

CASCADE APARTMENTS

Building B

Early Design Guidance Meeting

401 Pontius Avenue N
Seattle, WA 98109

HOLLAND PARTNERS & ANKROM MOISAN ARCHITECTS, INC.
DPD #3018926
RELATED MUP: 3018928

28 JANUARY 2015



GENERAL PROJECT INFORMATION

DPD #3018928 - BUILDING A PROJECT ADDRESS

400 Minor Ave
Seattle, WA 98109

DPD #3018926 - BUILDING B PROJECT ADDRESS

401 Pontius Ave N
Seattle, WA 98109

TEAM

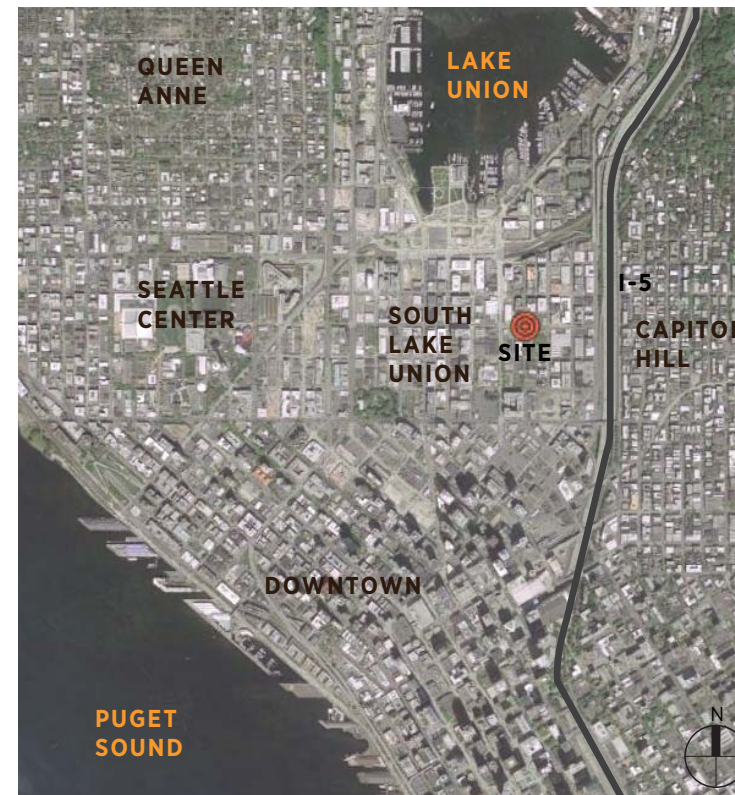
OWNER/APPLICANT:
Holland Partner Group

Contact: Jodi Patterson-O'Hare
Jodi@permitcnw.com

ARCHITECT:
Ankrom Moisan Architects, Inc.
117 South Main Street, Suite 400
Seattle, WA 98104
206.576.1600
Contact: Ricky Teh
ricky@ankrommoisan.com

BUILDING A

NUMBER OF RESIDENTIAL UNITS	152 UNITS
GROSS SQUARE FOOTAGE	197,000 SQ. FT.
NET RESIDENTIAL SQUARE FOOTAGE	84,800 SQ. FT.
PARKING SPACES	174 SPACES
NUMBER OF STORIES	7



VICINITY MAP



N.T.S. SITE AERIAL PHOTO

BUILDING B

NUMBER OF RESIDENTIAL UNITS	106 UNITS
GROSS SQUARE FOOTAGE	86,700 SQ. FT.
NET RESIDENTIAL SQUARE FOOTAGE	58,900 SQ. FT.
PARKING SPACES	26 SPACES
NUMBER OF STORIES	7

PROJECT GOALS



1. REINFORCE CHARACTER OF CASCADE PLAYFIELD

Cascade Playfield is a primary feature of the neighborhood, serving a variety of people. This project provides a design response, which enhances the character of the park. Primary amenity spaces are designed to face the park, and ground level design along Harrison will focus on extending the green edge along the sidewalk, aligning pedestrian entries with park entries.



2. ADDRESS A UNIQUE HOUSING DEMAND IN THE CASCADE NEIGHBORHOOD

This project provides smaller than typical average unit sizes, serving a demand in the area for compact units that still provide open bedrooms and full kitchens. These are high-quality, efficient unit designs, and there are no studios—all units have a full bedroom.



3. REFLECT NEIGHBORHOOD SCALE

The neighborhood is a mix of residential, office, and retail uses. This project, as a part of the Mixed/Residential zoning, will provide a familiar, urban, residential feel at the ground floor with design elements scaled to enhance walking and interacting among neighbors at street level.

CASCADE APARTMENTS / site

SITE CONTEXT: ZONING

SITE INFORMATION

Parcels:
2467400305, 2467400311
Combined Lot Area:
~14,400 square feet

ZONING AND OVERLAYS

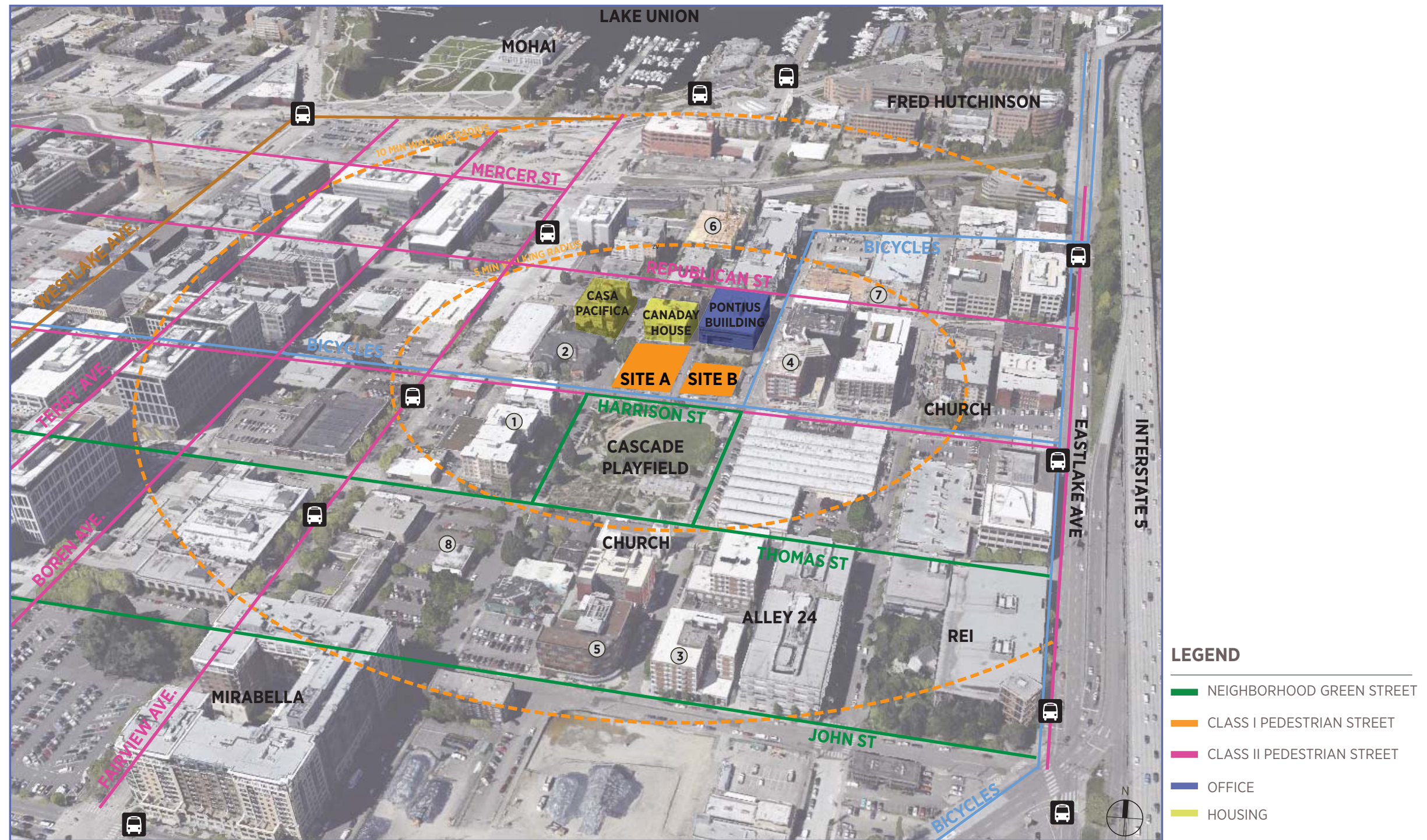
Base Zoning:
SM/R 55/85
Seattle Mixed Residential

Overlay Zoning:
South Lake Union Urban Center



--- ZONING BOUNDARY LINE

SITE CONTEXT: NEIGHBORING USES AND POINTS OF INTEREST



SITE CONTEXT: ARCHITECTURAL STYLES



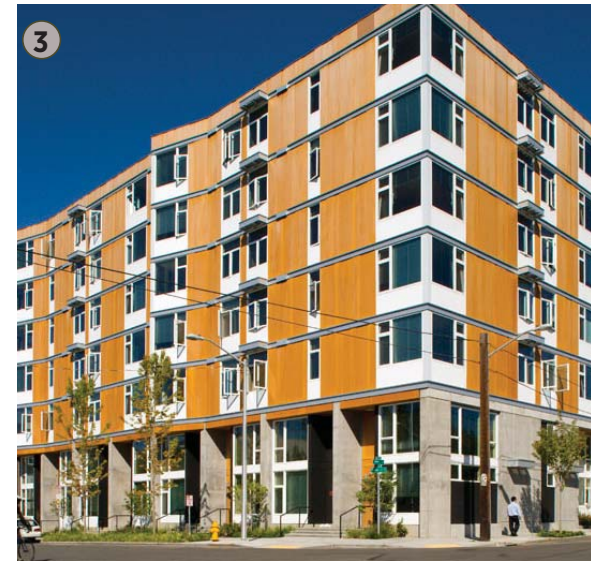
301 Minor Ave N
Alcyone Apartments

Colors, materials, and roof planes vary significantly.



