



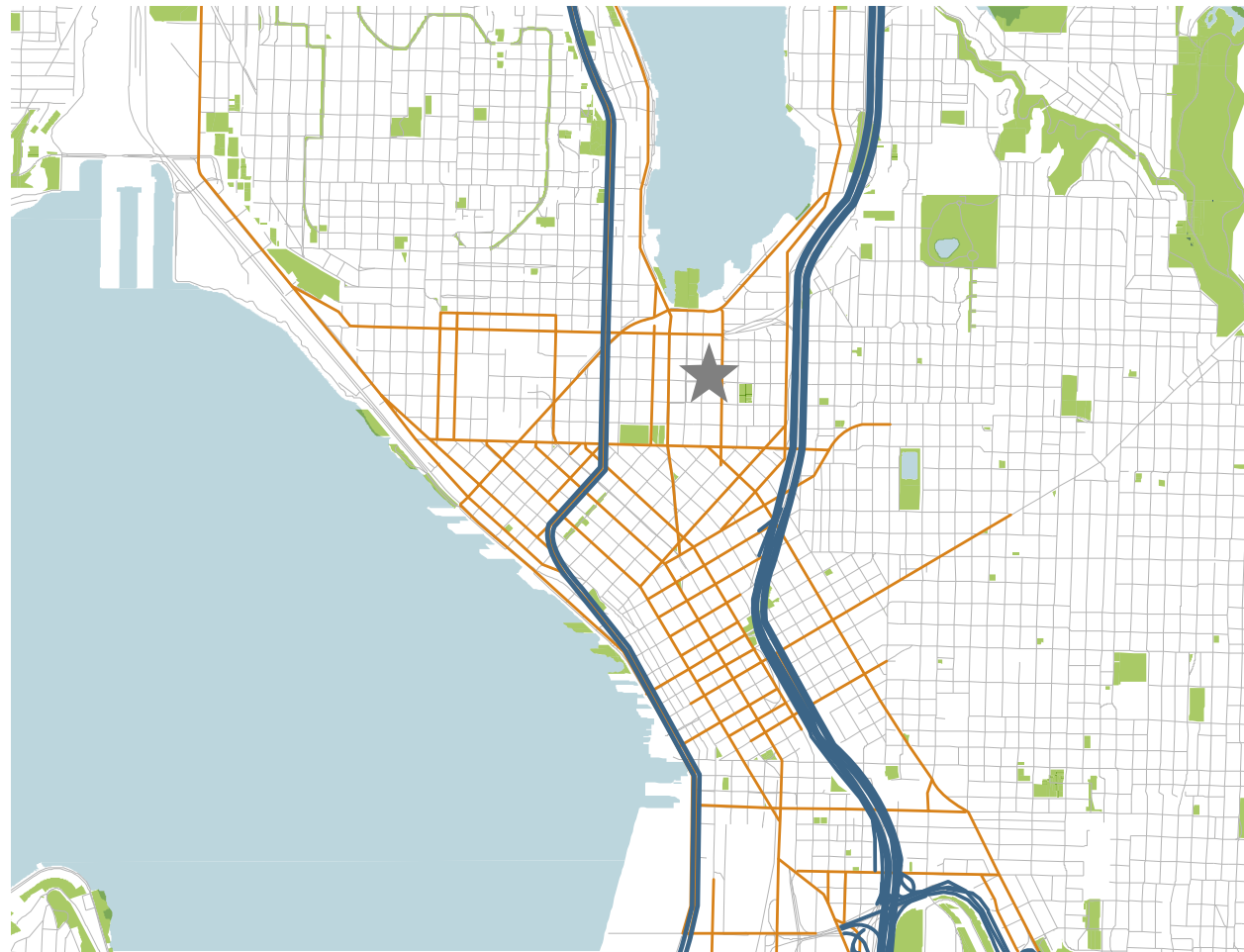
400 BOREN AVE. N.

EARLY DESIGN GUIDANCE

DPD #3013013

APRIL 18, 2012





DEVELOPMENT OBJECTIVES

Construction Types: Five (5) Type VA 1-hour wood frame apartments over two floors Type IA concrete construction at-grade and two levels sub-grade parking levels.

Residential Uses: Approximately 290 residential market rate apartments; a mix of studio, open-one bedroom, one and two bedroom units

