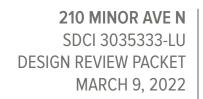


SDCI 3035333-LU

Design Recommendation Packet MARCH 9, 2022

VULCAN Real Estate[®]



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210 Minor Ave N Seattle, WA 98109

Parcel Number 2467400420

Owner City Investors XVII, LLC

Architect

PUBLIC47 Architects 232 7th Ave N, Suite 200 Seattle, WA 98109

Landscape Architect

Karen Keist Landscape Architects 111 West John St, Suite 306 Seattle, WA 98101

Proposal Urban Design Analys Zoning / Composite Priority Design Guide EDG Massing Options EDG Response Summ EDG Response Floor Plans Landscape Elevations Material and Color Pa Renderings Exterior Lighting Plar Signage Concept Pla **Building Sections** Departures Appendix



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PROPOSAL

The proposed 8-story, residential project seeks to achieve the following development objectives:

- Provide approximately 118 apartment units •
- Structured parking for approximately 13 stalls accessed from the alley •
- Create a variety of liveable dwelling units
- Foster pedestrian-friendly sidewalk environment
- Provide a well-built, thoughtfully-designed addition to the established Cascade neighborhood •

Located in the Cascade neighborhood on the corner of Minor Avenue and John Street, this project will be Vulcan's fifth development in the neighborhood. Vulcan has been working collaboratively with the Cascade neighborhood since 2002, and has been conducting ongoing outreach with the neighborhood stakeholders.

While the immediate context of the site is largely well-established, the existing site is a surface parking lot - a missing tooth in an otherwise pleasant, and relatively quiet, pedestrian area in the Cascade Neighborhood. In addition to the objectives listed below, the project will strive to provide a variety of livable, efficient apartments with good access to daylight and visual connections to the street and neighborhood.

Pedestrian Connections + Interest

The project will seek to revitalize the intersection, creating a dynamic and layered pedestrian experience. Landscaping, an improved and widened streetscape, street-level housing and residential amenity areas will provide activity and connections between the new building and sidewalk.

Sustainability

Sustainability is a fundamental value held by the owner and design team. The project will seek LEED certification and Salmon Safe certification for the project.

Site Specific Response

views of the surrounding city.





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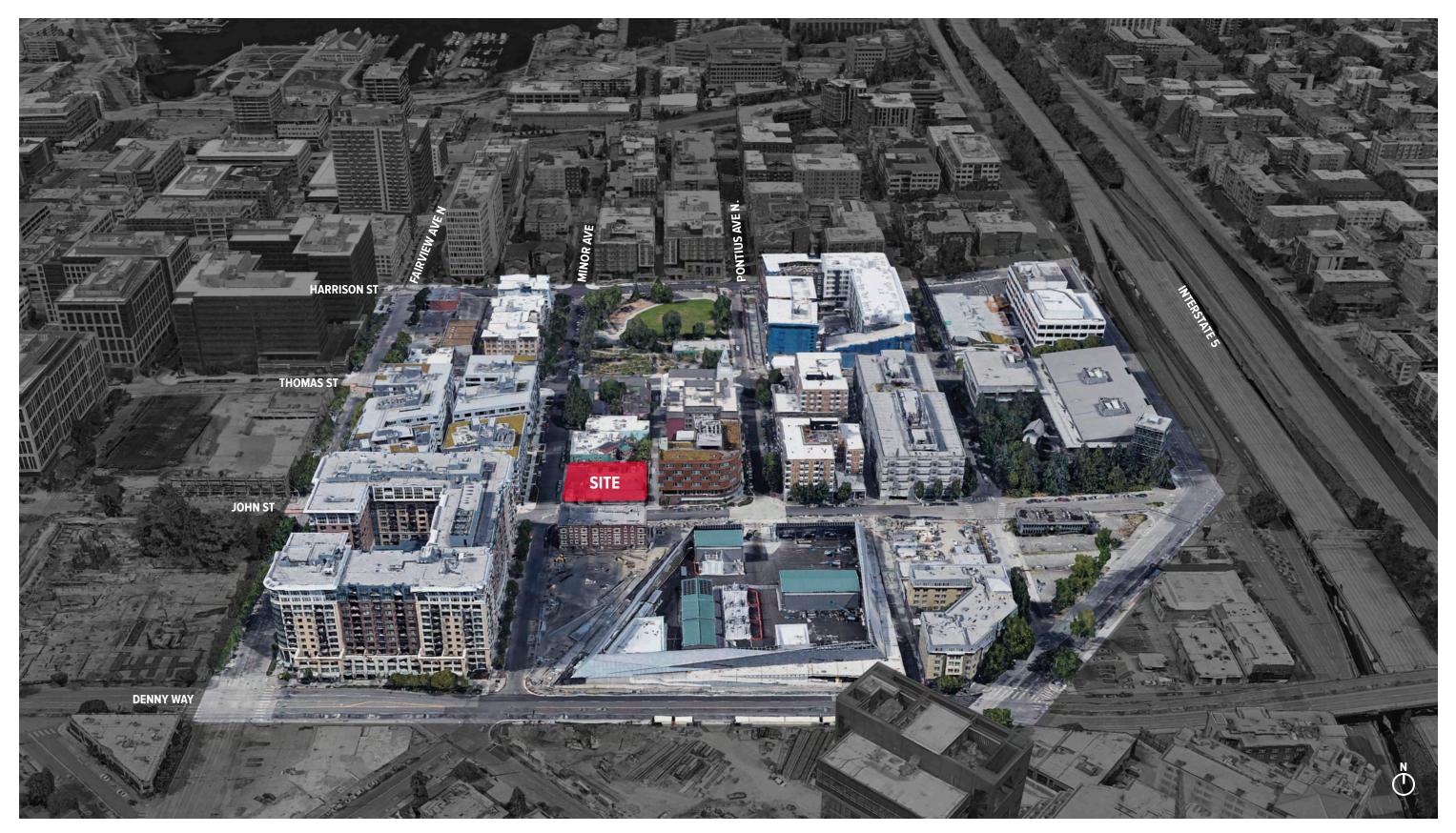
The project endeavors to respond appropriately to site conditions, complementing and enhancing the neighborhood, being thoughtful about the pedestrian experience, residents' access to daylight and taking advantage of



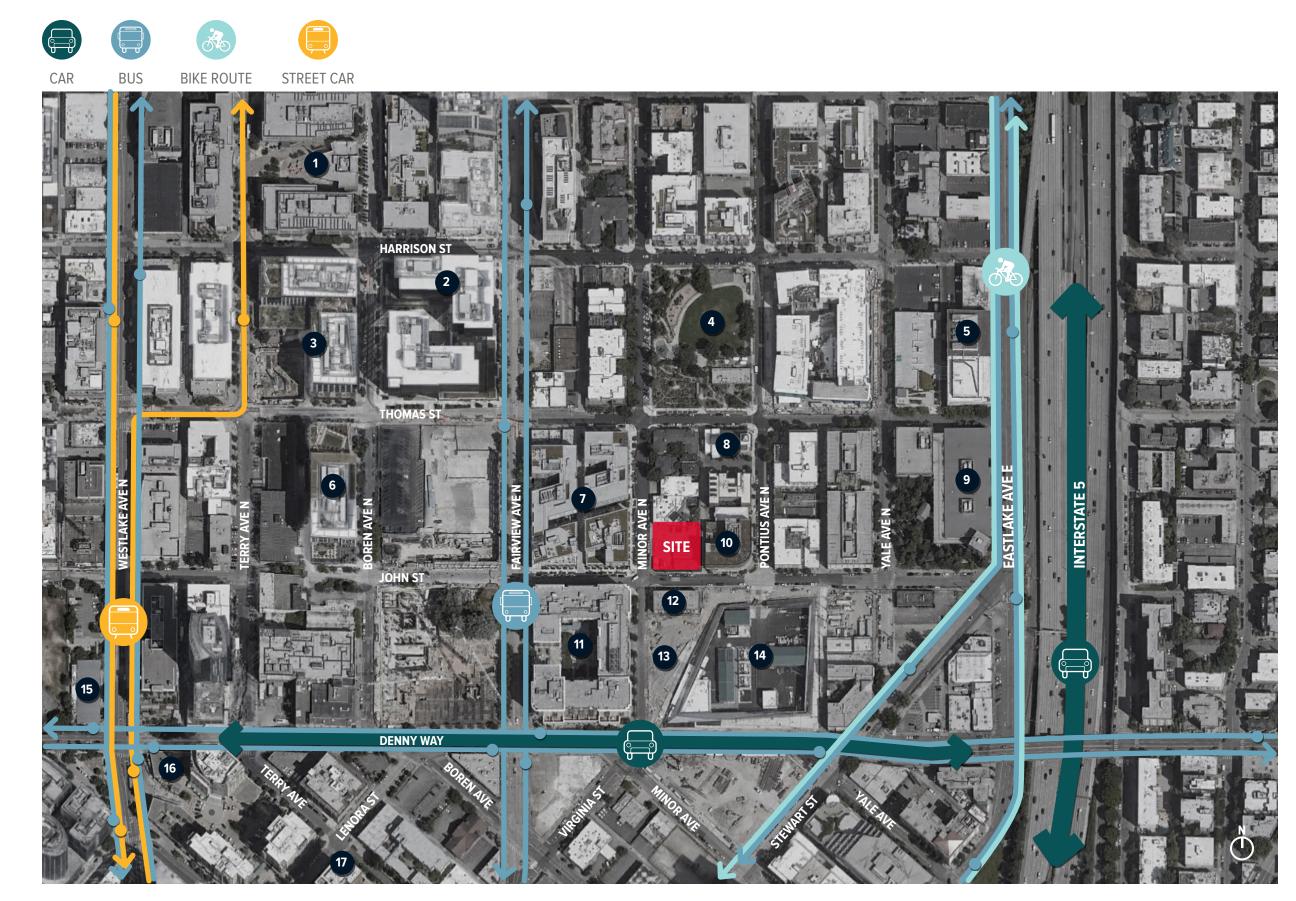
URBAN DESIGN ANALYSIS • SLU URBAN CENTER MAP



URBAN DESIGN ANALYSIS • AREAL VIEW OF SITE



URBAN DESIGN ANALYSIS • VICINITY MAP



- 1. AMAZON VAN VORST
- 2. AMAZON HOUDINI
- 3. AMAZON RUBY
- 4. CASCADE PARK
- 5. AMAZON ATLAS
- 6. AMAZON ARIZONA
- 7. CASCADE APARTMENTS
- 8. IMMANUEL LUTHERAN
- 9. REI
- 10. SCCA PATIENT HOUSE
- 11. MIRABELLA SEATTLE
- 12. BREWSTER APARTMENTS
- 13. DENNY DOG PARK
- 14. SCL DENNY SUBSTATION
- 15. SLU DISCOVERY CENTER
- 16. WHOLE FOODS
- 17. CORNISH COLLEGE

URBAN DESIGN ANALYSIS • ZONING AND USE

ZONING MAP USE MAP SM-SLU 175/85-280 SM-SLU/R 65/95 SM-SLU 175/85-280 UTILITIES SITE MULTIFAMILY 2 ΕN YALE AVE SB HARRISON ST HARRISON ST 175/85-280 SM-SLU SM-SLU/R 65/95 100/95 THOMAS ST THOMAS ST **SM-SLU** T Harry . SITE SITE JOHN ST JOHN ST of the local division of the **SM-SLU** 240/125-440 DENNY WAY DENNY WAY

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INSTITUTIONAL

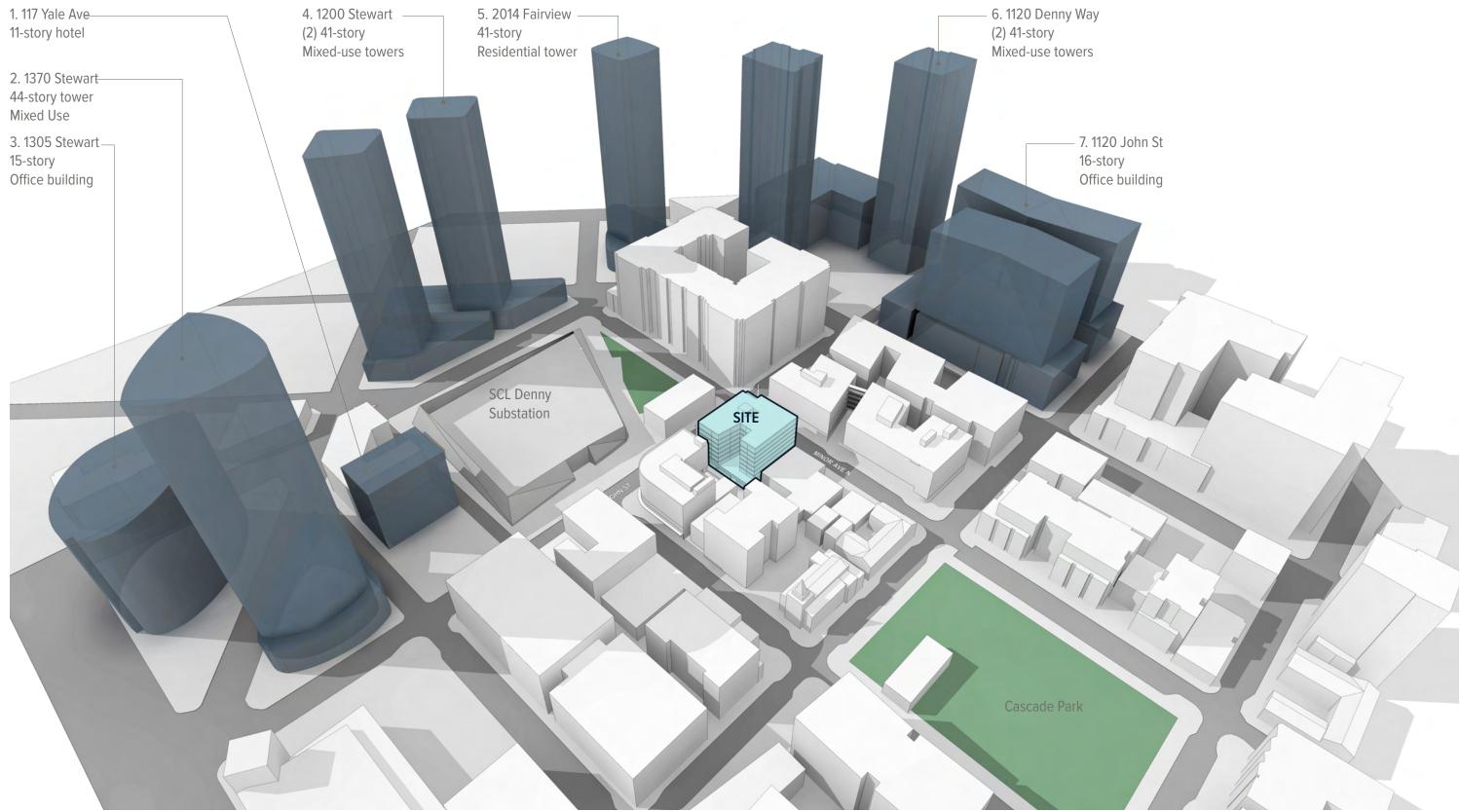
MIXED-USE



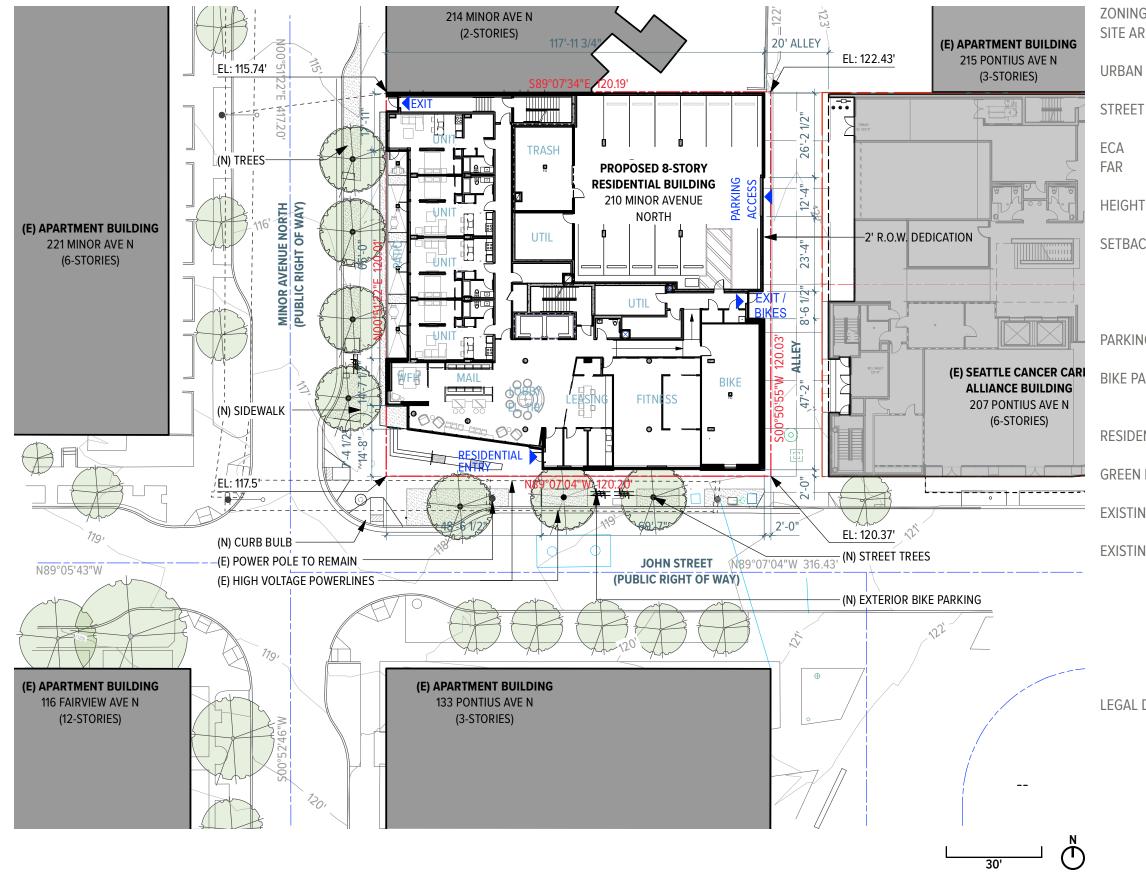
COMMERCIAL



URBAN DESIGN ANALYSIS • FUTURE DEVELOPMENT



ZONING AND DEVELOPMENT STANDARDS • COMPOSITE SITE PLAN



G REA	SM-SLU/R 65/95 14,425 SF
I VILLAGE	South Lake Union Urban Village
DESIGNATION	John Street is a Neighborhood Green Street None No Limit
T LIMIT	95' (For Residential Use)
CKS	Alley: Setback 1 FT for every 2 FT of height above 25 FT (Max 15 FT) 2 FT Dedication at Alley 14 FT Powerline Clearance
IG	No Minimum Requirement
ARKING	(Urban Center) 1 per Dwelling Unit, Long Term 1 per 20 Dwelling Units, Short Term
NTIAL AMENITY	5% of Residential Area
FACTOR	Score of 0.3 or Higher Required
NG TREES	One small tree will be removed.
NG TOPOGRAPHY	The site slopes from East to West over approximately 120ft w/ a height difference of approx. 7.1 ft with more aggressive sloping occurring on the East and a gentler slope occurring as one moves further West. The low spot occurs in the middle of the site.
DESCRIPTION	LOTS 5 AND 6, BLOCK 11, FAIRVIEW HOMESTEAD ASSOCIATION FOR THE BENEFIT OF MECHANICS AND LABORERS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 119, IN KING COUNTY, WASHINGTON.

