



14TH & MADISON
1401 EAST MADISON

DESIGN REVIEW RECOMMENDATION #2
DPD #3020065 / 27 JULY 2016

TABLE OF
CONTENTS

PROPOSAL
Project Information P 3

DESIGN CONCEPT / PARTI
Design Concept / Parti P 4
Design Concept / Concept Development P 6

DRB 1 GUIDANCE SUMMARY
DRB 1 Guidance Summary P 9

THEME 1 STREETScape & ARRANGEMENT OF USES
Direction a response P 10
Direction b response P 15
Direction c response P 26
Directions d&e response P 30

THEME 2 FRONTAGE, FENESTRATION & CORNER EXPRESSION
Direction a response P 32
Direction b response P 36

THEME 3 MEWS & CONNECTIVITY TO MCGILVERA PLACE PARK
Direction response P 41

THEME 4 MATERIALS
Direction a response P 44
Direction b response P 46

DEPARTURES
Zoning Height Diagram P 48
Departure #1. P 49
Departure #2 P 50
Departure #3 P 53

SUPPLEMENTAL INFORMATION
Window Mapping / Privacy Study with Departure #2. P 54

PROJECT INFORMATION

ADDRESS: 1401 E MADISON STREET
DPD PROJECT #: 3020065

ARCHITECT:	LANDSCAPE ARCHITECT:	DEVELOPER:
ANKROM MOISAN ARCHITECTS	FAZIO ASSOCIATES	EQUITY RESIDENTIAL
1505 5TH AVE, STE 300	2244 NW MARKET ST, STE B	51 UNIVERSITY ST, STE 200
SEATTLE, WA 98101	SEATTLE, WA 98107	SEATTLE, WA 98101
206.576.1600	206.774.9490	206.577.9026
CONTACT: MICHAEL WILLIS	CONTACT: ROB FAZIO	CONTACT: ALEX QUILICI

DEVELOPMENT OBJECTIVES

The proposed project is 6-story mixed-use residential building with below-grade parking. The basic program includes:

- 137 RESIDENTIAL UNITS
- 83,000 SF OF NET RENTABLE AREA
- 3,800 SF OF STREET-LEVEL COMMERCIAL AREA
- 78 BELOW-GRADE PARKING STALLS

PROJECT GOALS

CREATE A DENSE, VIBRANT PLACE TO LIVE IN CAPITOL HILL

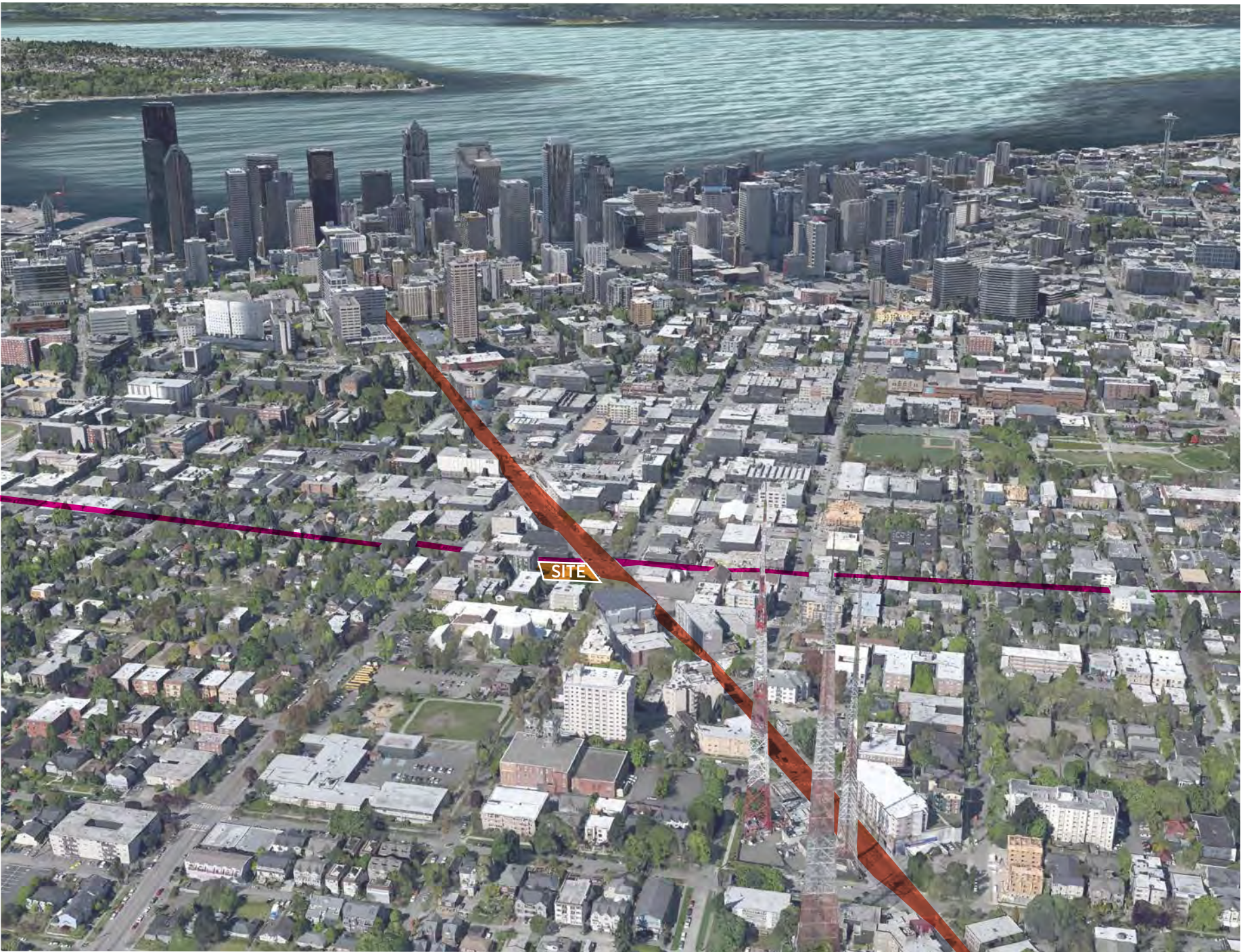
- Improve the pedestrian experience along 14TH Avenue through the use of landscaping and building overhangs and/or canopies.
- Mitigate the auto-oriented nature of Madison Street through development of the street edge, while maintaining residential privacy.

CONTRIBUTE TO THE CHARACTER OF THE NEIGHBORHOOD

- The architectural character of the project is informed by the neighboring development. Massing and siting is appropriate to the street and relates to the neighborhood context.

ADDRESS THE SITE CONTEXT

- Understand and respond to its multiple contexts: the hard edge of the street along the north and west edges (14TH and Madison); the low-rise character to the east of the project site, especially as it transitions up Pike; and its corner location.
- Reinforce the open space connections and respond to the topography.

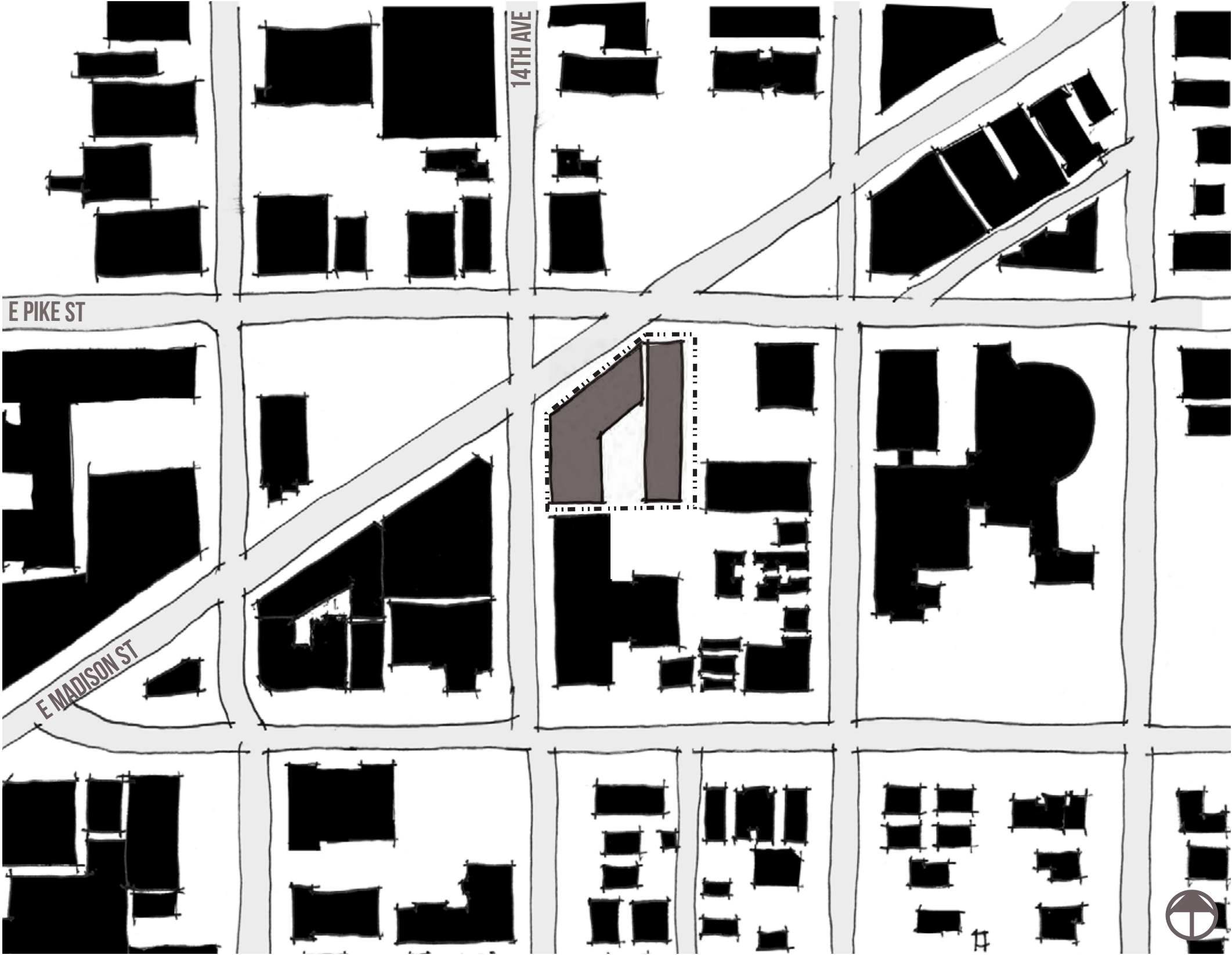


14TH AVE

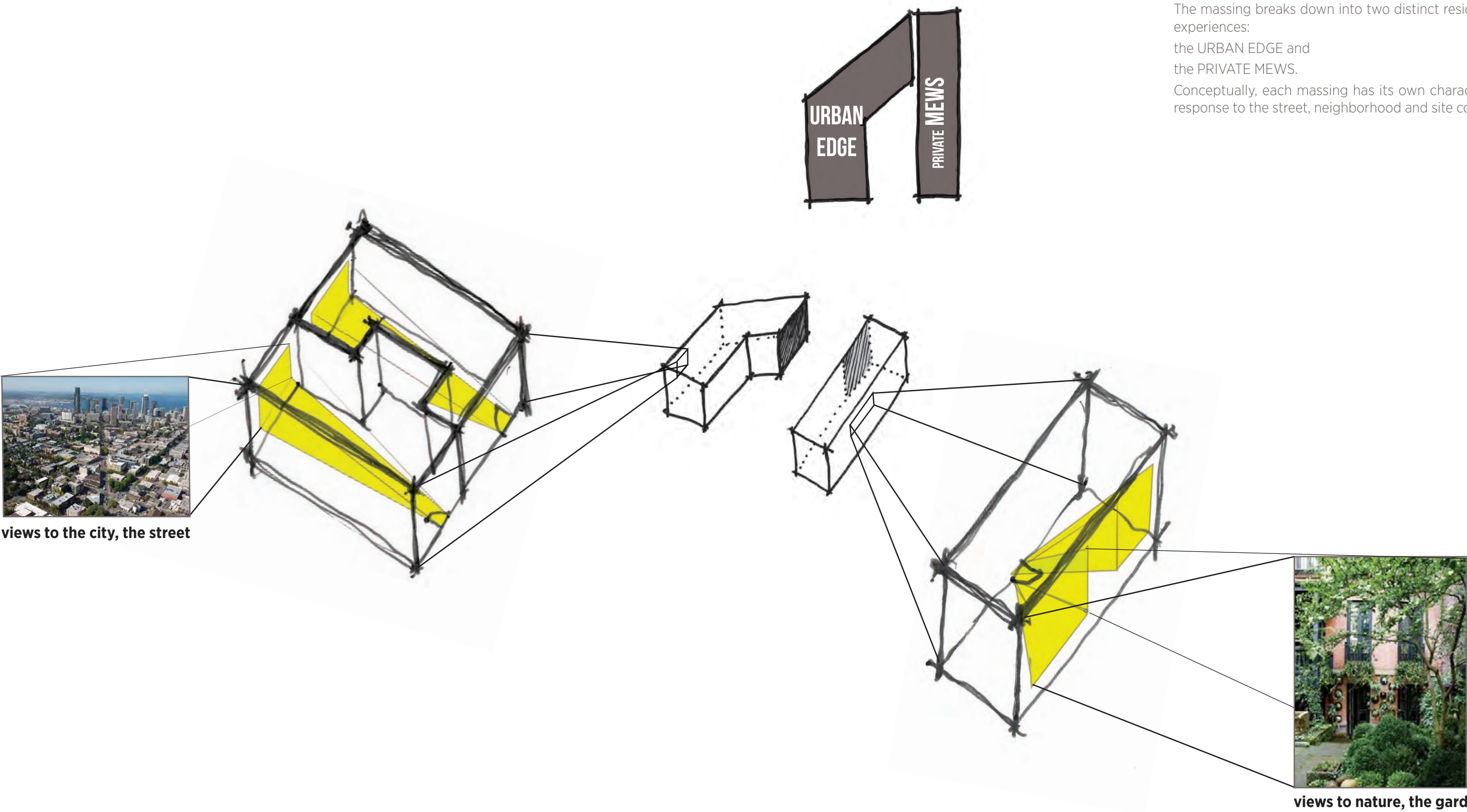
E MADISON ST

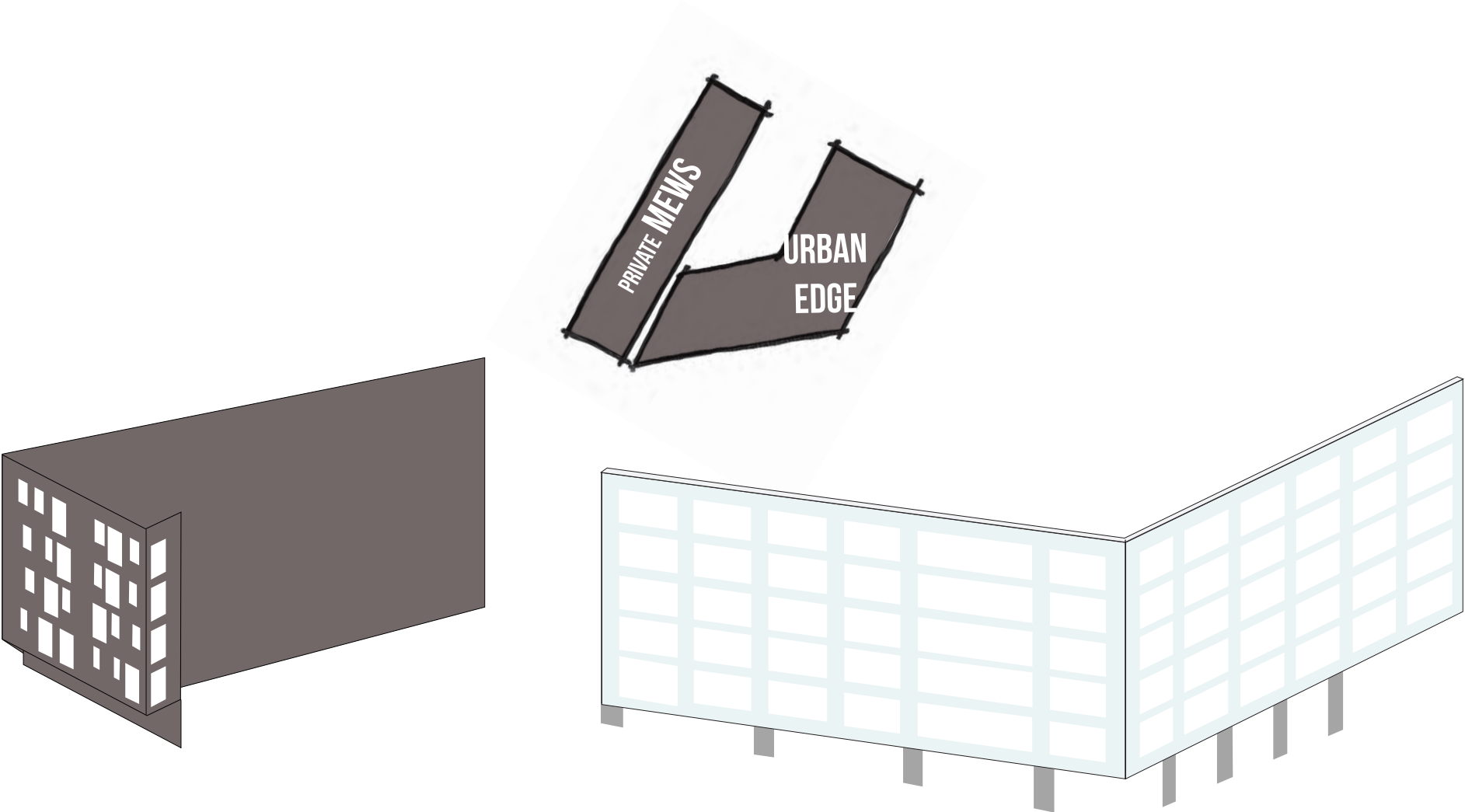
Conceptually, the massing of the building seeks to address the two scales of the street and immediate context. The massing responds to the hard, urban street edge of 14th and Madison, breaking down in mass as it responds to the low rise residential development to the east, the open space of its neighbor to the south as well as to the open space of nearby McGilvra Place park to the northeast.

Our concept plays with the idea of creating two conditions: that of the “urban edge” and that of the private “mews”. Our goal is to unify the block—building upon the existing urban patterns while sensitively responding to the immediate context.



The massing breaks down into two distinct residential experiences:
the URBAN EDGE and
the PRIVATE MEWS.
Conceptually, each massing has its own character, in response to the street, neighborhood and site context





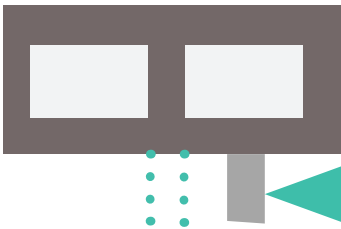
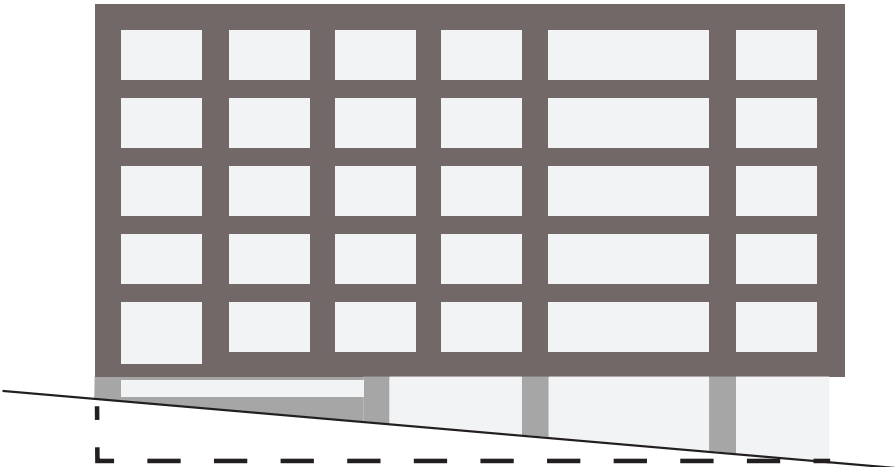
PRIVATE MEWS: TETHERED TO EARTH

THE PRIVATE MEWS MASSING CONCEPT MATERIALLY THAT WRAPS THE EDGES, AND SITS ABOVE A TRANSPARENT BASE, GIVING THE EXPERIENCE OF TWO FLOATING PLANES.

