

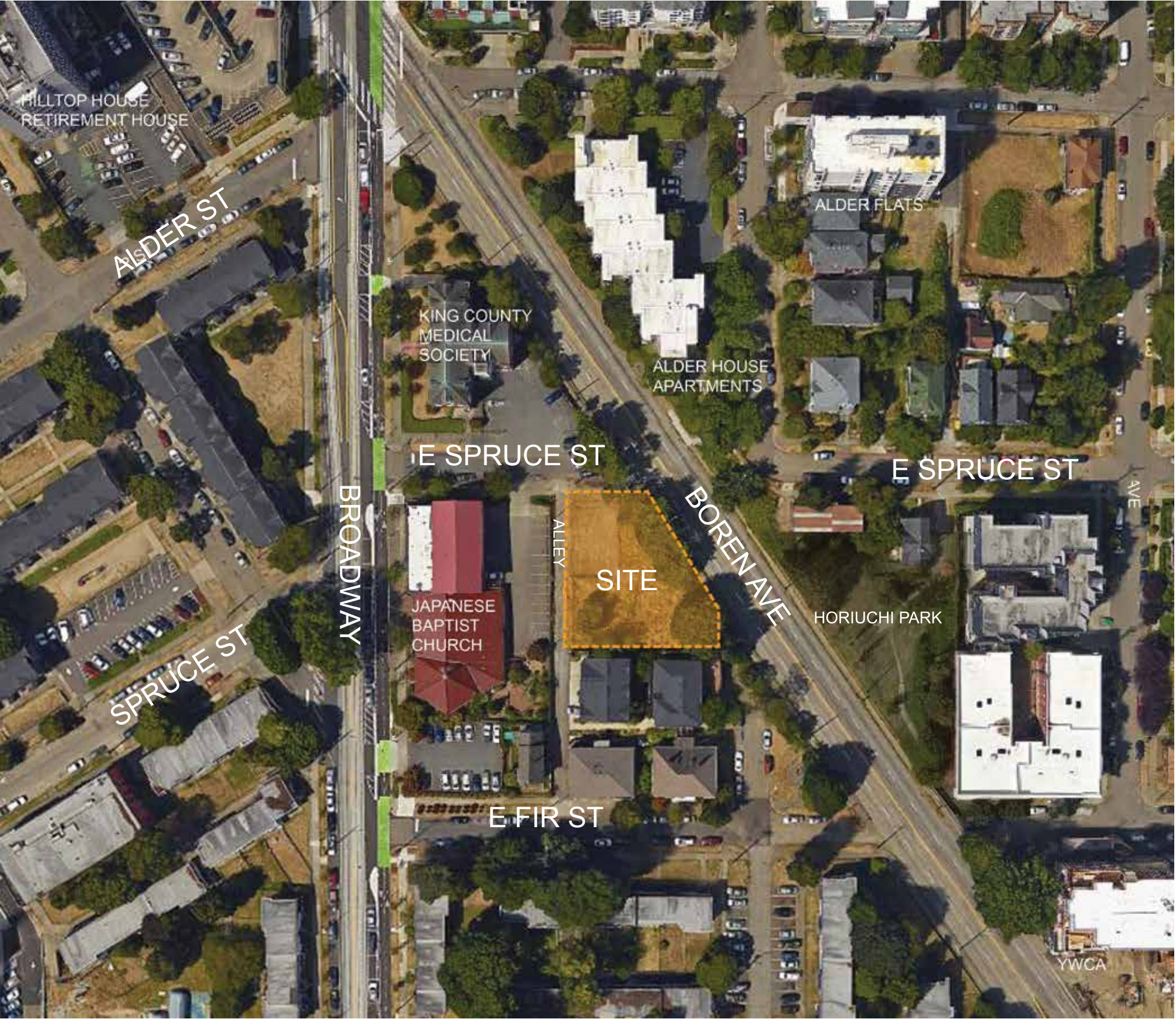


915 e spruce street

Design Review Recommendation

October 26, 2016

SDCI Project # 3022495



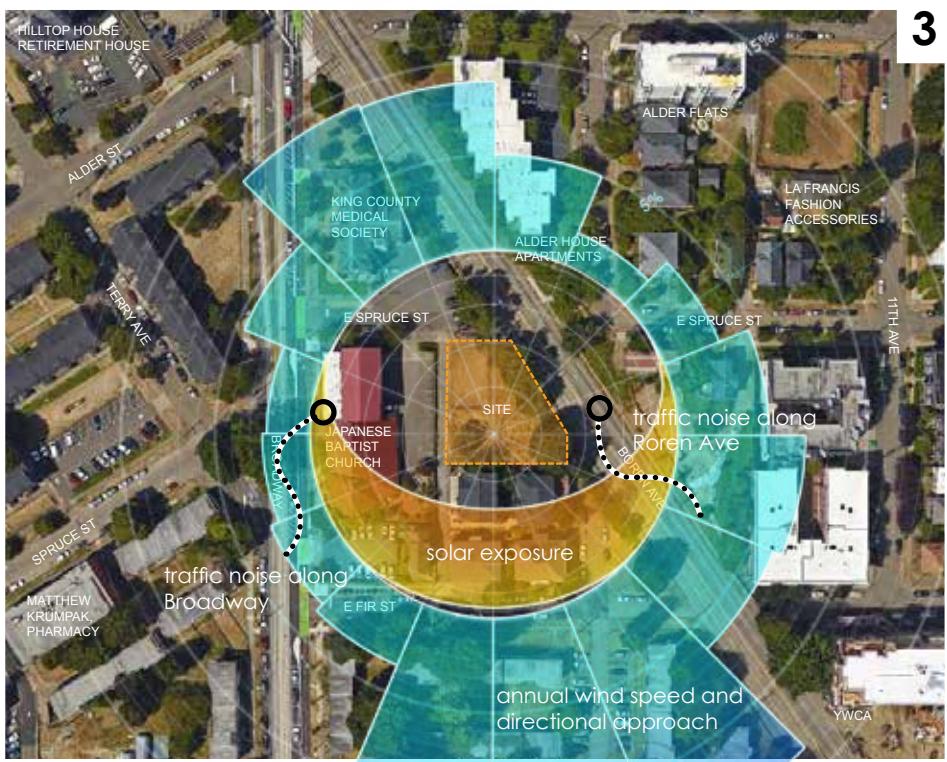
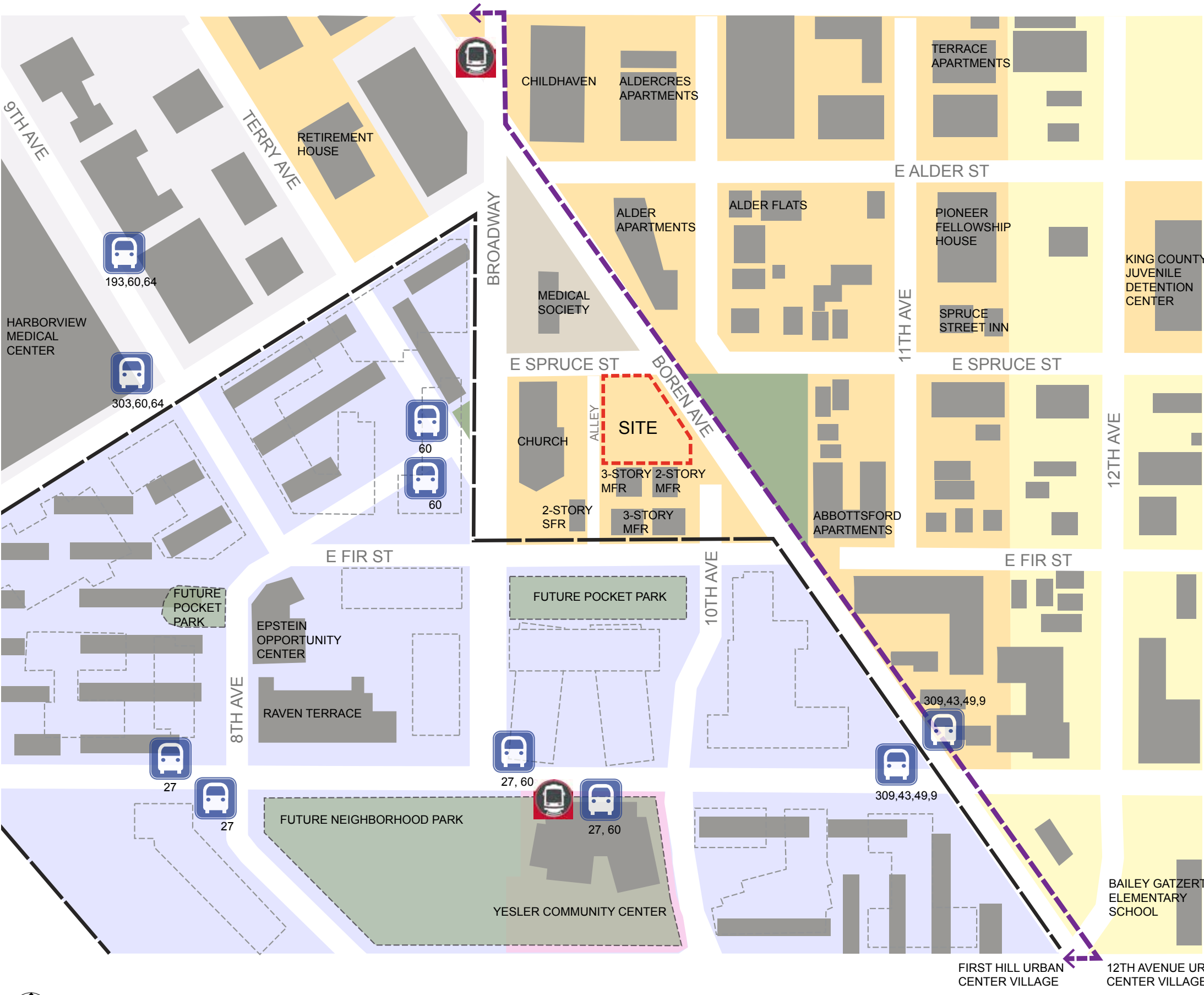
SITE AREA: 12,200 sf

ZONING: Midrise with First Hill Urban Center Village and Frequent Transit Corridor overlays

PROJECT DESCRIPTION:
Proposal for a new 75-unit residential building 7 stories above grade with rooftop amenity area. No on-site parking is proposed due to proximity of transit service

SUMMARY OF DEVELOPMENT STANDARDS:			
Height limit:	Required:	75' maximum (with low-income incentive bonus)	
	Proposed:	63.64'	
Parking:	Required:	No parking required in urban village within 1,320 ft of frequent transit. (SMC 23.54.015)	
	Proposed:	No on-site parking	
FAR:	Required:	4.25 (with low-income incentive bonus) max	
	Proposed:	$4.25 \times 12,200 = 51,850$ sf	
Setbacks:	Required:	Front (Boren): 5' min, 7' avg	
		Side: 5' min, 7' avg up to 42' height/ 7' min, 10' avg above 42'	
	Proposed:	Rear (alley): 10' adjacent to alley	
		Front (Boren): Varies - 5' min, 44' max	
		Side: 7' avg up to 42'/10' avg above 42'	
Trash:	Required:	Rear (alley): 10'	
	Proposed:		
Amenity Area:	Required:	75 units (375 sf for first 50 units, plus 4 sf x remaining units)	
	Proposed:	$375 + 4 \times (25) = 475$ sf (SMC 23.54.040)	
Landscaping:	Required:	589 sf within building, adjacent to alley	
	Proposed:		
Amenity Area:	Required:	5% of gross floor area = $0.05 \times 49,378$ gsf = 2,469sf	
	Proposed:	5% of gross floor area on rooftop deck = 2,879 sf	
Landscaping:	Required:	Green Factor of 0.5	
	Proposed:	Green Factor of 0.5	