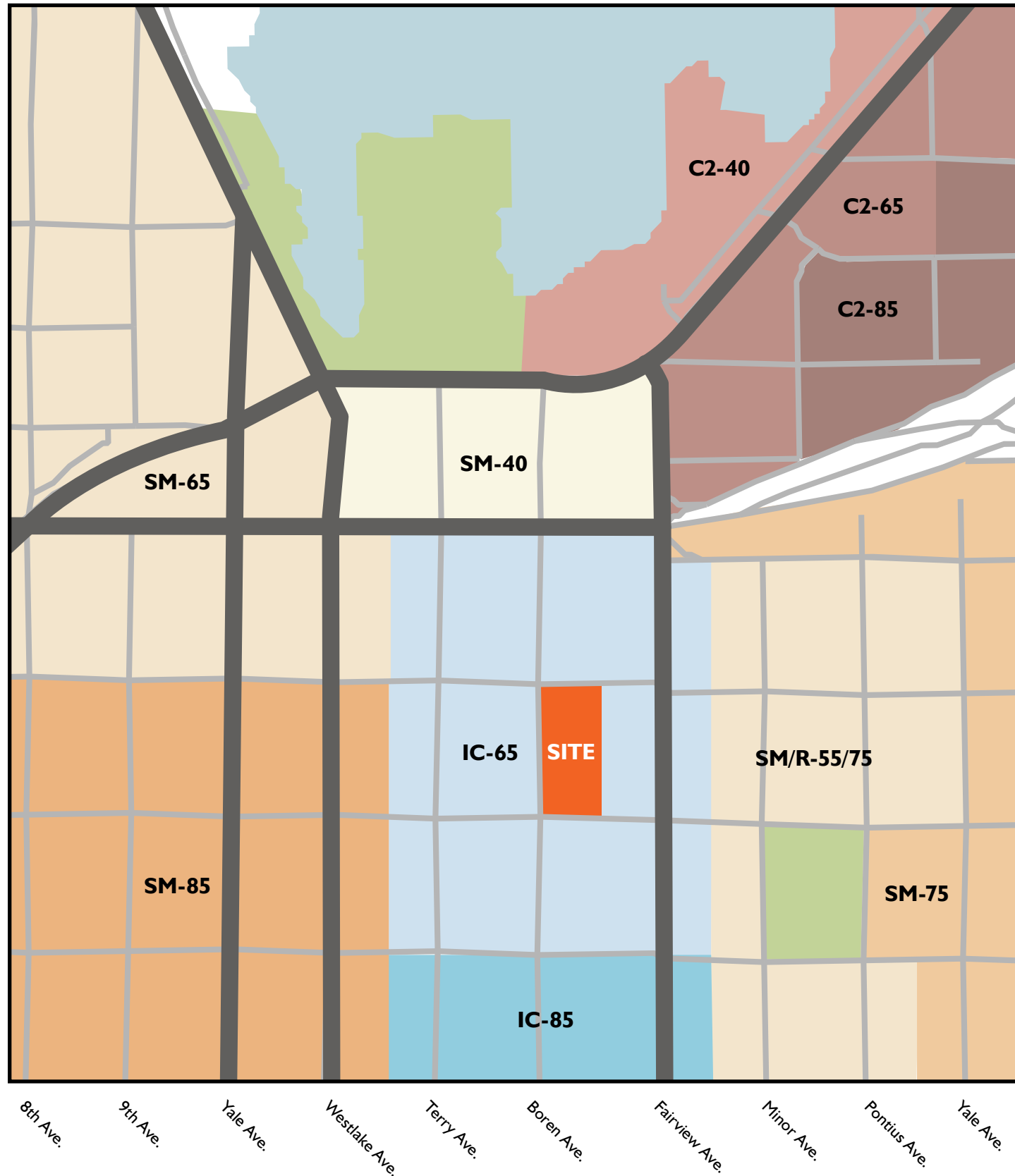
Uses Distributed By Floor:

- Basement: 2 Floors of Parking
- Level 1: 24 Apartments
- Level 2-7: Approx. 270 Apartments
- Level 8 (Roof): Roof Deck and Garden

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Ward St.
 Aloha St.
 Valley St.
 Mercer St.
 Republican St.
 Harrison St.
 Thomas St.

PROJECT SITE

The site is an entire 43,200 SF half-block bounded by Boren Ave North to the west, alley to the east, Republican to the north and Harrison to the south. Frontage on Boren is 360' and 120' on both Republican and Harrison. The northernmost portion of the site is a surface parking lot, while on the south 2/3 of the site exists one and two-story buildings and one small surface parking lot. The site is currently zoned IC-65 and is within the South Lake Union Urban Village. We are attempting a rezone of the property to SM-85'.





SITE

VIEW EAST TO SITE - ALONG BOREN AVE NORTH



SITE

VIEW NORTH TO SITE - ALONG HARRISON ST.



