



FOCUS ON 12TH APARTMENTS

DRB RECOMMENDATION PACKAGE

900 12th Ave,
Seattle, WA 98122
3039117-LU

03.30.2023



VIBRANT
CITIES

LINK
DESIGN GROUP LLC

PROJECT INFORMATION:

ADDRESS OF PROPERTY:	900 12th Ave, SEATTLE, WA 98122
SDCI PROJECT NO:	3039117-LU
MEETING TYPE:	DRB RECOMMENDATION
ASSESSOR PARCEL NO:	2254500695, 2254500710, 2254500705, 2254500605
PROJECT TEAM:	
OWNER:	VIBRANT CITIES, LLC 606 MAYNARD AVE S, SUITE 251 SEATTLE, WA 98104 CONTACT: Pui Leung
ARCHITECT:	LINK DESIGN GROUP, LLC 439 KIRKLAND WAY KIRLAND, WA 98033 CONTACT: Han Beh
LANDSCAPE ARCHITECT:	KLLA Landscape Architects Inc. 21803 NE 17th Court SAMMAMISH, WA 98074 CONTACT: Ken Large

CONTENTS

1.0 PROPOSAL	03
2.0 RESPONSE TO EDG	09
3.0 STREETSCAPE & BUILDING FEATURES	25
4.0 LANDSCAPE , LIGHTING & SIGNAGE	39
5.0 FLOOR PLANS SECTIONS & ELEVATIONS	55
6.0 DÉPARTURES	73
7.0 APPENDIX	81



1.0
PROPOSAL

PROJECT SUMMARY

PROJECT DATA

NUMBER OF RESIDENTIAL UNITS
170

MHA/MFTE UNITS PERCENTAGE
20% (TO BE FINALIZED)

AMOUNT OF TOTAL INSTITUTIONAL SQUARE FOOTAGE
10,000 SF

TOTAL GROSS FLOOR AREA
103,312 SF

NUMBER AND LOCATION OF PARKING STALLS
44, P1 LEVEL

PROJECT INFORMATION

Located at the end of the block fronting 12th Ave., E. Marion St., and 13th Ave., this project proposes a new seven-story mixed used institutional and residential building designed with it's adjacency to the Seattle U. campus, the commercial corridor along 12th Ave., and the residential neighborhood to the east in mind.

The current site is occupied by a two story building and a surface parking lot. The existing building is home to a photography school - Photographic Center Northwest (PCNW), which is a long time Seattle institution that moved into the neighborhood in the 90's. The proposal includes the demolition of the existing building and surface parking lot to make way for a brand new space for the school on the ground floor along with retail and residential lobby spaces that serve roughly 170 apartment units above.

With the goal of further enhancing active uses at the ground level on all three street frontages, the proposal includes building servicing and back-of-house access that is limited to the NE corner of the project along 13th Ave., along with one level of below-grade garage accommodating about 44 parking spaces.

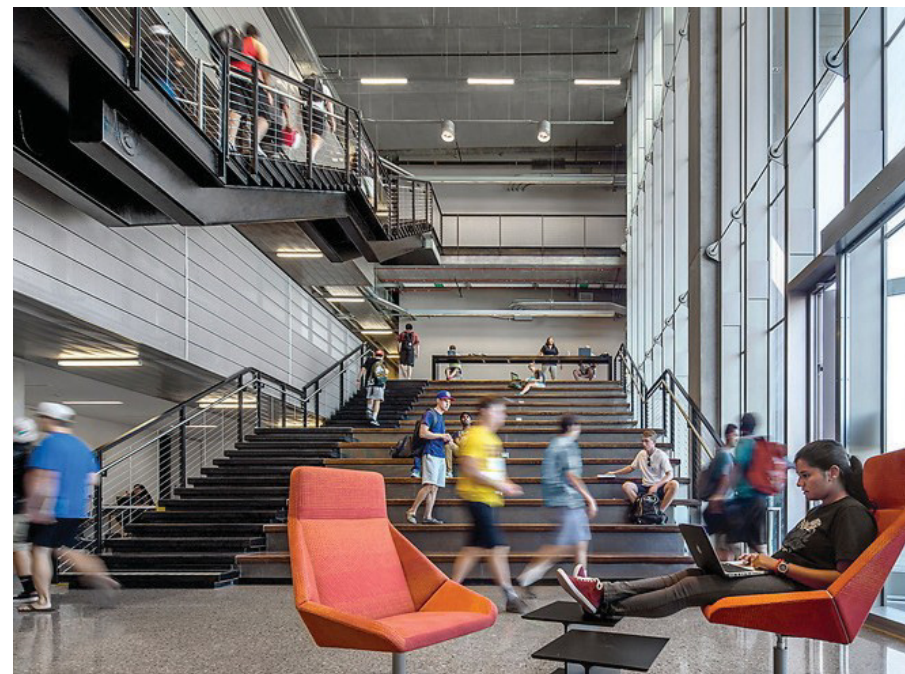
The School's new front door will be located at it's original street corner location on the southwest corner at 12th Ave. and E Marion St. - facing the Seattle U. campus. The residential entry located on the southeast corner at E Marion St. and 13th Ave. bookends the other side of the project, which is about one level taller in street elevation as E Marion St. slopes uphill going east. This transition of street uses from Institutional to residential also mirror's the site's transitional quality between the Seattle U campus and the predominantly residential neighborhoods to the east.

PROJECT OBJECTIVES



A NEW VISION OF PCNW

Opportunity to re-brand the school with a new space that offers expanded classes and the latest and greatest in visual arts education



VIBRANT COMMUNITY CENTER

The project is an opportunity to create a significant central hub focused on education and the arts for students, residents and the surrounding Seattle U community



ENHANCING THE DISTRICT

The new multifamily residential component to the project will contribute to the urban density and diversity of housing options in the district and contribute to the growth to the neighborhood

SEATTLE AND CENTRAL AREA NEIGHBORHOOD SPECIFIC DESIGN GUIDELINES



CS2-1-b Urban Pattern & Form

Transition and Delineation of Zones

In addition to building height, use building massing and articulation to transition to single-family scaled fabric. Other acceptable methods include setbacks, building footprint size and placement on the site, building width, facade modulation, and roof line articulation.

Response:

The proposed design utilizes both its relationship to the sloping street elevation along E. Marion street as well as various facade and upper level setbacks to create a hierarchy of scales that transition the massing by creating roof line, facade and building entry articulations that relate to its institutional and commercial adjacencies to the west and the urban village residential adjacencies to the east



CS1-1-a Natural Systems & Site Features

Local Topography

Respond to local topography with terraces, stoops, stepping facades, or similar approaches. Use appropriately scaled rockeries, stairs, and landscaping to transition between the sidewalk, building facade, and entrances in keeping with local topographic conditions, and existing neighboring approaches.

Response:

The project's E. Marion street frontage is it's dominant and longest frontage that slopes uphill to the east creating a one level sidewalk elevation difference. The proposed design responds to this elevation change by introducing terraces at the upper levels and building entry stoops as well a carefully scaled recesses into the building facade to further accentuate its relationship to the topography while creating building entrances that work with the sidewalk grades to be both inviting and accessible.



PL3-1-c&g Street-Level Interaction

Frontages

Promote transparency and "eyes on the street."...

At residential projects, provide coupled entries where possible to foster a sense of community and visual interest in building entryways. Provide generous porches at these entries to encourage sitting and watching the street.

Response:

The proposal's ground level design is configured to maximize active uses along the majority of its 3 street frontages by consolidating garage and service access of the building towards the NE corner of the project along 13th Ave. The photography school's transparent ground level facade is envisioned as a glazed storefront system and so is the residential lobby and related street corner retail program at the SE corner of the project.



PL3-2-c Street-Level Interaction

Streetscape Treatment

To protect pedestrians along the sidewalk, provide awnings or overhead weather protection at all non-residential frontages, neighborhood nodes, and on west-facing facades with a minimum depth of 6'. Larger commercial projects should have deeper coverage, with a minimum depth of 8' at all street frontages, especially street corners.

Response:

Continuous weather protection is proposed along 12th Ave., and portions of E Marion and 13th Ave. These weather protection elements not only shelter pedestrians and activities along the sidewalks but also frame building entrances and provide a human scaled pedestrian experience at the street level.

SEATTLE AND CENTRAL AREA NEIGHBORHOOD SPECIFIC DESIGN GUIDELINES



CS3-A-2&4

Emphasizing positive neighborhood attributes

Contemporary Design

Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles...

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

Response:

The proposal is inspired by contemporary design grounded in today's construction and material technology that compliments the new construction in the neighborhood. The project's location at the transition point of 3 zoning designations puts it in a unique situation to establish a context relevant to it's zoning while creating a dialog with the other two adjacent zones.



DC1-A-4

Project Uses and Activities

Arrangement of Interior Uses

Views and Connections

Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

Response:

The main entry of the photography school is oriented towards the street corner of 12th Ave. and E. Marion St. This re-enforces the relationship between the school and the Seattle University campus across the street as the school itself is a resource and gathering space for the neighborhood. The school's uses are envisioned to be on full display along most of the E. Marion street frontage, creating an active sidewalk experience as pedestrians can visually interact with the school's gallery, exhibition and classroom spaces.



DC4-3-b&c

Exterior Elements & Finishes

Building Details and Elements

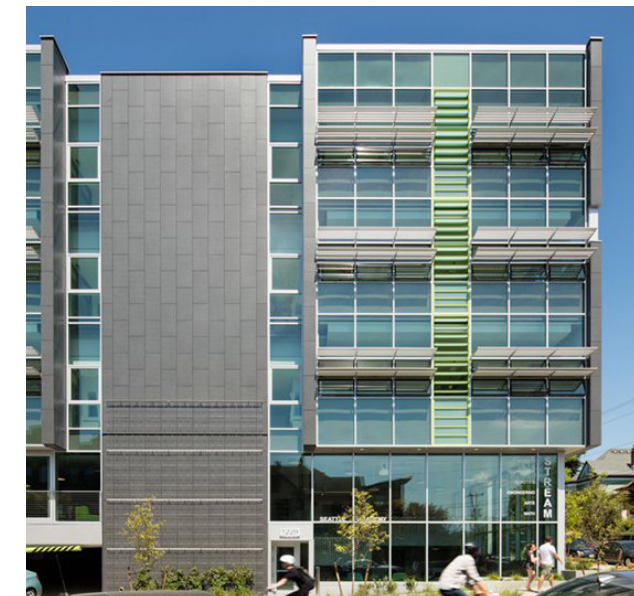
Materials and Texture

Incorporate building materials and details that reflect human scale and the craftsmanship of the building process (ex: use of brick or wood for exterior cladding).

Incorporate elements such as bay windows, columns, and deep awnings which add human scale and facade texture.

Response:

The building elevation consists of a series of bay window articulations towards the Northeast and East that transitions the scale of the building to respond to the residential neighborhood towards the east of the site. Wood textured wall panels, articulated pilasters along the sidewalk, sidewalk canopies, feature lighting, and a large residential building entry stoop all combine to provide human scaled details and textures to the project.



DC2-A-2

Architectural Concept

Massing

Reducing Perceived Mass

Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries

Response:

The proposal utilizes recesses, canopies, and architectural framing elements at the two major street corners to break up the overall building mass and to highlight the main building entries to the project. At the residential and cafe entry on 13th ave. a shared entry stoop is carved into the building mass on the street level to create an inviting outdoor gathering spot.

NINE-BLOCK AREA SITE AXON



10 250 FT



2.0

RESPONSE TO EDG

MASSING DEVELOPMENT

09/22/2022

EDG1 MASSING OPTIONS

CONCEPT 2 | THE INTERLOCK



SW Aerial View



SE Aerial View

CONCEPT 3 | THE APERTURE



SW Aerial View



SE Aerial View



12/08/2022

EDG2 MASSING DEVELOPMENT

(Board Supported)

CONCEPT 5 | THE CONVERGENCE



SW Aerial View



SE Aerial View

EDG#1 THE BOARD REQUESTED:

1. Massing Options and Zone Transition

A,B,C: Studies that break down the scale of the SE and 13th Ave. side of the building similar to Concept 2 "Interlock". The board suggested that a hybrid of Concept 2 and the large aperture element of Concept 3 would be a successful response to the various scales of the neighborhood.

D,E: Studies of the aperture massing and secondary architectural features to enhance the infill portion of the facade.

F: Attention to the northern facade to ensure appropriate levels of visual interest.

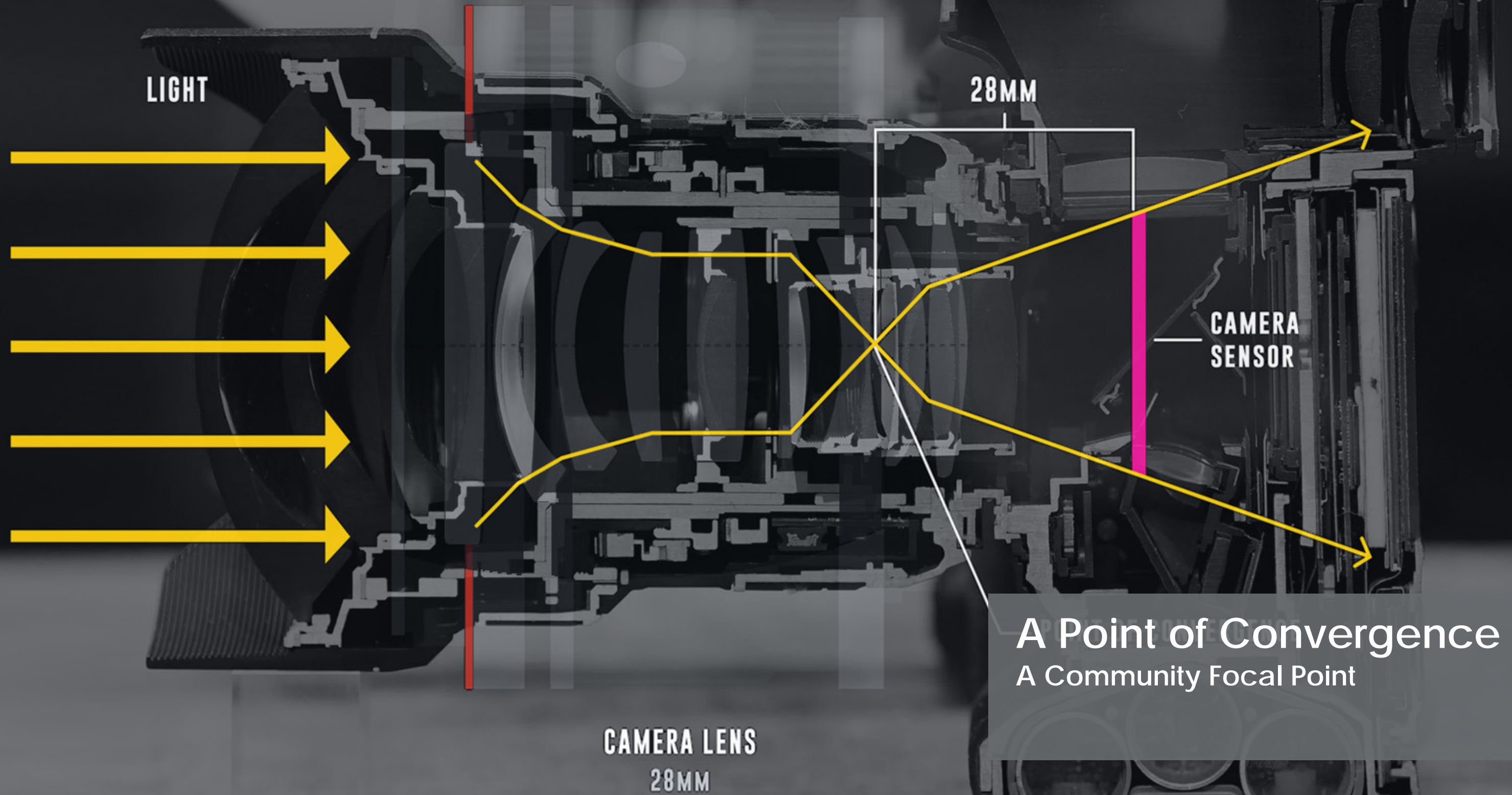
RESPONSE TO EDG#1:

Similar bay-window rhythm from the Option 2 - "Interlock" option has been incorporated into the latest preferred massing option so that the E. Marion St. frontage transitions from the larger scaled "Aperture" massing from the West to the more residential scaled "interlock" massing towards the East.

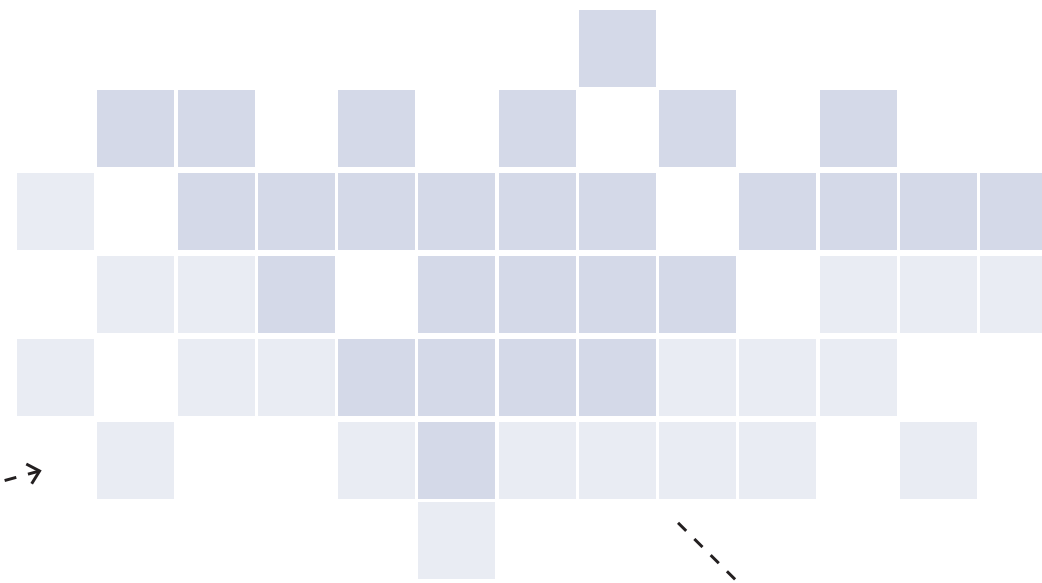
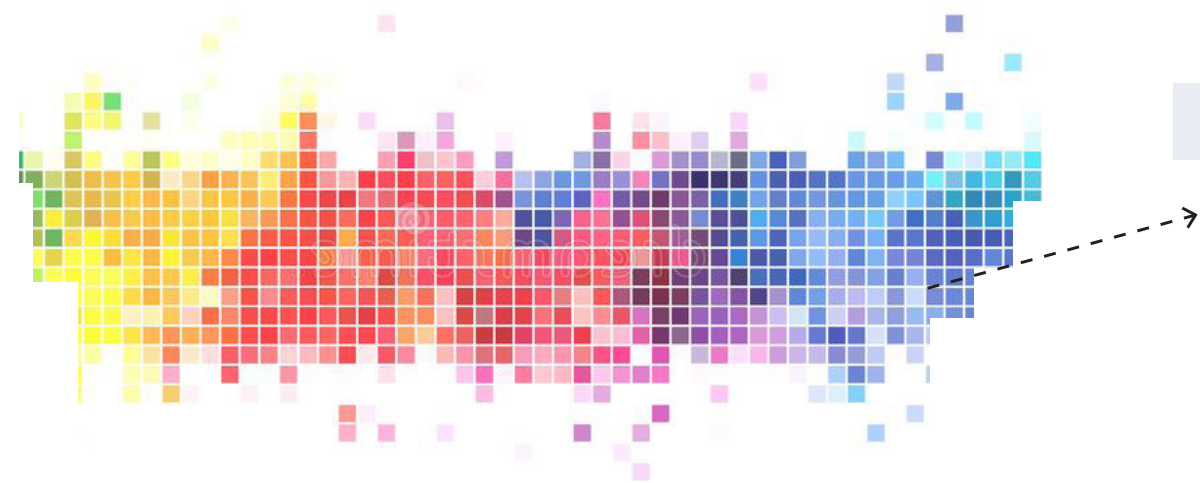
The applicant has studied some alternatives to the scale of the aperture framing at the SW corner to give the aperture a more dominant corner presence. In the applicant's latest preferred massing the aperture form is further refined with a unifying character that help the building design gradually transition from the "Aperture" language on the west to the "interlock" character to the East.