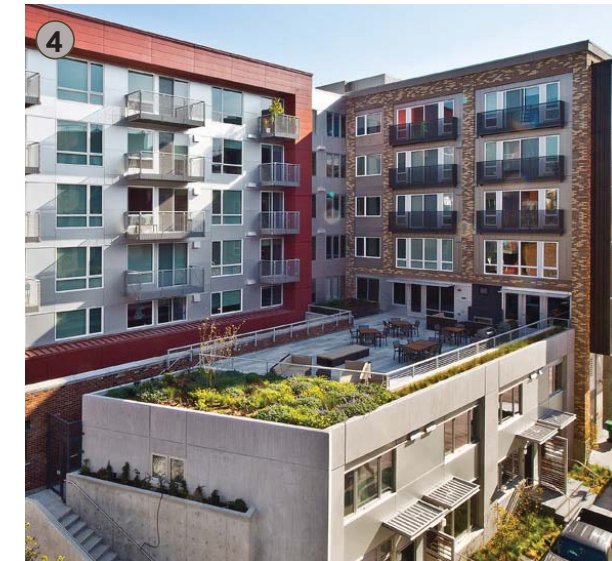
405 Minor Ave N
Apartments

Residential feel, very active roof planes. Smaller than most apartment buildings.



224 Pontius Ave N
Alley 24 Residences

Simple form with repetitive patterns and colors. Tall and welcoming base.



1280 Harrison St
Stack House Apartments

Significant podium amenity. Bold colors. Strong landscaping and swales.



207 Pontius Ave N
SCCA House

Simple material and form varied with use of patterning.



1201 Mercer St
Rivet Apartments
(Ankrom Moisan and Holland Partners)

Bold colors with small articulation moves. Simple form.



1260 Republican St
AMLI SLU Apartments

Extremely simple form & repetitive patterns. Unusual cladding choice.



221 Minor Ave N
Cascade I & II (PROPOSED)

Simple form, color patterns used to vary mass. Alley as pedestrian way.

SITE PHOTOS AND SURROUNDINGS



VIEW OF CASA PACIFICA



VIEW OF STACK HOUSE



VIEW OF THE PONTIUS BUILDING



VIEW OF CASCADE PARK



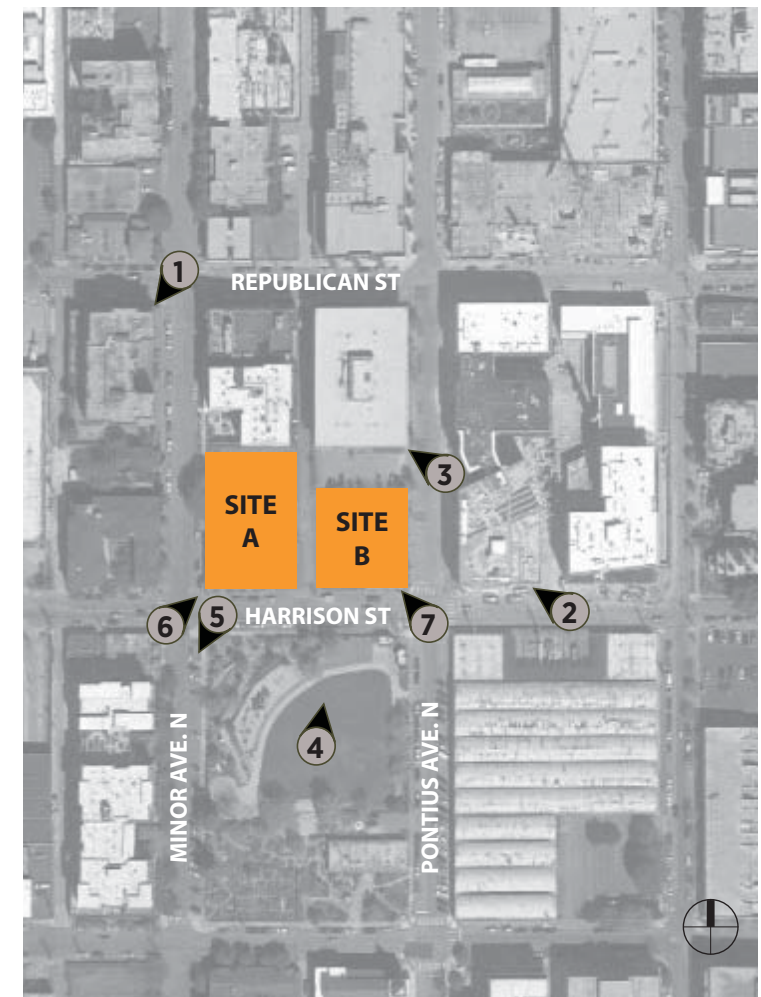
VIEW OF ALCYONE APARTMENTS



SOUTHWEST VIEW OF SITE A



NORTHWEST VIEW OF SITE B



KEY MAP

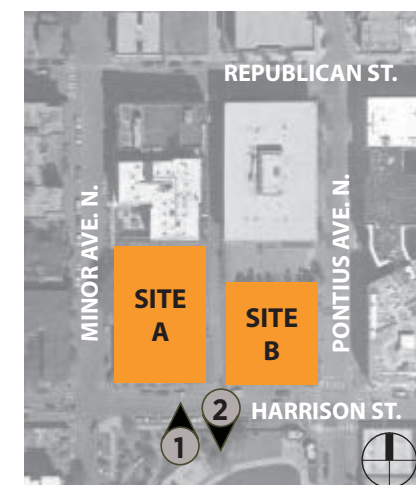
SITE CONTEXT: STREET LEVEL VIEWS



① HARRISON STREET ELEVATION, FACING NORTH



② HARRISON STREET ELEVATION, FACING SOUTH



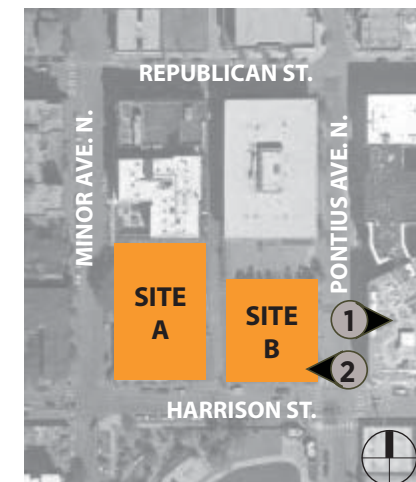
SITE CONTEXT: STREET LEVEL VIEWS



① MINOR AVENUE ELEVATION, FACING EAST



② MINOR AVENUE ELEVATION, FACING WEST



LAND USE CODE ANALYSIS

Site Address and Parcel Number

400 Minor Avenue N & 401 Pontius Avenue N
Parcel Numbers: 2467400300, 2467400285, 2467400311, 2467400305

Harrison St is a “Neighborhood Green Street”

Development Lot Area

West Parcels: 14,400 + 7,200 = 21,600 sq. ft.
East Parcels: 11,400 + 3,000 = 14,400 sq. ft.
Total: 36,000 sq. ft.

Base Zoning

SM/R 55/85

Overlay Zoning

South Lake Union Urban Center

Primary Land Use Code Chapters

SMC 23.48, Seattle Mixed

FAR – Table 23.48.009

Base/Maximum FAR: Not Applicable (no limit)

Height:

Nonresidential Only: 55 feet
60% or More Residential: 85 feet

Lot Coverage Limits

None

Street Level Development

23.48.014

A primary pedestrian entrance facing the street is required.

Harrison St is a “Neighborhood Green Street” between Pontius and Minor.

The minimum street facing façade height is 25’ along Harrison St. The minimum street facing façade height along Pontius and Minor is 15’.

Setbacks

23.48.012

Along Harrison St, any portion of a structure taller than 45’ is required to have a setback of 1’ for every 2’ of additional height, up to a limit of 15’.

Along the alley, portions of a structure greater than 25’ in height must set back 1’ for every 2’ up to a maximum of 15’

Decks, railings, balconies, etc. may project up to 4’ into the required setbacks.

Amenity Area

23.48.020

An area equivalent to 5% of total gross floor area in residential use shall be provided as amenity area, up to the limit of the area of the lot.

Minimum dimension for these spaces is 15’.

Amenity area may be 50% enclosed.

Amenity area as street level open space that is accessible from the street is counted as double its actual area and has a minimum dimension of 10’ instead of 15’.

Landscape and Screening Standards

23.48.024

Green Area Factor: Landscaping that achieves a score of .30 or greater.

Sight Triangle

23.54.030

For two-way driveways, at least 22’ wide, a site triangle on the side used as an exit shall be provided.

Parking

SMC 23.54.15

Residential: No minimum requirement

Nonresidential: 1/1000 sq. ft. maximum

Bicycle Parking

23.54.015

Commercial: Varies, depending on use

Residential: One space per four units

Solid Waste and Recyclable Materials Storage

23.54.040

Residential: More than 100 units = 575 sq. ft. + 4 sq. ft. for each additional unit above 50.

Retail: project may meet only 50% of 125 sq. ft. requirement, if the storage room is shared with residential trash.

