

3028225

157-159 12th Ave

16 August 2018 | Central Area Design Review Board



157SEA12WA LLC

Workshop AD

Karen Kiest | Landscape Architects

design proposal

The site, zoned NC3P-65 and located within the 12th Ave Urban Center, is midblock on the west side of 12th Avenue between East Fir Street and East Spruce Street. 12th Avenue is a neighborhood arterial with frequent transit service, curb side parking, dedicated bike lanes northbound and southbound, and is a designated pedestrian zone. To the north is a 1-story commercial structure and parking lot currently in early design for development of a mixed-use building. To the south is a 6-story mixed-use building. To the east across 12th Avenue are 1 and 2-story commercial buildings also in the NC3P-65 zone with early design for development of a large scale multi-structure mixed-use project. Across the gravel alley to the west are a mix of 2-story single-family structures, 3 to 4-story walk up apartment buildings, and 3-story townhouses all zoned MR.

The proposed development is a 7-story, 78 unit mixed use building. Bicycle and vehicle parking, trash and recycling, storage, and 4 parking stalls are accessed from the alley. The residential entry lobby, general building utilities, and 1700 square feet of commercial space is planned. Outdoor amenity areas are located at the roof and court levels.

The design proposal responds to 6 primary considerations:

1.

Enhance the urban fabric and pedestrian realm through direct engagement with the sidewalk.
2.

Open the center of the project to provide daylight and ventilation.
3.

Create a vertically integrated community with open balconies and exterior stair in the court.
4.

Create diversity of compact unit size to meet the needs of a broader community.
5.

Respond to views and environmental conditions.
6.

Establish a cohesive articulation of massing, fenestration, and material on all sides of the project.

contents

section 3.0	
development objectives	3
section 4.0	
site plan	4
topographical survey	5
section 5.0	
urban design analysis	6
community nodes historic landmarks	7
housing & mixed-use developments	8-9
streetscape photos	10-11
existing site conditions	12-13
neighborhood use	14
access opportunities	15
neighborhood characteristics architectural patterns	16
section 6.0 zoning data	17
section 7.0 design guidelines	18-20
section 8.0 architectural concepts	
concept comparison	22-23
concept A // block and hole	24-31
concept B // open stack	32-39
concept B // departures	40-43
concept C // porous (preferred concept)	44-52
concept C // departures	53-55
landscape concept	56-57
material intent	58
architect developer housing projects	60-61

4.0 site plan

157-159 12TH AVE

APN 2197600620 = 3,513 sq ft
APN 2197600621 = 3,512 sq ft

Total lot area = 7,025 sqft

The south half of lot 7, block 13, eastern addition to the town of Seattle, according to the plat thereof recorded in volume 1 of plats, page 43, in King County, Washington;

Except that portion thereof condemned in King County superior court cause No. 61476 for the 12th Avenue.

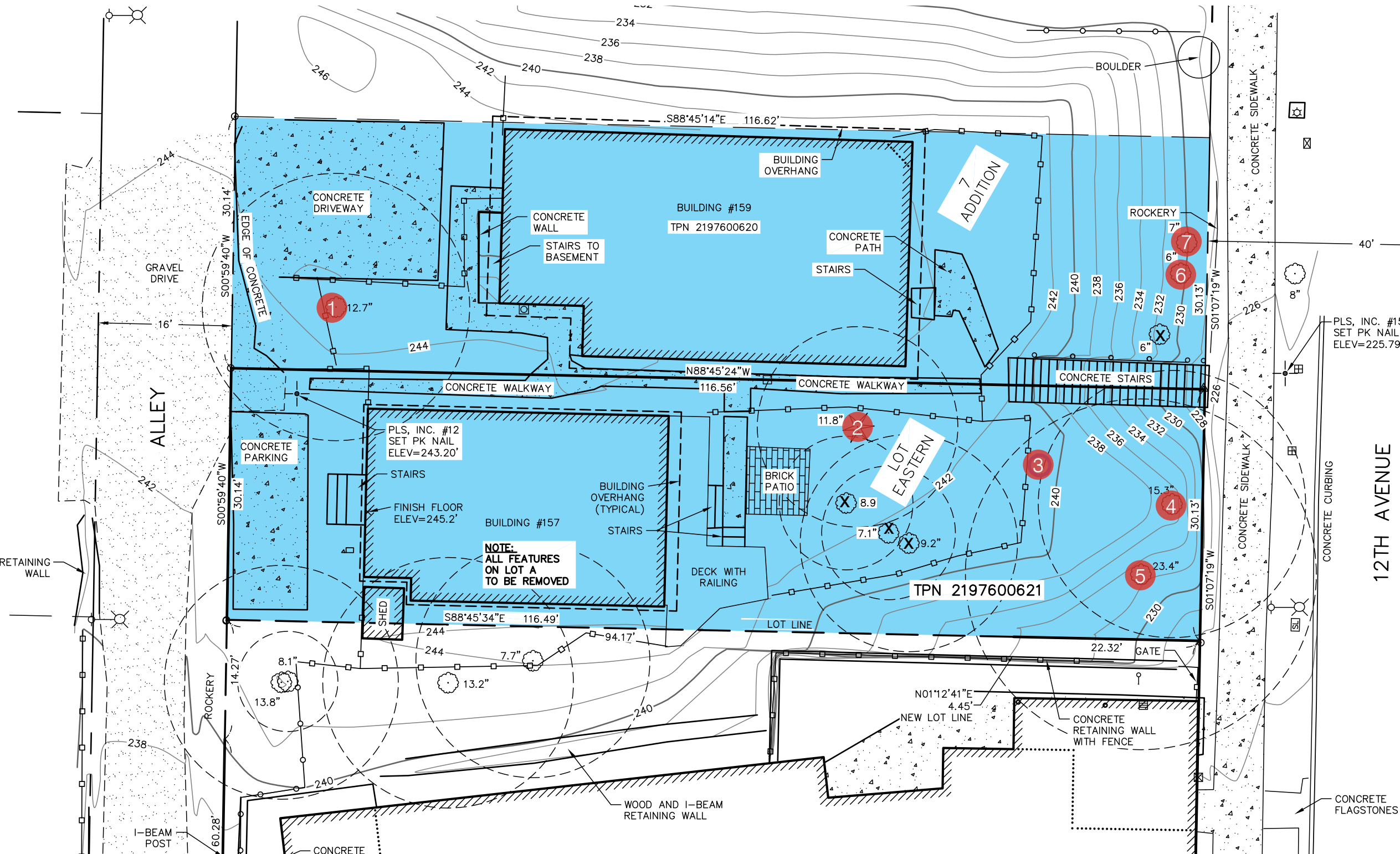
The site slopes steeply uphill from 12th Avenue with approximately 19 feet of vertical change. Near the midpoint, the site benches and flattens to join the gravel alley elevation on the west side. There are several non-exceptional trees scattered across the site. Overhead power lines are located across 12th Ave and on the west side of the alley. There are no power line impacts from the southeast corner (low) to the northwest corner (high) to the development area of the parcel.

Once above the neighboring mixed-use building to the south, the site provides excellent views to the south / southeast and Mt. Rainier beyond.

An arborist's assessment has been completed and there are no exceptional trees on site or on adjacent properties.



topographical survey



tree identification:

- Tree #1: 16.3" DBH Common Pear Tree (Pyrus Communis)
- Tree #2: 11.3" DBH White Bark Pine Tree (Pinus Albicaulis)
- Tree #3: 9.2" DBH Big Leaf Maple Tree (Acer Macrophyllum)
- Tree #4: 19.3" DBH Big Leaf Maple Tree (Acer Macrophyllum)
- Tree #5: 15.3" DBH Common Hawthorn Tree (Crataegus Laevigata)
- Tree #6: 8.9" DBH Big Leaf Maple Tree (Acer Macrophyllum)
- Tree #7: 8.1" DBH Big Leaf Maple Tree (Acer Macrophyllum)

5.0 urban design analysis

The site is located along the west side of 12th Avenue mid-block between East Spruce Street and East Fir Street. 12th Avenue is a primary pedestrian, bike, and vehicular corridor that connects Capitol Hill and Seattle University to Little Saigon and Beacon Hill.

North of the site the lively Pike/Pine urban district transitions across Madison Street to Seattle University and a mix of academic, commercial, and housing uses. Between East Cherry Street and East Yesler Way is a mix of light industrial and commercial buildings, residential uses at varying scales, and several vacant parcels. This stretch of 12th Avenue is rapidly transitioning with several mixed use projects built within the last five years and several more proposed. In addition the major redevelopment of the King County Juvenile Detention Center and Children and Family Justice Center is underway and scheduled for completion in 2019. Most recent and proposed development is market rate housing with street level commercial space. South of East Yesler Way is Bailey Gatzert Elementary School and the continuation of 12th Avenue into the vibrancy of Little Saigon.

East of 12th Avenue, the minor residential neighborhood is an eclectic mix of older single family homes. East Yesler Way is the principal connection to the downtown core. West of the the site is an MR zone with a mix of single family homes, townhouses, small and mid-scale apartment buildings, and Horiuchi Park along the east edge of Boren Avenue. Southwest of the site is Yesler Terrace; currently undergoing a rapid transformation with increased housing density, linked public landscaped spaces, and an integrated transportation network.

Boren Avenue severs the urban grid as a vehicular arterial marking an obstacle in east-west pedestrian movement through the neighborhood. Boren is a major aerial that connects South Lake Union to First Hill, then Rainier Avenue South and South Seattle.

Washington Hall is an important cultural landmark supporting the neighborhoods extended history of influential music, arts, and cultural activism.

E Yesler way and Boren Ave primary connections to downtown



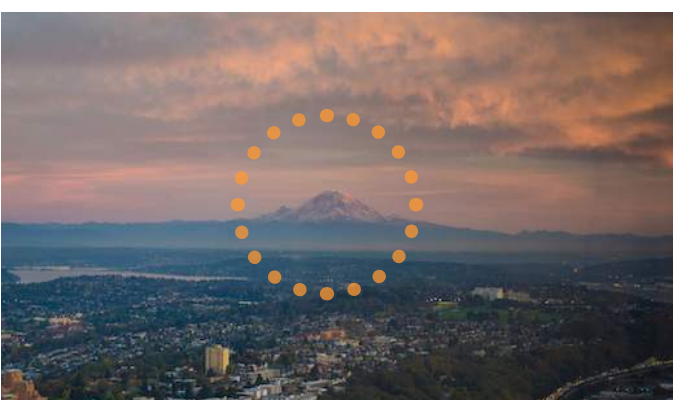
redevelopment of Yesler Terrace



Little Saigon and the International District to the south



south and east views down the Rainier Valley to Mt. Rainier



community nodes | historic landmarks



Seattle University



KC Juvenile Detention Center

Children & Family Justice Center



Washington Hall



Bailey Gatzert Elementary School

housing & mixed-use developments



1 Proposed Mixed Use - Yesler Terrace Block 3



2 Proposed Mixed Use - Yesler Terrace Block 5



3 Horiuchi Park



4 Kebero Court



5 Star Apartments



6 Clearwater Apartments



7 Abottsford Apartments



8 Anthem on 12th Mixed-Use



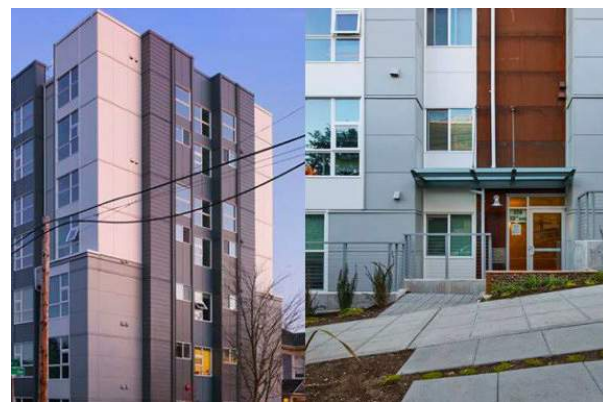
9 104 12th Ave Proposed Mixed use
315,000 sf / 298 units / 230 parking stalls



10 Firenze Apodments



11 Proposed Mixed Use - 1203 Spruce Street
340,000 sf / 369 units / 285 parking stalls



12 Alder Flats Apartments



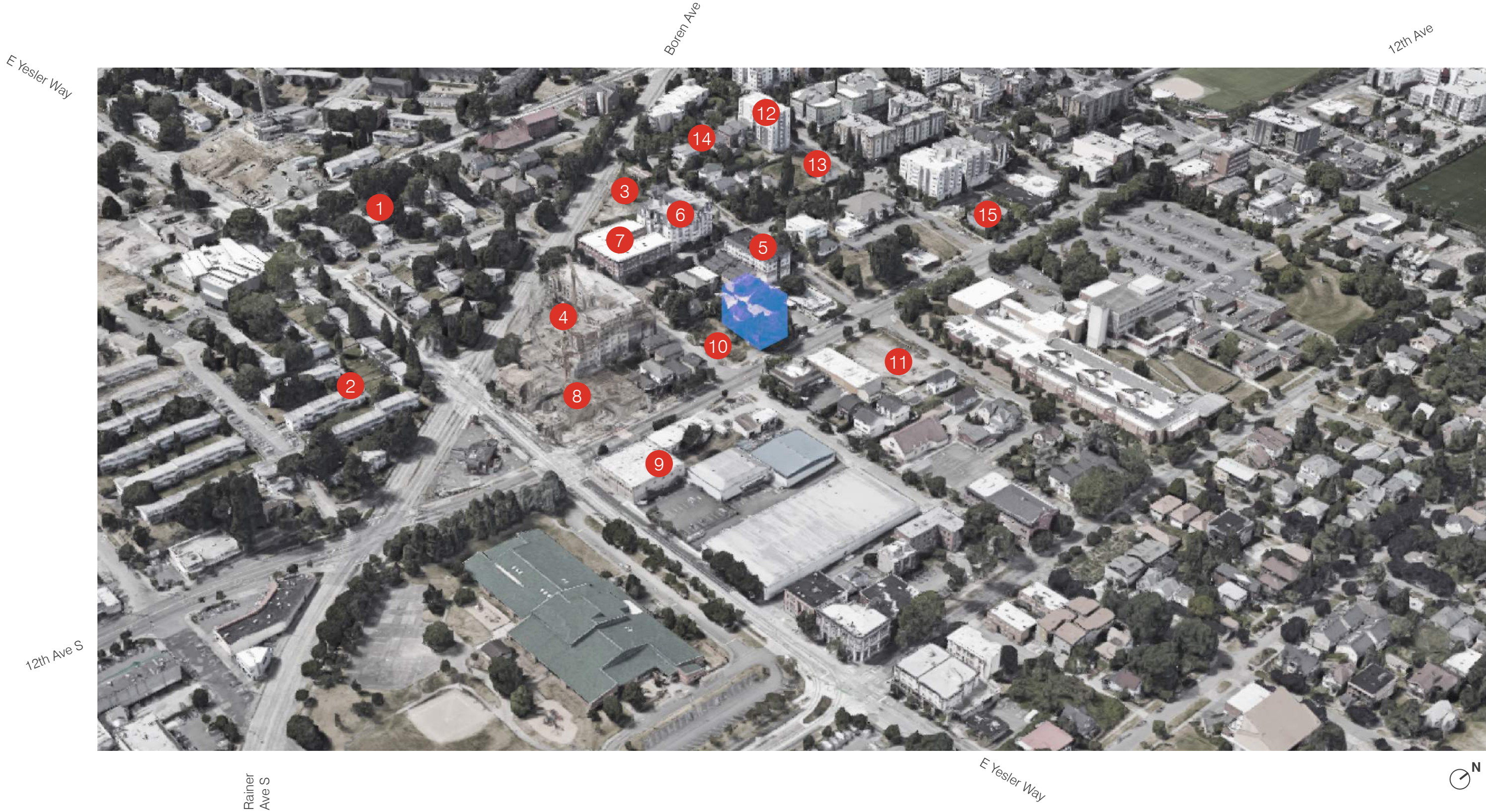
13 Reverb Apartments



14 10th Ave Flats
57,880 sf / 111 units / no parking stalls



15 Decibel Mixed-Use (built 2016)



streetscape photos



12th Ave



E Spruce St



King County Family & Juvenile Center

proposed mixed-use development



E Yesler Way

E Fir St

Site

E Spruce St

Anthem on 12th mixed-use

sfr

sfr

sfr

sfr

Firenze Apartments

St. Francis House Charity

vacant block



Site



Across From Site



Across From Site

E Fir St

E Yesler Way

C.H. Holderby Co.
industrial sewing machines

Universal autobody & services

Than Son Tofu
vietnamese restaurant

Saba
ethiopian cuisine

Seattle
Curtain



E Alder St

E Terrace St

E Jefferson St

Decibel mixed-use

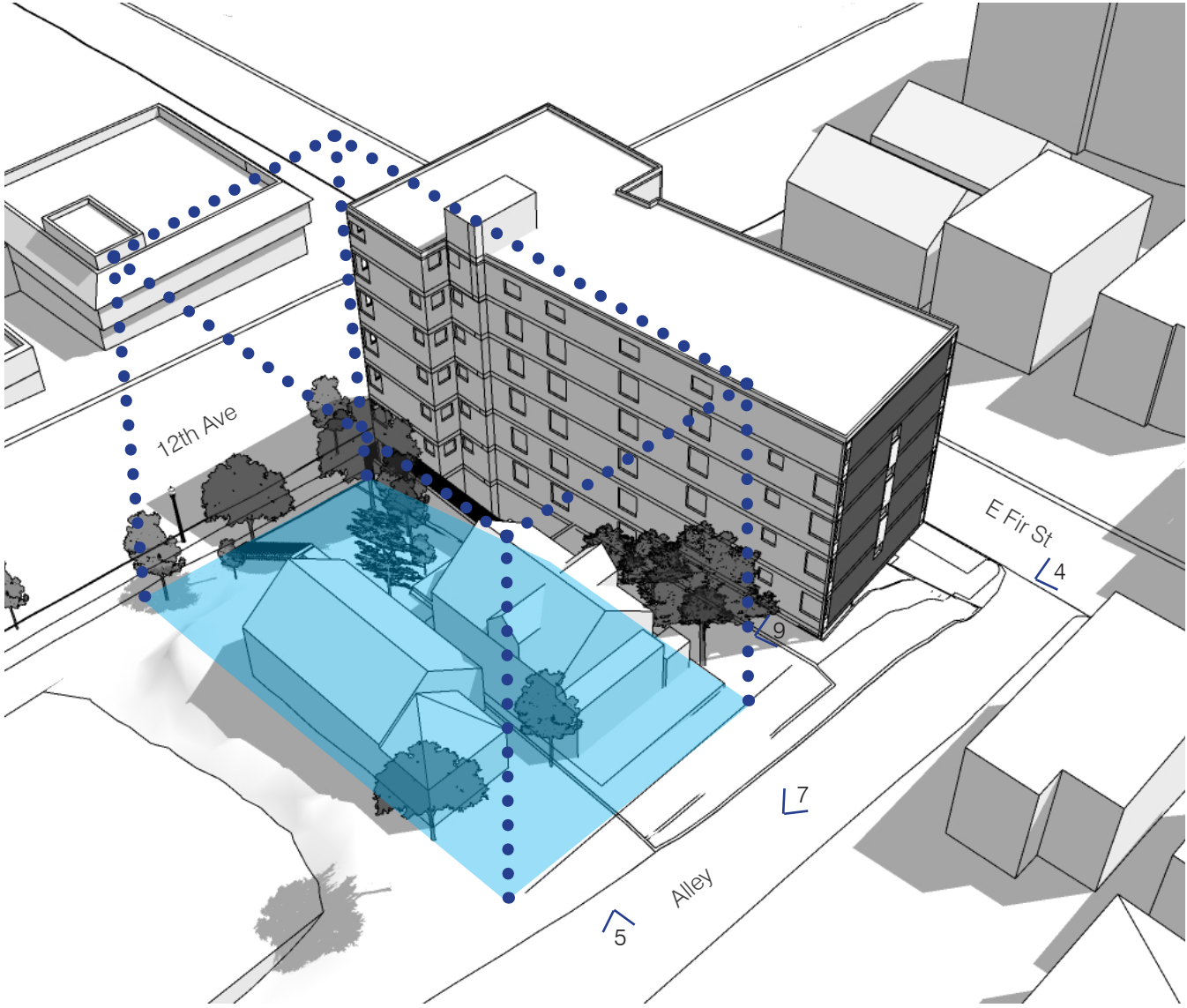
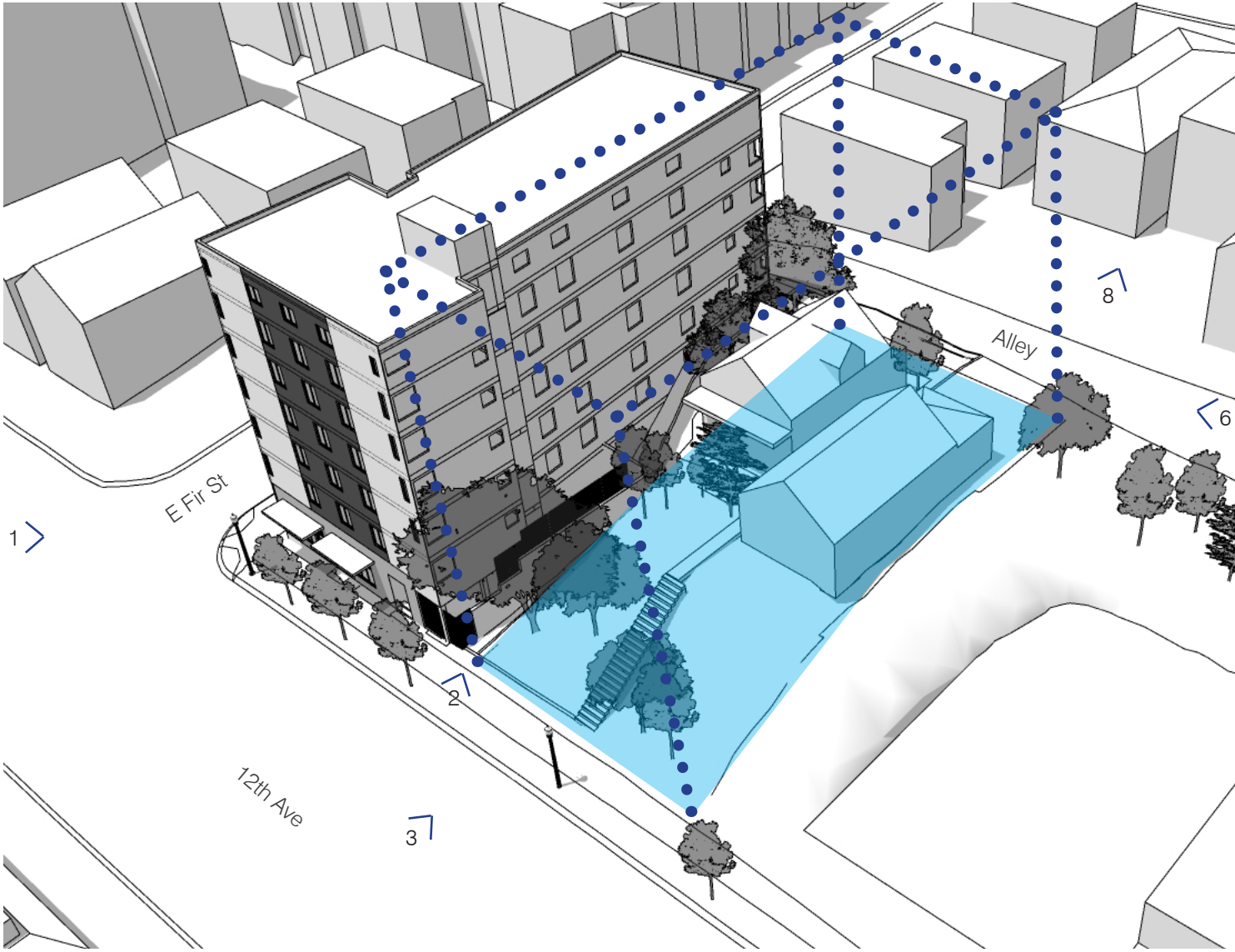
H & I automotive