The north facade against the residential transition zone has been further articulated with bay window ins and outs. The applicant has also shown fenestration and window patterning locations to better communicate where blank wall conditions exists and some initial ideas on how those could be mitigated.

Let's Create ...

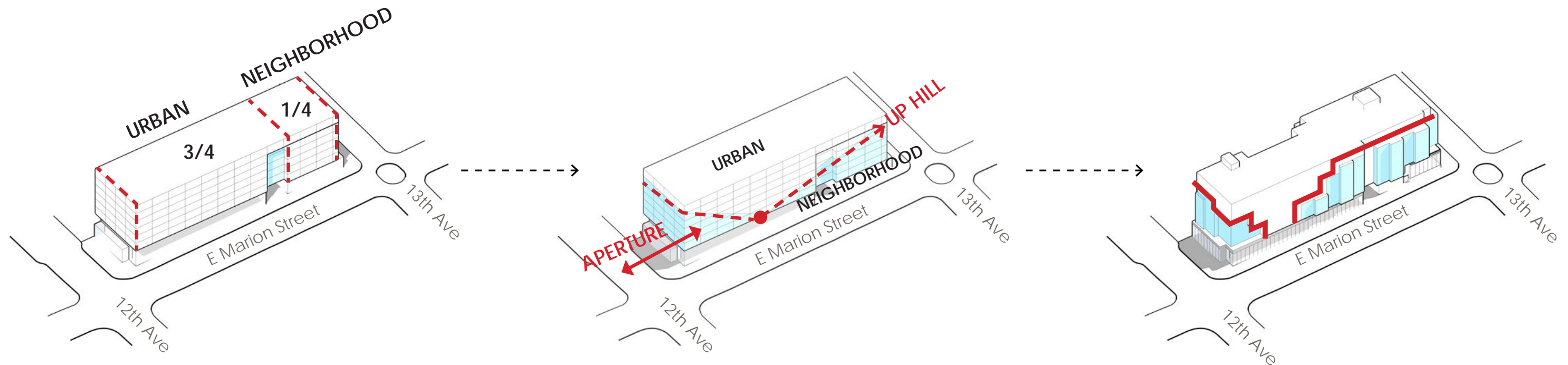


The “Pixel” Story



The “Pixel”
Moment

MASSING DEVELOPMENT



MASSING DIVISION

- 3/4 block scale = Seattle U.
- 1/4 block scale = Residential Neighborhood
- Residential unit grid divisions

CONVERGENCE OF SCALES

- Urban fabric = SW frontage (12th Ave.)
- Residential fabric = SE frontage (13th Ave.)
- Transition with the uphill slope of E. Marion St.
- Celebrate SW corner with Aperture feature

PIXELATED BLEND

- Articulate and contrast
- Pixelate the facade based on residential unit modules

CONCEPT 5 | THE CONVERGENCE - FORM GENERATION DIAGRAM (Board Supported)

NEIGHBORHOOD REFERENCE PROJECTS: EXTERIOR MATERIALS & COMPOSITION



YOBI APARTMENTS



1 SAAS Building



2 SOLIS APARTMENTS



3 CHLOE ON MADISON APARTMENTS 4



1324 E MARION ST



5 MAD FLATS



6 1223 E. Union St. (APPROVED)

7

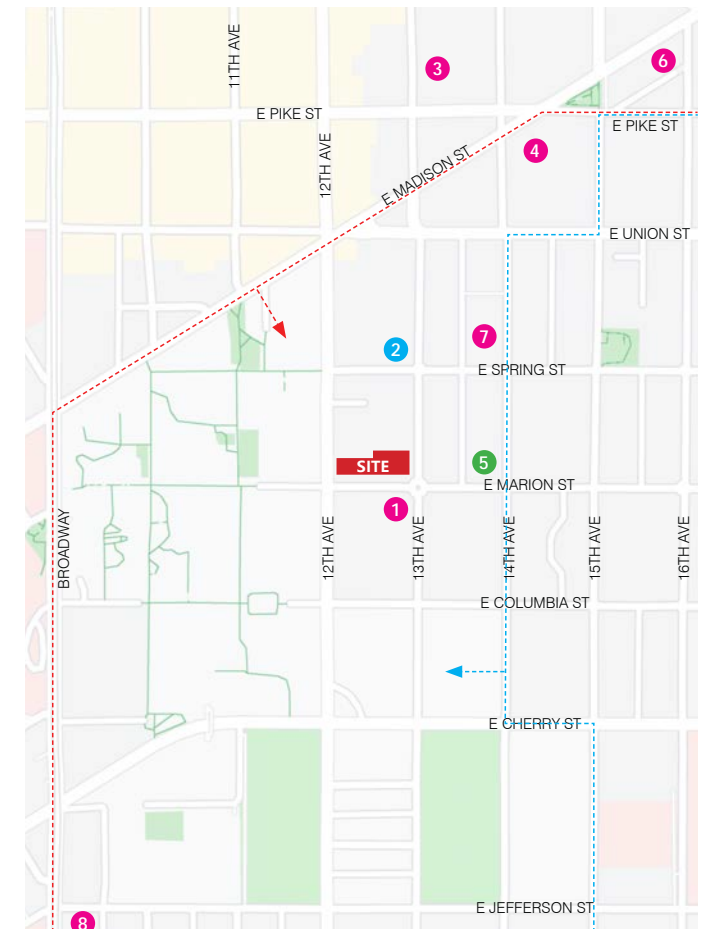


500 Broadway (APPROVED)

8

BUILDING MATERIAL HIGHLIGHTS:

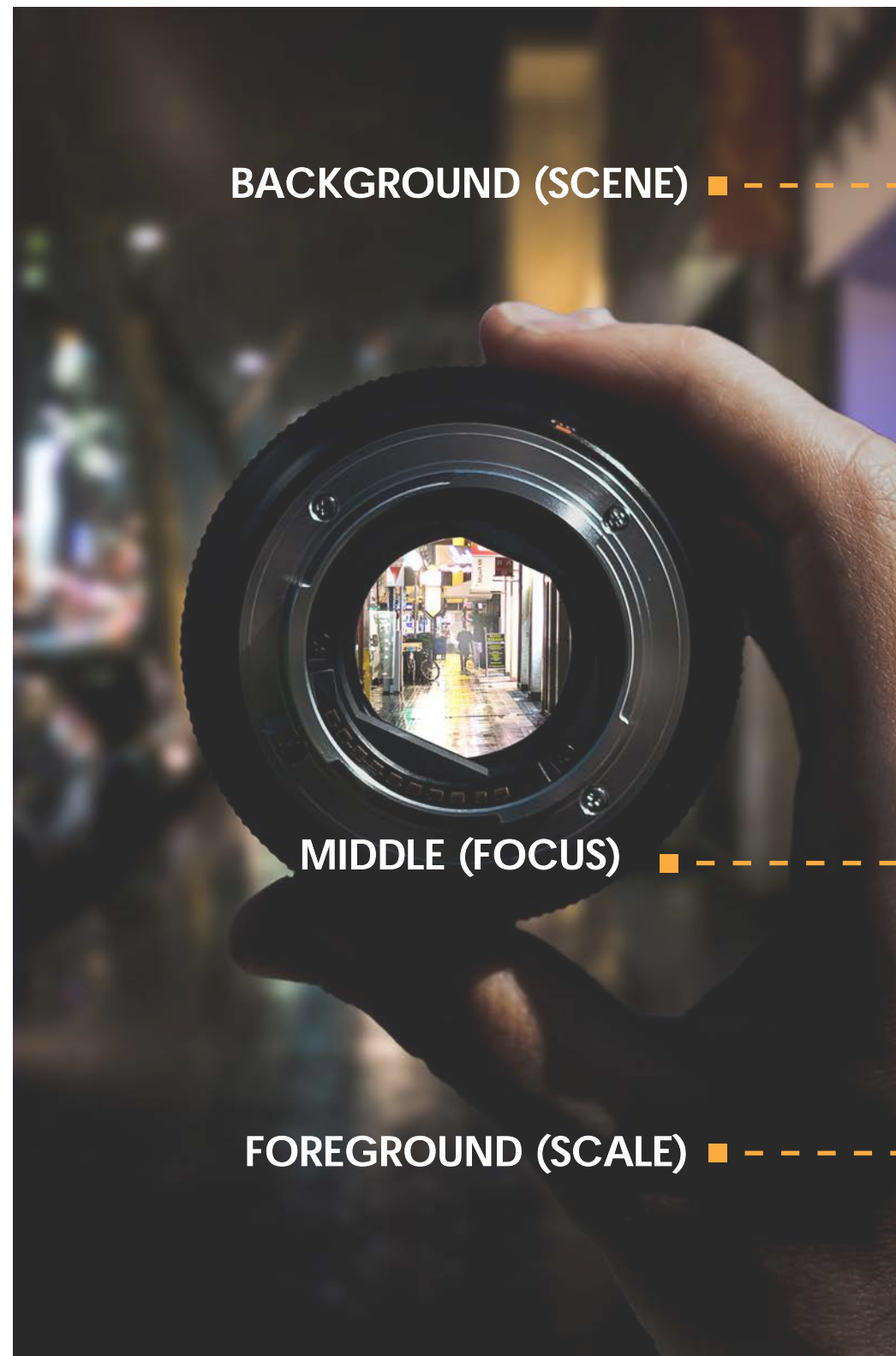
- Neutral material pallet
- Light or Dark base color providing contrast
- Refined textures and colors as accent
 - Wood tones as accent/feature
 - Simple contemporary aesthetic
 - Highly transparent ground level
 - Playful window patterning
 - Uniform grid of windows



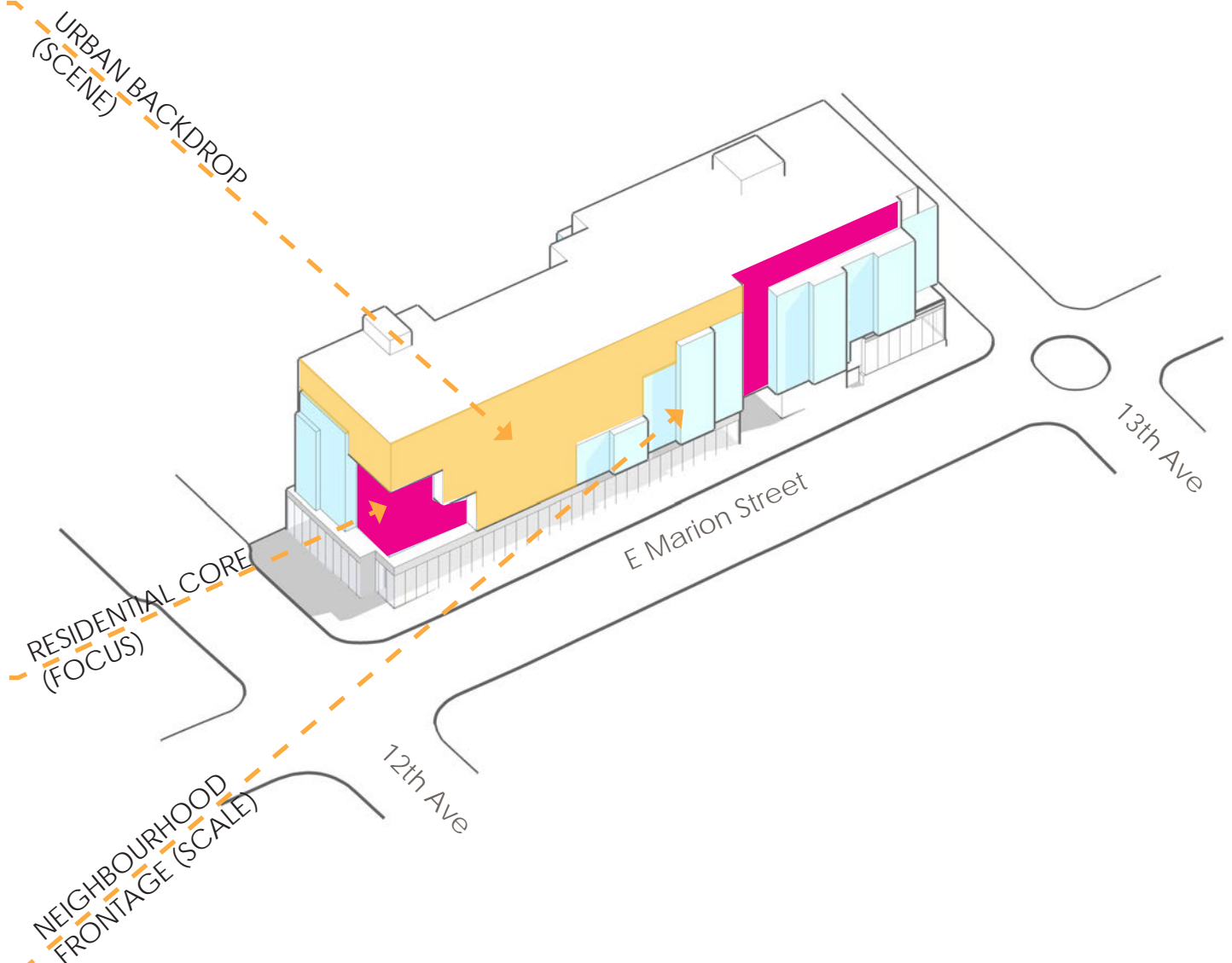
- Central Area boundary
- First Hill / Capitol Hill Urban Center boundary
- Project Property
- Academic
- Apartments
- Townhomes

0 250 500 FT

BUILDING ELEVATION DESIGN FEATURES



CREATING DEPTH IN PHOTOGRAPHY



TRIPARTITE LAYERING TO ELEVATION CLADDING/MATERIAL

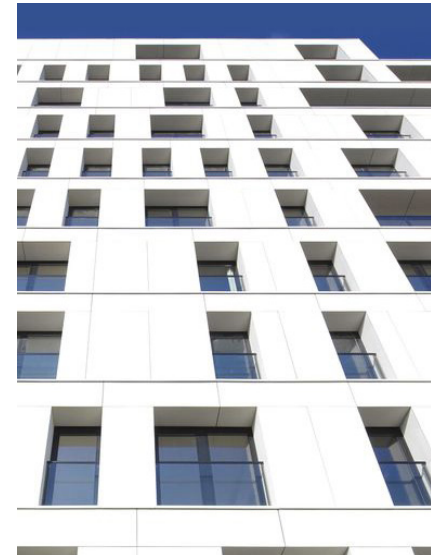
FACADE MATERIAL AND PATTERNING INSPIRATION

URBAN BACKDROP (SCENE)

SHIFTING MODULES

PIXEL

MOVEMENT

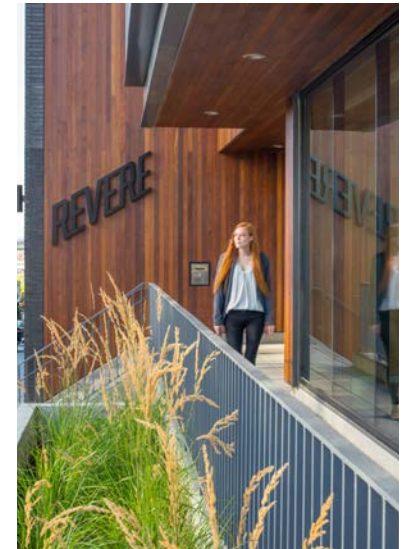


RESIDENTIAL CORE (FOCUS)

FOCAL POINT

RECESSED

ACCENT-WOOD LOOK



NEIGHBORHOOD FRONTAGE (SCALE)

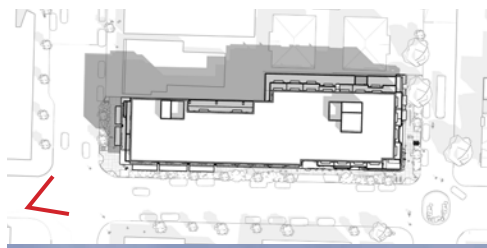
LINEAR

ALIGNED

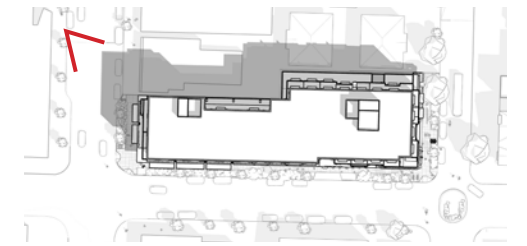
STATIC



VIEW OF SW CORNER FROM 12TH AND MARION



NORTH ELEVATION WALL PATTERNING STUDY AT ZERO LOT LINE



OPT 1: SHIFT



OPT 2: GRADIENT

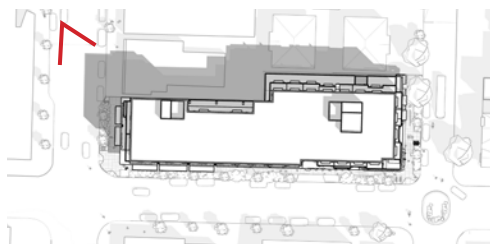


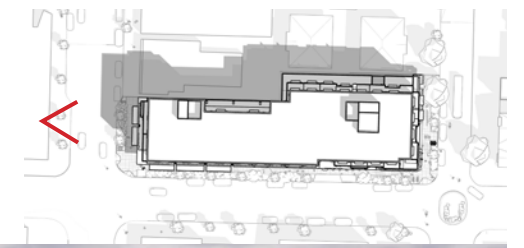
OPT 3: STEP (PREFERRED)



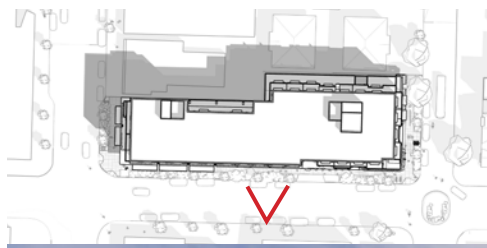
Views towards the NW corner of the project from 12th Ave.

