
# WESTLAKE APARTMENTS

**3038726 - EG / 3037588 - LU**

2553 WESTLAKE AVE N SEATTLE WA

EARLY DESIGN GUIDANCE

HYBRID


1205 E PIKE STREET, SUITE 2D, SEATTLE, WA 98122

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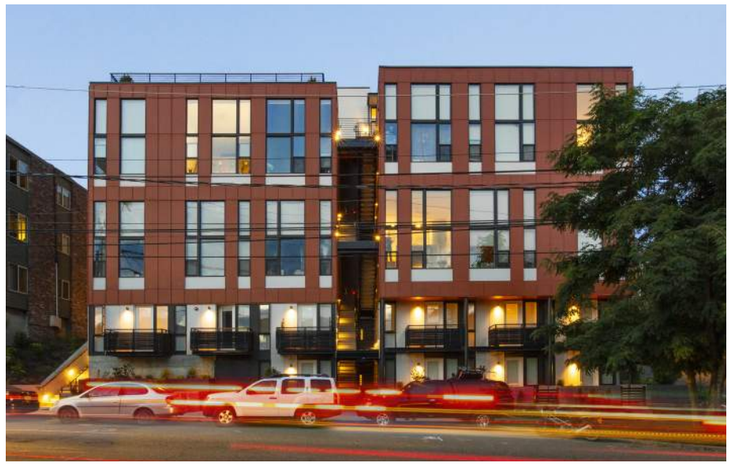
**w:** www.hybridarc.com

# HYBRID ARCHITECTURE - PREVIOUS EXPERIENCE



Clover Lofts

Belmont Commons

The Gibson

The Uptown in Queen Anne

Art Inn

Betula Apartments

Bellevue Avenue Midrise

Aurora Avenue Apartments

# PROJECT TEAM

HYBRID

47th AVENUE DEVELOPMENT | Modal

**Architect:**
Hybrid Architecture
1205 E Pike St #2D, Seattle, WA 98122
www.hybridarc.com | 206.267.9277

**Owner:**
Hikko Design, LLC
1612 S. State Street
Salt Lake City, Utah 84115



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# 1

# DEVELOPMENT OBJECTIVES + ZONING ANALYSIS + SITE ANALYSIS





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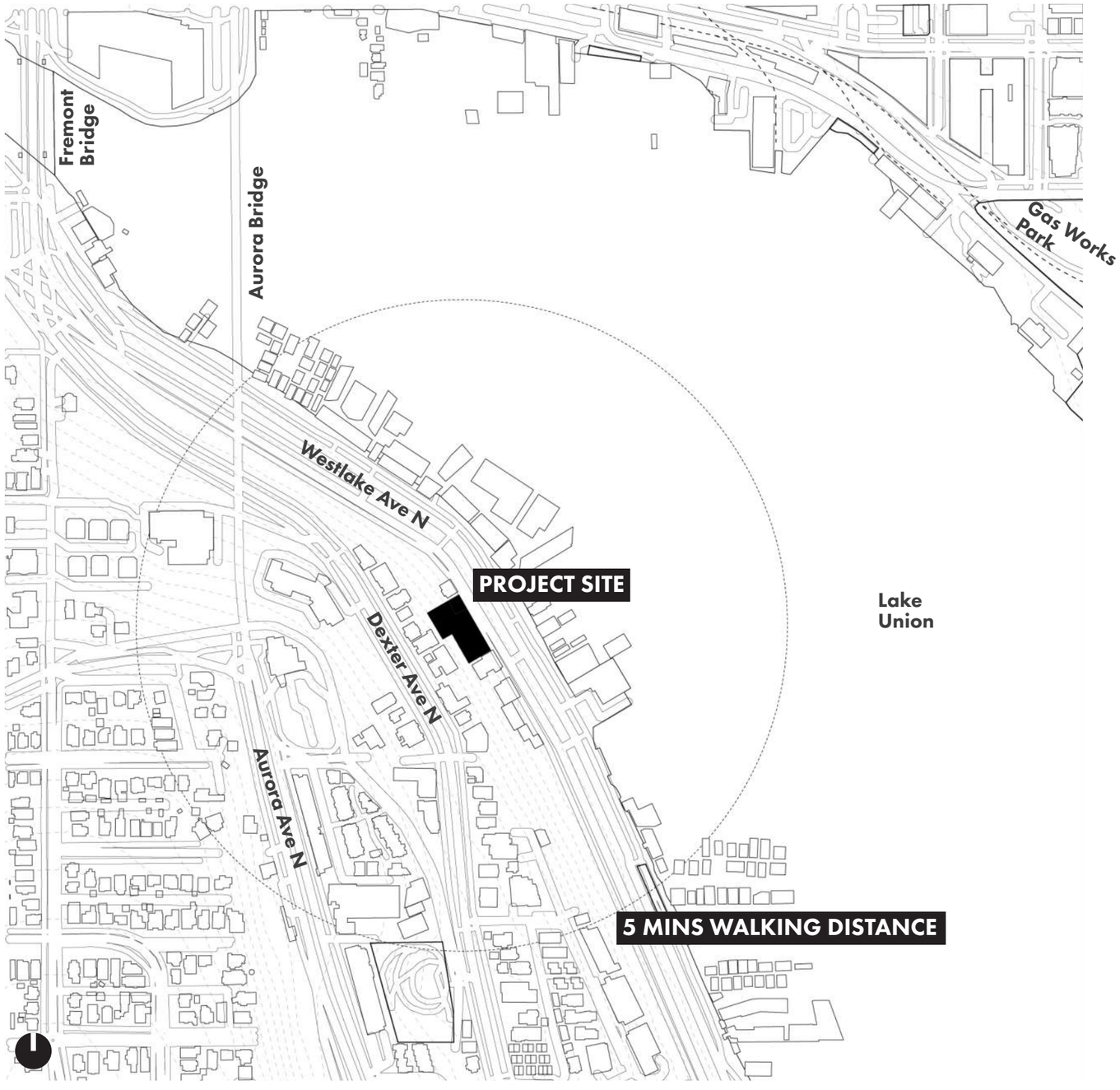


# OBJECTIVES

### Development Objectives

Construct a new 5-story residential apartment building (approximately 31,326 gross floor area) with 24 parking spots accessed off of Westlake Ave N. Parkings to be accessed through the alley. Existing commercial building to be demolished, and existing hillside to be stabilized.

### Design Objectives

+ Create lasting, durable and elegant building
+ Implement a prefabricated building solution to construct a desirable space along a difficult site
+ Stabilize existing steep slope along Westlake Green Belt
+ Engage the existing greenbelt with outdoor circulation space
+ Create a direction relation with the views to South Lake Union, and glazing that reflects the lake on the building facade

# PROJECT INFORMATION

| | |
|---|---|
| **Address** | 2553 & 2543 Westlake Ave N, Seattle, WA 98109 |
| **Owner** | Hikko Design, LLC |
| **SDCI#** | 3038335-EG , 3038272-LU |
| **Parcels** | 1929300665 + 1929300681 |
| **Site Area** | 21,216 SQF (both parcels) |
| **Zoning** | C2-55 (M) |
| **Overlays** | Parking Flexibility Area |
| **Legal Description** | DAYS B F ELDORADO<br>PLat Block: 15<br>Plat Lot: 20-21<br><br>DAYS B F ELDORADO PARCEL B CITY OF SEATTLE SHORT PLAT #78-239 REC UNDER AF #7906120876 SD SHORT PLAT DAF LOTS 23-24-25&26 BLK 15 B F DAYS ELDORADO ACCORDING TO PLAT REC VOL 3 PG 139 EXCEPT WLY 30 FT OF SD LOTS 23 & 26 KC SC #61981 FOR DEXTER AVENUE<br>PLat Block: 15<br>Plat Lot: 23-24-25-26 |
| **ECA** | 40% Steep Slope |
| **Shoreline Environments** | Urban Commercial (Upland Lot) |
| **Building Type** | Residential (5 floors) |
| **Building Size** | 31,326 GFA (largest proposed scheme) |
| **Parking** | (24) Parking spots proposed (23 reqd) |
| **Presub Date** | 8/19/2021 |
| **Planner** | Crystal Torres (Admin Design Review) |

# SMC ZONING ANALYSIS

## 23.47A.004: Permitted and Prohibited Uses

+ Per table A, ground level commercial spaces are allowed outright. Live/Work Units are also allowed at ground level. Residential uses are also limited to 20% of a N/A street level facing facade.
+ Live Work Units: Except where expressly treated as a residential use, live-work units shall be deemed a nonresidential use.

## 23.47A.005 C.: Street Level Uses

+ Residential Uses are not limited at street level since the project is not along a principal pedestrian street.

## 23.47A.006: Conditional Use Note

+ Residential uses required to obtain a shoreline conditional use permit are not required to obtain an administrative conditional use permit.

## 23.47A.008: Street Level Standards

+ 2:Blank Facades: Facade segments must include at least one of the following: windows, entryway, stairs, stoops, decks, screening or landscaping.
+ B.2.a: Transparency: Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. For purposes of calculating the 60 percent of a structure's street-facing facade, the width of a driveway at street level, not to exceed 22 feet, may be subtracted from the width of the street-facing facade if the access cannot be provided from an alley or from a street that is not a designated principal pedestrian street.
+B.2.b Transparent areas of facades shall be designed and maintained to provide views into and out of the structure. Except for institutional uses, no permanent signage, window tinting or treatments, shelving, other furnishings, fixtures, equipment, or stored items shall completely block views into and out of the structure between 4 feet and 7 feet above adjacent grade.
+ B.4: Height of Use: Height provisions for new structures or new additions to existing structures. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

## 23.47A.013: Floor Area Ratio

+ The project is not mapped inside of a Station Area Overlay District, Table A applies for FAR limits.
  - Max Height = 55'
  - Max (FAR) of 3.75
  - Existing Site Area =21,216 sq ft
  - Max 79,560 sq ft allowed

## 23.47A.024: Amenity Area

+ Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use
  -Residential Use = 24,576 sq ft
  -Min Amenity Area = 1,229 sq ft (5% of 24,576)

## 23.47A.032: Parking Location and Access

+ A.1.3: In C1 and C2 zones, access to off-street parking may be from a street, alley, or both when the lot abuts an alley. However, structures in C zones with residential uses, structures in C zones with pedestrian designations, and structures in C zones across the street from residential zones shall meet the requirements for parking access for NC zones as provided here:
  A.1. If access is not provided from an alley and the lot abuts only one street, access is permitted from the street, and limited to one two-way curb cut.
+ B.3: Off-street parking may be located anywhere on a lot in C1 and C2 zones, except that structures with residential uses in C zones, structures in C zones with pedestrian designations, and structures in C zones across the street from residential zones shall meet the requirements for parking location for NC zones as provided in subsection 23.47A.032.B.1, except that if a lot in a C zone is bordered by streets on all sides, then parking may be provided between a street and a structure, but only on sides facing other commercially zoned lots.

# DESIGN RESPONSES

+ Proposed Use as a Multifamily structure with ground level parking and community amenity space.

+ The street level facade will incorporate either screening, landscaping, or both at portions of facade without openings into the building.
+ The preferred scheme will employ a metal mesh screen that provides a degree of visual transparency into the parking stacker garage. **A departure is requested to allow for a reduction of the minimum street level transparency.**

+ The floor-to-floor height between the ground floor and the floor above is 13'-1", therefore **complies**

**+ Project complies with FAR**
  - Project is well under the maximum FAR limits, ref

+ Proposed Amenity Area: **1,229 sq ft or greater**

+ The proposed design **will comply with the parking location and access requirements**



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# SMC ZONING ANALYSIS - UC SHORELINE ENVIRONMENT

## 23.60A.382.B: Permitted and Prohibited Uses

+ B. Uses on **upland lots** are regulated in Section 23.60A.383. As considered for development, all commercial uses are permitted outright in the UC environment
  - Live-Work Units are prohibited in the UC environment.
  - Multifamily units are permitted outright in the UC environment.

## 23.60A.382: Height in the UC Environment

+ A: The maximum height on upland lots along Westlake Avenue North is as follows: Fremont Bridge to Newton Street **40 feet**
+ D.3: Rooftop Features: Stair and elevator penthouses, mechanical equipment, play equipment and open-mesh fencing which encloses it, if located at least 15 feet from the roof edge may extend 10 feet above the maximum height if:
  a. The combined total coverage of all features does not exceed 20 percent of the roof area or 25 percent of the roof area if the total in cludes screened mechanical equipment;
  b. Allowed in the underlying zone or special district; and
  c. The width of such features does not obstruct the view of the shoreline from a substantial number of residences on areas within or adjoining the Shoreline District, in which case the Director may reduce the height allowed.
+ D.4: Structures may extend 18 inches above the maximum height limit if the roof insulation exceeds the energy code requirements in effect when the structure is constructed.

## 23.60A.388: Lot Coverage

+ B. Upland Lots: The lot coverage of the underlying zone shall not be exceeded.

## 23.60A.394: View Corridors

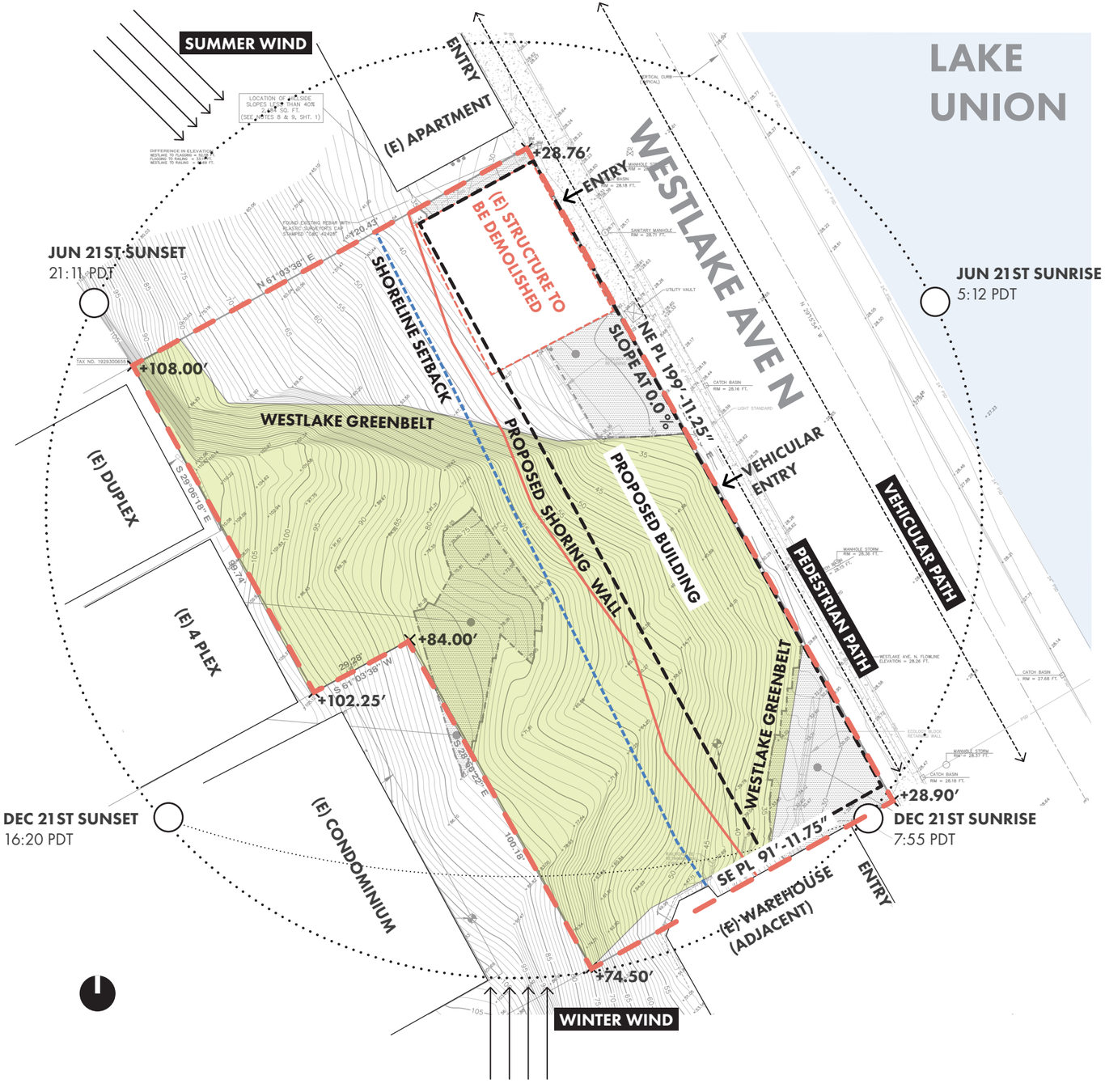
+ Not Applicable to Upland lots on the other side of the street from the water.

