

CASCADE APARTMENTS

Buildings A+B

Early Design Guidance Meeting #2

400 Minor Avenue N
Seattle, WA 98109

HOLLAND PARTNERS & ANKROM MOISAN ARCHITECTS, INC.
DPD NUMBER: SITE A #3018928, SITE B #3018926

18 MARCH 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



VICINITY MAP



N.T.S. SITE AERIAL PHOTO

BUILDING A

	EDG	EDG RESPONSE
NUMBER OF RESIDENTIAL UNITS	152 UNITS	166 UNITS
GROSS SQUARE FOOTAGE	197,000 SQ. FT.	202,158 SQ. FT.
NET RESIDENTIAL SQUARE FOOTAGE	84,800 SQ. FT.	93,187 SQ. FT.
PARKING SPACES	174 SPACES	180 SPACES
NUMBER OF STORIES	7	7

BUILDING B

	EDG	EDG RESPONSE
NUMBER OF RESIDENTIAL UNITS	106 UNITS	110 UNITS
GROSS SQUARE FOOTAGE	86,700 SQ. FT.	92,572 SQ. FT.
NET RESIDENTIAL SQUARE FOOTAGE	58,900 SQ. FT.	64,172 SQ. FT.
PARKING SPACES	26 SPACES	17 SPACES
NUMBER OF STORIES	7	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.

SITE CONTEXT: ZONING

SITE INFORMATION

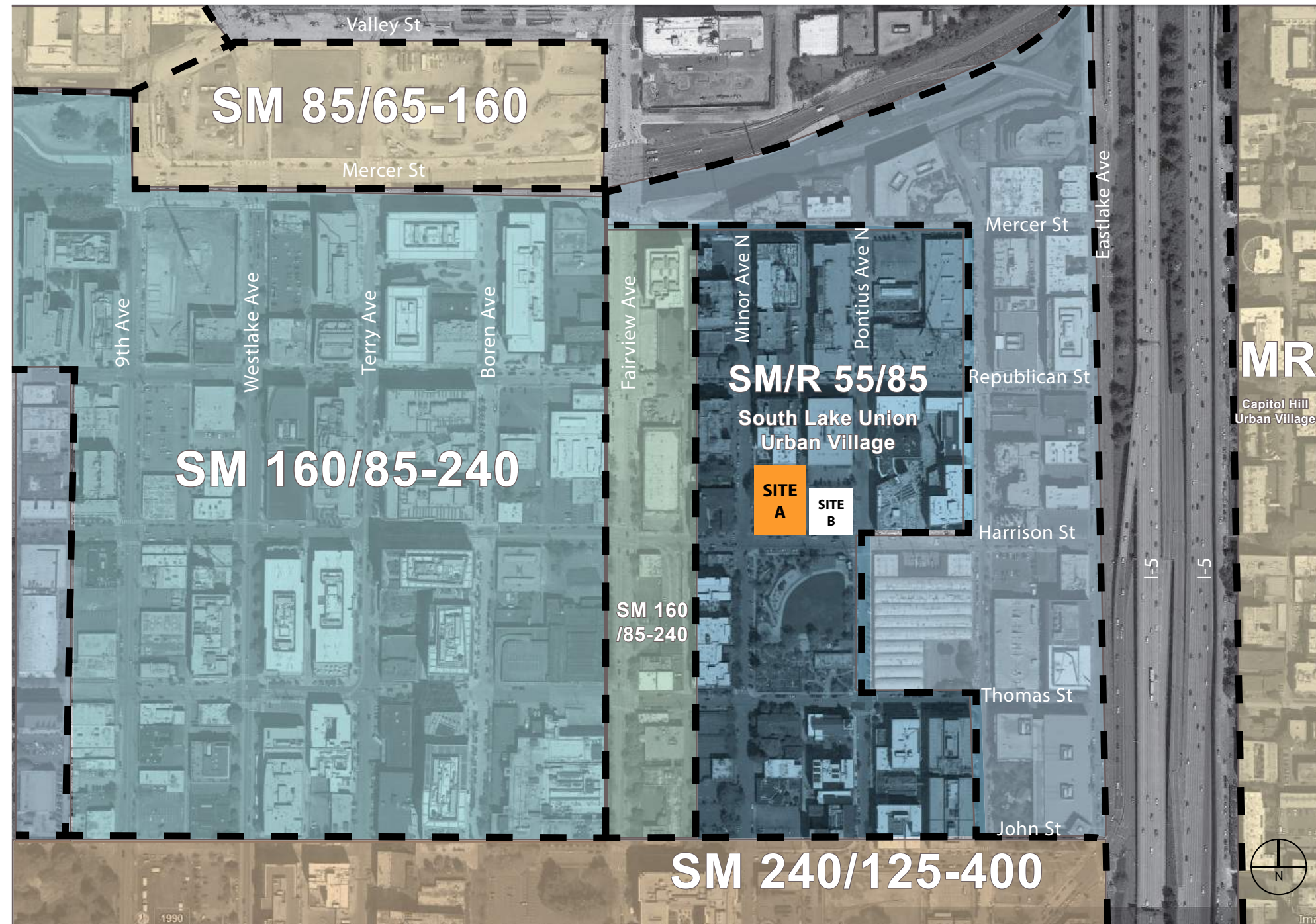
Parcels:
2467400300, 2467400285

Combined Lot Area:
~21,600 sq. ft.

ZONING AND OVERLAYS

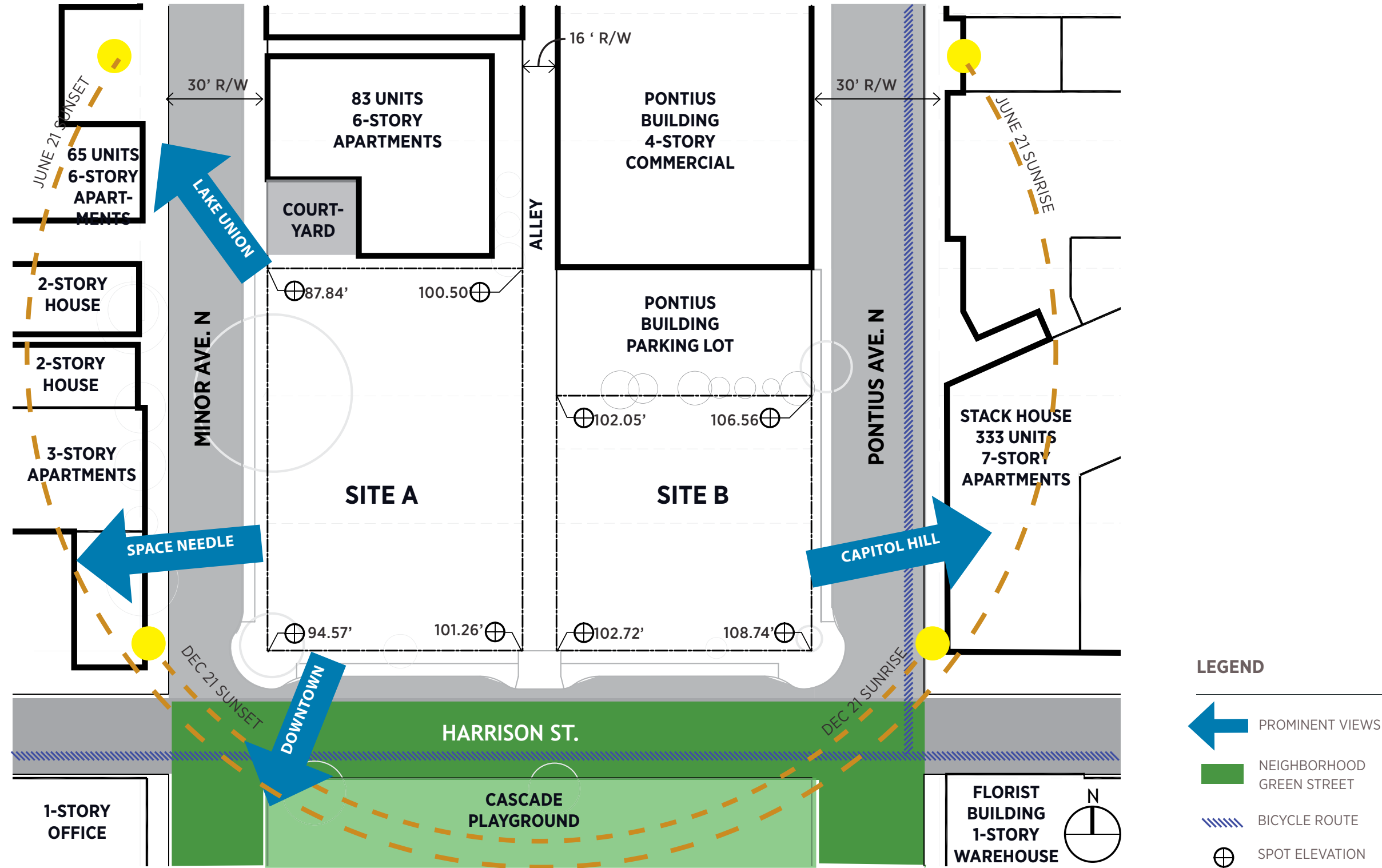
Base Zoning:
SM/R 55/85
Seattle Mixed Residential

