

kōz 1208 REPUBLICAN = early design guidance



project #3019904
august 12, 2015

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Address: 1206-1210 Republican Street
Seattle, WA

Owner: koz Development
1208 Tenth Street, Suite 201
Snohomish, WA 98290

Developer: same as Owner

Architect: Joshua Scott, koz Development
1208 Tenth Street, Suite 201
Snohomish, WA 98290
(206) 755-1290

Description:
The project site consists of two parcels, each vacant after previous demolition of two single-family homes. The site is fenced, awaiting redevelopment.

The proposed project will be a seven story apartment housing 39-49 small efficiency dwelling units, a resident lobby and amenities, and a common rooftop plaza.

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Project Site Existing Conditions:

The proposed project is located at the northwest intersection of Republican Street and the alley between Minor and Pontius Avenues. The project site consists of two parcels, each vacant after previous demolition of two single-family homes. The site is fenced, awaiting redevelopment.

The site measures 60'x60' for a total area of 3600 sf, providing 60' of frontage on Republican Street.

The proposed project will be a seven story apartment housing 39-49 small efficiency dwelling units, a resident lobby and amenities, and a common rooftop plaza.

Zoning Summary:

The site is zoned SM/R 55/85 - South Lake Urban Center. The maximum height for residential use is 85', for commercial uses, the maximum height is 55'.

Residential use is not restricted on this block of Republican Street because it is not a pedestrian designated zone.

Parking is not required.

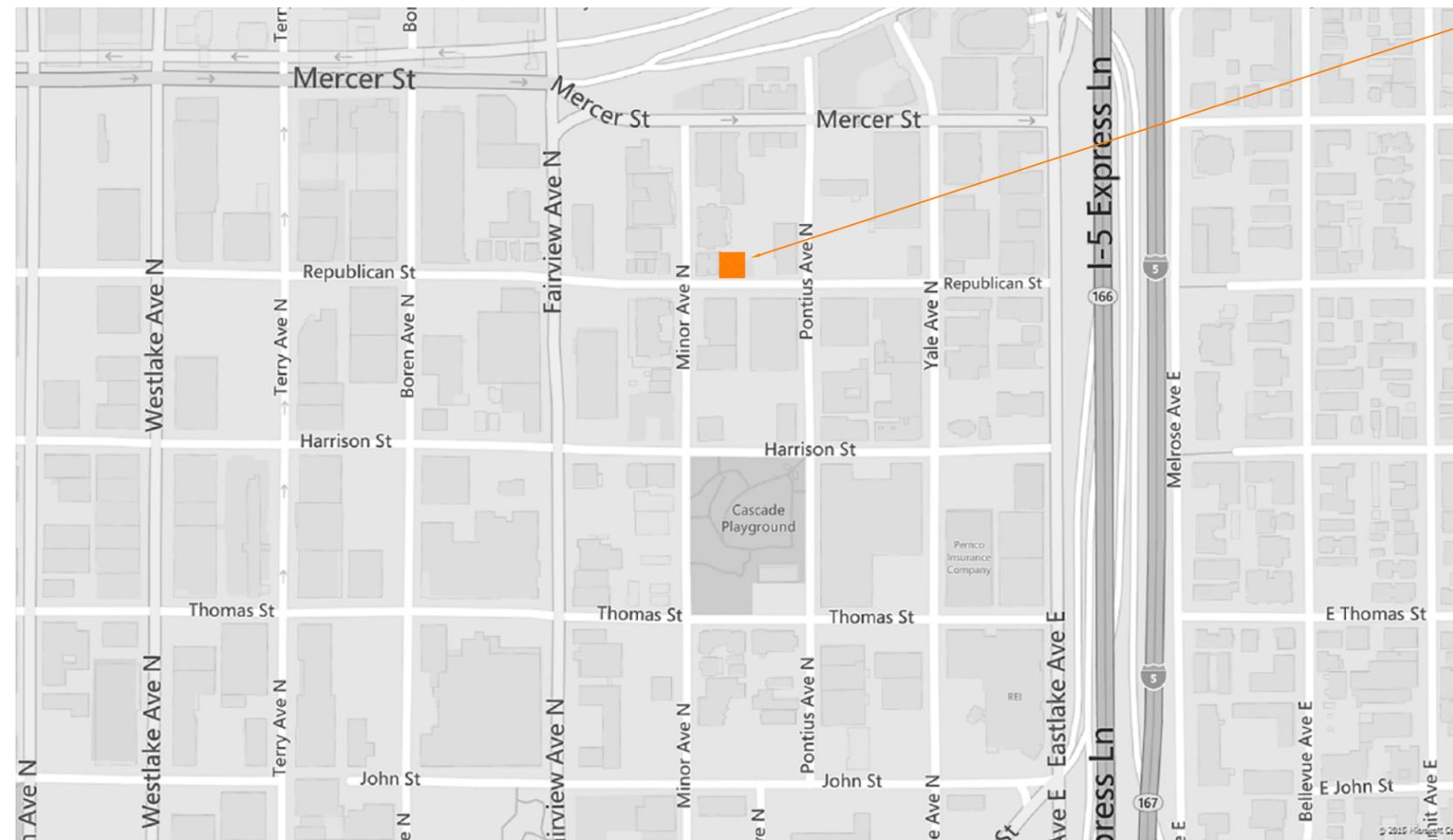
Project Goals:

Develop an innovative, high-density, housing facility to help fill the extreme deficit in affordable living options within a reasonable walking distance of the South Lake Union employment area.

Development Objectives:

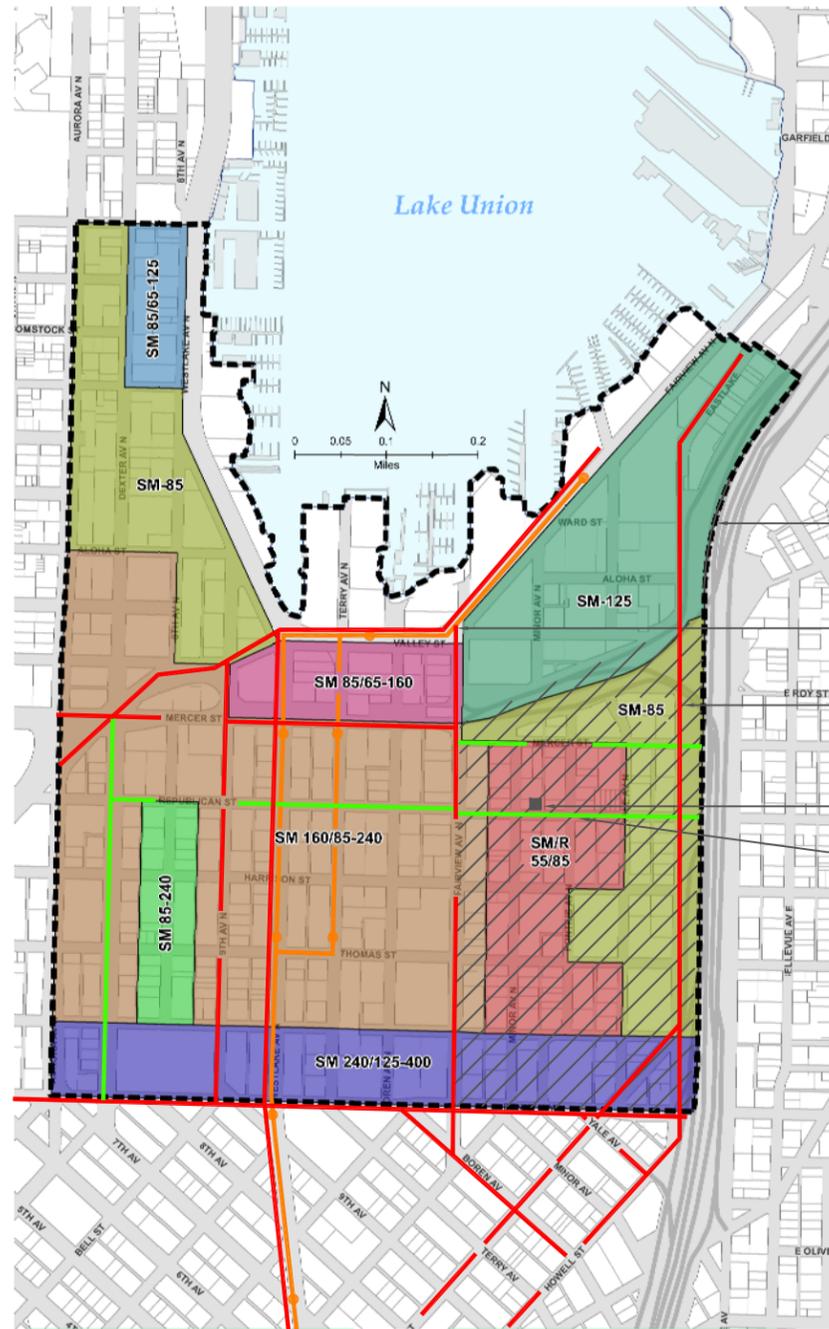
The proposed project is a 7 story (5 stories of wood framing over 2 levels of type 1 construction) apartment building. The sizes of the units proposed fall within the Small Efficiency Dwelling Unit designation, averaging just over 220 sf per unit.

The lower 5 floors of the proposed building will contain small "flats", while the upper 2 floors are proposed as dwelling units with a full stand-up mezzanine containing sleeping and closet spaces.



project site

CONTEXT: zoning



All adjacent properties are zoned similarly to the project site, SM/R 55/85. The north property line abuts a parking lot and a multifamily residential project, and the west property line abuts an existing mixed use building.

The neighborhood has fairly consistent zoning, with the same SMR 55/85 classification for a minimum of one block surrounding the project site.

- South Lake Union Urban Center boundary
- Seattle Streetcar Line
- Hatched area designates Cascade Neighborhood extents
- PROJECT SITE
- Type II Pedestrian Street, No facade requirements apply

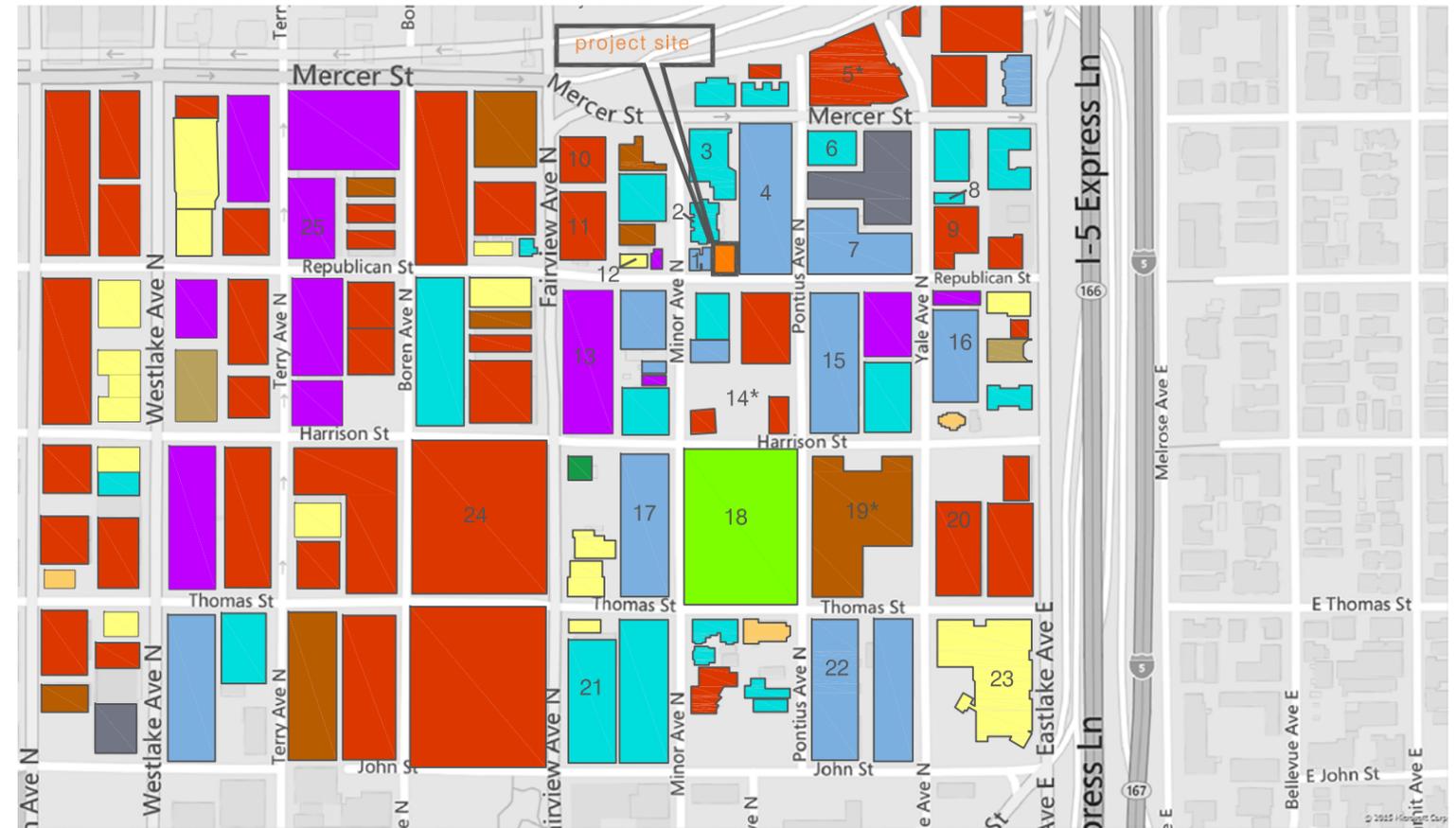
Street Classification Legend

- Arterial
- Collector Arterial

Location

The proposed project is in Seattle's South Lake Union Urban Center and specifically in the Cascade Sub-area. The site is located mid-block between Minor Avenue North and Pontius Avenue North. The parcel is within 2 blocks of Fairview Avenue North and Eastlake Avenue North and within 3 blocks of the I-5 Mercer Street interchange. There are many transit options available, with buses running on Fairview Avenue North and Eastlake Avenue North. The South Lake Union Streetcar is within 4 blocks of the site. Zipcars, Car2go, and Pronto bikes are plentiful in the neighborhood. The area is being heavily developed for both commercial and residential uses. The adjacencies are a mix of large scale, new development and smaller "vintage" buildings.

CONTEXT: land use



LEGEND

Single Family Residential		School/Institution	
Multi Family Residential		Utility	
Mixed Use - Office		Warehouse	
Retail		Site	
Office			
Religious			
Park			
Service			
Mixed Use - Residential			

Uses

The immediate area is a mix of office, commercial and residential uses. The site is within 2 blocks of the main Amazon campus, and near other medical and research centers in the neighborhood. The WeWork Co-office project is also within 2 blocks of the project site.

- | | |
|----------------------------------|------------------------------|
| 1) 502 Minor AVE Apartments | 17) Alcyone Apartments |
| 2) Kerner-Scott House | 18) Cascade Park |
| 3) Rivet Apartments | *19) Proposed 385 Apartments |
| 4) AMLI 535 Apartments | 20) Pemco Insurance HQ |
| *5) Proposed 204 Unit Apartment | 21) 221 Minor AVE Apartments |
| 6) AMLI SLU Phase 2 | 22) Alley-24 Apartments |
| 7) AMLI SLU Phase 1 | 23) REI HQ |
| 8) Art Stable Loft | 24) Troy Blocks office |
| 9) WEWORK office | 25) Amazon HQ |
| 10) Juno therapeutics HQ | |
| 11) 500 Fairview AVE Office | |
| 12) Row House Cafe | |
| 13) 400 Fairview Office | |
| *14) Proposed 166 Unit Apartment | |
| 15) Stack House Apartments | |
| 16) The Cairns Apartments | |

CONTEXT: neighborhood buildings



502 Minor AVE Apartments



Kerner-Scott Apartments



Rivet Apartments



AMLi 535 Apartments



Proposed 204 Unit Apartment



AMLi SLU Phase 2



AMLi SLU Phase 1



Art Stable Loft



WEWORK Office



Juno Therapeutics HQ



500 Fairview AVE Office



Row House Cafe



400 Fairview Office



Proposed 166 Unit Apartment



Stack House Apartments



The Cairns Apartments



Alcyone Apartments



Cascade Park



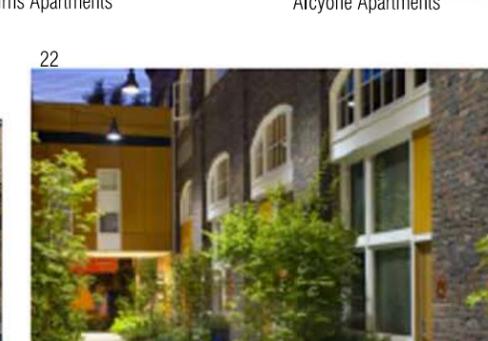
Proposed 385 Apartments



Pemco Insurance HQ



221 Minor AVE Apartments



Alley-24 Apartments



REI HQ



Troy Blocks Office



Amazon HQ

CONTEXT: immediate neighbors

The project is located at the center of the South Lake Union Urban Center. This area is largely built to the limits of the zoning code, with the exception that the building height limits in the area have been raised as part of the recent South Lake Union rezone. Newer buildings in the area are primarily 5-6 stories.