# DESIGN RESPONSES

+ The proposed design **will not exceed 40 ft.** in height from the average grade.
+ Penthouse setback from Building Roof edge:
  -N: 15′ conforms
  -W: 15′ departure from 15′
  -E: 15′ conforms

+ Ref previous page for FAR calculation

## SURVEY + SITE ANALYSIS

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| **Sidewalk** | + Side walk and Westlake Ave N are flat<br>+ 6" Concrete |
| **Greenbelt** | Approximately 60% of the site is covered in dense overgrowth |
| **Steep Slope** | Approximately 80% of the site is covered in slopes greater than 40% |
| **On-site Existing** | Existing 1-story warehouse building to be demolished |
| **Neighbor to the N** | 2-story apartment building |
| **Neighbor to the S** | 1-story warehouse building |
| **Neighbors to the N** | (1) 3-story condominium<br>(1) 2-story 4-plex<br>(1) 1-story duplex |
| **Existing Street Trees** | None |



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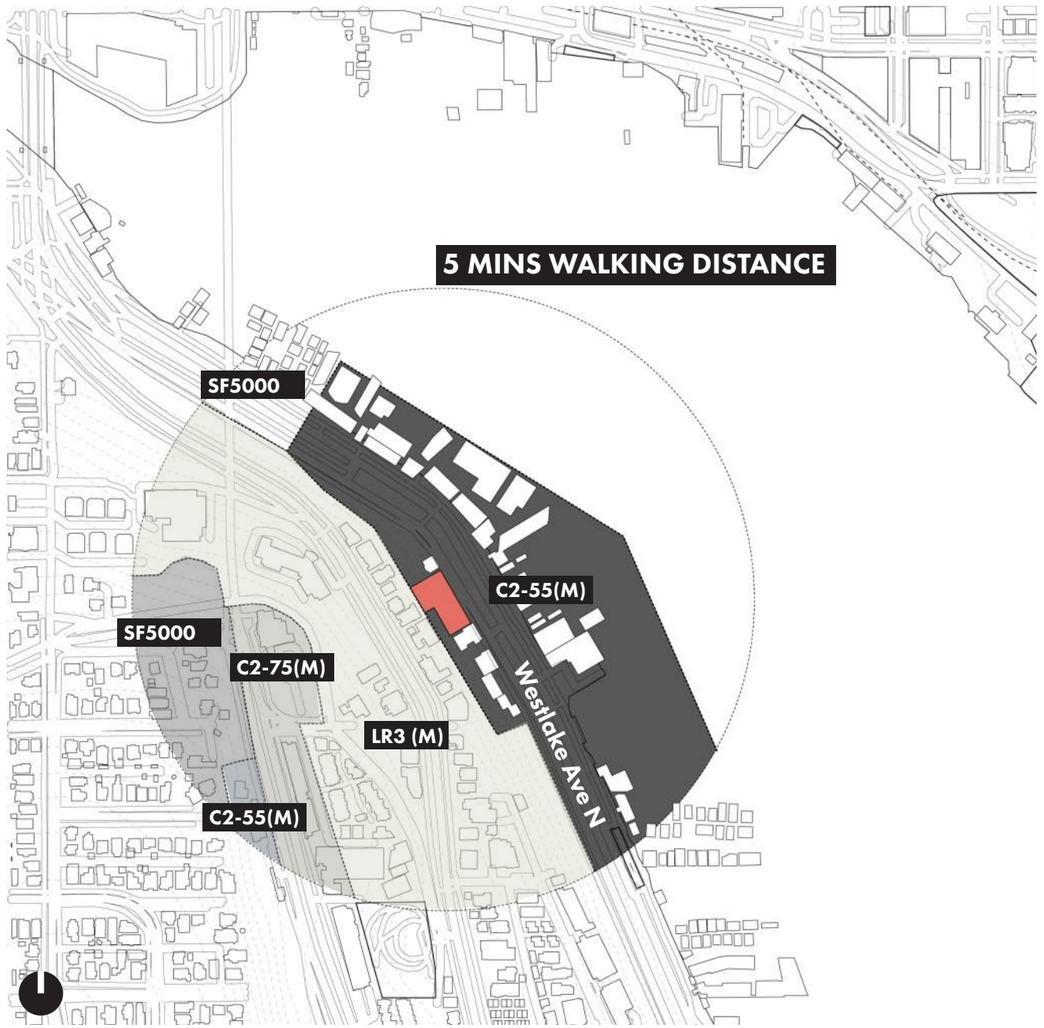
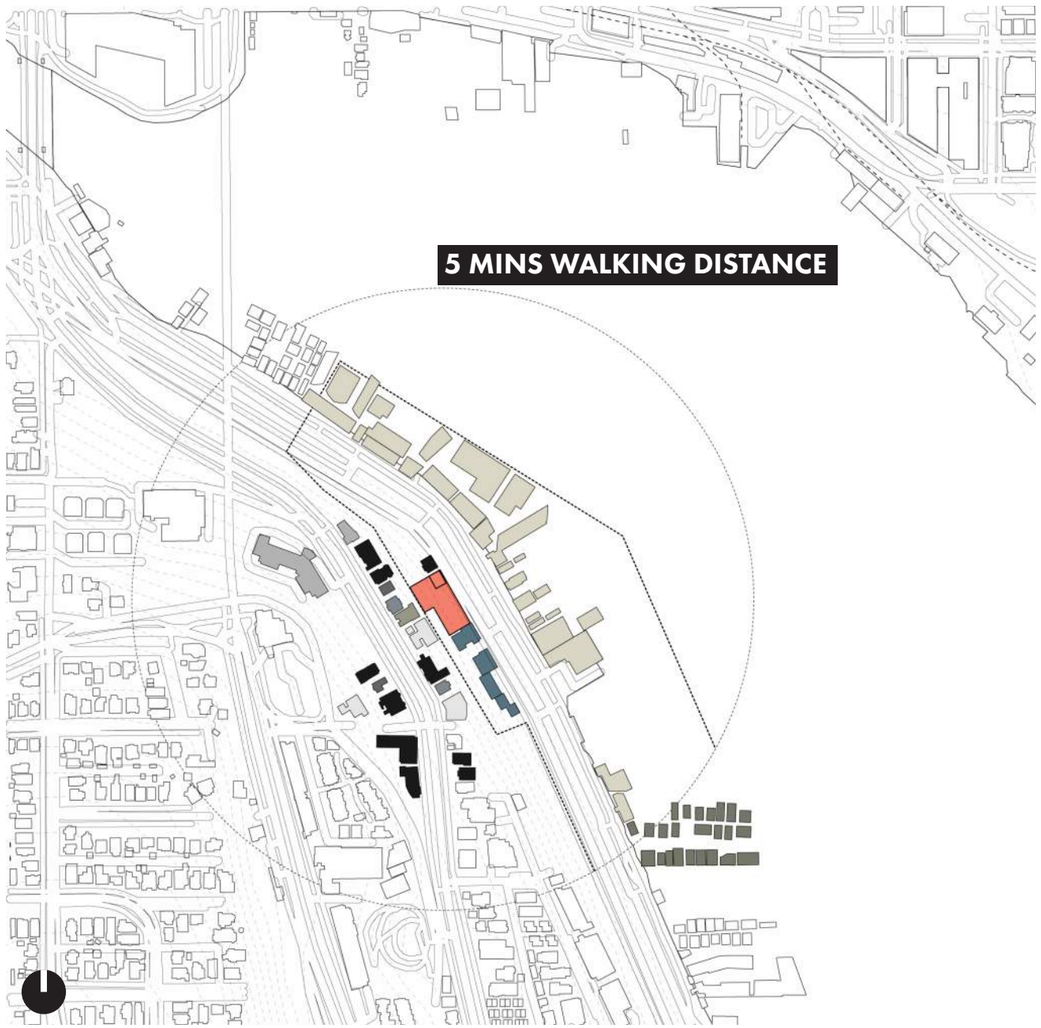



## Zoning Map

The project site sits at the edge of the C2-55 (M) zone which is downslope of an LR3 (M) zone located along Dexter Ave N. The site is partially within the UC Shoreline zone of South Lake Union. In the immediate region of the site, the existing buildings on the Western side of Westlake Ave N are mostly composed of warehouse uses, and one apartment. On the Eastern side of Westlake Ave N the use is predominantly Marina, with a small houseboat community to the Southeast.

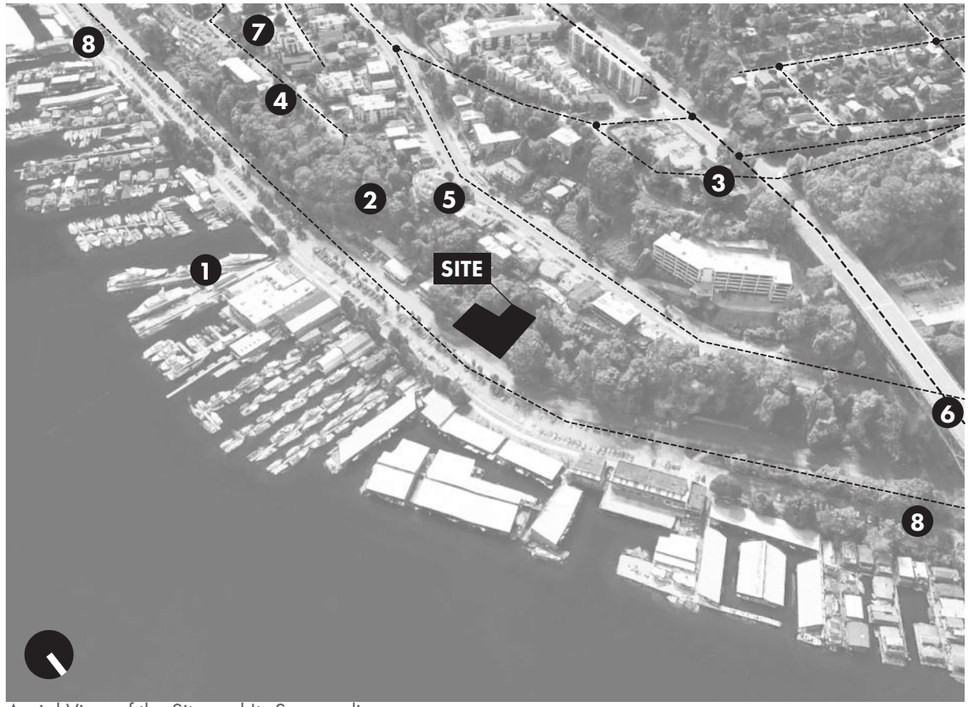



## Typologies + Usages

Neighboring area is primary commercial warehouse and marina uses. Immediately to the North of the site is a single apartment building, and to the Southeast is a small houseboat community.

- Site
- Apartment
- Warehouse
- Marina
- Houseboat
- Condominium
- Office
- Single Family
- 4 - plex
- Duplex or Triplex

# NEIGHBORHOOD CONTEXT




Aerial View of the Site and Its Surrounding

**1. Nautical Landing & Houseboats**
A large marina facility and a small houseboat complex sit immediately across Westlake Ave N from the project site

**2. Westlake Greenbelt**
A large portion of the Western side of Westlake Ave N consists of a steep and lush greenbelt

**3. Canlis**
The fine dining restaurant with sweeping views of Lake Union is uphill from the project site

**4. Bon Repos Apartments**
Located South of the site, this building utilizes screened exterior circulation throughout

**5. Panorama Plaza**
A 2-Story apartment building with exterior circulation and views of Lake Union

**6. Aurora Bridge**
This tall steel traffic bridge connects Queen Anne to Fremont

**7. Dexter House**
A 4-Story apartment complex building located South of the site. Exterior balconies and circulation

**8. Bike Trails**
A trail extends from Lake Union along Westlake, and continues along the Fremont Ship Canal



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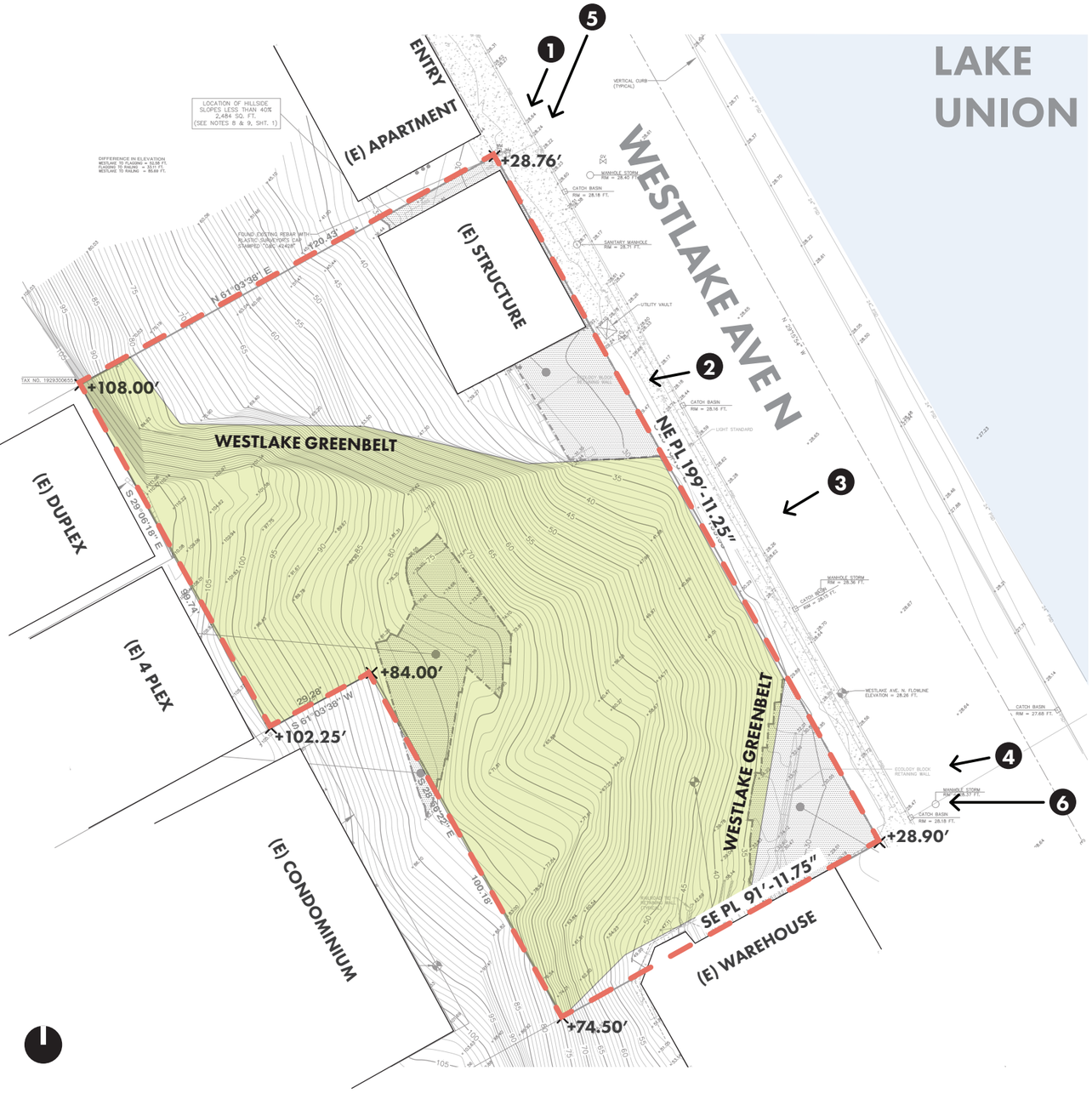
# VIEWS INTO SITE

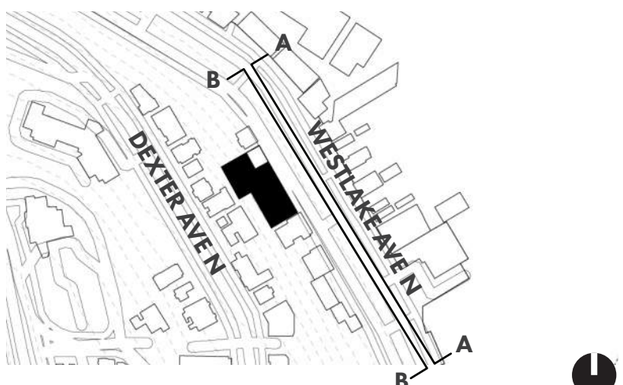








# STREET MONTAGE - WESTLAKE AVE N




Westlake Ave N Sections


Westlake Ave N Sections w/ Typologies

- Site
- Apartment
- Warehouse
- Marina
- Houseboat
- Condominium
- Office
- Single Family
- 4 - plex
- Duplex or Triplex


Section A


Section B



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# 2
# SITE DESIGN CONCEPT

# GUIDELINE PRIORITIES

**GUIDELINE 1** **CS1 Natural Systems and Site Features - C1: Land Form**

**Use the natural topography and/or other desirable land forms or features to inform the project design.**

### Design Team Responses

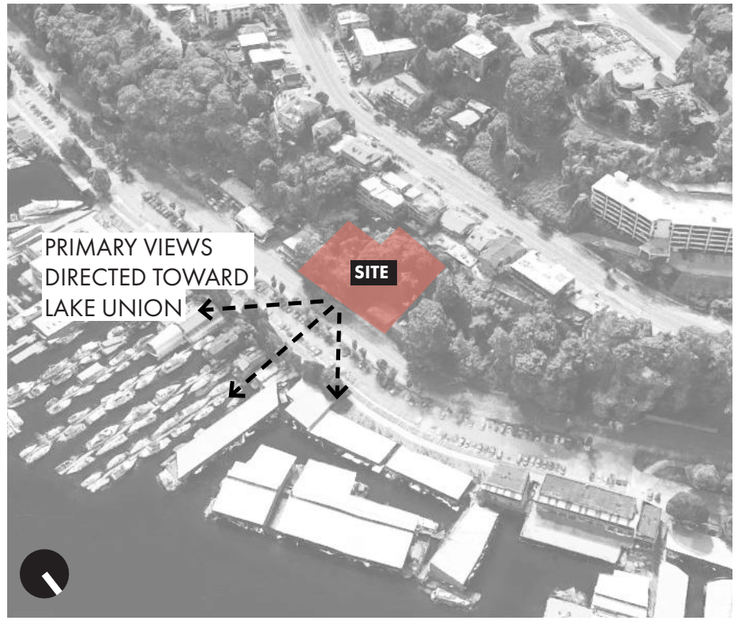
The project site is almost entirely classified as a 40% steep slope and landslide hazard, therefore any solution that maximizes the development potential of the site must implement a **robust shoring/stabilization wall**. The project will leverage this shoring wall as an **asset for our site, and the neighboring sites** which have suffered numerous landslides over the years. By stabilizing the slope, our project will allow for the **Westlake greenbelt to remain intact** longer, while also introducing the presence of a **new contemporary structure** to the already piecemeal urban fabric along Westlake Ave N., that **anchors** the site and **engages the hillside behind**.

**GUIDELINE 2** **CS2-E1: Water**

**Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible.**

### Design Team Responses

Due to the large slope on the Western portion of the lot, the only vantage this site offers is **view to Lake Union.** The upper 4-floors of residential units will be located high enough off of grade to have a **significant Northeastern view** to the water and **other landmarks beyond**, such as **Gas Works Park. Additionally,** the building roof will collect all rainwater runoff, and divert it to **street level bio-retention planters** along the face of the building.




