



3046 17th Avenue West
 DPD Project # 3020381

Design Recommendation Meeting 4/20/2016



architectural and structural design

Art Work Robert Kamin

Renderings Randy Daynard

Photography Bogdan Darev

THE WERNER



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INTRODUCTION

PROPERTY ADDRESS

3046 17th Ave W.,
Seattle 98199

PROPERTY OWNER

Kamin Properties
3445 16th Ave W., Suite 3
Seattle WA 98199
Contact: Brandon Kamin
360 426 0003

CONTACT

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Diagonal D LLC
2514 W. McGraw Street
Seattle WA 98199
206 282 4416

LOCATION

The site is located in Interbay with 50 ft. frontage on 17th Ave. W., alleys on the south and east sides and the property line on the north side.

EXISTING LOT CONDITIONS

The property is currently undeveloped. It was used for staging during the construction of the adjacent Slate Apartment building and is currently surfaced with gravel and surrounded by chain link fencing. The street sidewalk and landscape strip were finished as part of the construction of the neighboring apartment.

TOPOGRAPHY

The grade changes gradually along 17th Ave. W. approximately 1.5 feet north /south and approximately 8 feet east/west. The grade change will be used to provide entrances to the two separate parking levels that are not interconnected.

PROJECT DATA

| | |
|---------------------|---|
| Use | Residential - apartment efficiency units; Commercial space at street level; Parking only for residents. |
| Lot Size | 6,010 sq.ft. |
| Area | 8,165 sq.ft. parking / accessory spaces 1,070 sq.ft. commercial 25,785 sq.ft. residential 35,020 sq.ft. total |
| Levels | 2 levels of parking with residential lobby and commercial space along 17 Ave W 5 levels of residential units, partly usable roof |
| Units | 59 efficiency units |
| Parking | 6 small, 10 medium parking spaces 1 ADA for van 17 total 45 bicycle spaces |
| Garbage/ Recycle | At parking level Access from East Alley |
| Common Space | 2nd floor music/get together room 750 sq. ft. roof top terrace |
| Green Factor 0.3 | Street landscape areas, street trees Creeping vegetation on NE corner. Vegetated planters on terraces above parking and roof. |

PROJECT VISION STATEMENT

The project is located in Interbay, an area that is in transition from an industrial port area to a higher density residential neighborhood. The vision for the Werner Apartment Development is to provide quality, affordable housing that strikes a balance between standing out and fitting in. The design fits within its context in terms of massing and scale in terms of its shape and height. It distinguishes itself from its neighbors with specific design elements such as the vertical steel cladding and canopy identifying the main entry, projecting window bays, and materials comprising the remainder of the facade.

PROJECT GOALS

The project’s primary objective is to create a development that contributes to the emerging vibrant character of the neighborhood. Specific goals are:

Contribute to sense of community

Providing places such as the music/get together room n the building support activity and gathering. The building’s location provides access to multiple amenities, transit routes, bike and walking paths, recreation and entertainment.

Reinforce and strengthen streetscape

Design that maintains scale and character of neighborhood, fills in an existing gap, provides visual interest, transparency and connection to surroundings.

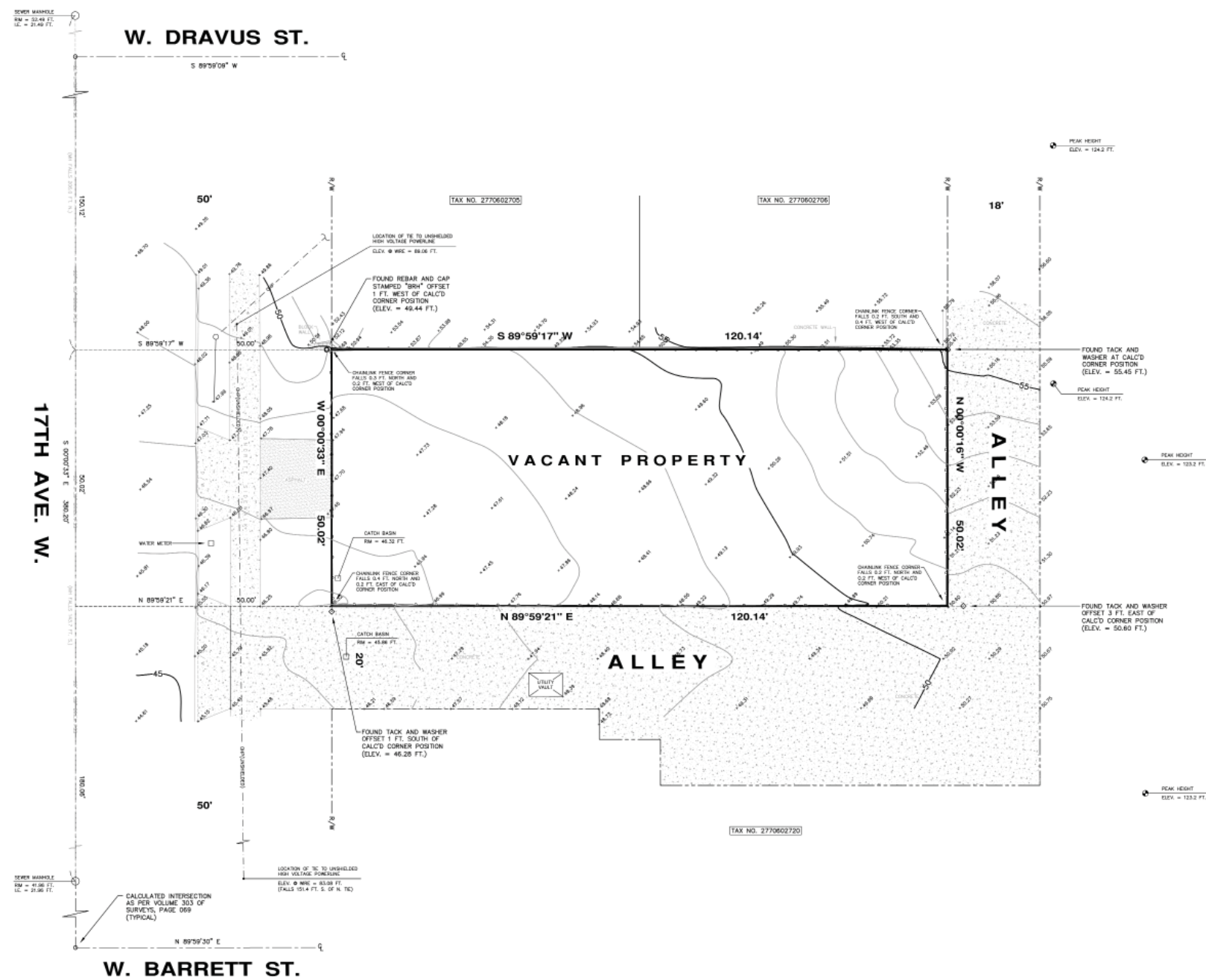
Commitment to sustainable design

Thinking holistically about the design of the building and its setting, envisioning the next step in the development of the area. Target LEED silver, gold possible.

Providing affordable, high quality housing

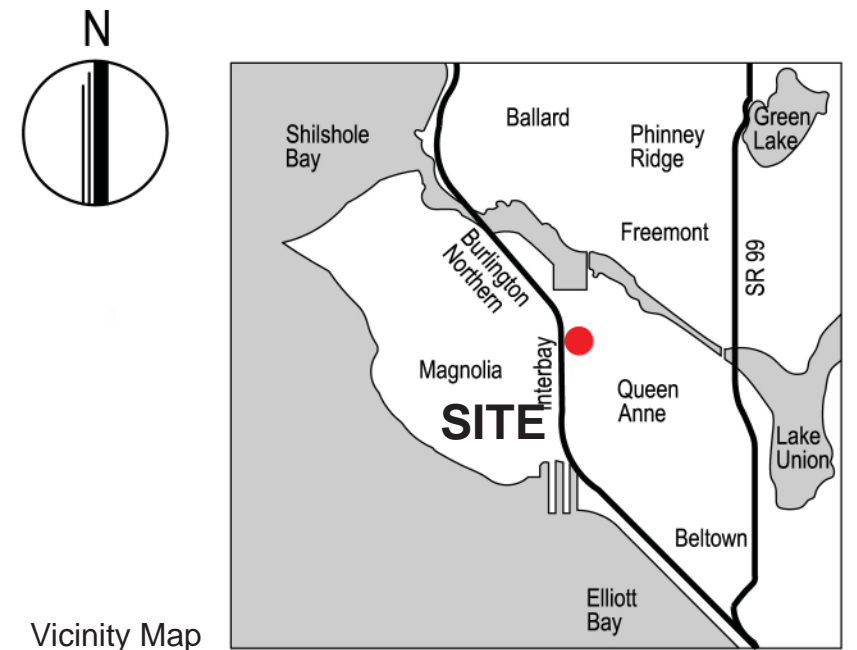
Affordable residential units will bring increased activity to the neighborhood.

SURVEY

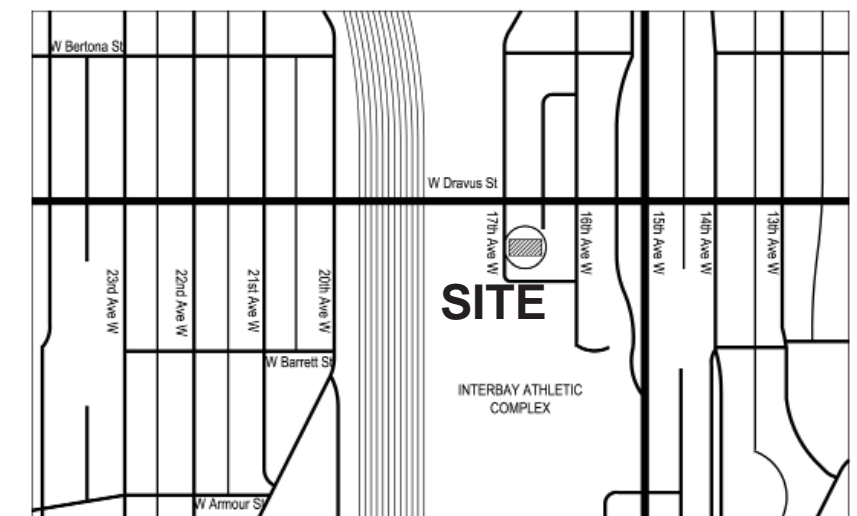


SITE DESCRIPTION

The area include a range of uses: industrial rail yards, light industrial, retail, commercial and residential; and the site sits adjacent to the Interbay play field. There is no particular identifying architectural characteristic of the neighborhood, although current development is bringing taller buildings containing both residential and retail uses, so there is more activity at the street level, and more definition to the block as a whole.



Vicinity Map

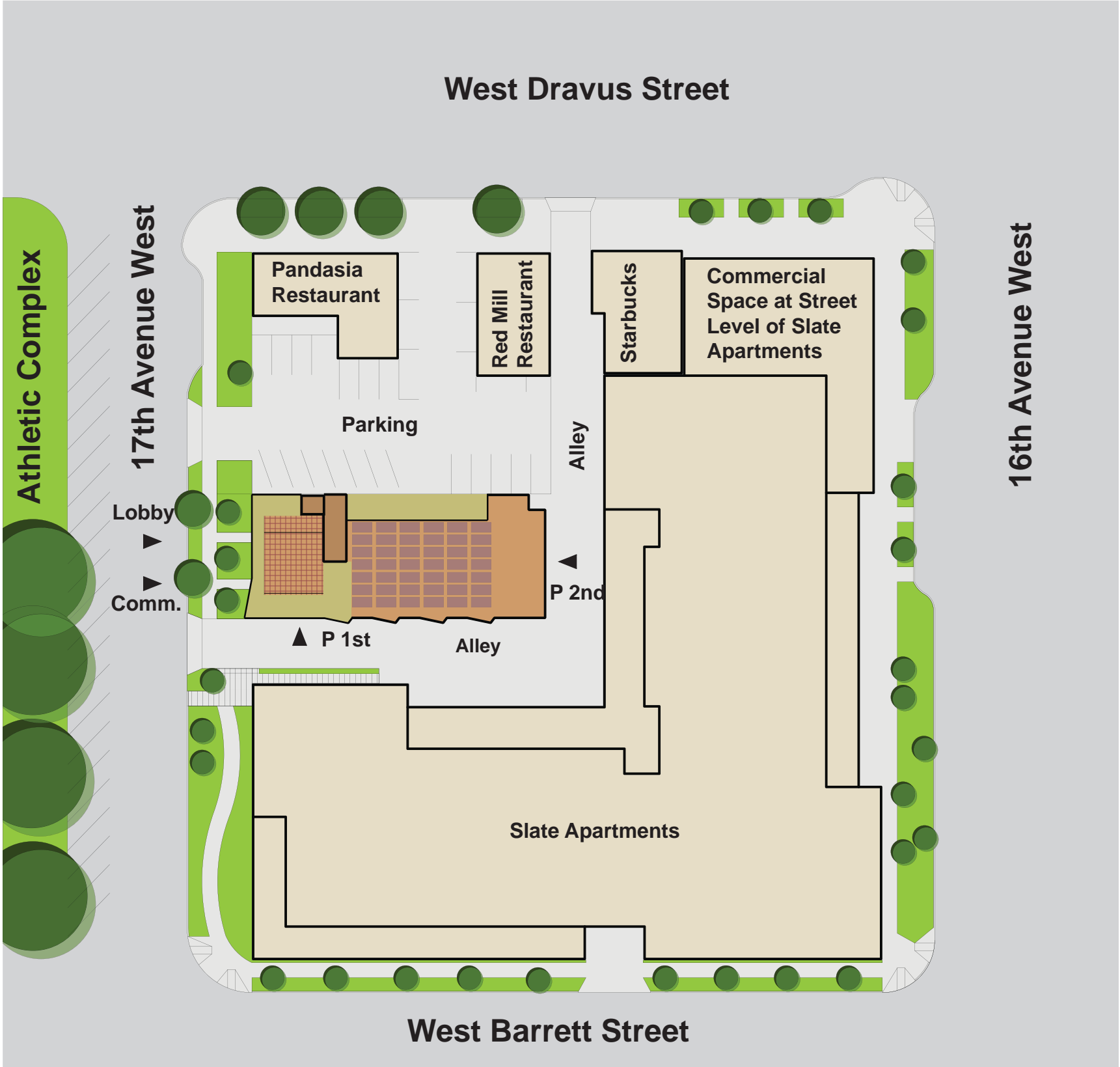


locator map



current view of site

SITE PLAN



16th Avenue West



Interbay in the 80's

NEIGHBORHOOD CONTEXT AND HISTORY

The subject property is located in the Seattle Mixed Dravus zone is between the rail tracks of Burlington Northern and 15th Avenue West at the foot of Magnolia and Queen Anne Hill.

This area is known as “Interbay” and was originally a marshy extension of the tide flats of Elliott Bay. For decades, Interbay has been an industrial neighborhood, with shipping and maritime related industries, piers for the Port of Seattle and numerous rail lines. The area as a whole is currently a rapid transformation, with new commercial, retail and residential development. Some refer to it as “the next South Lake Union”.

The building site is adjacent to the Slate Apartments - a large multi-family development that was completed about 3 years ago, and two one-story restaurants to the North with surface parking spaces. Amenities in the area include several restaurants, coffee shops, grocery stores, the Interbay golf course, the nterbay stadium and playfield, the P-Patch and an evolving retail area that includes Whole Foods and Petco. Expedia has plans to move into the former Amgen campus, and will generate both vehicular and pedestrian traffic.

