

kōz 1208 REPUBLICAN = design review recommendation packet



project #3019904
march 16, 2016

previous submittals:
EARLY DESIGN GUIDANCE
Approved August 12, 2015

MASTER USE PERMIT
Submitted October 30, 2015
First Comments December 17, 2015

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 49 small efficiency dwelling units, a resident lobby and amenities, and a common rooftop plaza.

CONTENTS

Project Information	2
Context: Zoning, Land Use, Neighborhood Buildings	3-4
Context : Immediate Neighbors	5
Project : Existing Site Plan	6
Project: Site Analysis	7
Project : Zoning Detail	8
Urban Design: Architecture	9
Urban Design: Republican Streetscape	10-11
Urban Design: Alley	12
Project: Concept, Landscape, Materials	13
Project: Proposed Site Plan	14
Project: Floor Plans	15-19
Project: Roof Plaza Plan	20
Project: South Elevation	21
Project: West Elevation	22
Project: East Elevation	23
Project: North Elevation	24
Project: Building Sections	25
Project: Streetscape Elevation and Plan	26
Project: Street Level Perspective Drawings	27
Project: Overall Perspective Drawings	28
Project: Street Level Elevation and Perspective Drawings	29
Project: Overall Perspective Drawings	30
Project: Landscape Plan	31
Project: EDG Guidance Response Narrative	32
Project: Design Review Priority Criteria Analysis	33-34
Project: Departure Request Analysis	35

Address:	1206-1210 Republican Street Seattle, WA
Owner:	kōz 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

PROJECT INFORMATION

Address: 1206-1210 Republican Street
Seattle, WA

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

Developer: same as Owner

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

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.

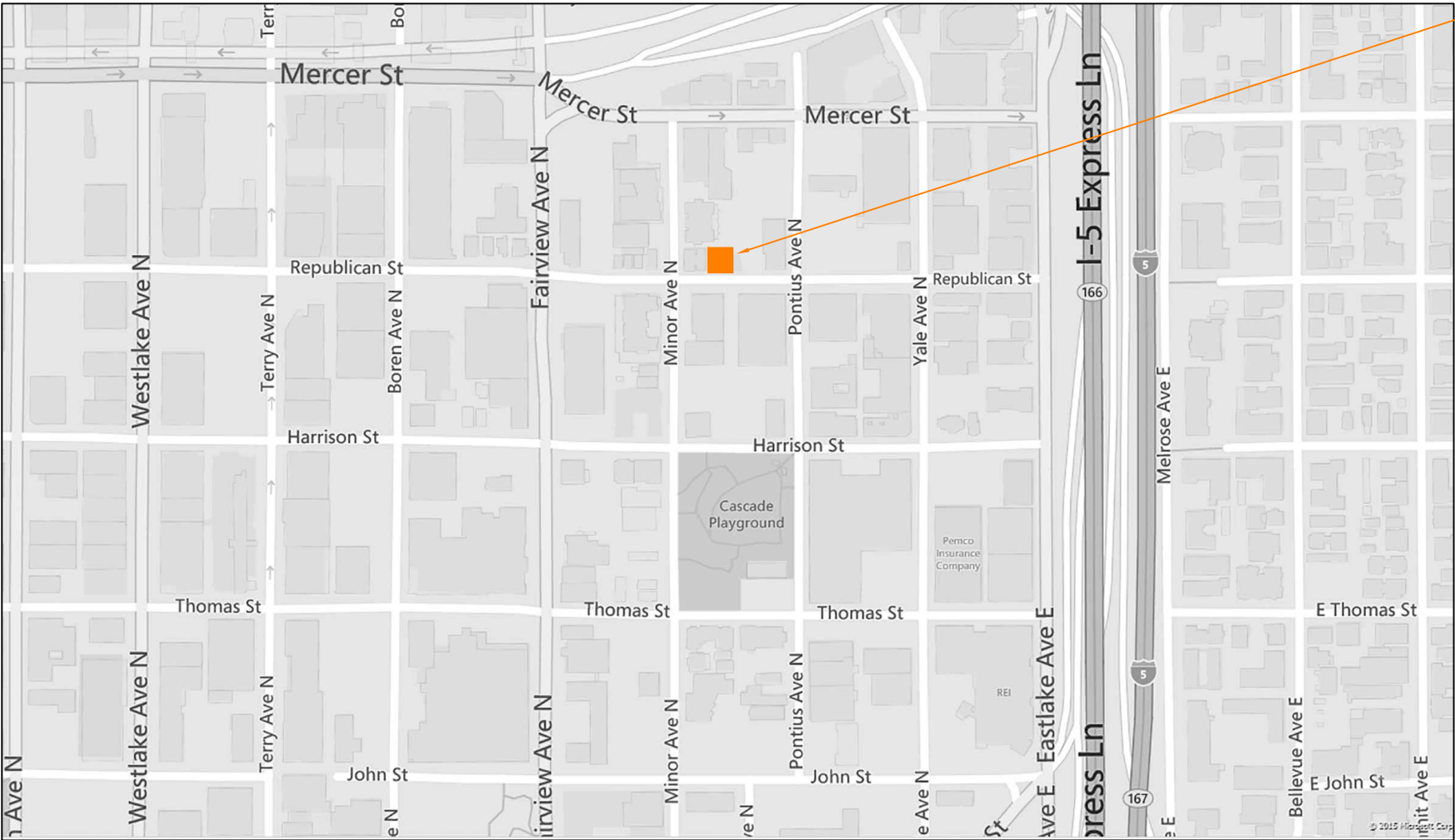
Zoning Summary:
The site is zoned SM/R 55/85 - South Lake Urban Center. The maximum height for residential use is 85', for commercial uses, the maximum height is 55'.

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

Parking is not required.

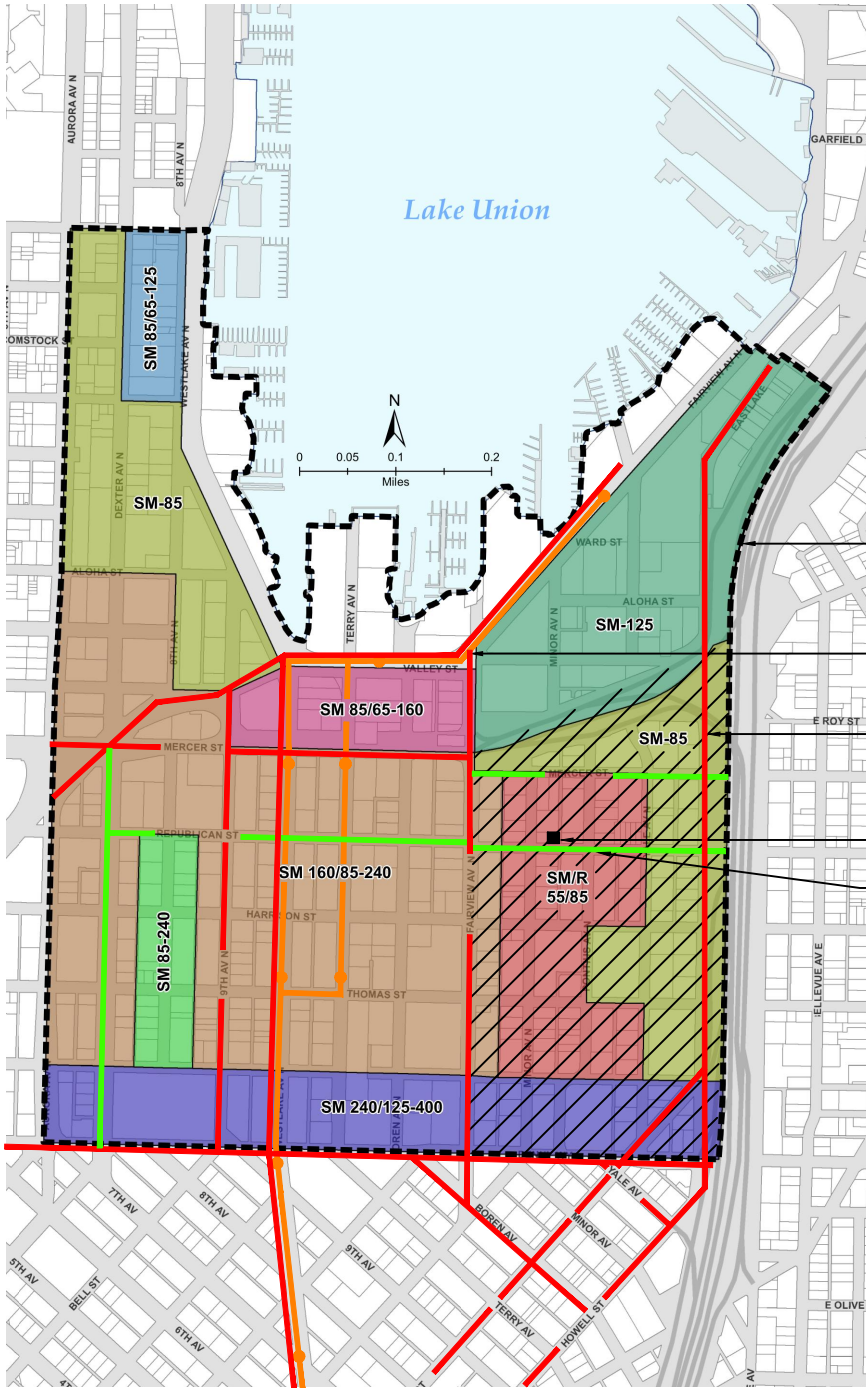
Project Goals:
Develop an innovative, high-density, housing facility to help fill the extreme deficit in affordable living options within a reasonable walking distance of the South Lake Union employment area.

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



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.

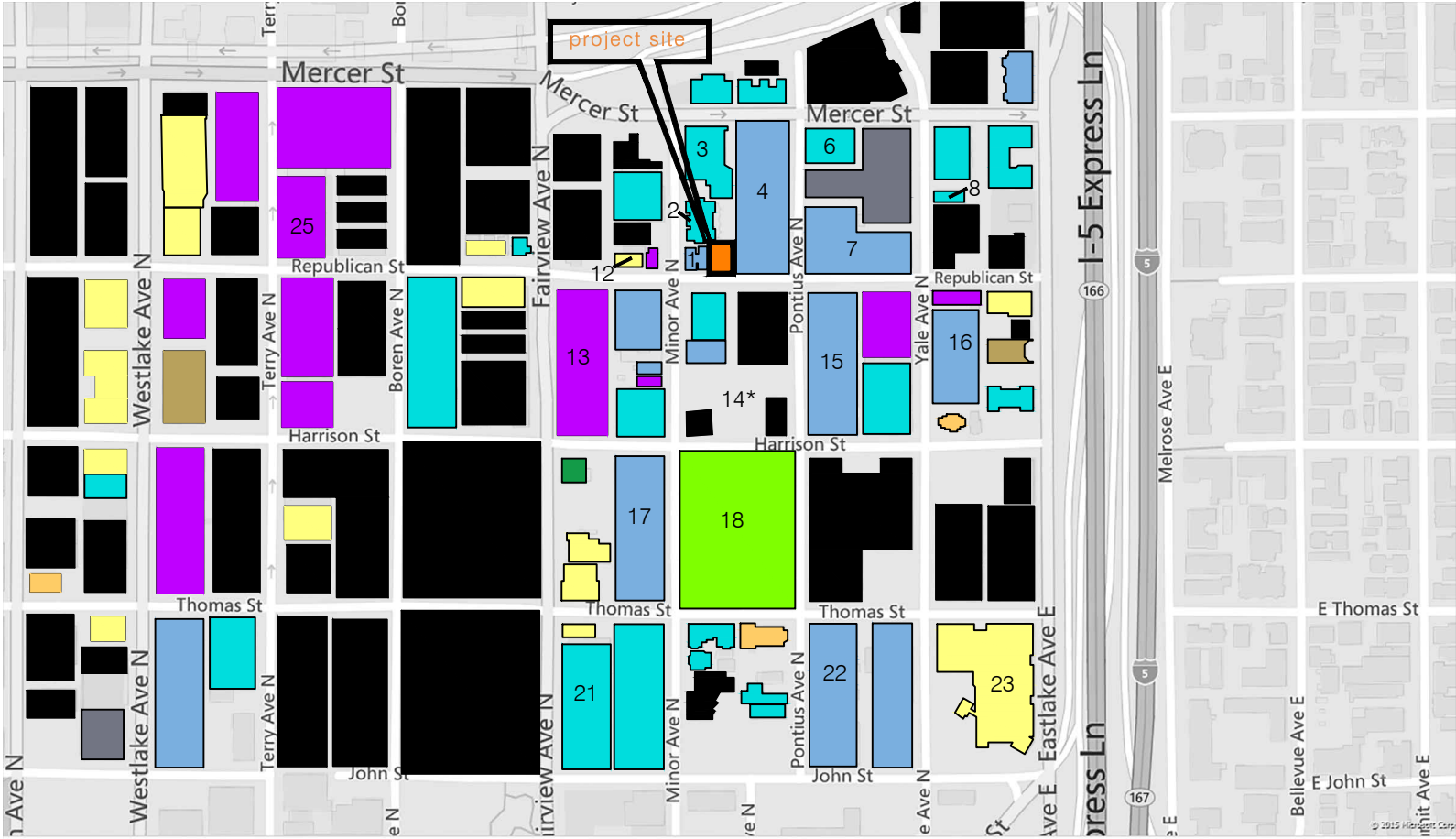
- South Lake Union Urban Center boundary
- Seattle Streetcar Line
- Hatched area designates Cascade Neighborhood extents
- PROJECT SITE
- Type II Pedestrian Street, No facade requirements apply

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
- Multi Family Residential
- Mixed Use - Office
- Retail
- Office
- Religious
- Park
- Service
- Mixed Use - Residential

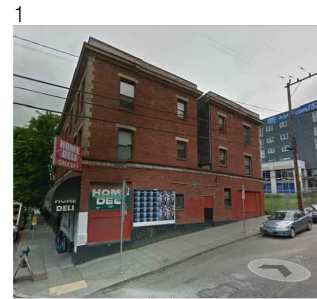
- School/Institution
- Utility
- Warehouse
- Site

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
- 2) Kerner-Scott House
- 3) Rivet Apartments
- 4) AMLI 535 Apartments
- *5) Proposed 204 Unit Apartment
- 6) AMLI SLU Phase 2
- 7) AMLI SLU Phase 1
- 8) Art Stable Loft
- 9) WEWORK office
- 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
- 17) Alcyone Apartments
- 18) Cascade Park
- *19) Proposed 385 Apartments
- 20) Pemco Insurance HQ
- 21) 221 Minor AVE Apartments
- 22) Alley-24 Apartments
- 23) REI HQ
- 24) Troy Blocks office
- 25) Amazon HQ

CONTEXT: neighborhood buildings



502 Minor AVE Apartments



Kerner-Scott Apartments



Rivet Apartments



AMLI 535 Apartments



Proposed 204 Unit Apartment



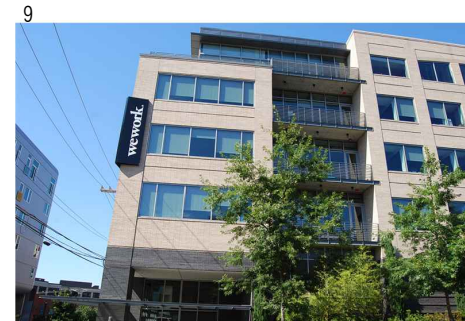
AMLI SLU Phase 2



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



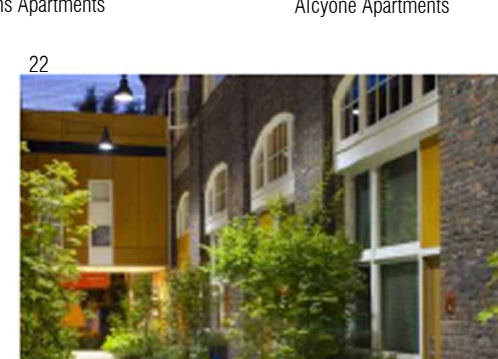
Proposed 385 Apartments



Pemco Insurance HQ



221 Minor AVE Apartments



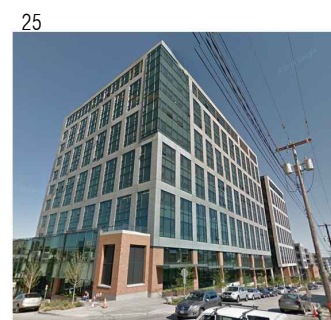
Alley-24 Apartments



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.

