

Vertical

product development

Macksound Khan, s@vpd.me,
650-575-5284

PROJECT INFORMATION:

PROPERTY ADDRESS:

216 10th Ave
Seattle, WA 98 122

SDCI BUILDING PERMIT#

6587937

PROJECT MANAGEMENT:

Macksoud Khan & Adam Rinehart, PE
Vertical Product Development
3039 Ross Road
Palo Alto, CA 94303
650-575-5284

ARCHITECT:

Eric Armstrong, NCARB, AIA
Principal, Pondera Architecture
811 West Second Avenue, Suite 204
Spokane Washington 99201
+1 509-413-6220

Bojan Vučen Workshop
Vojvode Momčila 5, 78 000 Banja Luka Bosnia and
Herzegovina
www.bojanvucen.com

STRUCTURAL ENGINEER:

Anthony Merrell
Structural Engineer, Merrell Design Services PLLC
14612 North Tormey Road
Nine Mile Falls, WA 99026
+1 509-998-7410

LANDSCAPE ARCHITECT:

David Berleth Landscape Architect, Plc.
18426 Beall Road SW
Vashon Island, WA 98070

10TH AVE FLATS

EARLY DESIGN GUIDANCE / DATE: OCTOBER 10th, 2018
PROJECT NO. 3028186. / MEETING TYPE: EDG2

DEVELOPMENT OBJECTIVES

The proposed project will demolish the existing structure on site (3 existing houses) and construct (1) 111 unit, multi-story residential apartment building. The height of the building will be the maximum allowed in the MR (Midrise) zone.

PROJECT INFORMATION:

SDCI #:
OWNER:
ARCHITECT: Eric Armstrong, NCARB, AIA, Pondera Architecture, 811 West Second Avenue, Suite 204, Spokane Washington 99201
SURVEYOR:
CONTACT:

SITE INFORMATION

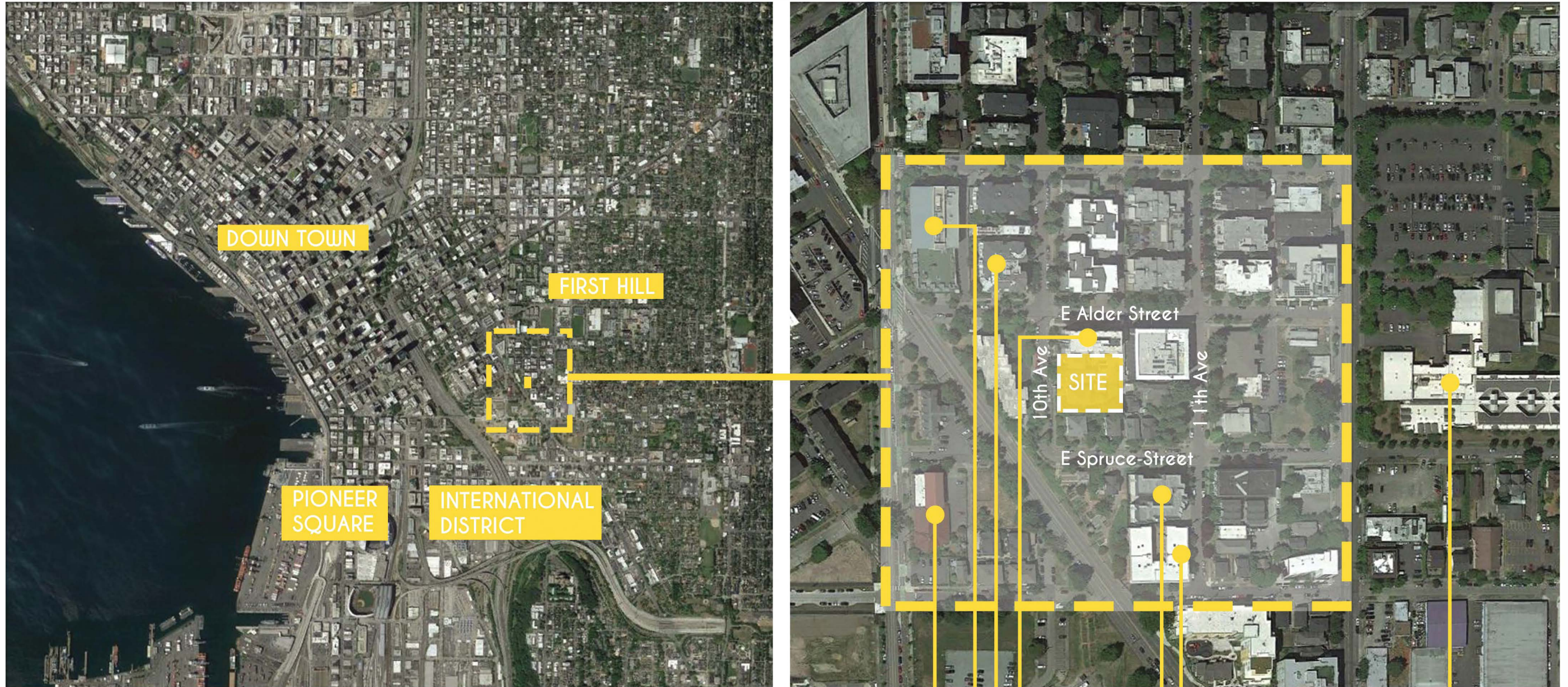
ADDRESS: 208, 2010, 2012, 2014, 216 10TH AVE, SEATTLE, WASHINGTON, 98122
APN:
LEGAL: County of King
SITE ZONING: MR (Midrise)
LOTS SIZE: Lot 2197600486 (3,600 sqf), Lot 2197600485 (3,600 sqf), Lot 2197600480 (7,200 sqf),
OVERLAY: 12th Avenue (Urban Center Village)
ZONING OF ADJACENT PROPERTIES: MR (Midrise)

PROJECT PROGRAM

LOT SIZE: (3,600 sqf + 3,600 sqf + 7,200 sqf)=14,400 sf
BUILDING TYPE: Apartment - Residential
UNIT COUNT: 111 TBD
ABOVE-GROUND STORIES: 6
BELOW GROUND STORIES: 1
PARKING STALLS: 0 provided / 0 required

Vicinity Maps

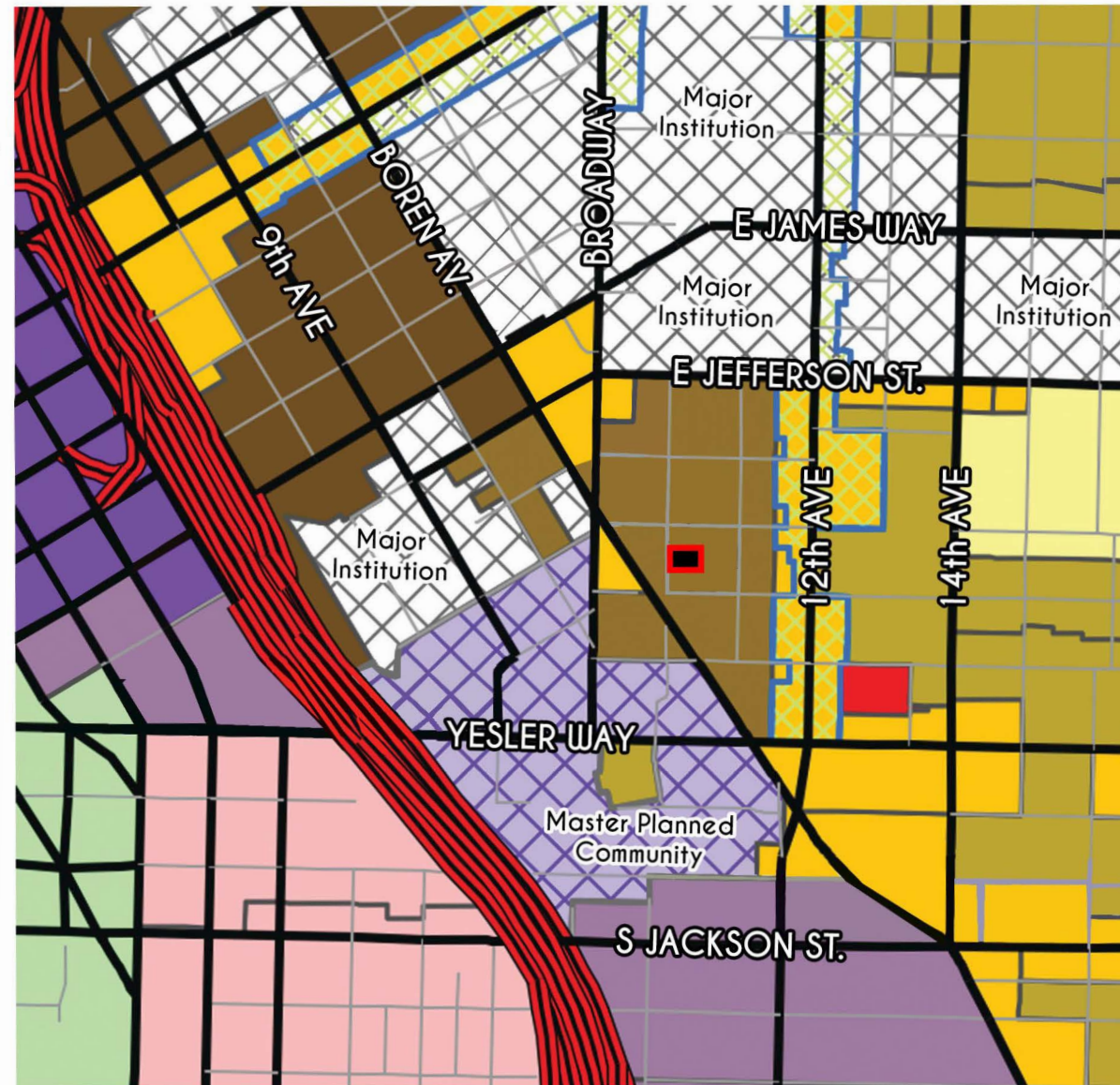
The project is located in the north part of International District neighborhood, close to The First hill neighborhood and the Central District neighborhood. Site is also located in a block between these streets: 10th Ave, E Alder Street, 11th Ave, and E Spruce Street.



- Japanese Baptist Church
- JKing County Juvenile Detention
- Clearwater Apartments
- Abbotsford Apartments
- Childhaven
- Alder Flats
- Aldercrest Apartments

Zoning

-  Incentive Zones
-  Single Family 5000
-  Single Family 7200
-  Single Family 9600
-  Residential Small Lot
-  Lowrise
-  Midrise
-  Highrise
-  Seattle Mixed
-  Neighborhood Commercial
-  Commercial
-  Downtown Office Core
-  Downtown Harborfront
-  Downtown Mixed
-  International District
-  Pike Market Mixed
-  Pioneer Square Mixed
-  Industrial Buffer
-  Industrial Commercial
-  Industrial General 1
-  Industrial General 2
-  Major Institution
-  Master Planned Community
-  Pedestrian Areas



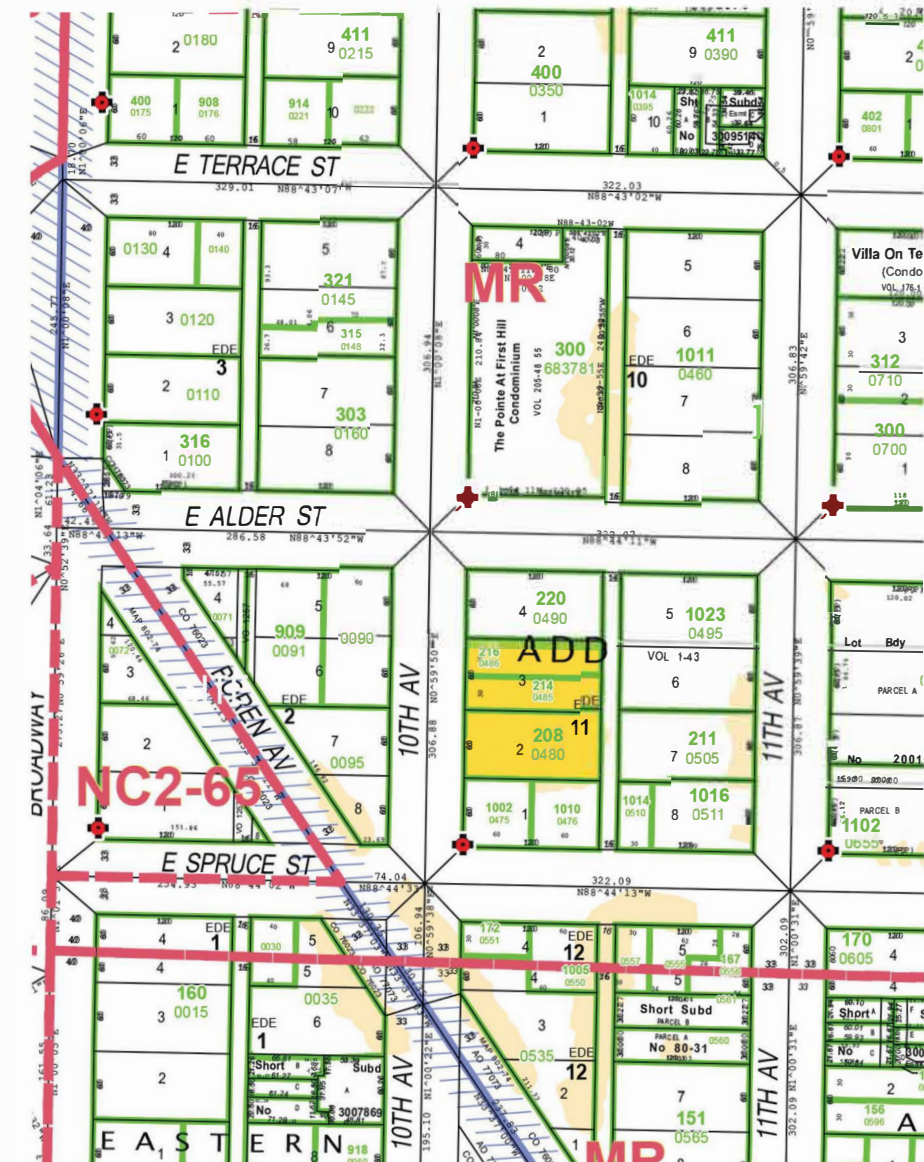
Generalized Zoning Map

ZONING:

The site is located in an MR (Midrise) zone.

GENERAL INFORMATION:

Site location: 208, 210, 212, 214, 216 10TH AVE, SEATTLE, WASHINGTON, 98122
Site zoning: MR (Midrise)
Lot size: Lot 0486 (3,600 sqf), Lot 0485 (3,600 sqf), Lot 0480 (7,200 sqf)
Overlay: 12th Avenue (Urban Center Village)
Zoning of adjacent properties : MR (Midrise)



SDCI Map Books - Book Number 111

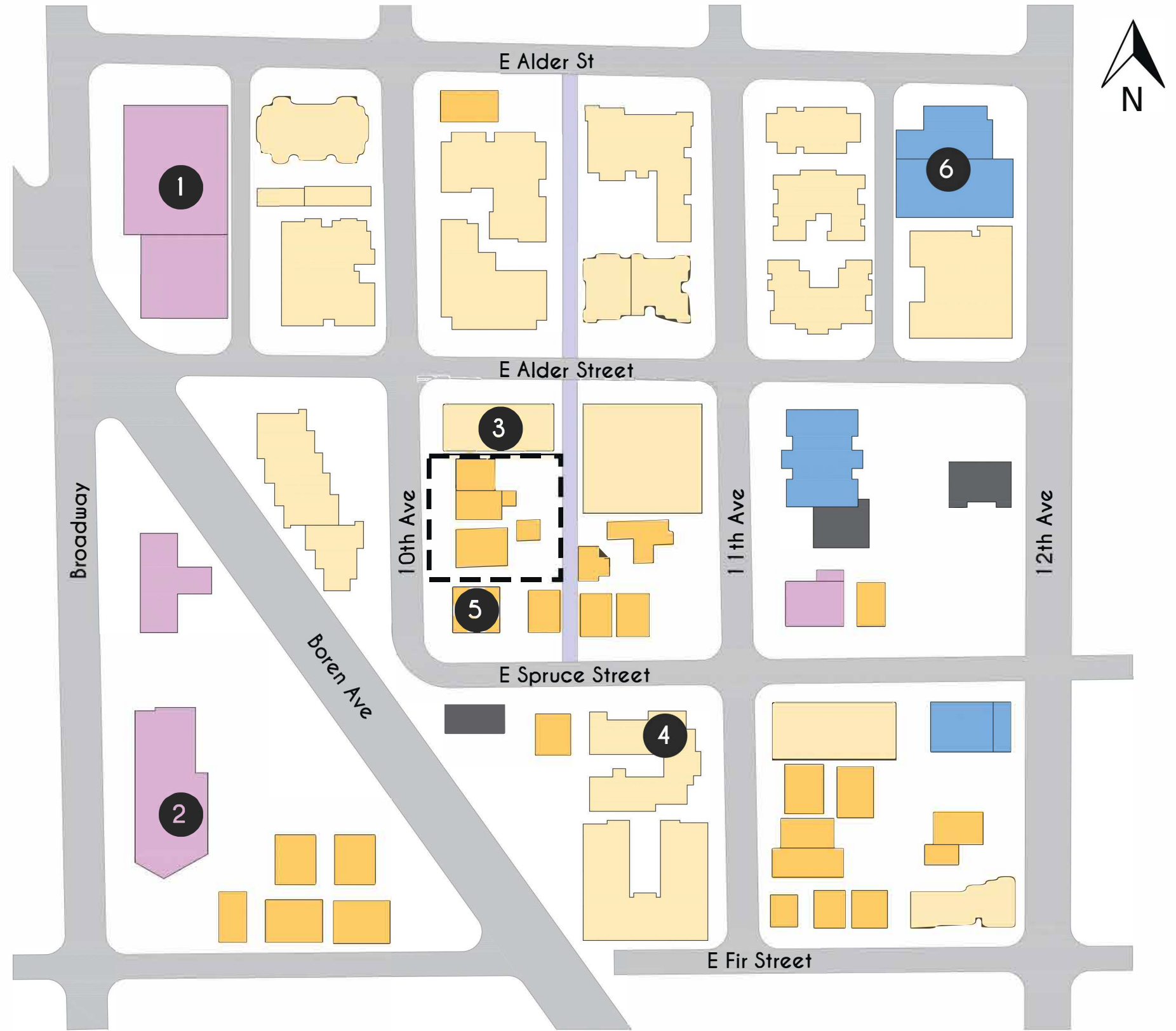
Typology

The site is located on 10th Ave, in the block between E Alder Street, E Spruce Street and 11th Ave. The vicinity contains a variety of singlefamily, multi-family, commercial and institutional structures.

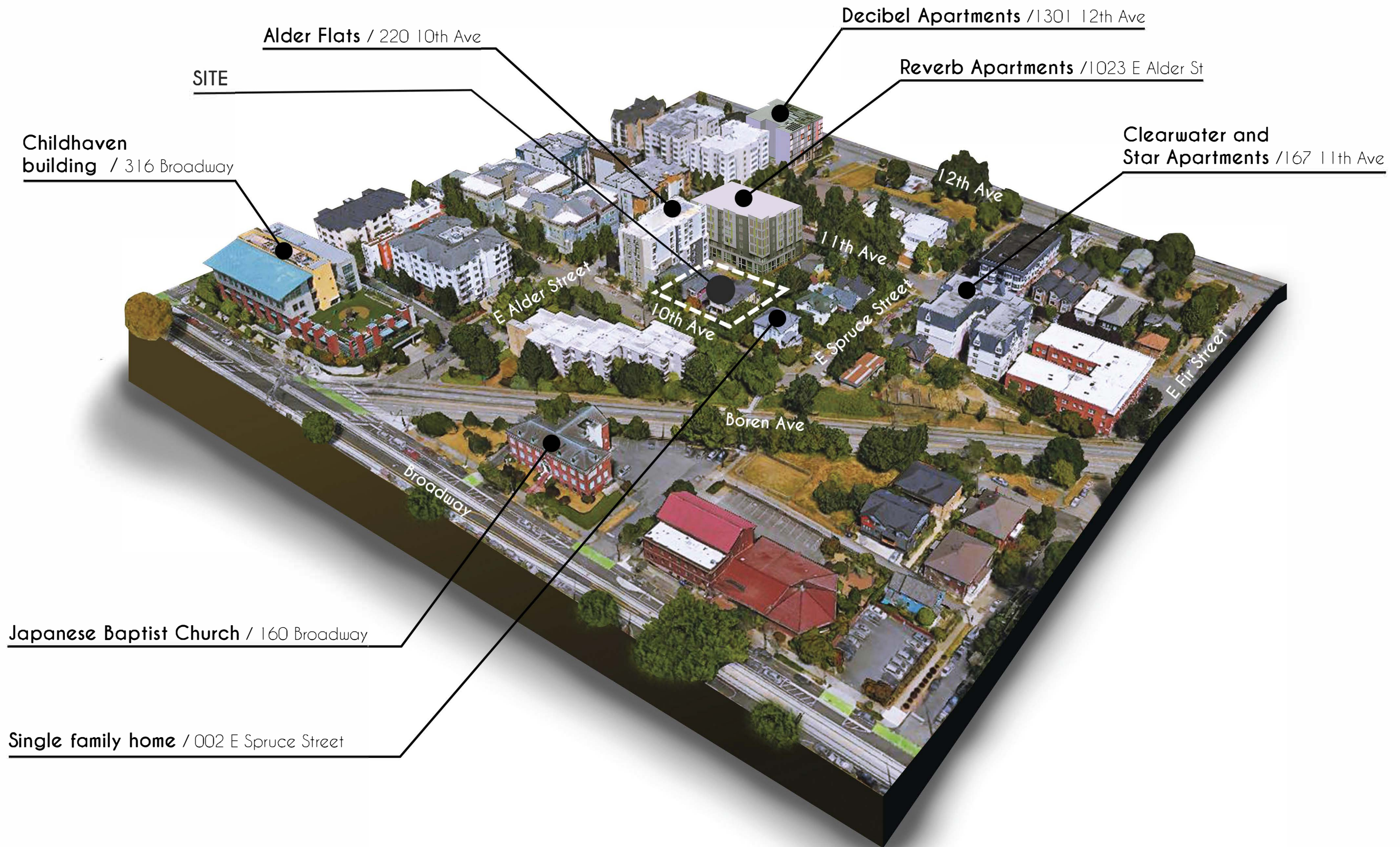
Lately multi-family structures - apartment buildings are replacing existing single family structures. New apartment buildings in the neighbourhood do not have a unifying architectural style.

The site currently is occupied by three single-family two-story homes..

- SINGLE FAMILY
- MULTI-FAMILY
- COMMERCIAL
- INSTITUTIONAL / OTHER
- UNDER CONSTRUCTION
- 1 ARCHITECTURAL CONTEXT
- SITE



3D presentation of 9 block area



Vicinity photos - Streetscapes



1-1 East side of 10th Ave



2-2 West side of 10th Ave

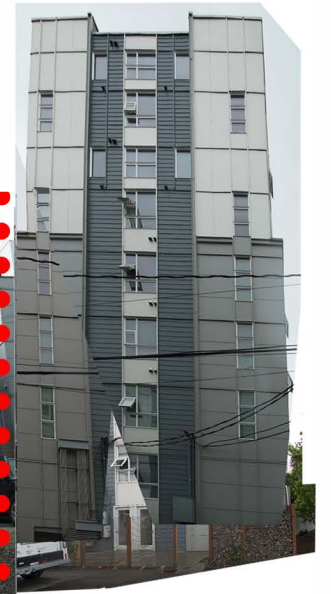
Vicinity photos - Streetscapes



3-3 West side of Alley



SITE



4-4 East side of Alley















ACROSS FROM SITE

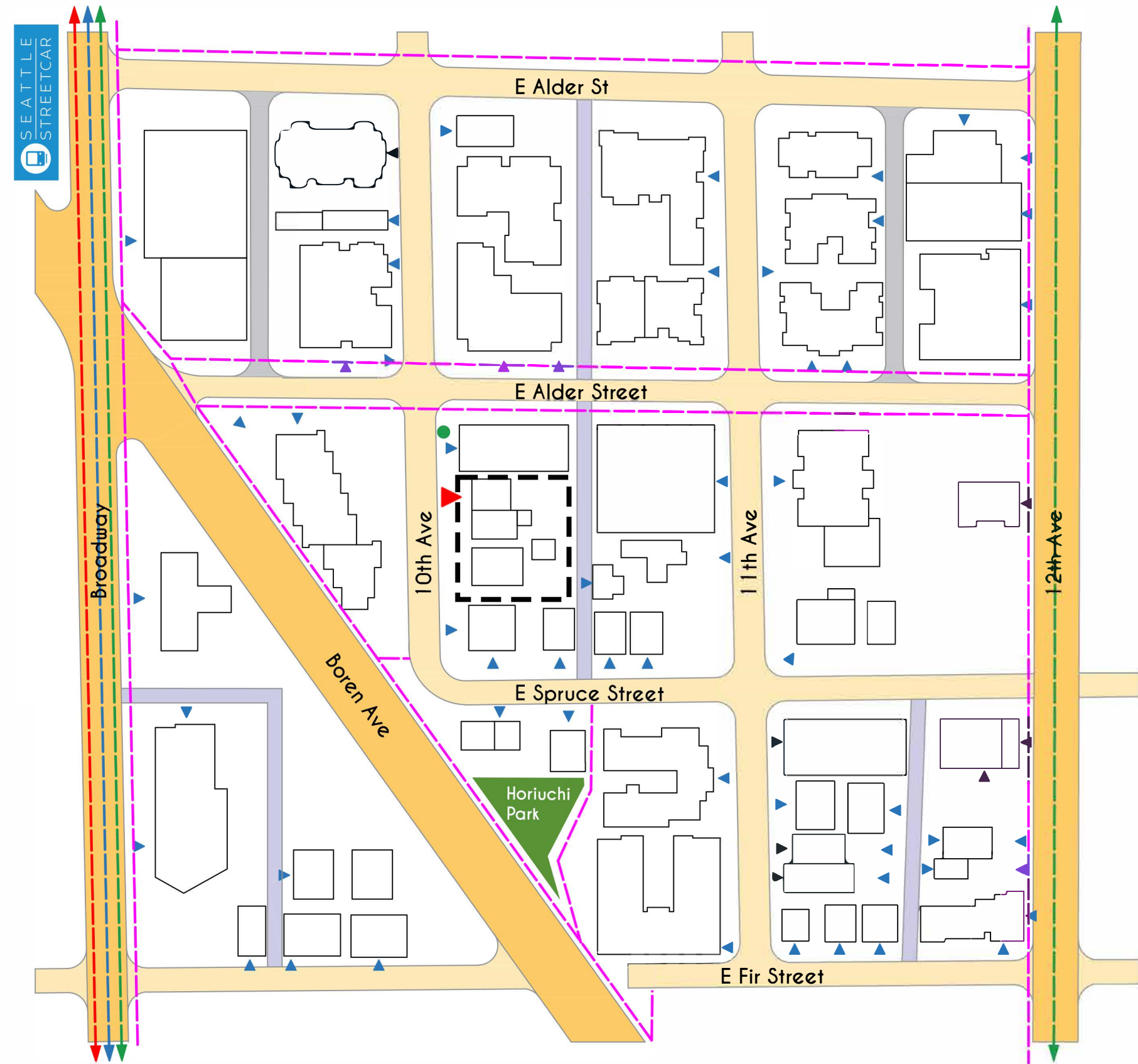


Circulation

The site location allows easy access via walking or biking to restaurants, coffee shops, grocery stores, retail, and green spaces.

The project is located in an area with access to several public transit routes. Areas along Broadway and 12th Ave are relatively flat and features bicycle only lanes, making access even easier.