PRIORITY DESIGN GUIDELINES



URBAN FORM + RESPECT FOR ADJACENT SITES (CS2)



STREET LEVEL INTERACTION (PL3) *SLU Denotes South Lake Union Neighborhood Guideline

CONTEXT + SITE **CS2 URBAN PATTERN + FORM**

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

Corner Sites // Respect for Adjacent Sites // Adjacent Street // Relationship to Block

*SLU-CS2.3 Adjacent Street: John Street is the lowest volume street for vehicles of the three new east-west crossings and is a neighborhood Green Street. With its low volume of traffic John Street is well-suited for ground-related housing. *SLU-CS2.4 Relationship to Block:

a. All Corner Sites: Emphasize the importance and/or amount of pedestrian activity at corners with widened pedestrian areas, landscaping, corner building entries, artwork, and other architecture features.

RESPONSE:

The existing site is a surface parking lot, a missing corner tooth in an otherwise pleasant, quiet pedestrian area in the Cascade Neighborhood. There are no significant building entrances or lobbies visible from the intersection of Minor and John, and very little activates the corner. The design seeks to enhance the corner, marking it with a welcoming, glass lobby that at night will serve as a beacon of light and activity, creating a focal point. While the massing along John Street extends out to the sidewalk at the street level at the southeast corner to create a street wall, the single-story podium is eroded as it gets to the corner to create a gracious, weather-protected entry plaza. Residential units with patios along Minor and decks on the 2nd level above John Street will provide additional eyes on the street at the corner. In addition, the curb along Minor will move to the west, narrowing the street right-of-way, and improving the pedestrian safety.

The preferred massing also proposes a podium-level courtyard along the alley, creating a complementary courtyard and podium to the SCCA Patient House across the alley. The combined open space will provide enhanced open space, vegetation and daylight for both residents.

(See PL3 for additional information John Street.)

PUBLIC LIFE **PL2 WALKABILITY**

Create a safe and comfortable walking environment that is easy to navigate and wellconnected to existing pedestrian walkways and features.

Access for All // Street-level transparency // Weather Protection

*SLU-PL2.1 Walkways and Pedestrian Interest

2. Walkways and Pedestrian Interest: Visually engaging pedestrian walkways reinforce the pedestrian network and are an important element in project design.

RESPONSE:

The proposed building entrance is setback from the south property line at the corner creating a recessed entry plaza with a widened sidewalk zone that offers weather protection to pedestrians while also connecting the interior and exterior visually and physically. Ample street-level transparency will provide clear sightlines as well as a lantern of activity at night to improve site lighting and security. With the sloping site,

the gracious entrance plaza will seamlessly integrate accessibility. In addition to the main entrance and lobby, additional amenity spaces for the residents including workfrom-home offices, mail area and fitness area are located along John Street, providing additional transparency and street-level interaction.

PL3 STREET-LEVEL INTERACTION

Encourage human interaction and activity at street-level with clear connections to building entries and edges. Entries // Interaction // Residential Edges

*SLU-PL3.2 Residential Edges:

a. Ground Level Residential: Projects fronting onto a designated Green street should include the following elements to provide privacy layering to the sidewalk. 1) Provide direct entry into the unit from the street. The entry should include weather protection sufficient to shelter persons entering... 2) Elevate the ground floor of living area above adjacent sidewalk grade. This guideline does not apply to designated ADA accessible units. 3) Provide physical "threshold" feature such as hedge, retaining wall, rockery, stair, gate, railing, or combination of such elements on private property that defines boundary between public right-of-way and private yard or patio.

RESPONSE:

housing off the sidewalk for privacy. be identifiable, welcoming, and secure.

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The proposed design provides street-level housing along Minor Avenue with the more public amenity program areas located along John Street. While John is a designated Green Street, SDOT and SCL will not allow the curb at John to be extended to the south to create a more gracious streetscape and landscaping, because of the congestion of utilities in the street and a large vault that serves the Denny Substation and requires significant clearances. Small street trees were able to be added. In addition, the grades make it challenging to provide the guidelines suggestion of elevating street-level

Instead, the proposed design locates street-level housing along Minor where the curb can be extended to provide a generous sidewalk and street plantings and trees, and grades better accommodate elevated patios for those street-facing units.

The preferred massing alternative locates indoor and outdoor amenity spaces along John, connecting to the retail to the east and where the proximity to the street (and less privacy) is better served for uses that require less privacy and less buffer from the public realm. These functions benefit from the southern exposure, providing visual connections between the activity of the street. Integrated patios and 2nd-story private decks at the residential levels provide additional "eyes on the street" and opportunities to interact with sidewalk activity. The residential building lobby and main entry will be designed to

The massing along Minor will also be partly set back at the first two levels along Minor Avenue to provide a transitional zone between the public sidewalk and the private residences along the street and breaking down the mass of the building vertically. The grade separation from the sidewalk to the semi-private patios helps to provide a buffer and visual privacy for to the residential units, improving security for the units and encouraging use of the patios. At the same time, those residences will have the opportunity to overlook and engage the street and the sidewalk below.

PRIORITY DESIGN GUIDELINES

DESIGN CONCEPT DC1 PROJECT USE AND ACTIVITIES Optimize the arrangement of uses and activities on the site. Arrangement of Interior Uses // Vehicular Access // Parking

RESPONSE:

Vehicular access is located off of the alley, avoiding adding any disruptions to the pedestrian path. This allows the street level program on the west side (Minor Avenue N) to maintain uninterrupted residential patios facing the widened sidewalk and landscaping, mirroring the street-level condition across the street. Along John Street, where the street frontage cannot be extended due to the street utilities, the interior program is more "public" with common amenities including lobby, mailboxes, workfrom-home offices, fitness room and bike room. The overhang of the recessed entry along this south edge of the building also provides sun protection as well as rain protection. Back-of-house program is kept off the street edge and acts as a buffer between the amenity and residential program areas and the parking garage internally.

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.

Massing // Visual Depth and Interest // Scale and Texture

*SLU-DC2 Architectural Concept

1. Massing, Design and Scale: Consideration of three scales: pedestrian, street and skyline.

2. Pedestrian Scale: a) Street level Scale: podiums in SLU are intended to promote a pedestrian scale.

RESPONSE:

The proposed massing presents a cohesive, singular image for the prominent corner of Minor and John Street, while creating a layered massing at the pedestrian and street scales. At the SE corner of the property, the preferred massing creates a podium that holds the corner of the alley, complementing the podium of the adjacent SCCA Patient House. The one-story podium with residential patios above maintains the street wall along the SE portion of John Street, then carves back to create a gracious, covered entry plaza. A glass lobby wraps the corner and is bookended by work-from-home amenity spaces, terminating the single-story podium mass and the more public amenity spaces while providing an edge and buffer to the residential patios along Minor. The preferred massing has a recessed, two-story base along Minor, setback to create semi-private patios that are elevated off the sidewalk. The two-story setback carries around the SW corner above the John Street podium, expressing the concrete construction of the lower levels distinctly from the wood-framed construction of the upper levels. The layering of the lower three levels of the structure creates a dynamic pedestrian scale and experience. Carved out of the top floor, an amenity room and roof terrace the upper level of the mass at the SW corner while providing the best access to evening daylight and territorial views towards downtown and the Space Needle to the west.

DC4 EXTERIOR ELEMENTS + FINISHES

space.

***SLU-DC4.1 Exterior Building Materials:** a) Transparent Ground Floor Glass b) Panelized Materials: should be carefully detailed and of sufficient thickness to prevent warping c) Materials at Ground Level: Use durable materials resistant to vandalism, incidental damage and wear. Ground floor materials should provide the visual interest and texture as described in Citywide Guidelines DC.2.D. Brick, tile and other highly durable materials are encouraged. *SLU-DC4.2 Trees, Landscape and Hardscape Materials: a) Encourage landscaping that meets LEED criteria. This is a priority in the Cascade Neighborhood. b) Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.

RESPONSE:

The proposed building materials are well-detailed, high-quality, and durable. Exterior materials are compatible with surrounding colors, textures, and patterns. Low-level lighting will be used to provide safe and attractive building entry sequence, while avoiding glare into the units and adjacent properties. Landscaping includes droughttolerant plants and native species and be thoughtfully integrated into the project as a whole. The project is also seeking LEED and Salmon Safe certifications.



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Use appropriate and high-quality elements and finishes for the building and its open

Exterior Building Materials // Trees, Landscape, and Hardscape Materials



210 MINOR AVENUE N • DESIGN RECOMMENDATION MEETING • SDCI 3035333-LU • MARCH 9, 2022 • 11

EARLY DESIGN GUIDANCE MASSING CONCEPTS



DESCRIPTION

Alternative 1 proposes an 8-story building composed of street-level amenities along John and street-level housing along Minor with apartments above. There is a 2-story setback along Minor to provide semi-private patios for the street-level units. The toplevel units and amenity areas are setback from the main building form. A 2-story podium containing apartments wraps the alley around to John Street with the main building entry and lobby carved out at the corner.

PROGRAM

- 111 Apartments
- Parking for 13 vehicles and bike storage

ADVANTAGES

- No departures required
- Opportunity for rooftop penthouse units with decks .
- Rational, efficient structure and construction •

CHALLENGES

- Results in less unit diversity and over-sized, shoebox units that do not meet project goals. Second floor units are particularly oversized.
- Top floor setback diminishes building wholeness and rentable area on an already constrained site with powerline and alley setbacks that is small relative to other developments
- The apartment units on the east side are more compromised overlooking the alley with less open space and landscaping buffer.



DESCRIPTION

Alternative 2 proposes a 8-story building that creates a podium-level courtyard off the alley. Street-level apartments are located along John Street with street-level amenities along Minor connected to the entry in the middle. The top level includes an amenity area and roof terrace that are carved out of the SE corner. Integrated balconies are carved out along the West face & SW corner enhancing the verticality while integrating with the main entry.

PROGRAM

- 119 Apartments
- Parking for 13 vehicles and bike storage .

ADVANTAGES

- Rooftop terrace on SE corner allows more light into courtyard •
- Gracious setback courtyard to provide light, air and green open space for the tenants on the east side of the building.

CHALLENGES

- Upper-level alley setback departure required •
- Street-level units along John Street are compromised given their proximity to grade making it challenging to provide security and privacy to those units, and they have less of a landscape buffer as well.
- Rooftop terrace has less access to evening light, facing SCCA rather than views. .
- The corner is activated more from the inside than the pedestrian experience.





DESCRIPTION

Alternative 3 proposes an 8-story building composed of a 1-story podium that continues the streetwall along John Street and contains amenity spaces. A 2-story setback along Minor provides semi-private patios for the street-level housing, and helps create a layered lower-level massing. A gracious lobby and entry plaza creates a focal point at the corner while an amenity area and terrace is carved out of the top SE corner.

PROGRAM

- 118 Apartments

ADVANTAGES

- - Gracious covered entry plaza provides a focal point at the corner and will enhance the pedestrian experience with eyes on the street and ample lighting from the building and activity within.

CHALLENGES

Parking for 13 vehicles and bike storage

- Gracious setback courtyard to provide light, air and green open space for the tenants on the east side of the building.
- Rooftop terrace erodes the more visible mass at the corner and provides the best views and access to evening daylight when it will be most used.
 - The 2-story setback on Minor Avenue and grade separation helps to encourage use of the semi-private patios with access to an extended landscape buffer.
 - Best unit diversity with more 1-BR, and most units benefiting from light and greenery

Upper-level alley setback departure required

AERIAL VIEW FROM SW • CURRENT DESIGN



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RESPONSE TO EARLY DESIGN GUIDANCE • SUMMARY

1. MASSING OPTIONS

The Board recommended moving forward with the development of Alternate 3 with the following guidance. (CS2-4-a, CS3-A-1, & DC2-3)

A	The Board liked how the building massing responded to the L-shaped building and courtyard orientation of the SCCA Patient House to the east of the site. The east facing courtyard of the proposed alternative successfully respected and enhanced the perceived openness between the two sites. The Board suggested that this relationship be carried forward. (CS3-A-1, PL1-A-1, & DC2-1)	RESPONSE: The preferred EDG courtyard massing is maintained. Refer to pages 16-18.
В	The Board was supportive of the U-shaped plan of the preferred option and how the truncated north wing both opened the courtyard to the northeast and reduced the effect of the zero lot-line condition created along the north property line. The Board encouraged the applicant to continue exploring ways in which to lessen the perceived height, bulk, and scale, of the massing, as it will likely remain visible for some time. (CS3-A-1, PL1-A-1, & DC2-1)	RESPONSE: The truncated north wing is set back further from EDG, respecting the courtyard to the northe
C	The Board appreciated how locating the amenity room and exterior terrace at the southwest corner helped reduce the perceived height, bulk, and scale. The Board also approved of the deep setback from Minor Ave N and the carved upper level on John St, and complimented the overall architectural concept. (DC2-1, DC2-5-a-1)	RESPONSE: The design maintains the carved out amentiy space and exterior terrace on the SW corner, ar Minor. Refer to pages 16-18.
D	The Board commended the applicant's development of each massing alternative and appreciated the level of modulation shown on the three options. The Board specifically commented on the successful use of balconies on alternative 2 and strongly suggested that the applicant study ways in which to incorporate them on the preferred alternative in a way that is integral to the overall architectural concept. The Board stated that the balconies should not appear tacked on or take away from the clarity of the simple massing approach as shown in the EDG packet. (DC2-C-1)	RESPONSE: In the preferred approach simple julliet balconies are proposed on the floors corresponding corner windows. The approach avoids protruding, tacked-on balconies that take away from the simple masignificant carves in the massing. The HV powerlines further complicated the use of tack-on balconies in a page 17.
E	The Board strongly discouraged balconies at the second floor of the two-story setback carved out of the building mass on Minor Ave N, to preserve the legibility of the overall architectural concept. (DC2-B-1)	RESPONSE: No balconies are provided at the 2-story carve out along Minor Ave. Refer to page 19 + 23.
_	FACADE ARTICULATION & MATERIALITY	
	ne Board was supportive of the overall approach implied on the Initial Design Concept diagram and narrative shown on page 34 of e EDG packet and recommended moving forward with the following guidance. (DC2-B-1, DC2-C-1)	
A	The Board reinforced the importance of well-designed facades on both street frontages with special attention given to the upper floors at the corner of John Street and Minor Ave N. (DC2-B-1, & DC2-C-1)	RESPONSE : The corner of the upper floors shifts each floor at the corner, adding visual interest to the co quiet repose to the facade design. Refer to pages 16-19.
В	In conjunction with item 1.d above, the Board reinforced the importance of well designed facades on both street frontages with special attention given to the upper floors at the corner of John Street and Minor Ave N, and the southeast corner in response to the SCCA Patient House across the alley. (CS3-A-1, DC2-B-, and DC2-C-1)	RESPONSE : The facade design strives for simplicity, repose and wholeness. The SE corner respects the SCCA, maintaining their views and privacy. Refer to pages 16-19.
C	The Board appreciated that the height of the podium created a datum that relates to the podium of the SCCA Patient House, however, was concerned that the eastern half of the John St podium façade appeared opaque and would not visually connect to the pedestrian nature of the street. The Board gave guidance that the fenestration within the podium should be intentionally designed so that there is visual interest and transparency along the entire façade. Pay special attention to what is solid and void and that create a hierarchy within the design that focuses on the main entry. (PL1-A, DC2-5-a-2)	RESPONSE : The facade along John Street provides generous windows to the lobby and amentiy spaces, and providing visual interest. Large windows are provided in the amenity rooms allow generous amount of views of the pedestrian environment. The angled carved-out patio at the corner further provides visual interest. Refer to pages 18, 22, and 24-27.

respecting the courtyard to the northeast. Refer to pages 16 + 29. l exterior terrace on the SW corner, and the 2-story carve along roposed on the floors corresponding and reinforcing the shifted ies that take away from the simple massing and distract from the cated the use of tack-on balconies in an elegant pattern. Refer to

orner, adding visual interest to the corner, while maintaining a

oleness. The SE corner respects the units at the SW corner of

ws to the lobby and amentiy spaces, breaking up any blank walls enity rooms allow generous amount of natural light while providing t the corner further provides visual interest at the transparent