VIEW OF NW CORNER FROM 12TH AVE

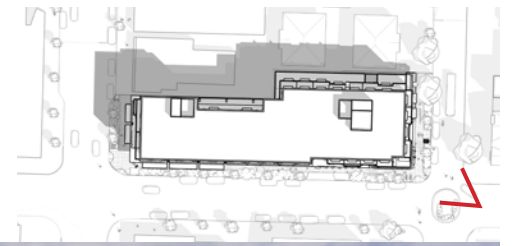




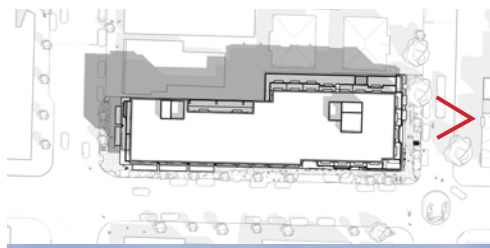
VIEW OF THE SOUTH FACADE ALONG E MARION ST.

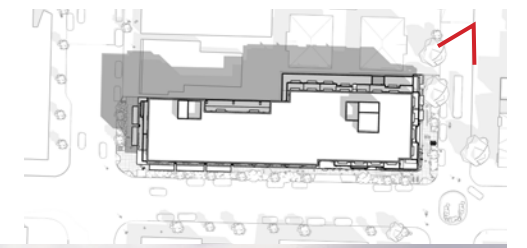


VIEW OF THE SE CORNER FROM MARION AND 13TH



VIEW OF THE EAST FACADE ALONG 13TH AVE.



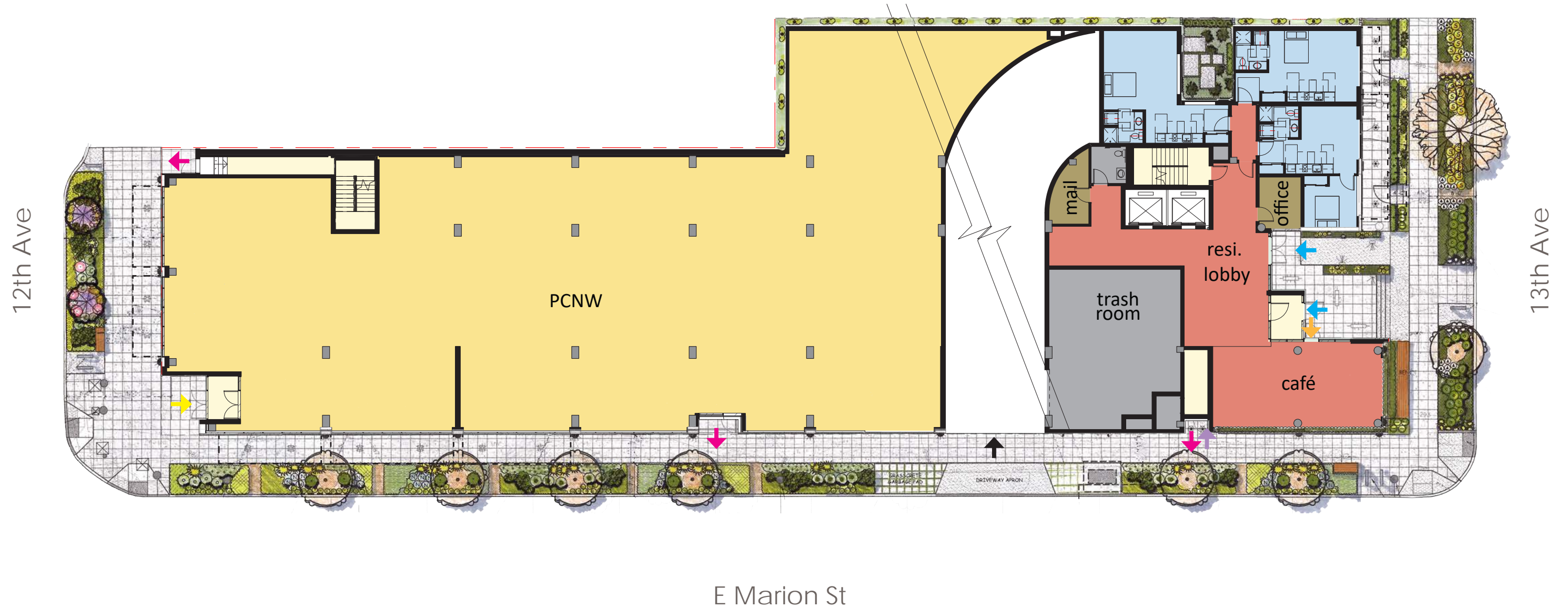




3.0

STREETSCAPE &
BUILDING FEATURES

COMPOSITE SITE PLAN



PROGRAM

residential unit	residential lobby	circulation	PCNW
amenity	vehicle parking	mail & package	
open space	bike parking	BOH	

ACCESS

vehicular access	residential entry
PCNW access	café entry
bike access	egress

12TH AVE. STREETSCAPE AND PHOTOGRAPHY SCHOOL ENTRY



View at SW corner along 12th ave



Canopy reference image



Section at sidewalk looking north along 12th ave

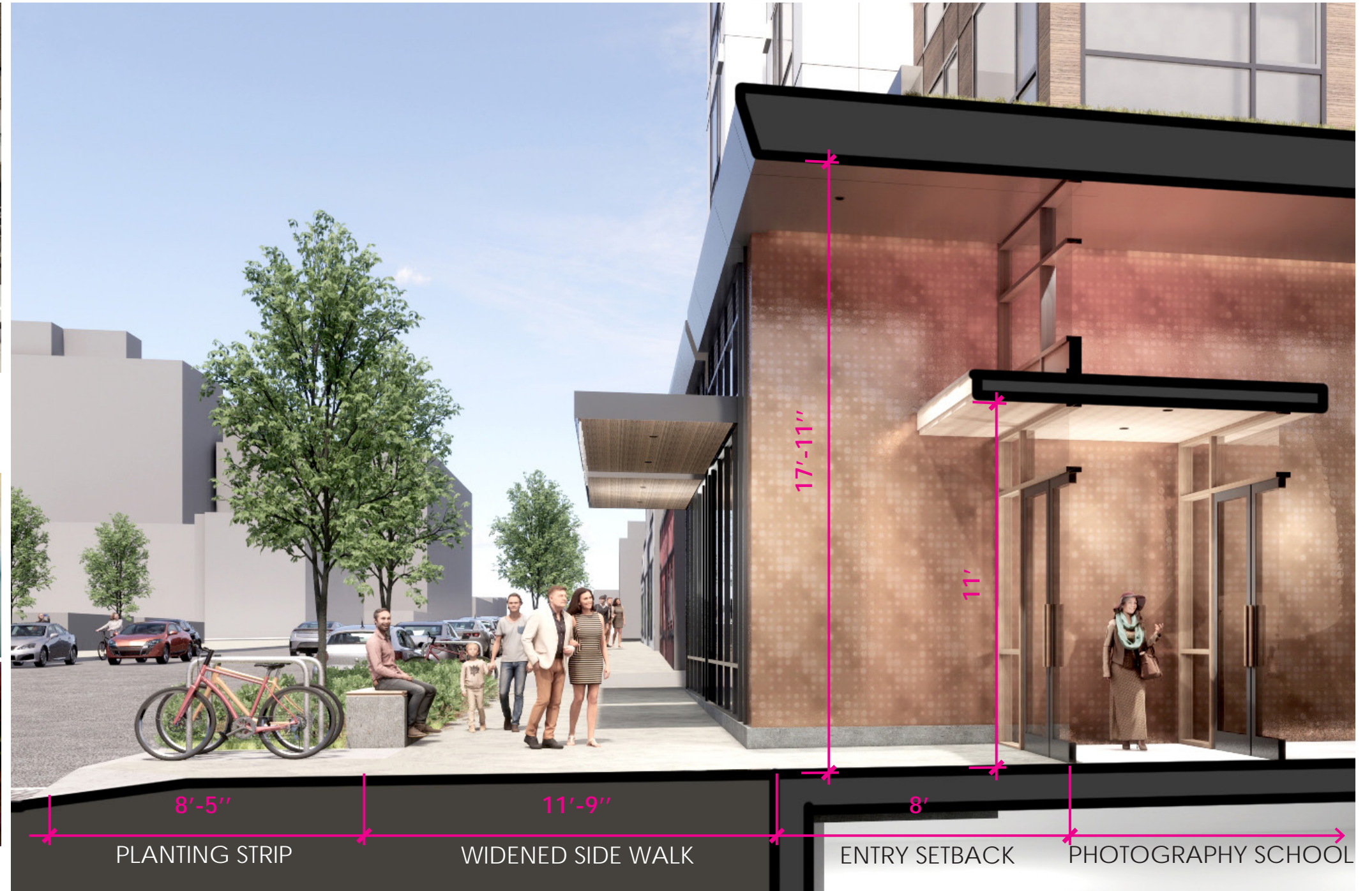
E. MARION ST. STREETSCAPE AND PHOTOGRAPHY SCHOOL ENTRY



mirror finished
metal panel



Art wall reference images
(Final image TBD)



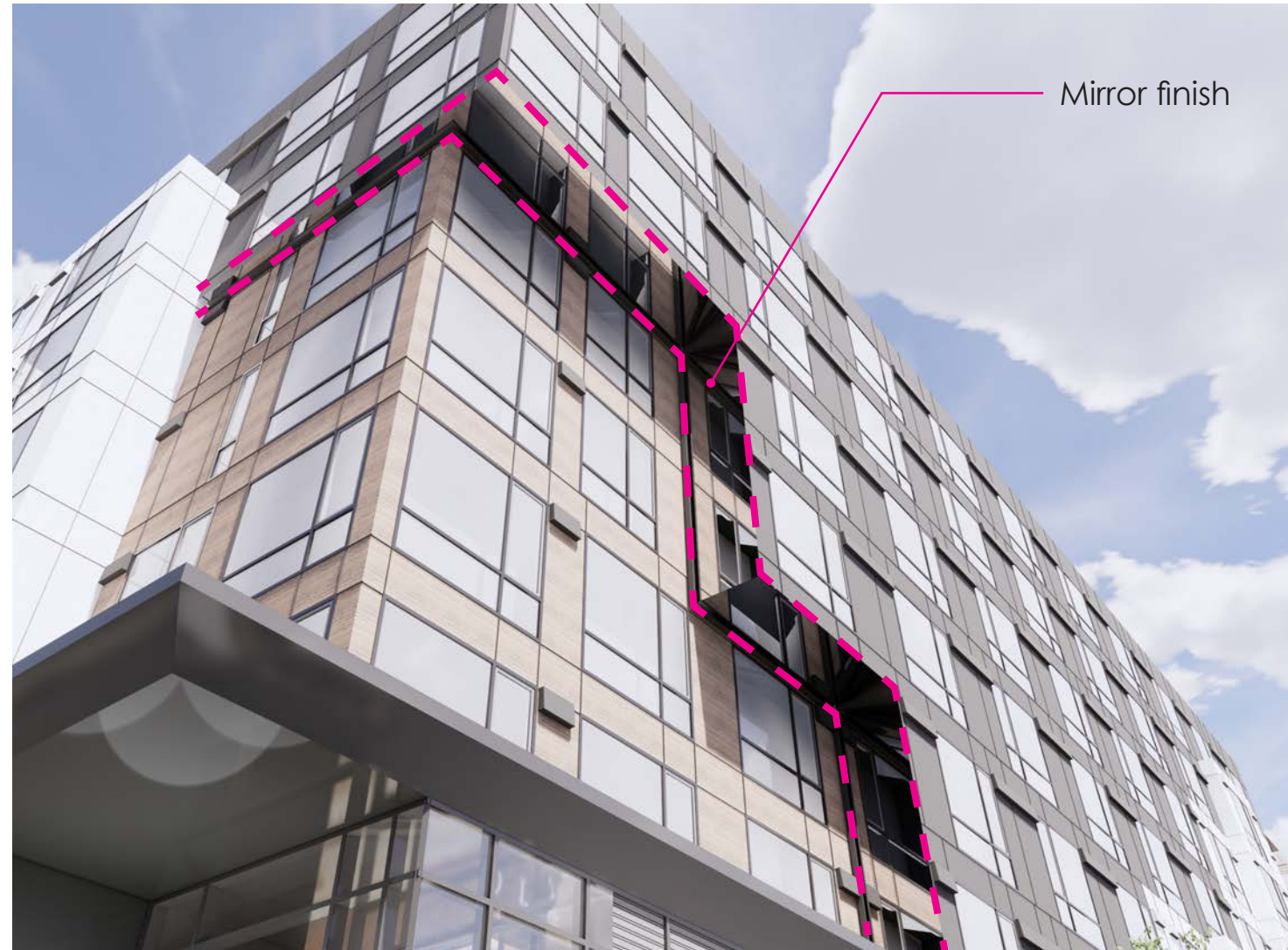
Section through photography school entry vestibule

E. MARION ST. STREETSCAPE AND PHOTOGRAPHY SCHOOL ENTRY



View at photography school entry

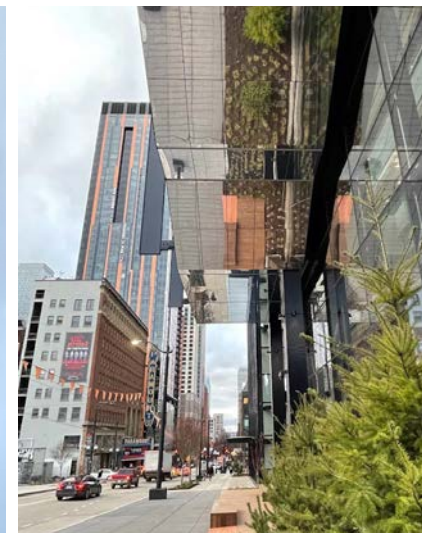
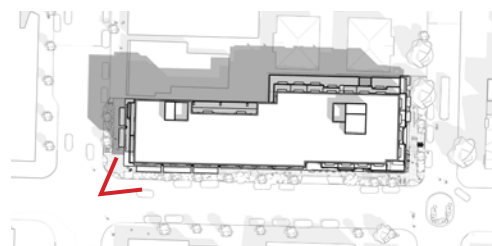
APERTURE FEATURE AT SW CORNER



View from street level towards the SW corner building aperture recess

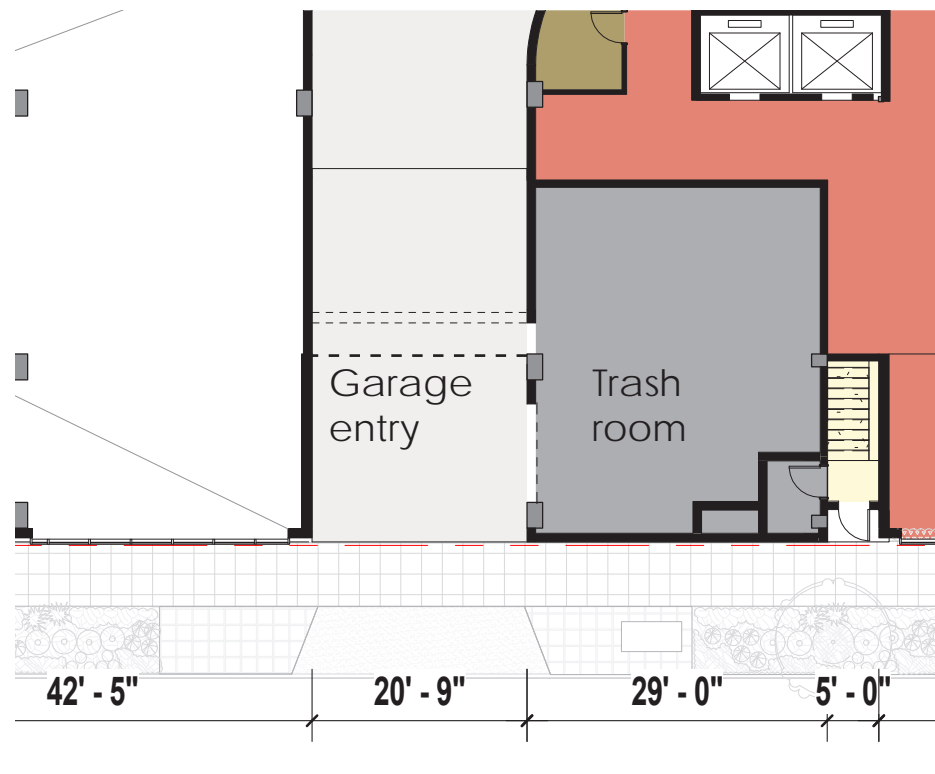


Close up of mirror finished metal panel @ aperture trim



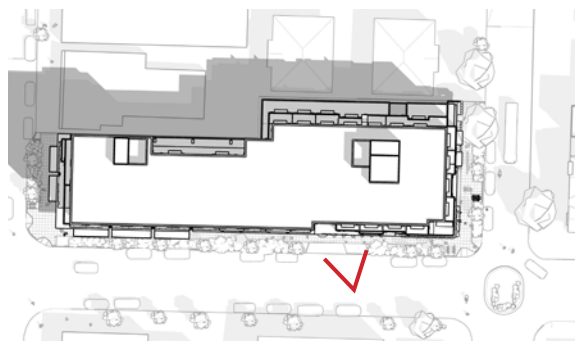
Mirror finish metal panel reference images - creates optical illusions and dynamic textures

E. MARION ST. ARTWALL AND GARAGE ENTRY

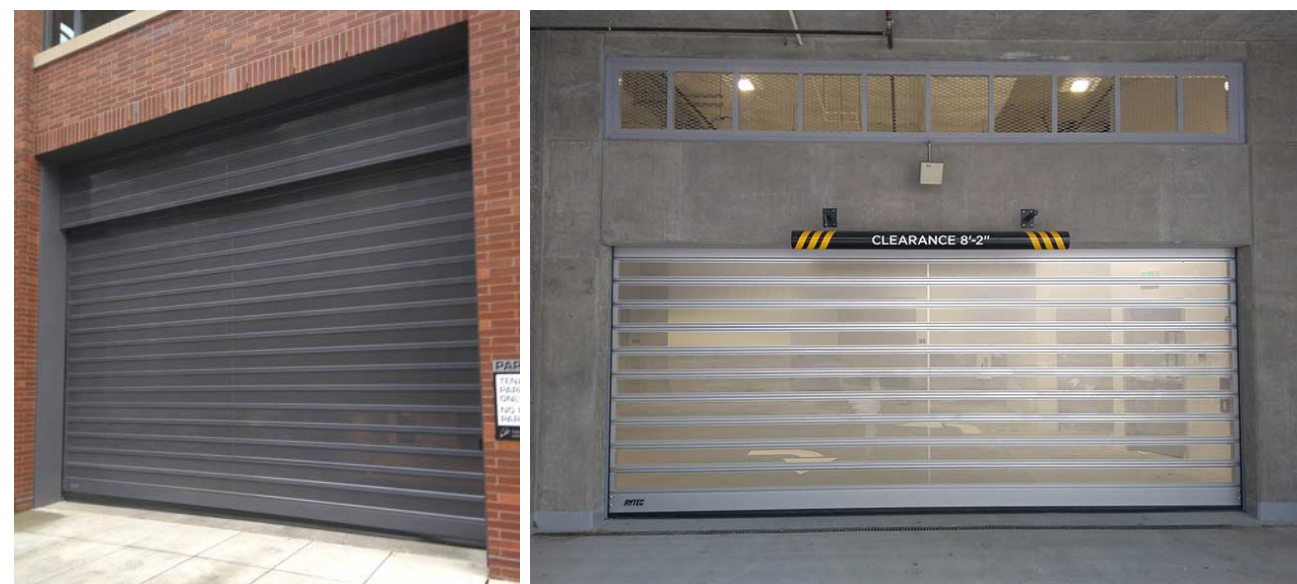


Garage entry plan @ E Marion St.

