



CADENCE 21

Recommendation Meeting #2

111 21st Avenue Seattle, WA 98122

SDCI Number: 3025782

November 1st, 2017

CADENCE

GGLO DESIGN

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Objectives

The Central District has a rich history and an authentic sense of place that we value and look to augment with our proposed design. Working directly with the existing Clairemont Apartment building to the South, our objective is to weave a design solution that is thoughtful, vibrant and livable into the rich community.

The design features two residential building segments, each with one stair, positioned over a central courtyard. The program consists of 29 market rate studio dwelling units, a residential lobby/leasing area that will function for both the existing Clairemont Apartments and the new apartments, a ground level amenity lounge, two rooftop terraces, one trash collection area, and bicycle storage for approximately 8 bikes. Neither building includes an elevator, but a lift will be provided in the East building to allow for accessibility from the lobby to the courtyard.

We are committed to making this next stage in the evolution of the Clairemont a success for both its residents and the community.

Project Information

Address:
111 21st Ave, Seattle, WA 98122

Parcel:
982670-1220

Base Zone:
LR3 - Lowrise 3

Overlay Zones:
Frequent Transit
Detached Accessory Dwelling Units
23rd & Union-Jackson (Residential Urban Village)

Residential:
15,209 gross sf
Approximately 29 Studio Dwelling Units

Amenity:
2,132 sf of Outdoor Amenity
1,047 sf of Enclosed Amenity / Lobby



Design Professional:
GGLO
1301 1st Ave,
Suite 301
Seattle, WA 98101

Contact:
Ted Panton
(206) 468-5828

Applicant:
Jodi Patterson-O'Hare
Permit Consultants NW
17479 7th Ave SW
Normandy Park, WA 98166

Contact:
Jodi Patterson-O'Hare
(425) 681-4718



Owner:
Cadence Real Estate
2930 Westlake Ave N,
Suite 100
Seattle, WA 98109

Contact:
John Fenton
(206) 914-3241



Planner:
Crystal Torres
Department of Construction & Inspection
P.O. Box 34019
Seattle, WA 98124

Contact:
Crystal Torres
crystal.torres@seattle.gov

EDG Summary

Preferred Alternative (III)

Summary

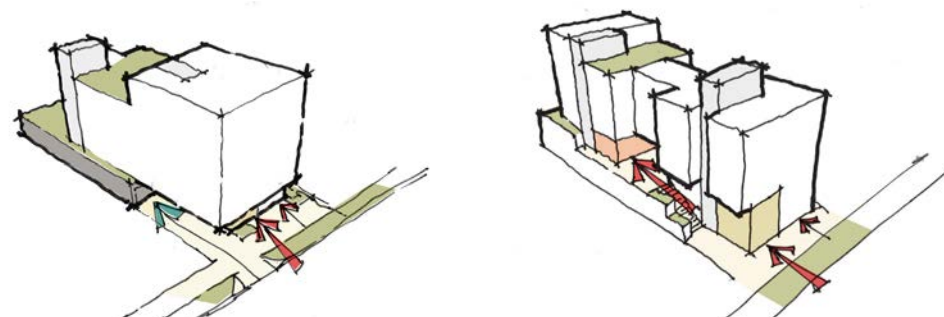
- Two five-story apartment buildings totaling 13,754gsf
- Woonerf open parking court with parking for 3 vehicles
- Double high residential lobby and leasing space
- Ground level enclosed amenity space
- Ground level open space and unenclosed amenity
- Rooftop amenity space
- Green roof

Opportunities

- Splitting the building into two allows for better massing and result in a design more unique to the site and neighborhood by utilizing the topographical transitions
- The site is anchored by a central open space that is multi-modal and creates a network of open spaces and uses.
- The open space serves as a multi-modal woonerf allowing for a variety of uses and services
- Contextually, splitting the building into two creates a massing that is more fitting with the neighborhood and diminishes the solar impact of the design on neighboring parcels
- The double high residential lobby and amenity spaces create a relationship with the street increasing connectivity

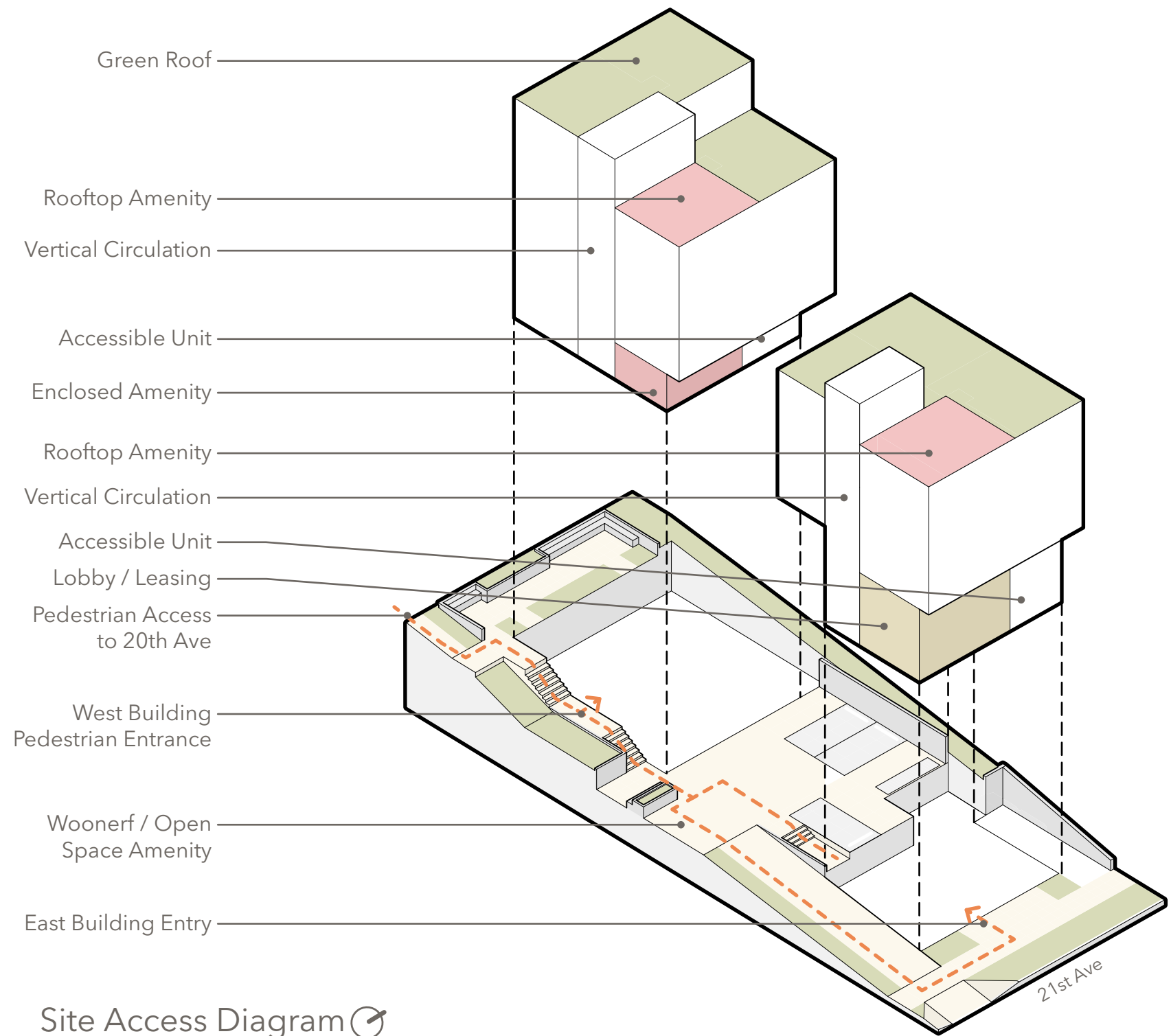
Departures

- Decreased front yard setback from 5ft to 3ft
- Increased maximum facade width from 83.2ft (65% of site width) to 90ft



