

DESIGN RECOMMENDATION MEETING
WEST DRB: JANUARY 7, 2015

427 9TH AVE N SEATTLE, WASHINGTON
DPD #3016897



# WILSHIRE CAPITAL PARTNERS

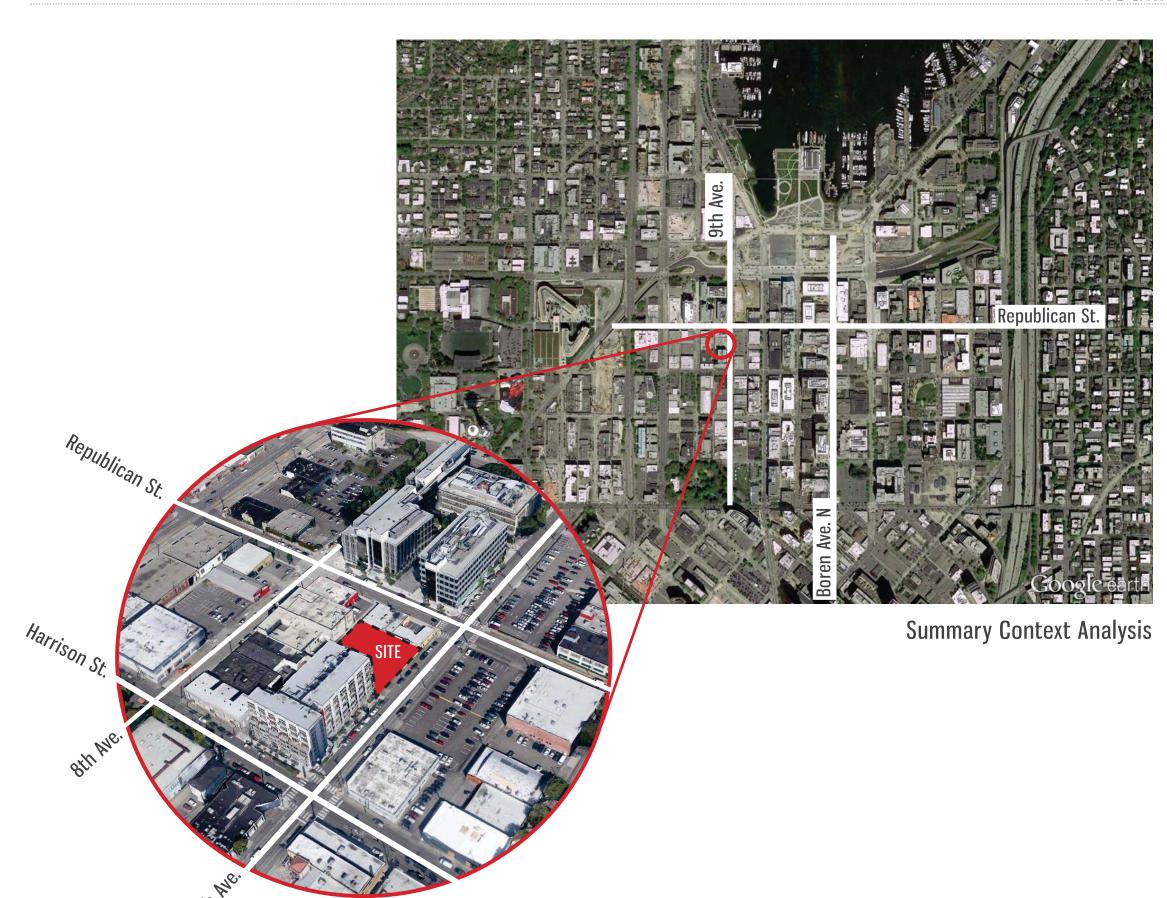


# communita • atelier ps

1402 3rd Ave Suite 1000 Seattle WA 98101

# **DESIGN RECOMMENDATION**

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# Development Objectives + Program

This project is one of two projects that Wilshire Capital is pursuing in the South Lake Union area. These projects are a welcome commitment to urban living and enduring value through quality high-rise construction, and will help to balance the new job creation in the district.

The project context includes residential uses intermixed with newer commercial developments to the north and west of the site. There are also some older two and three story commercial projects that are part of the history of the neighborhood. The context is evolving rapidly - within just a few blocks three new office buildings are under construction, and new applications for development are pending throughout the district. The south end of our block face is occupied by the Veer Lofts, an 85 foot tall residential loft project that was built within the past ten years. The remainder of our block face to the north is occupied by an older single story commercial building currently housing an athletic awards business.

The project seeks to develop 244 units of urban multifamily housing within this established residential neighborhood. The project seeks to respect its context in both use and scale and to offer an appropriate scale and presence to its immediate neighbors. Three levels of below-grade parking and services will be accessed from the alley adjacent to the property.

Programmatically, the building proposes approximately 3,650sf of retail/restaurant fronting 9th Ave N. The building plans to offer several amenities, including a fitness area, a bicycle service and storage area and a significant common recreation area at the roof level of the project. The stepped podium massing accommodates several outside terrace areas in which residents can enjoy a variety of views available to this site.

SUMMARY STORIES: 26
# UNITS: 244
# PARKING STALLS: 102

COMMERCIAL AREA: 3,650SF GROSS FLOOR AREA: 237,000SF



<sup>\*</sup>This project is subject to the NEW SLU neighborhood-specific Design Guidelines.





# KEY DESIGN REVIEW BOARD FEEDBACK & RESPONSES

CS1 Natural Systems and Site Features: Use natural systems/ features of the site and its surroundings as a starting point for project design.

"The Board ...encouraged more study of sunlight penetration to level 2 and 5 terraces, which appear to be in perpetual shade. The Board encouraged the reduction of the west side of the preferred roof penthouse so it does not shade the shared, north roof terrace as much."

#### **RESPONSE:**

The proposed design relocates amenity space to the northeast corner of the podium to maximize views and solar exposure. The proposed design also adds a generous south-facing terrace at the Level 26 roof level. The packet contains shadow studies indicating the minimal impact of lowering the west portion of the roof penthouse.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

"the Board agreed all four sides of the tower will be highly visible in the existing and emerging context, so even this relatively small tower requires careful composition and quality materials."

"To respect the adjacent site, the Board requested more detailed studies to ensure positive ventilation occurs to all floors of the window recess on the adjacent south property"

#### **RESPONSE:**

The composition of all four sides of the tower and the material selection have been carefully considered and illustrated in this packet. The proposed design does not compromise the coderequired ventilation for the adjacent property.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

"(the) wrap should not extend full height on the tower, or negate the vertical modulations, offsets and proportions shown."

#### **RESPONSE:**

The proposed design has modified the 'wrap' at the north and west facades to better express the design parti.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

"the remaining south facing wall at the approximately 10ft setback requires a complete design treatment as it will be visible from the street."

#### **RESPONSE:**

The proposed design wraps the southeast corner with brick masonry 10' around the corner to match the Veer setback, and to preserve the privacy of the interior and exterior spaces of the adjacent property. The wall will provide an appropriately scaled and textural backdrop to an abundance of landscape in front of Veer Lofts and along the right of way.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

"the Board supported the approximate 8 ft ground floor indent at the residential lobby, and the tower continuity to grade at that location, but agreed that lobby needs a clear and identifiable cue of entry, legible to guests and visitors from the street, and those 8 ft side walls need design interest and pedestrian scale."

#### **RESPONSE:**

The residential entry will be indicated through several design cues, including a recessed entry and unique canopy expression.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

"the Board commended the project emphasis on cycling as a substitute for the typical residential parking, but agreed the ground floor layout should be restudied to better accommodate that alternate mode"

#### **RESPONSE:**

Two levels of below grade parking have been added since the EDG meeting, mitigating exclusive reliance on bicycle parking. However, the proposed design has been carefully located to maximize ease of use.

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

"The Board noted the trash room shown on page 28 appears too small, and requested that space be redesigned to meet requirements in consultation with SPU staff."

#### **RESPONSE:**

Per correspondence with the waste management provider (Cleanscapes), the proposed design provides adequate space for the needed trash and recycling receptacles.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

"the Board agreed all facades require composition, including the alley facing podium which faces the proposed 8 stories of residential units and courtyards in the adjacent project"

"the Board discussed how all sides of the balcony-less tower will need other texture and interest providing elements to ensure visual composition and residential scale, so it is not confused with an office building."

#### **RESPONSE:**

The proposed design has carefully composed the one-story elevation along the alley, while maintaining the myriad requirements stemming from vehicular and utility access, screening and venting, and emergency egress.

#### **South Lake Union Supplemental Guidance:**

"the Board discussed how locale-specific cultural/industrial themes and elements might be integrated into the building, streetscape and shared terraces; at the next meeting provide a detailed landscape design for all the terraces, including lighting, furnishings and art elements."

#### **RESPONSE:**

The proposed design takes cues from the history of the neighborhood, as well as the developing context. The packet contains detailed landscape drawings for all outdoor spaces.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

"the Board agreed quality materials and detailing will be crucial (see DC2), and advised that all lighting be selected to not uplight or glare into the existing or future residential neighbors, or building residents"

#### **RESPONSE:**

See the included lighting plans with preliminary fixture selections.

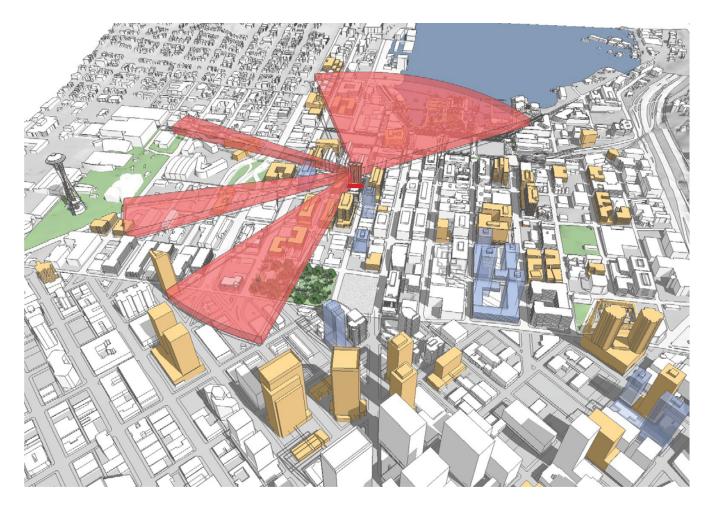
#### **South Lake Union Supplemental Guidance:**

"the Board supported all signage on this residential project to remain subdued and the ground floor commercial signage to emphasize the pedestrian scale"

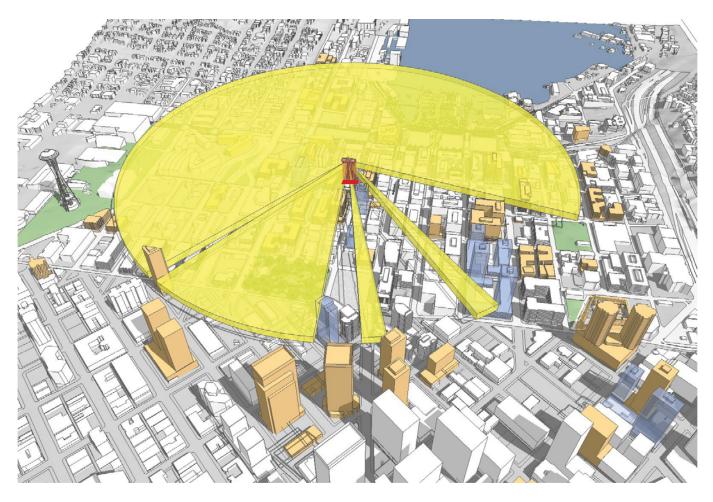
#### **RESPONSE:**

See the included signage concept plan.





Future Aerial View at 85' - 160'



Future Aerial View at 160° - 240°

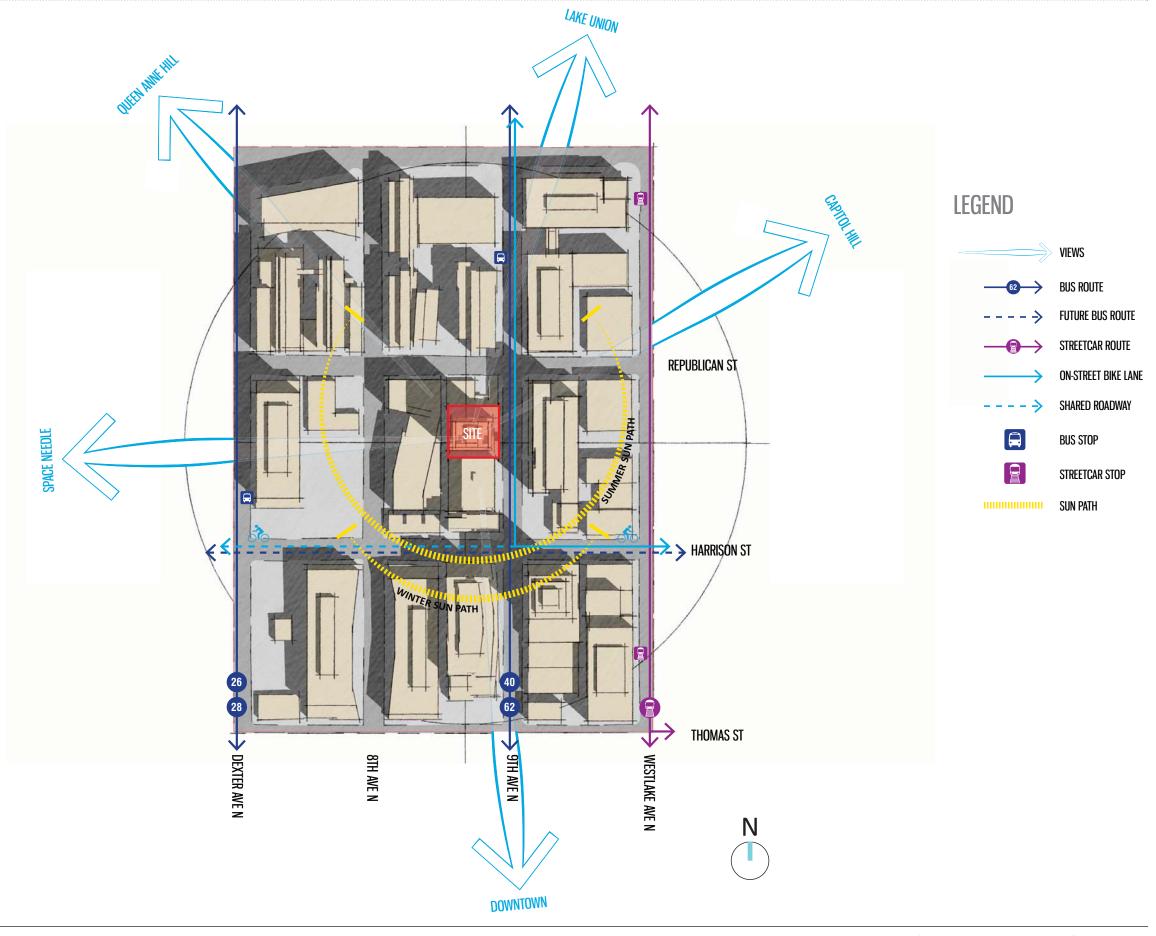
# LEGEND

UNDER CONSTRUCTION OR STARTING CONSTRUCTION

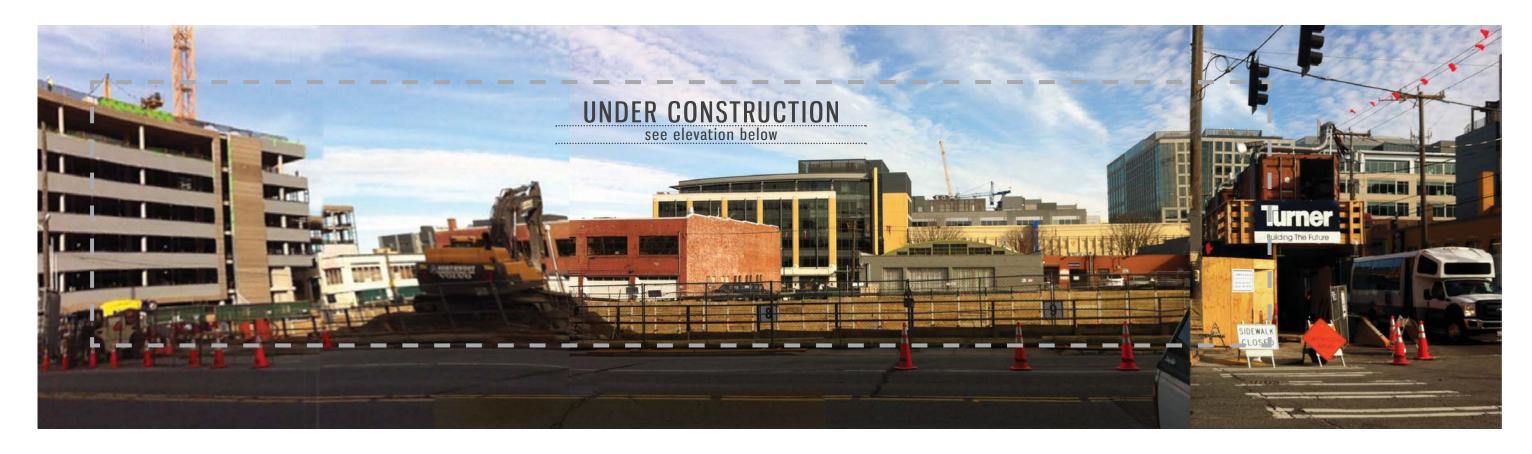
IN APPLICATION STAGE/DESIGN REVIEW

PROJECT SITE







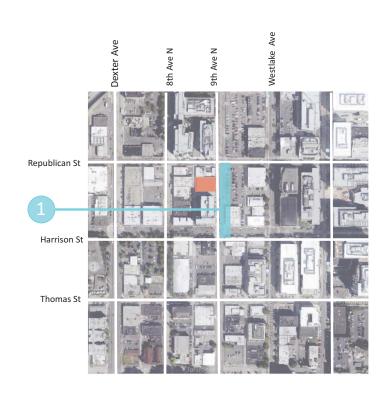


(1)

BOREN AVENUE N, FACING EAST, BETWEEN MERCER ST AND REPUBLICAN ST



400 9th AVENUE N - WEST ELEVATION (not to scale - encompasses full width indicated above)