**GUIDELINE 3** **CS2-D.5 Respect for Adjacent Sites**

**Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.**

### Design Team Responses

In an effort to **maximize the privacy** of the neighboring lots, the proposed massings will **minimize views** from the residential units and circulation into the **neighboring lots.**



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# GUIDELINE PRIORITIES

**GUIDELINE 4** **PL1-B.3 Pedestrian Amenities**

**Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.**

### Design Team Responses

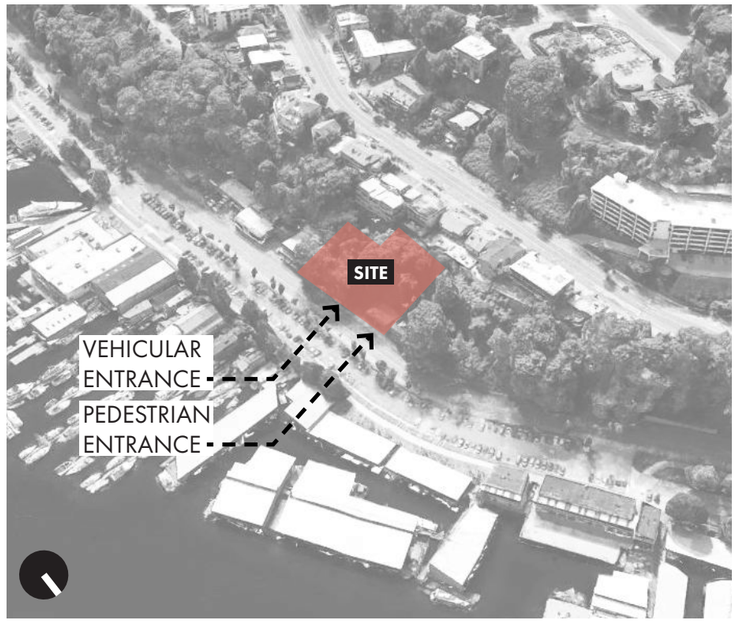
The project will implement **street level bio-retention planters** which will have **plantings year round**. The planting strip will also introduce **site furniture** for pedestrians to use.

**GUIDELINE 5** **PL3-A.1.C Entries**

**Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.**

### Design Team Responses

A **recessed building entrance** will be incorporated to provide **overhead weather protection**, as well as a **transitional zone** from the **public realm** of the sidewalk to the **semi-public** lobby of the building. The lobby will have a **secured entrance** to provide security for the building inhabitants.




**GUIDELINE 6** **DC1 Project Uses and Activities - B1: Vehicular Circulation & Access**

**DC1-B1: 1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:**

**a. using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use**

### Design Team Responses

The project site is located along Westlake Ave N at the point it begins to the turn more Westerly to service the Fremont bridge and continue on to North Queen Anne. As pointed out in our community outreach responses, Southern bound traffic on Westlake Ave are **coming fast around a quick bend**. Our project's parking layout on the ground places the **vehicular entrance as far to the South as possible** to give the greatest distance possible between this bend in the road and **vehicular ingress and egress**. The **pedestrian entrance** is also located as **far from the vehicular entrance** as possible.

## GUIDELINE PRIORITIES

**GUIDELINE 7** **DC1-C.2 Parking & Visual Impacts**

**Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and street scape.**

### Design Team Responses

The parking area on the street level will be **screened with landscaping** and plantings to **temper the appearance** of parked cars from the **sidewalk** experience.

**GUIDELINE 8** **DC2-C.2 Reducing Perceived Mass**

**Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.**

### Design Team Responses

The project will occupy the full frontage of the street facing property line, however certain strategies to break the massing up will be implemented, such as; **recessed balconies** for the residential units above to break up the length of the facade, as well as **recessed entrances** to **reduce the bulk on the street level**.

**GUIDELINE 9** **DC3 Open Space Concept - A1: Building Open Space Relationship**

**Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.**

### Design Team Responses

The project site has two very important natural features to emphasize; 1) views of South Lake Union, 2) the greenery of the Westlake Greenbelt. The **semi-public exterior entrance** transitions to an **exterior vertical courtyard**, flanked by a tall wall of greenery and exposed concrete, which provides access to the modular apartment units. Each inhabitant will have a **protected exterior entrance** to their unit, provided by **protected exterior circulation**. Each unit's front door will face to the West vertical circulation courtyard, and once indoors, the units primary views will be to the East, to **maximize visual connection to Lake Union**. Certain units may also have a **recessed balcony**, which would give an **additional exterior open space** with views to lake Union.



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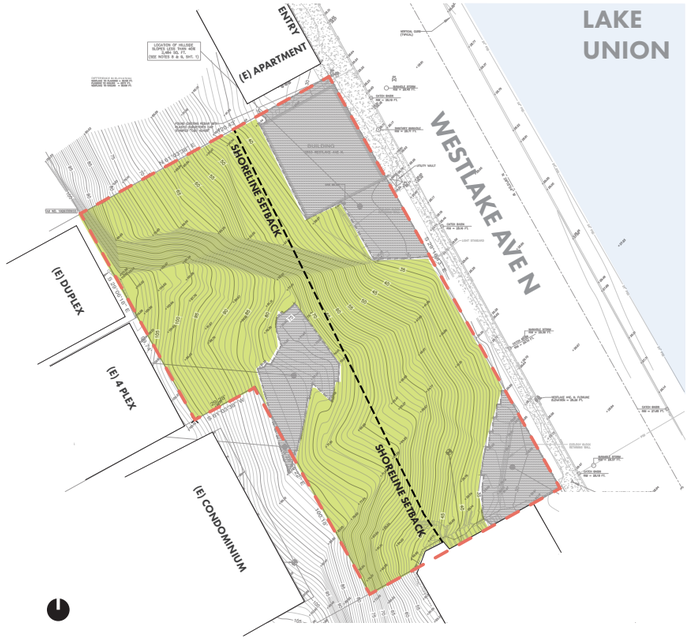
# SITE CONSTRAINTS

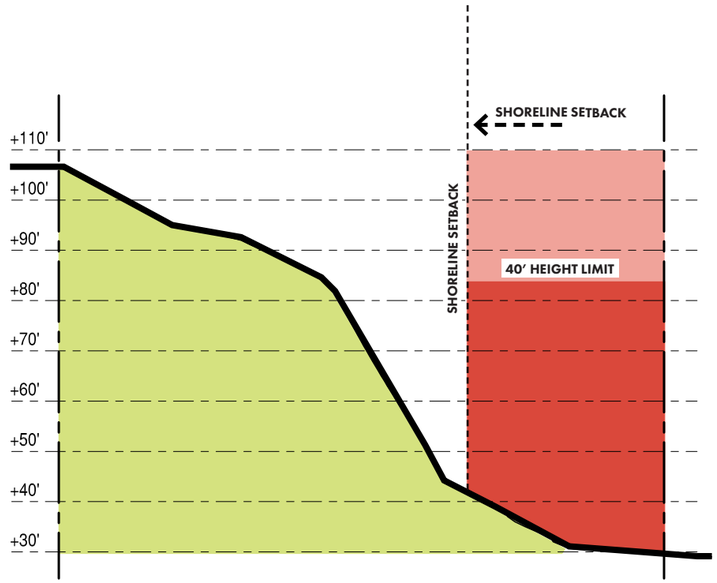



**1) ECA Steep Slope:**

Maximum 30% building coverage on steep slope areas of the site

UC Shoreline Environment

ECA Steep Slope




Site Section

**2) Urban Shoreline Environment:**

The building proposal is limited to a 40' maximum building height above average grade in the shoreline zone, regardless of the underlaying zone. Existing zoning is C2-55, so the project is restricted by 15' within the shoreline zone. Since the 55' height limit is so far uphill, it is geotechnically infeasible to access this portion of the site to get the higher height limit. Developing in this part of the site would also block the neighbors view to Lake Union.

Harding Steel Multiparker

**3) Parking Required:**

1/2 of a parking spot is required for every dwelling unit. Since the development is limited to 30% of the steep slope coverage, the footprint must impede with as much depth into the site to accommodate the ingress and egress of parking. In order to make parking as efficient as possible, this project will implement a parking stacker solution to save space on the lower level.

# 3
# EDG MASSING SOLUTIONS





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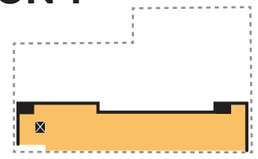
# MASSING DESIGN SCHEME SUMMARY

## 1 | MASSING OPTION 1

***BOULDER*** - CODE COMPLIANT



44 Residential Units, Mix of Unit Types
500 sf average (gross)

Proposed GFA: 31,326 sf
Max GFA: 79,560 sf max (3.75 FAR)
Parking: no parking proposed
bike parking, as required
Amenity Area: open lobby, view to Westlake Greenbelt

Opportunities

- Orthogonal Shoring wall design
- All units w/ direct view of Lake Union
- Enclosed Lobby Space
- Building creates canopy for protected entry

Constraints

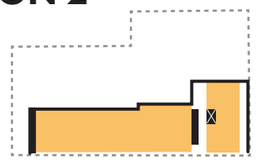
- No exterior circulation
- No windows on West side of building
- No view/experience of greenbelt from building
- Shorter apartment modules
- Less Opportunity for Amenity Area
- Parking stacker facade is all glass to meet the transparency requirements for street level facades

Departures

- No Departures, Code Compliant Option

## 2 | MASSING OPTION 2

***QUARRY***



39 Residential Units, Mix of Unit Types
550 sf average (gross)

Proposed GFA: 30,349 sf
Max GFA: 79,560 sf max (3.75 FAR)
Parking: 24 parking spots proposed
bike parking, as required
Amenity Area: landscaped circulation courtyards, bike room, view to greenbelt

Opportunities

- Massing follows the lowest points of the topography as much as possible
- Covered exterior stair breaks up the massing of the building above
- Protected exterior circulation to all residential units
- Canopy at entryway

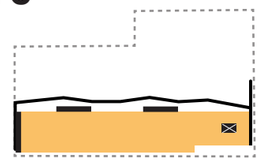
Constraints

- Will lose some units the farther building is located West (sub-grade)
- 1/3 of units main view is into tall retaining wall and neighboring property
- Building pushes further into Greenbelt

Departures

## 3 | MASSING OPTION 3

***CREVICE*** - PREFERRED SCHEME



44 Residential Units, Mix of Unit Types
550 sf average (gross)

Proposed GFA: 30,117 sf
Max GFA: 79,560 sf max (3.75 FAR)
Parking: 24 parking spots proposed
bike parking, as required
Amenity Area: exterior lobby, landscaped circulation courtyard, roof deck, view to greenbelt

Opportunities

- Utilize large shoring wall to create a semi-public amenity space that engages the topography in a unique way
- Protected exterior circulation to all residential units
- All units w/ direct view of Lake Union
- Recessed Balconies break up massing and signify entry
- Exterior Balconies help differentiate the Southern portion of the facade from the entry facade
- Building creates canopy for protected entry
- Potential to coordinate future shoring with neighbor to the North

Constraints

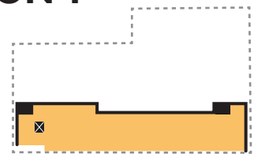
- Shallow lobby / community room space

Departures

- Departure for transparency along street facade

## 1 | MASSING OPTION 1

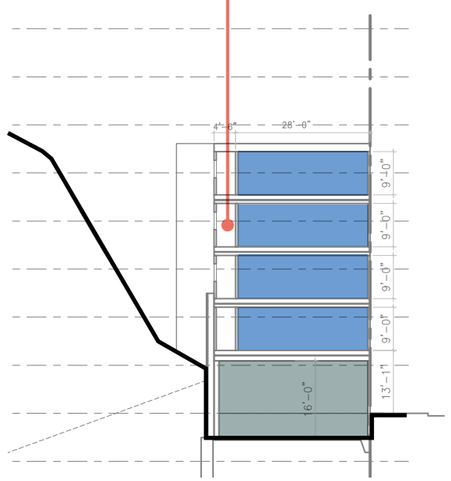
***BOULDER*** - CODE COMPLIANT



regular facade aperture to maximize view of Lake Union

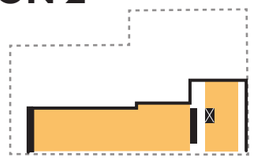
parking stacker facade is completely transparent

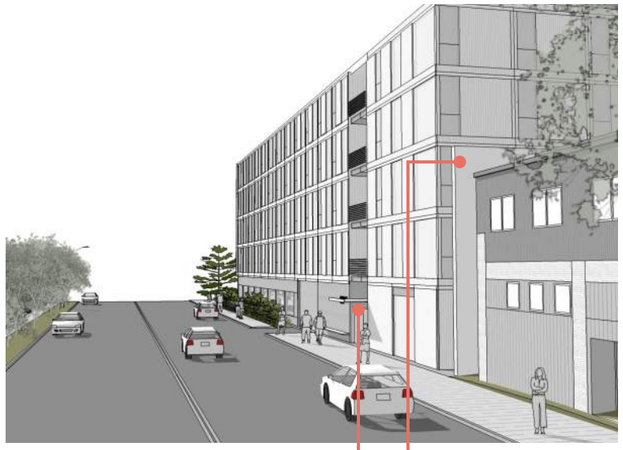
closed corridor along hillside




## 2 | MASSING OPTION 2

***QUARRY***

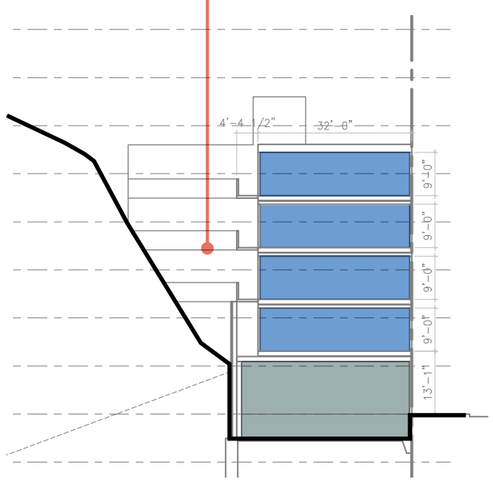




separation in massing allows for entry

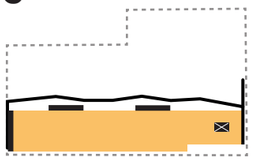
residential unit views impeded by tall retaining wall

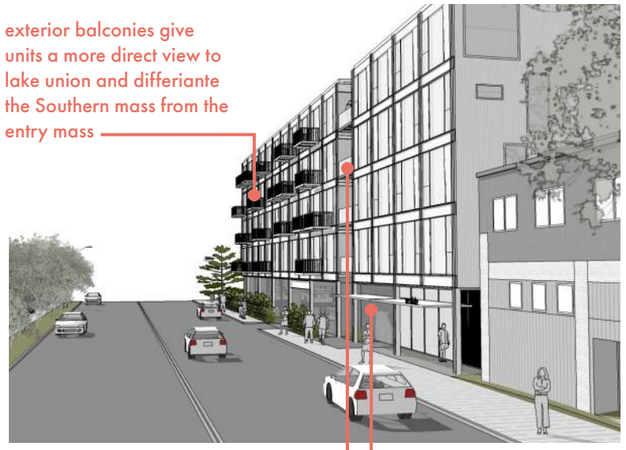
Building encroaches far into hillside, decreasing number of units




## 3 | MASSING OPTION 3

***CREVICE*** - PREFERRED SCHEME





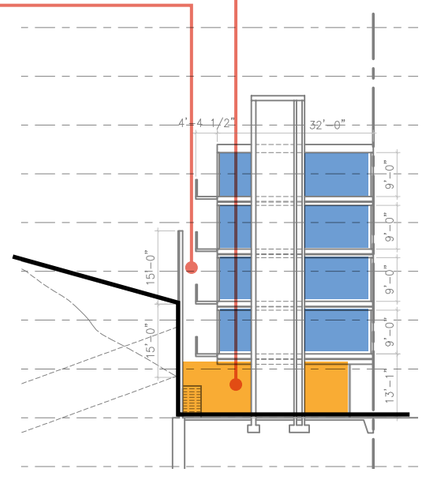
exterior balconies give units a more direct view to lake union and differiante the Southern mass from the entry mass

recessed balconies break up the long facade mass, and signify the recessed entry portal below

recessed entrance portal with a canopy provides a generous space along Westlake Ave N

exterior circulation courtyard brings natural light into the back of the units

exterior lobby




## PREFERRED SCHEME RATIONALE

Why Scheme Three?