Alternative 1

Alternative 2



Site Access Diagram

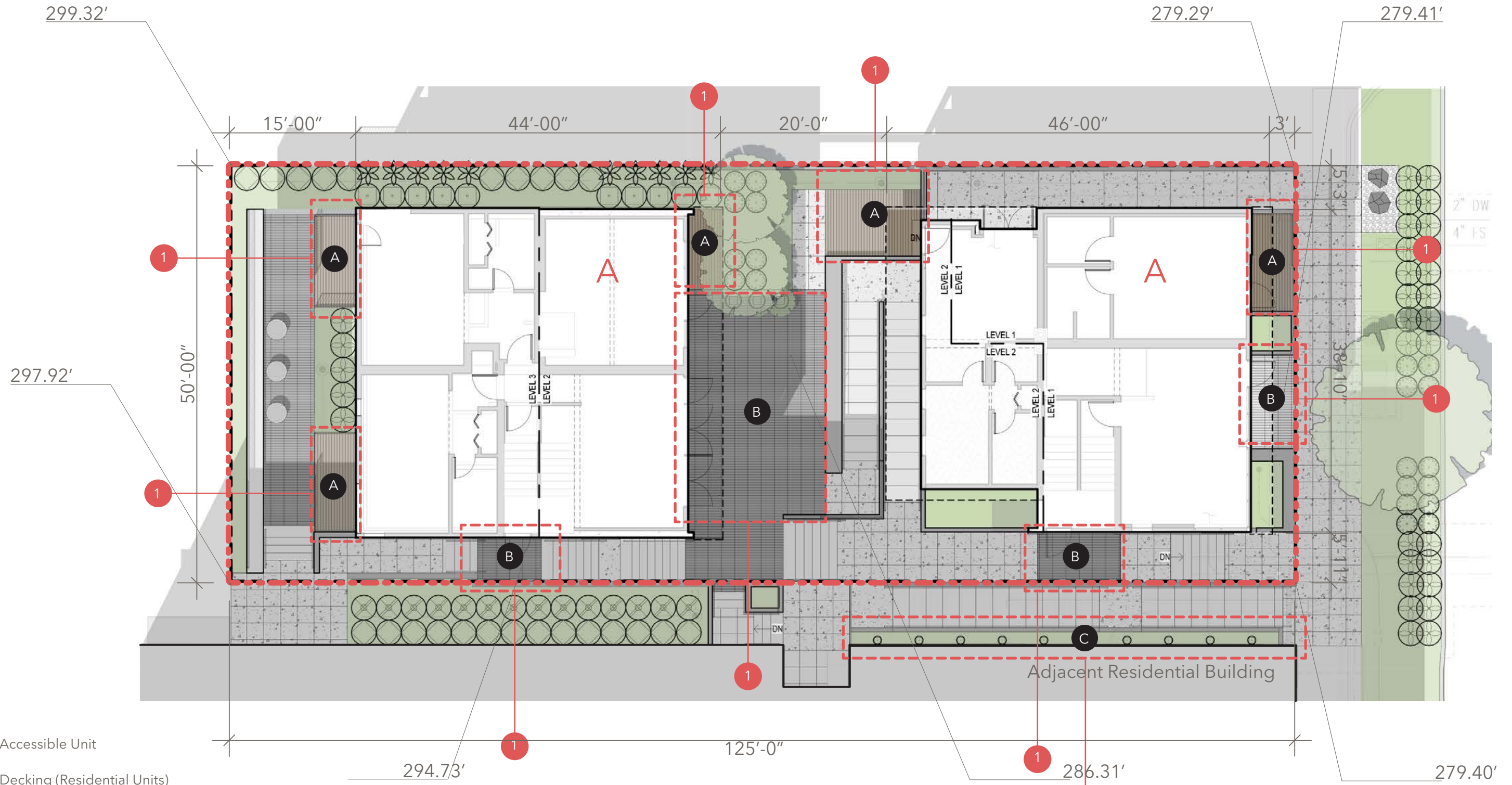
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Recommendation #1 & Conditions

26 July, 2017

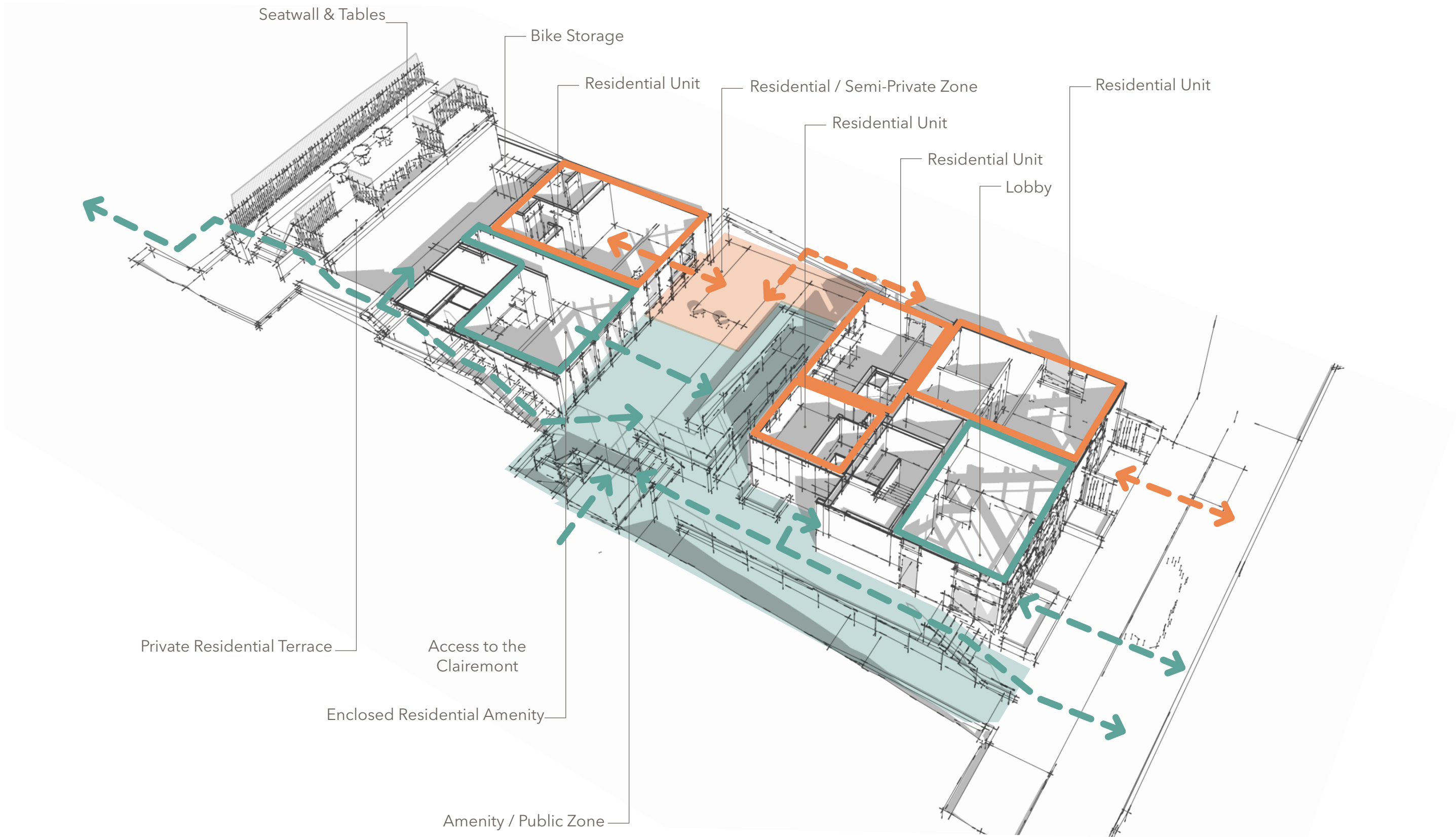
The following conditions to approval were provided at the July 26 2017 Design Recommendation meeting. Compliance with these conditions is shown on the following pages.

