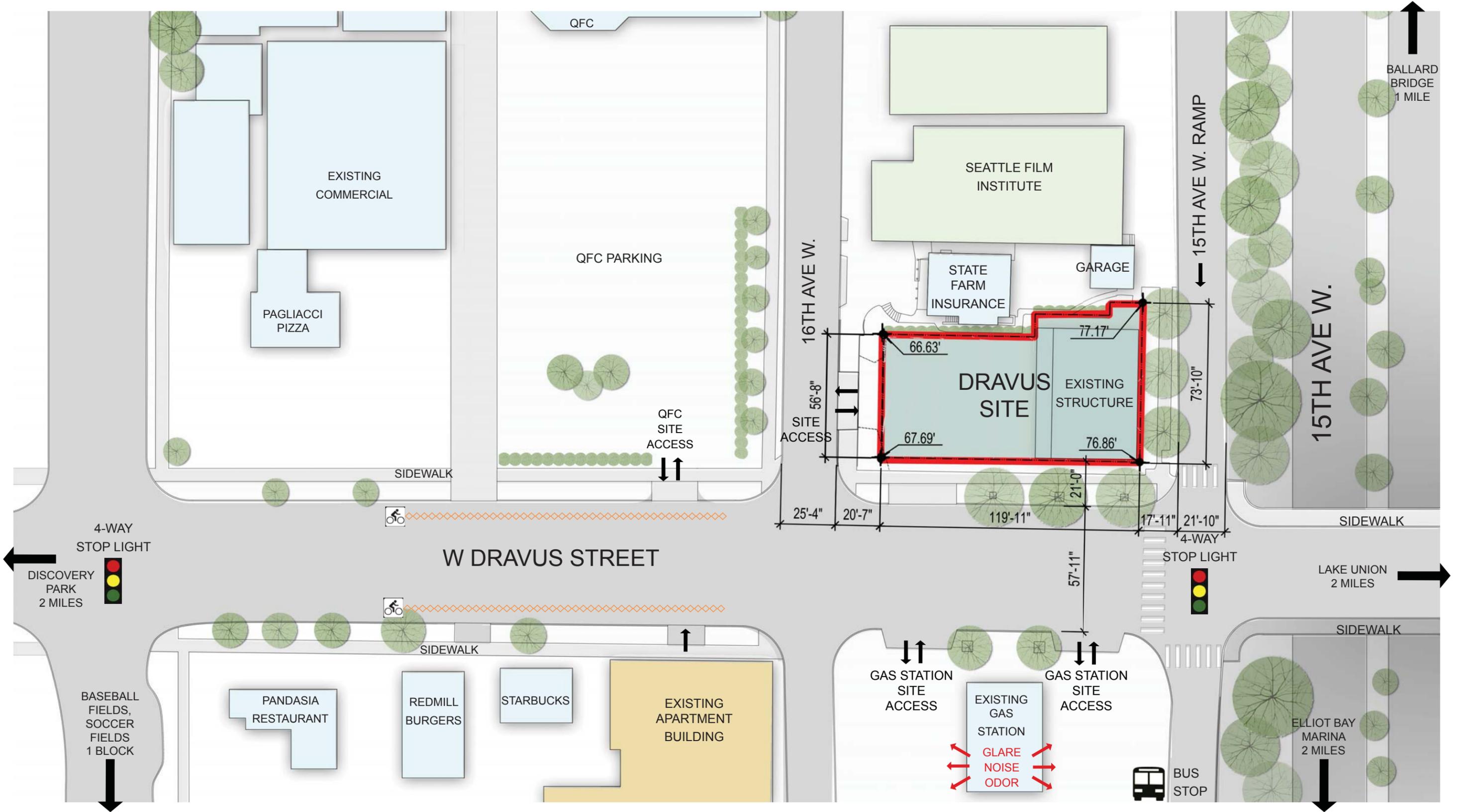
Early Design Guidance Meeting 19 November 2014

SITE CONTEXT

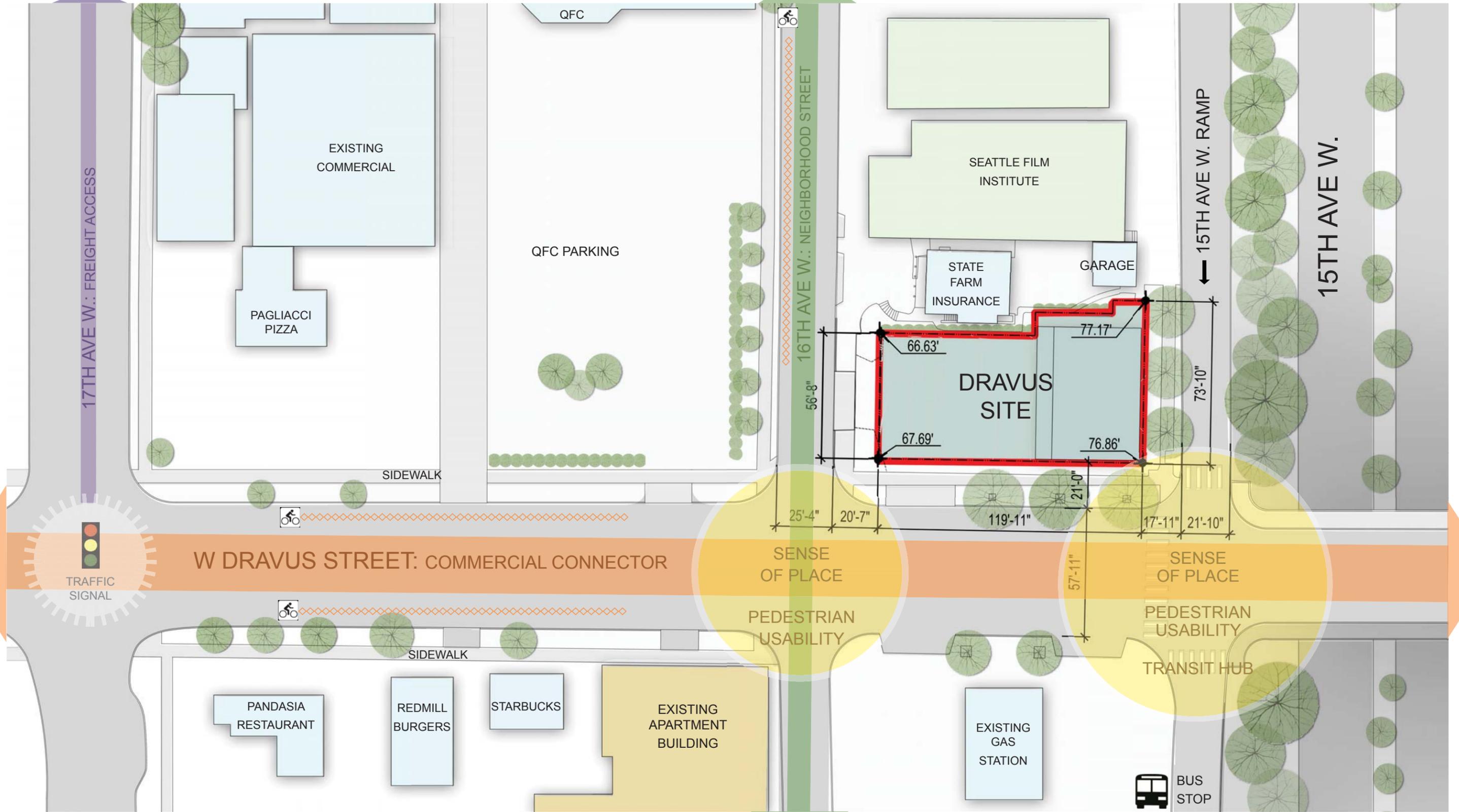


Scale 1:100

Early Design Guidance Meeting 19 November 2014



Scale 1/64" = 1'-0"



Scale 1/64" = 1'-0"

Street Frontage Analysis

15th Ave W Ramp Frontage



W Dravus Street Frontage



16th Ave W



Street Frontage Analysis

16th Ave W (west view from site)



W Dravus Street Frontage (south view from site)



15th Ave W (east view from site)



Zoning Map



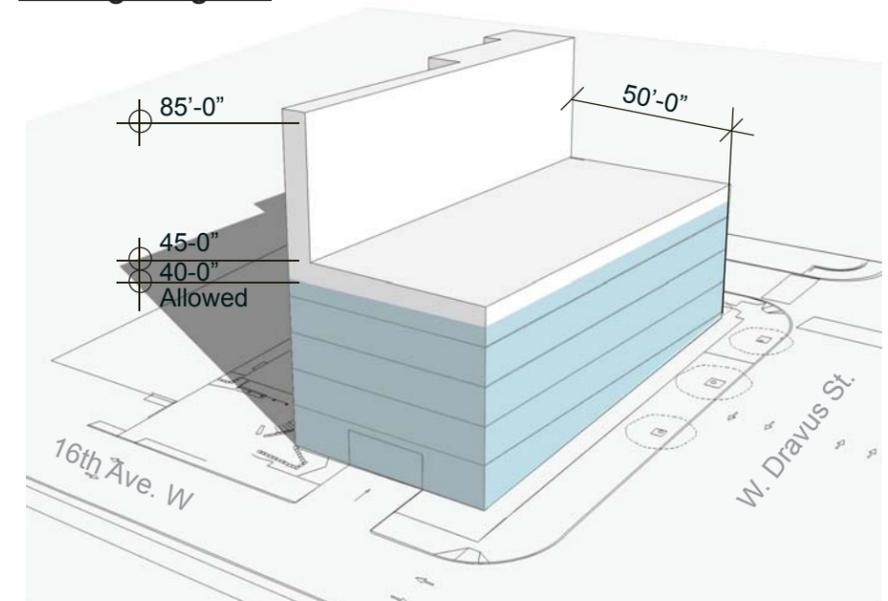
Zones

- SM/D 40-85
- IG2 U/45
- NC3-40

Uses

- Single Family
- Townhouse
- Multifamily
- Public Facilities
- Commercial
- 4 No. of Stories

Zoning Diagram



Height Limit: SMC 23.48.010.C.2

40' (Additional heights 45'-0" & 85'-0" allowed if project earns a LEED Gold rating and provides affordable housing)

Context and Traffic Analysis

1. 16th Ave W.-view looking North
Proposed entry provides right hand turn into site from traffic off W Dravus Street



2. W. Dravus Street- view looking west
Designated bike lanes on both sides of W Dravus St. Street connects to Burke-Gilman bike trail.