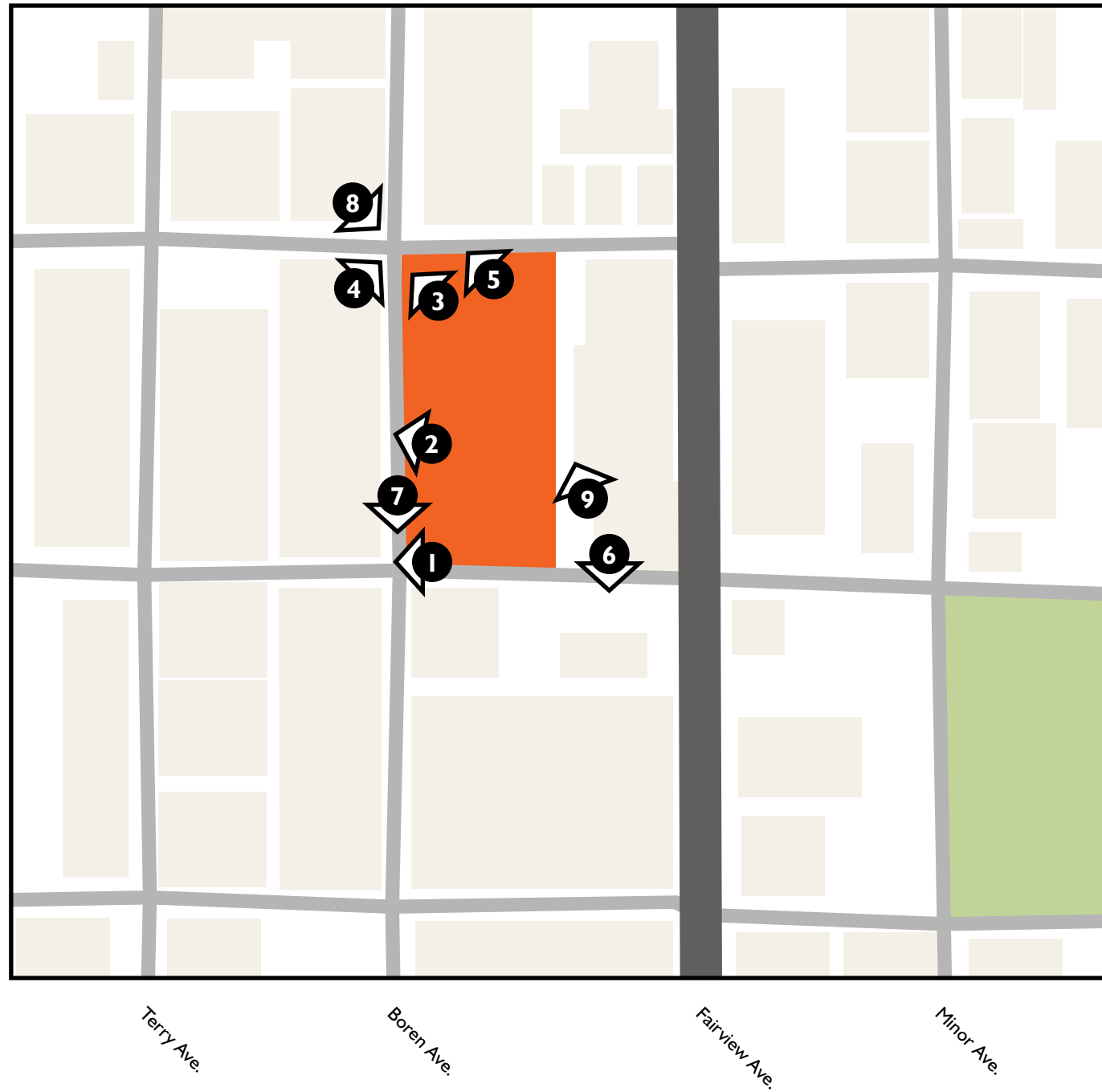


VIEW NORTH TO SITE - ALONG REPUBLICAN ST.



VIEW EAST TO SITE - ALONG ALLEY





Republican St.







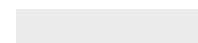



Harrison St.



Thomas St.



SITE ANALYSIS

-  South Lake Union Streetcar
-  Pedestrian Walk
-  Bus Stop
-  Commercial
-  Low-rise Commercial
-  Retail
-  Residential
-  Parking





Ward St.

Aloha St.

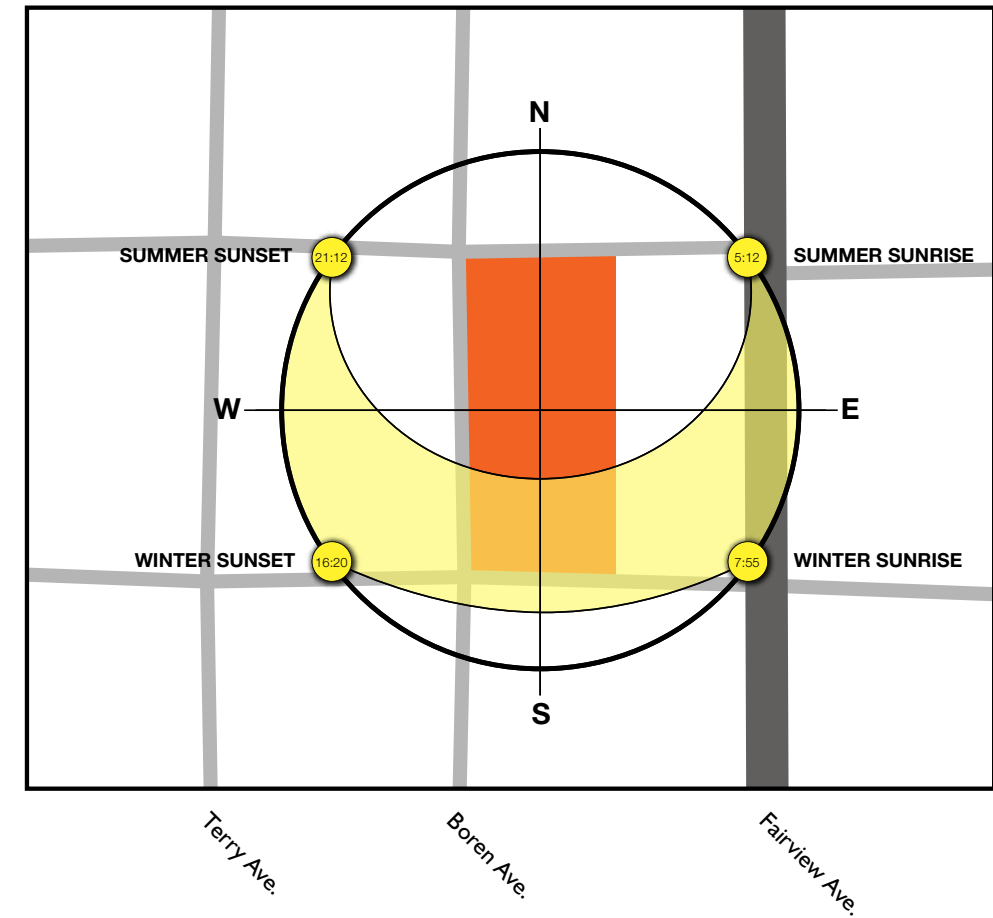
Valley St.

Mercer St.

Republican St.

Harrison St.

Thomas St.



Republican St.

Harrison St.



