

1001 Minor Avenue

EARLY DESIGN GUIDANCE PROPOSAL PACKET

1001 MINOR AVENUE, SEATTLE WA 98104

DPD # 3019363 / 04.22.2015

HOLLAND PARTNER GROUP
Ankrom Moisan Architects, Inc.



Ankrom Moisan Architects, Inc.
ARCHITECTURE INTERIORS URBAN DESIGN BRANDING
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Seattle, WA 98104
206.576.1600



Project Information

PROJECT ADDRESS

1001 Minor Avenue
Seattle WA 98104

PROJECT DESCRIPTION

Design and construct a 17-story residential building with retail at street level and three levels of below grade parking. It will be a valuable addition to the diversity in the First Hill Area. This project will utilize zoning for the First Hill Area (NC3P-160). The basic program includes:

200
residential units of various sizes and rent levels

126
parking stalls below grade at 0.63 ratio

236,000 sq. ft.
total gross square footage

LEED Certified
Project goal to be LEED Certified

PROJECT TEAM

OWNER/APPLICANT

HOLLAND PARTNER GROUP
1000 Dexter Avenue North, Suite 201
Seattle, WA 98109
(206) 430.5967
Contact: Marty Goodman
mgoodman@hollandpartnergroup.com

ARCHITECT

ANKROM MOISAN ARCHITECTS
117 South Main Street, Suite 400
Seattle, WA 98104
(206) 576.1600
Contact: Ricky Teh
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LANDSCAPE ARCHITECT

BERGER PARTNERSHIP
1721 8th Avenue North
Seattle, WA 98109
(206) 325.6877
Contact: Greg Brower
gregb@bergerpartnership.com

PROJECT GOALS

GOAL #1: WORK/HOUSING BALANCE

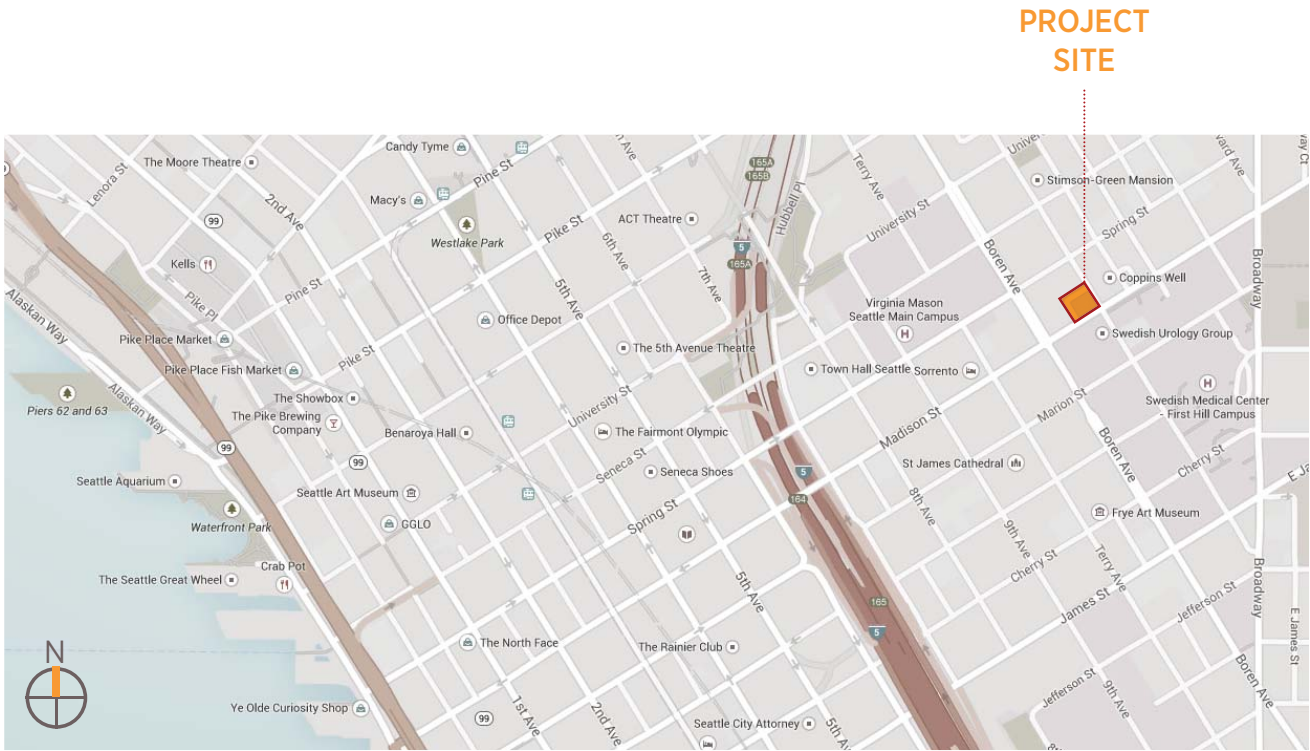
Urban infill development promotes job and housing balance, providing 24-hour environments where people can work/live/play near their homes. This project will be a valuable addition to the character of the First Hill Community.

GOAL #2: ACTIVATING THE STREET LEVEL

Retail with appropriate height, materials, transparency, lighting, signage, and canopy coverage to promote interaction along Madison Street.

GOAL #3: FOCUS ON QUALITY OUTDOOR SPACES

Outdoor amenity spaces with landscaping will occur at several levels of this site: Level 2, rooftop; and private decks at Levels 3 and 5. There will be a setback along Madison to enhance the sidewalk and landscape environment, creating a high-quality pedestrian experience.



Site Address: 1001 Minor Avenue, Seattle WA 98104
Parcel Number: 197820-0610
Madison Street is Principal Pedestrian Street

Development Lot Area

15,360 sq. ft.

Base Zoning

NC3P – 160

Overlay Zoning

First Hill Urban Center Village
In Pedestrian Overlay and Frequent Transit Corridor

Primary Land Use Code Chapters:

SMC 23.47A, Commercial
SMC 23.54, Parking
Seattle Land Use Zoning Map # 110

FAR:

(SMC 23.47A.013)

Total Permitted for Single Use:	5
Total Permitted for All Uses within Mixed Use:	7

Residential is exempt from FAR

Height:

160 ft

Additional Building Height Information

- 160’-0” required to top highest main flat roof plane
- 160’-0” + 4’-0” for parapets, open railing, planters, skylights, clerestories
- 160’-0” + 10’-0” for greenhouses and solariums (not explored in this study)
- 160’-0” + 15’-0” for solar collectors and mechanical equipment
- 160’-0” + 15’-0” for greenhouses that are dedicated to food production; total coverage not to exceed 50% of roof area
- 160’-0” + 16’-0” for stair / elevator penthouses
- Provided roof features do not exceed 20% of roof area, or 25% with stair/elevator penthouses, and are setback 10’ from the north roof edge.

Street Level Uses:

- (23.47A.005 & SMC 23.47A.008)
- Residential uses are generally permitted anywhere in an NC3 structure except that they may not occupy in aggregate more than 20% of the street-level, street-facing façade in a pedestrian-designated zone, facing a designated principal pedestrian street (Madison Street)
 - Residential use is limited to 20% of the pedestrian street facing width (Minor Avenue)
 - Nonresidential uses shall have a floor-to-floor height of at least 13’, and an average of at least a 30’ depth and a minimum of a 15’ depth.

Blank Facades:

- (SMC 23.47A.008)
- Blank Segments shall not exceed 20’ in length between 2’ and 8’ above sidewalk.
 - Total of all blank façades shall not exceed 40%

Transparency:

- (SMC 23.47A.008)
- 60% of the street façade between 2’ and 8’ above the sidewalk shall be transparent

Setbacks:

(SMC 23.47A.014)

Setback requirements for lots abutting or across the alley from residential zones. (North edge of the site)

A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot’s front lot line and the side lot line abutting the residentially zoned lot. The third side connects these two sides with a diagonal line across the commercially-zoned lot

For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows:

a. Fifteen feet for portions of structures above 13’ in height to a maximum of 40’; and

b. For each portion of a structure above 40 feet in height, additional setback at the rate of two feet of setback for every 10’by which the height of such portion exceeds 40’.

Landscape and Screening Standards:

- (SMC 23.47A.016)
- Green Area Factor: landscaping that achieves a score of .30 or greater

Residential Amenity Area:

- (SMC 23.47A.024)
- 5% of total residential gross floor area
 - All residents shall have access to at least one common or private amenity area
 - Amenity areas shall not be enclosed
 - Common amenity areas shall have a minimum horizontal dimension of 10 feet and minimum of 250 sq. ft.
 - Private balconies and decks shall have a minimum of 60 sq. ft. and no horizontal dimension less than 6’.

Light and Glare:

- (SMC 23.47A.022)
- Exterior Lighting must be shielded and directed away from adjacent uses.

Sight Triangle:

- (SMC 23.54.030)
- For two-way driveways at least 22’ wide, a site triangle on the side used as an exit shall be provided

Loading Berth:

(SMC 23.54.035)

For low and medium demand uses, a loading berth 10’ wide by 35’ deep with 14’ vertical clearance is to be provided. If non-residential spaces are less than 16,000 gsf, the Director can waive this requirement if a loading space on the street is adequate. Not required.

Parking:

(SMC 23.54.015)

Residential: None required
Nonresidential: None required

No minimum parking requirement for nonresidential and residential uses in an urban center.

Bicycle:

(SMC 23.54.015)

Commercial: Varies depending on use = 4 spaces estimated
Residential: One space per four units = 30-33 spaces required

Solid Waste & Recyclable Materials Storage:

- (SMC 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, min. 10’ access route, 21’ overhead clearance if accessed through the structure

For site to the west:

Summary for 1004 Boren AVE / Parcel ID 1978200605

Historic Name: Stacy House
Common Name: University Club
Style: Queen Anne
Neighborhood: First Hill
Year Built: 1930

Significance

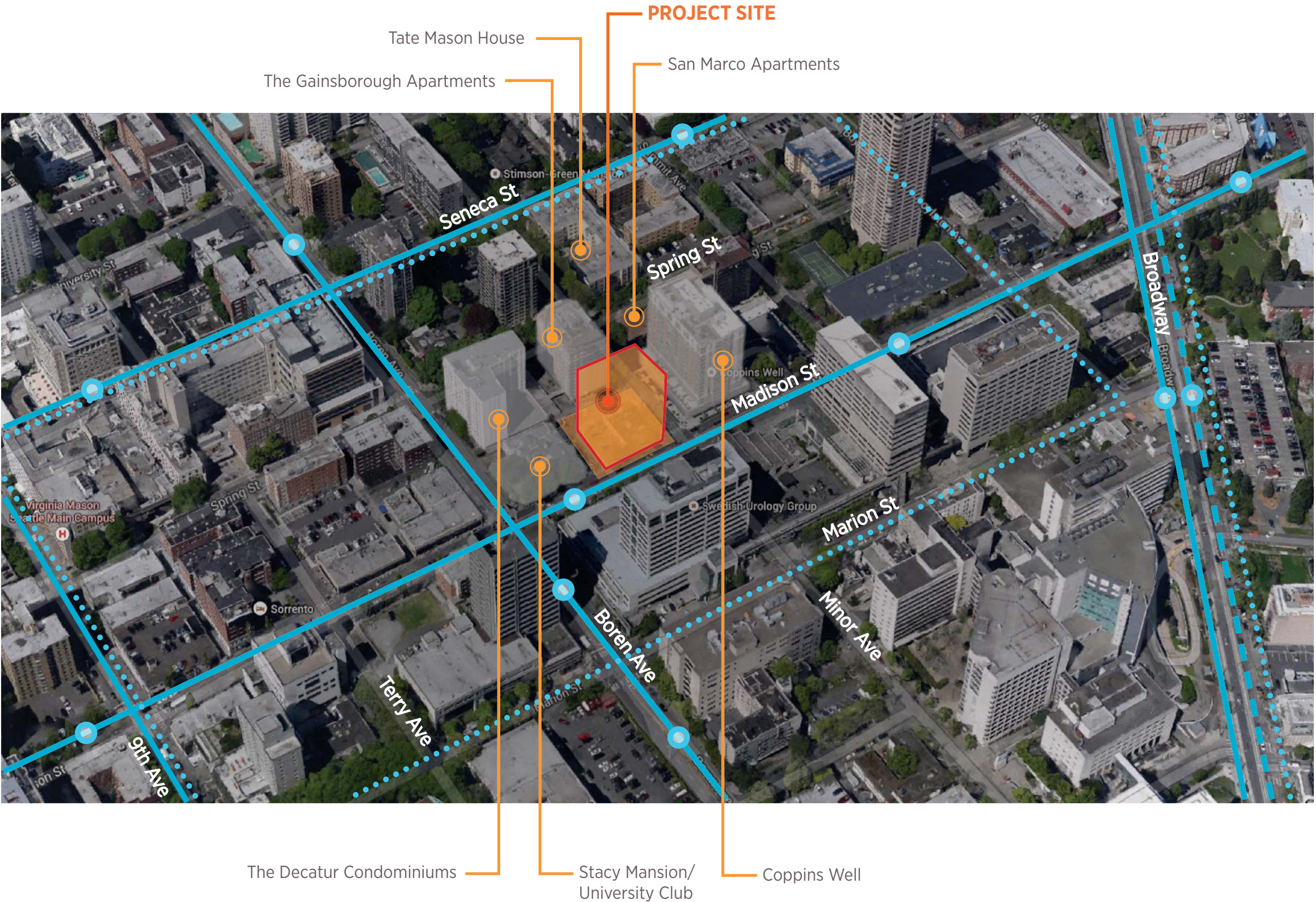
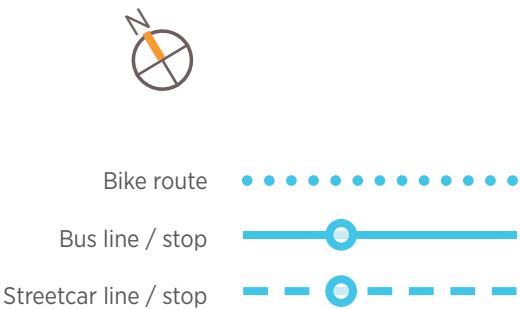
In the opinion of the survey, this property appears to meet the criteria of the National Register of Historic Places.

In the opinion of the survey, this property appears to meet the criteria of the Seattle Landmarks Preservation Ordinance.



SITE CHARACTERISTICS

- Transition from residential and commercial to health care and institutional uses.
- Several 10+ level residential and office highrise buildings around the project site
- Madison Street is a principal pedestrian street - focus activities and transparency at street level
- Minor Avenue has a more residential character and is comparatively quieter
- Although neither the Gainsborough or the Stacy Mansion are designated Landmarks, they both appear to meet the criteria for the Seattle Landmarks designation and listing on the National Register



NO SETBACK REQUIREMENTS

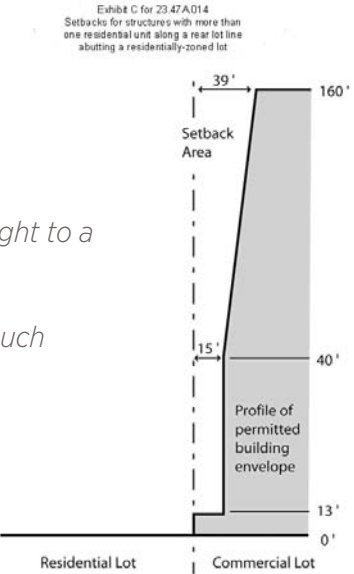
Same commercial zoning, no setback requirements

ELEVATOR PENTHOUSE & SOLAR COLLECTORS

Maximum 15' height limit above maximum building height for mechanical equipment, elevator penthouse, and solar collectors

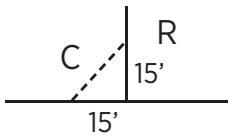
SETBACK ACROSS RESIDENTIAL ZONE

A. Fifteen feet for portions of structures above 13' in height to a maximum of 40'
B. For each portion of a structure above 40' in height, additional setback for every 10' by which the height of such portion exceeds 40'



TRIANGLE SETBACK

Front yard of abutting residential zone lot faces same street, 15' x 15' diagonal setback required

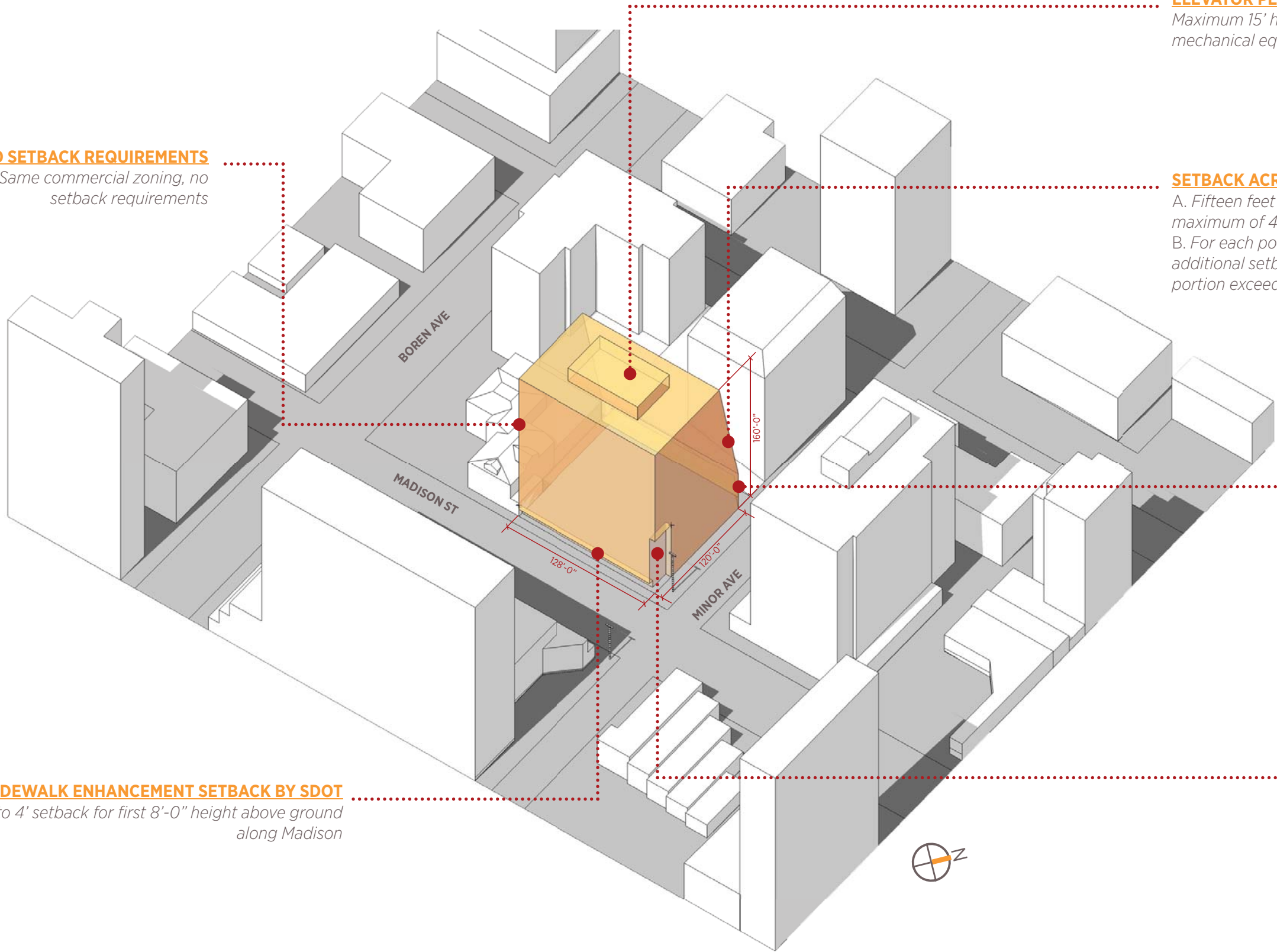


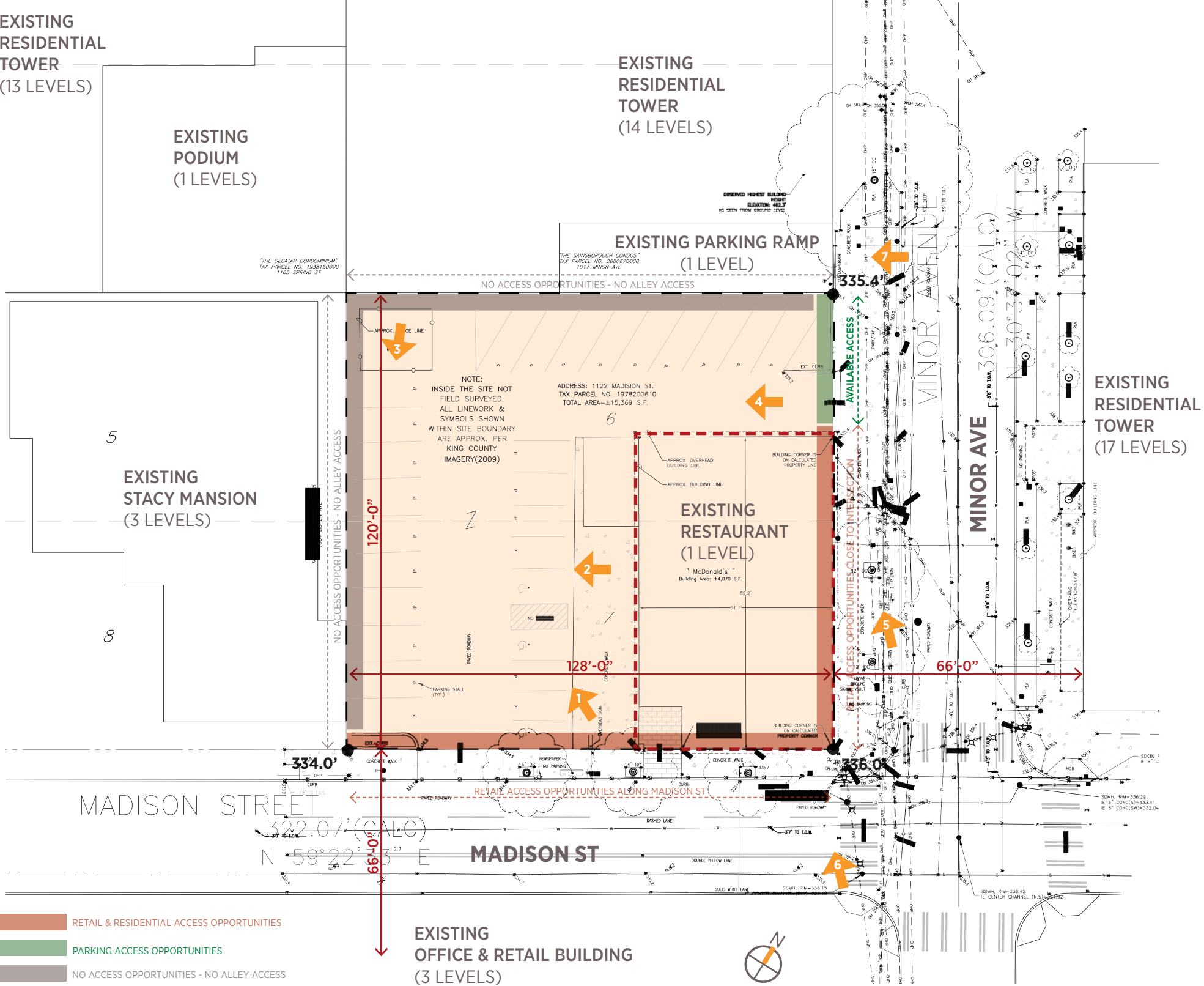
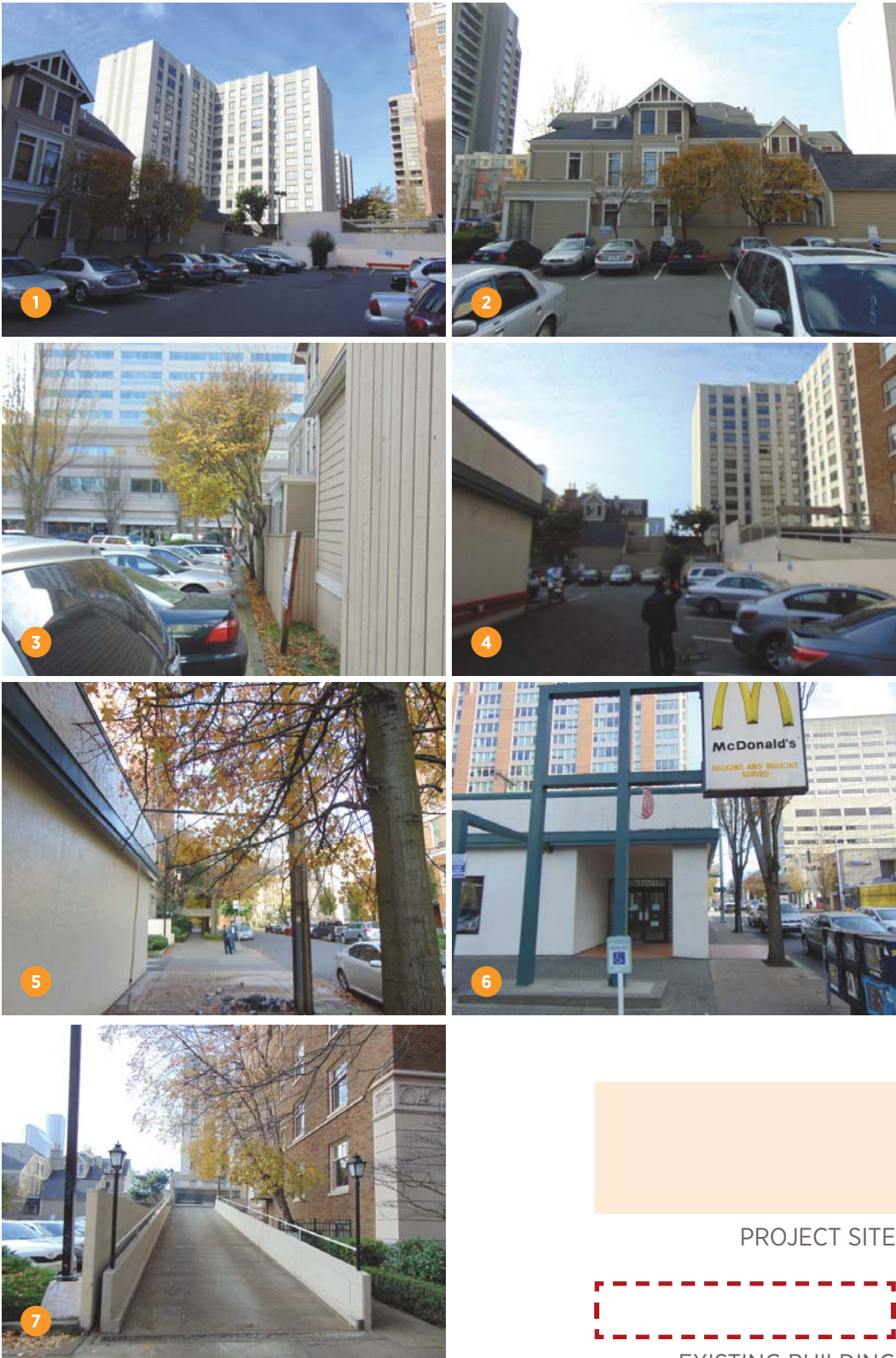
POWERLINE SETBACK PER SCL

