3230 16TH AVENUE WEST

DESIGN REVIEW BOARD MEETING - 10.28.15

DPD #3019398

LENNAR ENCORE architects communita • atelier ps

PROPONENT

Lennar Multifamily Communities
1325 4th Avenue, Suite 1700
Seattle, WA 98101

Contact: Kelley Kohout
e) kelly.kohout@lennar.com p) 206.708.2296

OWNERS REP.

Pastakia + Associates
94 Pike Street, Suite 36
Seattle, WA 98101

Contact: Tejal Pastakia
e) tejalp@pastakiallc.com p) 206.669.6023

ARCHITECT

Encore Architects, PLLC
1402 3rd Avenue, Suite 1000
Seattle, WA 98101

Contact: Bryan Bellissimo, AIA
e) bryanb@encorearchitects.com p) 206.661.6149

LANDSCAPE

Communita Atelier PS
1402 3rd Avenue, Suite 1000
Seattle, WA 98101

Contact: Alex Shkerich
e) ashkerich@atelierps.com p) 206.327.9056

TABLE OF CONTENTS

- SITE AREA	36,000 SF
- RESIDENTIAL UNITS	226
- PARKING STALLS	156

The proposed project will provide a dynamic design and substantial landscape in contrast with the industrial context. The modern aesthetic of the project will positively influence the architectural character of future projects and its prominent location will anchor Interbay as it becomes a destination instead of an interstitial urban area.

We welcome the opportunity to influence the evolution of a community and we are excited that the process of development for this site includes sustainable design and affordable units. Meeting LEED certification standards and providing equitable housing is in line with our values and will help address Mayor Murray's grand vision for the future of the Seattle.

^ Schematic sketch from EDG

INFLUENCE THE COMMUNITY

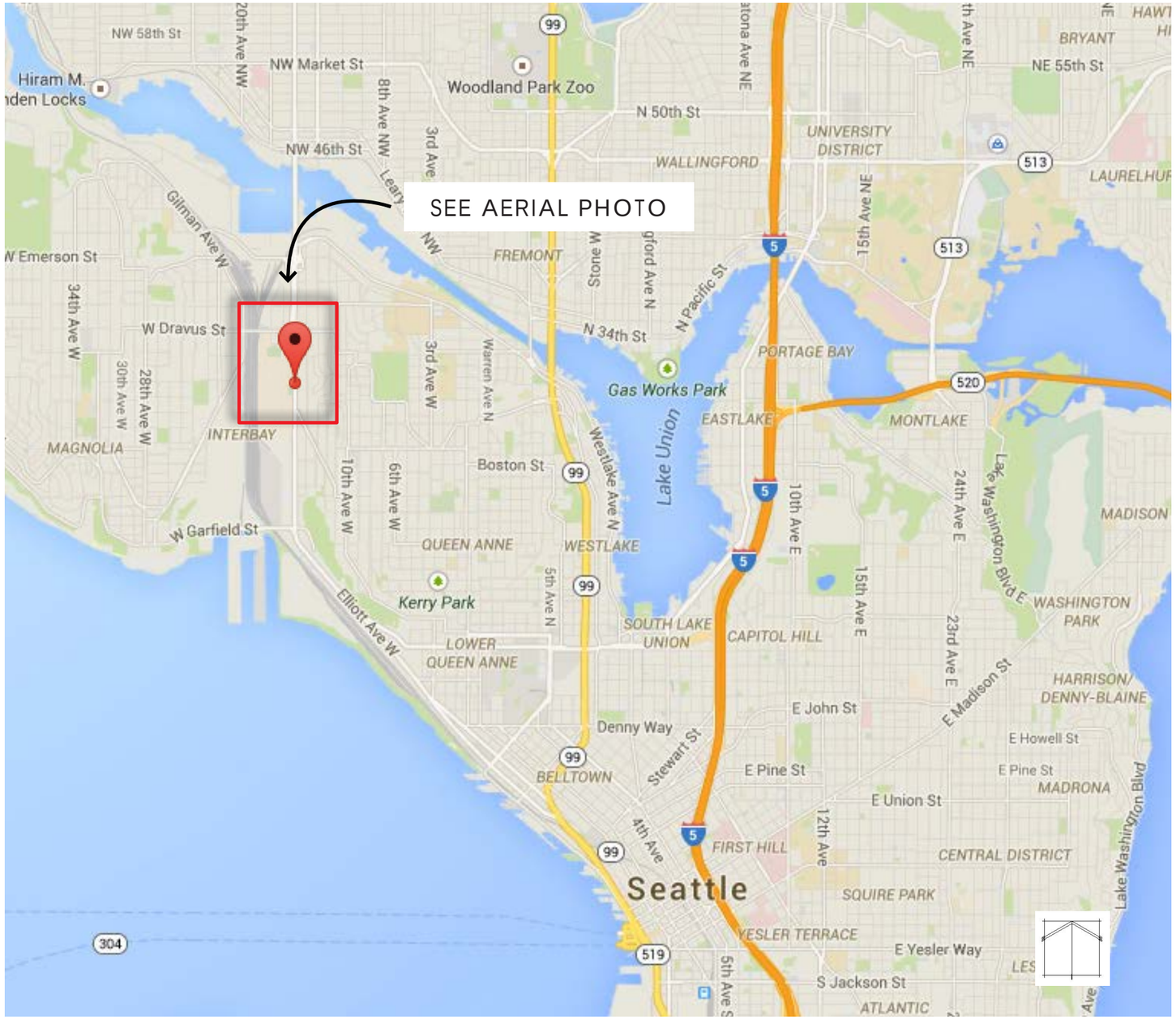
- Complete the urban fabric by infilling a large vacant site
- Locate entrance towards Dravus to engage emerging neighborhood
- Improve walkability, eyes on the streets with townhouses

INFLUENCE THE ENVIRONMENT

- Architectural design that incorporates sustainable design
- Use durable materials and rapidly renewable materials when possible
- Include substantial landscaping elements

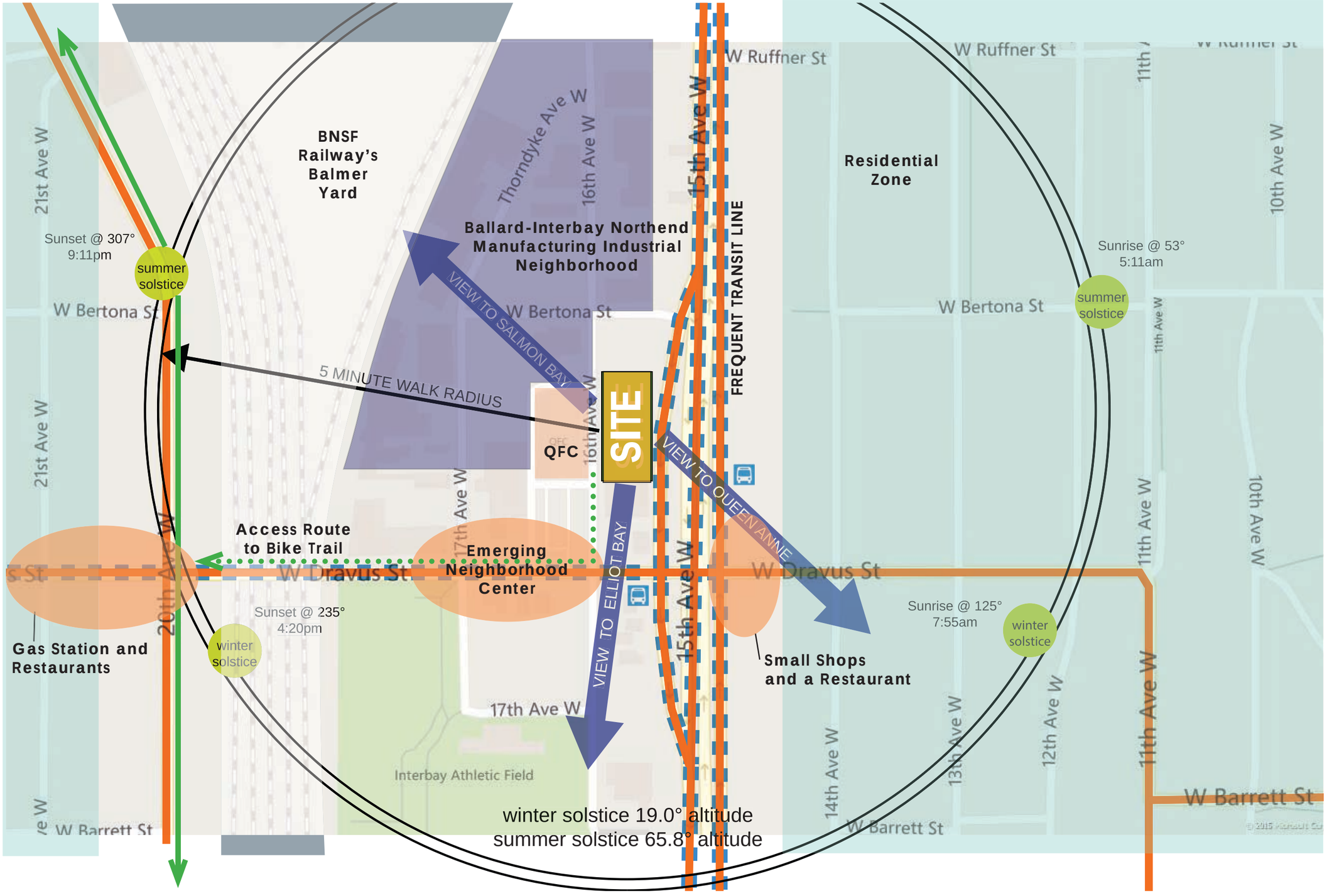
INFLUENCE FUTURE INTERBAY RESIDENTS

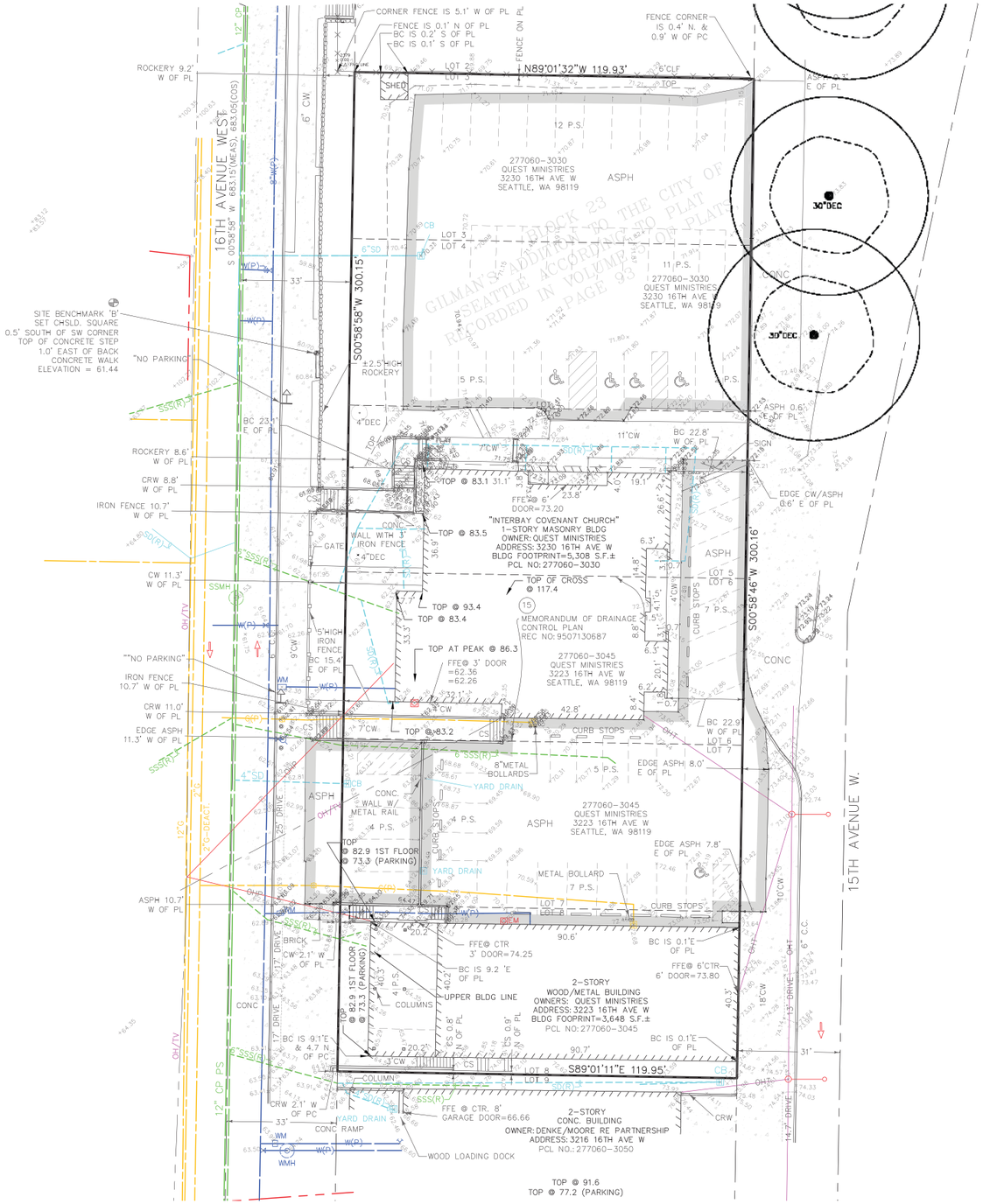
- Create high quality living spaces
- Design a variety of integrated courtyard spaces to serve multiple uses
- Provide secure and safe spaces throughout project



Regional Location - Map

Immediate Location - Aerial Photo


BNSF Railway's Balmer Yard
Ballard-Interbay Northend Manufacturing Industrial Neighborhood
Residential Zone
W Ruffner St
Thorndyke Ave W
16th Ave W
15th Ave W
21st Ave W
10th Ave W
11th Ave W
FREQUENT TRANSIT LINE
Sunset @ 307°
9:11pm
summer solstice
W Bertona St
VIEW TO SALMON BAY
5 MINUTE WALK RADIUS
QFC
SITE
VIEW TO QUEEN ANNE
VIEW TO ELLIOT BAY
Access Route to Bike Trail
Emerging Neighborhood Center
W Dravus St
20th Ave W
17th Ave W
Sunset @ 235°
4:20pm
winter solstice
Gas Station and Restaurants
Interbay Athletic Field
Sunrise @ 53°
5:11am
Sunrise @ 125°
7:55am
Small Shops and a Restaurant
14th Ave W
13th Ave W
12th Ave W
W Barrett St
winter solstice 19.0° altitude
summer solstice 65.8° altitude
Main Arterial Route
Frequent Bus Route
Rapid Transit Bus Stop
5 min. Walkshed
Public Park
Site
Regional Bike Trail
Residential Zone
Commercial Node
Manufacturing Industrial Urban Neighborhood

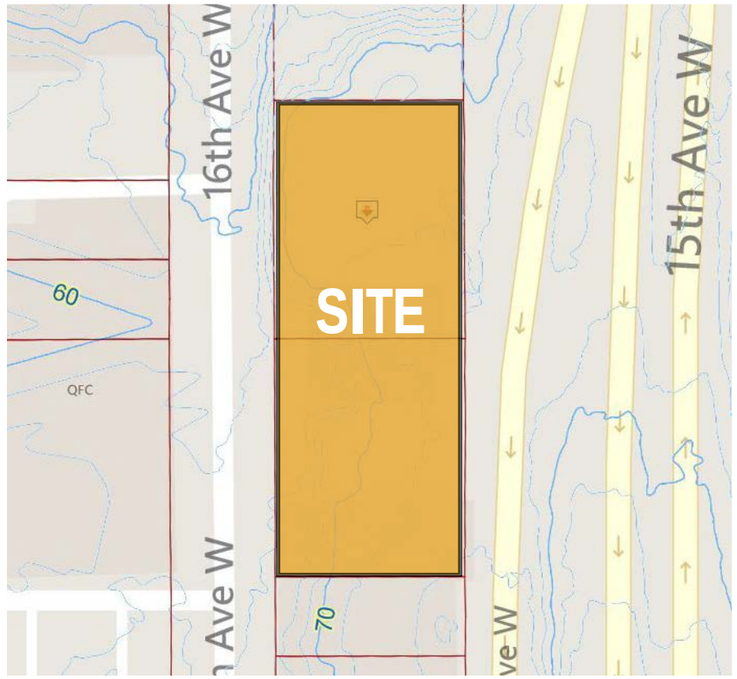


PROJECT SITE

The site is located on the east side of the street at 3230 16th Avenue W. The 36,030 SF (120'x 300') site is currently occupied by a 2-story brick religious structure on the center portion and a steel framed commercial building on the far south end. The 2 parcels that make up the site are zoned SM/D 40-85 and have no FAR restrictions.

The site slopes down approximately 4' from the southeast corner to the northeast corner. The southeast corner is located at an elevation of 74.6' and the northeast corner is located at an elevation of 70.5'. The site exposure on 16th Ave W. drops in elevation approximately 7' from south to north and the site slopes from east to west an average of 10' to 13' with the presence of a rockery wall along the northwest perimeter.