Overlay Zoning:
South Lake Union Urban Center

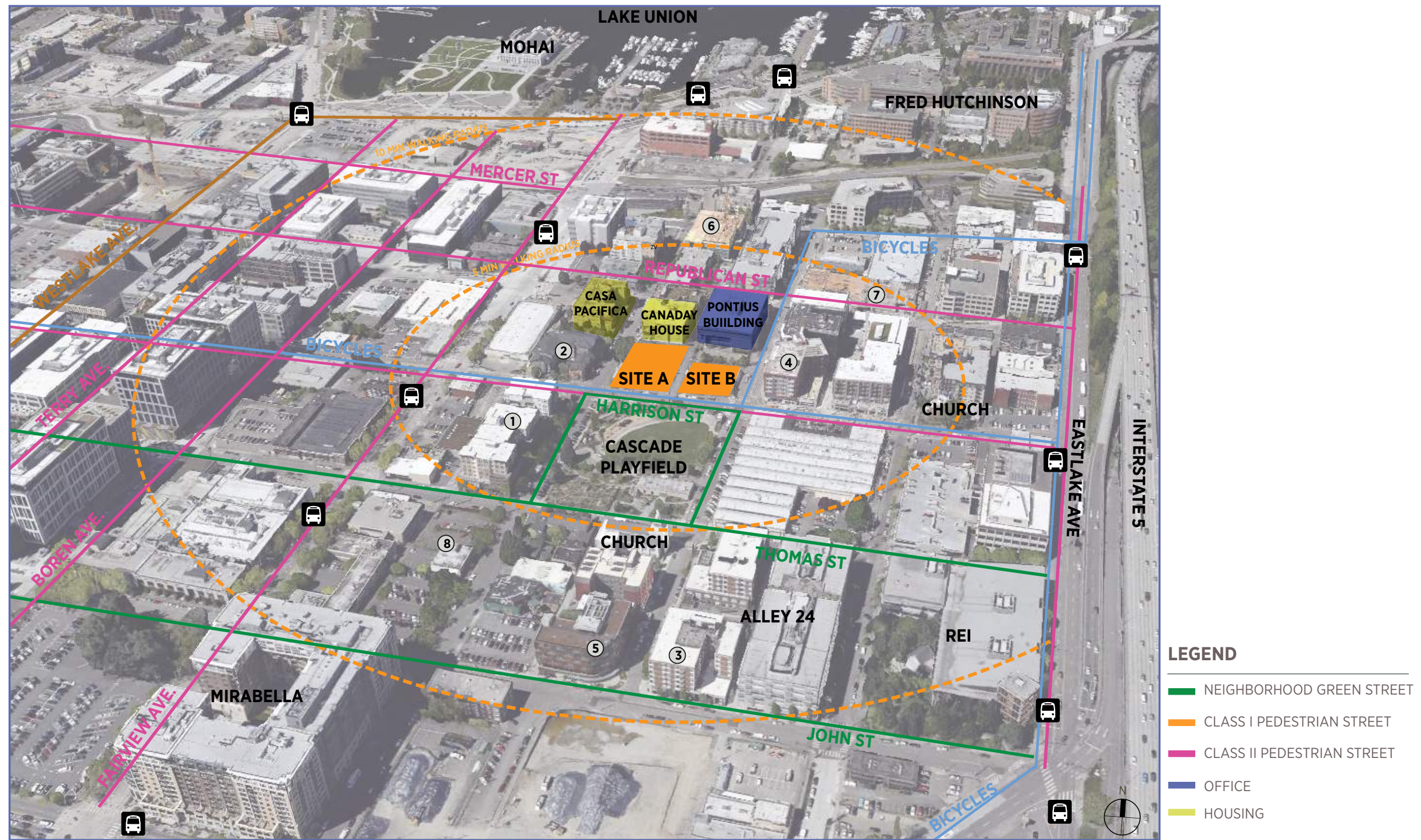


--- ZONING BOUNDARY LINE

SITE ANALYSIS



SITE CONTEXT: NEIGHBORING USES AND POINTS OF INTEREST



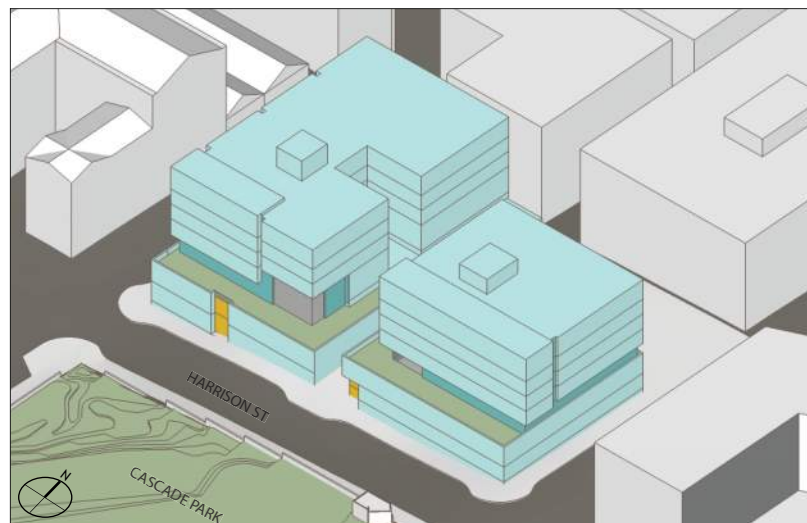
EDG RESPONSE / Massing & Site Design

- *The Board unanimously supported the preferred massing study C that removes the exceptional trees. The Board noted the location across from the park, which will maintain an open southern exposure, requires a unique and thoughtful response.*
- *The Board agreed that the preferred massing alternative which removes the exceptional trees, better meets the intent of the City adopted design guidelines. The Board supported the removal of the exceptional trees in order to provide an exceptional south facade facing the park. (CS2-I, CS2-B)*

PREFERRED MASSING OVERVIEW - EDG 1



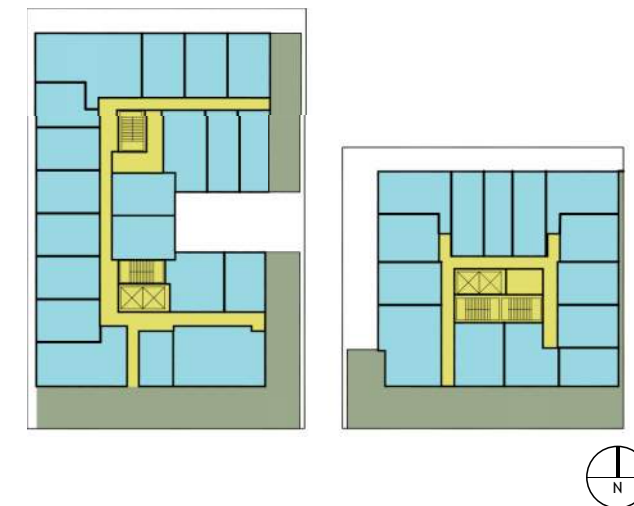
SOUTHWEST VIEW



SOUTHEAST VIEW



SITE PLAN DIAGRAM



TYPICAL PLAN DIAGRAM: LEVELS 3-7

COLOR LEGEND

Exterior Amenity	
Parking	
Residential	
Leasing/Lobby	

AREA SUMMARY BUILDING A+B

Gross Area	283,700 sq. ft.
Number of Units	258
Parking Count	200 / .77 ratio
Stories	7

