RECOMMENDATION MEETING

MM/DD/YYYY
704 E UNION STREET, SEATTLE, WA-98122
#3033190

RUNBERG ARCHITECTURE GROUP

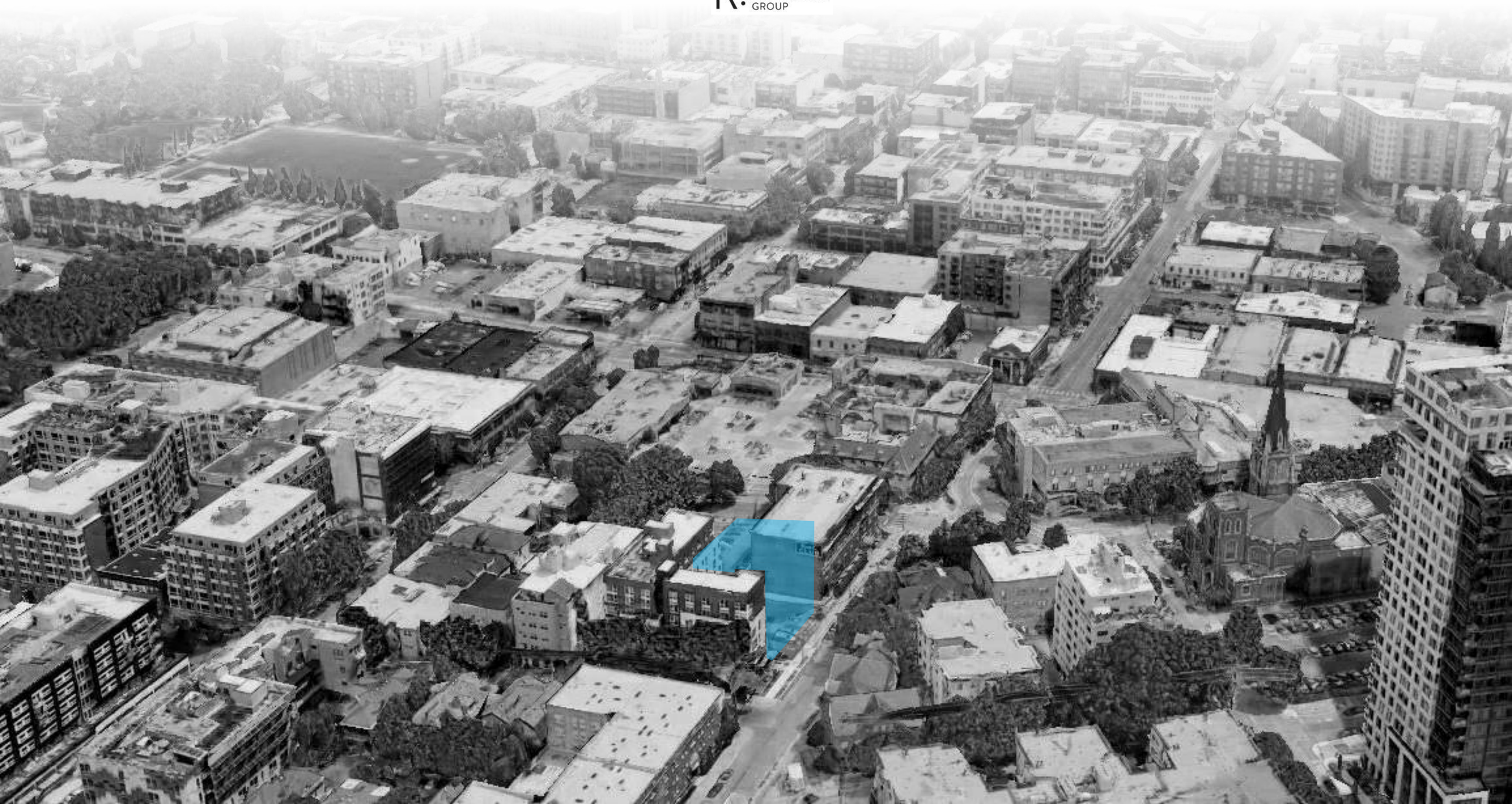


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01 INTRODUCTION

PROJECT TEAM EXAMPLE WORK

PROJECT ARCHITECT

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CONTACT: BRIAN RUNBERG
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PROJECT OWNER

SRM DEVELOPMENT
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JIM@SRMDEVELOPMENT.COM

LANDSCAPE ARCHITECT

BRUMBAUGH & ASSOCIATES
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SEATTLE, WA 98103
CONTACT: KRISTEN LUNDQUIST
206-782-3650 (tel)
KRISTENL@BRUMBAUGH-ASSOC.COM



Sitka, Runberg Architecture Group



EXPO, Runberg Architecture Group



Lyric, Runberg Architecture Group & SRM Development



EXPO, Runberg Architecture Group



PRESERVE AND REUSE THE KNIGHTS OF COLUMBUS BUILDING FOR COMMERCIAL USE, AND DESIGN NEW RESIDENTIAL CONSTRUCTION TO BE COMPATIBLE WITH THE CHARACTER OF THE HISTORIC STRUCTURE.

PROVIDE A VARIETY OF HOUSING AT THE INTERSECTION OF THE PIKE/PINE AND FIRST HILL NEIGHBORHOODS THAT SUPPORT WALKABILITY AND EASY ACCESS TO NEIGHBORHOOD SHOPPING, NIGHTLIFE, AND ARTS.

ZONING : NC3P 65 ; PIKE/PINE OVERLAY DISTRICT

WEST SITE : 5,806 SF

WEST SITE : 50 UNITS

02 SITE CONTEXT
URBAN DESIGN ANALYSIS

SITE PHOTOS

1



2

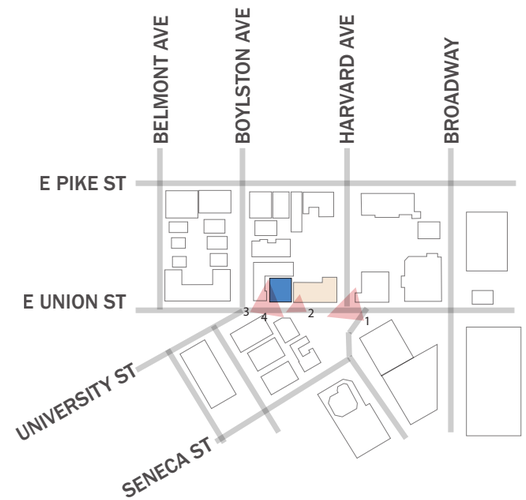


3



4





EXISTING SITE PLAN



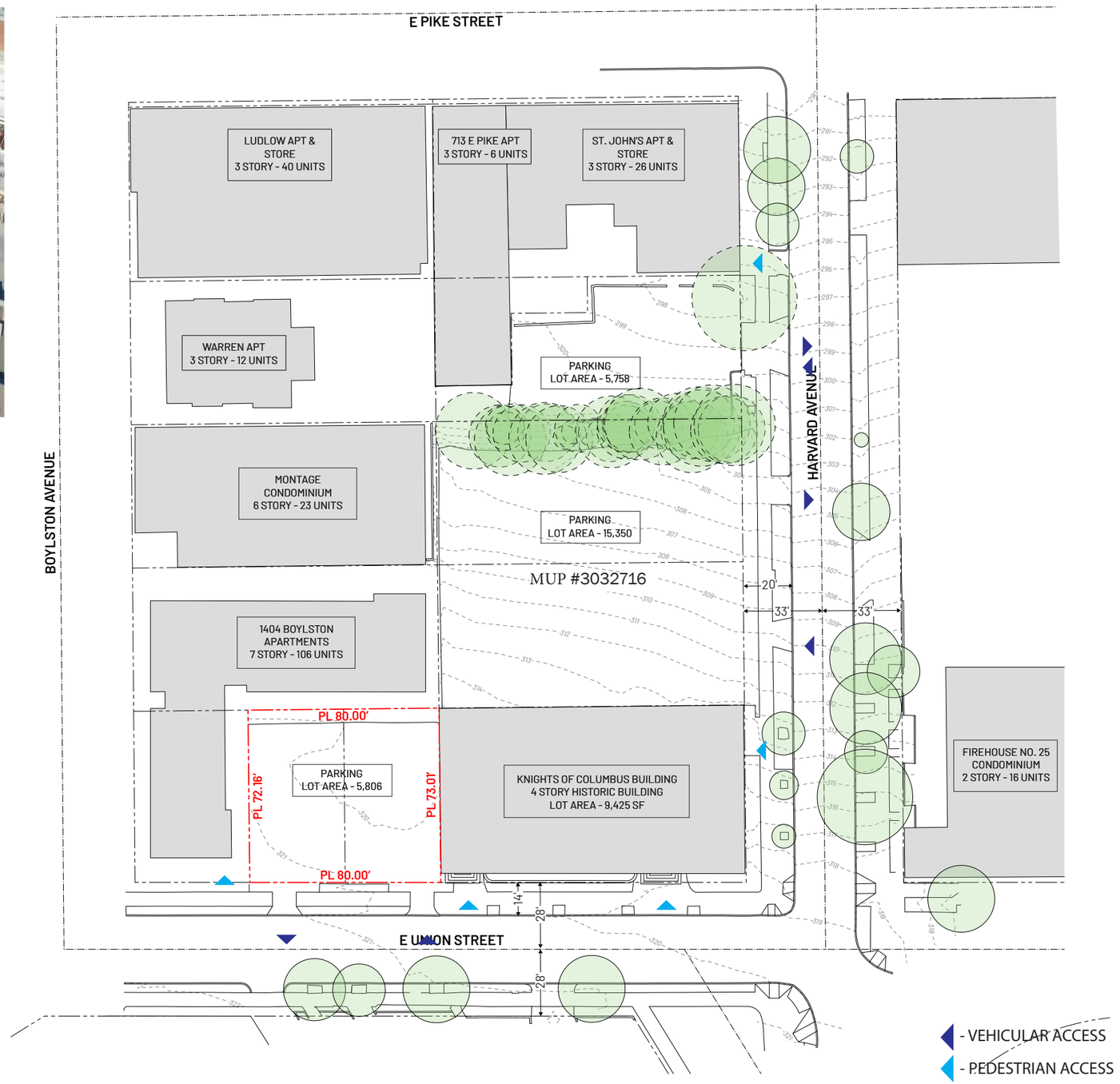
PARCEL NUMBER:

7502500040, 7502500041

LEGAL DESCRIPTION:

THE EAST 80 FEET OF LOT 5, BLOCK 4, SACKMAN HOME ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON;

A NON-EXCLUSIVE EASEMENT FOR SEWER AS CREATED BY THAT REPLACEMENT SEWER EASEMENT RECORDED UNDER RECORDING NO. 20160223000760.



RUNBERG ARCHITECTURE GROUP

SRM DEVELOPMENT, LLC

SITE CONTEXT- PIKE/PINE CONSERVATION DISTRICT

The Pike/Pine Conservation Overlay District was created in July, 2009 to limit the size of new development and encourage projects to keep existing older structures, identified in the Code as character structures.

CHARACTER STRUCTURES
Have been in existence prior to 1940
Retain a high degree of architectural integrity
Represent the Pike/Pine neighborhood's building typology
Are compatible with the architectural scale, rhythm, and patterns of nearby structures in the Pike/Pine neighborhood

MINIMUM REQUIREMENTS FOR RETAINING A CHARACTER STRUCTURE (SMC 23.73.015)
All street-facing facades of the character structure shall be maintained and original facade openings that provide transparency at the street-level shall remain unobstructed
All portions of the new structure shall be set back a minimum of 15 feet from the street-facing facades of the character structure
The original floor-to-ceiling height of the street-level story of the character structure is maintained

INCENTIVES FOR RETAINING A CHARACTER STRUCTURE
Height exception (SMC 23.73.014.B)
- 10' of additional height allowed above the 65' height limit if additional area is residential



Pike Pine Conservation Overlay District

Pike Pine Urban Village

Pike Pine Conservation Core

Landmarks

Character Structures

SITE CONTEXT- PIKE/PINE CONSERVATION DISTRICT



1 WINTONIA HOTEL (1909)



2 FIRST COVENANT CHURCH (1911)



3 SUMMIT SCHOOL/NORTHWEST SCHOOL (1905)



4 OLD SEATTLE FIRE STATION #25 (1909)



5 ELDRIDGE TIRE COMPANY BUILDING (1925)



6 CAL ANDERSON PARK/LINCOLN RESERVOIR (1901)



7 WHITE MOTOR COMPANY BUILDING (1918)



8 KELLY-SPRINGFIELD MOTOR TRUCK BLDG (1913)



9 1ST AFRICAN METHODIST EPISCOPAL CHURCH (1912)



10 SEATTLE 1ST BAPTIST CHURCH (1911)

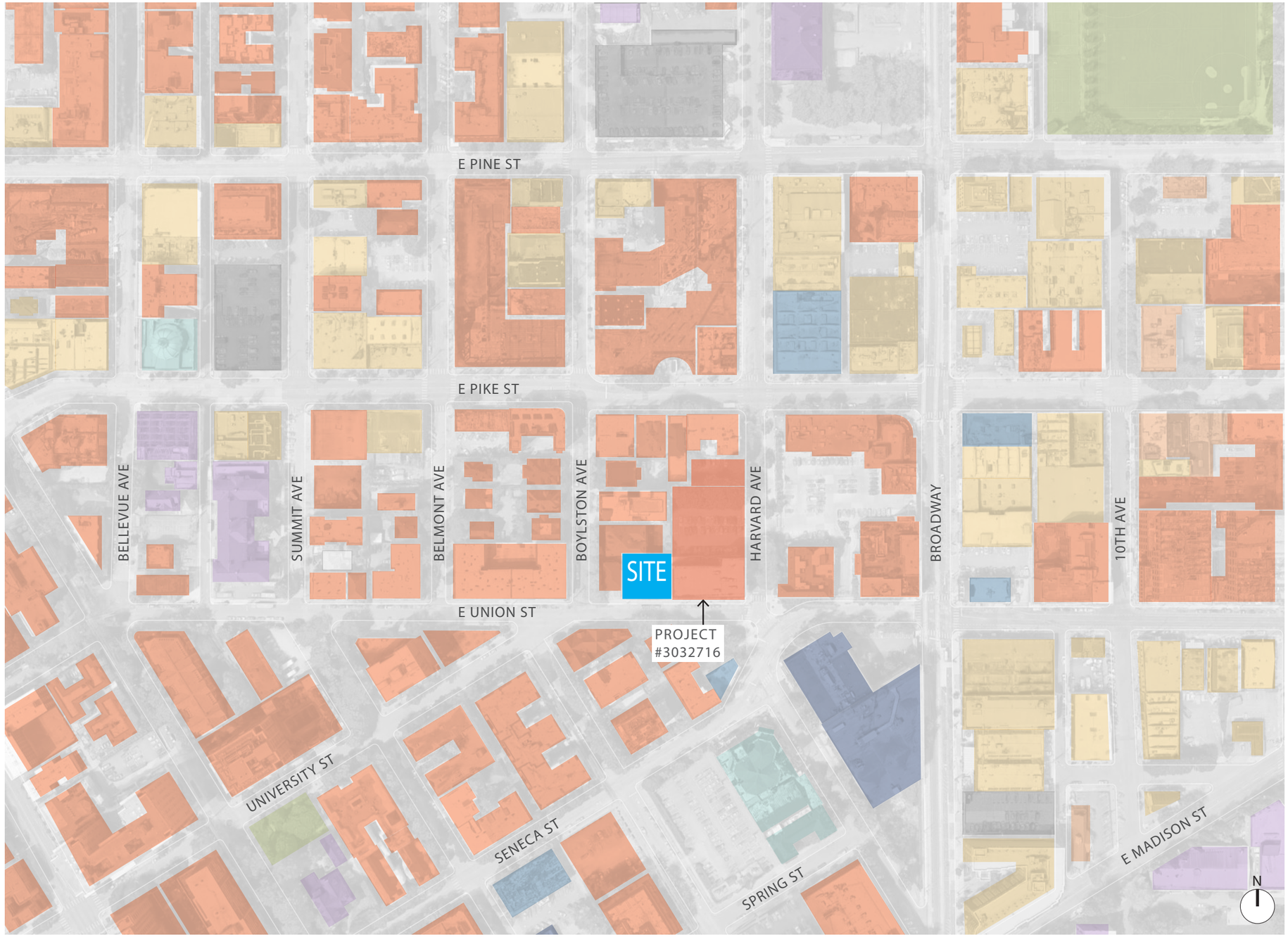


11 PHILLIPS HOUSE (1902)



12 STIMSON/GREEN HOUSE (1901)

SITE CONTEXT-ADJACENT USES



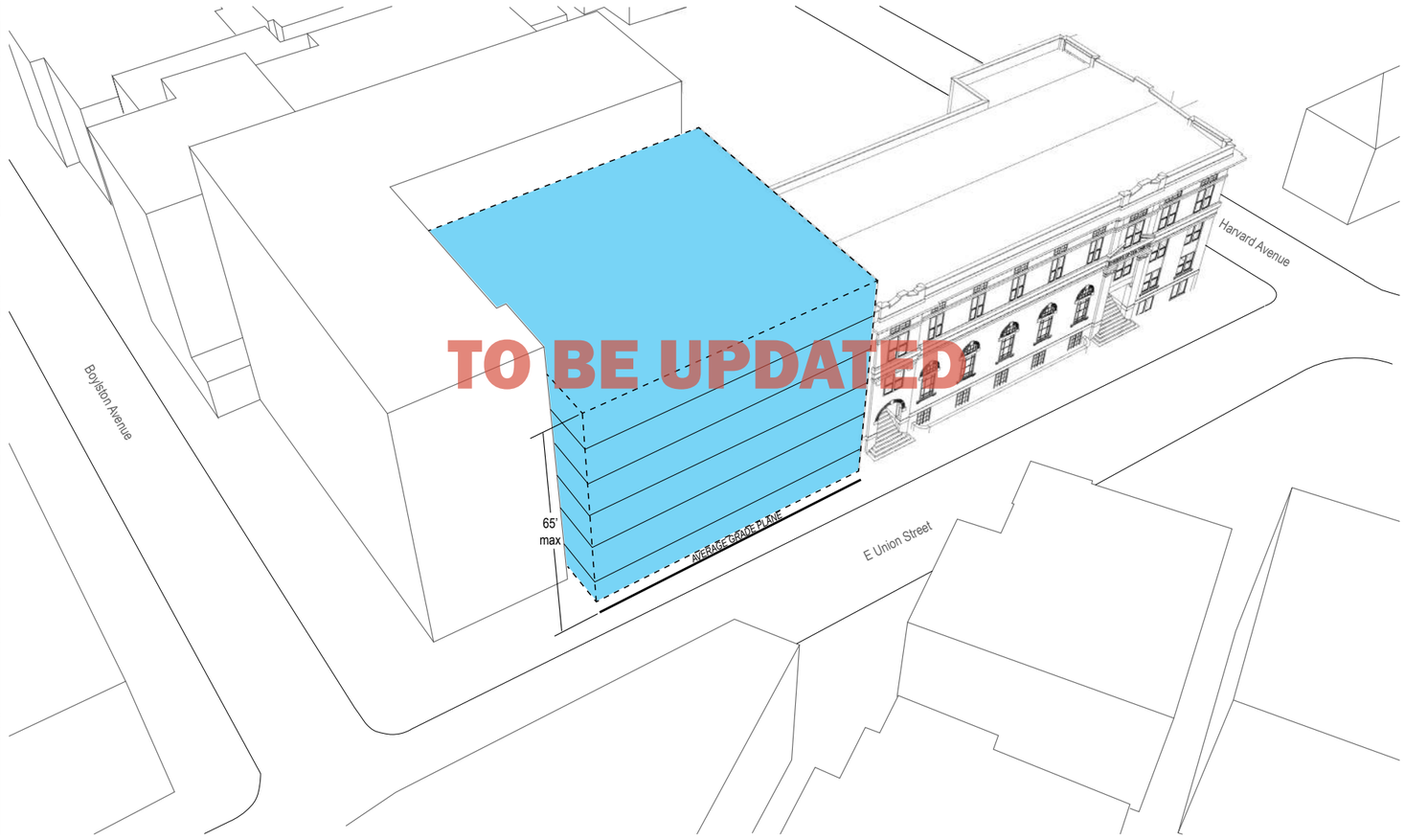
NEIGHBORHOOD USES

- MULTI-HOUSING
- INSTITUTIONAL
- RELIGIOUS
- STRUCTURED PARKING
- COMMERCIAL FOOD
- COMMERCIAL RETAIL
- SINGLE-FAMILY HOUSING
- HOSPITALITY
- OFFICE
- PARK



ZONING MAP

- NC3P - 65
- NC3P - 160
- NC3 - 160
- MR
- HR
- MIO - 65
- MIO - 105
- MIO - 160



MAXIMUM ZONING ENVELOPE

SITE ZONING

Zone:	NC3P-65
Overlay:	Pedestrian-Designated Zone
	Pike/Pine Conservation Overlay District, Pike/Pine Urban Village
Street Classifications:	No Principal Pedestrian Street Designation

ZONING SUMMARY

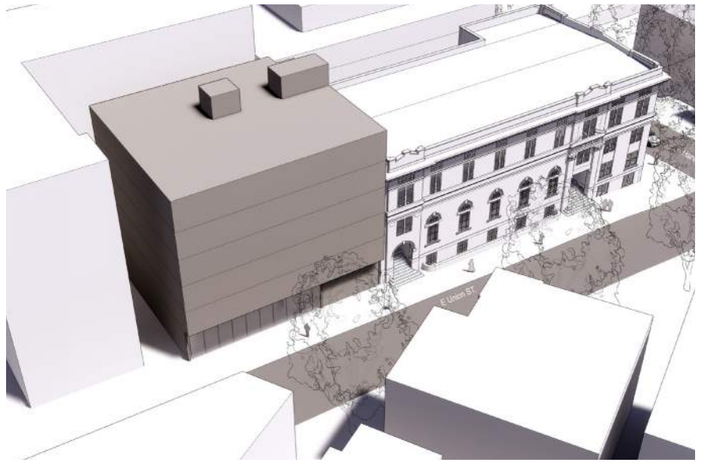
SMC REFERENCE	CODE TEXT	PROPOSED BUILDING TO BE UPDATED
23.45. - ZONING DESIGNATION	*NC3P-65*	
23.47A.013 – FAR	*N/A - See Section 23.73.009*	
23.47A.004 PERMITTED AND PROHIBITED USES	*All uses are permitted outright, prohibited, or permitted as a conditional use according to Table A for 23.47A.004*	
23.47A.005 STREET-LEVEL USES	*Residential uses are allowed and unlimited on non principal pedestrian streets in the Pike/Pine Conservation Overlay District.*	
23.47A.006 CONDITIONAL USES	*No conditional uses proposed*	
23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS	*A. Basic Requirements* *Blank segments of street-facing façade between 2 and 8 feet above the sidewalk may not exceed 20 feet in width.* *Total of all blank façade may not exceed 40% of the width of the street façade.* *Street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks etc. are provided.* *B. Non-residential street level requirements - N/A* *C. In Pedestrian Designated Zones* *Requirements for principal pedestrian streets - N/A* *D. Residential Uses along a street-level street-facing facade require:* *1.) A visually prominent pedestrian entry* *2.) The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4' above sidewalk grade or be set back at least 10'* *B. Transparency* *60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. Transparent areas of facades shall be designed and* *maintained to provide views into and out of the structure.* *C. Pedestrian Entry*	
23.47A.012 STRUCTURAL HEIGHT	*A. Height Limit* *The applicable height limit is 65 feet.* *C. Railings and Parapet* *Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend 4 feet above the otherwise applicable height* *limit.* *Rooftop Features: The following may exceed up to 15 feet above height limit with a coverage of 20% or 25% if including stair and elevator penthouses and*	
23.47A.014 – SETBACK REQUIREMENTS	*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 third side connects these two sides with a diagonal line across the commercially zoned lot per SMC 23.47A.014.B.1.* *2) An upper-level setback is required along any rear or side lot line that abuts a lot in an LR, MR, as follows: a. Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet; and b. For each portion of a structure above 65 feet in height, additional setback at the rate of 1 foot of setback for every 10 feet by which the height of such portion exceeds 65 feet, up to a maximum setback of 20 feet per 23.47A.014.B.2.a.b. Please revise and update the plan set as needed*	*DEPARTURE REQUESTED*

ZONING SUMMARY

SMC REFERENCE	CODE TEXT	PROPOSED BUILDING TO BE UPDATED
23.47A.016 – LANDSCAPING AND SCREENING STANDARDS	***GREEN FACTOR*** ***Landscaping that achieves a Green Factor score of 0.3 or greater.*** ***STREET TREES*** Street trees are required when any development is proposed.	
23.47A.017 MHA SUFFIX	N/A - Project vested prior to MHA upzone.	
23.47A022 – LIGHT AND GLARE STANDARDS	Exterior lighting must be shielded and directed away from adjacent uses.	
23.47A.024 – AMENITY AREA	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.	
23.47A.032 – PARKING LOCATION AND ACCESS	N/A - No parking provided on site	
23.54.015 REQUIRED PARKING AND MAXIMUM PARKING LIMITS	RESIDENTIAL PARKING TABLE B L. No minimum requirement for all residential uses in urban centers. BICYCLE PARKING TABLE D D.2 Multi-family structures Long-term - 1 / dwelling unit Short-term - 1 / 20 dwelling units Bicycle parking for residential uses shall be located on site.	
23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE	TABLE A 51-100 Dwelling units = 375 SF plus 4SF / unit over 50. Minimum horizontal dimension of required storage is 12'. Placed no more than 50' from curb; ramp 6% max.	
PIKE/PINE CONSERVATION OVERLAY DISTRICT ***23.73.009 – FAR***	The following area is exempt: In areas where the underlying zoning is NC3P-65, all floor area in any use if the lot that is to be developed is 8,000 square feet or less in area and has been either vacant or in parking use since February 27, 1995.	
23.73.010 - FLOOR AREA LIMITS OUTSIDE THE CONSERVATION CORE	The maximum gross floor area of any story above 35 feet is 15,000 SF	
23.73.014 - HEIGHT EXCEPTIONS	No height exceptions apply	

03 EDG 1 & 2 RECAP

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6 Stories
Setback 6' along rear and west property lines
Single Egress - Limited to 4 units per floor

OPTION A - CODE COMPLIANT

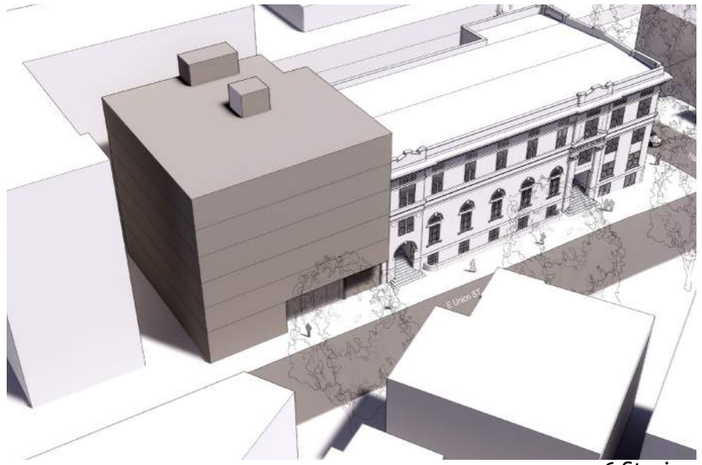
- Unit Count = 22
- 30,720 GSF total
- 1,000 SF Average Unit Size
- 6 Stories (5 Stories Type VA over 2 Stories Type IA)
- 65' Above Average Grade

PROS:

- Code Compliant
- Equal setbacks at north and west property lines reduce area of blank wall
- Maximizes development potential

CONS:

- Abrupt transition between new and old detracts from character structure
- Large massing adjacent to character structure is not appropriately scaled
- Equal north and west setbacks allow only ~13' separation from adjacent L-shaped residential building
- 6' setback at north and west property lines limits window openings



6 Stories
Higher Unit Count
Setback 12' along west property line

OPTION B

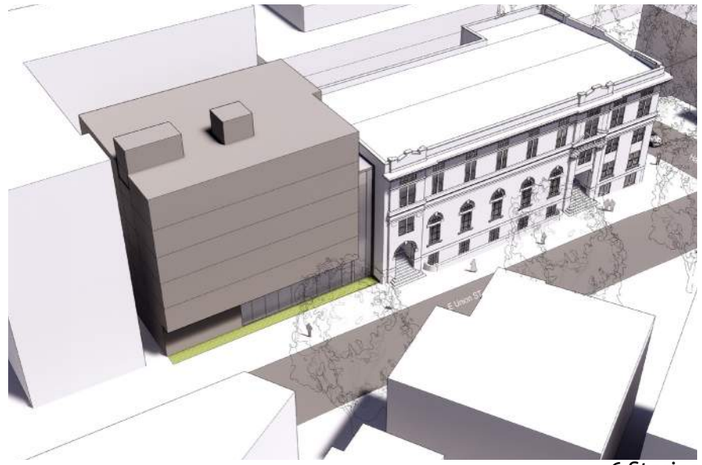
- Unit Count = 45
- 30,000 GSF total
- 445 SF Average Unit Size
- 6 Stories (5 Stories Type VA over 2 Stories Type IA)
- 65' Above Average Grade

PROS:

- Larger setback at west property line allows ~19' separation from adjacent residential building

CONS:

- Abrupt transition between new and old detracts from character structure
- Large massing adjacent to character structure is not appropriately scaled
- Minimal setback along north property line creates blank wall and allows only ~8' separation from adjacent residential building
- Departure required for residential use along street



6 Stories
Maximize Unit Count
Setback 12' along rear property line

OPTION C - PREFERRED

- Unit Count = 51
- 28,000 GSF total
- 375 SF Average Unit Size
- 6 Stories (5 Stories Type VA over 2 Stories Type IA)
- 65' Above Average Grade

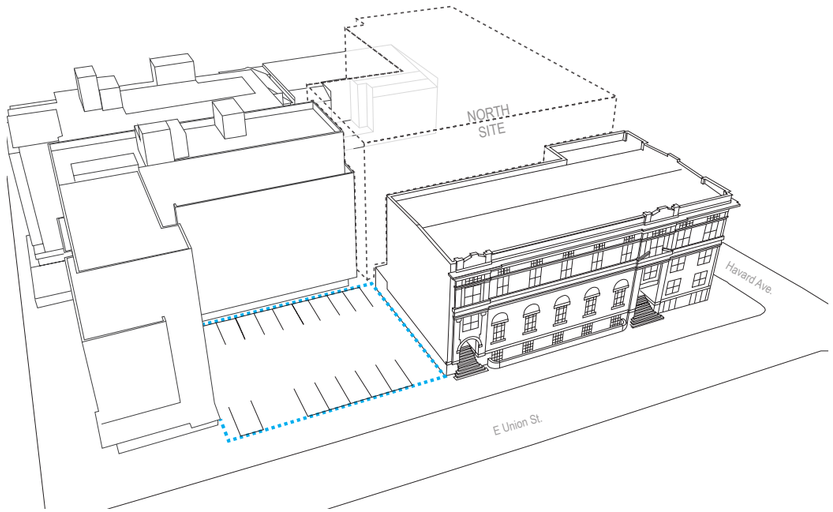
PROS:

- Code Compliant
- Gasket condition highlights character structure and emphasizes main entrance
- Lower height is more appropriately scaled and stepped massing creates height transition to character structure
- Larger setback at north property line allows ~19' separation from adjacent residential building

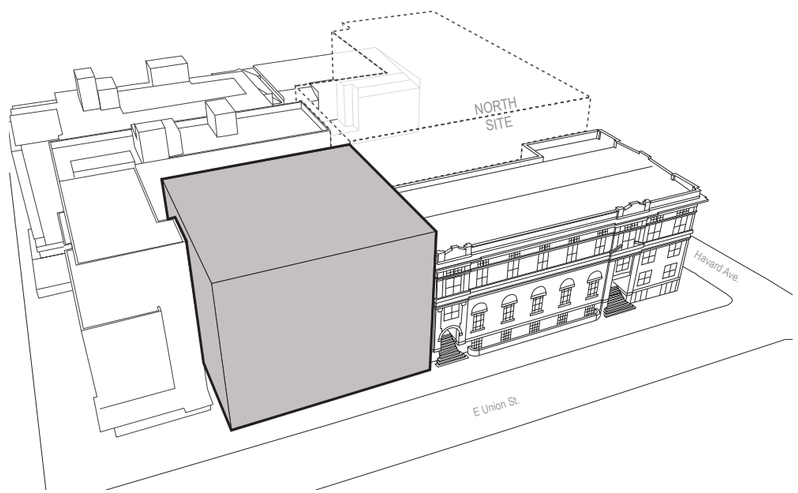
CONS:

- Minimal setback along west property line creates blank wall and allows only ~8' separation from adjacent residential building

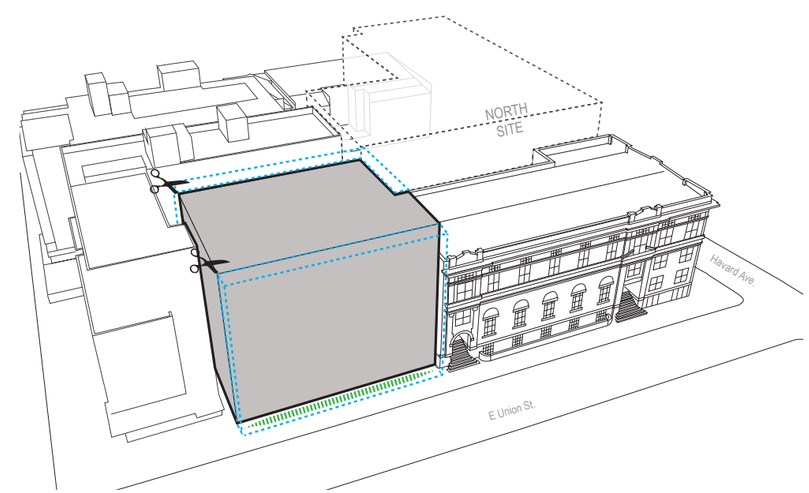
MASSING DEVELOPMENT
04.25.2019



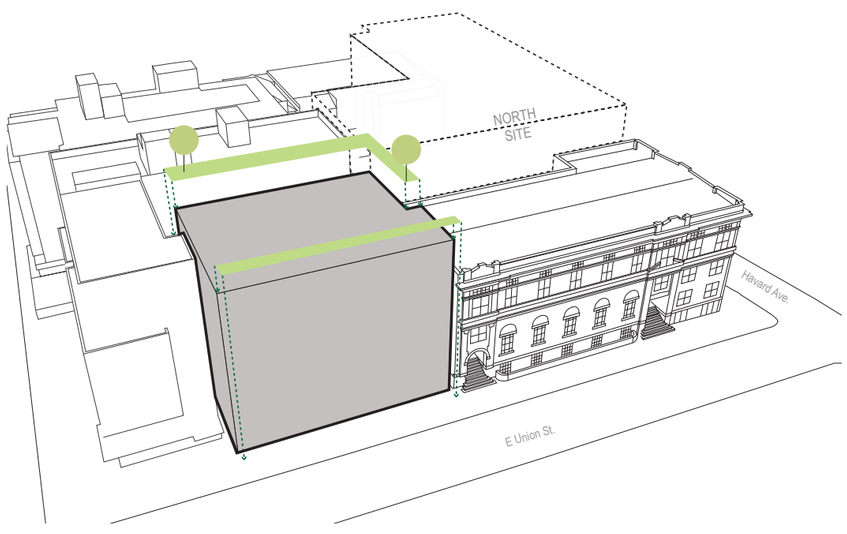
1 Existing site use



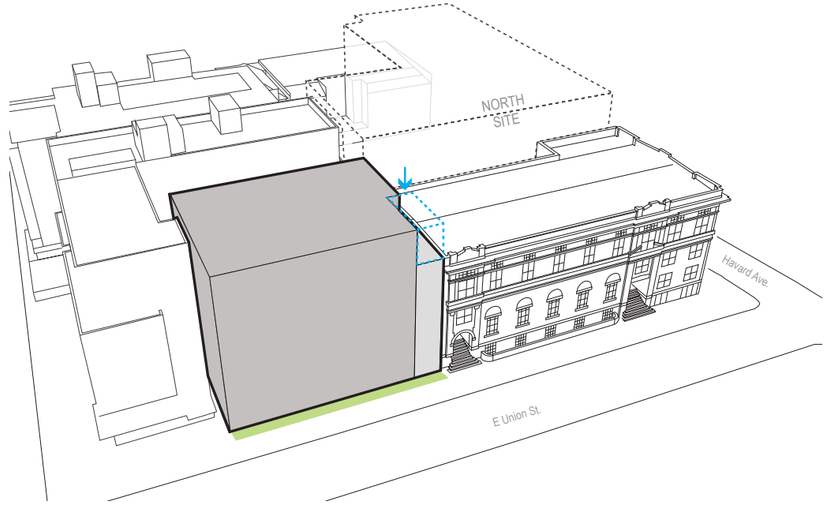
2 Maximum Zoning Envelope



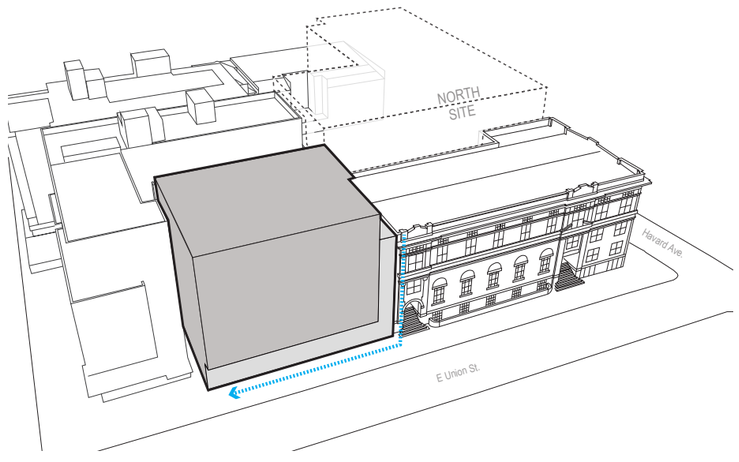
3 Setback 4' from the street to enhance streetscape on E Union St.
Setback 12' from the north property line to provide livable spaces
(-7,000 sf)



4 Introduce landscape to enhance these pockets of spaces.



5 Introduce transparent gasket element as a transition between the historic building and new development



6 Wrap the transparent element to the street facade to provide continuity and activate the streetscape, and also reduce the impact on the historic structure
(-425 sf)

RELEVANT DESIGN GUIDELINES

PROS:

CS2.2 Massing should respond to the established Pike/Pine development pattern of street facing facade widths to maintain a cohesive streetscape.

CS2.3 Maintain a continuous street wall.

CS2.4 Design new structures to be compatible in scale and form with surrounding context.

CS3.1 Architectural styles and material that complement the historic "auto-row" light industrial vernacular are encouraged.

CS3.2 Design new development that references architectural features and elements of existing structures on the block face to maintain block face rhythm and continuity.

PL3.1 Entryways that feature heavy or contrasting trim, distinctive materials and a link to the surrounding streetscape are encouraged.

PL3.2 Street level residences should be designed with physical and visual transitions for resident livability and privacy.

DC2.1 Design concepts for projects that include character structures should emphasize the character structure.

DC3.1 Design open space to enhance street-level activity.

DC3.2 Design street level landscaping to complement open space areas.

DC4.1 Exterior finish materials should complement the neighborhood's auto-row and light-industrial vernacular.



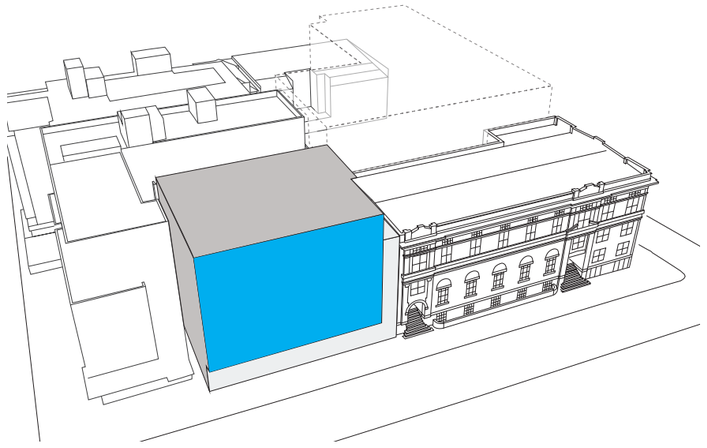
CS2.2 **CS2.3**
Street level facade setback maintains continuous street wall to maintain a cohesive streetscape.

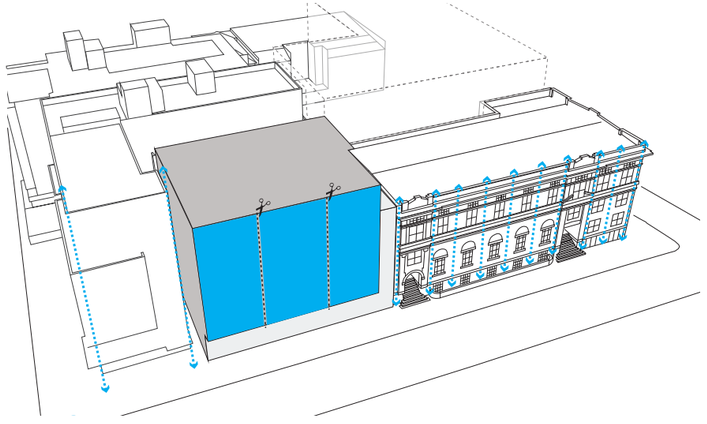
CS3.1 **DC4.1**
Brick facades complement the character structure and neighborhood.

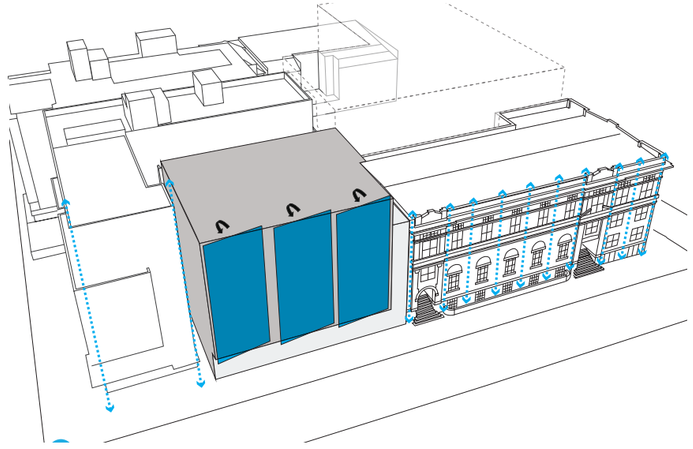
DC3.1 **DC3.2**
Open space enhances street level activity.

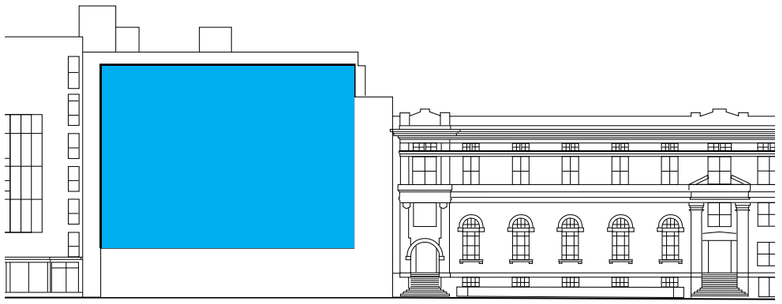
CS2.4 **DC2.1**
Transparent gasket breaks the scale of the new development to maintain continuity and rhythm.

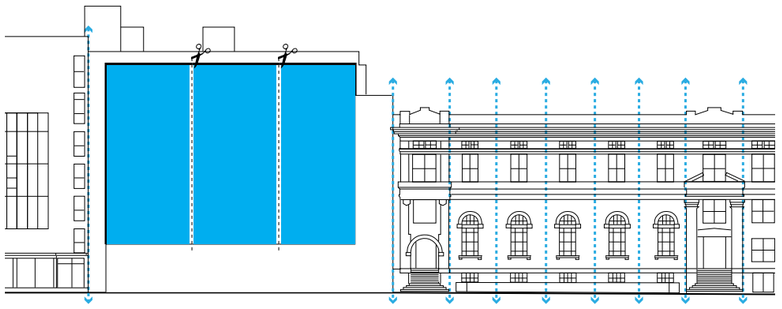
CONCEPT DEVELOPMENT
04.25.2019

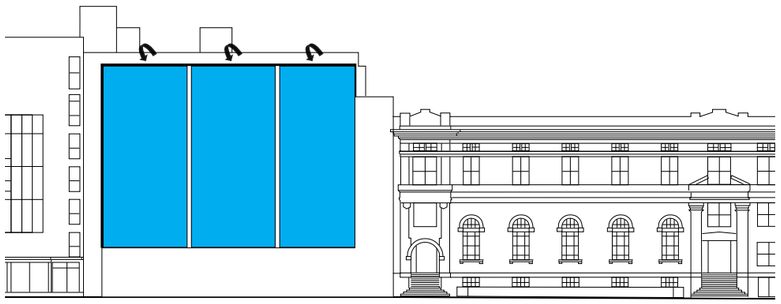












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04 EDG BOARD RECOMMENDATIONS

EDG 1 VS DRB

EDG - 04.25.2019



RD'S EYE VIEW LOOKING NORTH EAST



STREET VIEW LOOKING NORTH EAST

DRB



TO BE UPDATED



1 MASSING DEVELOPMENT

2 GASKET DESIGN

3 MATERIALS

4 PRIVACY STUDY

5 OPEN SPACE/STREETSCAPE

PLACE HOLDERIMAGE-RENDERING TO FOLLOW



DESIGN RECOMMENDATION RESPONSE

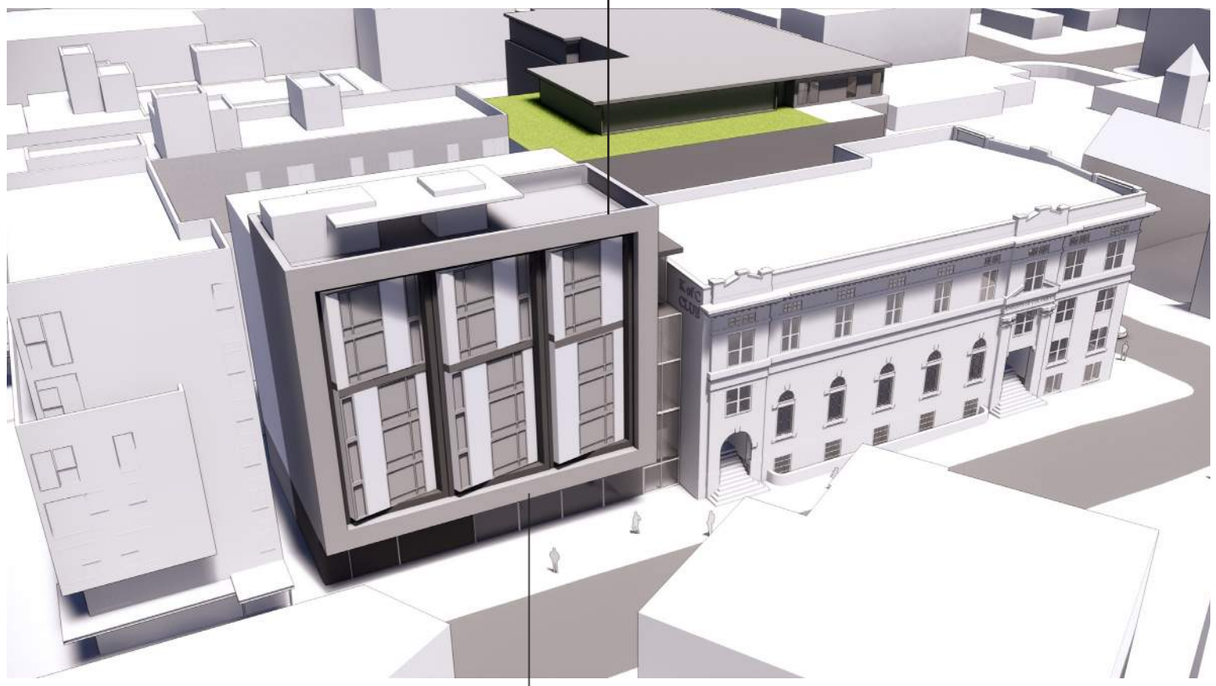
EDG 1 RECOMMENDATIONS	APPLICANT RESPONSE	EXHIBIT ON
1 MASSING DEVELOPMENT/DESIGN		
1. MASSING, ARCHITECTURAL CONCEPT AND RESPECT TO THE ADJACENT HISTORIC STRUCTURE: *c. The Board gave guidance to design the proposal with a residential character with restrained detailing and massing, in keeping with the context of First Hill.* *d. The applicant presented two detailing concepts for their preferred options. The board noted that the more regular form of option two was the stronger concept. However, they requested the applicant explore removing the heavy frame around the sawtooth form.* *e. Board members unanimously agreed the new buildings proposed on either side of the historic building should be distinct from one another and not read as bookends that detract from the historic building.*	*1. MASSING, ARCHITECTURAL CONCEPT AND RESPECT TO THE ADJACENT HISTORIC STRUCTURE:* *c. The preferred scheme, option C, has been further refined in keeping with the context of the Neighborhood character, materials, and composition.* *d. The preferred massing concept has been explored further based on the board's recommendation to reflect the formal nature and symmetrical facades of the first hill neighborhood while being mindful of the neighboring historic buildings.* *e. The applicant has designed the two buildings to be distinct from each other each of them reflecting the unique character of the neighborhood it exists in. The West building picks up on the street grid orientation that is reflected in the canted facade.*	*1.c Page: 30* *1.d- Page:27-29*
2 GASKET DESIGN		
1. MASSING, ARCHITECTURAL CONCEPT AND RESPECT TO THE ADJACENT HISTORIC STRUCTURE: *a. The Board unanimously supported the applicant's preferred massing option as it best met the design guidelines and was most sensitive to the neighborhood historic property. They specifically noted that the full mass of the preferred option is removed from the historic building. They supported this concept with some reservation detailed below.* *b. The Board appreciated and unanimously supported the preferred massing option, they requested that the gasket feature joining the proposed building to the historic building be further explored. Board members noted that this gesture wasn't fully resolved. They requested the applicant examine fully removing the building from the historic building leaving open space between them. They also mentioned stepping the gasket down and keeping it fully glazed to allow the historic building materials of the Knights of columbus to remain visible.*	*1. MASSING, ARCHITECTURAL CONCEPT AND RESPECT TO THE ADJACENT HISTORIC STRUCTURE:* *a. The gasket design has been further refined to support the program of the building while still being sensitive to the neighboring historic property.* *b. The applicant faced Fire code-related challenges to keep the East gasket facade glazed. The stair at the gasket serves as an egress stair to level- 6 hence the recommendation to remove the building from the historic building or to step the gasket did not fit the design goal. Stepping the gasket back from the primary facade is a viable option as it exposes the sign of the KOC building and its material and draws attention to the residential entrance.*	*Page: 31-32*
3 MATERIALS		
1. ARCHITECTURAL DETAILING, OPEN SPACE AND STREETSCAPE *b. Given the height of nearby buildings, The board requested that the fifth elevation be detailed well and that a green roof be included in the proposal.* *c. The Board engaged in a preliminary discussion about detailing of the proposal and stated that brick should appear in the proposal,as it would relate the building to the historic structures surrounding it.*	*2. ARCHITECTURAL DETAILING, OPEN SPACE AND STREETSCAPE* *b. The applicant has developed the roof deck and incorporated green roof ti reflect the board's recommendation* *c. The primary material on the street-facing facade would be a Brown brick that is derived from the brick blend on the Knights of Columbus facade. This brick color would not compete with the KOC building allowing it to shine. The facade would reflect buildings in the First Hill neighborhood that has a combination of brick and metal cladding. The brick would be the modular size and shape with metal panels that have concealed venting. The inset of the canted facade complements the material on the horizontal bands of the Knights of Columbus next door.*	*Page: 33-35*

EDG 1 RECOMMENDATIONS	APPLICANT RESPONSE	EXHIBIT ON
4 OPEN SPACE/ STREETSCAPE		
2. ARCHITECTURAL DETAILING, OPEN SPACE AND STREETSCAPE. *a. The Board noted that venting infrastructure are not architectural features and should be in plane on prominent facades. The applicant should keep this in mind in future submittals.* *d. The Board was concerned about the potential for blank wall conditions, and service uses on the streetscpe. Reconfigure the trash room to minimize its impact on the front facade or eliminate it from the streetscape altogether.* *f. The Board highlighted that the open space concept for the proposal is important and requested a thorough examination of the open space concept be included at the recommendation phase, including but not limited to illustrations of how the interior uses interact with the open spaces.*	*2. ARCHITECTURAL DETAILING, OPEN SPACE AND STREETSCAPE.* *a & d. The site's lack of street frontage,alley and the size of the lot causes the trash room to be located to the west of the property to reduce the amount of blank facade and its impact on the historic building next door. The width of the service areas has been reduced to the minimum needed for trash pickup. Multiple planting areas and carefully designed gate reduce the impact of the blank facade.* *f. A celebrated entrance at the gasket adjacent to Knights of Columbus identifies the main entrance while providing sidewalk seating and landscaping. High porosity provided at street level by programming active uses like the lobby and mail area at street level.*	*Page: 35-36*
5 PRIVACY STUDY		
2. ARCHITECTURAL DETAILING, OPENSPACE AND STREETSCAPE. *e. After discussing the rear of the building, the Board requested a privacy study illustrating the potential impacts to the adjacent structures.*	*2. ARCHITECTURAL DETAILING, OPEN SPACE AND STREETSCAPE.* *e. Due to the project's proximity to the development to the west, careful privacy studies were conducted to maintain privacy in the units while maximizing the glazing for sufficient daylight to enter in these units.* *-The partially below-grade units have landscaped window well and window sizes that are 7'x6' allowing plenty of daylight and privacy in these units. There is ample perimeter buffer around the light well and between the adjacent property*	*Page: 37*
DEPARTURE REQUEST		
- MASTER USE PERMIT-ZONING CORRECTION *-An upper-level setback is required along any rear or side lot line that abuts a lot in an LR, MR, or HR zone or that abuts a lot that is zoned both commercial and LR, MR, or HR if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot, as follows:a.Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet; and*	*The applicant showed this option at EDG 1 and The Board unanimously supported the applicant's preferred massing option as it best met the design guidelines and was most sensitive to the neighborhood historic property. They specifically noted that the full mass of the preferred option is removed from the historic building.*	

1 BUILDING MASSING- FACADE DEVELOPMENT

Design with a residential character with restrained detailing and massing, in keeping with the context of first hill.