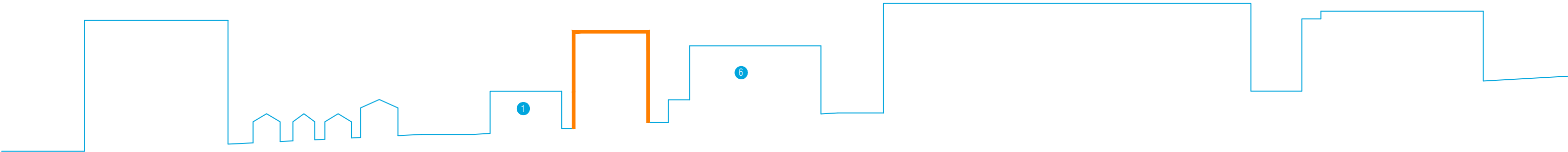
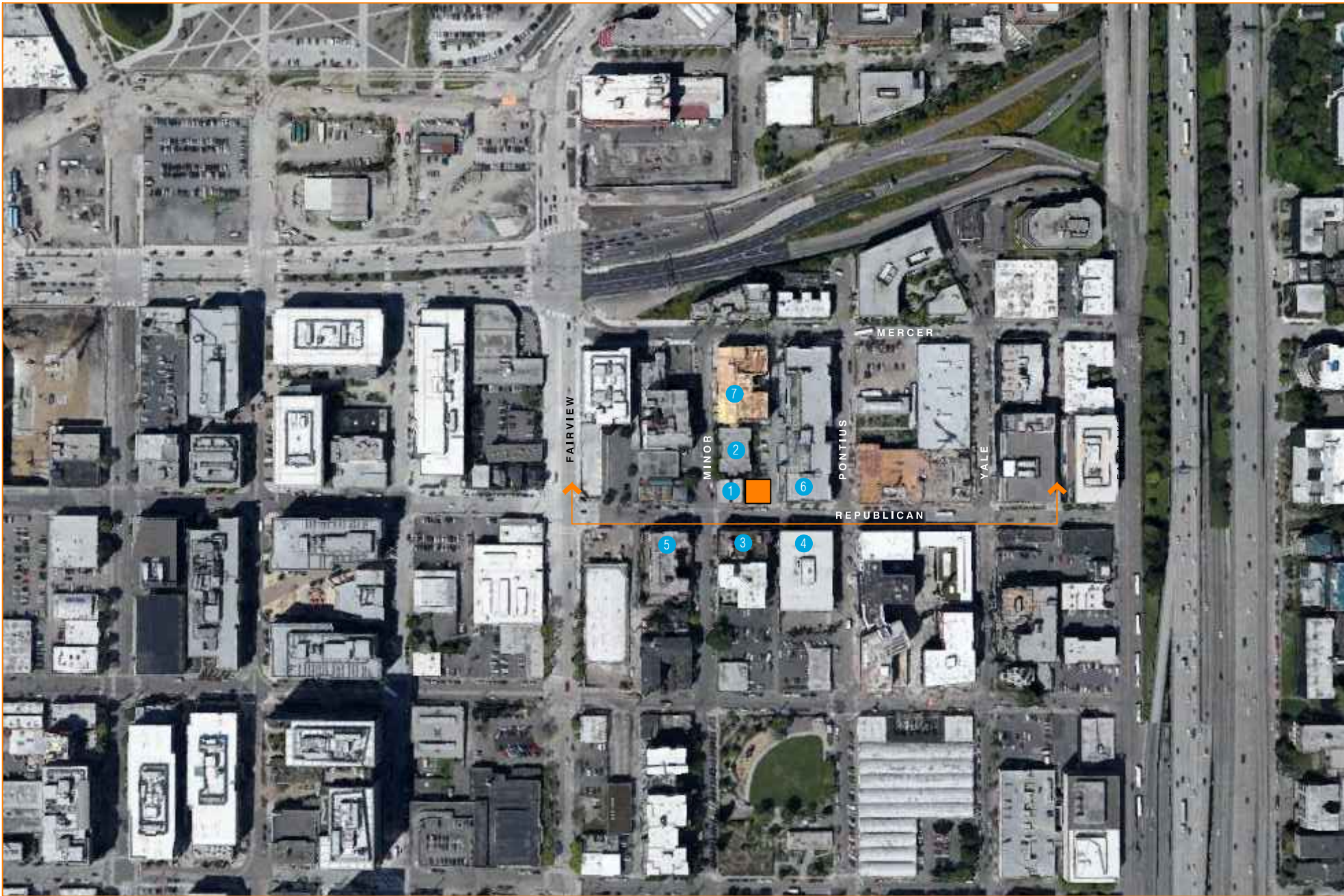
The site is immediately east of a low-rise brick apartment building (502 Minor Avenue North) built in 1911 ①, that is 3 stories in height. This apartment building is an outlier in the area as most other sites have been redeveloped to higher intensity.

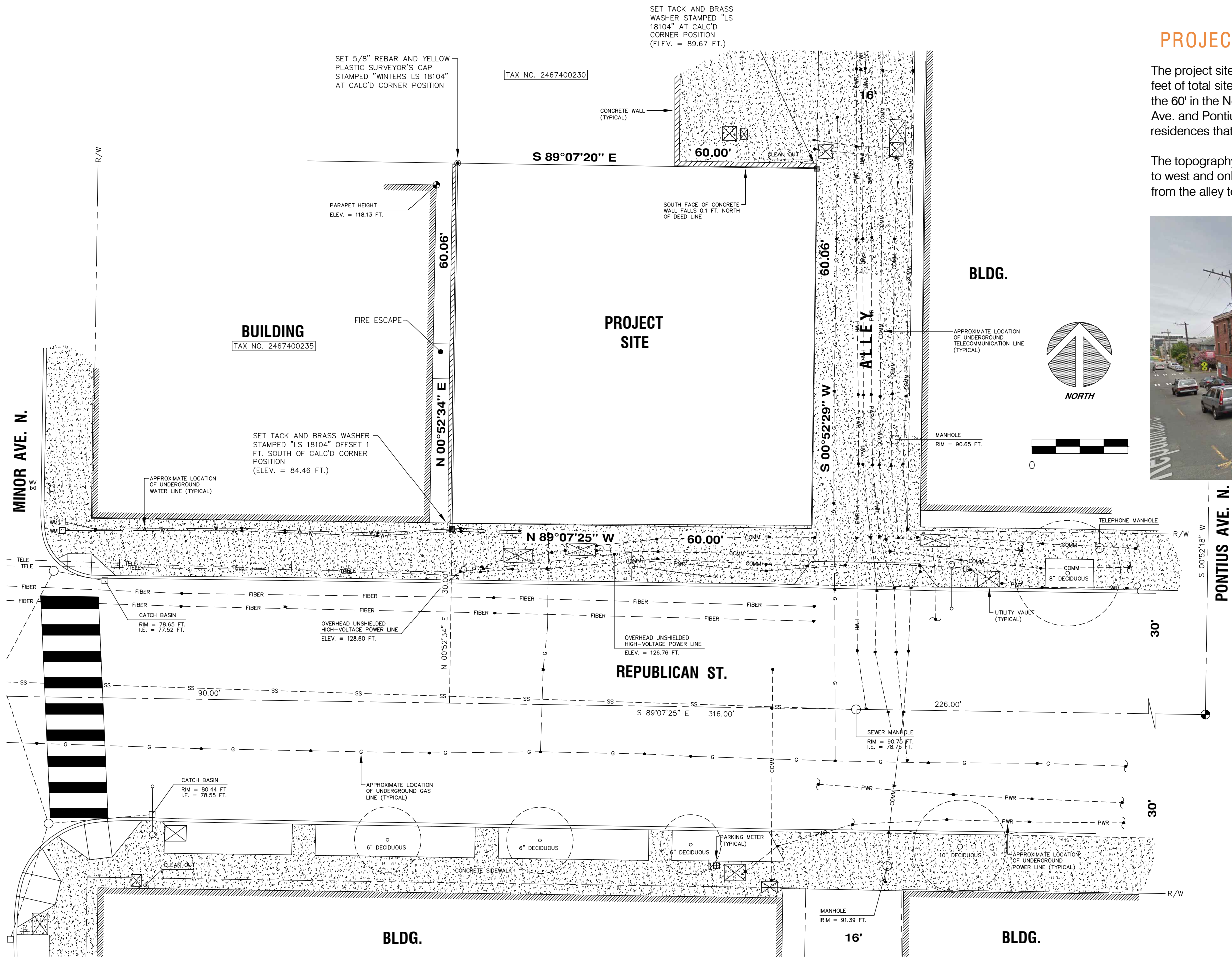
Immediately north of the project site is a parking lot serving the Kerner-Scott House ② operated by the Downtown Emergency Service Center. This structure is 4 stories in height and is accessed from Minor Street.

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 Amli 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.

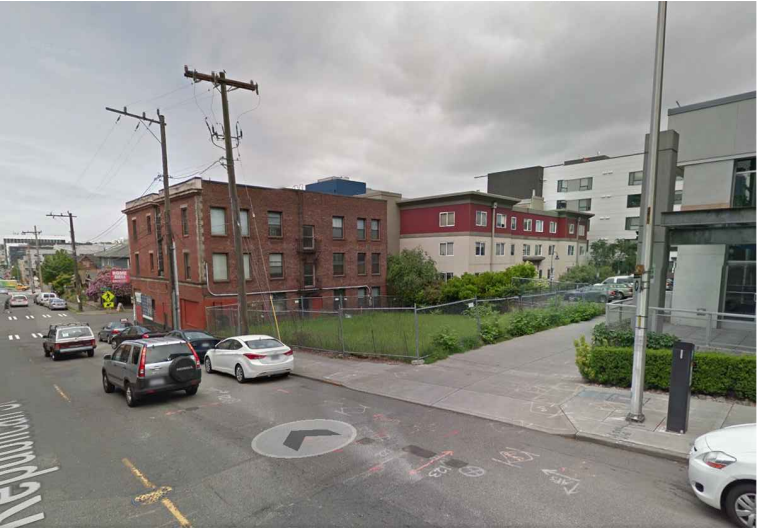


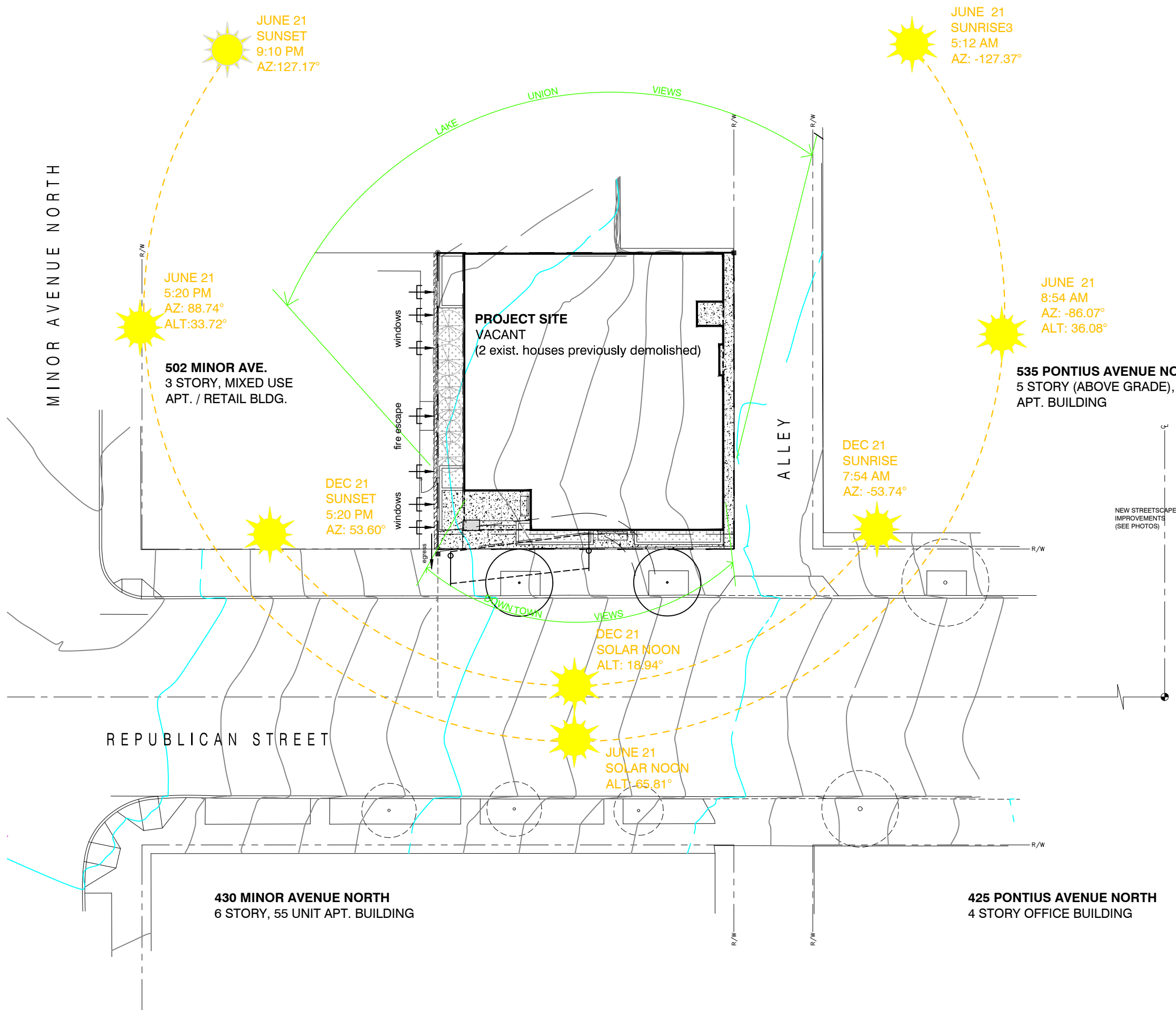


PROJECT: existing site plan

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

23.48.032	Required Parking and Loading See 23.54.015 Table B (M)	<div><div></div> No minimum requirement</div>
	Loading Berth See 23.54.035	<div><div></div> Exceptions are available to requirement, See B1, and B2 in section</div>
23.54.015 K	Bicycle Parking and Storage See 23.54.015 Table D.2	<div><div></div> .75/Small Efficiency Dwelling Unit Long Term</div> <div><div></div> Short Term - None Required</div>
23.54.040	Solid Waste See 23.54.040 Table A	<div><div></div> Approved design by Seattle Public Utilities.</div>
23.53.035	Structural Building Overhangs Overhangs	<div><div></div> 8' min. above sidewalk</div>
		<div><div></div> 26' minimum above alley</div>
		<div><div></div> Maximum 3' projection</div>
S.C.L.	Seattle City Light Requirements Clearance	
		<div><div></div> 10' Setback from overhead power lines</div>

Departures Requested

23.48.012	Upper level setback requirements	<div><div></div> 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</div>
	Departure Request: SEE DEPARTURE REQUEST ANALYSIS	

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.

