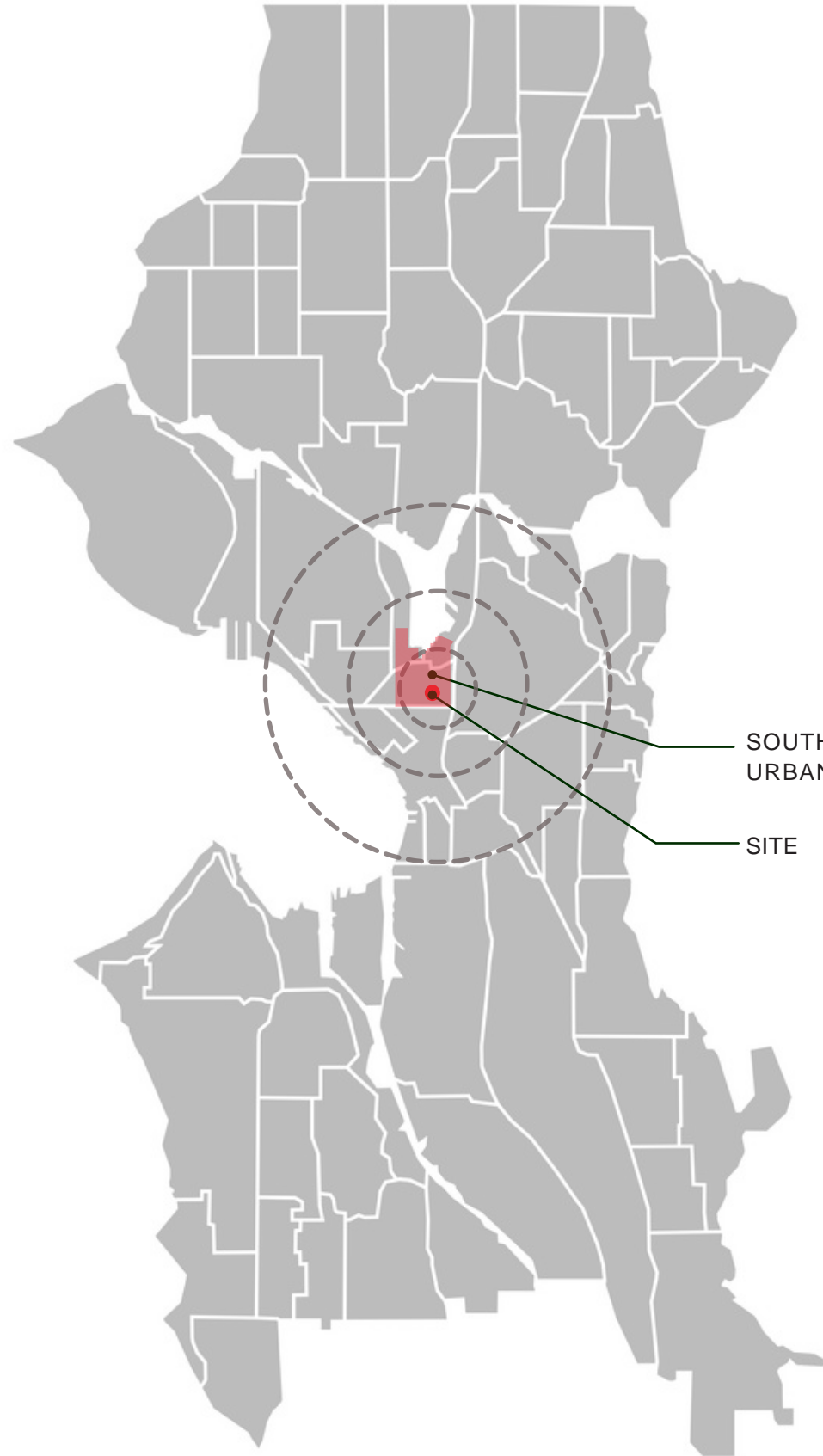


222 MINOR AVENUE N



EARLY DESIGN GUIDANCE
AUGUST 16, 2023
PROJECT NUMBER: 3040876-EG
222 MINOR AVE N, SEATTLE, WA 98109



222 MINOR AVENUE N

PROJECT NUMBER:
EARLY DESIGN GUIDANCE
August 16, 2023

ADDRESS
222 MINOR AVE N SEATTLE, WA 98109

PARCEL NUMBER
246740-0410, 246740-0411

DEVELOPMENT
VIBRANT CITIES
606 MAYNARD AVE S , SUITE 251,
SEATTLE, WA 98104

ARCHITECT
MZA ARCHITECTURE
1911 116TH AVE NE,
BELLEVUE WA 98004

LANDSCAPE ARCHITECT
KLLA LANDSCAPE ARCHITECTS INC.
2288 W COMMODORE WAY #105,
SEATTLE, WA 98199

SOUTH LAKE UNION
URBAN CENTER

SITE

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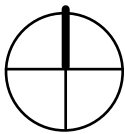
LANDSCAPE

SECTION 06. EXAMPLES OF PAST WORK

EXAMPLES OF PAST WORK • VIBRANT CITIES
EXAMPLES OF PAST WORK • MZA

PROJECT SUMMARY

- Site Address : 222 Minor Ave. N Seattle WA 98109
- King County Parcel # 246740-0410, 246740-0411
- Site Area: 14,400 SF
- Site Dimensions: 120'x 120'
- Zoning: SM-SLU/R 65/95
- Urban Center: South Lake Union Urban Center
- Neighbourhood: Cascade Neighborhood
- Permitted Use: Residential, ground floor commercial use permitted.
- Mandatory Housing Affordability (MHA) Required and would be subject to Downtown / South Lake Union Areas
- Proposed Building Footprint: 13,740 SF
- Proposed Number of Unit: 151 Units
- Base Non-residential Building Height: 65'
- Base Residential Building Height: 95'
- Alley Improvements: 20' min. 2' alley setback required.
- FAR (Floor Area Ratio) No Limit
- Setback: Alley side, structure over 25' in height, setback 1' / 2' additional height over 25', max 15' setback from lot line.
- Residential Amenity Areas: 5% of gross building area, max. 50% enclosed. (4,819 SF. required, 2,410 SF enclosed.)
- Parking: No minimum requirement for residential, religious, and commercial use. (Urban center)



PROJECT OBJECTIVES

PROJECT DESCRIPTION

The following early design guidance proposal is for a eight-story multifamily residential structure containing 151 units at 222 Minor Avenue North, South Lake Union (SLU) and as part of Seattle's Multifamily Tax Exemption Program (MFTE). The project includes a central courtyard, a rooftop deck and residential amenity spaces. Three design massing options are proposed for the project to reflect the site's development potential and its constraints.

SITE CONTEXT & ANALYSIS

The project resides in the SLU's Cascades neighborhood on the mid-block of Minor Avenue North in the SLU Seattle Mixed zone (SM-SLU/R 65/95). The site is part of the South Lake Union Urban Village. The immediate context of the site is well established, the uses are largely residential. The site is consisted of two existing parcels, square shaped with a rough dimensions of 120 feet by 120 feet.

West of the site is Minor Avenue and the site is adjacent an alley to the East and roughly seven feet higher from Minor Avenue. Adjacent properties to the north and south side of the site are for residential use. Existing commercial buildings with surface parking currently occupy the site and will be demolished for the new development. Sidewalks on Minor Avenue and the alley will be expanded to meet the city's current standards.

PROVIDE WORKFORCE HOUSING FOR SOUTH LAKE UNION

Virbrant Cities is committed to providing quality design and enhancing urban living while addressing the housing shortage in Seattle. 222 Minor aims to create a welcoming community for the working people in the South Lake Union Cascade neighborhood, thoughtfully designed to promote a urban lifestyle with affordable, comfortable, and sustainable homes. We believe that everyone deserves a high-quality living space that is aesthetically pleasing and functional, and we have incorporated innovative design elements to create a modern and inviting atmosphere. By prioritizing quality design and sustainable building practices, we hope to set a new standard for creating vibrant and thriving urban communities. Our ultimate goal is to improve the quality of life for residents while contributing to the overall well-being of the neighborhood and city.

ENGAGING WITH THE COMMUNITY OF SOUTH LAKE UNION

We firmly believe the diversity of people, language, cultures, and religions enhance and enliven the history of the area. The success of the development is contingent on the continued diversity of cultural perspectives and identities. We seek to create spaces that celebrate and support both individual expression and community engagement. Most importantly we want to be a part of the vibrant Cascade neighborhood that living is both affordable and attractive and the diversity of the community can continue to grow and remain intact.

REINFORCE RESIDENTIAL CONTEXT AND CHARACTER OF THE CASCADE NEIGHBORHOOD

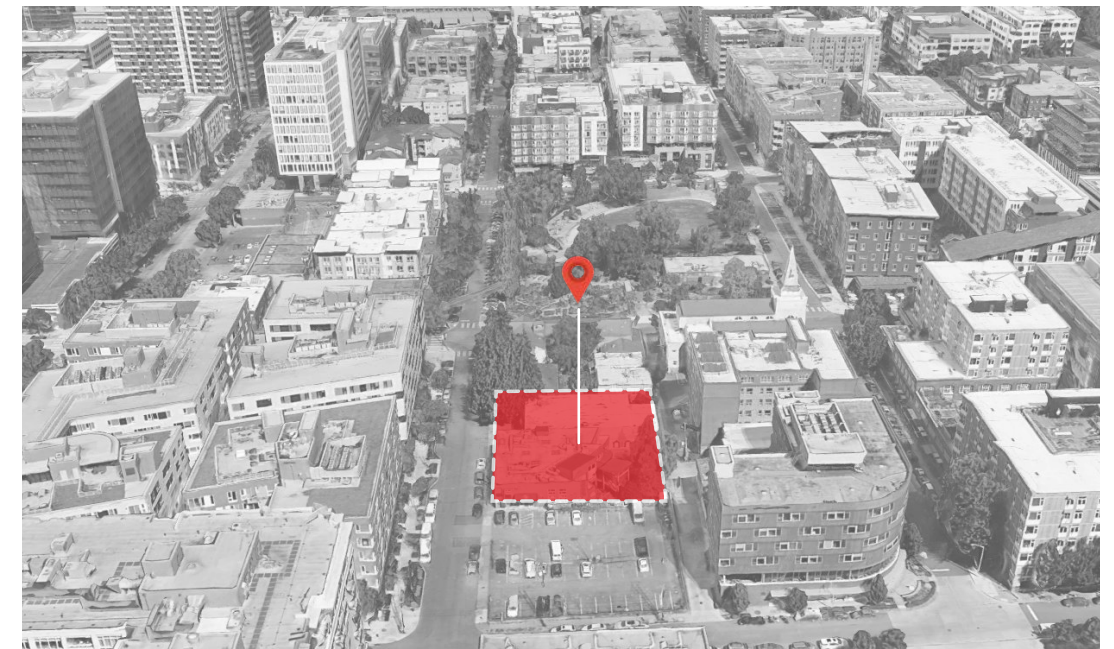
With the rapid encroachment of downtown high rise towers in the surrounding skyline, the Cascade neighborhood represents Seattle as a hardworking, modest and traditional residential area. Our design priorities is to seek ways to maintain the the neighborhood's unique character, with design that help transition of the urban massings and maintain the scale of the SLU residential neighborhood. As a mid-block development, we will strive to weave our design into the existing fabric and create a strong bond to the massing of the adjacent neighbors.

The form of the project is transition the scale of the commercial backdrop and adding residential character into the neighborhood. Building setbacks and modulation will help give light and air to our residents. The street level building heights will also contribute to a pedestrian-sensitive street design.

DEVELOPMENT SUMMARY

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

- Provide approximately 151 apartment units
- 164 bike parking Stalls
- Create a variety of liveable dwelling units
- Foster pedestrian-friendly sidewalk environment
- Provide a well-built, thoughtfully-designed addition to the established Cascade neighborhood



PUBLIC OUTREACH



Vibrant Cities Reak Estate aims to collect early community input for new construction of a residential building at 222 Minor Avenue N, Seattle, WA 98109

Proposal Summary

This project is located in the Cascade neighborhood. The project goal is to provide a much needed affordable market rate housing for urban professionals.

OUTREACH METHODS

Printed Outreach

- Provided and hung (14) 11x17 posters that contained the Project's Information (address/ brief description), link/QR code to the Project's website and survey, and the Project's contact information. Posters were also sent to community organizations.

Electronic/Digital Outreach

- * Project website established and publicized with posters for two months. Monitored daily for comments from the Website. Published Project information.
- * Created an online survey that asked responders questions about their relation to the Project, what they value about the Project, and what concerns they may have. Monitored the survey for responses. Responders with further input emailed our contact directly.

In-person Outreach

- Site Walk and Pop-Up Event: Set up table at nearby Cascade Playground with posters and walked interested parties to walk the site, one block away. Walked the front of the site and the alleyway at the back of the site.
- * Discussing the project with passers-by and interested parties, handing out flyers with links to the website and survey.

SUMMARY OF COMMUNITY FEEDBACK FROM PUBLIC OUTREACH

HOUSING AFFORDABILITY

Q: What is the most important to you about a new building on this property?

- Top 4 survey results were:
- * 63% of the respondents chose "That it is affordable for residents and/or businesses."
 - * 53% of the respondents chose "Other".
 - * 36% of the respondents chose "That it is designed with environmental sustainability in mind".
 - * 27% of the respondents chose "That it is designed to be family friendly".

RESPONSE:

The goal of the project to deliver an affordable market rate apartments is aligned with the top result of the survey. The developer has expressed the interest to participate in the MFTE Program to support lower income housing as well as the required MHA participation.

Sustainability lies at the very core of the development and design team's values. We will follow the majority green building practices.

Approximately 8-10% of the total units will be designated as two-bedroom units. This intentional decision not only demonstrates our dedication to accommodating diverse living arrangements but also aligns with our vision of fostering a balanced and inclusive community. By offering a substantial portion of two-bedroom units, we aim to cater to the needs of families, roommates, or individuals seeking more spacious living arrangements while promoting a harmonious and socially cohesive neighborhood.

PEDESTRIAN STREETScape:

Q: Which of these options are the most important for designing the public areas?

- Top 4 survey results were:
- * 73% of the respondents chose "Good for pedestrians."
 - * 64% of the respondents chose "Lots of plants/greenery".
 - * 36% of the responders chose "other".
 - * 18% of the responders chose "Security, attractive building materials, benches".

RESPONSE:

The design team is diligently striving to create a well designed Minor building frontage for the new building. Our primary focus is to ensure that the area not only exudes a warm and inviting atmosphere but also prioritizes the safety and well-being of both the apartment residents and pedestrians passing along the street. Moreover, our commitment to safety measures guarantees a secure environment, allowing everyone to navigate the surroundings with peace of mind.

CONSTRUCTION IMPACT/NOISE

Q: What concerns do you have about the project?

- Top 4 survey results were:
- * 90% of the respondents chose "Construction noise/impacts."
 - * 45% of the respondents chose "That it will make driving and parking in the neighborhood more difficult".
 - * 45% of the respondents chose "That it will not be affordable".
 - * 36% of the respondents chose "Other, scale issue, existing building is going away".

RESPONSE:

Short-Term Noise Temporary construction-related noise would occur as a result of onsite construction activities associated with the project. Construction activities including, excavation/grading, demolition of the existing building, construction of the new building, and building construction. Noise from building construction would be temporary and is not anticipated to result in a significant impact for an urban environment perspective. The proposed project would comply with provisions of Seattle's Noise Code (SMC, Chapter 25.08) as it relates to construction-related noise to reduce noise impacts during construction.

In response to the pressing need for affordable housing in the vibrant urban neighborhood of Seattle's South Lake Union, the developer has taken a bold initiative. Recognizing the importance of providing housing options that are accessible and within reach for a diverse range of individuals and families, the developer is committed to offering affordable market-rate housing solutions. By strategically designing and developing housing units at affordable price points, the developer aims to contribute to the overall socioeconomic diversity and inclusivity of the South Lake Union community. This endeavor acknowledges the significance of ensuring that people from various income brackets can afford to live in this desirable location, fostering a vibrant and thriving neighborhood that benefits all residents.

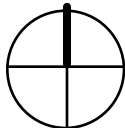
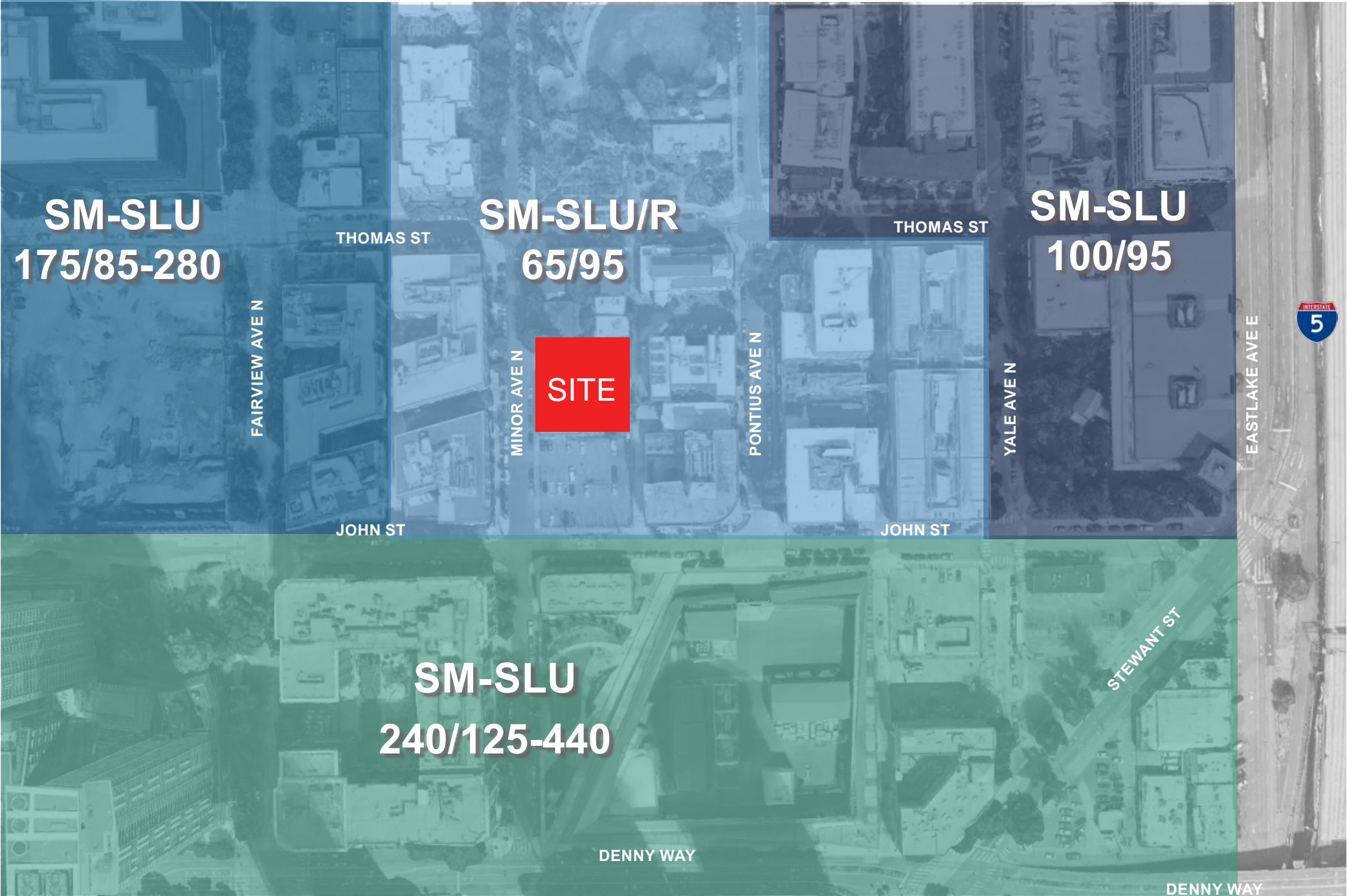
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URBAN FRAMEWORK



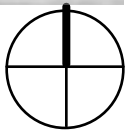
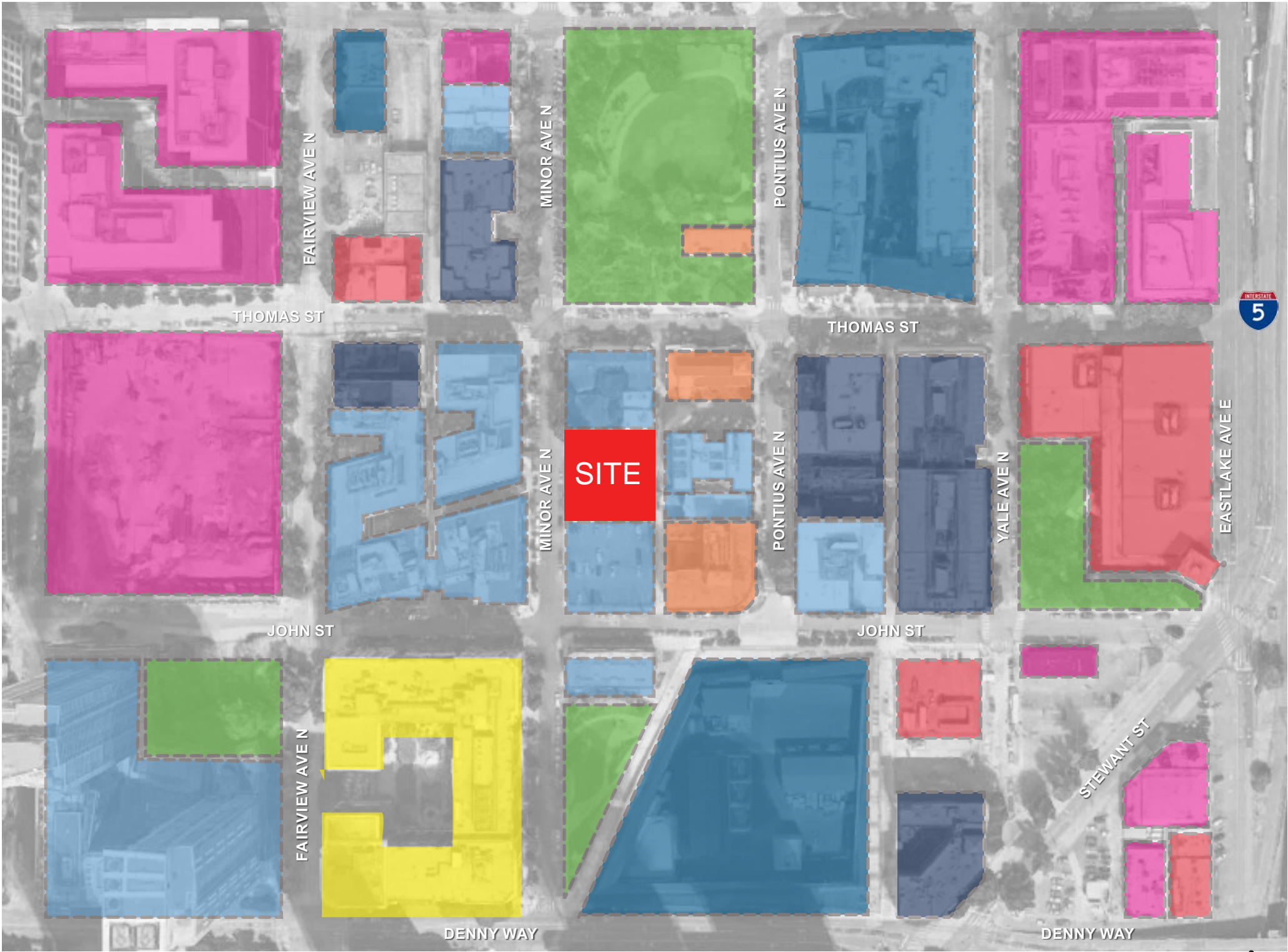
ZONING CODE ANALYSIS

- SITE
- SM-SLU
175/85-280
- SM-SLU/R
65/95
- SM-SLU
240/125-440
- SM-SLU
100/95



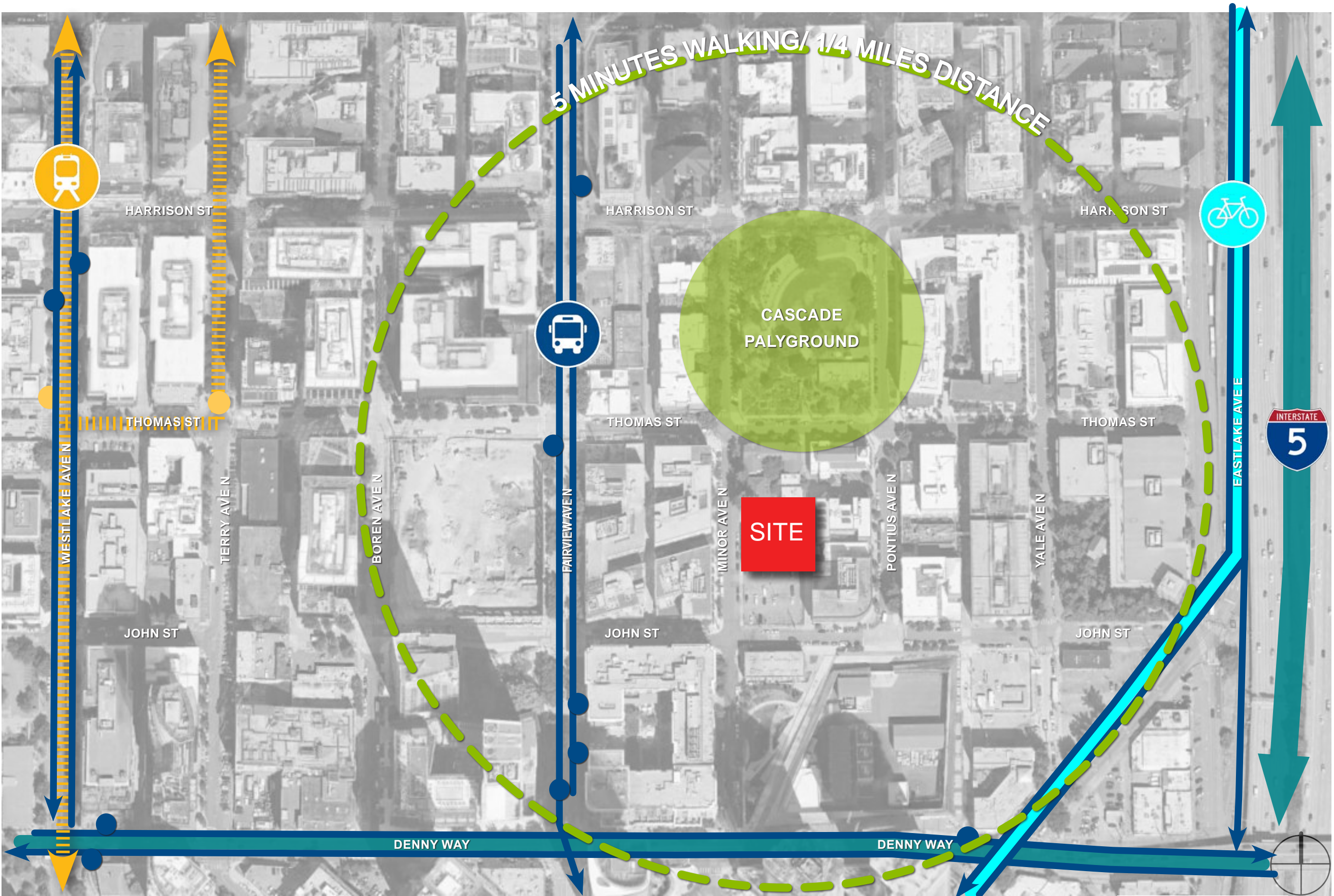
USE MAP

- SITE
- UTILITIES
- MULTIFAMILY
- INSTITUTIONAL
- MIXED-USE
- COMMERCIAL
- OFFICE
- SENIOR LIVING
- GREEN SPACE (PARK)