Directly adjacent to the east side of the alley/off ramp is a grass median strip and grouping of significant trees. To the north of the site is an existing tow truck storage facility within the same SM/D 40-85 zone as the development site. West of the site, across 16th Ave. W, is a QFC grocery store with an approx. 25' tall blank facade fronting the entire exposure. A series of approximately 2 & 3 story commercial buildings, including the Seattle Film Institute, are located to the south end of the site and a future 5 story residential / commercial building at the corner of W. Dravus St.

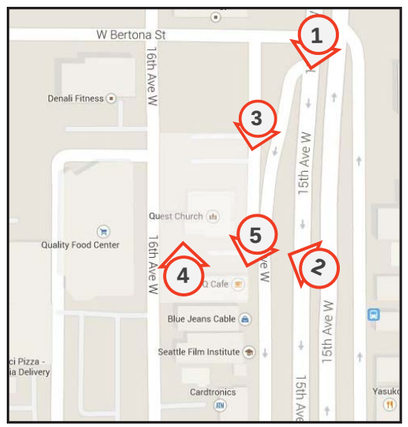


Immediate Site Topography

1 SITE FROM 15TH AVENUE W EXIT RAMP (FACING SOUTH)

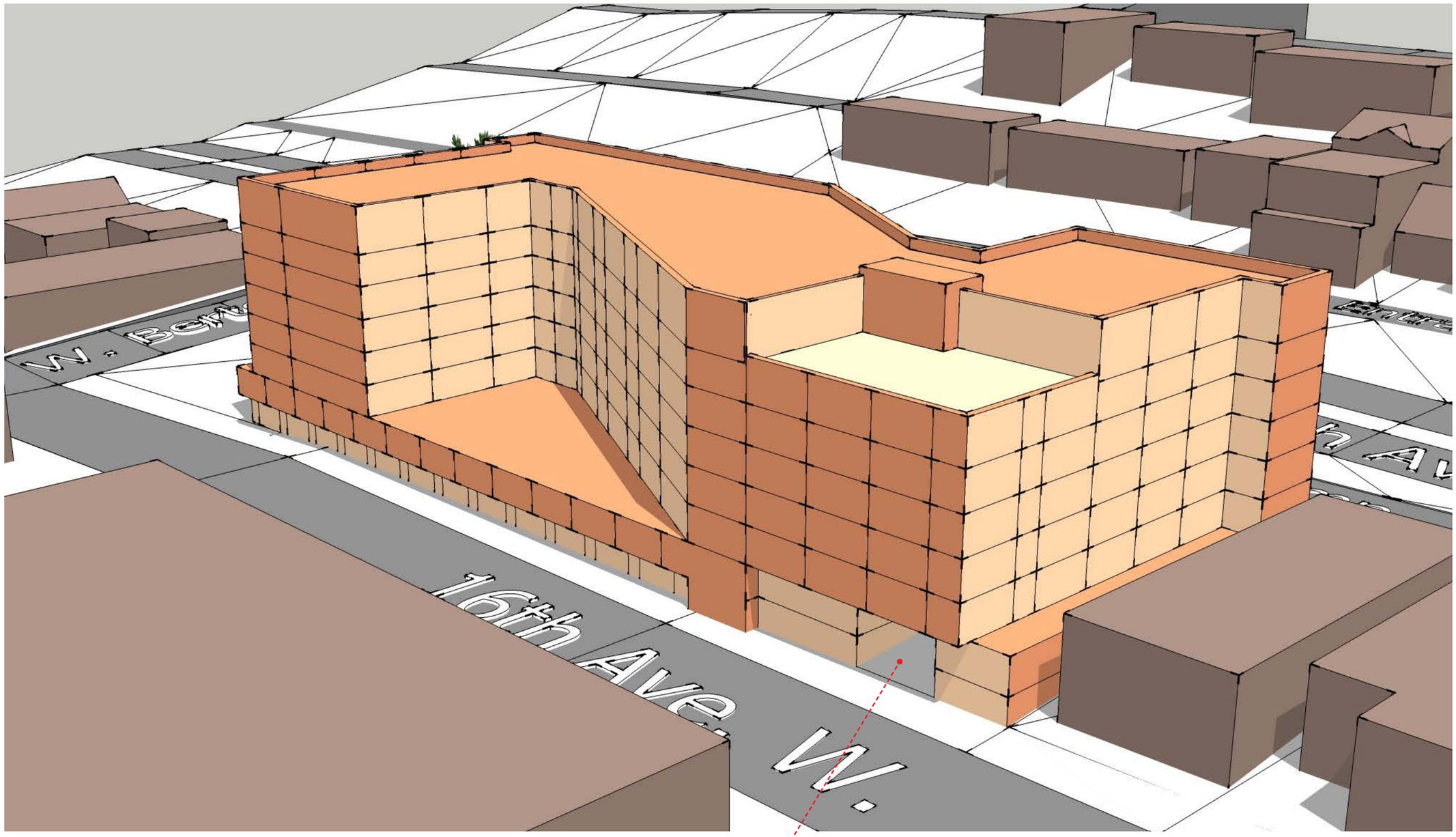
2 SITE FROM 15TH AVENUE W DRIVING NORTH

3 SITE FROM 15TH AVENUE W (WALKING SOUTH AT ALLEY)

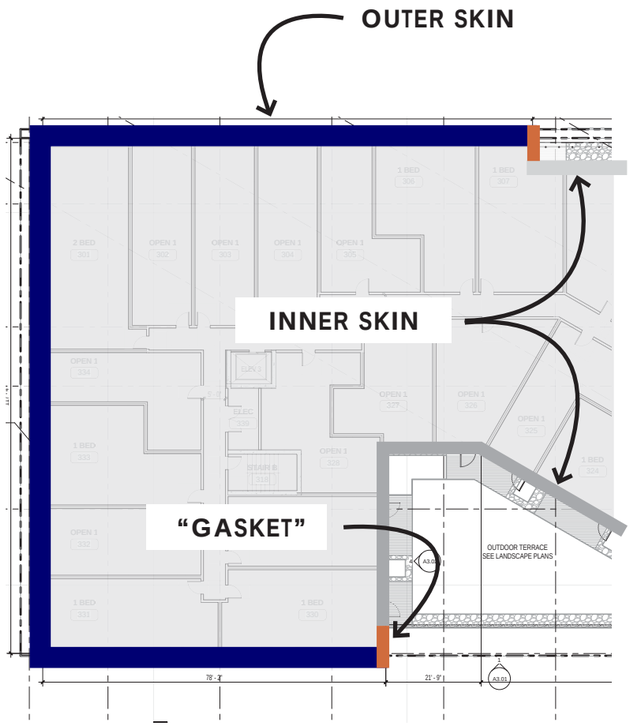


4 EXISTING RELIGIOUS STRUCTURE TO BE DEMOLISHED

5 “Q CAFE” STRUCTURE TO BE DEMOLISHED



GARAGE ACCESS HAS BEEN RELOCATED TO THE ALLEY
IN CURRENT DESIGN (RESPONSE TO BOARD DIRECTION)



MASSING ARTICULATION

OUTER SKIN VS. INNER SKIN

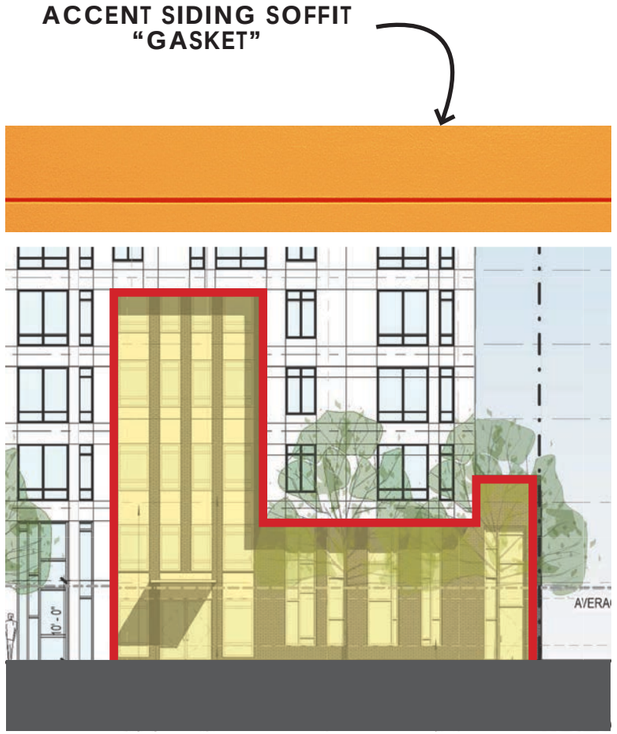
ACCENT SIDING “GASKET” DETAILING

PEDESTRIAN SCALE AT GROUND LEVEL

TOWNHOUSES

LANDSCAPE ELEMENTS

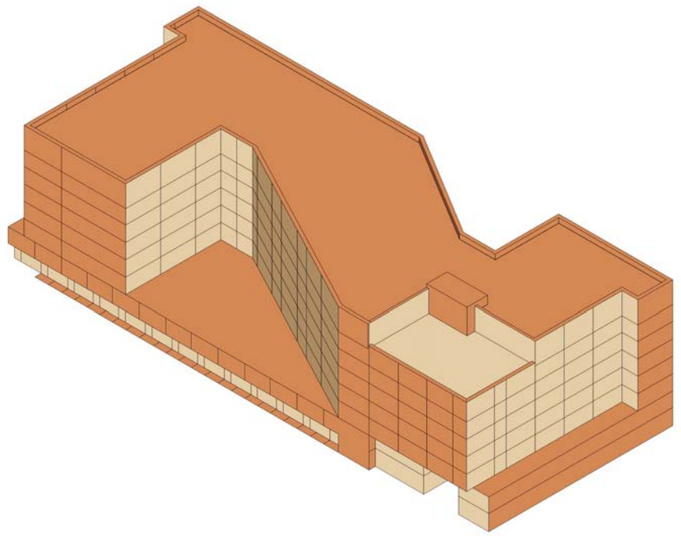
PARALLAX ART WALL AT ALLEY



ENTRY / WAYFINDING

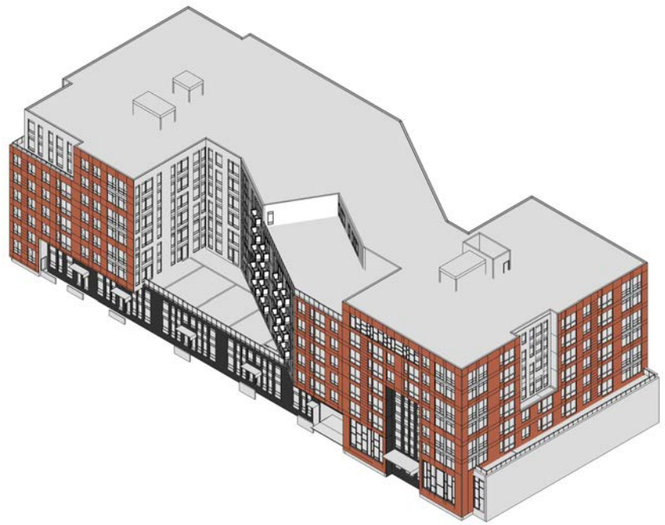
MAIN ENTRANCE PRESENCE

HIGHLIGHTED VOID FORM WITH ACCENT SIDING SOFFIT



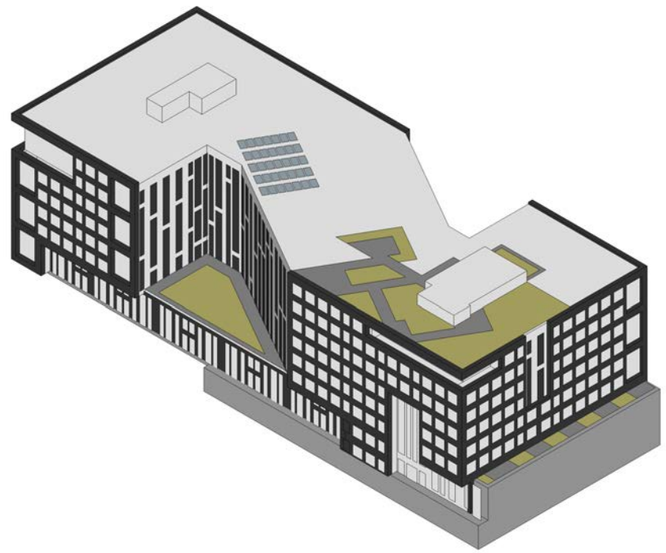
APPROVED EDG MASSING

The dynamic form is influenced by creating directional views and reducing the scale of the building overall. A podium that includes ground level residential units at 16th Avenue West helps promote a community presence.



MUP SUBMITTAL

Introduction of dual-skin design to reduce scale of building per board direction. Exploration of roof terrace options and townhouse bookends. Vehicular access proposed from both 16th Ave W and alley.



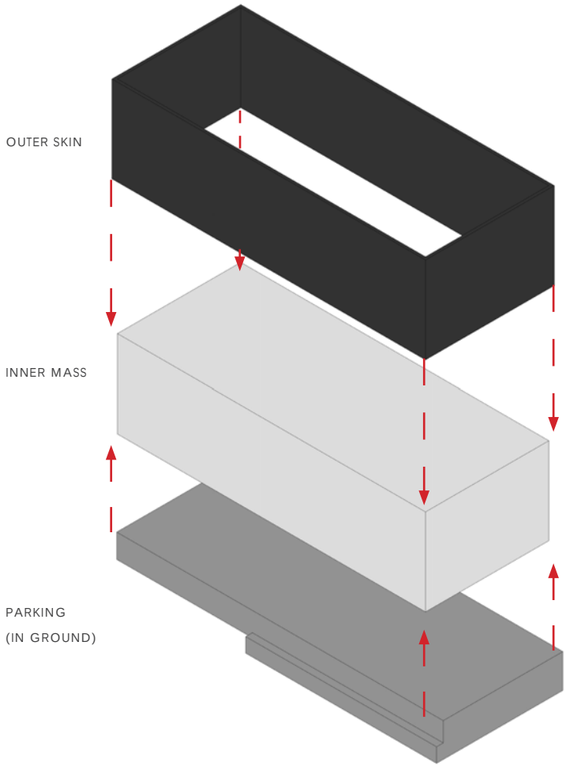
CURRENT DESIGN

Refined color palette and articulation of dual-skin design. An accent material is a gasket that provides clear distinction between inner and outer materials.

* All vehicular access is from alley in order to provide better pedestrian experience at townhouses and main entrance.