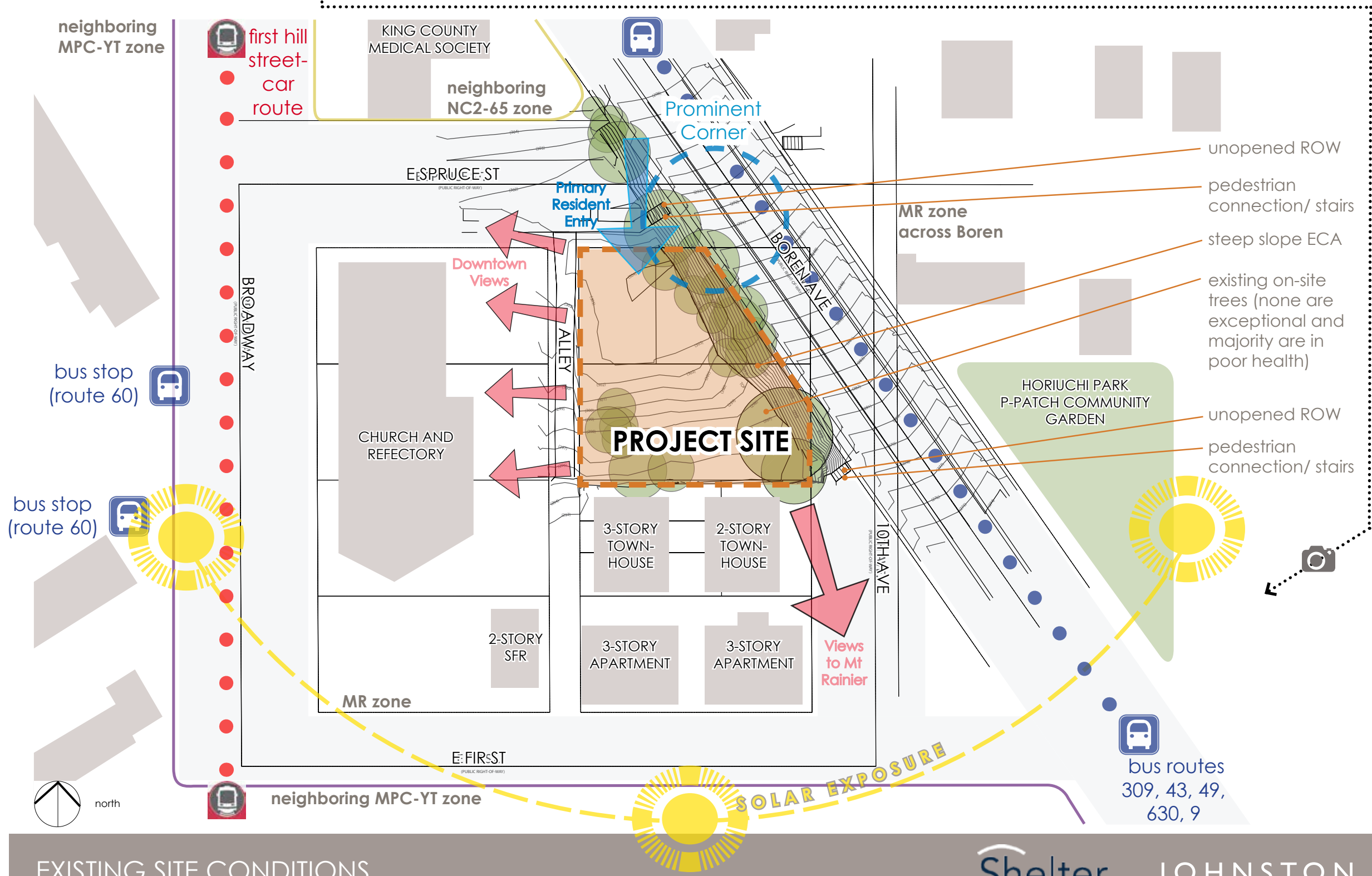
NOTE: no departures are required or requested for this project



ZONING KEY

- PROJECT SITE
- EXISTING BUILDING
- MR
- MPC-YT
- NC3P-65
- LR3
- C2-65
- MIO-105-MR
- NC2-65
- OPEN SPACE (PARK OR COMMUNITY GARDEN)
- FUTURE OPEN SPACE
- URBAN VILLAGE BOUNDARY
- YESLER TERRACE MASTER PLANNED COMMUNITY BOUNDARY
- FUTURE YESLER TERRACE BUILDING / DEVELOPMENT







CONTEXT & SITE

> CS1 C 2: **Elevation Changes:** Consider existing site topography when siting the building and open space and explore opportunities to respond to elevation changes in building form

Response: project is nestled into the hillside and steps down with grade from north to south

> CS2 B 2: **Connection to the Street:** Identify opportunities to connect with public realm and consider quality and character of streets in siting/designing the building

Response: building engages Boren with ground-level patios and entry; main entry engages E Spruce St

> CS3 A 4: **Evolving Neighborhoods:** Explore ways to establish a positive context for others to build on in the future

Response: project engages streets (particularly Boren) more substantially than older surrounding projects



PUBLIC LIFE

> PL1 B 1: **Pedestrian Infrastructure:** Create connection between existing pedestrian network and pedestrian walkways within the site

Response: project engages and enhances existing Spruce St pedestrian stairs through placement of entries and prominent exterior stair (creates a new visual node)

> PL3 A 1: **Entries:** Design primary entries to be obvious, identifiable, and distinctive with clear sight lines and visual connections between lobbies and the street

Response: primary entry lobby has large storefront windows and a more commercial expression than the remaining architecture. Prominent exterior stair helps draw pedestrians in from Boren

> PL3 B 2: **Ground-level Residential:** Explore opportunities to provide additional privacy and security for ground level units with a greater number of transition elements and spaces

Response: generous setback from Boren with landscaping and trees creates a sense of separation between ground level residential units and the street

> PL4 A 2: **Connection to All Modes:** Site the primary entry in a location that connects to all major points of access

Response: primary entry is located off E Spruce St, with a strong connection to Light rail along Broadway



DESIGN CONCEPT

> DC1 A 1: **Visibility:** Consider locating active node of building at the visible or prominent corner

Response: prominent exterior stair and adjacent lobby mark the building entry at the most visible NE corner

> DC2 A 2: **Reducing Perceived Mass:** Design form/architectural features to minimize overall scale of building

Response: two siding expressions articulate setbacks and architectural features to break down scale

> DC2 B 1: **Facade Composition:** Ensure facades are attractive and well-proportioned through placement of details and patterns

Response: each facade features at least two siding expressions creating large-scale patterns to ensure a well-proportioned building

SUMMARY OF EDG FEEDBACK



MASSING/DESIGN AND MATERIALS

BOARD COMMENTS: the Board supported the EDG massing direction, including pulling the building back from Boren, the stepped massing along the alley, and the emphasis of the NE stair as a main focal point. The Board recommended simplification of the panelized siding and further development of the staircase element

Design Response: EDG massing has been retained and further developed. Panelized siding has been simplified by removing the color variation, and window alignment now stacks vertically instead of shifting back and forth. The staircase element design and materiality have been further developed from the previous proposal



SITE PLAN AND LANDSCAPING

BOARD COMMENTS: the Board supported the integration of the landscaping, stairs, and main entry and existing pedestrian connection between Boren & Spruce presented at EDG. The Board supported the raised planter along Boren as a means to buffer the residential building, but stressed the importance of significant landscaping to mitigate for removal of all existing trees on site. The Board supported the at-grade access to bicycle storage and location of services along the alley.

Design Response: EDG landscaping concept and siting has been retained and further developed, including the raised planter buffer along Boren. A significant portion of the site at the SE corner is devoted to landscaping (including new trees) both for stormwater treatment and as a buffer between the residential use and Boren. Access to the bike room remains as at-grade along Boren as sloping site conditions allow (note: bike storage is also accessible from the Spruce Street lobby above via elevator)



RETAINING WALL

BOARD COMMENTS: the Board requested softening of the retaining wall at the SE corner of the site, including through terracing/landscaping. The Board requested sections and more information about the wall's relationship with the ground floor units and excavated patios

Design Response: SE retaining wall has been softened through terracing and landscaping. Sections and perspective views are now included to provide greater detail



^ E Spruce St perspective from EDG

Refined E Spruce St perspective (current > proposal) with simplified panel siding color/pattern and windows stacked vertically



MASSING/DESIGN & MATERIALS:

- **direction:** "simplify the panelized siding to avoid creating an overly busy material application"

response: color variation has been removed and window pattern simplified to calm the facade down and allow the modulation and high quality materials be the focus

MASSING/DESIGN & MATERIALS:

- **direction:** “simplify the panelized siding to avoid creating an overly busy material application”

response: previous color variation has been removed and window pattern simplified to calm the facade down and allow articulation of the bay window modulation to be the focus along the alley



^ SW alley perspective (current proposal) with calmer colors and simplified window pattern



^ SW alley perspective from EDG

MASSING/DESIGN & MATERIALS:

- direction: "simplify the panelized siding to avoid creating an overly busy material application and allow the emphasis to be given to the stair element"

response: with the simplification of the primary siding, the exterior stair is now the main design element at the NE corner, emphasized through warm-toned accent siding material (corrugated preweathered steel)

- direction: "further develop integration of the staircase element into the design concept" and "further examine architectural detailing [of the stair] to enhance the design"

response: the exterior stair anchors the NE corner, reinforced by surrounding walls that project slightly past the primary building walls to form a shield-like expression. Additional detail on the stair construction and siding is provided in the imagery below v



^ precast treads and steel risers



^ corrugated, preweathered steel siding



^ open mesh wall & black steel rail



^ view from Boren Ave looking at exterior stair/NE corner of project proposal



SITE PLAN & LANDSCAPING:

- direction: "supported the raised planter along Boren as means to buffer the residential building...[and] stressed the importance of significant landscaping to mitigate removal of existing trees"

response: the raised bioretention planter remains between the ground floor patios and Boren Ave. Four new street trees have been added along the Boren sidewalk, which will be electively improved/widened by the project. In addition to the street trees, new trees are proposed between the building and Boren.

