THE PERCH

EARLY DESIGN GUIDANCE MEETING #2
DPD# 3020640
JANUARY 21, 2016

THE PERCH
1250-1262 ALKI AVE. SW

DOCUMENT Early Design Guidance Meeting #2

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THE PERCH is a proposed mid-rise multifamily development located in the Alki neighborhood of West Seattle, occupying five lots on Alki Ave SW near Duwamish Head. The proposal continues the trend of mid-rise residential development in the area and will prioritize celebrating the natural beauty of the site.

The project will foster a connection to the water and the iconic beauty of Puget Sound and the coastline. The project is inspired by the water and sky as well as the lush greenery of the hillside behind. "Find Your Perch" is the driving motto, with a variety of vantage points inside the units, in common spaces, and on the roof for taking in the unique marine environment of the Sound. In this way, the project will maintain an outward focus in order to provide a greater bond between residents and their surroundings.

A public courtyard at the heart of the project provides access into the various spaces as well as a place to rest and gather for the neighborhood. A lush blanket of native plants and living wall system ties the building back to the hillside behind and brings greenery and nature out to the streetfront.

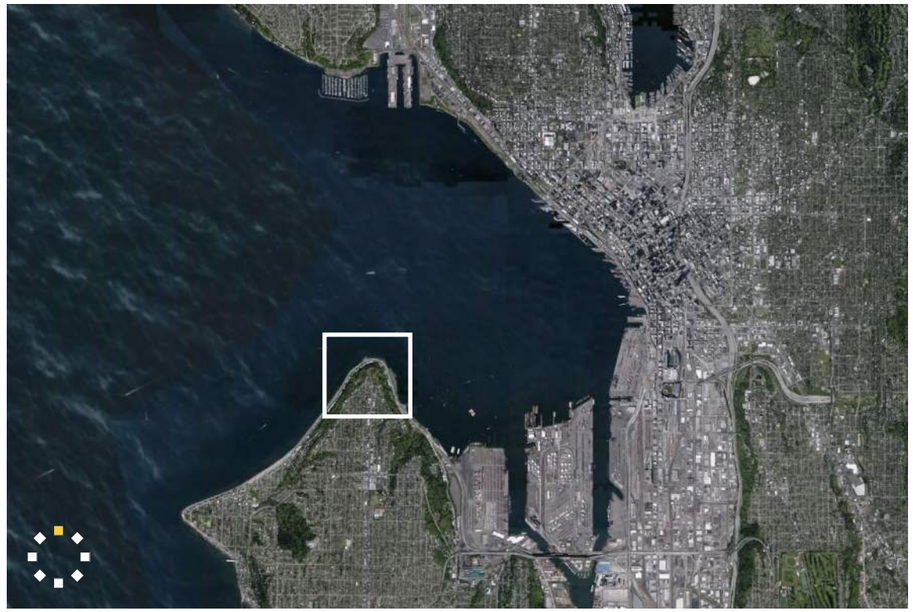
The Perch will be a model of sustainability for the city and region, as well. The project is targeting LEED Platinum certification from the U.S. Green Building Council and will be only the fourth midrise project in all of Washington State to achieve that certification. Perch will implement a variety of cutting-edge sustainable technologies to reduce the building's environmental impact such as rainwater collection, extensive green roofing and living wall systems, and solar arrays on the rooftop.

PROPOSAL INFORMATION

- 100 RESIDENTIAL UNITS
- 1500SF LIGHT RETAIL SPACE AT GROUND LEVEL
- FIVE FLOORS OF RESIDENTIAL UNITS OVER A GROUND FLOOR OF LOBBY SPACE, SUPPORT, SERVICE AND PARKING
- 150 PARKING STALLS FOR RESIDENTS AND VISITORS, IN A BELOW GRADE GARAGE
- 3 PUBLIC PARKING STALLS FOR RETAIL AND LEASING OFFICE USE
- AMPLE BIKE STORAGE FOR RESIDENTS AND EXTERIOR BIKE PARKING FOR GUESTS

NOTABLE FEATURES

- LANDSCAPED PUBLIC COURTYARD
- EXTENSIVE VEGETATED GREEN ROOF WITH RESIDENT ACCESS AND AMENITY SPACE
- SOLAR PANEL ARRAY ON THE ROOFTOP
- BELOW-GRADE RAINWATER COLLECTION CISTERN FOR LANDSCAPING AND GREYWATER USE
- SOME UNITS DESIGNATED FOR AFFORDABLE HOUSING



Seattle Vicinity Map

Alki Ave SW Vicinity Aerial

Duwamish Head Vicinity Map

SITE ORIENTATION

The project is located in the Alki neighborhood of West Seattle, at the Western side of Duwamish Head. The site is comprised of five parcels along Alki Ave. SW that face Puget Sound. One mile to the Southwest is Alki Beach and three miles to the East is the West Seattle Bridge. Behind the site parcels rises a steep hillside with residential neighborhoods above, though there is no direct access from the site itself or within close proximity. Alki Ave curves along the front of the site, creating a slightly wedge-shaped parcel.

Local Area Map

SITE DESCRIPTION

The project site is 1250-1262 Alki Ave SW, five parcels along Alki as well as two hillside parcels to the South that are not part of the project scope. The streetfront parcels are currently occupied by five single-family structures and the hillside is densely vegetated with no existing development and none proposed in this project.

Nearby development consists of a mixture of midrise multifamily residential buildings as well as single-family homes.

Alki Ave at this location is a two-lane thoroughfare with some parallel street parking between driveways and curb cuts. Across the street from the site and all along Alki is the Alki Trail, a pedestrian and bike trail running from Alki Beach to the Southwest all the way to the Alki Bridge Trail, to the East.

Seacrest Park and the Don Armeni Boat Ramp are within one mile of the site to the East along Alki. Alki Beach Park is located approximately one mile to the Southwest. A pedestrian and bike ferry providing a connection to central downtown is a 3/4 mile walk from the site. The 37 and 775 Bus lines provide transit connections within the area, and a bus stop is located across Alki from the site one parcel to the Northeast.

Local Area Map / Development Patterns

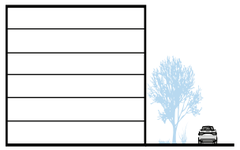
The majority of development in the local nine-block area along Alki is 5-6 story midrise residential, which is what is proposed for this project. Common development patterns of the other developments of similar scale have been documented and analyzed to inform project massing and design decisions. Some of the most common patterns are highlighted below:

- MIDRISE RESIDENTIAL FLOORS OVER A GROUND FLOOR OF PARKING / SUPPORT

The majority of structures in the local area are midrise residential blocks, with four or five levels of residential units over a ground floor used for entry, service and parking. Many projects include below-grade parking underneath this level, with access from curb cuts along Alki Ave.

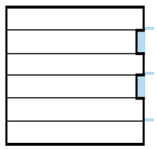
- STREETSCAPE RELATIONSHIPS

Existing development is set back from the street with a lane of parallel parking, a planting strip, a public sidewalk, and additional building landscaping that acts as a buffer between public and private space. Entries typically face Alki but sometimes are separated by low walls or plantings.



- A COMBINATION OF PROJECTING AND INSET BALCONIES

Balconies are prevalent in the area to allow residents access to the unique views and fresh air of the site. Both projecting and inset balconies are used, often a mix within the same building, to create facade modulation and texture through shadow and voids within the overall form.

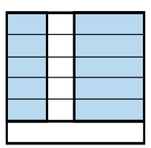


- OCCUPIED ROOFTOPS

Several nearby properties also feature occupiable roof decks to let residents enjoy panoramic views of the Sound. The roof decks typically include hardscape elements such as pavers, several seating groups and plantings or landscaping for privacy and protection from wind.

- OVERALL MASSING BROKEN INTO SMALLER SECTIONS

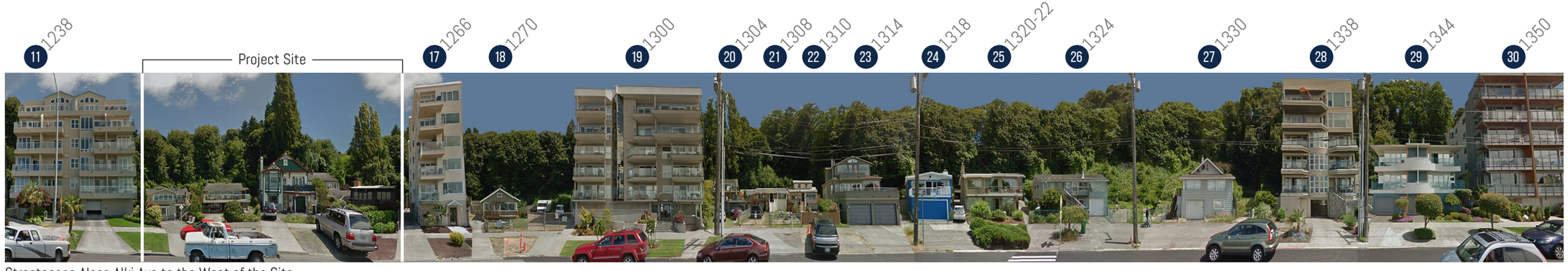
The midrise blocks are subdivided into smaller forms by variations in building fenestration and by pushing out or recessing the exterior walls within a vertical zone to create aligned balconies. This subdivision of the facade results in a facade that feels less monolithic and more human-scaled.



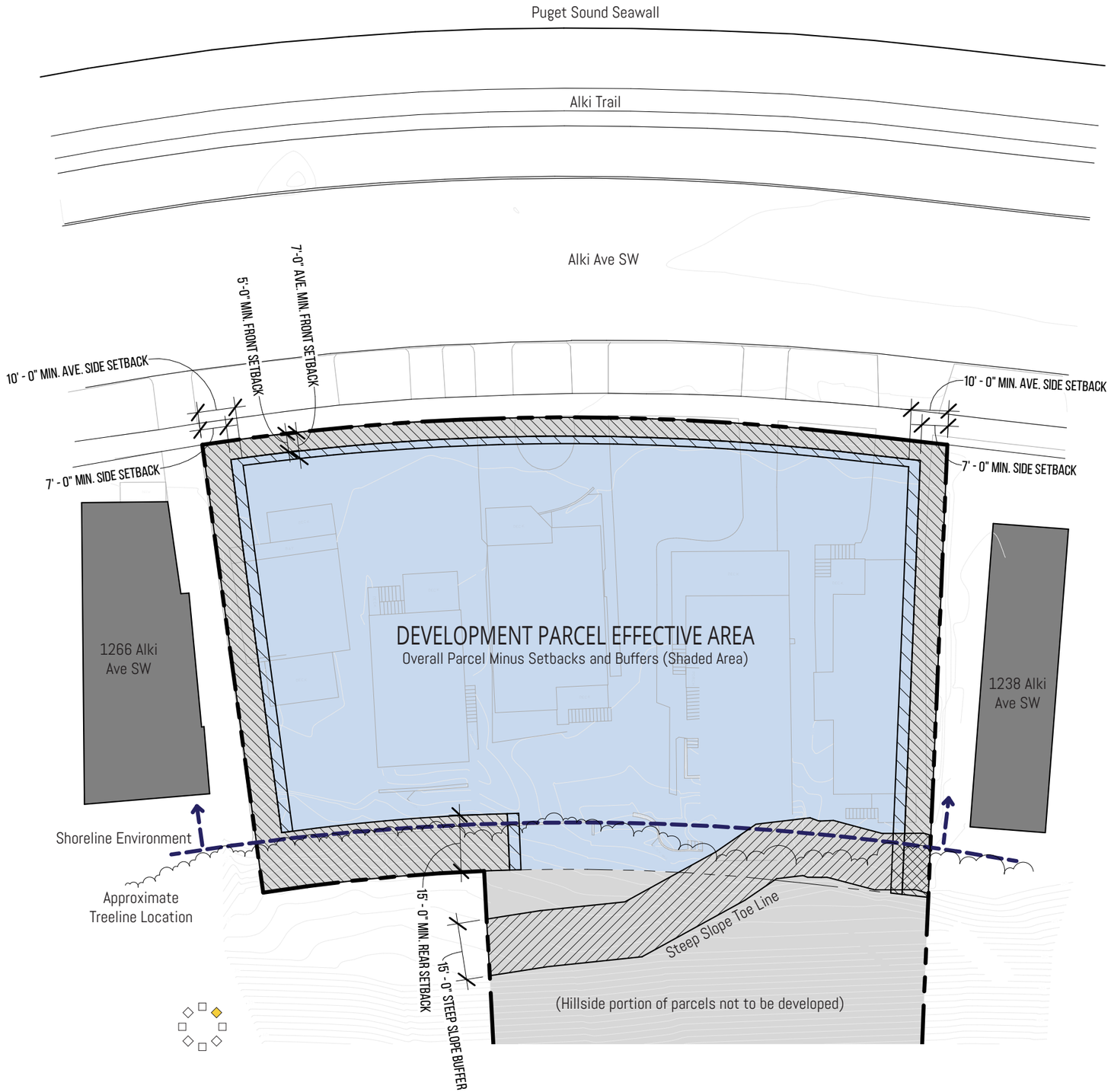
Nine Block Area Map

AERIAL VIEW OF ALKI AVE SW ALONG NINE BLOCK AREA

Streetscape Along Alki Ave to the East of the Site



Streetscape Along Alki Ave to the West of the Site



Site Setbacks and Zoning

BASE ZONING: MR (MIDRISE RESIDENTIAL)
Residential (Apartment) use permitted outright per 23.45.504, Table A
Ground floor commercial use permitted as an administrative conditional use per 23.45.504, Table A

ZONING OVERLAYS PRESENT:
UR (Urban Residential) Shoreline Jurisdiction
Alki Parking Overlay (AL)

ENVIRONMENTALLY CRITICAL AREA OVERLAYS PRESENT:
40% Steep Slope
Archaeological Buffer
Liquefaction Zone
Potential Slide Area

OVERALL SITE AREA: 0.518 Acres / 22,553sf (MR-zoned portion being developed)

FLOOR AREA RATIO (FAR): 3.2 base allowed - 4.25 max after bonuses
Per 23.58A.014, Bonus Residential Floor Area For Affordable Housing
Allowable floor area: 72,169sf base allowed - 95,850sf max after bonuses

MAX HEIGHT: 61'-6"
60'-0" Base for MR zones, capped by UR Shoreline Environment Overlay, 23.60A.572
1'-6" Additional allowable for roof insulation exceeding code minimum, per 23.60A.572.C.2

SETBACKS: Per Table B for 23.45.518
Front Setback: 5' Minimum, 7' Average
Side Setback, < 42' in height: 5' Minimum, 7' Average
Side Setback, > 42' in height: 7' Minimum, 10' Average
Rear Setback: 15' Minimum

MAXIMUM BUILDING DIMENSIONS: Per 23.45.528
Structure Depth: 90'-0" - 75% of 120' Lot Depth
Structure Width: 150'-0"

PARKING REQUIRED: 1.5 Spaces per dwelling unit
Per Part 0, Table B for 23.54.015, Alki Parking Overlay
Reduced 15% max by providing car-sharing spaces per 23.54.020.J.2

BICYCLE PARKING: 1 Space per 4 Dwelling Units for Long Term use, per Table D for 23.54.015

Preliminary Arborist's Report

Conducted by Back to Nature Design

Report excerpt:

SUMMARY

"On August 6, 2015, Back to Nature Design and Certified Arborist Robert Bailey visited SolTerra's proposed project site located at 1250-1262 Alki Avenue SW in Seattle, Washington in order to evaluate trees on site for 'exceptional' tree qualification. A total of 4 trees were examined during the site visit. One of these trees appears to meet the standards for "exceptional" trees, according to the City of Seattle Director's Rule 16-2008, pursuant to Seattle Municipal Code (SMC) Chapter 25.11, Tree Protection, and will likely require preparation of a detailed tree protection plan during City permitting processes."