URBAN EDGE: FLOATING PLANE

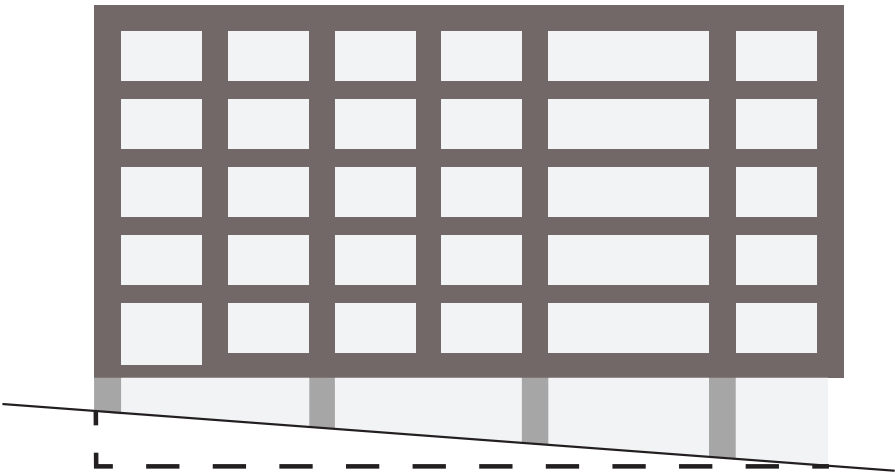
THE URBAN EDGE MASSING CONCEPT HAS A CONTINUOUS MATERIAL LANGUAGE THAT WRAPS THE EDGES, AND SITS ABOVE A TRANSPARENT BASE, GIVING THE EXPERIENCE OF TWO FLOATING PLANES.

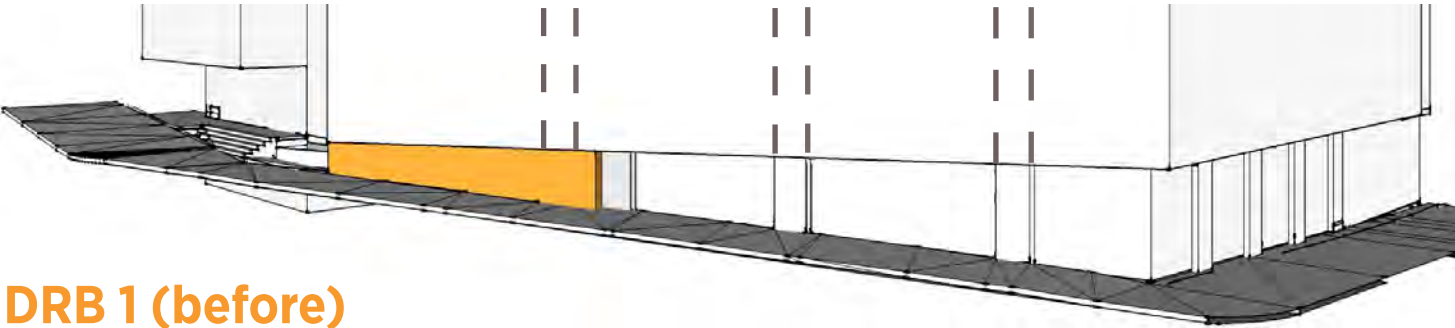
DRB 1 (before)



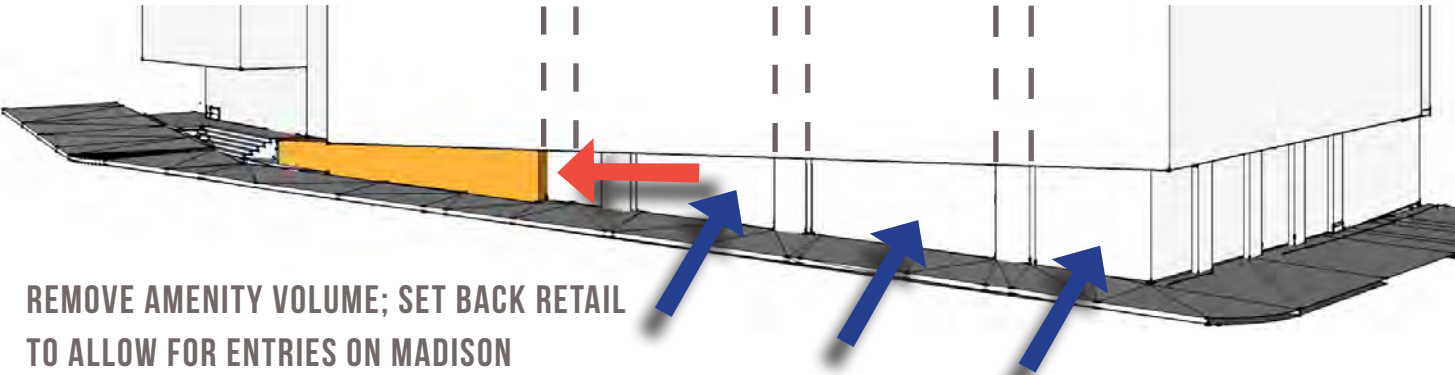
ALIGN WITH GRID ABOVE
MAINTAIN THE LOGIC OF THE FLOATING PLANE/URBAN EDGE

DRB 2 RESPONSE (after)

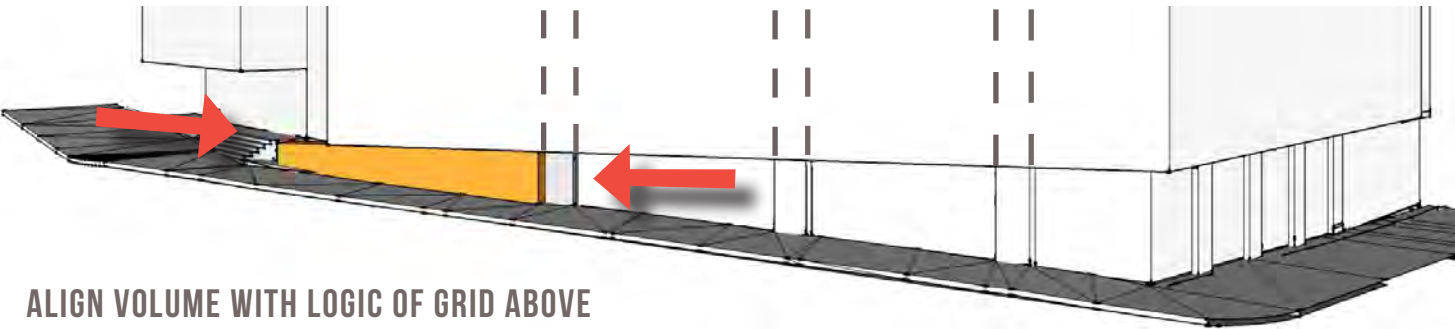




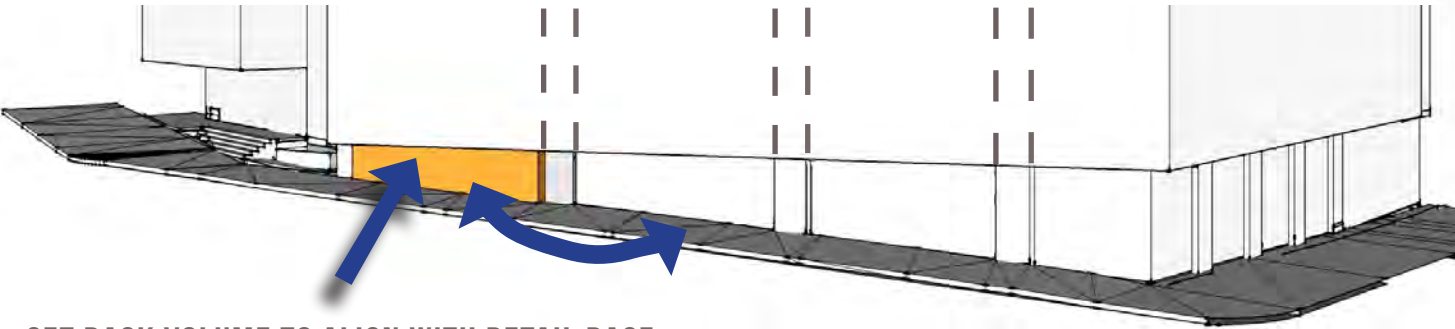
DRB 1 (before)



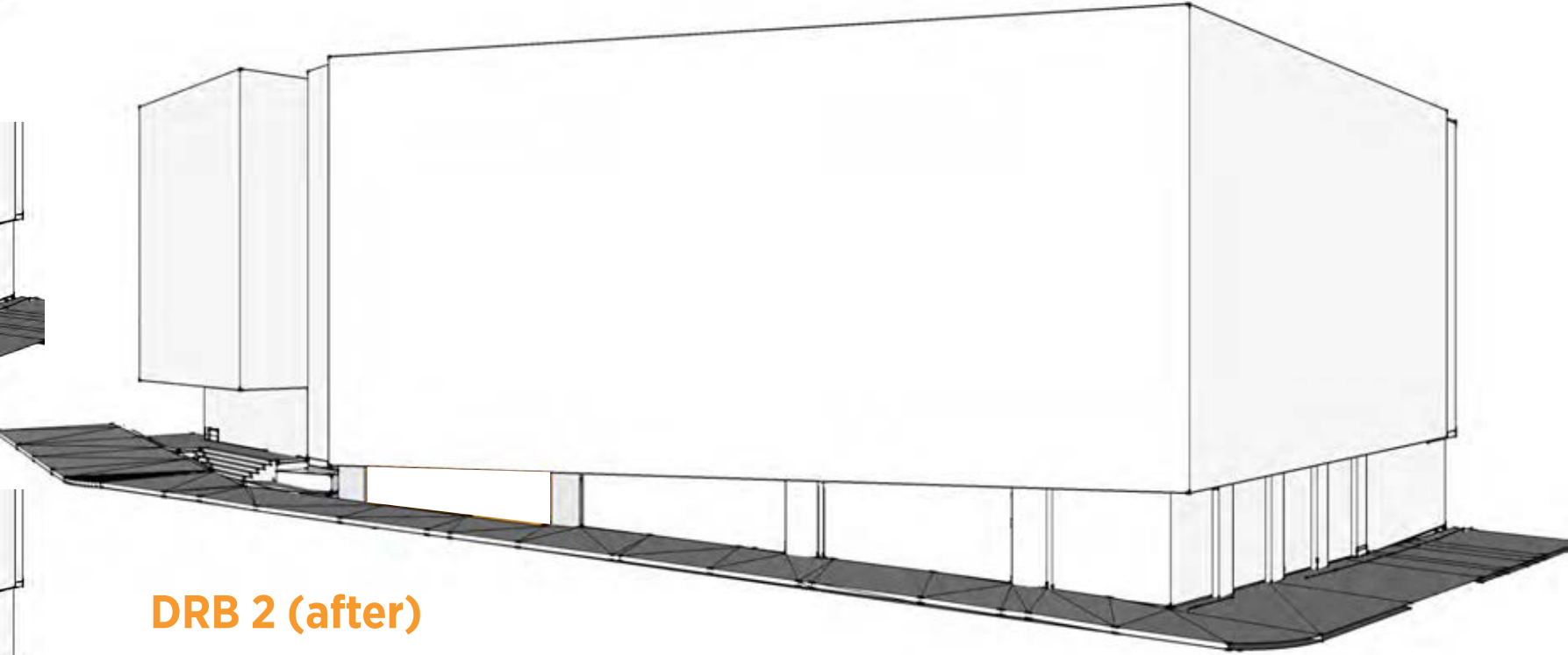
REMOVE AMENITY VOLUME; SET BACK RETAIL TO ALLOW FOR ENTRIES ON MADISON



ALIGN VOLUME WITH LOGIC OF GRID ABOVE



SET BACK VOLUME TO ALIGN WITH RETAIL BASE; MAXIMIZE TRANSPARENCY



DRB 2 (after)

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THEME 1 STREETScape & ARRANGEMENT OF USES

The Board acknowledged the public comment and recognized that the Madison frontage is the most public facing façade. The Board agreed that the proposed arrangement of uses and lack of transparency shown along Madison do not adequately respond to previous guidance to create a strong connection to the street and visual access for the pedestrian.

- a. The Board stressed that addressing the street and the relationship to the pedestrian is critical and directed the applicant to develop a strong connection to the street, study the arrangement of interior uses and significantly increase the transparency to provide visual access for the pedestrian.
- b. For the corner, the Board agreed that retail spaces at grade is preferable. The Board also indicated support of second level entries off Madison to strengthen the connection to the street. For the next meeting, the Board requested a composite site plan.
- c. The Board strongly encouraged the applicant to consider the addition of retail spaces to engage and interact with the streetscape and noted that small retail spaces are a well-established precedent in the neighborhood.
- d. For the E Pike frontage, the Board supported the design of the lobby with the arrangement of leasing and office spaces tucked behind amenity space, which is designed to function as a co-working space.
- e. The Board strongly supported the elevated residential entry, which integrates existing site topography to create a strong accessible connection to the street.

THEME 2 FRONTAGE, FENESTRATION & CORNER EXPRESSION

The Board directed the applicant to further develop the Madison frontage and northwest corner.

- a. The Board discussed the design development of the two scales, the ‘urban edge’ and the ‘private mews’ and their respective street frontages and noted that differentiating the outward expression of the residential lobby and the retail uses is not a high priority as the building will function as one building. The Board recommended further study of the façade including the proportions of the white cladding to storefront. The Board indicated that stepping the facade should read as a strong intentional design move and should be more than a rectangular cut in the white cladding. The Board also recommended pulling the language of the triple height atrium around to Madison.
- b. The Board struggled with finding the logic of the upper façade along Madison and agreed that the fenestration repetition creates an appearance of a hospitality function. The Board directed the applicant to focus on articulation consistent with the overall architectural concept. The Board also recommended studying window fin color treatment and noted their preference for at least 6 inches of depth. For the next meeting, the Board requested renderings with the adjacent buildings superimposed.

THEME 3 MEWS & CONNECTIVITY TO MCGILVRA PLACE PARK

The Board strongly supported the mews frontages, especially the glass expression of the triple height atrium space. The Board shared the public comment’s concern regarding visual access of this area from the street. In order to demonstrate visibility and strengthen the relationship to the nearby McGilvra Place Park, the Board requested additional street level perspectives and information about material detailing.

THEME 4 MATERIALS

The Board acknowledged the public comments concerning the materials. The Board recognized that the material proposed is Swiss Pearl and concluded that it is a high quality material, much higher than typical fiber cement board.

- a. The Board recommended further study of panel material detailing and noted that exposed fasteners will make the material read like a panel.
- b. The Board recognized that there are a many different materials, tones and textures proposed and recommended simplifying the variation, similar to the precedent image shown on page 46.
- c. The Board strongly supported the ground plane elements and material paving changes which provide a pleasant pedestrian experience.

THEME 1 STREETSCAPE & ARRANGEMENT OF USES

DRB DIRECTION:

- a. The Board stressed that addressing the street and the relationship to the pedestrian is critical and directed the applicant to develop a strong connection to the street, study the arrangement of interior uses and significantly increase the transparency to provide visual access for the pedestrian.

RESPONSE:

We studied the arrangement of uses and increased the retail frontage by **6** additional feet along Madison.

We also increased the setback along the Madison frontage simultaneously widening the sidewalk and allowing for multiple entry points, helping to strengthen the connection to the street.

PREVIOUS DESIGN: Transparency at Madison: 485 SF

NEW DESIGN: Transparency along Madison: 768 SF

A significant increase of glazing of **159 percent** to provide visual access for the pedestrian.

DRB 1 (before)

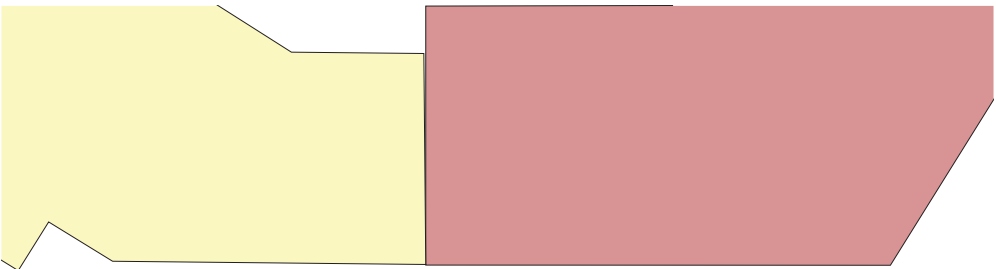




ARRANGEMENT OF
USE PLAN DIAGRAMS

L1 PLAN DIAGRAMS

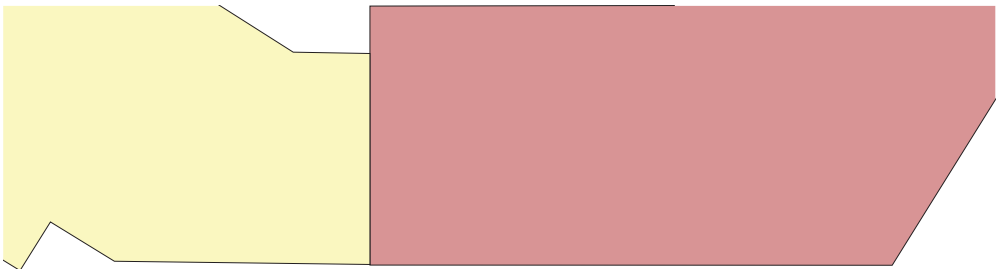
AT DRB 1



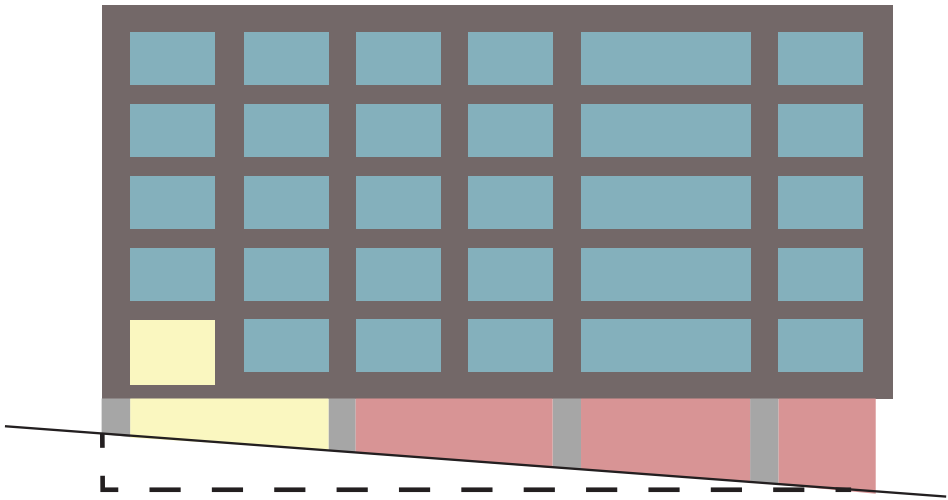
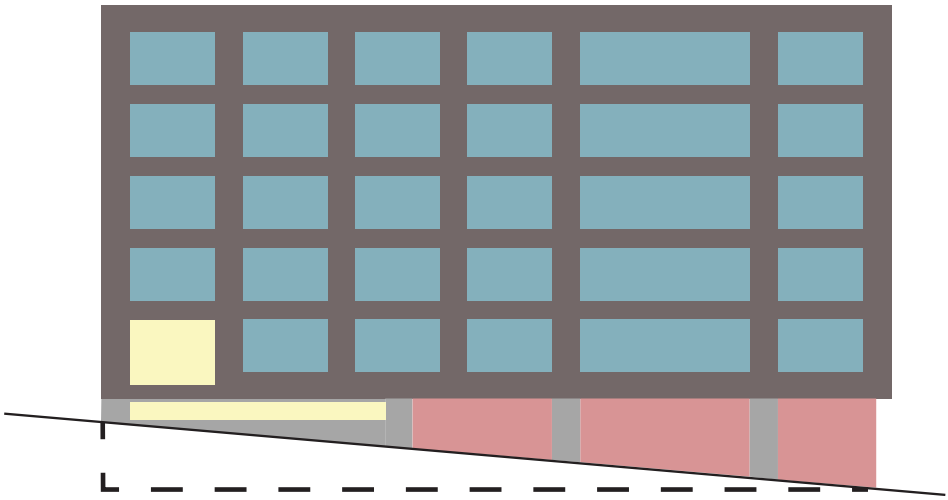
MADISON ST