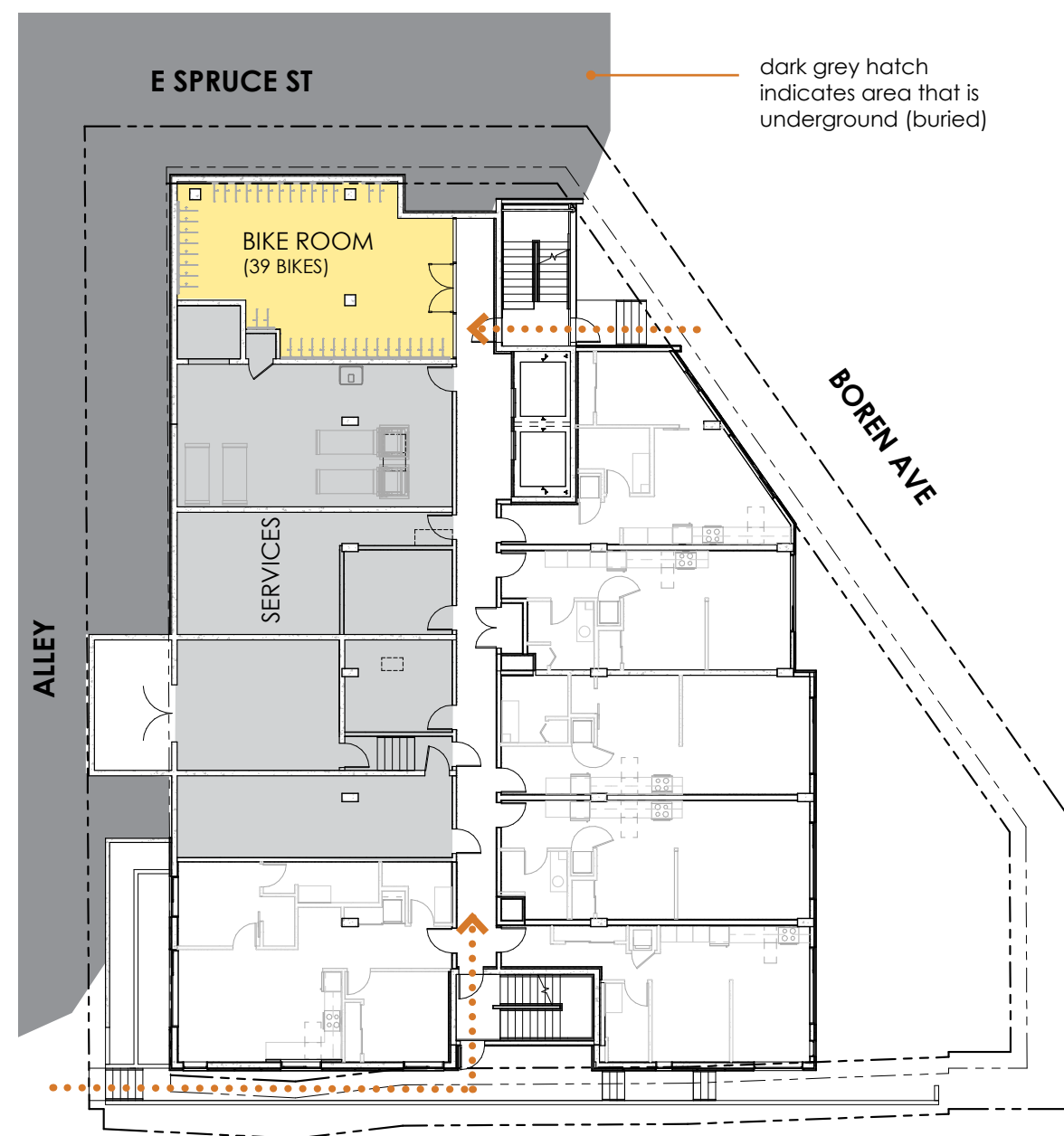


^ Boren Ave, walking south with improved sidewalk and new added street trees

SITE PLAN & LANDSCAPING:

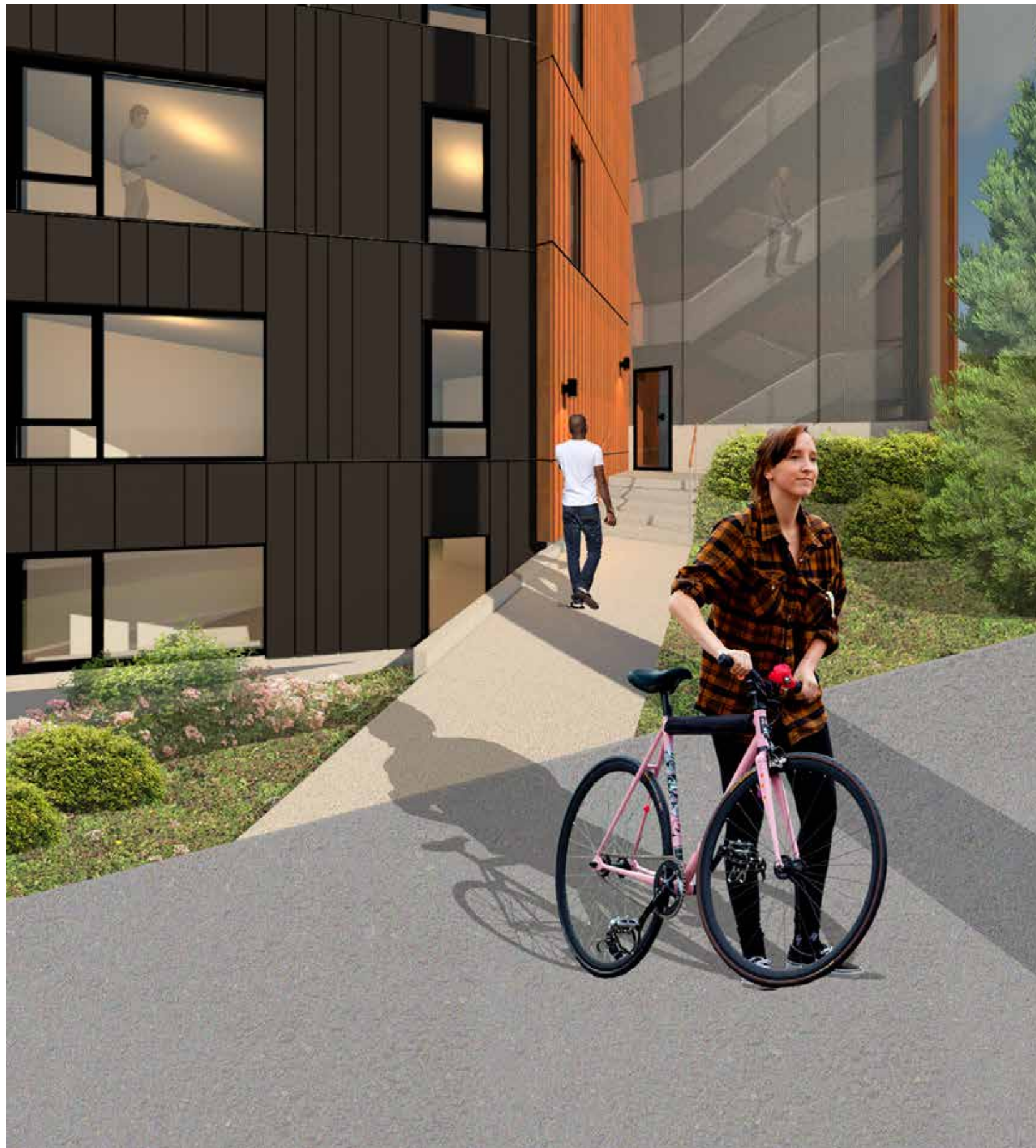
- **direction:** "supported at-grade access to bicycle storage and the location of services"

response: the building services continue to be located along the alley, generally below grade. The bicycle room is located on the first floor, which is nearly at-grade from the south alley entrance and the building entrance on the north end of Boren Ave. Due to existing site grades, there are a few exterior stairs between the ROWs and the secondary building entries.