MASSING SUMMARY

- Building A entry on Harrison directly across from park entry.
- Building B entry on alley.
- 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 MASSING OVERVIEW - EDG RESPONSE



SOUTHWEST VIEW



SOUTHEAST VIEW



SITE PLAN DIAGRAM - COMPOSITE PLAN



COLOR LEGEND

Exterior Amenity	
Parking	
Residential	
Leasing/Lobby	

AREA SUMMARY BUILDING A+B

Gross Area	294,730 sq. ft.
Number of Units	276
Parking Count	197/ .71 ratio
Stories	7

MASSING SUMMARY

- Creates park-like terraced entry.
- Maximizes south facing podium amenity to make connection with Park.
- Alley is activated with at grade units.
- Provides stoops for residential units along Minor and Pontius.

EDG RESPONSE COMPOSITE SITE PLAN



EDG RESPONSE SITE PLAN & LANDSCAPE DESIGN



g. The Board agreed that the treatment of the green street should include a more thoughtful landscaping composition which may include asymmetrical spacing, a centerpiece, or a specimen tree. The Board also encourage the applicant to investigate using trees as multiple levels, including the 2nd floor amenity space. The Board noted that the landscaping should complement the architecture (DC4-D)

Response:
The massing on the corner of Minor and Harrison the building has been pulled back 15' to provide more landscaping and pedestrian scaled entry into building A. Landscaping along Harrison has been updated to match the landscaping at Stackhouse. See reference image.

h. The Board gave guidance that the right-of-way design and ground level building façade include pockets of landscaping to create eddies of activity (CS2-B, DC2-A2, DC3-A and C, DC4-D).

Response:
The revised entryways and streetscape use massings and walls to provide access and opportunities for gatherings of neighbors.

i. The Board noted that the removal of the exceptional trees the right-of-way should result in larger street trees proposed in the landscape plan (DC4-D).

Response:
Applicant proposes 3" caliper street trees for Minor, Pontius and Harrison.

EDG RESPONSE / Harrison Green Street

- *The Board noted the preferred design, which included ground level units that do not engage the street, was not appropriate facing the park. The Board felt the design was fortress-like, insular and opaque. The Board felt strongly that the ground level should be redesigned to function as an active porous transparent front porch to the park. (CS2-I, CS2-B, PL2-B3)*
- *The Board encouraged use of retail or other active residential accessory space to enliven the Harrison street level facade while providing a high degree of interaction with the pedestrian environment. (CS2-B, CS2-I, PL2-B, PL3-C)*
- *The Board directed the applicant to design the base to be porous, active and engage the public realm with a combination of indoor/outdoor spaces to reinforce the character of the park. (CS2-B, CS2-I, PL3-II, DC1-A)*
- *The Board was supportive of the intent to create visible, meaningful entrances with a relationship to the park, but questioned the location primary entries on the alley and aligned with the park path. The Board felt the entrances should relate to the context of the redesigned street facade facing the park. (CS2-B, PL3-II, DC1-A)*

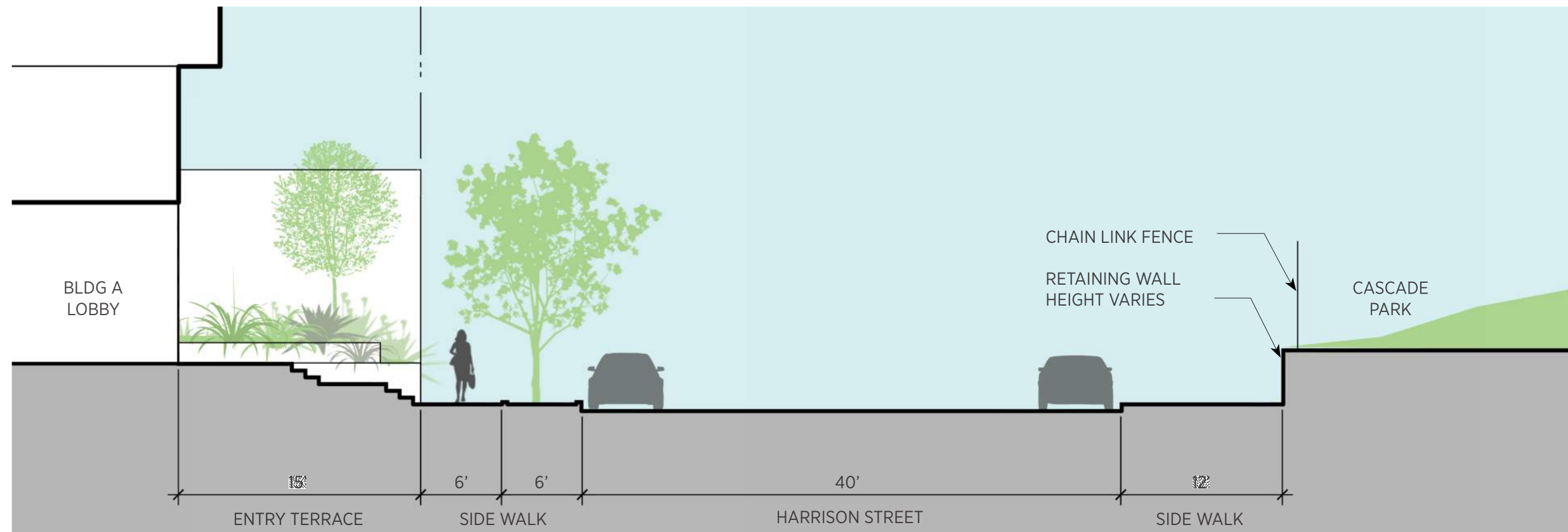
EDG RESPONSE - HARRISON GREEN STREET



Response:

There is a significant retaining wall along Cascade Park's northern edge. Our intent is to create an active zone slightly above street level, which will have a direct correlation with the park.

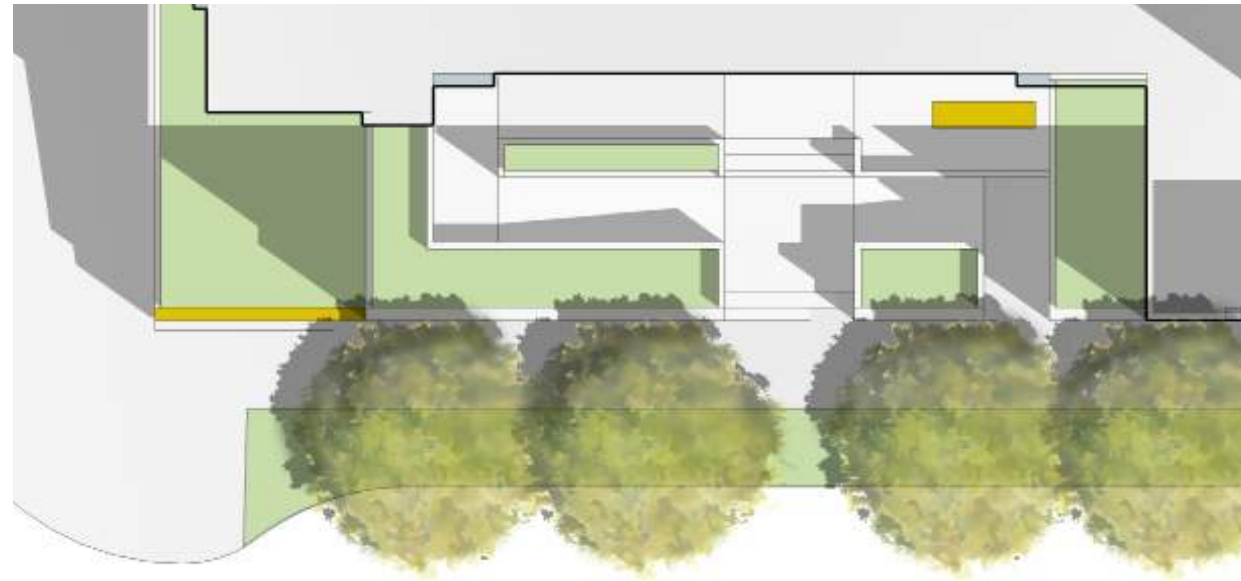
- All at grade residential units along Harrison have been eliminated in building A.
- Buildings A and B set back along Harrison providing a landscape amenity that mirrors the park edge.
- Apartment amenity space has replaced units at grade along Harrison.
- Building B entrance has been moved from the alley side to Harrison, to help activate the street.