OPTION A:

BALANCED MIX OF AMENITY / RETAIL - PREFERRED



MADISON ST

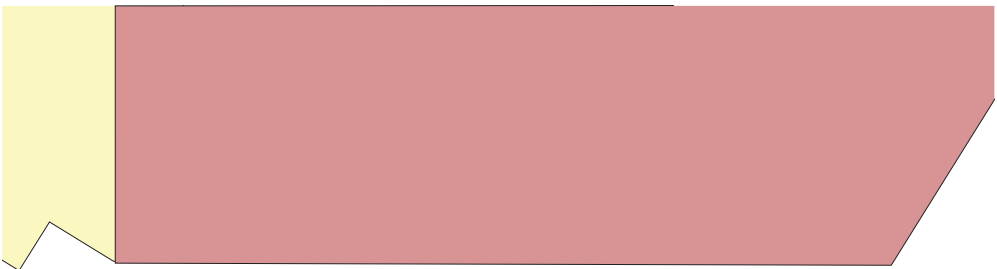


- Residential
- Leasing/Lobby/Amenity
- Commercial/Retail

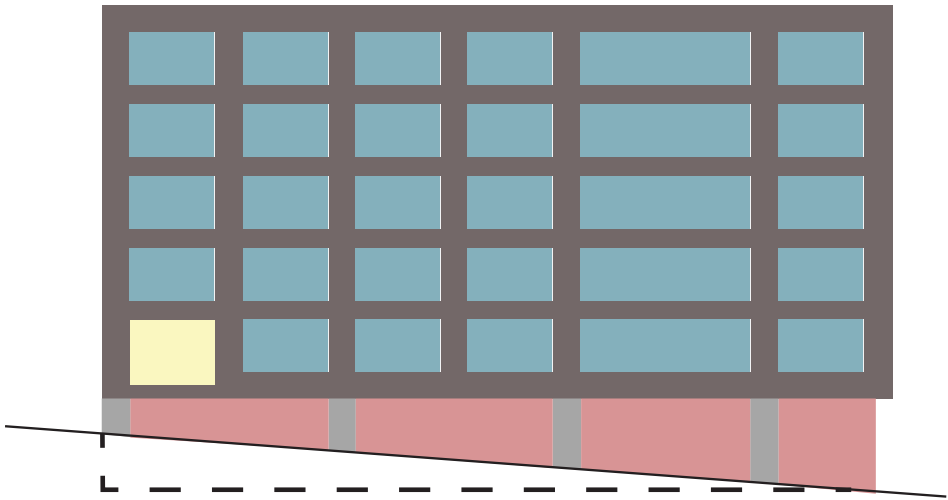
PRIMARY ADVANTAGES/BENEFITS

- Increases retail at Madison
- increases access to street
- increases transparency of all uses along Madison

OPTION B:
RETAIL



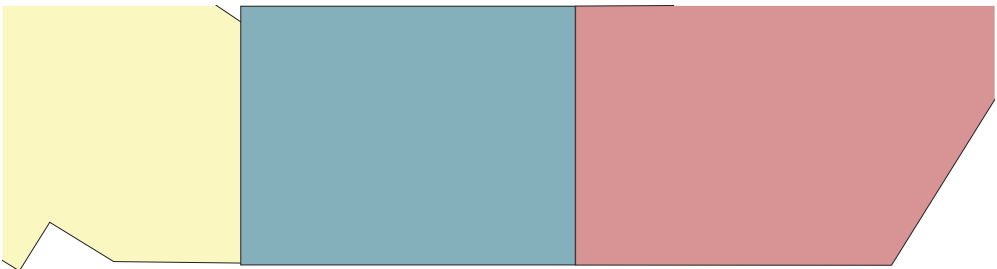
MADISON ST



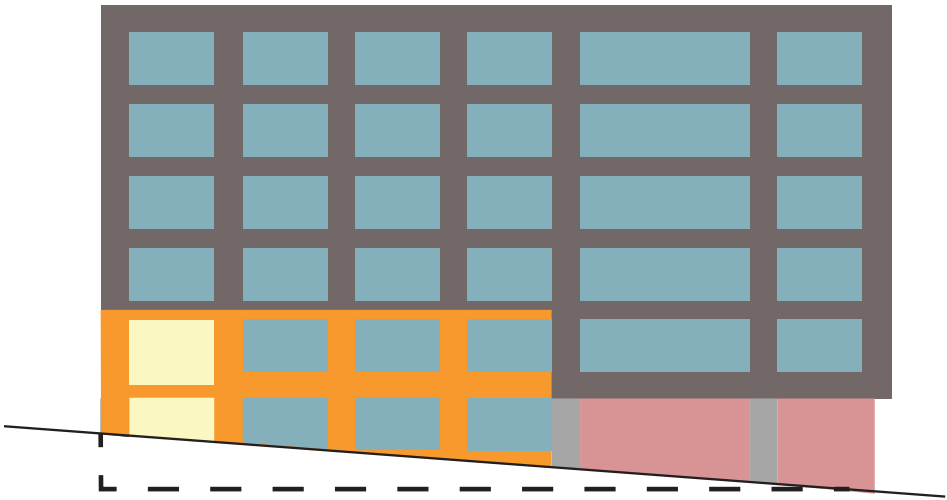
PRIMARY DISADVANTAGES/CONCERNS

- Converting transition area to retail would yield undesirable space(s) that would be challenge to lease.
- Creates an undesirable condition for pedestrians and residents.
- Amenity space would move to 14th. reducing retail frontage along 14th.

OPTION C:
MIX OF AMENITY, RESIDENTIAL AND RETAIL



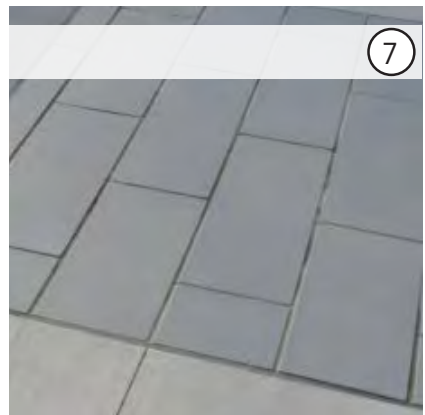
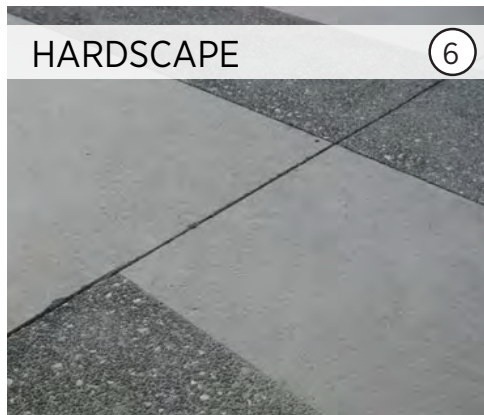
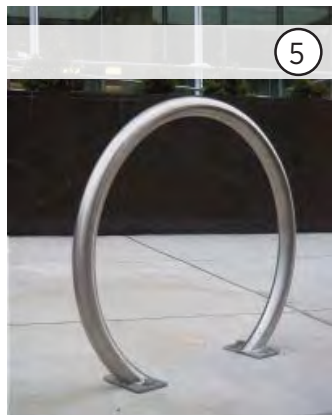
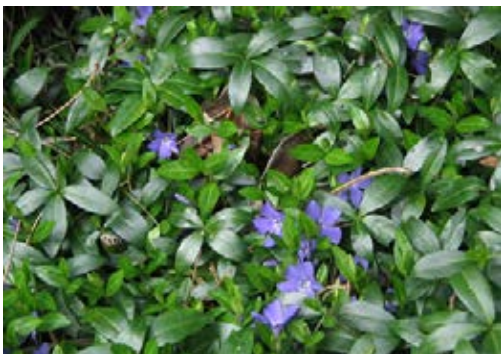
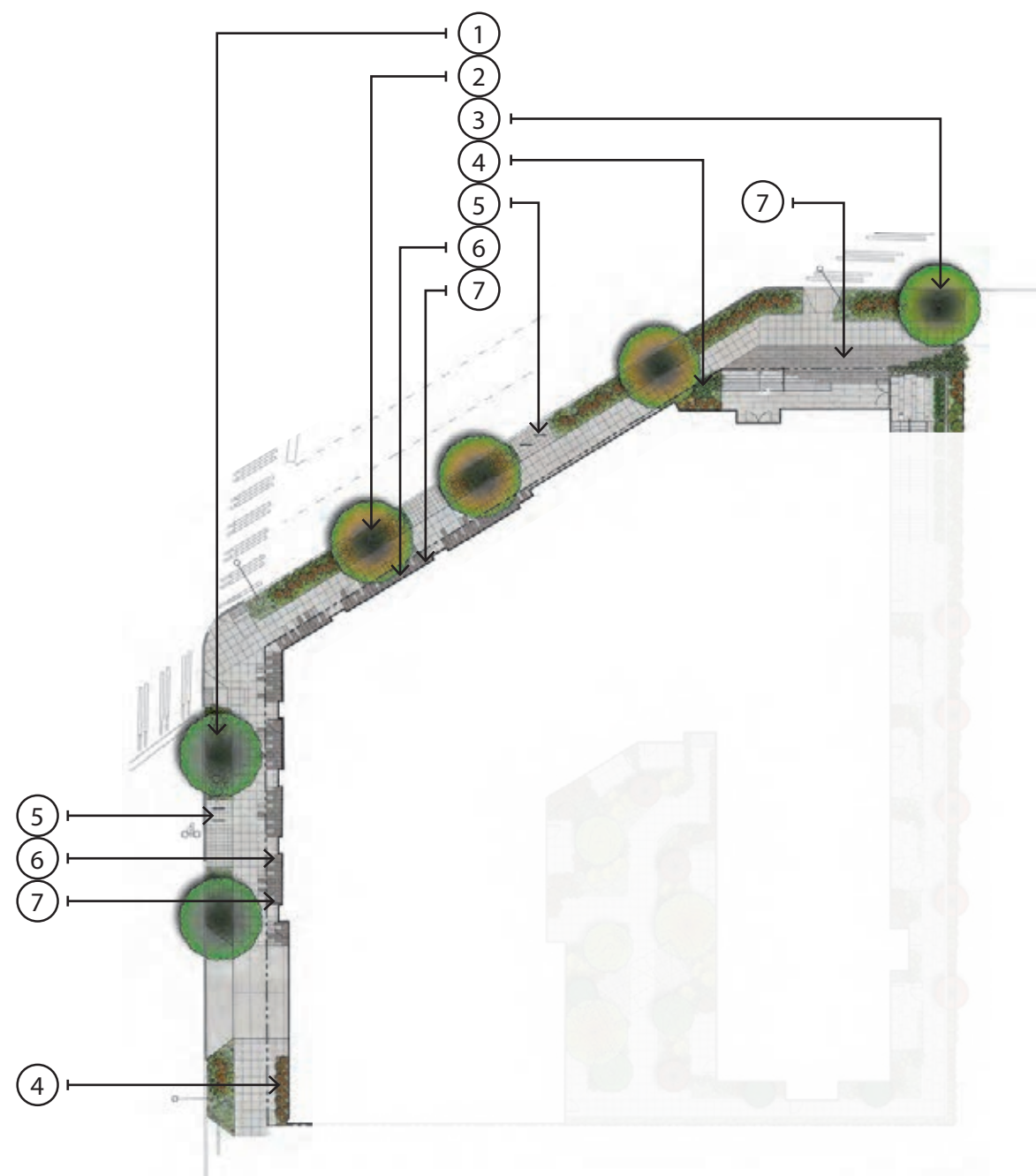
MADISON ST



PRIMARY DISADVANTAGES/CONCERNS

- Converting transition area to residential is not an appropriate use along a major arterial street.
- Creates an unsafe condition for pedestrians and residents.
- Reduces retail frontage along Madison.
- No transition from public to private.

LANDSCAPE AT THE GROUND PLANE





THEME 1 STREETScape & ARRANGEMENT OF USES

DRB DIRECTION:

- b. For the corner, the Board agreed that retail spaces at grade is preferable. The Board also indicated support of second level entries off Madison to strengthen the connection to the street. For the next meeting, the Board requested a composite site plan.

RELEVANT DESIGN GUIDELINES:

CS2-A-2, CS2-B-2, PL2-B-3, DC2-C-1

CS2-A Location in the City and Neighborhood

CS2A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

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

PL2-B Safety and Security

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

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade 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).

RESPONSE:

Created additional entries off Madison, strengthening connection to the street.

Composite site plan provided. Landscape plan diagram for reference.

L1 and L2 plans also provided.

DRB DIRECTION:

b. For the corner, the Board agreed that retail spaces at grade is preferable. The Board also indicated support of second level entries off Madison to strengthen the connection to the street. For the next meeting, the Board requested a composite site plan.

RELEVANT DESIGN GUIDELINES:

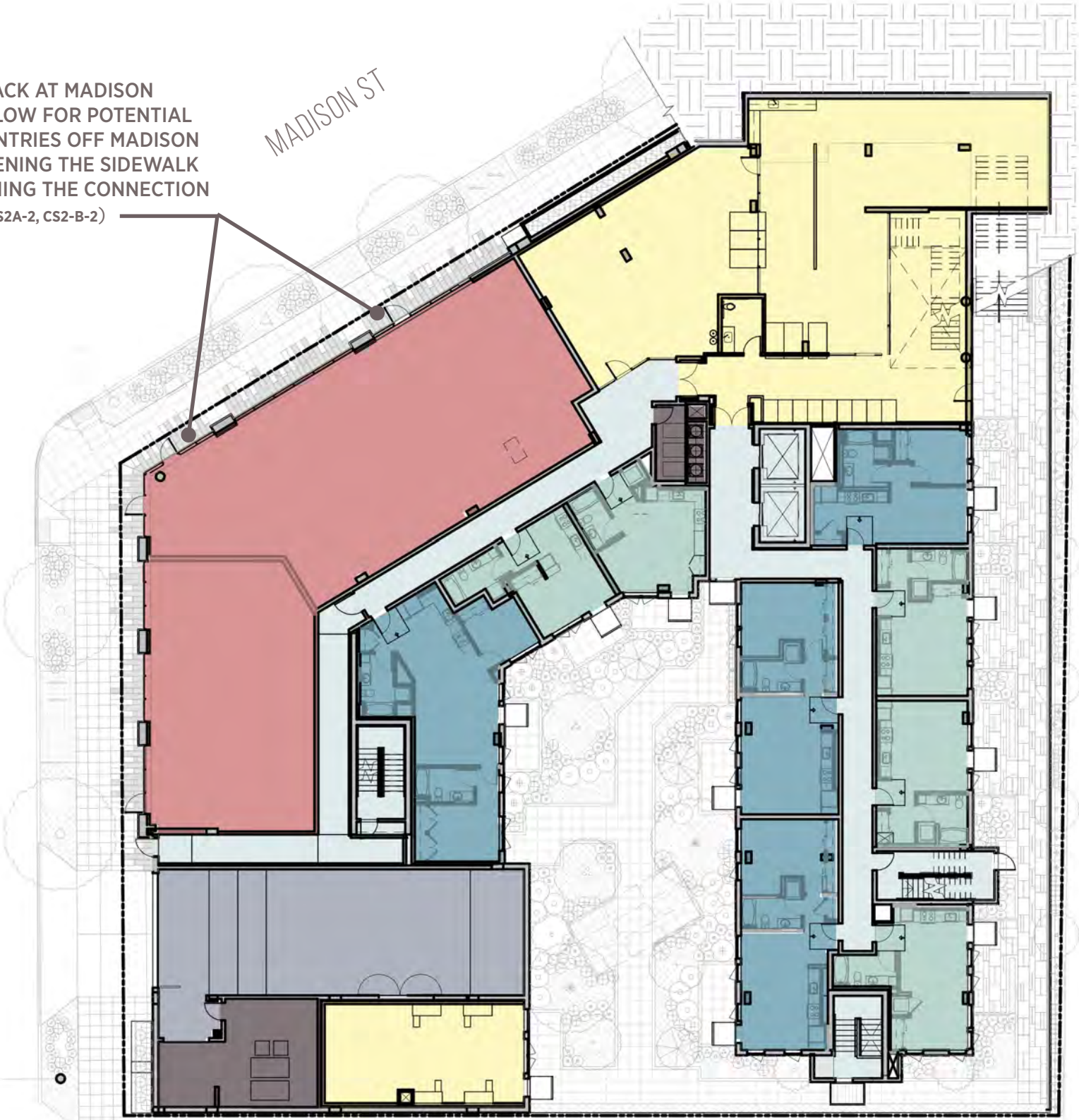
- CS2-A-2, CS2-B-2, PL2-B-3, DC2-C-1
- CS2-A Location in the City and Neighborhood
- CS2A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.
- CS2-B Adjacent Sites, Streets, and Open Spaces
- CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.
- PL2-B Safety and Security
- PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.
- DC2-C Secondary Architectural Features
- DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade 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).

RESPONSE:

Created additional entries off Madison, strengthening connection to the street.

Composite site plan provided. L1 and L2 plans also provided.

INCREASED SETBACK AT MADISON FRONTAGE TO ALLOW FOR POTENTIAL SECOND LEVEL ENTRIES OFF MADISON WHILE ALSO WIDENING THE SIDEWALK AND STRENGTHENING THE CONNECTION TO THE STREET (CS2A-2, CS2-B-2)



L1 PLAN



E PIKE ST

THEME 1 STREETScape & ARRANGEMENT OF USES

14TH AVE

MADISON ST



L2 PLAN



THEME 1 STREETSCAPE & ARRANGEMENT OF USES

DRB DIRECTION:

b. For the corner, the Board agreed that retail spaces at grade is preferable. The Board also indicated support of second level entries off Madison to strengthen the connection to the street. For the next meeting, the Board requested a composite site plan.

RELEVANT DESIGN GUIDELINES:

CS2-A-2, CS2-B-2, PL2-B-3, DC2-C-1
CS2-A Location in the City and Neighborhood
CS2A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.
CS2-B Adjacent Sites, Streets, and Open Spaces
CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.
PL2-B Safety and Security
PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.
DC2-C Secondary Architectural Features
DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade 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).

RESPONSE:

Per Board direction, for the corner, we have provided retail spaces at grade. To allow for the most flexibility for future commercial tenants, the retail slab can be overframed as needed to meet the sloping grade of 14th and Madison.

Per board direction, and confirming their intent with our planner at our 05/12/2016 meeting, we created additional "second level" entries off of Madison provide a direct connection to the street and public realm (CS2-B-2).