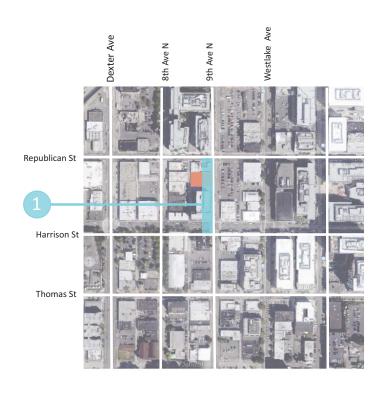


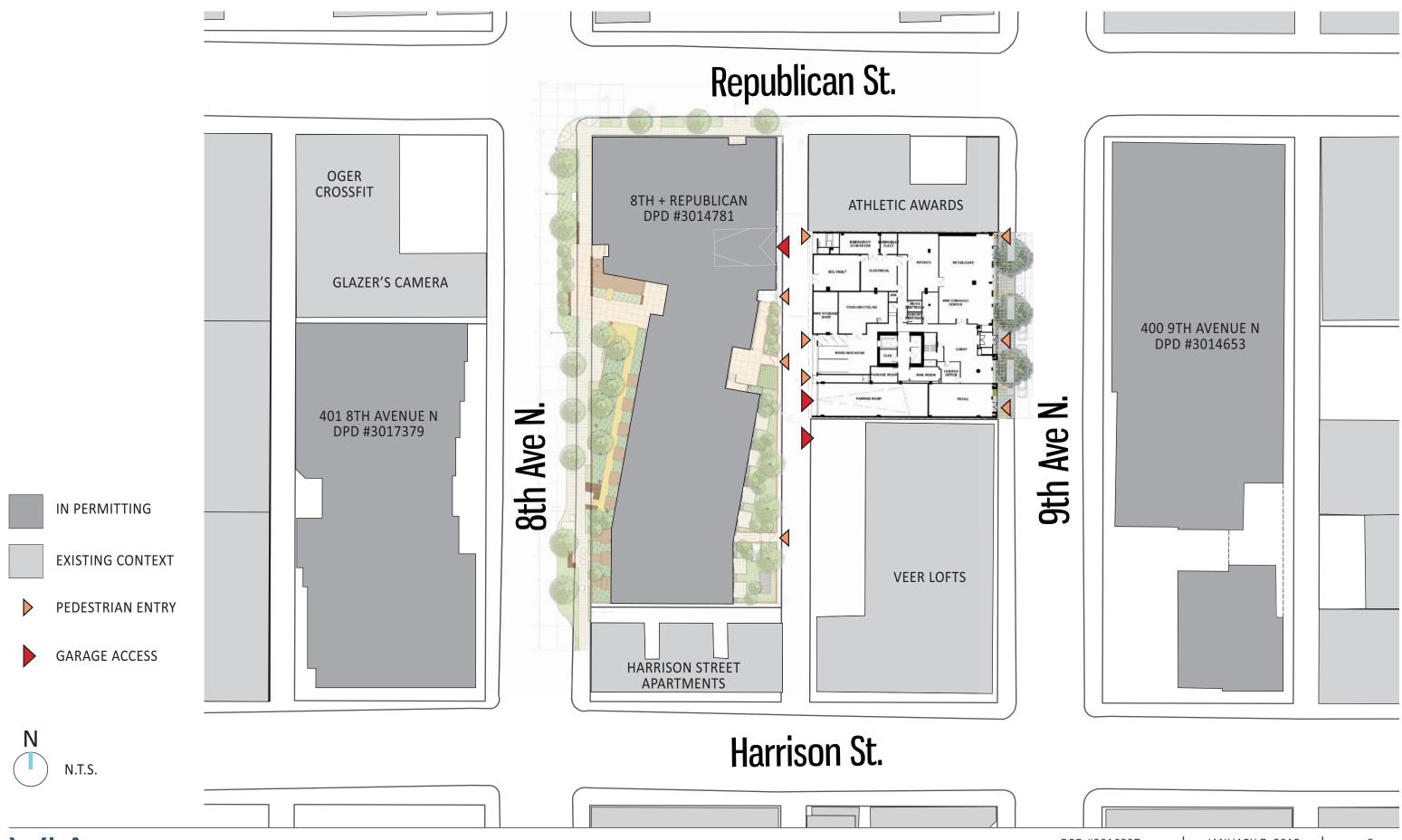




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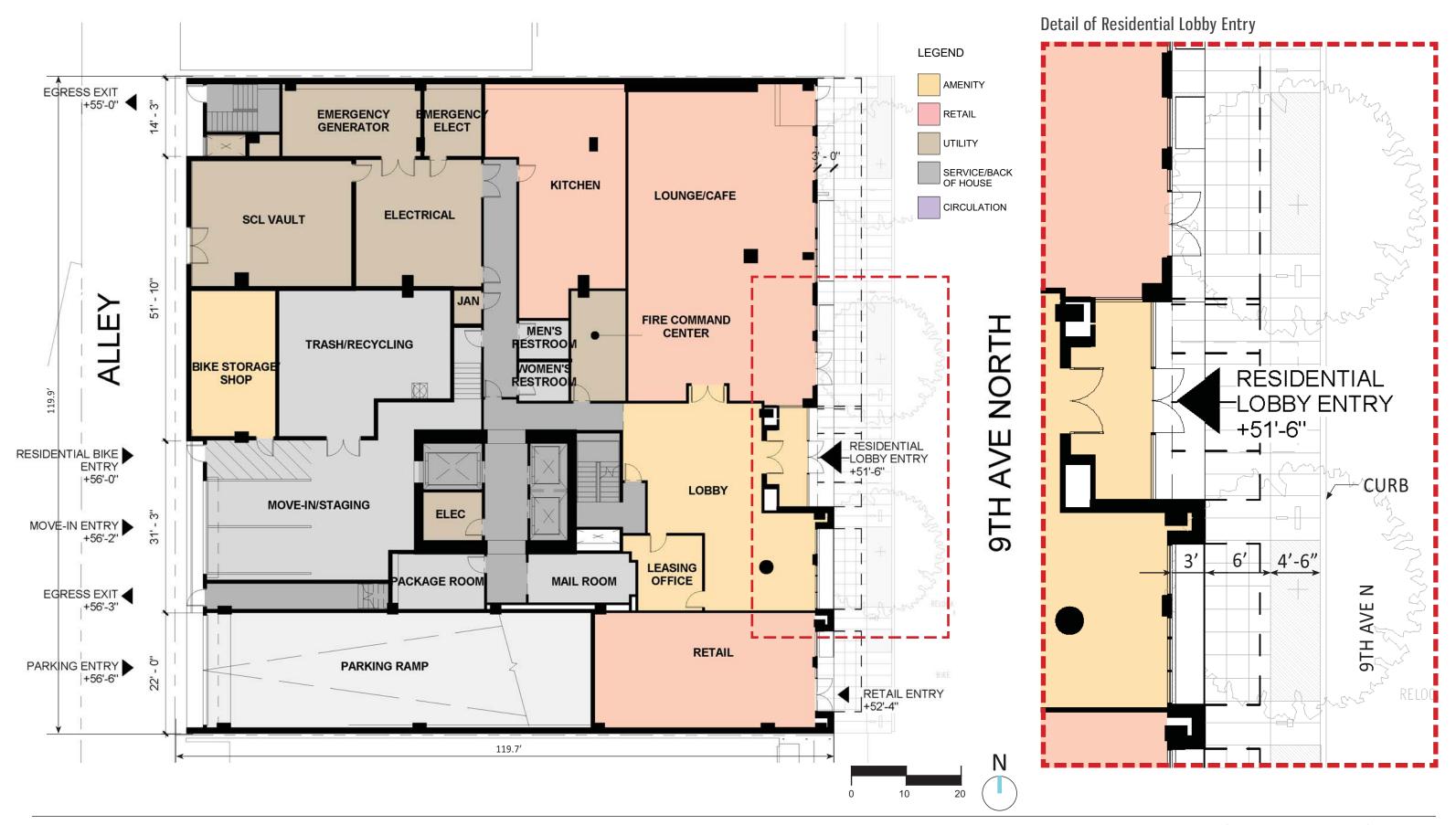
9TH AVENUE, FACING WEST, BETWEEN REPUBLICAN ST AND HARRSON ST



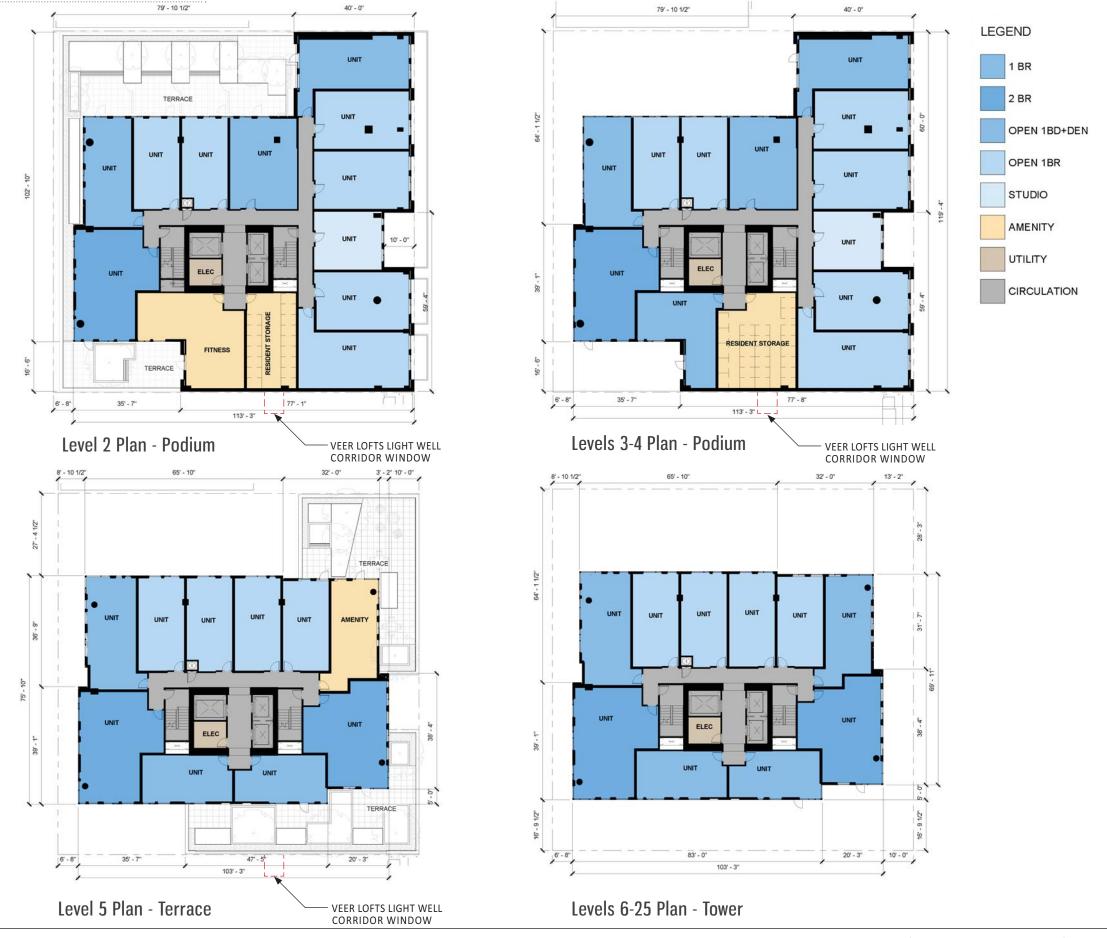




## **EXISTING BUILDING - ATHLETIC AWARDS**



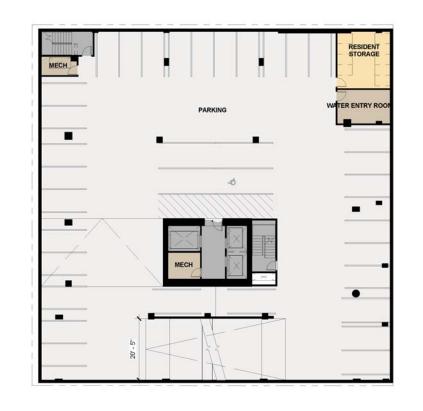


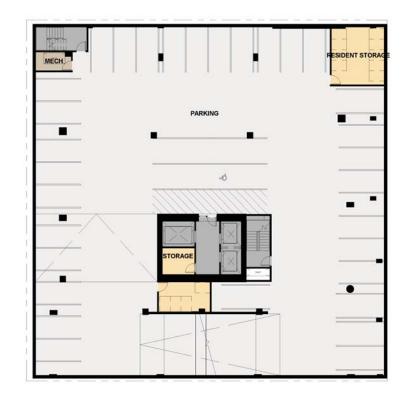




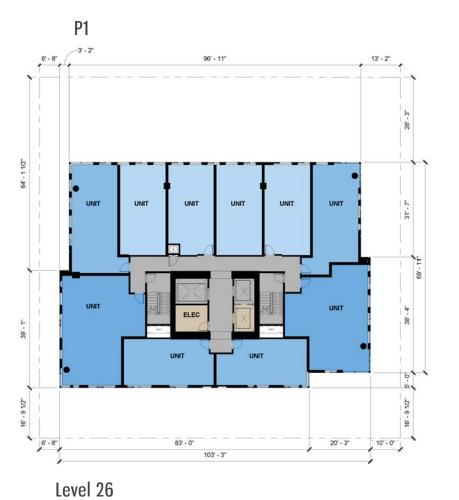




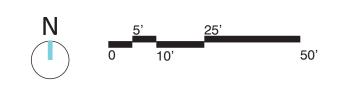














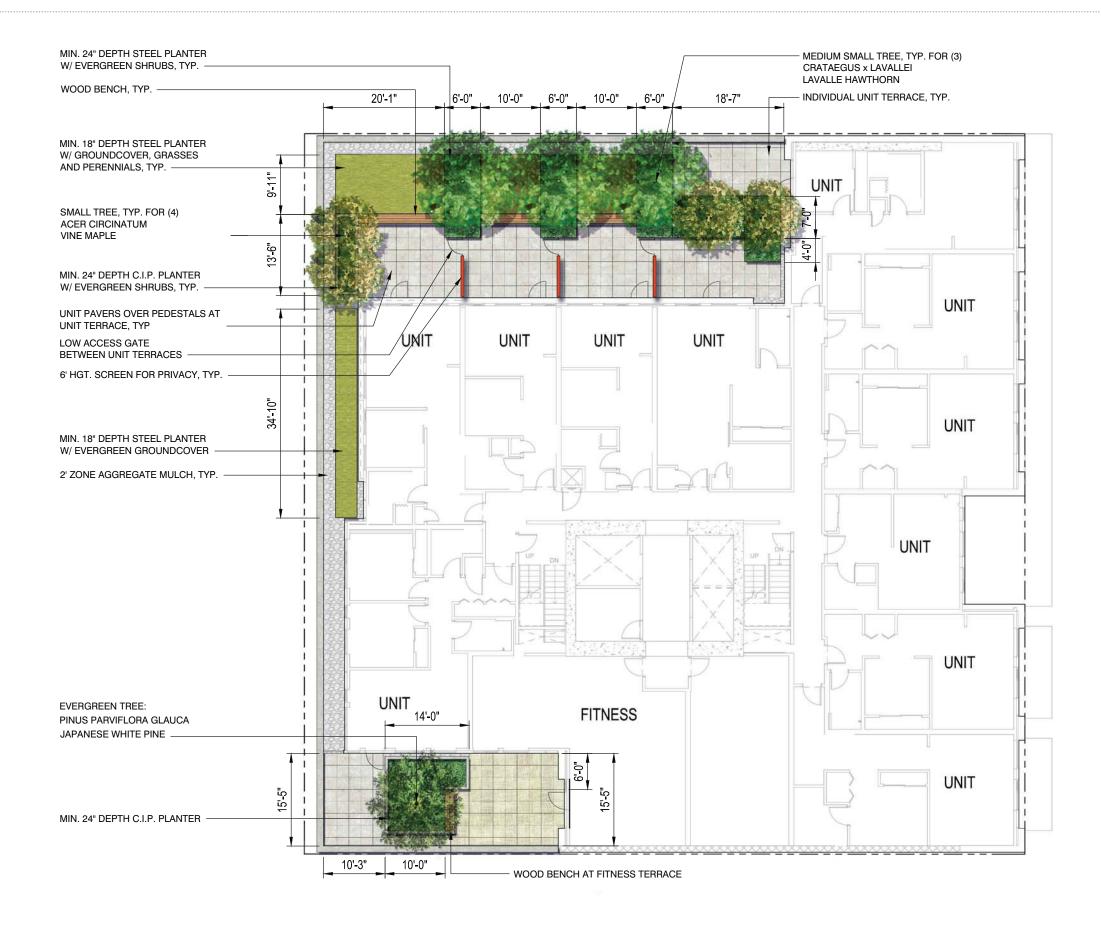
P3







LEVEL 2 - PODIUM



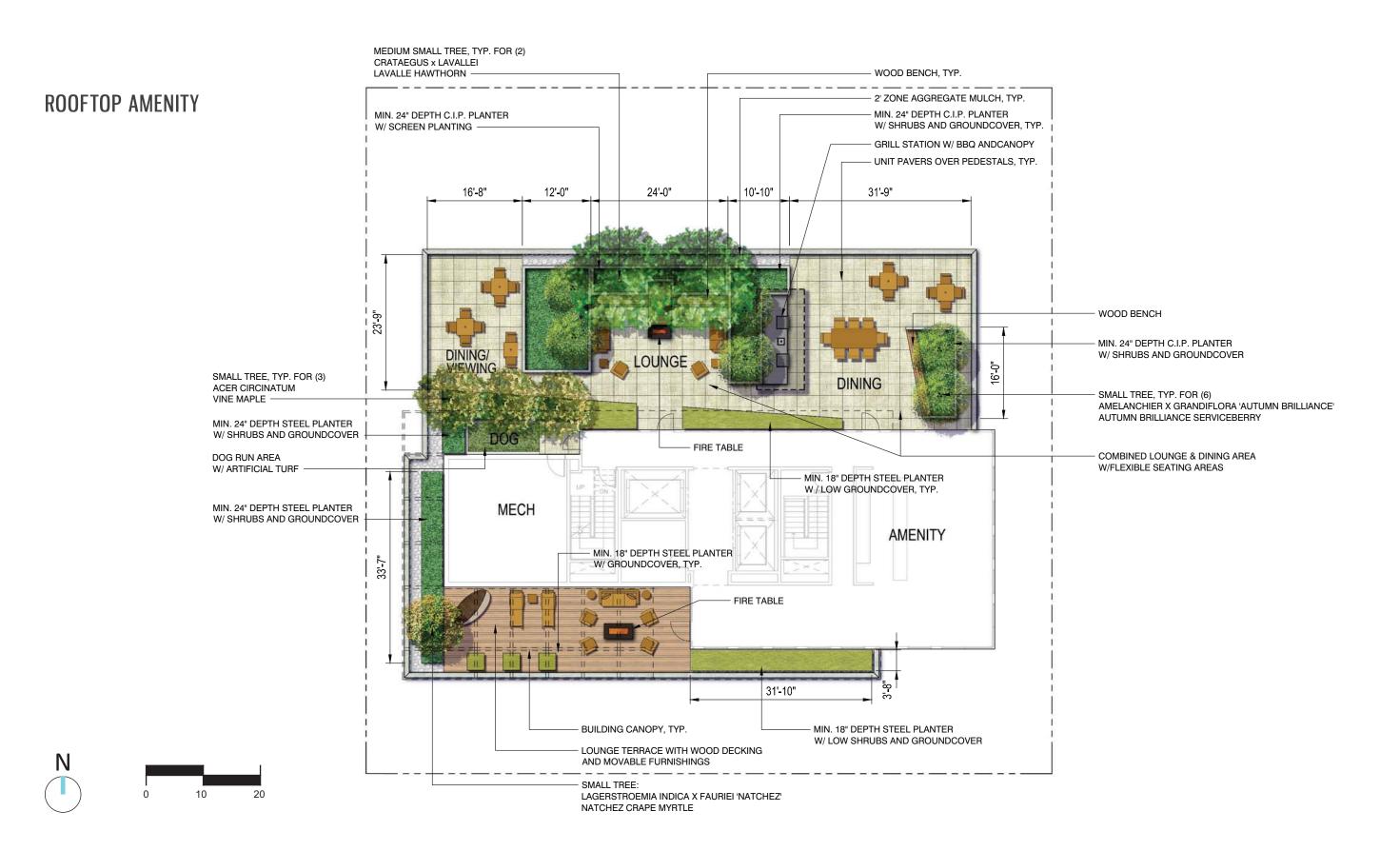






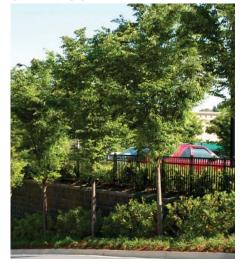








# **STREETSCAPE**



Zelkova serrate 'Musashino' Musashino Columnar Zelkova



Anemanthele lessoniana Pheasant's Tail Grass



Liriope spicata Creeping Lily Turf



Euphorbia amygdaloides var. robbiae Mrs. Robb's bonnet

### UPPER TERRACE



Acer circinatum Vine Maple



Pinus parviflora Glauca Japanese White Pine



Crataegus x lavallei Lavalle's Hawthorn



Parrotia persica Persian Ironwood



Lagerstroemia indica x fauriei 'Natchez'- Crape Myrtle



Amelanchier x grandiflora 'Autumn Brilliance'-Serviceberry



Arbutus unedo Strawberry Tree



Anemanthele lessoniana Pheasant's Tail Grass



Calamagrostis x acutiflora 'Karl Miscanthus sinensis Foerster' - Karl Foerster Feather Dwarf Maiden Grass Reed Grass