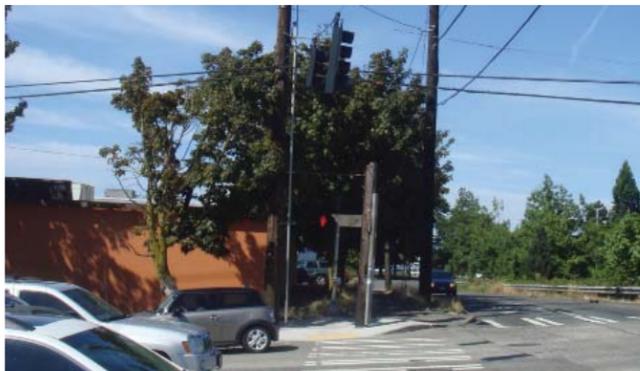
3. W. Dravus Street- view looking east
Majority of traffic to site will come from 15th Ave W.



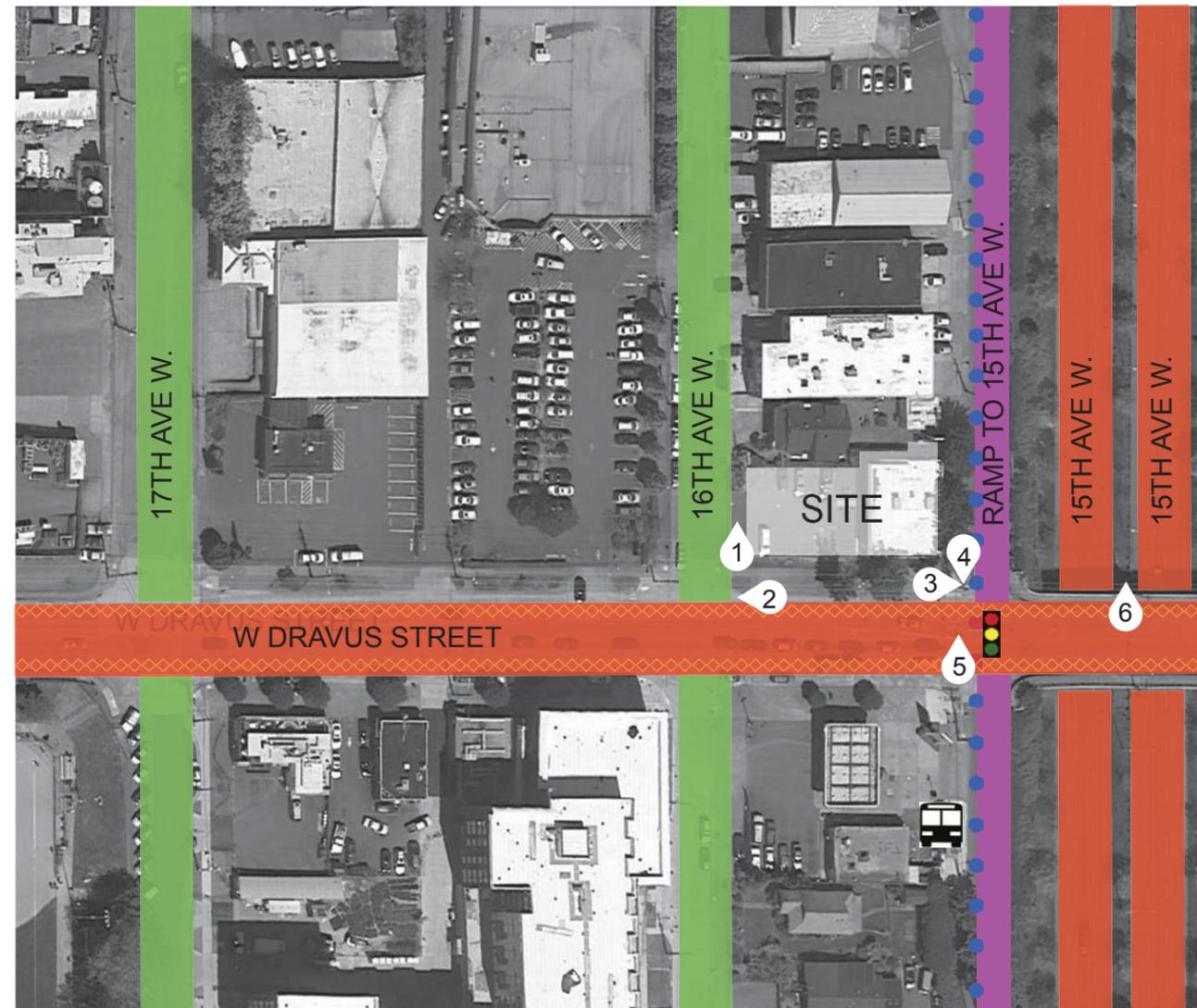
4. Ramp to 15th Ave W.- view looking south
Crosswalk from SE corner of site to nearest bus stop on 15th Ave W. ramp.



5. 15th Ave W. Ramp- view looking north
Crosswalks at SE corner provide access across busy W Dravus Street



6. Bridge over 15th- view looking north
15th Ave W. runs below W. Dravus Street and is principal arterial to the site.



Traffic Key

- Principal Arterial -Major Truck (Serves at principal route for the movement of traffic through the City)
- Minor Arterial (To distribute traffic from Principal Arterials to Collector Arterials)
- Ramp to Principal Arterial
- Bike Lane
- Bus Route
- Bus Stop

Design Guidelines - Context & Site

March/September 21

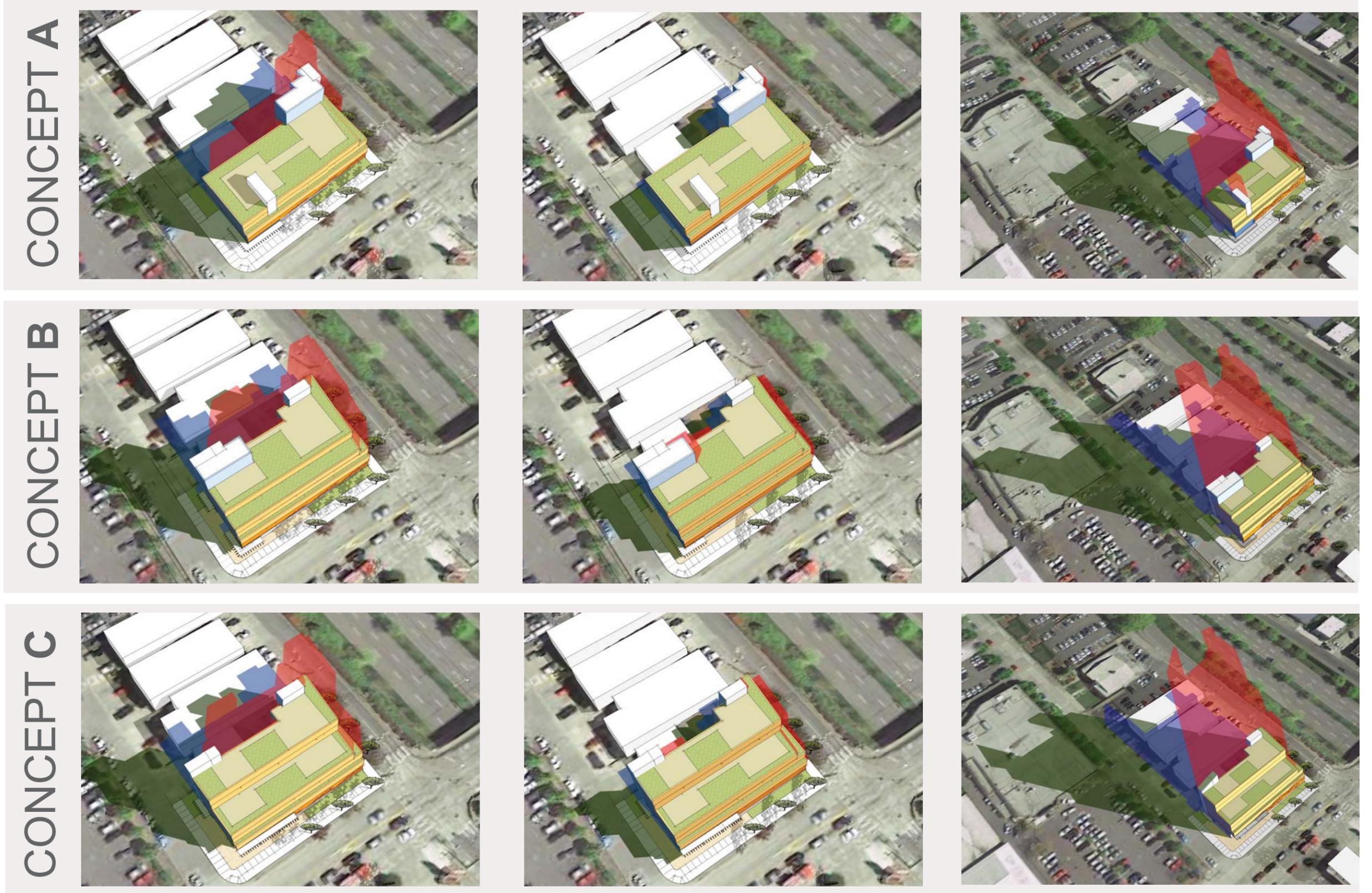
June 21

December 21

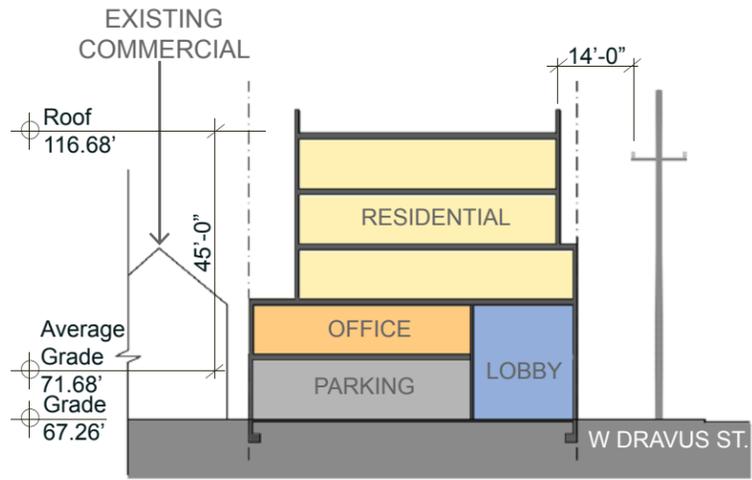
CS1 (B.1): DAYLIGHT & SHADING

The images to the right show shadows cast throughout the year at 10:00 am, 12:00 pm, and 2:00 pm for the 3 design concepts.