We greatly increased the transparency (CS2A-2, PL2-B-3), increasing the glazing by **159 percent** to provide greater visual access for the pedestrian.

We provided additional depth and detailing at the street level by using board formed concrete at the pilasters that stand proud of the storefront. We integrated different colored/sized paving at the street for pedestrian interest (DC2-C-1). We increased the setback along the Madison frontage to allow for multiple entry points to help strengthen the connection to the street (CS2A-2, CS2-B-2).

DRB 1 (before)

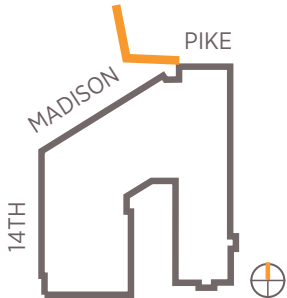


MADISON STREETSCAPE AT DRB 1

DRB 2 RESPONSE (after)



INCREASED SETBACK AT MADISON FRONTAGE TO ALLOW FOR ENTRIES OFF MADISON WHILE ALSO WIDENING THE SIDEWALK AND STRENGTHENING THE CONNECTION TO THE STREET (CS2A-2, CS2-B-2)



MADISON STREETSCAPE AT DRB 2

NEIGHBORHOOD PRECEDENTS:
RETAIL ON THE HILL
INTERIOR & EXTERIOR
BELOW-GRADE SPACES



RIVAL FITNESS (BELMONT & PINE)
grade difference at low point: +3'-6"



BREATHE HOT YOGA (19TH & MADISON)
grade difference at low point: +9'-0"



HOT CAKES (BELMONT AND OLIVE)
grade difference at low point: +4'-2"



MIGHTY-O DONUTS (12TH & MADISON)
grade difference at low point: +3'-0"



KUKAI (PINE & BELLEVUE)
grade difference at low point: +4'-0"



BOOM NOODLE (12TH & PIKE)
grade difference at low point: +2'-5"



RIVAL FITNESS / TERRAVITA (BELMONT & PINE)



KUKAI / 320 PINE (PINE & BELLEVUE)



BREATHE HOT YOGA / LAWRENCE LOFTS (19TH & MADISON)



HOT CAKES / ZEPHYR (BELMONT AND OLIVE)

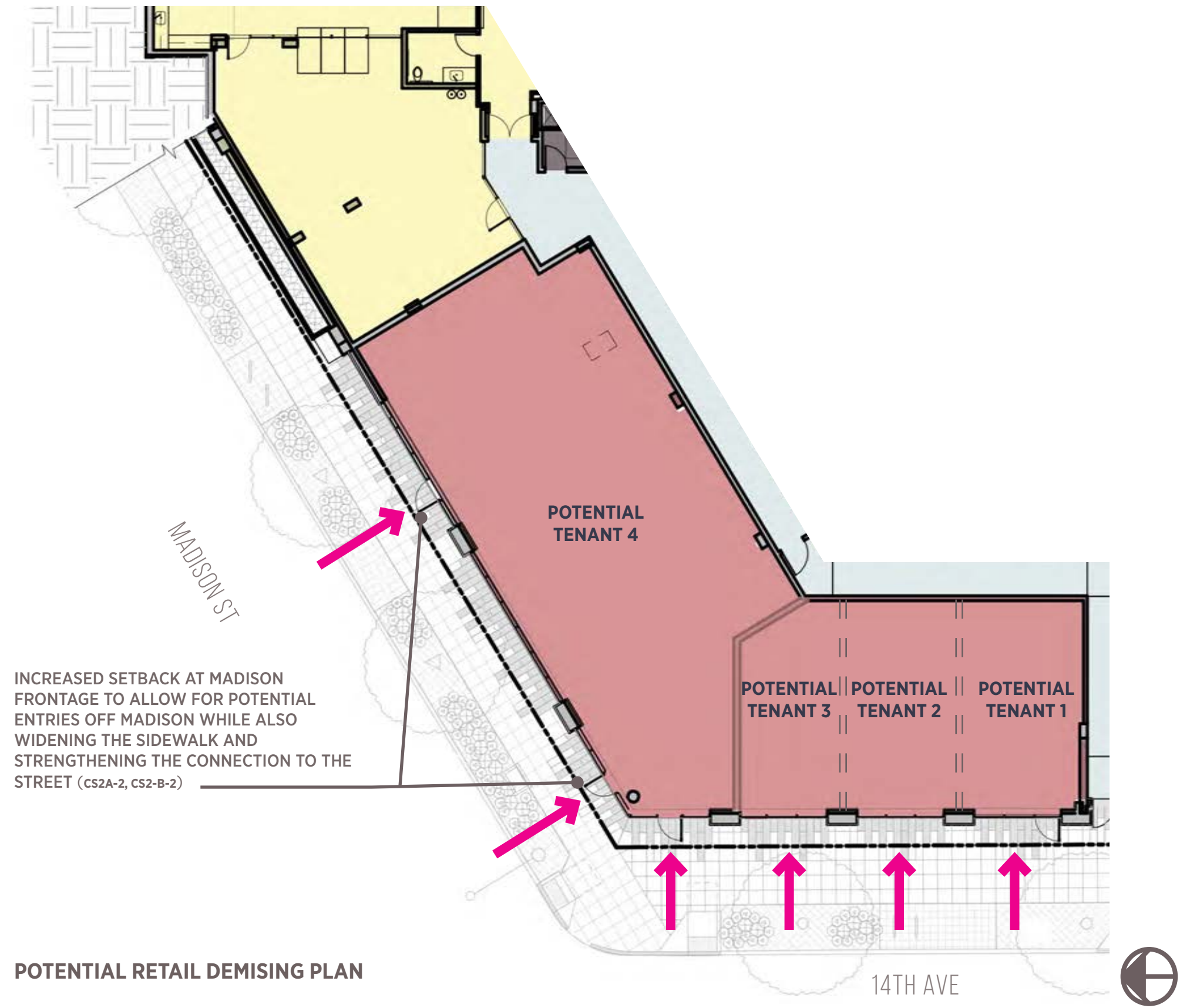


MIGHTY-O DONUTS / TRACE (12TH & MADISON)

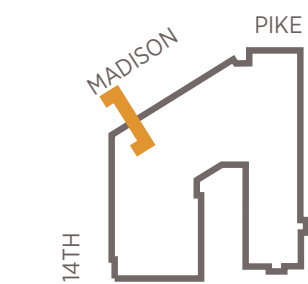


BOOM NOODLE / AGNES LOFTS (12TH & MADISON)

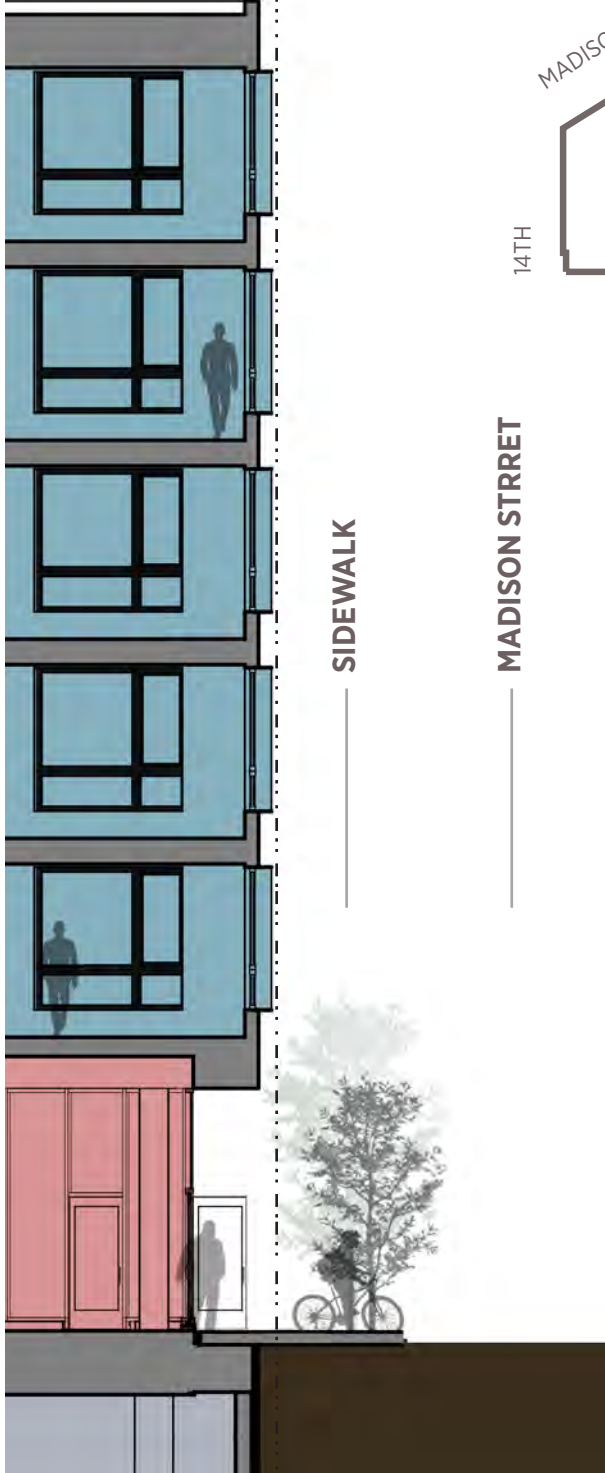
RETAIL DEMISING
PLAN



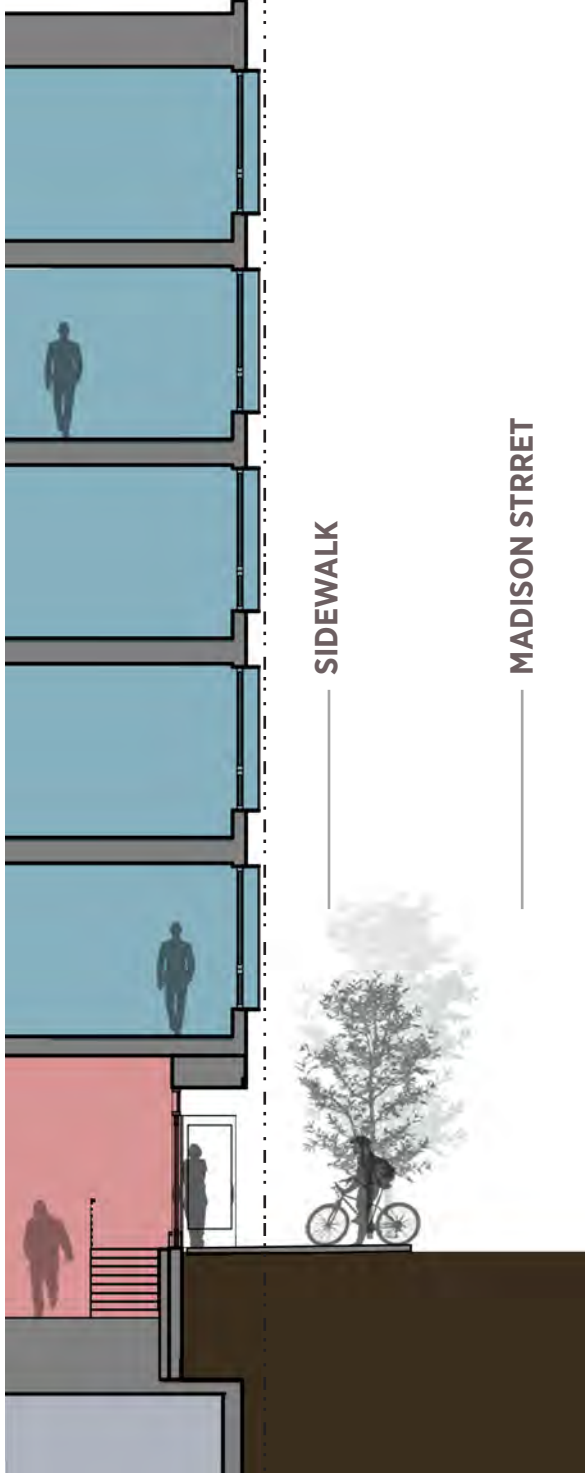
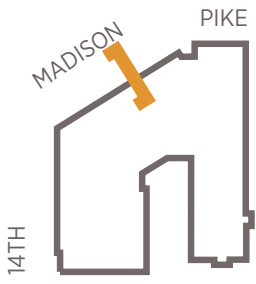
POTENTIAL RETAIL DEMISING PLAN



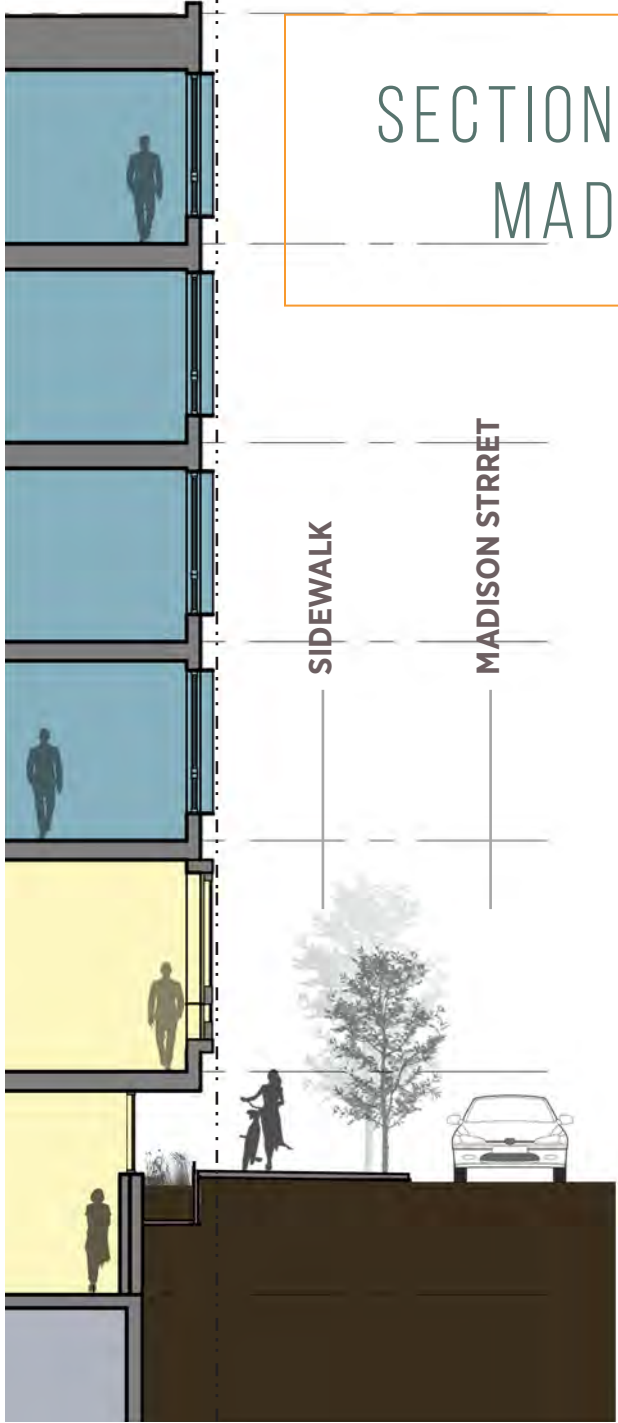
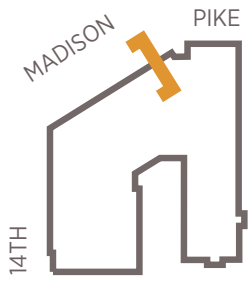
- Residential
- Leasing/Lobby/Amenity
- Commercial/Retail
- Parking



WALL SECTION - RETAIL NEAR 14TH
entrance at grade



WALL SECTION - RETAIL MIDBLOCK
grade difference at low point: +4'-0"



WALL SECTION - AMENITY
grade difference at low point: +6'-4"

SECTIONS ALONG
MADISON

PRECEDENTS:
SCULPTURE AT
THE STREET



INVISIBLE HOUSE (PETER STUCHBURY)



48 BOND STREET (DEBORAH BURKE & PARTNERS)





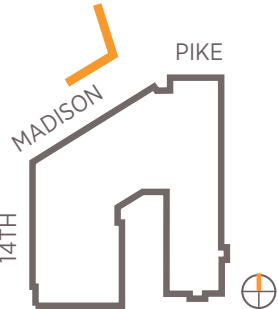
VIEW TOWARDS RESIDENTIAL AMENITY / ENTRY

POTENTIAL FOR SCULPTURAL SCREEN ELEMENTS TO BE INTEGRATED INTO SITE FURNITURE ELEMENTS, FURTHER STRENGTHENING THE CONNECTION TO THE STREET

ADDED STOREFRONT SLIDER AT PERCH / COFFEE BAR ELEMENT FOR PEDESTRIAN INTEREST (PL2-B-3)

ADDED SCULPTURAL SCREEN ELEMENT FOR PEDESTRIAN INTEREST (PL2-B-3)

INCREASED TRANSPARENCY AT MADISON FRONTAGE (PL2-B-3)



ADDED PLANTER AT BASE, LINKING THE LANDSCAPE ELEMENTS AT BOTH THE RESIDENTIAL ENTRY AND MCGILVRA PLACE PARK (DC2-C-1, CS2-B-2)

THEME 1 STREETSCAPE & ARRANGEMENT OF USES

DRB DIRECTION:

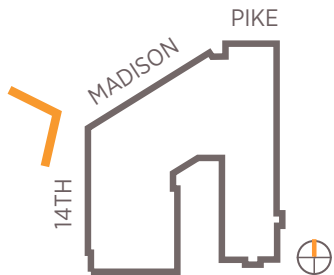
c. The Board strongly encouraged the applicant to consider the addition of retail spaces to engage and interact with the streetscape and noted that small retail spaces are a well-established precedent in the neighborhood.

RELEVANT DESIGN GUIDELINES:

CS1-C, CS2-B, PL3-C
Topography
CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.
CS2-B Adjacent Sites, Streets, and Open Spaces
PL3-C Retail Edges

RESPONSE:

Per Board direction, we allowed for multiple entries off Madison by increasing the frontage setback. The retail slab can be overframed as necessary to allow for at grade access. (CS1-C-2, CS2-B. PL3-C).



VIEW TOWARDS MADISON FROM WEST

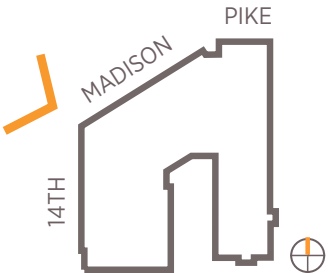


VIEW TOWARDS 14TH & MADISON

INCREASED SETBACK AT MADISON FRONTAGE TO ALLOW FOR ENTRIES OFF MADISON WHILE ALSO WIDENING THE SIDEWALK AND STRENGTHENING THE CONNECTION TO THE STREET (CS1-C-2, CS2A-2, CS2-B-2)

CREATED ADDITIONAL RETAIL ACCESS AT CORNER OF 14TH & MADISON (PL3-C, CS1-C-2)

OVERFRAMED RETAIL SLAB TO ALLOW FOR ON GRADE ACCESS AT CORNER (PL3-C, CS1-C-2)



DRB 1 (before)

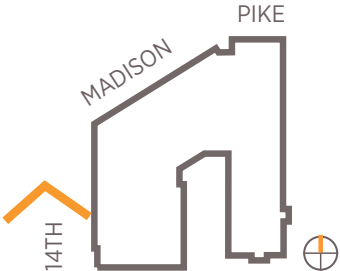
REMOVE STEEL BAND,
INCREASE TRANSPARENCY
AT RETAIL AS WELL AS UNIFY
STOREFRONT EXPRESSION AT
THE BASE



14TH AVE STREETSCAPE AT DRB 1

DRB 2 RESPONSE (after)

CREATED ADDITIONAL RETAIL
ACCESS AT CORNER OF 14TH
& MADISON (PL3-C, CS1-C-2)



14TH AVE STREETSCAPE AT DRB 2

THEME 1 STREETSCAPE & ARRANGEMENT OF USES

DRB DIRECTION:

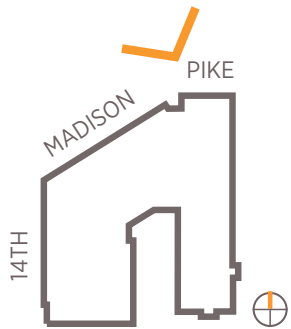
- d. For the E Pike frontage, the Board supported the design of the lobby with the arrangement of leasing and office spaces tucked behind amenity space, which is designed to function as a co-working space.
- e. The Board strongly supported the elevated residential entry, which integrates existing site topography to create a strong accessible connection to the street.