Miscanthus sinensis 'Yaku Jima' -



Calamagrostis brachytricha Ko-rean Feather Reed Grass



Carex testacea Orange New Zealand Sedge



Carex morrowii 'Ice Dance' Japanese Sedge





Schizachyrium scoparium 'The Blues' - Blue Little Bluestem



Euphorbia amygdaloides var. robbiae Mrs. Robb's bonnet



Helleborus orientalis Hellebores



Hydrangea quercifolia Oak-Leaf Hydrangea



Leucothoe fontanesiana 'Zeblid' Scarletta Fetterbush



Liriope spicata 'Silver Dragon' Silver Dragon Lilyturf



Lonicera pileata Privet Honeysuckle



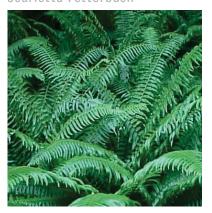
Nandina domestica 'Harbour Dwarf' Nassella tenuissima Heavenly Bamboo



Mexican Feather Grass



Pennisetum alopecuroides Fountain Grass



polystichum munitum Swod Fern



Rosa rugosa 'Snow Pavement' Snow Pavement Rose



Cornus alba 'Elegantissima' Redtwig Dogwood



Taxus baccata 'Repandens' Sreading English Yew



Vaccinium ovatum Evergreen Huckleberry



Arctostaphylos uva-ursi Bearberry



Acanthus mollis Bear's Breeches



Geranium 'Patricia' Hardy Geranium Cranesbill





Natural Concrete



Accent Colored Concrete



Pedestal Paver over structure



Wood Decking over structure



Privacy Screen



Bike Rack



Concrete Planter at Upper Terrace



Metal Planter at Street Level



Accent Planter at Upper Terrace (color TBD)



Metal Fire Table (color to match planter)