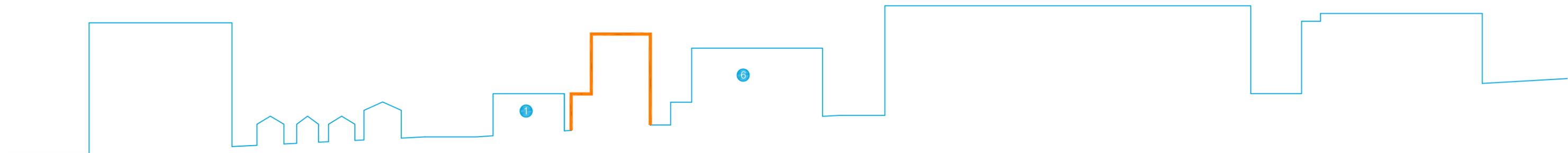
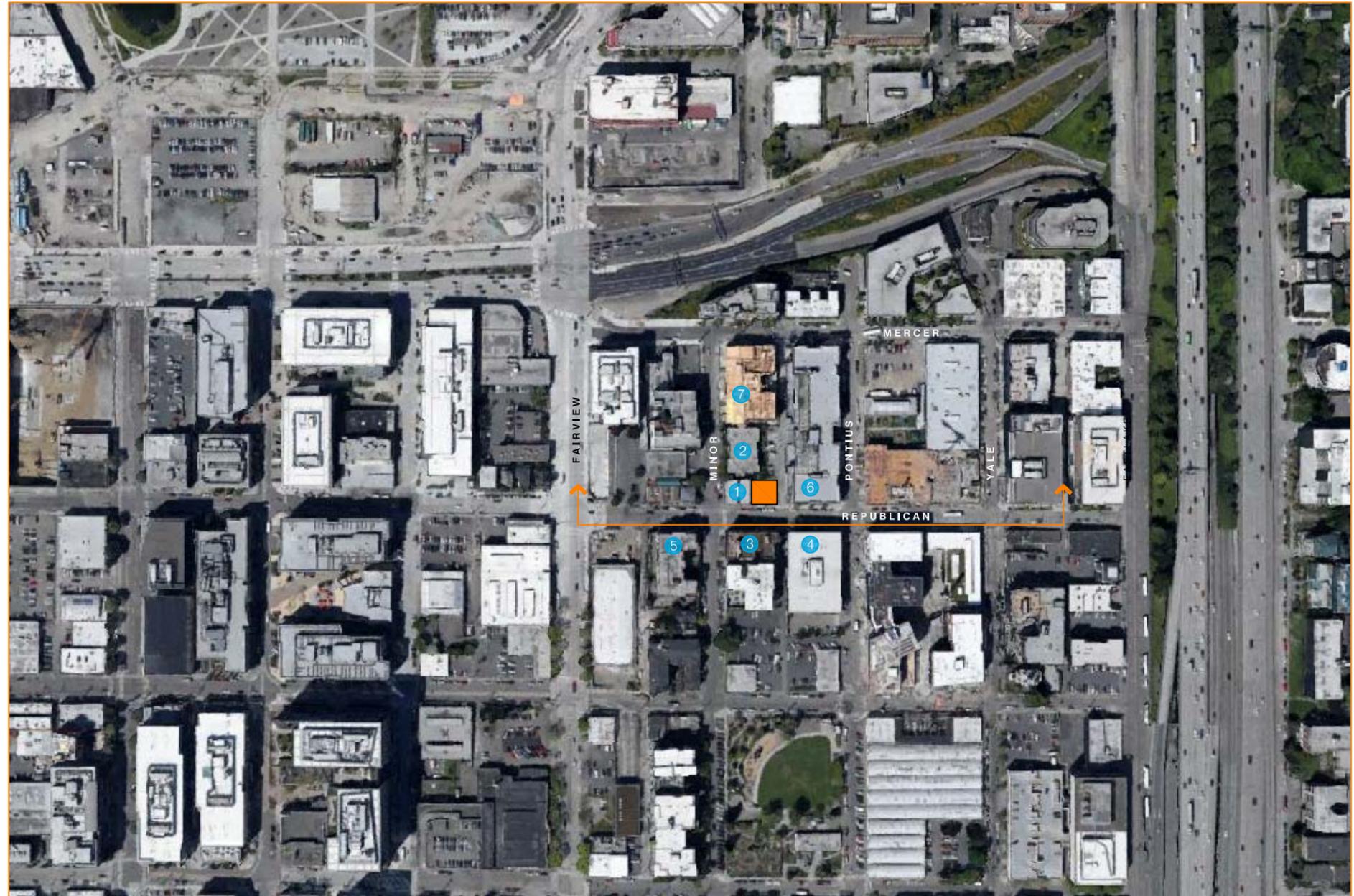
The site is immediately east of a low-rise brick apartment building (502 Minor Avenue North) built in 1911 ①, that is 3 stories in height. This apartment building is an outlier in the area as most other sites have been redeveloped to higher intensity.

Immediately north of the project site is a parking lot serving the Kerner-Scott House ② operated by the Downtown Emergency Service Center. This structure is 4 stories in height and is accessed from Minor Street.

Across Republican Street, directly south of the project site is the 6 Story Cascade Senior Housing ③ built and operated by the Low Income Housing Institute in 2010. Also across Republican Street to the southeast is a 4 story concrete office building, constructed in 1982 ④.

To the southwest of the project site is the 6 story Casa Pacifica Apartments building ⑤, owned by Bellwether, the largest nonprofit affordable housing provider in King County.

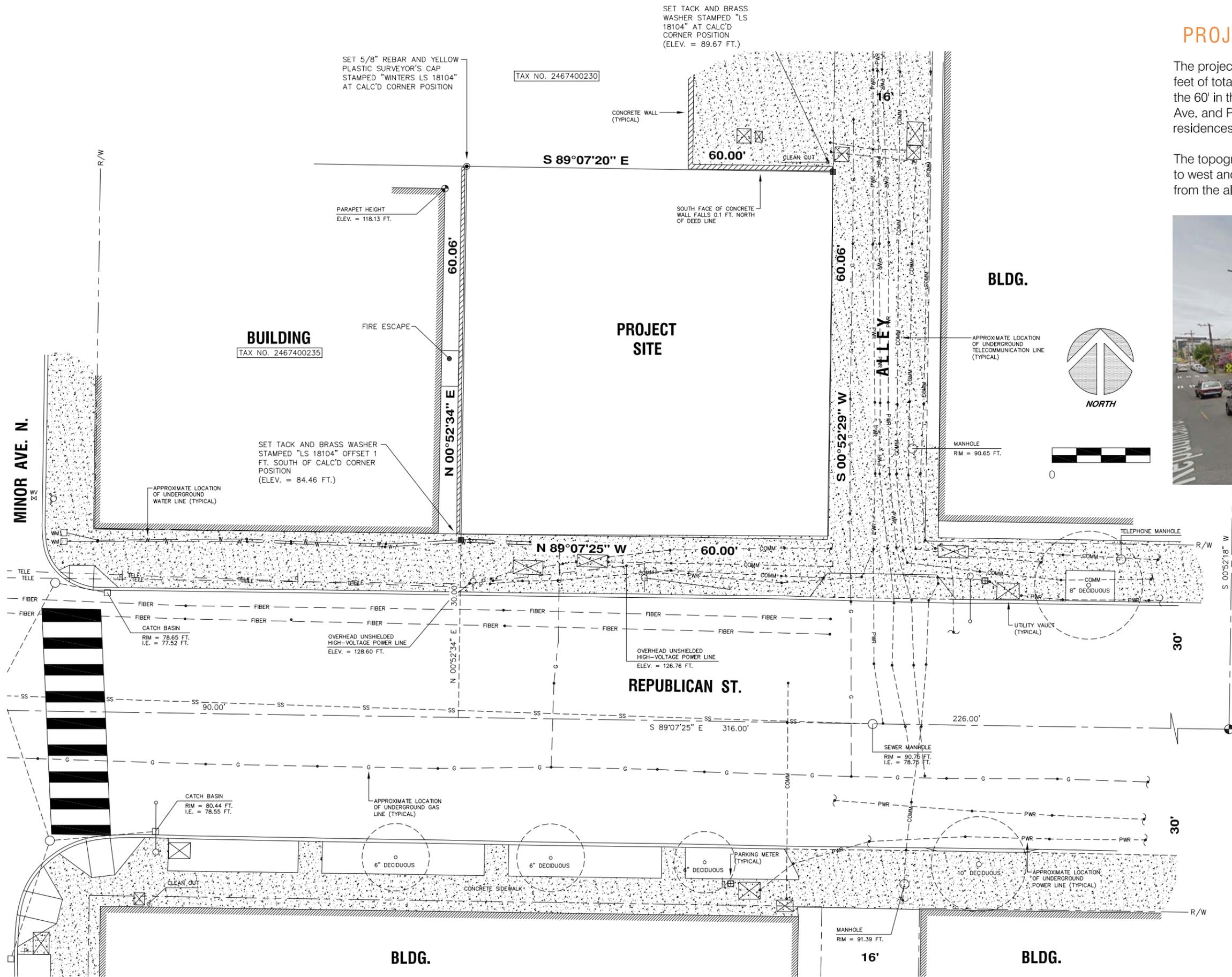
Newer projects also contribute to the area's character. The Amlı 535 Apartments ⑥ are directly across the alley to the East. The 5 story housing project is very indicative of the prominent style of newer multifamily projects in the area. Similar in scale (although 6 stories) and detail is the Rivet Apartment building ⑦ which is located north of the project site.



PROJECT: existing site plan

The project site is comprised of 2 small parcels totaling 3600 square feet of total site area. The Republican Street frontage is 60' long with the 60' in the North-South direction fronting the alley between Minor Ave. and Pontius Ave. The site is vacant with both single-family residences that existed on the site previously demolished.

The topography of the site follows the street sloping down from east to west and only slightly down from south to north. The total fall from the alley to the west property line is +/- 5'.



PROJECT: site analysis

Topography

- Sloping down from east to west with a change of approximately 5'
- Relatively flat north to south

Neighboring Buildings

- Four-story apartment building (510 Minor Avenue) to the north
- Three-story mixed-use building (502 Minor Avenue) to the west
- Five-story apartment building (430 Minor Avenue) across Republican Street to the south
- Five-story apartment building (535 Pontius Avenue North) across alley to the east

Solar Access

- Limited light access on east and west facades due to close proximity of neighboring buildings (especially to west)
- Consider access to light for neighboring building (to west)
- Good solar exposure to south facade mid-day

View Access

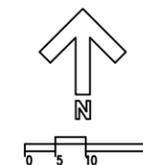
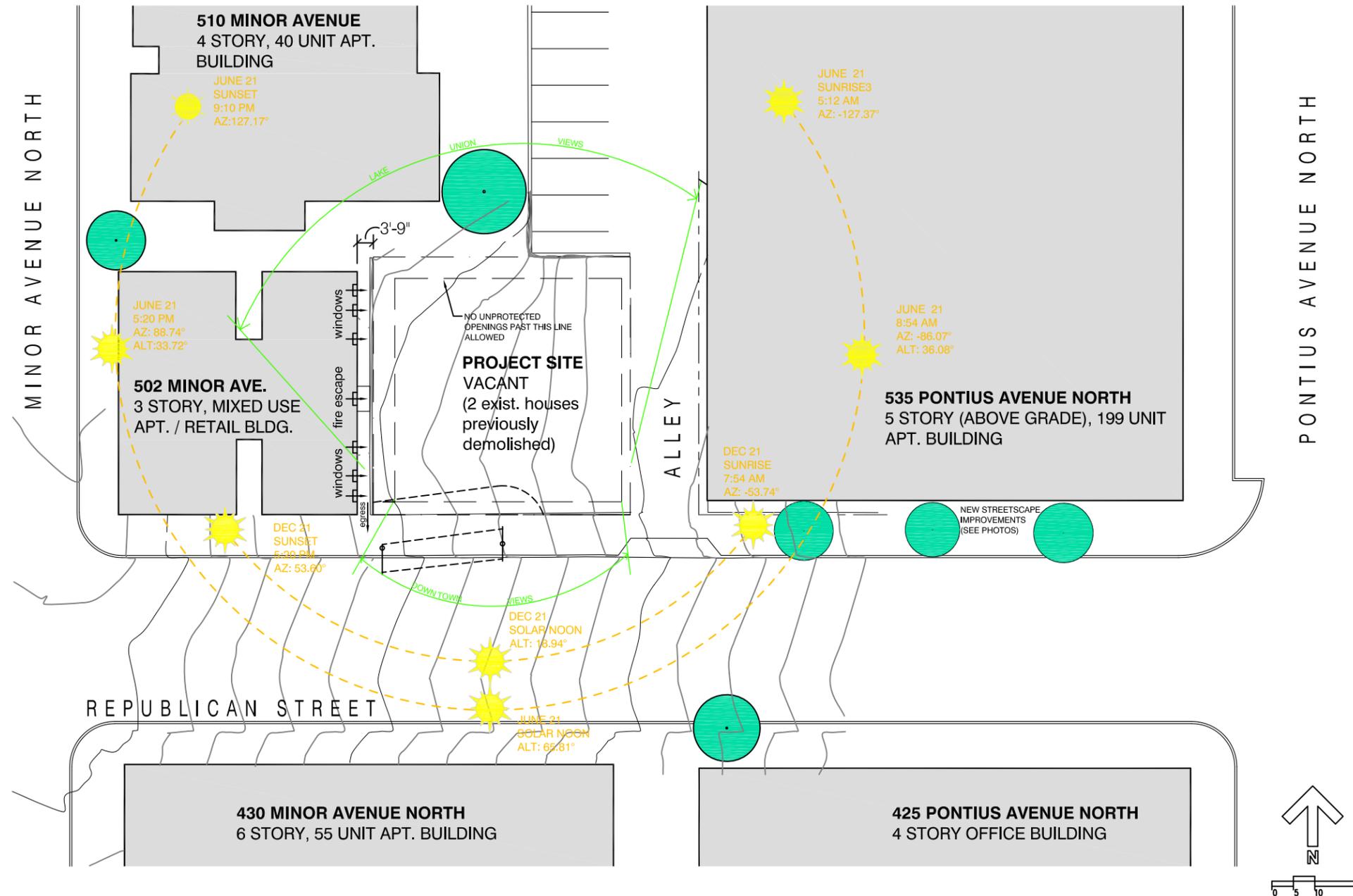
- No views to west from lower 3 floors
- Limited views all sides lower 4 floors
- Excellent views to Lake Union to north and downtown to the south from upper 3 floors
- Unobstructed views from rooftop plaza all directions

Structure Height

- The SM/R 55/85 zone has a height limit for residential buildings of 85'.
- Stair penthouses may exceed the 85' limit by 15' up to 25% of the roof area

Allowable Building Area

- The SM/R 55/85 zone has no maximum FAR for a residential building.
- Amenity area is required for the project and will be provided on the rooftop, no open space is required on the ground level.
- No landscape screening is required.