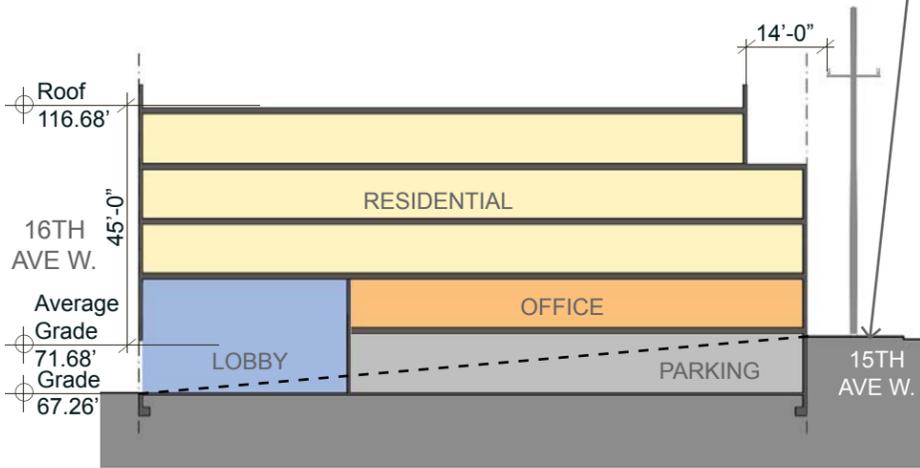
- 10:00 am 
- 12:00 pm 
- 2:00 pm 



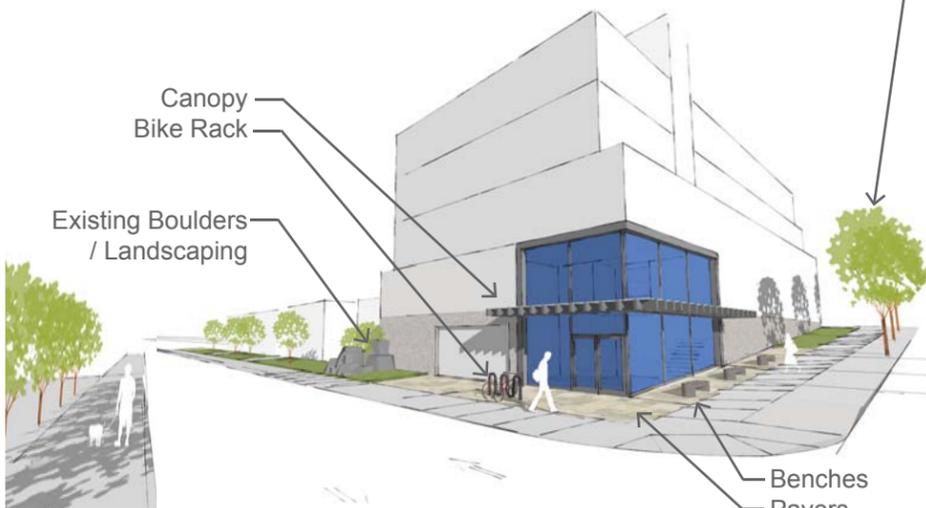
Design Guidelines - Context & Site



North-South Section



East-West Section



16th Ave. Perspective

CS1 (C.2): TOPOGRAPHY - ELEVATION CHANGE & TOPOGRAPHY

The site is approximately 9'-9" higher on the east side. The slope of the site allows parking to be partially hidden.

CS2 (A.1): SENSE OF PLACE

Impactful design will solidify the site as a gateway to the neighborhood and create sense of place and strong identity along W. Dravus St & 16th Ave W.

The design will enhance 16th Ave as a pleasant neighborhood scale street and strengthen pedestrian character by incorporating elements at the human scale.

Benches, vegetation, and pavers add interest to the site and varying building materials and corner transparency will create a welcoming facade.

CS2 (C.1): CORNER SITES

Building out to the corner will create a strong urban edge along W Dravus St.

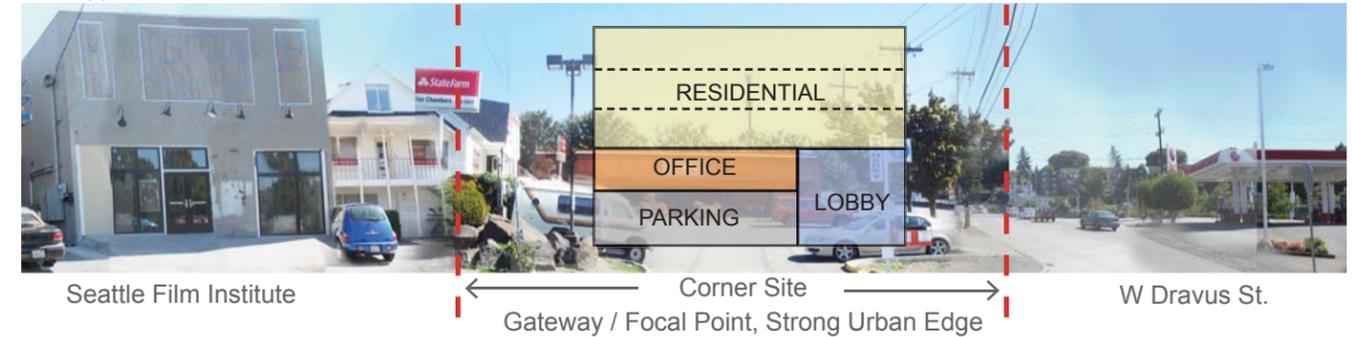
Emphasis and entry to the site will be on 16th Ave. W vs the one-way 15th Ave. W off-ramp. Emphasizing the corner of W Dravus St. & 16th Ave. W will develop sense of place & pedestrian usability of the intersection. Creating a strong focal point and entry off 16th Ave W will develop the street as a neighborhood street as discussed in long-term goals for Interbay.

CS3 (A.4): EVOLVING NEIGHBORHOODS

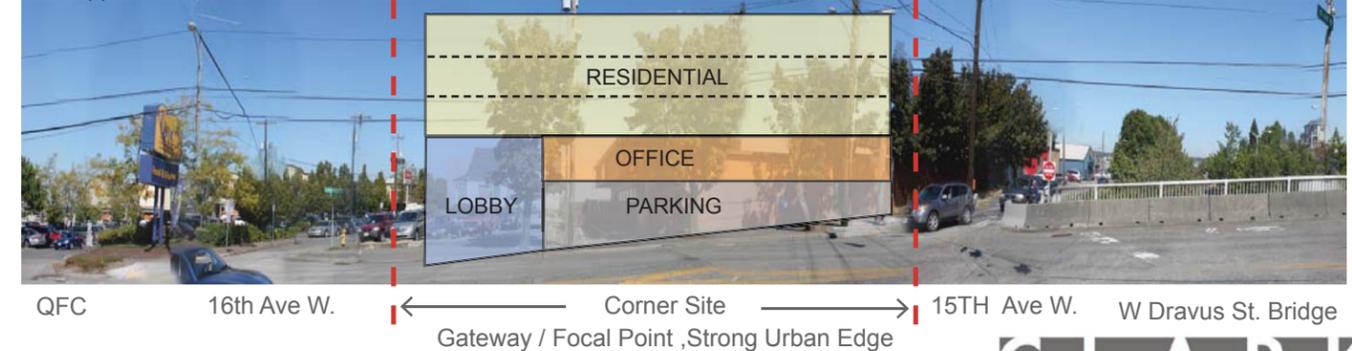
Interbay is an evolving neighborhood and largely underdeveloped. Therefore, the design of the proposed building will explore ways to establish a positive and desirable context for others to build upon in the future.



CS3 (I): STREETSCAPE COMPATIBILITY - 16th Ave W.

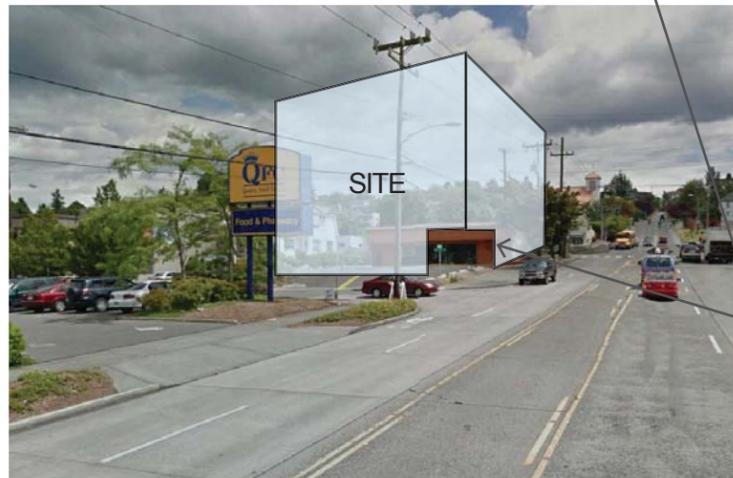


CS3 (I): STREETSCAPE COMPATIBILITY - W Dravus St.

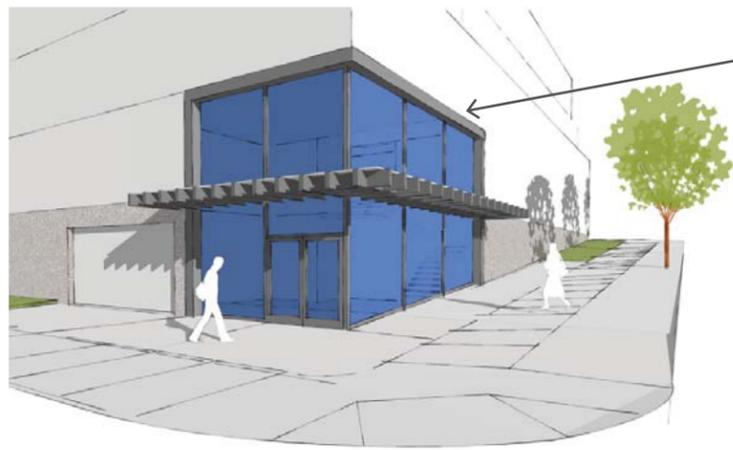




View from W Dravus St. bridge over 15th Ave W.