INTERBAY

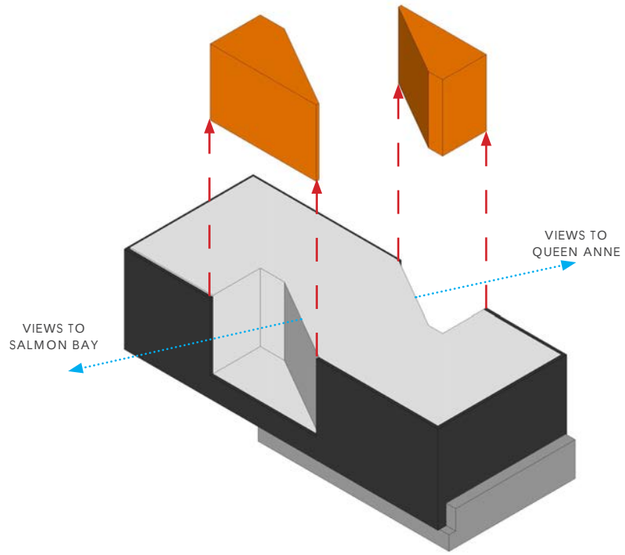
A



BUILDABLE MASS

INNER CORE AND OUTER SKIN

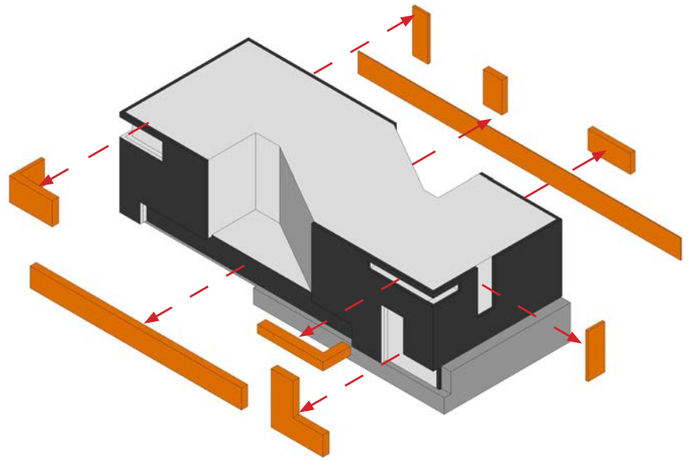
B



DEUL COURTYARDS - SUBRACTION 1

AIR, SPACE, LIGHT, VIEWS

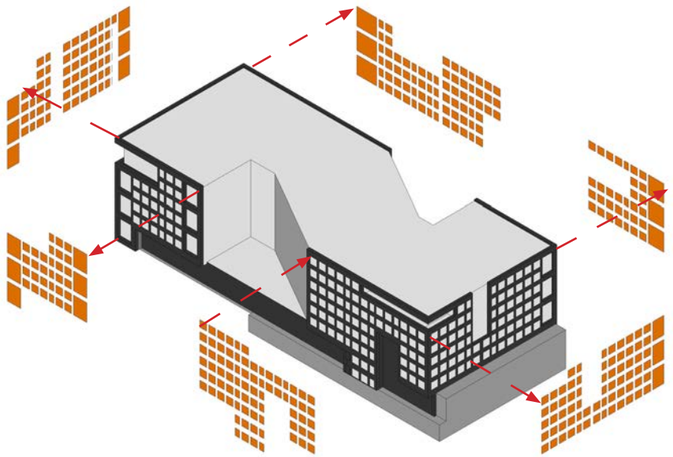
C



ERODED MASS - SUBTRACTION 2

PEDESTRAIN SCALE, ENTRY WAYFINDING & SECONDARY ARCHITECTURAL ELEMENTS

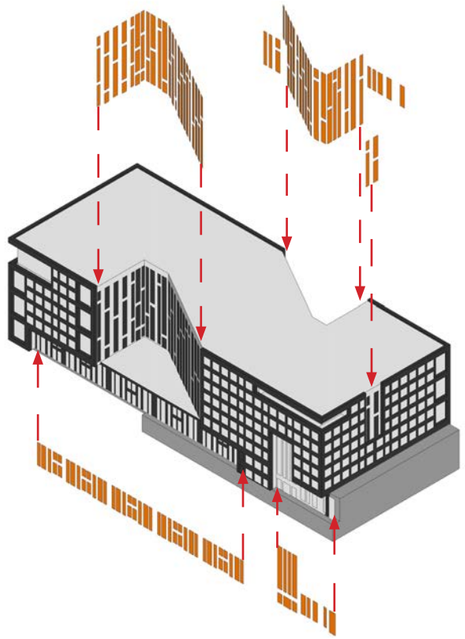
D



PUNCHED DOTS - ARTICULATION 1

PATTERN OF GRIDED FENESTRATION ON OUTTER SKIN

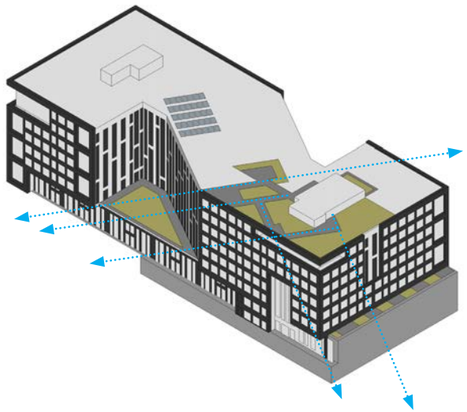
E



STRIP DASHES - ARTICULATION 2

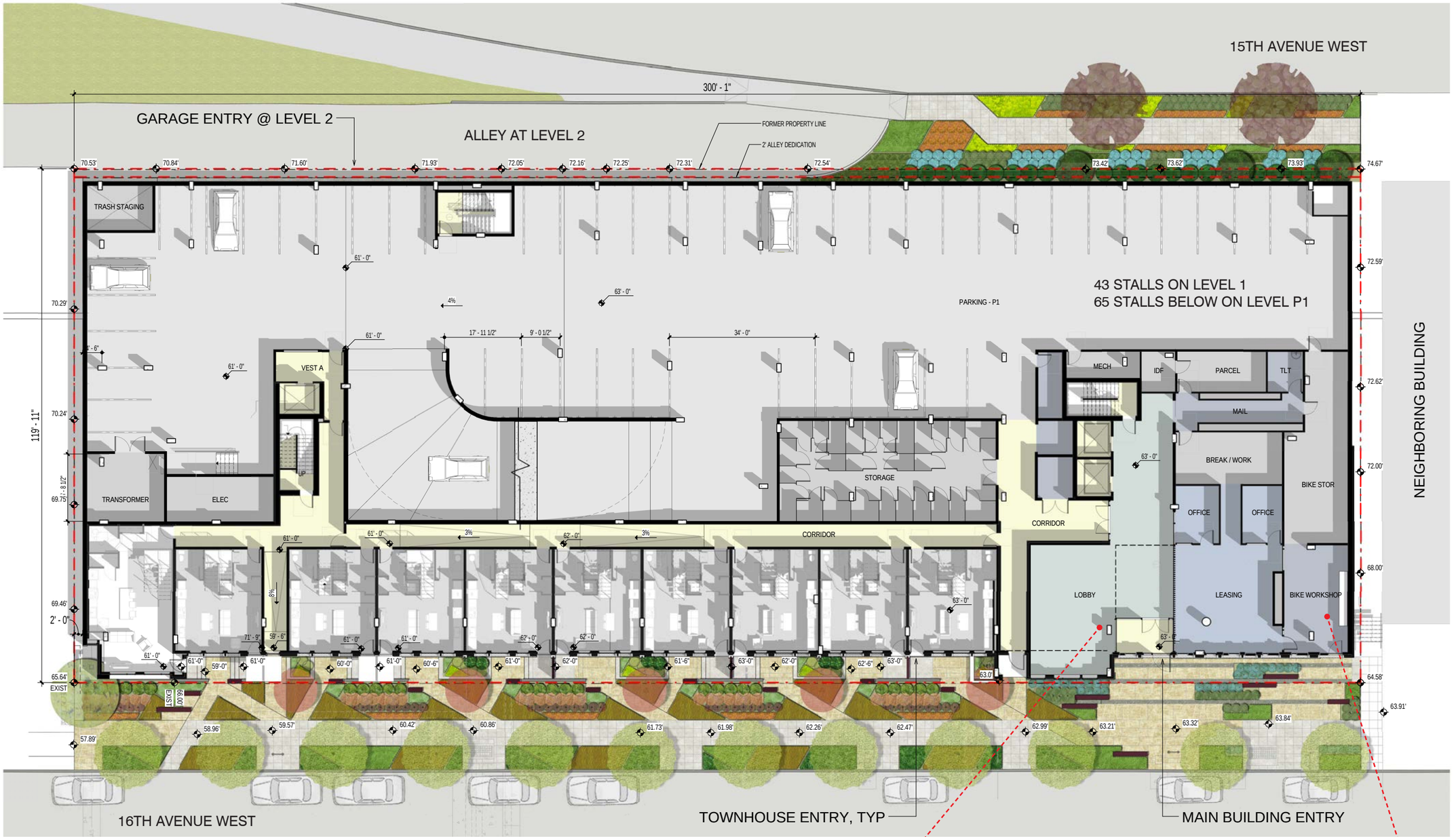
VERTICAL RIBBONS OF FENESTRATION ON INNER MASS

F



RESULTANT BUILDING WITH ROOF TERRACE

LANDSCAPE AND SUSTAINABLE EXPRESSION ON ROOF



BOARD DIRECTION / GUIDELINES PL3-B1, DC1-B1, DC1-C

The main entrance is prominently located at this location in order to tie into the business district and burgeoning community character that is developing along Dravus Street.

GUIDELINE PL4-B

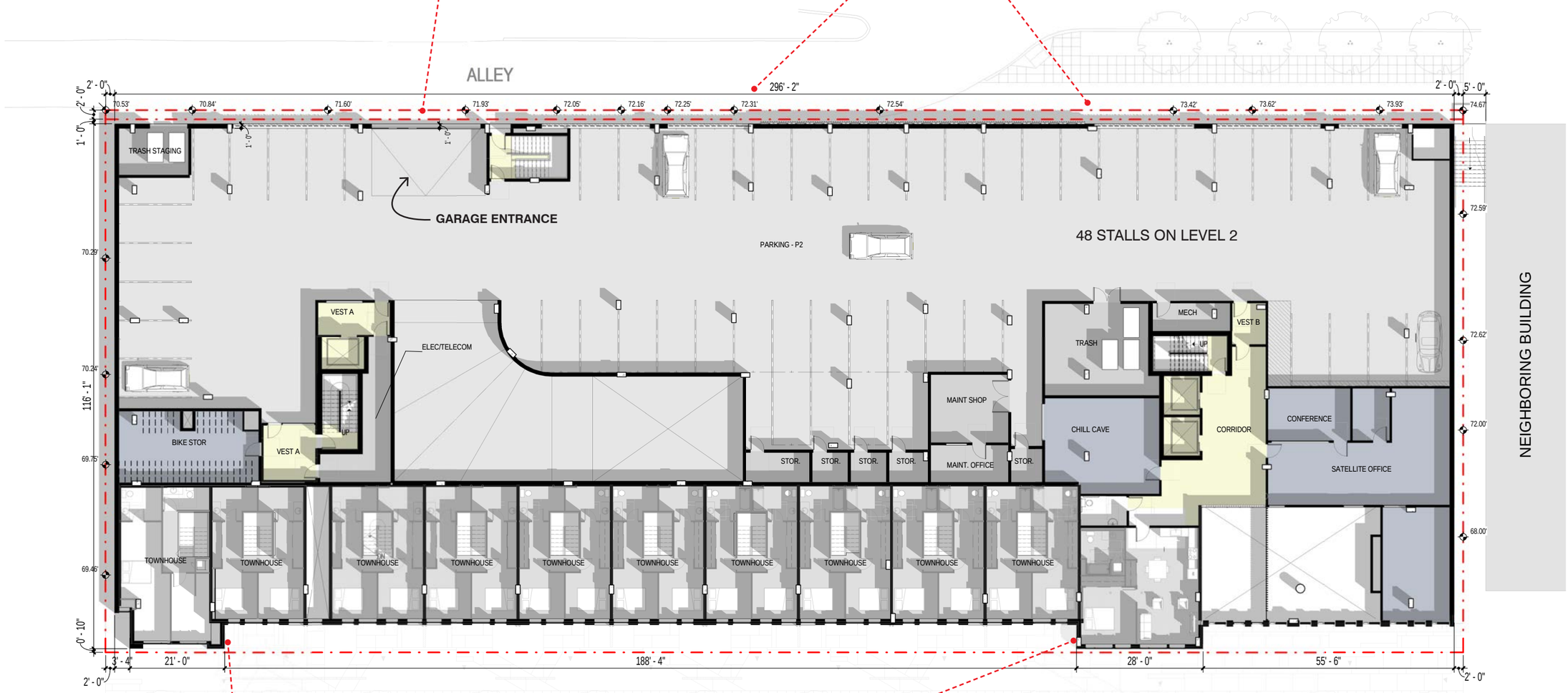
Bike storage and amenity space has been expanded to support the majority of building residents.

BOARD DIRECTION / GUIDELINE DC1-B1

All vehicular traffic will enter the parking garage at this location per board direction from the EDG. This is a new curb cut on the alley.

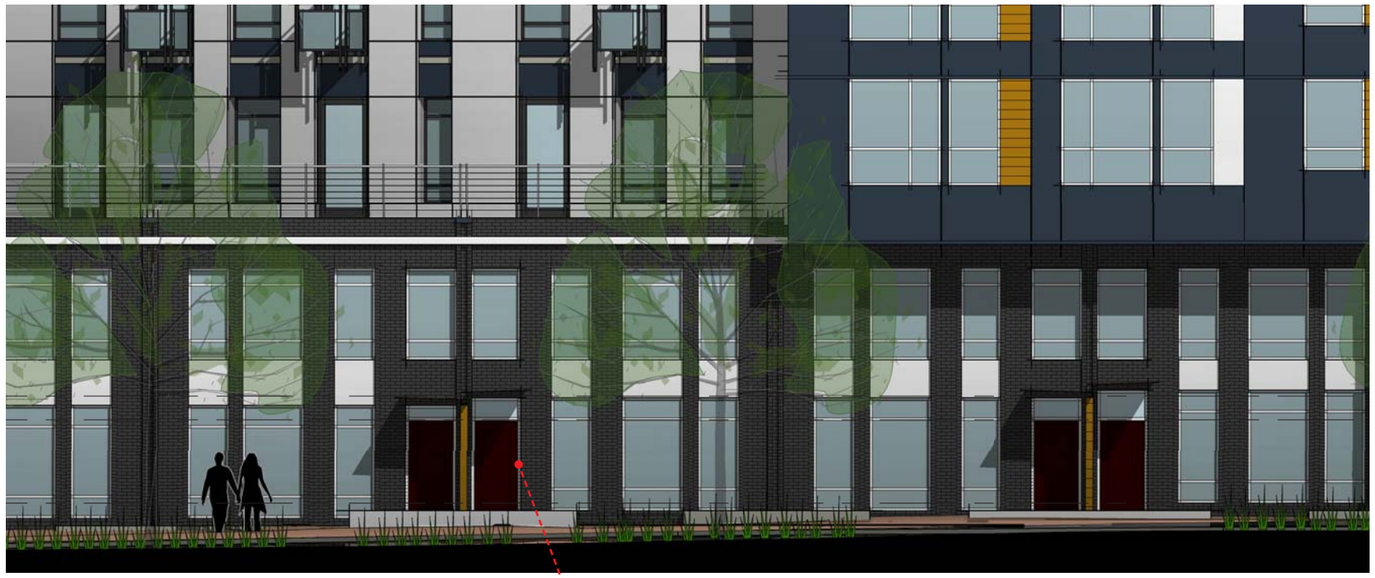
BOARD DIRECTION / GUIDELINES DC1-C2, DC2-B2

The potential for a blank facade prompted the inclusion of an art wall feature element at this location. See page 20 - 21.



GUIDELINE PL3-B1

The townhouse setback is bookended to provide both security and privacy for the residential units at ground level. These forms create a buffer from the property to the North and the main residential entrance at the South corner.

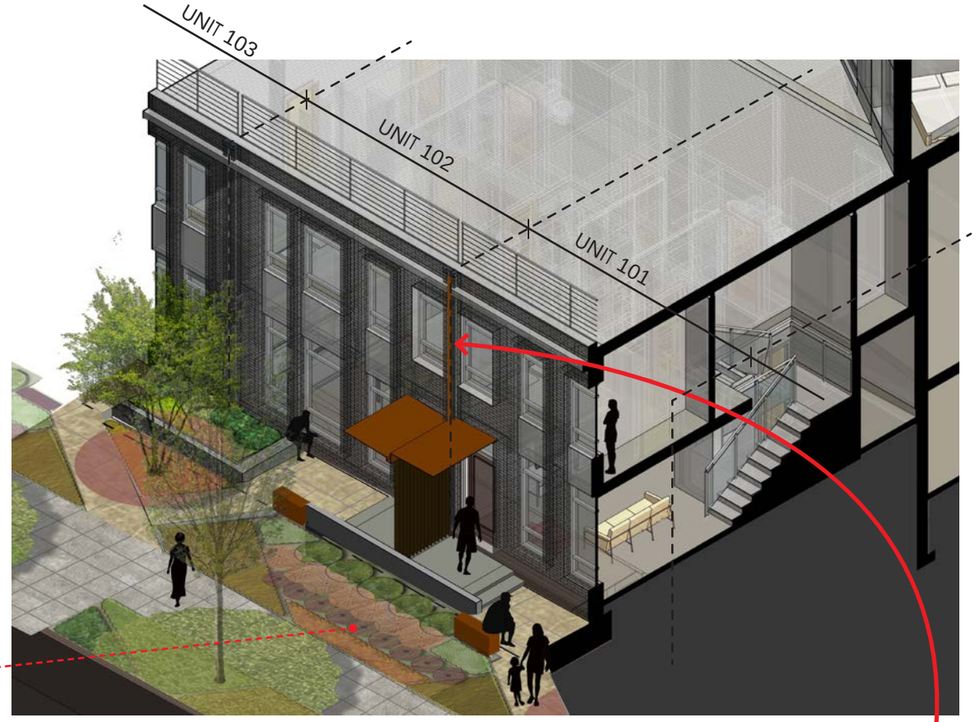


GUIDELINES PL3-A3, PL3-A4

The ensemble of elements at the townhouse entries include planters, weathering steel canopies, lighting and planting.

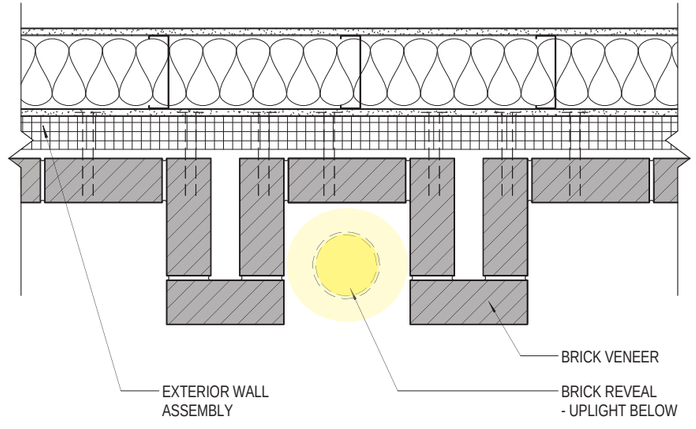
GUIDELINES PL3-A4, PL3-B1, PL3-B2

Residential edges have defensible space that helps to provide security and privacy for both pedestrians and residents. The semi-private landscape is also articulated to highlight individual units.