- Massing carves out a recessed entrance at the North end of the site, with the greatest distance between the parking entrance of the three schemes
- The amount of glazing provides the most opportunity for views to Lake Union, and the rhythm of the facade breaks up the length of the facade the most.
- Scheme 3 provides the most amount of amenity space for the residents; bio-planters on street level and a generous roof deck.
- Scheme 3 has the most generous open circulation space and inspiring landscaping opportunity
- Scheme 3 is the only massing option that is able to provide a roof deck due to the stringent requirements for penthouses in shoreline environments
- Additionally covered balconies have been incorporated on the street facades to further break down the scale of the building and provide visual interest and facade variety
- Scheme 3 provides ample views of Lake Union from EVERY residential unit, and direct view of the Westlake greenbelt from the roof deck and the upper levels of building circulation



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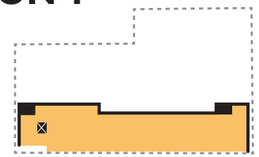
# MASSING OPTION 1

# 1 | MASSING OPTION 1

***BOULDER*** - CODE COMPLIANT



44 Residential Units, Mix of Unit Types
500 sf average (gross)

| | |
|---|---|
| Proposed GFA: | 31,326 sf |
| Max GFA: | 79,560 sf max (3.75 FAR) |
| Parking: | no parking proposed<br>bike parking, as required |
| Amenity Area: | open lobby, view to Westlake Greenbelt |

## Opportunities

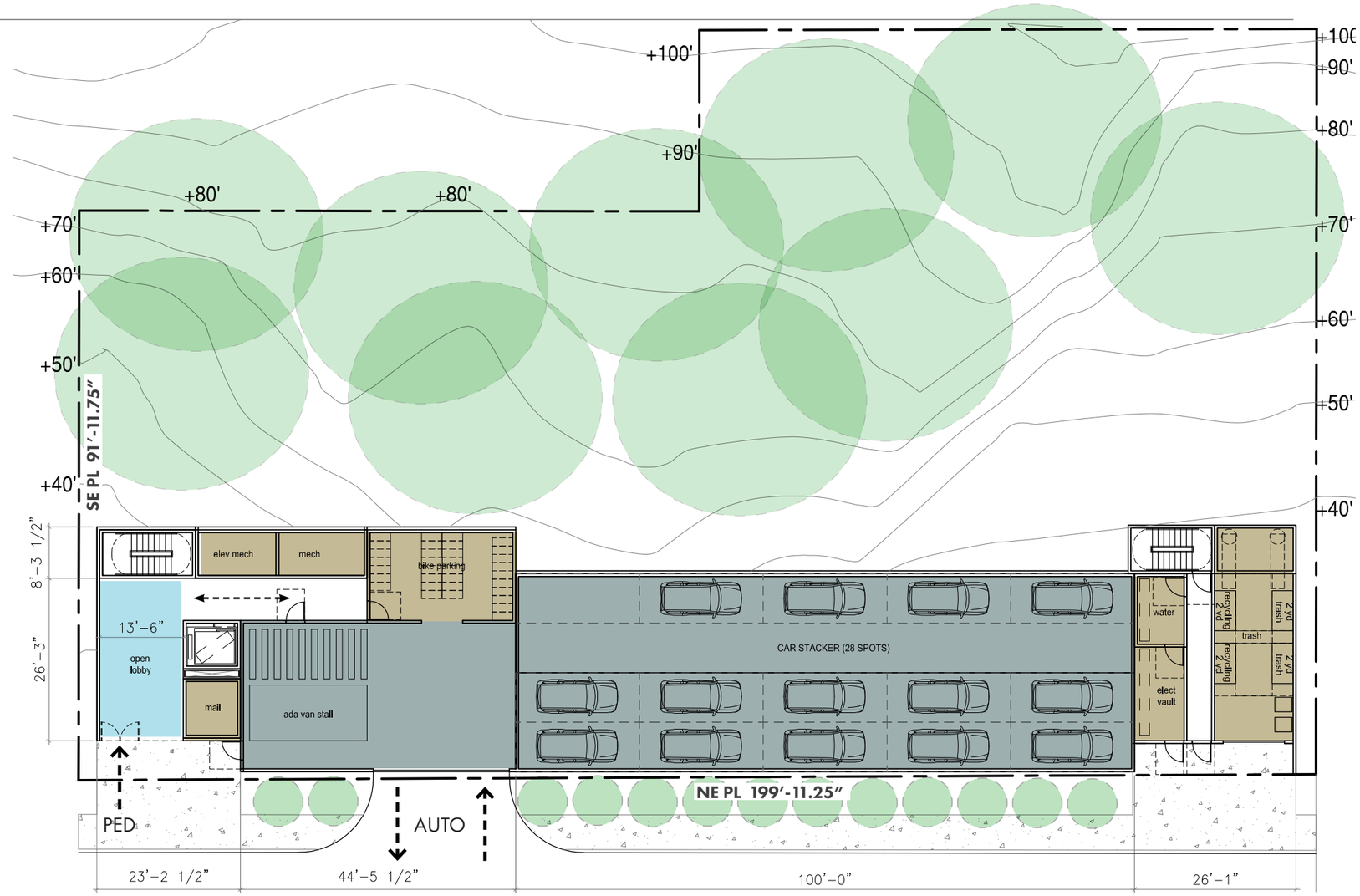
- Orthogonal Shoring wall design
- All units w/ direct view of Lake Union
- Enclosed Lobby Space
- Building creates canopy for protected entry

## Constraints

- No exterior circulation
- No windows on West side of building
- No view/experience of greenbelt from building
- Shorter apartment modules
- Less Opportunity for Amenity Area
- Parking stacker facade is all glass to meet the transparency requirements for street level facades

## Departures

- No Departures, Code Compliant Option




# ENTRY LEVEL PLAN

**SCALE 20' = 1"**

## Use Diagram Legend

- common space
- utility / mechanical
- building amenity
- units
- parking

Design option three builds on the success of option two but further erodes the northwest corner to save and preserve the tree and landscaping buffer between the proposed project and the adjacent property. This further recess in the mass helps to break down bulk and scale. Additionally, this concept proposes the largest center courtyard allowing all units to more light, air and passive ventilation, with exterior circulation aligned off this courtyard. A generous recessed lower southwest corner and entry portal allow for additional gathering space on the project's front porch and open space.



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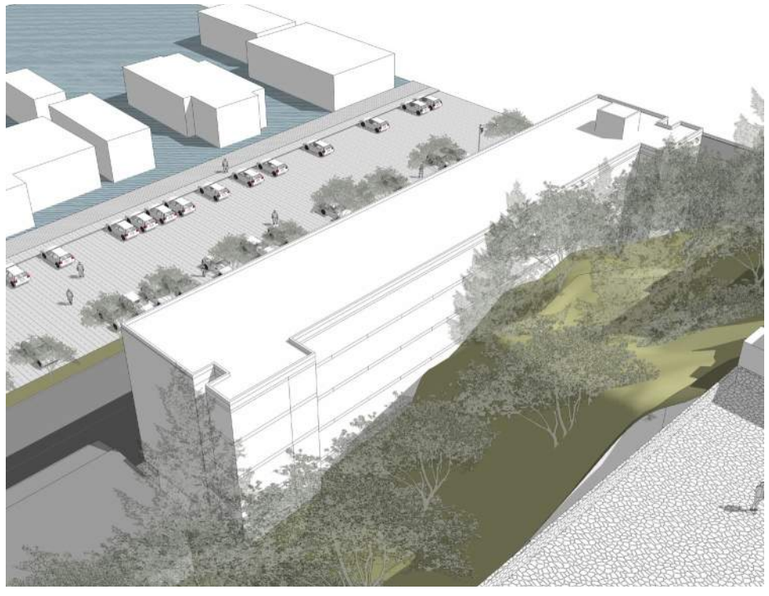
# MASSING VIEWS


^ street elevation view

^ pedestrian view looking northeast

^ entrance

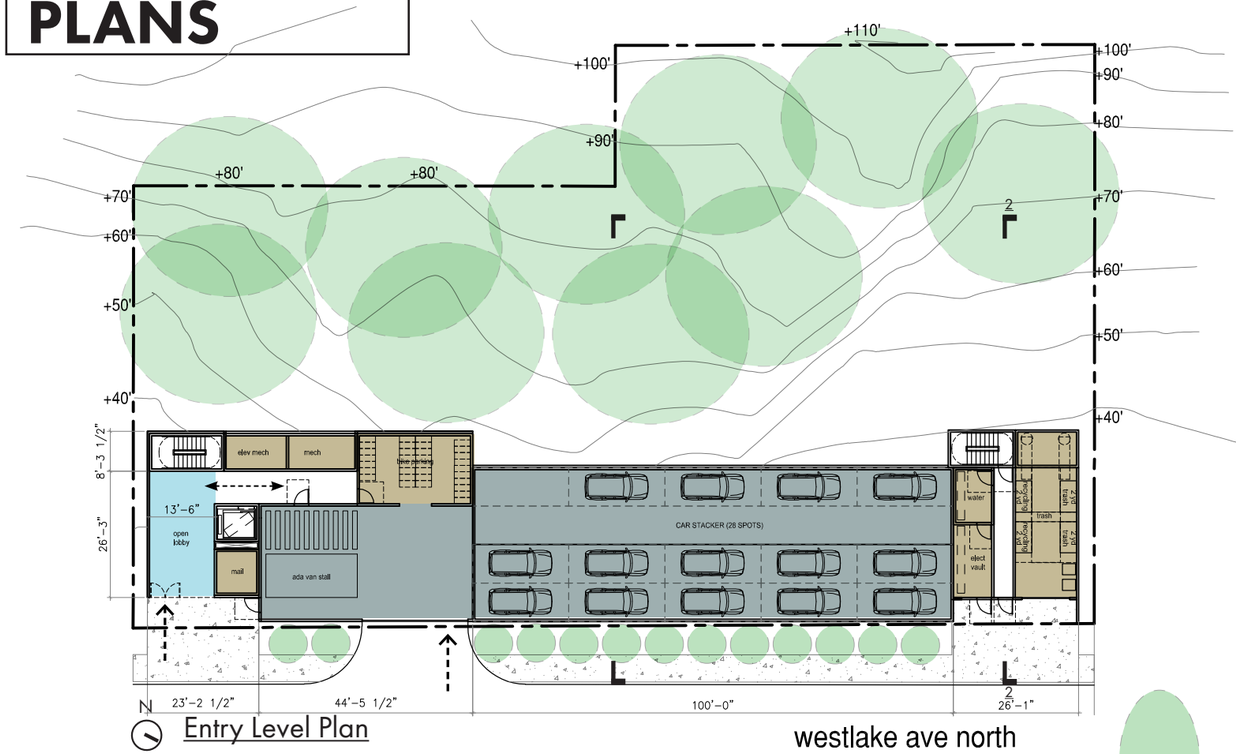
v northwest aerial view



v northeast aerial view

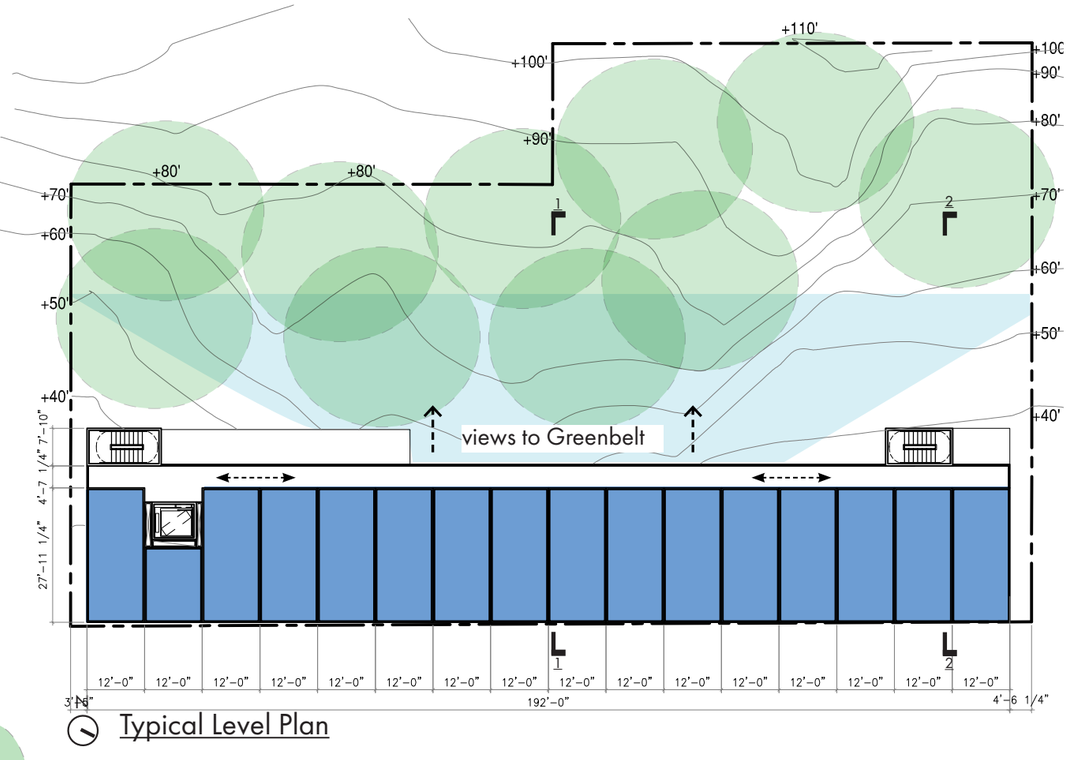
v northwest aerial view

# PLANS

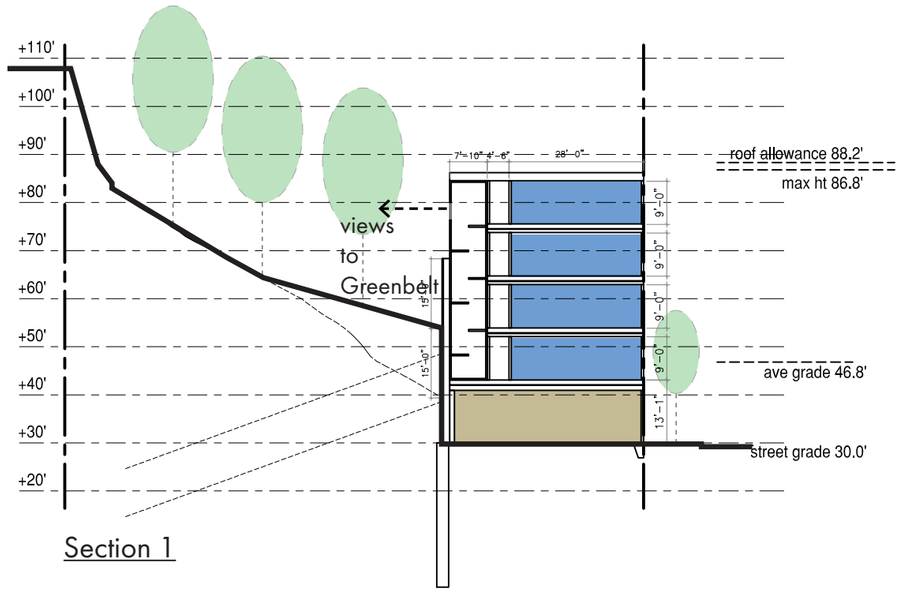



Entry Level Plan

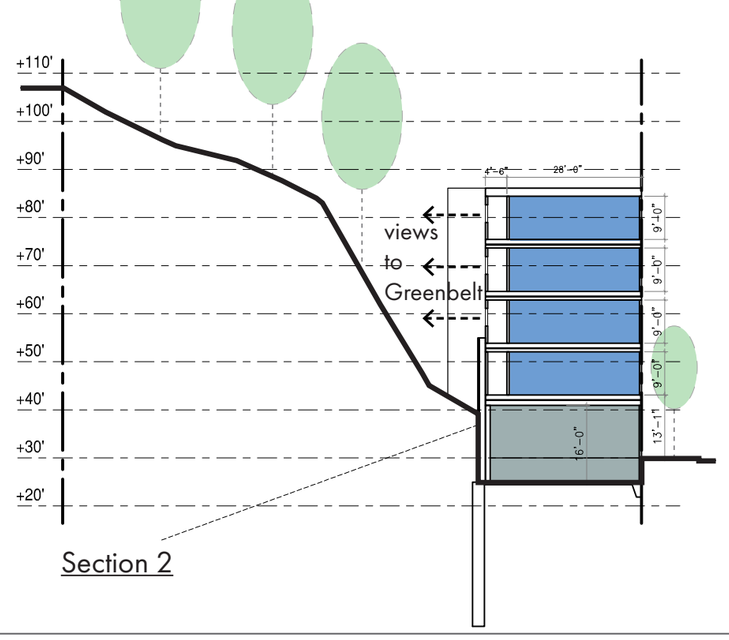
westlake ave north




Typical Level Plan




Section 1




Section 2

11 units
11 units
11 units
11 units
parking
44 total units

Use Diagram Legend

- common space
- utility / mechanical
- building amenity
- units
- parking



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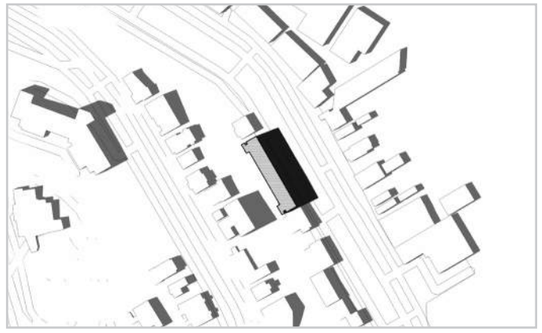
# SHADOW STUDY

9:00 AM

12:00 PM



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SUMMER SOSLTICE

9:00 AM

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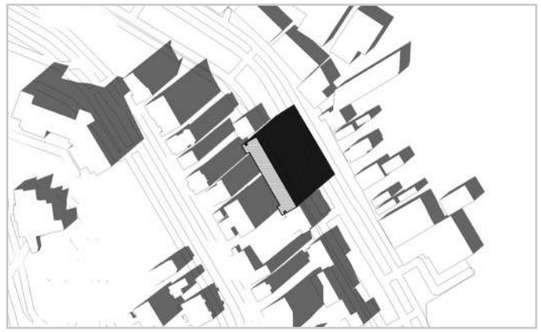

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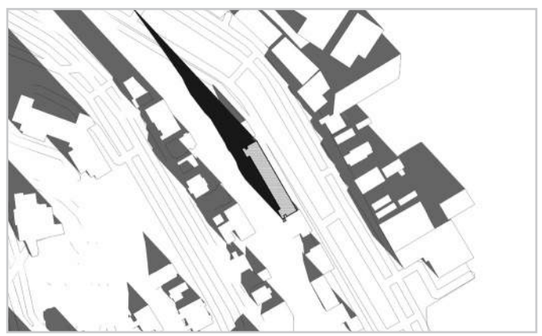
EQUINOX



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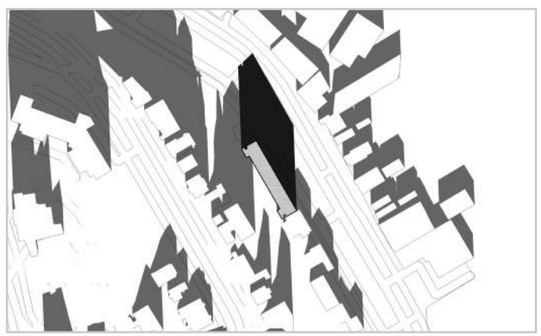

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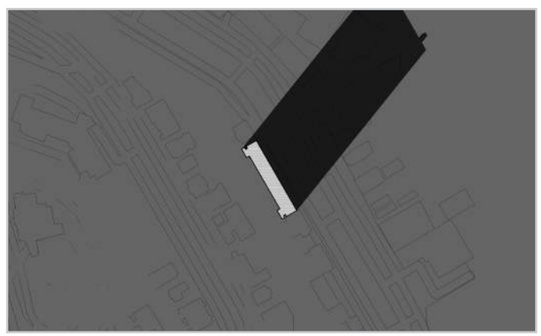

