

210 MINOR AVE N

SDCI 3037138-EG
Early Design Guidance
June 30, 2021

PUBLIC47ARCHITECTS

VULCAN
Real Estate®



210 MINOR AVE N
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EARLY DESIGN GUIDANCE
June 30, 2021

Address
210 Minor Ave N
Seattle, WA 98109

Parcel Number
2467400420

Owner
City Investors XVII, LLC

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DEVELOPMENT OBJECTIVES

The proposed 8-story, residential project seeks to achieve the following development objectives:

- Provide approximately 118 apartment units
- Structured parking for approximately 13 stalls accessed from the alley
- Create a variety of liveable dwelling units
- Foster pedestrian-friendly sidewalk environment
- Provide a well-built, thoughtfully-designed addition to the established Cascade neighborhood

Located in the Cascade neighborhood on the corner of Minor Avenue and John Street, this project will be Vulcan's fifth development in the neighborhood. Vulcan has been working collaboratively with the Cascade neighborhood since 2002, and has been conducting ongoing outreach with the neighborhood stakeholders.

While the immediate context of the site is largely well-established, the existing site is a surface parking lot - a missing tooth in an otherwise pleasant, and relatively quiet, pedestrian area in the Cascade Neighborhood. In addition to the objectives listed below, the project will strive to provide a variety of livable, efficient apartments with good access to daylight and visual connections to the street and neighborhood.

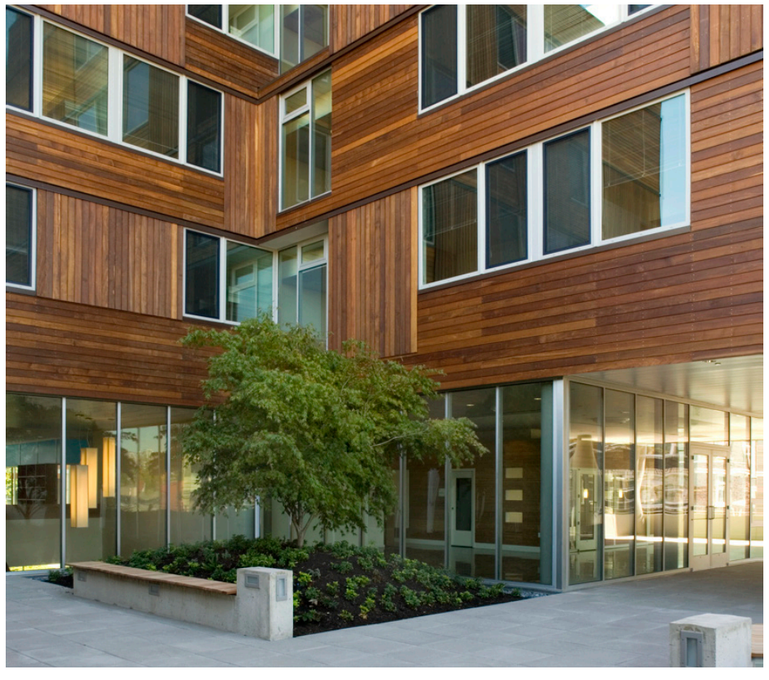
Pedestrian Connections + Interest
The project will seek to revitalize the intersection, creating a dynamic and layered pedestrian experience. Landscaping, an improved and widened streetscape, street-level housing and residential amenity areas will provide activity and connections between the new building and sidewalk.

Sustainability
Sustainability is a fundamental value held by the owner and design team. The project will seek LEED certification and Salmon Safe certification for the project.

Site Specific Response
The project endeavors to respond appropriately to site conditions, complementing and enhancing the neighborhood, being thoughtful about the pedestrian experience, residents' access to daylight and taking advantage of views of the surrounding city.







SUMMARY OF PUBLIC OUTREACH



Vulcan Real Estate aims to collect early community input for new construction of a residential building at 210 Minor Avenue N, Seattle, WA 98109

Proposal Summary

This projected is located in the Cascade neighborhood on the corner of Minor Avenue N. and John Street. This will be Vulcan's fifth development in the neighborhood. Vulcan has been working collaboratively with the Cascade neighborhood since 2002 conducting ongoing outreach with the neighborhood stakeholders.



Project Information

210 Minor Avenue N.
Seattle, WA 98109
SDCI# 004834-19PA (3035333-LU)

OUTREACH METHODS

Printed Outreach + Phone Hotline

• Direct mailings to the residences and businesses within 500-foot radius of proposed site.

• Phone hotline was set up to receive community feedback

Digital Outreach

• Project info added to DON's "Early Outreach for Design Review Blog."

• Project added to DON's "Outreach for Design Review Calendar."

• Created an online survey that provided basic background information on the project, asked eight questions to solicit stakeholder input on the project. *Note: Electronic link to the survey was emailed to neighborhood community groups including Cascade Neighborhood Council, South Lake Union Community Council, Cascade People's Center, and affordable housing properties in the neighborhood including Plymouth Housing, Low Income Housing Institute, Capitol Hill Housing, and DESC.*

Optional Zoom Meeting with Mirabella Development Task Force

• Vulcan project team leadership held a digital meeting using Zoom with the Mirabella Development Task Force on October 16, 2020.

SUMMARY OF COMMUNITY FEEDBACK FROM PUBLIC OUTREACH

Consider Context

• One attendee requested that attention be given to the design roofscape, including mechanical equipment, for Mirabella occupants and others that will be looking down on the building. One attendee requested a green roof, while another participant was not supportive of green roofs as they often not properly maintained and can be unsightly. Another respondent inquired if the project will have an occupied roof garden or outdoor space for us.

• One respondent expressed concerned that the size of this building will make the density of the neighborhood worse.

• One attendee encouraged the design give consideration to SCCA Patient House occupants and that even though the building faces the alley, to keep in mind it also faces those residence.

• One attendee inquired about workplace housing and expressed support for the integration of lower-income units.

Design Response: The project design will be carefully considered from all perspectives and will strive to complement the neighborhood including the SCCA Patient House with the goal that the design will benefit both the residents of the project as well as its neighbors. In the big picture, this new apartment is small in comparison to neighboring developments, its shadow will be minimal. Mirabella, for example, is 4-stories higher than the proposed design and will not have its views impacted. In addition, the high-voltage power lines will require the building be setback from the street, inherently reducing its visual impact. Given how early it is in the design, required rooftop mechanical equipment is not yet known, but screening will be thoughtfully considered by the design team. In addition, project will likely pursue MFTE to support lower-income housing as well as the MHA payment method.

Consider Sustainability + Public Art

• One respondent suggested the Sustainable Guidelines for Cascade is important to the neighborhood.

• One respondent noted that public art is important for character, and suggested consideration be given to providing community space for local artists.

Design Response: Sustainability is a fundamental value held by the development and design team. The project will seek LEED Certification and Salmon Safe certification. The owner also has a strong art program in the neighborhood and will consider opportunities to incorporate art in this project.

Consider Parking Impacts

• One attendee inquired where and how many parking spaces there will be, noting parking is an issue in the neighborhood.

• One attendee suggested the pedestrian and vehicular use of the alley be considered wtih SCCA shuttle services.

Design Response: While no parking is required by code, the project addresses parking concerns by providing parking on site with access to the parking garage located off the alley. With no additional commercial uses being add to the site, there will not be an increase in commercial activity.

Pedestrian Streetscape + Security

• Respondents suggested the design give consideration for pedestrians including good lighting, seating, security and street improvements. One noted that elderly residents in the area could use places to sit along the neighborhood sidewalks.

• Attendees noted that consideration be given to the security for street-level housing, and that the design ensures the spaces are well lit and safe. Participants report the areas has had problems with people approaching doors unwelcome or uninvited. A respondent suggested that not having a direct connection to the sidewalk may help activate the spaces, compared to the units along Minor at Cascade Apartments that have doors along the sidewalk as well as the guest units at Mirabella where there is a direct connection.

• One participant suggested considering significant elevation change and depth for private patios to create semi-privacy for inhabitants.

• One attendee expressed concern about light pollution and suggested lights point downwards, while others added that ample street lighting is important for neighborhood security.

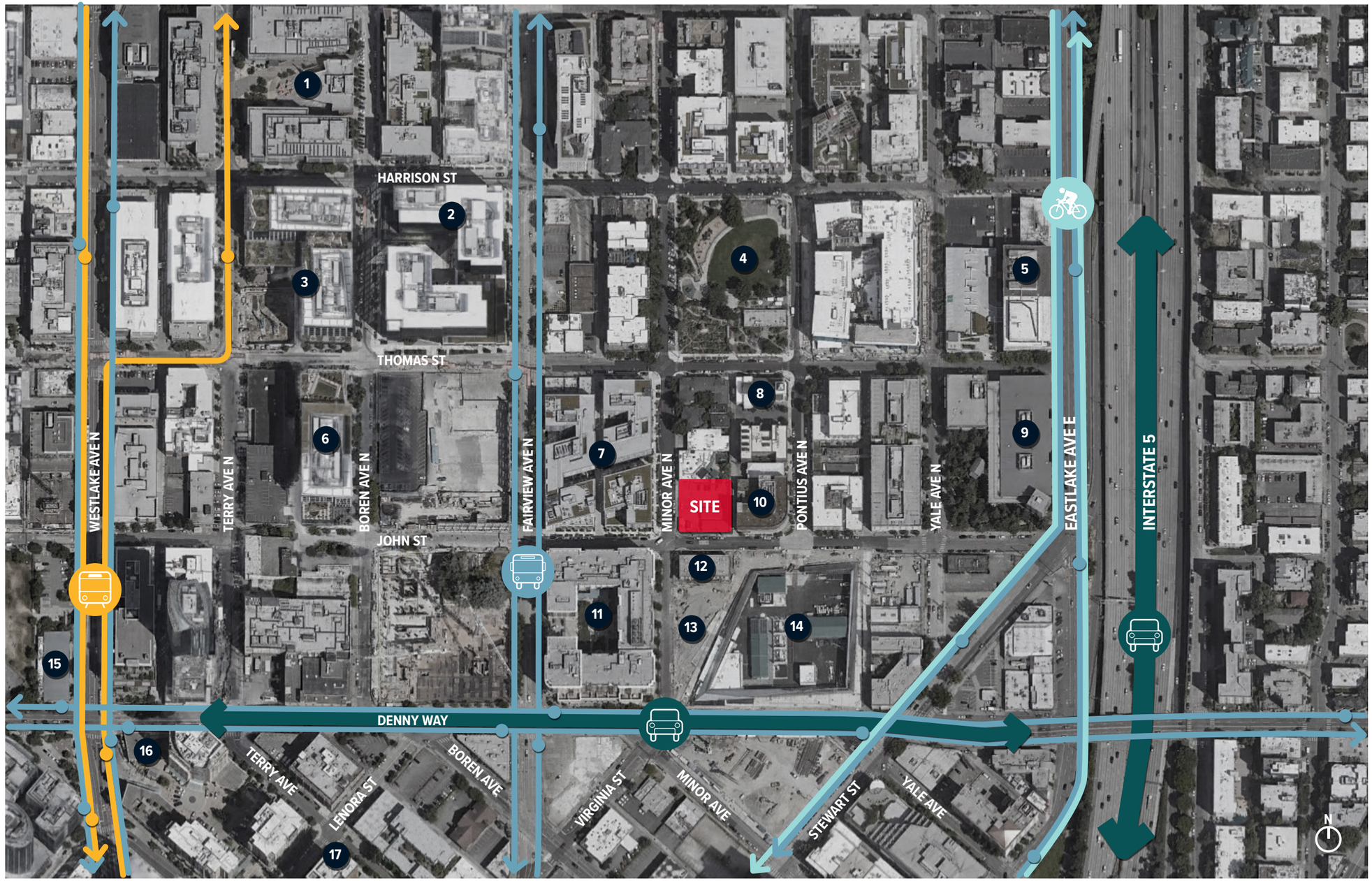
• One attendee suggested the corner of Minor and John is a good location for lobby, and the design could mark the intersection as focal point, and consider carving out a welcoming, glass corner, some patio space, consider a place for pedestrians to gather.

Design Response: Design team is working to make sure the street frontage of the new building feels inviting and active, as well as safe for the residents of the apartment and pedestrians along the street. Street-level housing will be accessible from inside the building with elevated patios along the street, providing semi-privacy to the residence with the ability to engage with public realm.


LAKE UNION
SOUTH LAKE UNION
URBAN CENTER
AURORA AVE N
INTERSTATE 5
SITE
DENNY WAY
N
Google Earth
© 2020 Google


FAIRVIEW AVE N
MINOR AVE
PONTIUS AVE N.
INTERSTATE 5
HARRISON ST
THOMAS ST
SITE
JOHN ST
DENNY WAY
N

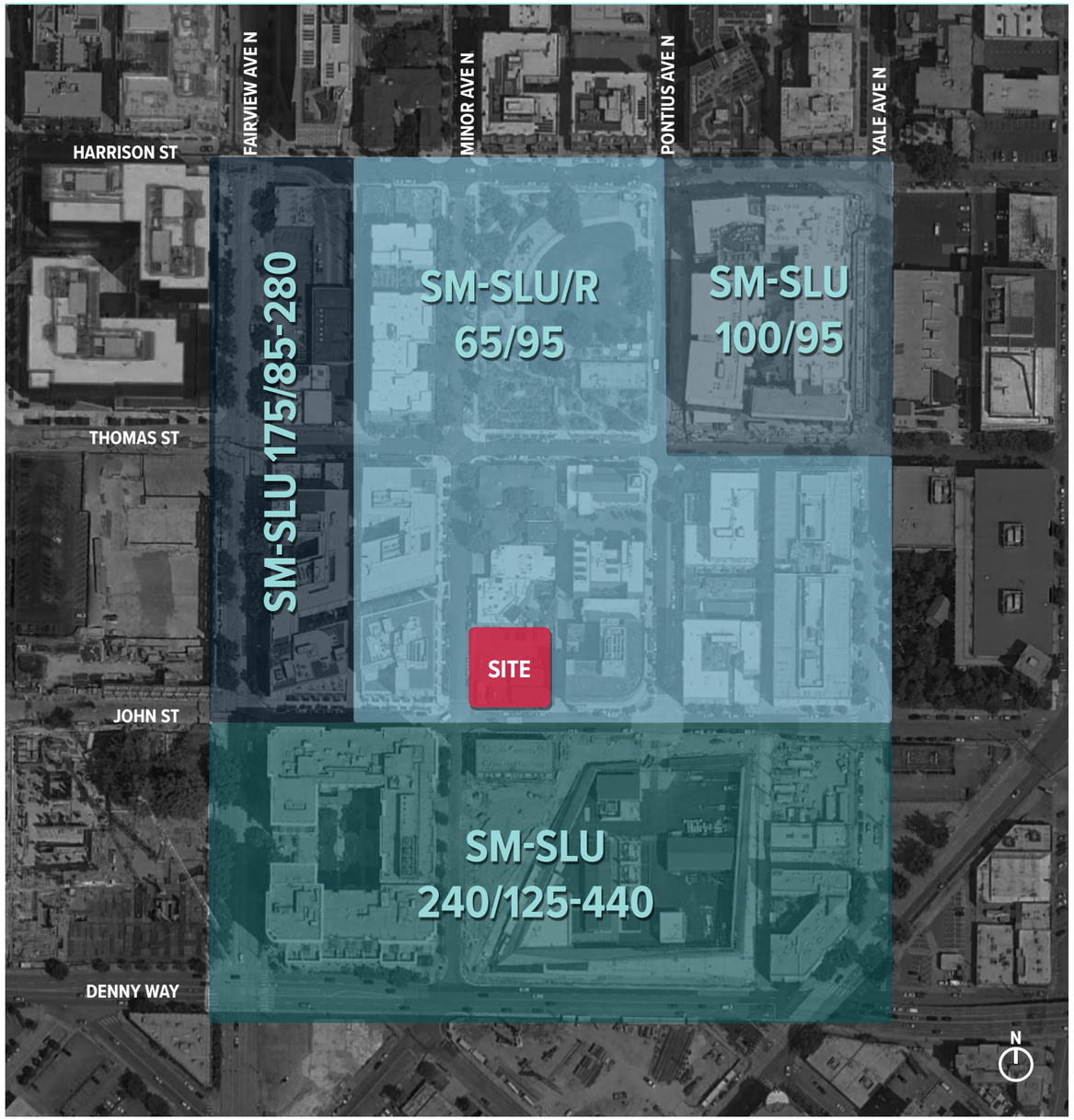
CAR BUS BIKE ROUTE STREET CAR



1. AMAZON • VAN VORST
2. AMAZON • HOUDINI
3. AMAZON • RUBY
4. CASCADE PARK
5. AMAZON • ATLAS
6. AMAZON • ARIZONA
7. CASCADE APARTMENTS
8. IMMANUEL LUTHERAN
9. REI
10. SCCA PATIENT HOUSE
11. MIRABELLA SEATTLE
12. BREWSTER APARTMENTS
13. DENNY DOG PARK
14. SCL DENNY SUBSTATION
15. SLU DISCOVERY CENTER
16. WHOLE FOODS
17. CORNISH COLLEGE