EDG - 04.25.2019



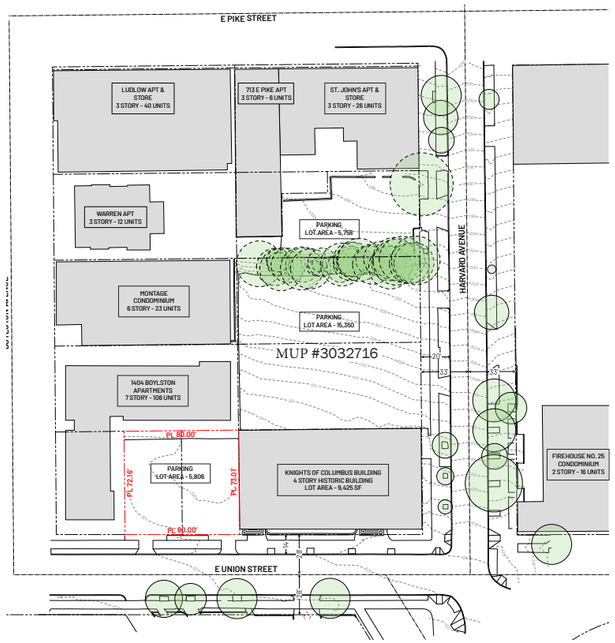
PLACE HOLDERIMAGE-RENDERING TO FOLLOW



At EDG 1,The board recommended removing the heavy frame around the sawtooth form.

BUILDING MASSING- FACADE DEVELOPMENT 1





RELEVANT DESIGN GUIDELINES

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-III-i. Corner Sites:
a. Design new development to address corners by taking cues from historic buildings.

CS2-IV-i. Scale and Form: Design new structures to be compatible in scale and form with surrounding context

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects,and existing architectural context, including historic and modern designs, through-building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

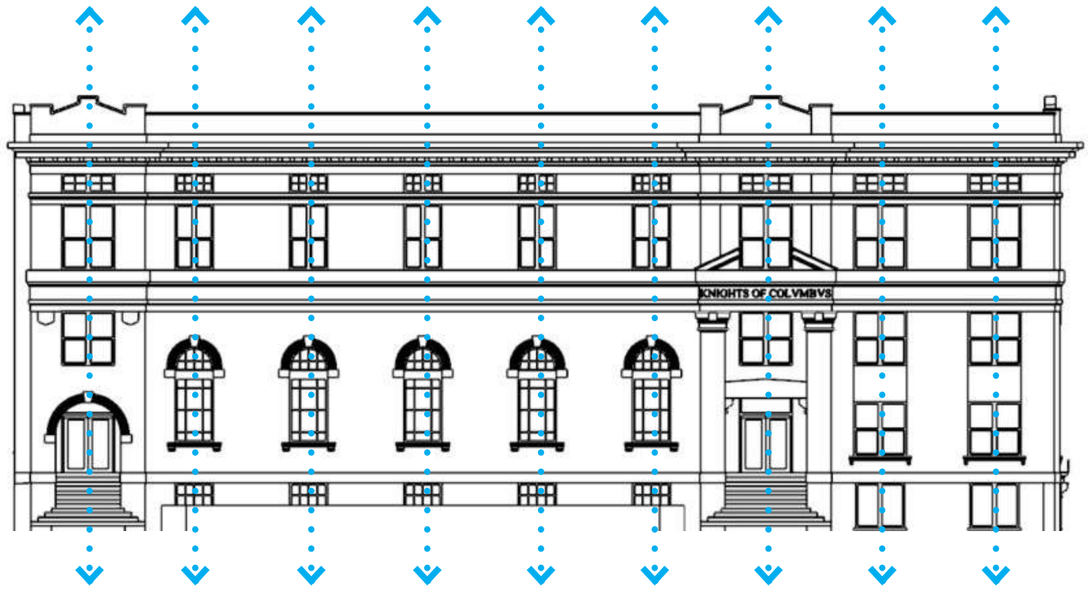
CS3-II-i. Maintain Block Face Rhythm and Continuity: Design new development thatreferences architectural features and elements of existing structures on the block faceto maintain block face rhythm and continuity

DESIGN RESPONSE:

1. MASSING, ARCHITECTURAL CONCEPT AND RESPECT TO THE ADJACENT HISTORIC STRUCTURE:

c. The Board gave guidance to design the proposal with a residential character with restrained detailing and massing, in keeping with the context of First Hill.

The preferred scheme, option C, has been further refined in keeping with the context of the Neighborhood character, materials, and composition.





1 BUILDING MASSING- FACADE DEVELOPMENT

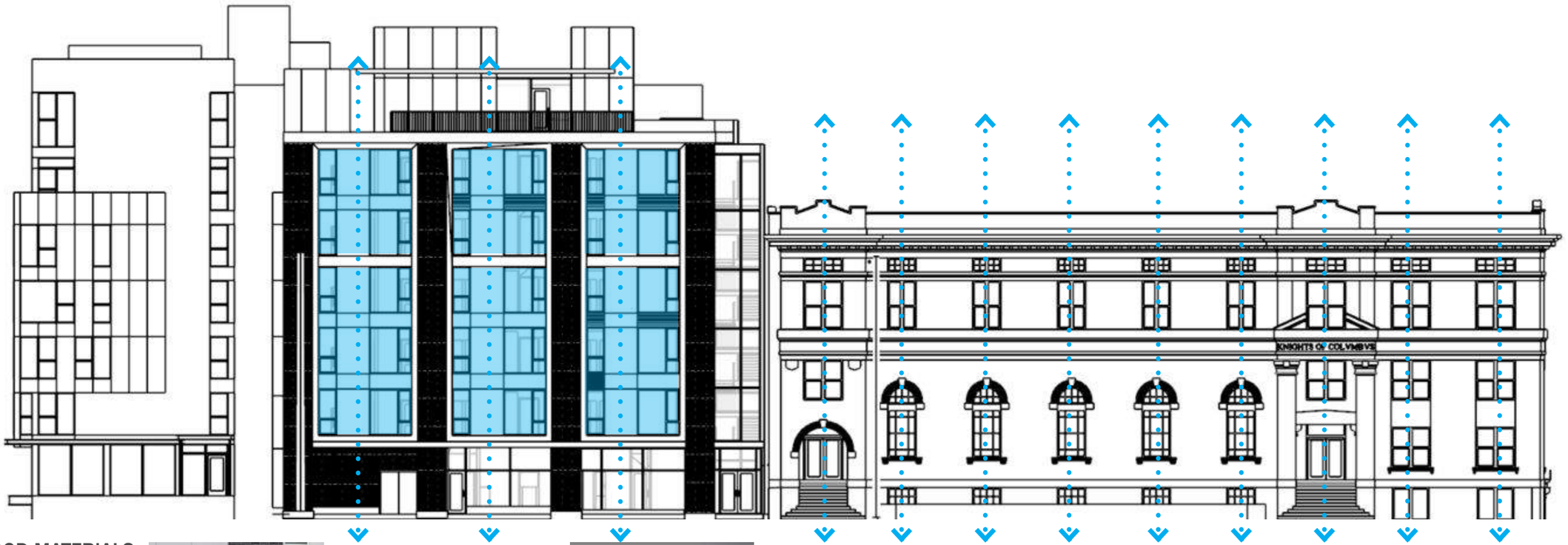
NEIGHBORHOOD MATERIALS
-BRICK





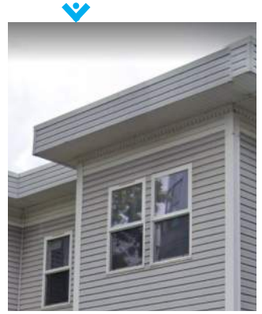






NEIGHBORHOOD MATERIALS
-METAL CLADDING









BUILDING MASSING- FACADE DEVELOPMENT 1

PLACE HOLDERIMAGE-RENDERING TO FOLLOW









FIRST HILL INSPIRATION

RELEVANT DESIGN GUIDELINES

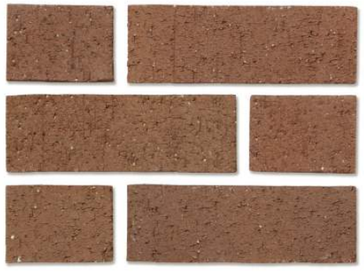
CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

DESIGN RESPONSE

d. The applicant presented two detailing concepts for their preferred options. The board noted that the more regular form of option two was the stronger concept. However, they requested the applicant explore removing the heavy frame around the sawtooth form.

The preferred massing concept has been explored further based on the board's recommendation to reflect the formal nature and symmetrical facades of the first hill neighborhood while being mindful of the neighboring historic buildings.



BROWN VARITONE



BLACK MULLION



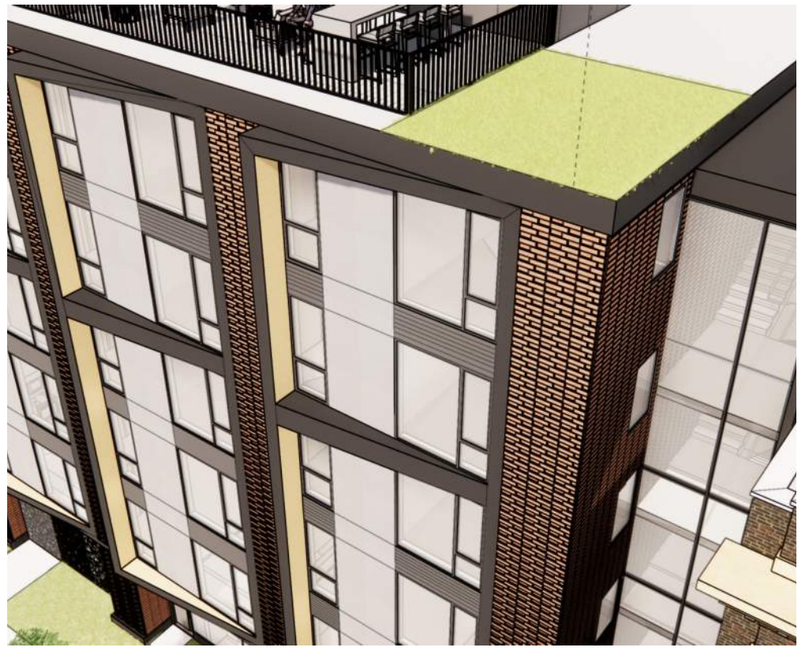
TRESPA PANEL- LIGHT GREY



TRESPA PANEL- DARK GREY

1 BUILDING MASSING- FACADE DEVELOPMENT



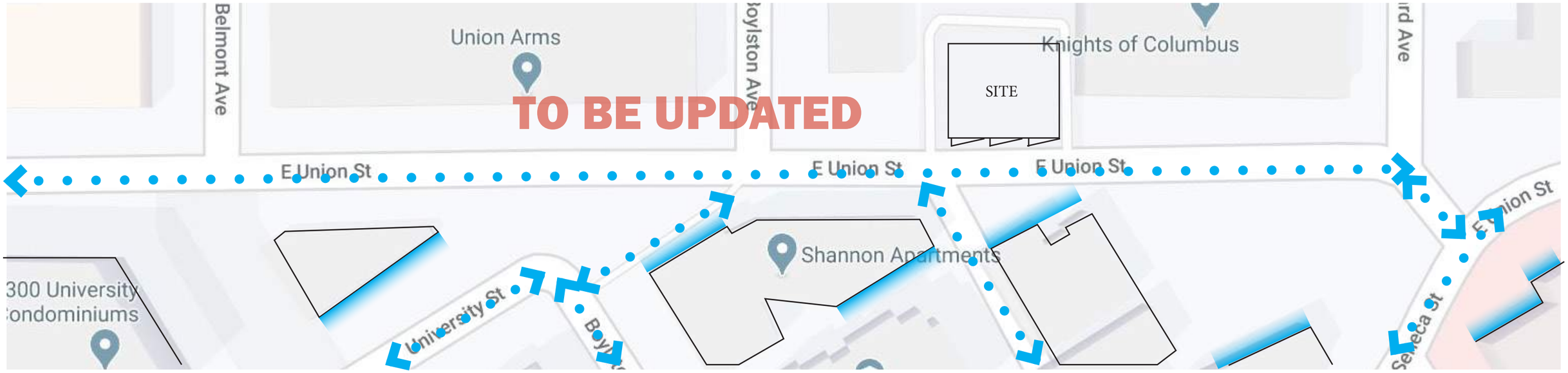


VIEW OF THE CANTED FACADE

DESIGN RESPONSE

e. Board members unanimously agreed the new buildings proposed on either side of the historic building should be distinct from one another and not read as bookends that detract from the historic building.

The applicant has designed the two buildings to be distinct from each other each of them reflecting the unique character of the neighborhood it exists in. The West building picks up on the street grid orientation that is reflected in the canted facade.



TO BE UPDATED

PLACE HOLDERIMAGE-RENDERING TO FOLLOW



TO BE UPDATED BY LANDSCAPE TEAM

INSPIRATION IMAGES

INSPIRATION IMAGES

INSPIRATION IMAGES

INSPIRATION IMAGES

2 GASKET DESIGN DEVELOPMENT



PLACE HOLDERIMAGE-RENDERING TO FOLLOW

1



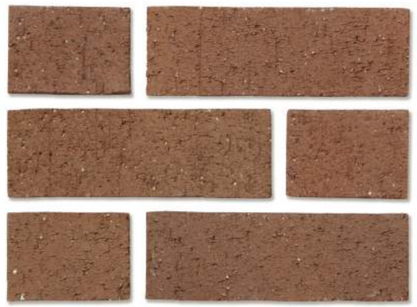
BRICK TO METAL CLADDING



GLAZING TINT

2

GASKET INSPIRATION



BROWN BRICK

3

BRICK PATTERN INSPIRATION



BLACK WINDOW

RELEVANT DESIGN GUIDELINES

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion.

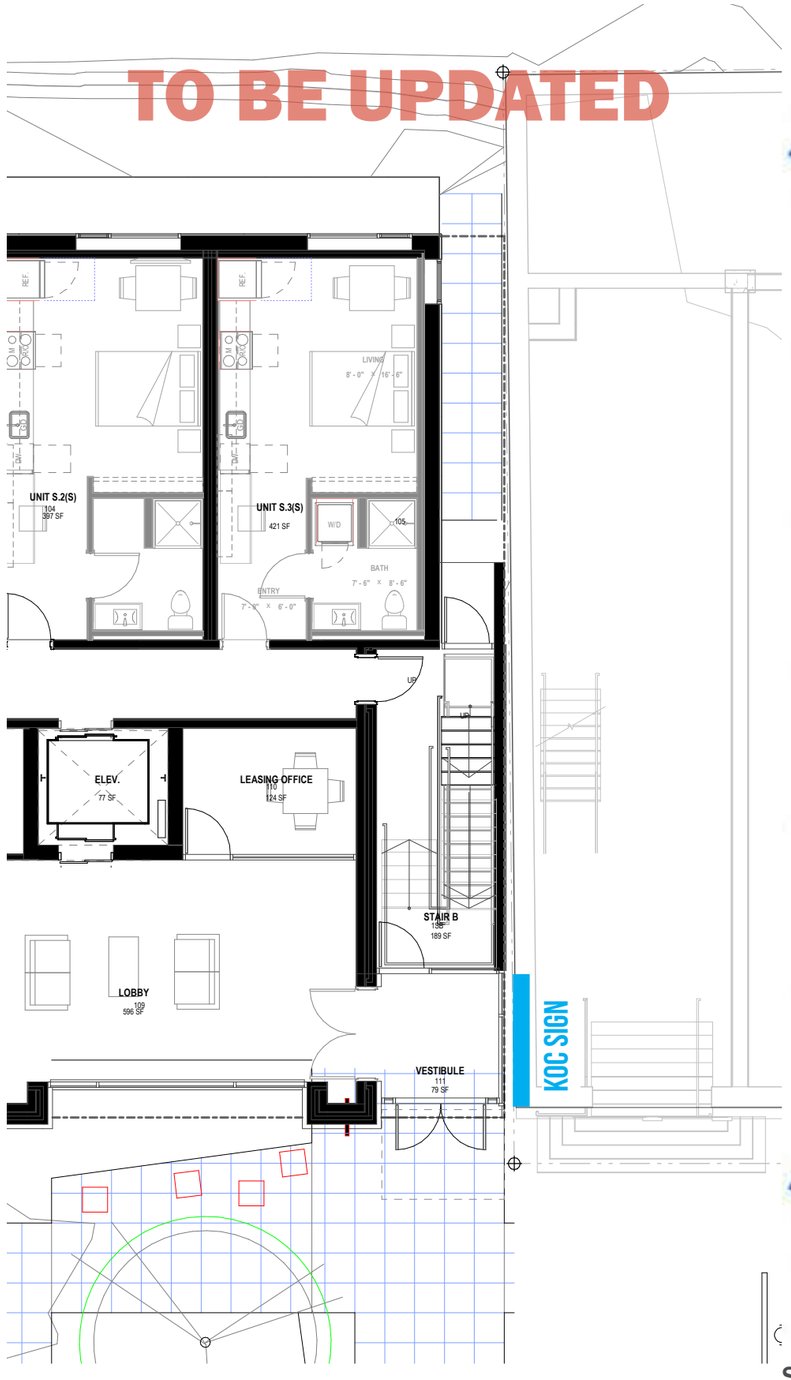
CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design

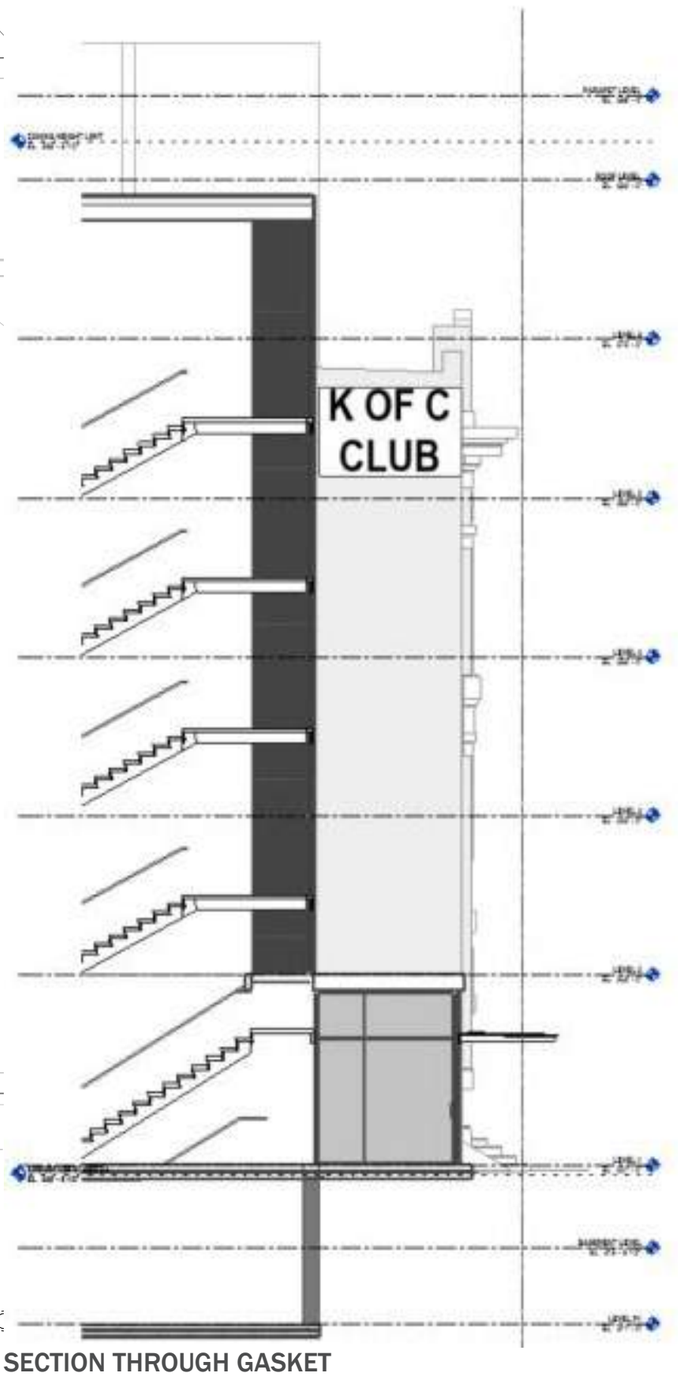
DESIGN RESPONSE

a. The Board unanimously supported the applicant's preferred massing option as it best met the design guidelines and was most sensitive to the neighborhood historic property. They specifically noted that the full mass of the preferred option is removed from the historic building. They supported this concept with some reservation detailed below.

a. The gasket design has been further refined to support the program of the building while being sensitive to the neighboring historic property by maintaining a high level of transparency at the gasket.

GASKET DESIGN DEVELOPMENT 2





SECTION THROUGH GASKET



VIEW OF THE SIGN FROM STREET LEVEL



VIEW OF THE SIGN FROM THE GASKET

b. The Board appreciated and unanimously supported the preferred massing option, they requested that the gasket feature joining the proposed building to the historic building be further explored. Board members noted that this gesture wasn't fully resolved. They requested the applicant examine fully removing the building from the historic building leaving open space between them. They also mentioned stepping the gasket down and keeping it fully glazed to allow the historic building materials of the Knights of columbus to remain visible.

The applicant faced Fire code-related challenges to keep the East gasket facade glazed. The stair at the gasket serves as an egress stair to level- 6 hence the recommendation to remove the building from the historic building or to step the gasket did not fit the design goal. Stepping the gasket back from the primary facade is a viable option as it exposes the sign of the KOC building and its material and draws attention to the residential entrance.

3 MATERIAL STUDY



BOARD'S RECOMMENDATION:

1.c.The Board engaged in a preliminary discussion about detailing of the proposal and stated that brick should appear in the proposal,as it would relate the building to the historic structures surrounding it.







BROWN VARITONE AGAINST KOC







MATERIAL	MATERIAL	MATERIAL

BUILDING MASSING- STREET FRONT TRASH/SERVICE USES

4



DESIGN RESPONSE

a. The Board noted that venting infrastructure are not architectural features and should be in plane on prominent facades. The applicant should keep this in mind in future submittals.

d. The Board was concerned about the potential for blank wall conditions, and service uses on the street-scpe. Reconfigure the trash room to minimize its impact on the front facade or eliminate it from the streetscape altogether.

The site's lack of street frontage,alley and the size of the lot makes the trash room location to the west of the property appropriate since it reduces the amount of blank facade and its impact on the historic building next door. The width of the service areas has been reduced to the minimum needed for trash pickup. The blank facade is treated using planting areas and carefully designed gate that is pedestrian-friendly.



PLACE HOLDERIMAGE-RENDERING TO FOLLOW WITH LAND-

4 OPEN SPACE & STREET ACTIVATION



STREET VIEW 1 - GASKET RESIDENTIAL ENTRANCE



STREET VIEW 2 - LOBBY AND MAIL ROOM

DESIGN RESPONSE

f. The Board highlighted that the open space concept for the proposal is important and requested a thorough examination of the open space concept be included at the recommendation phase, including but not limited to illustrations of how the interior uses interact with the open spaces.

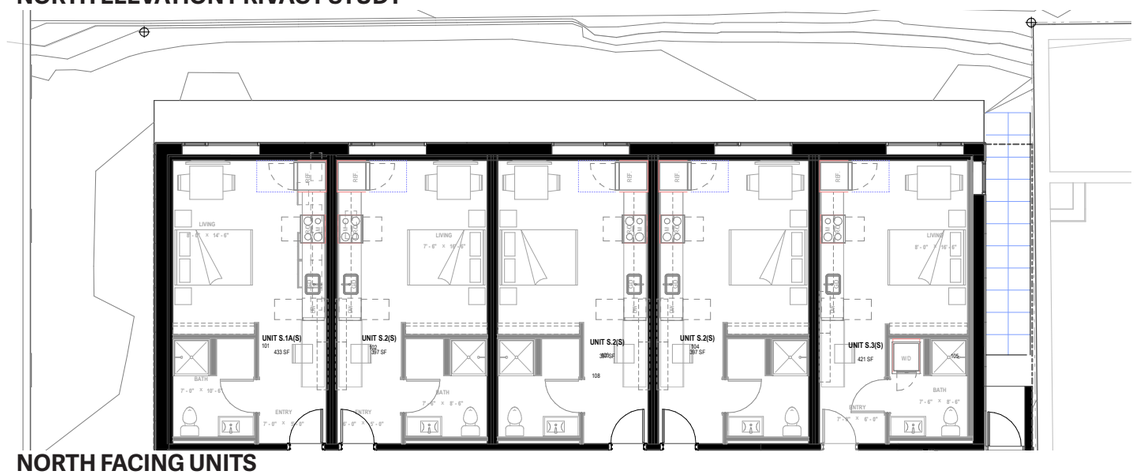
A celebrated entrance at the gasket adjacent to Knights of Columbus identifies the main entrance while providing sidewalk seating and landscaping. High porosity provided at street level by programming active uses like the lobby and mail area at street level.

TO BE UPDATED

PRIVACY STUDY 5



NORTH ELEVATION PRIVACY STUDY



NORTH FACING UNITS

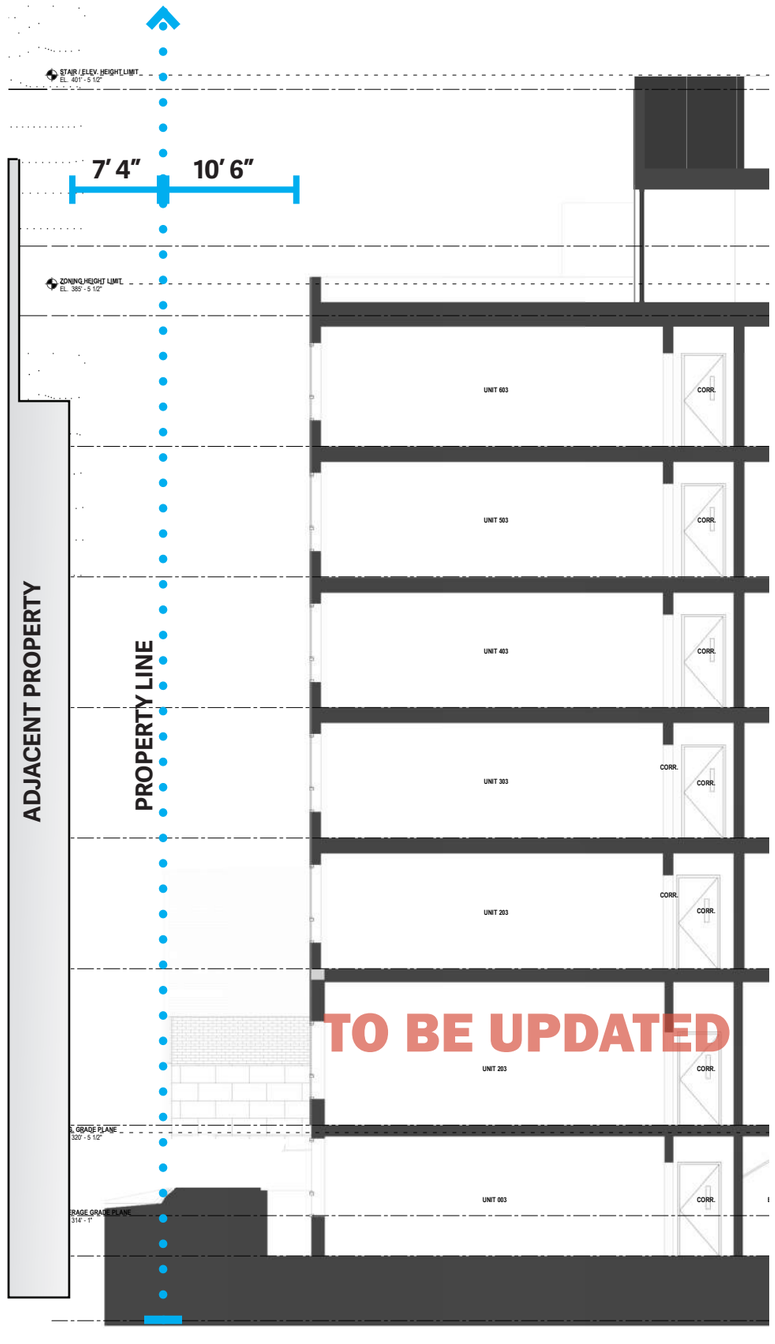
Adjacent property Windows

DESIGN RESPONSE

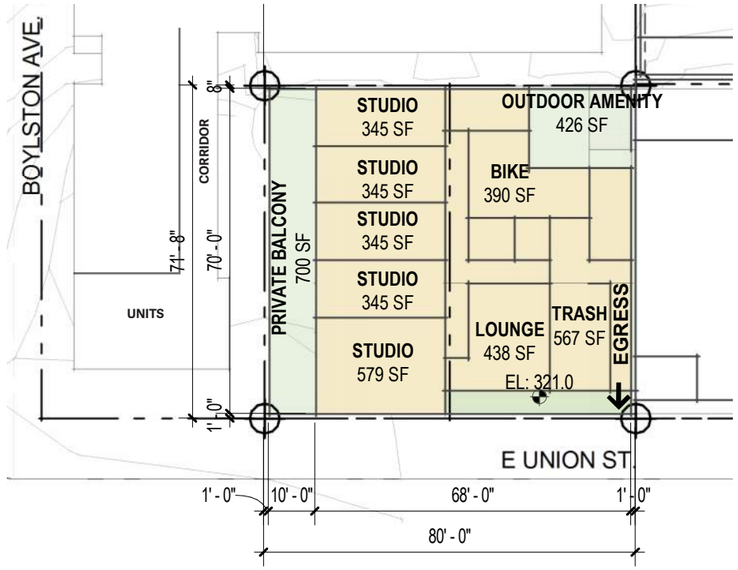
e. After discussing the rear of the building, the Board requested a privacy study illustrating the potential impacts to the adjacent structures.

Due to the project's proximity to the development to the west, careful privacy studies were conducted to maintain privacy in the units while maximizing the glazing for sufficient daylight to enter in these units.

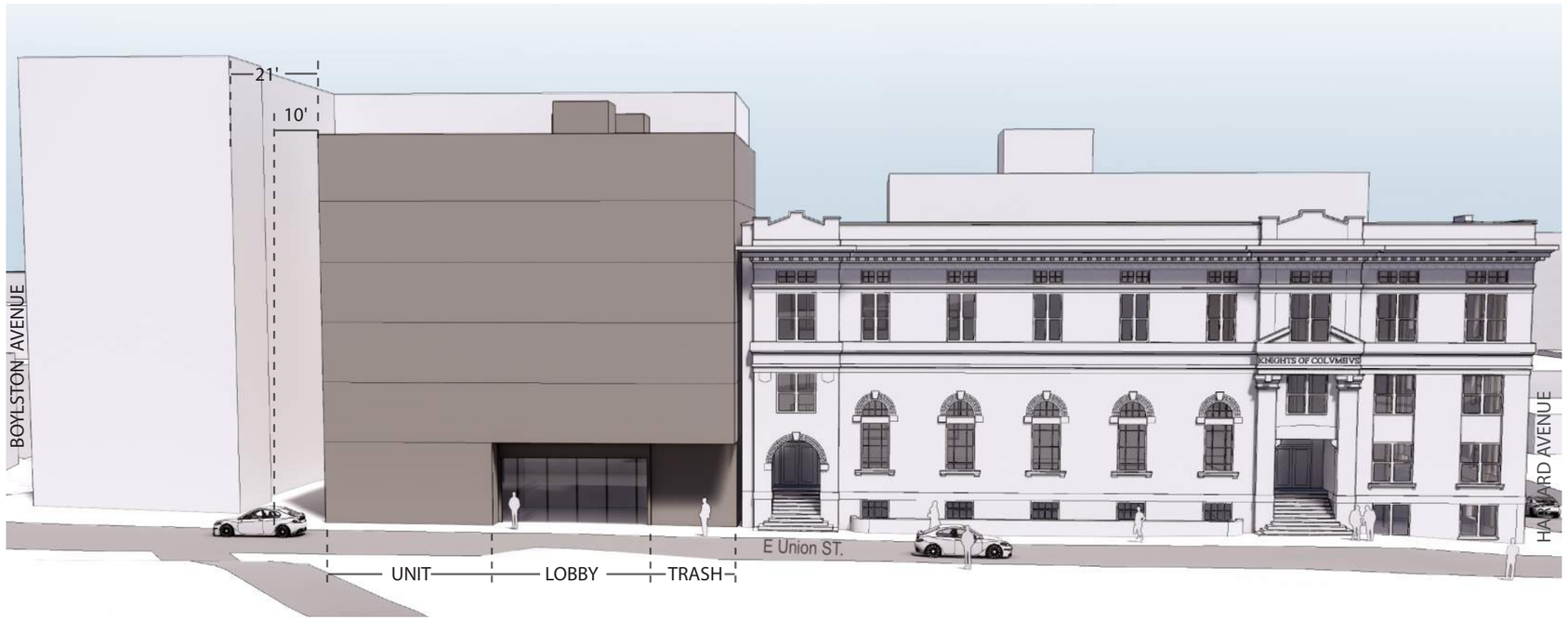
-The partially below-grade units have landscaped window well and window sizes that are 7'x6' allowing plenty of daylight and privacy in these units. There is ample perimeter buffer around the light well and between the adjacent property



DEPARTURE REQUEST



LEVEL 1 FLOOR PLAN



CODE COMPLIANT (EDG MASSING OPTION B)

BOARD'S RECOMMENDATION:

1. MASSING, ARCHITECTURAL CONCEPT AND RESPECT TO THE ADJACENT HISTORIC STRUCTURE:

a. The Board unanimously supported the applicant's preferred massing option as it best met the design guidelines and was most sensitive to the neighborhood historic property. They specifically noted that the full mass of the preferred option is removed from the historic building

- MASTER USE PERMIT-ZONING CORRECTION

-An upper-level setback is required along any rear or side lot line that abuts a lot in an LR, MR, or HR zone or that abuts a lot that is zoned both commercial and LR, MR, or HR if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot, as follows:a. Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet;

The applicant showed this option at EDG 1 and The Board unanimously supported the applicant's preferred massing option as it best met the design guidelines and was most sensitive to the neighborhood historic property. They specifically noted that the full mass of the preferred option is removed from the historic building.

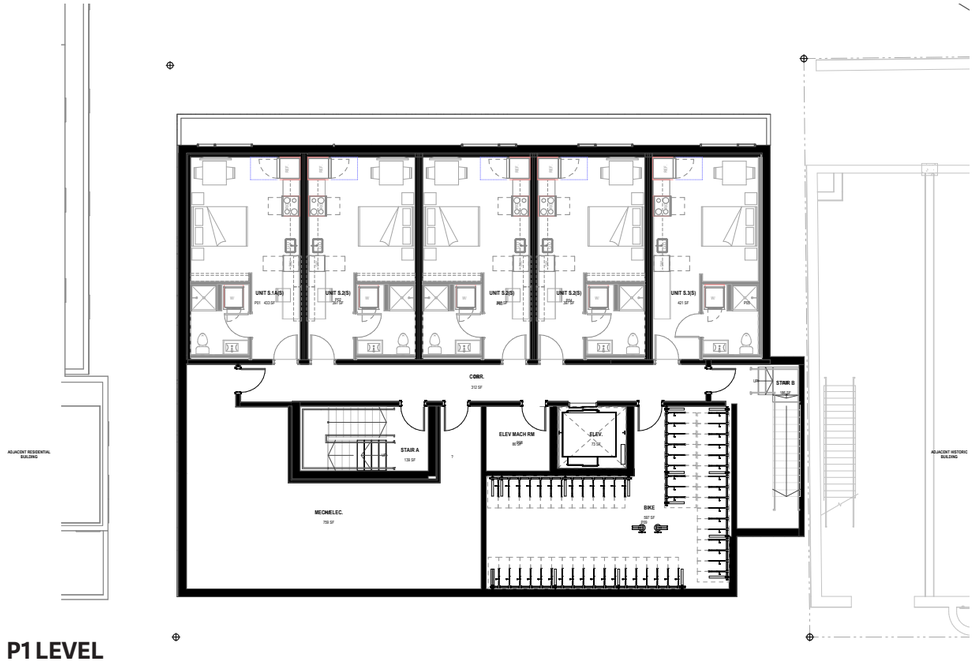


PREFERRED OPTION (EDG MASSING OPTION C)

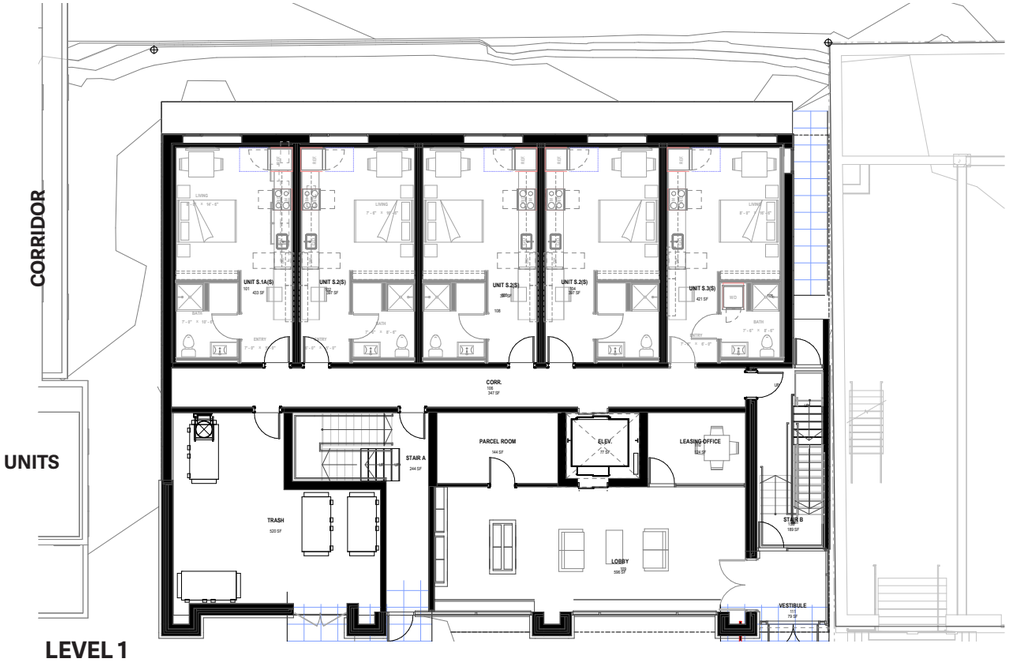
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05 DOCUMENTATION PLANS,ELEVATIONS,SECTIONS, LIGHTING & LANDSCAPE PLANS