View of W building face from W Dravus St.



Building Entry Perspective

PL1 (B.3): WALKWAYS AND CONNECTIONS

Building entry transparency will give identity. Entry is visible from intersection of 16th Ave. W and W Dravus St as well as the intersection of 15th Ave W & W Dravus St.

PL2 (B.2 & 3): LIGHTING FOR SAFETY & STREET LEVEL TRANSPARENCY

Adequate lighting will be incorporated at entry and along building to promote a safe environment.

Transparency at entry lobby will encourage natural surveillance at street-level.

PL2 (C.1): LOCATION AND COVERAGE

Canopy at the entry will provide weather protection for guests arriving as well as provide an extra level of pedestrian lighting.

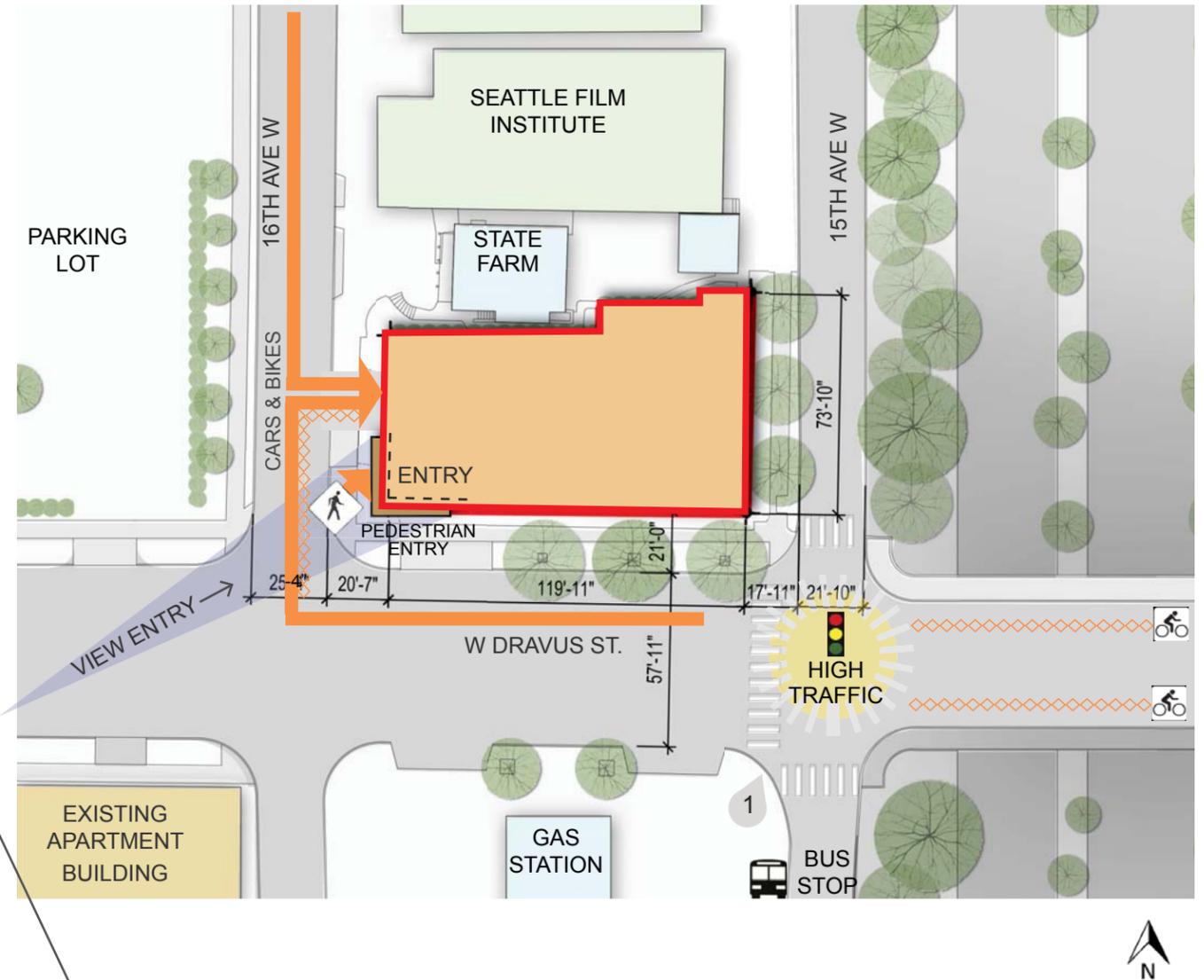
PL3 (A.1c): COMMON ENTRIES TO MULTI-STORY RESIDENTIAL BUILDINGS

Building entry located at corner to maximize visibility from intersection of W Dravus St. and 16th Ave. W. Entry to provide privacy for residents but also be welcoming and identifiable to visitors.

Use of mullions, glass, and metal canopies will guide focus and movement into the space. Transparency showcases monumental staircase within two-story lobby.

PL4 (C.1): INFLUENCE ON PROJECT DESIGN (TRANSIT)

To avoid the intense vehicular traffic at the intersection of W Dravus St. & the 15th Ave W ramp, the entries for pedestrians, cars, & bikes will be accessed from 16th Ave W.



SW Aerial View



Proposed Canopy at Entry Lobby



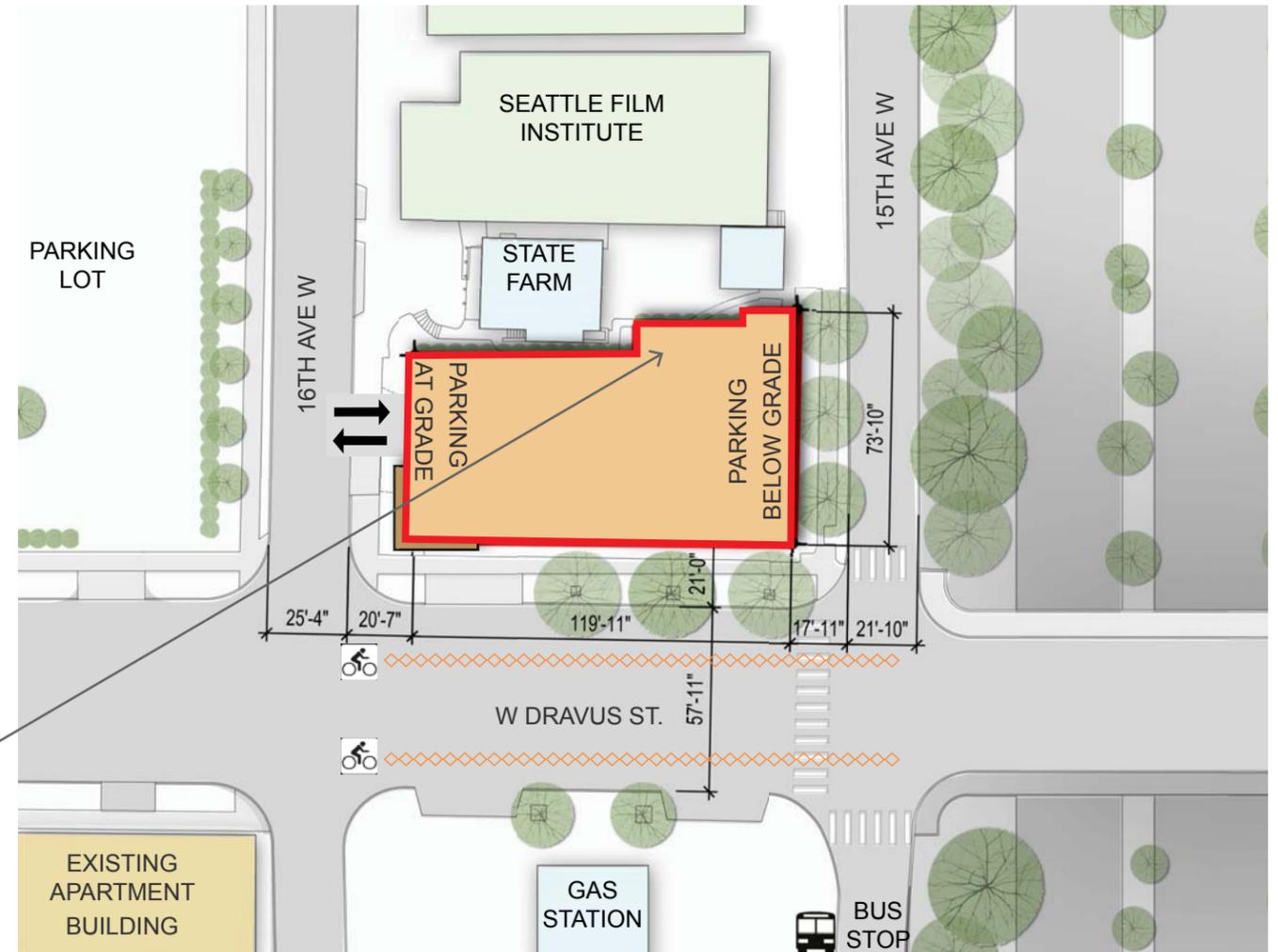
DC1 (A.1): ARRANGEMENT OF INTERIOR USES - VISIBILITY

Proposed building has entry lobby located along pedestrian oriented W Dravus St. & 16th Ave W.

Placing offices on the second floor creates a buffer and moves residential away from traffic.

DC1 (C.2) VISUAL IMPACTS OF PARKING RAMP

Proposed building has parking located at grade on 16th Ave N and below grade on 15th Ave W. Building will implement architectural elements to add interest along parking level at W. Dravus St.



Base, Middle, Top Proportions on 16th Ave W.



Base of Slate Apts. on 16th Ave W.

DC1 (C.4) SERVICE USES

16th Ave W to be used as service entry to experientially separate pedestrians from back of house and trash collections.

DC2 (A.1) MASSING

Building mass steps back at NE corner of site to adjust to irregular shape of site.

DC2 (C.3) FIT WITH NEIGHBORING BUILDINGS

Building will implement aspects of neighboring buildings such as architectural style, fenestration, color & materials. It will create a well-proportioned base, middle and top similar to surrounding buildings.