TRAFFIC MAP

-  SITE
-  5 MINUTES WALKING/0.25 MILES
-  I-5 HIGHWAY
-  MAIN STREET
-  BUS LINE & STATION
-  SEATTLE STREET CAR LINE & STATIONS
-  BICYCLE LINE
-  REGIONAL HEART



NEIGHBORHOOD CONTEXT



AMAZON - HOUDINI SOUTH (EXISTING)



1120 JOHN ST - 16 STORY OFFICE BUILDING
(UNDER CONSTRUCTION)



ONNI SOUTH LAKE UNION (EXISTING)



MIRABELLA SEATTLE (EXISTING)



CASCADE APARTMENTS (EXISTING)

NEIGHBORHOOD CONTEXT



ALCYONE APARTMENTS (EXISTING)



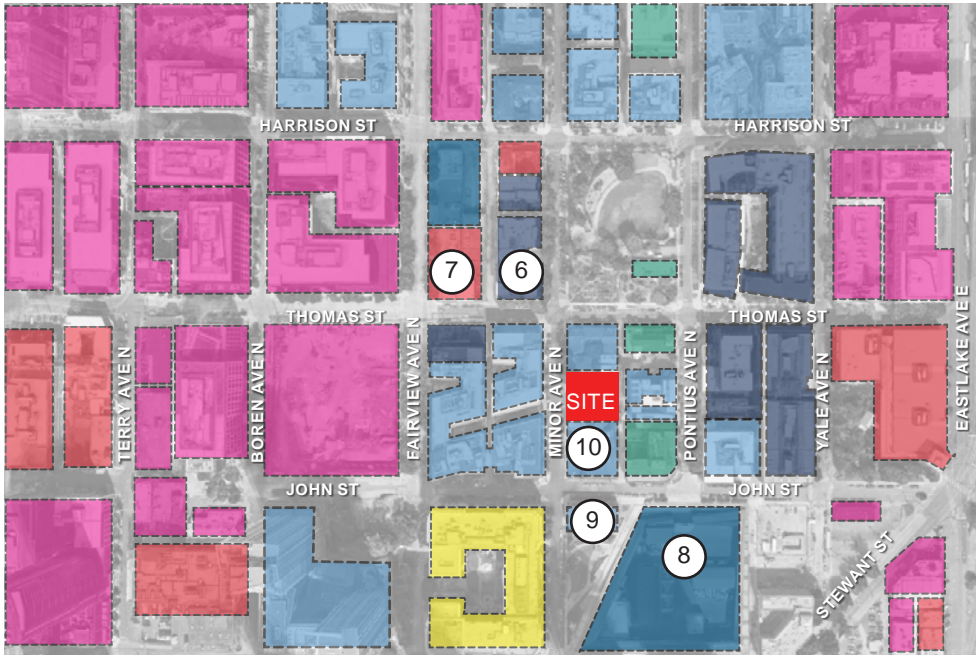
SEATTLE PERSONAL TRAINER GYM — TRANSFORM 180
(EXISTING)



SEATTLE CITY LIGHT DENNY SUBSTATION (EXISTING)



BREWSTER APARTMENTS (EXISTING)



210 MINOR AVE N -8-STORY, 118-UNIT APARTMENT BUILDING
(PROPOSAL)

NEIGHBORHOOD CONTEXT



SENTRAL SLU (EXISTING)



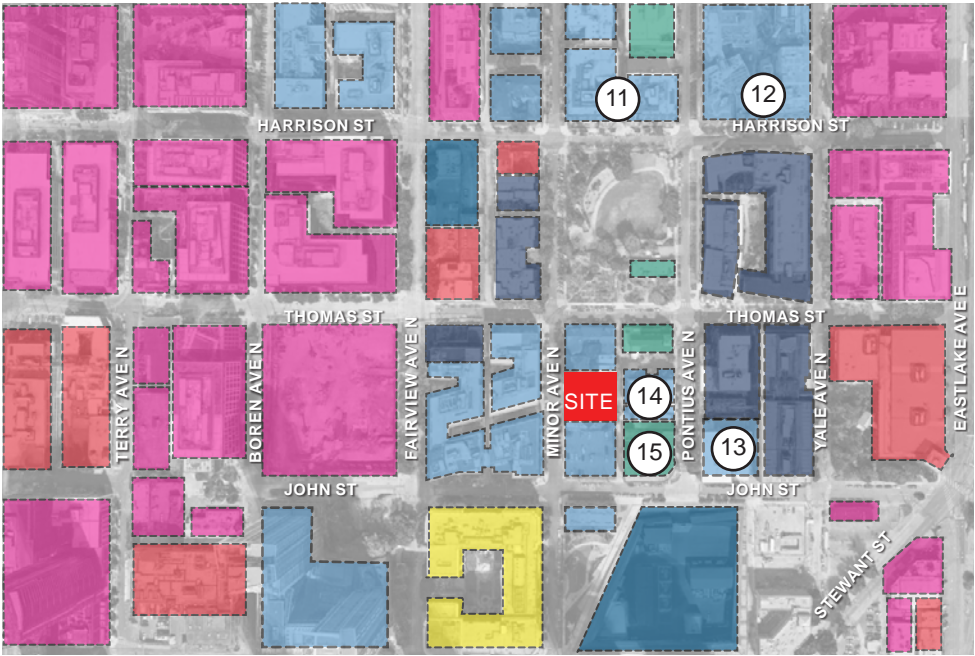
STACK HOUSE APARTMENTS (EXISTING)



ALLEY SOUTH LAKE UNION (EXISTING)



WILLIAMS APARTMENTS (EXISTING)



SCCA HOUSE (EXISTING)

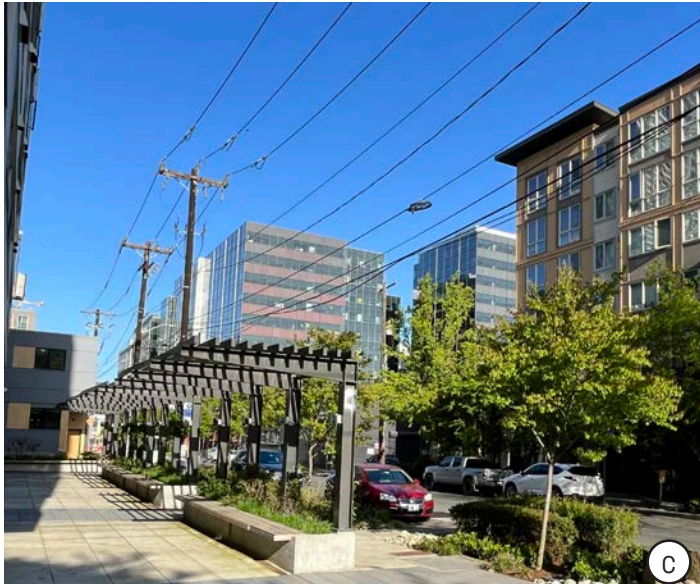
MINOR AVE - STREETSCAPE



JOHN ST. & MINOR AVE N



MINOR AVE N & THOMAS ST.



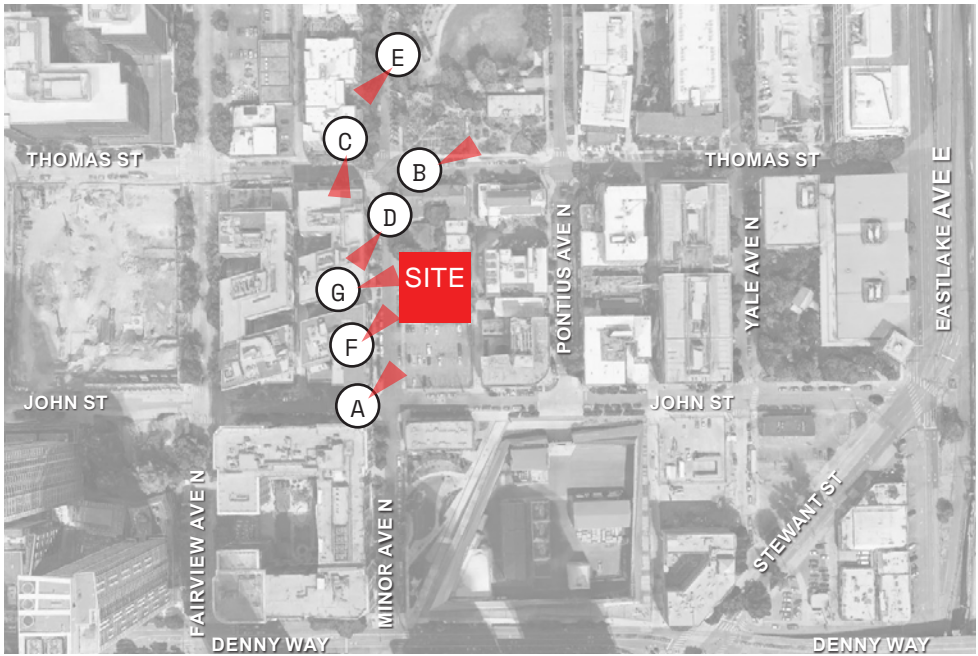
PUBLIC SEATING @ MINOR AVE N & THOMAS ST



ENTRANCE @ CASCADE APARTMENTS



ALCYONE APARTMENTS @ MINOR AVE N



SITE @ MINOR AVE N



SITE @ MINOR AVE N

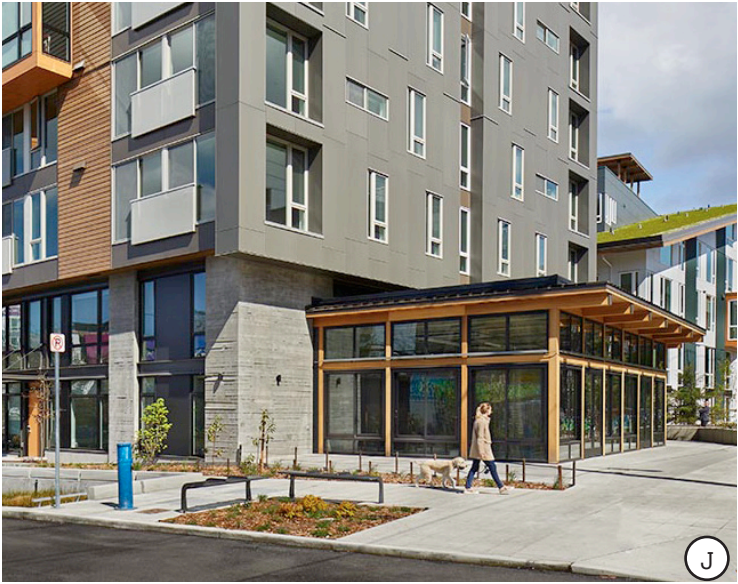
NORTH OF SITE - STREETScape



IMMANUEL LUTHERAN CHURCH



IMMANUEL LUTHERAN CHURCH (PARKING AREA)



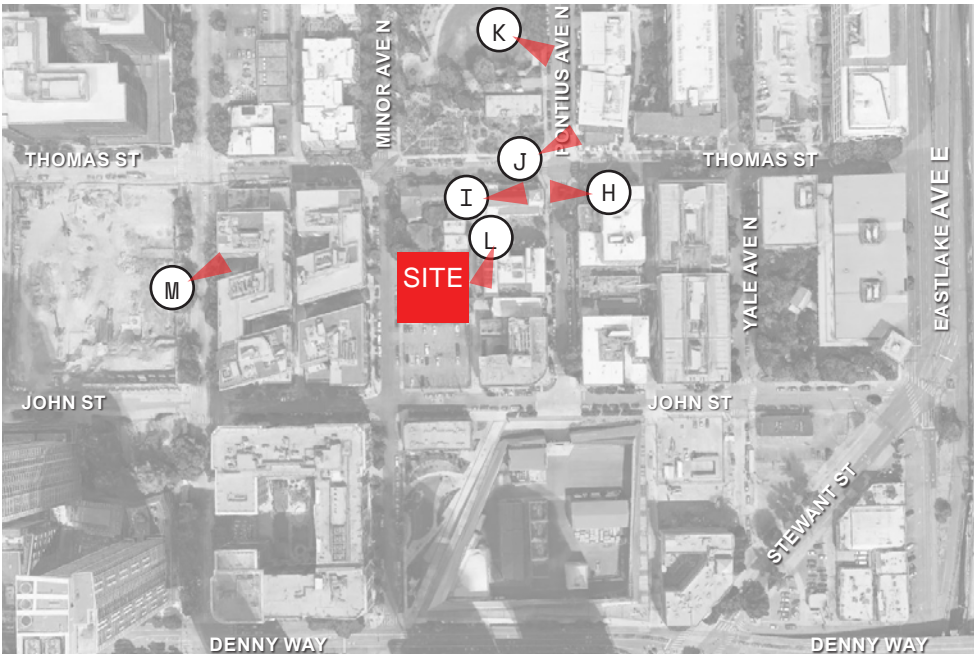
Café@ THOMAS ST



SITKA APARTMENTS @ PONTIUS AVE N



ALLEY @ SITE



CASCADE APARTMENTS @ FAIRVIEW AVE N

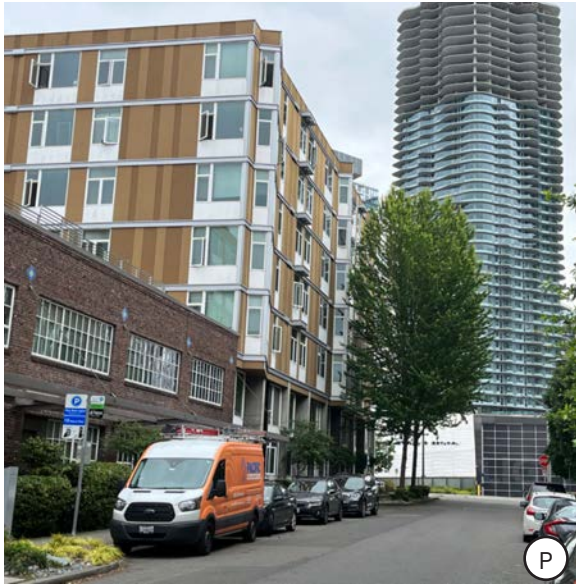
SOUTH OF SITE - STREETSCAPE



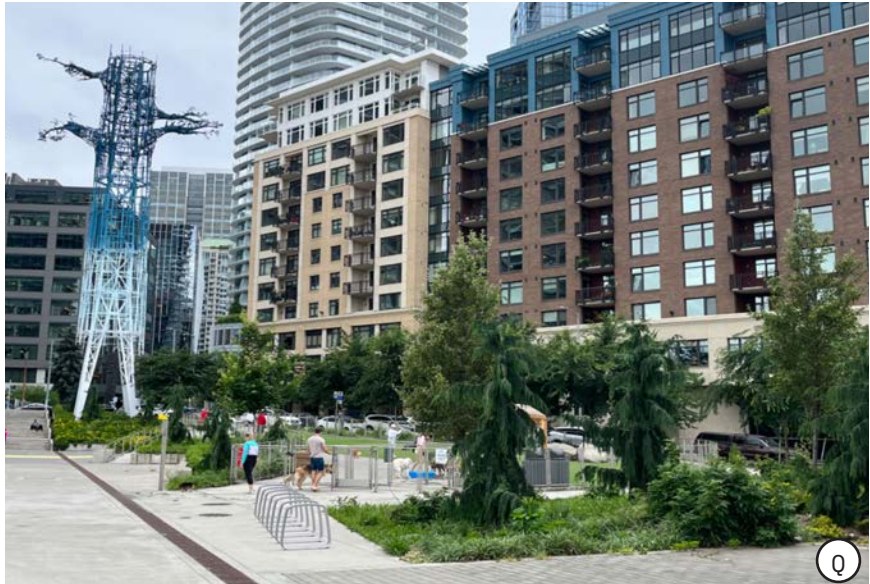
SCCA HOUSE @ ALLEY



SEATTLE CITY LIGHT DENNY SUBSTATION



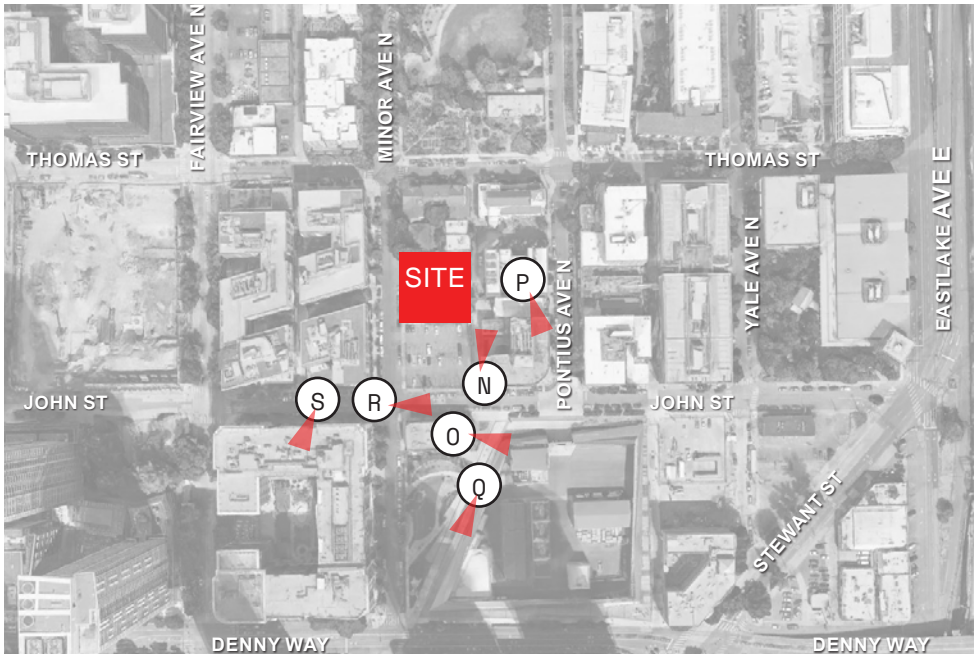
PONTIUS AVE N



DENNY SUBSTATION DOG PARK @ MINOR AVE N



MIRABELLA SEATTLE @ JOHN ST & MINOR AVE N



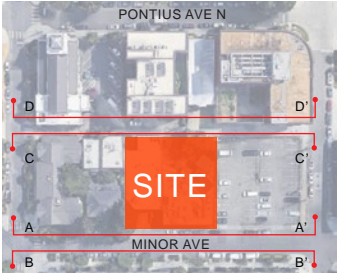
MIRABELLA SEATTLE @ JOHN ST & MINOR AVE N

STREETSCAPE

MINOR AVE (EAST) -A-A'

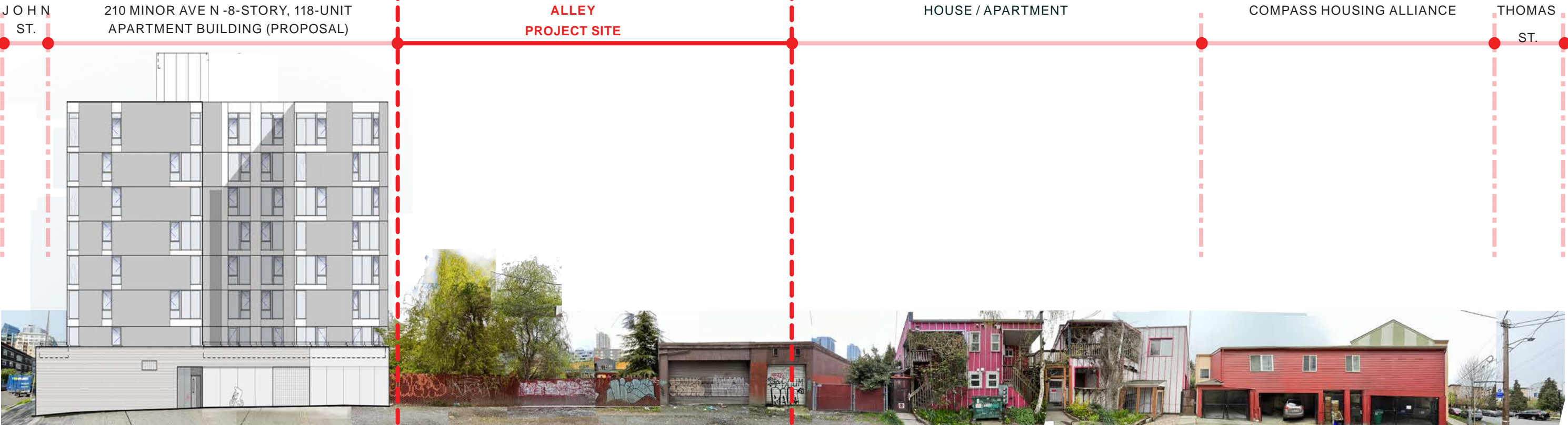


MINOR AVE (WEST) -B-B'



STREETSCAPE

ALLEY (WEST) -C-C'



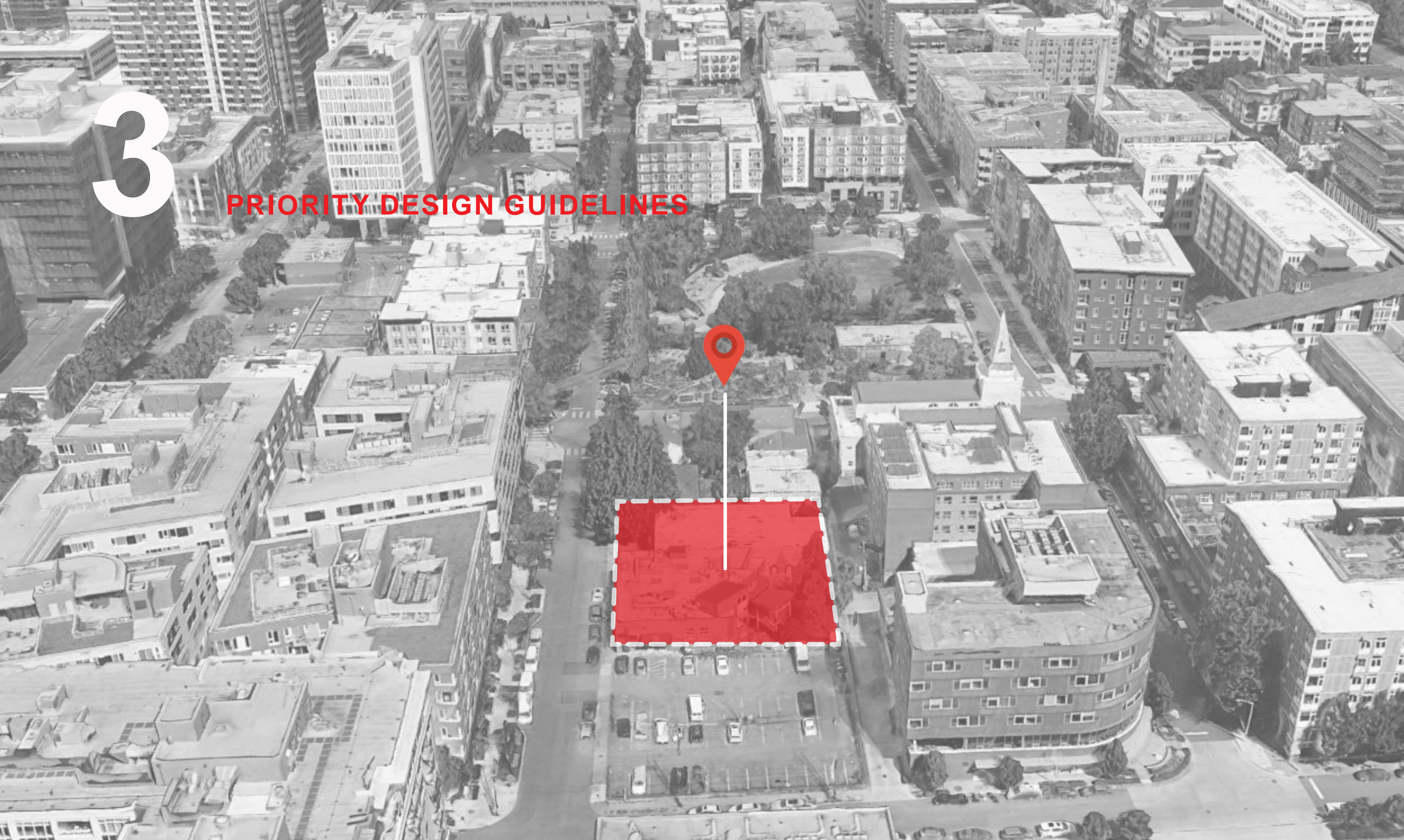
ALLEY (EAST) -D-D'