PROJECT: zoning detail

Zoning Designation: SM/R 55/85
Seattle Mixed

Code Chapter: 23.48

23.48.004	Proposed Use:	<ul style="list-style-type: none"> ■ Multi-family Residential ■ Small Efficiency Dwelling Units
	Allowed Use:	■ Yes
	Conditional Use:	■ None as Proposed
	Prohibited Use:	■ None as Proposed
	Required Street Level uses:	■ None required per Map A, 23.48.014(Class II Street)
23.48.008	Lot Area Limit:	■ 21,000 sf or less
23.48.009	Floor Area Ratio: Base FAR for all uses Maximum FAR for all uses	per table A for 23.48.009 ■ N/A ■ N/A
23.48.010	Structure height: Nonresidential Uses only Residential Uses only	<ul style="list-style-type: none"> ■ 55' (N/A to this project) ■ 85' ■ Site not in flight path ■ Stair penthouses allowed to extend up to 15' above maximum (up to 25% of the roof area) ■ Solar access diagrams will be required for property to north
23.48.012	Upper level setback requirements	<ul style="list-style-type: none"> ■ Portions of structure greater than 25' in height shall be set back a minimum of 1' from the alley lot line for every 2' of additional height above 25' up to a maximum setback of 15' from the alley ■ Projections are permitted
23.48.014	Street Level Development Standards Classification (Map A) (Map A) Transparency Blank Facades	<ul style="list-style-type: none"> ■ Entrance no more than 3' above or below sidewalk ■ Class II ■ 25' minimum height of street facing facade ■ Minimum of 60% streetfront facade must be transparent ■ Do not apply to portions of structures in residential use
	Open Space	■ No required open space
23.48.020	Amenity area for residential uses Required Quantity	<ul style="list-style-type: none"> ■ Yes, more than 20 dwelling units ■ 5% of 20,000 sf = 1000 sf ■ Provided by rooftop plaza
23.48.024	Screening and Landscaping Standards Requirements	<ul style="list-style-type: none"> ■ Required landscaping must achieve .30 green factor (required for greater than 4 units) ■ No screening or landscaping required
	Street Trees	■ Required

23.48.032	Required Parking and Loading See 23.54.015 Table B (M)	<ul style="list-style-type: none"> ■ No minimum requirement
	Loading Berth See 23.54.035	<ul style="list-style-type: none"> ■ Exceptions are available to requirement, See B1, and B2 in section
23.54.015 K	Bicycle Parking and Storage See 23.54.015 Table D.2	<ul style="list-style-type: none"> ■ .75/Small Efficiency Dwelling Unit Long Term ■ Short Term - None Required
23.54.040	Solid Waste See 23.54.040 Table A	<ul style="list-style-type: none"> ■ 26-50 Dwelling units = 375 sf
23.53.035	Structural Building Overhangs Overhangs	<ul style="list-style-type: none"> ■ 8' min. above sidewalk ■ 26' minimum above alley
	Balconies	<ul style="list-style-type: none"> ■ Maximum 3' projection
S.C.L.	Seattle City Light Requirements Clearance	<ul style="list-style-type: none"> ■ 10' Setback from overhead power lines

Departures Requested

23.48.012	Upper level setback requirements	<ul style="list-style-type: none"> ■ Portions of structure greater than 25' in height shall be set back a minimum of 1' from the alley lot line for every 2' of additional height above 25' up to a maximum setback of 15' from the alley
<p>Departure Request: SEE PAGE 24, DEPARTURE REQUEST ANALYSIS</p>		

PROJECT: proposed site plan

Site Constraints

The footprint for the proposed project is essentially proposed as parcel-based. Given the small site (60'x60') and the additional setback constraints associated with the lot, options for areas of open spaces and total ground floor modulation that can be provided are limited.

In addition to the typical zoning requirements, the non-conforming setback to unprotected windows on the historic property to west requires a greater "good neighbor" step back in the proposed structure to increase access to light and air for residents of that building.

Setback Requirements (zoning and building code related)

- 2' Alley setback required (in lieu of dedication)
- 3' Dedication required along Republican (no additional setback required)
- Standard Seattle City Light setbacks from powerlines (10' in any direction from powerline)
- An upper level setback along the alley is required consisting of the following:
 - 0' required up to 25' in height
 - Above 25' = 1' setback per every 2' above 25' in height up to a maximum of 15' (varies as building increases in height to the maximum 15' setback)

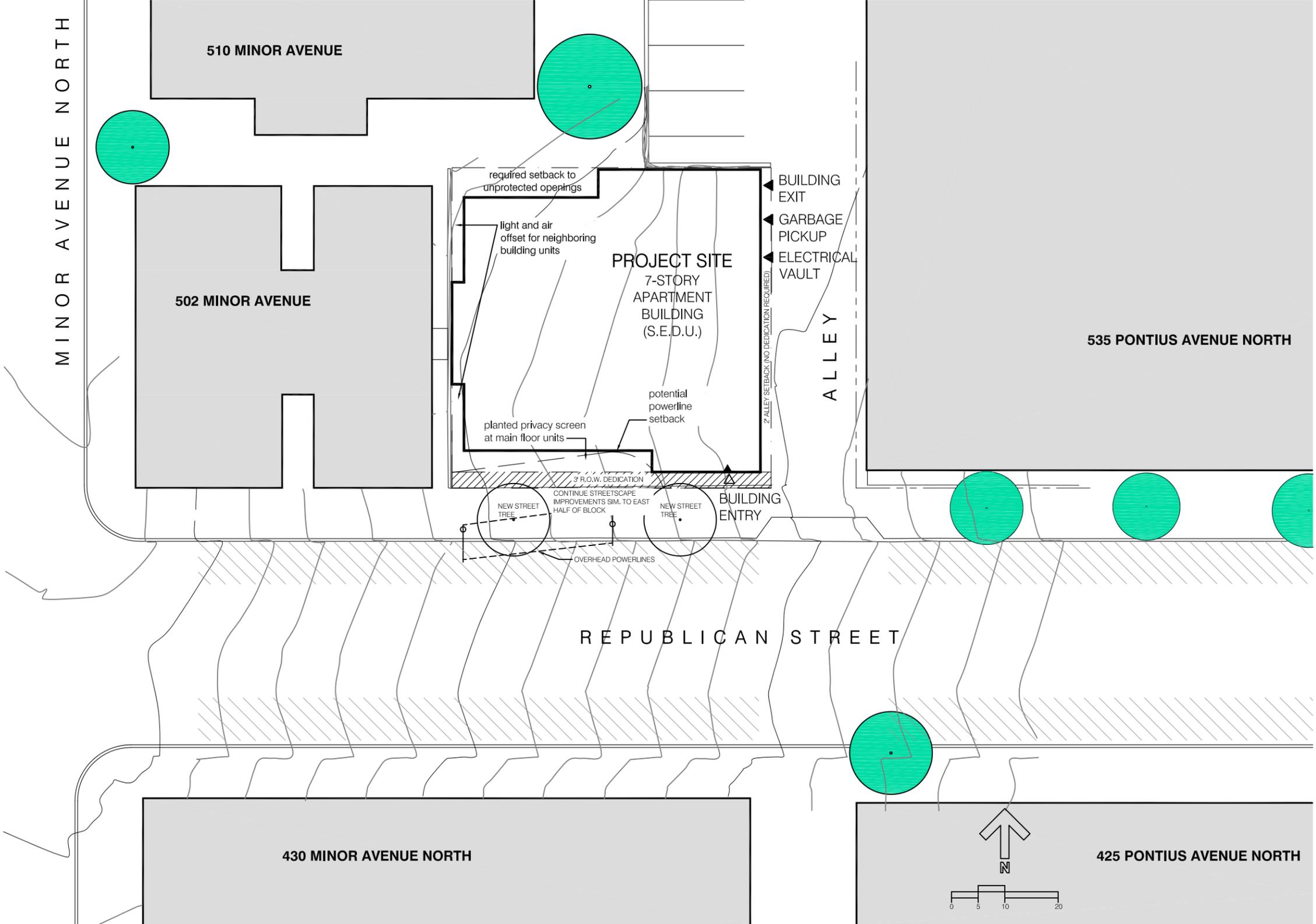
****Departure Requested****

Streetscape

- Alley setback to be paved
- Proposed streetscape improvements to be similar in scope and detail to those recently completed east of this site along Republican (see photo below)



NOTE: SEE INDIVIDUAL MASSING OPTION FLOOR PLANS FOR SPECIFICS RELATED TO EACH OPTION AS IT RELATES TO THE PROJECT SITE.



URBAN DESIGN: architecture

DESIGN CUES AND OPPORTUNITIES

Design cues for the project can be taken from a study of the rapidly transitioning South Lake Union area. Specifically, the Cascade Neighborhood. There have been many recent, large scale projects constructed in the last 10 years and many more are currently in construction. As a result, the character of the neighborhood today is drastically different than the character just a few years ago. There are some positive patterns that have developed, however, that can be reinforced with this project.



ABOUT THE SURROUNDING ARCHITECTURE

Several consistent features to neighborhood buildings will be employed in the composition of the proposed building. Lot line to Lot line development is common (see aerial photographs previous pages.) Many of the newer buildings effectively modulate larger masses through repetitive elements. However, a recent trend has been toward more form expressive building masses with deliberate, sculptural treatment of larger unbroken facades. This is particularly true on smaller lots and it is this small lot nature of the proposed project that is one differentiator from some of the other full block type buildings that have recently been built in the area.



EVOLVING CHARACTER

Nearly all of the buildings recently developed in the Cascade neighborhood are unabashedly modern. In regards to materials, there are some buildings that utilize a mix of classic materials at the base and frame and modern infill within. That approach has become a recognizable composition of materials in this area.

Of particular concern and importance to this project site is the proximity to the low rise brick structure (Home Deli) building immediately west. Not only are there existing windows to the east, but it is one of the remaining structures demonstrating the historic roots of the neighborhood.

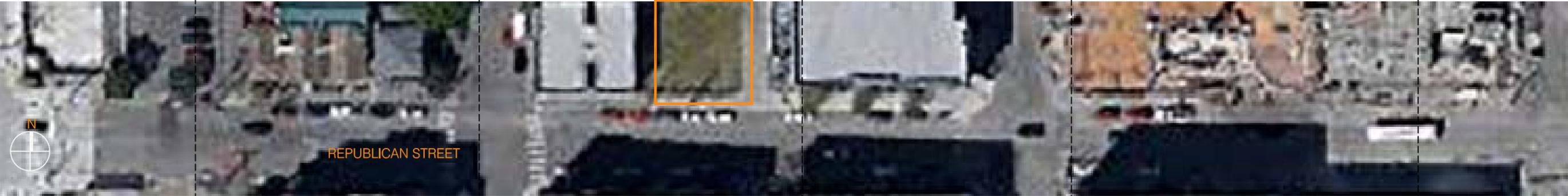


500/502 Minor Avenue

From the Seattle Historical Sites summary for the property:

"The building is a virtually intact example of early Seattle apartment building architecture. It was built in 1911. It employs compositional effects and a simple contrast in brick color to allude to more classical conventions of building and architectural design in masonry. The corner storefront has been part of the building at least since the 1930s, although the commercial area of the building was extended inside the building envelope during the 1980s. This is among the few early apartment buildings in the Cascade neighborhood, not located along Eastlake. The other two, still working apartment buildings, are the Brewster at 133 Pontius Avenue N., which dates from 1916 (see 024) and the Carlton at 603 Pontius North, which dates from 1923 (see 026). It is also one of the few early mixed use apartment buildings in Cascade (The other is the Jensen Block on Eastlake, see 056). It is also one of five brick buildings in Cascade shown on the 1912 Baist's map of Seattle. The Jensen (1906), the Grandview (1907), the Supply Laundry Building (1908, with later changes) all show up on the 1908 Baist's Map and are still standing, while the Cascade School (1894) has been demolished. This makes 500-502 Minor Avenue N. is a very visible addition to the group."

URBAN DESIGN: republican streetscape (looking north)



500 FAIRVIEW
NEW BIOTECHNOLOGY RESEARCH CENTER

ROW HOUSE CAFE
PREVIOUSLY SINGLE FAMILY HOMES CONVERTED TO CAFE WITH A HIGH POTENTIAL OF REDEVELOPMENT IN THE FUTURE. THE OWNER OF THIS PARCEL HAS PREVIOUSLY TESTIFIED THAT REDEVELOPMENT WOULD LIKELY INCLUDE A RESIDENTIAL COMPONENT.

HOME DELI/APTS
ATTRACTIVE LOW-RISE BRICK STRUCTURE, ORIGINALLY BUILT IN 1911.
RESIDENTIAL UNITS AT UPPER FLOORS, SMALL NEIGHBORHOOD GROCERY ON MAIN LEVEL.

DESIGN CUES/INFLUENCES
PROTECTION OF WINDOWS AT EAST FACADE
BUILDING HEIGHT ARTICULATION
RESPECT FOR HISTORY OF AREA

AMLI 535
NEW PRIMARILY MULTI-FAMILY, MIXED-USE STRUCTURE
BUILT TO HEIGHT LIMIT AT TIME, HEIGHT LIMIT IN THE NEIGHBORHOOD HAS SINCE BEEN RAISED

DESIGN CUES/INFLUENCES
FACADE MODULATION
METAL SIDING
STREETSCAPE IMPROVEMENTS
CONTRASTING COLORS IN FACADE

AMLI SLU
NEW, PRIMARILY MULTI-FAMILY, MIXED USE STRUCTURE

DESIGN CUES
FACADE MODULATION
MIXTURE OF CLASSIC MATERIAL WITH NEW BOLDLY MODERN (CORNER BUILDING)
STREETSCAPE IMPROVEMENTS
BRIGHT COLORS INCORPORATED AS ACCENTS

WE WORK
NEW, PRIMARILY OFFICE MIXED USE STRUCTURE

DESIGN CUES
CULTURE - MATCHES INTENDED CULTURE OF PROPOSED BUILDING (MILLENNIAL CROWD AND ENERGY)

URBAN DESIGN: republican streetscape (looking south)



YALE AVENUE



PONTIUS AVENUE



OPPOSITE PROJECT SITE



MINOR AVENUE



REPUBLICAN STREET

SUPPLY LAUNDRY BUILDING

RESTORED HISTORIC NEIGHBORHOOD LANDMARK

DESIGN CUES
RESPECT FOR HISTORY

STACK HOUSE

NEW, PRIMARILY RESIDENTIAL MIXED-USE STRUCTURE

DESIGN CUES
FRAME/INFILL PATTERNING OF FACADE
FLAT METAL PANEL SIDING
PROJECTING BALCONIES

PONTIUS BUILDING

OLDER CONCRETE OFFICE BUILDING

CASCADE SENIOR HOUSING

NEW, AFFORDABLE SENIOR HOUSING PROJECT

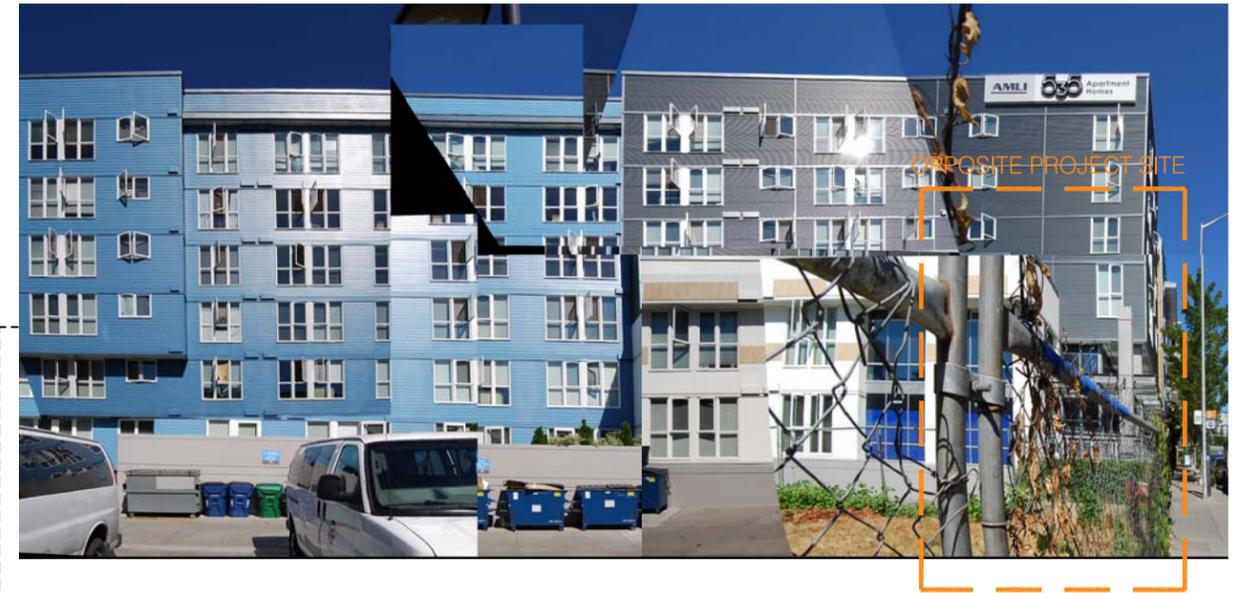
CASA PACIFICA

AFFORDABLE HOUSING PROJECT

URBAN DESIGN: alley (looking west)

URBAN DESIGN: alley (looking east)

PROJECT SITE



OPPOSITE PROJECT SITE



HOME DELI (ALLEY FACADE)

ATTRACTIVE LOW-RISE BRICK STRUCTURE, ORIGINALLY BUILT IN 1911.