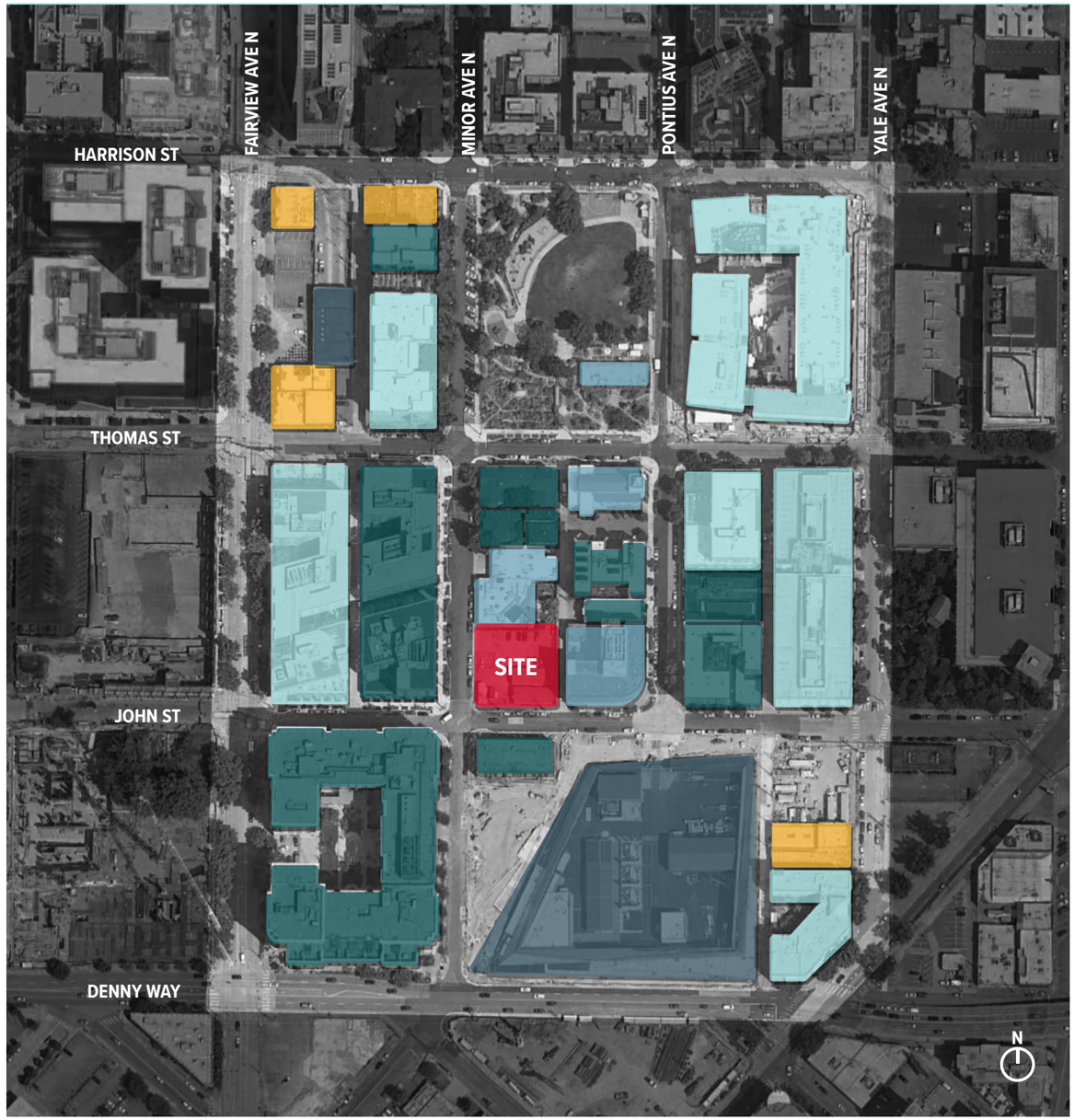
ZONING MAP

SITE
SM-SLU 175/85-280
SM-SLU 175/85-280
SM-SLU/R 65/95

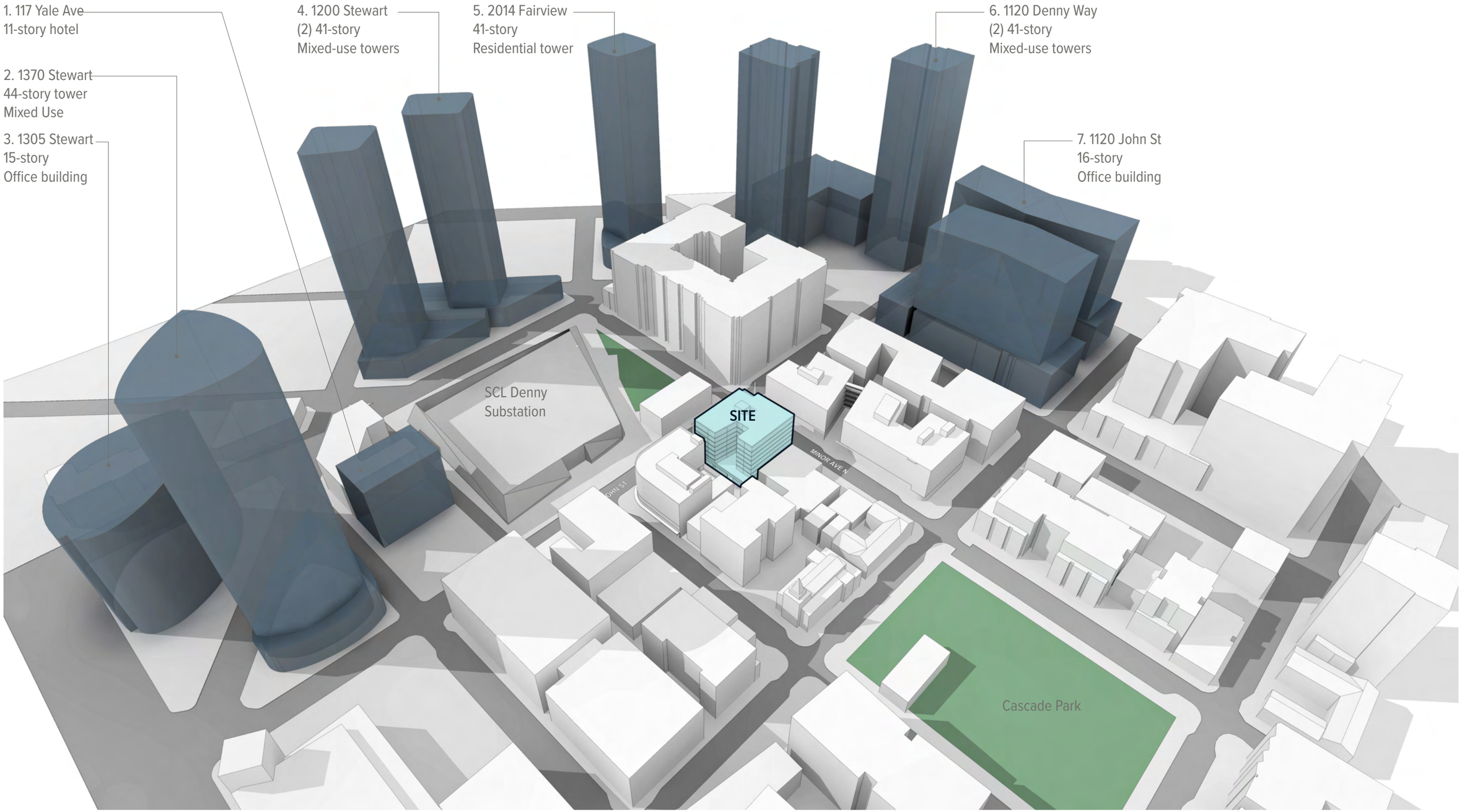


USE MAP

UTILITIES
MULTIFAMILY
INSTITUTIONAL
MIXED-USE
COMMERCIAL

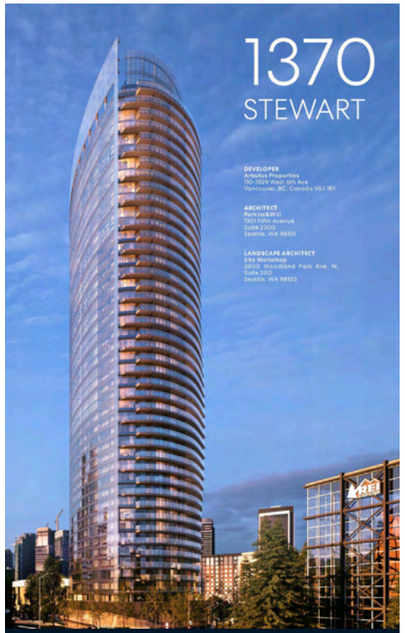


URBAN DESIGN ANALYSIS • FUTURE DEVELOPMENT

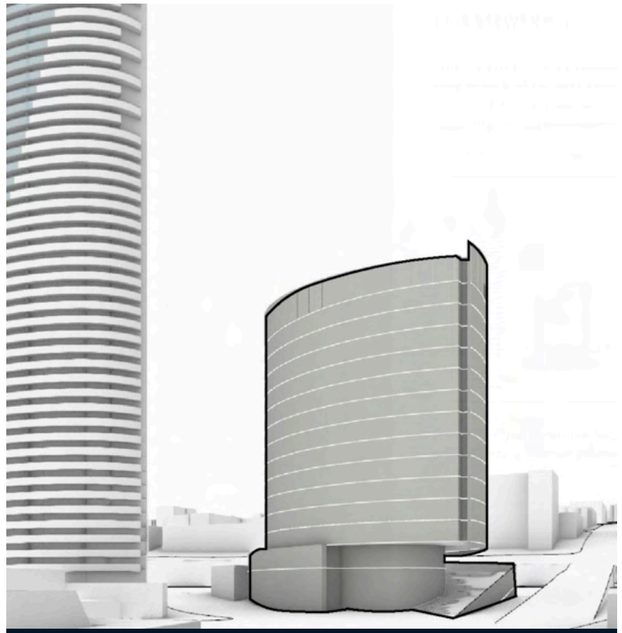




1. 117 YALE AVE N - 11 STORY HOTEL



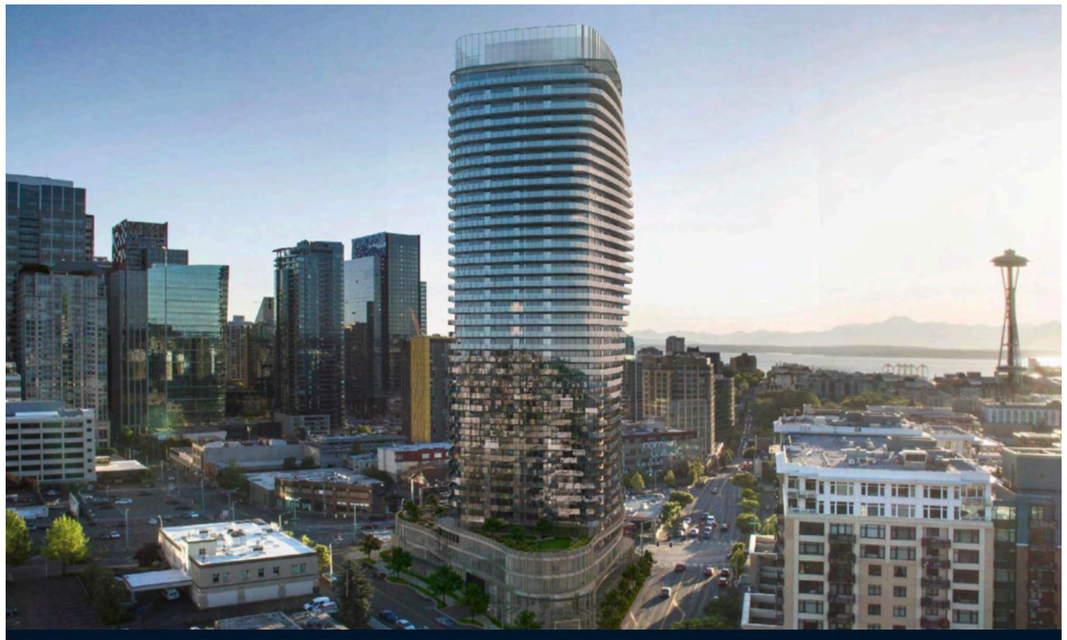
2. 1370 STEWART - 44 STORY MIXED USE



3. 1305 STEWART - 15 STORY OFFICE BUILDING



4. 1200 STEWART - 41 STORY MIXED USE - UNDER CONSTRUCTION



5. 2014 FAIRVIEW AVE - 41 STORY RESIDENTIAL TOWER - UNDER CONSTRUCTION



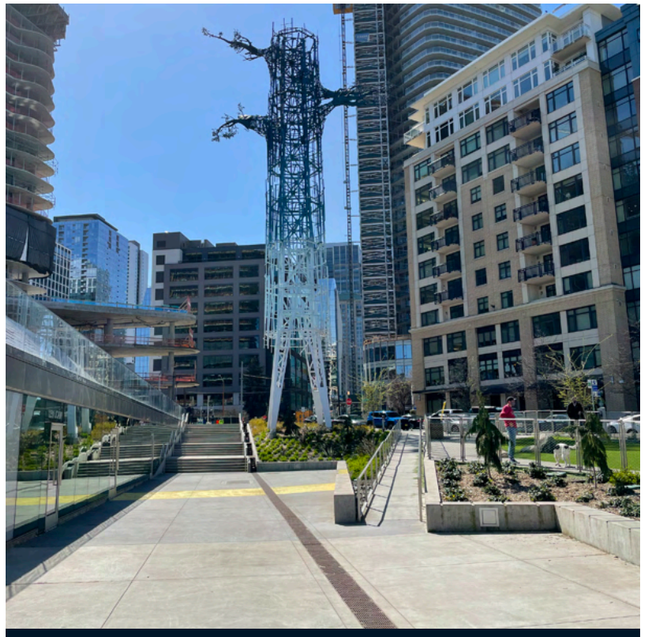
6. 1120 DENNY WAY - 41 STORY MIXED USE - UNDER CONSTRUCTION



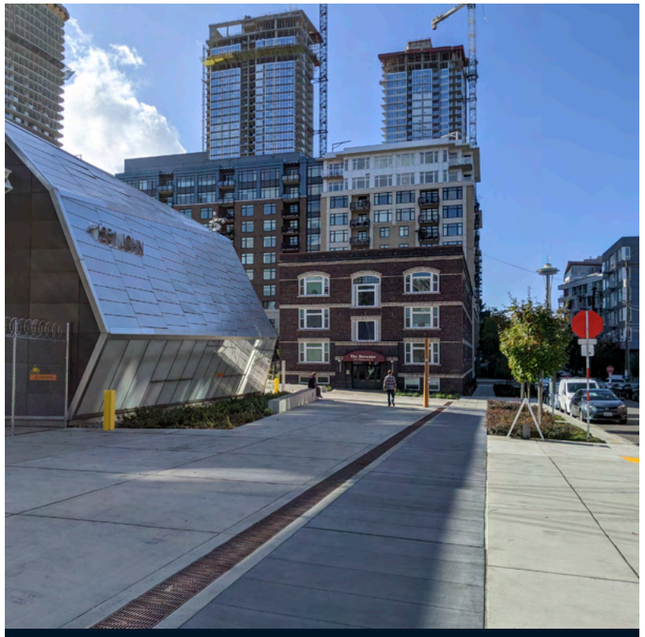
7. 1120 JOHN ST - 16 STORY OFFICE BUILDING - UNDER CONSTRUCTION



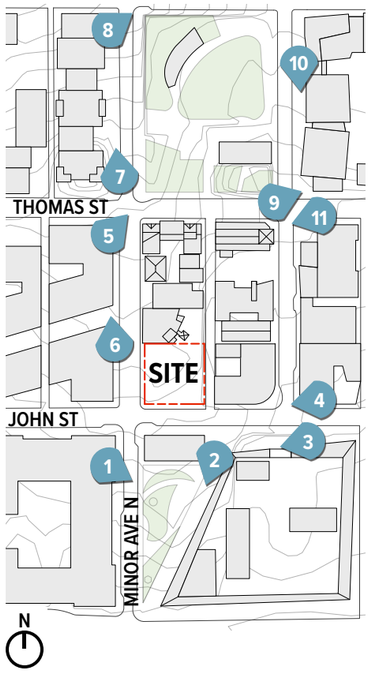
1. DENNY SUB STATION ALONG MINOR AVE N

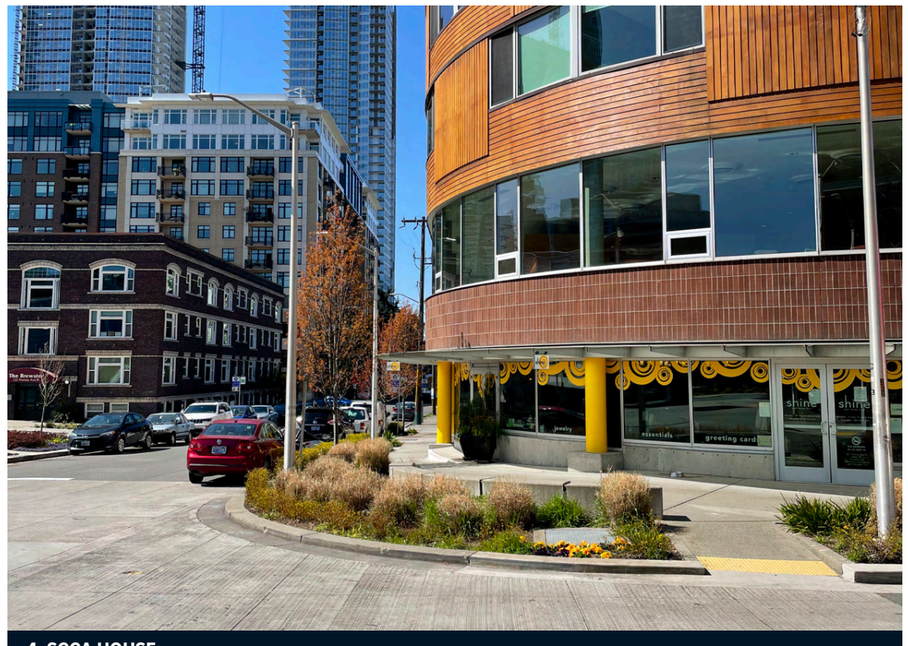


2. 'TRANSFOREST' ART SCULPTURE + SUB STATION DOG PARK



3. DENNY SUB STATION ALONG JOHN ST





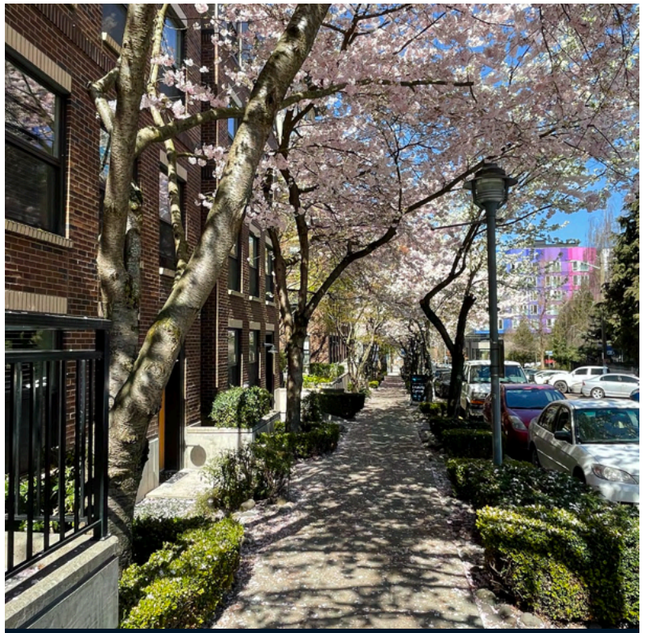
4. SCCA HOUSE



5. CASCADE P-PATCH COMMUNITY GARDEN



6. CASCADE APARTMENTS ENTRY



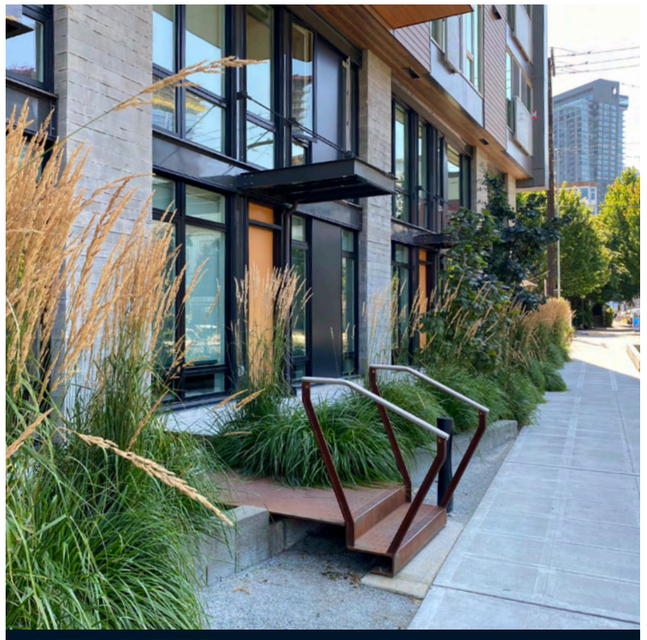
7. ALCYONE APARTMENTS



8. CHROMA APARTMENTS



9. CAFE HAGEN



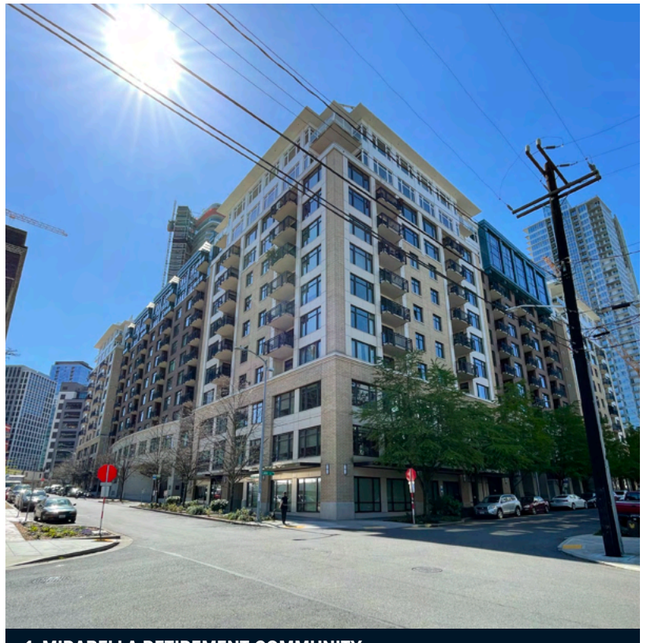
10. SITKA APARTMENTS



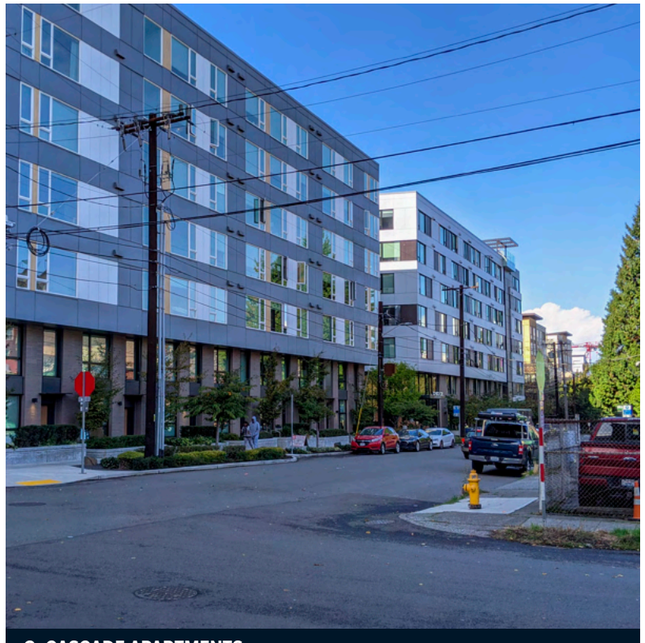
11. IMMANUEL LUTHERAN CHURCH

Minor Avenue North

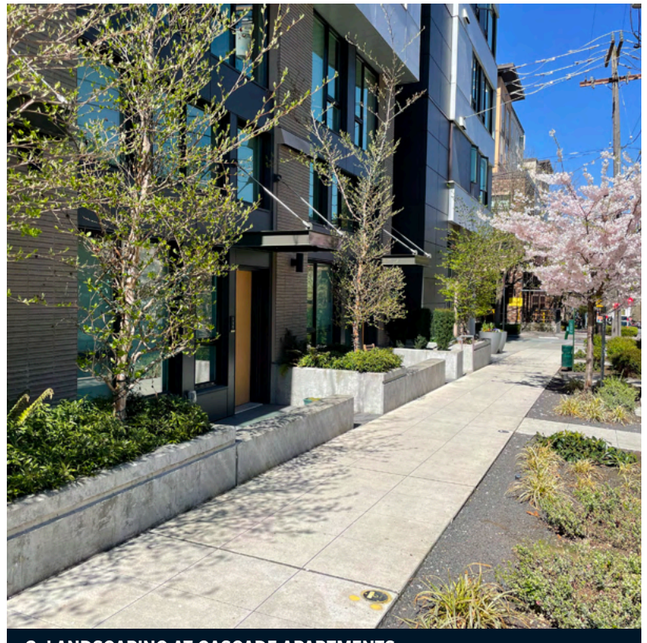
The immediate Minor streetscape is quiet with street-level housing, parks and a daycare fronting the streets. There is no retail or commercial activity. Much of the street-level housing is essentially at-grade.