Powerline setback along Minor Avenue

SIDEWALK ENHANCEMENT SETBACK BY SDOT

3' to 4' setback for first 8'-0" height above ground along Madison



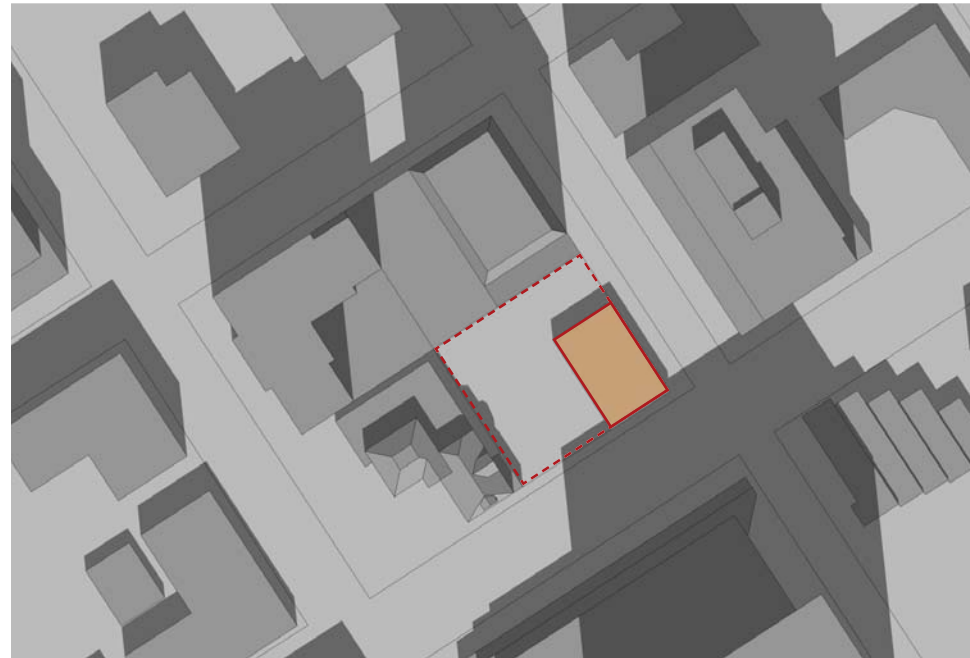




MARCH / SEPTEMBER 21 - 10:00 AM



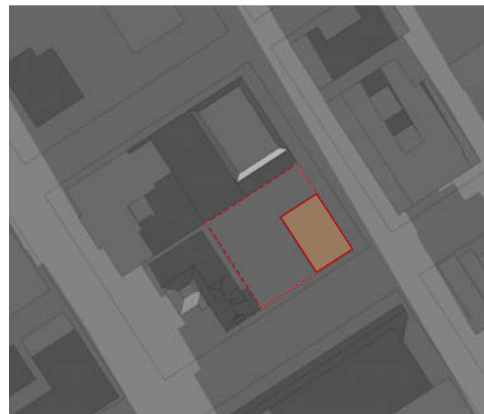
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MARCH / SEPTEMBER 21 - 2:00 PM



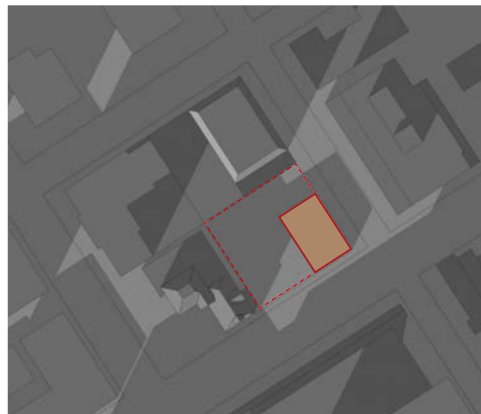
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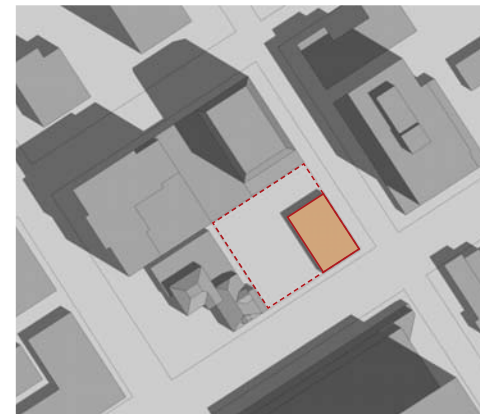
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DECEMBER 21 - 2:00 PM



JUNE 21 - 10:00 AM

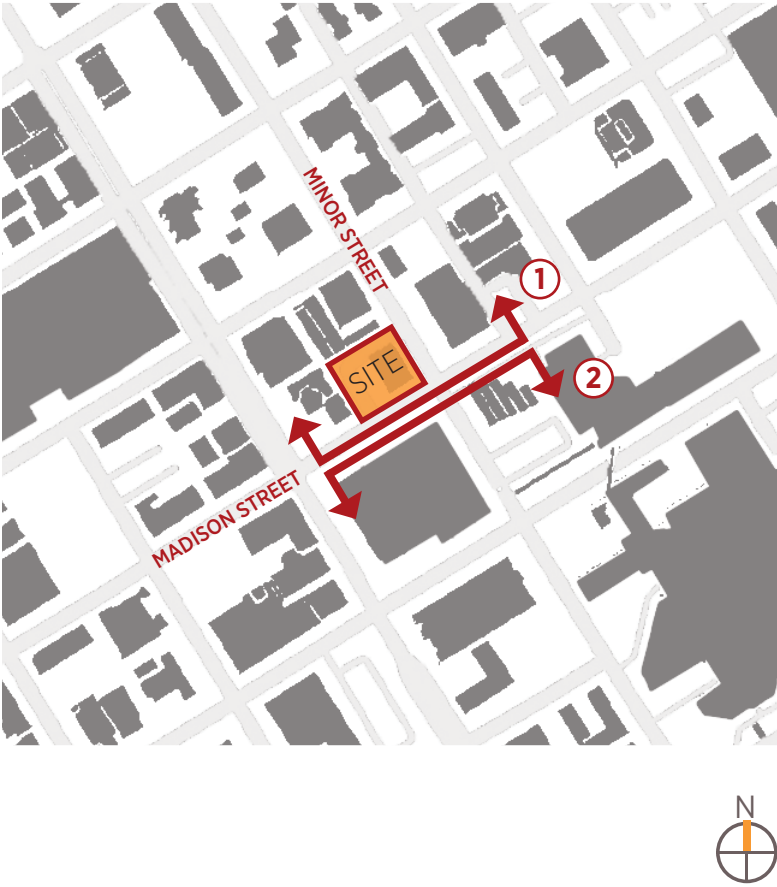


JUNE 21 - NOON

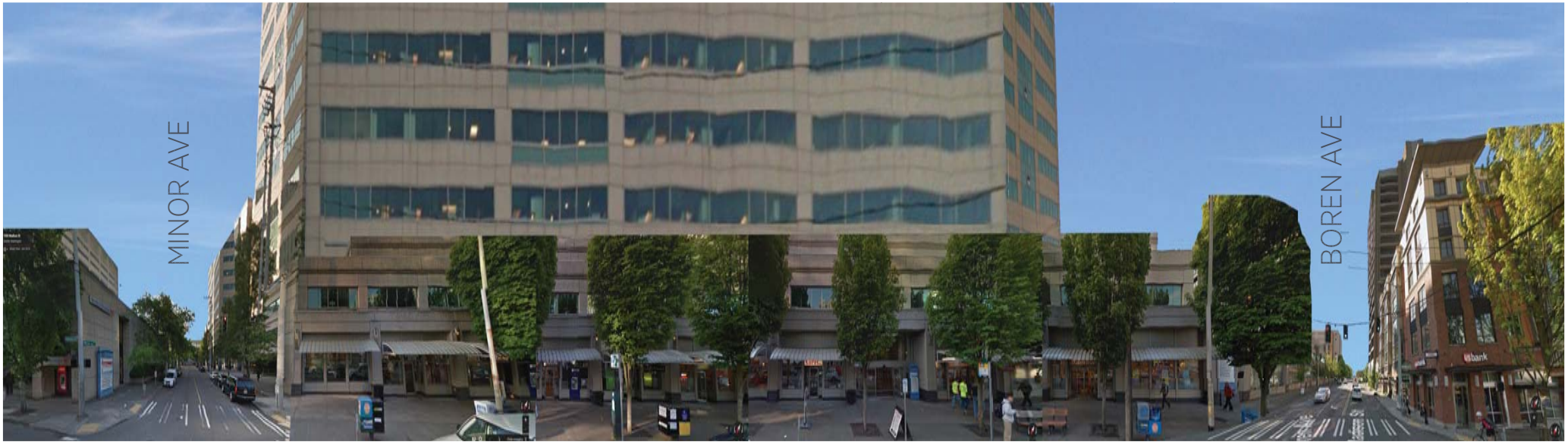


JUNE 21 - 2:00 PM

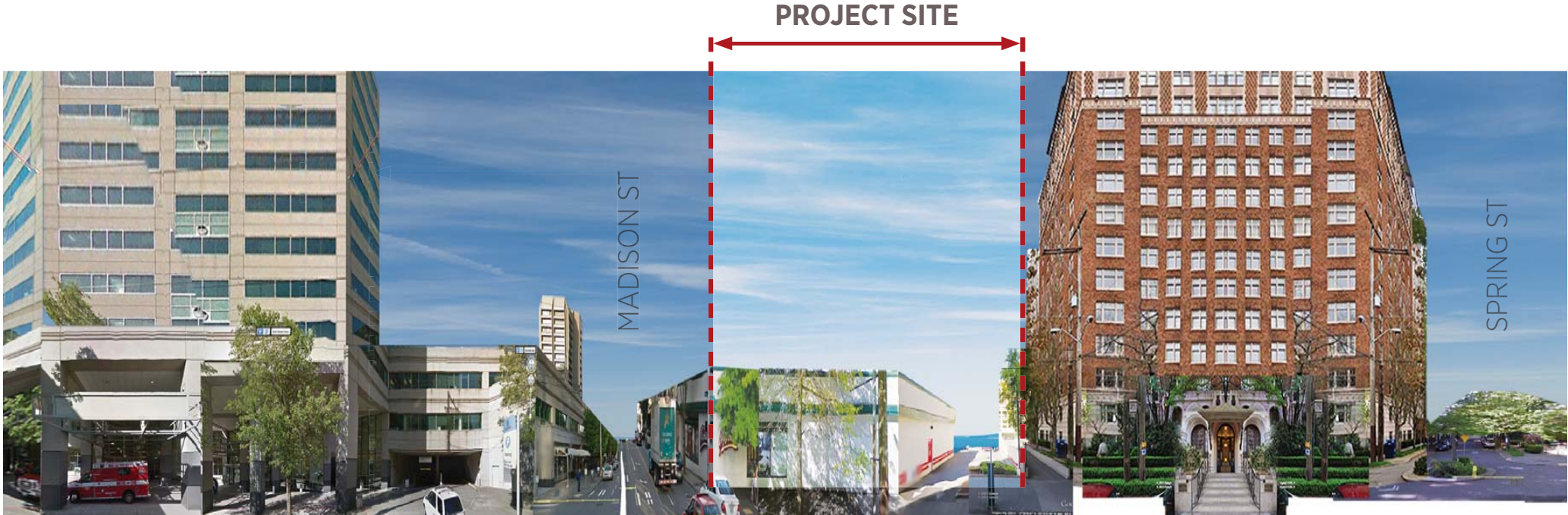
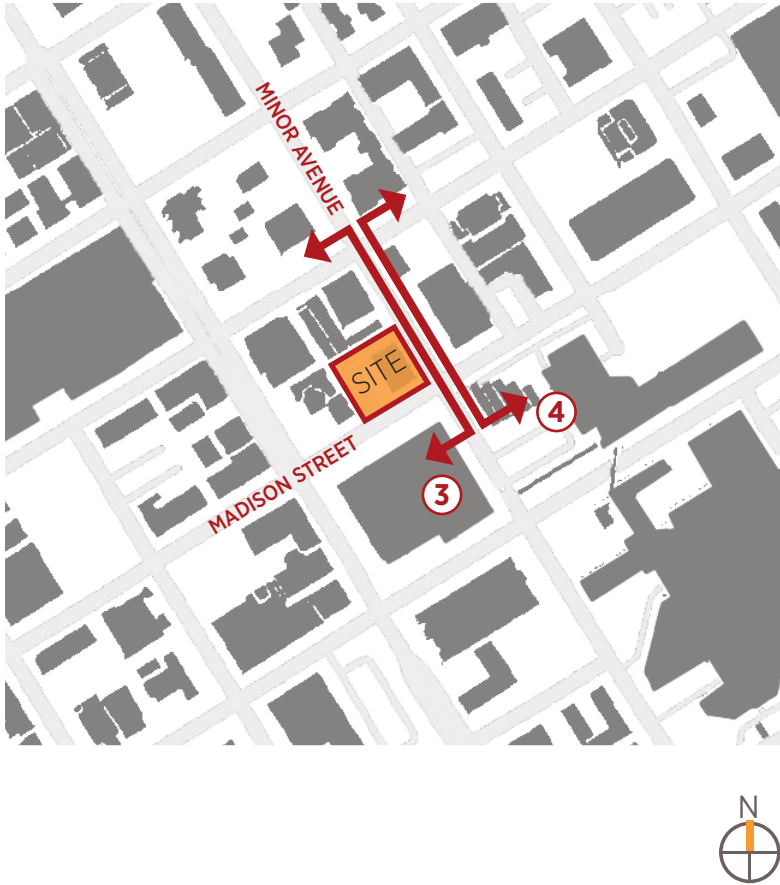




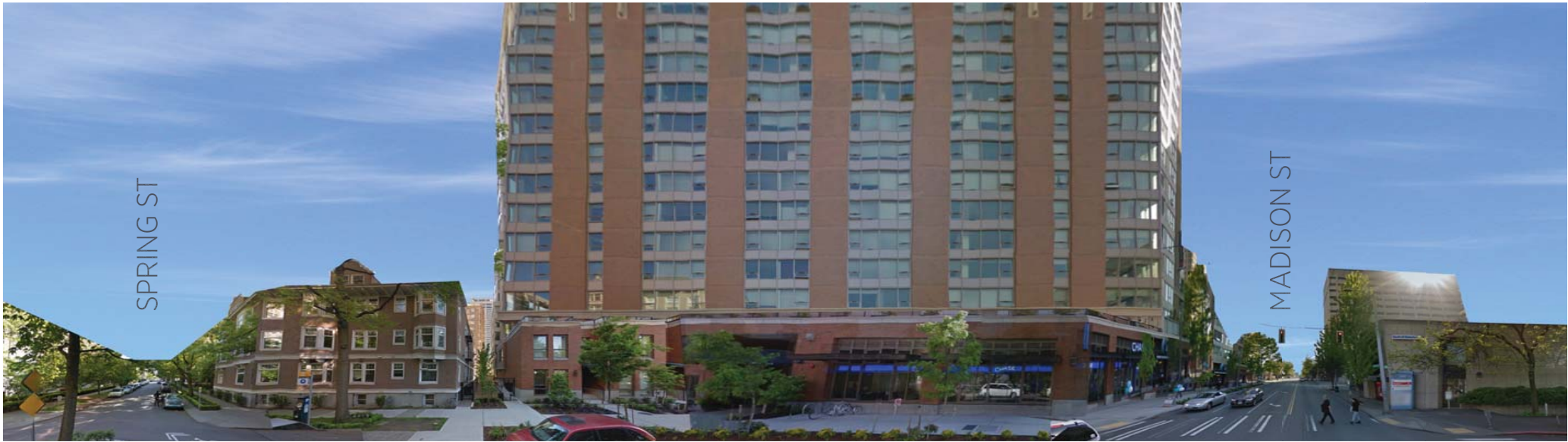
1 MADISON STREET FACING SITE



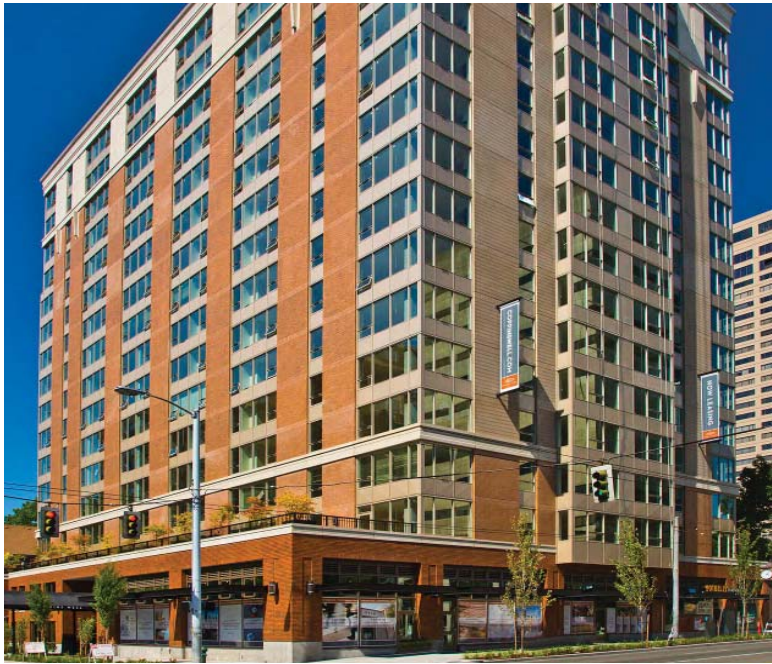
2 MADISON STREET ACROSS SITE



③ MINOR AVENUE FACING SITE



④ MINOR AVENUE ACROSS SITE



A - COPPINS WELL APARTMENTS

- Activate the street by providing retail on Madison
- Setback on Madison for sidewalk enhancement
- Nice use of bay windows to break up the massing



B - GAINSBOROUGH APARTMENTS

- Masonry construction and detailing creates visual vibrance and contributes to the historic character of the neighborhood
- Landscaped, setback sidewalk area and entry



C - DECATUR CONDOMINIUMS

- Vertical expression of building volumes
- Punched windows reflect residential scale



D - STACY MANSION

- Our new construction will set back from the west common lot line to respect the Stacy Mansion
- One of the last remaining links to original neighborhood history



E - MARLBOROUGH APARTMENTS

- Traditional brick color and texture
- Vertical expression of building massing



F - SWEDISH MEDICAL CENTER ORTHOPEDIC CENTER

- Glazing at building corner creates pleasant arrival experience
- High quality materials and landscaping



G - CABRINI SENIOR HOUSING

- Activate the street by providing retail on Madison
- Nice use of bay windows to break up the massing



H - VIRGINIA MASON HOSPITAL

- Glazing at building corner creates pleasant arrival experience
- Good contrast of solid and glassy materials



I - SEATTLE UNIVERSITY LEMIEUX LIBRARY

- Combination of glass and masonry, high quality materials
- Entry well-defined through massing and canopy



J - M STREET APARTMENTS

- Common decks at podium and roof levels take advantage of views
- Glazing materials at building corner responds to site characteristics
- Nice use of bay windows to break up the massing



OPTION 1 - STACKING
(CODE COMPLIANT)

- Horizontal stacking massing modulation
- 0'-0" Setback at West Façade
- No Requested Departures