RESPONSE TO EARLY DESIGN GUIDANCE • SUMMARY

2. FACADE ARTICULATION & MATERIALITY (CONT)

D.	The Board commended the applicant's implied open and transparent treatment of the two-story setback carved out on Minor Ave N and the second floor carve out above the podium along John Street and recommended that this condition be retained moving forward. The Board suggested that the design of the storefront in this area should be different than the storefront within the podium. (PL3-A-4, PL3-1, and DC2-B-1)	RESPONSE : The 2-story carve along Minor is maintained. The windows amenity carve are to be wood, differntiating them from the residential for moments. Refer to pages 19 and 23.
Ε.	The Board suggested that moving forward, the applicant should propose a limited, high quality, material palette that reinforces the overall massing concept as viewed from all sides and is compatible with those materials found within the immediate context. (DC2-B-1, and DC6-a)	RESPONSE : A high-quality material palette is proposed including corrulevel podium, and wood to accent the carvess in the massing and fenes upper volume. Refer to pages 19 and 38-39.
F.	The Board liked how the various soffits of the carved-out masses and the large overhanging roof at the top floor were visible from many vantage points and helped mitigate the overall perceived height, bulk, and scale. The Board gave guidance to choose a material that would highlight this condition while complimenting the overall building's material palette. (DC2-B-1, and DC6-a)	RESPONSE : Wood siding along with a wood storefront system are used are white to accentuate their reading as carves of the upper mass, provinterior ceilings. Refer to 16, 18-19, 23 and 38-39.
G.	The Board expressed some concern that the north façade would remain exposed for some time, until the adjacent property is redeveloped. The Board gave guidance that the north façade should be designed to reflect the overall architectural concept and that high-quality materials should be applied to help mitigate the blank wall created by the zero lot-line condition proposed. (DC2-B-2)	RESPONSE: The north facade has been reduce in length since EDG. At the wraps the corner, interlocking the north facade and providing a dynami visual interest and high-quality materials to a condition while recognizinand 20.
н.	The Board noted that there is an entry into the SCCA Patient House on the alley and gave guidance that the portion of the podium façade across from this entry should be designed as if it were an extension of the street facing façade, rather than an alley. (DC1-B-1, DC1-C)	RESPONSE: The masonry cladding at the street-level podium wraps the parking entranes, treating the alley façade similar to the street frontage
-		
<u>3.</u>	STREET LEVEL USES AND LANDSCAPE DESIGN The Board requested that the applicant study the locations of vehicle and bike parking access on the alley, as they relate to the service and access points to the SCCA Patient House on the east side of the alley, to show any potential impacts on existing circulation. (DC1-B-1, and DC1-C)	RESPONSE: The garage and secondary entrances are both located with SCCA across the alley, providing full visibility of cars/shuttle in the alley
Α.	The Board appreciated the inclusion of the landscape buffer between the sidewalk and the raised private residential terraces along Minor Ave N, but expressed concern with the lack of landscaping along John St, a Neighborhood Green Street. The Board reiterated the importance of an integrated architectural and landscape design that compliments the adjacent program space while also enhancing the overall pedestrian experience. The Board suggested continued refinement of the landscape design to include the right-of-way and potential landscape buffers along John St. (CS2-3-f, CS2-4-a)	RESPONSE: The site design has extended the streetscape and planting setback 2'-0" from the property line along John to provide full-sized pla property. An extended curb bulb is provided at the corner providing ad not allow further extension of the planting/curb into John Street due to the street.
В.	In conjunction with item 3.a above, the Board suggested that the applicant look at ways to increase potential interaction between the uses at the ground floor and the pedestrian realm along John St. The Board specifically gave guidance for the applicant to study carving out the amenity space to provide a terrace of similar depth with landscape buffer as the one provided at the residential units along Minor Ave N. (CS2-1-3-f, PL1-A, PL1-B, PL2-2-a, PL3 -B-2, DC1-A-1, and DC3-A-1)	A generous porch and corner storefront accent the lobby and entry, pro connections between the private lobby and pedestrian corner. Integrat while the expanded planting strip and curb bulb protect the corner and pocket for an accent tree drawing the eye to the corner glass on the lob
С.	The Board had concerns with the accessibility of the raised terrace and gave guidance that the entry sequence should be studied to ensure that those with disabilities can easily access all points of entry and utilize all public amenities. (PL2-A)	RESPONSE: The entry is located to optimize the access directly off the s larger area for on-grade access, simplifying the patio and entry sequen
D.	The Board gave guidance to continue to develop an interesting and engaging landscape design for the level 2 courtyard, keeping in mind that it is visible from the SCCA Patient House. (PL1-C-1, DC2-5-a-1)	RESPONSE: The courtyard is developed into an oasis of landscaping wi patios. The lush courtyard will provide visual interest for tenants of both 31-33.

dows at the first floor lobby/amenity spaces and the 8th-floor tial fenestration system and accentuating those exceptional

corrugated metal for the upper volumes, brick at the lower street- enestration. Fiber cement is used as a tertiary, in-fill material at the
used to highlight the vertical face of the carved masses. The soffits providing a lighter, more reflective surface as an extension of the
5. At the corners of the North façade the corrugated metal cladding namic shift in materials similar to the other corners. This provides gnizing the property is planned for redevelopment. Refer to pages 16
s the corner from John into the alley, extending to the bike and Itage. Refer to page 22.

I with direct line-of-sight to the garage and building entrance of alley and exiting SCCA. Refer to page 21.

.....

ntings along John Street and at the corner. The project has volutarily d planting strip & sidewalk not otherwise provided at the adjacent g additional planting area while narrowing the cross walk. SDOT will e to the density of utilities in the ROW serving the substation across

y, providing a beacon of light at the corner along with visual egrated site seating at the entry porch provides an area for rest and provide addition greenery. A carve out of the stairs provides a ne lobby. Refer to pages 19, 24-28, and 31-33.

the sloping sidewalk. Shifting the entry to the east facilitates a uence, and accentuating the lobby storefront. Refer to 26-27.

ng with lush plantings and trees, punctuated with small private both the project and its neighbors across the alley. Refer to pages

RESPONSE TO EARLY DESIGN GUIDANCE • MASSING

1. MASSING OPTIONS

The Board recommended moving forward with the development of Alternate 3 with the following guidance. (CS2-4-a, CS3-A-1, & DC2-3)

A. The Board liked how the building massing responded to the L-shaped building and courtyard orientation of the SCCA Patient House to the east of the site. The east facing courtyard of the proposed alternative successfully respected and enhanced the perceived openness between the two sites. The Board suggested that this relationship be carried forward. (CS3-A-1, PL1-A-1, & DC2-1)

RESPONSE: The design advances the architectural massing concept supported by the Board at Early Design Guidance (Alternative-3.)

B. The Board was supportive of the U-shaped plan of the preferred option and how the truncated north wing both opened the courtyard to the northeast and reduced the effect of the zero lot-line condition created along the north property line. The Board encouraged the applicant to continue exploring ways in which to lessen the perceived height, bulk, and scale, of the massing, as it will likely remain visible for some time. (CS3-A-1, PL1-A-1, & DC2-1)

RESPONSE: The truncated north wing is maintained providing 19'-10.5" from the alley property line to the upper-level massing, increasing the setback some from the supported EDG massing, further reducing the bulk, mass and scale of the north massing and party wall. In addition, the building is held 10-feet lower than the base height limit and parapets are 14-feet lower than allowed per the zoning code. It is worth noting that since the EDG meeting, the property has been sold, so it is anticipated that the school is planning to move and the site will be redeveloped in the relatively near future. (See also page 20)

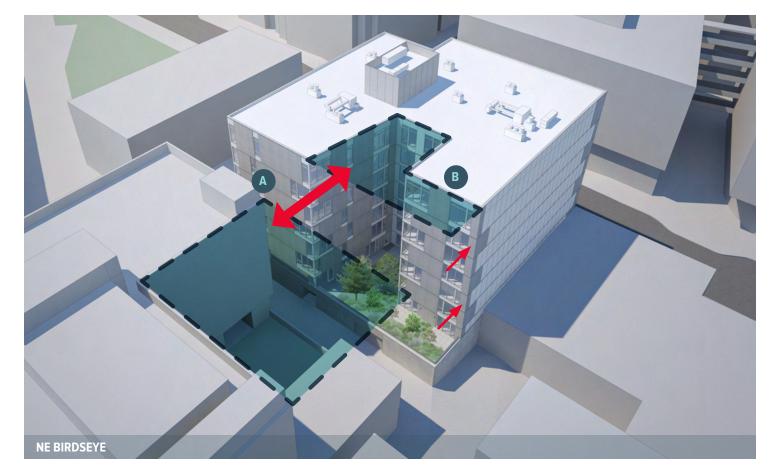
C. The Board appreciated how locating the amenity room and exterior terrace at the southwest corner helped reduce the perceived height, bulk, and scale. The Board also approved of the deep setback from Minor Ave N and the carved upper level on John St, and complimented the overall architectural concept. (DC2-1, DC2-5-a-1)

RESPONSE: The design maintains the setback at the lower levels along Minor Ave and maintain the carved upper floor amenity room and exterior terrace at the upper SW corner per the preferred massing supported at EDG. (See also page 18.)

- D. See page 17.
- E. The Board strongly discouraged balconies at the second floor of the two-story setback carved out of the building mass on Minor Ave N, to preserve the legibility of the overall architectural concept. (DC2-B-1)

RESPONSE: The design team agrees that balconies in the 2-story setback carved out along Minor would congest the space and erode the legibility of the architectural concept while making the space darker. No balconies are proposed in this recessed area. (See page 19.)







RESPONSE TO EARLY DESIGN GUIDANCE • JULIET INTEGRATION

1. MASSING OPTIONS

D. The Board commended the applicant's development of each massing alternative and appreciated the level of modulation shown on the three options. The Board specifically commented on the successful use of balconies on alternative 2 and strongly suggested that the applicant study ways in which to incorporate them on the preferred alternative in a way that is integral to the overall architectural concept. The Board stated that the balconies should not appear tacked on or take away from the clarity of the simple massing approach as shown in the EDG packet. (DC2-C-1)

RESPONSE: In integrating juliet balconies, the design strives to maintain the integrity and heirarchy of the simple massing presented at EDG that includes significant carves along lower levels of Minor and upper SW corner. That preferred massing inherently does not work well with balcony erosions and at the same time we share the Board's concern with adding balconies that risks a tacked-on composition that could be challenging to integrate with the overall architectural concept. The preferred approach landed on a simple pattern of juliet balconies that reinforces the shifted corner windows and provides a subtle background texture that maintains the integrity fo the massing concept. The texture reinforces the subtle zippering shift at the corner while staying in the background visually. (The red highlights on the balconies are used in the diagrams to highlight their location. They are proposed to be white to match the window and door systems.) Outward projecting balconies distracted from the design especially as they could not occupy two upper-level floors along John St where they would be too close to the high-voltage powerline setbacks, creating a jarring composition that distracted from the architectural design concept. (See also page 18, 38 and 39.)



BALCONIES AVOIDING POWERLINES: OVERLY COMPLICATED, DISTRACTING

JOHN ST FACING JULIET BALCONIES: TOO BIASED TOWARDS SOUTH



INOR FACING JULIET BALCONIES: TOO BIASED TOWARDS WEST





RESPONSE TO EARLY DESIGN GUIDANCE • FACADE COMPOSITION

2. FACADE ARTICULATION & MATERIALITY

A. The Board reinforced the importance of well-designed facades on both street frontages with special attention given to the upper floors at the corner of John Street and Minor Ave N. (DC2-B-1, & DC2-C-1)

RESPONSE : The design strives to maintain an overall wholeness and integrity while reinforcing the interlocking architectural concept. The carved-out areas along the corner of John and Minor are clad in wood providing warm materiality and texture at these exceptional moments. The single-story podium the wraps around from the alley to the corner is proposed to be masonry. The proposed colors are restrained, helping to create a cohesive wholeness where the interlocking elements are complementary and subtle.

B. In conjunction with item 1.d above, the Board reinforced the importance of well designed facades on both street frontages with special attention given to the upper floors at the corner of John Street and Minor Ave N, and the SE corner in response to the SCCA Patient House across the alley. (CS3-A-1, DC2-B-, and DC2-C-1)

RESPONSE : The upper mass has a zipper-like SW corner (and at the courtyard) to give some play to the otherwise quiet volume. The SE corner units are designed to avoid visual conflicts with the SCCA corner units, and maintain the SCCA views to the west.

C. The Board appreciated that the height of the podium created a datum that relates to the podium of the SCCA Patient House, however, was concerned that the eastern half of the John St podium façade appeared opaque and would not visually connect to the pedestrian nature of the street. The Board gave guidance that the fenestration within the podium should be intentionally designed so that there is visual interest and transparency along the entire façade. Pay special attention to what is solid and void and that create a hierarchy within the design that focuses on the main entry. (PL1-A, DC2-5-a-2)

RESPONSE : The design for the street-level fenestration along John Street includes a significant amount of glazing to create visual interest and transparency to the lobby/amenity spaces. The level of transparency is weighted towards the corner lobby/amenity space, balancing visual interest and privacy, and providing hierarchy within the design to focus on the main entry at the corner. (See also page 26-27, 40-41.)





RESPONSE TO EARLY DESIGN GUIDANCE • MASSING ACCENTS

2. FACADE ARTICULATION & MATERIALITY

D. The Board commended the applicant's implied open and transparent treatment of the twostory setback carved out on Minor Ave N and the second floor carve out above the podium along John Street and recommended that this condition be retained moving forward. The Board suggested that the design of the storefront in this area should be different than the storefront within the podium. (PL3-A-4, PL3-1, and DC2-B-1)

RESPONSE: The two-story carve along Minor Ave is maintained, and the windows in this space match the other residential windows above. The fenestration is buffered by landscaping including planters, guardrails that screen views to the interiors and raised semi-private patios. The lobby and the amenity space carved out of the upper floor are differentiated with a wood storefront system, highlighting these exceptional moments in the massing and respecting the Board's suggestion for differentiating these uses and moments. The storefront within the street-level podium along the corner of Minor and continuing along the length of John Street is differentiated with more gracious glazing. The fenestration will provide visibility to the lobby and amenity area within, as well as visibility of the street from inside, enhancing the corner, providing a beacon of activity and added security ("eyes on the street.") The tall storefront system accentuates the corner and recognizes that it is a more public zone of the apartment building.

E. The Board suggested that moving forward, the applicant should propose a limited, high quality, material palette that reinforces the overall massing concept as viewed from all sides and is compatible with those materials found within the immediate context. (DC2-B-1, and DC6-a)

RESPONSE: The proposed material palette is simple and subtle, a calming set of materials and colors that strives for wholeness and repose. The proposed material palette includes high-quality materials such as masonry at the street-level podium (in keeping with the design guidelines suggesting durable materials at the street level), wood (or wood composite) at the two-story recess along Minor where it is off the street and weatherprotected, and profiled metal panel cladding the body of the upper-level apartments. The metal panel is durable and will have an inherent textural guality, providing a sense of scale, create a play of light and demand thoughtful detailing. Painted cement panel infill panels are used as a tertiary in-fill material. The design has a natural, subtle, and simple palette with warm wood cladding and storefront systems that accentuates the carves in the massing along Minor Avenue, the corner lobby and the upper floor amenity space. This warm cladding combined with wood window and door systems at the 8th floor amenity space and main lobby accentuates those exceptional moments and reinforces the massing concept. The color tones complement each other and create an integrated wholeness to the building while providing textural differences. See also pages 38-39.

F. The Board liked how the various soffits of the carved-out masses and the large overhanging roof at the top floor were visible from many vantage points and helped mitigate the overall perceived height, bulk, and scale. The Board gave guidance to choose a material that would highlight this condition while complimenting the overall building's material palette. (DC2-B-1, and DC6-a)

RESPONSE : The strong roof overhang is maintained and thoughtfully designed to erode the upper massing and provide some rain protection and solar shading for the upper amenity space. Wood siding and storefront are used to highlight the vertical face of the carves in the massing. The white soffits integrate with the color and material palette of the upper mass that is being carved and continue the ceilings form inside to out.





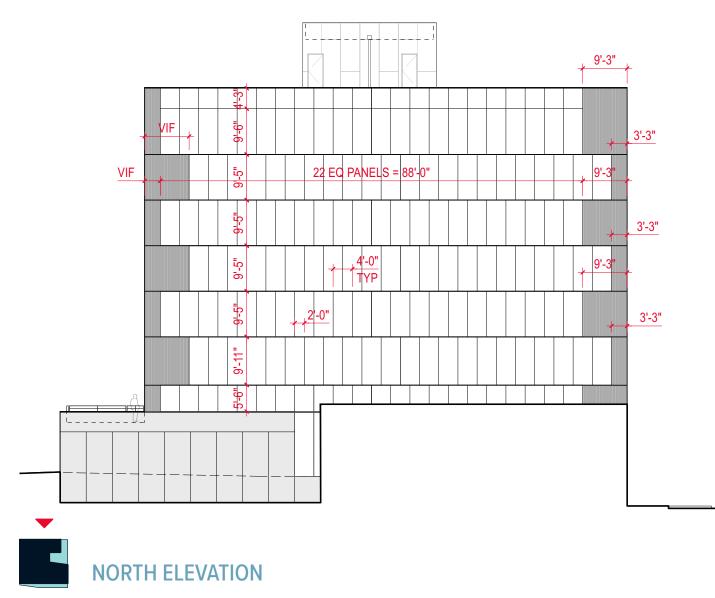
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RESPONSE TO EARLY DESIGN GUIDANCE • NORTH ELEVATIONS STRATEGIES

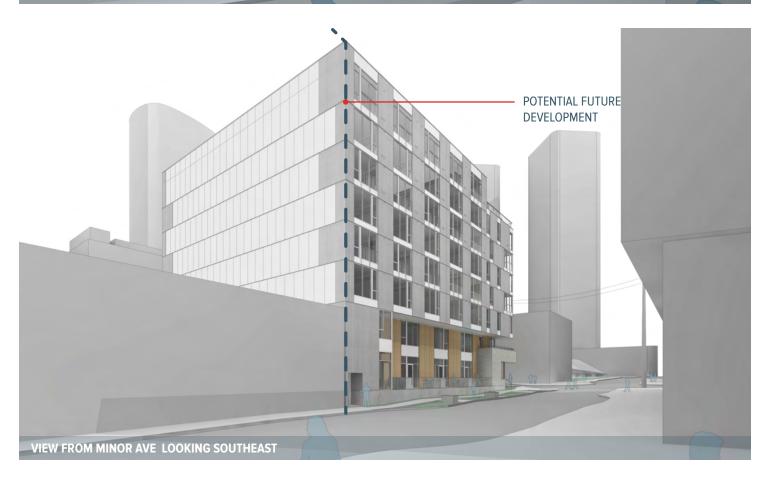
2. FACADE ARTICULATION & MATERIALITY

G. The Board expressed some concern that the north façade would remain exposed for some time, until the adjacent property is redeveloped. The Board gave guidance that the north façade should be designed to reflect the overall architectural concept and that high-quality materials should be applied to help mitigate the blank wall created by the zero lot-line condition proposed. (DC2-B-2)

RESPONSE: To reduce bulk and scale, the north façade wall area has been reduced in size since EDG. While the wall is required to be a fire-rated, party-wall with no fenestration allowed, the facade is animated by the use the staggered patterning concept utilized throughout the building facades and continuing the primary horizontal datums that wrap the other facades. The street-facing façade materials are wrapped around the corner of the building to create a transition and to integrate the north wall. At these corner transitions, the metal cladding alternates each floor providing a shifting effect present at the other corner conditions throughout the building. This provides some visual interest and high-quality materials to the party-wall condition.