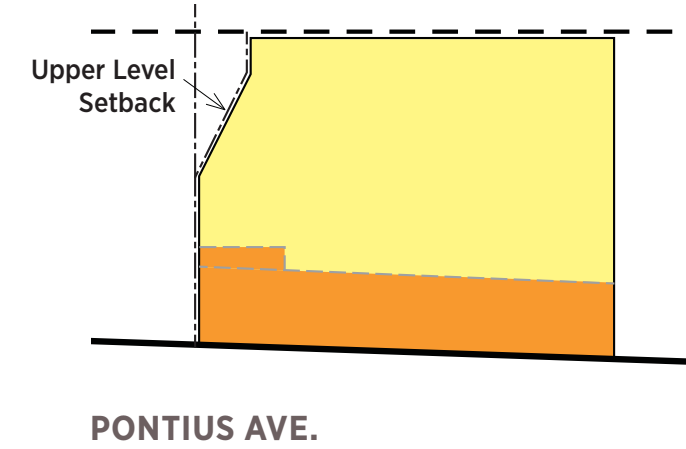
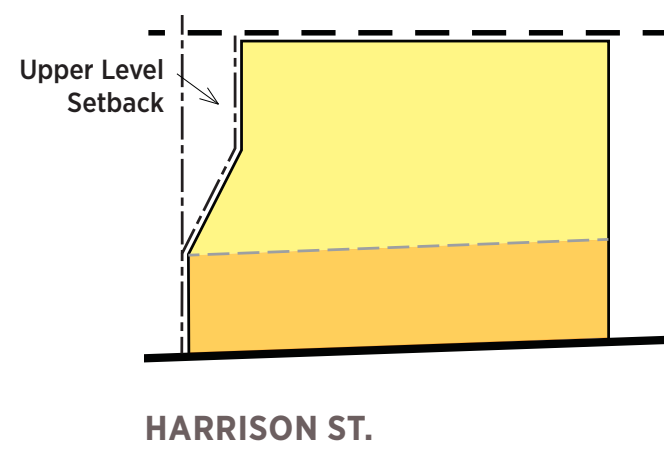
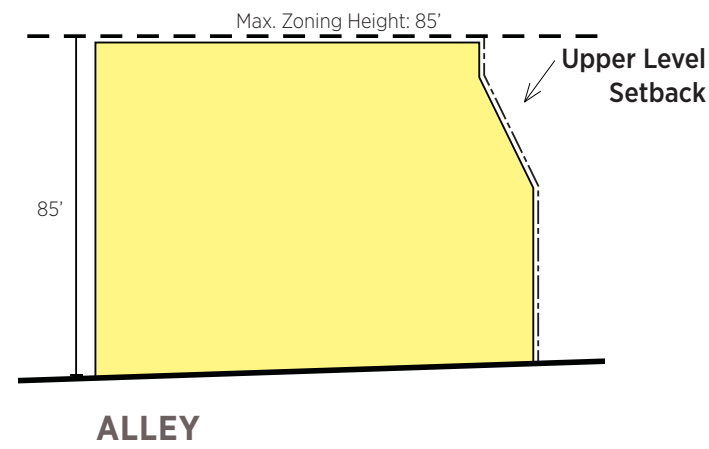
Mixed-use development that contains both residential and nonresidential uses shall meet the residential requirements, plus 50% of the requirement for nonresidential; storage for garbage may be shared, but separate spaces for recycling shall be provided.

For larger than 2 cubic yard containers and all compacted refuse; direct access shall be provided from the street, minimum 10’ access route, 21’ overhead clearance if accessed through the structure.

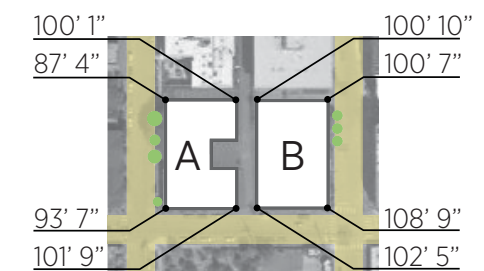
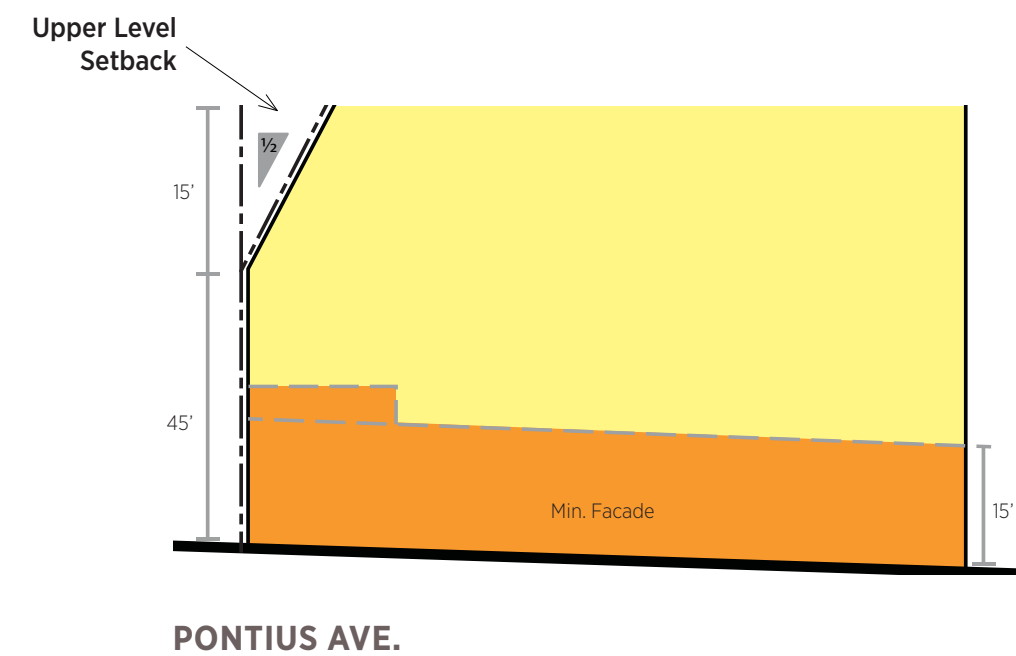
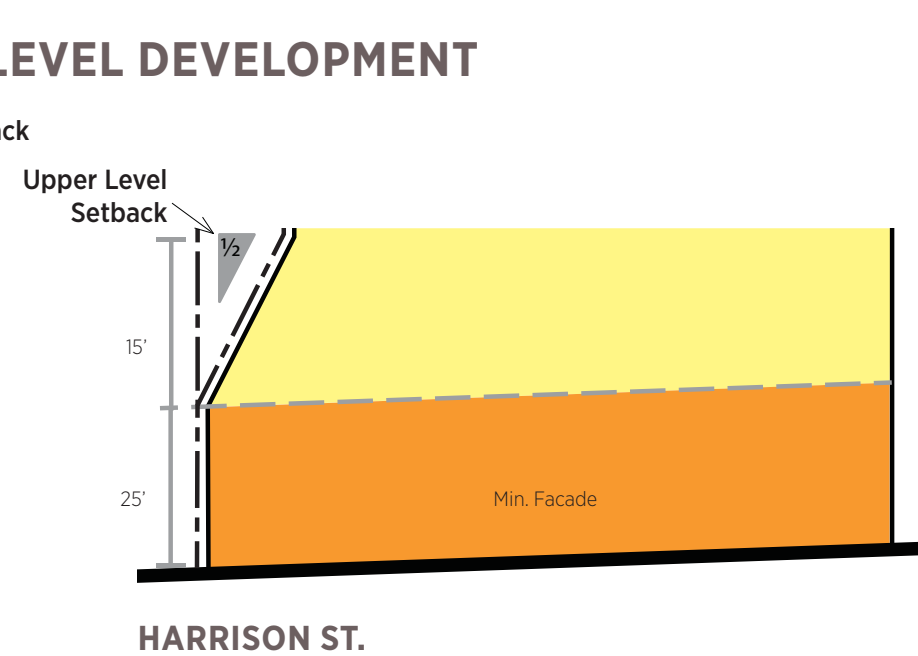
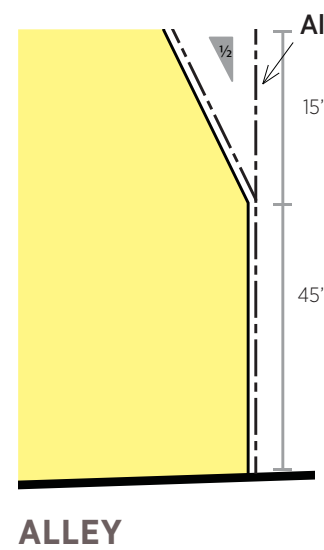
23.53.030 Alley improvements

The minimum width of the alley between the two properties is 20’-0””; however the width property to property is 16’-0”. Therefore, a 2’-0” alley dedication will be required on each property.