RESIDENTIAL UNITS AT UPPER FLOORS, SMALL NEIGHBORHOOD GROCERY ON MAIN LEVEL.

DESIGN CUES/INFLUENCES
WINDOWS AT EAST FACADE
BUILDING HEIGHT ARTICULATION
RESPECT FOR HISTORY OF AREA

KERNER-SCOTT HOUSE

TRANSITIONAL HOUSING

RIVET (ALLEY FACADE)

NEW MIXED-USE (PREDOMINANTLY RESIDENTIAL STRUCTURE)

DESIGN CUES/INFLUENCES
MATERIALITY
DYNAMIC COLORS
FACADE DETAILING AND MODULATION

AMLI 535 (ALLEY FACADE)



TECHNOLOGY

STRUCTURE

ACTIVITY

LIFESTYLE

EFFICIENCY

The proposed project is conceived as an highly efficient, affordable and unique housing option for workers in the South Lake Union neighborhood. Based on research and experience, for our most probable tenant demographic:

Quantity of living space is secondary to affordability.

Level of amenity is secondary to overall urban experience.

Location is primary to all.

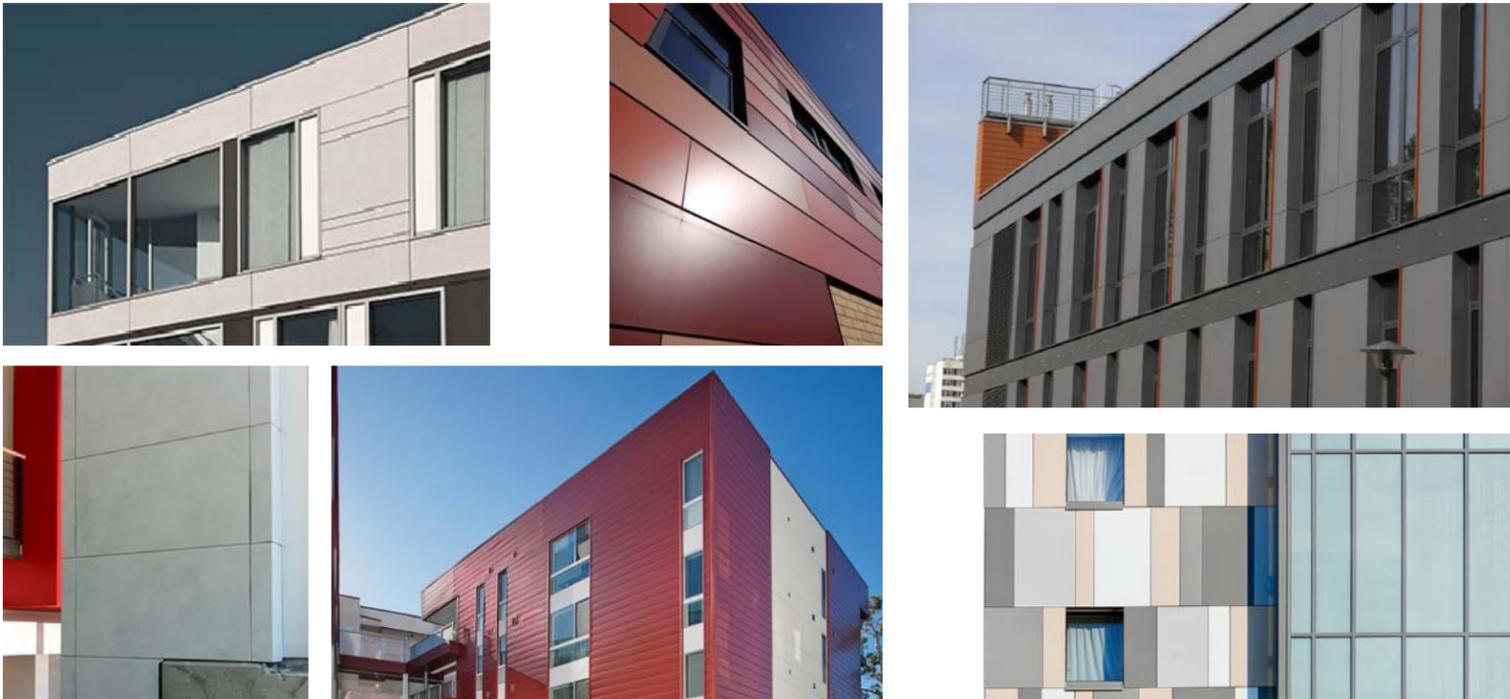
The architecture of the building will conceptually express the culture of the South Lake Union area in general but specifically, that of our targeted demographic. The images to the left graphically convey the values of technology, structure, activity, lifestyle and efficiency which collectively describe those important to many workers in this area and therefore influence the form and materials in the proposed building.

The Small Efficiency Dwelling Unit model has been popularized in Seattle and has undergone significant evolution over the past 5 years. This project is envisioned as an example of what can be done with a small footprint in a desirable location, providing the highest standard in livability in affordable, small unit housing.

PROJECT: landscape



PROJECT: materials



MASSING: option 1 (code compliant)

Project data

Stories: 7 (5 over 2)

Gross Building Area: 19,718 sf

Unit Count: 43 (10 of units planned with mezzanines)

Potential Departures: None



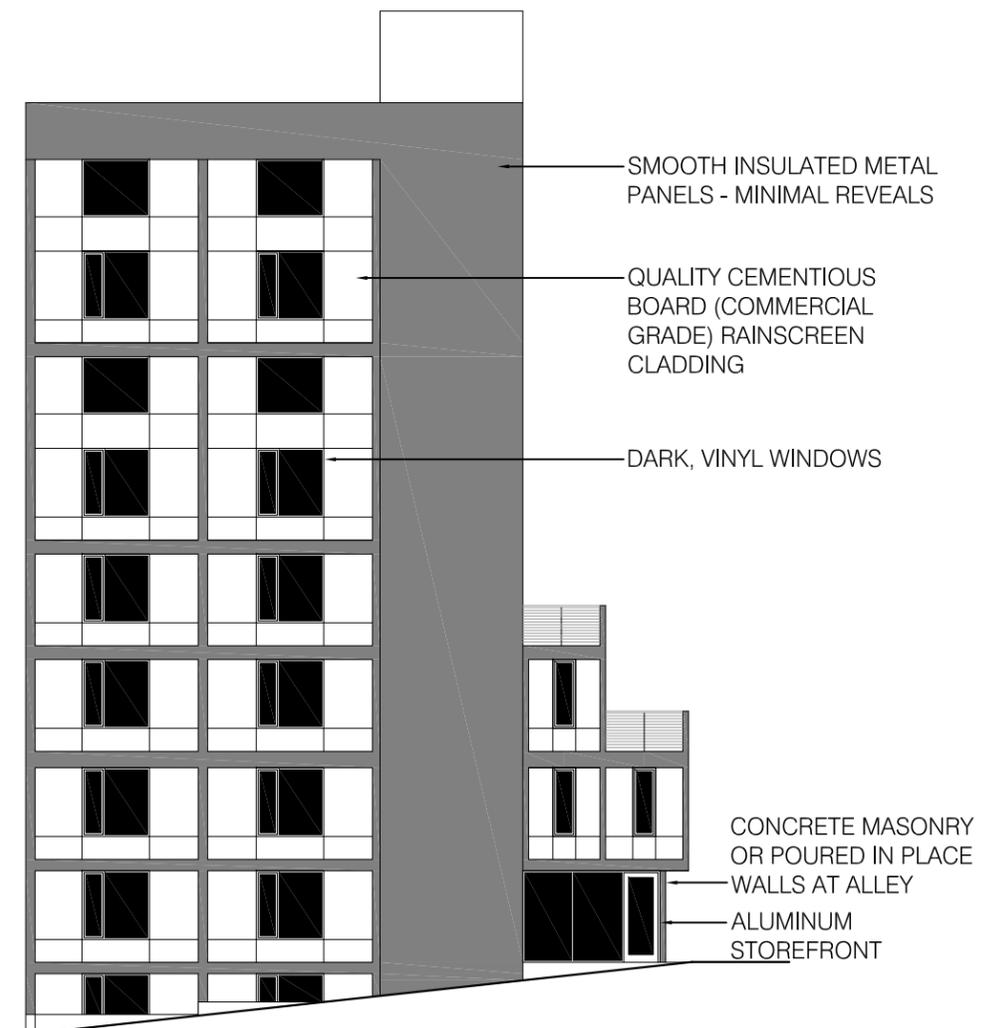
OPTION 1 FROM SOUTHWEST

PROS

- Code compliant - no departure from guidelines/zoning sought.
- Reduced massing along east side of site, opening site lines down the alley.
- Large lobby space at east side of building activating the alley.

CONS

- Largest building mass is located on the west side of the building negatively impacting the light and air to the neighboring, historic, low rise, brick multi-family building.
- Complicated construction, due to the staggering of floors required to comply with the alley setback requirements. The more complicated construction negatively impacts the construction time and by default impacts on the neighbors and neighborhood.
- Units at ground level along Republican creating privacy issues.
- Smaller amenity space on roof top.
- Amenity balcony on the east side of the building facing the alley and multi-family mixed use structure across the alley.
- One unit on floors 1-3 require windows that face units in the brick building to the west creating privacy issues for units in both buildings.
- Geometrically a more complicated building = higher construction costs.



CONCEPTUAL REPUBLICAN ELEVATION



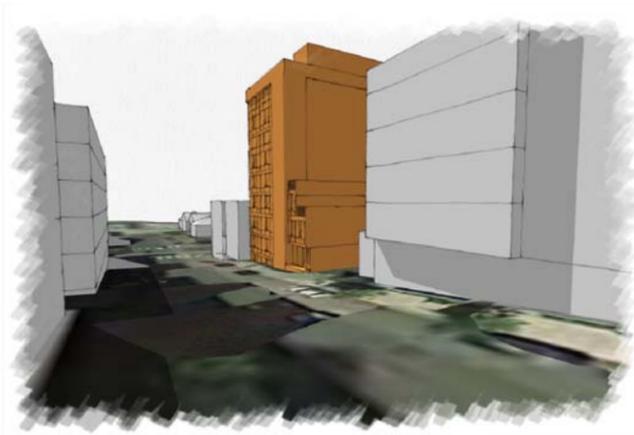
view of option 1 from southeast



view of option 1 from southwest



view of option 1 - sidewalk, southeast

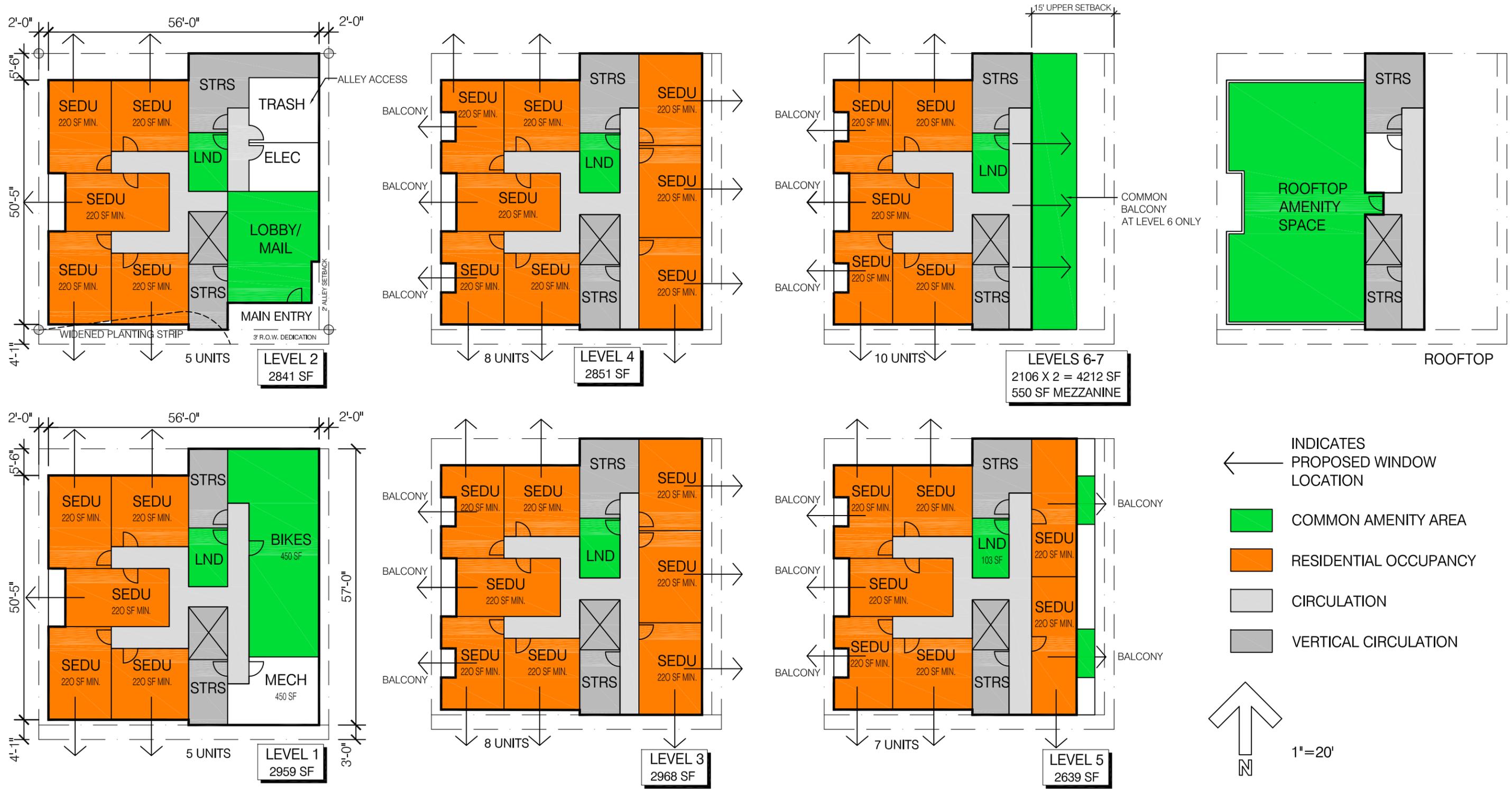


view of option 1 - sidewalk, southwest



view of option 1 from south

MASSING: option 1 (code compliant)





OPTION 2 FROM SOUTHWEST

PROS

- Slightly reduced massing along east side of site.
- Geometrically a simpler building.
- Large amenity roof top allowing for views of the city.

CONS

- Departure approval for setbacks along the east alley required.
- Lobby entrance mid-block along Republican.
- Largest building mass is located on the west side of the building negatively impacting the light and air to the neighboring, historic, low rise, brick multi-family building.
- Amenity balcony on the east side of the building facing the alley and multi-family mixed use structure across the alley.
- Floor 1 units face Republican creating privacy issues and require window wells for lighting due to slope of site.
- Three feet taller than option 1 or 3.
- A financially challenging alternative due to the reduce number of units.