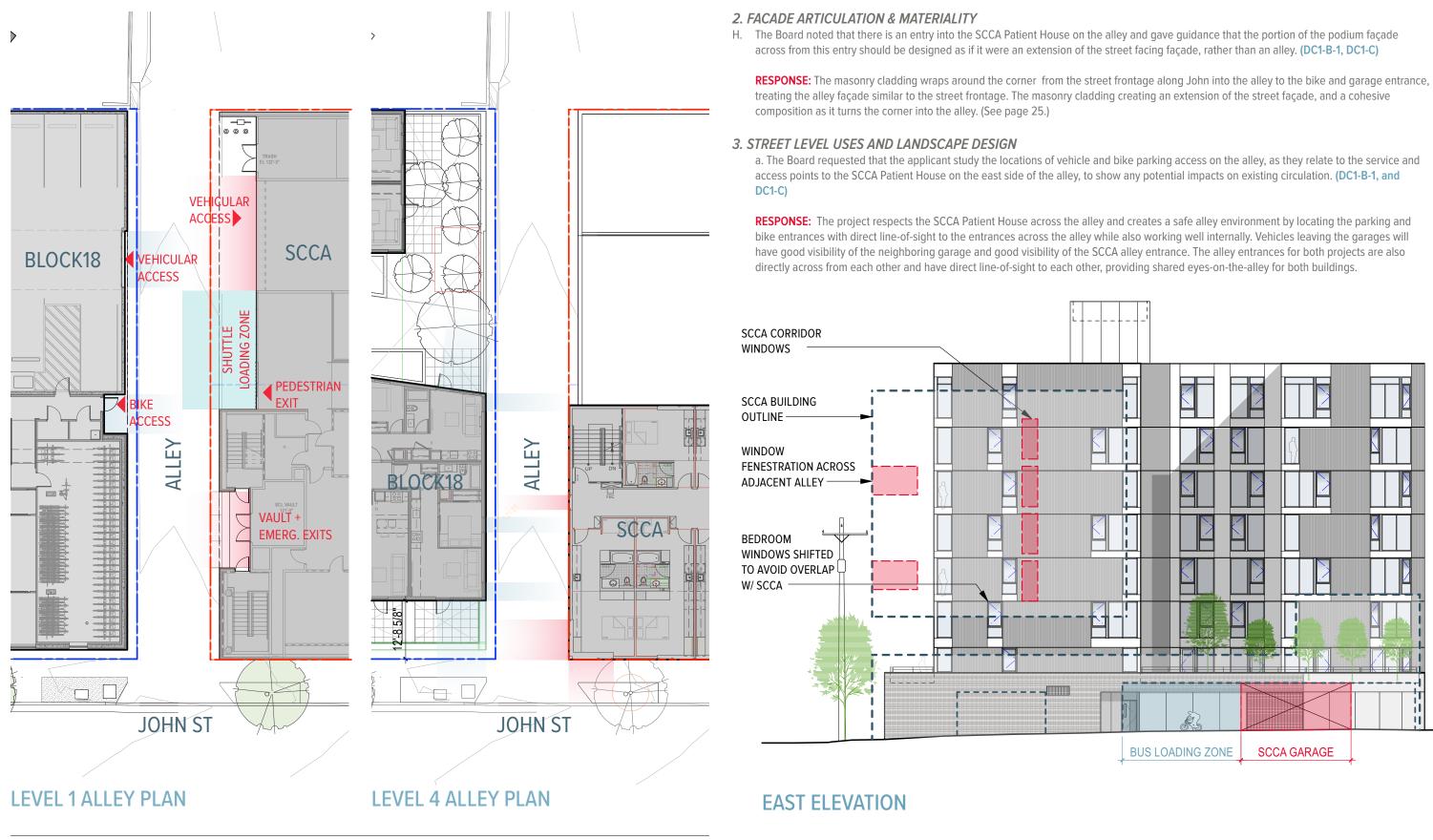
EDG: VIEW FROM MINOR AVE LOOKING SOUTHEAST





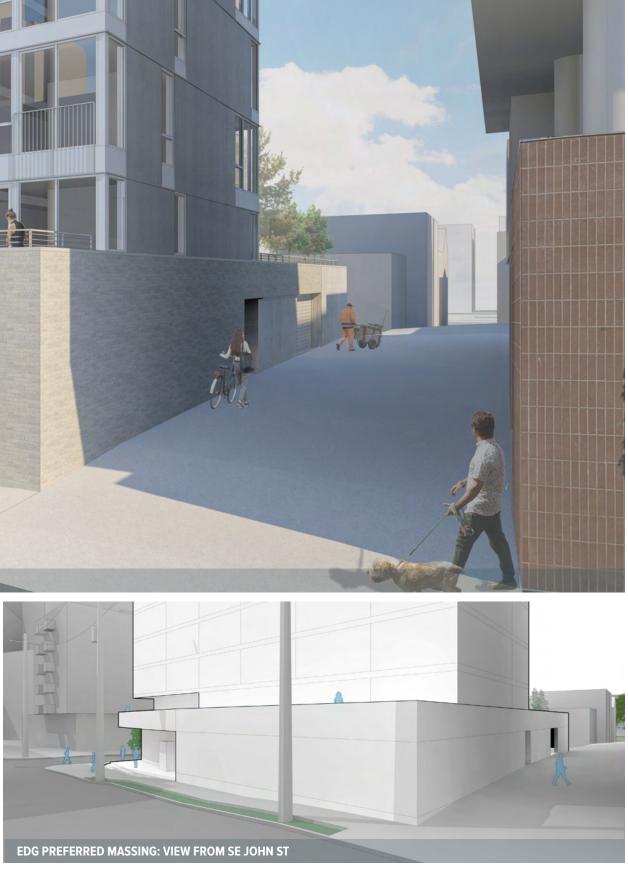
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RESPONSE TO EARLY DESIGN GUIDANCE • ALLEY CORNER & RELATIONSHIP W/ SCCA



RESPONSE TO EARLY DESIGN GUIDANCE • JOHN STREET / ALLEY FACADE + TRANSPARENCY







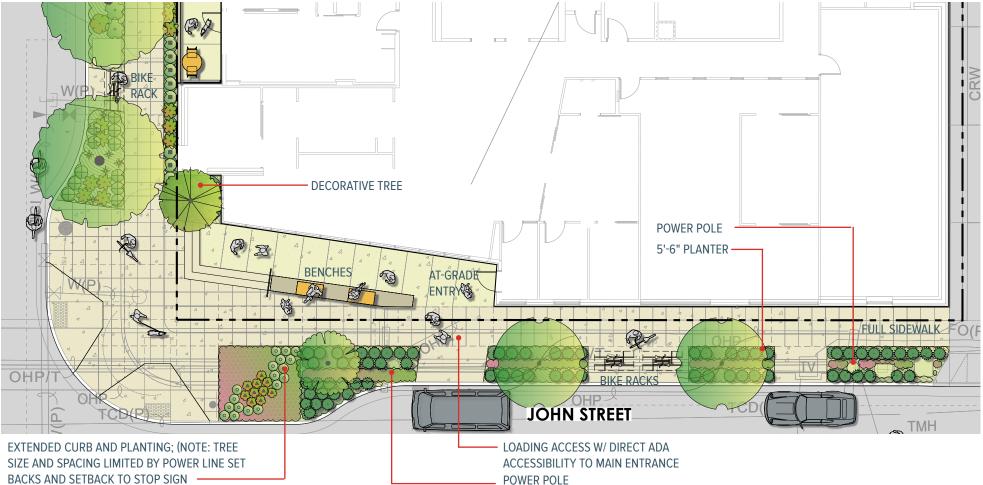


RESPONSE TO EARLY DESIGN GUIDANCE • JOHN STREET LANDSCAPE

3. STREET LEVEL USES AND LANDSCAPE DESIGN

A. The Board appreciated the inclusion of the landscape buffer between the sidewalk and the raised private residential terraces along Minor Ave N, but expressed concern with the lack of landscaping along John St, a Neighborhood Green Street. The Board reiterated the importance of an integrated architectural and landscape design that compliments the adjacent program space while also enhancing the overall pedestrian experience. The Board suggested continued refinement of the landscape design to include the right-of-way and potential landscape buffers along John St. (CS2-3-f, CS2-4-a)

RESPONSE: The landscape design has evolved and been particularly influenced by the team's community outreach and engagment with the neighbors, including SCCA and Mirabella. The feedback from these meetings and the Design Review Board lead to streetscape design that includes additional landscaping along John Street, maximizing the landscape buffers to the extent allowed by SDOT, and additional site seating. In addition, the team was able to secure the protection of SCCA's planting strip in the alley that was to be paved as part of the alley widening at their request. An extended curb bulb has been added to the corner of John Street, providing additional area for plantings. The project has also voluntarily provided for a 2-foot setback along John Street to provide a standard 6-foot sidewalk and 5-foot, 6-inch planting strip including street trees. This is a wider pedestrian experience than immediately across the alley at SCCA Patient House. In addition, the design provides an extended curb bulb at the SW corner, narrowing the sidewalk while also providing a much deeper planting strip that is almost 12 feet deep. The number and spacing of the trees is limited by SDOT setback for powerline/poles and to the stop sign at the intersection. The planting strip that separates the sidewalk from the residential patios along Minor turns the corner at the lobby creating a planting area with a decorative tree between the work-fromhome amentiy space and the porch at the corner lobby window. See also page 25 and landscape design on pages 31-33.





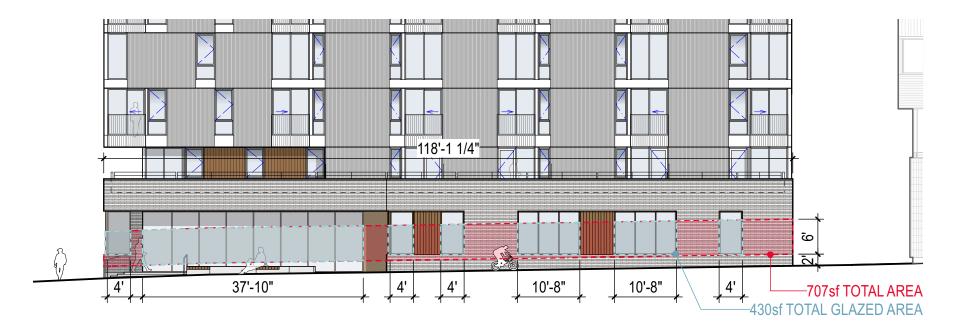
RESPONSE TO EARLY DESIGN GUIDANCE • ENTRY PLAZA

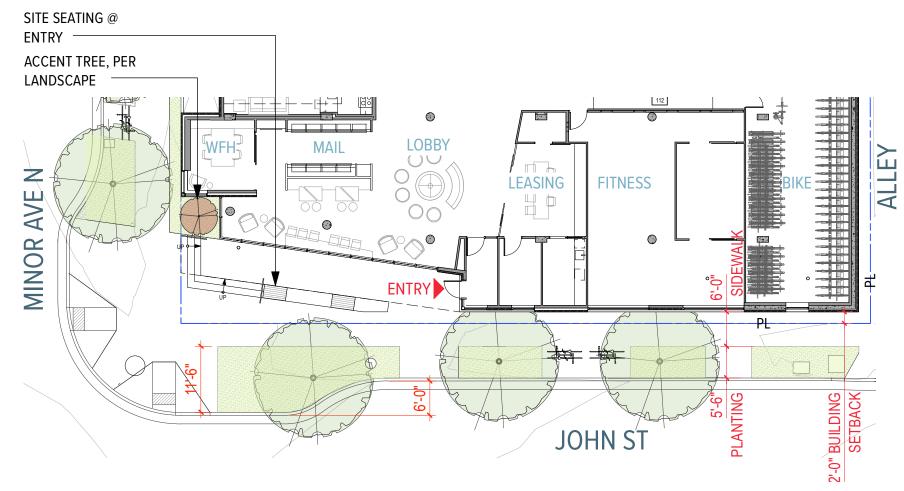
3. STREET LEVEL USES AND LANDSCAPE DESIGN

B. In conjunction with item 3.a above, the Board suggested that the applicant look at ways to increase potential interaction between the uses at the ground floor and the pedestrian realm along John St. The Board specifically gave guidance for the applicant to study carving out the amenity space to provide a terrace of similar depth with landscape buffer as the one provided at the residential units along Minor Ave N. (CS2-1-3-f, PL1-A, PL1-B, PL2-2-a, PL3 -B-2, DC1-A-1, and DC3-A-1)

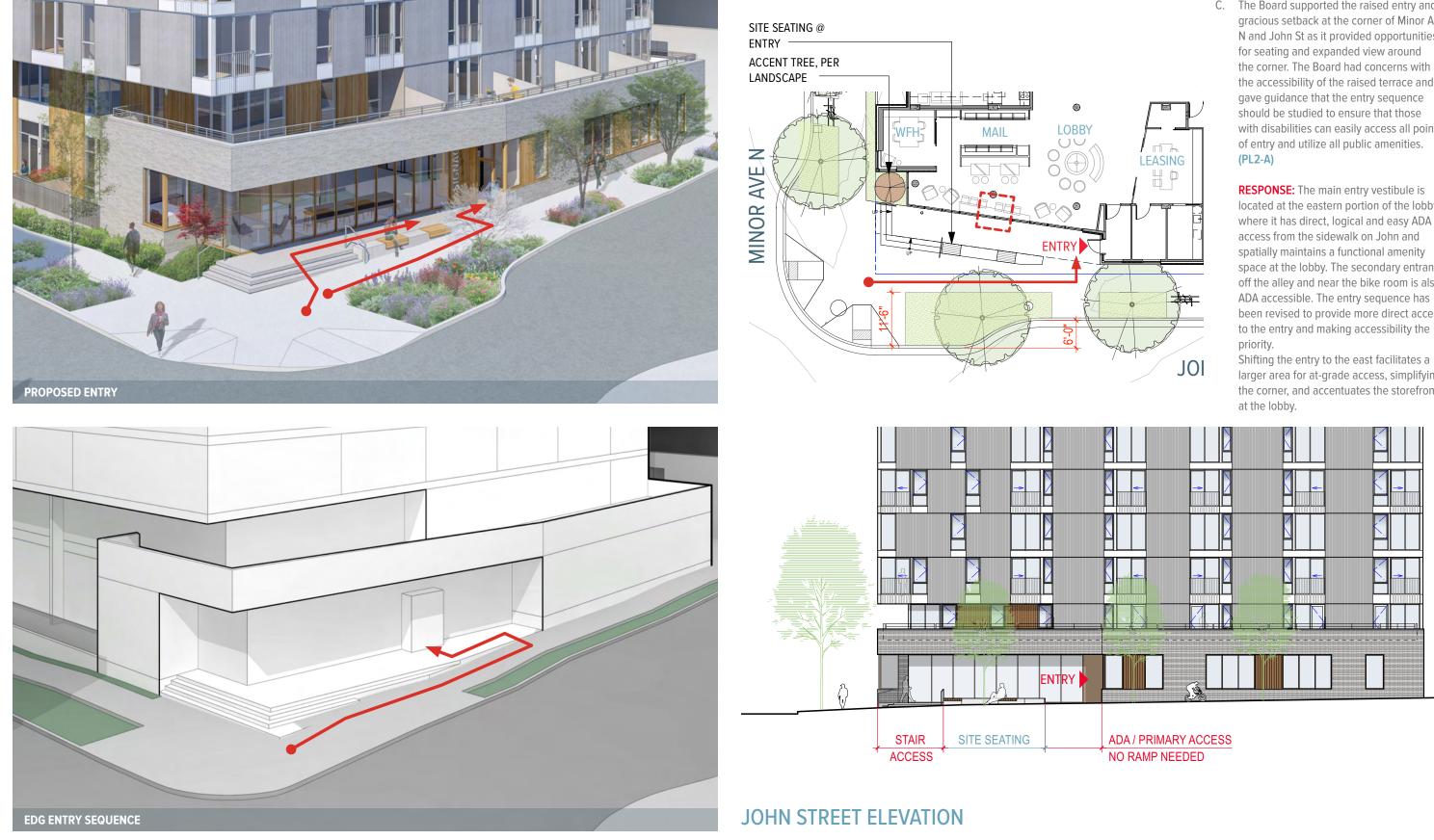
RESPONSE: The design provides an enhanced, exterior, pedestrian plaza at the corner of John Street and Minor that provides visual interaction with the lobby and amenity spaces and a welcoming entry. The widened pedestrian realm seeks to gracefully mitigate the grade change of the sloping corner while providing areas for seating, builtin benches, landscaping and a semi-public porch space fronting the expanded sidewalk. The carve-out of the massing at the more public amenities of the corner program is buffered from the semi-private patios along Minor by the masonry work-from-home amenity space, while also leading visitors and occupants to the covered entry along John Street. Additional carves out of the single-story podium along John would erode the mass too much, taking away from the street wall along John Street – a continuation of the SCCA Patient House street wall – and reduce the significance of the main lobby carve at the corner.

The generous porch and corner storefront accent the lobby and entry drawing the eye to the public facing uses along the SW corner of John. Integrated site seating at the entry stairs provides an area for rest while the expanded planting strip and curb bulb protect the corner as well as provide addition greenery. A carve out of the stairs provides a pocket for an accent tree drawing the eye to the corner glass on the lobby.