RELEVANT DESIGN GUIDELINES:

CS1-C, CS2-B, PL3-C
CS1-C, CS2-B, PL2-A-1, PL3-A-1
CS1-C Topography
CS2-B Adjacent Sites, Streets, and Open Spaces
PL2-A-1. Access for All
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

RESPONSE:

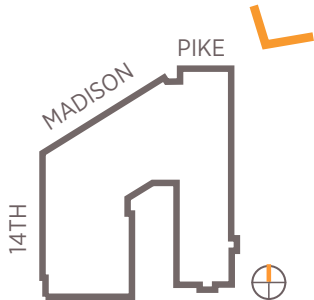
These elements have remained unchanged from DRB 1. Design is consistent with Board recommendations.



VIEW TOWARDS RESIDENTIAL ENTRY



VIEW TOWARDS SOUTHWEST FROM MCGILVRA PLACE PARK



THEME 2 FRONTAGE, FENESTRATION & CORNER EXPRESSION

AT DRB 1

DRB DIRECTION:

- a. The Board discussed the design development of the two scales, the ‘urban edge’ and the ‘private mews’ and their respective street frontages and noted that differentiating the outward expression of the residential lobby and the retail uses is not a high priority as the building will function as one building. The Board recommended further study of the façade including the proportions of the white cladding to storefront. The Board indicated that stepping the facade should read as a strong intentional design move and should be more than a rectangular cut in the white cladding. The Board also recommended pulling the language of the triple height atrium around to Madison.

RELEVANT DESIGN GUIDELINES:

CS2-A-2, CS2-C-1, DC2-B-1, DC2-C-1

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

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances

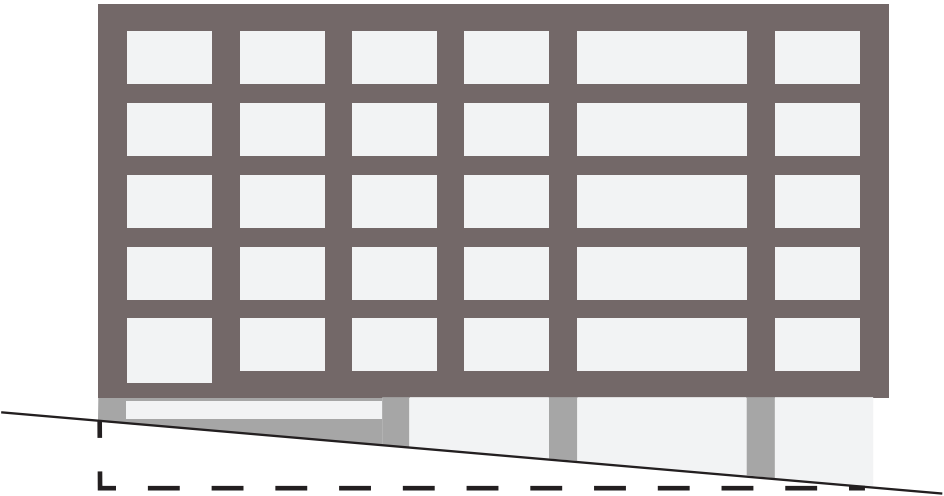
DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade 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).

RESPONSE:

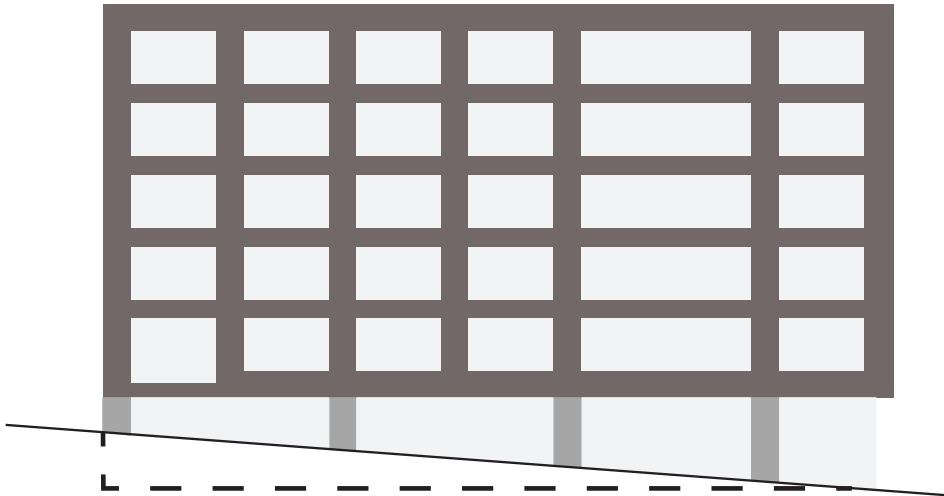
NOTE: The stepped façade option was not presented at the DRB meeting. This option was in the MUP set dated 08/19/15 but changed per zoning correction notice dated 11/06/15.

Per Board recommendation, we have provided studies of the façade that show the white portion of the project stepped. These options lack the simple, uniform clarity the planes provide the streetscape. As indicated on pages 4-7 of this packet, a change to the simple, floating pure rectangular element is inconsistent with the project’s overall concept (DC2-B-1, CS2-A-2, DC2-C-1).



OPTION A:

KEEP THE FLOATING PLANE INTACT - PREFERRED

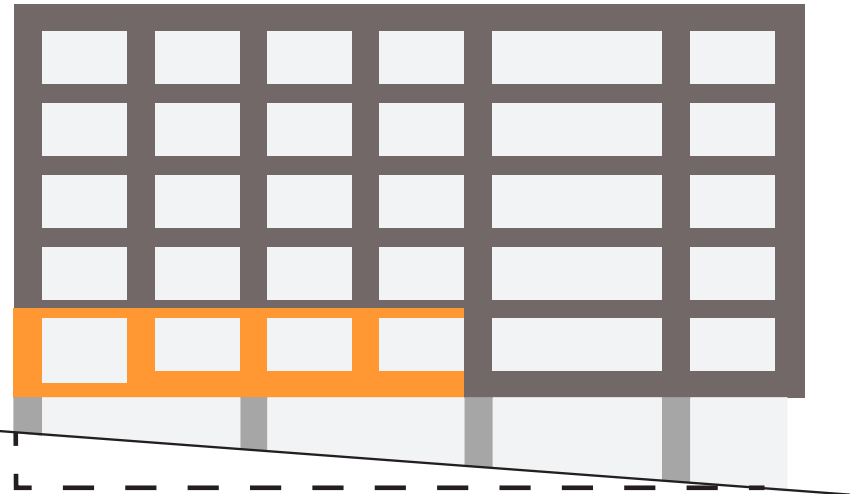


PRIMARY ADVANTAGES/BENEFITS

- Clarifies the logic of the grid by keeping it intact.
- Maintains a sense of continuity across the north and west facades.
- White cladding reads as a floating plane above a highly transparent base.

OPTION B:

STEP THE FACADE AT LOBBY/RESIDENTIAL UNITS

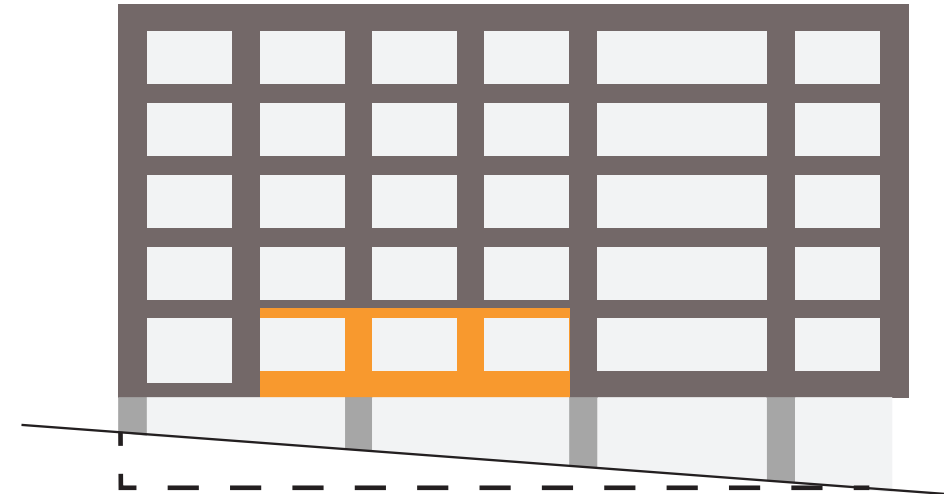


PRIMARY DISADVANTAGES/CONCERNS

- Program/use (amenity/residential units) of the building remains unchanged.
- Cutting into the facade lacks logic and does not reinforce our concept.
- Unit stack allows for little depth change between materials. Materials butt up to each other without depth change, creating unsightly transitions.
- Introduction of an additional material complicates the material palette.

OPTION C:

STEP THE FACADE AT RESIDENTIAL UNITS

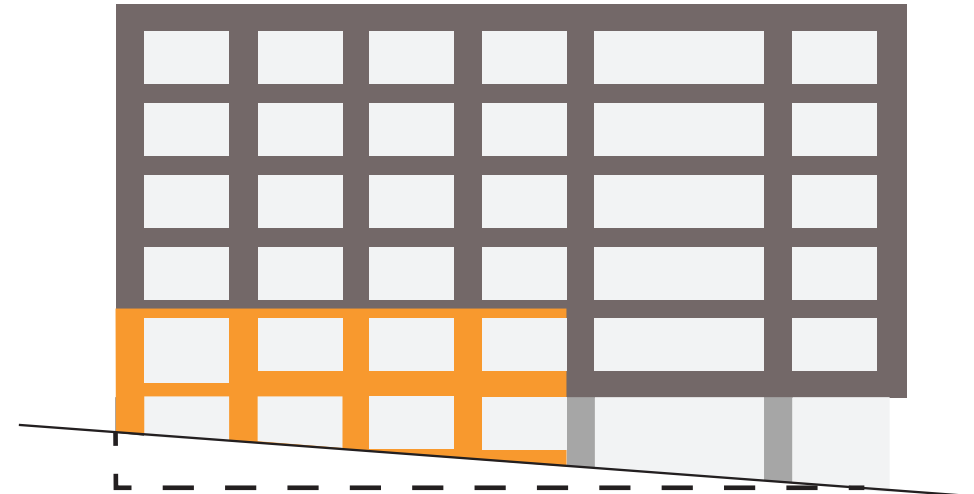


PRIMARY DISADVANTAGES/CONCERNS

- Program/use (amenity/residential units) of the building remains unchanged.
- Cutting into the facade lacks logic and does not reinforce our concept.
- Unit stack allows for little depth change between materials. Materials butt up to each other without depth change, creating unsightly transitions.
- Introduction of an additional material complicates the material palette.

OPTION D:

STEP THE FACADE AND BRING TO GROUND



PRIMARY DISADVANTAGES/CONCERNS

- Bringing the logic of the grid down to the ground floor results in less transparency at the street.
- Inhibits a retailer's ability to have a cohesive retail space.
- Lack of transparency and cohesive retail frontage create a less inviting experience for the pedestrian.

THEME 2 FRONTAGE, FENESTRATION & CORNER EXPRESSION

DRB DIRECTION:

- a. ...The Board also recommended pulling the language of the triple height atrium around to Madison.

RELEVANT DESIGN GUIDELINES:

CS2-A-2, CS2-C-1, DC2-B-1, DC2-C-1

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

CS2-C-1. **Corner Sites:** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances

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

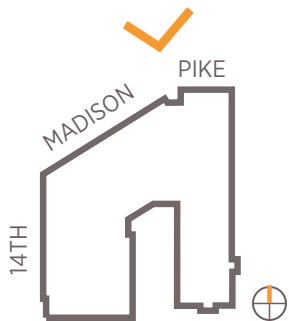
DC2-C-1. **Visual Depth and Interest:** Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

RESPONSE:

We have provided a study of the facade with the storefront expression of the mews brought to Madison.

Option A: Our preferred option is to keep the storefront at the base, knitting the private mews and urban edge expressions together, and highlighting the activity within the lobby spaces. (DC2-B-1, DC2-C-1)

Option B: The proportions are not as elegant. It detracts from the transparency at the base, and creates unnecessary attention to an element that does not call for it. (DC2-B-1, CS2-A-2)



OPTION A: UNIFORMITY AT THE BASE - PREFERRED



VIEW TOWARDS PRIVATE MEWS AND URBAN EDGE CONNECTION

OPTION B: MEWS LANGUAGE EXPRESSION BROUGHT TO PIKE / MADISON



VIEW TOWARDS PRIVATE MEWS AND URBAN EDGE CONNECTION

THEME 2 FRONTAGE, FENESTRATION & CORNER EXPRESSION

DRB DIRECTION:

b. The Board struggled with finding the logic of the upper façade along Madison and agreed that the fenestration repetition creates an appearance of a hospitality function. The Board directed the applicant to focus on articulation consistent with the overall architectural concept. The Board also recommended studying window fin color treatment and noted their preference for at least 6 inches of depth.

RELEVANT DESIGN GUIDELINES:

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

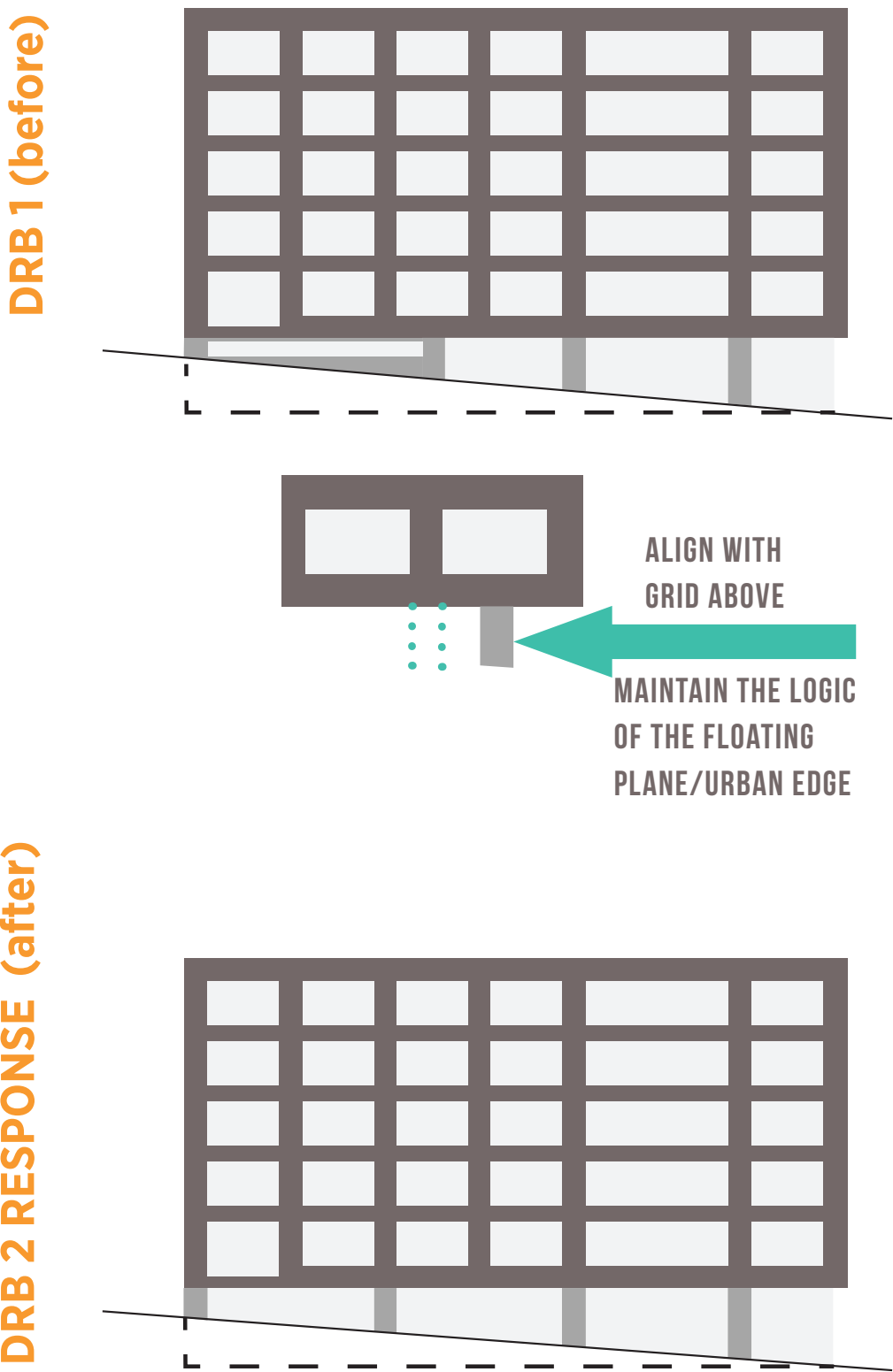
RESPONSE:

One Board member mentioned that the fenestration repetition created the appearance of a hospitality function. This comment is unclear and does not relate back to the Design Guidelines. There are no universal hospitality or residential fenestration standards, and there are several window types and configurations located across the facade: 1. double casement/ fixed, 2. fixed/ double casement, 3. single casement, 4. double casement. Additionally, the fenestration becomes more varied when the units are inhabited: blinds/curtains up/down, casements open/closed. The building serves as backdrop for the variation in life. It is a fabric building, not a monument.

Per Board comments, we did focus on articulation at the ground floor consistent with the architectural concept by maintaining the logic of the grid across the facade, keeping the floating plane intact (**DC4-A**).

Shade fin is 6 inches in depth minimum (**DC4-A**).

Per Board recommendation, we have studied fin color treatments. Our preferred option is using the black metal fin, as the white fin is not as elegant nor does it frame the window as sharply.



OPTION A: BLACK FIN WITH BLACK WINDOWS - PREFERRED



OPTION C: WHITE FIN WITH WHITE WINDOWS



OPTION B: WHITE FIN WITH BLACK WINDOWS



OPTION D: BLACK FIN WITH WHITE WINDOWS



OPTION A: BLACK FIN WITH BLACK WINDOWS - PREFERRED



PRIMARY ADVANTAGES/BENEFITS

- clarifies the logic of the grid by accentuating the punched window openings
- material/color continuity is maintain across the facades (black frames/storefront/metal panel).

OPTION B: WHITE FIN WITH BLACK WINDOWS



PRIMARY DISADVANTAGES/CONCERNS

- windows seem to recede back in the frame
- adds an additional material when Board asked for simplification of materials per Theme 4.a.

OPTION C: WHITE FIN WITH WHITE WINDOWS



PRIMARY DISADVANTAGES/CONCERNS

- windows seem to disappear
- lack of articulation
- not cohesive with storefront perch expression
- adds an additional material when Board asked for simplification of materials per Theme 4.a.

OPTION D: BLACK FIN WITH WHITE WINDOWS



PRIMARY DISADVANTAGES/CONCERNS

- windows seem to disappear
- not cohesive with storefront perch expression

THEME 2 FRONTAGE, FENESTRATION & CORNER EXPRESSION

DRB DIRECTION:

b. cont'd...For the next meeting, the Board requested renderings with the adjacent buildings superimposed.

RELEVANT DESIGN GUIDELINES:

DC4-A

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

RESPONSE:

Provided.