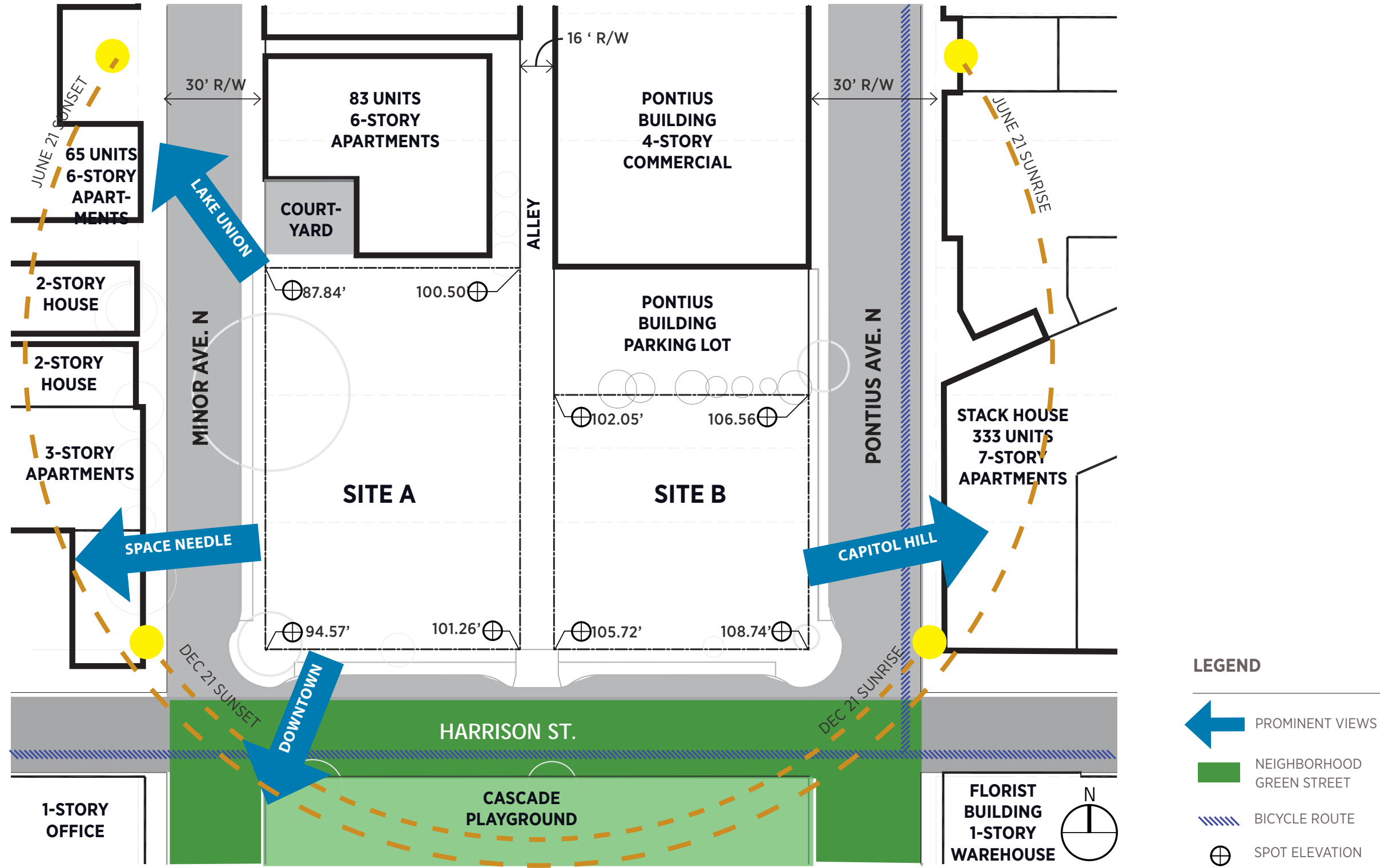
ZONING



BUILDING B: STREET LEVEL DEVELOPMENT

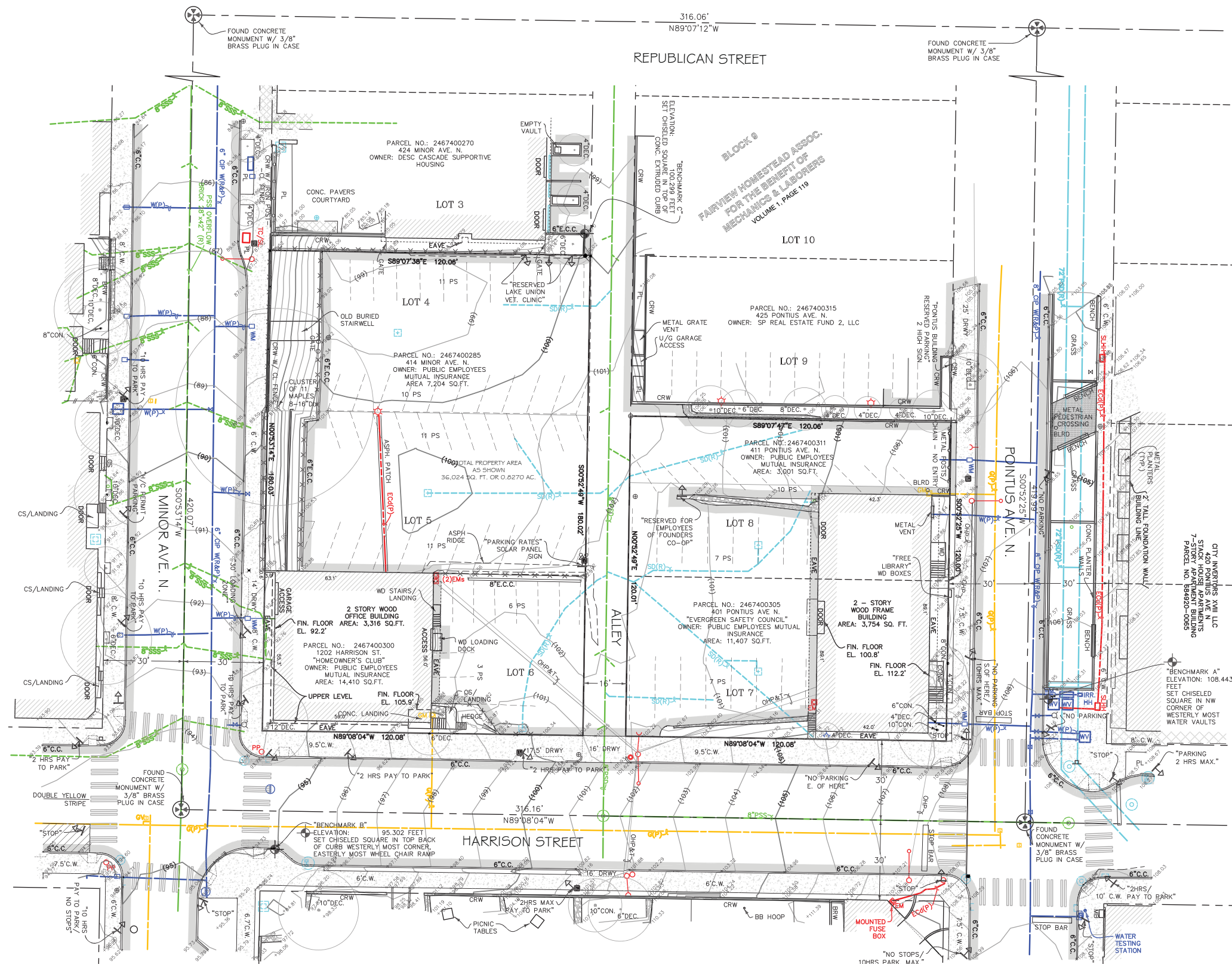


SITE ANALYSIS



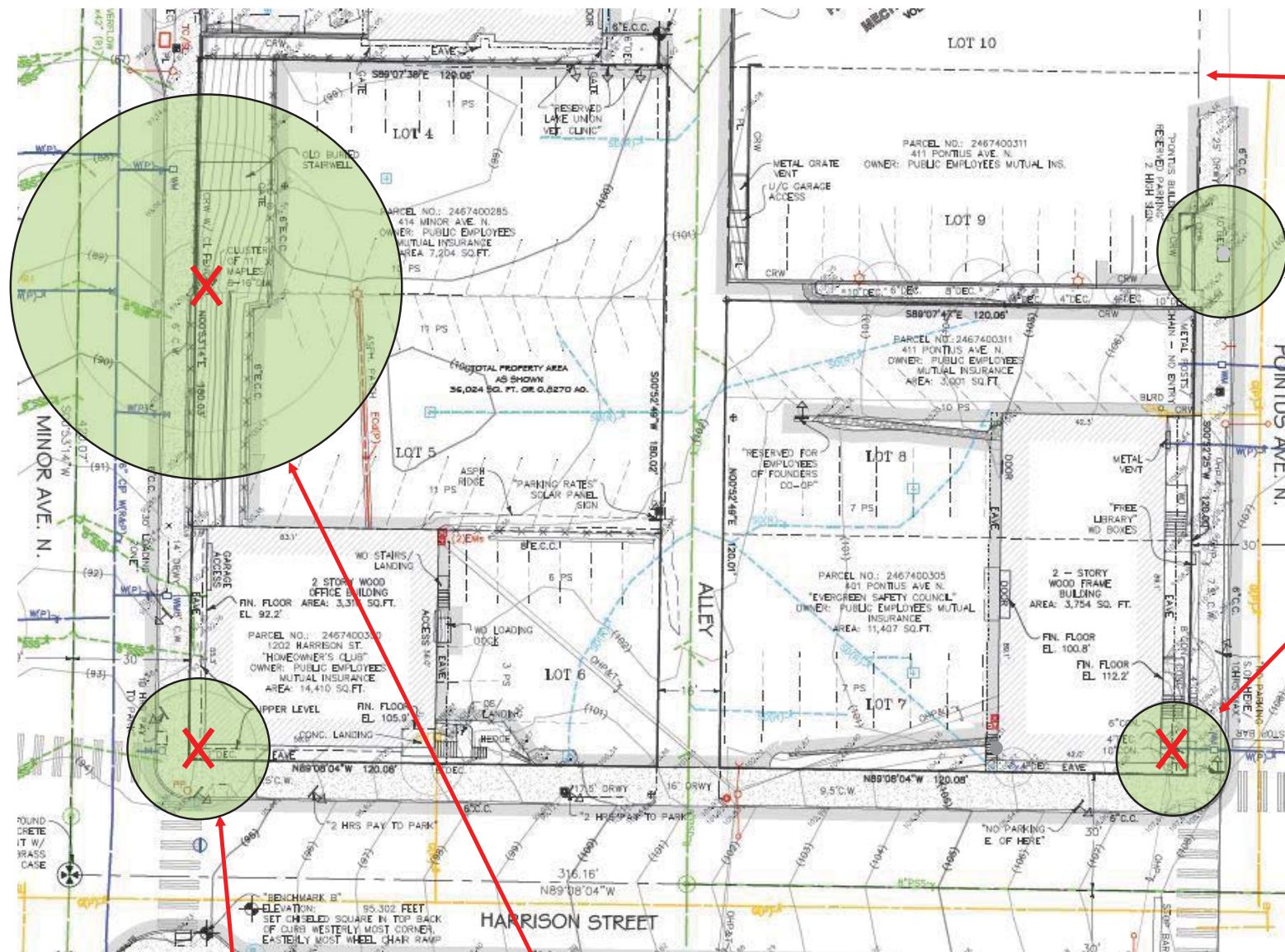
- LEGEND**
-  PROMINENT VIEWS
 -  NEIGHBORHOOD GREEN STREET
 -  BICYCLE ROUTE
 -  SPOT ELEVATION

SITE SURVEY



SITE ANALYSIS: EXCEPTIONAL TREES

SOURCE: Bush, Roed and Hitchings, Inc.