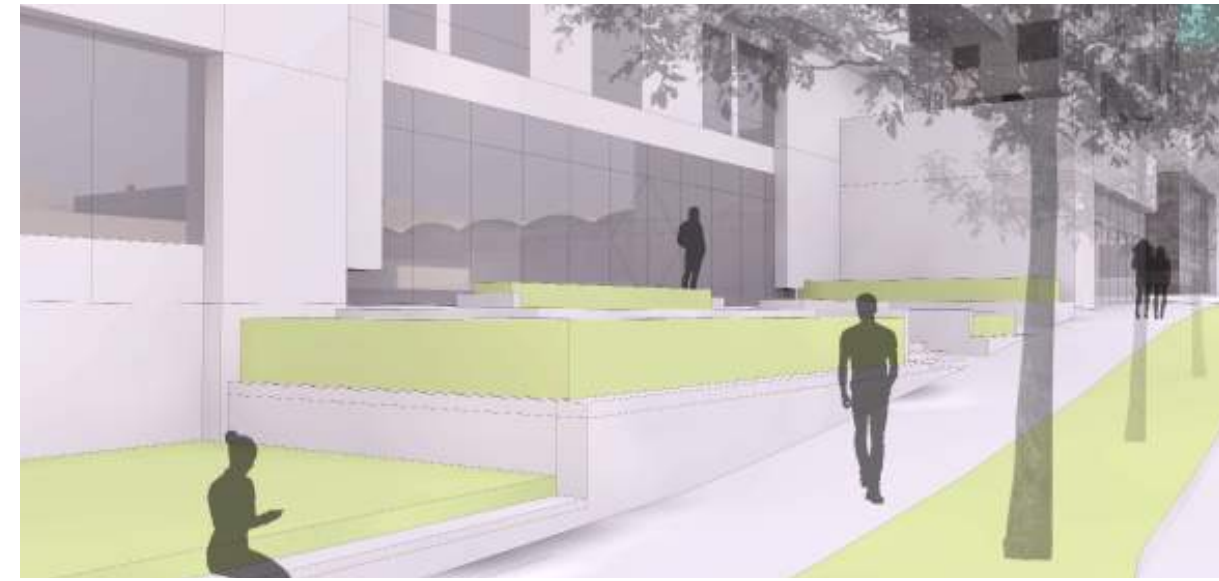
EDG RESPONSE - HARRISON GREEN STREET



EDG RESPONSE - HARRISON GREEN STREET



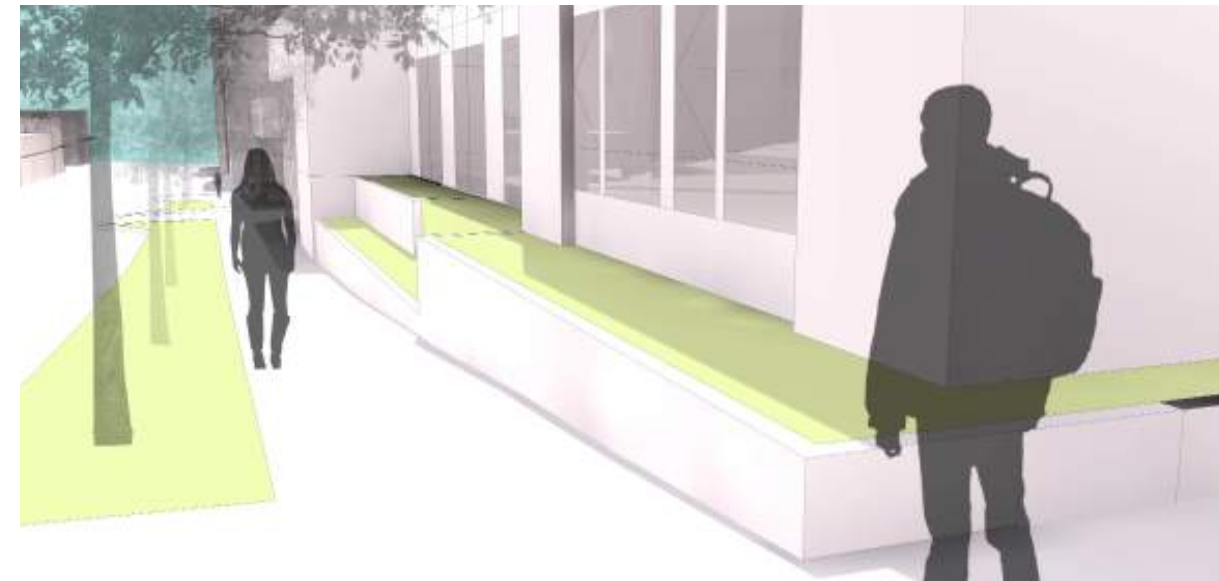
Plan view of entry along Harrison



Harrison street entry view looking east



Harrison street entry view looking west



Streetscape view looking west along Harrison Street

REFERENCE IMAGES



Street tree: Quercus Frainetto



Hedge plantings



Streetscape with concrete crossing pavers



Street tree: 'Emerald Sunshine' Elm



Wall lighting



Wood / concrete bench



Seating nook with bench



Bike Racks

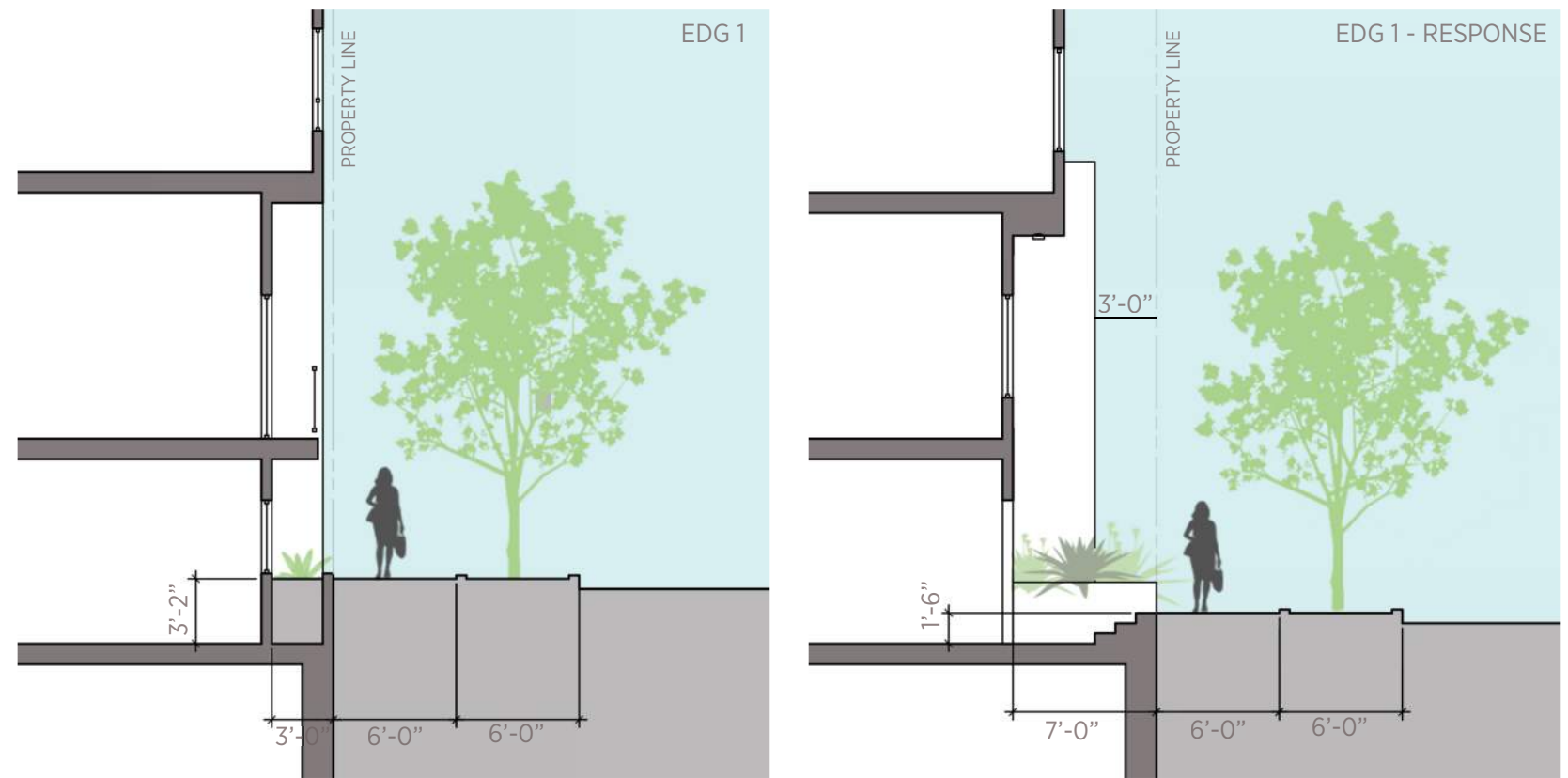


Stepped planters at entry stairs