RESPONSE TO EARLY DESIGN GUIDANCE • ENTRY SEQUENCE



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- C. The Board supported the raised entry and gracious setback at the corner of Minor Ave N and John St as it provided opportunities the corner. The Board had concerns with the accessibility of the raised terrace and gave guidance that the entry sequence with disabilities can easily access all points

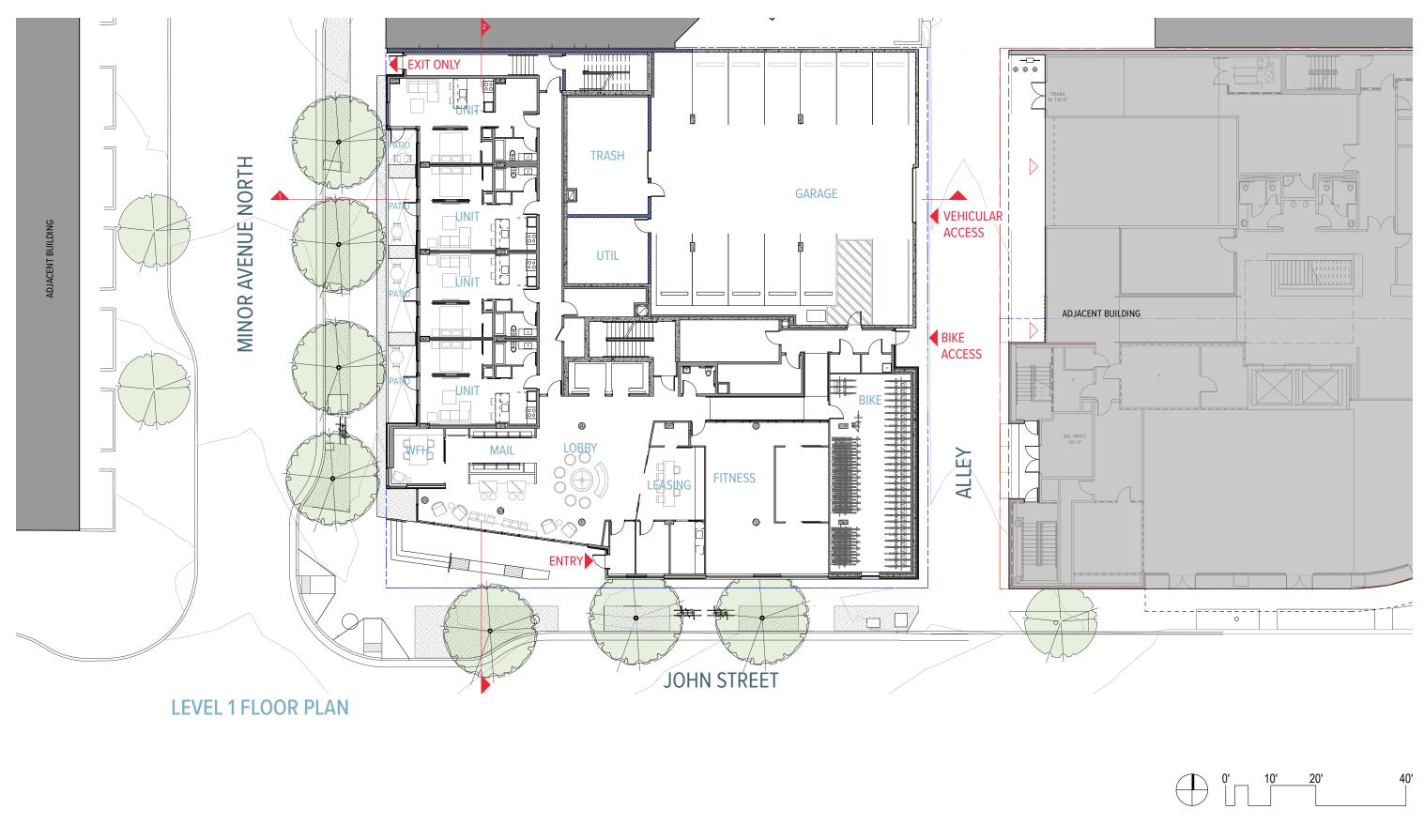
located at the eastern portion of the lobby where it has direct, logical and easy ADA space at the lobby. The secondary entrance off the alley and near the bike room is also ADA accessible. The entry sequence has been revised to provide more direct access to the entry and making accessibility the

larger area for at-grade access, simplifying the corner, and accentuates the storefront

VIEW OF PEDESTRIAN CORNER

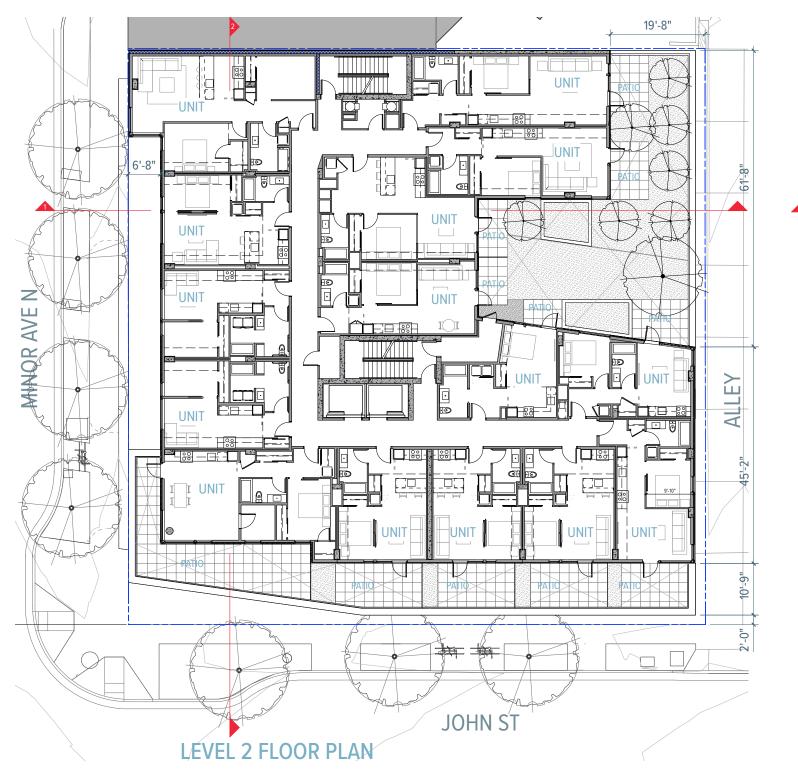


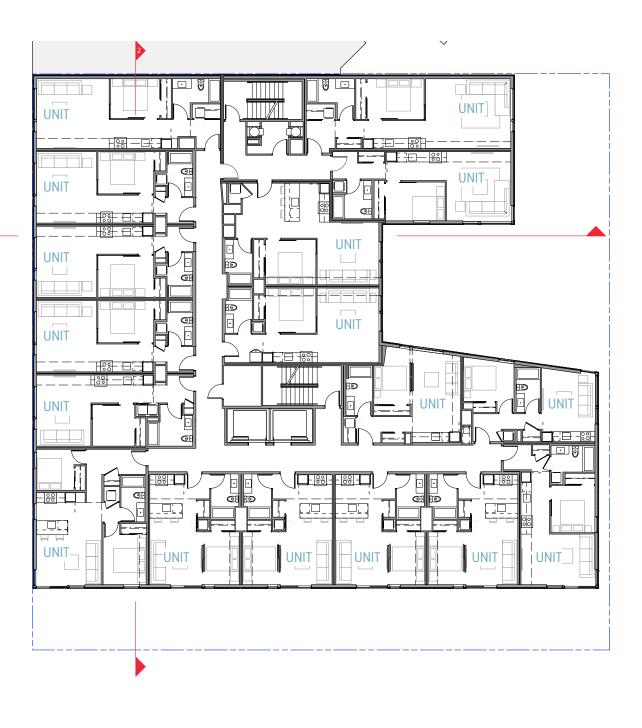
PLANS • LEVEL 1 FLOOR PLAN



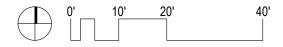
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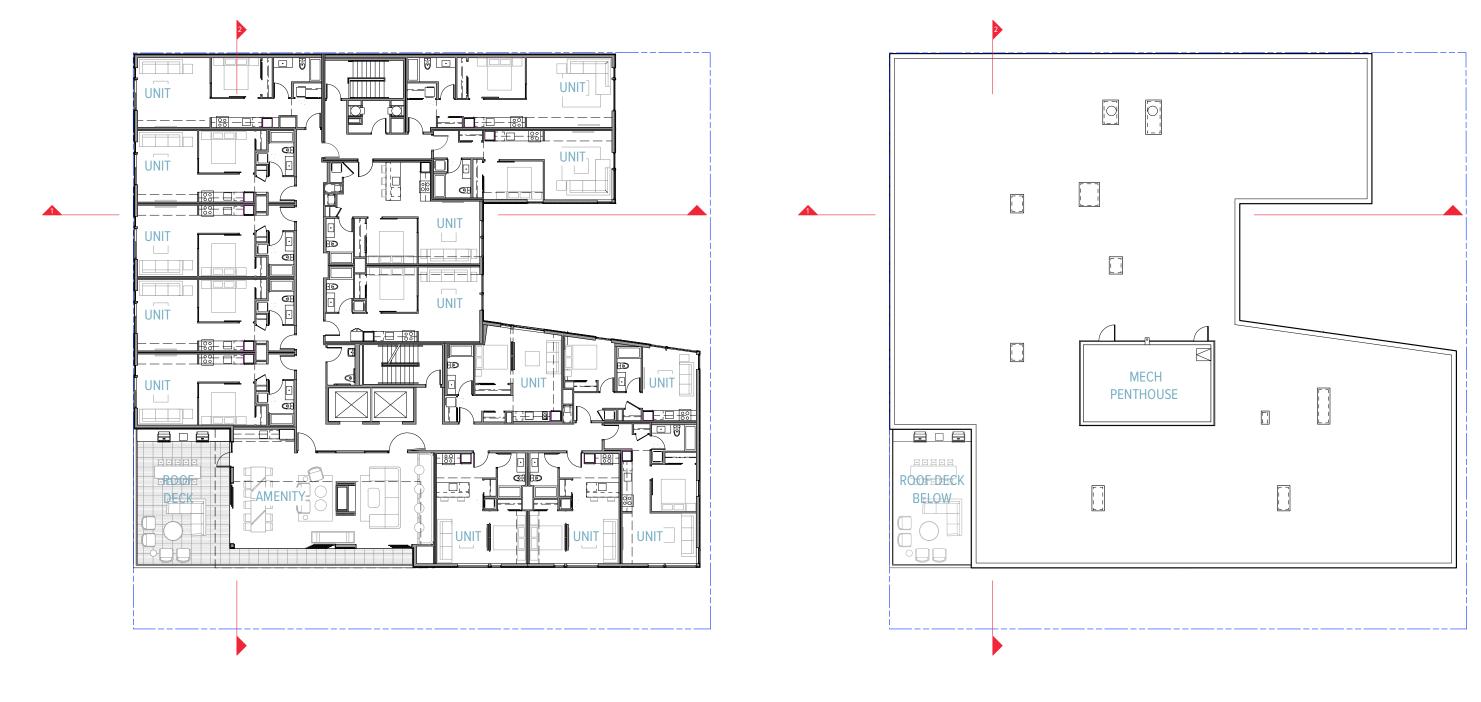




LEVEL 3-7 FLOOR PLAN *WINDOWS ALTERNATE BETWEEN FLOORS

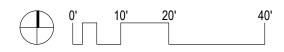


PLANS • L8 / ROOF PLANS



LEVEL 8 FLOOR PLAN

ROOF PLAN



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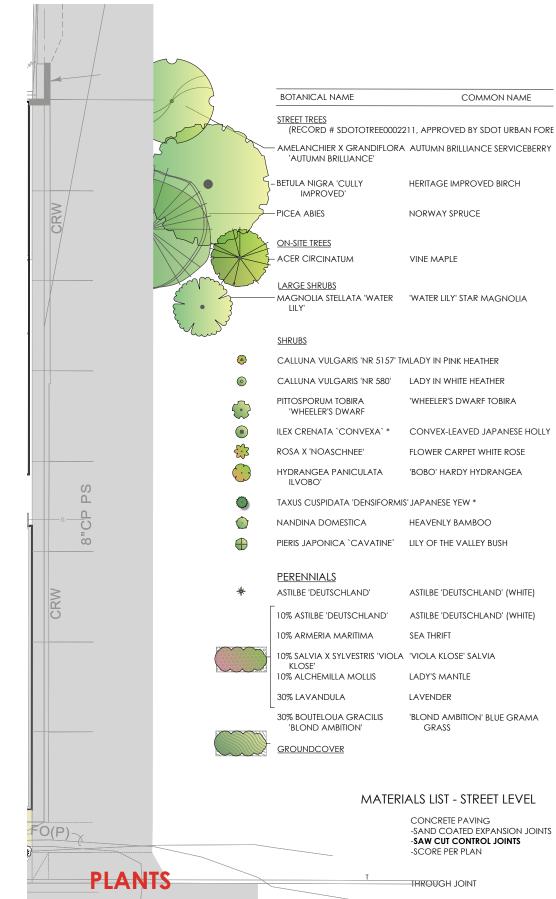


LANDSCAPE • STREETSCAPE





LANDSCAPE • PLANT LIST



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-SCORE PER PLAN THROUGH JOINT TOFINO NO SCRATCH BICYCLE RACK, BY SPORTWORKS, 888.661.0555, INSTALL

-SAW CUT CONTROL JOINTS

SAND COATED EXPANSION JOINTS

CONCRETE PAVING

COMMON NAME

HERITAGE IMPROVED BIRCH

NORWAY SPRUCE

LADY IN WHITE HEATHER

WHEELER'S DWARF TOBIRA

FLOWER CARPET WHITE ROSE

'BOBO' HARDY HYDRANGEA

HEAVENLY BAMBOO

SEA THRIFT

LAVENDER

LADY'S MANTLE

GRASS

LILY OF THE VALLEY BUSH

ASTILBE 'DEUTSCHLAND' (WHITE)

ASTILBE 'DEUTSCHLAND' (WHITE)

'BLOND AMBITION' BLUE GRAMA

CONVEX-LEAVED JAPANESE HOLLY

VINE MAPLE

PER MFG. RECOMMENDATIONS BENCH W/ SEAT TOP @ LOBBY ENTRY



Amelanchier 'Autumn Brilliance' 'Autumn Brilliance' Amelanchier



Pittosporum'Wheeler' Dwarf' Japanese Mock Orange



Taxus cuspidata 'densiformis' Dwarf Japanese Yew



Alchemilla mollis

Land's Mantle





Lavandula angustifolia

English Lavender



Bouteloua gracilis 'Blonde Ambition' Blue Grama Grass



Betula nigra Cully Improved

llex crenata 'Convexa'

Compact Japanese Holly

Heritage Improved River Birch







Picea abies Norway Spruce

Rosa 'Noaschnee'



'White Flower Carpet' Rose





Acer circinatum Vine Maple



Hydrangea paniculata Hardy Hydrangea



Epimedium alpinum Epimedium

BUILDING ELEVATIONS



WEST ELEVATION

SOUTH ELEVATION



BUILDING ELEVATIONS



EAST ELEVATION

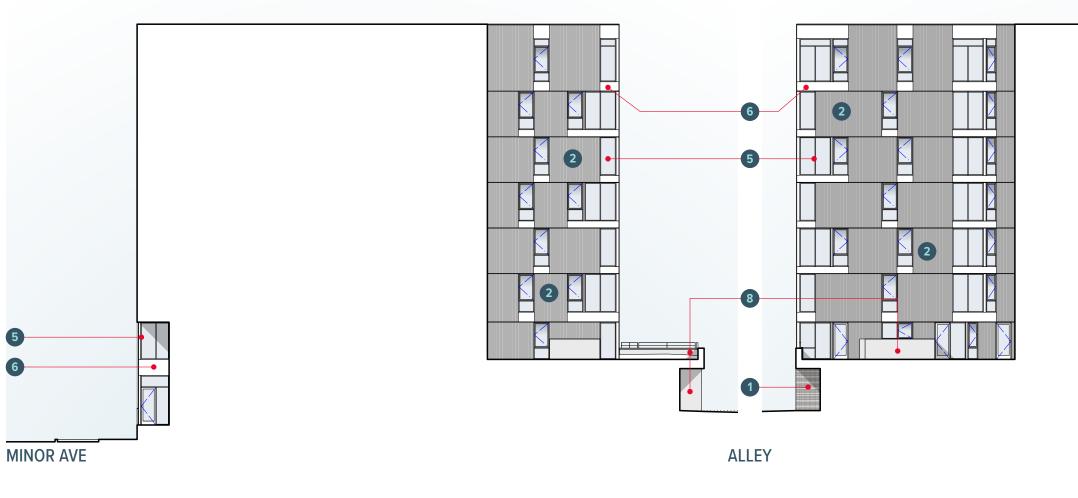
NORTH ELEVATION



BUILDING ELEVATIONS



- NORMAN BRICK (PEWTER)
- 2 CORRUGATED METAL SIDING (GREY)3 WOOD WINDOWS (DOUGLAS FIR)
- 4 WOOD SIDING (CEDAR)5 VINYL WINDOWS (WHITE)
 - 6 FIBER CEMENT SIDING
- **7** GWB SOFFIT (WHITE)
- 8 EXPOSED CONCRETE
- 9 METAL RAILINGS / JULIETTE
- 10 METAL PANEL (BLACK)11 METAL COPING / FLASHING (GREY)

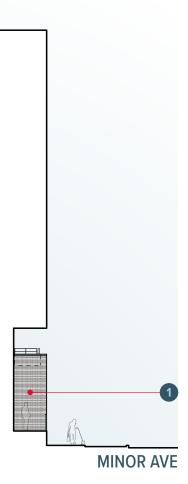


SOUTH COURTYARD ELEVATION



NORTH COURTYARD ELEVATION





PROPOSED EXTERIOR MATERIALS: EXAMPLES





8. EXPOSED CONCRETE



9. GUARDS + JULIETES (PTD STEEL: GREY)



10. METAL PANEL (BLACK)



11. PAINTED METAL FLASHINGS (GREY)





1. NORMAN BRICK (PEWTER)



3. WOOD STOREFRONT (DOUGLAS FIR)



5. WINDOW FRAMES (WHITE) 6. FIBER CEMENT INFILL PANELS (WHITE)



2. CORRUGATED METAL SIDING (GREY)



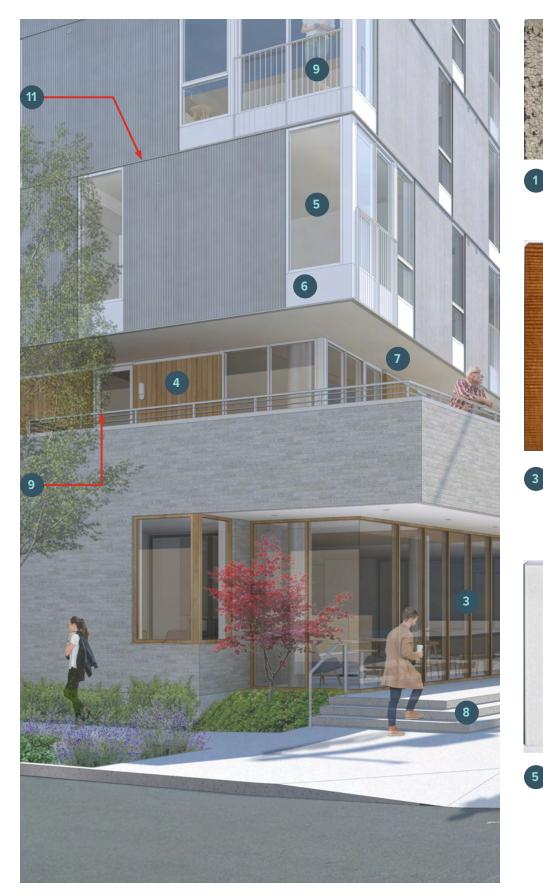
4. WOOD SIDING (CEDAR)