Lot 9 and Lot 10 Not Included in Development

#472 LiSt 10.3"

#471 PiCo 8.4"

#482 AcMa 11.8"

#481 AcMa 40.3" (17, 11.9, 8.3, 11.1, 9.1, 9.8, 17.8, 15.9, 7.6, 8.9, 11.1")

KEY

TREE# /SPECIES/DIAMETER"

AcMa = Bigleaf maple, *Acer macrophyllum*
 AcCi = Vine maple, *Acer circinatum*
 PiCo = Shore pine, *Pinus contorta* var. *contorta*
 LiSt = American sweetgum, *Liquidambar styraciflua*

● = Tree symbol
 X = Remove and replace tree
 ○ = Tree Protection Area



SITE ANALYSIS: EXCEPTIONAL TREES

Inspector: P. Thompson
 ISA Certified Arborist
 ISA Tree Risk Assessment Qualified

TREE ASSESSMENT MATRIX Holland Partner Group / Cascade Neighborhood Project

Date: 11/21/2014
 Field Work Completed: 11/4/14

Tree #	Species	dbh (in.)	CRZ (ft.)	Drip-line (ft.)	Vigor	Structure	Risk of Failure	Comments / Defects	Preserv - ation value	Maintenance Recommendations
471	<i>Pinus contorta</i> var. <i>contorta</i> , shore pine	8.4	9	15.4	Fair	Fair	Negligable	This tree has been pruned for building clearance creating an asymmetric crown over the sidewalk.	<u>Exceptional Tree</u> / Low	
472	<i>Liquidambar styraciflua</i> , American sweetgum	10.3	11	11.3	Good	Good	Negligable	Root growth from this trees has raised the sidewalk by 2 to 3 inches.	Moderate	
481	<i>Acer macrophyllum</i> , bigleaf maple	40.3	35	28.4	Good	Fair-Good	Low	This tree has been reduced in height in the past using reduction pruning. The tree is comprised of 11 trunks, possibly originating from a stump. At the base I observed a small cavity on the northeast side of the tree. The decay associated with this cavity is isolated.	<u>Exceptional Tree</u> / Moderate	
482	<i>Acer circinatum</i> , vine maple	11.8	12	13.9	Fair	Fair	Negligable	This tree has been pruned for building clearance creating an asymmetric crown over the sidewalk. I observed minor trunk injuries from pruning and one small pocket of decay at an old pruning injury. This tree has been poorly reduced in height in the past for view.	<u>Exceptional Tree</u> / Low	

URBAN FORESTRY SERVICES, INC.

15119 McLean Road
 Mount Vernon, WA 98273
 (360) 428-5810



TREE 471



TREE 472

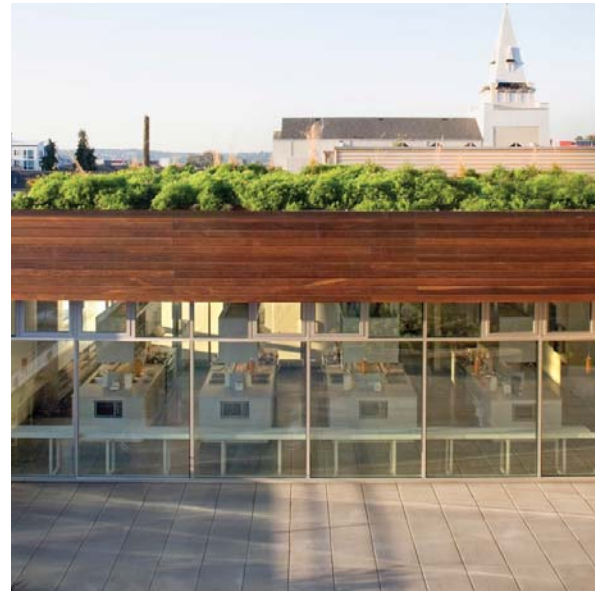


TREE 481



TREE 482

KEY DESIGN GUIDELINES FOR THIS PROJECT



CS1 Natural Systems and Site Features

Use natural systems and features of the site and its surroundings as a starting point for project design.

PROJECT DESIGN RESPONSES

- Project goal to be LEED Certified.
- Focus indoor and outdoor amenity spaces towards the south façade, opening towards the best light.



CS2 Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

PROJECT DESIGN RESPONSES

- Relate entrances to the entrances of Cascade Playfield.
- Buildings are of similar scale and articulation as neighboring buildings.
- Pedestrian scaling and materials at street level street facing façades.



CS3 Architectural Context and Character

Contribute to the architectural character of the neighborhood.

PROJECT DESIGN RESPONSES

- Building divides into discrete base/top portions, similar to neighbors.
- Mass reduced through upper level setbacks, color, and carve-outs at street level.



PL1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

PROJECT DESIGN RESPONSES

- Enter project along Harrison, neighborhood green street.
- Podium level amenities relate to street level.
- Curb bulb at alley creates safer interaction between cars and pedestrians.

KEY DESIGN GUIDELINES FOR THIS PROJECT



PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PROJECT DESIGN RESPONSES

- Awnings or canopies at pedestrian entries will provide a place to gather.
- Street level and just above street level units address the street and enhance pedestrian safety.



PL3 Street Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PROJECT DESIGN RESPONSES

- Open pedestrian areas with cover at pedestrian entries and around edges of alley encourage interaction.
- Inset balconies at the street level provide stoop-like experiences between public and private spaces.



DC1 Project Uses and Activities

Optimize the arrangement of uses and activities on site.

PROJECT DESIGN RESPONSES

- Bulb-out at alley entrance signals pedestrian and vehicle crossing, enhancing safety.
- Interior club room spaces face Cascade Playfield.
- Entries face pedestrian corridor.



DC2 Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

PROJECT DESIGN RESPONSES

- Concept reduces perceived mass through patterning at upper levels and separation between base and top.
- Rooftop and podium amenity spaces provide ample access to the outdoors.

CASCADE APARTMENTS / massing studies

MASSING STUDY A & PLAN DIAGRAMS



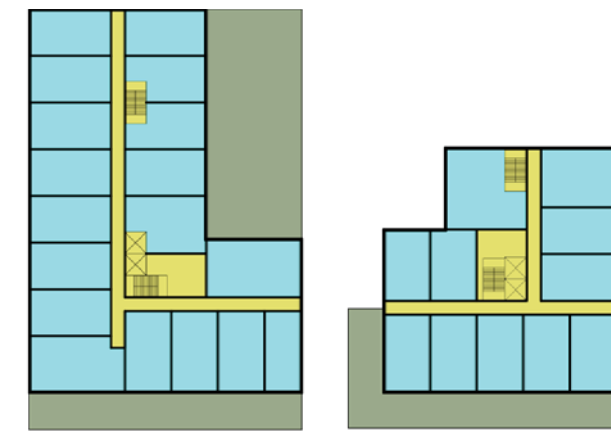
SOUTH WEST VIEW



SOUTH EAST VIEW



SITE PLAN DIAGRAM



TYPICAL PLAN DIAGRAM

COLOR LEGEND

- Exterior Amenity
- Parking
- Residential
- Leasing / Lobby

AREA SUMMARY (BUILDING B)

Gross Area	80,000 sq. ft.
Number of Units	100
Parking Count	26 / .24 ratio
Stories	7

PROS & CONS OF MASSING

Option A creates an internal podium-level courtyard to help activate the alley.

Pros

- Activates the alley and encourages pedestrian use
- Creates a strong architectural edge to the North side of Cascade Park

Cons

- Requires an alley set-back departure
- Creates a North facing courtyard
- Building entry on Minor
- Requires removing existing tree

MASSING STUDY B & PLAN DIAGRAMS



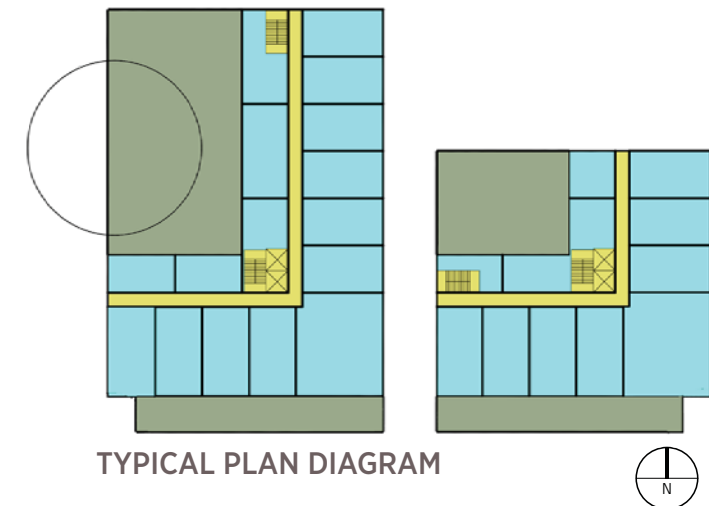
SOUTH WEST VIEW



SOUTH EAST VIEW



SITE PLAN DIAGRAM



TYPICAL PLAN DIAGRAM

COLOR LEGEND

- Exterior Amenity
- Parking
- Residential
- Leasing / Lobby

AREA SUMMARY (BUILDING B)