ZONING ANALYSIS

DPD (MUP) PROJECT NUMBER	3013013
PROJECT DESCRIPTION	Five Story Type VA residential building over two story Type IA residential, with two levels of below-grade parking. The building will be fully sprinklered. All existing construction and on-site landscaping is to be demolished.
KING COUNTY ASSESSOR'S PARCEL NUMBERS	1983200635, 1983200645, 1973200655
LEGAL DESCRIPTION	<p>LOT 7, BLOCK 108, DT DENNY'S FIRST ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME I OF PLATS, PAGE 79, IN KING COUNTY, WASHINGTON.</p> <p>TOGETHER WITH LOTS 8, 9 AND 10, BLOCK 108, DT DENNY'S FIRST ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME I OF PLATS, PAGE 79, IN KING COUNTY, WASHINGTON.</p> <p>TOGETHER WITH LOTS 11 AND 12, BLOCK 108, DT DENNY'S FIRST ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME I OF PLATS, PAGE 79, IN KING COUNTY, WASHINGTON.</p>
LOT AREA	120.00' X 360.00' = 43,200 SF
EXISTING ZONING DESIGNATION	IC-65'
PROPOSED CONTRACT REZONE DESIGNATION	SM-85'
PEDESTRIAN STREET	Boren, Harrison, and Republican are not designated Pedestrian I or II streets
URBAN CONTEXT	Site is located in the South Lake Union Urban Center. Adjacent properties are zoned IC-65'.

APPLICABLE DPD DESIGN GUIDELINES	South Lake Union Design Guidelines (effective May 26, 2005) South Lake Union Urban Center Neighborhood Plan (09/2007)
PERMITTED USES (23.48.004)	Mixed-use, residential, live-work, office, commercial
PROPOSED USE	Residential use containing residential apartments (R2) with accessory parking (S2) <ul style="list-style-type: none"> 85'-0" Maximum to top highest main flat roof plane 85'-0" + 4'-0" For parapets, open railings, planters, skylights, clerestories, greenhouses 85'-0" + 15'-0" For stair/elevator penthouses, solar collectors, and screened mechanical equipment (provided features do not exceed 20% of roof area, or 25% with stair/elevator penthouses, and are setback 10' from the roof edge)
BUILDING HEIGHT LIMITS (23.48.010F)	
UPPER-LEVEL SETBACK REQUIREMENTS (23.48.012)	None required per Map A <ul style="list-style-type: none"> Primary building entrance required from street or street oriented courtyard no more than 3' above or below sidewalk grade. Minimum façade height of 15' feet
GENERAL FAÇADE REQUIREMENTS (23.48.014)	
FLOOR AREA RATIO (23.48.016)	There is no FAR limit for residential in the SM-85 zone. 5% of total residential gross square footage is required as amenity space. Must be accessible to all residents at or above grade level. A max 50% of amenity area may be enclosed (atrium, greenhouse, solarium). All amenity areas min 15' horizontal dimension and be min 225 SF.
RESIDENTIAL AMENITY AREAS (23.48.020)	
VEHICLE PARKING CALCULATIONS (23.54.015)	Multifamily Residential uses within an Urban Center = No requirement





Private and secure residential street entries, but still open to street. Good use of materials to define private zone.



Use of color, detailing, modulation and varied massing heights to break up long building facade.



Large expanses of glazing for residential units.



Effective use of vertical building breaks to scale building.



Activated street/pedestrian activity. Good use of landscaping on buffer.





Private residential space on a busy streetfront using hardscape and landscape.



Good use of building break-up to mitigate slope on site.



Translucent screen dividers at private outdoor spaces diffuses natural light.



Angled bays create interest in façade and also better orient glazing to take advantage of views.



Effective use of materials and detailing to create a public entry. Oversized door signals the main entry. Good use of contemporary, warm materials.

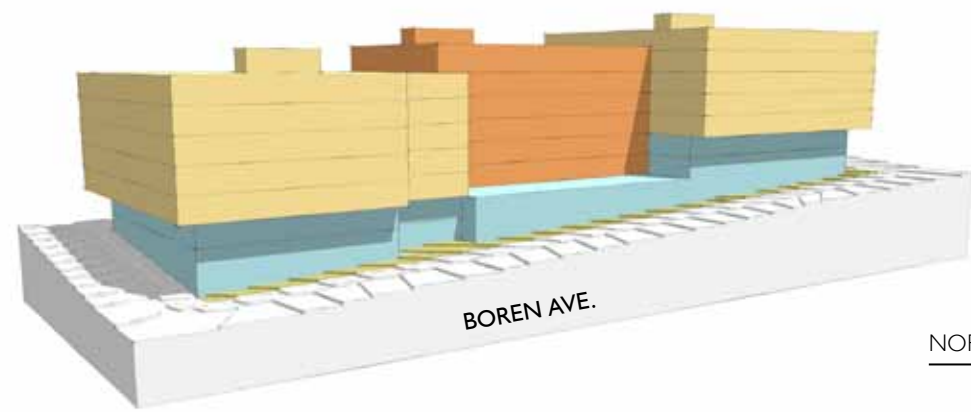


Maximized glazing to allow natural light to penetrate into residential units.