Center for Multicultural Health

Chevron

Seattle University >

existing site conditions



1. southeast corner of apodment



2. sidewalk at southeast property corner



3. 12th Ave - east edge



4. southwest corner of apodment



5. alley - west edge



6. alley - south view



7. alley - north view



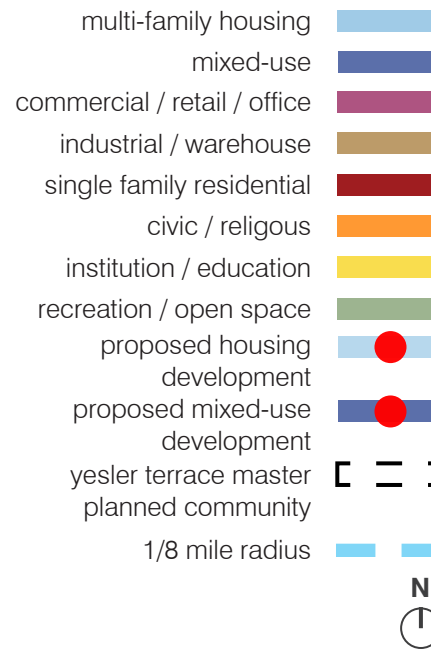
8. alley - opposite of property



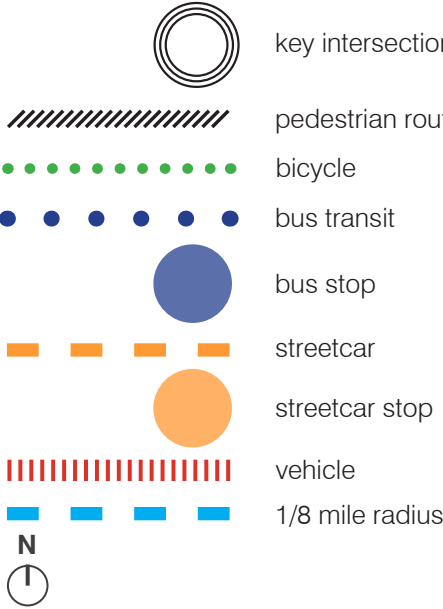
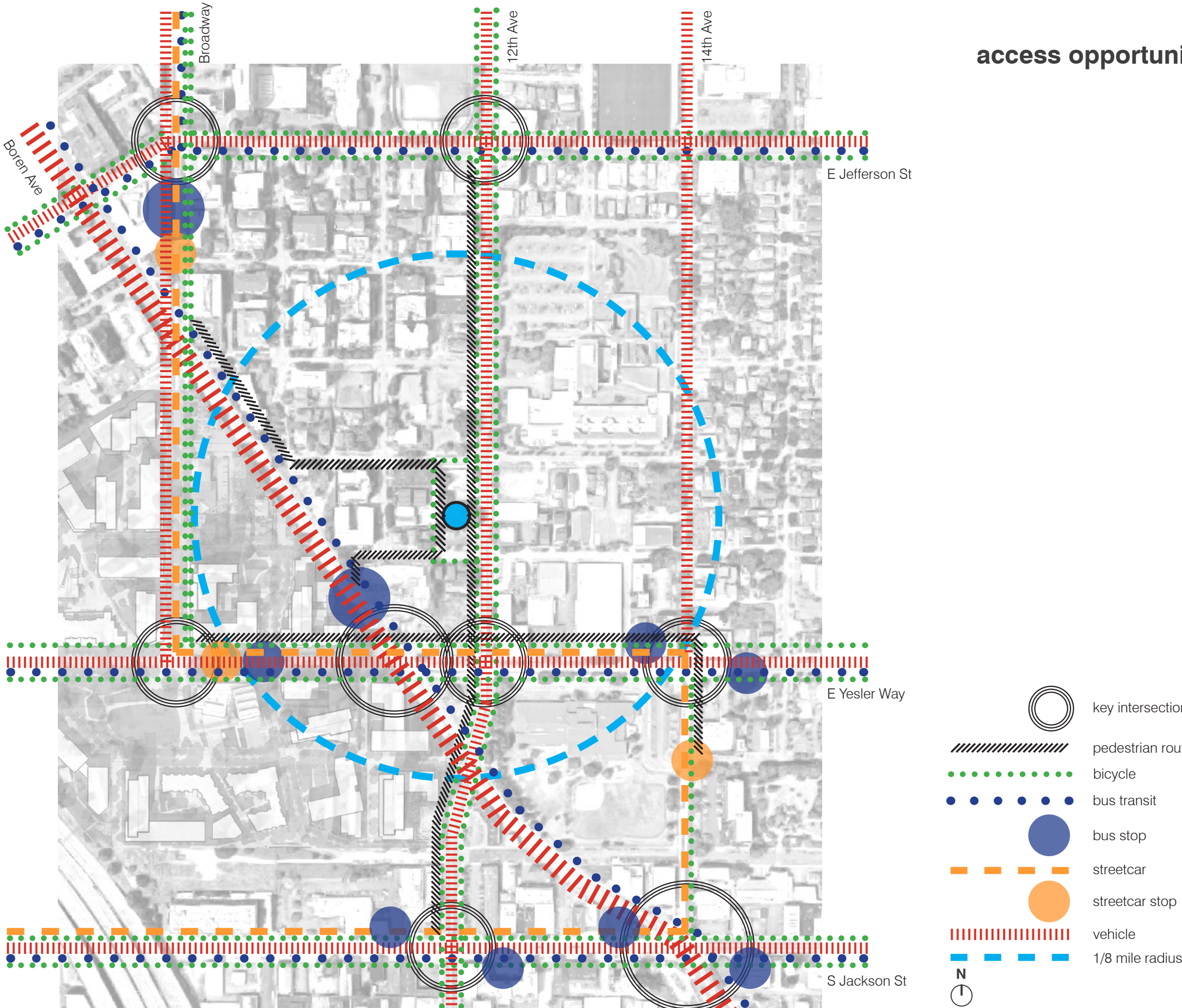
9. south property edge

neighborhood use

Current programmatic uses within a couple blocks of the site are a mix of multi-family housing including townhouses and apartment / condo buildings, commercial office and retail, light industrial, mixed-use, and some single family residences. The institutional use of the King County Juvenile Detention Center holds a prominent position in the neighborhood along with Bailey Gazert Elementary School at the southeast corner of the 12th and Yesler intersection. There are scattered civic and religious buildings throughout the neighborhood including Child Haven, St Francis House, Pioneer Transitional Housing, Pioneer Fellowship, the Yesler Community Center, and the historic Washington Hall. Their rapid transformation of the 12th Avenue corridor and Yesler Terrace future developments will primarily be mixed-use housing developments with street front commercial spaces.



access opportunities



neighborhood characteristics | architectural patterns

Four to seven story apartment buildings are common in the neighborhood. Two recently built projects closely relate to the scale, materiality, and contemporary character of the proposed development and have established a clear architectural pattern along 12th Ave that will inform future development.

Anthem and Decibel both deliver a design language of a transparent base with street facing entries at sidewalk level and generous pedestrian coverage achieved through facade recess and projecting canopies. The upper dwelling unit levels utilize large windows, cleanly detailed panel siding, and strategically placed accent colors. Decibel is particularly successful at creating an articulated facade with subtle shifting and alignments of panel joints with defined horizontal floor banding. Accent color at Decibel is more deliberate corresponding to the projecting window frames. Accent color at Anthem is more arbitrary highlighting the edge of projecting bay windows along with random facade portions of the facade at varying levels. Both projects have blank facades at their respective back side property line walls. A consistent siding system is employed around all four sides of the projects.

The design team does not consider the adjacent Apodment project to the south to be a successful contributor to the neighborhood characteristics or architectural patterns of the 12th Ave corridor.



recessed entry
pedestrian coverage
glazed storefront
landscaped edges



panel siding joint patterning
systemic variation
accent color



simple terminus

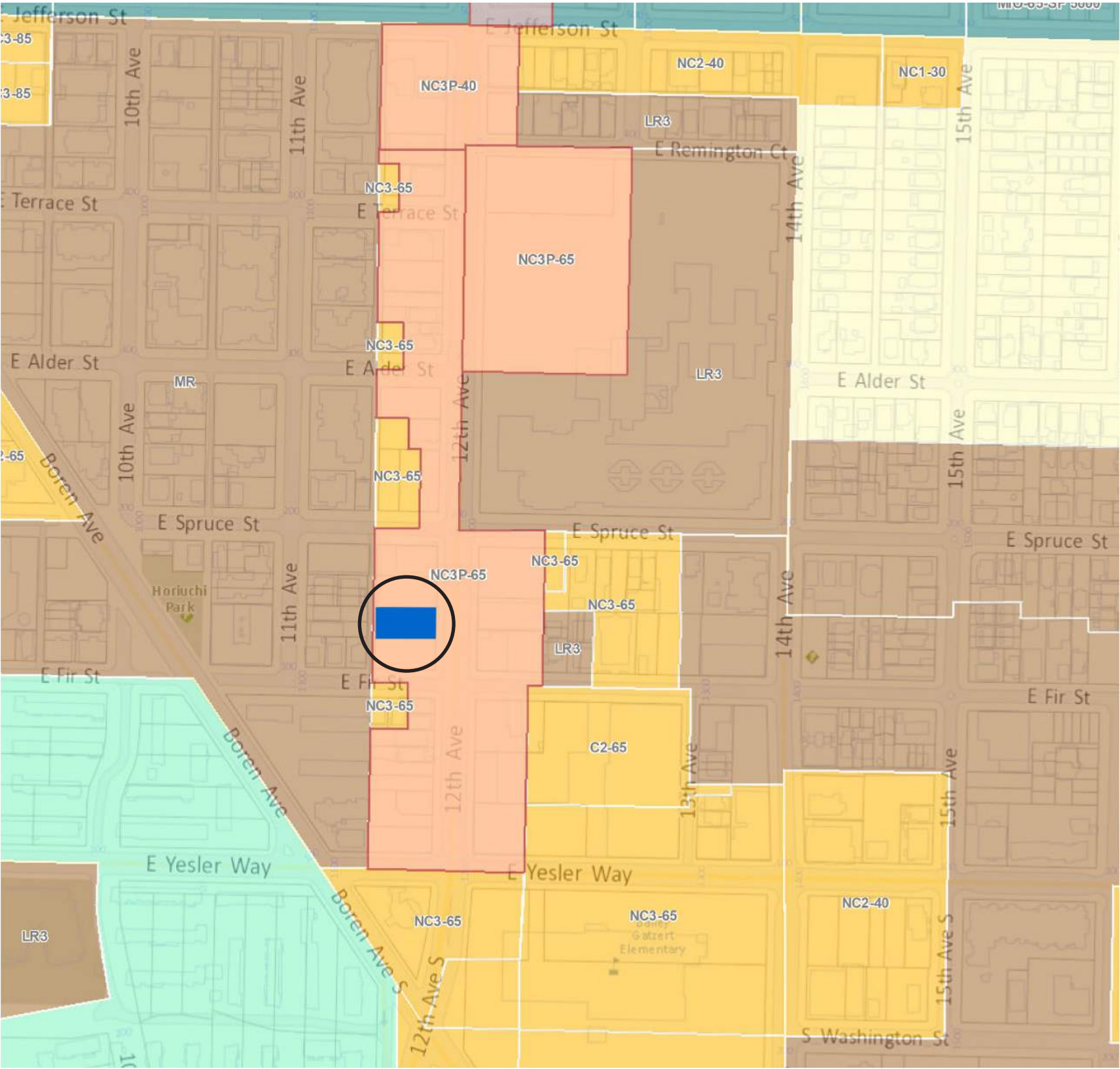
neutral panel
accent color
pattern variation

transparent
storefront base

landscaped
edge



6.0 zoning data



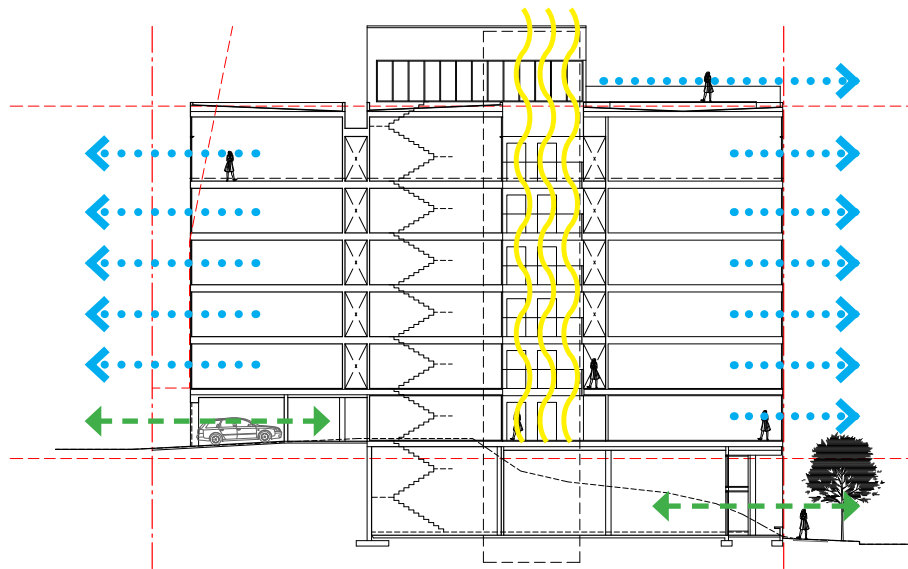
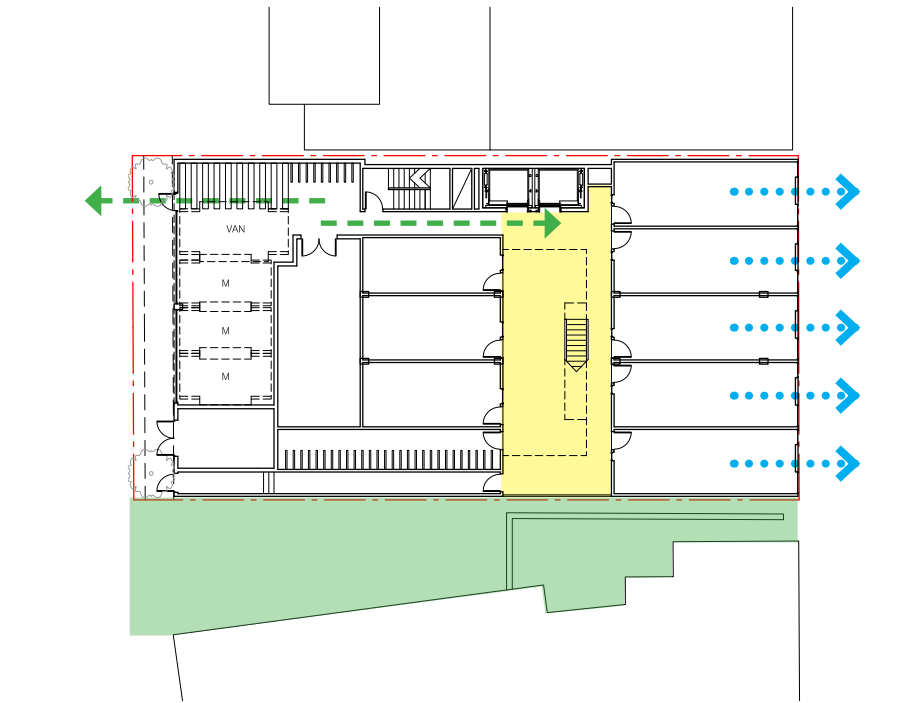
Zoning	NC3P-65 (borders MR to the west)
Overlays	12th Ave Urban Center Village Pedestrian Area
Lot Size	7,025 sqft
FAR	4.25 (single use in a mixed-use structure) GFA = 29,856 sqft 4.75 (total permitted for all uses) GFA = 33,369 sqft
Base Height Limit	65 feet roof top features: + 4 feet for parapets, guards, roof decks + 15 feet for stair and elevator penthouses
Upper Level Setback	15 feet from centerline of alley (MR to west)
Amenity Area	1,493 sqft (5% of residential use)
Parking	None required 4 stalls provided (UCV overlay + frequent transit)
Solid Waste Storage	528 sqft required and provided
Bicycle Parking	78 long term 16 short term required & provided

Pedestrian "P" Zones
Pedestrian Areas

- Zoning**
- Major Institutions
 - Master Planned Community
 - Multi-Family
 - Neighborhood/Commercial
 - Single Family



7.0 design guidelines



applicant-selected seattle design guidelines

CS1 Natural Systems and Site Features

City Wide CS1-B Sunlight and Natural Ventilation: Daylight and Shading
City Wide CS1-C Topography: Elevation Changes
Central Area CS1-2 Connection to Nature

Applicant Response:
The project maximizes unit frontage along the street and alley. A south facing central court is proposed to optimize light and ventilation to interior units. This court corresponds to open space along the south edge.

The project proposes two primary points of entry. The residential lobby and commercial space are accessed from the 12th Avenue frontage. The court space is at the higher, alley level elevation, with direct pedestrian access to the alley.

Vegetated spaces are incorporated at multiple levels throughout the project including the sidewalk / street edge with lush planter strip, alley edge, court space, and roof top amenity area with opportunity for urban farming.

CS2 Urban Pattern and Form

City Wide CS2-A Location in the City and Neighborhood: Sense of Place | Architectural Presence
City Wide CS2-B Adjacent Sites, Street, and Open Spaces: Site Characteristics | Connection to the Street
City Wide CS2-C Relationship to the Block: Mid-Block Sites
City Wide CS2-D Height, Bulk, and Scale: Existing Development and Zoning | Respect to Adjacent Sites

Applicant Response:
The proposed central court and open circulation balconies encourages vertical integration between levels and defines the heart of the project. The central court and circulation balconies are aligned with a notch in the adjacent building to the south for expanded openness between structures. The rooftop amenity area is pulled back from the south edge to mitigate privacy concerns to the residential units in the adjacent building to the south.

The future development pattern of the block will likely include larger predominately half block structures, similar in scale to recent development. With just 60 feet of parcel street frontage, the proposed structure is narrow. Proportionally, it will be vertically oriented. The slot between the proposed structure and the neighboring building to the south further reinforces this verticality.

The street level includes expanded covered pedestrian space, street level transparency, a strong structure base, and integrated landscaping and lighting, all within the sixty foot wide frontage.

CS3 Architectural Context and Character

City Wide CS3-A Emphasizing Positive Neighborhood Attributes: Evolving Neighborhoods
Central Area CS3-1 Neighborhood Context

Applicant Response:
The proposed project seeks to establish a positive street frontage and impact on the public realm. Recent projects incorporate generous street level transparency to engage the pedestrian nature of the street with lively dynamic facades. The proposed project continues this neighborhood character development with high ceilings at the commercial space and residential lobby entry.

The project develops a secondary pedestrian environment at the alley with landscape, secondary building entry with functional services access, and convenient bicycle storage.



applicant-selected seattle design guidelines

PL1 Connectivity

City Wide PL1-B Walkways and Connections: Pedestrian Infrastructure | Pedestrian Amenities
City Wide PL1-C Outdoor Uses and Activities: Selecting Activity Areas
Central Area PL1-2 Connection Back to the Community

Applicant Response:
The project proposes accessible pedestrian oriented space along the sidewalk edge with building coverage transitioning to residential entry lobby and commercial space. The pedestrian environment at the alley incorporates landscaping, secondary building entry, and convenient bicycle storage.

The south facing hardscaped activity court directly connects to the alley and the broader neighborhood movement network. The rooftop amenity space, with opportunities for urban agriculture, will provide views over south Seattle to Mt. Rainier beyond.

PL2 Walkability

City Wide PL2-B Safety and Security: Street Level Transparency
City Wide PL2-C Weather Protection: Locations and Coverage

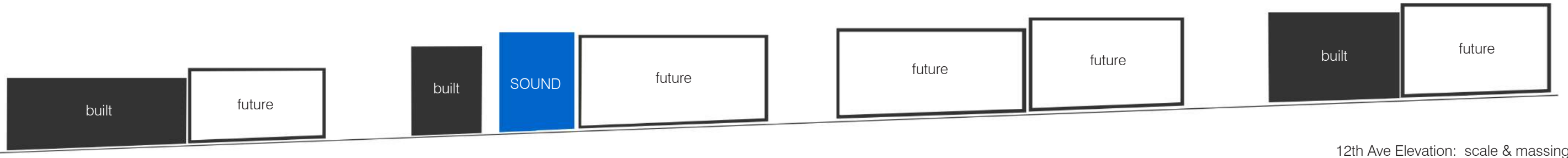
Applicant Response:
A transparent residential lobby entry is proposed to be setback from the east property edge. Careful attention to the depth of the setback and vertical scale combined with adequate lighting will avoid a deep dark recess. Full width building coverage is proposed, resulting in a six to ten foot deep protected extension of the sidewalk.

PL3 Street Level Interaction

City Wide PL3-A Entries: Common entries to multi-story residential buildings
City Wide PL3-B Residential Edges: Interaction
City Wide PL3-C Retail Edges: Visibility | Ancillary Activities
Central Area PL3-2 Streetscape Treatment

Applicant Response:
An enhanced pedestrian realm is a core principle for the project. The proposed expansion of the sidewalk as pedestrian dedicated space along the street frontage creates a well scaled transition into the residential lobby and commercial space. The storefront recess allows space for terrace seating along the sidewalk edge supporting a variety of potential commercial uses. Generous floor to ceiling storefront glazing across the commercial frontage maximizes visibility into the building interior. The right-of-way plantings, landscaped planters, overhead coverage, and entries are carefully designed to create an inviting and safe transition for residents and visitors. From the alley, the secondary entry is marked with a steel mesh gate within the coiling metal roll down doors at the parking stalls.

The upper level open walkways, which promote interaction among residents, are accentuated with narrow slots between the circulation cores and edge units to create porosity and moments of connection to the south and north.



12th Ave Elevation: scale & massing

applicant-selected seattle design guidelines



DC2 Architectural Concept

City Wide **DC2-A Massing:** Site Characteristics and Uses
City Wide **DC2-B Architectural Facade Composition:** Facade Composition

Applicant Response:
The site presents an opportunity for the central court to open the interior of the project to the south. Vertical integration of the project around the court accentuates the slenderness of the project.

The project is conceived as more than just street and alley facing facades. Using a color gradient between levels the open air circulation environment creates a layered identity for the project and an immersive interconnected experience. The rhythm of wall and window is a system applied to the facades in the project creating a dynamic pattern of shifting large openings and smooth wall planes. The facade composition is consistent throughout all surfaces of the project.