The site has close links to many transportation options: it is located on the bike trail to Downtown, there is a transit stop providing access to both downtown and Ballard, and recent pedestrian improvements include a stop light and crosswalk at the corner of 17th Ave. and Dravus.

The project draws its name from the original owner of the property, a local man who earned his living as a mechanic.

transformation
movement
impact
inspiration



Archive photograph from the area

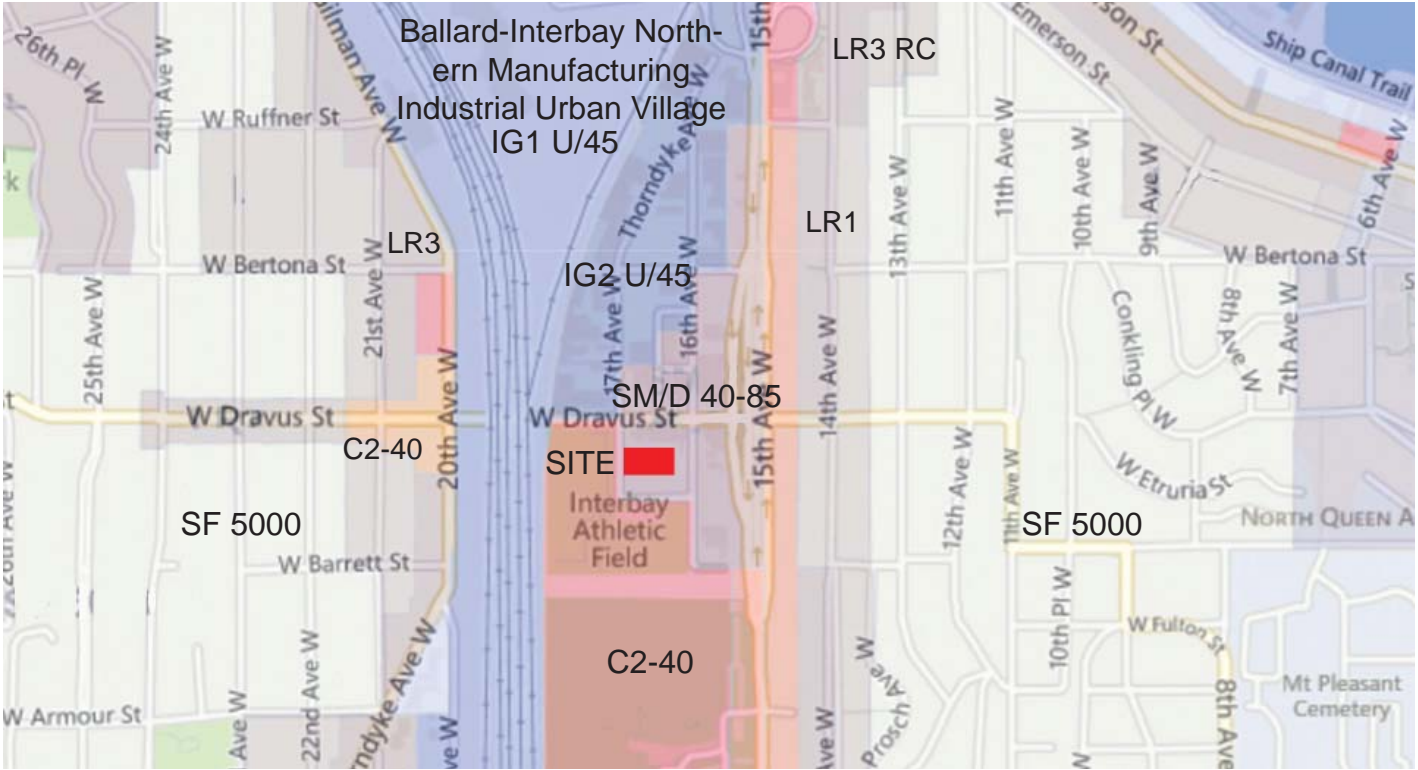











Current Aerial View

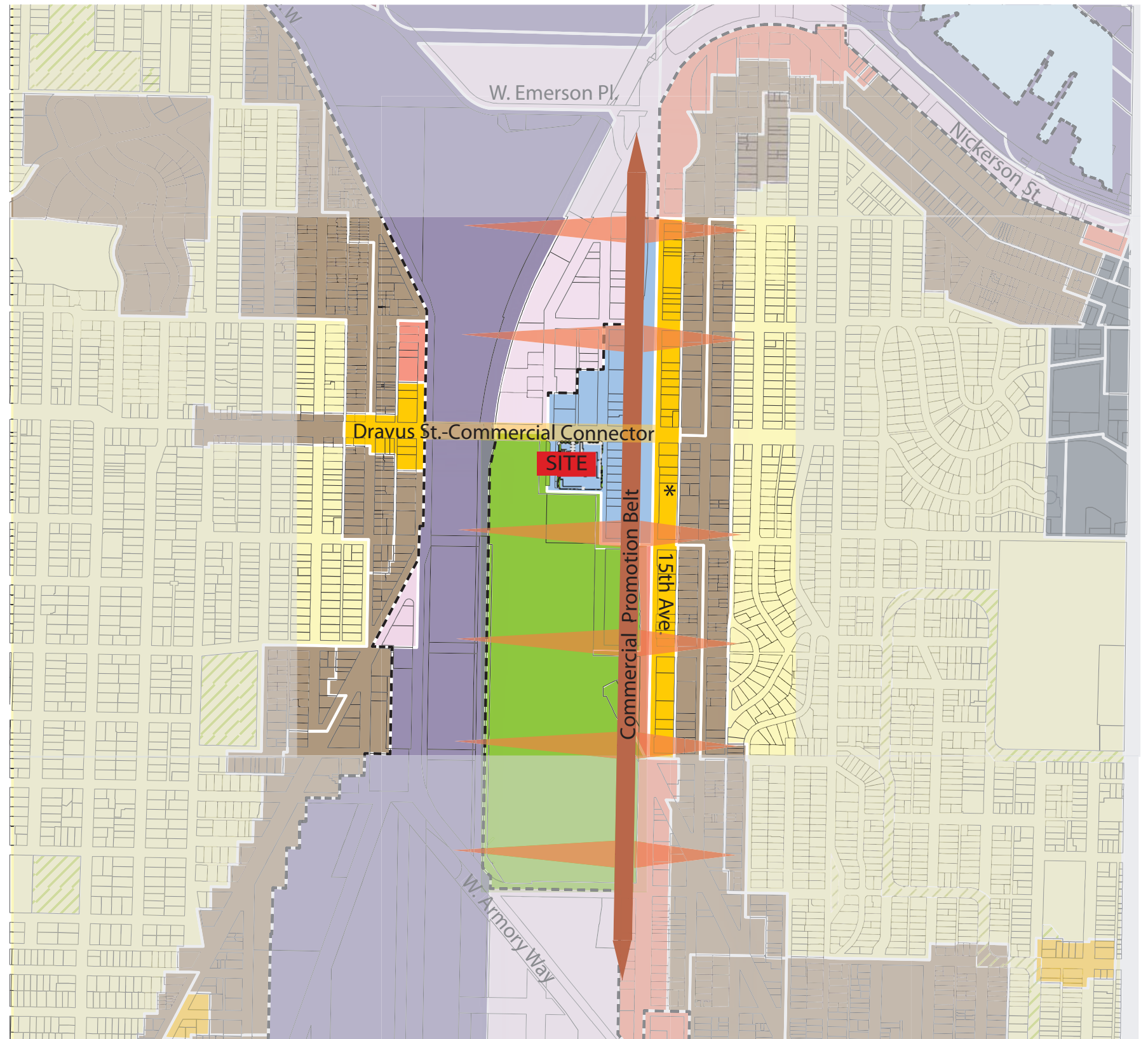
ZONING

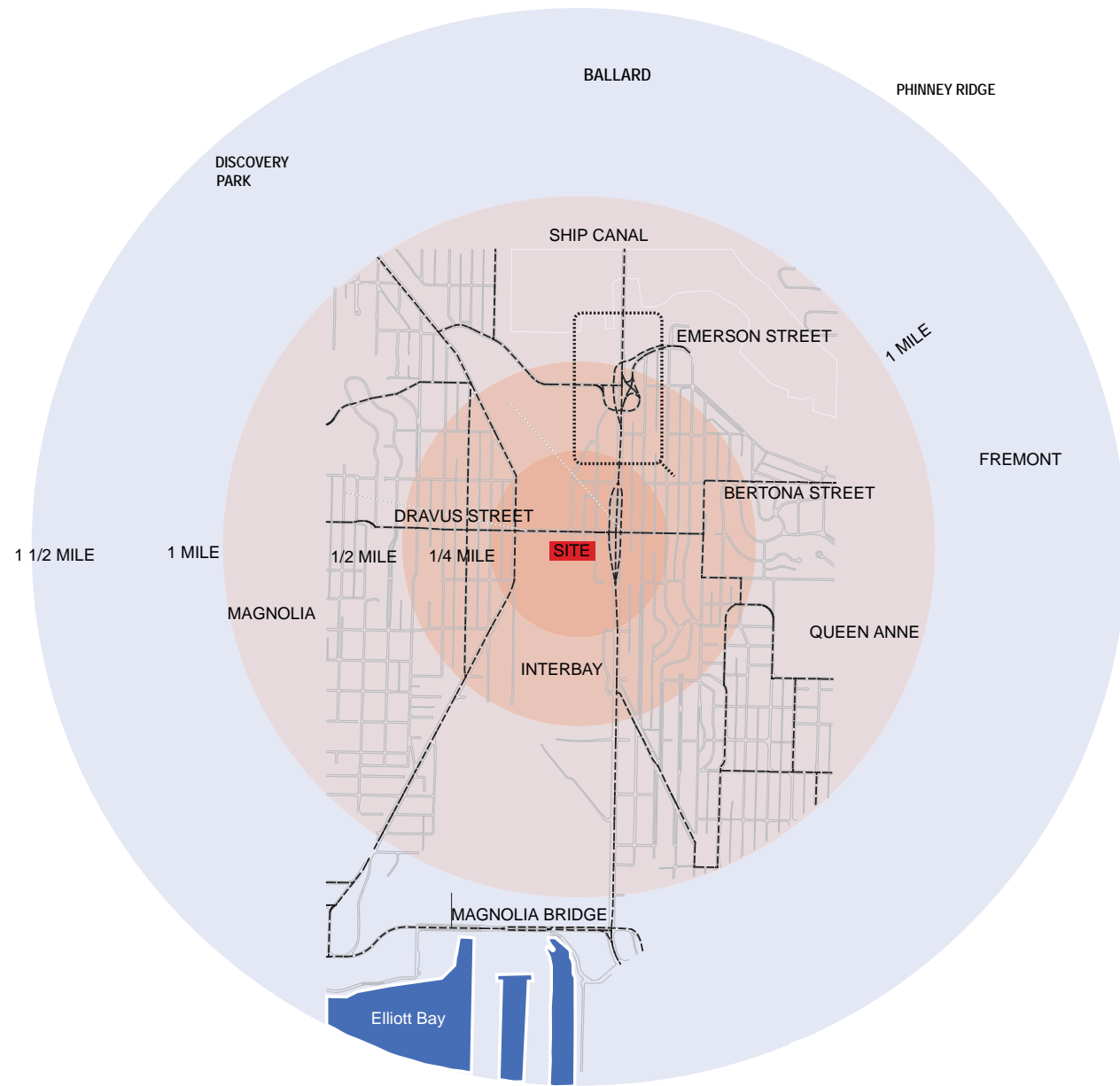
| | |
|------------------------|--|
| Zoning | SM/D 40-85 Seattle Mixed / West Dravus Area |
| Urban Village | No |
| Overlay | No |
| Pedestrian Zone | No |
| Environmental Critical | Liquefaction; abandoned landfill. |
| Adjacent Zoning North | SM/D 40-85 |
| Adjacent Zoning East | SM/D 40-85 |
| Adjacent Zoning South | SM/D 40-85 |
| Adjacent Zoning West | C2-40 |
| Existing Alley Width | South 20 feet; East 18 feet. |
| Required Alley Width | 20 feet |
| Permitted Uses | 23.48.004.A. All uses are permitted outright, except those specifically prohibited by subsection 23.48.004.B and those permitted only as conditional uses by subsection 23.48.004.C. |
| Street Level Uses | The lot does not abut street designated as Class 1 Pedestrian. No required street uses per 23.48.004.D. |
| FAR | No limit per Table A for 23.48.009 |
| Structure Height | 23.48.010.C. Base height limit 40 feet. Maximum height of 85 feet for bonus development under 23.48.011. |
| Rooftop Features | 23.48.010.H.2. Open railing planters, parapets may extend up to 4 feet. |
| Street Level Standards | 23.48.014.A.1. Primary pedestrian entrance. 23.48.014.D.2 Street facing facade between 2 and 8 feet above sidewalk a minimum of 30% must be transparent. 23.48.014.B.2.b. Blank facades are limited to 30 feet wide. Any blank segment shall be separated by transparent areas at least 2 feet wide. |
| Amenity Area | 23.48.020.B. Area of 5% of total gross residential area. 23.48/20.C Maximum 50% may be enclosed. Minimum size is 225 sq.ft. minimum horizontal dimension is 15 feet. |

| | |
|------------------|--|
| Utility Setbacks | 10 feet to overhead power lines |
| Landscaping | Green Factor score of .30 or greater |
| Parking Access | 23.48.034.D.1. Access to parking and loading shall be from the alley. 23.54.030.D.1.a Driveways less than 100 feet in length that serves 30 or fewer parking spaces shall be a minimum of 10 ft for one-way or two-way traffic. |
| Required Parking | 23.54.015. Table B (I) 1 space per 2 efficiency dwelling units. 23.54.020.F.2 Transit reduction of 50% for all uses when located within 1320 feet of street with frequent transit service. 23.54.015.D.2. No parking is required for the first 1,500 of each business establishment. |
| Bicycle Parking | 23.54.015. Table E (D2) 0.75 per small efficiency dwelling unit |



-  Industrial General : IG1, IG2
-  Industrial Commercial and Industrial Buffer
-  Commercial: C1, C2
-  Neighborhood Commercial: NC1/2/3
- * Indicates “potential pedestrian zone” Neighborhood Commercial area
-  **Seattle Mixed Dravus: SM-D**
-  Major Institutional Overlay: MIO
-  Lowrise Multifamily: LR1, LR2, LR3
-  Single Family Residential: SF5000
-  City Parks / Open Space (not a zoning designation)





