

1001 MINOR
DESIGN REVIEW BOARD

18 NOVEMBER 2015
DPD #3019363



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PROJECT INFORMATION

ADDRESS: 1001 MINOR AVENUE

DPD PROJECT #: 3019363

ZONE: NC3P-160

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DEVELOPMENT OBJECTIVES

Design and construct a **17-story** residential building with retail at street level and three levels of below grade parking. Project is intended to be a valuable addition to the diversity in the First Hill Area The basic program includes:

- **205** RESIDENTIAL UNITS OF VARIOUS SIZES AND RENT LEVELS
- **120** PARKING STALLS BELOW GRADE AT **0.59** RATIO
- **225,188** SQ. FT. TOTAL GROSS SQUARE FOOTAGE
- **LEED CERTIFIED** PROJECT GOAL

PROJECT GOALS

WORK/HOUSING BALANCE

Urban infill development promotes job and housing balance, providing 24-hour environments where people can work/live/play near their homes.

ACTIVATING THE STREET LEVEL

Retail with appropriate height, materials, transparency, lighting, signage, and canopy coverage to promote interaction along Madison Street.

FOCUS ON QUALITY OUTDOOR SPACES

Outdoor amenity spaces wth landscaping will occur at several levels of this site: Level 2, rooftop; and private decks at Levels 3 and 5. There will be a setback along Madison to enhance the sidewalk and landscape environment, creating a high-quality pedestrian experience.



SITE ANALYSIS - ZONING DIAGRAM

NO SETBACK REQUIREMENTS

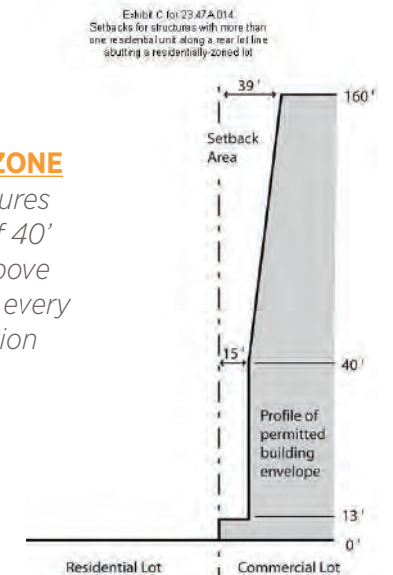
Same commercial zoning, no setback requirements

ELEVATOR PENTHOUSE & SOLAR COLLECTORS

Maximum 15' height limit above maximum building height for mechanical equipment, elevator penthouse, and solar collectors

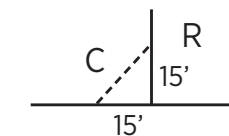
SETBACK ACROSS RESIDENTIAL ZONE

A. Fifteen feet for portions of structures above 13' in height to a maximum of 40'
B. For each portion of a structure above 40' in height, additional setback for every 10' by which the height of such portion exceeds 40'



TRIANGLE SETBACK

Front yard of abutting residential zone lot faces same street, 15' x 15' diagonal setback required

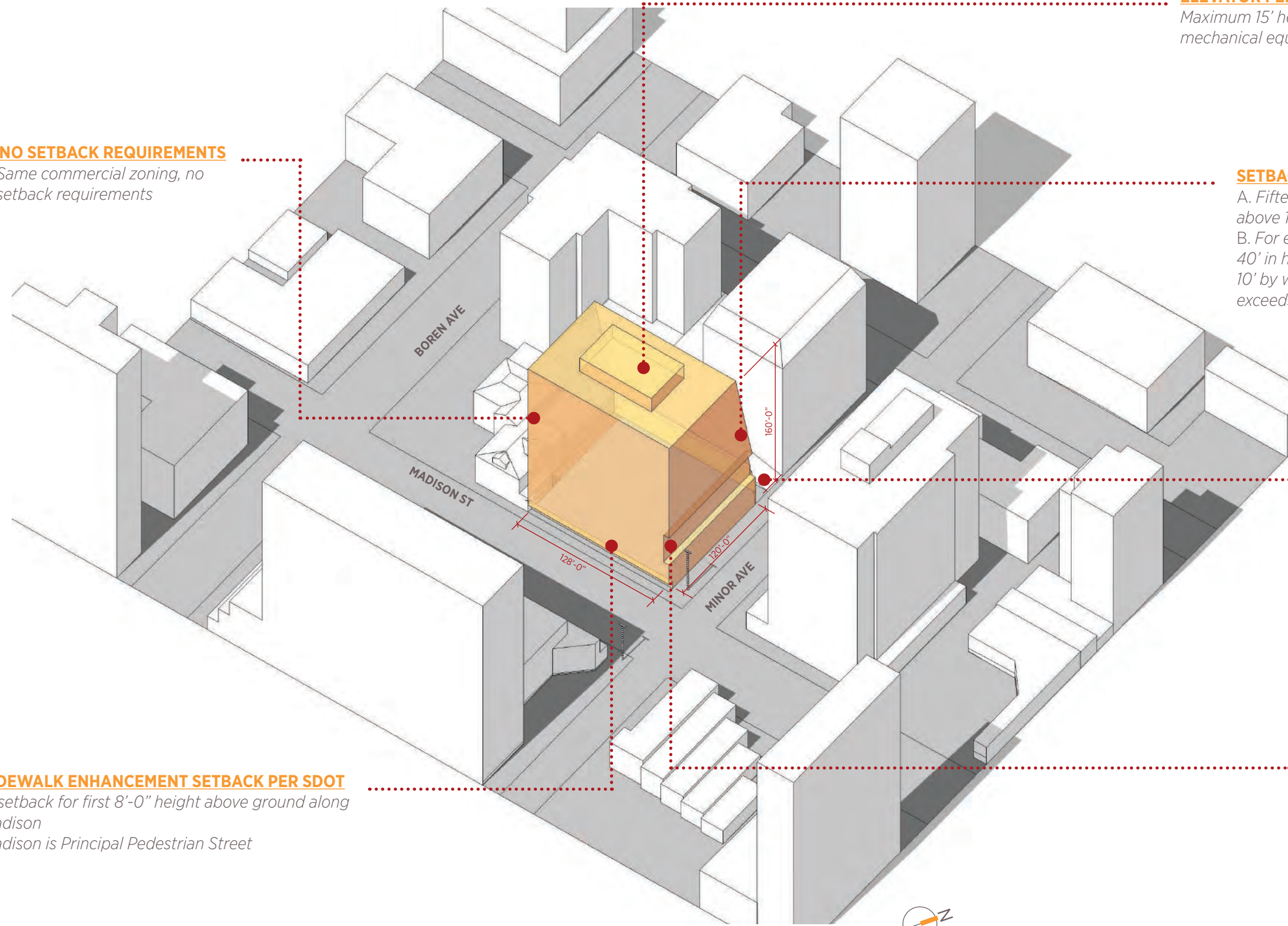


POWERLINE SETBACK PER SCL

Powerline setback along Minor Avenue

SIDEWALK ENHANCEMENT SETBACK PER SDOT

3' setback for first 8'-0" height above ground along Madison
Madison is Principal Pedestrian Street



CONCEPT

OPTION 2 - INTERLOCKING

Supported by EDG



- Interlocking massing modulation
- 5'-0" Setback at West Facade
- Departures:
 - 1) 23.47A.024 - Amenity Area
 - 2) 23.47A.014 - Setback Requirement
 - 3) 23.47A.005 - Residential Use at Street Level

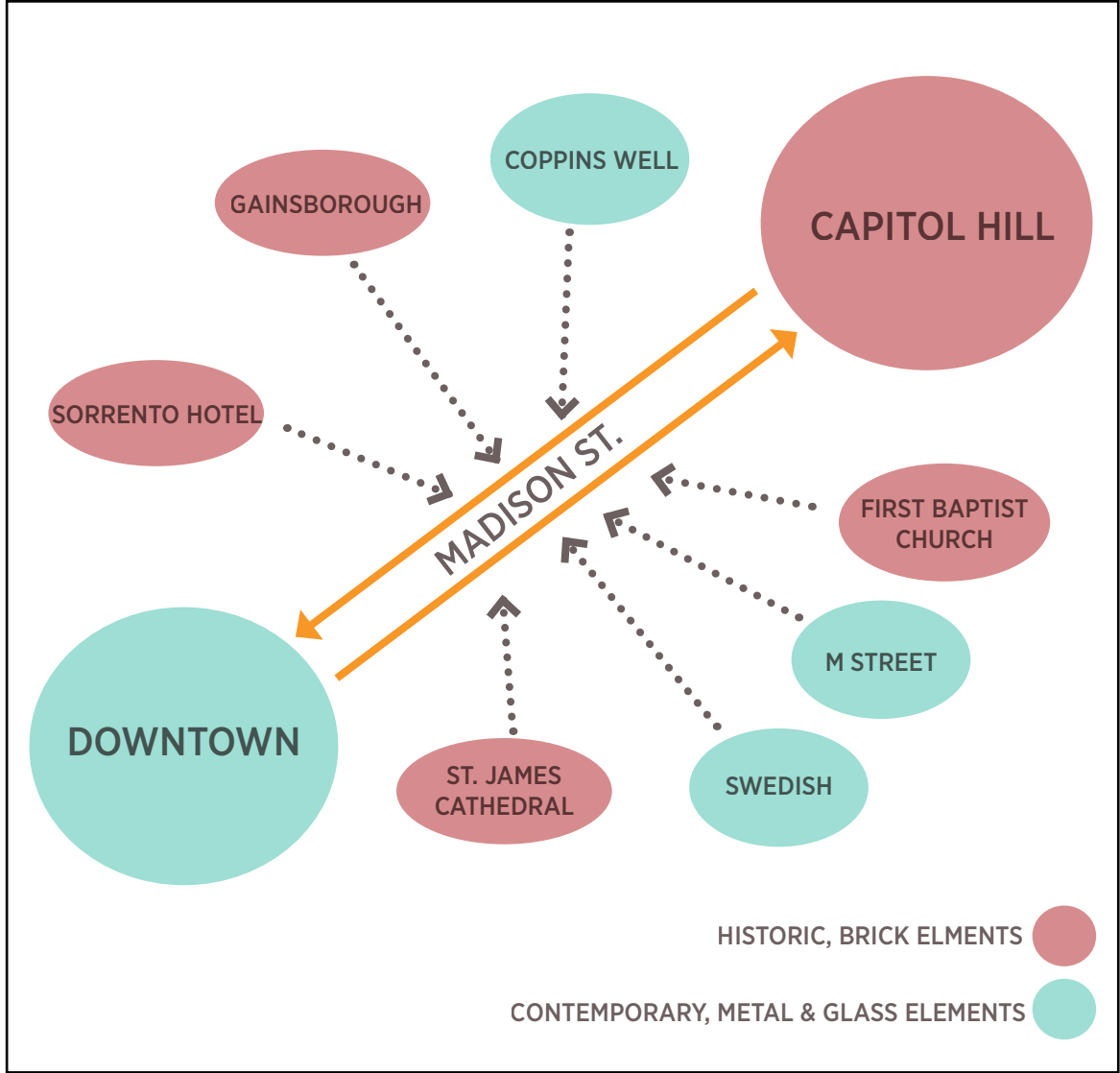
OPTION 3 - VERTICALITY

Supported by EDG



- Corner massing modulation
- 10'-0" Setback at West Facade
- Bay Windows on East and South Facades
- Departures:
 - 1) 23.47A.024 - Amenity Area
 - 2) 23.47A.014 - Setback Requirement
 - 3) 23.47A.005 - Residential Use at Street Level

SITE CONCEPT - MADISON AS CONNECTOR



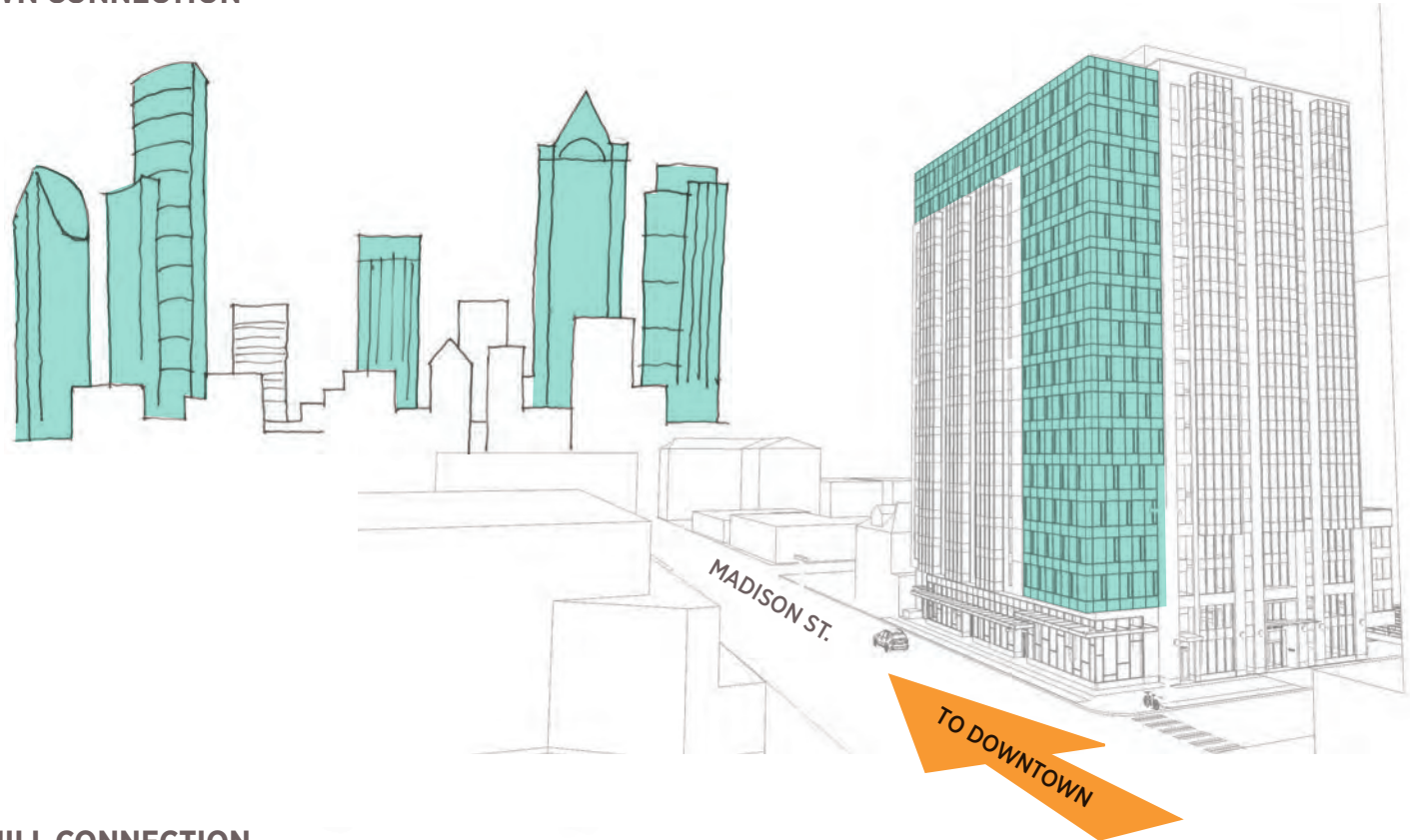
CONNECTING NEIGHBORHOODS

Surrounded by the rich characters of First Hill, the proposed project is located in the middle of a very dynamic streetscape. The site has the potential to interlock the variety of elements around it and enrich the heart of this neighborhood.

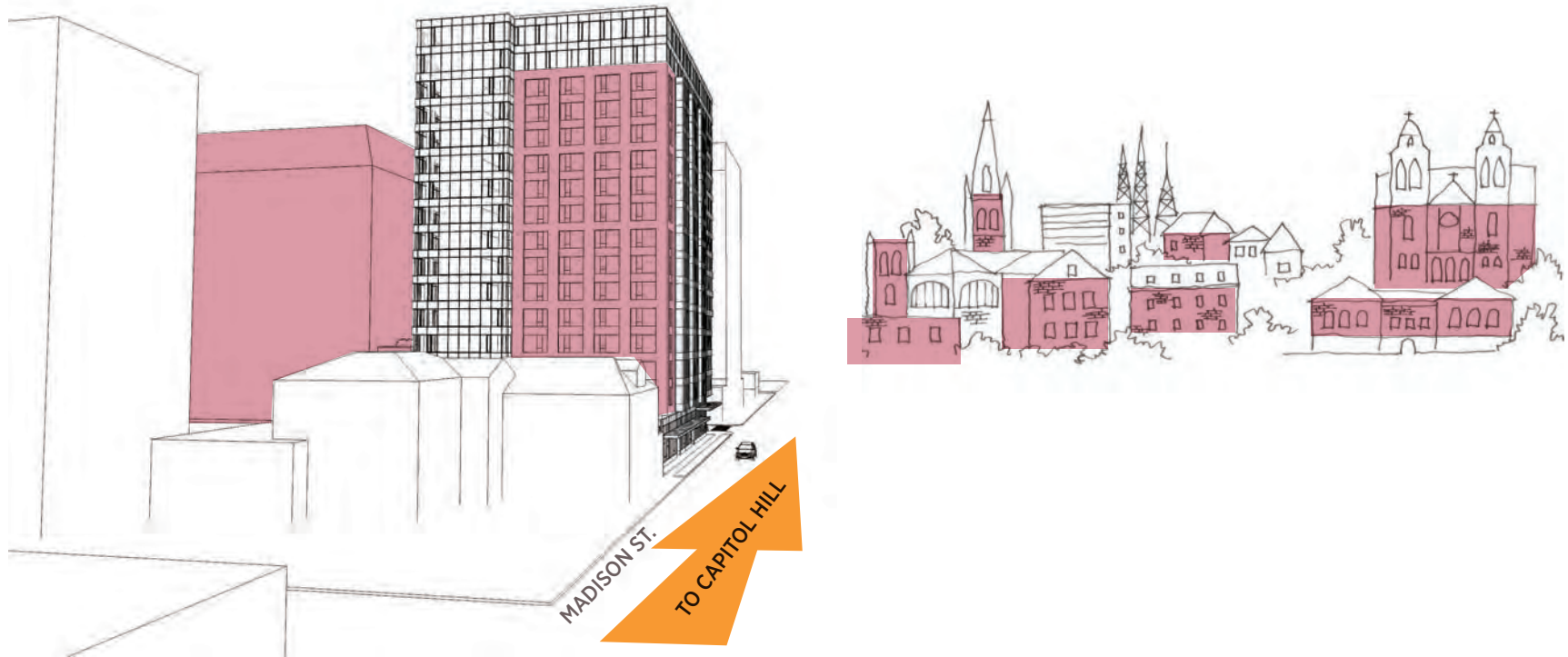
CONNECTING HISTORIC & CONTEMPORARY

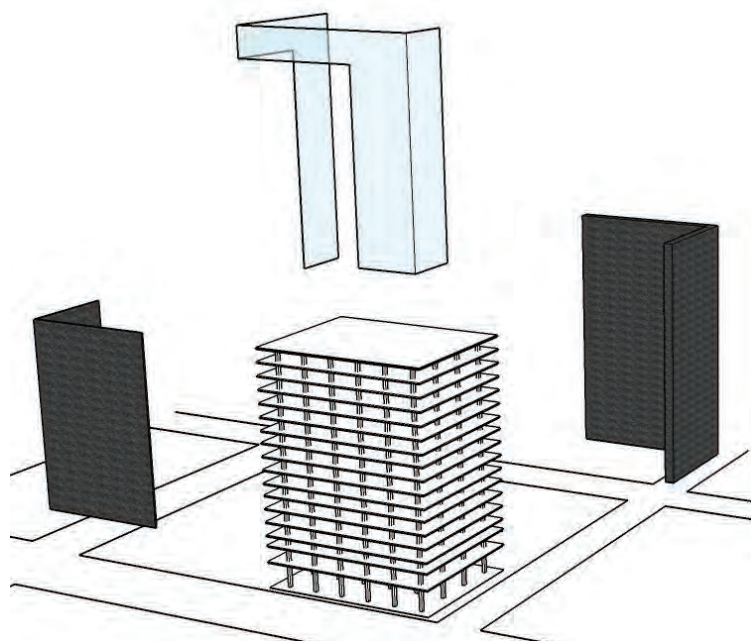
Two major building styles and materials are strongly displayed in the neighborhood: Historic brick materials and contemporary glass and metal. The project will strongly respond to these styles and connect them on each facade.

DOWNTOWN CONNECTION



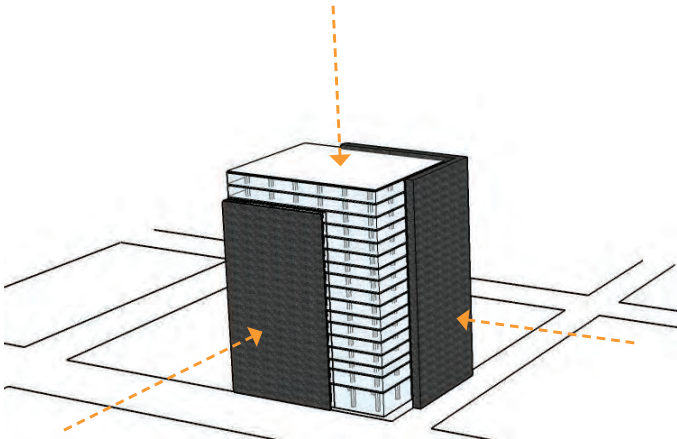
CAPITOL HILL CONNECTION





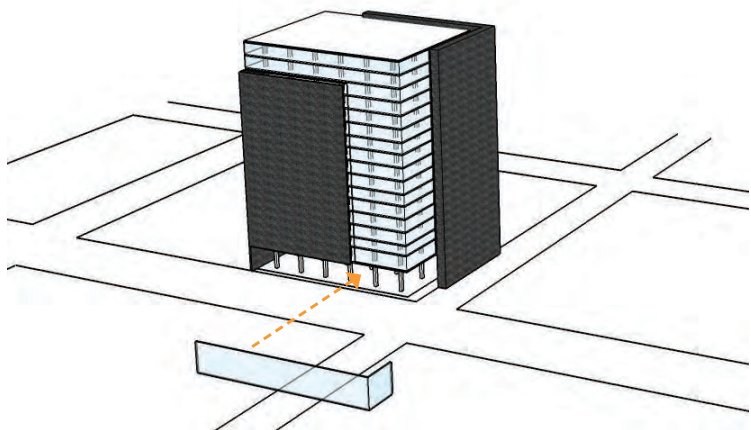
1 ENVELOPING BRICK & GLASS

Brick & glass elements informed by context and neighborhoods.



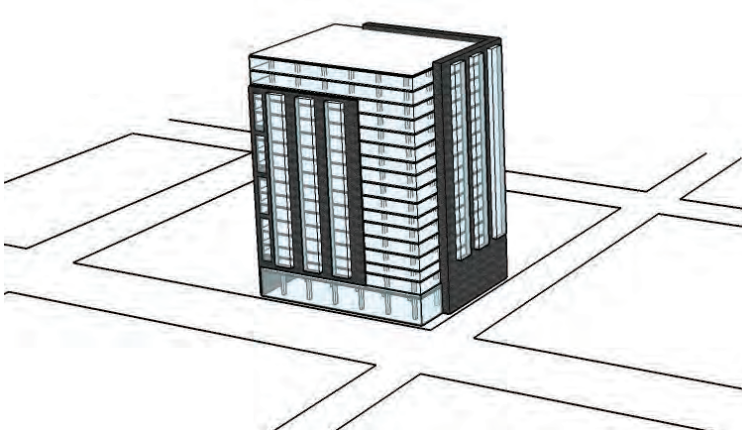
2 CONVERGENCE OF MATERIALS

Converging of materials responding to the site and neighborhoods.



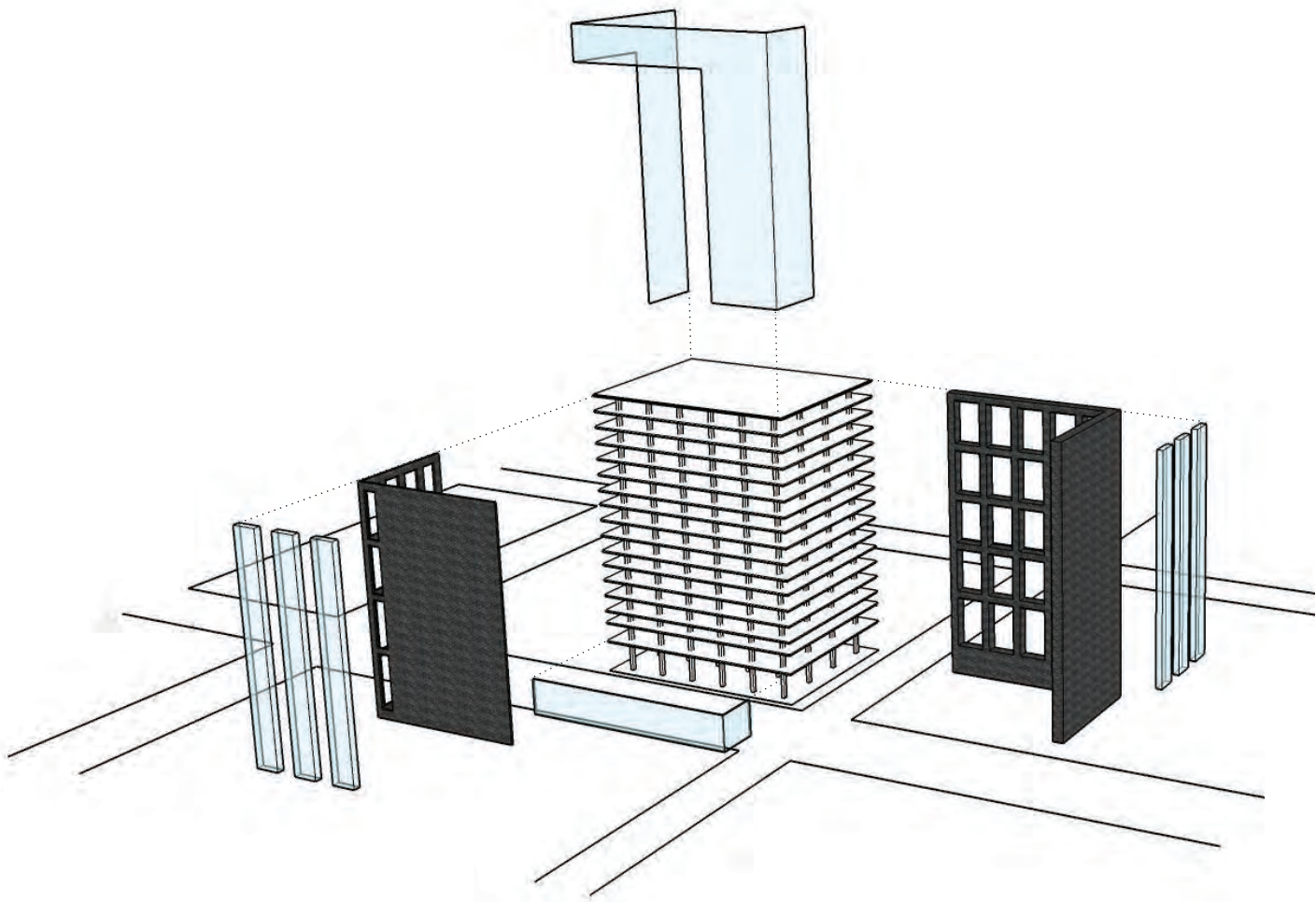
3 STREETScape RETAIL

Transparent retail glass wrap reinforces and activates Madison



4 BAY WINDOW EXTRUSION

Bay windows strengthens the vertical character of the site



5 FACADE ELEMENTS AND COMPOSITIONS

EARLY DESIGN GUIDANCE RESPONSE

1 HEIGHT, BULK, & SCALE

- General support for Option Three.
- Board supported 10' setback at third level along the western facade as relating to the Stacy Mansion.
- Board also supported the more uniform setback along the northern facade in Option Two, creating a better transition to the neighboring residential.
- Board supported the residential character expressed in the vertical bays, helps to distinguish the building's residential use and contrast with the institutional structures in the area.
- Noted that the bays and corner modulation have potential to create an overly busy facade and directed to be mindful of maintaining a simplified composition when further refining the design.

2 STREET LEVEL USES - MADISON ST

- General support for the configuration of retail along Madison St. Ensure ground floor corner of Madison St and Minor Ave is active and animated.
- Design retail spaces to attract more active and engaging tenants that would offer extended hours.
- Board supported the 20 foot tall retail heights and directed applicant to design flexible spaces.

3 SAFETY & SECURITY

- General support for recessed ingress and egress area at ground floor.
- Be mindful of safety adjacent to Stacy Mansion and design this space to minimize potential for undesirable uses such as transient camping.

4 STREET LEVEL USES - MINOR AVE

- Explore innovative and non-traditional layouts for the lobby and leasing area to make the space more active.
- Create more permeability between the leasing and lobby space that would have potential to be more active during nonbusiness hours.
- Provide interior renderings of the leasing/lobby space and additional detail on layout and programming.
- Provide renderings and perspectives of the driveway and service access located on Minor Ave.

5 AMENITY SPACES

- General support for the location of amenity spaces.
- Design terraced outdoor amenity space on second level as garden-like setting to be viewed as greenspace, and not just hardscape from neighboring adjacent residential units.
- Provide additional details on landscaping and layout of amenity spaces.