OVERALL BUILDING VIEW WITH ADJACENT BUILDINGS SUPERIMPOSED

DRB DIRECTION:

The Board strongly supported the mews frontages, especially the glass expression of the triple height atrium space. The Board shared the public comment's concern regarding visual access of this area from the street. In order to demonstrate visibility and strengthen the relationship to the nearby McGilvra Place Park, the Board requested additional street level perspectives and information about material detailing.

RELEVANT DESIGN GUIDELINES:

CS2-B-3, DC3-B-3, DC4-A

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

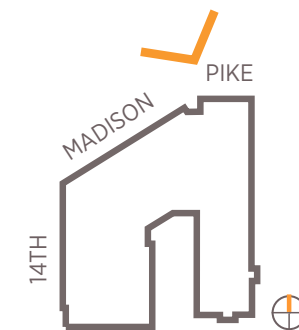
DC4-A Exterior Elements and Finishes: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

RESPONSE:

Mews frontages and glass expression of the triple height atrium space have remained unchanged from DRB 1. Design is consistent with Board recommendations.



VIEW TOWARDS RESIDENTIAL ENTRY



THEME 3 MEWS & CONNECTIVITY TO MCGILVRA PLACE PARK

DRB DIRECTION:

The Board strongly supported the mews frontages, especially the glass expression of the triple height atrium space. The Board shared the public comment’s concern regarding visual access of this area from the street. In order to demonstrate visibility and strengthen the relationship to the nearby McGilvra Place Park, the Board requested additional street level perspectives and information about material detailing.

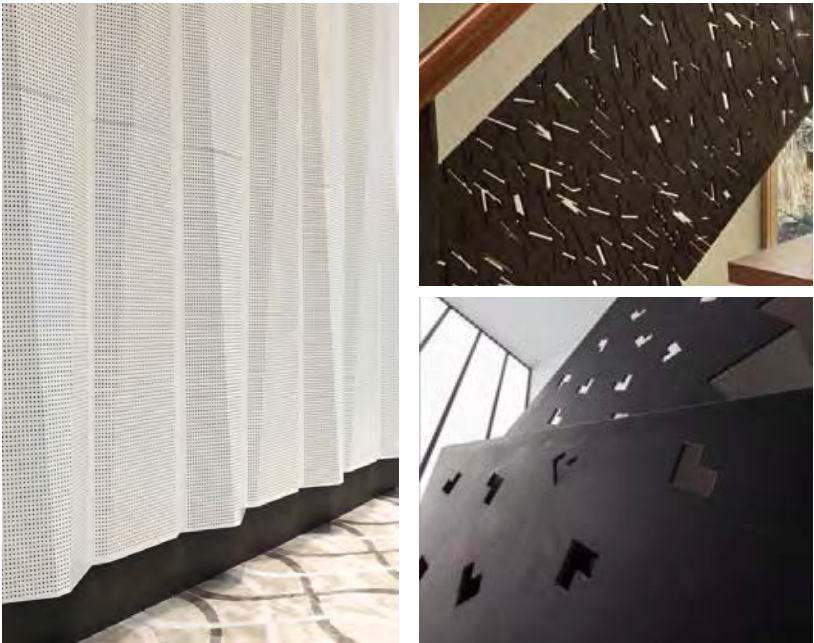
RELEVANT DESIGN GUIDELINES:

- CS2-B-3, DC3-B-3, DC4-A**
- CS2-B-3. Character of Open Space:** Contribute to the character and proportion of surrounding open spaces.
- DC3-B-3. Connections to Other Open Space:** Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.
- DC4-A Exterior Elements and Finishes:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

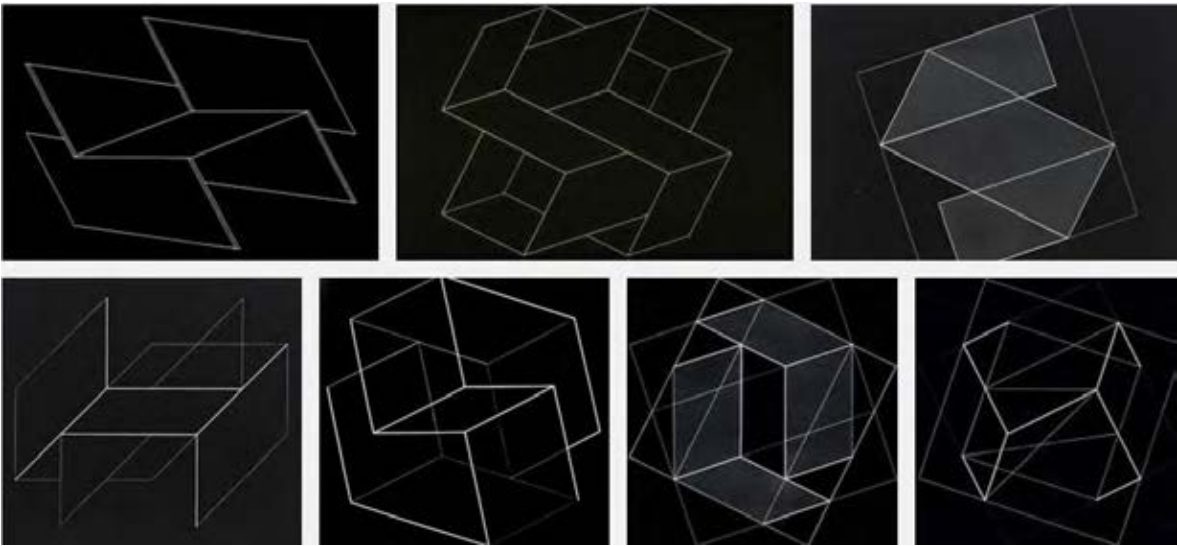
RESPONSE:

Mews frontages and glass expression of the triple height atrium spacea have remained unchanged from DRB 1. Design is consistent with Board recommendations.

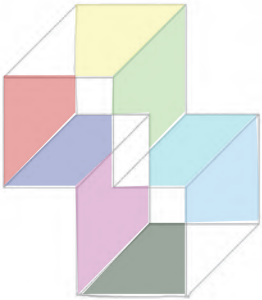
Privacy art screen will be porous and secure (CS2-B-3, DC3-B-3, DC4-A).



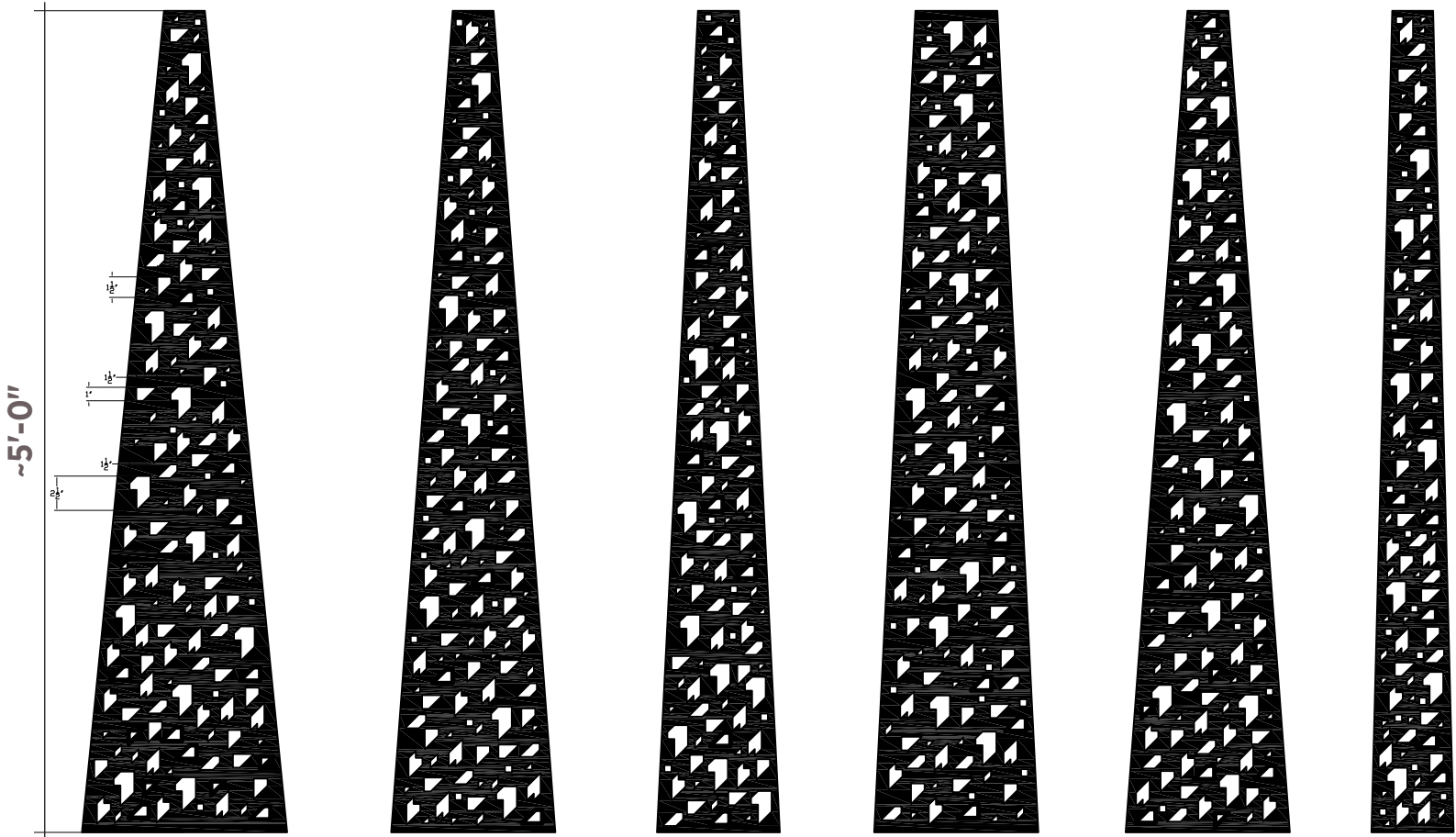
ART SCREEN PRECEDENT IMAGES:
FOLDED/PLEATED, POROUS/SECURE



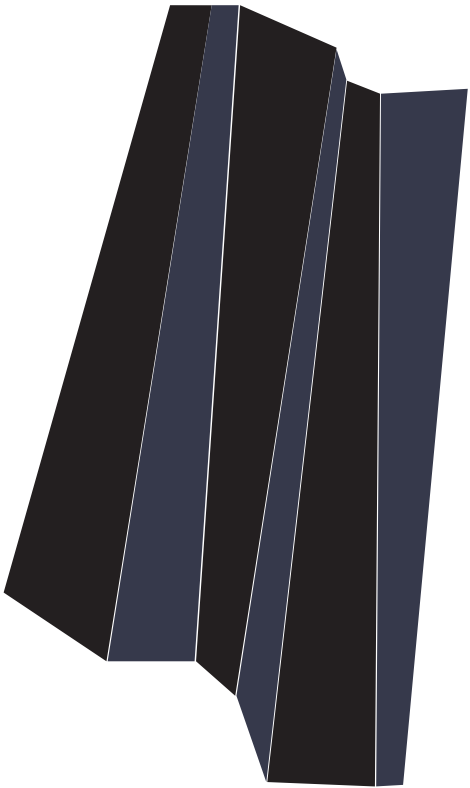
BAUHAUS INSPIRATION : JOSEF ALBERS “STRUCTURAL CONSTELLATIONS”



EXTRACT PATTERNS



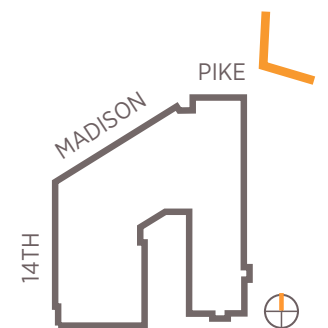
PATTERN VOID SHAPES RANGE FROM 1-3", OVERALL PANELS RANGE FROM 6-15" WIDE
~35-40% TRANSPARENCY PER PANEL



SHAPES FOLDED AND PLEATED
TO CREATE PERFORATED METAL
ART SCREEN



VIEW TOWARDS ART SCREEN & RESIDENTIAL ENTRY



THEME 4 MATERIALS

DRB DIRECTION:

- a. The Board recommended further study of panel material detailing and noted that exposed fasteners will make the material read like a panel.

RELEVANT DESIGN GUIDELINES:

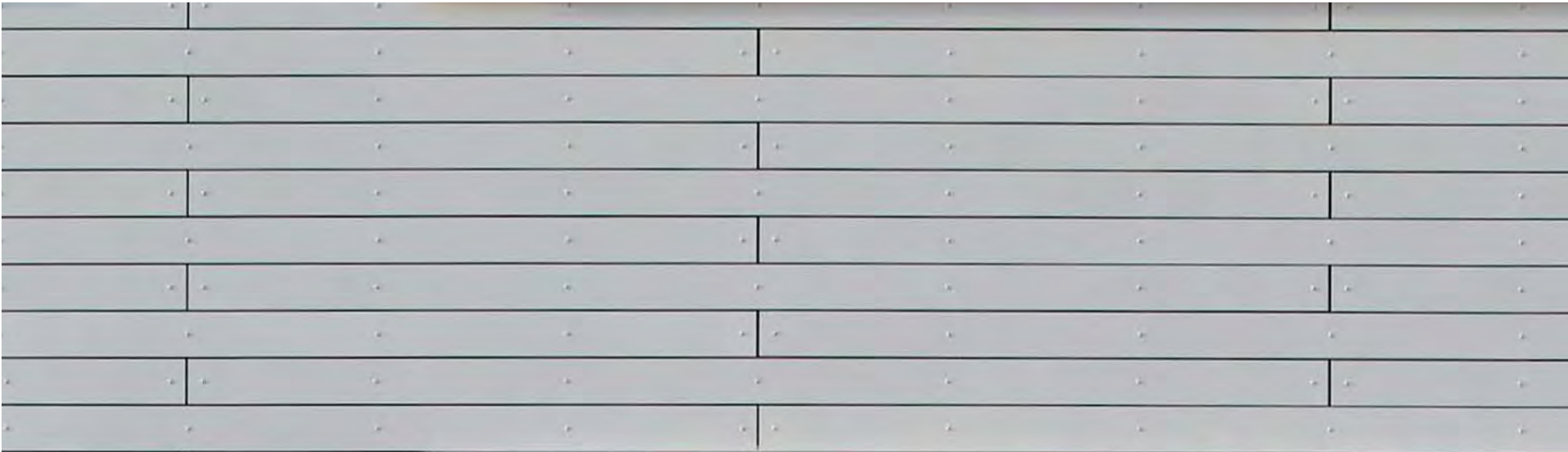
DC4-A
DC4-A Exterior Elements and Finishes: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

RESPONSE:

Per Board recommendation, we have created a mockup to show detailing of Swiss Pearl Linearis panel material on a rainscreen facade. SwissPearl is an integral color cement-based panel. This mockup shows the actual panel height 147 mm (5 13/16"), typical fasteners that will be used as well as typical panel joint spacing (min. 3/16" wide for vertical joints and 3/12" wide for horizontal joints. Typical joint width is 5/16". NOTE: Actual fastener spacing is 16" o.c. Fasteners will be aligned to support the urban edge concept (uniform, straightforward expression) (**DC4-A**).



DESIGN INTENT: BLACK WINDOW FIN ADJACENT TO WHITE LINEARIS SWISS PEARL

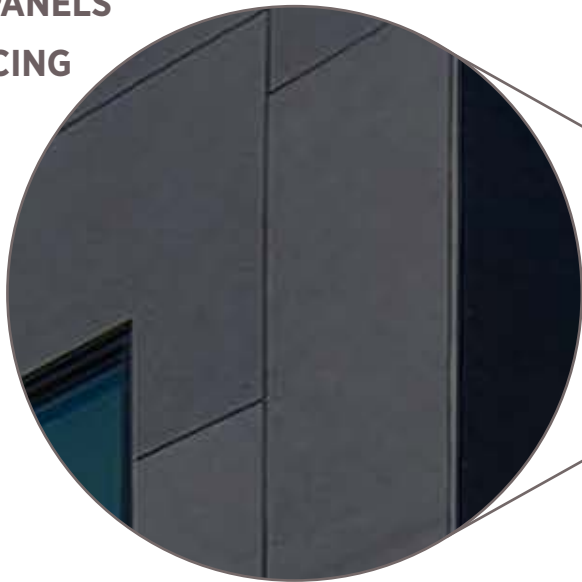


RUNNING BOND PATTERN INSTALL. FASTENERS ALIGNED, SPACING 16" O.C.

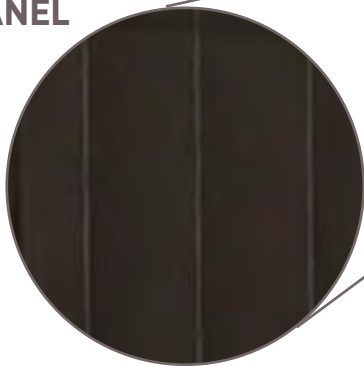


SWISSPEARL LINEARIS SIDING MOCKUP

SWISS PEARL PANELS
VARIABLE SPACING
PER WINDOWS



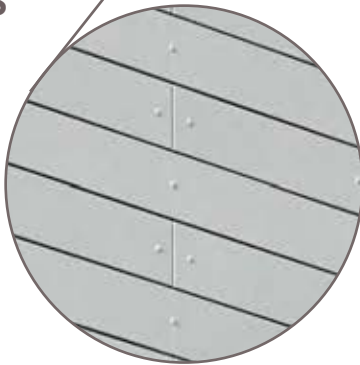
AEP SPAN METAL PANEL
12" PANEL WIDTHS
EQUALLY SPACED



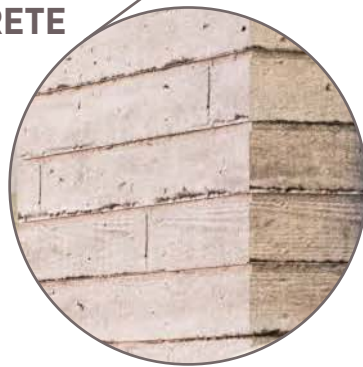
MATERIAL CONNECTIONS



SWISS PEARK LINEARIS
6" PANEL HEIGHT
EQUALLY SPACED
RUNNING BOND PATTERN



BOARDFORMED CONCRETE
6" PANEL HEIGHT
EQUALLY SPACED
RUNNING BOND PATTERN



THEME 4 MATERIALS

DRB DIRECTION:

b. The Board recognized that there are a many different materials, tones and textures proposed and recommended simplifying the variation, similar to the precedent image shown on page 46.