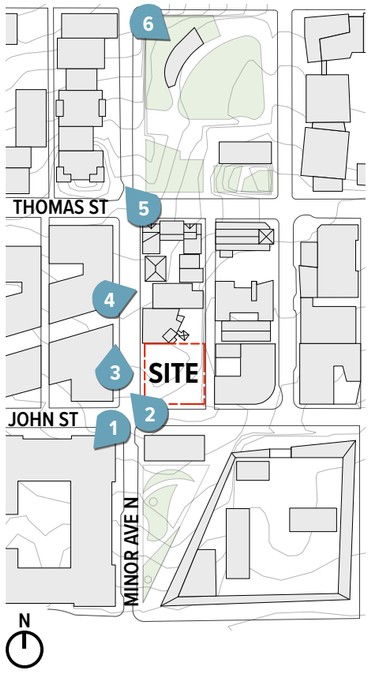
1. MIRABELLA RETIREMENT COMMUNITY



2. CASCADE APARTMENTS

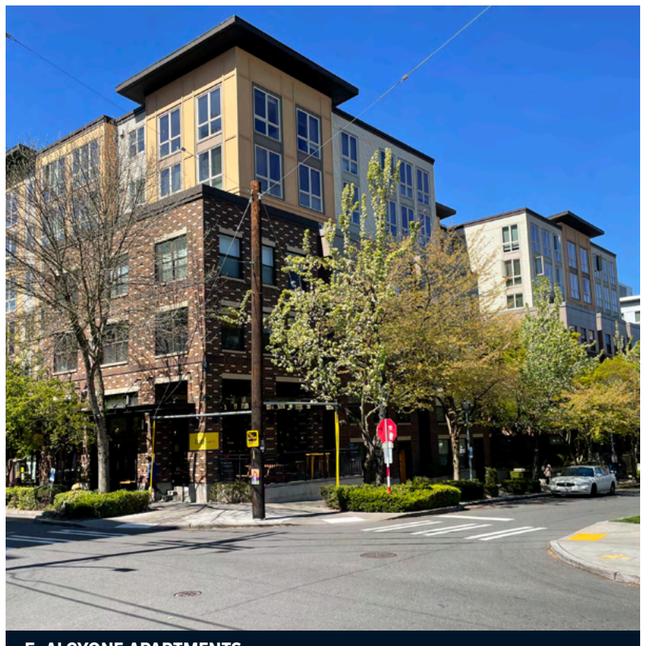


3. LANDSCAPING AT CASCADE APARTMENTS

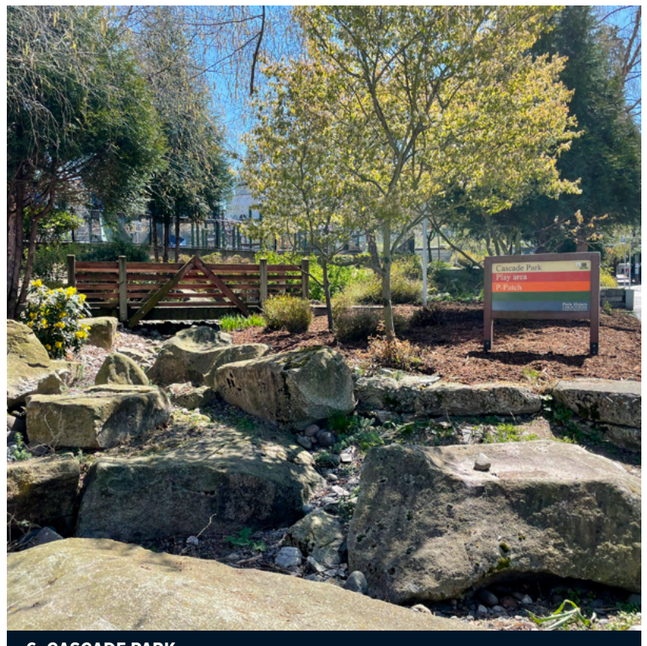




4. MINOR AVENUE CHILDREN'S HOUSE



5. ALCYONE APARTMENTS



6. CASCADE PARK

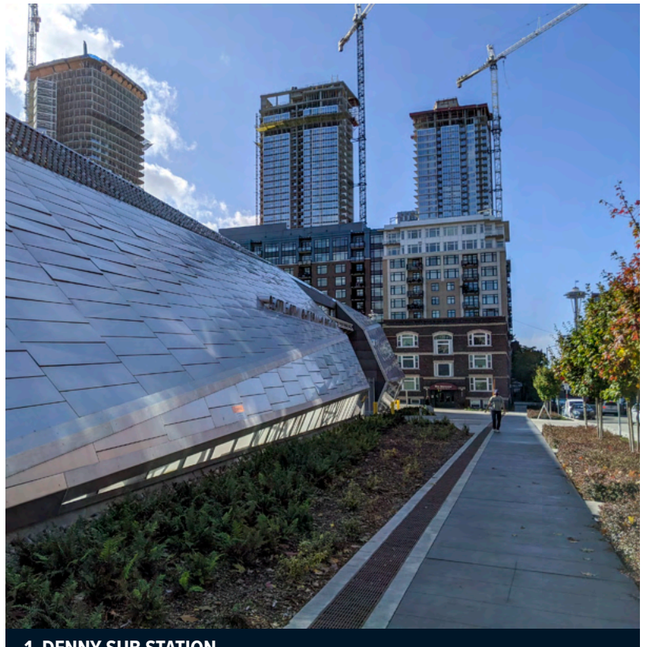


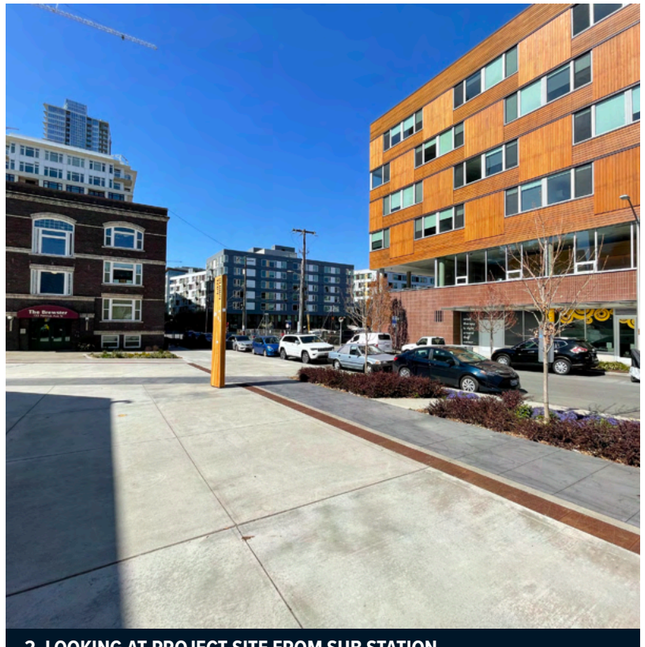
MINOR AVENUE NORTH • PHOTO-MONTAGE LOOKING EAST



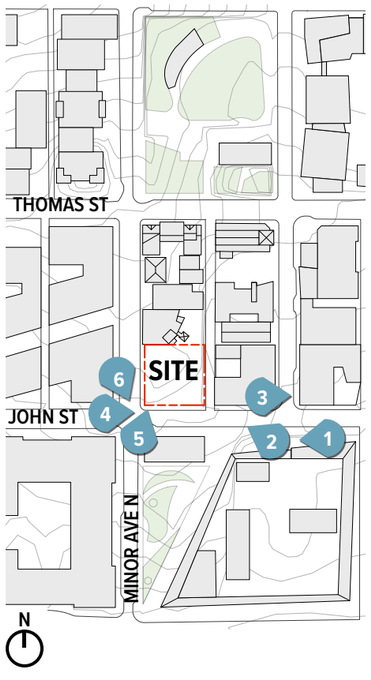
MINOR AVENUE NORTH • PHOTO-MONTAGE LOOKING WEST

John Street
A dynamic street with the new modern Denny Substation, an older Brewster Apartments and more recent developments like Mirabella and SCCA Patient House line the street. The street is quiet from a vehicular and pedestrian stand point, with only a small retail establishment at the SE corner of the SCCA Patient House. The street is congested with utilities much of which is serving the substation, restricting the project from widening the sidewalk and high-voltage power lines restrict the project from adding street trees along John.


1. DENNY SUB STATION

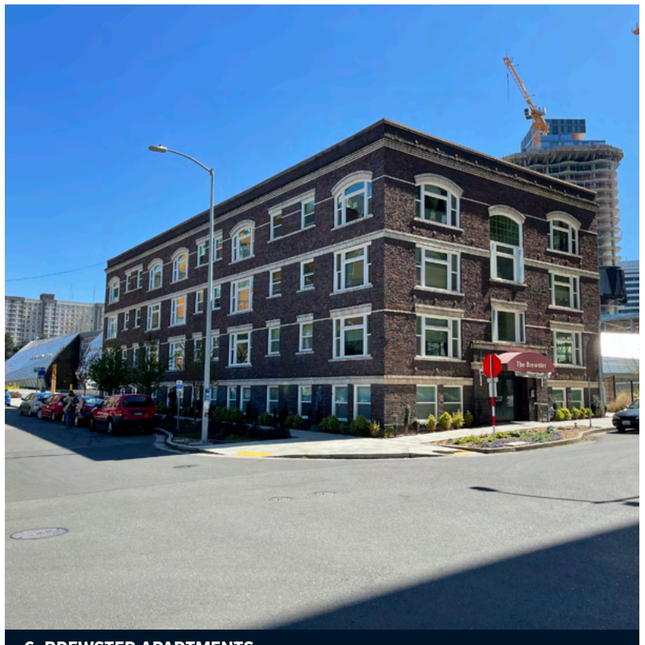

2. LOOKING AT PROJECT SITE FROM SUB STATION


3. PUBLIC SEATING AT SCCA HOUSE




4. LOOKING EAST ON JOHN ST


5. PROJECT SITE FROM CORNER OF JOHN ST AND MINOR AVE N


6. BREWSTER APARTMENTS



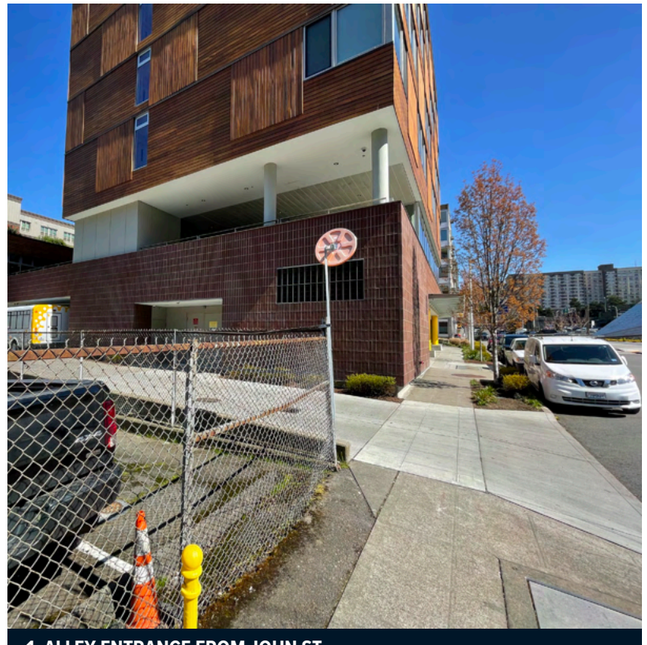
JOHN STREET • PHOTO-MONTAGE LOOKING NORTH



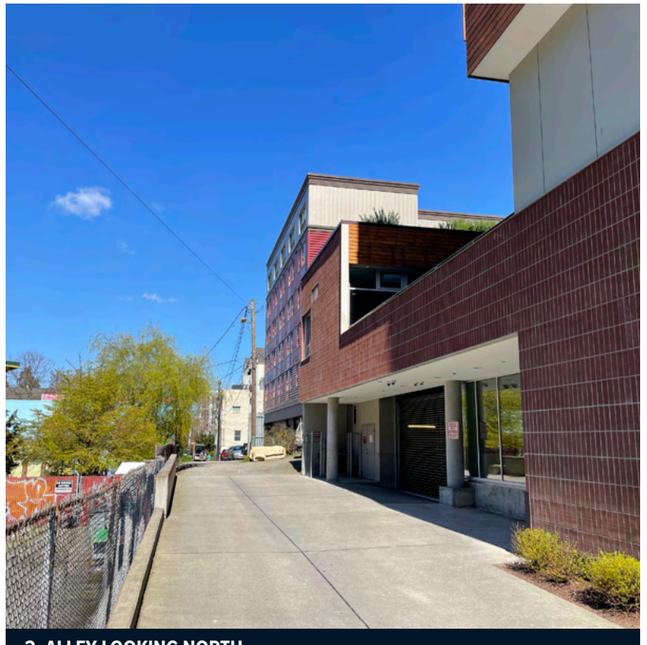
JOHN STREET • PHOTO-MONTAGE LOOKING SOUTH

Alley

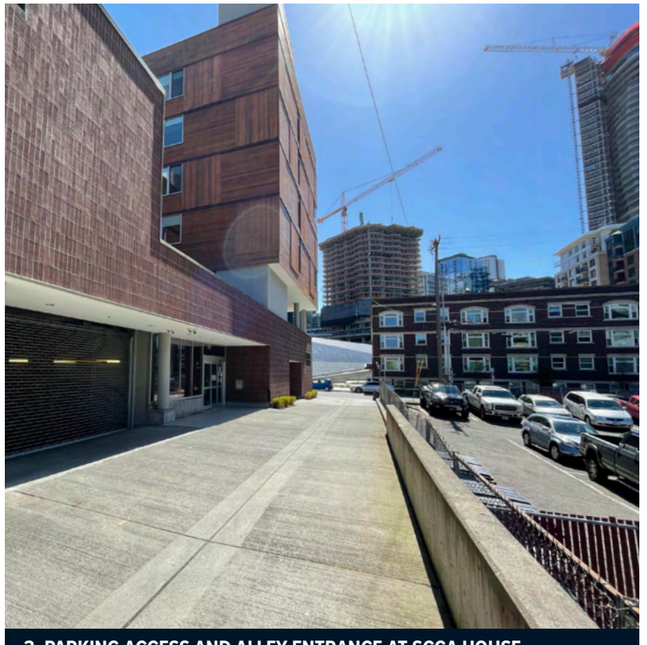
The alley is used by the neighboring SCCA Patient House for access to parking, trash, and utilities, and also a secondary entrance used to serve its shuttle service. The base of the building is brick and one level above is a courtyard with landscaping. There is also a church at the north end of the block.



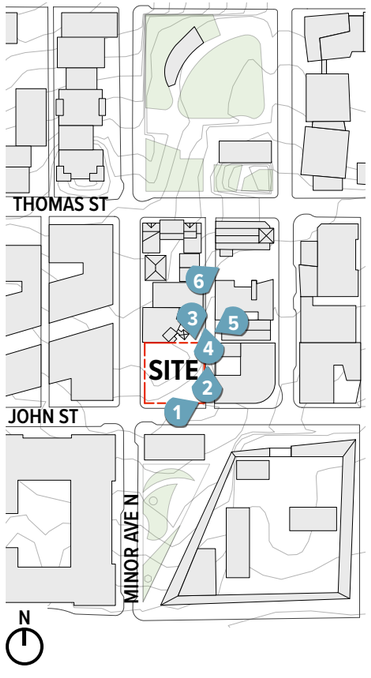
1. ALLEY ENTRANCE FROM JOHN ST



2. ALLEY LOOKING NORTH

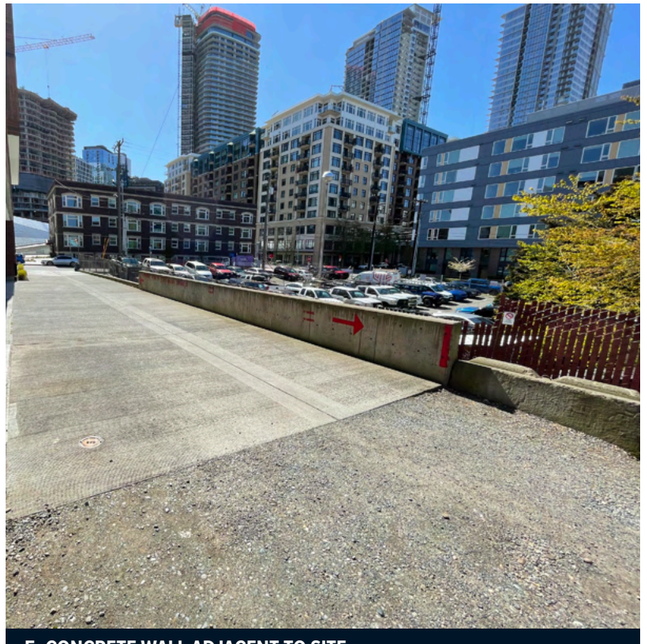


3. PARKING ACCESS AND ALLEY ENTRANCE AT SCCA HOUSE





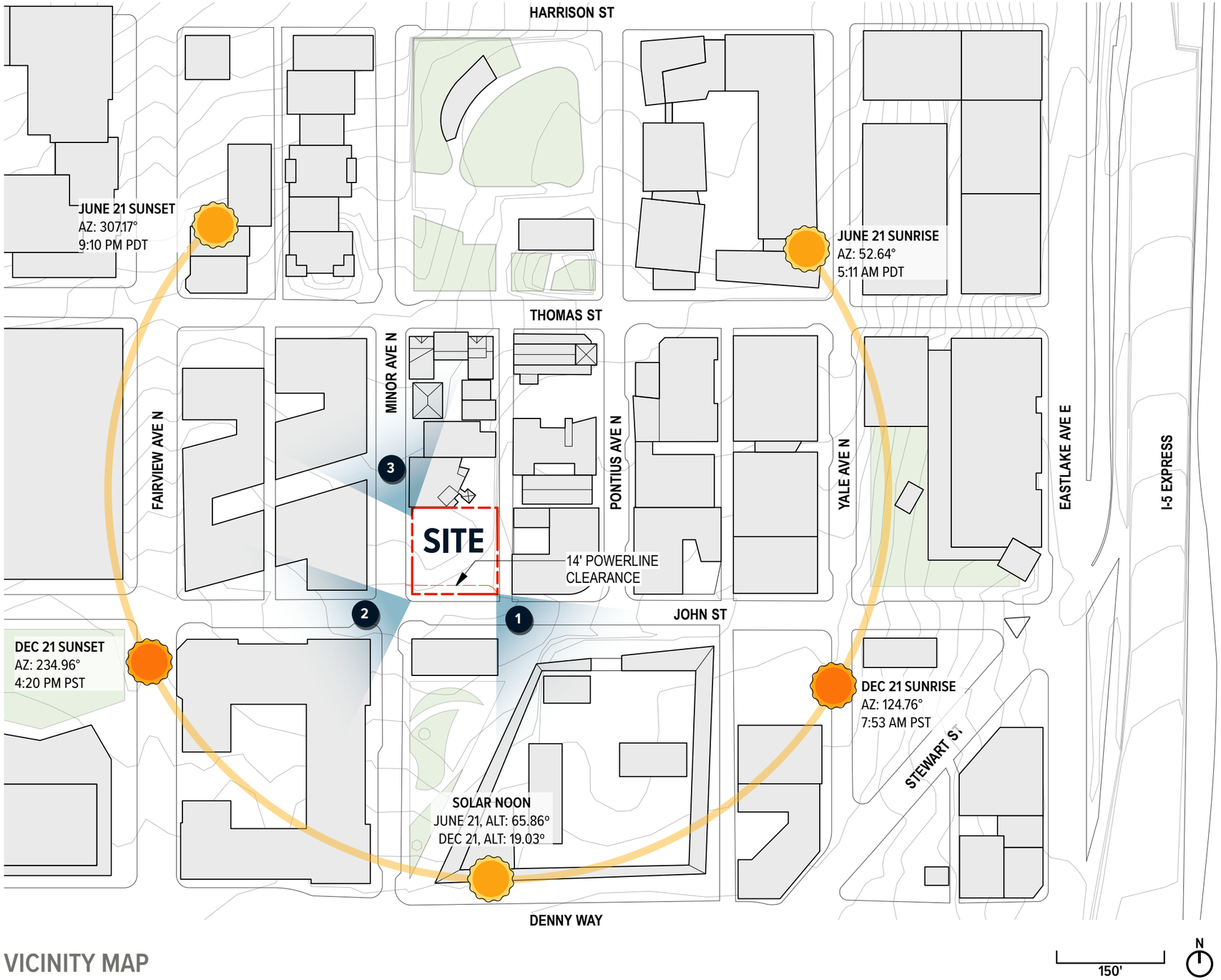
4. MINOR AVENUE CHILDREN'S HOUSE



5. CONCRETE WALL ADJACENT TO SITE



6. PARKING AT LUTHERAN CHURCH



VICINITY MAP

Solar Access
- Excellent access to sunlight in the late morning through the late afternoon. Good access to morning and evening sun. To the south, solar access is afforded by the low presence of the SCL Denny Substation and 3-story, brick Brewster Apartments.

Building Access
- The site offers great opportunity for pedestrian access at the corner of John Street and Minor Avenue North, and vehicular access to parking off the alley to the east.

Power Lines + Street Utilities
- Existing high-voltage power-lines along John Street will require a 14-ft setback, impacting the buildable area of the site.
- With the SCL Denny Substation to the SE, John Street is congested with utilities including a large vault that requires significant clearances. Given this, SCL and SDOT will not allow the sidewalk along John Street to be widened.
- The curb along Minor Avenue North will be moved to the west, narrowing the intersection and street, and widening the sidewalk for additional landscaping and street trees.

Corridor Views
- Upper levels will have opportunities for city views:
  1. Downtown to the south
  2. Olympic Mountains to the west
  3. Lake Union to the north

Proximity to local parks + art
- John Street is a designated Neighborhood Green Street. Residents will be within a short walk of the Cascade Playground to the north, the Denny Sub-Station Dog Park to the south and Denny Park just six blocks to the west.

- "Transforest" is a 110-feet tall steel sculpture located on the southern end of the Denny Sub-Station Dog Park

Topography + Features
- The site slopes approximately 7 feet from its highest point in the northeast corner to its lowest point in the northwest corner.

- The site is bounded to the east by a concrete wall along the alley and to the north by a metal fence in front of the Minor Avenue Children's House.