6 MATERIALS

- Support for high contrasting application of brick and glass to further emphasize the massing and architectural concept.
- Importance of using strong, high quality materials. Ensure materials are contextually compatible with the surrounding development.



EDG RESPONSE - HEIGHT, BULK, & SCALE

1. HEIGHT, BULK, & SCALE

DRB RECOMMENDATION

a. Siting & Setbacks. (CS1-B-2, CS2-D, CS3-A-1)

"The Board expressed general support for Option Three."

"The Board supported the 10' setback at the third level along the western facade ... it better related to the adjacent Stacy Mansion."

"The Board also supported the more uniform setback along the northern facade ... in Option Two ... it created a better transition to the neighboring residential use and was a better massing solution, creating a less heavy expression."

"The setback ... would allow for additional sunlight at the lower levels and would avoid a canyon effect."

RESPONSE

Our final design developed from the preferred Option Three massing shown at EDG. However, we adopted the Board's recommendation of providing a dynamic "frame" massing of Option Two. The 10' setback is maintained along the West facade fronting Madison as shown in Option Two & Three and a 5' setback is provided along the back of the building. By integrating the massing moves of Option Two and maintaining the residential vertical bays of Option Three we reached a simple, cohesive hybrid. See pages 8 & 9 for facade elements and compositions.

DRB RECOMMENDATION

b. Facade Composition & Architectural Character. (CS3-A, DC2-A,B,&C, DC4-A)

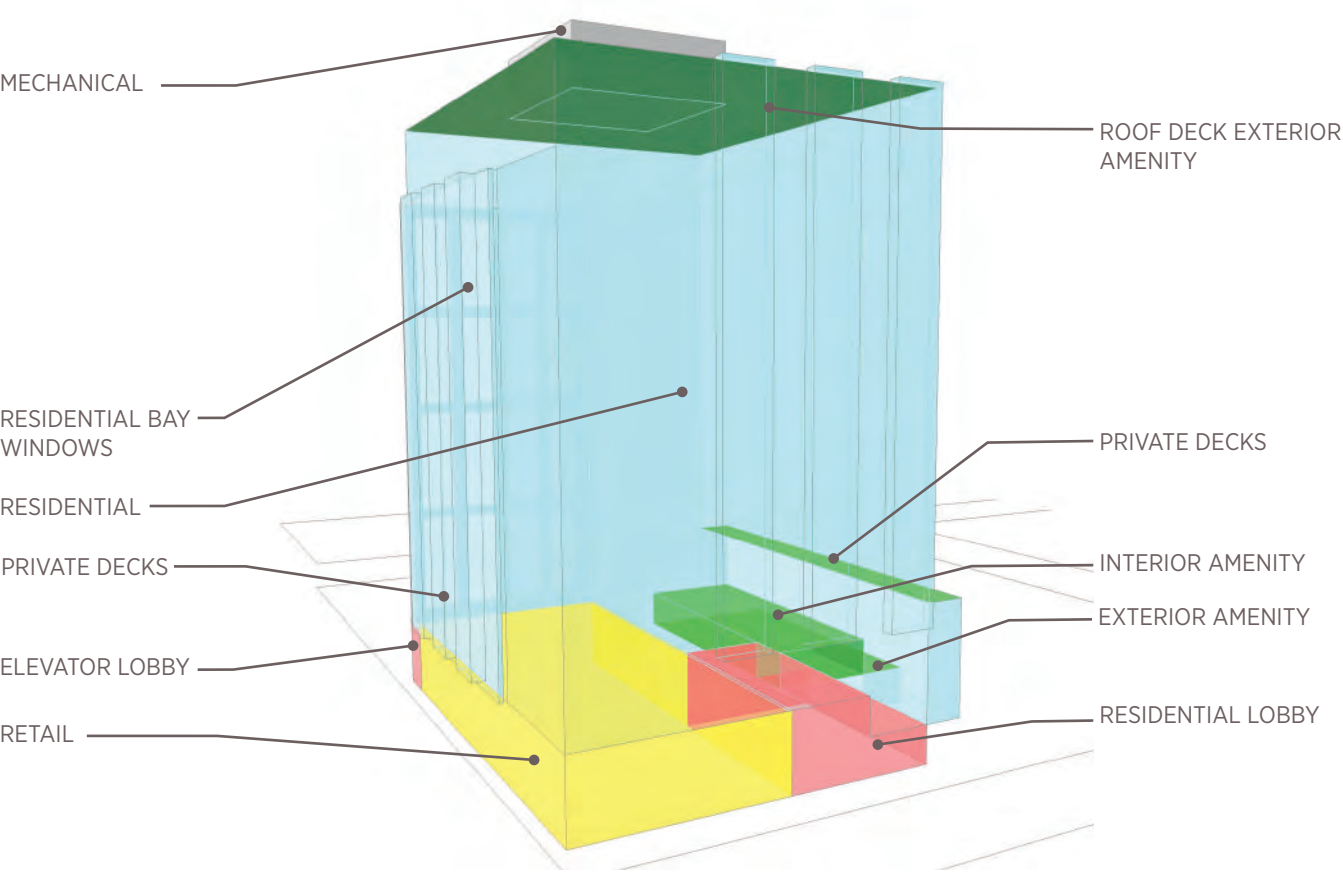
"The Board supported the residential character that was expressed in the vertical bays ... helping to distinguish the building's residential use and contrast to the institutional structures in the area."

"The Board also noted that the bays and corner modulation have potential to create an overly busy facade and directed the applicant to be mindful of maintaining a simplified composition when further refining the design."

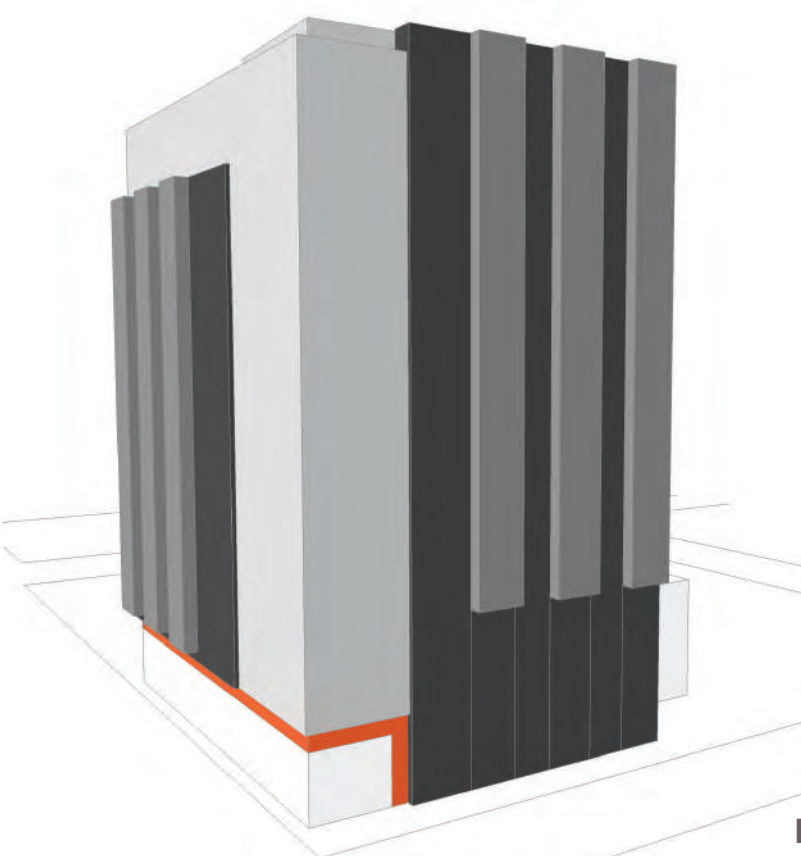
RESPONSE

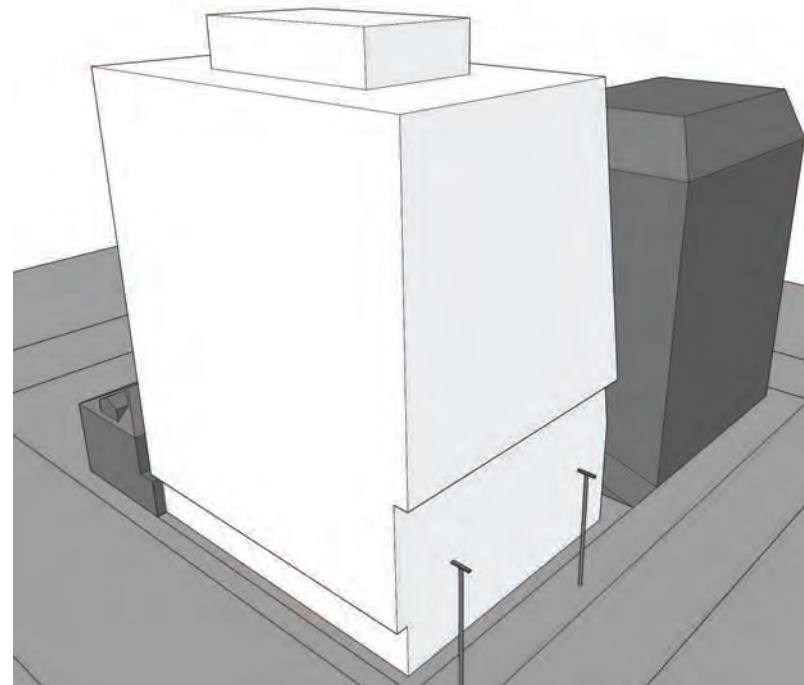
While the residential vertical bays were supported by the Board they had some reservations about the complexity of the facade. This has been addressed by using a simple unified window wall design for the residential bays. The sleek window wall bays create a contrast against the dark brick massing, but complement the other larger areas of window wall. The building skin has been simplified to two

PROGRAM

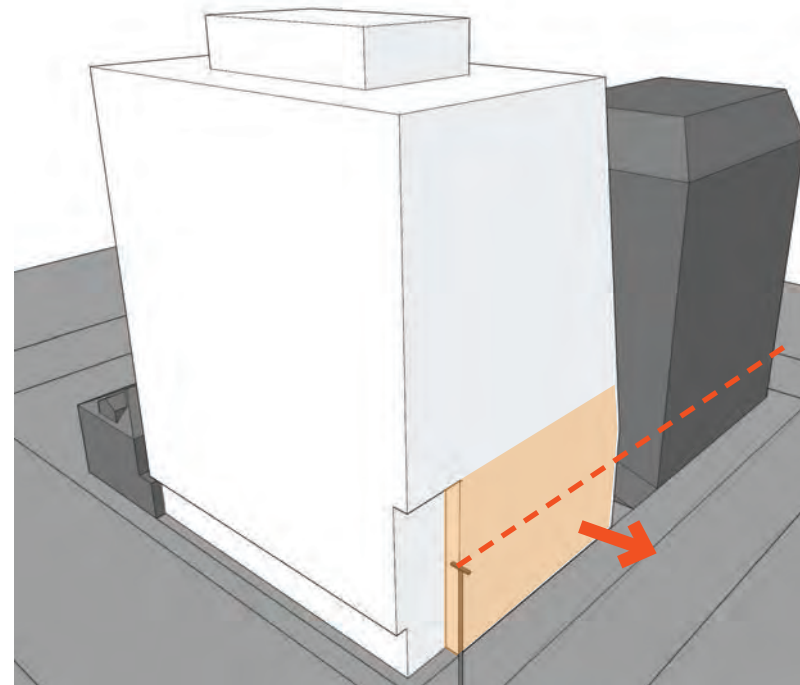


PARTI MASSING

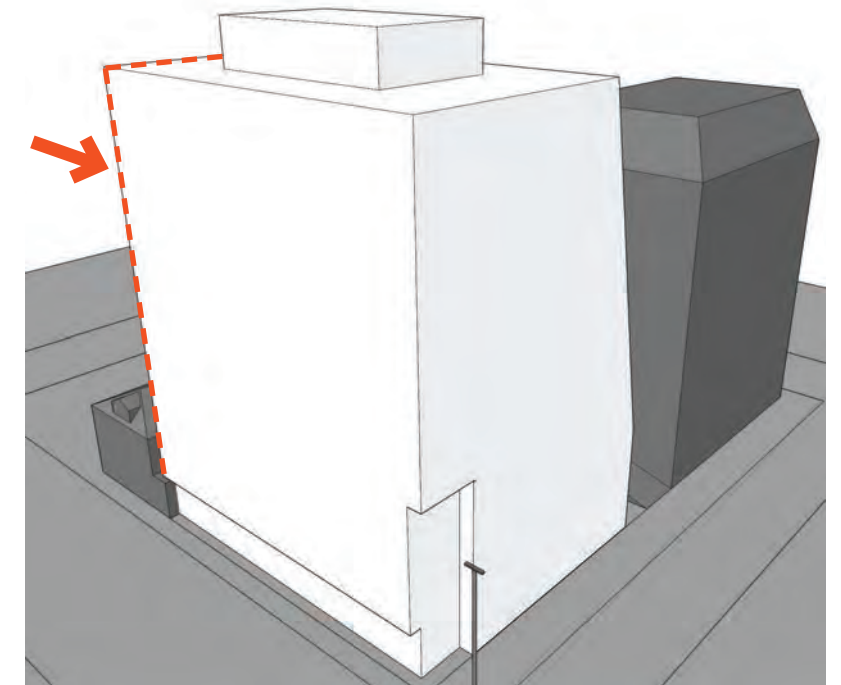




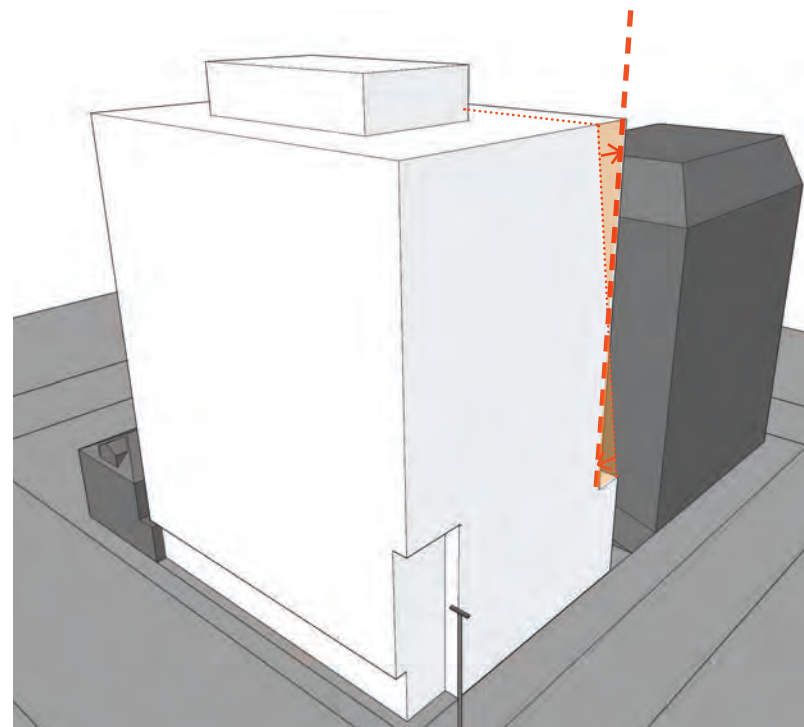
A INITIAL MASSING GIVEN BY ZONING SETBACK, SIDEWALK SETBACK AND POWERLINE SETBACK



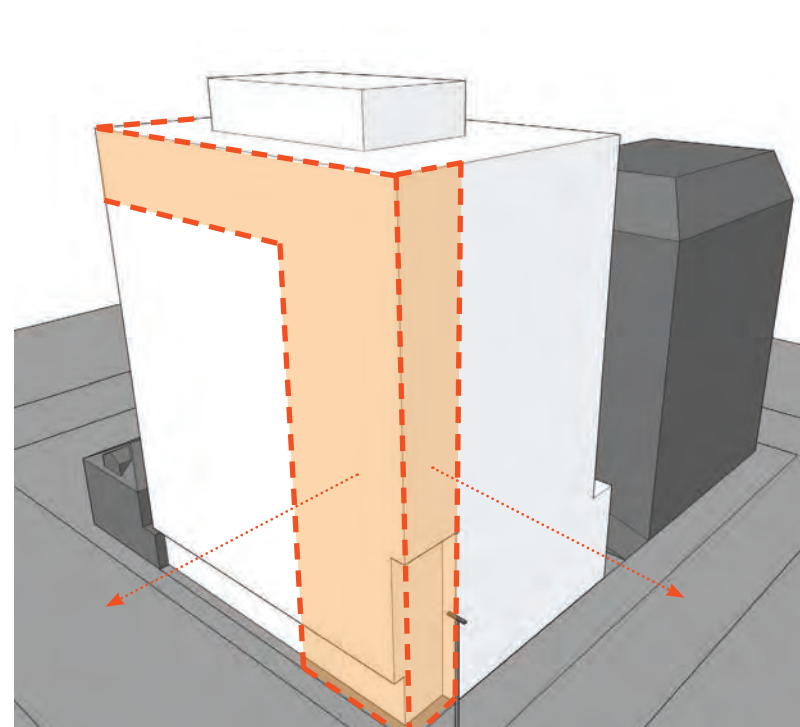
B SIMPLIFY MASSING AND ALLOW FOR SITE ACCESS DURING CONSTRUCTION BY UNDERGROUNDING POWERLINE



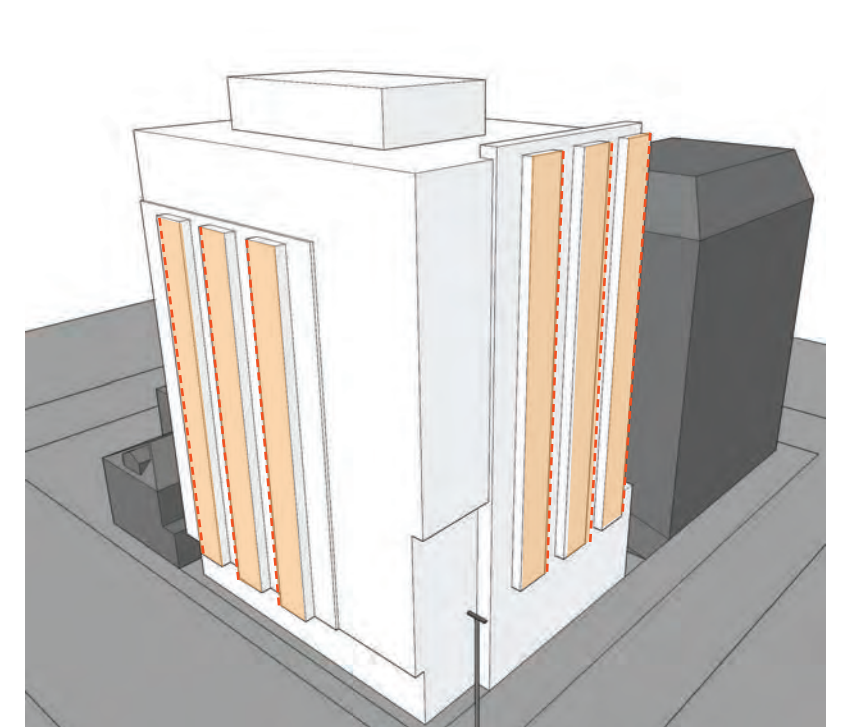
C CREATE BUFFER FROM STACY MANSION BY PUSHING BACK TOWER MASSING 10'-0" FROM WEST PROPERTY LINE



D RESPOND TO VERTICAL CHARACTER OF THE SITE AND PROVIDE 45'-0" SEPARATION BETWEEN THE TOWER AND GAINSBOROUGH FOR SUN AND AIR ACCESS.



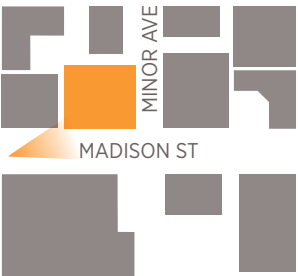
E CREATE STRONG URBAN GATEWAY RESPONDING TO THE PROMINENT CORNER SITE BY CORNER MODULATION



F EXPRESS VERTICALITY AND INTRODUCE RESIDENTIAL SCALE BY INTEGRATING BAY WINDOWS

FACADE COMPOSITION & ARCHITECTURAL CHARACTER





EDG RESPONSE - STREET LEVEL USES

2. STREET LEVEL USES - MADISON ST

DRB RECOMMENDATION

Madison St. (CS2-B-S, PL2-B, PL3-A&C, DC1-A)

"The Board expressed general support for the configuration of the retail spaces in the applicant's preferred option along Madison St and recognized Madison St as a more business-oriented retail corridor."

"Design the retail spaces in a way that would attract more active and engaging tenants that would offer extended hours."

"The Board supported the generous 20 foot tall retail heights and directed the applicant to design the spaces to be flexible."

"Specific attention should be paid to the ground floor corner of Madison St and Minor Ave to ensure the corner is active and animated."

RESPONSE

in response to the boards request to provide attractive active retail space. Madison has been designed to include:

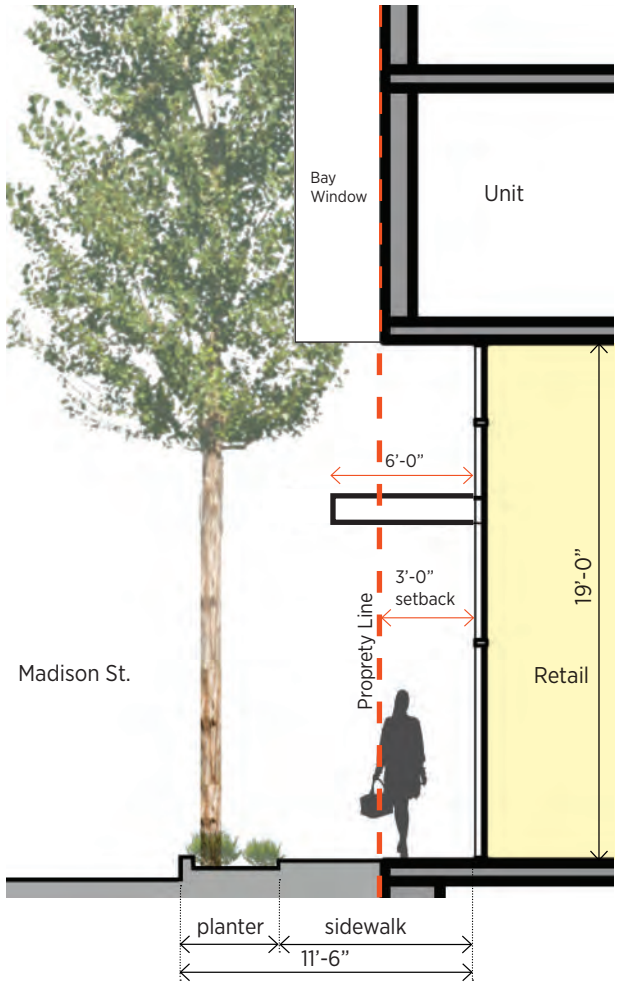
- 19 vertical feet of retail height
- High transparency storefront
- Playful storefront design
- Metal canopy with a warm wood soffit
- 3'-0" set back allows for a 11'-6" wide sidewalk with planting strip at the outer sidewalk edge
- To provide options and flexibility the retail space can be occupied by up to three tenants. Three separate doors with direct street access along with flexible interior space provide a range of retail options.



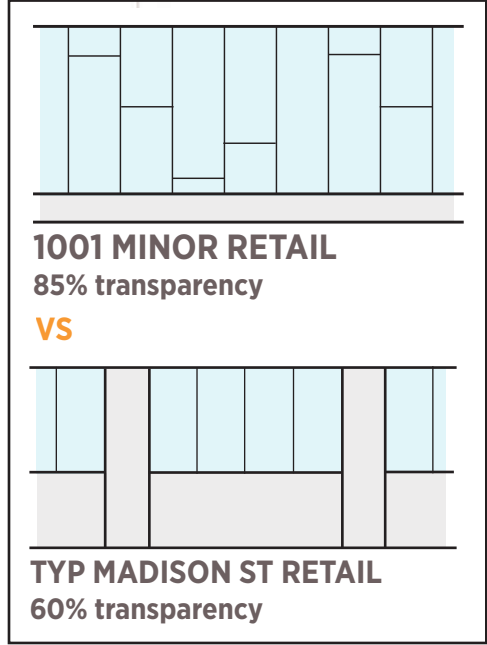
MADISON ST STREET LEVEL RENDERING



EDG RESPONSE - STREET LEVEL USES



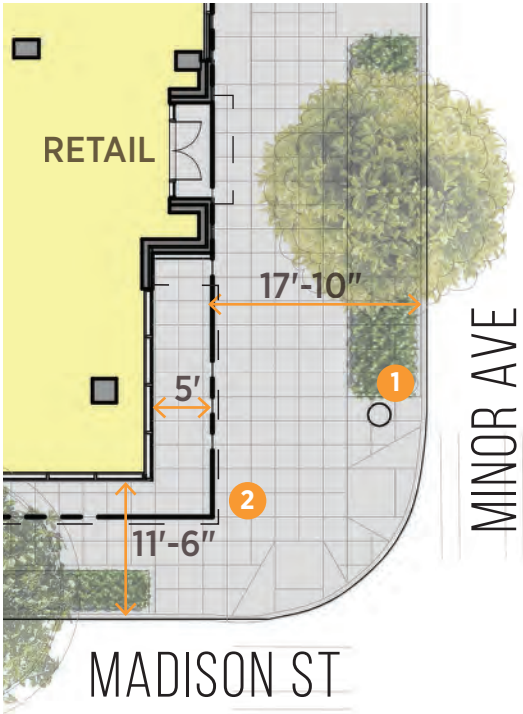
SECTION ON MADISON



STOREFRONT STUDY



- 1 BIKE RACK
- 2 CANOPY



Madison St.

"Specific attention should be paid to the ground floor corner of Madison St and Minor Ave to ensure the corner is active and animated."

RESPONSE

To respond to the Board's comments to activate the corner, the following elements have been designed:

- The canopy is raised by 2' at the corner to provide additional height and transparency
- The canopy and the accent wood material wraps around and responding to the street corner
- An additional 5' setback along Minor encourages retail spill out
- Bike racks activate the space and provide an amenity for retail customers

STREET CORNER OF MADISON & MINOR



SW CORNER DESIGN:



3. SAFETY & SECURITY

DRB RECOMMENDATION

a. **Designing for Safety.** (PL2-B, DC2-C-3, DC4-A)

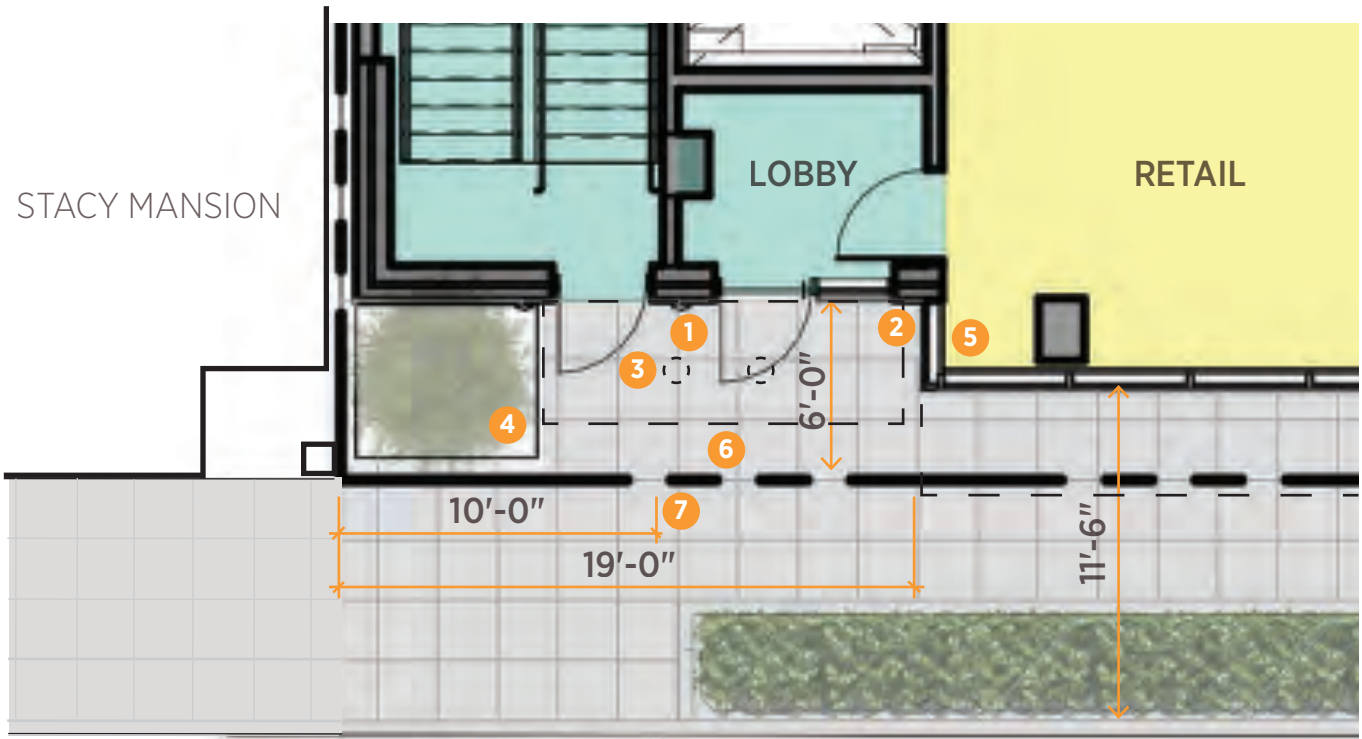
"The Board showed general support for the recessed ingress and egress are at ground floor adjacent to the Stacy Mansion on Madison St."