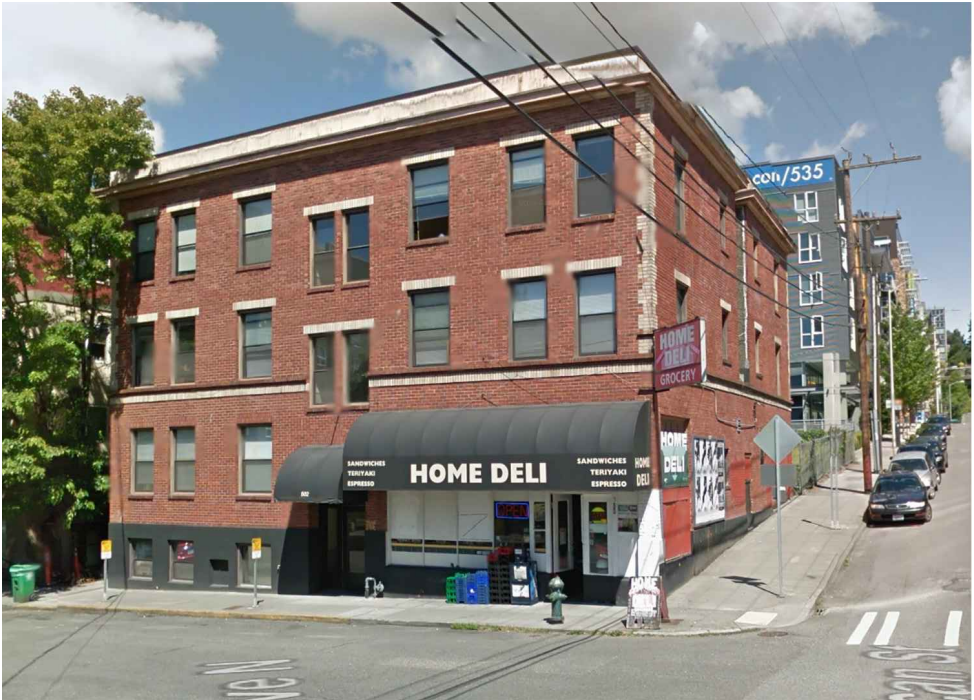
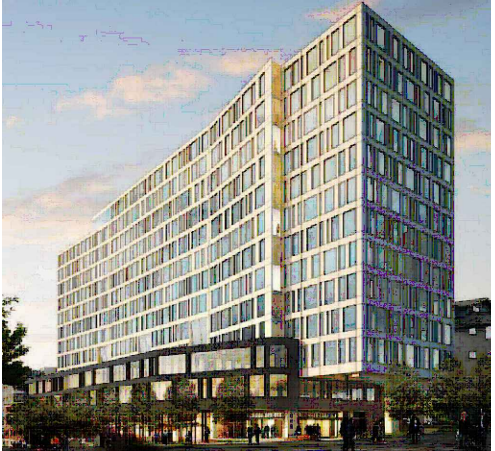
ABOUT THE SURROUNDING ARCHITECTURE

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)

					
					
<div><div>500 FAIRVIEW</div><div>NEW BIOTECHNOLOGY RESEARCH CENTER</div></div>	<div><div>ROW HOUSE CAFE</div><div>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.</div></div>	<div><div>HOME DELI/APTS</div><div>ATTRACTIVE LOW-RISE BRICK STRUCTURE, ORIGINALLY BUILT IN 1911.</div><div>RESIDENTIAL UNITS AT UPPER FLOORS, SMALL NEIGHBORHOOD GROCERY ON MAIN LEVEL.</div><div>DESIGN CUES/INFLUENCES PROTECTION OF WINDOWS AT EAST FACADE BUILDING HEIGHT ARTICULATION RESPECT FOR HISTORY OF AREA</div></div>	<div><div>AMLI 535</div><div>NEW PRIMARILY MULTI-FAMILY, MIXED-USE STRUCTURE</div><div>BUILT TO HEIGHT LIMIT AT TIME, HEIGHT LIMIT IN THE NEIGHBORHOOD HAS SINCE BEEN RAISED</div><div>DESIGN CUES/INFLUENCES FACADE MODULATION METAL SIDING STREETSCAPE IMPROVEMENTS CONTRASTING COLORS IN FACADE</div></div>	<div><div>AMLI SLU</div><div>NEW, PRIMARILY MULTI-FAMILY, MIXED USE STRUCTURE</div><div>DESIGN CUES FACADE MODULATION MIXTURE OF CLASSIC MATERIAL WITH NEW BOLDLY MODERN (CORNER BUILDING) STREETSCAPE IMPROVEMENTS BRIGHT COLORS INCORPORATED AS ACCENTS</div></div>	<div><div>WE WORK</div><div>NEW, PRIMARILY OFFICE MIXED USE STRUCTURE</div><div>DESIGN CUES CULTURE - MATCHES INTENDED CULTURE OF PROPOSED BUILDING (MILLENNIAL CROWD AND ENERGY)</div></div>

URBAN DESIGN: republican streetscape (looking south)



YALE AVENUE



PONTIUS AVENUE



OPPOSITE PROJECT SITE



MINOR AVENUE



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)



HOME DELI (ALLEY FACADE)
ATTRACTIVE LOW-RISE BRICK
STRUCTURE, ORIGINALLY BUILT IN 1911.

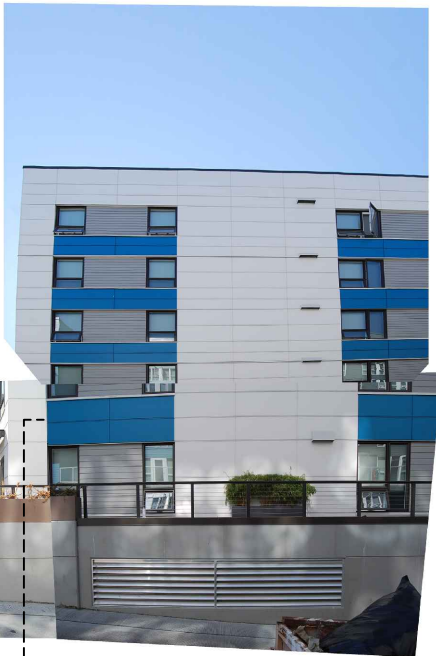
RESIDENTIAL UNITS AT UPPER FLOORS,
SMALL NEIGHBORHOOD GROCERY ON
MAIN LEVEL.

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

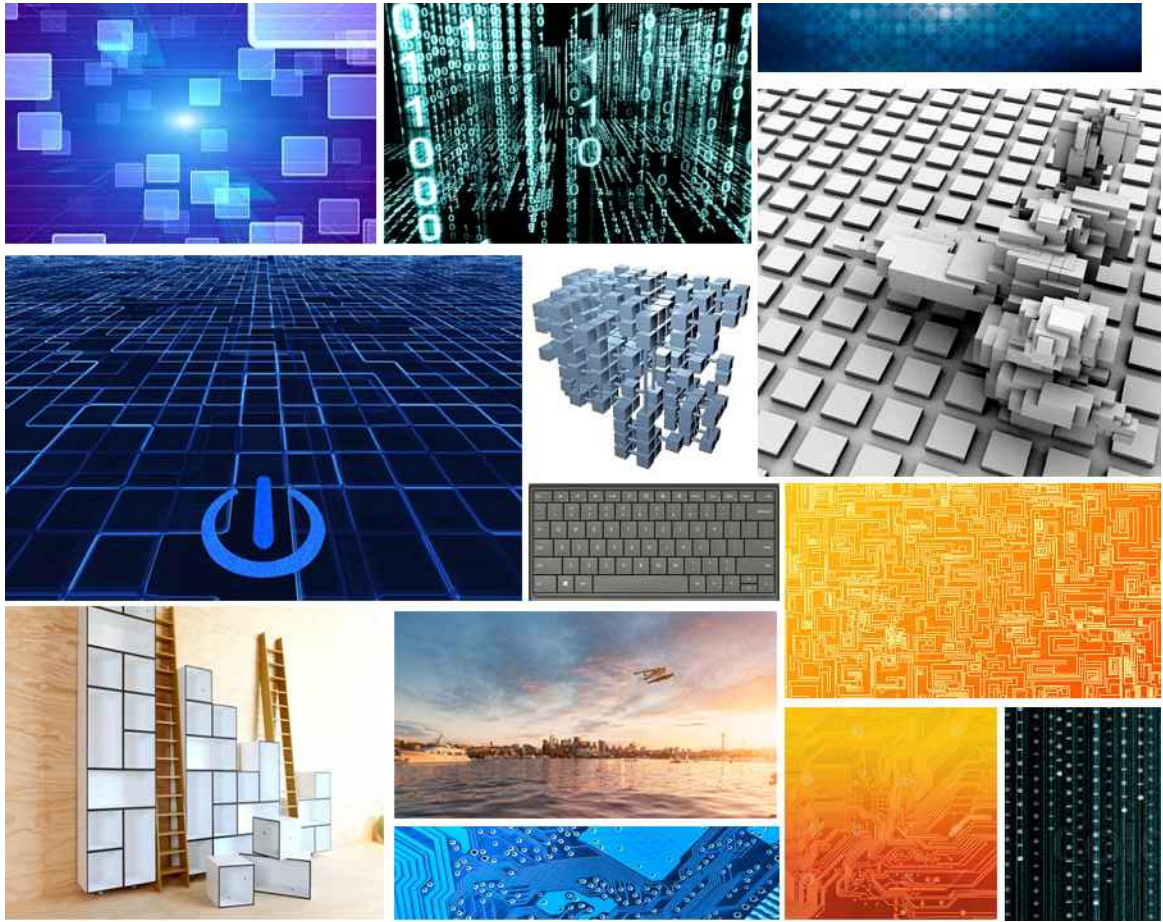
DESIGN CUES/INFLUENCES
MATERIALITY
DYNAMIC COLORS
FACADE DETAILING AND MODULATION



URBAN DESIGN: alley (looking east)



AMLI 535 (ALLEY FACADE)



TECHNOLOGY

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.

STRUCTURE

ACTIVITY

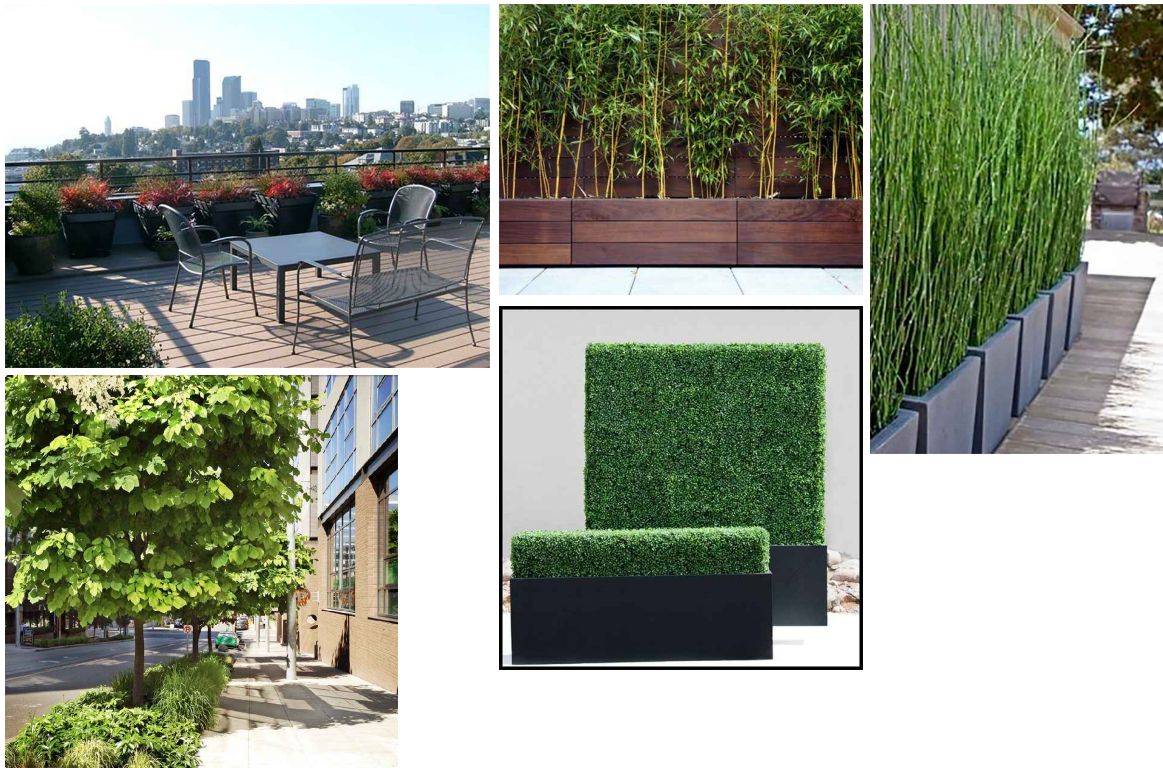
LIFESTYLE

EFFICIENCY

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.

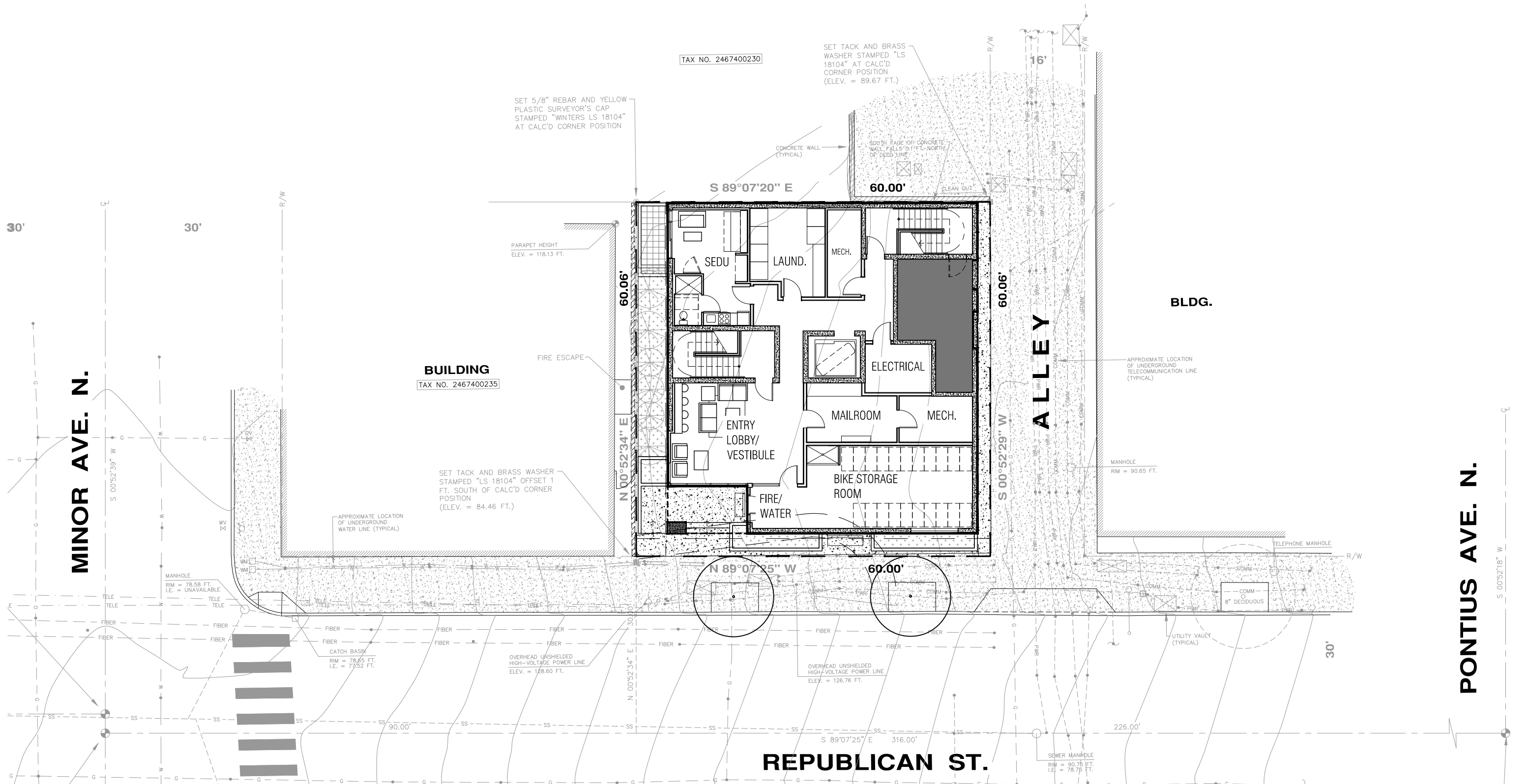
The Small Efficiency Dwelling Unit model has been popularized in Seattle and has undergone significant evolution over the past 5 years. This project is envisioned as an example of what can be done with a small footprint in a desirable location, providing the highest standard in livability in affordable,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

PROJECT: landscape (see updated landscape plan in this packet)



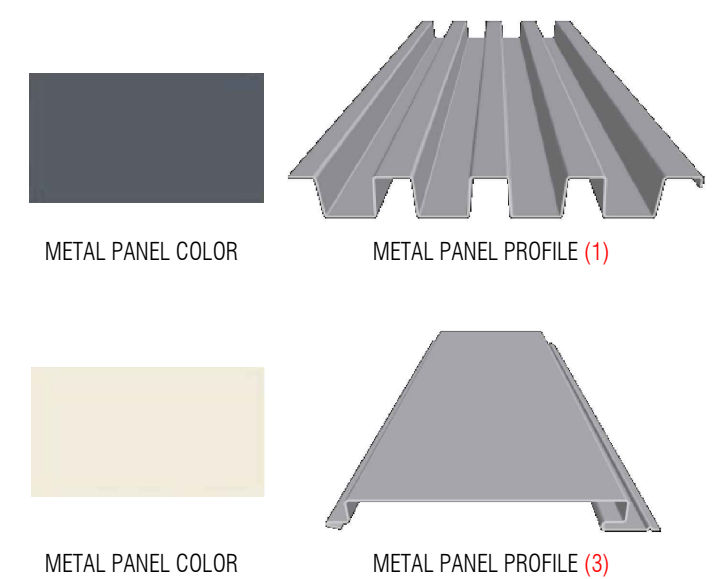
PROJECT: materials (see updated elevation sheets in this packet)





SITE PLAN
1"=16'-0"