MASSING: option 2

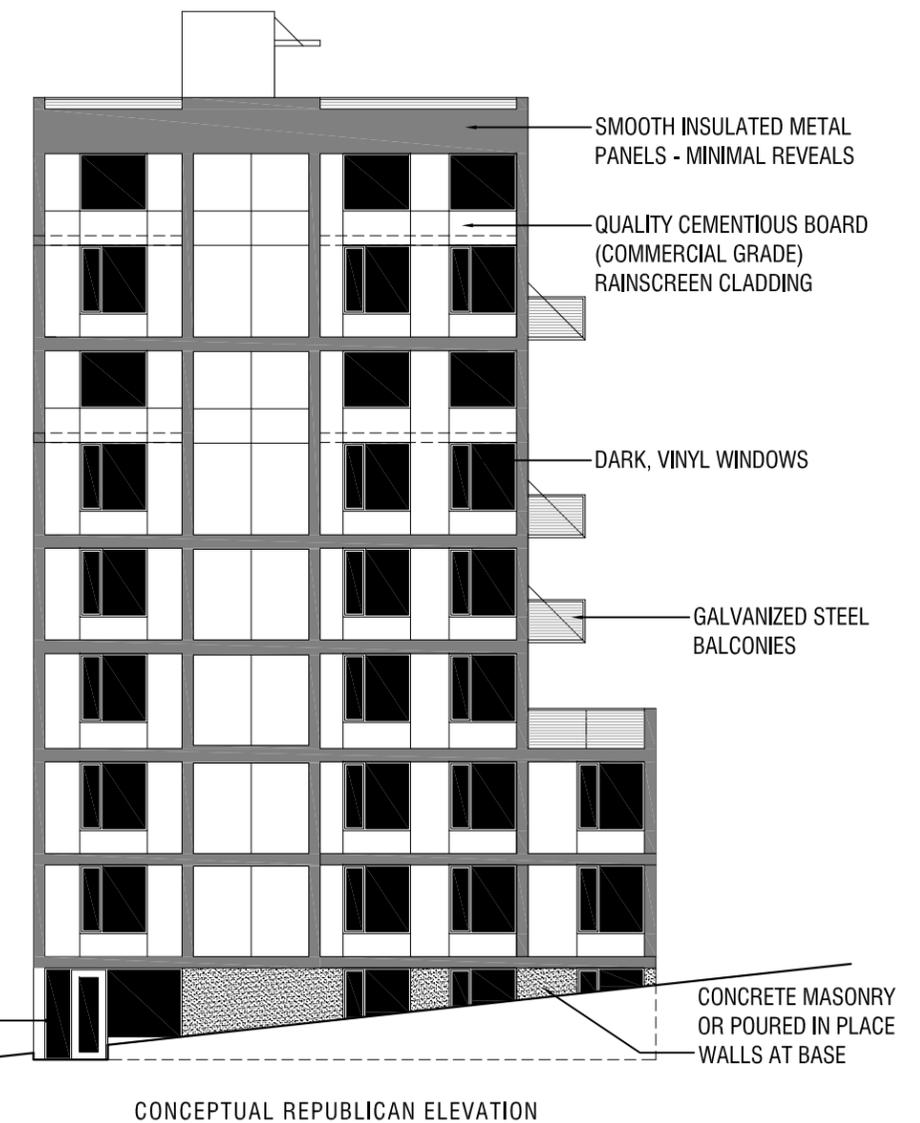
Project data

Stories: 7 (5 over 2, 1 above grade)

Total Building Area: 18,298 sf

Unit Count: 39

Potential Departures: Upper level setback modified to 1' back for every 2' above 25', varying with height to a maximum of 9' (reduced from 15') See departure request analysis.

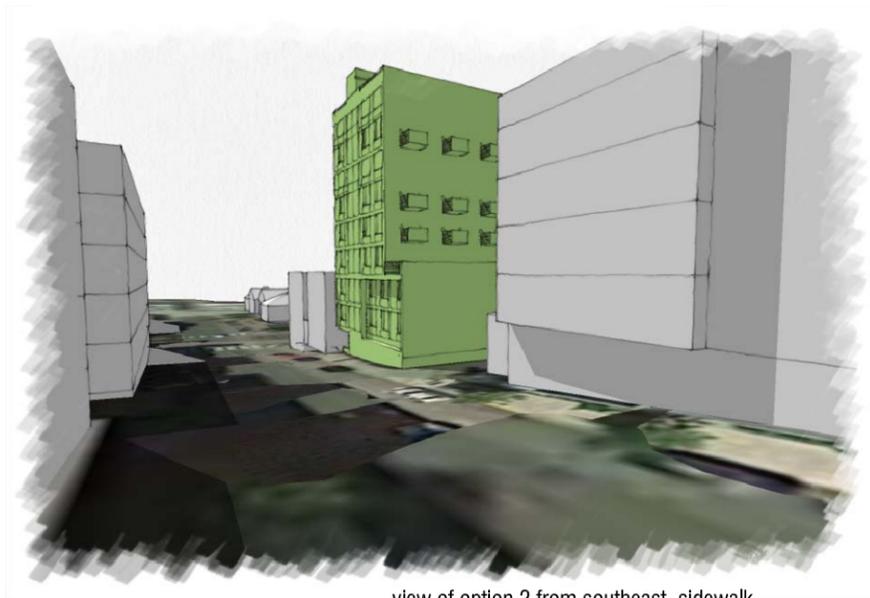




view of option 2 from southwest



view of option 2 from southeast



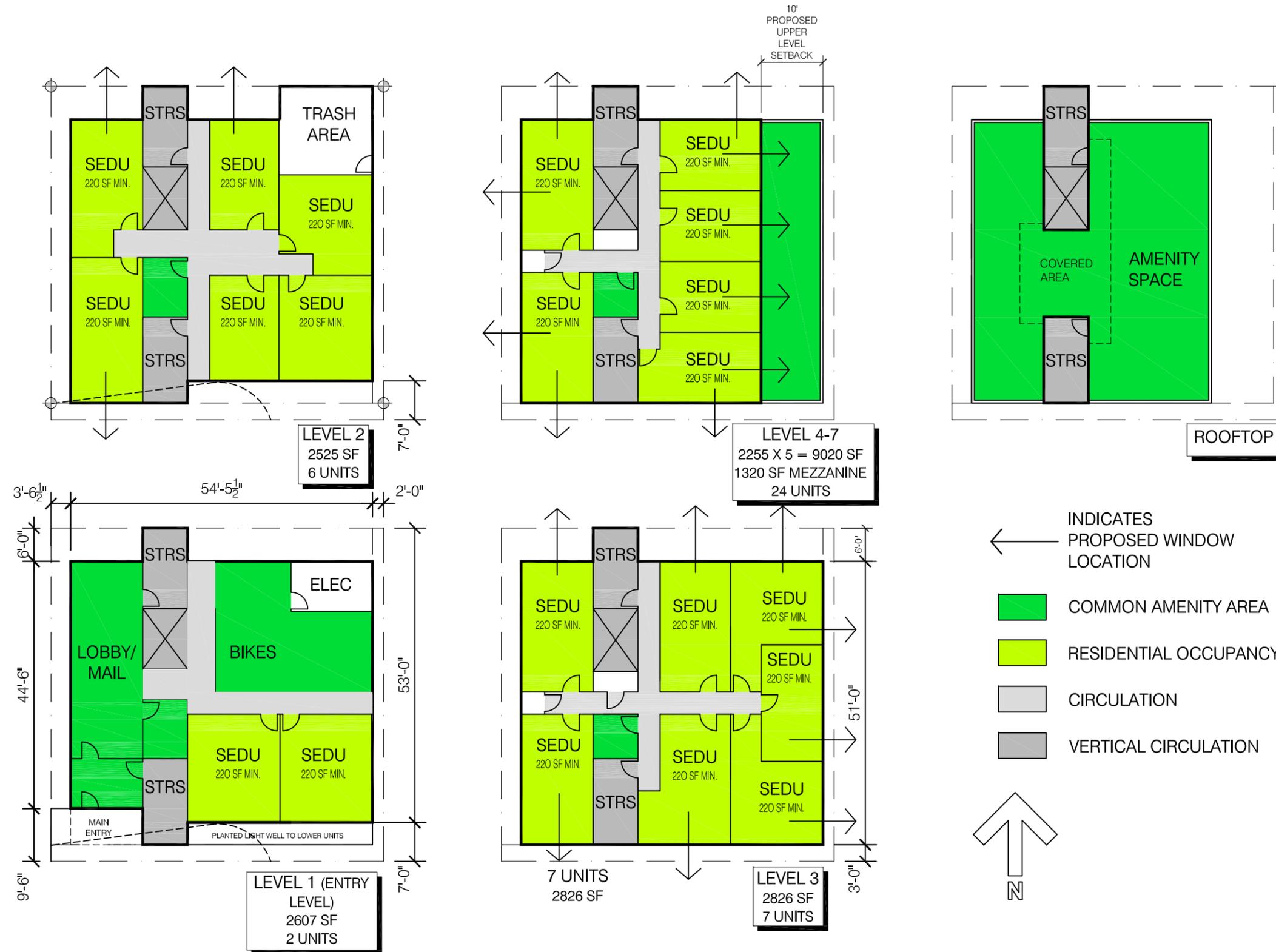
view of option 2 from southeast, sidewalk



view of option 2 from southwest, sidewalk

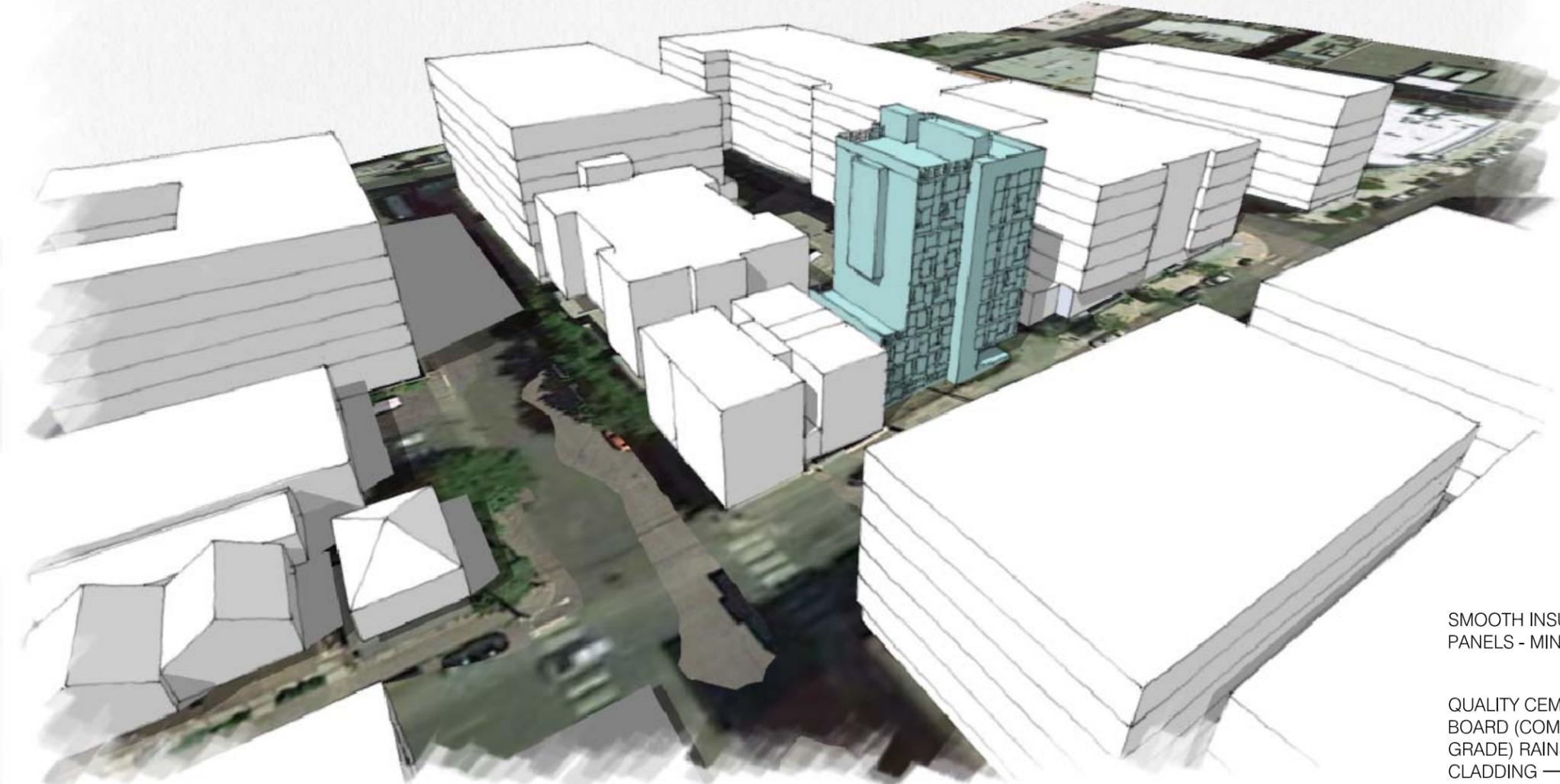


view of option 2 from south



MASSING: option 3 (preferred)

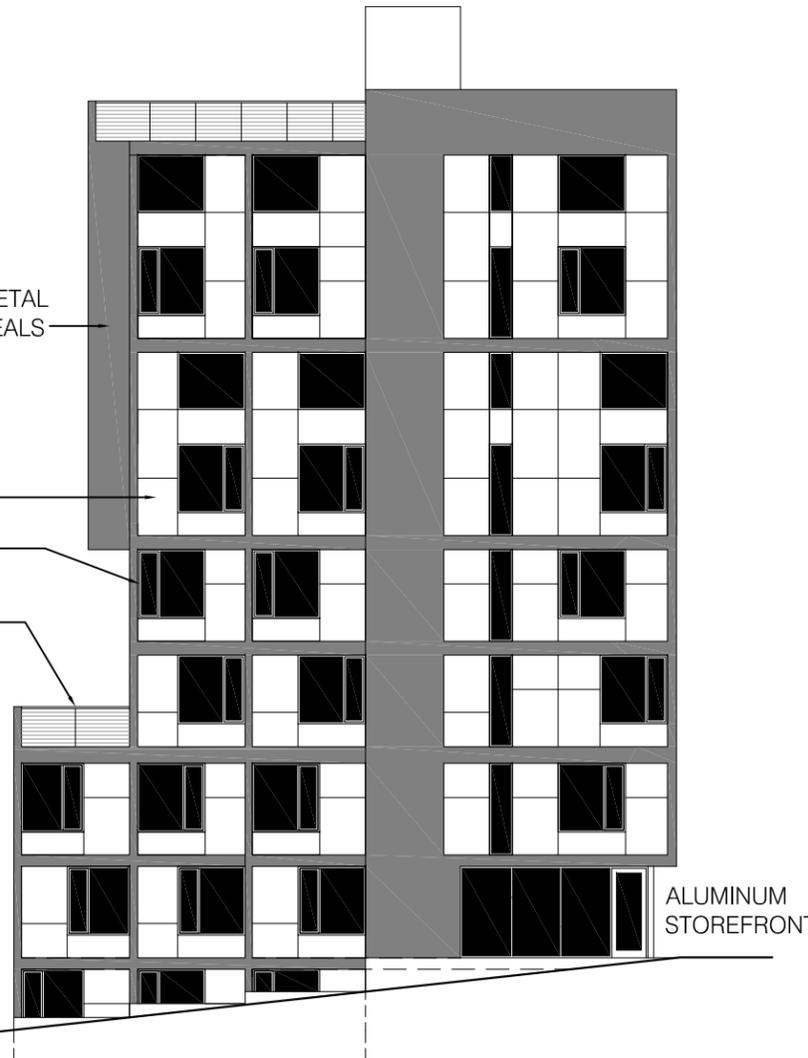
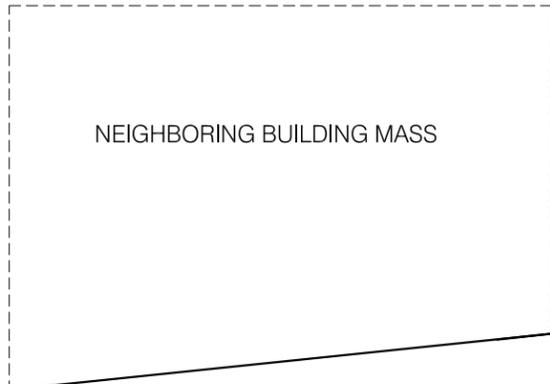
Project data
 Stories: 7 (5 over 2, 1 above grade)
 Gross Floor Area: 21,273 sf
 Unit Count: 49
 Potential Departures: Upper level setback moved to west side of building instead of alley. See departure request analysis.



OPTION 3 FROM SOUTHWEST

- PROS**
- Large massing on east side of building creating additional light and air to the neighboring, historic, low rise, brick multi-family building.
 - Large lobby space at east side of building activating the alley.
 - Amenity balcony faces the City of Seattle.
 - Large amenity roof top allowing for views of the city.
 - No windows along the west side of the building on floors 1 - 3 improving privacy for our residents as well as the residents in the neighboring building to the west.
 - Geometrically, the balcony on the west side of the building aligns with the rooftop of the building to the west creating a sense of one continuous building.
 - Interesting "random" fenestration pattern.
- CONS**
- Departure approval for setbacks along the east alley required.
 - Units at ground level along Republican creating privacy issues.