- 1 Revisit the exact relationship of hardscape to proposed uses. The Board suggested that the design team continue with decking for residential portions and masonry type treatment for non-residential portions. The Board was amenable to different configurations that expanded the decking and residential portions to the seated wall within the center courtyard. DC1-A-2. Gathering Places
- 2 Provide a thoughtful treatment of the landscaping edge along the south edge of the circulation path. DC4-D-1. Choice of Plant Materials
- 3 Update elevations and material application, removing the corner boards treatment as shown on page 11 of the Recommendation packet. DC2-B-1. Façade Composition, DC4-A Exterior Elements and Finishes



- A Accessible Unit
- A Decking (Residential Units)
- B Permeable paver (Public Entry)
- C Climbing Hydrangea (*Hydrangea anomala petiolaris*)





Renderings:

RECOMMENDATION #1



Perspective View Looking Northwest from 21st Ave



Residential Entry and Lobby Amenity

Building Elevations:



North Elevation:





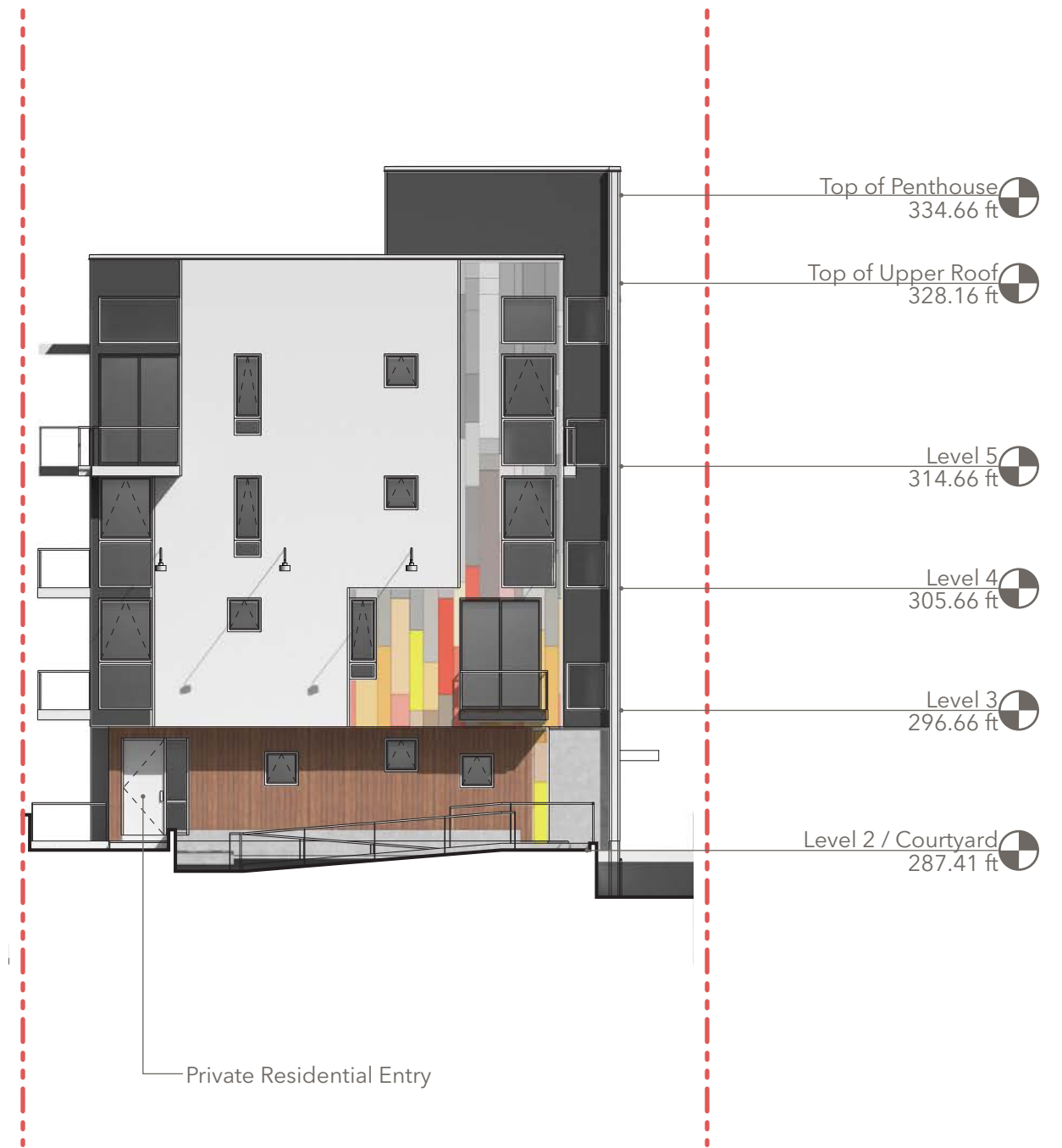
South Elevation:



East



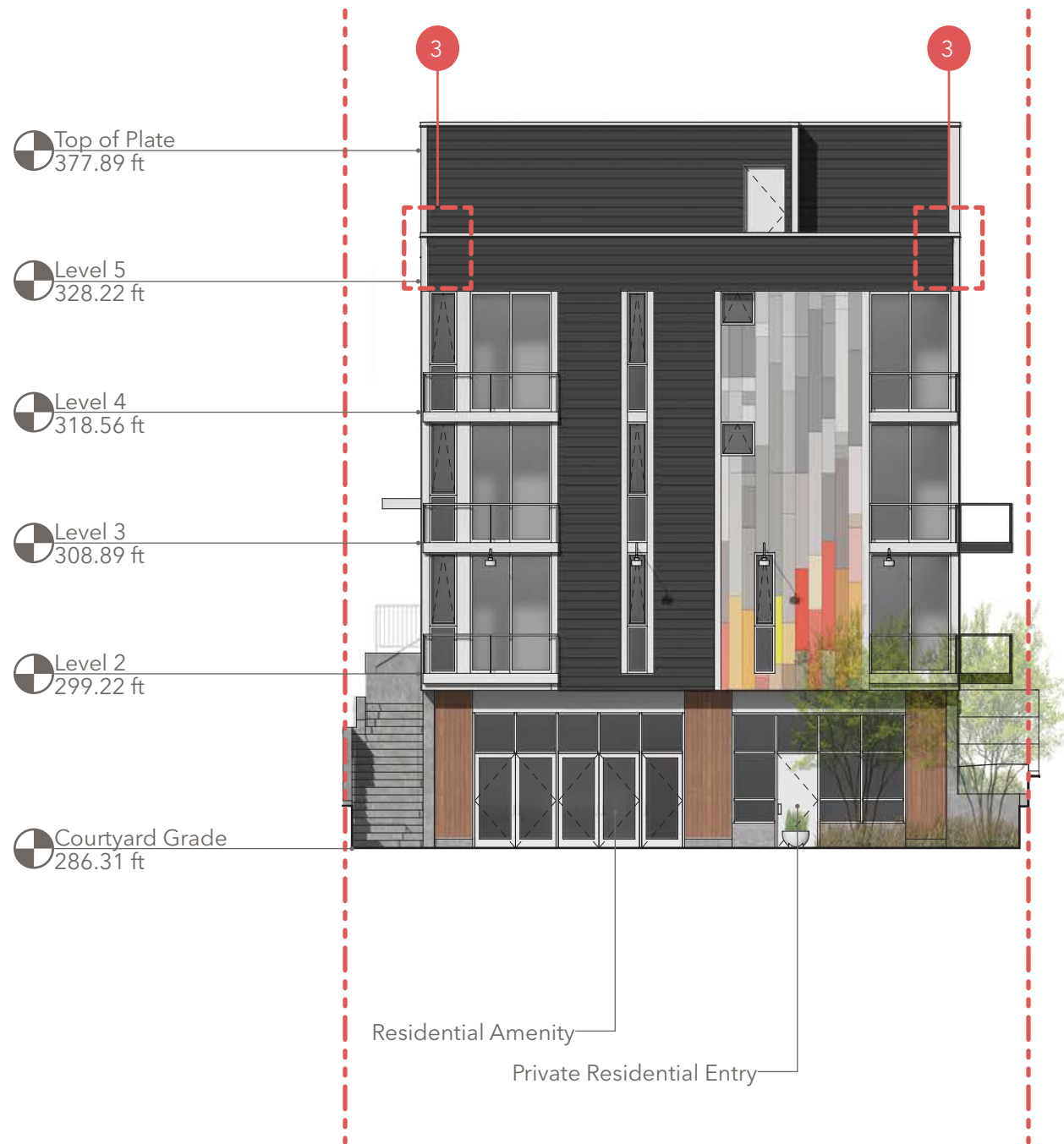
West



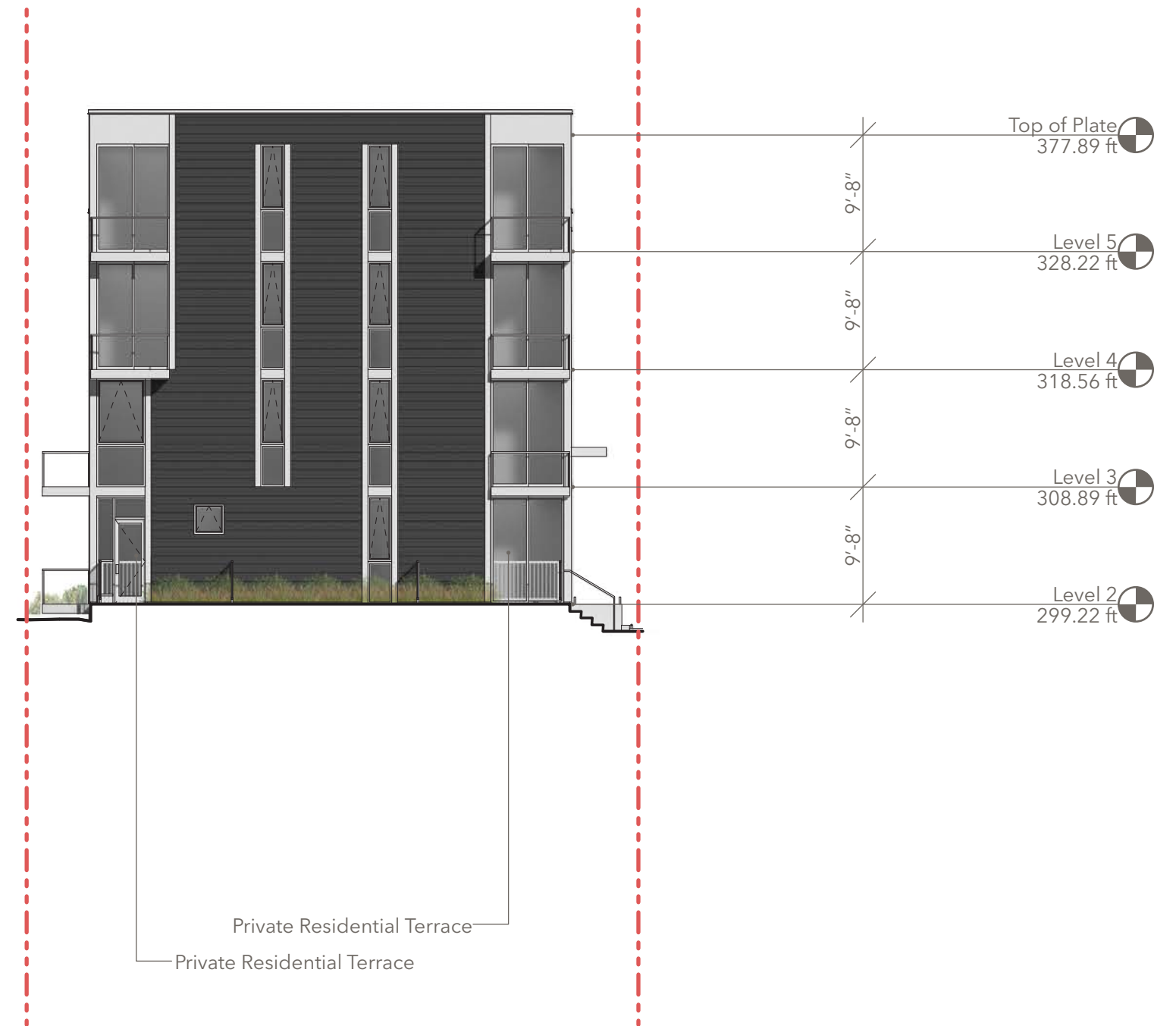
East Building: East & West Elevations



East



West



West Building: East & West Elevations



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Recommendation #2 Departures

APPROVED/RECOMMENDATION MEETING #1

Departure	Status	Code Provision & Summary	Proposed	Rationale	Supporting Guidelines	Exhibits
1a	Approved	23.45.518 Setbacks and separations	Reduce front setback to 3 ft minimum while providing additional setback to the south yard setback	The current sidewalk & right of way are very deep (18'). The property line is 7' from the right of way & there is an additional 11' of sidewalk/planting to the curb. Any additional setback beyond the current 18' from the curb line would be detrimental to tan urban context.	CS 2 Urban Pattern and Form	APPENDIX EXHIBIT A1
		Front yard setback for apartments 5' minimum				
1b	Approved	23.45.518/L/2 Upper level setback	Parapet for the proposed building would be located within the upper level setback yet pulled back from sidewalk view at the south corner	In order to best respond to this existing feature the parapet for the proposed building would be located within the upper-level setback yet pulled back from the sidewalk view at the south corner of our building	DC 2 Architectural Concept	APPENDIX EXHIBIT A1
		Upper level setback for LR zones: 16' minimum above 44'				
2	Approved	23.45.527/B1 Structure width and facade length limits in LR zones	Facade Length = 89.83, 83.2 Allowed	To trade potentially developable area at the ground level & roof for an additional building width. The maximum developable facade area is 3,601 SF & our proposal has a facade area of 3,474 SF	CS 2 Urban pattern and Form PL 3 Street level Interaction	APPENDIX EXHIBIT A2
		The maximum combined length of all portions of facades within 15 feet of a lot line...shall not exceed 65% of the length of that lot line				

PROPOSED/RECOMMENDATION MEETING #2

Departure	Status	Code Provision & Summary	Proposed	Rationale	Supporting Guidelines	Exhibits
3	Pending	23.45.518 Setback Averaging	Side yard averaging to include open space between buildings	As the project is foregoing a significant development area between the structure to create a usable open space, we propose this area is included in the averaging of the setback	CS2 Urban Pattern and Form/B. Adjacent Sites/1 & 3	See pages 16 and 17
		Per Table A, side yard setback must average 7'				
4a	Pending	23.45.518 (H)(4) Unenclosed decks in front setback	3 decks with front setback, 6 decks within side yard setback, and 1 balcony within side yard setback	3 decks that are compositionally aligned over the lobby space create a bay-like vertical expression, similar to the projecting bats of the Claremont building	CS2 Urban Pattern and Form/C Relationship to the Block/2. Mid Block Sites: DC2 Architectural Concept/c. Secondary Architectural Features/1. Visual Depth and Interest/2. Dual purpose elements	See pages 18 and 19
		Unenclosed decks are not allowed in setbacks				
4b	Pending	23.45.518(H)(1) Cornice elements in front setback	Cornice extends into front setback	The roof overhang serves several functions, but most notably it matches and continues the cornice line of the Claremont Apartments.	CS3 Architectural Context and Character/A. Emphasizing Positive Neighborhood Attributes	See pages 19 and 20
		Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4' if they are no closer than 3' to any lot line				

Departures

Departure 3: Setback Average

Code Provision

- 23.45.518 Setback Averaging

Summary

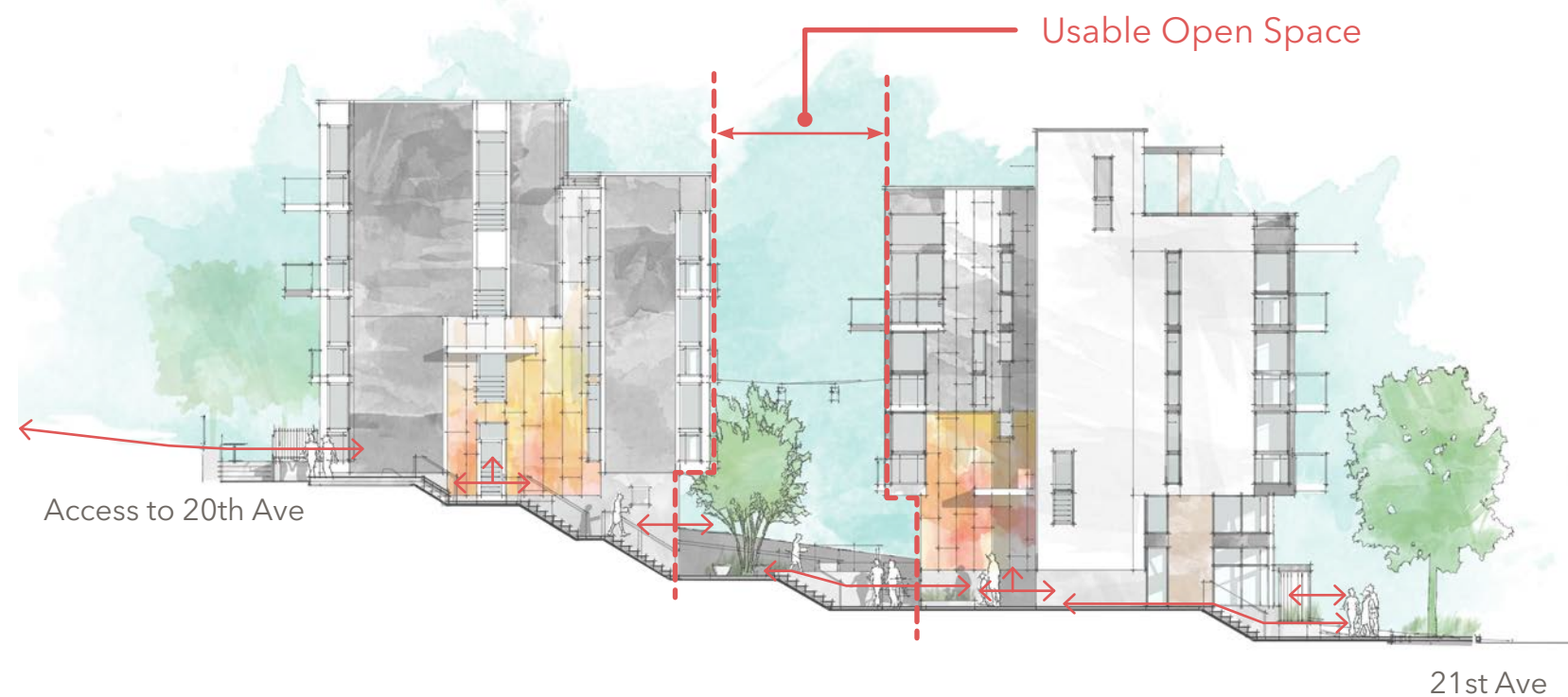
- Per Table A, side yard setback must average 7'