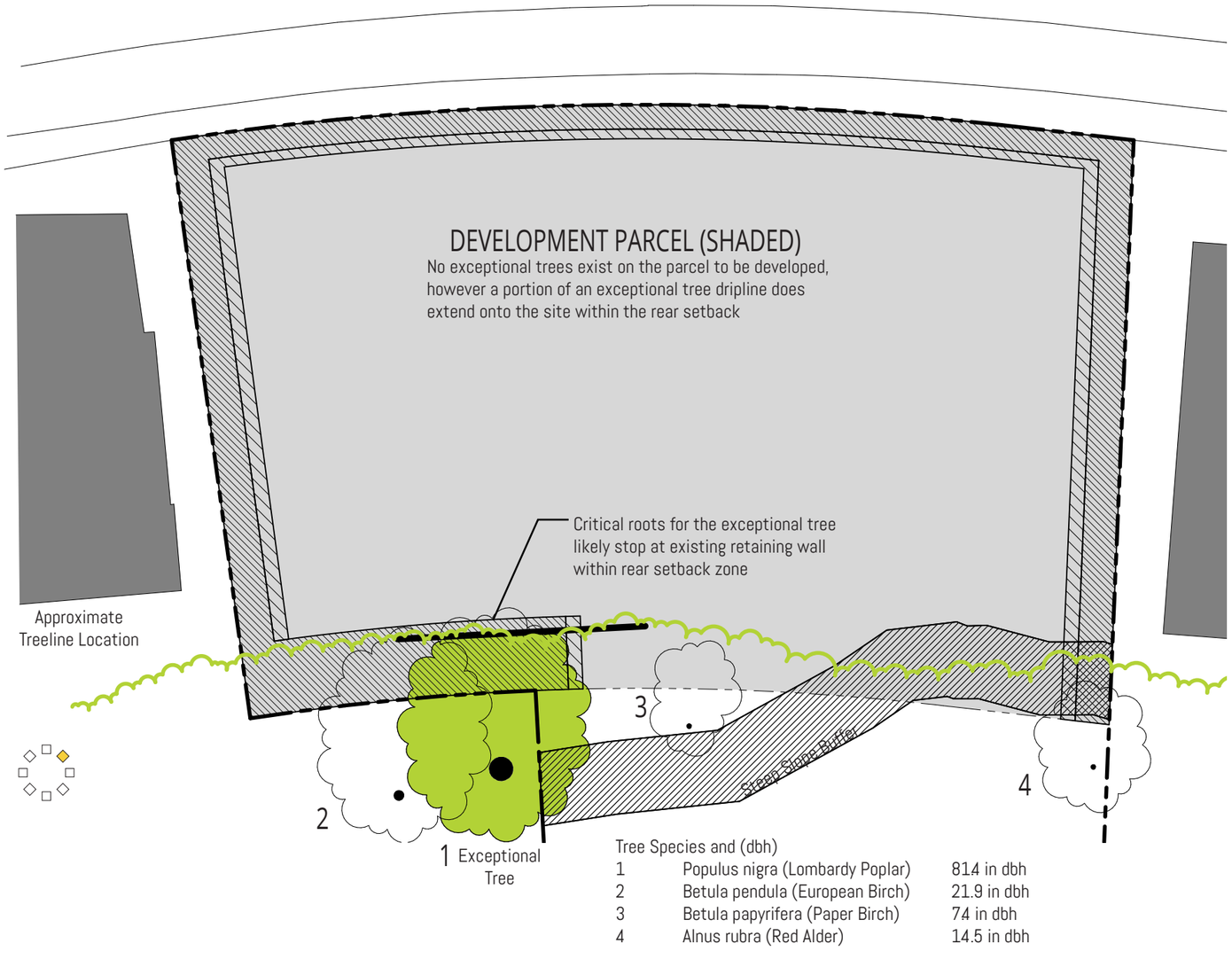
OBSERVATIONS

"BTND Certified Arborist Robert Bailey visited the project site at the Client's request on August 6th, 2015 to evaluate significant trees onsite for 'exceptional' status. Using a standard logger's tape, diameter at 4.5 above ground (dbh) was recorded for each tree. The results of this analysis are provided below. Additionally, observations of the dripline locations for these four trees were mapped in the field to assist in tree protection planning."

DISCUSSION

"The Director's Rule 16-2008 defines an exceptional tree as a tree that: 1. is designated as a heritage tree by the City of Seattle; or 2. is rare or exceptional by virtue of its size, species, condition, cultural/historic importance, age, and/or contribution as part of grove of trees. Given the observations recorded during the field visit, it appears that Tree #1, the Populus nigra, is an exceptional tree due to its size (dbh greater than 30 inches). In general, best practices suggest protecting 1 foot of radius for every inch of dbh recorded for a tree. However, due to the existence of an older retaining wall, structural and critical feeder roots are unlikely to be growing under the wall, thus protecting the soils within the dripline of the tree up to the retaining wall is likely to be sufficient to protect the tree during construction. If work is planned for repairing or replacing the retaining wall during development, care should be taken to develop a tree retention plan with sufficient enough detail to ensure adequate protection throughout the build processes. While other trees onsite may qualify as significant trees, no other trees included in this tree study can be considered exceptional."

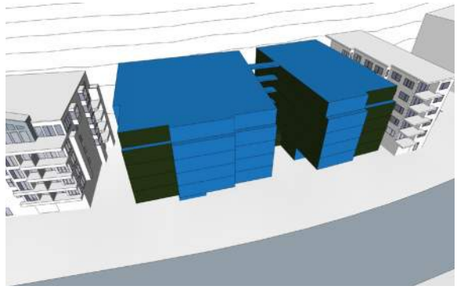
Photo of Exceptional Tree - Lombardy Poplar. While the trunk of the tree is appx. 10' behind the property line, the dripline extends onto the site

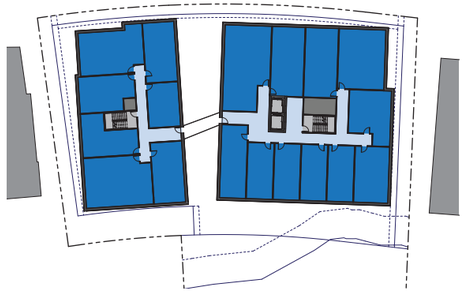


Design Review Board Comments on Options Presented at EDG #1

OPTION 1

Two Towers Connected With Skybridges

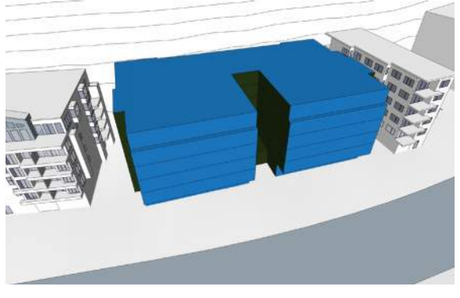


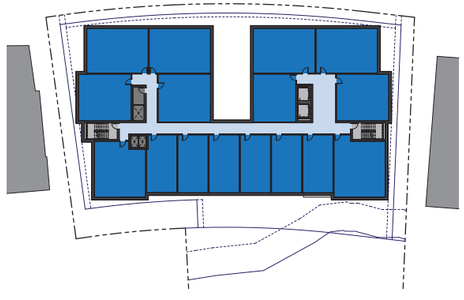


Two separate towers with shared circulation elements, connected by an open-air sky bridge
The towers are similar in proportion and facade width to neighboring structures

OPTION 2
PREFERRED BY BOARD

C-shaped Building With Deep Inset





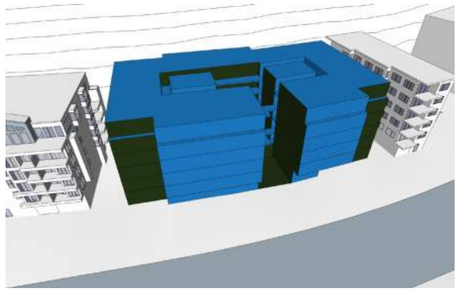
A C-shaped mass with a deep central inset that breaks the facade into two blocks similar in size to neighbors
Living wall inside the void helps the break in the massing blend into the hillside beyond

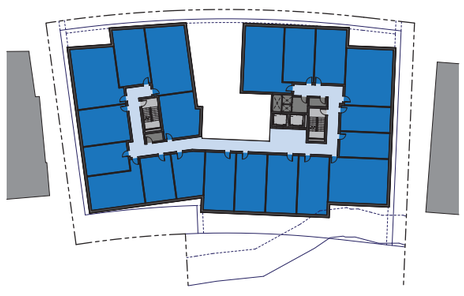
BOARD COMMENTS

The deep reveal in the massing in this option breaks the overall structure up best
The space between the buildings should be widened to increase the perceived break
An at-grade courtyard could be introduced to activate the street and provide a public amenity

OPTION 3
PRESENTED AS PREFERRED

Units Surrounding a Central Open-Air Courtyard





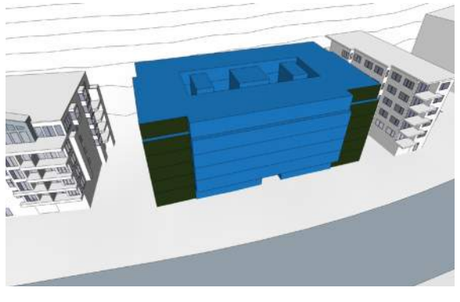
Units are arranged around an open-air circulation courtyard with a central open light well
A void along the front edge of the mass exposes the courtyard within
The two resulting facades along Alki are similar in scale and facade width to neighboring structures
A splayed-open form increases the width of the break between the facade and allows more light inside

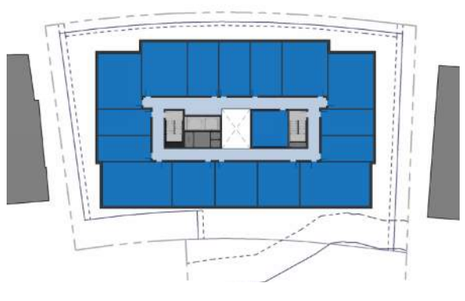
BOARD COMMENTS

The Board expressed initial support for the splay in massing to widen the break along Alki
Any courtyard or light well should continue to grade and be able to be occupied and experienced
Units within an internal courtyard will struggle to receive daylight and air

OPTION 4
CODE COMPLIANT

Units Surrounding a Central Open-Air Courtyard, Smaller Dimensions





A version of Option 3 with Code-Compliant width and depth dimensions
Open-air internal circulation with a central open light well
Corners recessed to align more closely with existing development and preserve sight lines

BOARD COMMENTS

More needs to be done to break up the overall form
Units within an internal courtyard will struggle to receive daylight and air

Design Review Board Comments

ADDITIONAL DEVELOPMENT OF OPTIONS 2 AND/OR 3 DESIRED

The Board noted that both Option 2 and Preferred Option 3 could be feasible but preferred many of the aspects of Option 2. Specifically, there were concerns over the amount of air and light reaching the interior courtyard as presented in Option 3, as well as the overall dimensions of the massing break. At the second EDG meeting one or both of those options should be further developed, as well as an option that is code-compliant.

A VERSION OF OPTION 2 WITH A WIDER VOID COULD BE MORE SUCCESSFUL

The deeper break in the facade presented in Option 2 was most successful in breaking up the overall mass into smaller portions. A wider void between the two sides would be more successful still. It will be necessary to demonstrate how the resulting space creates a meaningful break in the massing, and the overall space created will need to be greater than the dimensions of any requested departures.

THE ANGLED SPLAY PRESENTED IN OPTION 3 COULD BE APPLIED TO OPTION 2

The splaying of the overall form to widen the break in massing was supported and could be applied to Option 2 in order to widen its massing break as well.

AT-GRADE COURTYARD SPACE WOULD BE DESIRABLE

The larger exterior area created by widening and splaying the space between the two sides of the building could be used effectively as a public at-grade courtyard. Rather than just a light well as presented in Option 3, the open space could be better used as green space for the development as well as the neighborhood.

MORE ARTICULATION SHOULD BE APPLIED TO THE OVERALL MASSES

The presented massing options needed more modulation and articulation in order to break the scale down and identify a preferred direction. The architectural concepts and vignettes need to be applied across the entire mass in order to study how the overall bulk can be visually reduced.

STREETSCAPE AND GRADE RELATIONSHIPS NEED FURTHER STUDY

The Board had concerns about ground floor uses being partially sunken relative to grade and directed the applicant to resolve that issue. There were also concerns about the streetscape and retail interactions due to the building overhang above and retail edge setback from the public sidewalk.

ADDITIONAL INFORMATION ON BICYCLIST FACILITIES DESIRED

The Alki Trail is a widely used bike path and it is likely that many residents will use bicycles for transportation and recreation. More information about the bicyclist facilities in the project was desired.

Responses To Comments In Updated Proposal

A new Preferred Massing option has been identified, a hybrid of Options 2 and 3. We have made additional refinements to the overall massing in order to break down the scale, relate it more to the surrounding context, and provide a more engaging streetscape and pedestrian experience.

The previous Option 2 C-shaped mass was used as the base for the updated Preferred Massing. The void between the two halves of the building was greatly increased and is significantly larger than the departure request at its widest point. Overall the wider deep courtyard provides a more significant visual separation between the resulting facades, breaking the building down into smaller forms more in line with existing development in the area.

The courtyard opening was splayed out in order to maximize the overall width of the courtyard along Alki. Additionally, the two facades are aligned with the neighboring structures and are perpendicular with Alki as it curves, both of which help to reinforce the existing rhythm and plane of the streetscape.

The new Preferred Massing features a street-level public green space for a neighborhood that doesn't have many, especially on the same side of Alki as the project site. The courtyard is designed to be engaging and draw people in, and provide a pleasant pedestrian experience with access to the resident and retail entrances, as well as integrate with existing pedestrian paths to the nearby crosswalk to the Alki Trail and bus stop.

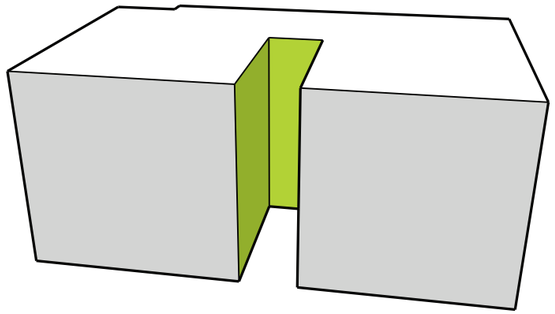
Three different architectural articulation options have been explored and applied to the updated massing. Inspiration images, concept development sketches, and potential material selections have been provided to provide more detail and clarity as to how the overall building will feel as it is developed more fully.

The ground floor level has been revised to be at grade and not recessed. The design of the courtyard has been done in a manner to provide a better pedestrian experience and create better visual connectivity to the retail and main entrances.

The bicycle storage facilities will greatly exceed code minimums and provide bike storage, maintenance area and equipment lockers for a high percentage of residents.

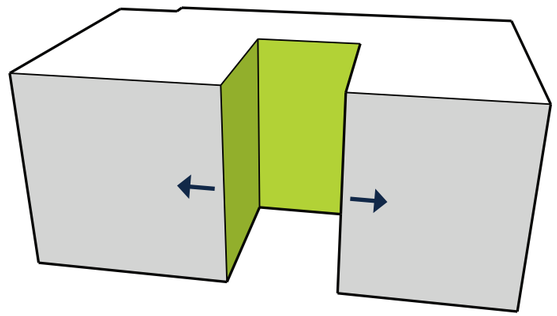
Preferred Massing Evolution From EDG Meeting #1

The new Preferred Massing is based on the previously presented C-shape option, but with additional steps taken to enlarge the courtyard space and make it more dynamic. The central void in the massing is widened and angled open in order to create a more gracious public space at the streetscape and to more strongly emphasize the break along the Alki facade. A ribbon of greenery drapes over the building from the rooftop, down the courtyard wall, and onto the ground plane, bisecting the overall mass and helping blend the void into the hillside beyond. Terraced balconies within the courtyard help activate the space by drawing residents outdoors, providing activity and energy. The building is visually broken into two separate facades that are equal in proportion to neighboring development, and a vibrant public green space is added to an area without many.



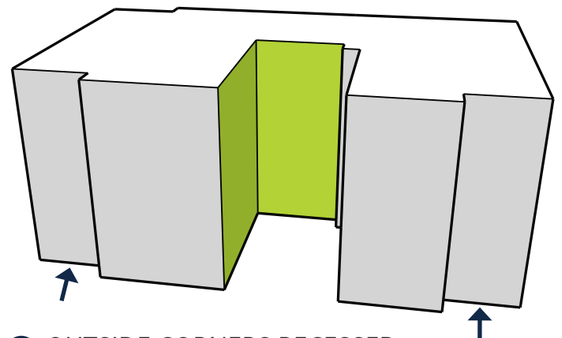
1 ORIGINAL C-SHAPE MASS

The base massing from Option 2 at the previous EDG meeting, two facades along Alki split by a deep void



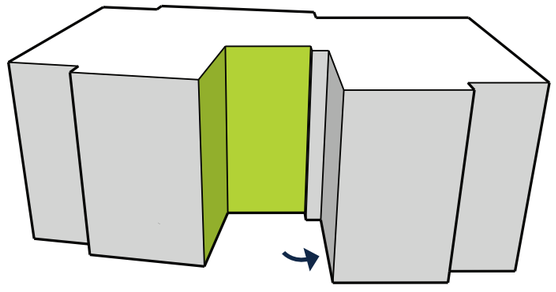
2 ENLARGED CENTRAL COURTYARD

The void is widened to become a public courtyard at street level and have a more pronounced impact on the overall massing



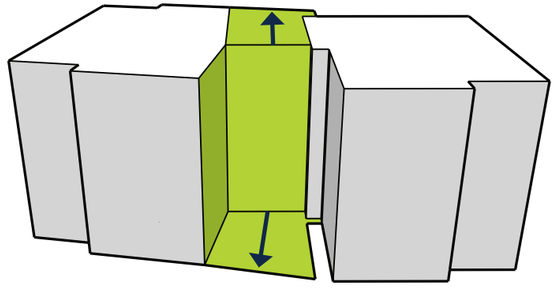
3 OUTSIDE CORNERS RECESSED

The outside corners of the facades are recessed further, to break the bulk down and preserve neighboring sight lines



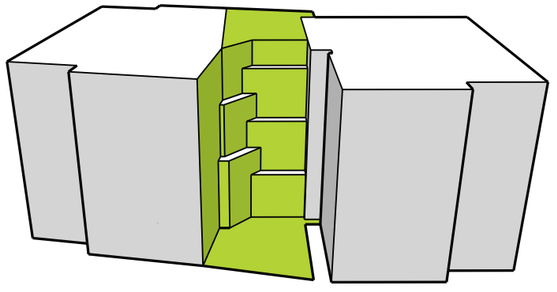
4 COURTYARD SPLAYED OPEN

The facades are angled apart from each other in order to widen the courtyard up and allow more light inside



5 GREENERY TO ROOF / GROUND

The greenery within the void is extended to the courtyard and roof planes as part of a single composition that wraps the building

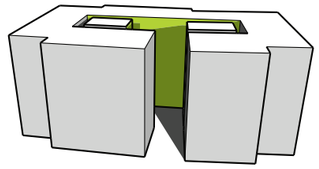


6 TERRACING ADDED TO COURTYARD

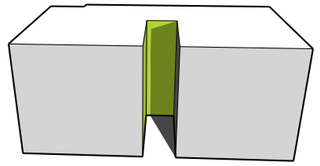
Cascading balcony terraces are added in the courtyard to provide texture and to activate the space with a variety of occupant viewpoints

Wider, Splayed Courtyard Maximizes Daylight

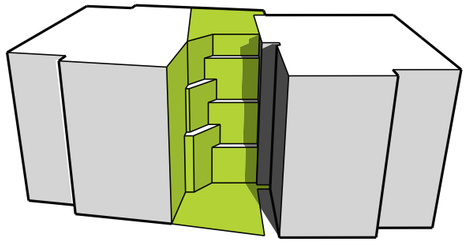
The previous massing options featured voids in the front facade to break up the overall mass into smaller forms. The new Preferred Option features a much wider, angled-open public space instead. The result is a much more spacious interior courtyard that allows daylight to reach more units and provides a green space for the neighborhood.