FLOOR PLANS



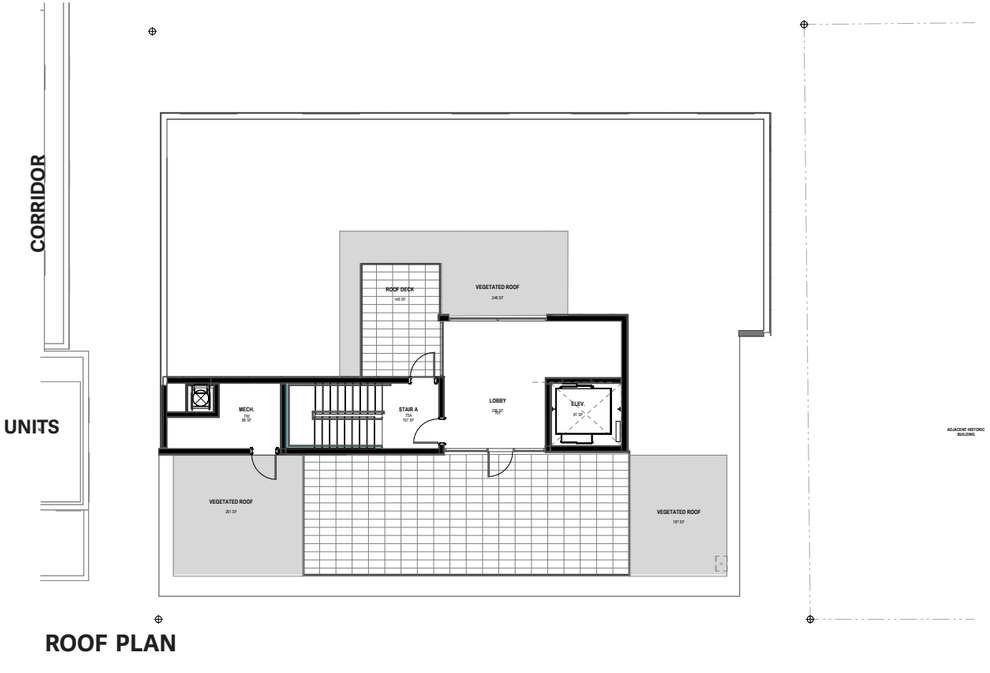
P1 LEVEL



LEVEL 1



LEVEL 2-6

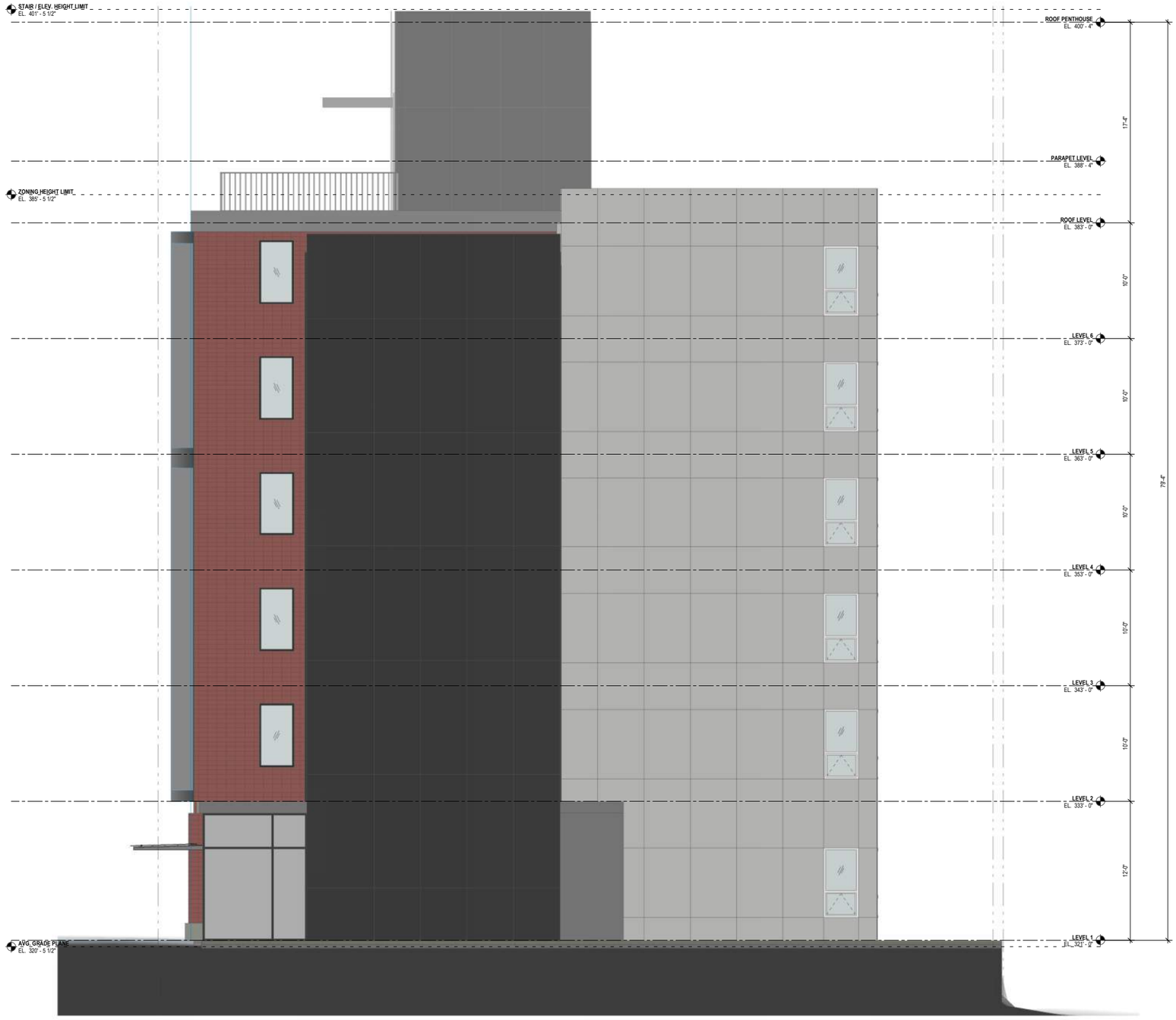


ROOF PLAN

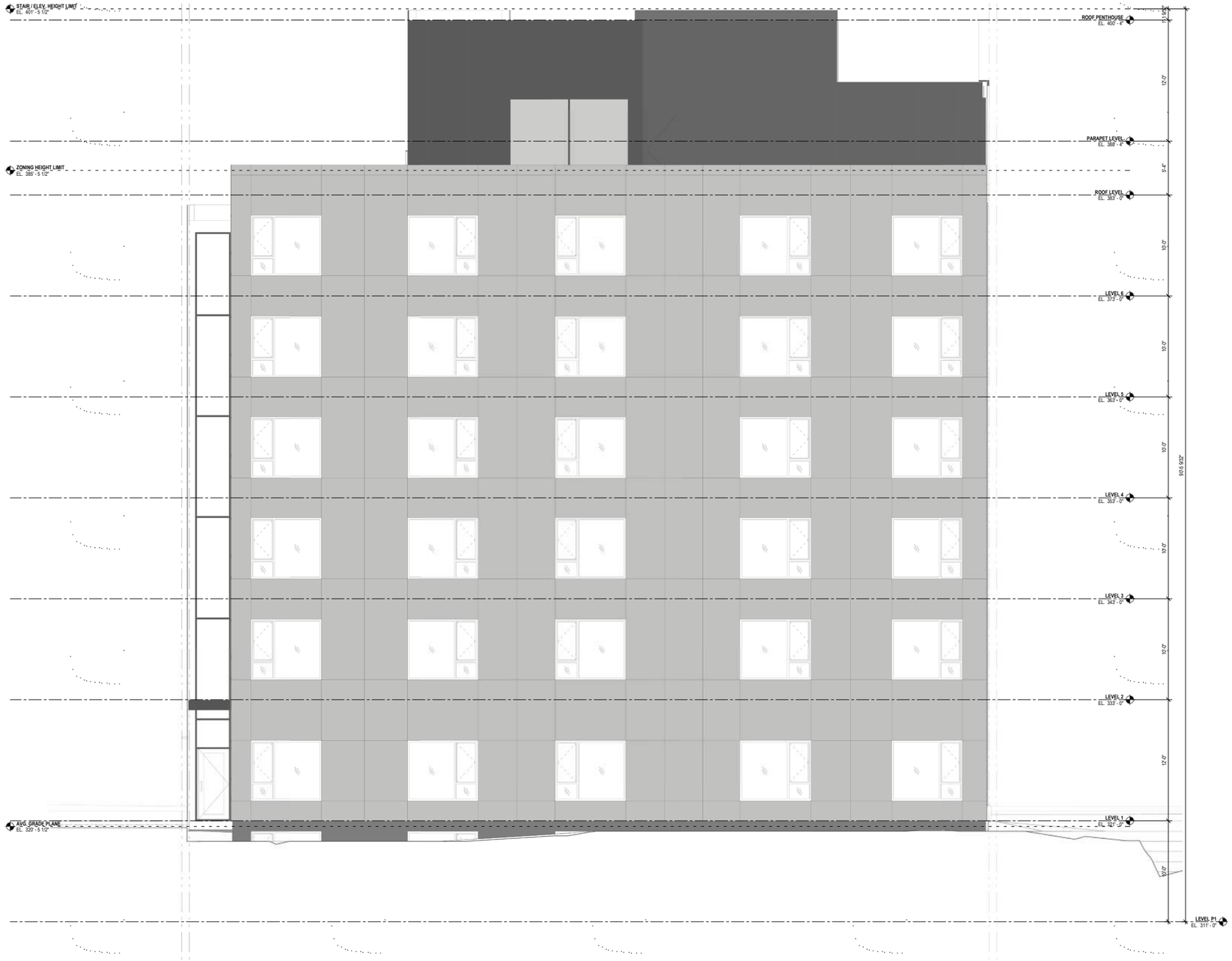
SOUTH ELEVATION



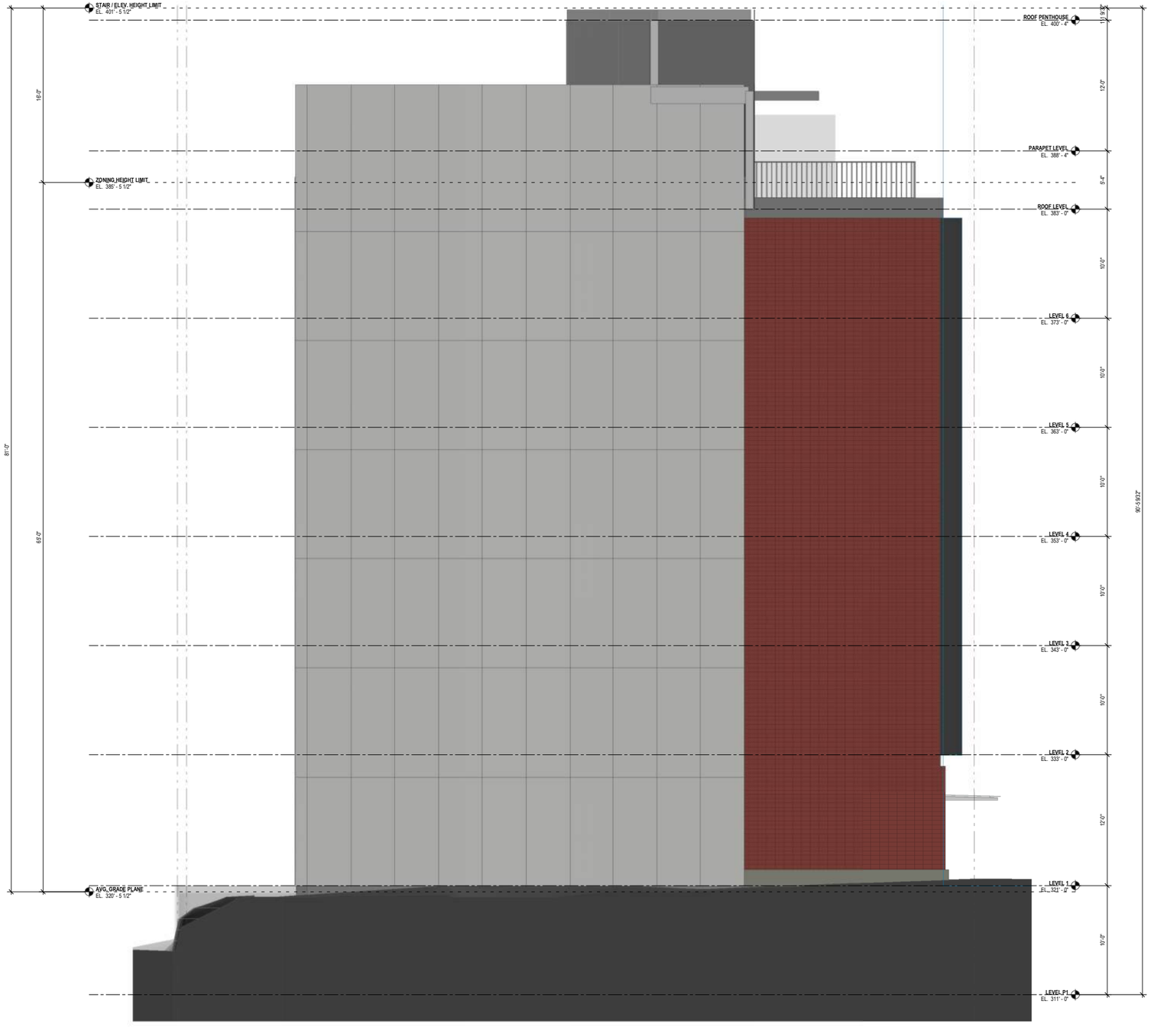
EAST ELEVATION



NORTH ELEVATION



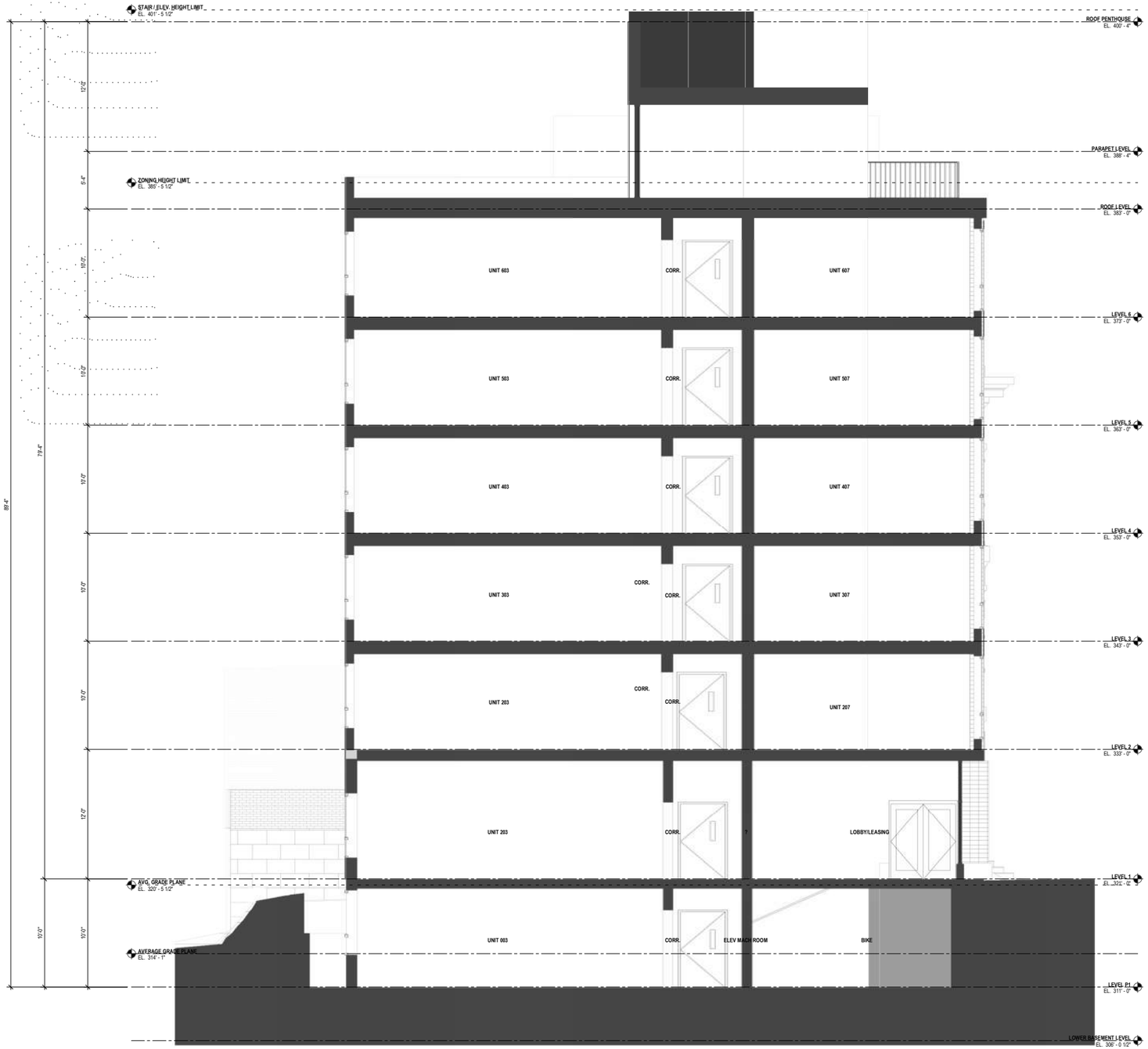
WEST ELEVATION



E/W SECTION


PARAPET LEVEL
EL. 388' - 4"
ZONING HEIGHT LIMIT
EL. 385' - 5 1/2"
ROOF LEVEL
EL. 383' - 0"
LEVEL 6
EL. 373' - 0"
LEVEL 5
EL. 363' - 0"
LEVEL 4
EL. 353' - 0"
LEVEL 3
EL. 343' - 0"
LEVEL 2
EL. 333' - 0"
LEVEL 1
EL. 323' - 0"
AVG. GRADE PLANE
EL. 320' - 5 1/2"
LEVEL P1
EL. 311' - 0"
AVERAGE GRADE PLANE
EL. 316' - 1"
5'-4"
10'-0"
10'-0"
10'-0"
10'-0"
12'-0"
10'-0"
10'-0"
77'-4"
UNIT 601
UNIT 602
UNIT 603
UNIT 604
UNIT 605
UNIT 501
UNIT 502
UNIT 503
UNIT 504
UNIT 505
UNIT 401
UNIT 402
UNIT 403
UNIT 404
UNIT 405
UNIT 301
UNIT 302
UNIT 303
UNIT 304
UNIT 305
UNIT 201
UNIT 202
UNIT 203
UNIT 204
UNIT 205
UNIT 101
UNIT 102
UNIT 203
UNIT 204
UNIT 001
UNIT 002
UNIT 003
UNIT 004

N/S SECTION


STAIR / ELEV. HEIGHT LIMIT
EL. 401' - 5 1/2"
ROOF PENTHOUSE
EL. 400' - 4"
PARAPET LEVEL
EL. 388' - 4"
ZONING HEIGHT LIMIT
EL. 389' - 5 1/2"
ROOF LEVEL
EL. 383' - 0"
UNIT 603
CORR.
UNIT 607
LEVEL 6
EL. 373' - 0"
UNIT 503
CORR.
UNIT 507
LEVEL 5
EL. 363' - 0"
UNIT 403
CORR.
UNIT 407
LEVEL 4
EL. 353' - 0"
CORR.
UNIT 303
CORR.
UNIT 307
LEVEL 3
EL. 343' - 0"
CORR.
UNIT 203
CORR.
UNIT 207
LEVEL 2
EL. 333' - 0"
UNIT 203
CORR.
LOBBY/LEASING
LEVEL 1
EL. 321' - 0"
AVG. GRADE PLANE
EL. 320' - 5 1/2"
AVERAGE GRADE PLANE
EL. 314' - 1"
UNIT 003
CORR.
ELEV MACH ROOM
BIKE
LEVEL P1
EL. 311' - 0"
LOWER BASEMENT LEVEL
EL. 300' - 0 1/2"
12'-0"
9'-4"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
79'-4"
89'-4"

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LANDSCAPE LEVEL 1 PLACE HOLDERIMAGE-RENDERING TO FOLLOW

TO BE UPDATED

TO BE UPDATED

LANDSCAPE

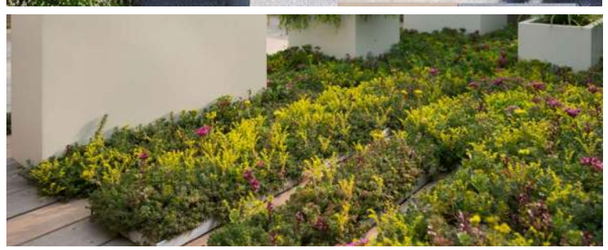
PLACE HOLDER IMAGES











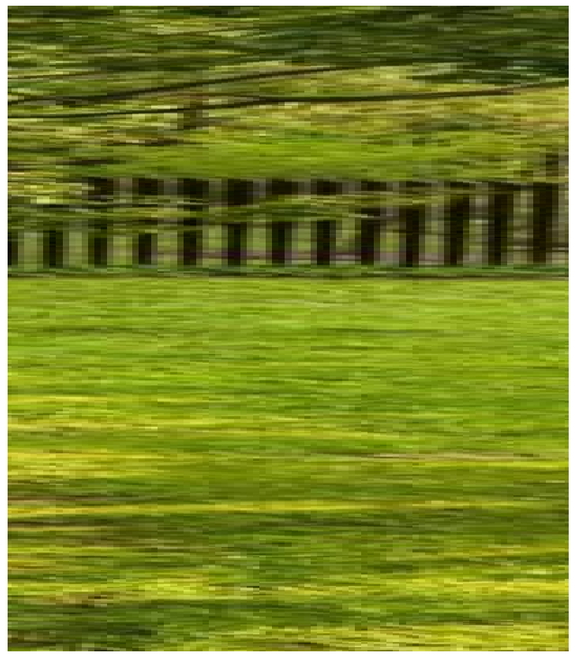


gaps green spaces



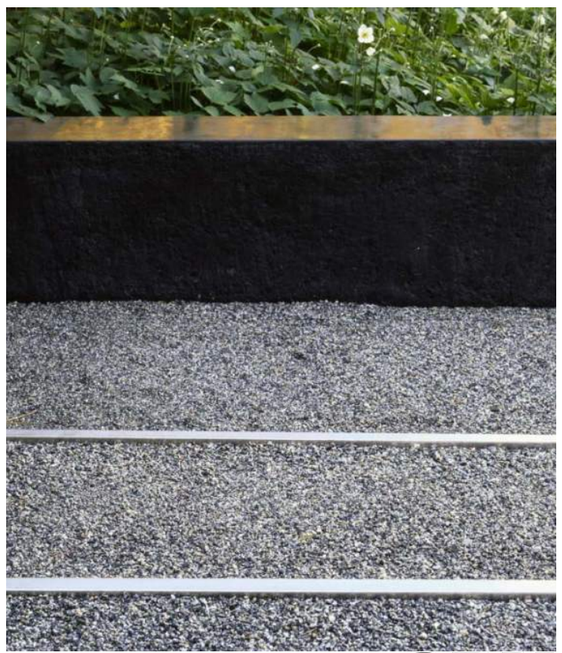


light patterns as floor and ceiling



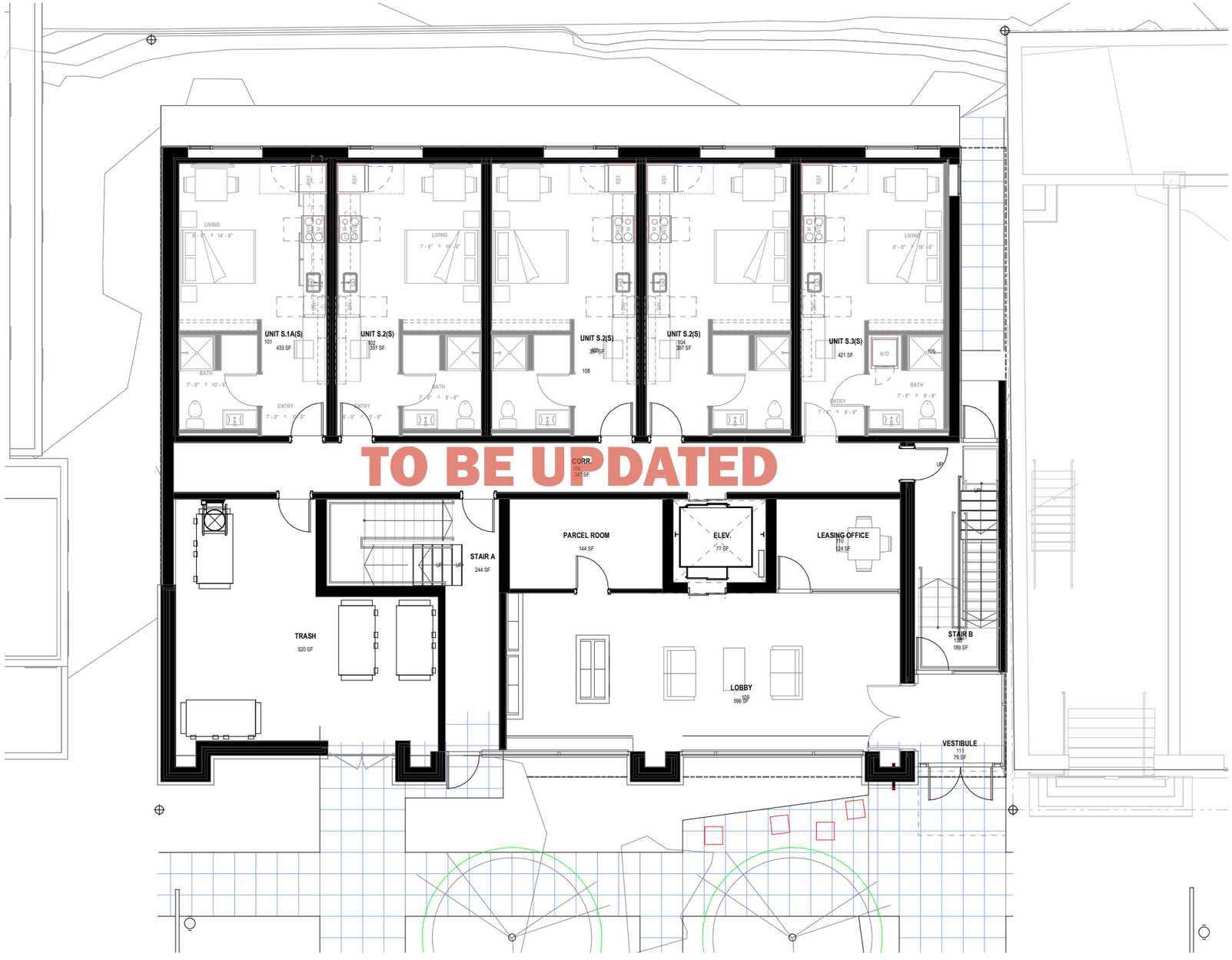


private and public - emerging views - transparency



PLACE HOLDERIMAGE-RENDERING TO FOLLOW

LIGHTING PLAN



Lighting Fixtures

Lighting Fixtures

Lighting Fixtures

LIGHTING

PLACE HOLDERIMAGE-RENDERING TO FOLLOW



Lighting Fixtures

Lighting Fixtures

Lighting Fixtures

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06 RENDERINGS

RENDERS

PLACE HOLDERIMAGE-RENDERING TO FOLLOW



PLACE HOLDERIMAGE-RENDERING TO FOLLOW

RENDERS



RENDERS

PLACE HOLDERIMAGE-RENDERING TO FOLLOW



PLACE HOLDERIMAGE-RENDERING TO FOLLOW



TO BE UPDATED

RENDERS

PLACE HOLDERIMAGE-RENDERING TO FOLLOW




TO BE UPDATED









07 APPENDIX

EDG1- KNIGHTS OF COLUMBUS-CHARACTERISTIC FEATURES



Painted signage



Stone medallion

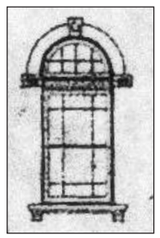


Stone details and broken pediment

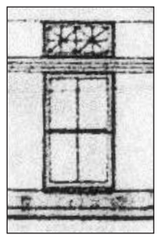


Metal trim cornice

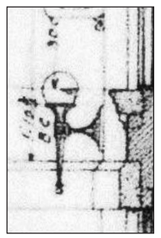




Arched head divided lite windows (REMOVED)

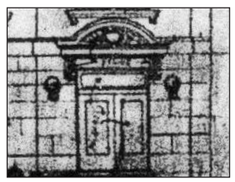


Radial divided lite windows (REMOVED)

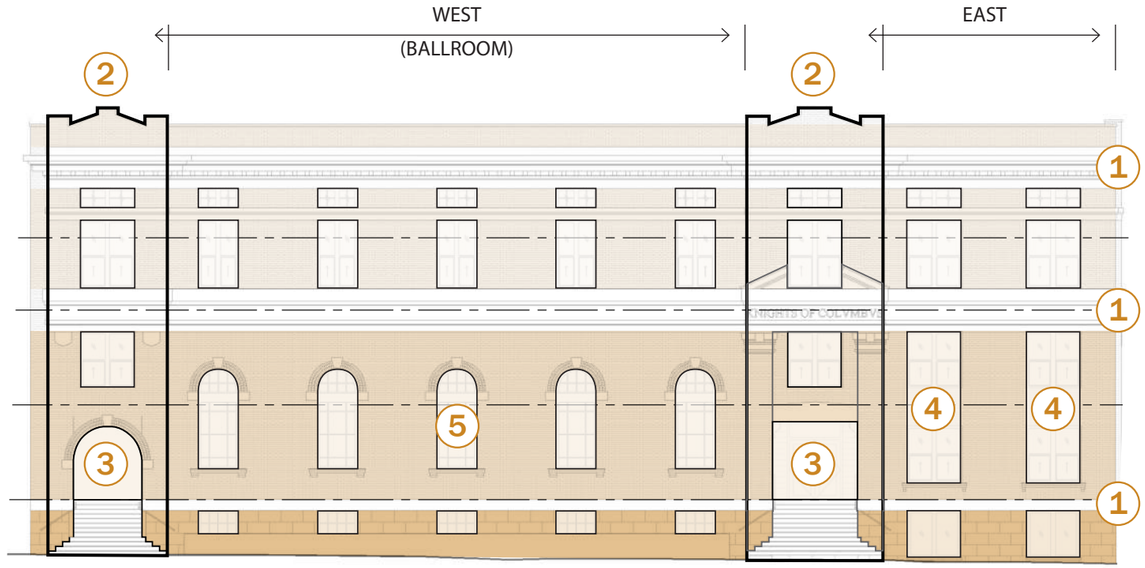


Original sconces with spherical shades (REMOVED)

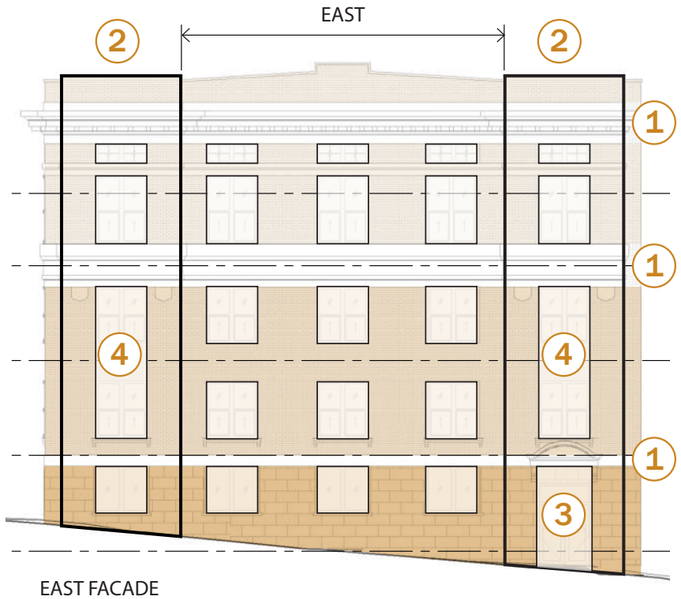
Original cast iron and glass marquee (REMOVED)



Original wood and glass entry doors (REMOVED)



SOUTH FACADE



EAST FACADE

1. HORIZONTAL BANDS DIVIDE MASSING INTO BASE - BODY - CAP
2. BAYS BREAK MASSING INTO EAST AND WEST SECTIONS
3. GABLE-SHAPED PARAPETS AND STONE DETAILING HIGHLIGHT ENTRIES
4. GROUPED WINDOWS CREATE VERTICALITY
5. ARCHED WINDOWS INDICATE MAIN BALLROOM



POTENTIAL REHABILITATION

Requires approval of Seattle Landmarks Preservation Board

WINDOWS & DOORS

- Replace non-original aluminum windows (all windows) with new windows installed in original openings.
- Restore glazing at arched-head transom windows in ballroom.
- Replace non-original entry doors with new doors installed in original openings.

MASONRY

- Clean & repair original clinker brick and sandstone as needed.

CANOPIES

- Remove non-original awnings.
- Install new modern canopy at main entry.

SITE

- Install exterior lighting to highlight characteristic features of the building.
- Install signage in keeping with historic character.
- Replace non-original plantings with new landscaping that enhances the characteristic features of the building.
- Replace non-original railings.
- Revise east entry as required for accessibility.



Replace non-original vents with arched-head transom windows



Replace non-original awning with modern canopy



Replace non-original plantings with new landscaping in keeping with historic character



Replace non-original entry doors and railings



Install exterior lighting to highlight characteristic facade features



Install signage in keeping with historic character

SITE CONTEXT- STREET ELEVATIONS

UNION ARMS
4 STORY APARTMENT

1404 BOLYSTON AVE
7 STORY APARTMENT

PARKING LOT

PROJECT SITE

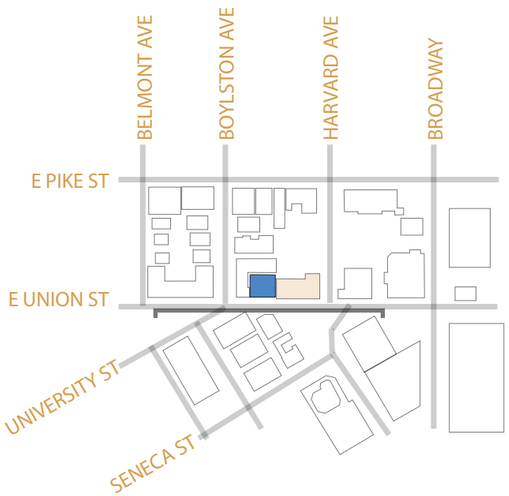
BOYLSTON AVE.



NORTH ELEVATION OF E UNION ST

THE POLYCLINIC
1 STORY

SENECA DENTAL
1 STORY





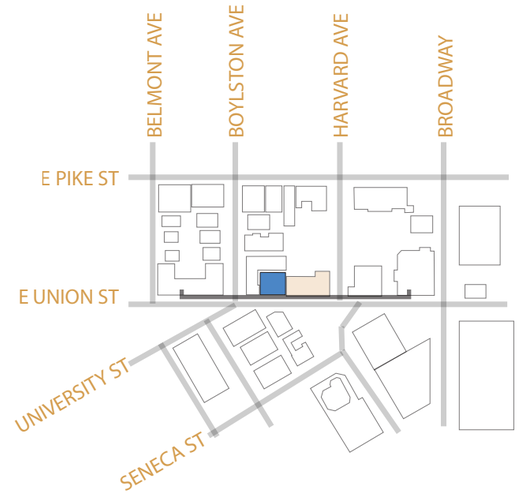
SOUTH ELEVATION OF E UNION ST

SITE CONTEXT-STREET ELEVATIONS

KNIGHTS OF COLUMBUS
4 STORY ABV GROUND

OLD SEATTLE FIRE STATION #25
16 CONDOMINIUMS





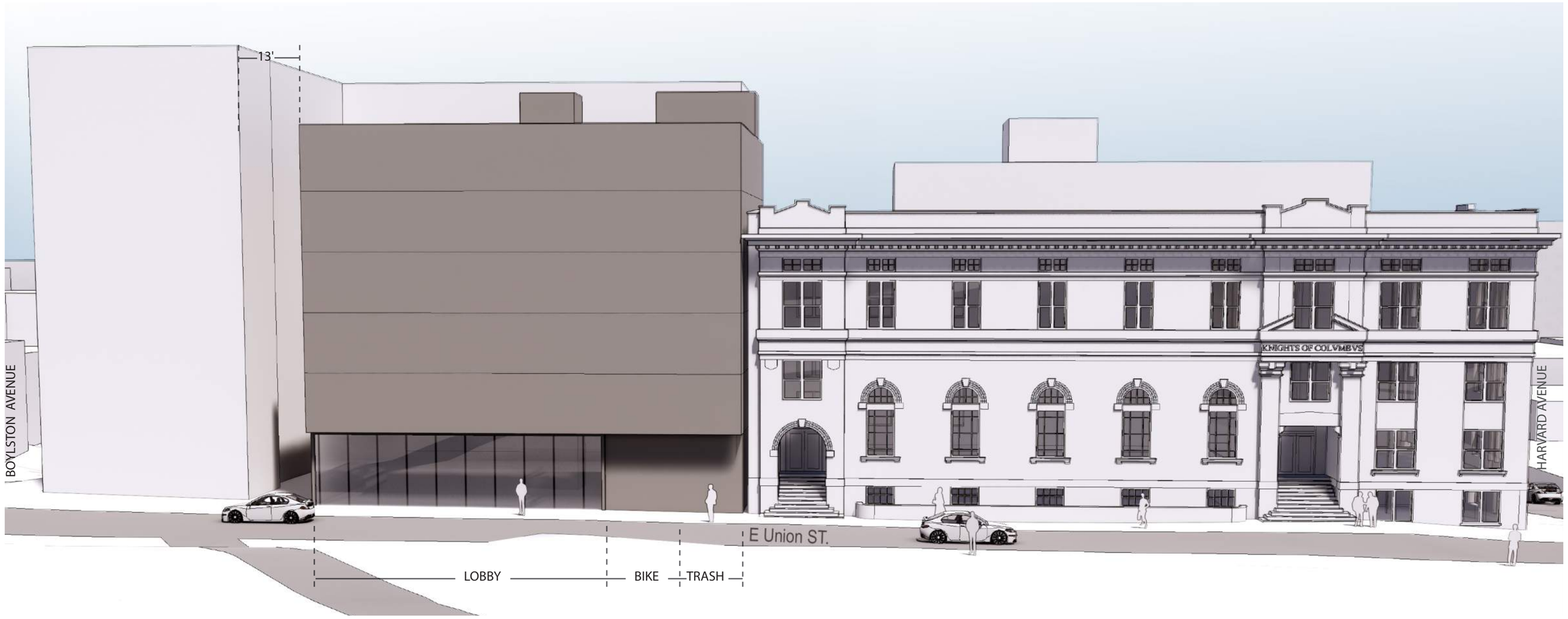
PHILLIPS APARTMENTS
3 STORY

SHANON APARTMENTS
4 STORY

OPPOSITE PROJECT

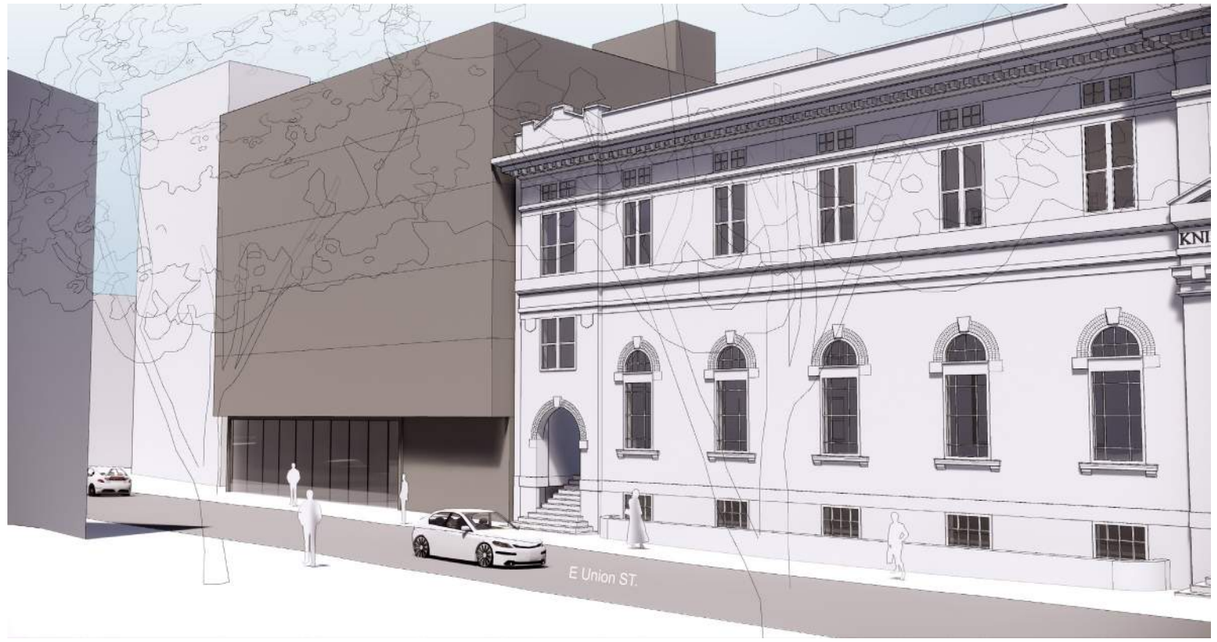


OPTION A
CODE COMPLIANT



E UNION ST ELEVATION

EDG 1- MASSING OPTION A



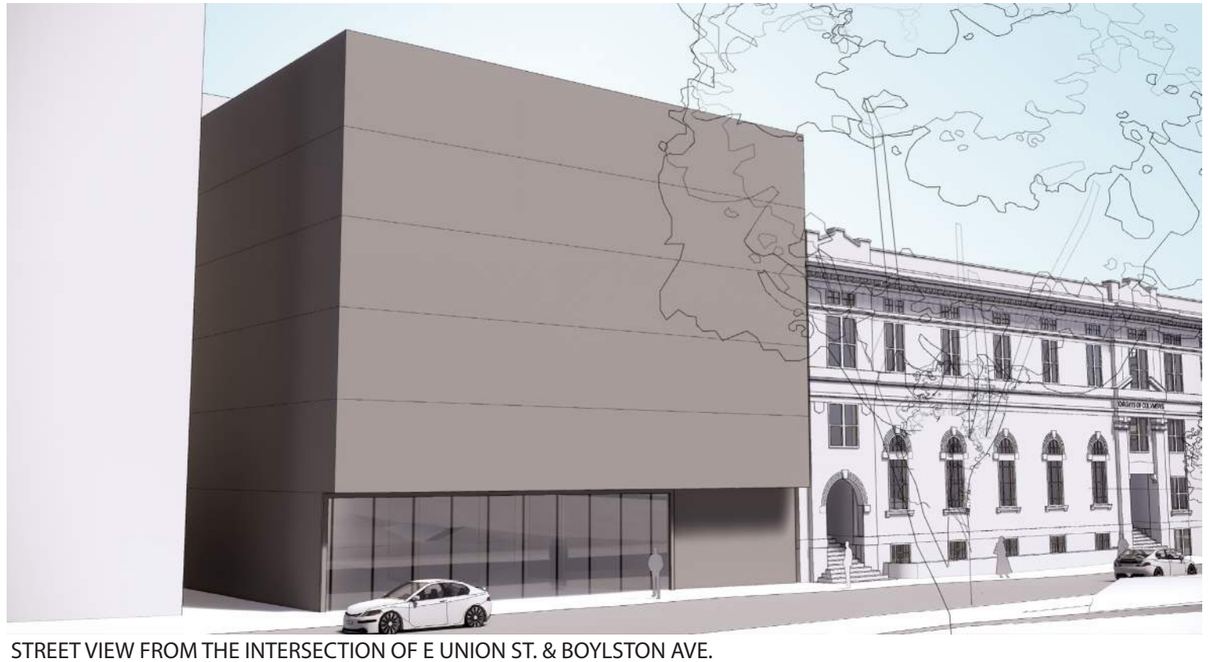
STREET VIEW FROM THE INTERSECTION OF E UNION ST. & HARVARD AVE.



BIRD'S EYE VIEW FROM THE INTERSECTION OF E UNION ST. & HARVARD AVE.

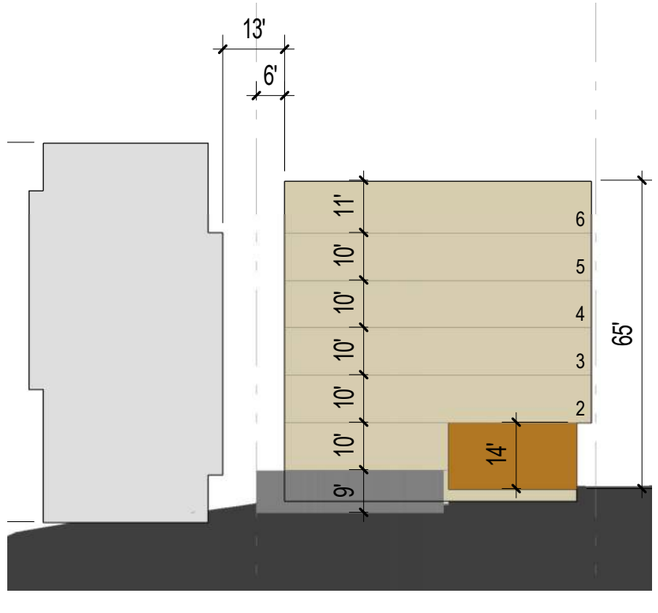


VIEW LOOKING NORTH EAST

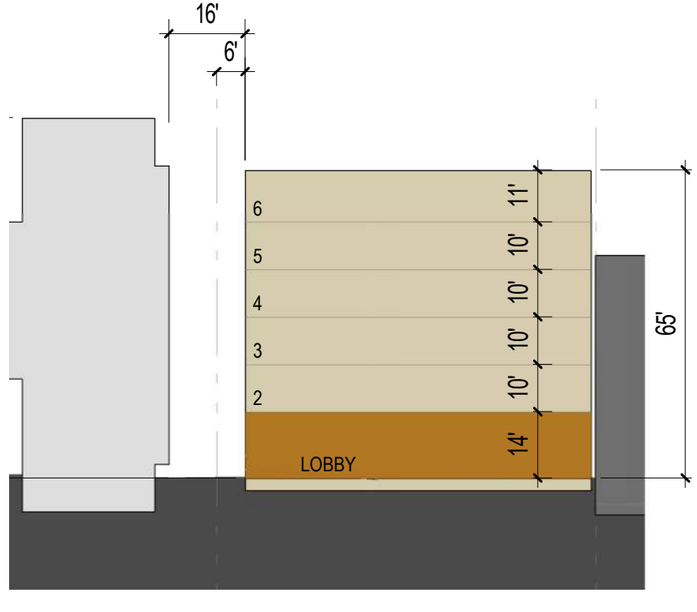


STREET VIEW FROM THE INTERSECTION OF E UNION ST. & BOYLSTON AVE.

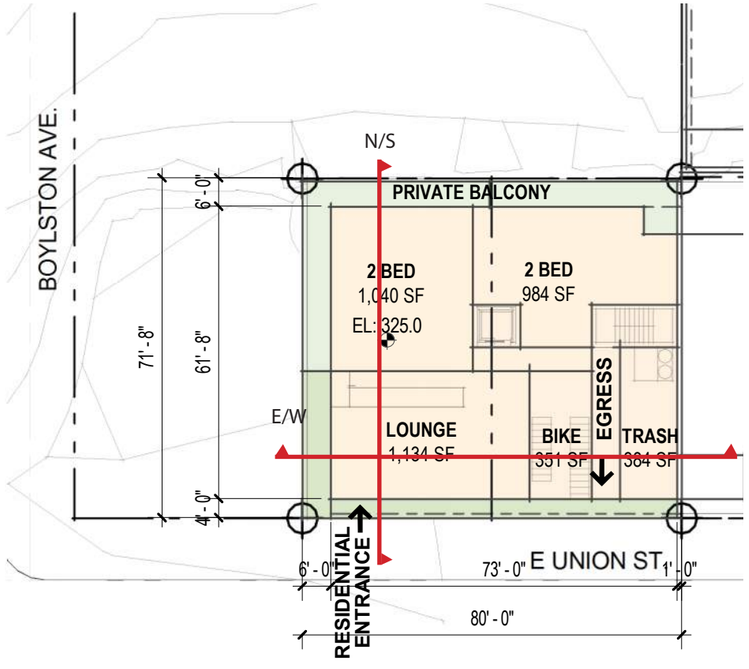
EDG 1 - MASSING OPTION A



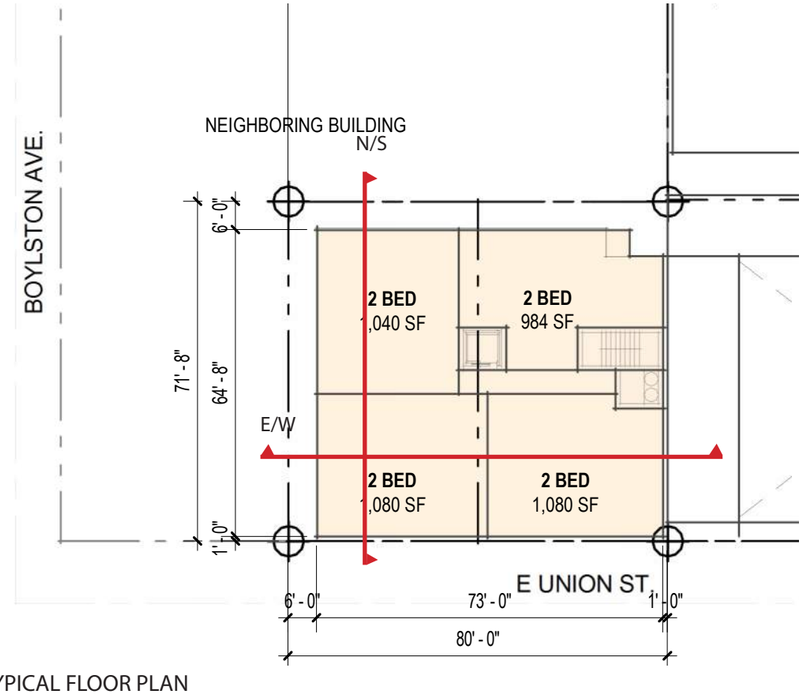
N/S BUILDING SECTION



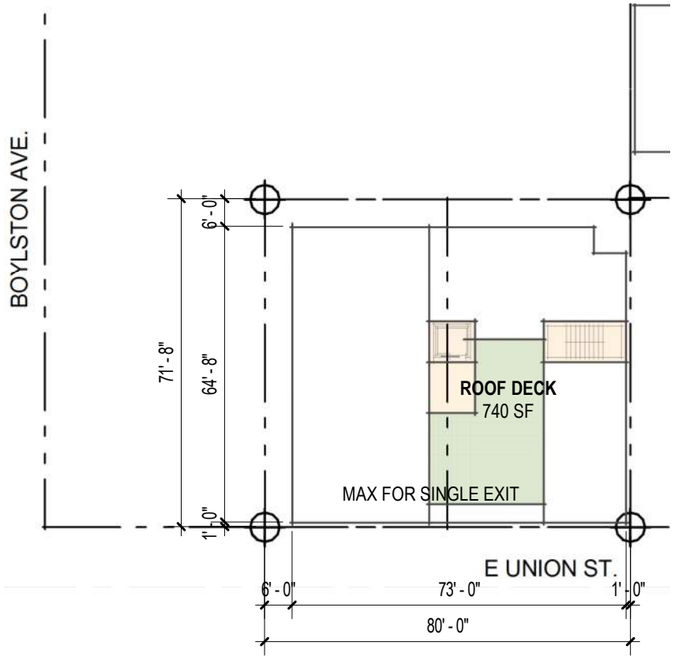
E/W BUILDING SECTION



LEVEL 1 FLOOR PLAN



TYPICAL FLOOR PLAN



ROOF PLAN

EDG 1- MASSING OPTION A

CS2.2 Massing should respond to the established Pike/Pine development pattern of street facing facade widths to maintain a cohesive streetscape.

CS2.3 Maintain a continuous street wall.

CS3.1 Architectural styles and material that complement the historic "auto-row" light industrial vernacular style are encouraged.

DC3.1 Design open space to enhance street-level activity.

DC4.1 Exterior finish materials should complement the neighborhood's auto-row and light-industrial vernacular.

CONS:

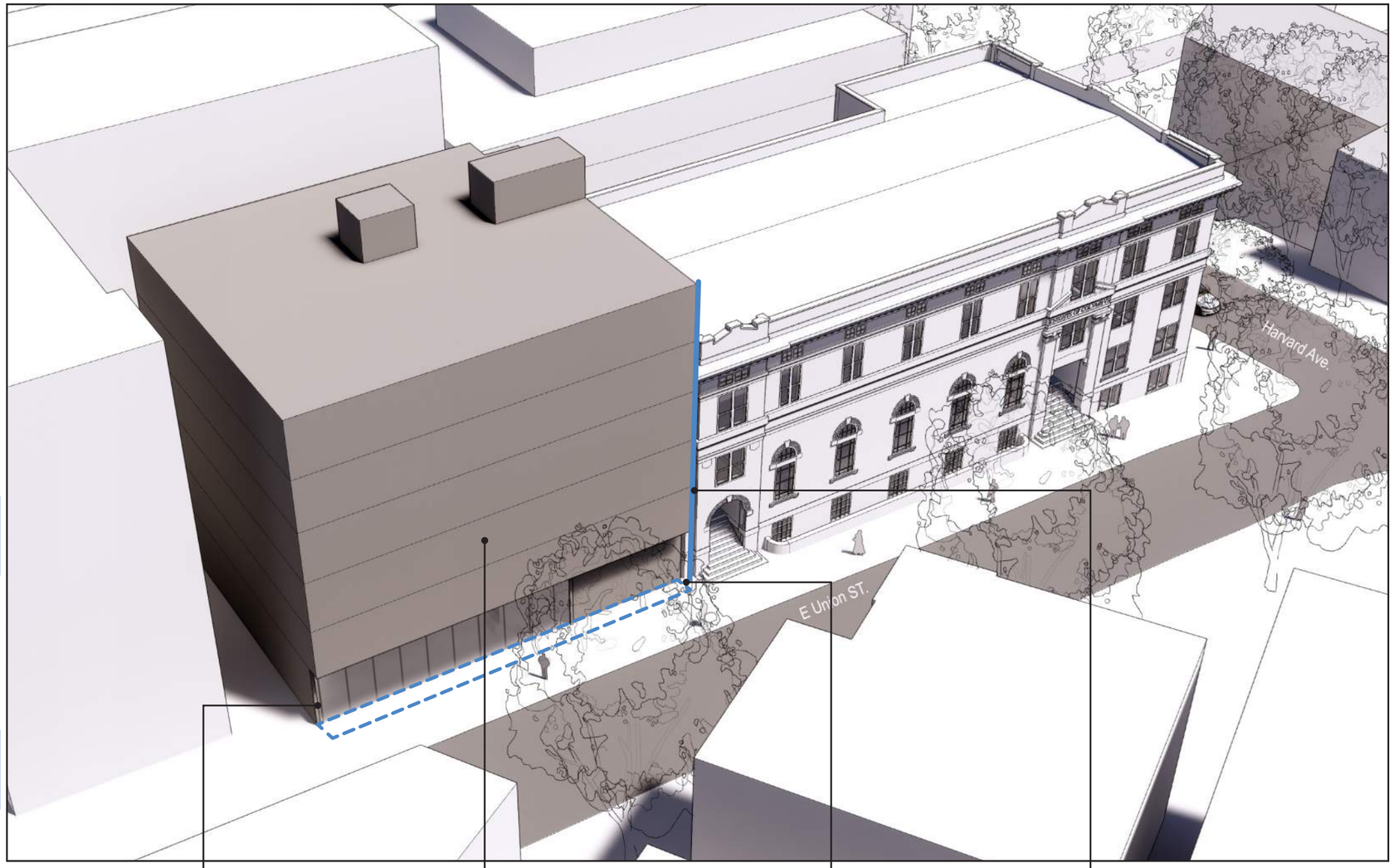
~~CS2.4~~ Design new structures to be compatible in scale and form with surrounding context.