RELEVANT DESIGN GUIDELINES:

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

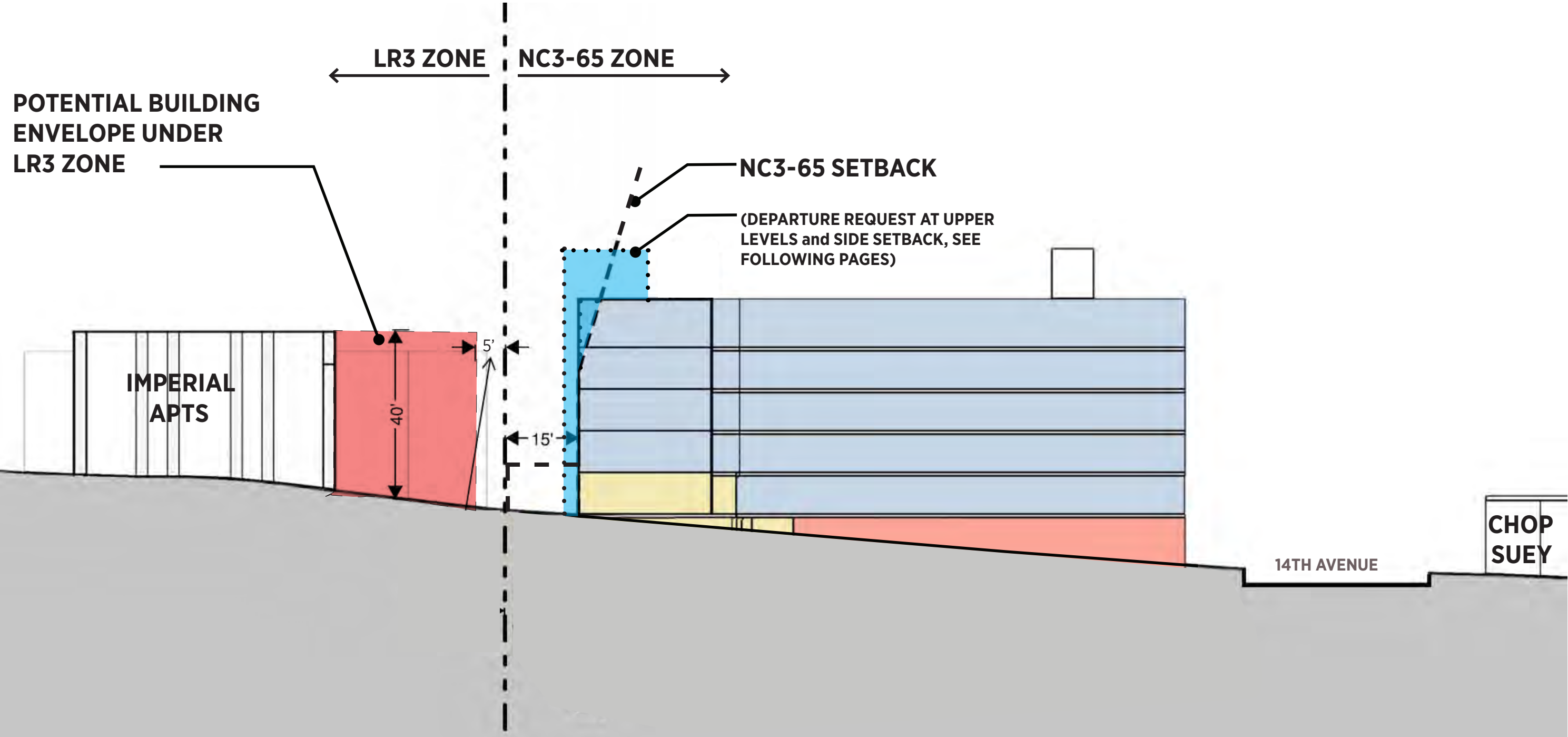
RESPONSE:

Per board direction, simplified material palette especially at the ground floor. Removed two different types of glazing to unify the storefront expression at the base. We carried the boardformed concrete expression.



- CP1. Integrated Color Cement Composite Panel Siding: Swiss Pearl Carat: Black Opal
- CP2. Integrated Color Cement Composite Panel Siding: Swiss Pearl Linearis: White Onyx
- MP1. Metal Panel, 12” Panel: Cool Matte Black
- C1. Concrete, Board Formed
- V1. High Performance Vinyl Windows, Black
- SF. Storefront, Anodized Black Aluminum
- MT1. Prefinished Metal Trim, Black
- AP1. Art Panel Screen, CNC/laser-cut custom shapes





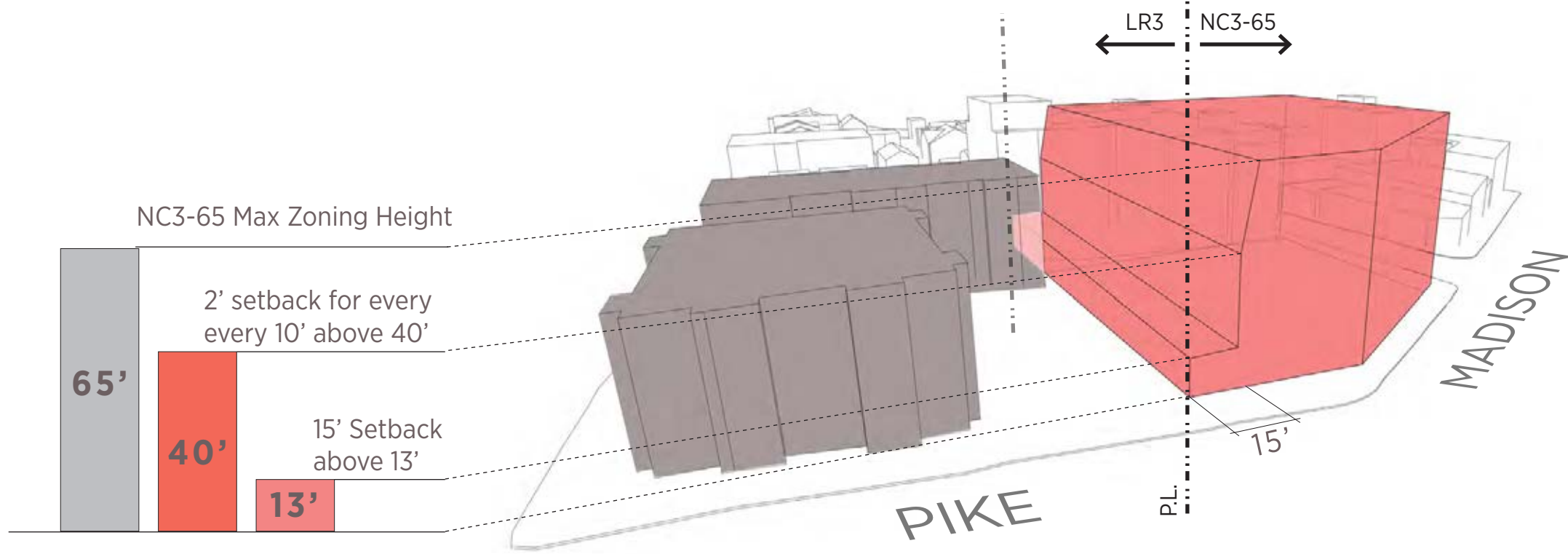
ZONING HEIGHT DIAGRAM
AT PINE STREET
NOT TO SCALE

DEPARTURE #1

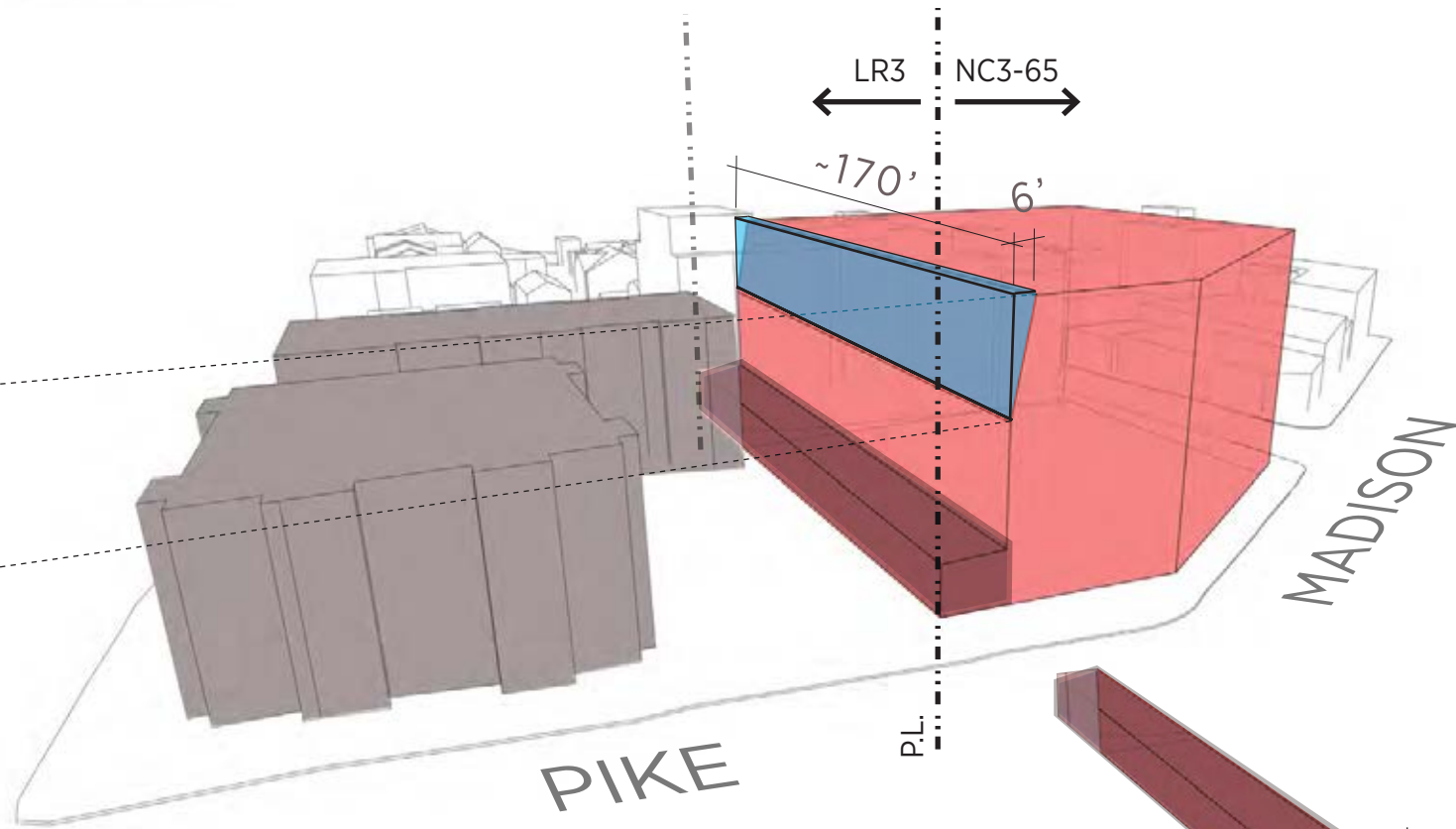
REQUEST #1:
We propose a portion of the structure approximately 170' in length to encroach up to 6' into the required setback for the portion of the building above 40' in height.

RATIONALE:
The building proposal includes setbacks at the ground level in the NC3 zone where no setbacks are required. It also includes almost 20 feet of setback at the north end of the property where only 15 feet is required, serving as a generous buffer between the NC3 and LR3 zones, allowing for greater privacy and open space between buildings.

In order to offset the loss of square footage at the ground level, we request a departure at the uppermost two levels. This departure allows for an architecturally consistent form of the proposed massing, meeting the intent of the Design Guidelines DC2 (Architectural Concept) and DC3 (Open Space Concept). Given the grade change with the property to the east, we believe the proposed setback achieves the intent of the side setback requirement (light and air, stepping down to a residential zone).



CODE-COMPLIANT BUILDING ENVELOPE



DEPARTURE REQUEST #1 DIAGRAM

+ ~12,750 CF

We propose a portion of the structure approx. 170' in length to encroach up to 6' into the required [2' setback for every 10' above 40'] setback.

Not utilizing ~33,150 square footage/building into allowed zoning envelope

- ~33,150 CF

-33,150
+12,750
-20,400 CF difference

DEPARTURES

DEPARTURE #2

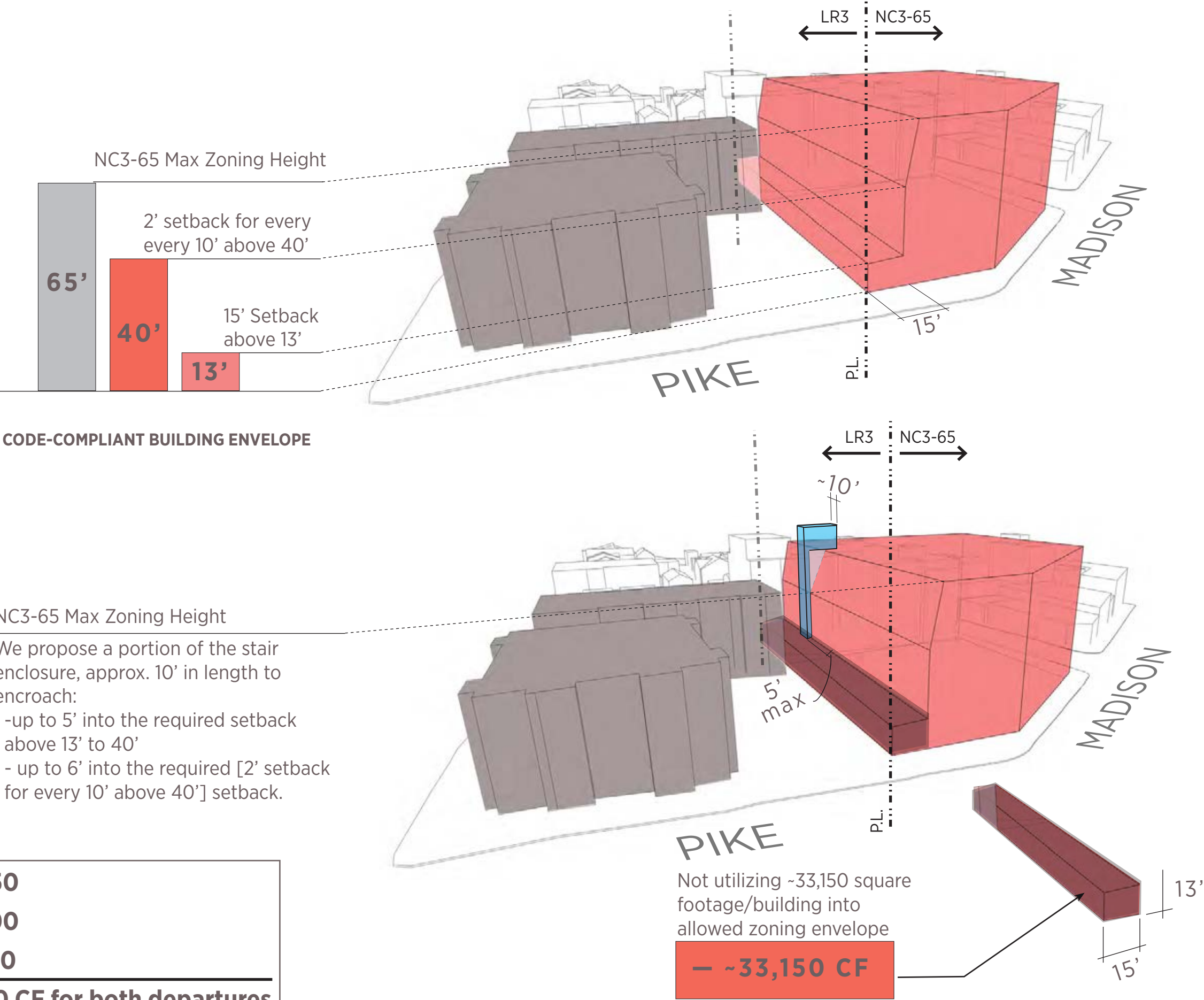
REQUEST #2:
We propose a portion of the structure approximately 10' in length to encroach up to 5' into the required setback for the rear egress stair tower for the portion of the building above 13' in height.

RATIONALE:
The building proposal includes setbacks at the ground level in the NC3 zone where no setbacks are required. It also includes almost 20 feet of setback at the north end of the property where only 15 feet is required, serving as a generous buffer between the NC3 and LR3 zones, allowing for greater privacy and open space between buildings.

In order to meet the intent of Design Guidelines CS2 (Urban Pattern & Form) and DC2 (Architectural Concept) as well as create an efficient building plan (corridor alignments and circulation) we request a departure to allow the egress stair tower to encroach into the setback. This encroachment allows us to respect and increase the visual privacy of the adjacent residents of the Qualman Apartments (our neighbor to the east). Special treatment in the of the stair tower will be provided.

-33,150
+2,900
-30,250 CF difference

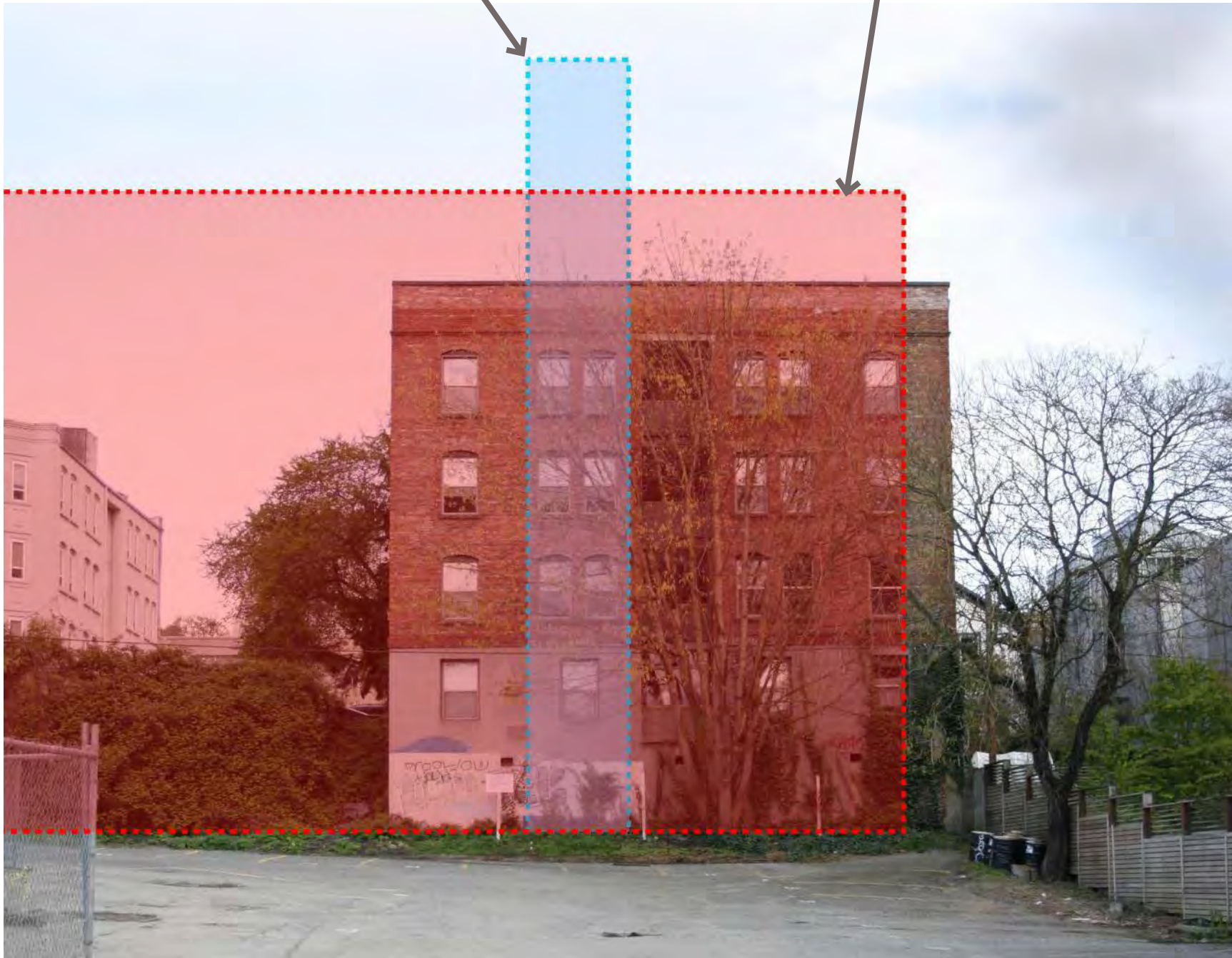
-33,150
+2,900
+12,750
-17,500 CF for both departures



DEPARTURE #2
BUILDING ENVELOPE
DIAGRAM

Stair Tower (with departure #2)
-Allows for greater privacy
between both neighbors.
-Allows for more light to reach
Qualman apartments and
neighbors to SE.