-  MAJOR ARTERIAL
-  MINOR ARTERIAL
-  INTERNAL ARTERIAL
-  BUS LINE
-  LIGHT RAIL
-  BICYCLE FRIENDLY ROUTES
-  MAIN PEDESTRIAN ROUTES
-  PEDESTRIAN ACCESS
-  PROPOSED PEDESTRIAN SITE ACCESS
-  STREETCAR
-  ARCHITECTURAL CONTEXT
-  SITE



Comprehensive Site Analysis

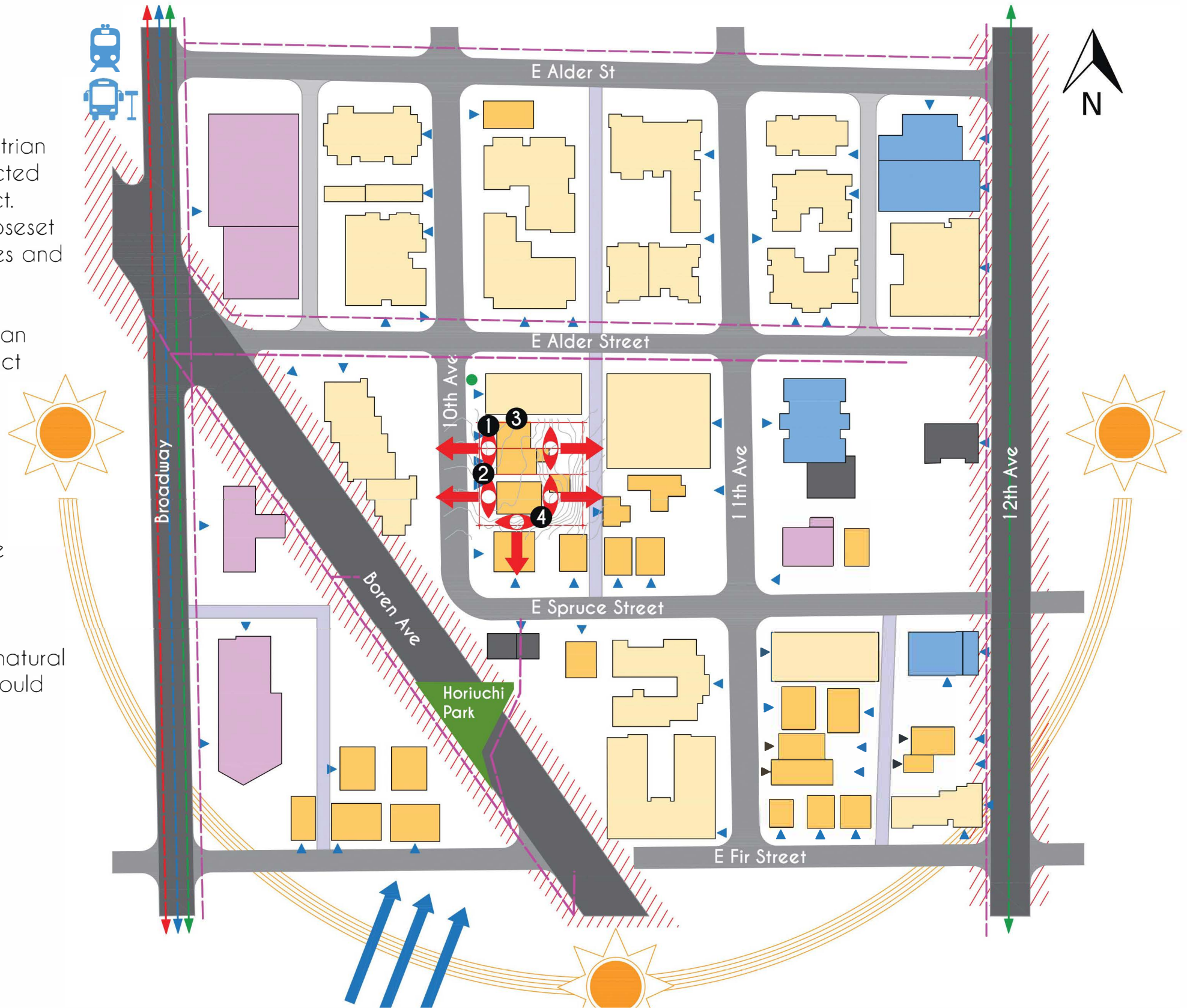
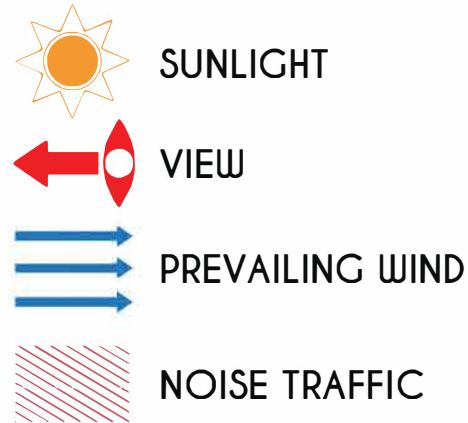
The site analysis has lead to the following conclusions:

1. Pedestrian access should be on 4th Ave on the north part of site, since there are existing pedestrian walkways on both sides of the street that are conected with the pedestrian infrastructure, outside the project. Access should be on north part because it is the closeset point to main pedestrian routes, bicycle friendly routes and public transport. routes

2. There is potential here for creating lively, pedestrian oriented open space to enliven the area and attract interest and interaction with the site and building. On the other hand we should provide security and privacy for residential building through the use of elements like a low wall and well scaled landscaping along the transition strip

3. Proposed building massing should complement the "Alder flats" building and other existing multi family buildings surrounding it.

4. To take advantage of views, solar exposure and natural ventilation available onsite, unites in the building should be oriented towards east-south-west.



Site photos



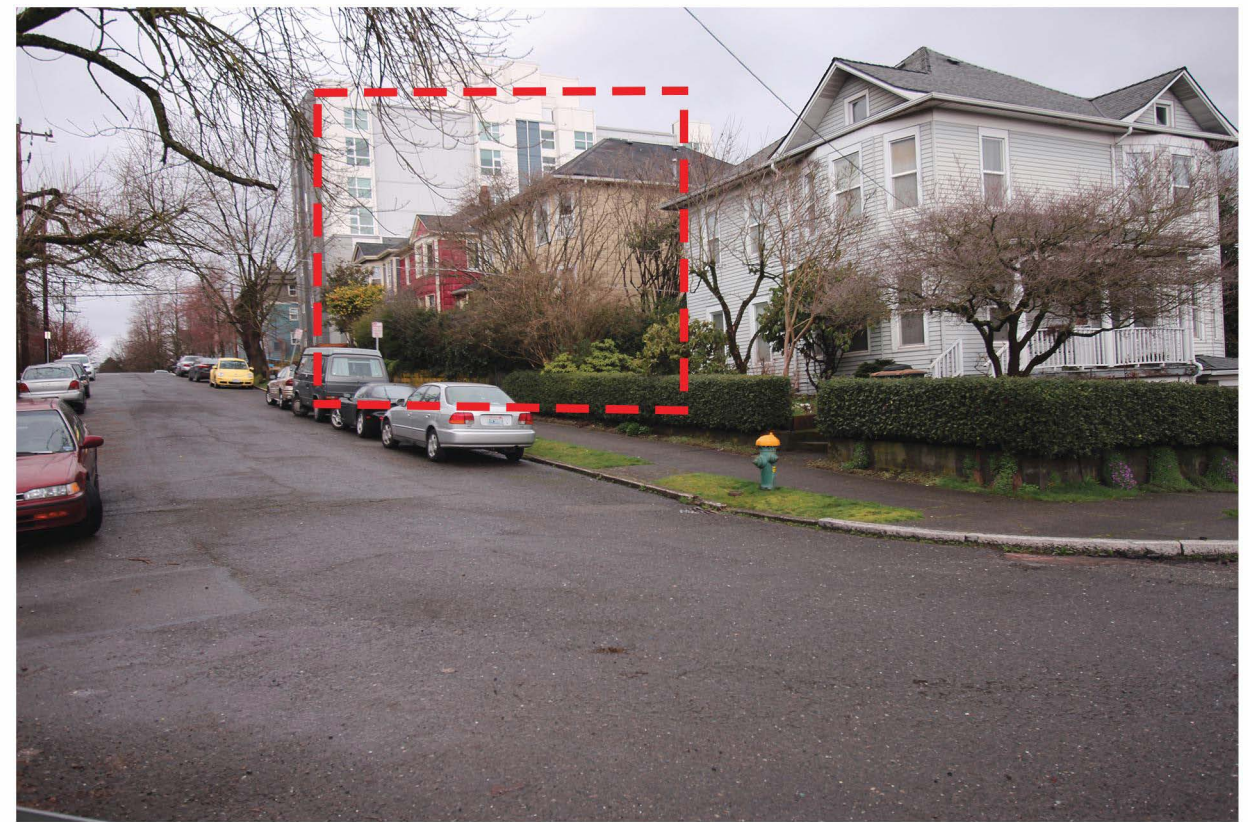
1. Corner E Alder Street and 10th Ave - Looking south



2. 10th Ave - Looking east



3. Alley - Looking west



4. 10th Ave - Looking north

Site photos



5. Alley / Internal street - Looking south



6. 10th Ave - Across from the site



7. Alley / Internal street - Looking north



7. Alley / Internal street - Across from the street



EXISTING SITE 4

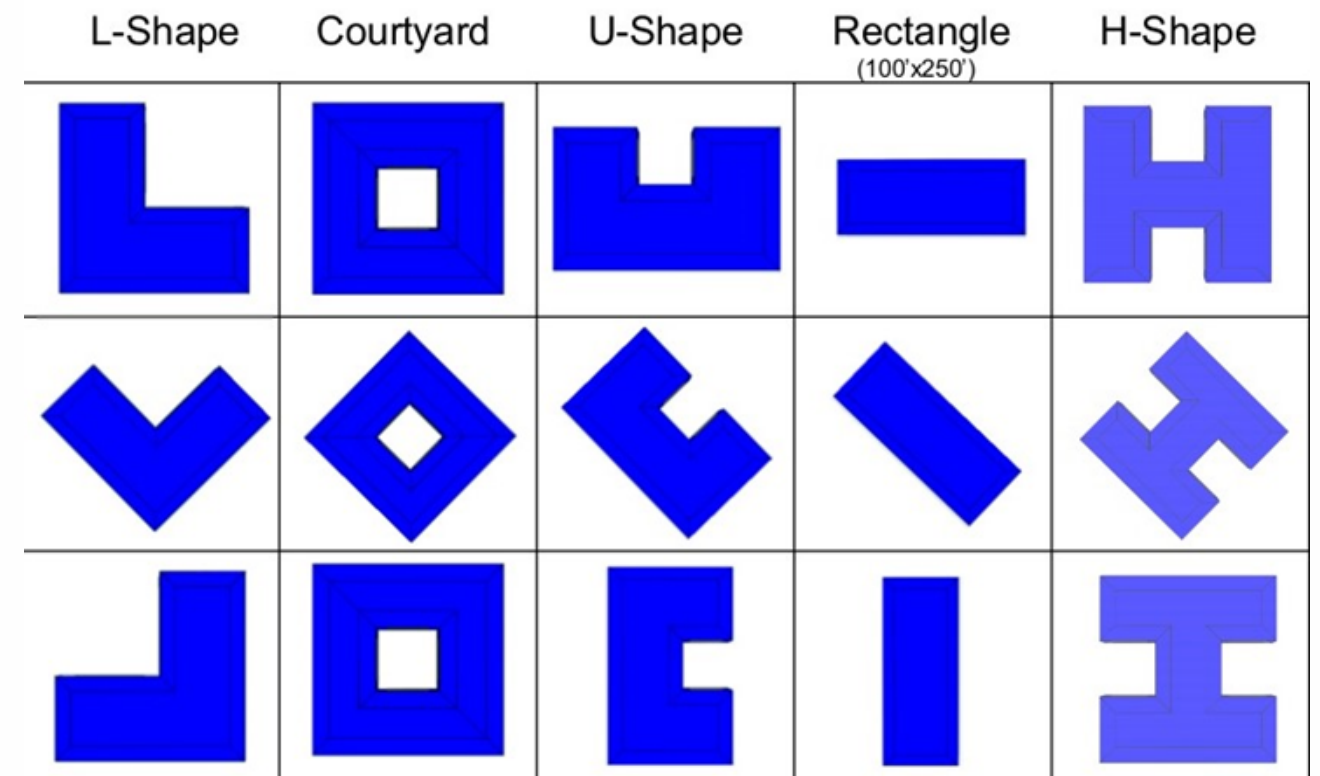
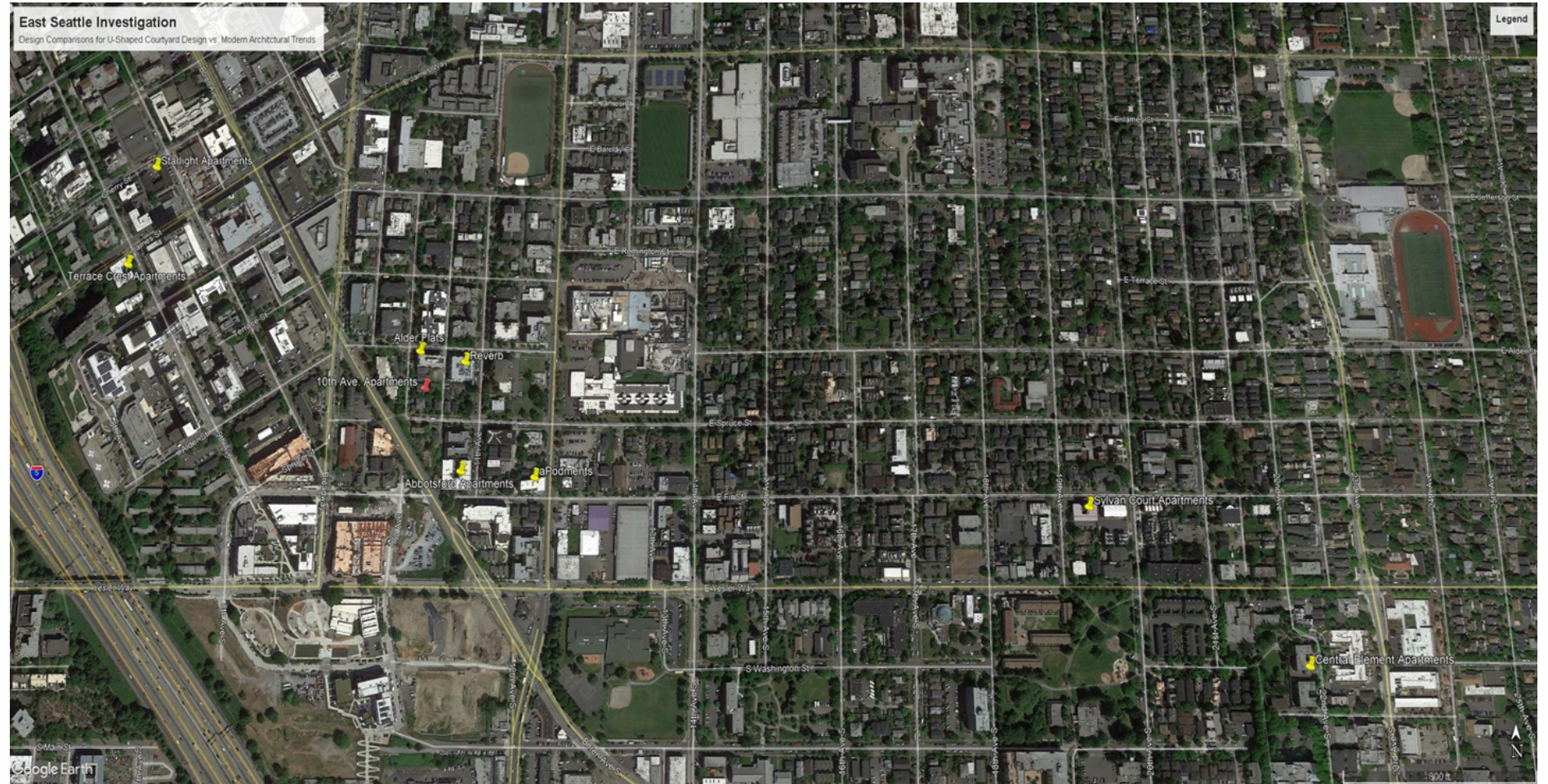
COURTYARD STUDY

COURTYARD HISTORY AND FUNCTION

- Defined as an area enclosed or partially enclosed by a building or wall and open to the sky.
- Historically originated from hot and arid regions with dominant summer climates.
- Successful implementation of a courtyard is dependent on several variables including:
 - Building orientation (N - S, E - W)
 - Building geometry (area and height)
 - Construction materials
 - Local climate
- What works in one climate is not guaranteed success in another.
- Successful/Strategic placement creates an "Oasis Effect" where the interior courtyard temperature is cooler than that of the area surrounding the building.
 - These "microclimates" can improve passive building performance through thermal comfort and reducing energy demands.
- Researchers I.A. Meir and A.S. Munaisen performed studies of the microclimate of three-sided courtyards:
 - Looked at rectangular courtyards in four climate regions focusing on proportion (ratios and heights) and shading performance.
 - Optimum courtyard height to obtain reason effect in summer and winter was found to be three-stories in hot humid climate, double story in hot dry and temperate climate, single story in cold climates.
 - The hotter the climate, the higher the walls.

LOCAL CLIMATE

- Seattle falls within the Mediterranean Climate (Csb)
 - Further classified as "Dry Summer Subtropical" by the Koppen Climate Classification system
 - Average Temperature of 51.95°F (Highest avg. temperature in August with 74.9°F)
 - Annual Precipitation of 34.1" Summer months (June - September) less than 2" average.

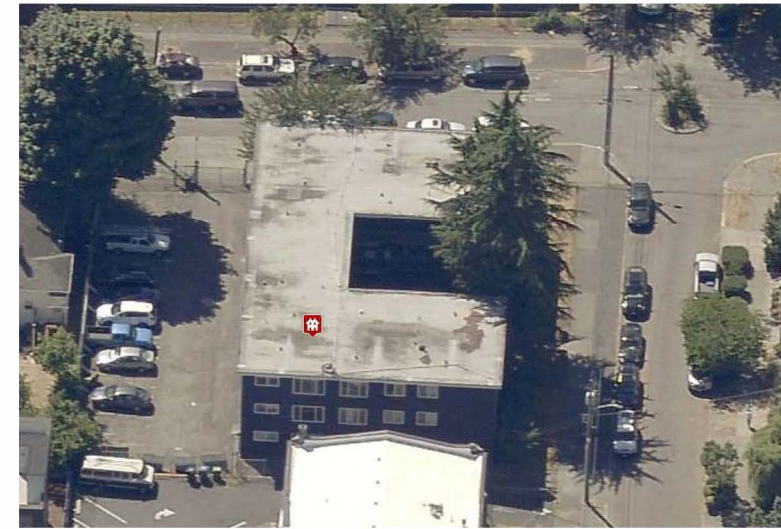
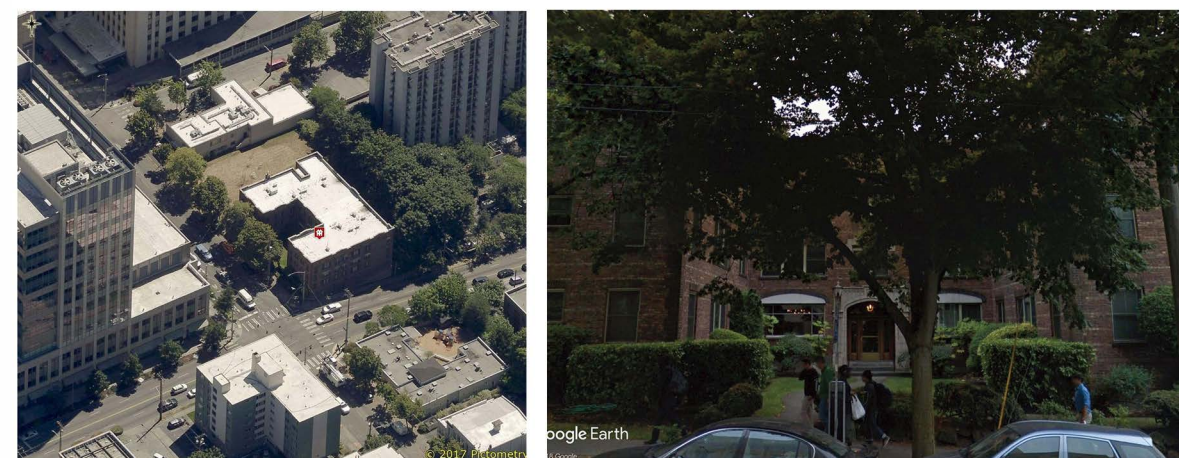


LOCAL U-SHAPED BUILDING COMPARISONS

1. Dozens of examples within 10 blocks of the project site.
2. ALL classified by King County as Low-Rise Apartments or Office Buildings
3. ALL built prior to 1970
 - Oldest identified is Abbottsford Apartments (1901), 2 blocks SE of project
4. Majority of them have non-street facing courtyards
5. Almost all front facing are fully paved for parking
6. Building with the largest number of similarities

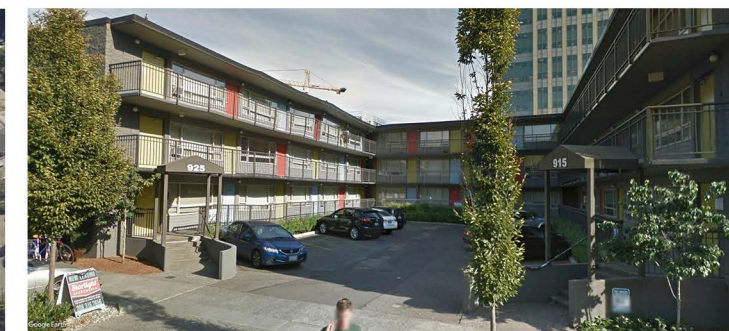
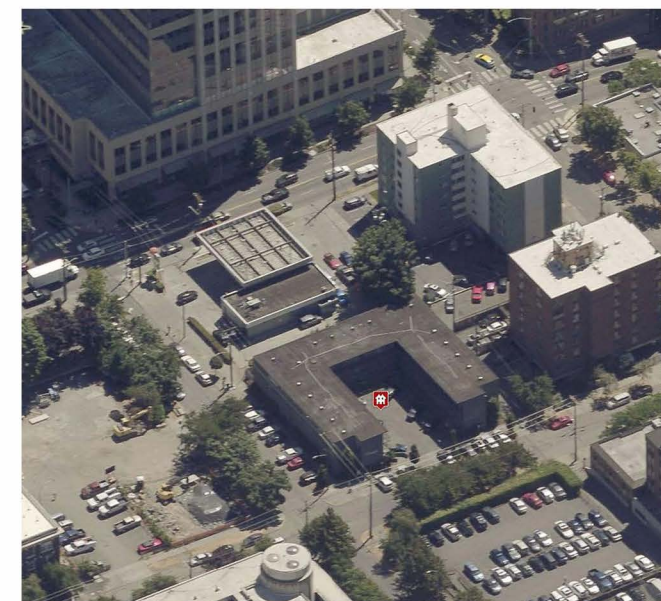
TERRACE CREST APARTMENTS

- 517 9th Ave (1/4 mile away)
- 110' x 85' dimensions
- Low rise
- Non-Paved, street facing courtyard
- Built in 1930



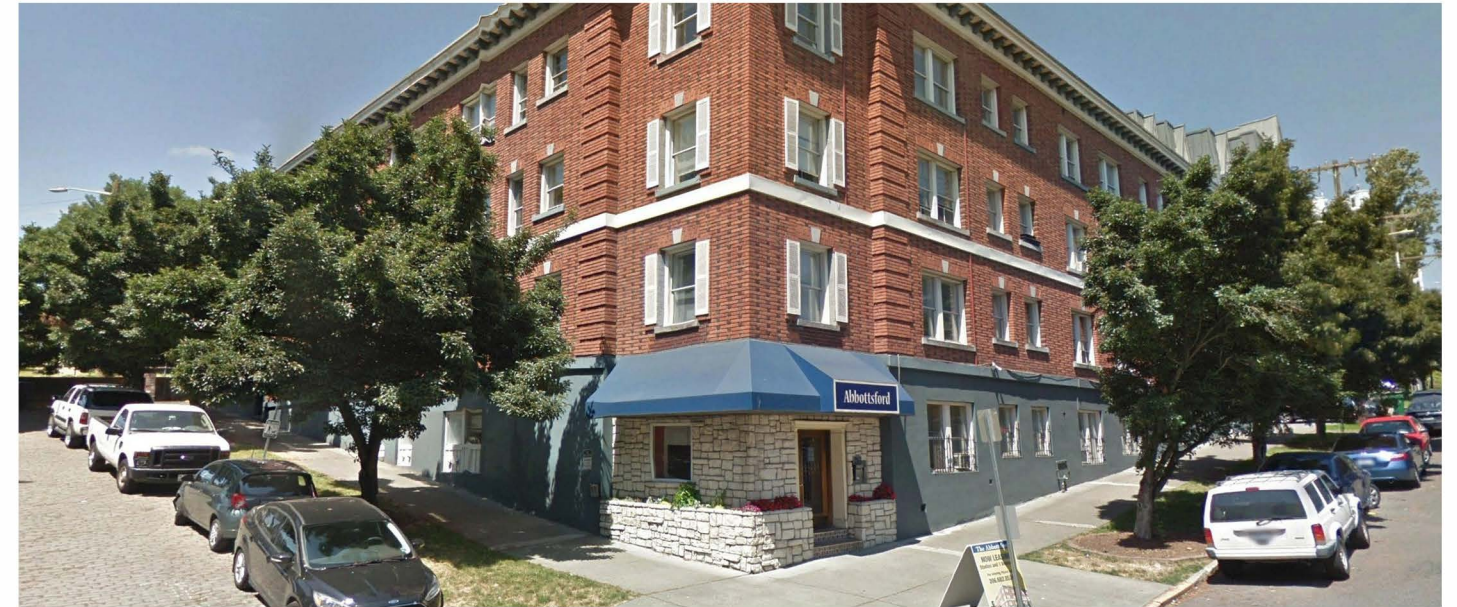
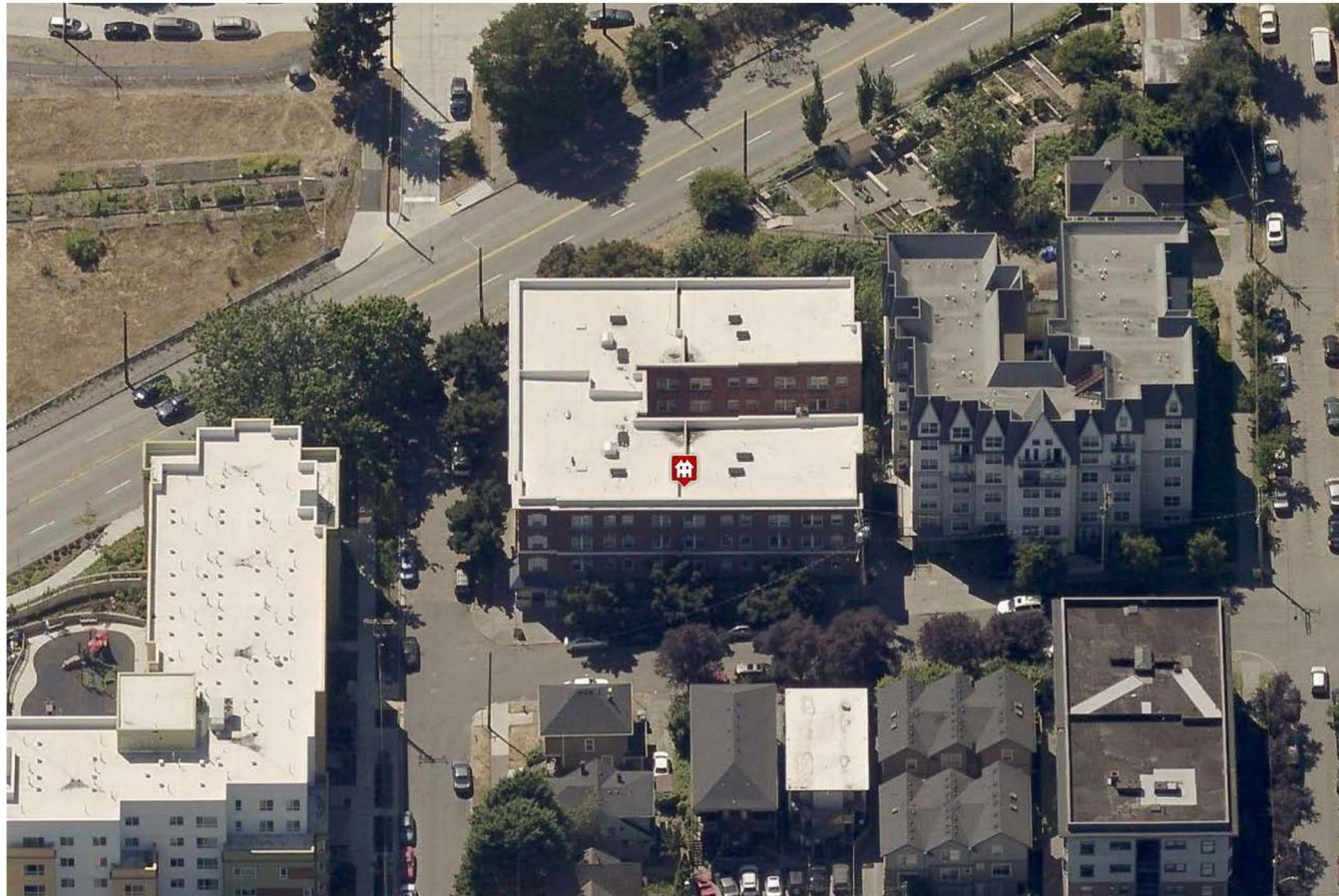
SYLVAN COURT

- 1901 E. Fir St.
- Low Rise
- Street facing, non-paved courtyard
- Built 1964
- 70' x 100'



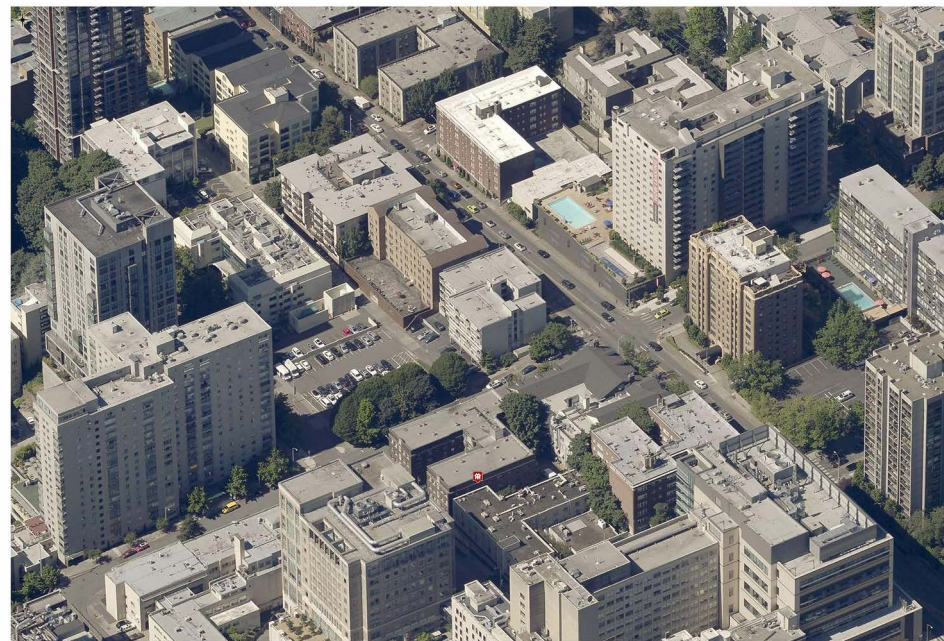
- 915 Cherry Ave.
- Built 1956
- Low-Rise
- Paved Courtyard for Parking
- Has a motel feel to it