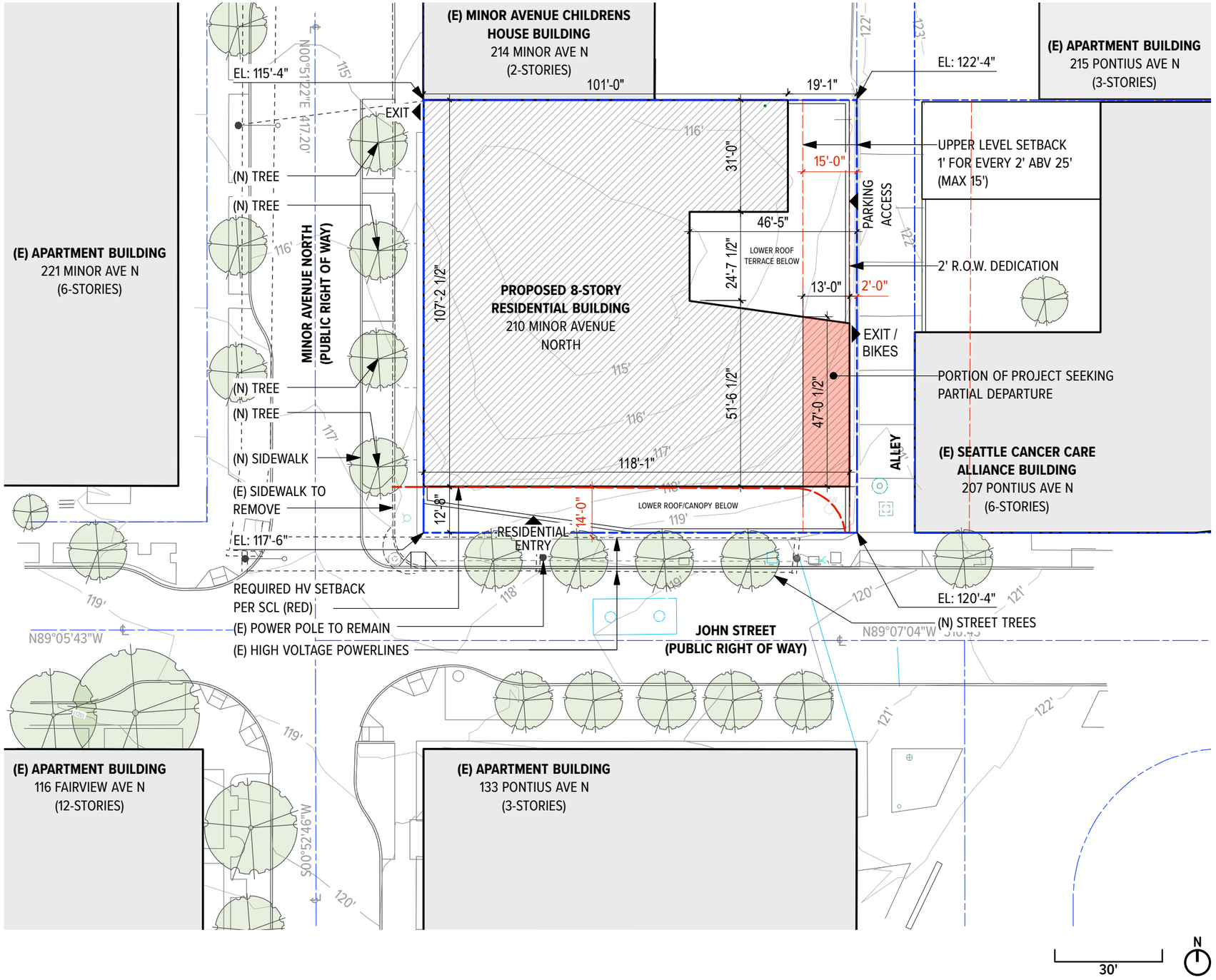
1. VIEW OF DOWNTOWN FROM +80' ABOVE THE SE CORNER OF THE SITE LOOKING SOUTHEAST



2. VIEW OF OLYMPIC MOUNTIANS FROM +80' ABOVE THE SW CORNER OF THE SITE LOOKING WEST

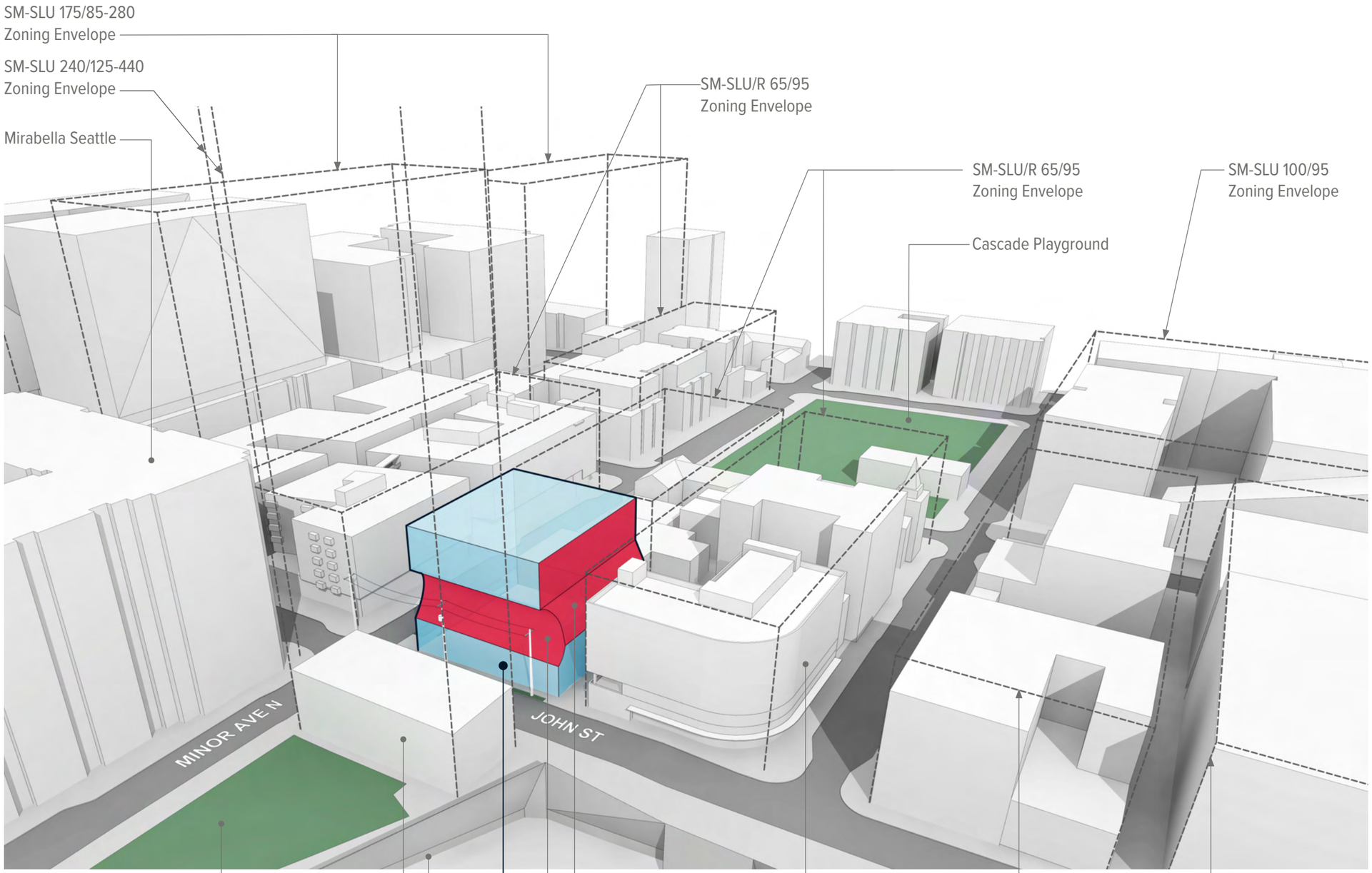


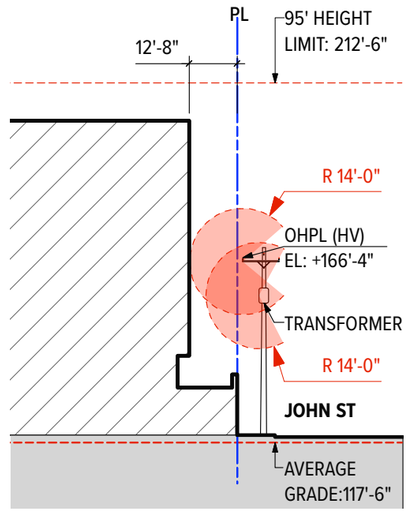
3. VIEW OF LAKE UNION FROM +80' ABOVE THE NW CORNER OF THE SITE LOOKING NORTH



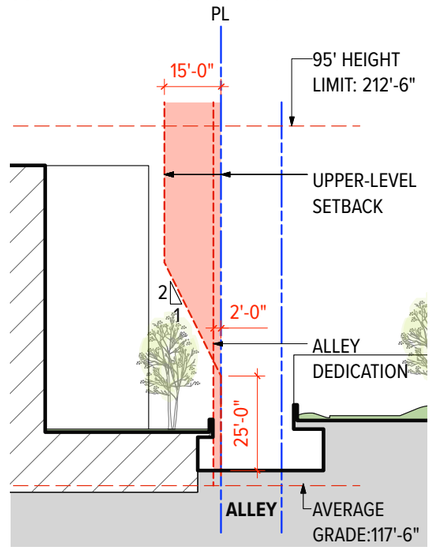
ZONING	SM-SLU/R 65/95
SITE AREA	14,425 SF
URBAN VILLAGE	South Lake Union Urban Village
STREET DESIGNATION	John Street is a Neighborhood Green Street
ECA	None
FAR	No Limit
HEIGHT LIMIT	95' (For Residential Use)
SETBACKS	Alley: Setback 1 FT for every 2 FT of height above 25 FT (Max 15 FT) 2 FT Dedication at Alley 14 FT Powerline Clearance
PARKING	No Minimum Requirement (Urban Center)
BIKE PARKING	1 per Dwelling Unit, Long Term 1 per 20 Dwelling Units, Short Term
RESIDENTIAL AMENITY	5% of Residential Area
GREEN FACTOR	Score of 0.3 or Higher Required
EXISTING TREES	One small tree will be removed.
EXISTING TOPOGRAPHY	The site slopes from East to West over approximately 120ft w/ a height difference of approx. 7.1 ft with more aggressive sloping occurring on the East and a gentler slope occurring as one moves further West. The low spot occurs in the middle of the site.
LEGAL DESCRIPTION	LOTS 5 AND 6, BLOCK 11, FAIRVIEW HOMESTEAD ASSOCIATION FOR THE BENEFIT OF MECHANICS AND LABORERS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 119, IN KING COUNTY, WASHINGTON.

ZONING AND DEVELOPMENT STANDARDS • ZONING ENVELOPE + CONTEXT





Section at HV Powerline Setback



Section at Alley Setback

PRIORITY DESIGN GUIDELINES



URBAN FORM + RESPECT FOR ADJACENT SITES (CS2)



STREET LEVEL INTERACTION (PL3)

*SLU Denotes South Lake Union Neighborhood Guideline

CONTEXT + SITE
CS2 URBAN PATTERN + FORM
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces and open spaces in the surrounding area.
Corner Sites // Respect for Adjacent Sites // Adjacent Street // Relationship to Block

***SLU-CS2.3 Adjacent Street:** John Street is the lowest volume street for vehicles of the three new east-west crossings and is a neighborhood Green Street. With its low volume of traffic John Street is well-suited for ground-related housing.*
***SLU-CS2.4 Relationship to Block:**
a. All Corner Sites: Emphasize the importance and/or amount of pedestrian activity at corners with widened pedestrian areas, landscaping, corner building entries, artwork, and other architecture features.

RESPONSE:
The existing site is a surface parking lot, a missing corner tooth in an otherwise pleasant, quiet pedestrian area in the Cascade Neighborhood. There are no significant building entrances or lobbies visible from the intersection of Minor and John, and very little activates the corner. The design will seek to enhance the corner, marking it with a welcoming, glass lobby that at night will serve as a beacon of light and activity, creating a focal point. While the massing along John Street extends out to the sidewalk at the street level at the southeast corner to create a street wall, the single-story podium is eroded as it gets to the corner to create a gracious, weather-protected entry plaza. Residential units with patios along Minor and decks on the 2nd level above John Street will provide additional eyes on the street at the corner. In addition, the curb along Minor will move to the west, narrowing the street right-of-way, and improving the pedestrian safety.
The preferred massing also proposes a podium-level courtyard along the alley, creating a complementary courtyard and podium to the SCCA Patient House across the alley. The combined open space will provide enhanced open space, vegetation and daylight for both residents.
(See PL3 for additional information John Street.)

PUBLIC LIFE
PL2 WALKABILITY
Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.
Access for All // Street-level transparency // Weather Protection

***SLU-PL2.1 Weather Protection**
1. Weather Protection: Overhead weather protection is encouraged in areas of high pedestrian activity such as along Green Streets.
2. Walkways and Pedestrian Interest: Visually engaging pedestrian walkways reinforce the pedestrian network and are an important element in project design.

RESPONSE:
The proposed building entrance is setback from the south property line at the corner creating a recessed entry plaza with a widened sidewalk zone that offers weather protection to pedestrians while also connecting the interior and exterior visually and physically. Ample street-level transparency will provide clear sightlines as well as a lantern of activity at night to improve site lighting and security. With the sloping site, the gracious entrance plaza will seamlessly integrate accessibility. In addition to the main entrance and lobby, additional amenity spaces for the residents including work-from-home offices, mail area and fitness area will be located along John Street, providing additional transparency and street-level interaction.

PL3 STREET-LEVEL INTERACTION
Encourage human interaction and activity at street-level with clear connections to building entries and edges.
Entries // Interaction // Residential Edges

***SLU-PL3.2 Residential Edges:**
a. Ground Level Residential: Projects fronting onto a designated Green street should include the following elements to provide privacy layering to the sidewalk.
1) Provide direct entry into the unit from the street. The entry should include weather protection sufficient to shelter persons entering... 2) Elevate the ground floor of living area above adjacent sidewalk grade. This guideline does not apply to designated ADA accessible units. 3) Provide physical "threshold" feature such as hedge, retaining wall, rockery, stair, gate, railing, or combination of such elements on private property that defines boundary between public right-of-way and private yard or patio.

RESPONSE:
The preferred design provides street-level housing along Minor Avenue with the more public amenity program areas located along John Street. While John is a designated Green Street, SDOT and SCL will not allow the curb at John to be extended to the south to create a more gracious streetscape and landscaping, because of the congestion of utilities in the street and a large vault that serves the Denny Substation and requires significant clearances. The high-voltage power lines also preclude street trees. In addition, the grades make it challenging to provide the guidelines suggestion of elevating street-level housing off the sidewalk for privacy.
Instead, the preferred design locates street-level housing along Minor where the curb can be extended to provide a generous sidewalk and street plantings and trees, and grades better accommodate elevated patios for those street-facing units.
The preferred massing alternative locates indoor and outdoor amenity spaces along John, connecting to the retail to the east and where the proximity to the street (and less privacy) is better served for uses that require less privacy and less buffer from the public realm. These functions benefit from the southern exposure, providing visual connections between the activity of the street. Integrated balconies and 2nd-story private decks at the residential levels provide additional "eyes on the street" and opportunities to interact with sidewalk activity. The residential building lobby and main entry will be designed to be identifiable, welcoming, and secure.
The massing along Minor will also be partly set back at the first two levels along Minor Avenue to provide a transitional zone between the public sidewalk and the private residences along the street and breaking down the mass of the building vertically.
The grade separation from the sidewalk to the semi-private patios helps to provide a buffer and visual privacy for to the residential units, improving security for the units and encouraging use of the patios. At the same time, those residences will have the opportunity to overlook and engage the street and the sidewalk below.

PRIORITY DESIGN GUIDELINES

DESIGN CONCEPT

DC1 PROJECT USE AND ACTIVITIES

Optimize the arrangement of uses and activities on the site.

Arrangement of Interior Uses // Vehicular Access // Parking

RESPONSE:

Vehicular access is located off of the alley, avoiding adding any disruptions to the pedestrian path. This allows the street level program on the west side (Minor Avenue N) to maintain uninterrupted residential patios facing the widened sidewalk and landscaping, mirroring the street-level condition across the street. Along John Street, where the street frontage cannot be extended with street trees due to the powerlines and street utilities, the interior program is more "public" with common amenities including lobby, mailboxes, work-from-home offices, fitness room and bike room. The overhang of the recessed entry along this south edge of the building also provides sun protection as well as rain protection. Back-of-house program is kept off the street edge and acts as a buffer between the amenity and residential program areas and the parking garage internally.

DC2 ARCHITECTURAL CONCEPT

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

Massing // Visual Depth and Interest // Scale and Texture

***SLU-DC2 Architectural Concept**

1. Massing, Design and Scale: Consideration of three scales: pedestrian, street and skyline.

2. Pedestrian Scale: a) Street level Scale: podiums in SLU are intended to promote a pedestrian scale.

RESPONSE:

The proposed massing presents a cohesive, singular image for the prominent corner of Minor and John Street, while creating a layered massing at the pedestrian and street scales. At the SE corner of the property, the preferred massing creates a podium that holds the corner of the alley, complementing the podium of the adjacent SCCA Patient House. The one-story podium with residential patios above maintains the street wall along the SE portion of John Street, then carves back to create a gracious, covered entry plaza. A glass lobby wraps the corner and is bookended by work-from-home amenity spaces, terminating the single-story podium mass and the more public amenity spaces while providing an edge and buffer to the residential patios along Minor. The preferred massing has a recessed, two-story base along Minor, setback to create semi-private patios that are elevated off the sidewalk. The two-story setback carries around the SW corner above the John Street podium, expressing the concrete construction of the lower levels distinctly from the wood-framed construction of the upper levels. The layering of the lower three levels of the structure creates a dynamic pedestrian scale and experience. Carved out of the top floor, an amenity room and roof terrace the upper level of the mass at the SW corner while providing the best access to evening daylight and territorial views towards downtown and the Space Needle to the west.

DC4 EXTERIOR ELEMENTS + FINISHES

Use appropriate and high-quality elements and finishes for the building and its open space.

Exterior Building Materials // Trees, Landscape, and Hardscape Materials

***SLU-DC4.1 Exterior Building Materials:** *a) Transparent Ground Floor Glass b) Panelized Materials: should be carefully detailed and of sufficient thickness to prevent warping c) Materials at Ground Level: Use durable materials resistant to vandalism, incidental damage and wear. Ground floor materials should provide the visual interest and texture as described in Citywide Guidelines DC.2.D. Brick, tile and other highly durable materials are encouraged.*

***SLU-DC4.2 Trees, Landscape and Hardscape Materials:** *a) Encourage landscaping that meets LEED criteria. This is a priority in the Cascade Neighborhood. b) Where appropriate, install indigenous trees and plants to improve aesthetics, capture water and create habitat.*

RESPONSE:

The building will be well-detailed, high-quality, and durable. Exterior materials will be compatible with surrounding colors, textures, and patterns. Low-level lighting will be used to provide safe and attractive building entry sequence, while avoiding glare into the units and adjacent properties. Landscaping will include drought-tolerant plants and native species and be thoughtfully integrated into the project as a whole. The project is also seeking LEED and Salmon Safe certifications.

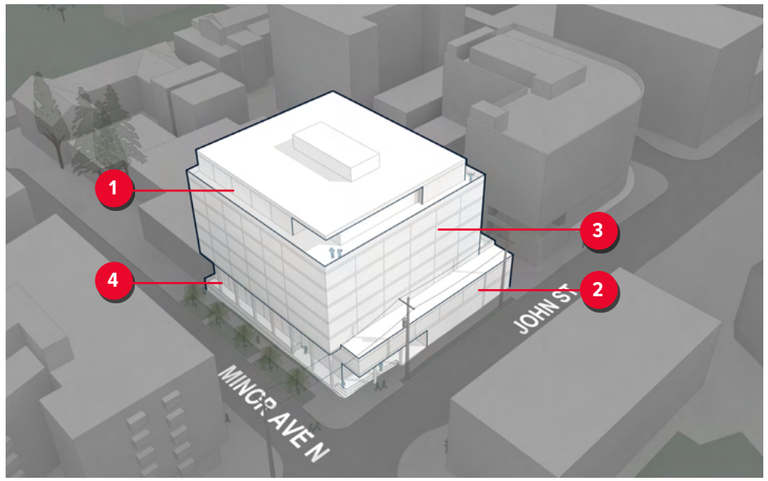


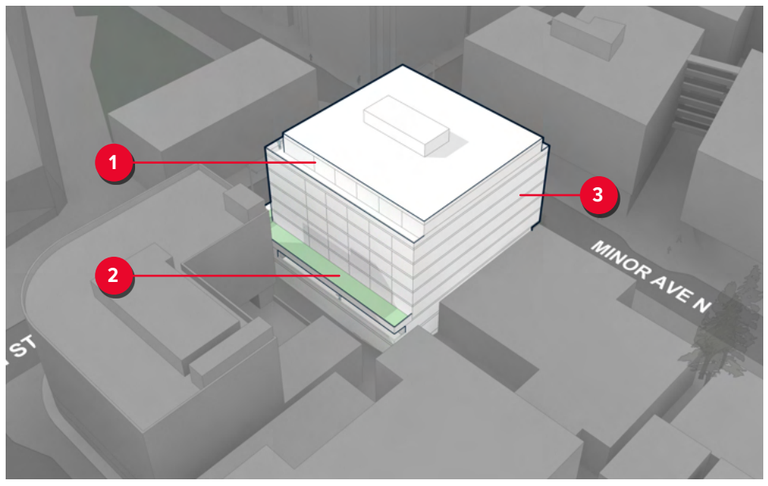
RESIDENTIAL EDGES, PEDESTRIAN SCALE, MASSING, DESIGN AND SCALE (PL3.2 + DC2)



STREET LEVEL INTERACTION (PL3)

ALTERNATIVE 1: **BLOCK**
(CODE COMPLIANT SCHEME)

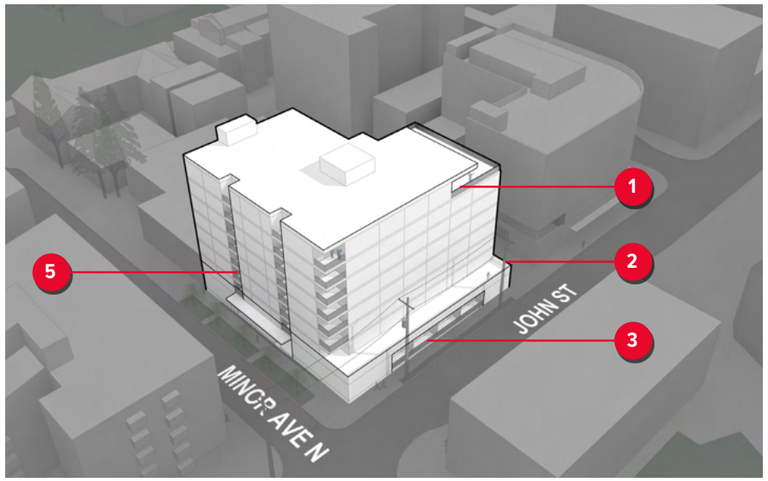


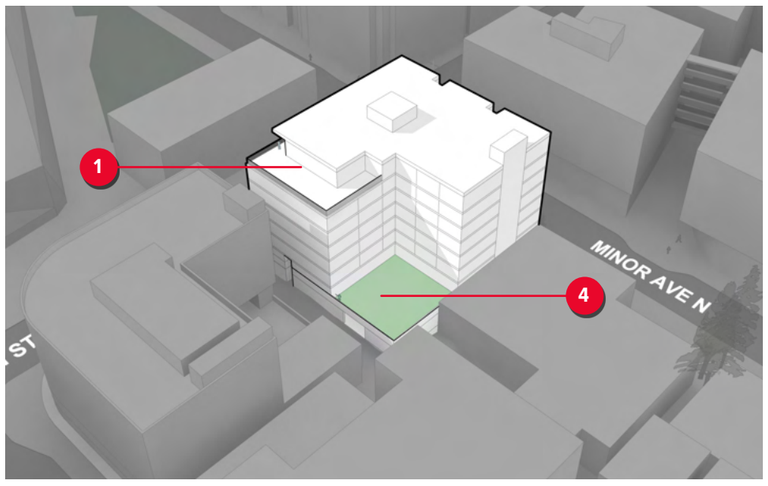


MASSING RATIONALE

1. Penthouse-styled, top-level with private balconies. Roof deck amenities are placed on level 8 with views to the south and SW.
2. 2-story podium along alley and John Street, respecting the alley upper-level setback and required clearance from powerlines. Limited opportunities for residential patios along John due to proximity to powerlines
3. Entry is carved out of the corner, providing activation to the intersection.
4. 2-story setback along Minor with street-level housing and semi-private patios.

