

BARANOF INTERBAY STORAGE

DRB Recommendation Package #2

West Design Review Board: Meeting Date 08/31/2016

DPD PROJECT # 3022095



For more information please contact:

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Aerial Photograph

SITE 1634 15th Ave W.
Interbay, Seattle WA 98119

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1.0 SITE INFORMATION

ZONING DATA

Zoning Designation: Industrial Commercial-45 (IC-45)

Zoning Overlays: None

Urban Village Overlay: Ballard-Interbay-Northend Manufacturing Industrial

SEATTLE MUNICIPAL CODE

Development Standards:

The standards for development within the IC zone are outlined in Seattle Municipal Code (SMC) Chapter 23.50.

Structure Height:

Within the IC-45 zone, structure heights are limited to 45 feet. Extra FAR and/or FAR bonuses are not available in the IC zones.

Floor Area Limits:

Per SMC Section 23.50.028 – Floor area limits, the base and maximum floor area ratio (FAR) for the site is 2.5.

Setback Requirements:

Assuming that the space between the subject site and the residentially-zoned lots to the east would be considered an alley, a ten-foot setback would be required on the east side of the site, and half of the alley width may be counted as part of the required setback, per SMC Section 23.50.32 – Industrial Commercial—Setback requirements.

Screening and Landscaping:

Per SMC 23.50.038 – Industrial Commercial – Screening and landscaping, because the proposed development will create more than 4,000 new square feet of a non-residential use, the required landscaping must achieve a “Green Factor” score of 0.30 or greater (such landscaping includes large shrubs or other perennials and trees, as well as green roofs and high soil depths). Street trees must also be provided. Blank segments of facades that are 60 feet wide and greater, and within 20 feet of the street lot line, must be screened with a hedge, trellis, and/or vining plant, or other landscaping. Screening is required in all surface parking areas; in surface parking areas for more than 50 cars, interior landscaping is also required, and view obscuring screening may be required in surface parking areas adjacent to residential zones. Outdoor storage and outdoor loading berths adjacent to residential zones must also be screened with view obscuring screening.

Light and Glare Standards:

Per SMC Section 23.50.046 – Industrial Buffer and Industrial Commercial—Light and glare standards, exterior lighting must be shielded and directed away from lots in adjacent residential zones, and additional requirements (possibly including a glare diagram) may apply if the proposed development includes a significant percentage of highly reflective façade material.

Required Parking:

Per SMC Section 23.54.015 Required parking, parking is required at one space for every 2,000 square feet of gross floor area for structures in storage use on the site. Per SMC subsection 23.54.015 D. Parking waivers for non-residential uses, the parking required may be waived for the first 2,500 square feet of gross floor area for structures in storage use on the site.

Parking Quantity Exceptions:

Per SMC Subsection 23.54.020 F. Reductions to minimum parking requirements, because the subject site is within 1,320 feet of a street with peak transit service headways of 15 minutes or less, the minimum parking requirements is reduced by 15 percent. Additional reductions to the minimum parking requirements may be discussed at the Pre-Submittal Conference with representatives from the City of Seattle Department of Planning and Development.

2.0 REC BOARD COMMENTS + ITEMIZED RESPONSES

FIRST RECOMMENDATION MEETING August 3, 2016

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. Massing. The Board expressed concern about the massing of the proposal, concluding that it did not meet the objective of breaking down the mass and reducing perceived height, bulk, and scale. The Board reiterated this point as a priority and requested the following development:

a. Along 15th Ave W, the structure is recessed approximately five-feet near the center of the elevation and treated with green metal panel. The Board agreed this modulation should be increased to further emphasize the perception of the project as two structures. (CS2-C, DC2-A)

Response: From the meeting, the Design Team understood the primary concern to be two fold; the overall mass of a single, unbroken upper structure and the large, unadorned walls on the West elevation. In working through the design, the Design Team did not see the cutting away of the slot area as successfully achieving either goal. To meet the objective of reduced perceived mass of the upper structure and minimization of the blank wall, we have cut the building twice on the West elevations upper levels, recessed it on the third floor and projected out the ground floor as requested. In combination with the landscape changes, we believe this to be a more successful response to meet both the massing and blank wall objectives identified. Further, the parapet has been stepped to increase the visual relief along each of the buildings elevations.

b. In consideration of pedestrian safety along 15th Ave W, the Board agreed the modulation should happen at floors two and up so as to maintain a consistent street edge and ensure pedestrian safety (PL2-B).

Response: Along W. 15th Avenue, the proposed building façade maintains a constant plane relative to the street edge. The square arches in green break up the elevation into the three sections which are separated by each other by clear glazing and narrow wall sections of metal panel to further articulate the façade.

c. Clearly illustrate this response in the next Recommendation packet.

Response: Additional rendering and building reviews have been included in this REC Package Update dated 8/19/16

2. Landscape. The Board discussed the landscaping along 15th Ave W that included Arborvitae adjacent the west elevation and street trees in tree grates in the right-of-way.

a. The Board did not support the proposed Arborvitae and recommended the installation of lush and robust landscaping to provide greater visual interest. The Board suggested vertical plantings, such as Vine Maple or Dogwood trees. The landscape along 15th Ave W should also include a variety of layers and produce seasonal interest. (CS2-A, CS2-B)

Response: The landscaping has been updated per the board's recommendations. Preference has been given to native and/or adaptive species for the site. Specifically along the West elevation of the building, planting has been selected to modulate with the height of the background structure. At the glazed areas, plants have been selected to be shorter to allow the visual connection from interior to exterior to be maintained. At the taller area below the square arches, taller planting able to grow in the narrow landscape strip, specifically Irish Yews, have been selected to provide tall, columnar, plant elements to further reduce the blank wall feel of the elevation

b. The Board recommended a continuous planter strip be provided along 15th Ave W rather than the proposed tree grates, and street trees should be planted the length of the 15th Ave W frontage (CS2-A, CS2-B).

Response: After review with SDOT, a planter strip has been determined viable and is provided as part of the proposed design response.

c. Include a landscape plan in the next Recommendation packet.

Response: The updated narrative and rendered landscape plans have been included in this REC Package Update dated 8/19/16

3. Artwork. The subject site currently contains a glass tile manufacturing business. The project design proposed the use of this glass tile as artwork on the west façade.

a. The Board supported use of this glass tile and recommended it be used at the office entry due to its small scale (CS3-B, PL3-A).

Response: Glass artwork has been included as part of the entry/office façade design.

b. The Board agreed that artwork on the west façade should be of a large scale and bold expression that evokes a sense of place (super graphics were suggested) (CS3-B).

Response: With the façade revisions to significantly reduce scale and the planting strategy proposed, a significant art component to the west façade is no longer viable.

c. The Board suggested locating the artwork within the green framed areas and be designed to serve as a contrast between the light gray within the frames and the dark gray of the upper levels (CS3-B), DC2-B.

Response: Please see Item b.

d. The Board recommended that the artwork be integrated with the landscape concept along 15th Ave W (CS3-B).

Response: Please see Item b.

4. Office Entry. The office entry was located at the northwest corner of the site, with direct access to the 15th Ave W sidewalk. The ensemble of elements demarcating this entry included steel and glass entry canopies, glass storefront windows, and green metal panel. The Board found the office expression to be successful. (PL3-A).

With the revisions made to the façade, the design team has updated the entry area to include the glass tile and better respond to the other changes to the building elevations.

5. Lighting. Lighting was proposed along the perimeter of the structure to provide for safety and security and emphasizing the green metal panel treatment at the northwest and southwest corners.