COURTYARD STUDY



ABBOTTSFORD APARTMENTS

- 151 11th Ave.
- Built 1901
- Non-street facing paved courtyard
- Low-Rise

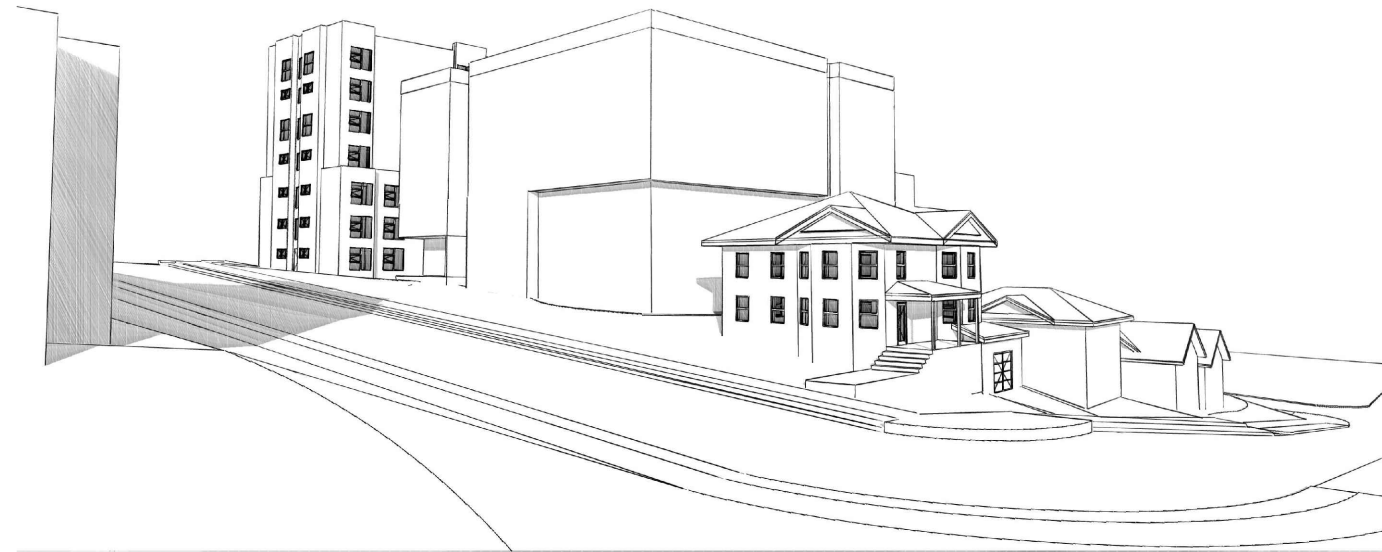


MEDICAL/DENTAL OFFICE

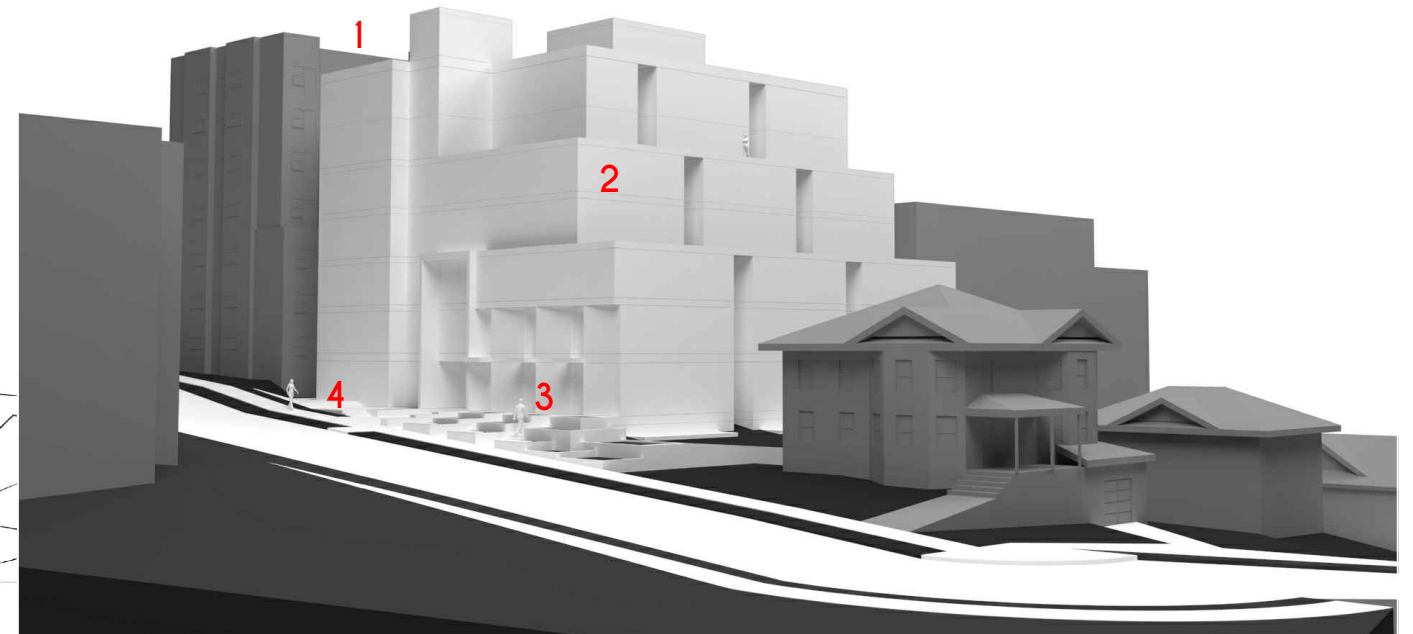
- 1218 Terry Ave.
- Built 1925
- Street facing courtyard, partially landscaped
- Uniform mass very imposing from the street level

EDG SCHEMES / RESPONSE OVERVIEW

EDG 1 - SCHEME A (PREFERRED) MASSING
 TOTAL AREA: 57,879.55sf / allowed (61,200.00 sf)
 UNITS: 111



EDG 2 - SCHEME A (PREFERRED) REVISED MASSING
 TOTAL AREA: 60,721.91sf / allowed (61,200.00 sf)
 UNITS: 112



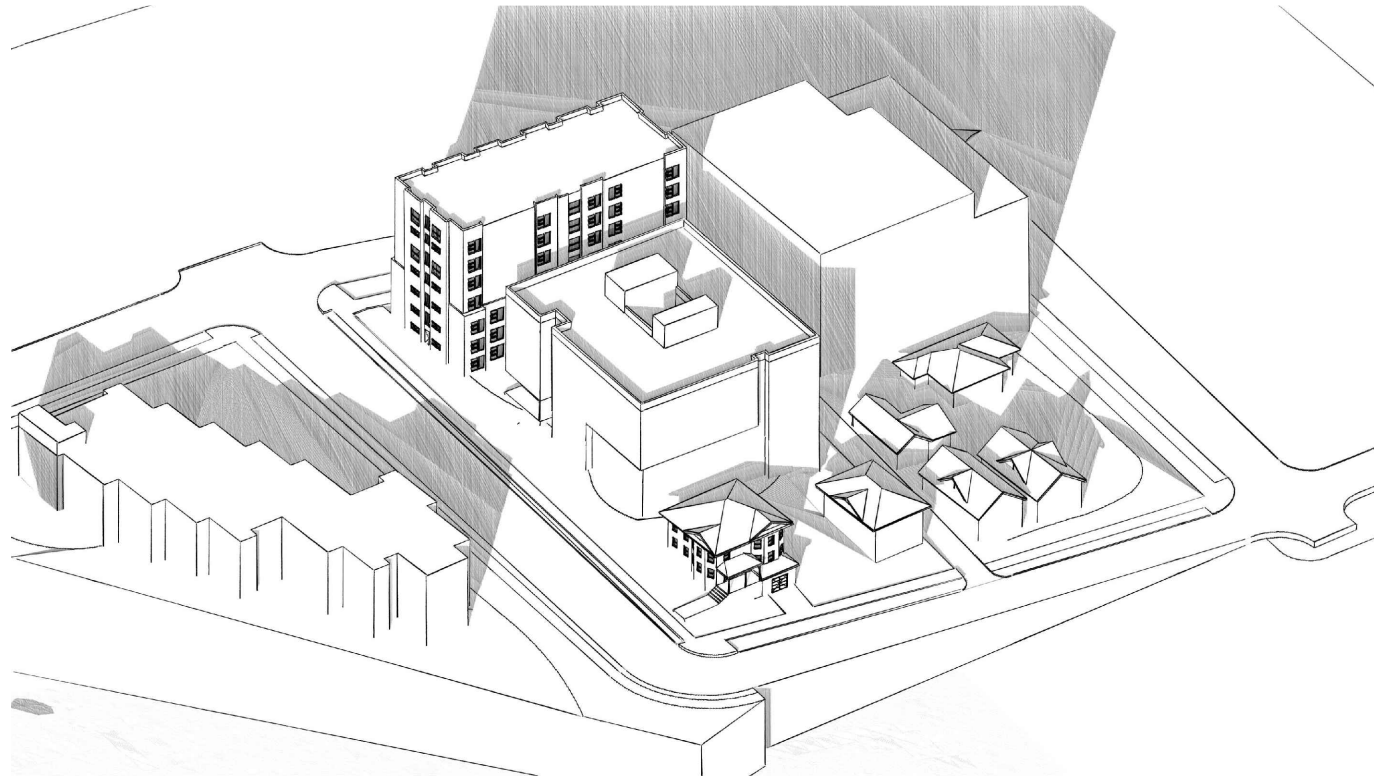
1. Structure massing vertically transitions in response to topography.
2. Massing broken up with multiple terraces. Facade composition was entirely redesigned.
3. Individual entries were added to front to connect to the pedestrian realm.
4. Exterior common area amenity space added adjacent to pedestrian realm while the interior, enclosed courtyard was removed. Multiple terrace levels provide additional amenity space.

EDG SCHEMES / MASSING, BULK AND SCALE

EDG 1 - SCHEME A (PREFERRED)

TOTAL AREA: 57,879.55sf / allowed (61,200.00 sf)

UNITS: 111



Massing Height Bulk and Scale

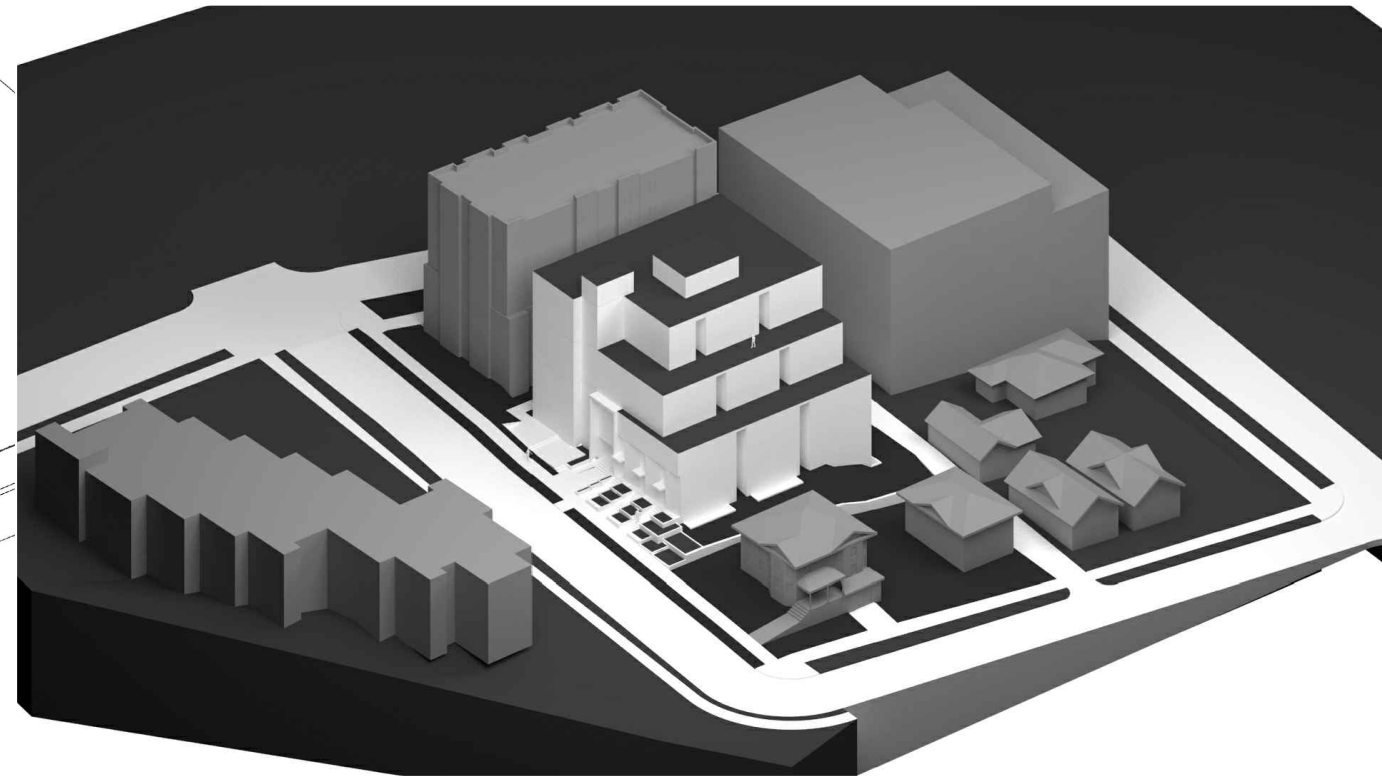
Board Guidance:

- The Board was concerned that massing Option A – the applicant’s preferred massing option – maximizes the bulk of proposed development and fails to connect to the pedestrian realm or respond to topography. The Board did not support the upper-level overhang as proposed on massing Option A as it appears to loom over the adjacent single family residence to the south and fails to respond to the scale of the existing development. The Board noted an upper-level setback may be more appropriate.

EDG 2 - SCHEME A (PREFERRED) REVISED MASSING

TOTAL AREA: 60,721.91sf / allowed (61,200.00 sf)

UNITS: 112



Response:

The building was redesigned to incorporate vertical terraces to step down the building height while using horizontal set backs to break up and reduce the massing imposition to the surrounding environment.

Individual entries were added adjacent to the SFR to the south and an outdoor common space patio was added to the north to engage the pedestrian realm.

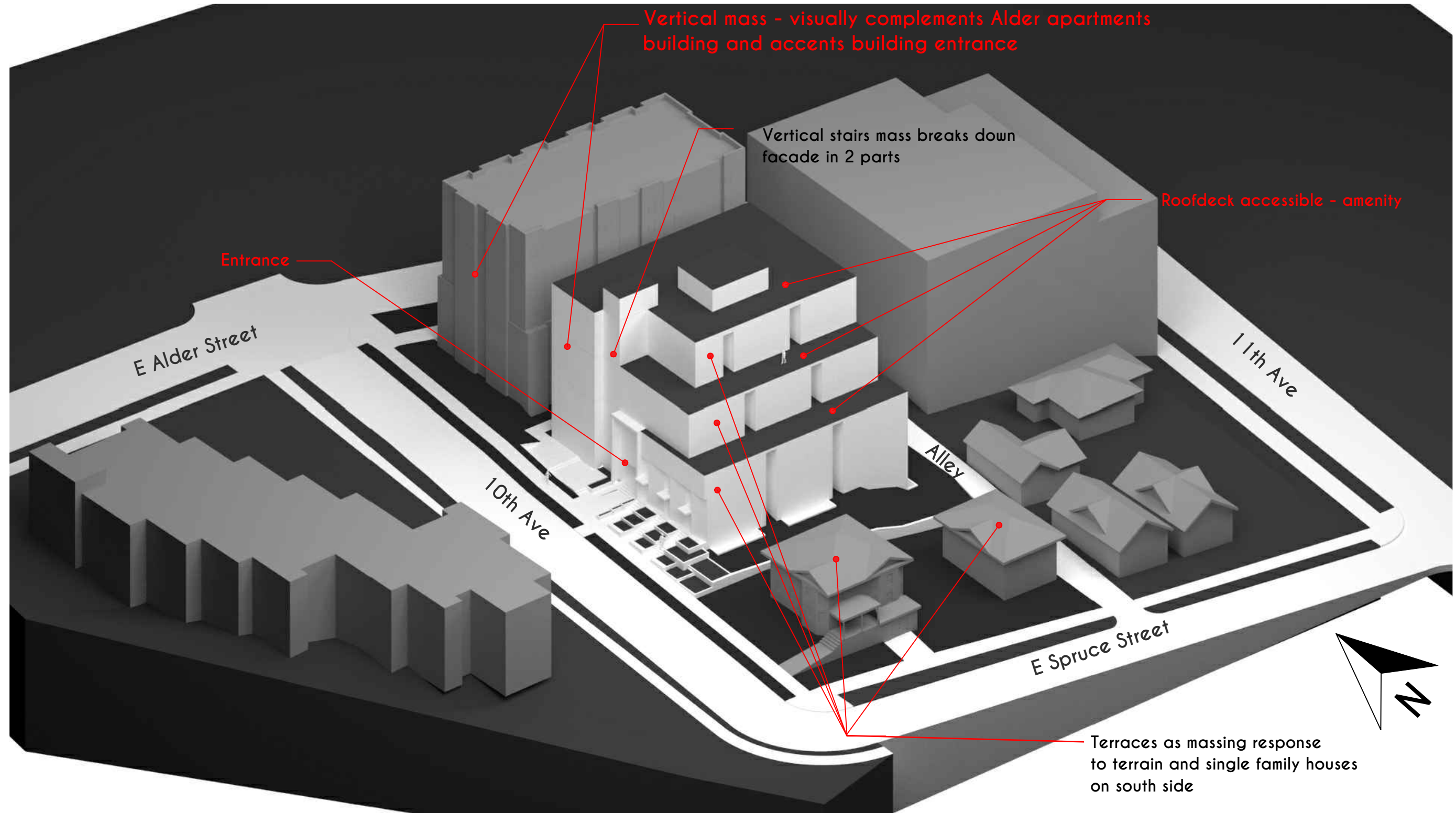
Relevant Guidelines:

C2 Elevation Changes
D2 Existing Site Features

CS2 Urban Pattern and Form
DC2 Architectural Concept

EDG SCHEMES / MASSING, BULK AND SCALE

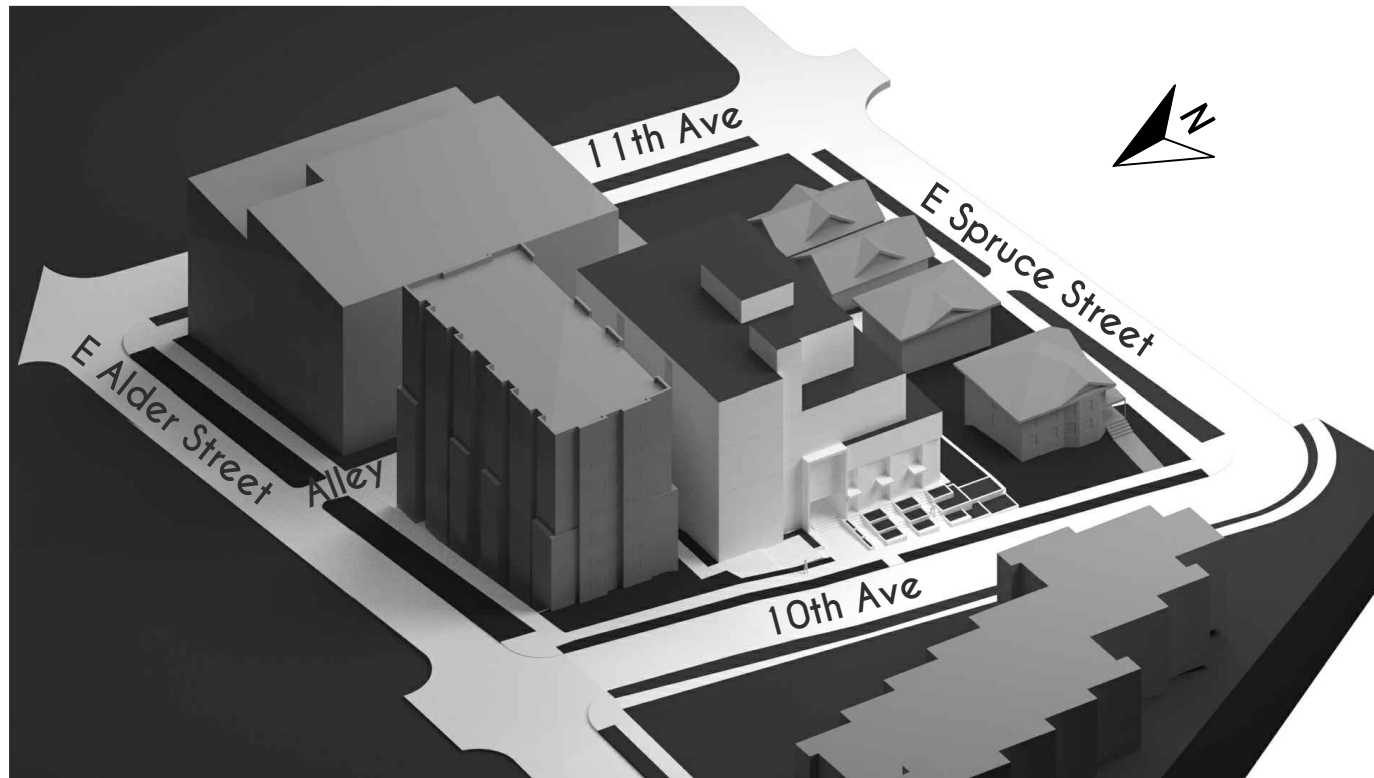
EDG 2 - SCHEME A (PREFERRED) REVISED MASSING



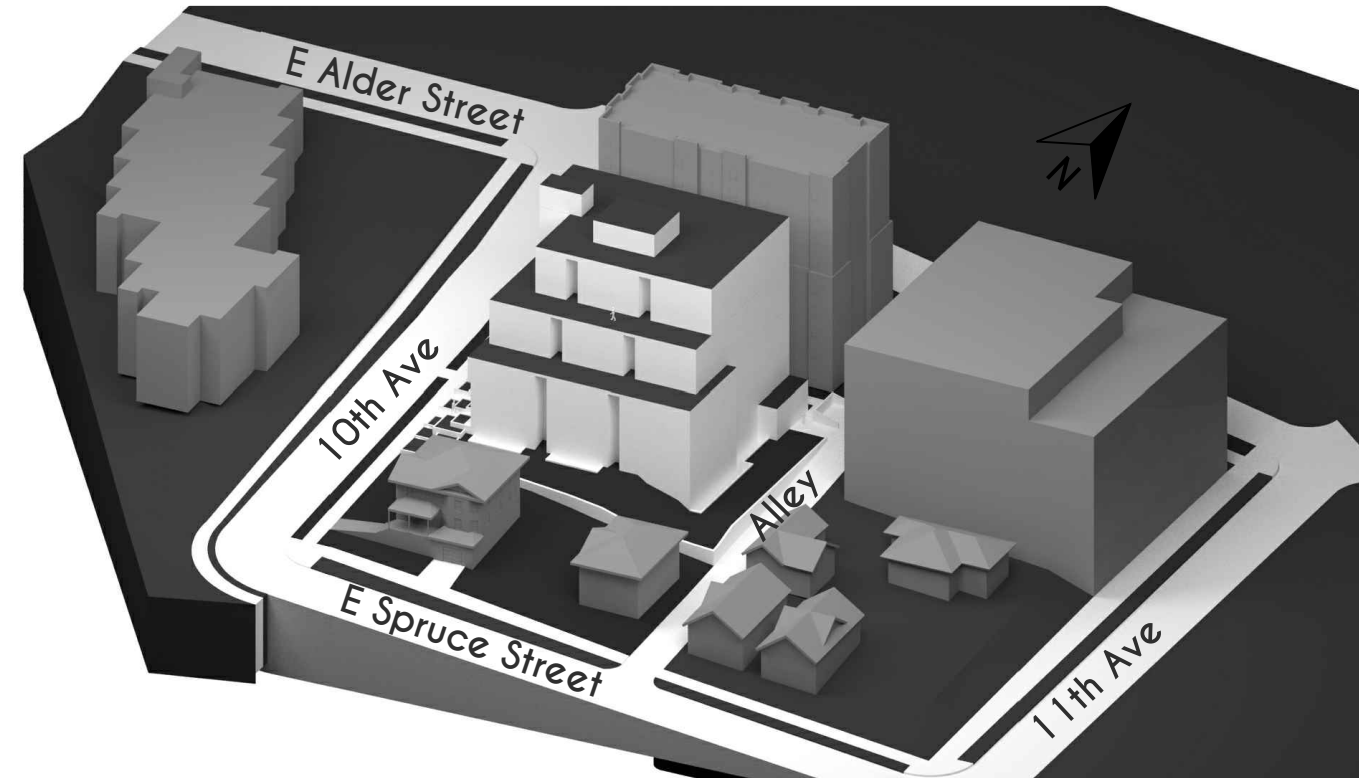
South-West View / Axonometric

EDG SCHEMES / MASSING, BULK AND SCALE

EDG 2 - SCHEME A (PREFERRED) REVISED MASSING



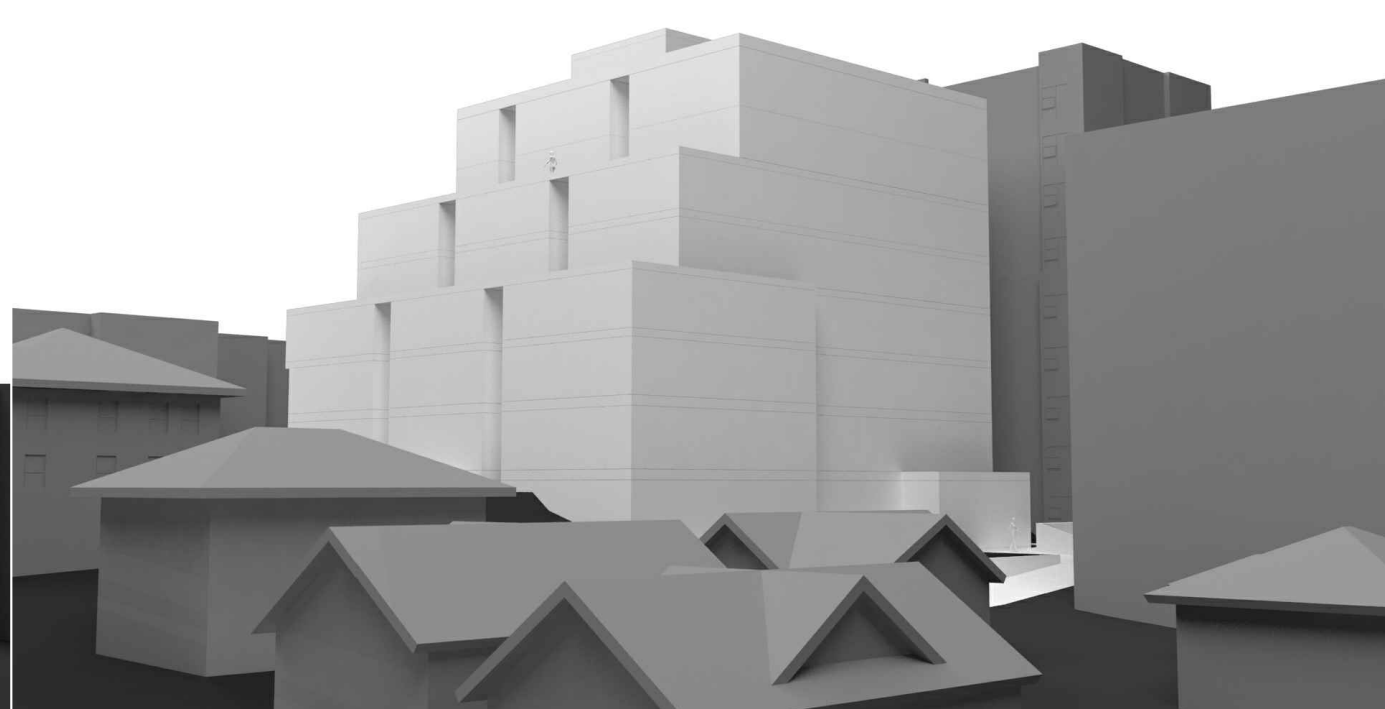
North-West View / Axonometric



South-East View / Axonometric



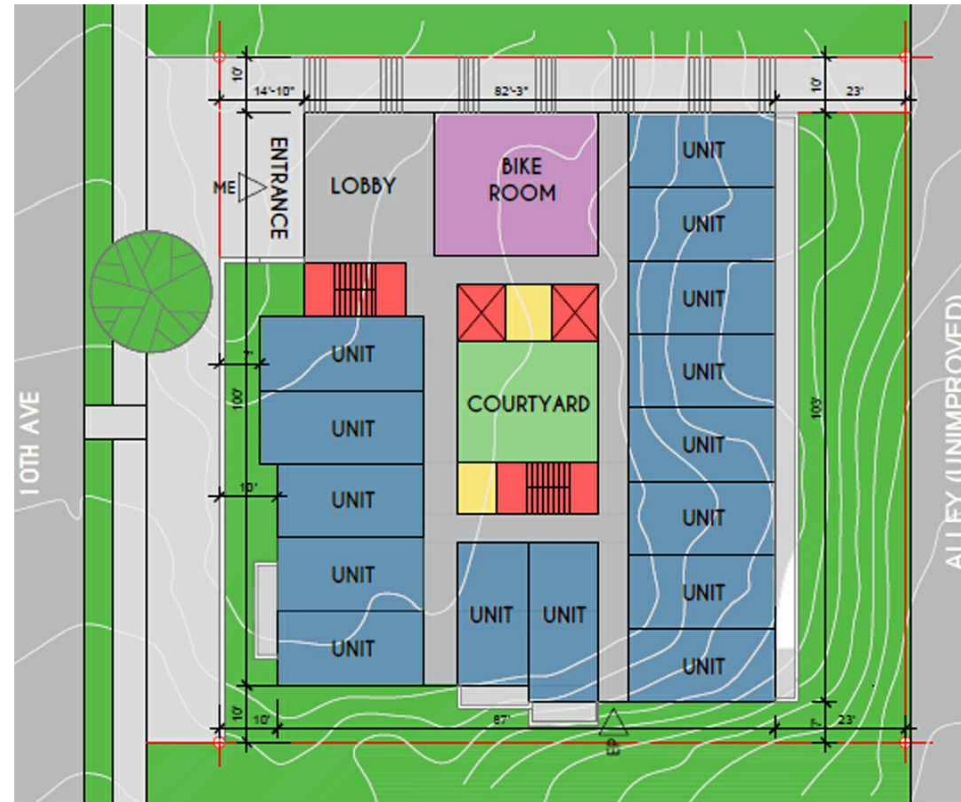
North-West View / Perspective street view