~~CS3.2~~ Design new development that references architectural features and elements of existing structures on the block face to maintain block face rhythm and continuity.

~~PL3.1~~ Entryways that feature heavy or contrasting trim, distinctive materials and a link to the surrounding streetscape are encouraged.

~~DC2.1~~ Design concepts for projects that include character structures should emphasize the character structure.

~~DC3.2~~ Design street level landscaping to complement open space areas.



CS2.2 CS2.3
Street level facade setback maintains continuous street wall to maintain a cohesive streetscape.

CS3.1 DC4.1
Brick facade complements the character structure and neighborhood.

DC3.2
Minimum street level setback.

CS2.4 DC2.1
The scale of the massing adjacent to the character structure does not maintain continuity and rhythm.

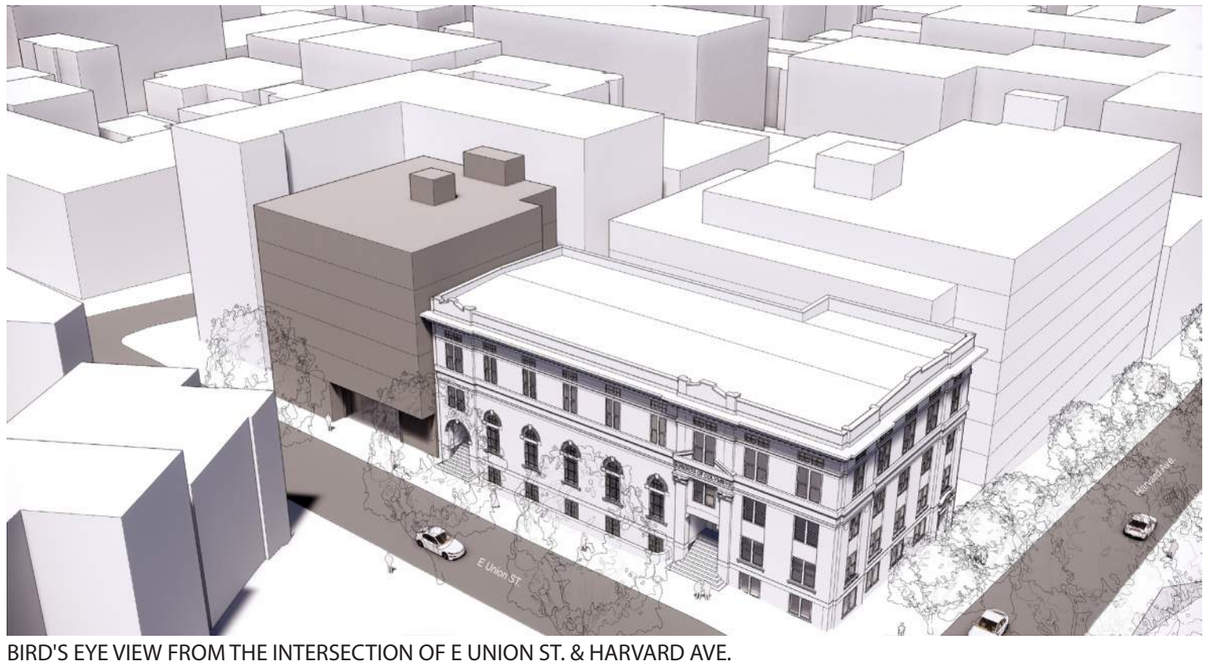
OPTION B


21'
BOYLSTON AVENUE
KNIGHTS OF COLVMBVS
HARVARD AVENUE
E Union ST.
UNIT
LOBBY
TRASH

EDG 1- MASSING OPTION B



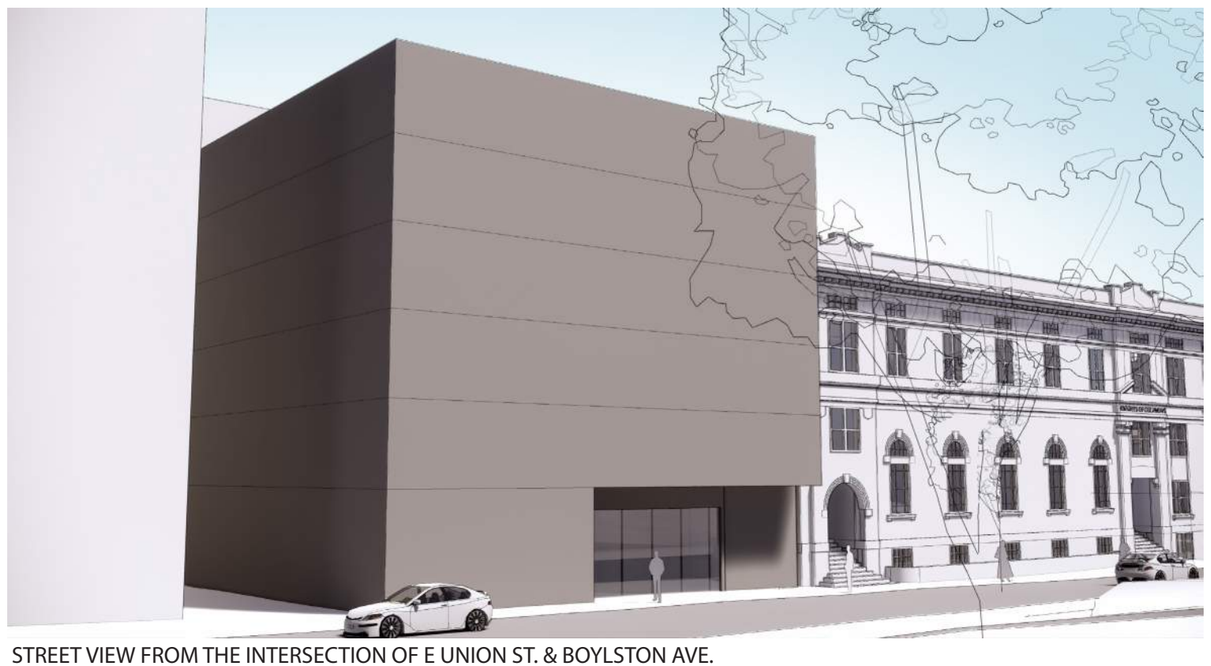
STREET VIEW FROM THE INTERSECTION OF E UNION ST. & HARVARD AVE.



BIRD'S EYE VIEW FROM THE INTERSECTION OF E UNION ST. & HARVARD AVE.

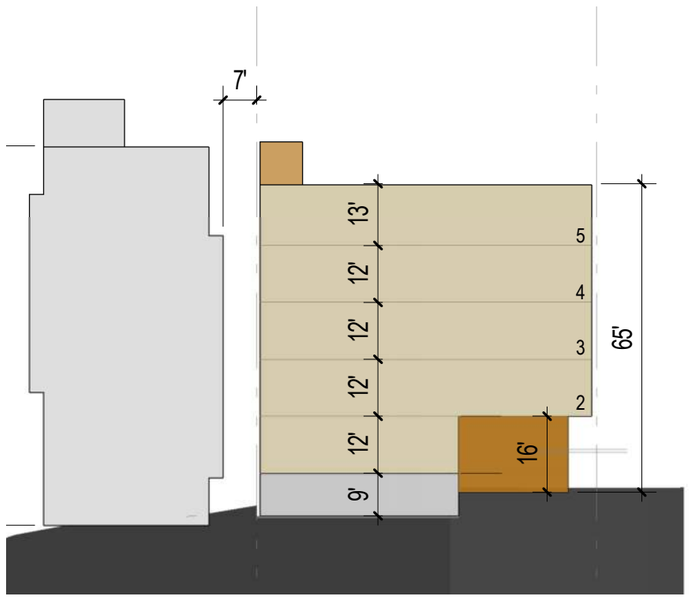


VIEW LOOKING NORTH EAST

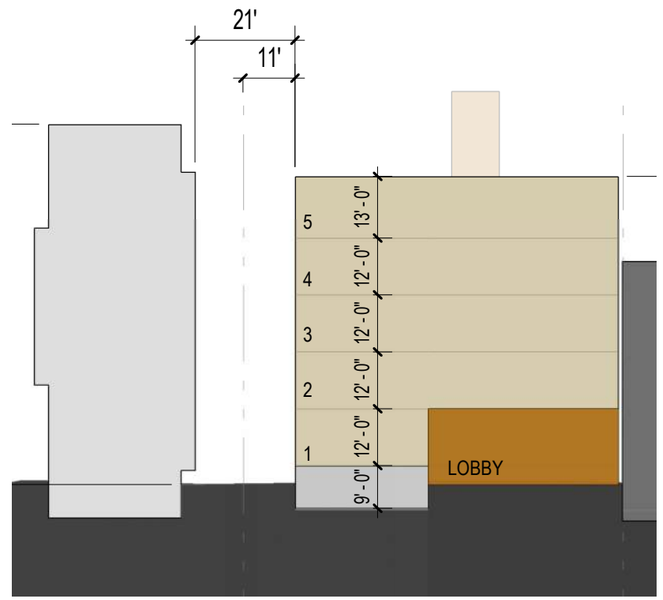


STREET VIEW FROM THE INTERSECTION OF E UNION ST. & BOYLSTON AVE.

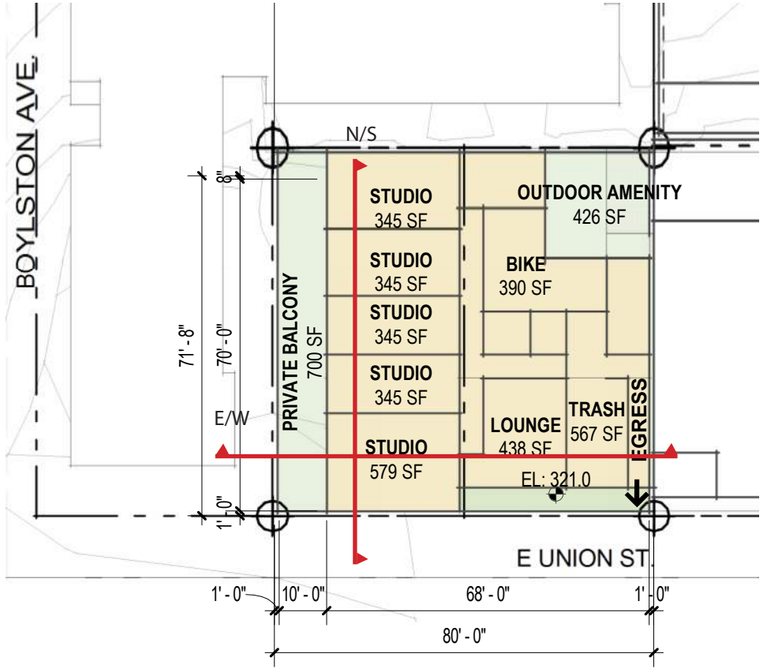
EDG 1- MASSING OPTION B



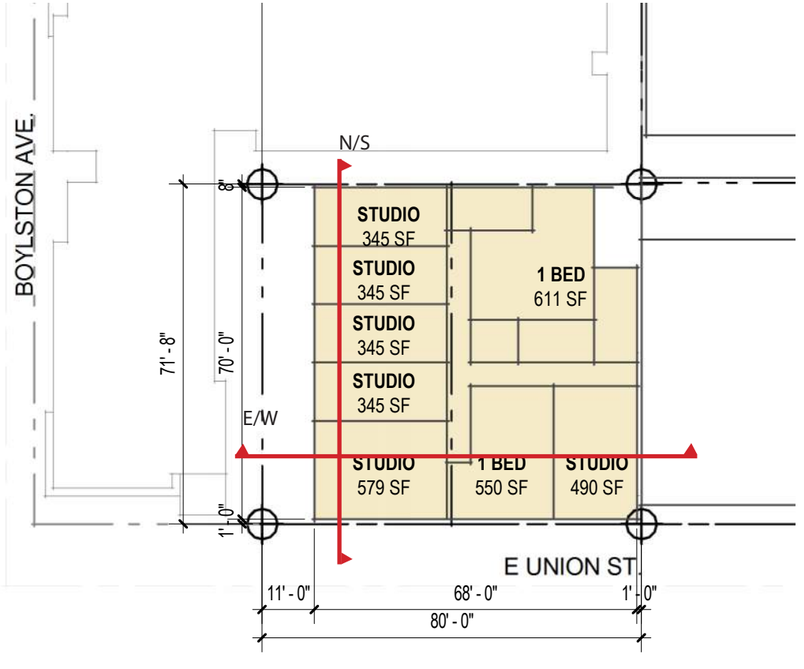
N/S BUILDING SECTION



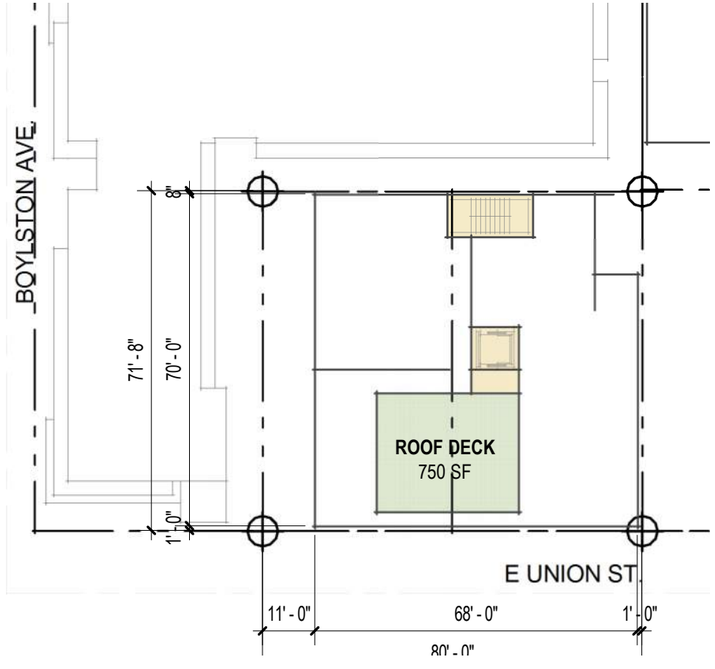
E/W BUILDING SECTION



LEVEL 1 FLOOR PLAN



TYPICAL FLOOR PLAN



ROOF PLAN

EDG 1 - MASSING OPTION B

RELEVANT DESIGN GUIDELINES

PROS:

CS3.1 Architectural styles and material that complement the historic "auto-row" light industrial vernacular are encouraged.

DC4.1 Exterior finish materials should complement the neighborhood's auto-row and light-industrial vernacular.

CONS:

CS2.2 Massing should respond to the established Pike/Pine development pattern of street facing facade widths to maintain a cohesive streetscape.

CS2.3 Maintain a continuous street wall.

CS2.4 Design new structures to be compatible in scale and form with surrounding context.

CS3.2 Design new development that references architectural features and elements of existing structures on the block face to maintain block face rhythm and continuity.

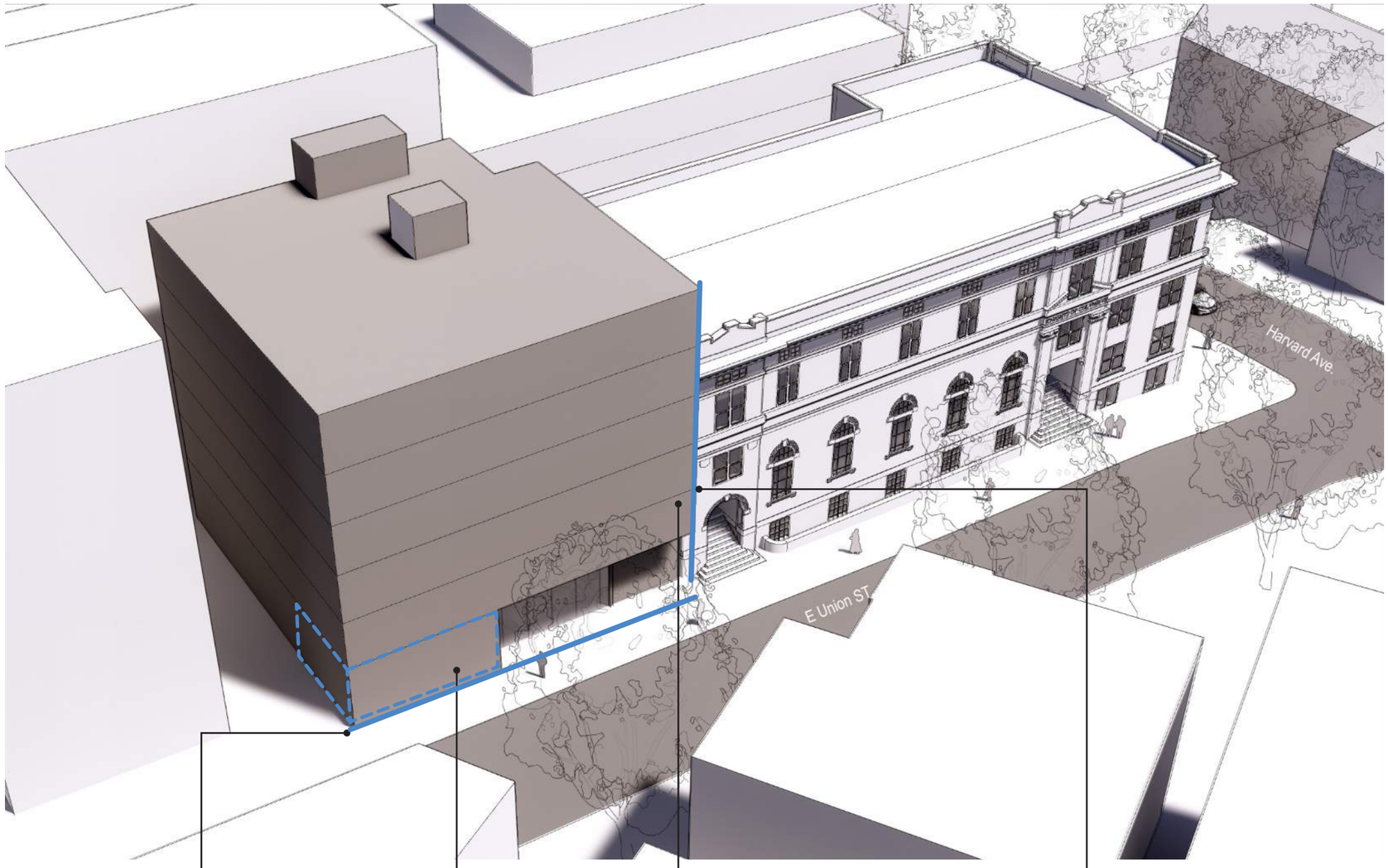
PL3.1 Entryways that feature heavy or contrasting trim, distinctive materials and a link to the surrounding streetscape are encouraged.

PL3.2 Street level residences should be designed with physical and visual transitions for resident livability and privacy.

DC2.1 Design concepts for projects that include character structures should emphasize the character structure.

DC3.1 Design open space to enhance street-level activity.

DC3.2 Design street level landscaping to complement open space areas.



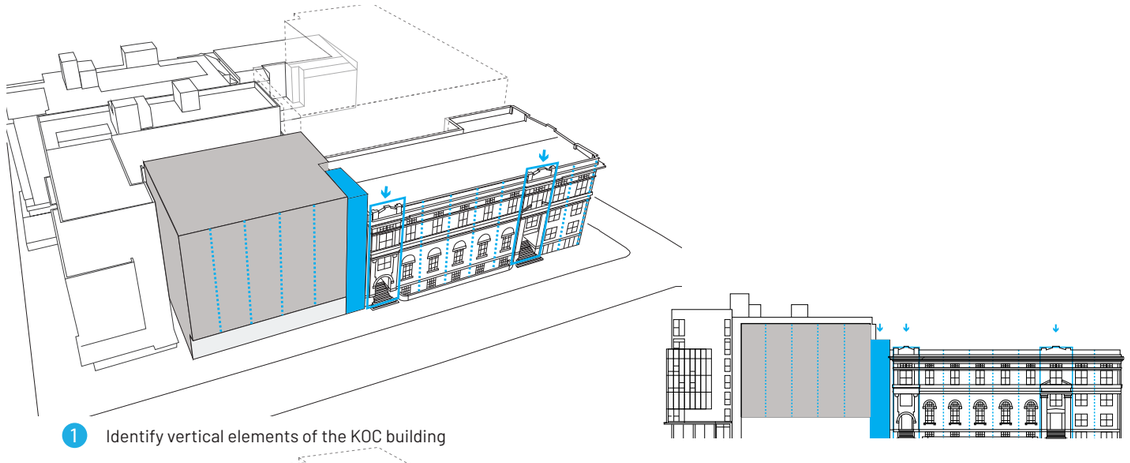
CS2.2 **CS2.3**
Street level facade setback does not maintain continuous street wall.

PL3.2
Street level units lack privacy.

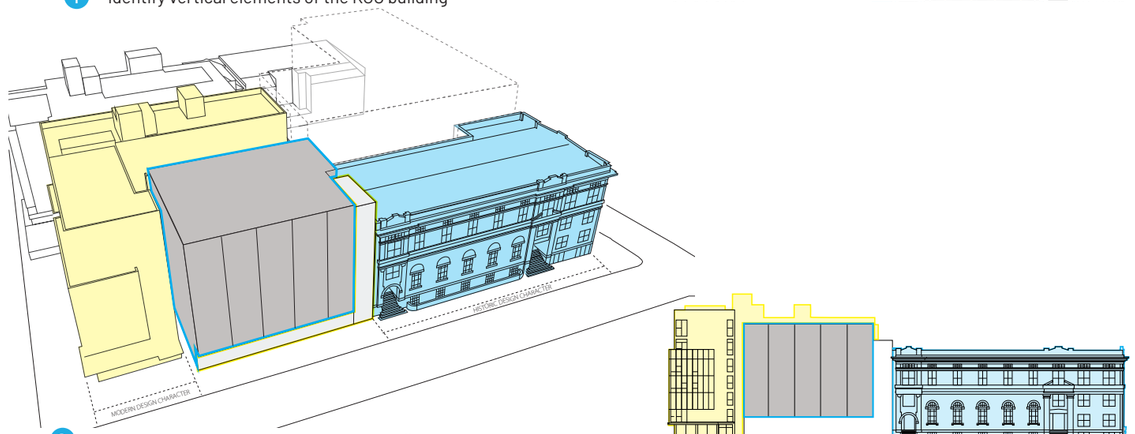
CS3.1 **DC4.1**
Brick facade complements the character structure and neighborhood.

CS2.4 **DC2.1**
The scale of the massing adjacent to the character structure does not maintain continuity and rhythm.

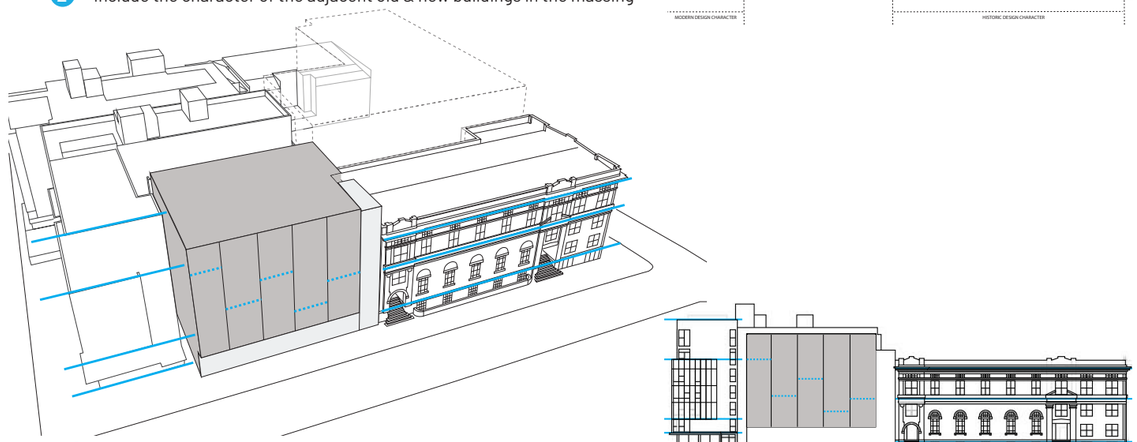
CONCEPT STUDY 1



1 Identify vertical elements of the KOC building



2 Include the character of the adjacent old & new buildings in the massing



3 Vary the datum established by the neighboring buildings



BIRD'S EYE VIEW LOOKING NORTH EAST



STREET VIEW LOOKING NORTH EAST

CONCEPT STUDY 1



BIRD'S EYE VIEW LOOKING NORTH WEST



1 Irregular horizontal bands relate to the neighboring historic structure and new development while creating visual interest



2 Vertical brick detail



3 Accent panel highlights the verticality of the massing

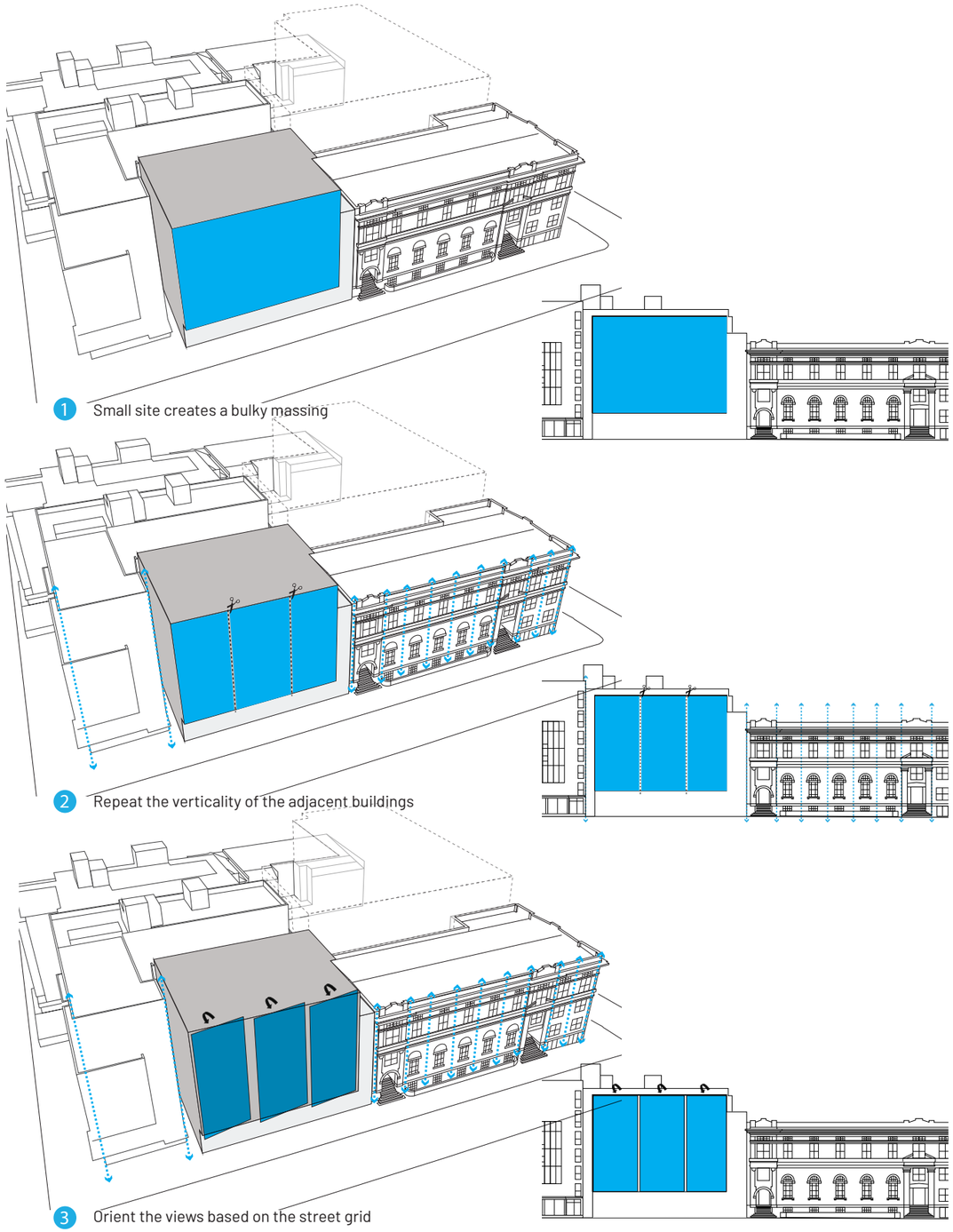


STREET VIEW LOOKING NORTH WEST



STREET VIEW LOOKING NORTH

CONCEPT STUDY 2



1 Small site creates a bulky massing

2 Repeat the verticality of the adjacent buildings

3 Orient the views based on the street grid



RD'S EYE VIEW LOOKING NORTH EAST



TREET VIEW LOOKING NORTH EAST

CONCEPT STUDY 2



BIRD'S EYE VIEW LOOKING NORTH WEST



1 Brick to infill transition detail



2 Brick detail



3 Transparent gasket creates separation between the historic and new development



STREET VIEW LOOKING NORTH WEST



STREET VIEW LOOKING NORTH

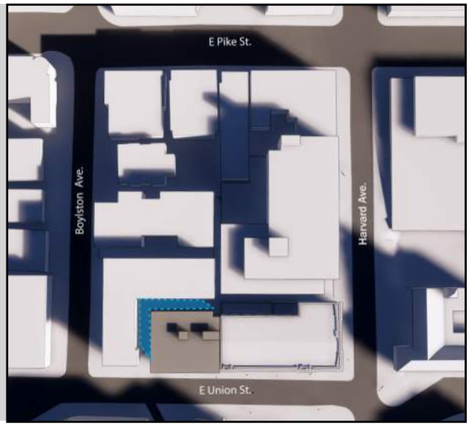
SOLAR STUDIES

09:00 AM

12:00 PM

03:00 PM

MARCH 21st

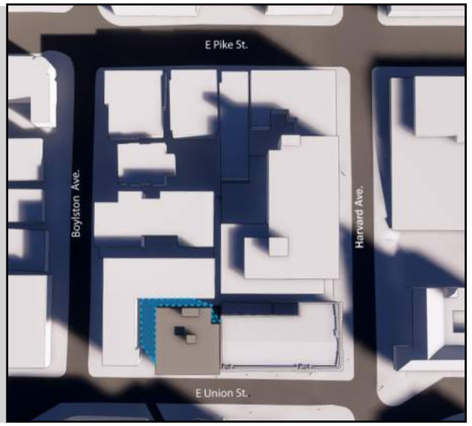






Massing Option - A

MARCH 21st







Massing Option - B

MARCH 21st







Massing Option - C

Preferred Option

N

09:00 AM

12:00 PM

03:00 PM

JUNE 21st







Massing Option - A

JUNE 21st







Massing Option - B

JUNE 21st







Massing Option - C

Preferred Option

N

SOLAR STUDIES

09:00 AM

12:00 PM

03:00 PM

DECEMBER 21st







Massing Option - A

DECEMBER 21st



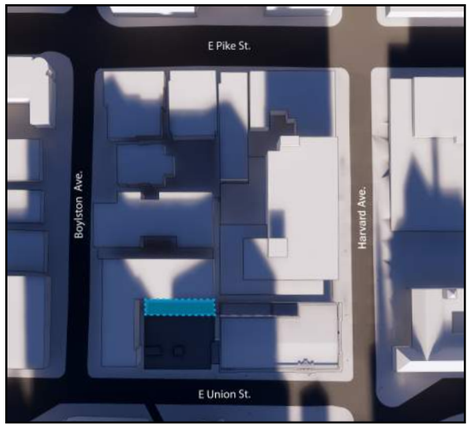




Massing Option - B

DECEMBER 21st







Massing Option - C

Preferred Option

N

RECOMMENDATION MEETING

MM/DD/YYYY

722 E UNION STREET, SEATTLE, WA-98122

#3032716

RUNBERG ARCHITECTURE GROUP



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EDG RECAP

EDG Massing Options
Massing Development
Massing Concept

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EDG Recommendation Response
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Landscape Plan- Roof Deck
Landscape Plan- Level 1 Private Deck

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E-W Elevation

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Rendering

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Arborist Report
North Neighbor's Trash Relocation Exhibits
Street Elevations
EDG 1 Concept Study
Shadow study
Solid Waste Collection - Seattle Public Utilities Approval Letter



01 INTRODUCTION

PROJECT TEAM EXAMPLE WORK

PROJECT ARCHITECT

RUNBERG ARCHITECTURE GROUP PLLC
1 YESLER WAY, SUITE 200
SEATTLE, WA 98104
CONTACT: BRIAN RUNBERG
206-956-1970 (tel)
BRIANR@RUNBERG.COM

PROJECT OWNER

SRM DEVELOPMENT
111 N POST, SUITE 200
SPOKANE, WA 99201
CONTACT: JIM RIVARD
509-455-5477 (tel)
JIM@SRMDEVELOPMENT.COM

LANDSCAPE ARCHITECT

BRUMBAUGH & ASSOCIATES
600 N 85TH STREET, SUITE 102
SEATTLE, WA 98103
CONTACT: KRISTEN LUNDQUIST
206-782-3650 (tel)
KRISTENL@BRUMBAUGH-ASSOC.COM



Sitka, Runberg Architecture Group



EXPO, Runberg Architecture Group



Lyric, Runberg Architecture Group & SRM Development



EXPO, Runberg Architecture Group



PRESERVE AND REUSE THE KNIGHTS OF COLUMBUS BUILDING FOR COMMERCIAL USE, AND DESIGN NEW RESIDENTIAL CONSTRUCTION TO BE COMPATIBLE WITH THE CHARACTER OF THE HISTORIC STRUCTURE.

PROVIDE A VARIETY OF HOUSING AT THE INTERSECTION OF THE PIKE/PINE AND FIRST HILL NEIGHBORHOODS THAT SUPPORT WALKABILITY AND EASY ACCESS TO NEIGHBORHOOD SHOPPING, NIGHTLIFE, AND ARTS.

ZONING : NC3P 75 ; PIKE/PINE OVERLAY DISTRICT

SITE AREA : 36,340 SF
NORTH SITE : 30,533 SF

NORTH SITE : 125 UNITS

KNIGHTS OF COLUMBUS : 31,450 SF COMMERCIAL SPACE

120 PARKING STALLS

02 SITE CONTEXT
URBAN DESIGN ANALYSIS

SITE CONTEXT-SITE PHOTOS

1



2

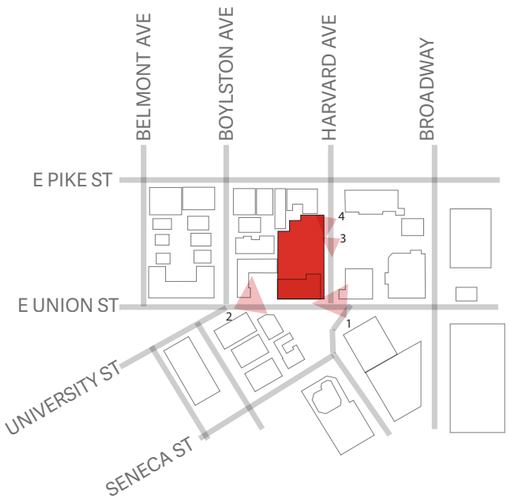


3



4





RUNBERG ARCHITECTURE GROUP

SRM DEVELOPMENT, LLC

EXISTING SITE CONDITIONS

Red Oak, 26.7" diameter, identified as Not Exceptional per arborist report prepared by Urban Forestry Services, dated 10/10/18.

Grove of 24 significant bigleaf maple trees deemed Exceptional by SDCI.

See p. 21-22 for evidence on condition of grove per Urban Forestry Services, Inc.

PARCEL NUMBER:

7502500045, 7502500050, 7502500060

LEGAL DESCRIPTION:

PARCEL 1 (TPN 7502500045)
LOT 6, BLOCK 4, SACKMAN HOME ADDITION T THE CITY OF SEATTLE,AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL 2 (TPN 750250050)
LOTS 7 AND 8, BLOCK 4,SACKMAN HOME ADDITION TO THE CITY OF SEATTLE, AS PER PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL 3 (TPN 750250060)
THE NORTH 30 FEET OF SOUTH 45 FEET OF EAST 96 FEET AND NORTH 15 FEET OF EAST 64 FEET AND SOUTH 15 FEET OF LOT 9, BLOCK 4,SACKMAN HOME ADDITION TO THE CITY OF SEATTLE, AS PER PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON.



SITE CONTEXT- PIKE/PINE CONSERVATION DISTRICT

The Pike/Pine Conservation Overlay District was created in July, 2009 to limit the size of new development and encourage projects to keep existing older structures, identified in the Code as character structures.

CHARACTER STRUCTURES
Have been in existence prior to 1940
Retain a high degree of architectural integrity
Represent the Pike/Pine neighborhood's building typology
Are compatible with the architectural scale, rhythm, and patterns of nearby structures in the Pike/Pine neighborhood

MINIMUM REQUIREMENTS FOR RETAINING A CHARACTER STRUCTURE (SMC 23.73.015)
All street-facing facades of the character structure shall be maintained and original facade openings that provide transparency at the street-level shall remain unobstructed
All portions of the new structure shall be set back a minimum of 15 feet from the street-facing facades of the character structure
The original floor-to-ceiling height of the street-level story of the character structure is maintained

INCENTIVES FOR RETAINING A CHARACTER STRUCTURE
Height exception (SMC 23.73.014.B)
- 10' of additional height allowed above the 65' height limit if additional area is residential



SITE CONTEXT- PIKE/PINE CONSERVATION DISTRICT



1 WINTONIA HOTEL (1909)



2 FIRST COVENANT CHURCH (1911)

3 SUMMIT SCHOOL/NORTHWEST SCHOOL (1905)



4 OLD SEATTLE FIRE STATION #25 (1909)



5 ELDRIDGE TIRE COMPANY BUILDING (1925)



6 CAL ANDERSON PARK/LINCOLN RESERVOIR (1901)



7 WHITE MOTOR COMPANY BUILDING (1918)



8 KELLY-SPRINGFIELD MOTOR TRUCK BLDG (1913)



9 1ST AFRICAN METHODIST EPISCOPAL CHURCH (1912)



10 SEATTLE 1ST BAPTIST CHURCH (1911)

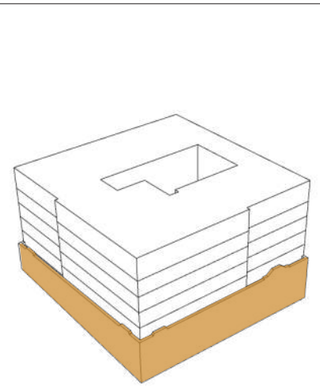
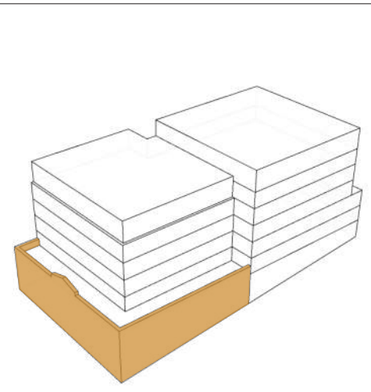
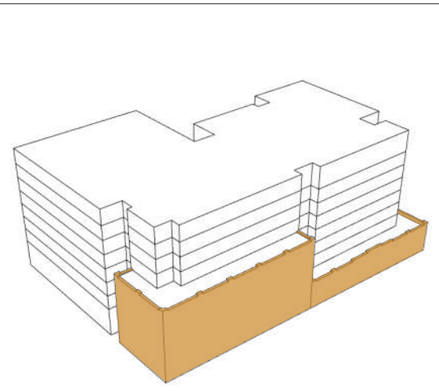
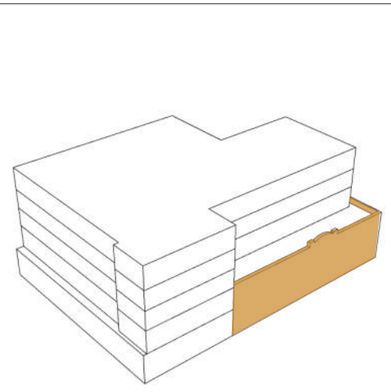
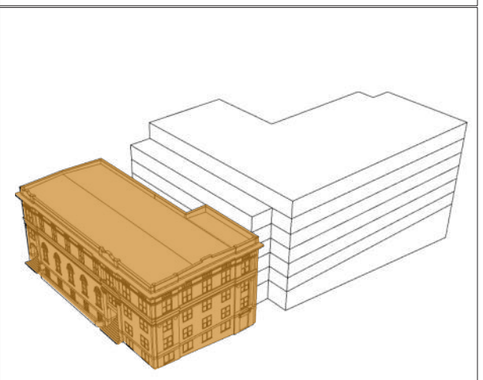


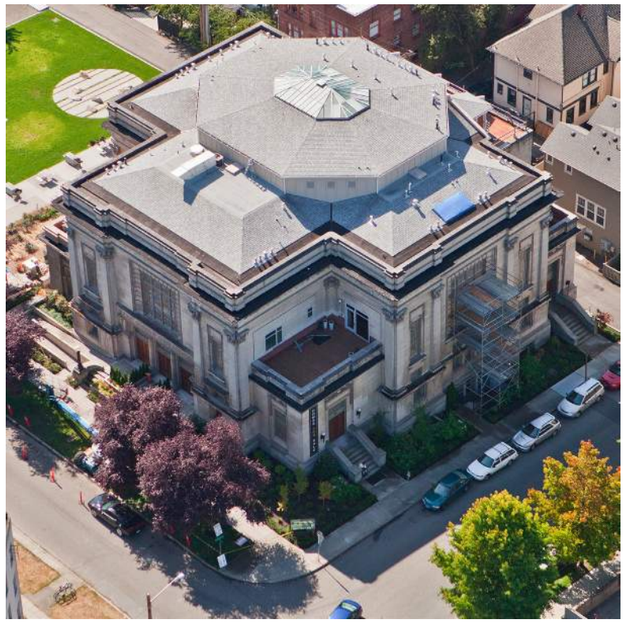
11 PHILLIPS HOUSE (1902)



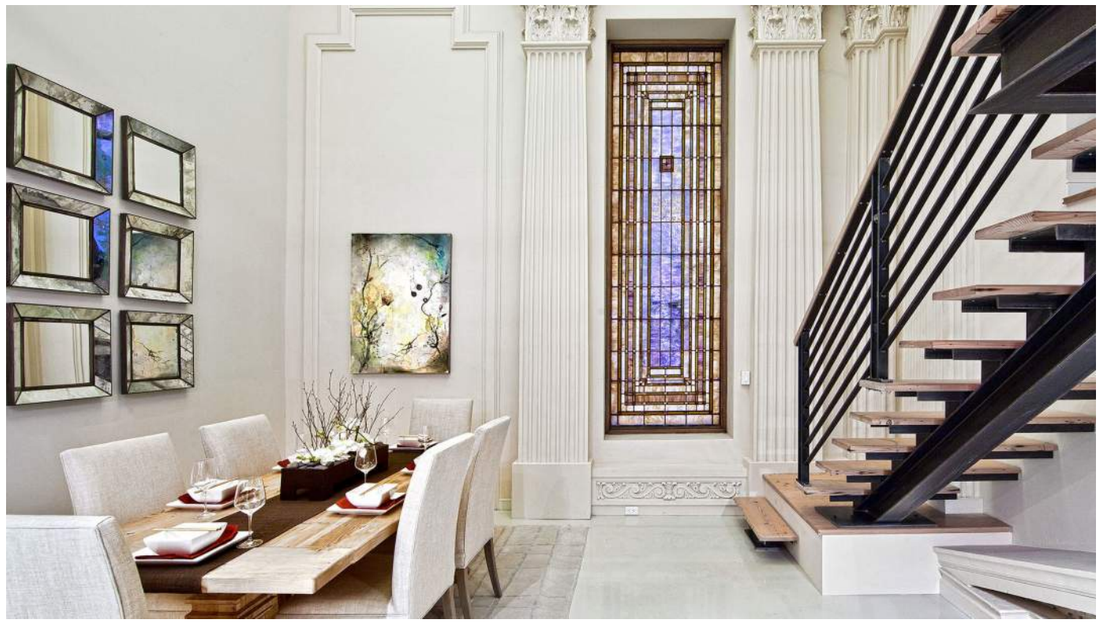
12 STIMSON/GREEN HOUSE (1901)

PIKE/PINE CONSERVATION DISTRICT-CHARACTER STRUCTURE DEVELOPMENT

SUNSET ELECTRIC (2014)	DUNN MOTORS (2016)	EXCELSIOR (2016)	KELLY-SPRINGFIELD (2019)	KNIGHTS OF COLUMBUS
				
				
• Street-facing facades of character structure retained • 1'-6" to 3'-6" setback* (Departure approved to allow interior courtyard) • Additional 10' of height allowed above character structure	• Street-facing facades of character structure retained • 15' setback • Additional 10' of height allowed above character structure	• Street-facing facades of character structures retained • 10'-6"' to 19' setback* (Departure approved for average 15' setback) • Additional 10' of height allowed above character structure	• Street-facing facades of character structure retained • 21' setback • Additional 10' of height allowed above character structure* (Departure approved to allow additional 10' of height for non-residential use)	• Entire character structure retained • Additional 10' of height allowed adjacent to character structure