"Be mindful of safety and design this space to minimize potential for undesirable uses in this area such as transient camping."

RESPONSE

To promote safety the following features have been added :

- 1 Secure garage access for residents - Lit 24 hrs
- 2 Security cameras
- 3 Recessed down lights at canopy above entries
- 4 Planter with steel edge and green screen trellis to discourage loitering
- 5 Eyes on the street from retail corner return, lobby & level 3 decks
- 6 Canopy for weather protection
- 7 10' upper level setback from Stacy mansion allows for eyes on Madison Street from decks above.



SW CORNER PLAN:

MADISON ST

EDG RESPONSE - STREET LEVEL USES

4. STREET LEVEL USES - MINOR AVE

DRB RECOMMENDATION

Minor Ave. (CSD-B-2, PL2-B, PL3-A,B,&C, DC1-A)

"The Board expressed concern with...location of the leasing space and residential lobby along minor ave... because of its potential to be an inactive space."

"Explore innovative and non-traditional layouts for the lobby and leasing area to make the space more active."

"May include...creating more permeability between the leasing and lobby space that would have potential to be more active during nonbusiness hours."

"The applicant should provide interior renderings of the leasing and lobby space, as well as additional detail on the layout and programing of these spaces."

"The applicant should provide...renderings and perspectives, of the driveway and service access located on Minor Ave."

RESPONSE

The lobby and leasing area has been reprogrammed and redesigned since EDG to allocate more space to building common area and minimize the areas dedicated to leasing.

- 1 The first floor area north of the residential entry along Minor Ave is now lit and open to tenants 24 hours and cannot be locked off.
- 2 The dedicated leasing spaces are limited to one office and a small conference room inboard from the windows.
- 3 This new layout will allow for a more open and flowing common tenant area and the flexible seating and work stations will encourage active use.
- 4 The glass windows along the Minor and the entry drive with high transparency will facilitate eyes on the street.

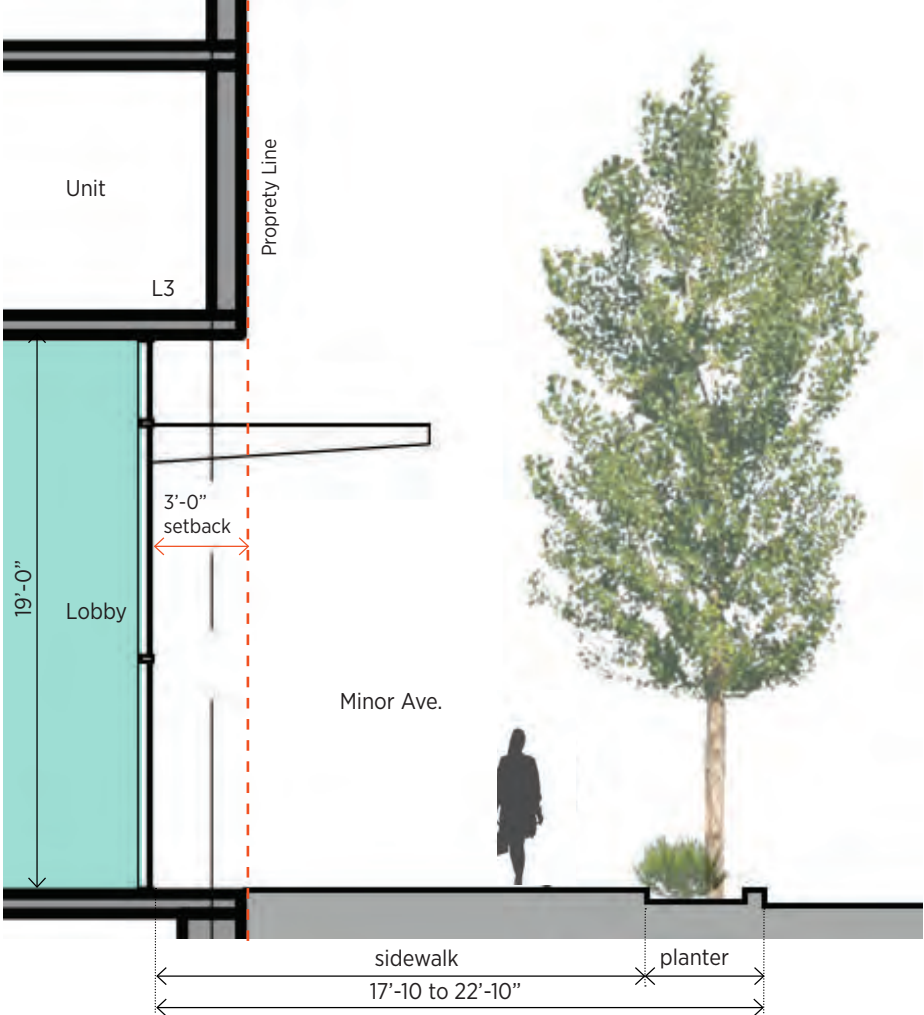


LOBBY PLAN AT EDG:



CURRENT LOBBY PLAN:

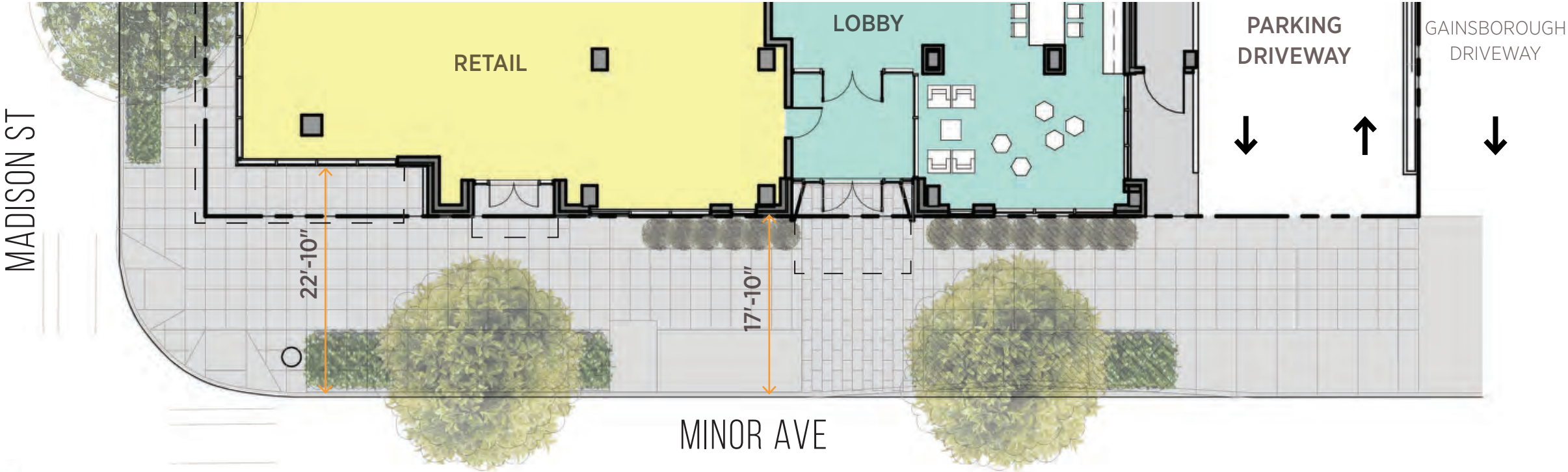
←-----→ VISUAL CONNECTION



SECTION ON MINOR



MINOR AVE STREET LEVEL RENDERING







EDG RESPONSE - AMENITY SPACES

4. AMENITY SPACES

DRB RECOMMENDATION

a. Location & Design. (CS2-D-5, PL3-B, DC1-A, DC4-D)

"The Board expressed general support for the location of the amenity spaces in the applicant's preferred option."

"Design the terraced outdoor amenity space on the second and fifth levels as garden-like settings...to ensure these spaces were viewed as greenspace, and not just hardscape, from the neighboring adjacent residential units."

"Provide additional details on the landscaping and layout of the amenity spaces, specifically the amenity spaces located on the second and fifth levels."

RESPONSE

To respond to the Board's guidance regarding the outdoor amenity areas:

- Ample planting is provided at the common terrace at level 2 (see landscape plans on p.28 & 29)
- Green screen are provided at the common terrace edge at level 2 to maintain privacy
- Each private deck (level 3 & 5) is separated by generous planting dividers
- High quality materials (brick & window wall) are used to clad the massing at the terrace level



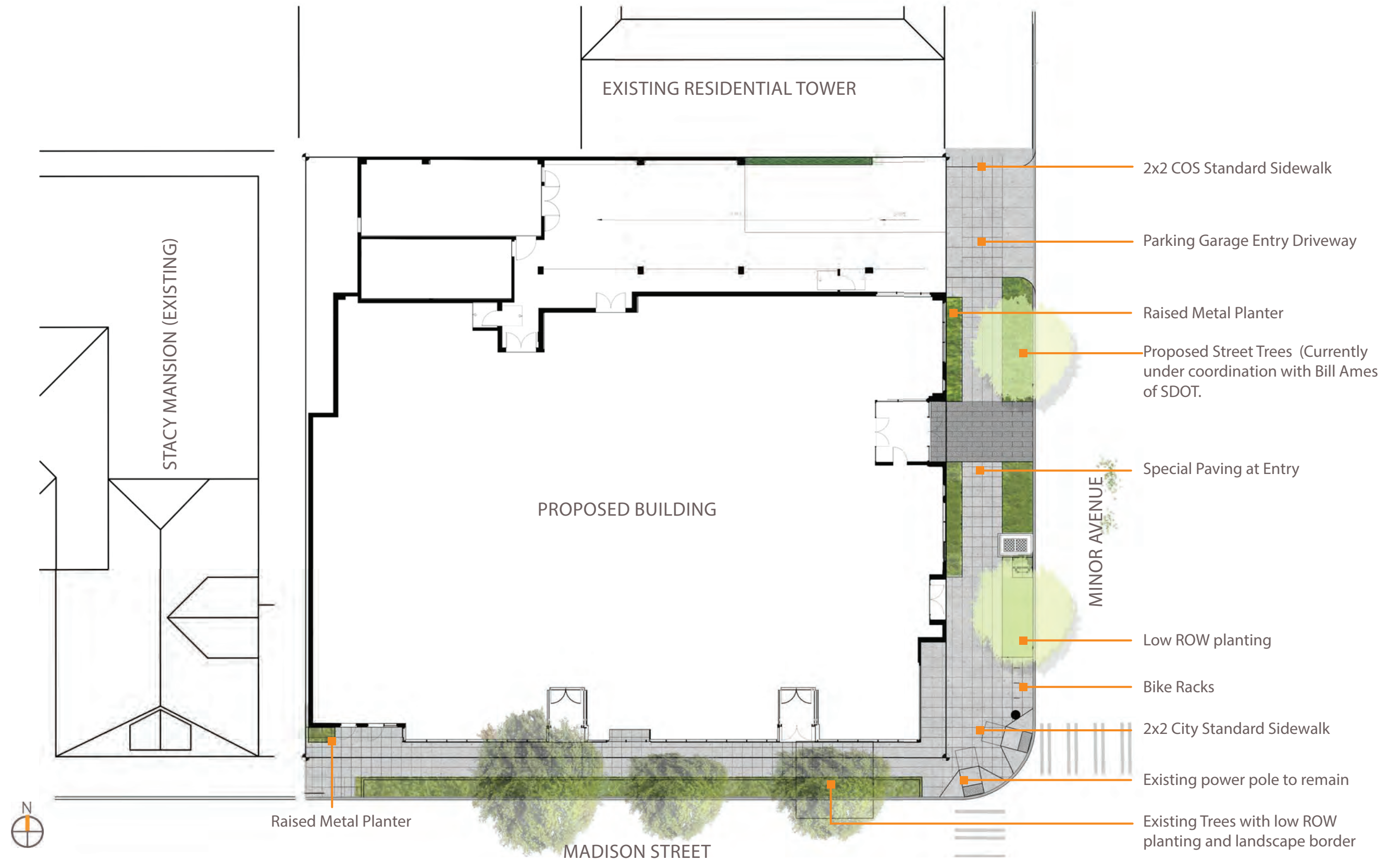
- 1 LANDSCAPE DIVIDERS
- 2 ALUMINUM WINDOW WALL
- 3 BRICK MATERIAL
- 4 PRIVATE DECKS
- 5 AMENITY DECK
- 6 GREEN SCREEN
- 7 PLANTERS
- 8 MECHANICAL LOUVERS



LANDSCAPING & OUTDOOR SEATING



VIEW FROM THE DECATUR



LANDSCAPE PLANS

ENGLISH OAK
Quercus robur



PROPOSED STREET TREE (MADISON STREET)



STREET LEVEL PLANTERS



SPECIAL PAVING AT ENTRY



LANDSCAPE BORDER (MADISON STREET)



2X2 COS STANDARD PAVING



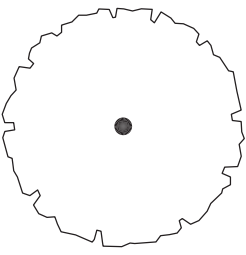
BIKE RACKS



STREET | ROW PLANTINGS

STREET LEVEL PLANT SCHEDULE

TREES QTY BOTANICAL NAME / COMMON NAME CONT REMARKS



2 Quercus robur / English Oak 3' CAL.

SHRUBS QTY BOTANICAL NAME / COMMON NAME CONT SPACING REMARKS



28 Berberis thunbergii 'Concorde' / Concorde Barberry 1 GAL. 24" o.c.



15 Lonicera pileata / Privet Honeysuckle 5 GAL. 36" o.c.

ANNUALS/PERENNIALS QTY BOTANICAL NAME / COMMON NAME CONT SPACING REMARKS



25 Achillea millefolium 'Moonshine' / Yarrow 1 GAL. 24" o.c.



22 Achillea millefolium 'Paprika' / Red Yarrow 1 GAL. 24" o.c.



25 Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint 1 GAL. 24" o.c.



103 Sedum x 'Angelina' / Angelina Sedum 1 GAL. 12" o.c.



29 Sedum x 'Purple Emperor' / Stonecrop 1 GAL. 24" o.c.

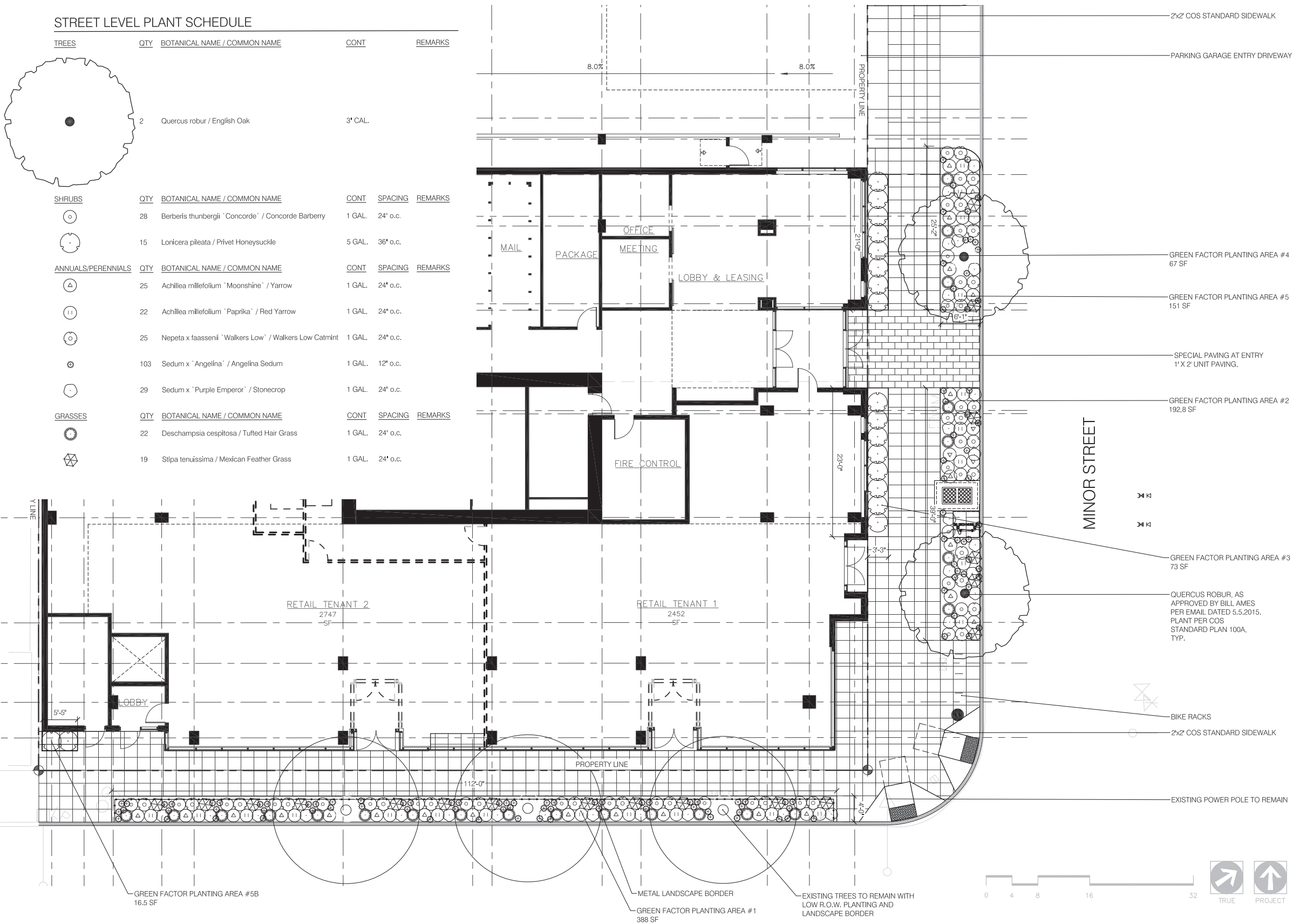
GRASSES QTY BOTANICAL NAME / COMMON NAME CONT SPACING REMARKS



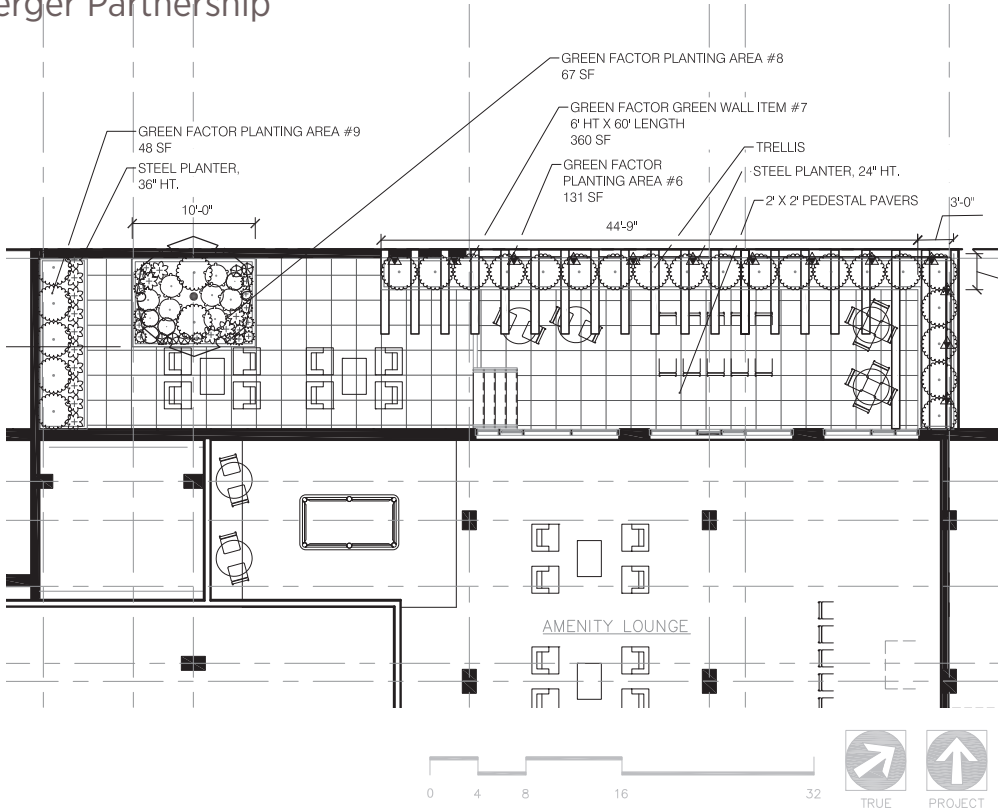
22 Deschampsia cespitosa / Tufted Hair Grass 1 GAL. 24" o.c.



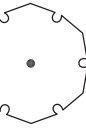







19 Stipa tenuissima / Mexican Feather Grass 1 GAL. 24" o.c.

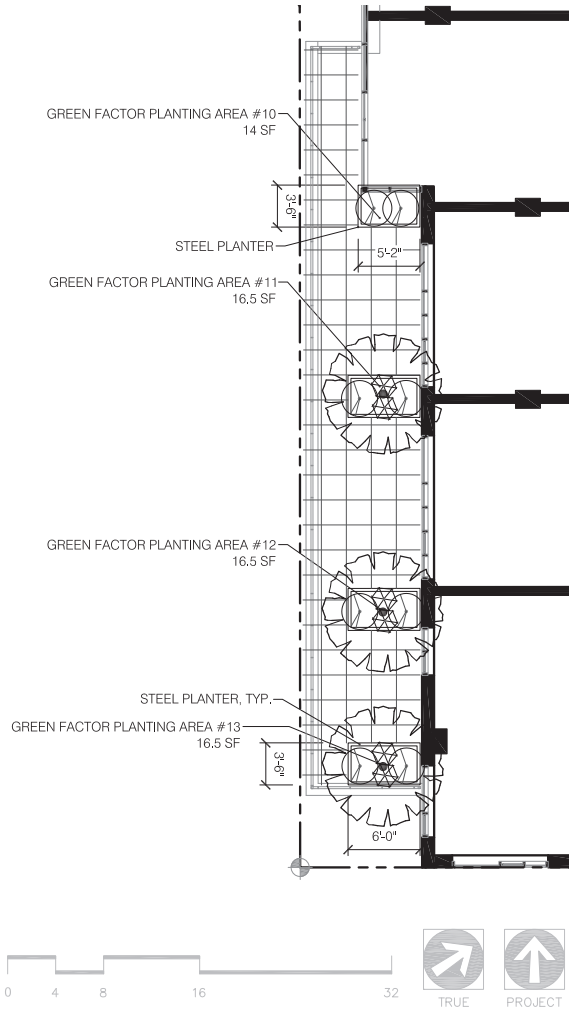


LANDSCAPE PLANS
Berger Partnership



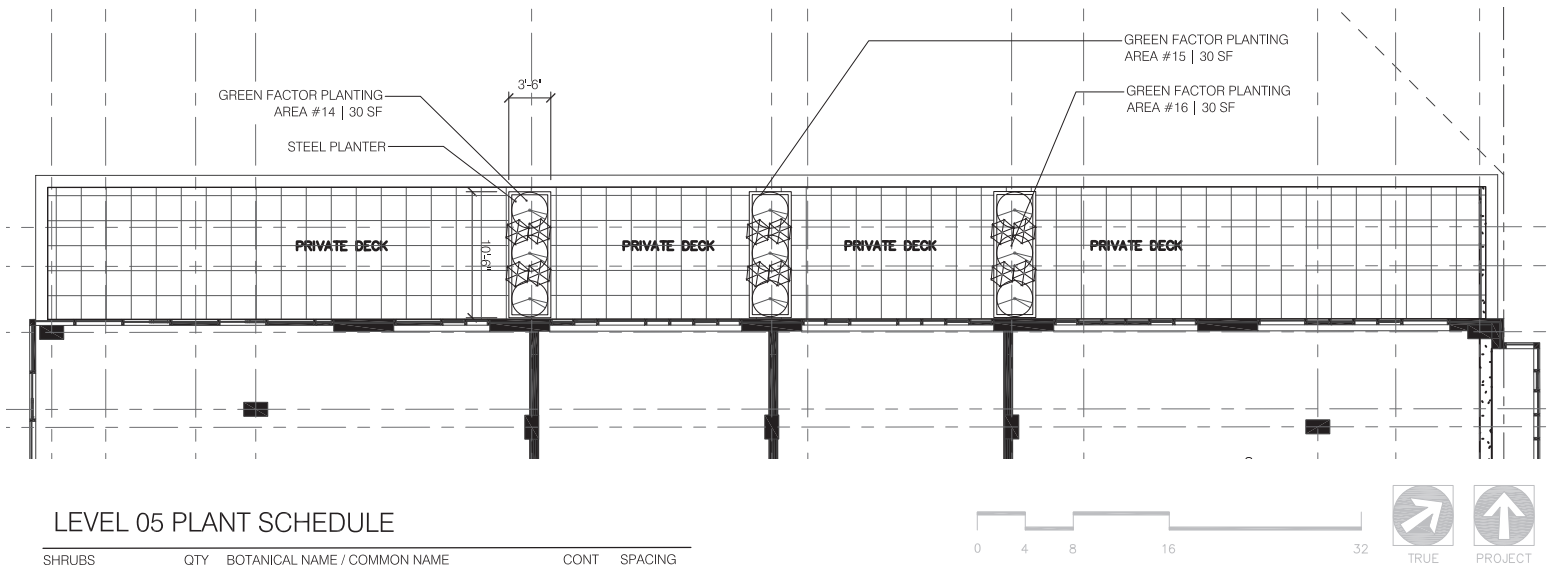
LEVEL 2 PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	1	Styrax japonicus / Japanese Snowbell	2" CAL.	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	7	Blechnum spicant / Deer Fern	1 GAL.	12" o.c.
	4	Polystichum makinoi / Makinoi's Holly Fern	1 GAL.	18" o.c.
	7	Rhododendron x `Snow Lady` / Snow Lady Rhododendron	5 GAL.	24" o.c.
	27	Sarcococca confusa / Sweetbox	5 GAL.	36" o.c.
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	20	Sedum x `Angelina` / Angelina Sedum	1 GAL.	12" o.c.
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	16	Hakonechloa macra `Aureola` / Golden Variegated Hakonechloa	1 GAL.	18" o.c.
VINE/ESPALIER	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	13	Akebia quinata / Chocolate Vine	1 GAL.	12" o.c.




LEVEL 3 PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	3	Magnolia virginiana 'Moon Glow' / Sweet Bay	2" CAL.	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	8	Ilex crenata 'Convexa' / Convex-leaved Japanese Holly	5 GAL.	36" o.c.
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	6	Stipa tenuissima / Mexican Feather Grass	1 GAL.	24" o.c.

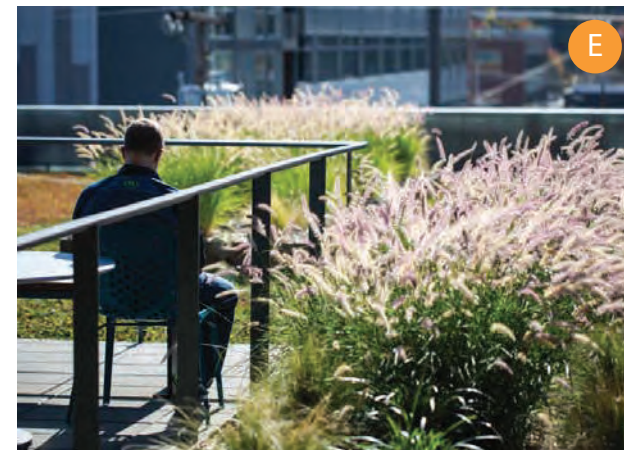
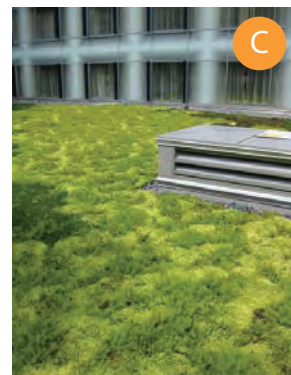
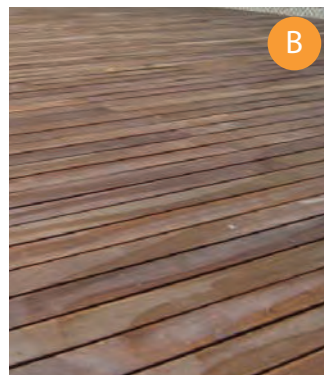
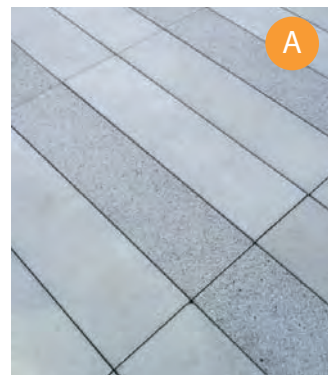
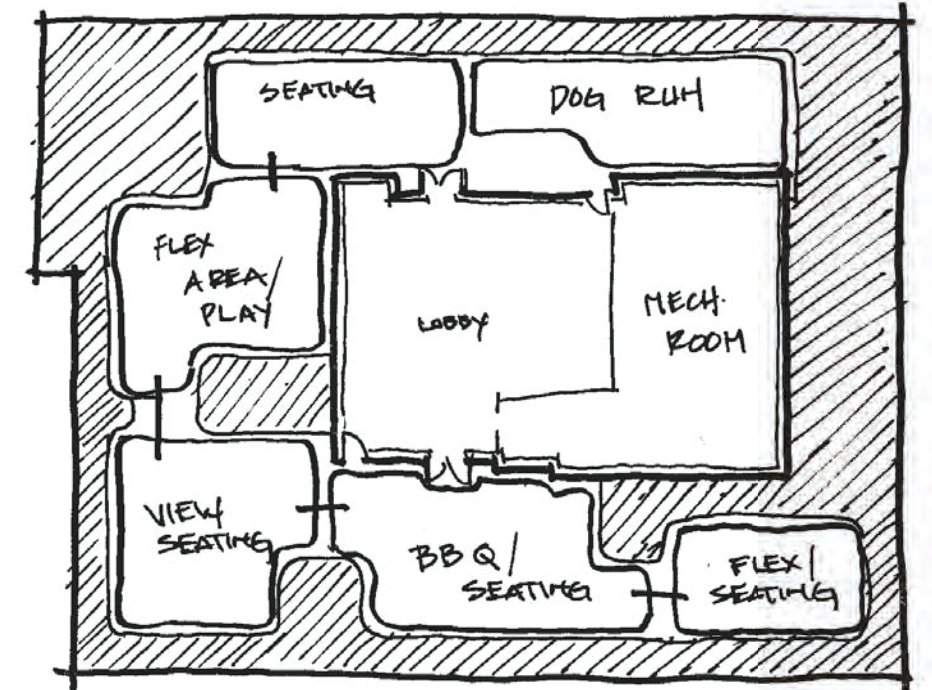


LEVEL 05 PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	9	<i>Ilex crenata</i> 'Convexa' / Convex-leaved Japanese Holly	5 GAL.	36" o.c.
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING
	12	<i>Stipa tenuissima</i> / Mexican Feather Grass	1 GAL.	24" o.c.