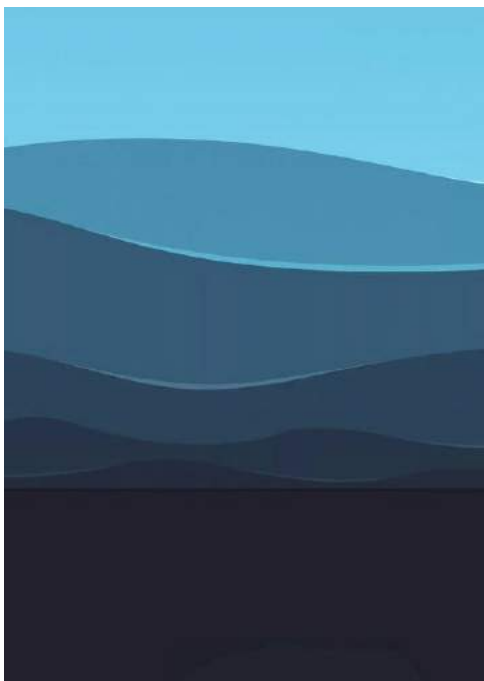
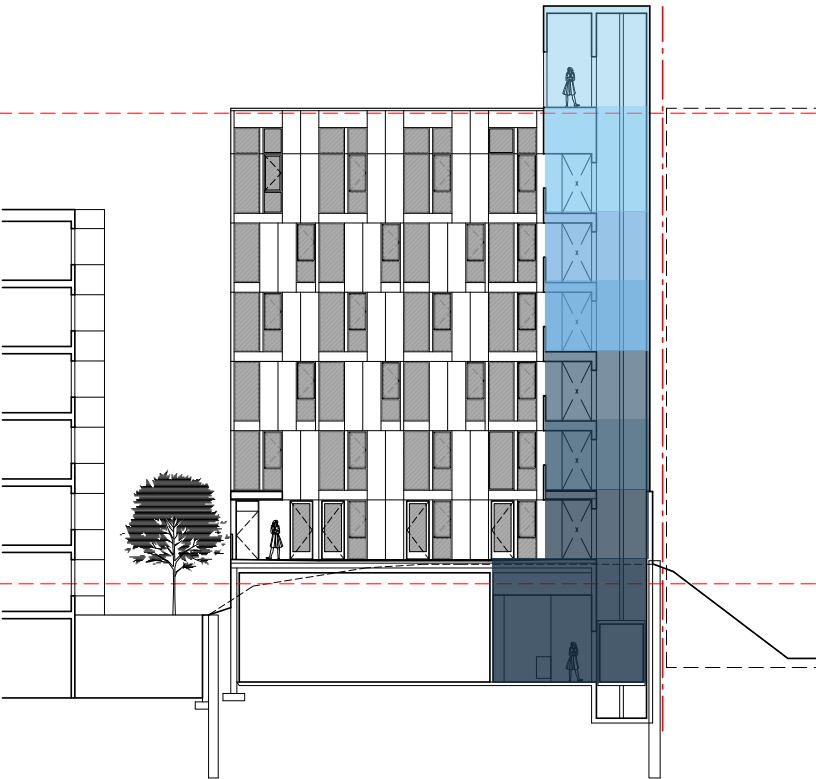
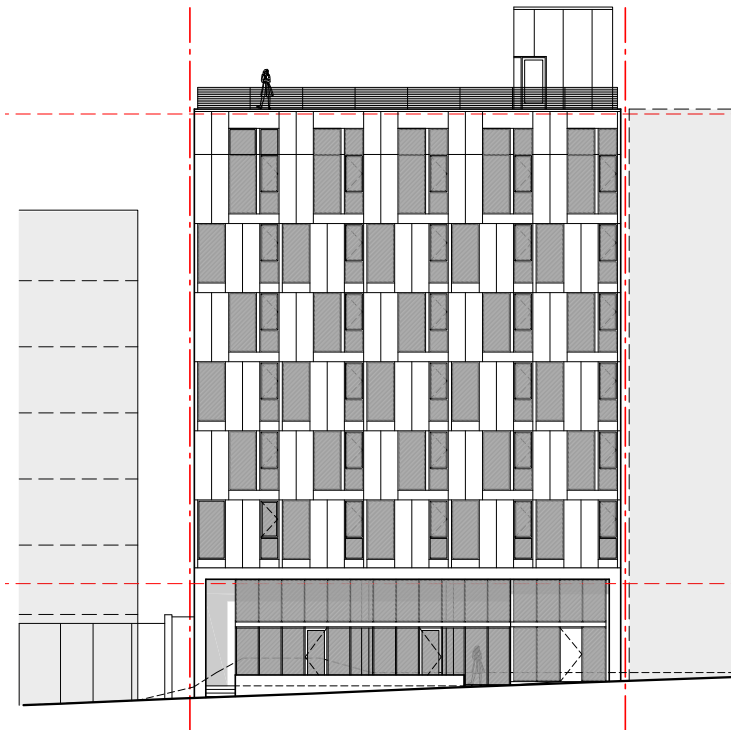
DC4 Exterior Elements and Finishes

City Wide **DC4-B Signage:** Scale and Character | Coordination with Project Design
City Wide **DC4-D Trees, Landscape, and Hardscape Materials:** Choice of Plant Materials | Hardscape Materials
Central Area **DC4-3 Building Details and Elements**

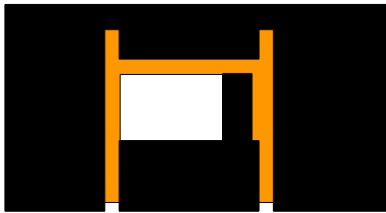
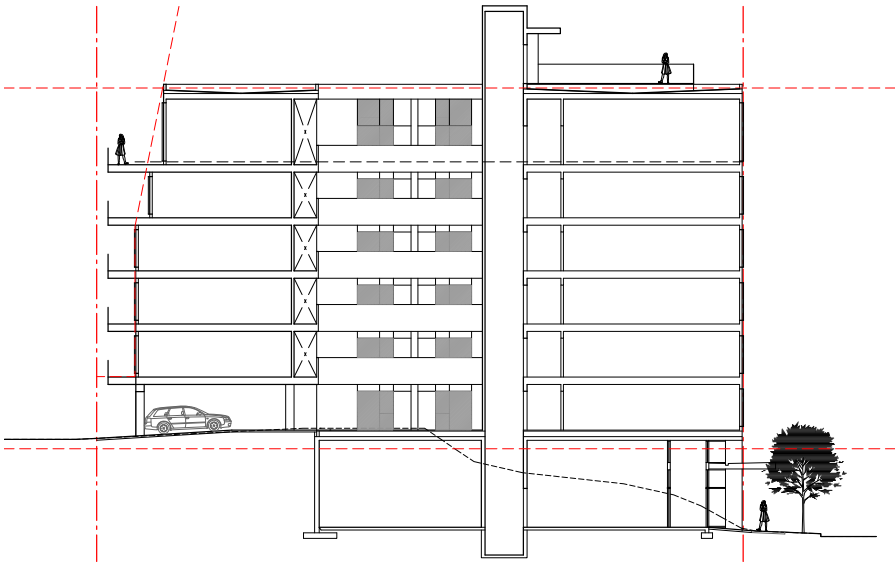
Applicant Response:
The site design uses landscaping, street trees, variations in paving and walking surface, seating, and open areas to create a welcoming and sheltered area for arrival, interaction, and activity at multiple levels of the project. The facades exhibit a rhythm of fenestration and transparency of the programmatic elements with all dwelling units incorporating operable windows. The individual unit is legible within the patterning that seeks to be primarily collective and interactive.



intentionally blank



8.0 architectural concepts



concept A

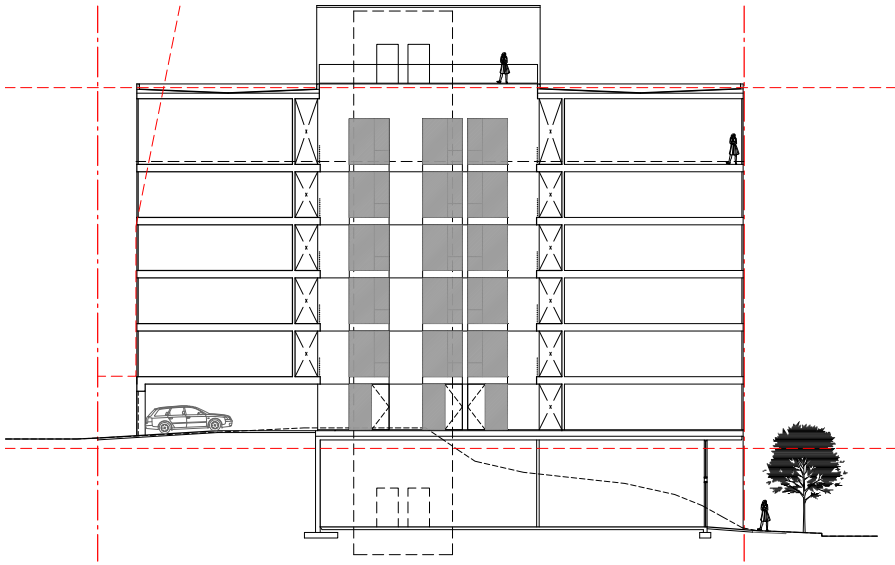
block & hole

Benefits:

- Partial pedestrian coverage at sidewalk
- Central communal court
- Provides direct connections to street and alley
- Preserves privacy to neighboring building to the south
- Roof top amenity space at east side for optimum exposure
- Parking screened from alley
- No departure

Disadvantages:

- Limited enlargement of street level pedestrian realm
- North units lack privacy as they front circulation balcony
- Compressed residential entry lobby
- Bisection of commercial creating small spaces
- Courtyard units open to smallest open space of the three options



concept B

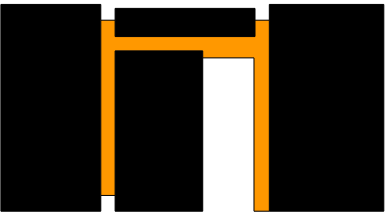
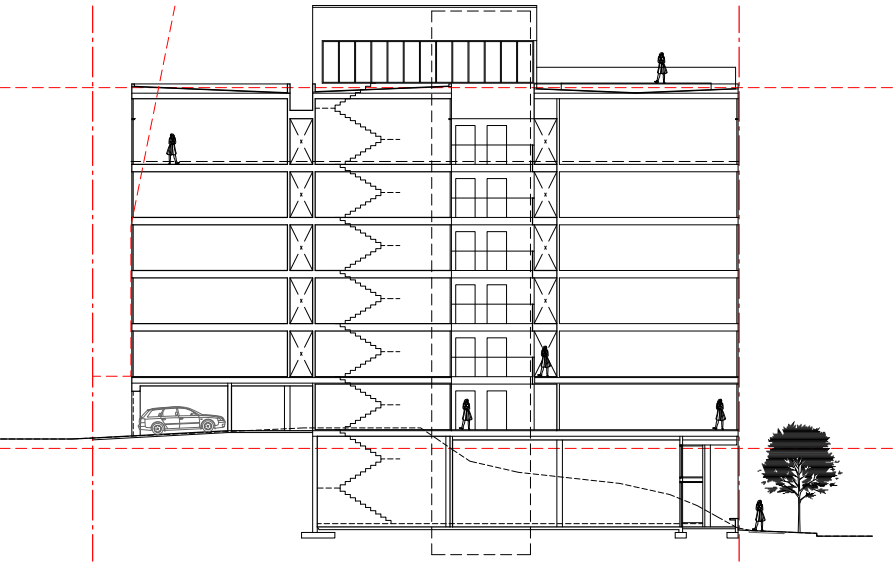
open stack

Benefits:

- Setback street level widens public realm
- Provides direct connections to street and alley
- Units front neighboring open space
- Roof top amenity space central to the project mitigates impact on neighbors
- Units without circulation interruption in front.
- Contiguous and flexible commercial space.
- Direct connections to street and alley

Disadvantages:

- Stair & elevator projection at north edge impacting solar gain for neighbors
- Departure needed for percentage of street level commercial use in pedestrian zone
- Departure needed for parking screening
- Departure needed for upper level setbacks along alley west side
- Limited vertical interconnectivity of open spaces.



concept C // preferred

porous

Benefits:

- Greatest amount of street level open space
- Level outdoor terrace adjacent to sidewalk
- Modulates north and south party wall facades to reduce project scale
- Court open to south drawing in daylight, ventilation, and visual connections
- Appropriate privacy to neighboring building to the south
- Roof top amenity space at east side for optimum exposure
- Contiguous and flexible commercial space.
- Direct connections to street and alley
- Ideal unit size and mix
- Greatest amount of vertical integration of the project

Disadvantages:

- Stair & elevator projection at north edge impacting solar gain for neighbors
- Departure needed for percentage of street level commercial use in pedestrian zone
- Departure needed for parking screening
- Departure needed for upper level setbacks along alley west side



concept A



concept B

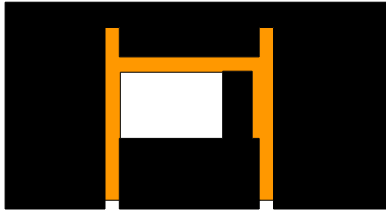


concept C // preferred



concept comparison

concept A // block & hole



'Block & Hole' places the primary building circulation around a central court. The street level commercial storefront is located 3 feet from the property line. The residential entry lobby is further recessed and a projecting canopy provides coverage over the pedestrian realm.

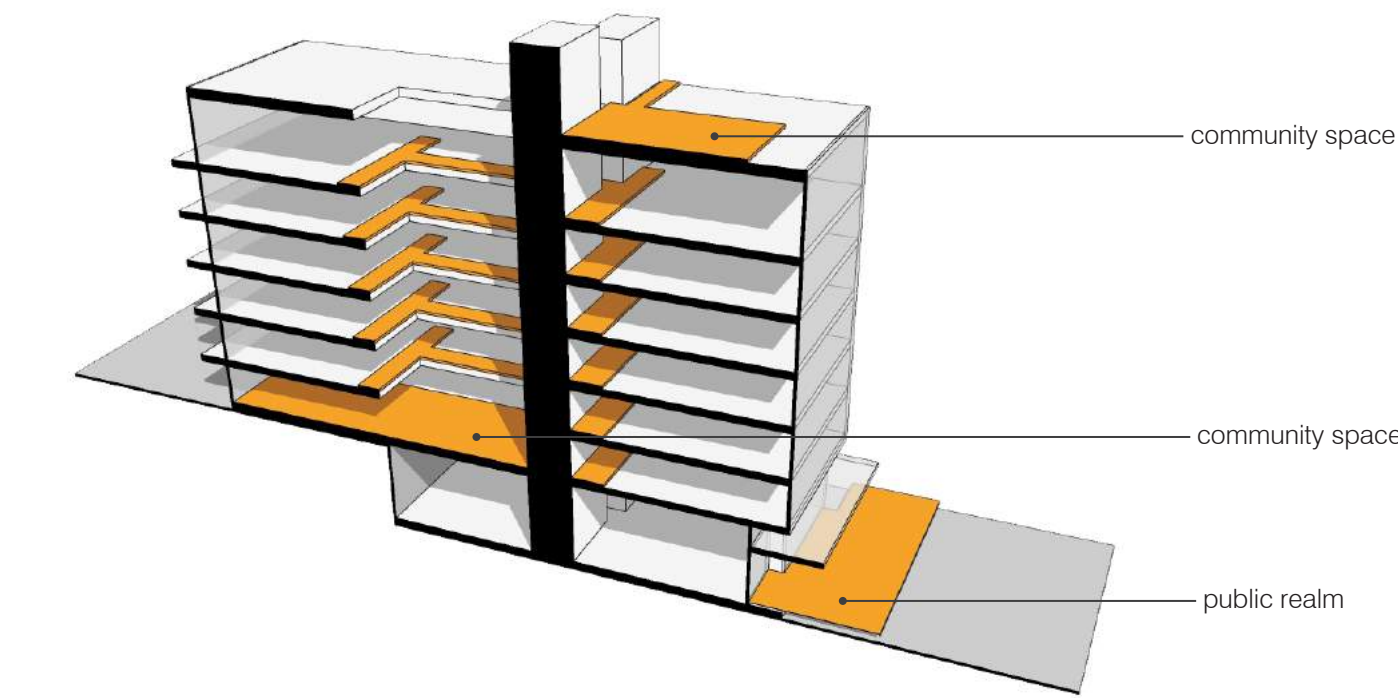
5 dwelling units front the street, 4 front the courtyard, and 5 front the alley. The alley units have projecting balconies.

Regular punched openings provide a single large window for each dwelling unit. Screened parking, trash, and bike storage are at the alley level.

Amenity space is provided in the court and as a roof top deck along the east side of the project.

Departure required: none

Number of Units	78 (230-420 sq ft units)
GFA Residential	29,850 sq ft
GFA Total	31,525 sq ft (partially exempt street level below existing grade)
Vehicle Parking	5 stalls
Bicycle Parking	78 long term 16 short term
Amenity Area	1,495 sqft



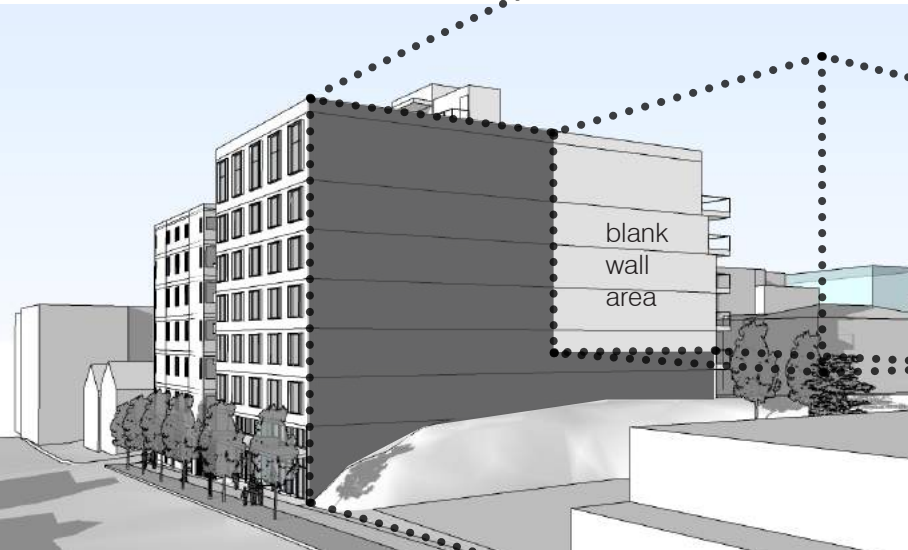
primary design elements



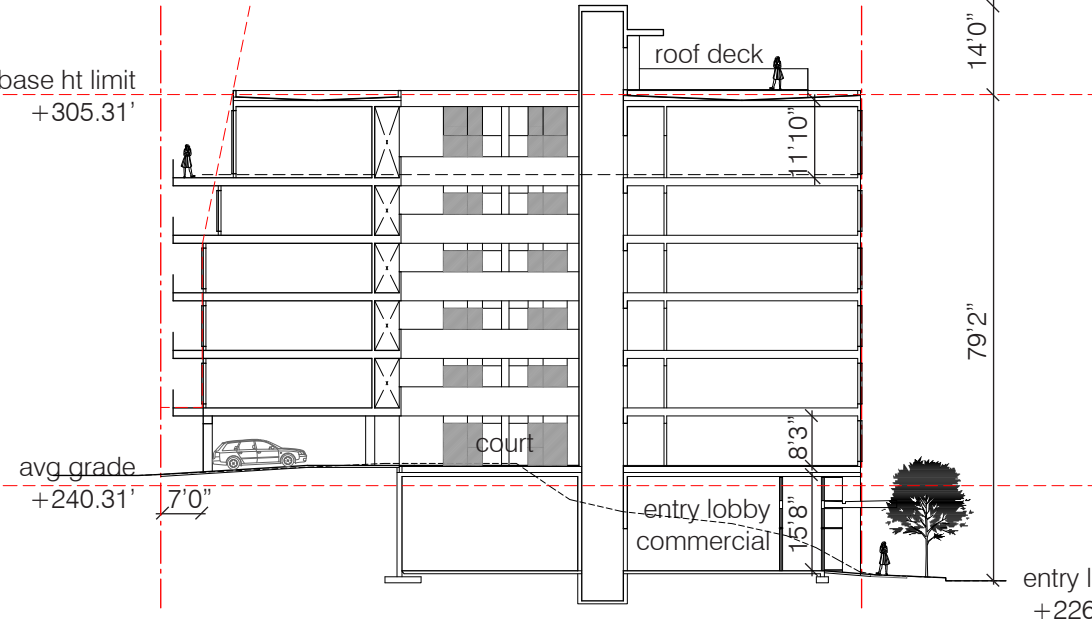
perspective // street facade



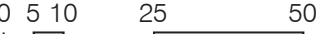
perspective // overhead



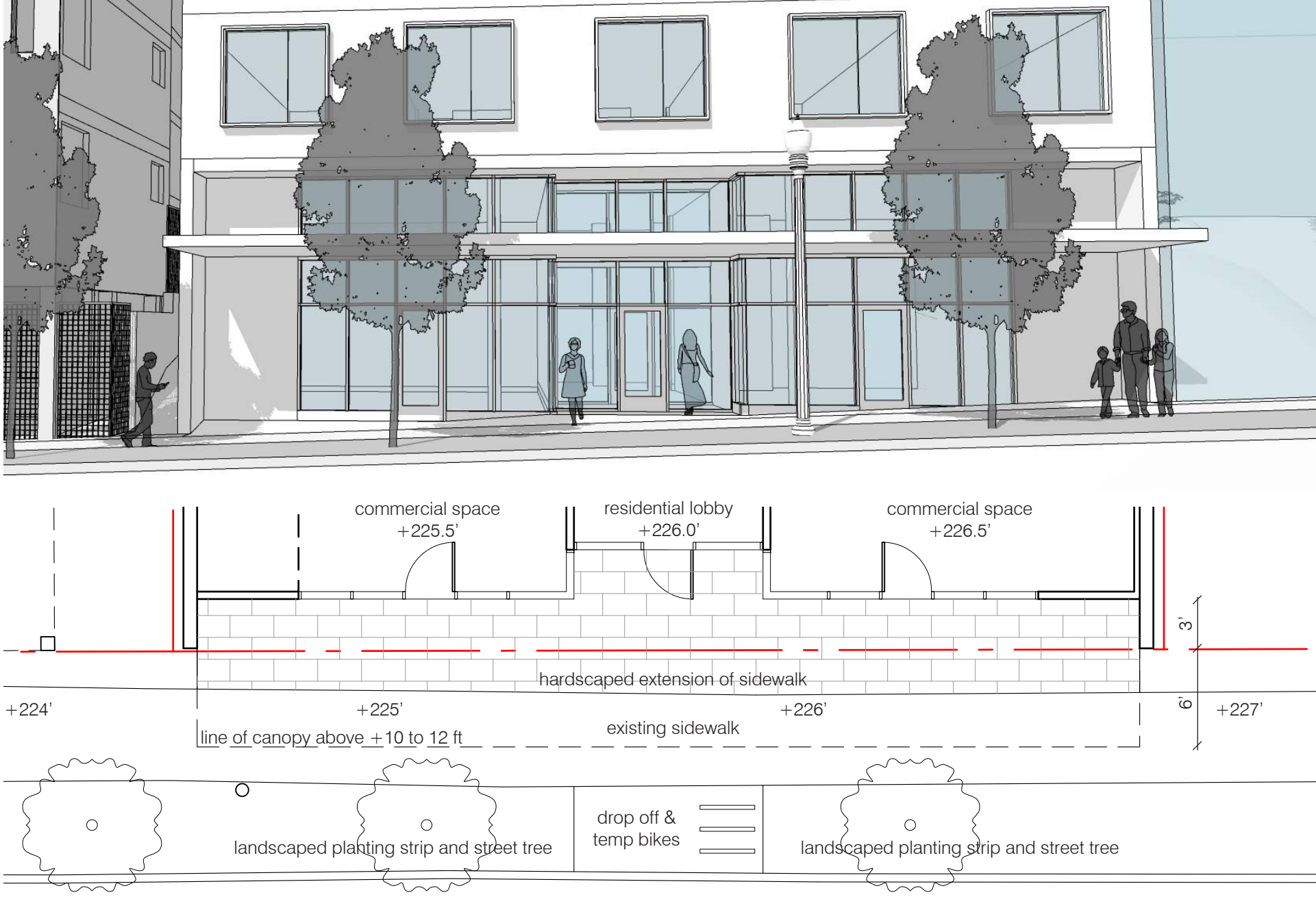
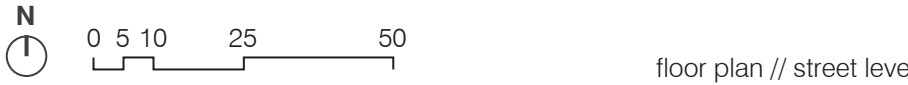
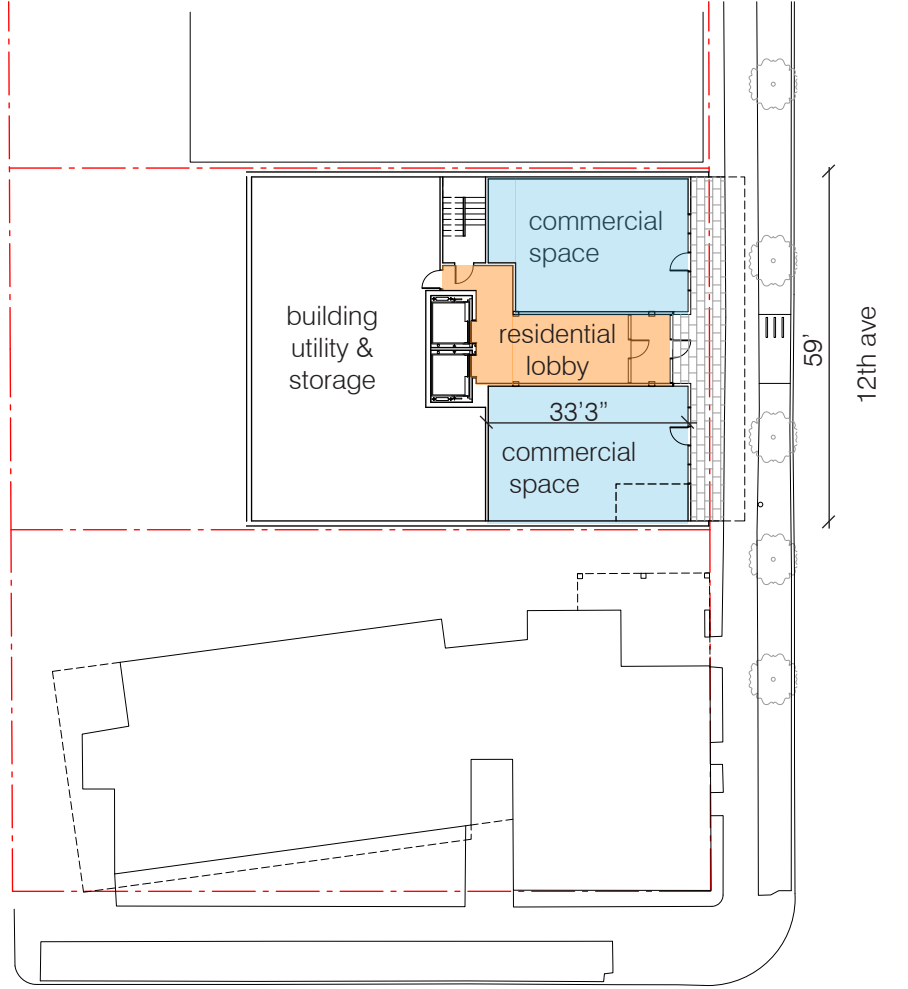
perspective // north face