An art wall with content curated through collaboration with local artists and/or the photography school is being proposed as a feature element for the solid wall of the service room. The design team sees this as an opportunity for an engaging and revolving art program element along E Marion St. that is rooted in the history of the neighborhood.



Garage entry view @ E Marion St.



Garage door reference images



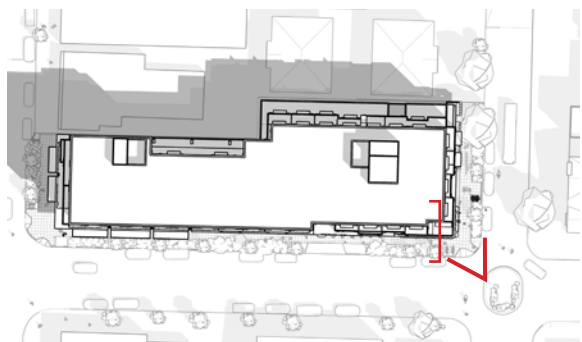
Art wall reference images



Operable cafe walls in open position



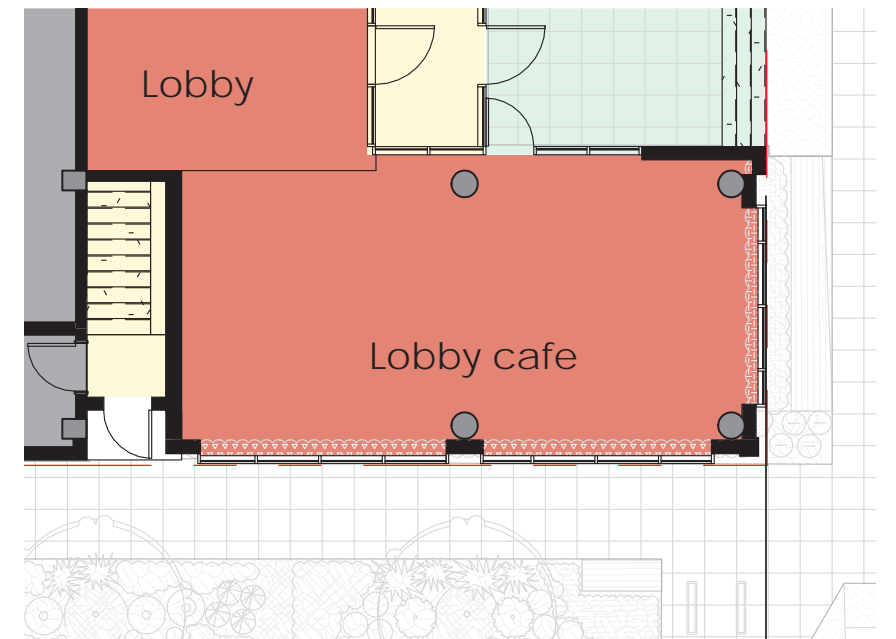
Section through cafe at E. Marion street



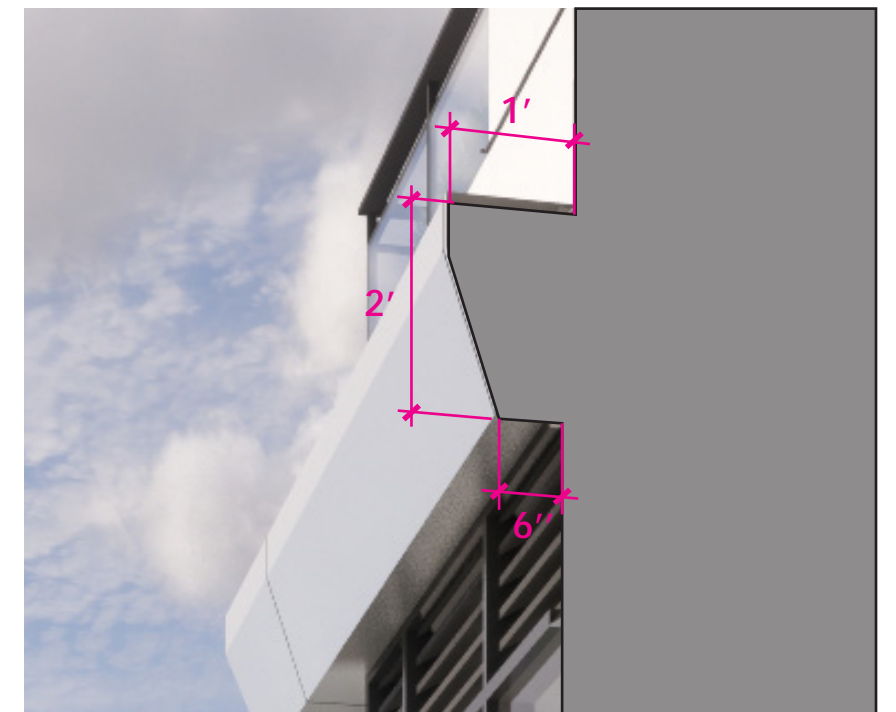
13TH AVE. STREETSCAPE AND ENTRIES



Section through corner cafe



Residential lobby cafe plan

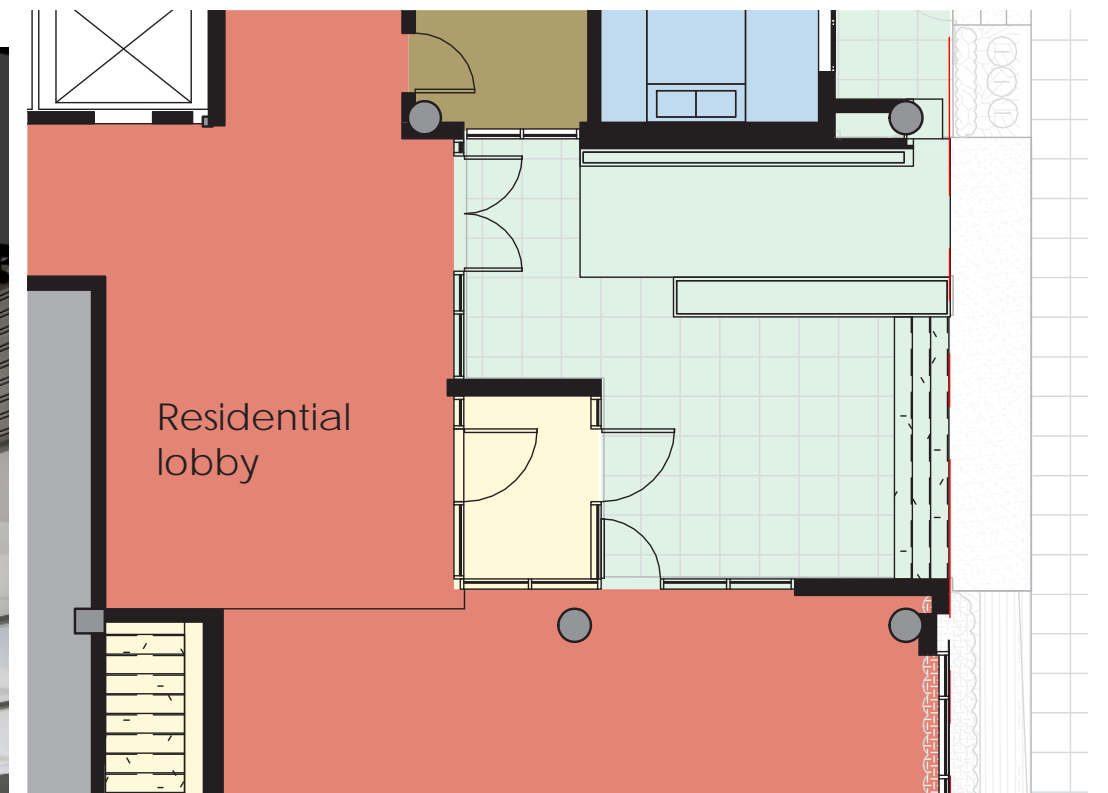


Cornice Profile

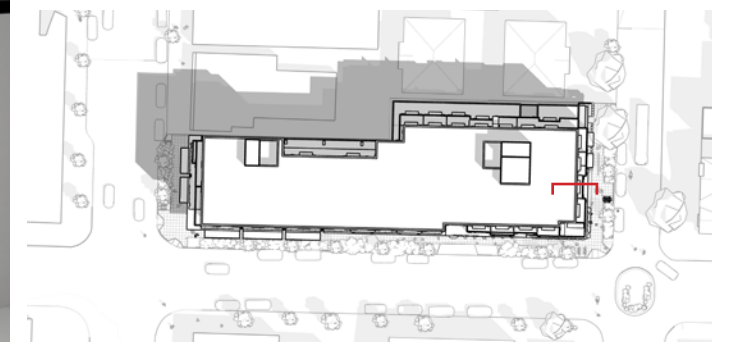
13TH AVE. STREETSCAPE AND ENTRIES



Apartment Entry & Lobby



Residential lobby entry plan

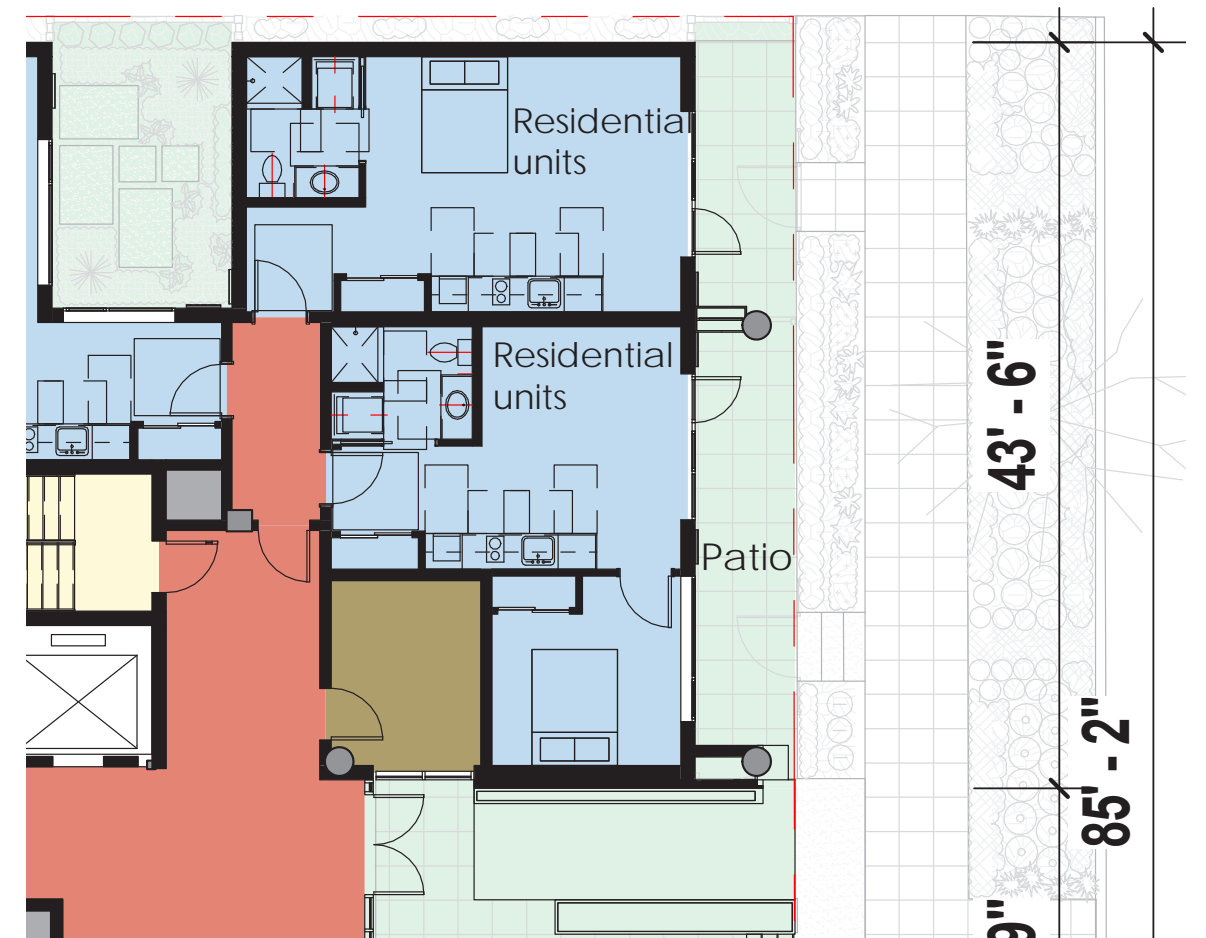




13TH AVE. RESIDENTIAL PATIOS



Street Level residential units along 13th ave



Enlarged plan of residential units along 13th ave



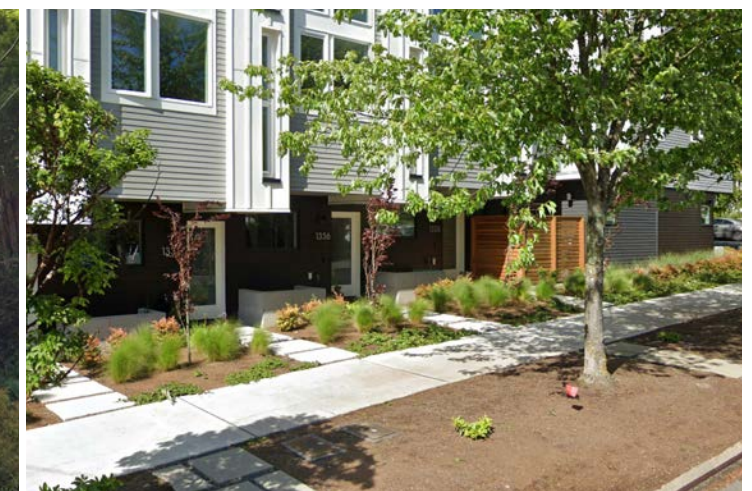
Street level units along E Marion Street (precedent)

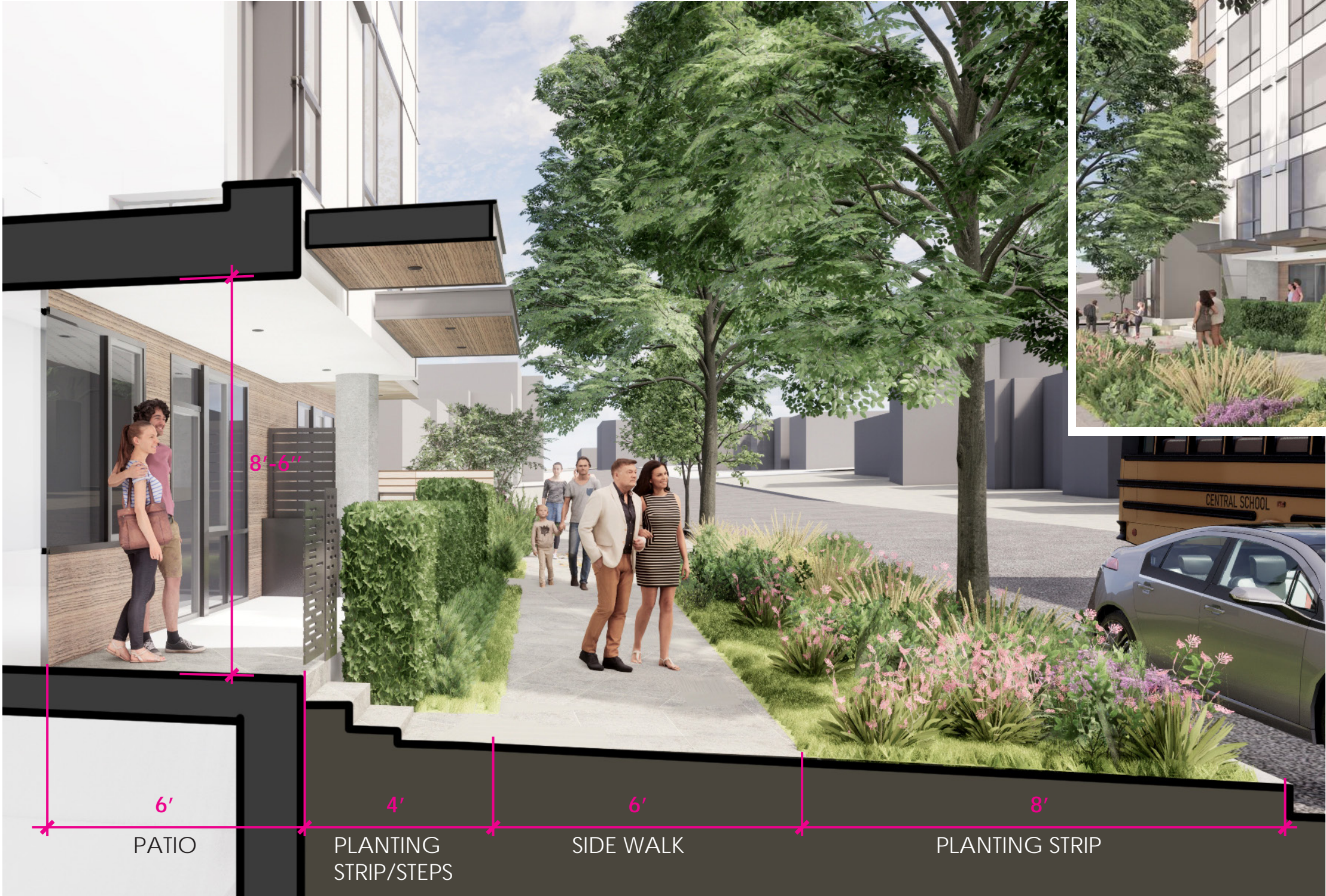


Street level units along 13th ave (precedent)



Street level units along E Spring Street (precedent)