ALTERNATIVE 2: **L**

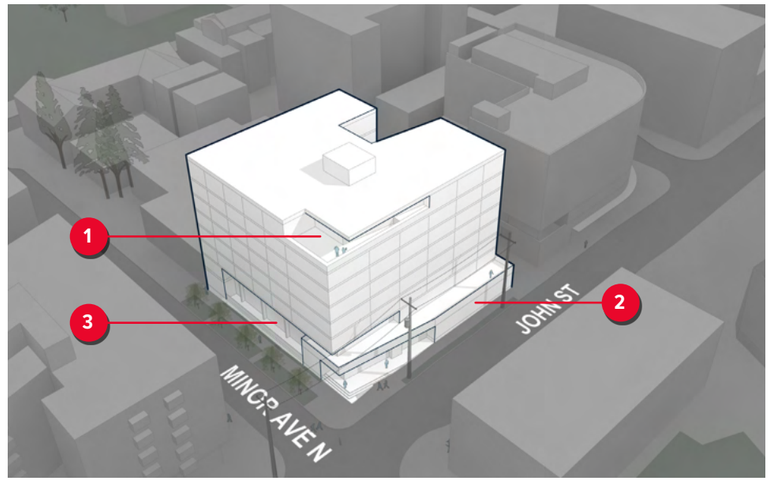


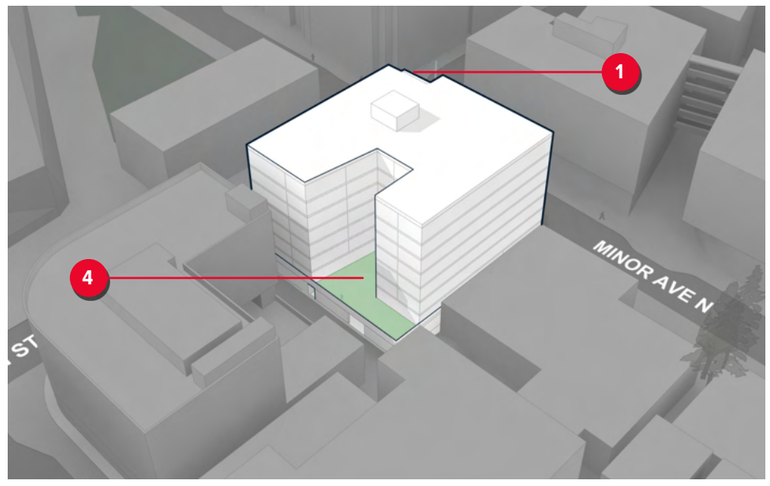


MASSING RATIONALE

1. Roof deck amenities carved out of the SE corner of the top floor.
2. One-story podium along John Street, respecting the required clearance from high-voltage powerlines, and low enough to accommodate residential decks.
3. Residential patios carved out of podium along John Street.
4. Courtyard located along alley at podium level.
5. Vertical modulation created by carved out decks, integrated with entry along Minor. Amenities are located along minor and occupy the corner.

ALTERNATIVE 3: **CHANNEL**
(PREFERRED SCHEME)





MASSING RATIONALE

1. Roof deck amenities carved out of the top SW corner with access to evening light and views to downtown and Space Needle.
2. 1-story podium along John Street, respecting the required clearance from powerlines along John Street. Entry plaza carved out and activating the corner.
3. 2-story setback along Minor with street-level housing and semi-private patios.
4. Courtyard located along alley at podium level providing landscaping and open space for residents and the neighboring SCCA Patient House.

ALTERNATIVE 1: **BLOCK**
(CODE COMPLIANT SCHEME)



DESCRIPTION
Alternative 1 proposes an 8-story building composed of street-level amenities along John and street-level housing along Minor with apartments above. There is a 2-story setback along Minor to provide semi-private patios for the street-level units. The top-level units and amenity areas are setback from the main building form. A 2-story podium containing apartments wraps the alley around to John Street with the main building entry and lobby carved out at the corner.

PROGRAM
- 111 Apartments
- Parking for 13 vehicles and bike storage

ADVANTAGES
- No departures required
- Opportunity for rooftop penthouse units with decks
- Rational, efficient structure and construction

CHALLENGES
- Results in less unit diversity and over-sized, shoebox units that do not meet project goals. Second floor units are particularly oversized.
- Top floor setback diminishes building wholeness and rentable area on an already constrained site with powerline and alley setbacks that is small relative to other developments
- The apartment units on the east side are more compromised overlooking the alley with less open space and landscaping buffer.

ALTERNATIVE 2: **L**



DESCRIPTION
Alternative 2 proposes a 8-story building that creates a podium-level courtyard off the alley. Street-level apartments are located along John Street with street-level amenities along Minor connected to the entry in the middle. The top level includes an amenity area and roof terrace that are carved out of the SE corner. Integrated balconies are carved out along the West face & SW corner enhancing the verticality while integrating with the main entry.

PROGRAM
- 119 Apartments
- Parking for 13 vehicles and bike storage

ADVANTAGES
- Rooftop terrace on SE corner allows more light into courtyard
- Gracious setback courtyard to provide light, air and green open space for the tenants on the east side of the building.

CHALLENGES
- Upper-level alley setback departure required
- Street-level units along John Street are compromised given their proximity to grade making it challenging to provide security and privacy to those units, and they have less of a landscape buffer as well.
- Rooftop terrace has less access to evening light, facing SCCA rather than views.
- The corner is activated more from the inside than the pedestrian experience.

ALTERNATIVE 3: **CHANNEL**
(PREFERRED SCHEME)



DESCRIPTION
Alternative 3 proposes an 8-story building composed of a 1-story podium that continues the streetwall along John Street and contains amenity spaces. A 2-story setback along Minor provides semi-private patios for the street-level housing, and helps create a layered lower-level massing. A gracious lobby and entry plaza creates a focal point at the corner while an amenity area and terrace is carved out of the top SE corner.

PROGRAM
- 118 Apartments
- Parking for 13 vehicles and bike storage

ADVANTAGES
- Gracious setback courtyard to provide light, air and green open space for the tenants on the east side of the building.
- Rooftop terrace erodes the more visible mass at the corner and provides the best views and access to evening daylight when it will be most used.
- The 2-story setback on Minor Avenue and grade separation helps to encourage use of the semi-private patios with access to an extended landscape buffer.
- Gracious covered entry plaza provides a focal point at the corner and will enhance the pedestrian experience with eyes on the street and ample lighting from the building and activity within.
- Best unit diversity with more 1-BR, and most units benefiting from light and greenery

CHALLENGES
- Upper-level alley setback departure required

ALTERNATIVE 1: **BLOCK**
(CODE COMPLIANT SCHEME)

DESIGN STRATEGIES / CONCEPT

1. Setback of the upper stories respond to the necessary clearance from high voltage powerlines and upper level setback requirements along the Alley. **(SLU-CS2)**

A. The minimal setback along the alley does little to permit access to sunlight where the building sits adjacent to the neighboring courtyard.

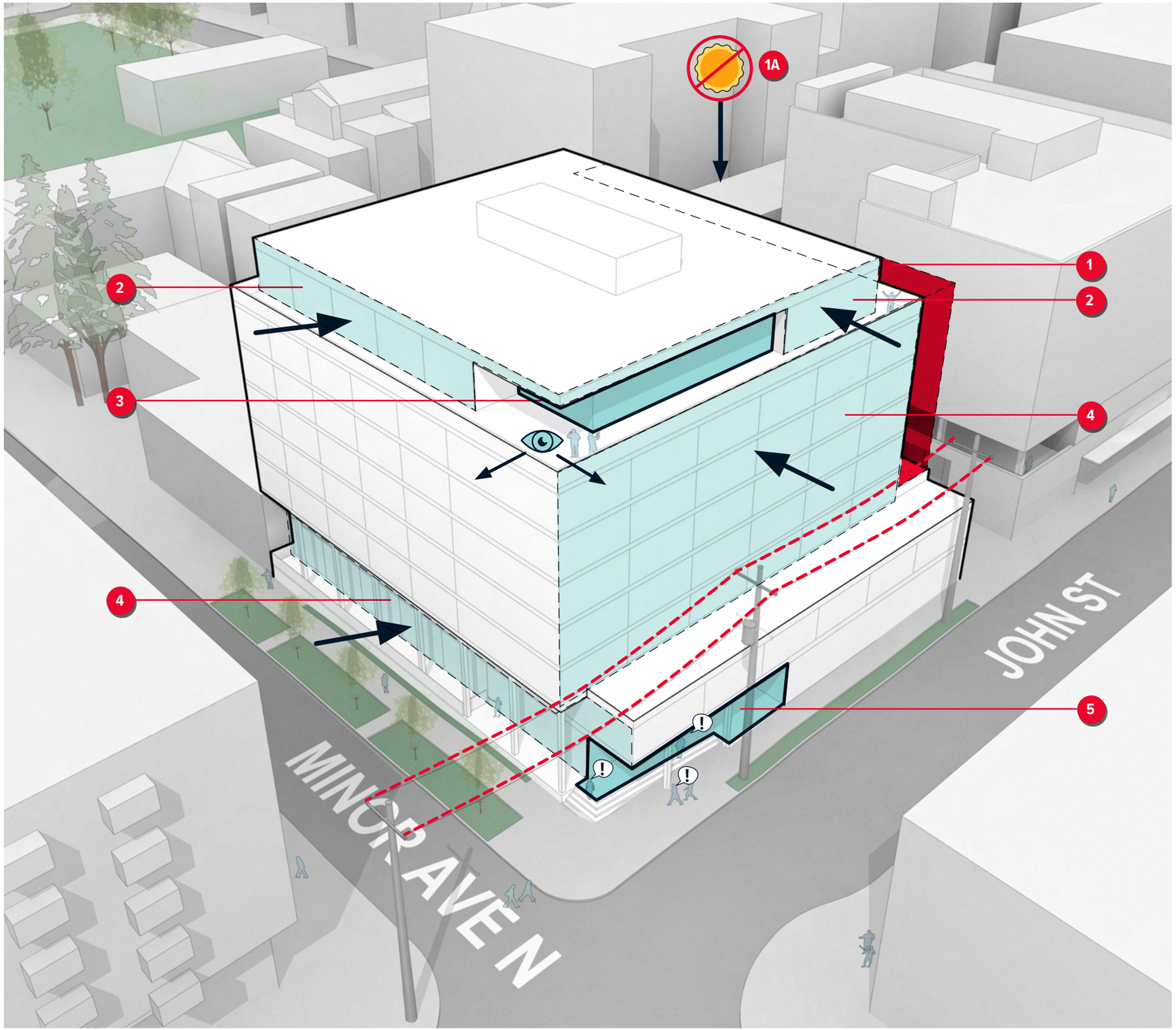
2. The upper-level units and amenity areas are setback in order to further break down the scale of the main building form. This opportunity is afforded by the fact that the stacking units are over-sized. **(SLU-DC2)**

3. Residential amenity space including a roof terrace is located on the 8th floor with south and SW views to provide the best access to evening daylight and territorial views towards downtown and the Space Needle to the west. **(SLU-DC2)**

4. A two-story podium is articulated from the mass above by setting back the upper stories along John St. and setting back the podium along Minor Ave, expressing the concrete construction of the lower levels distinctly from the wood-framed construction of the upper levels. **(SLU-DC2)**

A. Given the proximity to the powerlines, the roof of the podium is limited in its ability to provide residential terraces, reducing the opportunity to provide layered activity along the street edge.

5. The main entry enhances the corner, marking it with a welcoming, glass lobby and plaza creating a focal point that at night will serve as a beacon of light and activity. **(SLU-CS2.4)**



ARCHITECTURAL MASSING CONCEPTS • ALTERNATIVE 1: **BLOCK** (CODE COMPLIANT)

DESCRIPTION

Alternative 1 proposes an 8-story building composed of street-level amenities along John, and street-level housing along Minor with apartments above. There is a 2-story setback along Minor to provide semi-private patios for the street-level housing. The upper level units and amenity areas are setback from the main building form. A 2-story podium containing apartments wraps the alley around to John Street with the main building entry and lobby carved out at the corner. Parking is at the main level and is accessed from the alley.

PROGRAM

- 111 Apartments
- Parking for 13 vehicles and bike storage
- Area: est 93,600-gsf

ADVANTAGES

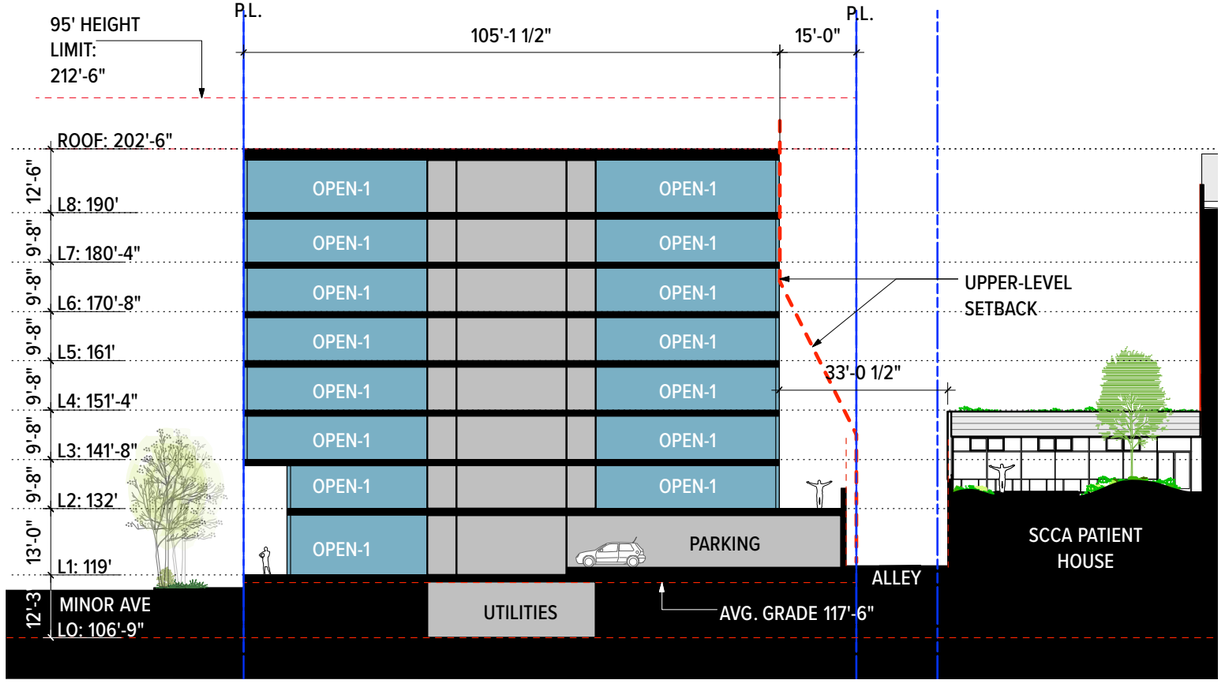
- No departures required
- Opportunity for rooftop penthouse units with decks
- Rational, efficient structure and construction

CHALLENGES

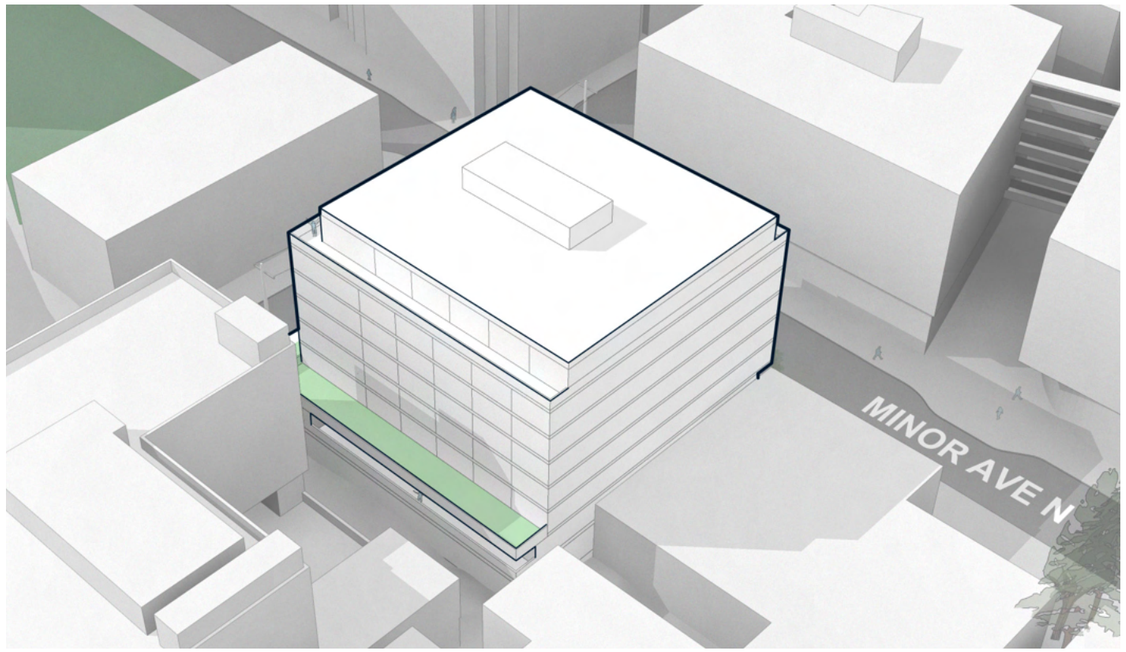
- Massing approach is not very responsive to the courtyard massing of SCCA with units lining the alley and the west edge of the SCCA courtyard with less open-space and landscape buffer for both residents.
- Top floor setback diminishes building wholeness and rentable area on an already constrained site with powerline and alley setbacks.
- 3rd floor units above John Street podium have limited access to outdoor space given power-line setbacks.
- Results in less unit diversity and shoebox units that do not meet project goals.



View at corner of Minor Avenue N and John Street

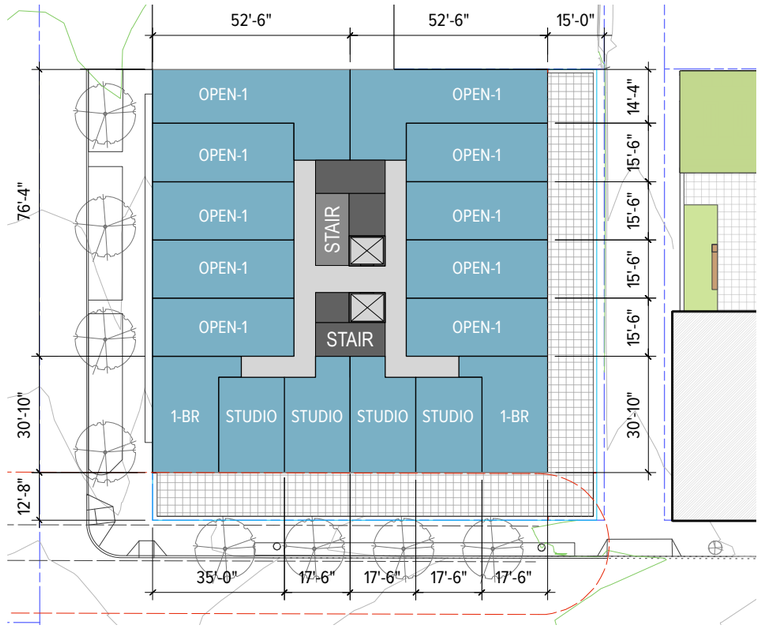


Site Section

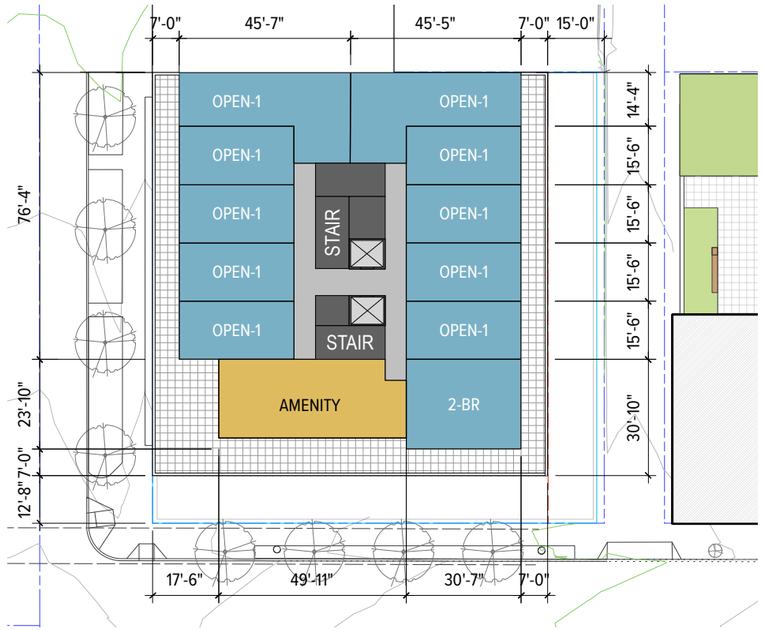


Aerial view of alley looking south

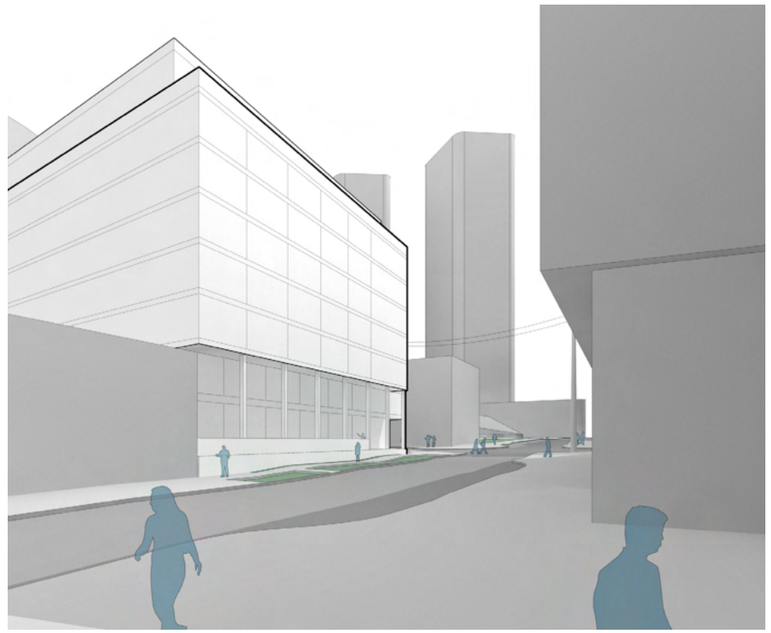
ARCHITECTURAL MASSING CONCEPTS • ALTERNATIVE 1: **BLOCK** (CODE COMPLIANT)