building section



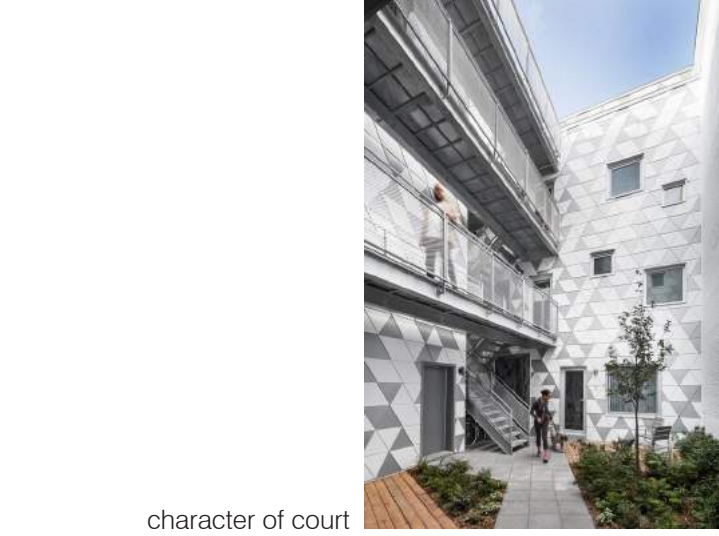
concept A // block & hole



perspective // entry & storefront



perspective // alley



character of court

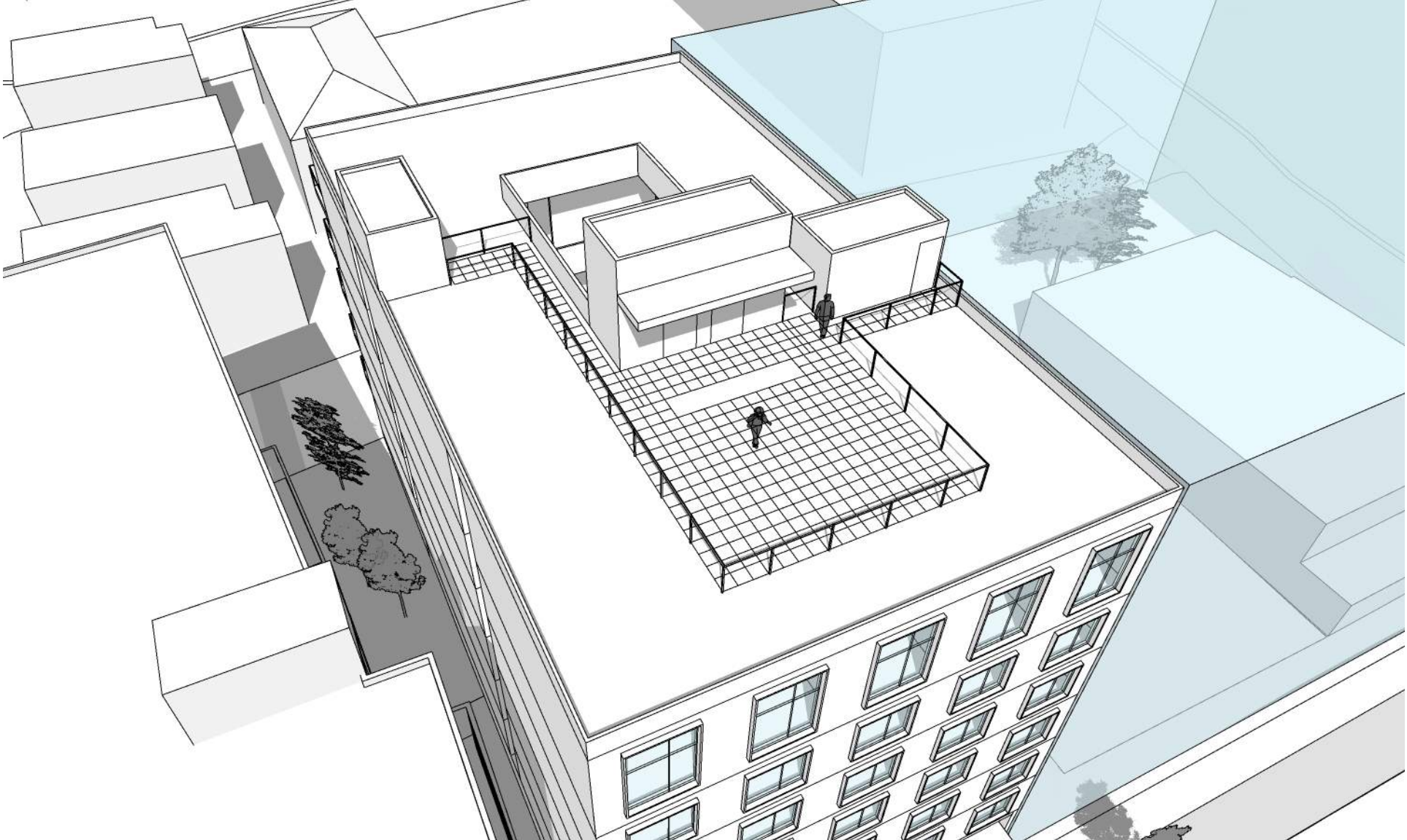


floor plan // alley level

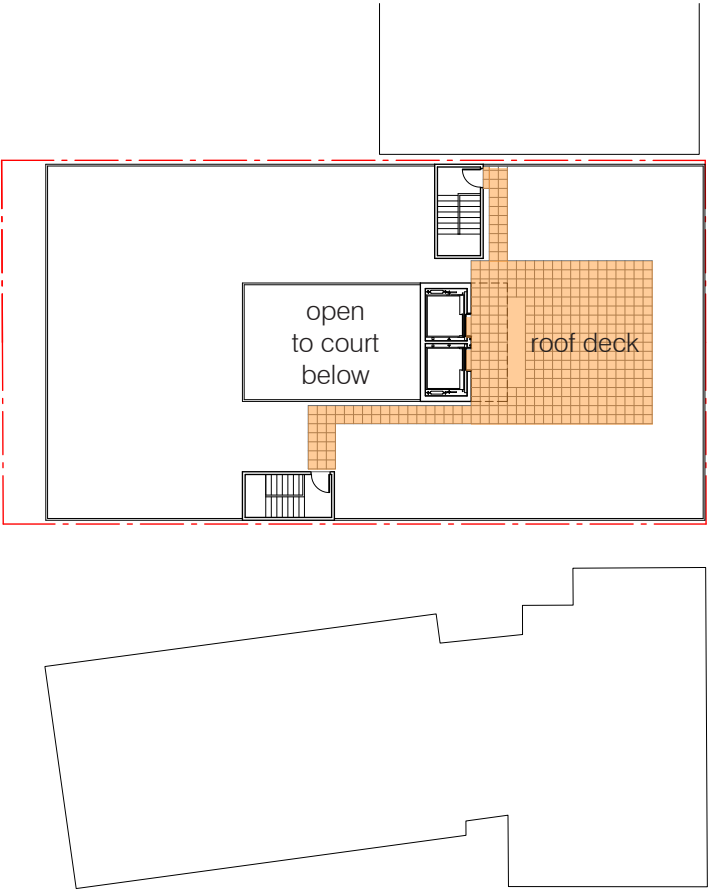
concept A // block & hole



perspective // upper facade



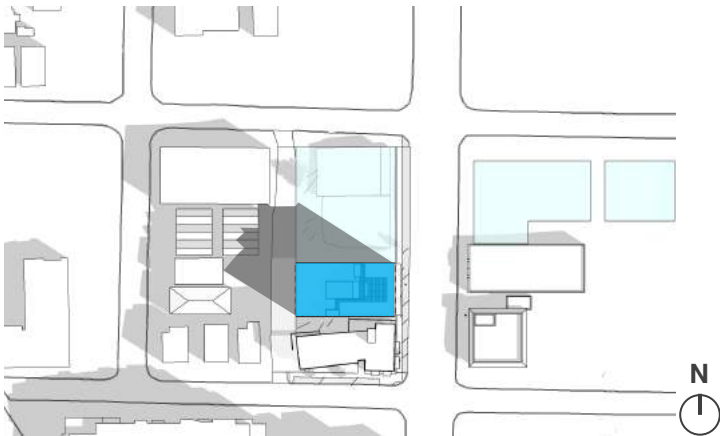
perspective // amenity area



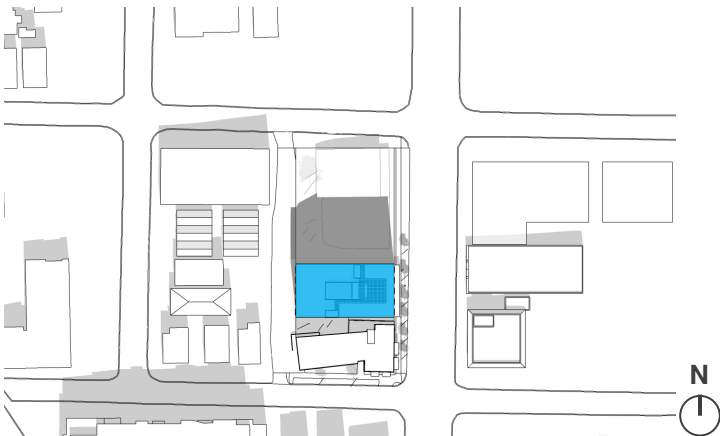


perspective // sidewalk pedestrian realm

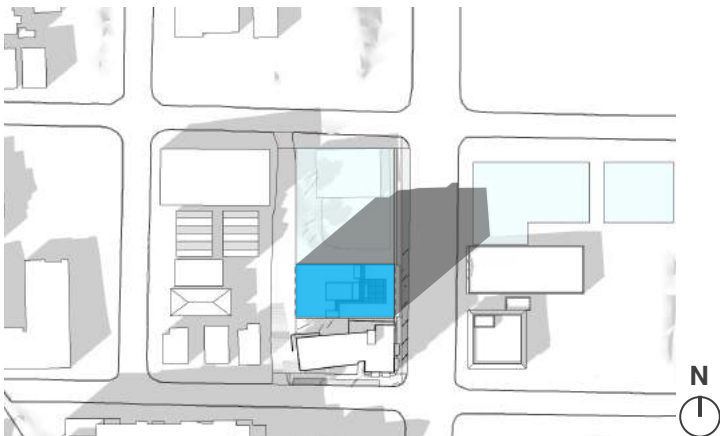
equinox



march/september 21
9 am

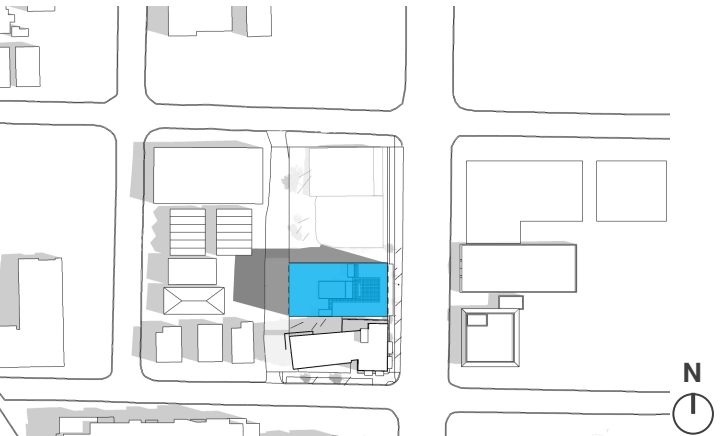


march/september 21
12 pm

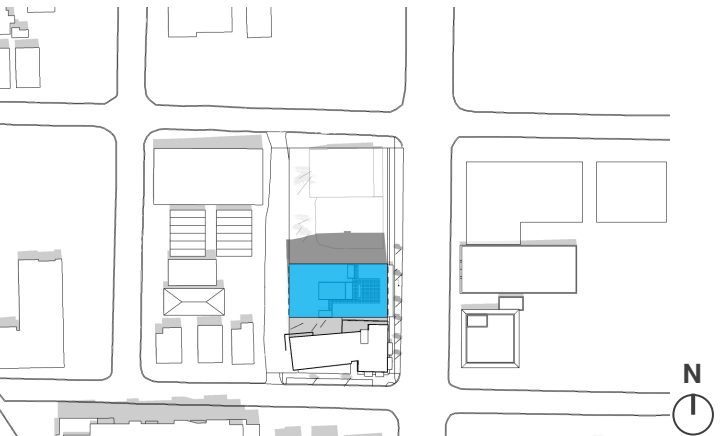


march/september 21
3 pm

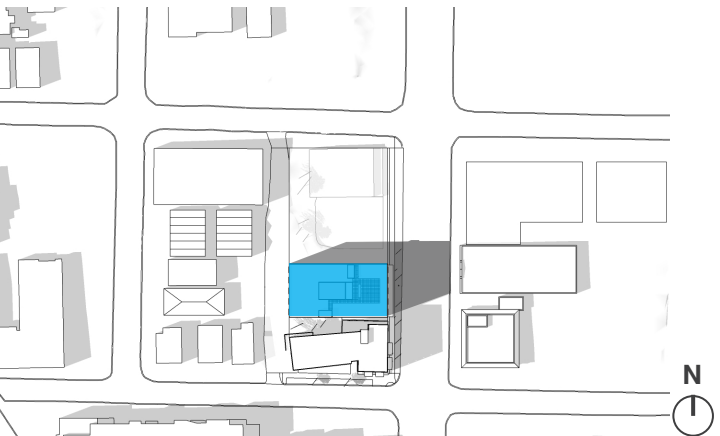
summer



june 21
9 am



june 21
12 pm

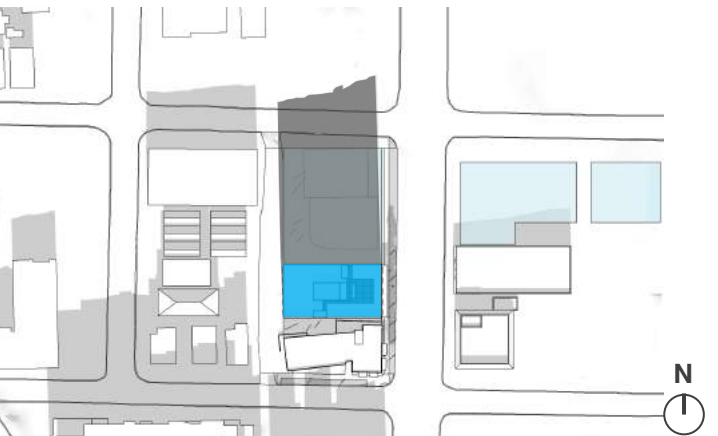


june 21
3 pm

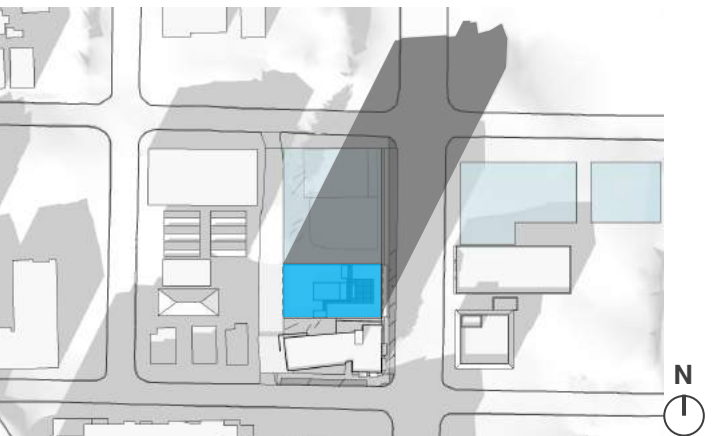
winter



december 21
9 am

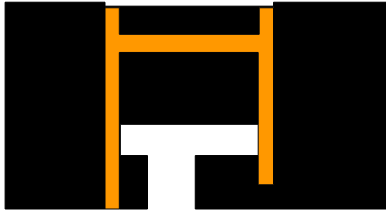


december 21
12 pm



december 21
3 pm

concept B // open stack



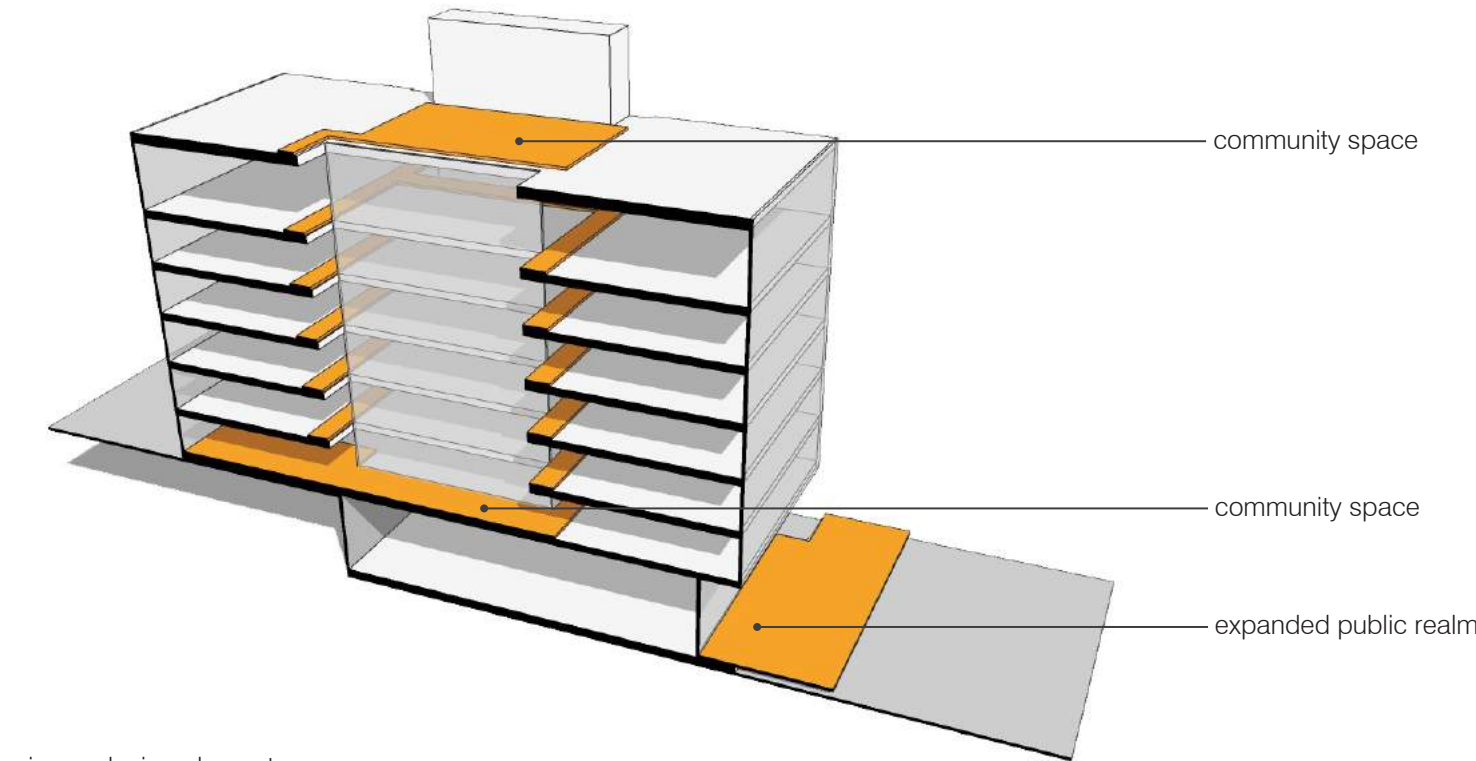
Number of Units	78 (230-420 sqft units)
GFA Residential	29,855 sqft
GFA Total	31,530 sqft (partially exempt street level below existing grade)
Vehicle Parking	5 stalls
Bicycle Parking	78 long term 16 short term
Amenity Area	1,495 sqft

'Open Stack' places the primary elevator and stair core along the north edge of the project and uses exterior circulation balconies to access dwelling units at each level. A court that is fronted by four dwelling units is provided on the south side. The street level residential lobby entry and commercial storefront are pulled back from the property line 6.5 feet.

Regular grouped floor to ceiling windows provide daylight and view opportunities for each dwelling unit. 5 dwelling units front the street, 4 front the courtyard, and 5 front the alley. Building utility spaces including trash and bike storage are at alley level, and three units front the communal court.

Amenity space is provided in the court and as a roof top deck central to the project.

Departures required:
See pages 40-42.