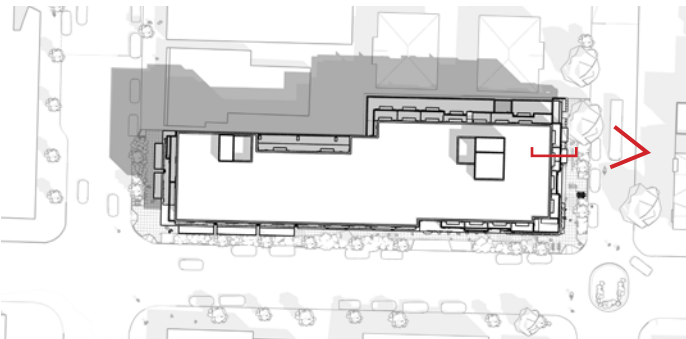




Section through units & patio



Street Level Residential units along 13th ave



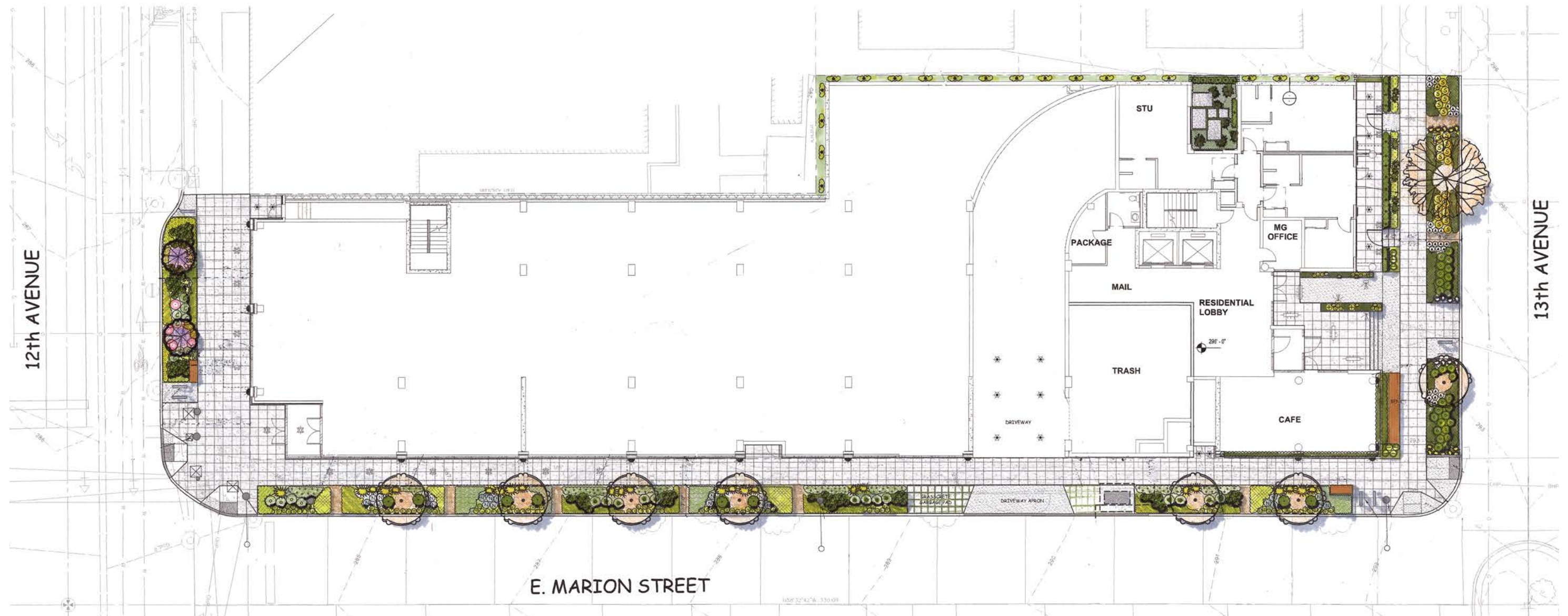
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4.0

LANDSCAPE , LIGHTING
& SIGNAGE

LANDSCAPE ARCHITECTURE: PROPOSED STREET TREES AND PLANTING BEDS



SITE PLAN DEVELOPMENT NARRATIVE

STREETS, SIDEWALKS AND SITE FURNITURE

The project will include the removal of the existing street trees, sidewalks, and demolition of all structures within the property lines.

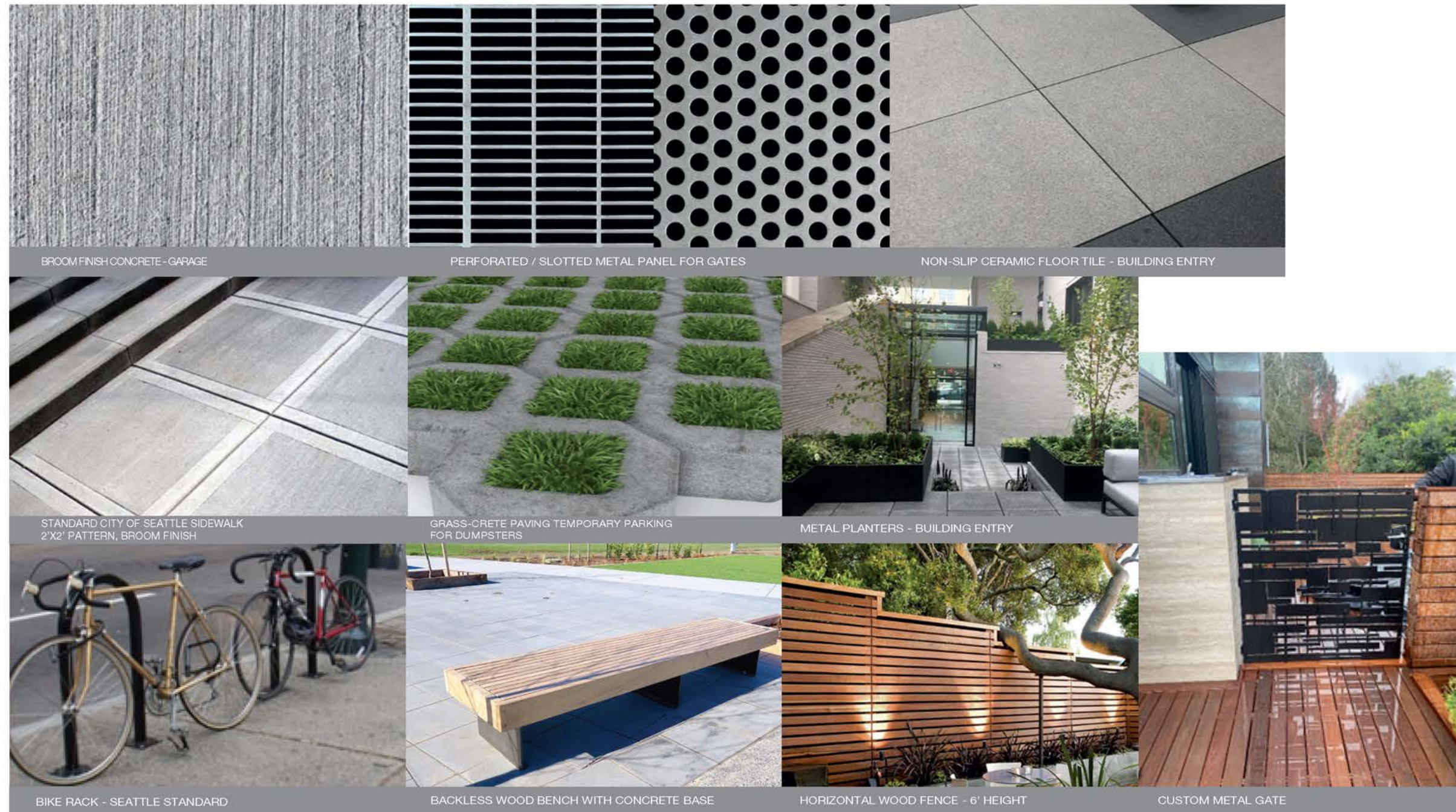
New curbs and sidewalks will be provided along 12th Ave., 13th Ave. and East Marion Street. New standard width sidewalks will have the City of Seattle Standard two-foot grid pattern of broom finished concrete. On East Marion Street and on 12th and 13th Avenues a 6' width planting bed will align with the street curb. The proposed street trees will be selected by the City of Seattle, however KLLA is recommending columnar English Oak for East Marion Street. Along 13th Avenue, a larger growing and spreading locust will provide filtered light with their small leaves and open structure. The smaller leaves are easier to maintain. Two small trees are proposed along 12th Ave because of overhead power lines and a 30-foot setback requirement from the street corner. There is an increase of street trees, from 8 to 11.

Parking access will be re-paved with broom finished concrete. Seattle Standard bike racks are located near both west entrances and near the southeast corner of the property. Benches are proposed near the sidewalk at the corner of East Marion and 13th and near the building entrance on 12th.

PLANTINGS

Plantings are chosen for ease of maintenance, variety of color, texture, drought tolerance, and seasonality.

LANDSCAPE ARCHITECTURE: STREET LEVEL MATERIALS

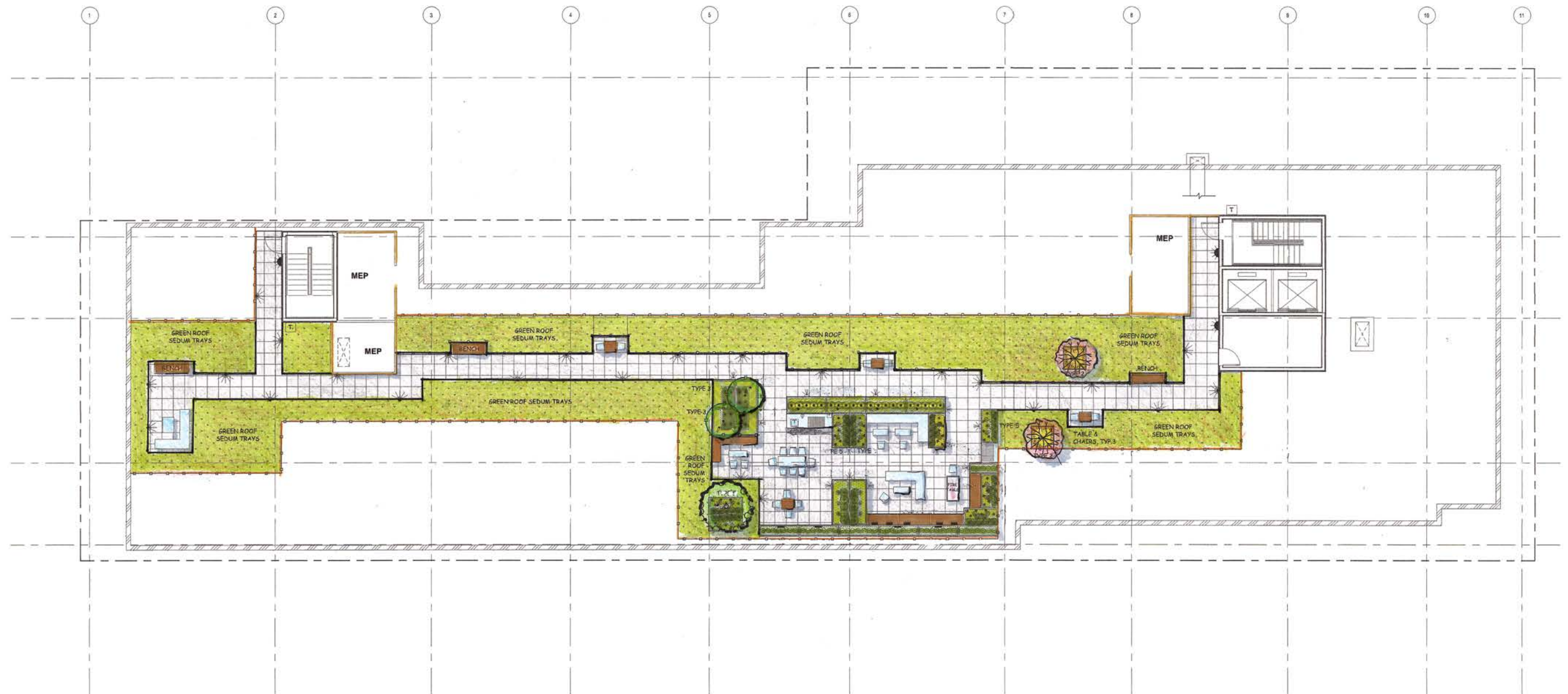


LANDSCAPE ARCHITECTURE: STREET LEVEL PLANTS



LANDSCAPE ARCHITECTURE: STREET LEVEL PLANTS





LANDSCAPE ARCHITECTURE: ROOF LEVEL MATERIALS



STAINLESS BBQ AND CABINET WITH SINK - ROOF



FIBERGLASS PLANTERS



PEDESTAL PAVERS - CONCRETE



SOFA, SYNTHETIC WICKER



METAL, WOOD, AND FABRIC FURNITURE



FIRETABLE



WOOD BENCH - ROOF

STAINLESS SQUARE POST WITH STAINLESS CABLE, WOOD CAP - ROOF

LANDSCAPE ARCHITECTURE: ROOF LEVEL PLANTS



LANDSCAPE ARCHITECTURE: GROUND LEVEL EXTERIOR LIGHTING DESIGN



A

LED STRIP LIGHTING



B

EXTERIOR SCONCE LIGHT LED



C

5" CEILING SOFFIT LIGHT LED



D

CANOPY SOFFIT LIGHT LED



LANDSCAPE ARCHITECTURE: ROOF LEVEL EXTERIOR LIGHTING DESIGN



PATHLIGHT ROOF



E



LIGHTING UNDER BENCH - ROOF



F



UPLIGHTS - ROOF



G



WALL WASHER LIGHT - ROOF



H



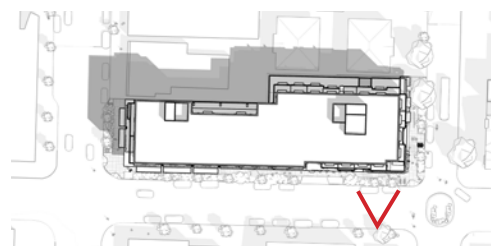
PLANTER LIGHTS FOR PATHWAYS - ROOF



I

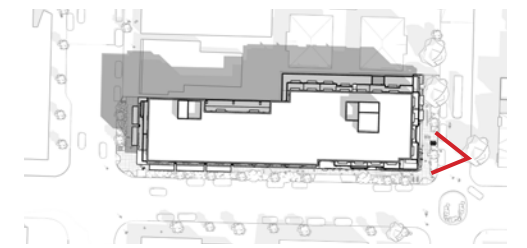


SE STREET CORNER BUILDING ENTRIES AND FEATURES



Views on E Marion St. towards the NE lobby cafe, art wall and building garage entry

SE STREET CORNER BUILDING ENTRIES AND FEATURES



Drop soffit feature with
edge lighting

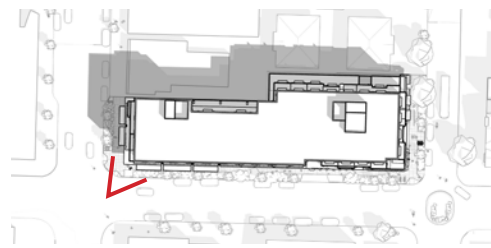
Linear light fixtures

Wall sconces highlight
storefront reveals

Edge lit planters at
cantilvered slab

View on 13th Ave. towards the apartment entry stoop

SW PCNW ENTRY AND BUILDING APERTURE FEATURE LIGHTING



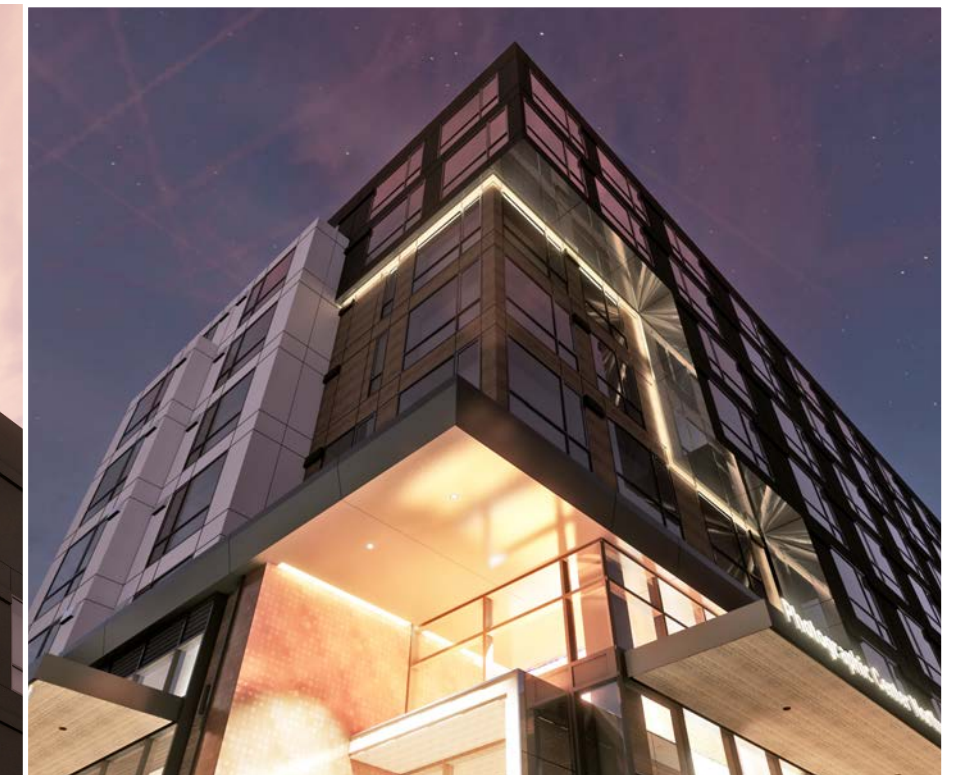
AT SUNSET

View along 12th Ave.



AT TWILIGHT

View along 12th Ave.

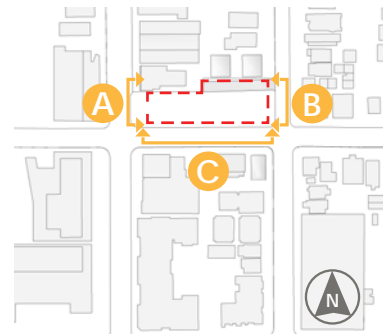


View upwards from entry

Cove lighting at aperture seam reflecting off mirrored soffit cladding

Wall wash lighting at PCNW main entry art wall (art wall TBD)

SIGNAGE CONCEPT ON ELEVATIONS (FINAL DESIGN AND PLACEMENT TBD)



Potential
Signage
Locations



WEST ELEVATION **A**



Potential
Signage
Locations

EAST ELEVATION **B**

Potential
Signage
Locations



Potential
Signage
Locations

SOUTH ELEVATION **C**

SIGNAGE CONCEPT MODEL VIEWS AND INSPIRATION IMAGES



Potential
Signage
Locations



VIEW TOWARDS SW BUILDING CORNER @ 12TH AVE.

VIEW TOWARDS SE BUILDING CORNER @ 13TH AVE.