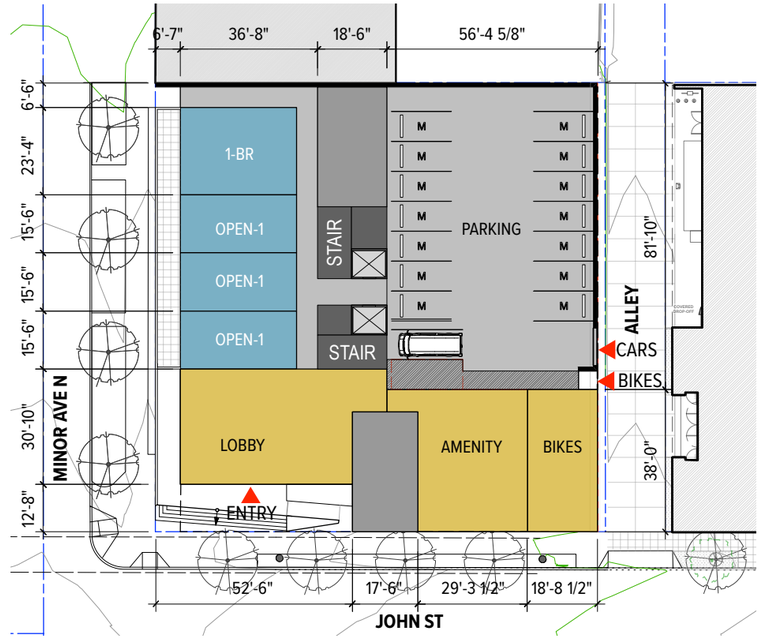
Levels 3-7 Floor Plans



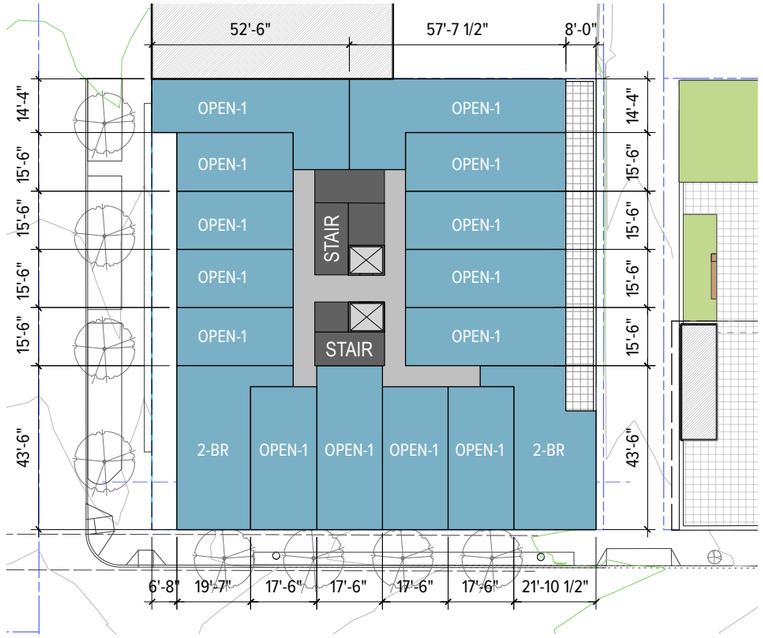
Level 8 Floor Plan



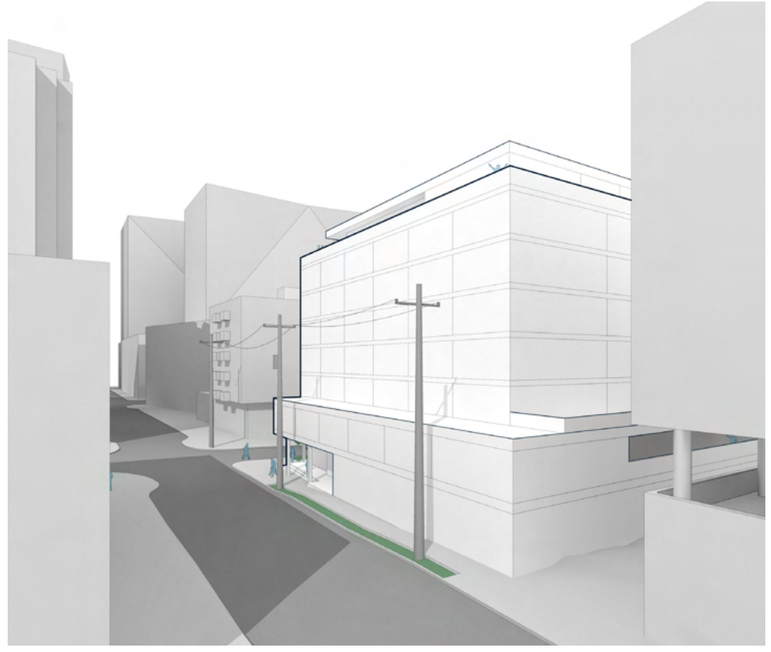
View along Minor Avenue looking south



Level 1 Floor Plan



Level 2 Floor Plan



Aerial view along John Street looking west

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ALTERNATIVE 2: L

DESIGN STRATEGIES / CONCEPT

1. Provide a complementary courtyard and podium to the SCCA Patient House across the alley. The combined open space of the proposed design and the SCCA will provide enhanced open space for both residents, enhancing their access to daylight, vegetation and increased privacy. **(SLU-CS2)**

2. An amenity room and roof terrace are carved out of the upper level of the mass at the SE corner. **(SLU-DC2)**

   A. Rooftop terrace has less access to evening light, directed towards SCCA's roof rather than territorial views.

3. Vertical carves in the building mass with residential balconies further break down the bulk and scale at the corner and along Minor Ave, integrated with the building entry at the main floor. **(SLU-CS2)**

   A. The vertical fissures erode the wholeness of the building, resulting in a fragmented massing. The buildings in the immediate context are largely horizontal in nature as well.

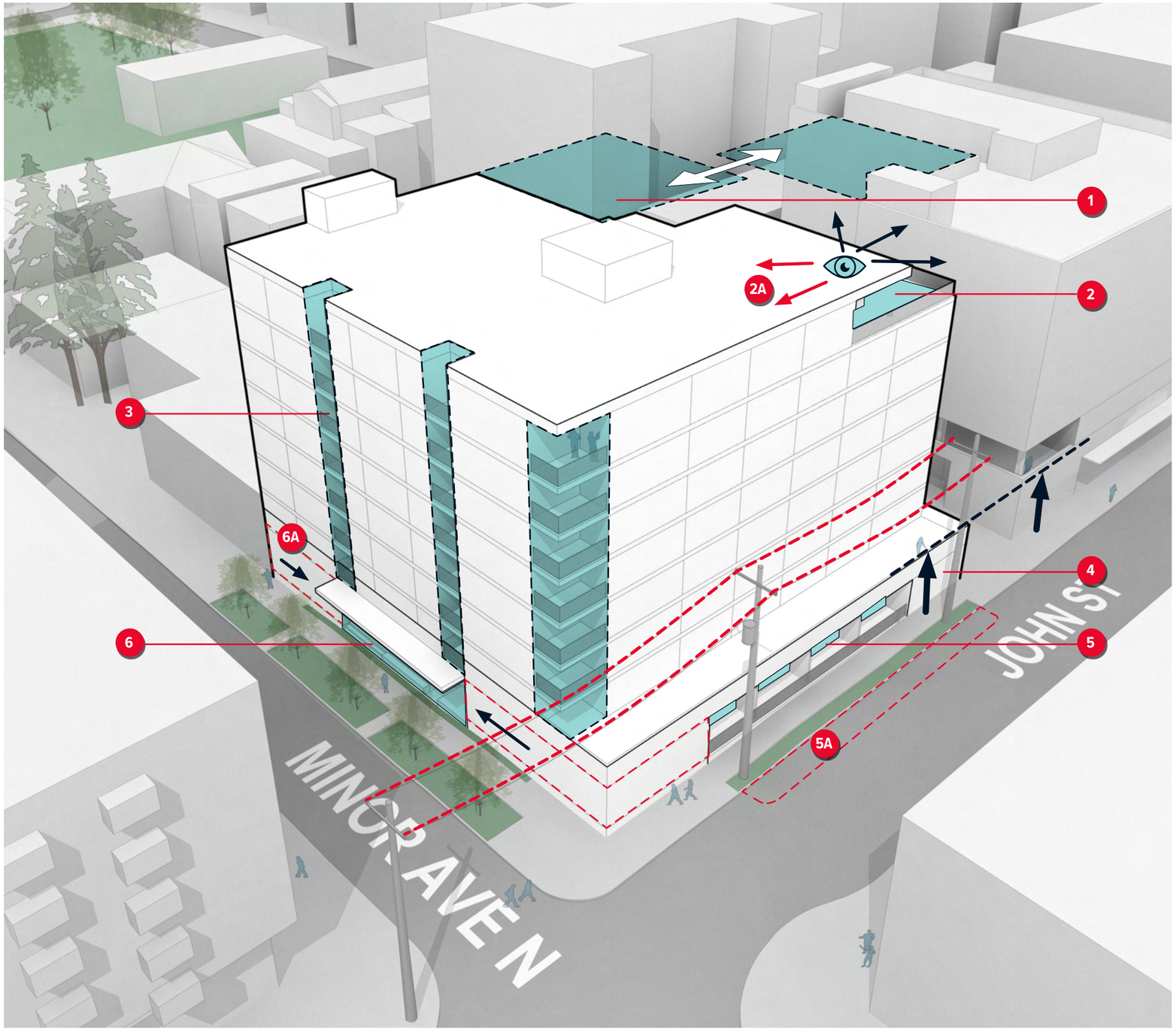
4. Create a podium that holds the corner of the alley, complementing the podium of the adjacent SCCA Patient House and continuing the street wall along John Street and around the corner along Minor. **(SLU-DC2)**

5. Provide street-level housing along John Street. Semi-private, covered patios are carved out of the podium. **(SLU-CS2.3)**

   A. The curb and sidewalk along John St. cannot be extended to create a more gracious streetscape due to density of utilities in street serving substation. Due to the topography, it is challenging to provide grade-separation for the street-level residential units. (SLU-PL3.2)

6. The entry, flanked by amenity spaces, is located along Minor Avenue creating a conventional street wall. The amenities face a widened sidewalk and landscape buffer. Amenity space holds the corner providing visual activation of the corner. **(SLU-DC1)**

   A. The corner is activated more from the inside than the outside pedestrian experience. (SLU-CS2.4 and PL3)



ARCHITECTURAL MASSING CONCEPTS • ALTERNATIVE 2: **L**

DESCRIPTION

Alternative 2 proposes a 8-story building that creates a podium-level courtyard off the alley. Street-level apartments are located along John Street with street-level amenity areas facing Minor connected to the entry in the middle. The top level includes an amenity area and roof terrace that are carved out of the SE corner. Integrated balconies are carved out along the West face & SW corner enhancing the verticality and integration with the entry. Parking is at the main level and is accessed from the alley.

PROGRAM

- 119 Apartments
- Parking for 13 vehicles and bike storage
- Area: est 86,500-gsf

ADVANTAGES

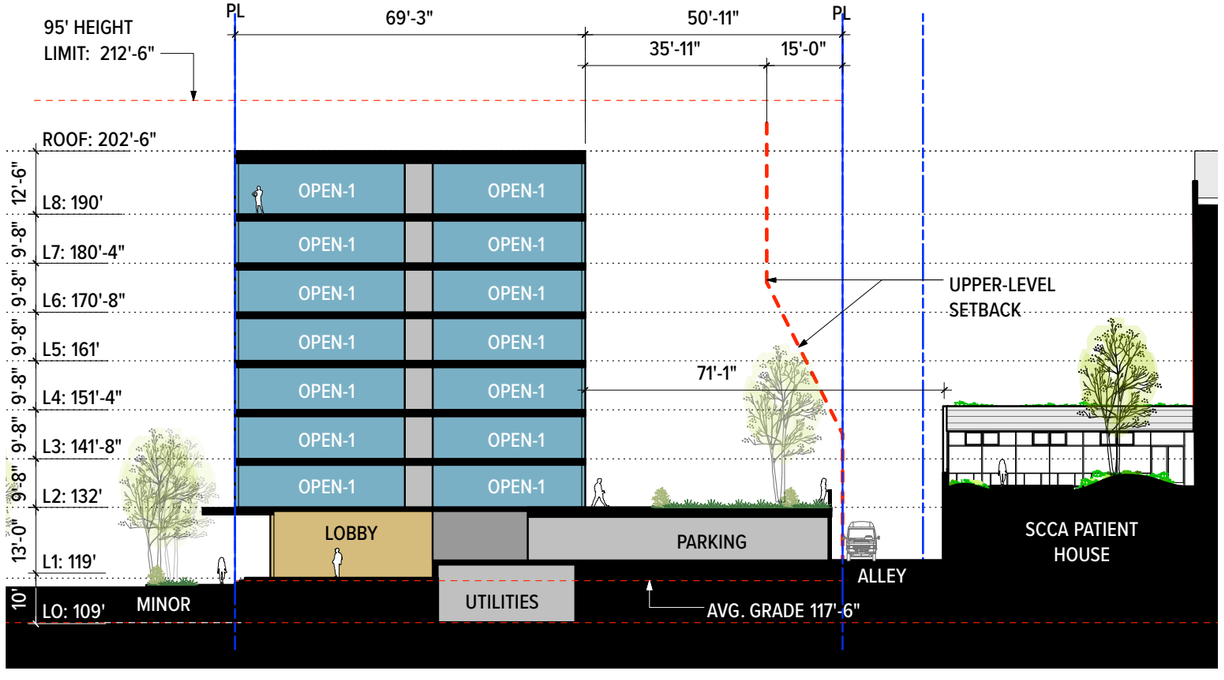
- Rooftop terrace on SE corner allows more light into courtyard
- Gracious setback courtyard to provide light, air and green open space for the tenants on the alley side of the building.
- Street-level amenity space is elevated above the sidewalk level along Minor with good access to the extended landscaped streetscape.

CHALLENGES

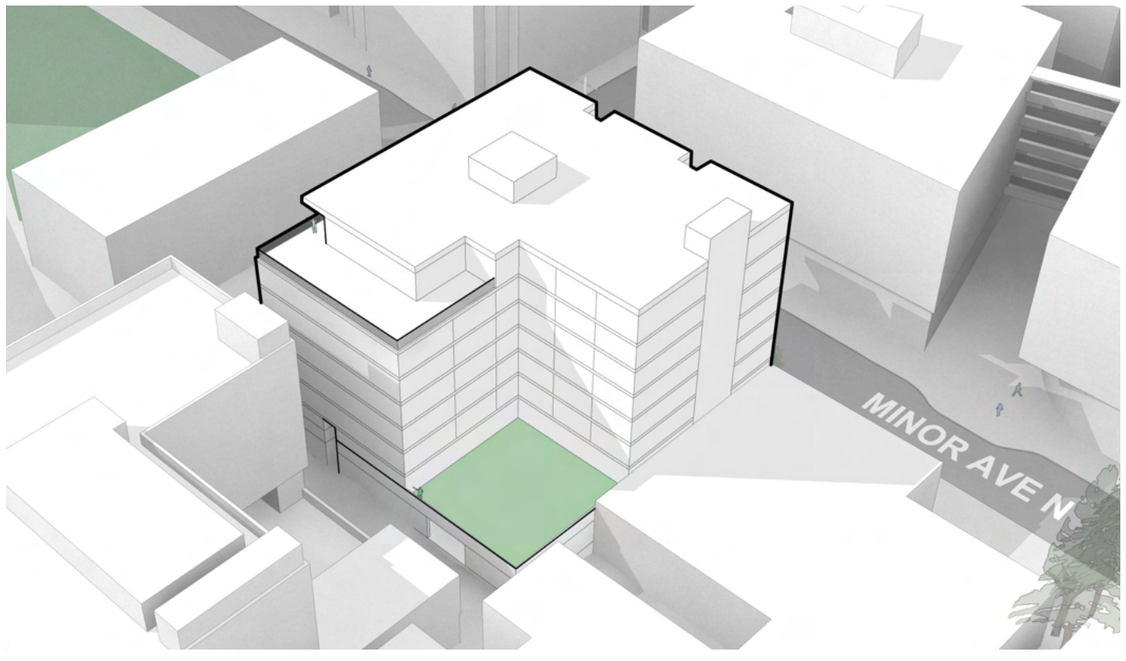
- Upper-level alley setback departure required
- Grades do not allow street-level apartments to be grade separated from the sidewalk along John Street, compromising security and privacy to those units, and they have less of a landscape buffer to street.
- The relationship between the upper apartment and the lower podium creates an awkward transition in the massing and a less dynamic pedestrian scale along Minor.
- Rooftop terrace has less access to evening light, potentially awkward relationship to SCCA given its proximity and orientation, and less access to western views.



View at corner of Minor Avenue N and John Street

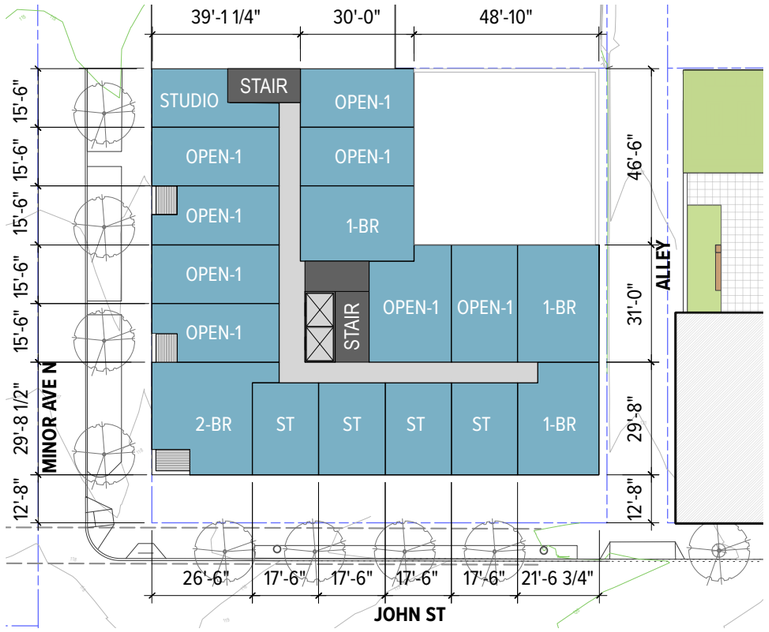


Site Section

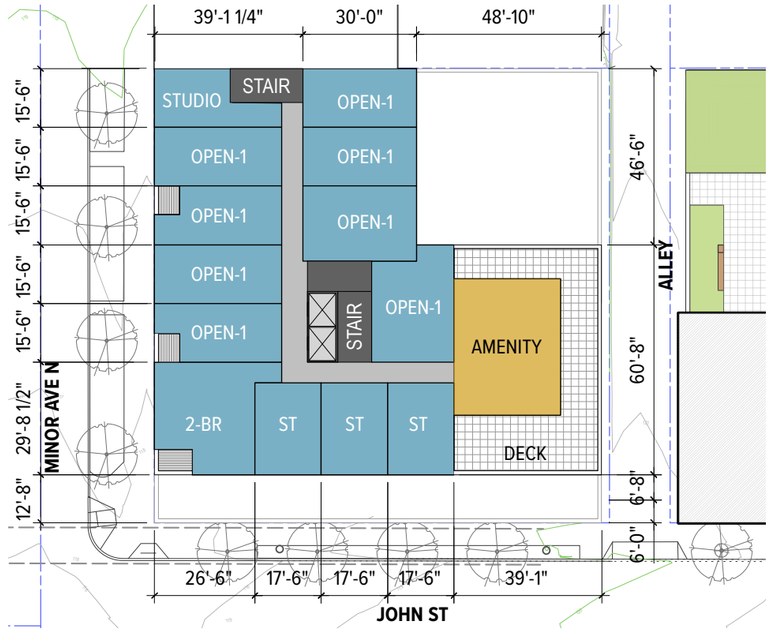


Aerial view of alley looking south

ARCHITECTURAL MASSING CONCEPTS • ALTERNATIVE 2: **L**



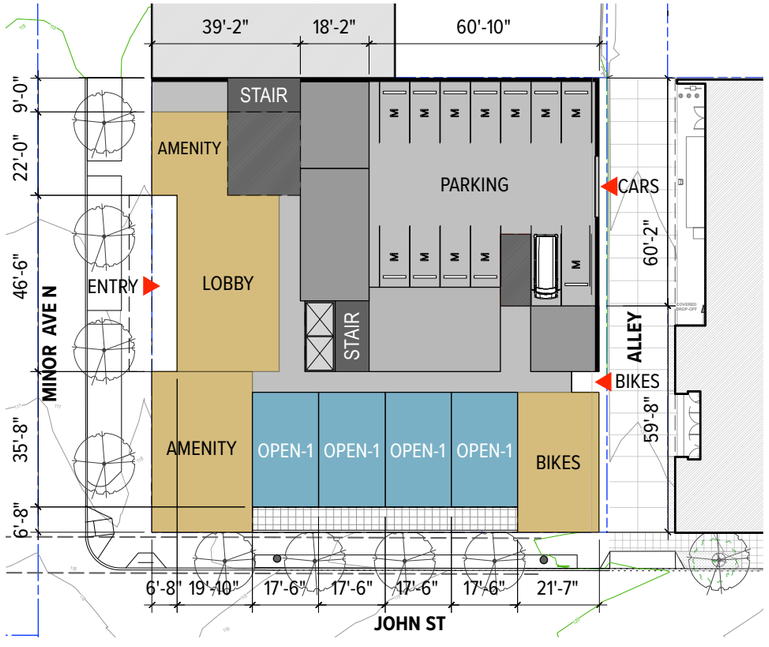
Levels 3-7 Floor Plans



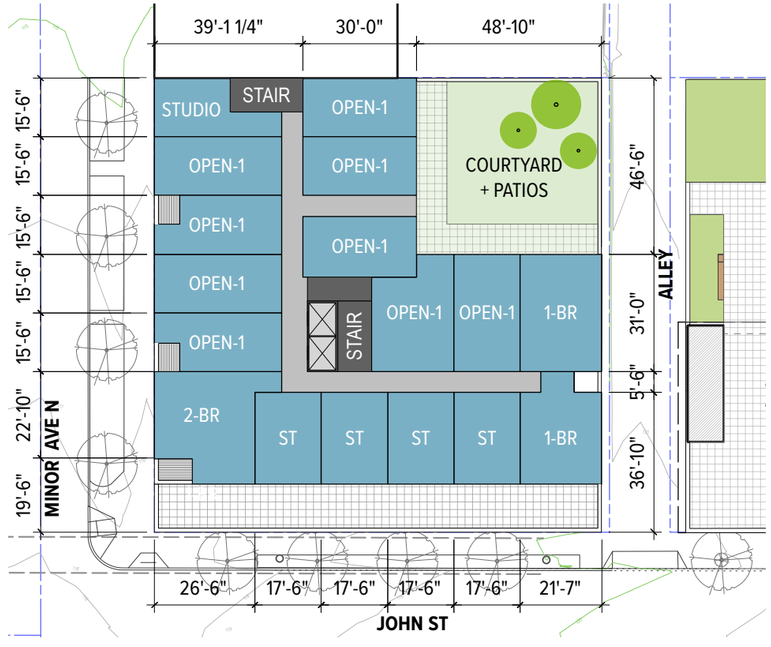
Level 8 Floor Plan



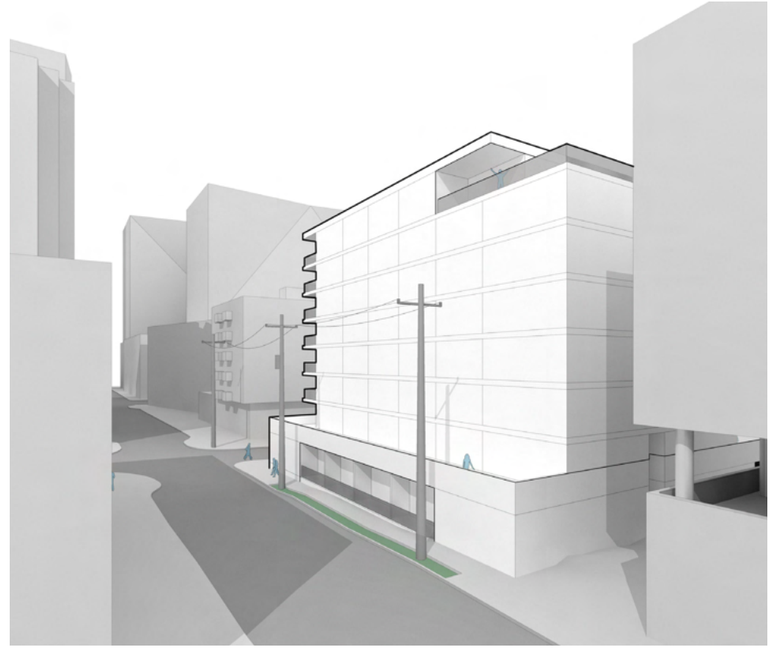
View along Minor Avenue looking south



Level 1 Floor Plan



Level 2 Floor Plan



Aerial view along John Street looking west

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ALTERNATIVE 3: **CHANNEL**
(PREFERRED SCHEME)

DESIGN STRATEGIES / CONCEPT

As the missing tooth on the block, this project has the opportunity to activate the void. Located on the corner of a quiet residential area, just steps from Denny Way where building height limits soar to over two hundred feet, the site response is a critical one.