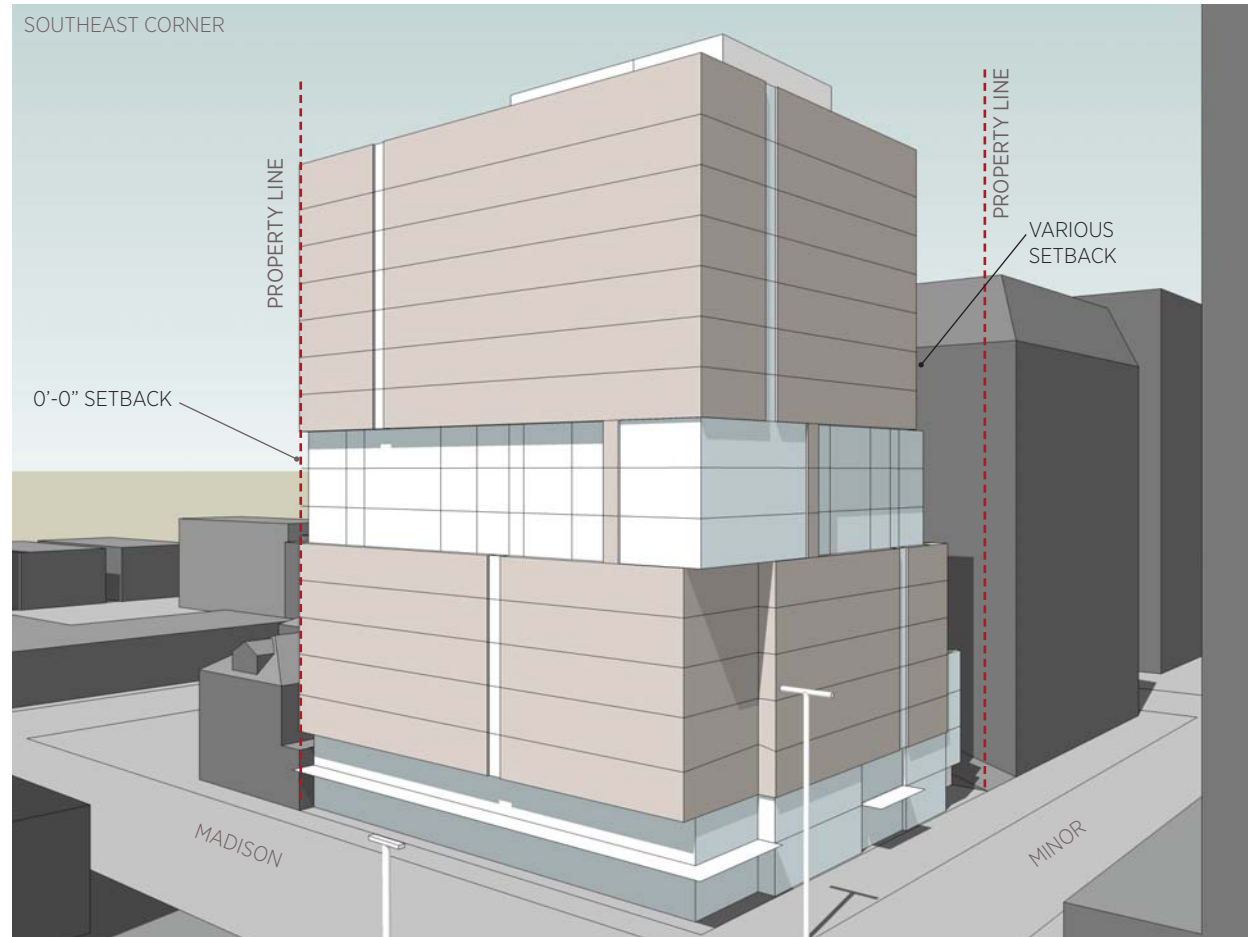
OPTION 2 - INTERLOCKING

- Interlocking massing modulation
- 5'-0" Setback at West Façade
- Departures:
 - 1) 23.47A.024 - Amenity Area (50% Outdoor instead of 100%)
 - 2) 23.47A.014 - Setback Requirement
 - 3) 23.47A.005 - Residential Use at Street Level (>20%)



OPTION 3 - VERTICALITY
(PREFERRED)

- Corner Massing Modulation
- 10'-0" Setback at West Façade
- Bay Windows on East and South Façades
- Departures:
 - 1) 23.47A.024 - Amenity Area (50% Outdoor instead of 100%)
 - 2) 23.47A.014 - Setback Requirement
 - 3) 23.47A.005 - Residential Use at Street Level (>20%)



SUMMARY

- Gross area 250,000 sq. ft.
- Net Residential 155,000 sq. ft.
- Net Retail 5,200 sq. ft.

PROS

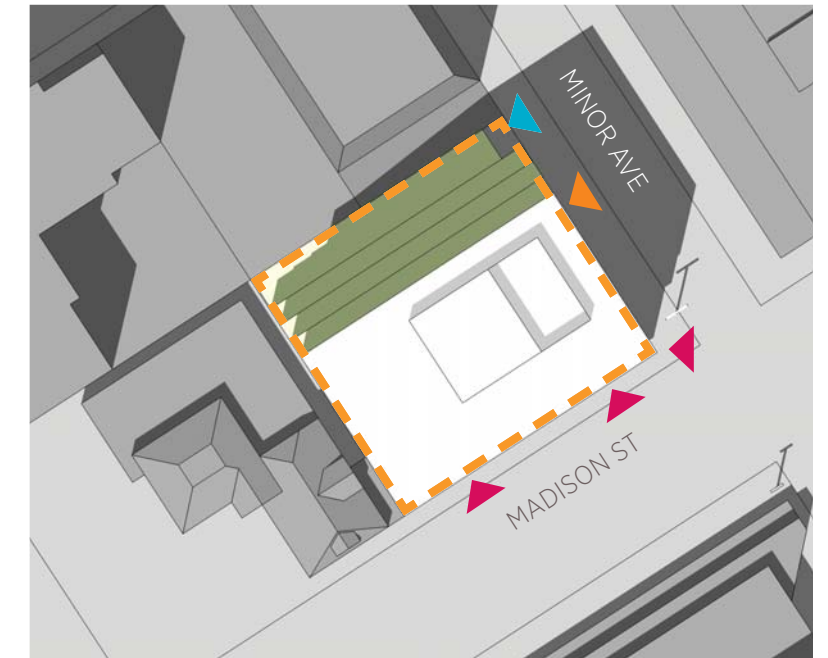
- Longer building edge creates a strong urban presence on Madison
- Tower length maximizes southern daylight exposure into units
- 4' setback at street level along Madison for sidewalk enhancement

CONS

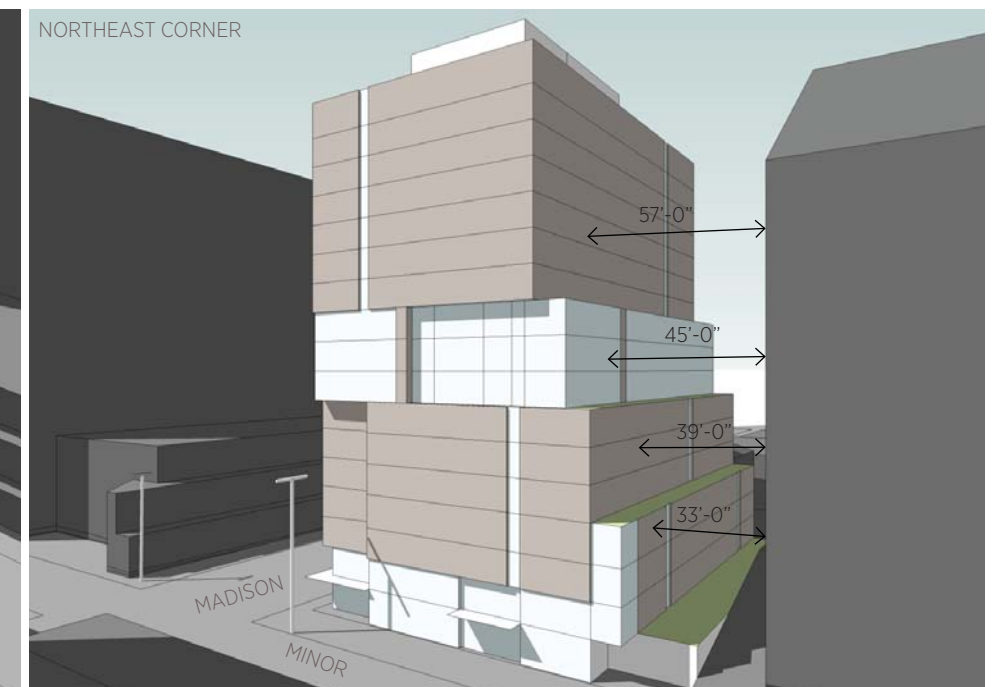
- Tower very close (0'-0" setback) to Stacy Mansion to the west
- Zero lot line development creating 160' blank wall at west facade
- Stepping decks to the north create a "wedding cake" form that doesn't match the character of the surrounding site
- Stepping decks overlooking neighboring residential disrupting privacy
- Undesirable north-facing decks may turn into storage display
- Street level setback along Madison creates awkward massing along south façade
- The tower looks too squat

DEPARTURES

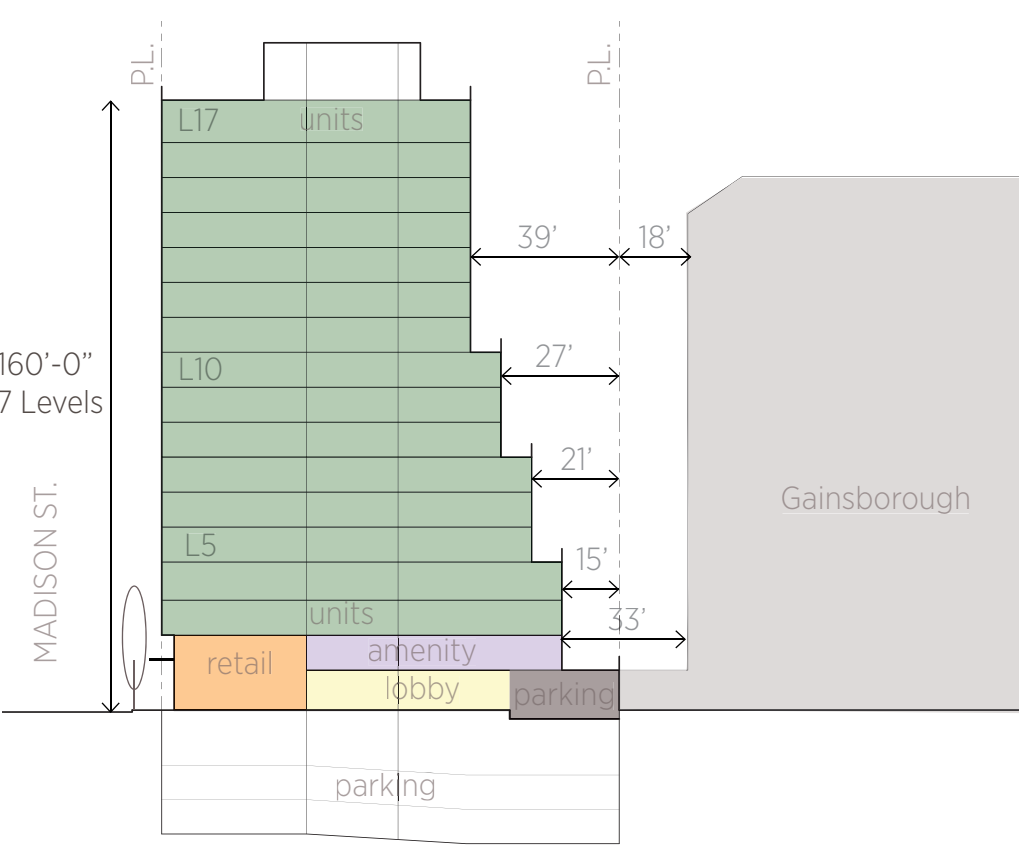
- No requested departures



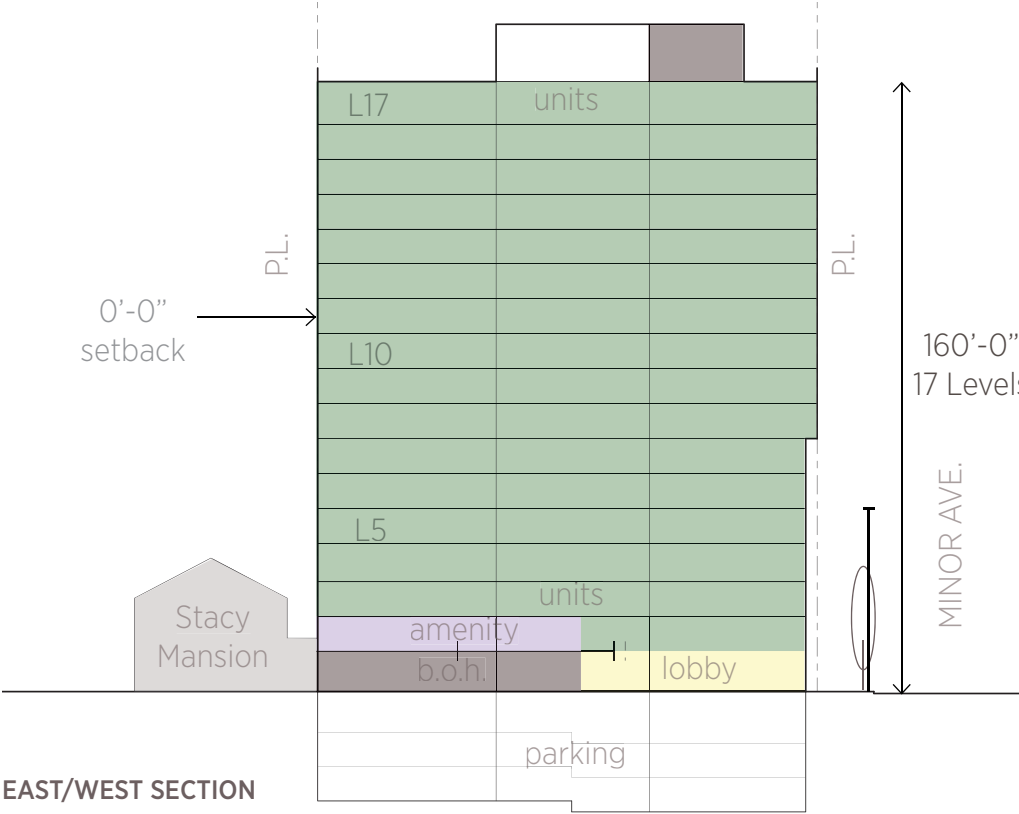
- RETAIL ENTRY
- RESIDENTIAL ENTRY
- VEHICULAR ENTRY
- PROPERTY LINE



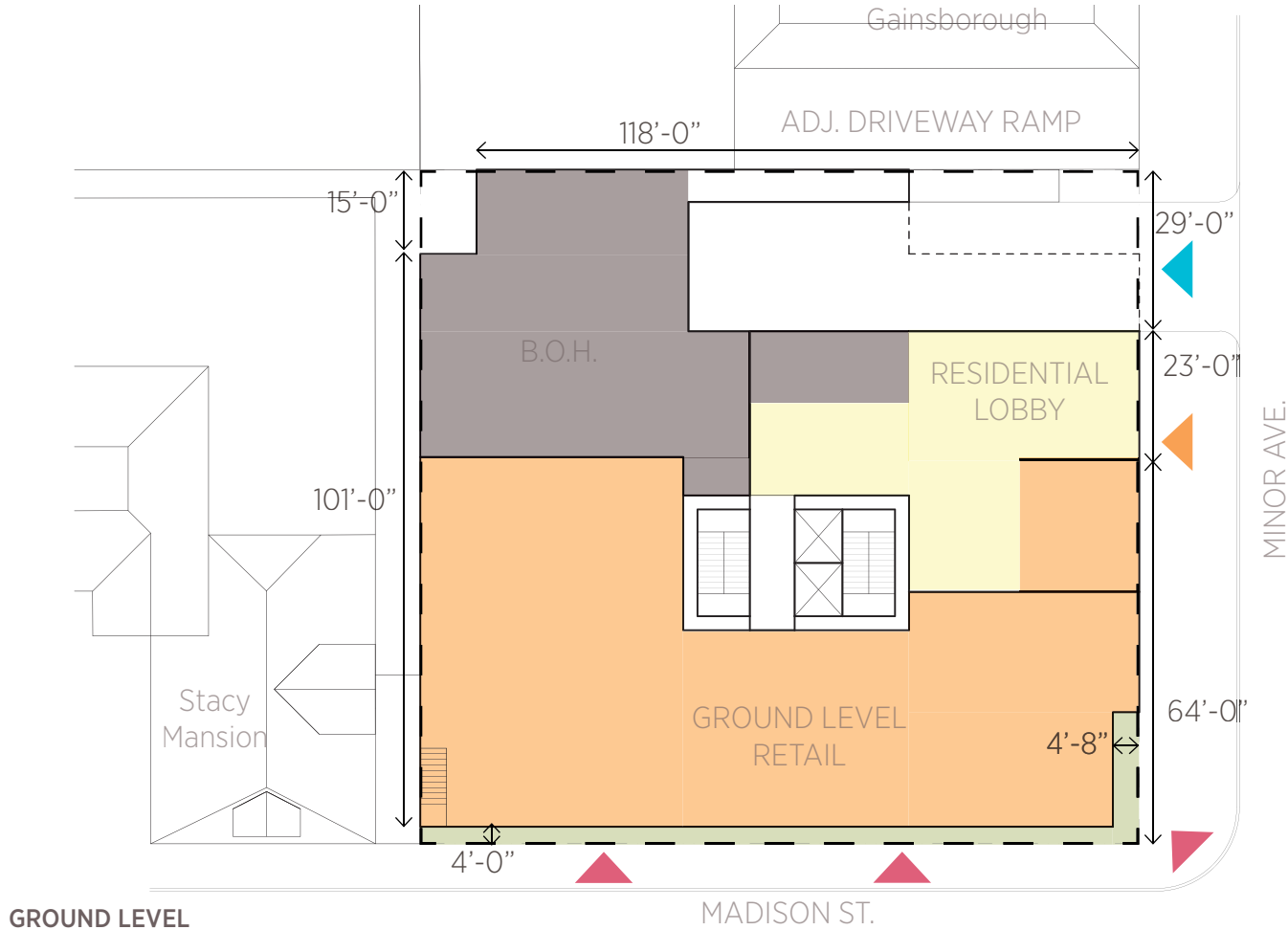
OPTION 1 - Stacking (Code Compliant)- Conceptual Plans + Sections



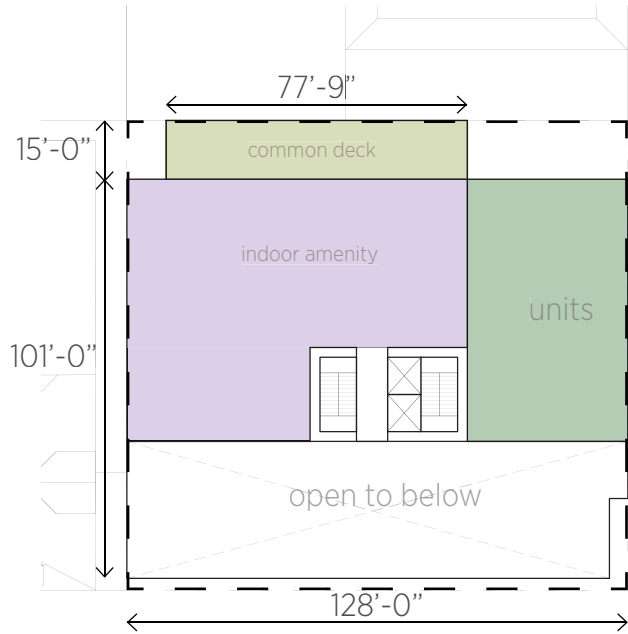
NORTH/SOUTH SECTION



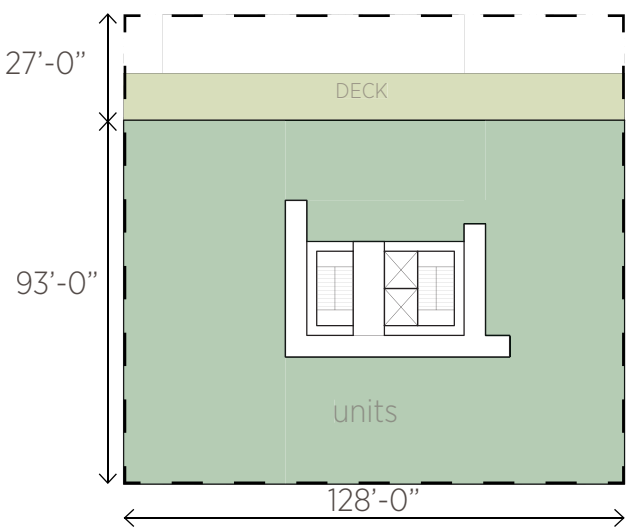
EAST/WEST SECTION



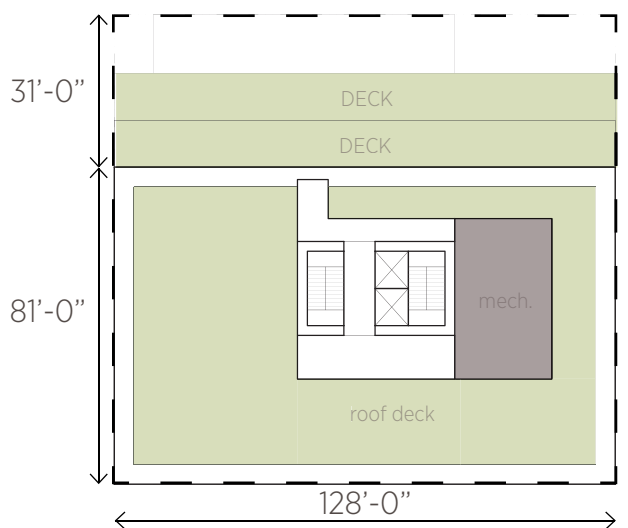
GROUND LEVEL



LEVEL 02



TYPICAL TOWER LEVEL



ROOF LEVEL

- RETAIL
- RESIDENTIAL
- LOBBY / LEASING
- AMENITY
- B.O.H.
- OUTDOOR SPACE
- PROPERTY LINE
- RESIDENTIAL ENTRY
- VEHICULAR ENTRY
- RETAIL ENTRY

MARCH / SEPTEMBER 21 - 10:00 AM



MARCH / SEPTEMBER 21 - NOON



MARCH / SEPTEMBER 21 - 2:00 PM



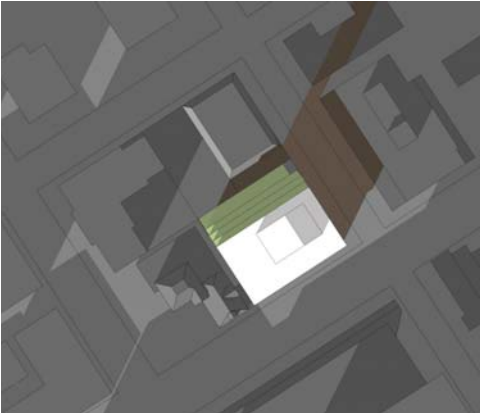
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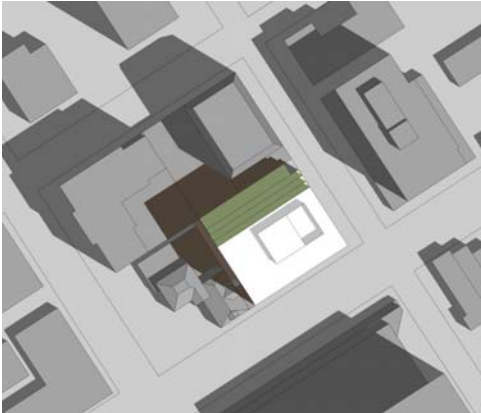
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DECEMBER 21 - 2:00 PM



JUNE 21 - 10:00 AM



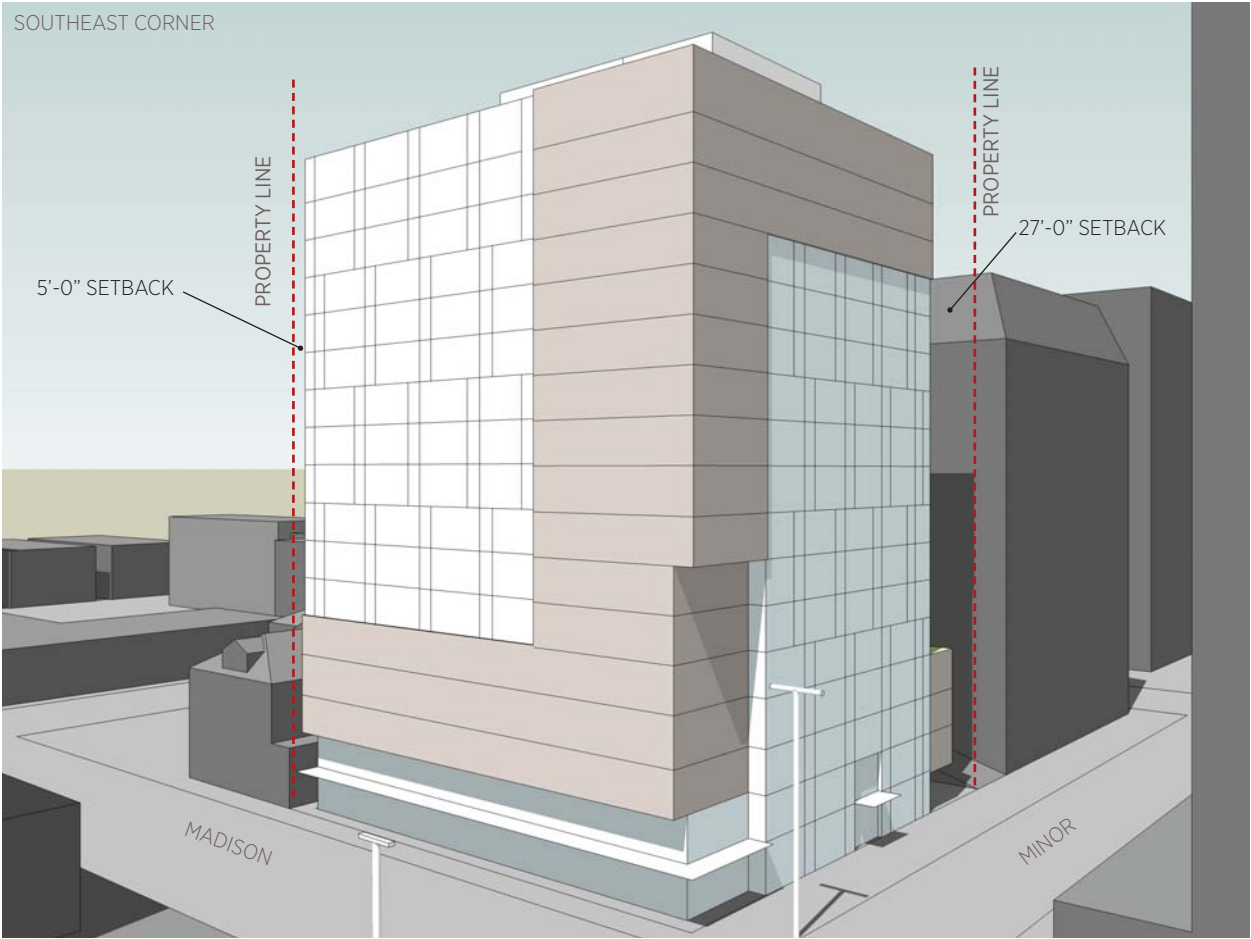
JUNE 21 - NOON



JUNE 21 - 2:00 PM



OPTION 2 - Interlocking - Summary



SUMMARY

- Gross area 243,000 sq. ft.
- Net Residential 148,000 sq. ft.
- Net Retail 5,200 sq. ft.