SMOOTH INSULATED METAL PANELS - MINIMAL REVEALS
 QUALITY CEMENTIOUS BOARD (COMMERCIAL GRADE) RAINSCREEN CLADDING
 DARK, VINYL WINDOWS
 GALVANIZED RAILINGS



CONCEPTUAL REPUBLICAN ELEVATION

ALUMINUM STOREFRONT



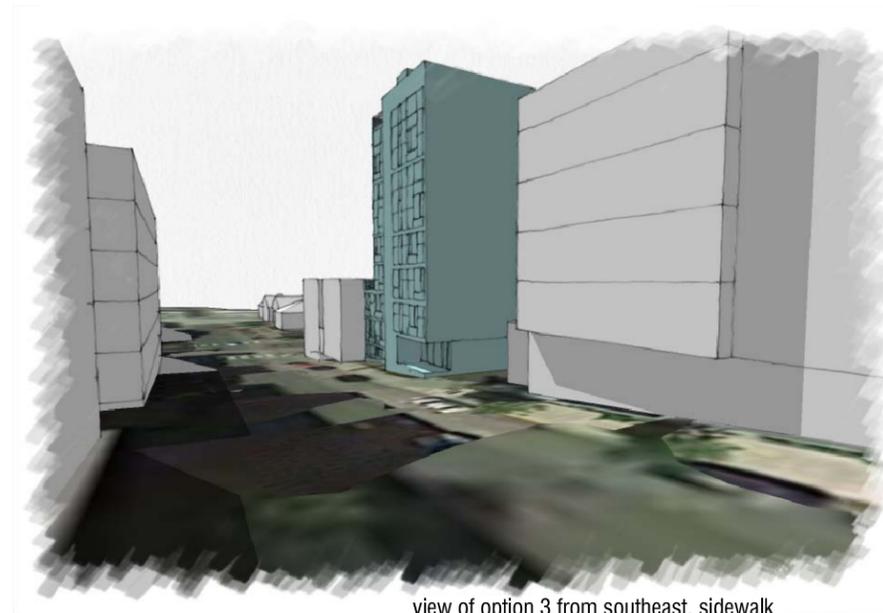
view of option 3 from southwest



view of option 3 from southeast



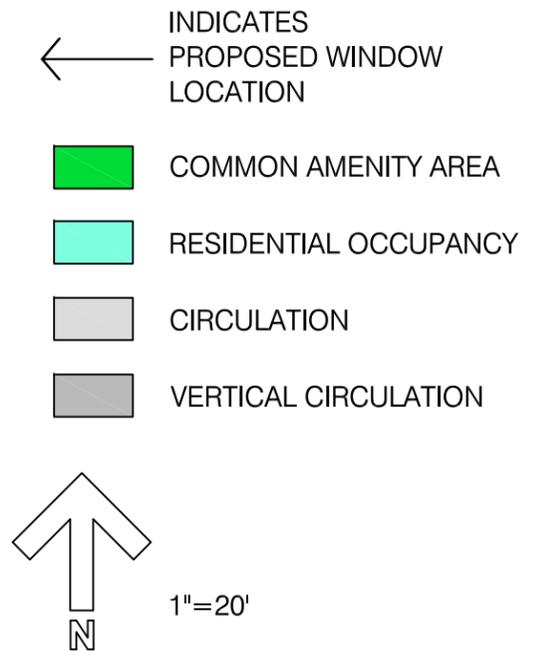
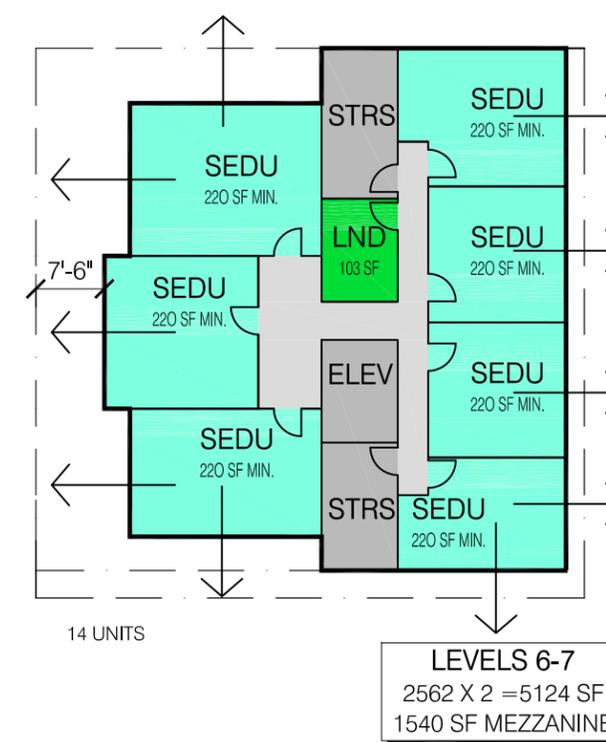
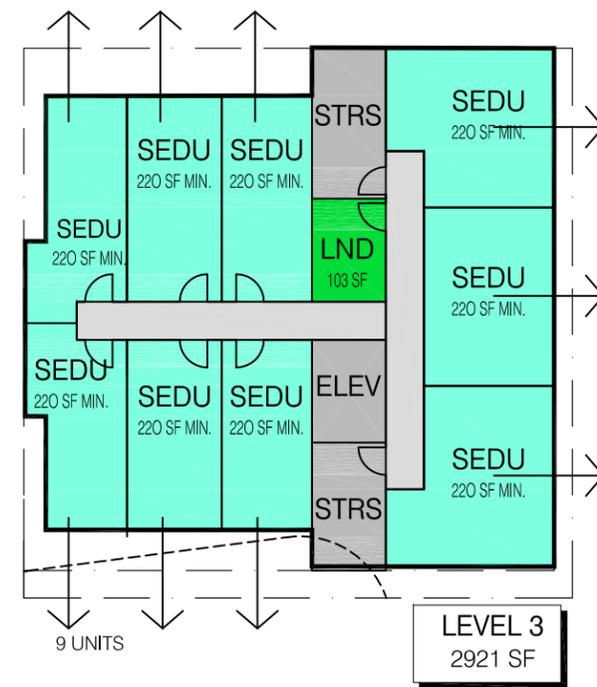
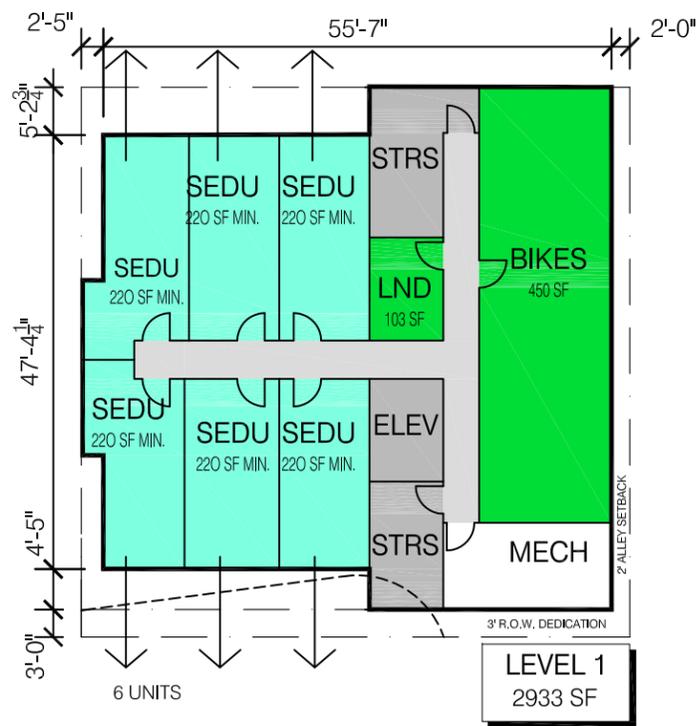
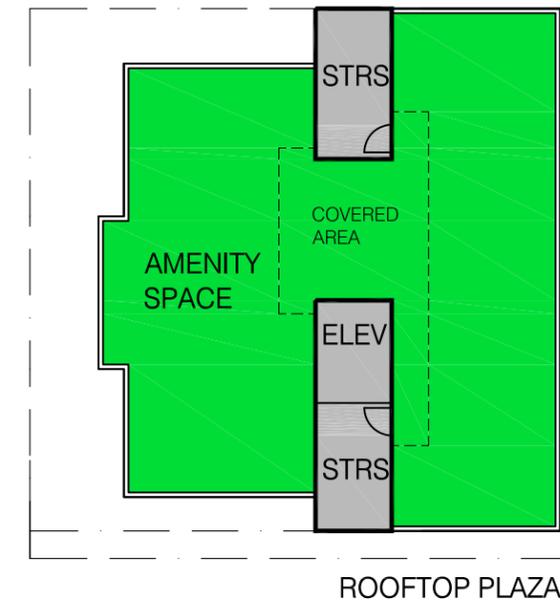
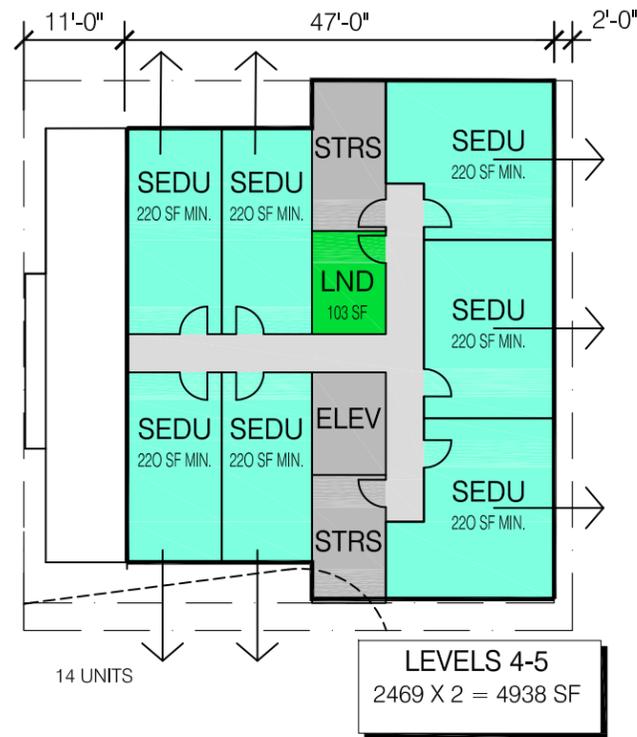
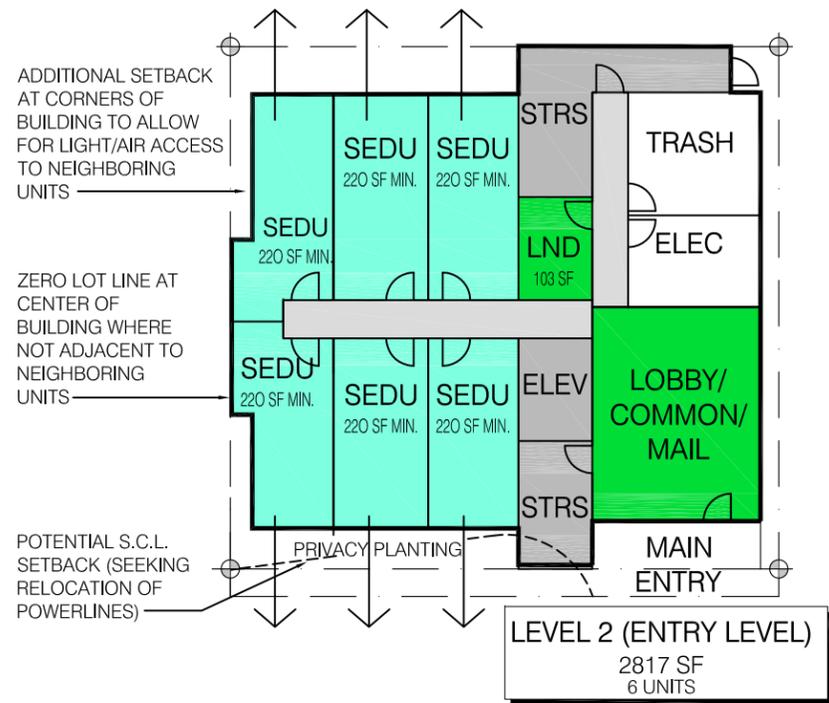
aerial view of option 3 from south



view of option 3 from southeast, sidewalk

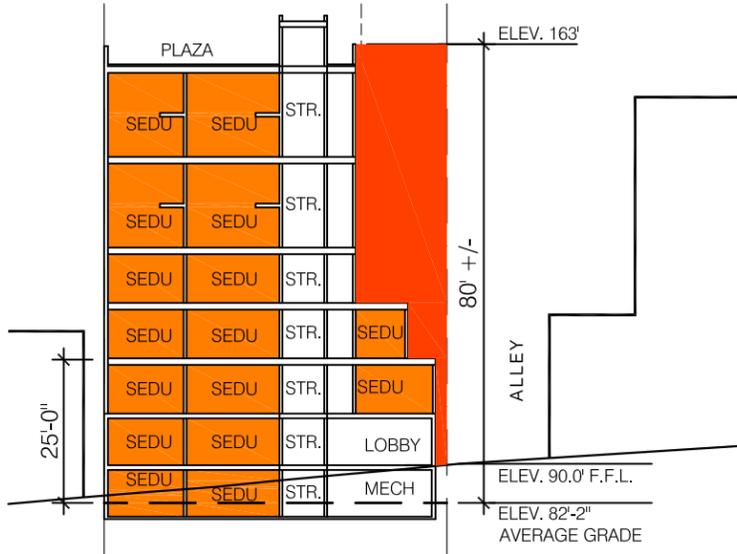


view of option 3 from southwest, sidewalk



MASSING: departure request analysis

preferred option

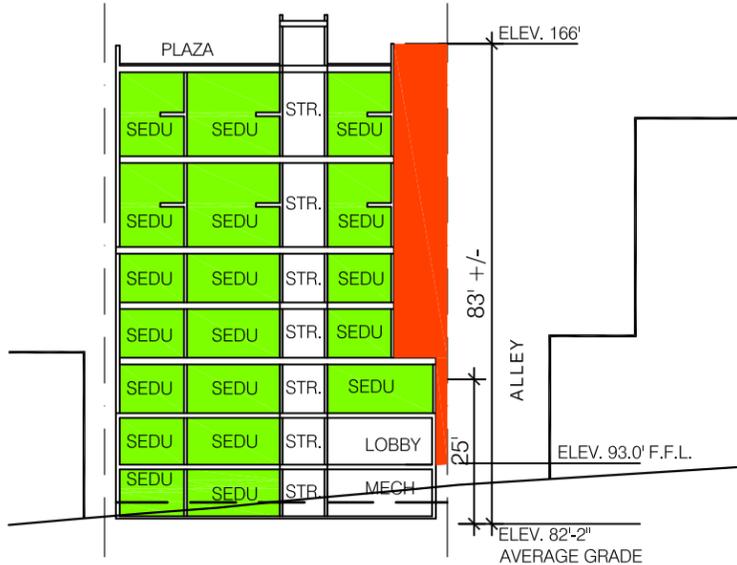


OPTION 1

SMC 23.48.012.A.3 & B : UPPER LEVEL SETBACK

2. Structures on lots abutting an alley in the SM/R designated area shall provide an upper-level setback for the facade facing an alley, for any portion of the structure greater than 25-feet in height.

B. Upper-level setbacks shall be provided as follows: Any portion of the structure shall be setback at least 1-foot for every 2-feet of height above a 25-foot, 45-foot, or 75-foot whichever is applicable pursuant to subsection A of this section, up to a maximum required setback of 15-feet.



OPTION 2

PROPOSAL

Allow the new building to encroach 6' into the required setback. The intent of the zoning ordinance is for the protection of sun exposure on residential zones. The proposed departure would not adversely impact the adjacent residential building.

JUSTIFICATION

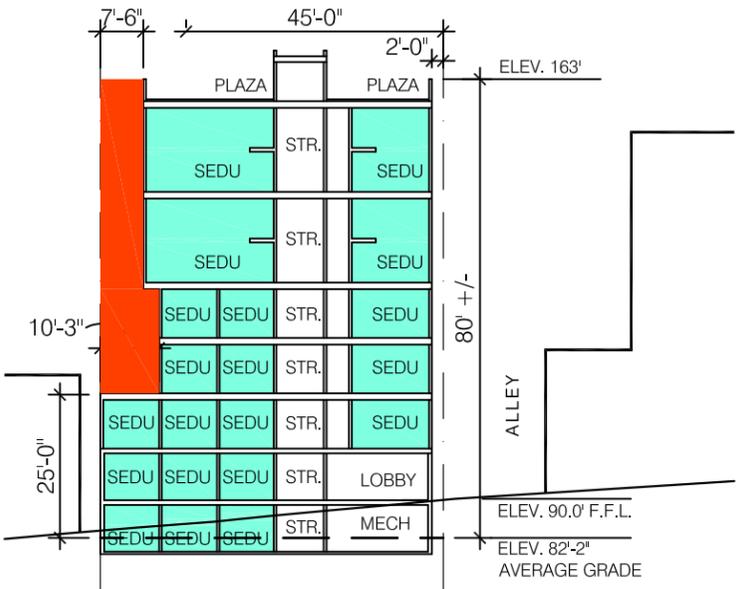
Less staggering of the structural lines of the building allows for more efficient construction in a wood framed building such as is proposed.