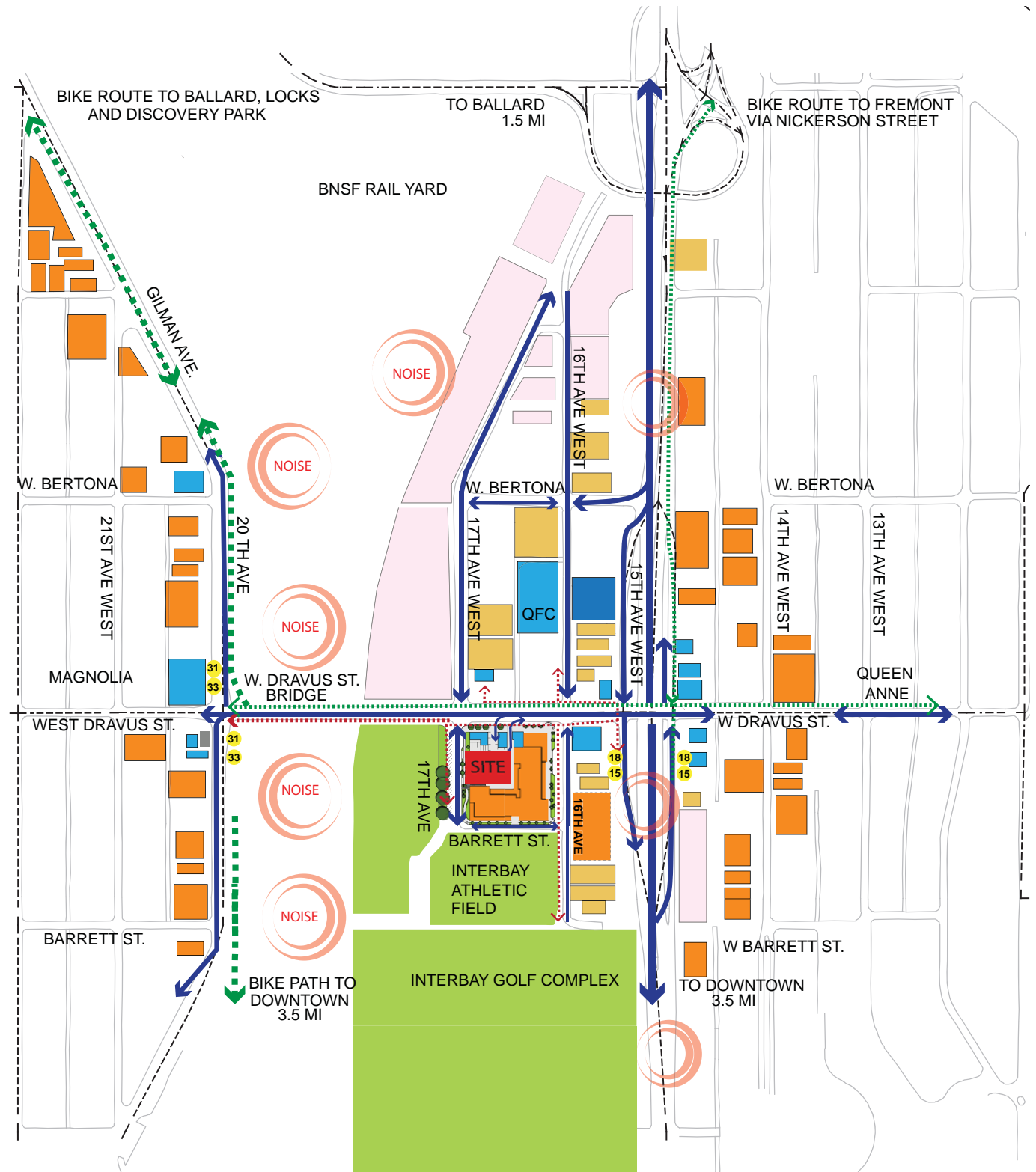
TRAVEL DISTANCES/MAIN ARTERIES

The site is centrally located in the Interbay area, with many of the immediate amenities (food, shopping, dining, recreation etc) within a half mile radius or less. Downtown Seattle, Ballard, Magnolia “village” and the Queen Anne commercial core are within 1-1.5 miles. Opportunities to experience the outdoors via Discovery Park, Hiram Chittenden Locks and Myrtle Edwards park are all easily accessible.

- Industrial and Commercial
- Retail/Restaurants
- Office
- Civic
- Parks
- Residential- Multi-family
- Bicycle routes
- Pedestrian routes
- Vehicle traffic
- Bus stop

EXISTING LAND USE/TRAFFIC

A more detailed map shows specific uses adjacent to the project site, and its proximity to both transit and bike routes. Noise from the train yards is mitigated somewhat by the fact that the tracks sit lower than the surrounding uses.





1. Site
2. Slate Apartments
3. Pandasia Restaurant
Red Mill Restaurant
Starbucks
4. Pagliacci Pizza
5. QFC
6. New Development
7. 76 Gas Station
8. The Flats at Interbay
9. Commercial Offices and
Show Rooms
10. Interbay T-Ball Field
11. Interbay Soccer Facility



IMMEDIATE NEIGHBORHOOD





Slate Apartments



The Flats at Interbay



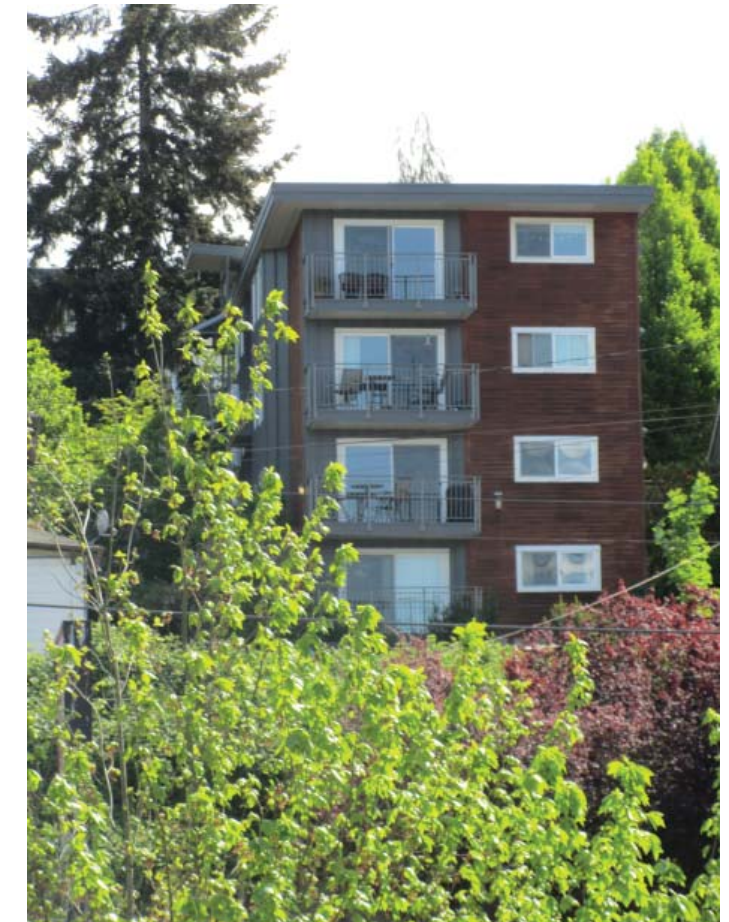
Canvas Apartments
600 Elliott Ave W



Tempo Apartments
2015 W Dravus St



3045 20th Ave W Apartments



3048 14th Ave W Apartments

A mix of recently completed and somewhat older multi family buildings are located adjacent to and near the project site. The buildings are typically low to mid-rise, with window patterns, balconies and street level retail on the newer buildings as distinguishing features.

MULTIFAMILY BUILDINGS IN THE NEIGHBORHOOD



DESIGN GUIDELINE ANALYSIS

CONTEXT AND SITE

CS2. URBAN PATTERN & FORM

• A. LOCATION IN THE CITY AND NEIGHBORHOOD

- CS2-A-2.** Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.
- *The scale of the development is consistent with the existing multi-family buildings in close proximity, and the architectural vocabulary visually breaks the mass to proportions closer to those of the single family structures located to the west of the property.*
 - *The primary architectural features are oriented toward 17th Ave. W. and the park. Special attention is given to the treatment of the NE corner and North side, which is visible from West Dravus Street, creating an interesting and identifiable urban edge. The street corner is angled, and this angle is used for visual interest and to reinforce a sense of direction.*
 - *The long elevations of the building are modulated to break up the massing.*
 - *The project utilizes contemporary materials in with a natural color palette, which is consistent with the architecturally eclectic neighborhood.*

PUBLIC LIFE

PL3. STREET-LEVEL INTERACTION

• A ENTRIES

- 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.
- *The main entry to the building is identified and reinforced by vertical fenestration, which turns into a horizontal canopy.*
 - *The retail space has large windows and an entry that is visible and accessible from 17th Ave. W.*

• 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.
- *The alley provides separation between the proposed project and adjacent buildings, and the lobby/commercial areas serve as a buffer area between private/residential zones and public space.*

PL4. ACTIVE TRANSPORTATION

• B. PLANNING AHEAD FOR CYCLISTS

- PL4-B-1.** Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.
- *Move in packets will be provided to new residents with information on transportation options in the nearby vicinity.*
- PL4-B-2.** Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.
- *The building contains a bike storage area, showers, and a repair station for residents*
- PL4-B-3.** Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.
- *The site is adjacent to a well traveled (and flat) bicycle route providing access to downtown Seattle, Ballard and other surrounding neighborhoods.*

DESIGN CONCEPT

DC2. ARCHITECTURAL CONCEPT

• B. ARCHITECTURAL AND FACADE COMPOSITION

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

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

- *Blank walls are avoided by the use of window openings and rustication in the concrete. The balcony railings and opening screens also provide detail, scale and texture.*

• 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).

- *The building massing is consistent with its surroundings; window openings are designed with views and privacy in mind.*
- *The design utilizes recesses and projections in the facades, such as bay windows, terraces and canopies to reduce the overall mass of the building and create a more human scale.*

DC4. EXTERIOR ELEMENTS AND FINISHES

• A. BUILDING MATERIALS

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

- *Building materials complement the character of the neighborhood, are durable and provide visual interest and texture.*

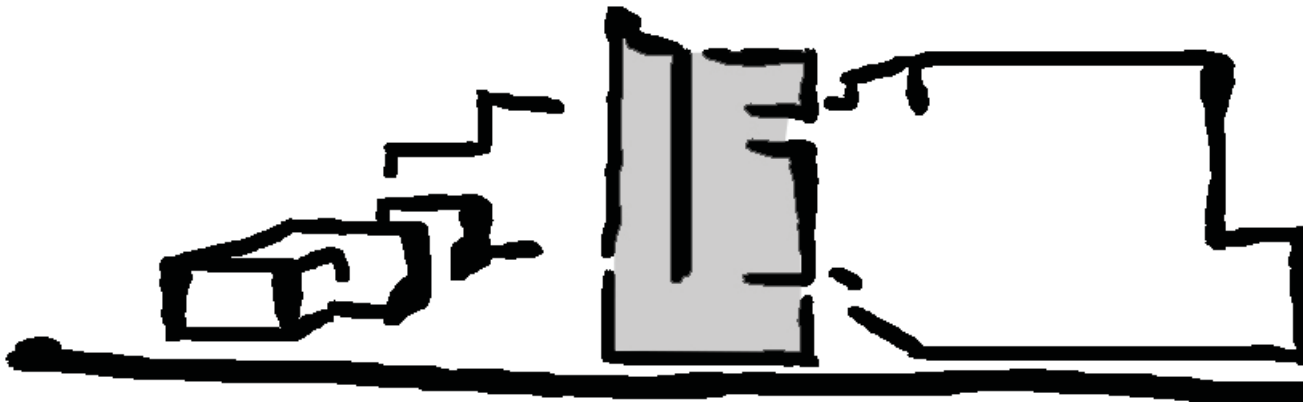
STREETSCAPE



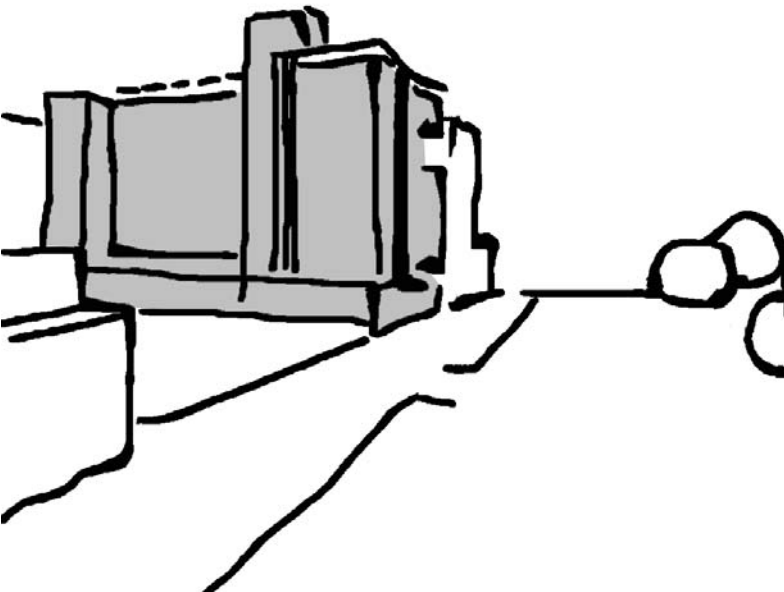
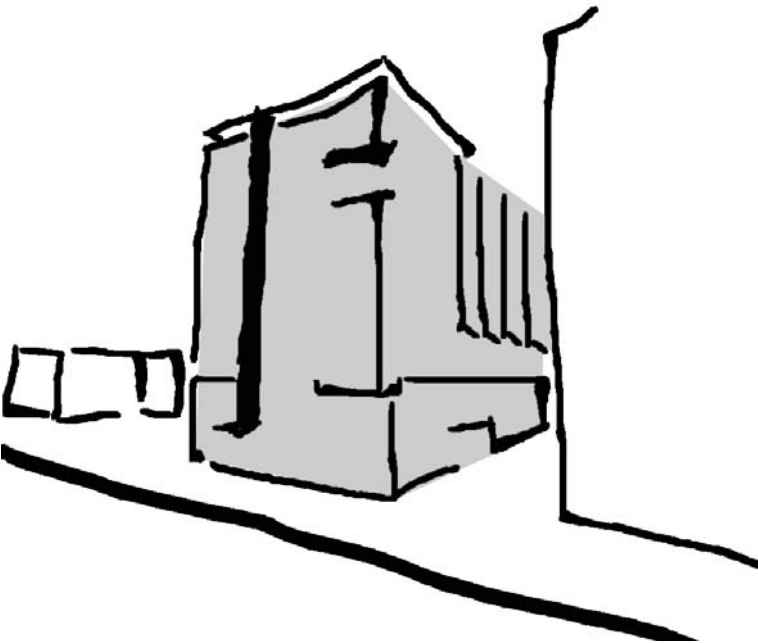
DESIGN DEVELOPMENT SKETCHES