Fire Bowl - Lightweight Concrete



Custom Ipe Bench



Sun Deck with Canopy



BBQ Grill

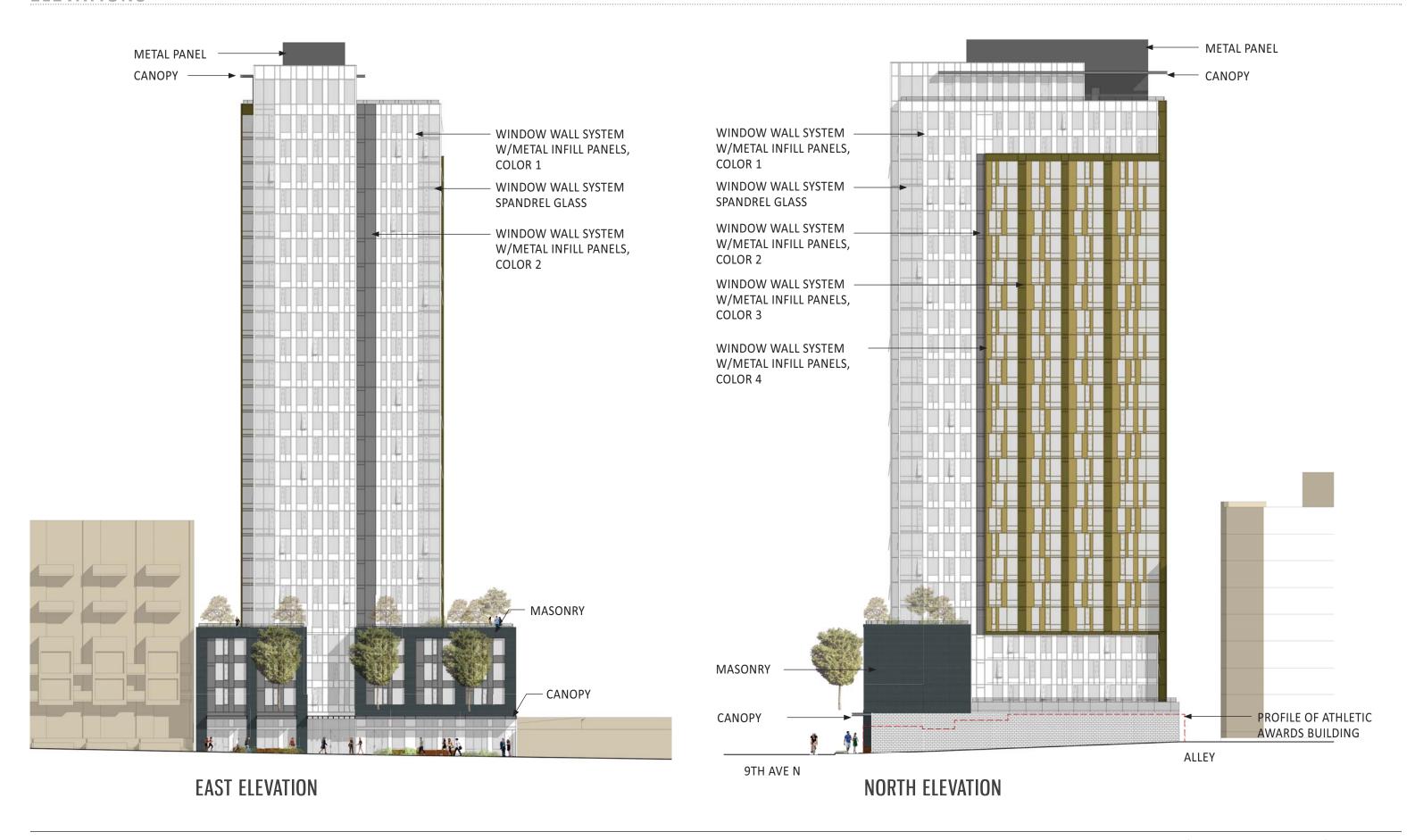


Sculptural Lounge Element

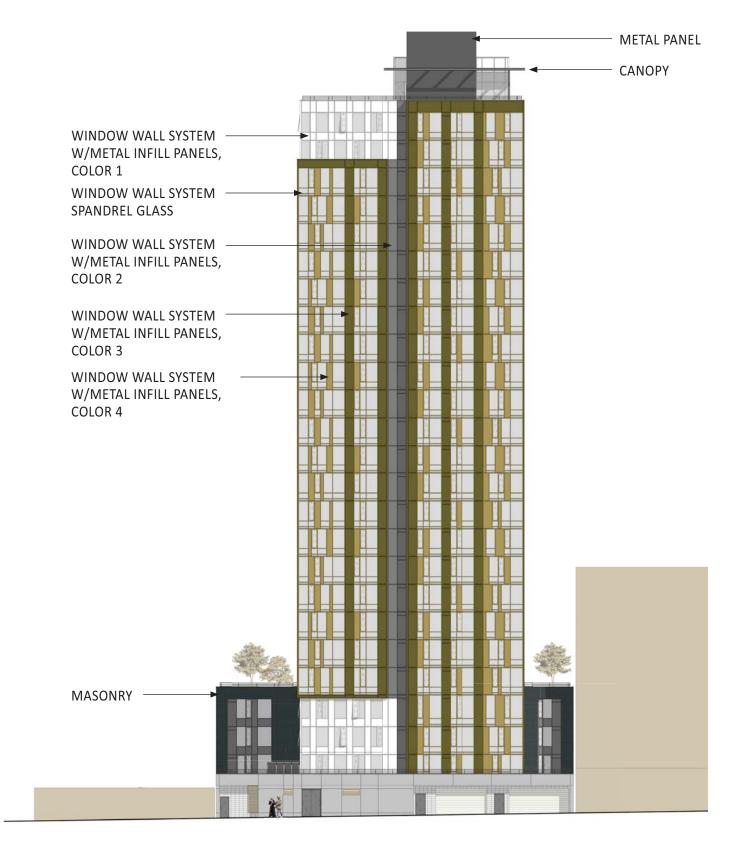


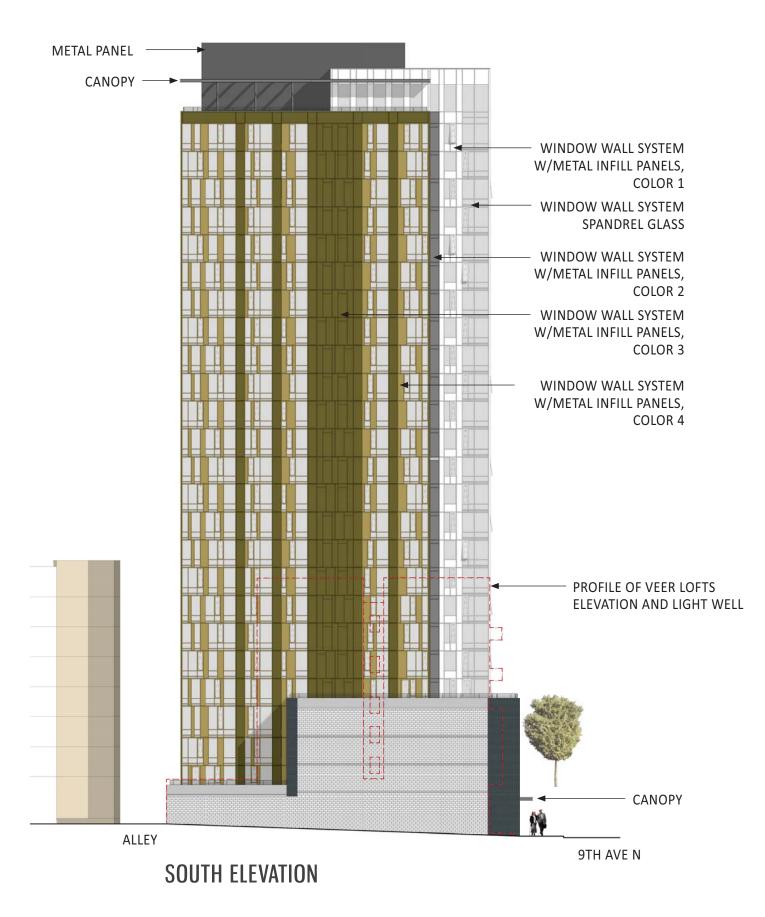
Dog Run - Anti-Bacterial Synthetic Turf











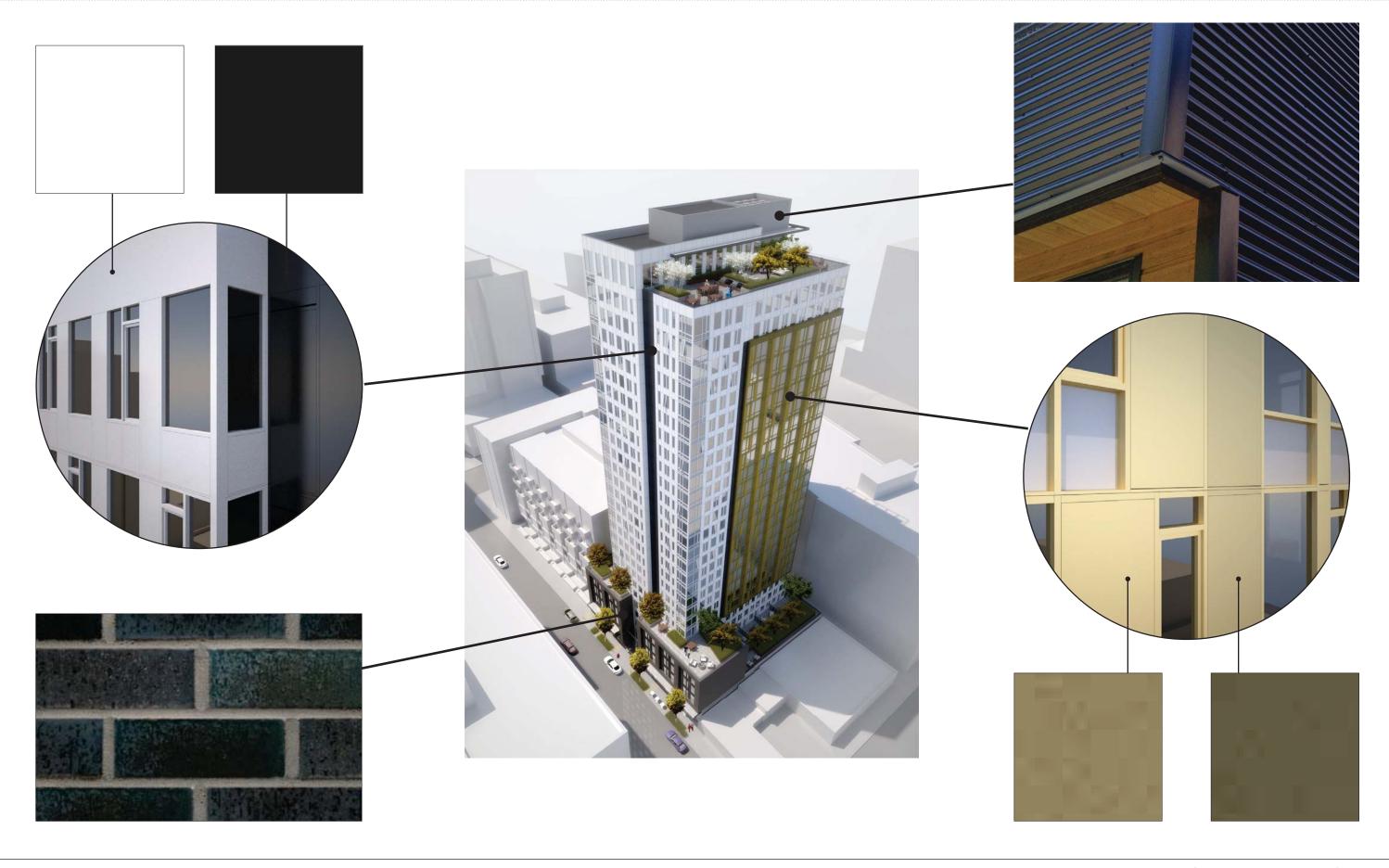
**WEST ELEVATION** 



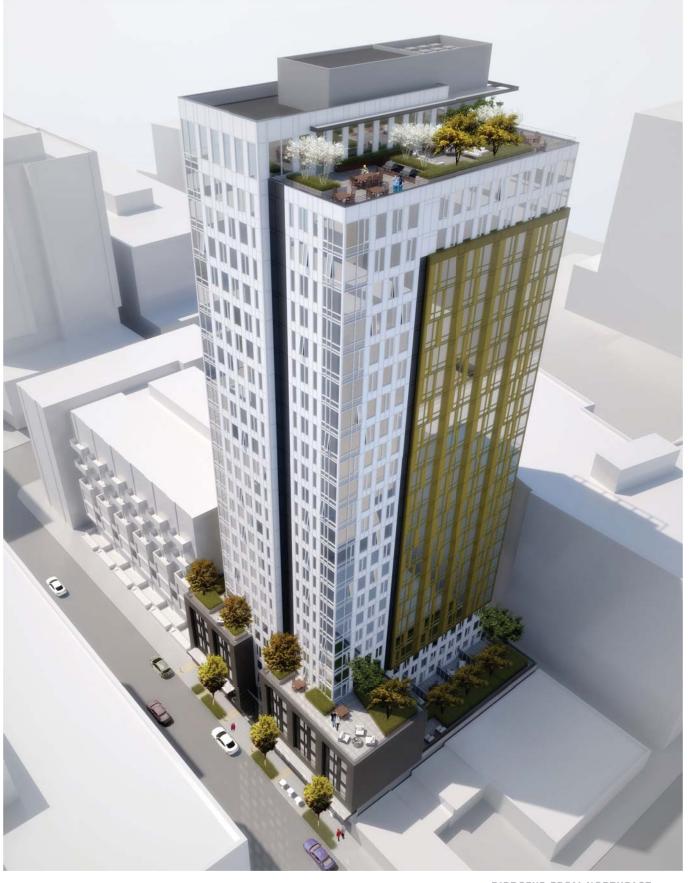


# EAST PODIUM ELEVATION





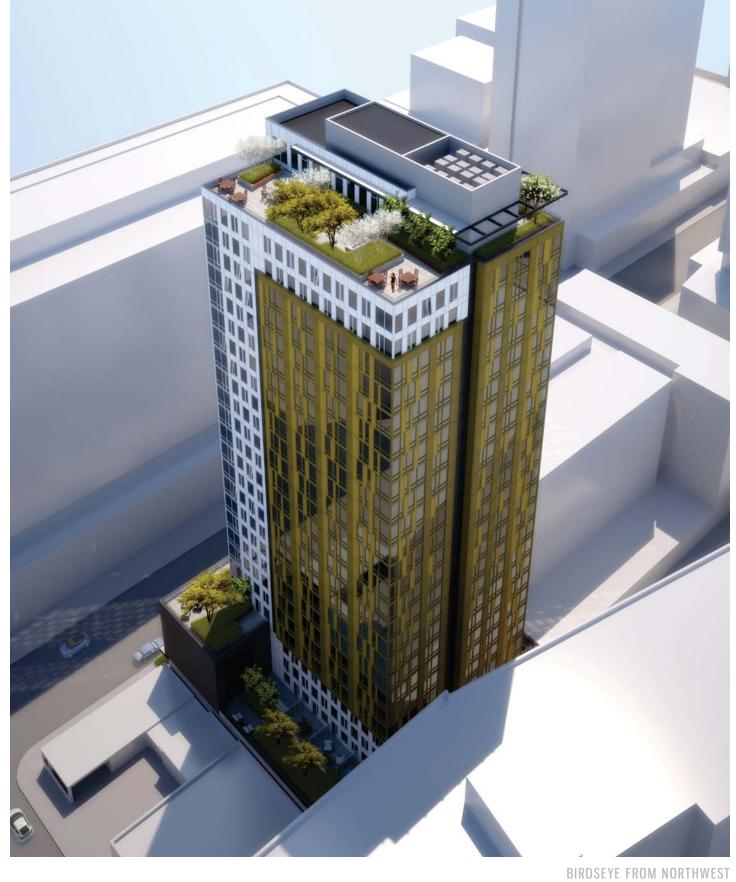




BIRDSEYE FROM NORTHEAST







BIRDSEYE FROM SOUTHEAST







VIEW FROM NORTH ON 9TH AVE N





VIEW FROM NORTH ON 9TH AVE N





VIEW ACROSS 9TH AVE N









STREET LEVEL VIEW







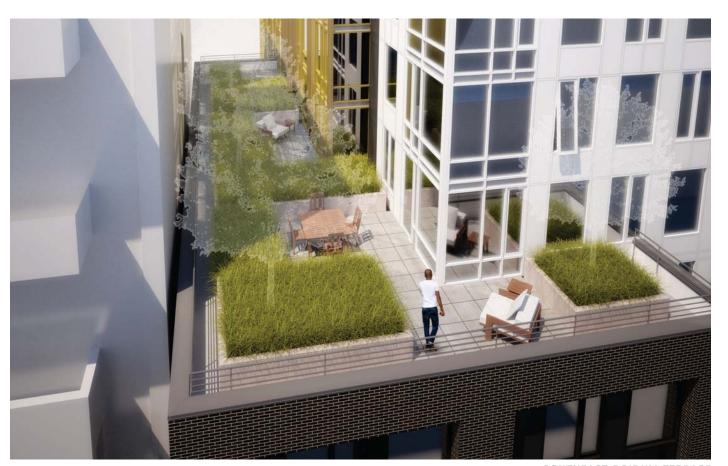
ROOF AMENITY FROM NORTHWEST

ROOF AMENITY FROM SOUTHEAST





NORTH POIDUM TERRACE



SOUTHEAST POIDUM TERRACE



SOUTHWEST POIDUM TERRACE













































# SIGNAGE CONCEPT PLAN



1 Potential iconic signage

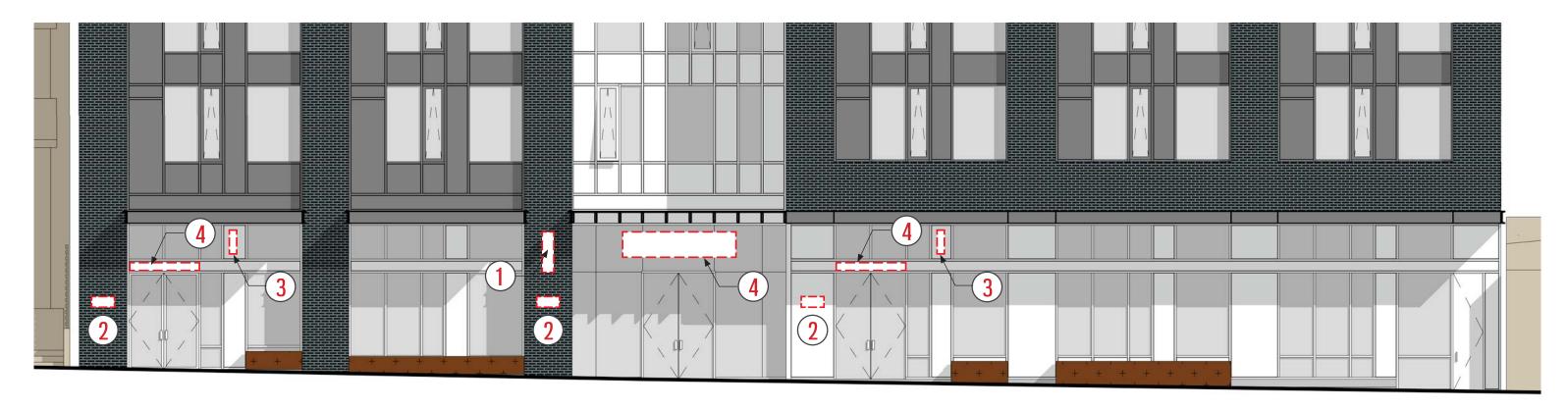


Wall-mounted address





3 Blade signs





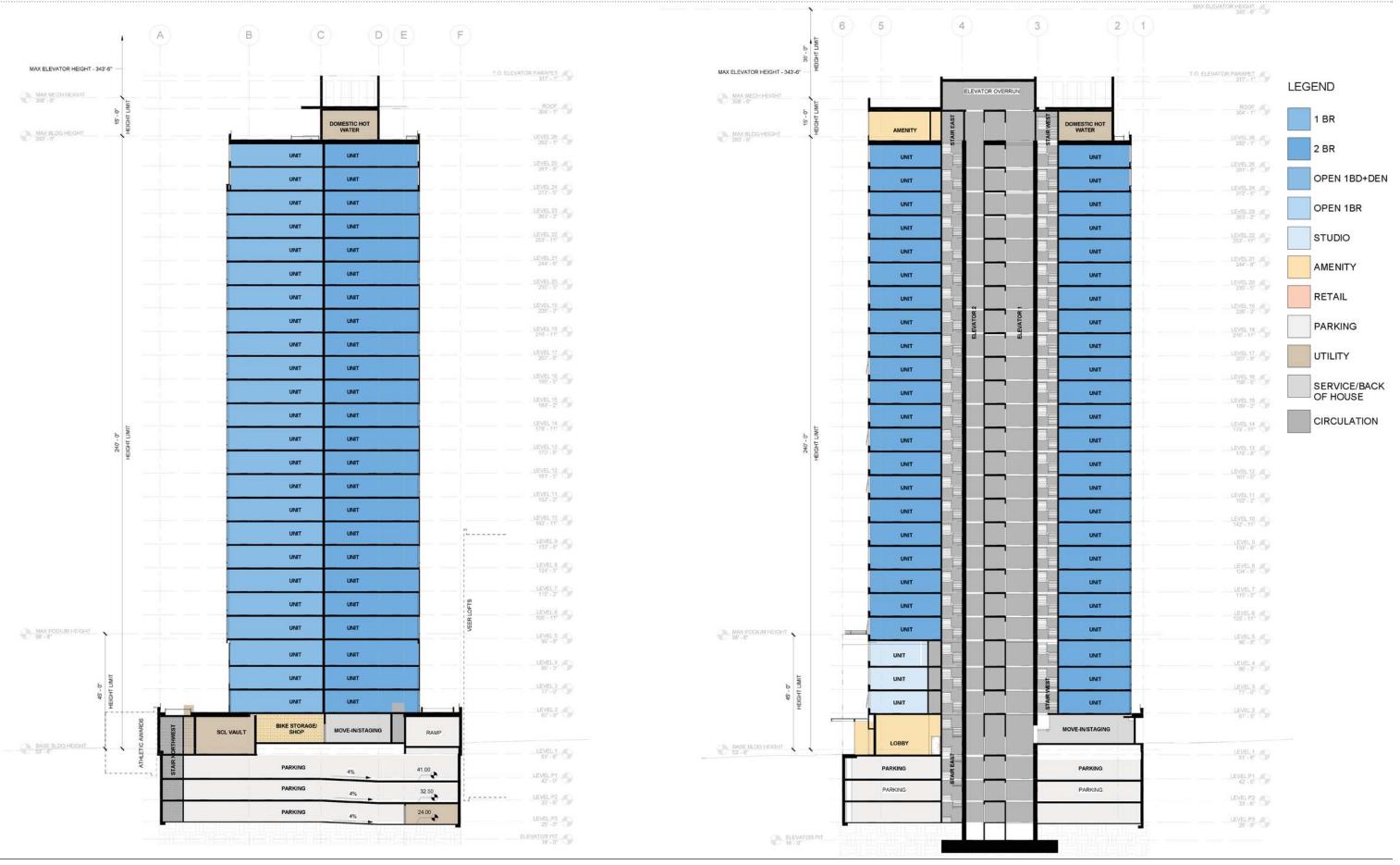




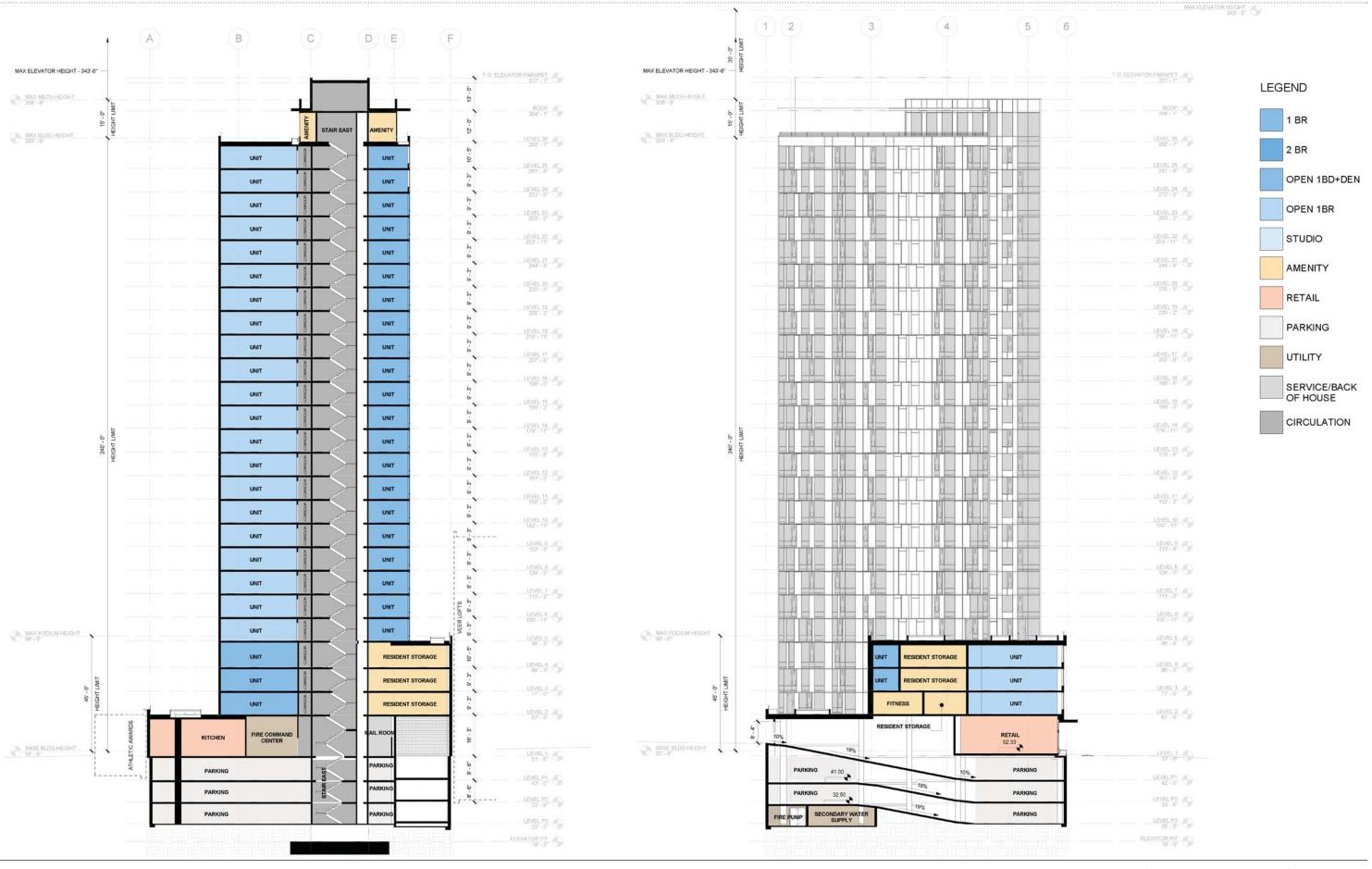
4 Building/retail identification



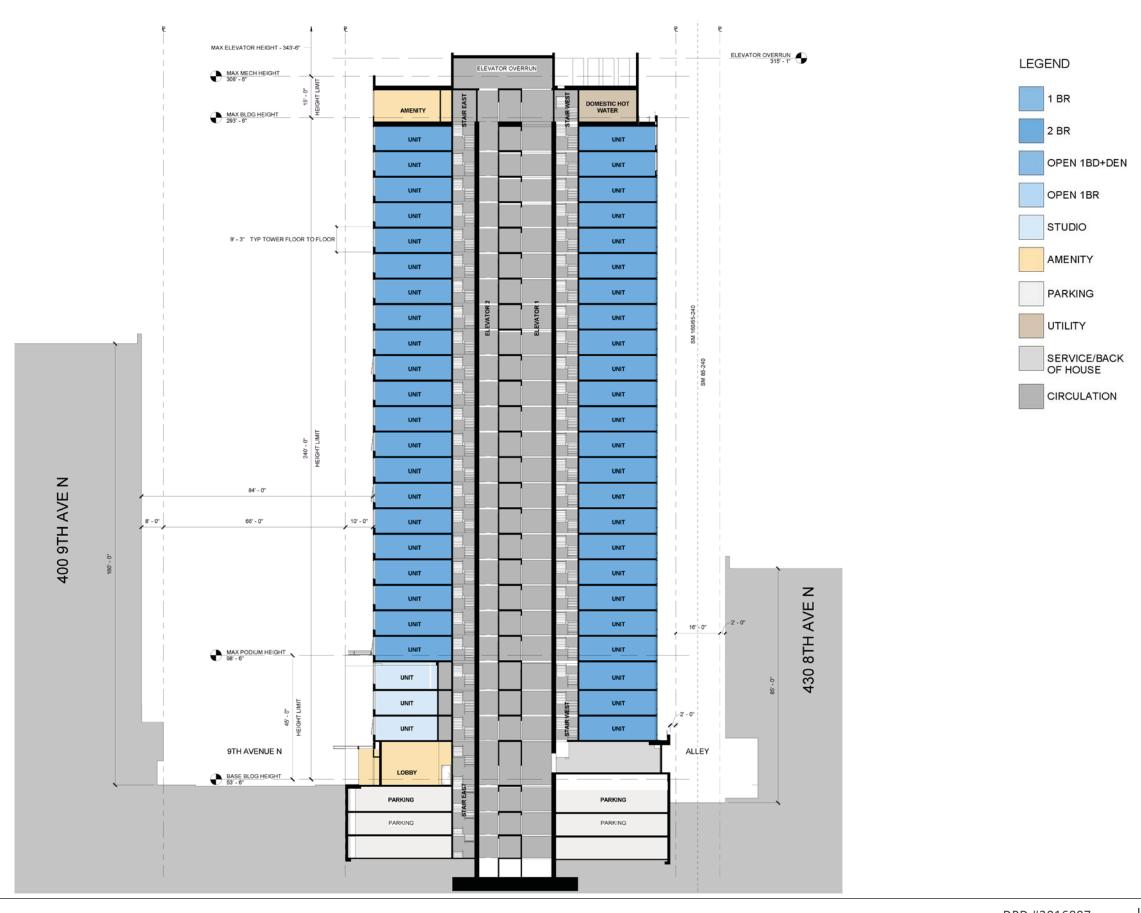
# **BUILDING SECTIONS**













# Requested Development Standard Departures:

Departure #1 - Minimum Horizontal Dimension of Amenity Area

#### Standard:

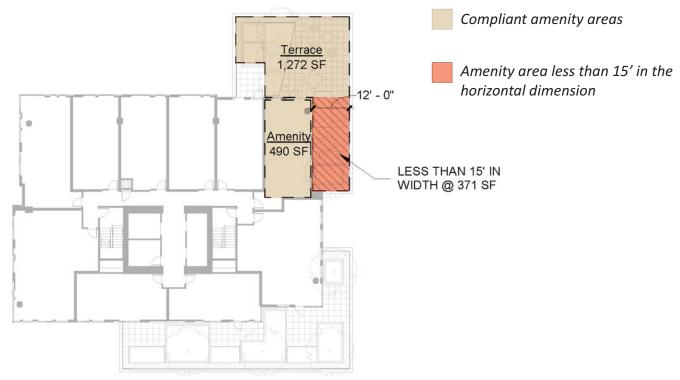
Code: **SMC 23.48.020.C.3** - The minimum horizontal dimension of required amenity area is 15'. The minimum size of a required amenity area is 225 square feet.

#### Proposed Design Departure:

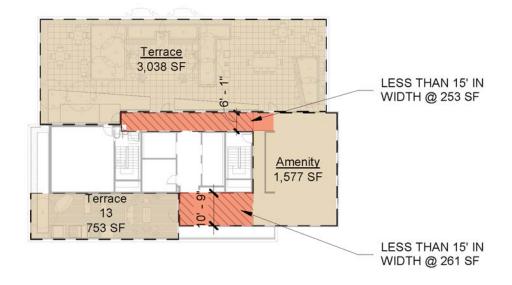
Decrease the minimum horizontal dimension of required amenity area at terrace levels. Amenity area between 15' and 10' will constitute 7% of total amenity area. Amenity area under 10' will constitute 3% of total amenity area.

#### Rationale:

While the vast majority of the required amenity area is compliant, a limited portion will be under the minimum 15' horizontal dimension. At the 5th level terrace, a proposed 12'-wide amenity area provides accessible outdoor space to residents and provides further activation of the upper levels of the 9th Avenue North facade (PL2B1 - Eyes on the Street, DC2D1&2 - Human Scale and Texture). At the rooftop amenity level, the proposed organization and placement of the amenity area supports the overal massing concept for the tower (DC2 - Architectural Concept).



Level 5 Plan - Terrace



**Rooftop Amenity** 



# **Requested Development Standard Departures:**

### Departure #2 - Rooftop Features Upper Level Setback

#### Standard:

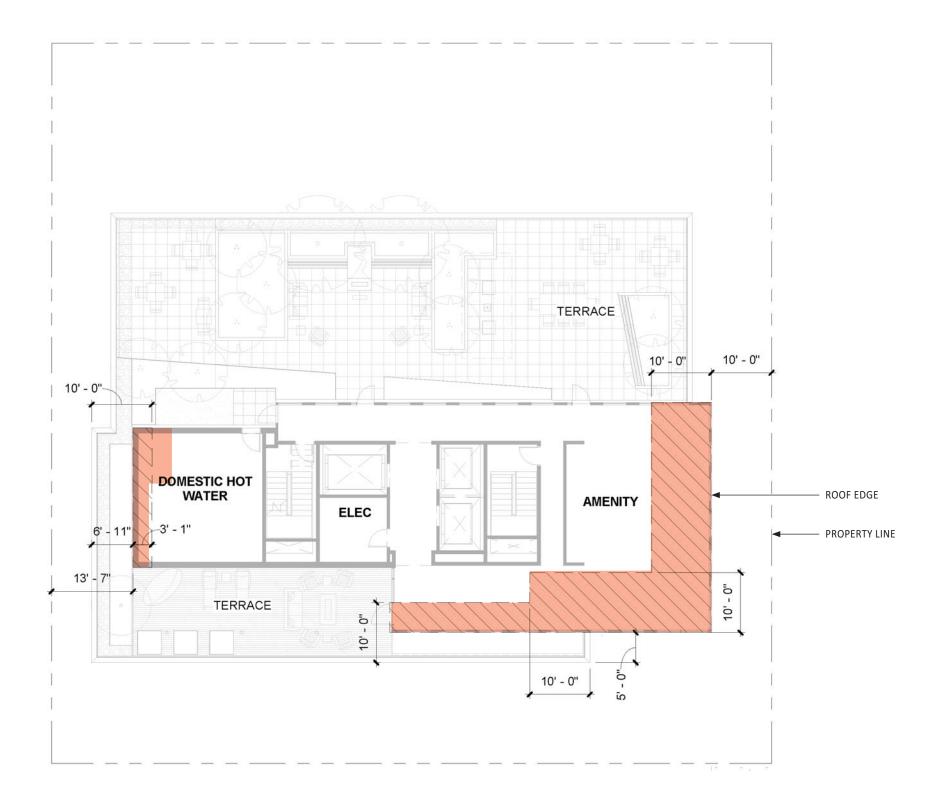
Code: **SMC 23.48.010.H.7** - Rooftop features may extend up to 15' above the maximum height limit, so long as the combined total coverage of all features listed in 23.48.010.H.4 and 23.48.010.H.5 does not exceed 65% of the roof area. No rooftop features are to be located closer than 10' to the roof edge

### Proposed Design Departure:

No setback from roof edges for roof amenity features and mechanical screens. A 10' setback of the tower massing from the property line will be preserved

#### Rationale:

The maximum allowable 65% rooftop coverage cannot be attained applying a 10′ setback with the proposed floor plate; 55% coverage is the maximum achievable. The proposed alternative maintains the 55% coverage, but elongates the mass east-west, to maximize usable outdoor amenity area along the north and south. The entire tower massing will be setback 10′ from the east property line, so that the The alignment along the south edge allows continuity of the tower massing, accentuating the slenderness and verticality of the tower (DC2 - Architectural Concept). A 10′ minimum setback of the rooftop features from the property line will be preserved, so that they encroach no further than that of a compliant zero-setback tower.





## VIA ARCHITECTURE

An award-winning design firm, VIA Architecture is one of the Pacific Northwest's leaders in mixed-use, residential high-rise and mid-rise, transit architecture, urban design, and sustainable community planning. Founded in 1984, VIA currently employs 52 professionals in Seattle, San Francisco, and Vancouver, BC offices, providing services to both public and private clients.