DC4 EXTERIOR ELEMENTS AND FINISHES

Building will draw from materials, landscaping and hard surfaces on W Dravus St. Overall the aesthetic is contemporary. Many of the buildings have an industrial feel, drawing from the industrial history of the neighborhood.



Concrete, Fiber Cement Siding, Corrugated Metal Siding, Vinyl Windows



Storefront, Metal Canopies, Stone Benches, Fiber Cement Siding, Vinyl Windows



Concrete, Fiber Cement Siding, Corrugated Metal Siding, Vinyl Windows



Metal Siding, Storefront, Stone, Wood Deck, CMU



Wood Siding, Wood Trellis, Metal Siding, Storefront, Concrete

Alternative Concept A - Code Compliant

Project Data

Parking Spaces	21 (6,100 sqft)
Residential Units	24 (18,579 sqft)
Office Area	6,700 sqft
Amenity Area	500 sqft
Roof Garden Area	4,860 sqft

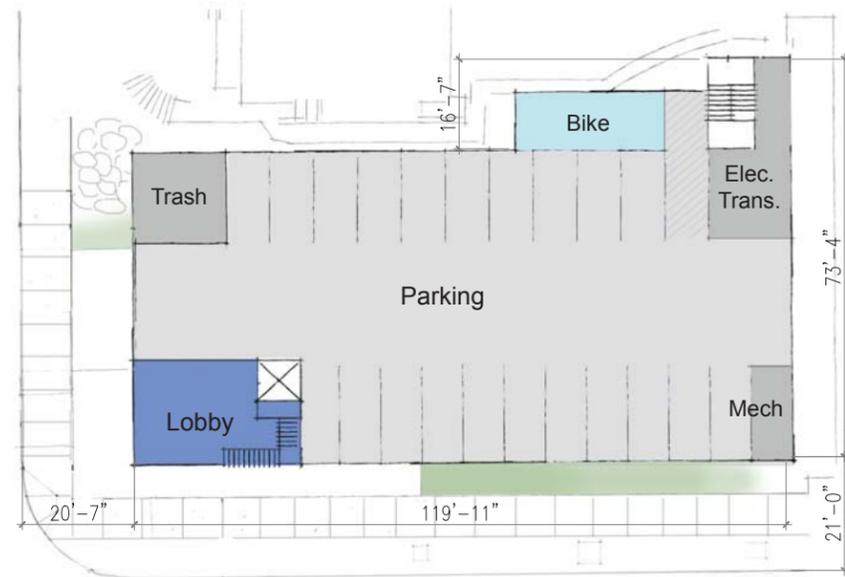
Pros & Cons

Pros:

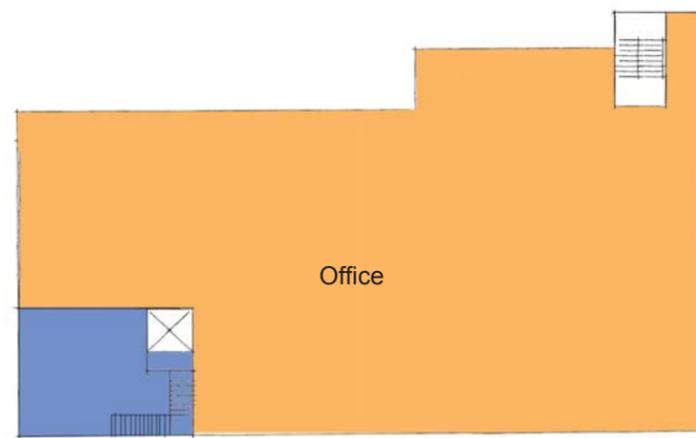
- Lobby activates corner
- Creates sense of place
- Street level transparency
- No blank facades

Cons:

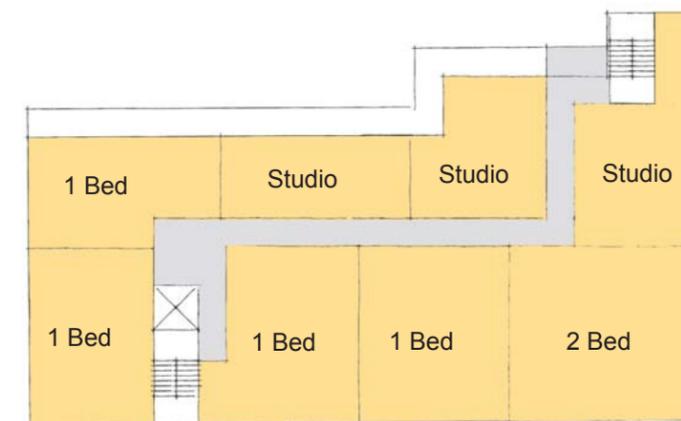
- Less iconic presence & building massing



Level 1



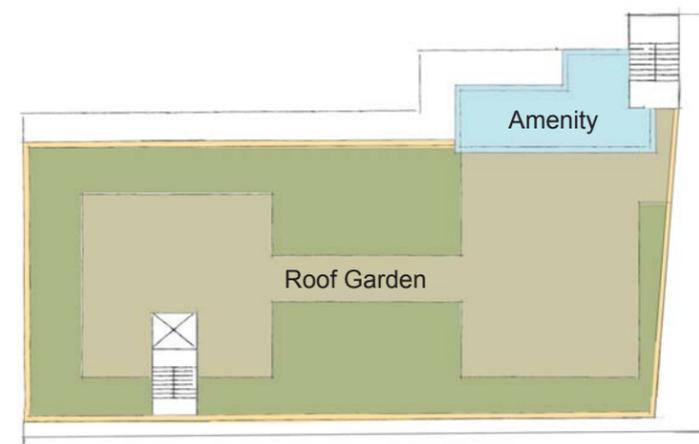
Level 2



Level 3



Level 5 (Level 4 sim.)



Roof



View from 15th Ave W



View from 16th Ave. W & W Dravus St.



SW Aerial View

Alternative Concept B - Departure

Project Data

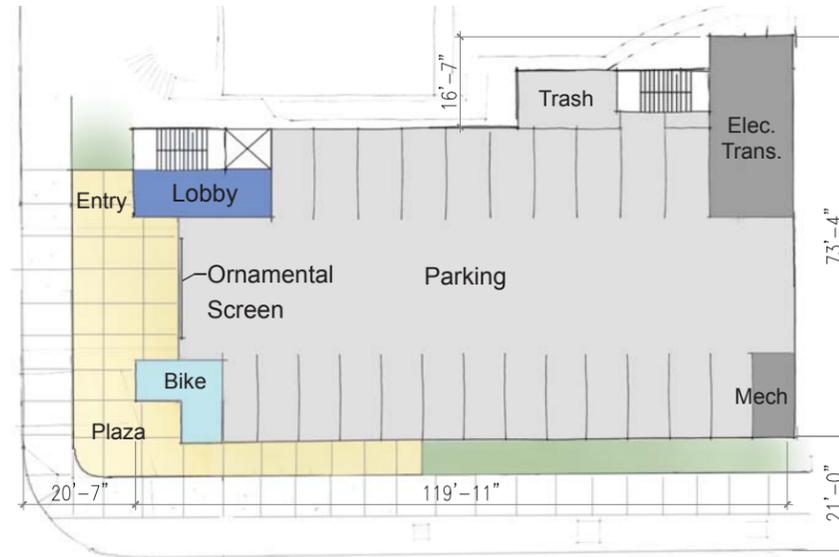
Parking Spaces	21 (6,389 sqft)
Residential Units	29 (19,000 sqft)
Office Area	7,010 sqft
Amenity Area	470 sqft
Roof Garden Area	4,750 sqft

Pros & Cons

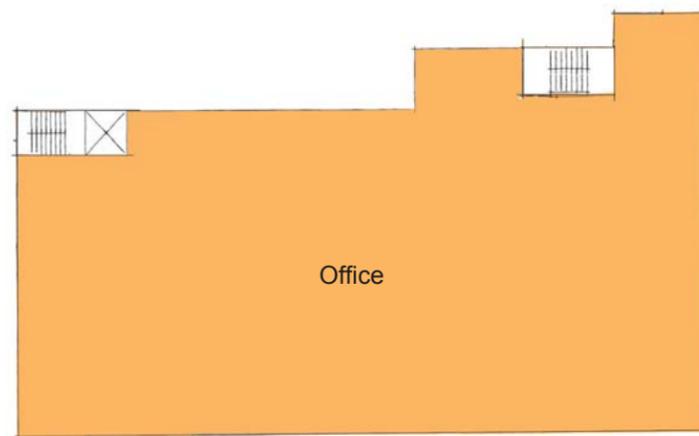
- Pros**
- Additional levels add interest to building mass
 - Creates public plaza
 - Creates iconic point of interest & sense of place
 - No blank facades
- Cons**
- Maximizes building heights

Development Departures

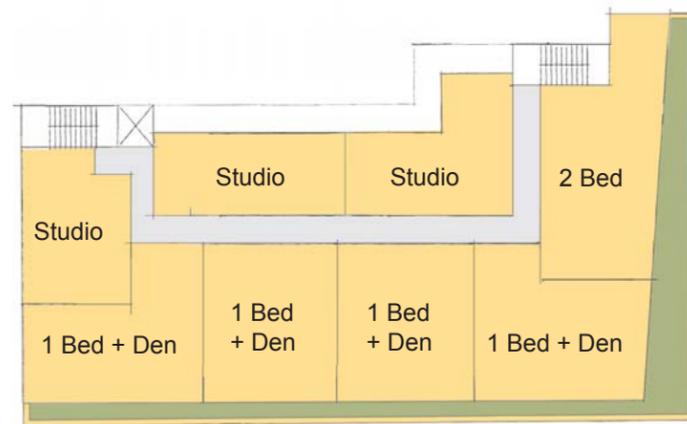
1. Height setback moved from 50'-0" to 15'-0"