WILLIAMS AND 3-LEVEL APARTMENTS
ACROSS FROM PROJECT SITE

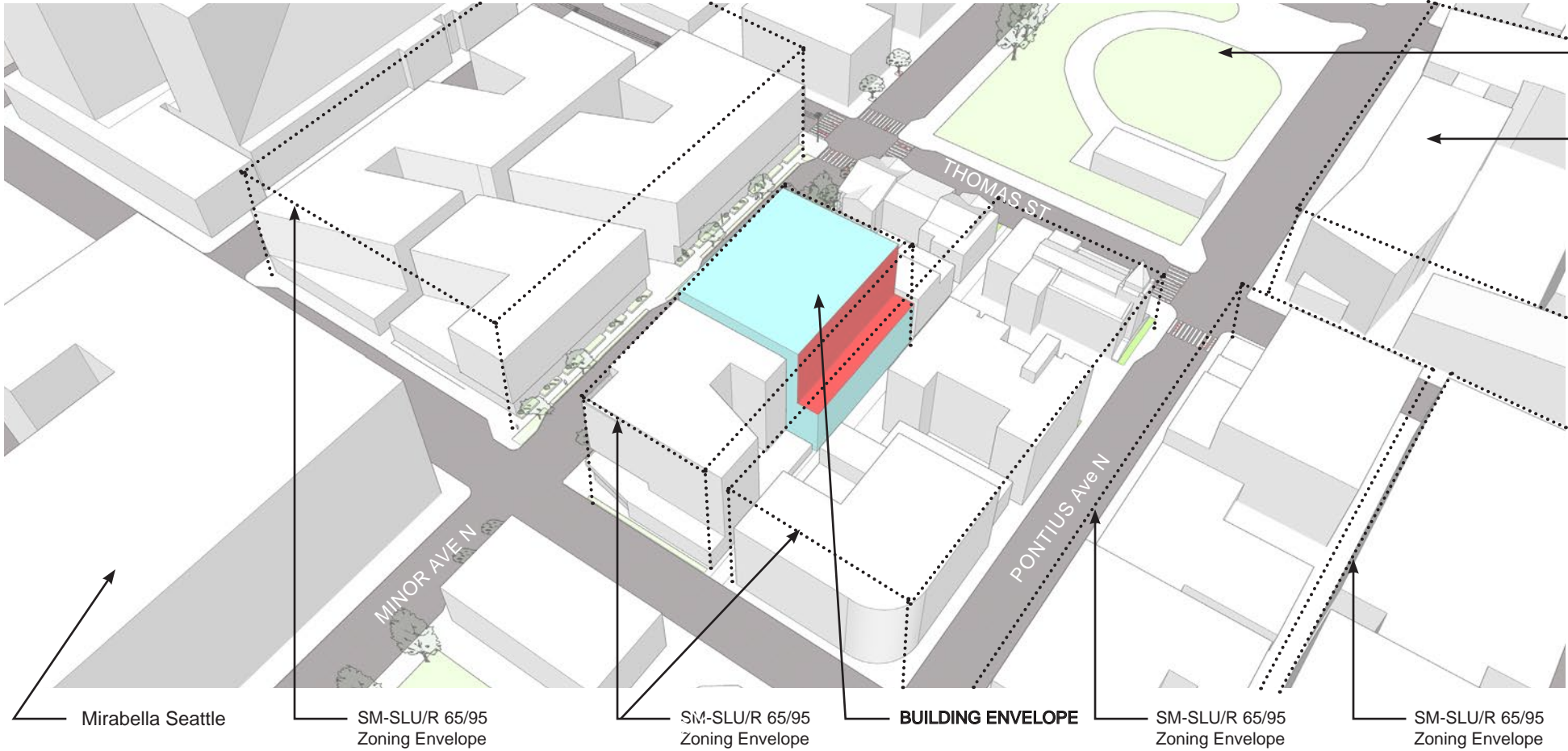


3

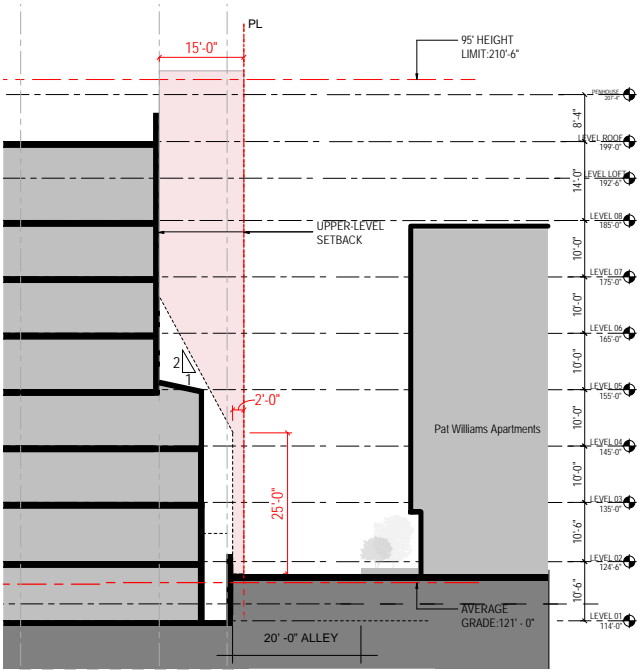
PRIORITY DESIGN GUIDELINES



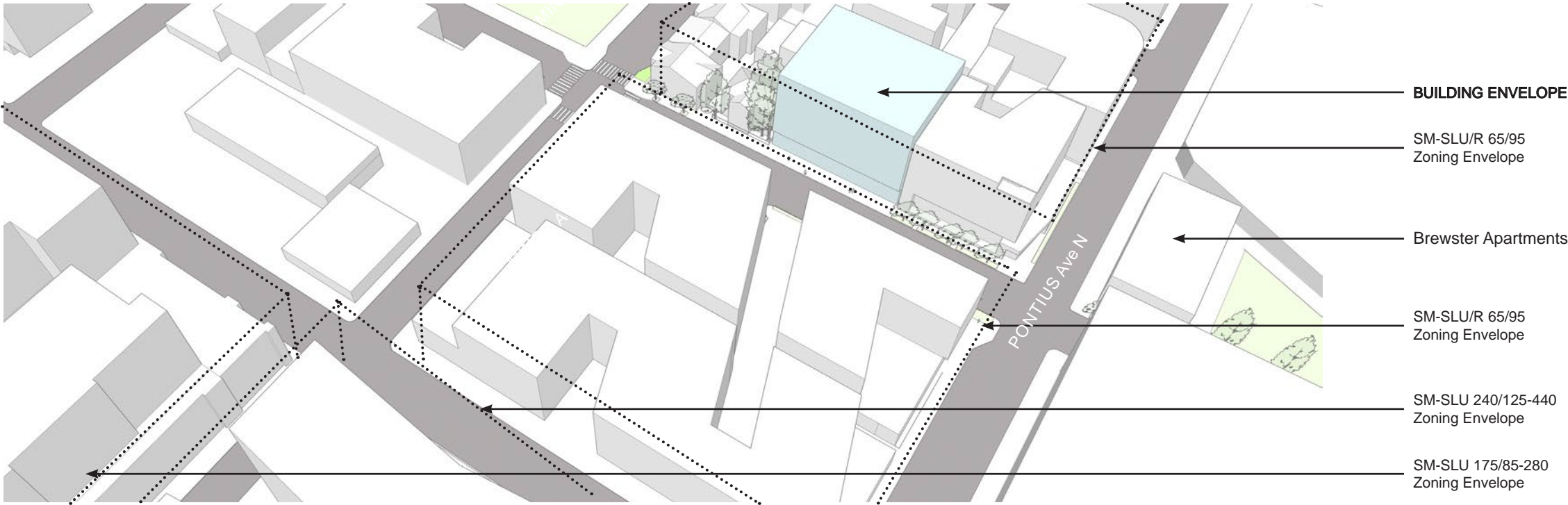
ZONING AND DEVELOPMENT STANDARDS • ZONING ENVELOPE + CONTEXT



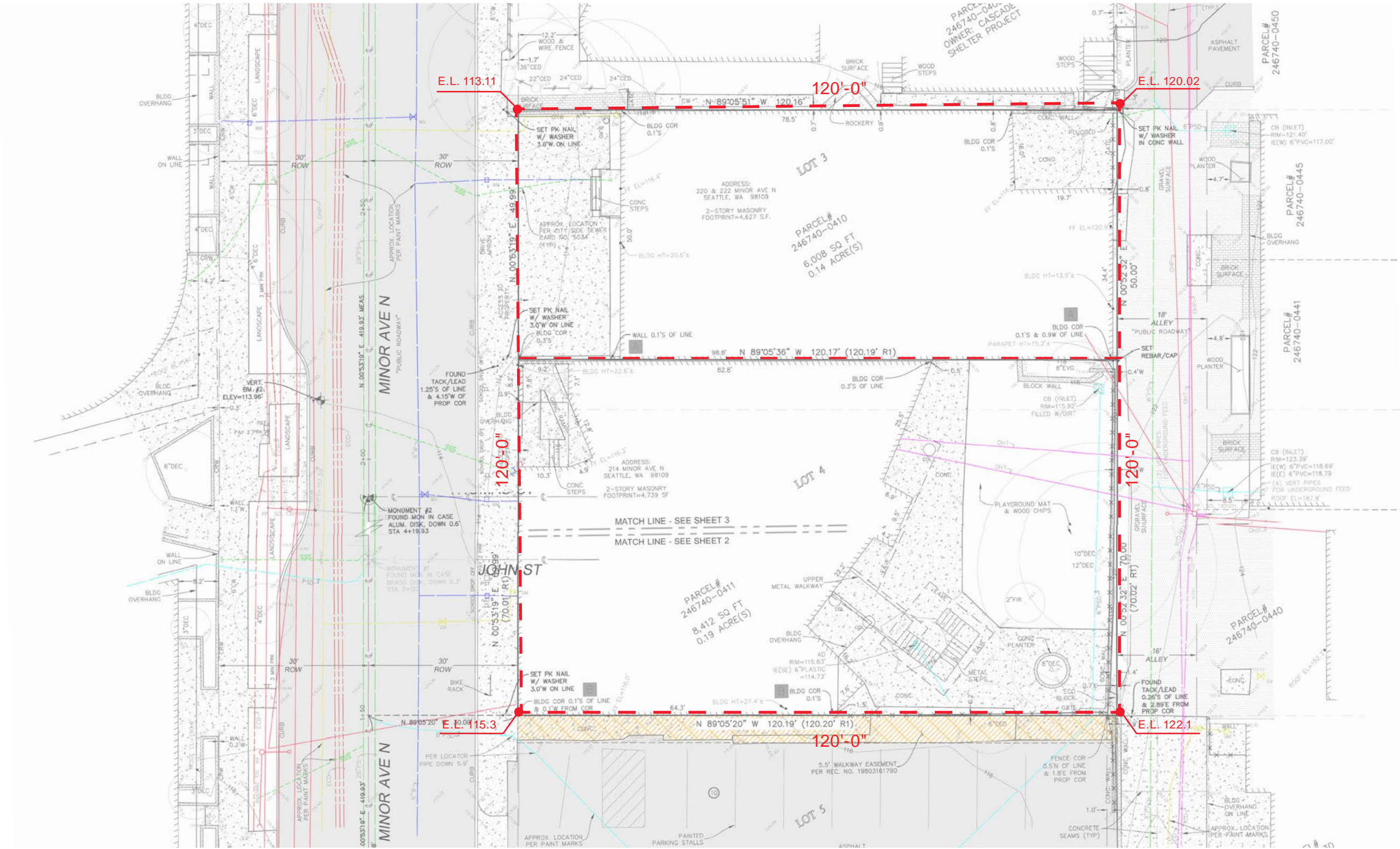
One foot for every two feet of height above 25' up a max of 15' measured from alley lot line. (23.48.235.C)



Section at alley setback

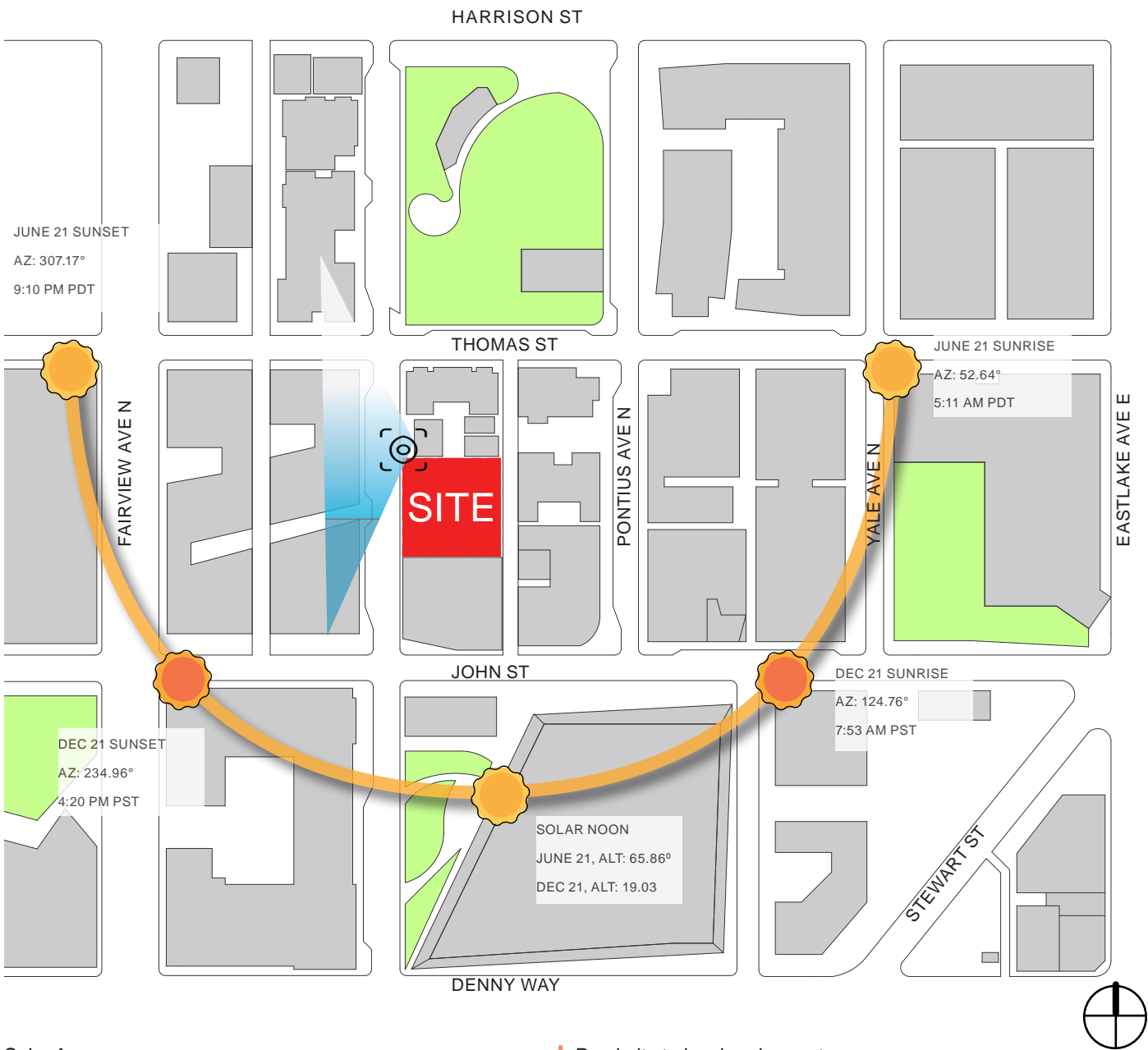


SITE SURVEY



ZONING SUMMARY & EXISTING CONDITION

PROPERTY INFORMATION		
Site Address	222 Minor Ave. N Seattle WA 98109	
King County Parcel #	246740-0410, 246740-0411	
Site Area	14,400 SF	
Site Dimensions	120'x 120'	
ZONING INFORMATION	SMC	REQUIREMENT
Zoning		SM-SLU/R 65/95
Mandatory Housing Affordability (MHA)	23.58B, 23.58C Table A 23.58C.050	Required and would be subject to Downtown / South Lake Union Areas free requirements 5% (performance calculation amount per sf)
	23.58C.050.C	Units provided through the performance option shall be generally distributed throughout each structure in the development containing units.
Overlay		South Lake Union Urban Center
Permitted Use	23.45.504 23.45.532	Residential, ground floor commercial use permitted.
Street-level uses		-
Street Level Development Standards		-
Alley Improvements	Table C, 23.53.030	20 feet min. 2ft alley setback required
FAR (Floor Area Ratio)	Table B 23.48.220	No Limit
Setback	23.48.235.C	Alley side, structure over 25ft in height, setback 1ft / 2ft additional height over 25ft, max 15ft setback from lot line.
Street-level development	23.48.040.B	Transparency do not apply to portions of a structure in residential use
Structures in required setbacks or separations	23.45.518.I.4	Underground structures are permitted in any required setback or separation.
Structural Building Overhang	23.53.035.B	Vertical clearance: Min 8ft above all sidewalk, min.26 ft above all alley Depth: Max. projection 3ft. No closer than 8ft to the alley centerline Length: Max. 15ft. Separation: Min. 8ft separation between bay windows, between balconies, and between bay window and balcony combinations Corners: Max. 15ft in width along each façade of the corner. 81sf max per floor. If no bay at the corner, 15ft min to the property corner.
Rooftop features extend above the height limit	23.48.025.C.	a. Railing: extend 4' b. Elevator penthouses: 25' c. mechanical equipment: 45' No rooftop features closer than 10' to the roof edge, except parapet or 5' below.
Unenclosed Balconies projection into setbacks	23.45.518.H.7	a. Max. 4' into setbacks and not closer than 5' to any lot line. b. Max. width = 20'. c. Separation distance of balconies = ½ the width of projection.
Residential Amenity Areas	23.45.522.C	5% of gross building area, max. 50% enclosed. (4819 SF required, 2410 SF enclosed.)
Amenity Requirement	23.45.522.D	a. All units shall have access to a common or private amenity area b. no more than 50 percent of the amenity area may be enclosed c. Parking areas, vehicular access easements, and driveways do not qualify as amenity areas d. Rooftop areas excluded e. No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet. f. At least 50 percent of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities, and/or trees.
Parking	Table B. L. 23.54.015	No minimum requirement for residential, religious, and commercial use. (Urban center)
Bicycle Parking Requirement	Table D, 23.54.015	1 per unit long term, 1 per 20 units short term
Solid Waste Recyclables Storage	Table A, 23.54.040	100+ Dwelling units: 575 square feet plus 4 square feet for each additional unit above 100. Non-residential: 175 square feet (15,000 SF – 50,000 SF) Maxed-use: reduce 50 percent of requirement for non-residential development.



Solar Access

- 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 blocked by the 8-story, proposed Block18 Apartments and 3-story, brick Brewster Apartments.

Building Access

- The site offers great opportunity for pedestrian access at Minor Avenue North.

Corridor Views

- Upper levels will have opportunities for city's downtown views and 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-foot 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.

CONTEXT & SITE (CS)

CS1: NATURAL SYSTEMS AND SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

- 1. *Energy Use:* The Central Courtyard will provide natural daylight and natural ventilation to the center of the building, reducing energy use.
- 2. *Sunlight and Shadows:* The Mid-block structure is facing East to Minor Avenue and to the East the alley. A courtyard allow additional natural light to penetrate into the units. In the summer the prevailing winds are from the southwest which help with natural cooling on the west. The courtyard will help "pulling" natural air through the building.
- 3. *Topography:* The mid-block site is relatively level. The alley's elevation is about seven feet higher than Minor Avenue North.
- 4. *Plant and Habitat:* A portion of the roof are considering to be landscaped and the courtyard will have shade-grown vegetations.

CS2: URBAN PATTERN & FORM
3. ADJACENT STREETS

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

d). *Minor Avenues N:* Streets east of Fairview feature a mix of commercial and residential uses, have an 85' height limit, and tend to be smaller in scale than those to the west. Additionally, most of the district's historic structures are along these streets, so an appropriate architectural response to this character is encouraged. This does not mean that the buildings should not look contemporary, but they might feature some of the massing, fenestration patterns, use of materials, or other non-stylistic character of the older buildings.

RESPONSE:

The 200 Block of Minor Avenue North is a residential street with a mix of multi-family residential buildings, ranging from two to three-story dwellings to the recently approved 8-story mid-rise (210 Minor). The proposed mid-block building will be designed to conform to the residential characteristics of the Cascade neighborhood and create a smooth transition of building massing between the existing buildings and the new structures.

PUBLIC LIFE (PL)

PL3. STREET-LEVEL INTERACTION

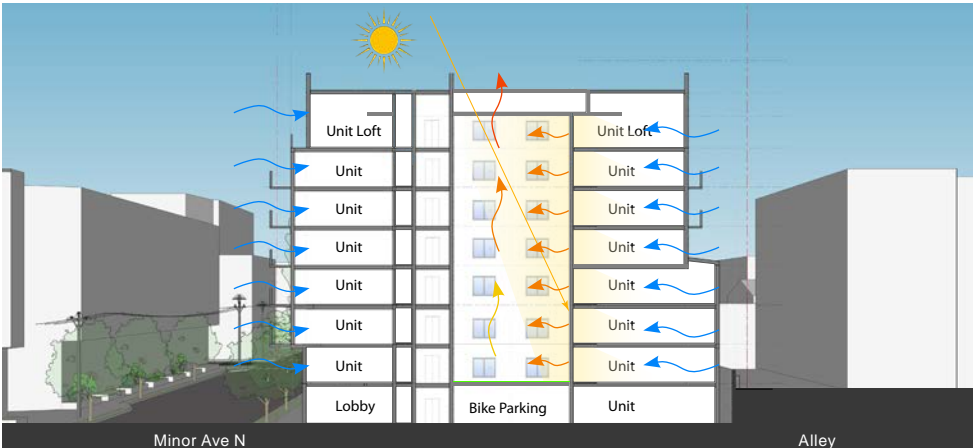
2. RESIDENTIAL EDGES

Encourage human interaction and activity at the street-level with clear connections to building entries and edges

a.3. *Provide a physical "threshold" feature such as a hedge, retaining wall, rockery, stair, gate, railing, or a combination of such elements on private property that defines and bridges the boundary between public right-of-way and private yard or patio. Thresholds should filter but not block views to and from the street, and should help define individual units. Retaining walls should generally not be taller than 4'. If additional height is required to accommodate grade conditions, then stepped terraces of more than one 4' wall can be employed.*

RESPONSE:

On the street level, sidewalk edges are landscaped with in-ground planters to create a pleasant, continuous streetscape along Minor Avenue. The building massing at street level was set back to form an embracing edge and allow ample space for the landscaping between the sidewalk and the building.



CS1 Sun Direction and Light Penetration



CS1 Central Courtyard



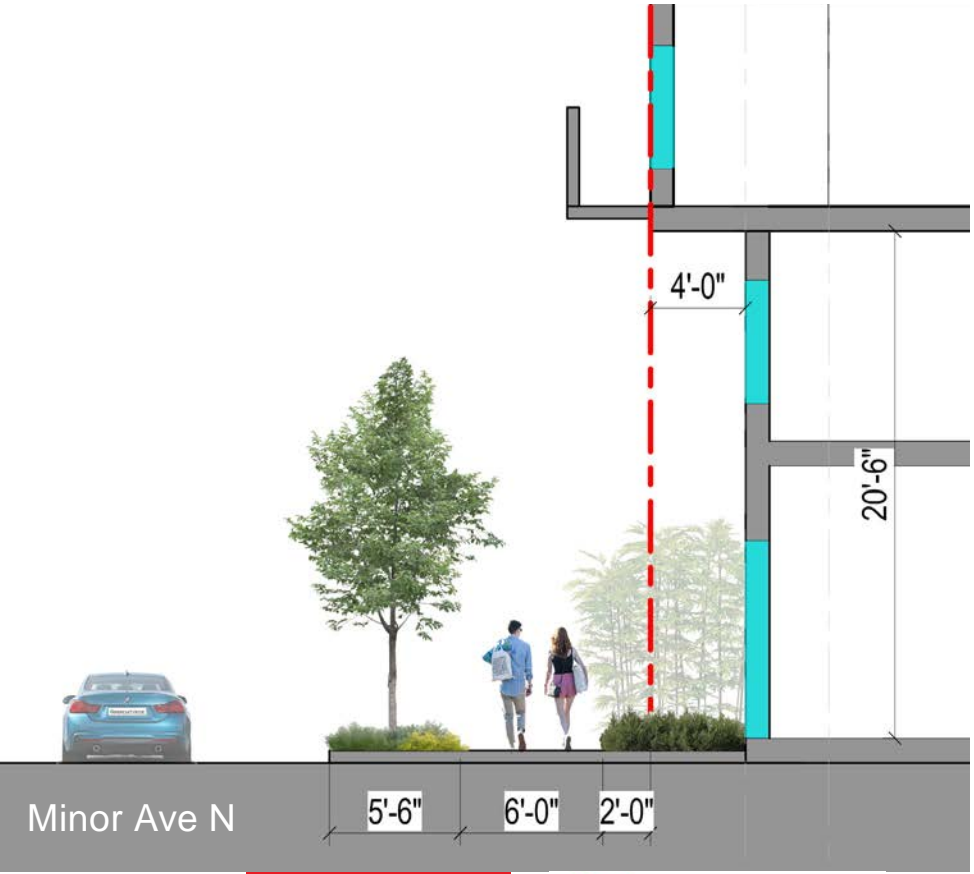
CS1 Central Courtyard



PL3 STREET-LEVEL (Block18 Apartments)



PL3 STREET-LEVEL (Cascade Apartments)



DESIGN CONCEPT (DC)

DC.4.EXTERIOR ELEMENTS & FINISHES

4.1. EXTERIOR BUILDING MATERIALS

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

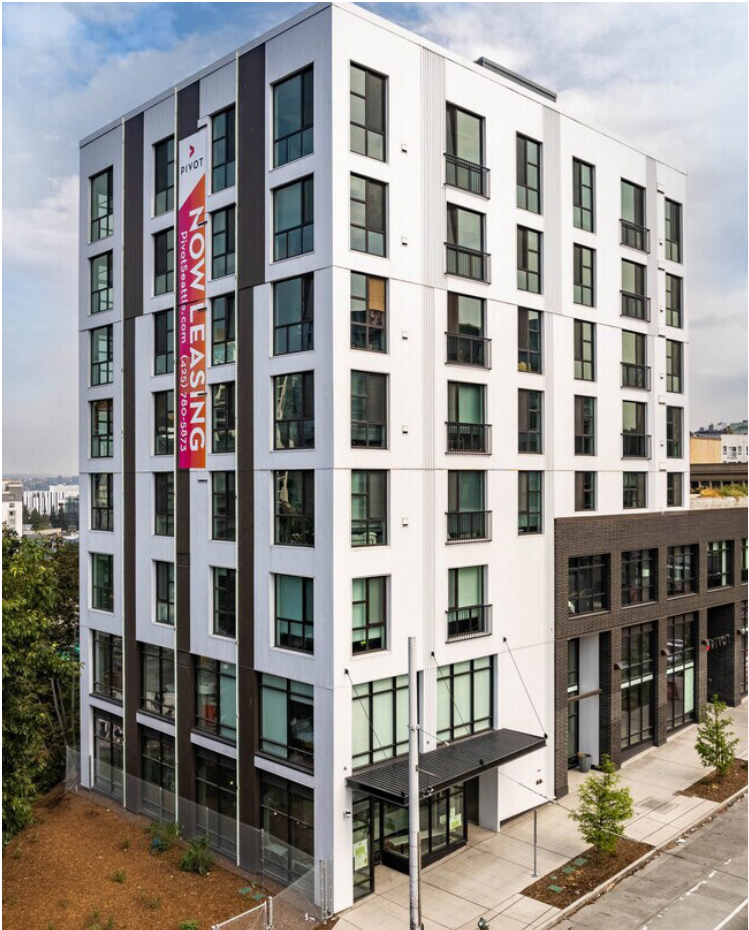
RESPONSE:

a). Transparent Ground Floor Glass: Avoid the use of tinted or reflective glass on the ground floor for commercial uses or other nonresidential uses. Transparency maintains pedestrian visual interest and safety at the street level.b. Panelized Materials:Sheet products can lower the visual quality of buildings – generally because of warping, poor fastening or detailing, and the way they abut other materials or fenestration.Panelized exterior cladding should be carefully detailed and of a sufficient thickness to prevent warping. The project applicant should provide visual examples of other applications, material samples, construction details (as requested by the DRB and/or City Staff), and description of how the quality of the materials will be installed and ensured.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 Guideline DC.2.D. Brick, tile and other highly durable materials are encouraged.

The building will be well-detailed, high-quality, and durable. Exterior materials will be 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 will include drought-tolerant plants and native species and be thoughtfully integrated into the project as a whole.

DC4.2 Trees. Landscape and Hardscape Material

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.