AMENITY TERRACE(S) PLANTING

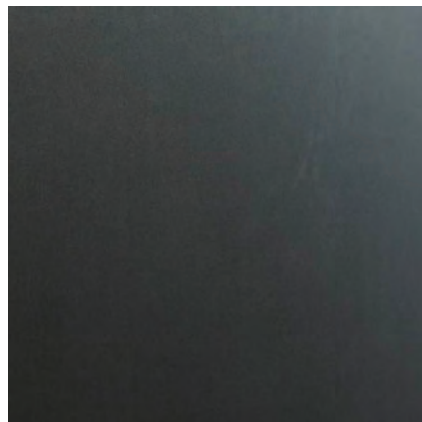
LANDSCAPE PLANS
Berger Partnership



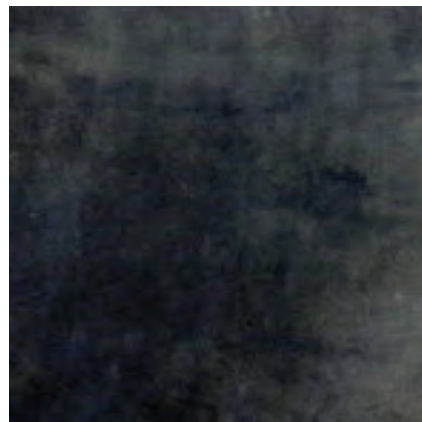
MINOR AVE



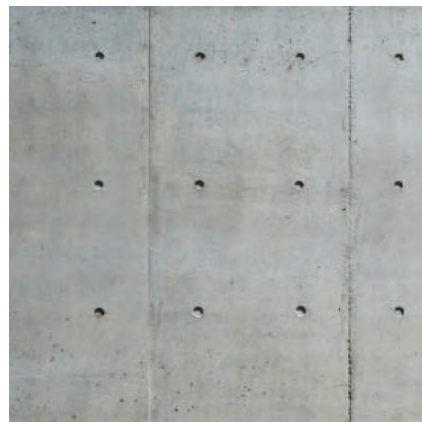
1 COMPOSITE WOOD PANEL



2 STOREFRONT & STEEL



3 BLACKENED STEEL



4 CONCRETE



5 BRICK



6 WINDOW WALL FRAME



7 GLASS

5. MATERIALS

DRB RECOMMENDATION

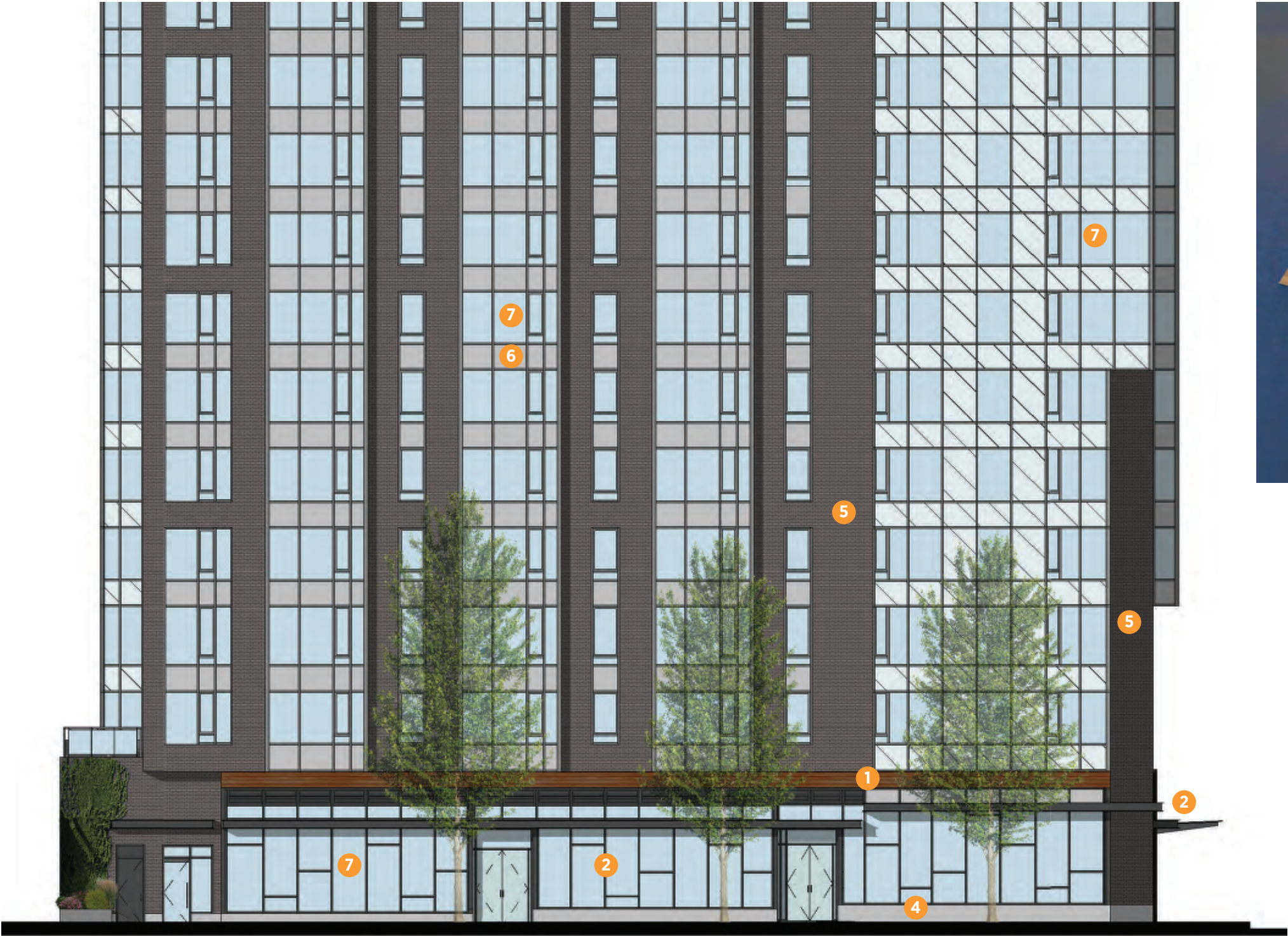
a. **Materials.** (DC2-B, DC4-A, DC2-C, CS3-A-2&3)

"The Board expressed support for the materials concept and precedent images, including high contrasting application of brick and glass to further emphasize the massing and architectural concept."


"The Board reiterated the importance of using strong, high quality materials and directed the applicant to ensure the materials were contextually compatible with the surrounding development."

RESPONSE


The building has been developed with high quality materials as supported by the Board at EDG. High contrasting materials have been used, but the variety of applications has been simplified to support the preferred massing concepts, and board's direction.