The concept is to channel activity. By acting as a conduit, the project responds to its surrounding context, creates opportunities for activity where there wasn't any previously, and moves that energy through the site to and from its neighbors, ultimately connecting it and tying it in to the corner of the block.

1. Provide a complementary courtyard and podium to the SCCA Patient House across the alley. The combined open space of the proposed design and the SCCA will provide enhanced open space that benefit residents of both buildings, enhancing residents' access to daylight, vegetation and increased privacy. **(SLU-CS2)**

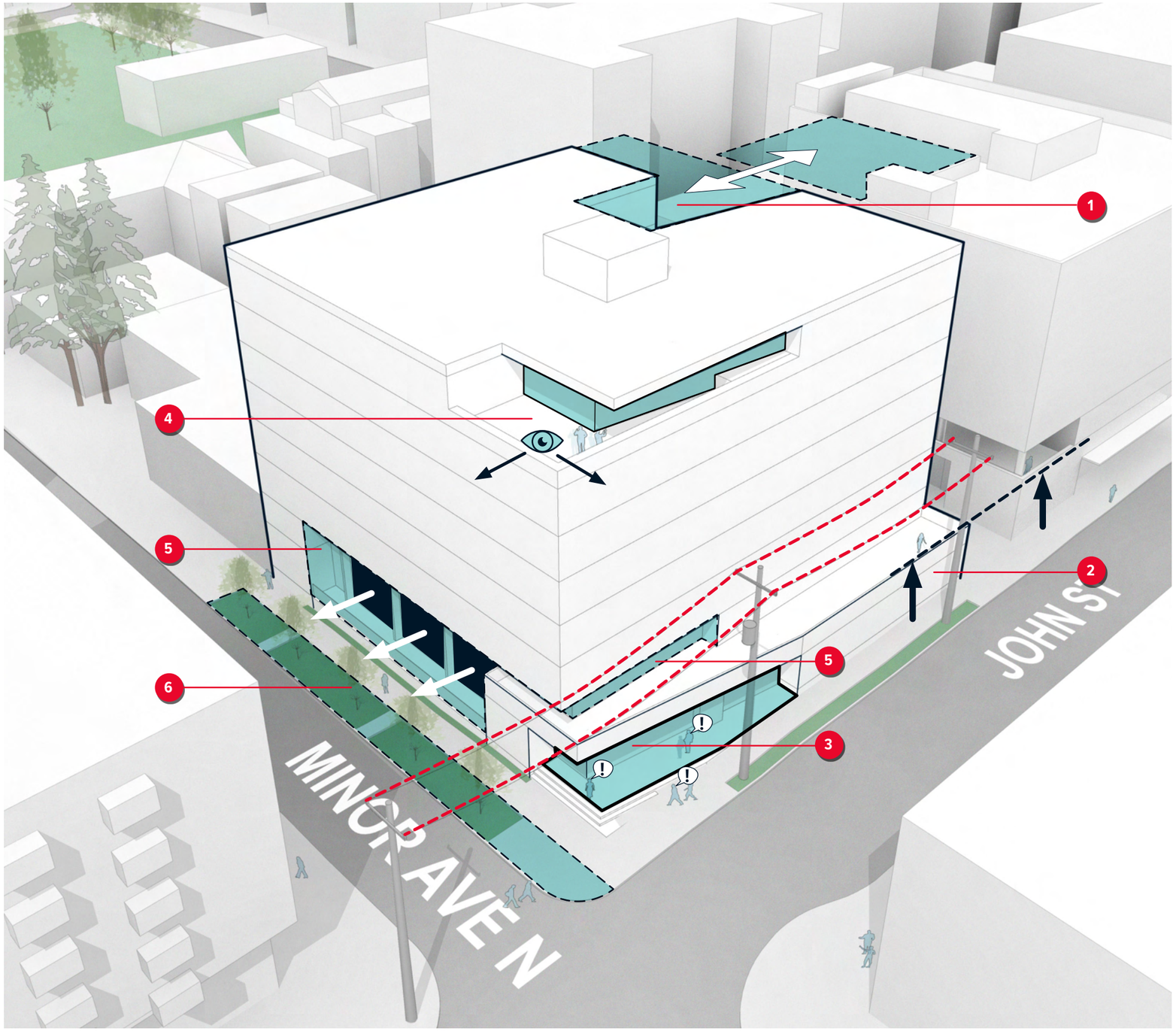
2. Create a podium that holds the corner of the alley, complementing the podium of the adjacent SCCA Patient House and continuing the street wall along John. **(SLU-DC2)**

3. The main entry enhances the corner, marking it with a welcoming, glass lobby and amenity spaces and an extended, weather-protected plaza that will provide an exhanced pedestrian experience and at night will serve as a beacon of light and activity, creating a focal point. **(SLU-CS2.4, PL2, PL3)**

4. An amenity room and roof terrace are carved out of the upper level of the mass at the SW corner in order to provide the best access to evening daylight and territorial views towards downtown and the Space Needle to the west while eroding the building mass and maintaining the wholeness of the massing. **(SLU-DC2)**

5. A two-story setback carves out the buidling mass along Minor and wraps around the SW corner above the John Street podium, expressing the concrete construction of the lower levels distinctly from the wood-framed construction of the upper levels. The setback provides raised semi-private patios for the residential units at street level while also creating a layered massing experience for the pedestrians and building as a whole **(SLU-DC2, PL3)**

6. Locate street-level housing along Minor where the curb can be extended to provide a generous sidewalk and street plantings and trees, and grades better accommodate elevated patios for those street-facing units. The street-level housing with enhanced landscaping complements the Cascade Apartments across the street. **(SLU-PL3.2)**



ARCHITECTURAL MASSING CONCEPTS • ALTERNATIVE 3: **CHANNEL** (PREFERRED)

DESCRIPTION

Alternative 3 proposes an 8-story building composed of a 1-story podium that continues the streetwall along John Street and contains amenity spaces. A 2-story setback along Minor provides semi-private patios for the street-level housing, and helps created a layered lower level massing. A gracious lobby and entry plaza creates a focal point at the corner while an amenity area and terrace is located on the top SE corner. Parking is at the main level and is accessed from the alley.

PROGRAM

- 118 Apartments
- Parking for 13 vehicles and bike storage
- Area: est 92,000-gsf

ADVANTAGES

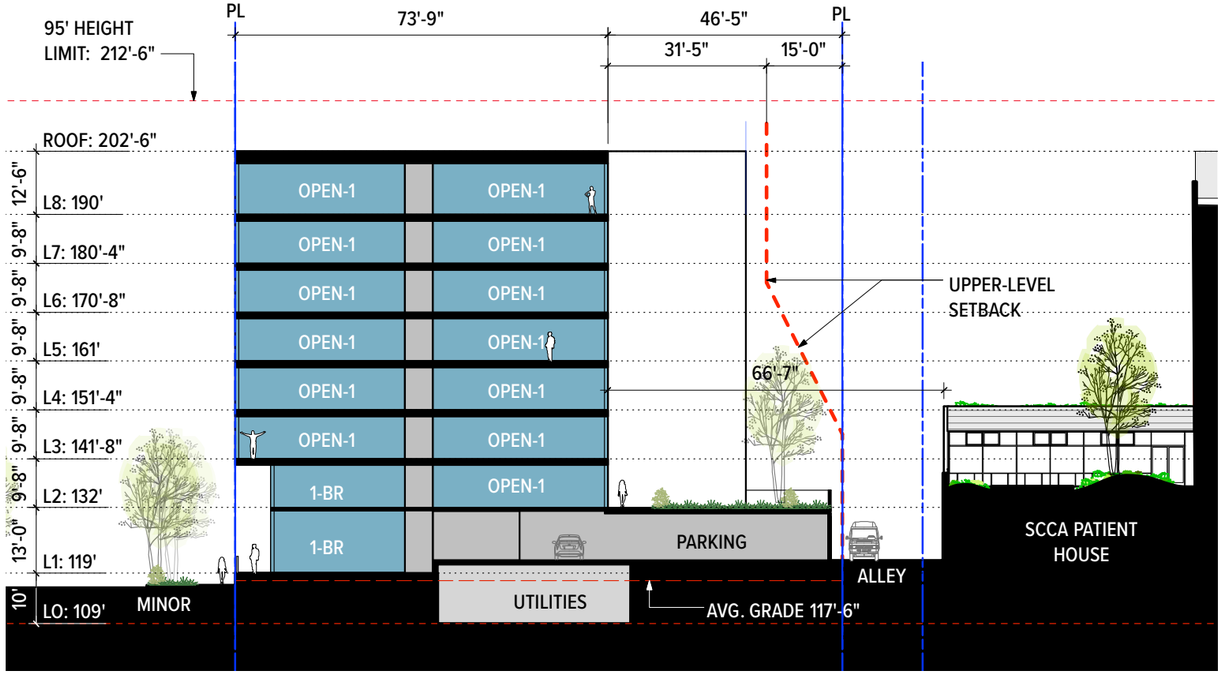
- Gracious setback courtyard provides light, air and green open space for the tenants on the east side of the building.
- Rooftop terrace erodes the more visible mass at the corner and provides the best views and access to evening daylight when the space will be most used.
- The 2-story setback on Minor Avenue, gracious landscaped streetscape, and grade separation from the sidewalk creates a semi-private zone for exterior living space at the street-level residential units, and encourages their use.
- Gracious covered entry plaza provides a focal point at the corner and will enhance the pedestrian experience with eyes on the street and ample lighting from the building and activity within. The interlocking massing creates a dynamic pedestrian scale and experience.

CHALLENGES

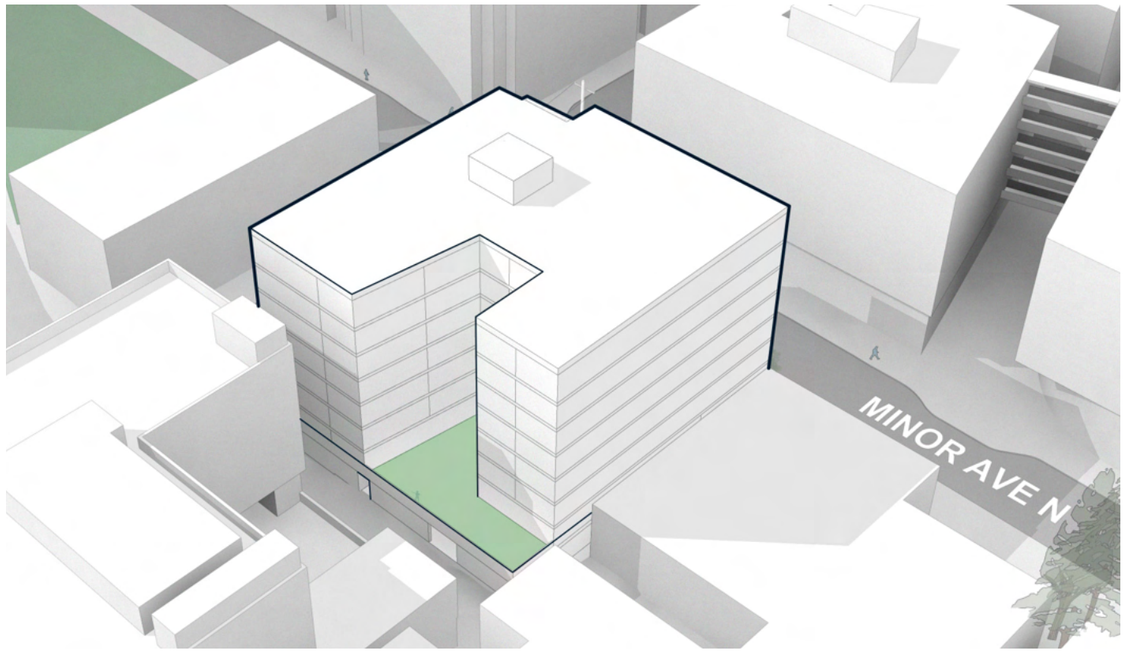
- Upper-level alley setback departure required



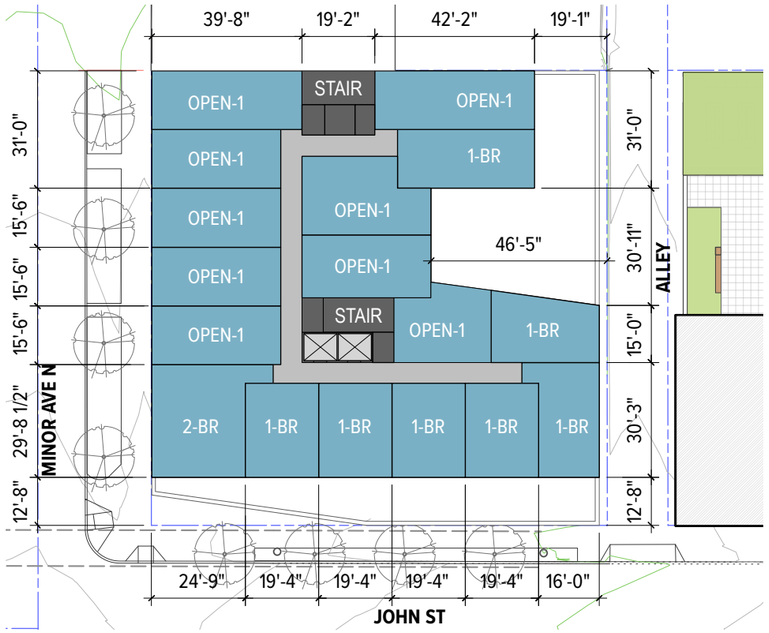
View at corner of Minor Avenue N and John Street