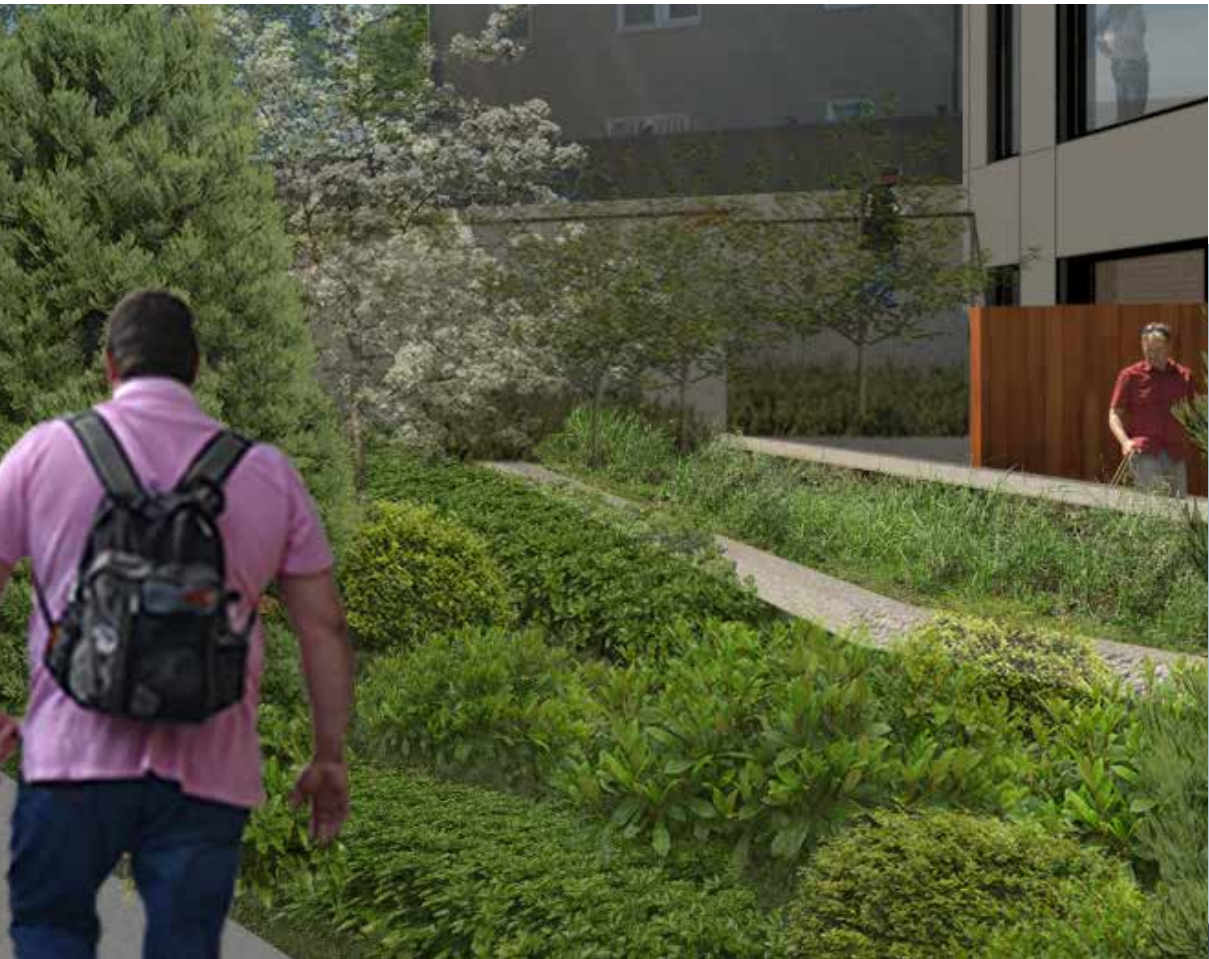


^ 1st Floor Plan

building entry off Boren Ave >



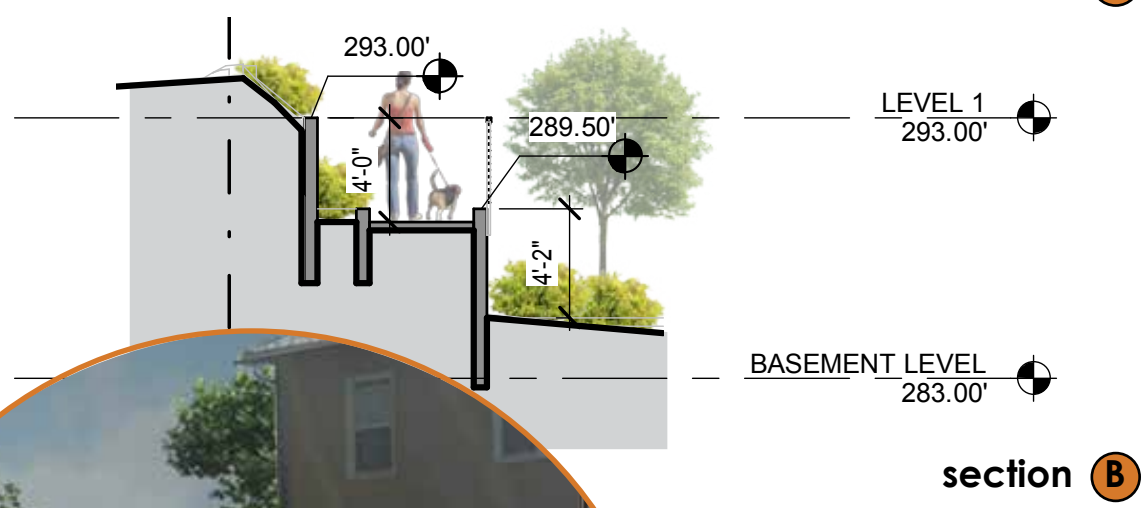
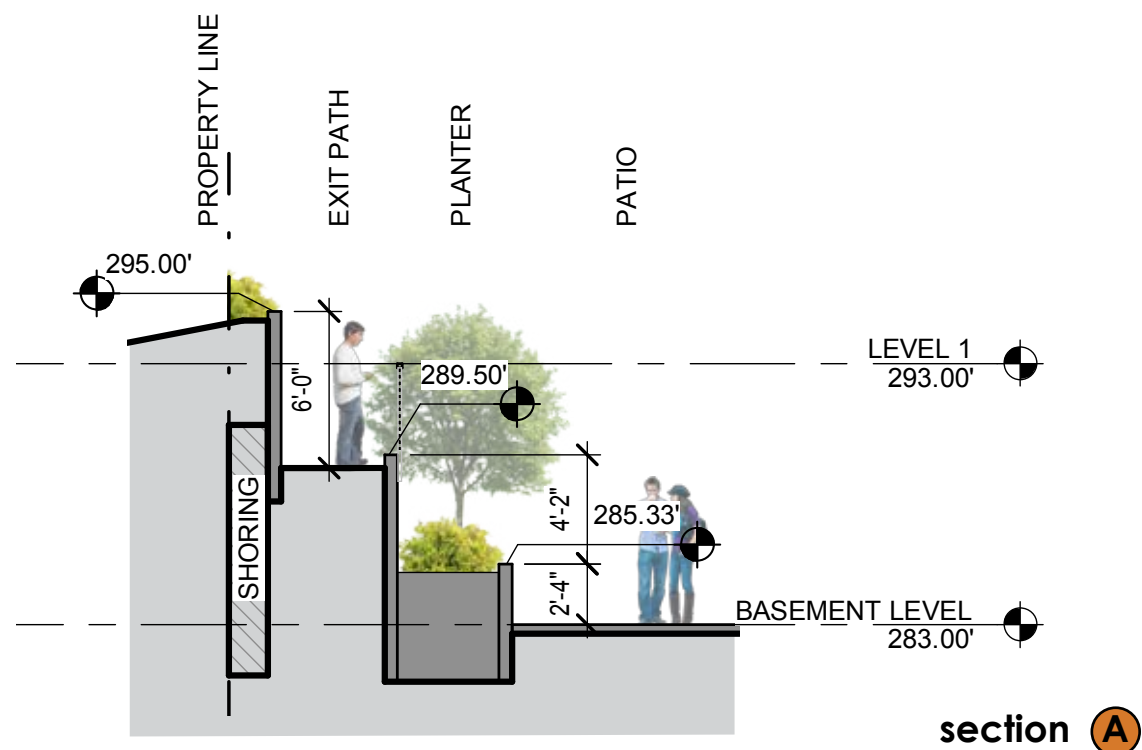
< detail view showing retaining wall from Boren



RETAINING WALL:

- **direction:** "soften the appearance of the [southeast] retaining wall"
- response:** the retaining wall has been terraced to reduce the visual height, and trees are proposed in front of the lower portion of the wall to soften its appearance
- **direction:** "requested additional sections/information to better understand the relationship of the ground floor units, excavated patio, and retaining wall"
- response:** sections and more detailed perspective views are included on this page and next

lower level patios, looking SE towards Boren and retaining wall (privacy screens between patios omitted for clarity)>