The Sanctuary - Adaptive Re-use



The Sanctuary - Adaptive Re-use

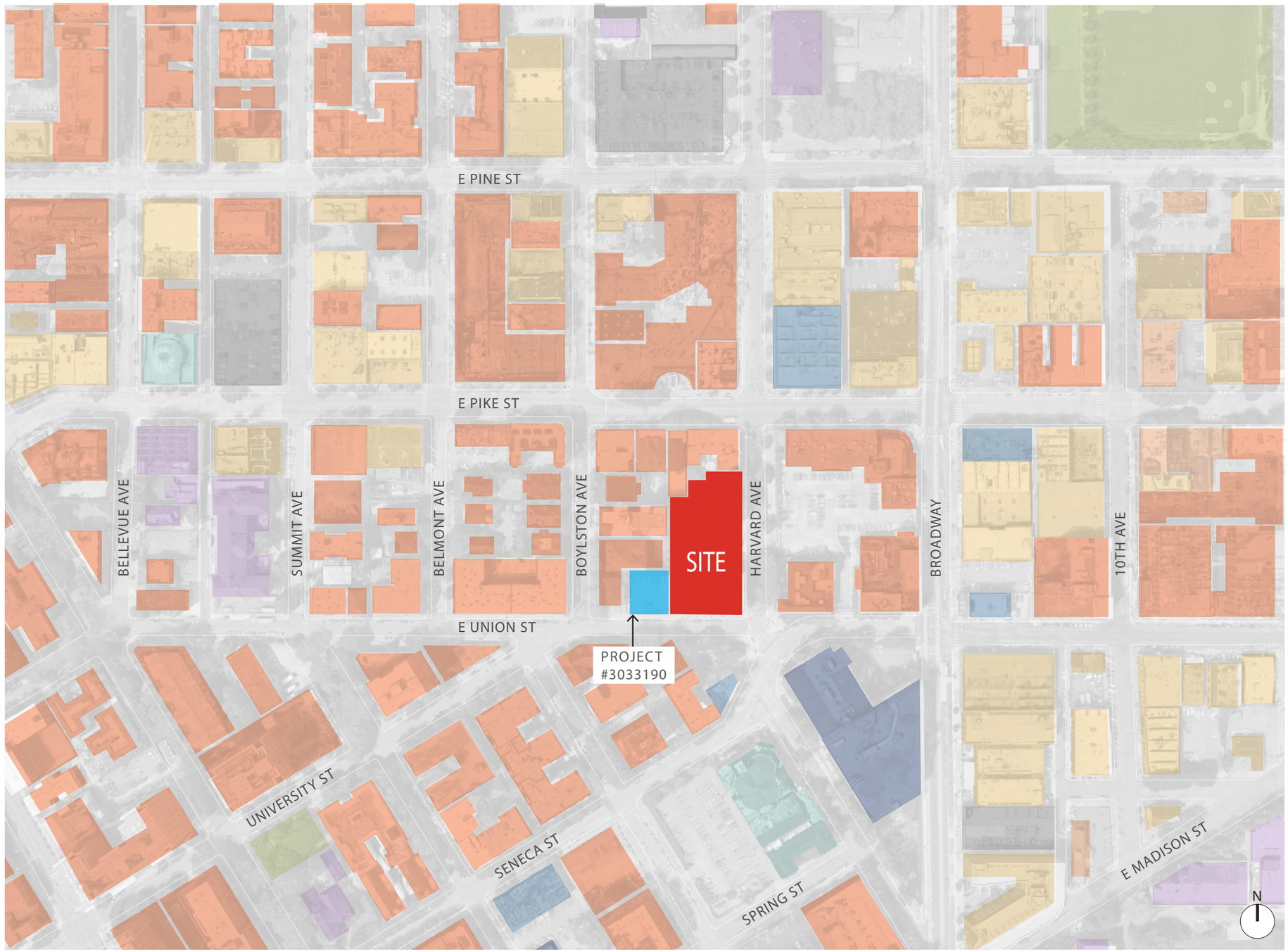


The Beardmore Building - Adaptive Re-use



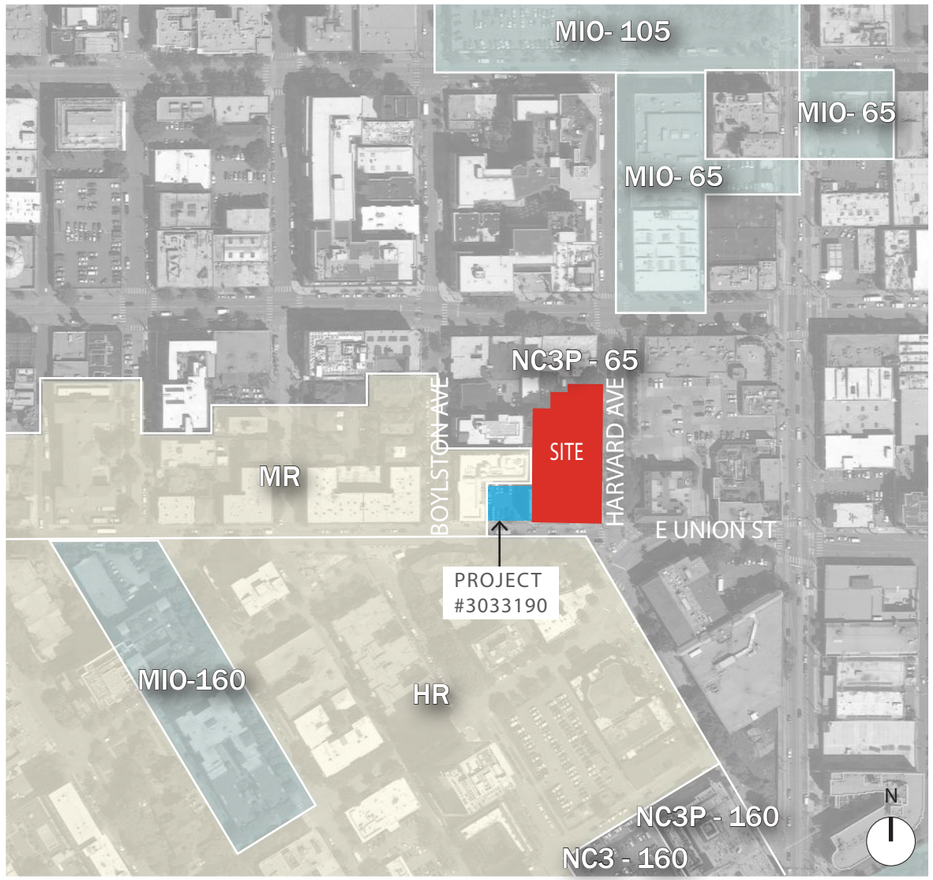
Supply Laundry Building- Adaptive Re-use

SITE CONTEXT-ADJACENT USES



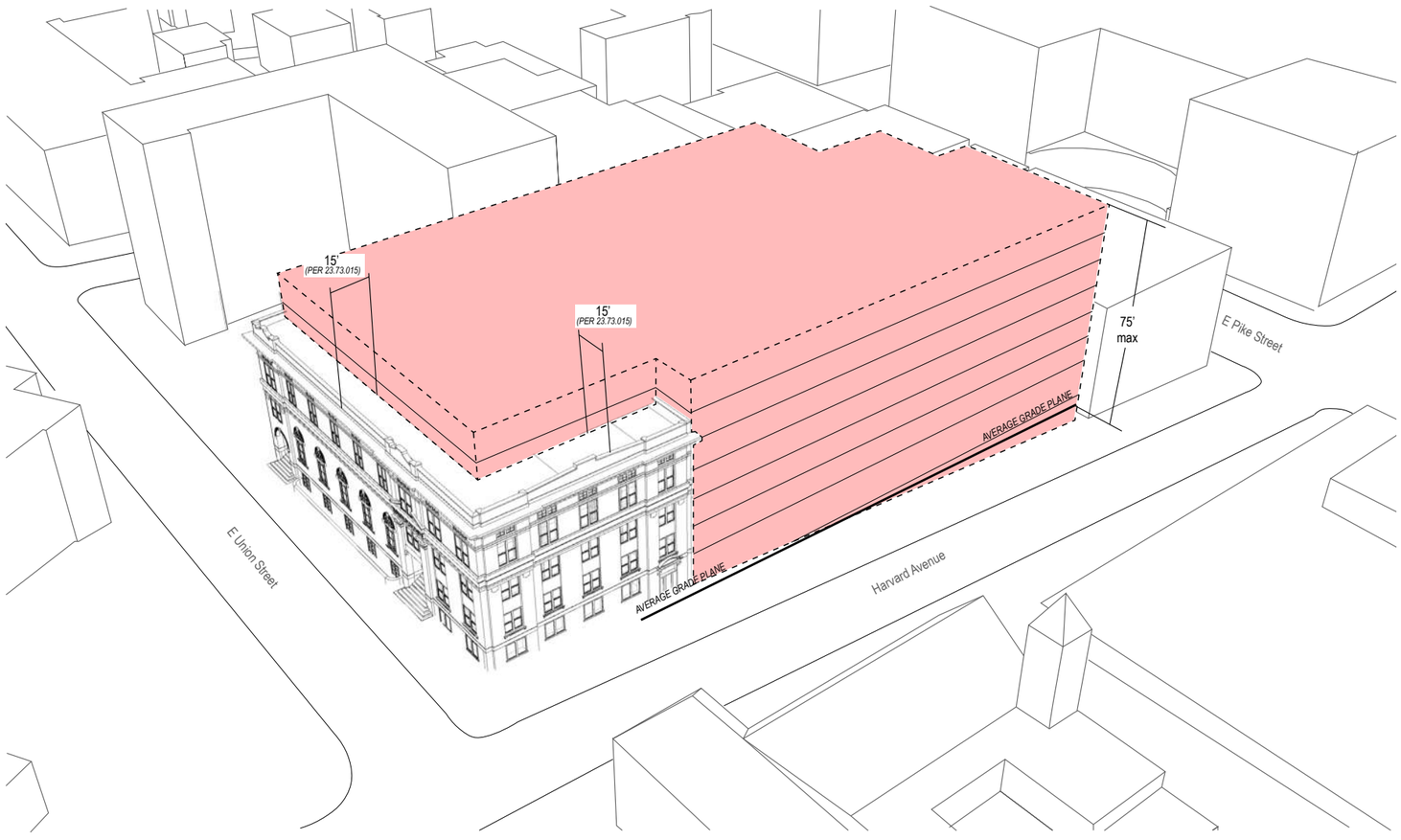
NEIGHBORHOOD USES

- MULTI-HOUSING
- INSTITUTIONAL
- RELIGIOUS
- STRUCTURED PARKING
- COMMERCIAL FOOD
- COMMERCIAL RETAIL
- SINGLE-FAMILY HOUSING
- HOSPITALITY
- OFFICE
- PARK



ZONING MAP

- NC3P - 65
- NC3P - 160
- NC3 - 160
- MR
- HR
- MIO - 65
- MIO - 105
- MIO - 160



MAXIMUM ZONING ENVELOPE

SITE ZONING

Zone:	NC3P-65
Overlay:	Pedestrian-Designated Zone
	Pike/Pine Conservation Overlay District, Pike/Pine Urban Village
Street Classifications:	No Principal Pedestrian Street Designation

ZONING DATA

SMC REFERENCE	CODE TEXT	PROPOSED BUILDING
23.45. - ZONING DESIGNATION	*NC-75*	**TO BE UPDATED**
23.47A.013 – FAR	*N/A - See Section 23.73.009*	
23.45.514 - FAR EXEMPTIONS		
23.47A.004 PERMITTED AND PROHIBITED USES	*Table A for 23.47A.004: Residential use is permitted* *Live-work units, retail sales and services are permitted*	
23.47A.005 STREET-LEVEL USES	*Residential uses are allowed and unlimited on non principal pedestrian streets* *E Union is not a principal pedestrian street in this location*	***Proposed Mixed use Residential***
23.47A.006 CONDITIONAL USES	*No conditional uses proposed*	
23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS	*A. Basic Requirements* *Blank segments of street-facing façade between 2 and 8 feet above the sidewalk may not exceed 20 feet in width.* *Total of all blank façade may not exceed 40% of the width of the street façade.* *Street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks etc. are provided.* *B. Non-residential street level requirements - N/A* *C. In Pedestrian Designated Zones* *Requirements for principal pedestrian streets - N/A* *D. Residential Uses along a street-level street-facing facade require:* *1.) A visually prominent pedestrian entry* *2.) The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4' above sidewalk grade or be set back at least 10'*	
23.47A.012 STRUCTURAL HEIGHT	*C.2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend up to 4 feet above the otherwise applicable height limit. Insulation, rooftop decks, etc. May extend 2 feet above height limit if enclosed by parapets or walls.* *C.3. Solar collectors may extend up to 7 feet above the height limit in 65 foot zone.* *C.4. The following may extend up to 15 feet above height limit with a coverage of 20% or 25% if including stair and elevator penthouses and screened mechanical equipment: Solar collectors, mechanical equipment, play equipment, wind-driven power generators, minor communications utilities, stair and elevator penthouses may extend 16 feet above height limit.* *C.7. The following must be located at least 10 feet from the north lot line: solar collectors, planters, clerestories, greenhouses, minor communications utilities, non-firewall parapets, play equipment*	
23.47A.014 – SETBACK REQUIREMENTS	*N/A - Sites does not abut nor is it across alley from any residential zone*	
23.47A.016 – LANDSCAPING AND SCREENING STANDARDS	*A.2 Green factor of 0.3 is required* *B.1 Street trees are required*	
23.47A.017 MHA SUFFIX	*N/A - Application will be vested prior to forthcoming MHA Up-zone*	
23.47A022 – LIGHT AND GLARE STANDARDS	*A. Exterior lighting must be shielded and directed away from adjacent uses*	
23.47A.024 – AMENITY AREA	*A. Required in an amount equal to 5% of the total gross floor area in residential use* *B. Amenity areas shall not be enclosed,* *Common area requirements: 10' min. horizontal dimension, 250 sf min. size* *Private area requirements: 60 sf min. size and 6' min horizontal dimension*	

SMC REFERENCE	CODE TEXT	PROPOSED BUILDING
23.47A.032 – PARKING LOCATION AND ACCESS	*A.1.a Access to parking shall be from the alley if the lot abuts an improved alley or if alley access is infeasible, the Director may allow street access.* *[This is a Type I request/decision by SDCI Director.]* *A.1.c If street access is allowed and the lot abuts two or more streets, access is permitted across one side street lot line.* *A.1.d For each permitted curb cut, street-facing facades may contain one garage door, not to exceed max. curb cut width.* *A.3 If two or more structures are located on a single site, a single curb cut shall be provided.*	**TO BE UPDATED**
23.54.015 REQUIRED PARKING AND MAXIMUM PARKING LIMITS	*Table B - Residential required parking:* *All residential uses within urban centers have no minimum requirement*	
K BICYCLE PARKING	*Table D – Bicycle Parking:* *Multi-family = 1 long term / dwelling unit + 1 / 20 dwelling units short term* *K.3 Bicycle parking for residential uses shall be located on-site*	
23.54.030 PARKING SPACE STANDARDS	*B.1.b Residential Uses: provide minimum 60% medium stalls. When parking spaces are striped for large vehicles, the minimum required aisle width shall be as shown for medium vehicles.* *D.1.c Residential Driveways that serve 30 or more spaces shall be at least 20 feet wide for 2-way traffic.*	
23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE	*Table A -* *More than 100 dwelling units = 575 sf + 4 sf for each add'l unit above 100* *C. Minimum area for storage space may be reduced by 15% if minimum horizontal dimension is 20'* *D. Minimum horizontal dimension of required storage is 12'* *F. Placed no more than 50' from curb, ramps 6% max.*	
PIKE/PINE CONSERVATION OVERLAY DISTRICT		
23.73.008 – STREET-LEVEL USES	*B. Small commercial uses at street level not required per B.3.a - floor area occupied by street level commercial uses within the original street-level footprint of the retained character structure is exempt*	
23.73.009 – FAR	*A. Residential use only or mixed use - 23.47A.013 apply except as provided in this section and in 23.73.024* *C. The following floor area is exempt:* *C.3 -All floor area in residential use in a development that retains all character structures* *C.5 - Floor area in non-residential use in a character structure provided it does not displace residential use*	
23.73.010 - FLOOR AREA LIMITS OUTSIDE THE CONSERVATION CORE	*A. Floor area limit: 15,000 sf for any single story above 35'*	
23.73.014 - HEIGHT EXCEPTIONS	*B. 10' additional height is allowed on lots that include a character structure retained per 23.75.015 if additional floor area is in residential use.*	
23.73.015 – RETENTION AND DEMOLITION OF CHARACTER STRUCTURE	*A. The minimum requirements for retaining a character structure are as follows:* *1. All street-facing facades shall be maintained and original facade openings that provide transparency at the street-level shall remain unobstructed.* *2. All portions of the new structure above the height of the street-facing facades of the character structure shall be set back a minimum of 15 feet.* *3. The original floor-to-ceiling height of the street-level story of the character structure is maintained.*	

03 EDG 1 & 2 RECAP

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New construction above character structure
Reuse of historic building for office space

OPTION A - CODE COMPLIANT

- Unit Count = 128
- 159,000 GSF residential / 25,400 GSF office
- 670 SF Average Unit Size
- 7 Stories over 3 Stories Basement
  (6 Stories Type VA or IIIA over 4 Stories of Type IA)
- 75' Above Average Grade

PROS:

- Code compliant
- Maintains integrity of character structure facades
- Setback at transition from old to new creates street facing open space and emphasizes main entrance of residential building
- Double height lobby space responds to sloping terrain and activates street front

CONS:

- Addition above character structure increases perceived mass of new development
- Addition of residential area above and parking below the historic structure requires modifications to interior of character structure



New construction against character structure
Divide massing to retain tree grove
Reuse of historic building for office space

OPTION B

- Unit Count = 110
- 135,600 GSF residential / 31,450 GSF office
- 670 SF Average Unit Size
- Building 1 - 7 Stories over 3 Stories Basement
  (6 Stories Type VA or IIIA over 4 Stories of Type IA)
  Building 2 - 7 Stories over 1 Story
  (6 Stories Type VA or IIIA Over 2 Stories of Type IA)
- 75' Above Average Grade

PROS:

- Code compliant
- Maintains full integrity of character structure
- Retains grove of trees on north parcel
- Double height lobby space responds to sloping terrain and activates street front

CONS:

- Abrupt transition between new and old detracts from character structure
- Very little landscaping/hardscaping can be done in the tree protection zone, and this open space would not be accessible
- Division of massing creates a deep slot which is not ideal for tree growth
- Lack of street facing setbacks increases perceived mass of new development



Gasket between new construction and character structure
Reuse of historic building for office space

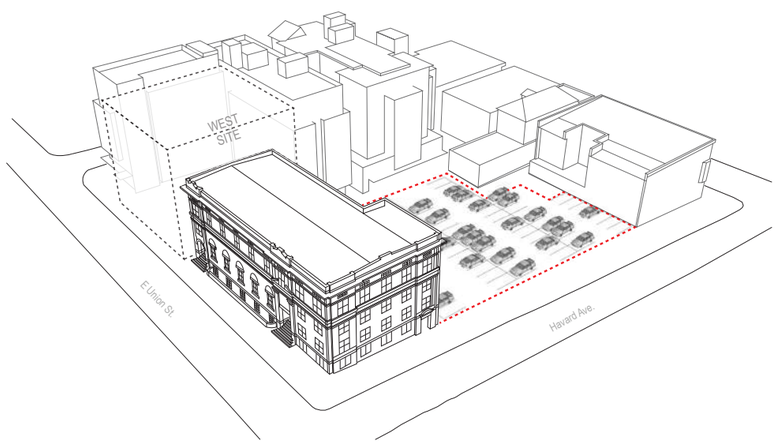
OPTION C - PREFERRED

- Unit Count = 128
- 154,400 GSF residential / 31,450 GSF office
- 650 SF Average Unit Size
- 7 Stories over 3 stories Basement
  (6 Stories Type VA or IIIA over 4 Stories of Type IA)
- 75' Above Average Grade

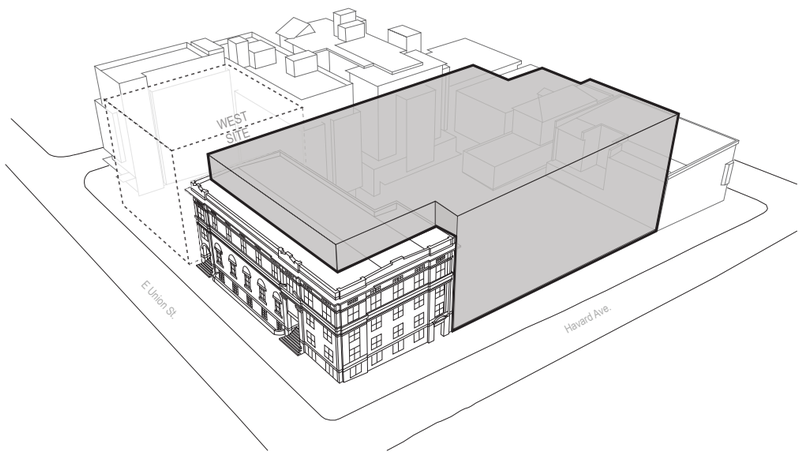
PROS:

- Code compliant
- Maintains full integrity of character structure
- Gasket condition maintains as much of the existing physical context of the character structure as possible
- Setback at transition from old to new creates street facing open space
- Setback and stepped massing at upper level create height transition to character structure
- Double height lobby space responds to sloping terrain and activates street front

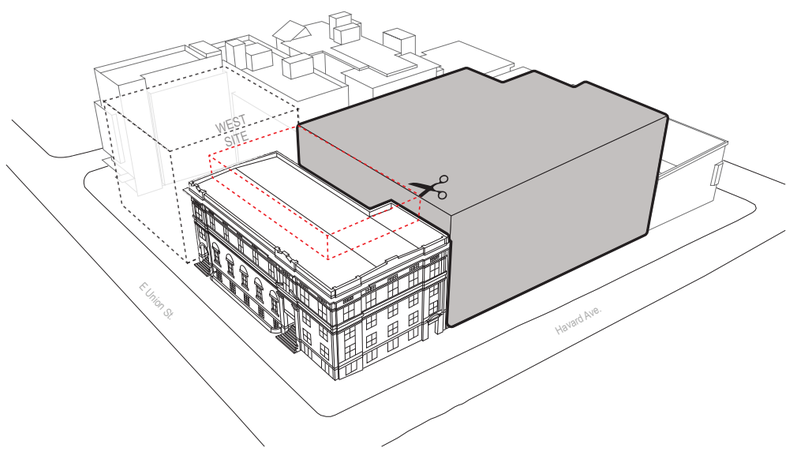
MASSING-EDG
04.25.2019



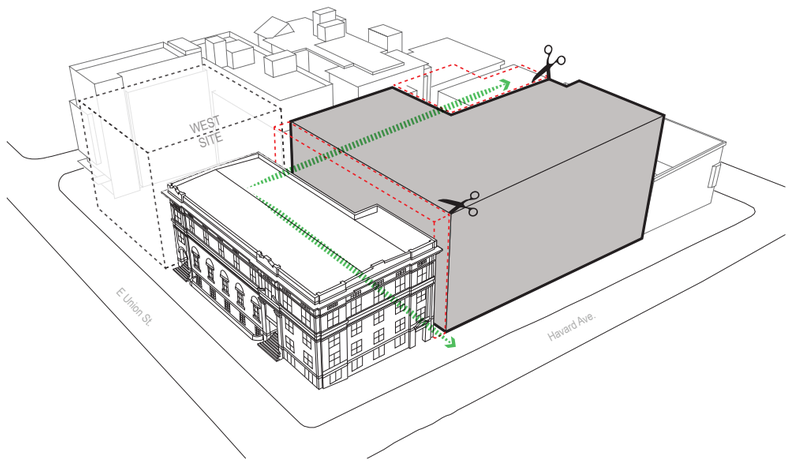
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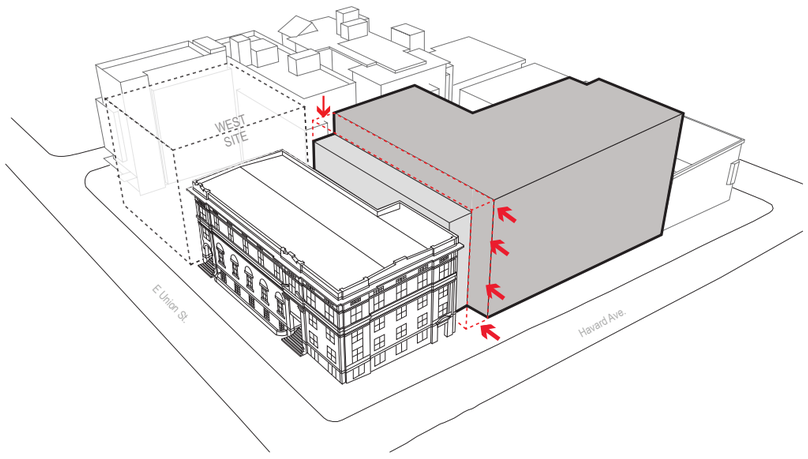
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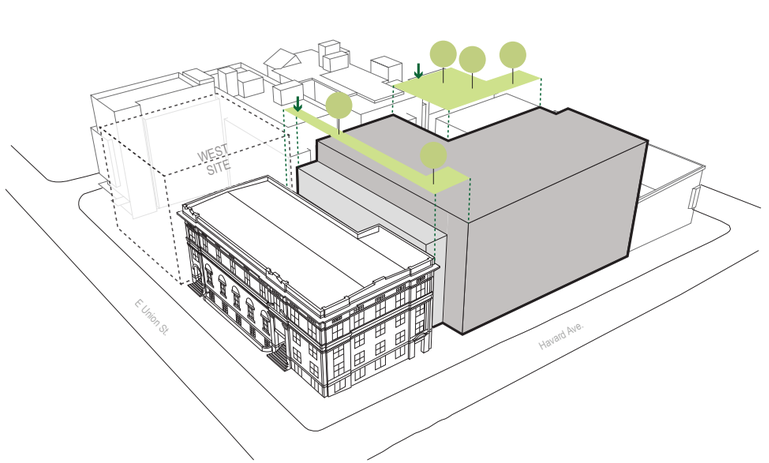
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6

RELEVANT DESIGN GUIDELINES

PROS:

CS1.1 Step the elevation of ground floors so building entrances match sloping grade.

CS2.1 Retain as much of the existing physical context as possible.

CS2.2 Massing should respond to the established Pike/Pine development pattern of street facing facade widths to maintain a cohesive streetscape.

CS2.4 Design new structures to be compatible in scale and form with surrounding context.

CS3.1 Architectural styles and material that complement the historic "auto-row" light industrial vernacular are encouraged.

CS3.2 Design new development that references architectural features and elements of existing structures on the block face to maintain block face rhythm and continuity.

PL3.1 Entryways that feature heavy or contrasting trim, distinctive materials and a link to the surrounding streetscape are encouraged.

DC2.1 Design concepts for projects that include character structures should emphasize the character structure.

DC2.2 Maintain the architectural integrity of character structure on site.

DC2.3 Design projects that include character structures to be compatible with character structure on the site and elsewhere on the block.

DC3.1 Design open space to enhance street-level activity.

DC3.2 Design street level landscaping to complement open space areas.

DC4.1 Exterior finish materials should complement the neighborhood's auto-row and light-industrial vernacular.



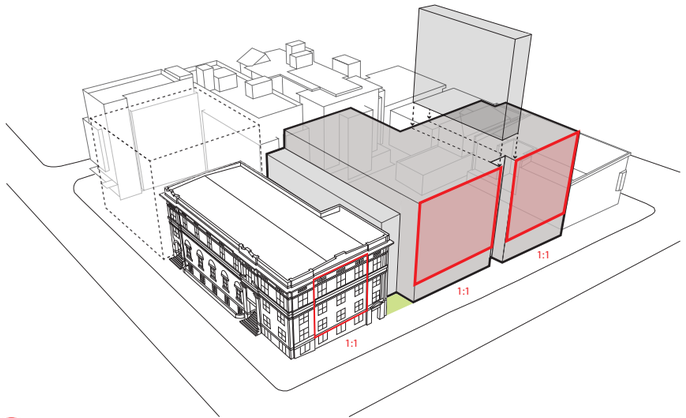
CS2.4 **CS3.2** **DC2.1** **DC2.2** **DC2.3**
8' setback and 15' wide transparent gasket enhance the character structure.

CS2.2 **PL3.1** **DC3.1** **DC3.2**
Highlighted entryway and open space enhances street level activity.

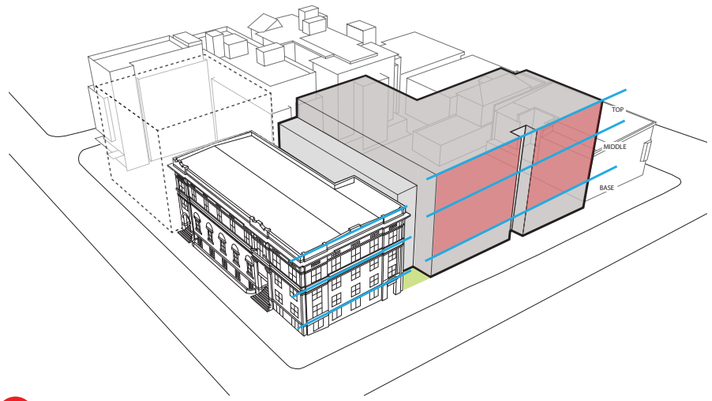
CS1.1 **PL3.2**
Entry to double height lobby enhances street level activity.

CS3.1 **DC4.1**
Brick facade complements the character structure and neighborhood.

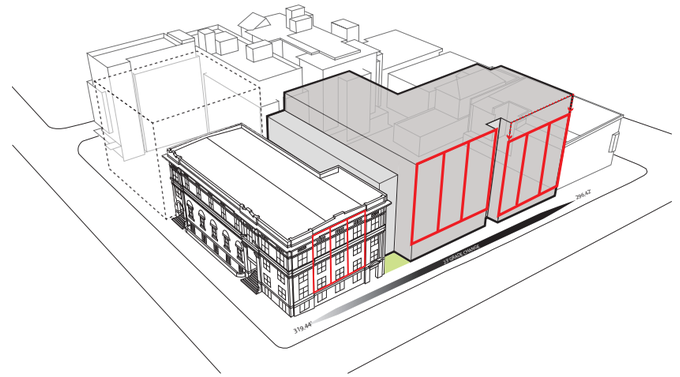
CONCEPT DEVELOPMENT
04.25.2019



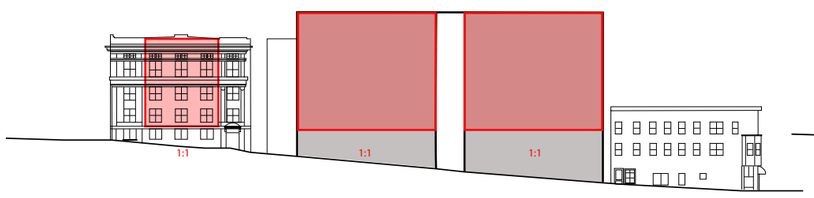
1 Introduce secondary gasket element to correspond to the scale of the KOC

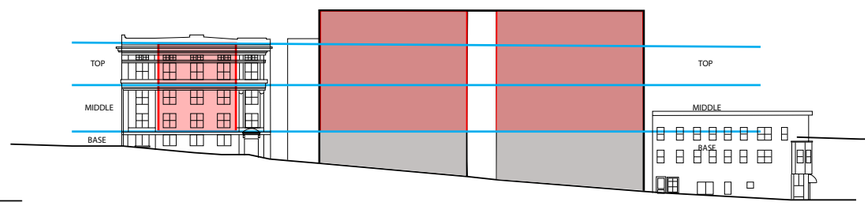


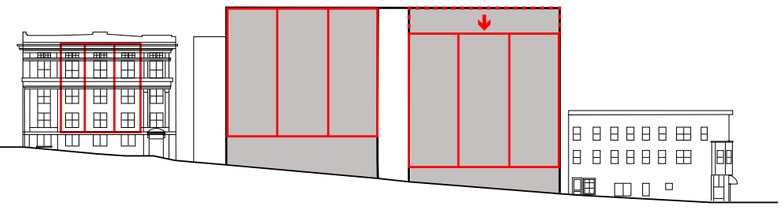
2 Follow the datum of the KOC to establish a distinctive top, middle and base



3 Adjust massing to correspond to the steep grade change







RUNBERG ARCHITECTURE GROUP

SRM DEVELOPMENT, LLC

EDG 1: 04.25.2019





EDG 2: 08.14.2019







04 EDG BOARD RECOMMENDATIONS

EDG TOPIC TO STUDY

PLACE HOLDER IMAGE- NEED TO BE RENDERED



TREE CANOPY 1

NORTH NEIGHBORS- EGRESS & TRASH 2

BUILDING MASSING AND MATERIALS 3

PLACE HOLDER IMAGE- NEED TO BE RENDERED

4 SECONDARY FACADE TRANSPARENCY

5 SECONDARY COURTYARD/ENTRANCE

6 STREET FRONT ACTIVATION



DESIGN RECOMMENDATION RESPONSE

EDG 1 RECOMMENDATIONS	EDG 2 RECOMMENDATIONS	APPLICANT RESPONSE	EXHIBIT ON
1 ON SITE TREE CANOPY REPLACEMENT			
1. MASSING, ARCHITECTURAL CONCEPT AND RESPECT TO THE ADJACENT HISTORIC STRUCTURE: *a. Board stated that option B would not meet its goal of effectively preserving the grove of trees or provide quality urban design. They requested continued massing development and resolution of the location of tree canopy on site and development and resolution of the location of tree canopy on site and development with the northern neighbor.* *b.Board accepted the argument that the grove of trees on site was not a good candidate for preservation, thy requested the applicant explore ways to mitigate the loss of canopy with planting on site.* *2.BUILDING COMPOSITION* *f. Given the constraints of the site, the board suggested exploring vertical landscaping at the gasket.*	*2. OPEN SPACE AND STREETSCAPE* *c. The Board noted there was not enough information to really drill into how to program the tree courtyard at the rear. They expect to see detailed information about how large the canopy will grow given the soil volume in their podium. If it is possible to program this space with trails or seating without harming the trees. At the recommendation meeting, bring the exploration of these ideas an be prepared to discuss the conclusions.* *i. Additionally, the board stated that some direct connection between the units and the courtyard is preferable.* *e. The board was very pleased with the street trees as rendered. They asked that at the next meeting the applicant be prepared to discuss how these tees would grow, create canopy and work with the rest of the planting options to create a lush layered landscape.* *i. Include First hill landscape precedents with the recommendation packet and demonstrate how these precedents are integrated into the landscape plan o f the site.*	*c. i.Level 1 podium has been designed as a reflective garden with seating and trail around in the urban oasis created at the deck. The interior units are oriented to overlook the reflective garden in the dense neighborhood. Level 1 units facing the podium deck have private decks that open into the reflective garden.* *e. The landscape plans have been developed to reflect the tree growth and canopy. Renderings from street level show the lush landscaping and its relation to landscape precedents of First Hill.*	*Page:*
2 NORTH NEIGHBOR'S TRASH LOCATION AND EGRESS PATHWAY			
1. MASSING, ARCHITECTURAL CONCEPT AND RESPECT TO THE ADJACENT HISTORIC STRUCTURE: *c. They requested that the applicant seek an elegant and neighborly solution to the loss of egress and trash storage for the neighboring building. Although impacts to this site were not specifically in their purview, adjustments made to achieve this solution could have significant impacts on the site and massing of the proposal.* *d. The Board requested rendering that included the neighboring properties and views from Pike/Pine in order to properly understand the impacts to these building.*	*1. MASSING, ARCHITECTURAL CONCEPT AND RESPECT TO THE ADJACENT HISTORIC STRUCTURE:* *c.The North facade was discussed at length, just as in the first EDG. The Board expressed their appreciation that the applicant consulted with the neighbors to the North and created a strategy to offset their lost waste storage. The Board acknowledged that the comments about off site impacts were outside of the stricest interpretation of design review purview, and encourage the applicant continue this work with the neighbor to the North.*	*c.The applicant has been in conversation with the neighbors to the north to provide a neighborly solution to accommodate the lost trash and egress .* *-The North facade adjacent St' John's Apartments is setback 6' from the property line to accommodate trash.* *- The North facade adjacent Neal's Apartment has ----------* **ongoing conversation with Neal Apartment owner**	*Page:*

EDG 1 RECOMMENDATIONS	EDG 2 RECOMMENDATIONS	APPLICANT RESPONSE	EXHIBIT ON
3 4 BUILDING MASSING & MATERIALS			
1. MASSING, ARCHITECTURAL CONCEPT AND RESPECT TO THE ADJACENT HISTORIC STRUCTURE: *a. The Board discusses the three options at great length. They agreed that the option encroaching on the historic building was not the best strategy for the neighborhood or the historic context. They stated that option B would not meet its goal of effectively preserving the grove of trees or provide quality urban design.* *2.BUILDING COMPOSITION:* *a. The Board advised the applicant to create a consistent hierarchy within the building. The advice was in consideration of guidelines related to the design concept as well as public comment. The board felt a rigorous subdued building would allow the historic building next door to shine.* *c. The board reviewed the concepts presented in the EDG packet and expressed that concept 1 was less desirable because it mimicked the historic building too closely, which would take away from this neighborhood landmark. The second of the two options was considered to be more "Pike/Pine". They said this shifts an stacked widows worked well within the context of the neighborhood.* *d. The board appreciate the step down and change of material at the roofline on option 2. They said that this gesture created an effective and attractive response to topography.* *e. The Board appreciated the gasket feature, both as way of minimizing the perceived length of the building and as a way to allow the historic building to the south breathing room. Recommended to move the gasket back.*	*1. MASSING, ARCHITECTURAL CONCEPT AND RESPECT TO THE ADJACENT HISTORIC STRUCTURE:* *a. The Board let the applicant know that they expected to see rendering from Pike as well as comprehensive views from pedestrian level. The recommendation should include pedestrian height views of all sides of the project.* *d.Board members said that they want the north facade to be completed in a way that mirrors the details and high quality materials on the front facade. The design of the building should wrap around the building while maintaining the setback on the North, even if it narrows the interior space a few feet.* *e. At EDG1 the board was very happy with some aspects of the project. They requested these be included at the Recommendation phase. They directed the applicant to:* *i. Increase the glazing on the gasket as depicted in the EDG 1 phase. The Board stated that this met two goals of activating that space while helping it recede from the historic building.* *ii. Wrap the design concept from the front facade around all sides of the building. They noted that this building is very visible from the north, so this is particularly critical on the north facing facade and the elevation at the courtyards.* *iii. Increase the amount of glazing on the top floor. This is required to match the gasket and make the setback area contrast with the masonry below.* *f. The Board felt that the window modules, with the metal panel and wood-like features, needed further refinement. They discussed several ideas for how to achieve this, including removing the wood-like volumes and/or making them flat instead of canted. The applicant should show the development of this feature at the Recommendation meeting.* *g. The board echoed public comment supporting the use of light-colored brick that contrasts with the primary red- brick of the landmark Knights of Columbus Building while picking up on the warm hue of its terracotta details.* *h. The Board agreed that High- Pressure Laminate would not fit within the context of the surrounding neighborhood or complement the landmark building next door.*	*d. The materiality and design character of the east facade continues along the north facade due to the high visibility of the North facade from the E Pike street. However the percentage of openings on the north facade is restricted due to its proximity to the proeperty line. The design on the north facade maintains similar uniformity as the east facade with reduced glazing.* *e.i.. The design has been developed to reflect more glazing as depicted at EDG 1 while keeping in mind the percentage of opening on the North Facade due to its proximity to the property line.The uniformity of the secondary gasket facade helps it recede from the primary facade and make the secondary facade contrast from the brick facade.* *ii. The west facade reflects similar window grouping as the East facade while incorporating metal cladding to complement the surrounding neighborhood context.* *f.The window module has been simplified by not drawing attention away from the historic Knights of Columbus. Based on the boards recommendation the facade of the units is now flat with accent panels that are canted to reflect the concept of the intersecting grids. The massing ad the materials reflects the two neighborhood due to its location at the gateway of First Hill and Pike/Pine District. The canted facade reflects the neighborhood character of the pike/Pine district while the Masonary and symmetry of the facade reflects the First Hill Neighborhood.* *g. The derivation of the Brick colors are from the warm hues and texture of the Knights of Columbus building next door.* *h. High quality materials have been selected to complement the historic building next door.*	

DESIGN RECOMMENDATION RESPONSE

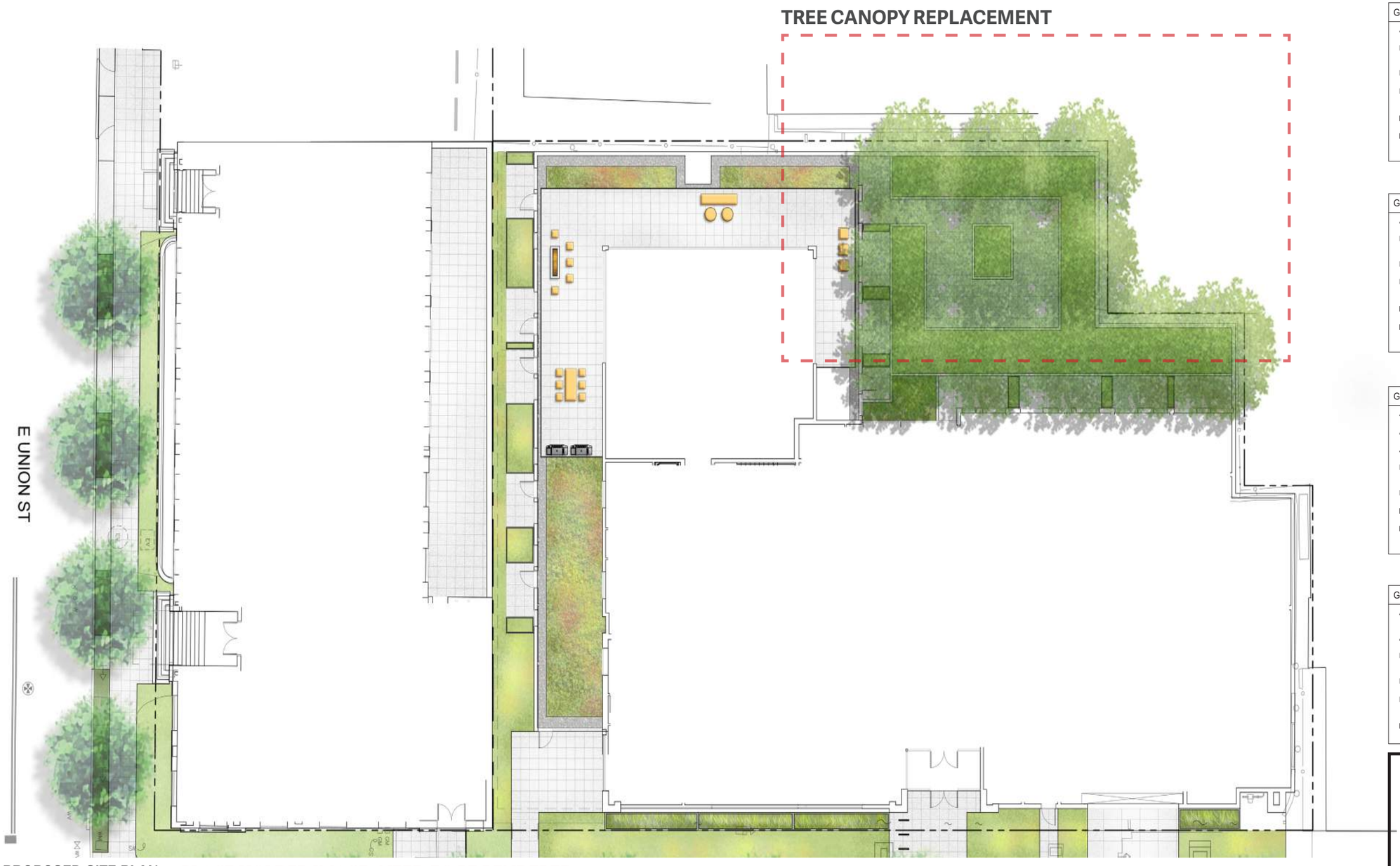
EDG 1 RECOMMENDATIONS	EDG 2 RECOMMENDATIONS	APPLICANT RESPONSE	EXHIBIT ON
5 SECONDARY COURTYARD/ENTRANCE			
2. BUILDING COMPOSITION: *g.The Board advised the applicant to ensure that, in following guidance, to create a consistent hierarchy withing the building design and with its entrances.*	*2. OPEN SPACES AND STREETSCAPES:* *d. The Board gave guidance to rework the courtyard at the southside of streetside. The board felt that the fence at this location eroded the positive aspects of moving the gasket feature back. They also noted they will expect to see some exploration of a second entrance at this location that celebrates the opening and access to the lobby without competing with the mail entrance or the neighboring landmark. Considering bringing multiple options to the next meeting for the Board to discuss.*	*d. The design of the secondary entrance at the upper level lobby has been updated since EDG 2. The design team agrees that the fence erodes the idea of the porosity and has updated the landscape design to incorporate more seating and lighting at the secondary facade. The secondary facade is on a raised platform that is accessed from the northern side of the secondary courtyard. The residential private deck on the south facade is separated by a porous fence for safety of the residents. The secondary facade has a indoor/outdoor relation with the live work programmed area on the upper level lobby.*	*Page:*
6 STREET FRONT ELEVATION			
2. BUILDING COMPOSITION: *b. The Board members expressed concern of how the garage access crosses the sidewalk and requested further refinement of this feature with an eye toward urban design and pedestrian safety. Other board members commented that the applicant should seek elegant solutions that minimize the impact of the many services uses at the ground floor in a way that brings texture and porosity to the streetscape. They specifically suggested that the applicant considered a departure for a narrow driveway to achieve this goal.*	*1. MASSING, ARCHITECTURAL CONCEPT AND RESPECT TO THE ADJACENT HISTORIC STRUCTURE.* *b. At EDG 2 the board found it difficult to understand the relationship of the ground floor to the streetscape and courtyard uses. They wished to underline how critical the knowledge of these interior uses are to understanding how well the proposal meets the design guidelines relating to open spaces and ground floor activation.* *2. OPEN SPACES AND STREETSCAPES:* *a. The board stated that lobbies and mail rooms are very static and are service uses. The Board gave guidance that the lobby areas and mail area be removed from the streetscape and replaced with more active use like a coffebar,waiting area or another amenity.* *f. As they expressed at EDG1, the Board would support a departure to narrow the driveway and make a smaller opening and more pedestrian-friendly space.*	*b. The ground floor program has been redesigned to reflect more active uses at the streetfront and increase porosity for a more pedestrian friendly environment.* *2.* *a. The lobby and mail room areas have been rearranged to move the inactive uses like the leasing office, storage to the back and have more active uses and high foot traffic uses like the mail room, co working spaces on the upper and lower level lobbies.* *b. The applicant thinks that a narrow departure would not benefit the project. The projects primary facade on Harvard Avenue is situated on a steep slope that restricts vehicular and service entrances.*	*Page:*

04 EDG BOARD RECOMMENDATIONS

1 On SITE TREE CANOPY REPLACEMENT

1 ON SITE TREE CANOPY REPLACEMENT

ON SITE TREE CANOPY REPLACEMENT 1



PROPOSED SITE PLAN PLACE HOLDER IMAGE- NEED TO BE RENDERED

GREEN FACTOR - E UNION STREET ROW		
A2:	639	SQ.FT. - LANDSCAPE AREA, SOIL DEPTH 24" OR GREATER
B1:	639	SQ.FT. - MULCH, GROUNDCOVER, OR OTHER PLANTS LESS THAN 2' TALL AT MATURITY
B2:	53	QTY. - SHRUBS OR PERENNIALS 2'+ AT MATURITY
B4:	4	QTY. - TREE CANOPY FOR "SMALL / MEDIUM TREES" (CANOPY SPREAD 16' TO 20')
H1:	639	SQ.FT. - DROUGHT-TOLERANT OR NATIVE PLANT SPECIES
H3:	1875	SQ.FT. - LANDSCAPING VISIBLE TO PASSERBY FROM ADJACENT PUBLIC R.O.W. OR PUBLIC OPEN SPACES

GREEN FACTOR - HARVARD AVENUE		
A2:	2878	SQ.FT. - LANDSCAPE AREA, SOIL DEPTH 24" OR GREATER
B1:	2878	SQ.FT. - MULCH, GROUNDCOVER, OR OTHER PLANTS LESS THAN 2' TALL AT MATURITY
B2:	240	QTY. - SHRUBS OR PERENNIALS 2'+ AT MATURITY
B4:	7	QTY. - TREE CANOPY FOR "SMALL / MEDIUM TREES" (CANOPY SPREAD 16' TO 20')
H1:	2878	SQ.FT. - DROUGHT-TOLERANT OR NATIVE PLANT SPECIES
H3:	6808	SQ.FT. - LANDSCAPING VISIBLE TO PASSERBY FROM ADJACENT PUBLIC R.O.W. OR PUBLIC OPEN SPACES

GREEN FACTOR - SITE LEVEL OUTSIDE ROW		
A1:	821	SQ.FT. - LANDSCAPE AREA, SOIL DEPTH LESS THAN 24"
A2:	212	SQ.FT. - LANDSCAPE AREA, SOIL DEPTH 24" OR GREATER
A3:	254	SQ.FT. - BIORETENTION FACILITIES
B1:	1287	SQ.FT. - MULCH, GROUNDCOVER, OR OTHER PLANTS LESS THAN 2' TALL AT MATURITY
B2:	107	QTY. - SHRUBS OR PERENNIALS 2'+ AT MATURITY
H1:	1287	SQ.FT. - DROUGHT-TOLERANT OR NATIVE PLANT SPECIES
H3:	2571	SQ.FT. - LANDSCAPING VISIBLE TO PASSERBY FROM ADJACENT PUBLIC R.O.W. OR PUBLIC OPEN SPACES

GREEN FACTOR - LEVEL 1 + 2 TERRACE		
A2:	1299	SQ.FT. - LANDSCAPE AREA, SOIL DEPTH 24" OR GREATER
A3:	101	SQ.FT. - BIORETENTION FACILITIES
B1:	1400	SQ.FT. - MULCH, GROUNDCOVER, OR OTHER PLANTS LESS THAN 2' TALL AT MATURITY
B2:	117	QTY. - SHRUBS OR PERENNIALS 2'+ AT MATURITY
B4:	11	QTY. - TREE CANOPY FOR "SMALL / MEDIUM TREES" (CANOPY SPREAD 16' TO 20')
H1:	1400	SQ.FT. - DROUGHT-TOLERANT OR NATIVE PLANT SPECIES

SOIL REQUIREMENTS CALCS

SMALL / MEDIUM TREE: 25' HT.

REQUIRED SOIL VOLUME:
30" DEPTH
90 SF. PLANTING AREA
225 CF. SOIL VOLUME

PROVIDED SOIL VOLUME:
36" DEPTH
1335 SF. PLANTING AREA
364 CF. SOIL VOLUME

1 ON SITE TREE CANOPY REPLACEMENT



COURTYARD SEATING





PODIUM LEVEL PLAN

Urban habitat

DESIGN GUIDELINES

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute *to a broader network of open spaces throughout the neighborhood.*
DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.
DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.
DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.
DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.
DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances on-site natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

DESIGN RESPONSE:

2.C.c. The Board noted there was not enough information to really drill into how to program the tree courtyard at the rear. They expect to see detailed information about how large the canopy will grow given the soil volume in their podium. If it is possible to program this space with trails or seating without harming the trees. At the recommendation meeting, bring the exploration of these ideas an be prepared to discuss the conclusions.

c. i.Level 1 podium has been designed as a reflective garden with seating and trail around in the urban oasis created at the deck. The interior units are oriented to overlook the reflective garden in the dense neighborhood. Level 1 units facing the podium deck have private decks that open into the reflective garden.