PROS

- Tower setback 5'-0" to the Stacy Mansion on west
- The interlocking "frame" defines the massing cohesively and results in a sleek and contemporary tower design
- 4' setback at street level along Madison for sidewalk enhancement
- The modulation creates a slender tower massing expressing verticality
- Setback departure on north creates a straight building edge and a vertical mass that better fits into the site characteristics
- Setback departure eliminates undesirable north-facing decks and "wedding cake" massing required by zoning

CONS

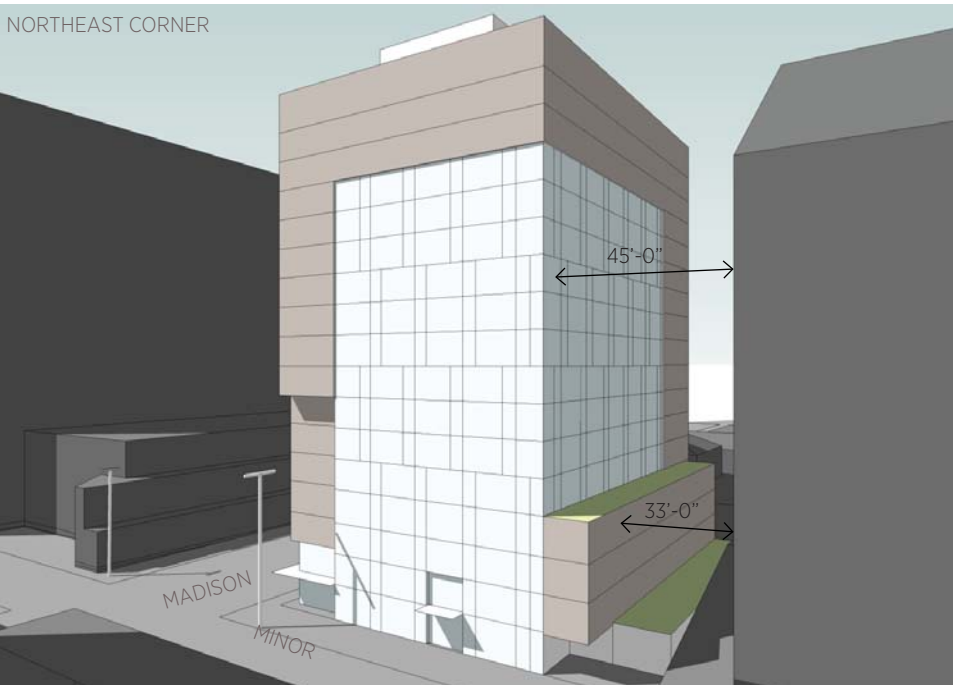
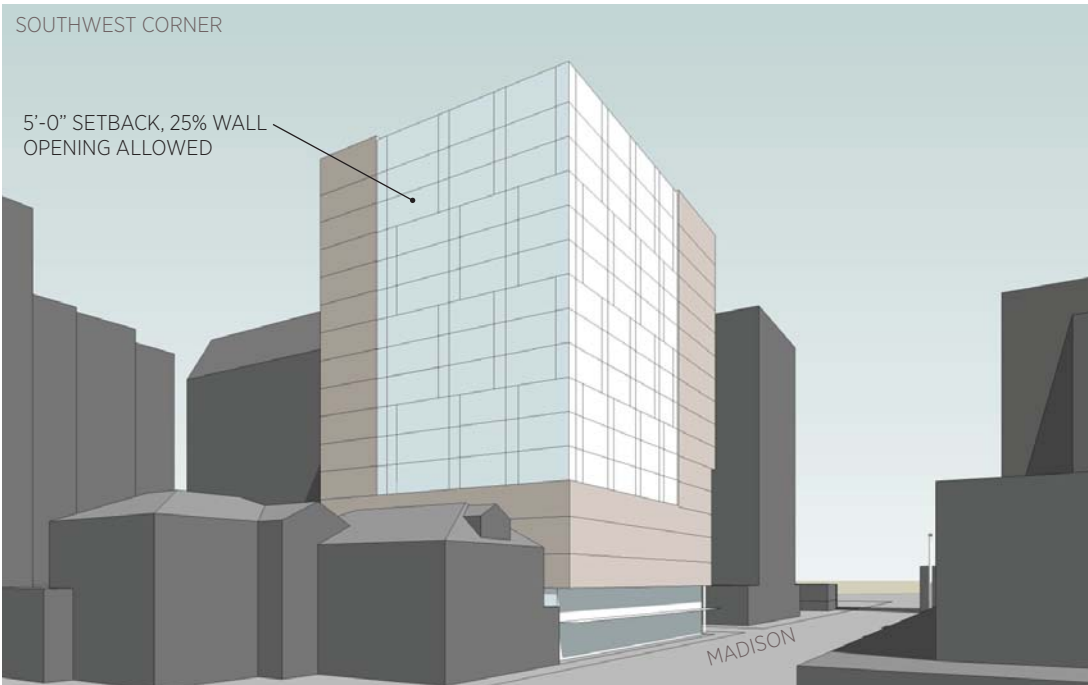
- Tower is 5'-0" setback from Stacy Mansion but still not adequate
- Tower look too much like an office building
- No unique response on façade to the adjacent residential and public sides
- Street level setback along Madison creates awkward massing along south facade

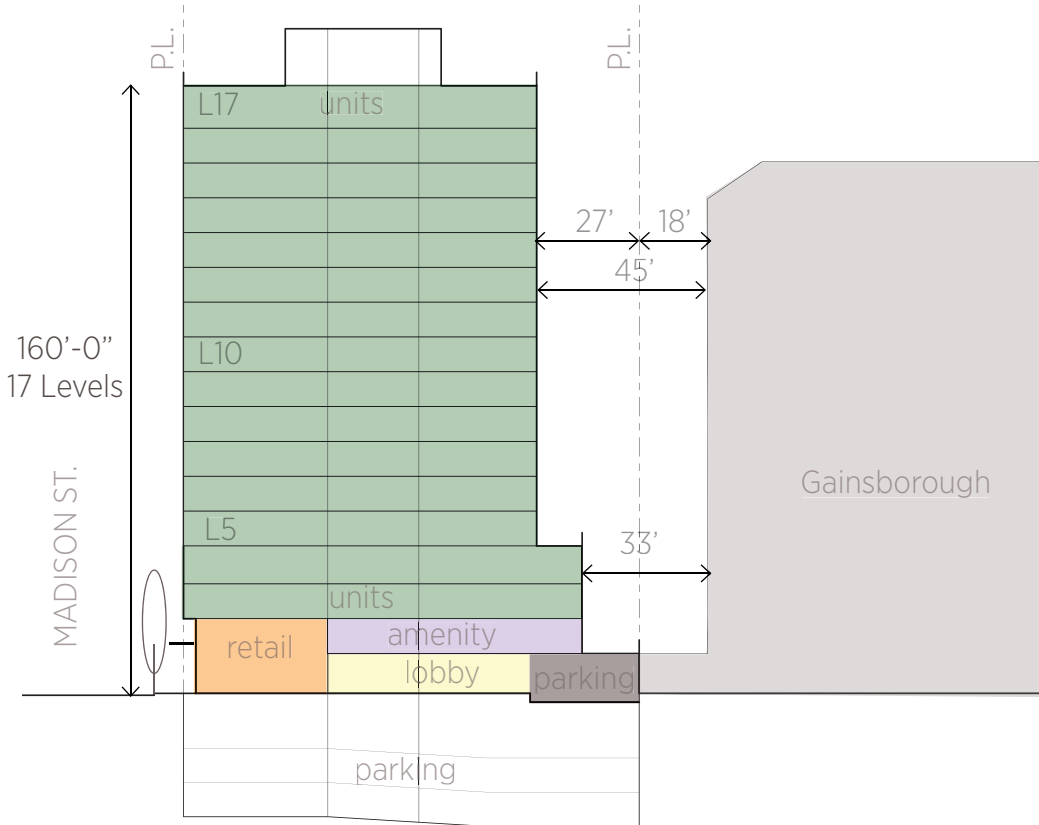
DEPARTURES

- 1) 23.47A.024 - Amenity Area (50% Outdoor instead of 100%) see p.37
- 2) 23.47A.014 - Setback Requirement on North side (average at 27'-0") see p.38
- 3) 23.47A.005 - Residential Use at Street Level (>20%) see p.39

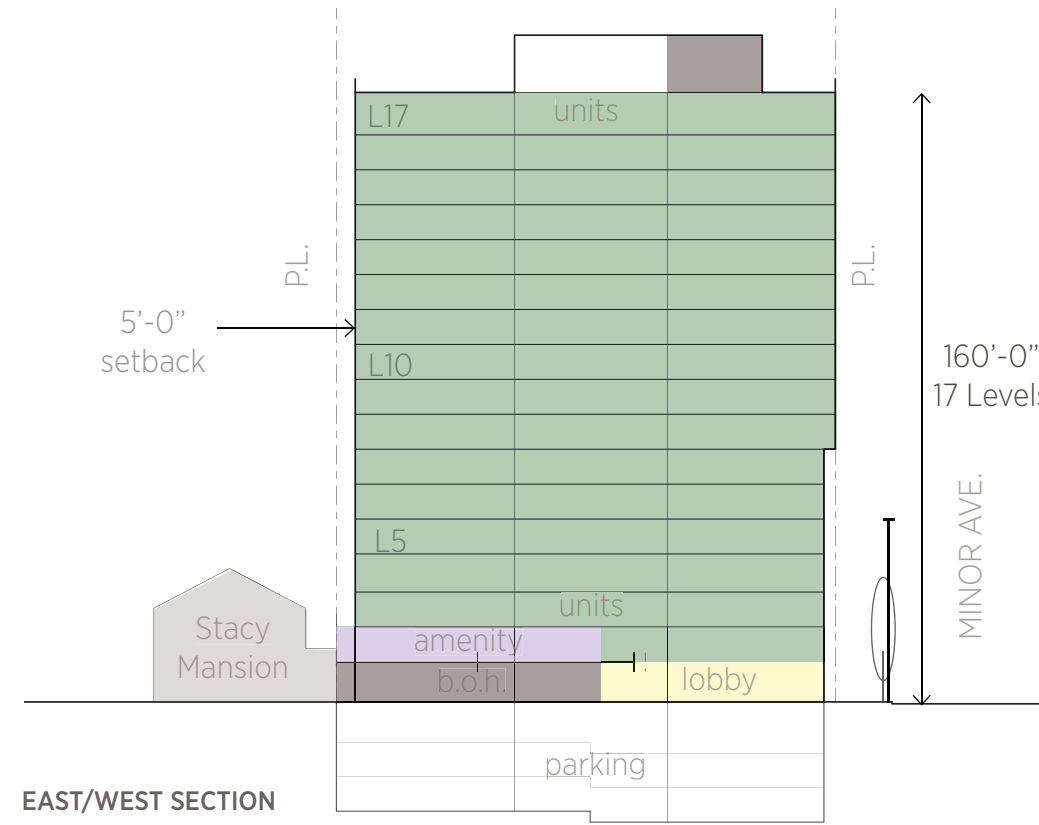


- RETAIL ENTRY
- RESIDENTIAL ENTRY
- VEHICULAR ENTRY
- PROPERTY LINE

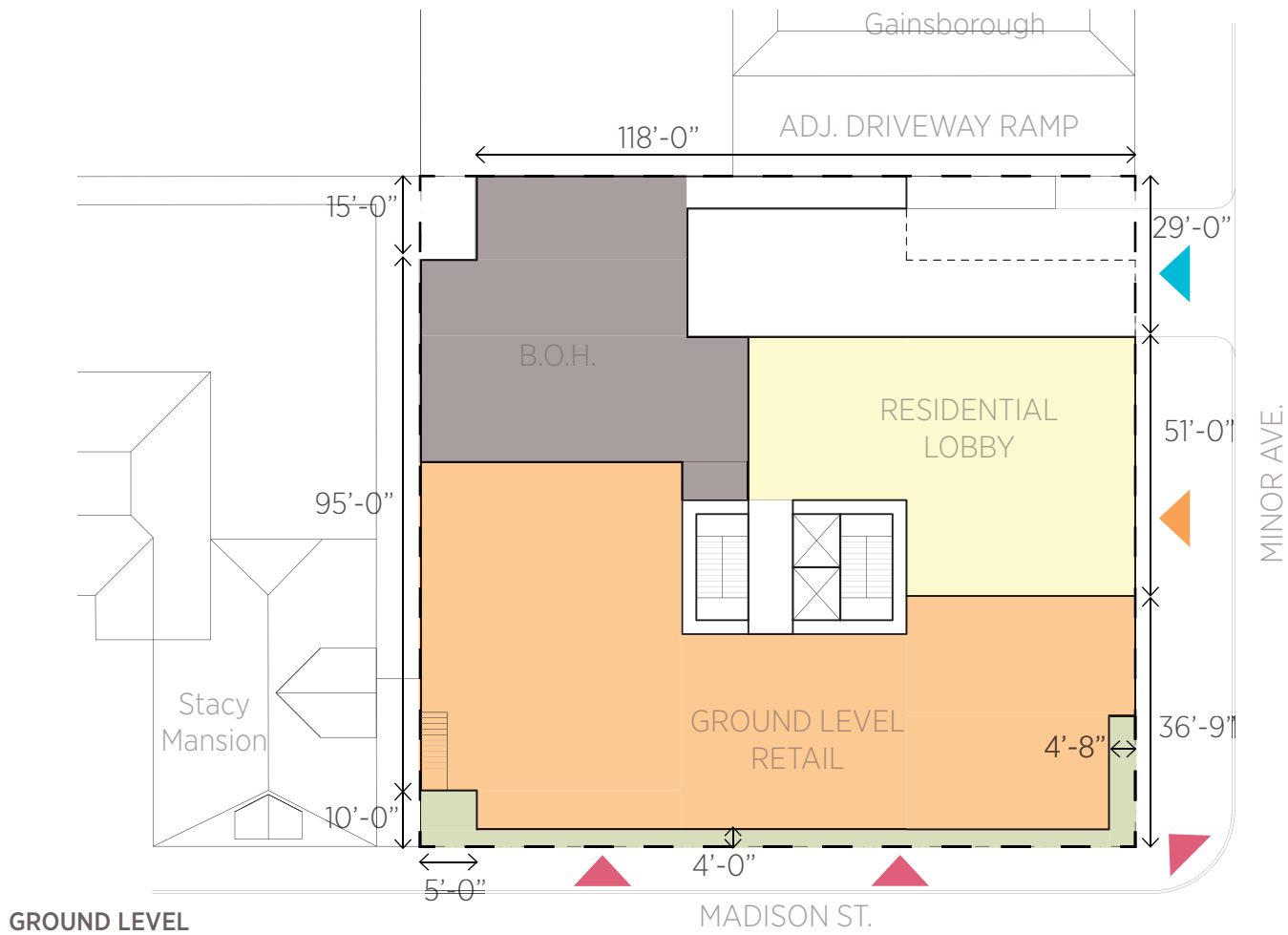




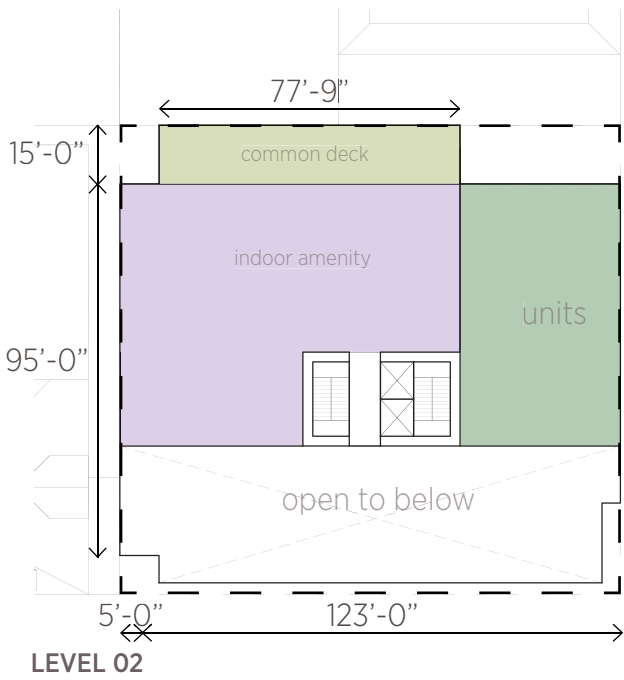
NORTH/SOUTH SECTION



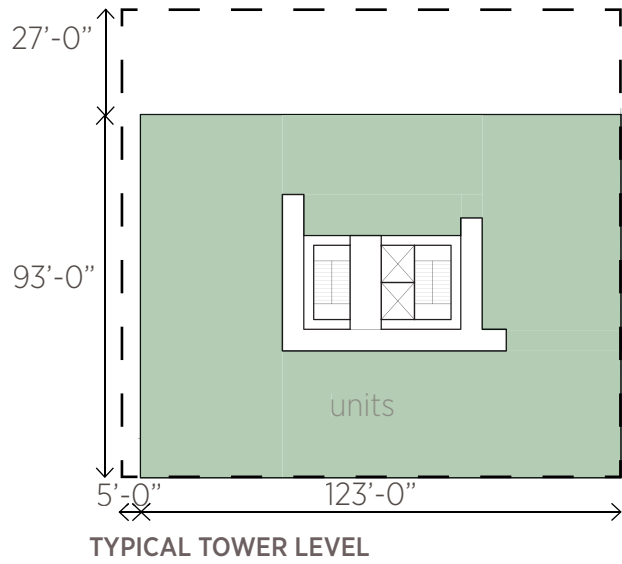
EAST/WEST SECTION



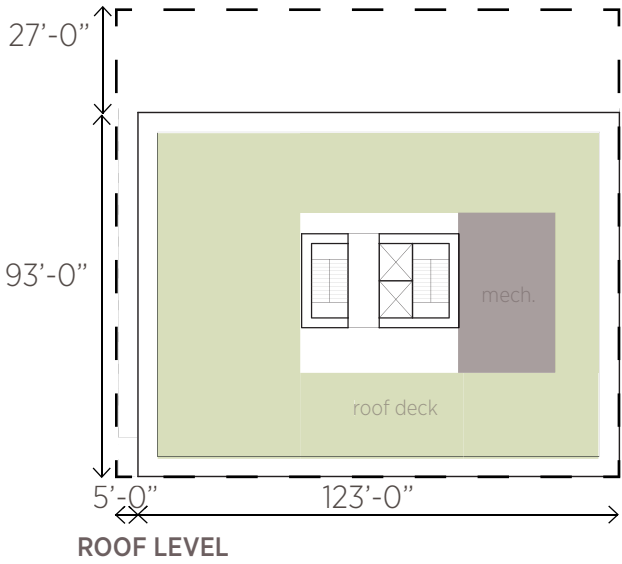
GROUND LEVEL



LEVEL 02



TYPICAL TOWER LEVEL



ROOF LEVEL

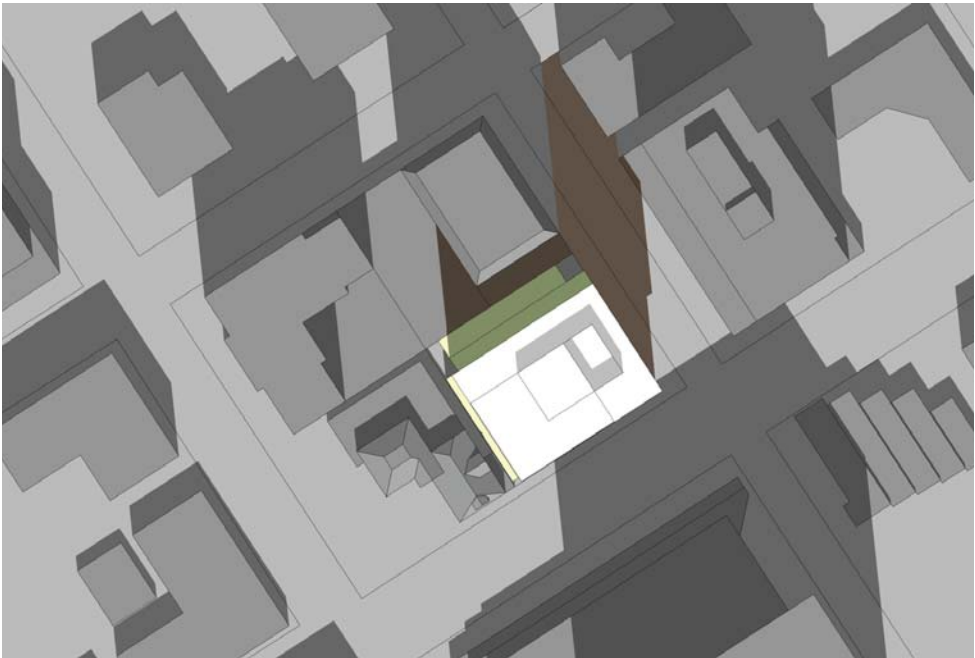
- RETAIL
- RESIDENTIAL
- LOBBY / LEASING
- AMENITY
- B.O.H.
- OUTDOOR SPACE
- PROPERTY LINE
- RESIDENTIAL ENTRY
- VEHICULAR ENTRY
- RETAIL ENTRY

OPTION 2 - Interlocking - Shadow Studies

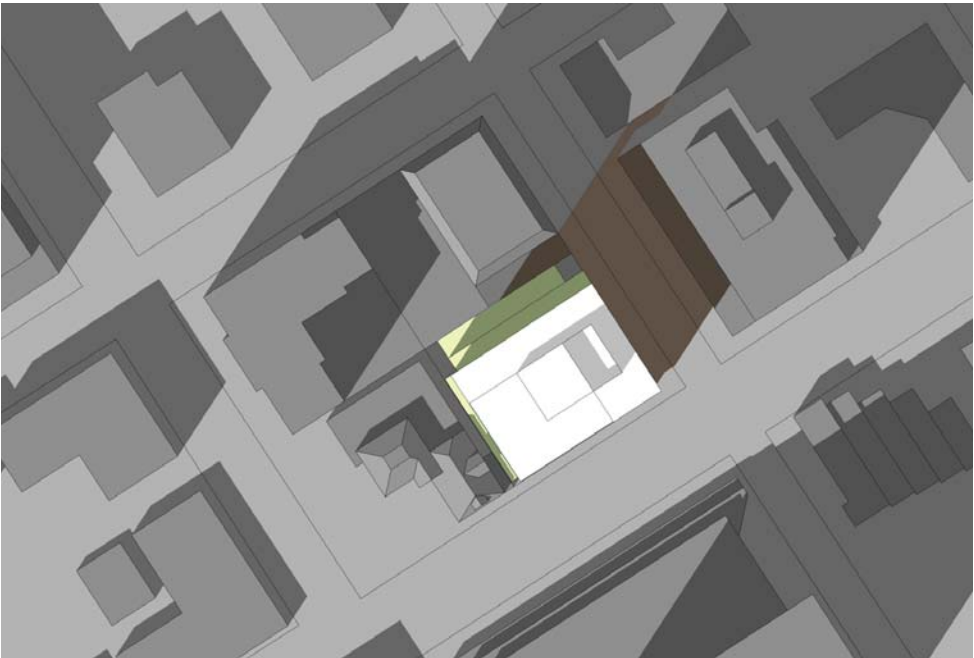
MARCH / SEPTEMBER 21 - 10:00 AM



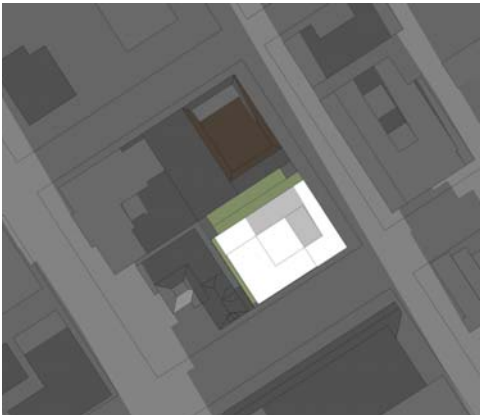
MARCH / SEPTEMBER 21 - NOON



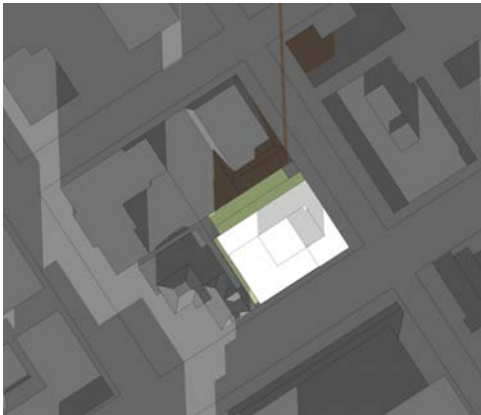
MARCH / SEPTEMBER 21 - 2:00 PM



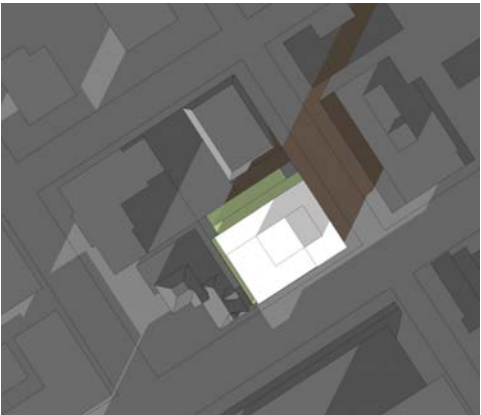
DECEMBER 21 - 10:00 AM



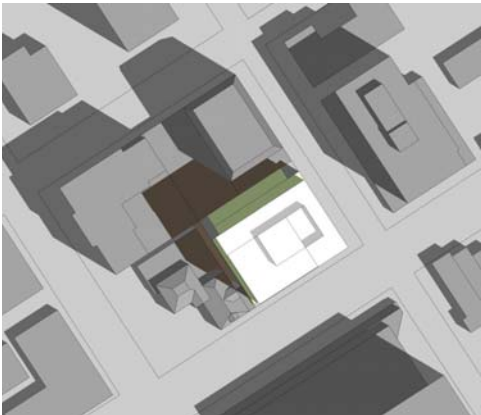
DECEMBER 21 - NOON



DECEMBER 21 - 2:00 PM



JUNE 21 - 10:00 AM

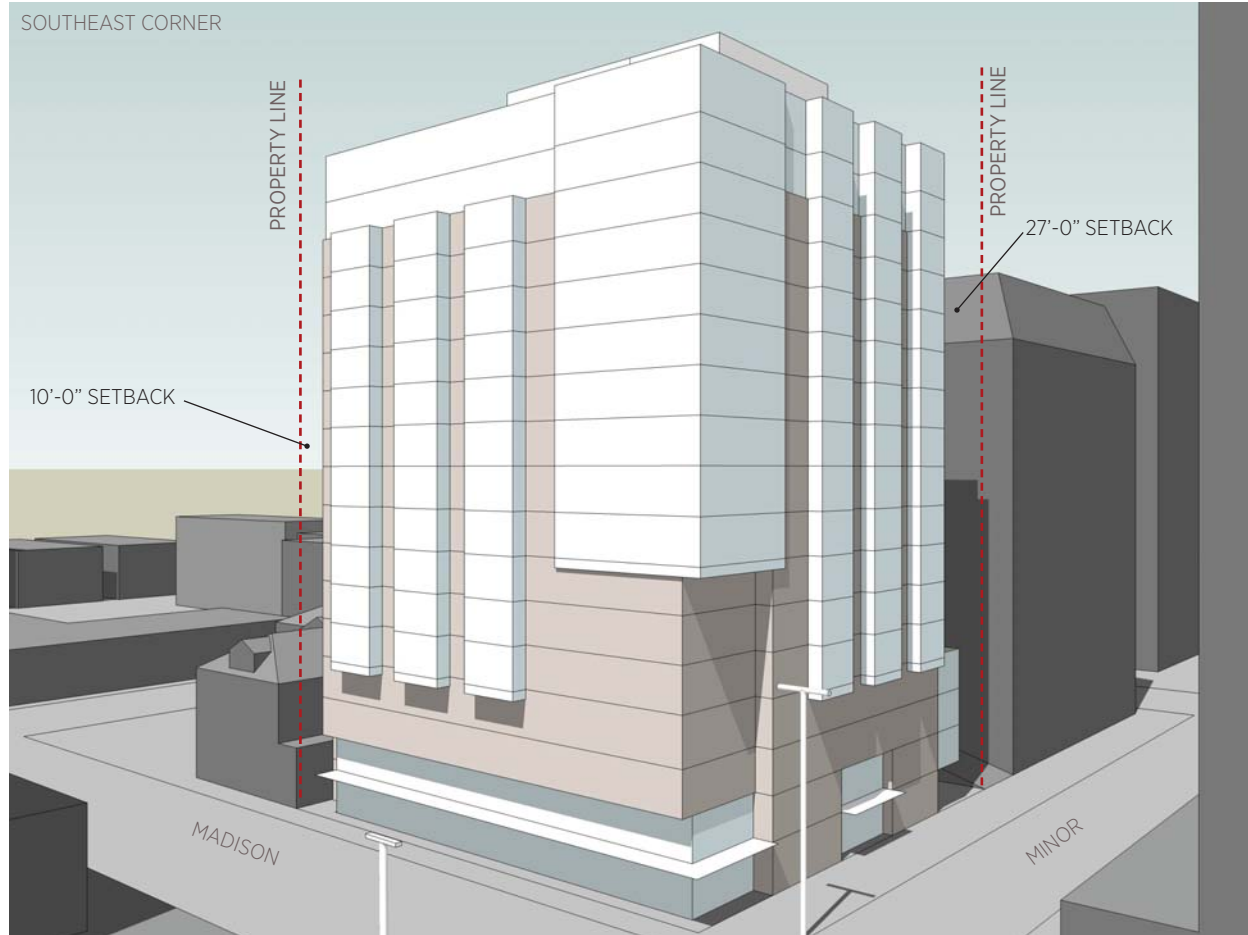


JUNE 21 - NOON



JUNE 21 - 2:00 PM





SUMMARY

- Gross area 236,000 sq. ft.
- Net Residential 142,000 sq. ft.
- Net Retail 5,200 sq. ft.

PROS

- Tower is appropriately 10'-0" setback from Stacy Mansion on west
- Corner modulation responds nicely to the corner site by acting a strong gateway prominent to Madison St. & Minor Ave.
- The modulation creates a slender tower massing expressing verticality
- 4' setback at street level along Madison for sidewalk enhancement
- Bay windows at east and south façade create modulation and break up the facades to a more human scale
- Setback departure on north creates a straight building edge and a vertical mass that better fits into the site characteristics
- Setback departure eliminates undesirable north-facing decks and "wedding cake" massing required by zoning

CONS

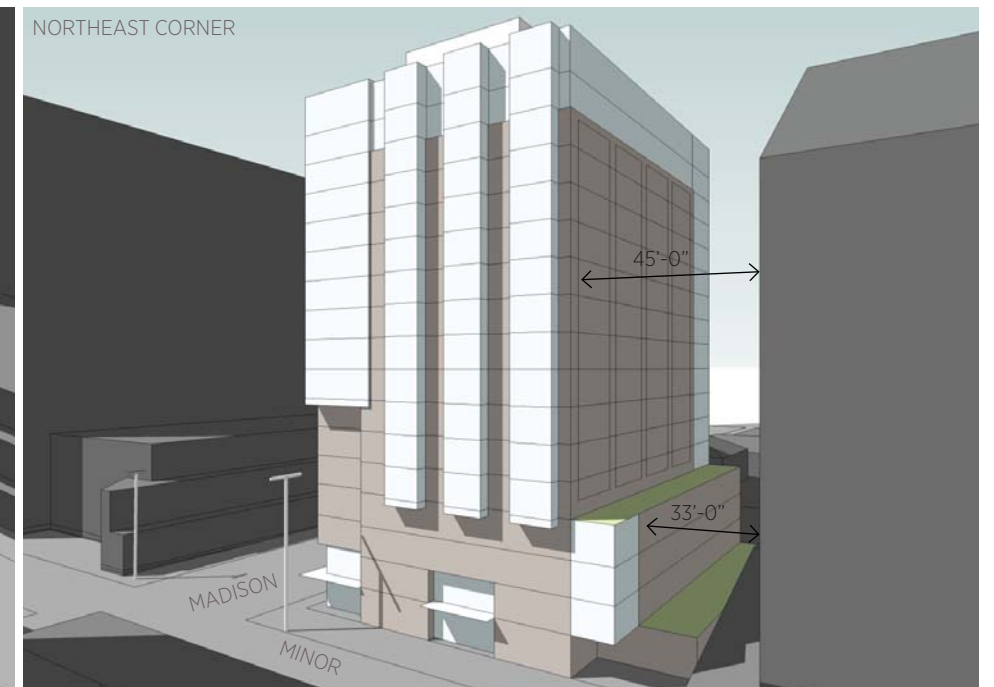
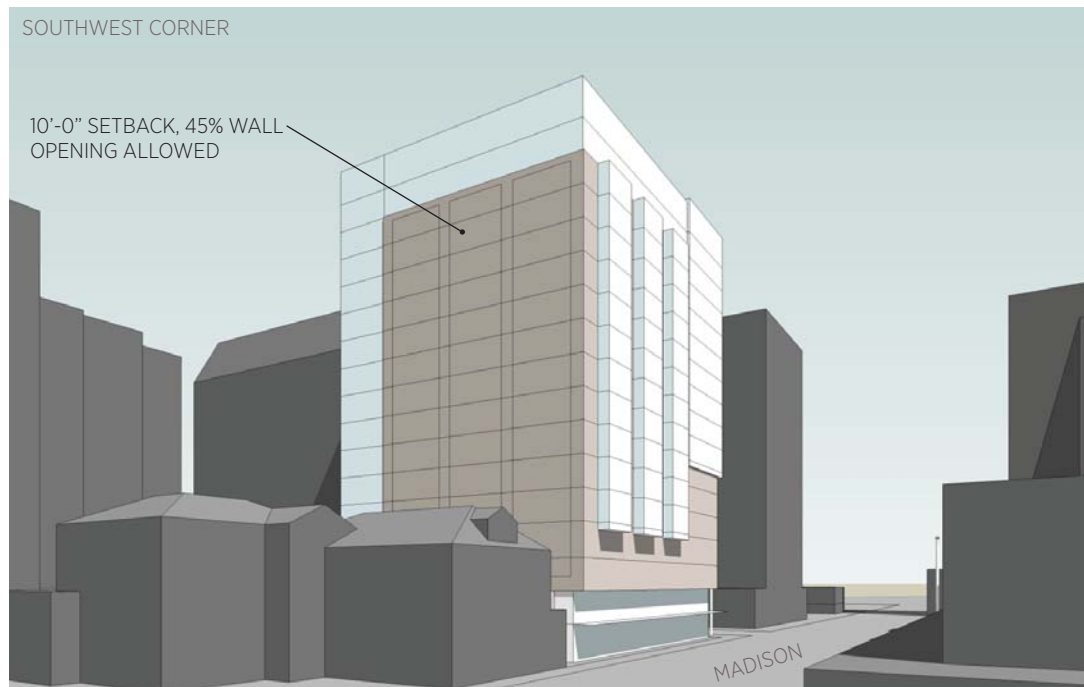
- Street level setback along Madison creates awkward massing along south façade

DEPARTURES

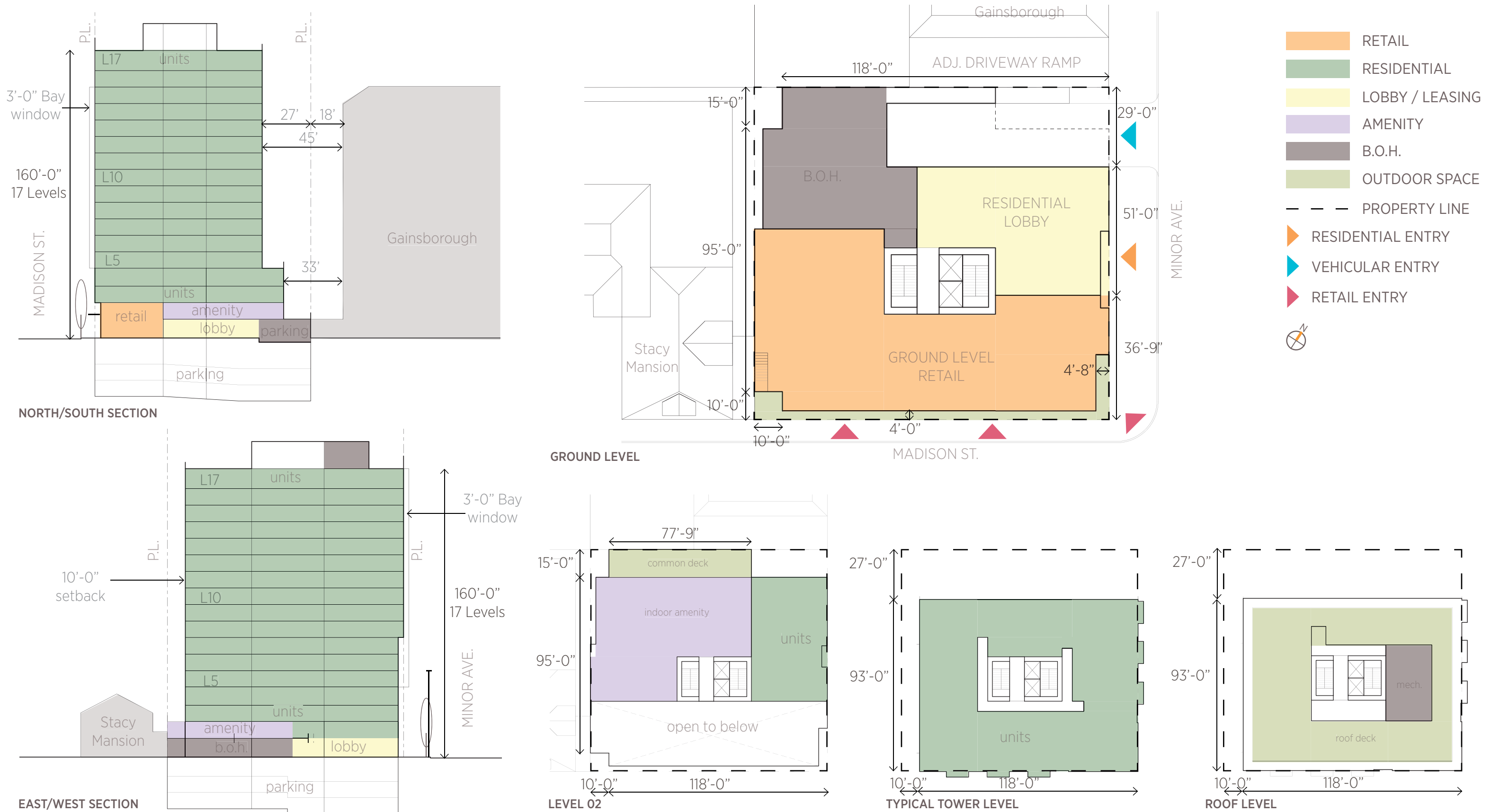
- 1) 23.47A.024 - Amenity Area (50% Outdoor instead of 100%) see p.37
- 2) 23.47A.014 - Setback Requirement on North side (average at 27'-0") see p.38
- 3) 23.47A.005 - Residential Use at Street Level (>20%) see p.39