DC4.1 EXTERIOR ELEMENTS DC4.1

4

MASSING CONCEPTS

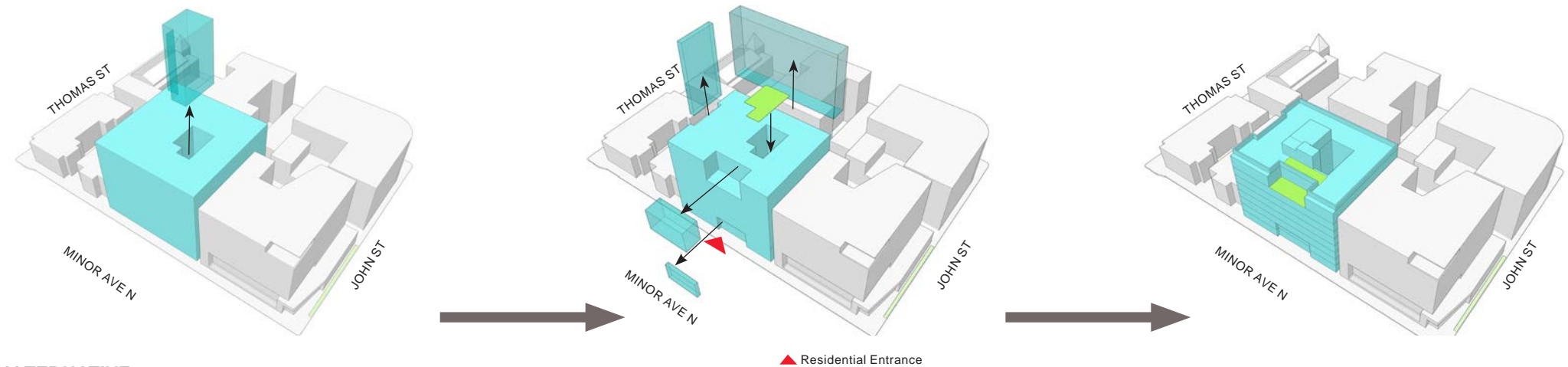


DESIGN MASSING CONCEPT

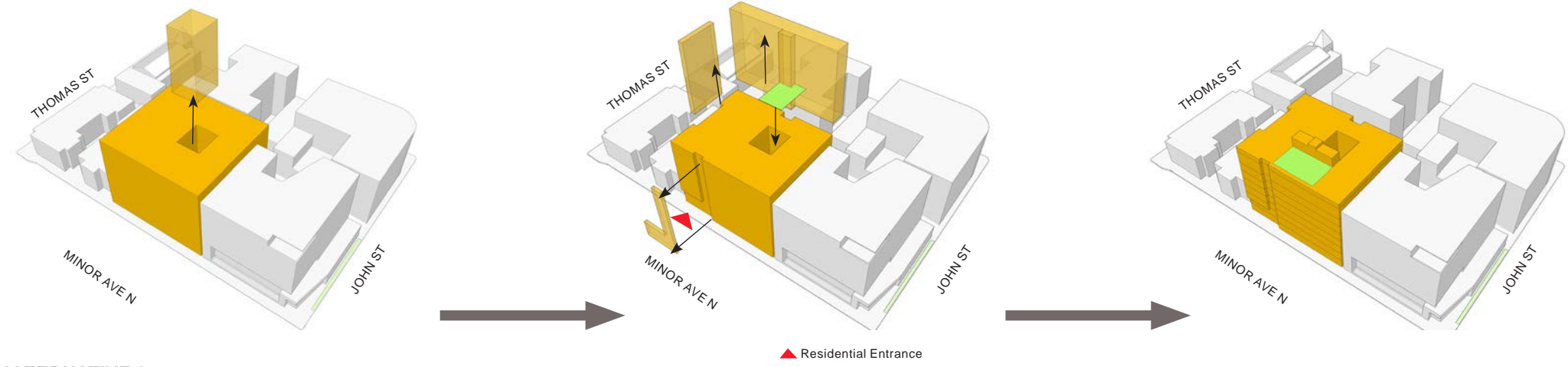
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

- * Create a central courtyard by removing the massing inside.
- * Create an outdoor amenity plaza at roof level and street entry with the same alignment to create a symmetrical response to the mid-block massing across Minor Avenue.
- * Partially setback massing at the North property line to allow * natural light to enter the North facing units.
- * Reduce massing on the alley side to follow alley setback requirements.
- * Create private patios on the top-level units by setting them back on the Street side.

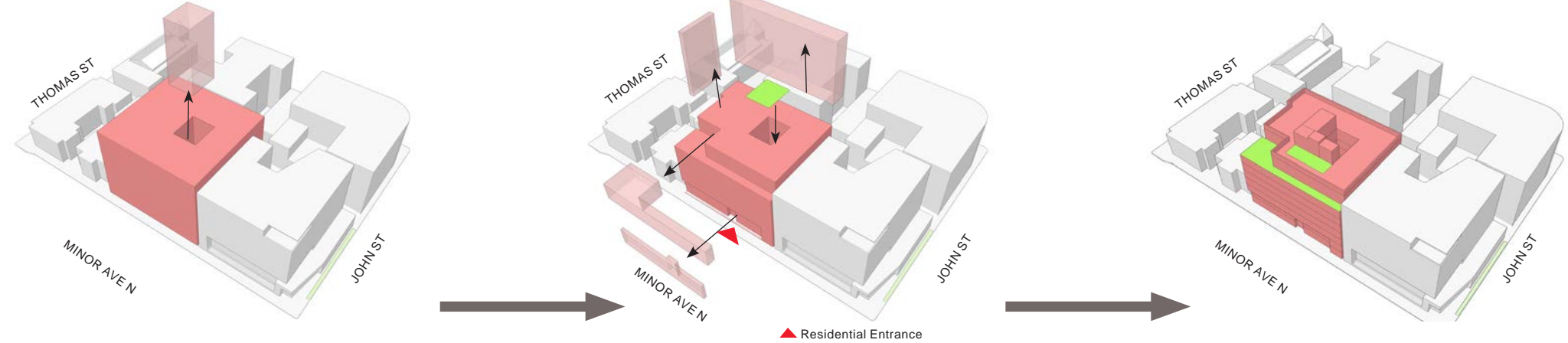
ALTERNATIVE 1



ALTERNATIVE 2

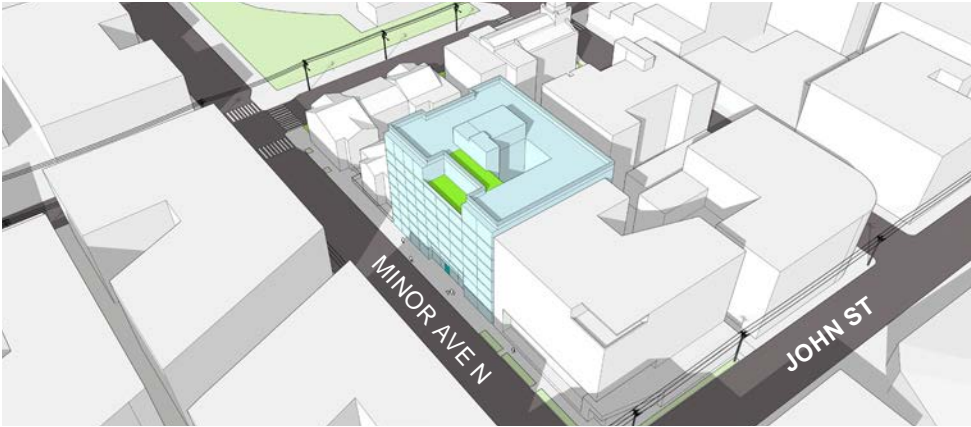


ALTERNATIVE 3



- * Create a central courtyard by removing the massing inside.
- * Massing corresponds to the lower, 2-3 story buildings to the North, and the 8-story 210 Minor to the South. A deep setback at the top level northwest corner creates an amenity deck and smooths the transition of the massing. While private decks create relief and visual interest.
- * The massing also corresponds to the neighboring structure at 210 Minor to the South, the step back creates a “mirroring” effect in massing at the pedestrian level and the top.
- * Taking cues from the site, the upper level corner right by the trees is well positioned for the roof amenity space.
- * Partially setback massing at the North property line to allow natural light to enter the North facing units.
- * Reduce massing on the alley side to follow alley setback requirements.

ALTERNATIVE 1 - “CARVED BLOCK”



Building Footprint: 13,740 sq. ft.

Gross Square Footage (GSF): 88,320.91 sq. ft

Total unit count: 148

Parking: No Required Parking

Departure requested: None

Advantages:

- The design embodies a symmetrical, logical, and efficient approach to both structure and construction.
- Tiered rooftop amenities give the most desirable space as common amenities.
- Good opportunity to provide Penthouse Units w/ Patios flanking the 8th Floor Amenity Space.

Challenges:

- Massing is more static and lacks responses to the surrounding context.
- Lease areas and unit count may not be as efficient.
- Turning building circulation inward created challenges related to exiting and unit layout.

ALTERNATIVE 2 - “ELONGATED COURTYARD”



Building Footprint: 13,740 sq. ft.

Gross Square Footage (GSF): 92,722 sq. ft

Total unit count: 155

Parking: No Required Parking

Departure requested: None

Advantages:

- Profoundly simple move.
- Yield the most units with more units at the upper levels.
- Combined amenity spaces into one single bigger space
- Potentially least expensive to build.

Challenges:

- A single amenity space and the courtyard at the alley level may have less available natural light. Tenants have fewer options.
- The lack of rooftop amenities may not be desirable to the residents, especially for a project in SLU.
- Less opportunity to carve out massing at the top to respond to the surrounding context.

ALTERNATIVE 3 - “CASCADING” (PREFERRED)



Building Footprint: 13,740 sq. ft.

Gross Square Footage (GSF): 95,971 sq. ft

Total unit count: 151

Parking: No Required Parking

Departure requested: None

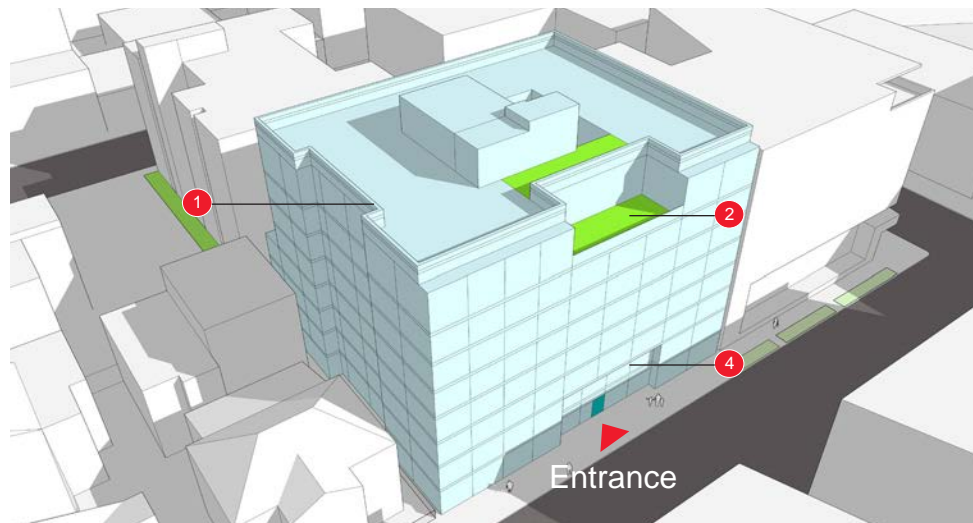
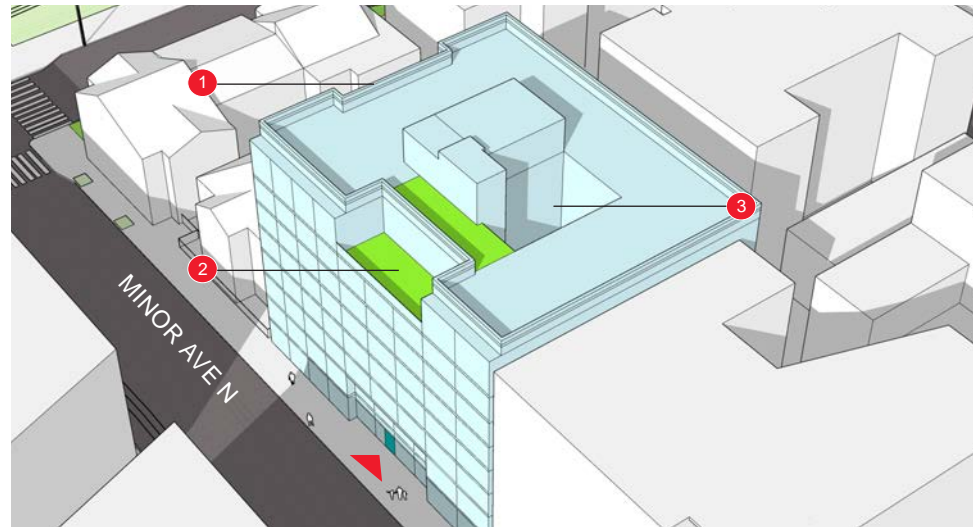
Advantages:

- Provide a smooth massing transition between the 2-3 stories building to the North and the new 8-story building to the South.
- Highly efficient with the most rentable area yield.
- Respond to the neighboring buildings from the pedestrian level all the way to the rooftop, modulating from the property to the South with lower height and the buildings across the street for rooftop alignment.
- Tiered rooftop amenities are very desirable for residents.
- Recognizable Tripartite composition (bottom, middle, and top hierarchy)

Challenges:

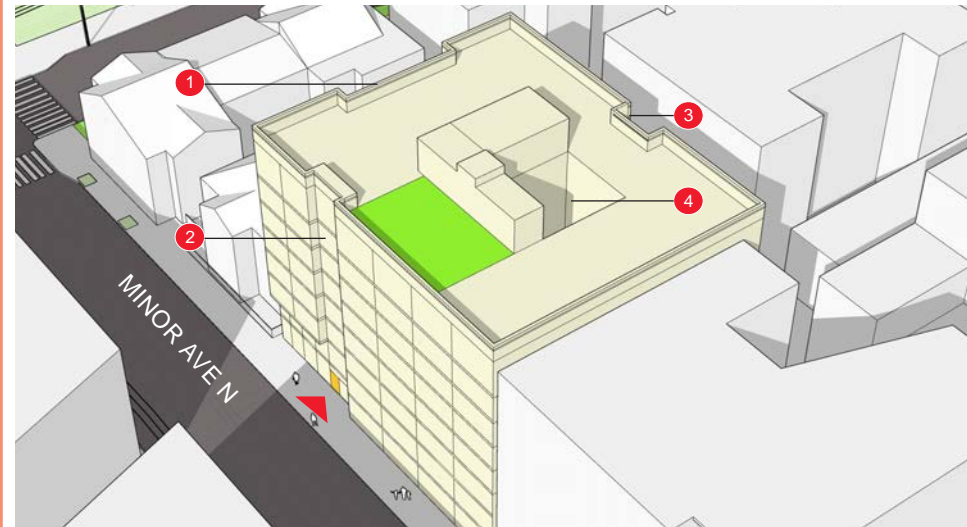
- Potentially, the most expensive option to build.

ALTERNATIVE 1 - "CARVED BLOCK"

**Massing Rationale**

1. Modulate and set back massing to the North for visual relief.
2. Massing reduction in the center is a response to the mid-block outdoor space across from Minor Ave. and provide an outdoor amenity deck space on the top level.
3. Central courtyard to provide daylight to the center of the building.
4. Building entrance aligned with the mid-block outdoor space across from Minor Ave.

ALTERNATIVE 2 - "ELONGATED COURTYARD"

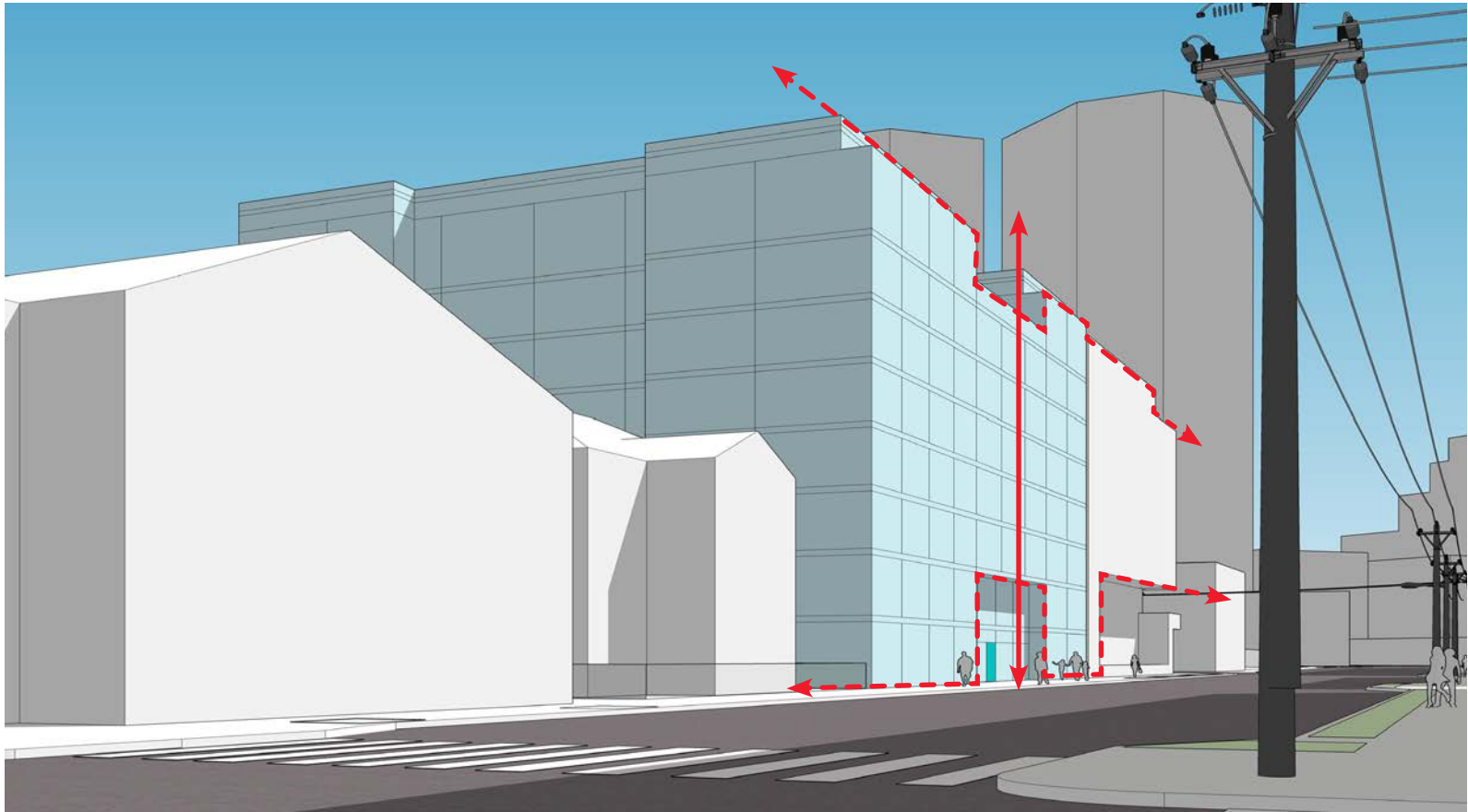
**Massing Rationale**

1. Modulate and set back massing to the North for visual relief.
2. A vertical slot inserted for façade modulation creates a smaller-scale massing composition.
3. Massing modulation at the alley façade with central courtyard extends towards the alley.
4. Central courtyard to provide daylight to the center of the building.
5. Recessed building entrance at the north end creates privacy and corresponds to the façade modulation.

ALTERNATIVE 3 - "CASCADING" (PREFERRED)

**Massing Rationale**

1. Modulate and set back massing to the North for visual relief.
2. Massing reduction at the northwest corner creates a smoother massing transition.
3. Massing set back on 8th floor visually reduces the massing at the top.
4. Central courtyard to provide daylight to the center of the building.
5. Recessed 2-level massing at street level responds to adjacent building design and more area for on-street landscaping.



ALTERNATIVE 1 - “CARVED BLOCK”

Description:

Alternative 1 presents an 8-story building design featuring a partial setback at both the street level and the upper level. The entry lobby with 2-story setback is located at the mid-block, while an additional setback with the same width is located at the 8th floor where the resident’s amenity space is situated at the top of the building. This careful arrangement creates an elegant, balanced, and symmetrical composition, harmonizing with the modulation observed on the building’s North side. The design also includes tiered rooftop amenity spaces, located on the 8th level and the roof, offering residents the opportunity to enjoy the surrounding urban living environment.

Design Guidance Employed:

- SLU DC2—The Roofscape
- SLU-CS2—Height, Bulk and Scale
- PL3 Street-Level Interaction—Residential Edges

Advantages:

- The design embodies a symmetrical, logical, and efficient approach to both structure and construction.
- Tiered rooftop amenities give the most desirable space as common amenities.
- Good opportunity to provide Penthouse Units w/ Patios flanking the 8th Floor Amenity Space.

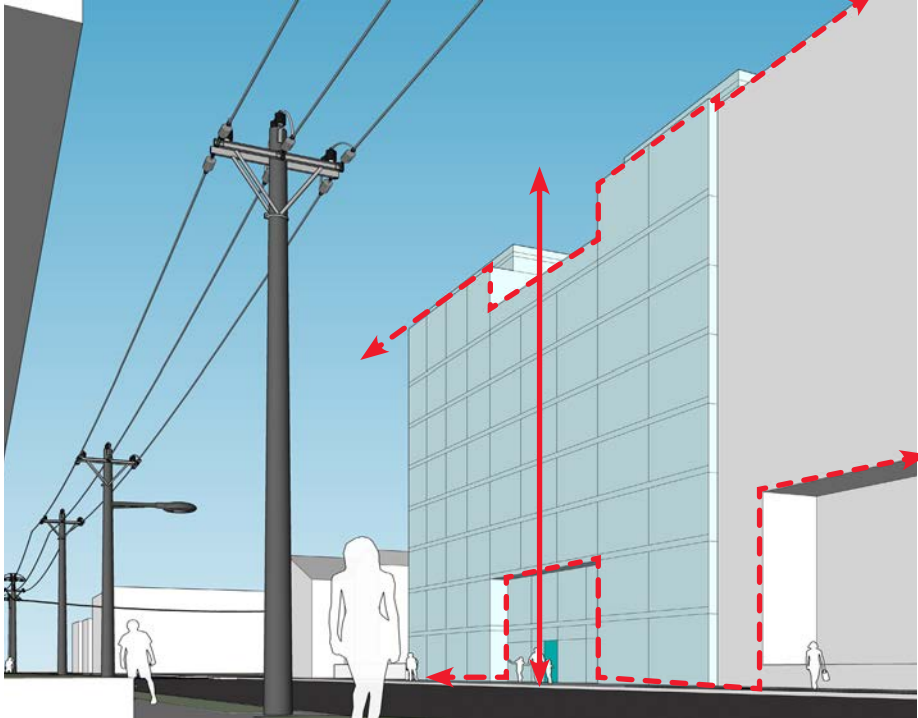
Challenges:

- massing is more static and lacks responses to the surrounding context.
- Lease areas and unit count may not be as efficient.
- Turning building circulation inward created challenges related to exiting and unit layout.

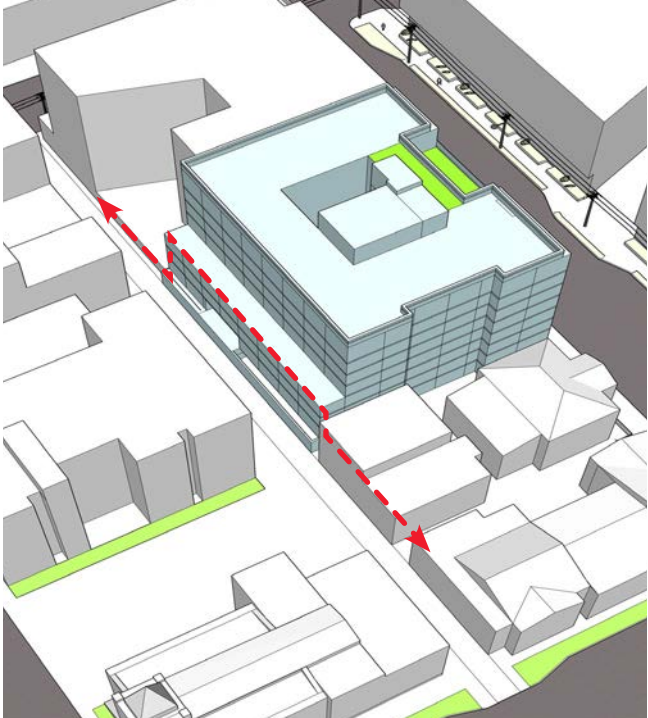
Departures:

- None.

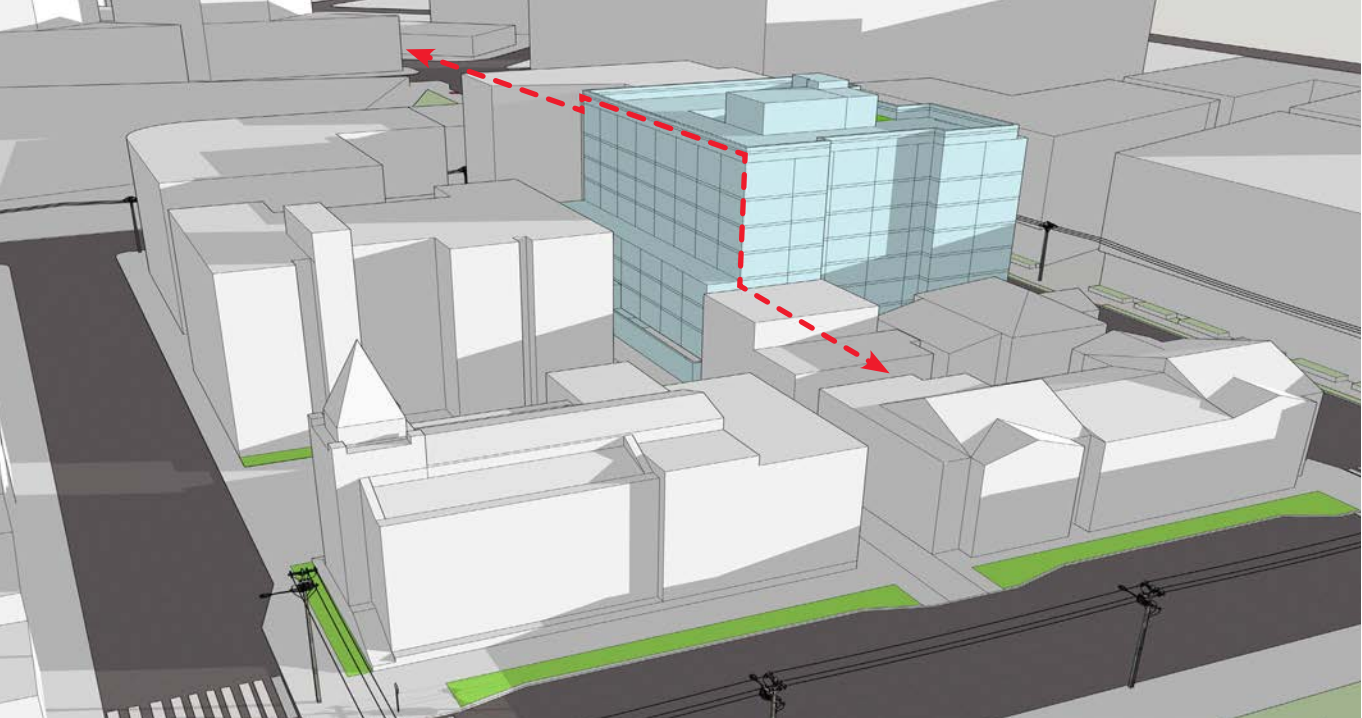
MINOR AVE N



MINOR AVE N (FACE NORTH)