↑
N



GALVANIZED STEEL BALCONY



CLEAR CEDAR SIDING



BOARD FORMED CONCRETE AT PODIUM

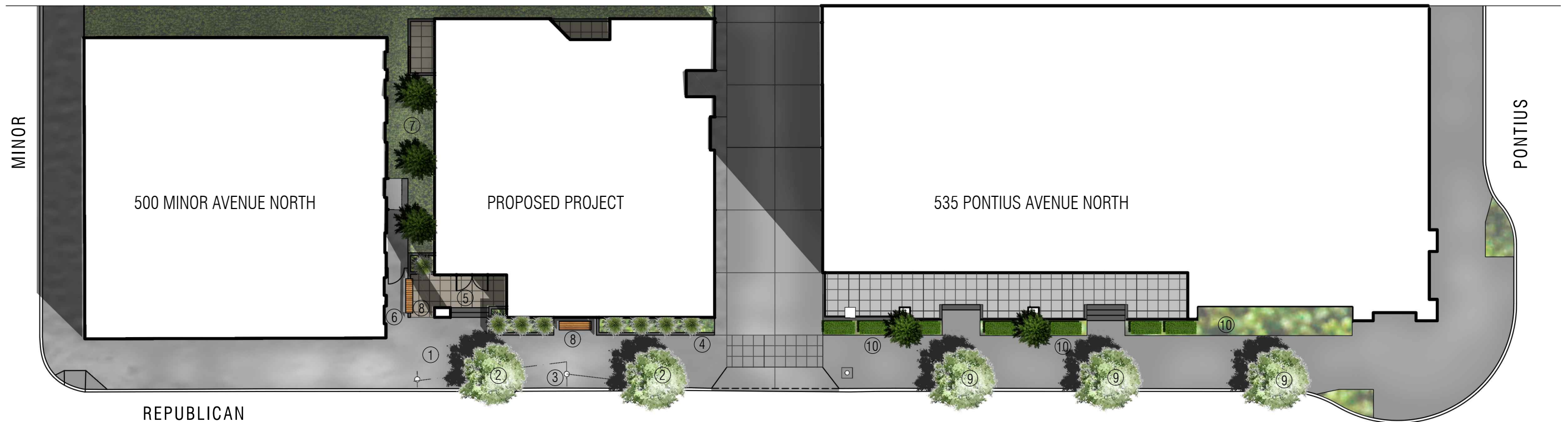
- 1 24 GA. CORRUGATED METAL SIDING - SEE SAMPLE METAL SALES T-13 DEEP RIB PANEL, 24 GA., SLATE GRAY
- 2 10" STEEL FASCIA TRIM, 22 GA. COLOR TO MATCH SIDING STANDING SEAM METAL ROOFING ABOVE - 24 GA., SLATE GRAY
- 3 FLAT METAL PANELSIDING - SEE SAMPLE METAL SALES TLC-1 PANEL, 20 GA, SANDSTONE
- 4 WHITE VINYL WINDOWS AND SLIDING DOORS VPI WINDOWS, ENDURANCE SERIES
- 5 MANUFACTURED STEEL BALCONIES GALVANIZED STEEL
- 6 8" STEEL WALL CAP / TRIM, PROJECT PAST SIDING BY 2" MIN. 22 GA. COLOR TO MATCH SIDING
- 7 5 1/2" SHIP LAP, CLEAR CEDAR SIDING WITH STAINLESS STEEL EXPOSED FASTENERS, AND GALVANIZED STEEL TRIMS AT WINDOWS AND EDGES
- 8 BOARD FORMED, EXPOSED CONCRETE WALL LAMP BLACK ADDED
- 9 ANNODIZED, ALUMINUM STOREFRONT FRAMING
- 10 STAINLESS STEEL PLANTING TRELLIS CABLE AND STAND-OFFS
- 11 ANNODIZED ALUMINUM ROLL-UP DOOR AT GARBAGE ROOM



- 1 24 GA. CORRUGATED METAL SIDING - SEE SAMPLE METAL SALES T-13 DEEP RIB PANEL, 24 GA., SLATE GRAY
- 2 10" STEEL FASCIA TRIM, 22 GA. COLOR TO MATCH SIDING STANDING SEAM METAL ROOFING ABOVE - 24 GA., SLATE GRAY
- 3 FLAT METAL PANELSIDING - SEE SAMPLE METAL SALES TLC-1 PANEL, 20 GA, SANDSTONE
- 4 WHITE VINYL WINDOWS AND SLIDING DOORS VPI WINDOWS, ENDURANCE SERIES
- 5 MANUFACTURED STEEL BALCONIES GALVANIZED STEEL
- 6 8" STEEL WALL CAP / TRIM, PROJECT PAST SIDING BY 2" MIN. 22 GA. COLOR TO MATCH SIDING
- 7 5 1/2" SHIP LAP, CLEAR CEDAR SIDING WITH STAINLESS STEEL EXPOSED FASTENERS, AND GALVANIZED STEEL TRIMS AT WINDOWS AND EDGES
- 8 BOARD FORMED, EXPOSED CONCRETE WALL LAMP BLACK ADDED
- 9 ANNODIZED, ALUMINUM STOREFRONT FRAMING
- 10 STAINLESS STEEL PLANTING TRELLIS CABLE AND STAND-OFFS
- 11 ANNODIZED ALUMINUM ROLL-UP DOOR AT GARBAGE ROOM

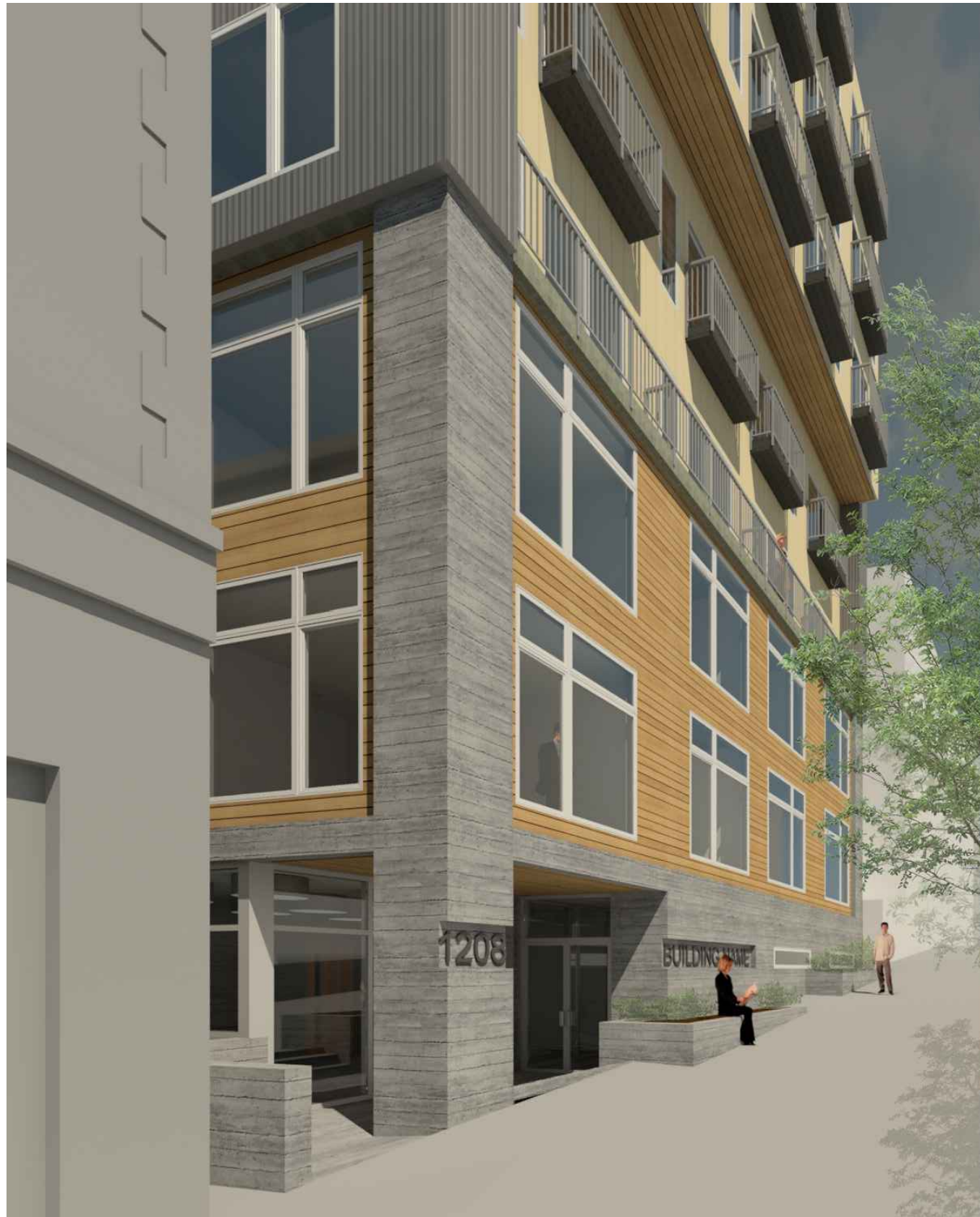


"GREEN WALL" CABLE TRELLIS

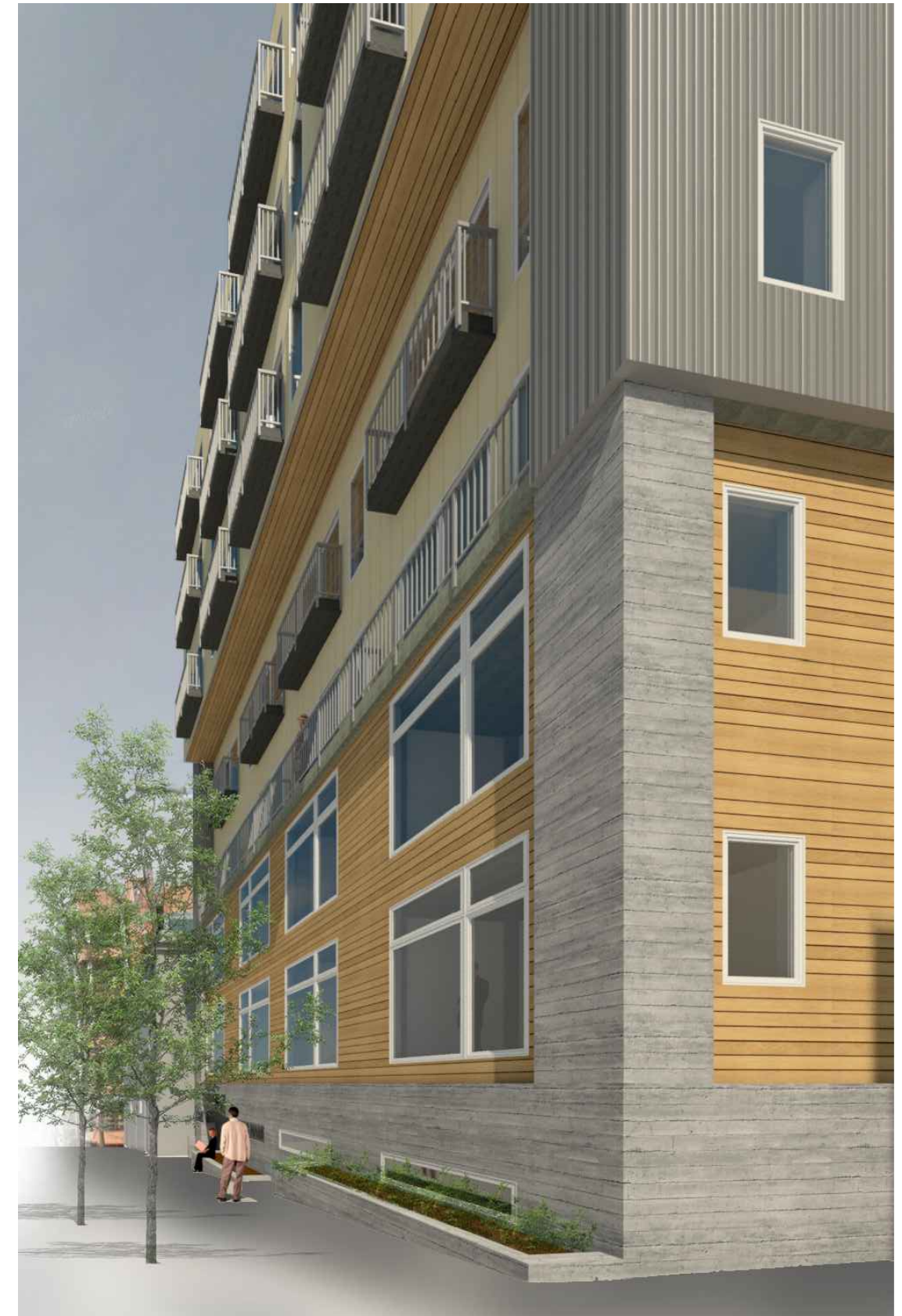


- ① NEW CONCRETE SIDEWALK
- ② NEW STREET TREES
NORWAY MAPLE (2) LOCATIONS
- ③ EXISTING POWERLINE
AND POLES TO REMAIN
- ④ 3' WIDE PLANTING STRIP AT
BUILDING - SEE LANDSCAPE PLAN
- ⑤ ENTRANCE - RECESSED AND COVERED
- ⑥ NEW GATE AND FENCE BETWEEN
BUILDINGS
- ⑦ NEW TREES BETWEEN BUILDINGS
SEE LANDSCAPE PLAN
- ⑧ WOOD BENCH
- ⑨ EXISTING STREET TREES
- ⑩ EXISTING HEDGE AND SHRUBS

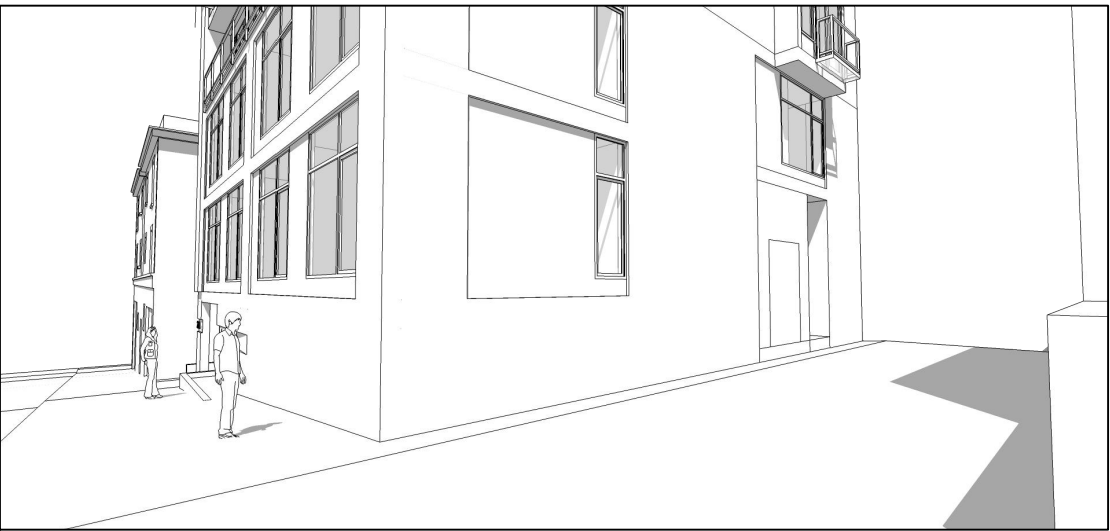
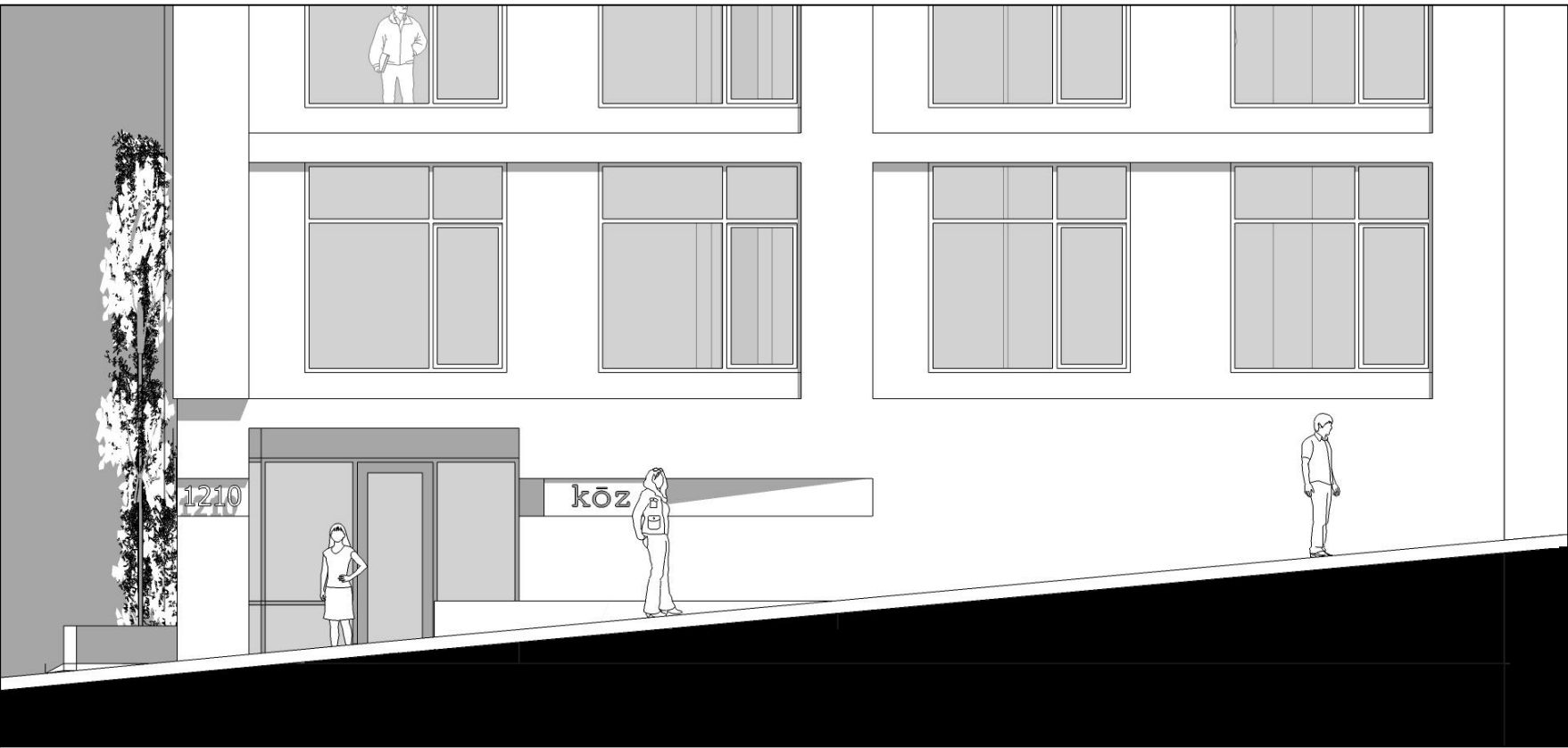