7. PAINTED GWB SOFFIT (WHITE)

* NOTE: See Material Board for Manuf. Info

PROPOSED EXTERIOR MATERIALS





NORMAN BRICK SPEC: MUTUAL MATERIALS | PEWTER



WOOD STOREFRONT WINDOWS + DOORS SPEC: QUANTUM | DOUGLAS FIR





VERTICAL WOOD SIDING SPEC: CEDAR 1X6 4







8

PAINTED GWB SOFFITS 7 SPEC: WHITE

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CORRUGATED METAL SIDING SPEC: AEP SPAN NU-WAVE CORRUGATED | OLD TOWN GRAY (#9 GUARDS / JULIETES + #11 COPING TO MATCH COLOR)

EXPOSED CONCRETE





10

* NOTE: See Appendix for Photograph of Full Material Board

RENDERING • VIEW OF ENTRY



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RENDERING • VIEW FROM SW



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RENDERING • MINOR AVE PATIOS



RENDERING • STREET CONDITIONS



RENDERING • VIEW FROM SE



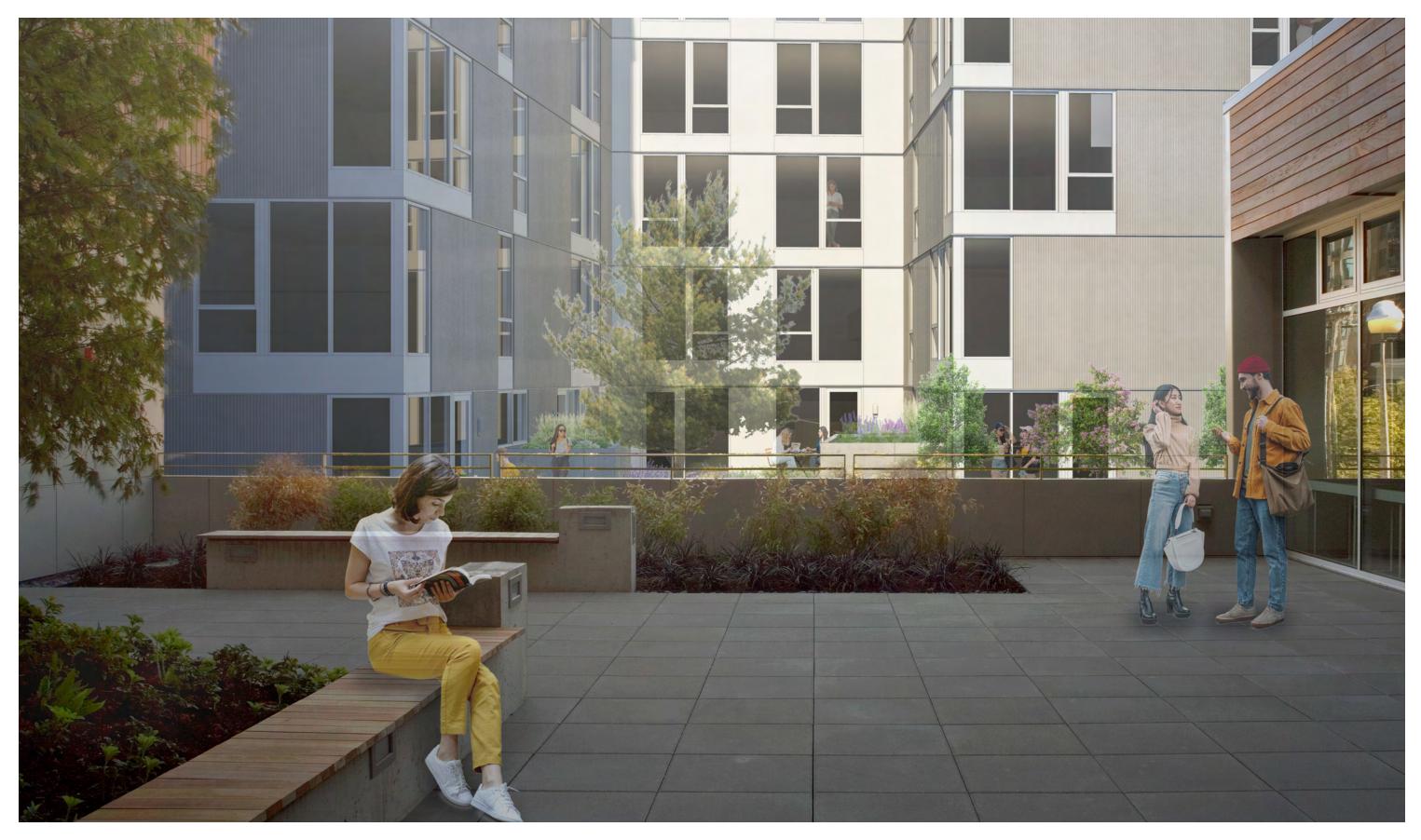
RENDERING • VIEW FROM NW



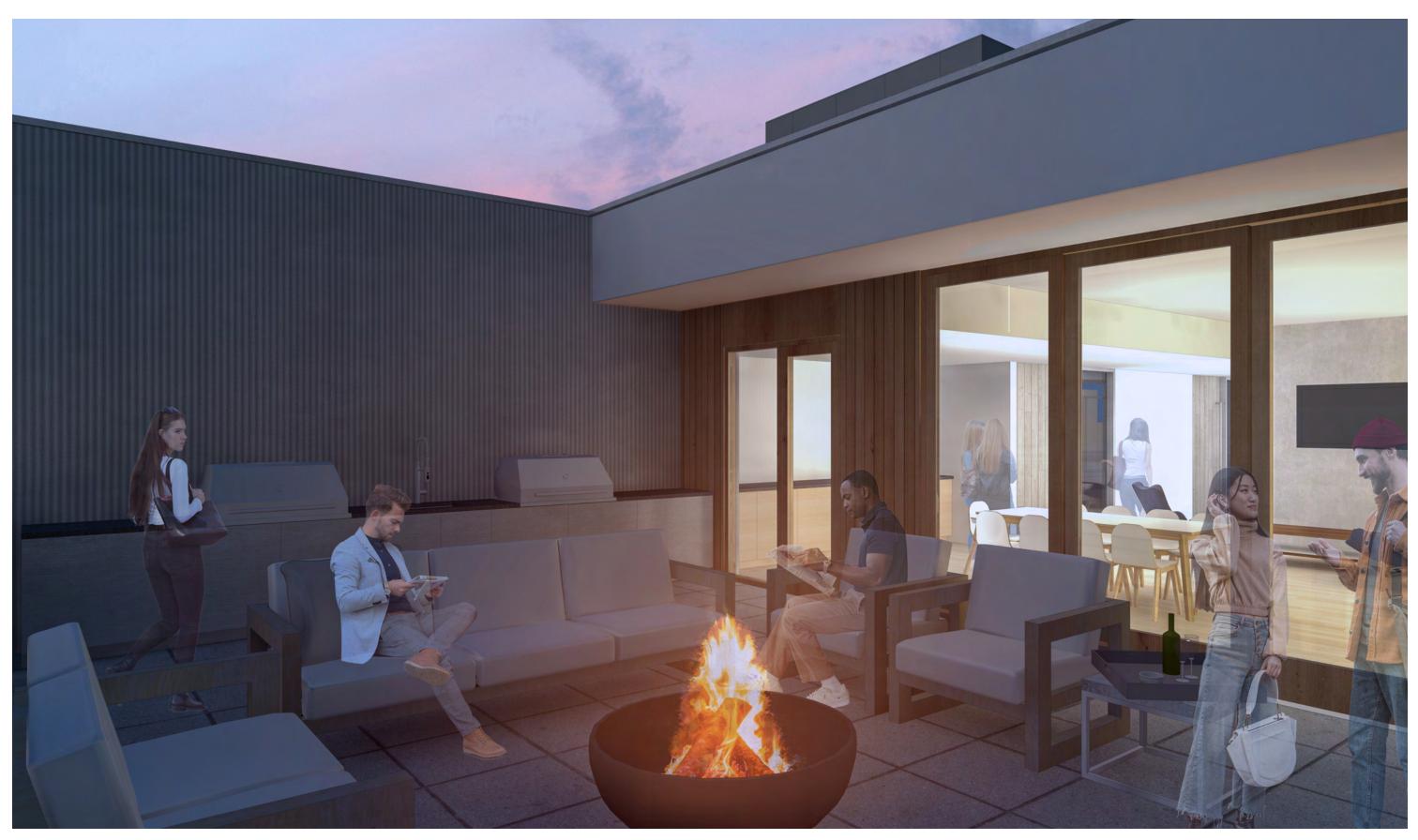
RENDERING • BIRDSEYE VIEWS



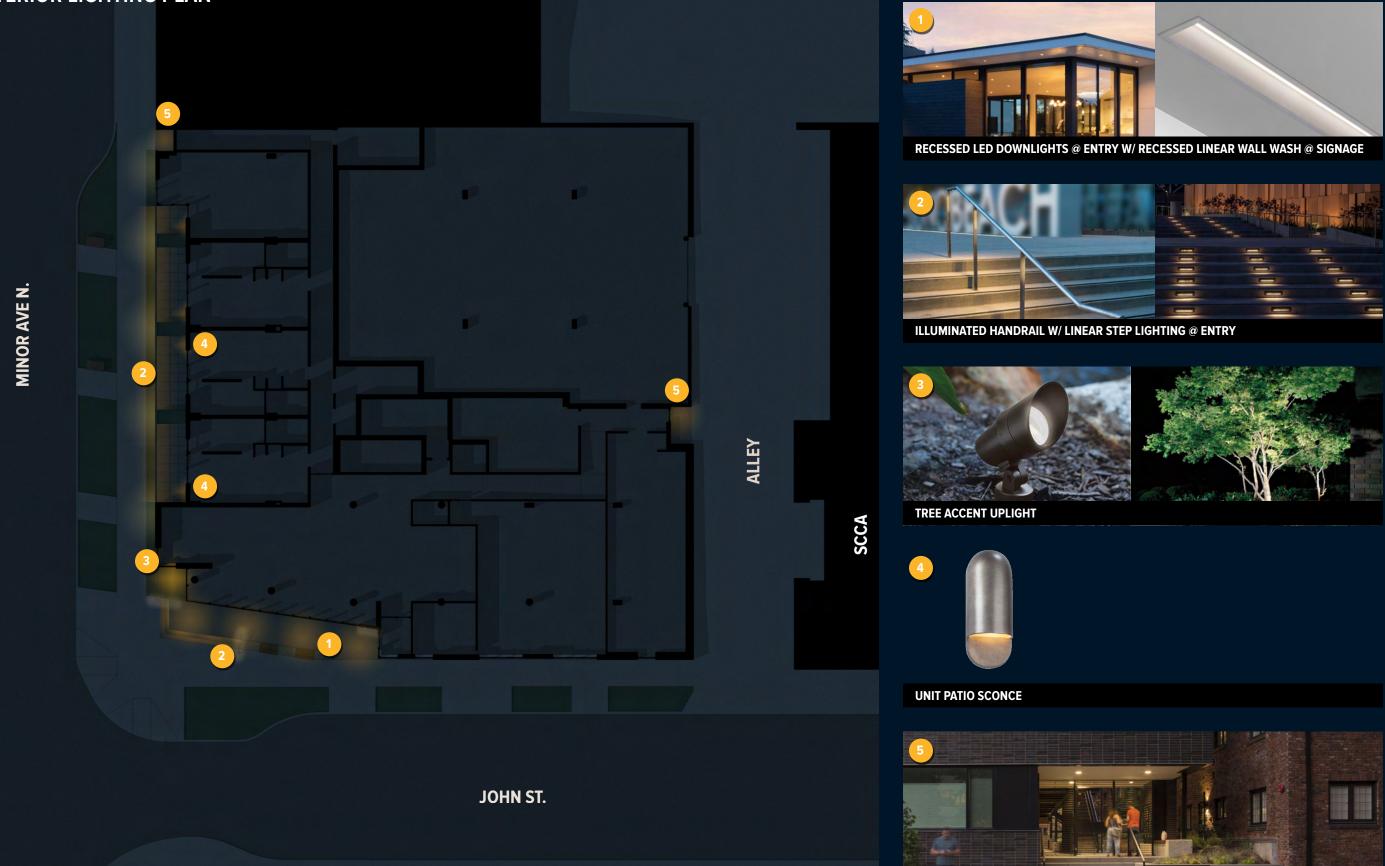
RENDERING • VIEW FROM SCCA COURTYARD



RENDERING • VIEW OF L8 ROOF DECK



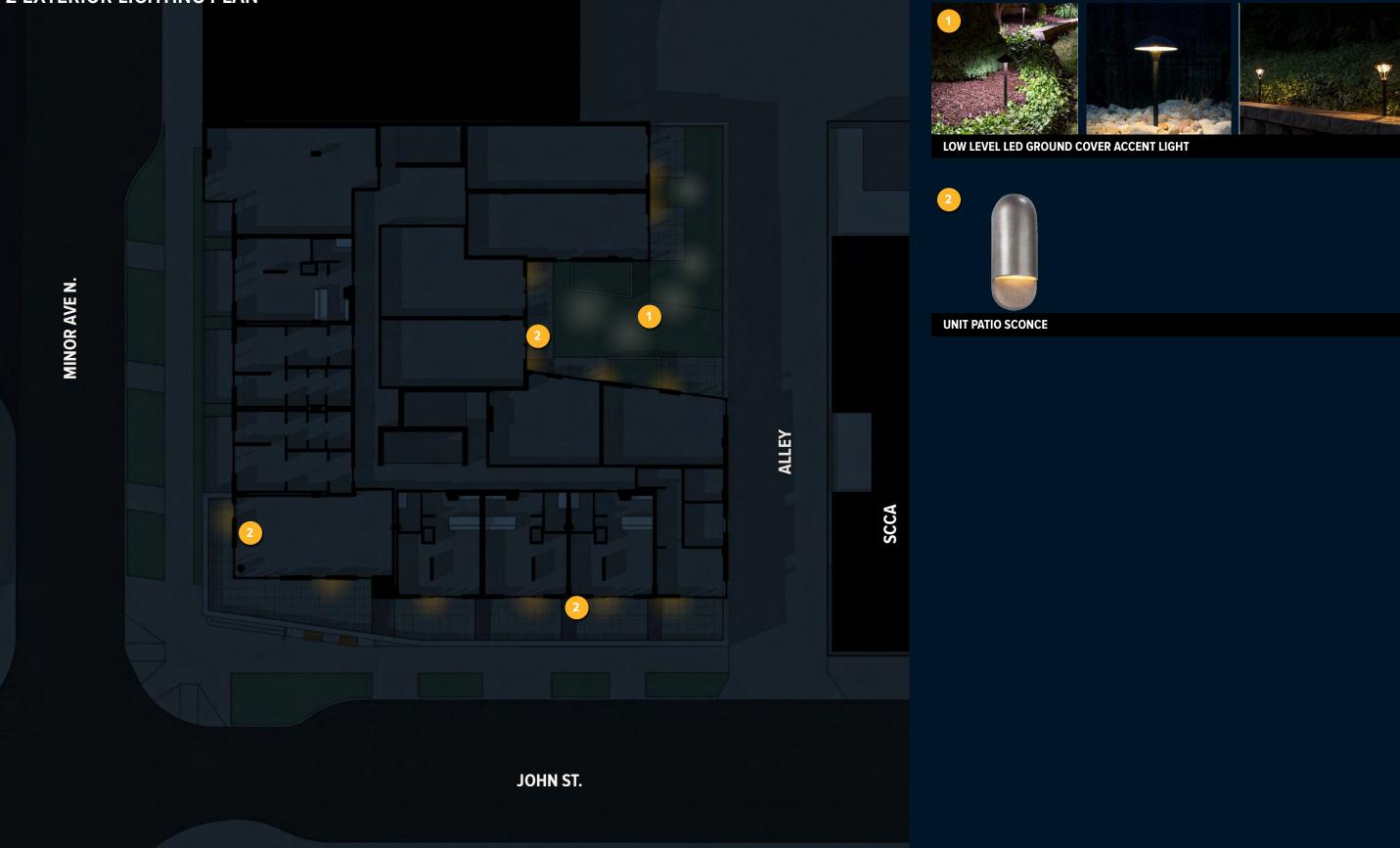
LEVEL 1 EXTERIOR LIGHTING PLAN



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RECESSED DOWNLIGHT @ EXIT DOOR SOFFITS