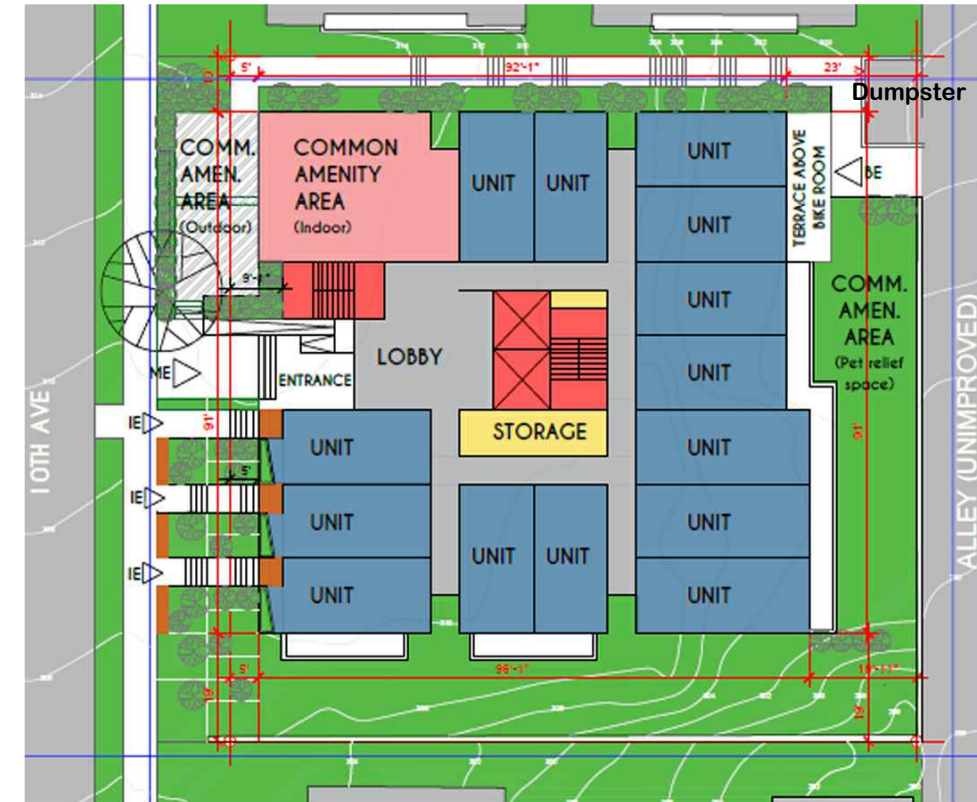
South-East View / Perspective street view

EDG SCHEMES / ENTRIES, CIRCULATION & ACCESS

EDG 1 - SCHEME A (PREFERRED) / SITE PLAN



EDG 2 - SCHEME A (PREFERRED) REVISED / SITE PLAN



Board Guidance

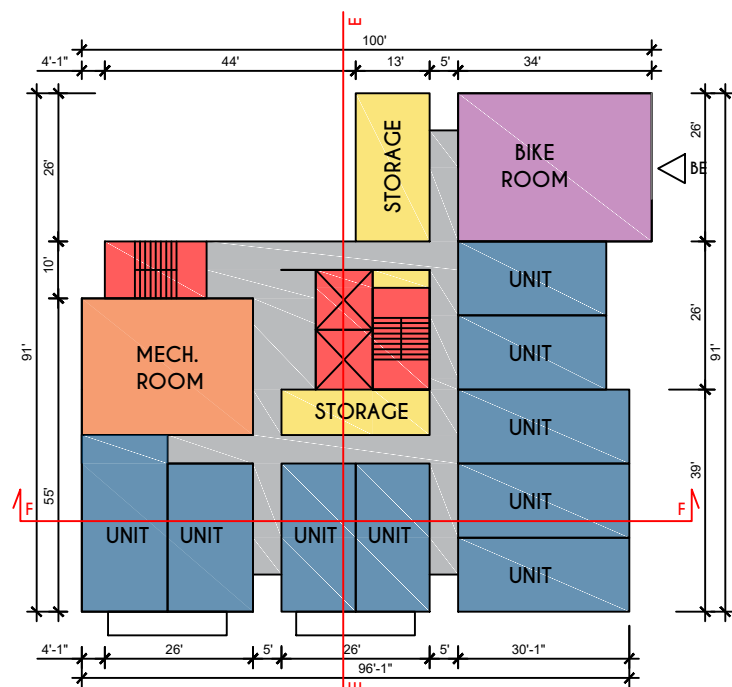
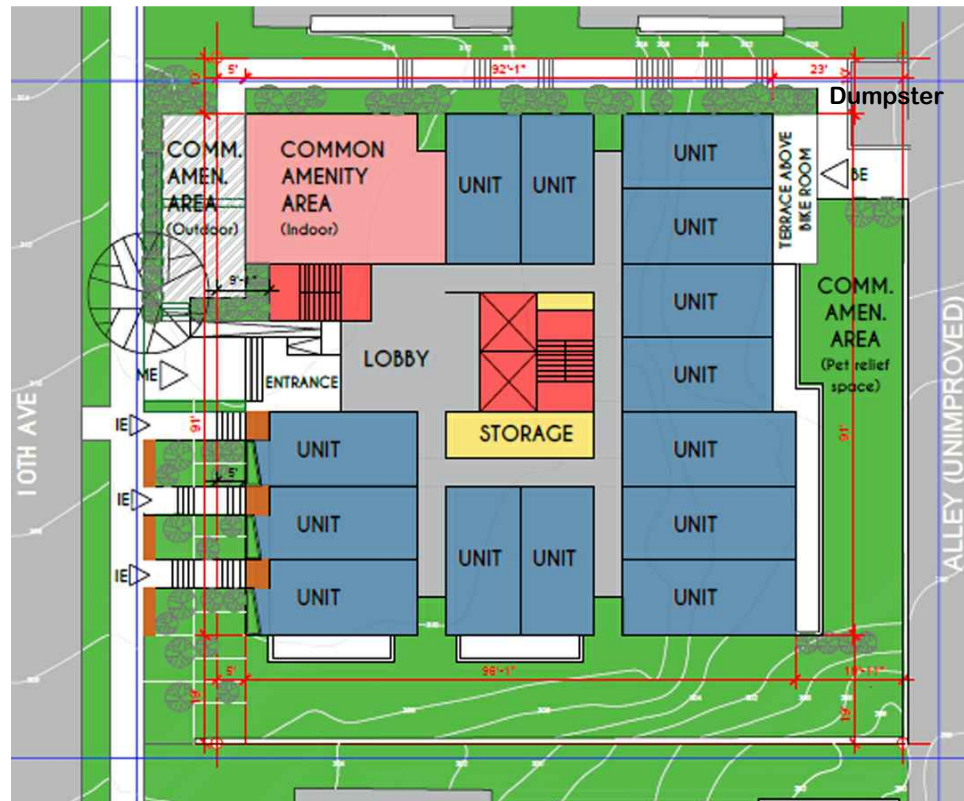
- The Board specifically prioritized Design Guidelines PL3-A, Entries, and PL4-A, Entry Locations and Relationships, and noted the entry of massing Option A should be more open.
- The Board directed further study of street-facing individual entries for ground-level residential units. The Board did not support the prominent location of the bike storage room as proposed in massing Options A and B, and stated a preference for pedestrian amenities or common areas at the street-level as they present a greater opportunity to create community.
- The Board recommended access to bike storage off the alley. The Board specifically prioritized Design Guideline PL1-B, Walkways and Connections. The Board was concerned about security along the north pathway, as proposed for massing Options A and B. The Board suggested incorporating visual cues for security and narrowing the stair to minimize space for potential encampments.
- The Board would like to see more information, including sections, at the next EDG meeting that depicts how the pathway/stairs relate to grade and adjacent interior uses.
- The Board supported access to trash storage off the alley and specifically prioritized the location of trash storage should reduce impacts on building aesthetics and pedestrian circulation. Adequate trash storage should be depicted for each massing option at the next EDG meeting.

Response:

The north walkway was modified to prevent public access from the street through the use of landscape buffering, while still providing resident access from the common amenity areas. The width was reduced and the overhang removed to discourage encampments. Landscape screening was added adjacent to the building to provide privacy for the lobby level units.

EDG SCHEMES / ENTRIES, CIRCULATION & ACCESS

EDG 2 - SCHEME A (PREFERRED) REVISED / SITE PLAN



LEVEL 1
7147.33 sqf
9 apartments

10TH AVE FLATS



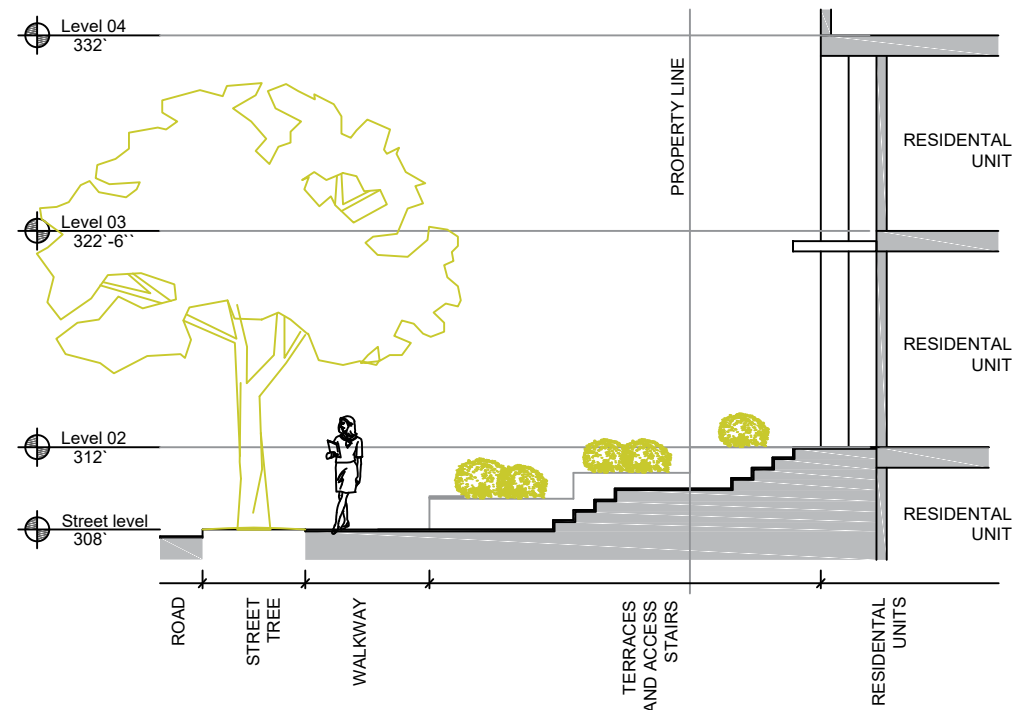
10th Ave View (West) / Perspective

Response:

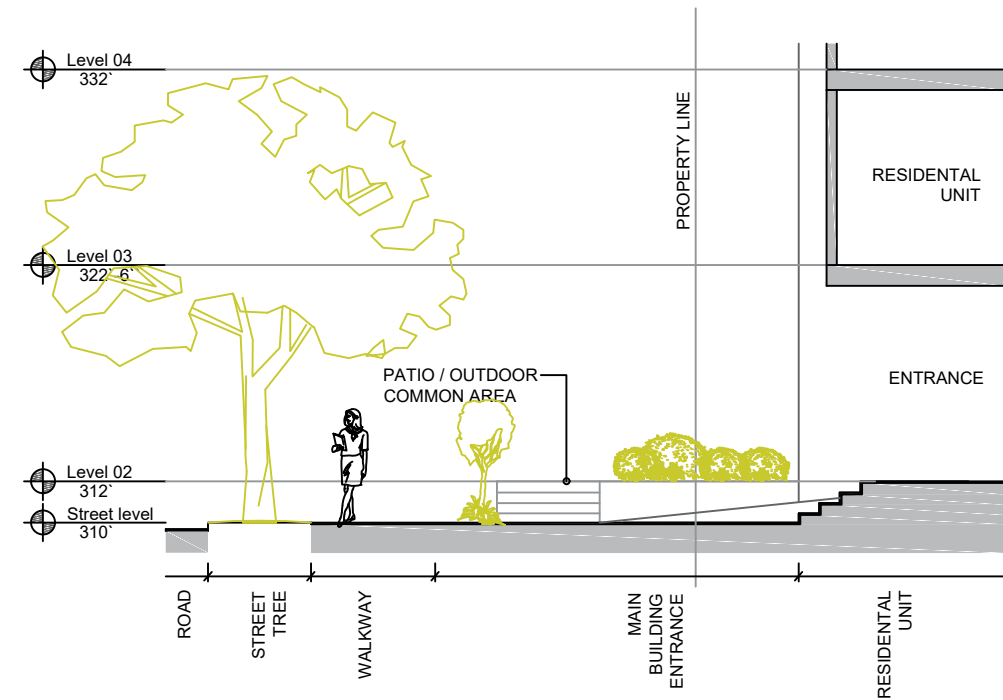
- The building entry was relocated to the center of the building adjacent to the outdoor common area.
- 3 Street facing units with individual entries were added to the south portion of the building. The intent of the design is to provide a "row house" style single family residence feel adjacent to the single family residence that is to remain. 3 street facing units were chosen to represent the 3 existing homes demoed for this project as an acknowledgment of the neighborhood history and character, past and present.
- Trash storage has been located adjacent to the alley with direct access from the back entry of the building.
- The laundry, storage, and bike rooms were placed along the northern stairs remove security concerns residents along the stairs.

EDG SCHEMES / STREETSCAPES, FRONTAGE ENTRIES AND ENTRIES

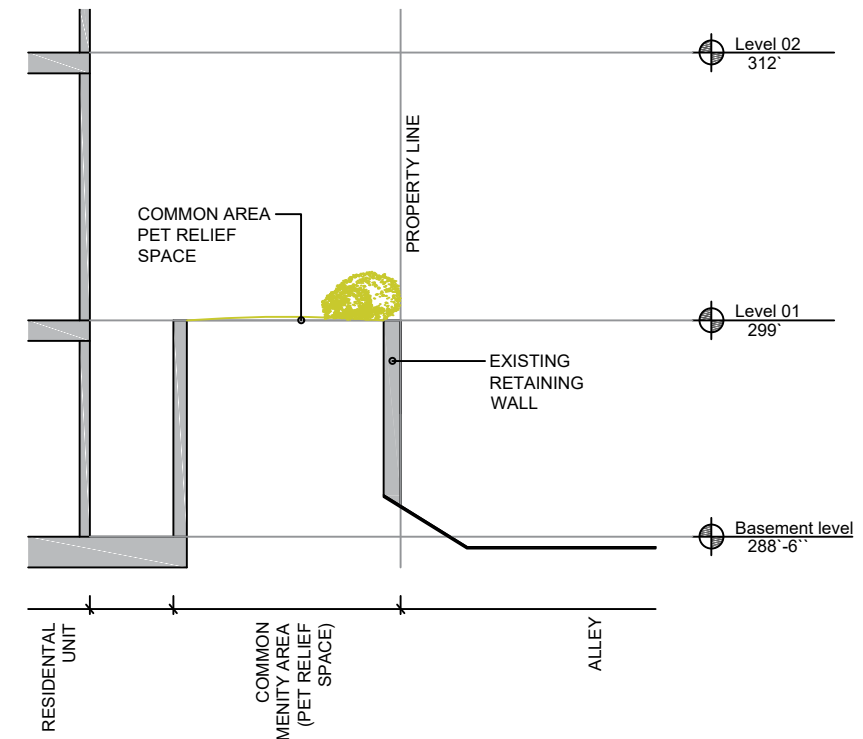
EDG 2 - SCHEME A (PREFERRED)



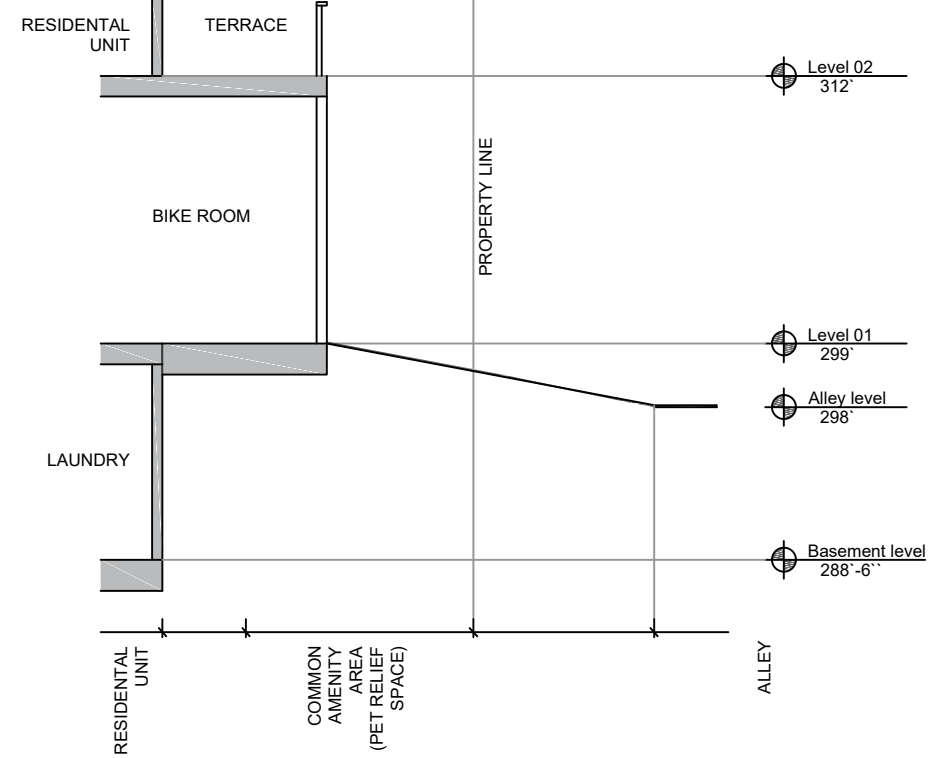
INDIVIDUAL ENTRIES



MAIN ENTRY



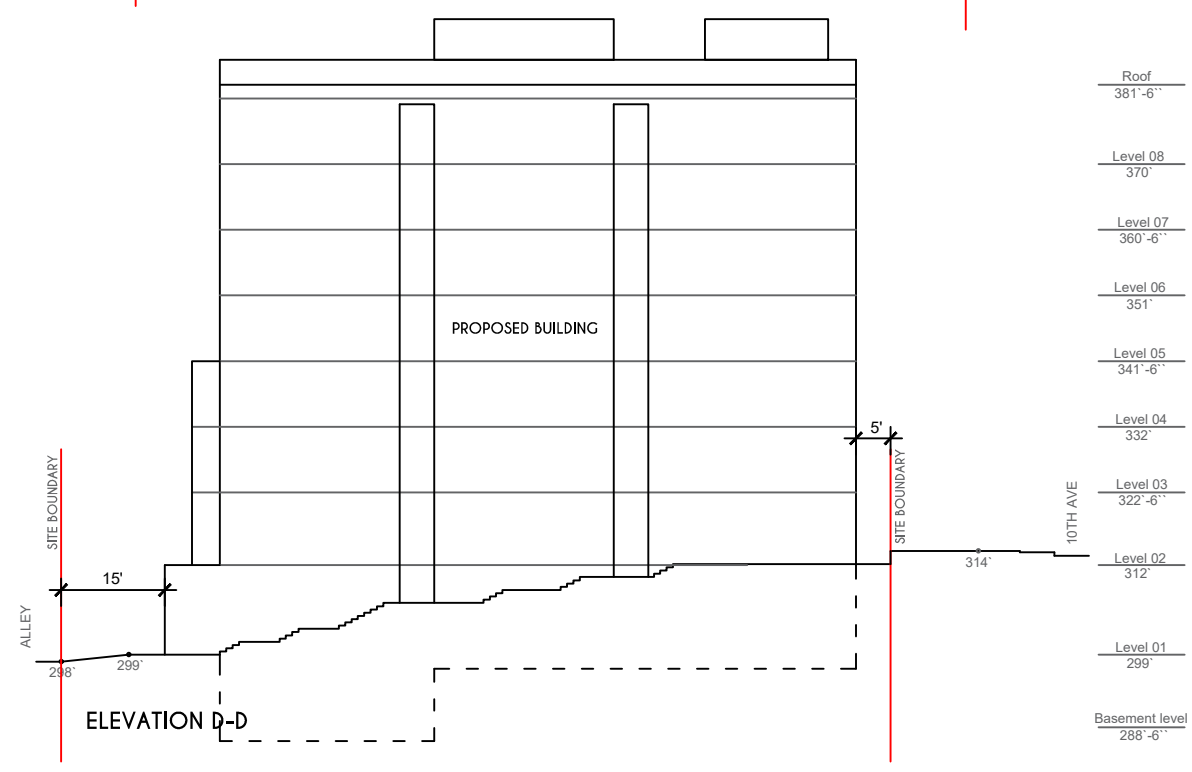
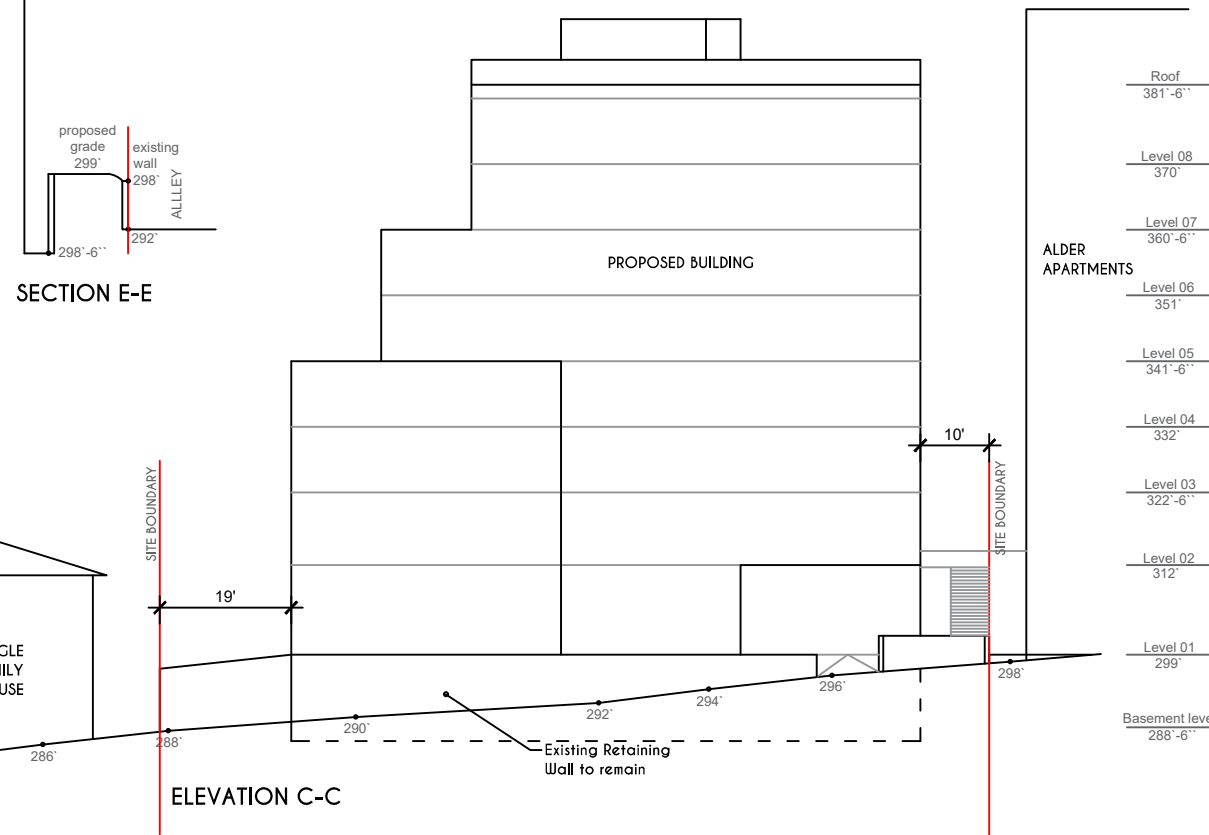
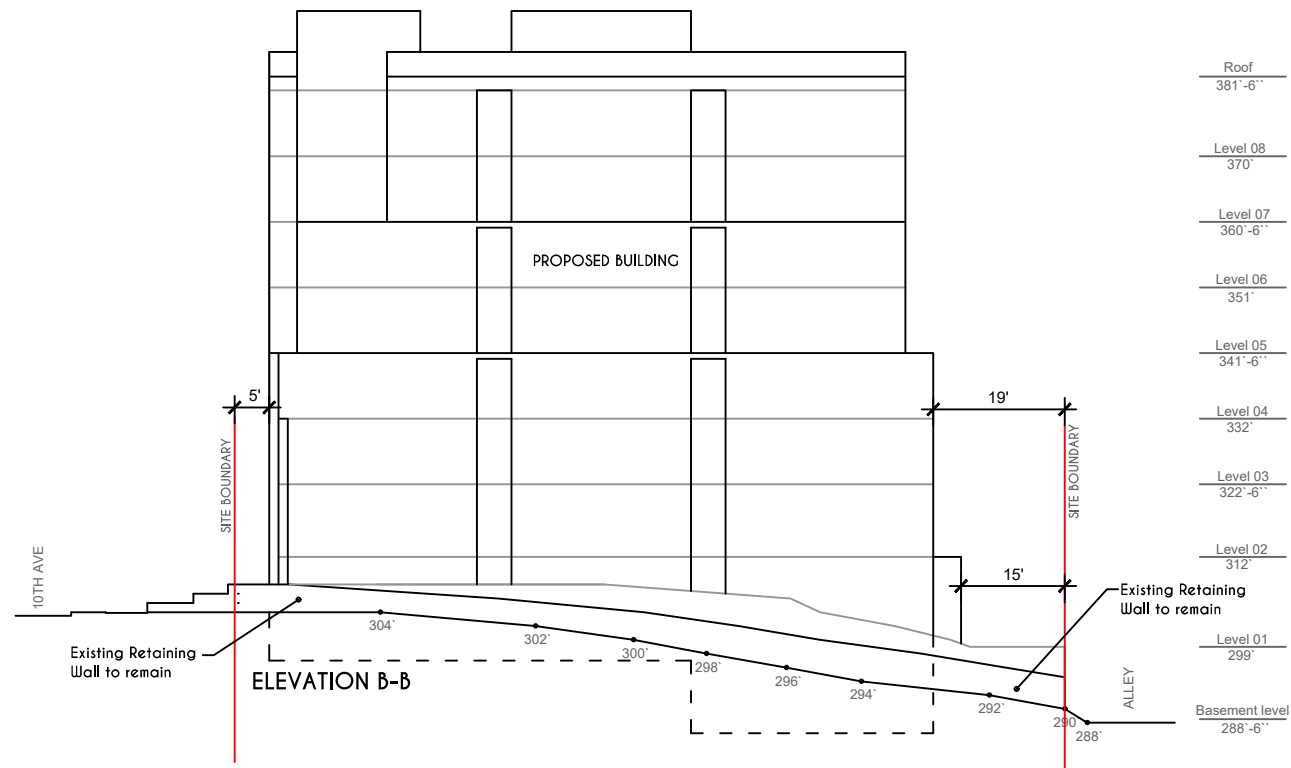
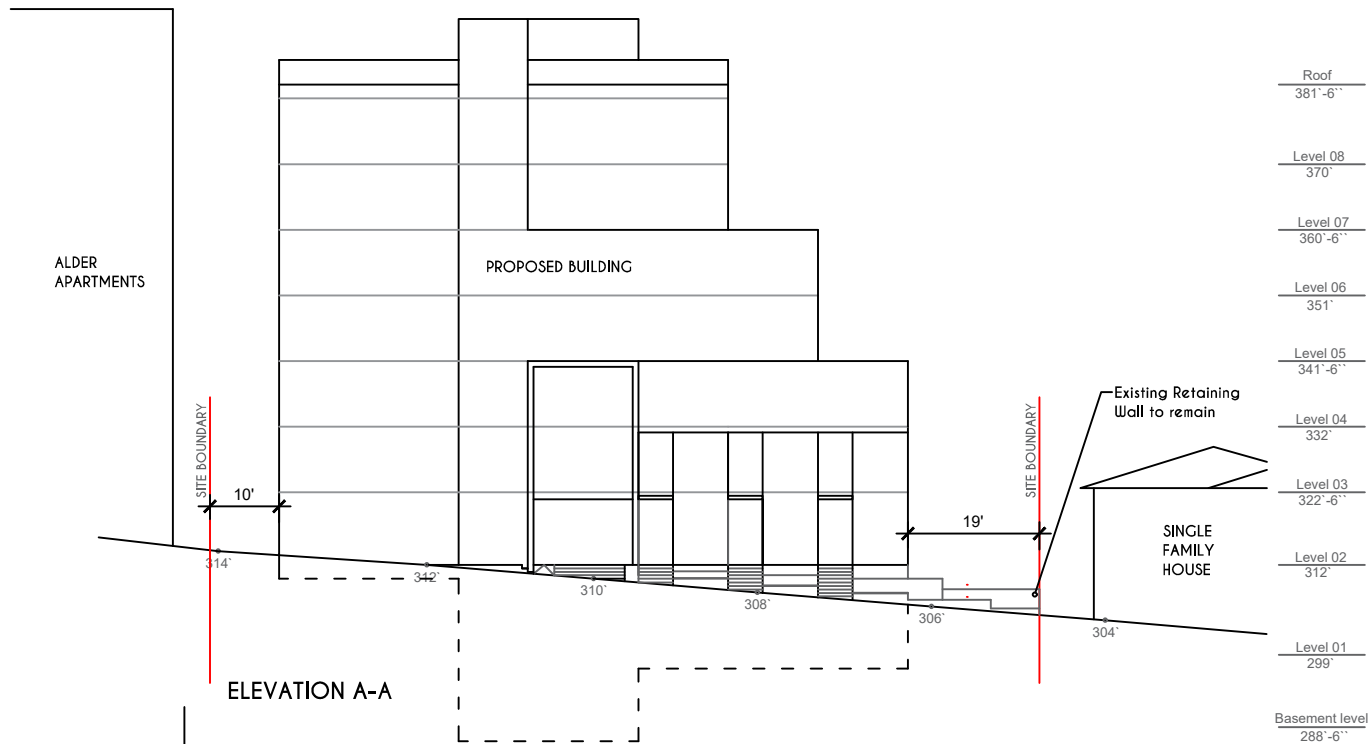
REAR ENTRY