Allows for greater site utilization on the extremely small infill lot on which this project is proposed.

Mitigates whatever development area may be lost due to utility line clearances on the southwest side of the property (pending final review by SCL)

The overall effect on perceived height and shadows is minimal (see massing studies and shadow diagrams)

Upper level setback at a lower level(3 - where it will be most experienced by the public) is still preserved.



OPTION 3

PROPOSAL

Relocate the upper level setback to the west side of the building, adjacent to the existing historic brick lowrise mixed use building. The setback at this location will best protect the sun exposure to the adjacent, lower scaled residential buildings.

JUSTIFICATION

This massing respects the historic neighborhood context by allowing the neighboring brick building to maintain prominence on the south elevation. The proposed building is shorter than the existing brick building where directly adjacent.

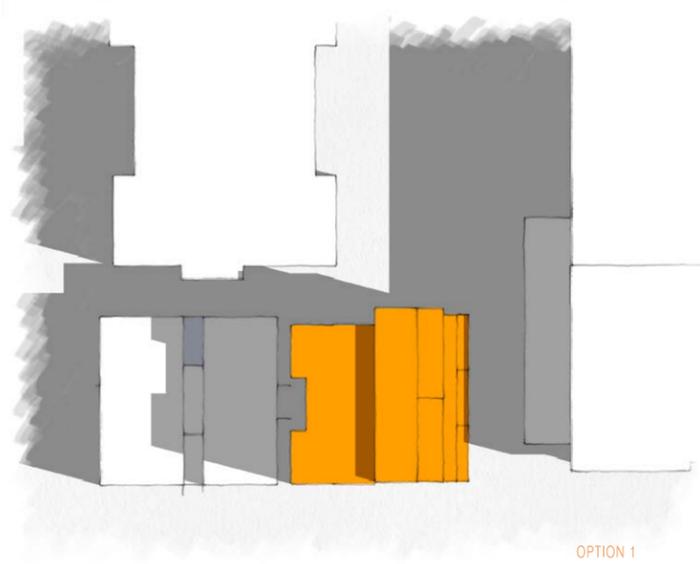
Greater separation from the existing low rise building helps to minimize the dramatic difference in height.

Staggering of the building levels with increasing west setbacks better match the topography of the site (sloping considerably up from west to east.)

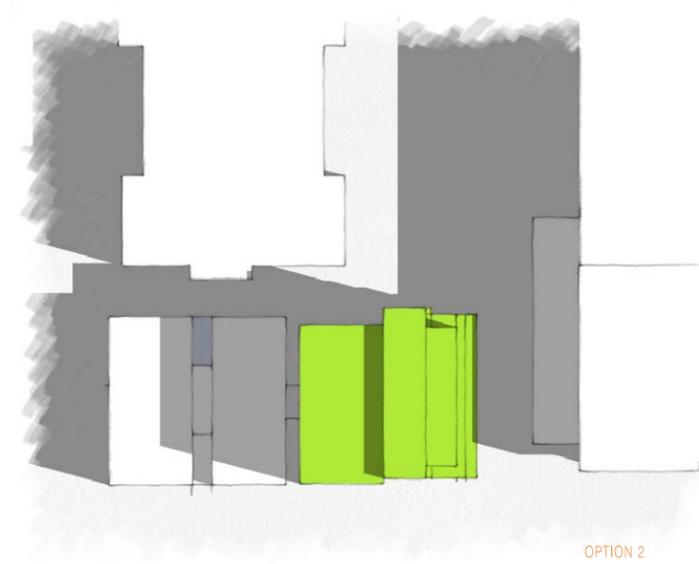
A better resident experience is gained for both this proposed building and the neighboring residents by providing greater separation from the adjacent building to the west and providing for greater access to sunlight above. The alley provides a great deal of separation already to the building to the east so additional setback there is not as effective as at this side of the building.

Given the best locations for entering and exiting the building (southeast corner and along alley), eliminating the setback along that facade allows for greater utilization of the site through efficient stair and elevator location/access.

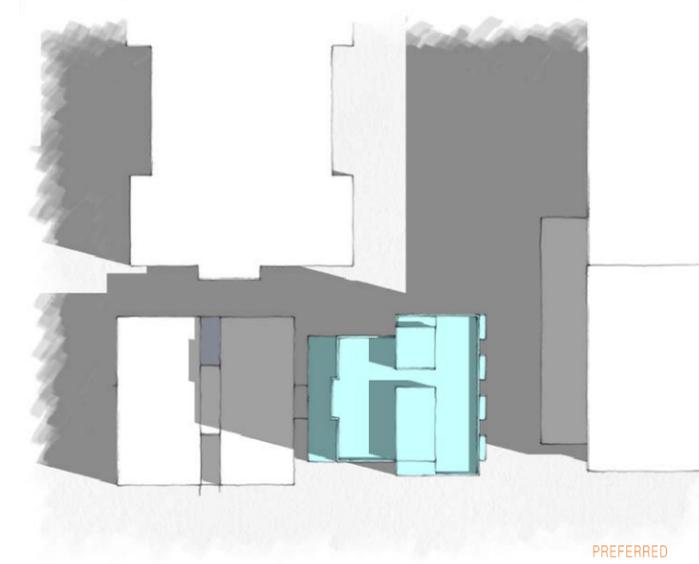
Mitigates whatever development area may be lost due to utility line clearances on the southwest side of the property (pending final review by SCL)



OPTION 1

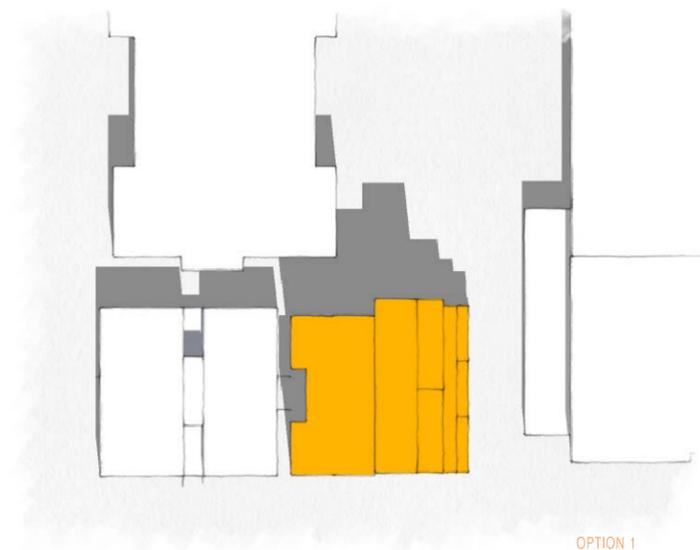


OPTION 2

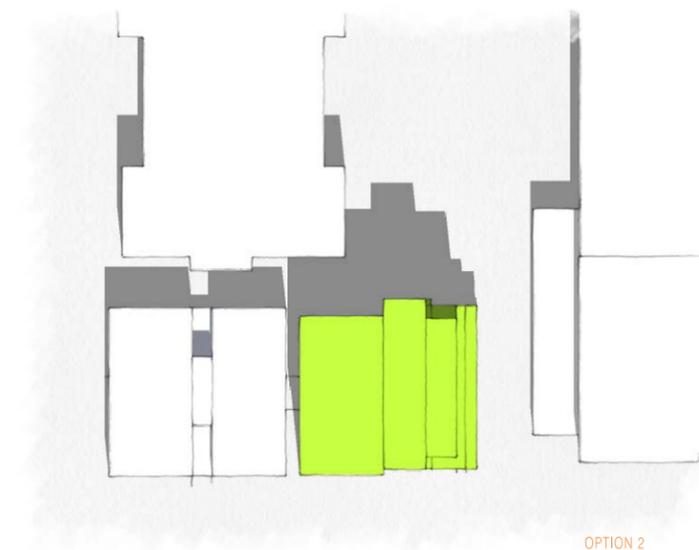


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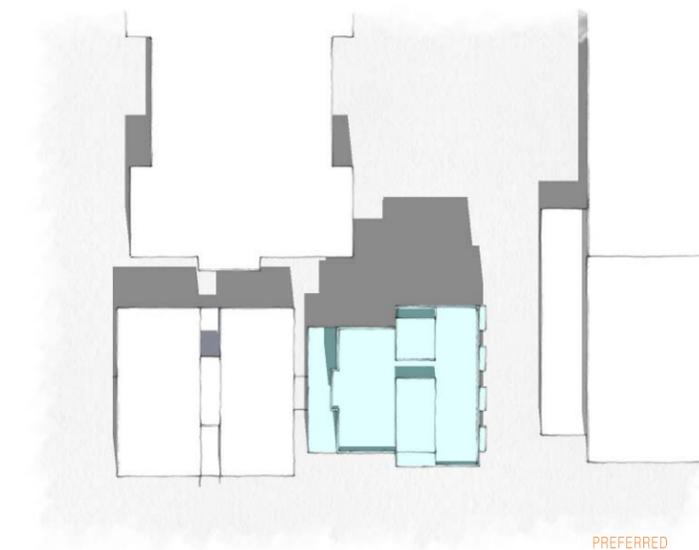
JUNE 21 - 9:00 AM



OPTION 1

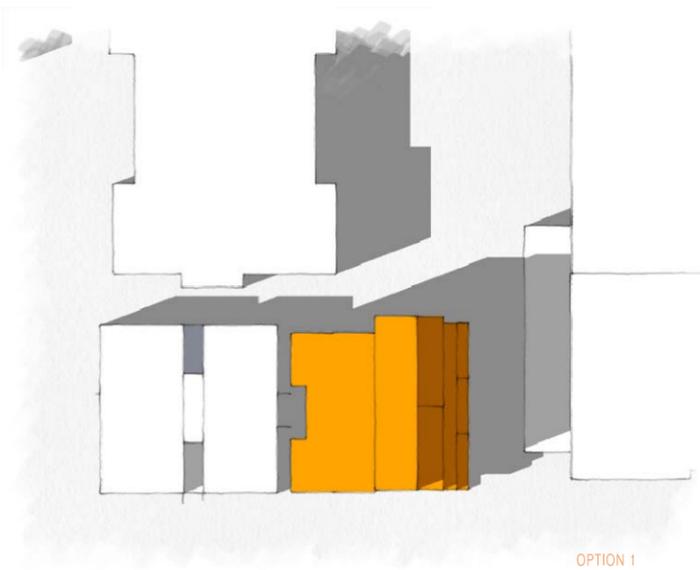


OPTION 2

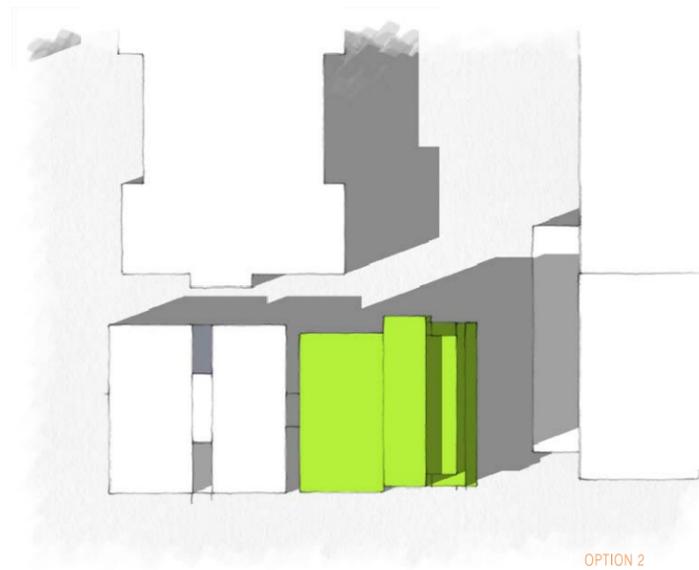


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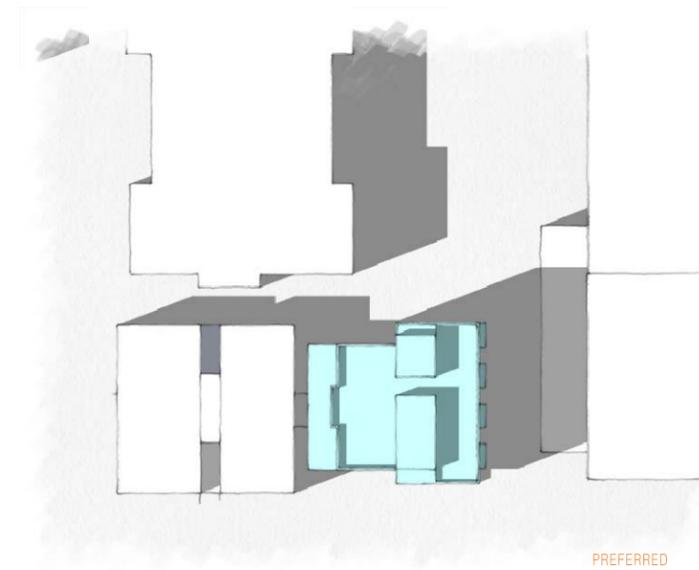
JUNE 21 - 12:00 PM



OPTION 1



OPTION 2



PREFERRED

JUNE 21 - 3:00 PM

PROJECT: design review criteria analysis

Design Review in South Lake Union is governed by both neighborhood specific design guidelines and citywide guidelines. Annotation has been provided in the table as to where SLU-specific supplemental guidance is needed as referenced in the design guidelines.

SEATTLE AND SOUTH LAKE UNION DESIGN GUIDELINES		OPTION 1	OPTION 2	OPTION 3
<p>CS1 NATURAL SYSTEMS AND SITE FEATURES Use natural systems and features of the site and its surroundings as a starting point for project design.</p>	<p>B2 Daylight and Shading Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.</p>	ACCESS TO SUN IS PROTECTED TO EAST NEIGHBOR		ACCESS TO SUN IS PROTECTED TO WEST NEIGHBOR
	<p>C2 Elevation Changes Use the existing site topography when locating structures and opens spaces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.</p>	ENTERING AT 2ND LEVEL ALLOWS OCCUPANCY OF LOWER FLOOR THROUGH MINIMAL LIGHT WELLS / PRIVACY PLANTINGS		ENTERING AT 2ND LEVEL ALLOWS OCCUPANCY OF LOWER FLOOR THROUGH MINIMAL LIGHT WELLS / PRIVACY PLANTINGS
	<p>I Responding to Site Characteristics New development is encouraged to take advantage of site configuration to accomplish sustainability goals. The Board is generally willing to recommend departures from development standards if they are needed to achieve sustainable design. Refer to the Leadership in Energy and Environmental Design manual which provides additional information. Examples include: 1. Solar Orientation 2. Storm water run-off, detention and filtration 3. Sustainable landscaping 4. Versatile building design for entire building life cycle</p>			
<p>CS2 URBAN PATTERN AND FORM Strengthen the most desirable forms, characteristics, & patterns of the streets, block faces, & open spaces in the surrounding area</p>	<p>D1 Existing Development and Zoning 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. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.</p>			<p>RESPONDS TO SCALE OF NEIGHBORING (WEST) BUILDING IN THE LEVEL AT WHICH THE PROPOSED BUILDING STEPS BACK FROM PROPERTY LINE ON WEST SIDE</p> <p>BULK OF MASS OF THE BUILDING IS TOWARD THE EXISTING HIGHER DEVELOPMENT TO THE EAST</p>
	<p>D4 Massing Choices Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.</p>			<p>RESPONDS TO SCALE OF NEIGHBORING (WEST) BUILDING IN THE LEVEL AT WHICH THE PROPOSED BUILDING STEPS BACK FROM PROPERTY LINE ON WEST SIDE</p> <p>BULK OF MASS OF THE BUILDING IS TOWARD THE EXISTING HIGHER DEVELOPMENT TO THE EAST</p>
	<p>D5 Respect for Adjacent Sites Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.</p>	MINIMAL OPENINGS IN NEW BUILDING ARE PROPOSED ADJACENT TO OPENINGS IN THE EXISTING NEIGHBOR TO THE WEST	MINIMAL OPENINGS IN NEW BUILDING ARE PROPOSED ADJACENT TO OPENINGS IN THE EXISTING NEIGHBOR TO THE WEST	MINIMAL OPENINGS IN NEW BUILDING ARE PROPOSED ADJACENT TO OPENINGS IN THE EXISTING NEIGHBOR TO THE WEST
	<p>I Responding to Site Characteristics a. Encourage provision of "outlooks and overlooks" for the public to view the lake and cityscapes. Examples include provision of public plazas and/or other public open spaces and changing the form or facade setbacks of the building to enhance opportunities for views.</p>		ADDITIONAL SETBACK INDICATED BETWEEN BUILDING TO THE WEST AND PROPOSED PROJECT	MODULATION IN FACADE AT LOWER 3 LEVELS CORRESPONDING WITH UNIT WINDOWS AT NEIGHBORING BUILDING
			<p>VIEWS AND OVERLOOKS FOR RESIDENTS WERE PARAMOUNT TO THE DESIGN. THE SMALL SITE LIMITS AVAILABILITY OF REAL ESTATE FOR PUBLIC AMENITY.</p>	

CS3 ARCHITECTURAL CONTEXT AND CHARACTER
Contribute to the architectural character of the neighborhood

A1 Fitting Old and New Together
Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

COMPLEMENTARY MATERIALS ARE PROPOSED THAT MATCH MUCH OF WHAT HAS RECENTLY BEEN BUILT IN THE AREA.