LEVEL 2 EXTERIOR LIGHTING PLAN



EXTERIOR SIGNAGE

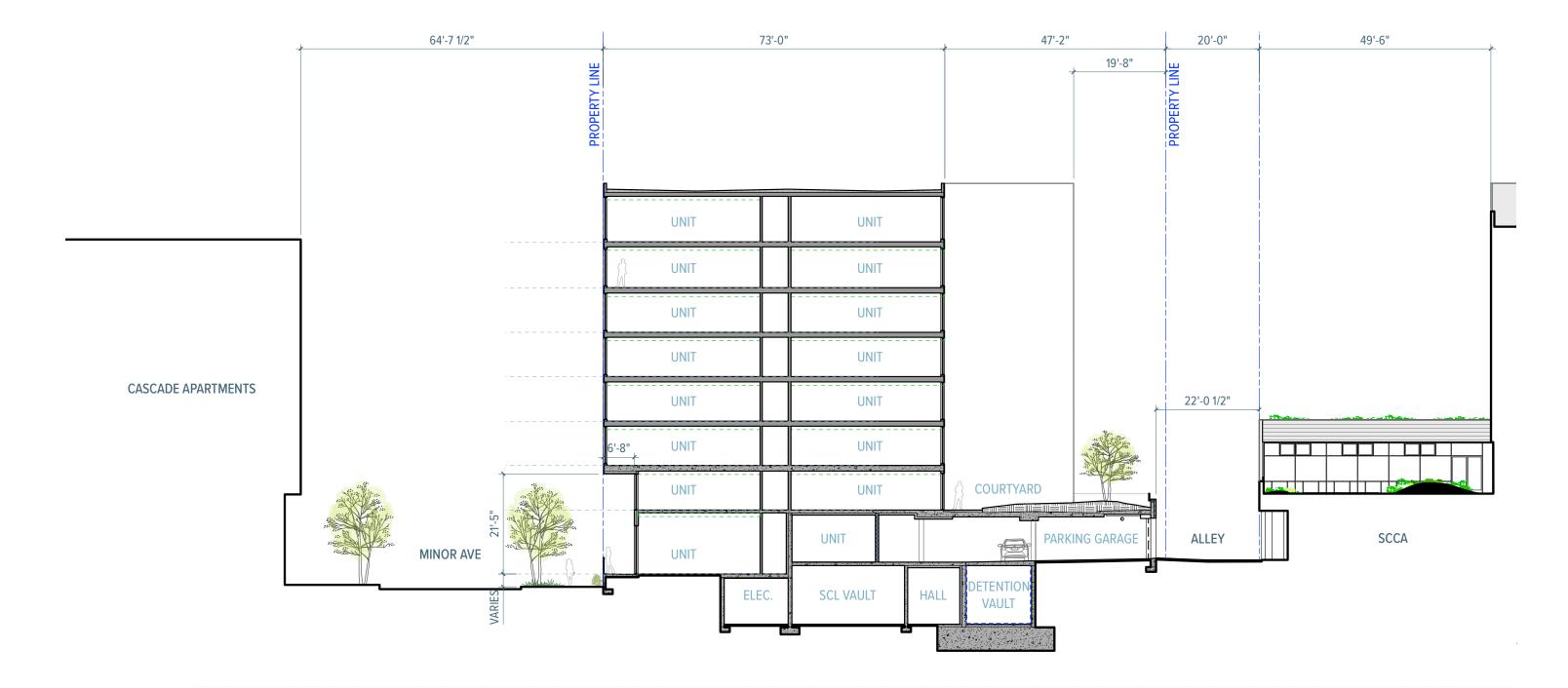


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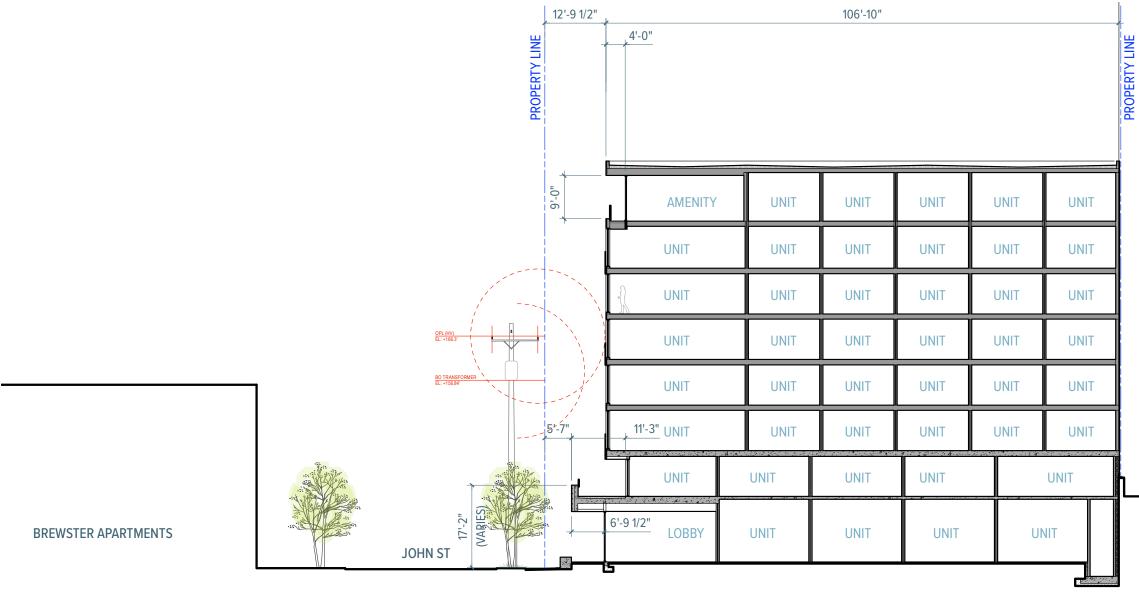




BUILDING SECTIONS • 1 E/W SECTION



BUILDING SECTIONS • 2 N/S SECTION



MINOR AVE CHILDRENS HOUSE

DEPARTURE REQUEST • SUPPORTED AT EDG

Departure Request #1: SMC 23.48.235 C Upper-level Setbacks on Alleys No change in scope of departure since EDG

Standard:

C. For lots abutting an alley, portions of a structure greater than 25 feet in height shall set back a minimum of 1 foot from the alley lot line for every 2 feet of additional height above 25 feet, up to a maximum setback of 15 feet measured from the alley lot line.

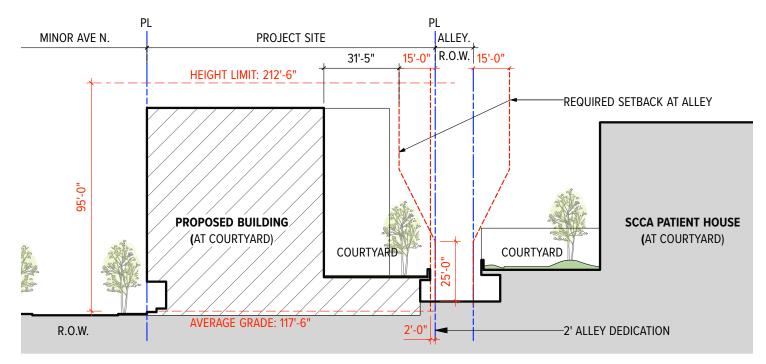
D. Projections permitted in required upper-level setbacks including decks, and balconies with open railings, are permitted to extend a maximum of 4 feet in required setback.

Proposed:

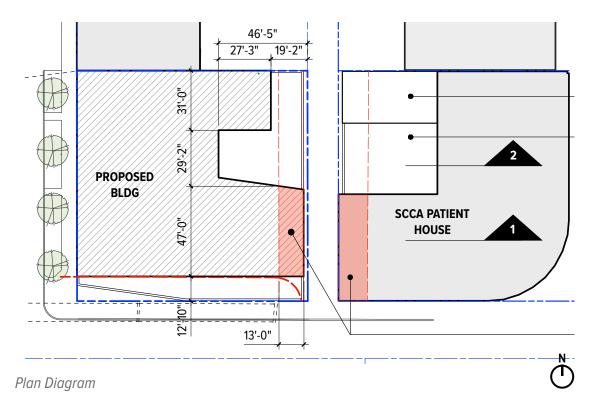
Allow full height of building to be built to the alley property line in exchange for additional setback at the alley across from the SCCA courtyard on the opposite side of the alley to create a complementary landscaped courtyard.

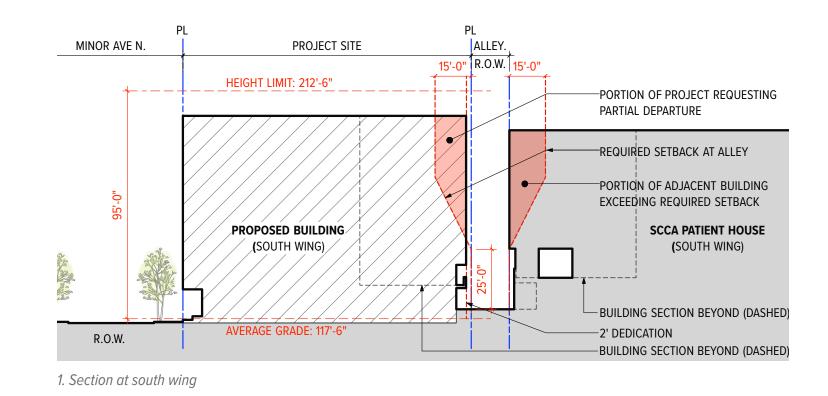
Rationale:

The preferred massing alternative takes its cues from the approach taken by the SCCA Patient House across the alley. The south wing of upper-level apartments is constructed to the property line, but then sets back farther at the north end of the alley to create a landscaped courtyard. As the diagrams illustrate, the additional setback provided at the courtyard podium-level responds to the adjacent SCCA Patient house, and reproportions the volume of setback to align with the courtyard. This additional setback area is more beneficial across from the courtyard where the combined courtyards create additional light, air, open space and landscaping to benefit the residents of both the new proposed building and the SCCA Patient House. This approach better meets Design Guidelines such as CS2 Respect for Adjacent Sites and Relationship to Block, SLU-DC2 Massing, Design and Scale, and DC3 Connection to Other Open Space and Common Open Spaces.



2. Section at courtyard



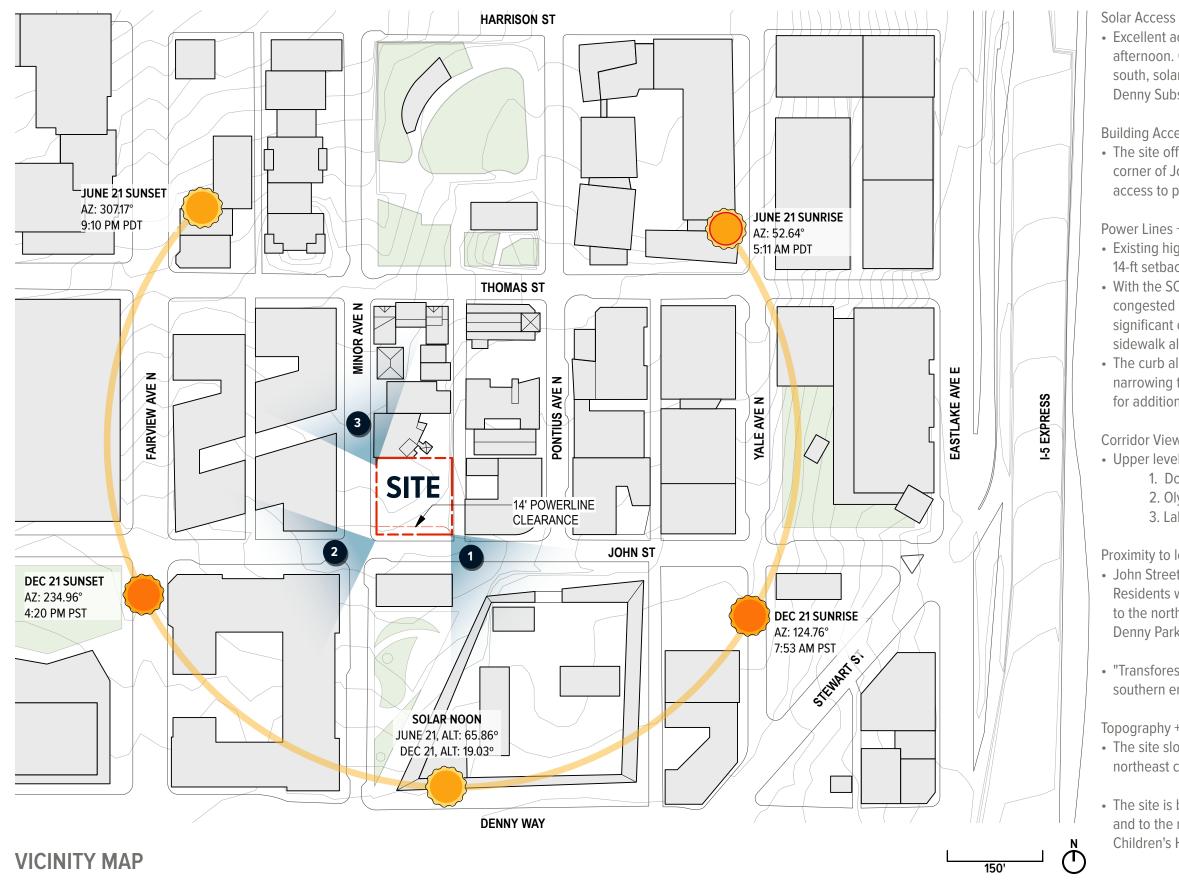


APPENDIX TABLE OF CONTENTS

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SITE ANALYSIS • EXISTING CONDITIONS



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• Excellent access to sunlight in the late morning through the late afternoon. Good access to morning and evening sun. To the south, solar access is afforded by the low presence of the SCL Denny Substation and 3-story, brick Brewster Apartments.

Building Access

• The site offers great opportunity for pedestrian access at the corner of John Street and Minor Avenue North, and vehicular access to parking off the alley to the east.

Power Lines + Street Utilities

• Existing high-voltage power-lines along John Street will require a 14-ft setback, impacting the buildable area of the site.

• With the SCL Denny Substation to the SE, John Street is congested with utilities including a large vault that requires significant clearances. Given this, SCL and SDOT will not allow the sidewalk along John Street to be widened.

• The curb along Minor Avenue North will be moved to the west, narrowing the intersection and street, and widening the sidewalk for additional landscaping and street trees.

Corridor Views

• Upper levels will have opportunities for city views:

- 1. Downtown to the south
- 2. Olympic Mountains to the west
- 3. Lake Union to the north

Proximity to local parks + art

· John Street is a designated Neighborhood Green Street. Residents will be within a short walk of the Cascade Playground to the north, the Denny Sub-Station Dog Park to the south and Denny Park just six blocks to the west.

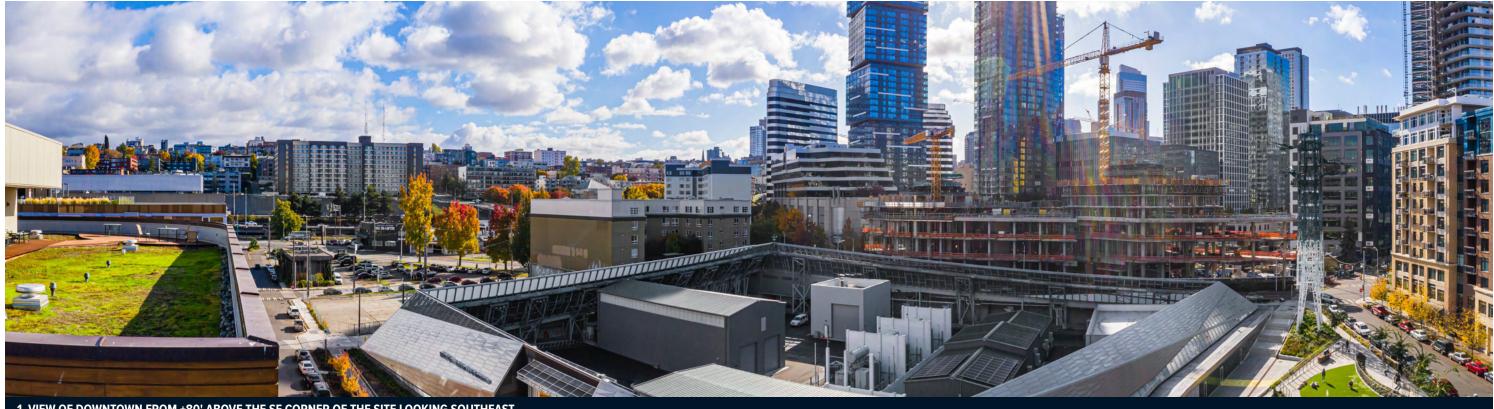
• "Transforest" is a 110-feet tall steel sculpture located on the southern end of the Denny Sub-Station Dog Park

Topography + Features

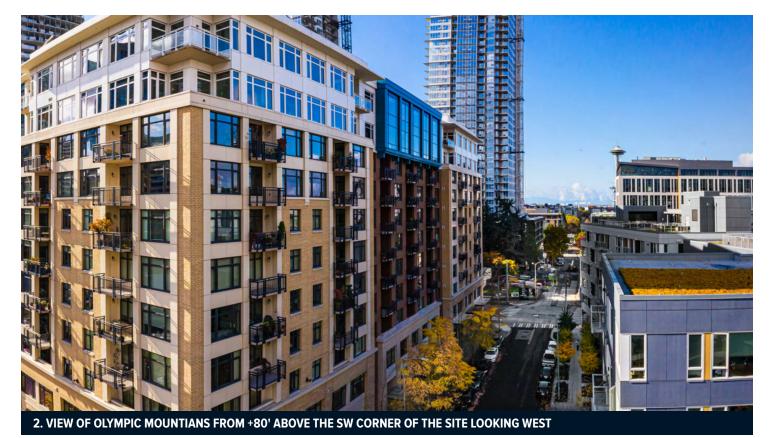
• The site slopes approximately 7 feet from its highest point in the northeast corner to its lowest point in the northwest corner.

• The site is bounded to the east by a concrete wall along the alley and to the north by a metal fence in front of the Minor Avenue Children's House.