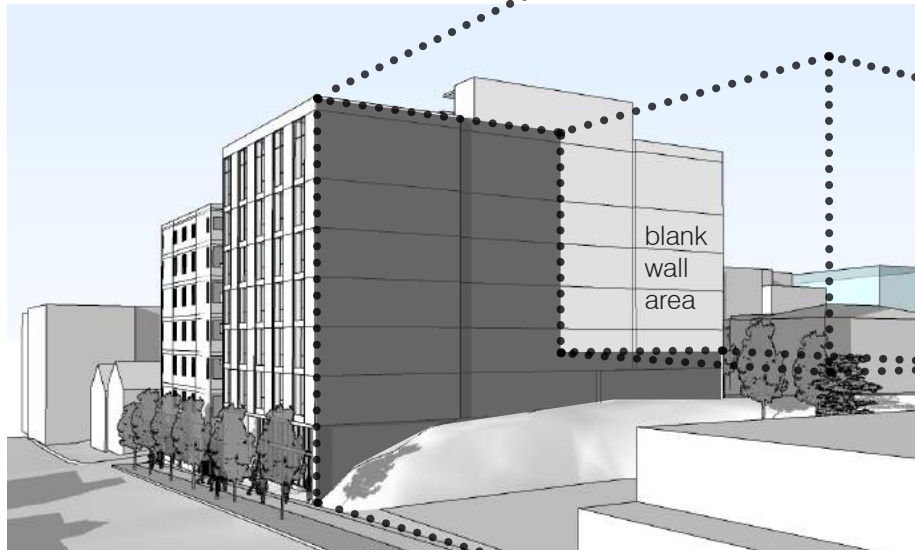
primary design elements



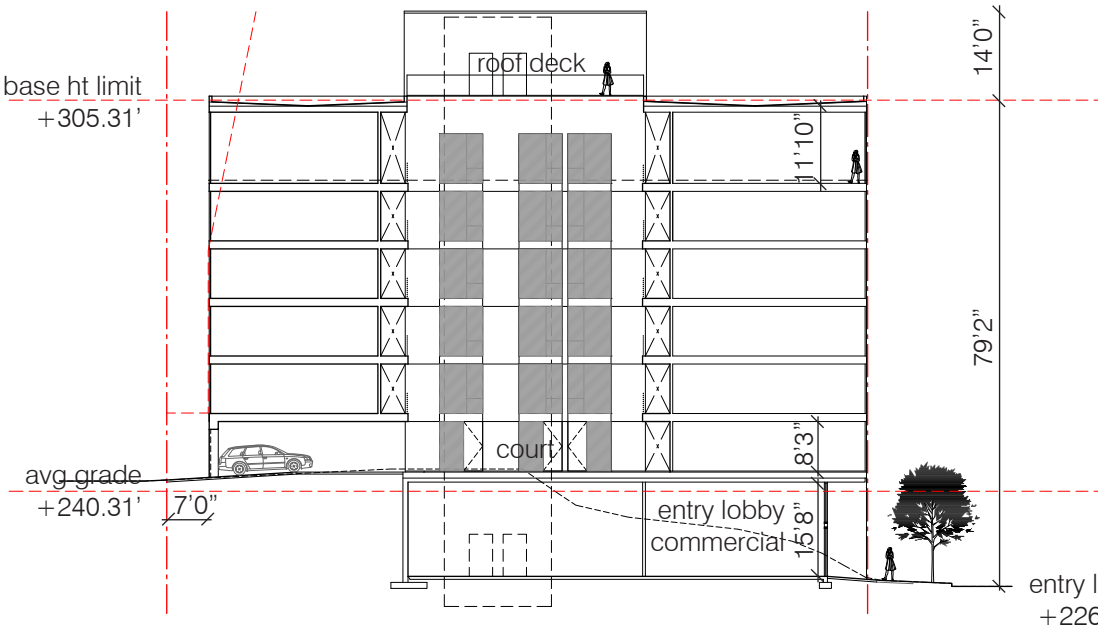
perspective // street facade



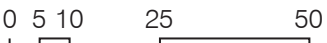
perspective // overhead



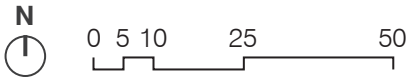
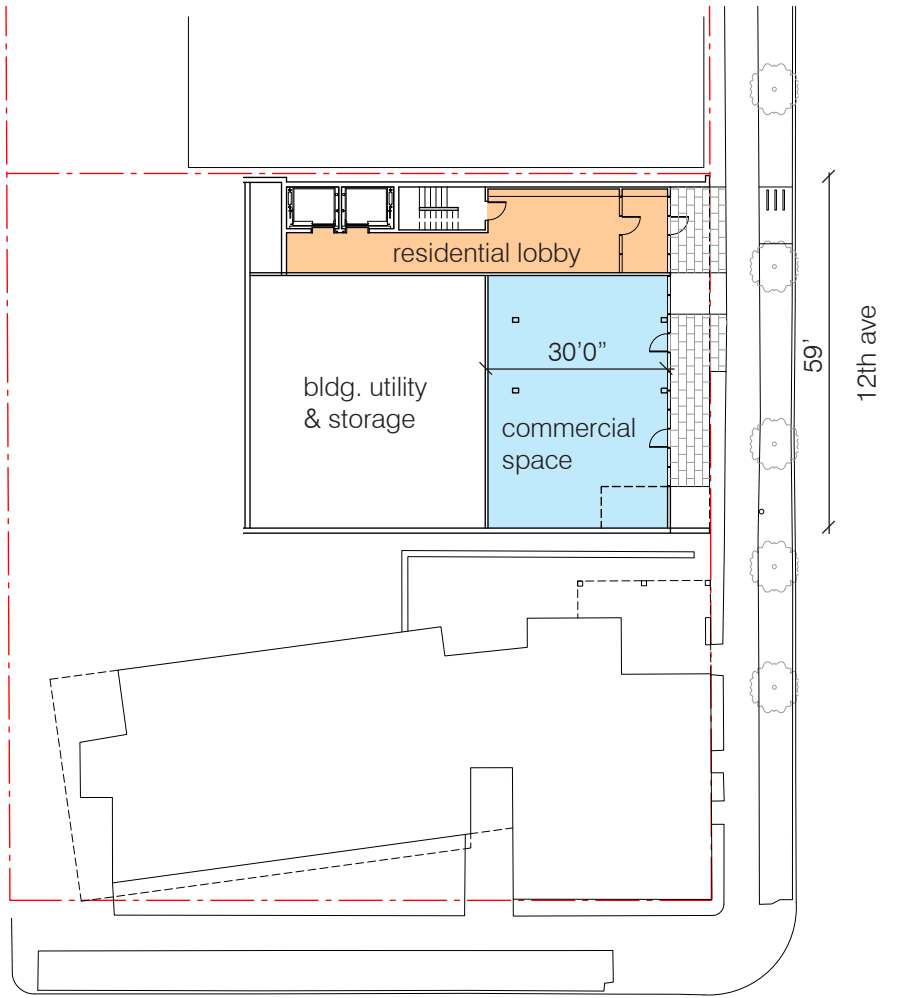
perspective // north face



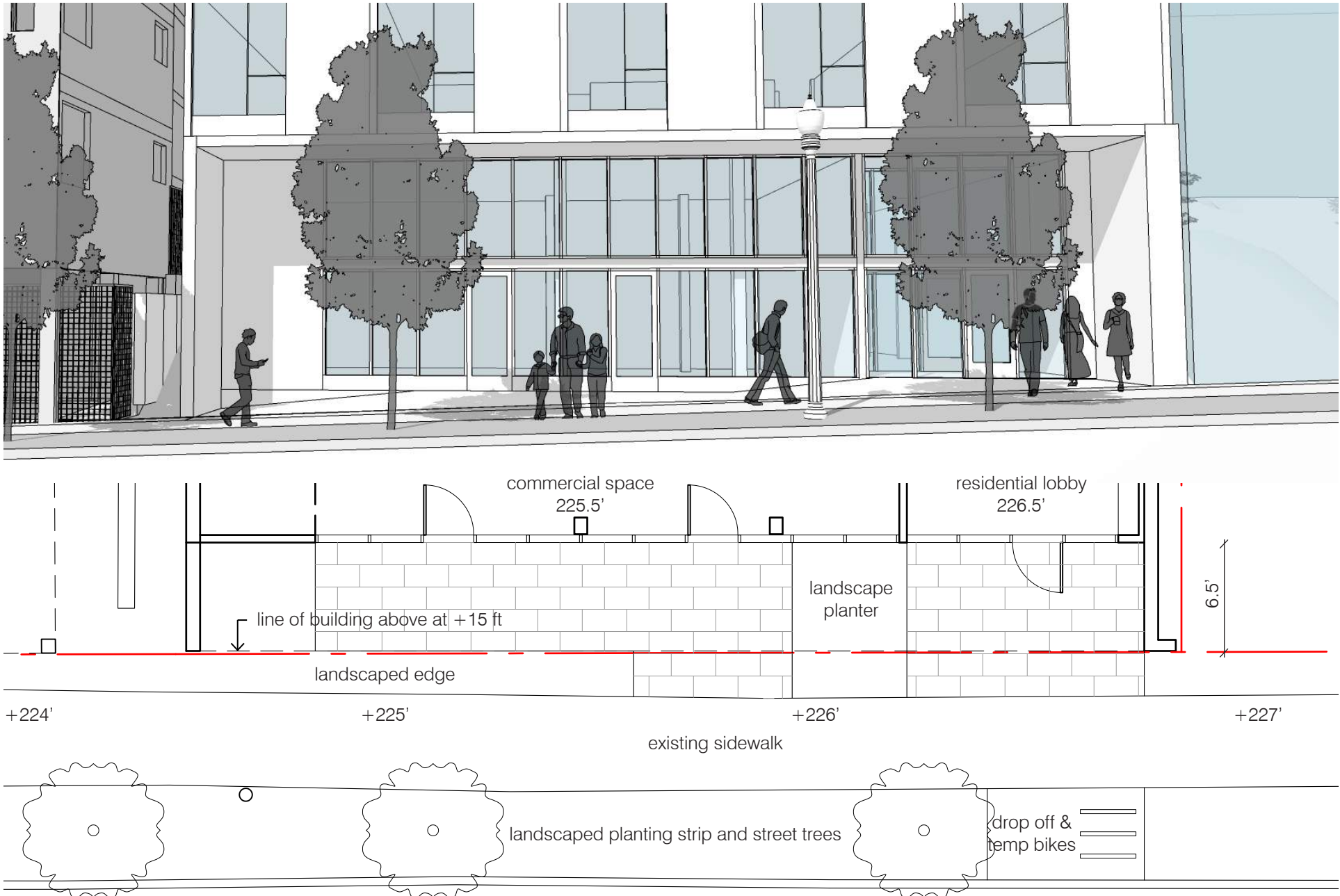
building section



concept B // open stack



floor plan // street level



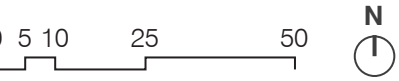
perspective & enlarged plan // entry & storefront



perspective // alley



floor plan // alley level



character of court

concept B // open stack



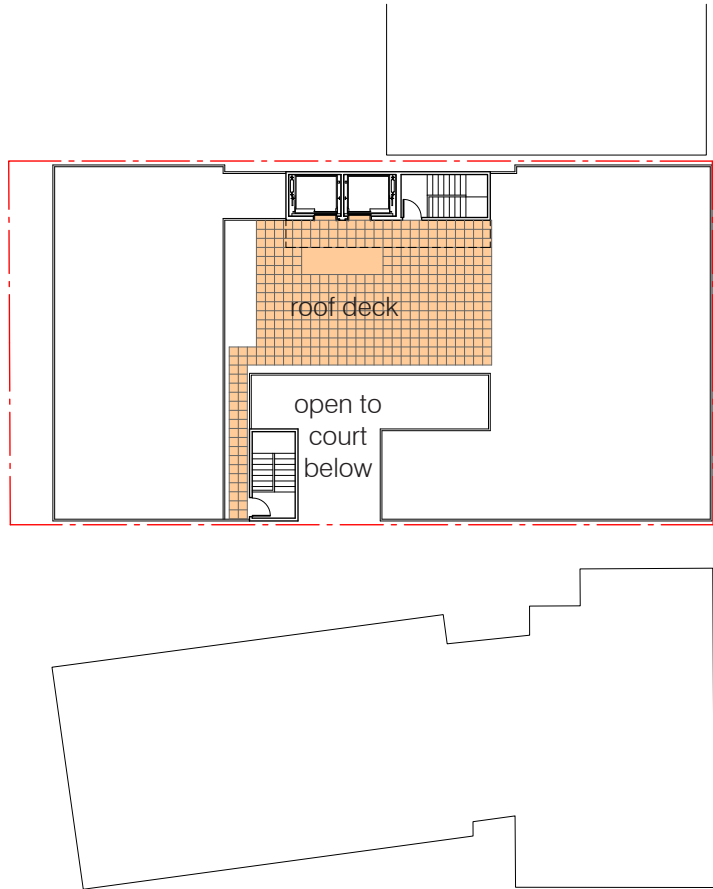
N
0 5 10 25 50
floor plan // typical residential level



perspective // upper facade



perspective // amenity area

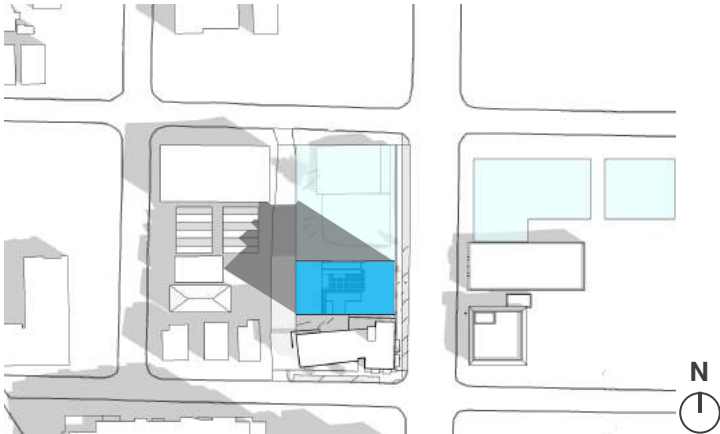


N
0 5 10 25 50
floor plan // roof level

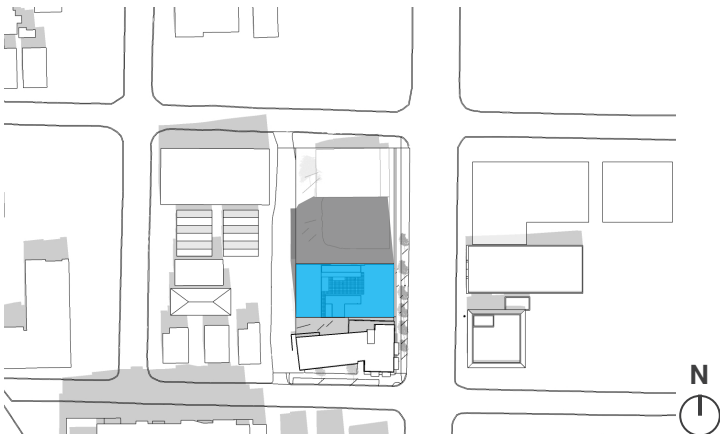


perspective // sidewalk pedestrian realm

equinox



march/september 21
9 am

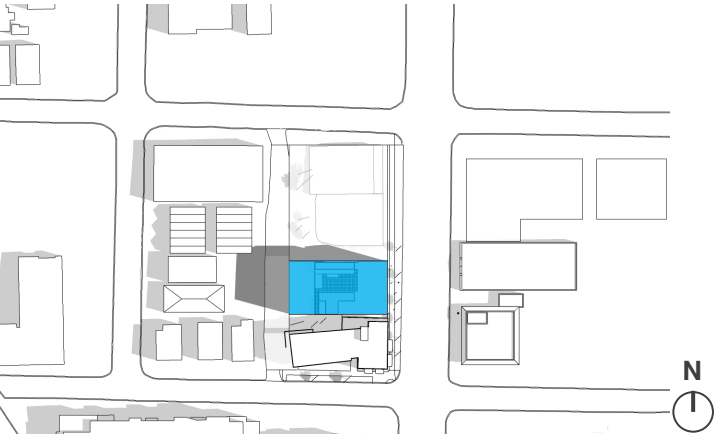


march/september 21
12 pm

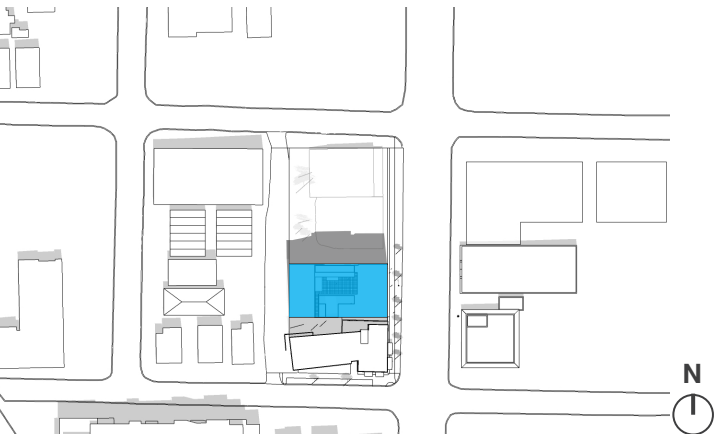


march/september 21
3 pm

summer



june 21
9 am



june 21
12 pm

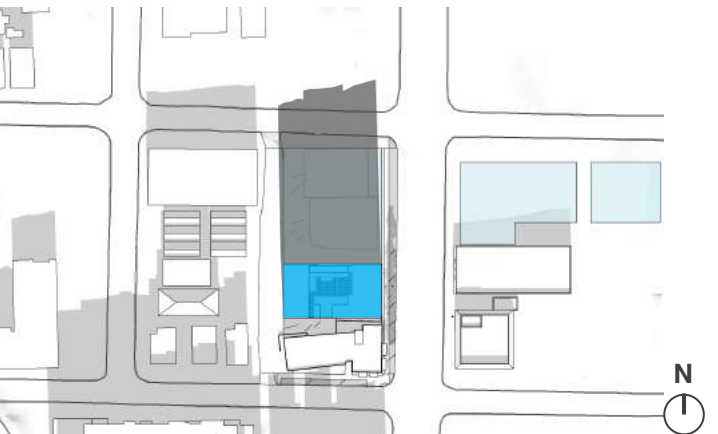


june 21
3 pm

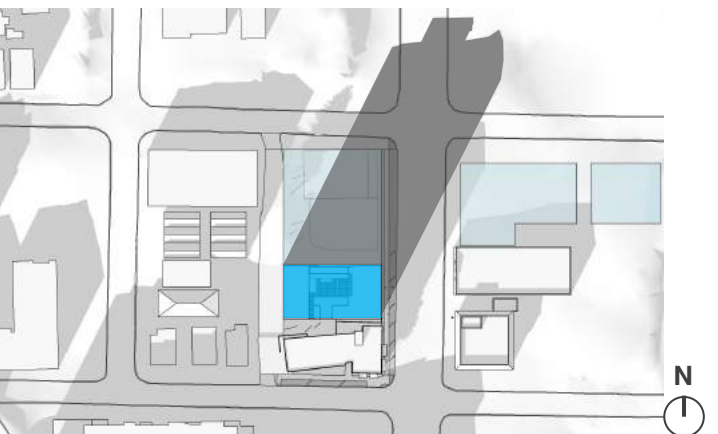
winter



december 21
9 am



december 21
12 pm



december 21
3 pm

concept B // open stack: departures

1. SMC 23.47A.005.D. Street Level Uses

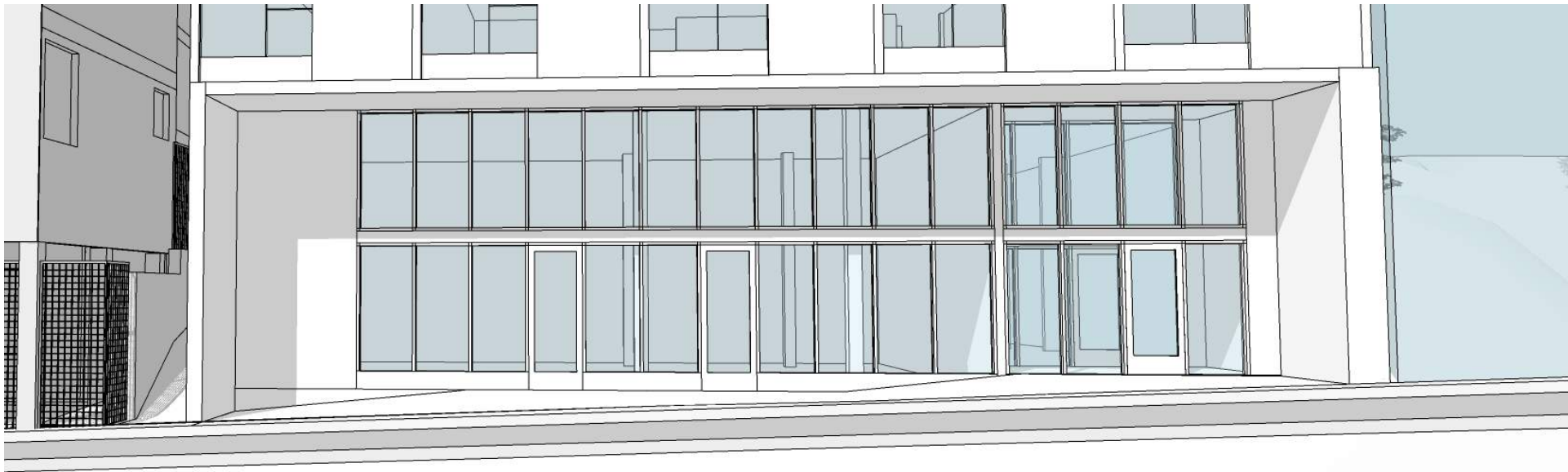
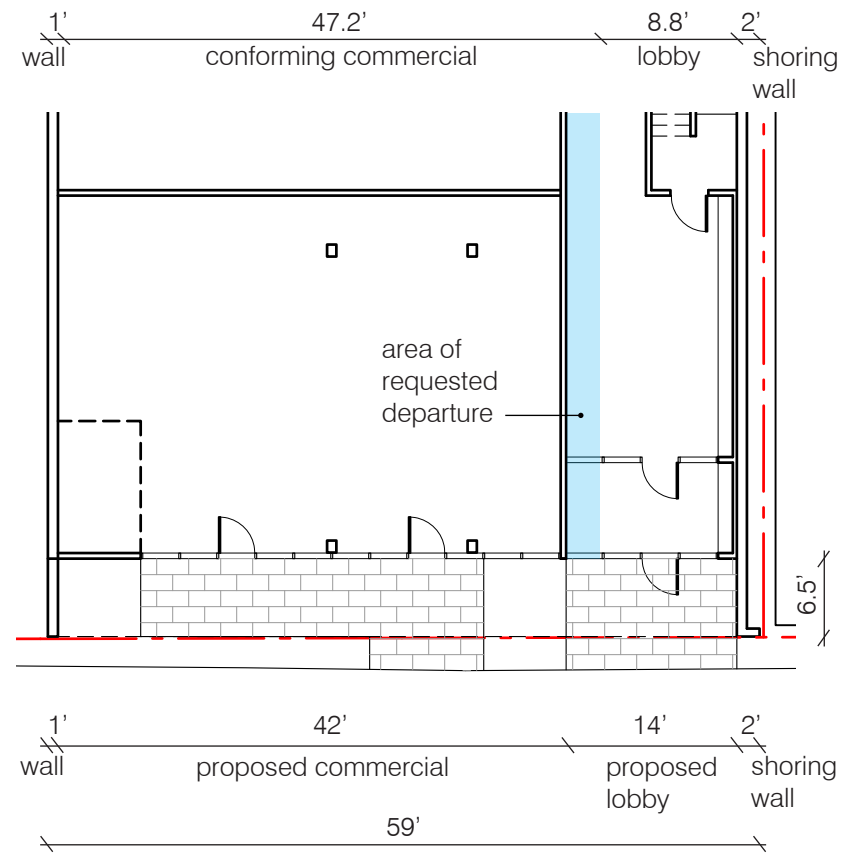
Commercial street level use at street facing facades in pedestrian designated zone to be a minimum 80% of frontage.

Requested departure

Request to allow 71.2% commercial frontage.

Rationale

The proposed structure is 59 feet wide, which results in a required commercial frontage of 47.2 feet. Accounting for functional wall thicknesses results in a restrictive residential entry lobby of only 8.8 feet. This is a substandard lobby width for this type of mixed-use building. Instead, the design proposes 42 feet (71.2%) of commercial frontage which allows for a 14 foot wide residential lobby space with a desirable long straight gallery wall to maintain direct connection from the elevator bank to the street. At the exit stair and elevator bank the lobby compresses to 6.5 feet wide. The frontage includes expansive 15 foot tall glazing to maximize the street level transparency and connection from the commercial space and residential lobby to the public realm. This glass enclosure is setback 6.5 feet from the building face above creating a broad covered edge expanding the sidewalk environment. (CS2-B.2. Connection to the Street; PL1-A.2. Adding to Public Life; PL1-B.3. Pedestrian Amenities; PL1-C.3. Year Round Activity; PL2-B.3. Street Level Transparency; PL3-A. Entries; PL3-C. Retail Edges; DC1-A. Arrangement of Interior Uses; DC2-E.1. Legibility and Flexibility)



2. SMC 23.47A.016.D. Screening of surface parking areas

Screening is required for parking across an alley from a lot in a residential zone. 6 foot high screening along the lot line and a 5 foot deep landscaped area inside the screening is required.

Requested departure

Request to allow parking accessed directly from the alley for 83% of the building width facing the alley. The proposed parking is completely within the structure and enclosed by coiling metal mesh doors.