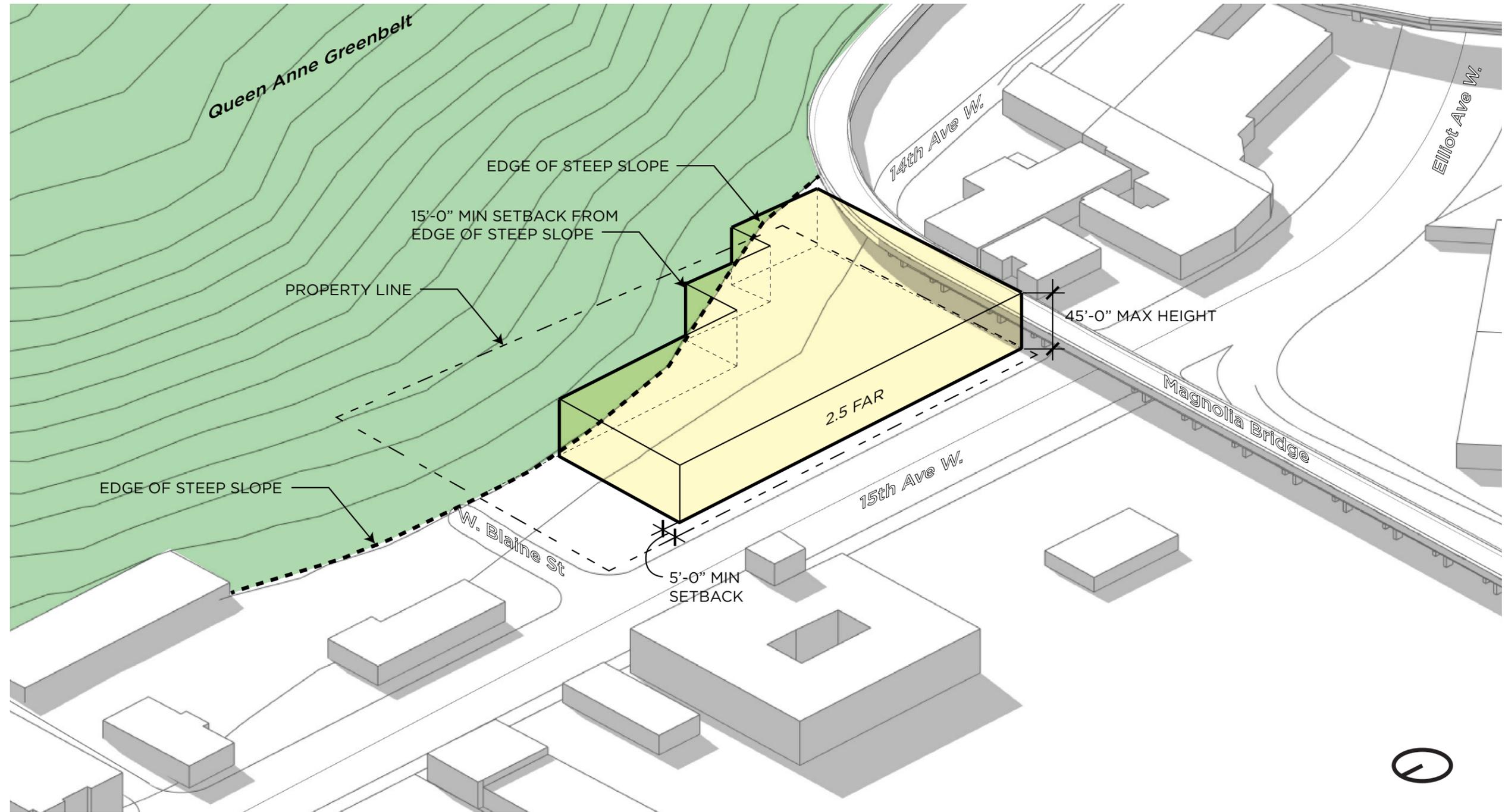
a. The Board expressed concern that there was a lack of lighting along 15th Ave W, and recommended lighting be added to accentuate the architectural concept and/or the artwork on the west façade. The lighting should be of a human scale. (PL2-B, DC4-C)

Response: With the revised west elevation, significant revisions have been made to the lighting to highlight the architecture while maintaining the safety provisions delineated in the original design.

b. The Board supported the proposed lighting fixtures that included black aluminum recessed, wall-mounted, and pole lighting (DC4-C).

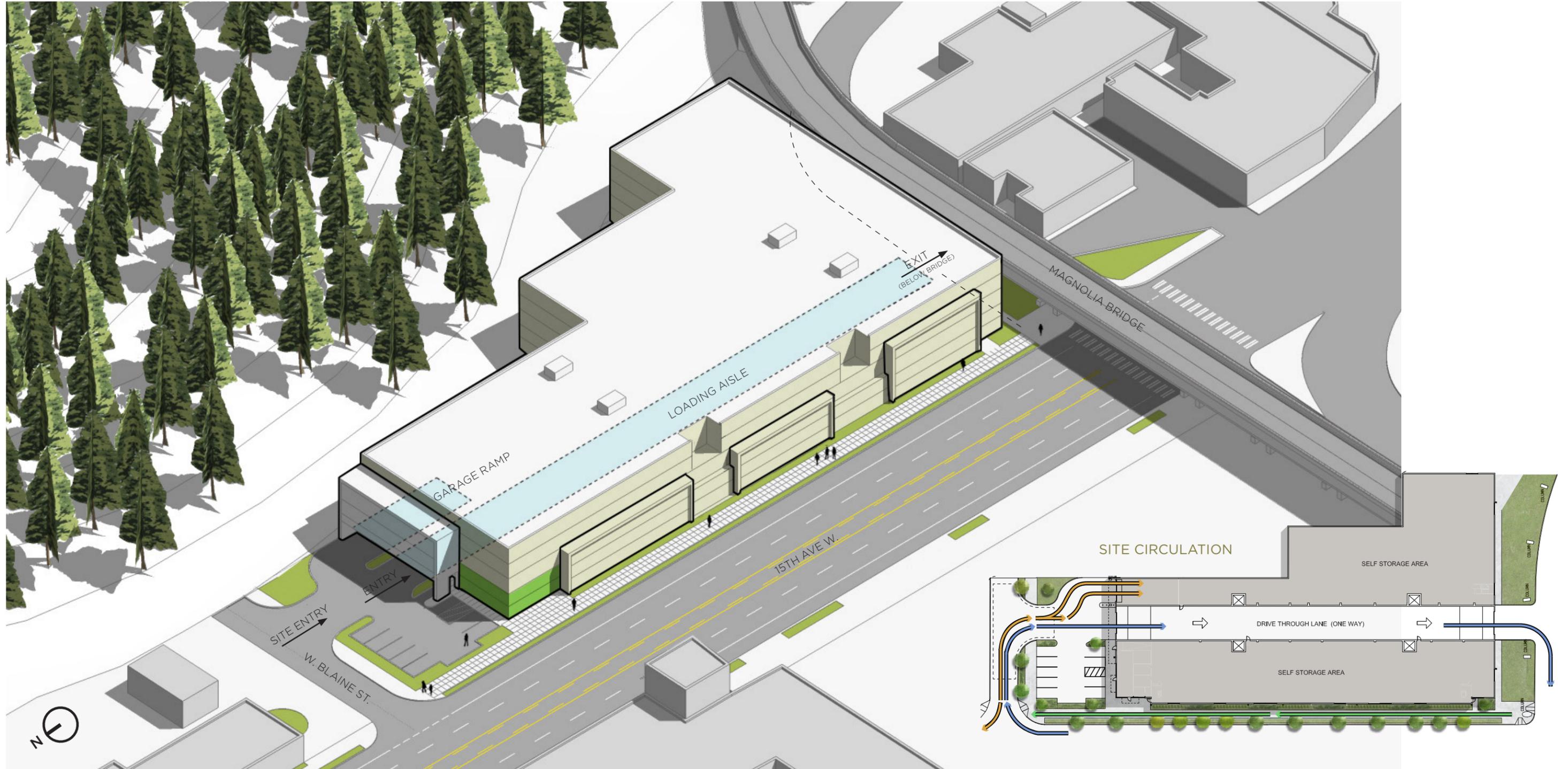
Response: The same fixtures are proposed in this REC Package Update dated 8/19/16

ZONING INFORMATION



SITE DIAGRAM

MASSING DIAGRAM



➡ LARGE VEHICLES
 ➡ PASSENGER CARS
 ➡ PEDESTRIAN & BIKE
 STORAGE
 VEHICULAR
 OFFICE

3.0 DESIGN UPDATE





VIEW LOOKING SOUTH, NORTH END



VIEW EAST, TOWARD LOADING EXIT, UNDER MAGNOLIA BRIDGE



VIEW LOOKING SOUTH, MIDWAY



VIEW LOOKING NORTH, SOUTH END

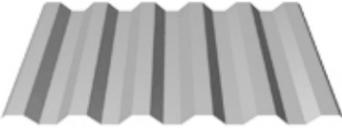


VIEW FROM SOUTH, ON 15TH AVE. W



VIEW FROM WEST, FROM MAGNOLIA BRIDGE

EXTERIOR FACADE MATERIALS

- ①  METAL PANEL (TYPE-1)
Horizontal orientation
- ②  METAL PANEL (TYPE-2)
Vertical orientation
- ③  METAL PANEL (TYPE-3)
Flat Panel

OTHER BUILDING MATERIALS



(1) STEEL & GLASS ENTRY/STOREFRONT CANOPIES (2) STOREFRONT SYSTEM @ CORNERS (3) STORAGE DOORS - VISIBLE FROM EXTERIOR ON SOME FACADES.