Previous Massing Option 3



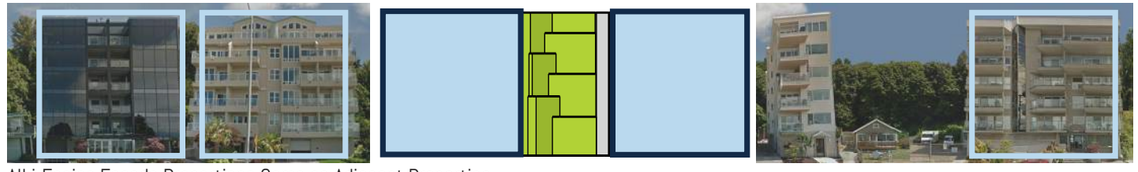
Previous Massing Option 2



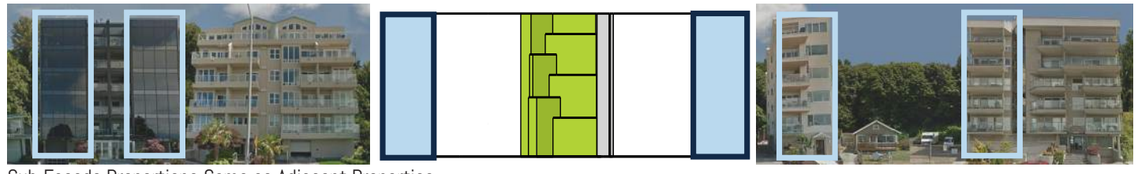
New Preferred Massing Option

Facade Proportions Relate To Surroundings

The two facades facing Alki that are created by the courtyard relate in shape and width to neighboring properties and are broken down into smaller facades that also relate to nearby forms. The overall mass is reduced into smaller relatable facades that help tie the project into the existing streetscape.



Alki-Facing Facade Proportions Same as Adjacent Properties



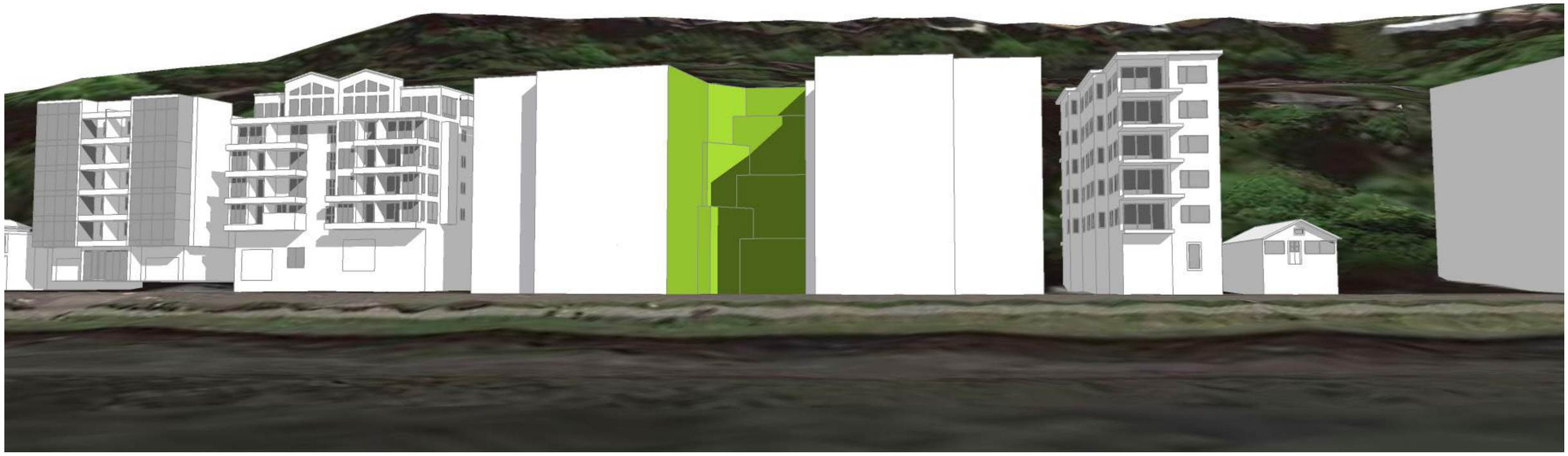
Sub-Facade Proportions Same as Adjacent Properties

Overall Massing Blends Into Context And Established Rhythms

The proposed project is identical in height to all other midrise properties along Alki and Harbor Ave, conforming to an established datum line of development. The proportions and widths of the Alki-facing facades and the side setbacks are also typical of the area, contributing to a broader rhythm along the streetfront. Broken down in scale by the deep courtyard, and with the rear courtyard walls blending into the hillside, the overall mass fits in with other nearby structures.

Waterfront Elevation of Alki Ave

Preferred Massing Option Street Perspectives

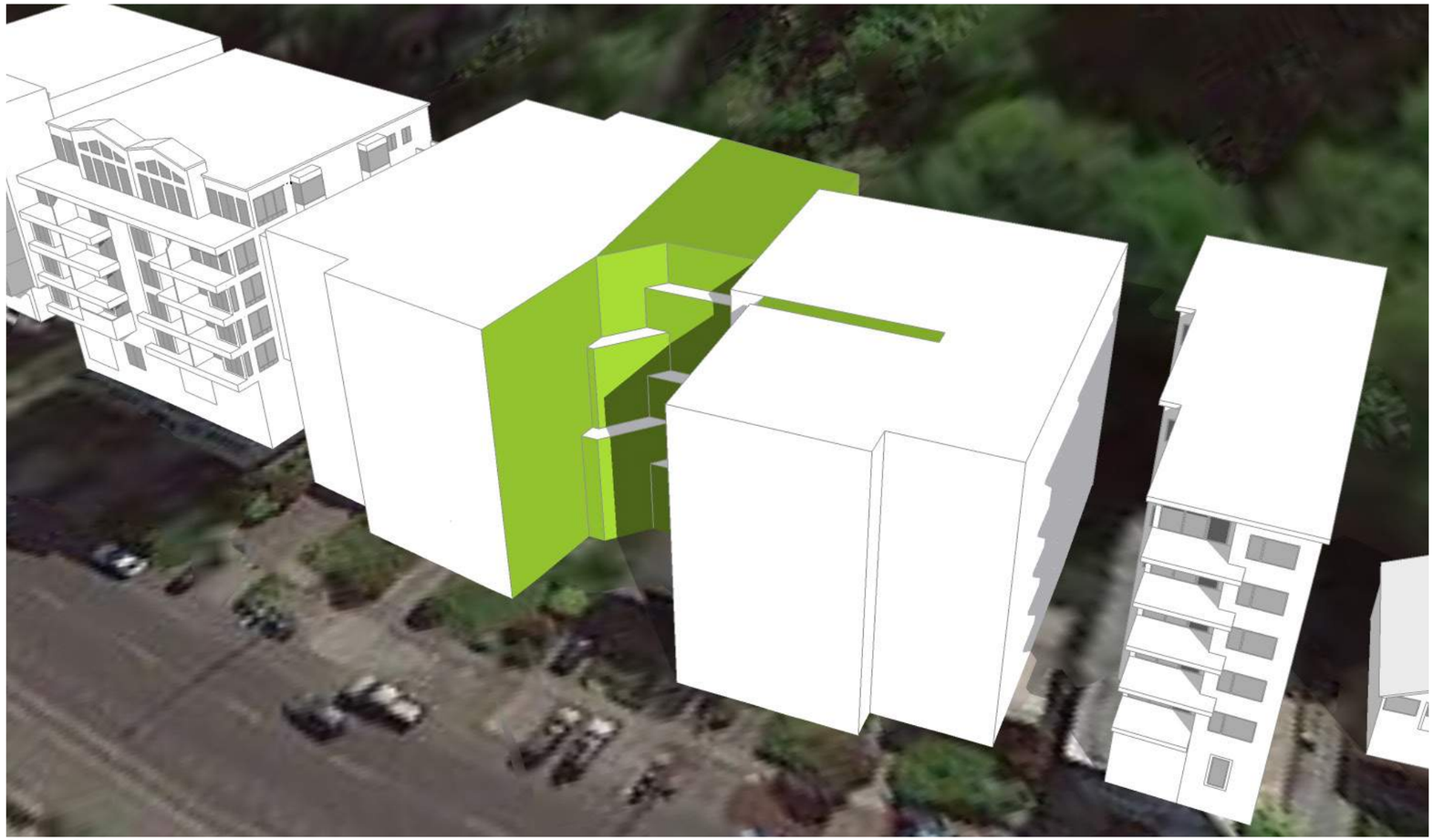


Streetscape along Alki Ave.

PROPOSAL INFORMATION

- 78,500 SF FLOOR AREA TOTAL
- 100 RESIDENTIAL UNITS
- (5) 3-BR UNITS
- (20) 2-BR UNITS
- (45) 1-BR UNITS
- (30) STUDIO UNITS
- 1500SF LIGHT RETAIL SPACE AT GROUND LEVEL
- FIVE FLOORS OF RESIDENTIAL UNITS OVER A GROUND FLOOR OF LOBBY, SUPPORT, SERVICE AND PARKING
- 150 PARKING STALLS FOR RESIDENTS AND VISITORS, IN A BELOW GRADE GARAGE
- 3 PUBLIC PARKING STALLS FOR RETAIL AND LEASING OFFICE USE (NOT REQUIRED BY CODE)
- 50+ BIKE STORAGE SPACES (25 REQUIRED BY CODE)
- LANDSCAPED PUBLIC COURTYARD WITH TERRACED SEATING AND PLANTERS
- VEGETATED OCCUPIED GREEN ROOF WITH PLANTERS, FIRE PIT AND WALKING PATHS
- EXTERIOR BALCONIES AND TERRACES AT ALKI- AND HILLSIDE-FACING UNITS

Preferred Massing Option Street Perspectives



Birdseye Perspective

Perspective Along Alki Ave. Looking Southwest

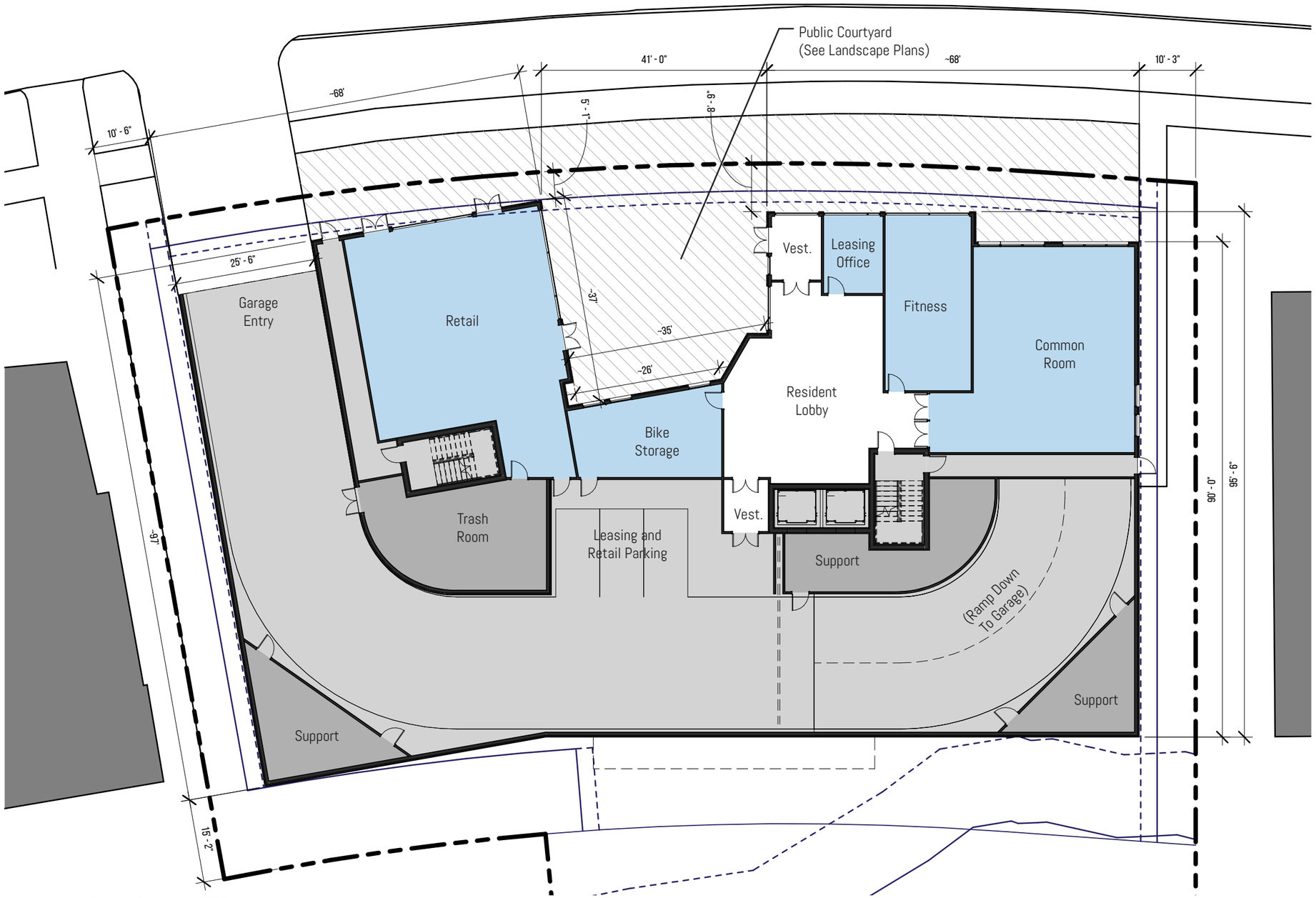
Perspective Along Alki Ave. Looking Northeast

Preferred Massing Option Concept Plans

The main lobby and retail entries are located off the central courtyard. The retail entry faces the public sidewalk in order to draw in passersby, while the resident lobby entry faces into the courtyard to convey a more private space.

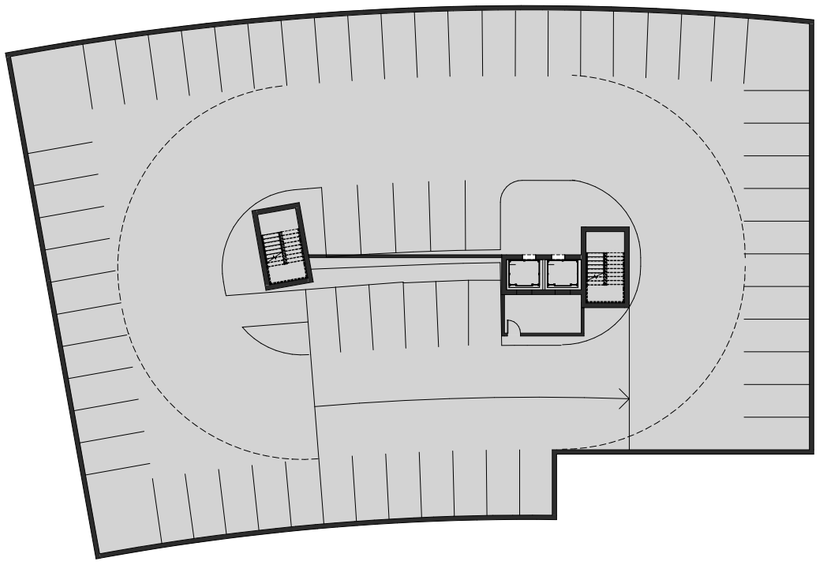
Common resident areas are located along the streetfront in order to provide views and to enhance the connection between the common areas and the outdoors.

Mechanical, trash and support functions are located within the garage. Parking access is located at the far end of the site at a single curb cut. The majority of the site is therefore kept clear of cars as a fully pedestrian zone that connects from the public courtyard to the crosswalk leading to the bus stop and Alki Trail. Resident parking is located in a below grade garage with security access, while some (non-code-required) visitor parking is located at street level within the garage.