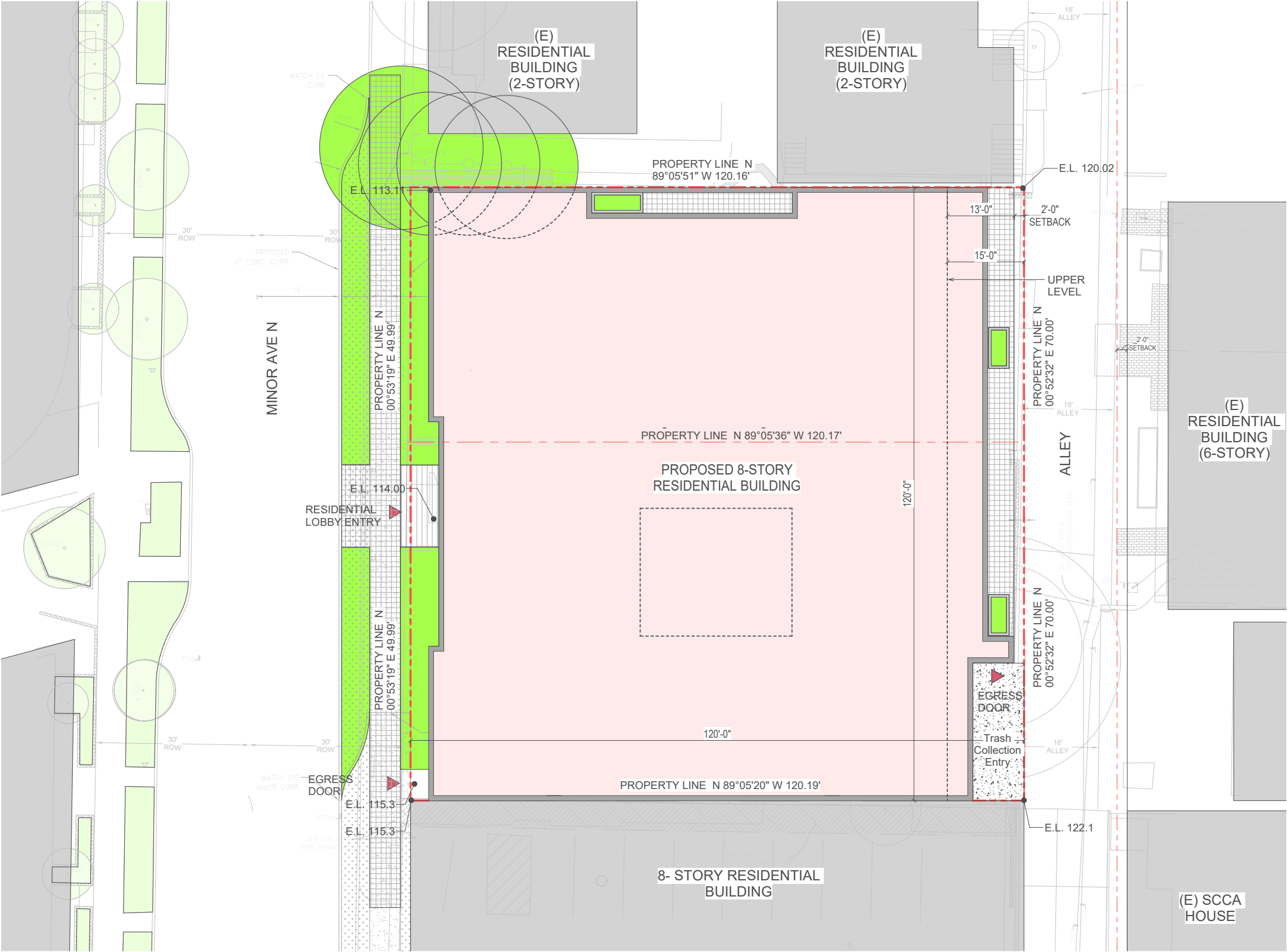


ALLEY



THOMAS ST. & PONTIUS AVE N

SITE PLAN



ZONING: SM-SLU/R 65/95

SITE AREA: 14,400 SF

URBAN VILLAGE:
SOUTH LAKE UNION URBAN VILLAGE

STREET DESIGNATION:
JOHN STREET IS A NEIGHBORHOOD GREEN STREET

ECA:NONE

FAR:NO LIMIT

HEIGHT LIMIT: 95' (FOR RESIDENTIAL USE)

SETBACKS:
ALLEY: SETBACK 1FT FOR EVERY 1 FT OF HEIGHT ABOVE 25 FT (MAX 15 FT)
2 FT DEDICATION AT ALLEY
RIGHT OF WAY 3' - 6"

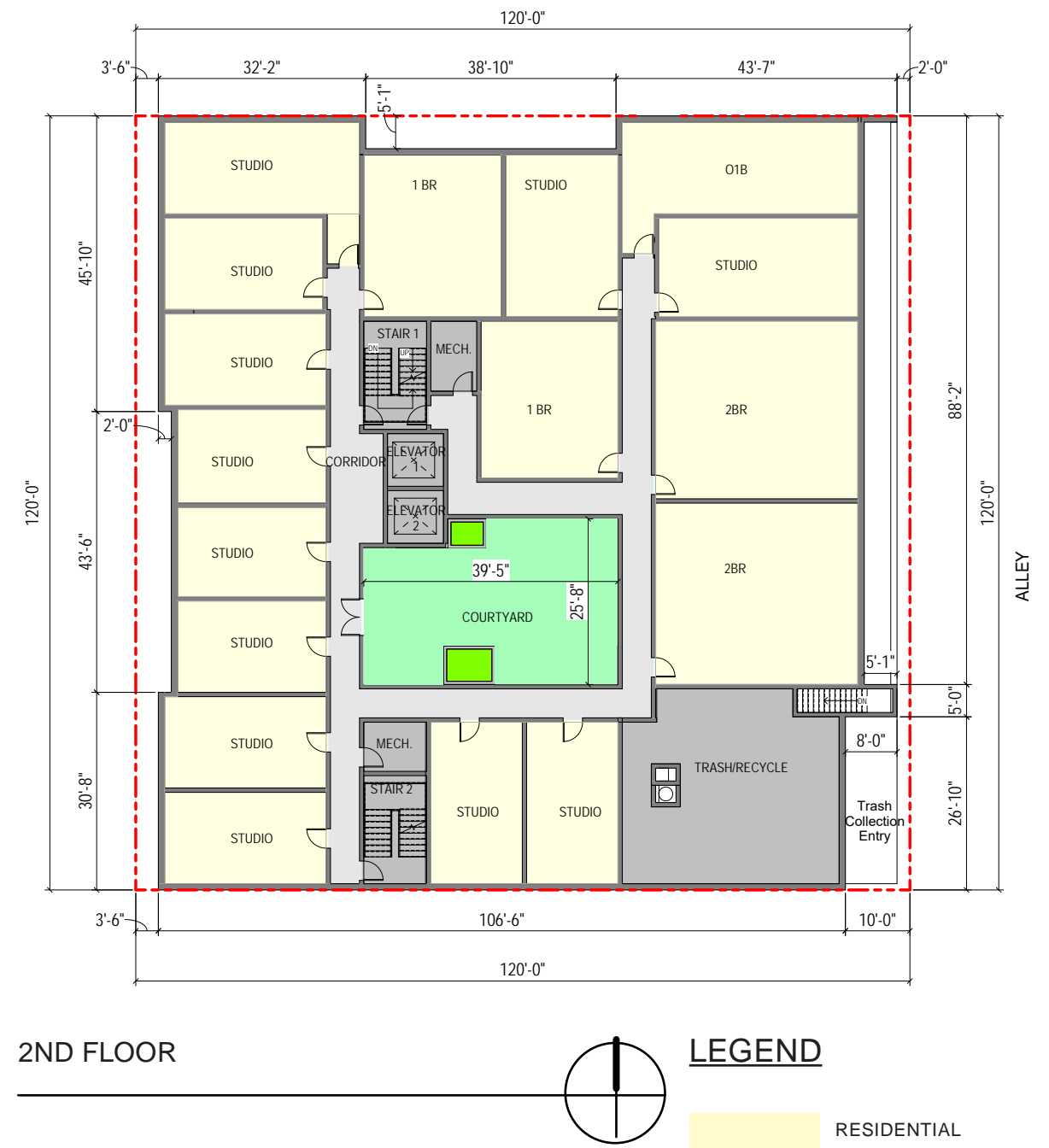
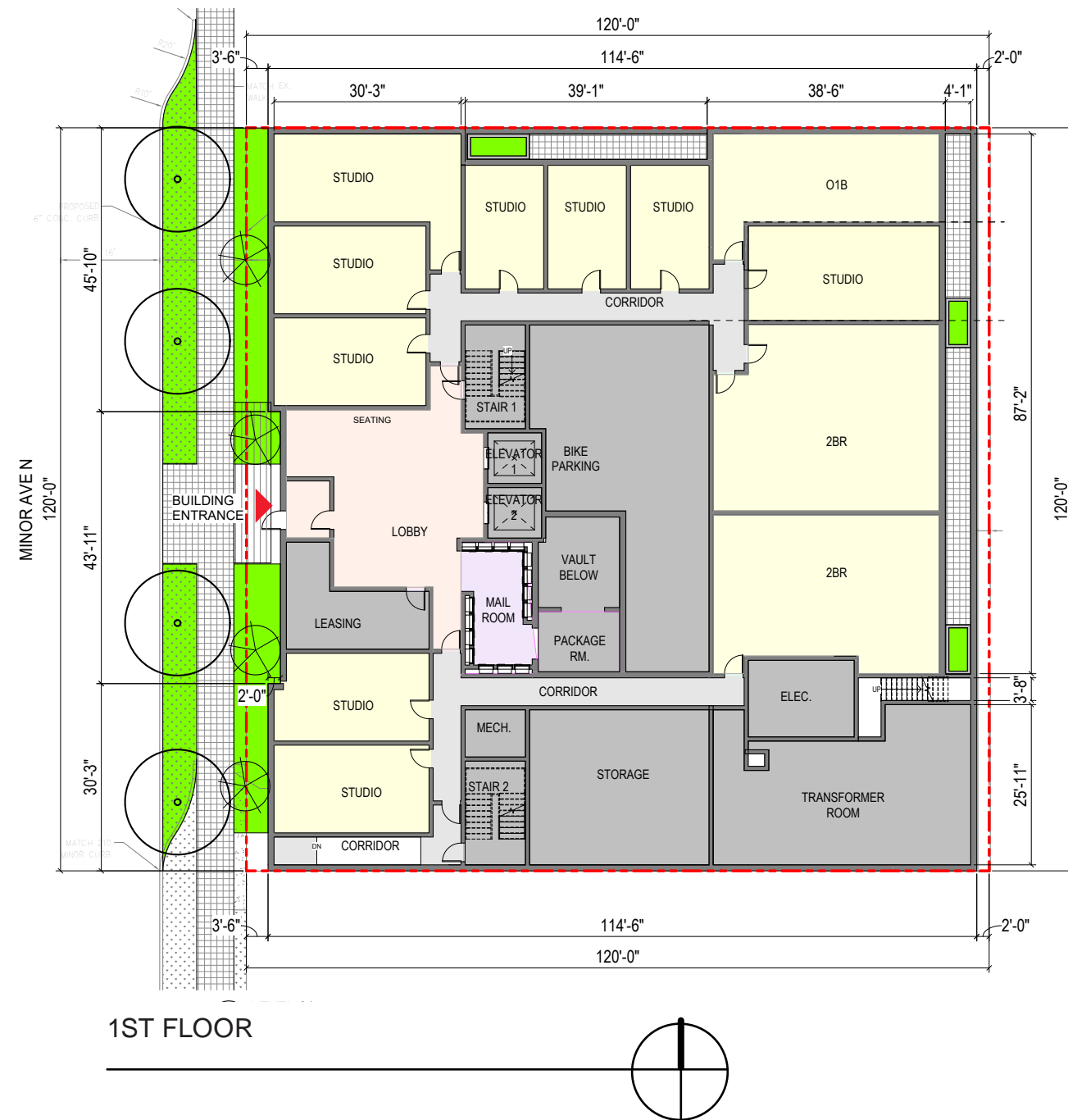
PARKING: NO MINIMUM REQUIREMENT

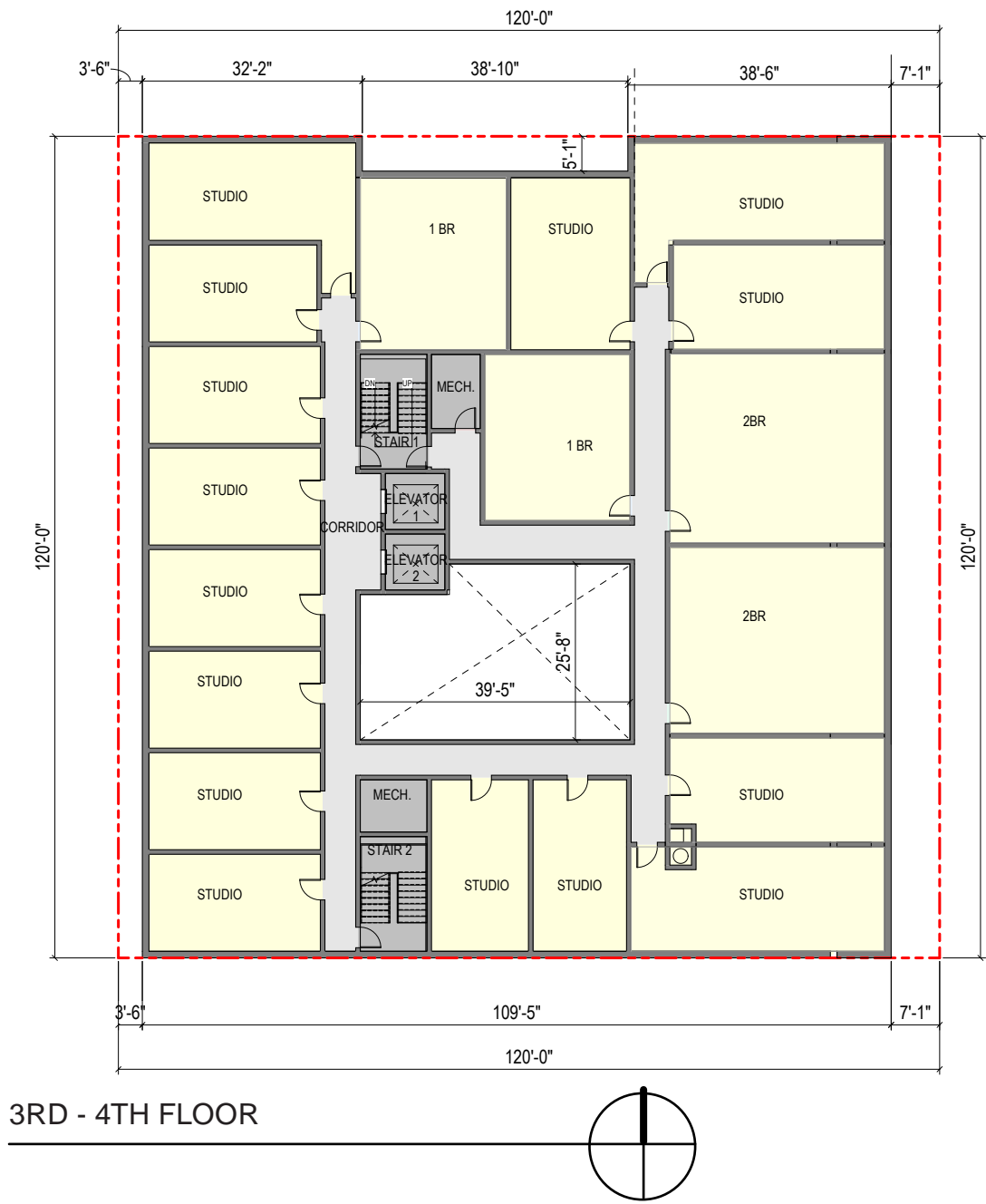
BIKE PARKING:
1 PER UNIT LONG TERM, 1 PER 20 UNITS SHORT TERM

EXISTING TOPOGRAPHY:
THE SITE SLOPES APPROXIMATELY 7 FEET FROM ITS HIGHEST POINT IN THE NORTHEAST CORNER TO ITS LOWEST POINT IN THE NORTHWEST CORNER.

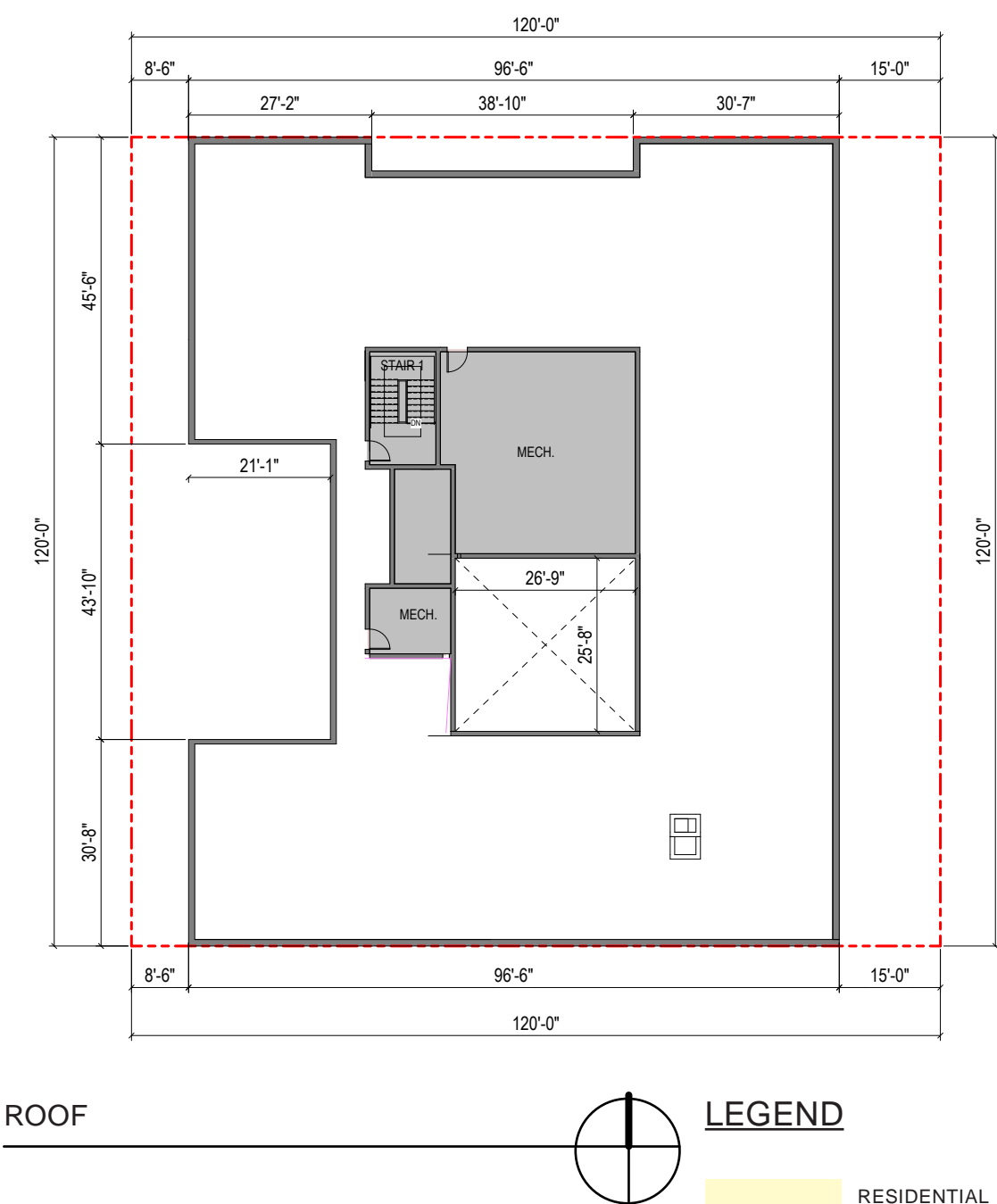
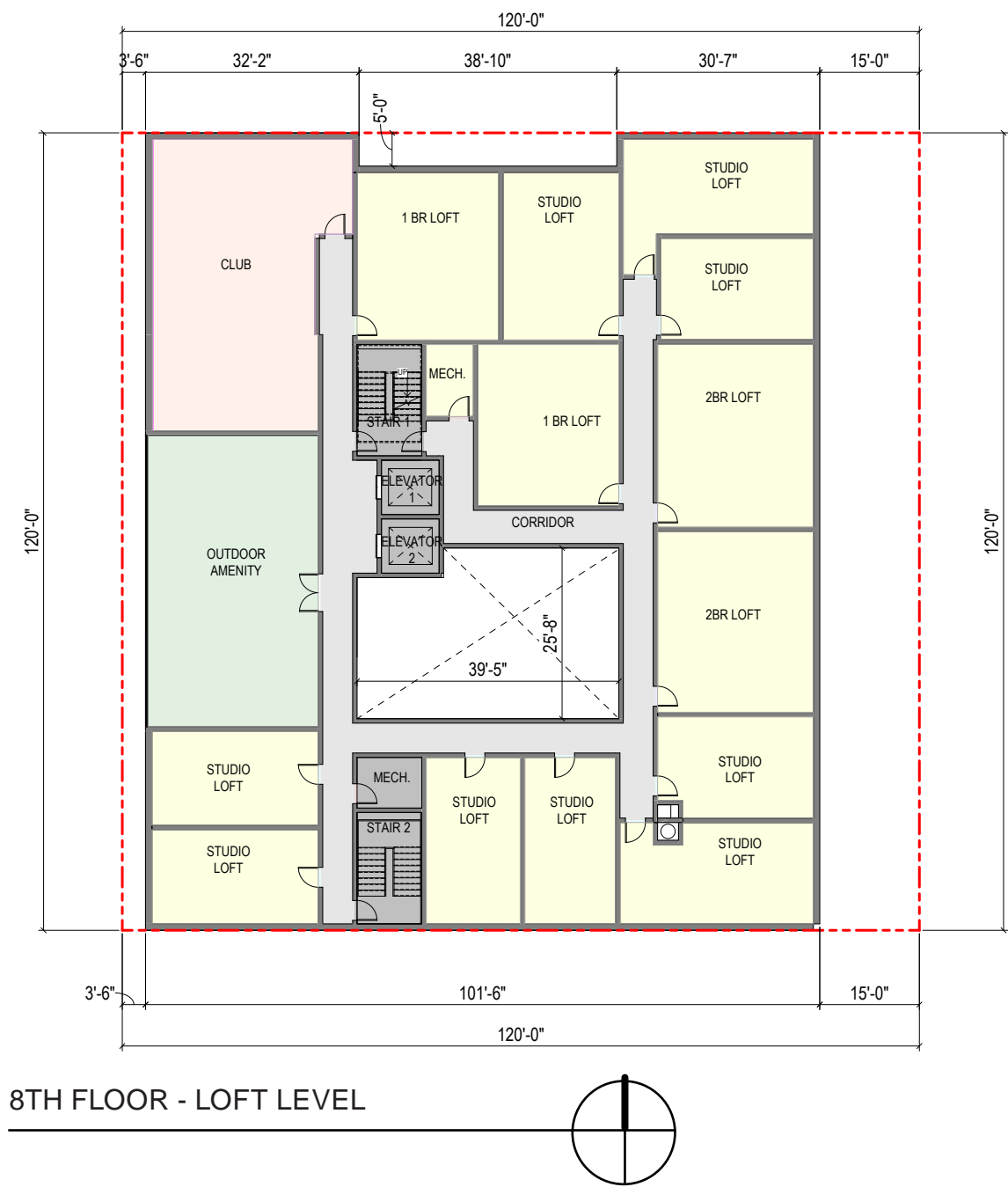
LEGAL DESCRIPTION:
PARCEL 246740-0411:
LOT 4 AND THE SOUTH 10 FEET OF LOT3, BLOCK 11, FAIRVIEW HOMESTEAD ASSOCIATION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME1 OF PLATS, PAGE 119, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL 246740-0410:
THE NORTH 50 FEET OF LOT 3 IN BLOCK 11 OF FAIRVIEW HOMESTEAD ASSOCIATION, FOR THE BENEFIT OF MECHANICS AND LABORERS, ACCORDING TO THE PLAT RECORDED IN VOLUME1 OF PLATS, PAGE 119, RECORDS OF KING COUNTY, WASHINGTON.





- LEGEND**
- RESIDENTIAL
 - RESIDENTIAL AMENITY SPACE
 - BUILDING SERVICES
 - PROPOSED LANDSCAPE
 - OUTDOOR AMENITY



- LEGEND**
- RESIDENTIAL
 - RESIDENTIAL AMENITY SPACE
 - BUILDING SERVICES
 - PROPOSED LANDSCAPE
 - OUTDOOR AMENITY

ALTERNATIVE 2 - “ELONGATED COURTYARD”

Description:

Alternative 2 presents an 8-story building design that incorporates an entry plaza at the Northwest corner of the building. The plaza, adjacent to a group of western cedar trees owned by the neighboring property, celebrates the natural landscape that existed in the space. The massing of Alt. 2 embraces a simple yet impactful concept, effectively using the North corner as the anchoring point to organize the front façade and extend the massing indent upward to form a three-dimensional “L” shaped volume to reduce and modulate the scale of the building.

Design Guidance Employed:

- CS3. Architectural Context and Character
- PL3 Street-Level Interaction—Residential Edges
- CS2C (Midblock Site)

Advantages:

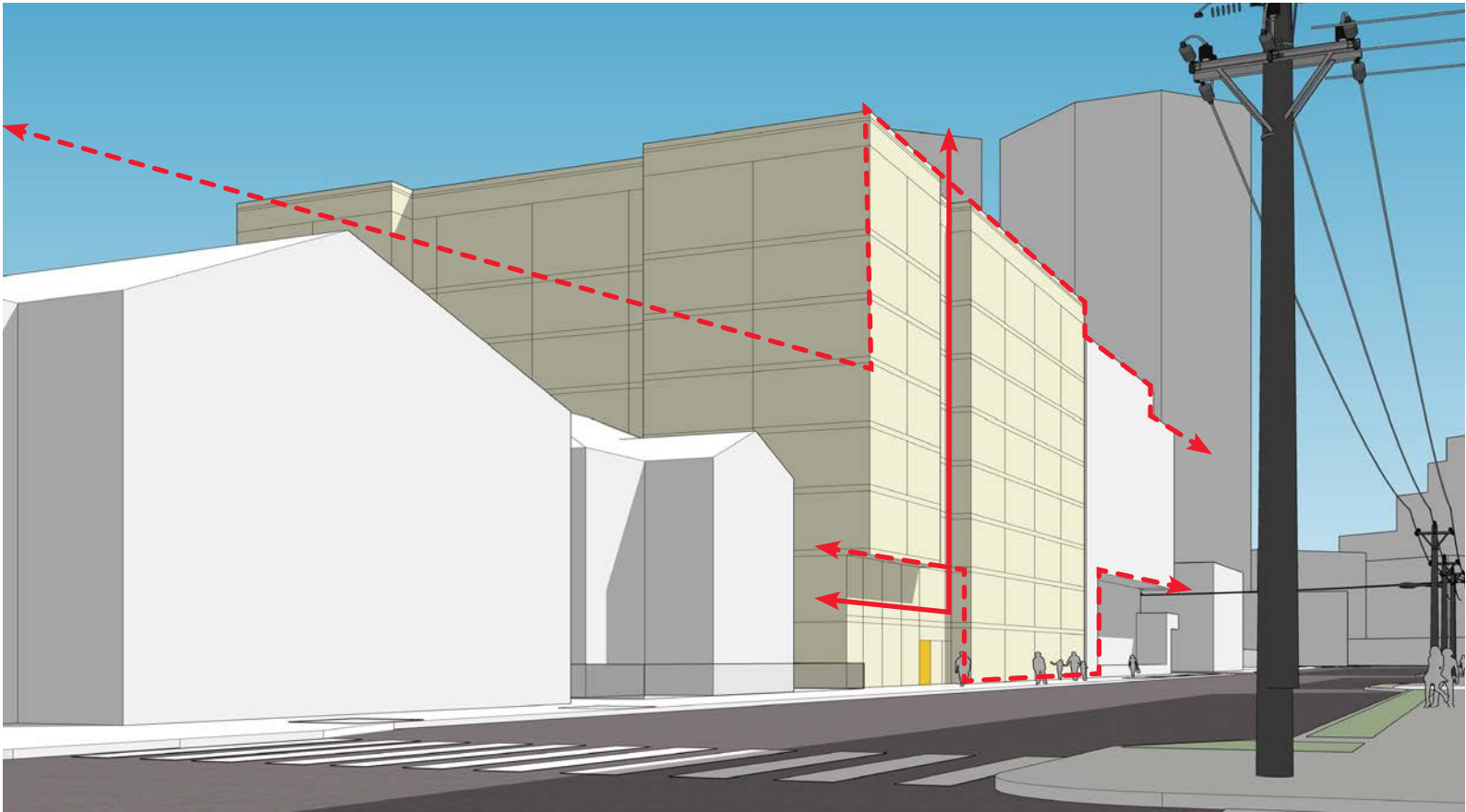
- Profoundly simple move.
- Yield the most units with more units at the upper levels.
- Combined amenity spaces into one single bigger space
- Potentially least expensive to build.