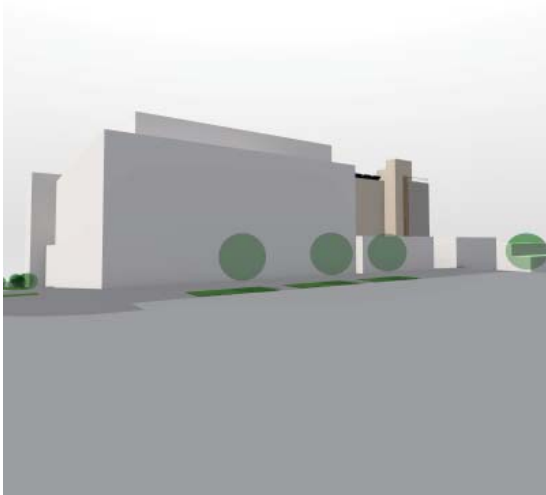
WATER COLOR SKETCHES



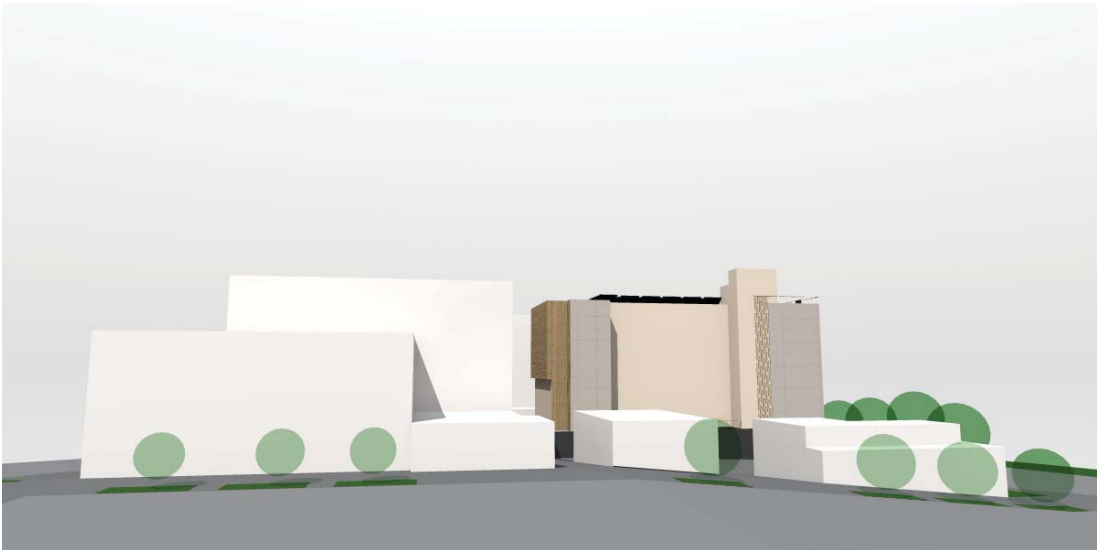
SILHOUETTES



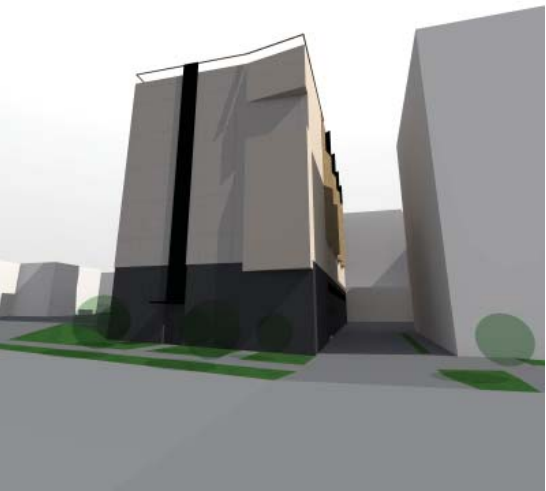
MASSING STUDY



View from Dravus Street



View across Dravus Street / QFC commercial plaza



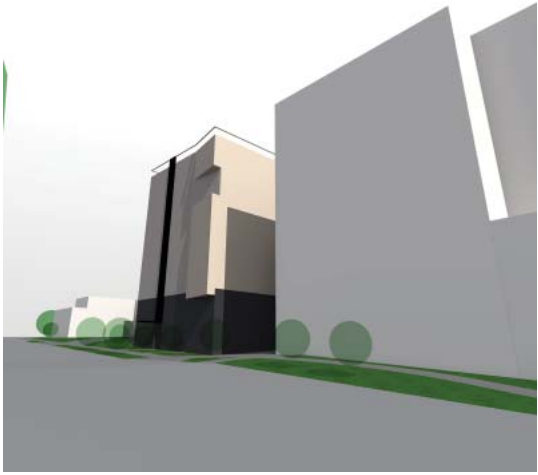
View from Interbay playfield



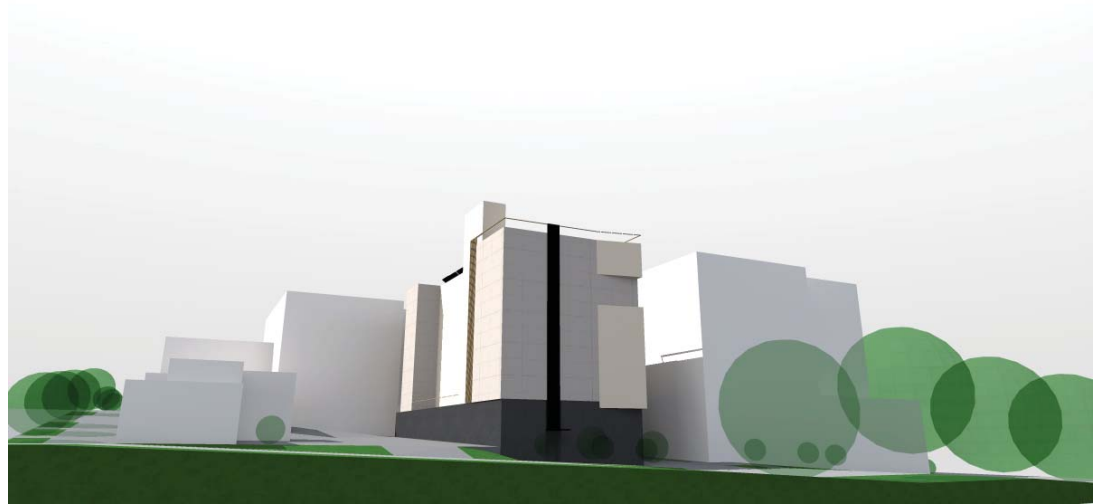
View from the corner of Dravus St. and 17th Ave



View from Dravus St at dusk



View from 17th Ave. W



View from north end of Interbay playfield

RENDERINGS



Aerial view from Interbay playfield



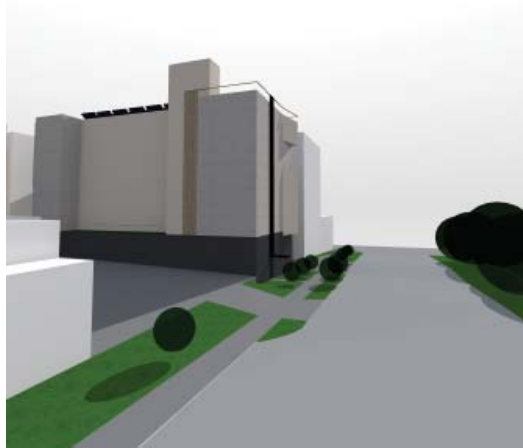
Slate Apartments and proposed development at alley corner



Alley intersection

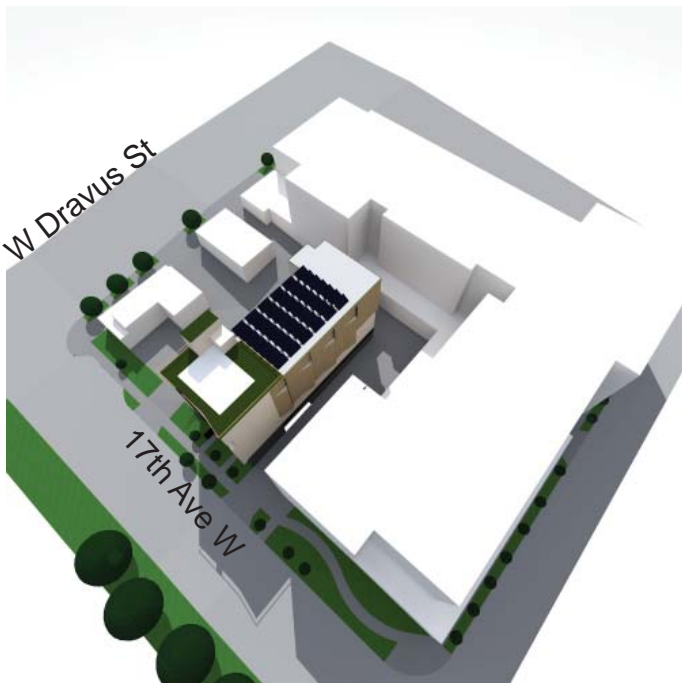


Corner of Dravus St. & 17th

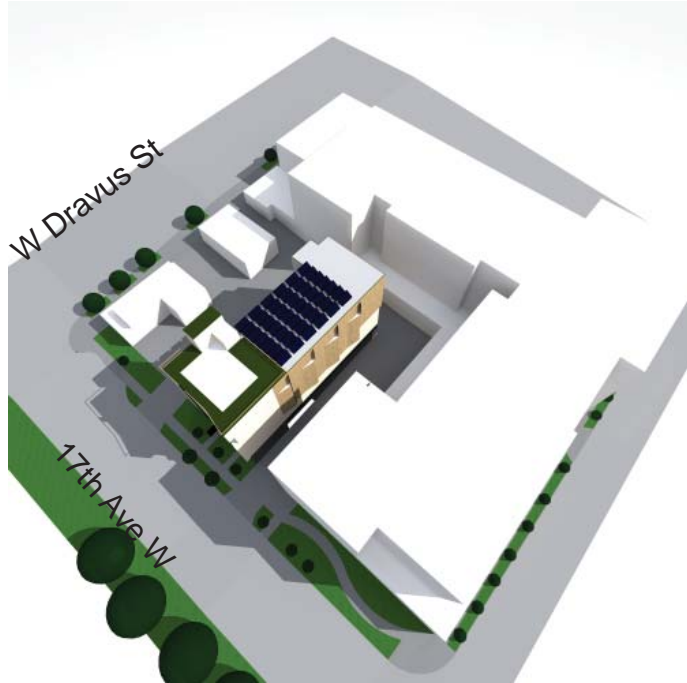


Main approach to building

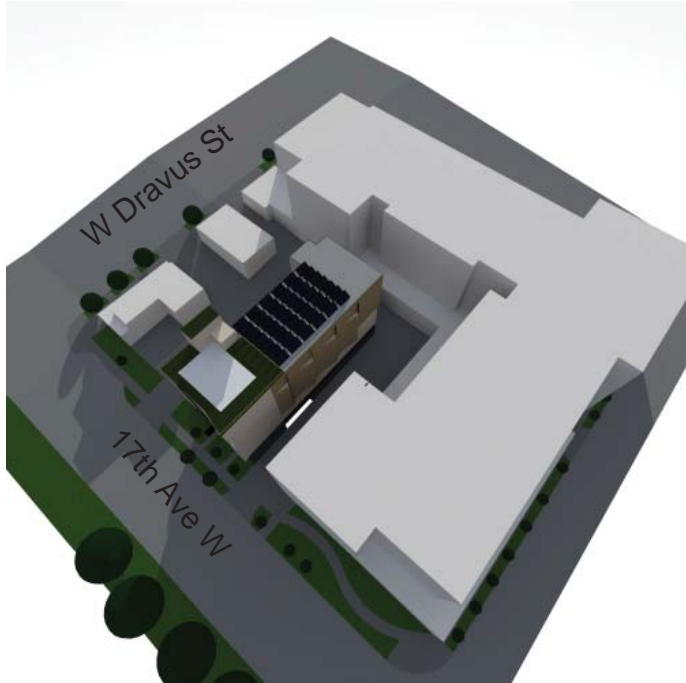
SUN PATH STUDY



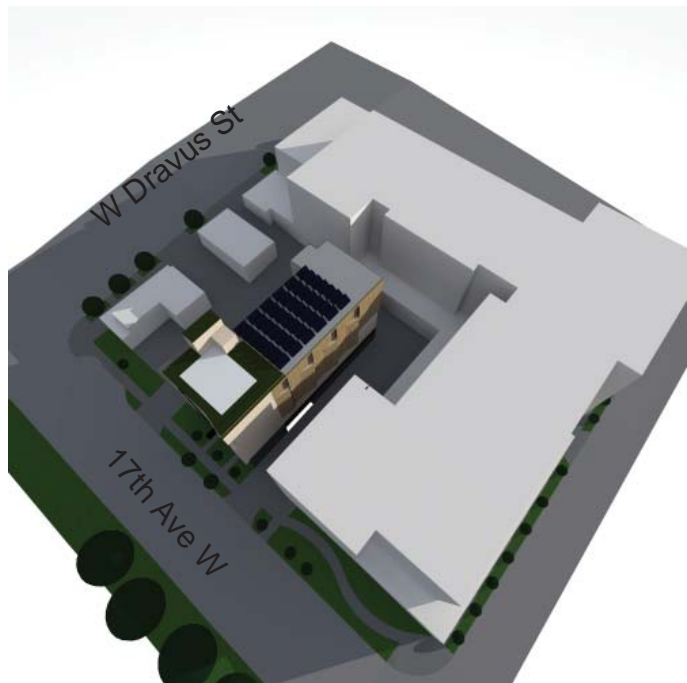
SUMMER 10 A.M.



SUMMER 3 P.M.



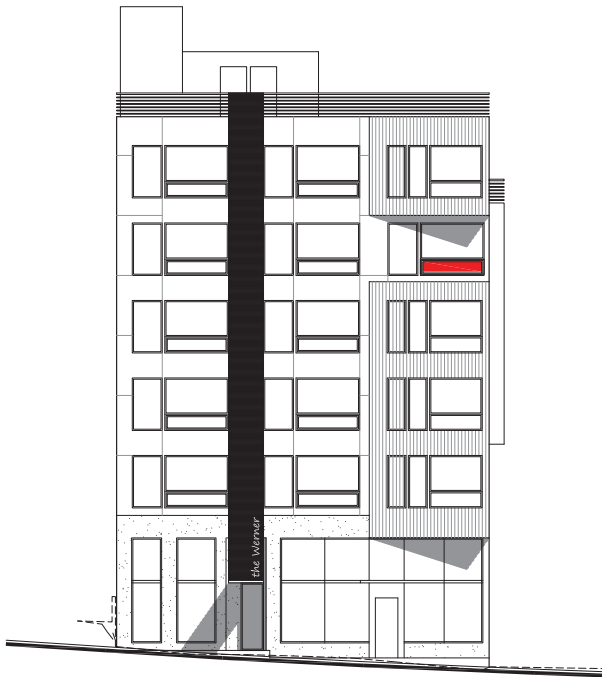
WINTER 10 A.M.



WINTER 3 P.M.

FACADE EVOLUTION

The facade has evolved during the design process in terms of window patterns, cladding material and other features. What has remained constant and is a distinguishing feature of the building is the strong vertical element identifying the entrance to the residential units. The vertical element transitions into the horizontal entry canopy. This element will be steel - a nod to the industrial (and specifically the rail yard) heritage of the Interbay neighborhood. A concrete base anchors the building, and the residential lobby and commercial space are extensively glazed to provide light and connection between inside and out.