Building Envelope



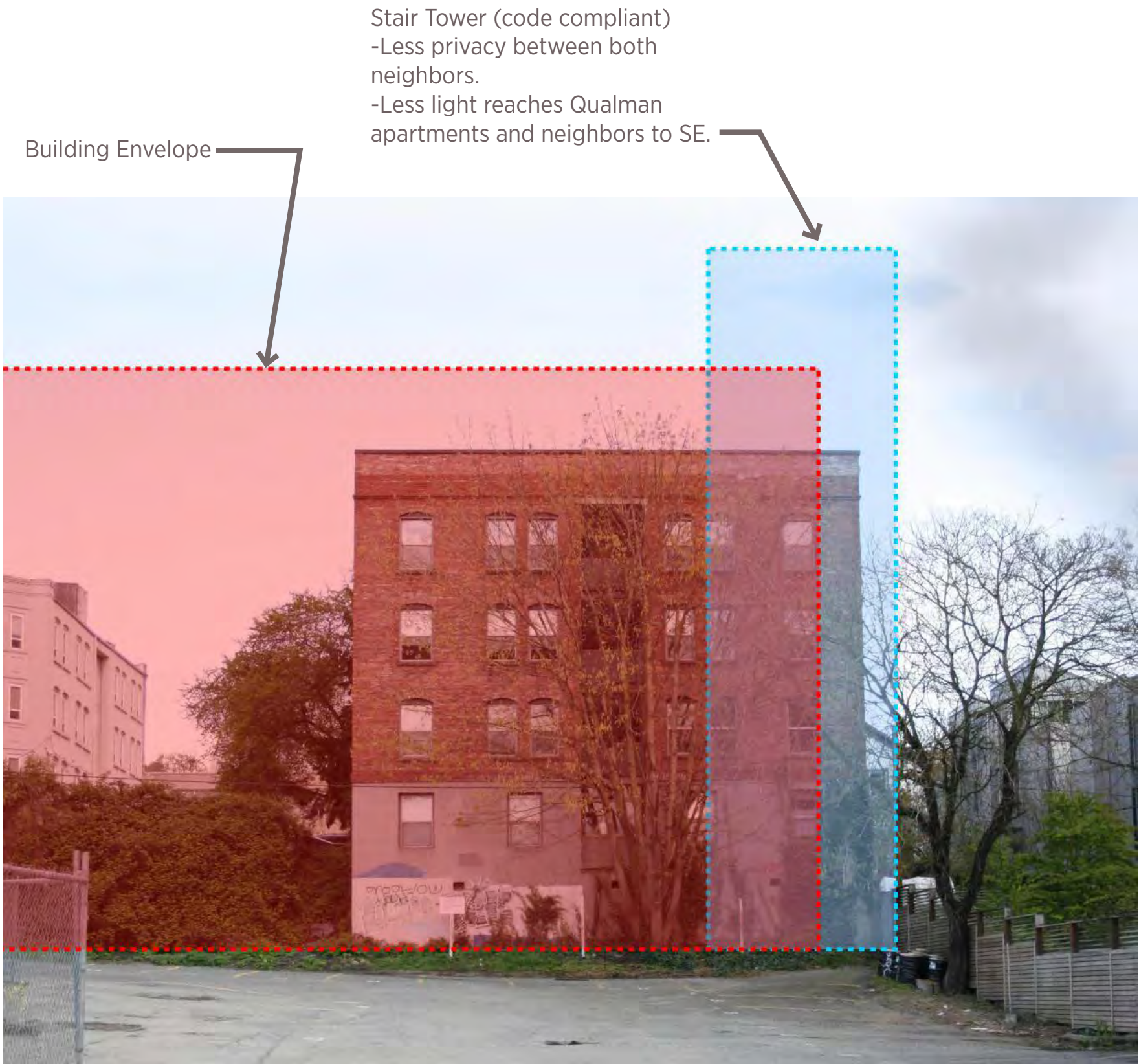
SQUARE FOOTAGE OFFSET

By not building into the code allowed building envelope adjacent to the LR3 zone (15 feet wide, 13 feet high allowed), we are creating a better, more unified building massing while also being a good neighbor, giving open space back to the neighborhood and respecting our residentially zoned neighbor.

This results in approximately 33,150 SF that we are not using; however, we request two departures to offset the loss, as shown to the left. Even with two departures, we are still leaving ~17,500 SF unused to allow for a better, more unified massing.

DEPARTURE REQUEST #2 DIAGRAM

CODE-COMPLIANT
BUILDING ENVELOPE
DIAGRAM



DEPARTURE #3

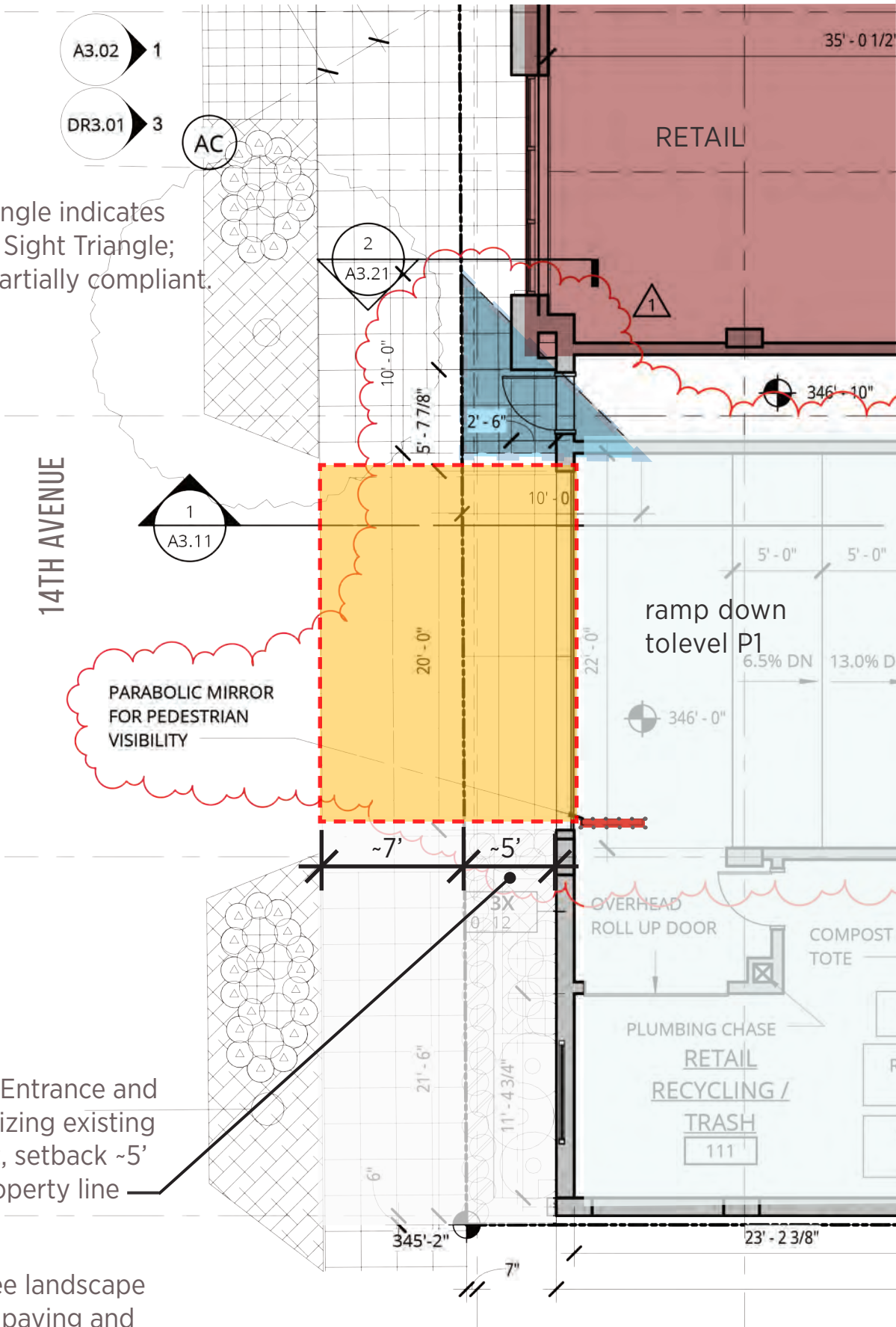
REQUEST #3:
Per SMC 23.54.030.G. For two way driveways 22 feet wide or more, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway.
The site triangle required is indicated in blue at the diagram to the left. We are requesting a departure from the sight triangle requirement. A parabolic mirror at the garage entrance is proposed to provide advance warning for vehicles and pedestrians.

RATIONALE
The property line is approximately 14'-6" from the edge of the sidewalk. The driveway entrance is setback approximately 5 feet from the property line. A parabolic mirror at the garage entrance along 14th is proposed to provide advance warning for vehicles and pedestrians. This departure minimizes the overall effect of the parking garage entry DC1:B (Vehicular Access) by eliminating any jogs at the frontage, allowing for a cleaner retail and garage entry face. This departure also helps meet the intent of CS2 (Architectural Context &Character) and CS3 (Urban Pattern and Form) with the integration of a clean, modern, uniform face for pedestrians to safely walk by, eliminating any visual impact of the driveway. To also help with safety, we have used a different scoring pattern at the driveway that is clearly differentiated from the sidewalk (PL4A Entry Location & Relationships).

Blue Triangle indicates required Sight Triangle; we are partially compliant.

Parking Entrance and Exit, utilizing existing curb cut, setback ~5' from property line

Note: See landscape plan for paving and landscape species.



SEATTLE POLICE DEPARTMENT
EAST PRECINCT | use of mirrors



CHLOE | use of mirrors | no site triangle



TRACE NORTH | no use of mirrors |
no apparent site triangle

NEIGHBORHOOD PRECEDENTS

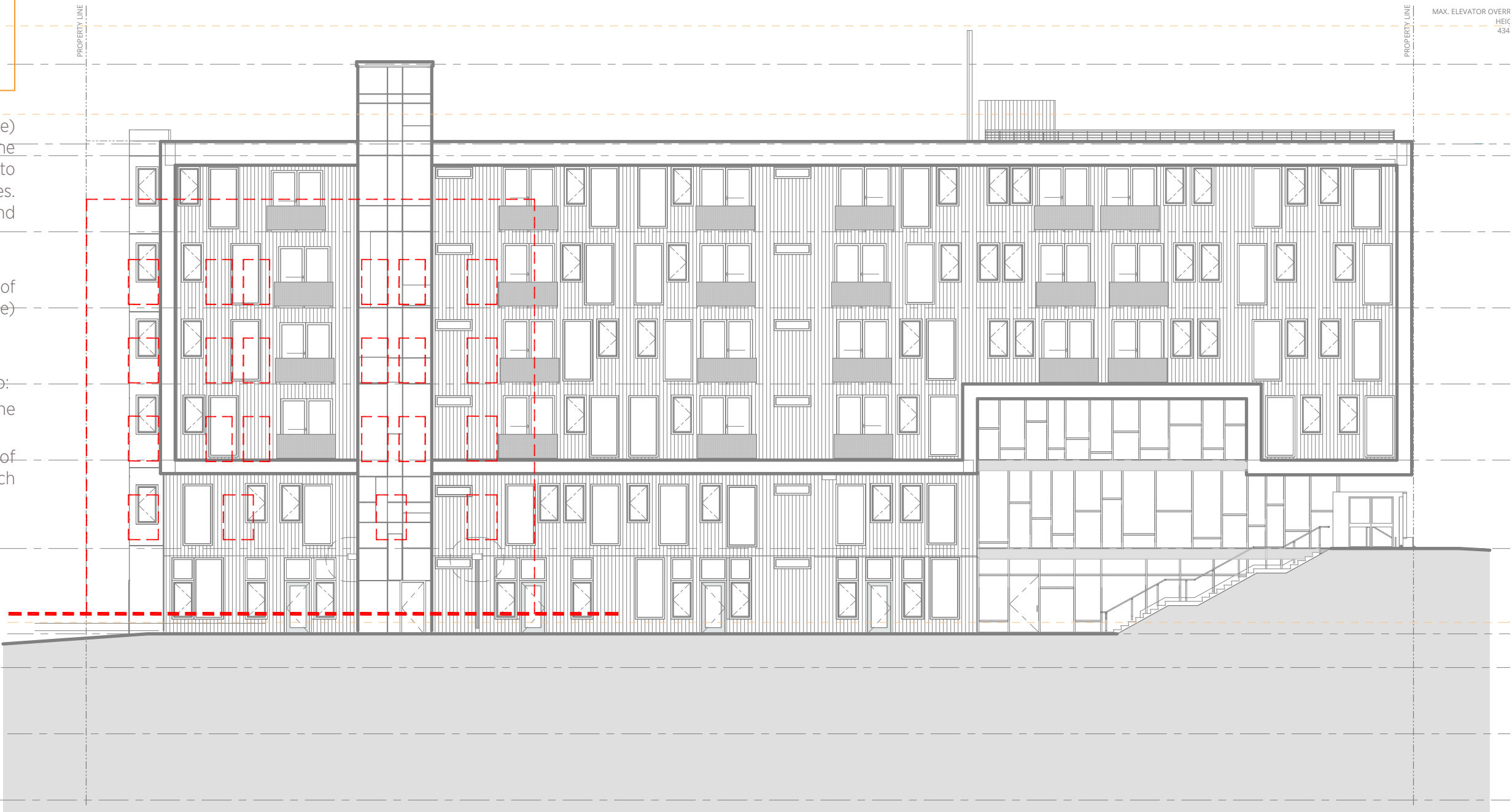
WINDOW MAPPING/
PRIVACY STUDY WITH
DEPARTURE #2

We located the egress stair tower (requires departure) directly across from a major grouping of windows in the Qualman Apartments. We located the rest of windows to have minimal impact on Qualman window adjacencies. Furthermore, windows are also screened with ground level landscaping.

As described in Departure #2 on page 70, the location of the Private Mews egress stair tower (requires departure) better meets the intent of the design guidelines.

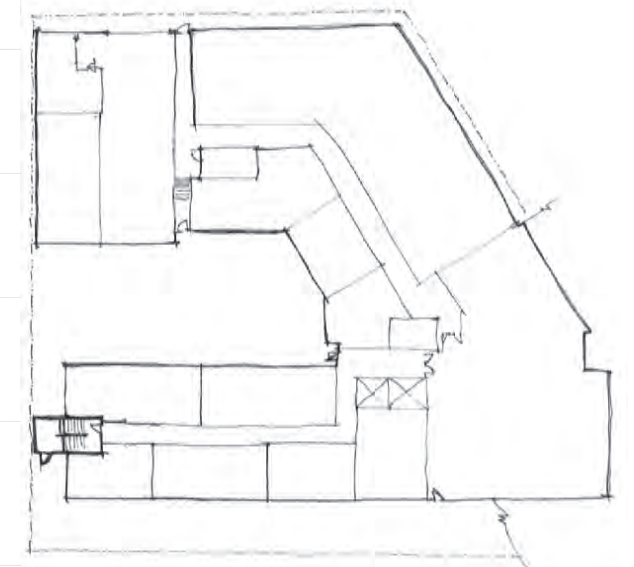
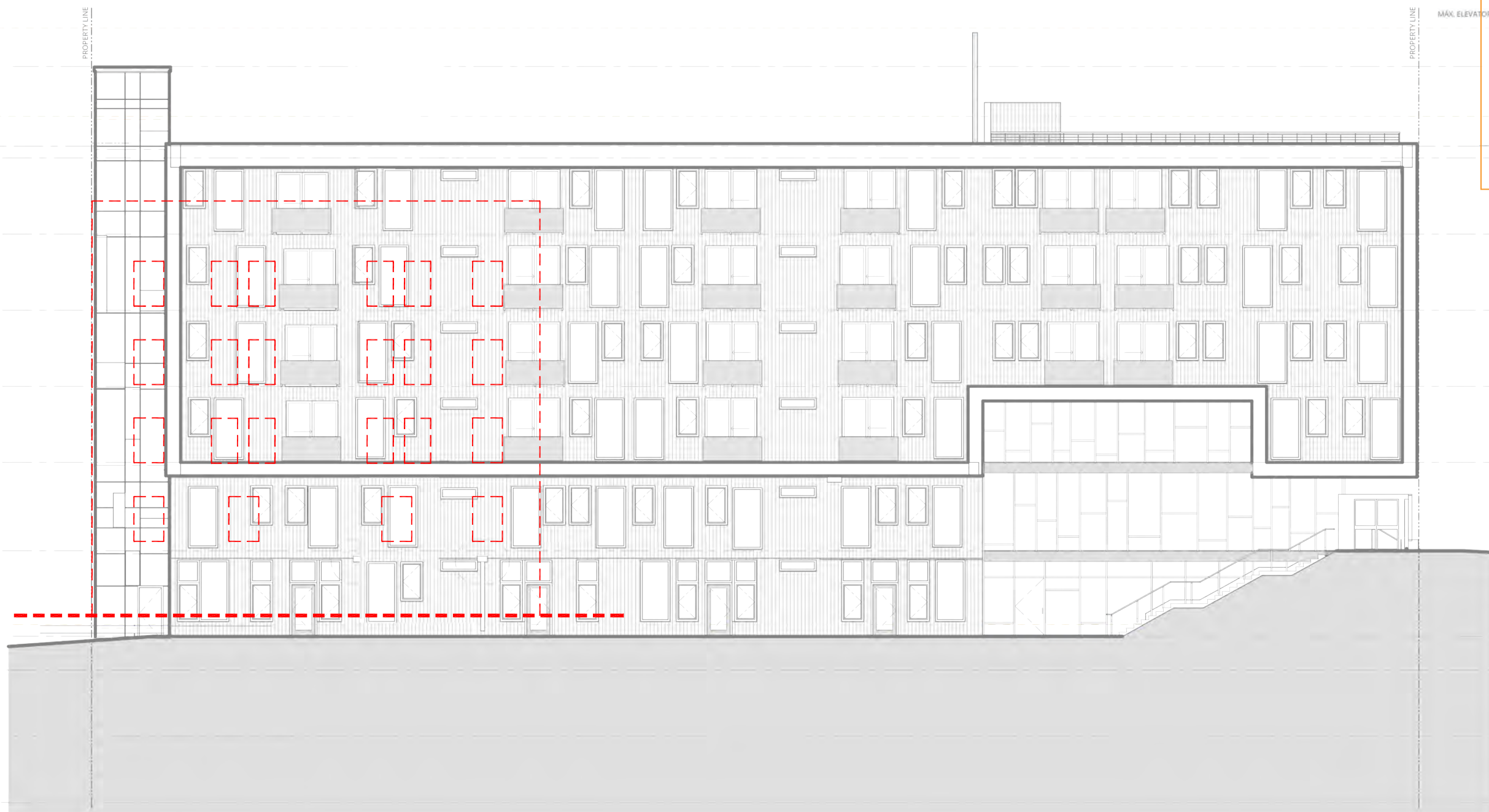
The mapping study shows that this stair location also:

- provides the greatest amount of privacy for the residents of the Qualman Apartments
- reduces bulk and massing at the SE corner of the building, allowing more light and air to reach neighboring buildings.



EAST ELEVATION WINDOW MAPPING STUDY WITH QUALMAN APARTMENTS IN FOREGROUND

CODE-COMPLIANT
COURTYARD STAIR
RELOCATION &
WINDOW MAPPING/
PRIVACY STUDY



PLAN DIAGRAM WITH
CODE-COMPLIANT STAIR

EAST ELEVATION COURTYARD STAIR RELOCATION WINDOW MAPPING STUDY WITH QUALMAN APARTMENTS IN FOREGROUND

P O R T L A N D	S E A T T L E
O F F I C E	O F F I C E
6720 SW MACADAM	1505 5TH AVE
SUITE 100	SUITE 300
PORTLAND, OR	SEATTLE, WA
9 7 2 1 9	9 8 1 0 1
503.245.7100	206.576.1600
A N K R O M M O I S A N . C O M	