Gross Area	80,000 sq. ft.
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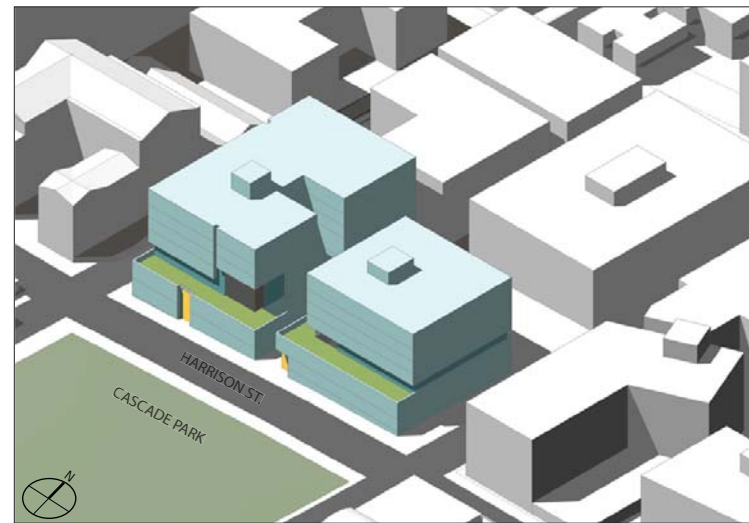
PROS & CONS OF MASSING

- Option B makes accommodation for all of the existing exceptional trees.
- Pros
- Existing trees are retained
- Cons
- Requires an alley set-back departure
 - Does not reinforce corners of block/park
 - Does not help to activate pedestrian use at the alley
 - Provides a North facing courtyard

MASSING STUDY C & PLAN DIAGRAMS - PREFERRED



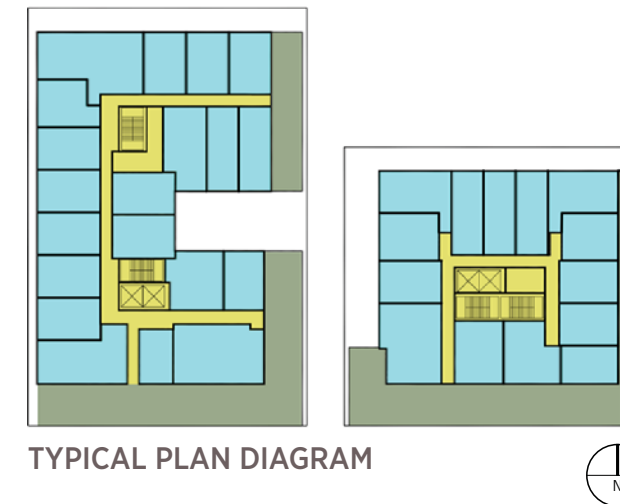
SOUTH WEST VIEW



SOUTH EAST VIEW



SITE PLAN DIAGRAM



TYPICAL PLAN DIAGRAM

COLOR LEGEND

- Exterior Amenity
- Parking
- Residential
- Leasing / Lobby

AREA SUMMARY (BUILDING B)

Gross Area	86,700 sq. ft.
Number of Units	106
Parking Count	26 / .24 ratio
Stories	7

PROS & CONS OF MASSING

Option C Maximizes the site potential while providing a generous amenity space facing the park and strategically carving the building at the alley entrance to encourage pedestrian use.

Pros

- Building entry on Harrison directly across from park entry
- Maximizes south facing podium amenity to make connection with Park
- Carved corners at alley entrance
- Creates a strong architectural Edge to the North side of Cascade Park
- Requires no zoning departures

Cons

- Requires removing existing trees



MASSING STUDY A

Option A creates an internal podium-level courtyard to help activate the alley.

Pros

- Activates the alley and encourages pedestrian use.
- Creates a strong architectural edge to the North side of Cascade Park.

Cons

- Requires an alley set-back departure.
- Creates a North facing courtyard.
- Building entry on Minor.



MASSING STUDY B

Option B makes accommodation for all of the existing exceptional trees.

Pros

- Existing trees are retained.

Cons

- Requires an alley set-back departure.
- Does not reinforce corners of block/park.
- Does not help to activate pedestrian use at the alley.
- Provides a north facing courtyard.



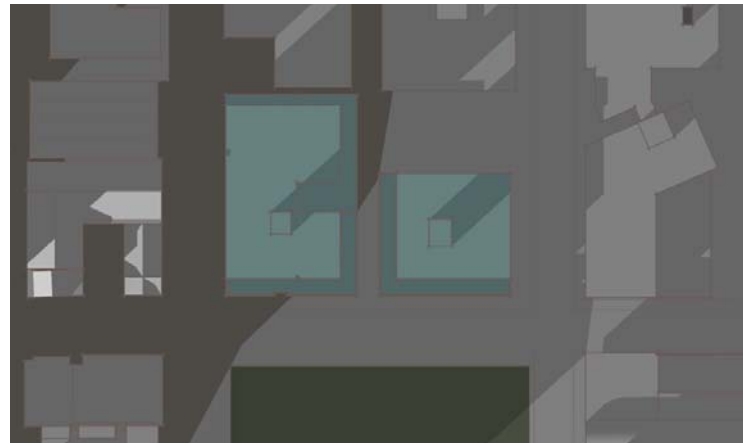
MASSING STUDY C | **PREFERRED**

Option C maximizes the site potential while providing a generous amenity space facing the park and strategically carving the building at the alley entrance to encourage pedestrian use.

Pros

- Building entry on Harrison directly across from park entry.
- Maximizes south facing podium amenity to make connection with Park.
- Carved corners at alley entrance.
- Creates a strong architectural edge to the north side of Cascade Park.
- Requires no zoning departures.