4.0 LANDSCAPING



HOGAN CEDAR



DWARF WINGED EUONYMUS



KINNIKINICK



'CAPITAL' FLOWERING PEAR



'NEARLY WILD' ROSE



'OTTO LUYKENS' LAUREL



'ELIJAH BLUE' FESCUE



BERKLEY SEDGE



ROSEHILL ASH



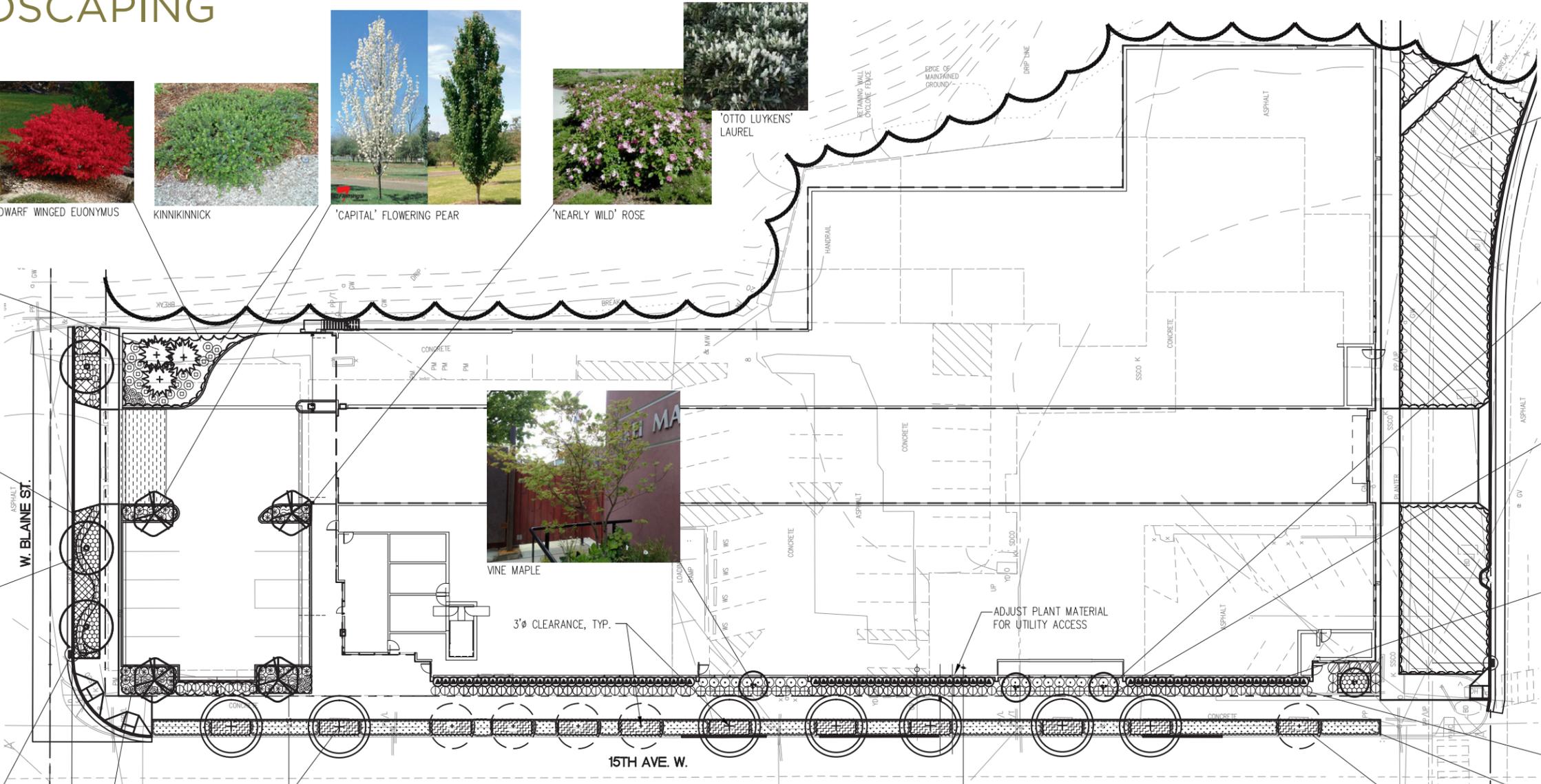
KELSEY RED OSIER DOGWOOD



'FLAMINGO' BOX ELDER



VINE MAPLE



'PRINCE OF WALES' JUNIPER



TEXAN JAPANESE PRIVET



COMPACT OREGON GRAPE



IRISH YEW

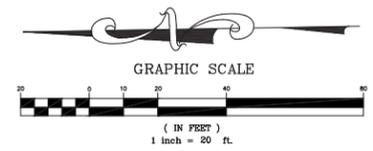


DAVID'S VIBURNUM

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS
TREES		
+	ACER NEGUNDO 'FLAMINGO' / FLAMINGO BOX ELDER	2" CAL., MATCHED SET, B&B, BRANCHED @ 5', SPECIMEN QUALITY
+	ACER CIRCINATUM / VINE MAPLE	10"HT., B&B, NURSERY-GROWN, SPECIMEN, MULTI-STEMMED
+	FRAXINUS AMERICANA 'ROSEHILL' / ROSEHILL ASH	2" CAL., MATCHED SET, B&B, BRANCHED @ 5', SPECIMEN QUALITY
+	PYRUS CALLERYANA 'CAPITAL' / 'CAPITAL' FLOWERING PEAR	2" CAL., MATCHED SET, B&B, 10' MIN. HT., BRANCHED @ 5', SPECIMEN QUALITY
+	THUJA PLICATA 'HOGAN' / 'HOGAN' CEDAR	6'-7' MIN. HT., SPECIMEN QUALITY
+	TAXUS BACCATA 'FASTIGIATA' / IRISH YEW	5' MIN. HT., SPECIMEN QUALITY, 2.5' O.C.
+	EXISTING STREET TREE	PRESERVE AND PROTECT
SHRUBS		
⊙	CORNUS SERICEA 'KELSEY' / KELSEY RED OSIER DOGWOOD	5 GAL. CONT., PLANT AT 3' O.C.
⊙	EUONYMUS ALATA 'COMPACTA' / DWARF WINGED EUONYMUS	5 GAL. CONT., PLANT AT 3' O.C.
⊕	MAHONIA AQUIFOLIUM / COMPACT OREGON GRAPE	5 GAL. CONT., PLANT AT 3' O.C.

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS
SHRUBS (cont'd)		
⊙	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAN JAPANESE PRIVET	5 GAL. CONT., 4' PYRAMID; PLANT @ 3 1/2' O.C.
⊙	VIBURNUM DAVIDII / DAVID'S VIBURNUM	18"-24" SPREAD, B&B, SPECIMEN QUALITY
⊙	BERBERIS THUNBERGII ATRO 'CRIMSON PYGMY' / CRIMSON PYGMY RED BARBERRY	2 GAL. CONT., PLANT @ 30" O.C.
⊙	PENNISETUM ORIENTALE / 'ORIENTAL FOUNTAIN' GRASS	2 GAL. CONT., PLANT @ 3' O.C.
GROUNDCOVER		
⊙	ARCTOSTAPHYLOS UVA-URSI / KINNIKINICK	4" POTS @ 18" O.C.
⊙	FESTUCA OVINA GLAUCA 'ELIJAH BLUE' / 'ELIJAH BLUE' FESCUE	1 GAL. CONT., PLANT AT 2' O.C.
⊙	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES' / 'PRINCE OF WALES' JUNIPER	2 GAL. CONT., PLANT AT 4' O.C.
⊙	CAREX TUMULICOLA / BERKLEY SEDGE	1 GAL. CONT., PLANT AT 2' O.C.
⊙	PARKING LOT LANDSCAPING PRUNUS LAUROCEASUS 'OTTO LUYKENS' / 'OTTO LUYKENS' LAUREL	2 GAL. CONT., PLANT AT 3' O.C. 2 GAL. CONT., PLANT AT 3.5' O.C. LAUREL AT EDGES OF PLANTER, ROSE AT