Challenges:

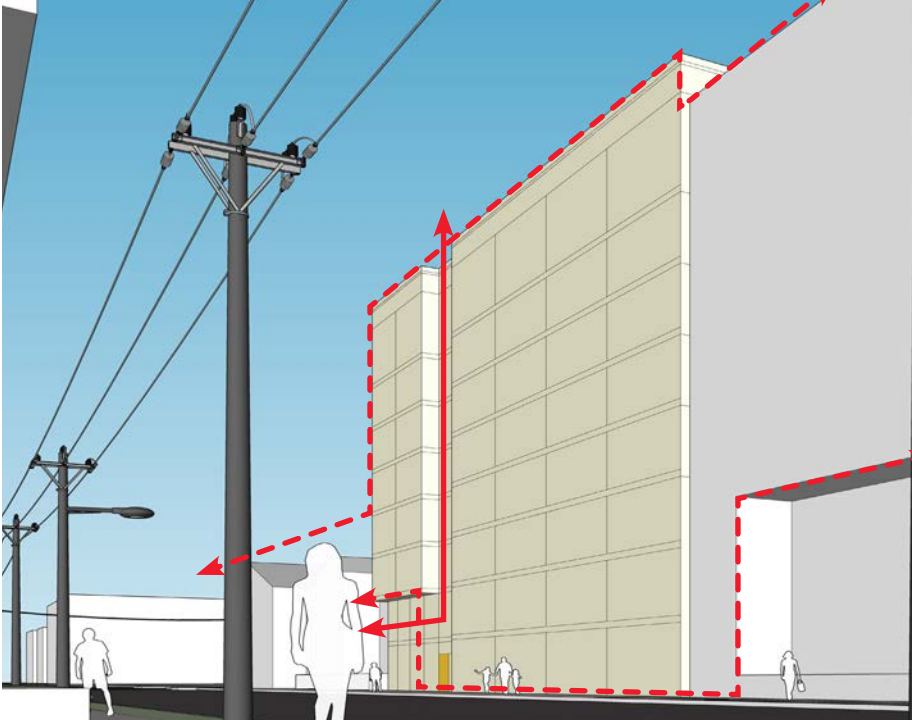
- A single amenity space and the courtyard at the alley level may have less available natural light. Tenants have fewer options.
- The lack of rooftop amenities may not be desirable to the residents, especially for a project in SLU.
- Less opportunity to carve out massing at the top to respond to the surrounding context.

Departures:

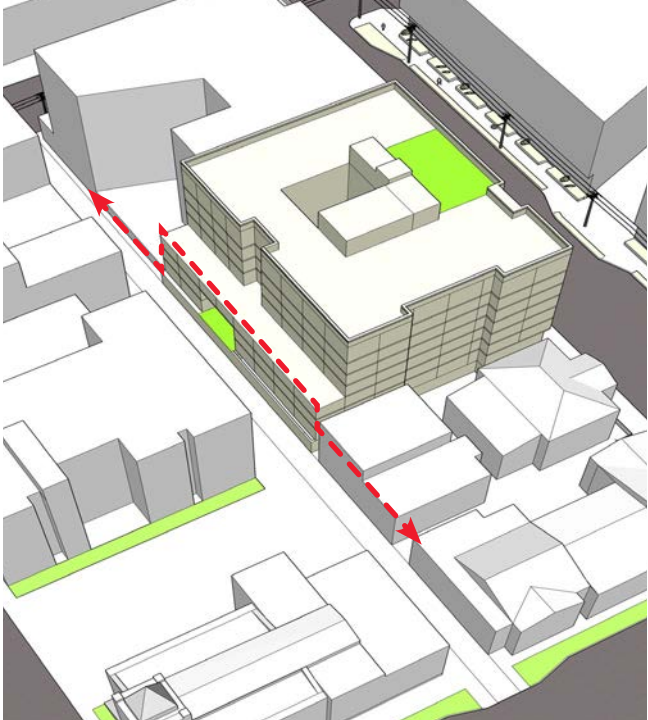
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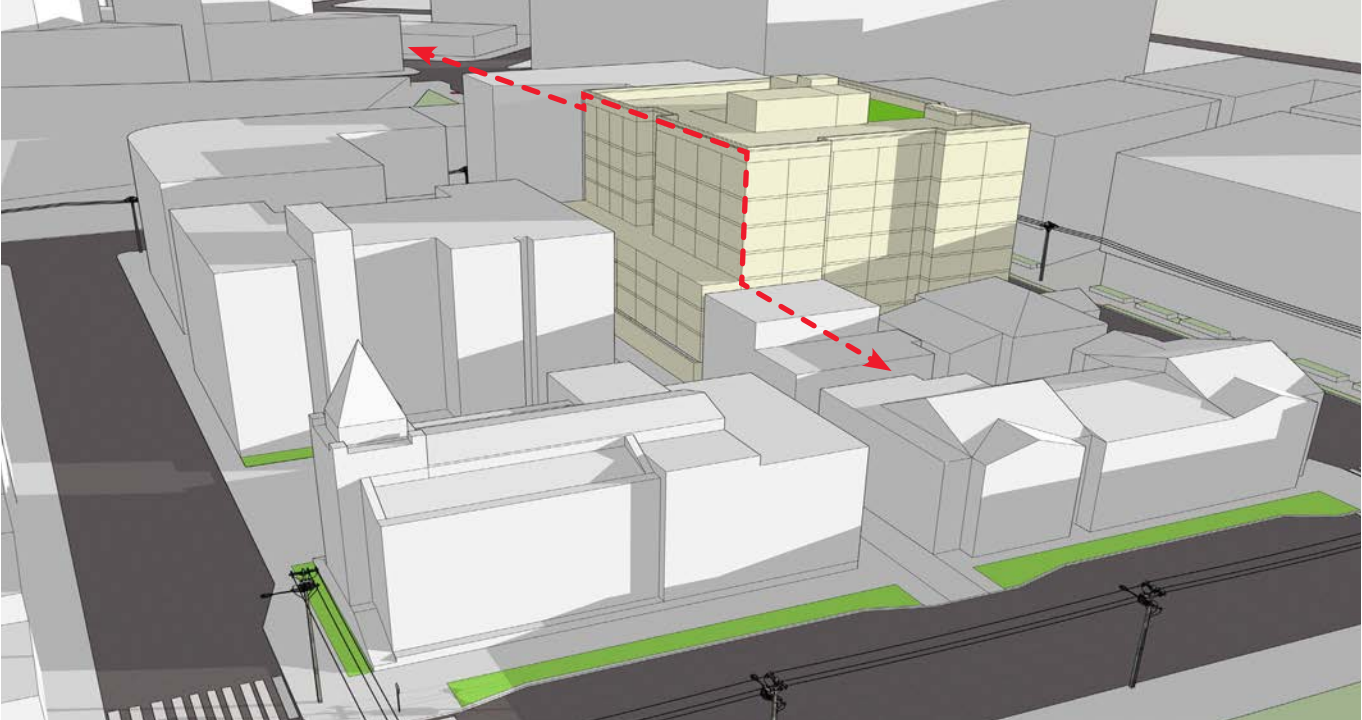
MINOR AVE N



MINOR AVE N (FACE NORTH)

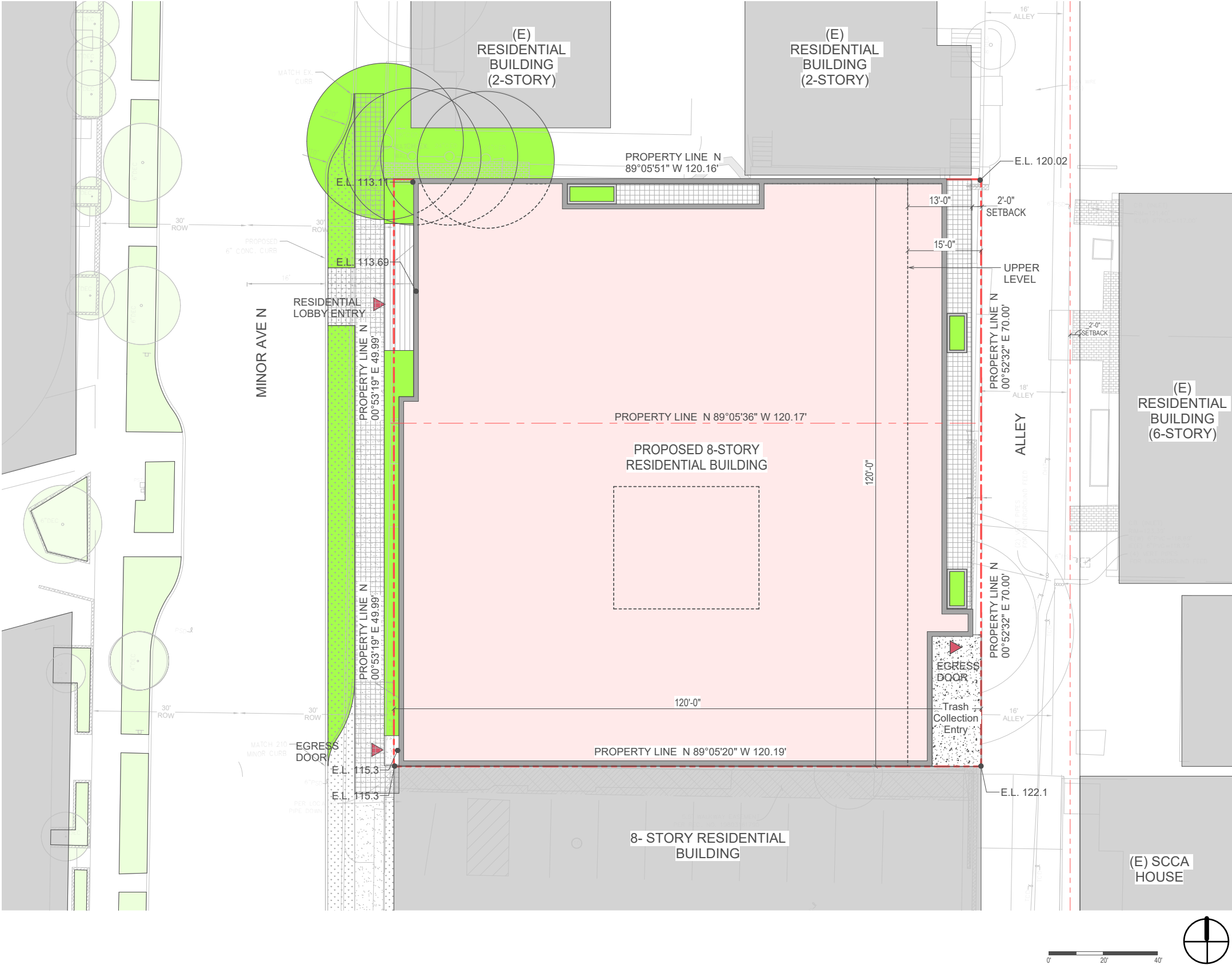


ALLEY



THOMAS ST. & PONTIUS AVE N

SITE PLAN



ZONING: SM-SLU/R 65/95

SITE AREA: 14,400 SF

URBAN VILLAGE:
SOUTH LAKE UNION URBAN VILLAGE

STREET DESIGNATION:
JOHN STREET IS A NEIGHBORHOOD GREEN STREET

ECA:NONE

FAR:NO LIMIT

HEIGHT LIMIT: 95' (FOR RESIDENTIAL USE)

SETBACKS:
ALLEY: SETBACK 1FT FOR EVERY 1 FT OF HEIGHT ABOVE 25 FT (MAX 15 FT)
2 FT DEDICATION AT ALLEY
RIGHT OF WAY 3' - 6"

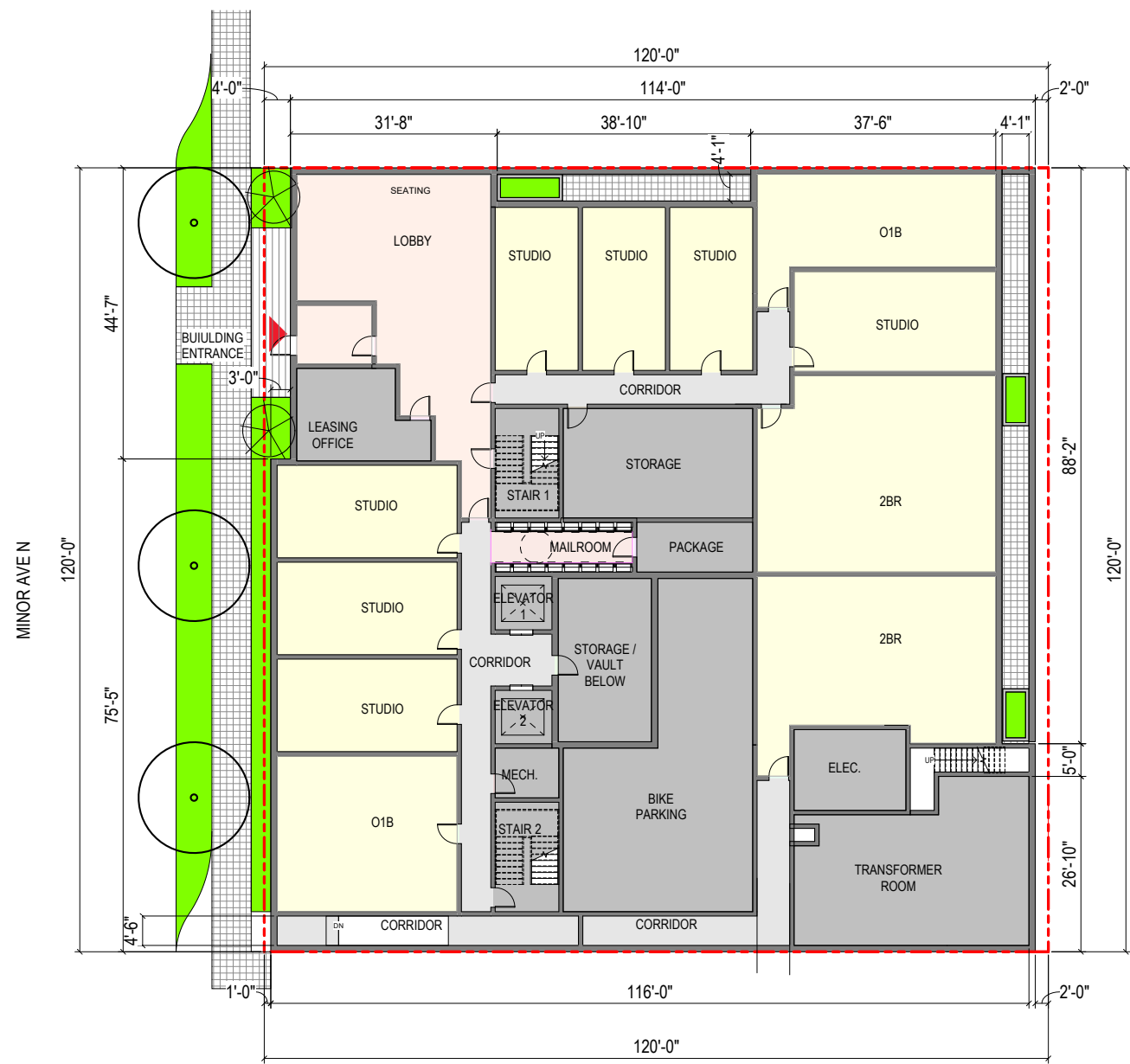
PARKING: NO MINIMUM REQUIREMENT

BIKE PARKING:
1 PER UNIT LONG TERM, 1 PER 20 UNITS SHORT TERM

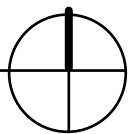
EXISTING TOPOGRAPHY:
THE SITE SLOPES APPROXIMATELY 7 FEET FROM ITS HIGHEST POINT IN THE NORTHEAST CORNER TO ITS LOWEST POINT IN THE NORTHWEST CORNER.

LEGAL DESCRIPTION:
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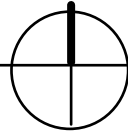
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1ST FLOOR

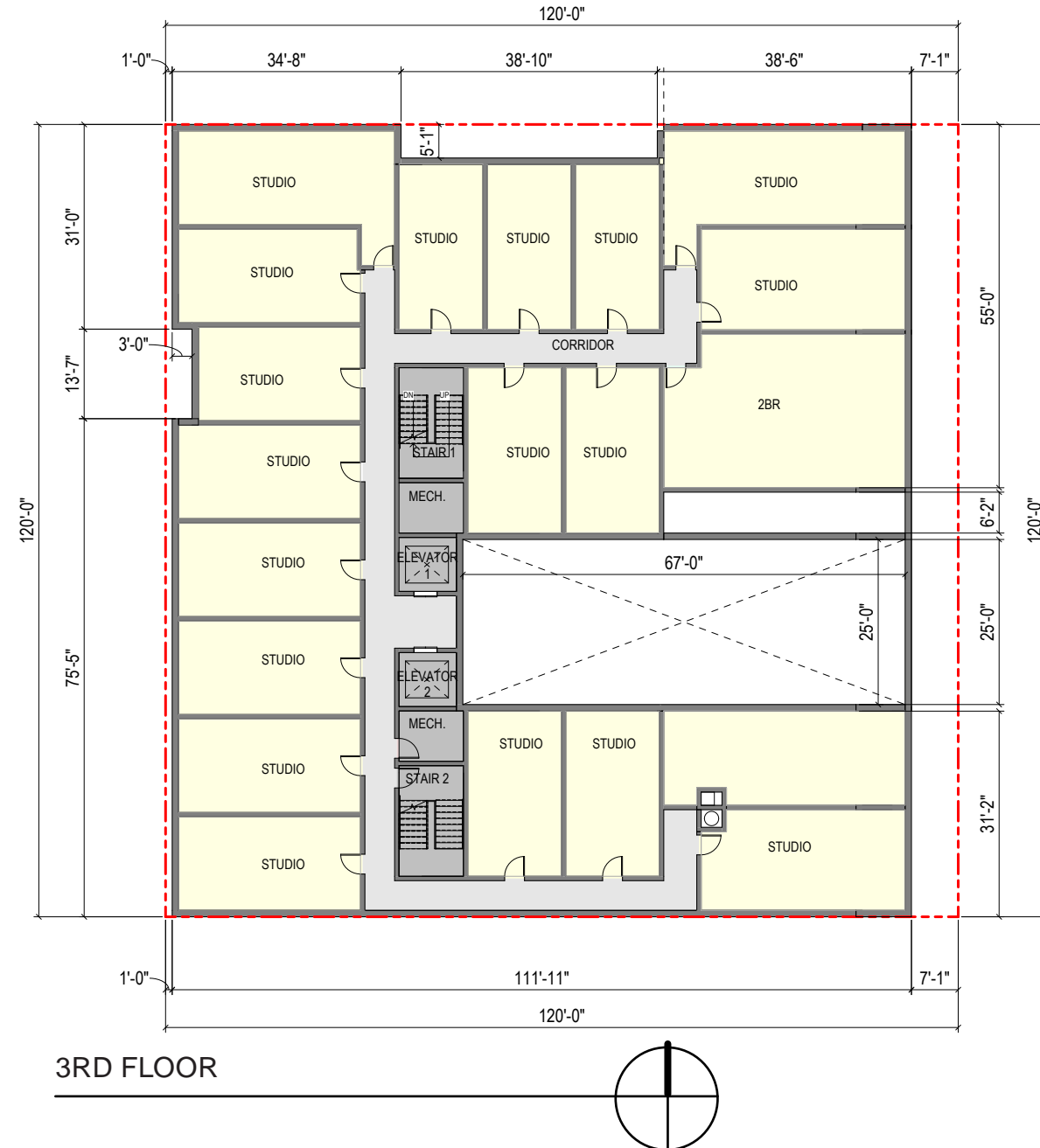


2ND FLOOR



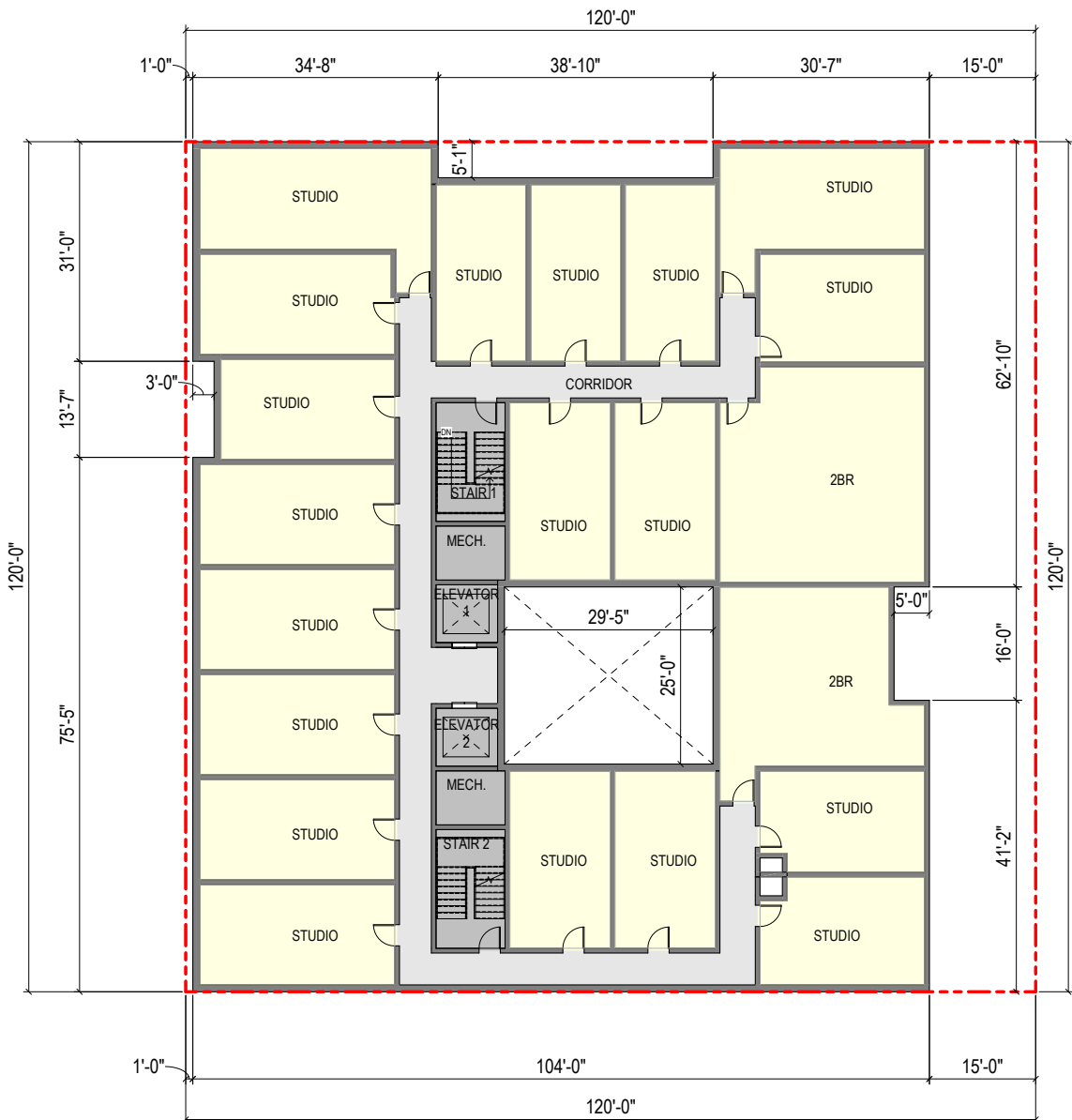
LEGEND

- RESIDENTIAL
- RESIDENTIAL AMENITY SPACE
- BUILDING SERVICES
- PROPOSED LANDSCAPE
- OUTDOOR AMENITY

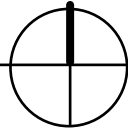


LEGEND

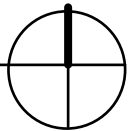
- RESIDENTIAL
- RESIDENTIAL AMENITY SPACE
- BUILDING SERVICES
- PROPOSED LANDSCAPE
- OUTDOOR AMENITY



5TH - 7TH FLOOR

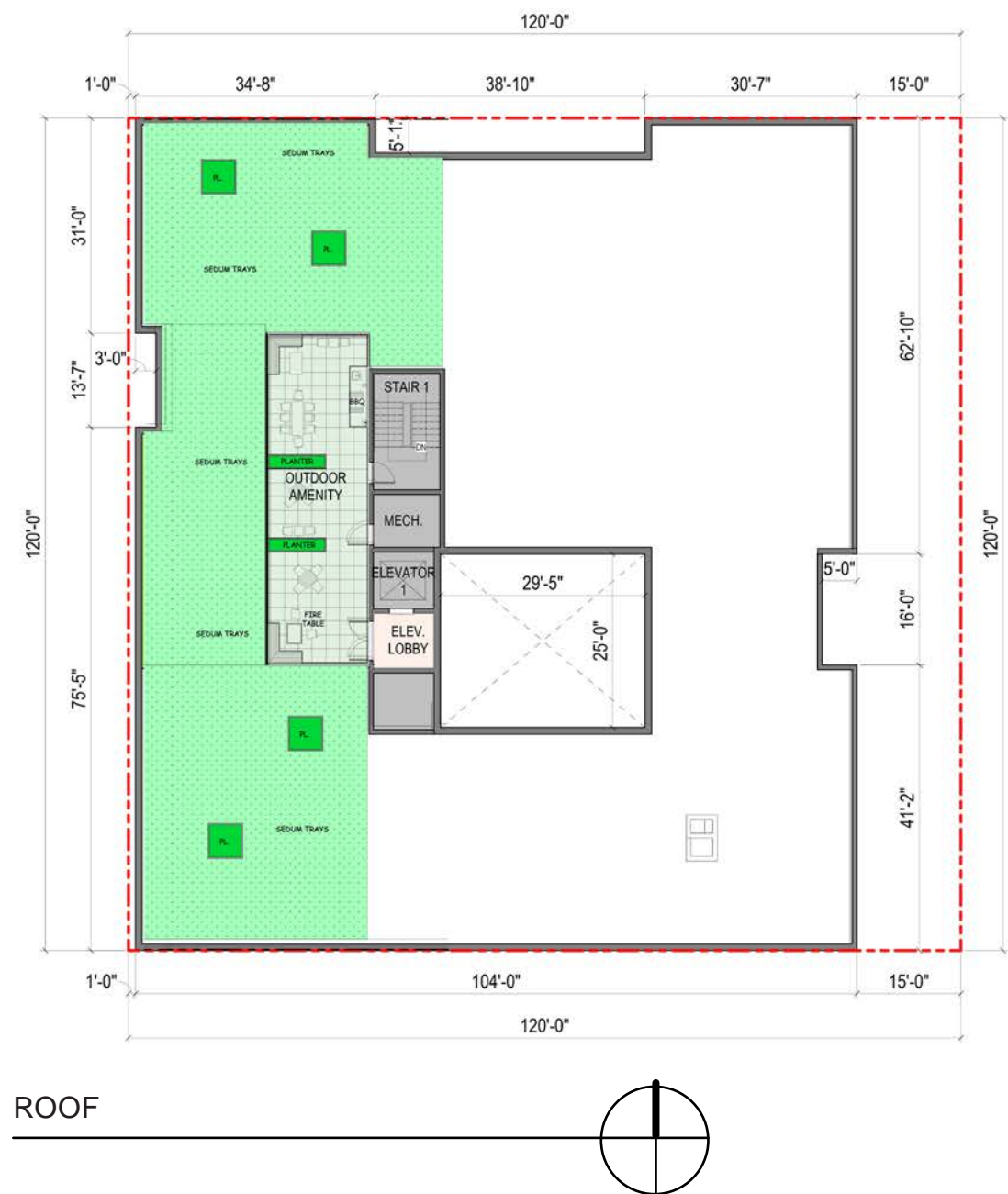


8TH FLOOR - LOFT LEVEL



LEGEND

- RESIDENTIAL
- RESIDENTIAL AMENITY SPACE
- BUILDING SERVICES
- PROPOSED LANDSCAPE
- OUTDOOR AMENITY



LEGEND

- RESIDENTIAL
- RESIDENTIAL AMENITY SPACE
- BUILDING SERVICES
- PROPOSED LANDSCAPE
- OUTDOOR AMENITY

ALTERNATIVE 3 - “CASCADING” (PREFERRED)

Description:

Alternative 3 - “CASCADING” presents an 8-story building design that creates a smoother, cascading transition between the two to three stories building to the north and the approved full 8-story apartments (210 Minor) south of our site. The top level is set back on both Minor Avenue side and to the North, creating a gentle, stepped form at the top of the massing, where the outdoor deck and amenities are located.