REAR ENTRY

EDG SCHEME A / Elevations (preferred)

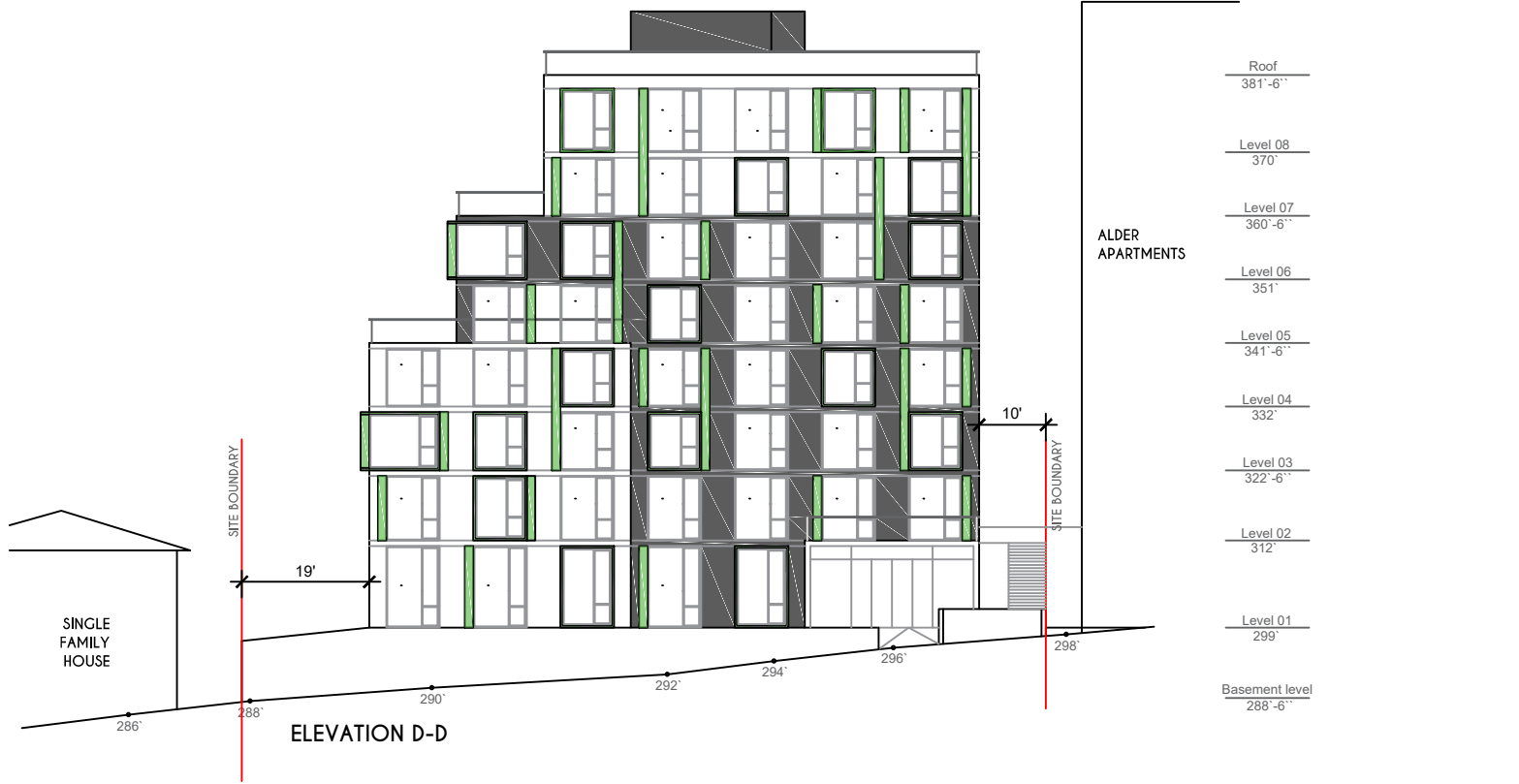
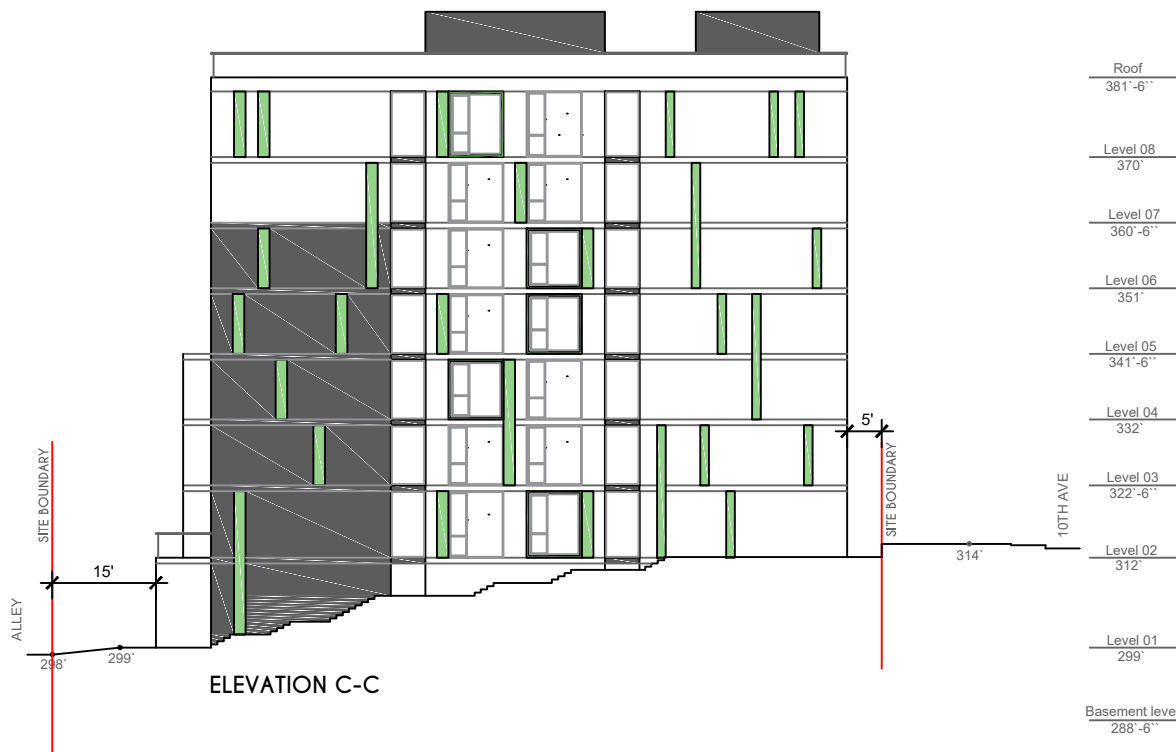
SECTIONS - SCHEME A (PREFERRED)



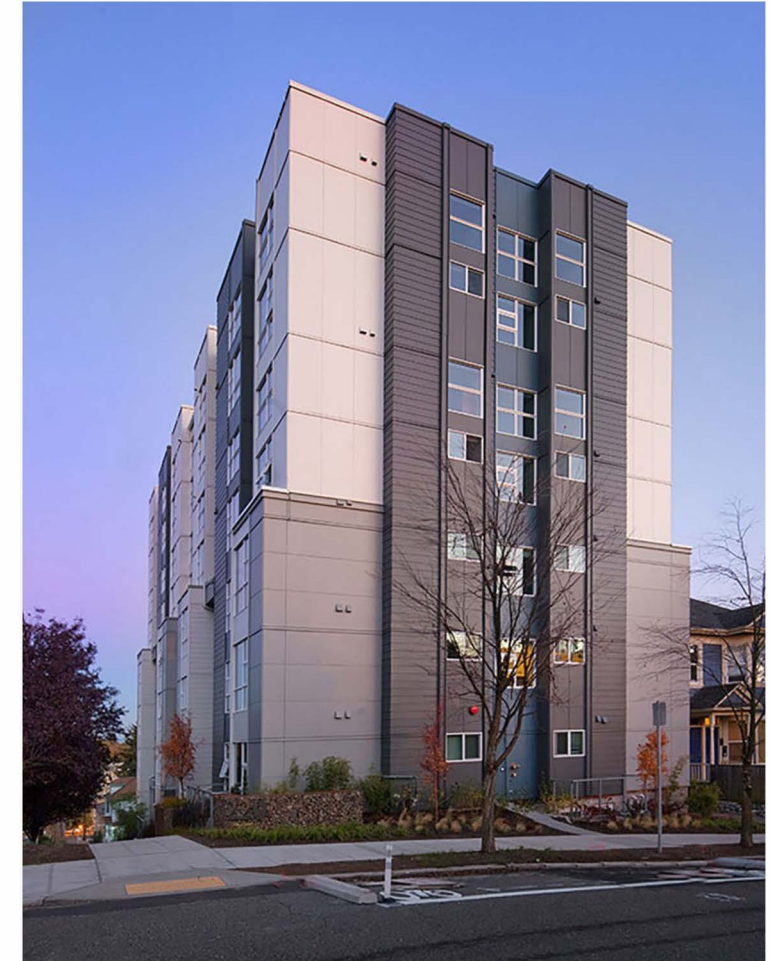
10TH AVE FLATS

EDG SCHEME A / Elevations (preferred)

EDG 2 - SCHEME A (PREFERRED)



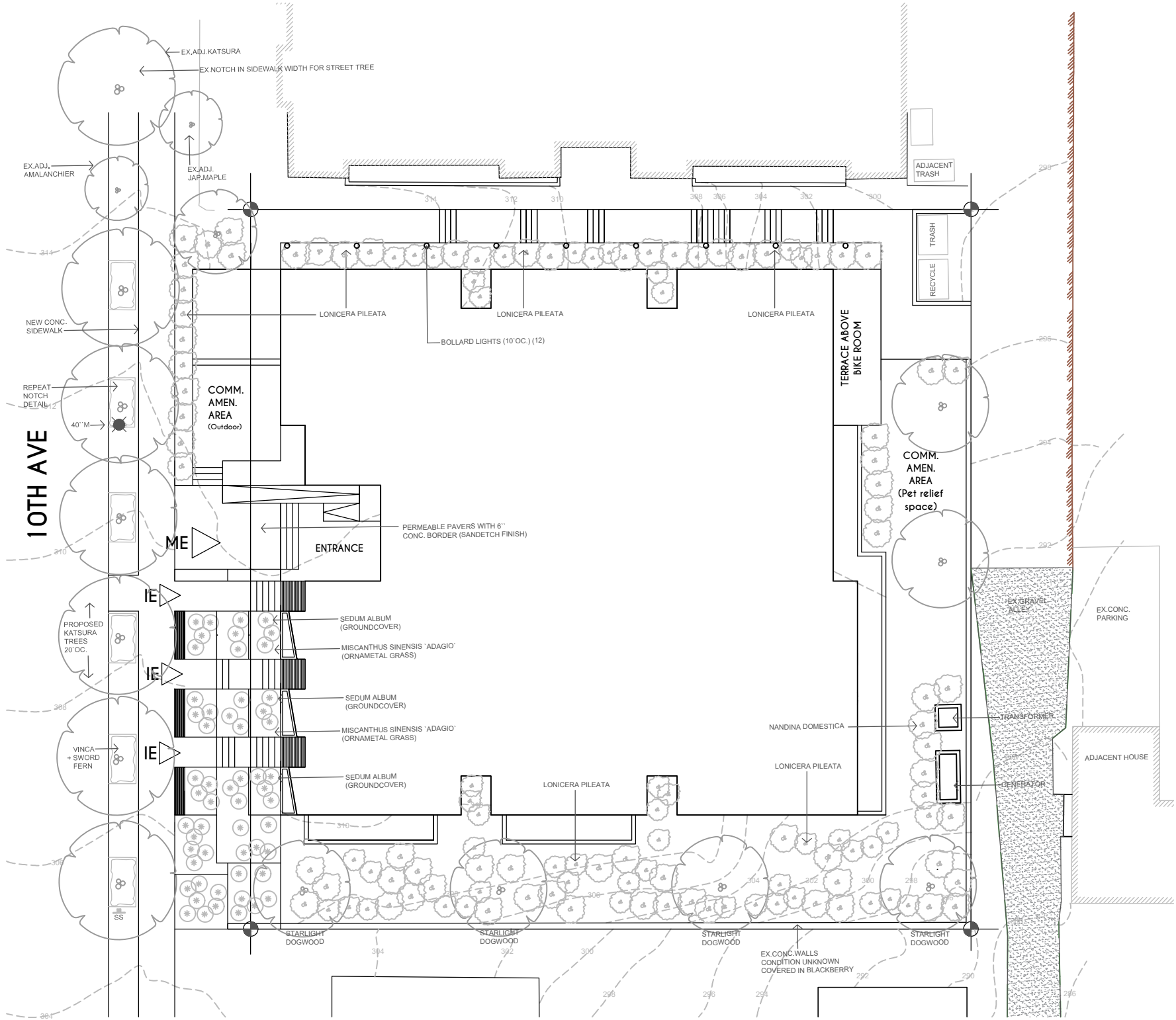
DESIGN INSPIRED RECENT MID-RISE PROJECTS



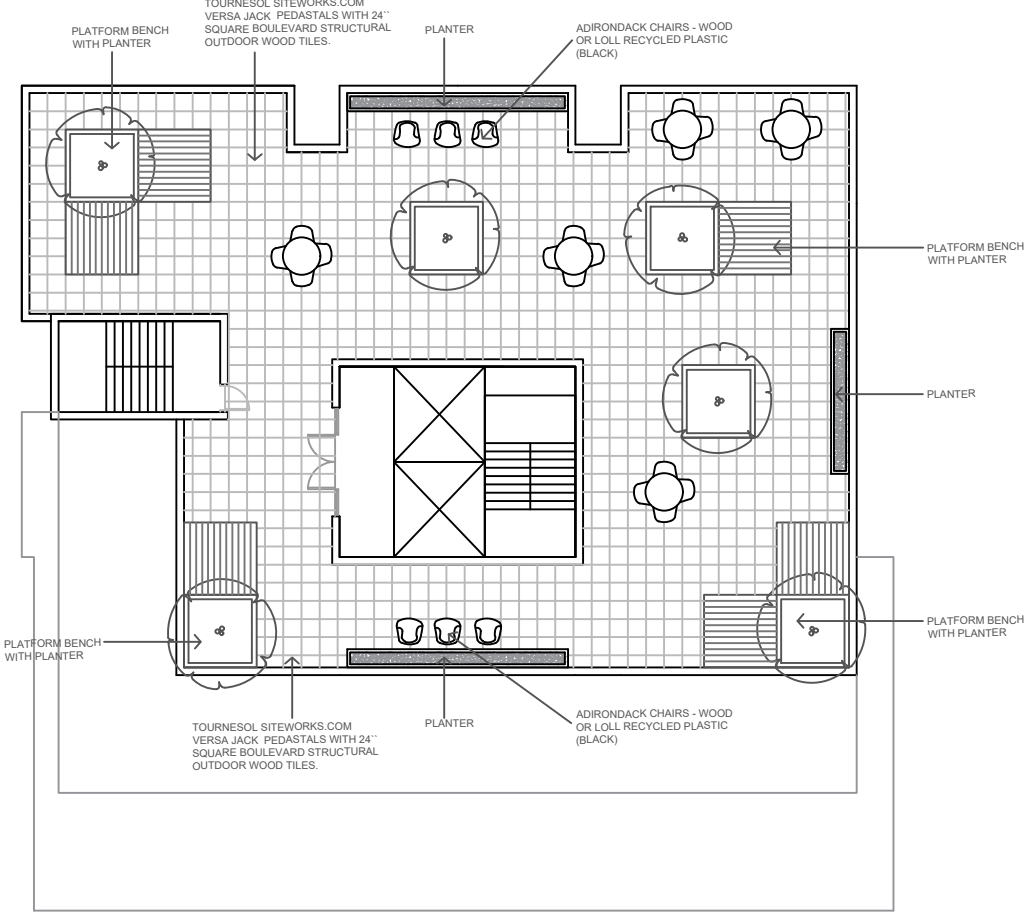
10TH AVE FLATS

EARLY DESIGN GUIDANCE PACKET

EDG SCHEME A / Landscape plan (preferred)

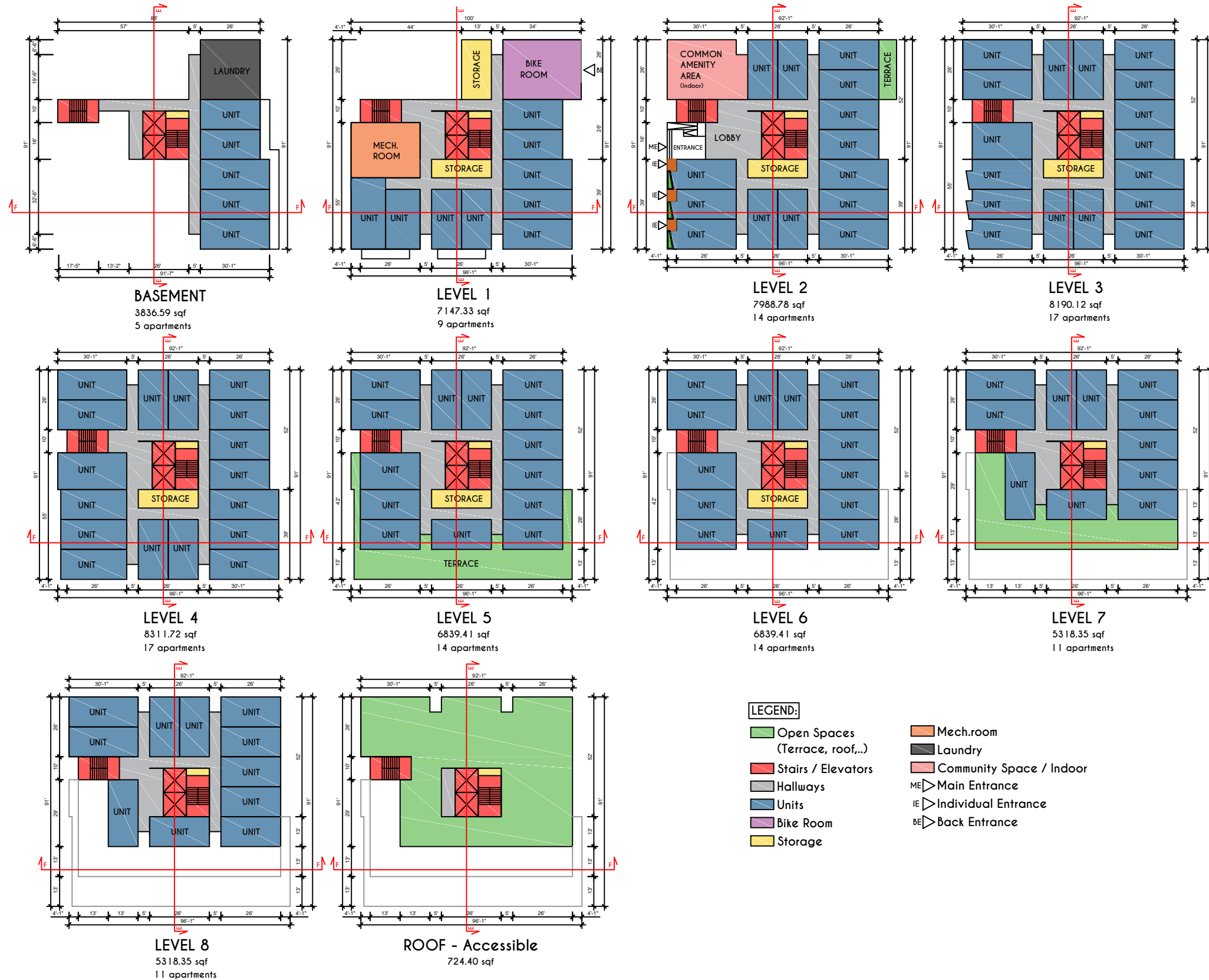


LANDSCAPE PLAN



ROOF - Accessible
724.40 sqf

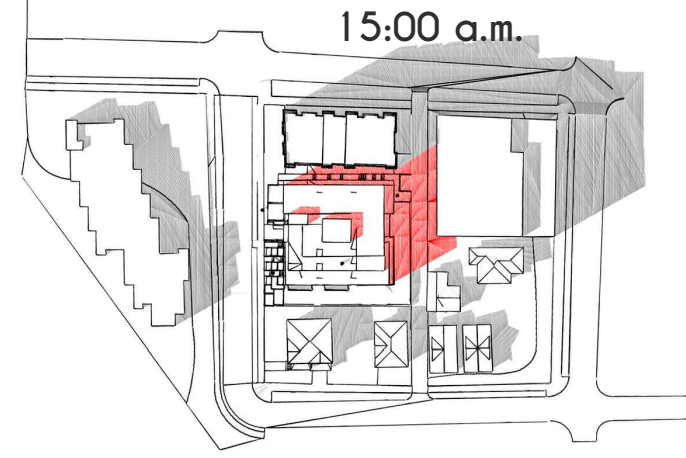
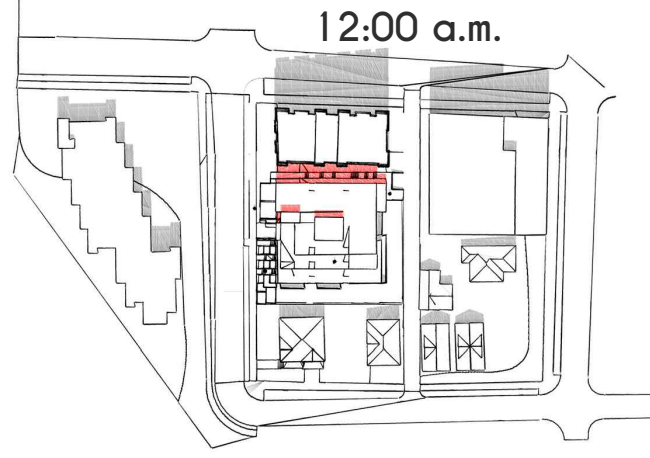
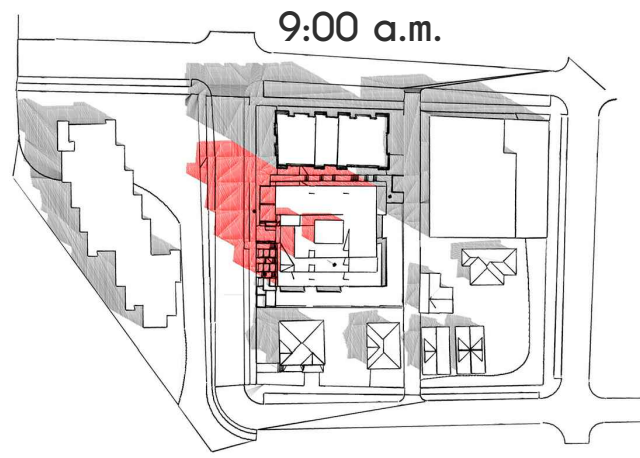
EDG SCHEME A / Floorplans (preferred)



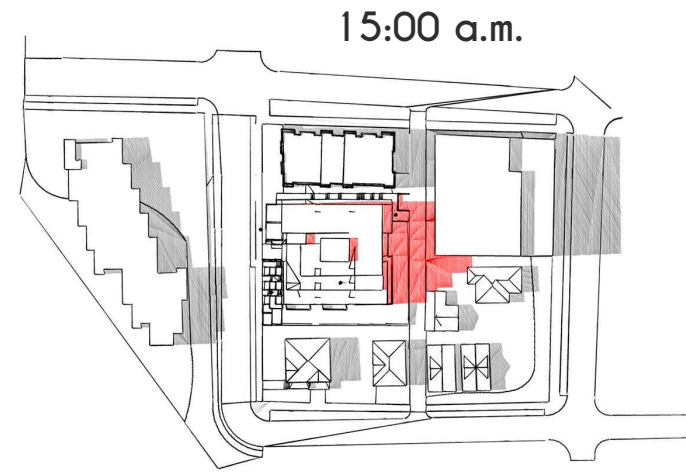
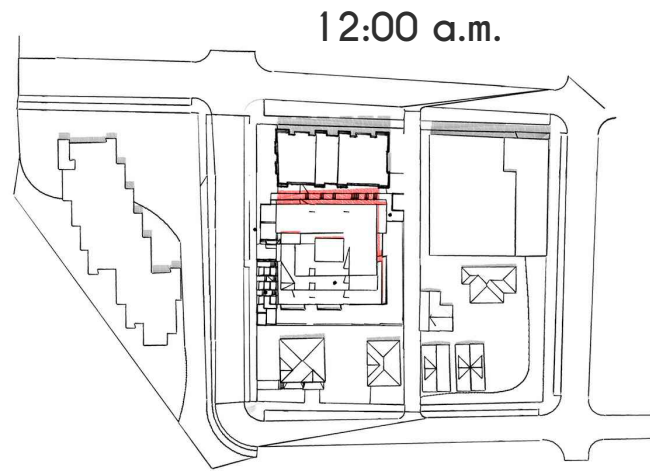
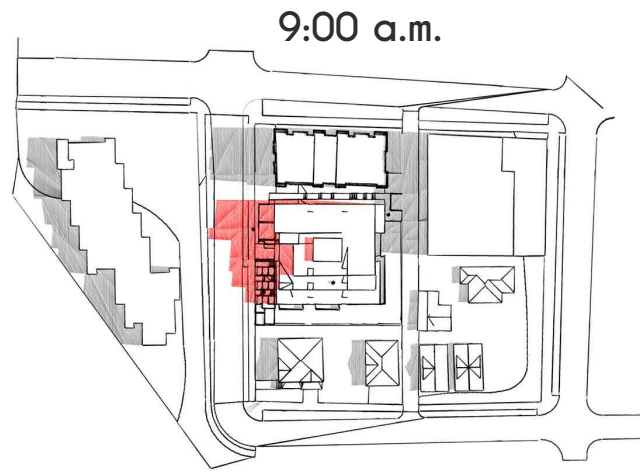
ARC MASSING CONCEPTS

EDG SCHEME A / Shadow study (preferred)

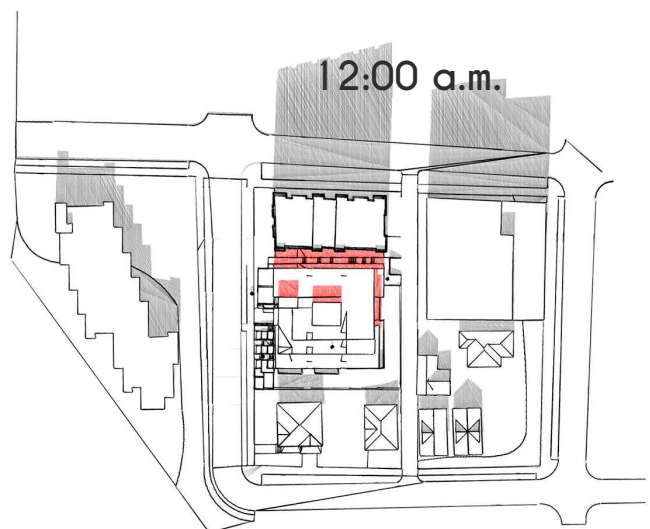
MARCH 21
(Vernal / Autumnal)