Rationale

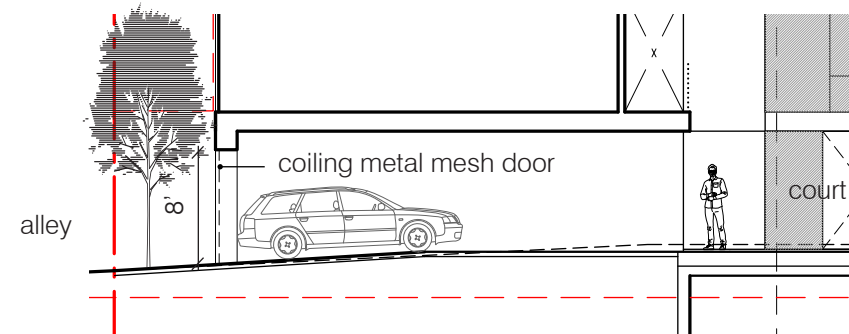
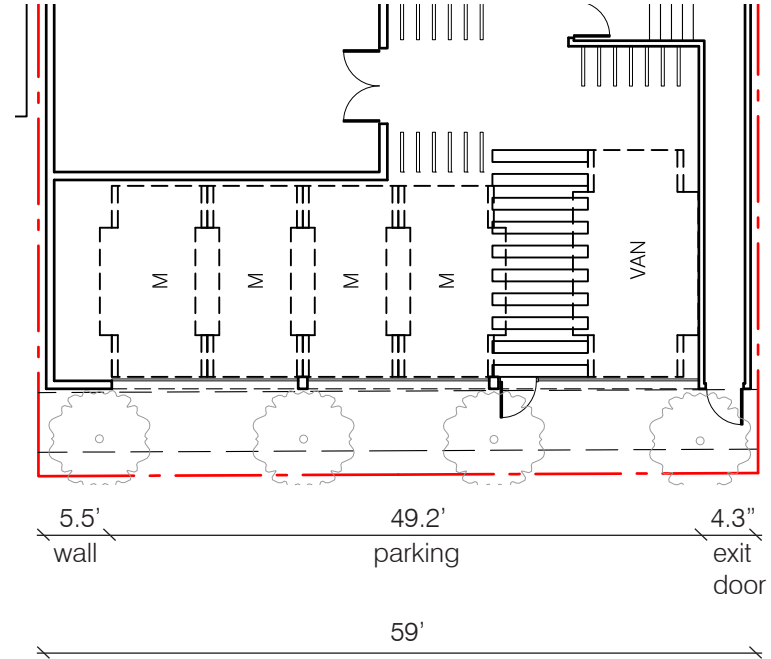
Parking is not required for this project, however 5 stalls are proposed to provide shared parking opportunities for car share programs and potential load / unload stalls for tenants. These stalls are completely within the proposed structure directly accessed from the alley through coiling metal mesh doors. The transparency through the metal mesh allows the court space and bike storage to interact with the alley environment. The project team anticipates substantial day to day tenant movement through the alley with pedestrians accessing the local transportation networks and bicyclists accessing storage racks. Rather than shutting off the project from the alley and encouraging graffiti tagging, the intent is to filter the connection and promote a positive interaction with this public way. Landscaping is proposed with strategically placed columnar trees. The spaces will be adequately lit with non-glare down-lighting for safety and functional movement. The coiling vehicle doors along with the pedestrian gate at the ADA van stall will provide security while maintaining transparency which results in a safe designed condition. (CS3-A.4. Evolving Neighborhoods; PL1-A.1. Enhancing Open Space; PL4-B. Planning Ahead for Bicyclists; DC1-B. Vehicular Access and Circulation; DC1-C. Parking and Service Uses; DC4-C. Lighting)



conforming screening



proposed screening



concept B // open stack: departures

3. SMC 23.47A.014.B.3. Setbacks

For a structure containing a residential use, a setback is required along the rear lot line that is across the alley from a lot in a residential zone:

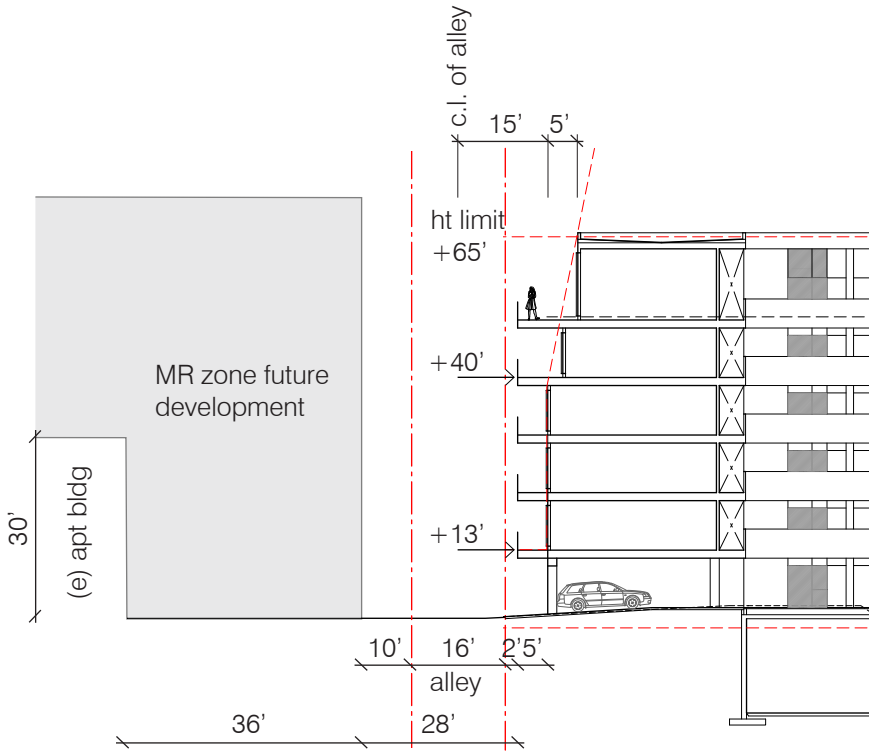
- 15 feet (from center of alley) for portion of structure above 13 feet to a maximum of 40 feet; and
- For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet.

Requested departure

Request to allow a 15 foot setback (from centerline of alley) the full height of the proposed structure's west façade.

Rationale

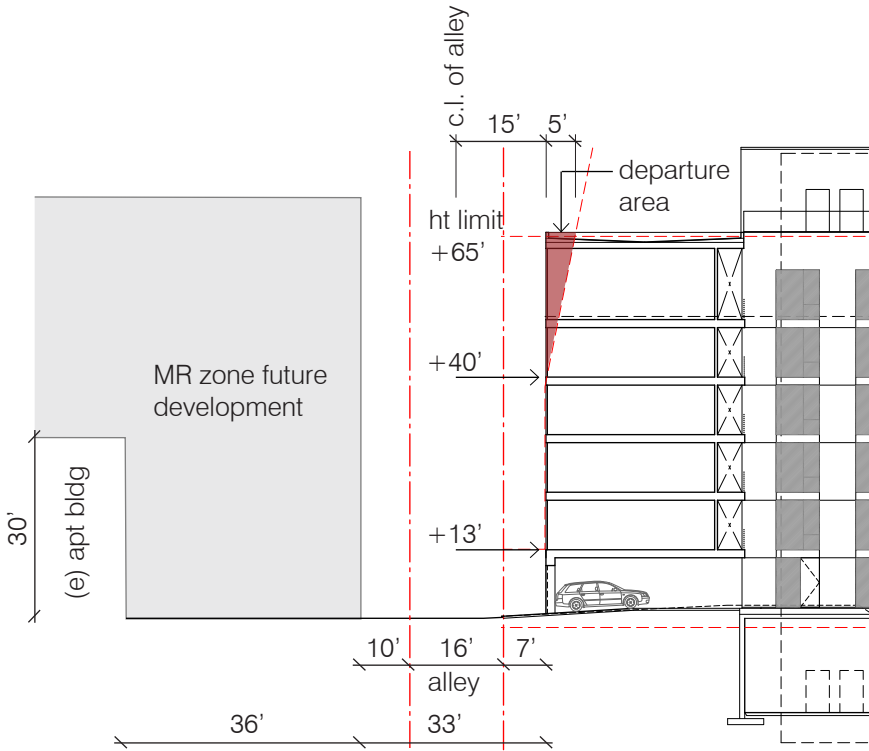
SMC 23.47A.014.E. allows projecting structures such as decks and balconies to extend into the required setbacks, in this case all the way to the west property line. This expands the building massing which reduces the overall effective width of the alley open space and impacts solar exposure for properties to the north and west (*PL1-A. Network of Open Spaces*). This also creates privacy issues with occupied decks peering down into the neighboring properties (*CS2-D.5. Respect for Adjacent Sites*). The proposed departure maintains a consistent building form and scales the façade with regular window openings for each unit similar to surrounding residential projects. The upper most level maintains a taller floor to ceiling level, consistent with the east street front façade as a base + middle + top architectural expression. (*CS3-A Emphasizing Positive Neighborhood Attributes; DC2-B. Architectural and Façade Composition*). The requested departure minimizes the impacts to neighboring properties, maintains a consistent architectural composition on all sides of the project, and results in a superior configuration to the code complying condition. Structures in the MR zone across the alley are allowed to be equally tall and do not require upper level setbacks. A structure on the lot to the north, if submitted after MHA adoption, will be required to provide only a 10 foot setback and no additional setback until 65 ft above grade. A full height façade without additional setback at the upper level will be more consistent with future development along the alley. (add the appropriate DG citation for this type of argument)



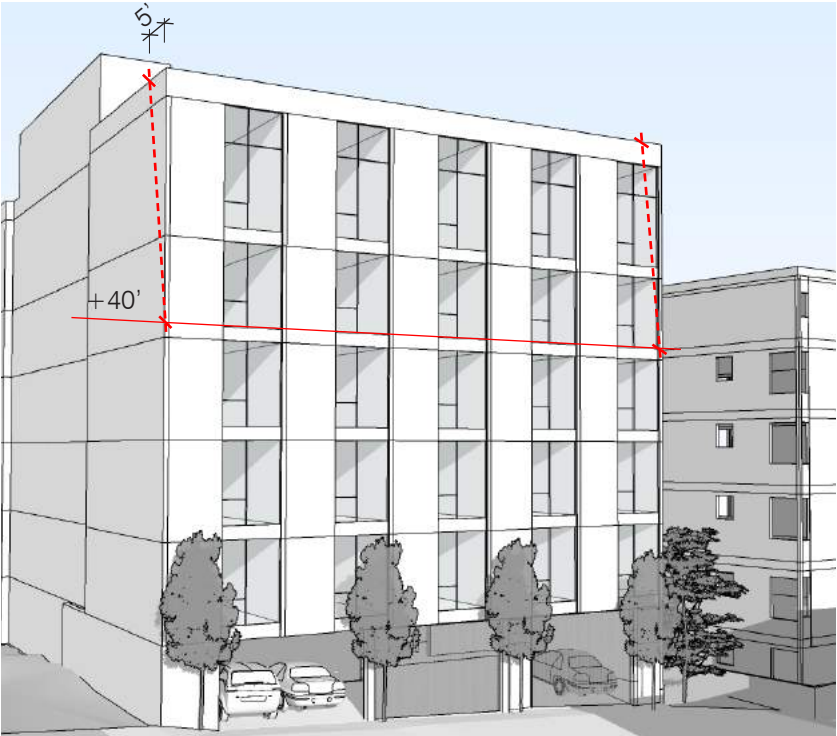
building section // conforming setback



alley perspective // conforming massing



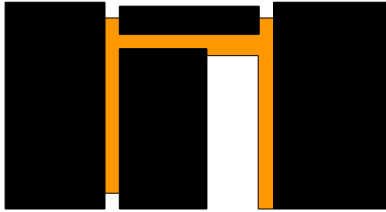
building section // requested departure



alley perspective // requested departure massing

intentionally blank

concept C // porous (preferred concept)



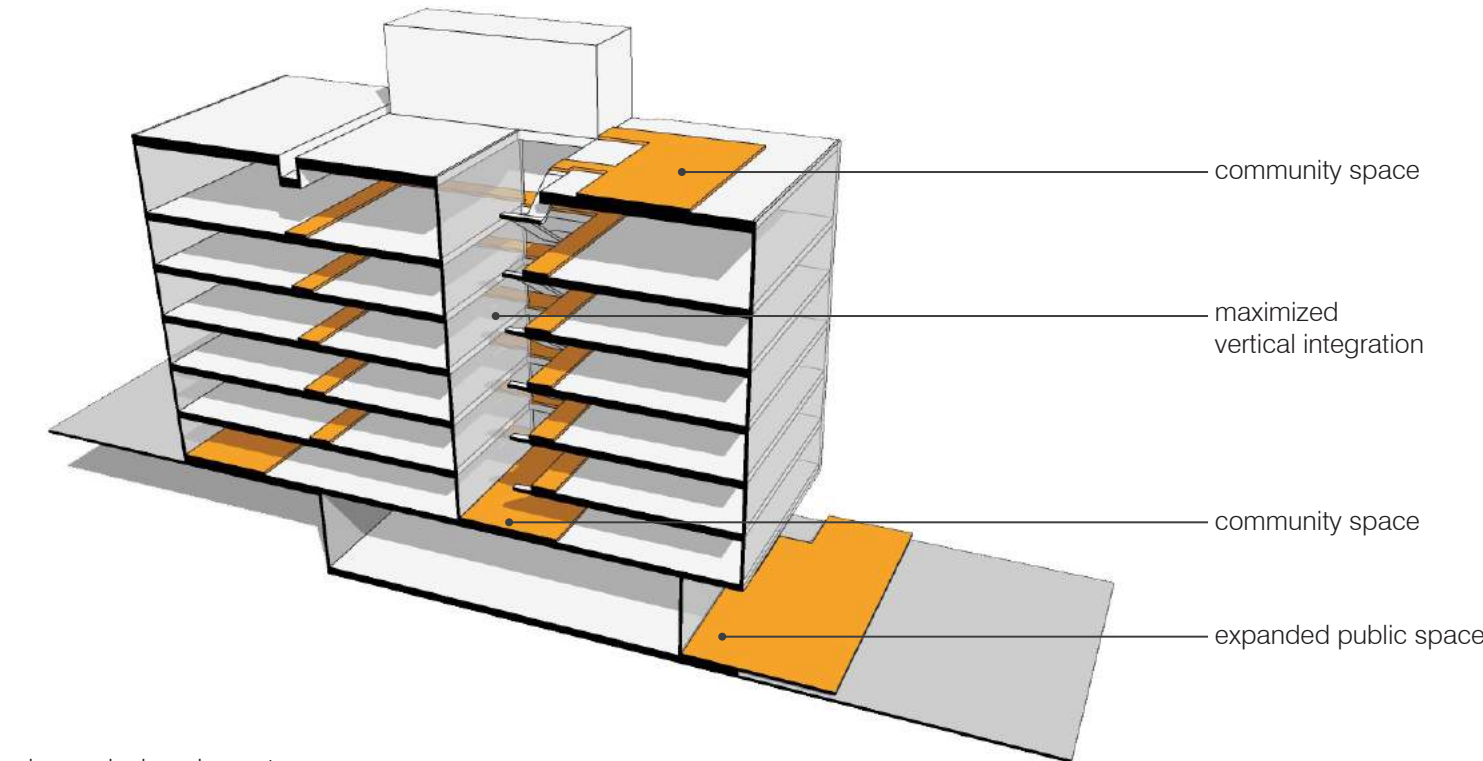
Number of Units	78 (250-380 sqft units)
GFA Residential	29,856 sqft
GFA Total	30,892 sqft (partially exempt street level below existing grade)
Vehicle Parking	4 stalls
Bicycle Parking	78 long term 16 short term
Amenity Area	1,495 sqft

'Porous' places the primary elevator and stair cores along the north edge of the project and uses exterior circulation balconies to access dwelling units at each level. The center of the project is opened up with a communal court space at the alley level. The street level residential lobby entry and commercial storefront are pulled back ten feet from the property line.

Large floor to ceiling windows provide daylight and view opportunities for each dwelling unit. 5 dwelling units front the street, 4 front the court, and 5 front the alley. Building utility spaces including trash and bike storage are at alley level. There is a porosity to the circulation balconies at each level and combined with the communal open space and exterior stair, the project creates a vertically integrated community.

Amenity space is provided in the central court and as a roof top deck along the east side.

Departures required:
See pages 53-55.



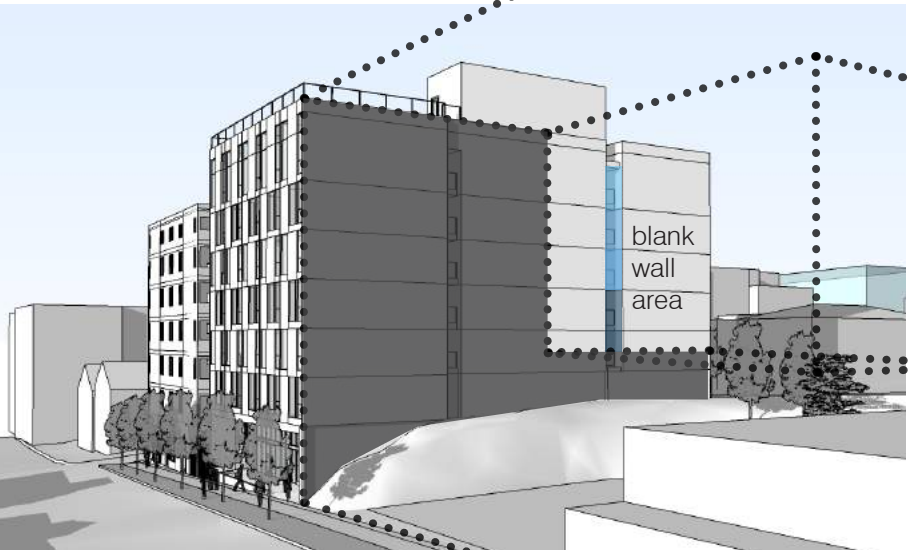
primary design elements



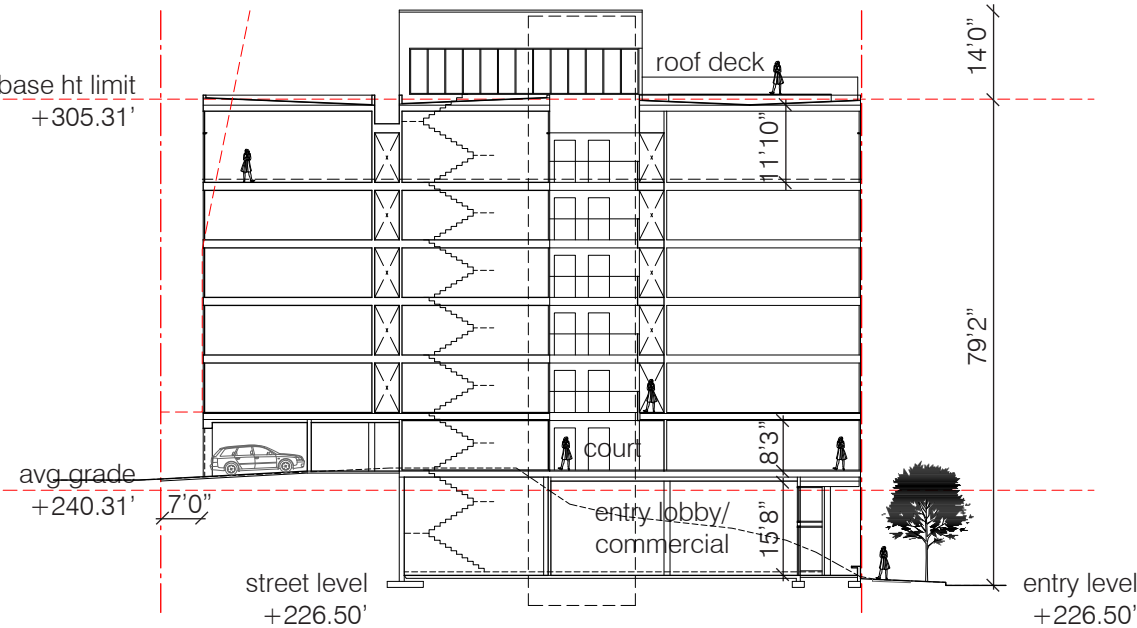
perspective // street facade



perspective // overhead

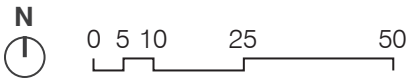
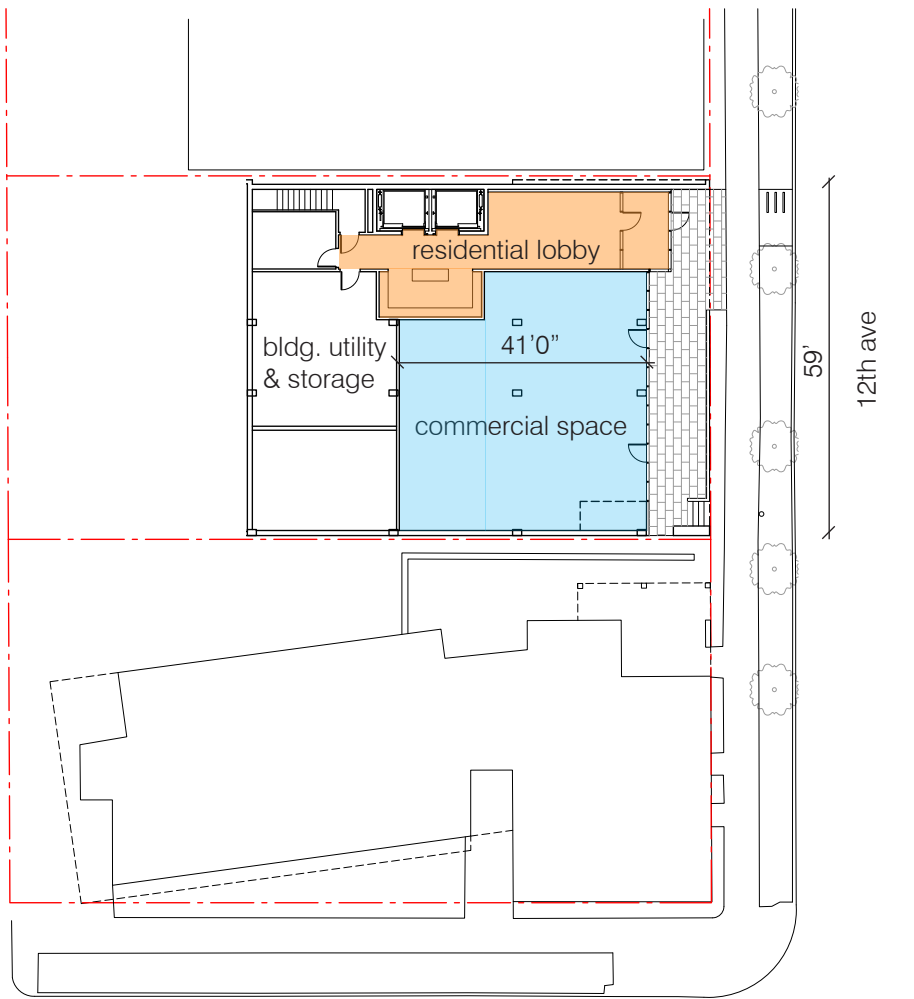