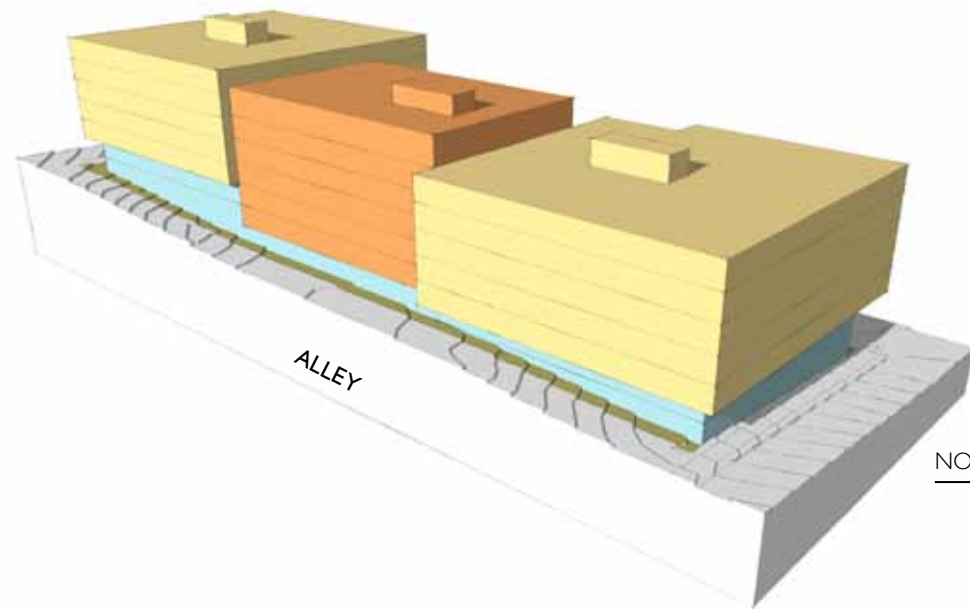


Success in the use of landscape and hardscape to create active pedestrian areas that are separate from private residential spaces, but still part of the active street.





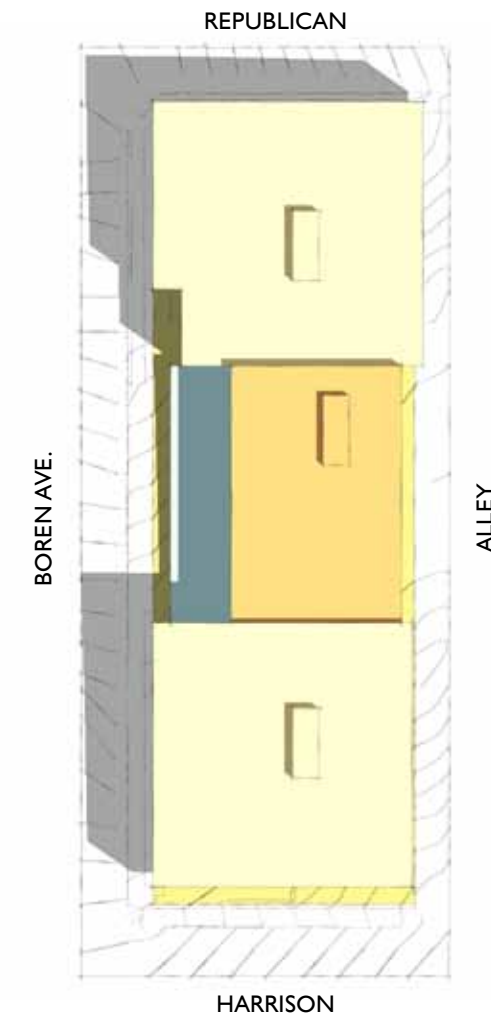
NORTHWEST CORNER



NORTHEAST CORNER



SOUTHWEST CORNER



KEY

- TYPE I-A CONSTRUCTION
- TYPE V-A CONSTRUCTION

MASSING OPTION A

Common feature among all options is the stepping of floors along Boren Avenue North. The primary massing of this scheme creates a slight 'barbell' shape with a shallow courtyard facing Boren Avenue North.

Pros:

- Shallow street-facing courtyard
- Simple massing, likely less expensive to build
- Efficient unit layout – maximized yield
- Meets the intent of the priority design guidelines

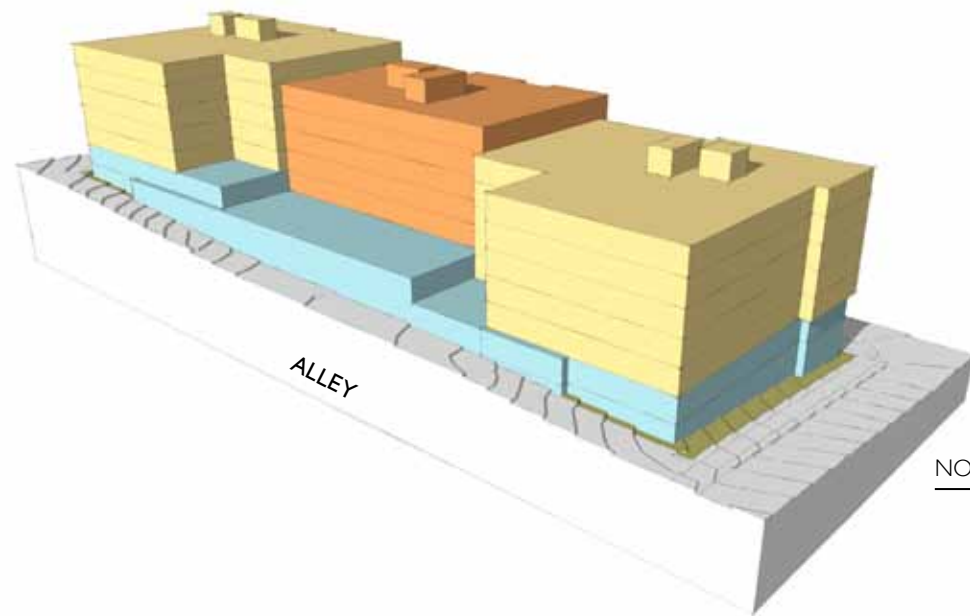
Cons:

- Many units facing directly on to alley – creates significant risk as there is no control of development of adjacent property
- 360' wall of units on alley side with no relief
- Potential for very dark units, considering the 20' alley width and potential development on adjacent half-block.