SITE ANALYSIS • EXISTING CONDITIONS

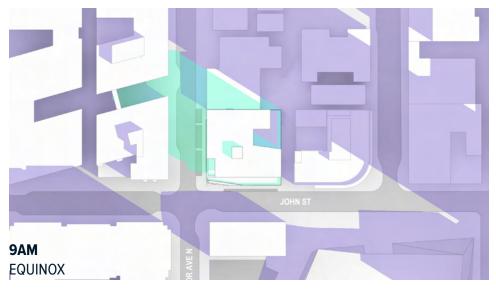


1. VIEW OF DOWNTOWN FROM +80' ABOVE THE SE CORNER OF THE SITE LOOKING SOUTHEAST



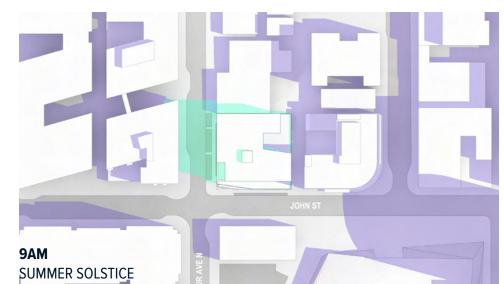


SHADOW STUDIES



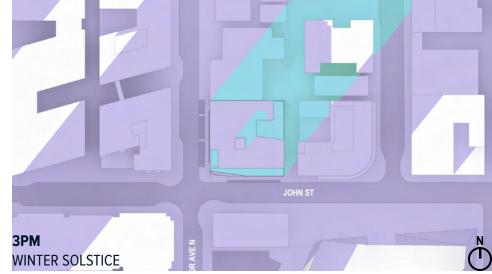












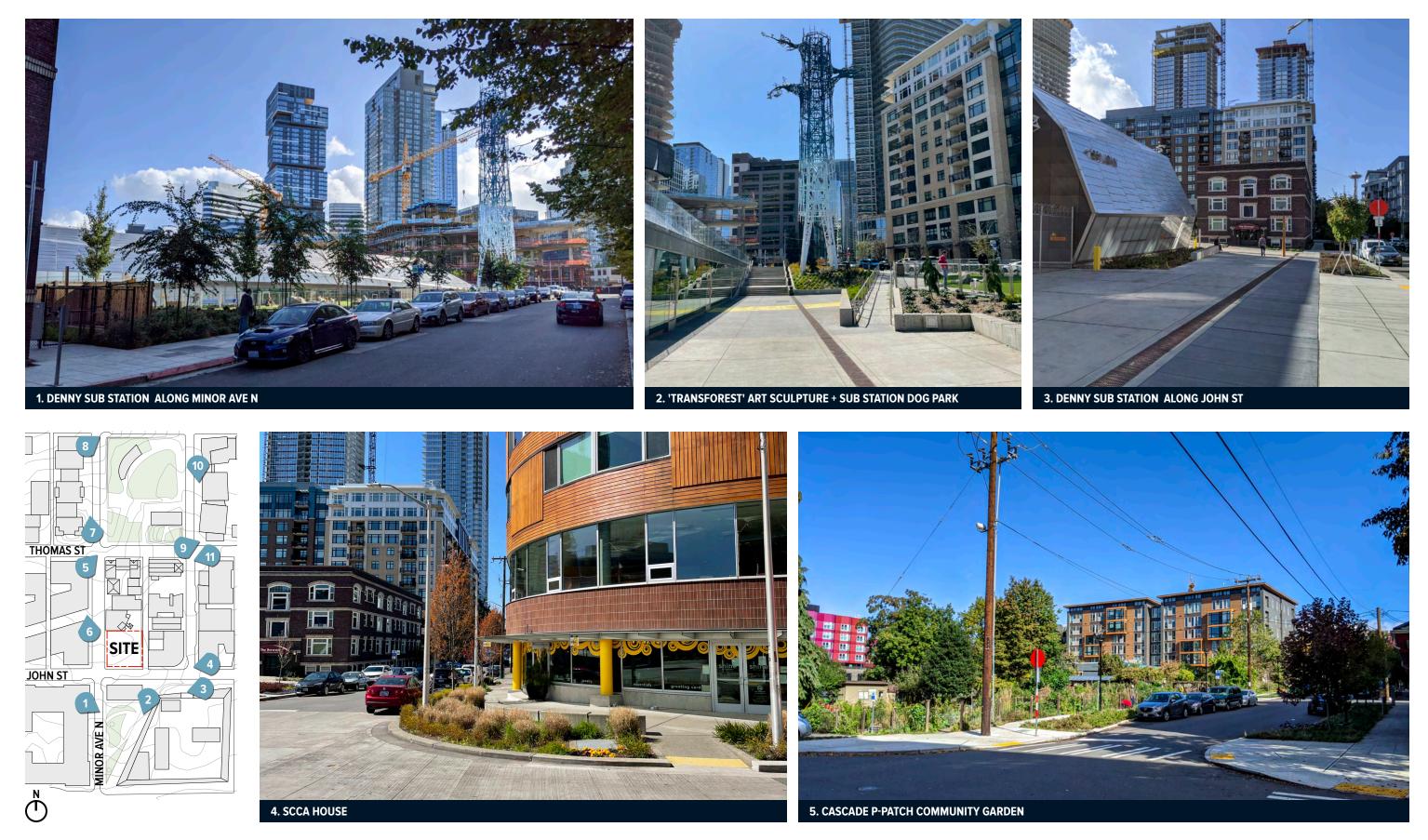






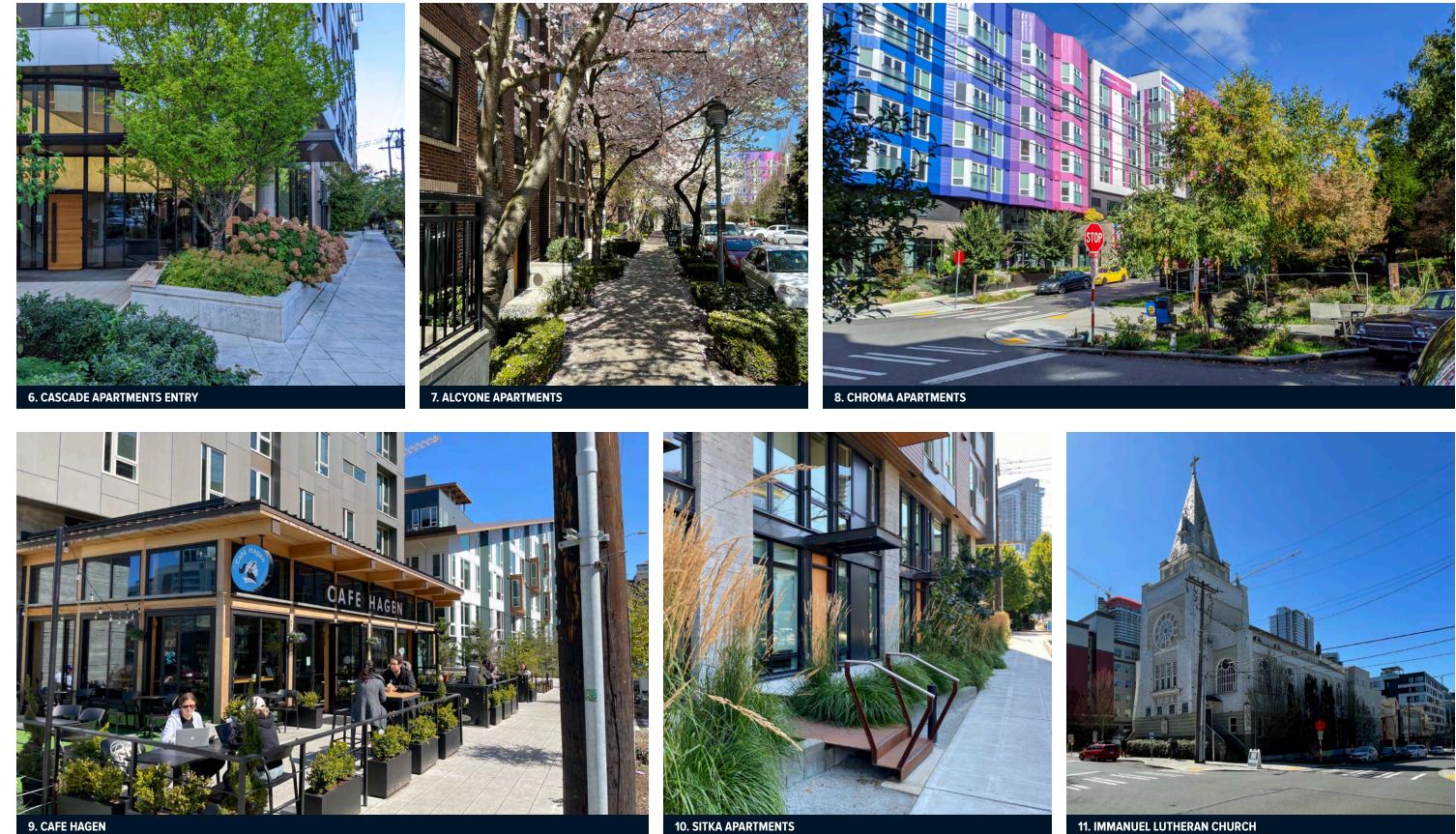
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URBAN DESIGN ANALYSIS • NEIGHBORHOOD CONTEXT



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URBAN DESIGN ANALYSIS • NEIGHBORHOOD CONTEXT

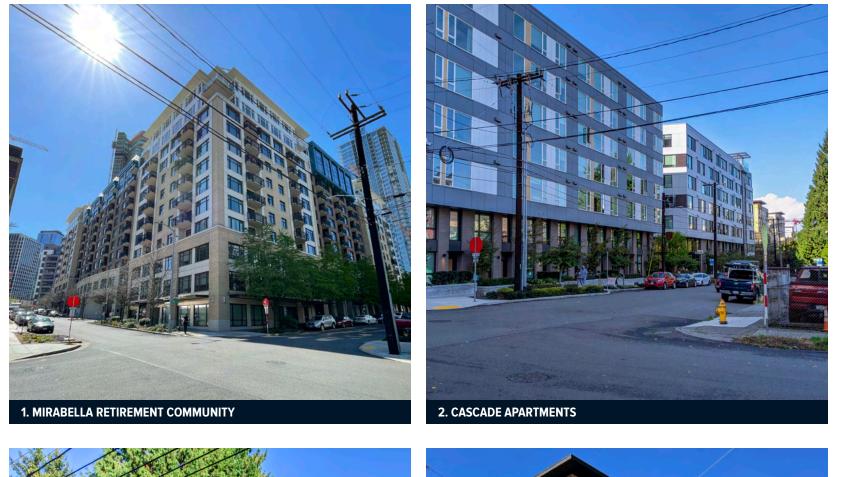


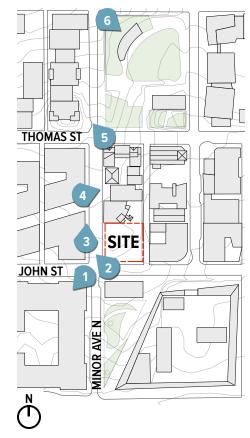
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URBAN DESIGN ANALYSIS • STREETSCAPE

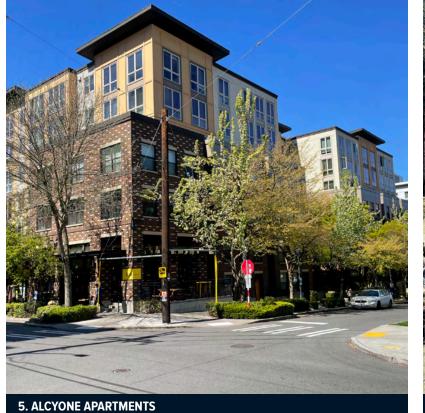
MINOR AVENUE NORTH

The immediate Minor streetscape is quiet with street-level housing, parks and a daycare fronting the streets. There is no retail or commercial activity. Much of the street-level housing is essentially at-grade.



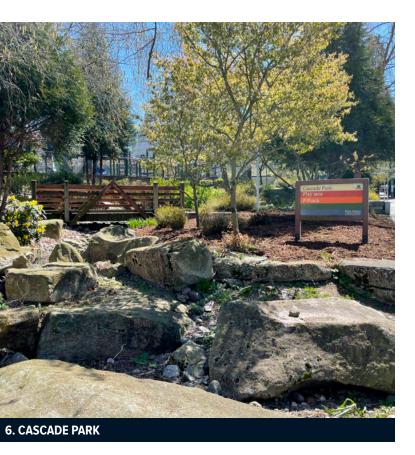








3. LANDSCAPING AT CASCADE APARTMENTS



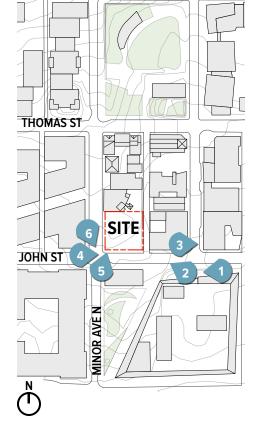
URBAN DESIGN ANALYSIS • STREETSCAPE

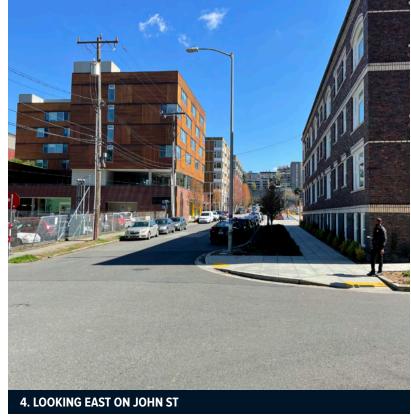
JOHN STREET

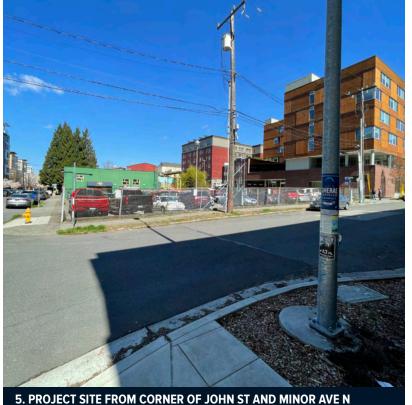
A dynamic street with the new modern Denny Substation, an older Brewster Apartments and more recent developments like Mirabella and SCCA Patient House line the street. The street is quiet from a vehicular and pedestrian stand point, with only a small retail establishment at the SE corner of the SCCA Patient House. The street is congested with utilities much of which is serving the substation, restricting the project from widening the sidewalk and high-voltage power lines restrict the project from adding street trees along John.











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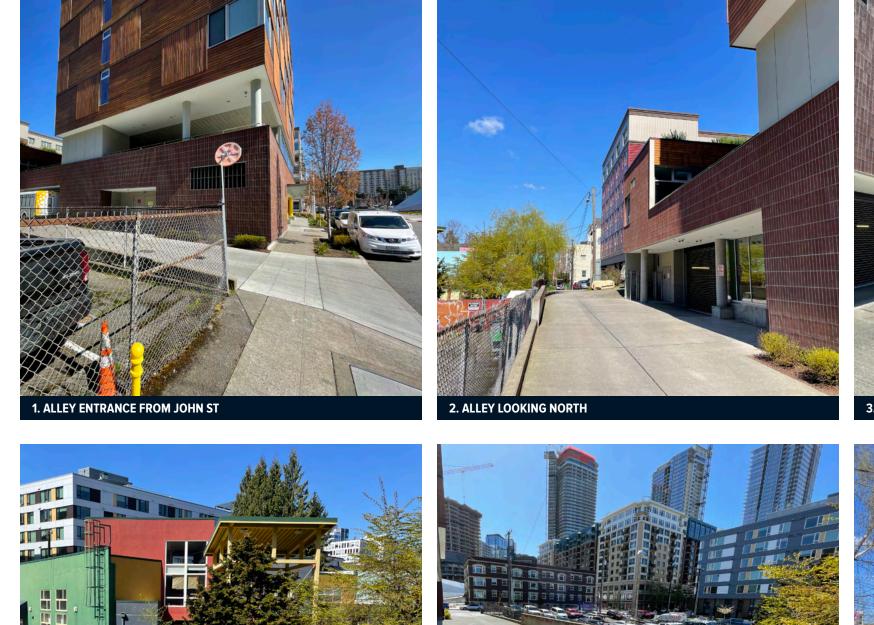


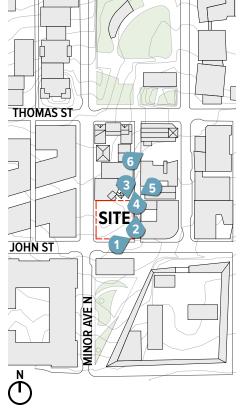
3. PUBLIC SEATING AT SCCA HOUSE

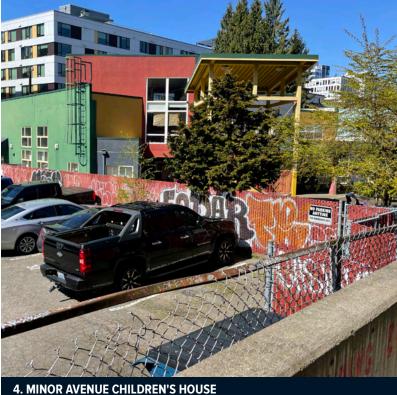
URBAN DESIGN ANALYSIS • STREETSCAPE

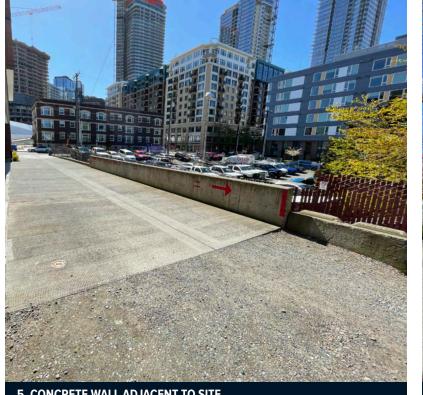
ALLEY

The alley is used by the neighboring SCCA Patient House for access to parking, trash, and utilities, and also a secondary entrance used to serve its shuttle service. The base of the building is brick and one level above is a courtyard with landscaping. There is also a church at the north end of the block.









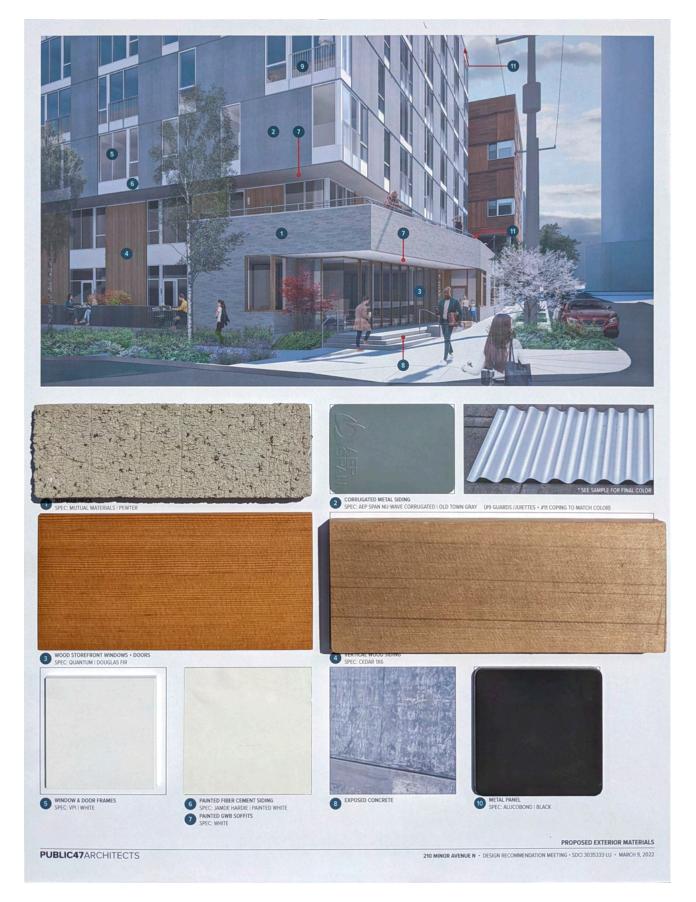
5. CONCRETE WALL ADJACENT TO SITE



3. PARKING ACCESS AND ALLEY ENTRANCE AT SCCA HOUSE



EXTERIOR MATERIALS • PHOTO OF MATERIAL BOARD IN DAYLIGHT





EXAMPLES OF PAST WORK • PUBLIC47 ARCHITECTS

Bridge Way Apartments Seattle, WA



2020 NAIOP-WA Award





Shelton Apartments Seattle, WA







Henry Apartments Seattle, WA



2017 NW & Pacific Region AIA Honor Award 2017 Seattle AIA Honor Award

The Shea Mixed Use Seattle, WA



2019 Seattle AIA Honor Award



EXAMPLES OF PAST WORK • PUBLIC47 ARCHITECTS

Anhalt Apartment Renovation + Addition Seattle, WA



2016 NW & Pacific Region AIA Merit Award 2015 Seattle AIA Honor Award 2015 People's Choice Urban Design Awards, Second Place 2015 Historic Seattle Preserving Neighborhood Character Award





SCCA Patient House (while with Weinstein AlU) Seattle, WA



2011 Seattle AIA, Merit Award 2011 Pacific + NW Region, Honor Award 2011 Seattle AIA, Future Shack Award 2011 RADA Award





June Apartments Seattle, WA

F2 Apartments Seattle, WA



EXAMPLES OF PAST WORK • VULCAN REAL ESTATE