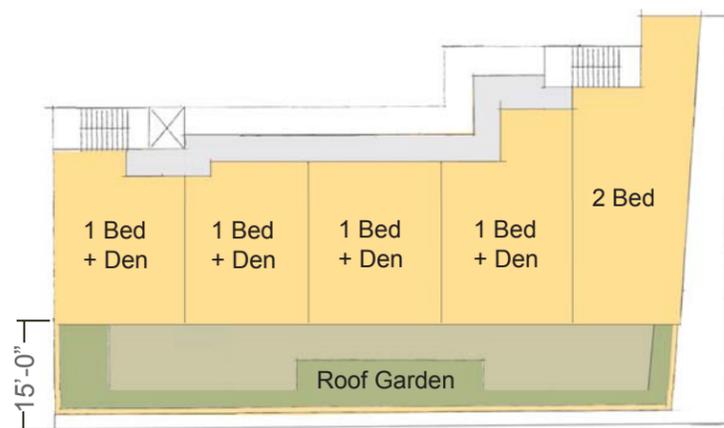
Level 1



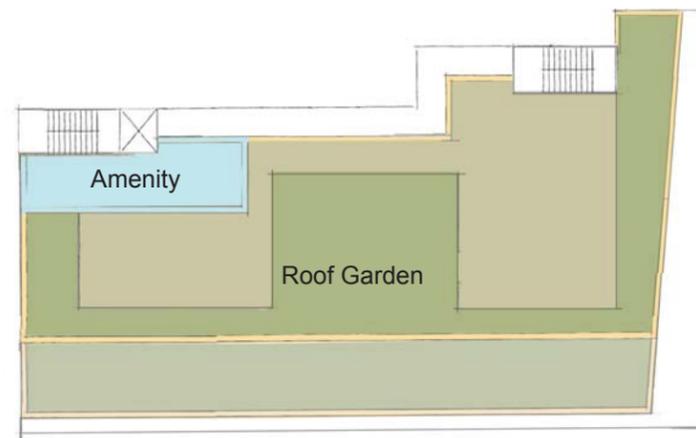
Level 2



Level 5 (Level 3 & 4 sim)



Level 6



Roof



View from 15th Ave W

View from 16th Ave. W & W Dravus St.



SW Aerial View

Alternative Concept C - Departure (Preferred Scheme)

Project Data

Parking Spaces	21 (6,389 sqft)
Residential Units	32 (19,445 sqft)
Office Area	7,010 sqft
Amenity Area	800 sqft
Roof Garden Area	5,220 sqft

Pros & Cons

Pros:

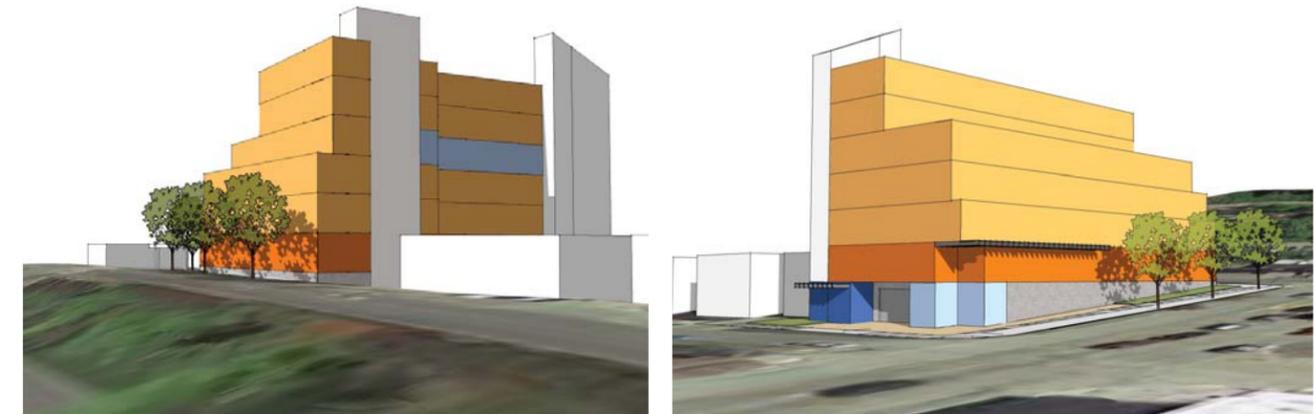
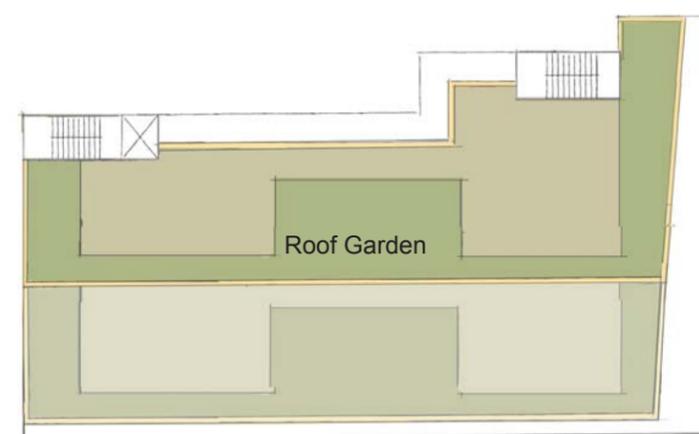
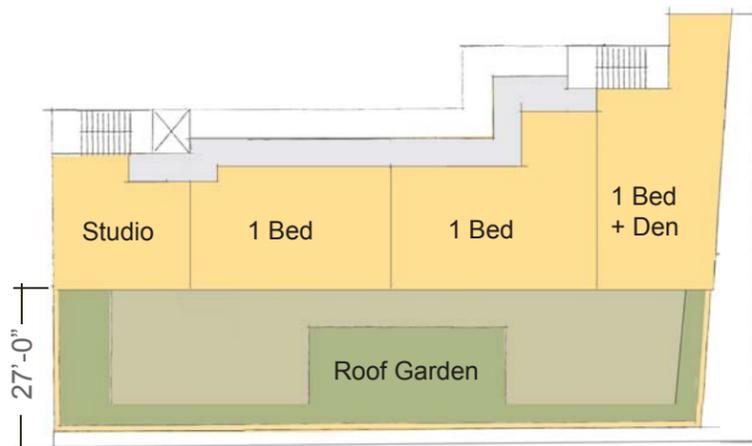
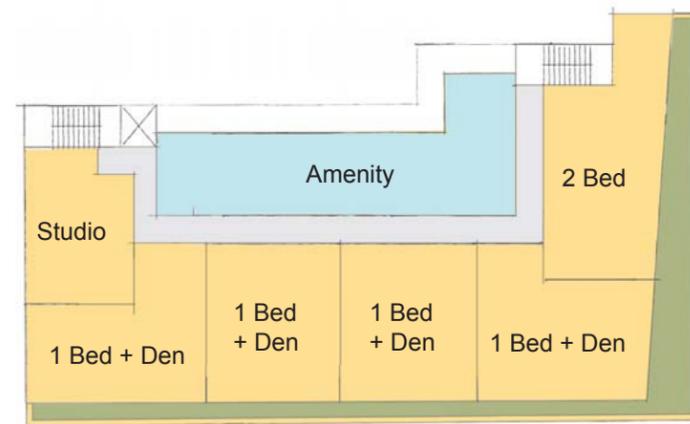
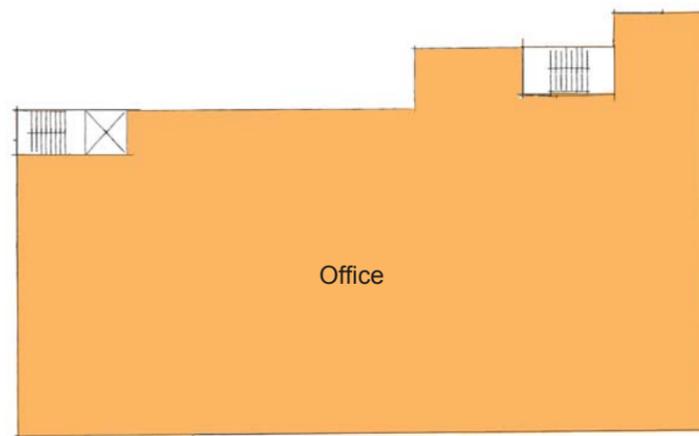
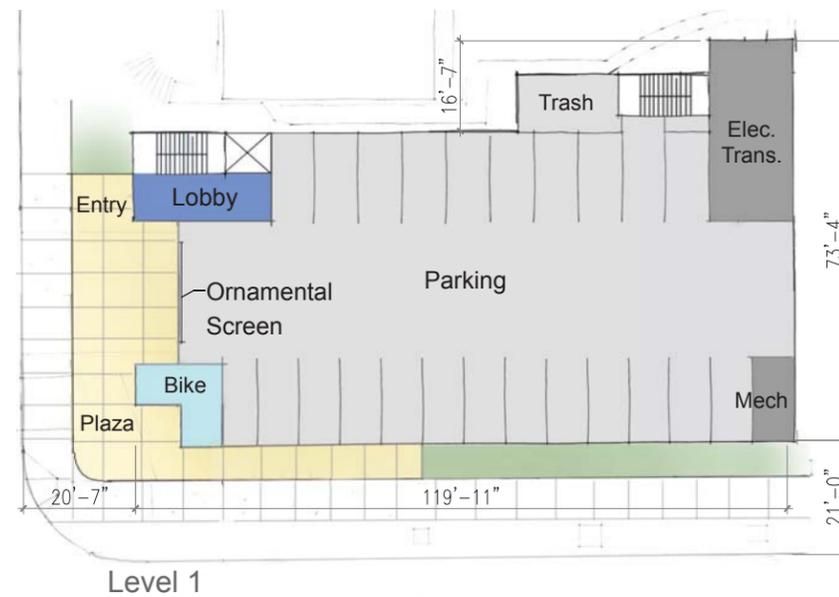
- Additional levels add interest to building mass
- Creates public plaza
- Creates iconic point of interest & sense of place
- No blank facades

Cons:

- Maximizes building heights

Development Departures

1. Height setback moved from 50'-0" to 27'-0"



View from 15th Ave W

View from 16th Ave. W & W Dravus St.