On the street level, the design incorporates a 2-story base setback along Minor Street. This setback widens the sidewalk, conforms with the adjacent street-level residential character, and adds in-ground landscape planters to provide soft, pleasant green spaces along the sidewalk. The presence of an entry lobby with an inviting entry plaza in front, aligned with the midblock crossing, establishes a prominent focal point at the pedestrian level. In addition, the 8th-floor amenity space offers urban dwellers a panoramic view of the sprawling skyscrapers in the SLU vicinity.

Design Guidance Employed:

- SLU DC2—The Rooftscape
- SLU-CS2—Height, Bulk, and Scale
- CS2C (Midblock Site)
- PL3 Street-Level Interaction—Residential Edges

Advantages:

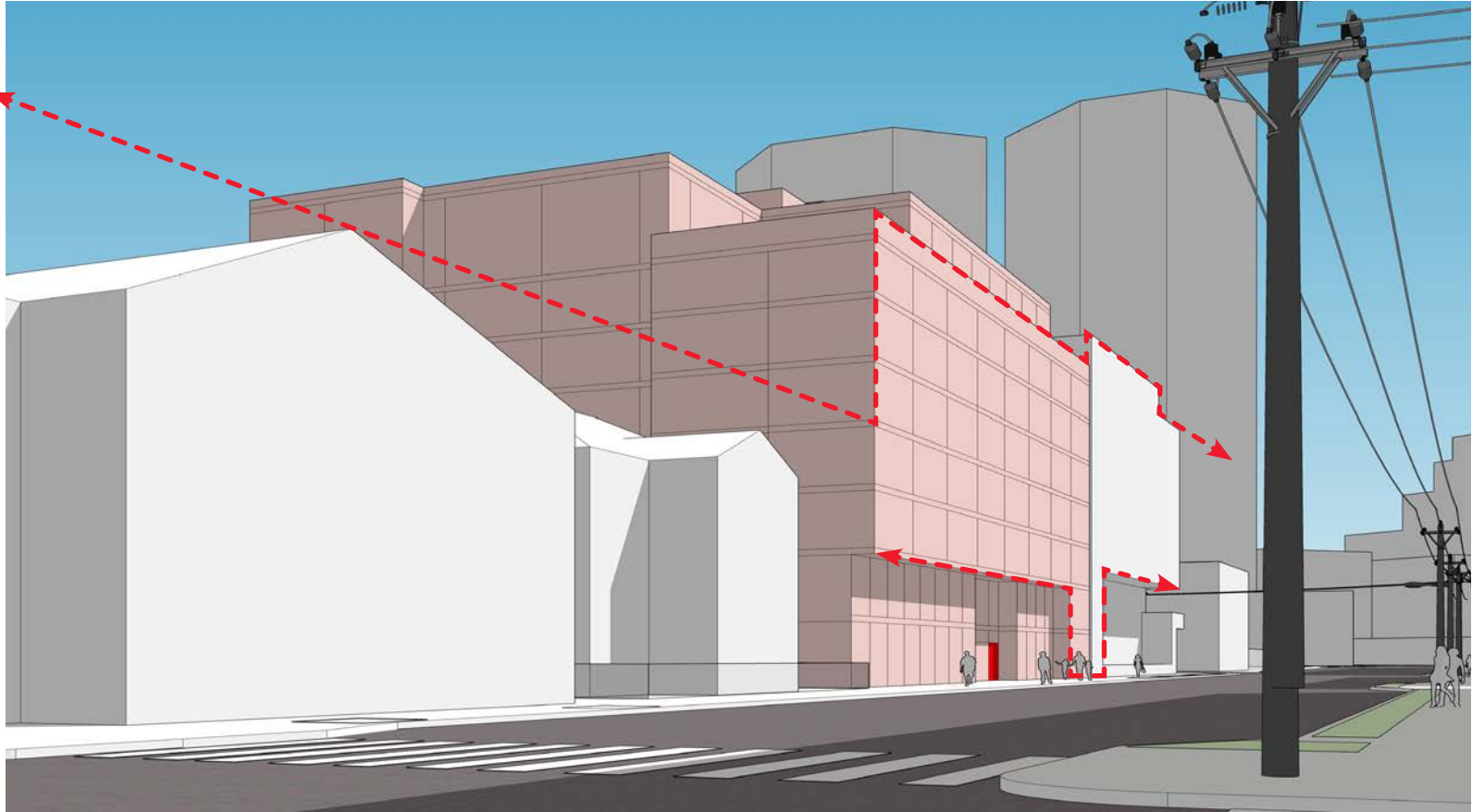
- Provide a smooth massing transition between the 2-3 stories building to the North and the new 8-story building to the South.
- Highly efficient with the most rentable area yield.
- Respond to the neighboring buildings from the pedestrian level all the way to the rooftop, modulating from the property to the South with lower height and the buildings across the street for rooftop alignment.
- Tiered rooftop amenities are very desirable for residents.
- Recognizable Tripartite composition (bottom, middle, and top hierarchy)

Challenges:

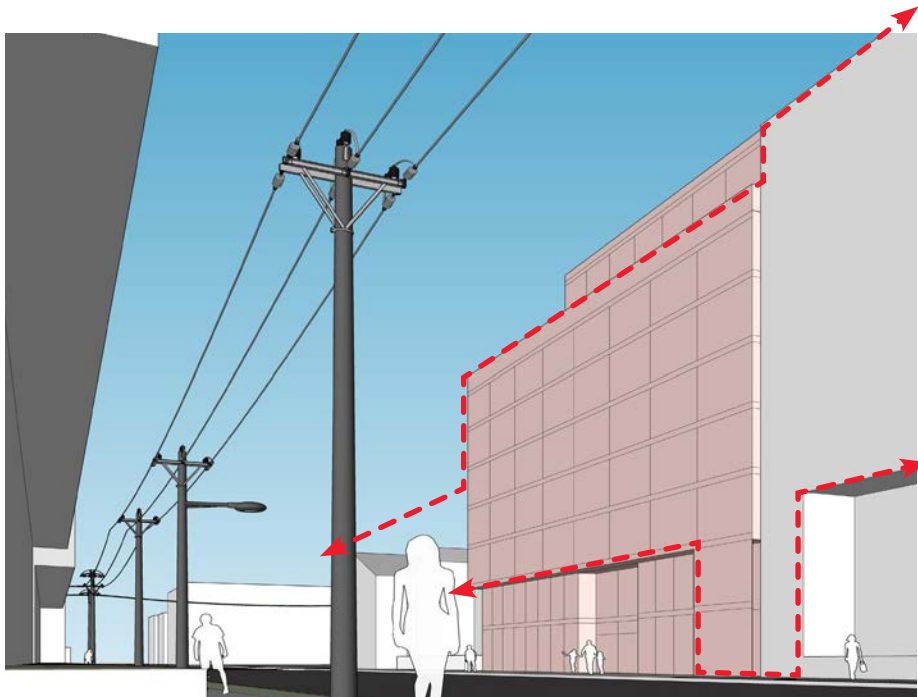
Potentially, the most expensive option to build.

Departures:

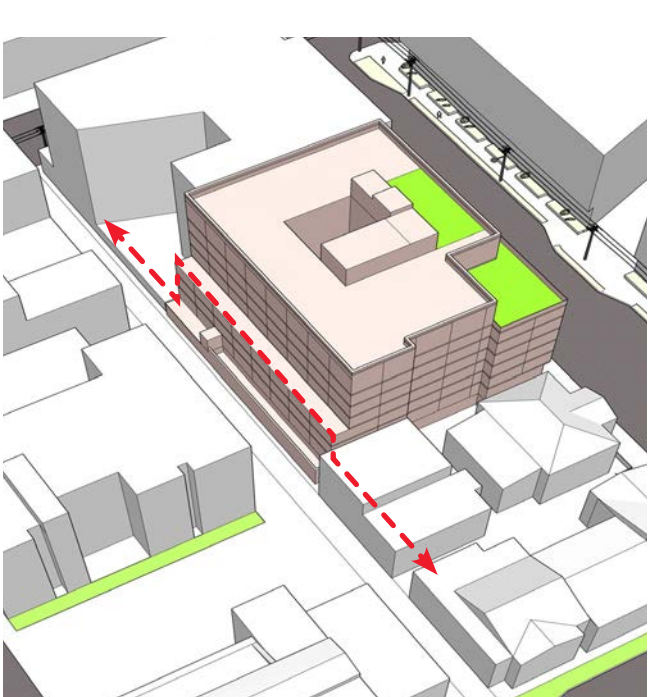
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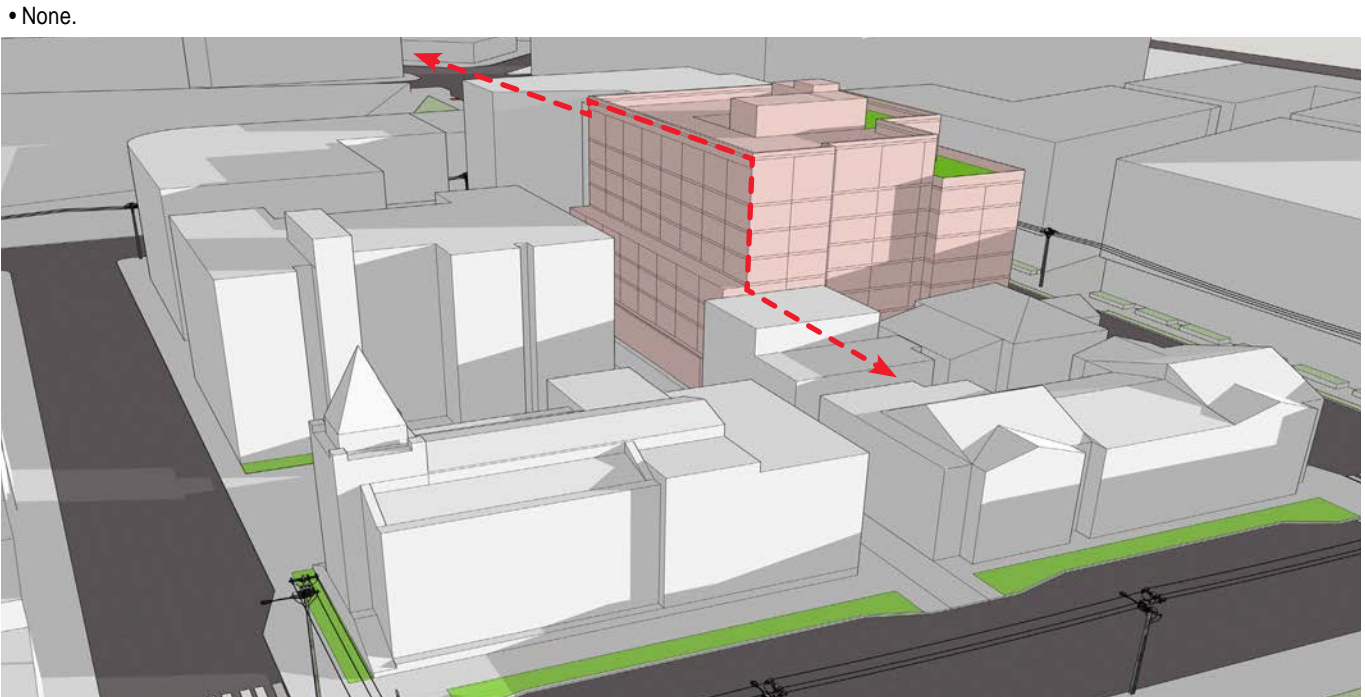
MINOR AVE N



MINOR AVE N (FACE NORTH)

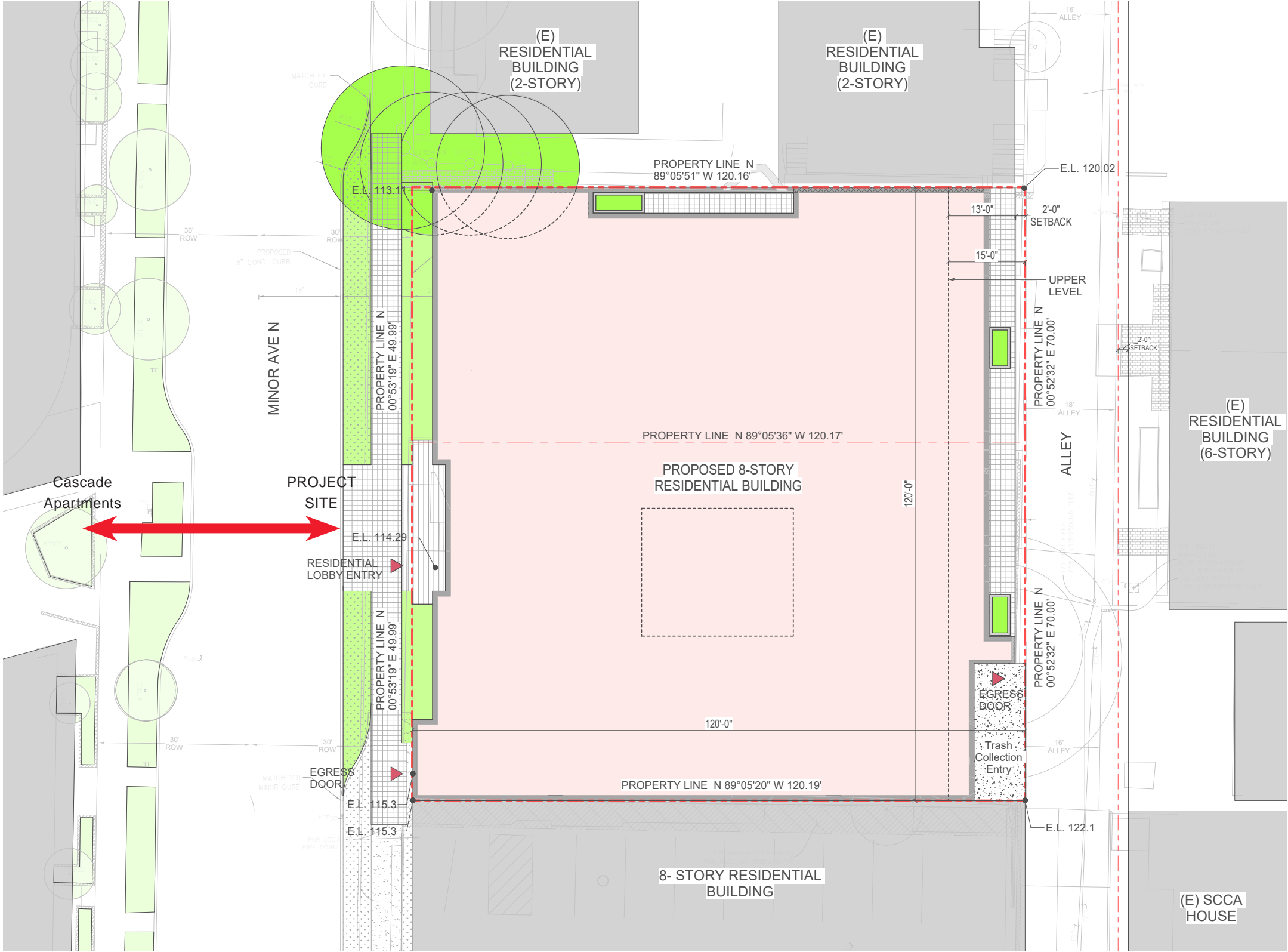


ALLEY



THOMAS ST. & PONTIUS AVE N

SITE PLAN



ZONING: SM-SLU/R 65/95

SITE AREA: 14,400 SF

URBAN VILLAGE:
SOUTH LAKE UNION URBAN VILLAGE

STREET DESIGNATION:
JOHN STREET IS A NEIGHBORHOOD GREEN STREET

ECA:NONE

FAR:NO LIMIT

HEIGHT LIMIT: 95' (FOR RESIDENTIAL USE)

SETBACKS:
ALLEY: SETBACK 1FT FOR EVERY 1 FT OF HEIGHT ABOVE 25 FT (MAX 15 FT)
2 FT DEDICATION AT ALLEY
RIGHT OF WAY 3' - 6"

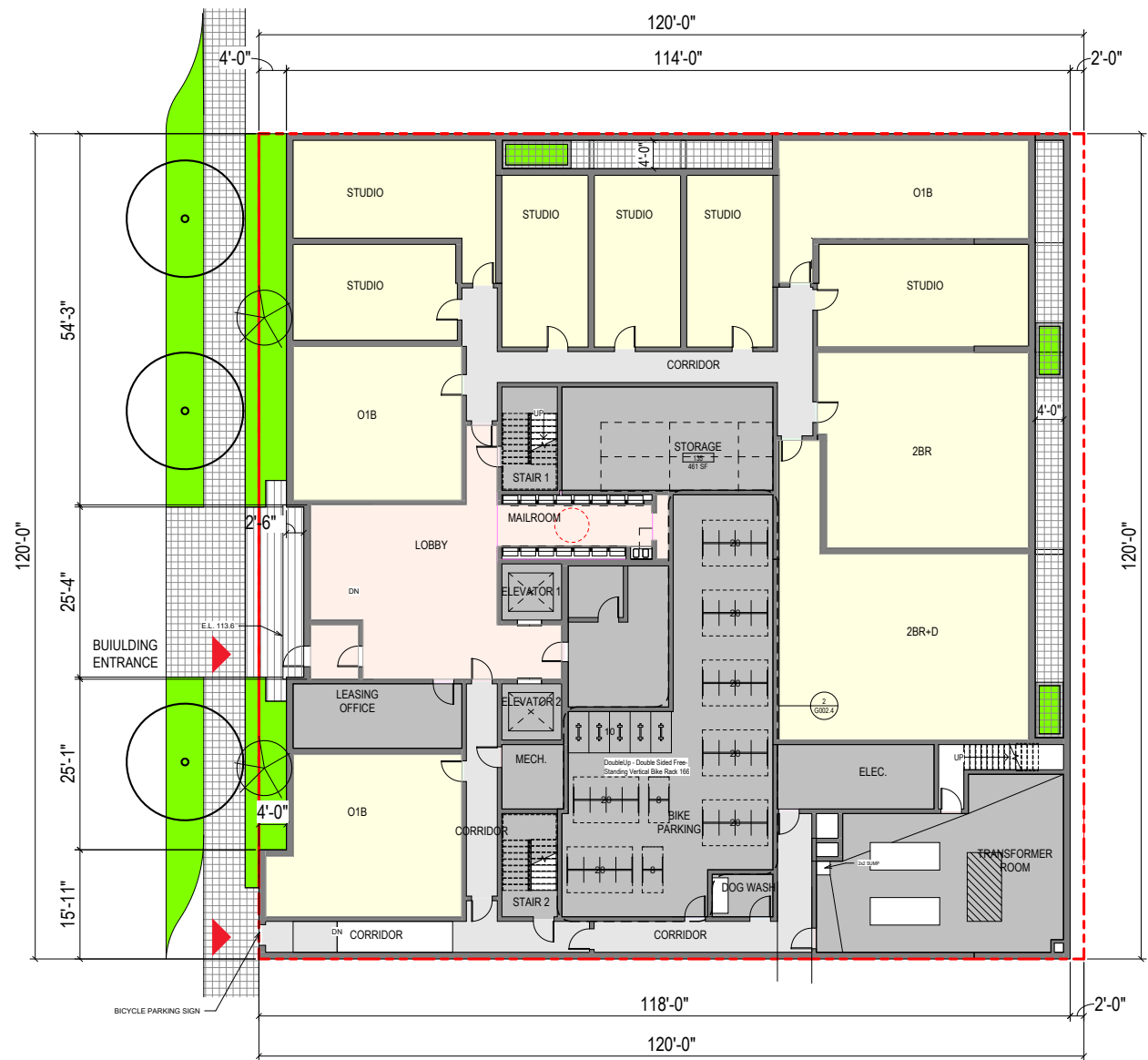
PARKING: NO MINIMUM REQUIREMENT

BIKE PARKING:
1 PER UNIT LONG TERM, 1 PER 20 UNITS SHORT TERM

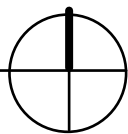
EXISTING TOPOGRAPHY:
THE SITE SLOPES APPROXIMATELY 7 FEET FROM ITS HIGHEST POINT IN THE NORTHEAST CORNER TO ITS LOWEST POINT IN THE NORTHWEST CORNER.

LEGAL DESCRIPTION:
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LOT 4 AND THE SOUTH 10 FEET OF LOT3, BLOCK 11, FAIRVIEW HOMESTEAD ASSOCIATION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME1 OF PLATS, PAGE 119, RECORDS OF KING COUNTY, WASHINGTON.

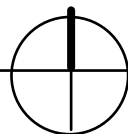
PARCEL 246740-0410:
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1ST FLOOR

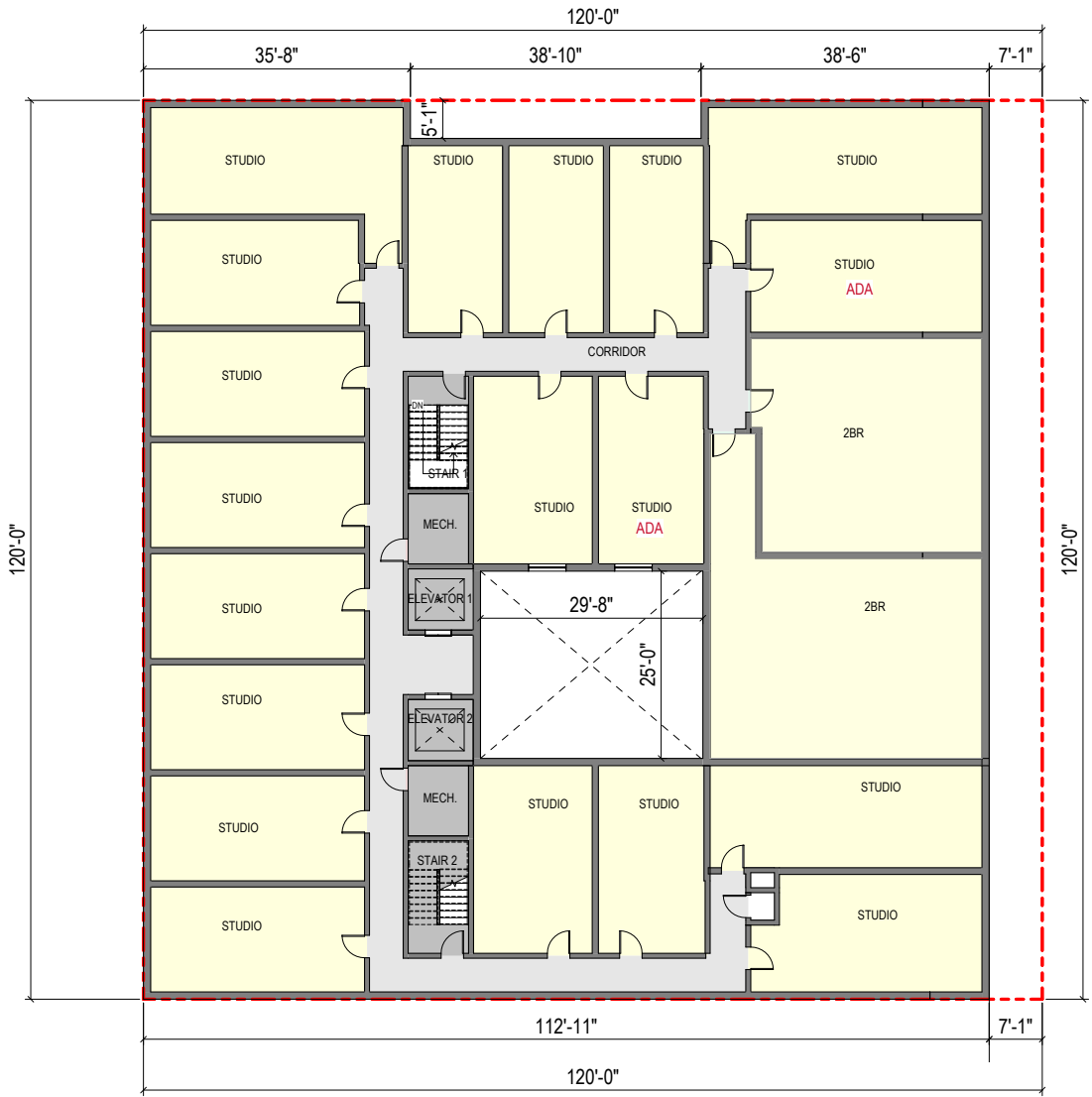


2ND FLOOR

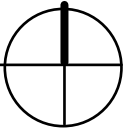


LEGEND

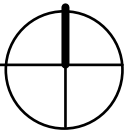
- RESIDENTIAL
- RESIDENTIAL AMENITY SPACE
- BUILDING SERVICES
- PROPOSED LANDSCAPE
- OUTDOOR AMENITY