perspective // north face

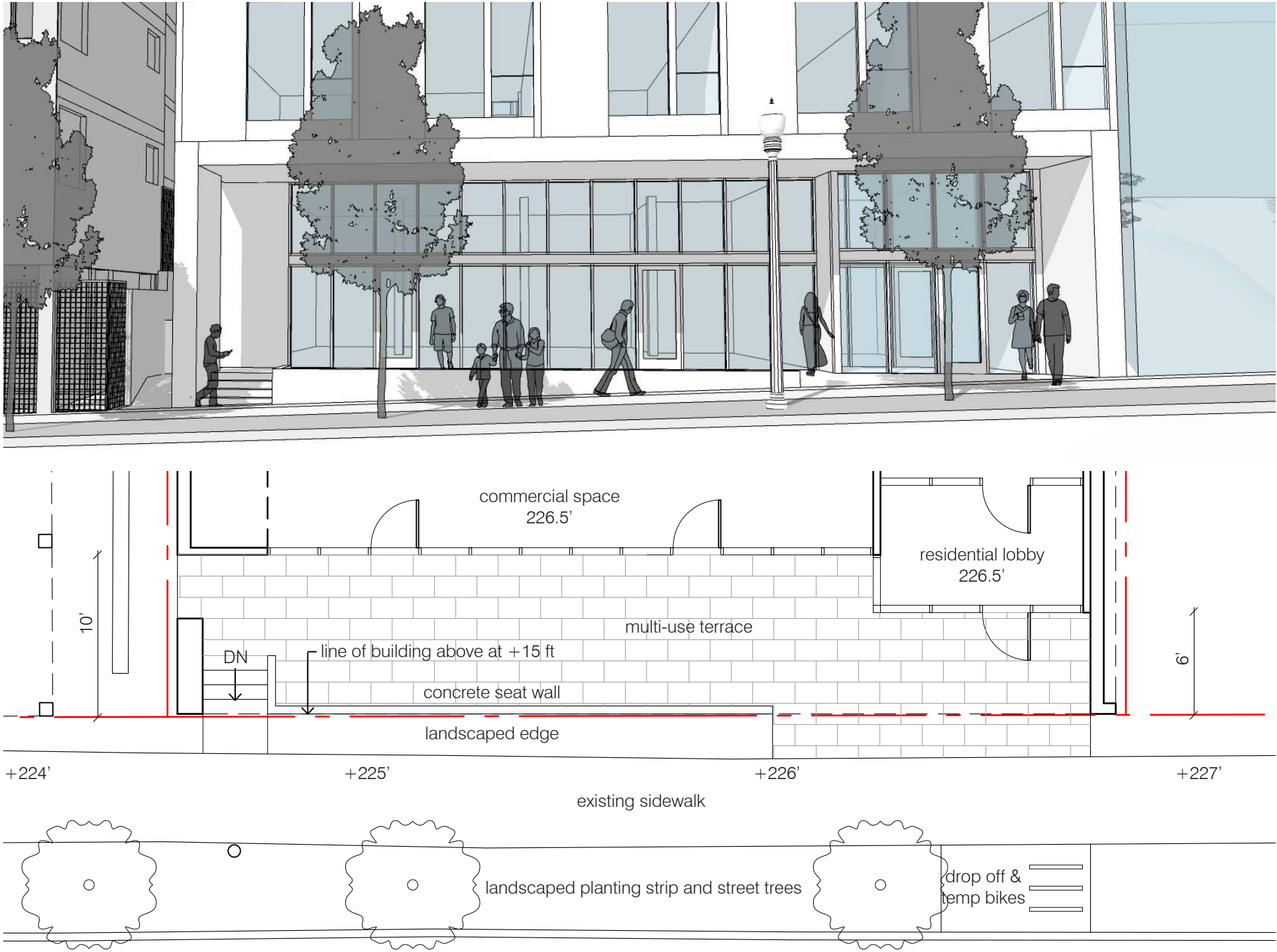


building section

concept C // porous



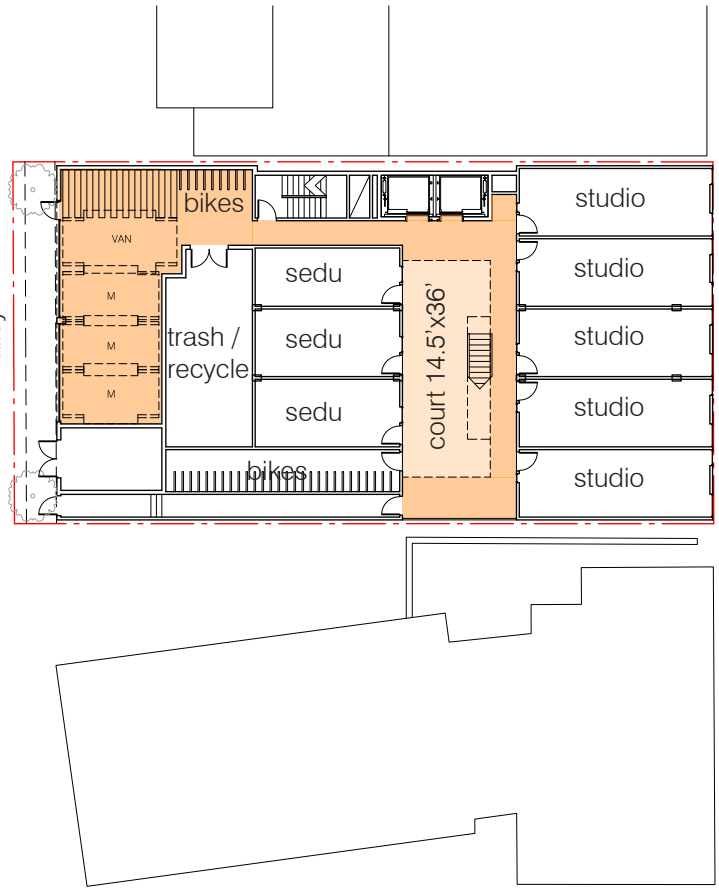
floor plan // street level



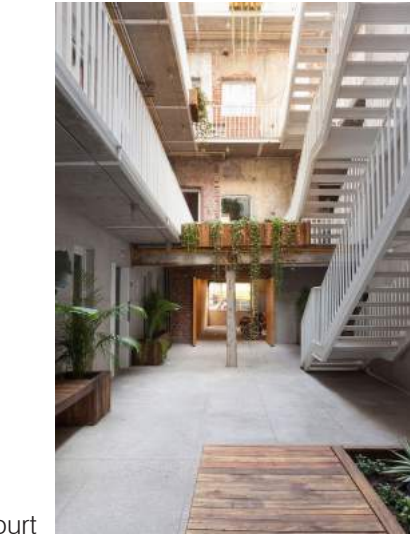
perspective & enlarged plan // entry & storefront



perspective // alley



floor plan // alley level



character of court

concept C // porous



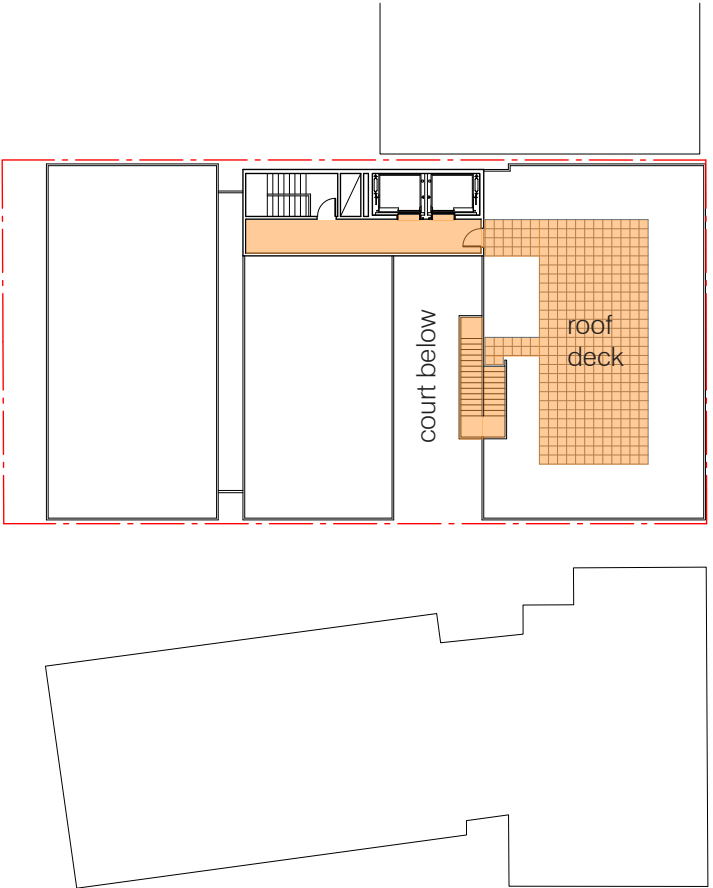
N
0 5 10 25 50
floor plan // typical residential level



perspective // upper facade

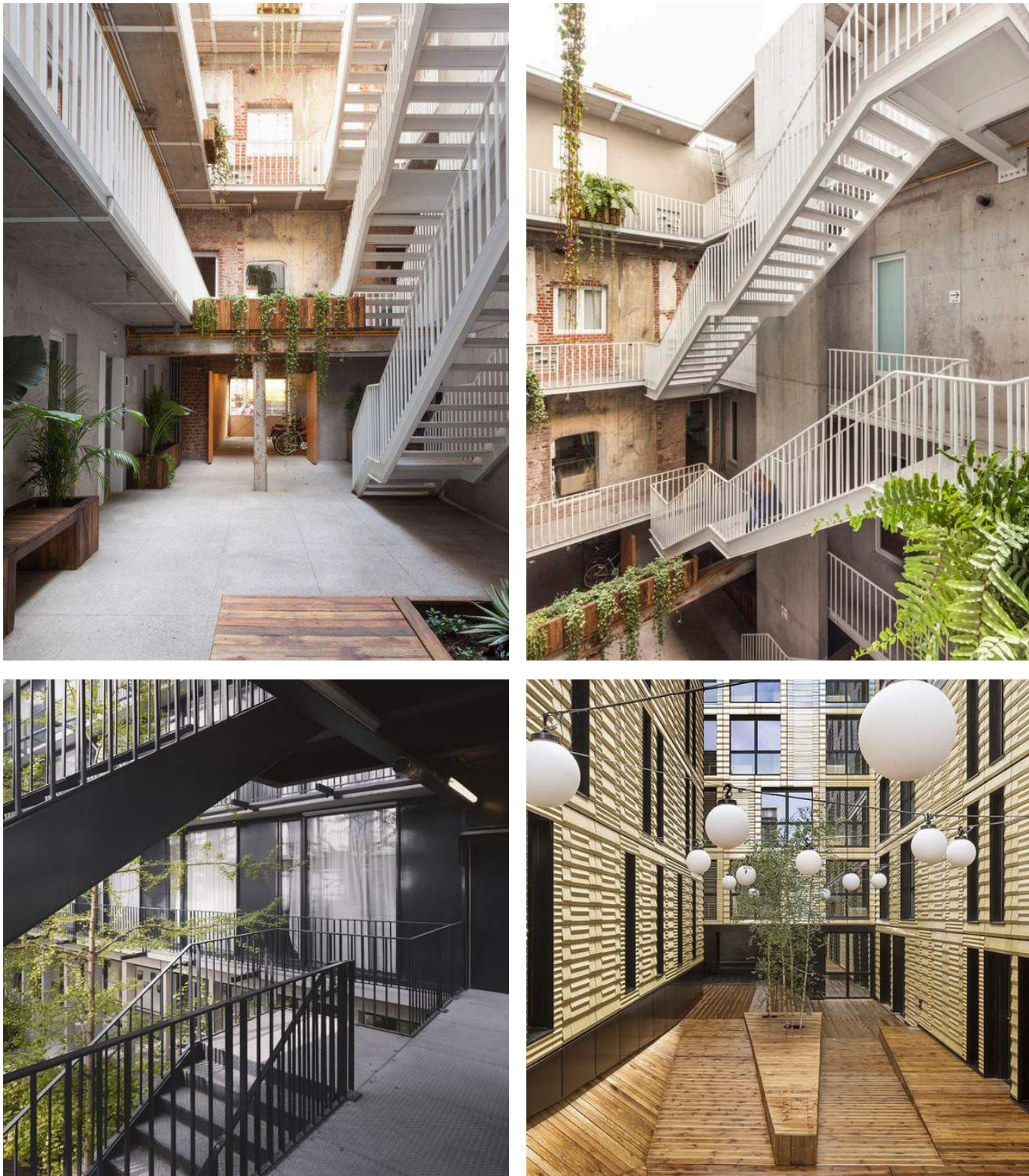


perspective // amenity area



N
0 5 10 25 50
floor plan // roof level

concept C // porous



court precedents // vertical integration



perspective // court looking south

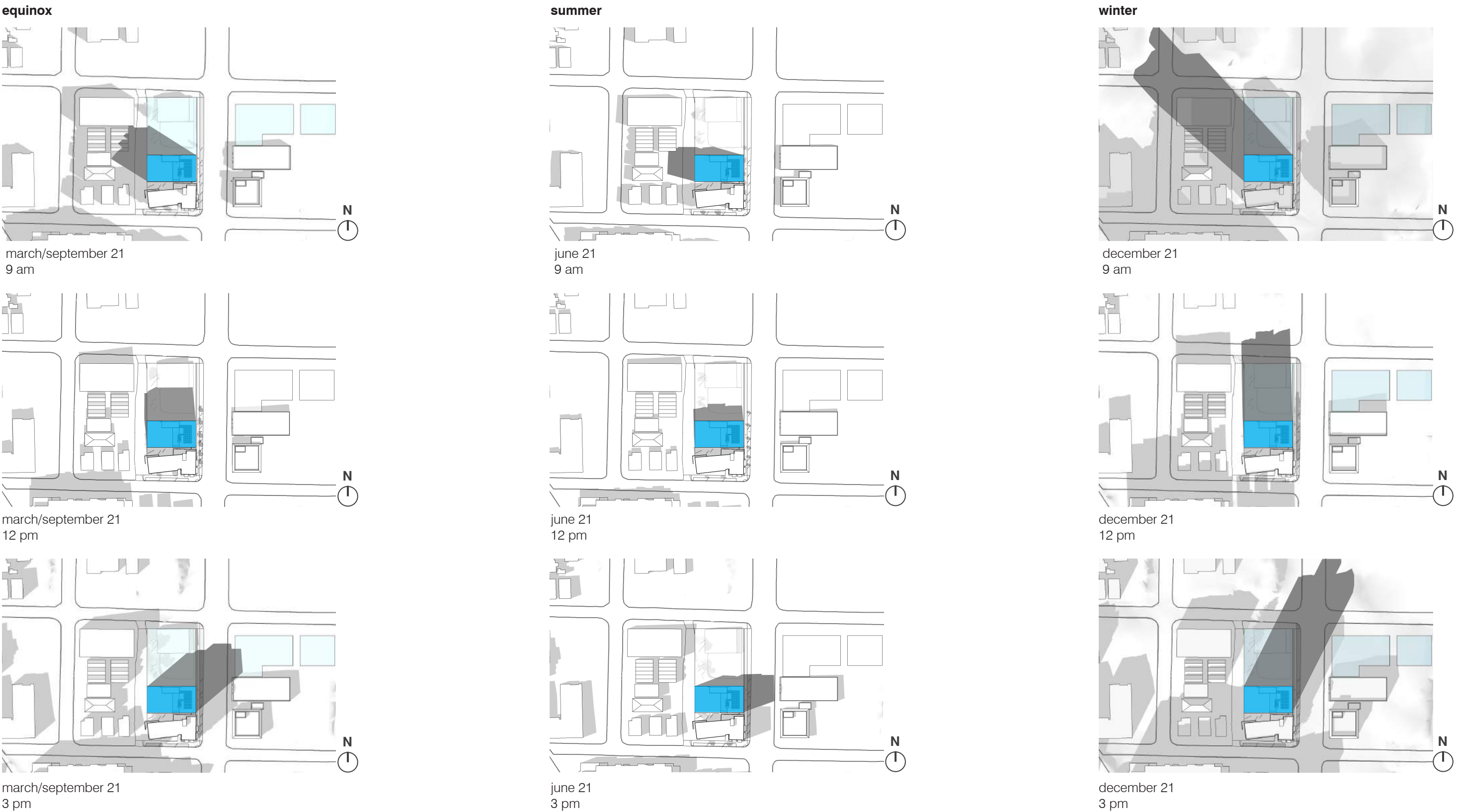


perspective // court looking north



perspective // sidewalk pedestrian realm

concept C // porous: shadow study

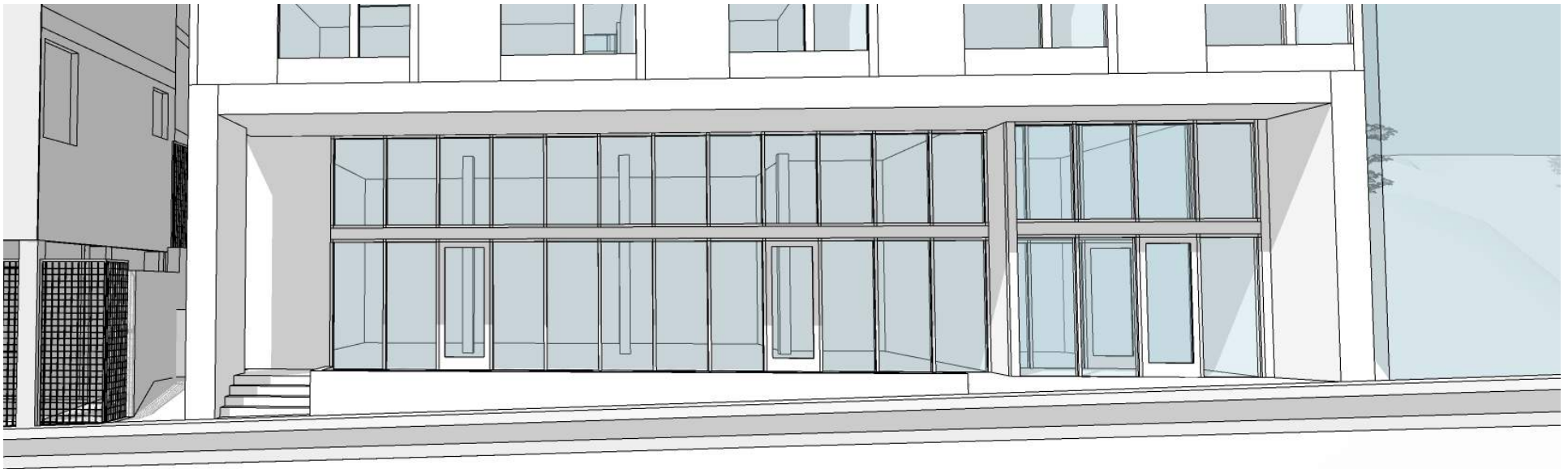
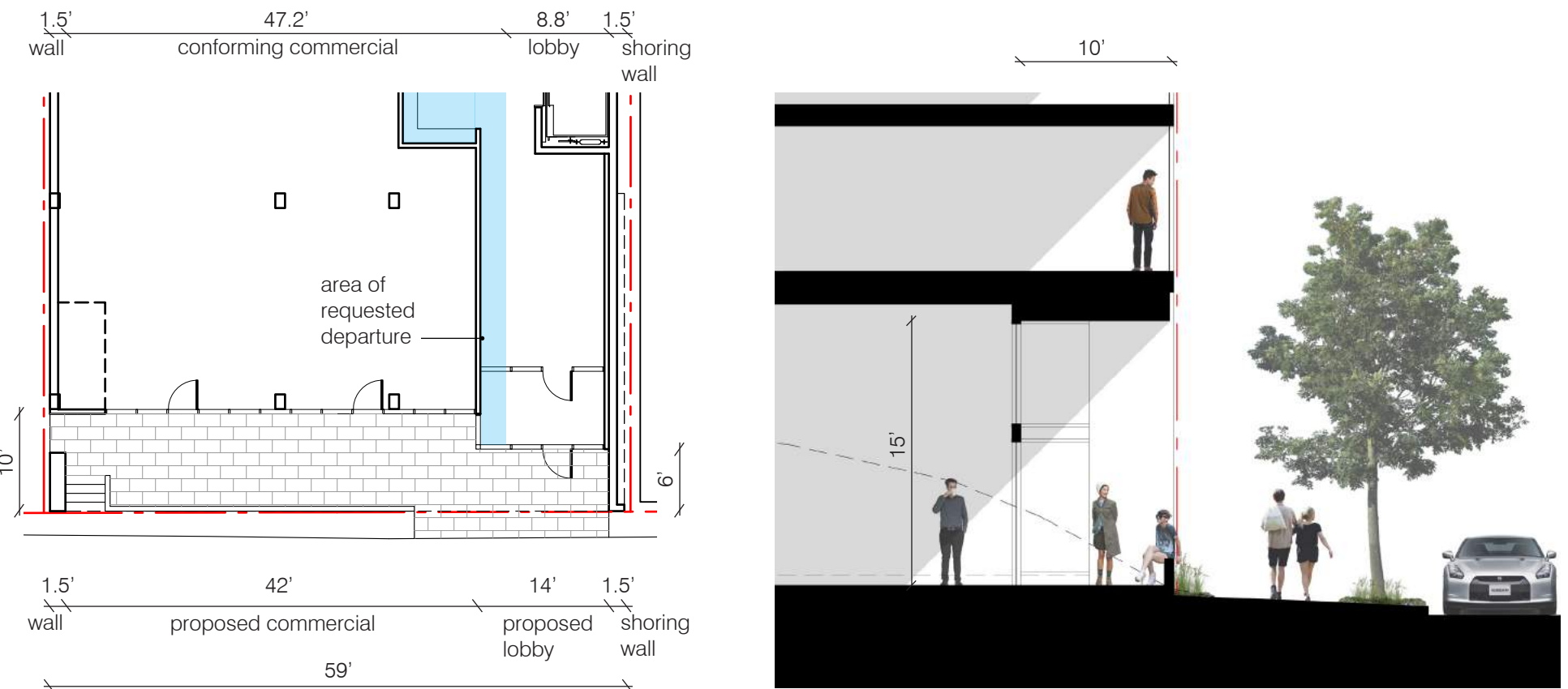


concept C // porous: departures

1. SMC 23.47A.005.D. Street Level Uses
Commercial street level use at street facing facades in pedestrian designated zone to be a minimum 80% of frontage.

Requested departure
Request to allow 71.2% commercial frontage.