SW Aerial View



Pedestrian Plaza



Parking Garage Materials



Benches



Storefront



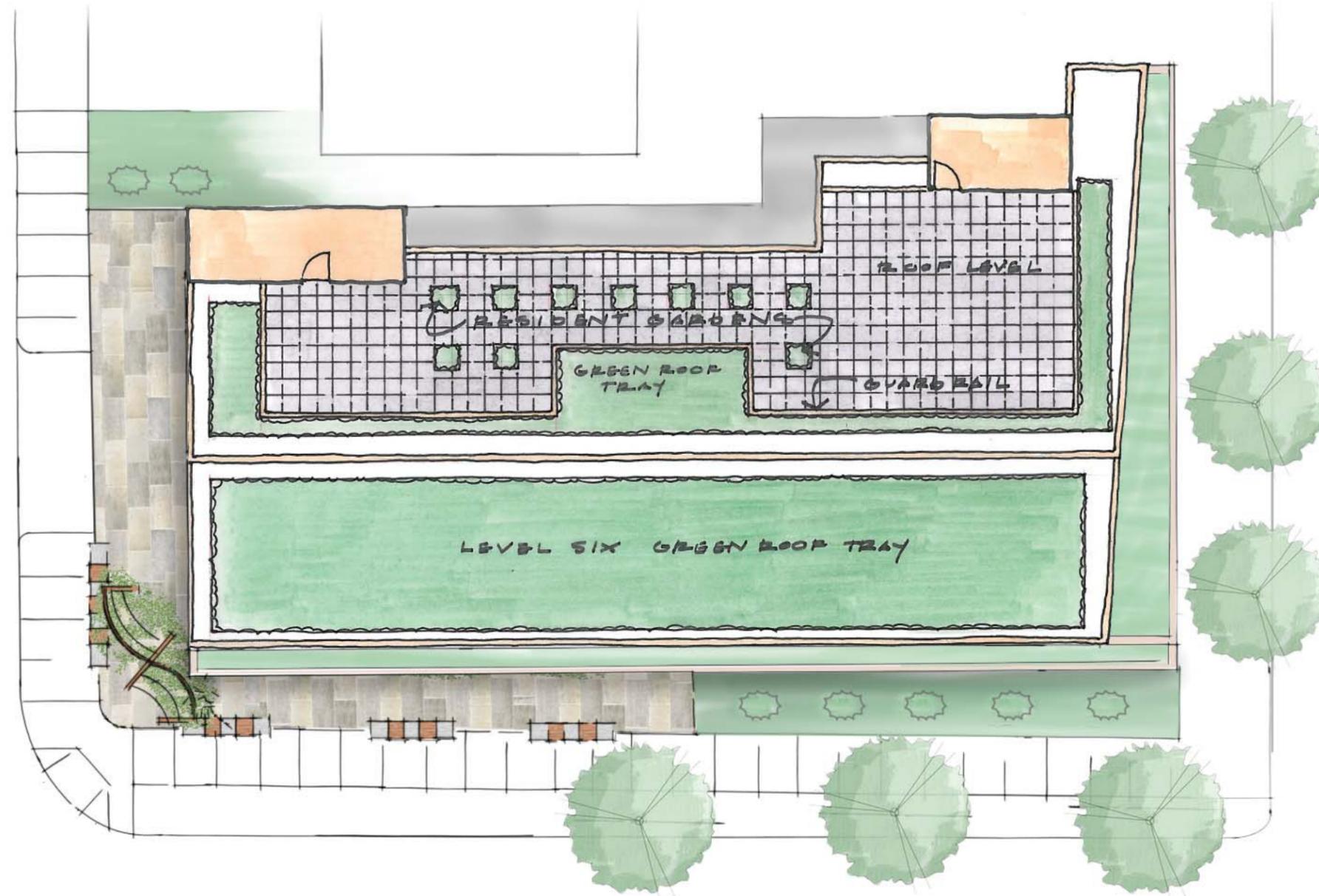
Trellis



The landscape plan shows how the roof garden and ground floor exterior spaces will be designed to define spaces with significant elements, such as vegetation and hardscape elements.

The SW corner of the building will be cut back to create an inviting pedestrian plaza. Benches and an additional feature such as a trellis will create interest and sense of place on the site.

Existing trees will remain and additional shrubs and landscaping will be planted in areas with existing dirt.





Concept A - Code Compliant

Pros

- Lobby activates corner
- Creates sense of place
- Street level transparency
- No blank facades

Cons

- Less iconic presence & building massing



Concept B - Departure

Pros

- Additional levels add interest to overall building mass
- Creates public plaza
- Creates iconic point of interest and sense of place for entrance into Interbay Neighborhood via 15th Ave. W.
- Creates more diversity in apartment types
- No blank facades

Cons

- Maximizes building heights

Development Departures

1. Allowable height setback moved from 50'-0" to 15'-0"



Concept C - Departure (Preferred Scheme)

Pros

- Additional levels add interest to overall building mass
- Creates public plaza
- Creates iconic point of interest and sense of place for entrance into Interbay Neighborhood via 15th Ave. W.
- Creates more diversity in apartment types
- No blank facades

Cons

- Maximizes building heights

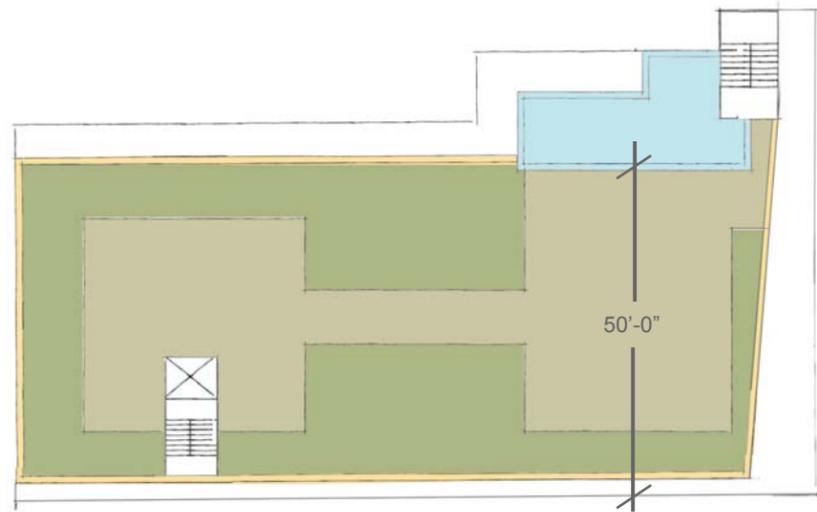
Development Departures

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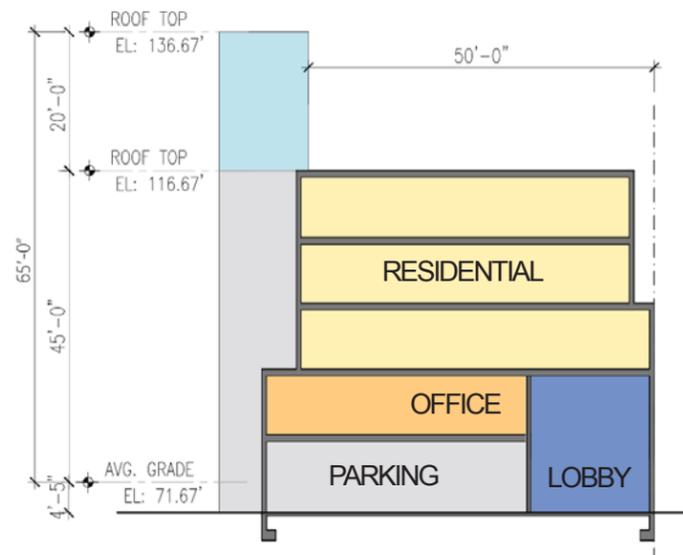
Development Departure- Revised Building Height Setback

OPTION 1- CODE COMPLIANT

Per SMC 23.48.010.C.2, the site requires a building height of 45'-0" within 50'-0" of the property line from W Dravus St. Beyond 50'-0", the site allows a height of 85'-0". The amenity space in this option would be located 50'-0" back and the building would have one floor of office and 3 floors of apartments within the allowable heights.



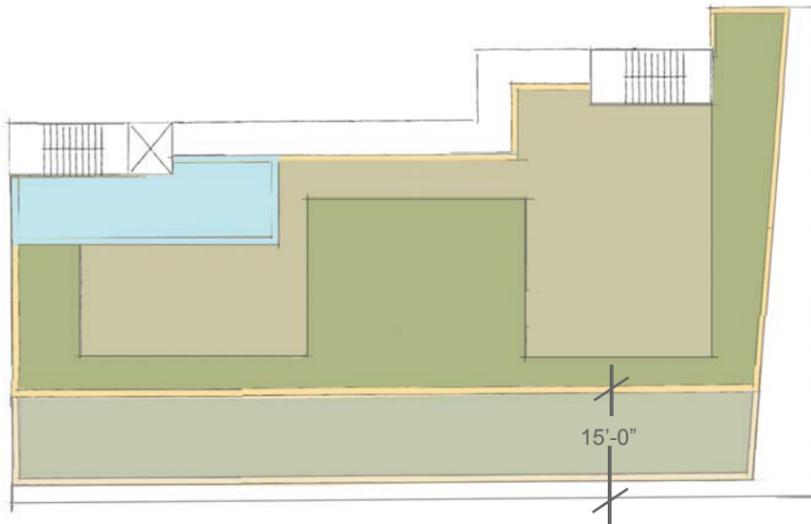
Roof Plan



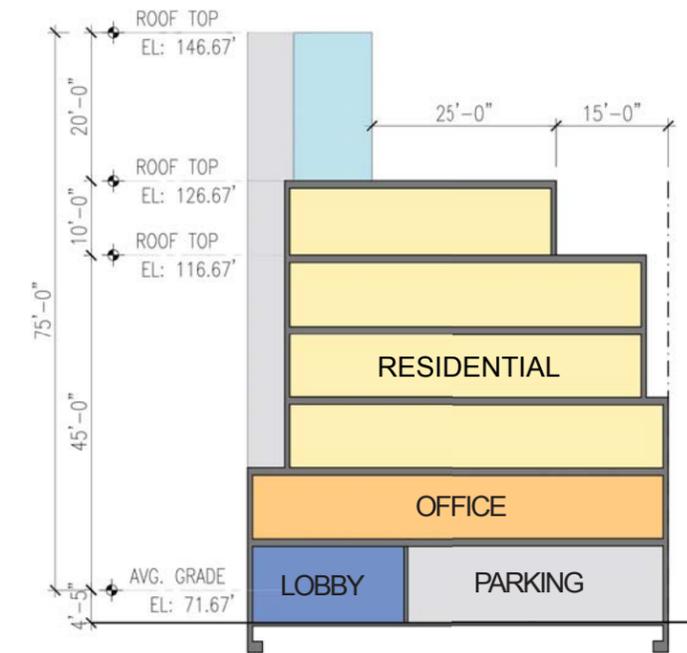
North/South Section

OPTION 2- DEPARTURE

The setback would be reduced to 15'-0" so that an additional 5 apartments could be added to the north side of the building. Adding height to the building would help create a more monumental focal when entering the neighborhood.