PREFERRED OPTION SHADOW STUDY



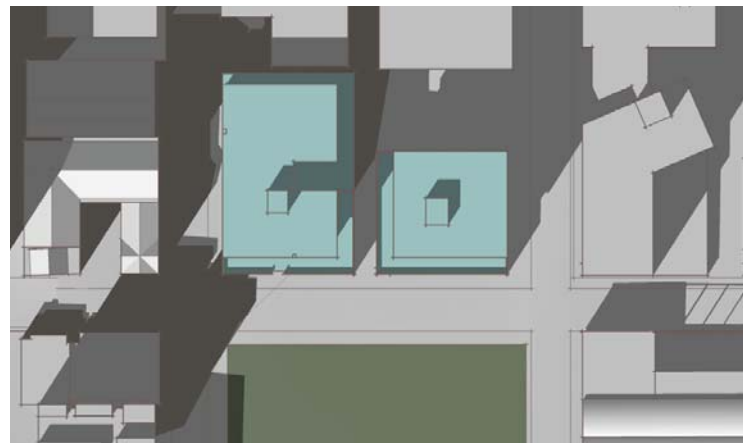
DECEMBER 21, 9AM



DECEMBER 21, 12PM



DECEMBER 21, 3PM



MARCH/SEPTEMBER 21, 9AM



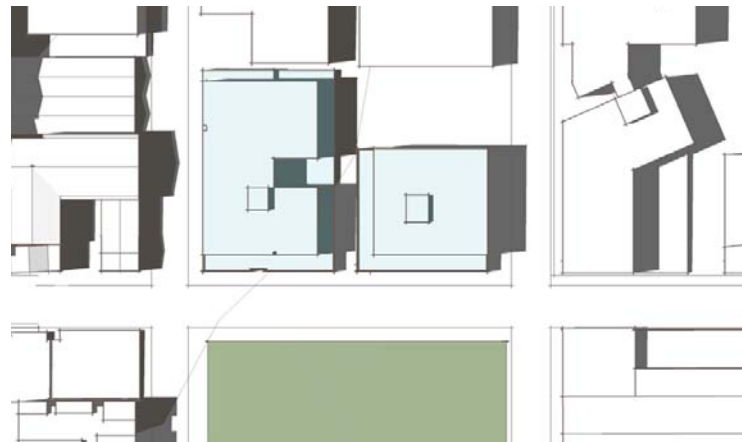
MARCH/SEPT 21, 12PM



MARCH/SEPTEMBER 21, 3PM



JUNE 21, 9AM

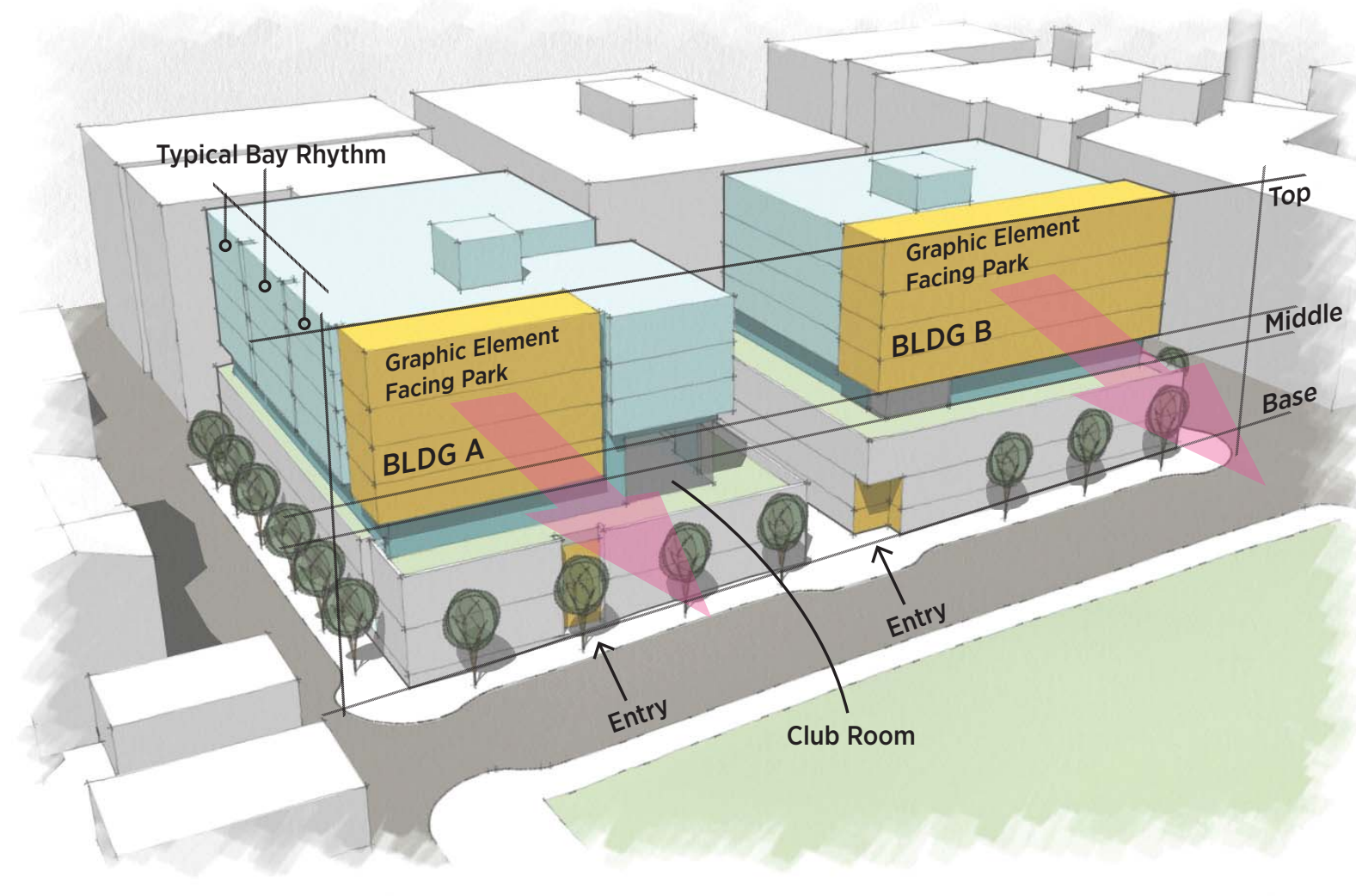


JUNE 21, 12PM



JUNE 21, 3PM

CASCADE APARTMENTS / preferred scheme



CS3 Architectural Context and Character

The building massing is derived from the traditional tri-part building arrangement—base, middle, top. Our preferred option takes a contemporary approach to this arrangement by letting the middle portion contract and expand as it helps to define important program elements.

Top: The top portion of the building is composed of two distinct elements: A typical bay rhythm facing the neighboring residential areas that reflects both their scale and character and two graphic mural-like elements facing Cascade Park. This massing addresses the unique quality of the park as a heart location within the neighborhood.

Middle: The middle band of the building articulates the disparity of the top elements with the base. This band is a richly textured element intended to provide a backdrop for the apartment amenities occurring at the podium level.

Base: The base of building is substantial, with large carved out openings. The solid base with durable materials helps to root the building on the site, while reflecting the industrial history of the Cascade neighborhood. The base provides a continuous northern edge to Cascade Park, providing definition to this central location.



DC2 Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

Response

The architectural concept is to create two distinct yet complementary languages. The base of the building is solid and honors the history of the neighborhood, while the upper portions reflect the current culture and economy of South Lake Union.

The upper portion of the building facing Harrison is envisioned as a mural-like element. This will create a unique backdrop to Cascade Park. The upper portions along Pontius and Minor will respond and complement the residential character of the neighborhood.





PL1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

Response

The entry will make a significant connection with Cascade Park across the street and help to activate the streetscape along Harrison.

PL3 Street Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

Response

Building Entry will be an integrated architectural feature, rather than a simple tacked on element. The entry will be a multi-faceted design, integrating the base of the building, the upper building, landscape, signage, and streetscape.





DC1 Project Uses and Activities

Optimize the arrangement of uses and activities on site.

Response

The main amenity space for the project is a clubroom and functional terrace. These program elements have been located on the podium facing the park. The intent is for the terrace to feel like a continuation of the park space. In return, the podium functions should help activate the park space.



DC3 Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

Response

The open space is arranged to take advantage of the site features and is fully integrated with the architectural design. The clubroom is a feature that is visually connected with the alley and park. The glassy corner and large terrace help to erode the building edge at the alley entrance.





PL1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

Response

The use of landscape planting at the podium and at the corner of Harrison and the alley will help connect the park with the project site.

PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

Response

Durable materials at the base, along with landscape planting return into the alley to encourage pedestrian use. Pedestrian access to bike storage is provided.



PREFERRED OPTION SITE PLAN AND LANDSCAPE DESIGN

CONCEPT PLANT SCHEDULE

STREET TREES

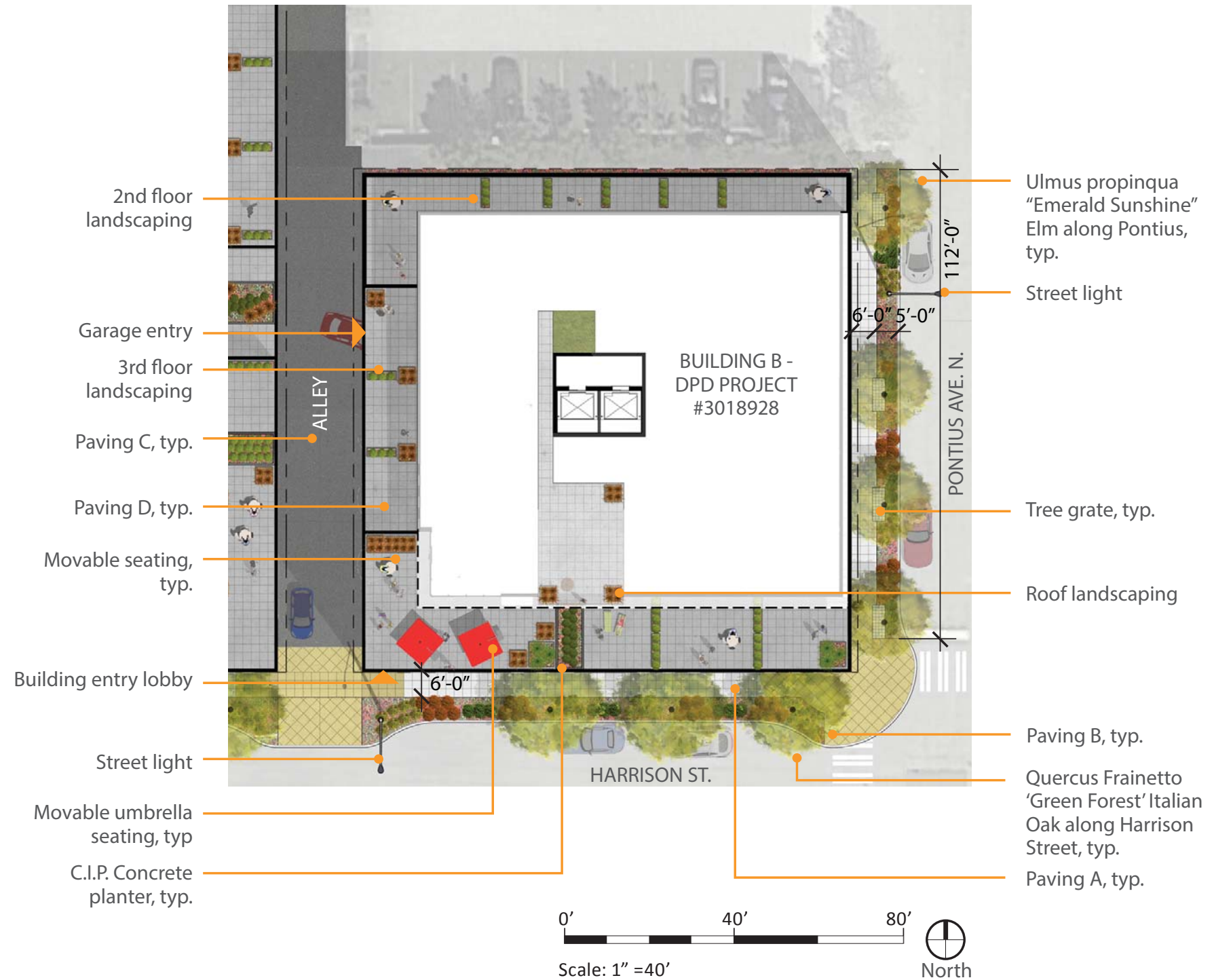
'GREEN FOREST' ITALIAN OAK / QUERCUS FRAINETTO	3
ULMUS PROPINQUA / 'EMERALD SUNSHINE ELM'	4

STREETScape PLANTINGS

ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / GLOSSY ABELIA
 BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY
 ROSA RUGOSA 'SCARLET PAVEMENT' / PAVEMENT ROSE
 SARCOCOCCA HOOKERIANA HUMILIS / SWEET BOX
 TAXUS CUSPIDATA 'NANA' / DWARF JAPANESE YEW
 CAREX HACHIJOENSIS 'EVERGOLD' / VARIEGATED JAPANESE SEDGE
 LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF

TERRACE / ROOF PLANTINGS MIX

PHORMIUM TENAX 'JACK SPRAT' / JACK SPRAT NEW ZEALAND FLAX
 HYDRANGEA MACROPHYLLA 'AMETHYST' / AMETHYST HYDRANGEA
 ILEX CRENATA 'SKY PENCIL' / 'SKY PENCIL' JAPANESE HOLLY
 HYDRANGEA QUERCIFOLIA 'PEE WEE' / OAKLEAF HYDRANGEA
 PHLOX SUBULATA / MOSS PHLOX