Proposed

- Side yard averaging to include open space between buildings

Rationale

- As the project is foregoing a significant development area between the structure to create a usable open space, we propose this area is included in the averaging of the setback



Supporting Guidelines



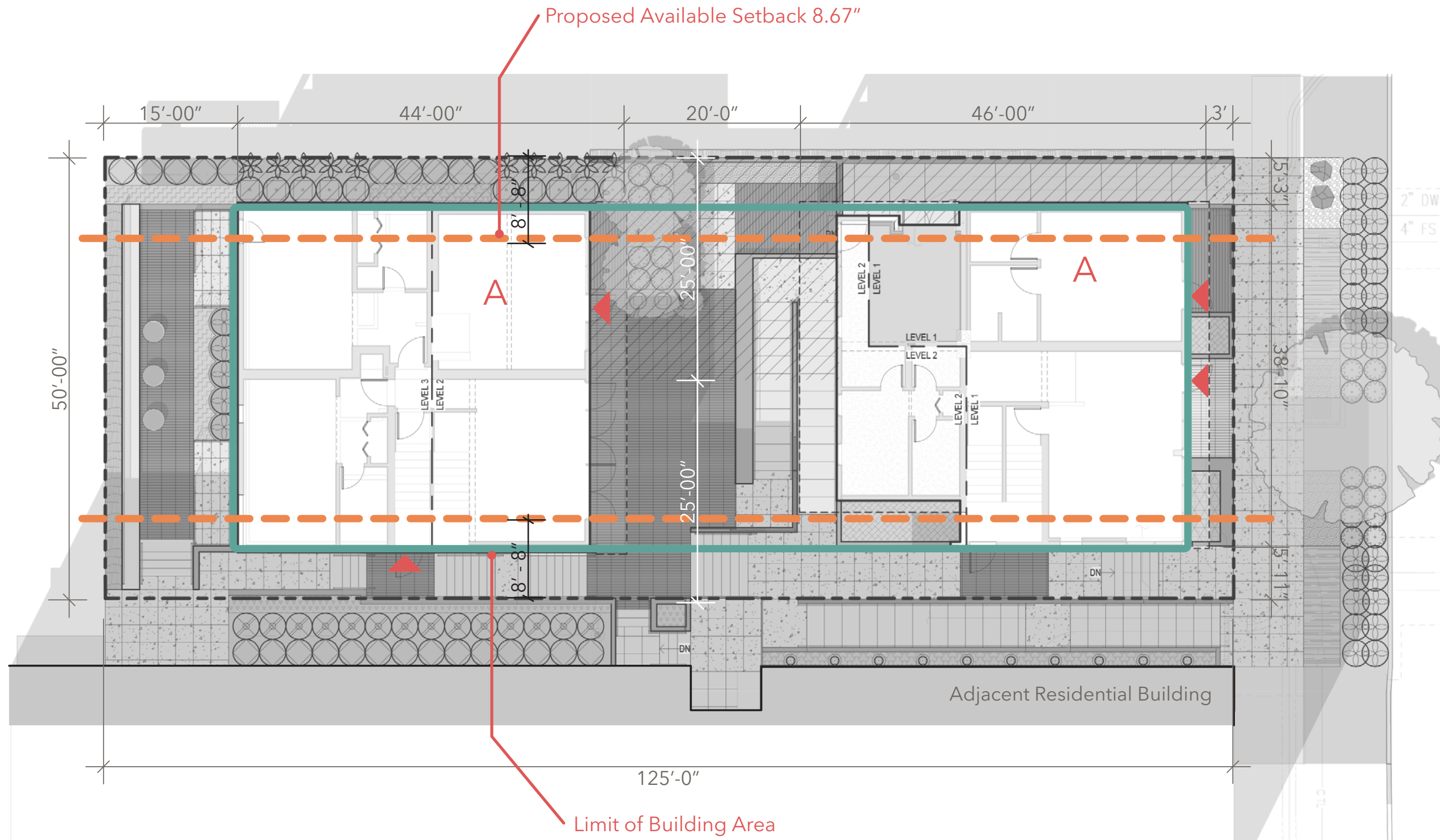
CS2

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

1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.
2. Character of Open Space: Contribute to the character and proportion of the surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or "rooms" for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views or architecture or other prominent features).



▲ Pedestrian Access

A Accessible Unit

Setback Average Diagram



Departures

Departure 4a: Unenclosed decks within setbacks

Code Provision

- 23.45.518 (H)(4) Unenclosed decks in front setback

Summary

- Unenclosed decks are not allowed in setbacks

Proposed

- 3 decks with front setback, 6 decks within side yard setback. 1 Juliet balcony within side yard setback.

Rationale

- 3 decks that are compositionally aligned over the lobby space create a bay-like vertical expression, similar to the projecting bays of the Clairemont building

Supporting Guidelines



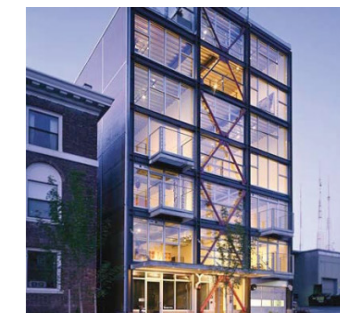
CS2

Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

C. Emphasizing positive neighborhood attributes

2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through material, color, texture, or other means.