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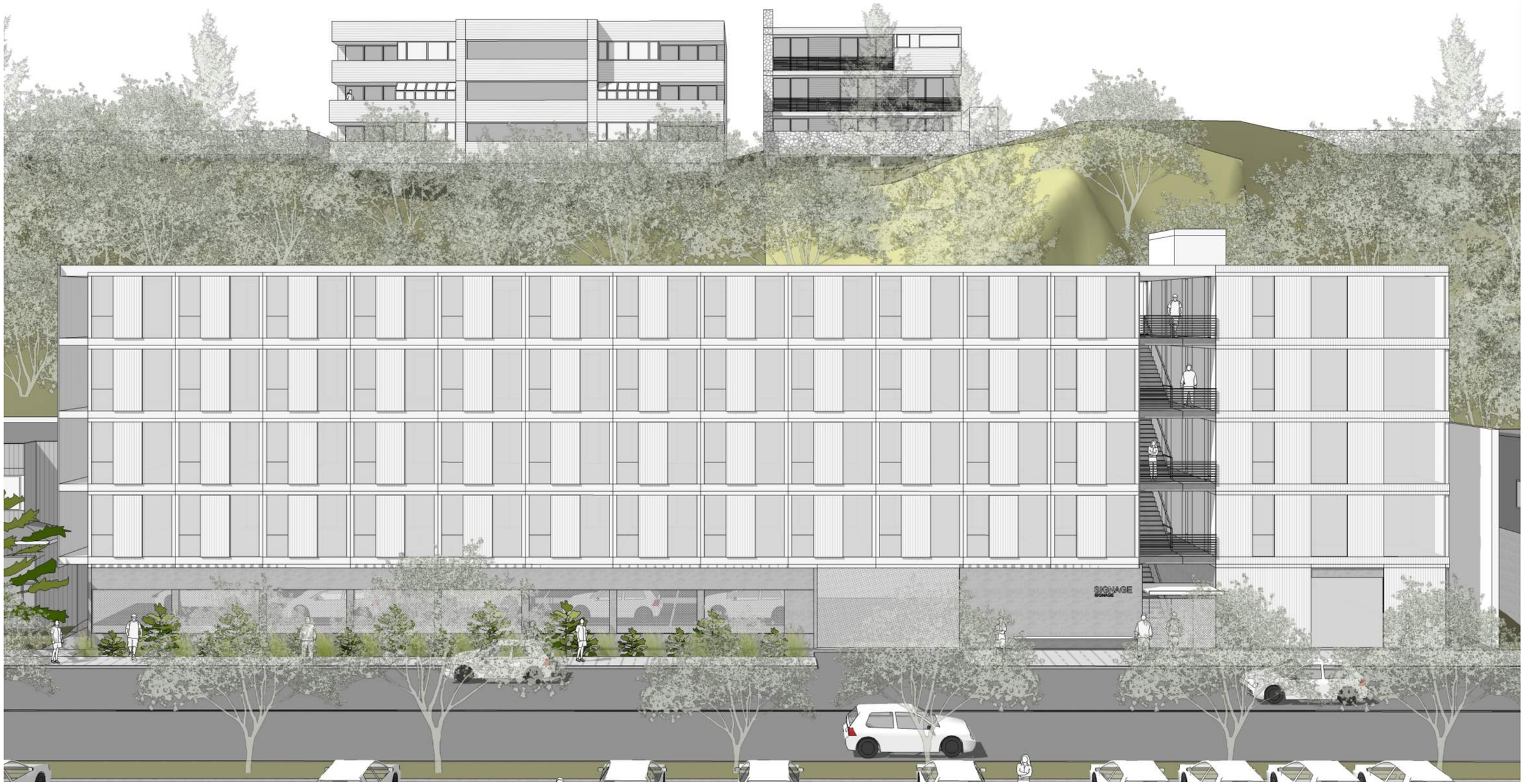
WINTER SOLSTICE

# MASSING OPTION 2



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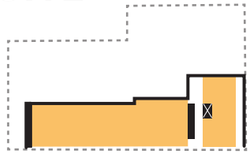
# 2 | MASSING OPTION 2

***QUARRY***



39 Residential Units, Mix of Unit Types
550 sf average (gross)

| | |
|---|---|
| Proposed GFA: | 30,349 sf |
| Max GFA: | 79,560 sf max (3.75 FAR) |
| Parking: | 24 parking spots proposed<br>bike parking, as required |
| Amenity Area: | landscaped circulation<br>courtyards, bike room, view to<br>greenbelt |

## Opportunities

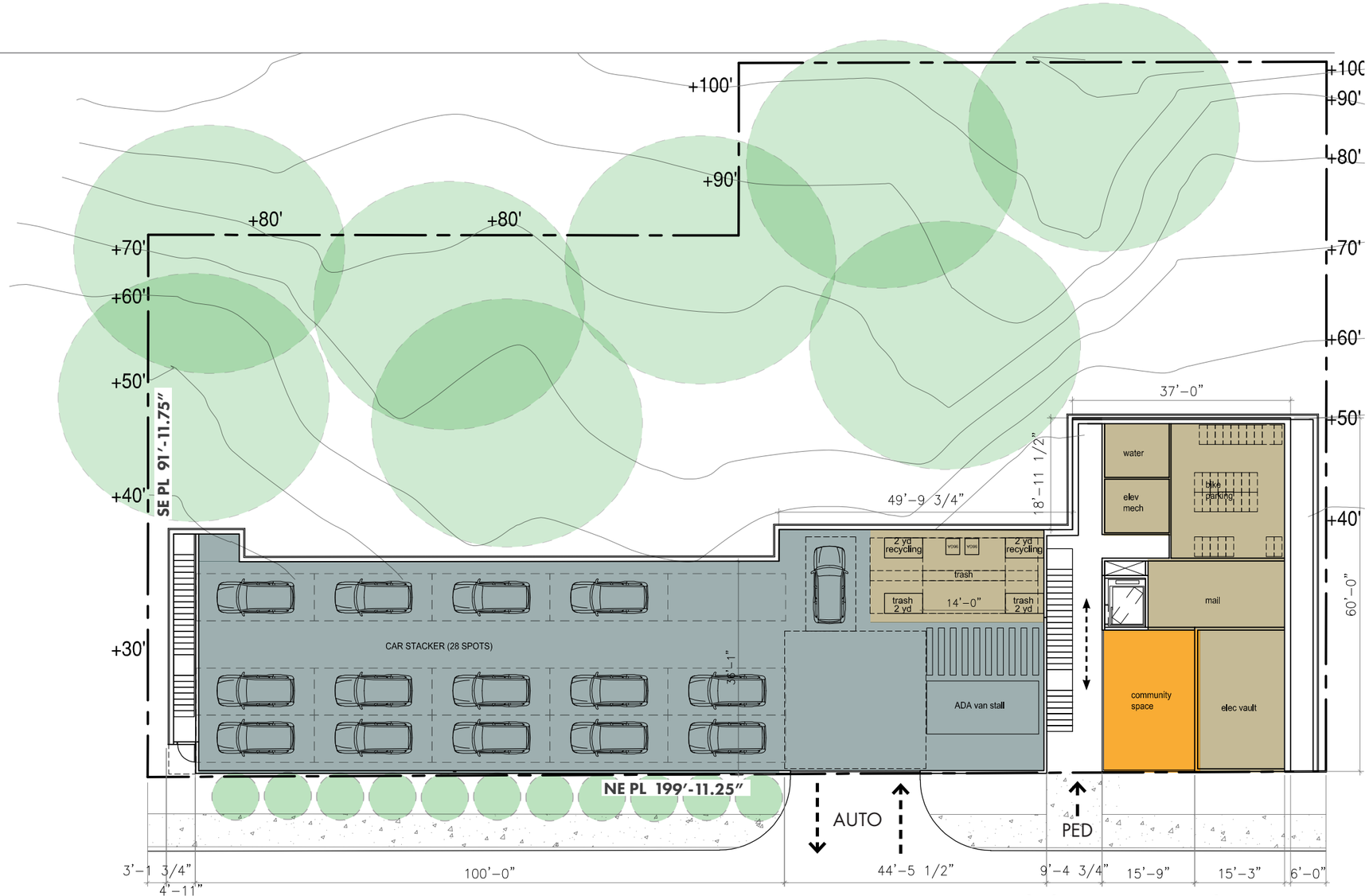
- Massing follows the lowest points of the topography as much as possible
- Exterior stair breaks up the massing of the building above
- Protected exterior circulation to all residential units
- Canopy at entryway

## Constraints

- Will lose some units the farther building is located West (sub-grade)
- 1/3 of units main view is into tall retaining wall and neighboring property
- Building pushes further into Greenbelt

## Departures

- Departure for minimum width and size of common amenity area



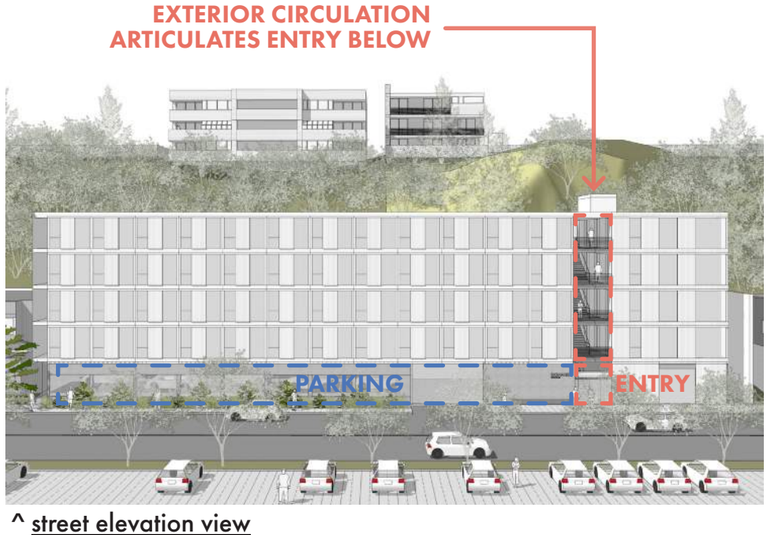

# ENTRY LEVEL PLAN
**SCALE 20' = 1"**

## Use Diagram Legend

- common space
- utility / mechanical
- building amenity
- units
- parking

Design option three builds on the success of option two but further erodes the northwest corner to save and preserve the tree and landscaping buffer between the proposed project and the adjacent property. This further recess in the mass helps to break down bulk and scale. Additionally, this concept proposes the largest center courtyard allowing all units to more light, air and passive ventilation, with exterior circulation aligned off this courtyard. A generous recessed lower southwest corner and entry portal allow for additional gathering space on the project's front porch and open space.

# MASSING VIEWS

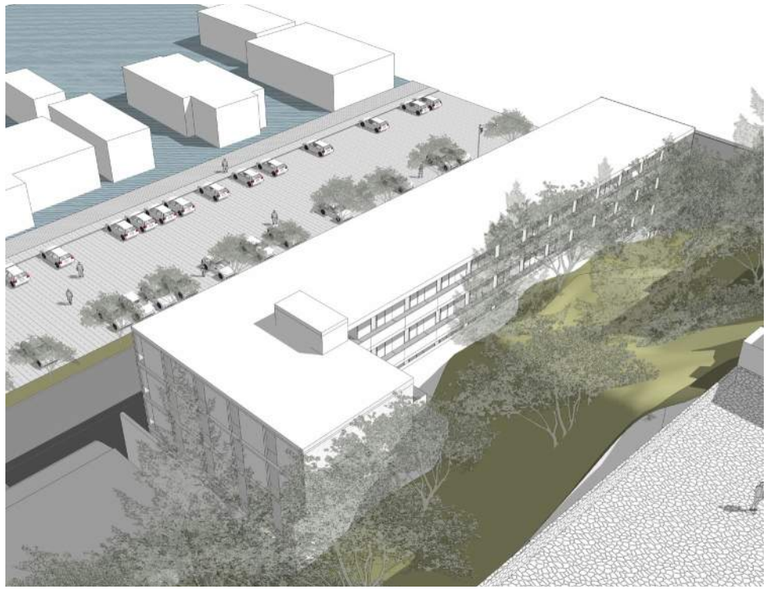



^ street elevation view

^ pedestrian view looking northeast

^ entrance

v northwest aerial view



v northeast aerial view

v northwest aerial view



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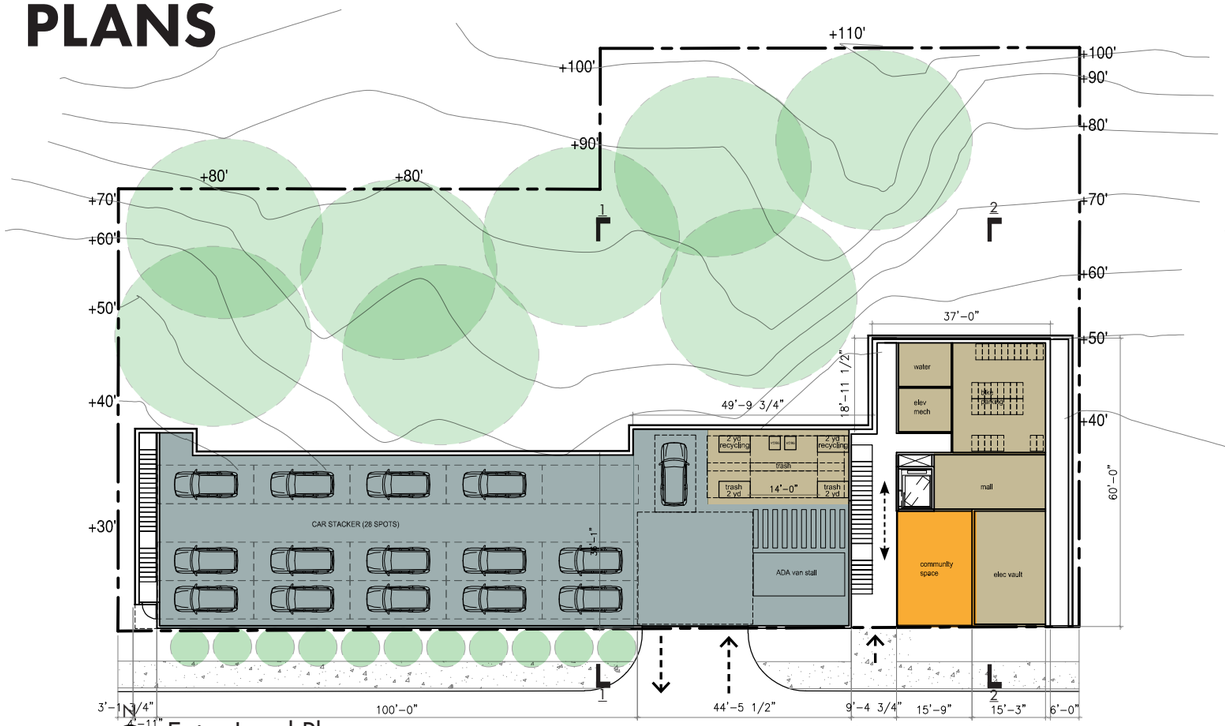
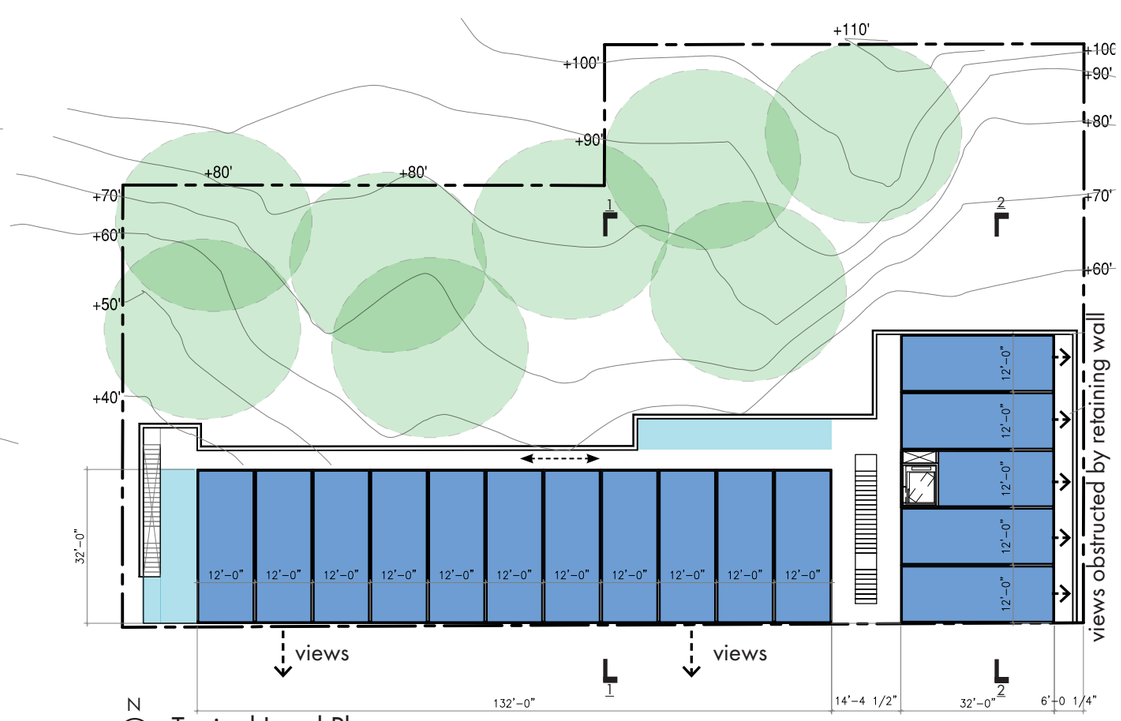
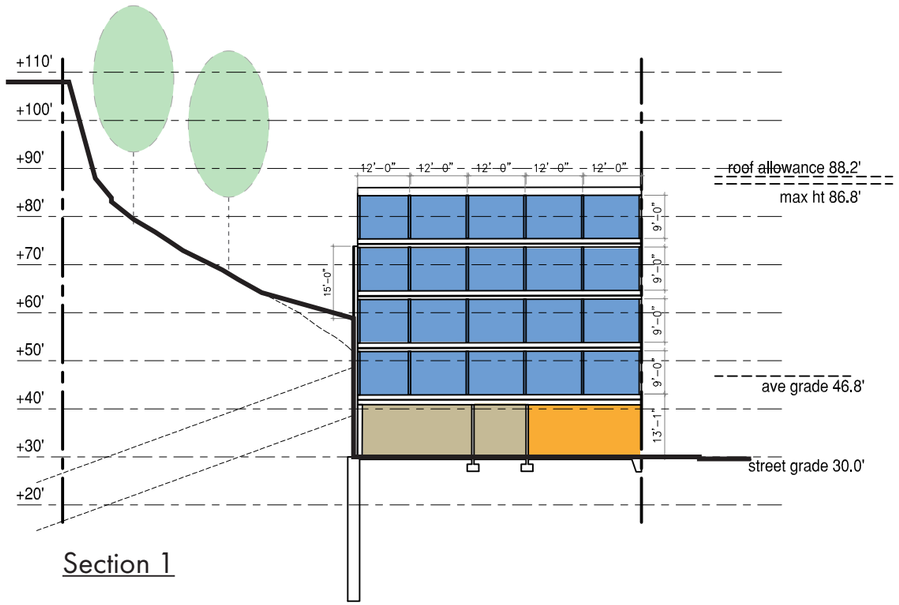
# PLANS