04 EDG BOARD RECOMMENDATIONS

2 NORTH NEIGHBOR'S - EGRESS & TRASH

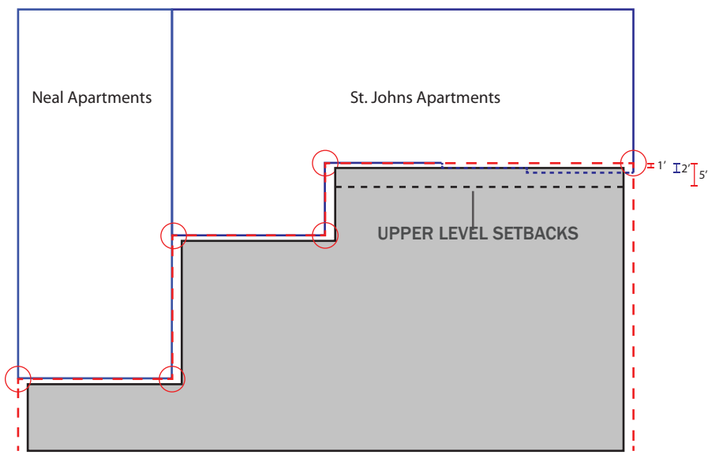
COMMUNICATION TIMELINE WITH NORTH PROPERTY OWNER

COMMUNICATION FROM NORTH PROPERTY OWNERS
-No communication from the owners prior to EDG meeting on 04/24/2019

MASSING DEVELOPMENT ACCOMMODATION
- Massing assumes no setback to accommodate neighbor's trash on property.

- North Facade setback 1' on P1 level (no openings) and 5' on L1& Above with limited openings

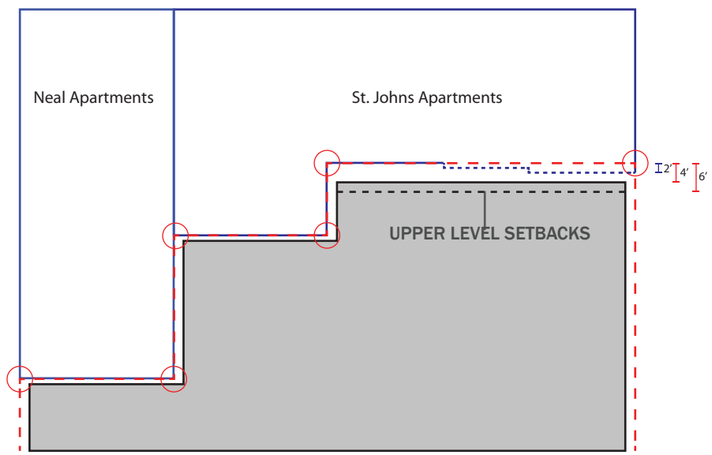
EDG 1
04/24/2019



COMMUNICATION FROM NORTH PROPERTY OWNERS
- Reached out to St. John's apartment's owner regarding potential trash location between EDG 1 & 2
- No communication with Neal's Apt.
- Public comment at EDG 2 meeting regarding Trash and egress concerns by Neal Apartment owner.

MASSING DEVELOPMENT ACCOMMODATION
- To accommodate trash for St. John Apartment's Trash EDG 2 massing showed a set back of 10' from the north property line.
-4' on P1 level (2' previously encroached area by St. John's Apts) and
-6' setback from property line on L1 to L6 .

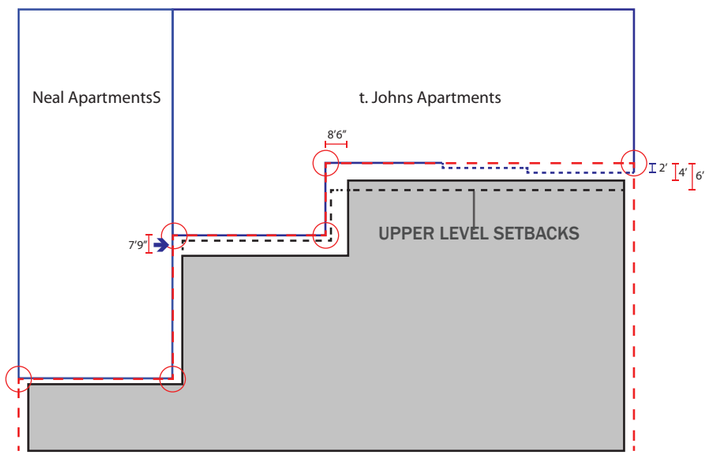
EDG 2
08/14/2019



COMMUNICATION FROM NORTH PROPERTY OWNERS
-Ongoing communication with Neal apts and St. John's Apt regarding potential egress path and trash locations

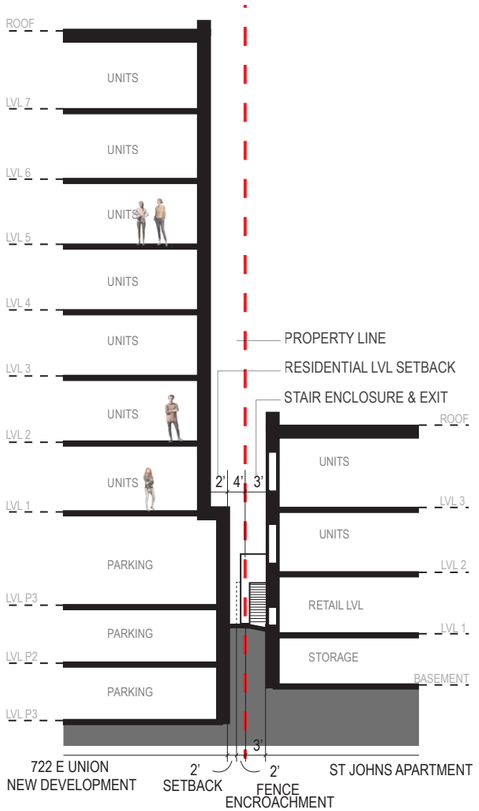
MASSING DEVELOPMENT ACCOMMODATION
- In addition to the already provided set back at EDG 2 to accommodate St. John's Apartment's Trash, additional 8'6" setback to provide egress path and trash storage for Neal's Apts

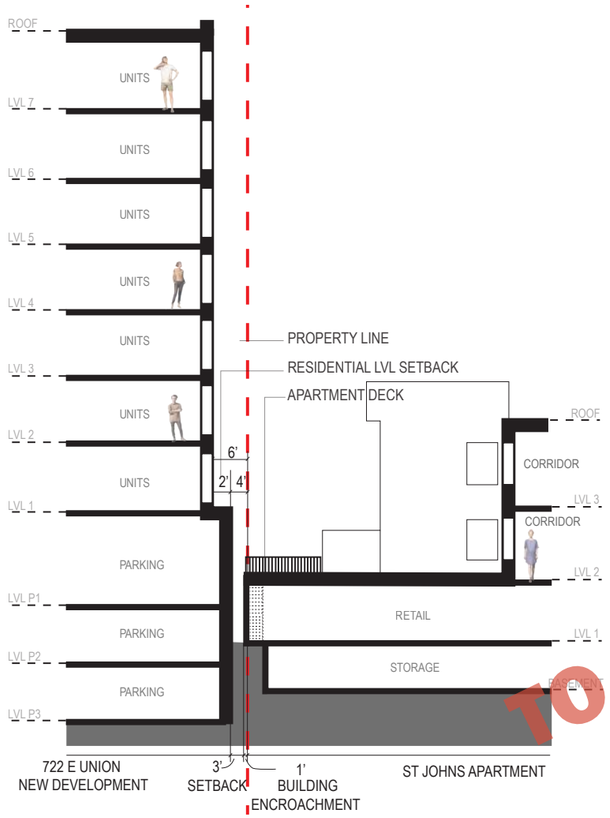
DRB
--/--/2020

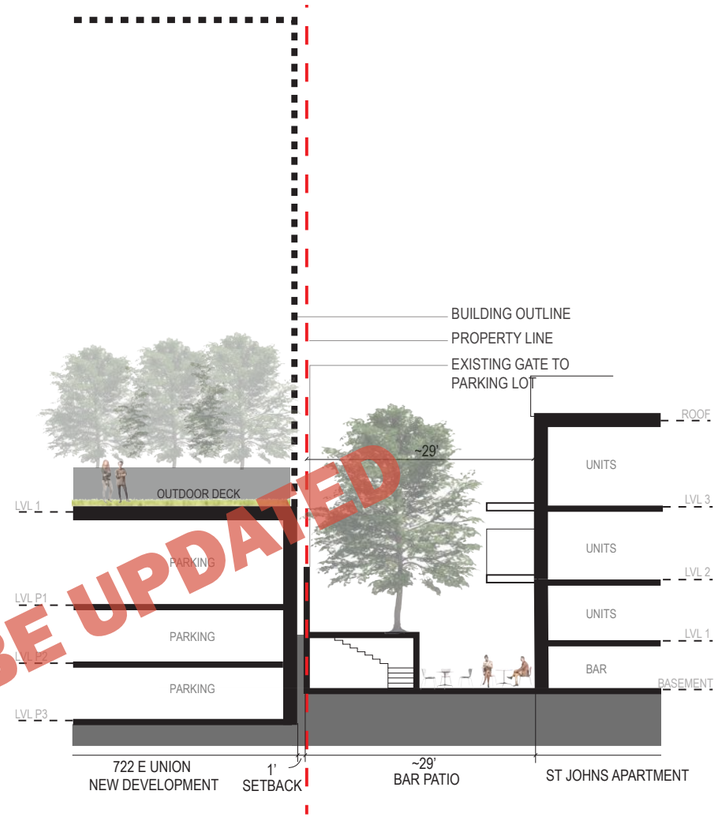


2 NORTH NEIGHBOR'S TRASH LOCATION AND EGRESS PATHWAY

ST.JOHNS APARTMENTS







TO BE UPDATED







DESIGN GUIDELINES

CS1-I-iii. Minimize Service and Access Impacts: Use existing grade changes to minimize service and access impacts on the Avenues in through-block developments.

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects,and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

DESIGN RESPONSE:

c.The North facade was discussed at length, just as in the first EDG. The Board expressed their appreciation that the applicant consulted with the neighbors to the North and created a strategy to offset their lost waste storage. The Board acknowledged that the comments about off site impacts were outside of the strictest interpretation of design review purview, and encourage the applicant continue this work with the neighbor to the North.

c.The applicant has been in conversation with the neighbors to the north to provide a neighborly solution to accommodate the lost trash and egress .

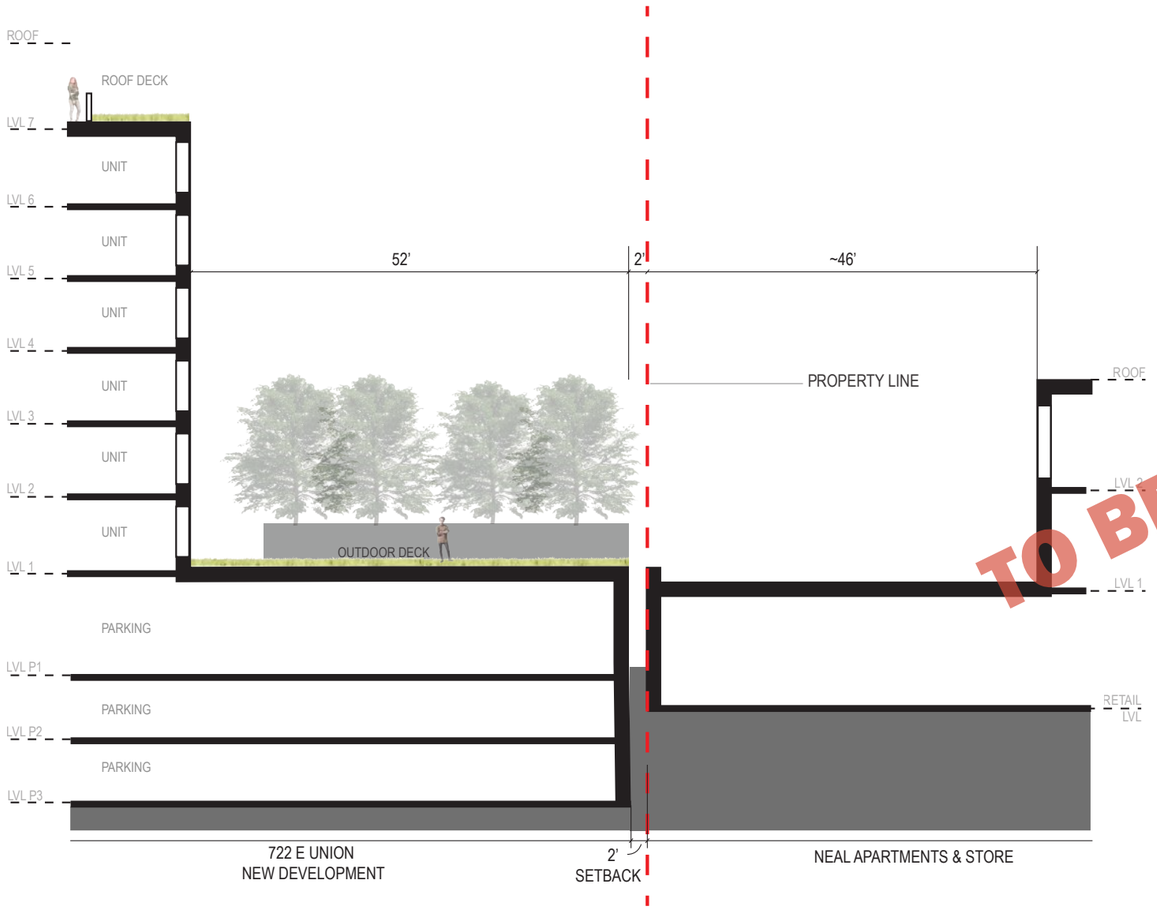
-The North facade adjacent St' John's Apartments is setback 6' from the property line to accommodate trash. 2' encroached area and 4' additional setback to accommodate dumpsters.

NORTH NEIGHBOR'S TRASH LOCATION AND EGRESS PATHWAY 2



NORTH NEIGHBOR'S TRASH LOCATION AND EGRESS PATHWAY

NEAL'S APARTMENTS





TO BE UPDATED

DESIGN GUIDELINES

CS1-I-iii. Minimize Service and Access Impacts: Use existing grade changes to minimize service and access impacts on the Avenues in through-block developments.

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects,and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

DESIGN RESPONSE:

c.The North facade was discussed at length, just as in the first EDG. The Board expressed their appreciation that the applicant consulted with the neighbors to the North and created a strategy to offset their lost waste storage. The Board acknowledged that the comments about off site impacts were outside of the strictest interpretation of design review purview, and encourage the applicant continue this work with the neighbor to the North.

c.The applicant has been in conversation with the neighbors to the north to provide a neighborly solution to accommodate the lost trash and egress .

-The North facade adjacent St' Neal's Apartment

NORTH NEIGHBOR'S TRASH LOCATION AND EGRESS PATHWAY

TO BE UPDATED

04 EDG BOARD RECOMMENDATIONS

3 BUILDING MASSING $ MATERIALS

4 SECONDARY FACADE TRANSPARENCY

3 BUILDING MASSING- FACADE DEVELOPMENT

EDG 1 - Had a continuous and uniform transparency that the board appreciated over the EDG 2 gasket

EDG 1: 04.25.2019



EDG 2: 08.18.2019



The board recommended wrapping the East facade along the north facade due to the high visibility of the North Facade.

At EDG 2 the board recommended exploring more options on the canted facade in detail.

Uniform and increased transparency at the gasket breaking the scale of the massing

EDG 2: 08.18.2019



DRB

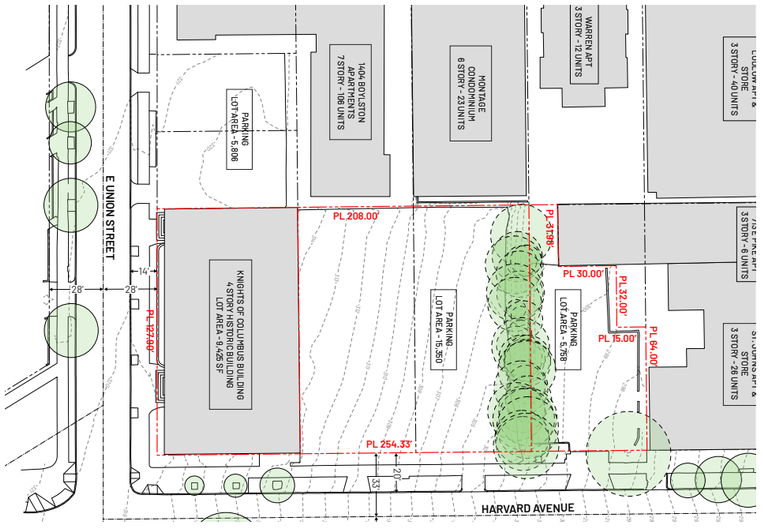


Facade continues on the north with limit window openings due to the proximity to the property line.

simplified canted facade

3 BUILDING MASSING- FACADE DEVELOPMENT







Massing Proportion



Distinctive Vertical Bays



Grouping Windows differentiated by Horizontal bands.

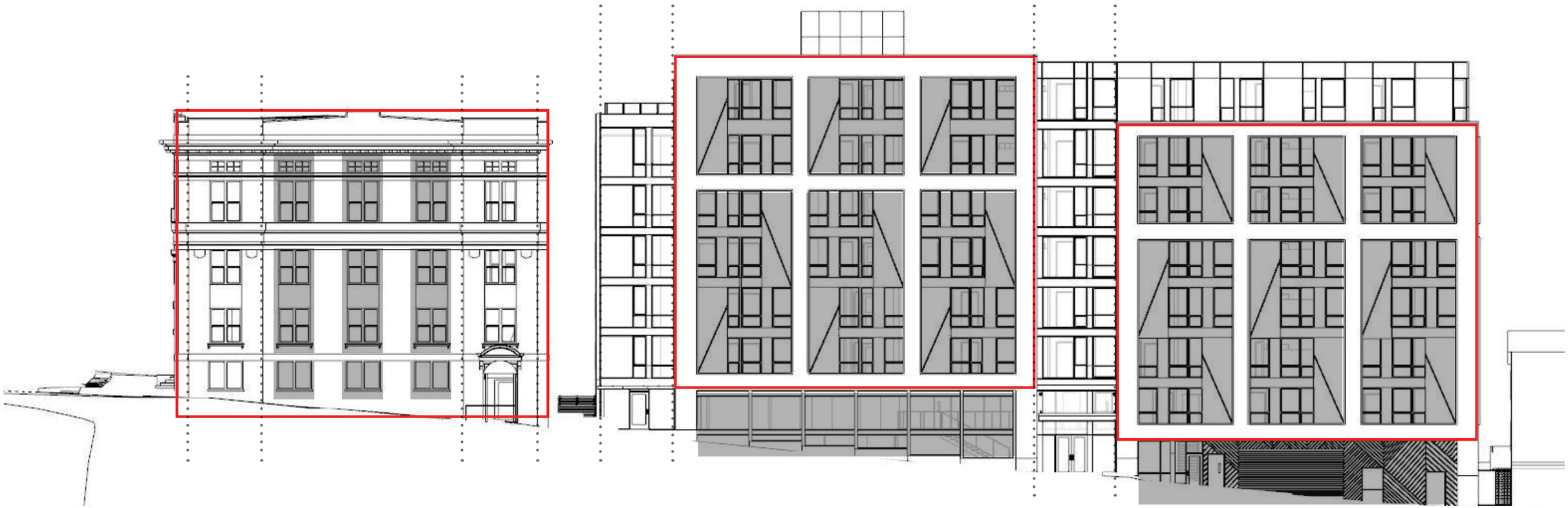
NEIGHBORHOOD MATERIALS
-BRICK





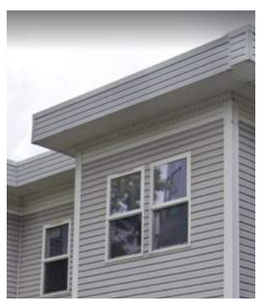


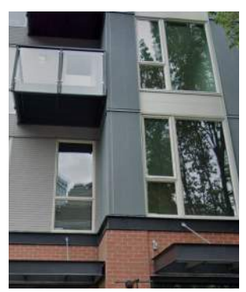




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4 BUILDING MASSING- SECONDARY FACADE

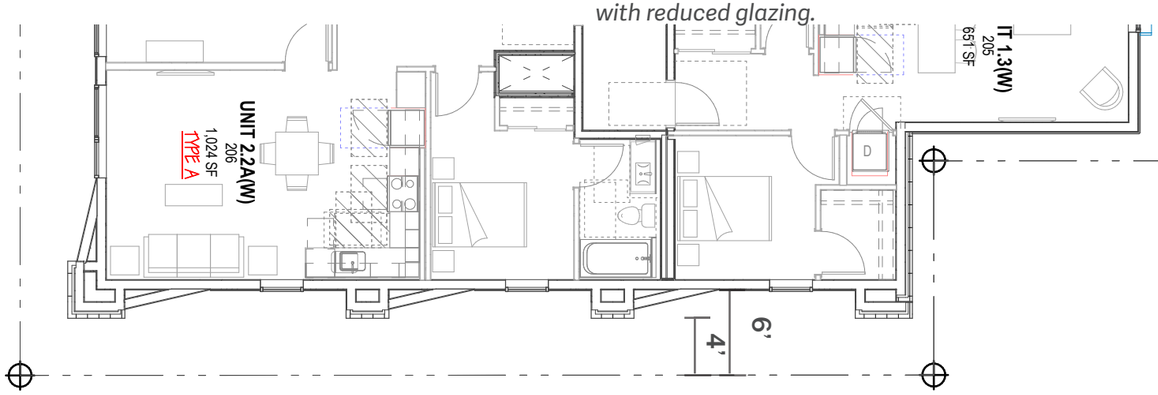


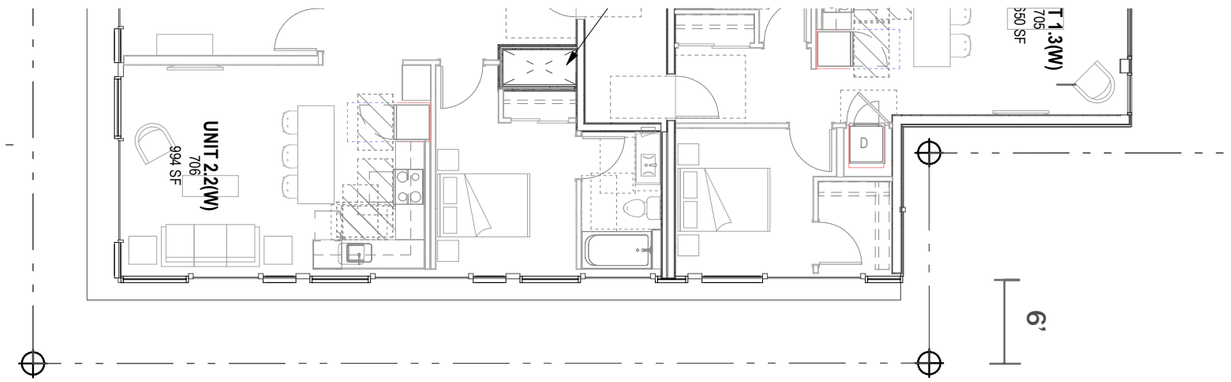


DESIGN RESPONSE:

d.Board members said that they want the north facade to be completed in a way that mirrors the details and high quality materials on the front facade. The design of the building should wrap around the building while maintaining the setback on the North, even if it narrows the interior space a few feet.

d. The materiality and design character of the east facade continues along the north facade due to the high visibility of the North facade from the E Pike street. However the percentage of openings on the north facade is restricted due to its proximity to the property line. The design on the north facade maintains similar uniformity as the east facade with reduced glazing.









DESIGN RESPONSE:

e. At EDG1 the board was very happy with some aspects of the project. They requested these be included at the Recommendation phase. They directed the applicant to:

i. Increase the glazing on the gasket as depicted in the EDG 1 phase. The Board stated that this met two goals of activating that space while helping it recede from the historic building.

iii. Increase the amount of glazing on the top floor. This is required to match the gasket and make the setback area contrast with the masonry below.

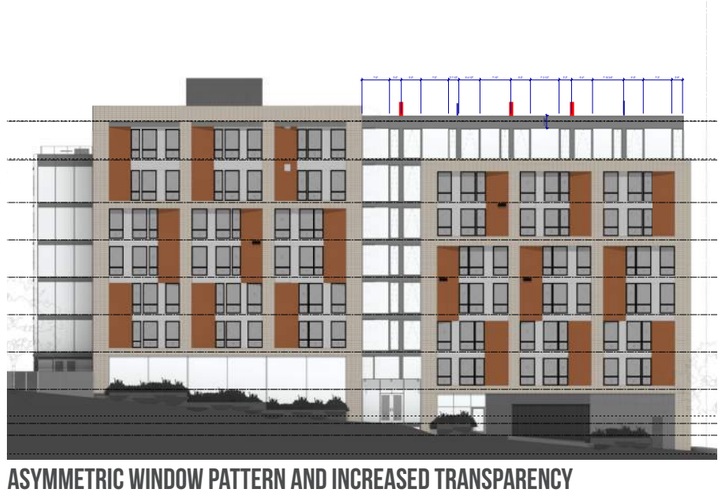
e.i.&iii The design has been developed to reflect more glazing as depicted at EDG 1 while being restricted by the percentage of opening on the North Facade due to its proximity to the property line.The uniformity of the secondary gasket facade helps it recede from the primary facade and make the secondary facade contrast from the brick facade.



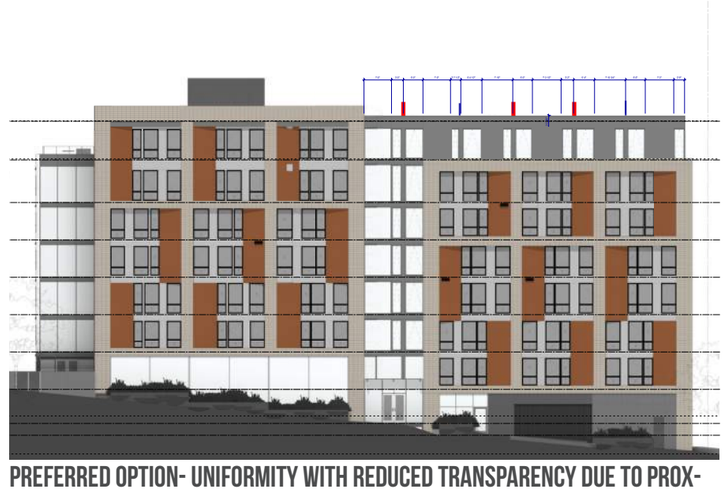
SECONDARY FACADE AT EDG1



UNIFORM AND INCREASED TRANSPARENCY



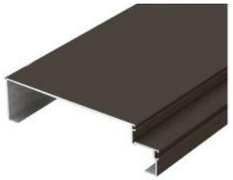
ASYMMETRIC WINDOW PATTERN AND INCREASED TRANSPARENCY



PREFERRED OPTION- UNIFORMITY WITH REDUCED TRANSPARENCY DUE TO PROXIMITY TO PROPERTY LINE

4 FACADE DEVELOPMENT- SECONDARY FACADE







SECTION DETAIL OF SECONDARY FACADE







AT EDG 2



DRB







DESIGN RESPONSE:

f. The Board felt that the window modules, with the metal panel and wood-like features, needed further refinement. They discussed several ideas for how to achieve this, including removing the wood-like volumes and/or making them flat instead of canted. The applicant should show the development of this feature at the Recommendation meeting.

.The window module has been simplified by not drawing attention away from the historic Knights of Columbus. Based on the boards recommendation the facade of the units is now flat with accent panels that are canted to reflect the concept of the intersecting grids. The massing ad the materials reflects the two neighborhood due to its location at the gateway of First Hill and Pike/Pine District. The canted facade reflects the neighborhood character of the pike/Pine district while the Masonary and symmetry of the facade reflects the First Hill Neighborhood.

SECTION DETAIL

3 FACADE DEVELOPMENT



RED BLEND



BROWN BLEND



GREY/BUFF

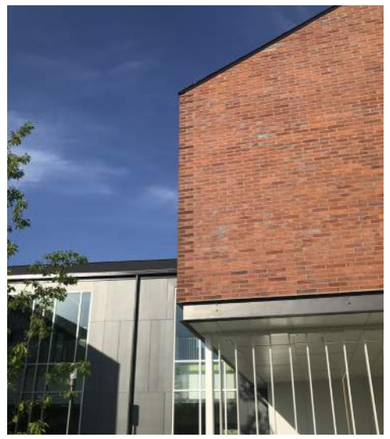


KOC



Autumn Blend





Autumn Blend- Projects



KOC



SEPIA





Sepia - Projects



KOC



IMPERIAL GREY





Imperial Grey - Projects

DESIGN GUIDELINES

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity alreadyexists, and create a sense of place where the physical context is less established.

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects,and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

DESIGN RESPONSE:

g. The board echoed public comment supporting the use of light-colored brick that contrasts with the primary red- brick of the landmark Knights of Columbus Building while picking up on the warm hue of its terracotta details.

g. The derivation of the Brick colors are from the warm hues and texture of the Knights of Columbus building next door. The design team believes that the ------ color??????



3 FACADE DEVELOPMENT

CREATING AN URBAN OASIS IN A DENSE NEIGHBORHOOD BY INTEGRATING THE DIFFERENT NEIGHBORHOOD BUILDING CLADDING AND WINDOW PATTERN.

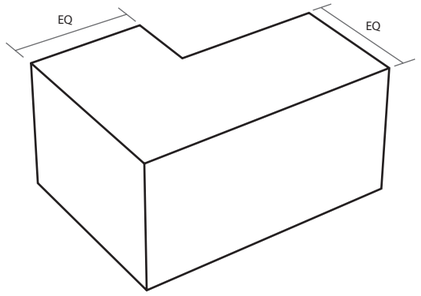




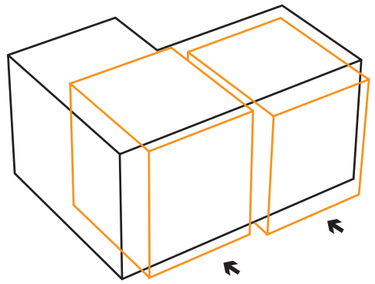
USING SIMILAR WINDOW GROUPING TO MIMIC THE EAST FACADE AND HISTORIC KNIGHTS OF COLUMBUS

TRANSITION FROM TRADITIONAL BRICK TO HIGH QUALITY MODERN MATERIAL.

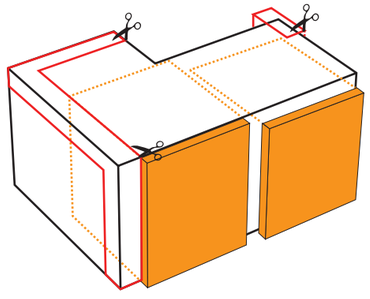
FACADE DEVELOPMENT 3



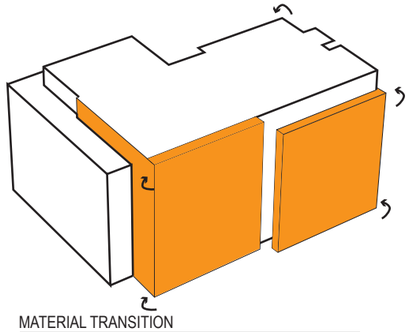
MASSING ENVELOPE



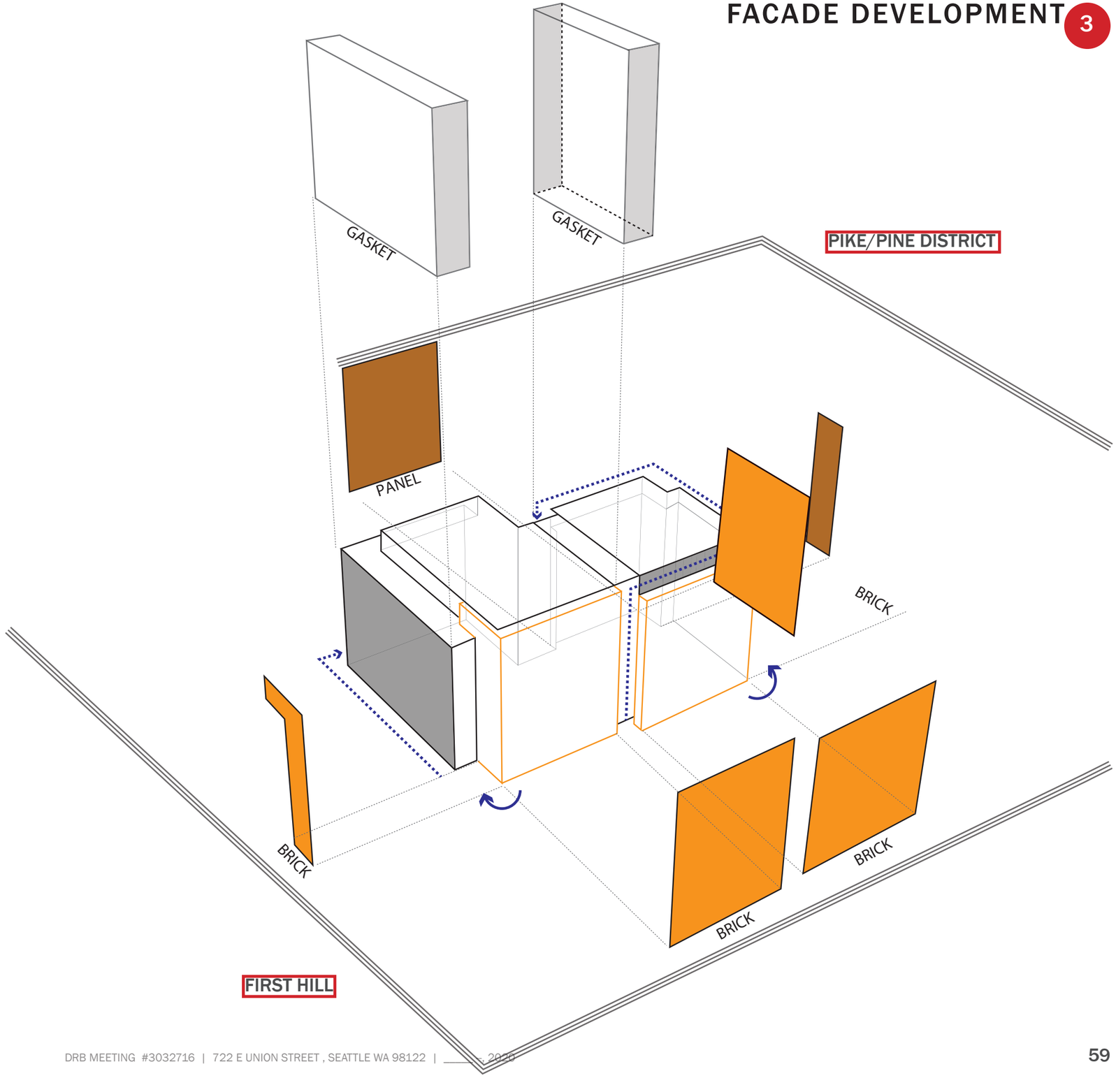
HISTORIC/SURROUNDING REFERENCE



BUILDING SETBACKS



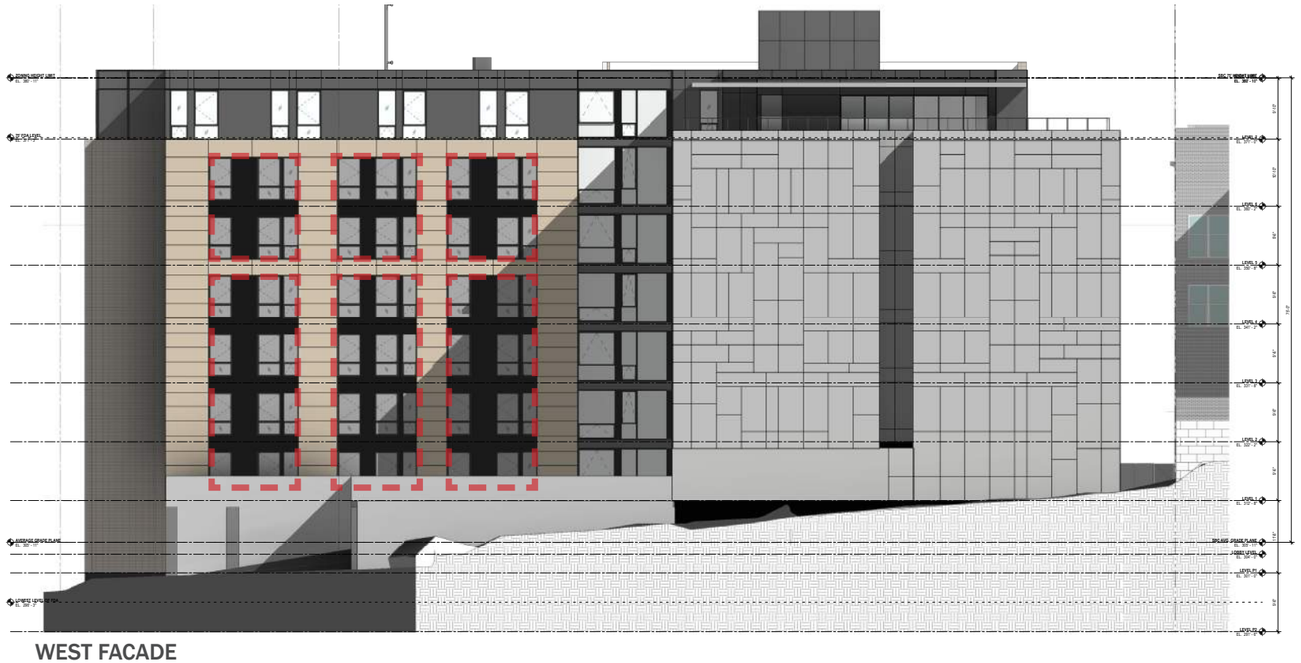
MATERIAL TRANSITION



3 FACADE DEVELOPMENT



EAST FACADE



WEST FACADE

- *CREATING AN URBAN OASIS IN A DENSE NEIGHBORHOOD BY INTEGRATING THE DIFFERENT NEIGHBORHOOD BUILDING CLADDING AND WINDOW PATTERN.*
- *USING SIMILAR WINDOW GROUPING TO MIMIC THE EAST FACADE AND HISTORIC KNIGHTS OF COLUMBUS*
- *TRANSITION FROM TRADITIONAL BRICK TO HIGH QUALITY MODERN MATERIAL.*









BRICK TO METAL CLADDING INSPIRATION IMAGES



BIRD'S EYE OF THE WEST FACADE &COURTYARD



BIRD'S EYE OF THE SOUTH FACADE

DESIGN RESPONSE:

h. The Board agreed that High- Pressure Laminate would not fit within the context of the surrounding neighborhood or complement the landmark building next door

High quality materials have been selected to complement the historic building next door.

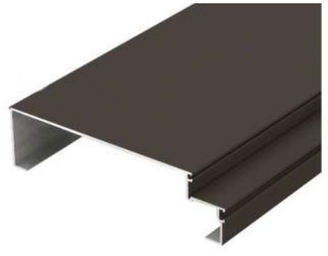












WINDOW TYPES



WINDOW TYPES



3 ROOF DEVELOPMENT



BIRD'S EYE OF ROOFTOP

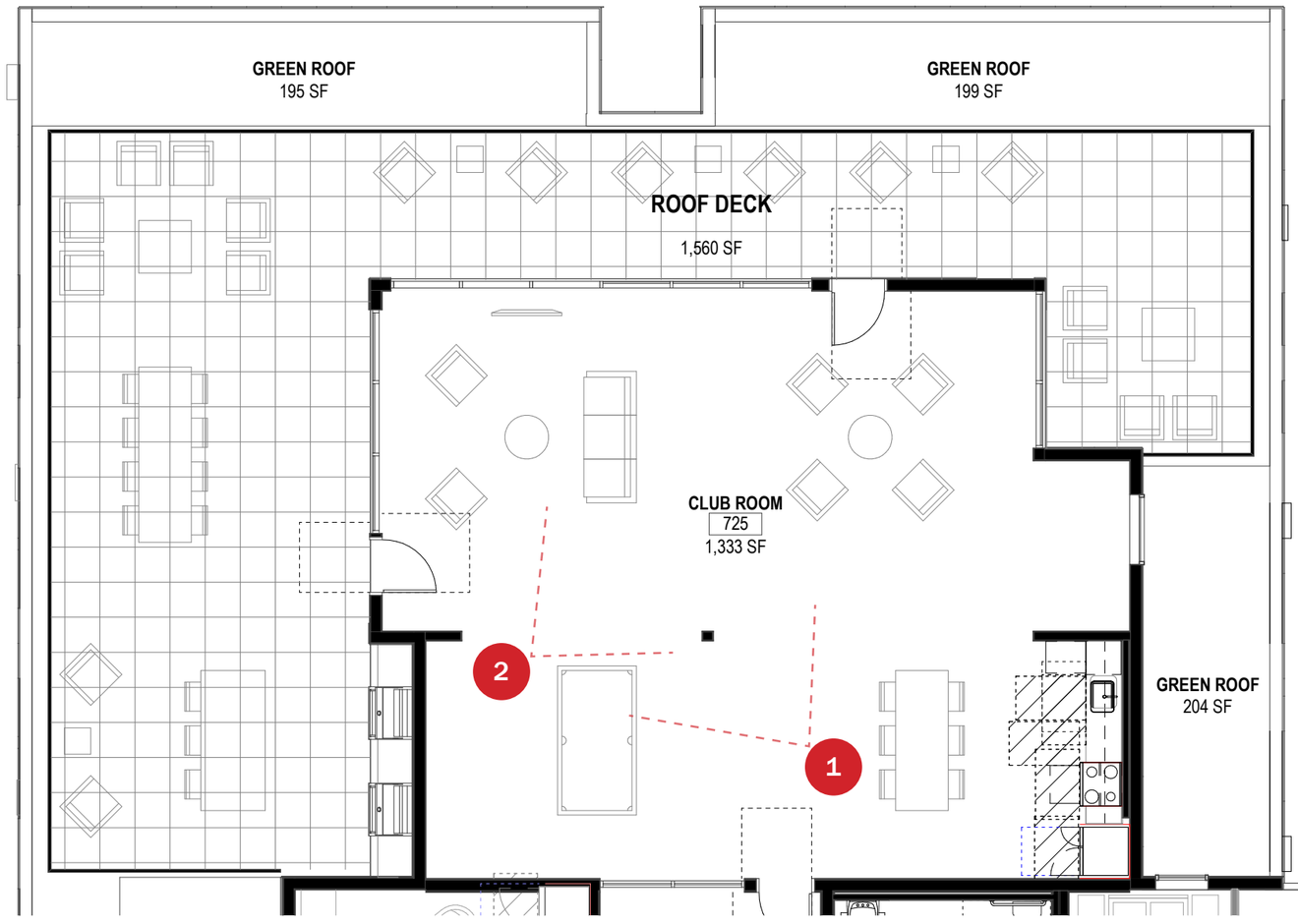


BIRD'S EYE OF ROOFTOP

INSPIRATION IMAGES

INSPIRATION IMAGES

INSPIRATION IMAGES





INTERIOR VIEW 1



INTERIOR VIEW 2

04 EDG BOARD RECOMMENDATIONS

5 SECONDARY ENTRANCE

6 STREET FRONT ACTIVATION

5 STREET FRONT ACTIVATION-SECONDARY ENTRANCE

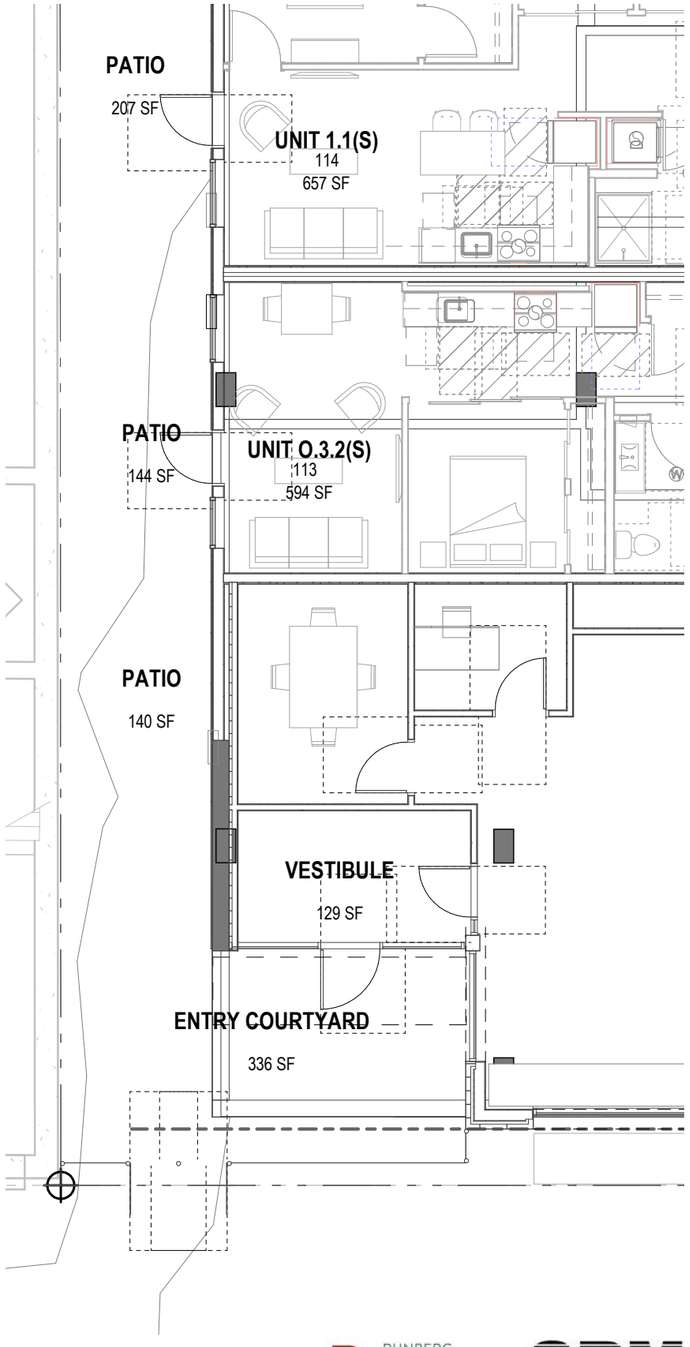




DESIGN RESPONSE:

d. The Board gave guidance to rework the courtyard at the south side of streetside. The board felt that the fence at this location eroded the positive aspects of moving the gasket feature back. They also noted they will expect to see some exploration of a second entrance at this location that celebrates the opening and access to the lobby without competing with the mail entrance or the neighboring landmark. Considering bringing multiple options to the next meeting for the Board to discuss.

d. *The design of the secondary entrance at the upper level lobby has been updated since EDG 2. The design team agrees that the fence erodes the idea of the porosity and has updated the landscape design to incorporate more seating and lighting at the secondary facade. The secondary facade is on a raised platform that is accessed from the northern side of the secondary courtyard. The residential private deck on the south facade is separated by a porous fence for safety of the residents. The secondary facade has a indoor/ outdoor relation with the live work programmed area on the upper level lobby.*



INSPIRATION IMAGES

INSPIRATION IMAGES

DESIGN RESPONSE:

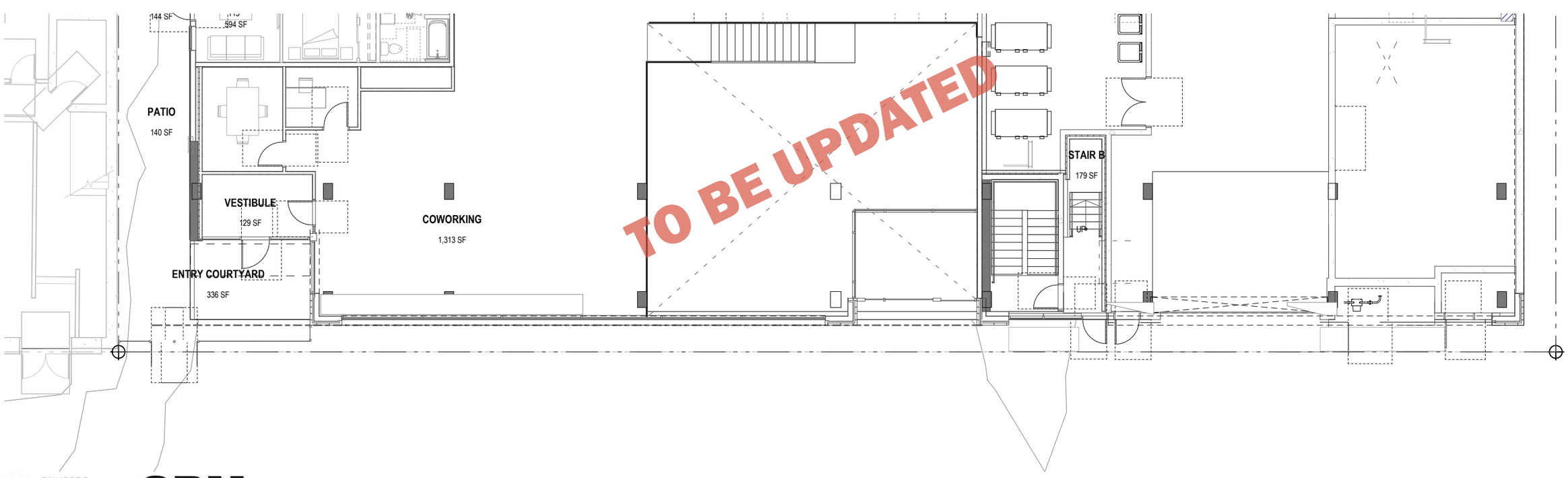
b. At EDG 2 the board found it difficult to understand the relationship of the ground floor to the streetscape and courtyard uses. They wished to underline how critical the knowledge of these interior uses are to understanding how well the proposal meets the design guidelines relating to open spaces and ground floor activation.

b. The ground floor program has been redesigned to reflect more active uses at the street front and increase porosity for a more pedestrian friendly environment.