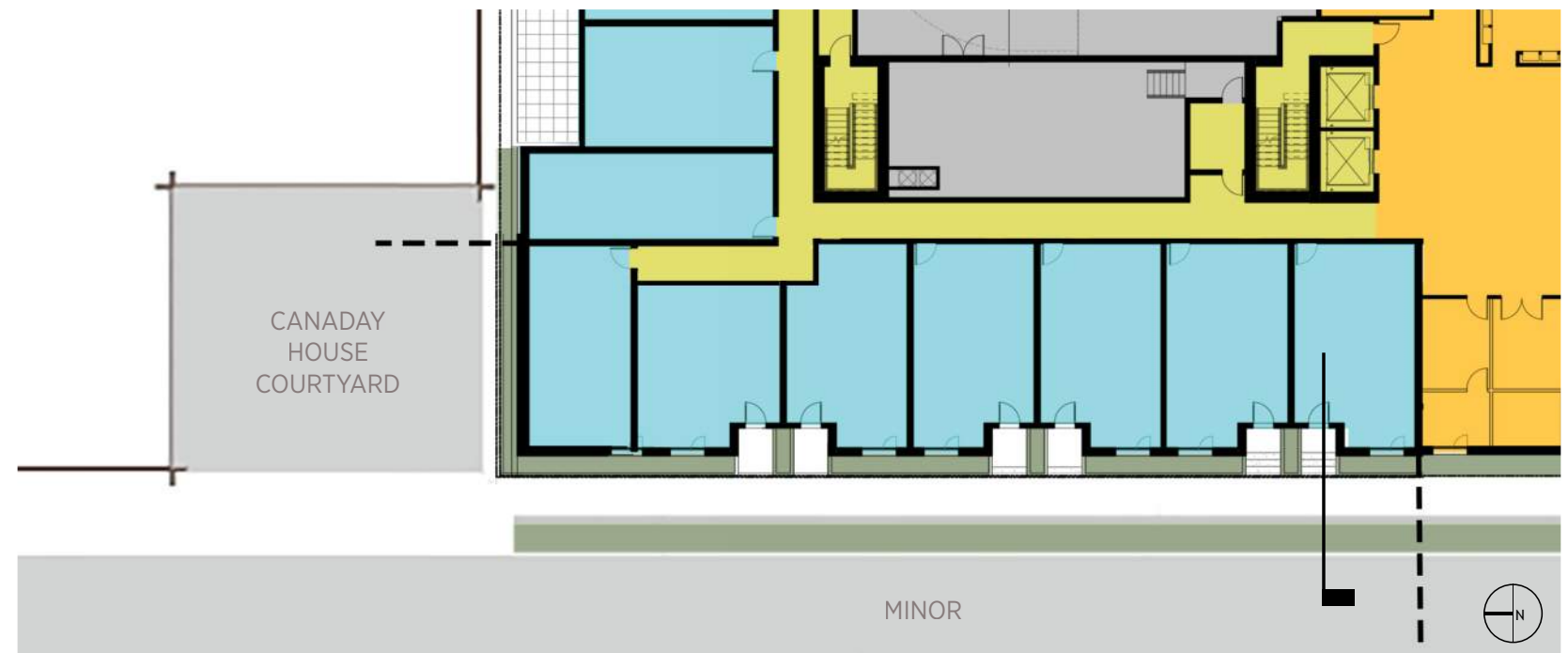
EDG RESPONSE / Minor & Pontius Ave N.

- *The Board agreed that the context of Minor and Pontius are appropriate for ground level residential units. The Board directed the applicant to provide a buffer between the unit and the sidewalk. The buffer should provide a feeling of shelter and protection for units from the sidewalk. The buffer may include landscaping and/or stoops. (PL3-B, PL3-III)*
- *Design the scale and texture of the ground level to provided a positive pedestrian experience. (DC2-D)*
- *The Board agreed below grade units facing the sidewalk are not appropriate for the urban neighborhood. (PL3-B)*