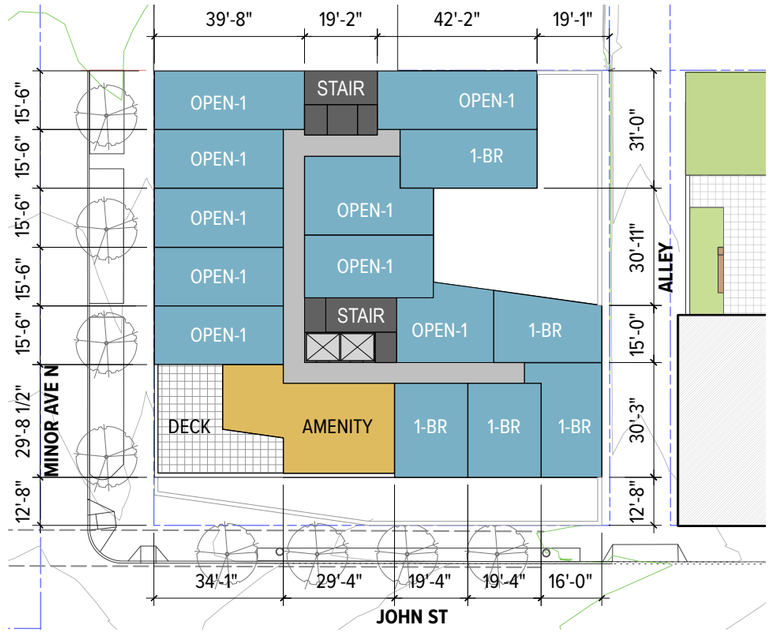
Site Section



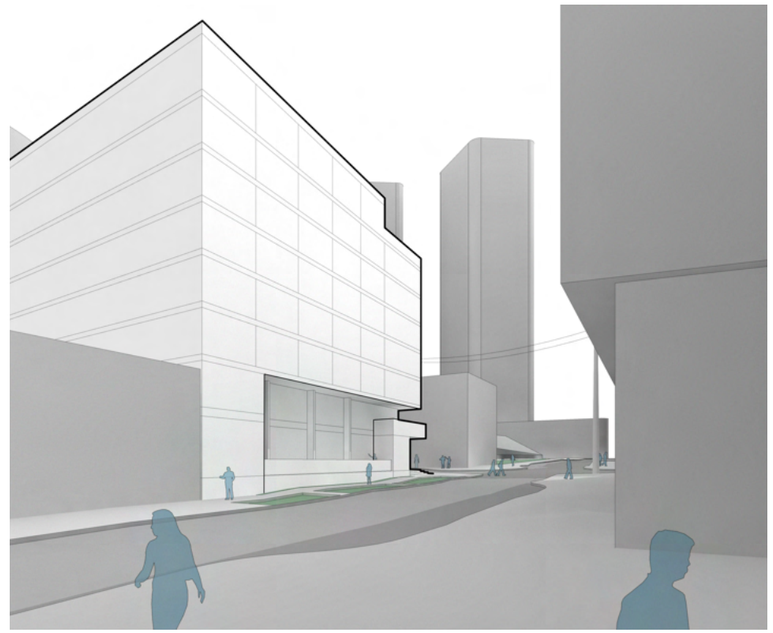
Aerial view of alley looking south



Levels 3-7 Floor Plan



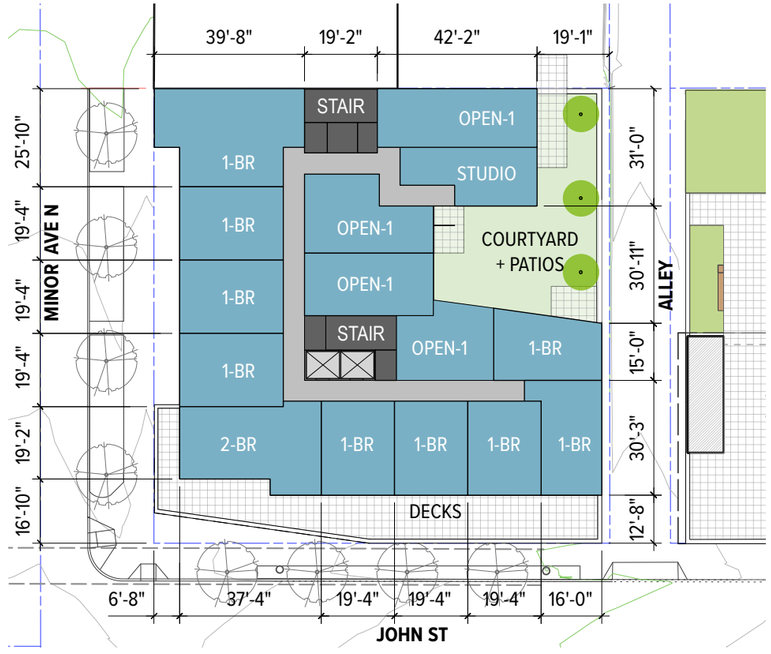
Level 8 Floor Plan



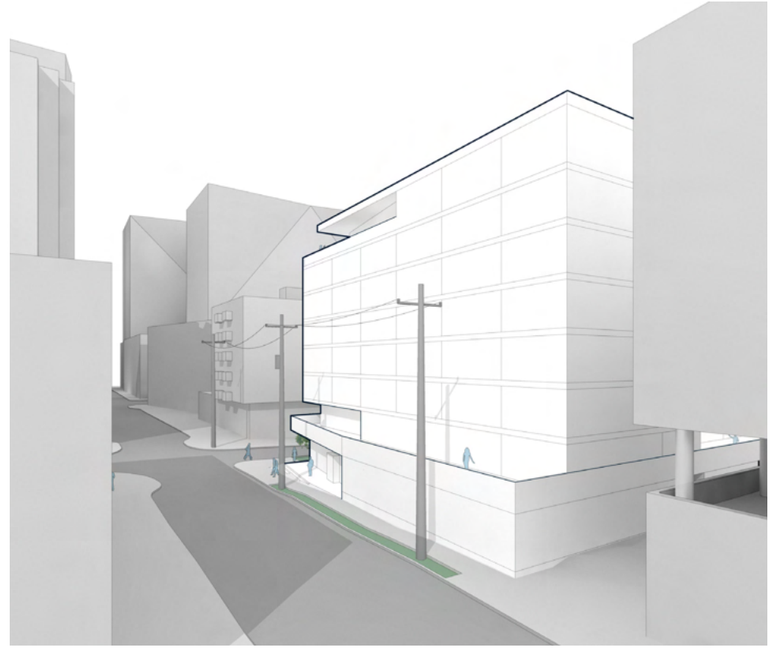
View along Minor Avenue looking south



Level 1 Floor Plan

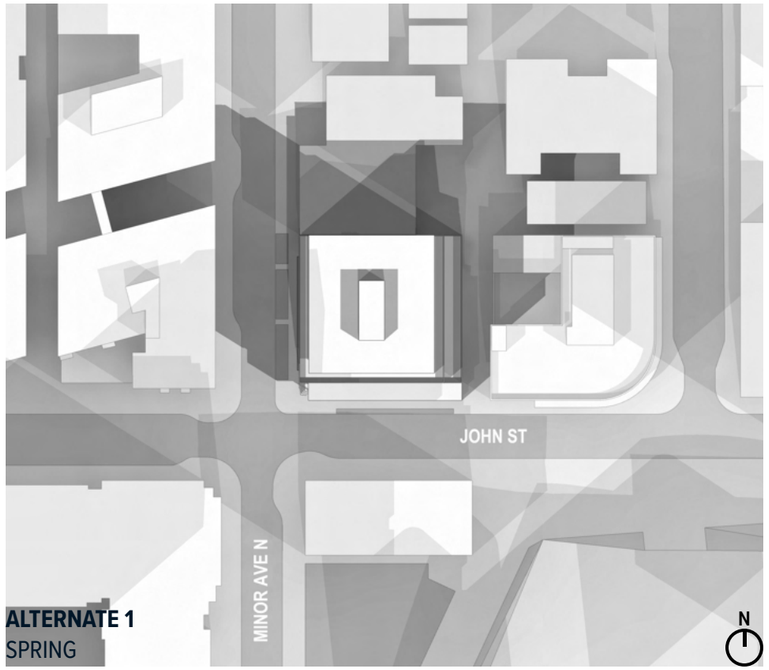


Level 2 Floor Plan

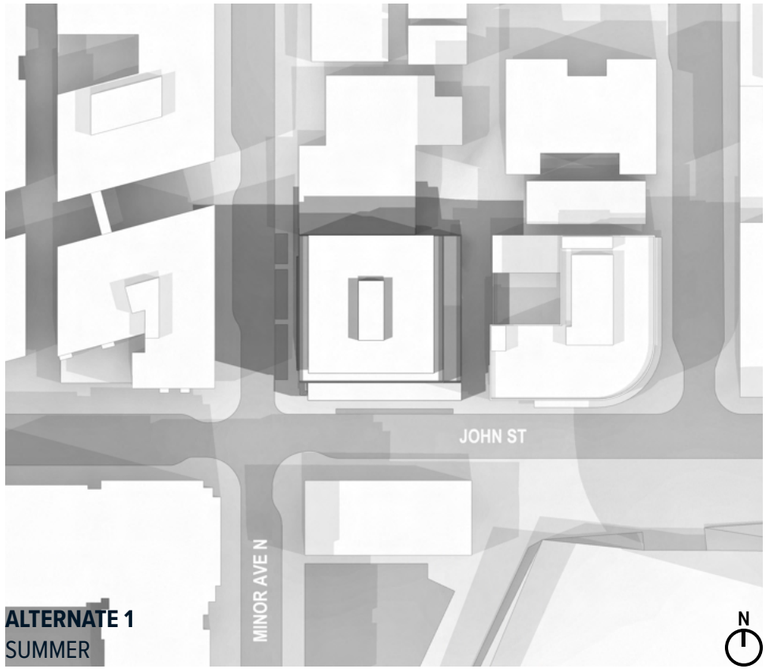


Aerial view along John Street looking west

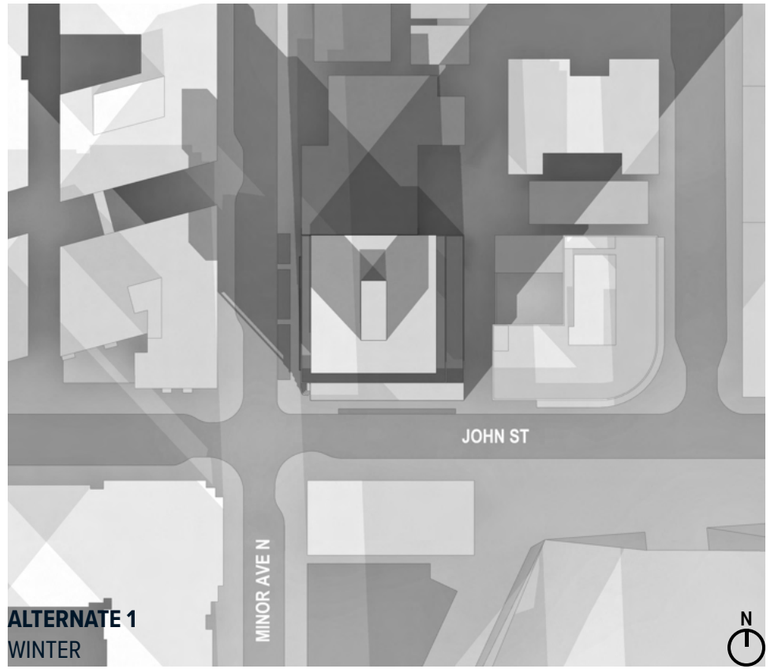
SOLAR ANALYSIS • ALTERNATES 1 +2



ALTERNATE 1
SPRING



ALTERNATE 1
SUMMER



ALTERNATE 1
WINTER



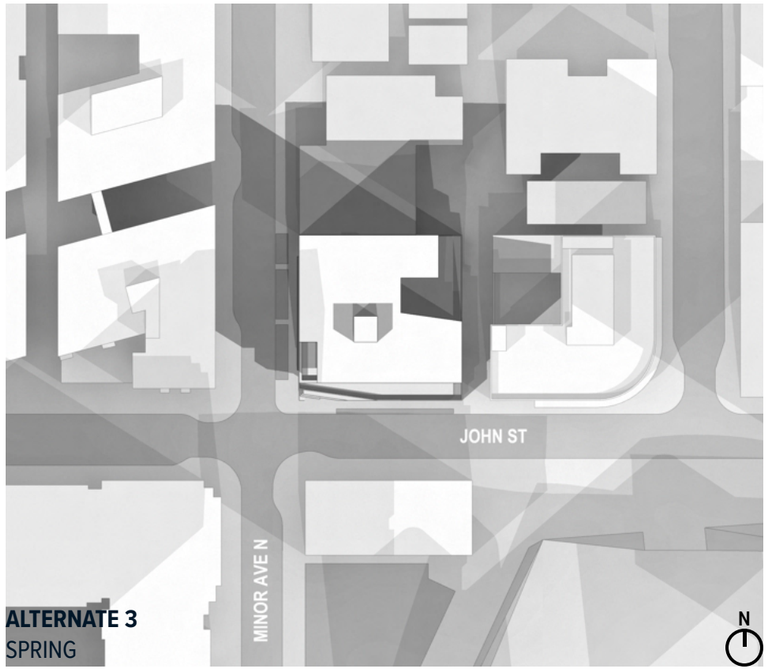
ALTERNATE 2
SPRING



ALTERNATE 2
SUMMER



ALTERNATE 2
WINTER


JOHN ST
MINOR AVE N
ALTERNATE 3
SPRING
N


JOHN ST
MINOR AVE N
ALTERNATE 3
WINTER
N


JOHN ST
MINOR AVE N
ALTERNATE 3
SUMMER
N

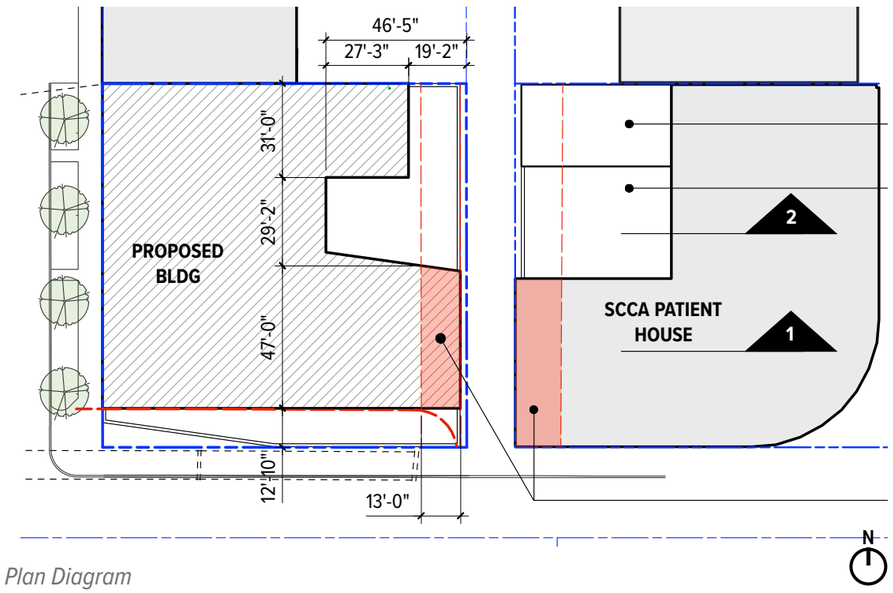
DEPARTURE REQUEST

Departure Request #1:
SMC 23.48.235 C Upper-level Setbacks on Alleys

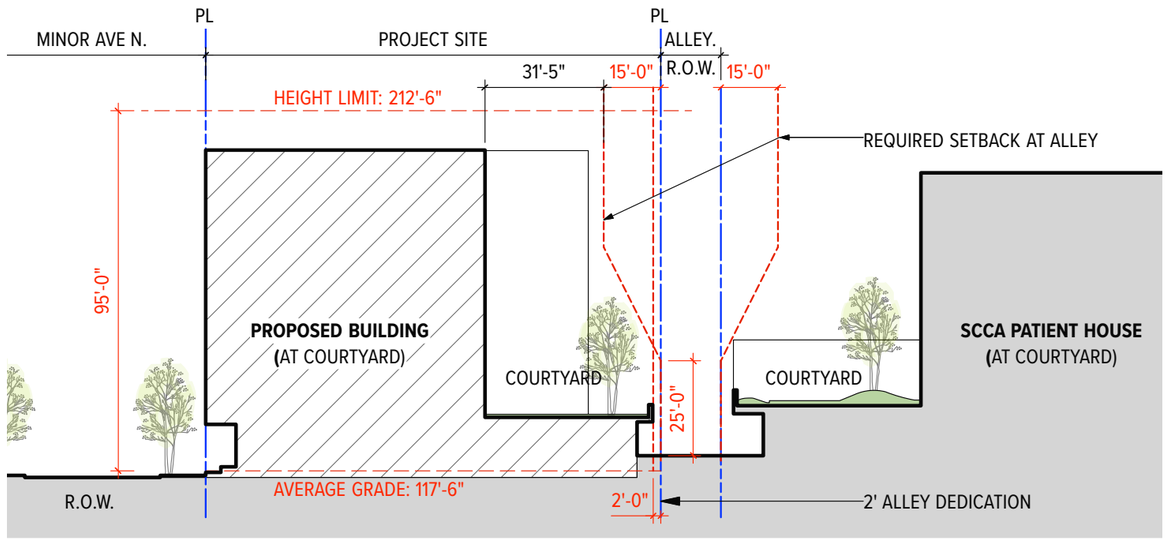
Standard:
C. For lots abutting an alley, portions of a structure greater than 25 feet in height shall set back a minimum of 1 foot from the alley lot line for every 2 feet of additional height above 25 feet, up to a maximum setback of 15 feet measured from the alley lot line.
D. Projections permitted in required upper-level setbacks including decks, and balconies with open railings, are permitted to extend a maximum of 4 feet in required setback.

Proposed:
Allow full height of building to be built to the alley property line in exchange for additional setback at the alley across from the SCCA courtyard on the opposite side of the alley to create a complementary landscaped courtyard.

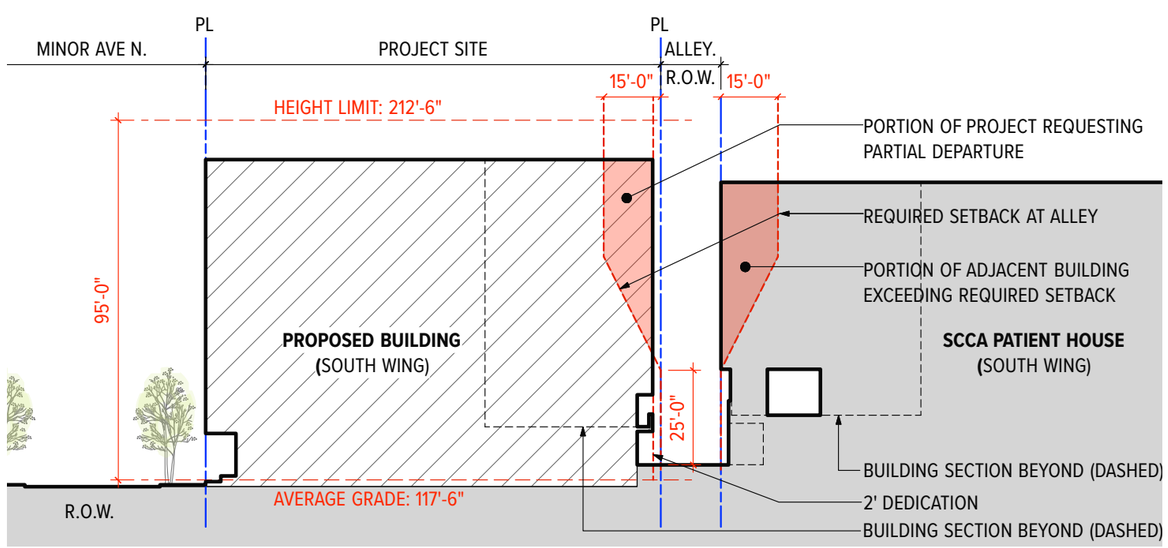
Rationale:
The preferred massing alternative takes its cues from the approach taken by the SCCA Patient House across the alley. The south wing of upper-level apartments is constructed to the property line, but then sets back farther at the north end of the alley to create a landscaped courtyard. As the diagrams illustrate, the additional setback provided at the courtyard podium-level responds to the adjacent SCCA Patient house, and reproportions the volume of setback to align with the courtyard. This additional setback area is more beneficial across from the courtyard where the combined courtyards create additional light, air, open space and landscaping to benefit the residents of both the new proposed building and the SCCA Patient House. This approach better meets Design Guidelines such as CS2 Respect for Adjacent Sites and Relationship to Block, SLU-DC2 Massing, Design and Scale, and DC3 Connection to Other Open Space and Common Open Spaces.



Plan Diagram



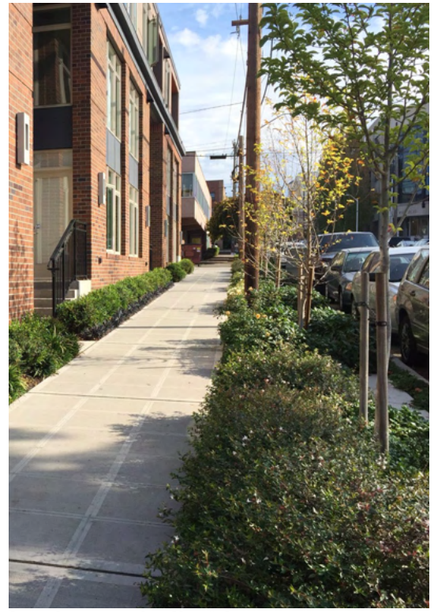
2. Section at courtyard



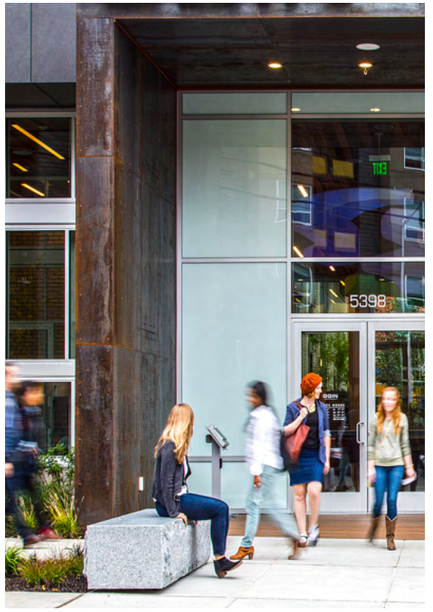
1. Section at south wing



STREET LEVEL



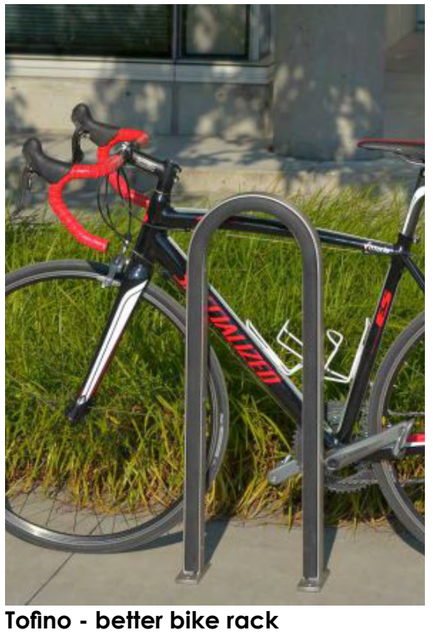
landscape both sides



seat



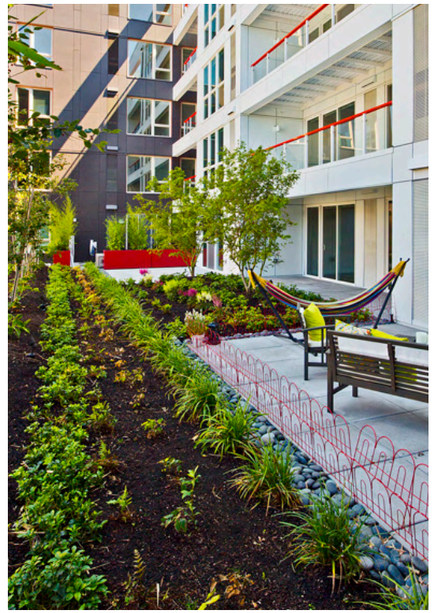
fragrant garden



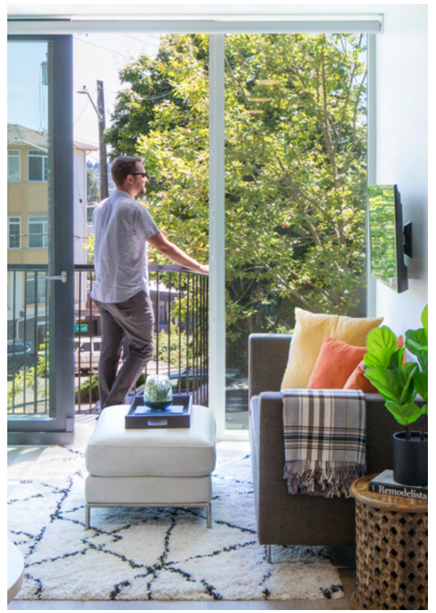
Tofino - better bike rack



PODIUM AND UPPER ROOF



courtyard terraces with lush garden



south terraces



8th floor food and fun



fire and killer view

Bridge Way Apartments
Seattle, WA

LIVING BUILDING CHALLENGE

2020 NAIOP-WA Award





Henry Apartments
Seattle, WA

2017 NW & Pacific Region AIA Honor Award
2017 Seattle AIA Honor Award

Shelton Apartments
Seattle, WA

BUILT GREEN





The Shea Mixed Use
Seattle, WA

2019 Seattle AIA Honor Award

Anhalt Apartment
Renovation + Addition
Seattle, WA

2016 NW & Pacific Region AIA Merit Award
2015 Seattle AIA Honor Award
2015 People's Choice Urban Design Awards, Second Place
2015 Historic Seattle Preserving Neighborhood Character Award





June Apartments
Seattle, WA

SCCA Patient House
(while with Weinstein AIU)
Seattle, WA

2011 Seattle AIA, Merit Award
2011 Pacific + NW Region, Honor Award
2011 Seattle AIA, Future Shack Award
2011 RADA Award

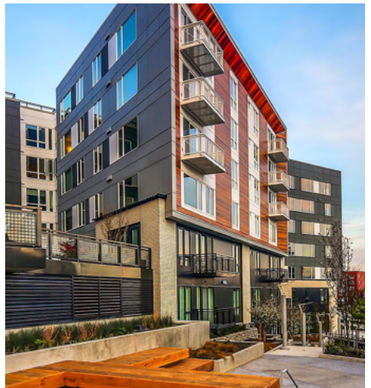




F2 Apartments
Seattle, WA



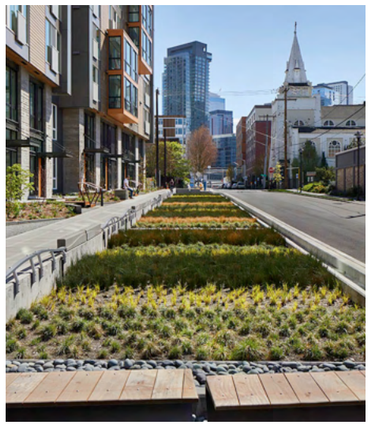
BATIK- SEATTLE, WA

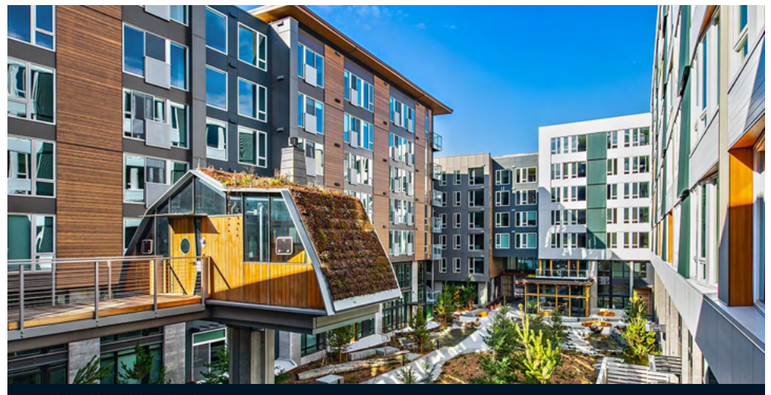




CYPRESS - SEATTLE, WA





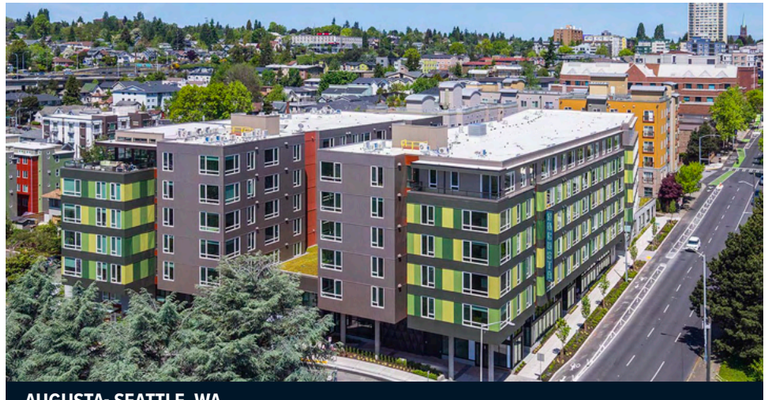


SITKA - SEATTLE, WA



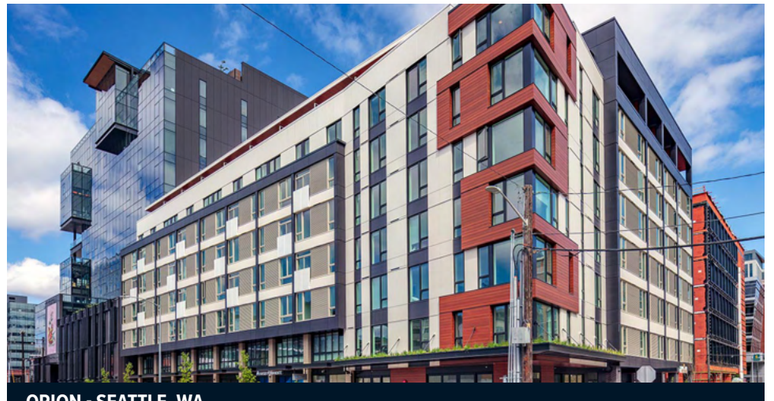


JACKSON - SEATTLE, WA



AUGUSTA- SEATTLE, WA





ORION - SEATTLE, WA