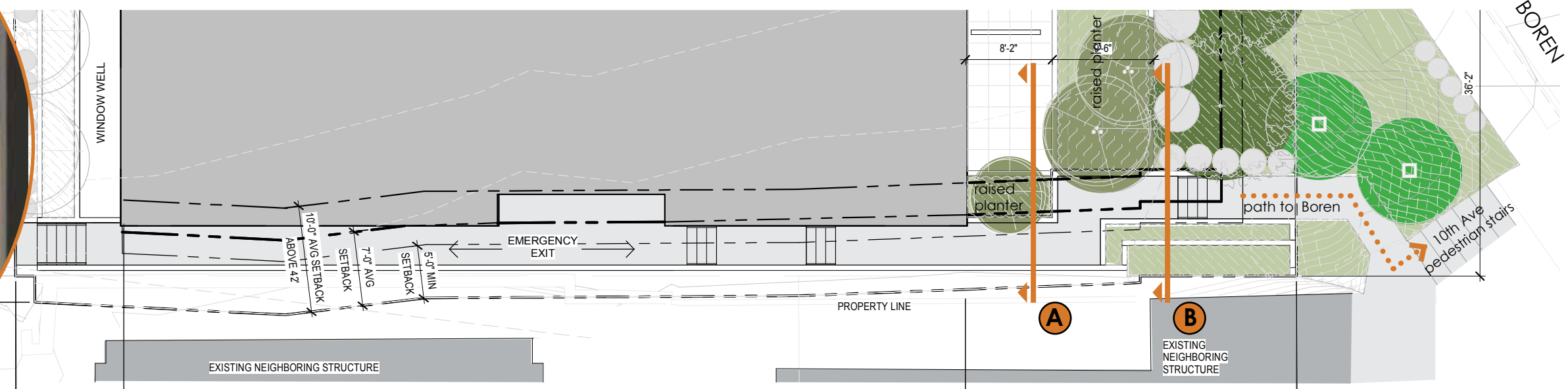


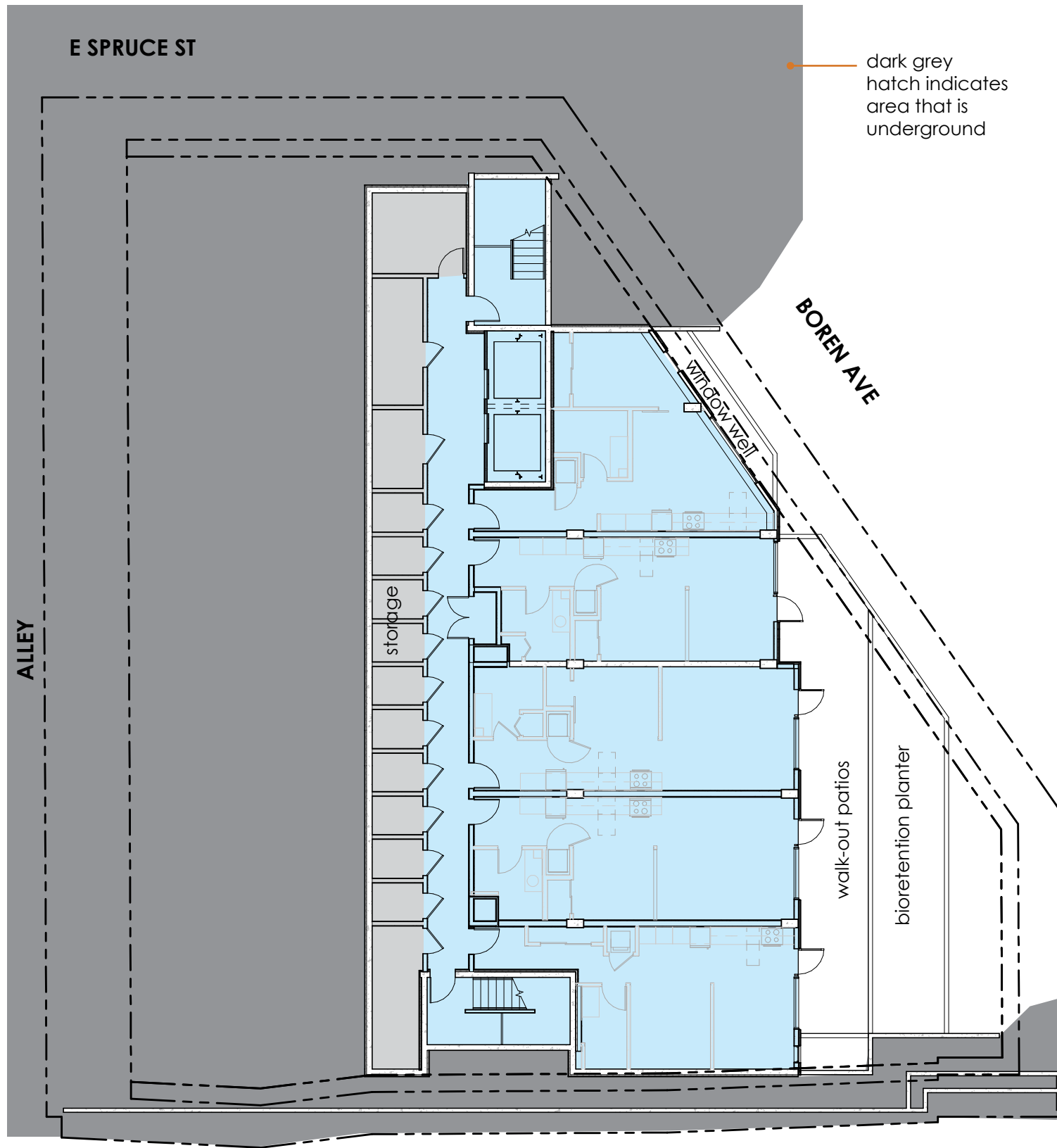
^ bird's eye view of Boren frontage



^ view from patios

v partial site plan showing south property line





BASEMENT LEVEL

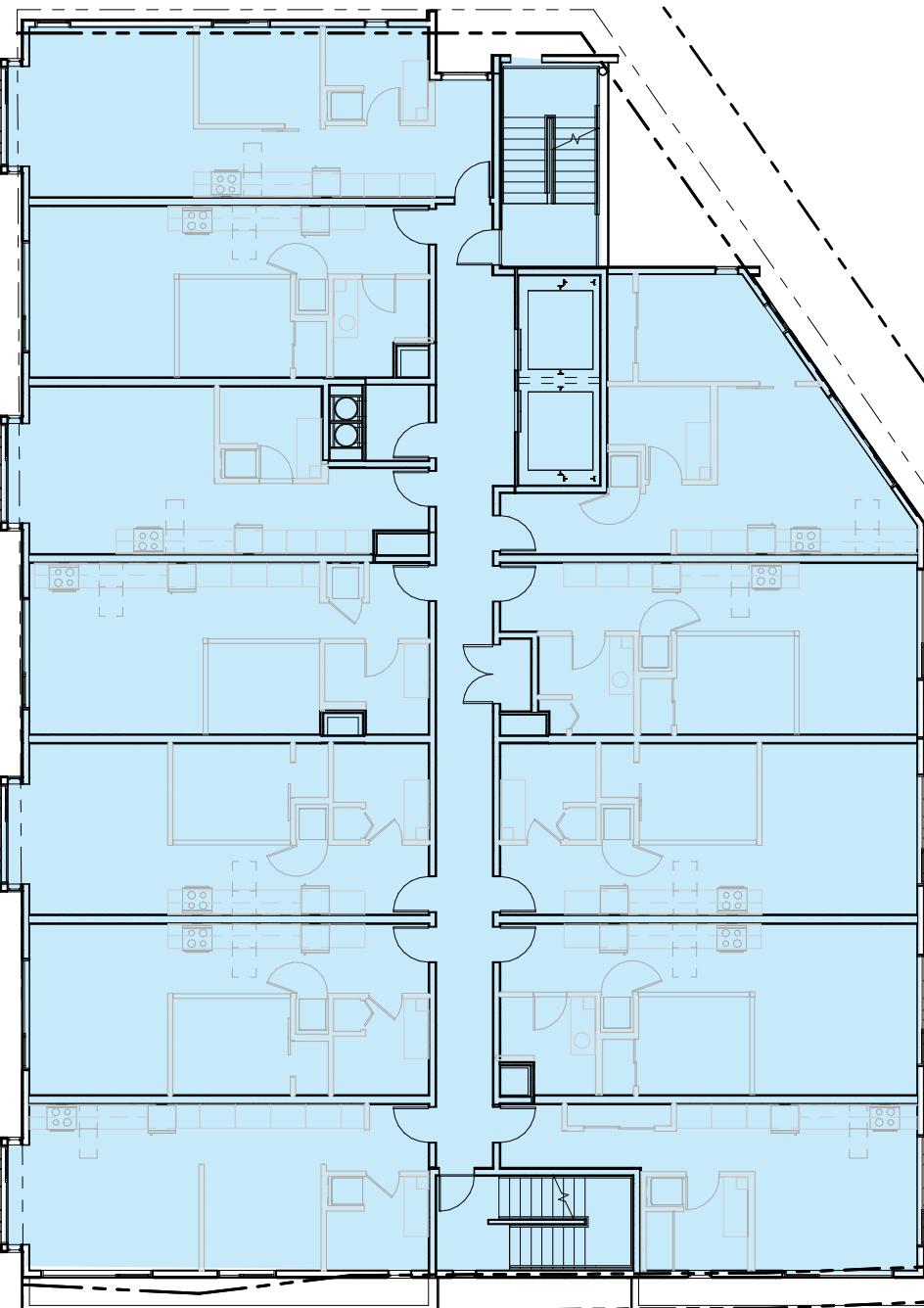


LEVEL 1



ALLEY

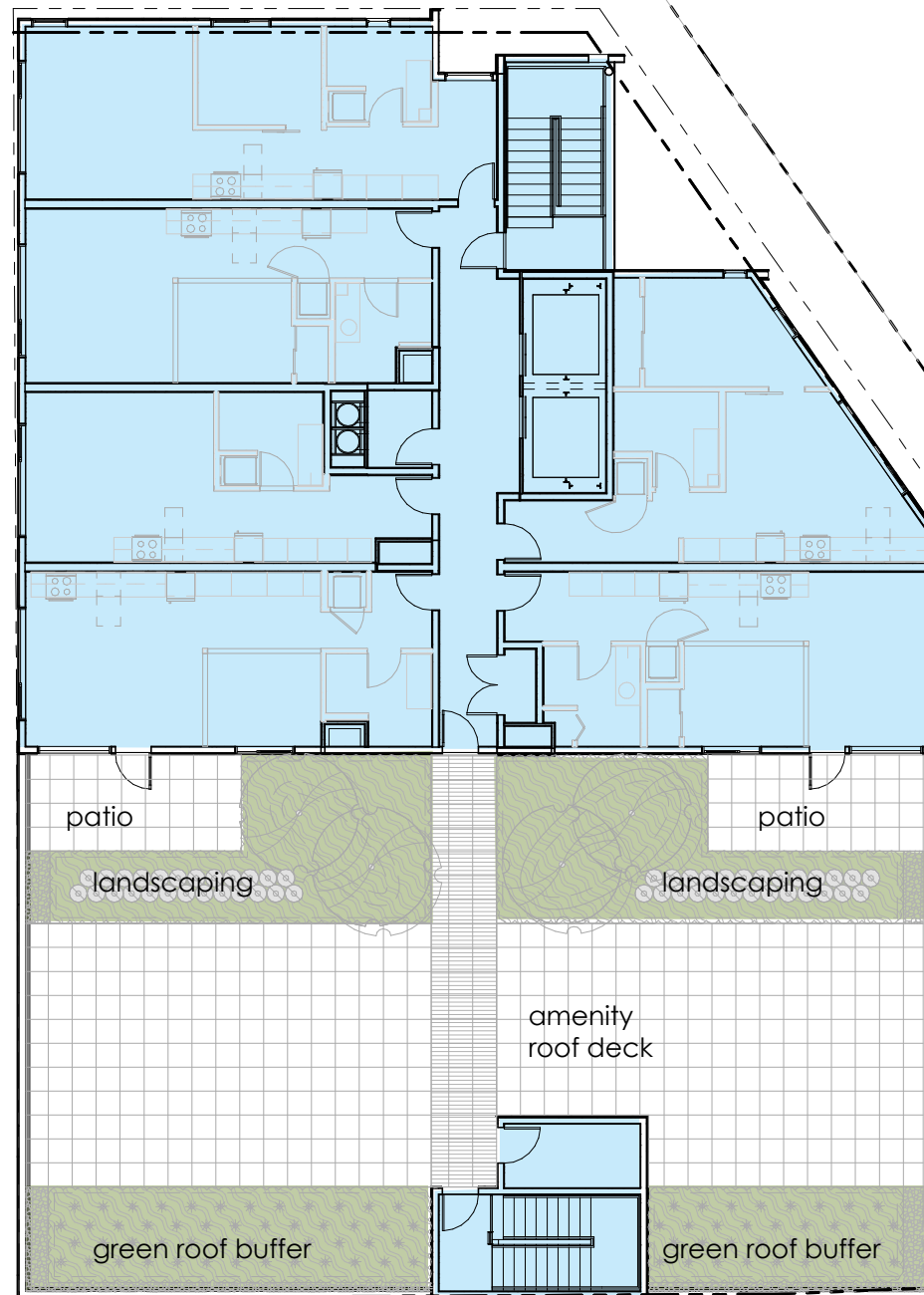
BOREN AVE



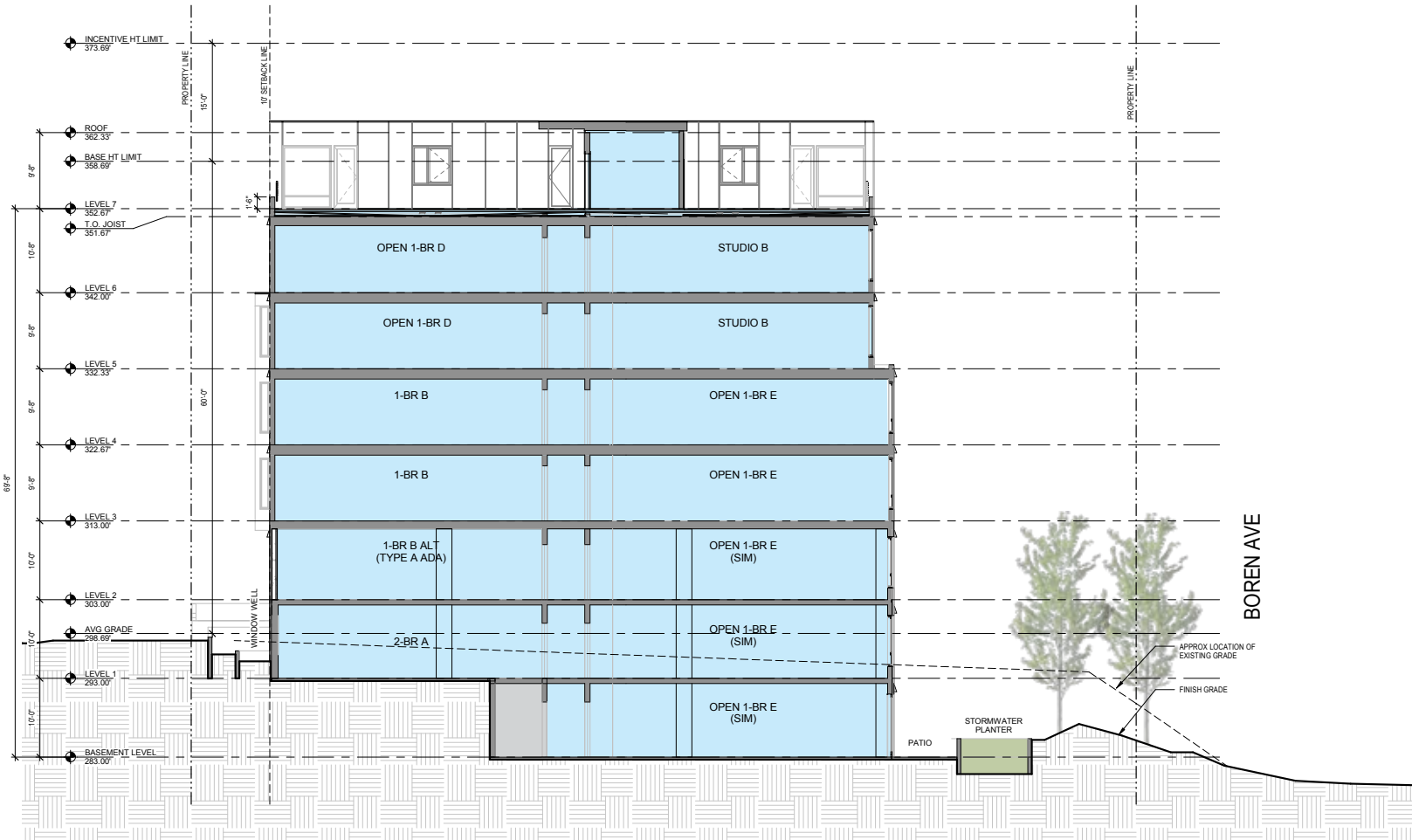
LEVELS 5 AND 6

ALLEY

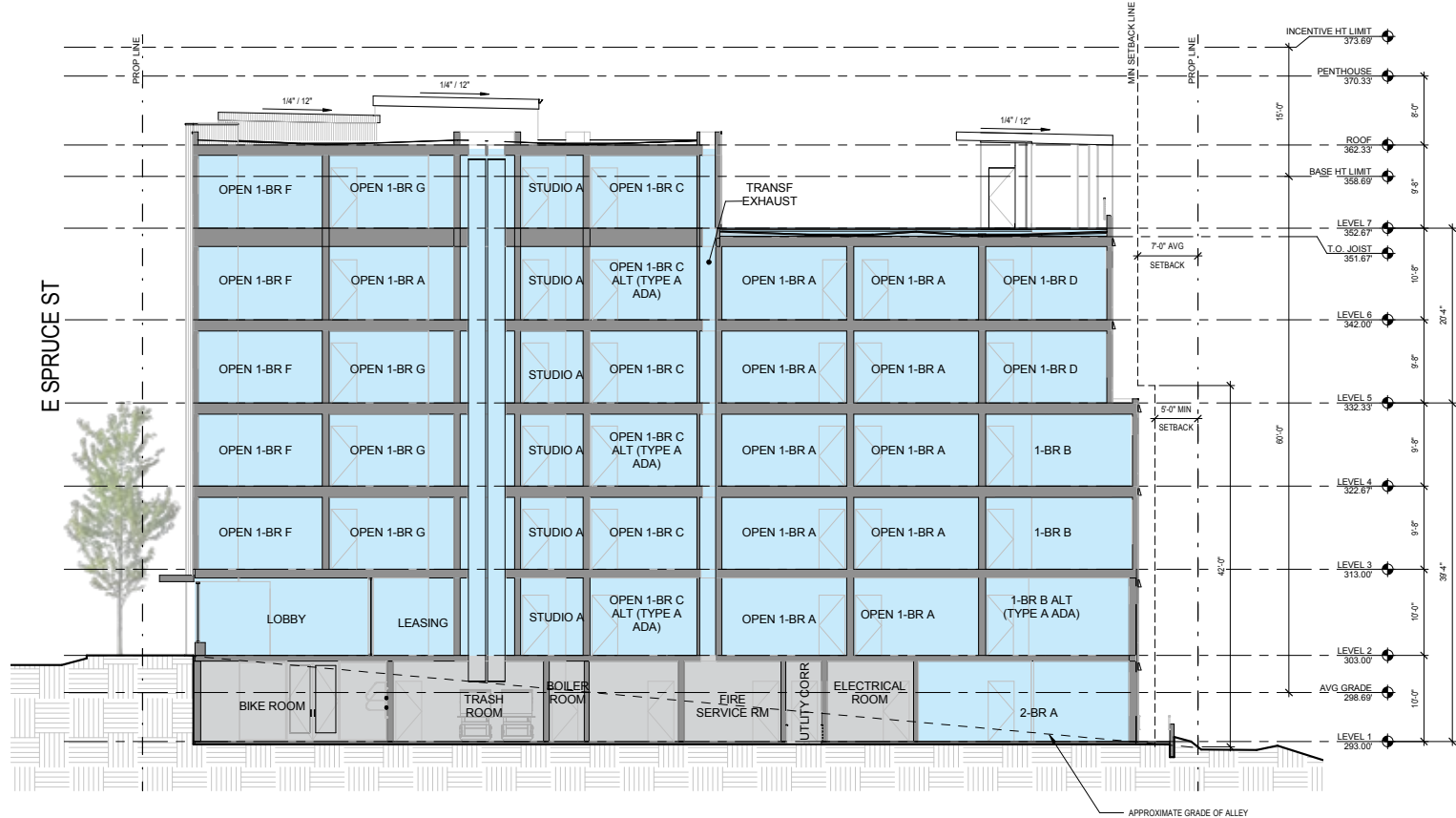
BOREN AVE



LEVEL 7 (ROOF DECK)



EAST-WEST SECTION (THROUGH ALLEY AND BOREN)



NORTH-SOUTH SECTION (THROUGH SPRUCE)

MATERIAL KEY:



variable-width standing