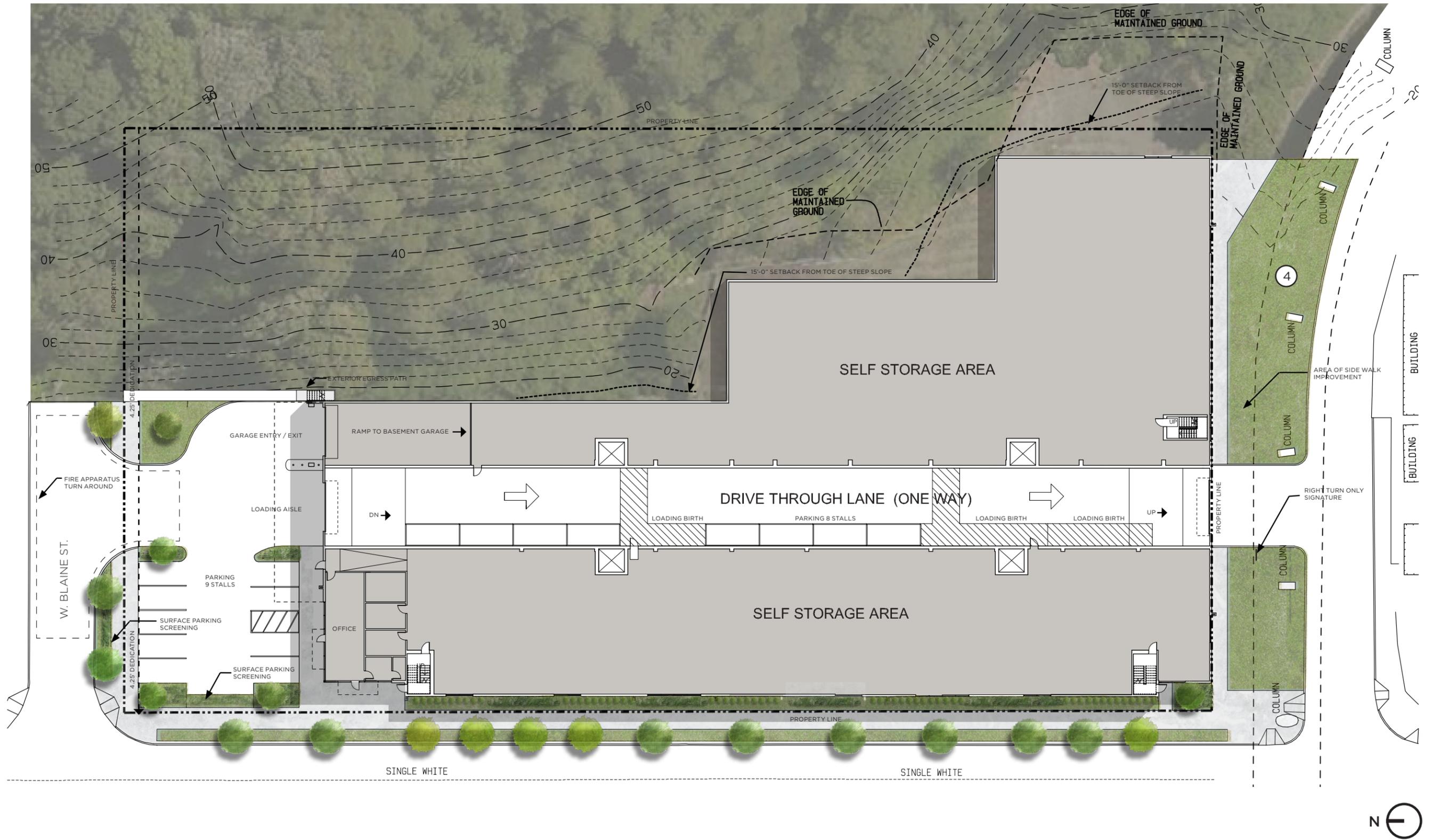


CRIMSON PYGMY RED BARBERRY



'ORIENTAL FOUNTAIN' GRASS





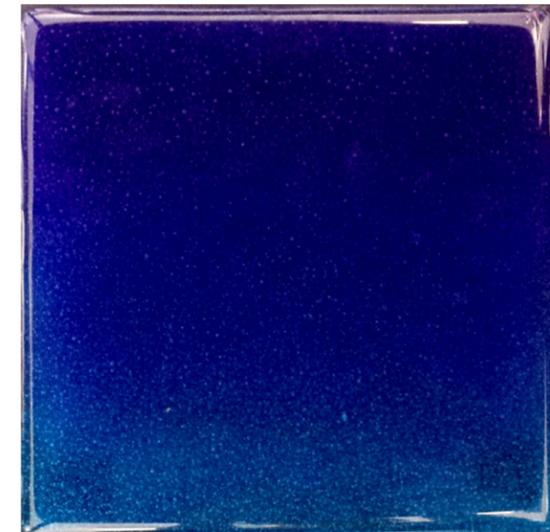
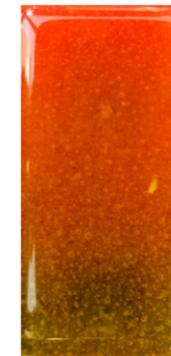
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INCORPORATION OF ARTWORK



GLASS TILE

Glass tiles from a tenant currently occupying the site will be implemented in the facade adjacent to the office entry to add interest at the pedestrian level at the primary corner of the site.