DIMENSIONAL BUIDLING SIGNAGE STYLES - REFERENCE IMAGES

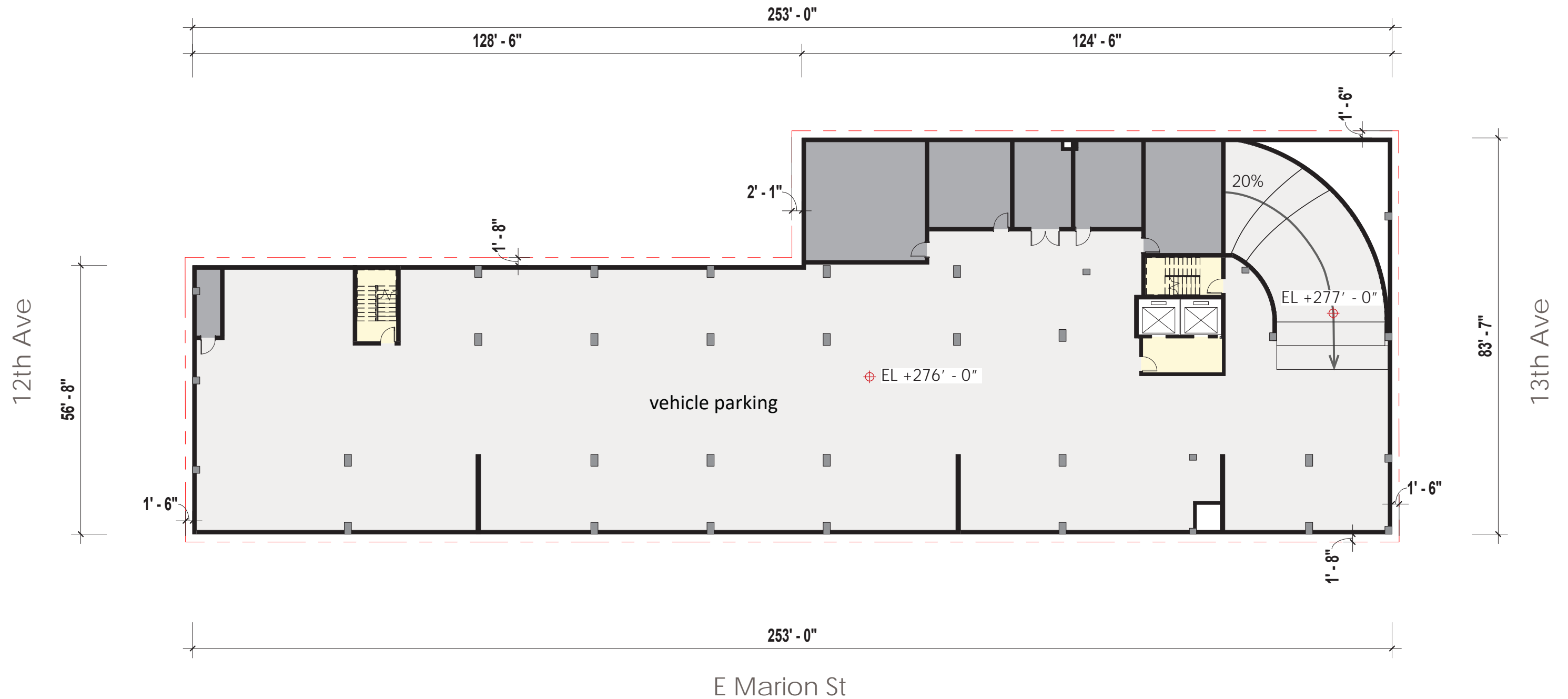
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5.0

FLOOR PLANS
SECTIONS & ELEVATIONS

B1 FLOOR PLAN



PROGRAM

residential unit	residential lobby	circulation	PCNW
amenity	vehicle parking	mail & package	
open space	bike parking	BOH	

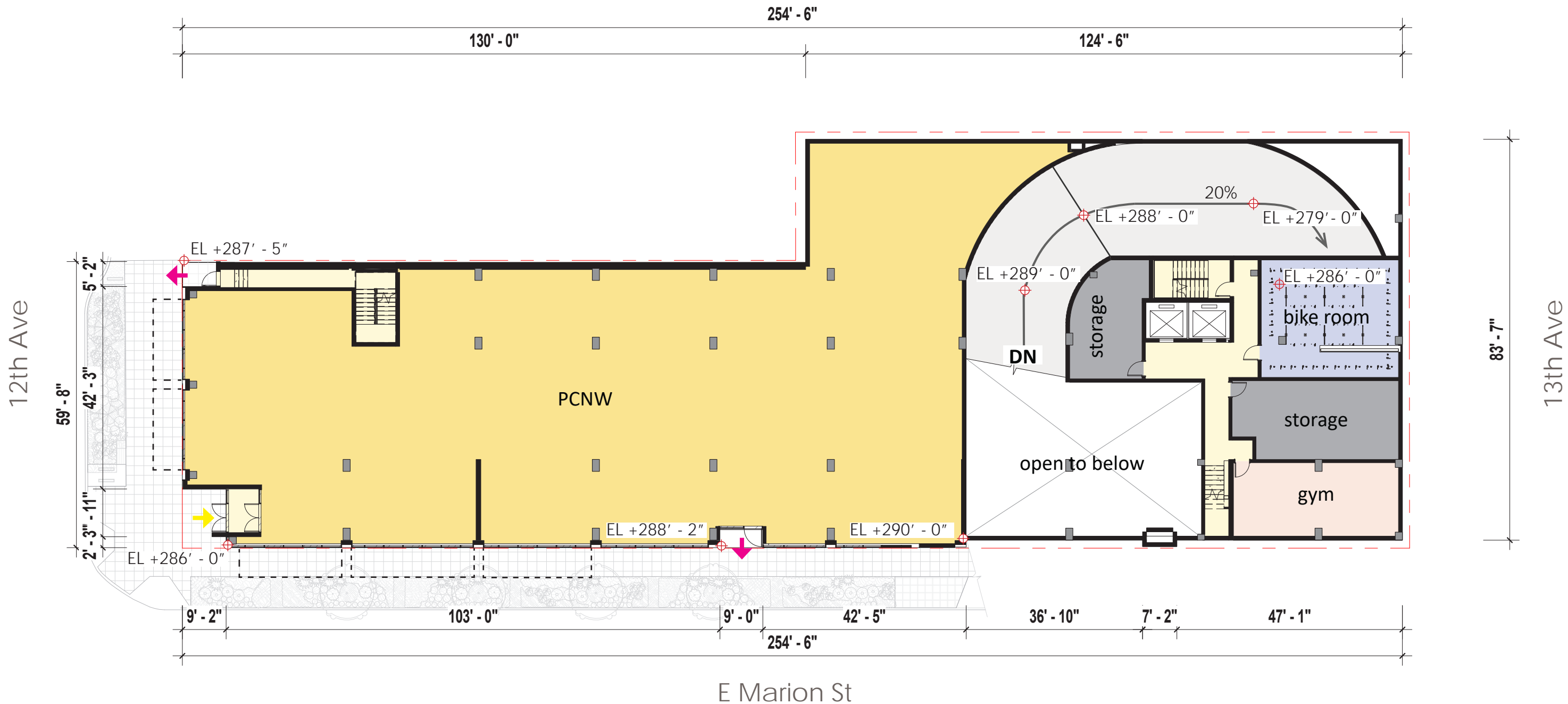
ACCESS

vehicular access	residential entry
PCNW access	café entry
bike access	egress

0 15' 30'



L1 FLOOR PLAN



PROGRAM

- | | | | |
|------------------|-------------------|----------------|------|
| residential unit | residential lobby | circulation | PCNW |
| amenity | vehicle parking | mail & package | |
| open space | bike parking | BOH | |

ACCESS

- | | |
|------------------|-------------------|
| vehicular access | residential entry |
| PCNW access | café entry |
| bike access | egress |

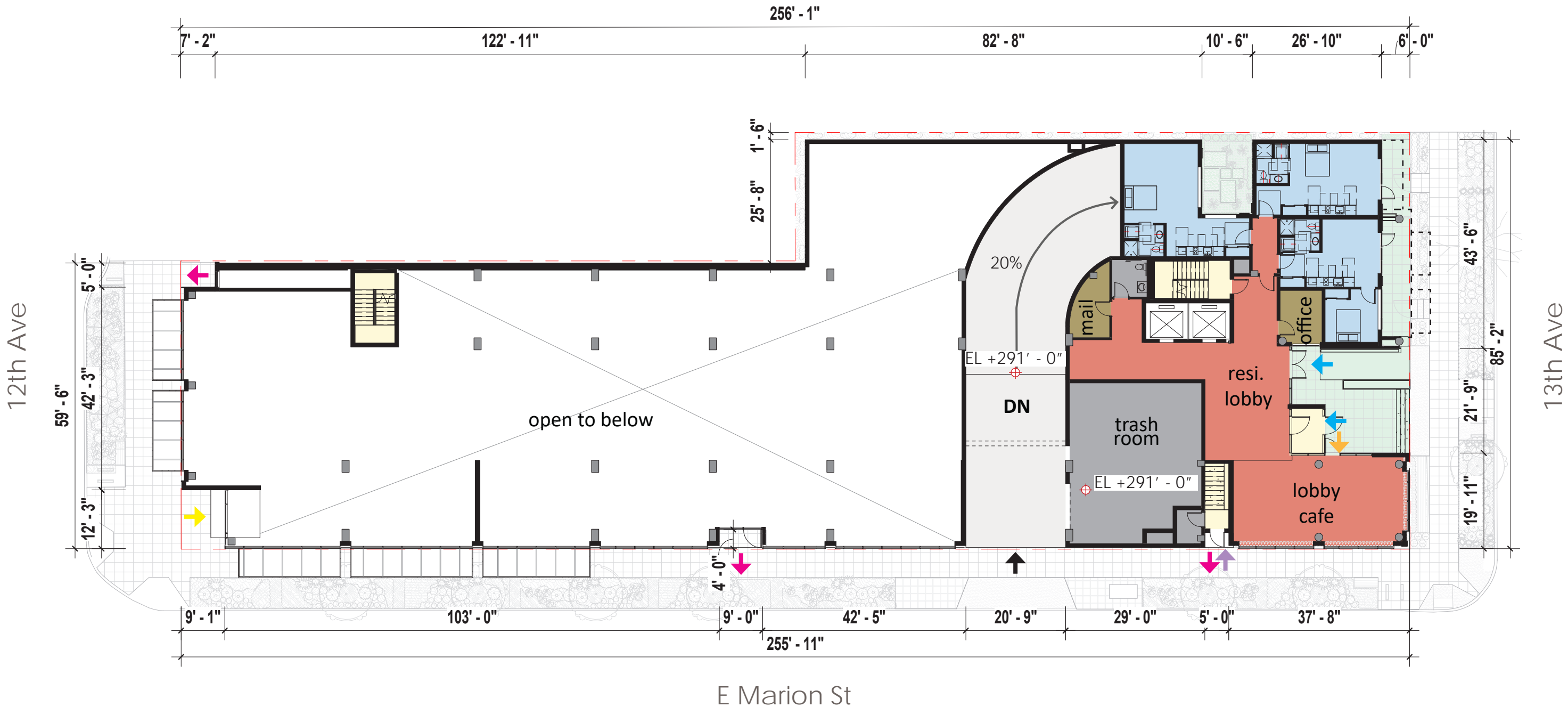
0 15' 30'



LINK
DESIGN STUDIO INC

VIBRANT
CITIES

L1.5 FLOOR PLAN



PROGRAM

- | | | | |
|------------------|-------------------|----------------|------|
| residential unit | residential lobby | circulation | PCNW |
| amenity | vehicle parking | mail & package | |
| open space | bike parking | BOH | |

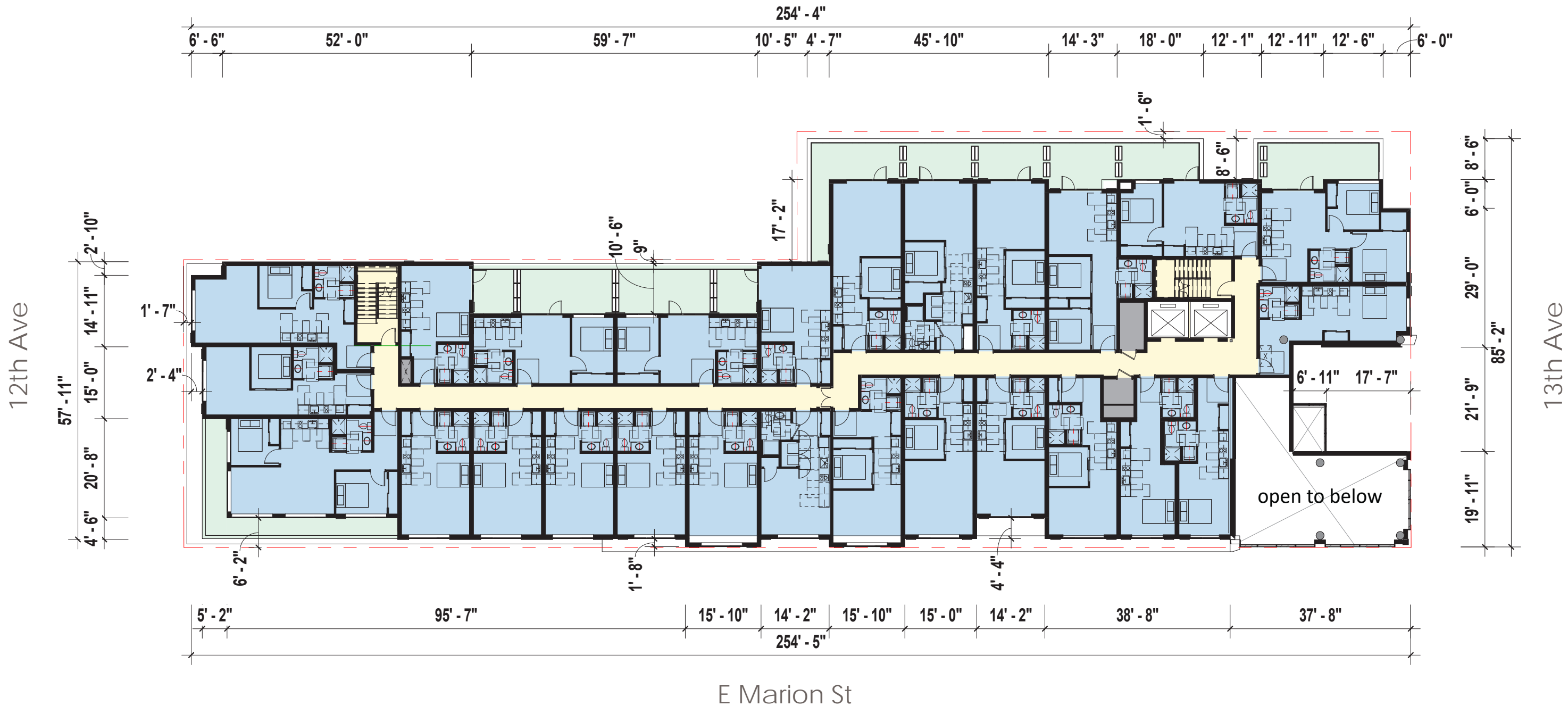
ACCESS

- | | |
|------------------|-------------------|
| vehicular access | residential entry |
| PCNW access | café entry |
| bike access | egress |

0 15' 30'



L2 FLOOR PLAN



PROGRAM

- | | | | |
|------------------|-------------------|----------------|------|
| residential unit | residential lobby | circulation | PCNW |
| amenity | vehicle parking | mail & package | |
| open space | bike parking | BOH | |

ACCESS

- | | |
|------------------|-------------------|
| vehicular access | residential entry |
| PCNW access | café entry |
| bike access | egress |

0 15' 30'

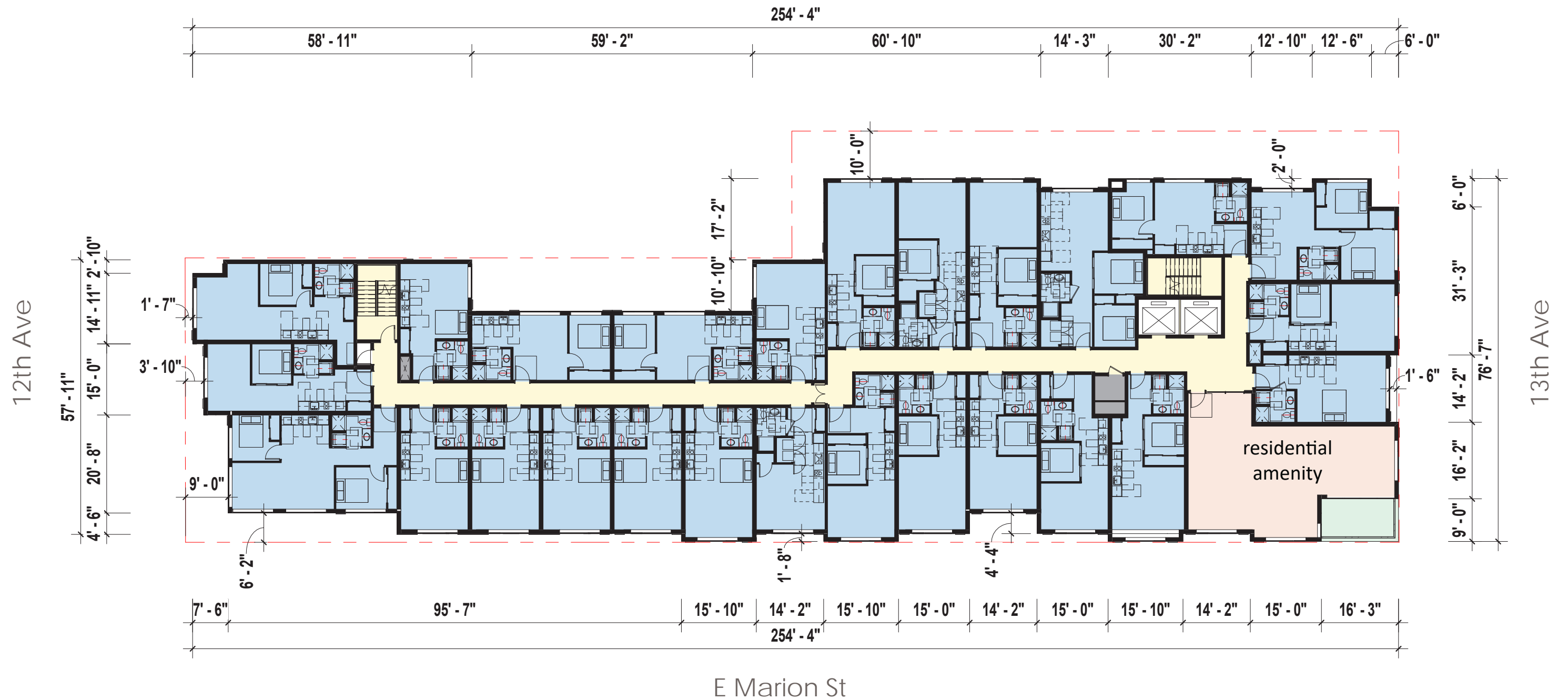


LINK
DESIGN STUDIO INC



VIBRANT
CITIES

L3 FLOOR PLAN



PROGRAM

residential unit	residential lobby	circulation	PCNW
amenity	vehicle parking	mail & package	
open space	bike parking	BOH	