PERSPECTIVE VIEW STREET LEVEL FROM WEST (ENTRY)



PERSPECTIVE VIEW STREET LEVEL FROM EAST



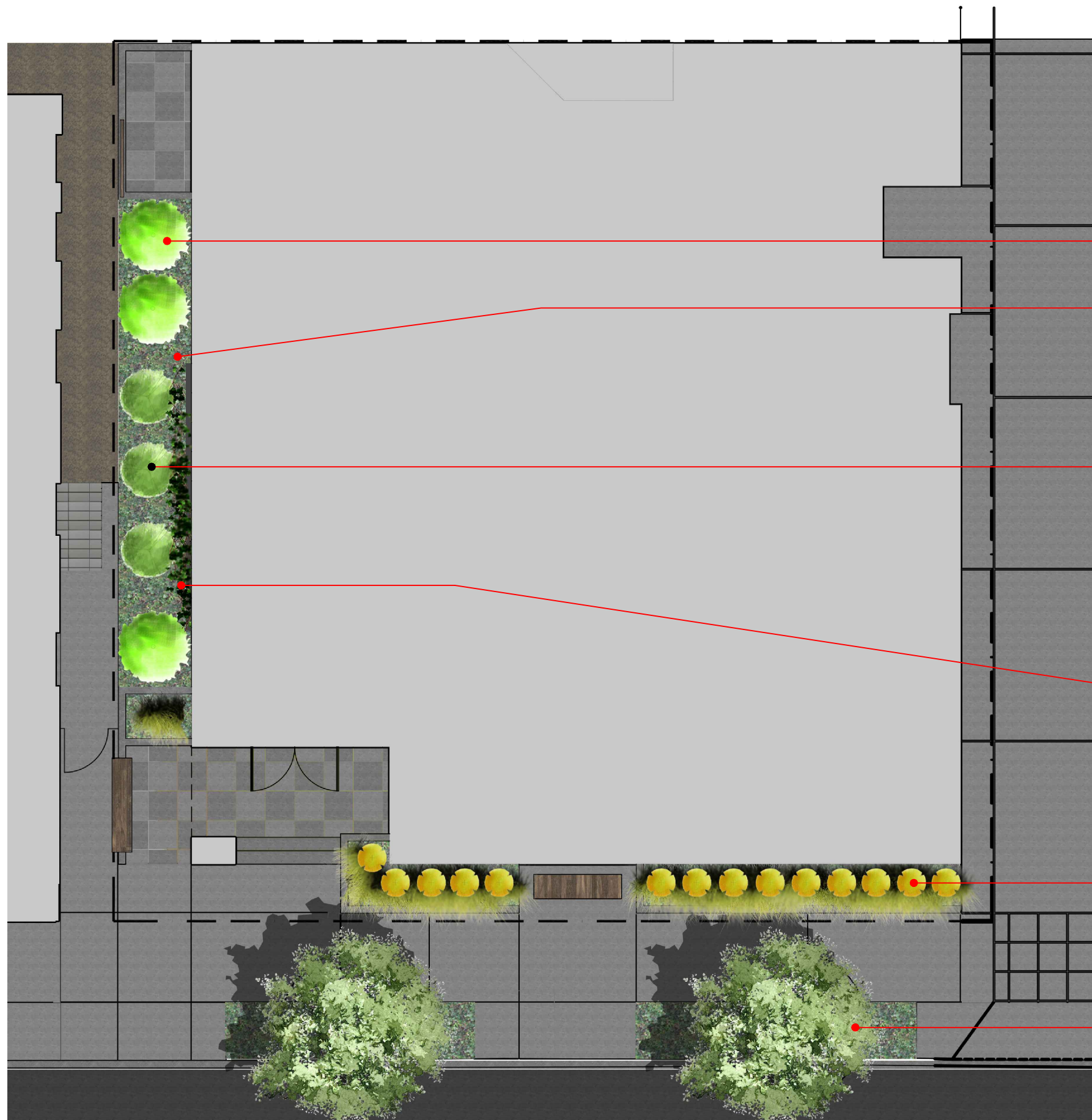




PERSPECTIVE VIEW FROM NORTHWEST



PERSPECTIVE VIEW FROM NORTHEAST (ALLEY LOOKING SOUTH)



IRISH YEW



WOOD SPURGE



WITCH HAZEL



CLIMBING HYDRANGEA



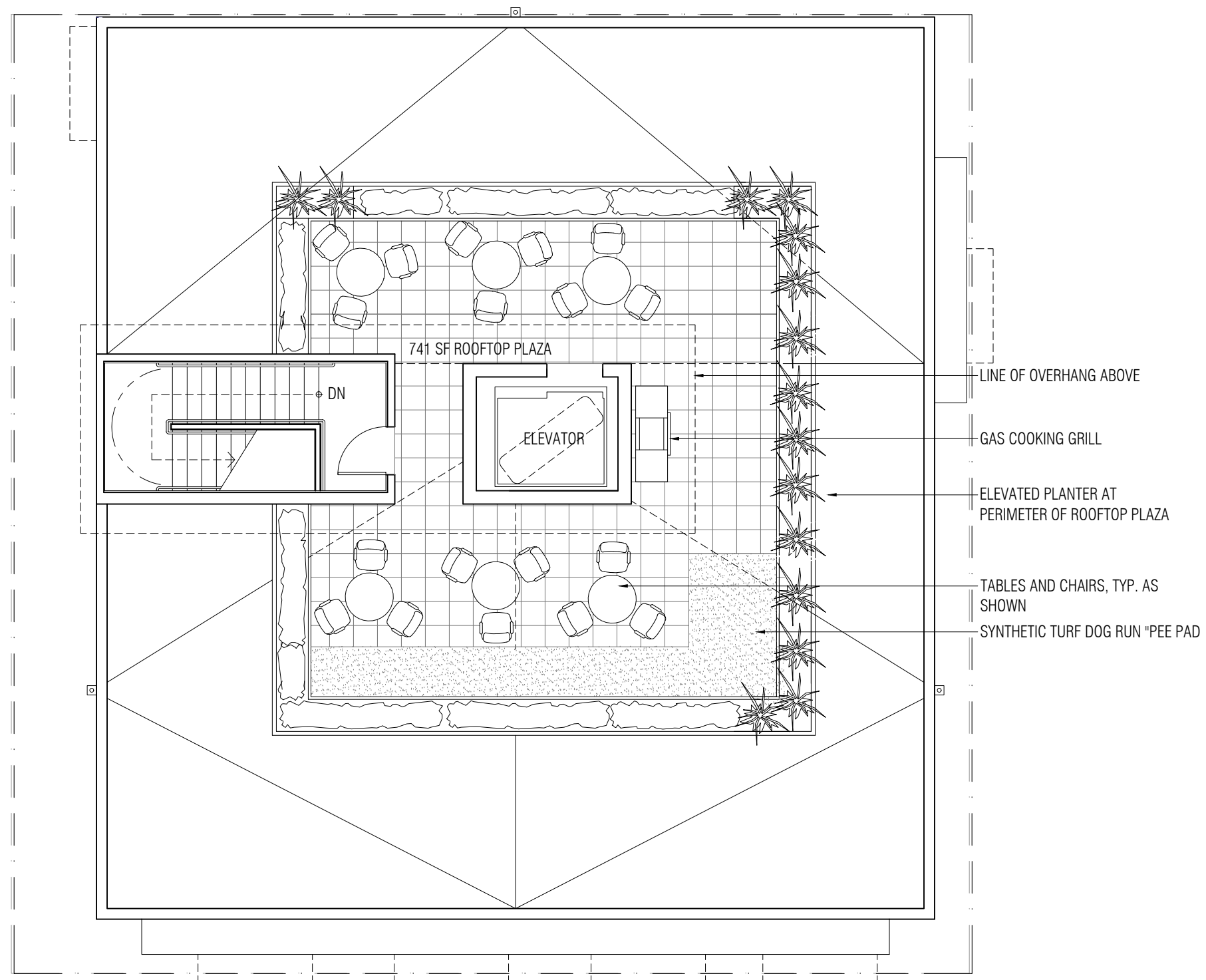
JAPANESE FOREST GRASS / HEAVENLY BAMBOO



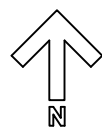
NORWAY MAPLE STREET TREES

LANDSCAPE PLAN
1/8" = 1'-0"





ROOF PLAZA PLAN
1/8" = 1'-0"



CONCEPTUAL IMAGE - EXAMPLE ROOFTOP PLAZA PERIMETER GARDEN AND FURNISHINGS



CONCEPTUAL IMAGE - ROOFTOP BBQ



CONCEPTUAL IMAGE - ROOFTOP FURNISHINGS AND HALF WALL

The Design Review Board offered the following guidance in regards to design ideas presented at the EDG meeting conducted on August 12, 2015 for this project.

EARLY DESIGN GUIDANCE		RESPONSES
MASSING AND SITING	<div><div>a. Shift tower placement to east, allowing for more openings and fenestration along the west facade, maximizing daylight and creating a more interesting western facade.</div><div>b. Locate the lobby and primary entrance on the first level to the southwest corner of the site.</div><div>c. Include a greater setback along the west property edge at the lower three levels with a setback of no less than 3'-6", although a larger setback is encouraged.</div></div>	<div><div>a. The mass of the building has been greatly simplified and has shifted significantly from the west property line to allow a greater quantity of fenestration along the west facade.</div><div>b. The lobby and primary entrance on the first level has been relocated to the southwest corner of the site.</div><div>c. The setback on the west property line has been increased to 5'-4".</div></div>
ARRANGMENT OF USES AND GROUND FLOOR RESOLUTION	<div><div>a. Consider shifting the bike storage area and or orientation to improve accessibility to the bike area and further reduce window wells and negative impacts associated with the basement units.</div><div>b. Further develop the outdoor space that the ground floor units have access to along the north portion of the building.</div><div>c. Provide detailed resolution of the ground floor for all sides of the building and a site plan that includes neighboring properties.</div></div>	<div><div>a. The bike storage area has been relocated to the on-grade entry floor with immediate access to the entry vestibule/lobby. Window wells have been eliminated along Republican.</div><div>b. The one remaining ground floor unit now has access to a private patio area at grade. The space at the north of the site that was previously unoccupied by building has now been taken up by additional building area.</div><div>c. The requested drawings have been provided.</div></div>
ARCHITECTURAL EXPRESSION AND BLANK FACADES	<div><div>a. Given the relatively small size of the building, consider a more cohesive and simplified architectural concept.</div><div>b. The massing should inform the exterior design with material expression and architectural features better relating to the massing, emphasizing the larger gestures and massing moves.</div><div>c. The bays previously shown on the design did not feel compatible with the architectural concept presented. Explore usable balconies as an alternative.</div><div>d. For blank facades, incorporate artful treatments and/or landscaping, specifically along the western facade at the lower levels.</div><div>e. The use of light colors should be incorporated at strategic locations to reflect and maximize light into adjacent units.</div><div>f. Provide a landscape plan, conceptual lighting plan, and signage plan for next meeting.</div></div>	<div><div>a. A much simplified massing and architectural concept has been developed.</div><div>b. A much more focused and dramatic composition of masses and materials has been developed and presented in this packet.</div><div>c. The bays as previously conceived have been eliminated. A new arrangement of bays along the Republican Street facade has been developed in combination with small step-out balconies. This new arrangement is a much more deliberate architectural gesture, fitting for the small site.</div><div>d. Blank walls adjacent to other buildings have been minimized, especially at the lower walls along the western facade. Additionally, landscaping has been added in the now larger space between the neighboring building to the west and the proposed project.</div><div>e. Light colors are proposed for the flat metal panels at the south facade. The colors, combined with the staggering arrangement of the bays, allows for opportunities for reflected light.</div><div>f. A proposed landscape plan has been developed and provided in this packet.</div></div>

Design Review in South Lake Union is governed by both neighborhood specific design guidelines and citywide guidelines. While all guidelines have been applied to the proposal, the following specific guidelines were selected by the Design Review Board as Priority Guidelines.

SEATTLE AND SOUTH LAKE UNION DESIGN GUIDELINES

CS2 URBAN PATTERN AND FORM
Strengthen the most desirable forms, characteristics, & patterns of the streets, block faces, & open spaces in the surrounding area

C2 Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent building at the first three floors.

D5 Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

PROPOSAL

Recent rezone of this area has allowed for greater height by right than offered in the past. As a result, the proposal is taller than either of its adjacent buildings. However, a clear datum has been provided at the top of the podium levels, corresponding closely to the height of the older building to the west which is also the building in nearest proximity to the proposal. Three feet of property adjacent to the sidewalk will be dedicated to the right-of-way to allow the width of sidewalk established by the building to the east of the project site to continue.

Much thought and attention has been given to the neighbors on either side in regards to privacy. A significant setback has been added to the west side of the project site and windows on both facades have been staggered to minimize direct window to window relationships between the buildings.



BUILDING CONFIGURATION / MASSING

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

PL1-III Pedestrian Open Spaces and Entrances
PL1-III-i Public Realm Amenity: 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 requirements if the project proponent provides an acceptable plan for features such as:
a. curb bulbs adjacent to active retail spaces where they are not interfering with primary corridors that are designated for high levels of traffic flow;
b. pedestrian-oriented street lighting;
c. street furniture.

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-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

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-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.

This small site presents limited opportunities for additional spatial features that enhance the public realm. Incorporated in the design, however, is a stepped planter that provides a level spot for a bench halfway down the sloped sidewalk frontage. Additionally, the entry recesses back significantly creating additional public space at the southwest corner of the site.

The entry/lobby is clearly marked and recessed. Storefront construction of the lobby enables clear lines of site into the building.

One entry for all at the southwest corner of the building provides a clear, welcoming entry point for visitors and residents alike. Bike storage on the same level closely adjacent to the main entry point further facilitates safe and secure arrival.

Given the size of the parcel, opportunities are fairly limited outside the building. The entry is recessed significantly from the sidewalk, and an additional lobby space (locked from residential areas) serves as additional buffer.

Ground level units that were previously proposed along Republican Street have been eliminated. One unit remains on the ground level but it is strategically located to the north (back) side of the building away from the street. First level units along the alley have their floor levels at approximately 4' above alley level to provide additional security and privacy.



STREETSCAPE ELEVATION (REPUBLICAN)

SEATTLE AND SOUTH LAKE UNION DESIGN GUIDELINES

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.

B-1 Facade Composition: Design all 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.

B-2 Blank Walls: Avoid large blank walls along visible facades 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.

DC4 EXTERIOR ELEMENTS AND FINISHES
Use appropriate and high quality elements and finishes for the building and its open spaces.

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.

B-1 Signage 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.

PROPOSAL

All facades have been composed and articulated to an appropriate extent.



The primary visible facades have been punctuated with fenestration to the greatest extent possible.

The limited palette of materials are all high quality in nature and directly pull from other buildings in the area. The primary materials are as noted and illustrated on the elevations in this packet.

There is very limited signage proposed, however, that which is has been carefully integrated into the architecture of the building and provides ground level pedestrian interest.