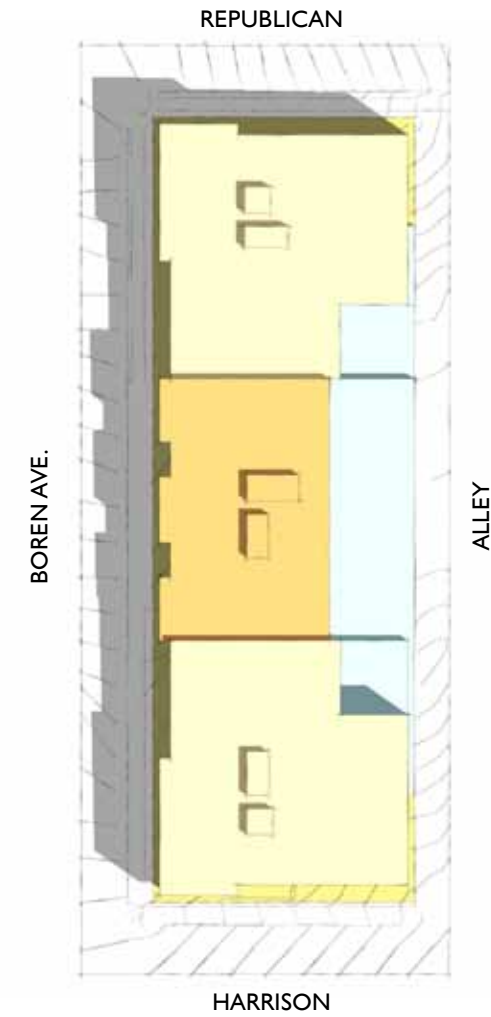
NORTHWEST CORNER



NORTHEAST CORNER



SOUTHWEST CORNER



KEY

- TYPE I-A CONSTRUCTION
- TYPE V-A CONSTRUCTION

MASSING OPTION B

Common feature among all options is the stepping of floors along Boren Avenue North. The primary massing of this scheme creates a “C” shape with a shallow, long courtyard facing the alley.

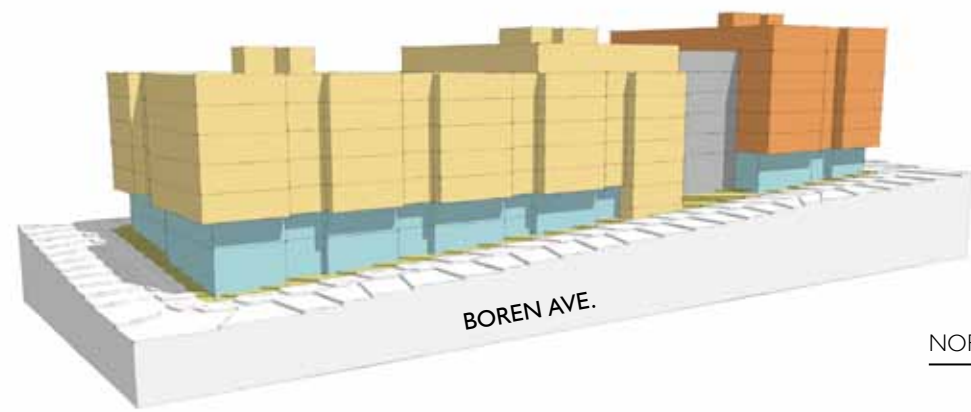
Pros:

- Alley-facing units set back approximately 30’ from alley
- Alley-facing units look on to a landscaped courtyard
- Efficient unit layout – maximized yield
- Maximized lake views

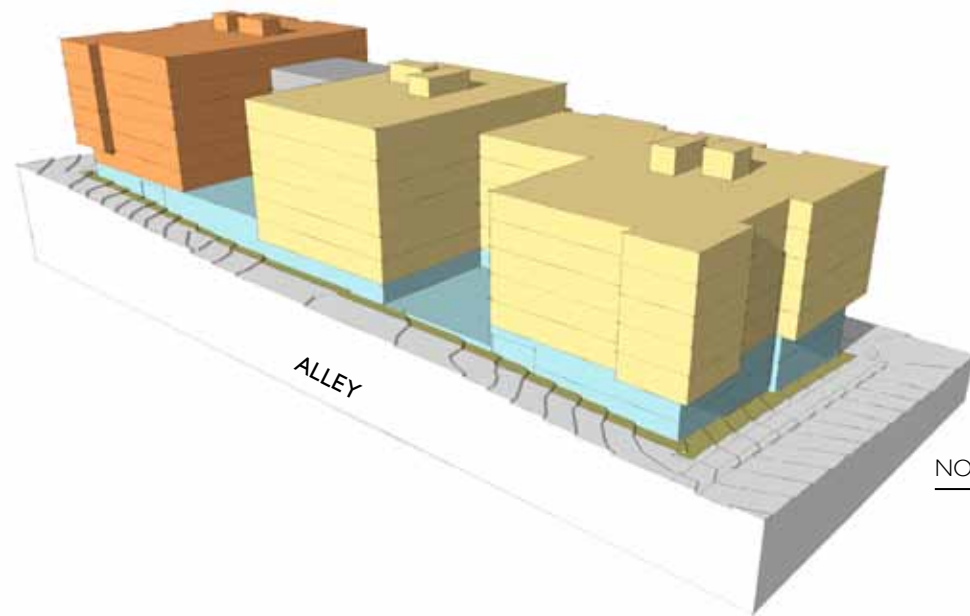
Cons:

- 360’ long façade of units on Boren Avenue North with only minimal breaks in the façade.
- No clearly defined public entry or face
- Does not adequately meet the human activity design guideline with a lack of an entry court





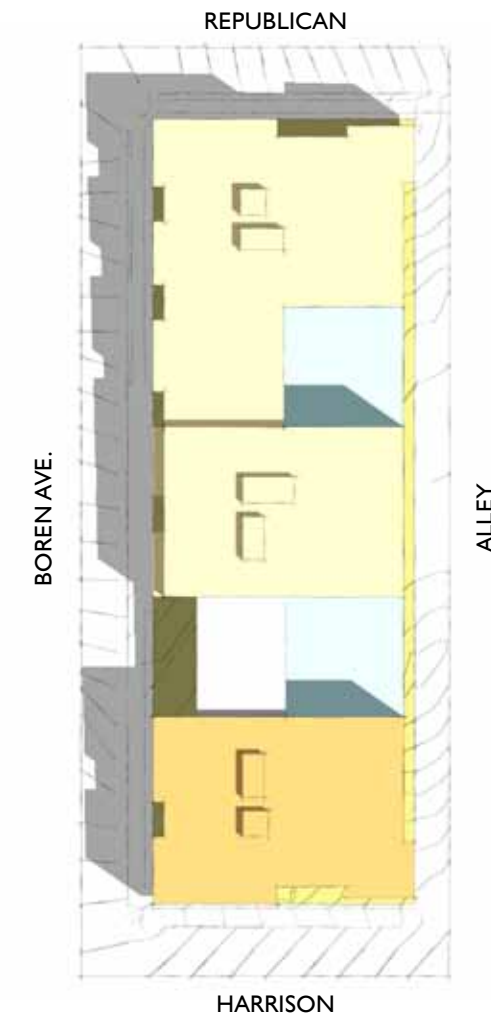
NORTHWEST CORNER



NORTHEAST CORNER



SOUTHWEST CORNER



KEY

- TYPE I-A CONSTRUCTION
- TYPE V-A CONSTRUCTION

MASSING OPTION C – PREFERRED

Common feature among all options is the stepping of floors along Boren Avenue North. The primary massing of this scheme creates a modified “E” shape with a series of courts on both the alley and Boren Avenue North

Pros:

- Minimized number of alley-facing units: 1 on each “leg”
- Alley-side units face large, landscaped courtyards
- More opportunity for sun to penetrate units with wide courtyards
- Recessed entry court / connecting bridge element on Boren Avenue North provides a major break in the façade
- Asymmetrical massing helps to further break down the mass of the building
- Maximized lake views
- Meets the intent of the priority design guidelines

Cons:

- The asymmetrical break-up creates a longer major building mass





DESIGN NARRATIVE

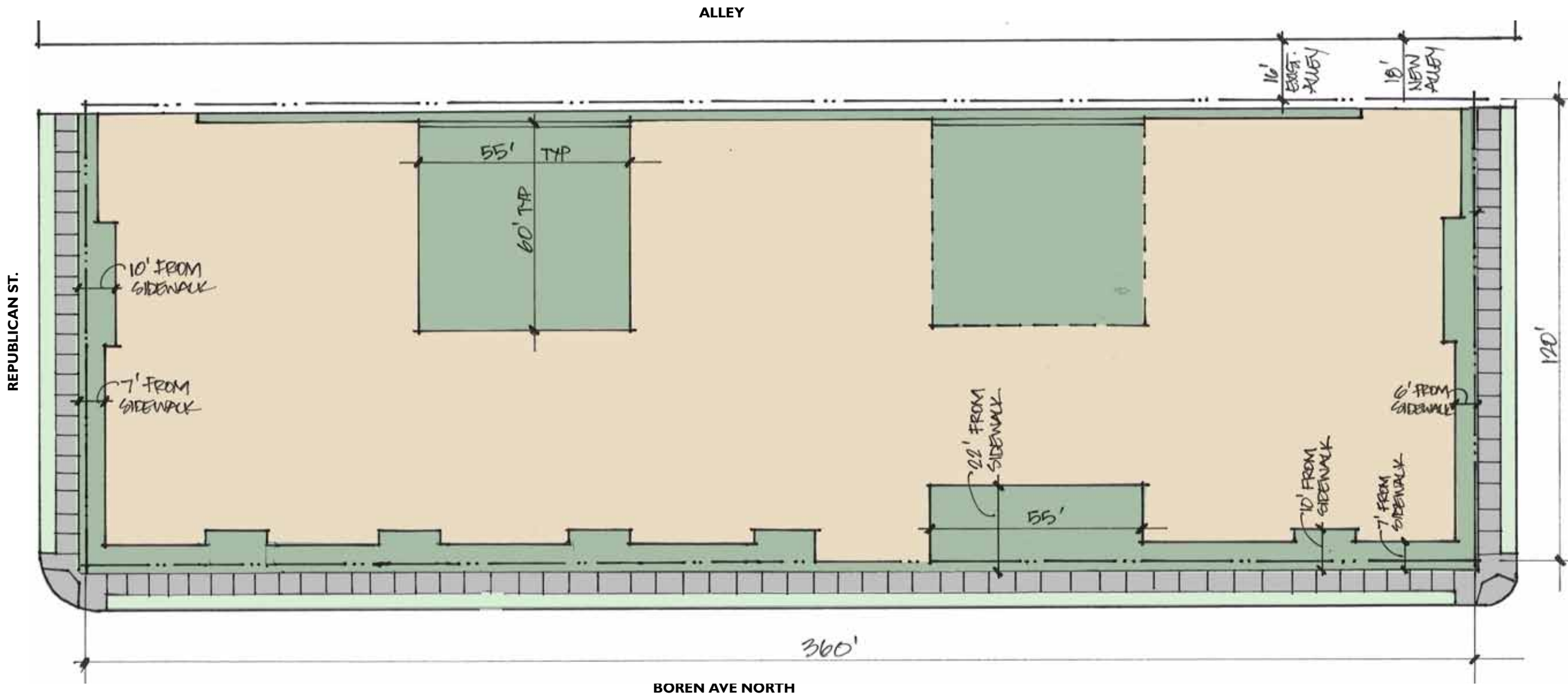
The project will add residential critical mass to a rapidly developing commercial neighborhood and help create urban vitality in the South Lake Union Urban Center. Residents living here will have direct pedestrian access to all of the retail and restaurant amenities of South Lake Union, as well as pedestrian downtown Seattle.