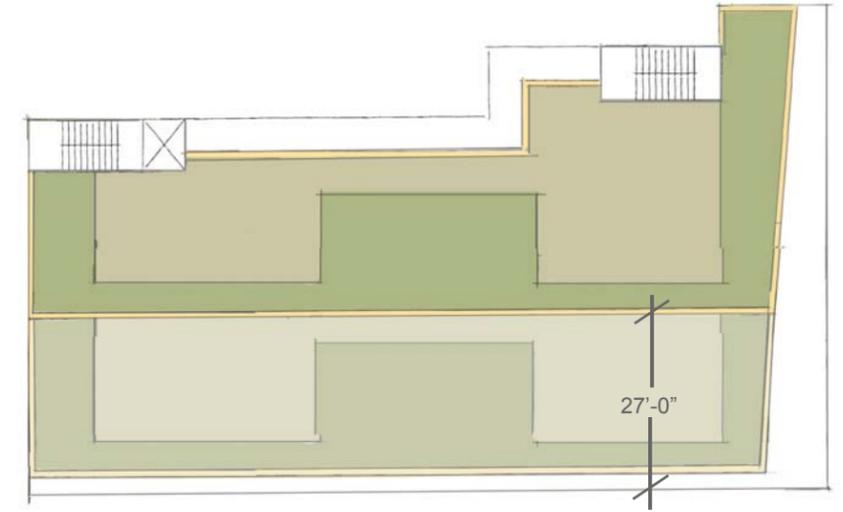
Roof Plan



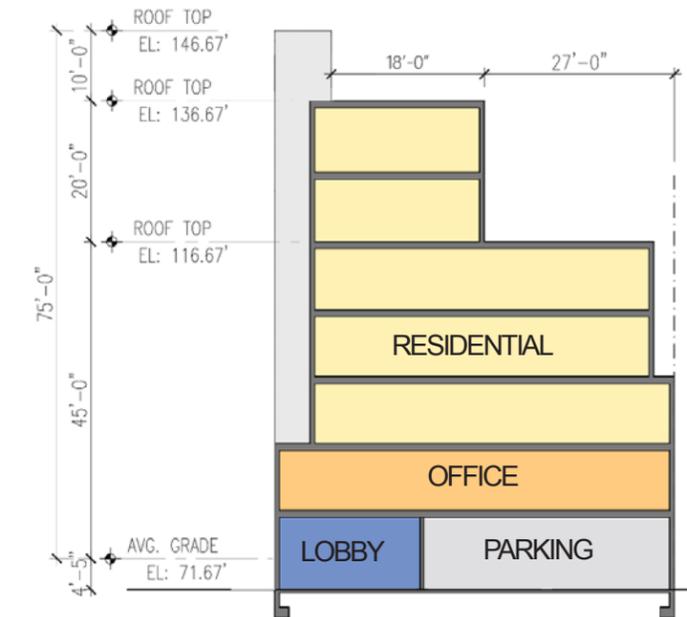
North/South Section

OPTION 3- DEPARTURE (PREFERRED SCHEME)

The setback would be reduced to 27'-0" so that an additional 4 apartments could be added to the north side of the building. Adding height to the building would help create an iconic entry into the neighborhood.



Roof Plan



North/South Section

Development Departure- Revised Building Height Setback

OPTION 1- CODE COMPLIANT

The image to the right shows possible building development based on the required building setback of 45'-0" for the first 50'-0" and 85'-0" after 50'-0" from the property line.



View from W Dravus St. & 15th Ave W.



View from W Dravus St. & 16th Ave W.

OPTION 2- DEPARTURE

The setback would be reduced to 15'-0" so that an additional 5 apartments could be added to the north side of the building. Adding height to the building would help create a more monumental focal when entering the neighborhood.



View from W Dravus St. & 15th Ave W.



View from W Dravus St. & 16th Ave W.

OPTION 3- PREFERRED SCHEME

An additional 6th & 7th floor would be added setback 27'-0" from the property line within the 85'-0" height.

The decreased setback has little affect on the overall character of Dravus Ave W. The stepped nature of the building creates a gradual transition to the highest building elevation.



View from W Dravus St. & 15th Ave W.



View from W Dravus St. & 16th Ave W.



1ST AVENUE & S MAIN STREET APARTMENTS

IN DESIGN



600 ELLIOT

COMPLETE 2014



BELAY APARTMENTS

COMPLETE 2013



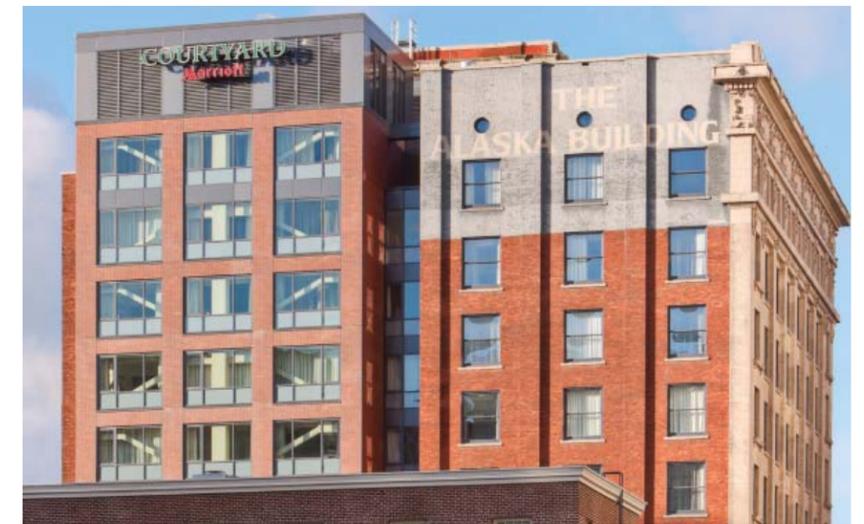
EMERALD LANDING

COMPLETE 2013



BALLARD BLOCKS

COMPLETE 2009



ALASKA BUILDING - HOTEL RENOVATION/ADDITION

COMPLETE 2009

CONTEXT & SITE

CS1 (B.1): DAYLIGHT & SHADING

Shadows cast in September & June are minimal in comparison with longer shadows cast in December. Concept C is the tallest scheme and therefore has more of an affect on the surrounding environment.

CS1 (C.2): TOPOGRAPHY - ELEVATION CHANGE & TOPOGRAPHY

The site is approximately 9'-9" higher on the east side. The slope of the site allows parking to be partially hidden.

CS2 (A.1): SENSE OF PLACE

Impactful design will solidify the site as a gateway to the neighborhood and create sense of place and strong identity along W. Dravus St & 16th Ave W.

The design will enhance 16th Ave as a pleasant neighborhood scale street and strengthen pedestrian character by incorporating elements at the human scale.

Benches, vegetation, and pavers add interest to the site and varying building materials and corner transparency will create a welcoming facade.

CS2 (C.1): CORNER SITES

Building out to the corner will create a strong urban edge along W Dravus St.

Emphasis and entry to the site will be on 16th Ave. W vs the one-way 15th Ave. W off-ramp. Emphasizing the corner of W Dravus St. & 16th Ave. W will develop sense of place & pedestrian usability of the intersection. Creating a strong focal point and entry off 16th Ave W will develop the street as a neighborhood street as discussed in long-term goals for Interbay.

CS3 (A.4): EVOLVING NEIGHBORHOODS

Interbay is an evolving neighborhood and largely underdeveloped. Therefore, the design of the proposed building will explore ways to establish a positive and desirable context for others to build upon in the future.

PUBLIC LIFE

PL1 (B.3): WALKWAYS AND CONNECTIONS

Building entry transparency will give identity. Entry is visible from intersection of 16th Ave. W and W Dravus St as well as the intersection of 15th Ave W & W Dravus St.

PL2 (B.2 & 3): LIGHTING FOR SAFETY & STREET LEVEL TRANSPARENCY

Adequate lighting will be incorporated at entry and along building to promote a safe environment.

Transparency at entry lobby will encourage natural surveillance at street-level.

PL2 (C.1): LOCATION AND COVERAGE

Canopy at the entry will provide weather protection for guests arriving as well as provide an extra level of pedestrian lighting.

PL3 (A.1c): COMMON ENTRIES TO MULTI-STORY RESIDENTIAL BUILDINGS

Building entry located at corner to maximize visibility from intersection of W Dravus St. and 16th Ave. W. Entry to provide privacy for residents but also be welcoming and identifiable to visitors.

Use of mullions, glass, and metal canopies will guide focus and movement into the space. Transparency showcases monumental staircase within two-story lobby.

PL4 (C.1): INFLUENCE ON PROJECT DESIGN (TRANSIT)

To avoid the intense vehicular traffic at the intersection of W Dravus St. & the 15th Ave W ramp, the entries for pedestrians, cars, & bikes will be accessed from 16th Ave W.

DESIGN CONCEPT

DC1 (A.1): ARRANGEMENT OF INTERIOR USES - VISIBILITY

Proposed building has entry lobby located along pedestrian oriented W Dravus St. & 16th Ave W.

Placing offices on the second floor creates a buffer and moves residential away from traffic.

DC1 (C.2) VISUAL IMPACTS OF PARKING RAMP

Proposed building has parking located at grade on 16th Ave N and below grade on 15th Ave W. Building will implement architectural elements to add interest along parking level at W. Dravus St.

DC1 (C.4) SERVICE USES

16th Ave W to be used as service entry to experientially separate pedestrians from back of house and trash collections.

DC2 (A.1) MASSING

Building mass steps back at NE corner of site to adjust to irregular shape of site.

DC2 (C.3) FIT WITH NEIGHBORING BUILDINGS

Building will implement aspects of neighboring buildings such as architectural style, fenestration, color & materials. It will create a well-proportioned base, middle and top similar to surrounding buildings.

DC4 EXTERIOR ELEMENTS AND FINISHES

Building will draw from materials, landscaping and hard surfaces on W Dravus St. Overall the aesthetic is contemporary. Many of the buildings have an industrial feel, drawing from the industrial history of the neighborhood.