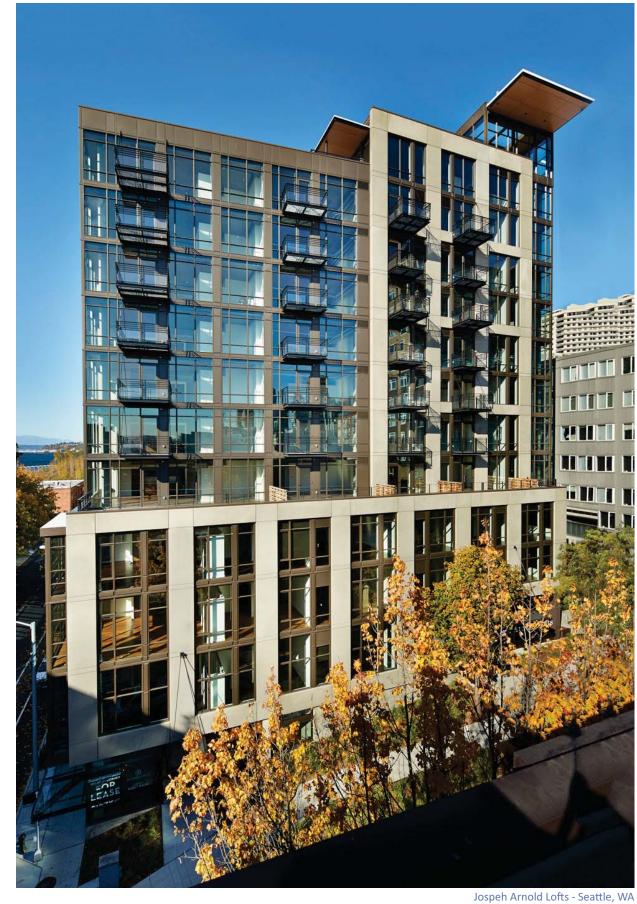
Plaza 88 - Vancouver, BC



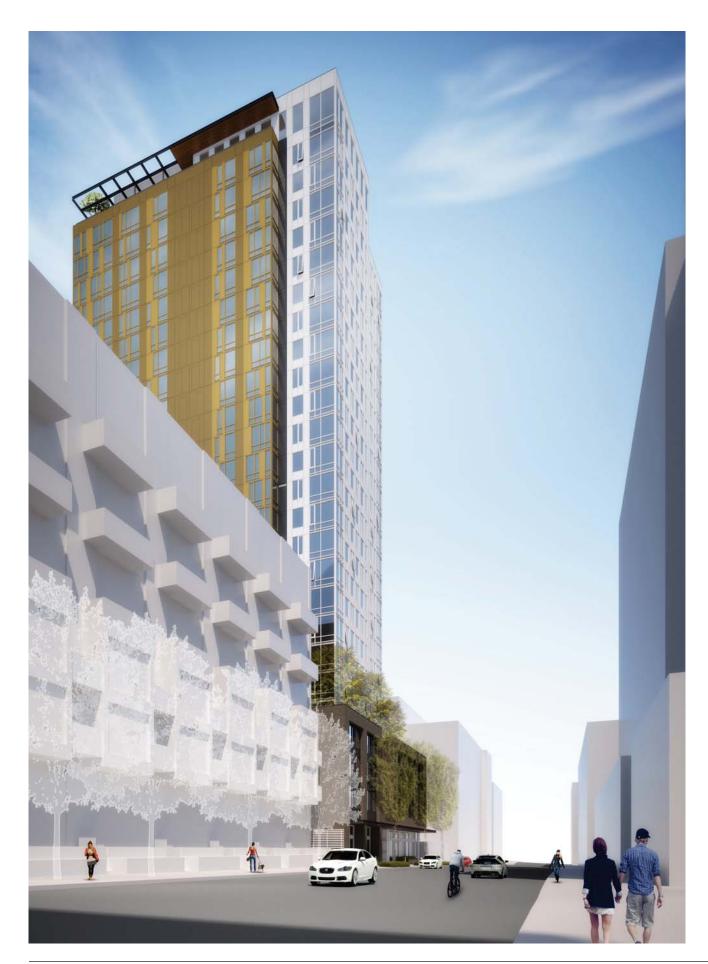
Walton Lofts - Seattle, WA



Roundhouse Community Center - Vancouver, BC



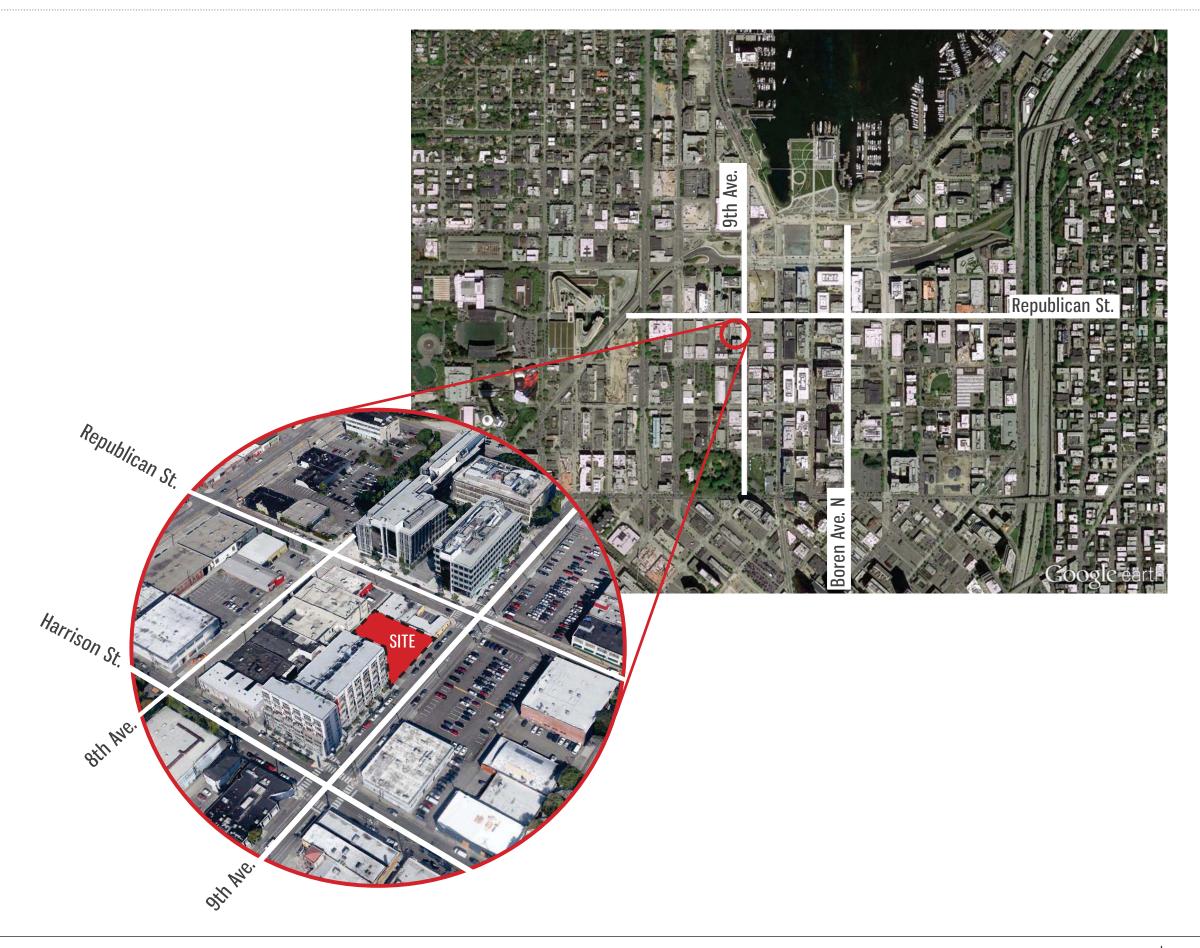




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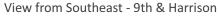


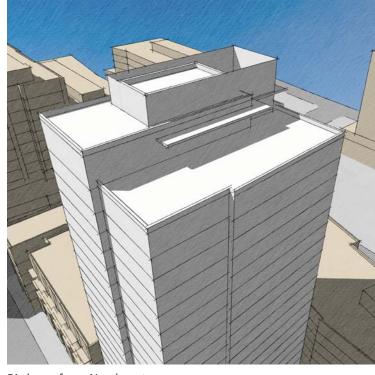




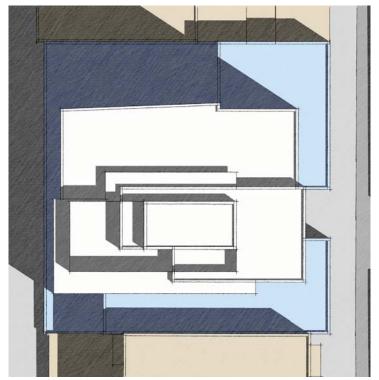
- Vertical emphasis in massing
- 'Sweet Spot' location of tower and core to provide setbacks from street and adjacent buildings, and orient units toward view of Lake Union
- 4 story street wall established by podium
- Notch in podium to reveal tower and emphasize residential entry



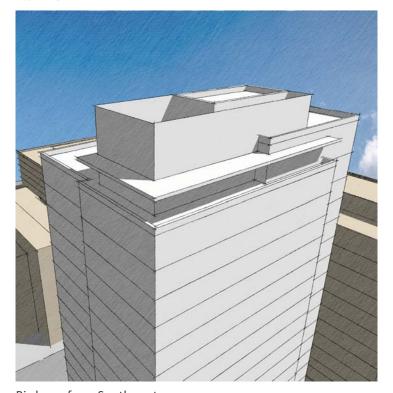




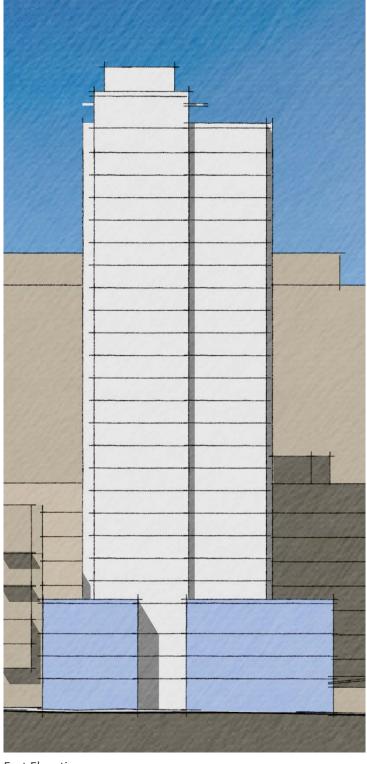
Birdseye from Northeast



Plan View



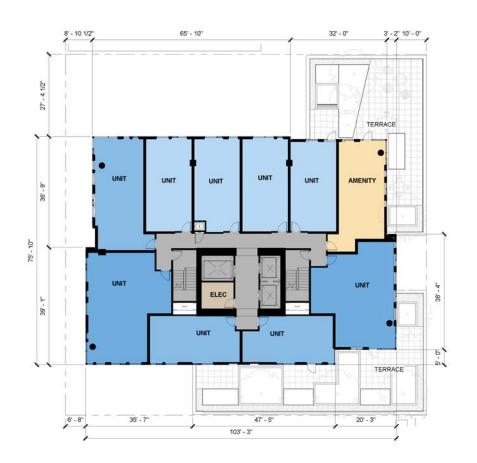
Birdseye from Southwest



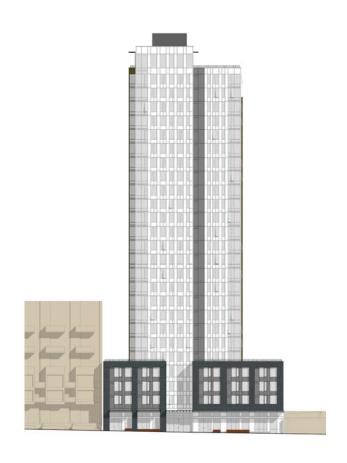
East Elevation



- 26 Story tower Infill site
- 244 Apartment Unit
  - Interior and exterior amenity spaces at podium and rooftop
- 3,650 SF Retail
  - Targeting restaurant and complementary retail (DC1)
- 102 Parking Stalls\*