The overall massing concept employs three courtyards to provide light, air, views, and major building modulation. The alley-side courtyards are 55' wide by 60' deep, allowing for sunlight to penetrate, and will be landscaped and hardscaped for private patios as well as common amenity. The courtyard-facing units will have a relatively quiet perspective, looking onto this landscaped courtyard, and will experience a good amount of natural light.

The Boren-facing court acts as both an entry court as well as a major break in the façade, allowing for light, air and views into those units. A series of stepped buildings defines the major streetscape along Boren, and each "building" has a unique character. The single tower element at the South side is connected to the larger mass by a bridge element set back from the street. The larger mass is envisioned to be more horizontal in nature, with a rhythm of vertical modulation to ground the building.

The design opportunity of how the building meets grade is significant. The undulating setback ranges from between 5' and 8' along Republican and Harrison, and the major entry to the building is set in a portion of Boren that is set back 20'. This zone will be carefully treated to provide safe, attractive front entries for the units.





SITE

- Building
- 6' Sidewalk
- Landscape Buffer/Courtyard
- 4' Planting Strip/Street Trees





SUMMER SOLSTICE 5:00 AM



SUMMER SOLSTICE 12:00 PM



SUMMER SOLSTICE 7:00 PM



WINTER SOLSTICE 8:30 AM



WINTER SOLSTICE 12:00 PM



WINTER SOLSTICE 3:30 PM



DESIGN GUIDELINES

A-1 RESPONDING TO SITE CHARACTERISTICS

The significant 31' slope from northwest to southeast creates a substantial design opportunity on the site. By stepping the building along the Boren façade, we are able to respond to this existing grade while accommodating the building height requirements.

A-2 STREETScape COMPATIBILITY

All three streets are pedestrian streets and are in need of pedestrian improvements. Existing spatial characteristics of the ROW consist of: sporadic street trees in planting strips along Boren and no planting strips along Republican or Harrison, varying sidewalk widths (7'-6" – 11'-6"), and one lane of travel in each direction. The proposal will incorporate a buffered residential edge, recessed building entries, bike racks, street trees, and a sustainable response to landscape and hardscape.

A-4 HUMAN ACTIVITY

The main entry to the building, with its recessed court, provides a major break in the façade and activates the building mid-block. The varied-depth residential entries also animate the at-grade façade and create a lively pedestrian experience.

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

Setbacks ranging from 5'-8' allow for landscaped areas and semi-protected entries that will also aid in the transition from the street to the residences. The main building entry will have an entry court set back 20 feet from the sidewalk – enhancing the sense of arrival.

B-1 HEIGHT, BULK AND SCALE COMPATIBILITY

The building massing will respond to the SM-85 zone (per contract rezone application) and the scale of adjacent mixed-use commercial buildings. The existing buildings to the North and West have similar massing, and as such our proposed building height and massing will complement them, especially as it relates to use: the surrounding buildings are all commercial, where our proposed building will be all residential – which will inherently have a different "flavor."





C-1 ARCHITECTURAL CONTEXT

New buildings with residential at the ground level have addressed the streetscape with a buffered residential edge – providing a transition zone between the public sidewalk and the private entry of the residence. Setbacks at grade are varied to reinforce this transitional zone with hardscaping and landscaping.



C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

The building will draw on a combination of urban industrial and Scandinavian designs, evoking a simple contemporary form, but one that is undeniably a part of the South Lake Union fabric. Small yet focused moves will respond to the considerable grade change, while simple detailing will allow for a design commonality around the building. The overall massing concept employs a series of courtyards to provide light, air and views for the residential units.



D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

The primary building entry will be set back from the side walk to create a lively, useable, pedestrian-oriented plaza space. Each private residential unit entry will be set back from the sidewalk to provide a personalized transition/entry zone.



D-7 PERSONAL SAFETY AND SECURITY

Canopies and well-lit entries will provide shelter and security to the at-grade units. The primary building entry will employ a major canopy and building mounted lighting for safety of the entry plaza.

E-1 REINFORCE EXISTING LANDSCAPE CHARACTER OF NEIGHBORHOOD

There is an evolving landscape character in this neighborhood. There is hardly any landscaping to speak of on the existing site, and the landscaping/hardscaping that is being installed at the new developments is mainly along the street edge in the way of street trees and planters.



E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

Landscape and hardscape are going to be major design elements of this building. There will be common amenity spaces in the form of courtyards, roof decks and the main entry plaza that will all incorporate a significant amount of landscape and hardscape design. The transition zone between the sidewalk and at-grade unit entries will rely on landscape and hardscape to enhance the public/private transition, and also the significant grade change along the streets. The site perimeter will incorporate street trees – where none currently exist.



E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

The main site condition that landscape design will address is the major grade change across the site. The use of planters and stem walls will mitigate the extreme grade and also enhance the building at the ground level.





VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST