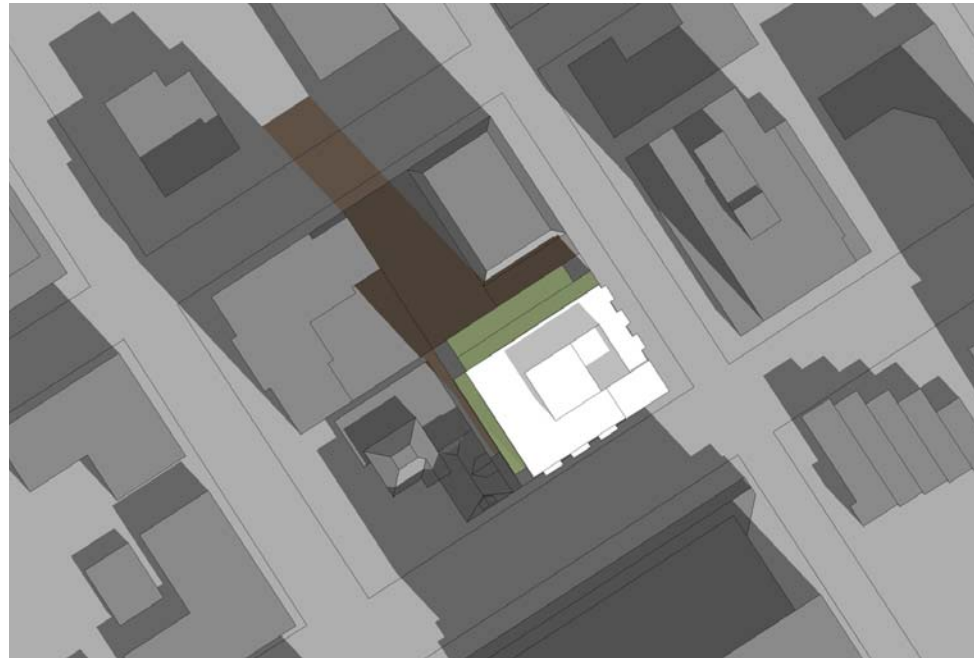
- RETAIL ENTRY
- RESIDENTIAL ENTRY
- VEHICULAR ENTRY
- PROPERTY LINE



OPTION 3 - Verticality (Preferred) - Plans + Sections



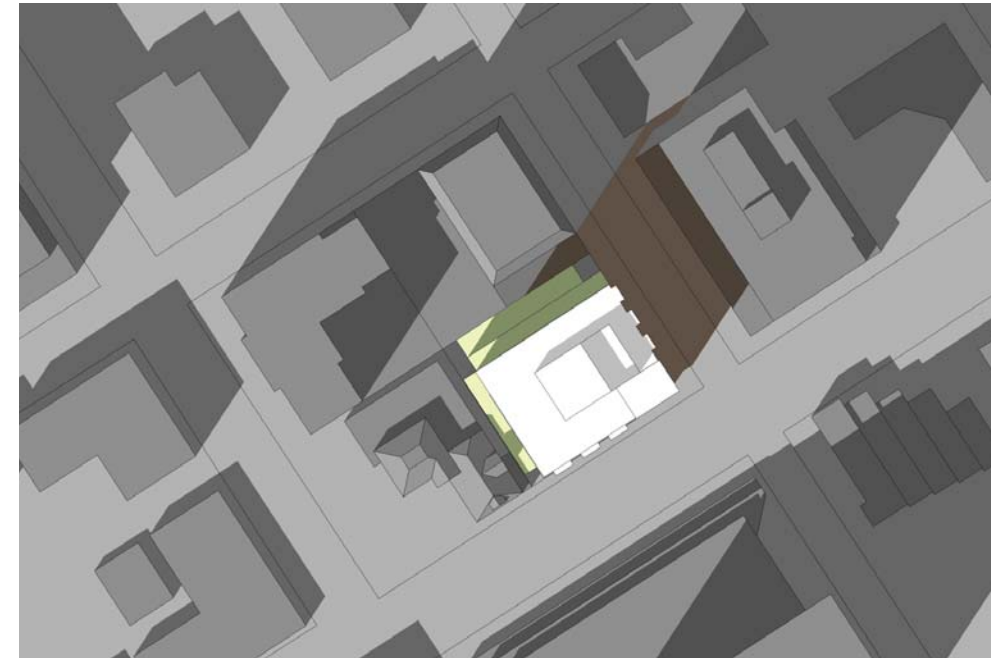
MARCH / SEPTEMBER 21 - 10:00 AM



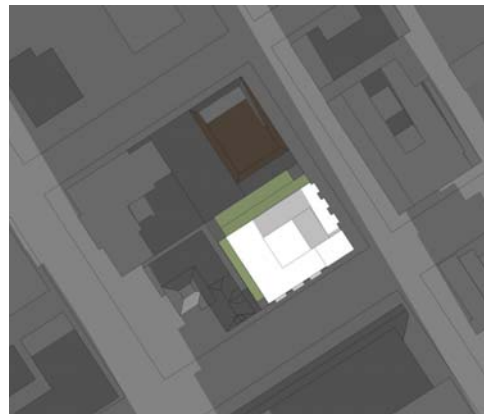
MARCH / SEPTEMBER 21 - NOON



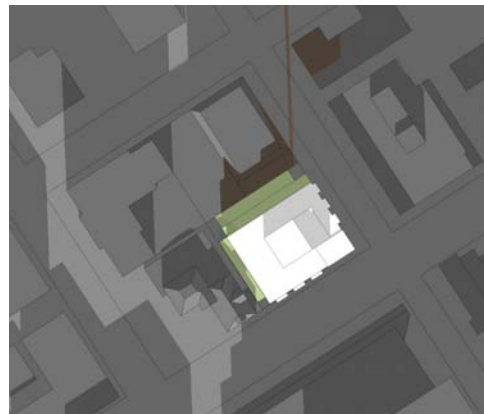
MARCH / SEPTEMBER 21 - 2:00 PM



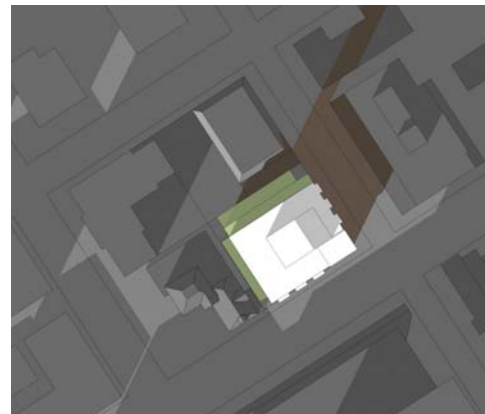
DECEMBER 21 - 10:00 AM



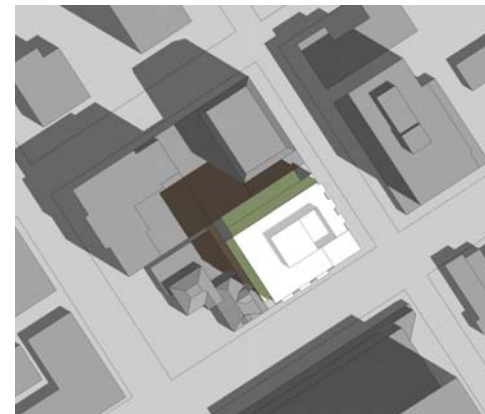
DECEMBER 21 - NOON



DECEMBER 21 - 2:00 PM



JUNE 21 - 10:00 AM



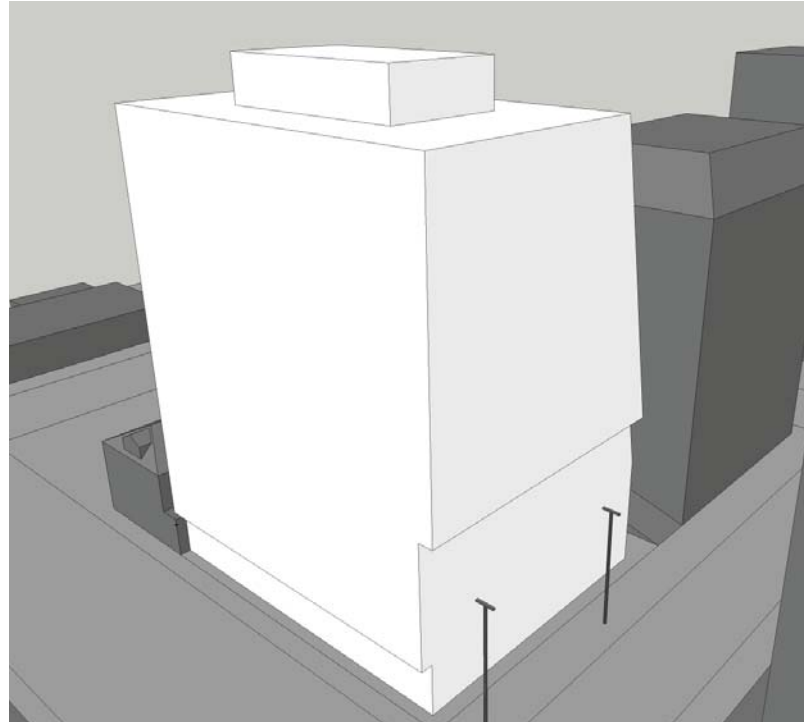
JUNE 21 - NOON



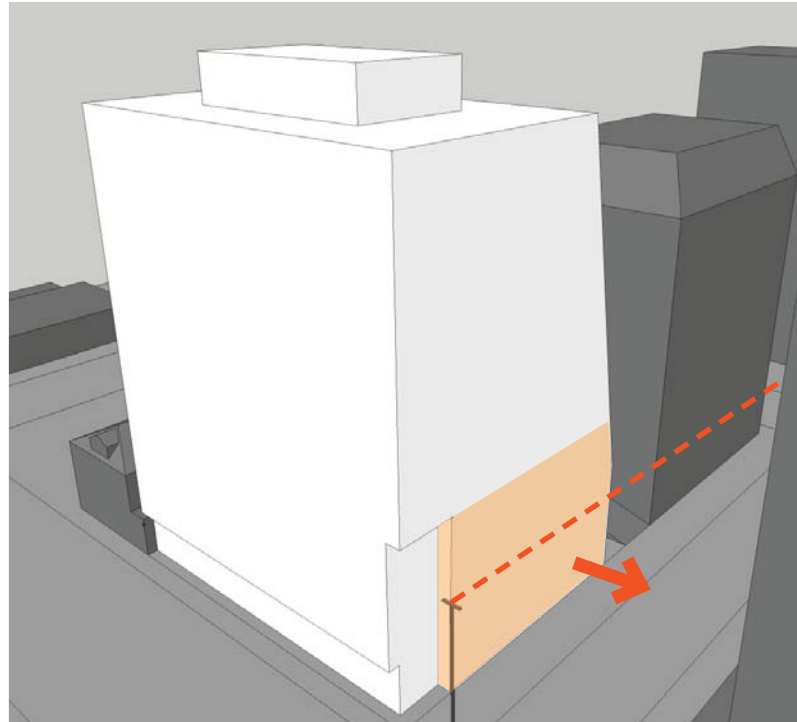
JUNE 21 - 2:00 PM



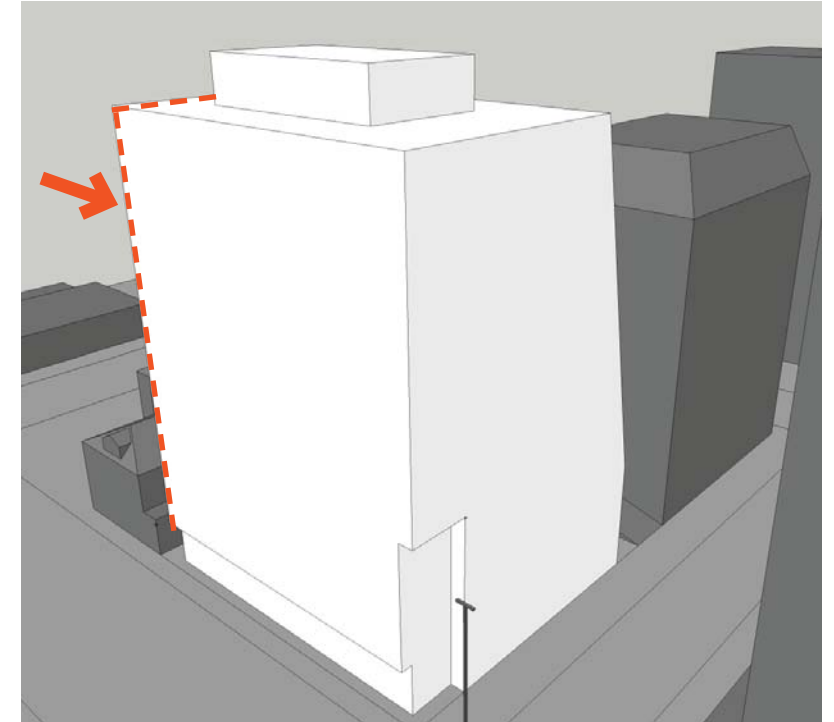
OPTION 3 (Preferred)



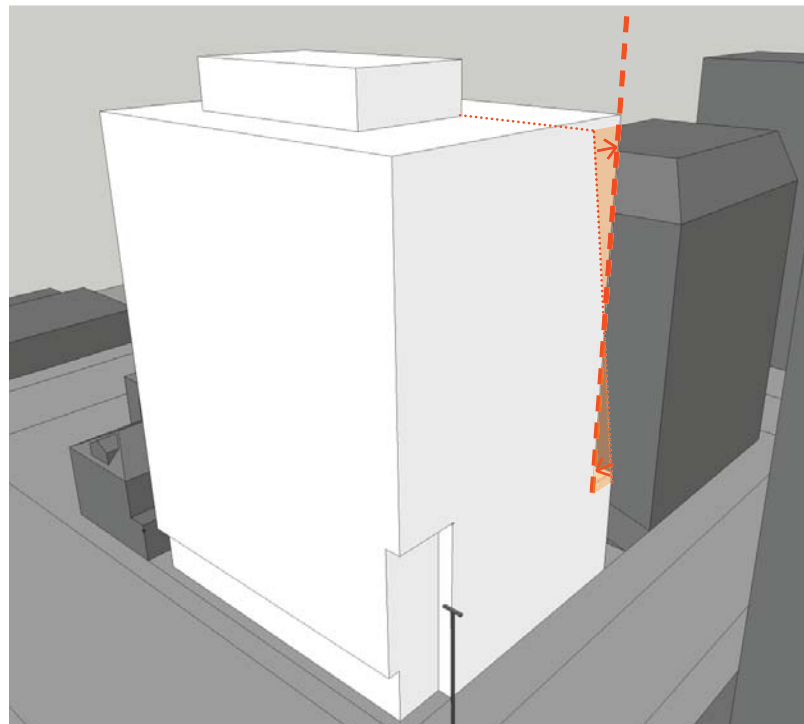
A INITIAL MASSING GIVEN BY ZONING SETBACK, SIDEWALK SETBACK AND POWERLINE SETBACK



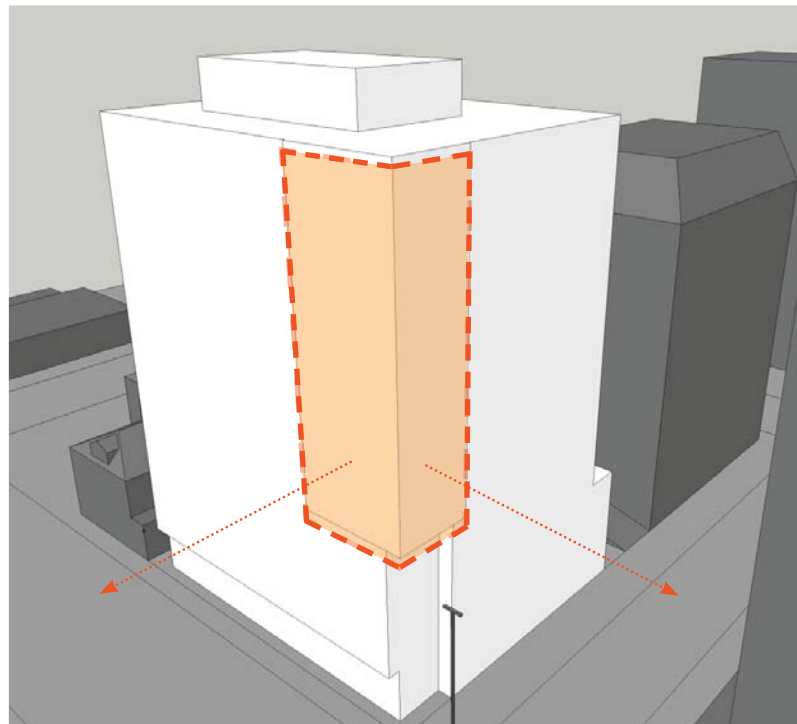
B SIMPLIFY MASSING AND ALLOW FOR SITE ACCESS DURING CONSTRUCTION BY UNDERGROUNDING POWERLINE



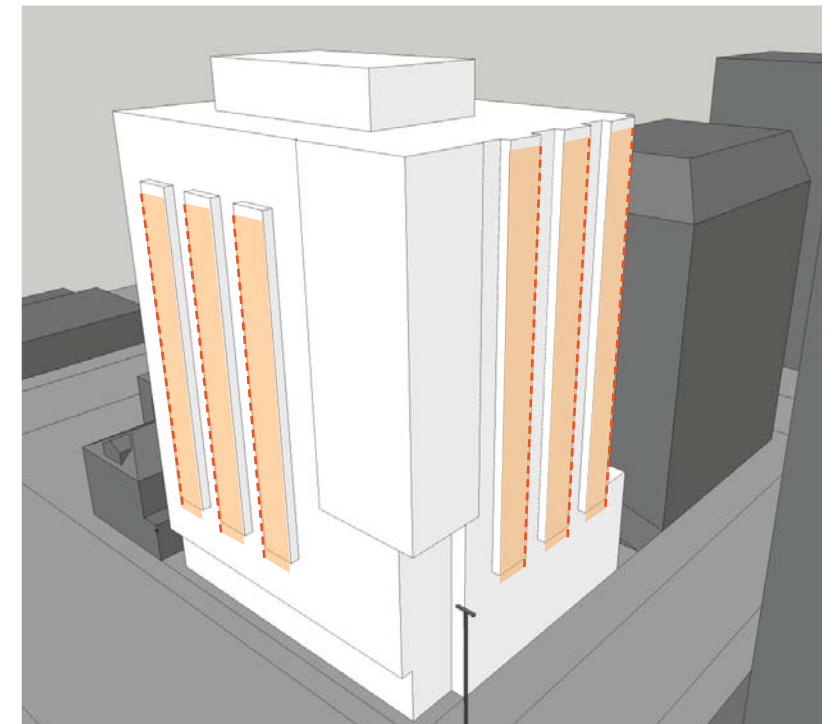
C CREATE BUFFER FROM STACY MANSION BY PUSHING BACK TOWER MASSING 10'-0" FROM WEST PROPERTY LINE



D RESPOND TO VERTICAL CHARACTER OF THE SITE AND AVOID UNDESIRABLE NORTH FACING DECKS DISRUPTING NEIGHBORS' PRIVACY BY AVERAGING STRAIGHT-LINE SETBACK TO 27'-0"



E CREATE STRONG URBAN GATEWAY RESPONDING TO THE PROMINENT CORNER SITE BY CORNER MODULATION



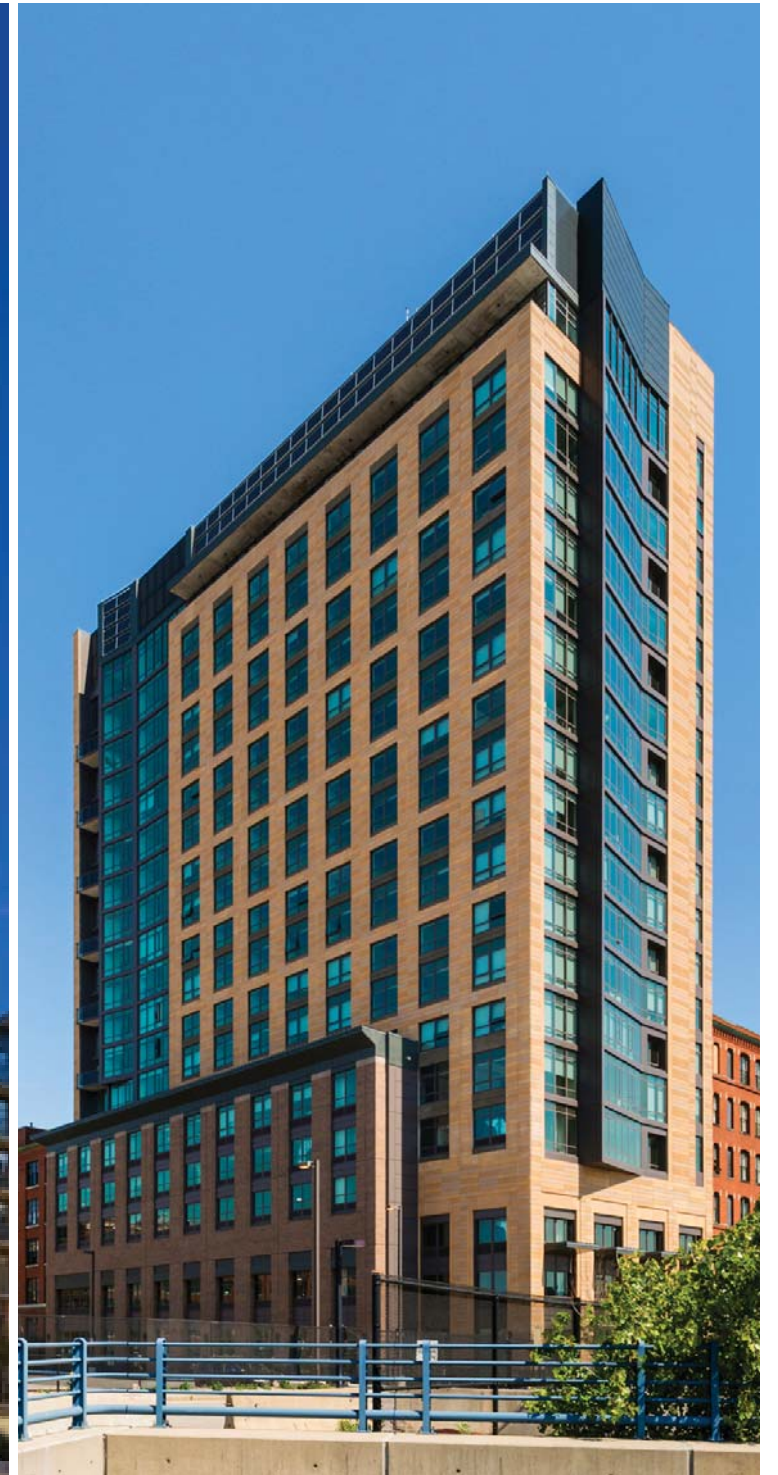
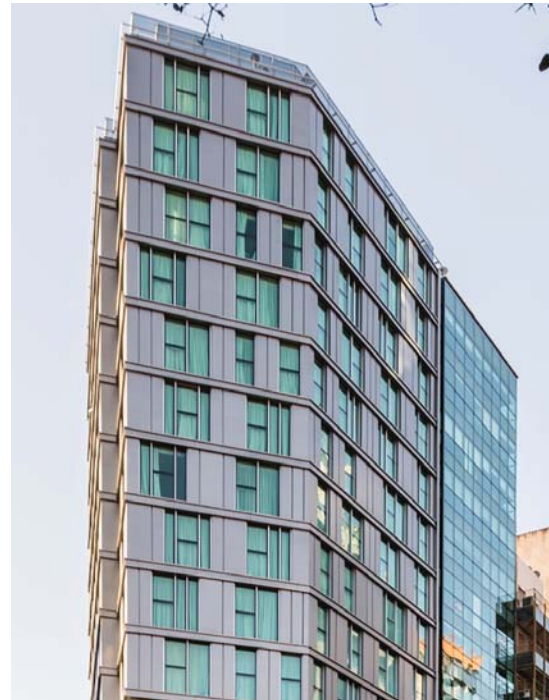
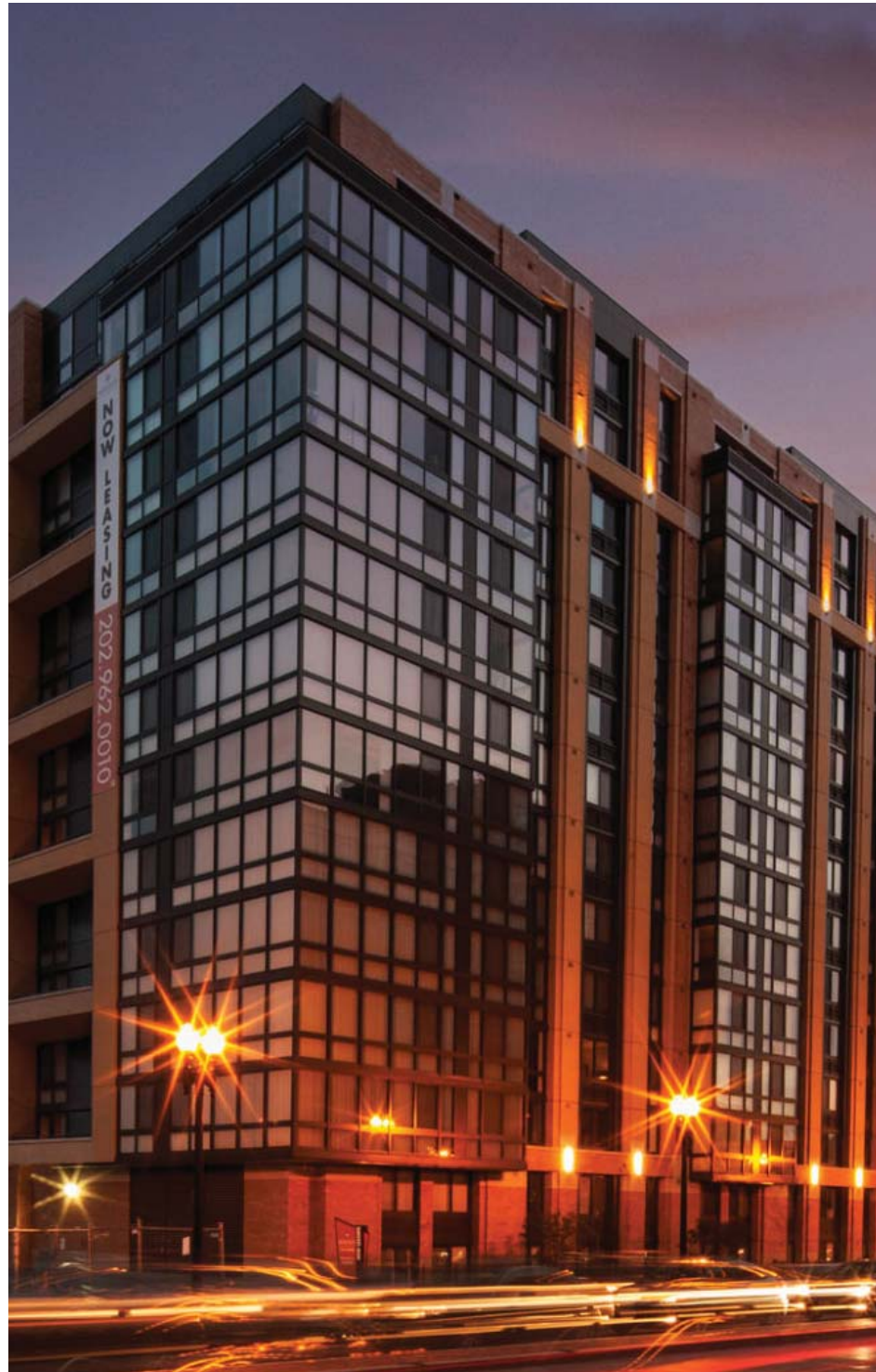
F EXPRESS VERTICALITY AND BREAK UP THE FAÇADE BY INTRODUCING BAY WINDOWS