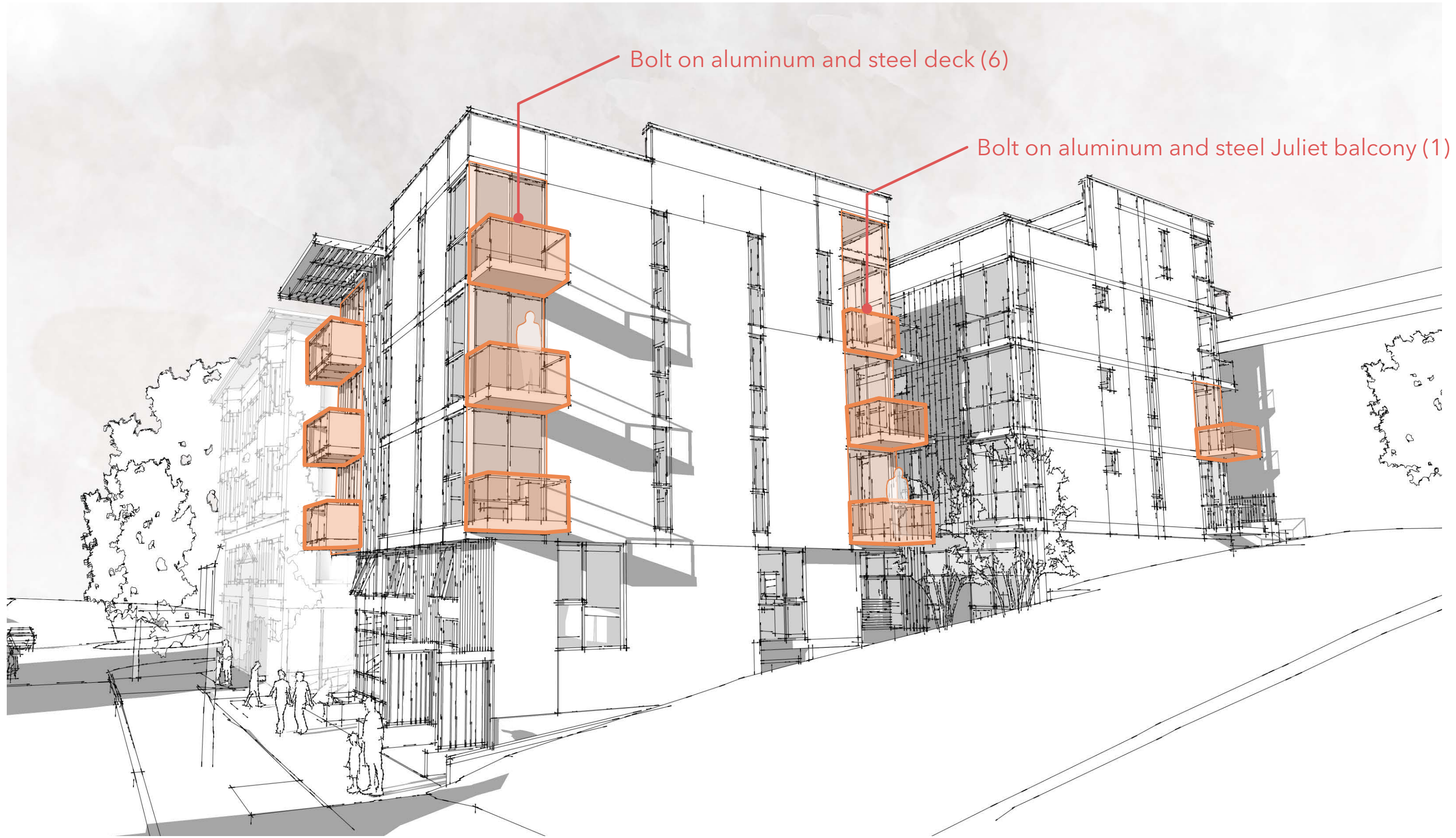
DC2

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.

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 facade 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 and material.
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 efficient 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.



Bolt on aluminum and steel deck (6)

Bolt on aluminum and steel Juliet balcony (1)

Departures

Departure 4b: Cornice element in front setback

Code Provision

- 23.45.518(H)(1) Cornice elements in front setback

Summary

- Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4' if they are no closer than 3' to any lot line

Proposed

- Cornice extends into front setback

Rationale

- The roof overhang serves several functions, but most notably it matches and continues the cornice line of the Claremont Apartments.



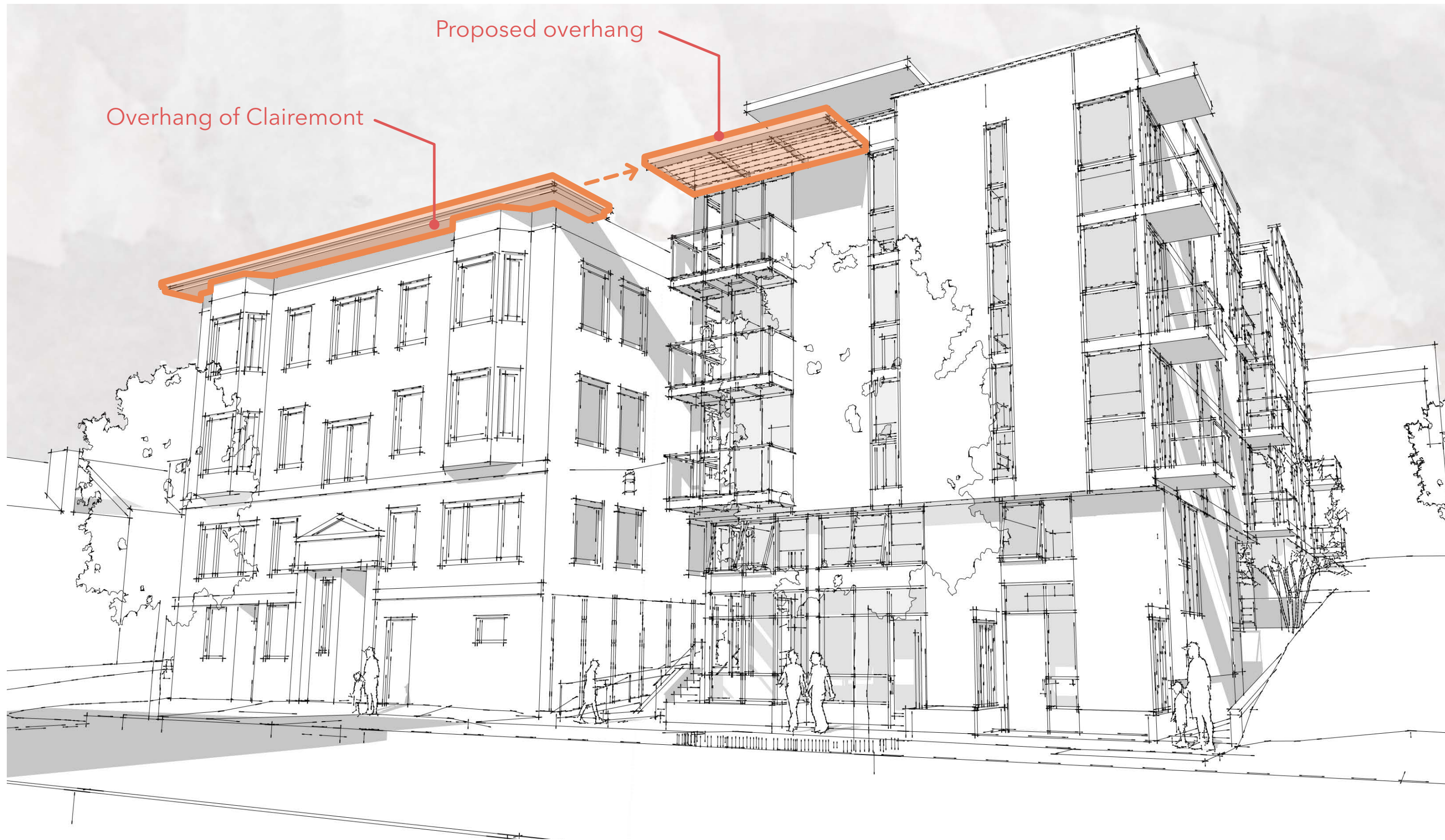
Proposed overhang

Supporting Guidelines



A. Emphasizing positive neighborhood attributes

1. Fitting Old and New Together: Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
2. Contemporary Designs: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.