6 STREET FRONT ACTIVATION-PEDESTRIAN REALM





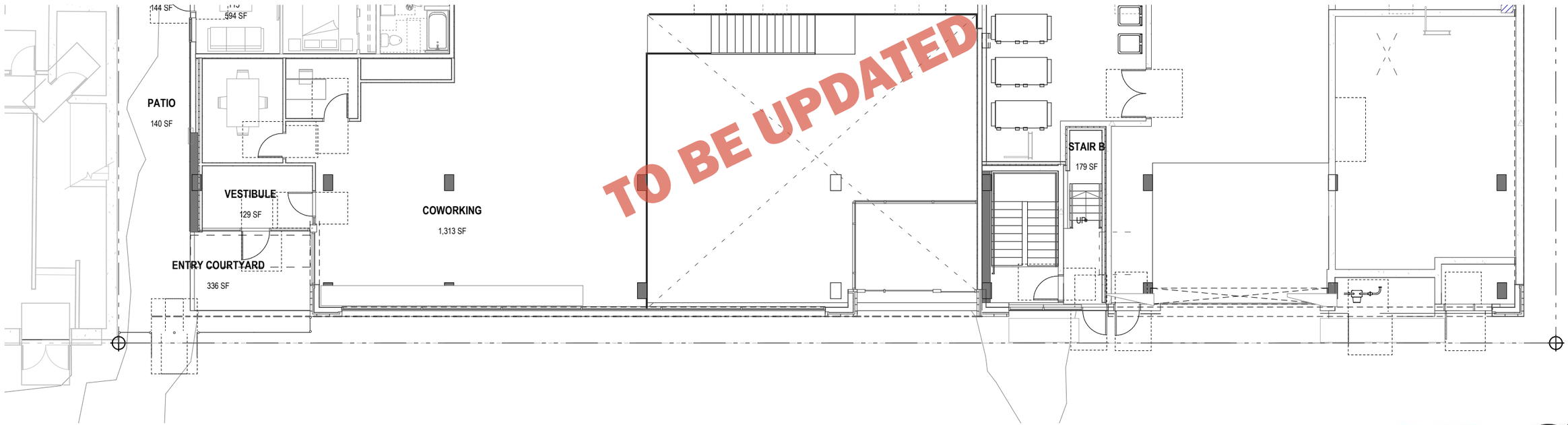
DESIGN RESPONSE:

a. The board stated that lobbies and mail rooms are very static and are service uses. The Board gave guidance that the lobby areas and mail area be removed from the streetscape and replaced with more active use like a coffebar,waiting area or another amenity.

a. The lobby and mail room areas have been rearranged to move the inactive uses like the leasing office, storage to the back and have more active uses and high foot traffic uses like the mail room, co working spaces on the upper and lower level lobbies.

f. As they expressed at EDG1, the Board would support a departure to narrow the driveway and make a smaller opening and more pedestrian-friendly space.

The applicant thinks that a narrow departure would not benefit the project. The projects primary facade on Harvard Avenue is situated on a steep slope that restricts vehicular and service entrances.







TO BE UPDATED



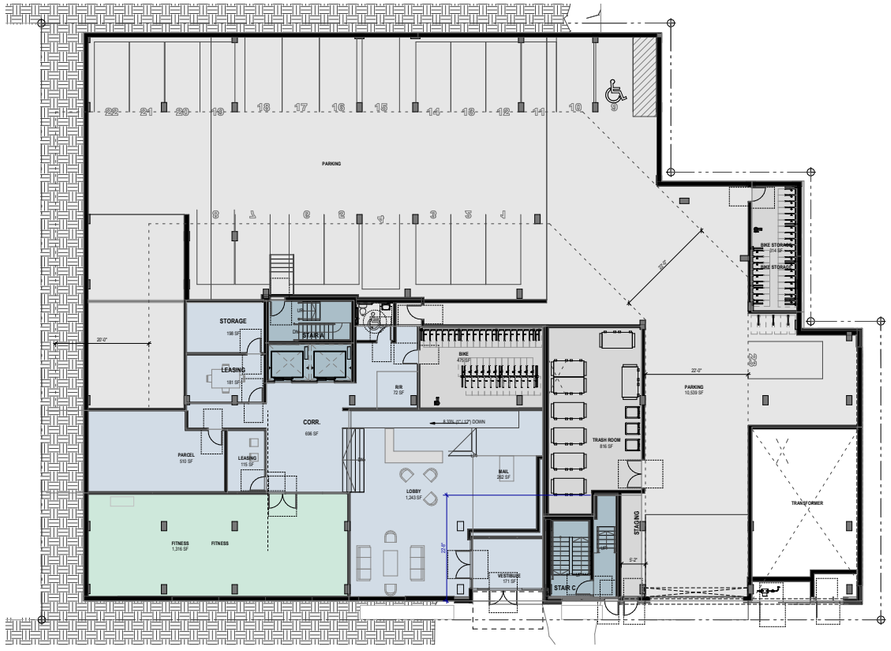


05 DOCUMENTATION PLANS,ELEVATIONS,SECTIONS, LIGHTING & LANDSCAPE PLANS

FLOOR PLANS



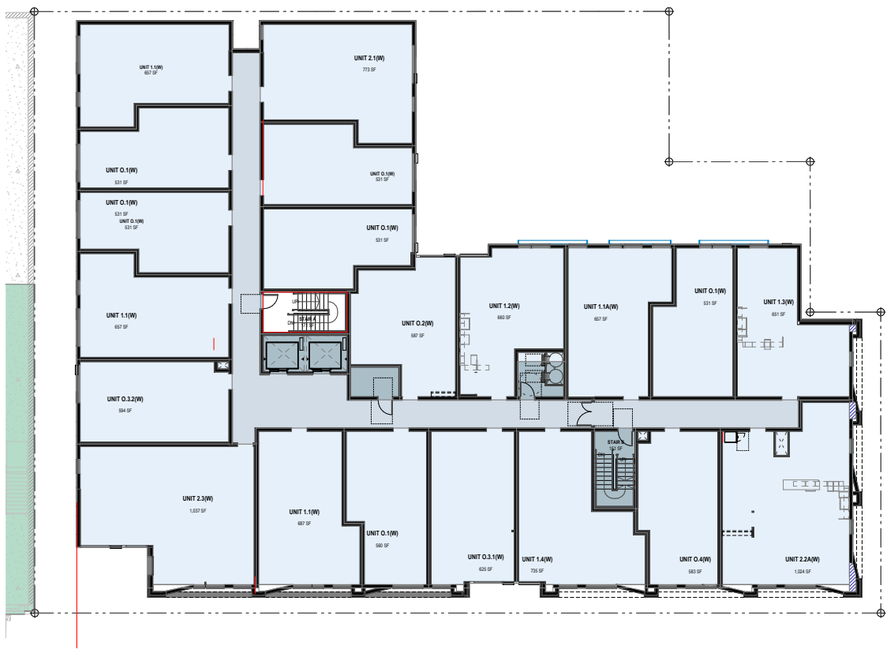
LEVEL-P2



LEVEL-P1



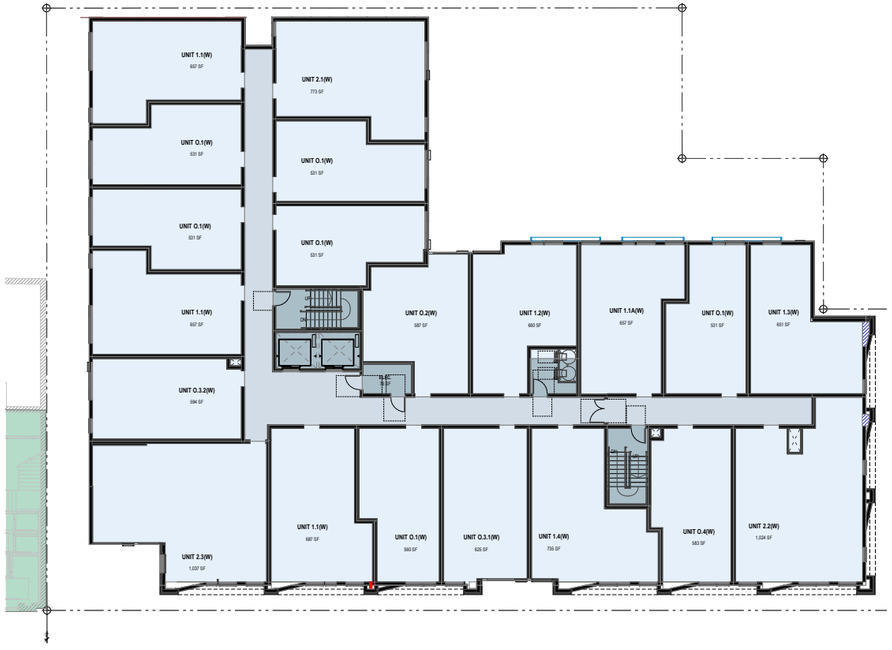
LEVEL-1



LEVEL-2

RUNBERG ARCHITECTURE GROUP

SRM DEVELOPMENT, LLC

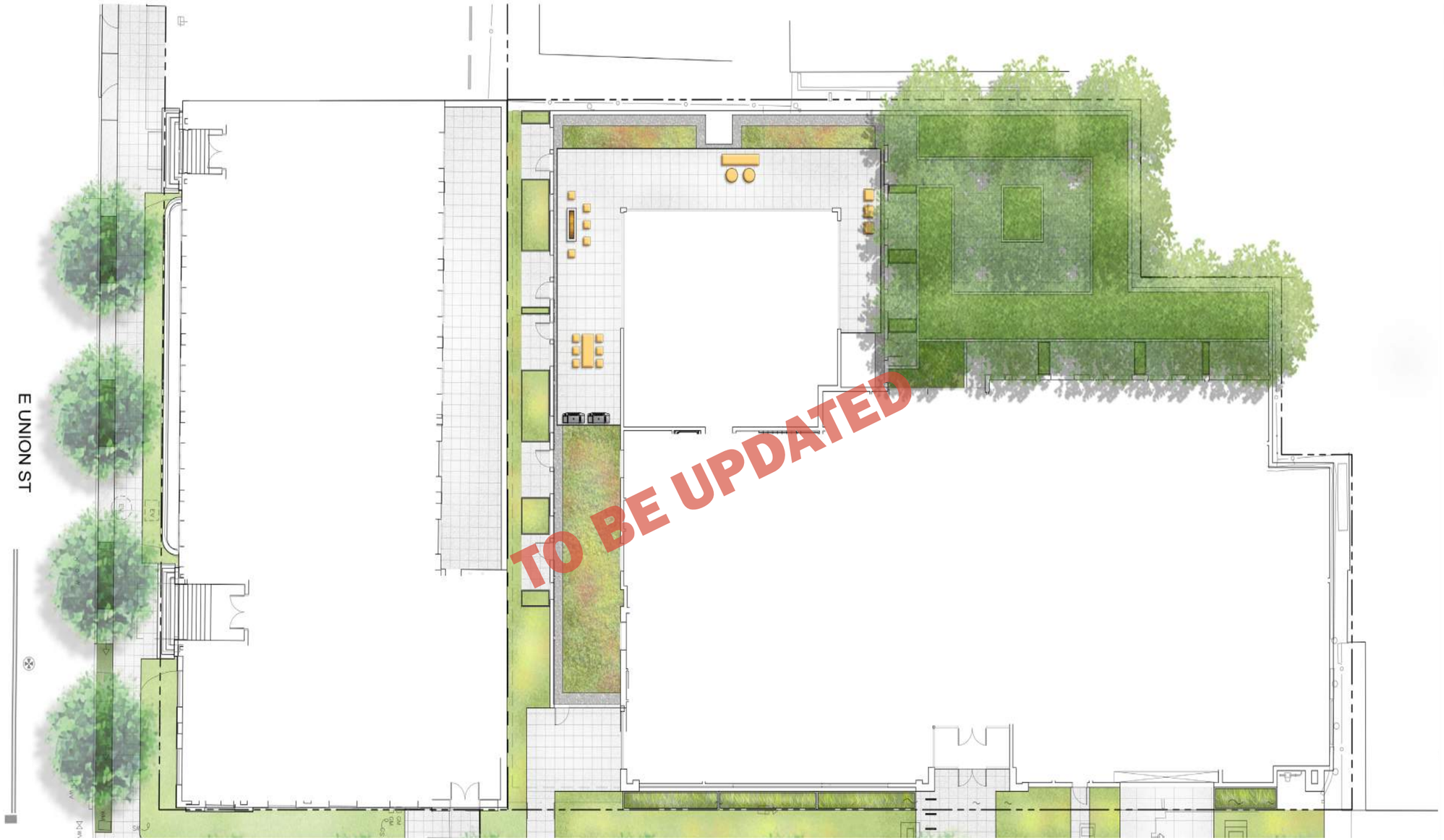


LEVEL-3-6



LEVEL-7

LANDSCAPE PLANS





Evergreen vines to create green wall

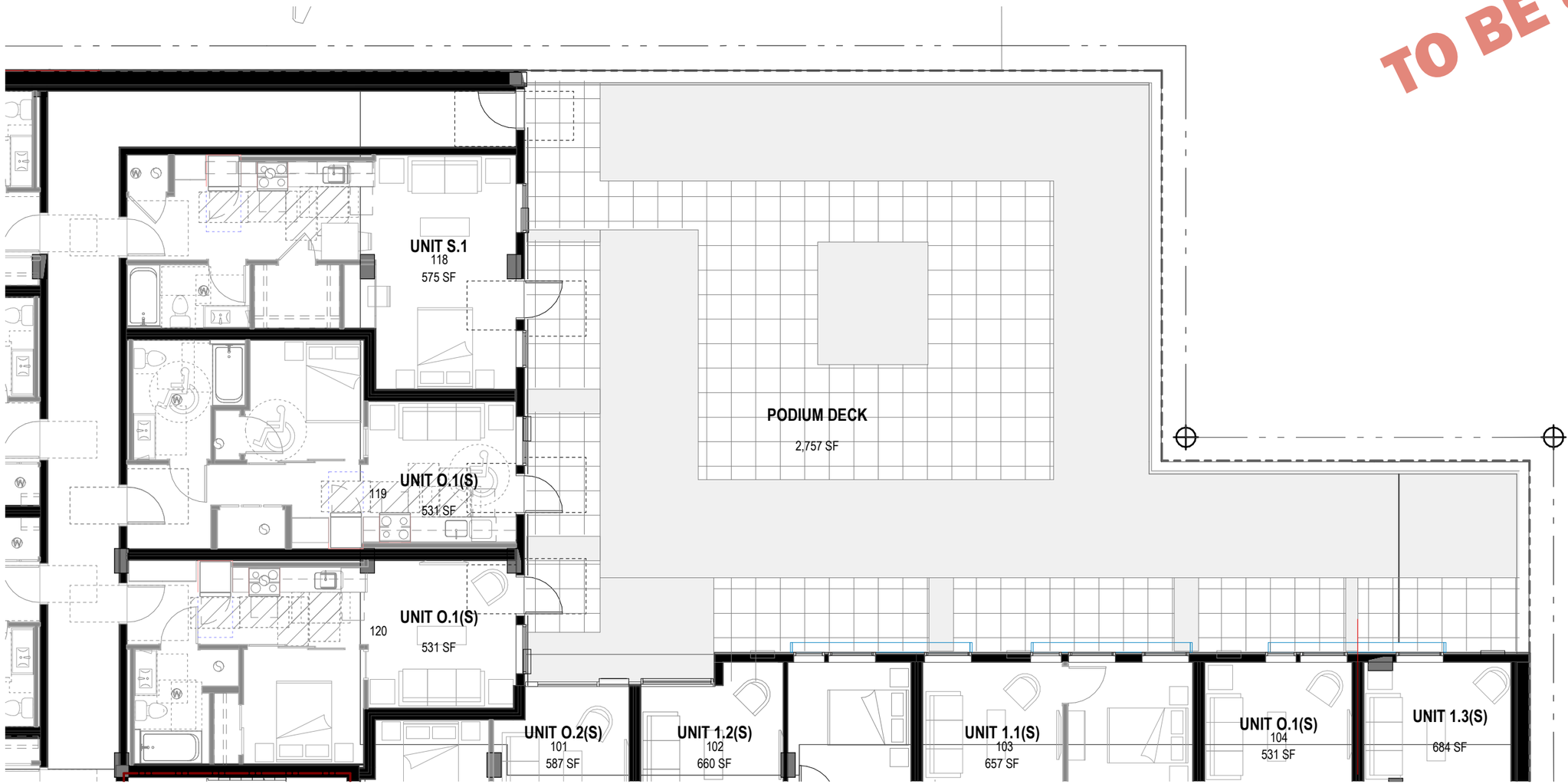








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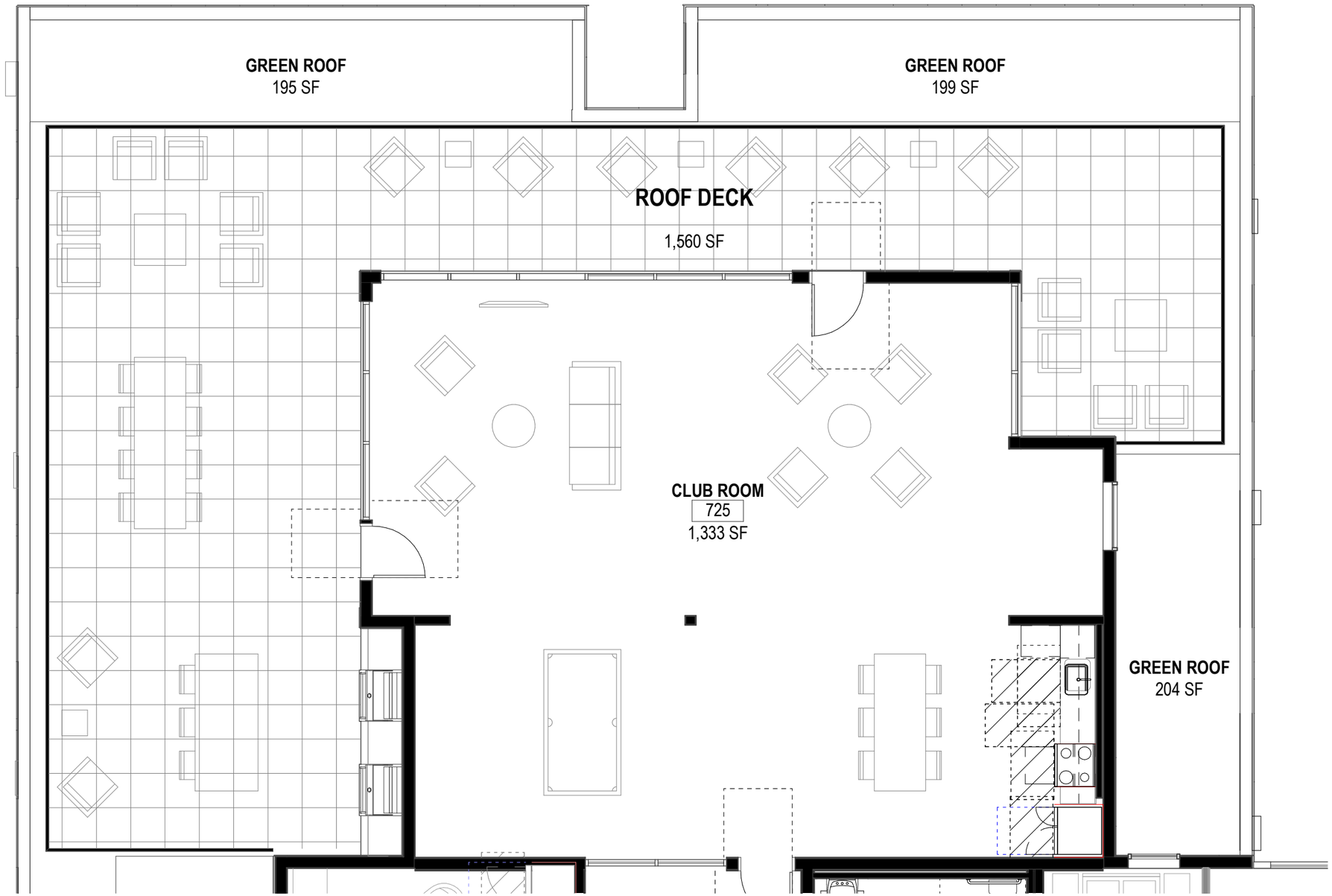


Garden trees



Urban habitat

LANDSCAPE PLANS



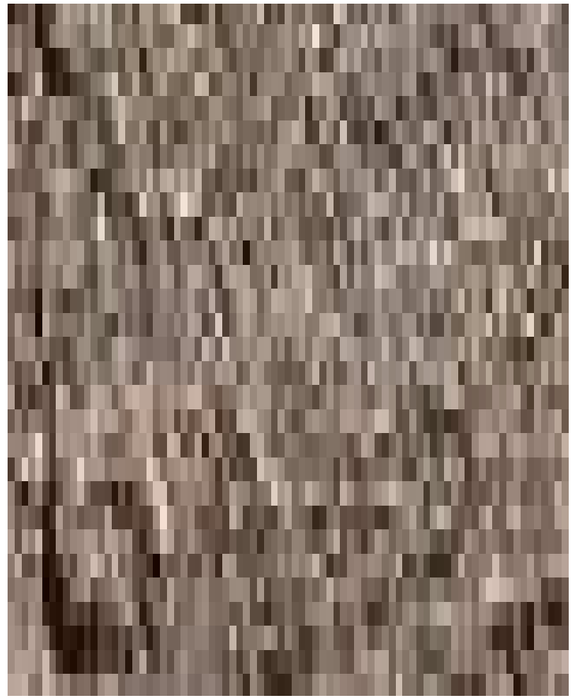












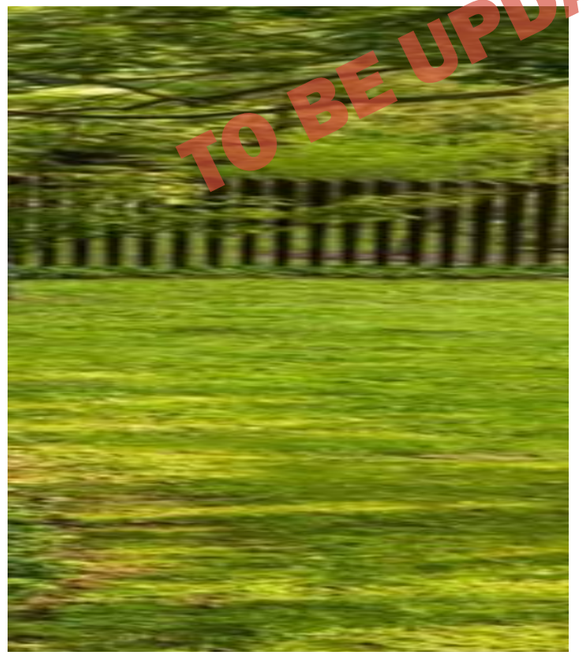
gaps green spaces





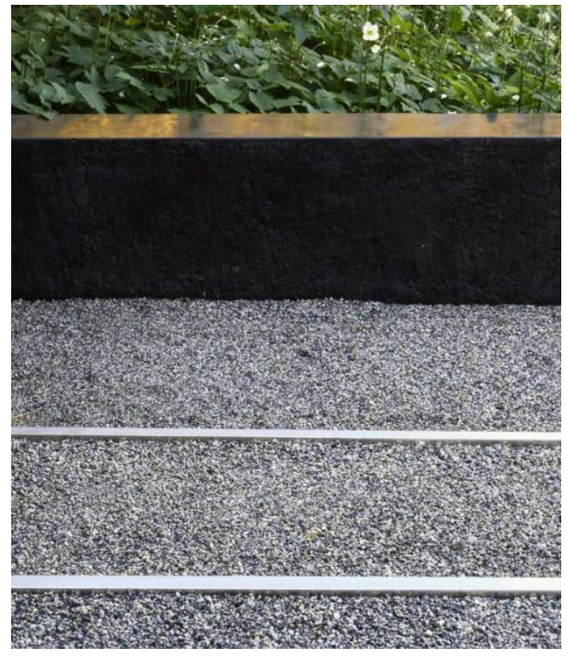
light patterns as floor and ceiling

TO BE UPDATED

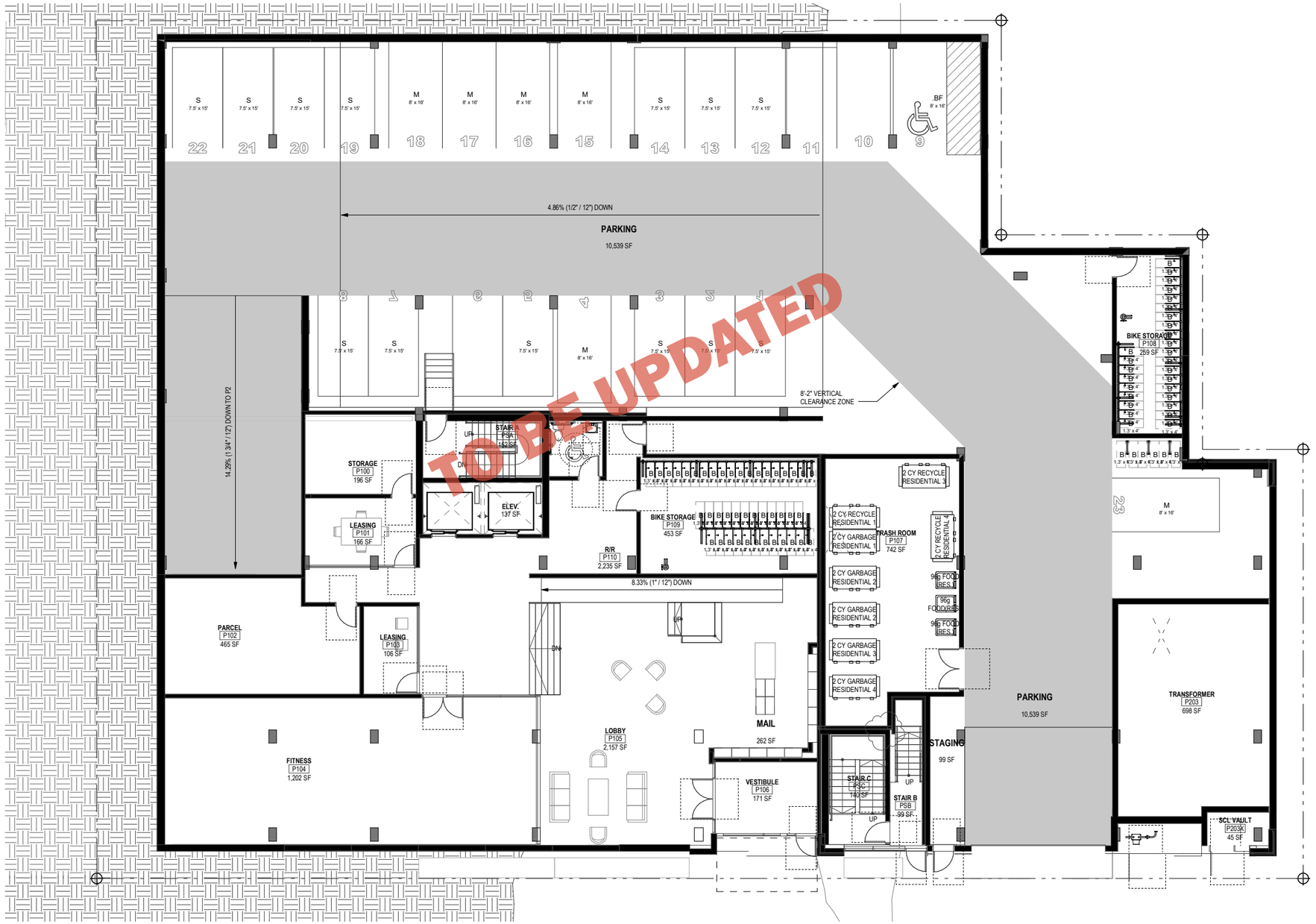




private and public - emerging views - transparency



LIGHTING PLAN



Lighting Fixtures

Lighting Fixtures

Lighting Fixtures

RUNBERG ARCHITECTURE GROUP

SRM DEVELOPMENT, LLC

LIGHTING PLAN



Lighting Fixtures

Lighting Fixtures

Lighting Fixtures

LIGHTING PLAN



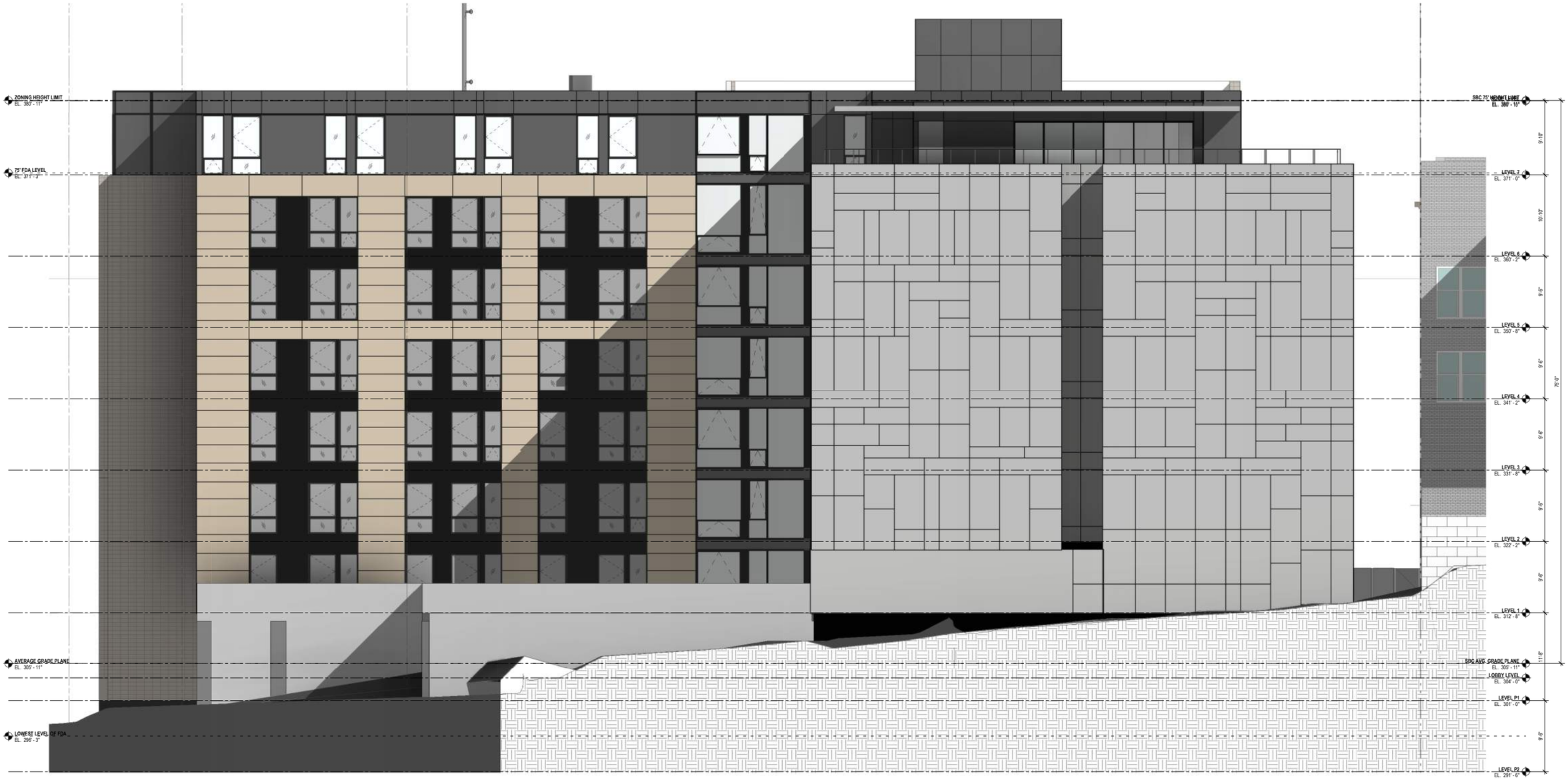
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



N/S SECTION


ZONING HEIGHT LIMIT
EL. 380' - 11"
75' FDA LEVEL
EL. 371' - 3"
AVERAGE GRADE PLANE
EL. 305' - 11"
LOWEST LEVEL OF FDA
EL. 296' - 3"
75'-0"
75'-0"
SBC 75' HEIGHT LIMIT
EL. 380' - 10"
LEVEL 7
EL. 371' - 0"
LEVEL 6
EL. 360' - 2"
LEVEL 5
EL. 350' - 8"
LEVEL 4
EL. 341' - 2"
LEVEL 3
EL. 331' - 8"
LEVEL 2
EL. 322' - 2"
LEVEL 1
EL. 312' - 8"
LOBBY LEVEL
EL. 304' - 0"
LEVEL P1
EL. 301' - 0"
LEVEL P2
EL. 291' - 6"
LEVEL P3
EL. 282' - 6"
SBC AVG. GRADE PLANE
EL. 305' - 11"
9'-10"
10'-10"
9'-6"
9'-6"
9'-6"
9'-6"
9'-6"
11'-8"
9'-0"
R6
R6
F6
UNIT 701
UNIT 702
UNIT 703
UNIT 704
UNIT 705
UNIT 706
UNIT 707
ROOF DECK
UNIT 601
UNIT 602
UNIT 603
UNIT 604
UNIT 605
UNIT 606
UNIT 607
UNIT 501
UNIT 502
UNIT 503
UNIT 504
UNIT 505
UNIT 506
UNIT 507
UNIT 401
UNIT 402
UNIT 403
UNIT 404
UNIT 405
UNIT 406
UNIT 407
UNIT
UNIT 201
UNIT 202
UNIT 203
UNIT 204
UNIT 205
UNIT 206
UNIT 207
UNIT 101
UNIT 102
UNIT 103
COWORKING
LOBBY
TRASH ROOM
OVERFILL
LOBBY
P105
2,157 SF
PARCEL
P102
465 SF
PARKING
TRANSFORMER
PARKING
PARKING

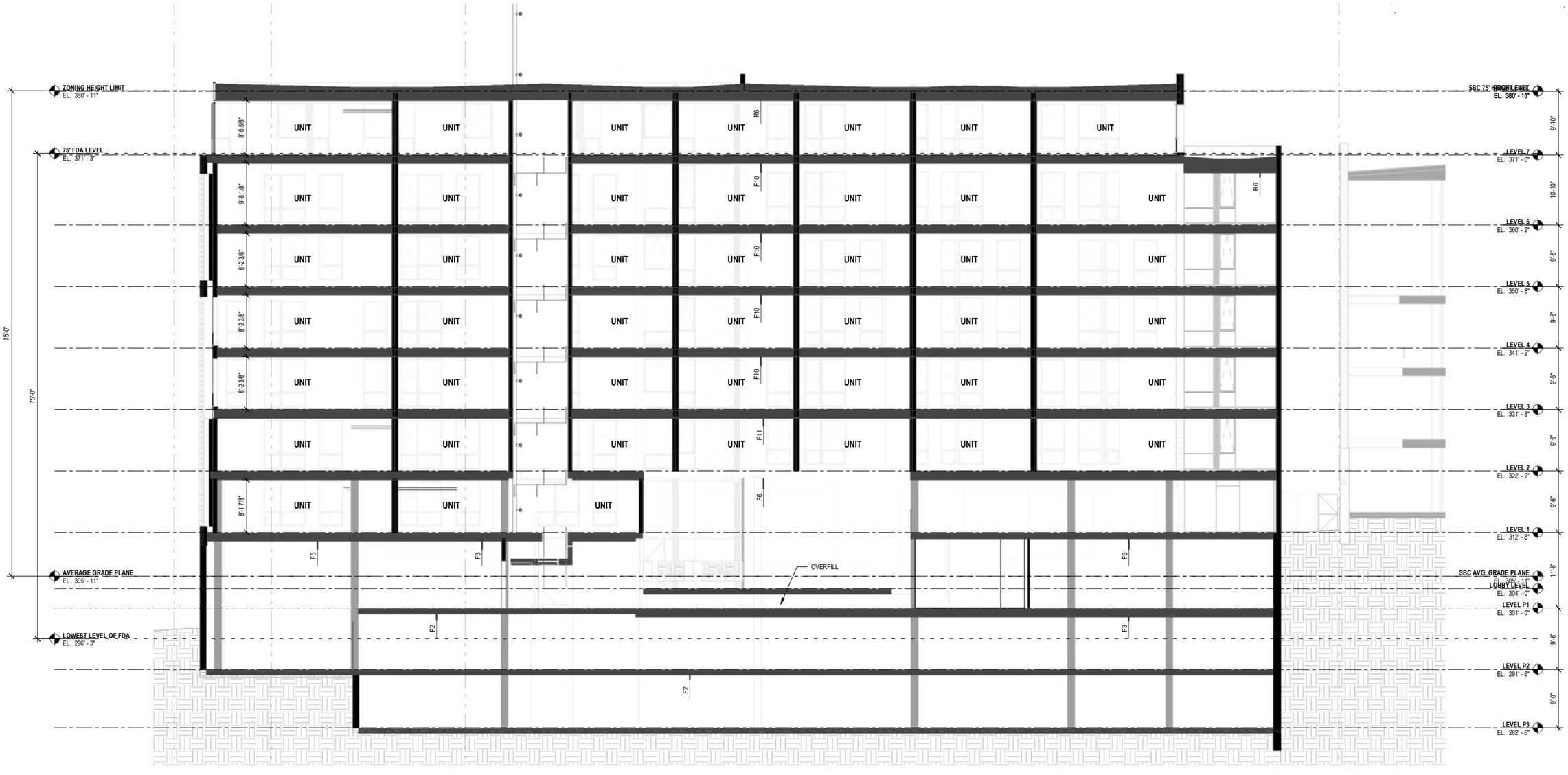
N/S SECTION



RUNBERG ARCHITECTURE GROUP

SRM DEVELOPMENT, LLC

N/S SECTION


ZONING HEIGHT LIMIT
EL. 380' - 11"
75' FDA LEVEL
EL. 371' - 3"
AVERAGE GRADE PLANE
EL. 305' - 11"
LOWEST LEVEL OF FDA
EL. 296' - 3"
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9'-10"
10'-10"
9'-6"
9'-6"
9'-6"
9'-6"
9'-6"
11'-8"
9'-6"
9'-0"
8'-5 5/8"
9'-8 1/8"
8'-2 3/8"
8'-2 3/8"
8'-2 3/8"
8'-1 7/8"
UNIT
R6
F10
F11
F6
F5
F3
F2
OVERFILL

06 RENDERINGS

RENDERINGS




TO BE UPDATED

RENDERINGS




TO BE UPDATED

RENDERINGS




TO BE UPDATED









07 APPENDIX

EDG1- KNIGHTS OF COLUMBUS-CHARACTERISTIC FEATURES



Painted signage



Stone medallion

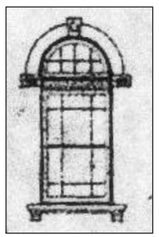


Stone details and broken pediment

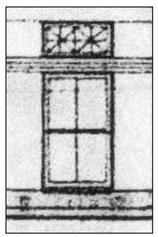


Metal trim cornice

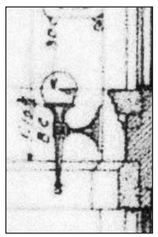




Arched head divided lite windows (REMOVED)

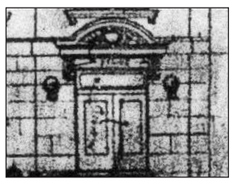


Radial divided lite windows (REMOVED)

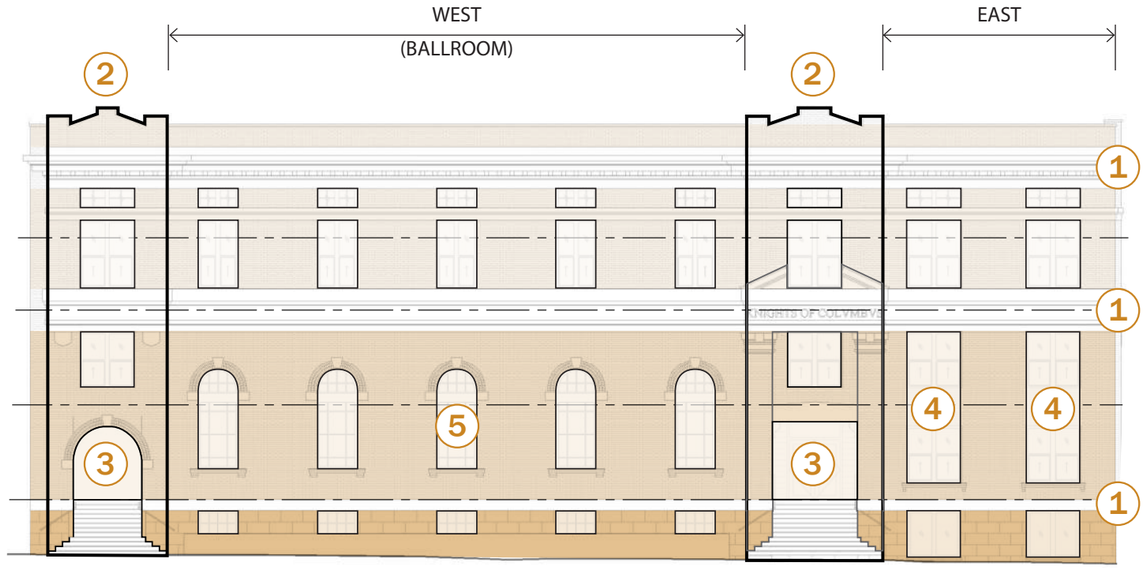


Original sconces with spherical shades (REMOVED)

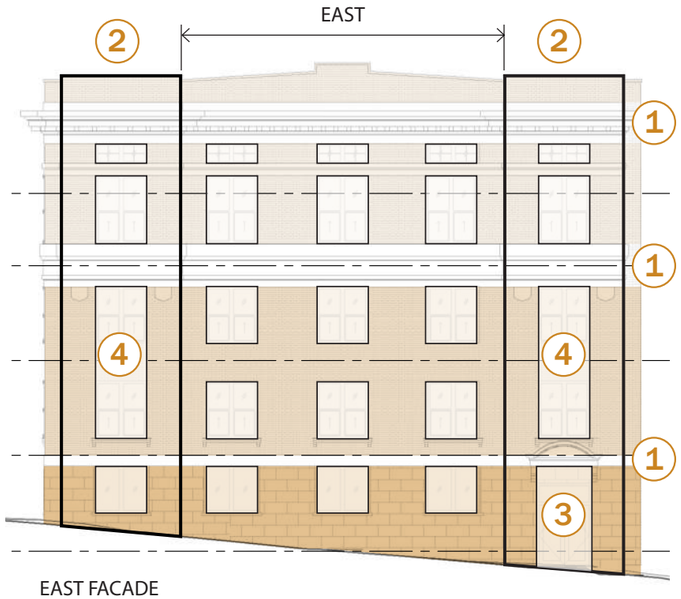
Original cast iron and glass marquee (REMOVED)



Original wood and glass entry doors (REMOVED)



SOUTH FACADE



EAST FACADE

1. HORIZONTAL BANDS DIVIDE MASSING INTO BASE - BODY - CAP
2. BAYS BREAK MASSING INTO EAST AND WEST SECTIONS
3. GABLE-SHAPED PARAPETS AND STONE DETAILING HIGHLIGHT ENTRIES
4. GROUPED WINDOWS CREATE VERTICALITY
5. ARCHED WINDOWS INDICATE MAIN BALLROOM



POTENTIAL REHABILITATION

Requires approval of Seattle Landmarks Preservation Board

WINDOWS & DOORS

- Replace non-original aluminum windows (all windows) with new windows installed in original openings.
- Restore glazing at arched-head transom windows in ballroom.
- Replace non-original entry doors with new doors installed in original openings.

MASONRY

- Clean & repair original clinker brick and sandstone as needed.

CANOPIES

- Remove non-original awnings.
- Install new modern canopy at main entry.

SITE

- Install exterior lighting to highlight characteristic features of the building.
- Install signage in keeping with historic character.
- Replace non-original plantings with new landscaping that enhances the characteristic features of the building.
- Replace non-original railings.
- Revise east entry as required for accessibility.



Replace non-original vents with arched-head transom windows



Replace non-original awning with modern canopy



Replace non-original plantings with new landscaping in keeping with historic character



Replace non-original entry doors and railings



Install exterior lighting to highlight characteristic facade features



Install signage in keeping with historic character

EDG1- EXCEPTIONAL TREES



Photo 1. The north side of the maple grove shows the thin canopy and very tight tree spacing.

GROVE DEEMED EXCEPTIONAL BY SDCI

GROVE DEEMED NOT EXCEPTIONAL BECAUSE OF CONDITION BY ARBORIST

Per Urban Forestry Services, Inc.:
This group of maples could be considered an exceptional grove if they are assessed by size only. The poor health of these trees, however, should remove this tree group from an exceptional grove designation.

ANTICIPATED IMPACTS TO TREES DUE TO DEVELOPMENT

- Canopy pruning for safety
- Demolition stress (removal of asphalt)
- Construction stress
- Assumed loss of 13 trees with low vigor
- Break up of continuous canopy & exposure of remaining trees to windthrow risk

ARBORIST REPORT SUMMARY

Knights of Columbus Level II Basic Tree Assessment and TVSPP
Urban Forestry Services, Inc. | October 10, 2018

- Grove of maples contains 20 trees over 12" diameter
- Condition of most trees is poor:
  - 13 of 20 trees are dying. All but one of the remaining trees are in decline. The single tree with fair health and structure is less than 24" diameter.
  - The grove has severely compacted soils and shallow root systems.
  - Many trees have basal wounds and symptoms of decay.
  - Many trees have one sided canopies. Pruning trees with one sided canopies for clearance and construction access will severely damage the trees.
- 13 of 20 trees in grove have very poor health and poor structure:
  - Multiple trunk cavities and extensive canopy die back.
  - Significant pruning required to improve safety in the parking lot regardless of development.
- Even with the best protection measures and improvements of soil growing space, these trees do not have enough vigor to survive the environmental changes and construction disturbance.
- Removal of these trees will break up the continuous canopy of the maple grove and expose the remaining trees to windthrow risk.



Photo 2-4. Many maples have defects associated with their poor health. Hollow stems with extensive decay (Arrow), Kretchmeria fungus indicating interior decay (circle), and large branch die back (red square). Photos and notes for each tree are independently documented in the Tree Assessment Matrix included in the original report.



Photo 1. Twenty-five (25) trees make up this grove. The red dots are dead and dying trees, while the white trees are in poor health or have poor structure. Canopies are one sided and unstable.



Photo 5. Large tree roots were cut many years ago to place the parking curb. This small growing space would require considerable expansion to support a large canopy with development.