EDG Meeting Proposed



Study Sketches



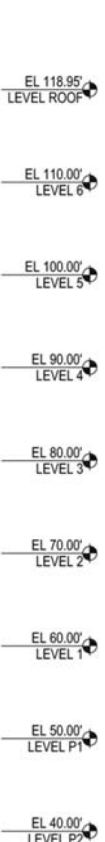
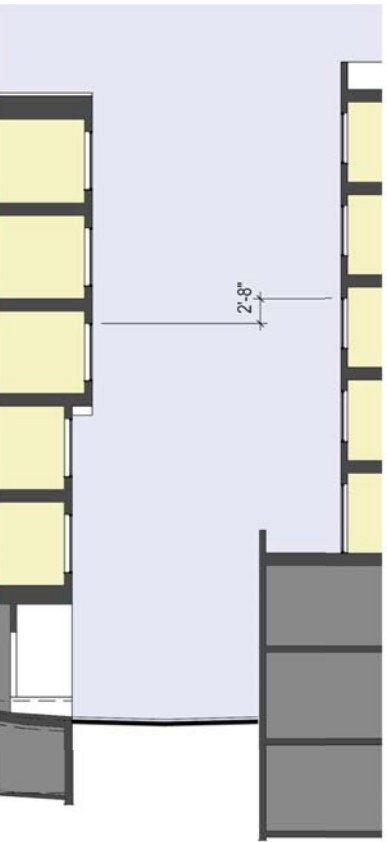
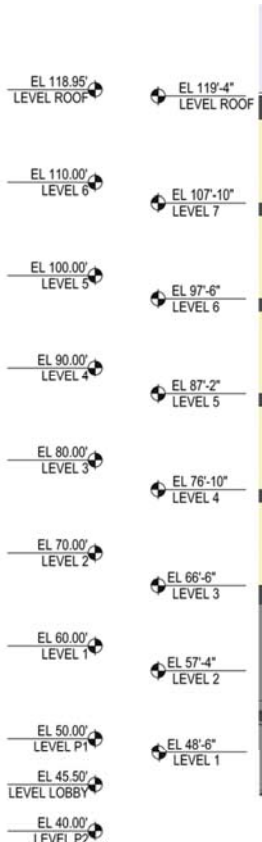
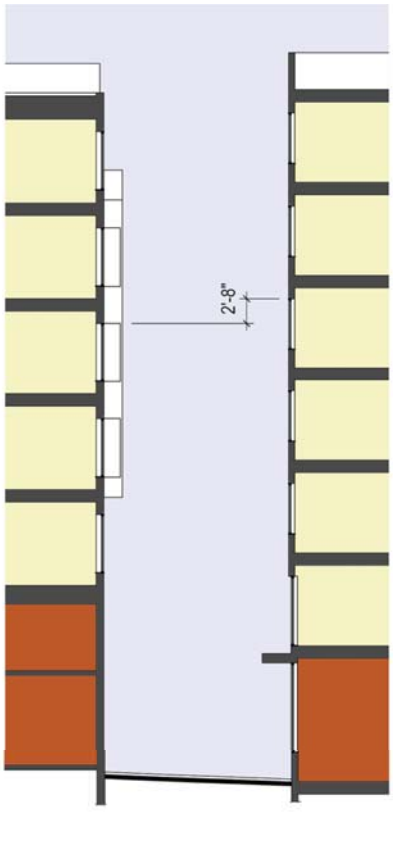
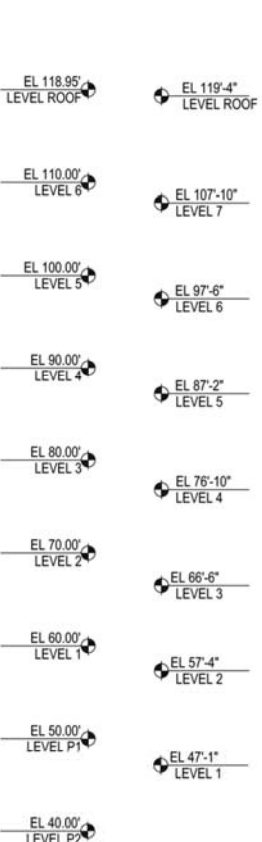
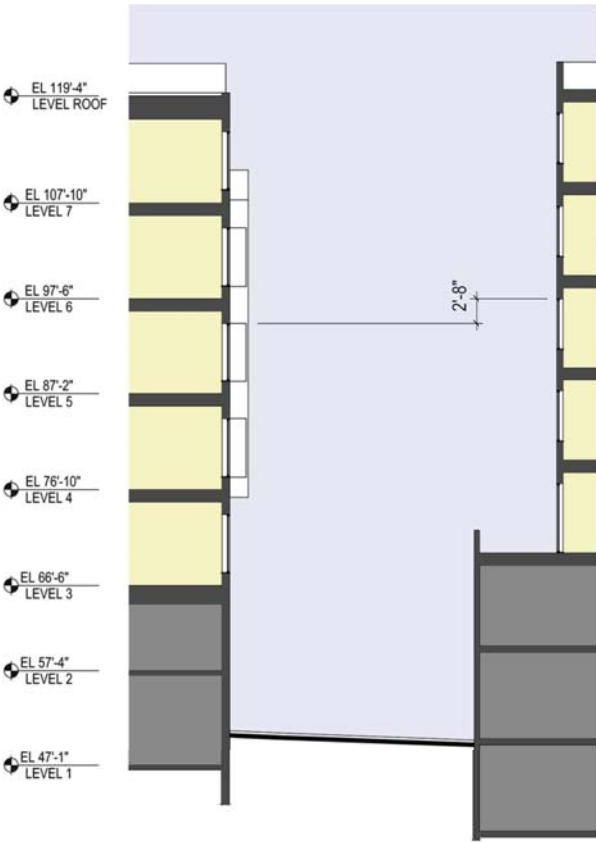
Study Sketches



Concept Development random pattern



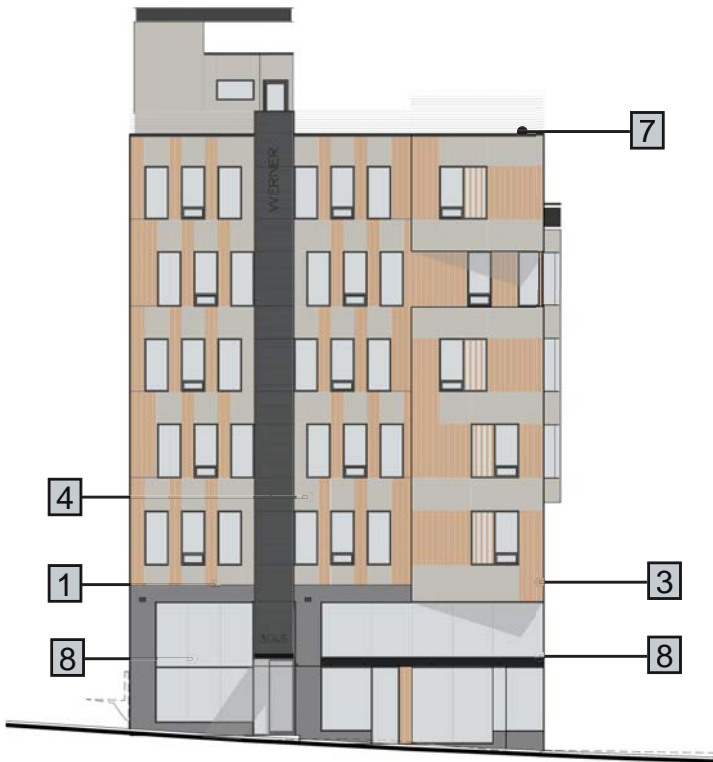
Current Proposal structured random pattern



WINDOW STUDY

The placement of windows has been considered relative to the location of the windows in the adjacent apartment building to provide privacy - windows are off set so they do not look directly across at adjacent windows.

FACADE MATERIALS



WEST FAÇADE

MATERIAL KEY

- 1. Concrete, clear coated
- 2. Concrete, accent finish
- 3. Wood, clear coat
- 4. Black steel, clear coated
- 5. Cement panel, color 1
- 6. Cement panel, color
- 7. Steel Guardrail
- 8. Glazing / dark color clad
- 9. Vents



Diagram

ARCHITECTURAL CONCEPT DC2-B-1, DC2-B-2, DC2-C-1:

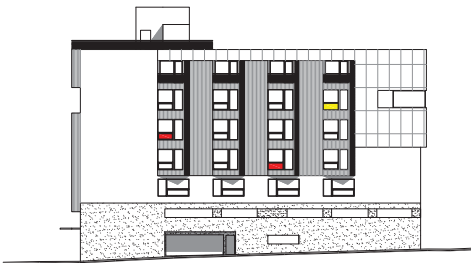
- Strong vertical elements break up horizontal mass, identify entry of building.
- Repetition of bay windows creates visual pattern and breaks up mass.
- Stair towers serve as organizational elements inside and outside of the building.

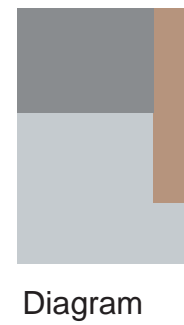
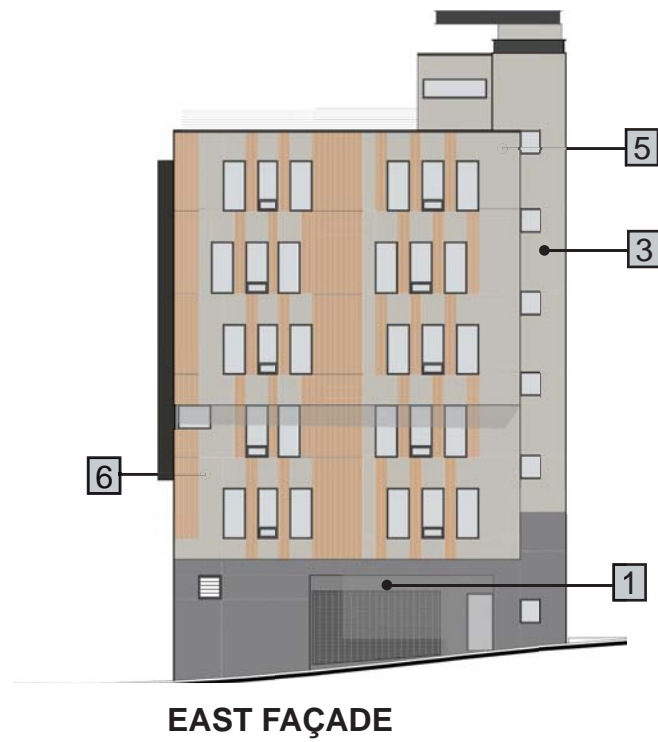


Diagram



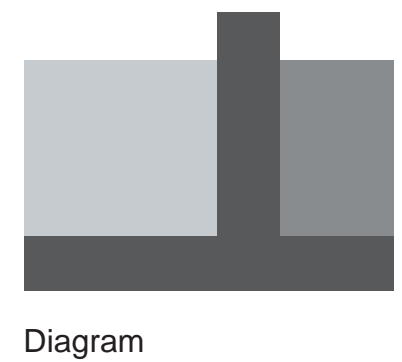
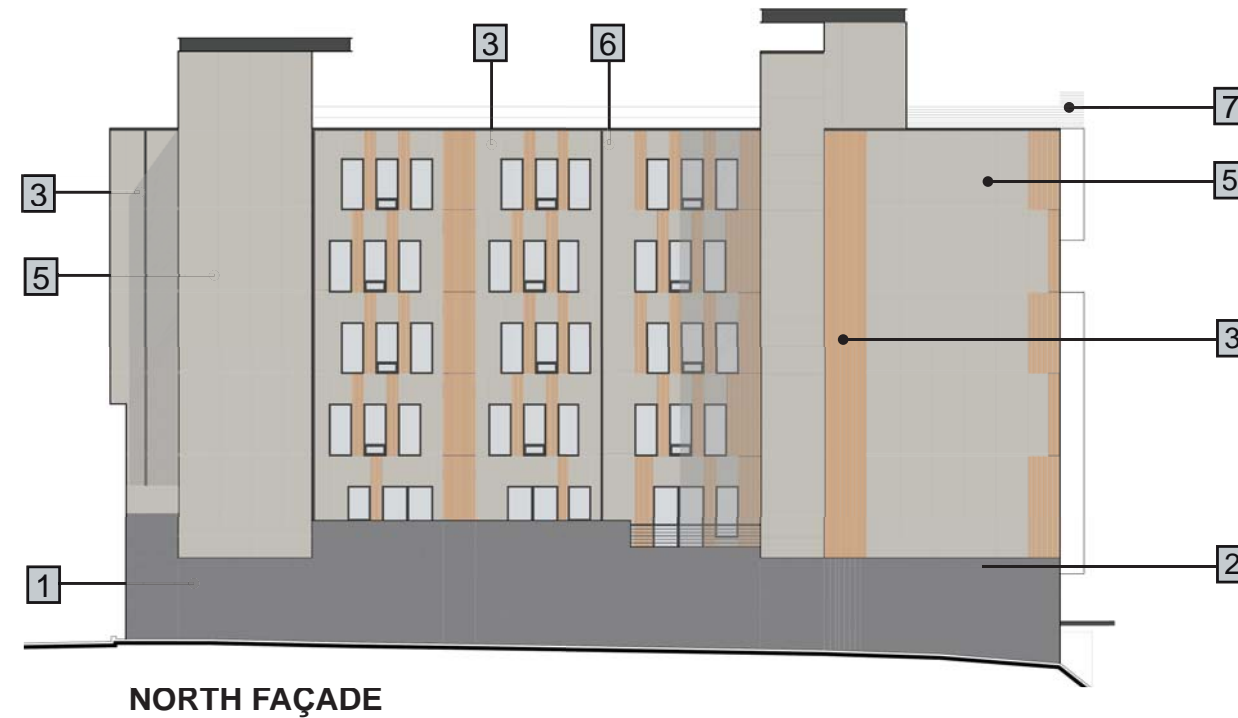
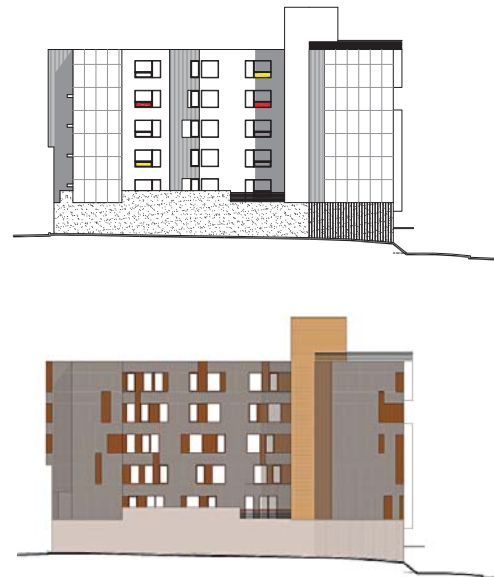
SOUTH FAÇADE





MATERIAL KEY

1. Concrete, clear coated
2. Concrete, accent finish
3. Wood, clear coat
4. Black steel, clear coated
5. Cement panel, color 1
6. Cement panel, color
7. Steel Guardrail
8. Glazing / dark color clad
9. Vents

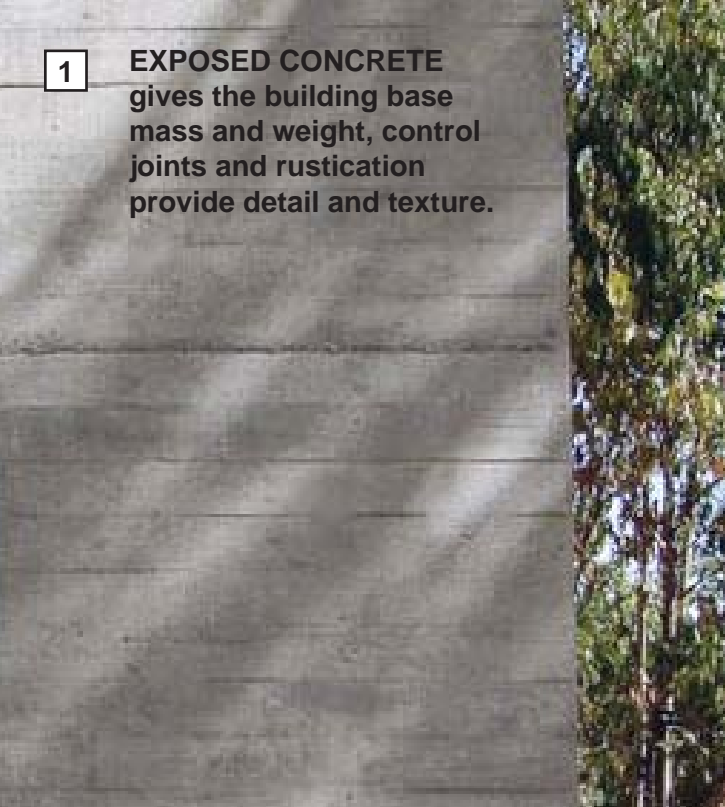


ARTISTIC RENDERINGS:



CS2-A-2 ARCHITECTURAL PRESENCE: Primary architectural features are visible from Dravus and 17th Ave W.; scale is consistent with adjacent apartment buildings.