Overhang of Clairemont

Proposed overhang

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Appendix

Departure 1: Setbacks

SECTION / TOPIC

23.45.518 SETBACKS & SEPARATIONS

A. LR ZONES. REQUIRED SETBACKS FOR THE LR ZONES AREA SHOWN IN TABLE A FOR 23.45.518

REQUIRED / ALLOWED

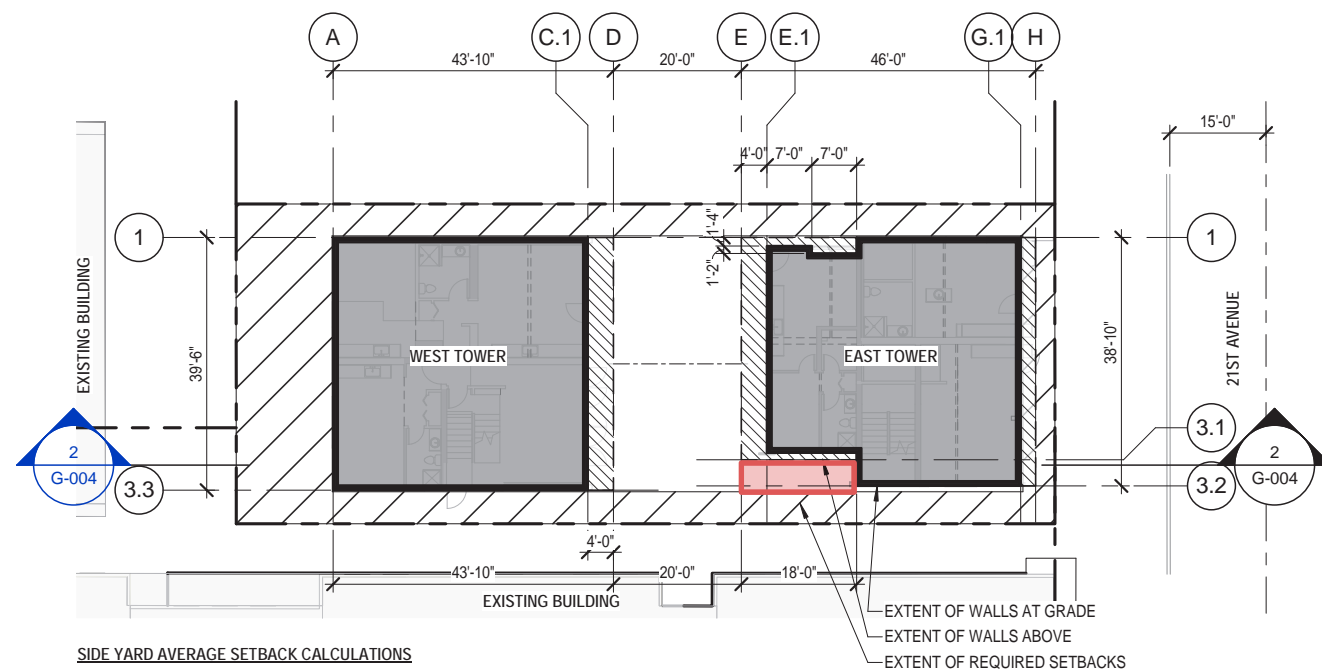
FRONT SETBACK FOR APARTMENTS: 5 FT MINIMUM

UPPER LEVEL SETBACK FOR LR ZONES: 16 FT MINIMUM ABOVE 44 FT

PROPOSED

REDUCE FRONT SETBACK TO 3 FT MINIMUM WHILE PROVIDING ADDITIONAL SETBACK TO THE SOUTH YARD SETBACK

PARAPET AND ROOF ELEMENTS WITHIN THE 16' UPPER LEVEL SETBACK, WHILE KEEPING SIGNIFICANT PORTIONS OF BOTH BUILDINGS BELOW THE OVERALL BUILDING HEIGHT REQUIREMENT.



SIDE YARD AVERAGE SETBACK CALCULATIONS

NORTH SIDE YARD:

$$\frac{(15.17 \text{ FT} \times 25 \text{ FT}) + (43.83 \text{ FT} \times 5.25 \text{ FT}) + (20 \text{ FT} \times 25 \text{ FT}) + (46 \text{ FT} \times 5.25 \text{ FT}) + (3 \text{ FT} \times 25 \text{ FT})}{128 \text{ FT}} = \frac{1425.86 \text{ SF}}{128 \text{ FT}} = 11.14 \text{ FT AVERAGE SETBACK}$$

SOUTH SIDE YARD:

$$\frac{(15.17 \text{ FT} \times 25 \text{ FT}) + (43.83 \text{ FT} \times 5.25 \text{ FT}) + (20 \text{ FT} \times 25 \text{ FT}) + (18 \text{ FT} \times 10 \text{ FT}) + (28 \text{ FT} \times 5.92 \text{ FT}) + (3 \text{ FT} \times 25 \text{ FT})}{128 \text{ FT}} = \frac{1530.12 \text{ SF}}{128 \text{ FT}} = 11.95 \text{ FT AVERAGE SETBACK}$$

Setback Plan



RATIONALE & OUTCOME

THE CURRENT SIDEWALK & RIGHT OF WAY ARE VERY DEEP (18 FT). THE PROPERTY LINE IS 7 FT FROM THE RIGHT OF WAY & THERE IS AN ADDITIONAL 11 FT OF SIDEWALK/PLANTING TO THE CURB. ANY ADDITIONAL SETBACK BEYOND THE CURRENT 18 FT FROM THE CURB LINE WOULD BE DETRIMENTAL TO AN URBAN CONTEXT. ADDITIONALLY, A NARROWER 3 FT SETBACK IS MORE IN LINE WITH THE NEIGHBORING BUILDING SOUTH OF OUR SITE. THAT BUILDING HAS NO SETBACK & PROVIDES A STRONG ANCHOR FOR ARCHITECTURAL CONTEXT. FURTHERMORE, ADDITIONAL SETBACK AREA IS BEING PROVIDED TO THE SOUTH SIDE YARD SET BACK. THIS RELINQUISHED AREA IS GREATER THAN THE AREA OF SETBACK LOST TO THE FRONT SETBACK.

THE EXISTING CLAIREMONT BUILDING ADJACENT ON OUR SOUTH ALSO HAS A STRONG EXISTING HORIZONTAL DATUM AT 44'-3" ABOVE OUR SIDEWALK LEVEL. IN ORDER TO BEST RESPOND TO THIS EXISTING FEATURE THE PARAPET FOR THE PROPOSED BUILDING WOULD BE LOCATED WITHIN THE UPPER-LEVEL SETBACK YET PULLED BACK FROM SIDEWALK VIEW AT THE SOUTH CORNER OF OUR BUILDING. THIS ALLOWS THE PROPOSED BUILDING TO PROVIDE ROOFTOP AMENITY WITHOUT DETRACTING FROM THE CONTINUITY OF THE STREETScape AT THE SIDEWALK LEVEL.

SUPPORTING GUIDELINES:

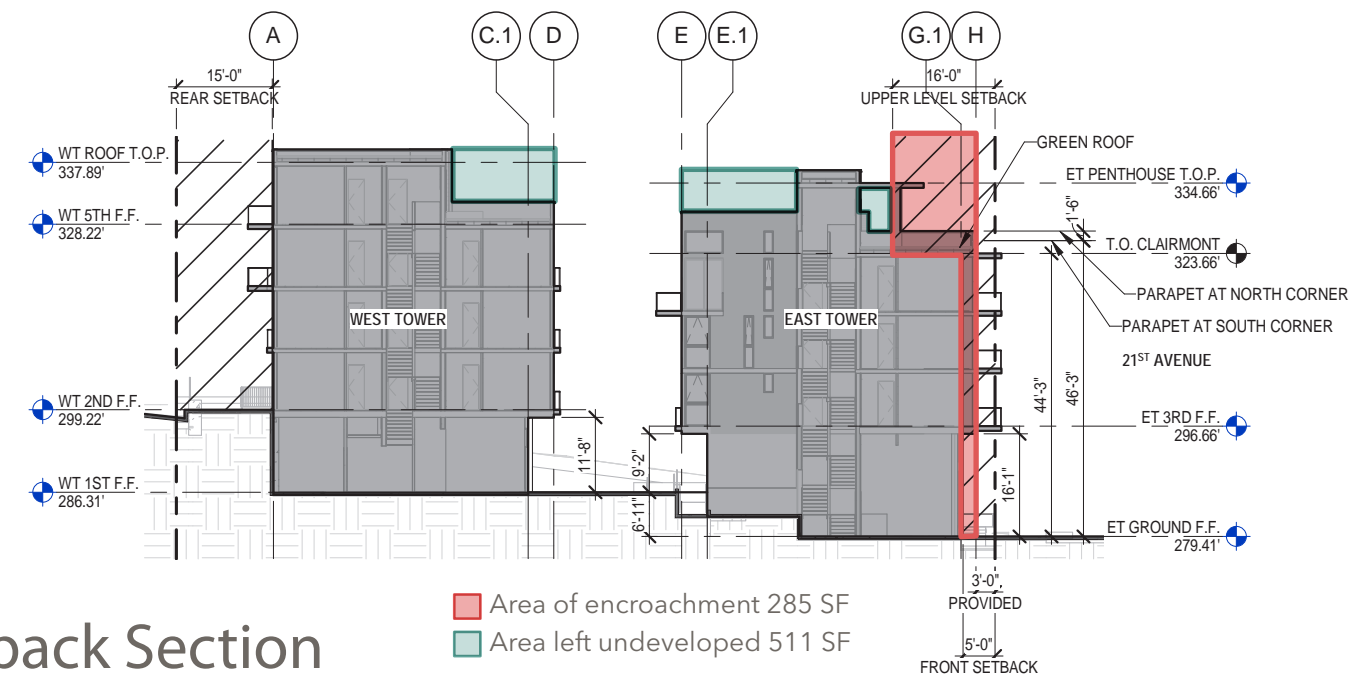
CS2 - URBAN PATTERN & FORM:

CONNECTION TO THE STREET: "CONSIDER THE QUALITIES & CHARACTER OF THE STREETScape... & ITS FUNCTION... IN SITING & DESIGNING THE BUILDING."

MID-BLOCK SITES: "CONTINUE A STRONG STREET-EDGE WHERE IT IS ALREADY PRESENT, & RESPOND TO DATUM LINES CREATED BY ADJACENT BUILDINGS AT THE FIRST THREE FLOORS."

DC2 - ARCHITECTURAL CONCEPT:

FIT WITH NEIGHBORING BUILDINGS: "CONSIDER ASPECTS OF NEIGHBORING BUILDINGS."