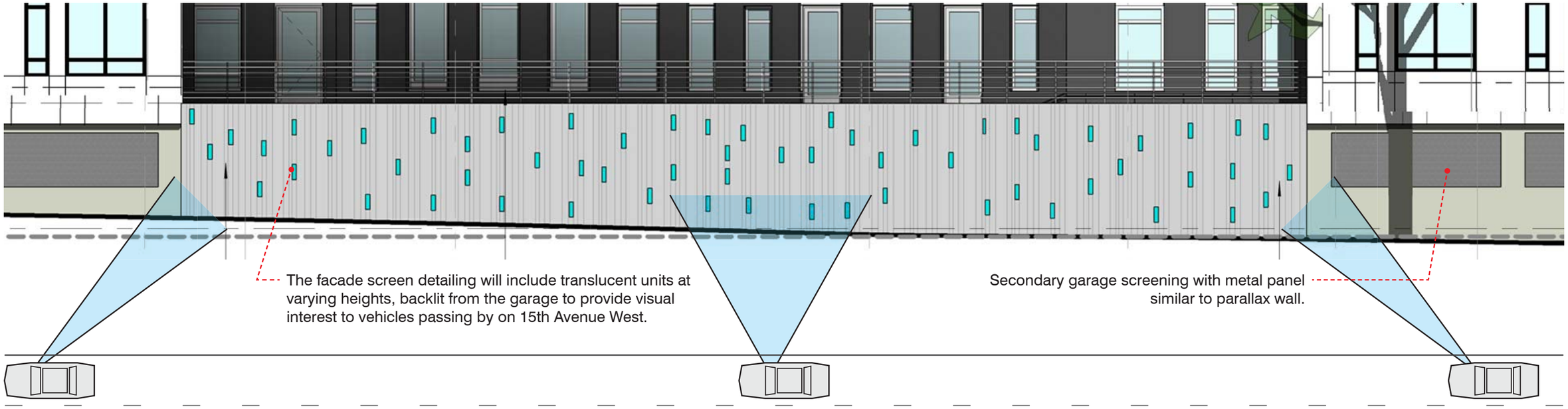
TOWNHOUSE AXONOMETRIC

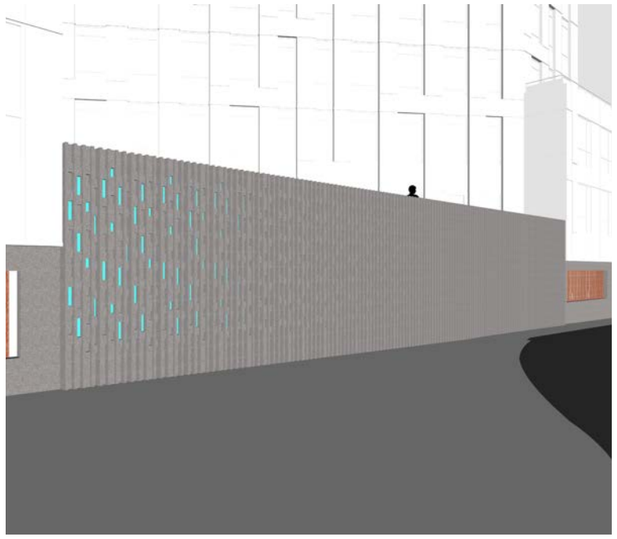
Folded steel canopy, screen wall at unit entries, defensible space



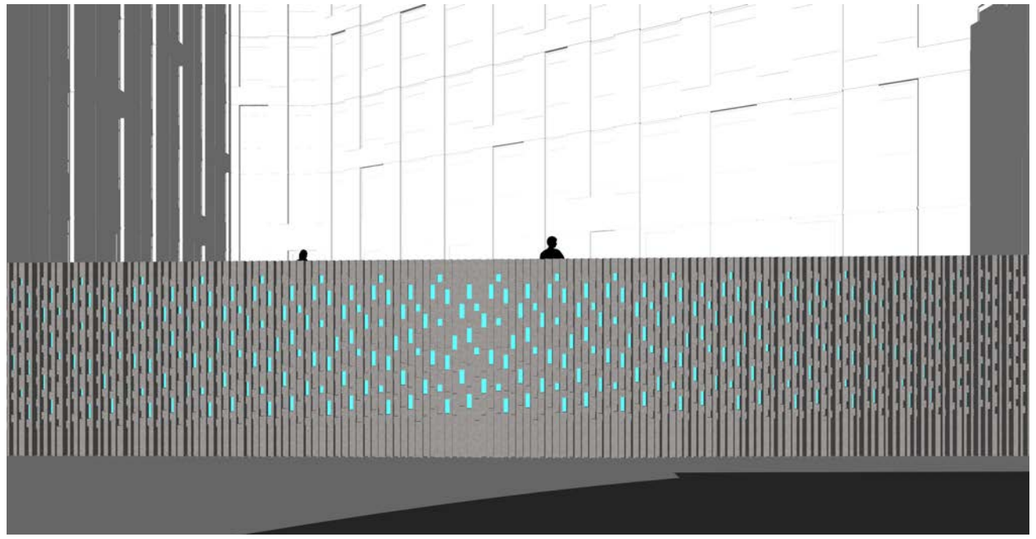
TOWNHOUSE FACADE DETAIL

Landscape lighting with brick slot to differentiate units

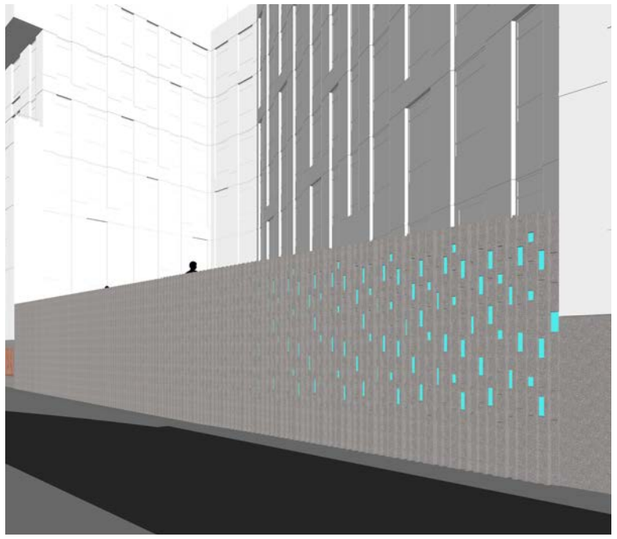




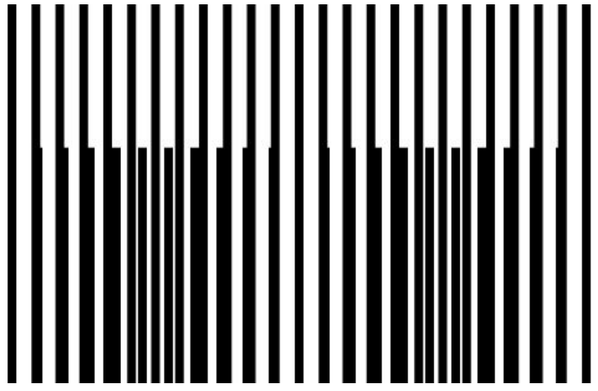
VIEW OF WALL FROM SOUTH APPROACH



PERPENDICULAR VIEW OF WALL FACE

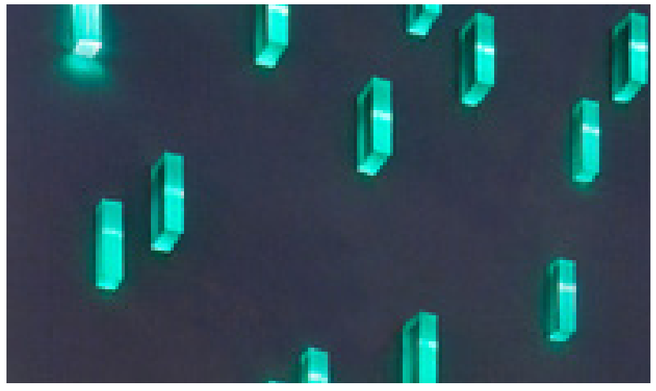


VIEW OF WALL FROM NORTH APPROACH



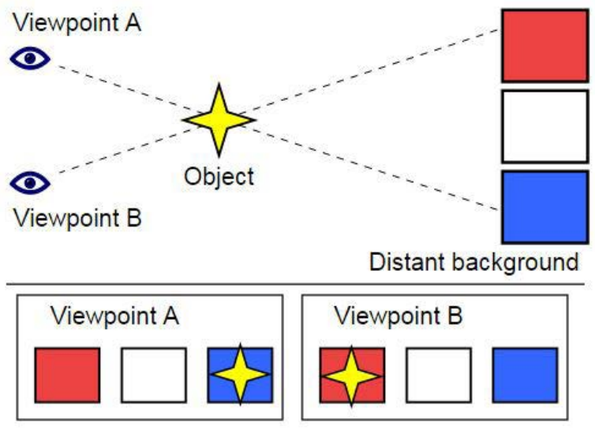
CONCEPT

PARALLEL MOIRE PATTERN



INSPIRATION

GLASS BLOCK IN MONOLITHIC WALL

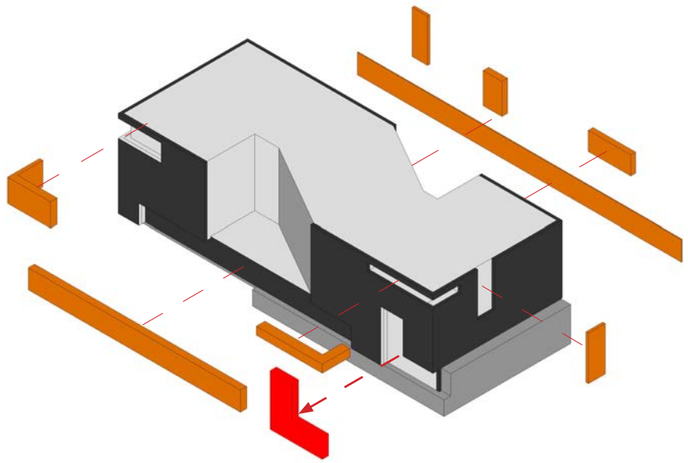


CONCEPT

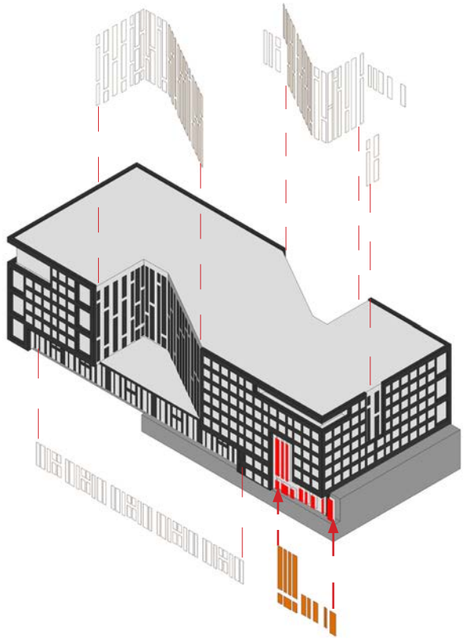
PARALLAX DEPTH DIAGRAM W/ PERSPECTIVE

INSPIRATION

SLAT CONSTRUCTION



LOBBY SUBTRACTION /
RELATIONSHIP TO UPPER MASS



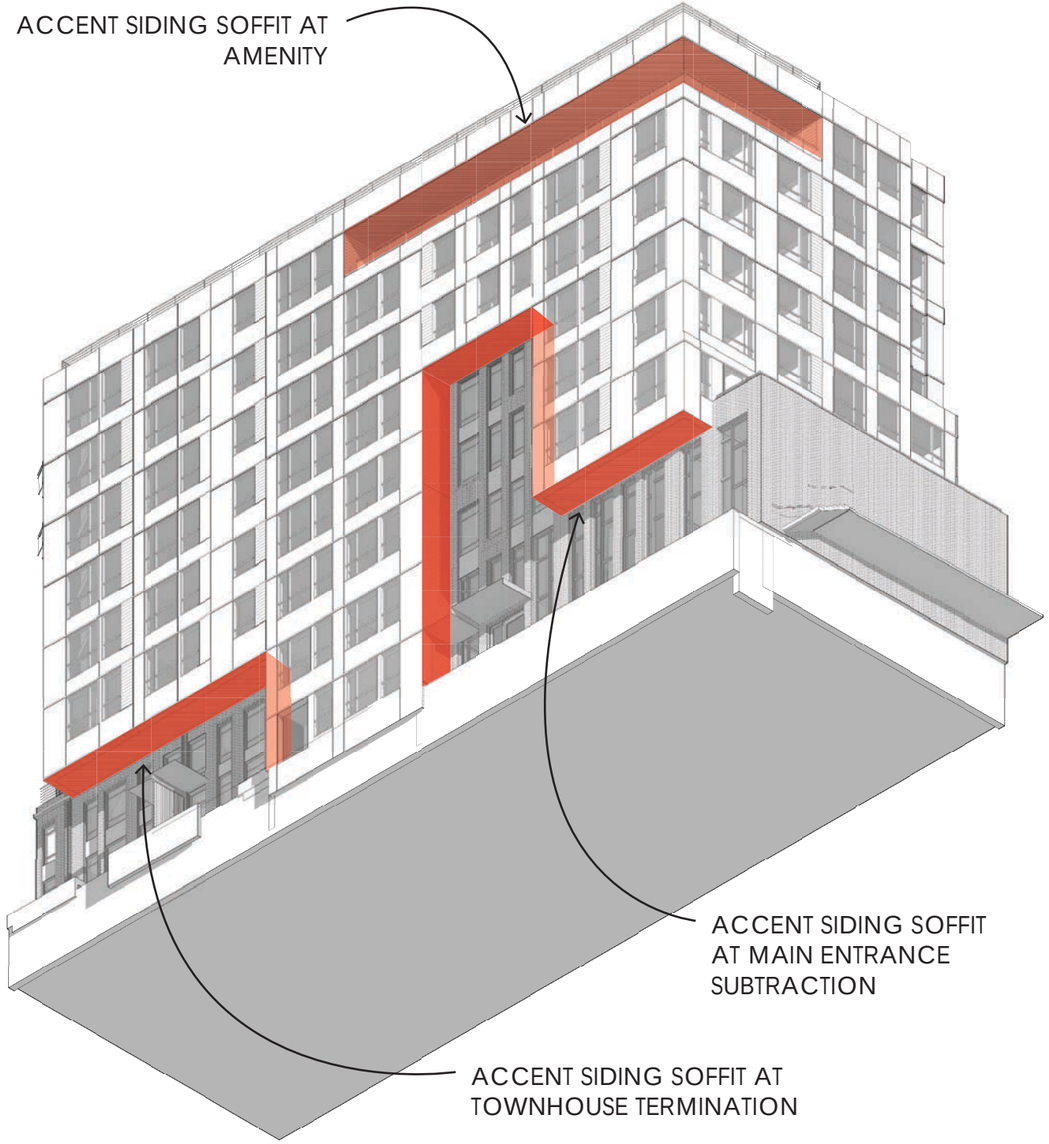
LOBBY FENESTRATION /
VERTICAL RIBBONS OF GLAZING

GUIDELINES PL2-B3, PL2-D1, PL3-A2, CS2-A1

The main entrance is located at the corner to offer convenient access to the retailers located on Dravus. The storefront is tall and open to provide a welcoming experience.

GUIDELINES PL1-B1, PL2-D1, PL3-A2

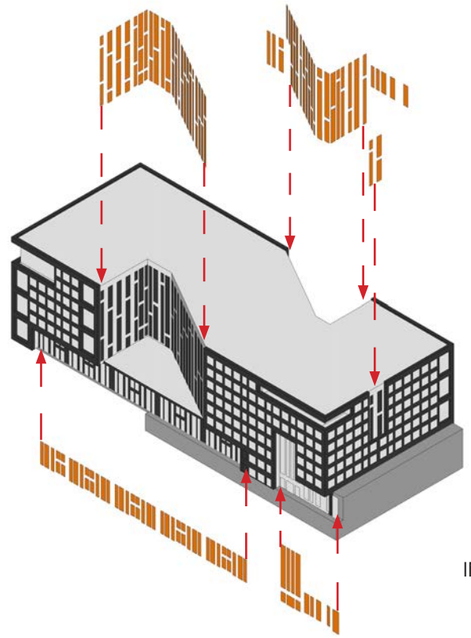
The entry is clear to make wayfinding easy. The landscape/hardscape design also contributes to creating an architectural character in an evolving neighborhood.



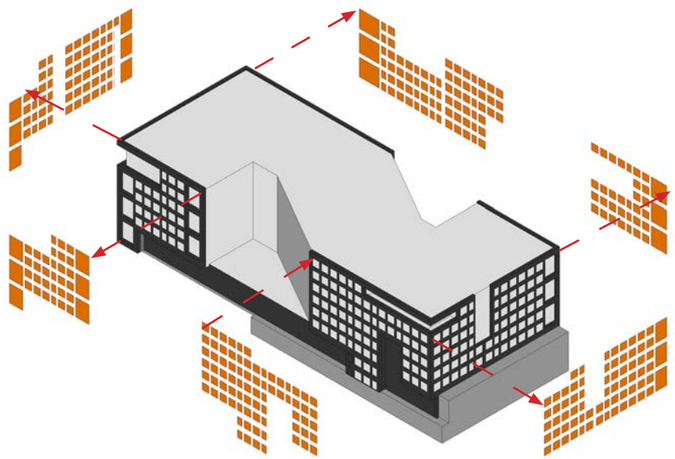
MAIN ENTRY AXONOMETRIC WITH ACCENT PANEL SOFFITS

When the interior “skin” is revealed an accent siding soffit is used to suggest the mass of the subtraction. Its incorporation at the main entrance ties the building together as a whole.

The courtyard landscape design has been coordinated with interior arrangements to ensure that they relate to each other and support the needs of the building residents.