BUILDING MATERIALS AND COLORS



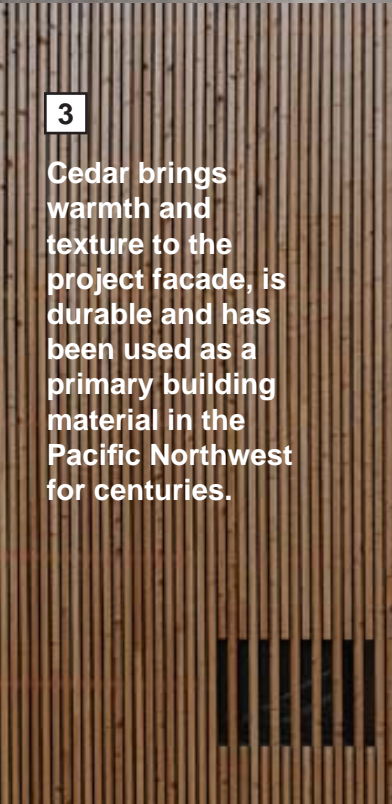
1 EXPOSED CONCRETE gives the building base mass and weight, control joints and rustication provide detail and texture.

EXTERIOR ELEMENTS AND FINISHES:
DC4-A-1: BUILDING MATERIALS

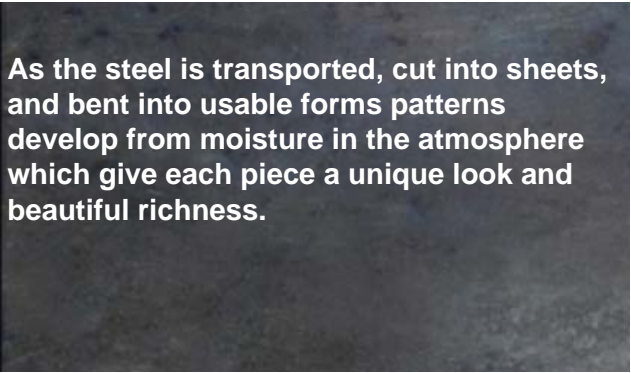
- A variety of building materials are used to provide visual interest and texture when viewed from a distance or up close.
- Durability and long term ease of maintenance are also considered.

PRIMARY MATERIAL PALETTE

1. Concrete, clear coated: building base.
2. Cement panel, Cembrit Raw: primary cladding material.
3. Cedar slats, clear finish: cladding accent.
4. Hot rolled steel, clear coated: detail and entry canopy.



3 Cedar brings warmth and texture to the project facade, is durable and has been used as a primary building material in the Pacific Northwest for centuries.



As the steel is transported, cut into sheets, and bent into usable forms patterns develop from moisture in the atmosphere which give each piece a unique look and beautiful richness.



The surprising warmth of hot rolled steel comes from the material's ability to reflect light in muted



CEMBRIT RAW is an untreated product and variations that occur from board to board add a lively, natural expression to the facade.



DIFFERENT MATERIALS creates illusion of depth in flat plane

ARTISTIC RENDERINGS



PROPOSED PROJECT LOOKING
SOUTHWEST, DAY



PROPOSED PROJECT LOOKING
SOUTHWEST, NIGHT

RENDERINGS



ARTISTIC RENDERING, SOUTH WEST AND NORTH ELEVATION

CS2-A-2 ARCHITECTURAL PRESENCE: Primary architectural features are visible from Dravus and 17th Ave W.; scale is consistent with adjacent apartment buildings.

ARTISTIC RENDERINGS



MAIN ENTRY AND RETAIL SPACE



EXTERIOR ELEMENTS AND FINISHES



THE COMBINATION of wood slats, cement board, window openings give the building texture and contrast between transparency and privacy.

EXTERIOR ELEMENTS AND FINISHES: DC4-A-1, DC2-C-2: BUILDING MATERIALS

- ATTENTION to DETAIL brings delight and richness to the project.
- Details are found in the vertical, horizontal, overhead and ground planes.



VERTICAL AND OVERHEAD PLANES are also considered in terms of detail (perforated steel at canopy and cladding) and a memory path where names and images laser cut into the steel will provide historic information and detail at the main entry and residential lobby.



AMENITIES such as street furniture, and bicycle parking create opportunities for street level interaction, and support alternative means of transportation.

BUILDING ELEMENTS

commercial CANOPY



MEMORY GRAFFITI option

everyone of us leave a trace, like a name carved on a drifted log.



SIGNAGE DESIGN

Use signage materials that relate to the architectural composition and accent materials throughout the project.

building SIGN

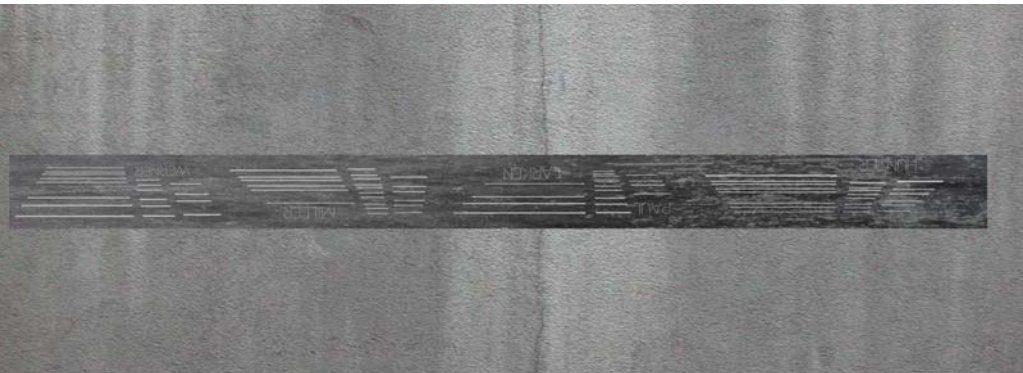


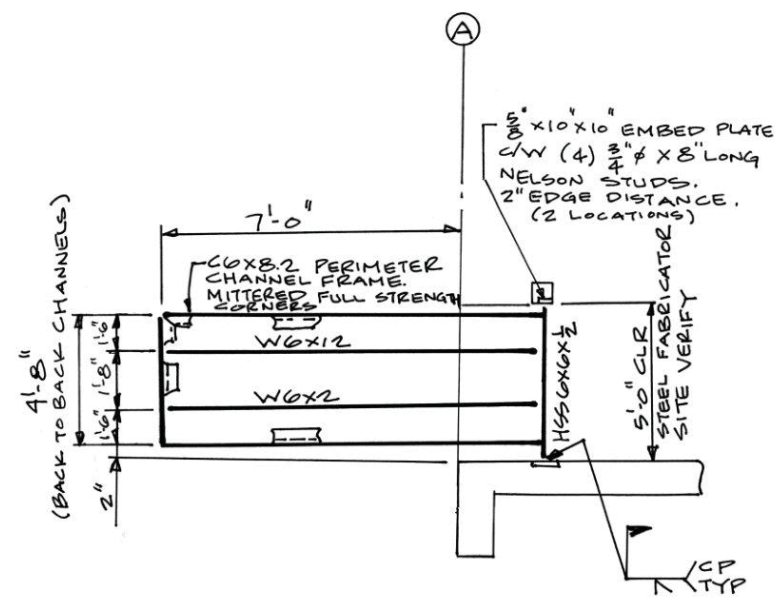
3D PLANE option

playful interpretation of the moving planes that facades are assembled

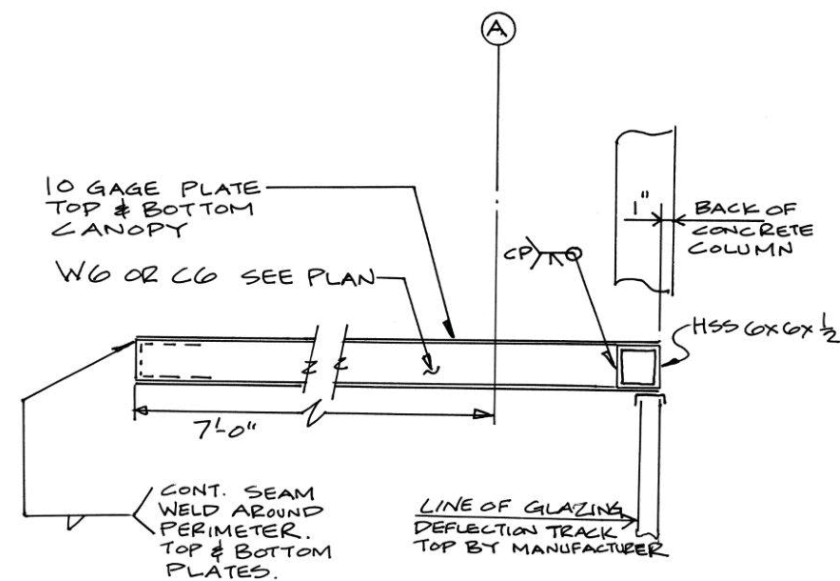


3D GRAFFITI option





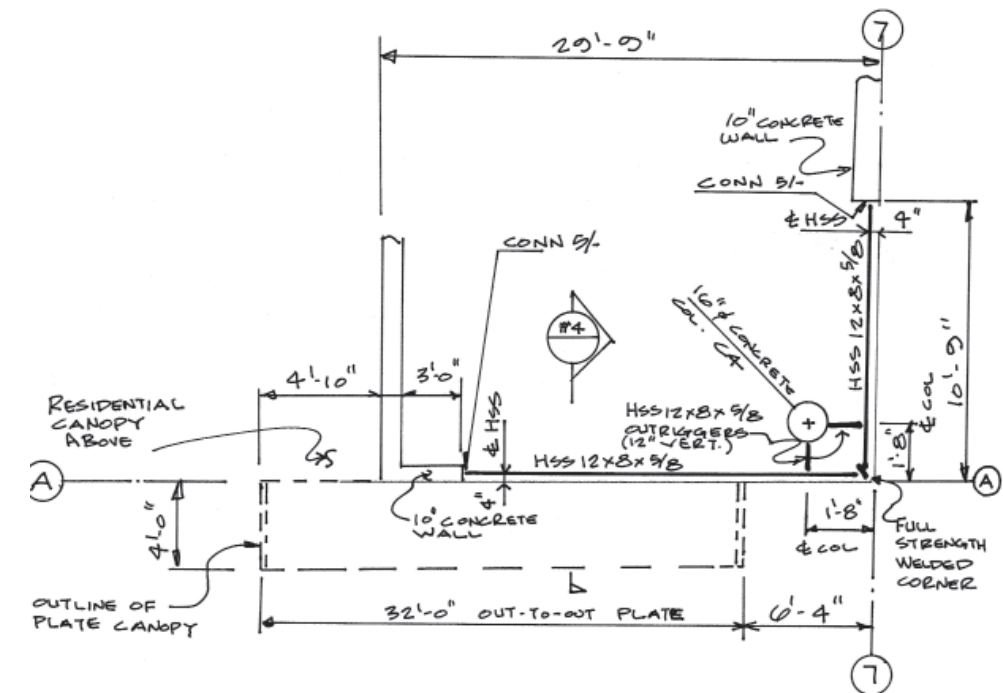
MAIN ENTRY CANOPY PLAN LAYOUT



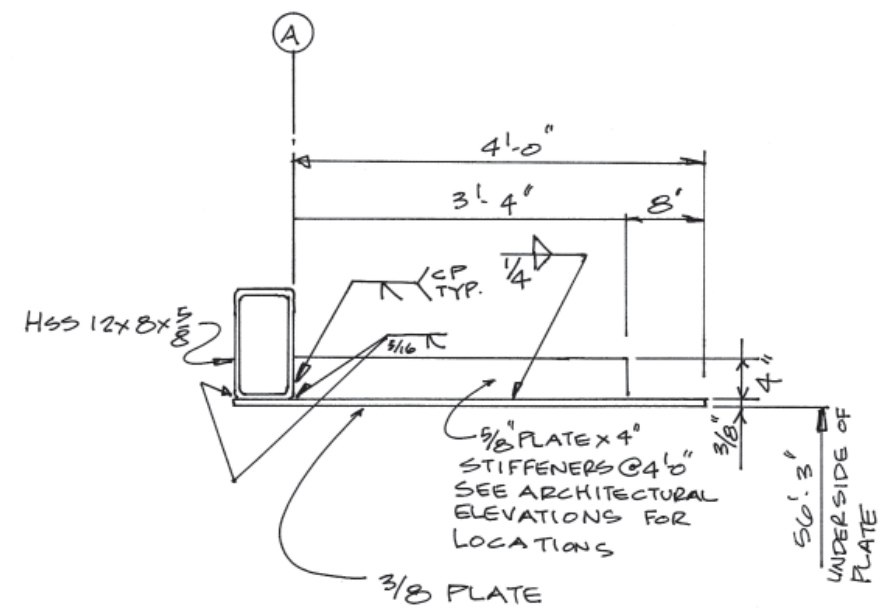
TYPICAL MAIN ENTRY CANOPY SECTION

ENTRY CANOPIES AND MEZZANINE STRUCTURE

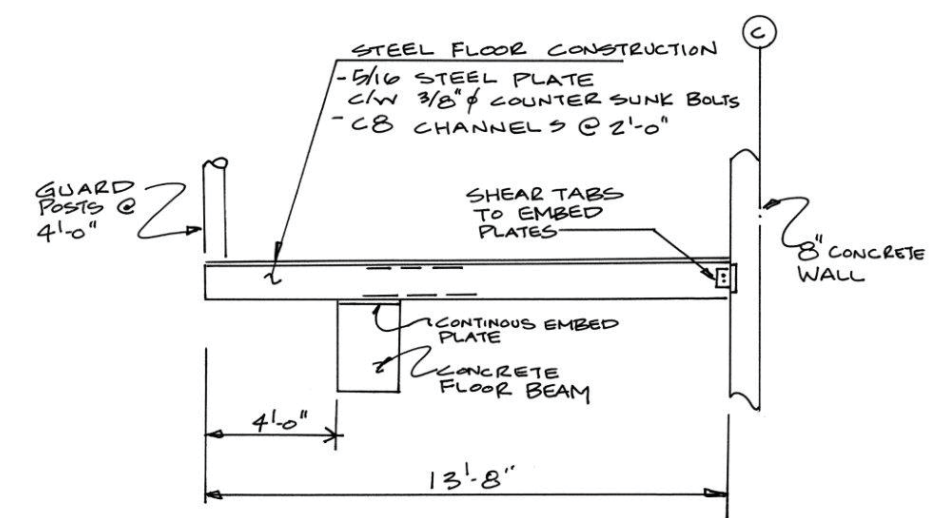
Entry canopies and mezzanine continue the concept of plain, industrial design. Steel is the only material with combination of laser cut elements and light.