RECESS – BACK CANTED FROM 0" TO 10" AT MAXIMUM DEPTH

PLASMA CUT, GALVANIZED STEEL PLATE, BACKLIT TO HIGHLIGHT THE BUILDING NAME

6" RECESS IN CONCRETE PILLAR, LED LIGHTING IN BOTTOM OF RECESS, PLASMA CUT GALVANIZED STEEL ADDRESS NUMBERS

SEATTLE ZONING REQUIREMENT

23.48.012 Upper level setback requirements

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

PROPOSAL

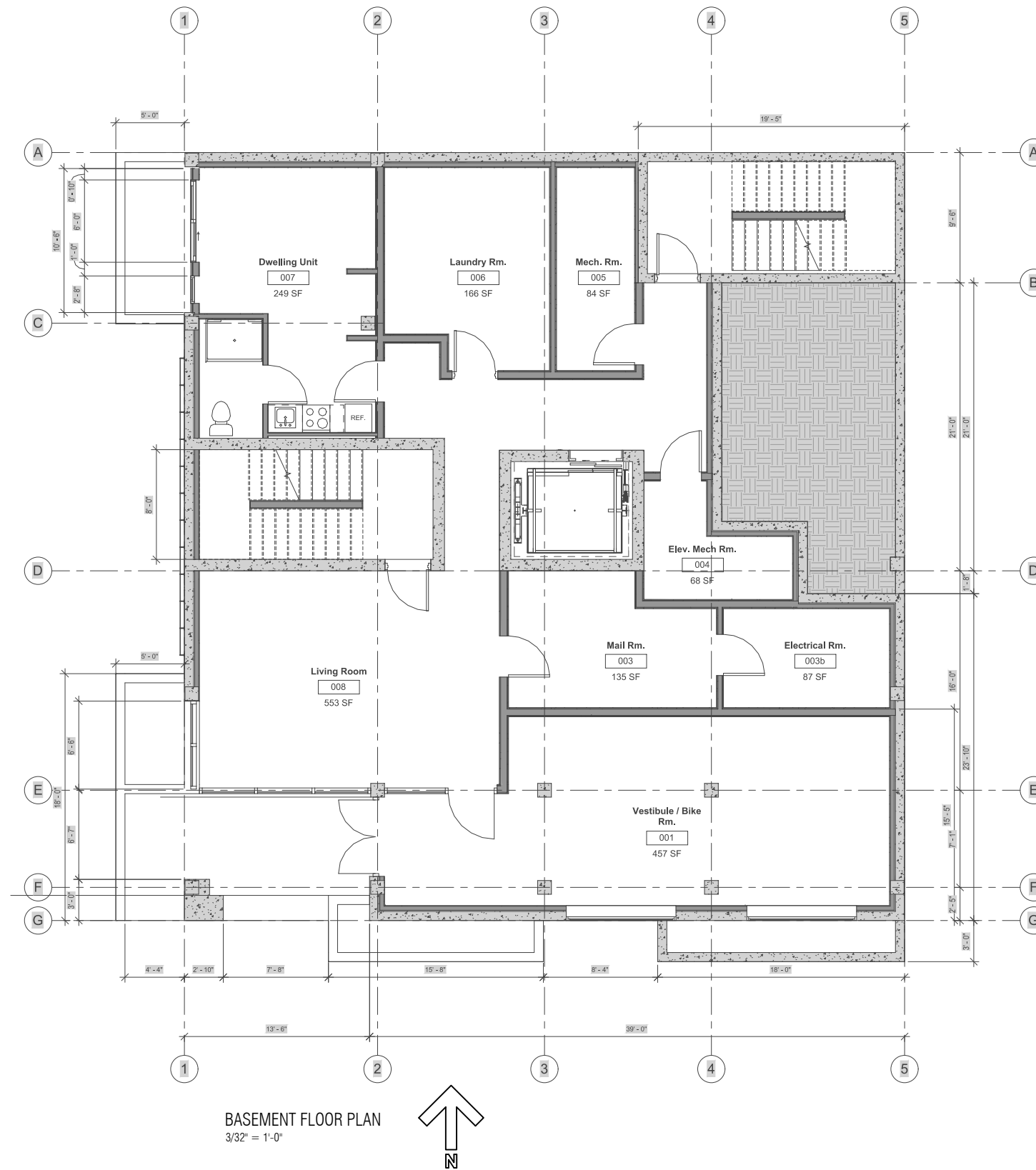
Upper level setback requirements

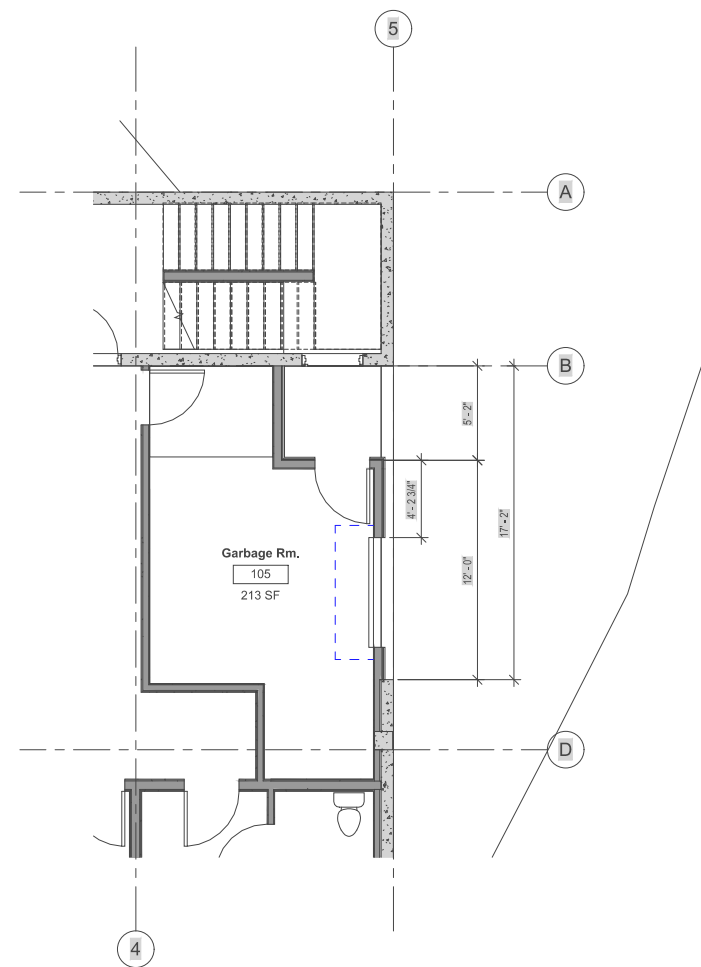
The small site upon which the project is proposed has led to much discussion in regards to the appropriateness of the required alley setback. At our early design guidance hearing, general support by the board was given to abandon the required setback if additional space could be provided along the west side of the building (currently no setback required.)

The final design proposed has provided a setback along the west property line of 5'-4". The recommendation by the design review board was at least 3'-6".

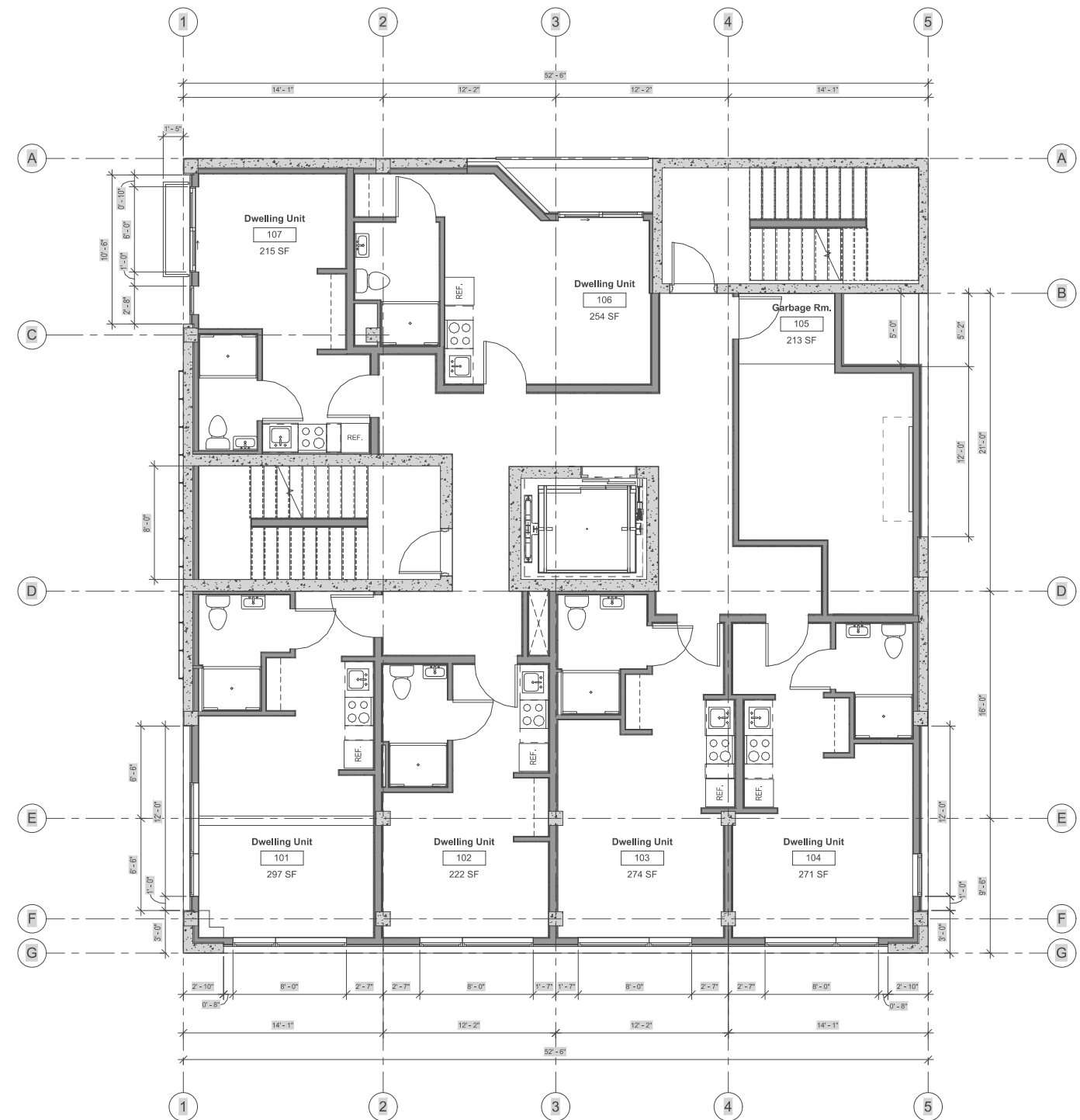
The more regular building form achieved by the elimination of the east side alley setback and the additional windows and interest gained on the more visible west facade better meet the standards of architectural expression and blank facades, while still allowing for a reasonable building envelope within the development standards.



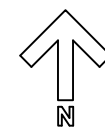


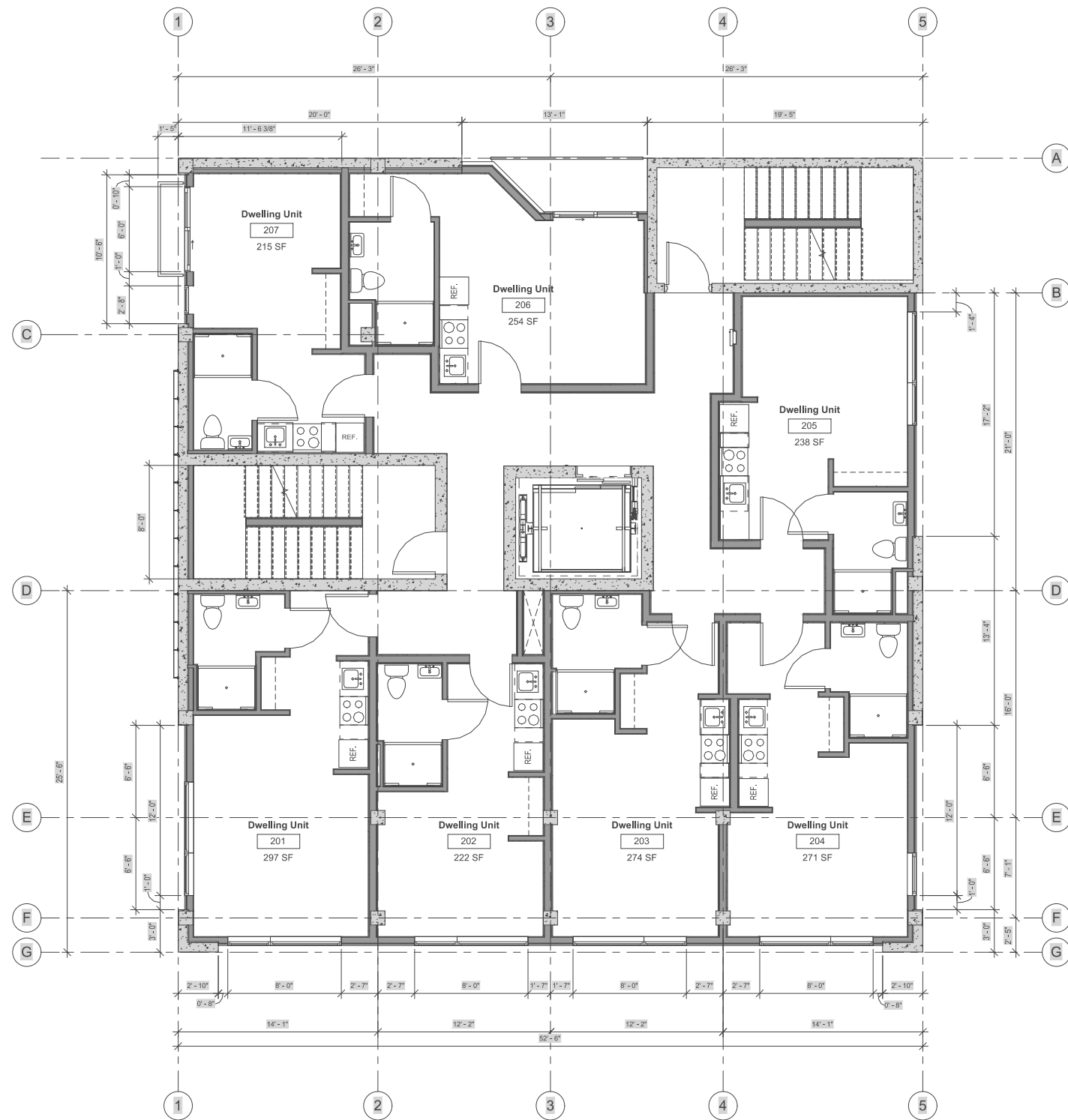


GARBAGE ROOM (MID-LEVEL)
3/32" = 1'-0"

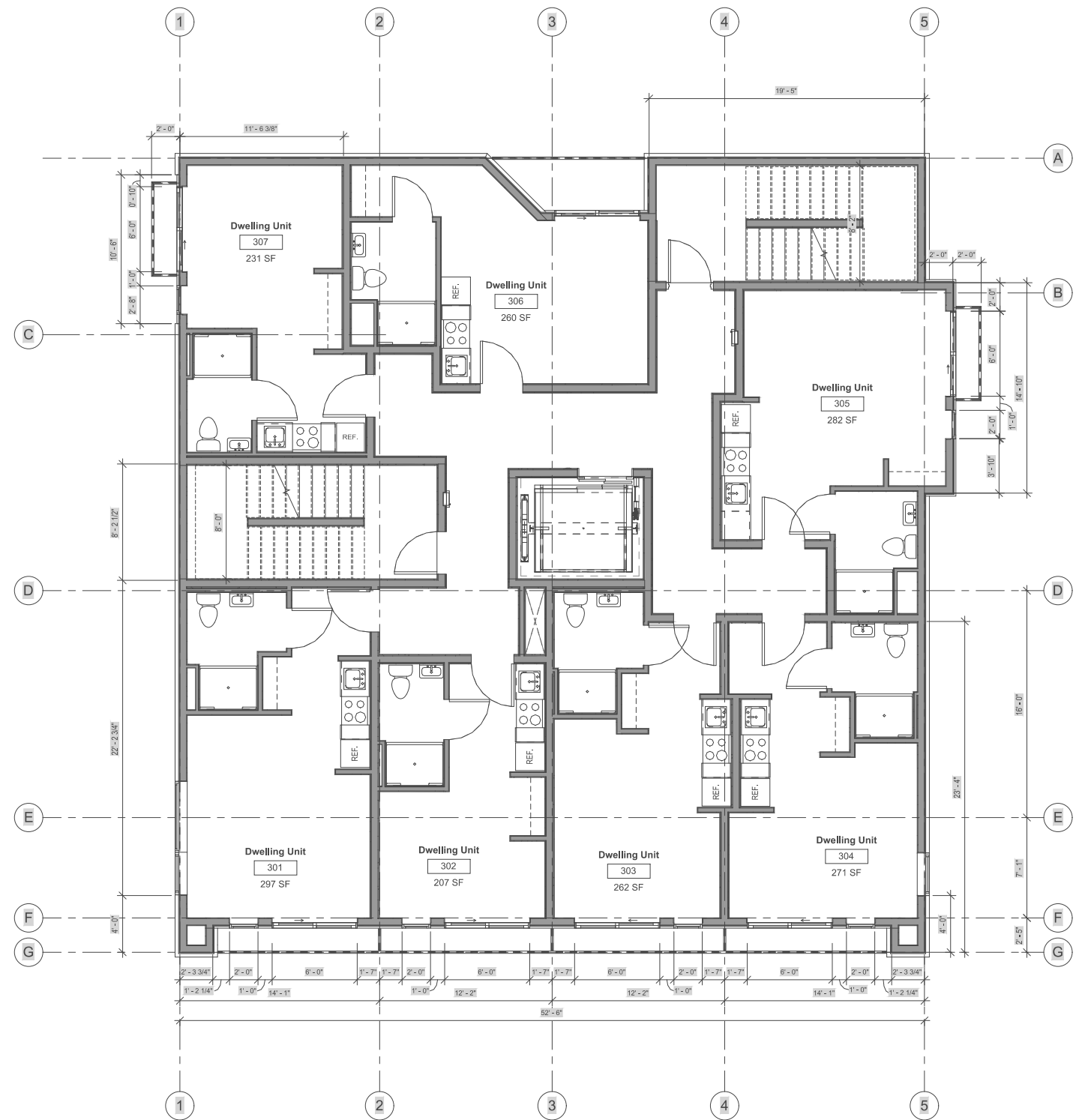
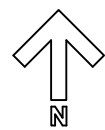