seam metal (charcoal) with
black vinyl windows



corrugated preweathered
steel



painted cement board
panel siding with black vinyl
windows



black storefront windows @
lobby with preweathered
steel canopy



EAST (BOREN AVE)



NORTH (SPRUCE ST)



WEST (ALLEY)



SOUTH



^ corrugated preweathered steel

< painted cement board
panel siding (mid-tone grey)



black vinyl windows >

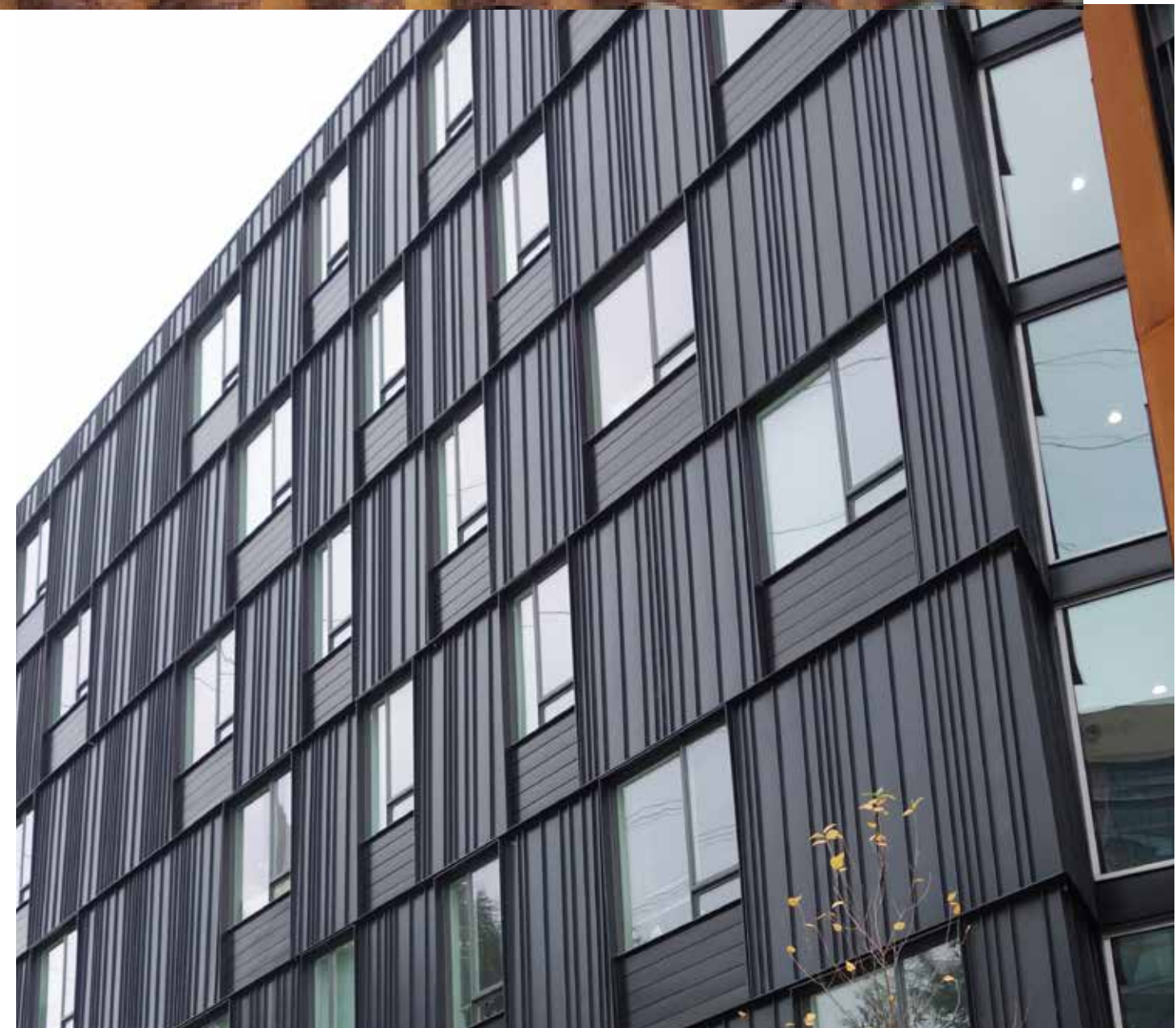


concrete site/retaining
walls >

< black storefront
windows @ lobby



multi-width standing seam metal
panels (dark grey) >

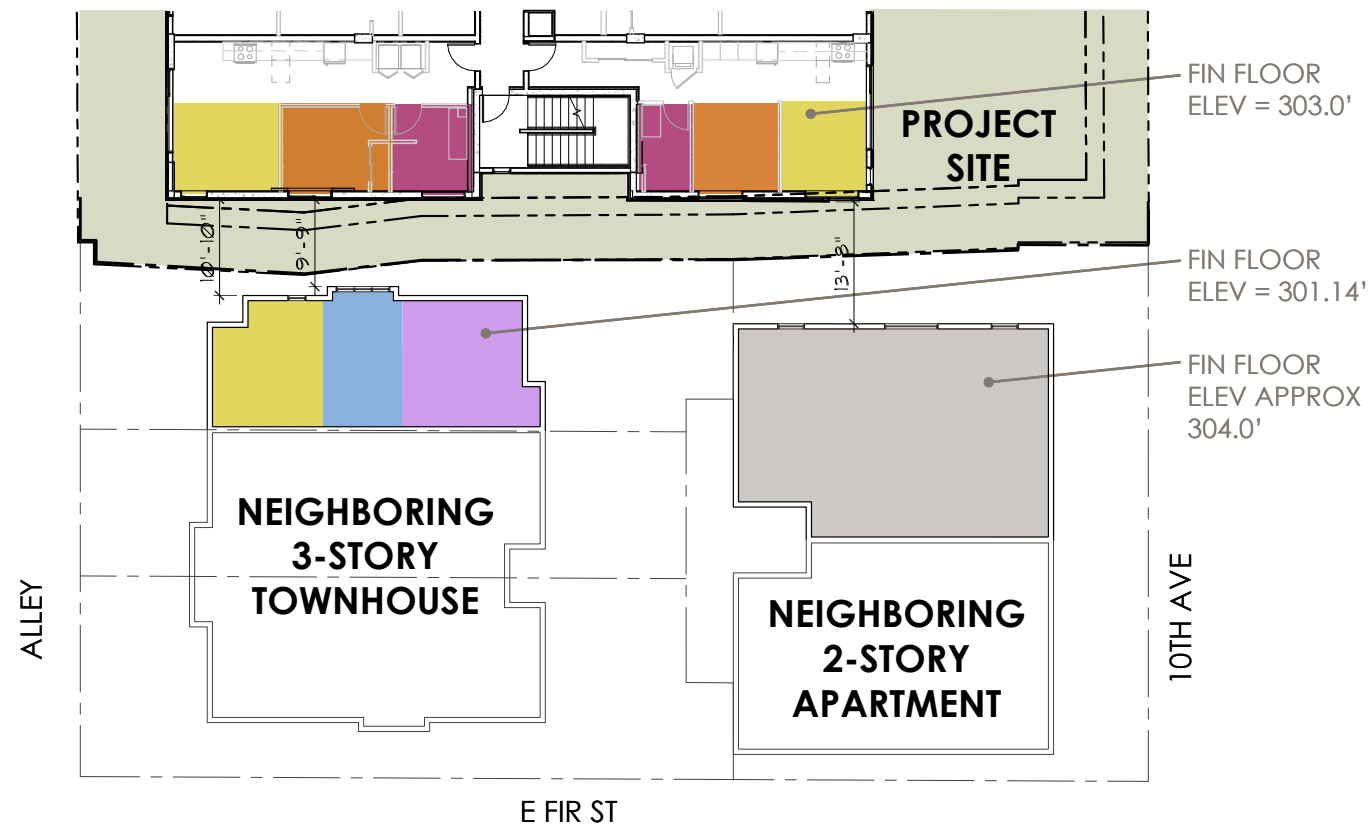


USE DIAGRAM KEY:

- Living Room
- Dining Room
- Kitchen
- Bedroom
- Bathroom
- Unknown Use

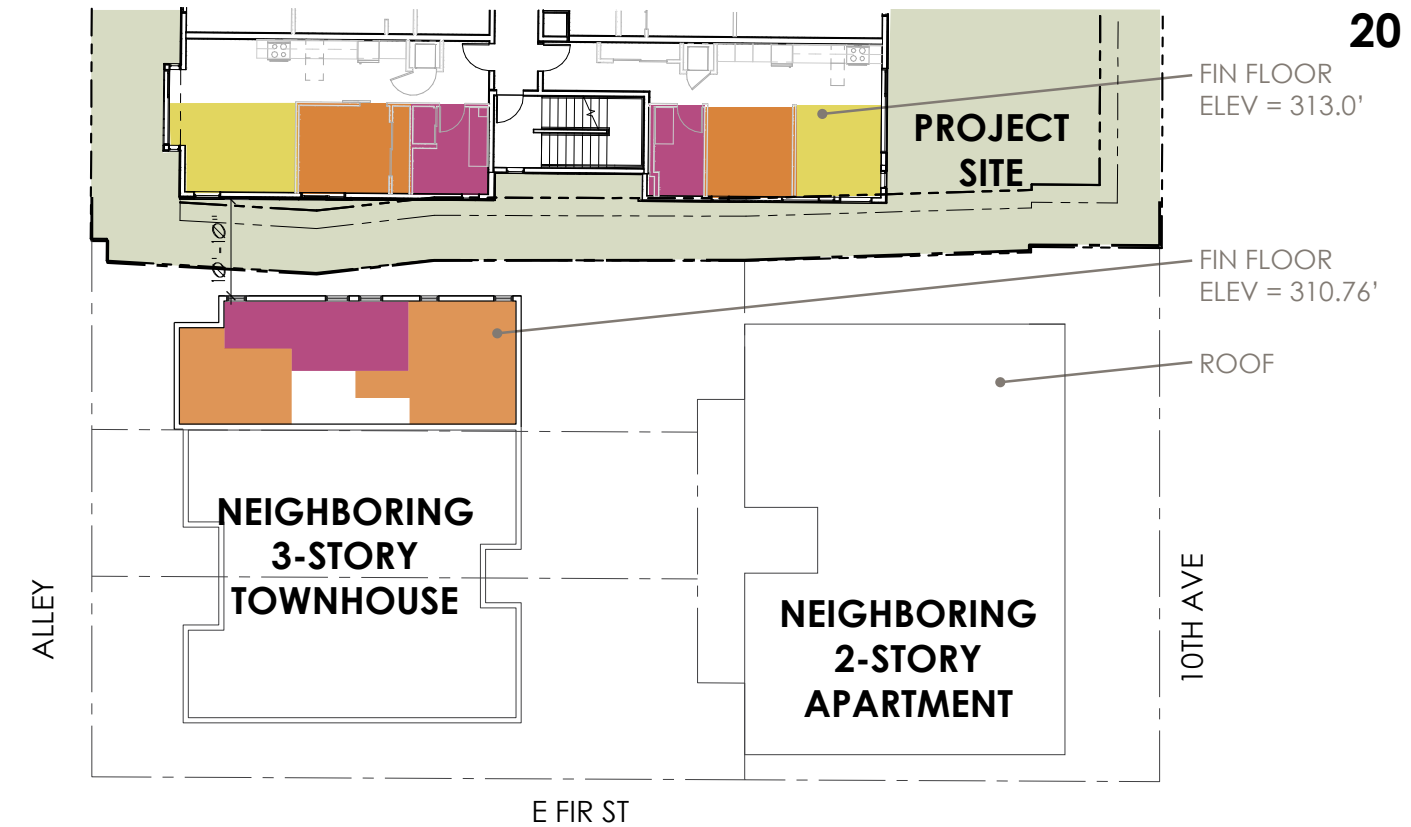
RESPECT FOR ADJACENT SITES:

- place compatible uses next to neighboring uses
- offset windows
- building steps down towards the south to minimize mass



LEVEL 2 PLAN DIAGRAM

(note: dimensions are approximate. Neighboring uses based on best available information and are also approximate)



LEVEL 3 PLAN DIAGRAM

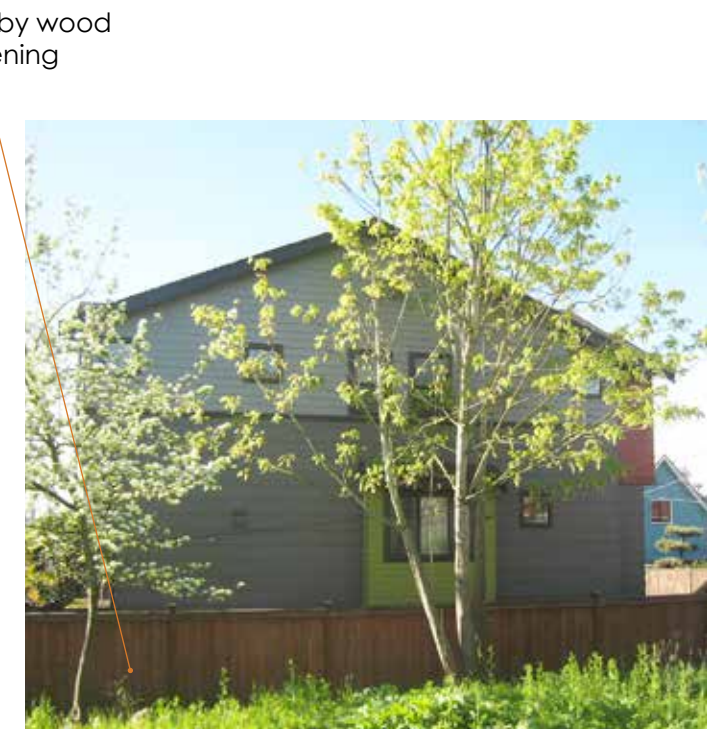
(note: dimensions are approximate. Neighboring uses based on best available information and are also approximate)



Existing southern neighbors, looking south from project site



Existing SE neighbor



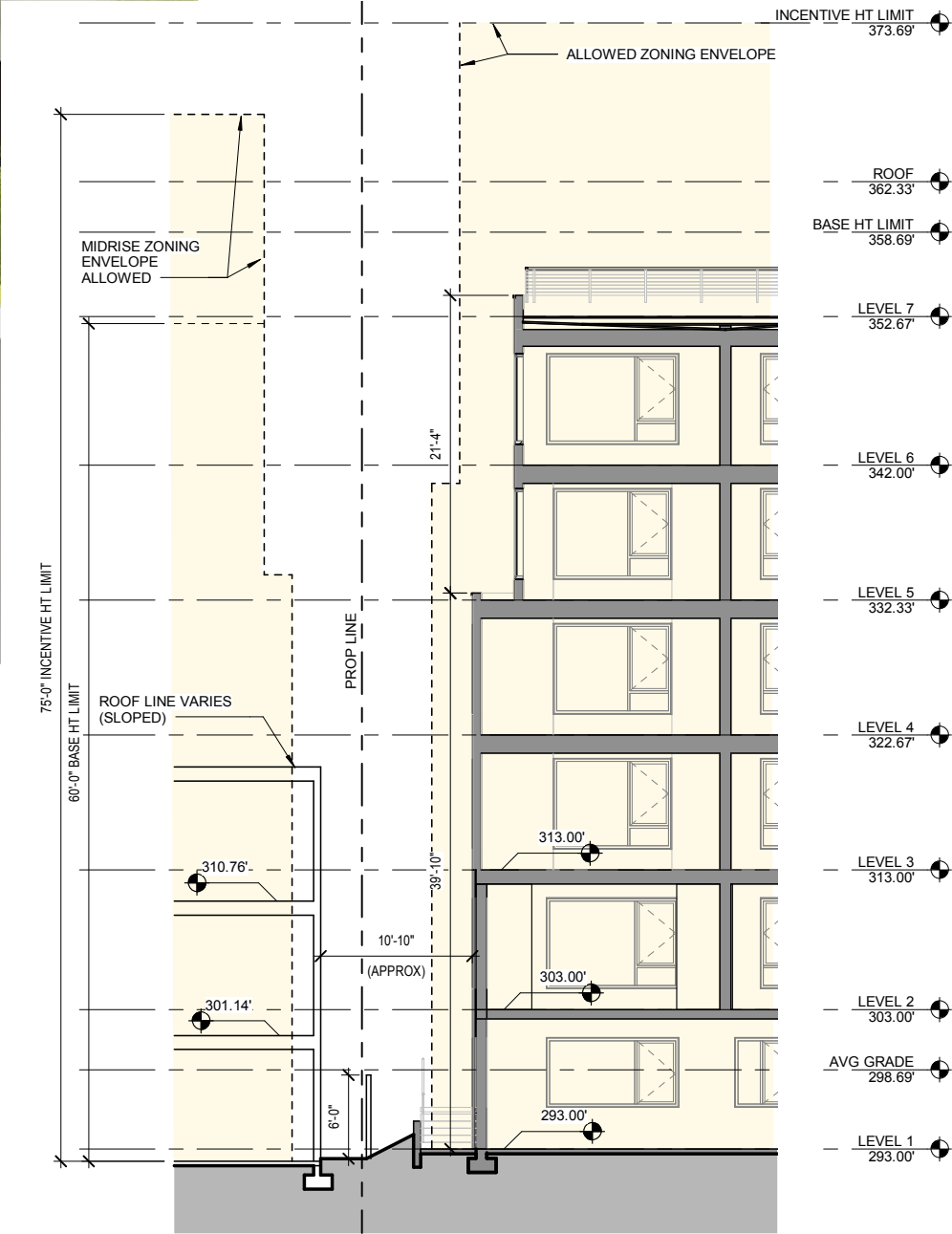
Existing SW neighbor



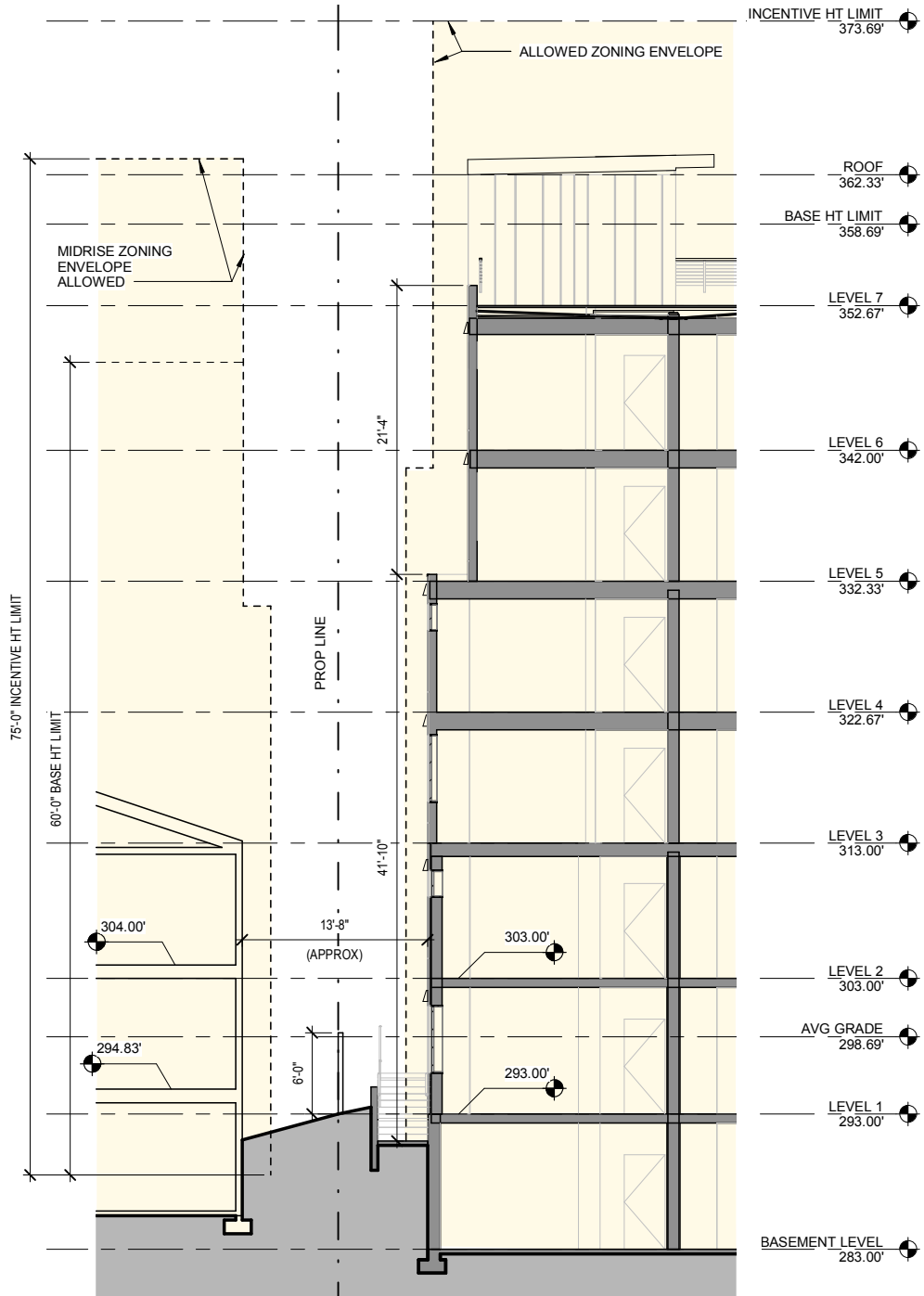
^ SE axon aerial view

RESPECT FOR ADJACENT SITES:

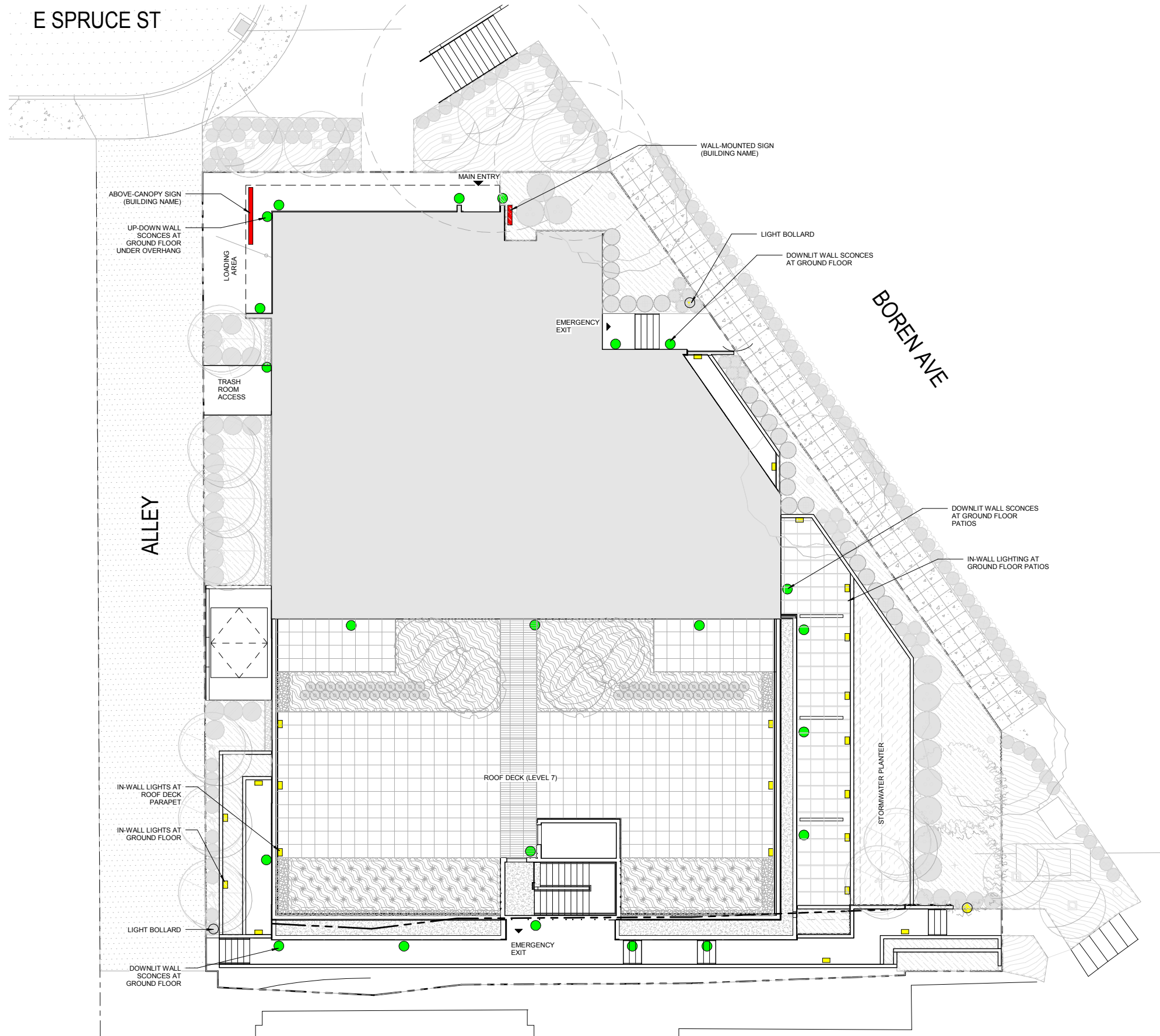
- reduced fenestration on lower floors facing southern neighbors. Windows offset from neighbor's windows to provide additional privacy
- additional setback at upper floors with material change to highlight modulation and break down building mass
- building mass pulled towards north (uphill and towards Spruce street ROW)
- our project proposal says under the BASE height limit (60 ft) adjacent to the south prop line. Incentive zoning height allowable is 75 ft
- note: southern neighbors are zoned Midrise (same as our project site)



^ North-South Section showing SW neighbor (townhouses)



^ North-South Section showing SE neighbor (apartments)



EXTERIOR SIGNAGE KEY:



^ above-canopy building name (along Spruce)

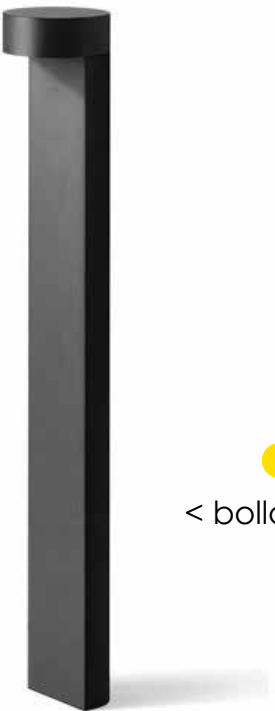


wall-mounted building name (along Boren) >

EXTERIOR LIGHTING KEY:



wall sconce >



< bollard



wall light ^



entry hangout



treelets @ alley



stormwater planter



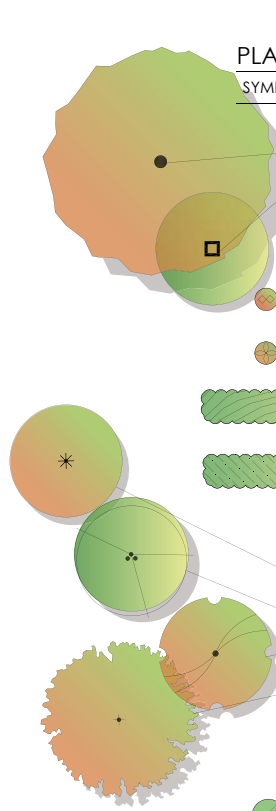
informal fire



barbecue and seating



trees and flowers



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
R.O.W. TREES - APPROVED BY BILL AMES/SDOT URBAN FORESTRY 09.26.2016			
	QUERCUS COCCINEA **	SCARLET OAK	2-1/2" CAL.
	ACER CIRCINATUM **	VINE MAPLE	8'-10' HT.
R.O.W. PLANTING (ALL SHRUBS TO BE 30" MAX. HT. TO BE SELECTED FROM LIST BELOW)			
	CORNUS STOLONIFERA 'KELSEY' *	'KELSEY' RED TWIG DOGWOOD	1 GAL.
	ILEX CRENATA 'HELLER' **	'HELLER' JAPANESE HOLLY	1 GAL.
	PIERIS JAPONICA 'CAVATINE' **	'CAVATINE' JAPANESE PIERIS	1 GAL.
	ROSA 'SCARLET' FLOWER CARPET	'SCARLET' FLOWER CARPET ROSE	1 GAL.
	50% MAHONIA REPENS *	50% CREEPING MAHONIA	1 GAL.
	25% POLYSTICHUM MUNITUM	25% SWORD FERN	1 GAL.
	25% GAULTHERIA SHALLON	25% GAULTHERIA SHALLON	1 GAL.
	50% EPIMEDIUM ALPINUM **	50% EPIMEDIUM	1 GAL.
	25% ASTILBE X ARENDsii 'PEACH BLOSSOM'	25% 'PEACH BLOSSOM' ASTILBE	1 GAL.
	25% POLYSTICHUM MUNITUM **	25% SWORD FERN	1 GAL.
ON-SITE TREES			
	ACER PALMATUM 'KATSURA'	'KATSURA' JAPANESE MAPLE	8'-10' HT.
	ACER CIRCINATUM **	VINE MAPLE	8'-10' HT.
	PARROTIA PERSICA**	PERSIAN IRONWOOD	8'-10' HT.
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' *	'AUTUMN BRILLIANCE' SERVICEBERRY	8'-10' HT.
SHRUBS / GRASSES (ALL ON-SITE SHRUBS TO BE SELECTED FROM LIST BELOW)			
	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' **	'WINTER GEM' JAPANESE BOXWOOD	1 GAL.
	LONICERA PILEATA**	BOXLEAF HONEYSUCKLE	5 GAL.
	CORNUS SERICEA 'ISANTI'	'ISANTI' RED-OSIER DOGWOOD	2 GAL.
	NANDINA DOMESTICA 'GULF STREAM' **	'GULF STREAM' HEAVENLY BAMBOO	1 GAL.
	ROSA 'AMBER' FLOWER CARPET	'AMBER' FLOWER CARPET ROSE	1 GAL.
	SARCOCOCCA RUSCIFOLIA **	SWEET BOX	2 GAL.
	VIBURNUM DAVIDII	DAVID'S VIBURNUM	5 GAL.
GROUNDCOVERS			
	LIRIOPE SPICATA	CREEPING LILYTURF	1 GAL.
	50% EPIMEDIUM ALPINUM **	50% EPIMEDIUM	1 GAL.
	25% ASTILBE X ARENDsii 'PEACH BLOSSOM'	25% 'PEACH BLOSSOM' ASTILBE	1 GAL.
	25% POLYSTICHUM MUNITUM **	25% SWORD FERN	1 GAL.
	75% EQUISETUM HYMALE	75% HORSETAIL	1 GAL.
	25% POLYSTICHUM MUNITUM **	25% SWORD FERN	1 GAL.
ACCENT PERENNIALS			
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	'LITTLE BUNNY' DWARF FOUNTAIN GRASS	1 GAL.
	CAREX TESTACEA	ORANGE SEDGE	1 GAL.
GREENROOF PLANTING			
	SEDUM TILE PREVEGETATED MATS**, 5.25" SOIL DEPTH MIN., MOUNDED TO 8", TYP., SEE PLAN FOR ADDITIONAL DEPTHS		

TREES



Calocedrus decurrens
Incense Cedar



Buxus japonica 'Winter Gem'
'Winter Gem' Japanese Boxwood



Rosa 'Amber Flower Carpet'
'Amber Flower Carpet' Rose



Epimedium alpinum
Epimedium



Acer circinatum
Vine Maple



Lonicera pileata
Boxleaf Honeysuckle



Sarcococca ruscifolia
Fragrant Sweet Box



Equisetum hyemale
Horsetail



Acer palmatum
Japanese Maple



Cornus sericea 'Isanti'
'Isanti' Red-Osier Dogwood



Viburnum davidii
David's Viburnum



Pennisetum 'Little Bunny'
'Little Bunny' Dwarf Fountain Grass



Parrotia persica (fall)
Persian Ironwood



Nandina 'Gulf Stream'
'Gulf Stream' Heavenly Bamboo



Epimedium alpinum
Epimedium



Carex testacea
Orange Sedge



ARTICULATED COLORS / MATERIALS



COMMUNAL COURTYARD



TACTILE MATERIALS



CREATIVE SITE DESIGN



VISIBLE SUSTAINABLE PRACTICES



FENESTRATION / MATERIAL PATTERNING



LIVABLE COMMUNAL SPACE



FENESTRATION / MATERIAL PATTERNING



COMMUNAL COURTYARD



STREET-LEVEL ENGAGEMENT



FINE-GRAIN ARCHITECTURAL DETAIL



ARTICULATION OF MASSING