JUNE 21
(Summer Solstice)



DECEMBER 21
(Winter Solstice)

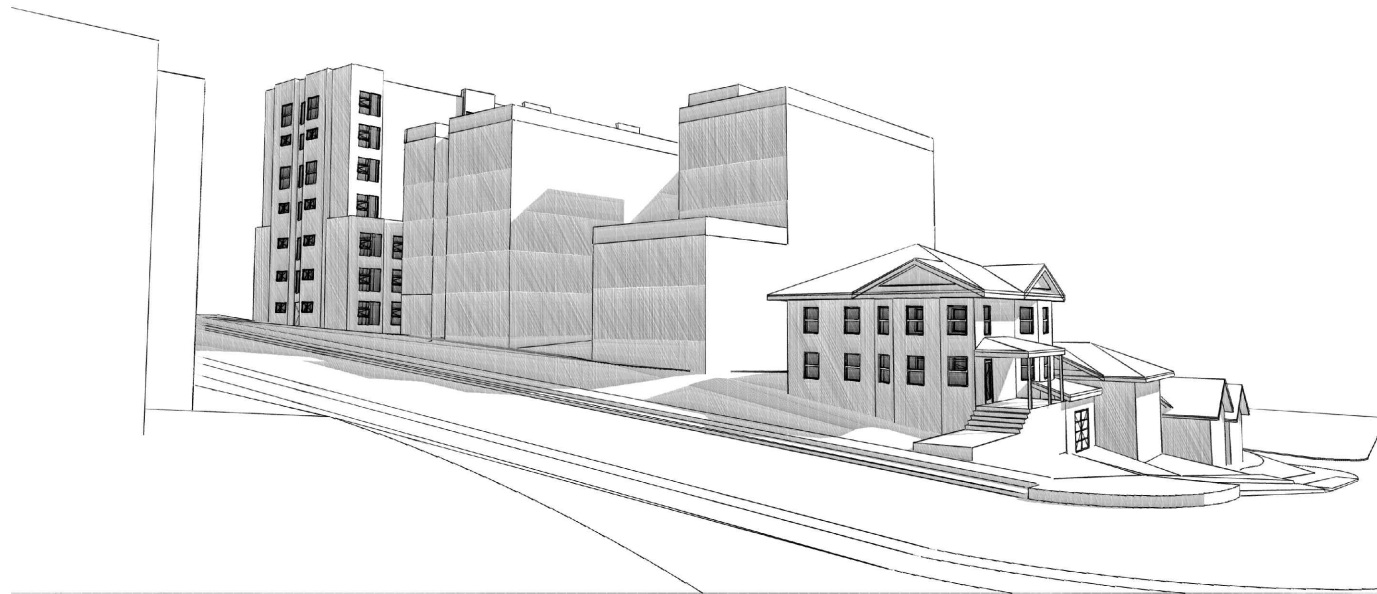


EDG SCHEMES / RESPONSE OVERVIEW

EDG 1 - SCHEME B MASSING

TOTAL AREA: 55,280.67sf / allowed (61,200.00 sf)

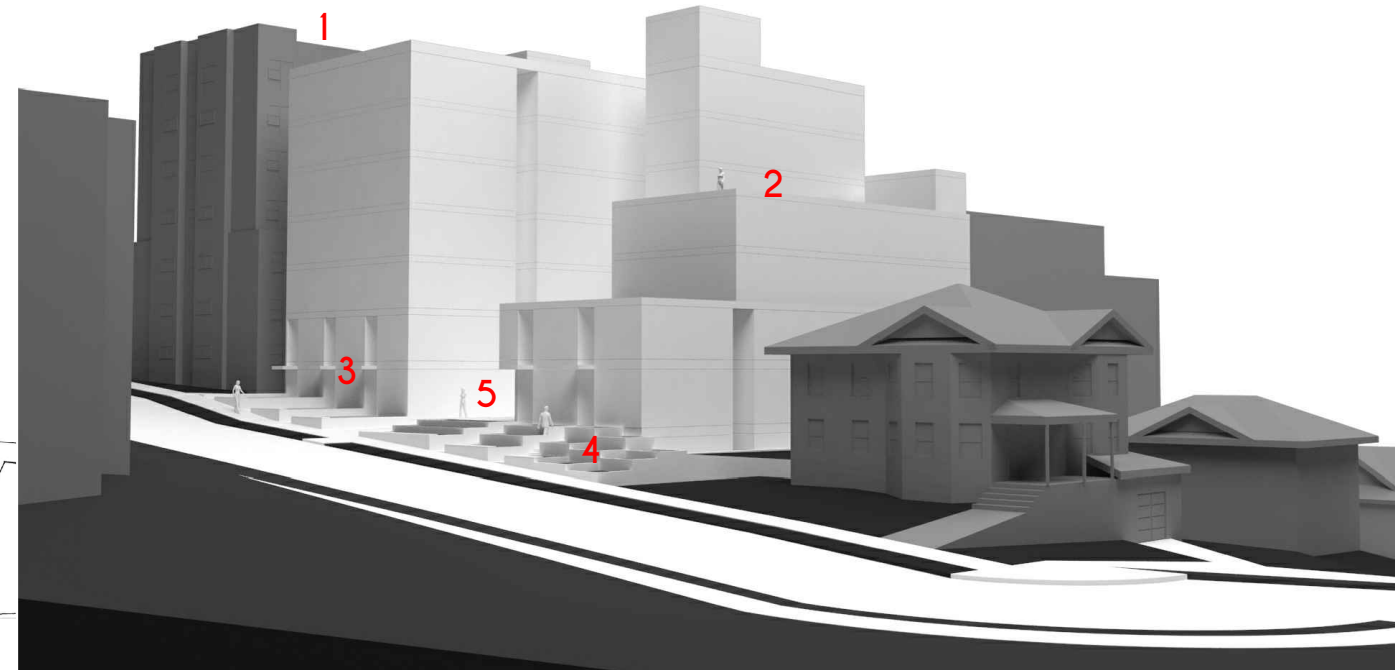
UNITS: 104



EDG 2 - SCHEME B REVISED MASSING

TOTAL AREA: 60,052.36sf / allowed (61,200.00 sf)

UNITS: 115



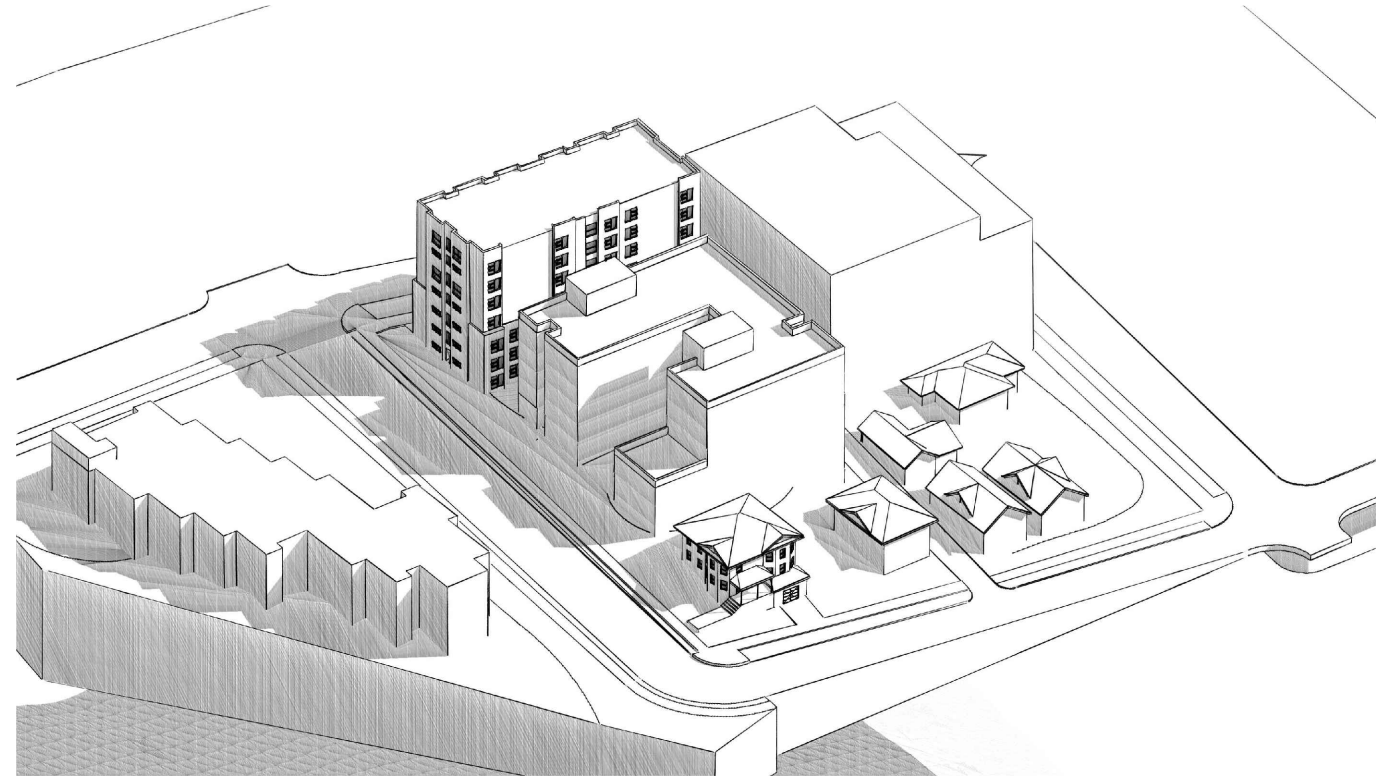
1. Structure massing vertically transitions in response to topography.
2. Massing broken up with multiple terrace levels which also provide additional common area amenity space.
Facade Composition was entirely redesigned.
3. Individual entries were added to front to connect to the pedestrian realm.
4. Street facing courtyard as common amenity space to activate and enhance the pedestrian experience.

EDG SCHEMES

EDG 1 - SCHEME B

TOTAL AREA: 55,280.67sf / allowed (61,200.00 sf)

UNITS: 104



Massing Height Bulk and Scale

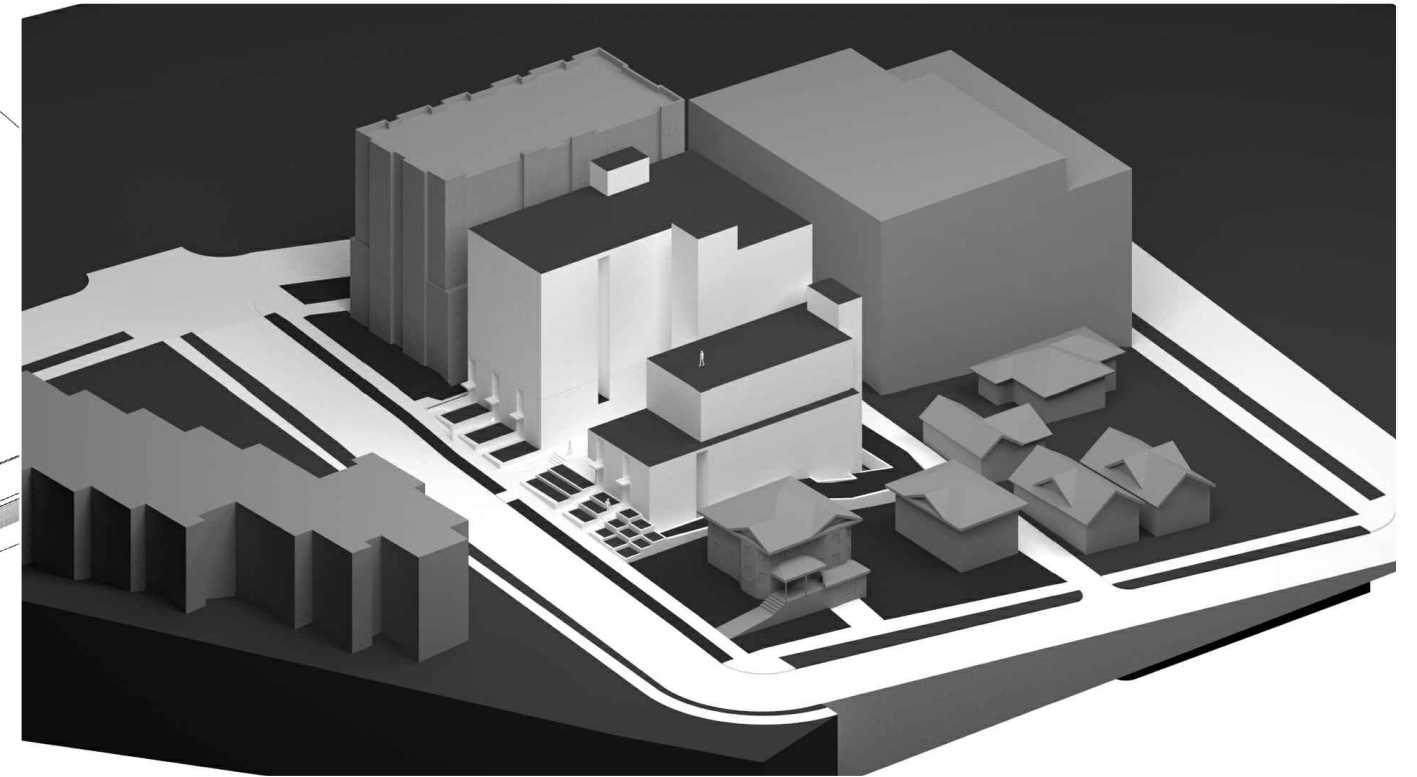
Board Guidance:

The Board generally supported the upper-level setback adjacent to the existing single family residence to the south as proposed on massing Option B as it responds well to the scale of existing development and promotes access to light at courtyard-level. The Board, however, noted that the setbacks could be more richly designed and encouraged further exploration of multiple terraced setbacks in a manner that responds to topography, reduces the perceived height, bulk and scale, takes advantage of views, and creates usable open space on multiple levels.

EDG 2 - SCHEME B REVISED MASSING

TOTAL AREA: 60,052.36sf / allowed (61,200.00 sf)

UNITS: 115



Response:

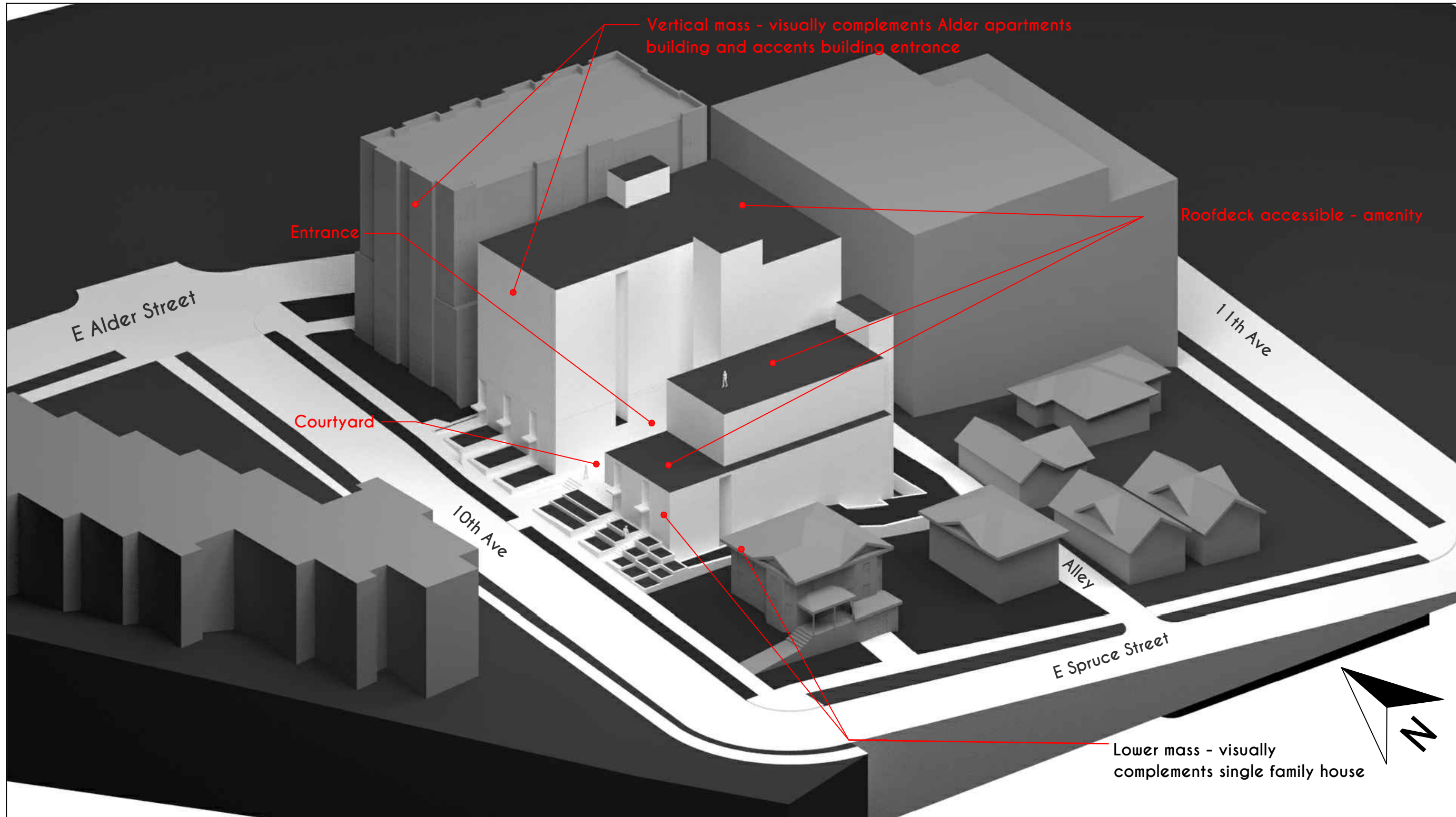
The building was redesigned to incorporate vertical terraces to step down the building height while using horizontal set backs to break up and reduce the massing imposition to the surrounding environment.

Relevant Guidelines:

C2 Elevation Changes CS2 Urban Pattern and Form
D2 Existing Site Features DC2 Architectural Concept