FIRST LEVEL FLOOR PLAN
3/32" = 1'-0"

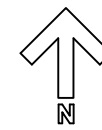


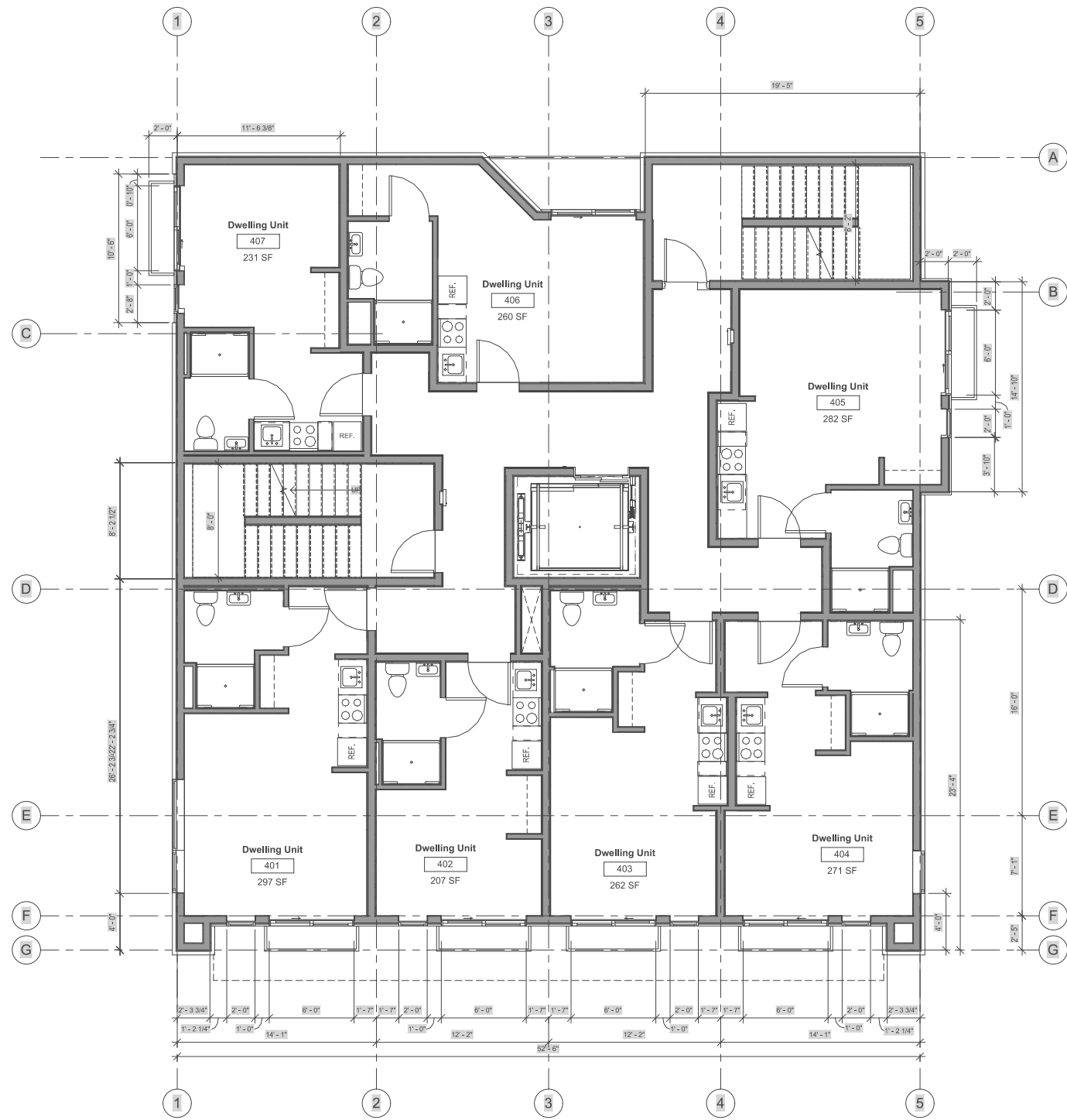


SECOND LEVEL FLOOR PLAN
3/32" = 1'-0"

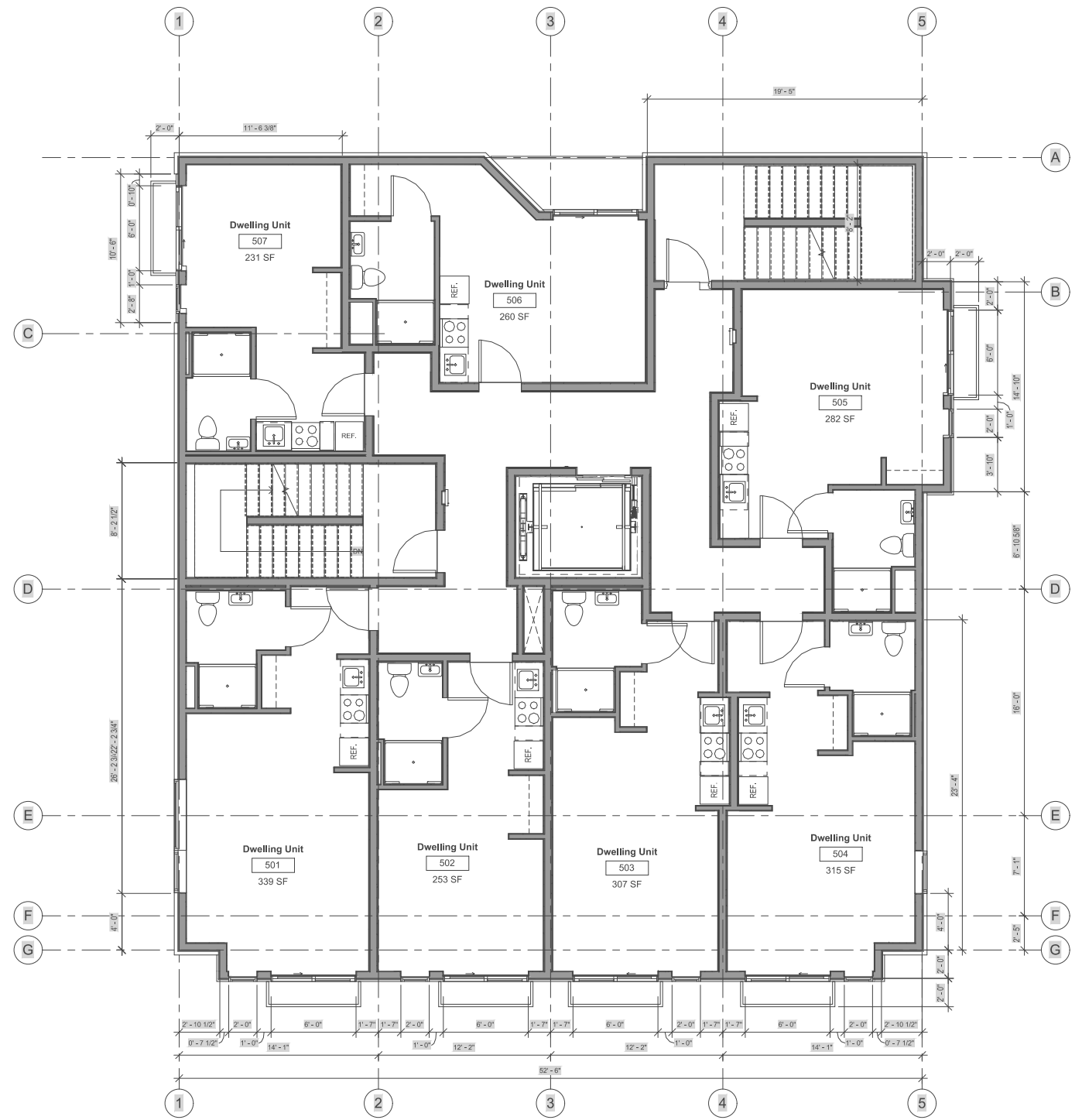
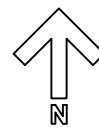


THIRD LEVEL FLOOR PLAN
3/32" = 1'-0"



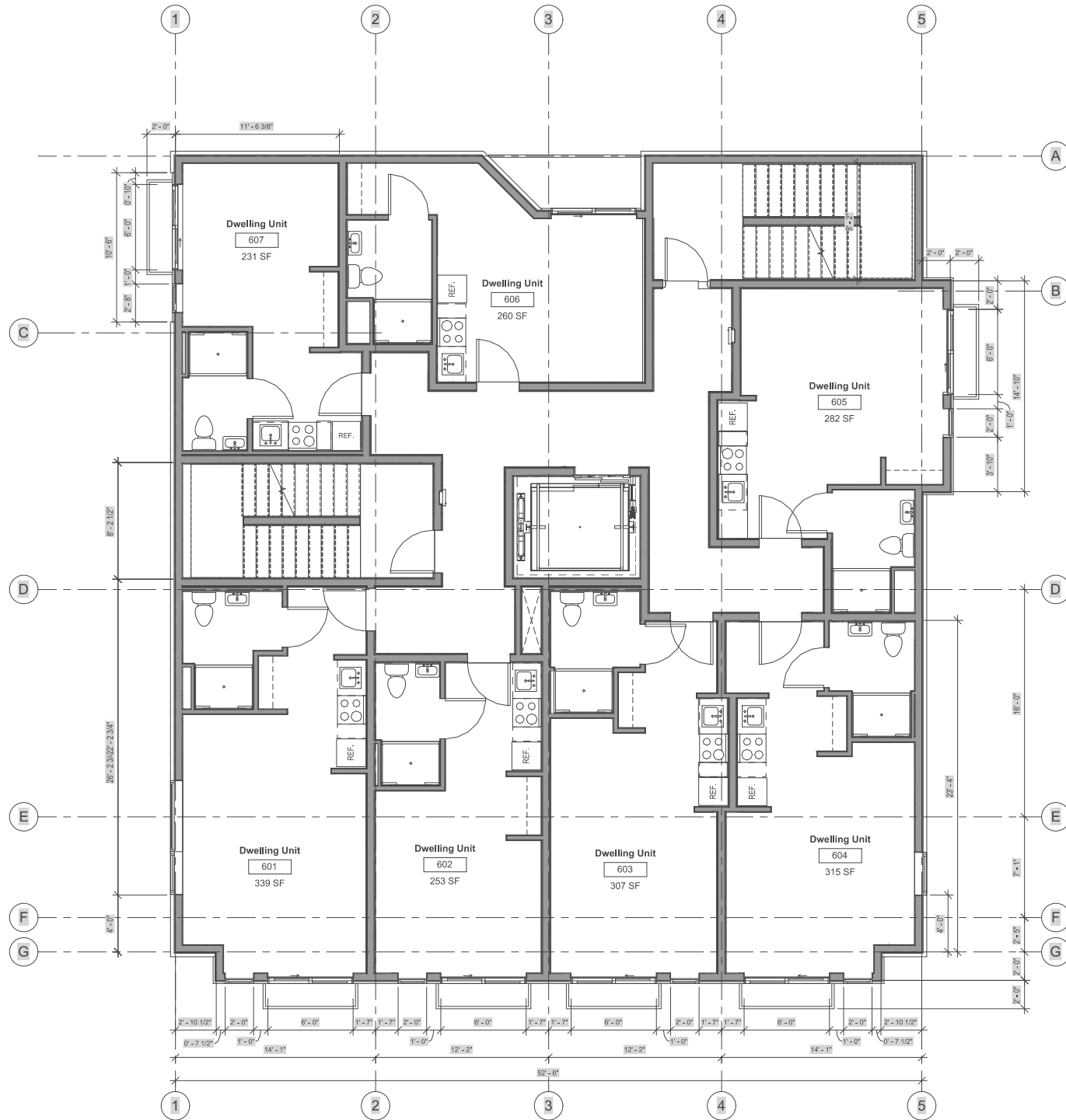


FOURTH LEVEL FLOOR PLAN
3/32" = 1'-0"

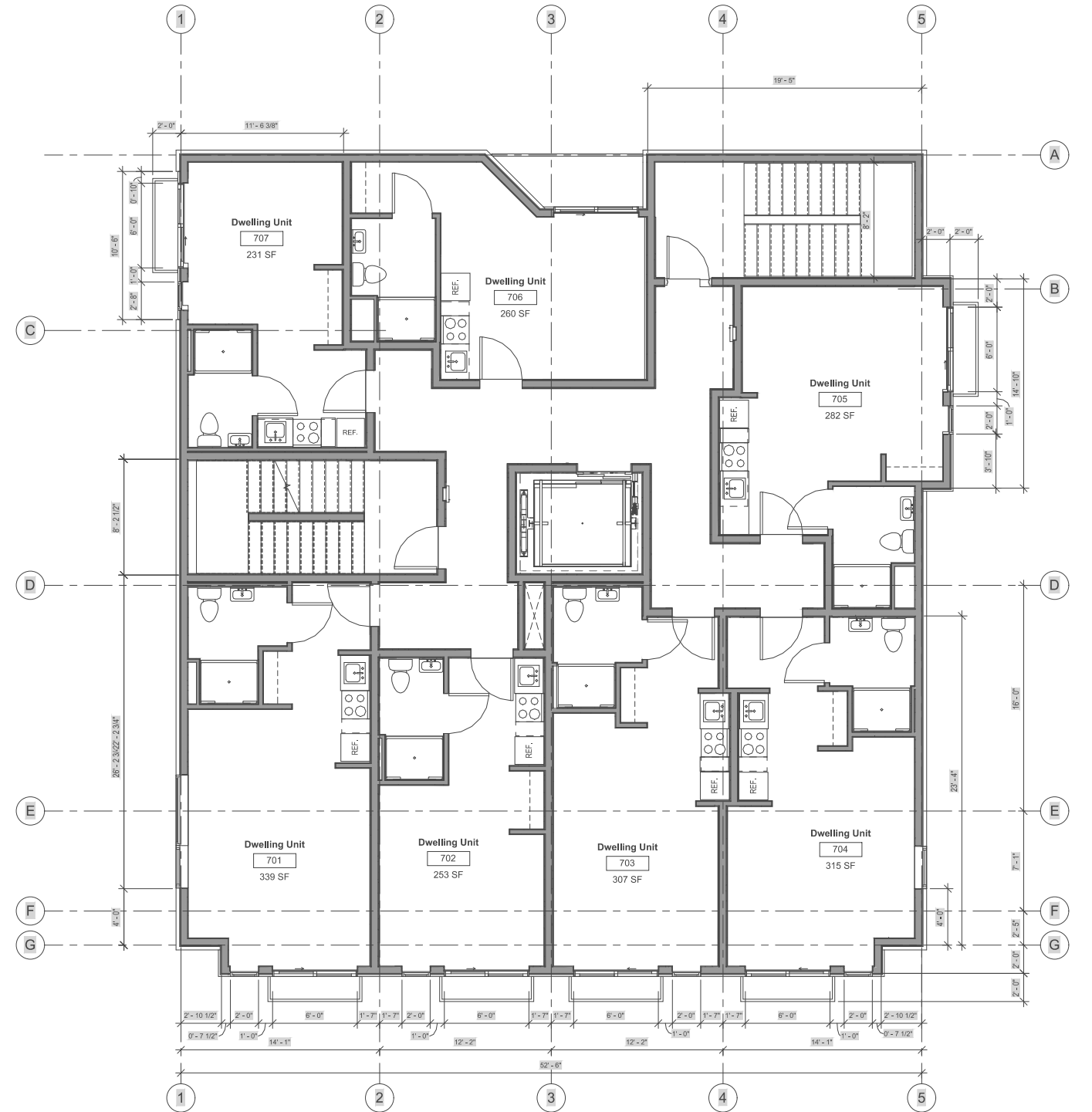
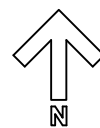


FIFTH LEVEL FLOOR PLAN
3/32" = 1'-0"