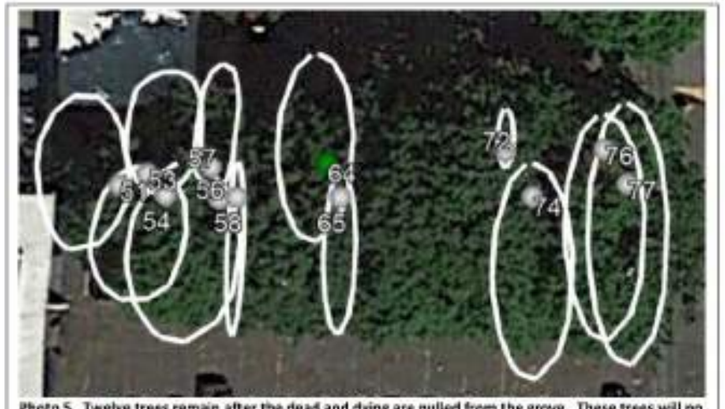
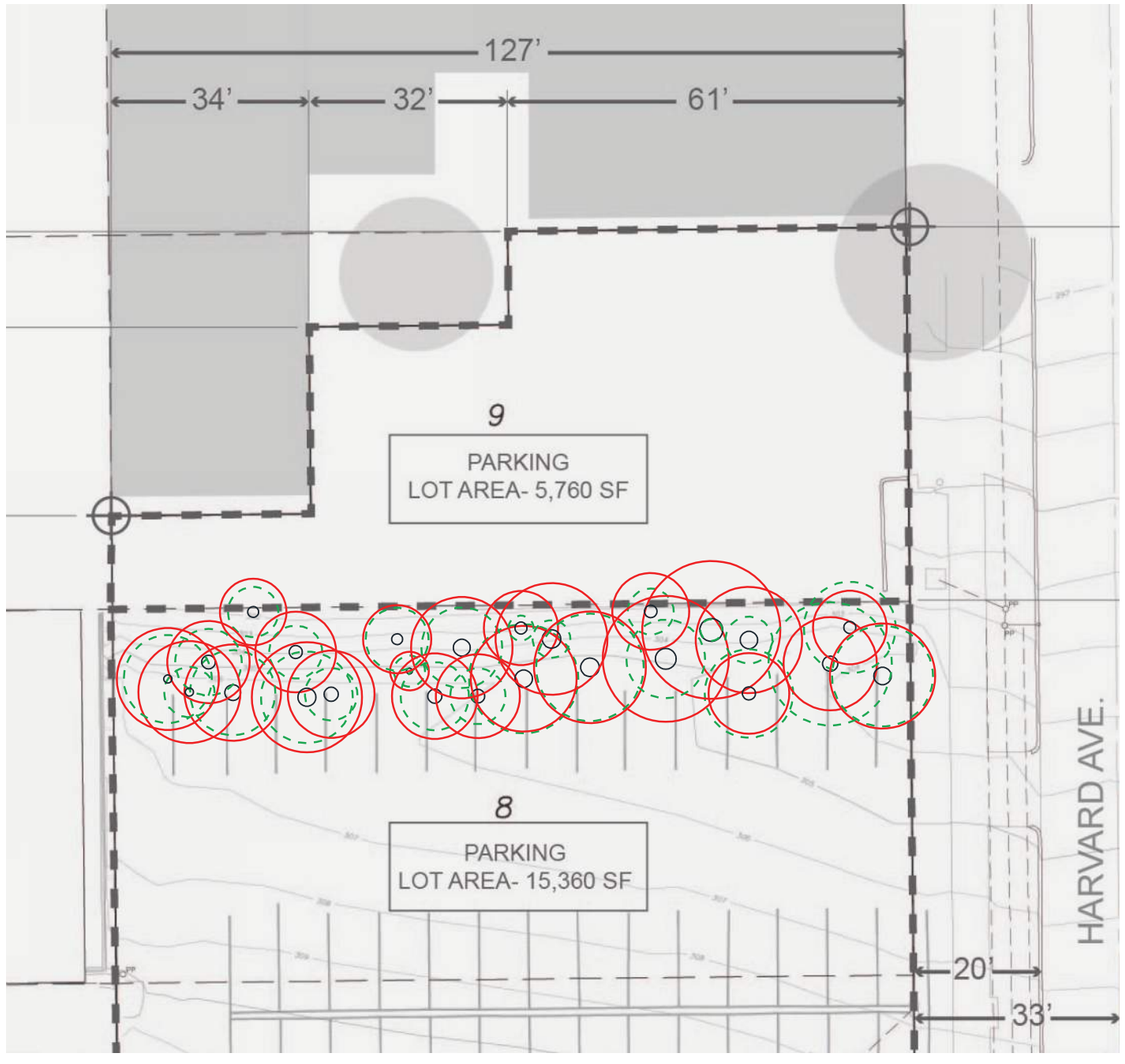


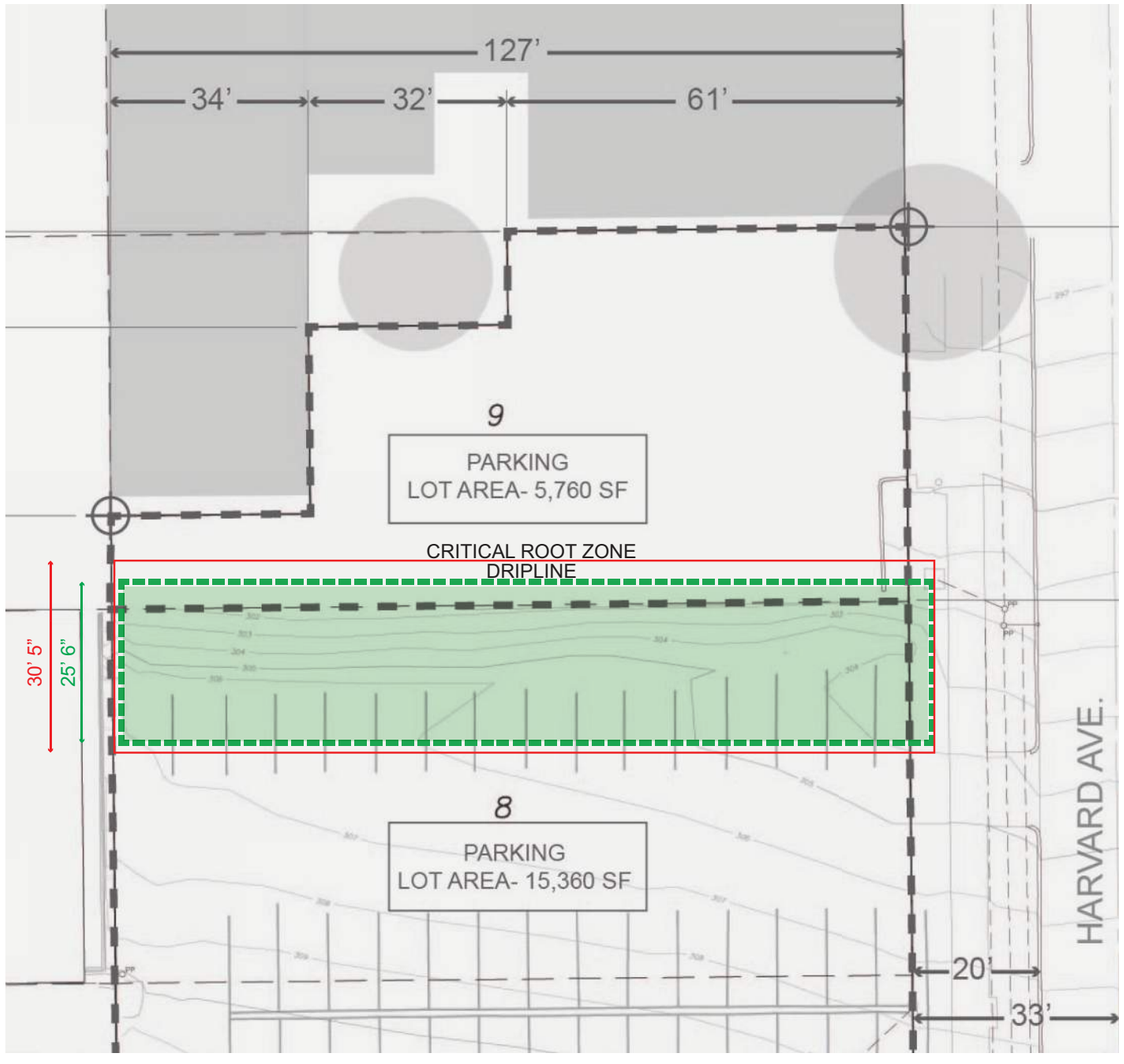
Photo 5. Twelve trees remain after the dead and dying are pulled from the grove. These trees will no longer constitute a grove and are not exceptional.

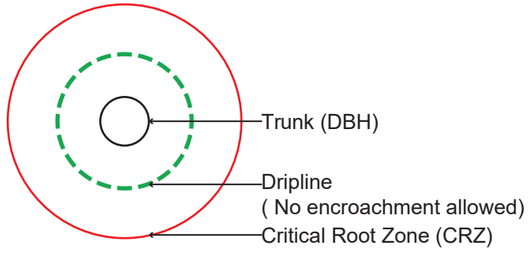
EDG1 - EXCEPTIONAL TREES- TREE PROTECTION ZONE

ARBORIST-RECOMMENDED TREE PROTECTION ZONE DEFINED AS CRITICAL ROOT ZONE = 18.1 FT DIAMETER

DBH, DRIPLINE & CRITICAL ZONE LOCATION PER ARBORIST REPORT







EDG 2- NORTH NEIGHBORS EXISTING CONDITION

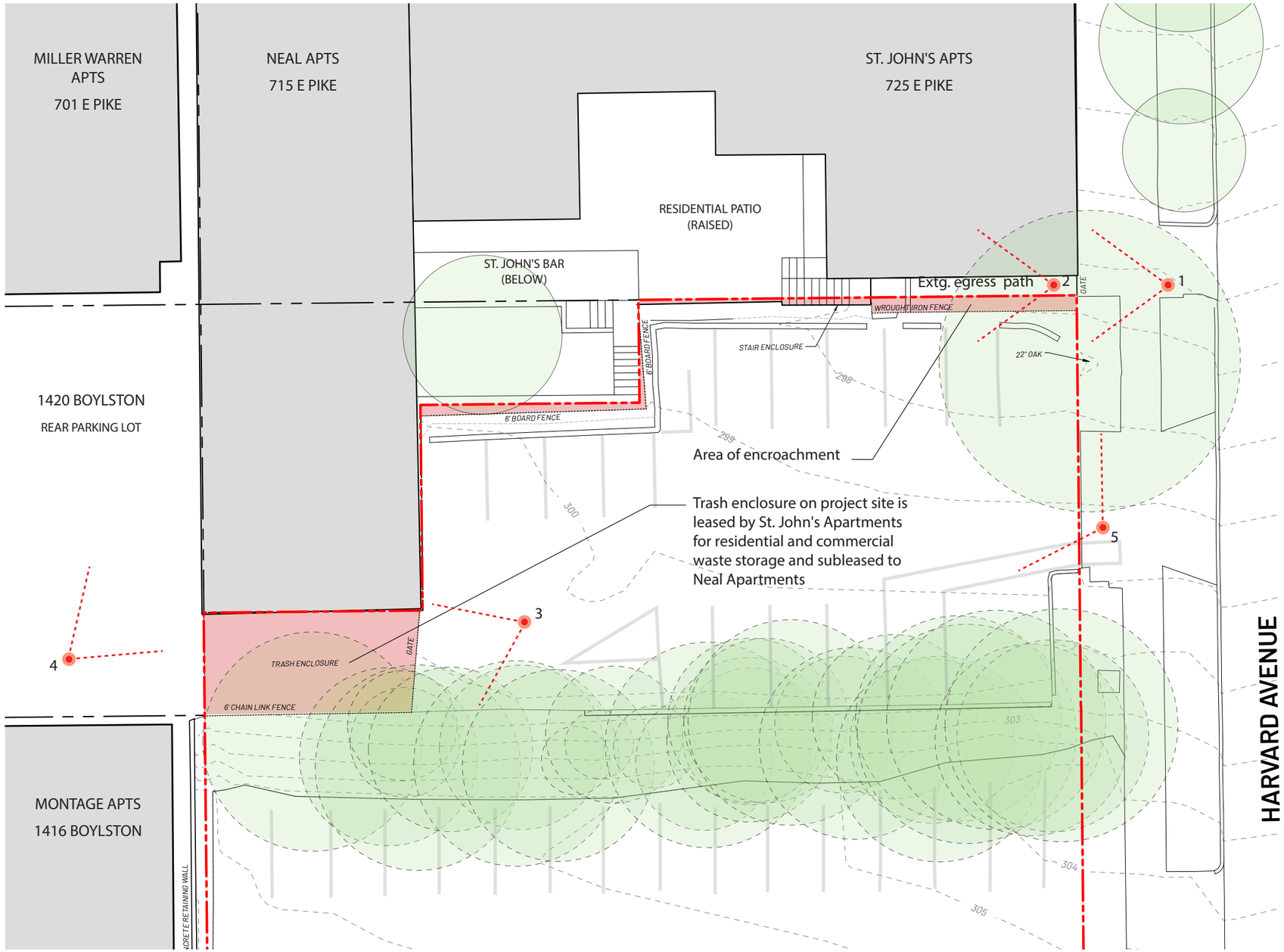
BOARD'S RECOMMENDATIONS

1.a The board discussed the three options at great length. They agreed that the option encroaching on the historic building was not the best strategy for the neighborhood or the historic context. They stated that Option B would not meet its goal of effectively preserving the grove of trees or provide quality urban design. The board members asserted that Option C was their preferred option. They said they requested continued massing development and resolution of the location of tree canopy on the site and development of the relationship with northern neighbor.

1.c They requested that the applicant seek an elegant and neighborly solution to the loss of egress and trash storage for the neighboring building. Although impacts to the site were not significantly in their purview,adjustments made to achieve this solution could have significant impacts on the site and massing of the proposal.

DESIGN REVIEW GUIDELINES

- CS2-A.1 - Sense of place
- CS2-D.2 - Existing site features
- CS2-I-i - Architectural presence
- CS3-A-1 - Fitting old & new together
- CS3-B-2 - Historical/cultural references
- DC2-A-1 - Site characteristics and uses
- DC2-A-2 - Reducing perceived mass
- CS1-I.iii - Minimize service and access impacts

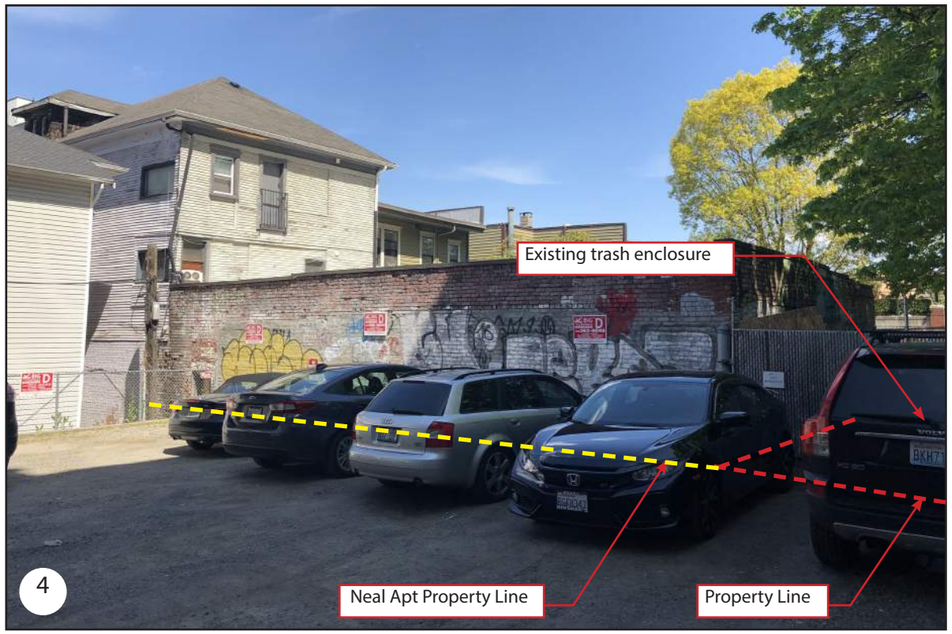


EDG 2- NORTH NEIGHBORS EXISITNG CONDITION



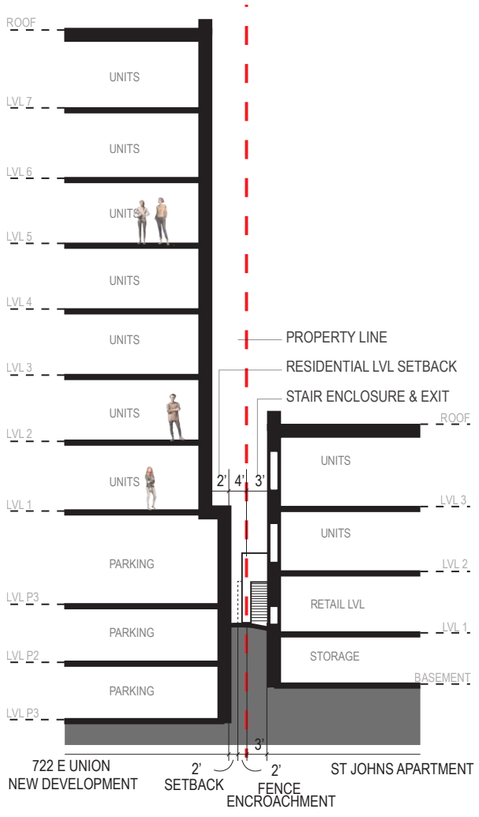


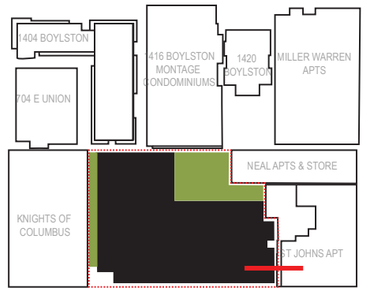


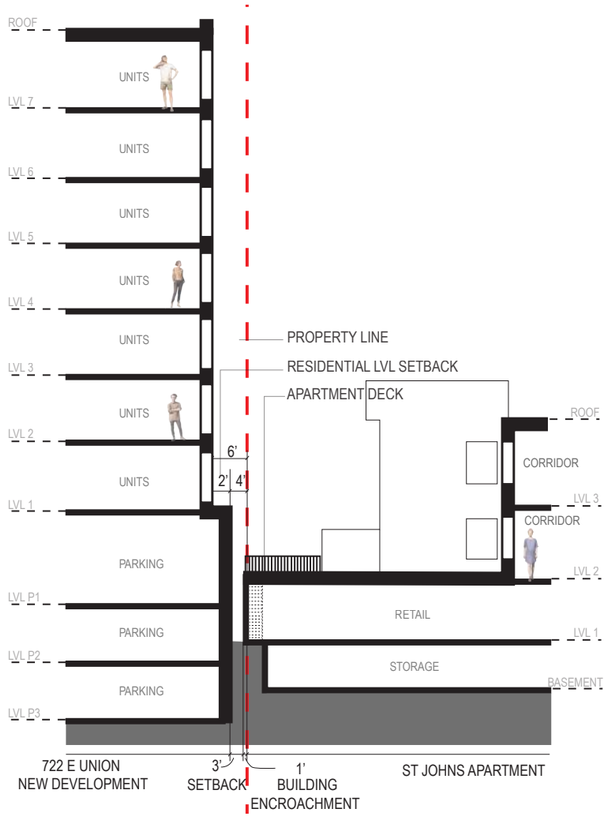


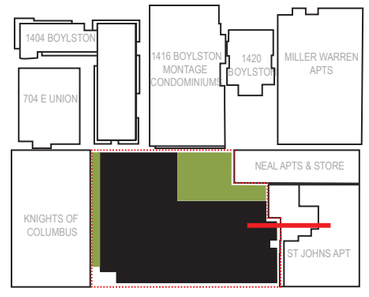


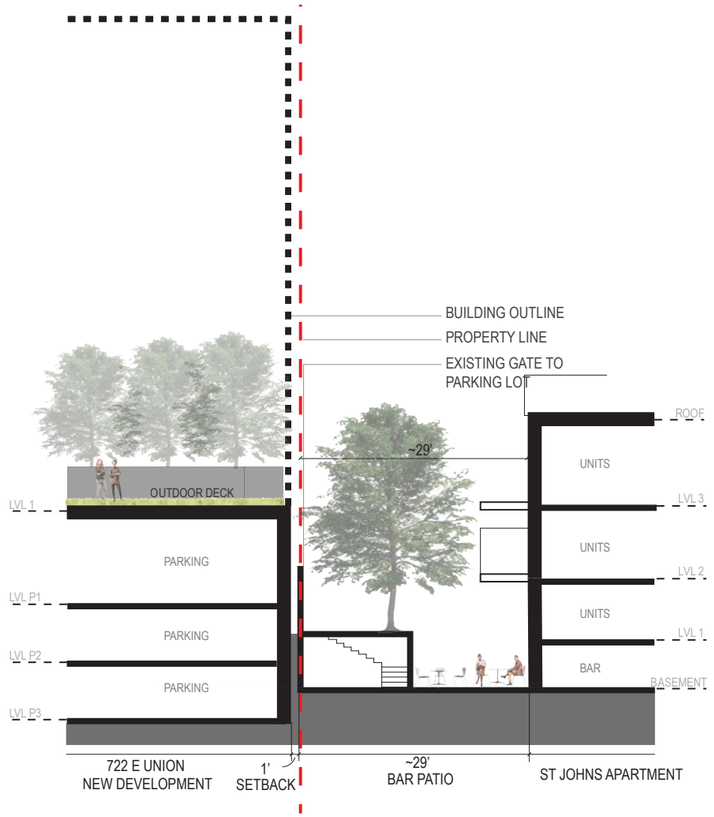
EDG 2 - NORTH NEIGHBOR'S TRASH STORAGE - ST. JOHNS APTS









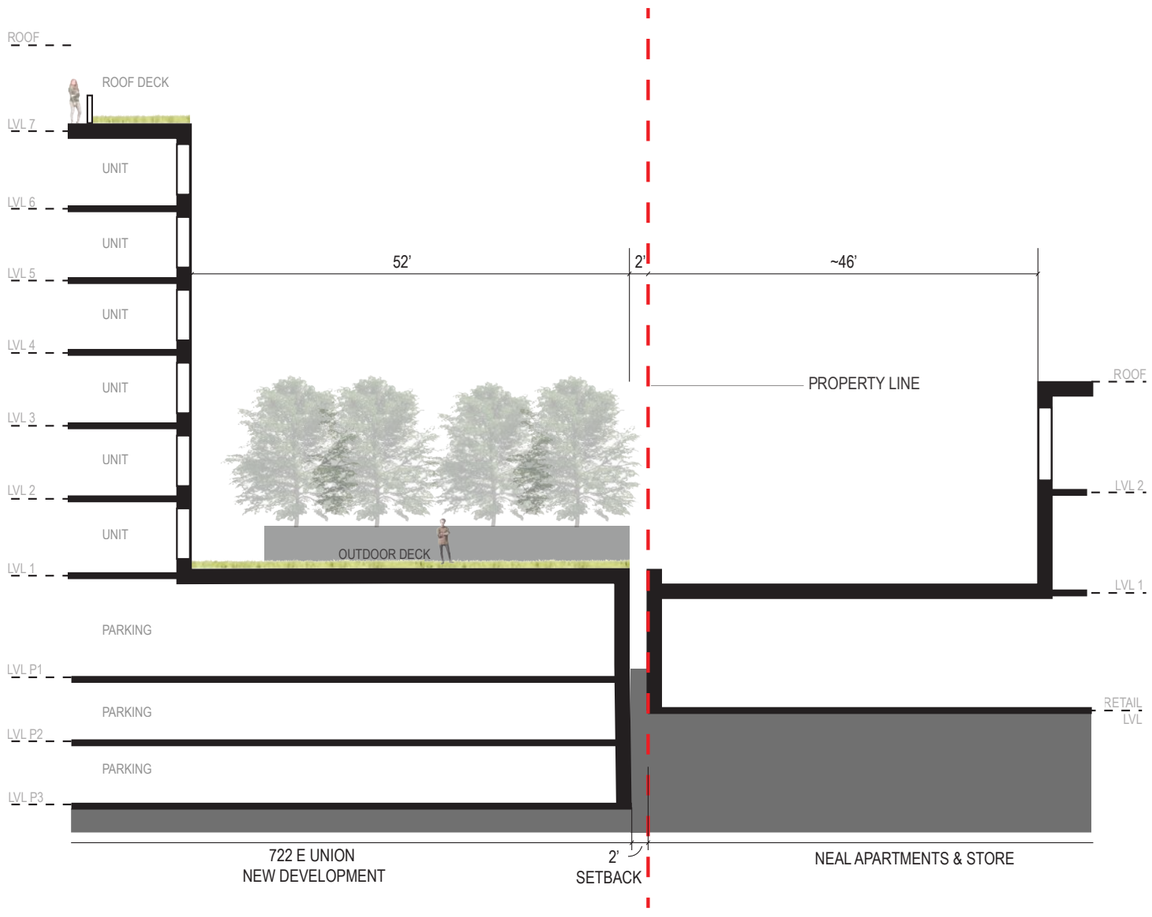


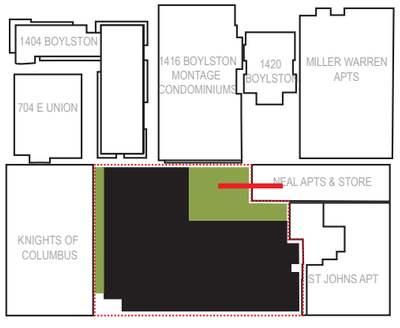


EDG 2 - NORTH NEIGHBOR'S TRASH STORAGE - ST. JOHNS APTS



EDG 2 - NORTH NEIGHBOR'S - NEAL APTS

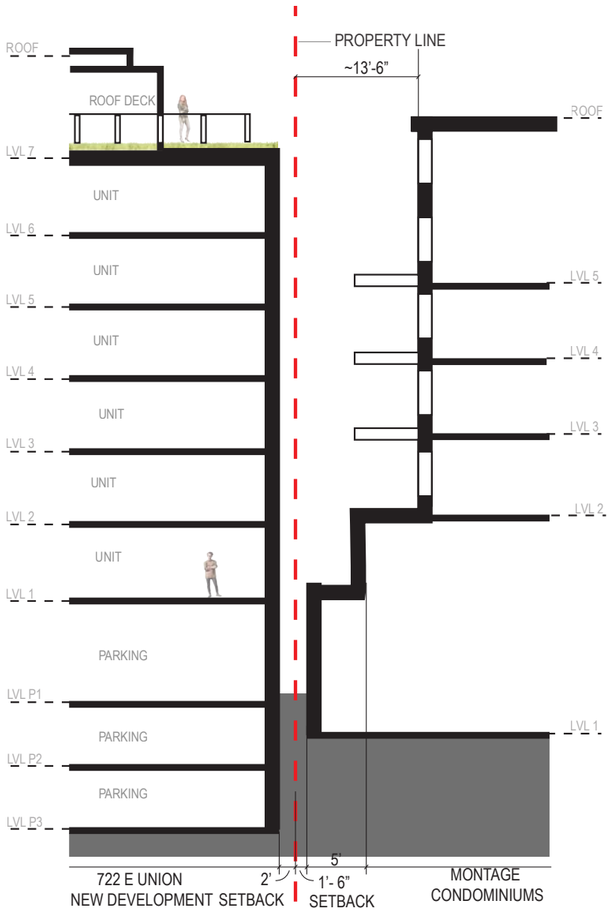


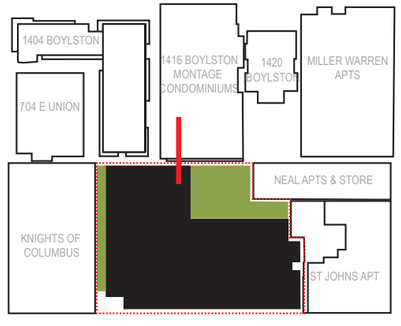


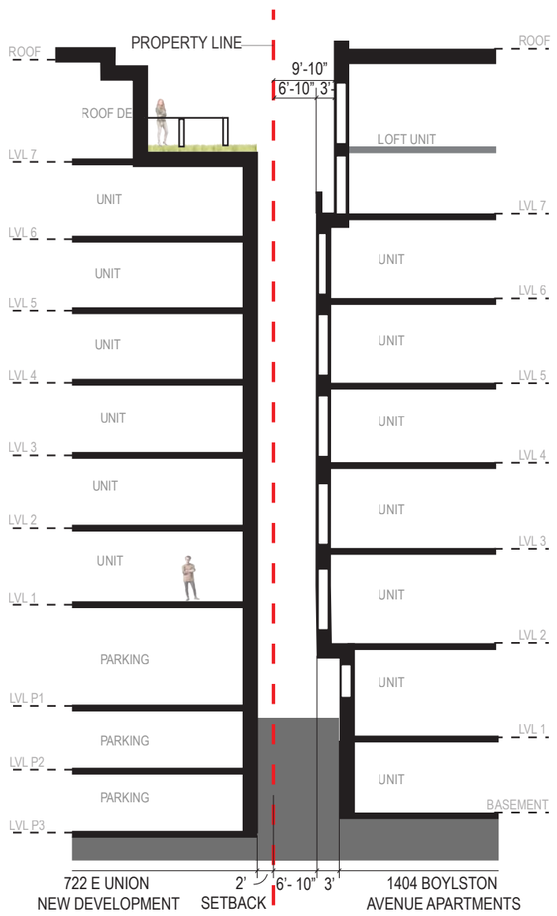
EDG 2 - NORTH NEIGHBOR'S - PRIVACY STUDY

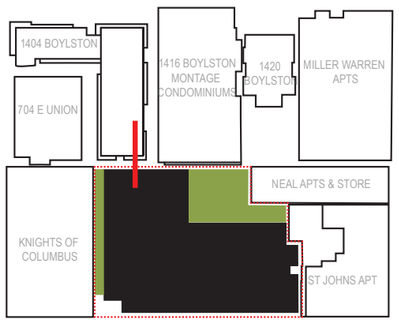


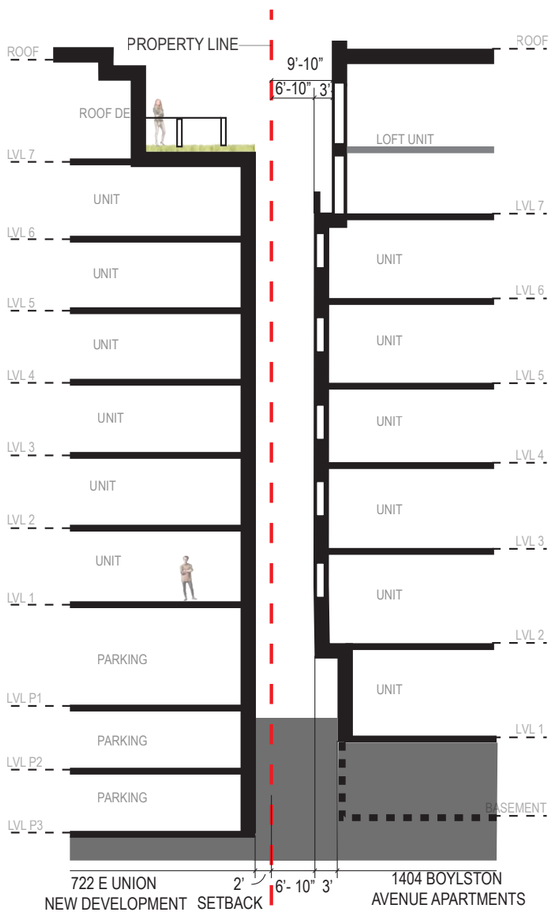
EDG 2 - WEST NEIGHBORS

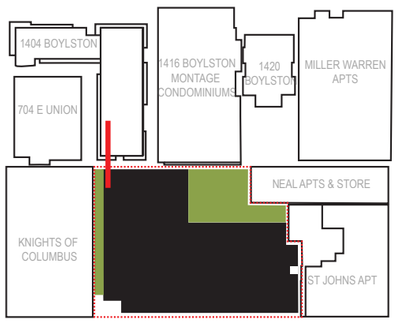













PROPERTY LINE
PROPERTY LINE
11'-10"
11'-10"
11'-10"
11'-10"
10'-0"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
9'-10"
11'-10"
2'
SETBACK
SETBACK

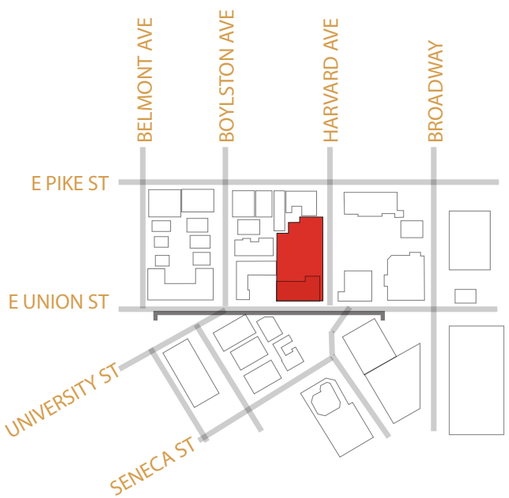
NEAL'S APARTMENT

SITE CONTEXT- STREET ELEVATIONS



NORTH ELEVATION OF E UNION ST





SOUTH ELEVATION OF E UNION ST

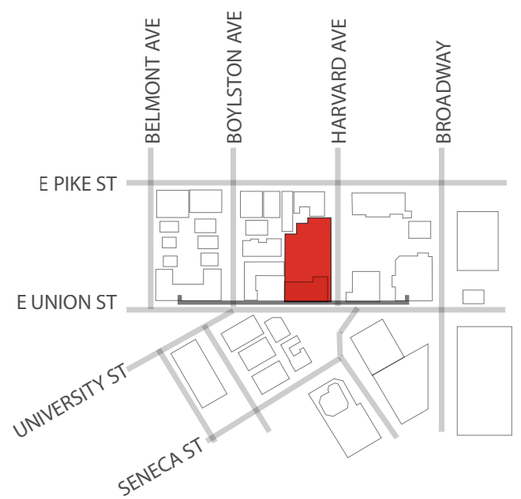
SITE CONTEXT- STREET ELEVATIONS

KNIGHTS OF COLUMBUS
4 STORY ABV GROUND

OLD SEATTLE FIRE STATION #25
16 CONDOMINIUMS







PHILLIPS APARTMENTS
3 STORY

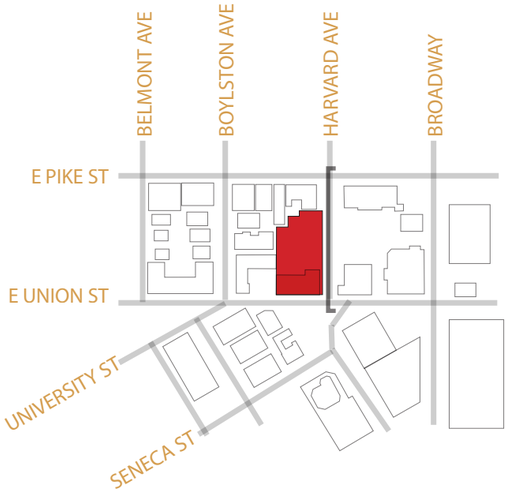
SHANON APARTMENTS
4 STORY



SITE CONTEXT- STREET ELEVATIONS



WEST ELEVATION OF HARVARD AVE

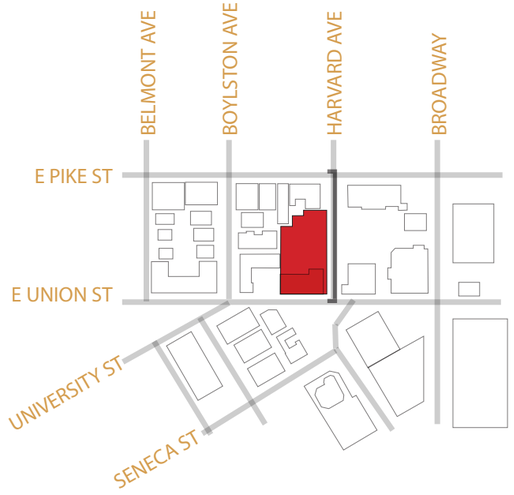




EAST ELEVATION OF HARVARD AVE

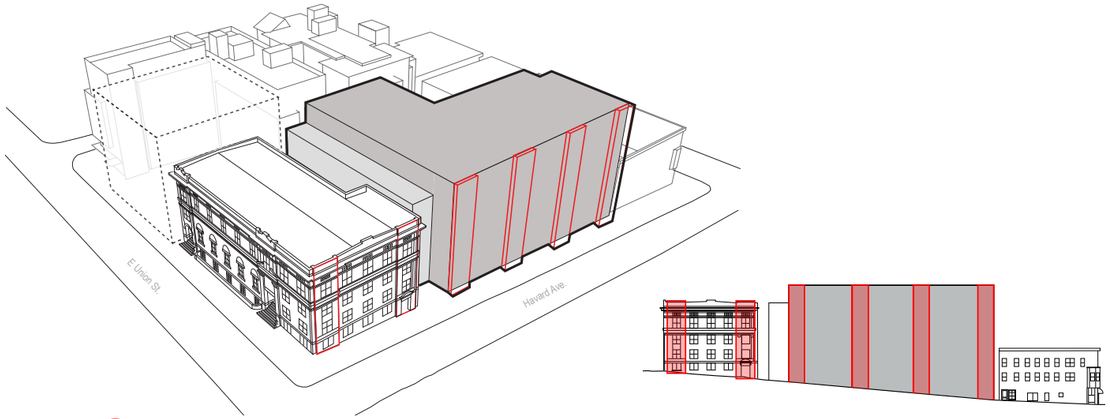
SITE CONTEXT- STREET ELEVATIONS



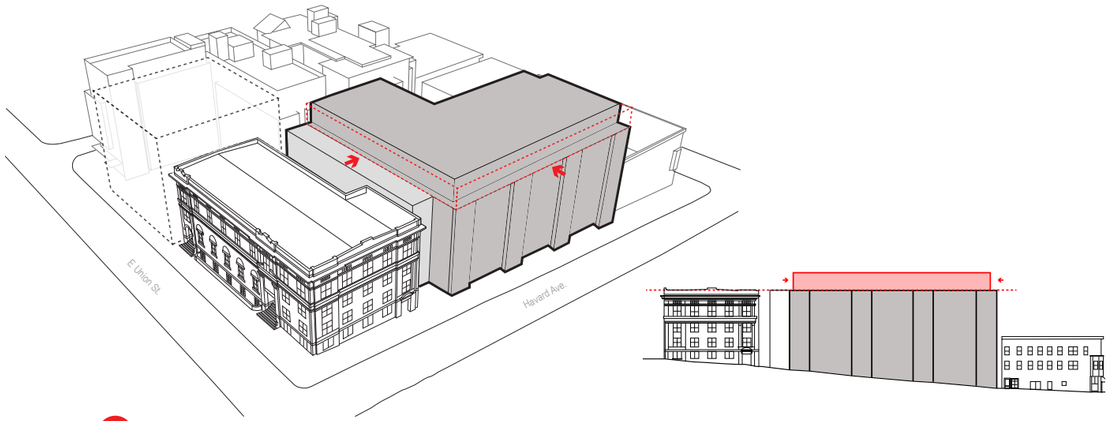




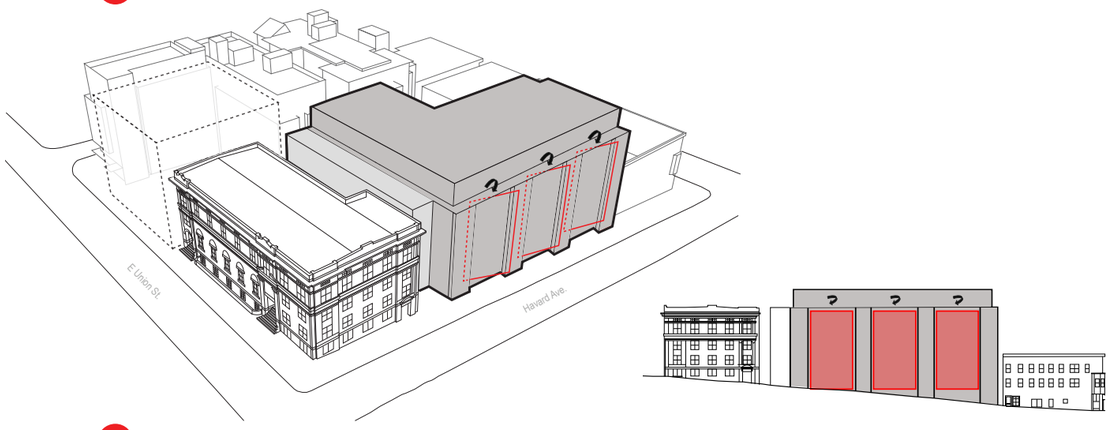
EDG 1 - CONCEPT DESIGN 1



1 Identify the vertical massing of the KOC building



2 Set back massing to match the scale of the KOC building



3 Orient the massing created by the vertical bays to the prominent street grid and major intersection



BIRD'S EYE VIEW FROM THE INTERSECTION OF E PIKE ST. AND HAVARD AVE.



STREET VIEW FROM THE INTERSECTION OF E PIKE ST. AND HAVARD AVE.



BIRD'S EYE VIEW FROM THE INTERSECTION OF E UNION ST. AND HAVARD AVE.



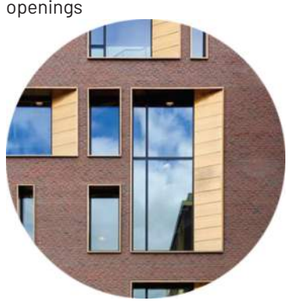
1 Verical massing elements with window openings



2 Uplighting at brick details



3 Transition from brick to contrasting materials



4 Accent panel adjacent to windows



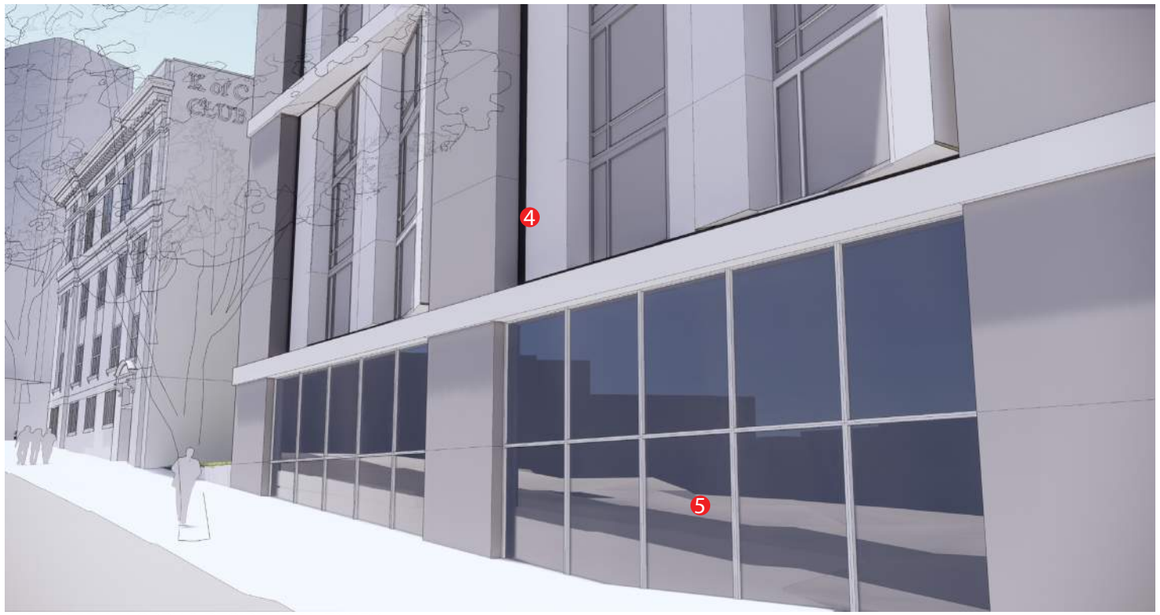
5 Art installation at double story lobby related to the intersecting grid concept



6 Transparent gasket and residential entrance between brick facades

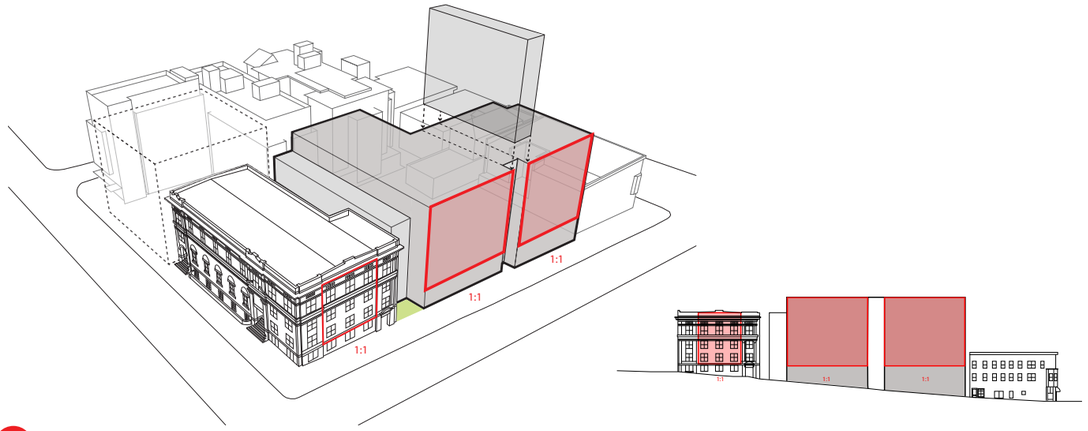


STREET VIEW FROM THE INTERSECTION OF E PIKE ST. AND HAVARD AVE.

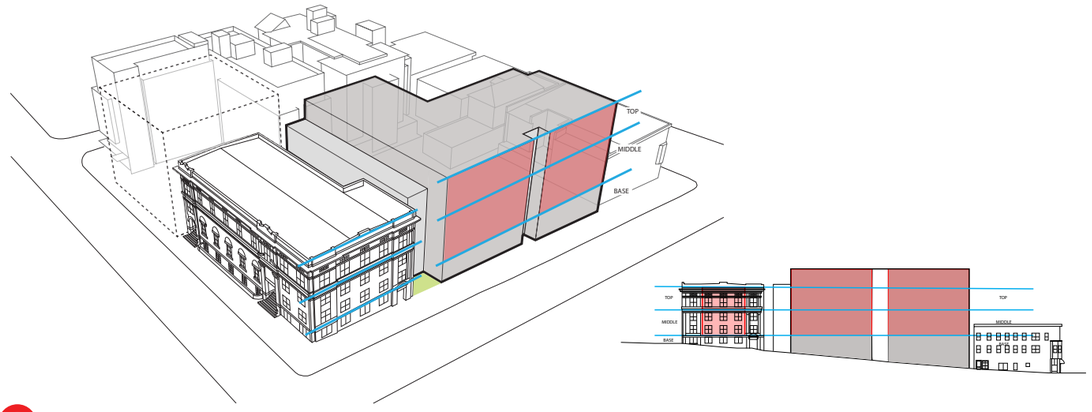


VIEW OF THE LOBBY & RESIDENTIAL ENTRY

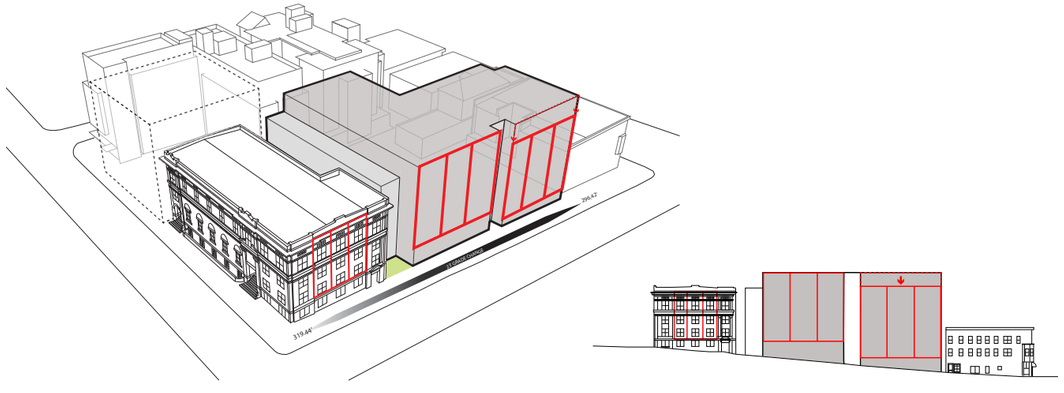
EDG 1- CONCEPT DESIGN 2



1 Introduce secondary gasket element to correspond to the scale of the KOC



2 Follow the datum of the KOC to establish a distinctive top, middle and base



3 Adjust massing to correspond to the steep grade change



BIRD'S EYE VIEW FROM THE INTERSECTION OF E PIKE ST. AND HAVARD AVE.



STREET VIEW FROM THE INTERSECTION OF E PIKE ST. AND HAVARD AVE.

EDG 1- CONCEPT DESIGN 2



BIRD'S EYE VIEW FROM THE INTERSECTION OF E UNION ST. AND HAVARD AVE.



1 Secondary semi-transparent facade



2 Accent panel adjacent to windows



3 Punched openings



4 Uplighting at brick details



5 Brick details



6 Transparent gasket and residential entrance between brick facades



STREET VIEW FROM THE INTERSECTION OF E PIKE ST. AND HAVARD AVE.

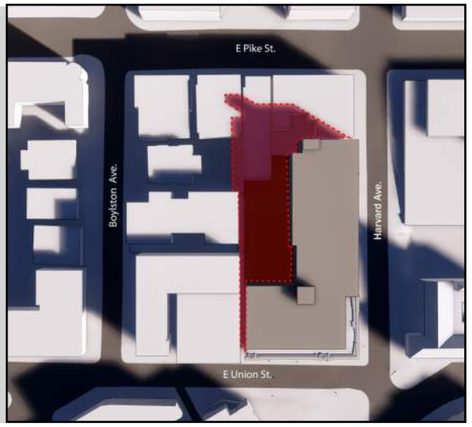


VIEW OF THE LOBBY & RESIDENTIAL ENTRY

EDG 1 - PREFERRED MASSING SHADOW STUDIES

09:00 AM

MARCH 21st



12:00 PM

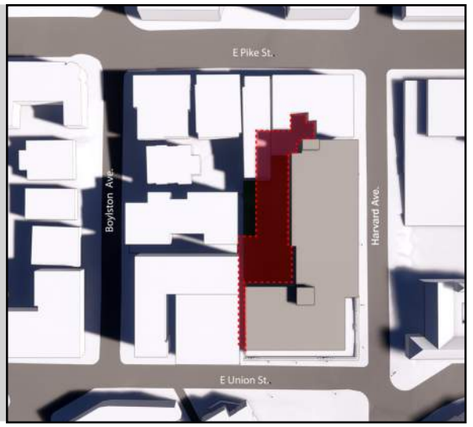


03:00 PM



09:00 AM

JUNE 21st



12:00 PM



03:00 PM

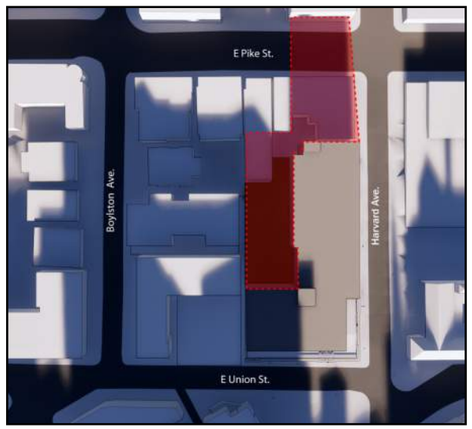


09:00 AM

DECEMBER 21st



12:00 PM



03:00 PM



SOLID WASTE COLLECTION - SEATTLE PUBLIC UTILITIES APPROVAL