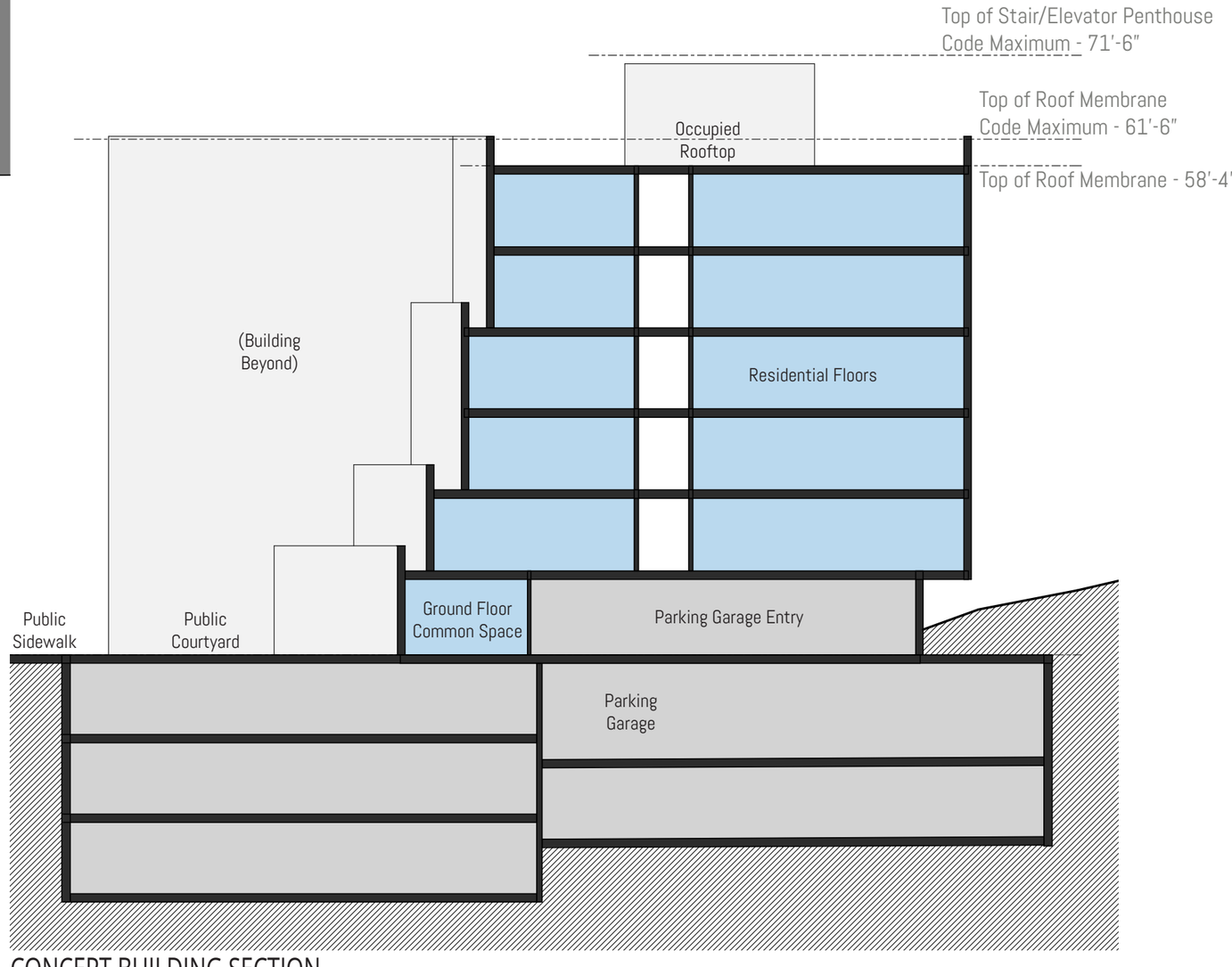


GROUND FLOOR CONCEPT PLAN

TYPICAL RESIDENTIAL FLOOR CONCEPT PLAN



TYPICAL GARAGE FLOOR CONCEPT PLAN



CONCEPT BUILDING SECTION

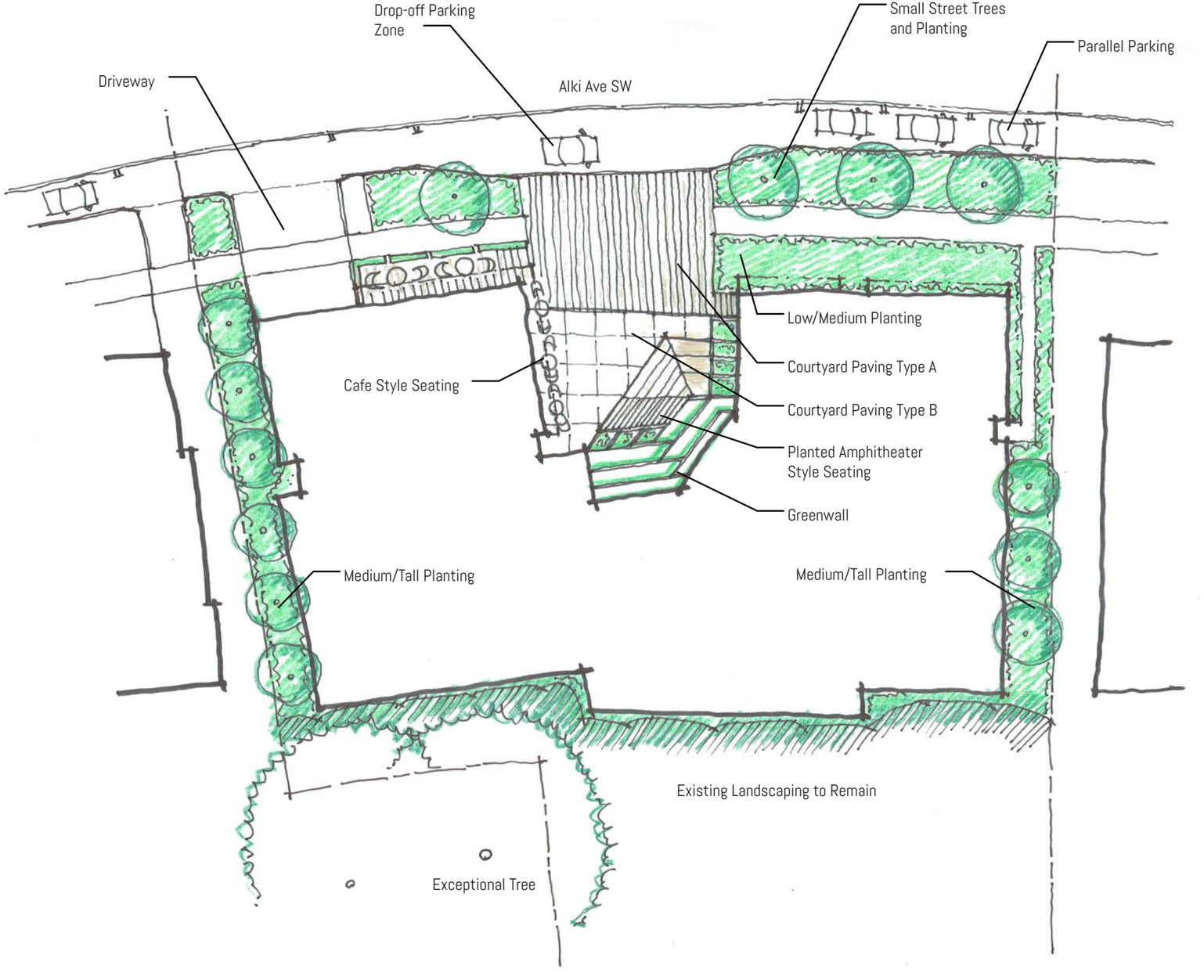
Courtyard Rendering

Courtyard Paving Options

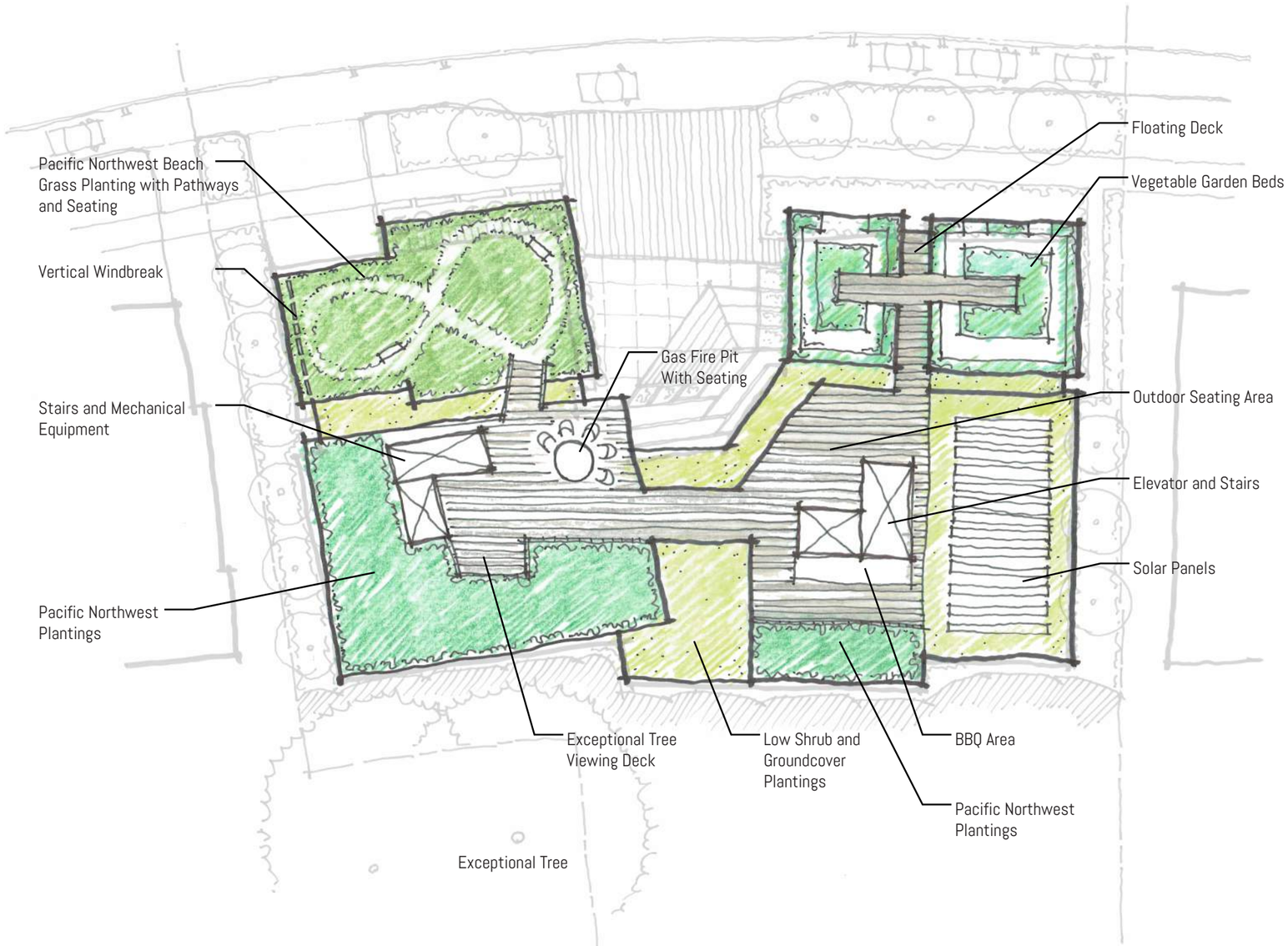
Greenwall

Planted Amphitheater Style Seating

Site Plan Concept and Inspiration Images



Landscape Plan - Site Plan



Landscape Plan - Roof Plan

Beach Grass Planting and Seating

Beach Grass Planting with Pathway

Fire Pit with Seating

Pacific Northwest Planting

Floating Deck

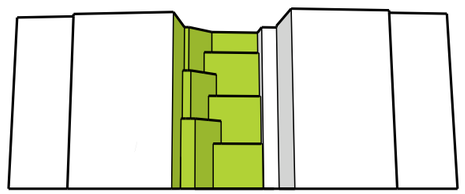
Vegetable Garden Beds

Roof Plan Concept and Inspiration Images

Articulation Concept A - Contrasting Boxes

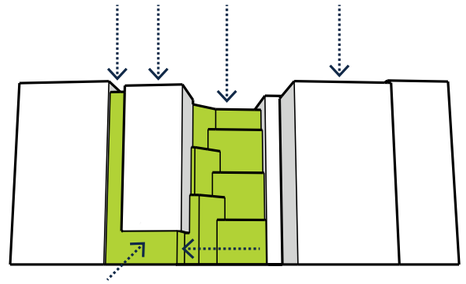
This concept breaks the overall mass up into smaller perceived forms by applying contrasting materials to the different volumes created by pushes and pulls in the envelope. Greenery wraps over the building in several places to divide the overall mass and the rooflines are manipulated to further give the impression of different volumes clustered together. The volumes are then clad in differing or contrasting materials in order to further differentiate them from each other and break down the scale of the building.

Concept and Inspiration Images



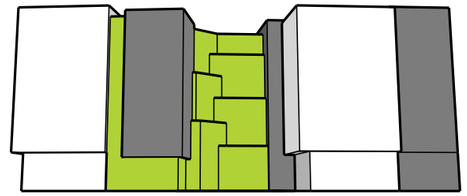
1 BASE PREFERRED MASS

The base massing option without further articulation applied



2 BASE MASS DIVIDED BY GREENERY

Greenery wraps down from the roof to subdivide the main facade, and connects at the front corner. The resulting "floating" prism highlights the building entry



3 CONTRASTING MATERIAL ADDED

The resulting forms are given different cladding materials in order to further break down the facades into separate zones

Progress Sketches

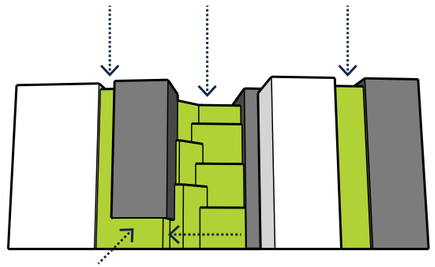
Massing Articulation A - Concept Rendering

Streetscape Perspective

Streetscape Perspective

Articulation Concept B - Overlapping Layers

This concept is inspired by the terracing that happens in the courtyard, and seeks to break the two principal facade masses down by adding staggered and terraced layers. The initial base mass is further broken down by additional strips of green wall and the front corner is also wrapped in greenery in order to highlight the building entry. Further layers of facade are added to increase depth and provide exterior terraces and balconies for units. The final effect breaks the initial larger facades down into a series of smaller of planes that reduce the overall appearance of bulk.



1 BASE MASS DIVIDED BY GREENERY

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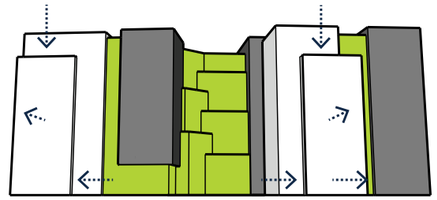
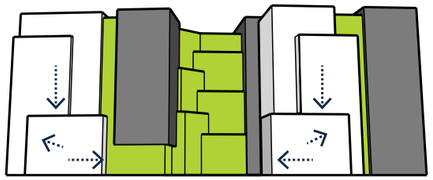


2 LAYERING ADDED

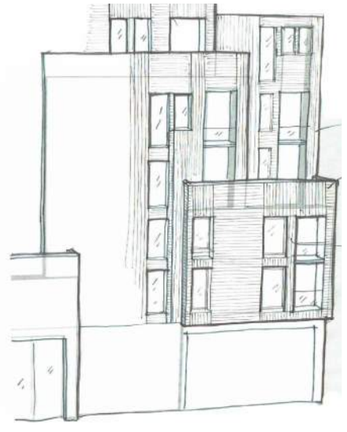
Another layer of planes is added outboard of the main facade to increase depth and modulation

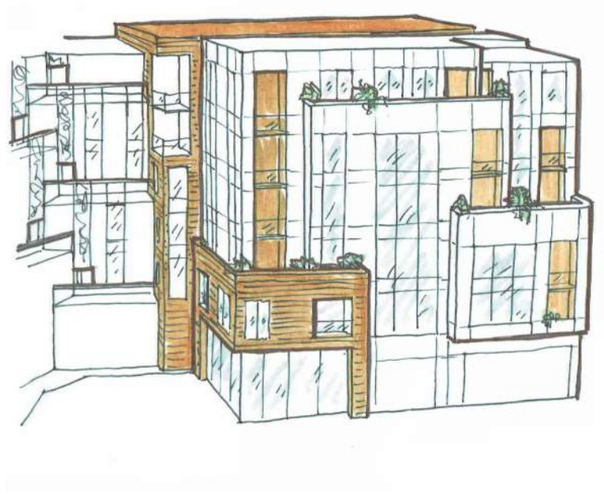


3 SMALLER SCALE LAYERING ADDED

An additional layer of smaller forms is added to bring the overall scale down to the pedestrian level as the building approaches grade level

Concept and Inspiration Images





Progress Sketches

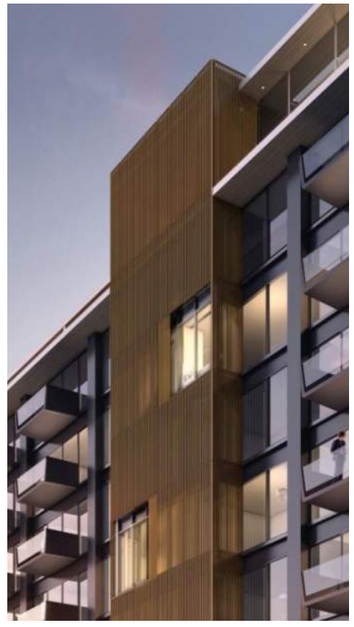
Massing Articulation B - Concept Rendering

Streetscape Perspective

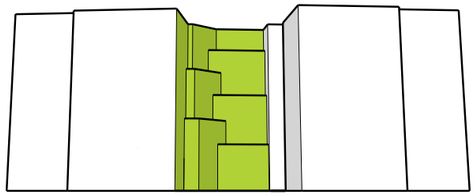
Streetscape Perspective

Preferred Articulation Concept C - Floating Perches

This concept is inspired by the idea of a perch as a viewing place from on high, as well as the architecture of birdhouses. Clean, wood-clad prisms would be applied to the facade, seeming to float over the overall mass. Exterior spaces would be carved out of those forms for balconies and visual texture would be created by varying the orientation and opacity of the wood cladding where it interplays with the openings.