SIXTH LEVEL FLOOR PLAN
3/32" = 1'-0"



SEVENTH LEVEL FLOOR PLAN
3/32" = 1'-0"

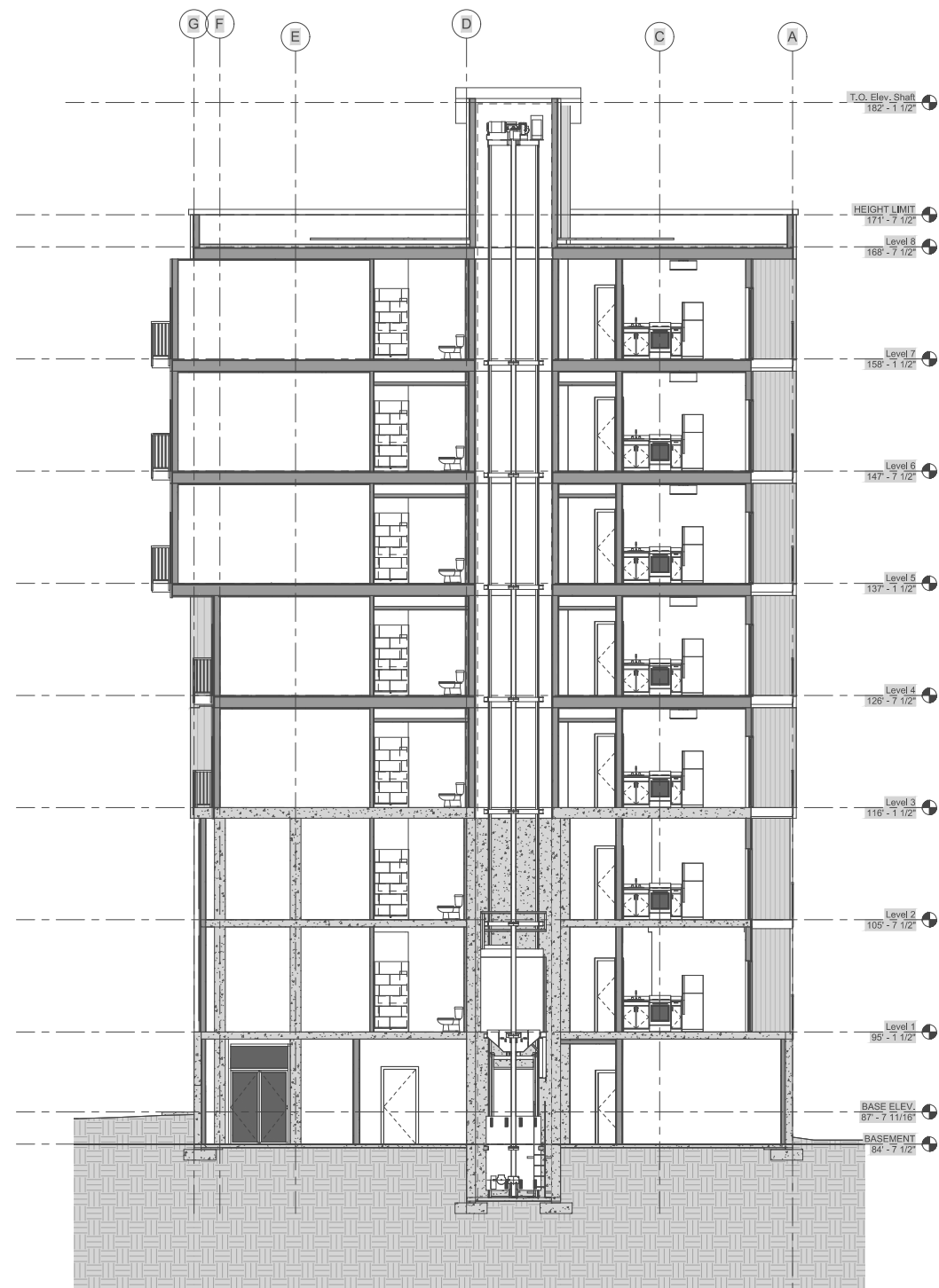




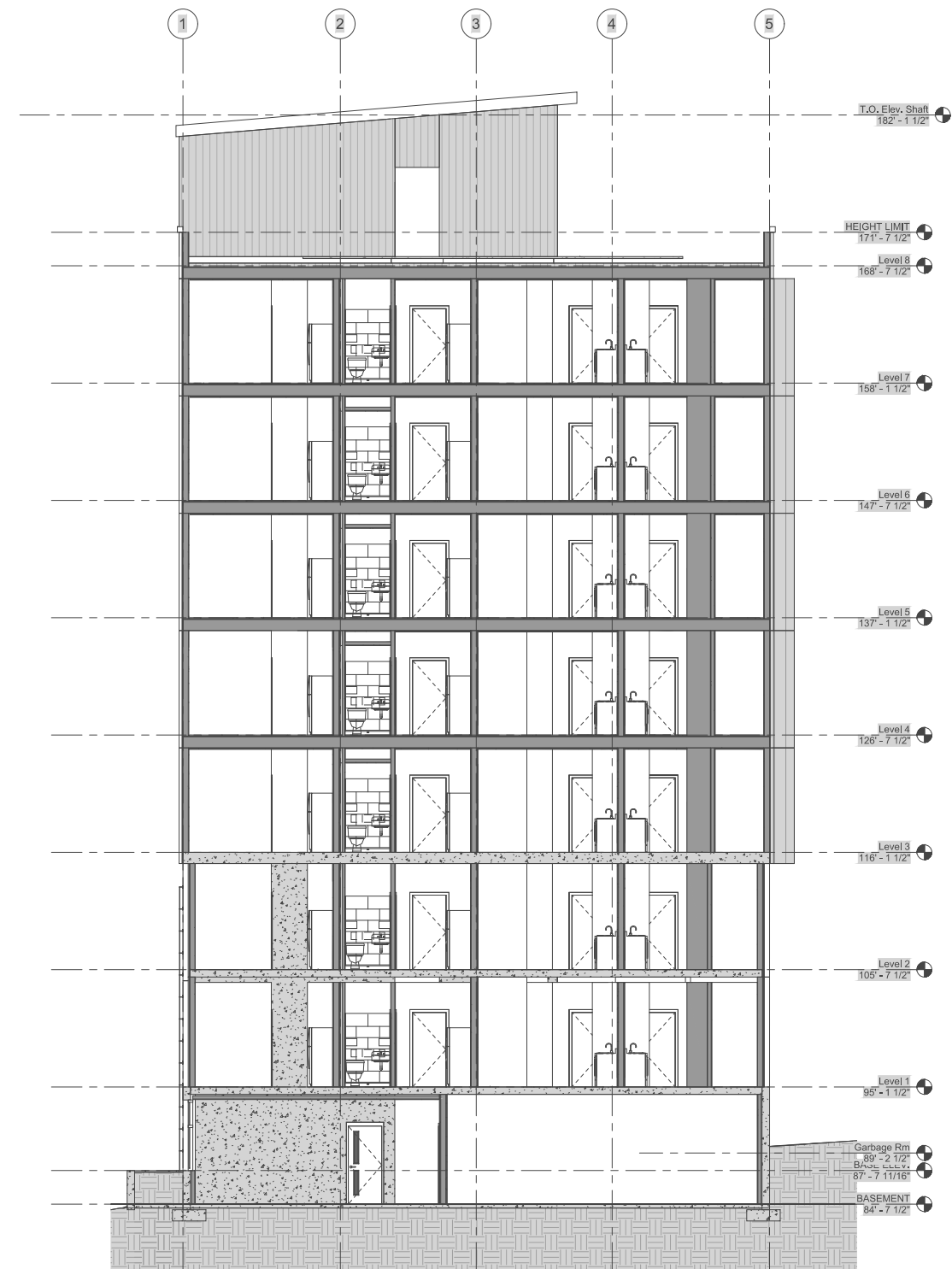
- 1 24 GA. CORRUGATED METAL SIDING - SEE SAMPLE
METAL SALES T-13 DEEP RIB PANEL, 24 GA., SLATE GRAY
- 2 10" STEEL FASCIA TRIM, 22 GA. COLOR TO MATCH SIDING
STANDING SEAM METAL ROOFING ABOVE - 24 GA., SLATE GRAY
- 3 FLAT METAL PANELS SIDING - SEE SAMPLE
METAL SALES TLC-1 PANEL, 20 GA, SANDSTONE
- 4 WHITE VINYL WINDOWS AND SLIDING DOORS
VPI WINDOWS, ENDURANCE SERIES
- 5 MANUFACTURED STEEL BALCONIES
GALVANIZED STEEL
- 6 8" STEEL WALL CAP / TRIM, PROJECT PAST SIDING BY 2" MIN.
22 GA. COLOR TO MATCH SIDING
- 7 5 1/2" SHIP LAP, CLEAR CEDAR SIDING WITH STAINLESS STEEL
EXPOSED FASTENERS, AND GALVANIZED STEEL TRIMS AT WINDOWS
AND EDGES
- 8 BOARD FORMED, EXPOSED CONCRETE WALL
LAMP BLACK ADDED
- 9 ANNODIZED, ALUMINUM STOREFRONT FRAMING
- 10 STAINLESS STEEL PLANTING TRELLIS CABLE AND STAND-OFFS
- 11 ANNODIZED ALUMINUM ROLL-UP DOOR AT GARBAGE ROOM



- 1 24 GA. CORRUGATED METAL SIDING - SEE SAMPLE
METAL SALES T-13 DEEP RIB PANEL, 24 GA., SLATE GRAY
- 2 10" STEEL FASCIA TRIM, 22 GA. COLOR TO MATCH SIDING
STANDING SEAM METAL ROOFING ABOVE - 24 GA., SLATE GRAY
- 3 FLAT METAL PANELS
SIDING - SEE SAMPLE
METAL SALES TLC-1 PANEL, 20 GA, SANDSTONE
- 4 WHITE VINYL WINDOWS AND SLIDING DOORS
VPI WINDOWS, ENDURANCE SERIES
- 5 MANUFACTURED STEEL BALCONIES
GALVANIZED STEEL
- 6 8" STEEL WALL CAP / TRIM, PROJECT PAST SIDING BY 2" MIN.
22 GA. COLOR TO MATCH SIDING
- 7 5 1/2" SHIP LAP, CLEAR CEDAR SIDING WITH STAINLESS STEEL
EXPOSED FASTENERS, AND GALVANIZED STEEL TRIMS AT WINDOWS
AND EDGES
- 8 BOARD FORMED, EXPOSED CONCRETE WALL
LAMP BLACK ADDED
- 9 ANNODIZED, ALUMINUM STOREFRONT FRAMING
- 10 STAINLESS STEEL PLANTING TRELLIS CABLE AND STAND-OFFS
- 11 ANNODIZED ALUMINUM ROLL-UP DOOR AT GARBAGE ROOM



NORTH/SOUTH SECTION
N.T.S.



EAST/WEST SECTION
N.T.S.



PERSPECTIVE VIEW FROM WEST



PERSPECTIVE VIEW FROM WEST (NIGHT)



PERSPECTIVE VIEW FROM EAST



PERSPECTIVE VIEW FROM ACROSS REPUBLICAN

SEATTLE ZONING REQUIREMENT

23.48.014.A.2.b Minimum Facade Height

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.

b. On Class 2 Pedestrian Streets and Neighborhood Green Streets, as shown on Maps A and B for 23.48.014, the minimum height for street-facing facades is 25 feet.

PROPOSAL

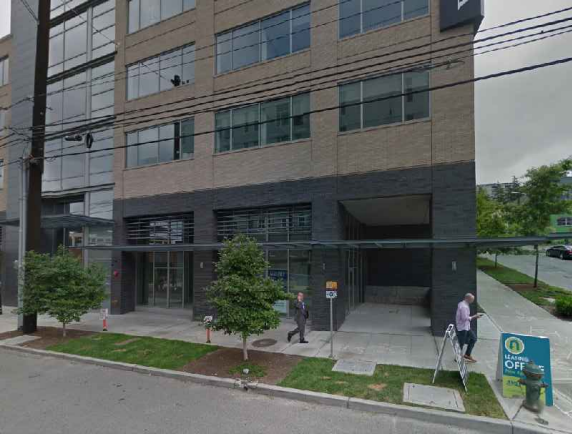
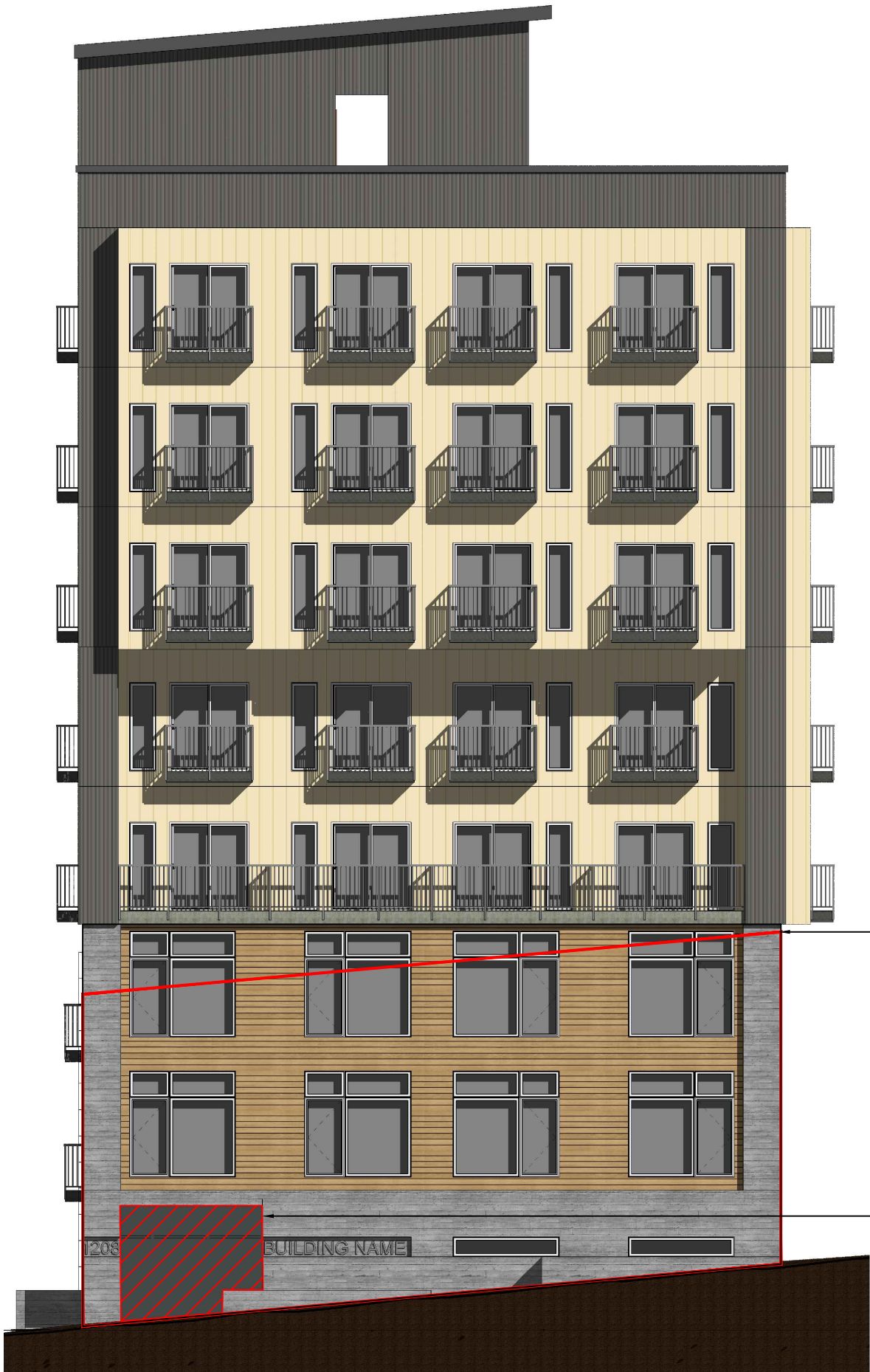
Facade Height

The project site slopes significantly down from east to west. As proposed, the facade meets the required minimum height (25' from sidewalk) as demonstrated in the diagram below. However, the entry alcove within the facade has a ceiling height less than 25'. It is unclear in the code when an alcove within one facade becomes another. Therefore, we must look to the neighborhood for clues as to how this has been interpreted previously. There are many examples of entry alcoves in both new and older buildings that do not meet the same minimum facade height requirements as the remainder of the facade (see several examples below.)

For the purposes of this private, residential building, the applicant feels the alcove is appropriately scaled and does not detract from the overall desired street front massing.

Additionally, a clearly delineated base to the building has been provided at the 25' level to reinforce the connection to other new buildings in the area that have a marked datum line at this level.

The height of the base of the building also closely relates to the height of the existing historic building to the west (City Deli.)



Examples of other entry alcoves within facades in the SMR 55/85 zoning nearby the proposed project.