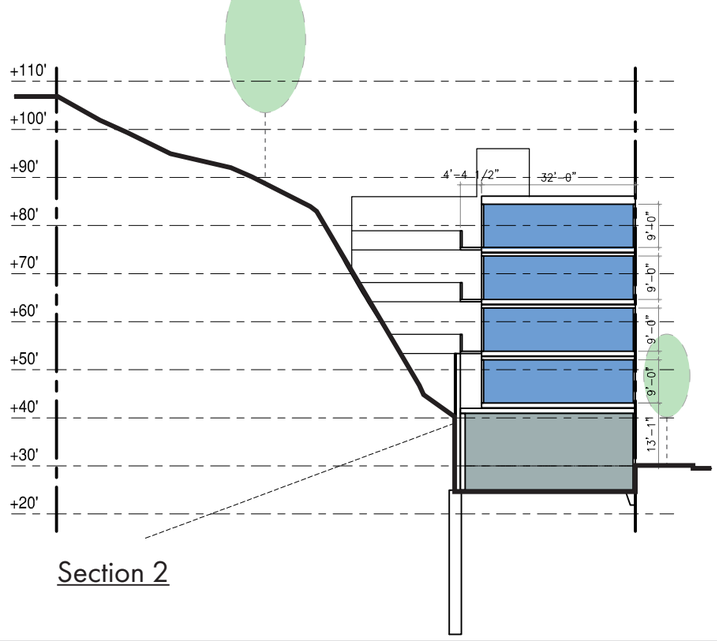

Entry Level Plan




Typical Level Plan




Section 1




Section 2

11 units
11 units
9 units
8 units
parking
39 total units

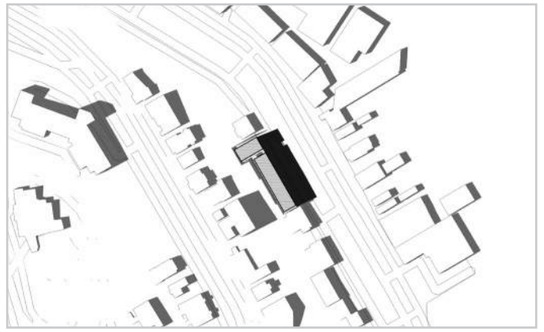
Use Diagram Legend

- common space
- utility / mechanical
- building amenity
- units
- parking

# SHADOW STUDY

9:00 AM

12:00 PM



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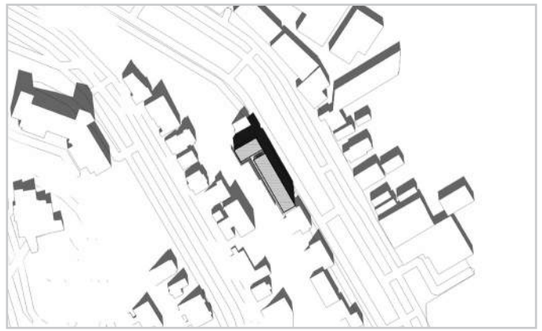
SUMMER SOLSTICE

9:00 AM



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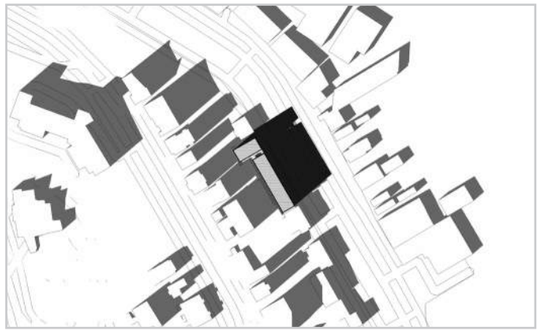

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EQUINOX

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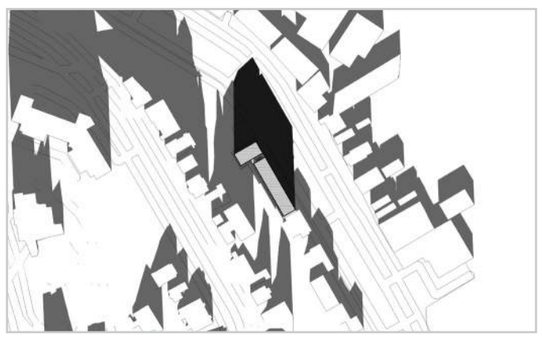

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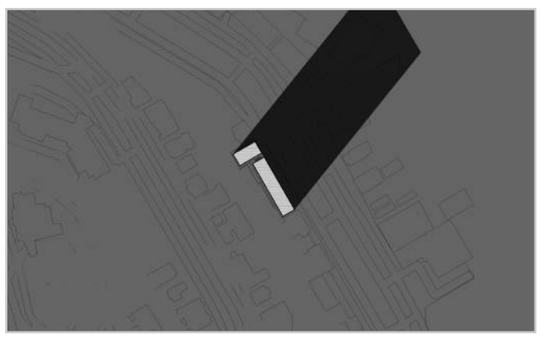

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WINTER SOLSTICE



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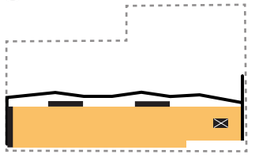
# MASSING OPTION 3

## PREFERRED SCHEME

# 3 | MASSING OPTION 3

***CREVICE*** - PREFERRED SCHEME



44 Residential Units, Mix of Unit Types
550 sf average (gross)

| | |
|---|---|
| Proposed GFA: | 30,117 sf |
| Max GFA: | 79,560 sf max (3.75 FAR) |
| Parking: | 24 parking spots proposed<br>bike parking, as required |
| Amenity Area: | exterior lobby, landscaped circulation courtyard,<br>roof deck, view to greenbelt |

## Opportunities

- Utilize large shoring wall to create a semi-public amenity space that engages the topography in a unique way
- Protected exterior circulation to all residential units
- All units w/ direct view of Lake Union
- Recessed Balconies for select units
- Building creates canopy for protected entry
- Potential to coordinate future shoring with neighbor to the North

## Constraints

- Shallow lobby / community room space

## Departures

- Departure for transparency along street facade
- Departure for minimum width of amenity area


# ENTRY LEVEL PLAN

**SCALE 20' = 1"**

## Use Diagram Legend

- common space
- utility / mechanical
- building amenity
- units
- parking

Design option three builds on the success of option two but further erodes the northwest corner to save and preserve the tree and landscaping buffer between the proposed project and the adjacent property. This further recess in the mass helps to break down bulk and scale. Additionally, this concept proposes the largest center courtyard allowing all units to more light, air and passive ventilation, with exterior circulation aligned off this courtyard. A generous recessed lower southwest corner and entry portal allow for additional gathering space on the project's front porch and open space.



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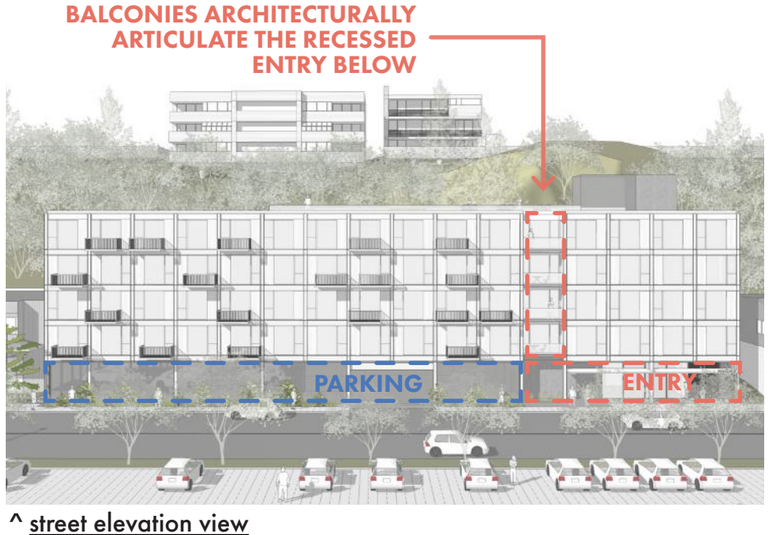
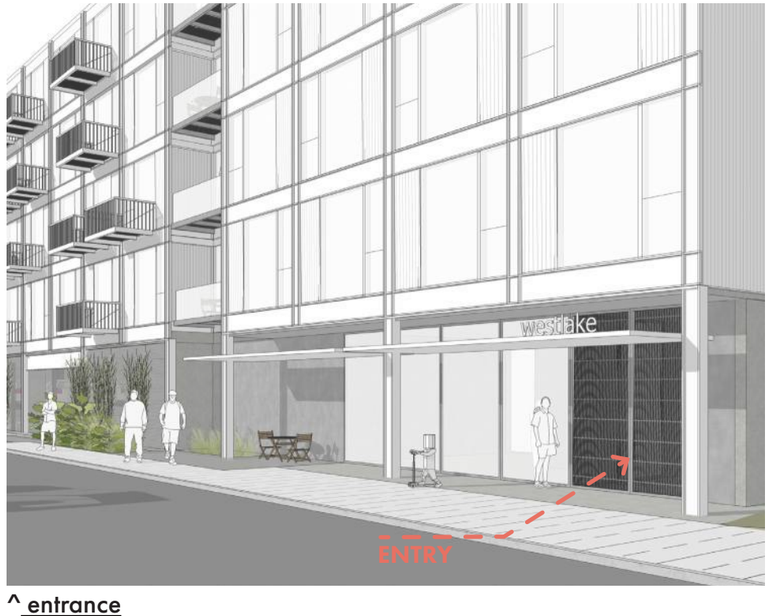
# MASSING VIEWS




^ street elevation view

^ pedestrian view looking northeast



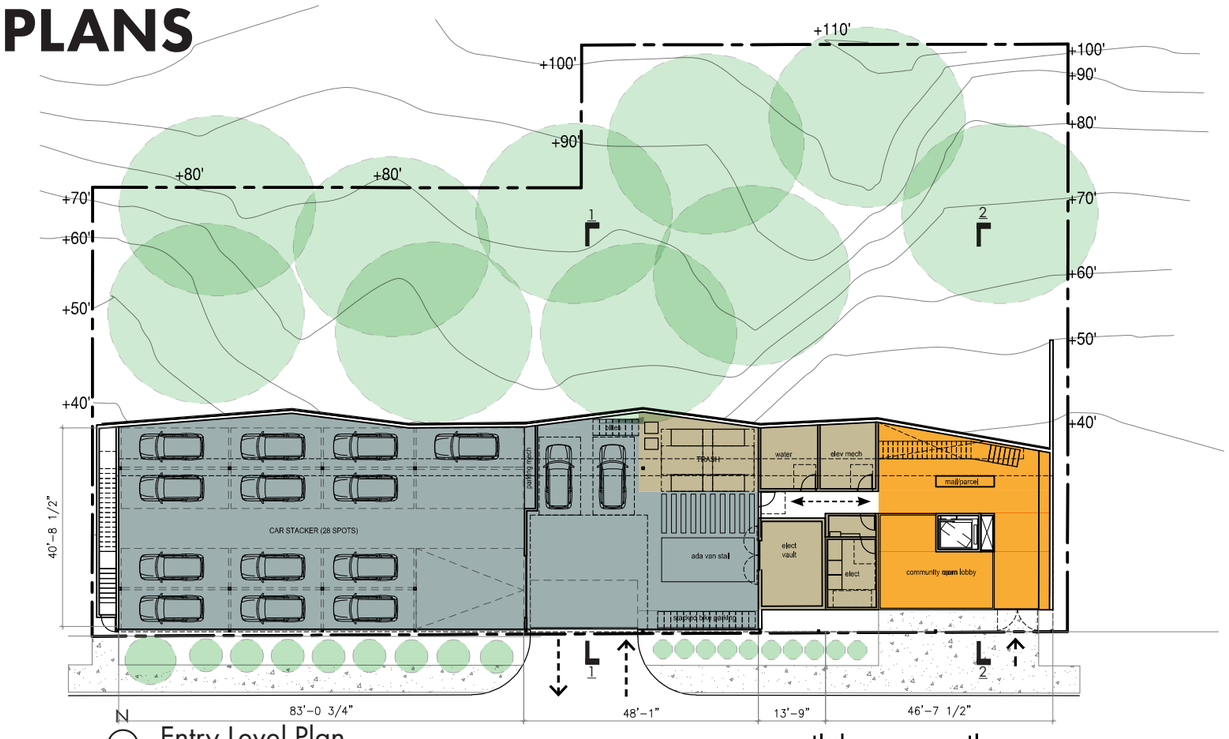

^ entrance

v northwest aerial view

v northeast aerial view

v northwest aerial view

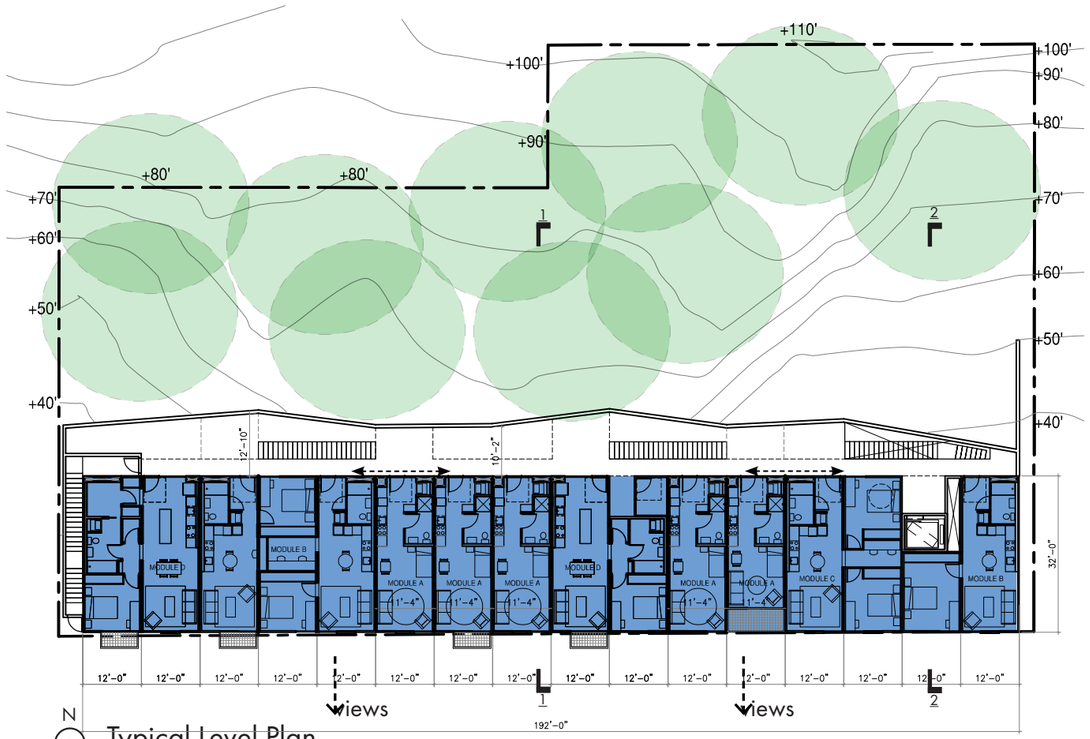
# PLANS




N

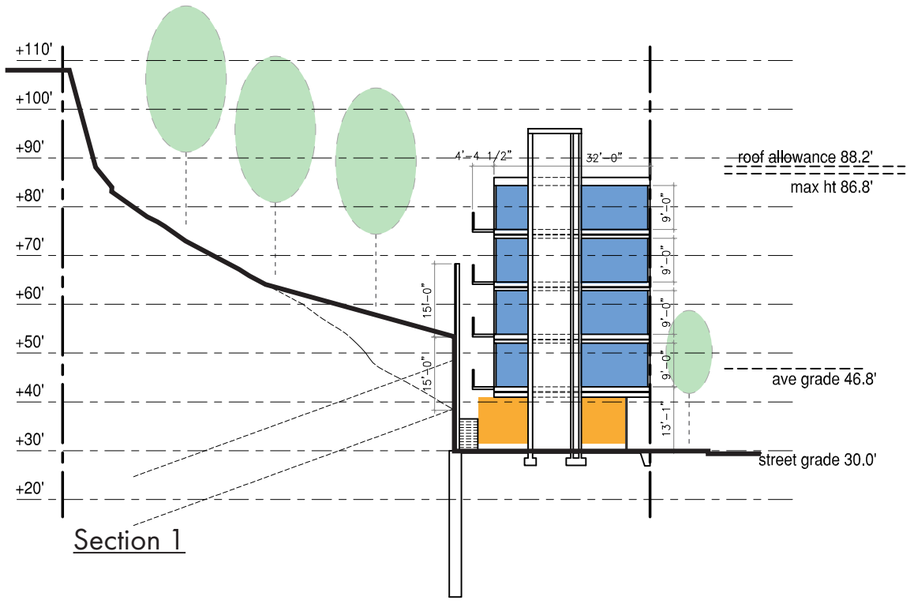
Entry Level Plan

westlake ave north

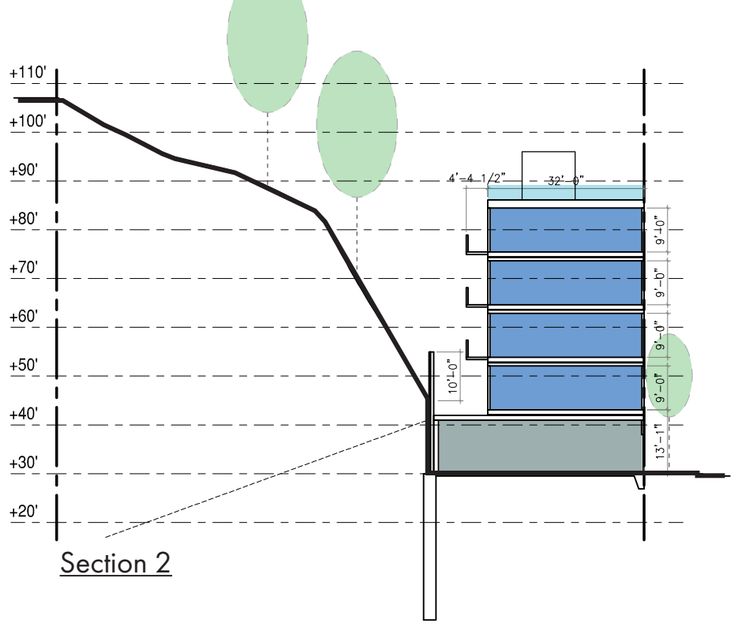



N

Typical Level Plan




Section 1




Section 2

11 units

11 units

11 units

11 units

parking

44 total units

Use Diagram Legend

- common space
- utility / mechanical
- building amenity
- units
- parking



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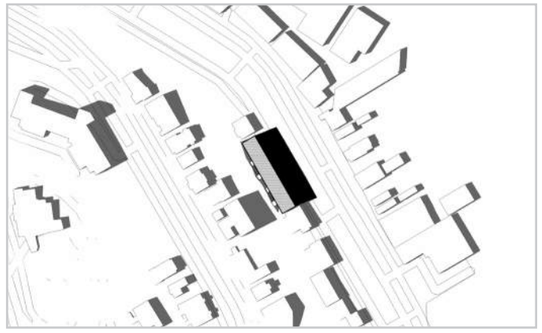
# SHADOW STUDY