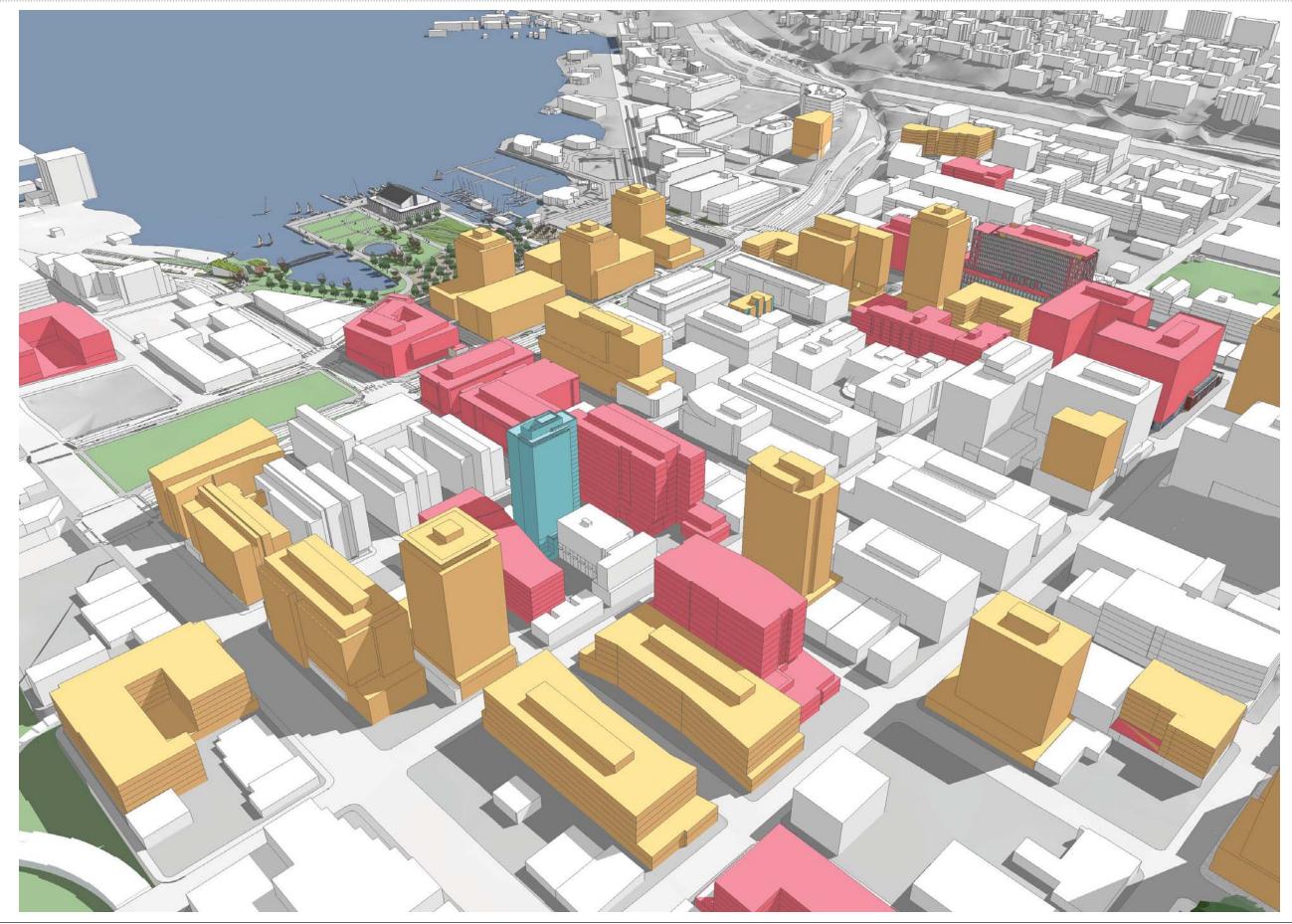








# SURROUNDING CONTEXT



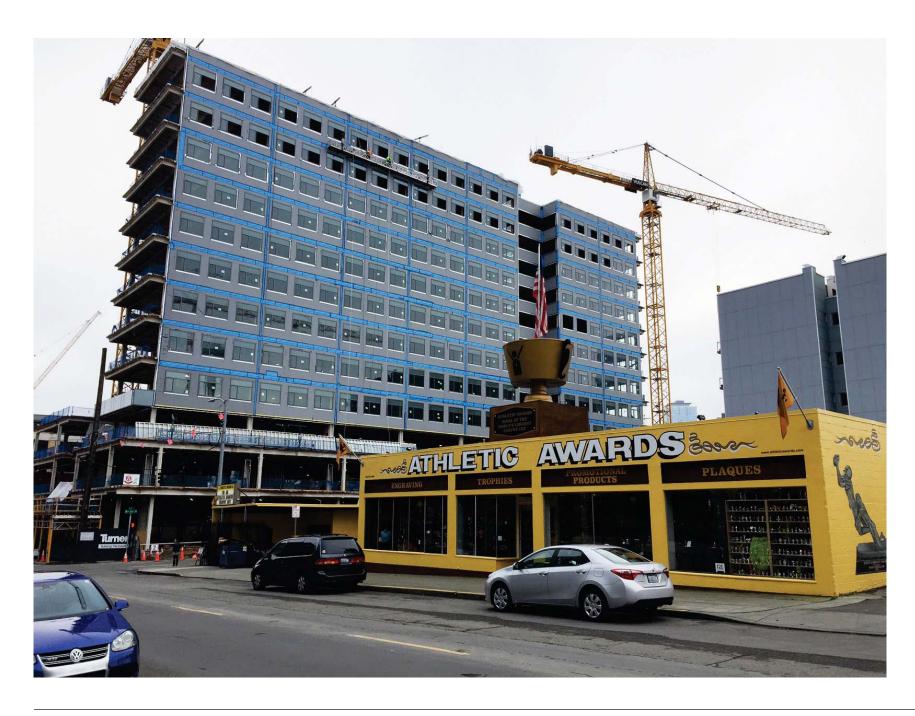




400 9TH AVE N



901 HARRISON ST











8TH AND REPUBLICAN









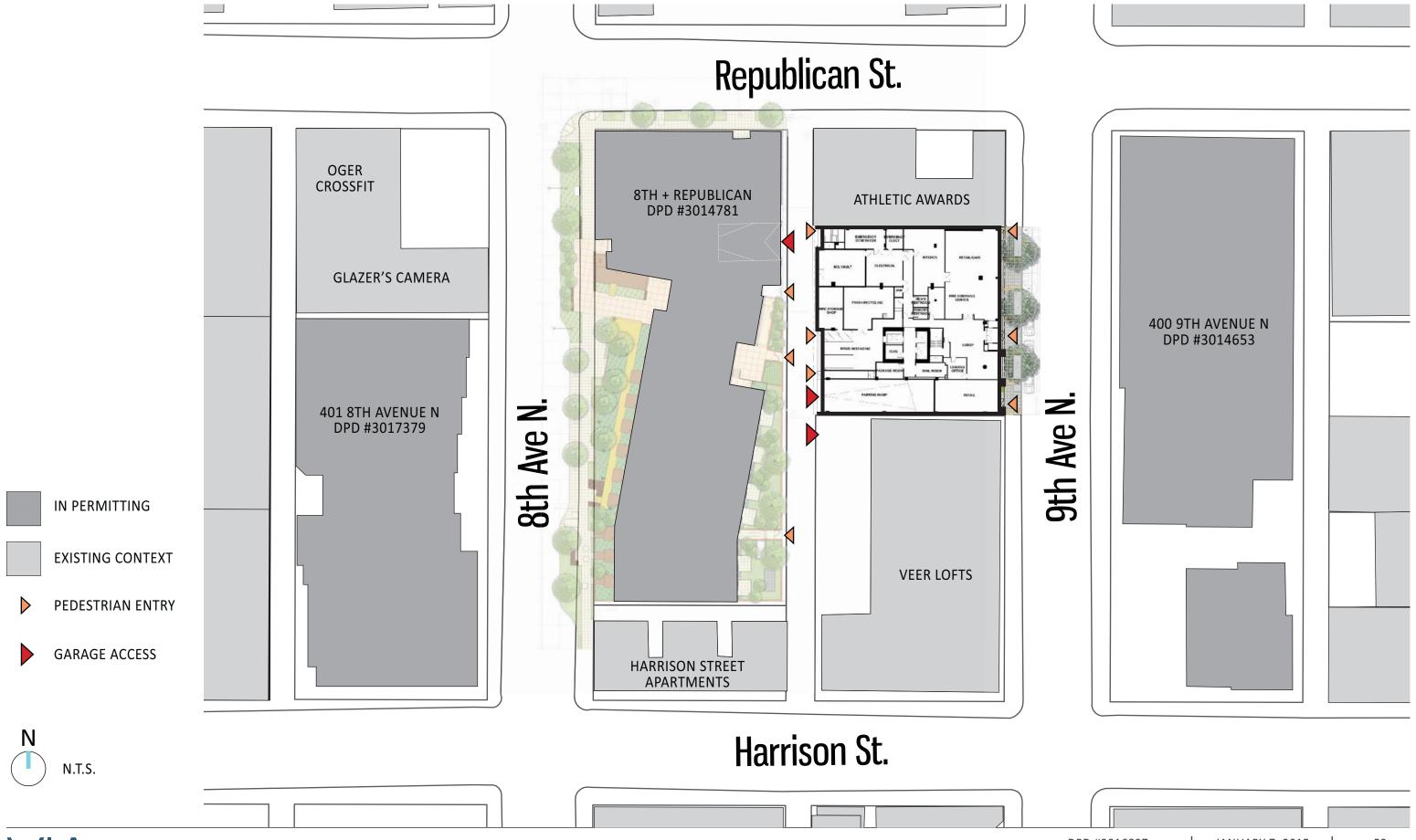




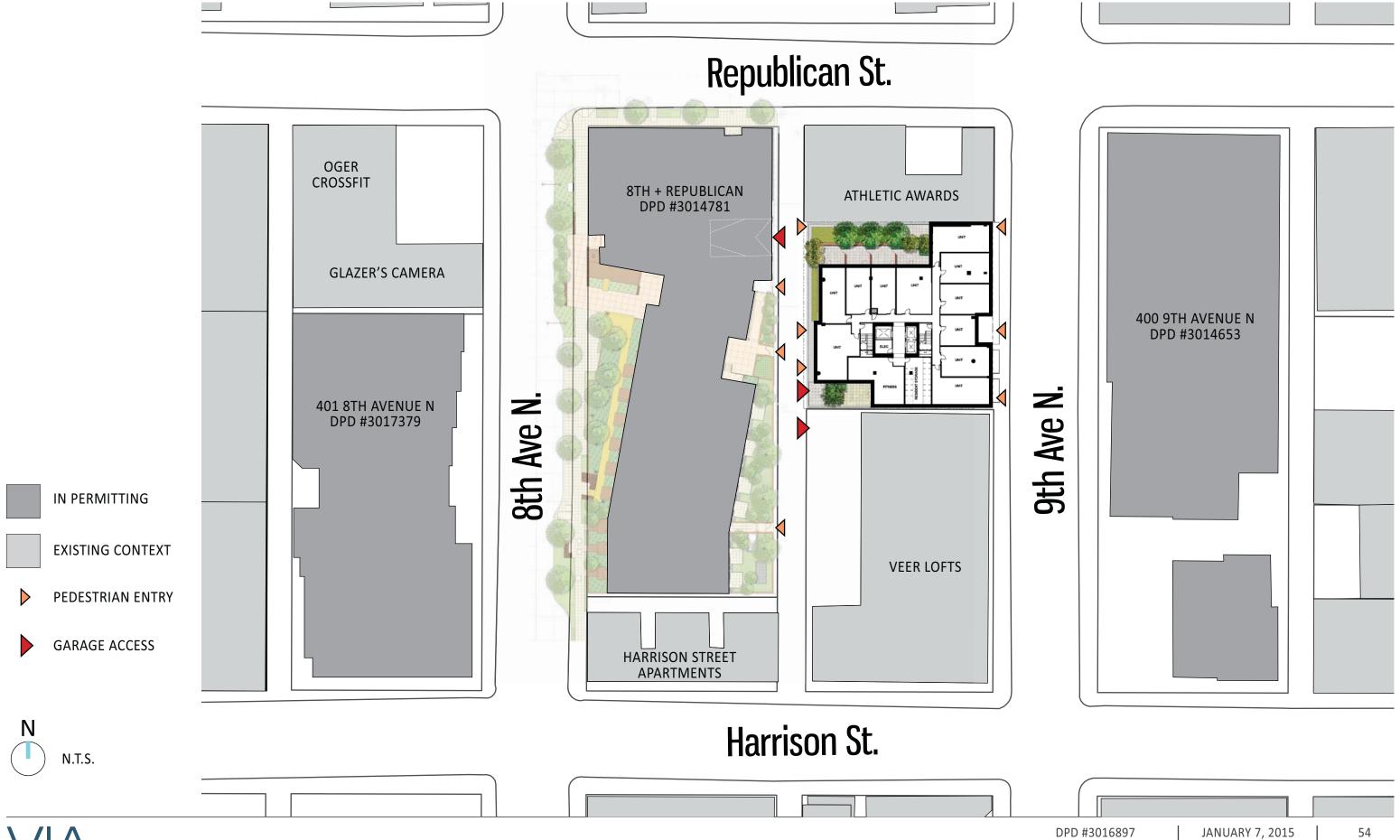
901 HARRISON ST 10,500 SF TOWER FLOORPLATE



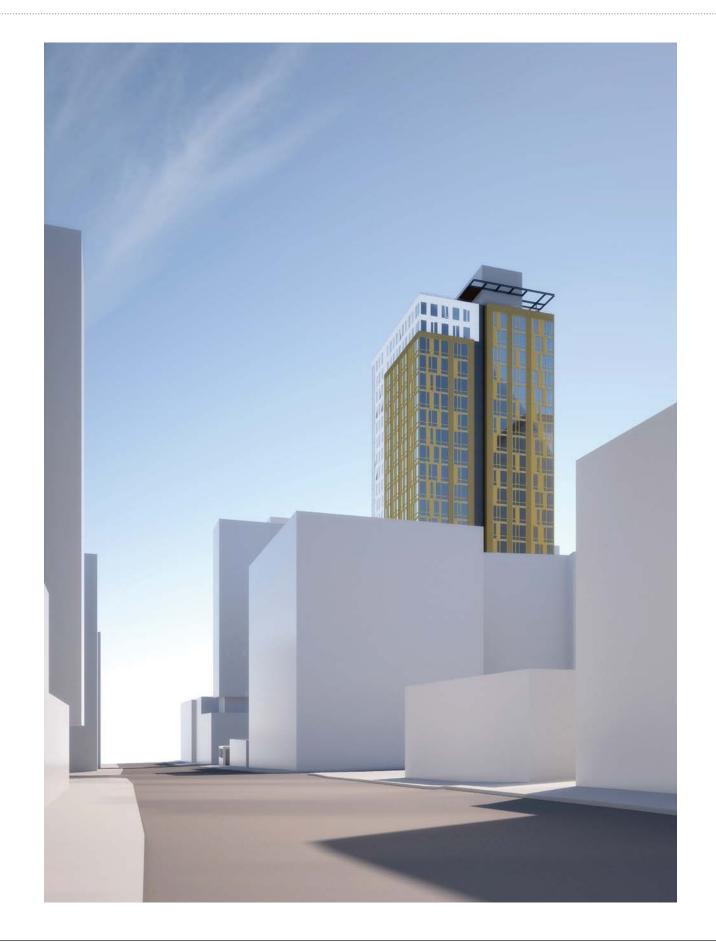
427 9TH AVE N 7,200 SF TOWER FLOORPLATE





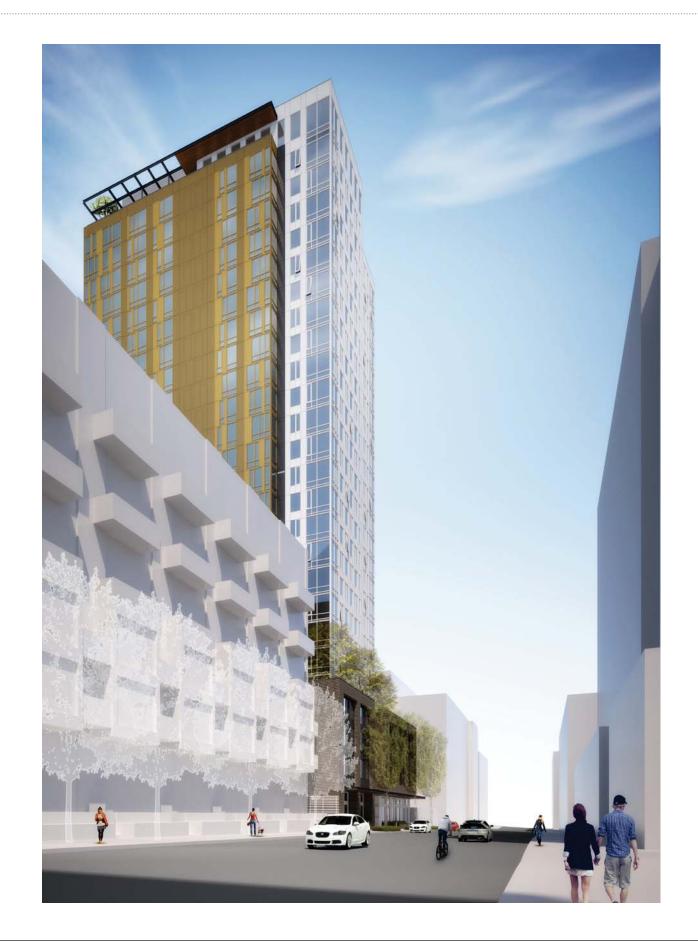


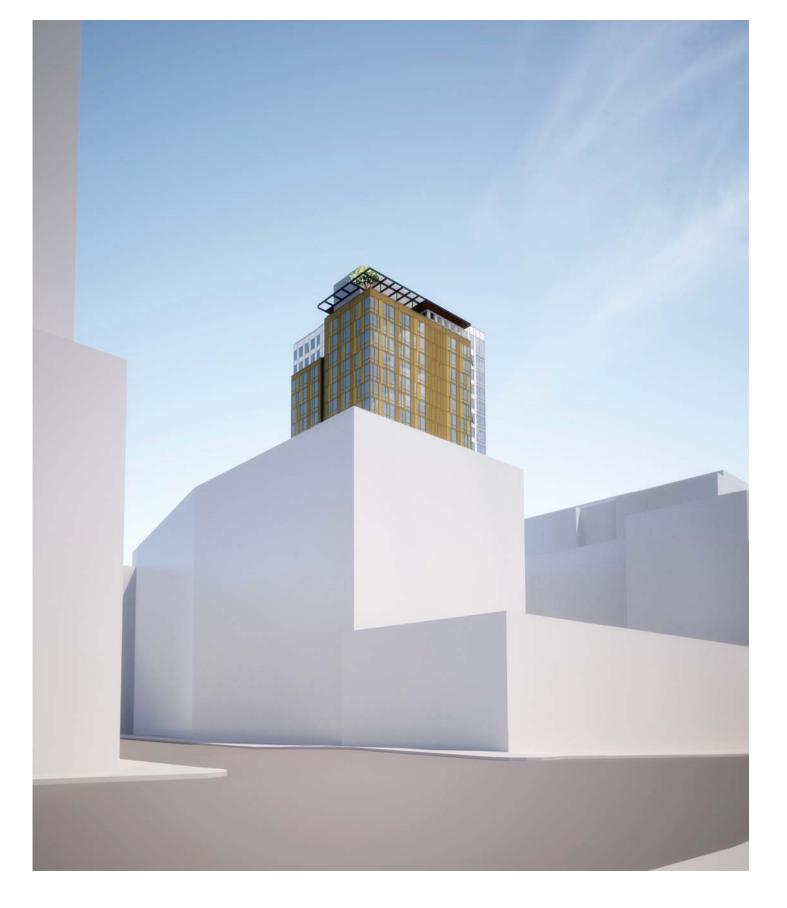














## Departure #1 - Minimum Horizontal Dimension of Amenity Area

### Standard:

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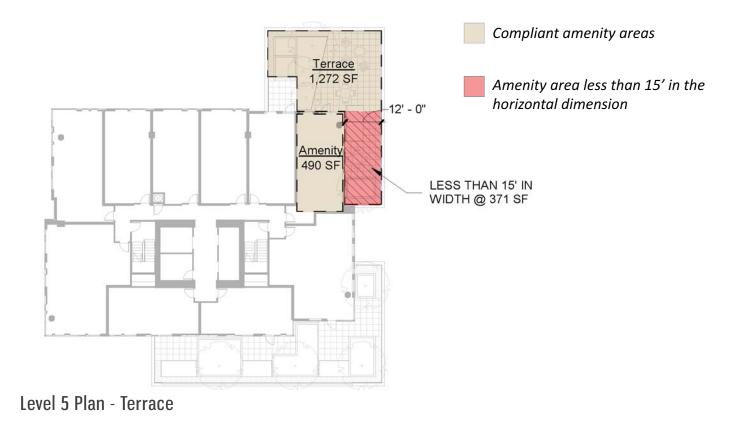
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### Rationale:

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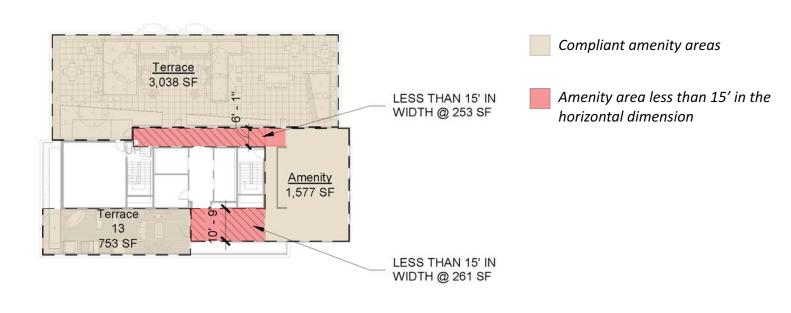












**Rooftop Amenity** 



## Departure #2 - Rooftop Features Upper Level Setback

### Standard:

Code: **SMC 23.48.010.H.7** - Rooftop features may extend up to 15' above the maximum height limit, so long as the combined total coverage of all features listed in 23.48.010.H.4 and 23.48.010.H.5 does not exceed 65% of the roof area. No rooftop features are to be located closer than 10' to the roof edge

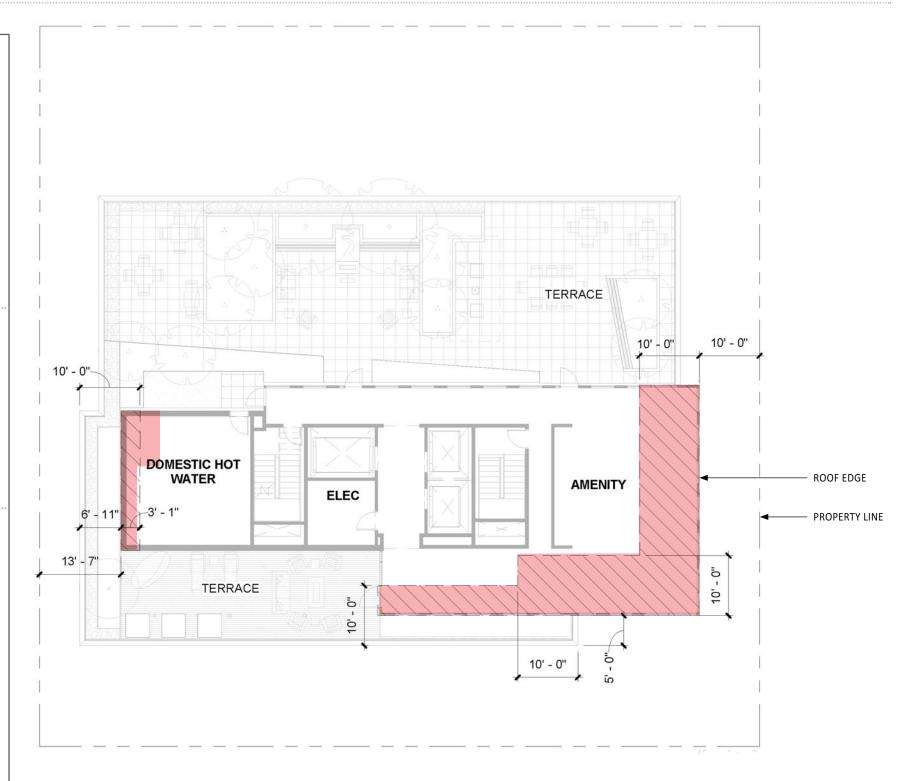
## Proposed Design Departure:

No setback from roof edges for roof amenity features and mechanical screens.

A 10' setback of the tower massing from the property line will be preserved

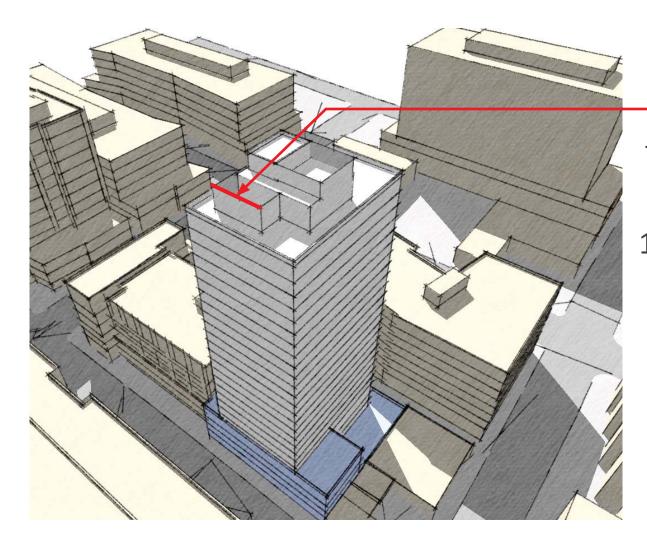
### Rationale:

The maximum allowable 65% rooftop coverage cannot be attained applying a 10' setback with the proposed floor plate; 55% coverage is the maximum achievable. The proposed alternative maintains the 55% coverage, but elongates the mass east-west, to maximize usable outdoor amenity area along the north and south. The entire tower massing will be setback 10' from the east property line, so that the The alignment along the south edge allows continuity of the tower massing, accentuating the slenderness and verticality of the tower (DC2 - Architectural Concept). A 10' minimum setback of the rooftop features from the property line will be preserved, so that they encroach no further than that of a compliant zero-setback tower.