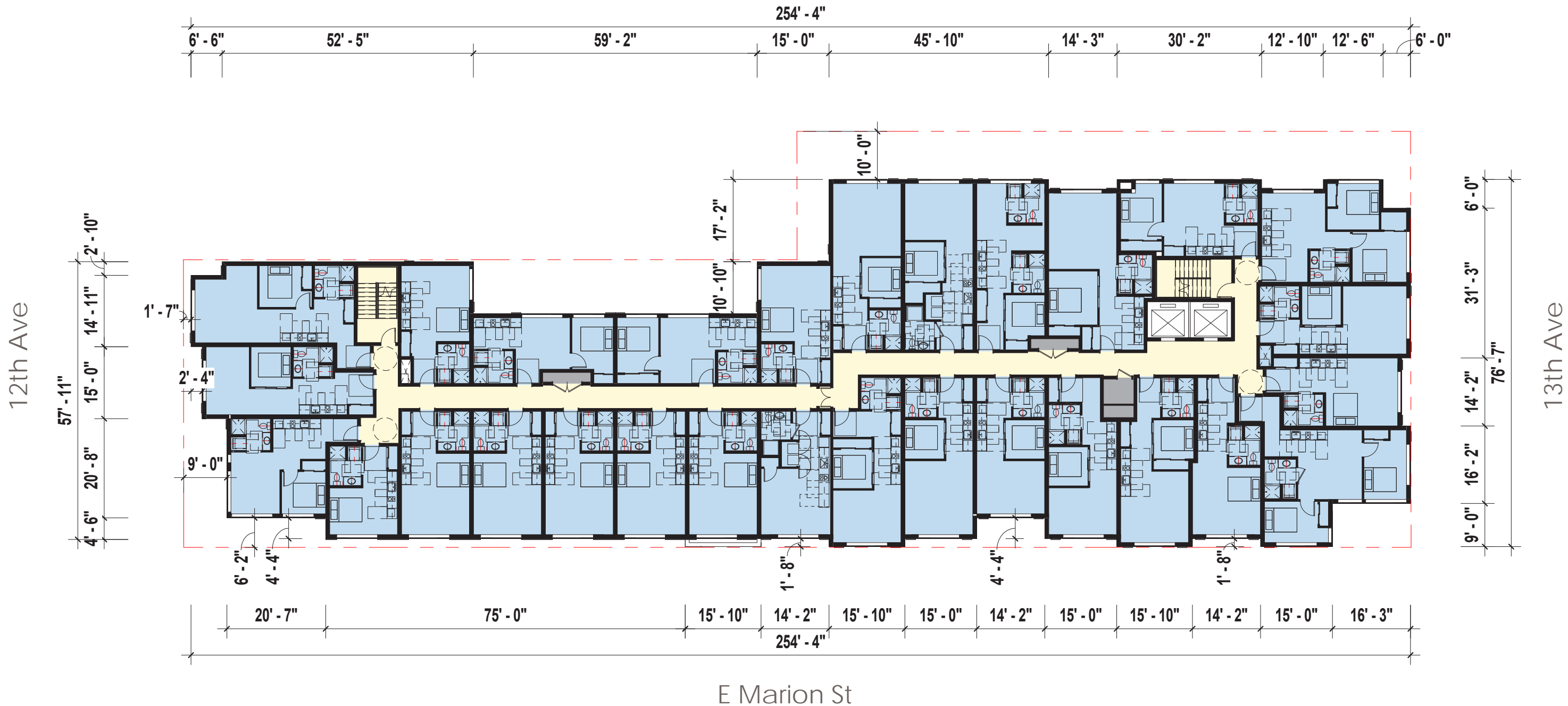
ACCESS

vehicular access	residential entry
PCNW access	café entry
bike access	egress

0 15' 30'



L4 FLOOR PLAN



PROGRAM

- | | | | |
|------------------|-------------------|----------------|------|
| residential unit | residential lobby | circulation | PCNW |
| amenity | vehicle parking | mail & package | |
| open space | bike parking | BOH | |

ACCESS

- | | |
|------------------|-------------------|
| vehicular access | residential entry |
| PCNW access | café entry |
| bike access | egress |

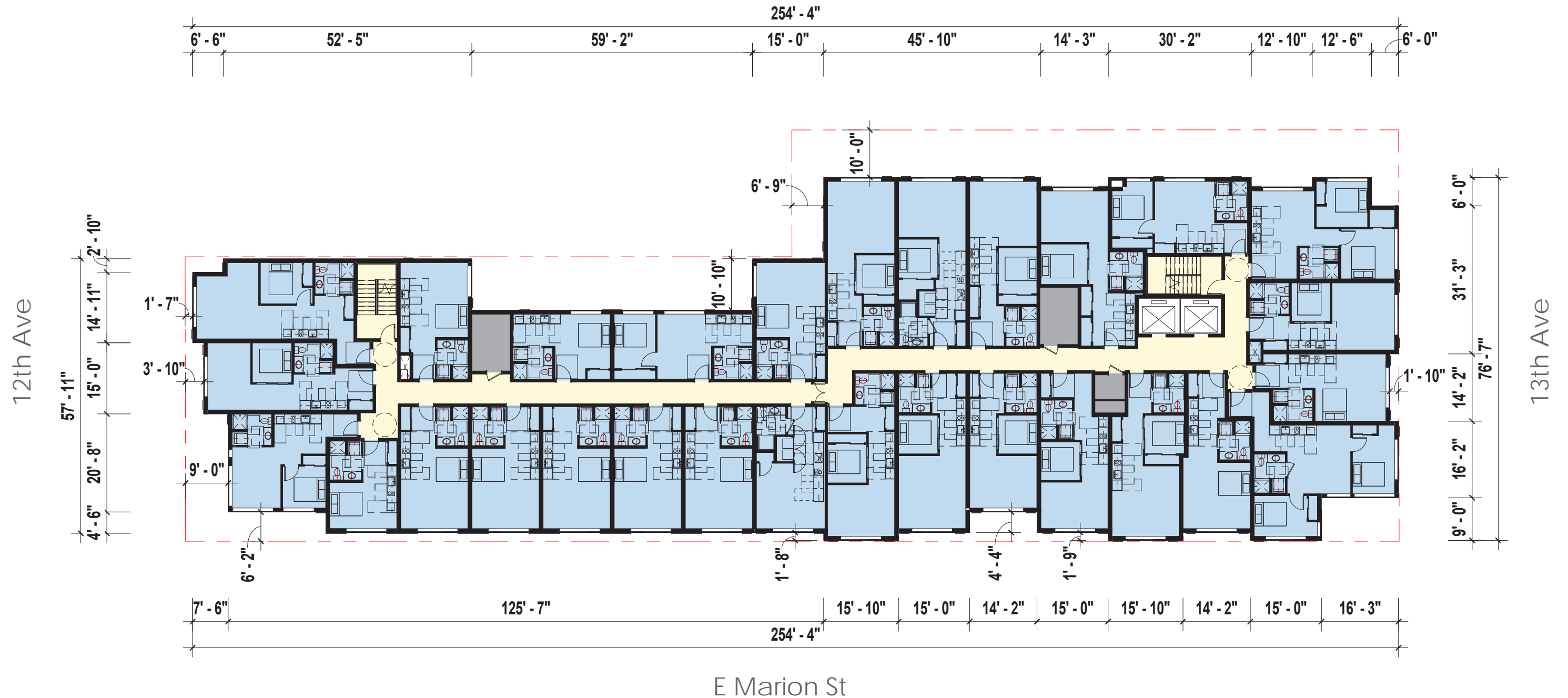
0 15' 30'



LINK
DESIGN STUDIO INC

VIBRANT
CITIES

L5 FLOOR PLAN



PROGRAM

residential unit	residential lobby	circulation	PCNW
amenity	vehicle parking	mail & package	
open space	bike parking	BOH	

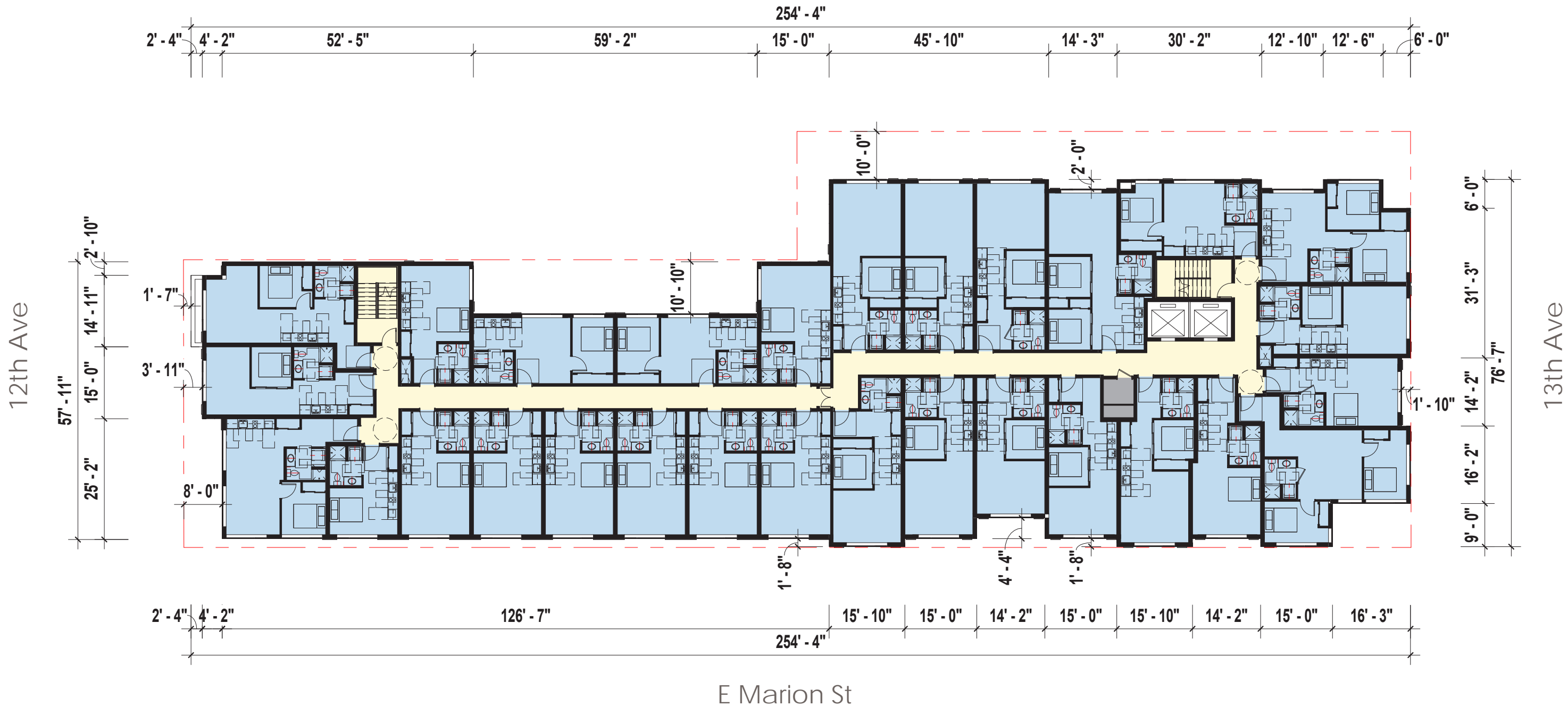
ACCESS

vehicular access	residential entry
PCNW access	café entry
bike access	egress

0 15' 30'



L6 FLOOR PLAN



PROGRAM

- | | | | |
|------------------|-------------------|----------------|------|
| residential unit | residential lobby | circulation | PCNW |
| amenity | vehicle parking | mail & package | |
| open space | bike parking | BOH | |

ACCESS

- | | |
|------------------|-------------------|
| vehicular access | residential entry |
| PCNW access | café entry |
| bike access | egress |

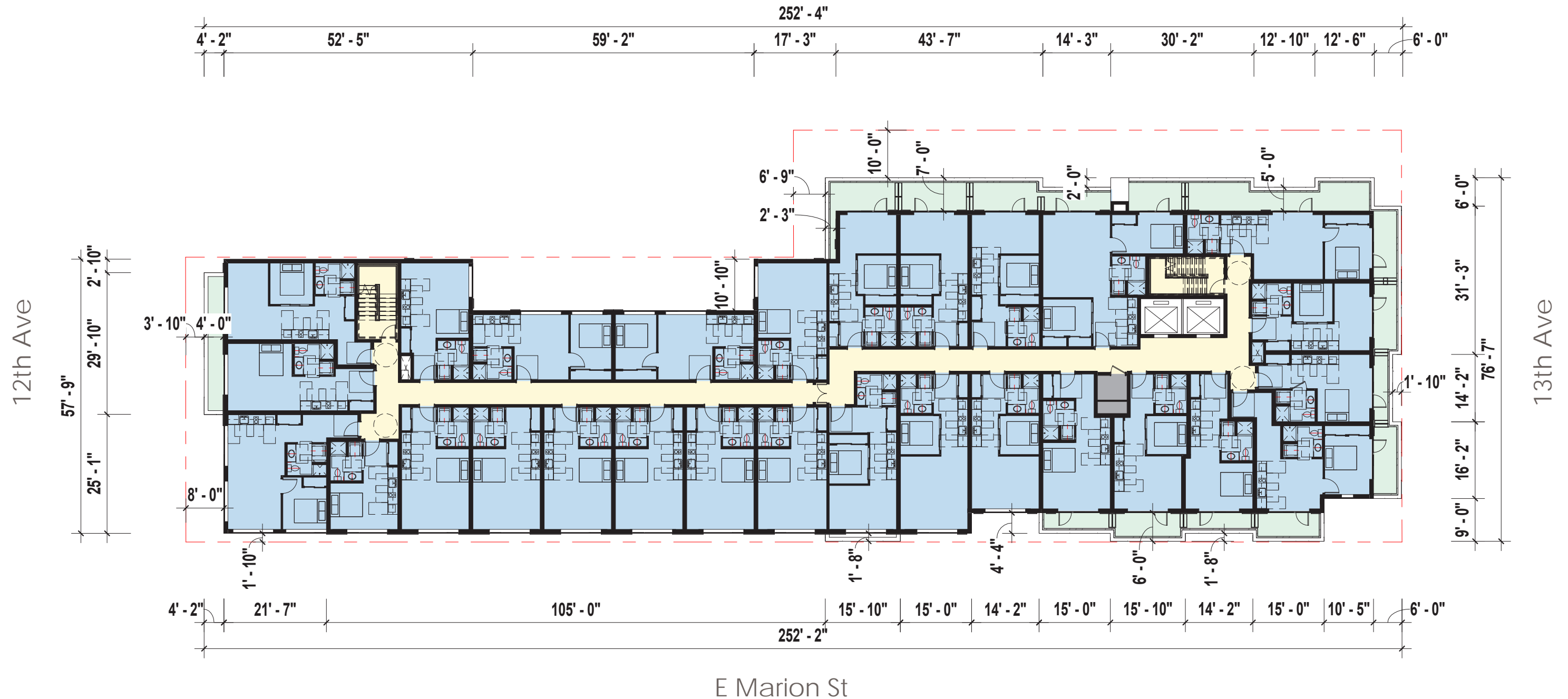
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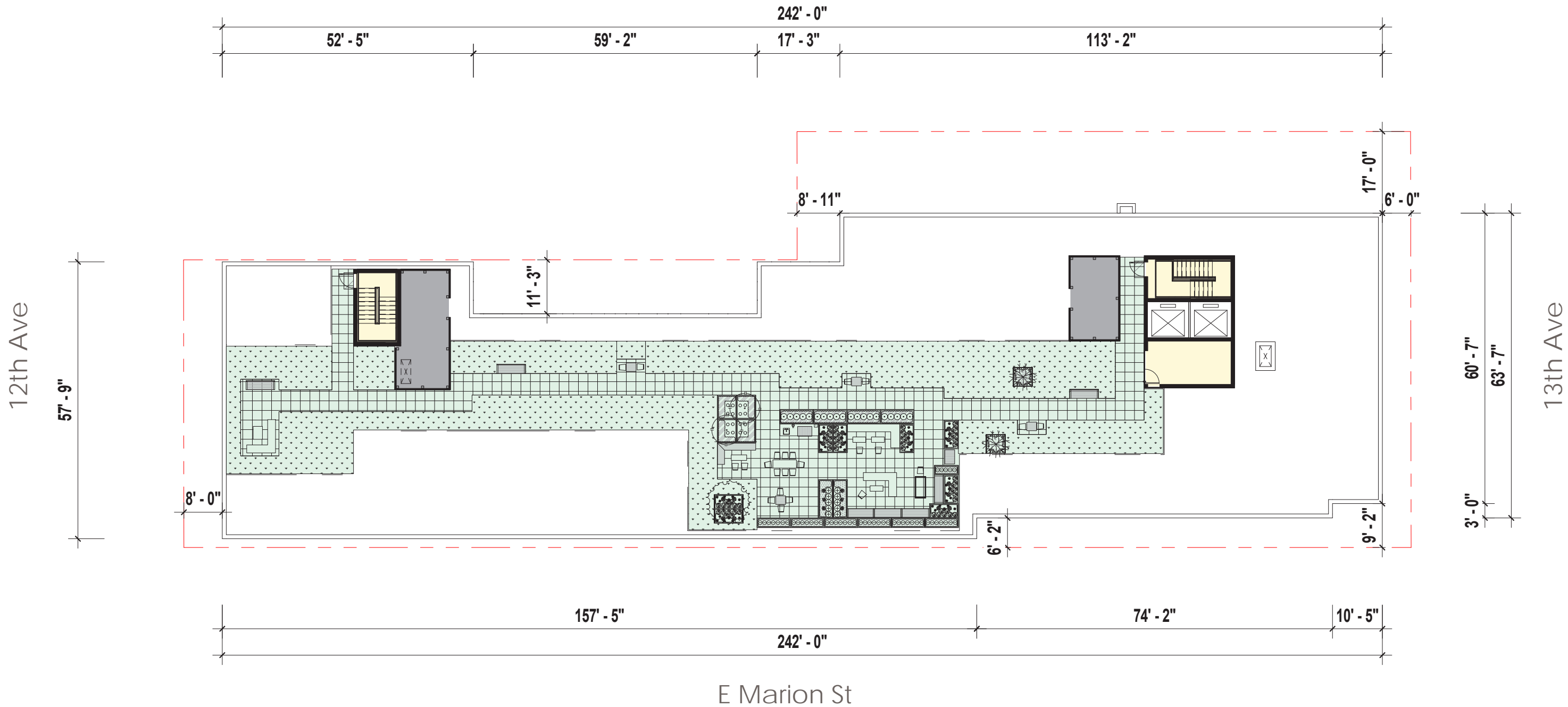
LINK
DESIGN STUDIO INC