Setback Section



Area of encroachment 285 SF
Area left undeveloped 511 SF

Departure 2: Facade Length

SECTION / TOPIC

23.45.527 STRUCTURE WIDTH & FAÇADE LENGTH LIMITS IN LR ZONES

B.1. THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FAÇADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65% OF THE LENGTH OF THAT LOT LINE.

REQUIRED / ALLOWED

SIDE LOT LINE = 128 FT x 65% = 83.2 FT ALLOWED

PROPOSED

PROPOSED FAÇADE LENGTH = 89.83 FT > 83.2 FT ALLOWED

RATIONALE & OUTCOME

IN ORDER TO CREATE A MORE INTERACTIVE & SUCCESSFUL OPEN SPACE AT THE CENTER OF OUR SITE WE WOULD LIKE TO DEPART FROM THE MAXIMUM FAÇADE WIDTH LIMIT OF 83.2 FT. OUR RATIONALE FOR EXCEEDING THE MAXIMUM FAÇADE WIDTH IS TO TRADE POTENTIALLY DEVELOPABLE AREA AT THE GROUND LEVEL & ROOF FOR ADDITIONAL BUILDING WIDTH. THE MAXIMUM DEVELOPABLE FAÇADE AREA IS 3,601 SF & OUR PROPOSAL HAS A FAÇADE AREA OF 3,474 SF. NOT ONLY DOES OUR BUILDING FORM ENHANCE & REINFORCE A MORE SUCCESSFUL OPEN SPACE BUT ITS FAÇADE AREA IS LESS THAN THE MAXIMUM AREA ALLOWED.

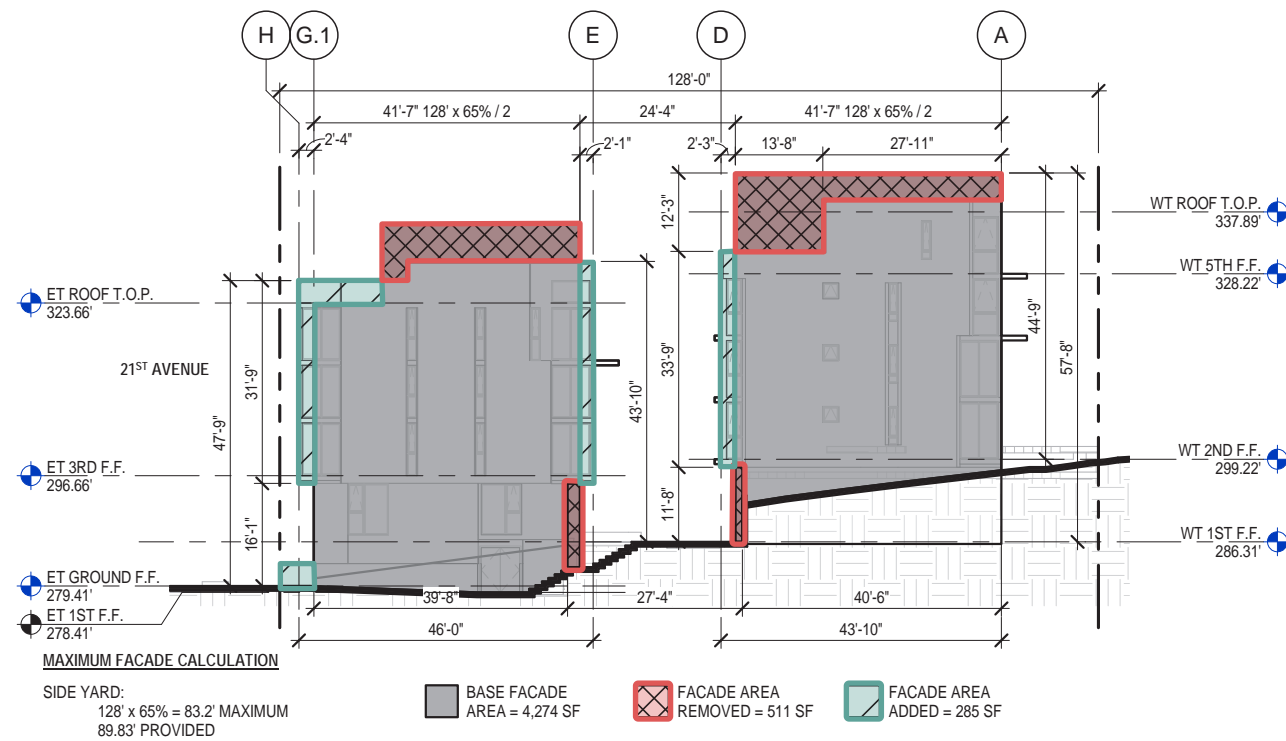
SUPPORTING GUIDELINES:

CS2 - URBAN PATTERN & FORM:

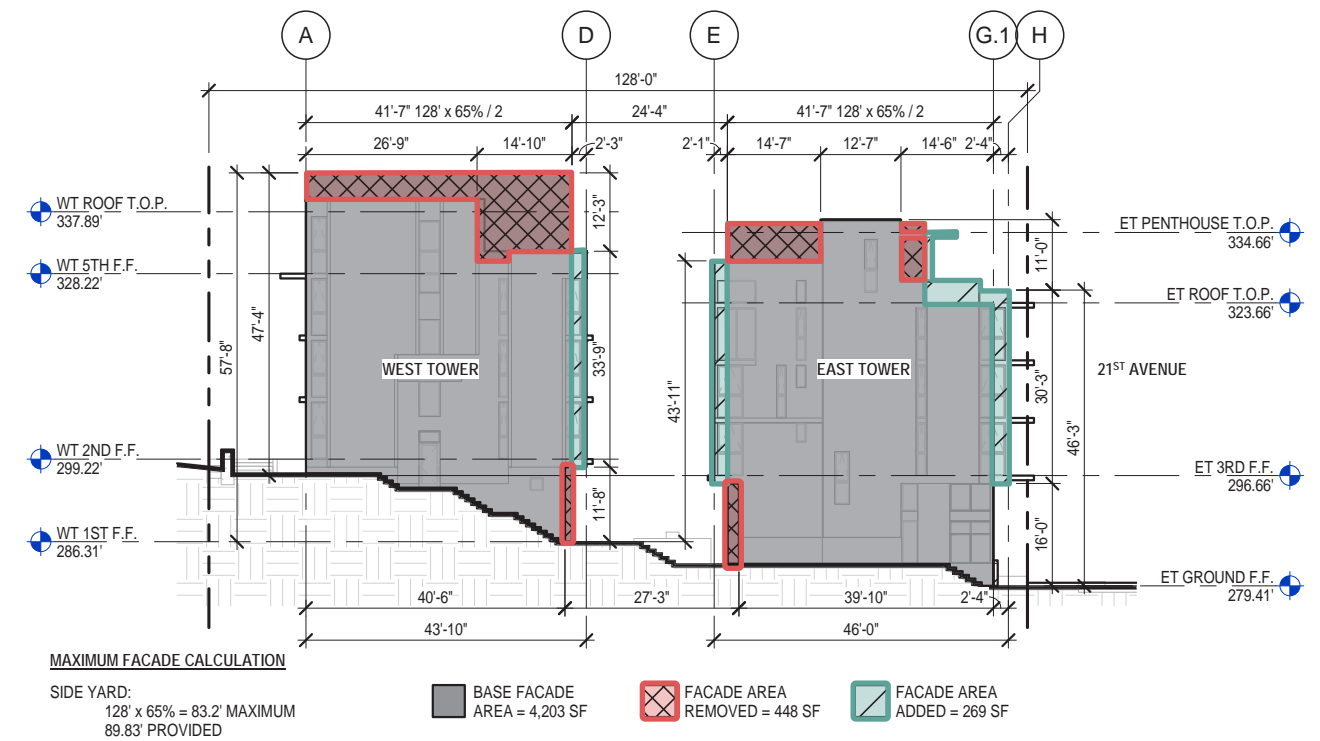
CHARACTER OF OPEN SPACE: "HOW BEST TO SUPPORT [OPEN SPACE] THROUGH PROJECT SITING & DESIGN"

PL3 - STREET-LEVEL INTERACTION:

RESIDENTIAL EDGES, 4. INTERACTION: PROVIDE OPPORTUNITIES "& SPACE FOR INFORMAL EVENTS INT HE AREA BETWEEN BUILDINGS AS A MEANS OF ENCOURAGING INTERACTION."



North Facade Calculation



South Facade Calculation





GGLO DESIGN