BUILDING DESIGN

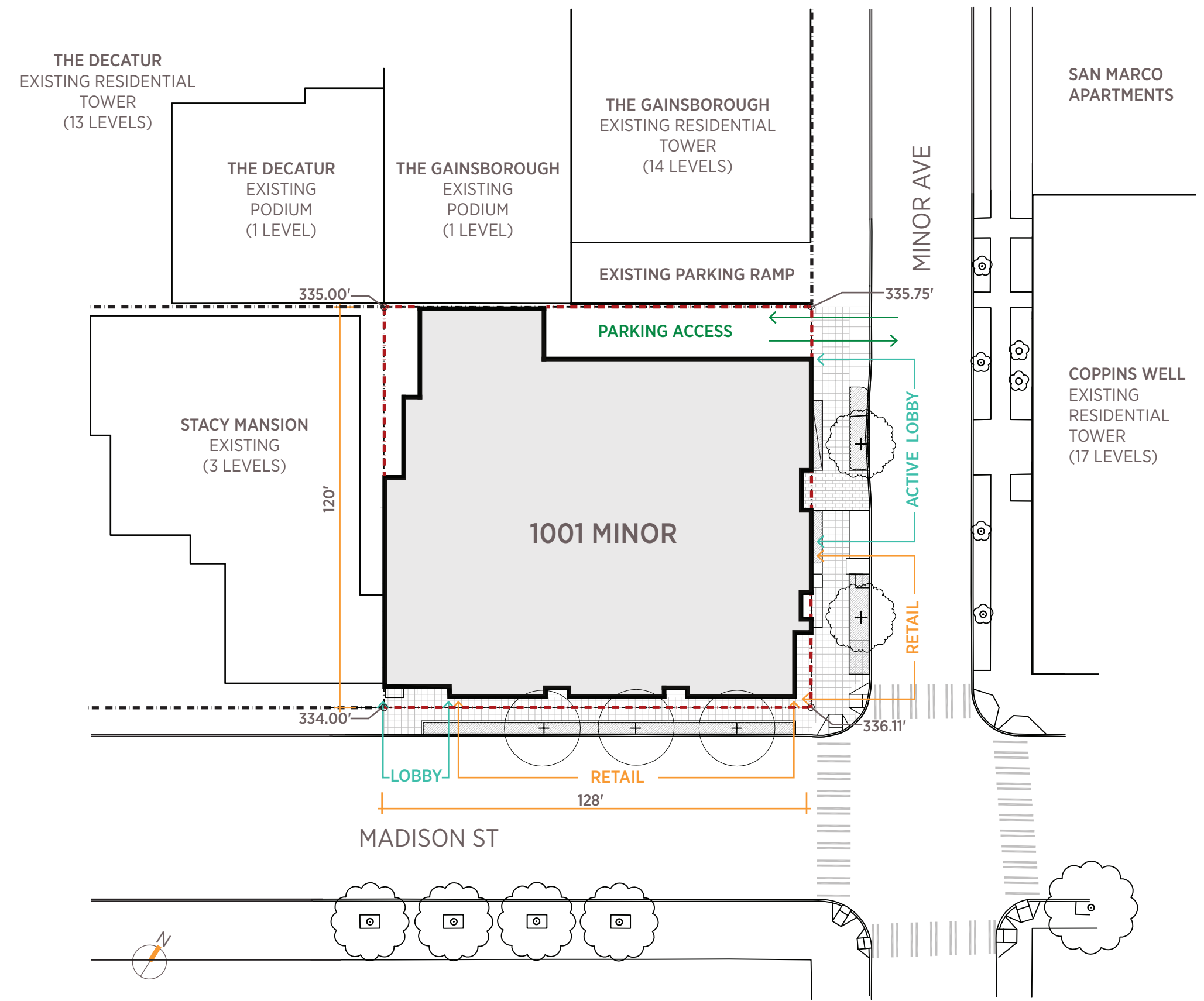


PROJECT SITE

RETAIL ACCESS OPPORTUNITIES

NO ACCESS OPPORTUNITIES - NO ALLEY ACCESS

PARKING ACCESS OPPORTUNITIES



BUILDING PLANS

- RESIDENTIAL
- RETAIL
- AMENITY
- BACK OF HOUSE/ CIRCULATION



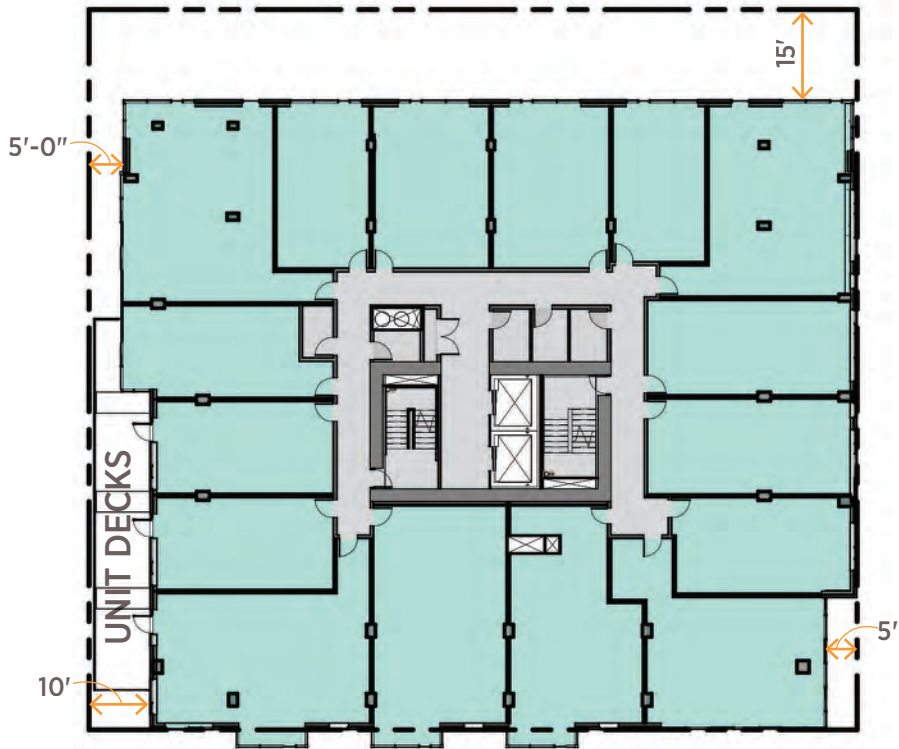
 LEVEL 2 PLAN



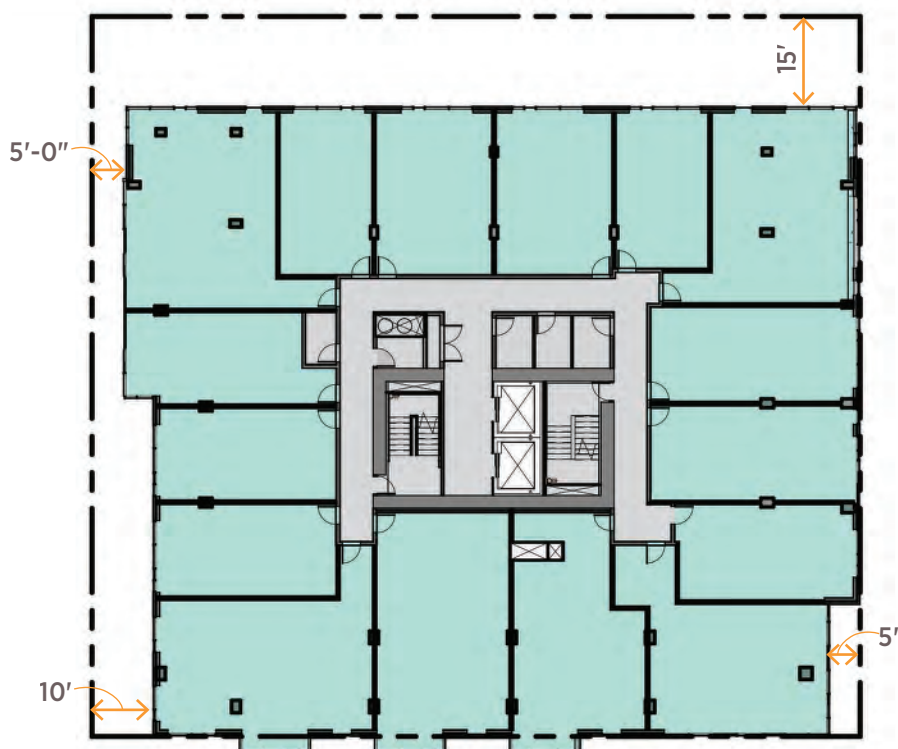
BUILDING PLANS

- RESIDENTIAL
- RETAIL
- AMENITY
- BACK OF HOUSE/
CIRCULATION

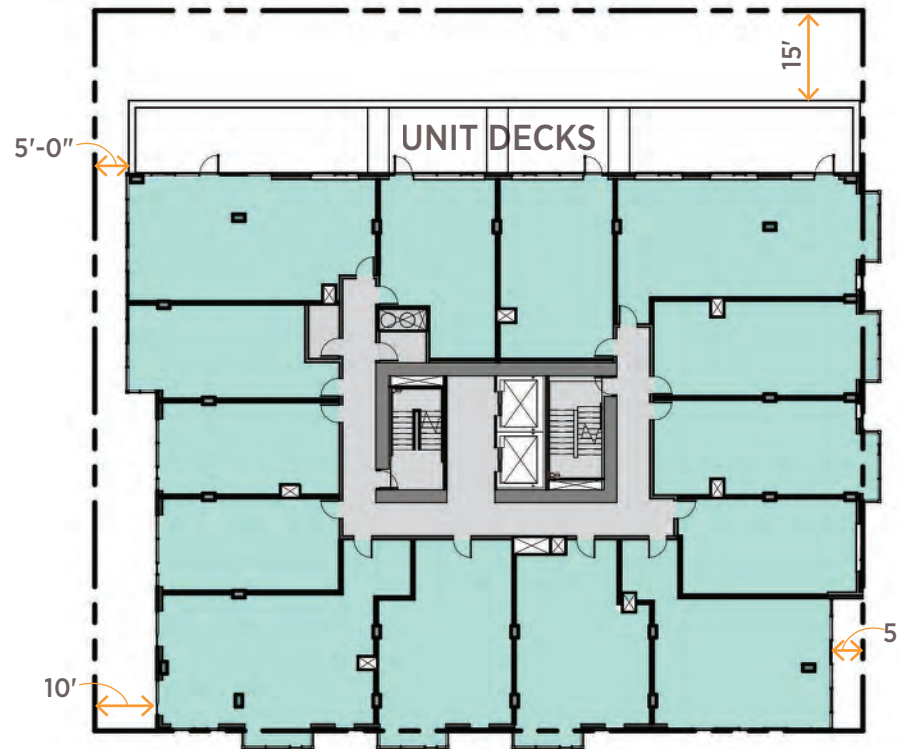
LEVEL 3 PLAN



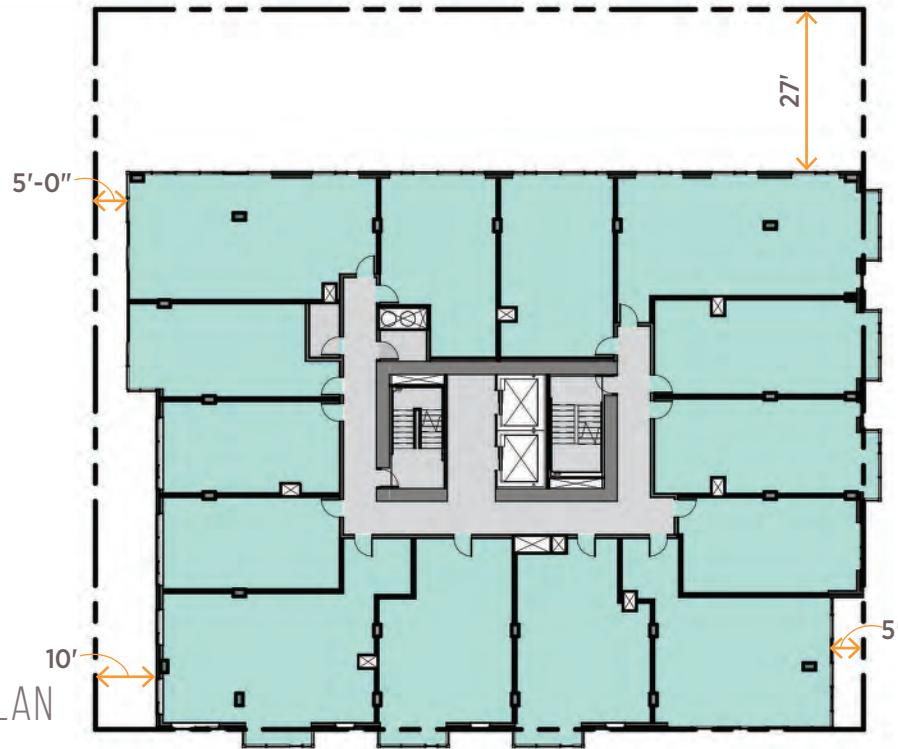
L4 PLAN




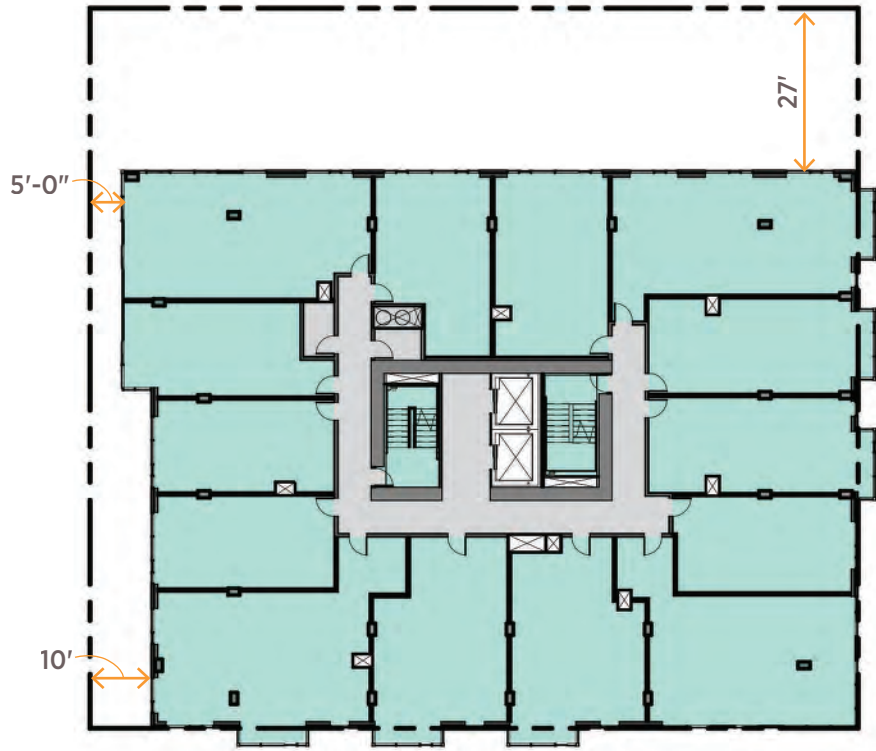
L5 PLAN



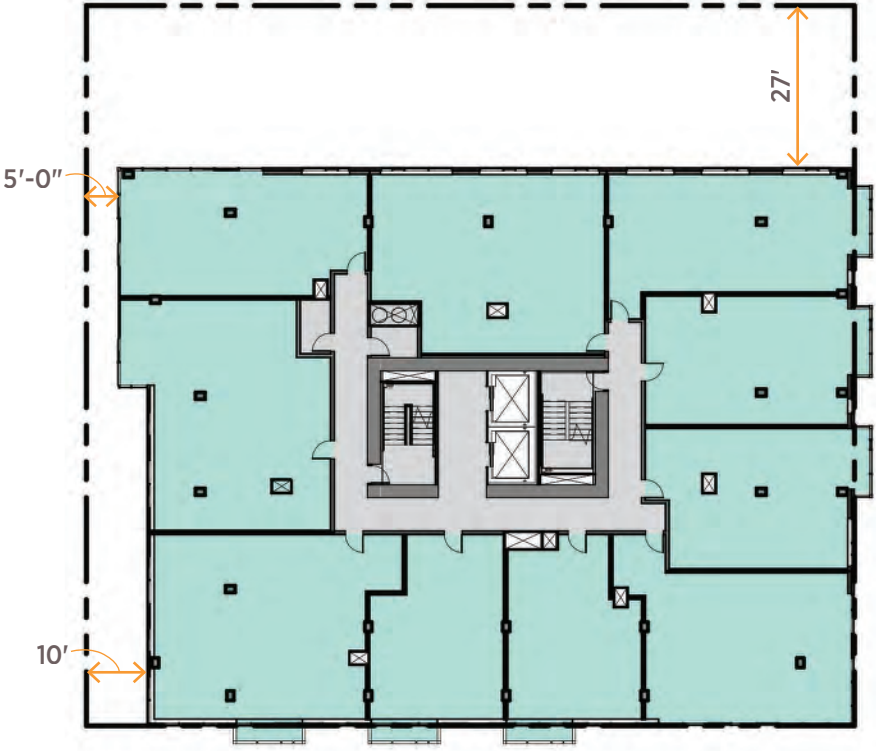
L6-L7 PLAN



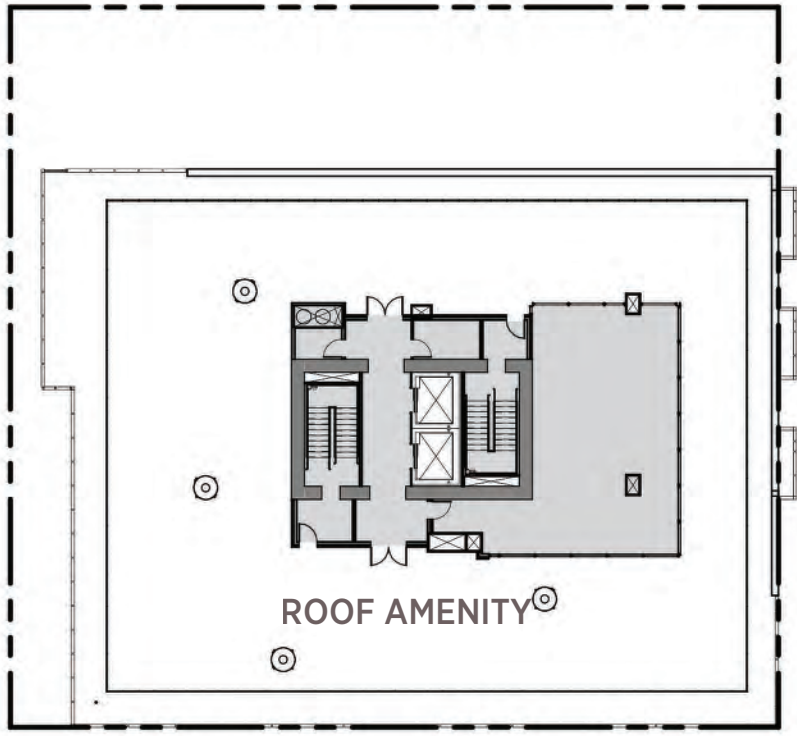
 L8-L15 PLAN



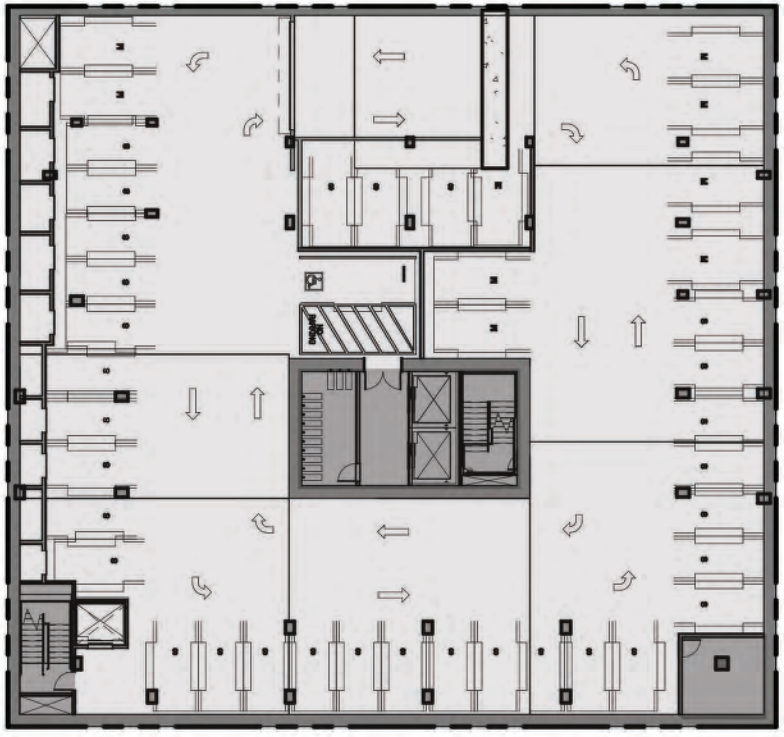
 L16-L17 PLAN



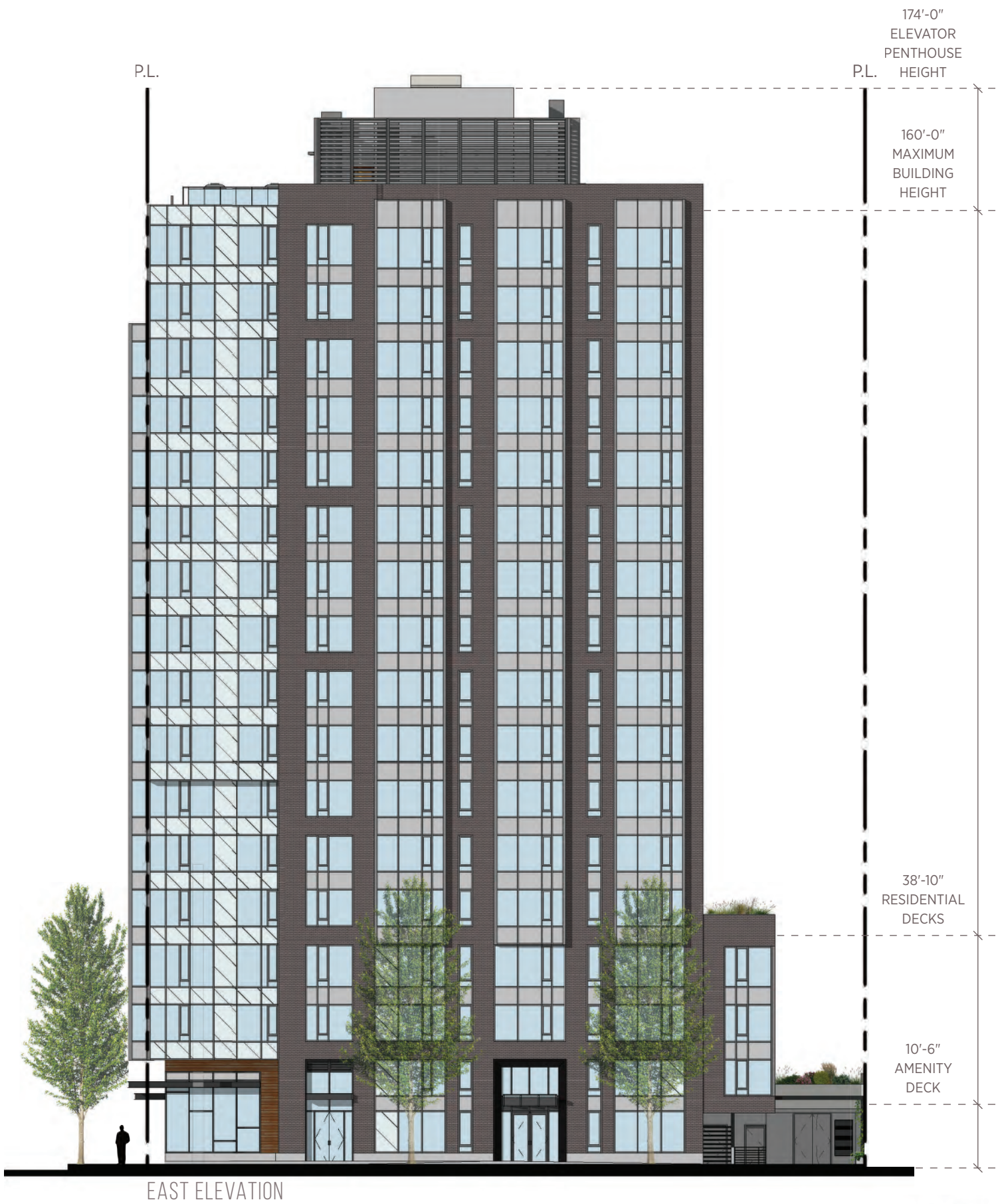
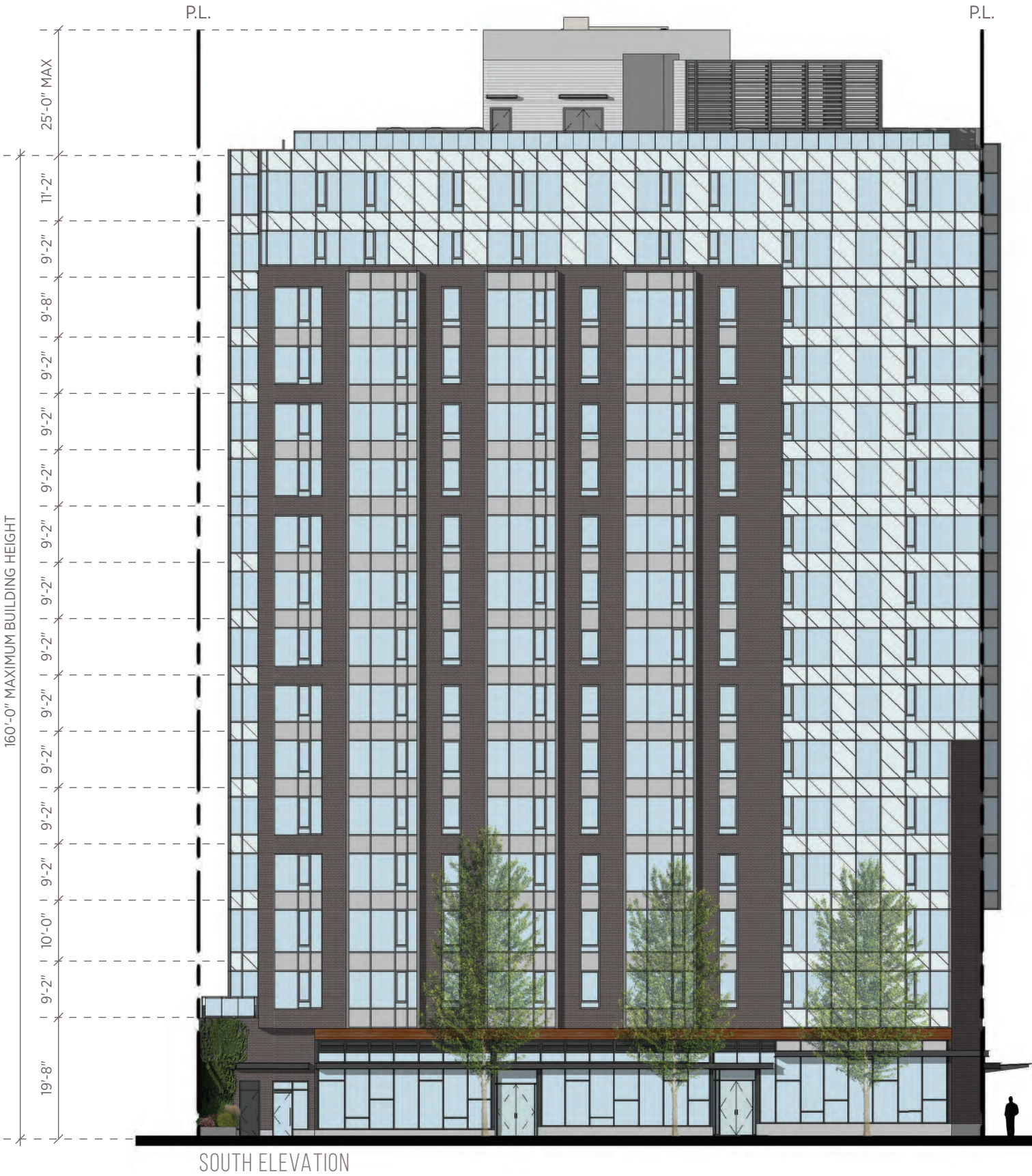
 ROOF PLAN
SEE PG. 29 FOR LANDSCAPE PLAN



 TYP PARKING



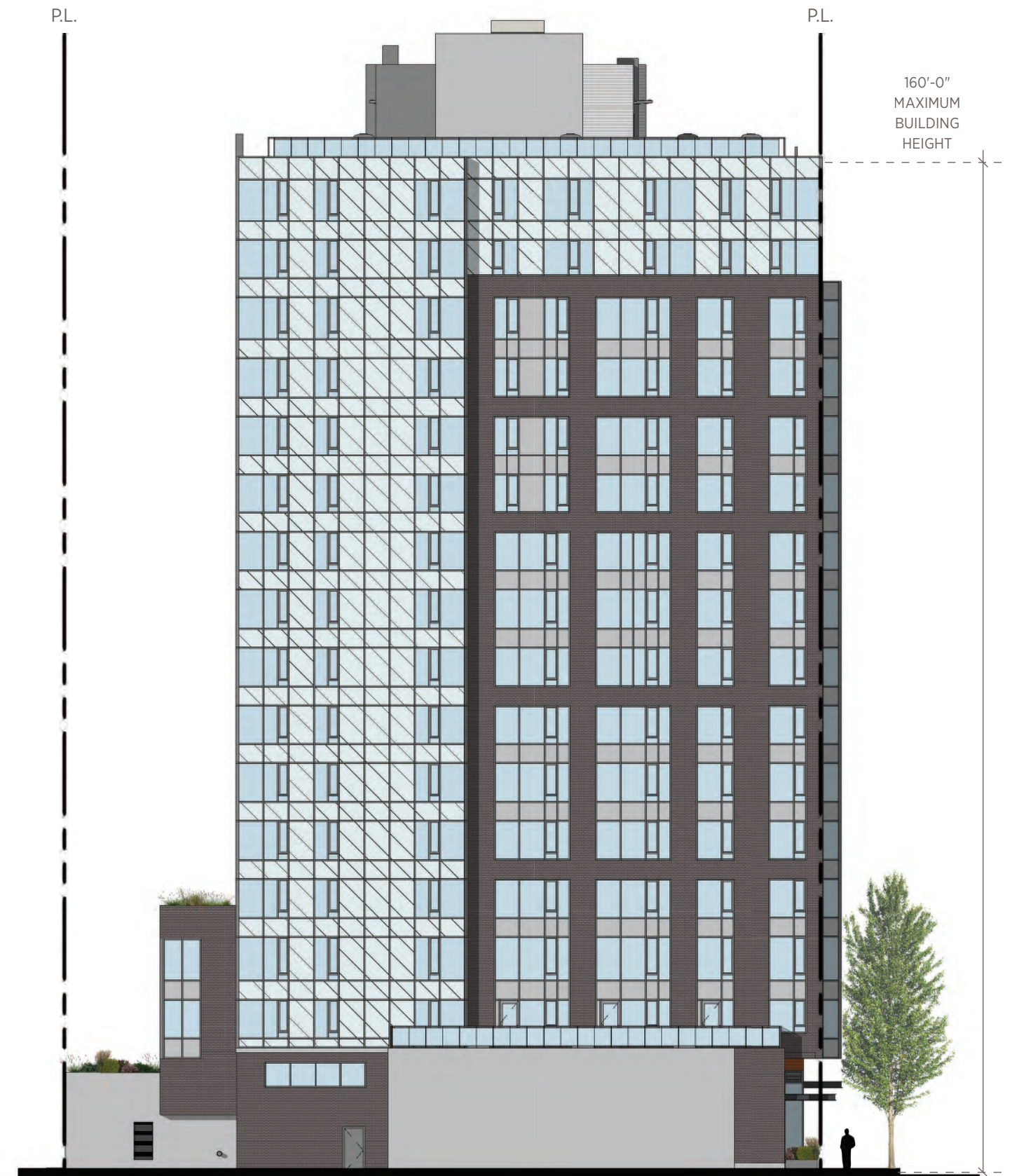
BUILDING ELEVATIONS



BUILDING ELEVATIONS



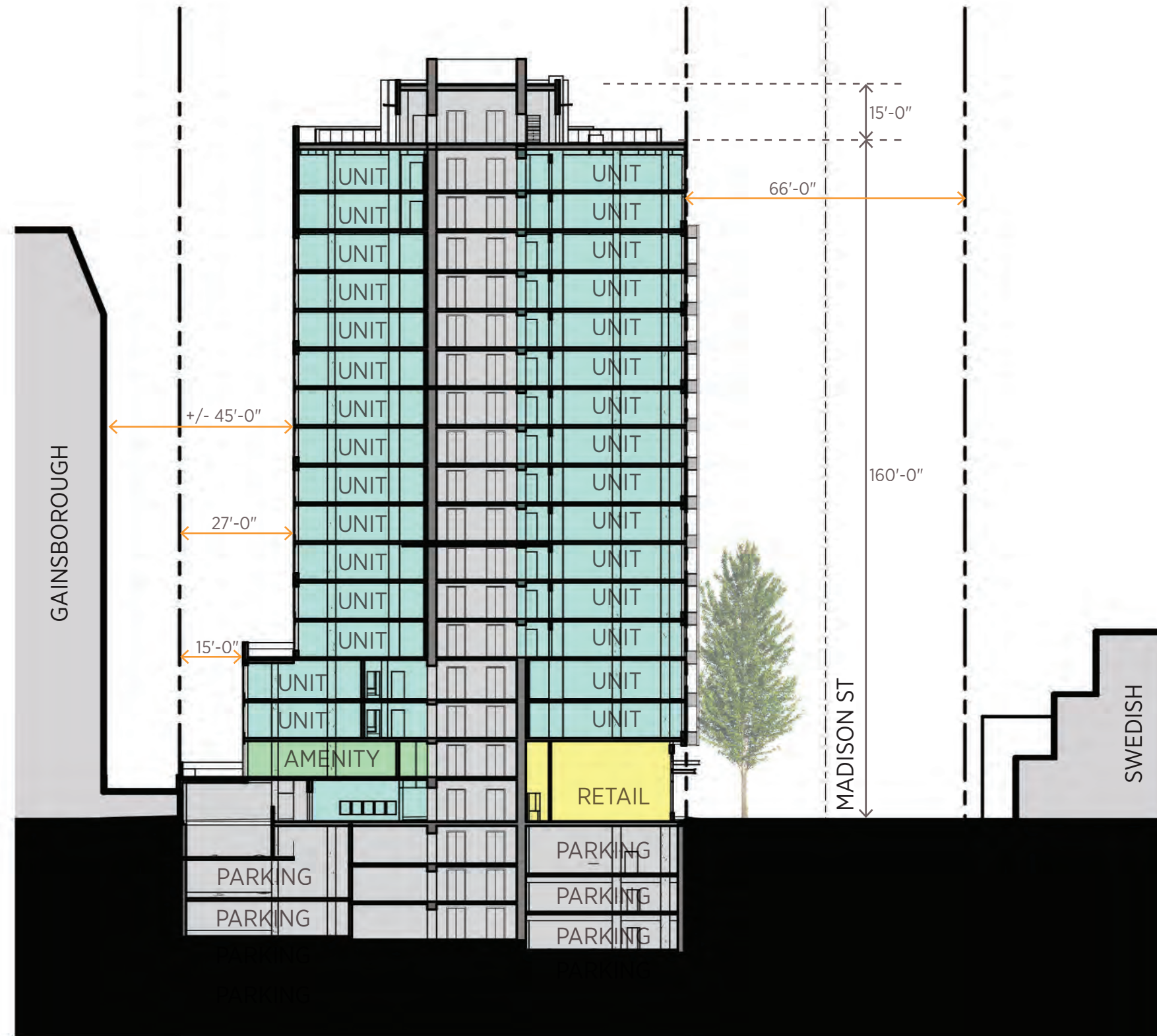
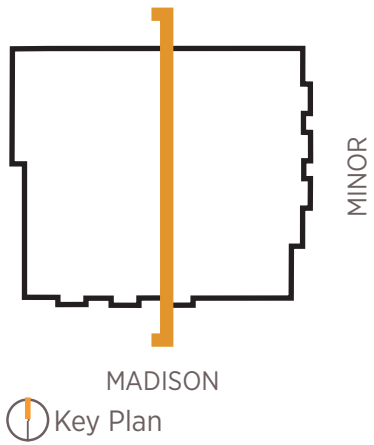
NORTH ELEVATION

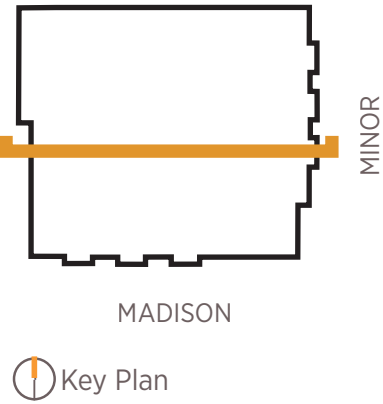
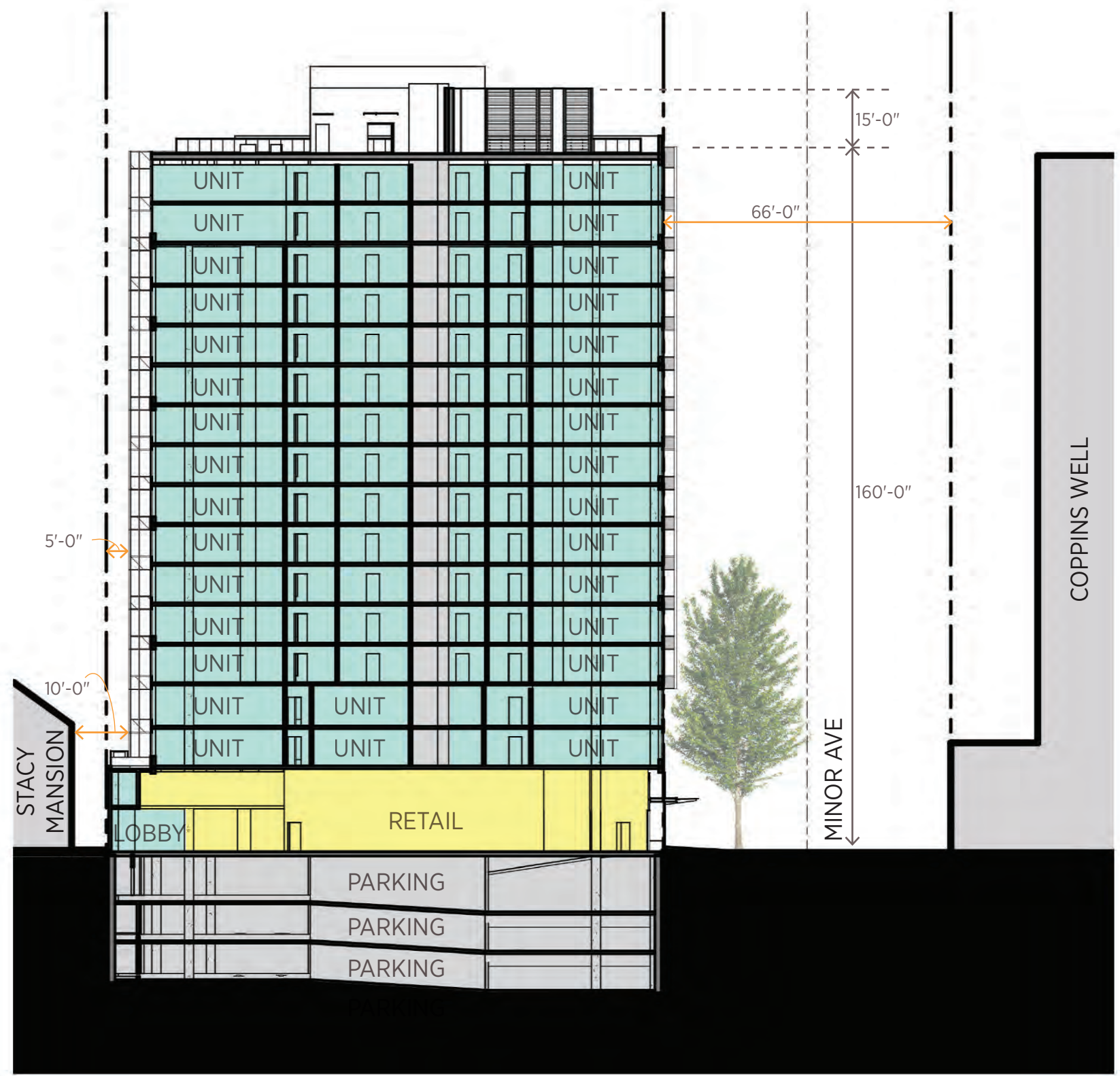


WEST ELEVATION

18 NOVEMBER 2015 | DESIGN REVIEW BOARD | PROJECT #3019363 | 1001 MINOR AVE

- RESIDENTIAL
- RETAIL
- AMENITY
- BACK OF HOUSE/
CIRCULATION











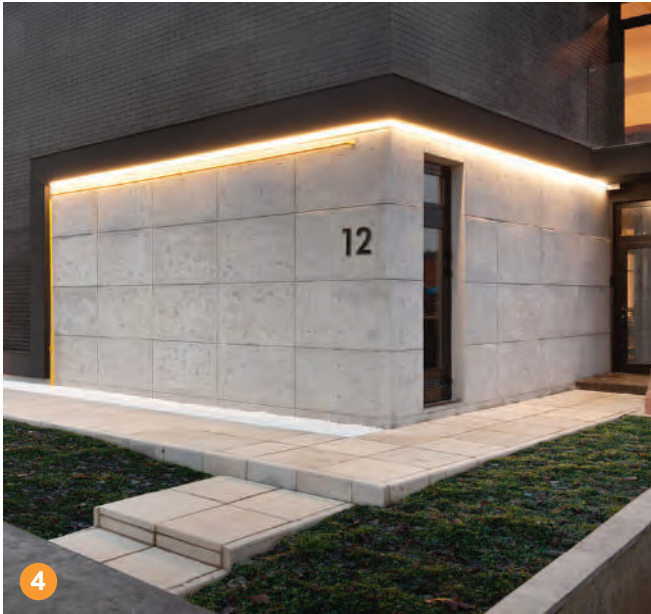
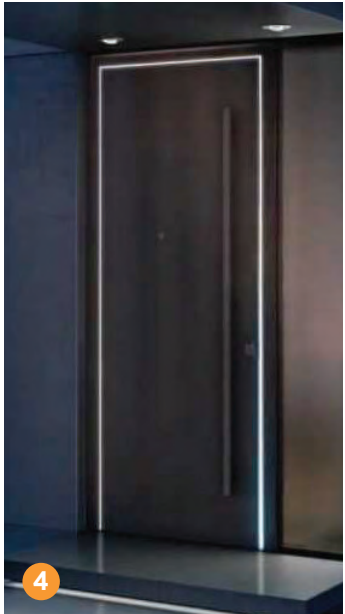
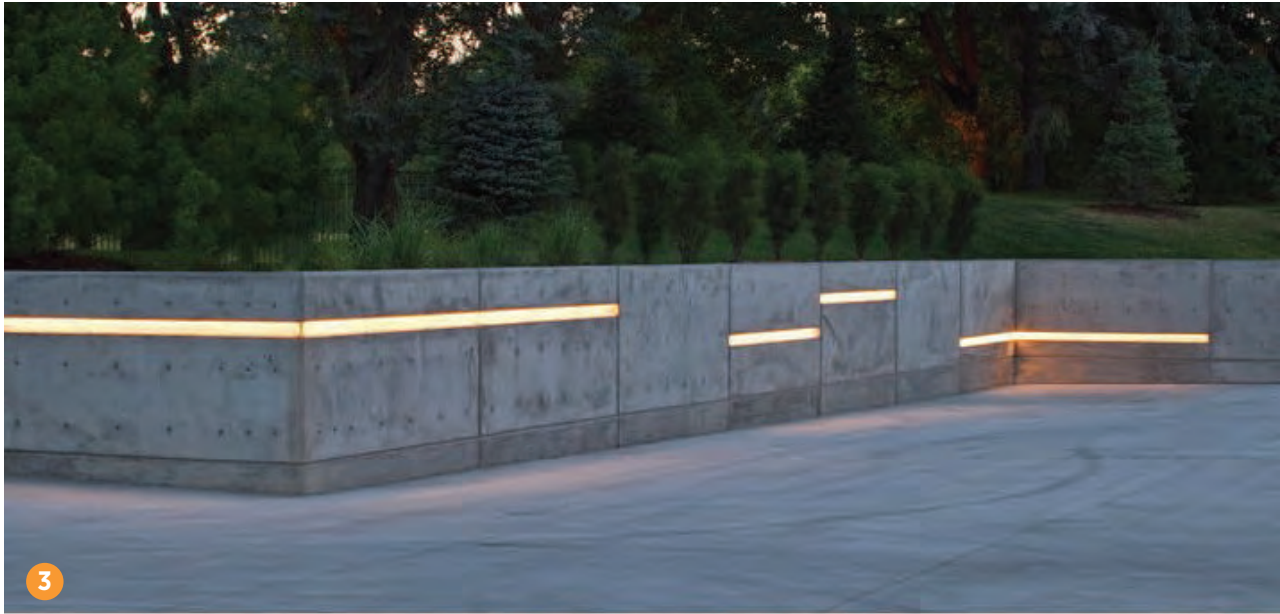
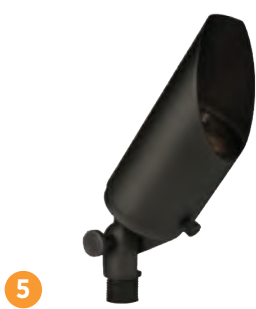
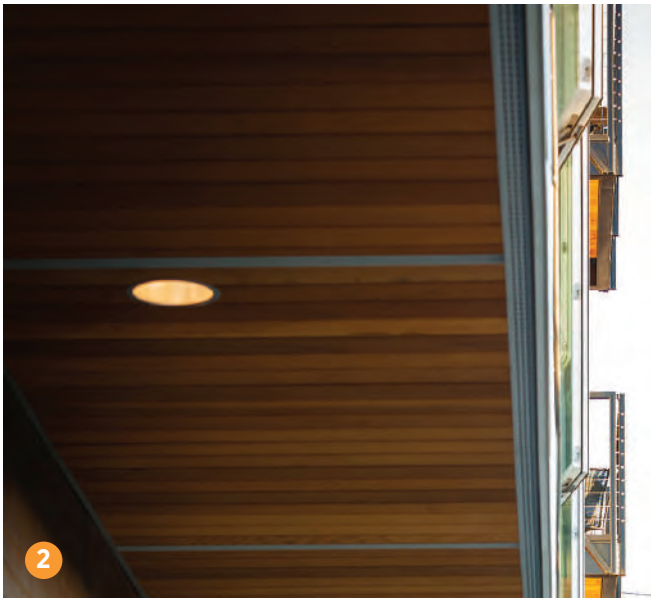


MADISON + MINOR RETAIL CORNER

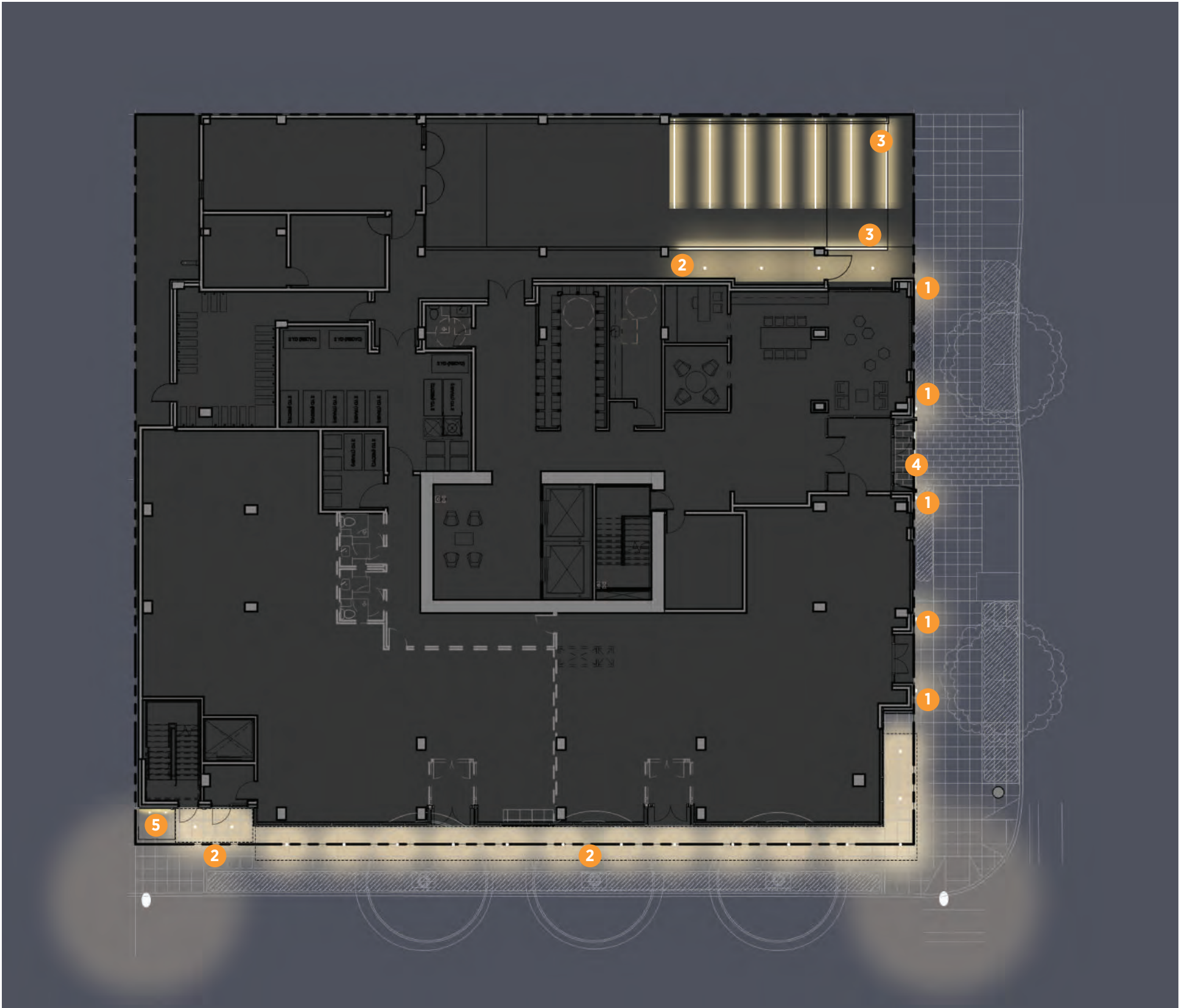




LIGHTING CONCEPTS



- 1 CYLINDER WALL SCONCE
- 2 RECESSED CANOPY LIGHTING
- 3 LED STRIP LIGHTING
- 4 RECESSED LED STRIP LIGHTING BEHIND ENTRY ELEMENT
- 5 PLANTER UPLIGHT