3RD - 4TH FLOOR

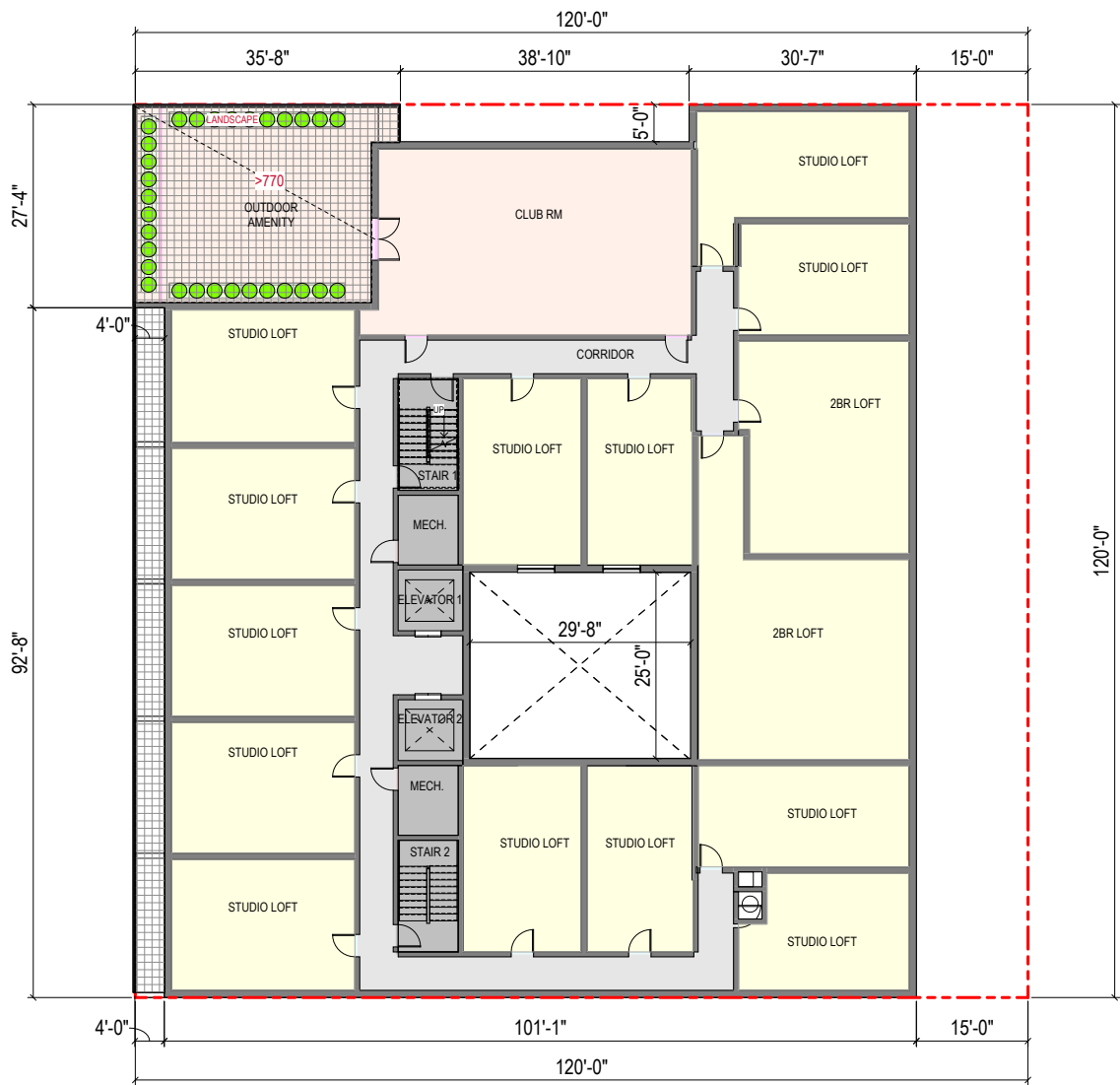


5TH - 7TH FLOOR

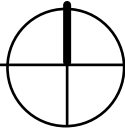


LEGEND

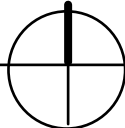
- RESIDENTIAL
- RESIDENTIAL AMENITY SPACE
- BUILDING SERVICES
- PROPOSED LANDSCAPE
- OUTDOOR AMENITY



8TH FLOOR - LOFT LEVEL



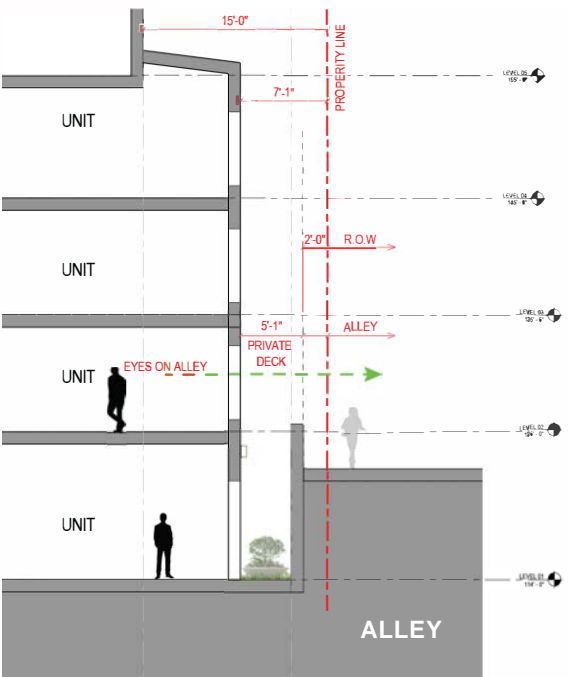
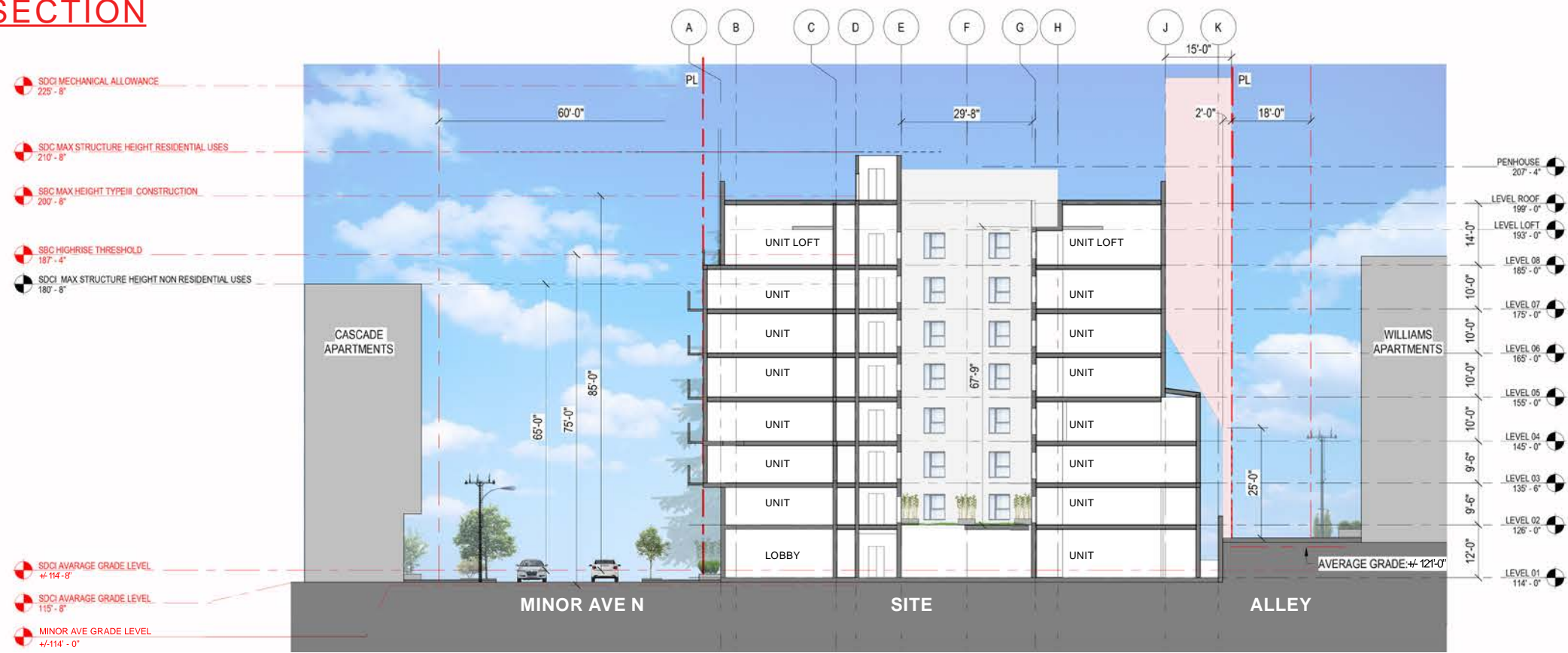
ROOF



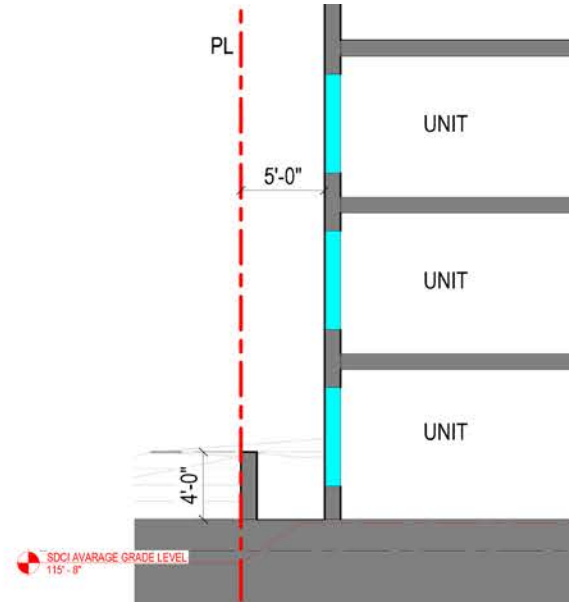
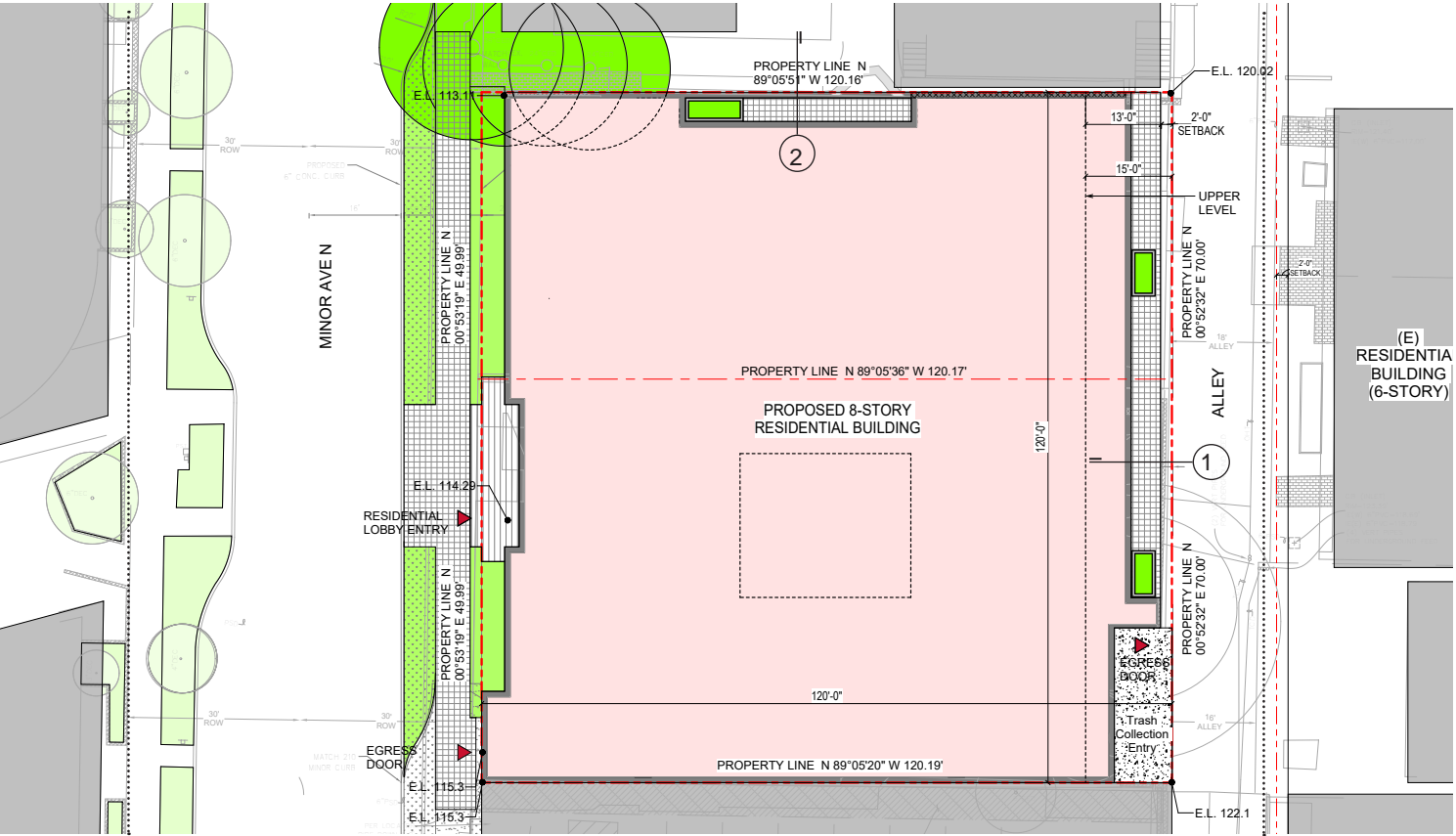
LEGEND

- RESIDENTIAL
- RESIDENTIAL AMENITY SPACE
- BUILDING SERVICES
- PROPOSED LANDSCAPE
- OUTDOOR AMENITY

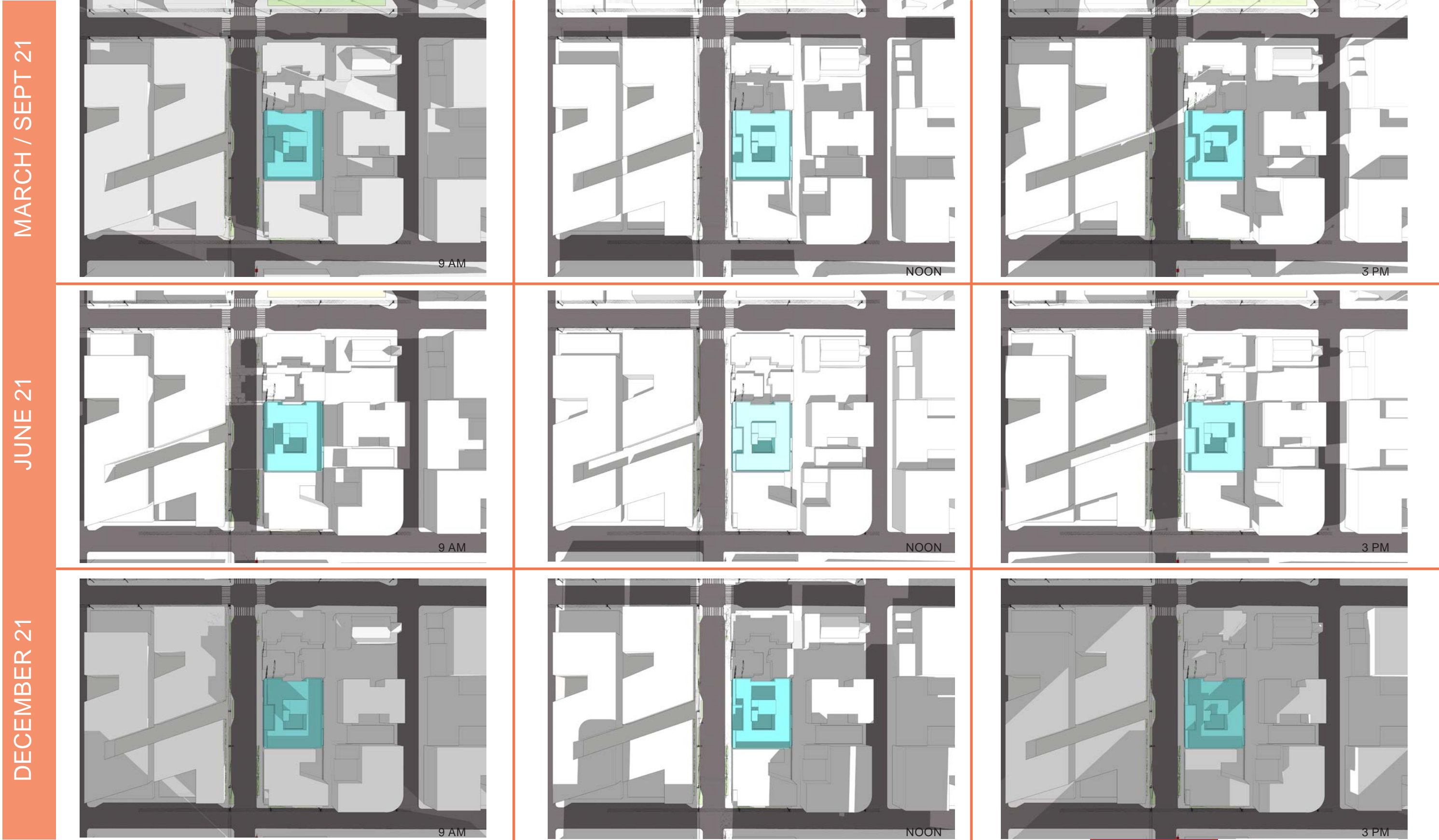
BUILDING SECTION

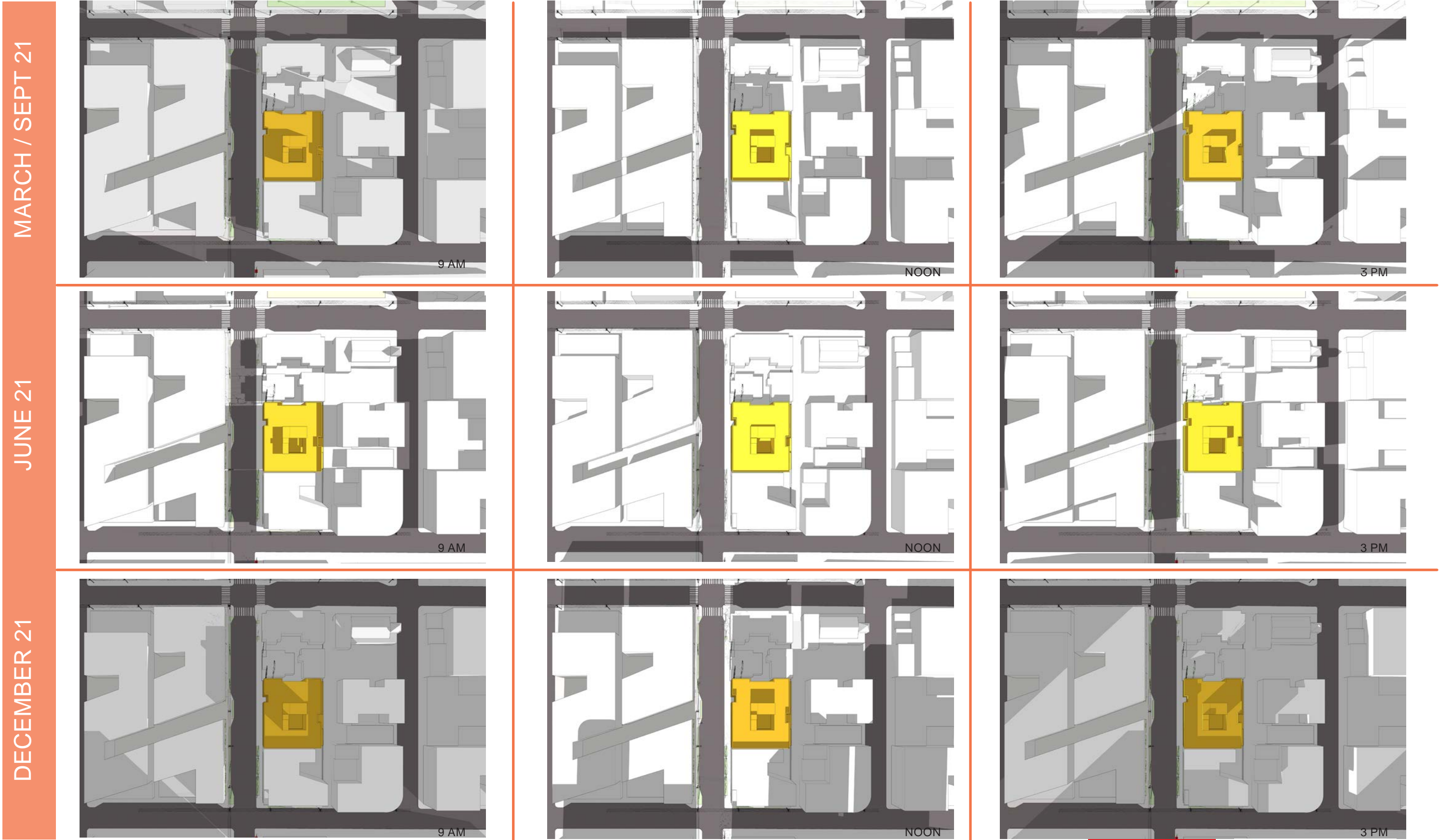


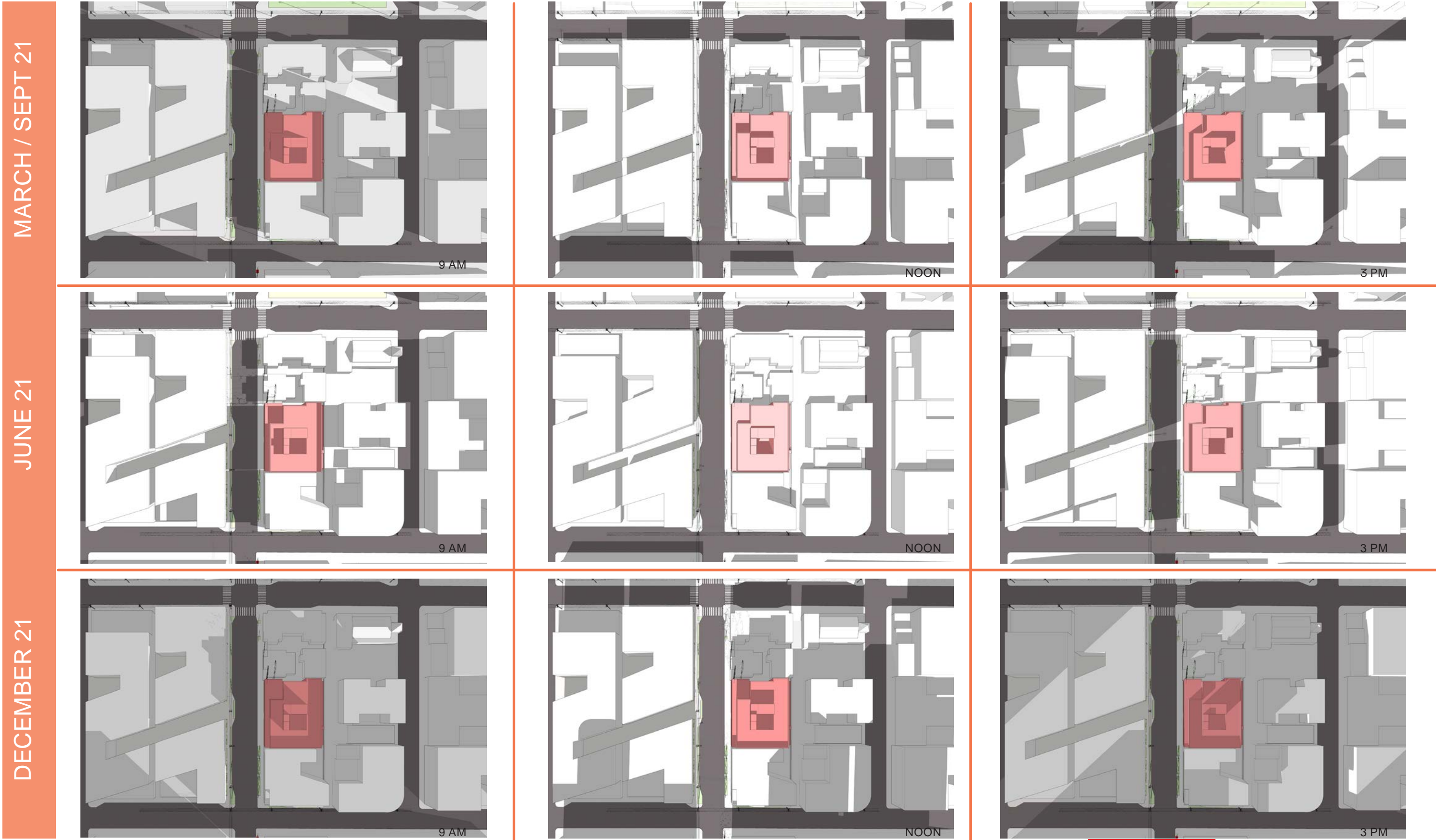
SECTION 1



SECTION 2







5

LANDSCAPE



MATERIAL & OUTDOOR FURNITURE

STAINLESS BBQ AND CABINET WITH SINK - ROOF

FIBERGLASS PLANTERS

PEDESTAL PAVERS - CONCRETE

SOFA, SYNTHETIC WICKER

METAL, WOOD AND FABRIC FURN

FIRETABLE

WOOD BENCH - ROOF

STAINLESS SQUARE POST WITH STAINLESS CABLE, WOOD CAP -ROOF

MATERIAL

BROOM FINISH CONCRETE - GARAGE

NON-SLIP CERAMIC FLOOR TILE - BUILDING ENTRY

STANDARD CITY OF SEATTLE SIDEWALK 2'X2' PATTERN, BROOM FINISH

BIKE RAK - SEATTLE STANDARD

PLANTS

PINUS AURORA / AURORA PINE IN CONTAINER

ACER PALMATUM CRIMSON QUEEN

ARBUTUS OCTOBERFEST/OCTOBERFEST STRAWBERRY BUSH

PHYLLOSTACHYS NIGRA / BLACK BAMBOO IN CONTAINERS

ACORUS GRAMINEUS AUREUS / SWEET FLAG

POLYSTICHUM / TASSEL FERN

ACORUS / SWEET FLAG

ARCTOSTAPHYLOS UVA URSI / KINNINNICK

SEDUM TRAYS

IBERIS SEMPERVIRENS / CANDYTUFT

LIRIOPE SPICATA / LILY TURF

ARCTOSTAPHYLOS UVA URSI / KINNINNICK

RAPHIOLEPSIS UMBELLATA MINOR

LAVENDAR

OSMANTHUS DELVAYII

HYDRANGEA PANICULATE

SYRINGA MISS KIM - DWARF LILAC

RHUS TYPHINA - SUMAC

HOSTA

AMELANCHIER AUTUMN BRILLIANCE STREET TREE

RAPHIOLEPSIS UMBELLATA MINOR

CAMELLIA (HEDGE)

SEDUM TRAY

VINCA / PERIWINKLE

OUTDOOR LIGHTING FIXTURE

PATHLIGHT ROOF

WALL WASHER LIGHT - ROOF

LIGHTING UNDER BENCH - ROOF

PLANTER LIGHTS FOR PATHWAYS - ROOF

UPLIGHTS - ROOF

EXAMPLES PAST WORK - VIBRANT CITIES



BLOSSOM (ENTITLEMENT)

Land Size: 14,400
Project Gross SF: 108,957
Residential Units: 184
CID, SEATTLE, WA



NIWA (UNDER CONSTRUCTION)

Land Size: 14,400
Project Gross SF: 97,101
Residential Units: 125
QUEEN ANNE, SEATTLE, WA



PIVOT (LEASING)

Land Size: 10,470
Project Gross SF: 75,273
Residential Units: 95
CAPITOL HILL, SEATTLE, WA



ROYSTONE (LEASING)

Land Size: 11,070
Project Gross SF: 74,096
Residential Units: 93
Queen Anne, Seattle, WA



ASCEND (IN-OPERATION)

Land Size: 11,995
Project Gross SF: 58,9884
Residential Units: 101
North Portland, OR



ZEAL (UNDER CONSTRUCTION)

Land Size: 19,032
Project Gross SF: 108,514
Residential Units: 215
PORTLAND, OR



FARGO (UNDER CONSTRUCTION)

Land Size: 10,992
Project Gross SF: 63,275
Residential Units: 100
PORTLAND, OR



ALKI CONDOS (SELLING)

Land Size: 39,578
Project Gross SF: 113,020
Residential Units: 37
Seattle, WA



EXAMPLES PAST WORK - MZA



SHORESMITH

SEATTLE, WA
COMPLETED 2021



MARI (MIRA II)

BELLEVUE, WA
UNDER CONSTRUCTION



ONEX-UNIVERSITY DISTRICT

SEATTLE, WA
ON THE BOARDS



ENCORE

SEATTLE, WA
COMPLETED 2022



CHAMBERS

BELLEVUE, WA
ON THE BOARDS



1107 ALKI

SEATTLE, WA
ON THE BOARDS



106 NW 36TH STREET

SEATTLE, WA
ON THE BOARDS



5TH AND VIRGINIA

SEATTLE, WA
ON THE BOARDS