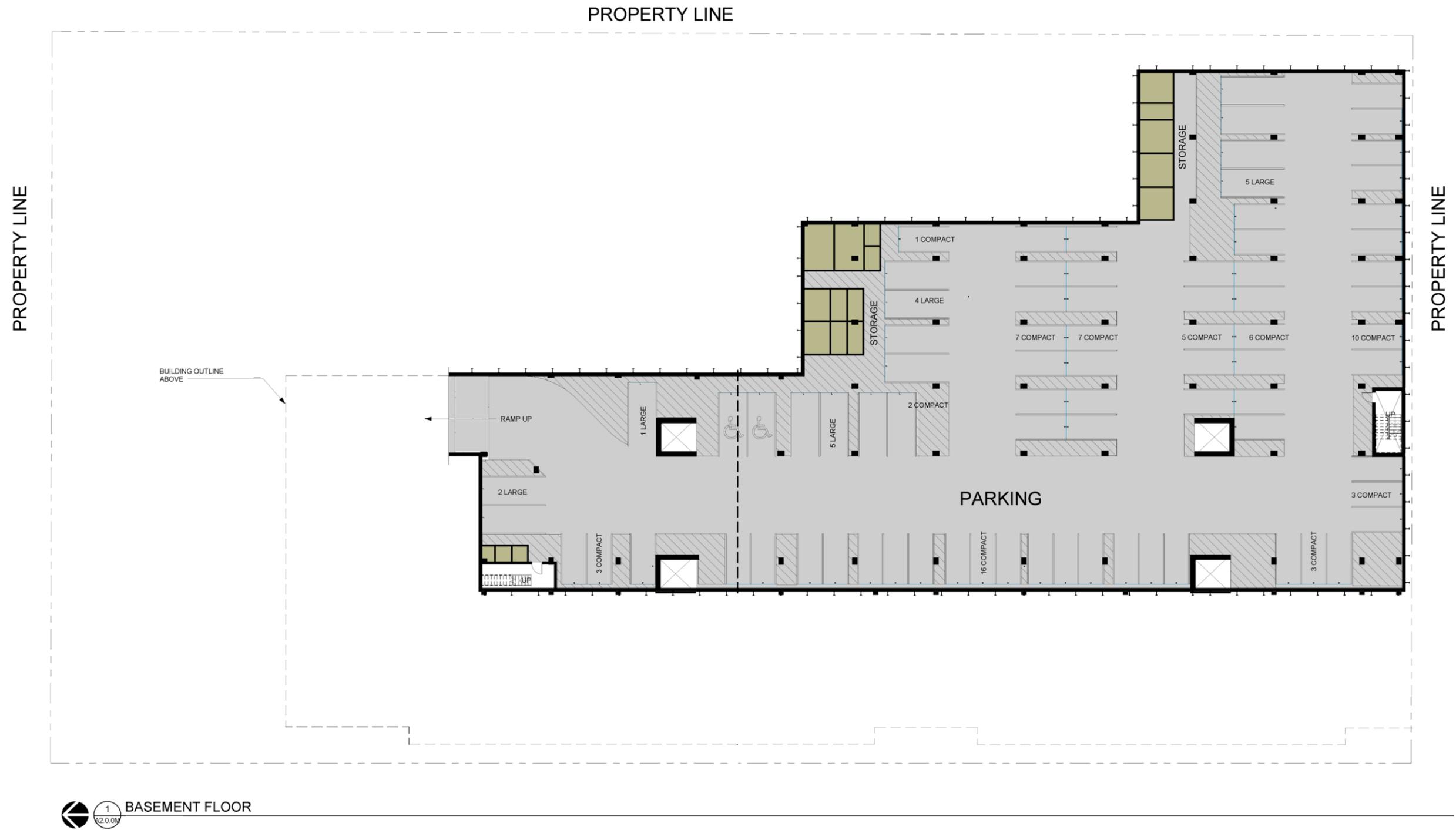


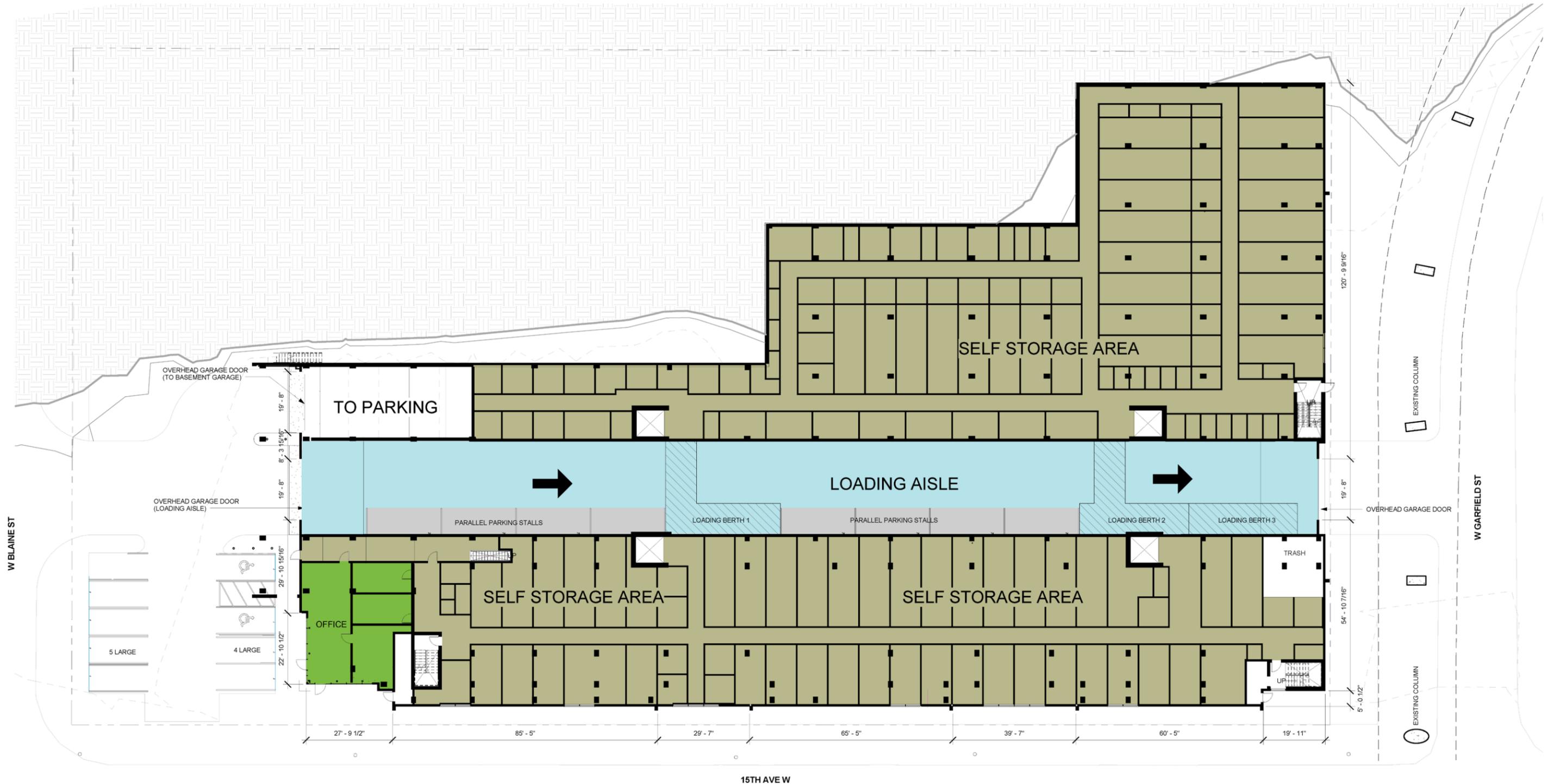
SITE LIGHTING



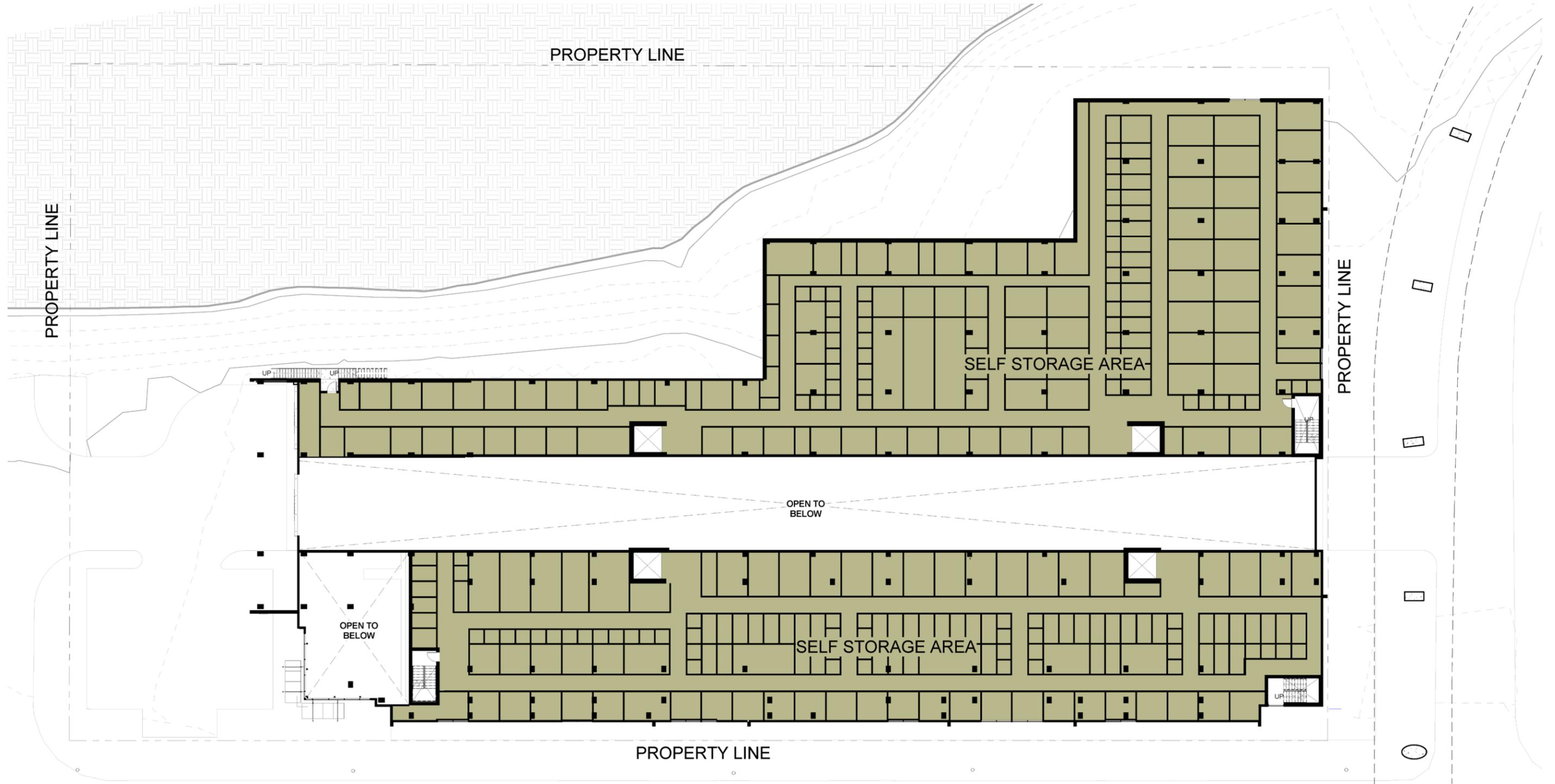


5.0 TECHNICAL DRAWINGS