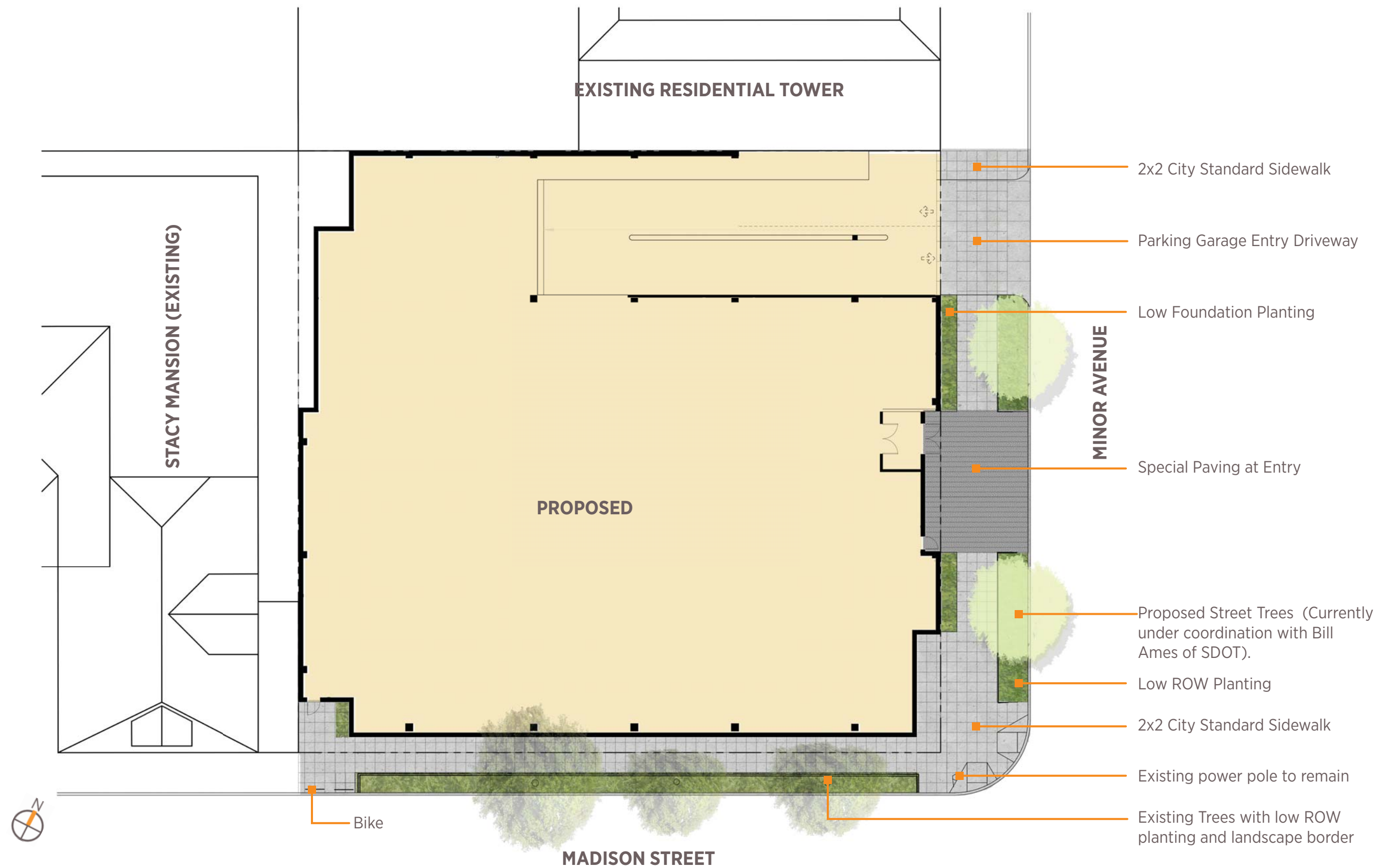
Preferred Option - Street Level Concepts











Columnar Zelkova
Zelkova serrata 'Musashino'



Plant Habit: Columnar | Height: 40' | Spread: 15'-20' | Full Sun



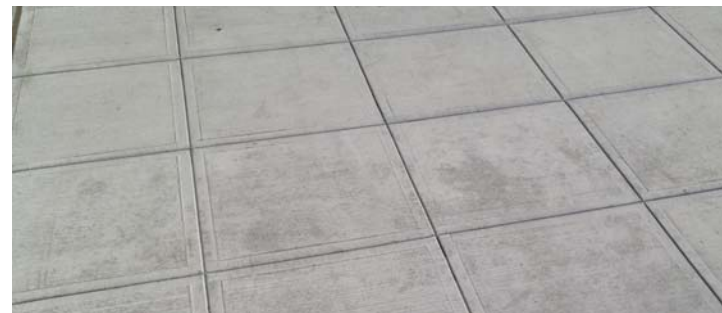
SPECIAL PAVING AT ENTRY



BIKE RACKS



LANDSCAPE BORDER (MADISON STREET)



2X2 COS STANDARD PAVING



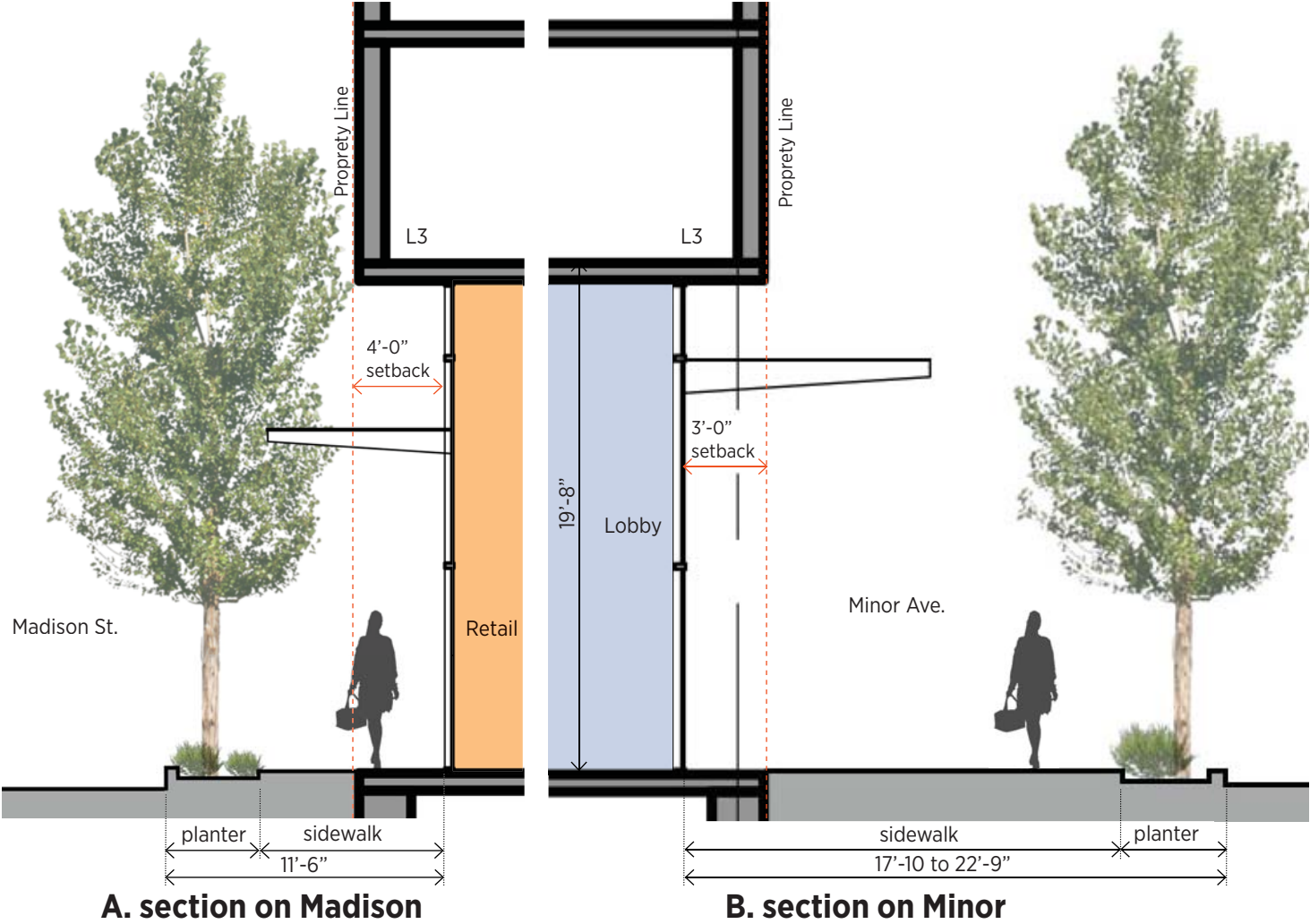
LOW ROW PLANTING

PL3.C RETAIL EDGES AT STREET LEVEL

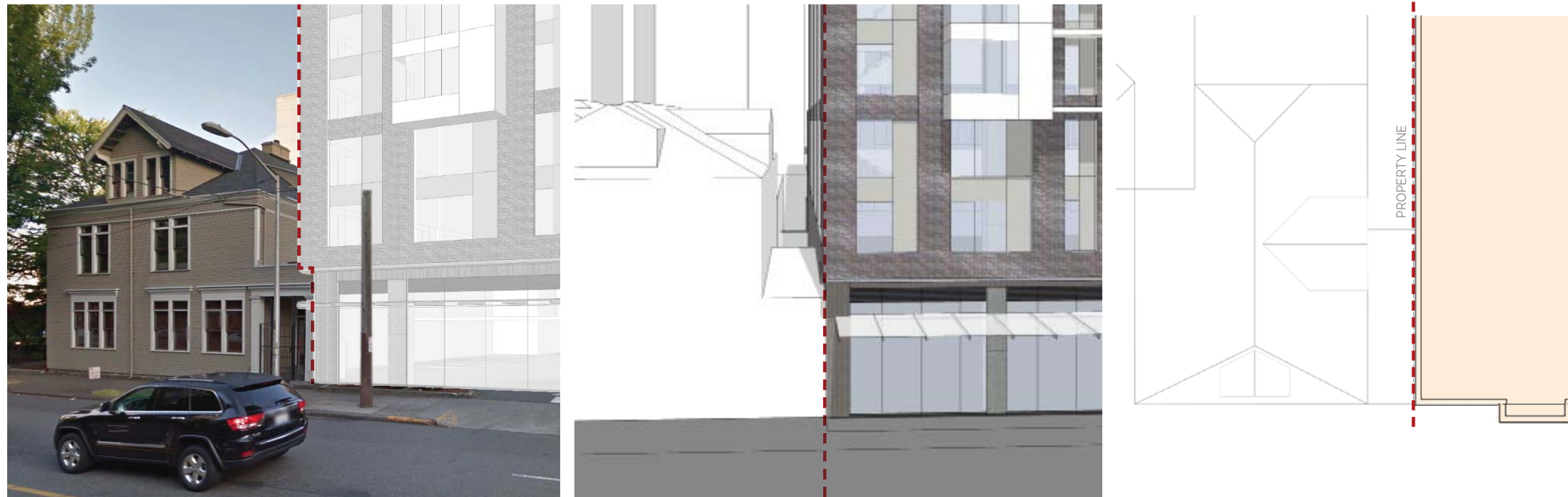
Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

Response:

- Engage the pedestrians with visual connection to the retail activities by using glazing and transparency
- Create porous edges on Madison St. and Minor Ave. with multiple entries to provide physical connection between people on sidewalk and retail
- Minimum 19'-0" clear head height space provided along Madison St. for potential decent quality retail
- Setback 4'-0" from property line for sidewalk enhancement and opportunities of spilling out retail activity on Madison St.
- Overhead canopy for weather protection will be provided for retail along Madison and residential entry on Minor Ave.



0'-0" SETBACK AT WEST (OPTION 1)



CS2.B, CS2.D

ADJACENT SITES, BULK & SCALE

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area. Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

Response:

- Setting back the tower 10'-0" from west property line to create nice transition between proposed project and adjacent building.
- Setting back tower allows more daylight and air to the Stacy Mansion.
- Respect the adjacent building (Stacy Mansion) by lowering the west podium height below roof line.
- Pushing in the face of the west podium 10'-0" to better reveal the façade of the Stacy Mansion.

10'-0" SETBACK AT WEST (PREFERRED OPTION 3)



Revealing Stacy Mansion façade by setback

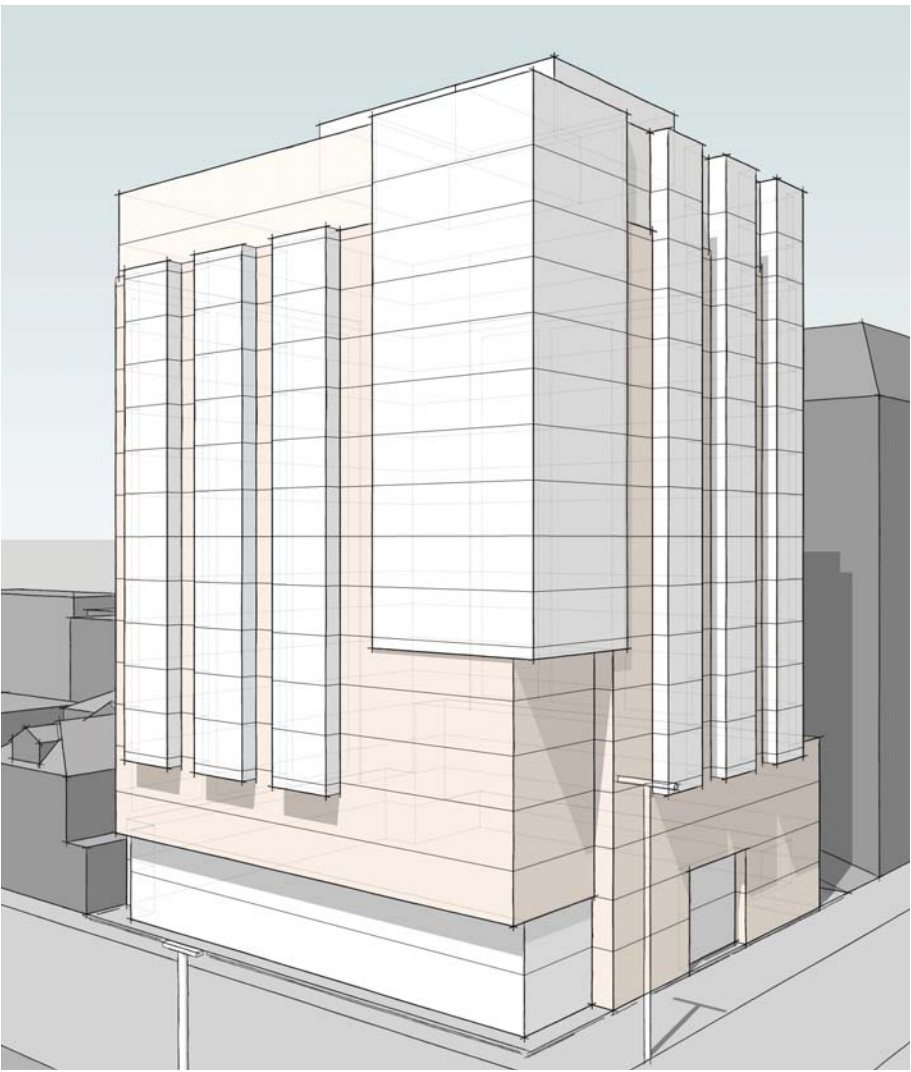
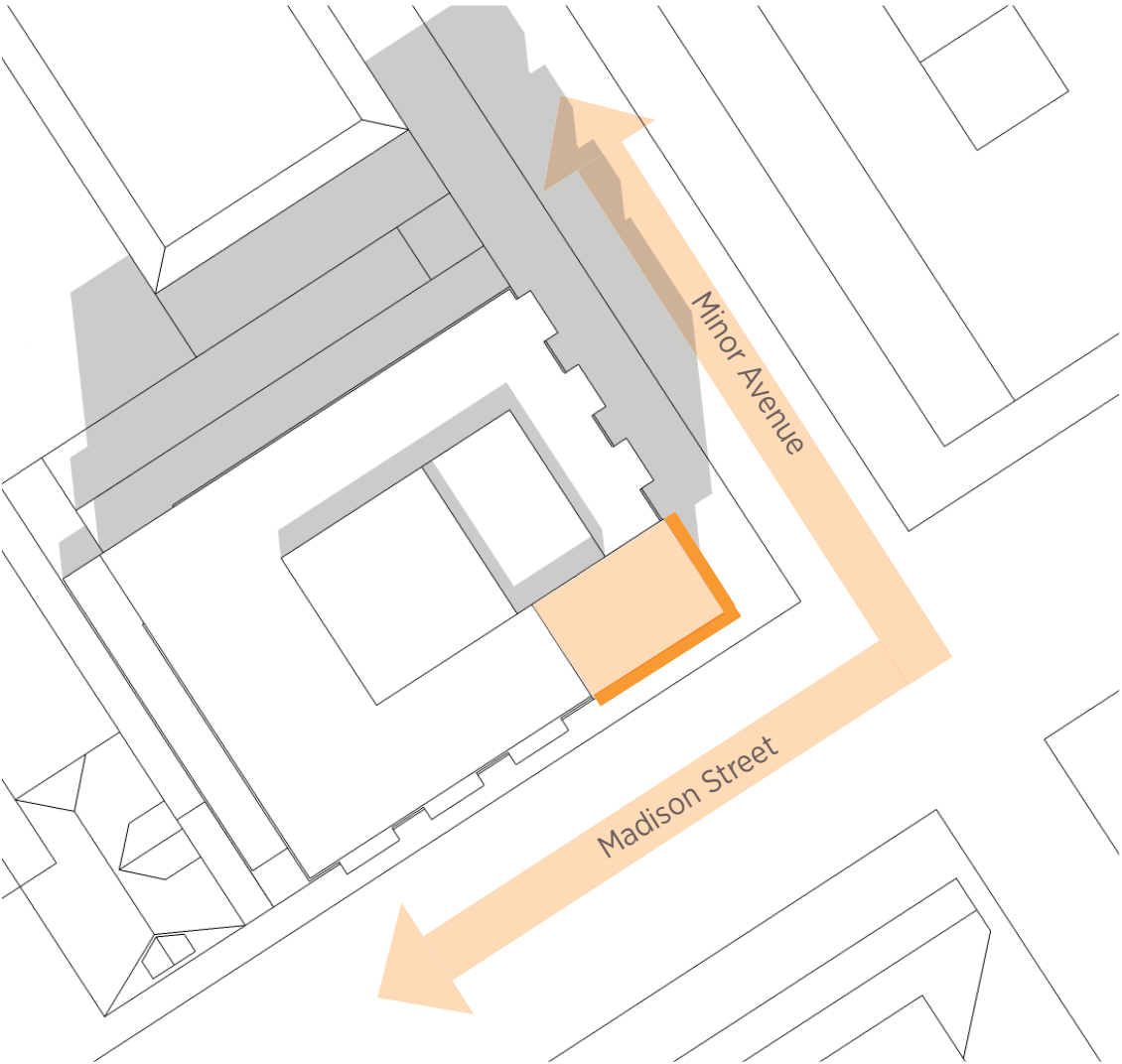
CS2.C RELATIONSHIP TO THE BLOCK - CORNER SITE

Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

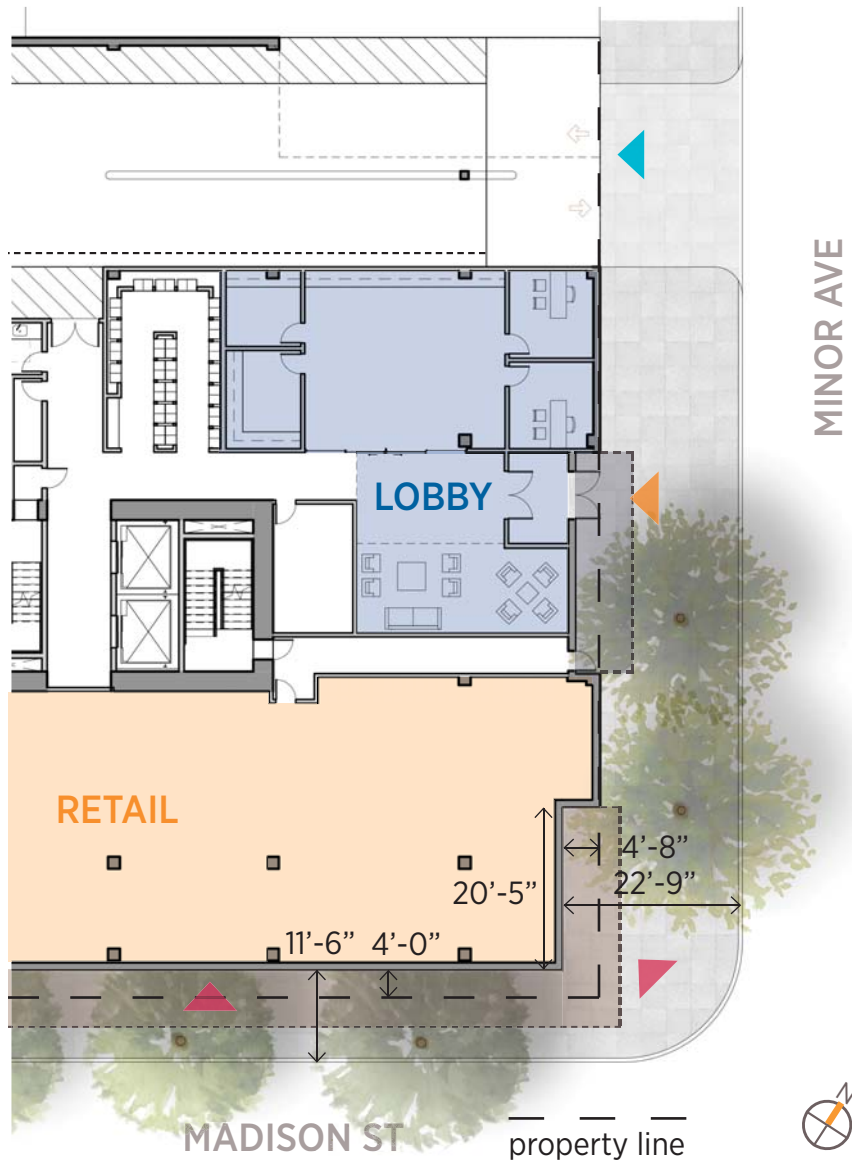
Response:

The site straddles the Madison Street pedestrian artery and Minor Avenue. The Corner modulation responds to this corner site by acting as a focal point and a strong gateway that is prominent from Madison Street and Minor Avenue. The building responds to the variety of existing uses by varying its massing and uses on each side of the site. Retail along busy Madison Street while residential entry and leasing office at Minor Avenue responds to the quieter residential fabric of First Hill.