INNER SKIN / DASHES



OUTER SKIN / DOTS

ARBUTUS UNEDO 'COMPACTA'
COMPACT STRAWBERRY TREE

CAREX TESTACEA
NEW ZEALAND ORANGE SEDGE

SARCOCOCA HOOKERIANA VAR HUMILIS
SWEET BOX

LIRIOPE SPICATA
LILY TURF

EUPHORBIA AMYGDALOIDES VAR. ROBBIAE
MRS. ROBB'S BONNET

HAMAMELIS X INTERMEDIA 'JELENA'
JELENA WITCH HAZEL

MISCANTHUS SINENESIS 'ADIAGO'
ADAGIO MAIDEN GRASS

HAMAMELIS X INTERMEDIA 'BARMSTEDT GOLD'
GOLDEN WITCH HAZEL

CAMELLIA X WINTER'S SNOWMAN
WINTER'S SNOWMAN ICE ANGELS CAMELLIA

LIRIOPE SPICATA 'SILVER DRAGON'
SILVER DRAGON LILY TURF

OPHIOPOGON PLANISCAPUS 'EBKHIZAM'
EBONY KNIGHT MONDO GRASS

PENNISETUM ALOPECUROIDES 'HAMELN'
FOUNTAIN GRASS

LONICERA PILEATA
BOX HONEYSUCKLE

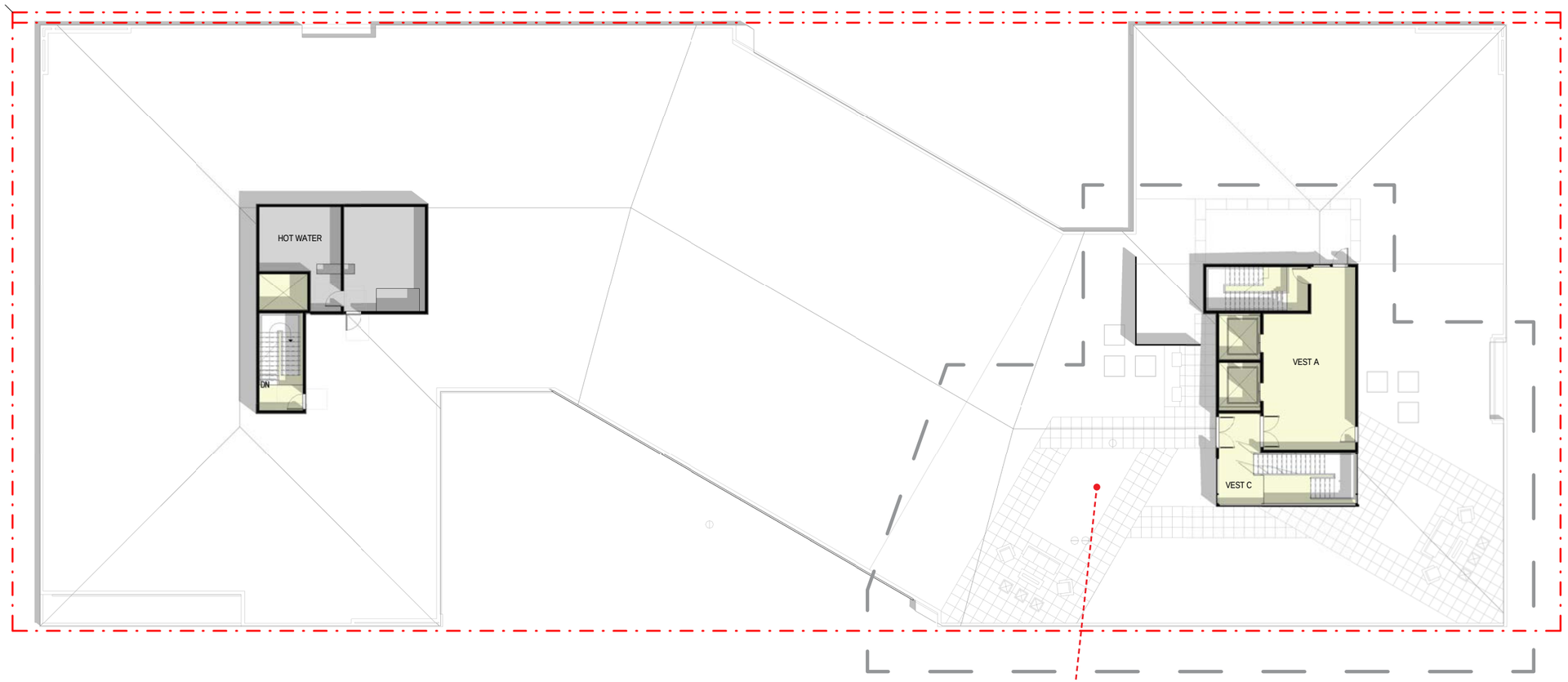
HYDRANGEA QUERCIFOLIA 'PEE WEE'
PEE WEE OAKLEAF HYDRANGEA

GUIDELINES DC2-A2, DC2-B, DC2-D2

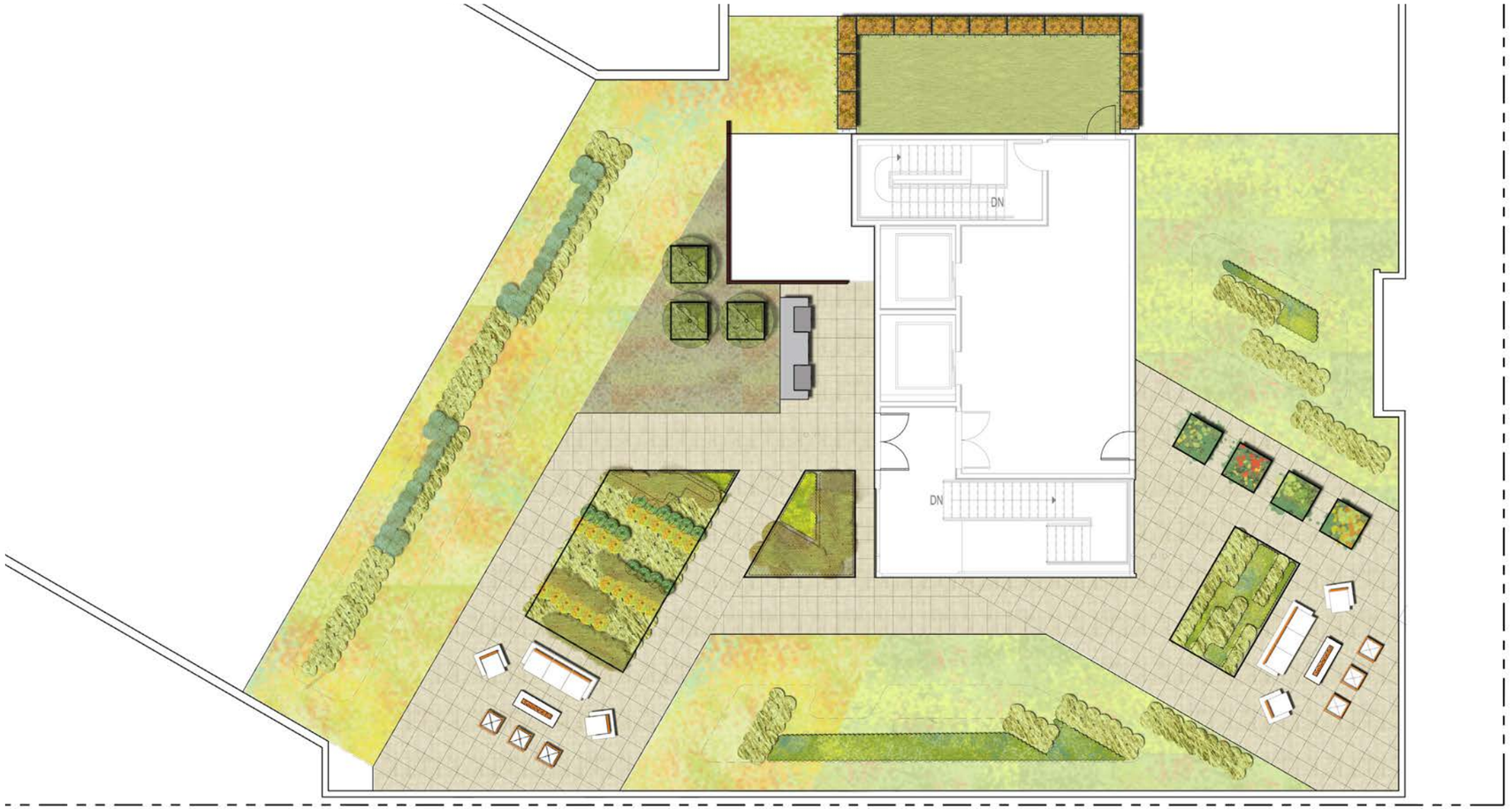
Subtractive detail with material change.

GUIDELINES DC2-A2, DC2-B, DC2-D2

Specific plan details that reinforce the juncture between inner and outer skin systems reduce the mass of the building.



Roof terrace design per landscape. See pages 30 - 31



ARBUTUS UNEDO COMPACTA
COMPACT STRAWBERRY TREE

ANEMANTHELE LESSONIANA
PHEASANT'S TAIL GRASS

NANADINA DOMESTICA 'HARBOR DWARF'
HARBOR DWARF
HEAVENLY BAMBOO

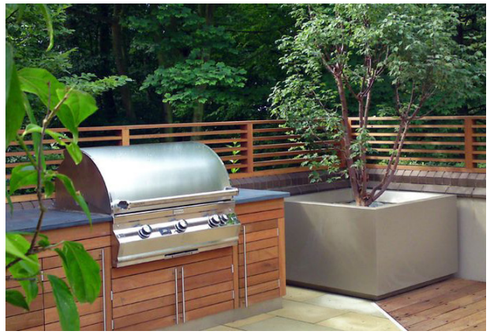
NASSELLA TENUISSIMA
MEXICAN FEATHER GRASS

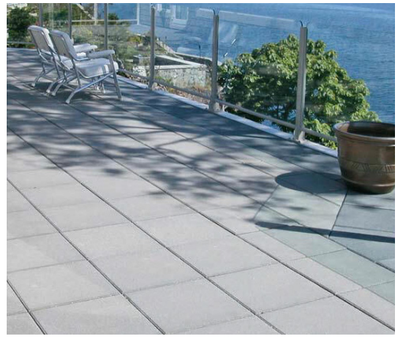
ACHELLIA MILLEFOLIUM 'SUNNY SEDUCTION'
SUNNY SUDUCTION YARROW

AGASTACHE RUPESTRE
LICORICE MINT

GREENROOF PLANT MIXES / GREENFEATHER
CRATER LAKE MIX
LIGHTEN UP MIX
PACIFIC SUNSET MIX

ROOF TERRACES MATERIALS





NYSSA SYLVATICA
BLACK TUPELO

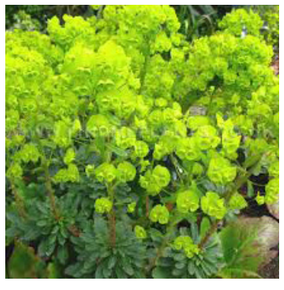
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
LITTLE GEM MAGNOLIA

HELICTOTRICHON SEMPERVIRENS
BLUE OAT GRASS

ILEX GLABRA 'SHAMROCK'
SHAMROCK COMPACT INKBERRY

PENNISETUM ALOPECUROIDES 'HAMELN'
FOUNTAIN GRASS

CAREX TESTACEA
NEW ZEALAND ORANCE SEDGE



EUPHORBIA AMYGDALOIDES VAR. ROBBIAE
MRS. ROBB'S BONNET

STREETSCAPE MATERIALS

ELEVATIONS | WEST FACADE

GUIDELINE DC2-B1

Due to the visibility of the roof from areas around the site, a prominent roof terrace is incorporated in the current design

16TH AVENUE WEST

GUIDELINES PL3-B1

The architectural termination of the townhouses provides security and privacy to the residential units at ground level. Outer skin volume as endcap/bookend.

GUIDELINES PL3-A3, PL3-A4, PL3-B2, DC2-A2

Fine pedestrian detailing at townhouses, individualization of each unit in conjunction with landscape design

GUIDELINES DC2-A2, DC2-B, DC2-D2

Secondary architectural elements and detailing focused on reducing the perceived mass of the building.

GUIDELINES DC2-A2, DC2-B, DC2-D2

Specific details that reinforce the juncture between inner and outer skin systems reduce the mass of the building.

15TH AVENUE WEST

GUIDELINES DC1-C2, DC2-B2

A dynamic screen element is incorporated in the current design in response to the need for an interesting architectural facade at this location.

BOARD DIRECTION / GUIDELINE DC1-B1

All vehicular traffic will enter the parking garage at this location per board direction from the EDG. This is a new curb cut on the alley.

GUIDELINE DC4-A1

In contrast to the fiber cement panels, accent panels composed of accent siding will be utilized throughout the facade.

NORTH FACADE

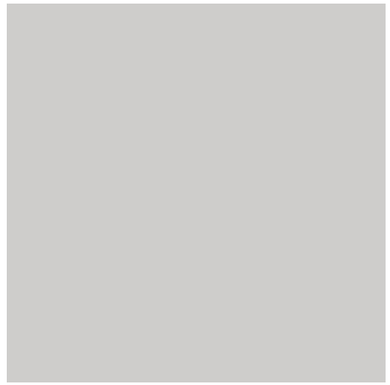
GUIDELINES CS2-A2, DC2-B

Each facade is articulated to include the both architectural languages, reducing the mass of the building and providing visual interest.

SOUTH FACADE

GUIDELINES PL1-B1, CS2-B2

Connection of the pedestrian infrastructure adjacent to the site. This is an important consideration with respect to the South neighbor to the property.



FIBER CEMENT PANEL
BENJAMIN MOORE
CEMENT GRAY

VINYL WINDOWS
WHITE FRAME

STOREFRONT
BLACK ANODIZED

MODULAR BRICK
PACIFIC CLAY
DARK IRON SPOT

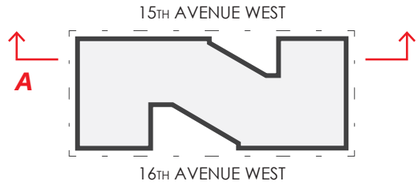
FIBER CEMENT PANEL
BENJAMIN MOORE
EVENING SKY

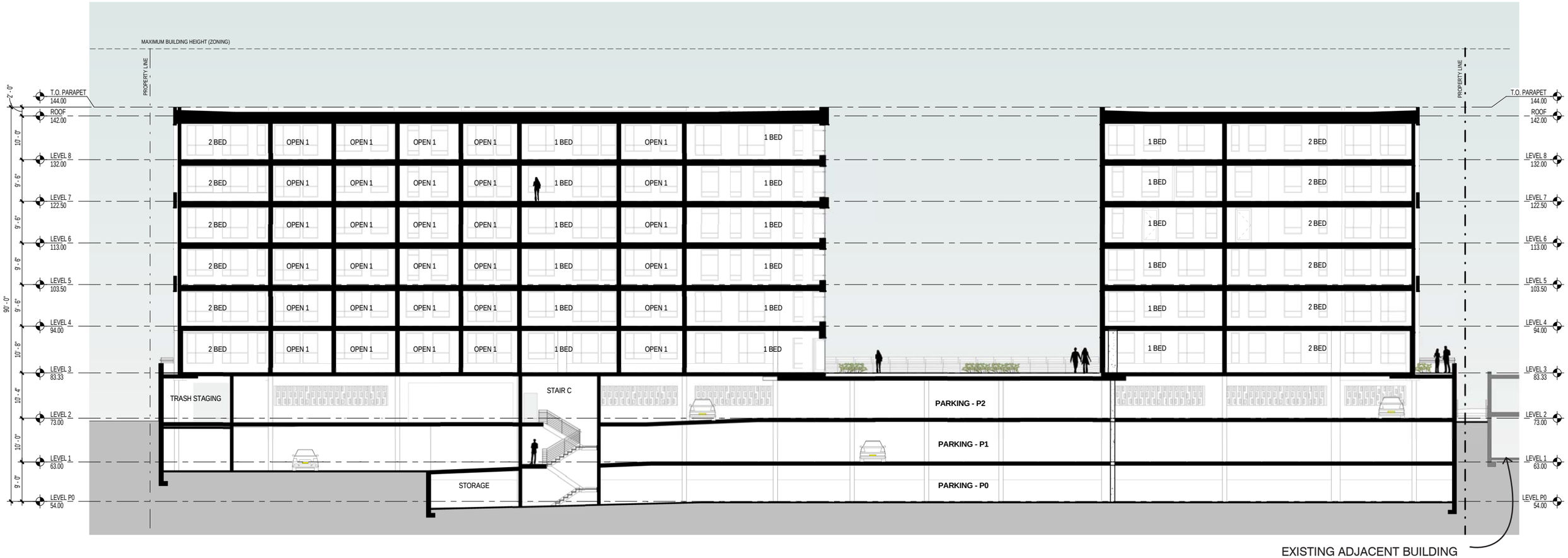
ACCENT PANEL/SOFFIT
STAIN / PAINT FINISH