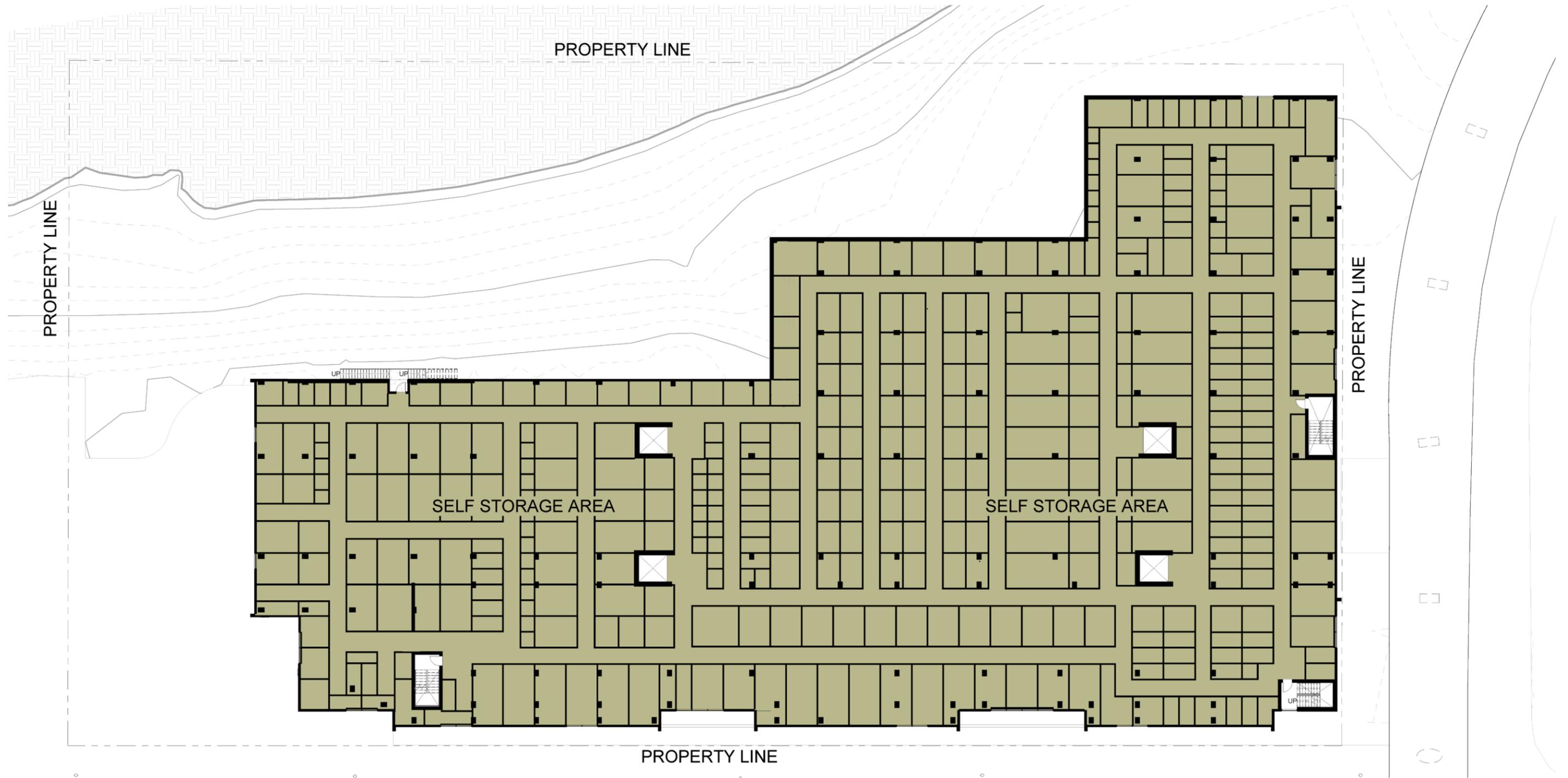




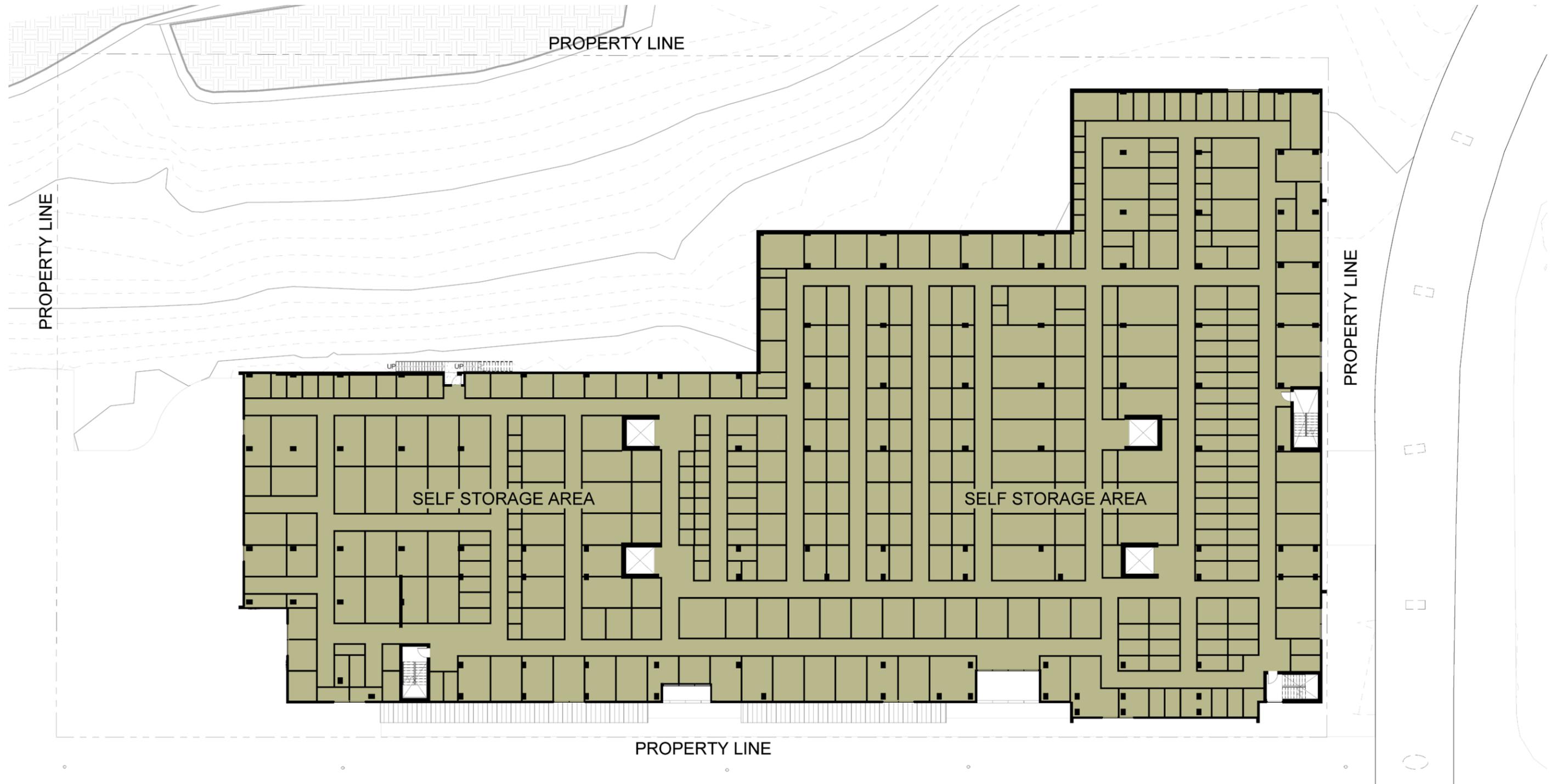
1 FIRST FLOOR - PARKING



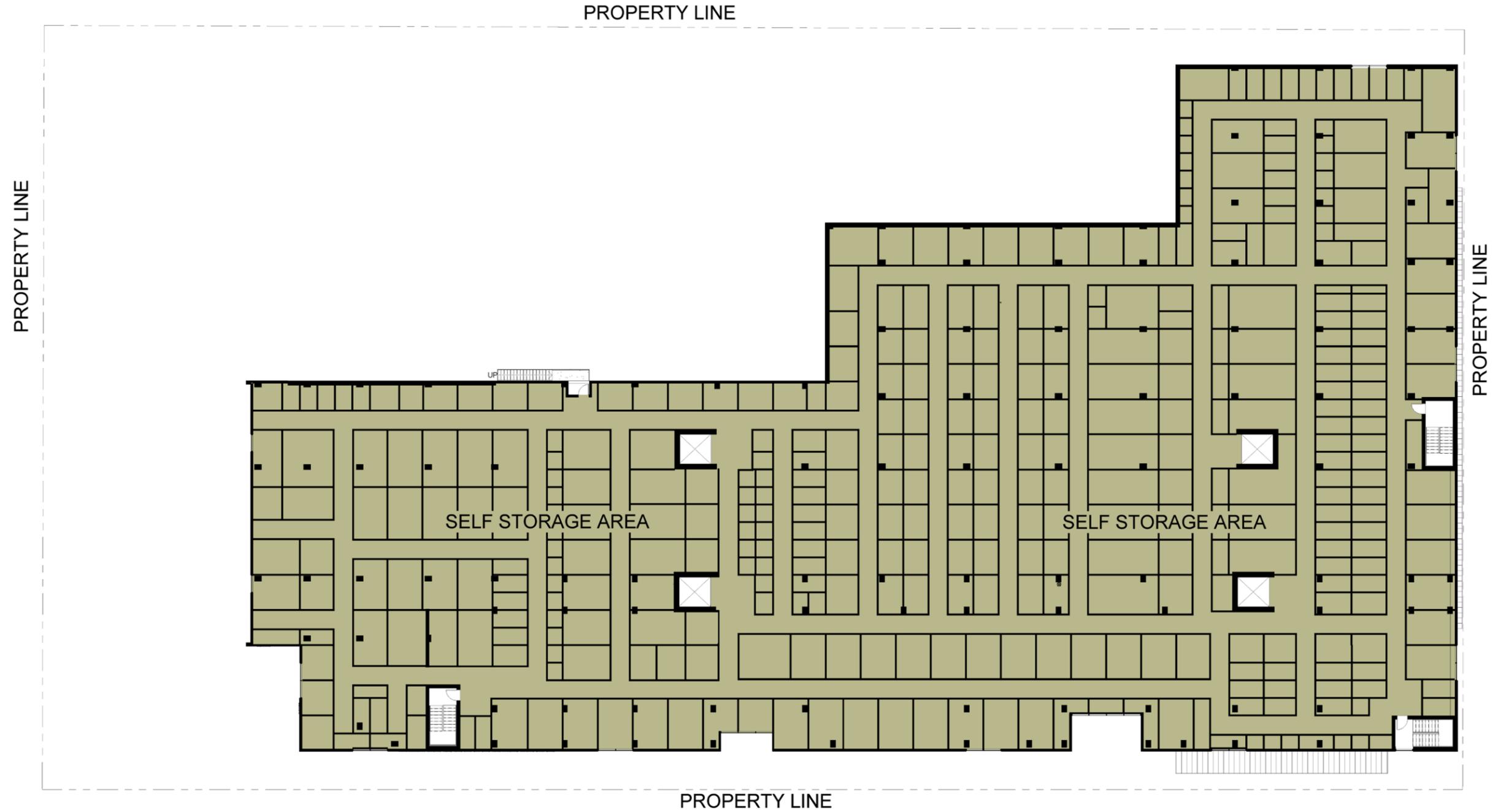
1 M - 2ND FLOOR PLAN
2.2.01