EDG SCHEMES / MASSING, BULK AND SCALE

EDG 2 - SCHEME B REVISED MASSING



South-West View / Axonometric

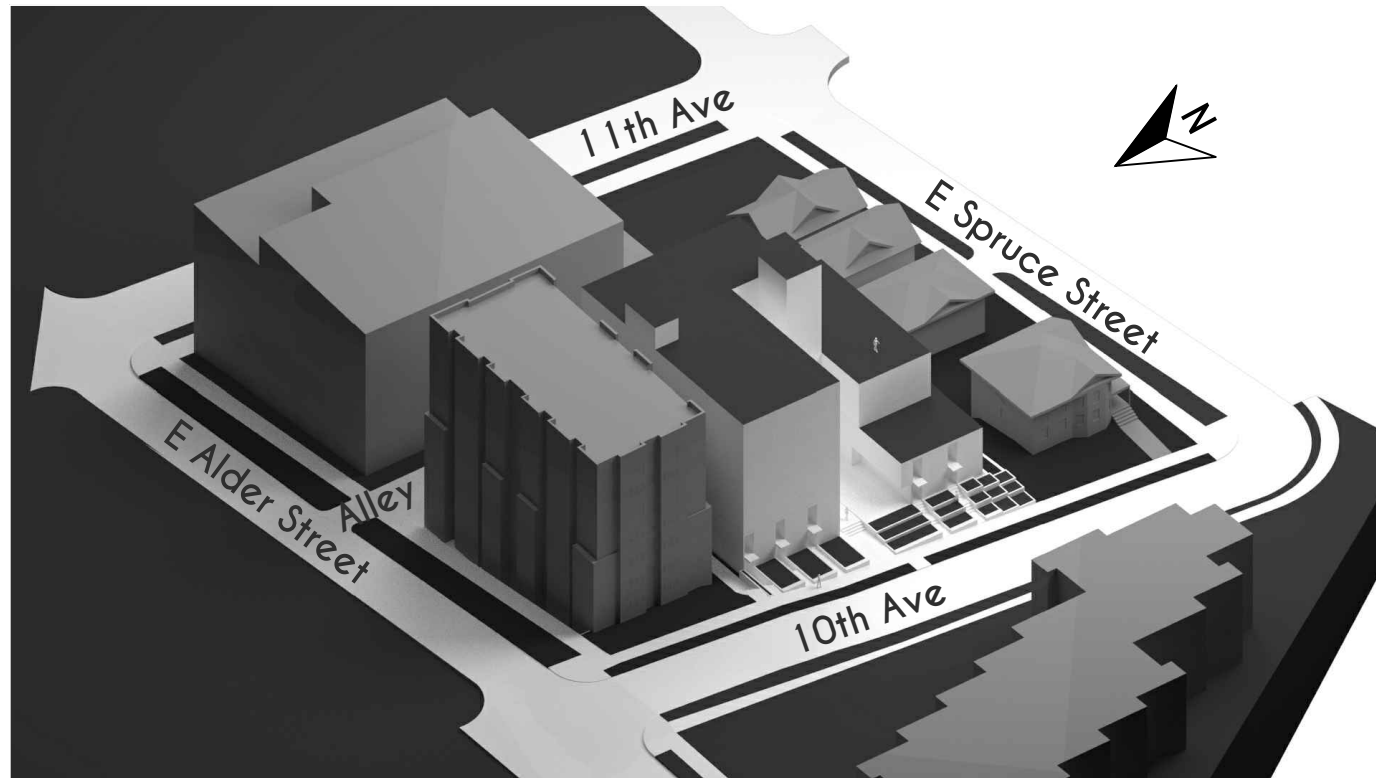
10TH AVE FLATS

EARLY DESIGN GUIDANCE PACKET

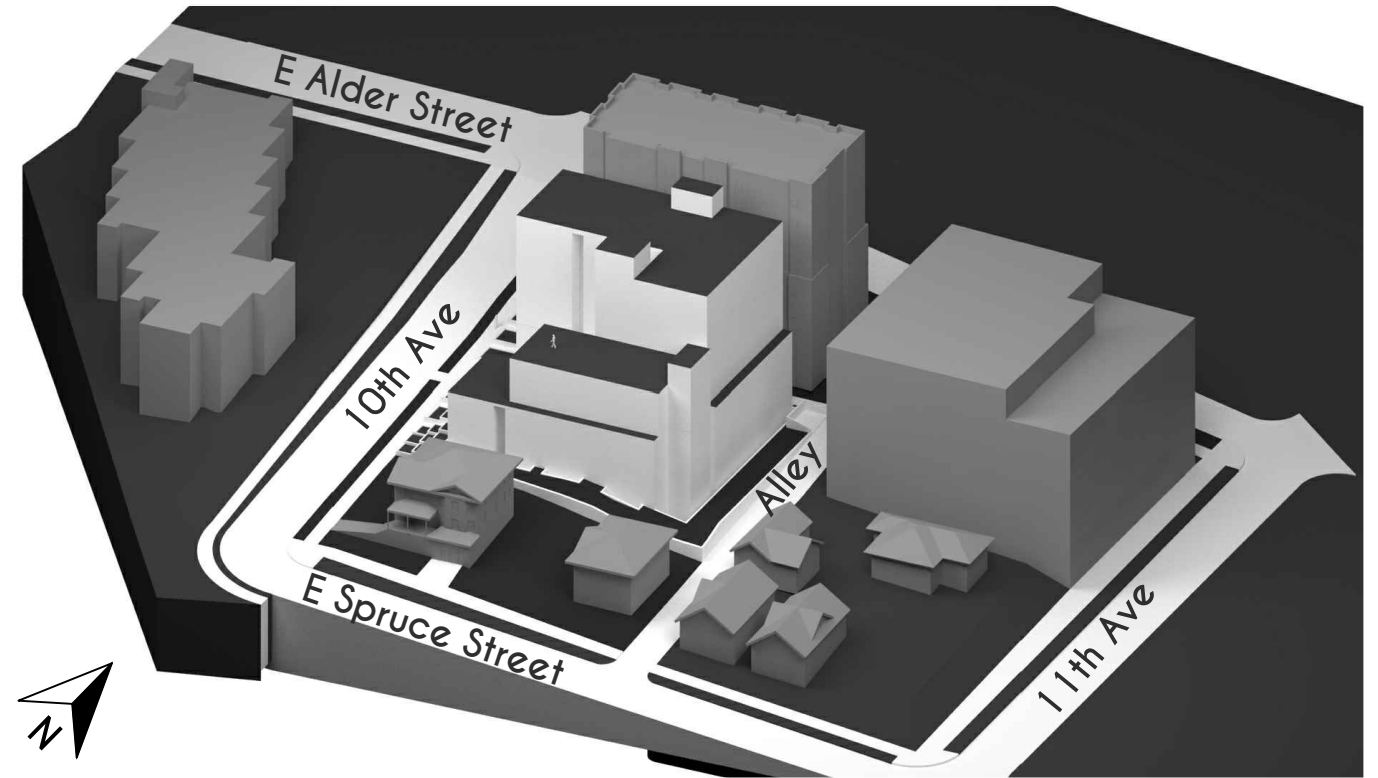
ARC MASSING CONCPETS

EDG SCHEMES / MASSING, BULK AND SCALE

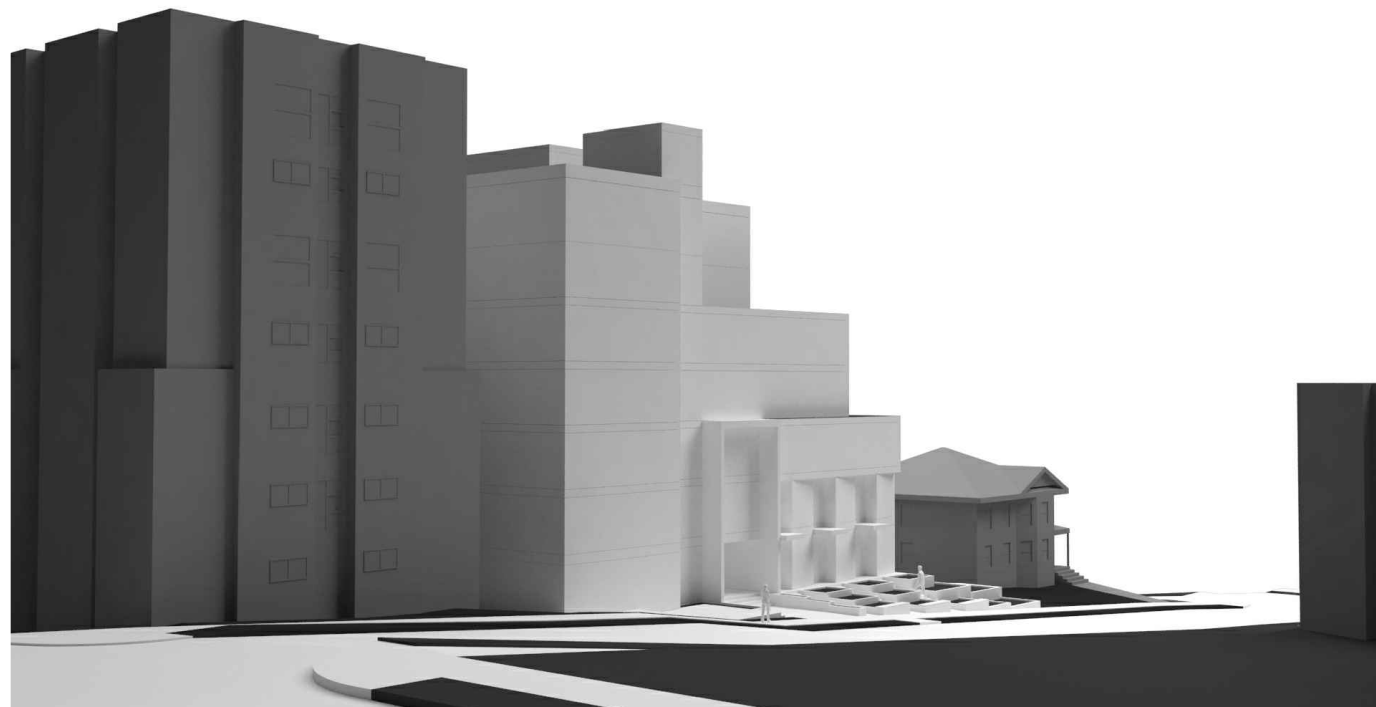
EDG 2 - SCHEME B REVISED MASSING



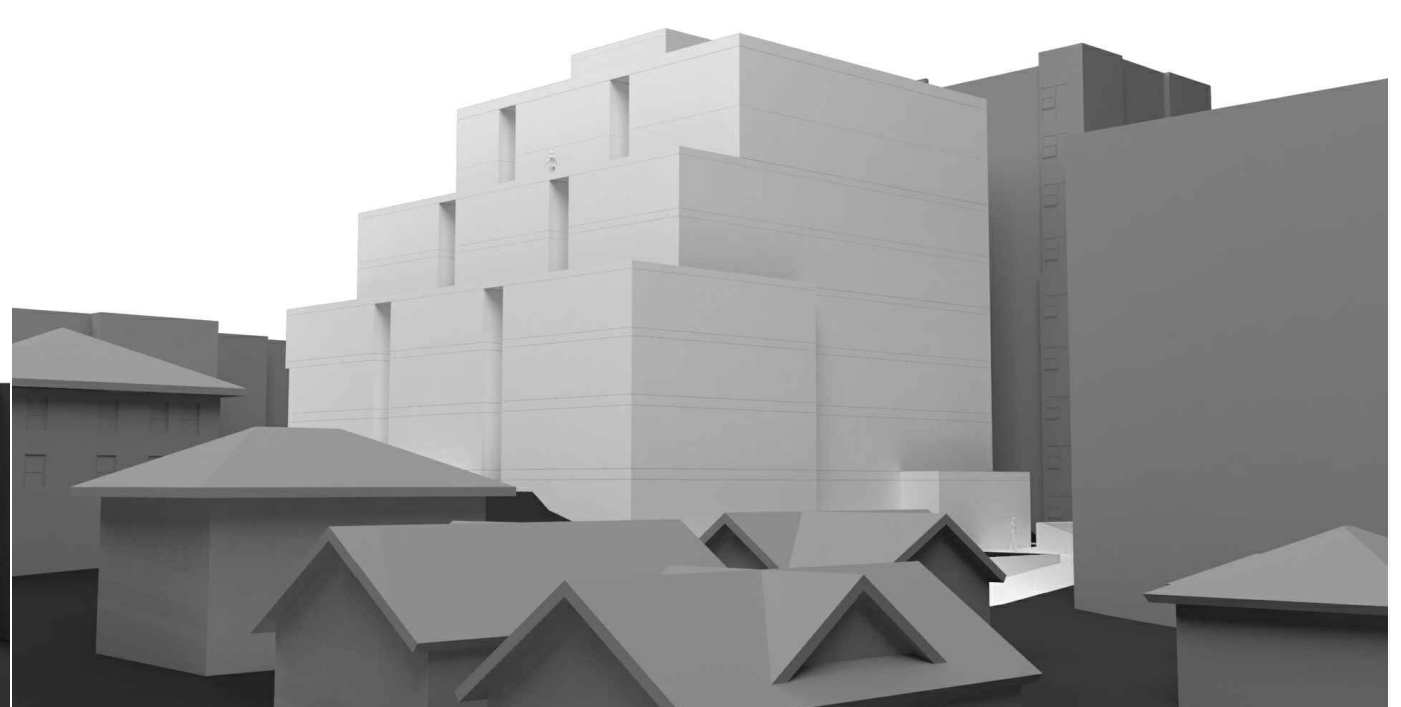
North-West View / Axonometric



South-East View / Axonometric



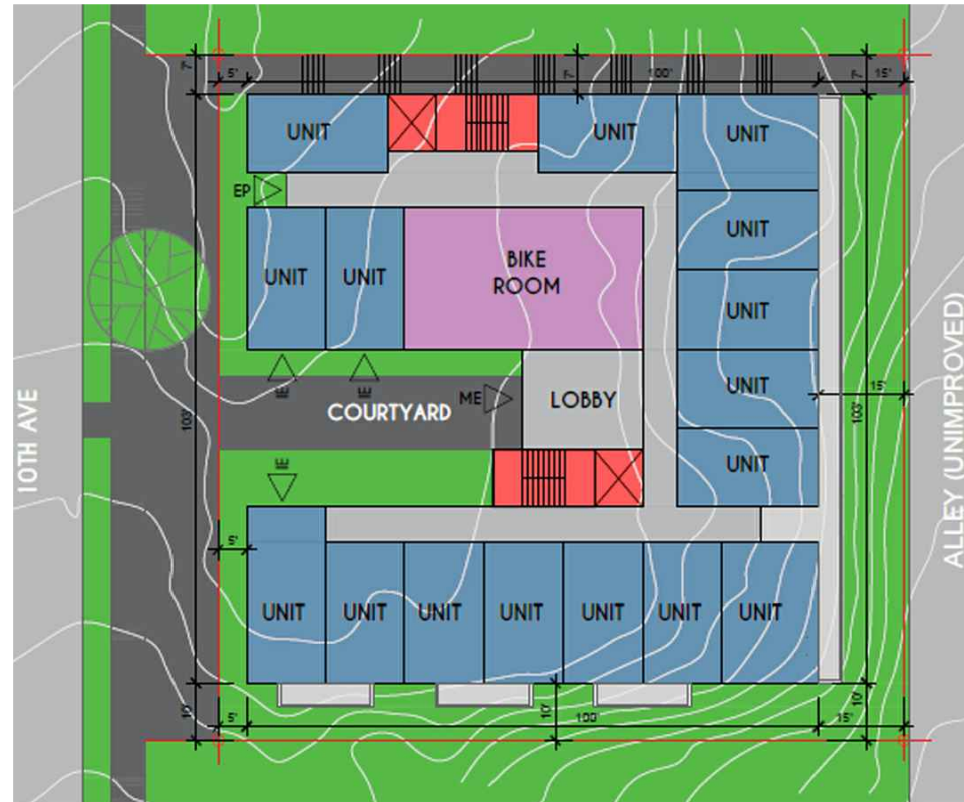
North-West View / Perspective street view



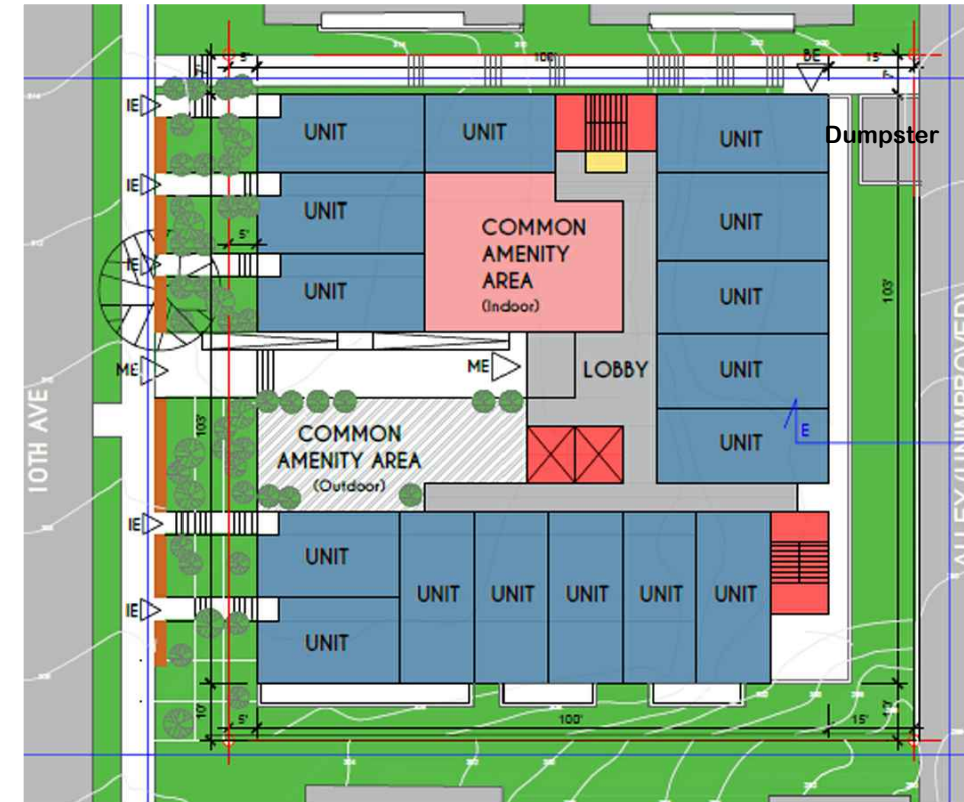
South-East View / Perspective street view

EDG SCHEMES / ENTRIES, CIRCULATION & ACCESS

EDG 1 - SCHEME B / SITE PLAN



EDG 2 - SCHEME B / REVISED SITE PLAN



Board Guidance:

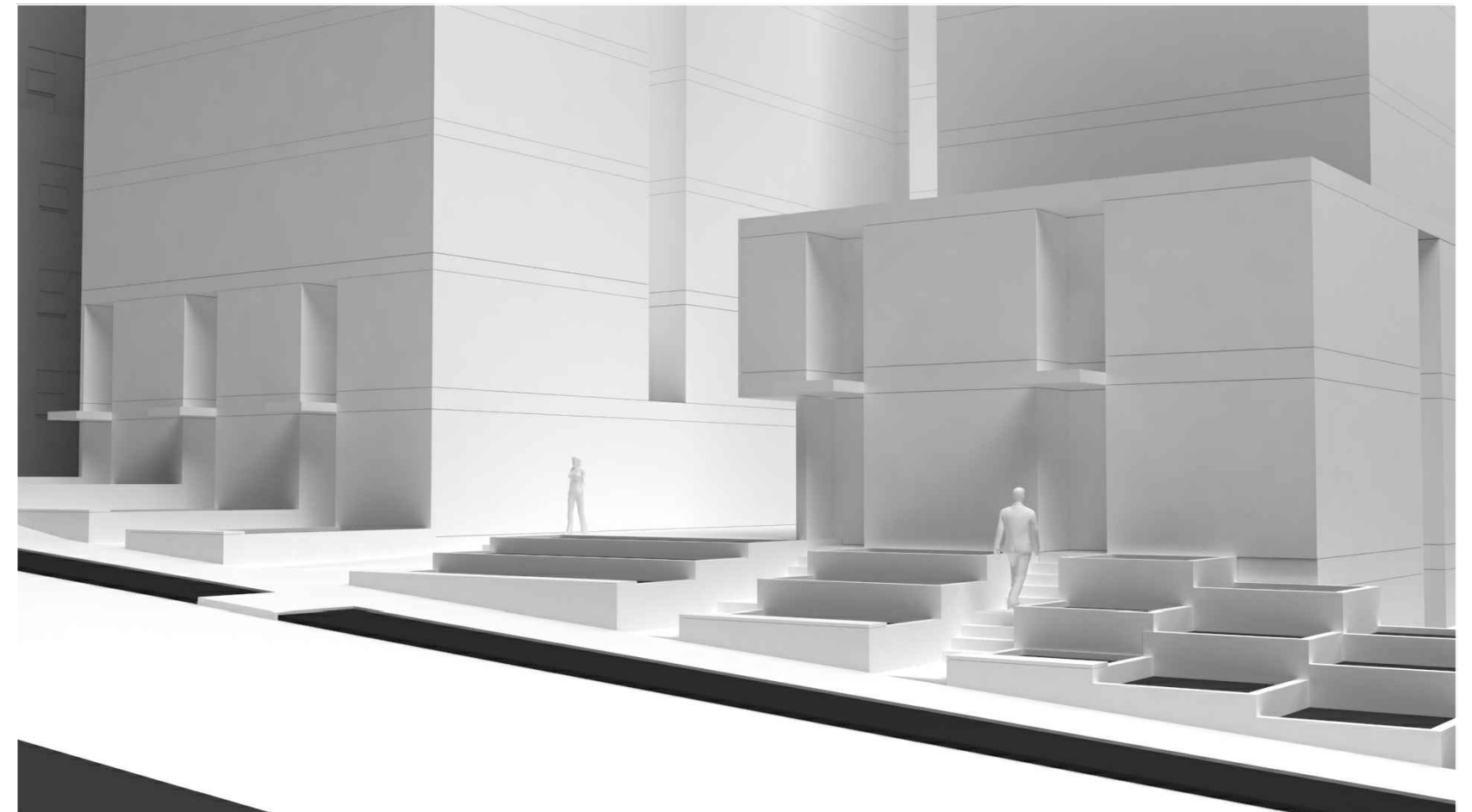
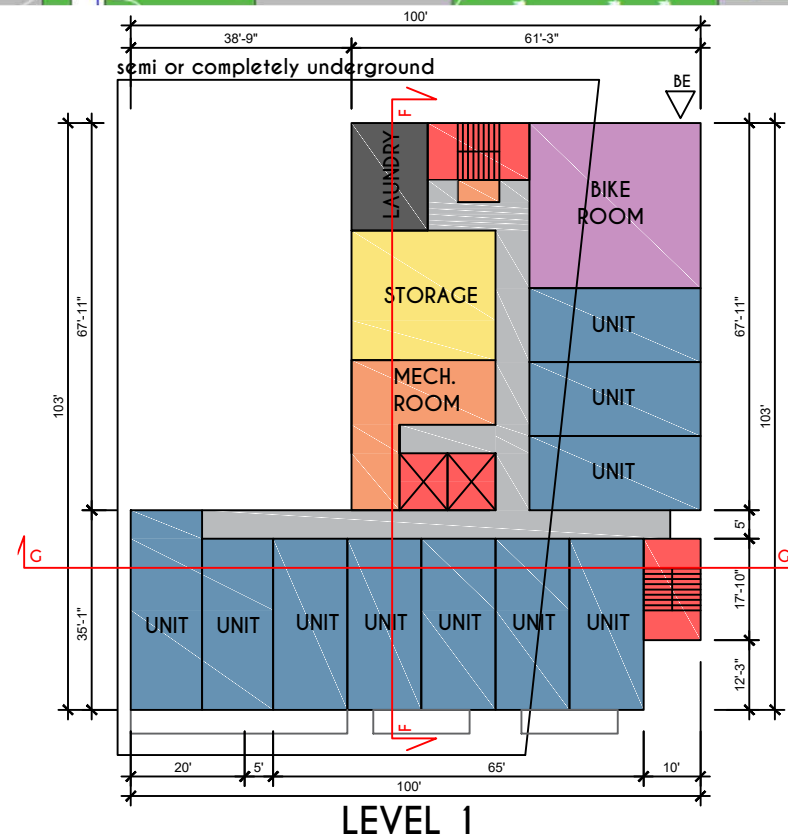
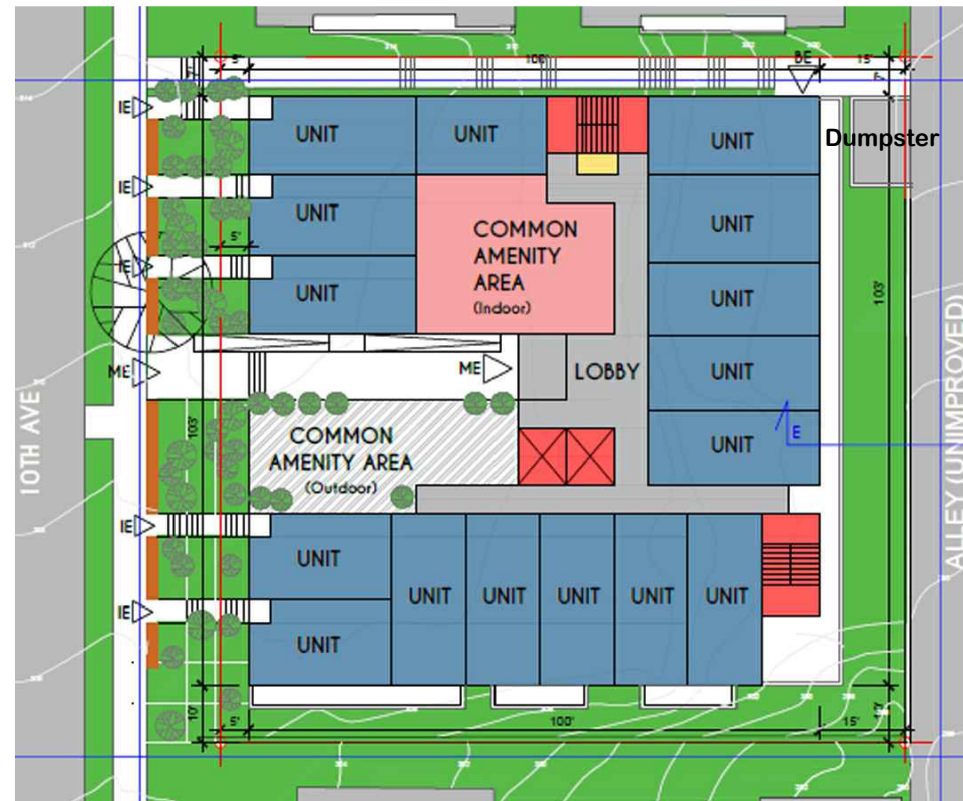
- The Board supported the central courtyard entry of massing Option B. The Board directed further study of street-facing individual entries for ground-level residential units. The Board noted that individual entries should not be oriented onto the courtyard as they may appear to privatize the common space.
- The Board did not support the prominent location of the bike storage room as proposed in massing Option B, and stated a preference for pedestrian amenities or common areas at the street-level as they present a greater opportunity to create community. The Board recommended access to bike storage off the alley.
- The Board was concerned about security along the north pathway, as proposed for massing Option B. The Board suggested incorporating visual cues for security and narrowing the stair to minimize space for potential encampments.
- The Board would like to see more information, including sections, at the next EDG meeting that depicts how the pathway/stairs relate to grade and adjacent interior uses.

Response:

- The north walkway width was reduced and the overhang removed to discourage encampments. Landscape screening was added adjacent to the building to provide privacy for the lobby level units.

EDG SCHEMES / ENTRIES, CIRCULATION & ACCESS

EDG 2 - SCHEME B REVISED / SITE PLAN



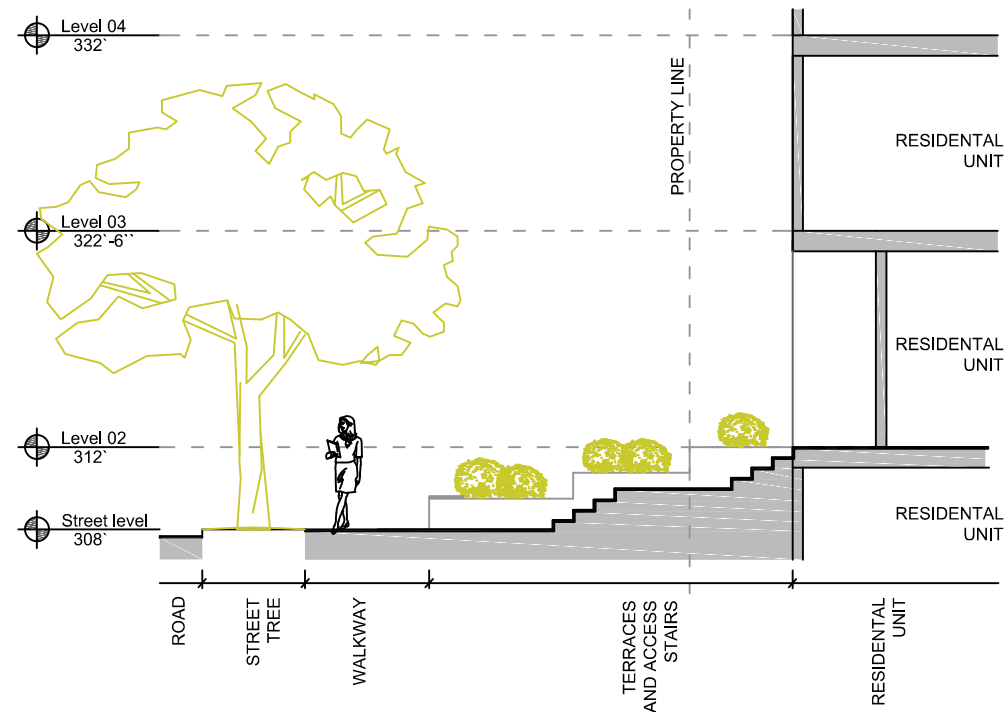
10th Ave View (West) / Perspective

Response:

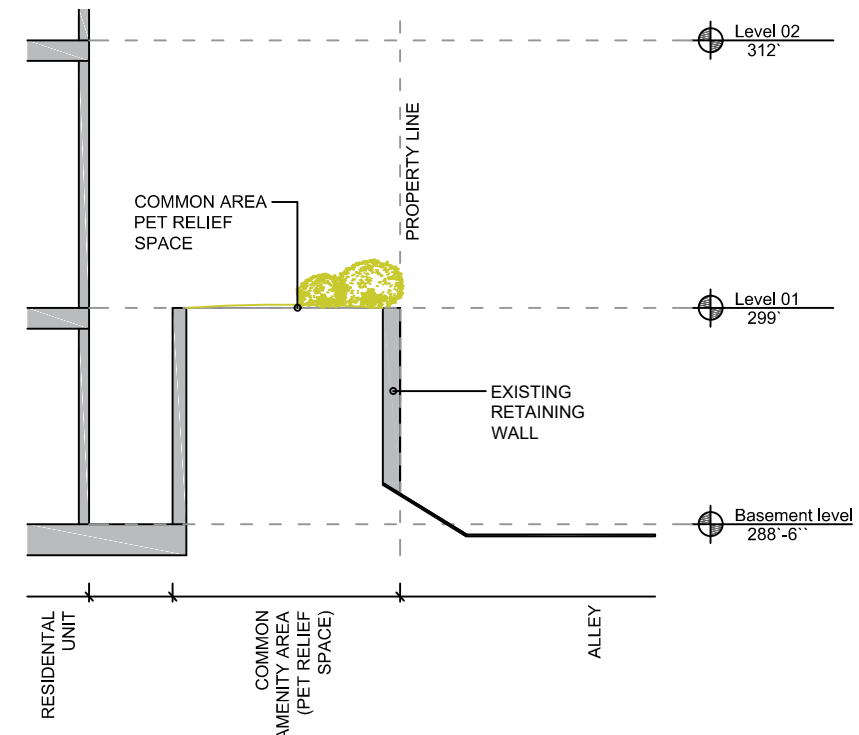
- 5 street facing, individual entry units were added to the design with no access from the courtyard.
- The bike room was moved down one level and connected to the rear entrance allowing for the interior common amenity space to be placed at the lobby level and connect to both the courtyard and lobby for easy and open access.
- Trash storage has been located adjacent to the alley with direct access from the back entry of the building.
- The laundry and bike rooms were placed along the northern stairs remove security concerns for potential residents along the stairs.