METAL ACCENT PANEL
WEATHERING STEEL

MATERIAL PALETTE
PHOTOGRAPH IN SUNLIGHT

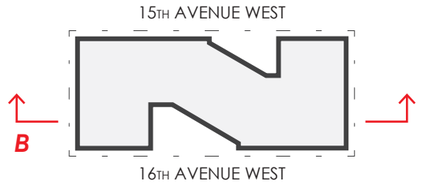
SECTIONS | LONGITUDINAL SECTION A

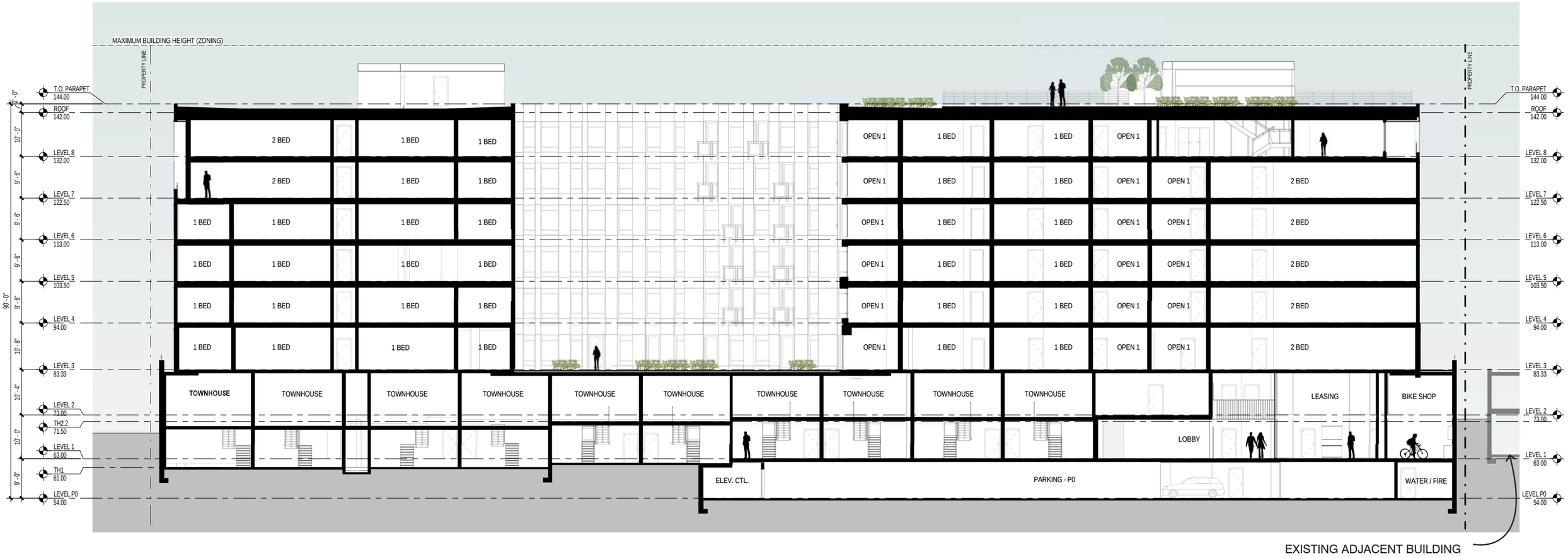




SECTION A

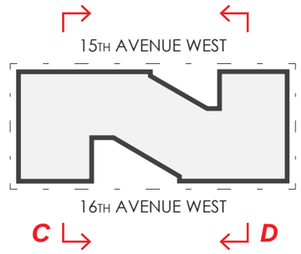
SECTIONS | LONGITUDINAL SECTION B

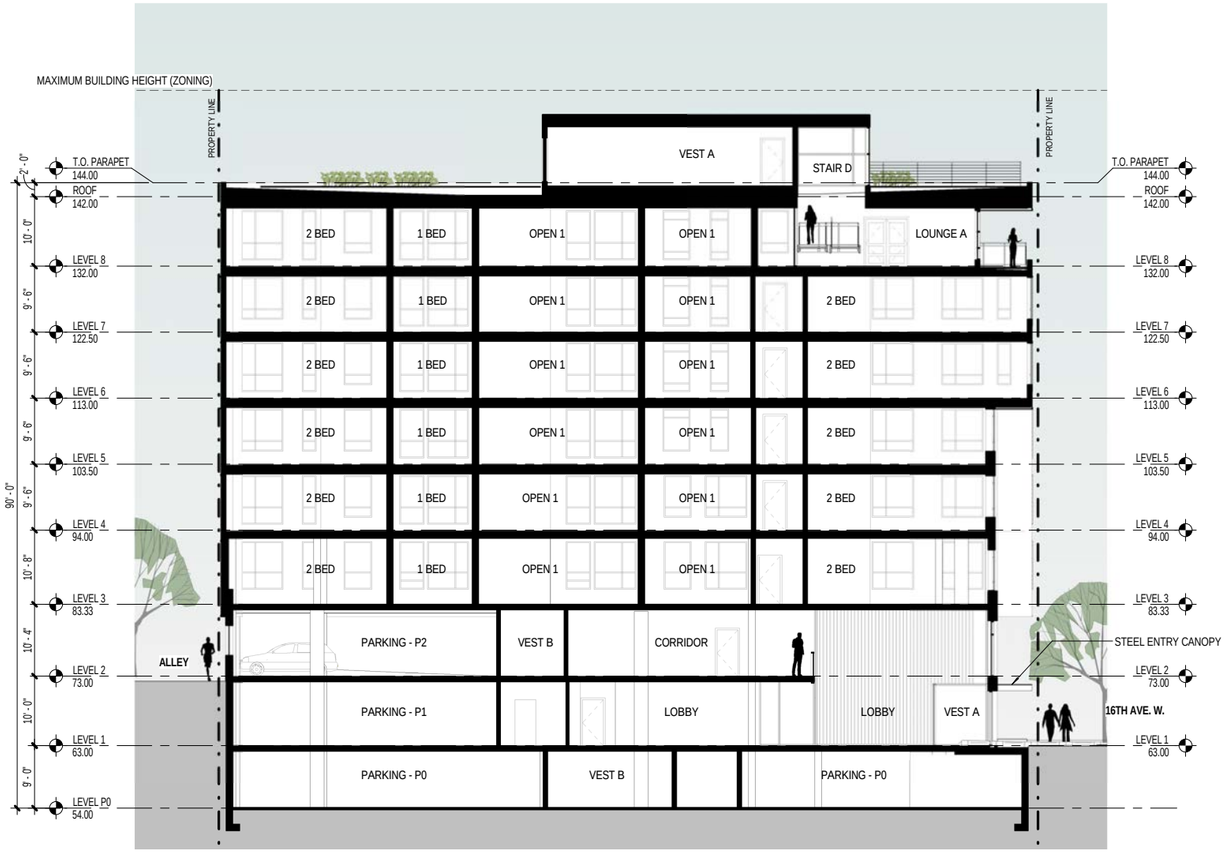




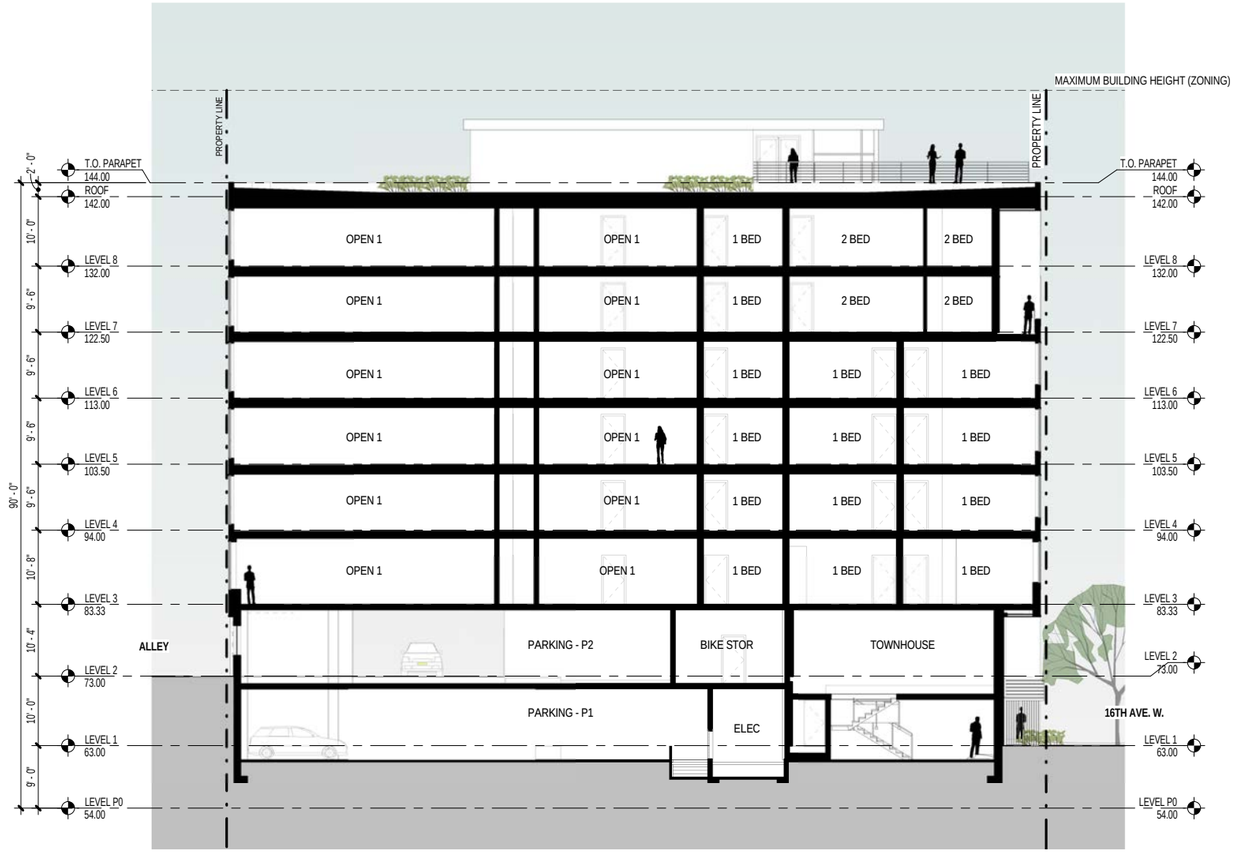
SECTION B

SECTIONS | TRANSVERSE AT ENTRANCE & TOWNHOUSES



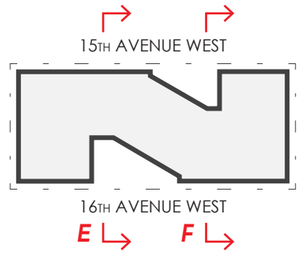


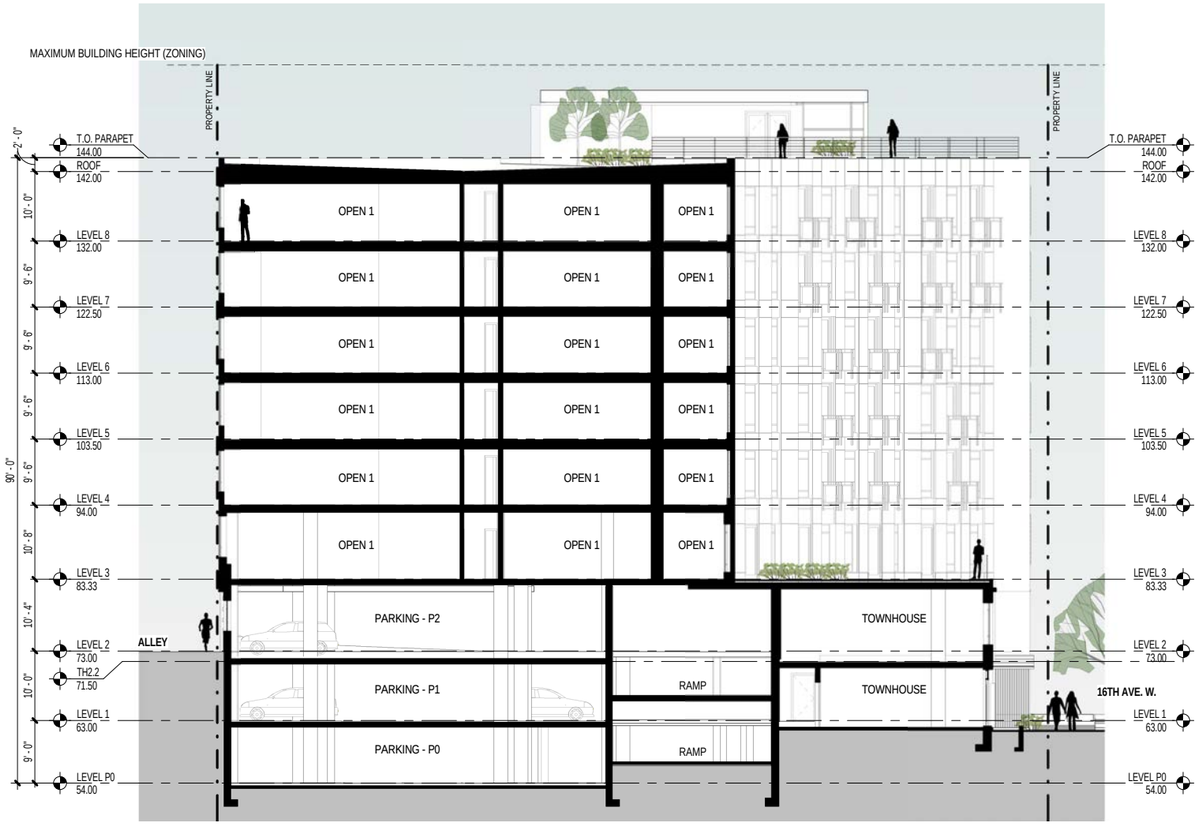
SECTION C



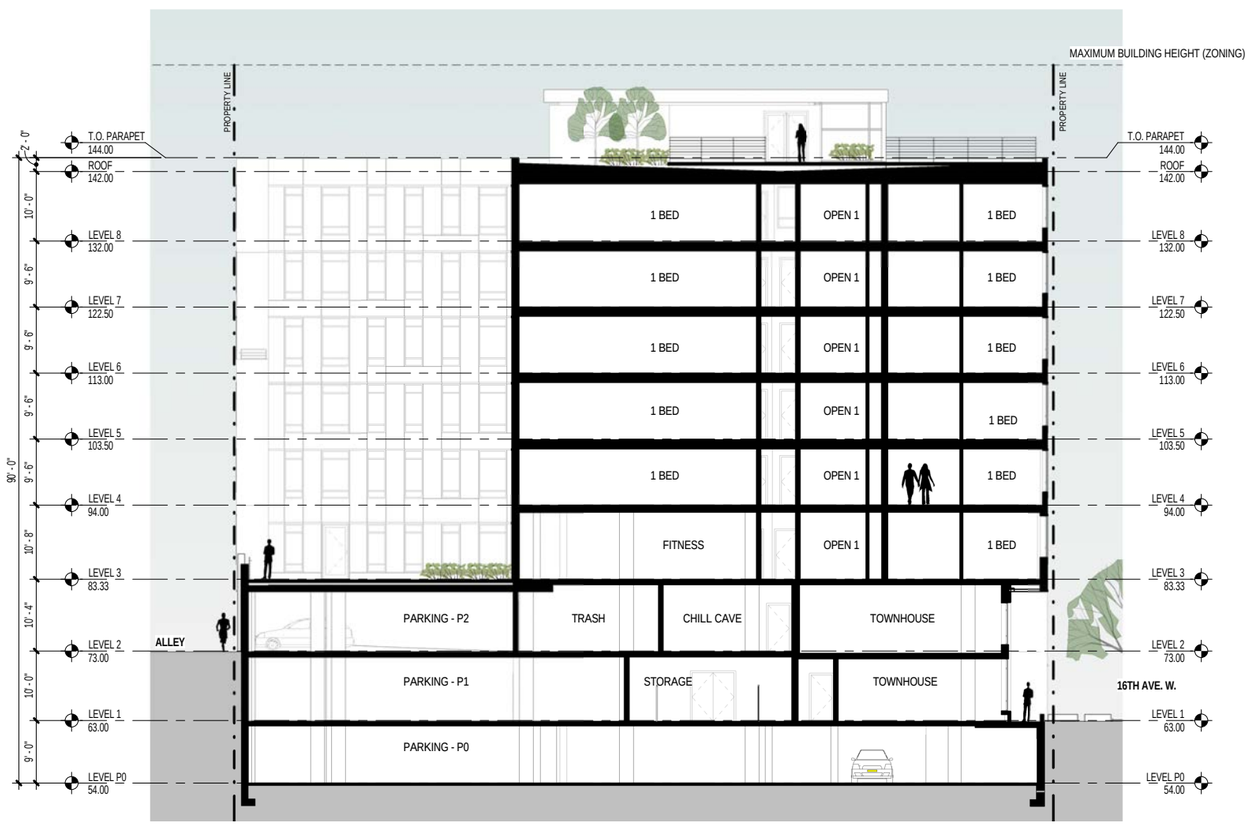
SECTION D

SECTIONS | TRANSVERSE AT COURTYARDS

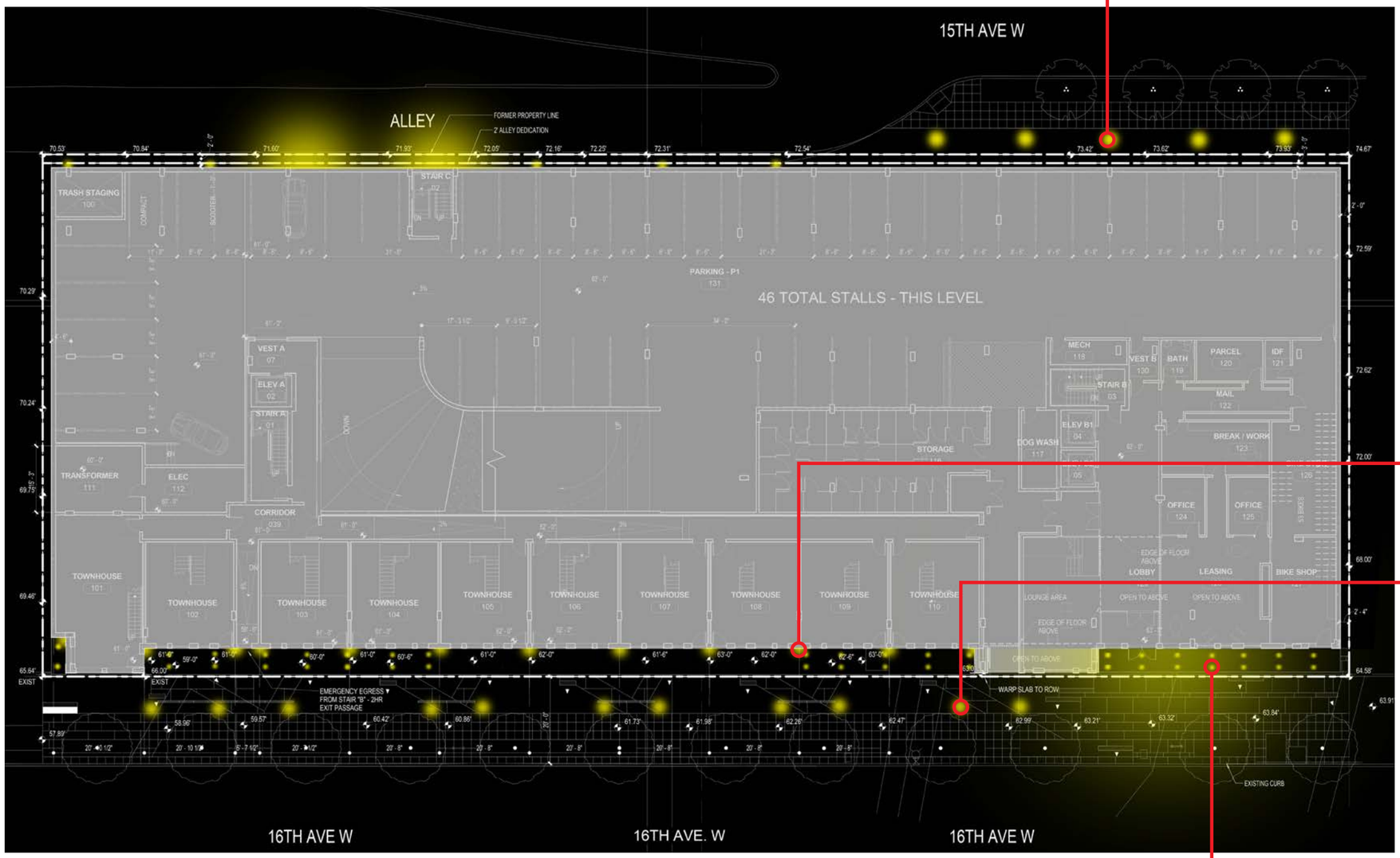


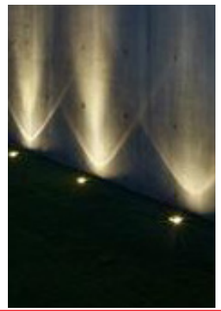


SECTION E



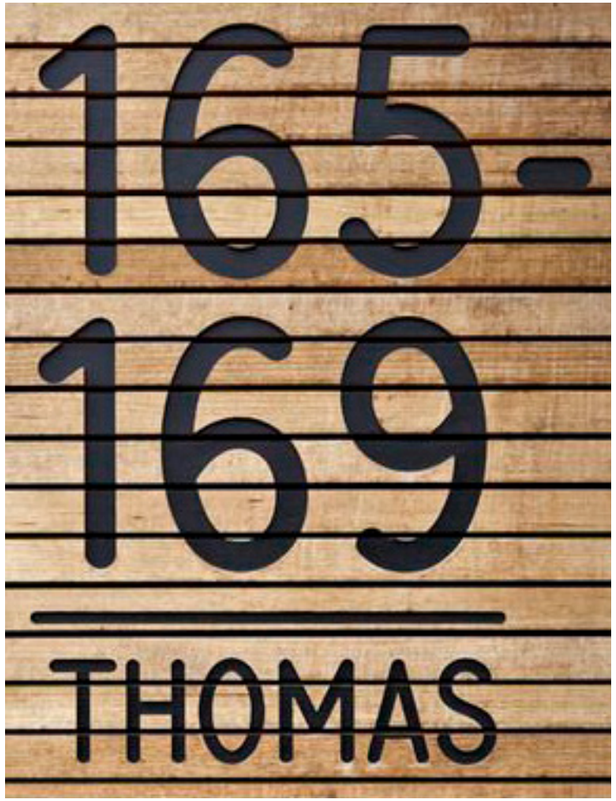
SECTION F

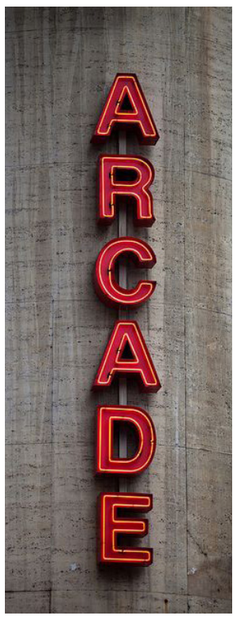




EXTERIOR LIGHTING DIAGRAM

Lighting will be used throughout the exterior of the building to not only highlight the architectural detailing, but also provide safety on the street level exposures. The double height lobby space, with ample glazing will function as a lantern in the evening hours and help to identify the main entry. By nature, the subtracted elements of the overall form create many opportunities for soffit lighting to occur both at the street level and on the upper levels. This soffit lighting will work to highlight these subtractions in the evening hours. At the townhouse units, lighting will be integrated with the brick reveal detail to accentuate the rhythm and individual unit identity. Similarly, sconce lighting will be provided at each unit entry from the street and a backlit address plaque is proposed within the landscape site walls.





SIGNAGE DESIGN

By using signage materials that relate to other architectural accent materials throughout the project and by focusing on a subtractive nature in the formation of the lettering, the signage can seamlessly integrate into the architectural language. Since, core-ten steel is being proposed for accent planters and entry canopies, the main building signage and address numbers for the individual townhouse units can draw a direct material relationship to these secondary architectural features.


THANK YOU!

CONTEXT & SITE

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.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

Response:

The physical context of the existing site is less established. The adjacent streetscape is largely fronted by the blank facade of QFC and parking for adjacent office spaces. The project will take advantage of the existing increased ROW width by implementing a dynamic landscape improvement plan that draws direct relationship to the building form and street level facade. The pedestrian experience will be formulated through the language of both an open public area, at the main building entry, and a more residentially scaled rhythm at the individual street level townhome entries.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

Response:

The site is situated in a highly visible location along the principle arterial of 15th Ave W. and as traffic circulation exits to W. Dravus St from the north. This visibility is largely expierenced at a high-speed, thus the proposal will take advantage of this location and form a strong presence through the use of iconic gestures. The subtractive concept that was implemented at the EDG level has been further developed into section relationships that create bold forms and allow the building to be experienced and understood from a high level.

On the 16th Ave W. side the sloping site exposes an additional story at the base creating a stronger street edge. This exposure has been articulated in a more pedestrian scaled rhythm and use of more tactile materials, such as brick, are proposed to reinforce the nature of more fine grain architectural experience.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

Response:

The overall form of the building reflects a respect to both the Eastern and Western exposures by including large recessed courtyard spaces on level 3. This helps to reduce the mass of the structure from both streets and brings elevated landscape elements closer to the street level. As discussed, the alley frontage is highly visible from the 15th Ave W. exposure and is largely experiences from a high-speed vehicular rate of travel. The bold forms of the building response to this experience by providing an architectural language that can be understood from a high level. At the direct alley adjacency, landscape screen elements are provided to soften the building edge at the ground level.

On the 16th Ave W exposure, the lobby has been located to the southern portion of the site in order to provide a more dirct relationship to the developing neighborhood center at the intersection of W Dravus St. A predominantly located bicycle storage and work shop facility has also been located directly at street frontage to foster the use of bicycles and draw connections to the closely related bike path to Ballard / Downtown. The street is further engaged by the presence of ground level townhome units. Landscape buffers and stoops have been designed to provide the appropriate privacy buffer while also balancing the activation of this space for pedestrians. The use of large amounts of glazing on the bike facility and lobby allow views into and out of the building, standing as a visible beacon and marking the primary entry.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

Response:

The already increased sidewalk ROW has been further reinforced by the recessed townhome units. This design move can set a precedent for future developments by creating a spacious street level character and one that fosters increased daylight penetration to the pedestrian level. The heavily glazed lobby has been taken directly to the property line. This oppositely creates a moment of more inviting and apparent entry that can be further reinforced by future development in the neighborhood. By creating setbacks for the North and South exposures of residential use, the current proposal also establishes a positive context by not implementing large expanses of blank façade at the mid-block property lines.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

Response:

With the 15th Ave. W. exposure being a heavily traveled vehicular zone, the primary pedestrian entries and circulation paths have been largely focused on the more quiet 16th Ave. W. side of the building. By locating the lobby of the the southwest portion of the site we can further reinforce a connection the developing neighborhood center and create a highly visible point of entry for visitors. The landscape design for the sidewalk exposure on 16th Ave W. includes a dynamic use of paths that follow not only the forms of the building itself but also the natural desire lines of pedestrians approaching the townhouse units.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

Response:

Large portions of the street level on 16th Ave W. will be occupied with glazing. A heavily glazed lobby will provide eyes on the street and constant activity by placing leasing offices and lounge spaces at this level. Although the townhouse units will be buffered by landscape elements, lines of site will be maintained to the street to increase safety. Landscape integrated lighting; sconce lighting at the townhouse unit entries, soffit lighting, and glow from the lobby "jewel box" will provide sufficient lighting intensities for the pedestrian realm. The stoops and hardscape elements that are incorporated into the street level design have maintained low level exposures as to not create "dead" space or hidden spaces for increased safety. .

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

Response:

The "jewel box" feature of the primary residential lobby serves as a way finding point from both the north and south approach. The landscape design of the ROW and adjacent townhome entries also provide defined way finding points of entry. These features will be further reinforced through the use of variously scaled canopies. Lighting will also aid in way finding in the evening and night hours.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

Response:

The "jewel box" feature of the primary residential lobby serves as an identifiable architectural element for visitors while the leasing office, located adjacent to the lobby, will add a level of security to the residences by having constant activity at the main building entry. Ground-related housing at the townhome portion of the building has been scaled to a more pedestrian height and individual unit stoops add a more intimate relationship to their own personal entries. Landscape scoring patterns, planting patterns, and lighting provide of sequence from larger public space to a more appropriately scaled private entry path and areas for personalization.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

Response:

The "jewel box" feature of the primary residential lobby serves as an identifiable architectural element for visitors while the leasing office, located adjacent to the lobby, will add a level of security to the residences by having constant activity at the main building entry. Ground-related housing at the townhome portion of the building has been scaled to a more pedestrian height and individual unit stoops add a more intimate relationship to their own personal entries. Landscape scoring patterns, planting patterns, and lighting provide of sequence from larger public space to a more appropriately scaled private entry path and areas for personalization.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

Response:

Through the use of landscape buffer elements and increased setbacks, the proposal creates semi-private space between the ground related housing and the public ROW. Terraced floor levels and stoop style entries with higher sill heights further reinforce a privacy buffer for these units while still allowing ample glazing for daylight and passive surveillance of the street.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

Response:

Bicycle traffic and use has been highly prioritized in the proposed design. By bringing it to the forefront and locating it directly adjacent to 16th Ave W. and the main lobby, we can highlight and encourage the use of bikes a means of transportation. The location in the southwest corner of the site provides easy access to and from the closely located bike path to Ballard and Downtown. An area for bike repair and racks for storage are provided in a safe a convenient area that avoids the hassle of bringing a bike through the building.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

Response:

Garbage pick-up has been located off of the alley to reduce its effect on the 16th Ave W. uses. By creating a second point of garage access from 16th Ave W. we can alleviate the amount of traffic that exits and enters the building from the highly congested exit ramp of 15th Ave W. Similarly, the 16th Ave W. access point provides a zone for truck unloading and offers a safe environment for move-in / move-out activities by getting them off the street and avoiding the crossing of 16th Ave W while carrying large items such as furniture. This access point has been located to the north of the primary building entry and the bicycle facility, thus reducing the crossing of paths as a large portion of this circulation will be approaching from the W. Dravus St. direction.

DC1-C Parking and Service Uses

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

Response:

All parking areas are located internal to the building and are screened by other street level programmatic uses. On 16th Ave W., the townhouses populate the street frontage for a large portion and the lobby / bike facility for the remained. The 16th Ave W. parking access is recessed into the building and is incorporated into the architectural language in a way that is not dominate to the facade exposure. On the 15th Ave W exposure, the parking access from the alley is minimized to one penetration that meets code required widths and the remainder of the alley frontage is screened with landscape elements.

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.

DC2-A Massing

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

Response:

Both through the overall subtractive language of the massing and the use of fenestration patterning, the overall mass is reduced from both the East and West facades. Further articulation will be implemented through the use of canopies on the lower levels and reduction in perceived height will be accomplished at a portion of the upper level roof terrace that is carved into the top level.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

Response:

Equal attention will be given to the articulation of all four facades. Rather than pulling the building directly to the mid-block property lines on the North and South exposure, the proposal maintains ample setback from future development and allows for a larger percentage of glazing to occupy these exposures. By creating two languages of window patterning, one for the "outer form" and one for the "subtractive form" we can maintain a simplicity will also creating interest. Notches in the facade add to the subtractive nature and reinforce a clarity in the concept, while also providing modulation with become "busy."

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

Response:

No blank walls will be located on the 16th Ave. W exposure. Although the eastern portion of the site fronts an alley, the current proposal remains conscience to the fact that it is still a highly visible public face of the design. Landscape screening has been included to soften the edges of the building at the ground level.

DC2-D Scale and Texture

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

Response:

The use of various material and color has been included further reinforce the concepts of massing reduction. At a larger scale, two forms of fenestration are incorporated. One, being the outer language that lends itself more to a frame elements and the other being the inner, subtracted language that takes on a language of vertical bands. At the street level, a heavier and finer grained texture of brick is introduced on the townhome units. With their recessed nature, they maintain a similar vertical banding language while the change to a more tactile material increases the fine grain detailing that can be appreciated from the pedestrian scale. Accents of metal and steel are incorporated into the lower level storefront and landscape elements to add an additional level of detail and material diversity.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

Response:

Open space at the street level has been created by including increased setbacks at the townhouse units. this open space has been further articulated by landscape to draw connection to the architectural rhythm and material palette. On the third level, outdoor spaces have been carved into the building and provide directly connected private space for the adjacent residences while also providing natural features that increase the quality of views from the upper level units. On the top level, a public outdoor amenity space is provided in direct adjacency to an lounge and party room, offering all of the tenants the opportunity to take advantage of western daylight and views.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Response:

The upper level residential portion of the building will include a mix of fiber cement panel and metal panel, both of which are easily maintainable. The use of color will draw elements of differentiation along with the use of reveal patterning to reinforce alignment with the window patterns. Accent of metal panel will be included to draw pops of interest and help to reinforce the framing elements of each grouping of windows. The use of brick at the lower level podium, fronting the primary pedestrian street, will bring a finer grain detail and texture to the pedestrian level. A stacked bond with low contrast mortar joint will bring a contemporary feel while remaining warm and inviting.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

Response:

Individual address "plaques" are incorporated into the hardscape plan for each townhouse unit and will be appropriately lit to create a highlighted accent feature. The materiality will draw connections to the unit entry canopies and add interest to the streetscape. Building signage will also draw stylistic relationship to these elements and be lit in a manner that creates a soft accent while also being identifiable. In tandem with the planting plan the lighting plan and the landscape plan will be closely coordinated to draw relationships and reinforce each other's impact. Planting selection will be appropriately scaled at full maturity and will contribute to the overall design scheme.

APPENDIX I | EDG BOARD DIRECTION AND RESPONSES

MASSING: BOARD DIRECTION

1 a) Noting that the facades are 300 feet long, the Board stated that massing is still a concern and stressed the importance of using secondary architectural elements and detailing to break down the massing. (Guidelines DC2-A2, DC2-B, DC2-D2)

1 b) Since this site visible from many areas in the city, the Board expressed interest in seeing roofscape design at the next meeting. (Guideline DC2-B1)

MASSING: APPLICANT RESPONSE

The design has proceeded with the development of the preferred Option 3 scheme and has preserved the relief of both primary street exposures through the use of two triangular voids. The form of these initial subtractions **(icon B)** are in response to contextual views from the site. By orienting the body of the building toward the views, both to the North-West and the South-East, a dynamic relief to the Eastern exposure and the Western exposure is accomplished. This relief allows the outer skin to be read as two separate volumes from a street-level point of view.

Secondary architectural massing strategies have been incorporated to further reduce the massing on both exposures. By carrying the concept of "carving" further than the primary triangular voids, subtractions to the remaining volumes have been incorporated that reinforce the dynamic nature of the mass **(icon C)** and respond to further site specific relationships.
Each of these subtractions offer opportunity for the building to be experienced at a more pedestrian scale. For more specific relationships please see the upcoming break-down of items.

To further erode the remaining form, a tertiary architectural detailing strategy has been implemented through the use of a coded system of fenestration. Where the outer skin remains intact a more rigid organization of punched openings forms an exterior grid in-which the outer skin reads as a lattice like element **(icon D)**. As a general design rule, moments where the inner mass has been exposed by previous subtractions, it is juxtaposed from the outer skin by both color and fenestration pattern. The inner mass is coded with a system of vertical dashes that contradict the rigid outer grid with a dynamic presence **(icon E)**.

The location of the building within the Interbay "valley" provides a condition of visibility looking down on the project from both Queen Anne and Magnolia. Thus, the roof-scape has been developed to include an outdoor amenity terrace with ample planting areas and green roof **(icon F)**. By bringing this programmatic element to roof, we are afforded an opportunity to articulate this surface with integrated color, visual interest, and activity. Since the building will obtain LEED GOLD, the presence of a PV array on the roof will articulate the surface with a visual representation of sustainable goals.

GROUND LEVEL / PEDESTRIAN SCALE: BOARD DIRECTION

2 a) The Board would like to see the design of the townhouses develop with fine grain detailing. Consider ways to break up this long linear element by defining the individual unit. (Guidelines PL3-A3, PL3-A4, PL3-B2, DC2-A2)

2 b) The Board directed the applicant to study the termination of the units at the northwest corner. Provide security and privacy for these residential units; consider the use of a buffer between the development and the neighboring property. (Guideline PL3-B1)

2 c) The Board recognized that the alley/15 Ave W exposure is a very visible façade, and indicated initial support for the rich vocabulary of screening elements proposed. (Guidelines DC1-C2, DC2-B2)

GROUND LEVEL / PEDESTRIAN SCALE: APPLICANT RESPONSE

Referencing the "ERODED MASS" **(icon C)** on the previous page, a two-story subtraction along 16th Ave W. is introduced to create a recessed condition at the sidewalk level. This subtraction creates an overhang condition for a portion of the building, above the second level, that works to bring the structure down to a more pedestrian scale. This subtraction also provides an opportunity for additional defensible space within the already large right of way width. Through the use of site walls, landscape buffers, and stoop style entries, each unit is afforded a private pocket of space to enjoy the outdoors while bringing activity and eyes-on-the street to the neighborhood.

To differentiate this zone of the project from that of the upper mass, a material transition to brick is incorporated for the extent of the townhouse elevation. The use of brick brings fine grained material detailing and a more substantial base element to the street level. As this area of the building is within a subtraction that conceptually reveals the inner mass, it also follows the rule of vertically oriented "dashes" of fenestration. The verticality that this introduces helps to combat the linear nature of the subtracted area and a syncopation of the spacing within the fenestration groupings helps to identify the units themselves. To further reinforce the units, vertical reveals in the brick (also lit at night) are used to break up the plane of facade and introduce an added rhythm. Each grouping of unit entries is provided a steel canopy for weather protection and to identify it as a residntial entry point.

Recognizing that the Alley exposure will be highly visible from 15th Ave W and also the ramp as vehicular traffic exits the southbound lanes, the proposal has incorporated a feature wall along the podium level of the eastern façade. This feature wall will create an interactive visual experience as vehicles pass it. By created a variation of ribs within the wall and accenting them at strategic moments, a parallax is created that reveals itself as one approaches and passes the wall. During the day this effect will be accomplished through the use of color in a "circuit" board type pattern and in the evening/night a similar effect will be accomplished through a pixelated pattern of glass block within the concrete or CMU wall. The inherent verticality of the rib elements offer a form that relates to the vertical fenestration on the carved out portions of the building, but at a more human, street level scale. This art wall will also offer durability in relationship to its proximity to heavy traffic.

ENTRY / WAYFINDING: BOARD DIRECTION

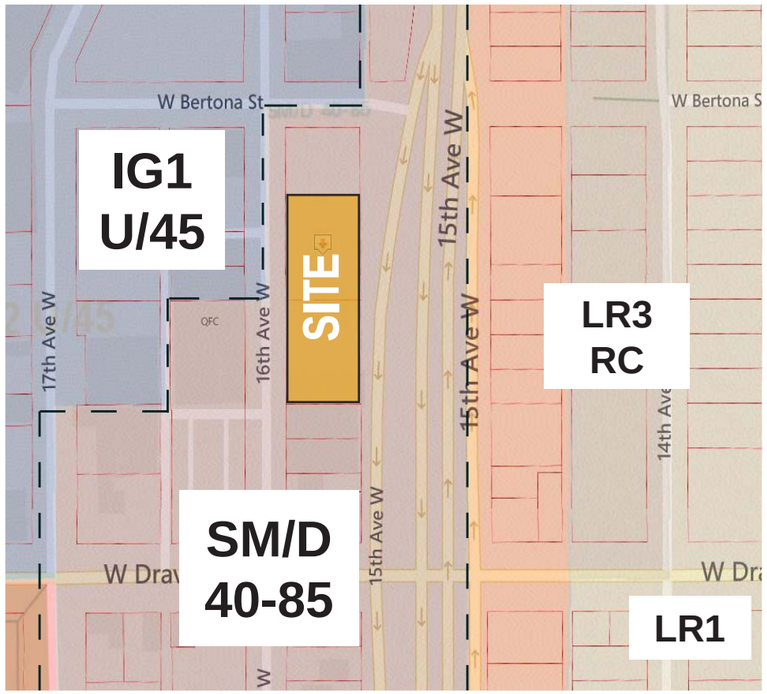
3 a) In developing the lobby design, the Board suggested relating the façade composition of the lobby to the massing above and perhaps the terrace plane change at the roof. (Guidelines PL2-B3, PL2-D1, PL3-A2, PL3-A4, DC2-B1)
3 b) The Board commended the location of bike parking near the lobby and suggested this area be expanded to include bike parking for the entire building. (Guideline PL4-B)

ENTRY / WAYFINDING: APPLICANT RESPONSE

By locating the lobby and main entry to the building at the South-West corner of the site, we can successfully draw a stronger connection to the developing center on W. Dravus St. Following the concept of carving away the overall mass, **subtraction b.** (see icon on previous page) is removed from the South-West corner of the building, accomplishing a relationship to the overall architectural expression. This subtraction begins as a two story element on the corner, drawing a relationship to townhouse heights, and transitions to a five story element immediately above the main entry point. The transition to a large vertical element allows this zone to command a strong presence and increases its recognition as a main point of entry. The "L" shape configuration of this subtraction creates a second "book-end" on the southern portion of the townhouses and marks a transition from a public to more private zone at the street level.

As this area of the building is within a subtraction that conceptually reveals the inner mass, it also follows the rule of vertically oriented "dashes" of fenestration. On the interior, the lobby, leasing, and bike shop occupy a double height volume that is accentuated by the vertically oriented fenestration. In the day hours, this will increase the natural day light and in the evening, this will increase its ability to function as a lantern or "jewel-box" on the street frontage. This vertical language further reinforces the five story portion of the subtraction over the main entry.

Directly adjacent o the lobby area, the bike shop and storage area can be accessed from the street and has been increased to accommodate the majority of required bike parking for the residences. From the exterior, this area ties directly into the lobby expression and maintains a two story volume at the street facing facade.



Zoning Code: City of Seattle Zoning Code
Zone: SM/D 40-85 - NOT IN AN URBAN VILLAGE
Lot Area: 36,000SF

23.48.004 STREET LEVEL USES

- Uses required at street-level on all lots abutting streets designated as Class 1 Pedestrian Streets. Not applicable because site does not front a Class 1 Pedestrian Street.

23.48.009 FLOOR AREA RATIO

- The applicable FAR limit applies to the total non-exempt gross floor area of all structures on the lot.

- FAR limits in SM zones are as shown in Table A for 23.48.009. SM/D 40-85 = NA - Base FAR for all uses, NA - Maximum FAR for all uses. NA (not applicable) refers to zones where uses are not subject to an FAR limit. Project site is not subject to FAR limit.

23.48.010 STRUCTURE HEIGHT

- Height limits in the Seattle Mixed/Dravus 40-85 (SM/D 40-85) zone

1. Base height limit. Structures in the SM/D 40-85 zone are subject to a height limit of 40 feet, except as otherwise provided in subsection 23.48.016.C.2.
2. Additional height for structures with only residential uses above 40 feet. A structure in the SM/D 40-85 zone that has only residential uses above a height of 40 feet is subject to a maximum height limit of 85 feet, if the following conditions are met:

- The applicant satisfies the conditions for bonus development under Section 23.48.011
- The portion of any structure above 45 feet in height shall be set back at least 50 feet from W. Dravus Street, except that the first 4 feet of the horizontal projection of decks, balconies with open railings, eaves, cornices, and gutters is permitted in the required setback, and the exceptions for pitched roofs and rooftop features of subsection 23.48.016.C.3 are allowed above the 45 foot height limit in the required setback.

23.48.011 EXTRA FAR

1. If the maximum height limit for residential use is 85 feet or lower or the lot is located outside of the South Lake Union Urban Center and the Mount Baker Station Area Overlay District, the applicant shall use bonus residential floor area for affordable housing pursuant to Section 23.58A.014 to achieve all extra residential floor area on the lot.

23.48.014 STREET LEVEL DEVELOPMENT STANDARDS

A1 Primary pedestrian entrance. Each new structure facing a street is required to provide a primary building entrance for pedestrians from the street or a street-oriented courtyard that is no more than 3 feet above or below the sidewalk grade.

A2 Minimum facade height. A minimum façade height is required for the street-facing facades of new structures, unless all portions of the structure are lower than the required minimum facade height listed below.

- On all other streets, the minimum height for street-facing facades is 15 f

D1 The provisions of this subsection 23.48.014.C apply to the area of a street facing facade between 2 feet and 8 feet above a sidewalk.

b. For all other streets not specified in subsection 23.48.014.D.1.a, a minimum of 30 percent of the street facing facade must be transparent.

d. Only clear or lightly tinted glass in windows, doors, and display windows are considered transparent. Transparent areas shall allow views into the structure or into display windows from the outside.

D2 Blank facade limits. Any portion of the facade that is not transparent is considered to be a blank facade.

b. Blank facade limits for all other streets not specified in subsection 23.48.014.B.2.a.

1. Blank facades are limited to segments 30 feet wide, except for garage doors which may be wider than 30 feet. Blank facade width may be increased to 60 feet if the Director determines that the facade is enhanced by architectural detailing, artwork, landscaping, or other similar features that have visual interest. The width of garage doors shall be limited to the width of the driveway plus 5 feet.
2. Any blank segments of the facade shall be separated by transparent areas at least two feet wide.
3. The total of all blank facade segments, including garage doors, shall not exceed 70 percent of the street facade of the structure on each street frontage; or 78 percent if the slope of the street frontage of the facade exceeds 7.5 percent.

23.48.020 AMENITY AREA

- Quantity of amenity area. An area equivalent to 5 percent of the total gross floor area in residential use shall be provided as amenity area, except that, in no instance shall the amount of required amenity area exceed the area of the lot.

23.54.015 GREEN FACTOR

- Landscaping that achieves a Green Factor score of .30 or greater, pursuant to Section 23.86.019, is required
- Additional requirements for landscaping in the code

23.54.040 PARKING

1. In multifamily and commercial zones, the minimum parking requirement for all uses is reduced by 50 percent if the use is located within 1,320 feet of a street with frequent transit service. This distance will be the walking distance measured from the nearest transit stop to the lot line of the lot containing the use.

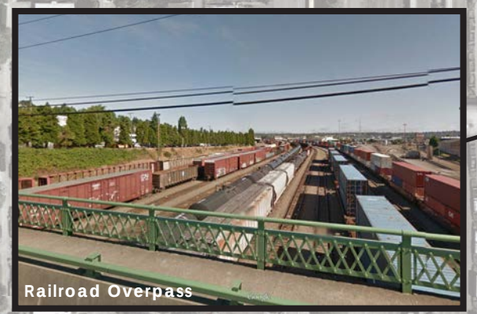

W. Bertona St.
Alley
Entrance Ramp
15th Ave. W.
Exit Ramp
16th Ave. W.
W. Dravus St.
SITE
Boat &
RV Storage
Tow-Truck Yard
Denali
Fitness
Surface
Parking
Vacant
Lot
QFC Grocery
Store
QFC Parking
Seattle Film
Institute
State
Farm
Planned Mixed-
Use Building
Yasuko's
Teriaki
76 Gas Station
State
Apartments
and lofts
Interbay
Flats
Starbucks
Red Mill
Burger
Pandasia
Chinese
Cuisine

- Industrial
- Residential
- Mixed-Use
- Commercial / Retail

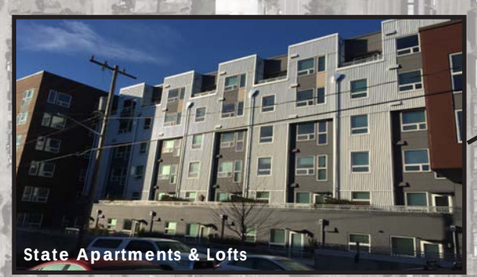

Rail Yard

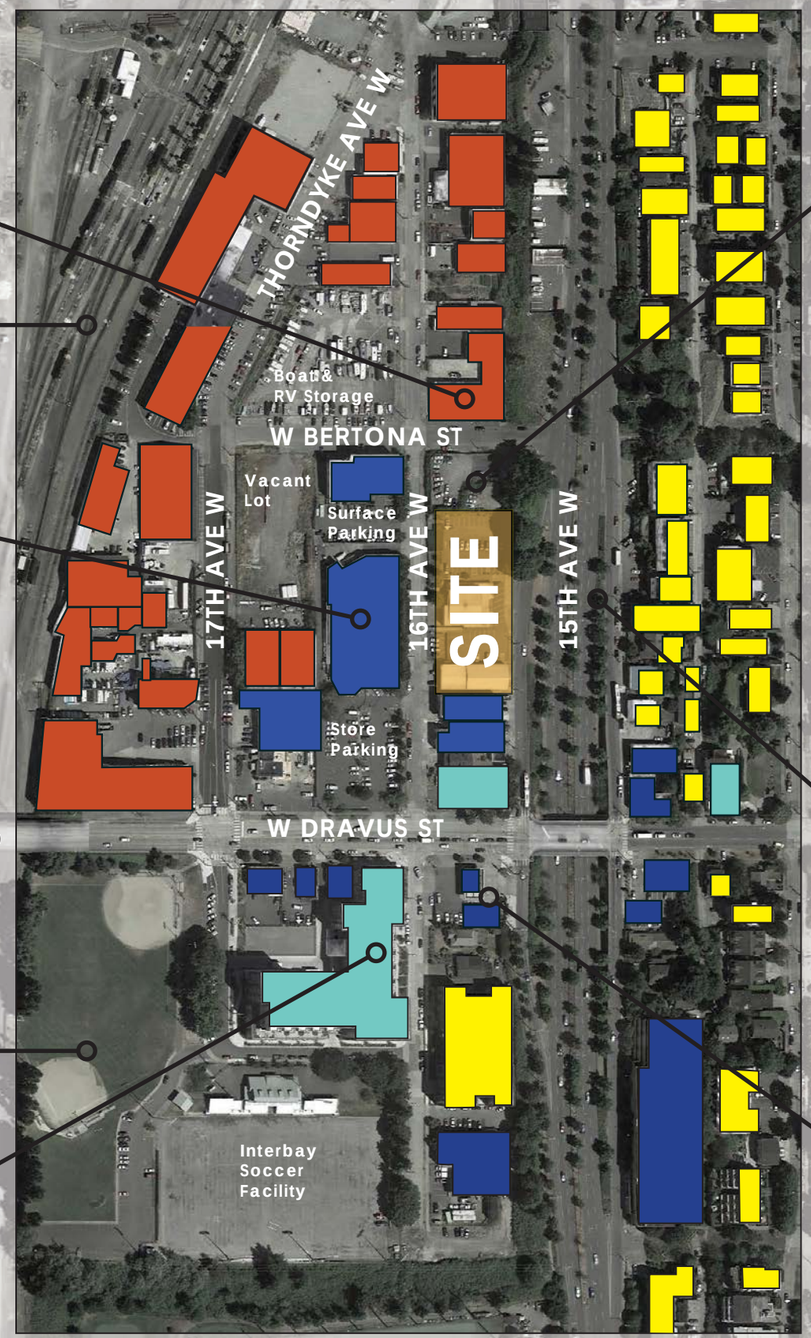

Denali Fitness


QFC Supermarket


Railroad Overpass


Interbay T-ball Field


State Apartments & Lofts




Tow-Truck Yard


Neighborhood Context


15 Ave W


76 Gas Station

LENNAR

ENCORE architects

communita • atelier ps