Rationale
The proposed structure is 59 feet wide, which results in a required commercial frontage of 47.2 feet. Accounting for functional wall thicknesses results in a restrictive residential entry lobby of only 8.8 feet. This is a substandard width for this type of mixed-use building. Instead, the design proposes 42 feet (71.2%) of commercial frontage which allows for a 14 foot wide residential lobby space with a desirable long straight gallery wall to maintain direct connection from the elevator bank to the street. At the exit stair and elevator bank the lobby compresses to 6.5 feet wide, but then expands into the resident mail box area. The frontage includes expansive 15 foot tall glazing to maximize the street level transparency and connection from the commercial space and residential lobby to the public realm. This glass enclosure is setback 6-10 feet from the building face above and creates a broad covered terrace that expands the sidewalk environment.
(CS2-B.2. Connection to the Street; PL1-A.2. Adding to Public Life; PL1-B.3. Pedestrian Amenities; PL1-C.3. Year Round Activity; PL2-B.3. Street Level Transparency; PL3-A. Entries; PL3-C. Retail Edges; DC1-A. Arrangement of Interior Uses; DC2-E.1. Legibility and Flexibility)



concept C // porous: departures

2. SMC 23.47A.016.D. Screening of surface parking areas

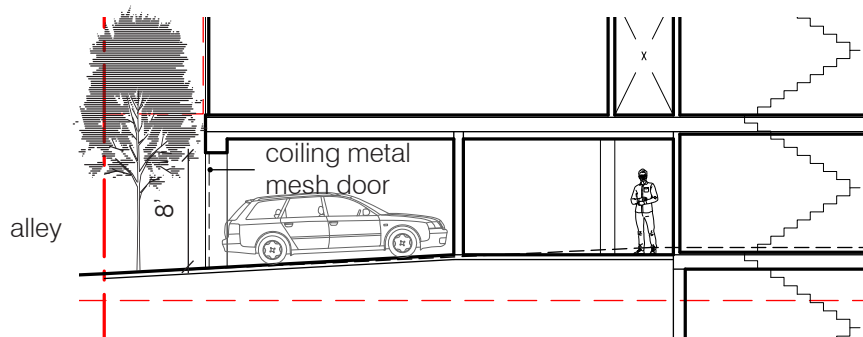
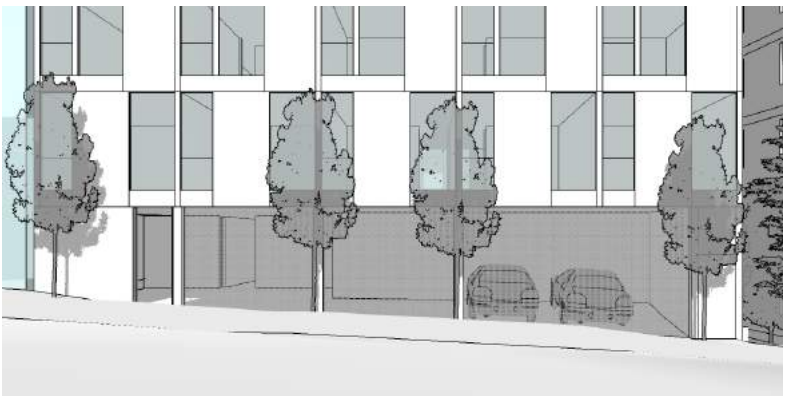
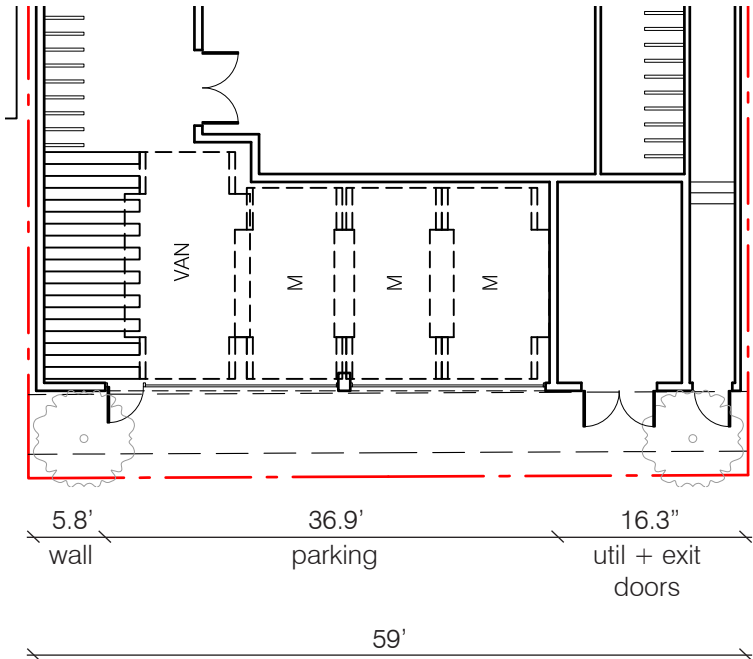
Screening is required for parking across an alley from a lot in a residential zone. 6 foot high screening along the lot line and a 5 foot deep landscaped area inside the screening is required.

Requested departure

Request to allow parking accessed directly from the alley for 79% of the building width facing the alley. The proposed parking is completely within the structure and enclosed by coiling metal mesh doors.

Rationale

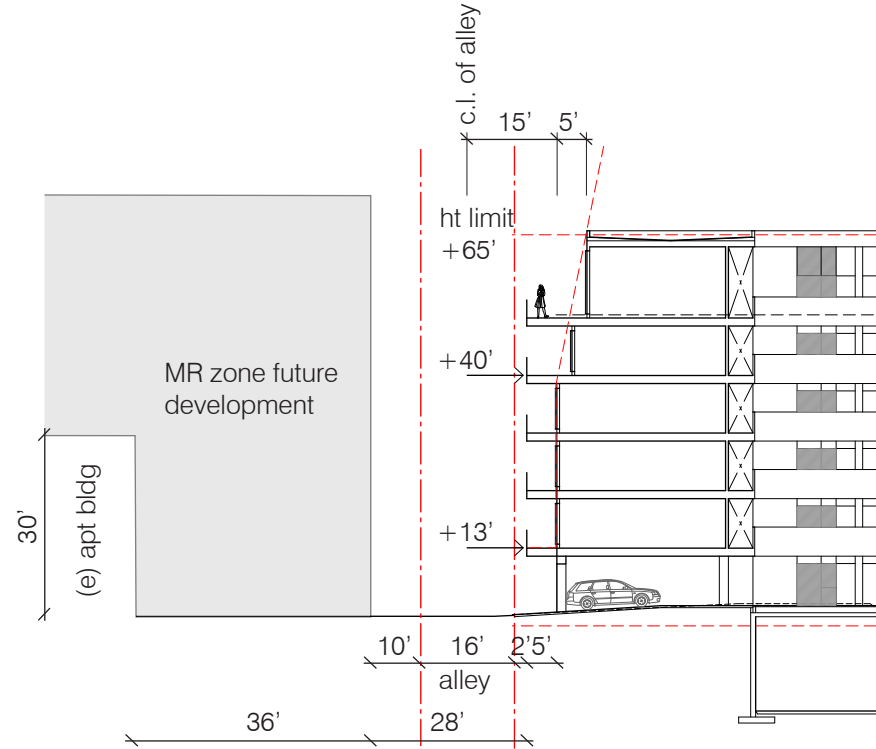
Parking is not required for this project, however 4 stalls are proposed to provide shared parking opportunities for car share programs and potential load / unload stalls for tenants. These stalls are completely within the proposed structure directly accessed from the alley through coiling metal mesh doors. The transparency through the metal mesh allows the court space and bike storage to interact with the alley environment. The project team anticipates substantial day to day tenant movement through the alley with pedestrians accessing the local transportation networks and bicyclists accessing storage racks. Rather than shutting off the project from the alley and encouraging graffiti tagging, the intent is to filter the connection and promote a positive interaction with this public way. Landscaping is proposed with strategically placed columnar trees. The spaces will be adequately lit with non-glare down-lighting for safety and functional movement. The coiling vehicle doors along with the pedestrian gate at the ADA van stall will provide security while maintaining transparency which results in a safe designed condition. (CS3-A.4. *Evolving Neighborhoods*; PL1-A.1. *Enhancing Open Space*; PL4-B. *Planning Ahead for Bicyclists*; DC1-B. *Vehicular Access and Circulation*; DC1-C. *Parking and Service Uses*; DC4-C. *Lighting*)



conforming screening



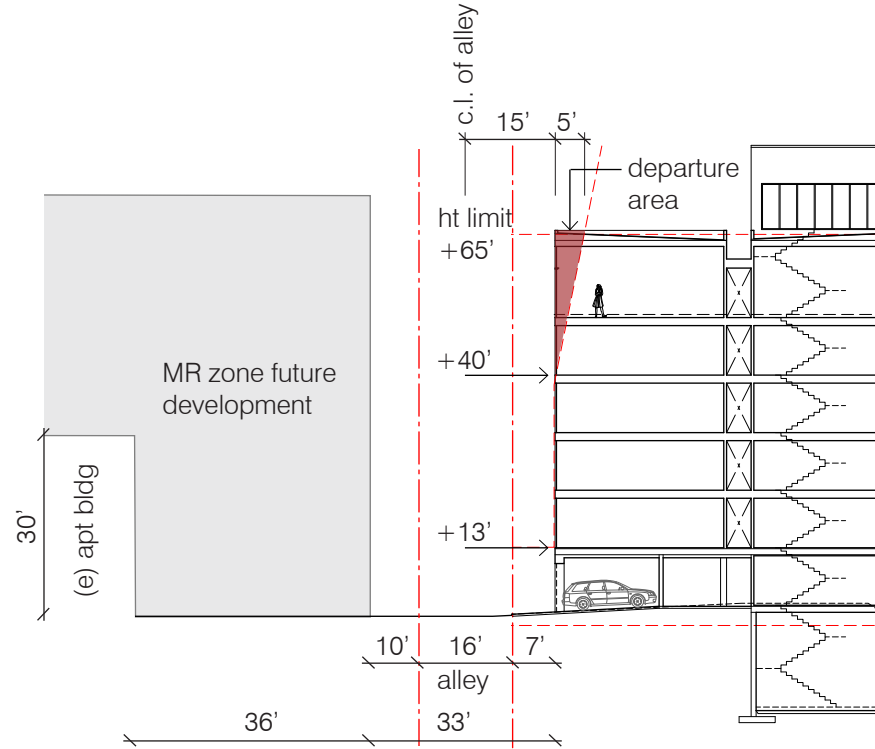
proposed screening



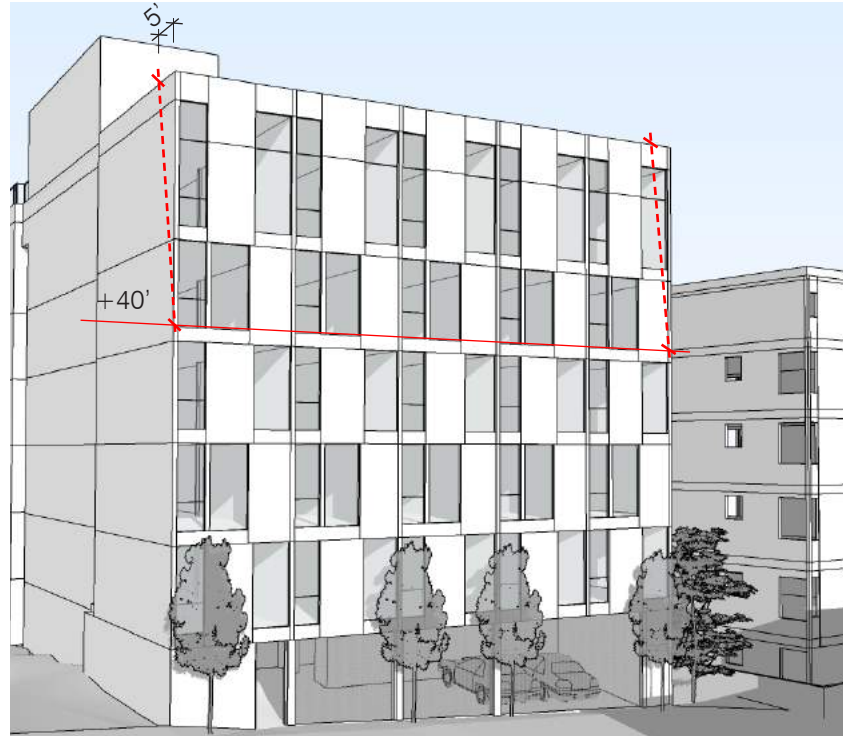
building section // conforming setback



alley perspective // conforming massing



building section // requested departure



alley perspective // requested departure massing

3. SMC 23.47A.014.B.3. Setbacks

For a structure containing a residential use, a setback is required along the rear lot line that is across the alley from a lot in a residential zone:

- 15 feet (from center of alley) for portion of structure above 13 feet to a maximum of 40 feet; and
- 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.

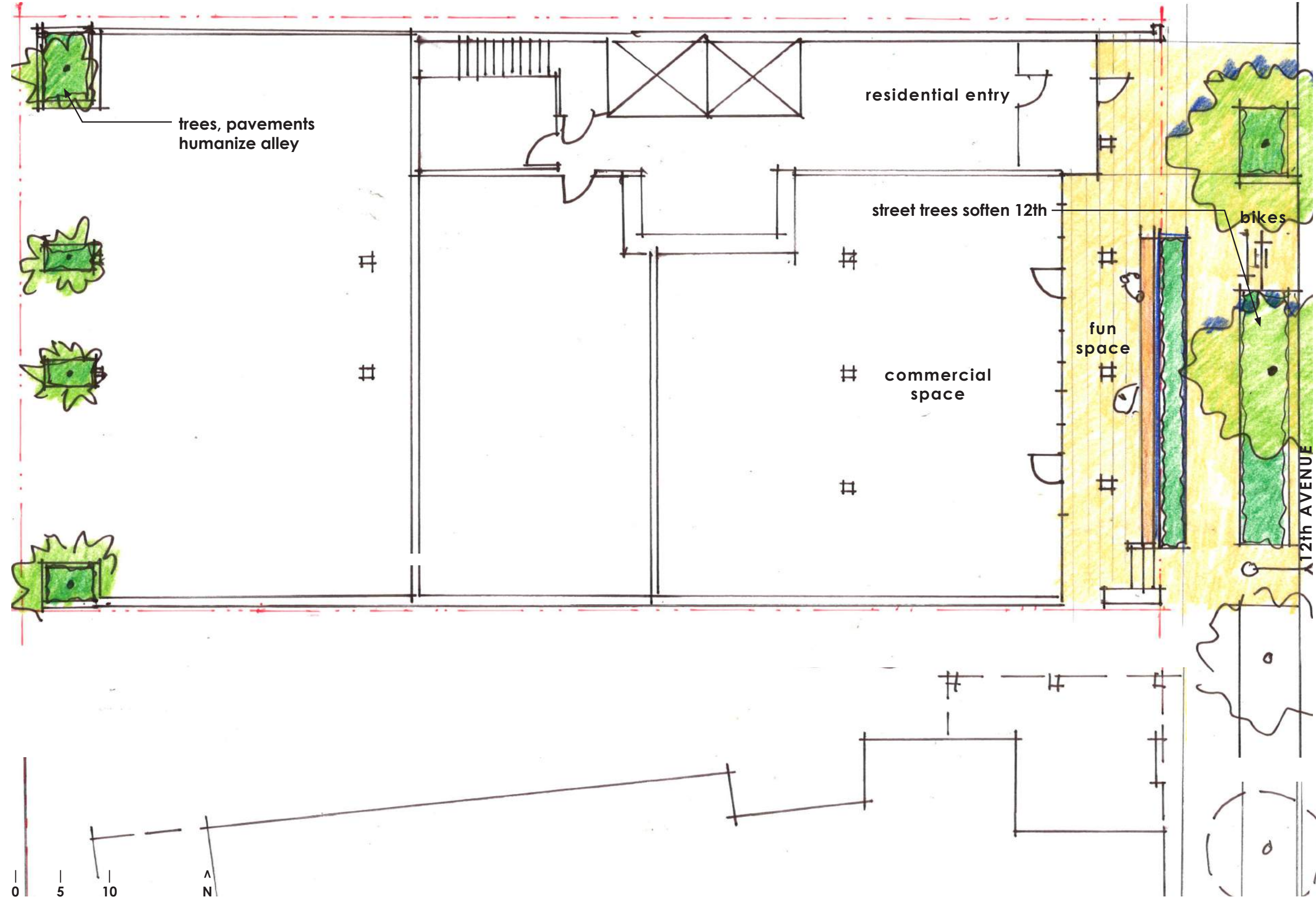
Requested departure

Request to allow a 15 foot setback (from centerline of alley) the full height of the proposed structure's west façade.

Rationale

SMC 23.47A.014.E. allows projecting structures such as decks and balconies to extend into the required setbacks, in this case all the way to the west property line. This expands the building massing which reduces the overall effective width of the alley open space and impacts solar exposure for properties to the north and west (PL1-A. *Network of Open Spaces*). This also creates privacy issues with occupied decks peering down into the neighboring properties (CS2-D.5. *Respect for Adjacent Sites*). The proposed departure maintains a consistent building form and scales the façade with regular window openings for each unit similar to surrounding residential projects. The upper most level maintains a taller floor to ceiling level, consistent with the east street front façade as a base + middle + top architectural expression. (CS3-A *Emphasizing Positive Neighborhood Attributes*; DC2-B. *Architectural and Façade Composition*). The requested departure minimizes the impacts to neighboring properties, maintains a consistent architectural composition on all sides of the project, and results in a superior configuration to the code complying condition. Structures in the MR zone across the alley are allowed to be equally tall and do not require upper level setbacks. A structure on the lot to the north, if submitted after MHA adoption, will be required to provide only a 10 foot setback and no additional setback until 65 ft above grade. A full height façade without additional setback at the upper level will be more consistent with future development along the alley. (add the appropriate DG citation for this type of argument)

landscape concept - street & alley plan

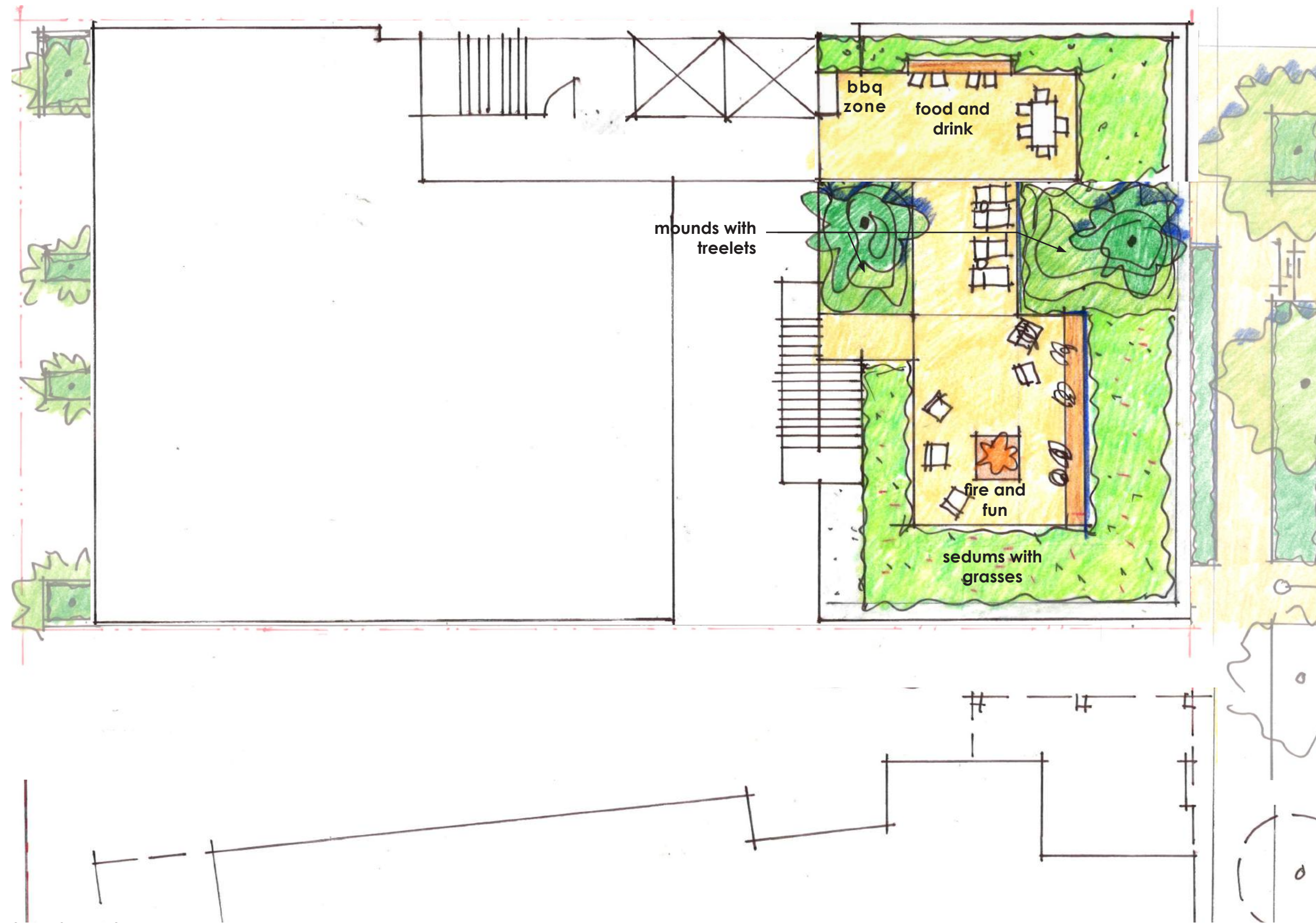


fun space



trees, pavements humanize alley

landscape concept - roof plan

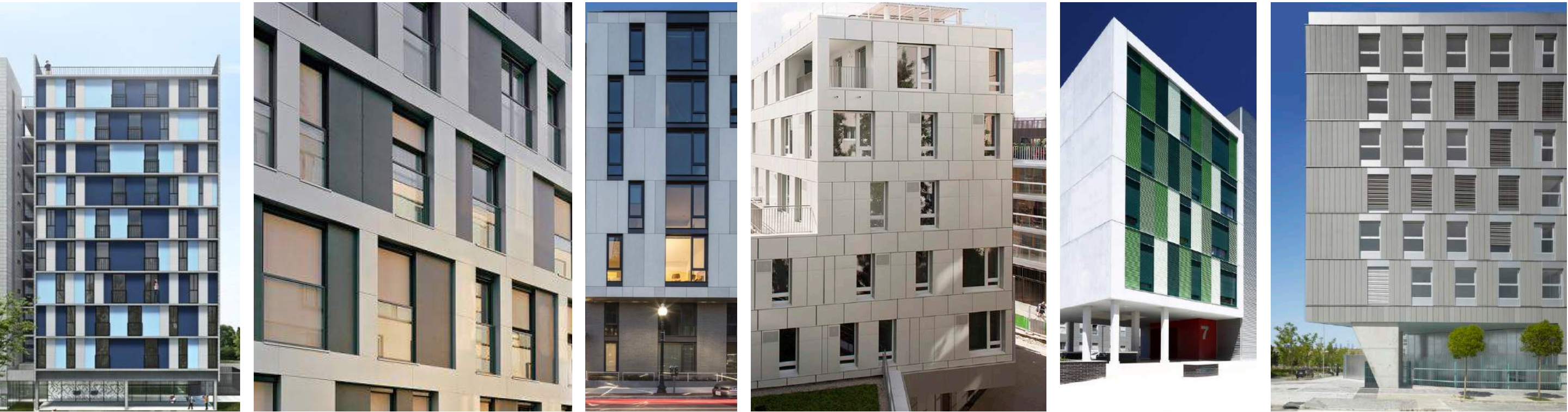


mounds with treelets



fire and fun

material intent



panelized siding | consistent horizontal datums | offset vertical joints and opening patterning | defined base & top | simple terminus | color neutrality with strategic color accents | urban crispness



concrete & glass base | cement board panelization | textured metal panel | taut skin | open metal railing | color neutrality accentuates light and landscape | recessed human scaled entry

intentionally blank



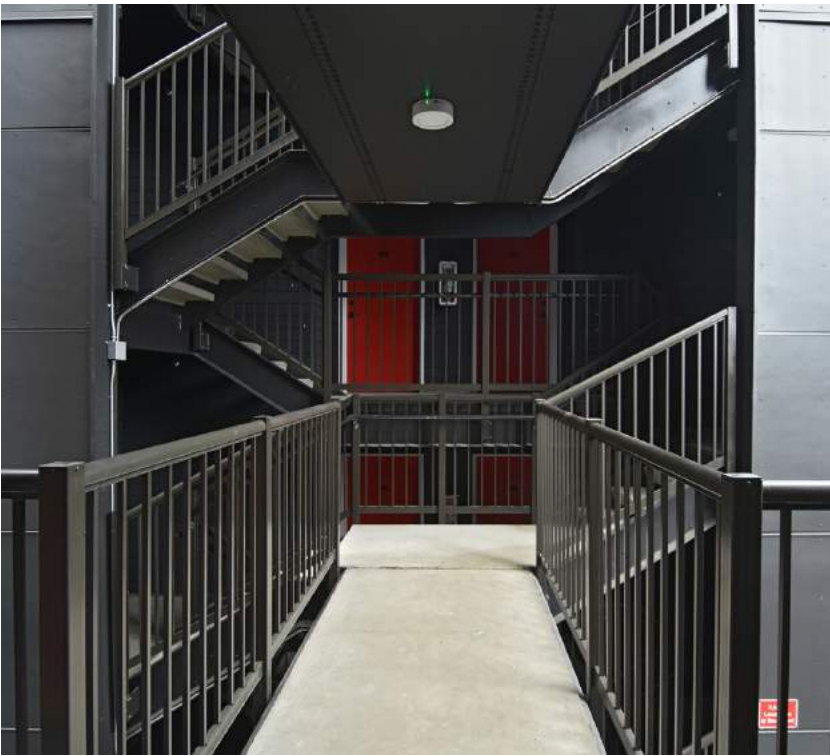
Workshop AD & KKLA | Stadium 302 condominiums | Tacoma WA



Workshop AD, KKLA, & Umtanum Build | CODA mixed-use | Seattle WA



Kamiak | The Willet apartments | Seattle WA



Workshop AD | Howell 10 | Seattle WA



Workshop AD | Colman triplex | Seattle WA



Workshop AD & KKLA | A77 mixed-use | Seattle WA



Workshop AD | Project 339 townhouses | Seattle WA