9:00 AM

12:00 PM



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SUMMER SOLSTICE

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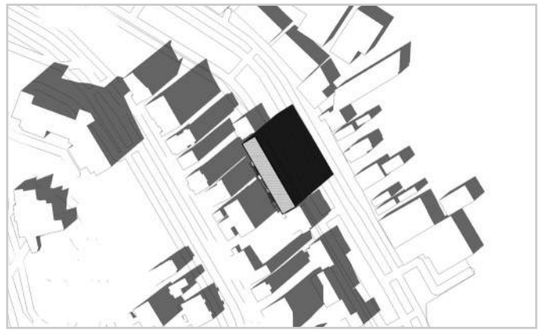

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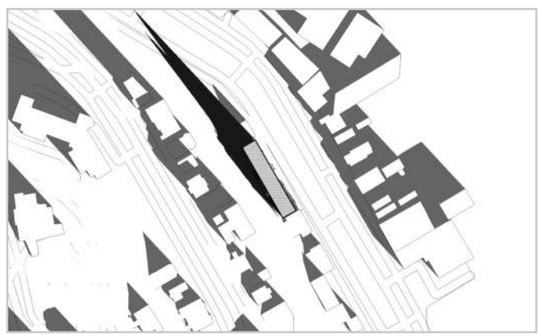

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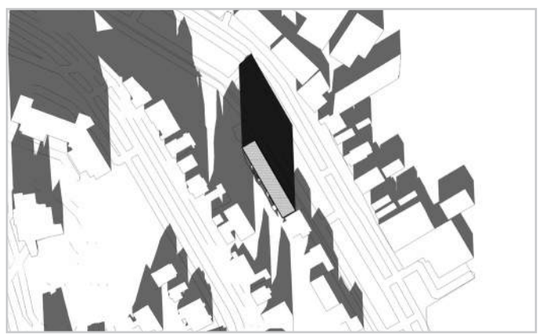

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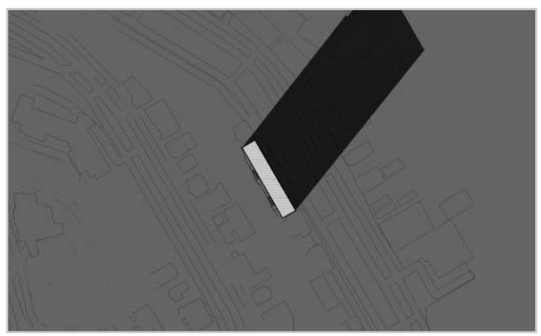

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WINTER SOLSTICE

# PREFERRED SCHEME DEVELOPMENT





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# DESIGN CONCEPT AND PRIORITIES

## 1. Engage the Earth with the Topographic Cut

**GUIDELINE 1** **CS1 Natural Systems and Site Features - C1: Land Form**

CS1- C.1. Use the natural topography and/or other desirable land forms or features to inform the project design.

## 2. Establish Views & Reflections of Lake Union

**GUIDELINE 2** **CS1 Natural Systems and Site Features - E1: Water**

CS2-E1: Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible.

**GUIDELINE 10** **DC4 Exterior Elements and Finishes**

DC4- A1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

## 3. Utilize Exterior Circulation to Access Common Spaces and Individual Residential Units

**GUIDELINE 5** **PL3 Street Level Interaction - A1C: Entries**

PL3-A1C: Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

**GUIDELINE 9** **DC3 Open Space Concept - A1: Building Open Space Relationship**

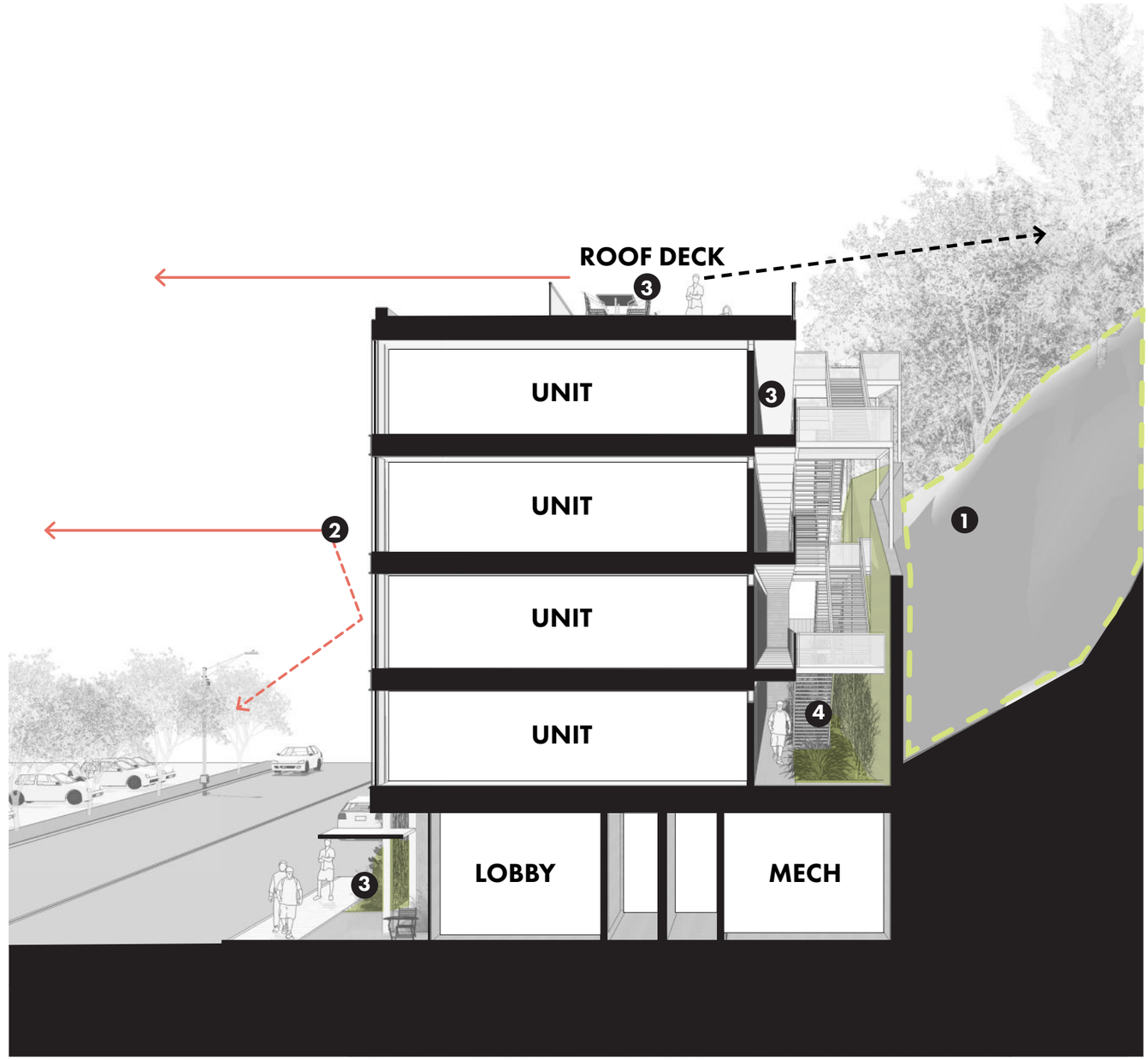
DC3-A1: Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

## 4. Activate the Vertical Courtyard as a Rain Garden Space

**GUIDELINE 10** **DC4 Exterior Elements and Finishes**

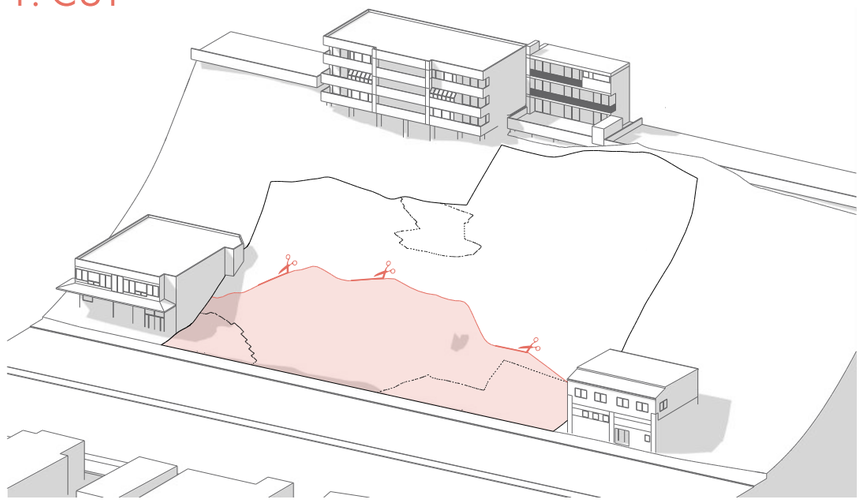
DC4- D2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4- D4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.



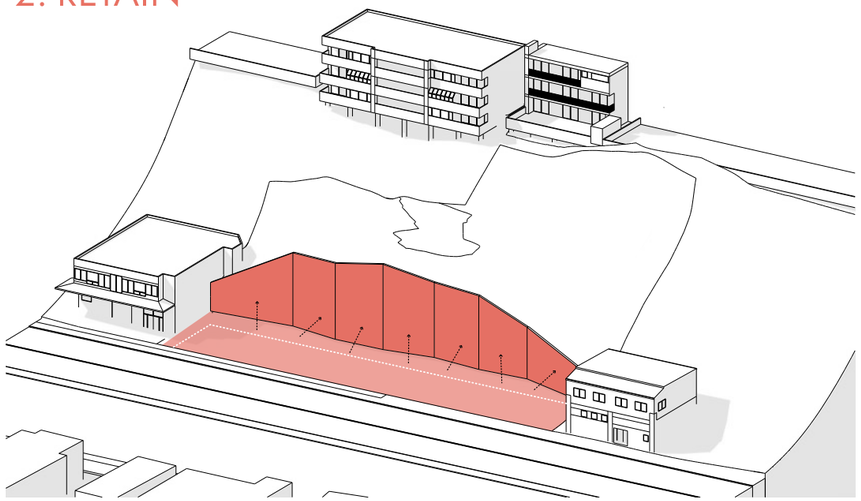
# SITE CONSTRUCTION STRATEGY

## 1: CUT



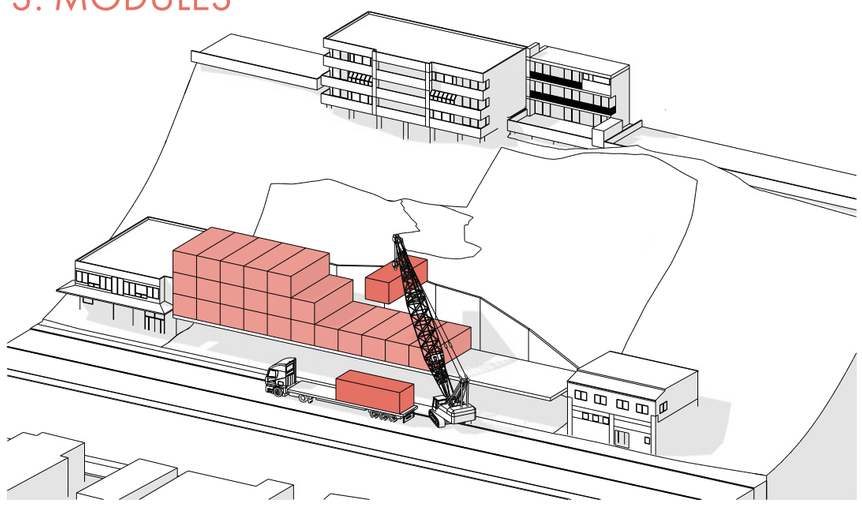
Determine extent of shoring wall needed based on maximum allowed coverage on the steep slope of 30%

## 2: RETAIN



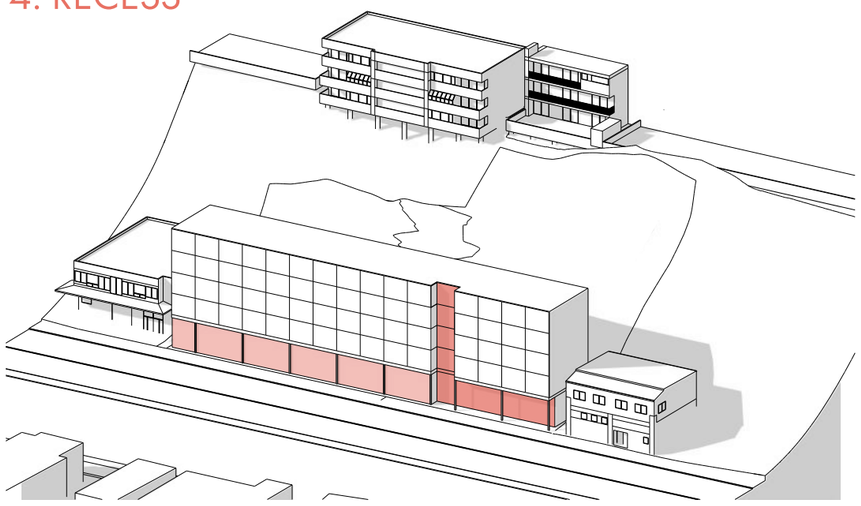
Stabilize the slope (per Geo-technical recommendations) with a concrete shoring wall with a 15' high catchment on average. The proposed residential structure will be recessed from the interior face of the shoring wall to allow for ease of construction, and to cultivate a open circulation space with light.

## 3: MODULES



The proposed project aims to use a prefabricated modular con-struction system. The residential units above the concrete podium will be built off site in a factory and craned in place. Pre-fabricating the modules is not only more cost effective, but it also enables for a rapid assembly on this very tight site with minimal working clearances. Also, Westlake Ave N is a busy street, so the erection of the mod-ules will require a minimal street disturbance compared to the traditional construction methods.

## 4: RECESS



Visually recess the street level to emphasize the residential units above, and to encouage entrance into the lobby



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# Design Aspirations

1 High-quality materials with minimal profiles and rich texture
2 Rigorous facade pattern emphasizes modular construction
3 Recessed entrance welcomes residents and guests and provides weather protection
4 Open stairways provide additional activation and community interaction
5 Recessed outdoor balconies on street facing facades
6 Metal mesh screens provide screening for parking and opportunity for vegetation to grow

**GUIDELINE 11 CS3 Architectural Context and Character - A2: Contemporary Design**

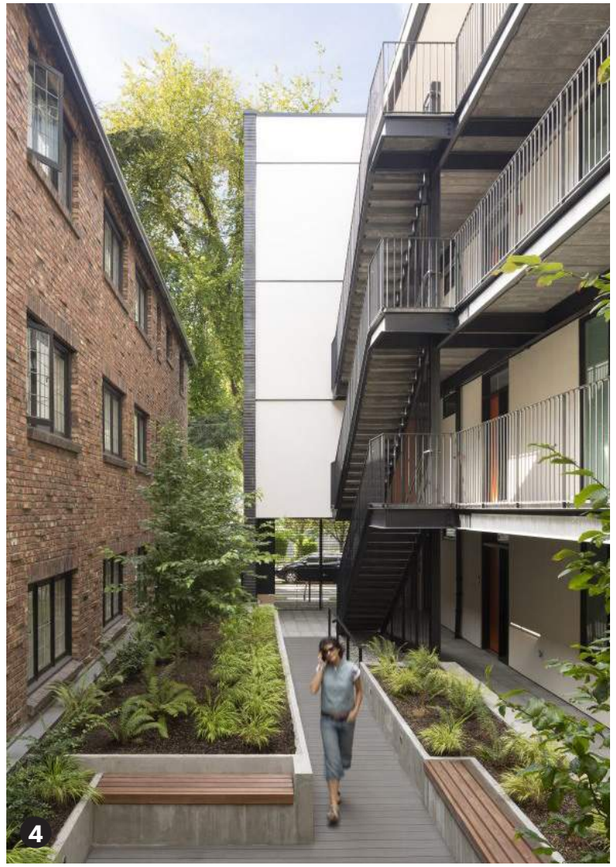
CS3-A2: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means

### Design Team Responses

The project site is located along a portion of Westlake Ave that features a handful of drab industrial buildings, so the addition of a new high-tech modular apartment building would **drastically improve the aesthetic appearance** of the street, as well as the pedestrian experience. Further South along Westlake are a series of office and apartment buildings of a more contemporary nature, so our project will attempt to **bridge the gap** between that region and the immediate region of our site. We anticipate more housing being constructed along Westlake in the future, so our project will be also **focused on fitting into this future context**.