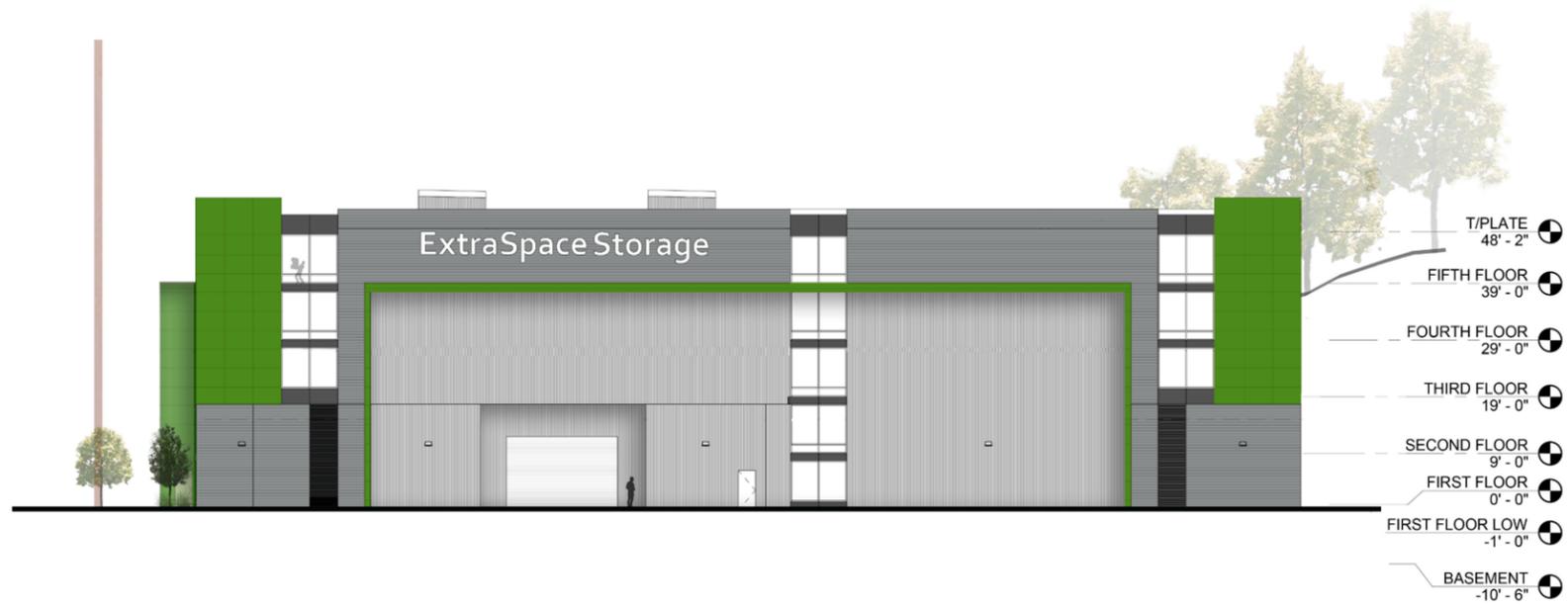
1 M - 3RD FLOOR PLAN
A2.3.01



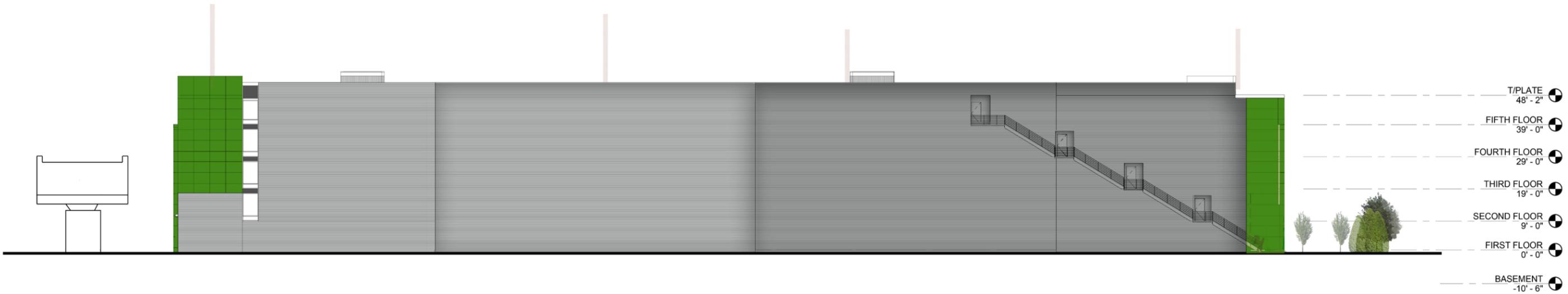
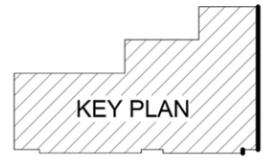
1 M - 4TH FLOOR PLAN
R2.4.01