CONCEPTUAL SIGNAGE PLAN



- 1 BLADE SIGN MOUNTED TO UNDERSIDE OF CANOPY
- 2 3D LETTERS MOUNTED TO TOP OF CANOPY
- 3 3D ILLUMINATED LETTERS MOUNTED TO WALL
- 4 3D LETTERS MOUNTED TO FRONT OF CANOPY



EAST SIGN ELEVATION 3/32" = 1'-0"



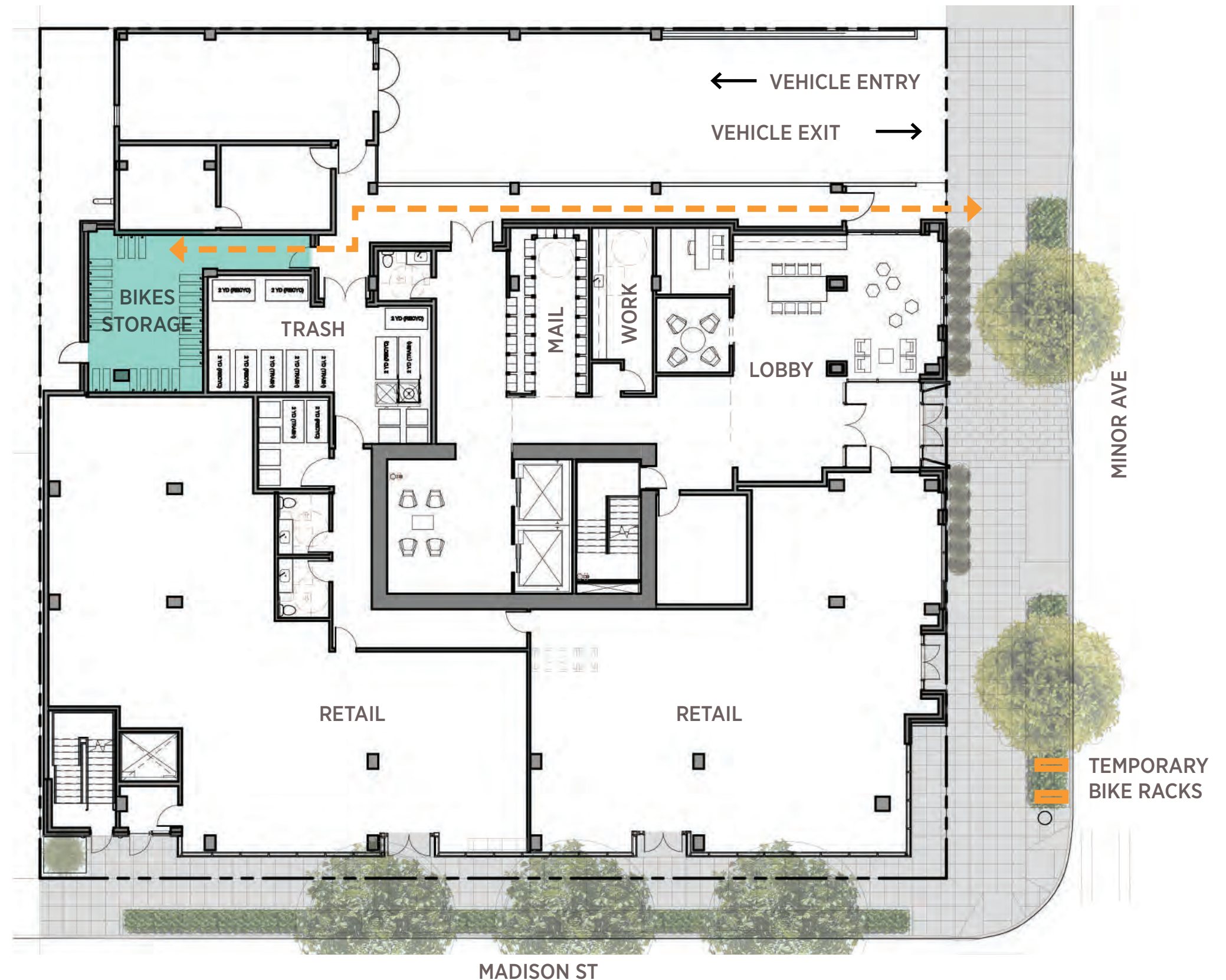
SOUTH SIGN ELEVATION 3/32" = 1'-0"

BIKES

To better support the design guidelines PL4.B - PLANNING AHEAD FOR BICYCLISTS, followings are proposed:

Secured bike storage rooms located on Level 1 and below grade parking levels for cyclists to maximize convenience, security and safety.

Temporary bike racks are provided near the street corner of Madison & Minor to activate the space and better support for retail customers.



DEPARTURE REQUESTS

	DEVELOPMENT STD	REQUIREMENT	REQUEST	JUSTIFICATION
DEPARTURE #1 SUPPORTED BY EDG	SMC 23.47A.024.B.2	Amenity areas shall not be enclosed. i.e. 100% to be outdoor.	The departure requests that 55% of required amenity area to be outdoor amenity instead of 100% indoor. 45% of required amenity proposed to be indoors; when combined with exterior amenity area total amenity area exceeds code minimum.	<p>DC3.A.1 Building - Open Space Relationship. The enclosed amenity space located adjacent to the outdoor space will create a nice indoor/outdoor relationship both visually and physically. It will also ensure that interior and exterior spaces relate well to each other and support the functions of the development.</p> <p>DC3.B.2 Matching Uses to Conditions. Enclosed amenity spaces provides ample resident access to amenity throughout the year especially during the undesirable weather seasons. The proposal also adds flexibility to the outdoor spaces so they better respond to the unpredictable weather conditions of Seattle. Amenity spaces become meaningful when they are occupied with activities consistently and become pleasing features to be enjoyed.</p>
DEPARTURE #2 SUPPORTED BY EDG	SMC 23.47A.014.B.3.b	For each portion of a structure above 40' in height, additional setback at the rate of 2' of setback for every 10' by which the height of such portion exceeds 40'.	The departure requests the setback to be averaged at a straight line setback above 40' in height, resulting in a 27'-0" straight line setback.	<p>DC2.A.1 Site Characteristics & Uses. The proposed setback results in a massing with a straight edge celebrating verticality which is consistent with the characteristics of the site and the building forms of its surroundings. The averaged setback proposed still meets the intent of providing light, air, and visual relief to the Gainsborough. The massing compliant to zoning setback requirement requires a "wedding cake" stepping façade which is not compatble to the site character and inconsistent with the neighborhood character.</p> <p>CS2.D.5 Respect for Adjacent Sites. The zoning setback requires a "wedding cake" stepping facade on the north, facing the adjacent building (see Massing Option 1). The proposed setback will eliminate the stepping massing overlooking neighboring residential property, and will minimize the disruption of privacy of residents in adjacent building. The north-facing decks are undesirable for plants and sun exposure, they may potentially become storage displays.</p>
DEPARTURE #3 SUPPORTED BY EDG	SMC 23.47A.05.C.1	In all neighborhood commercial and C1 zones, residential uses may occupy, in the aggregate, no more than 20% of the street-level street-facing facade.	The departure requests 42% of street level street-facing facade can be used as residential lobby, entries and leasing office on Minor Ave. No departure on Madison St.	The lobby has been completely redesigned to be an active space per the board's direction. See pages 20-23 for lobby layout and renderings. PL3.B.1 Design for Entries. Security & foot traffic Residential lobby located next to Minor Ave and be visually connected to the street through primary entry. Windows at leasing office overlooking to the parking entry & the parking ramp of Gainsborough increases security to the neighborhood. The lobby is sized appropriately to accommodate the range and volume of foot traffi c anticipated for the residential tower creating a very active street-level interface.
DEPARTURE #4	SMC 23.54.030.G.1	For two-way driveways or easements 22 feet wide or more, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway.	The departure requests a 5'-0" Sight Triangle at the south side of the driveway, measured from edge of driveway to face of building.	<p>South Sight Triangle: Reducing the South sight triangle to 5'-0" will allow for a greater building presence along Minor and reduce the parking entry opening as directed by the planner, in MUP Land Use correction notice #1, item #3: "Consider ways to minimize the scale and impacts to the streetscape including minimizing the width of the ramp..." The project will better meet the following design guidelines:</p> <p>CS2.C.2 RELATIONSHIP TO THE BLOCK - MID BLOCK: The reduced width at the parking entry will minimize the impact to the sidewalk and the residential character of the neighborhood. It will strengthen and continue a strong street-edge in the mid-block of Minor.</p> <p>DC1.C.2 VISUAL IMPACTS OF PARKING AND SERVICES USES: The 5'-0" sight triangle will result in a driveway width that will not dominate the pedestrian entry next to it. It is also architecturally compatible with the rest of the neighborhood and streetscape. With reduced size of driveway opening and the landscaped trellis, they will successfully reduce the visual impacts of parking entry.</p> <p>PL4.A.1 PROVIDE SAFE ACCESS POINT FOR ALL MODES OF TRAVEL: 4'-0" landscape area with low vegetation south of exit is provided to maximize the actual sight triangle to 7.5 feet. In addition, mirrors provided on both sides of the parking exit would increase sight lines for pedestrians.</p> <p>North Sight Triangle: Sight triangle on the North side of driveway would meet SMC requirements and no departure is necessary. See plan.</p>
DEPARTURE #5	SMC 23.47A.014.B.1	A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot.	The departure requests an approval for a trellis to be built within the zoning triangle setback.	<p>Based on the recommendation by our planner in MUP Land Use correction notice #1, item #3, a non-structural and open trellis with landscaping is proposed to reduce the visual impact of the parking entry ramp along Minor. The design is generally consistent with the intent of the setback with minimum impact to the required Site Triangle Setback, it will better support the following design guidelines:</p> <p>CS2.C.2 RELATIONSHIP TO THE BLOCK - MID BLOCK</p> <p>The proposed trellis will strengthen and continue a strong street-edge in the mid-block of Minor.</p> <p>DC1.C.2 VISUAL IMPACTS OF PARKING AND SERVICES USES</p> <p>Reduce the visual impact of the driveway by screening with trellis and landscaping.</p> <p>DC2.D.2 HUMAN SCALE & TEXTURE</p> <p>Provide scale and texture to enhance the pedestrian experience</p> <p>DC3.C.2 AMENITIES & FEATURES</p> <p>The vertical green trellis with landscaping will makes an impact visually and creates an attractive outdoor feature.</p>

23.47A.024.B.2 AMENITY AREA

Requirement: Amenity areas shall not be enclosed. i.e. 100% to be outdoor

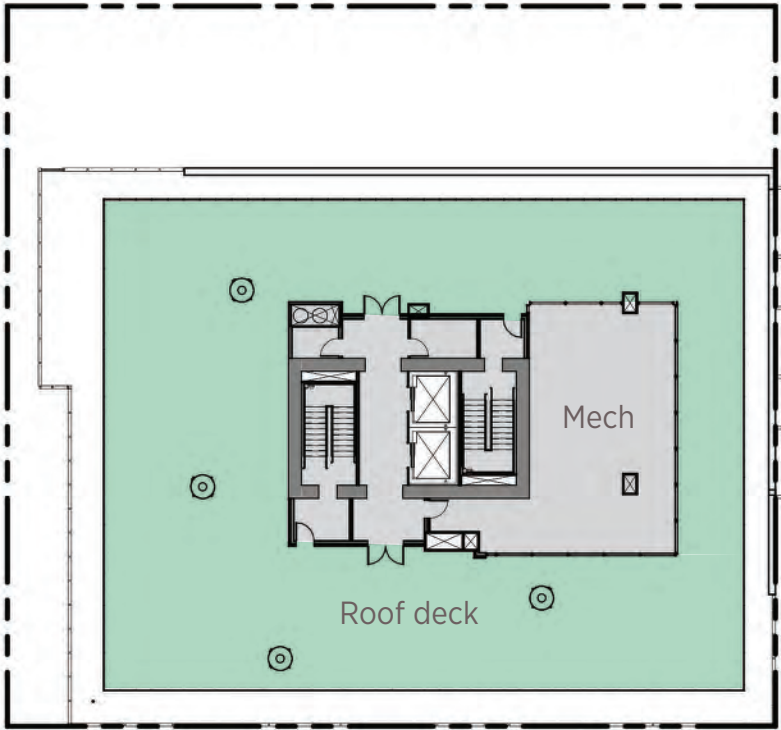
The departure requests that 55% of required amenity area to be outdoor instead of 100%. (i.e. 45% could be enclosed). The project will better meet the following design guidelines:

DC3.A.1 BUILDING - OPEN SPACE RELATIONSHIP

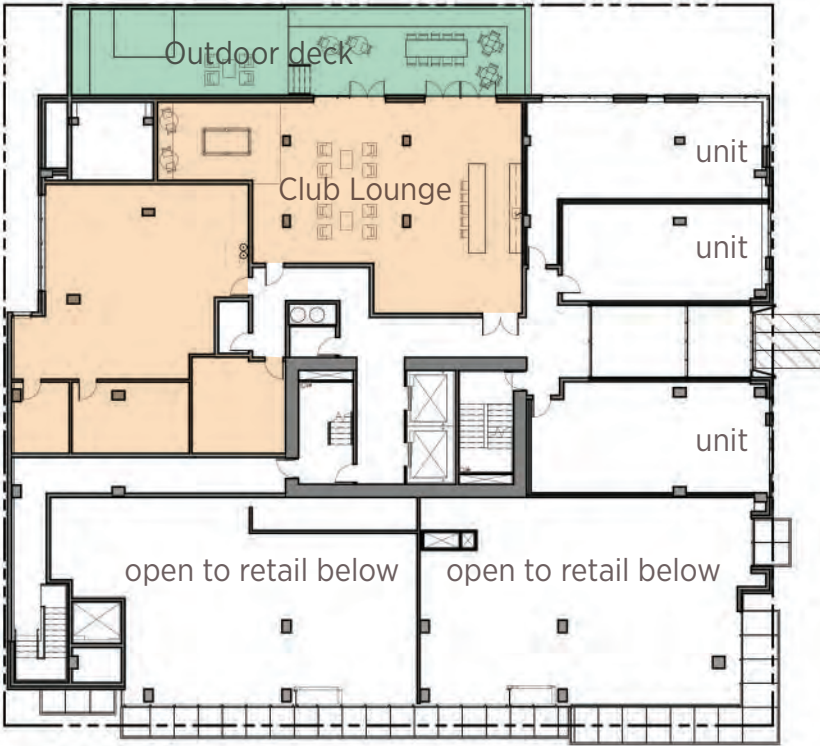
The enclosed amenity space located adjacent to the outdoor space will create a nice indoor/outdoor relationship both visually and physically. It will also ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3.B.2 MATCHING USES TO CONDITIONS

Enclosed amenity spaces provides ample resident access to amenity throughout the year especially during the undesirable weather seasons. The proposal also adds flexibility to the outdoor spaces so they better respond to the unpredictable weather conditions of Seattle. Amenity spaces become meaningful when they are occupied with activities consistently and become pleasing features to be enjoyed.



Roof plan



Level 2 plan

AMENITY AREA SUMMARY

Total gross residential area = 181,374 sf
Amenity area required (5% of Residential) = **9,068 sf**

Current amenity area provided:

Outdoor total **5,560 sf (61% of 9,068 sf > 55%)**

Enclosed total **4,009 sf**

Total amenity area provided = **9,569 sf > 9,068 sf**

23.47A.014.B.3.B SETBACK REQUIREMENTS

Requirement: For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet

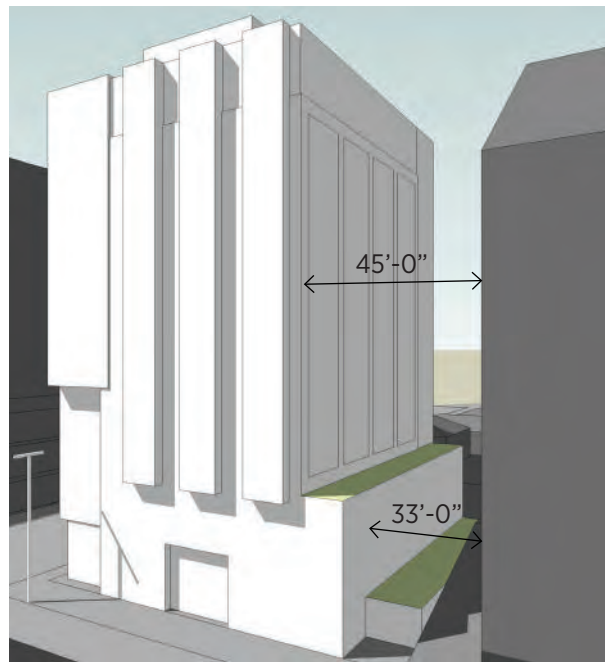
The departure requests the setback to be averaged at a straight line setback above 40' in height, resulting in a 27'-0" straight line setback. The project will better meet the following design guidelines:

DC2.A.1 SITE CHARACTERISTICS & USES

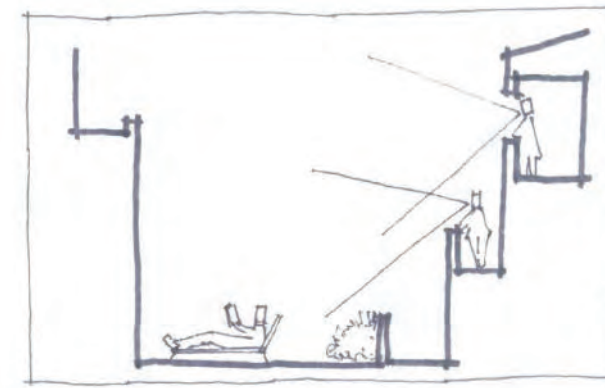
The proposed setback results in a massing with a straight edge celebrating verticality which is consistent with the characteristics of the site and the building forms of its surroundings. The averaged setback proposed still meets the intent of providing light, air, and visual relief to the Gainsborough. The massing compliant to zoning setback requirement requires a "wedding cake" stepping façade which is not compatible to the site character and inconsistent with the neighborhood character.

CS2.D.5 RESPECT FOR ADJACENT SITES

The zoning setback requires a "wedding cake" stepping facade on the North, facing the adjacent building (see Massing Option 1). The proposed setback will eliminate the stepping massing overlooking neighboring residential property, and will minimize the disruption of privacy of residents in adjacent building. The North-facing decks are undesirable for plants and sun exposure, they may potentially become storage displays.



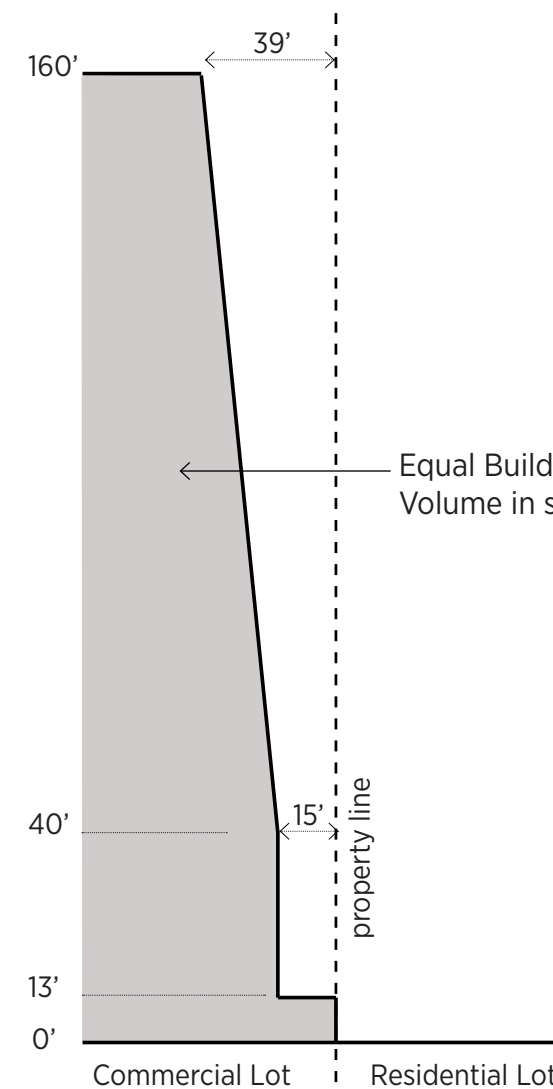
Vertical massing and separation informed by proposed setback matching site character (Massing Option 3)



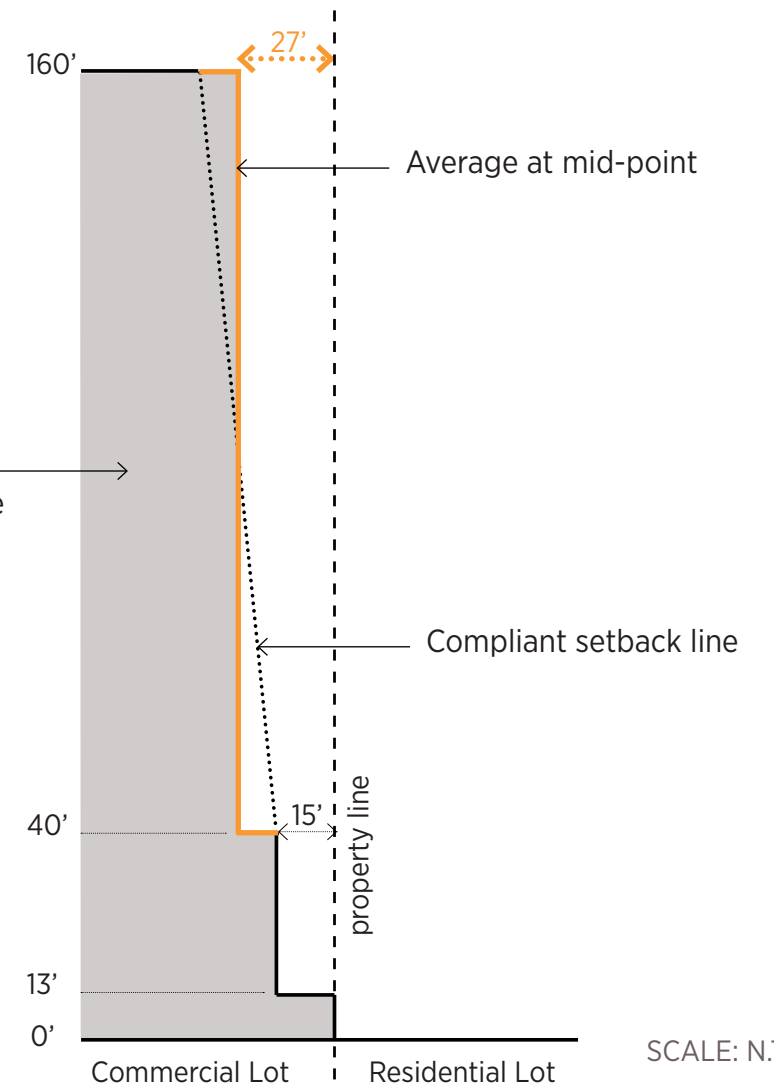
DESIGN GUIDELINES DIAGRAM CS2.D.5

Reducing decks overlooking neighboring residential property increases privacy.

COMPLIANT SETBACK DIAGRAM (MASSING OPTION 1)



PROPOSED SETBACK DIAGRAM (MASSING OPTION 3)



SCALE: N.T.S.

DEPARTURE 3
SUPPORTED BY EDG

23.47A.005.C.1 RESIDENTIAL USES AT STREET LEVEL

Requirement: In all neighborhood commercial and C1 zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade

The departure requests 42% of street level street-facing facade can be used as active residential lobby, entries and open leasing lobby on Minor Ave. No departure on Madison St. **The lobby has been completely redesigned to be an active space per the board's direction. See pages 20-23 for lobby layout and renderings.** The project will better meet the following design guidelines:

PL3.B.1 DESIGN FOR ENTRIES - SECURITY & FOOT TRAFFIC

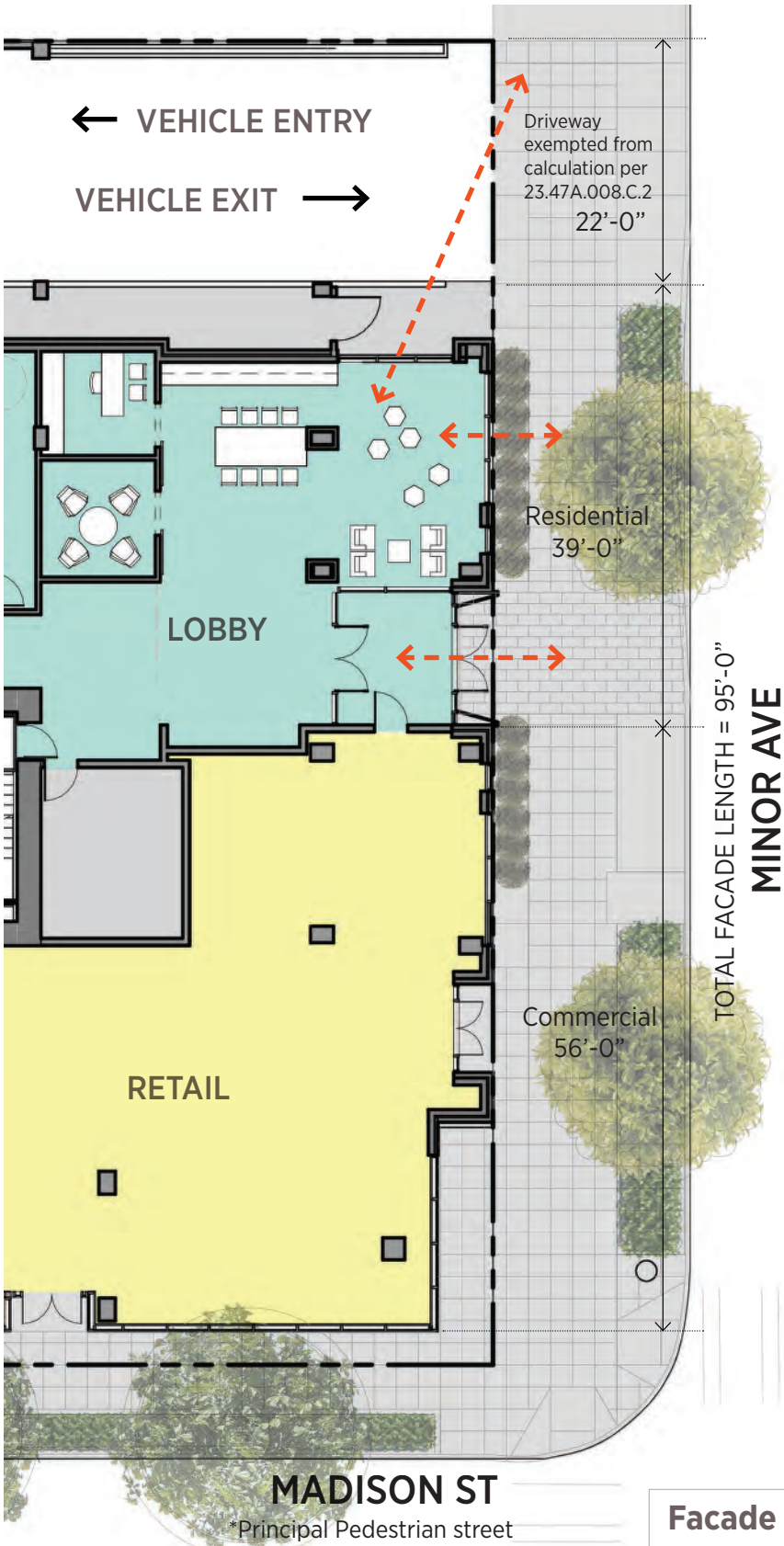
Residential lobby located next to Minor Ave and be visually connected to the street through primary entry. Windows at leasing office overlooking to the parking entry & the parking ramp of Gainsborough increases security to the neighborhood. The lobby is sized appropriately to accommodate the range and volume of foot traffic anticipated for the residential tower creating a very active street-level interface.