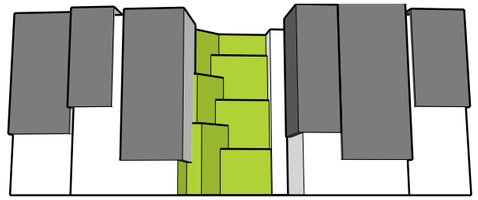


Concept and Inspiration Images



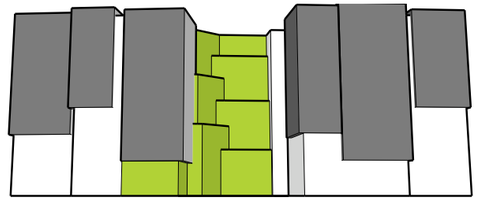
1 BASE PREFERRED MASS

The base massing option without further articulation applied



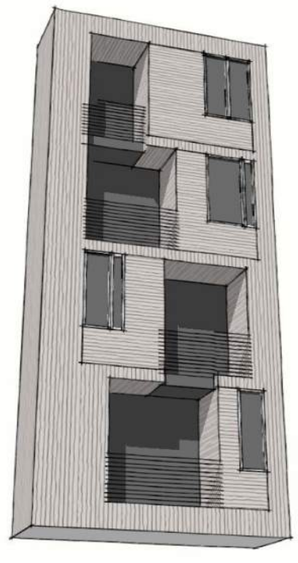
2 FLOATING BOXES APPLIED

Prisms of varying sizes are overlaid onto the facade, clad in a contrasting skin, in order to diminish the scale of the base mass



3 ENTRY HIGHLIGHTED

Greenery from the courtyard wall wraps the front corner to highlight the main entry



Progress Sketches

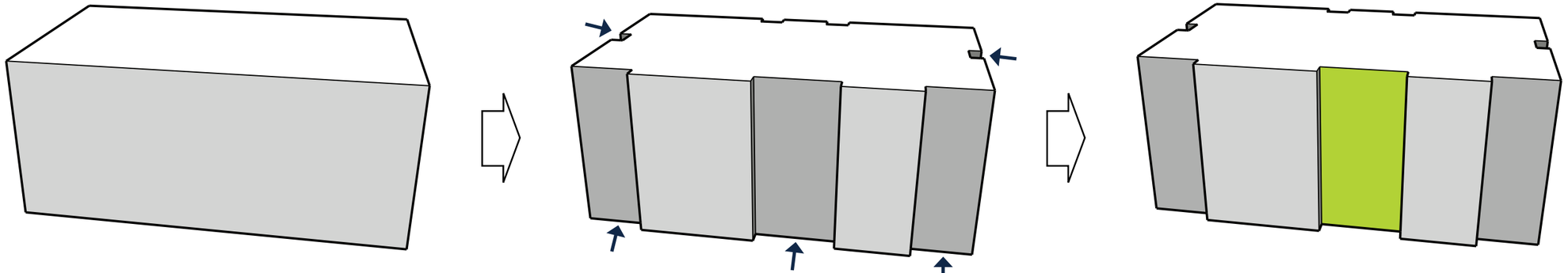
Massing Articulation C - Concept Rendering

Streetscape Perspective

Streetscape Perspective

Code-Compliant Massing Evolution From Base Envelope

This massing is a version of the development goals that is achievable without any departures from the code for length and depth. Since the overall dimensions are smaller however, some sacrifices are made in order to accommodate a similar proposal. Namely, a public courtyard along Alki as presented in the Preferred Massing is not viable in this scheme due to its dimensions shrinking too much to be successful. Additionally a much higher percentage of the units become efficiency studio apartments rather than the greater number of larger multi-bedroom units preferred by SolTerra and the neighborhood. The facade is modulated and broken down to reduce the overall perception of scale, but without the deep recess in the massing this option may feel more monolithic than the Preferred Massing, despite smaller dimensions.



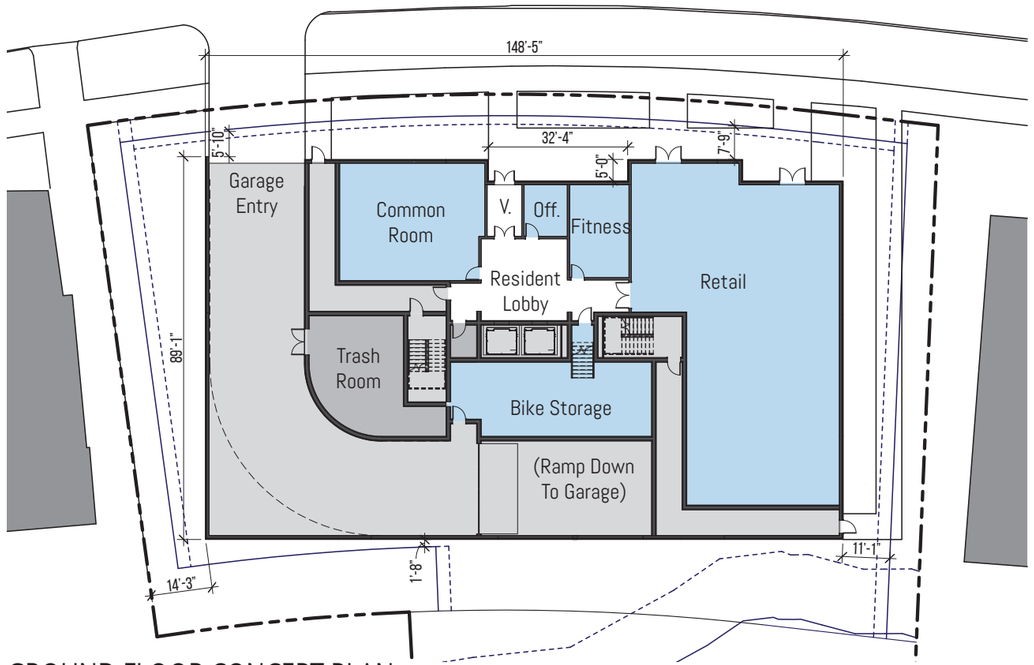
1 CODE-COMPLIANT ENVELOPE
The base allowable dimensions of a fully code-compliant structure

2 FACADE BROKEN DOWN
A pushing and pulling of the facade breaks the mass up into smaller sections that relate to widths and proportions present nearby

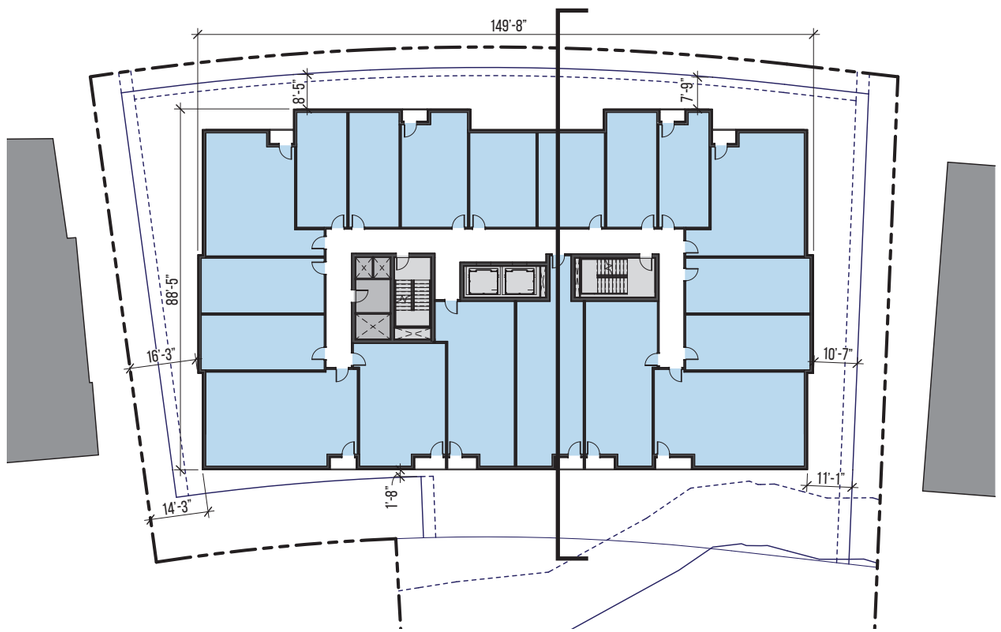
3 LIVING WALL ADDED AT REVEAL
The central bay is clad in greenery to help it visually blend into the hillside beyond and provide the appearance of entirely separate facades

Code-Compliant Option Concept Plans

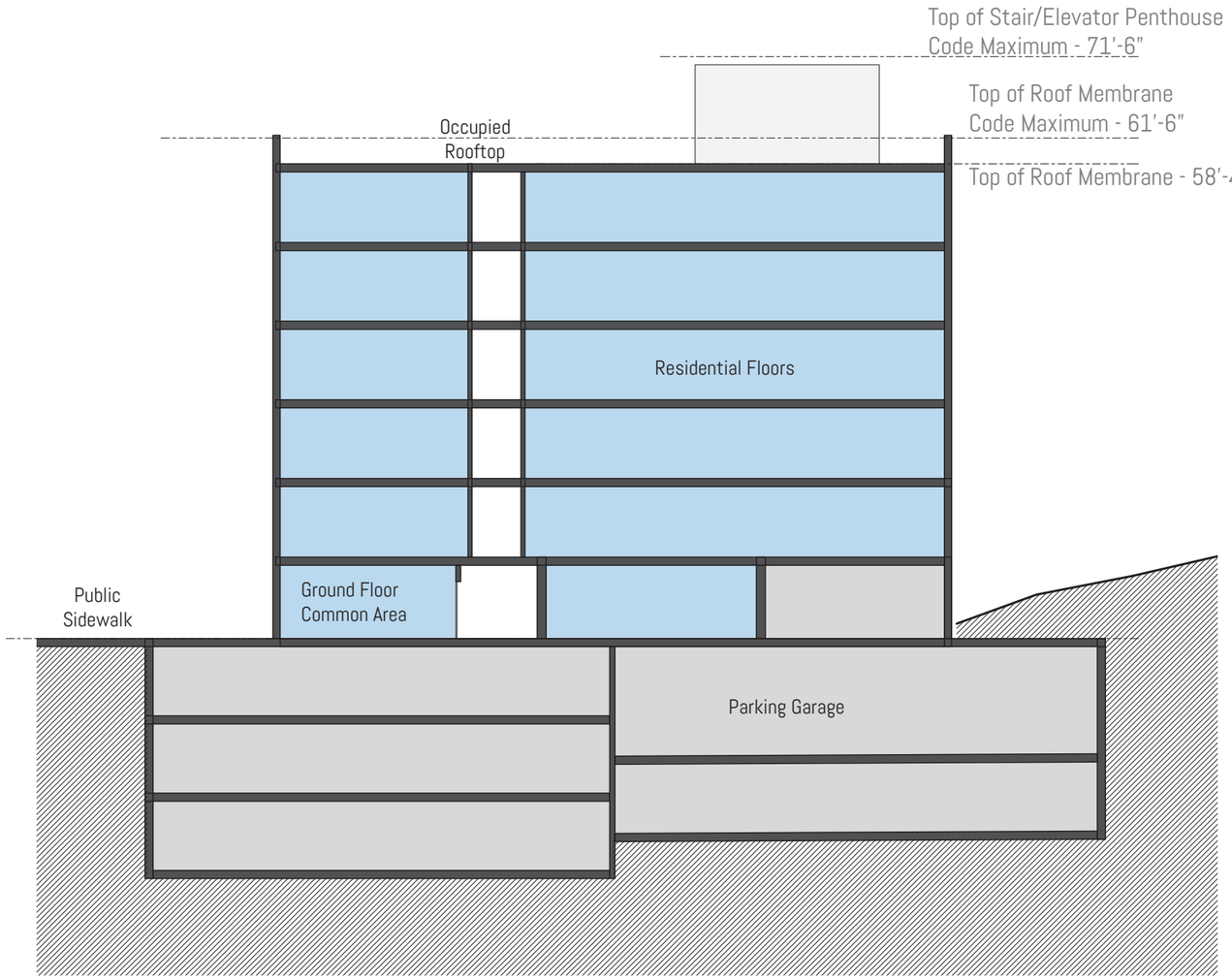
The main lobby and retail entries are located along the front facade, along with other resident common areas. Support functions are located within the garage itself. Resident parking is located at lower garage levels with security access.



GROUND FLOOR CONCEPT PLAN



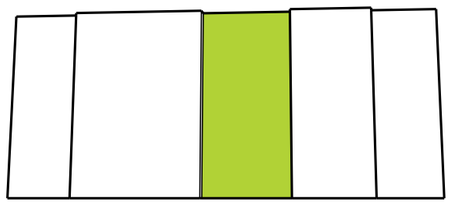
TYPICAL RESIDENTIAL FLOOR CONCEPT PLAN



CONCEPT BUILDING SECTION

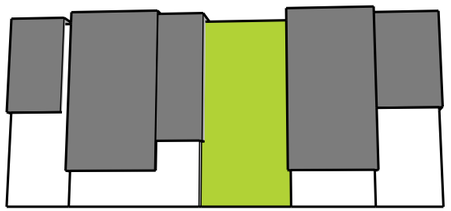
Code-Compliant Option With Preferred Massing Articulation Concept C - Floating Perches

The preferred massing articulation, Concept C - Floating Perches, is also applied to the code-compliant option for a consistent comparison. The additional layering of planes and facade articulation helps reduce the overall scale of the perceived building envelope.



1 BASE CODE-COMPLIANT MASS

The base code-compliant massing option without further articulation applied



2 FLOATING BOXES APPLIED

Prisms of varying sizes are overlaid onto the facade, clad in a contrasting skin, in order to diminish the scale of the base mass

Process Sketches

Concept and Inspiration Images

5.3 CODE-COMPLIANT MASSING OPTION 2

Articulation Option C Concept Applied

Massing Articulation A - Concept Rendering

Streetscape Perspective

Streetscape Perspective

Massing Option Comparison

A comparison of the massing, plans, perspectives, vital data and requested departures of the two presented options.

PREFERRED MASSING OPTION

C-shaped Building With Public Courtyard
(Shown with Preferred Articulation Concept C)

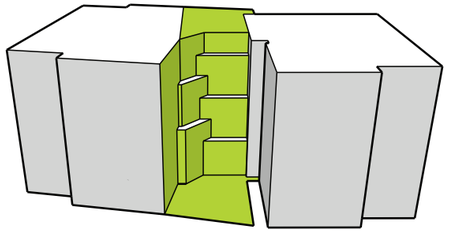
VITAL DATA
100 Units
Affordable Housing
(Amount TBD)
1,500sf Retail

150 Parking Stalls

348 FAR
(4.25 Maximum w/ Incentives)

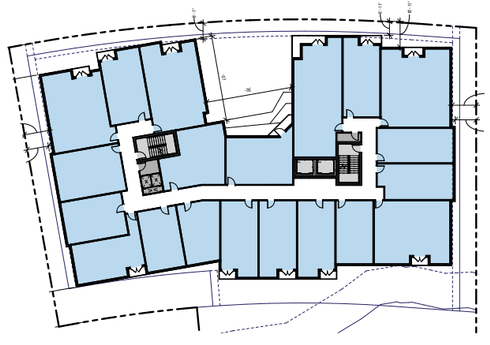
50+ Bike Storage Spaces
(25 Required)

BASE MASSING
A C-shaped structure splayed open and organized around a central public courtyard that divides the mass into two smaller facades



STREET PERSPECTIVE
The deep public courtyard recess breaks the overall scale down and breaks the building into two smaller facades along Alki

TYPICAL FLOOR PLAN
The units are organized in a C-shape around the central public courtyard



CODE-COMPLIANT MASSING OPTION

A Version of Preferred Option 1 With No Departures Required
(Shown with Preferred Articulation Concept C)

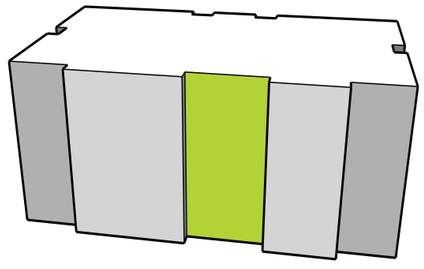
100 Units
3,150sf Retail

150 Parking Stalls

3.16 FAR
(4.25 Maximum w/ Incentives)

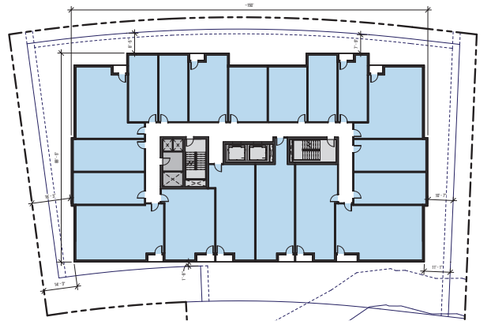
50+ Bike Storage Spaces
(25 Required)

A modulated facade with a break provided by living wall in order to visually divide the mass into two smaller facades



The deeper recess and living wall cladding at the central bay help divide the overall mass up into smaller forms

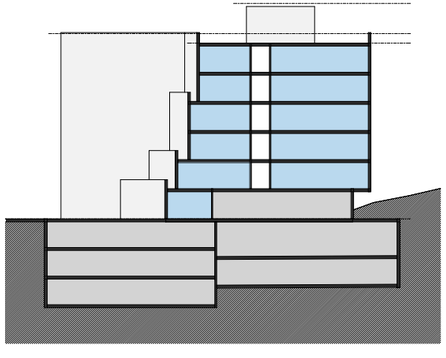
The units are arranged around a typical double-loaded corridor



PREFERRED MASSING OPTION

CONCEPT BUILDING SECTION

Units are located over a ground support floor and below-grade parking garage. The courtyard wall is terraced with unit balconies



OPPORTUNITIES

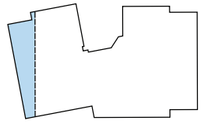
- Public open space provided through a courtyard along Alki Ave
- A substantial break in the massing along the front edge breaks the facade into two separate forms in scale with the neighborhood
- The separate facades directly correspond to neighboring proportions and forms
- The splayed open form creates a wider separation between the facades and increases the size of the courtyard providing additional access to daylight and natural ventilation for units
- Each facade faces Alki directly as it curves across the length of the site, and aligns with the neighboring development to reinforce the existing geometries of the streetscape
- A cohesive element of greenery that ties the roof, courtyard and facade together into a single composition

CONSTRAINTS

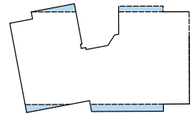
- Departures are required
- The splayed open form increases the overall amount of the necessary departures

REQUESTED DEPARTURES

SMC 23.45.528 - Structure width
24' Structure Width departure

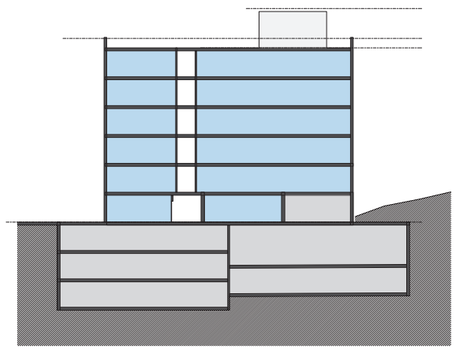


SMC 23.45.528 - Structure depth
16' Structure Depth departure



CODE COMPLIANT MASSING OPTION

Units are located over a ground support floor and below-grade parking garage



- Pushes in pulls in the overall facade break it down into widths and proportions found commonly on the streetscape in the immediate area helping reduce perceived scale and relate to nearby context
- The band of living wall visually blends into the hillside when viewed from Alki in order to further subdivide the overall mass into separate volumes
- No departures are required

- Facade modulation helps break down the mass but not to the extent that the deeper public courtyard does
- No open public space is provided at grade for residents and the neighborhood
- Unit size is smaller and a greater number of units are efficiency studios and one-bedrooms rather than the neighborhood-preferred mixture of more multiple-bedroom units

None

Requested Departure: Structure Width

RELEVANT CODE SECTION

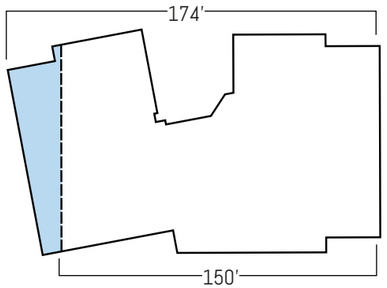
SMC 23.45.528 - Structure width and depth limits for lots in Midrise zones greater than 9,000 square feet in size

"The width and depth limits of the Section 23.45.528 apply to lots in MR zones that are greater than 9,000 square feet in lot area.

A. The width of principal structures* shall not exceed 150 feet."
[*as measured according to SMC 23.86.014, "Structure width measurement"]

DEPARTURE REQUEST

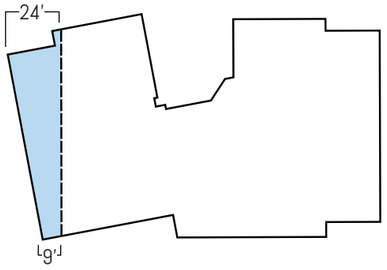
The total requested width departure is 24':

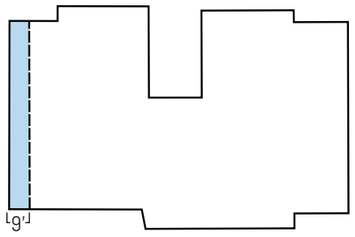


Departure Request Justifications

THE SUPPORTED SPLAY CAUSES THE BULK OF EXTRA WIDTH

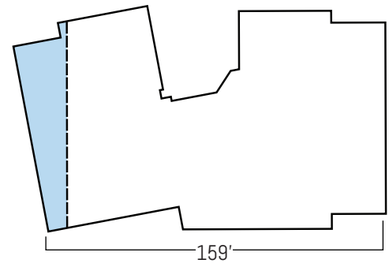
The Preferred Massing includes a splayed-open form that increases the size of the public courtyard and better reacts to the curvature of Alki Ave along the site frontage, a move that received preliminary Board support at the first EDG meeting. However, angling open one wing of the building while measuring it orthogonally causes the width to increase significantly. The majority of the requested departure width (15' of the 24' requested) is due to this angling of the form.





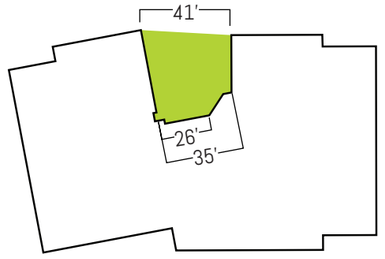
THE REAR FACADE IS ONLY 9' WIDER THAN THE WIDTH MAXIMUM

The overall width departure measurement is at its greatest at the front corners, however the majority of the building is less wide that. Measuring along the rear facade of the building the total width is only 9' greater than the code maximum.



THE COURTYARD IS FAR WIDER THAN THE DEPARTURE REQUEST

The extra width provided by the departure allows for the courtyard to be viable as a pleasant outdoor public space due to it being significantly more open. Overall the courtyard is 26' wide at its narrowest internal point, greater than the departure request, and at its widest it is 41' wide--significantly wider.



THE TOTAL ALKI-FRONTING FACADE IS LESS THAN THE MAXIMUM

The intent of the code requirement is to prevent overly wide, continuous facades. The deep opening of the courtyard breaks the project up into two 68' wide facades fronting Alki, or 136' of total length, far less than the code maximum.

SEVERAL PROPERTIES IN THE AREA ARE WIDER THAN THE PROPOSED PROJECT

A census of projects within a mile of the project site along Alki and Harbor Ave reveals there are 3 structures wider than the proposed project when measured in the same manner, and a total of 5 structures would need a width departure to be able to be built today.

THE TOTAL WIDTH OF ALKI-FACING FACADE IS WITHIN THE CODE MAXIMUM

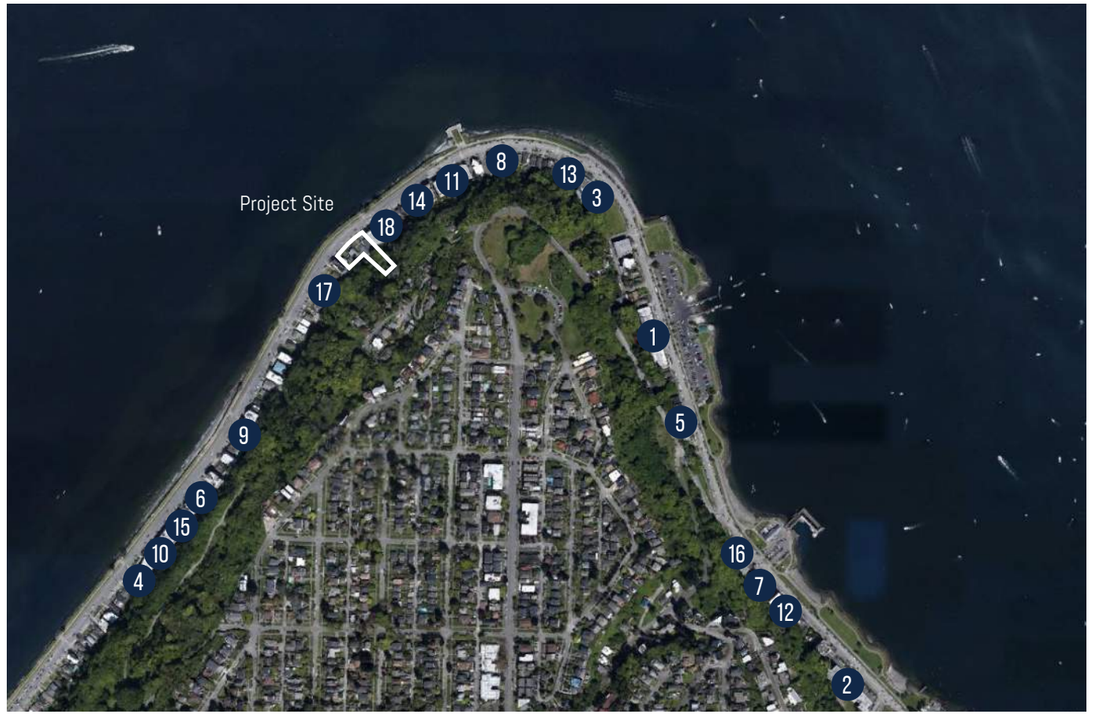
The courtyard creates a large break in the overall mass of the building and divides the project up into two separate facades facing Alki with a void between. Measured in the sum the total width of these two facades is less than the Structure Width cap and the Code Compliant Option width, and would only be the 10th widest development within a mile.

THE INDIVIDUAL FACADES ARE IN CHARACTER WITH NEIGHBORING DEVELOPMENT

If measured independently, the two Alki-oriented facades are similar in width and proportion to many properties nearby, including the neighboring structure at 1238 Alki, and would not be among the 18 widest structures within a mile.

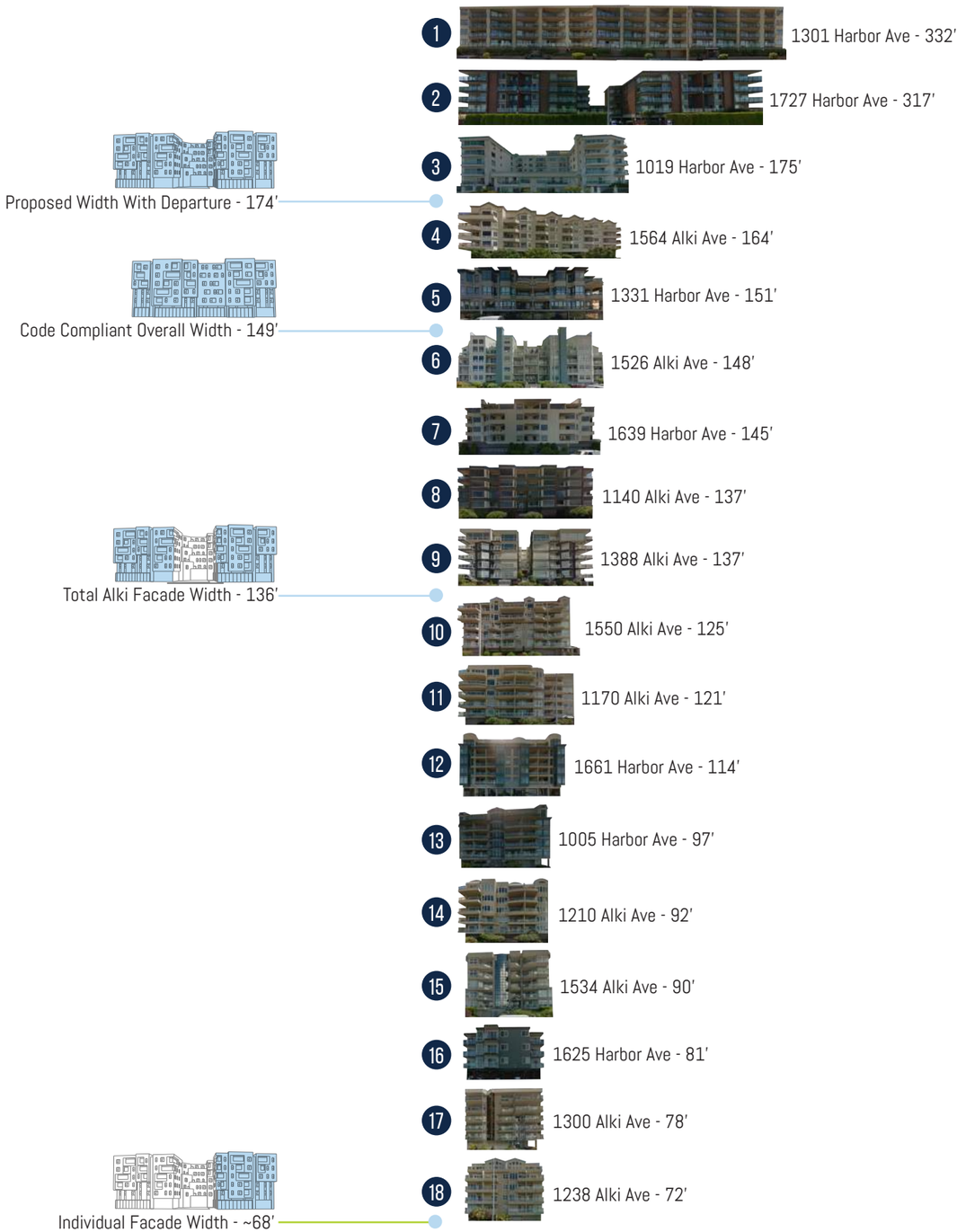
THE PREFERRED MASS ISN'T SIGNIFICANTLY LARGER THAN THE CODE COMPLIANT OPTION

The width of the Code-Compliant Option would make it the 6th widest structure in the area. The Preferred Massing would be the only the 4th widest, not a significant difference in scale relative to the neighborhood. Additionally, the Code-Compliant Option would feel much more massive and monolithic owing to the lack of the public courtyard to break up the overall mass.



EXISTING PROPERTIES ALONG ALKI AVE / HARBOR AVE

Sorted by Structure Width as measured by Seattle Code section 23.86.014



Requested Departure: Structure Depth

RELEVANT CODE SECTION

SMC 23.45.528 - Structure width and depth limits for lots in Midrise zones greater than 9,000 square feet in size

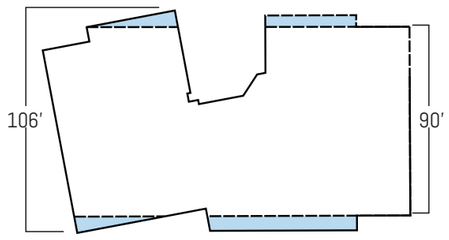
"The width and depth limits of the Section 23.45.528 apply to lots in MR zones that are greater than 9,000 square feet in lot area.

B. Structure depth.
1. The depth of principal structures* shall not exceed 75% of the lot, except as provided in subsection 2345.528.B.2"
[*as measured according to SMC 23.86.016.A, "Structure and lot depth measurement"]

The depth of the MR-zoned portion of the parcel is 120' as measured per SMC 23.86.016.D.2. The total allowable principal structure depth therefore is 90'.

DEPARTURE REQUEST

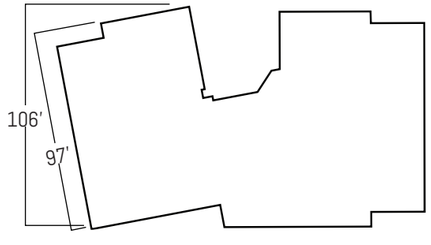
The total requested depth departure is 16':



Departure Request Justifications

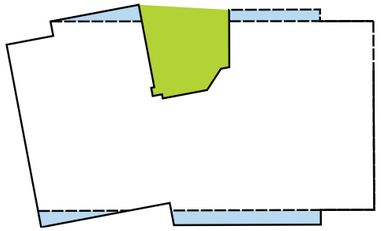
ORTHOGONAL MEASUREMENT OF AN ANGLED RECTANGLE ADDS EXTRA DISTANCE

Similarly to the length departure, when measuring an angled form in an orthogonal manner, extra distance is added due to the rotation. The depth of the individual wings is 97', only 7' over the depth maximum. However, the splay of the overall form causes an increase in measured depth.



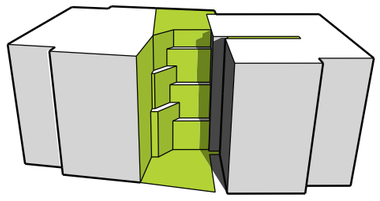
THE COURTYARD AREA IS GREATER THAN THE FLOOR AREA GAINED BY THE ADDED DEPTH

The departure increases the area of the floor plate, but a greater amount of area is ceded back to the courtyard to be used as public green space for the neighborhood.



THE COMBINATION OF DEPARTURES ALLOWS FOR A UNIQUE FEATURE

The departures are requested individually but it is the combination of the two departures that allows for the courtyard to succeed. This adds a dynamic architectural feature and a generous outdoor public space to the neighborhood that we feel are amenities worth granting the departures for.



Response to Priority Guidelines

CS1 - NATURAL SYSTEMS AND SITE FEATURES
Use natural systems/features of the site and its surroundings as a starting point for project design

- B. SUNLIGHT AND NATURAL VENTILATION

1. Sun and Wind: Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

The hillside protects the building from colder winds coming from the South in Winter, but the building is able to take advantage of Summer winds from the North. The central courtyard allows access to natural ventilation from two sides for a greater number of units and provides more ability to provide daylighting to the interior.

2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

The central courtyard increases the amount of exterior wall available for daylighting and a larger number of units will receive daylighting from two sides. The splay in the building massing widens the courtyard to increase those effects. The hillside and existing development already shade adjacent sites for much of the year.

- C. TOPOGRAPHY

1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.

The building massing schemes have been inspired by the steep sloping terrain of the hillside behind the site. A wide and deep central courtyard with terraced balconies will incorporate a vegetated green wall and planting beds on balconies to blend in with the hillside beyond and break the building massing down in scale.

2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.

The portion of the site being developed is mostly flat, and the steep hillside will remain undeveloped. The ground floor is on grade to reinforce a connection to the street realm.

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

- B. ADJACENT SITES, STREETS, AND OPEN SPACES

2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape—its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

The public courtyard provides residents and the neighborhood a place to gather with views to Puget Sound and nearby access to the Alki Trail and bus stop. The courtyard is at street level to encourage public use and will be designed to include visual cues in the choice of paving and landscaping in order to draw people in and make them feel welcome.

- D. HEIGHT, BULK, AND SCALE

1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

The building mass responds to many existing patterns found in nearby midrise development: how it differentiates the ground level from floors above, responds to the streetscape, uses balcony patterns and facade modulation to subdivide the mass, and includes rooftop access for residents. The project is the same height as other midrise development in the area and is similar in overall scale. The mass is broken down into two smaller facades that directly relate in width and proportion to neighboring properties to continue an established rhythm of development.

2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

The central courtyard visually connects to the hillside beyond through use of terraced balconies and vegetated walls.

4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

The single-family zoning is located far above the property at the top of the hillside, with no direct or visual connection between them. The portion of our parcel that is zoned SF is steep and densely vegetated and is not being developed.

Response to Priority Guidelines

CS2 - URBAN PATTERN AND FORM

- D. HEIGHT, BULK, AND SCALE (Continued)

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

The retail entry, main lobby entry and public courtyard are located in the center of the site to be farther from the neighboring properties and their entries. Similarly, the active areas of the rooftop are located in the center, and plantings and screening is provided around the roof perimeter to reduce sound transmission between buildings and respect privacy. The preferred option provides an additional setback at the corners beyond what is required by zoning to minimize disruption of the neighbors' existing views to the Sound once the project is completed.

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

- A. NETWORK OF OPEN SPACES

1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

A public open space is provided for residents and the neighborhood in the Preferred Massing. The courtyard will be across the street from the busy Alki Trail bike and walking path, as well as a city bus stop, allowing pedestrians already utilizing those amenities a place to rest or enjoy views of the Sound.

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

A courtyard is included in the Preferred Massing option that will be landscaped and designed with many places to sit, rest or enjoy the views of the neighborhood. It will also provide a gathering place for residents and the neighborhood to foster interaction between tenants and neighbors.

- B. WALKWAYS AND CONNECTIONS

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

An existing crosswalk with a connection to a city bus stop and the Alki Trail is located one parcel to the north of the project site. The curb cut for garage access was placed at the other end of our building in order to create a pedestrian zone extending from the public courtyard, building and retail entries to the crosswalk. A sidewalk on the same side of Alki as the project connects the site to the Alki Beach area shops and restaurants, encouraging walking for routine trips and recreation.

3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.

Attractive native landscaping will be provided in the courtyard as well as ample seating. If the retail component of the project benefits from having exterior seating, there is space allocated for that to occur. The building entrance and retail frontage will be open and well lit in order to activate the streetscape and visually mark them as entries.

Response to Priority Guidelines

PL3 - STREET-LEVEL INTERACTION

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

- A. ENTRIES

1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.
b. Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.
c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

The retail entry is directly oriented to the street, while the residential entry is oriented to the courtyard to provide a sense of public to semi-private separation. A change in paving at the ground plane between public areas and resident access areas further reinforces that separation. The retail, lobby, and apartment amenity spaces are glazed and oriented to the street to create a lively ground floor level with visual connectivity between inside and outside realms.

2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:
a. overhead shelter: canopies, porches, building extensions;
b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
c. ground surface: seating walls; special paving, landscaping, trees, lighting;
d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

The building entries will be highlighted through the use of canopies and overhangs for weather protection, pedestrian-scaled signage and attractive landscaping and groundcover, among other features.

- B. RESIDENTIAL EDGES

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. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

The courtyard creates a buffer of space between the street and the new development. A planting strip creates a visual separation between the public outdoor space of the courtyard and the residential entry. A “bridge” of pavers leads across this planting strip to convey the passing from public to semi-private space. Additional visual cues such as changes in paving further reinforce this transition.

- C. RETAIL EDGES

1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

Storefront glazing and multiple street entries create a strong physical and visual connection between the street and retail. A third entrance is oriented to the courtyard to activate the courtyard. Retail use such as seating and tables can spill out into the courtyard.

2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

Glazing will maximize transparency for visual connectivity and glazed doors will be incorporated in the storefront system.

3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

Depending on the final use, retail space could spill out into the courtyard with seating and tables or potential retail displays. The courtyard is large enough in the Preferred Option to provide this space while still being viable as an open green space.

Response to Priority Guidelines

PL4 - ACTIVE TRANSPORTATION

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

- B. PLANNING AHEAD FOR BICYCLISTS

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.

The building is located near a crosswalk to the North, allowing easy access to the Alki Trail for cyclists.

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.

Access to bike facilities for residents is easy through the lobby or garage. Visitor bike parking will be located in a central area adjacent to the courtyard and retail space for easy access and visibility. Ample bike parking and storage will be provided, well above code minimums.

DC1 - PROJECT USES AND ACTIVITIES

Optimize the arrangement of uses and activities on site.

- A. ARRANGEMENT OF INTERIOR USES

1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

Public retail and private but common amenity spaces are located on the street side of the building with access to the central courtyard.

2. Gathering Places: Maximize the use of any interior or exterior gathering spaces by considering the following:
a. a location at the crossroads of high levels of pedestrian traffic;
b. proximity to nearby or project-related shops and services; and
c. amenities that complement the building design and offer safety and security when used outside normal business hours.

The courtyard provides a generous outdoor public gathering space while the retail provides interior gathering space. For residents and visitors, a large common room is located on the ground floor oriented toward the street and Sound, while the rooftop deck provides common outdoor amenity space.

3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

The building structure will be designed to be flexible and not prohibit adaptive reuse far in the future, though it is not anticipated at this time.

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

Common resident spaces and public retail spaces are oriented to the courtyard and Sound. Units are oriented to the Sound or hillside to maximize views to nature. Units along the courtyard will have windows and balconies to connect to the exterior space.

- B. VEHICULAR ACCESS AND CIRCULATION

1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:
a. using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use;
b. where driveways and curb cuts are unavoidable, minimize the number and width as much as possible; and/or
c. employing a multi-sensory approach to areas of potential vehicle/pedestrian conflict such as garage exits/entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devices.

The service and garage entry is located furthest from the crosswalk on Alki so that pedestrians and cyclists can move from the courtyard to the bus stop and crosswalk without traversing the vehicular access route. One curb cut for vehicle access minimizes sidewalk disruption.

Response to Priority Guidelines

- C. PARKING AND SERVICE USES

1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

On-grade visitor parking in the Preferred Option is located through the garage entry on the ground floor at the rear of the site, visually shielded from all sides. Resident parking is located below grade.

2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.

One entry for vehicle access and service use minimizes signage, equipment, and obtrusiveness from the public view.

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

Trash receptacles are located in the parking garage away from public view in a visually screened holding area.

DC2 - ARCHITECTURAL CONCEPT
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings

- A. MASSING

1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

The building is splayed to follow the curve of Alki Avenue and the site to create a generous public courtyard. The angled open form also allows the two principal facades to align to the street as it curves along the site and match the alignment of neighboring buildings, reinforcing the existing streetscape patterns. Interior uses are oriented to the courtyard and street to connect to the exterior spaces and the Sound.

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

The building mass is broken down into smaller volumes by the courtyard opening as well as pushing and pulling of the facades. The resulting forms are informed by the scale and proportion of the adjacent buildings.

- B. ARCHITECTURAL AND FAÇADE COMPOSITION

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

Simple breaks in the mass create smaller façade areas in scale and proportion with the neighboring developments. Proportions of building mass, inset balconies, and window patterns are repeated to create a unified whole and variations on a single theme. The green roof transitions at the roof edge into a wall system and then back to a groundcover at the courtyard plane, uniting the outdoor public areas with a shared architectural component.

Response to Priority Guidelines

DC2 - ARCHITECTURAL CONCEPT

- C. SECONDARY ARCHITECTURAL FEATURES

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). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

Setbacks created through massing articulation add visual depth and interest to the building façade and Alki streetscape. Inset and protruding balconies add another layer of visual depth. The deep courtyard creates a relief from the wall of midrise buildings through the incorporation of a public open space on the site.

2. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

The terraced balconies and green walls in the courtyard provide protection from solar gain in the summer, visual interest along Alki, a visual connection to the hillside, and onsite rainwater filtration.

3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as:
a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,
b. using trees and landscaping to enhance the building design and fit with the surrounding context, and/or
c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.

Existing development patterns informed the massing and articulation of the proposed options. The roof datum line of the project will be the same as all nearby midrise development on Alki. Fenestration patterns and a combination of inset and recessed balconies will relate to nearby developments by using similar architectural languages.

- D. SCALE AND TEXTURE

1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

The ground floor is treated differently than the residential floors to create a human scale presence on the streetscape. Planters and street furniture further reinforce a human scale and encourage an active pedestrian experience.

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

Courtyard and terrace plantings, vegetated green walls, and bamboo siding will create a fine grain scale of warmth and texture. Smaller details and forms, especially at the pedestrian courtyard, will reduce the scale in public areas.

Response to Priority Guidelines

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

- A. BUILDING MATERIALS

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.

The building is designed with exterior materials that are durable and beautiful. The bamboo siding lends itself to fine detailing and ages gracefully. Reveals in the stucco or concrete panel siding reinforce the visual articulation of the façade. Stucco or cement panel siding is durable and lends itself to a variety of textures, colors, and patterns.

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

The bamboo siding is durable and weather resistant. It will weather like cedar, another appropriate material used in vernacular Pacific Northwest architecture. Special attention will be paid to corners, edges, and transitions in detailing to protect against weather and salt water damage.

- C. LIGHTING

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

The lighting will be responsive to the activities it is serving and variable depending on the ambient light and daylighting conditions. Entries will be called out with lighting, and the courtyard will have additional lighting to highlight the vegetated walls and for safety.

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

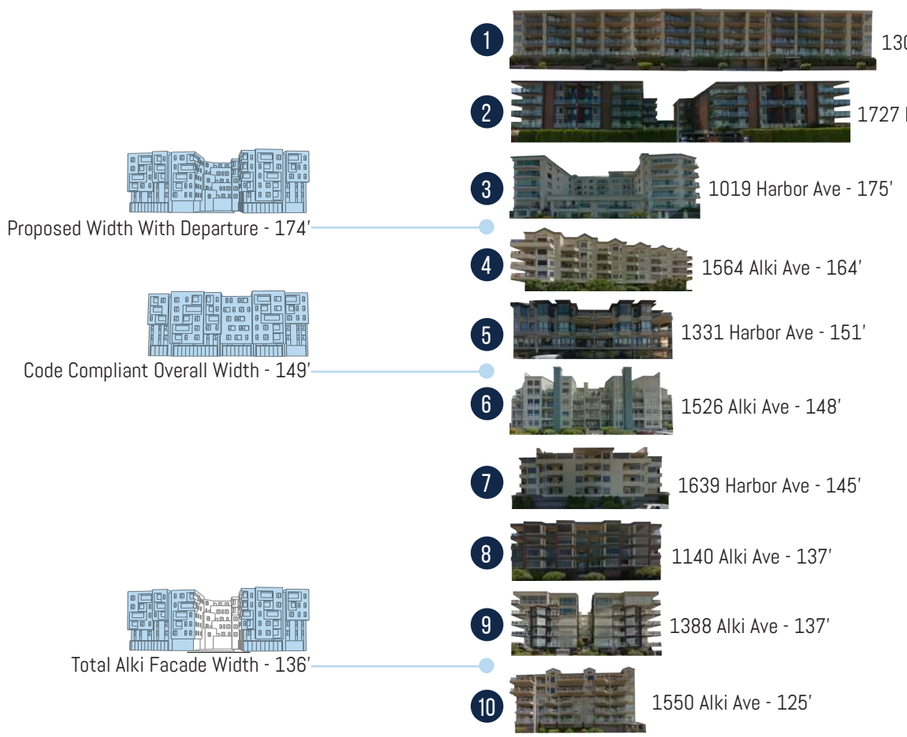
The overall lighting plan will be designed to minimize light pollution along the shoreline.

Responses to the Action Alki Alliance

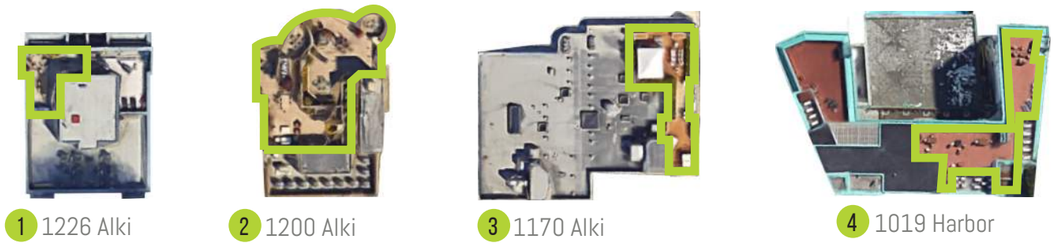
During the first Early Design Guidance meeting the Action Alki Alliance, a group composed of neighborhood residents, submitted verbal and written comments to the Board expressing their concerns about the original proposal. SolTerra has reached out to the AAA and provided responses to their questions and comments, and continues to be in contact with the group in order to try to build understanding and assuage any fears about the direction of the project. SolTerra's full response is available for review by the Board, but some key responses to neighborhood concerns are outlined below:

"The width of the proposed building would be greater than any other building currently in place"

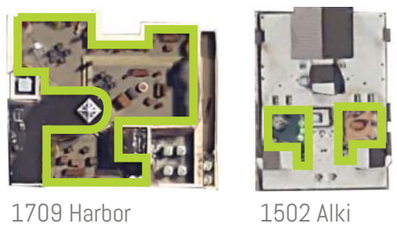
As demonstrated in the width departure justification section, this statement is incorrect. The Preferred Option with the width departure granted would only be the fourth widest structure within a mile of the site along Alki / Harbor Ave when measuring all structures in the same manner. Five existing structures are wide enough to require the same requested departure in order to be built today, and two of them are almost double the width of the proposed project. Additionally, the public courtyard provides a deep recess in the facade along Alki, visually breaking it down into two smaller facades. Few of the existing developments provide breaks in mass anywhere near as significant causing even buildings with shorter overall widths to appear more massive.



"The majority of the midrise buildings in the area have undeveloped rooftop decks"



Additional properties on Alki Ave and Harbor Ave within a mile of the site:



While it is true that "the majority" of buildings in the area do not have roof decks, they are far from uncommon, with four properties in the immediate vicinity of the site having occupied rooftops and a total of six within a mile of the site. In our opinion, given the potential for breathtaking views of the Sound available on the site it would be a wasted opportunity to ignore the rooftop as potential public space. The rooftop provides, in addition to the courtyard and balconies, another place for residents to enjoy the outdoors and reconnect with nature. The landscaping, green roofing, planter beds and other rooftop amenities also help mitigate solar gain for the building.

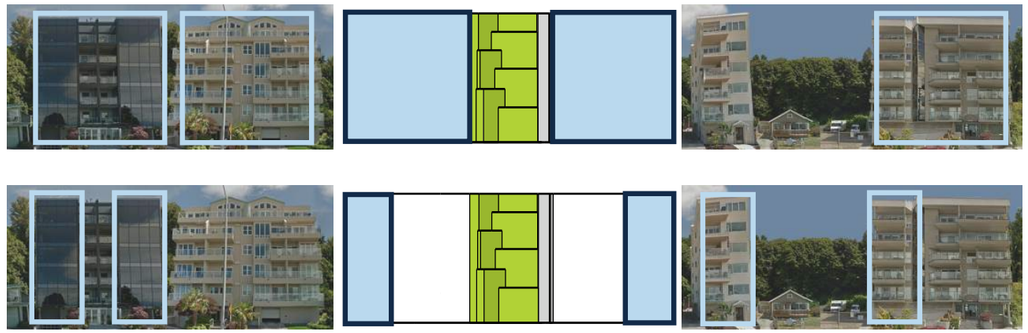
"A rooftop deck . . . would potentially create a noise issue for the surrounding buildings"

As demonstrated above, there are already occupied roof decks in the area, including several within a few hundred feet. If those are not causing any noise issues then it is doubtful the proposed roof deck on our site will. However, in an effort to help mitigate any possible noise transmission anyway, the most active portions of the roof are intentionally located in the center of the scheme--over an entire lot's width away from neighboring sites. Parapets and screenwalls in combination with plantings on the perimeter of the roof next to neighboring structures will also greatly reduce noise transmission.

Responses to the Action Alki Alliance

"The proposed project does not reflect the bulk or scale of the neighboring buildings"

The new Preferred Massing scheme breaks the overall Alki frontage down into two separate facades by recessing a deep courtyard into the front face of the building. The resulting facades fronting Alki have been specifically sized and proportioned to relate directly to the neighboring development and continue their rhythm of facade dimensions along the streetfront.



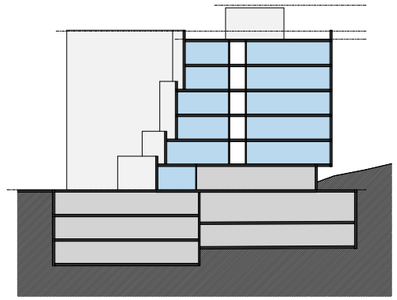
"The stability of the hillside is a concern"

GeoEngineers

We agree wholeheartedly, and as such we have enlisted the help of local experts early in the process to help guide our design and decision-making. GeoEngineers is a widely respected geotechnical consultant who have been in business over 30 years and have experience working on projects in the area. They have completed an initial feasibility study of the project that determined that while the site is not without its challenges the project is feasible as proposed. We will continue to work with them as the project evolves and let their experience and expertise guide our decision making. We, as well as GeoEngineers, believe that through the right approaches we can leave the hillside in a more stable state after construction than it is today.

"It [is] difficult . . . to determine if this building complies with the height limit"

As shown in our concept building section, the project fully complies with the height limits for the Urban Residential overlay as set forth in SMC 23.60A.572 - Height in the UR Environment. The project is subject to the same regulations as all previous development on Alki and as such will be similar in height.



Maximum Code Allowed Height of Roof Membrane - 61'-6"
Actual Height of Roof Membrane - 58'-4"

Maximum Code Allowed Height of Rooftop Elements - 65'-6"
Actual Height of Rooftop Elements - <65'-6"

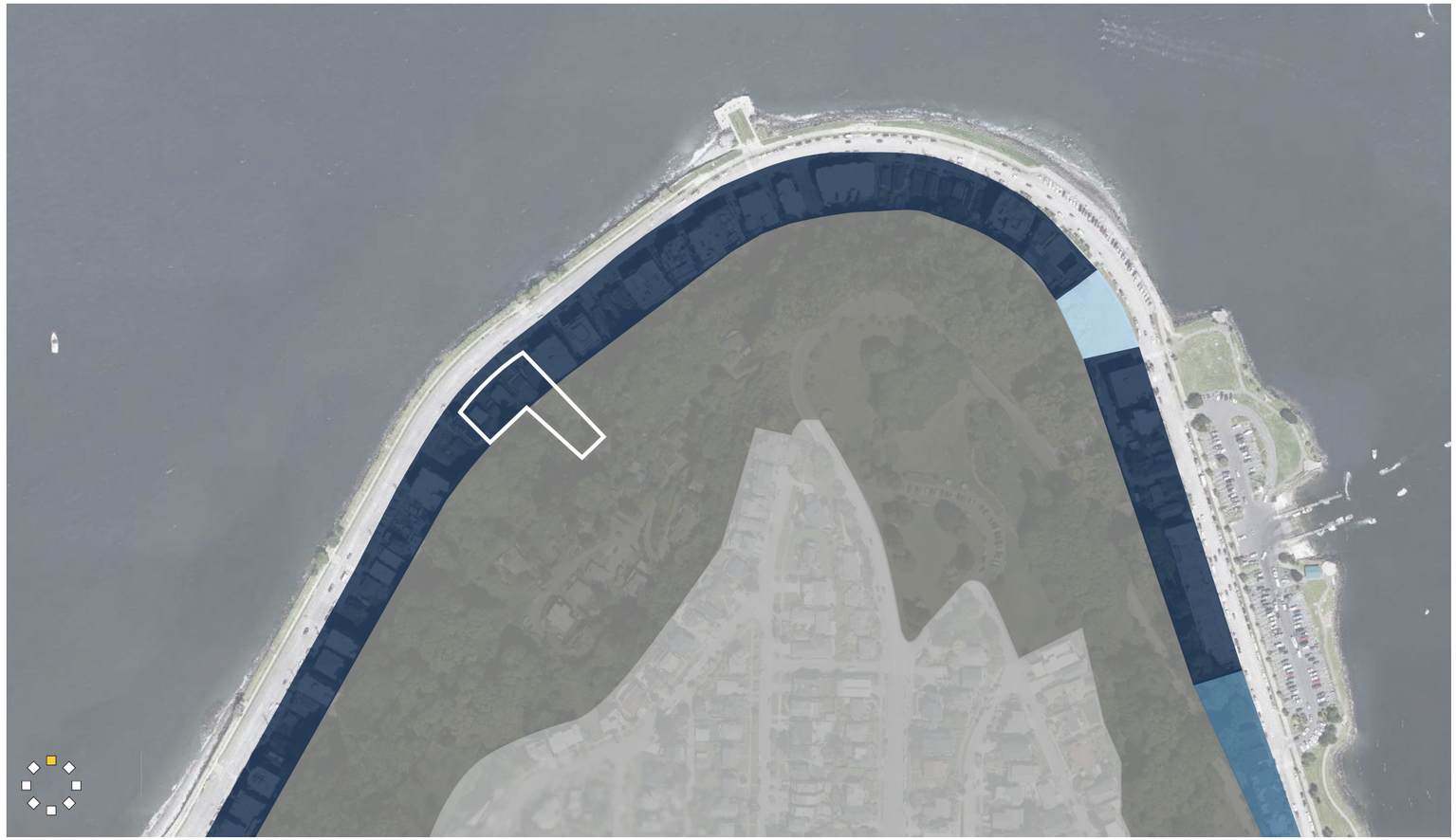
Maximum Code Allowed Height of Stair/Elevator Penthouses - 71'-6"
Actual Height of Stair/Elevator Penthouses - 70'-6"

"How the retail space will interact with the sidewalk and with the neighboring properties"

The retail entry is located towards the center of the site in order to provide the maximum buffer from neighboring properties. Entries are located off the sidewalk as well as from within the public courtyard. While the specific use of the proposed retail is undetermined at the moment, any potential outdoor space for retail use or seating will be designed thoughtfully to reduce noise transmission to neighboring properties.

"Concerns with maintaining safety in terms of visibility and access to parking for the project."

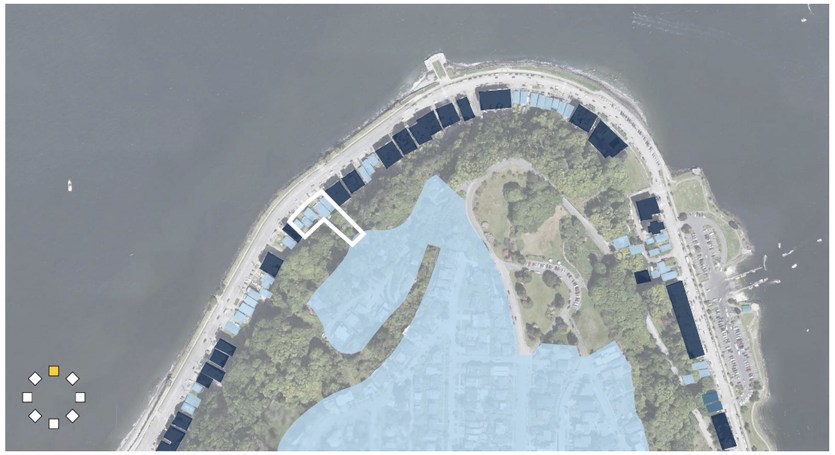
The garage entry will be well marked and high levels of visibility maintained for pedestrian safety, including sight triangles and all other items stipulated in the code. In addition, only one curb cut is planned in order to minimize the crossing of pedestrian and vehicular paths. The garage entry is located at the far side of the site opposite the nearby crosswalk, in order to help create a safe pedestrian zone that extends from the courtyard and retail and building entries to the crosswalk and to the bus stop and Alki Trail beyond.



BASE ZONING DIAGRAM

SF 5000 SF 7200 LR3 NC2-65 MR

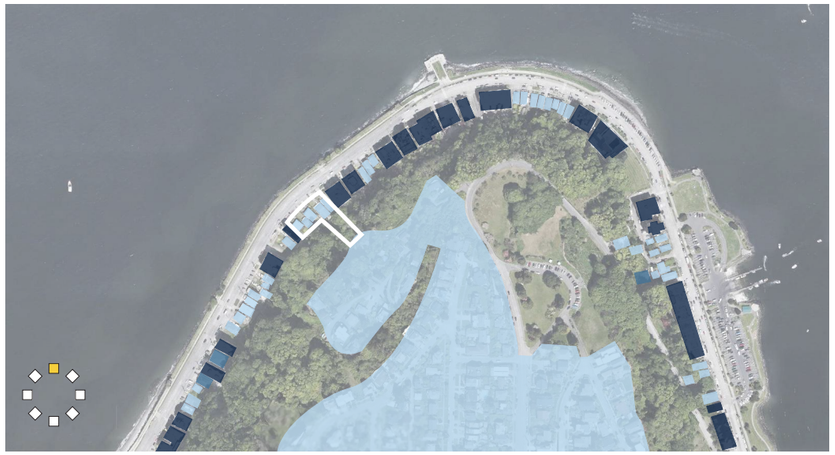
The main five parcels with frontage on Alki Ave are zoned MR, with rear portions of the lots extending up the hillside zoned SF 7200. The existing zoning establishes a greater density of development and allowable height along the shoreline, while retaining the quieter neighborhood residential zoning on the hillside above. Few parcels near the site are zoned exclusively for commercial use; the highest density of retail uses occurs about a mile to the Southwest at Alki Beach. However, some midrise residential buildings in the area provide for a mixed-use retail component at the ground floor. The proposed development will occur within the MR zoned portions of the parcels along the front of the site and not the SF 7200-zoned hillside portion.



BUILDING USE DIAGRAM

SINGLE FAMILY RESIDENTIAL COMMERCIAL / RETAIL MULTIFAMILY RESIDENTIAL

The predominant use in the local area is residential, divided amongst older single family homes and more recent multifamily development. The majority of development along Alki in this area is multifamily residential. Few exclusively commercial uses are located within a mile of the site, though occasional multifamily buildings have a mixed-use retail function on the ground floor.



BUILDING HEIGHT DIAGRAM

1-2 STORIES 3-4 STORIES 5-6 STORIES

The single-family homes and duplexes are typically 1- and 2-story. There are some multifamily buildings 3-4 stories in height but 5- and 6-story development is most common, with residential floors located over an entry and garage ground level. The single-family homes at the top of the hillside are at an elevation well above the midrise developments below.

APPENDIX

Additional Zoning Information

SHORELINE JURISDICTION - URBAN RESIDENTIAL OVERLAY

The front portion of the site is located within 200' of the sea wall and is therefore part of the Shoreline Jurisdiction. That portion of the property carries the Urban Residential (UR) Shoreline Environment Designation, placing additional restrictions on, among other items, building height.

ALKI PARKING OVERLAY

The site is subject to the Alki Parking Overlay (AL), stipulating greater minimum parking requirements for residential projects than elsewhere in the city.

STEEP SLOPE AREA

The hillside is a designated Steep Slope Area, and a 15' buffer from the toe of the steep slope is required to reduce the potential for hillside destabilization caused by development.

LIQUEFACTION ZONE

The soil along the shoreline at shallow levels is known to be a liquefaction risk during seismic events, so care must be taken to design the structural foundations and shoring accordingly. Preliminary geotechnical reports indicate more stable soil at deeper levels, though a full geotechnical and structural analysis will be required.

KNOWN SLIDE AREA

There have been documented slide events in the area; care will need to be taken to stabilize the hillside to reduce further slide risk in the future.

ARCHAEOLOGICAL BUFFER

The site is within 200' of the USGS Meander Line and is therefore within the Seattle Archaeological Buffer Area.

Panorama From Across Alki Ave Looking Southeast Towards Site

Panorama From Across Alki Ave Looking Northwest Towards Sound

EXISTING SITE DESCRIPTION

Two six-story multifamily structures flank the proposed site, and a steep and densely vegetated hillside rises up behind. The parcels front Alki Ave SW and across Alki from the site is the Alki Trail, a pedestrian and bike path that extends about a mile in each direction past the site. The site faces Puget Sound and has panoramic views of the waterfront and Bainbridge Island in the distance.

APPENDIX

Additional Site Photos

View of Project Site Northeast Edge

View of Project Site Southwest Edge

View of Hillside Behind Site

View of Alki Trail From Across Street Looking Southwest

View of Alki Trail From Across Street Looking Northeast

View of Hillside Behind Site

WHO WE ARE

SolTerra is a unique, sustainability–driven, design-build development company. Fully integrated in-house development, design and construction teams ensure an unmatched level of quality control. Additionally, as owner-managers we have a long-term investment in the upkeep and quality of life in the neighborhoods in which we work. We implement cutting edge technologies and are fully rethinking how architecture and development work in order to efficiently build the most beautiful and sustainable structures in the world.

We are a like–minded group of people who are passionate about the environment and the cities we live in, and equally passionate about sharing our vision and expertise with the communities around us.

OUR VALUES

Our designs and our employees are driven by our Core Values: Family, Responsibility, Leadership, and Health. Our mission with every project is to promote a sustainable urban lifestyle and reconnect people to nature and community. Our commitment to sustainability is unrivaled in the region; with in-house green roof and solar installation and a proprietary living wall system, we integrate the latest green technologies into all projects with a LEED Platinum USGBC rating as our minimum threshold of design.

OUR VISION

Our goal is to impact people's lives in a positive way by introducing them to innovative, sustainable structures that help them live healthier lives in urban environments.

In every project, we seek to build a strong connection to the environment. Our designs are inspired by the beauty we see in nature, and our buildings are filled with life–from vertically planted green walls and moss gardens to water features and edible plants.

We believe that responsible growth and development can enrich and enhance neighborhood life, and foster and support local small businesses.

APPENDIX

SolTerra Company Background

RESPONSIBLE GROWTH

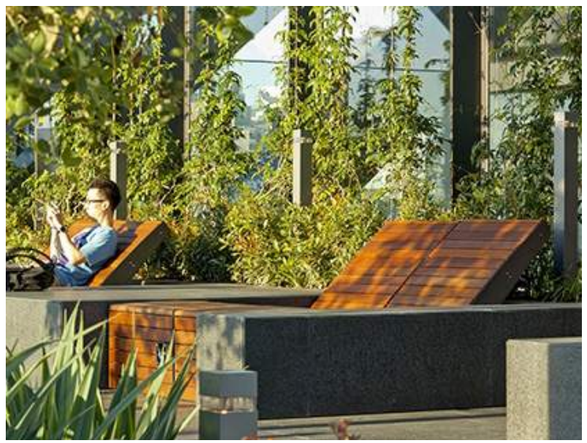
Alki is a growing neighborhood in a growing city. This creates a high demand for housing and increases pressure on neighborhoods to absorb the influx of new inhabitants. Our goal is to accommodate growth in a way that preserves the unique character of the neighborhood as well as the natural environment of the area.

COMMUNITY

Neighboring development is mostly 5-6 story condominiums with some single family homes or duplexes. The newer developments are increasing density in the area, and we believe that we can provide the needed density with an environmental and communal focus.

Our proposal continues the trend of mid-rise residential housing, but is centered around creating and fostering a sense of neighborhood and community. Our mission is to create a place that is unique, progressive and beautiful. We want this project to be something that the community is proud of.

Communal spaces such as rooftop gardens and exterior courtyards create spaces for residents and guests to socialize. The public courtyard space will feature natural materials and plant life. These spaces reinforce our mission as a sustainability leader and create spaces for people to reconnect with nature in an urban environment.

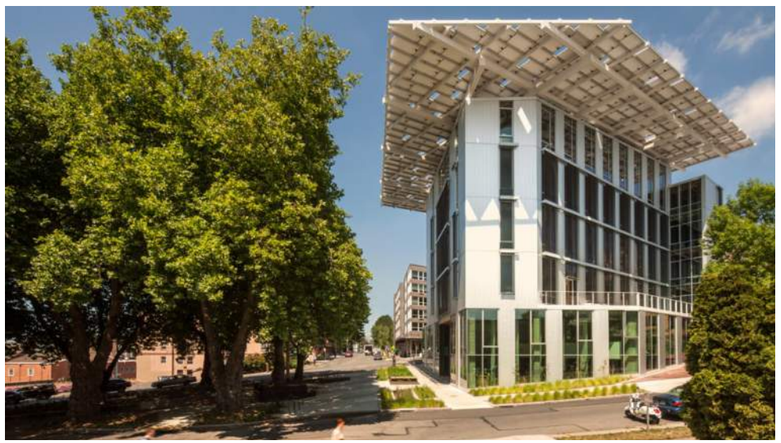


SUSTAINABILITY

One of our fundamental goals is to create the most sustainable projects in the world. We achieve this in two ways: by creating beautiful spaces that highlight nature and serve to reconnect people in the city to the environment; and by utilizing local, sustainable materials and modern technology to build the most efficient structures possible.

An extensive green roof, photovoltaic panels and vegetated VeraWall green walls will be featured throughout the project. Views toward Puget Sound and personal spaces directed toward the lush hillside will establish a relationship with the incredible natural environment that surrounds Seattle. We also intend to add to the beauty of the city by incorporating nature and creative architecture into the project.

The Perch will be a LEED Platinum building at minimum, though on every project we strive to outperform that baseline as much as we can.



ATLAS

Newcastle, WA
Construction beginning Spring 2016

Atlas is a 98-unit apartment building east of Seattle in Newcastle, Washington. The building is organized around a dynamic courtyard and communal kitchen space. The roof is fully covered in a green roof system as well as a 10 kilowatt solar array. Several walls are clad in living wall systems and a vault in the basement provides onsite stormwater treatment.

PIKE

Seattle, WA
Currently under construction

Pike is located in the vibrant PPUNC neighborhood of Seattle and is inspired by the energy of urban life in the area. The project will feature two stories of retail mezzanine in order to provide a large amount of space for local small businesses in the neighborhood. The project also features a fully vegetated accessible green roof deck as a tenant amenity.

ESKER

Seattle, WA
Currently in development

Located in the heart of Seattle's Capitol Hill, Esker will bring the tranquility of nature to urban dwelling. The project features cascading terraces oriented to the summer sun's azimuth, to maximize views to Puget Sound and Downtown Seattle. The west facade has dense vegetation and landscaped terraces that will soften the sun's glare while filtering neighboring sounds, providing a relaxing escape from the frenzy of city life.

NIWA

Seattle, WA
Currently in development

Niwa is a 60 unit midrise apartment building in the Uptown neighborhood of Seattle. Inspired by traditional Japanese gardens, the project incorporates a series of tranquil rock gardens into the design as well as a museum of Pacific Northwest mosses. Bicycle parking is provided for all residents and the roof is fully covered in a green roof system.

WOODLAWN

Portland, OR
Completed February 2014

Woodlawn is a LEED Platinum 18 unit mixed–use apartment building featuring innovative design and construction strategies. It is constructed with primarily reclaimed and highly renewable materials, and features 4,500 square feet of ecoroof, an outdoor roof terrace, and 1,100 square feet of living wall siding. 10 Kilowatts of solar awnings shade the pedestrian zone and a 9,000 gallon rainwater cistern with a waterwheel is located in the central courtyard.

THE WOODS

Portland, OR
Construction beginning Early 2016

The Woods is an innovative building design that will mimic the beauty and calm of nature while also connecting its residents to the bustle and energy of urban Portland. Located in the middle of the up-and-coming Eliot neighborhood, The Woods features several community spaces, a large central courtyard inspired by natural elements around the Portland area with a large water feature that flows down to a pond at the ground level. The new 44,000 square foot building will house 50 residential units, up to three ground floor commercial spaces, onsite parking and ample bicycle parking.

SOLTERRA PORTLAND OFFICE

Portland, OR
Currently under construction

Our future Portland branch office is a 5–story mixed-use warehouse and office building. It is targeting the 2030 Challenge, and is the first project in the region pursuing The Energy Trust of Oregon's "Path to Net Zero."