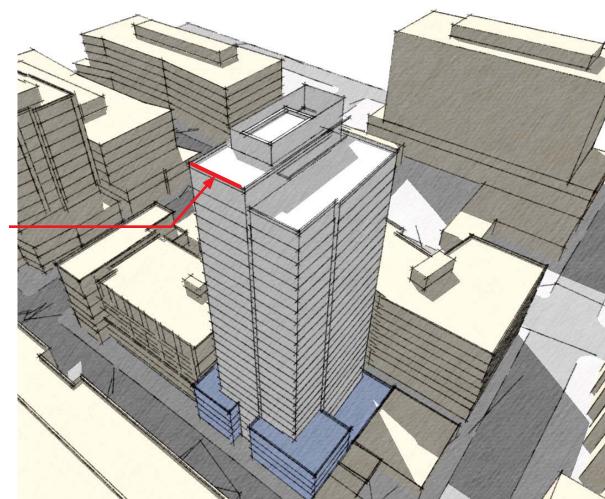
\*This departure was supported by the board at Early Design Guidance

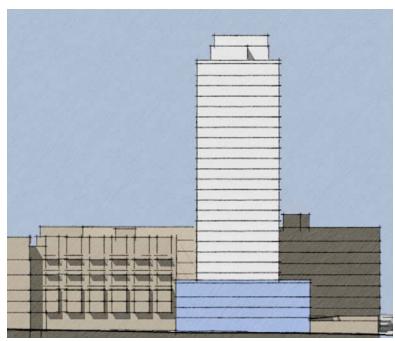




Roof element is in the same position on both options -

10' from property line -



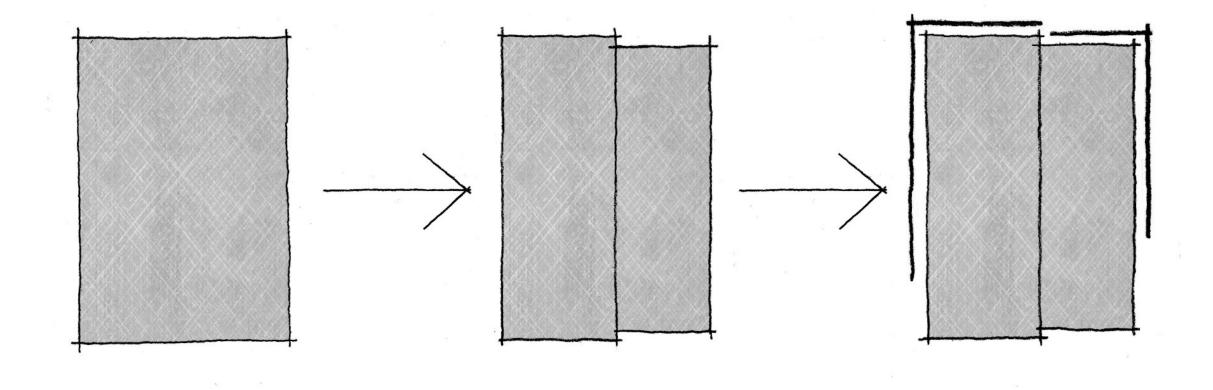


Code Compliant

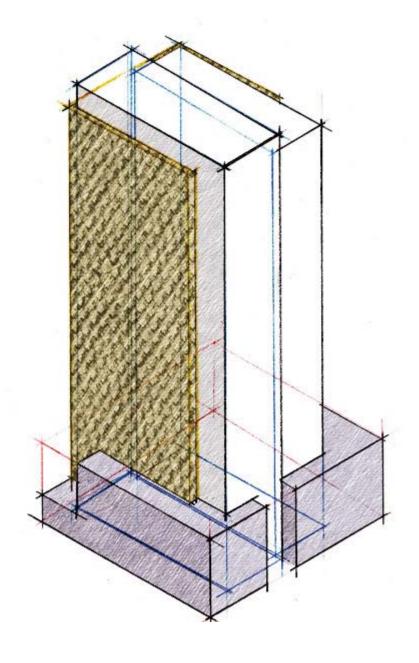




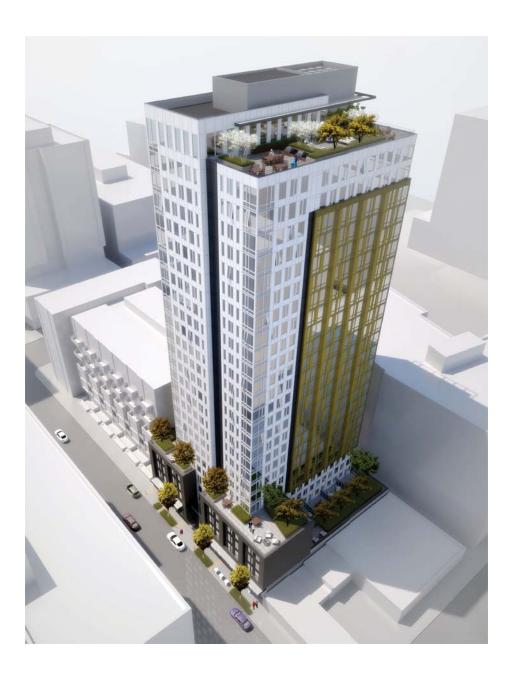
Code Departure



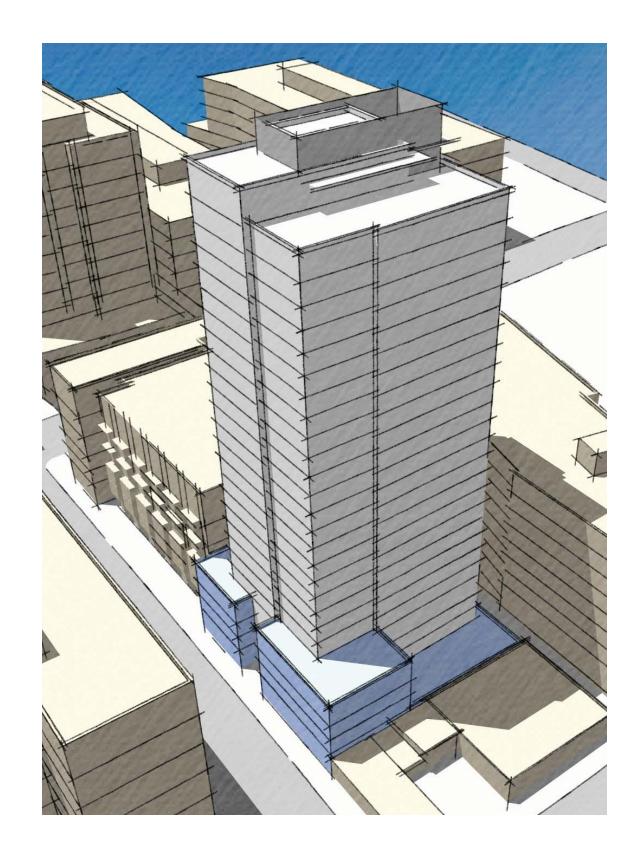


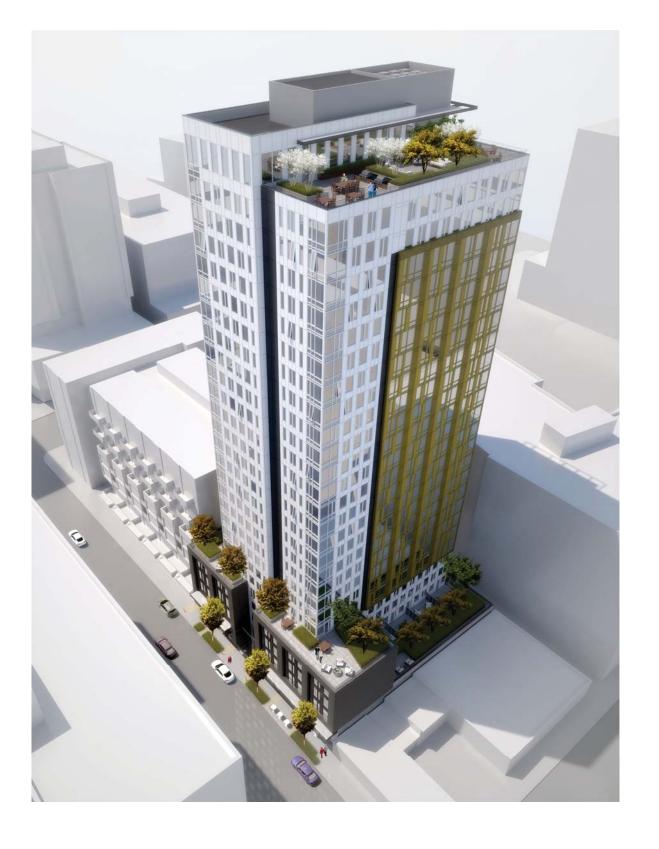








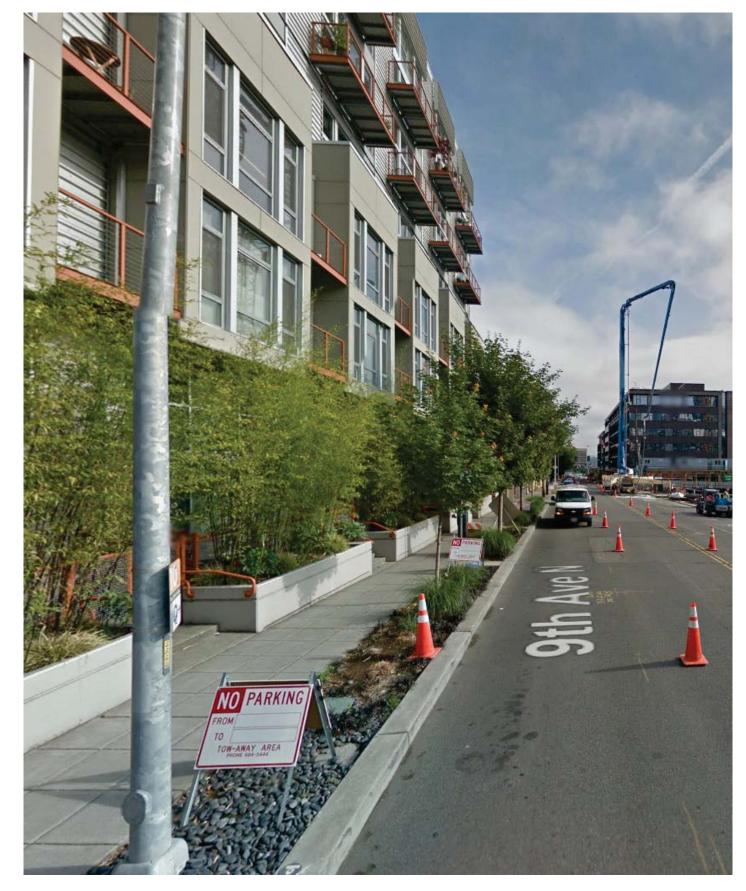




















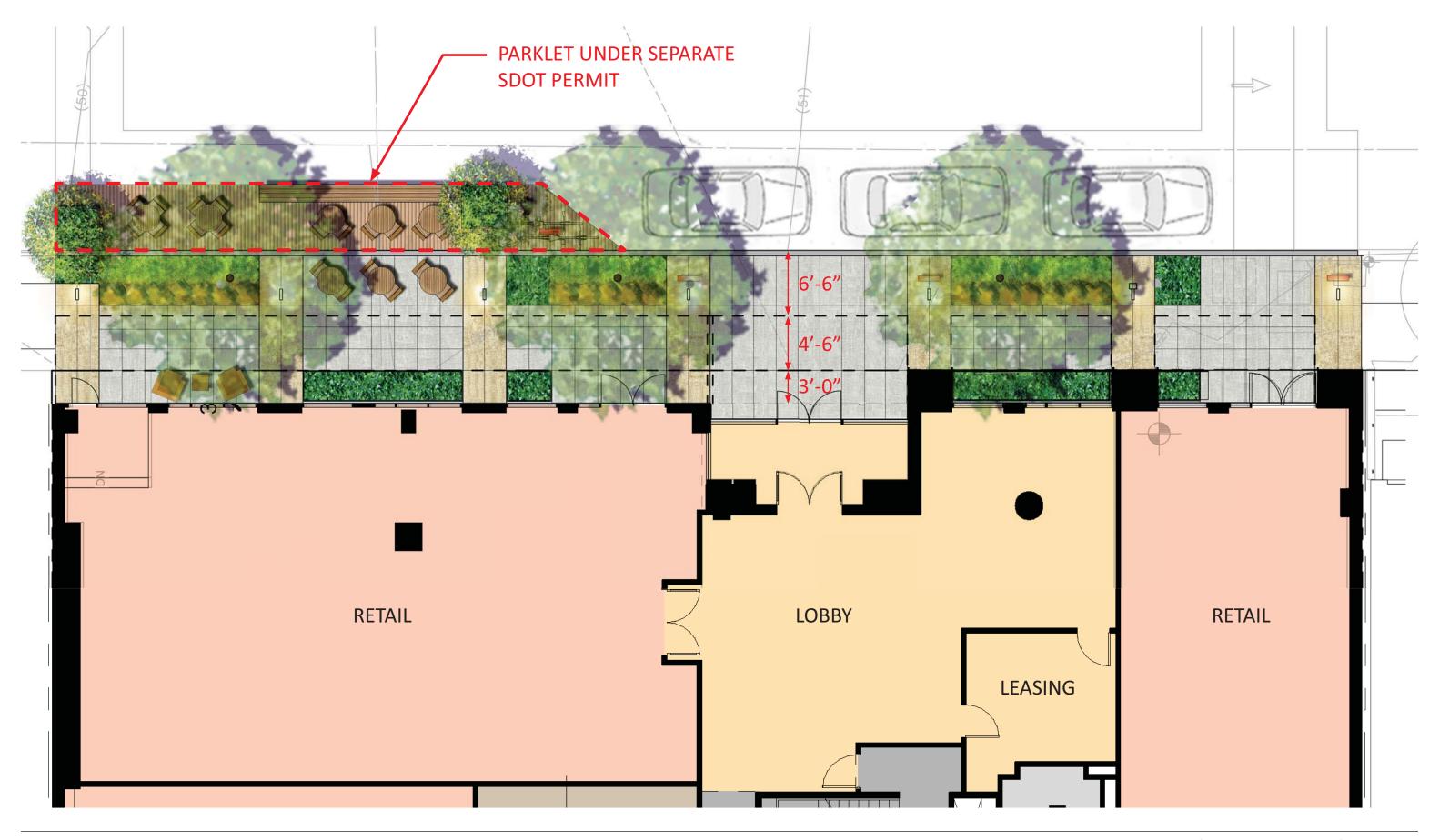
VIEW FROM SOUTH ON 9TH AVE N















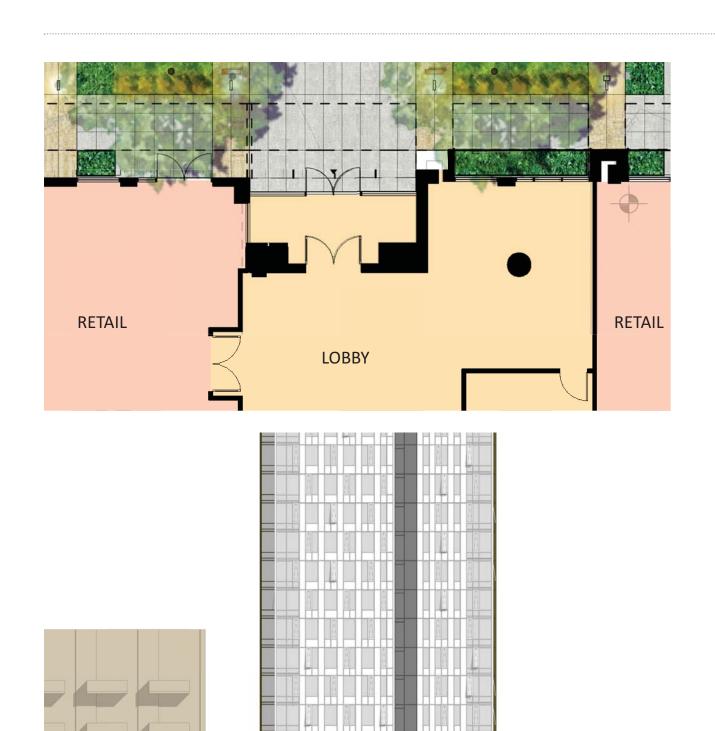
STREET LEVEL VIEW





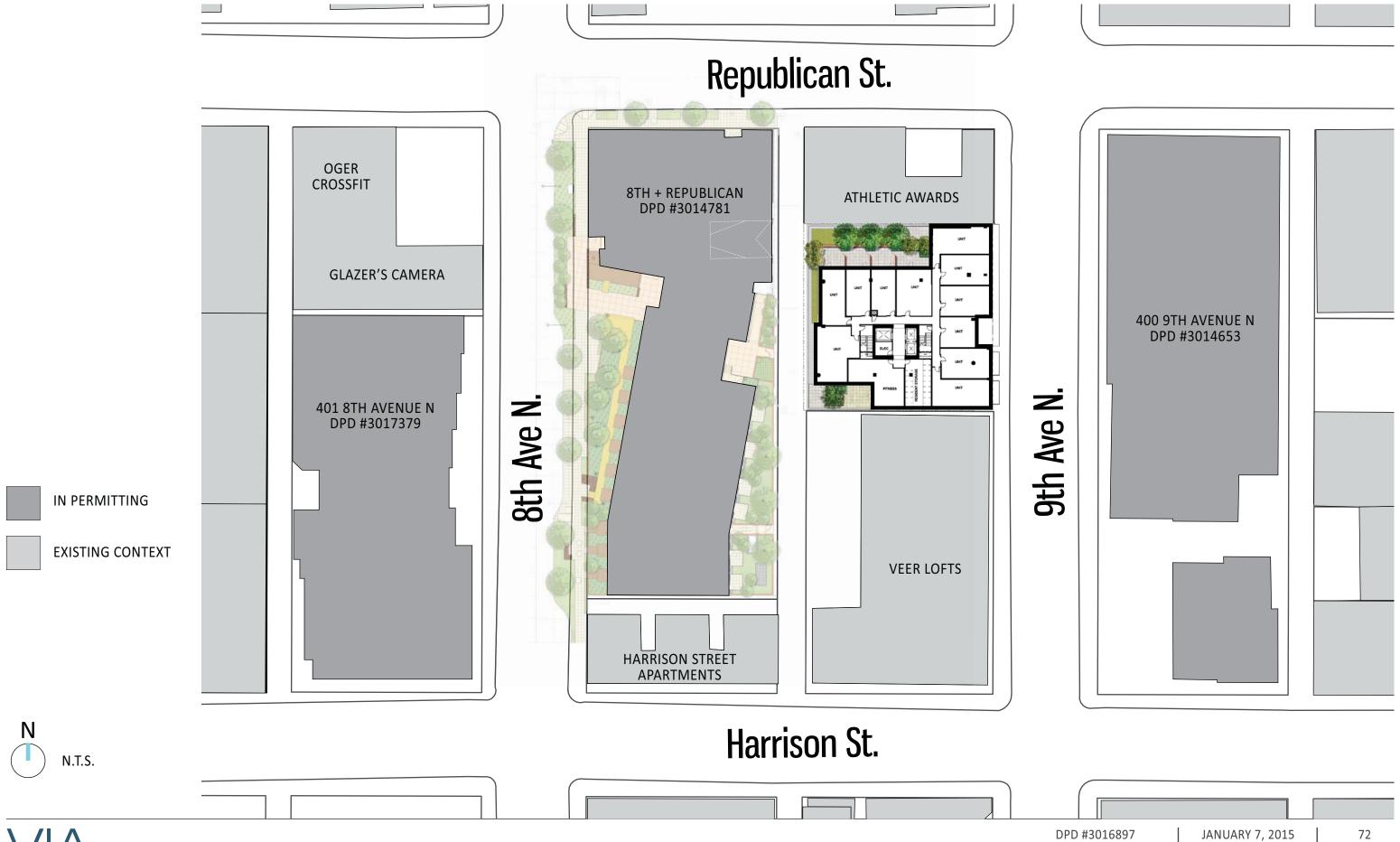












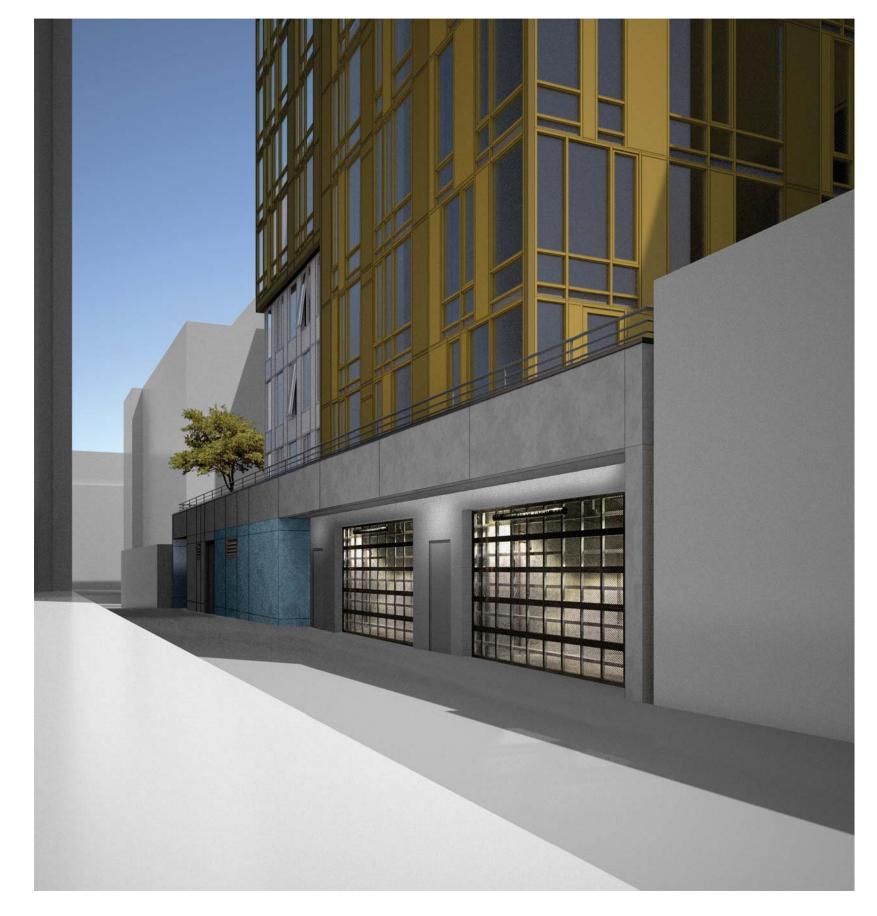


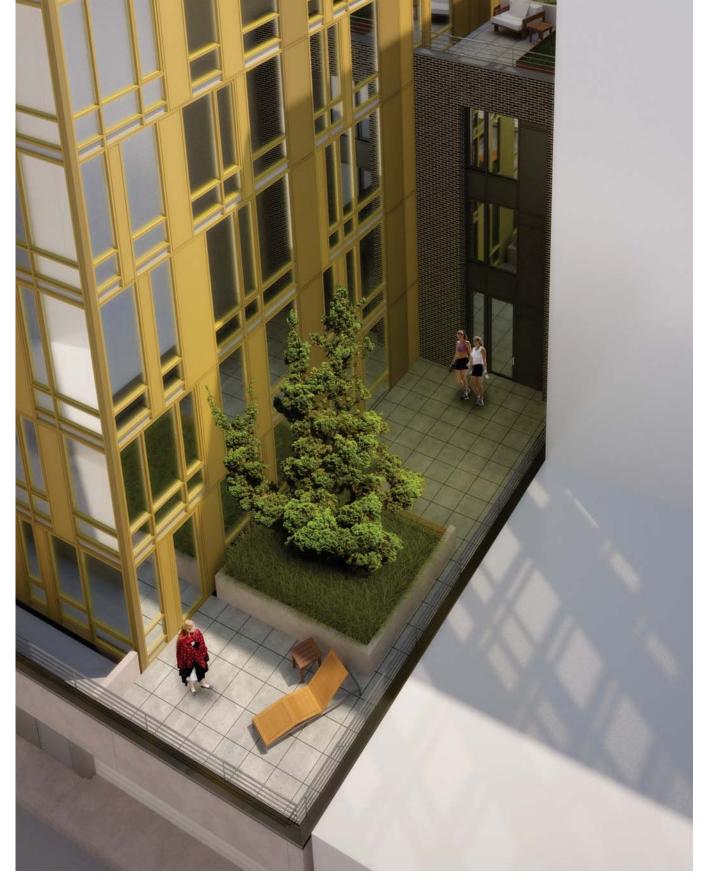




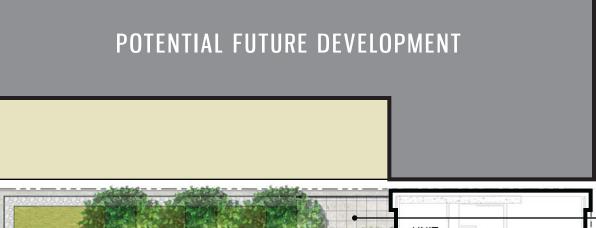












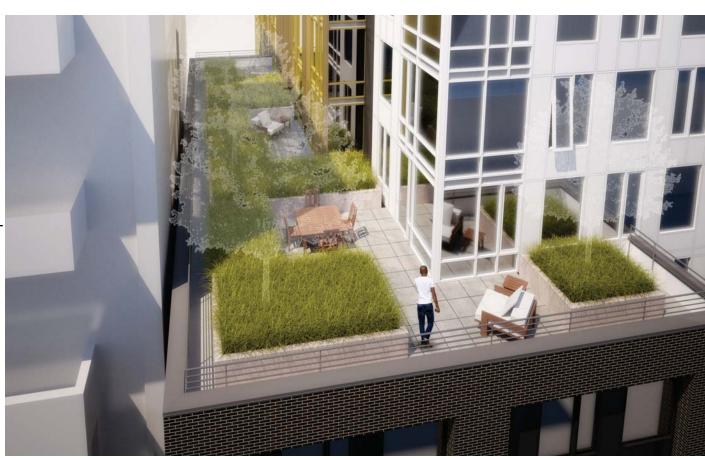


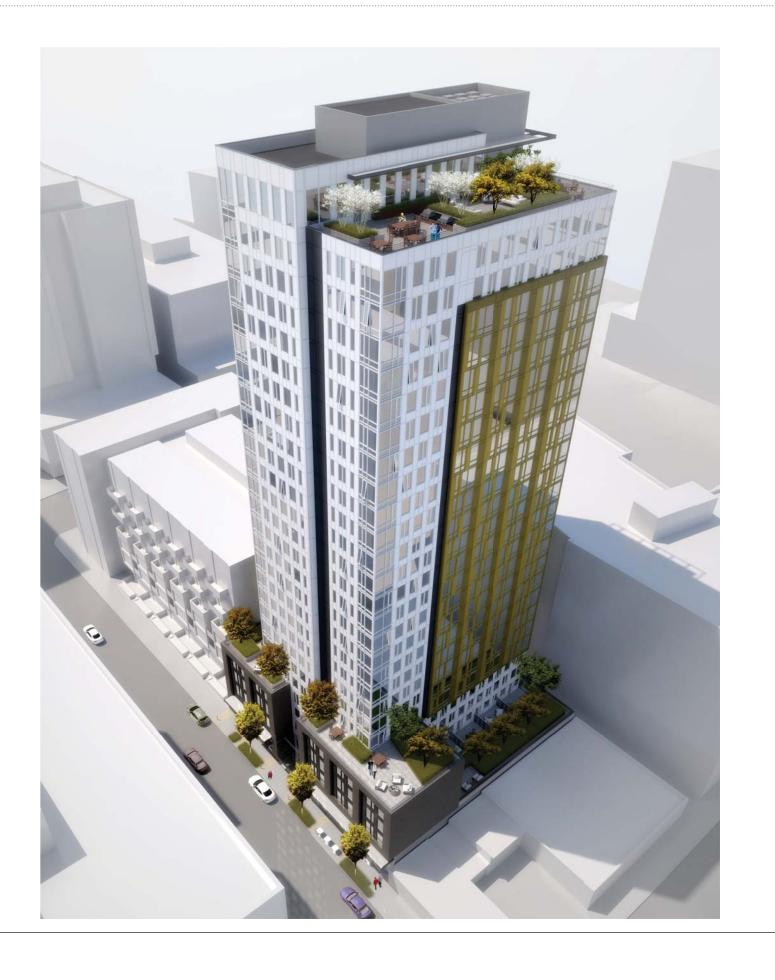






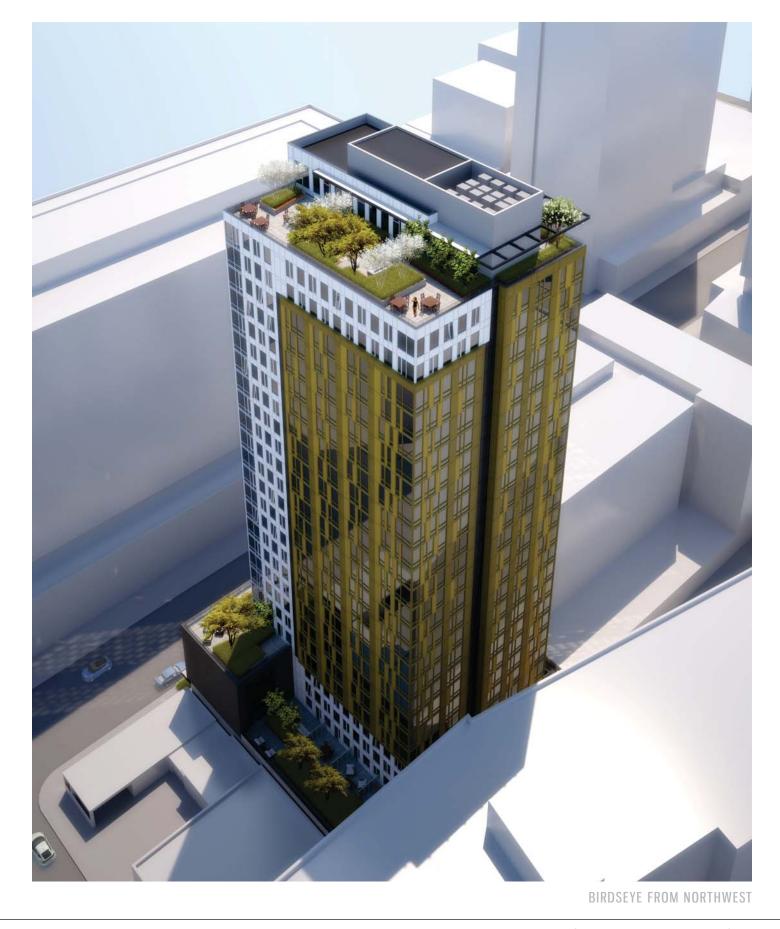










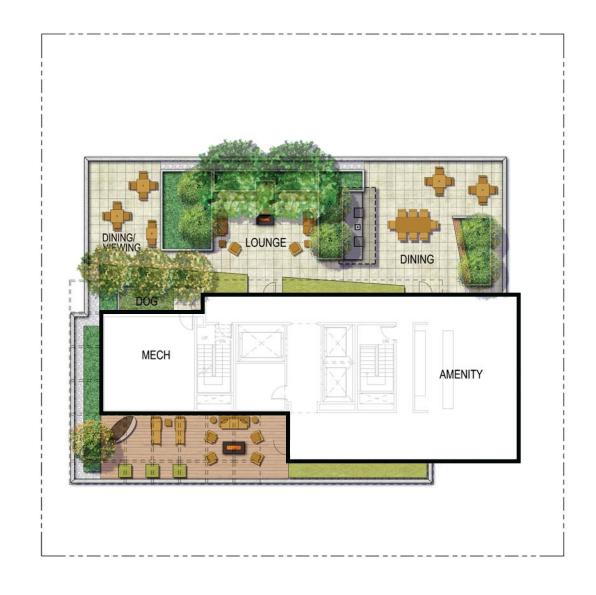