COMMERCIAL ENTRY CANOPY PLAN #2



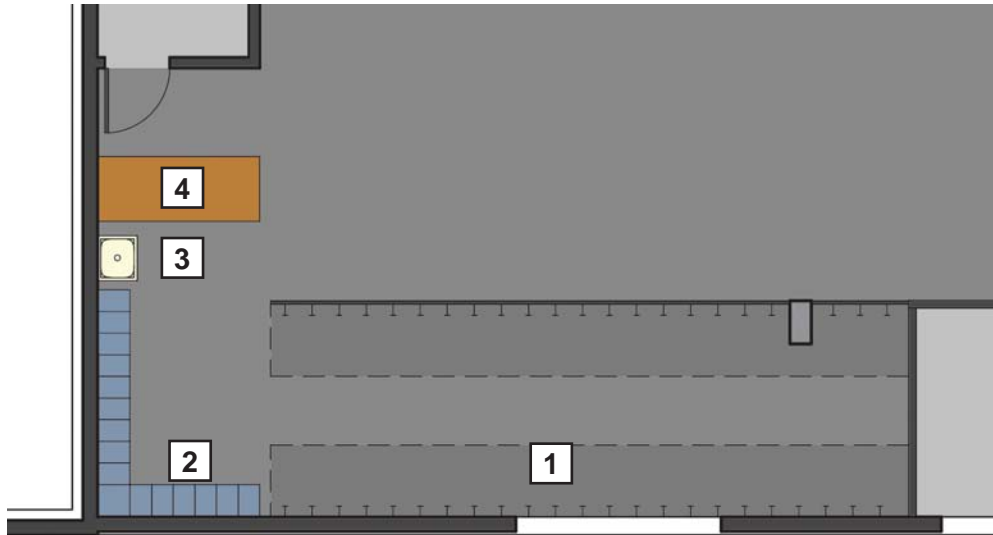
COMMERCIAL ENTRY CANOPY SECTION #4



SECTION AT STEEL MEZZANINE



BIKERS CORNER



BIKERS' AREA provides area for storage of 45 bicycles, 30 lockers for biking gear, wet clothes, mop sink and work bench with tools rack on the wall that will create a space for fixing bikes and meeting and socializing with other fellow bikers.

1. Bike storage
2. Lockers for bike gear
3. Mop sink
4. Work bench



MUSIC CORNER



REHEARSAL STUDIO

400 sq. ft.

place people to meet, explore their hidden talent, share their passion for music and dance or just be with fellows.



MOTORCYCLES AND SCOOTERS AREA

are in the 2nd level will be dedicated for motorcycles and scooter which is not required by code.



more AMENITY ELEMENTS



11 ft x 8 ft SPACES ON 5TH, 6TH AND 7TH FLOOR

for office work equipped with a printer. The space will be appropriate for telecommuting, or work of small groups.

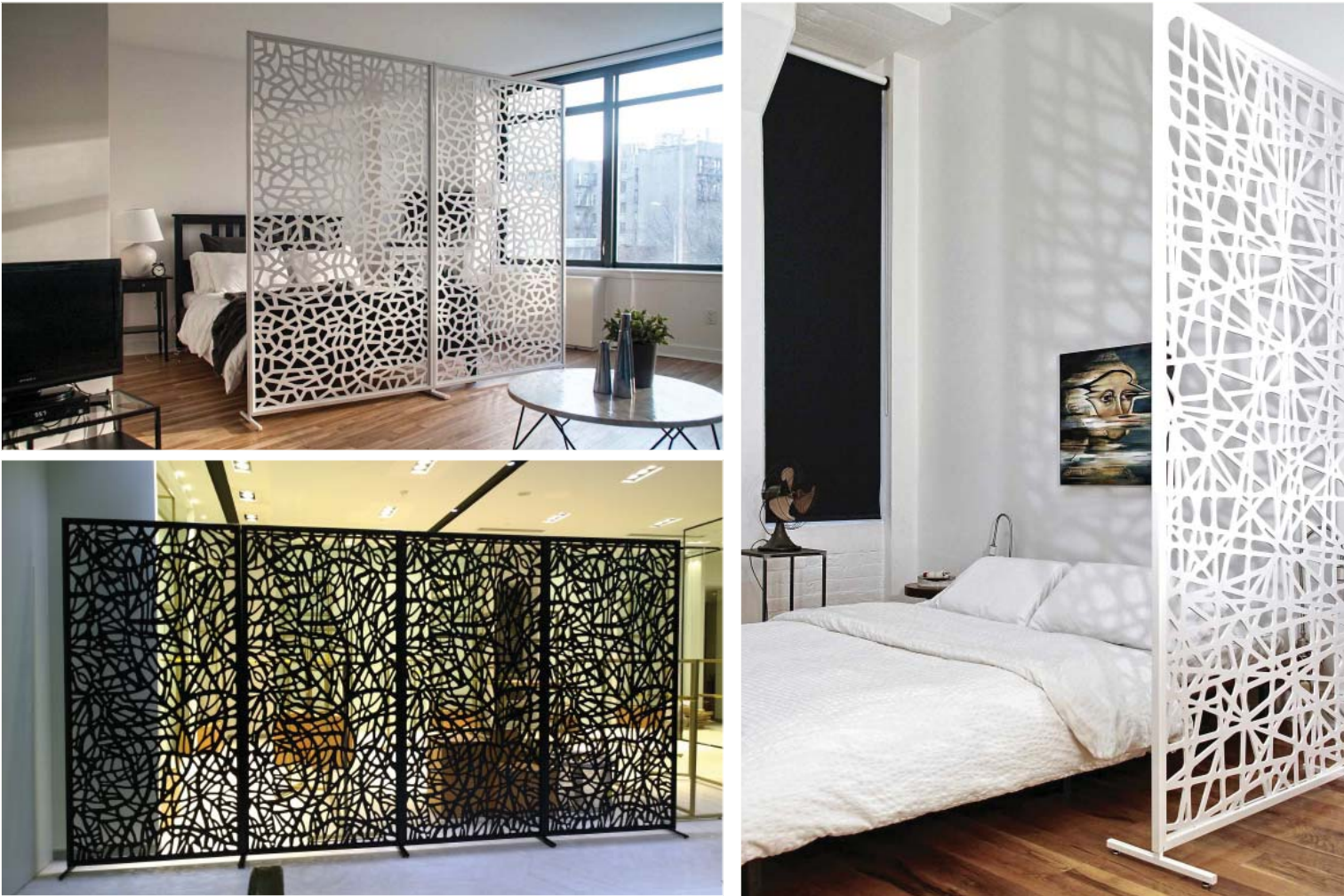


INTERIOR ELEMENTS

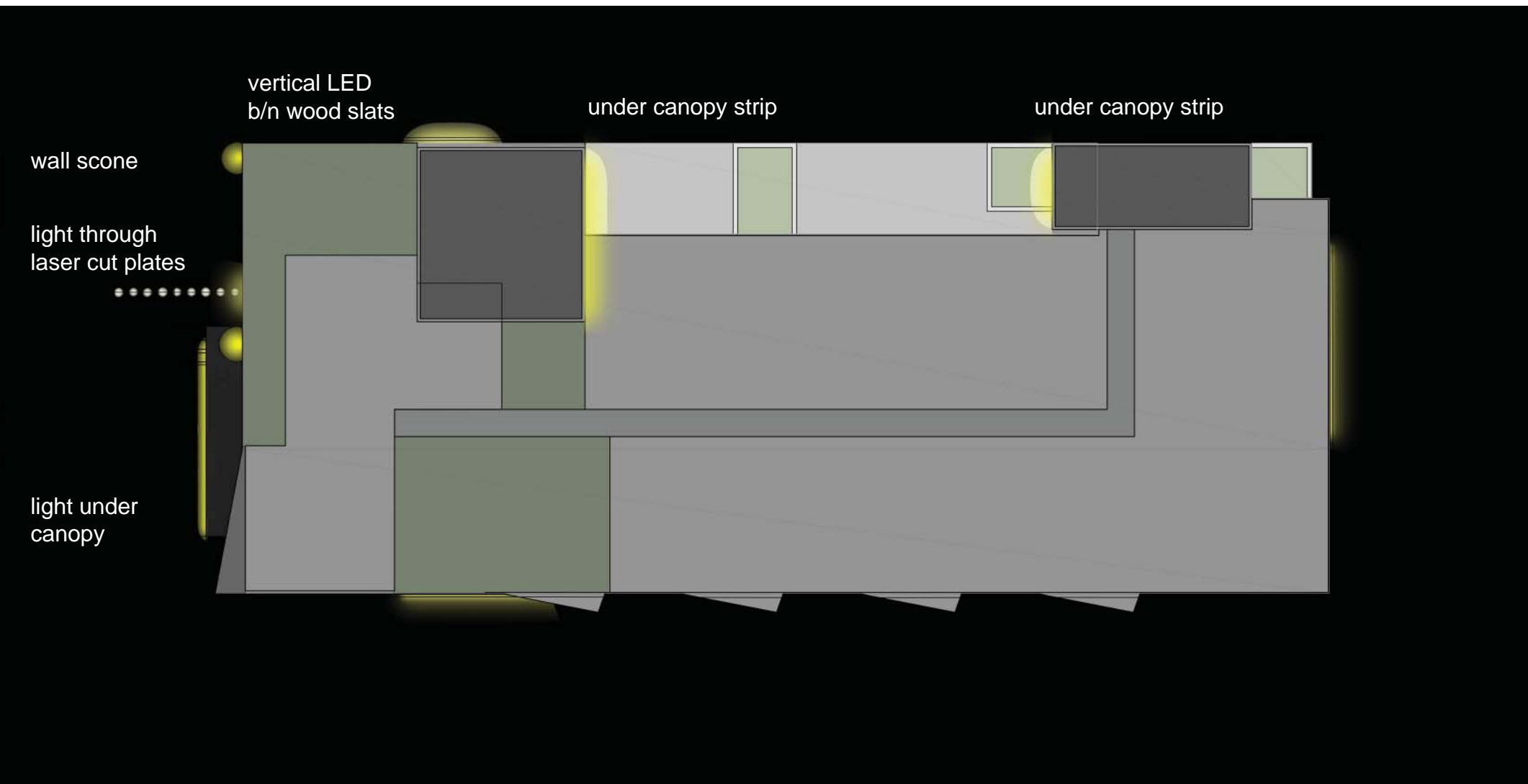
INTERIOR PARTITION

In order to provide privacy in the sleeping area and support for installing TV and other electronics the design team proposes laser cut PVC panels. The design will incorporate the some of the geometric concepts of the exterior.

Panels by LASERTOOTH DESIGN



LIGHTING SCHEME



EXTERIOR LIGHTING provides visual interest, detail and illumination for safety and visibility.

PROPOSED FIXTURES

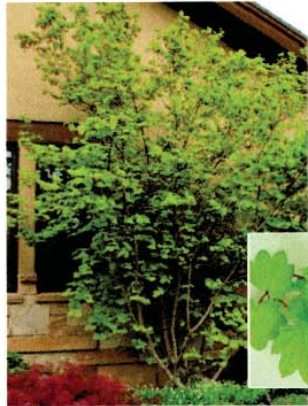
1. Hinkley Atlantis 1464 SK - black finish, exterior down light wall sconce.
2. Hinkley Atlantis Bollard 15602BZ-LED, bronze finish.



DETAILED SITE PLAN



LANDSCAPE DESIGN

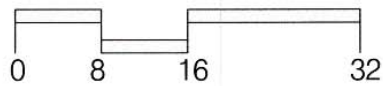


laser cut custom metal bike rack/bench
horizontal metal band
continuing into planting strip

random board form
concrete paving (typ.)



Medium sized
SDOT approved
street tree (typ.)

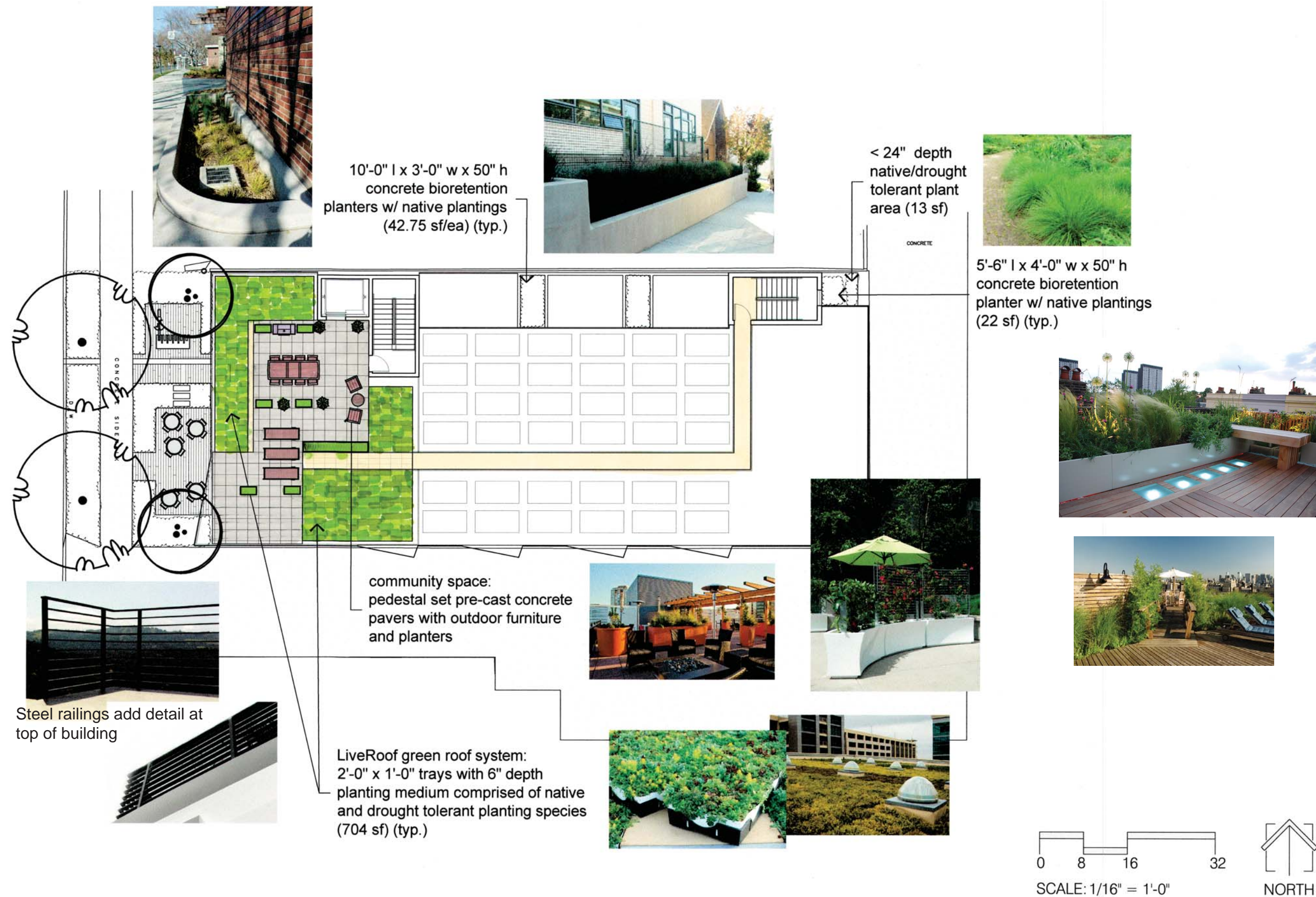


SCALE: 1/16" = 1'-0"



NORTH

LANDSCAPE DESIGN



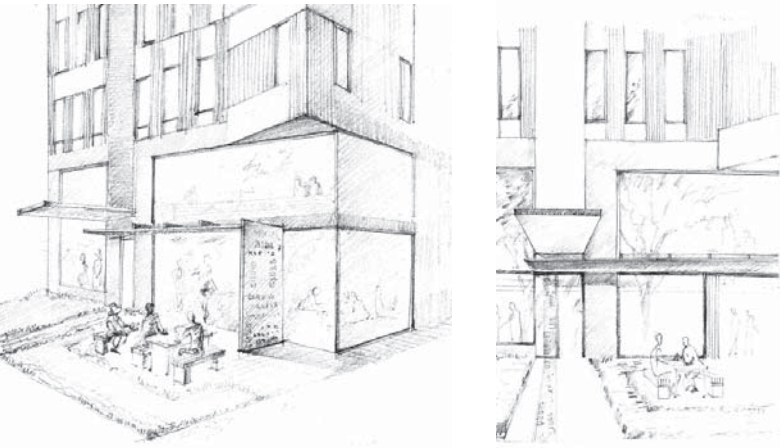
FLOOR PLANS

FIRST LEVEL:

The main entry to the residential portion of the building enters into a lobby area, with seating and a special feature called the memory path. Ample glazing at the facade creates a connection from the lobby to the street; the entry will be secured and available to residents only.