Building is setback 4'-0" on Madison Street and setback 4'-8" on Minor Ave to provide extra space for pedestrians and generous retail entry around street corner



- RESIDENTIAL ENTRY
- VEHICULAR ENTRY
- RETAIL ENTRY

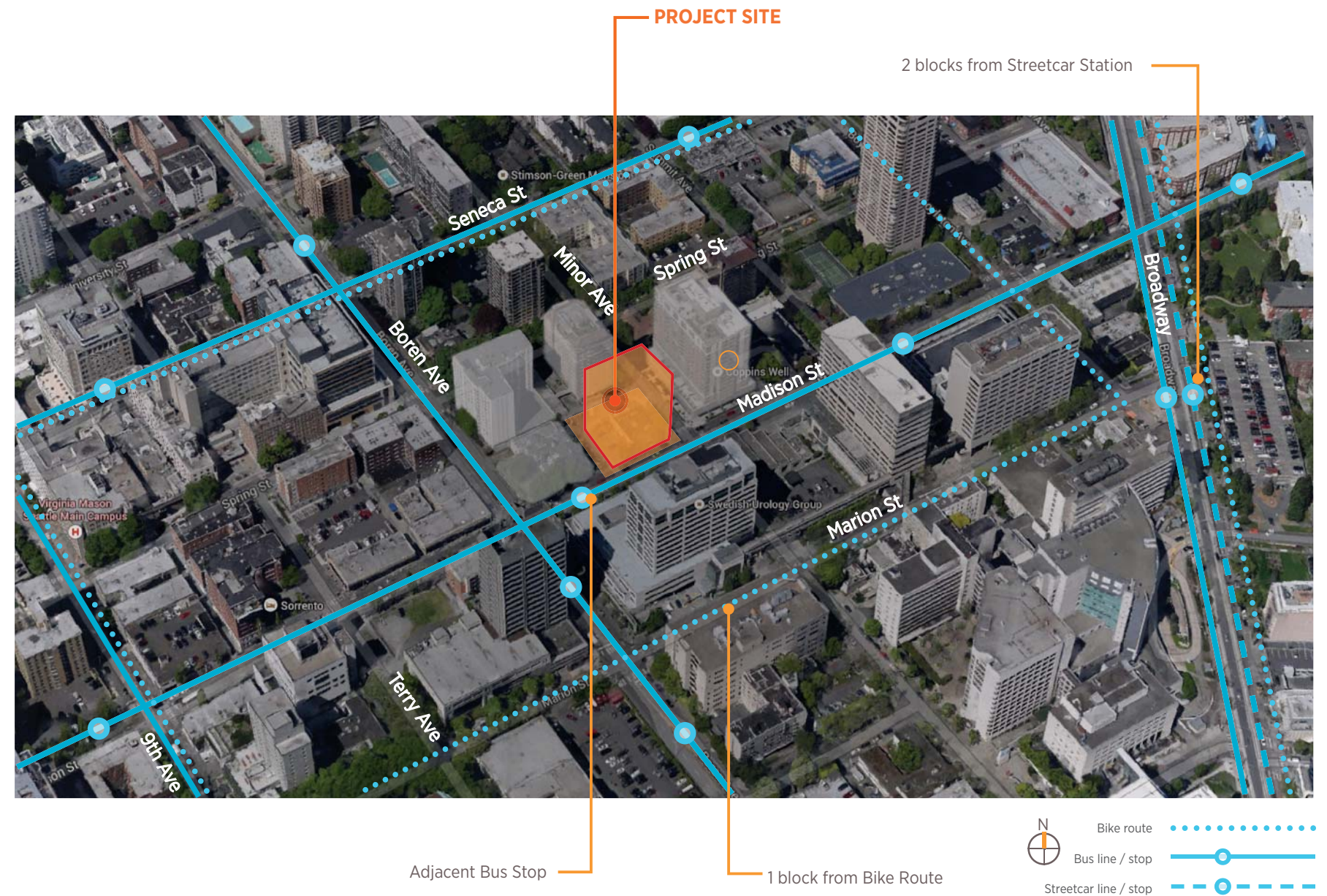
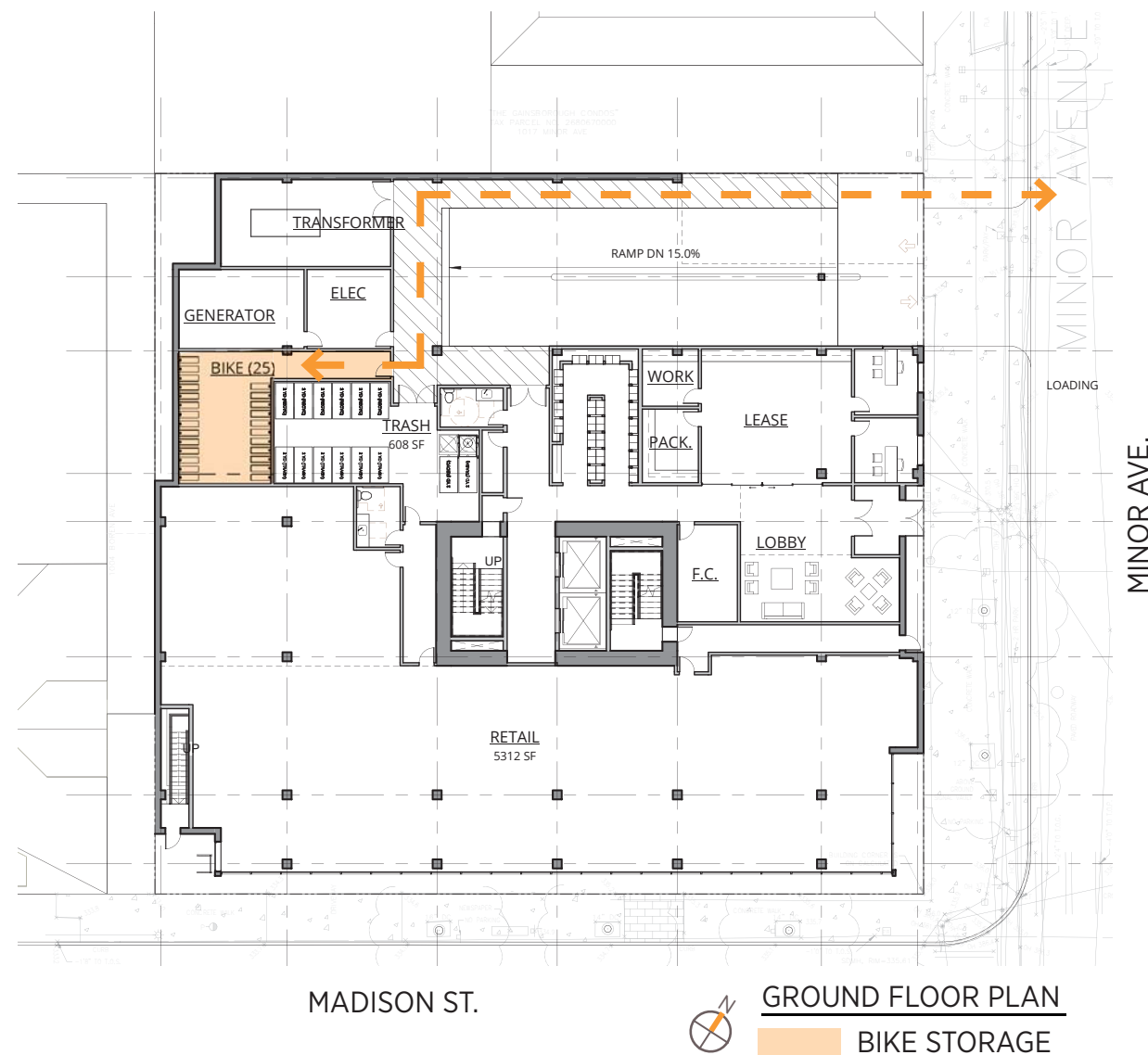


PL4.B PLANNING AHEAD FOR BICYCLISTS

Incorporate design features that facilitate active forms of transportation such as walking, bicycling and use of transit.

Response:

- Bike racks and storage will be provided on ground level and parking levels to maximize convenience, security, and safety for residents and bicyclists.
- Public bike racks will be provided near the retail on ground level.
- Project site locates only one block away from nearest bike route and two blocks from streetcar station.





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:

Vertical modulation at the corner act as architectural element to create slender tower massing.

Bay windows will be provided at facades on Madison Street and Minor Avenue to further reduce the perceived mass of the tower.



PL2 / WALKABILITY

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

Response:

Retail storefront and landscaping along Madison will support and encourage social and commercial activity. Special features such as canopies, lighting, bike racks, and signage will be explored to enhance this pedestrian walkway.

The streetlevel retail façade will be setback 3'-0" to 4'-0" on Madison Street to provide wider space for sidewalks to create safe and welcoming walking environment to the pedestrians.



DC3 / OPEN SPACE CONCEPT

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

Response:

Landscaping will occur at several levels of this site: street level, common deck on Level 2 and rooftop. The amenity deck at Level 2 and rooftop provide ample access to the outdoors. These outdoor decks with landscaping also act as buffer spaces between the project site and the adjacent buildings.

Private decks with quality outdoor spaces are provided on Levels 3 and level 5.



DC4 / EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

Response:

This project will utilize durable, attractive materials that are appropriate for the First Hill area, such as glass, masonry, concrete, and metal. Materials that have physicality and tangible quality to them. Lighting and landscaping will be appropriately designed to enhance the public experience at street level.

Departure 1

23.47A.024.B.2 Amenity area

Requirement: Amenity areas shall not be enclosed

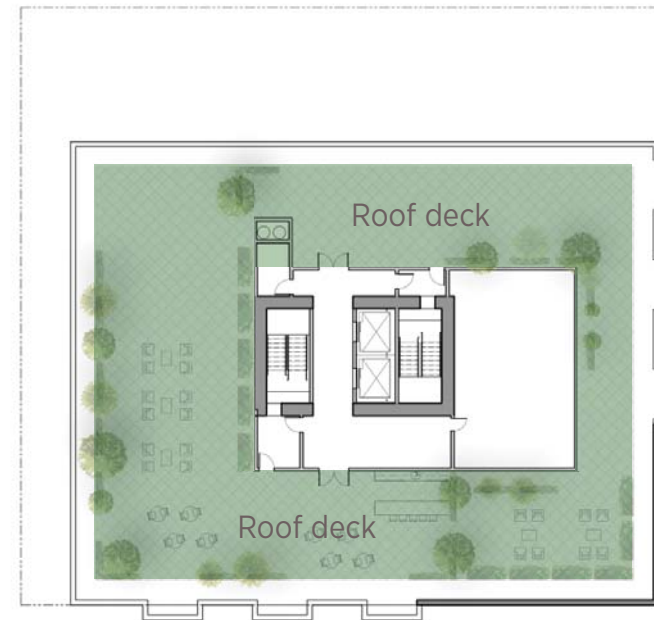
The departure requests that up to half (50%) of amenity area could be enclosed. The project will better meet the following design guidelines:

DC3.A.1 Building - Open Space Relationship

The enclosed amenity space located adjacent to the outdoor space will create a nice indoor/outdoor relationship both visually and physically. It will also ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3.B.2 Matching Uses to Conditions

Enclosed amenity spaces provides ample resident access to amenity throughout the year especially during the undesirable weather seasons. The proposal also adds flexibility to the outdoor spaces so they better respond to the unpredictable weather conditions of Seattle. Amenity spaces become meaningful when they are occupied with activities consistently and become pleasing features to be enjoyed.



Roof plan



Level 2 plan



Amenity Area Summary

Total gross residential area =	181,300 sf
Amenity area required (5% of Residential) =	9,070 sf

Amenity area provided:

Outdoor total
7,800 sf (86% of 9,070 sf)

Enclosed total
4,000 sf

Total amenity area provided =
11,800 sf > 9,070 sf

Departure 2

23.47A.014.B.3.b Setback requirements

Requirement: For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet

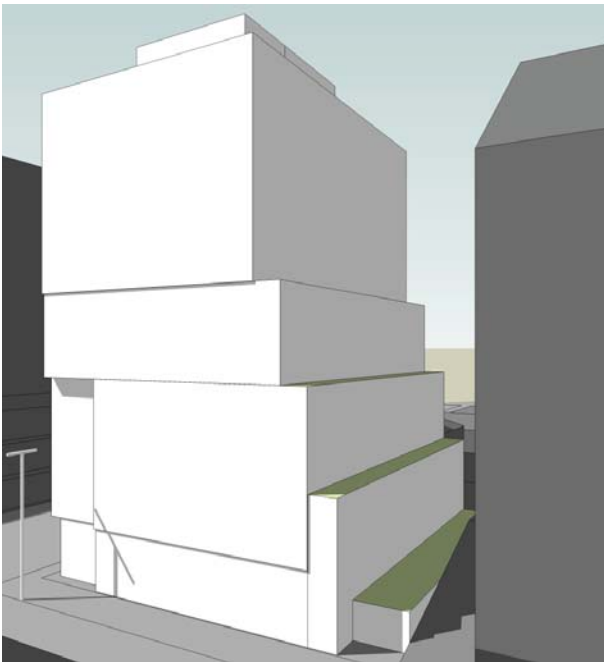
The departure requests the setback to be averaged at a straight line setback above 40’ in height, resulting in a 27’-0” straight line setback. The project will better meet the following design guidelines:

DC2.A.1 Site Characteristics & Uses

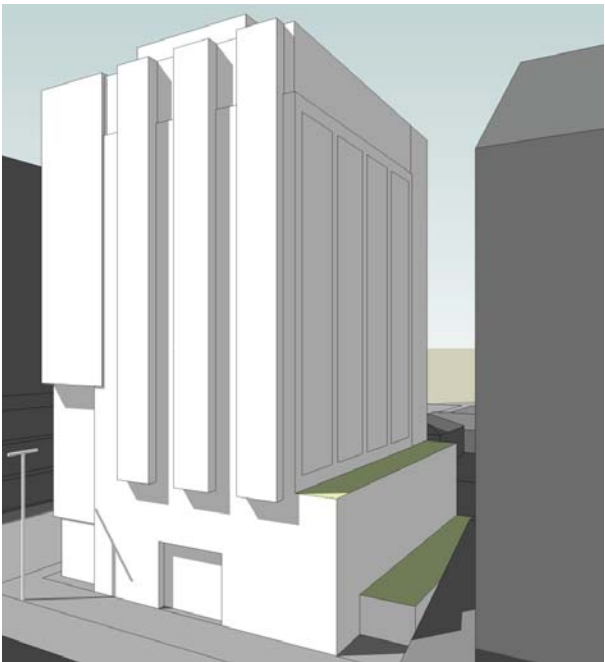
The proposed setback results in a massing with a straight edge celebrating verticality which is consistent with the characteristics of the site and the building forms of its surroundings. The averaged setback proposed still meets the intent of providing light, air, and visual relief to the Gainsborough. The massing compliant to zoning setback requirement requires a “wedding cake” stepping façade which is not compatible to the site character.

CS2.D.5 Respect for Adjacent Sites

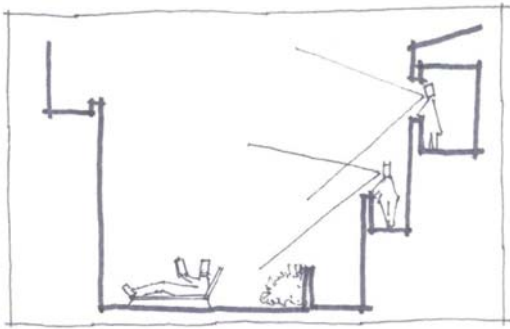
The zoning setback requires a “wedding cake” stepping facade on the north, facing the adjacent building (see Massing Option 1). The proposed setback will eliminate the stepping massing overlooking neighboring residential property, and will minimize the disruption of privacy of residents in adjacent building. The north-facing decks are undesirable for plants and sun exposure, they may potentially become storage displays.



Undesirable north-facing stepping facade informed by zoning setback (Massing Option 1)

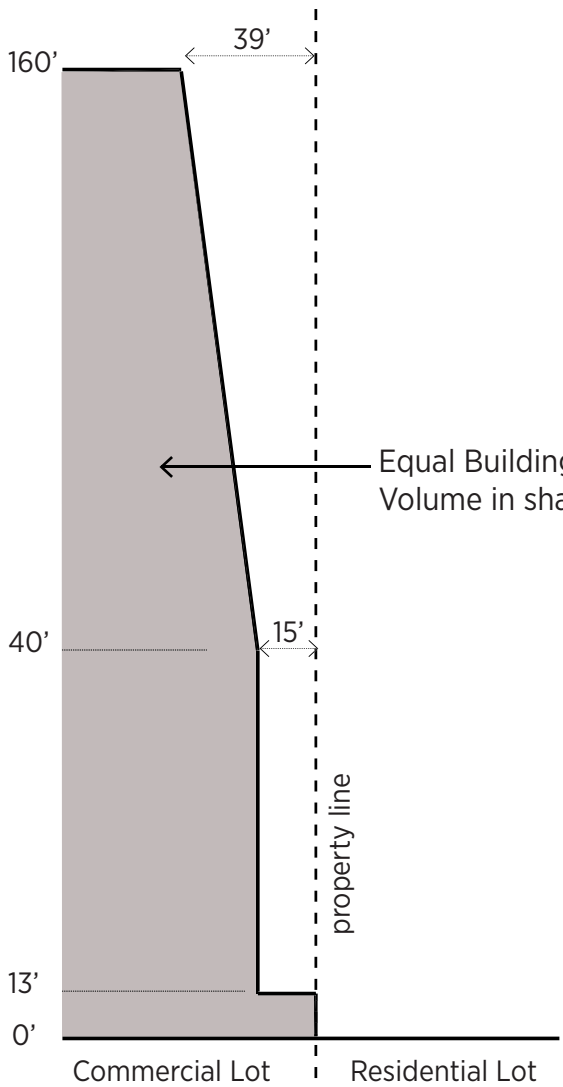


Vertical massing and separation informed by proposed setback matching site character (Massing Option 3)

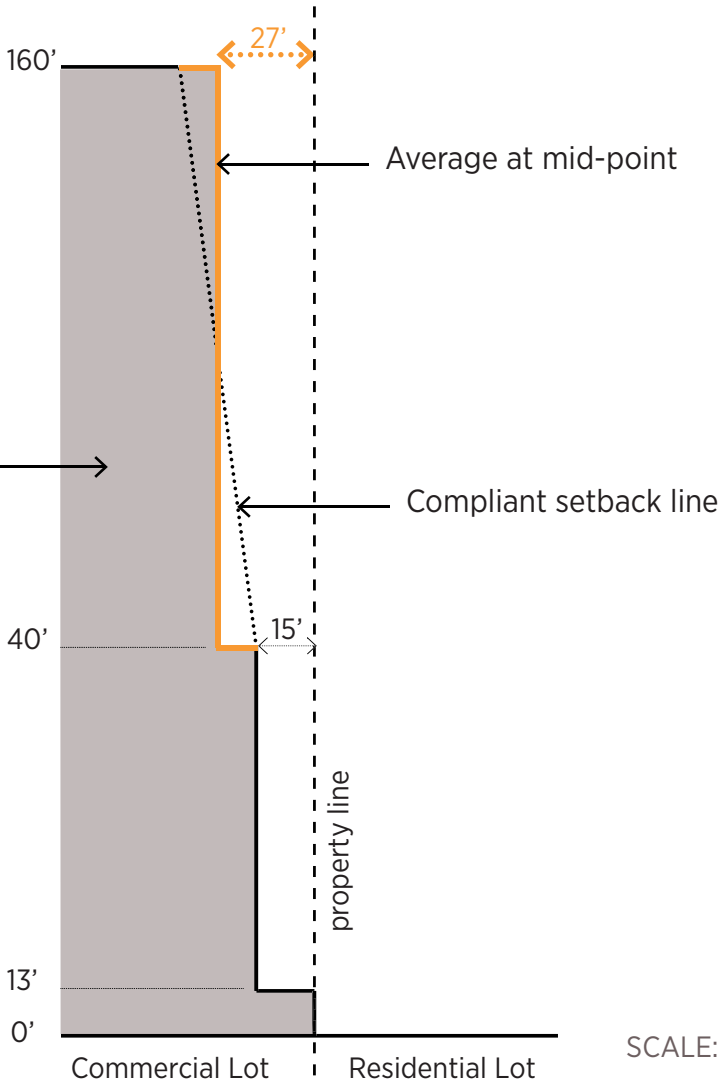


Reducing decks overlooking neighboring residential property increases privacy.

Compliant Setback Diagram (Massing Option 1)



Proposed Setback Diagram (Massing Option 3)



SCALE: N.T.S.

Departure 3

23.47A.005.C.1 Residential uses at street level

Requirement: In all neighborhood commercial and C1 zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade

The departure requests more than 20% of street level street-facing facade can be used as residential lobby and leasing office along Minor Ave. No departure on Madison St. The project will better meet the following design guidelines:

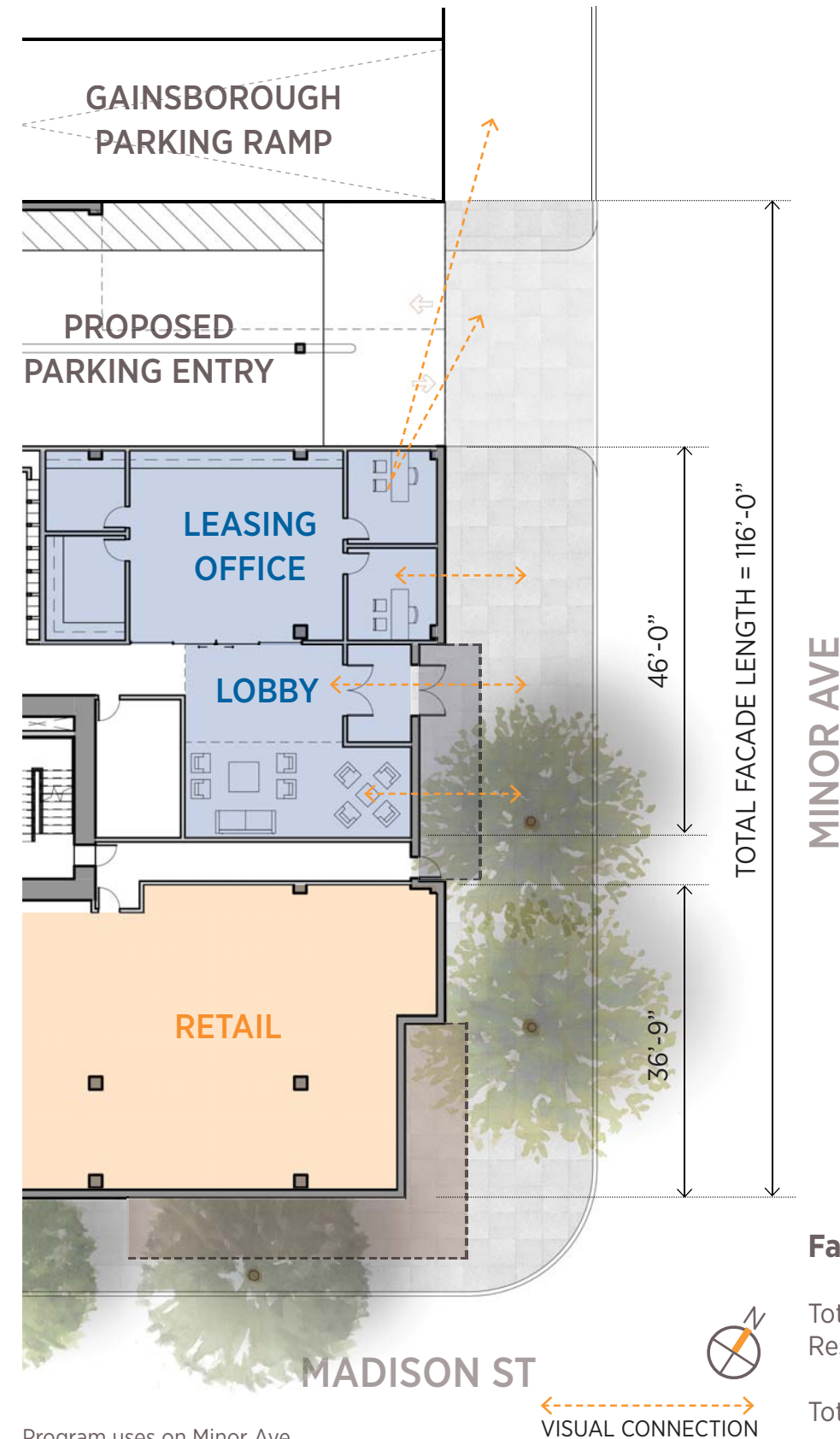
PL3.B.1 Design for entries - Security & foot traffic

Residential lobby located next to Minor Ave and be visually connected to the street through primary entry. Windows at leasing office overlooking to the parking entry & the parking ramp of Gainsborough increases security to the neighborhood. The lobby is sized appropriately to accommodate the range and volume of foot traffic anticipated for the residential tower.

PL3.B.4 Interaction for residential edges

The proposed width of residential lobby and leasing office responds to the quieter residential character of Minor Ave. Window opening with high transparency will be provided at the facade. The residential lobby and the leasing office provide opportunities for interaction among residents and neighbors and becoming indoor gathering areas between the building and the street.

Street uses on Minor Ave.



Thank You!