BIRDSEYE FROM SOUTHEAST





ROOF AMENITY FROM NORTHWEST

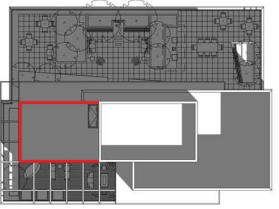


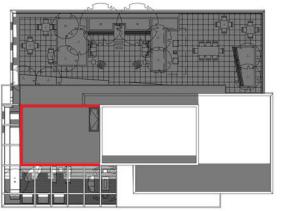


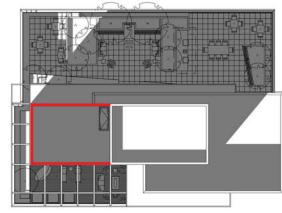
ROOF AMENITY FROM SOUTHEAST



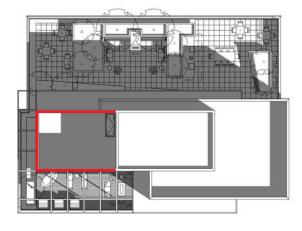


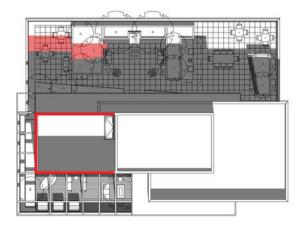


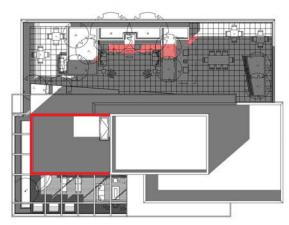




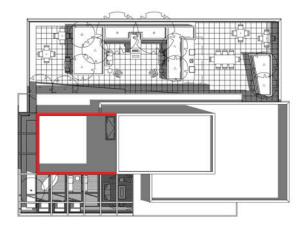
**EQUINOX** 

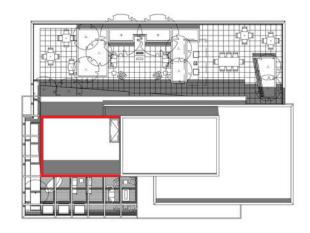


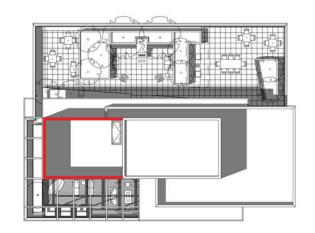




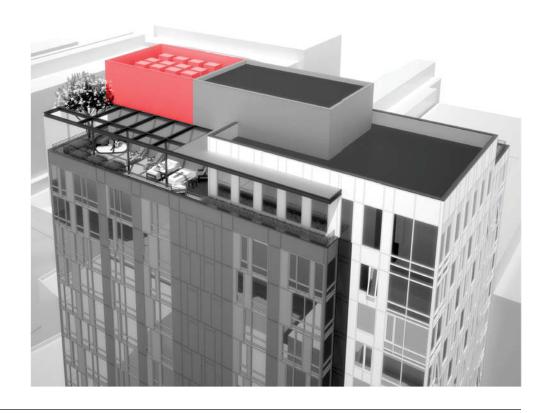
## SUMMER SOLSTICE





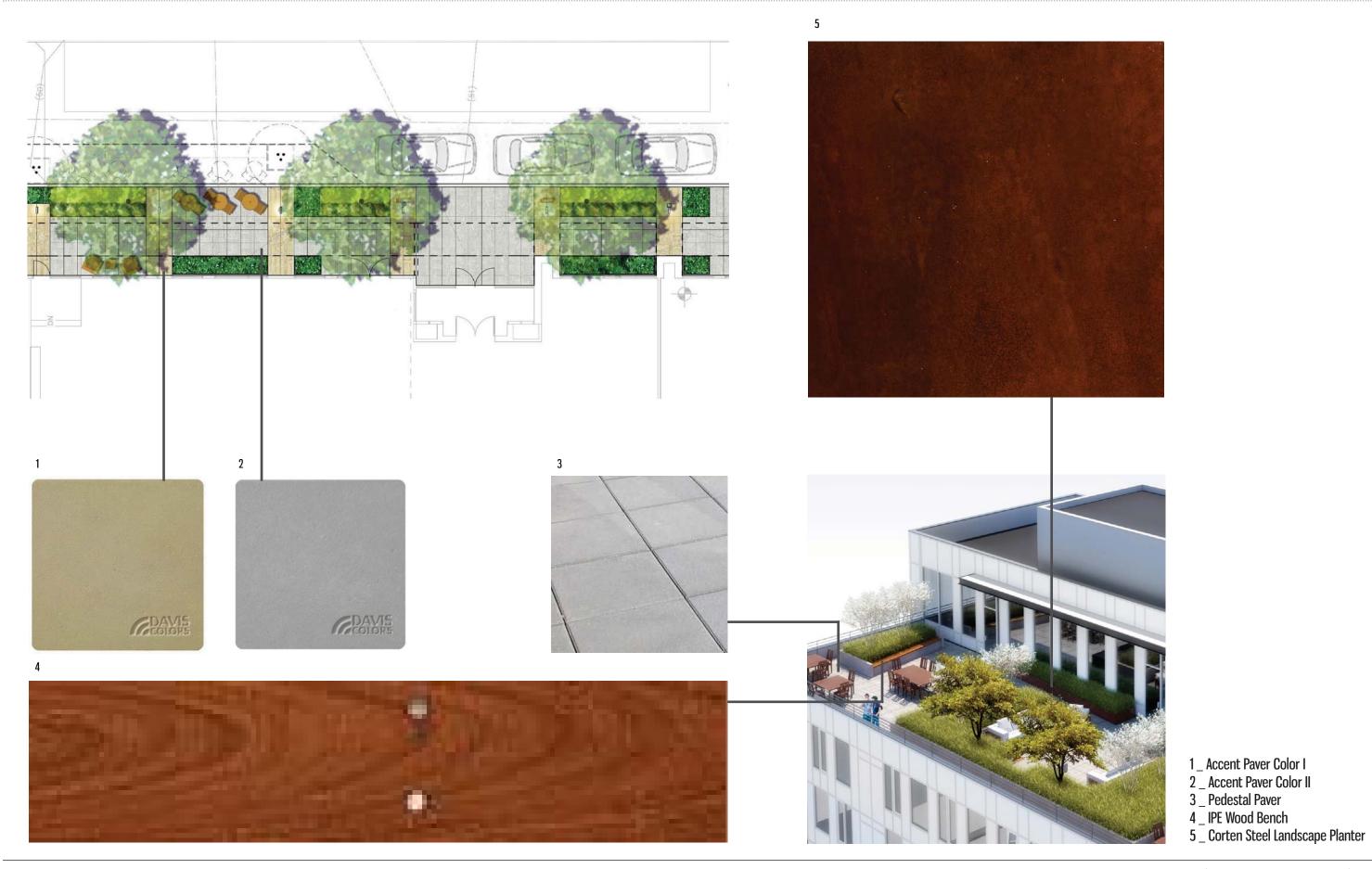




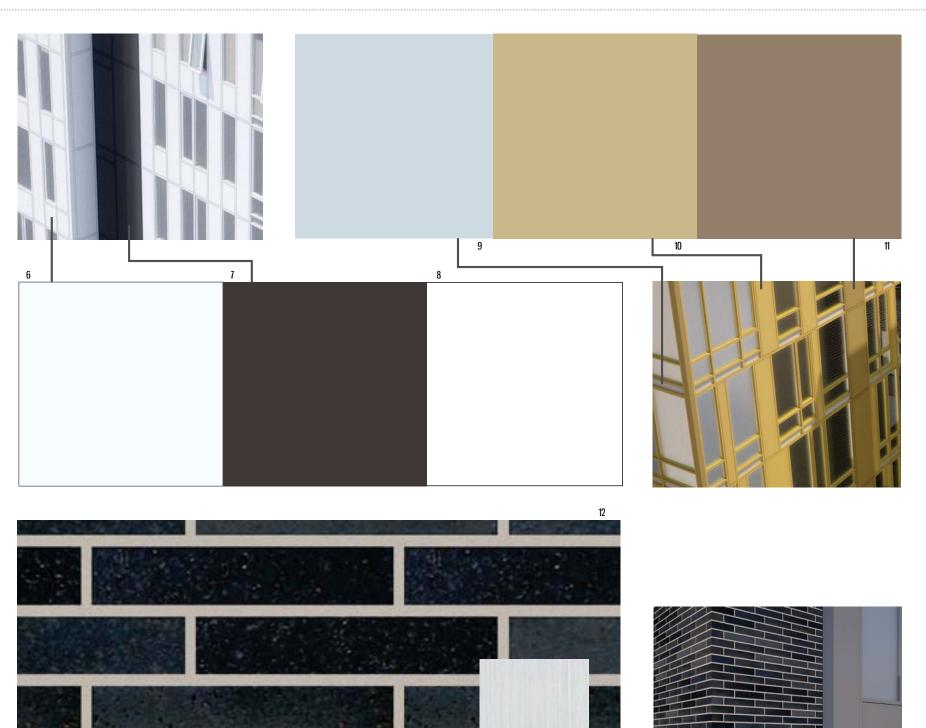




3PM









- 6\_ Metal Panel Color 1 Sherwin Williams Snowfall 7 \_ Metal Panel Color 2 Sherwin Williams Witching Hour Black
- 8 \_ Vision Glass Clear Low-E Glass 9 \_ Spandrel Glass

- 10 \_ Metal Panel Color 3 Sherwin Williams Dapper Tan 11 \_ Metal Panel Color 4 Sherwin Williams Restrained Gold
- 12 \_ Brick Masonry Norman brick Manganese Ironspot 13 \_ Storefront System Anodized Aluminunm















## Thank you. Questions?