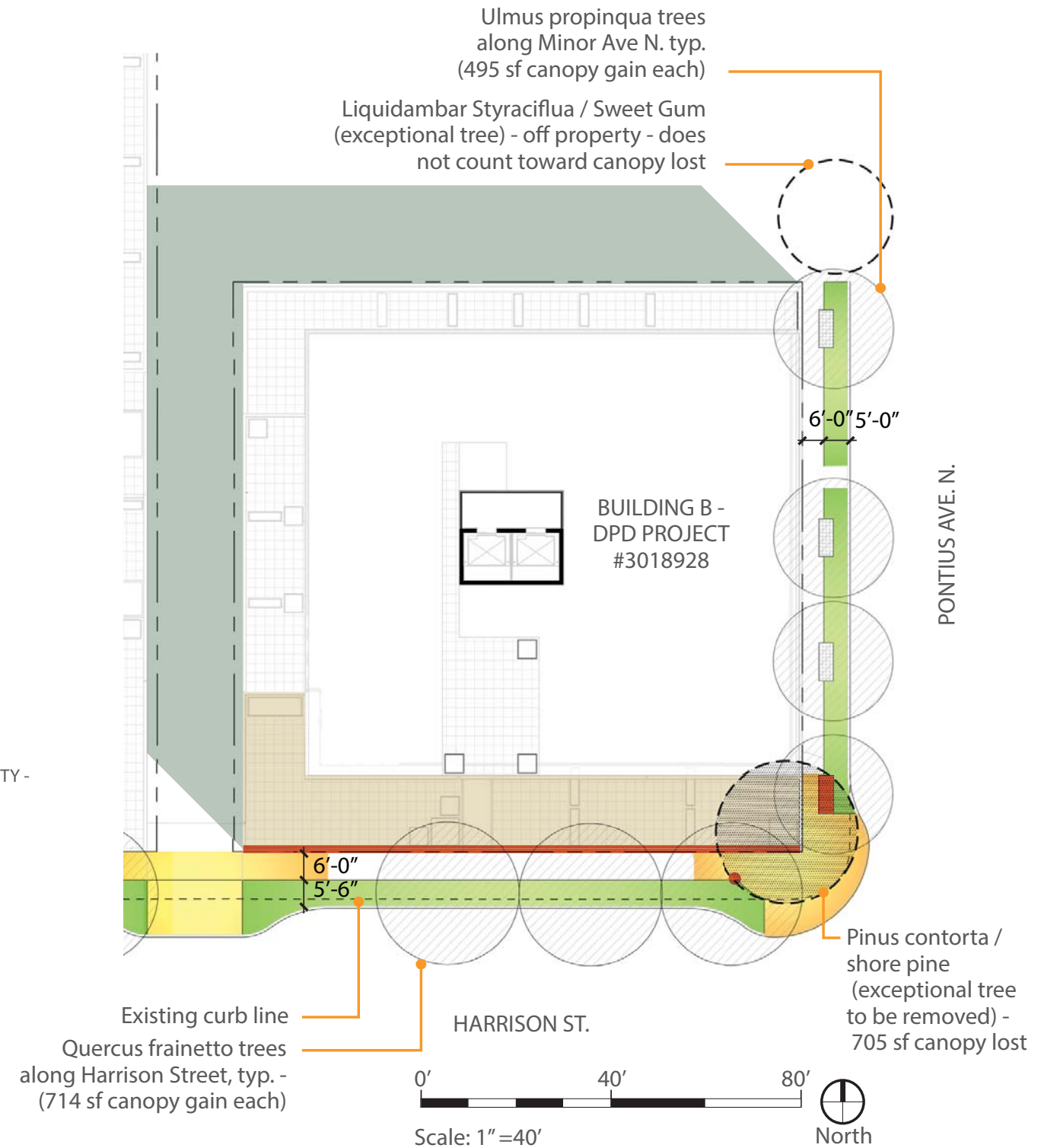
PREFERRED OPTION CODE/DESIGN GUIDELINES PLAN

TREE CANOPY MITIGATION CALCULATIONS:

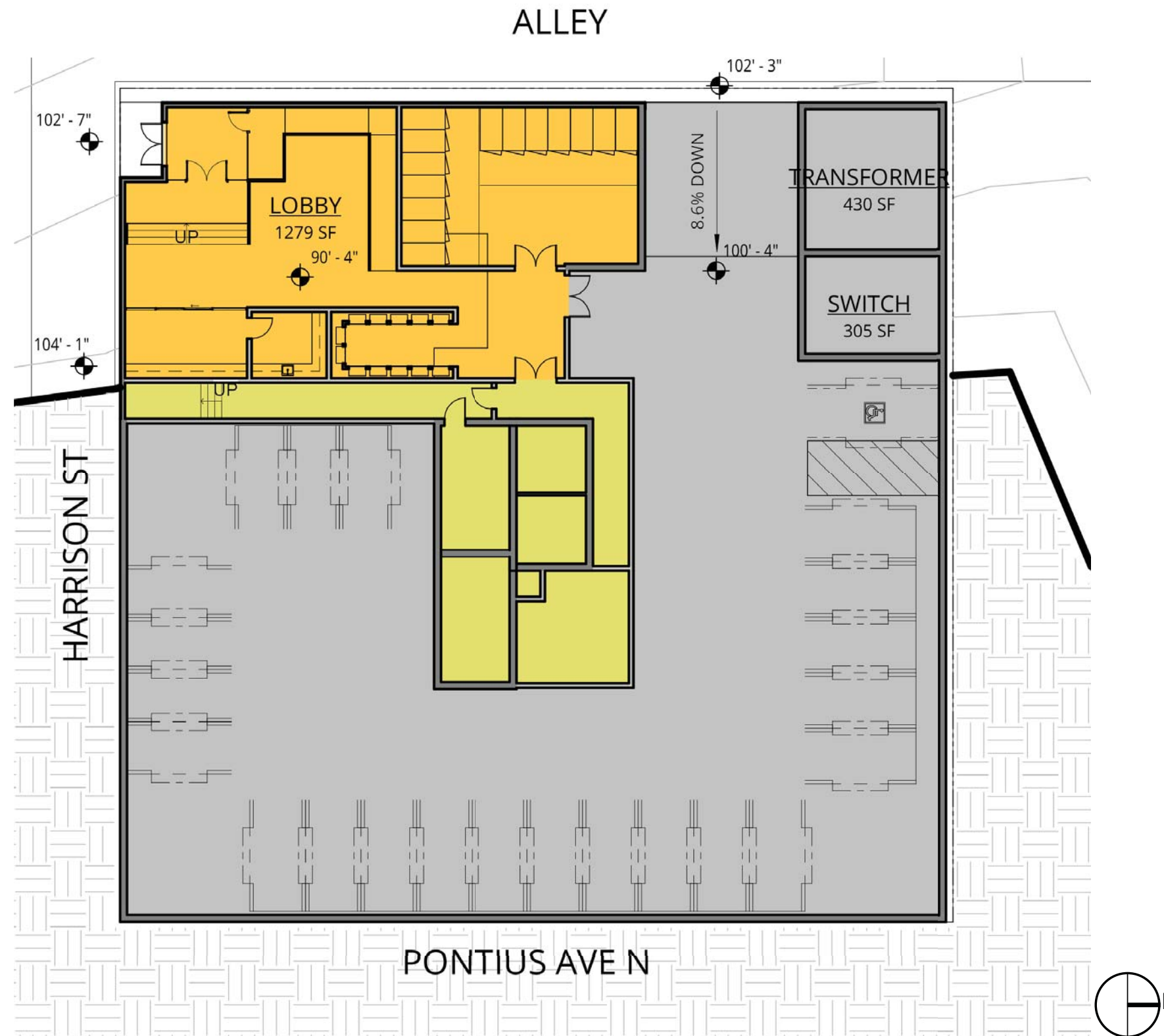
PINUS CONTORTA (EXCEPTIONAL TREE TO BE REMOVED)	708 SF CANOPY LOST
TOTAL CANOPY LOST =	708 SF CANOPY LOST
QUERCUS FRAINETTO TREES x 3	714 SF x 3 = 2142 SF CANOPY GAINED
ULMUS PROPINQUA TREES x 4	495 SF x 4 = 1980 SF CANOPY GAINED
TOTAL CANOPY GAINED =	4122 SF CANOPY GAINED
NET CANOPY GAINED =	4122 SF CANOPY GAINED - 708 SF CANOPY LOST = 3414 SF NET GAIN

SOUTH LAKE UNION NEIGHBORHOOD DESIGN GUIDELINES - CASCADE NEIGHBORHOOD

- CS1 - NATURAL SYSTEMS AND SITE FEATURES - SOLAR ORIENTATION - SUSTAINABLE LANDSCAPING
- SOUTH FACING AMENITY SPACES
- CS2 - URBAN PATTERN AND FORM - MINIMIZE SHADOW IMPACTS TO CASCADE PARK
- NO IMPACTS TO PARKS
- PL1 - CONNECTIVITY - HUMAN ACTIVITY/PEDESTRIAN OPEN SPACES AND ENTRANCES
- BULB-OUTS FOR BETTER PEDESTRIAN CONNECTIVITY TO CASCADE PARK
- PL2 - WALKABILITY - PEDESTRIAN - FRIENDLY STREETSCAPE AMENITIES - PERSONAL SAFETY AND SECURITY - PEDESTRIAN AND STREET LIGHTING
- LIGHTING WILL BE PROVIDED FOR PEDESTRIAN SAFETY
- OVERLOOKS PARK AND STREETSCAPE - 'EYES ON THE PARK'
- DC3 - OPEN SPACE CONCEPT - ENCOURAGE LANDSCAPING THAT MEETS LEED CRITERIA
- SELECTED ADAPTIVE PLANT AND TREE SPECIES TO REDUCE POTABLE WATER DEMAND
- ADDED LANDSCAPING FOR GREEN STREET ALONG HARRISON
- DRIP IRRIGATION



BUILDING B FLOOR PLAN: ENTRY LEVEL



BUILDING B FLOOR PLAN: TYPICAL LEVEL