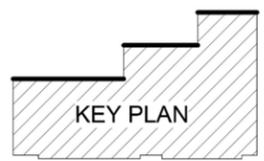
1 M - 5TH FLOOR PLAN
25.0M

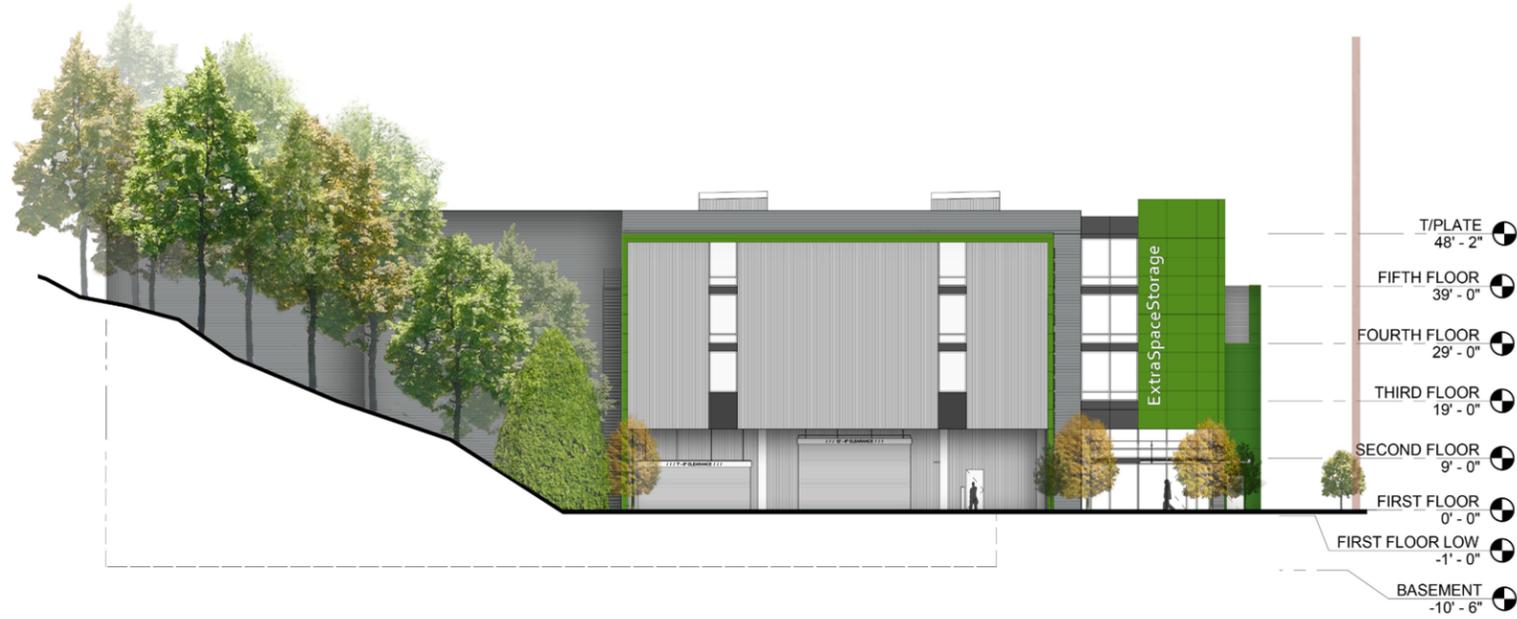


4 SOUTH ELEVATION
A3.00

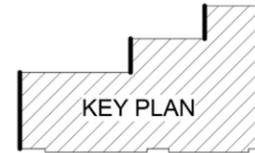


2 EAST ELEVATION
A3.00

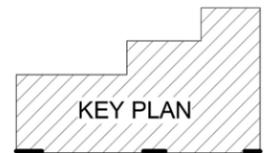


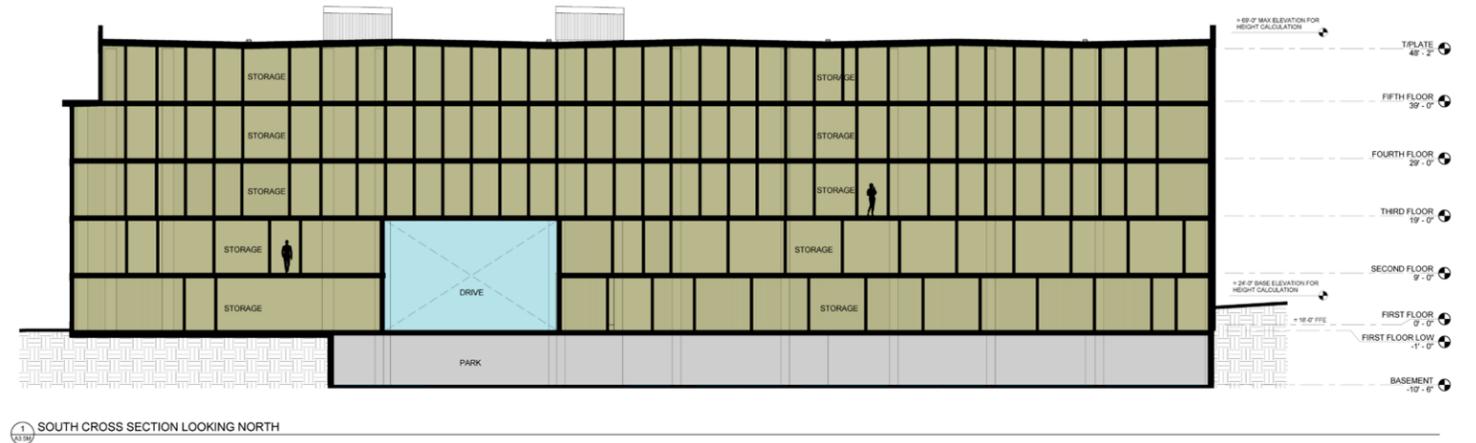
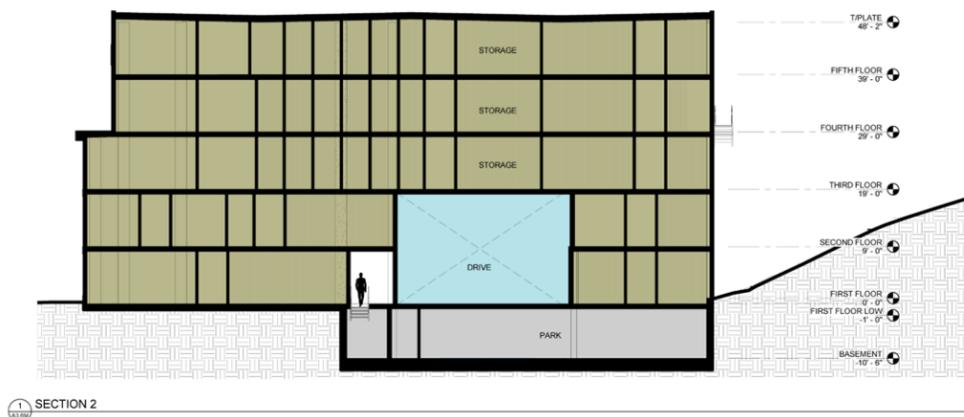


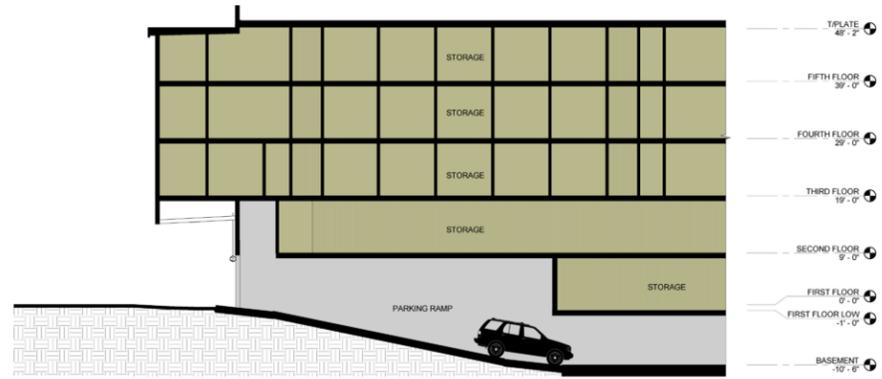
3 NORTH ELEVATION
A3.00



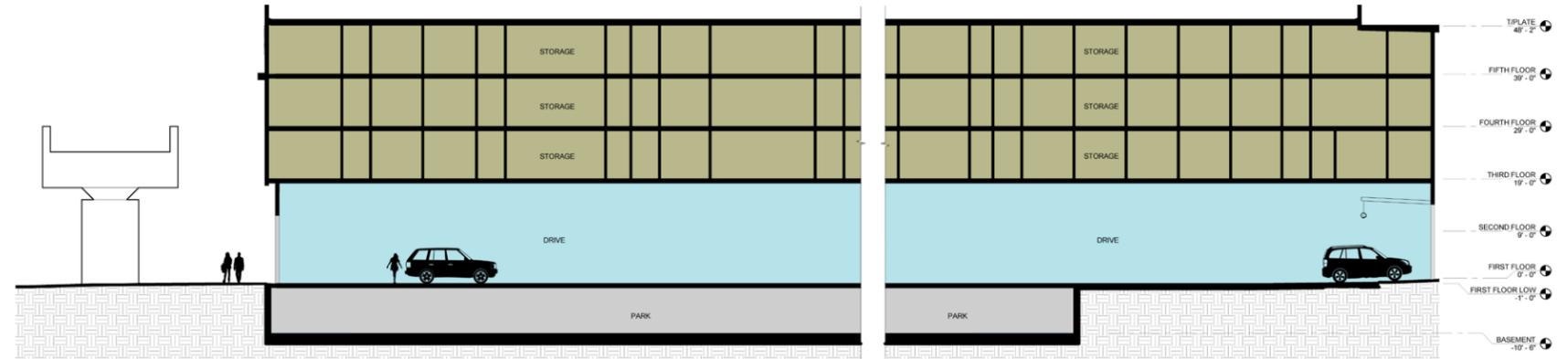
1 WEST ELEVATION
A3.00







2 BASEMENT RAMP SECTION



2 LONGITUDINAL SECTION