The commercial space has access from 17th Ave W. and faces the park. It too has ample glass opening to the street to create a connection between what is happening inside the space and the outdoors.

There is a parking entrance on the first level via the west alley; secure bike storage is also located on this level.

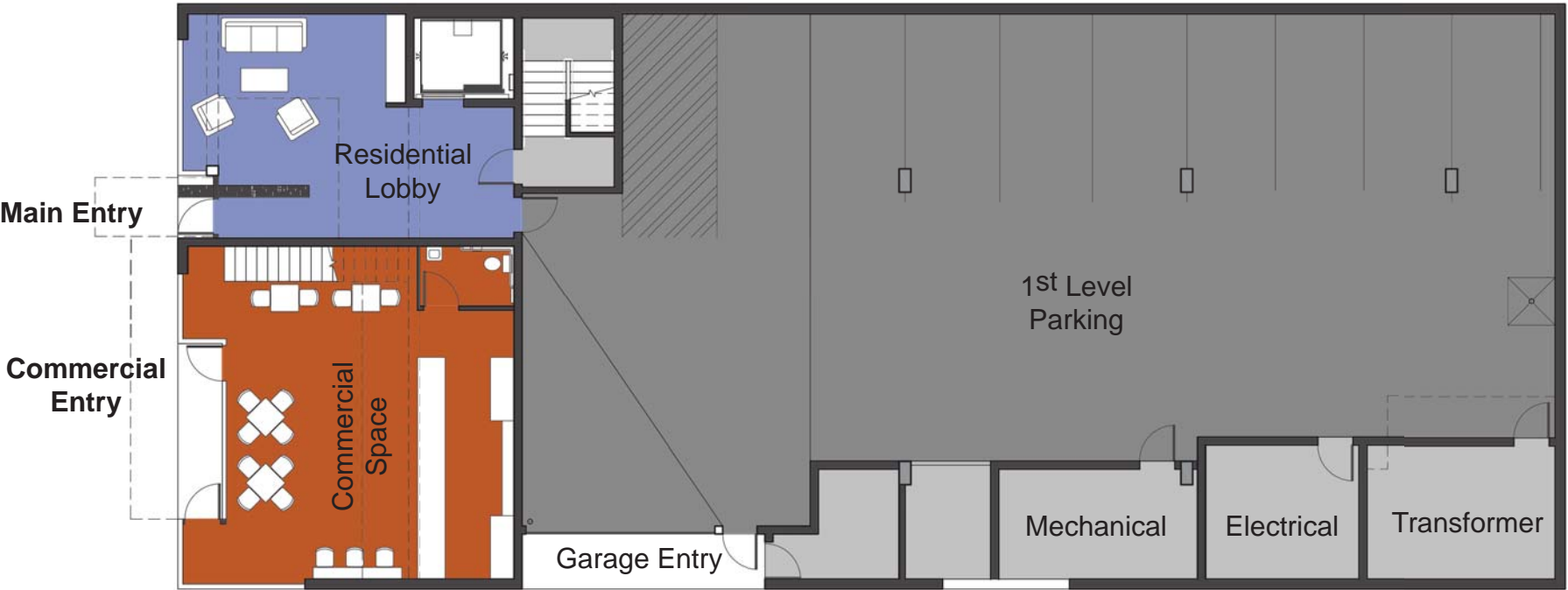


SECOND LEVEL:

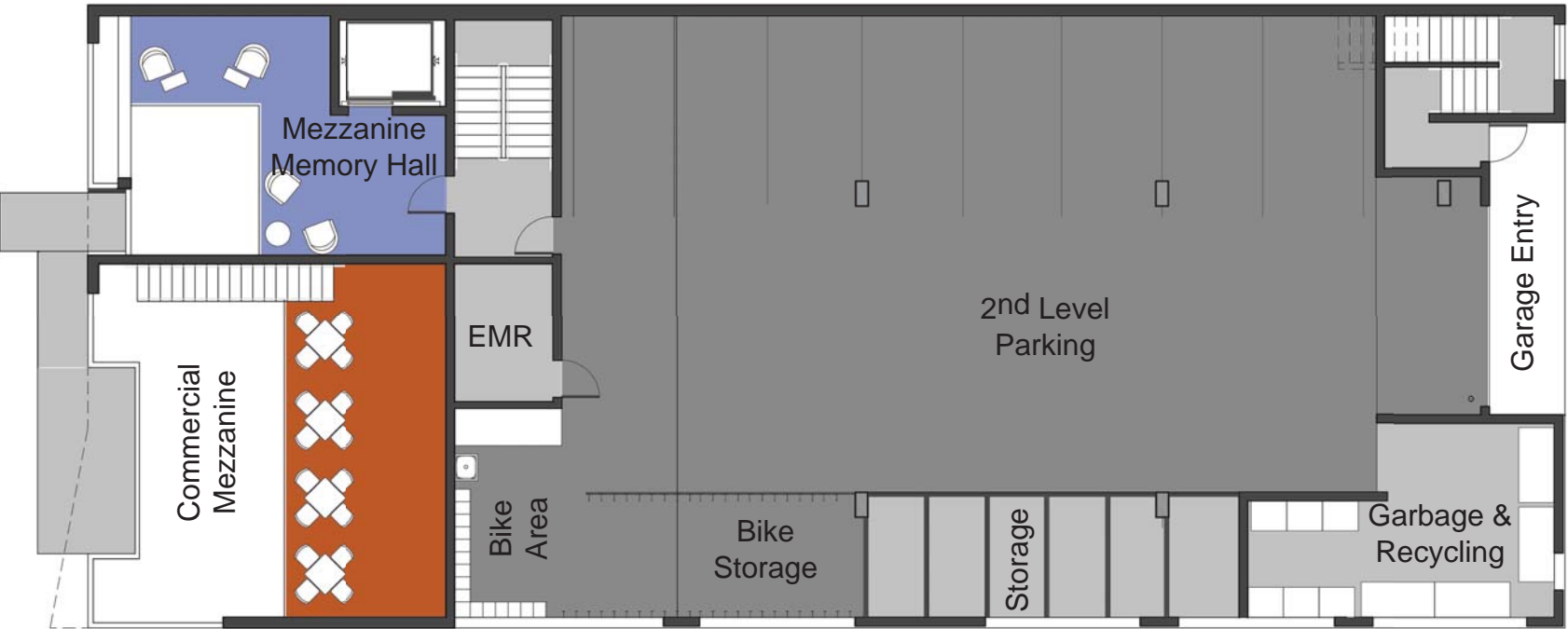
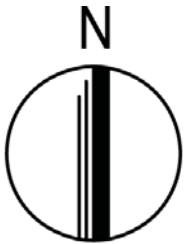
Both the residential lobby and the commercial space are double height, so each has a mezzanine. A “memory hall” is located in the residential lobby, an extension of the memory path that begins outside the building.

Bike Area area includes lockers for biking gear, sink, and work table and bike storages.

A second level of parking is accessed via the east alley, garbage and recycling are located on this level, along with some smaller storage units available to building residents.



FIRST LEVEL



SECOND LEVEL

FLOOR PLANS

THIRD LEVEL:

There are 11 units on the third level.

A special feature on this level is a Music Room/Amenity space that is available to residents for gathering, rehearsal or other events. It opens onto an outdoor terrace with bio-retention planters to provide greenery, soften edges and treat runoff from the roof.

Circulation paths are identical from floor to floor so that wayfinding is simple and straightforward.



THIRD LEVEL

FOURTH LEVEL:

The fourth level contains 12 units, and a shared restroom facility to support the music room/gathering space and outdoor terrace near the elevator.

Circulation paths are identical from floor to floor so that wayfinding is simple and straightforward.



FOURTH LEVEL

FLOOR PLANS

FIFTH AND SIXTH LEVELS

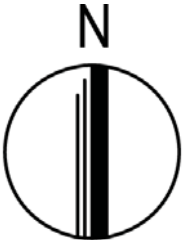
The fifth and sixth levels contains 12 units each, and a shared work space is located near the elevator. Because the units are fairly limited in terms of size, these rooms provide residents with an additional amenity, a place to work, conference, etc.

West facing units have angled bay windows that project and provide a nook for seating in addition to visual interest from the exterior.

Circulation paths are identical from floor to floor so that wayfinding is simple and straightforward.



FIFTH LEVEL



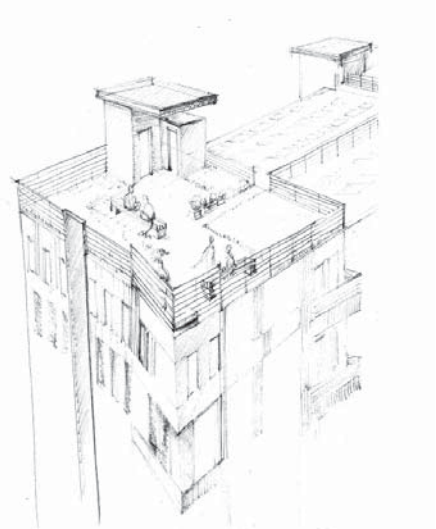
SIXTH LEVEL

FLOOR PLANS

SEVENTH LEVEL:

The seventh level contains 12 units and a shared work space is located near the elevator. Because the units are fairly limited in terms of size, these rooms provide residents with an additional amenity, a place to work, conference, etc.

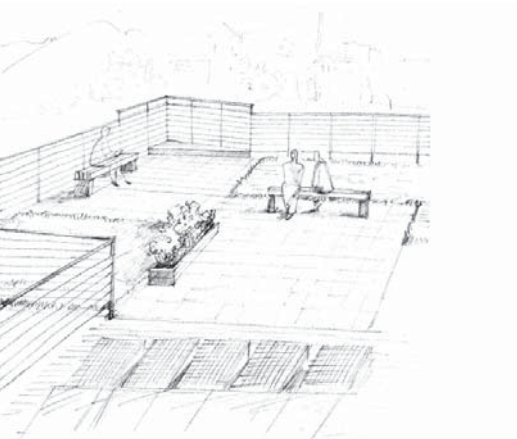
Circulation paths are identical from floor to floor so that wayfinding is simple and straightforward.



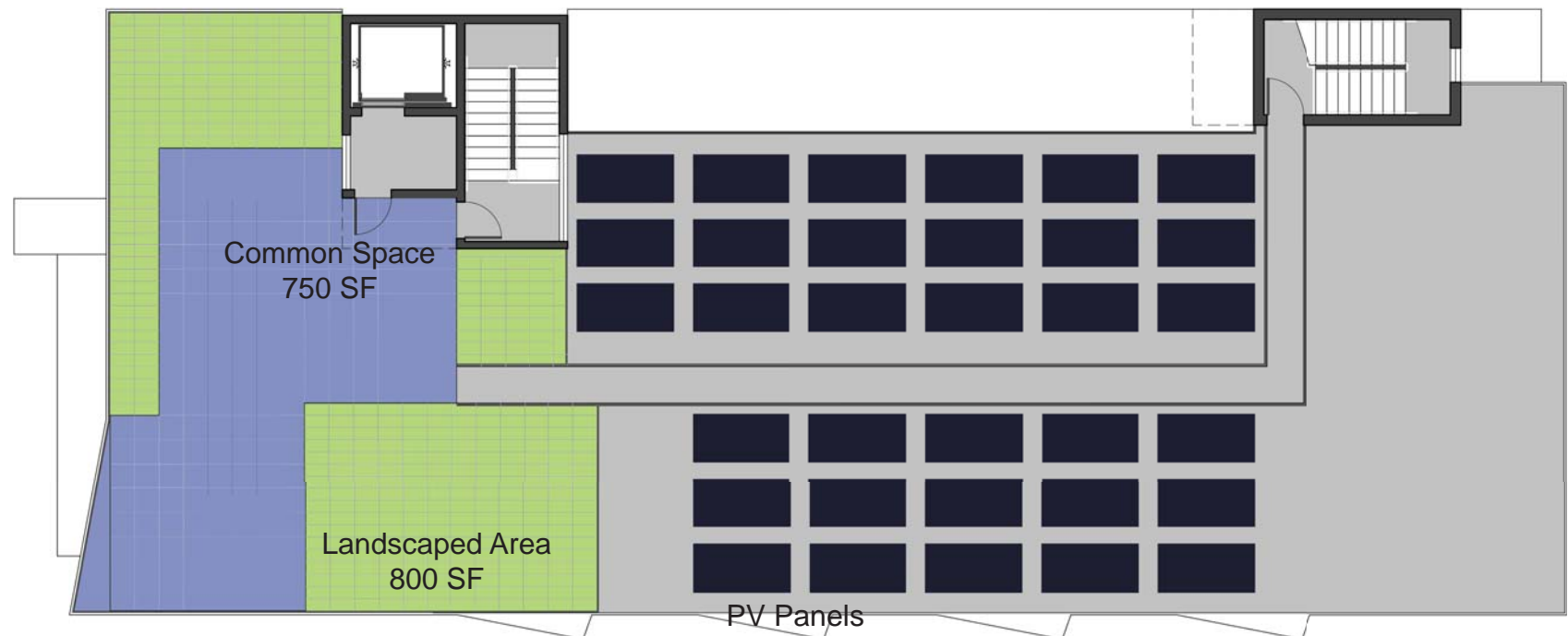
ROOF LEVEL:

The roof contains an outdoor common space with landscaped areas at the edges to soften the hardscape and provide greenery and has views in all directions. Two stair towers serve this outdoor space.

There is space on the roof for PV panels for generation of electricity for the building.



SEVENTH LEVEL



ROOF LEVEL

BUILDING SECTION







PROPOSED DEPARTURE

1. **SMC 23.48.011 Earning of LEED Silver rating**

Reference

SMC 23.48.011.E.1.a. Except as described in 23.48.011.E.1.b, the applicant will earn a LEED Gold rating or meet a substantially equivalent standard, and shall demonstrate compliance with that commitment, in accordance with the provisions of Section 23.48.025. SMC 23.48.011.E.1.b. An applicant may choose to earn at least a LEED Silver rating, if the Director of the Office of Sustainability and Environment determines that the development is served by a district energy provider.

Proposed

Earn LEED Silver rating without meeting this exception as the plan for district energy provider was never developed.

Rationale

Per code changes adopted by the City a month after the date the project is vested the required level of LEED certification is **Silver**.

The building will provide affordable housing for people in close proximity to work centers and earning LEED Silver is more appropriate with the goal and program for such type of building. The design team will have more resources toward better incorporating features recommended in the design guidelines altogether working to achieve LEED Silver. The building will feature amenities that will enhance the life style of the residents to be truly used such as music room, bikers corner and 3 small offices on the top floors equipped with desks, printers and possible other equipment to help residents do their work and possible telecommute. The new building will contribute to the developing history of the neighborhood proposing memory gallery and memory path commemorating the Werner family and every resident.



pop art by Robert Kamin