PL3.B.4 INTERACTION FOR RESIDENTIAL EDGES

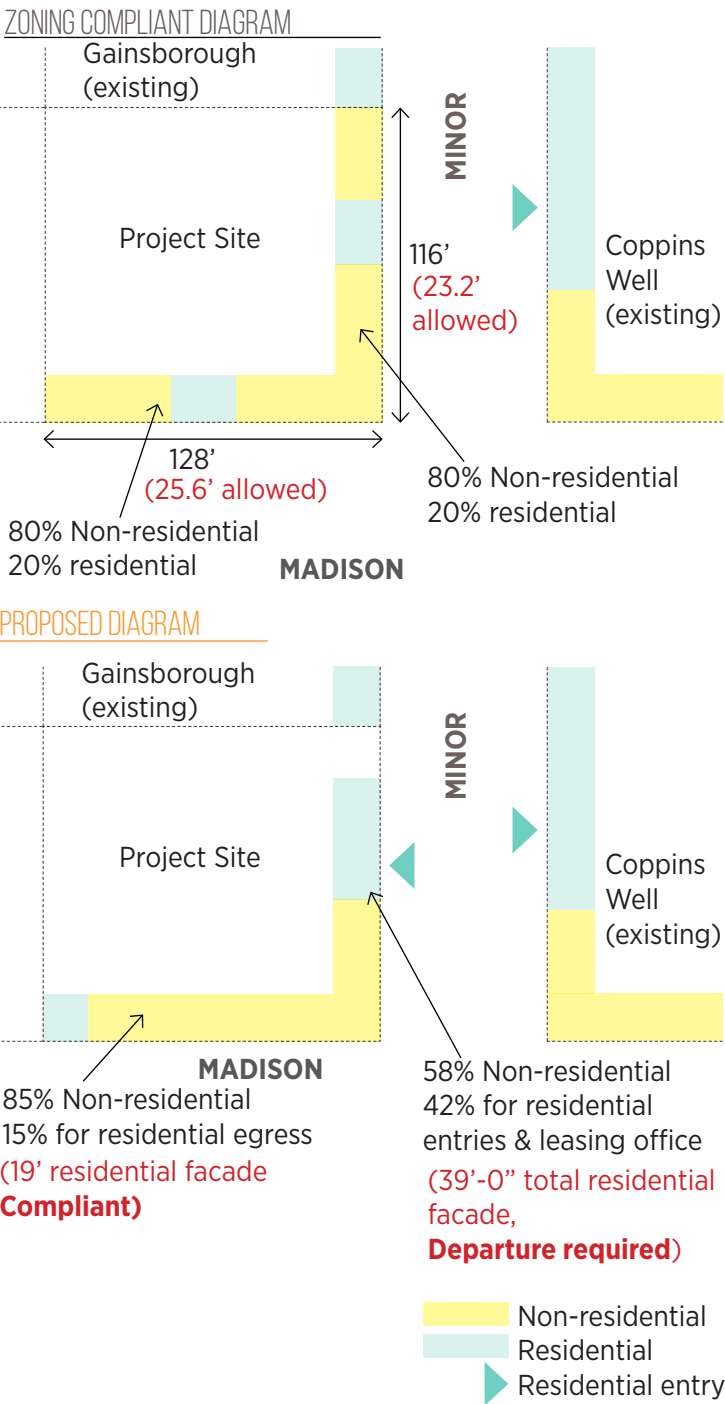
The proposed width of residential lobby and open leasing lobby responds to the quieter residential character of Minor Ave. And they provide compatible program to the residential lobby and leasing office of Coppins Well across the street. Window openings with high transparency will be provided to create an active facade. The residential lobby and the open leasing lobby act as gathering areas between the building and the street for interaction among residents and neighbors.



Active facade with high transparency and visual connection to the residential entry and open plan leasing lobby



STREET-LEVEL FACADE USE % DIAGRAM



Facade % by Residential Use on Minor	
Total facade length:	95'-0"
Residential use length:	34'-0" + 5'-0" = 39'-0"
Residential Use Length %:	39/95 = 41.1%, 42% Requested

23.54.030.G.1 SIGHT TRIANGLE

Requirement: For two-way driveways or easements 22 feet wide or more, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway.

REQUESTED DEPARTURES

- Request to reduce 10'-0" sight triangle to 5'-0" at the South side of the driveway, measured from edge of driveway to face of building.
- Sight triangle on the North side of driveway would meet SMC requirements and no departure is necessary.

JUSTIFICATION

South Sight Triangle: Reducing the South sight triangle to 5'-0" will allow for a greater building presence along Minor and reduce the parking entry opening as directed by the planner, in MUP Land Use correction notice #1, item #3: *"Consider ways to minimized the scale and impacts to the streetscape including minimizing the width of the ramp..."*

The project will better meet the following design guidelines:

CS2.C.2 RELATIONSHIP TO THE BLOCK - MID BLOCK

The reduced width at the parking entry will minimize the impact to the sidewalk and the residential character of the neighborhood. It will strengthen and continue a strong street-edge in the mid-block of Minor.

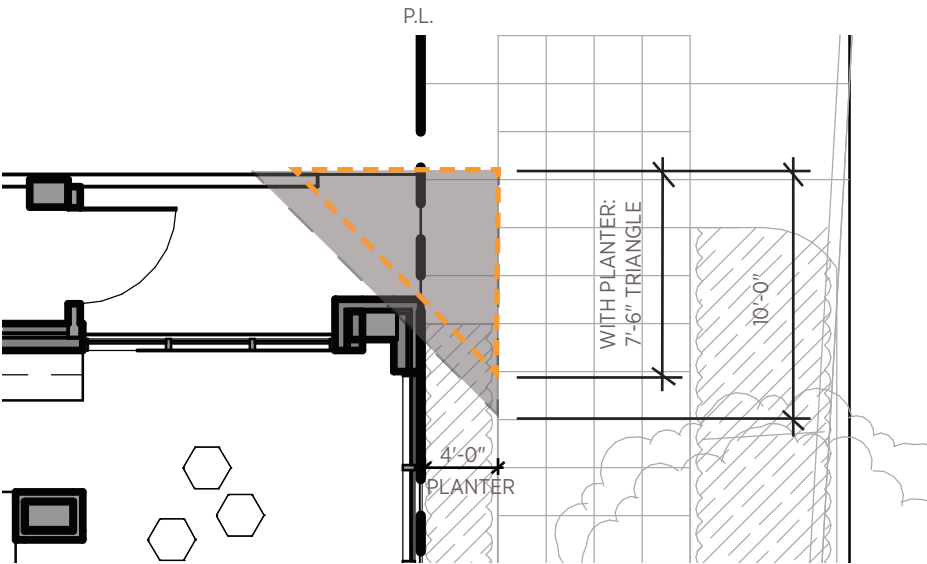
DC1.C.2 VISUAL IMPACTS OF PARKING AND SERVICES USES

The 5'-0" sight triangle will result in a driveway width that will not dominate the pedestrian entry next to it. It is also architecturally compatible with the rest of the neighborhood and streetscape. With reduced size of driveway opening and the landscaped trellis, they will successfully reduce the visual impacts of parking entry.

PL4.A.1 PROVIDE SAFE ACCESS POINT FOR ALL MODES OF TRAVEL

4'-0" landscape area with low vegetation south of exit is provided to maximize the actual sight triangle to 7.5 feet. In addition, mirrors provided on both sides of the parking exit would increase sight lines for pedestrians.

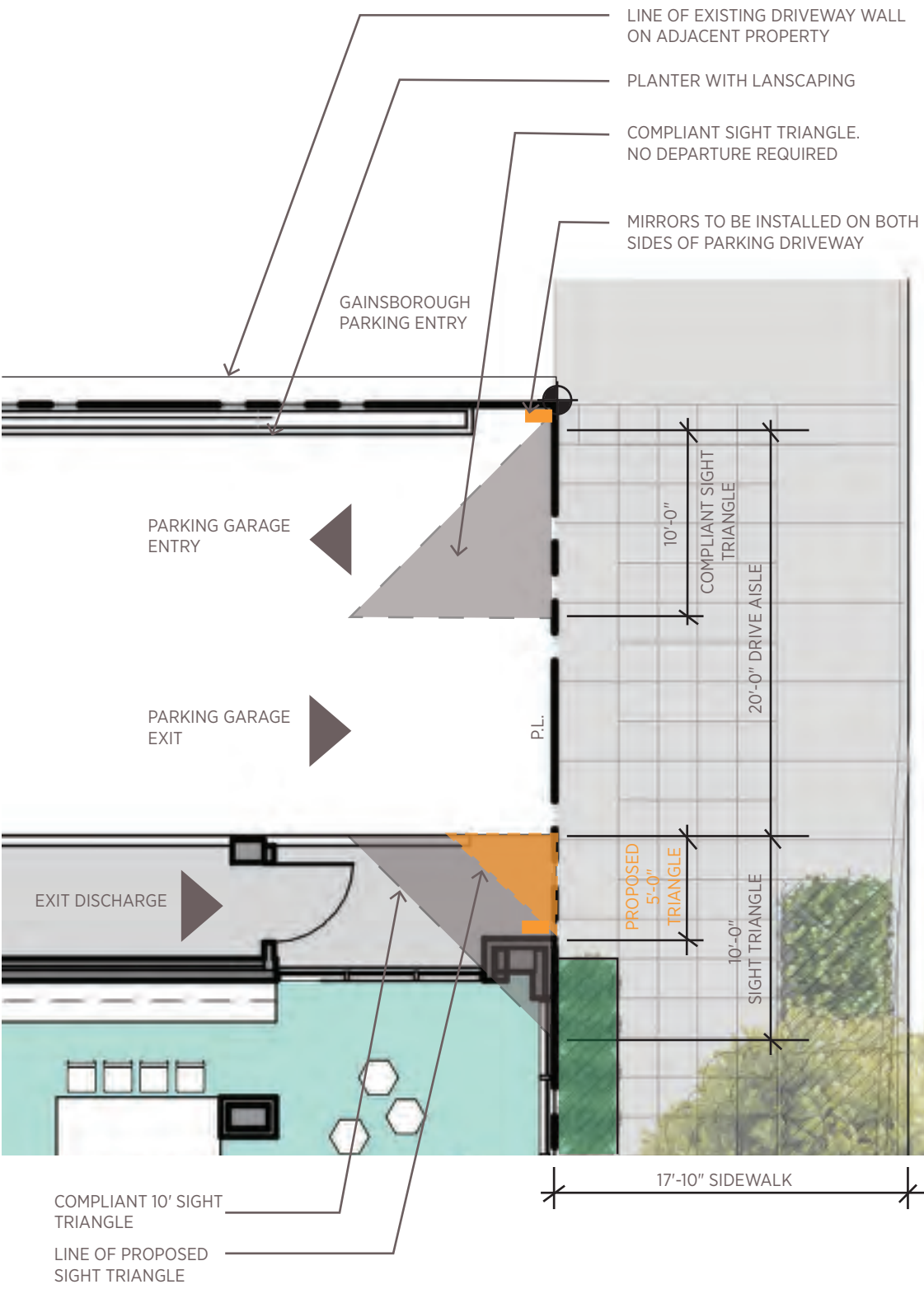
North Sight Triangle: Sight triangle on the North side of driveway would meet SMC requirements and no departure is necessary. See plan.



LANDSCAPE AREA MAXIMIZE ACTUAL SIGHT TRIANGLE



EXISTING SITE DRIVEWAY



DEPARTURE 5

23.47A.014.B.1 TRIANGLE SETBACK

Requirement: A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lots front lot line and the side lot line abutting the residentially zoned lot.

REQUESTED DEPARTURES

Request for a non-structural and open trellis to be built within the zoning triangle setback.

JUSTIFICATION

Based on the recommendation by our planner in MUP Land Use correction notice #1, item #3, a non-structural and open trellis with landscaping above the parking entry is suggested to screen and minimize the visual scale of the parking ramp. The design is generally consistent with the intent of the setback with minimum impact to the required Site Triangle Setback, it will better support the following design guidelines:

CS2.C.2 RELATIONSHIP TO THE BLOCK - MID BLOCK

The proposed trellis will strengthen and continue a strong street-edge in the mid-block of Minor.

DC1.C.2 VISUAL IMPACTS OF PARKING AND SERVICES USES

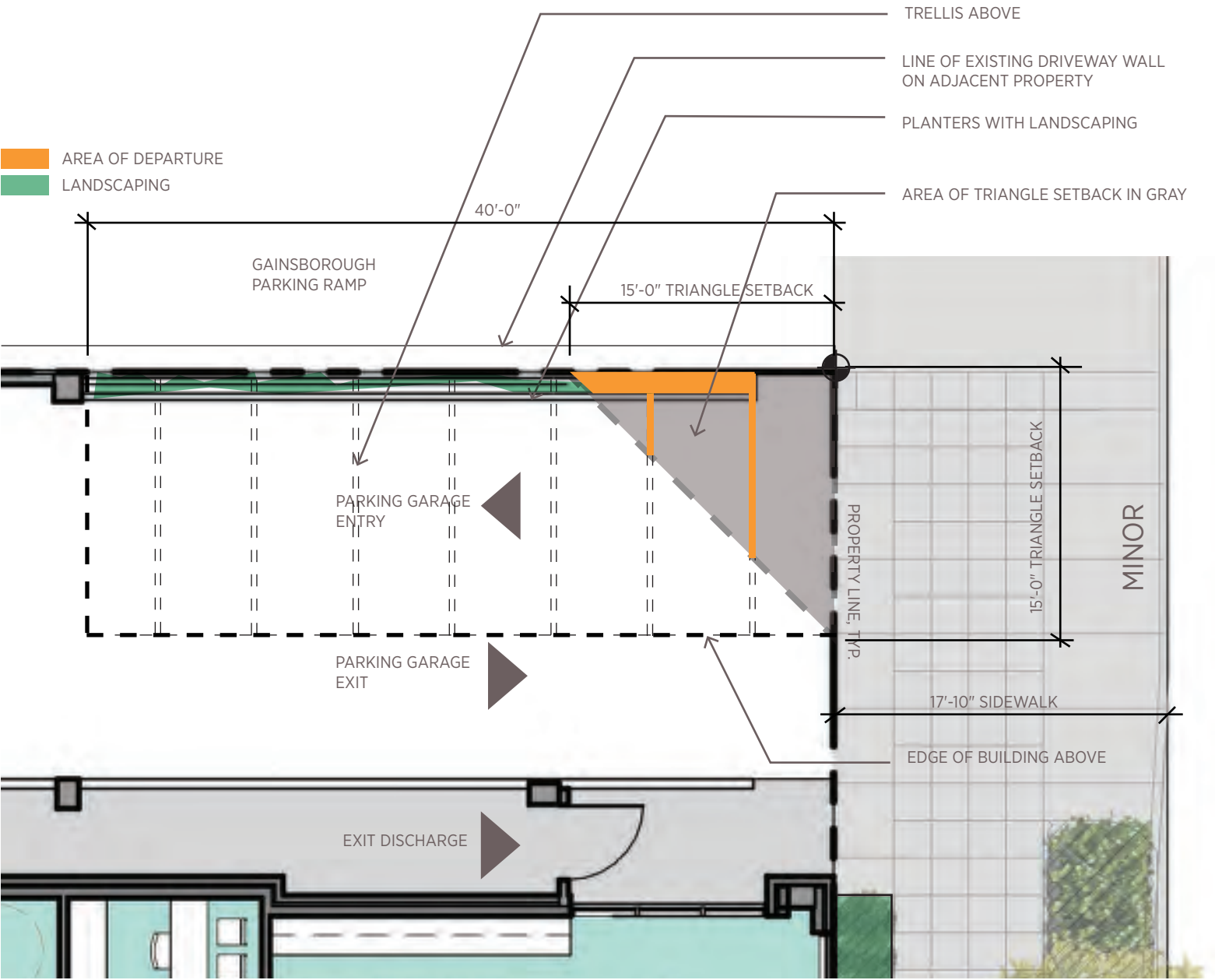
Reduce the visual impact of the driveway by screening with trellis and landscaping.

DC2.D.2 HUMAN SCALE & TEXTURE

Provide scale and texture to enhance the pedestrian experience

DC3.C.2 AMENITIES & FEATURES

The vertical green trellis with landscaping will makes an impact visually and creates an attractive outdoor feature.



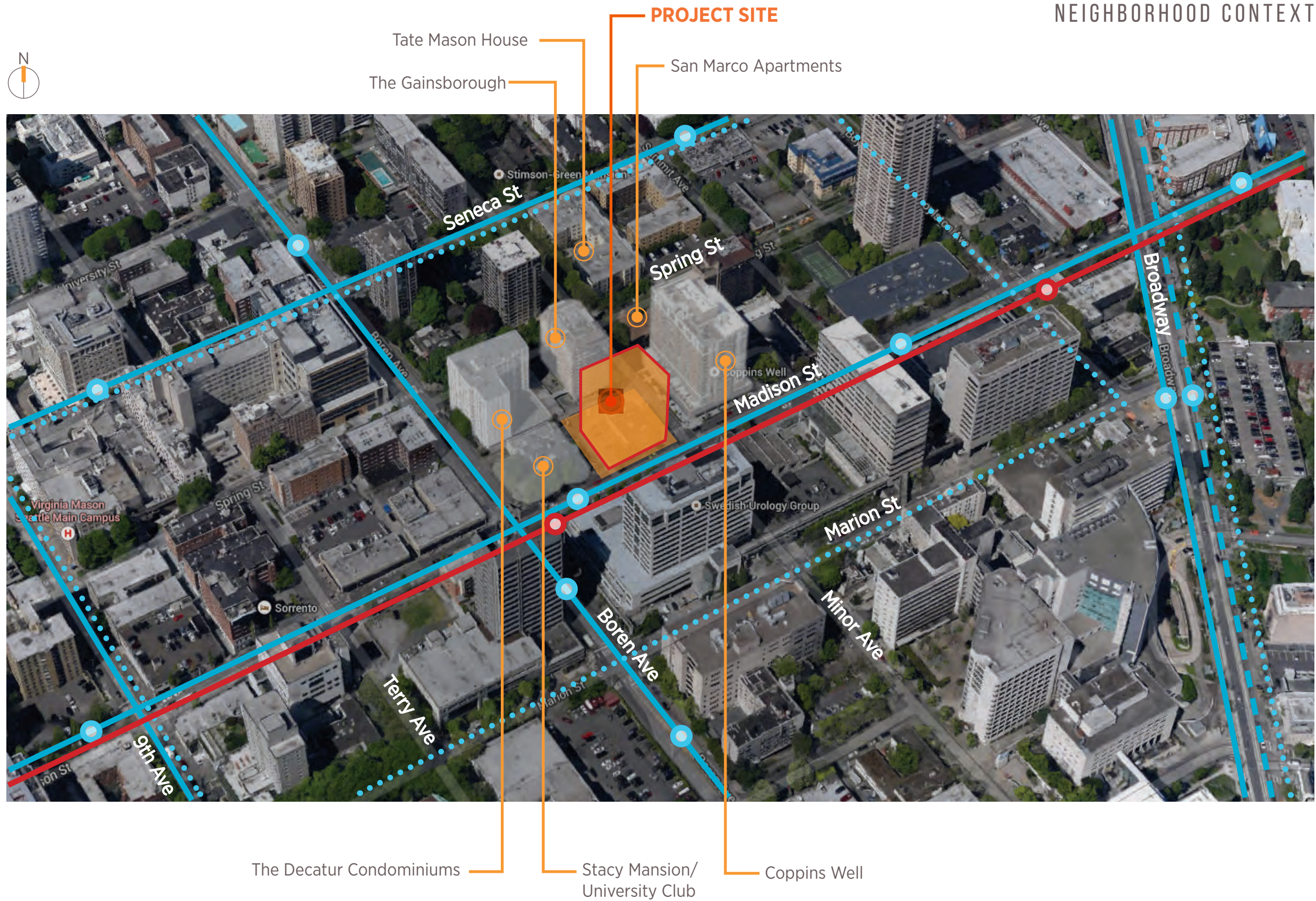
THANK YOU



APPENDIX

SITE CHARACTERISTICS

- Transition from residential and commercial to health care and institutional uses.
- Several 10+ level residential and office highrise buildings around the project site
- Madison Street is a Principal Pedestrian Street - focus activities and transparency at street level
- Minor Avenue has a more residential character and is comparatively quieter
- Although neither the Gainsborough or the Stacy Mansion are designated Landmarks, they both appear to meet the criteria for the Seattle Landmarks designation and listing on the National Register



ZONING SUMMARY

Site Address: 1001 Minor Avenue, Seattle WA 98104
Parcel Number: 197820-0610
Madison Street is Principal Pedestrian Street

Development Lot Area

15,360 sq. ft.

Base Zoning

NC3P – 160

Overlay Zoning

First Hill Urban Center Village
In Pedestrian Overlay and Frequent Transit Corridor

Primary Land Use Code Chapters:

SMC 23.47A, Commercial
SMC 23.54, Parking
Seattle Land Use Zoning Map # 110

FAR:

(SMC 23.47A.013)
Total Permitted for Single Use: 5
Total Permitted for All Uses within Mixed Use: 7
Residential is exempt from FAR

Height:

160 ft

Additional Building Height Information

- 160’-0” required to top highest main flat roof plane
- 160’-0” + 4’-0” for parapets, open railing, planters, skylights, clerestories
- 160’-0” + 10’-0” for greenhouses and solariums (not explored in this study)
- 160’-0” + 15’-0” for solar collectors and mechanical equipment
- 160’-0” + 15’-0” for greenhouses that are dedicated to food production; total coverage not to exceed 50% of roof area
- 160’-0” + 16’-0” for stair / elevator penthouses
- Provided roof features do not exceed 20% of roof area, or 25% with stair/elevator penthouses, and are setback 10’ from the north roof edge.

Street Level Uses:

- (23.47A.005 & SMC 23.47A.008)
- Residential uses are generally permitted anywhere in an NC3 structure except that they may not occupy in aggregate more than 20% of the street-level, street-facing façade in a pedestrian-designated zone, facing a designated principal pedestrian street (Madison Street)
 - Residential use is limited to 20% of the pedestrian street facing width (Minor Avenue)
 - Nonresidential uses shall have a floor-to-floor height of at least 13’, and an average of at least a 30’ depth and a minimum of a 15’ depth.

Blank Facades:

- (SMC 23.47A.008)
- Blank Segments shall not exceed 20’ in length between 2’ and 8’ above sidewalk.
 - Total of all blank façades shall not exceed 40%

Transparency:

- (SMC 23.47A.008)
- 60% of the street façade between 2’ and 8’ above the sidewalk shall be transparent

Setbacks:

(SMC 23.47A.014)
Setback requirements for lots abutting or across the alley from residential zones. (North edge of the site)
A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot’s front lot line and the side lot line abutting the residentially zoned lot. The third side connects these two sides with a diagonal line across the commercially-zoned lot

For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows:
a. Fifteen feet for portions of structures above 13’ in height to a maximum of 40’; and
b. For each portion of a structure above 40 feet in height, additional setback at the rate of two feet of setback for every 10’by which the height of such portion exceeds 40’.

Landscape and Screening Standards:

- (SMC 23.47A.016)
- Green Area Factor: landscaping that achieves a score of .30 or greater

Residential Amenity Area:

- (SMC 23.47A.024)
- 5% of total residential gross floor area
 - All residents shall have access to at least one common or private amenity area
 - Amenity areas shall not be enclosed
 - Common amenity areas shall have a minimum horizontal dimension of 10 feet and minimum of 250 sq. ft.
 - Private balconies and decks shall have a minimum of 60 sq. ft. and no horizontal dimension less than 6’.

Light and Glare:

- (SMC 23.47A.022)
- Exterior Lighting must be shielded and directed away from adjacent uses.

Sight Triangle:

- (SMC 23.54.030)
- For two-way driveways at least 22’ wide, a site triangle on the side used as an exit shall be provided

Loading Berth:

(SMC 23.54.035)
For low and medium demand uses, a loading berth 10’ wide by 35’ deep with 14’ vertical clearance is to be provided. If non-residential spaces are less than 16,000 gsf, the Director can waive this requirement if a loading space on the street is adequate. Not required.

Parking:

(SMC 23.54.015)
Residential: None required
Nonresidential: None required

No minimum parking requirement for nonresidential and residential uses in an urban center.

Bicycle:

(SMC 23.54.015)
Commercial: Varies depending on use = 4 spaces estimated
Residential: One space per four units = 30-33 spaces required

Solid Waste & Recyclable Materials Storage:

- (SMC 23.54.040)
- Residential: more than 100 units = 575 sq. ft. + 4 sq. ft. for each additional unit above 50
 - Retail: project may meet only 50% of 125 sq. ft. requirement, if the storage room is shared with residential trash
 - Mixed-use development that contains both residential and nonresidential uses shall meet the residential requirements plus 50% of the requirement for nonresidential; storage for garbage may be shared but separate spaces for recycling shall be provided
 - For larger than 2 cubic yard containers and all compacted refuse; direct access shall be provided from the street, min. 10’ access route, 21’ overhead clearance if accessed through the structure

For site to the west:

Summary for 1004 Boren Ave / Parcel ID 1978200605
Historic Name: Stacy House
Common Name: University Club
Style: Queen Anne
Neighborhood: First Hill
Year Built: 1930

Significance

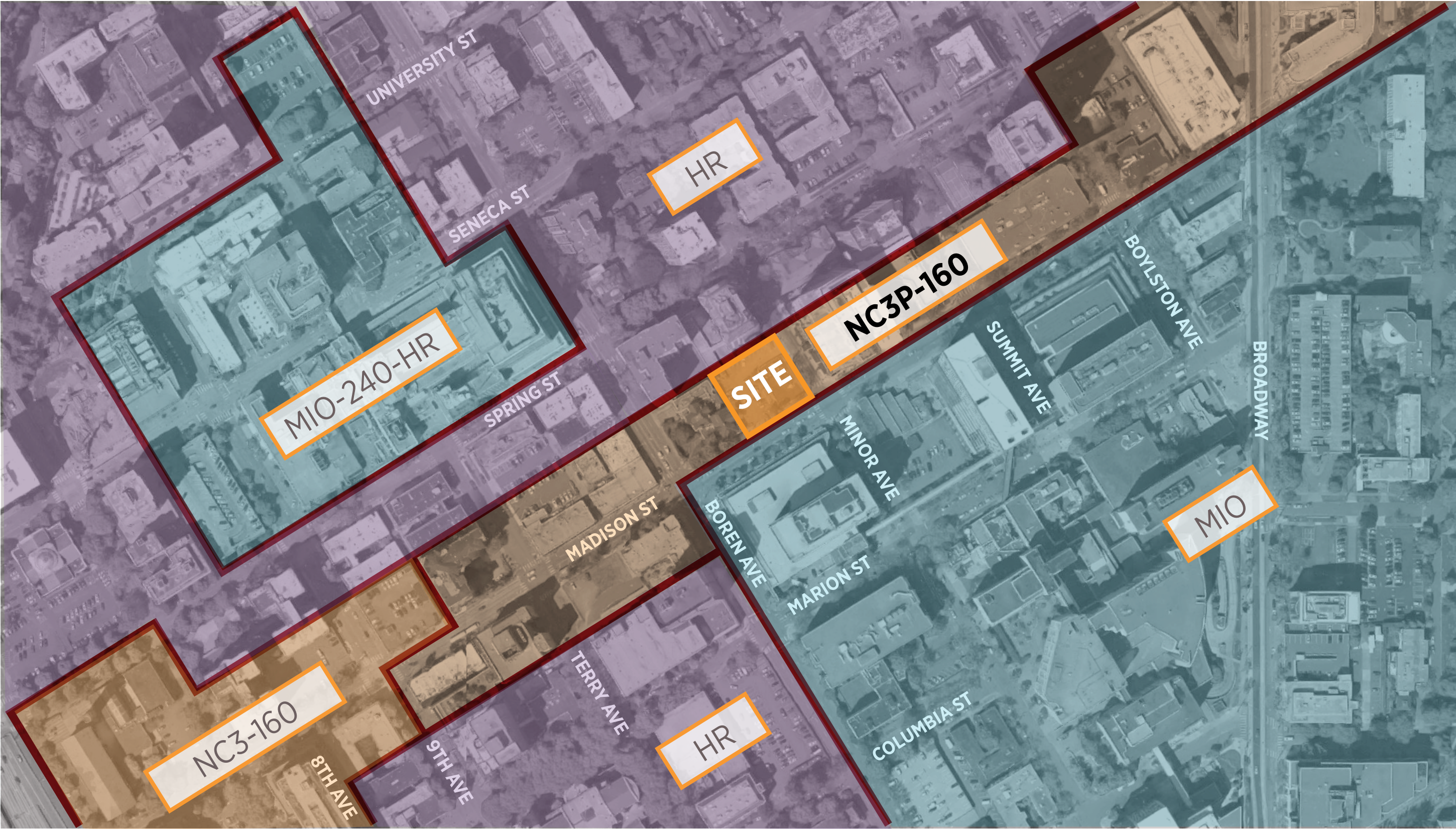
In the opinion of the survey, this property appears to meet the criteria of the National Register of Historic Places.
In the opinion of the survey, this property appears to meet the criteria of the Seattle Landmarks Preservation Ordinance.