EDG RESPONSE - MINOR

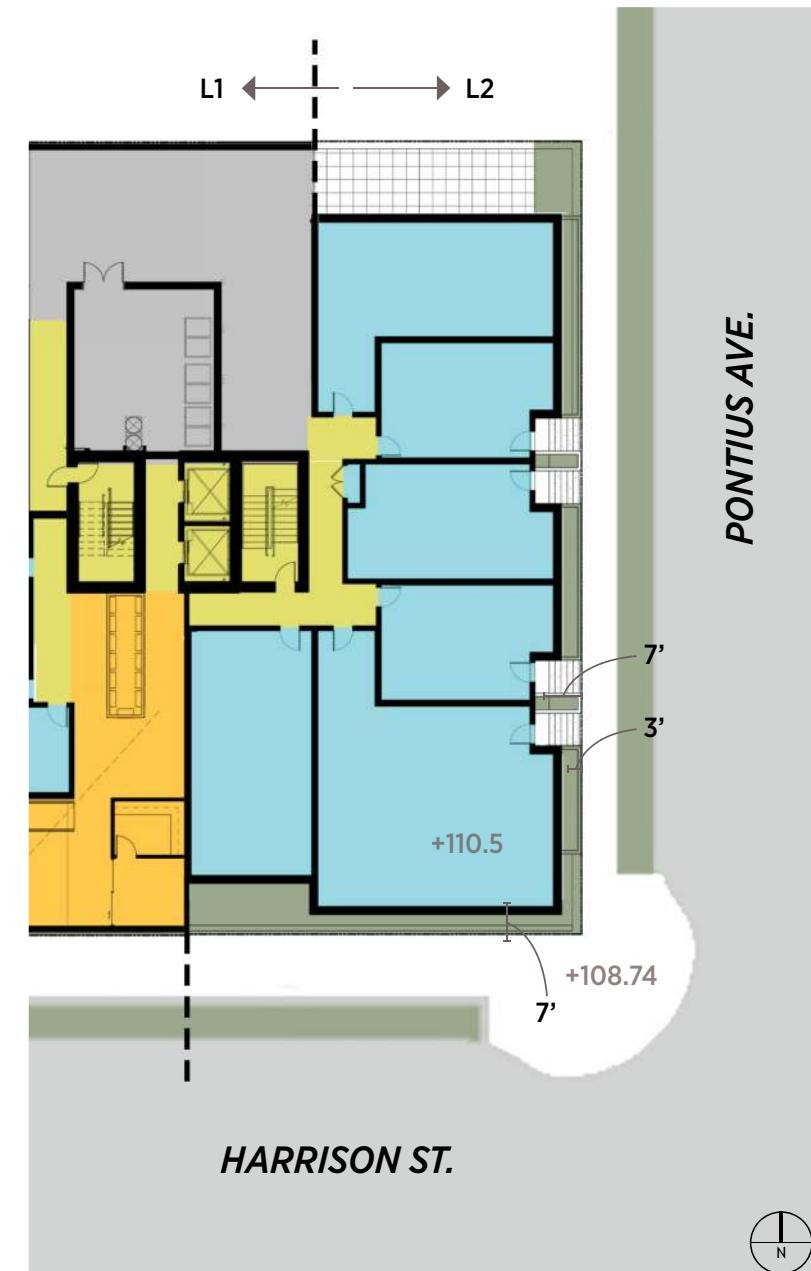


Response: All units more than 18" below grade have been removed. Stoops have been added to the units for direct access from grade. The entire facade of street level units has been set back 3' from the property line. Entry doors are 7' back from the property line. A generous planter has been included.





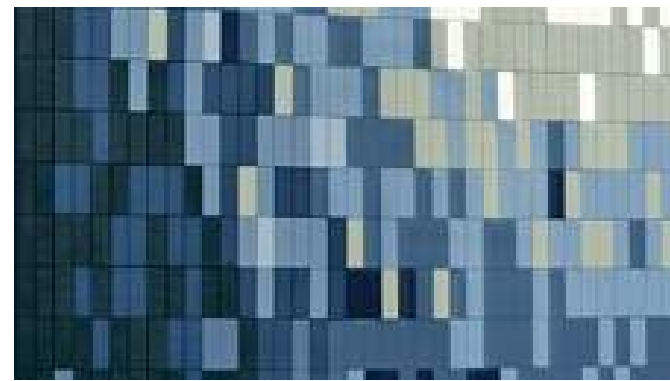
Response: All units along Pontius are between 2'-3' above grade. Stoops have been added to the units for direct access from the sidewalk. The entire facade of street level units has been set back 3' from the property line, Entry doors are 7' back from the property line. A generous planter has been included.



EDG RESPONSE / Architectural Concept

- *The Board discussed the upper level massing and architectural concept at length. The Board noted that the visibility of the site warranted variation in massing and roof lines*
- *At the Second Early Design Guidance Meeting the Board would like to see greater variability in massing which may include modulation, varied roof line and or parapet heights (CS2-C, CS3-A, CS3-I)*
- *The Board supported the concept of a base, middle and top and the 2nd level amenity space gasket. However the Board agreed that the design of the ground level was of primary importance and the revised facade may require changes or removal to the gasket/amenity level. (CS2-B)*
- *The Board directed the applicant to investigate a higher degree of variability in composition of each of the two building facades, which may include two unique architectural compositions. (CS2-C3)*

EDG RESPONSE - ARCHITECTURAL CONCEPT



Response:

The massing of the building has an overall higher degree of modulation. However, the main concept of providing a continuous mural-like backdrop for the park will remain consistent. We believe providing continuity in the upper portions of the building along Harrison between Minor and Pontius is a valid site response. The building will be highly visible from Cascade Park.

- The corners at the alley, will be broken down with smaller massing and glazed corners.
- Parapet heights step with grade along Harrison.
- The gasket of the building steps with grade to provide a two story "town home" expression along Pontius and Minor

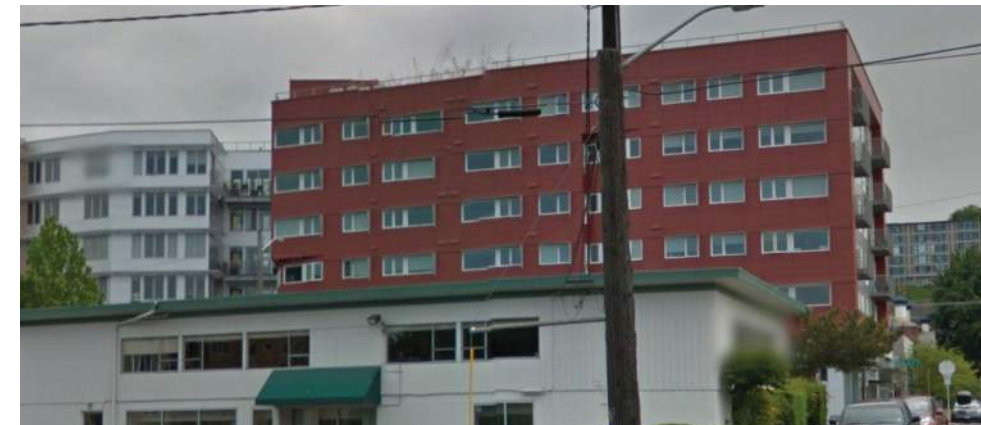


EDG RESPONSE - ARCHITECTURAL CONCEPT



Response:

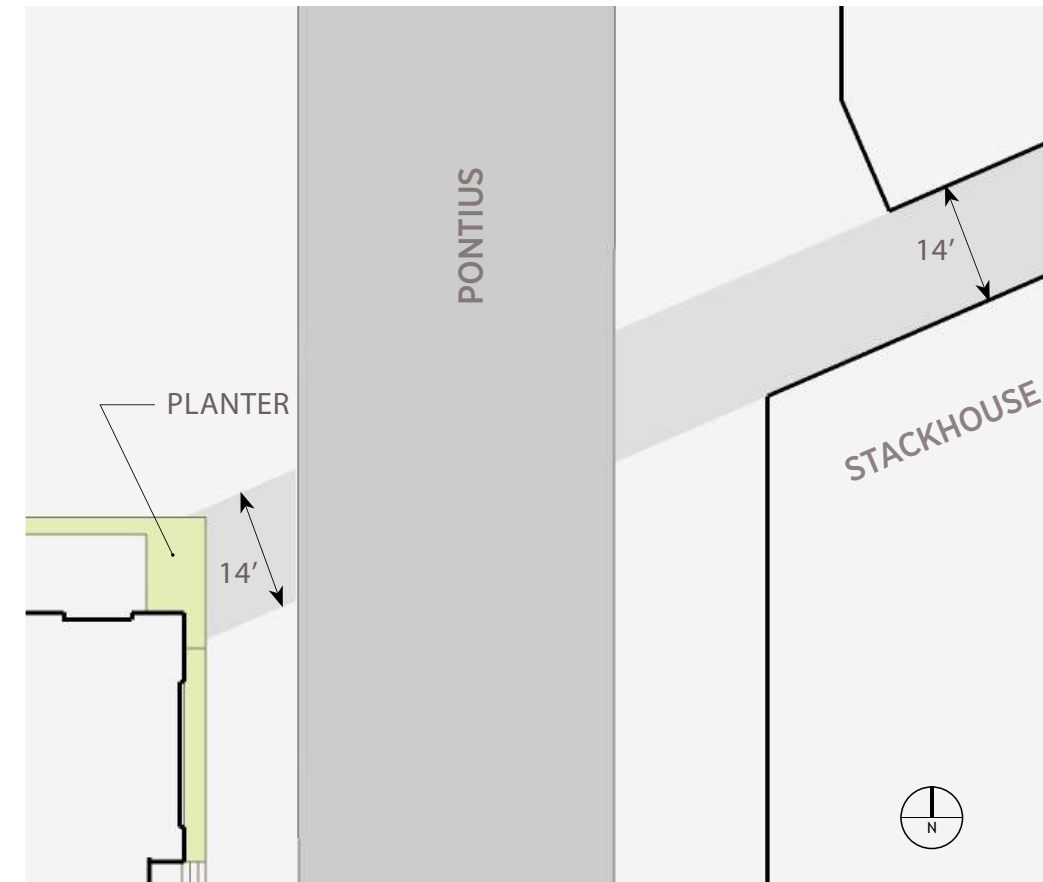
- The base of the building retains its solid character, but is broken into discrete cascading elements to create a porous and lively street-scape.
- The middle gasket has been retained.
- The upper portions of the building are divided into two distinct forms: horizontal mural-like elements facing Harrison, and vertical bays consisting of two bays.
- Accents from the mural-like elements will be used throughout the base and upper bays.



EDG RESPONSE / Finer Grain Analysis

- *The Board requested additional analysis of the massing and site design and demonstration of how the design includes a relationship to the adjacent context.*
- *At the second Early Design Meeting, the board would like to see more information on the treatment of the north facade in relationship to existing building and courtyard. (CS2-D5)*
- *The Board required additional detail showing how the building responds to the Stack House entry at the street. (PL1-A)*

EDG RESPONSE - FINER GRAIN ANALYSIS - STACKHOUSE

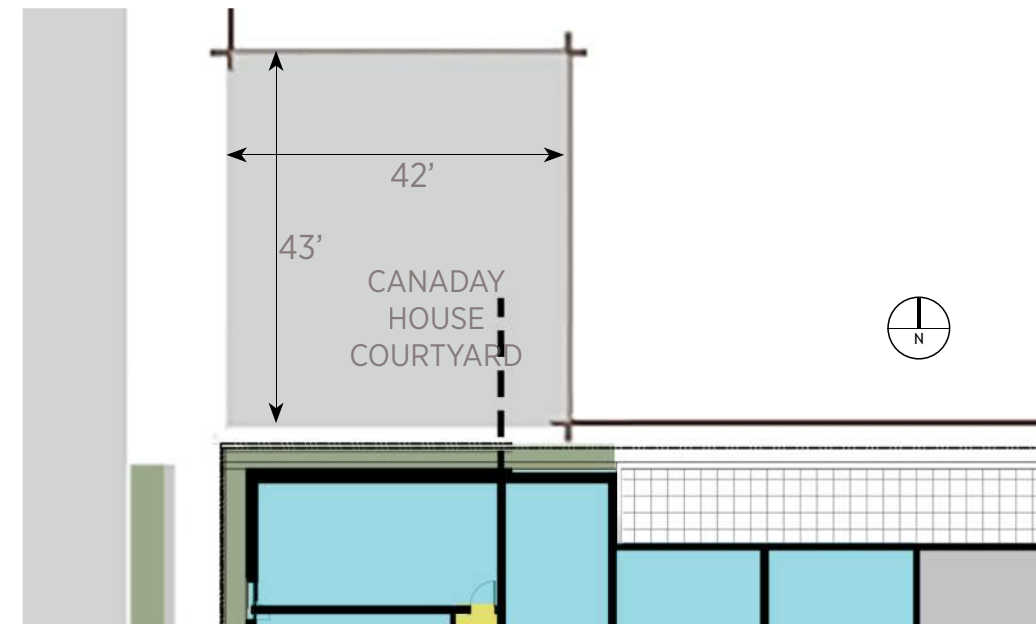


EDG RESPONSE - FINER GRAIN ANALYSIS - CANADAY COURTYARD

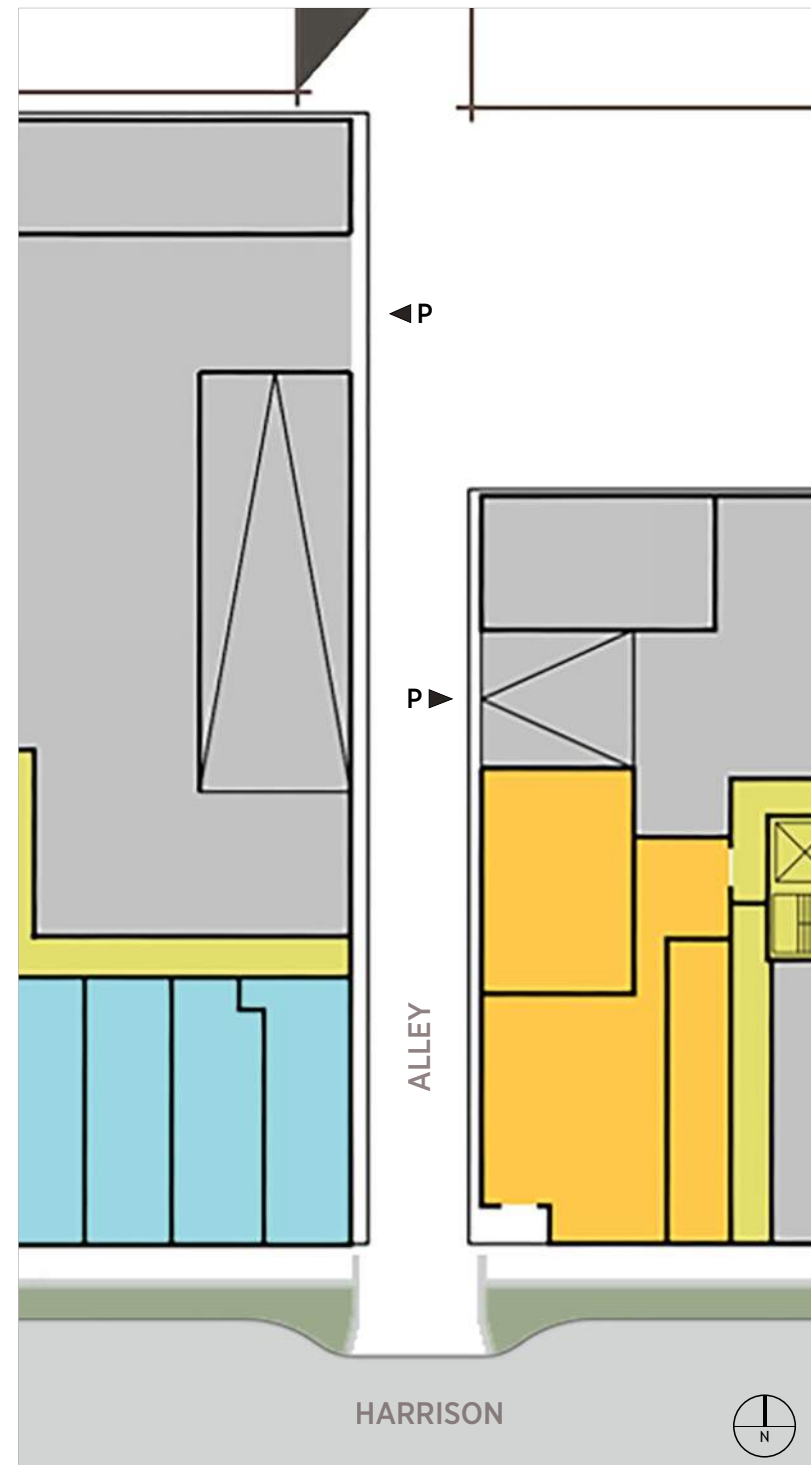


Response:

- High Quality Materials will return the depth of the courtyard.
- A three level terrace will replace the existing retaining wall.
- Corner glazing will be used on the upper portion of the building



EDG RESPONSE - FINER GRAIN ANALYSIS - ALLEY



EDG 1 - ALLEY PLAN



EDG 2 - REVISED ALLEY PLAN

The Board felt the alley was not properly activated.

Response:

Units have been added to the alley to help promote a substantial pedestrian experience. Units will be buffered by generous planting and a low wall.

At building A units have been removed to place a shared fitness center at the corner of Harrison and the alley.

EDG RESPONSE - REQUESTED DEPARTURES



 FACADE HEIGHT REQUIREMENT - SMC 23.48.014

EDG RESPONSE - REQUESTED DEPARTURES

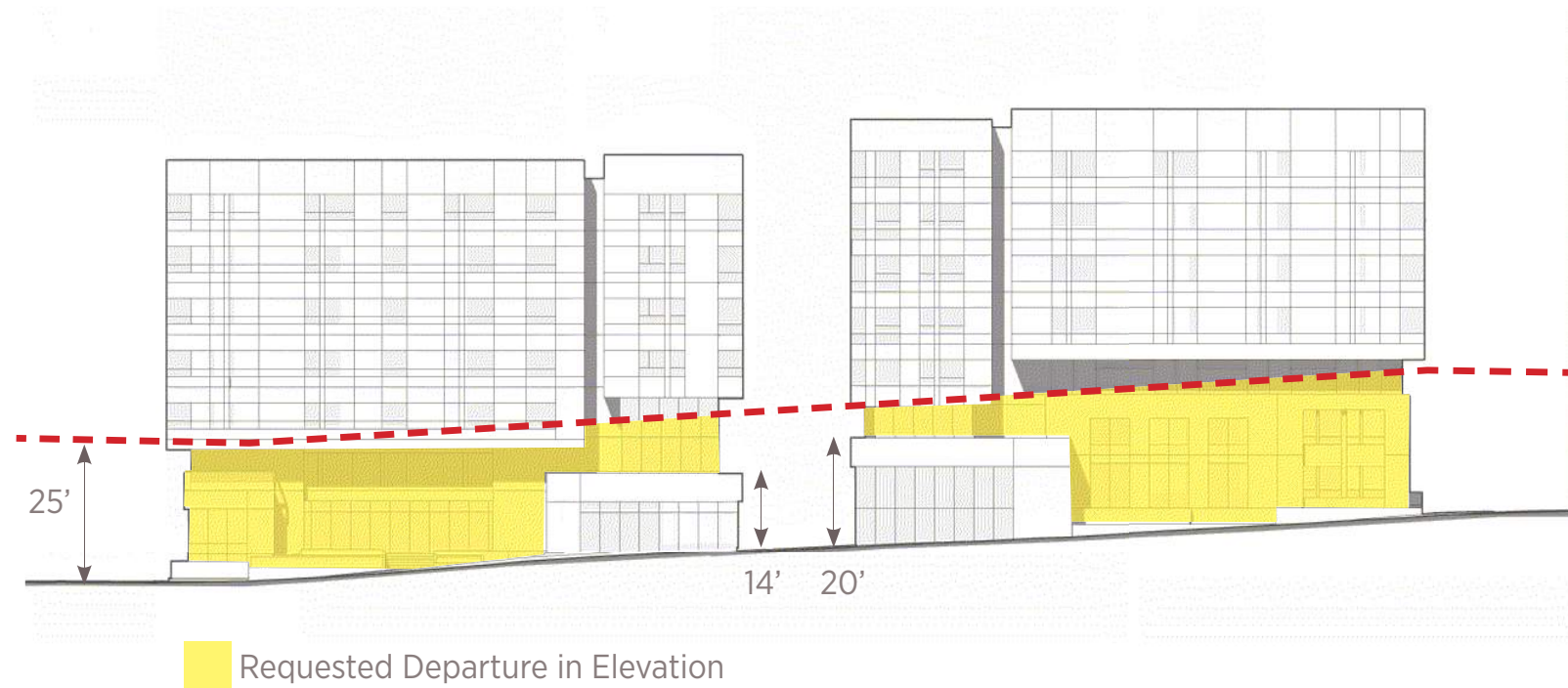
Street Level Development

23.48.014

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

A Facade height departure is requested along Harrison, to help open up the base of the building, provide a generous landscape buffer, and to enhance the pedestrian experience at grade.

“The Board noted that the required changes to the ground level facade on Harrison Street would likely require a loss of volume at the street. The Board expressed early support for a departure to the upper level setback along the alley in order to meet the direction for the design of the facade facing the street.”



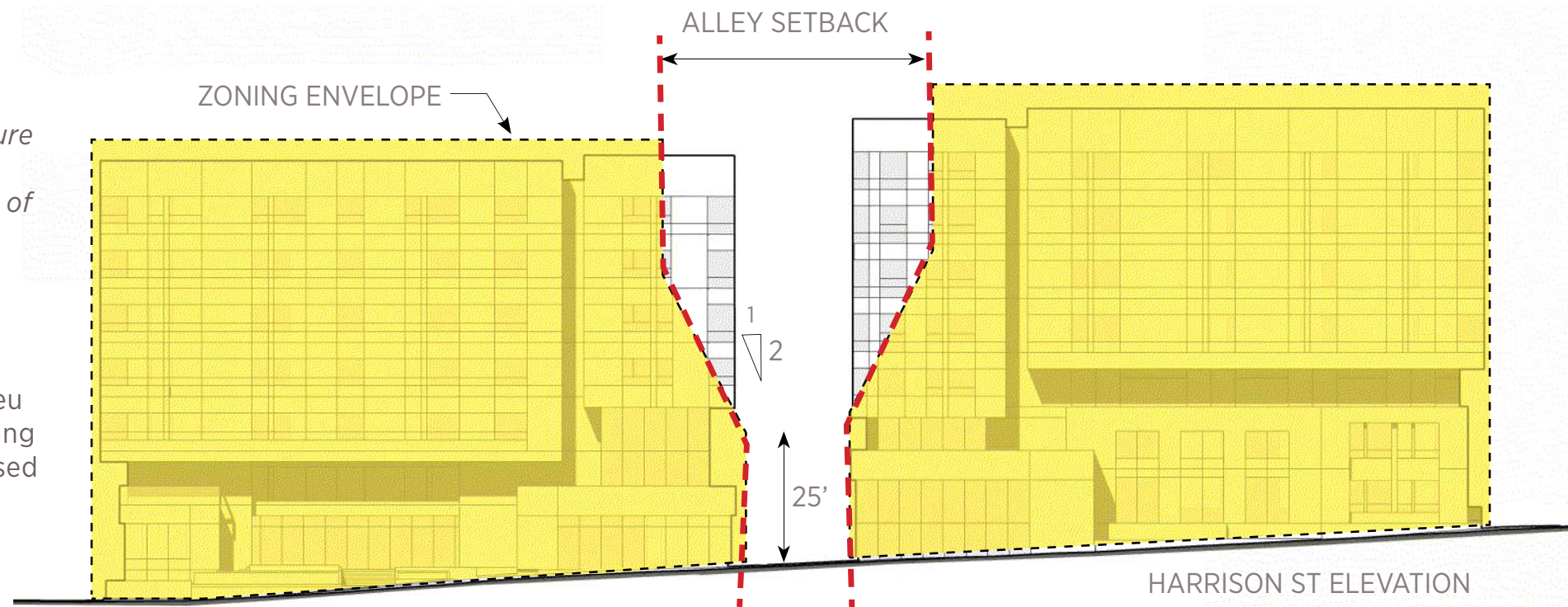
EDG RESPONSE - REQUESTED DEPARTURES

Setbacks

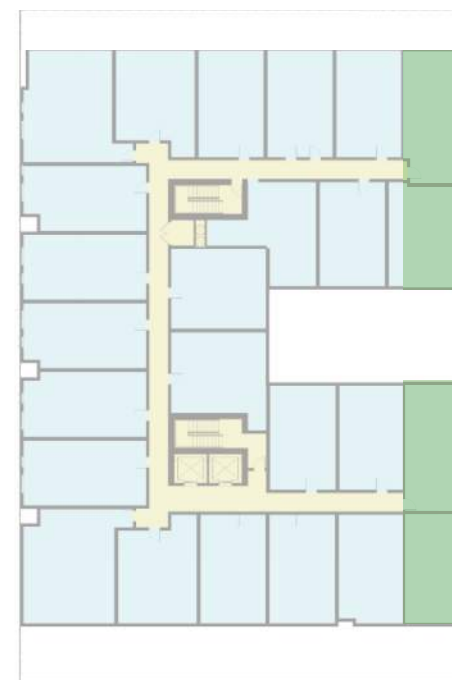
23.48.012

“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”

An alley setback departure is requested to make up area lost by removing units along Harrison. In lieu of the setback, a finer scale of massing modulation with glazed corners is used to indicate the alley presence.



Loss at P1, L1, L2



Gain at upper floors