EDG SCHEMES / STREETSCAPES, FRONTAGE ENTRIES AND ENTRIES

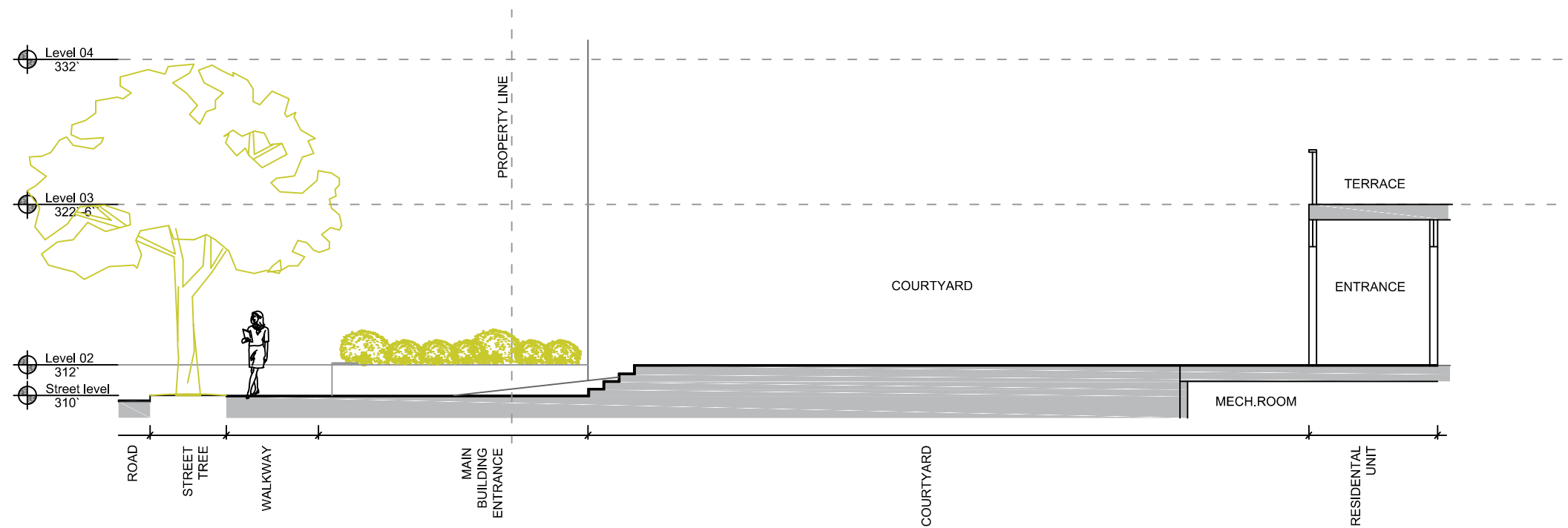
EDG 2 - SCHEME B REVISED



INDIVIDUAL ENTRIES



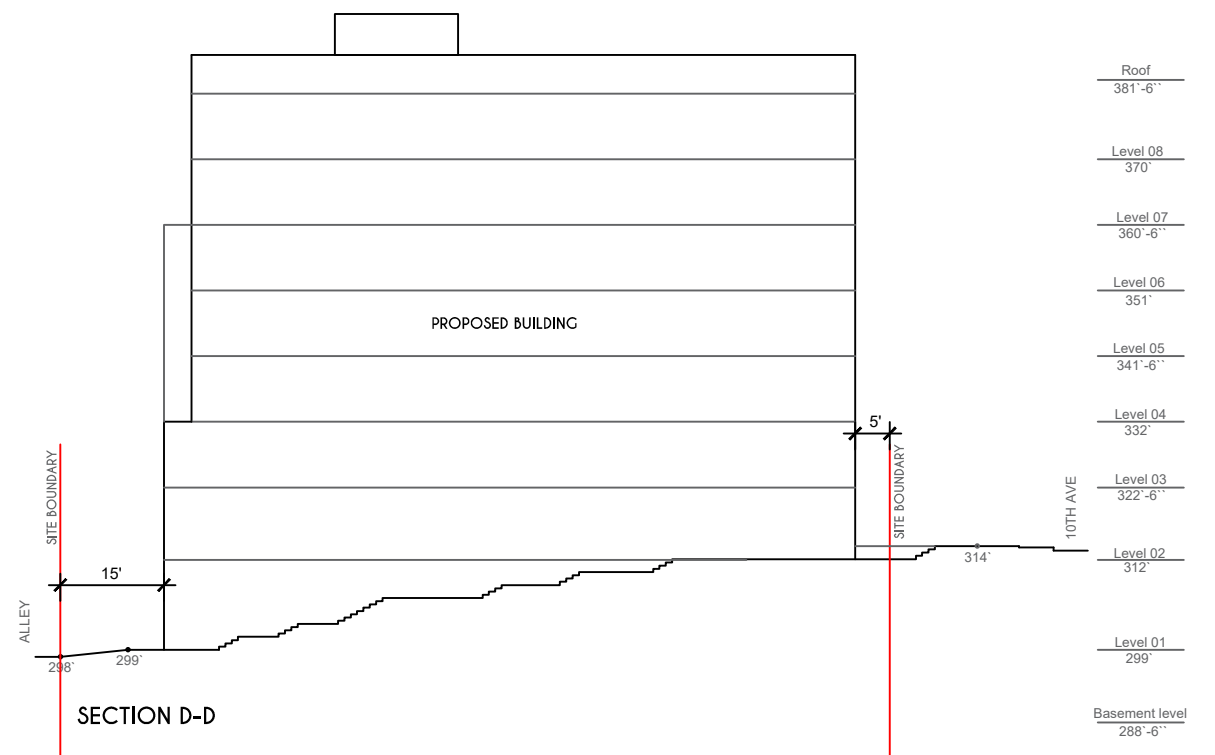
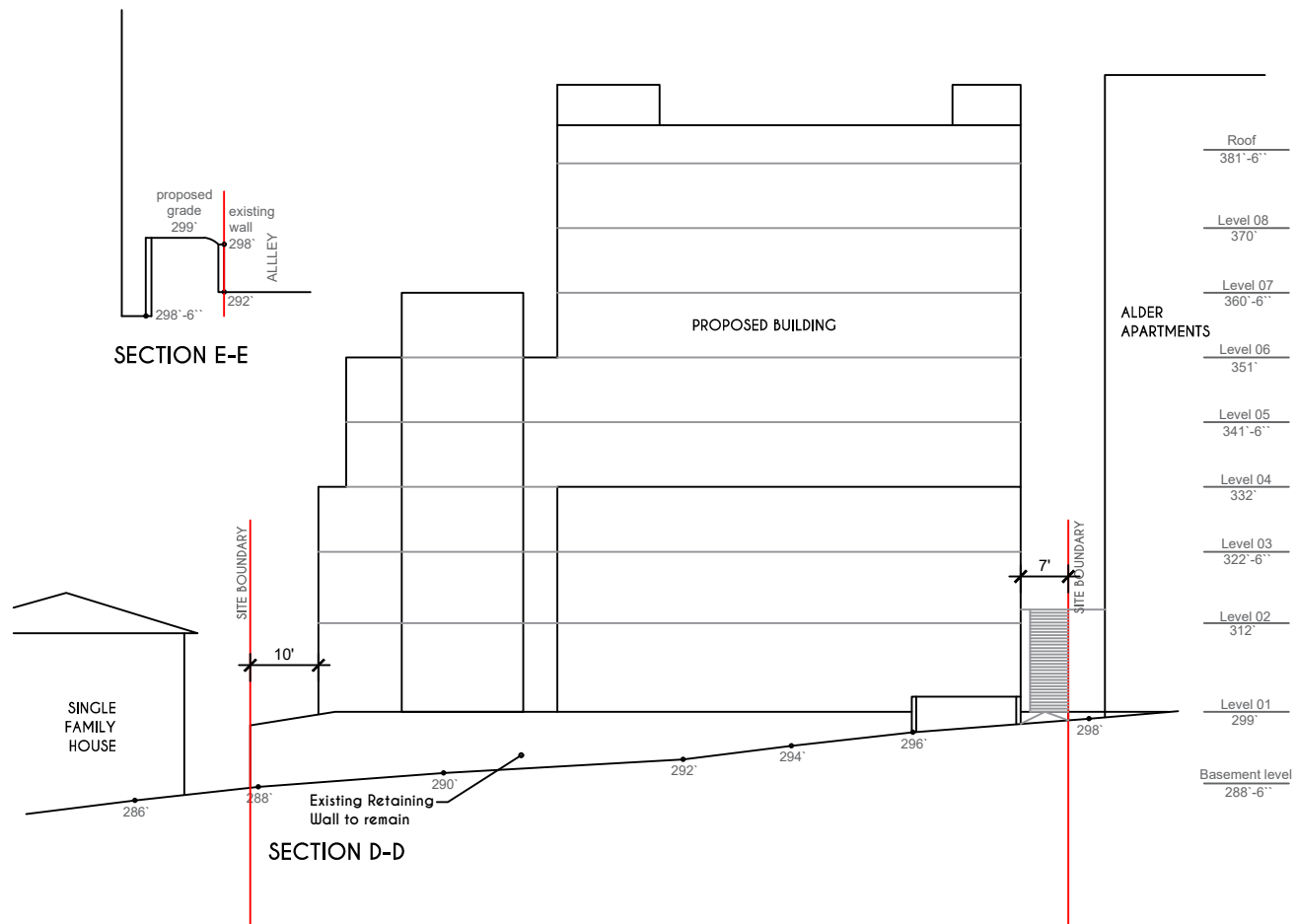
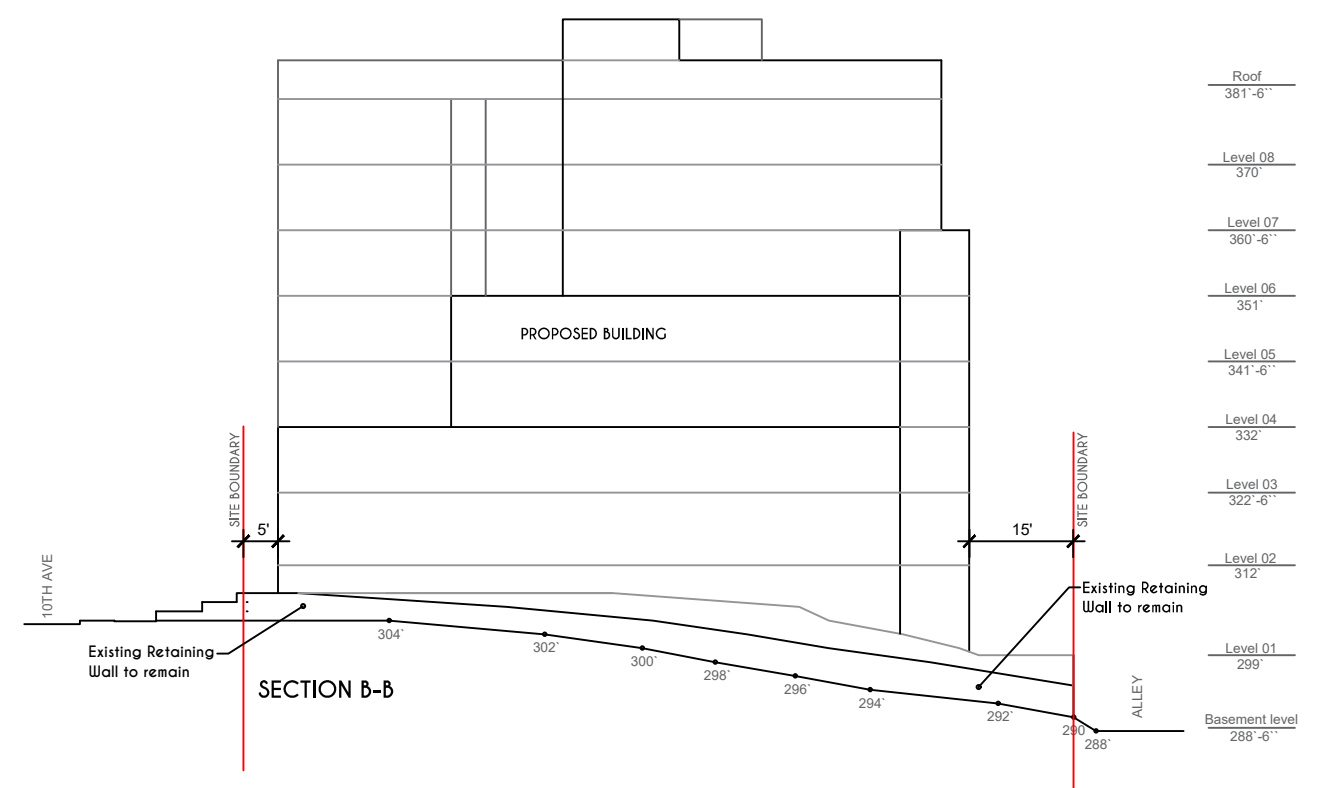
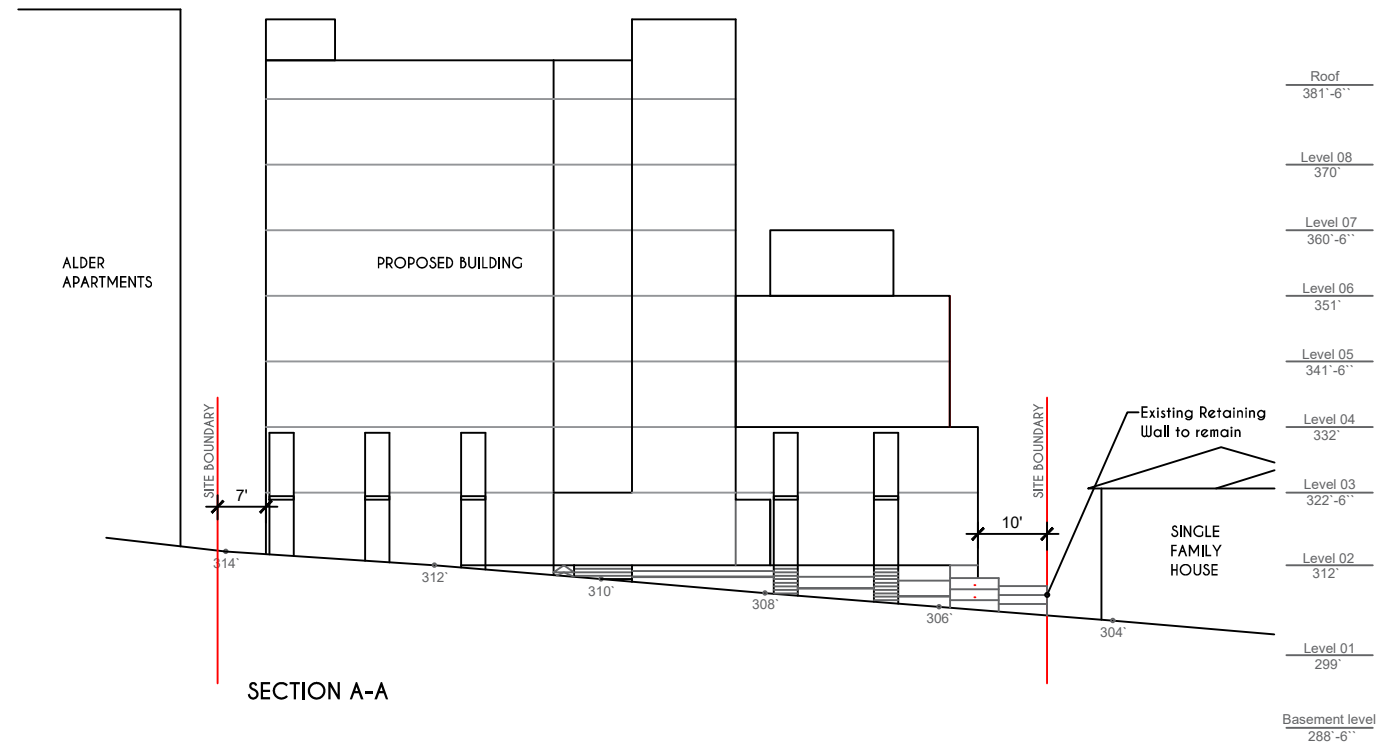
REAR ENTRY



MAIN ENTRY

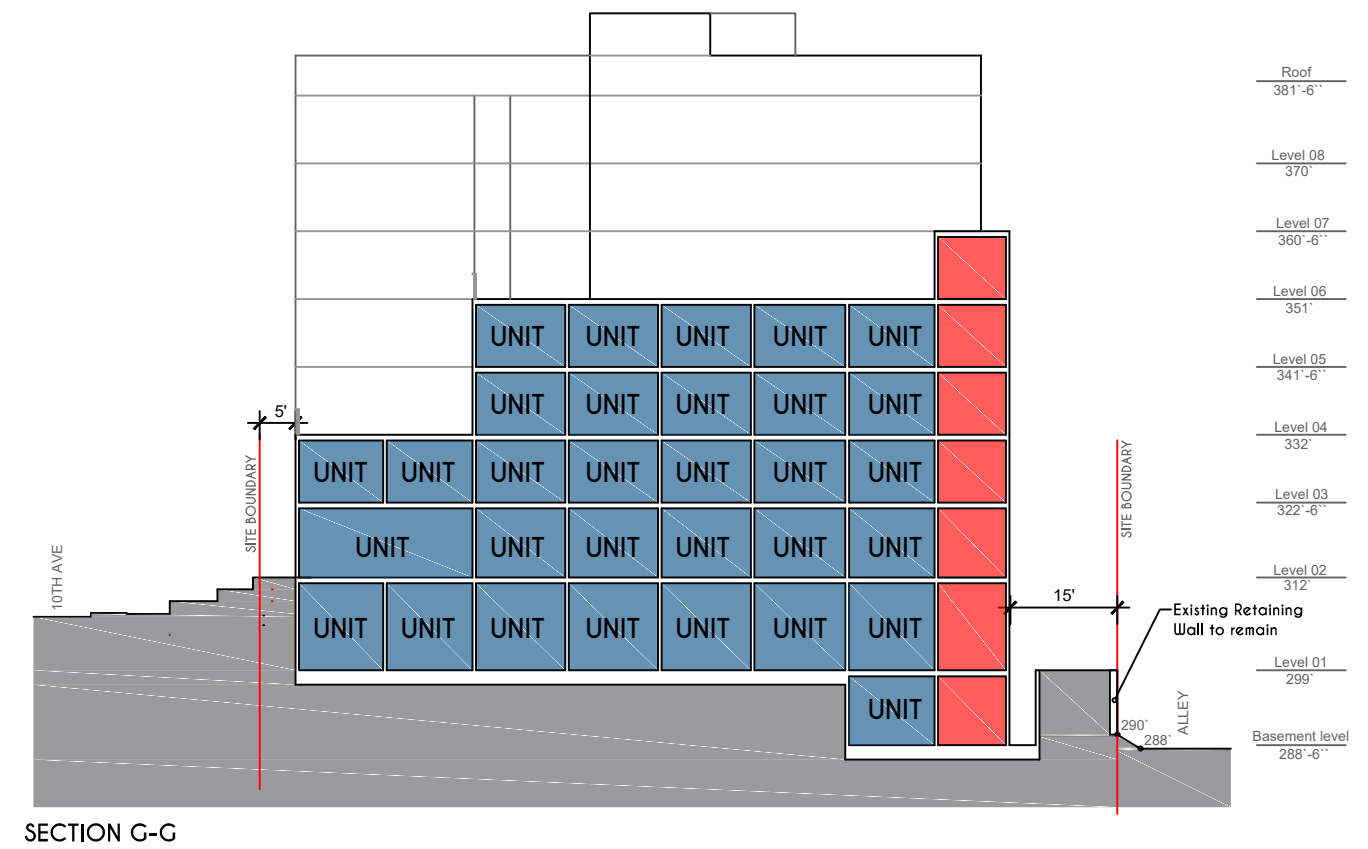
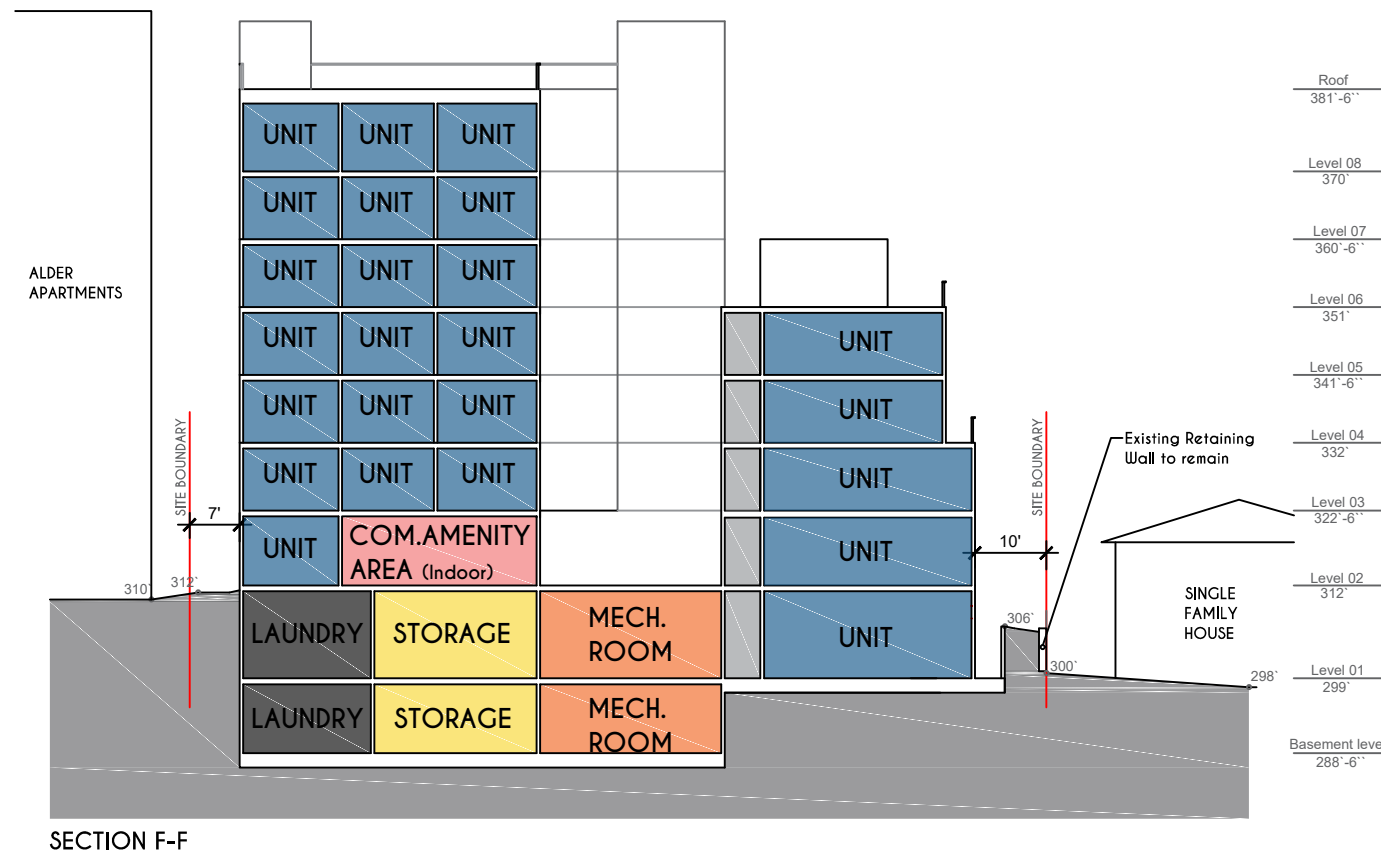
10TH AVE FLATS

EDG SCHEME B / Elevations



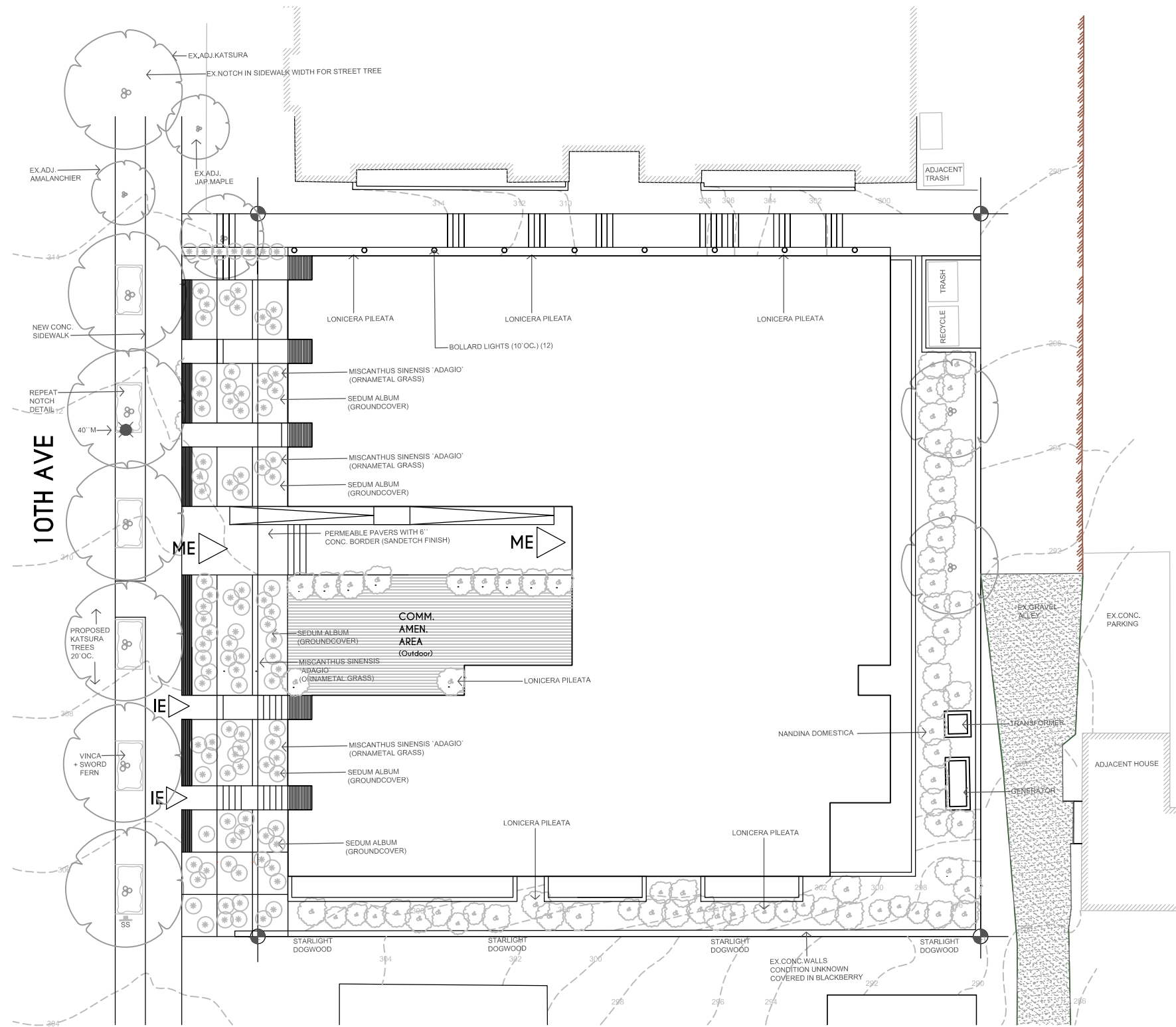
EDG SCHEME B / Sections

SECTIONS - SCHEME B

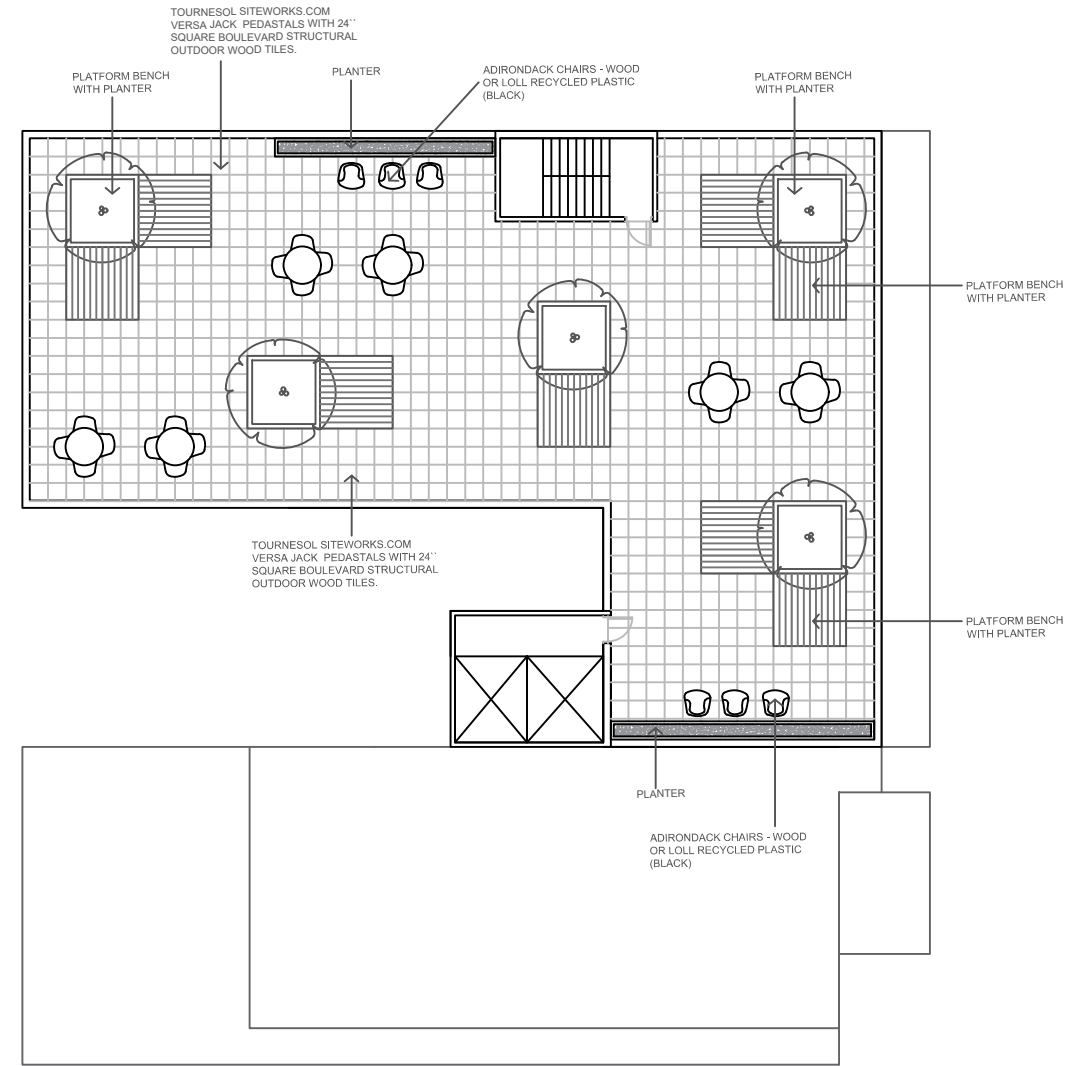


Board Guidance:

The Board specifically prioritized Design Guideline CS1-C, Topography, and requested sectional studies illustrating the relationship between each massing option, its open space, adjacent sites and the grade change.



LANDSCAPE PLAN



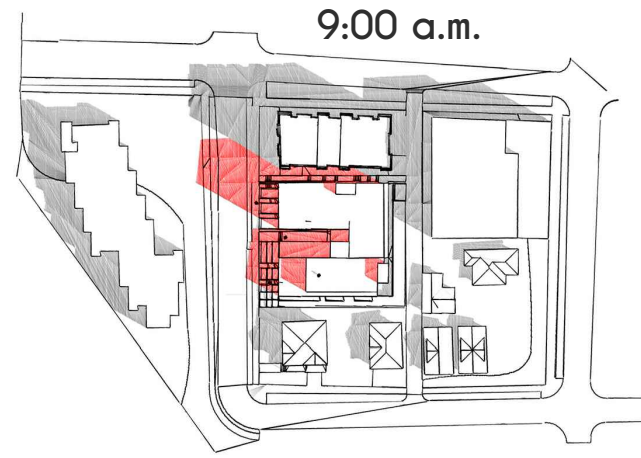
ROOF - Accessible
431.13 sqf

EDG SCHEME B / Floorplans

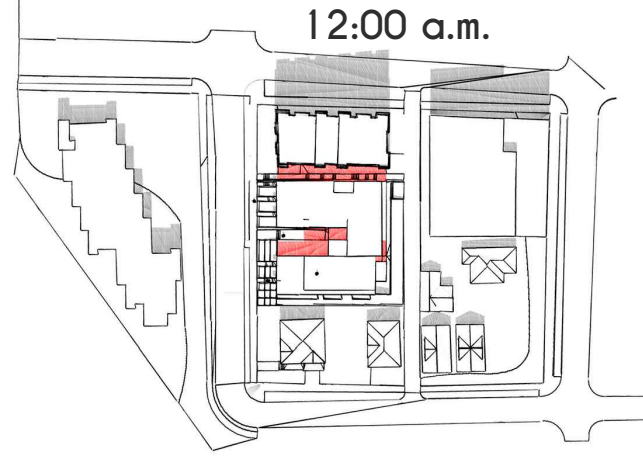


EDG SCHEME B / Shadow study

MARCH 21
(Vernal / Autumnal)



9:00 a.m.



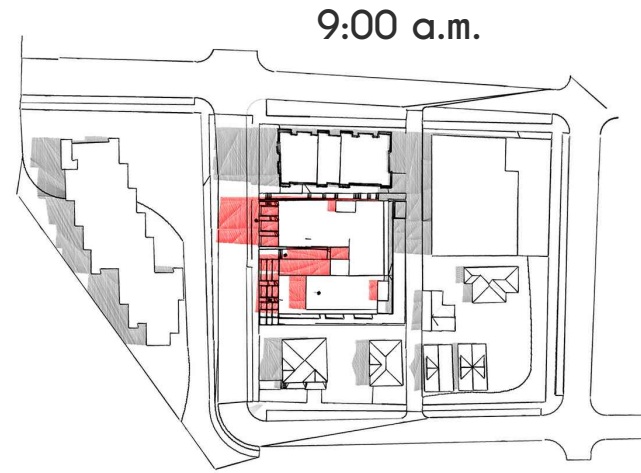
12:00 a.m.



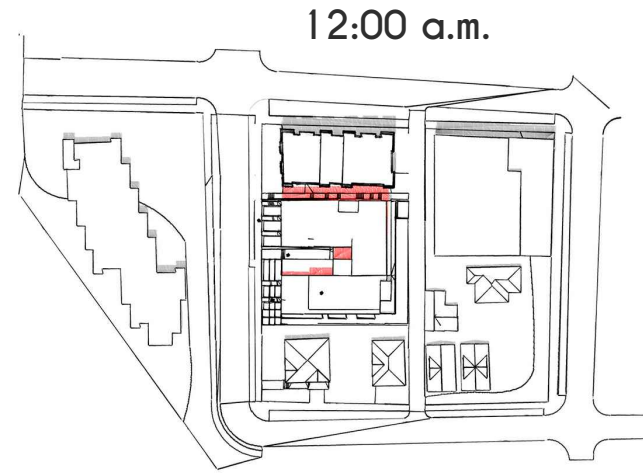
15:00 a.m.



JUNE 21
(Summer Solstice)



9:00 a.m.



12:00 a.m.

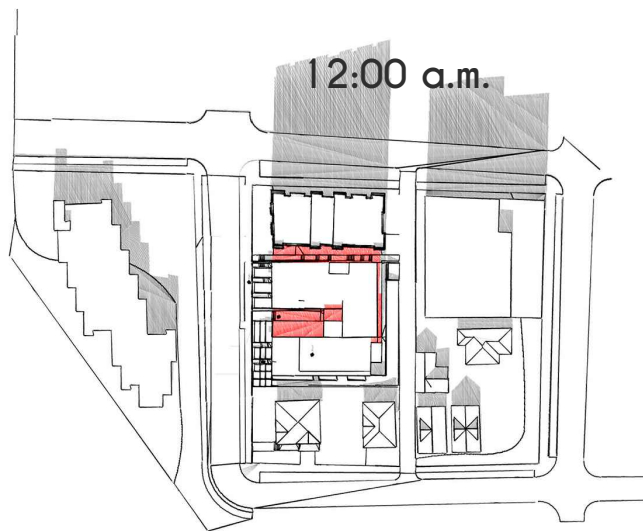


15:00 a.m.

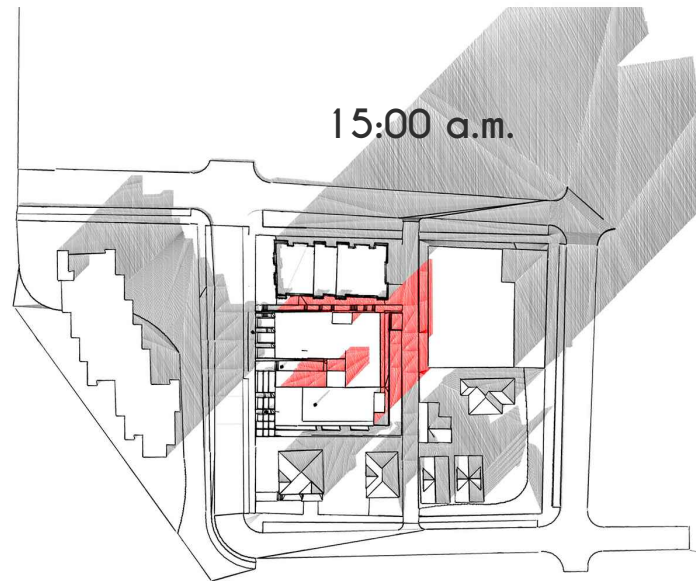
DECEMBER 21
(Winter Solstice)



9:00 a.m.



12:00 a.m.



15:00 a.m.