For site to the North:

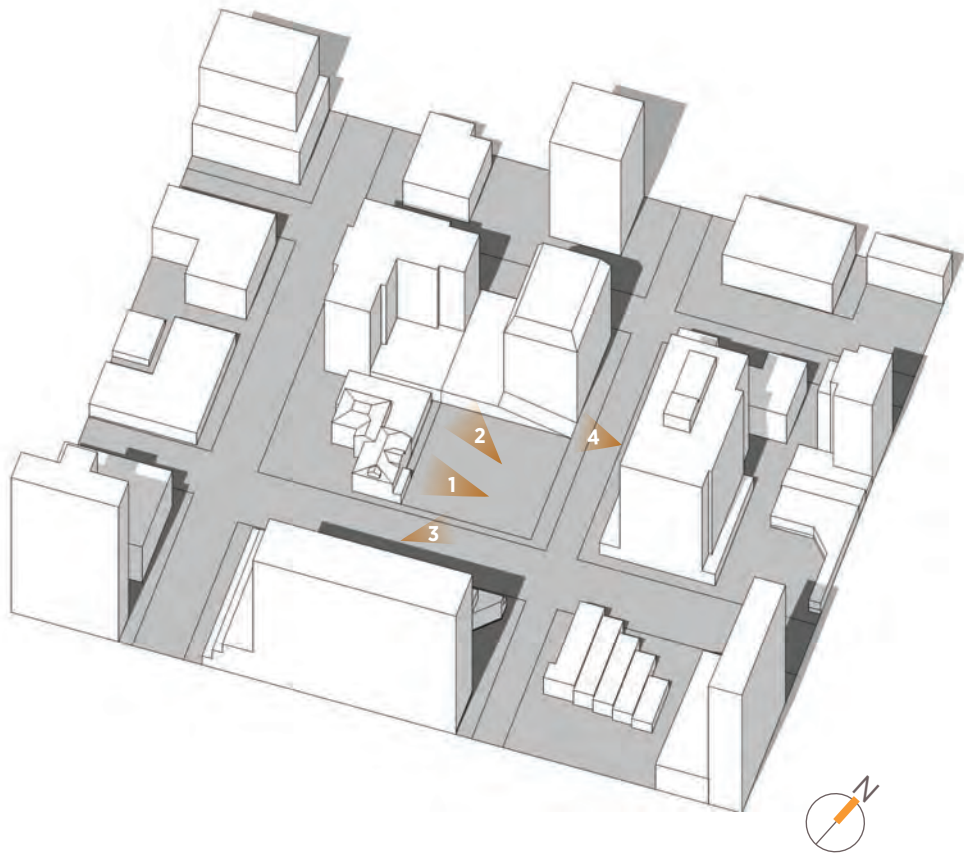
Summary for 1017 Minor Ave / Parcel ID 2680670000
Historic Name: Gainsborough
Common Name: Gainsborough
Style: French
Neighborhood: First Hill
Year Built: 1930

Significance

In the opinion of the survey, this property appears to meet the criteria of the National Register of Historic Places.
In the opinion of the survey, this property appears to meet the criteria of the Seattle Landmarks Preservation Ordinance.
In the opinion of the survey, this property is located in a potential historic districe (National and/or local).



IMMEDIATE CONTEXT



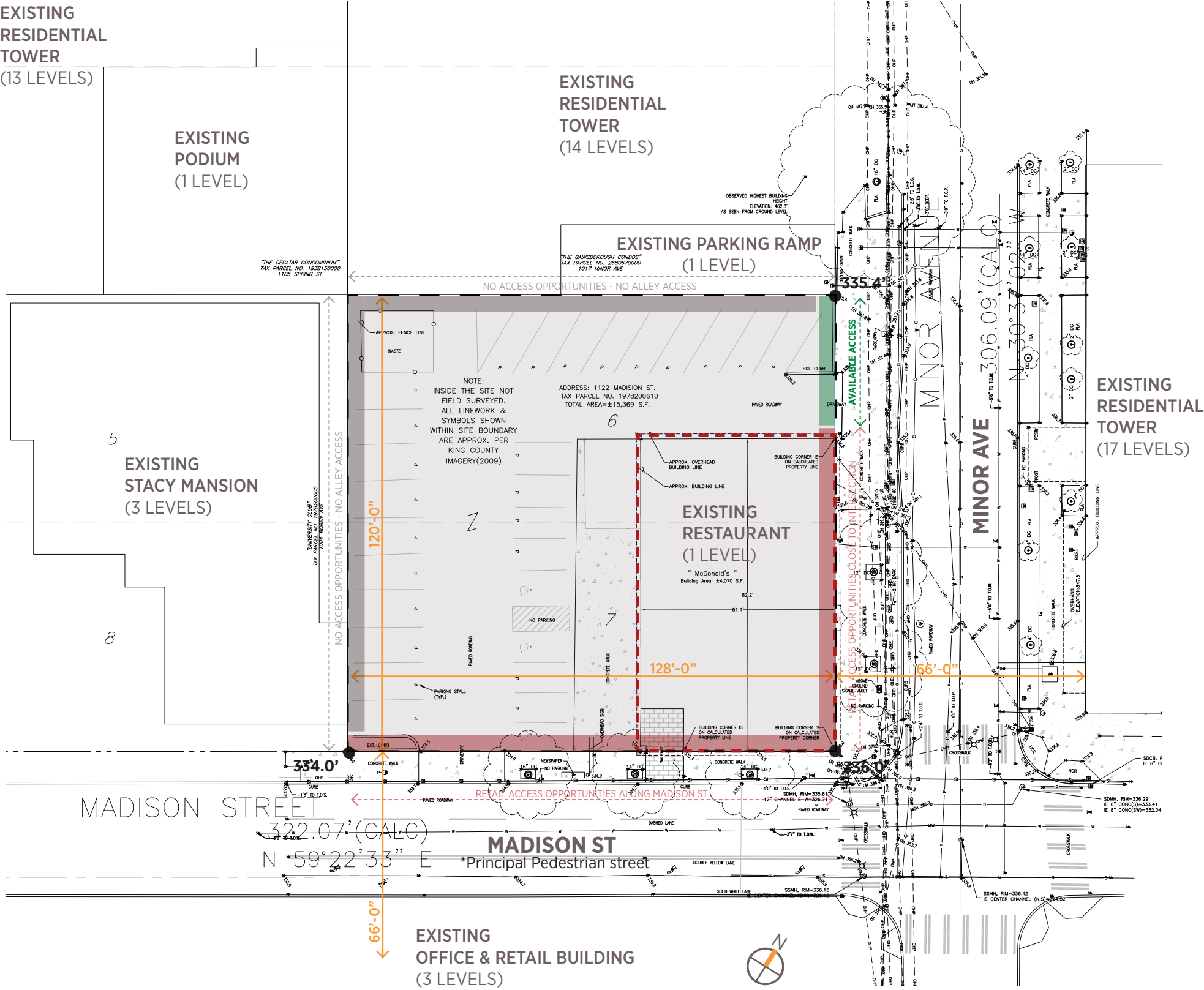


PROJECT SITE



EXISTING BUILDING
(TO BE DEMOLISHED)

- RETAIL & RESIDENTIAL ACCESS OPPORTUNITIES
- PARKING ACCESS OPPORTUNITIES
- NO ACCESS OPPORTUNITIES - NO ALLEY ACCESS





OFFICES / COMMERCIAL / HOSPITALITY

RESIDENTIAL / MIXED-USE

MEDICAL / INSTITUTIONAL / CULTURAL



- A - COPPINS WELL APARTMENTS**
- Activate the street by providing retail on Madison
 - Setback on Madison for sidewalk enhancement
 - Nice use of bay windows to break up the massing



- B - GAINSBOROUGH**
- Masonry construction and detailing creates visual vibrance and contributes to the historic character of the neighborhood
 - Landscaped, setback sidewalk area and entry



- C - DECATUR CONDOMINIUMS**
- Vertical expression of building volumes
 - Punched windows reflect residential scale



- D - STACY MANSION**
- Our new construction will set back from the west common lot line to respect the Stacy Mansion
 - One of the last remaining links to original neighborhood history



E - MARLBOROUGH APARTMENTS

- Traditional brick color and texture
- Vertical expression of building massing



F - SWEDISH MEDICAL CENTER ORTHOPEDIC CENTER

- Glazing at building corner creates pleasant arrival experience
- High quality materials and landscaping



G - CABRINI SENIOR HOUSING

- Activate the street by providing retail on Madison
- Nice use of bay windows to break up the massing



H - VIRGINIA MASON HOSPITAL

- Glazing at building corner creates pleasant arrival experience
- Good contrast of solid and glassy materials



I - SEATTLE UNIVERSITY LEMIEUX LIBRARY

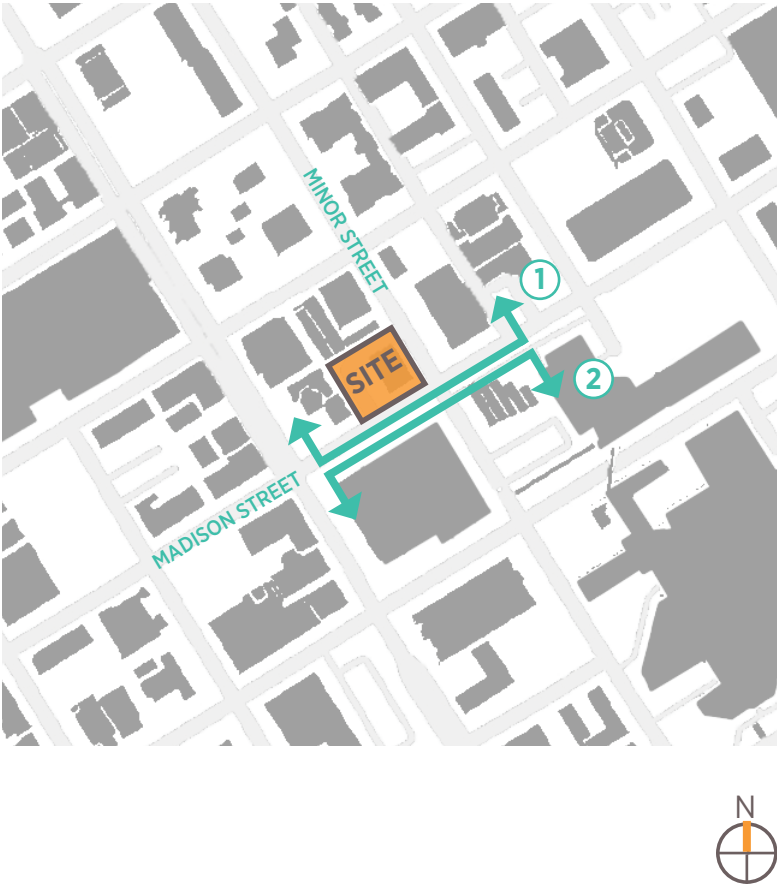
- Combination of glass and masonry, high quality materials
- Entry well-defined through massing and canopy



J - M STREET APARTMENTS

- Common decks at podium and roof levels take advantage of views
- Glazing materials at building corner responds to site characteristics
- Nice use of bay windows to break up the massing

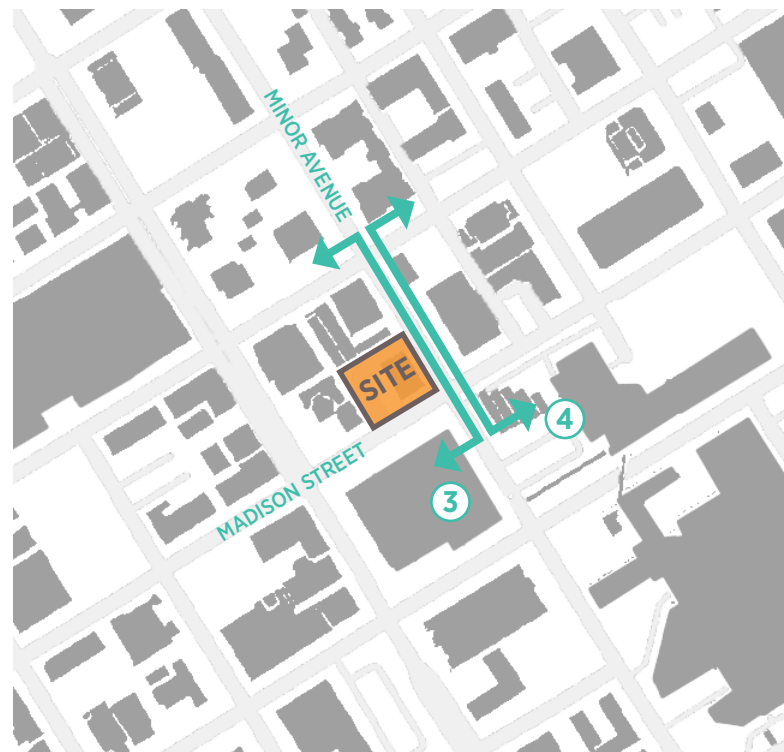
STREETSCAPE CHARACTER



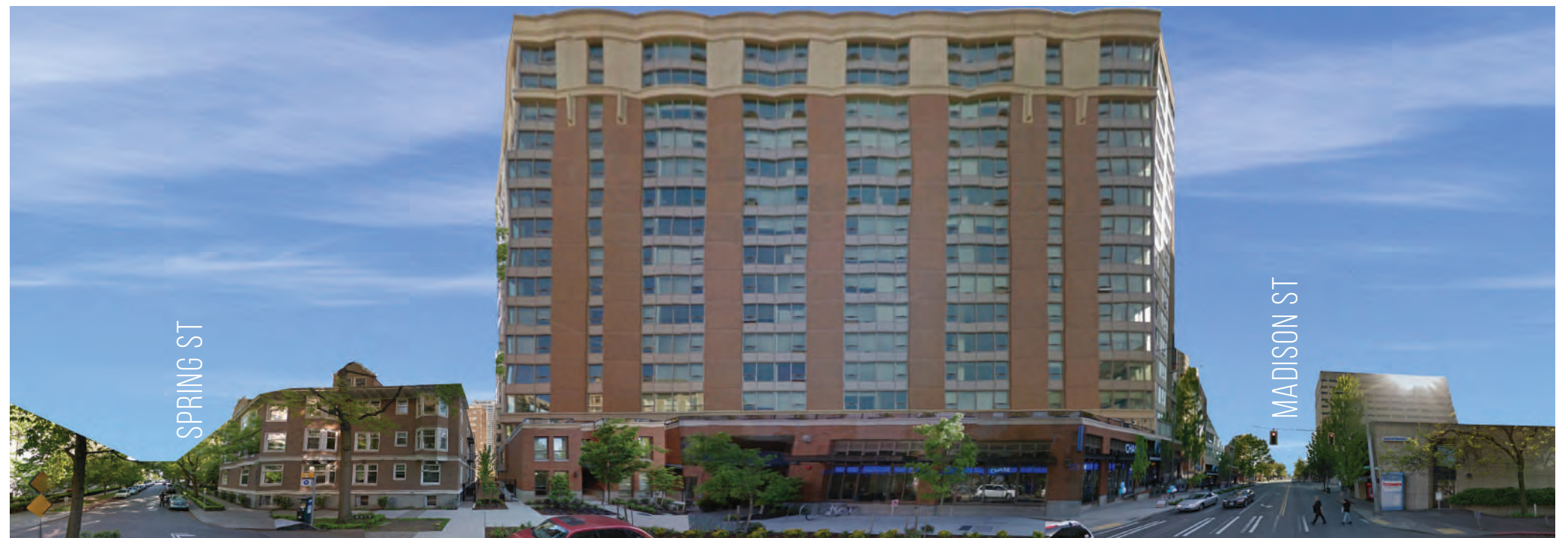
MADISON STREET FACING SITE



MADISON STREET ACROSS SITE



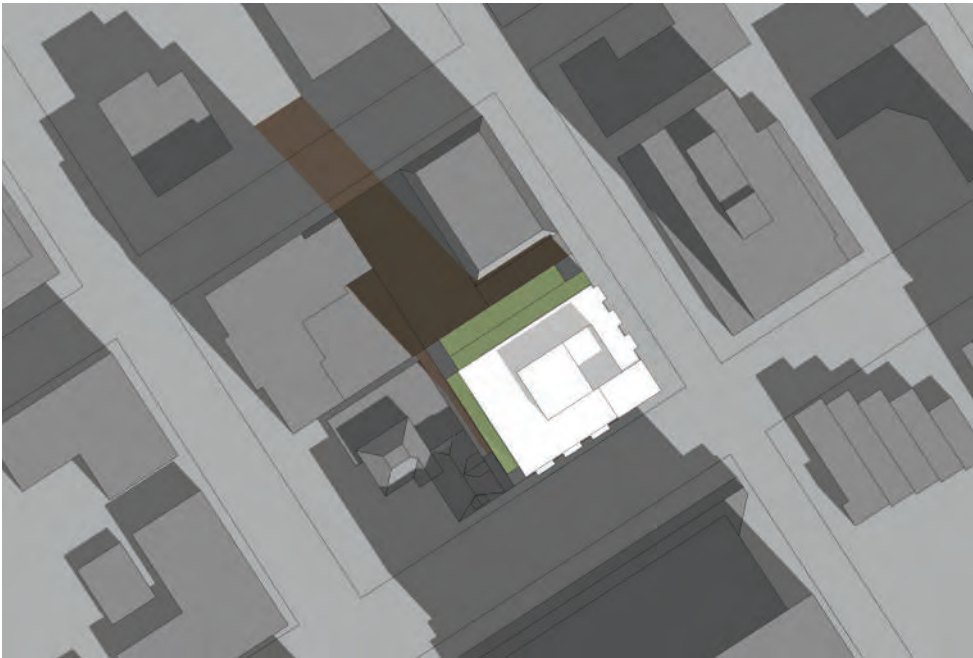
③ MINOR AVENUE FACING SITE



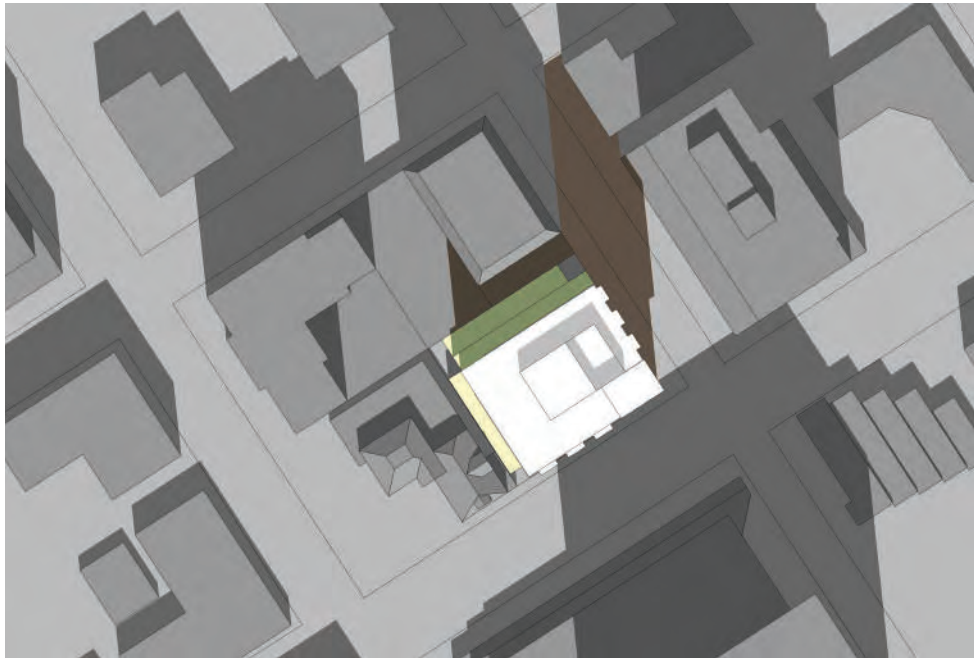
④ MINOR AVENUE ACROSS SITE

SHADOW STUDY

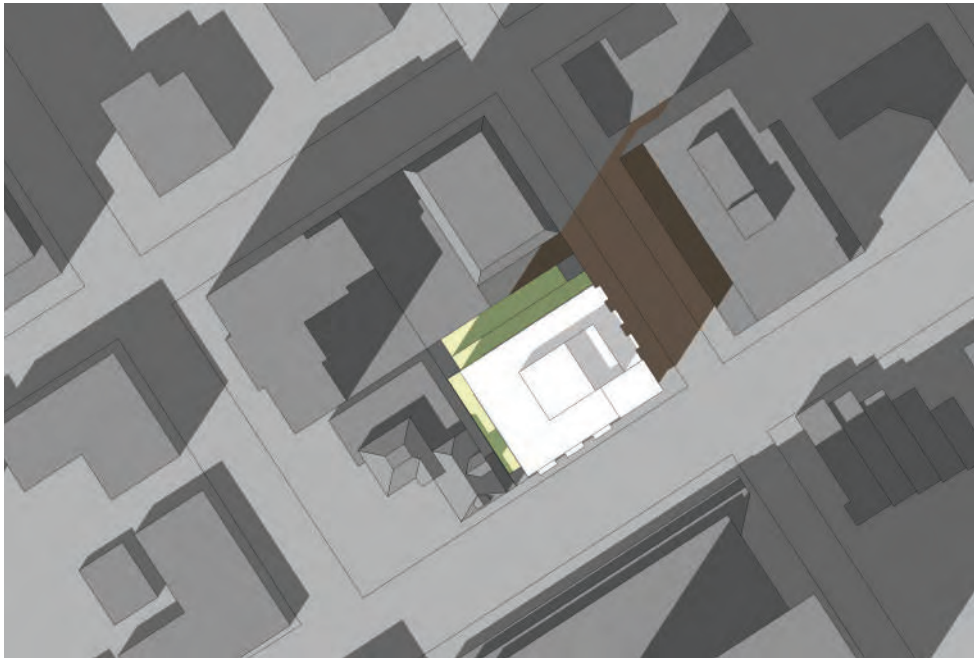
MARCH / SEPTEMBER 21 - 10:00 AM



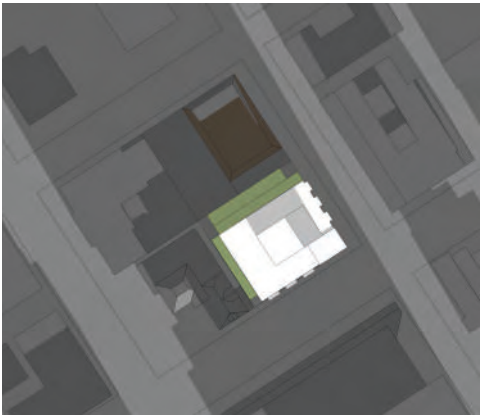
MARCH / SEPTEMBER 21 - NOON



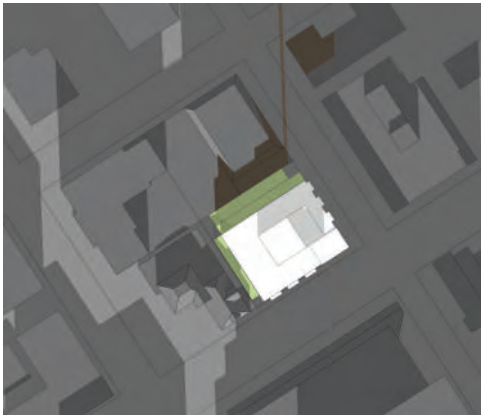
MARCH / SEPTEMBER 21 - 2:00 PM



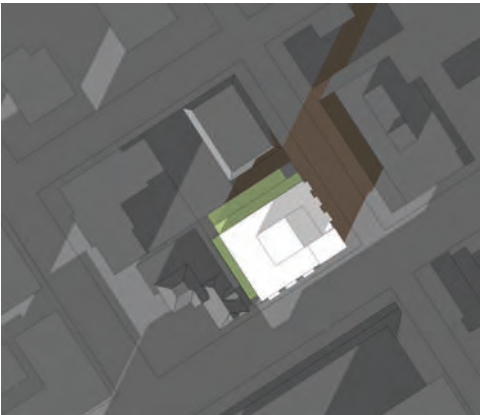
DECEMBER 21 - 10:00 AM



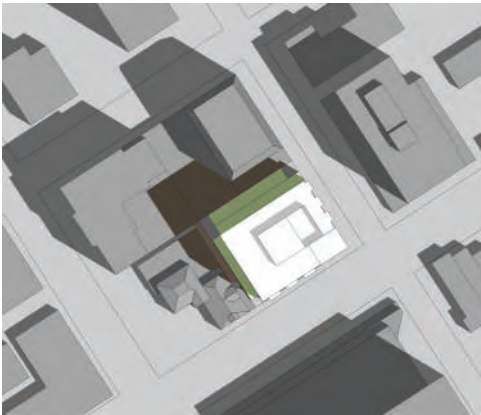
DECEMBER 21 - NOON



DECEMBER 21 - 2:00 PM



JUNE 21 - 10:00 AM



JUNE 21 - NOON



JUNE 21 - 2:00 PM



The Design Review Board provided the following siting and design guidance at EDG April 22, 2015, after visiting the site, considering the analysis of the site and context and hearing public comment.

1. HEIGHT, BULK, & SCALE

DRB RECOMMENDATION

a. Siting & Setbacks. At the time of Early Design Guidance, the Board expressed general support for Option Three, the applicant's preferred option, and stated that either Option Two or Option Three could be successfully executed. The Board supported the 10' setback at the third level along the western facade, as proposed in Option Three, because it better related to the adjacent Stacy Mansion. The Board also supported the more uniform setback along the northern facade as presented in Option Two and Three because it created a better transition to the neighboring residential use and was a better massing solution, creating a less heavy expression compared to the terraced setback presented in Option One. The setback in Option Two and Three would allow for additional sunlight at the lower levels and would avoid a canyon effect that may occur in Option One. **(CS1-B-2, CS2-D, CS3-A-1)**

b. Facade Composition & Architectural Character. The Board supported the residential character that was expressed in the vertical bays presented in the applicant preferred option, helping to distinguish the building's residential use and contrast to the institutional structures in the area. The Board also noted that the bays and corner modulation have potential to create an overly busy facade and directed the applicant to be mindful of maintaining a simplified composition when further refining the design.

The Board showed general support for the dynamic nature of the façade composition of Option Two and directed the applicant to explore how to create a more dynamic expression similar to what was shown in the precedent imagery while maintaining the residential character and not creating an overly busy façade. While there was some support for the dynamic modulation and façade composition of Option Two, the Board cautioned that Option Two had potential to read as more of an office expression if not successfully executed. **(CS3-A, DC2-A,B,&C, DC4-A)**

2. SAFETY & SECURITY

DRB RECOMMENDATION

a. Designing for Safety. The Board showed general support for the recessed ingress and egress area at ground floor adjacent to the Stacy Mansion on Madison St but directed to applicant to be mindful of safety and design this space to minimize potential for undesirable uses in this area such as transient camping. **(PL2-B, DC2-C-3, DC4-C-1)**

3. STREET LEVEL USES

DRB RECOMMENDATION

a. Minor Ave. The Board expressed concern with the frontage and location of the leasing space and residential lobby along Minor Ave, specifically because of its potential to be an inactive space, especially after typical business hours. The Board reiterated it was especially important that these street-level residential spaces be active spaces for people, especially because of their proximity to the driveways of both the proposed project and the existing driveway of the adjacent building. The Board directed the applicant to explore innovative and non-traditional layouts for the lobby and leasing area to make the space more active, especially for the spaces adjacent to the windows and street. For the Recommendation Meeting, the applicant should design and arrange the space to be more engaging and animated. This may include moving the leasing spaces away from the windows, exploring non-traditional leasing configurations such as kiosks or mobile leasing, and/or creating more permeability between the leasing and lobby space that would have potential to be more active during nonbusiness hours. For the Recommendation Meeting, the applicant should provide interior renderings of the leasing and lobby space, as well as additional detail on the layout and programming of these spaces. **(CS2-B-2, PL2-B, PL3-A,B,&C, DC1-A)**

Additionally, the applicant should provide details and analysis, including renderings and perspectives, of the driveway and service access located on Minor Ave. Renderings and analysis should take into consideration the impacts of these uses on the streetscape and should include the adjacent vehicle entry of the neighboring property to the north.

(CS2-B, DC1-B, DC1-C, CS2-C-2)

b. Madison St. The Board expressed general support for the configuration of the retail spaces in the applicant's preferred option along Madison St and recognized Madison St as a more business-oriented retail corridor. Similar to Minor Ave, the Board directed the applicant to design the retail spaces in a way that would attract more active and engaging tenants that would offer extended hours, catering more to residents and visitors as opposed to primarily nine to five office workers. Specifically, the Board supported the generous 20 foot tall retail heights and directed the applicant to design the spaces to be flexible to accommodate a variety of potential tenants.

The Board also noted that specific attention should be paid to the ground floor corner of Madison St and Minor Ave to ensure the corner is active and animated. **(CS2-B-2, PL2-B, PL3-A&C, DC1-A)**

4. AMENITY SPACES

DRB RECOMMENDATION

a. Location & Design. The Board expressed general support for the location of the amenity spaces in the applicant's preferred option. The Board directed the applicant to design the terraced outdoor amenity space on the second and fifth levels as garden-like settings with shade tolerant species and lush landscaping to ensure these spaces were viewed as greenspace, and not just hardscape, from the neighboring adjacent residential units. For the Recommendation Meeting, the applicant should provide additional details on the landscaping and layout of the amenity spaces, specifically the amenity spaces located on the second and fifth levels. **(CS2-D-5, PL3B,DC1-A, DC4-D)**

5. MATERIALS

DRB RECOMMENDATION

a. The Board expressed support for the materials concept and precedent images, including high contrasting application of brick and glass to further emphasize the massing and architectural concept. The board noted that the architectural concept and expression would be dependent on material application and directed the applicant to take cues from the dynamic and contrasting material application that was shown in the precedent images shown at EDG (page 29). The Board reiterated the importance of using strong, high quality materials and directed the applicant to ensure the materials were contextually compatible with the surrounding environment. **(DC2-B, DC4-A, DC2-C, CS3-A-2&3)**

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