THE SCALE OF THE EXISTING BUILDING TO THE WEST IS ACKNOWLEDGED IN THIS OPTION.

COMPLEMENTARY MATERIALS ARE PROPOSED THAT MATCH MUCH OF WHAT HAS RECENTLY BEEN BUILT IN THE AREA.

A2 Contemporary Design
Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

THE CONTEMPORARY FORM AND FENESTRATION PATTERN PROPOSED CONTRIBUTES TO THE ALREADY DIVERSE AND INTERESTING MIX OF ARCHITECTURE IN THE AREA

I Height, Bulk and Scale
Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.

THE LARGER SCALE OF THE BUILDING HAS BEEN ARTICULATED THROUGH A CHANGE OF MATERIALS. THE FRAME AND PANEL DETAILING THAT HAS BEEN DONE CONSISTENTLY IN THE AREA IS PROPOSED.

THE SCALE OF THE EXISTING BUILDING TO THE WEST IS ACKNOWLEDGED IN THIS OPTION.

THE BUILDING HAS BEEN ARTICULATED THROUGH A CHANGE OF MATERIALS. THE FRAME AND PANEL DETAILING THAT HAS BEEN DONE CONSISTENTLY IN THE AREA IS PROPOSED.

II Architectural Context
i. Support the existing fine-grained character of the neighborhood with a mix of building styles.

THE BUILDING PROPOSED IS CLEARLY DIFFERENT THAN OTHERS IN THE AREA DUE LARGELY TO THE GEOMETRY OF THE SITE. THIS FORMATIVE DIFFERENCE SETS IT APART AND SUPPORTS THE EXISTING MIX OF NEIGHBORHOOD BUILDINGS.

THE BUILDING PROPOSED IS CLEARLY DIFFERENT THAN OTHERS IN THE AREA DUE LARGELY TO THE GEOMETRY OF THE SITE. THIS FORMATIVE DIFFERENCE SETS IT APART AND SUPPORTS THE EXISTING MIX OF NEIGHBORHOOD BUILDINGS.

THE UNIQUE FORM AND FENESTRATION IN THIS OPTION PROVIDE AN ADDITIONAL LEVEL OF UNIQUENESS.

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

A2 Adding to Public Life
Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.

A RIGHT OF WAY DEDICATION WILL BE COMPLETED AS PART OF THE DEVELOPMENT OF THIS PROJECT, PROVIDING 3' ADDITIONAL SPACE TO THE R.O.W.

STREETFRONT IMPROVEMENTS CONSISTENT WITH THE BLOCKS TO THE EAST OF THIS PROJECT ARE PROPOSED.

THE MAIN ENTRY IS RECESSED AND THE ACTIVE LOBBY SPACE IS LOCATED AT THE STREETFRONT TO CONTRIBUTE TO ACTIVATING THE ALLEY/ALLEY CORNER

I Human Activity
iii. Design for a network of safe and well-lit connections to encourage human activity and link existing high activity areas.

III Pedestrian Open Spaces and Entrances
New developments are encouraged to work with the Design Review Board and interested citizens to provide features that enhance the public realm, i.e. the transition zone between private property and the public right of way. The Board is generally willing to consider a departure in open space requirement if the project proponent provides an acceptable plan for features such as:
b. pedestrian oriented street lighting
c. street furniture

APPLICANT IS OPEN TO THE ADDITION OF STREET FURNITURE AS APPROPRIATE AND WILL CONTINUE DEVELOPMENT ON PROVISION OF PEDESTRIAN ORIENTED STREET LIGHTING.

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

A1 Access for All
Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate "back door" entrances for persons with mobility limitations.

BARRIER FREE ENTRY IS PROPOSED TO THE BUILDING. ADDITIONALLY, ALL LEVELS ARE SERVICED BY AN ELEVATOR. ELEVATOR ACCESS TO THE ROOFTOP PLAZA IS PROVIDED PROVIDING YET ANOTHER LEVEL OF EQUAL AMENITY FOR RESIDENTS.

PL2 WALKABILITY (continued)

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

B2 Lighting for Safety

Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

WILL BE PROVIDED REGARDLESS OF OPTION

B3 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. Choose semi-transparent rather than opaque screening.

STOREFRONT WINDOWS INTO A LARGE, ACTIVE, LOBBY PLANNED IN ALL OPTIONS

C1 Locations and Coverage

Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the whole length of the building, where possible.

OVERHEAD PROTECTION PROVIDED AT ALL OPTIONS.

I Streetscape Compatibility

Where appropriate, consider a reduction in the required amount of commercial and retail space at the ground level, such as in transition zones between commercial and residential areas. Place retail in areas that are conducive to the use and will be successful.

THE STEEP SLOPING SIDEWALK AND ADJACENCY TO MOSTLY RESIDENTIAL BUILDINGS AROUND SUBJECT SITE DO NOT LEND THEMSELVES TO A RETAIL USE. GROUND LEVEL COMMON AREA FOR RESIDENTIAL UNITS IS PLANNED AS THE ACTIVE USE VS. RETAIL OR COMMERCIAL SPACE.

PL3 STREET-LEVEL INTERACTION

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

A1 Entries - Design Objectives

Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each

- c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

THE ENTRIES FOR ALL OPTIONS ARE CLEARLY DELINEATED. LOW WALLS (SITTING HEIGHT) WILL MARK THE ENTRIES. .

A1 Entries - 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. Consider a range of elements such as:

- a. overhead shelter; canopies, porches, building extensions;
- b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
- c. ground surface: seating walls, special paving, landscaping, trees, lighting
- d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

THE ENTRIES FOR ALL OPTIONS HAVE BEEN CONCEPTUALLY DESIGNED AS AN ENSEMBLE OF ELEMENTS.

II Human Activity

Create graceful transitions at the street-scape level between the public and private uses.

AT GRADE, RECESSED AND GENEROUS ENTRY ALCOVES FOR ALL OPTIONS PROVIDE A GRACEFUL TRANSITION.

III Transition Between Residence and Street

Consider designing the entries of residential buildings to enhance the character of the street-scape through the use of small gardens, stoops and other elements to create a transition between the public and private areas. Consider design options to accommodate various residential uses, i.e., townhouse, live-work, apartment and senior-assisted housing.

THE ENTRIES TO ALL OPTIONS HAVE BEEN CONCEPTUALLY DESIGNED TO ENHANCE THE CHARACTER OF THE STREETScape.

PL4 ACTIVE TRANSPORTATION

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

A2 Connections to All Modes

Site the primary entry in a a location that logically relates to building uses and clearly connects all major points of access.

ENTRY ON ALL OPTIONS IS LOCATED ADJACENT TO VERTICAL CIRCULATION AND AT A LEVEL THAT PROVIDES BARRIER FREE ACCESS

B2 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.

SECURE, INDOOR BIKE STORAGE IS PLANNED ON THE LOWER FLOOR, ACCESSED THROUGH ELEVATOR OR DOWN STAIRS

AN OPEN BIKE STORAGE AREA IS PLANNED IN THIS OPTION ON THE LOWEST FLOOR PROVIDING IMMEDIATE ACCESS TO THE STREET.

SECURE, INDOOR BIKE STORAGE IS PLANNED ON THE LOWER FLOOR, ACCESSED THROUGH ELEVATOR OR DOWN STAIRS

C3 Transit Connections

Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routs are and include design features and connections within the project design as appropriate.

SEE CONTEXT MAPS.

DC1 PROJECT USES AND ACTIVITIES

Optimize the arrangement of uses and activities on site.

A4 Views and Connections

Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

VIEWS AND ACCESS TO SUN HAVE DETERMINED LOCATION OF ALL INTERIOR SPACES.

C4 Service Uses

Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

SERVICE USES HAVE BEEN LOCATED IN THE ALLEY, SIMILAR TO ALL OTHER FACILITIES IN THE AREA. A SEPARATE, ENCLOSED TRASH AND RECYCLING AREA HAS BEEN PROVIDED TO MINIMIZE IMPACTS ON THE SURROUNDING NEIGHBORS.

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.

A2 Massing - Reducing Perceived Mass

Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

VIEWS AND ACCESS TO SUN HAVE DETERMINED LOCATION OF ALL INTERIOR SPACES.

B1 Facade 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 through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.

MASSING ONLY AT THIS STAGE IN THE PROJECT. CONCEPTUAL FRONT ELEVATIONS HAVE BEEN PROVIDED FOR COMMENT.

C1 Visual Depth and Interest

Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the building facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

MASSING ONLY AT THIS STAGE IN THE PROJECT. WILL CONTINUE TO EXPLORE AREAS FOR ENHANCED INTEREST AND DEPTH.

SEATTLE AND SOUTH LAKE UNION DESIGN GUIDELINES		OPTION 1	OPTION 2	OPTION 3
<p>DC2 ARCHITECTURAL CONCEPT (CONT'D) Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.</p>	<p>D1 Human Scale Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.</p>	<p>THE STEPPING AND OPEN BALCONIES ALONG THE ALLEY ENGAGE THE PEDESTRIAN AND PROVIDE A HUMAN SCALE ELEMENT ON THAT FACADE.</p>	<p>THE STEPPING AND OPEN BALCONIES ALONG THE ALLEY ENGAGE THE PEDESTRIAN AND PROVIDE A HUMAN SCALE ELEMENT ON THAT FACADE.</p>	<p>THE STEPPING AND OPEN BALCONIES ALONG THE WEST FACADE PROVIDE A BREAK IN THE VERTICAL MASSING, BREAKING THE SCALE OF THE BUILDING DOWN.</p>
	<p>D2 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.</p>	<p>THE ARCHITECTURAL CONCEPT IMAGES ESTABLISHED A FRAMEWORK OF CONTROLLED "CELLS" OR MODULES THAT WILL BE CONSISTENTLY APPLIED TO THE FACADES</p>		
	<p>E1 Form and Function - Legibility and Flexibility Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.</p>	<p>THE OPTIONS REFLECT THE FUNCTION WITHIN WELL, CLEARLY ORGANIZING AROUND VERTICAL CIRCULATION ELEMENTS AND PROVIDING IDENTITY FOR EACH INDIVIDUAL UNIT CONSISTENT WITH THE ARCHITECTURAL CONCEPT IMAGERY.</p>		
	<p>I Architectural Concept and Consistency Design the "fifth elevation" - the roofscape - in addition to the streetscape. As this area topographically is a valley, the roofs may be viewed from locations outside the neighborhood such as the freeway and Space Needle. Therefore, views from outside the area as well as from within the neighborhood should be considered, and roof-top elements should be organized to minimize impacts from the freeway and elevated areas.</p>	<p>THE "FIFTH ELEVATION" IS EXPRESSED CLEARLY IN ALL OPTIONS WITH EXTENSIVELY DEVELOPED ROOFTOP PLAZA'S ACCESSED BY ELEVATOR AND STAIR TO PROVIDE MAXIMUM USABILITY.</p>		
<p>DC3 OPEN SPACE CONCEPT Integrate open space design with the design of the building so that each complements the other.</p>	<p>A1 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.</p>	<p>GIVEN THE LIMITED SIZE OF THE PARCEL, OPEN SPACES HAVE BEEN PROVIDED IN ALL OPTIONS AS AN ASSORTMENT OF ROOFTOP PLAZAS AND PROJECTING BALCONIES. THESE SPACES INCLUDE SOME AREA OF COVER TO ALLOW USE ALL YEAR ROUND.</p>		
	<p>B1 Meeting User Needs Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.</p>	<p>ALL OPTIONS HAVE BEEN CONCEPTUALLY DESIGNED TO ACCOMMODATE THE PLANNED USES. FURTHER REFINEMENT WILL OCCUR WITH MASTER USE PERMIT SUBMITTAL</p>		
	<p>B4 Multifamily Open Space Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered,) barbeques, resident meetings, and crafts or hobbies.</p>	<p>GIVEN THE LIMITED SIZE OF THE PARCEL, OPEN SPACES HAVE BEEN PROVIDED IN ALL OPTIONS AS AN ASSORTMENT OF ROOFTOP PLAZAS AND PROJECTING BALCONIES. THESE SPACES INCLUDE SOME AREA OF COVER TO ALLOW USE ALL YEAR ROUND. FURTHER REFINEMENT OF FUNCTION OF THESE SPACES WILL COME WITH MASTER USE PERMIT SUBMITTAL DEVELOPMENT.</p>		
	<p>C2 Amenities and Features Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hard-scape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.</p>	<p>ALL OPTIONS PROPOSED INCLUDE EXTENSIVE ROOFTOP PLAZA FEATURES.</p>		

DC3 OPEN SPACE CONCEPT (continued)

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

I Landscaping to Reinforce Design Continuity With Adjacent Sites

- i. Encourage landscaping that meets LEED criteria. This is a priority in the Cascade neighborhood.
- ii. Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.
- v. Reference the City of Seattle Right Tree Book and the City Light Streetscape Light Standards Manual for appropriate landscaping and lighting options for the area.

THERE IS LIMITED PLANTING AREA ALLOWED ON THIS SMALL SITE, HOWEVER, LANDSCAPING THAT MEETS LEED CRITERIA WILL CONTINUE TO BE EXPLORED.

DC4 EXTERIOR ELEMENTS AND FINISHES

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

A1 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.

A HIGH QUALITY CEMENTITIOUS PANEL RAINSCREEN APPLICATION WITHIN A FRAMEWORK OF SMOOTH, INSULATED METAL PANELS IS PROPOSED. THE PATTERN OF REVEALS AND OPTIONS FOR COLOR ALLOWS FOR INTERESTING AND HIGH QUALITY DETAILING.

A2 Climate Appropriateness

Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

BUILDING ENVELOPE DETAILING WILL BE PERFORMED BY A LOCAL ENGINEER ENSURING COMPATIBILITY WITH OUR CLIMATE.

C1 Lighting - 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.

TO BE PROVIDED WITH FURTHER DEVELOPMENT

C2 Lighting - Avoiding Glare

Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

TO BE PROVIDED WITH FURTHER DEVELOPMENT

köz: relevant experience

Köz Development designs, develops and constructs micro-housing in urban infill locations and student housing for universities across the Country.

Köz provides affordable urban living, accessible for students and individuals in the workforce, providing a housing option in a high quality building near work, school, local amenities such as restaurants, coffee shops, bars, etc. and transit requiring little to no dependence on an automobile for transportation. Köz projects require only limited land and are built as environmentally-friendly structures adding vibrancy to their neighborhoods.



TRINITY LUTHERAN COLLEGE, STUDENT HOUSING
58 ROOM DORMITORY FOR TRINITY LUTHERAN COLLEGE, EVERETT, WA



EVERETT COMMUNITY COLLEGE, STUDENT HOUSING
120 ROOM DORMITORY FOR EVERETT COMMUNITY COLLEGE, EVERETT, WA



kōz 2211 FOURTH
110 UNIT APARTMENT BUILDING IN PORTLAND, OREGON



kōz 216X SOUTHWEST YAMHILL
30 UNIT APARTMENT BUILDING IN PORTLAND, OREGON