1


2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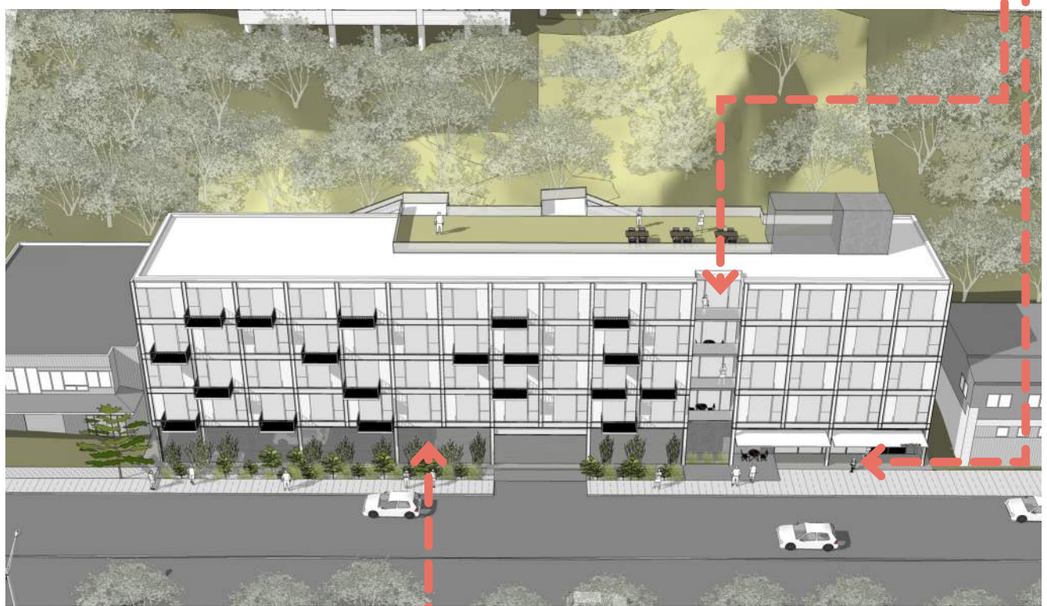


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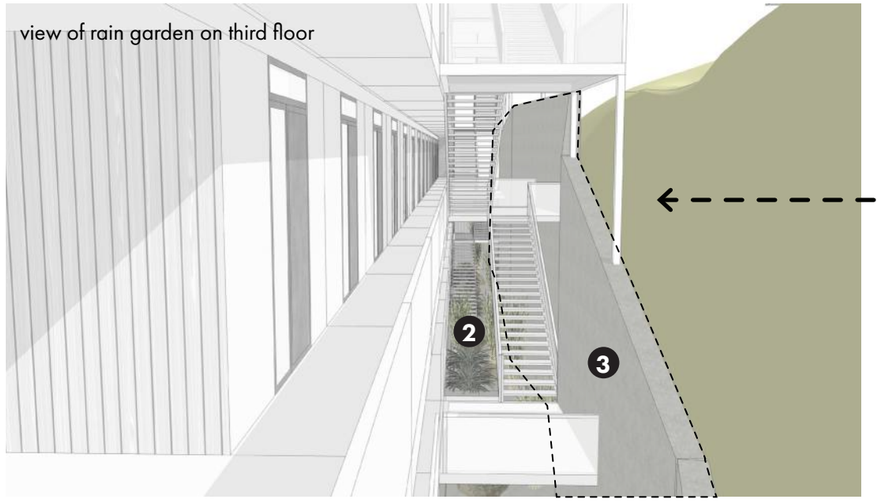
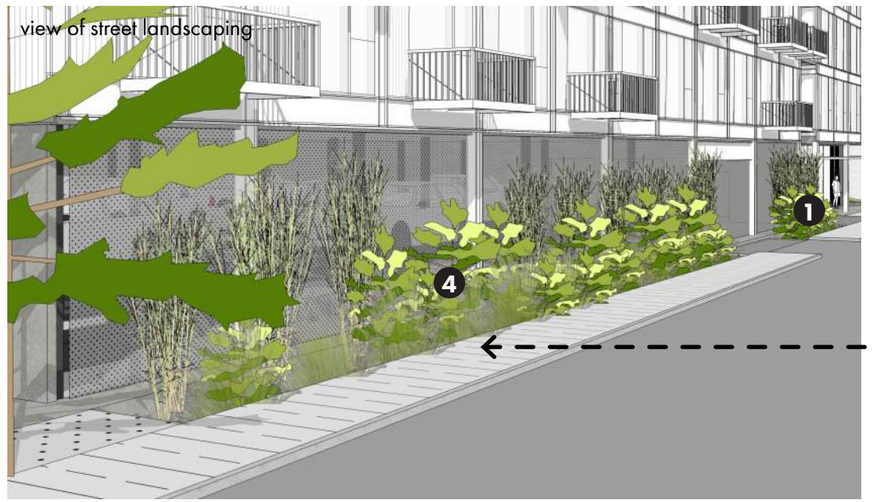
# Landscape Development
## EXTERIOR CIRCULATION COURTYARD

1 Rainwater Bio-Planter bridge along street level
2 Rain garden plantings on the second floor circulation courtyard
3 Vertical vegetation within the courtyard space
4 Plantings along the street level parking screen
5 Courtyard space that allows sunlight to access the circulation




**GUIDELINE 10** **DC4 Exterior Elements and Finishes**

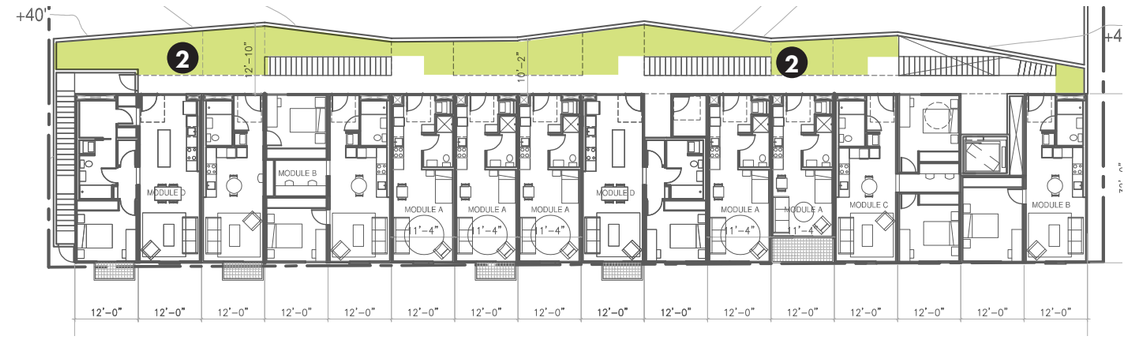
DC4- D2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4- D4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

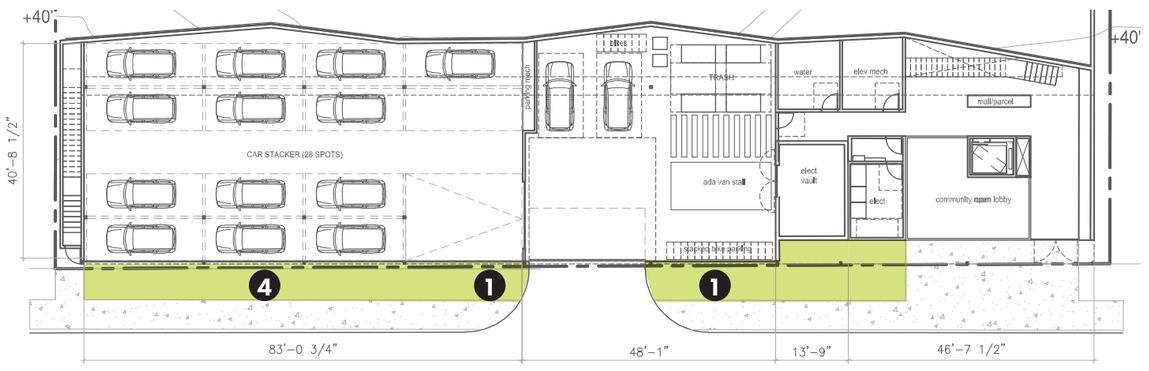
### Design Team Responses

The exterior circular courtyard will implement a mix of **concrete pavers, gravel, and selective winter plantings** to make the tall and narrow space feel at a **human scale**.

The landscape design will focus on **activating** the exposed **concrete** surfaces with **plantings** to brighten its volume. The semi-public entry will also incorporate plantings and benches to **emphasize the transition** from the street into the **semi-public zone**.




**Second Floor Plan**




**Ground Floor Plan**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w: www.hybridarc.com

# COMMUNITY OUTREACH

SUMMARY OF APPROVED OUTREACH METHOD

Below is a summarized documentation of the steps, timeframes and process required for Early Community Outreach per SDCI Director's Rule 4-2018 and DON Director's Rule 1-2018.

Brief Summary of Outreach Methods

Approved Method of Outreach Per DON Approval:
+ Direct mailing flyers to all residences within 500ft (Printed, High Impact)
+ Basic project web page (Electronic, 1 of 2 Multi-Pronged Electronic Outreach)
+ Email Announcement to local community organizations (Electronic outreach, 2 of 2 Multi-Pronged Method)
+ Online survey (Electronic, High-Impact)

Project Website Page:
http://www.hybridarc.com/portfolio/2553-westlake-ave-e-community-outreach/

Link to Online Survey:
https://docs.google.com/forms/d/e/1FAIpQLSf7Pi-vT5e4MCC5JhZFMAApN-M_5i3p7arRjAik1Z1e17iIJg/viewform

Summary of Public Comment:

+ Two responses were received from the mailed flyers directly. (email included)
+ Email received Nov 11th from Kerry Driscoll hope the plans include some affordable / subsidized housing
  -Response indicated from would consider MHA payment of performance options
+ Email received Nov 2nd from Sooz Appel indicated support for additional housing and density in the area. Noted existing traffic and pedestrian safety issues / concerns along Westlake Ave E and ongoing effort to slow down traffic in the area. Local area seems underserved in terms of safe and accessible access to bus stops and safe pedestrian crossings. Community member also mentioned concern in mitigating the stability of the hill which the project is proposed on and the effort to maintain the tree canopy / local greenbelt.
  -Design team followed up with community member to let them know we have engaged a geotech for the project and as part of the design, will be further stabilizing and strengthening the integrity of the hill. Additional efforts will be undertaken to preserve much of the mature trees along the slope, which further help with erosion control. Additionally, as part of the MUP / SEPA, Shoreline Review process, the project will consider traffic engineers and studies to ensure the project doesn't exacerbate an ongoing safety issue
+ No response was received from the webpage directly
+ No responses were recorded during the survey period (October 21st through November 10th, 2021)

> Copy of mailed flyer

## NOTICE OF COMMUNITY OUTREACH
## NEW MODULAR APARTMENT BUILDING - 2553 WESTLAKE AVE E, SEATTLE, WA 98103

47 North Development, LLC, Modal Living, Inc and HyBrid Architecture are collaborating on a new and exciting project located at 2553 / 2543 Westlake Avenue E. The project proposes a new residential structure containing 45-55 new modular apartments, most of which are 1 bedroom units. Parking will be provided for the project, per the Seattle Municipal Code requirements on site.

The project team is just getting started on the planning now but construction could take place as early as Spring 2023. As part of Seattle's design review process, the project team is gathering community input that will assist in the planning and development of the project site. Please note, that all information and comments submitted may become part of the public record. Comments will be accepted as part of this outreach, per the provided contact email below through November 10th, 2021. After that, the project team will get started on the Design Review Process and other permitting steps. SDCI project number is 3038335-EG.

For additional information, input and project contact information please reference the following links:

### PROJECT WEBSITE
http://www.hybridarc.com/outreach

SCAN ME

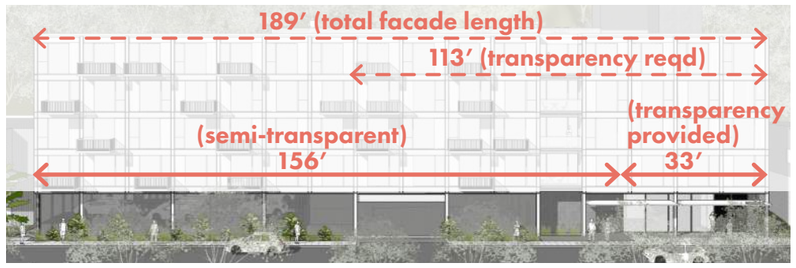
### PROJECT CONTACT
permit@hybridarc.com

| | |
|---|---|
| Unit Count | 45-55 residential apartment units |
| Parking | Parking will be provided on site |
| Architect | Hybrid Architecture |
| Developer | 47 North Development, LLC |
| Modular Designer | Modal Living, Inc<br>Salt Lake City, UT |
| Timeline | Construction Start Spring 2023 |
| SDCI # | Project Number #3038335-EG |

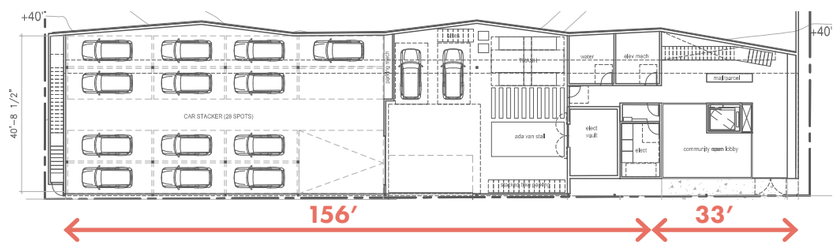
# DEPARTURE MATRIX

| DEPARTURE | CODE REQUIRED | REQUEST | DESIGN GUIDELINES | RATIONALE |
|---|---|---|---|---|
| *1. Street Level Transparency reduction (23.47A.008)* | (SMC 23.47A.008.B.2)<br><br>Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent*<br><br>* No definition for transparent in SMC | The preferred design requests that the director determine that a reduction of the minimum amount of street level transparency reduced to 17% ( 33') of the street level facade. | **Seattle Design Guidelines:**<br><br>+ PL2-B.3 - Street Level Transparency<br>+ DC1-C.2 Parking & Visual Impacts<br>+ DC2-B.2 Blank Walls<br><br>**Land Use Code:**<br>23.47A.0160-Landscaping and Screening Standards | Due to the abnormal constraints of this steep site, it is very difficult to accommodate the parking required, and even more difficult to accommodate the parking without having it located immediately adjacent to the street. Therefore the ground floor plan requires a significant amount of the parking and mechanical space to be located along the street facade. The building entry will be composed partialy of a glass storefront, and a gate that has views through it. In order to mitigate the negative visual impacts of the "blank wall" along the parking stacker, we will implement a metal mesh facade to provide some screening of the parking, while also providing some light and views to occur through it. Also the landscaping along the parking area will help l create a buffer between the parking area and the sidewalk, creating visual interest & adding additonal character & texture @ the pedestrian level |

## STREET LEVEL TRANSPARENCY CALCULATION (ELEVATION)




## GROUND FLOOR PLAN




## PRECEDENTS FOR METAL MESH SCREEN

**Elliott + Associates Architecs**



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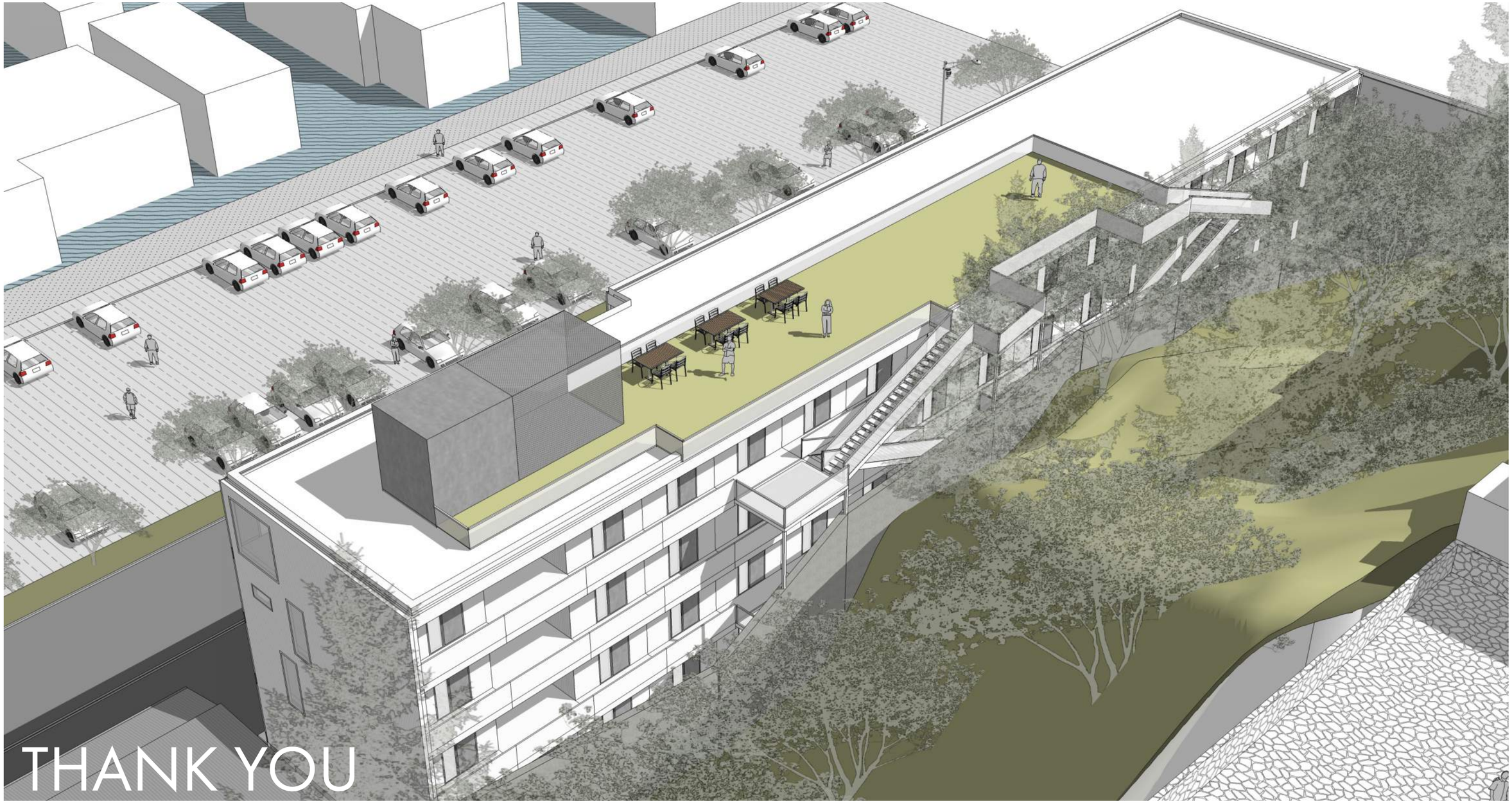
RENDERING VIEW - STREET FACING FACADE



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