VIBRANT
CITIES

L7 FLOOR PLAN



ROOF PLAN



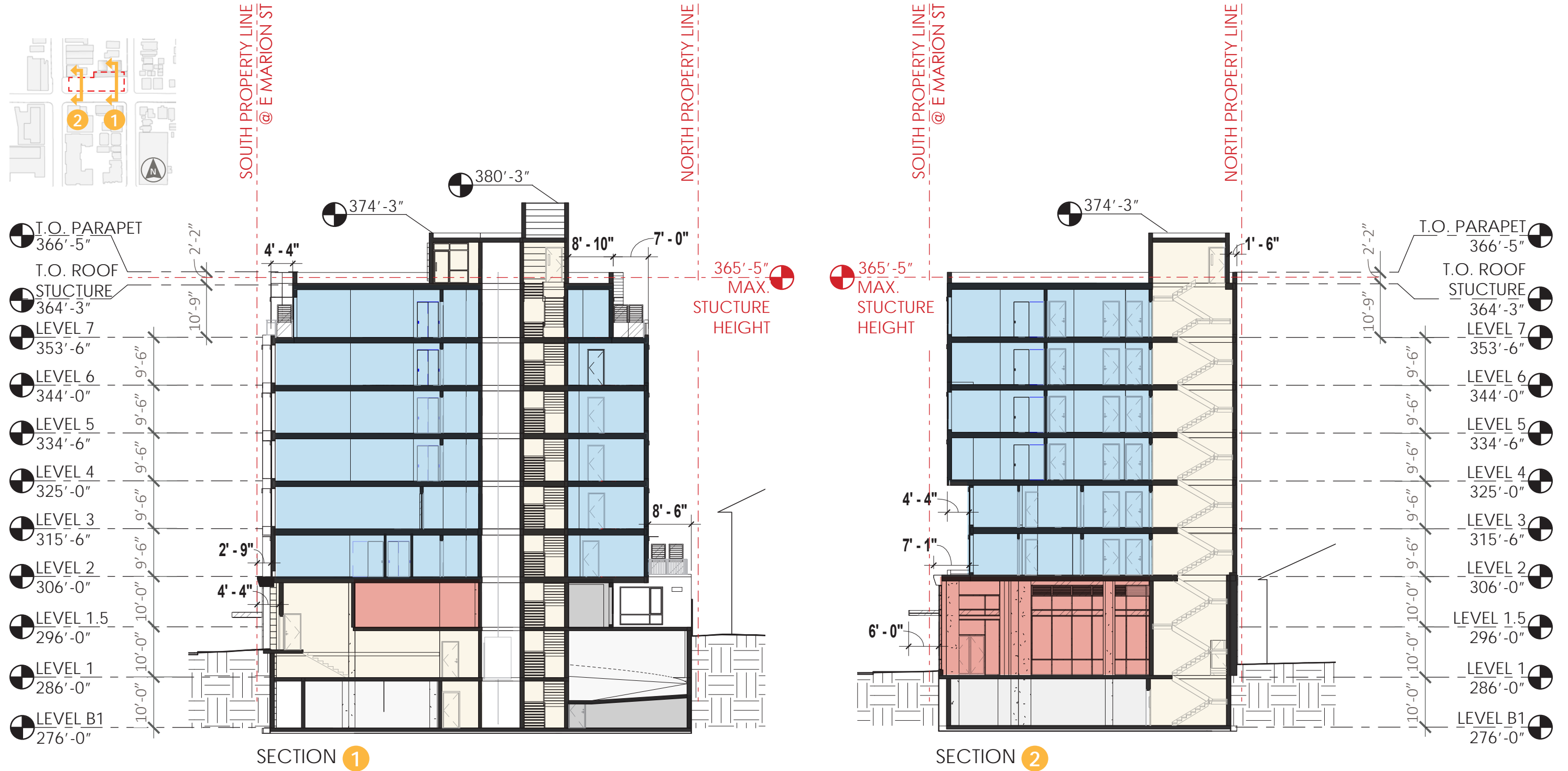
PROGRAM

- | | | | |
|------------------|-------------------|----------------|------|
| residential unit | residential lobby | circulation | PCNW |
| amenity | vehicle parking | mail & package | |
| open space | bike parking | BOH | |

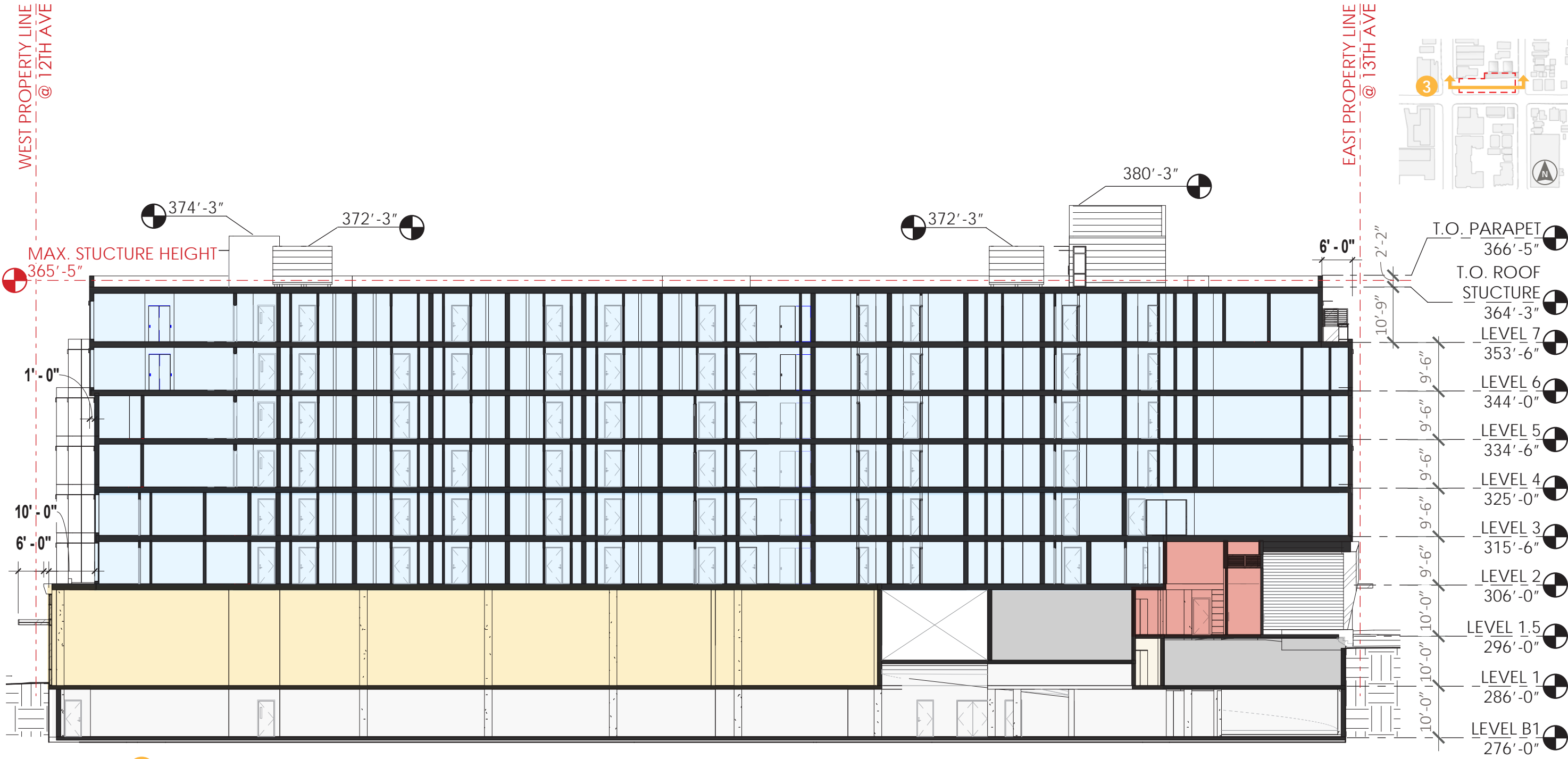
ACCESS

- | | |
|------------------|-------------------|
| vehicular access | residential entry |
| PCNW access | café entry |
| bike access | egress |

NORTH - SOUTH SECTIONS



EAST - WEST SECTION



SECTION 3

PROGRAM

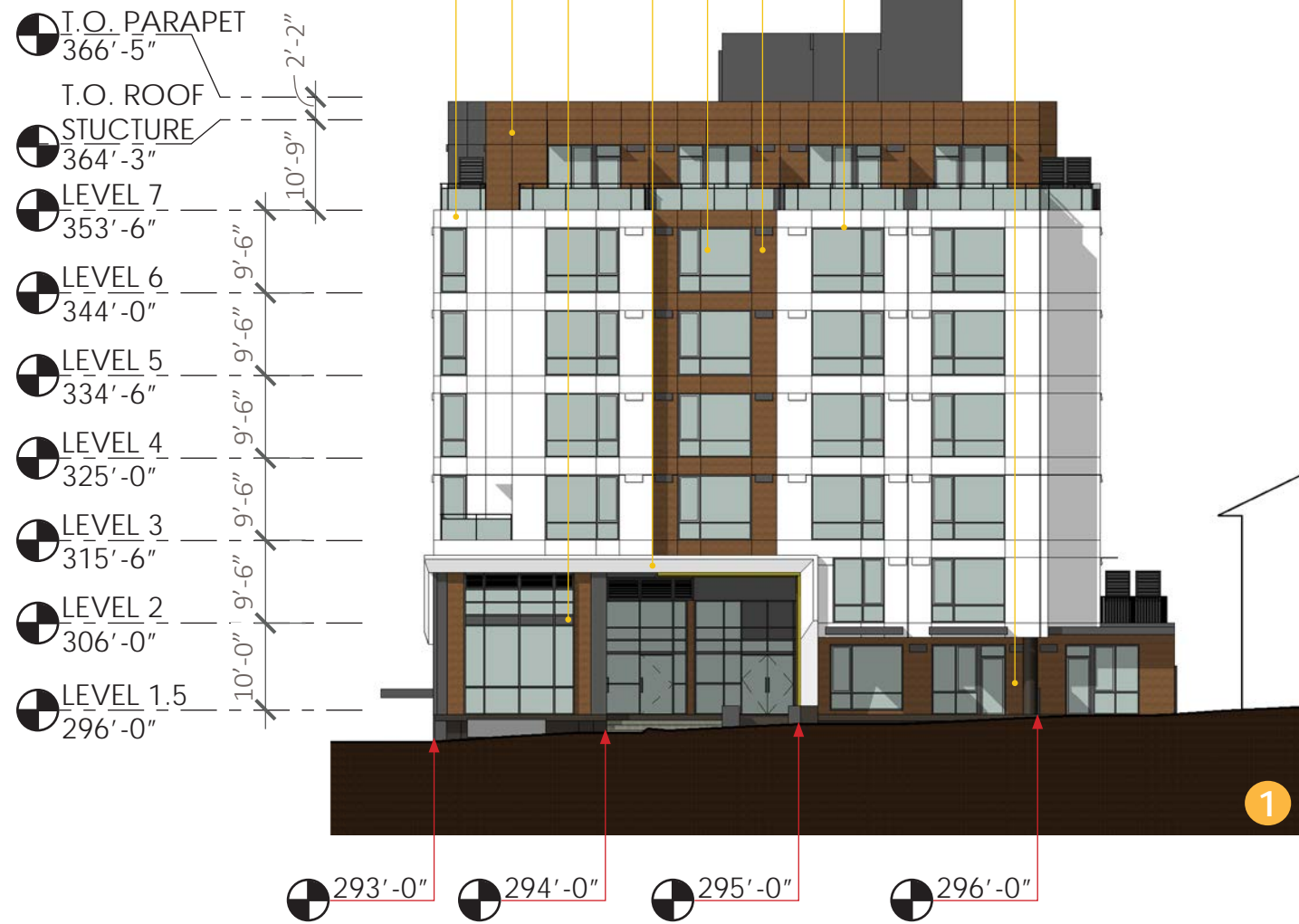
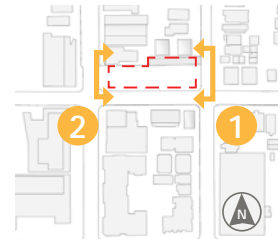
- | | | | |
|------------------|-------------------|----------------|------|
| residential unit | residential lobby | circulation | PCNW |
| amenity | vehicle parking | mail & package | |
| open space | bike parking | BOH | |

ACCESS

- | | |
|------------------|-------------------|
| vehicular access | residential entry |
| PCNW access | café entry |
| bike access | egress |



EAST & WEST ELEVATION



1a. Fiber Cement Board



2. Wood Look Panel



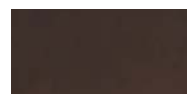
4. White Metal Panel



1b. Fiber Cement Board



3. Dark Bronze Storefront



5. Black Window Frame



6. Vision Glass - Clear



7. Mirror Panel



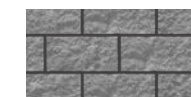
8. Dark Gray Metal Panel



9. Exposed Concrete



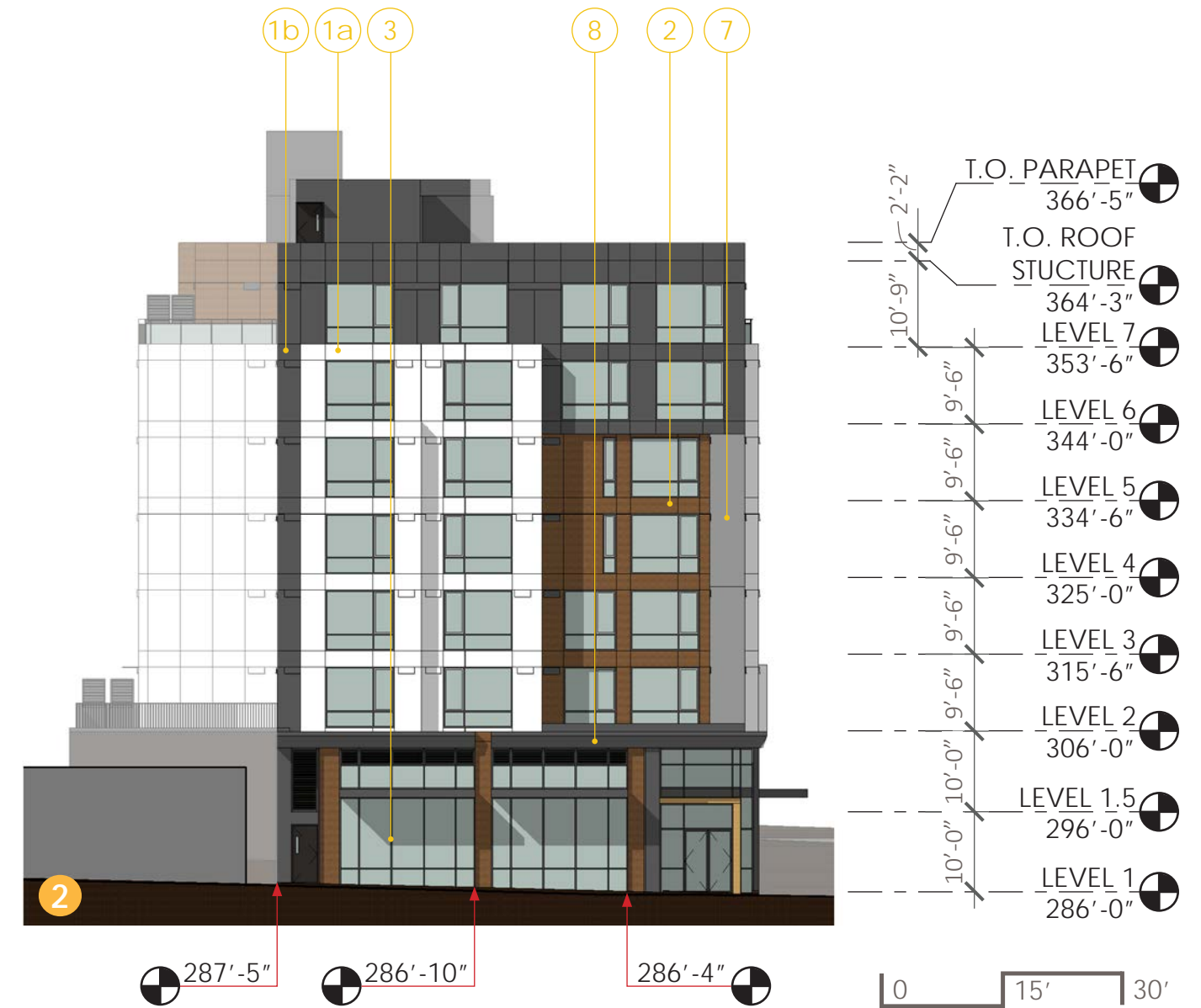
10. Concrete Block



11. Corrugated Metal Panel

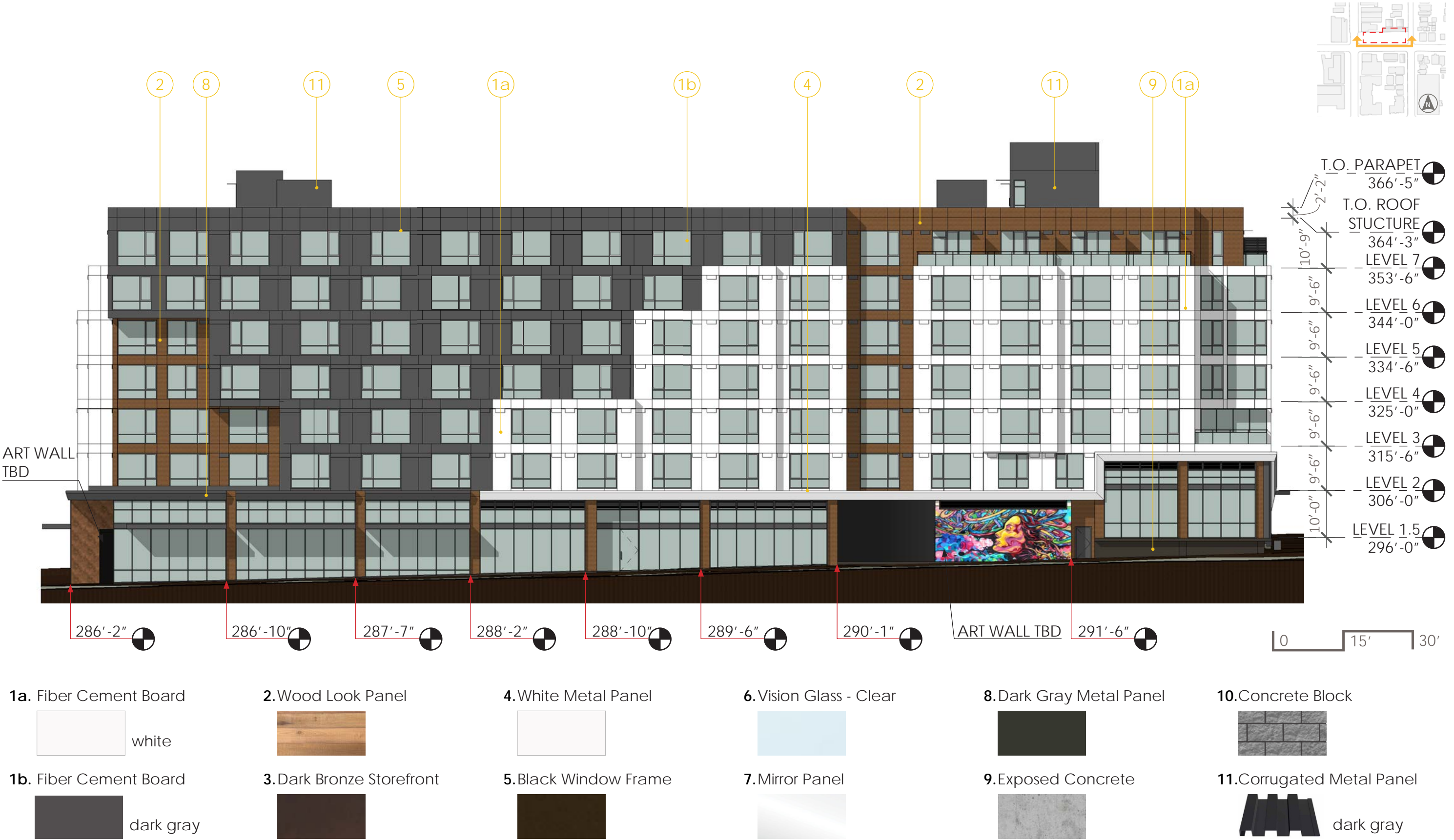


dark gray

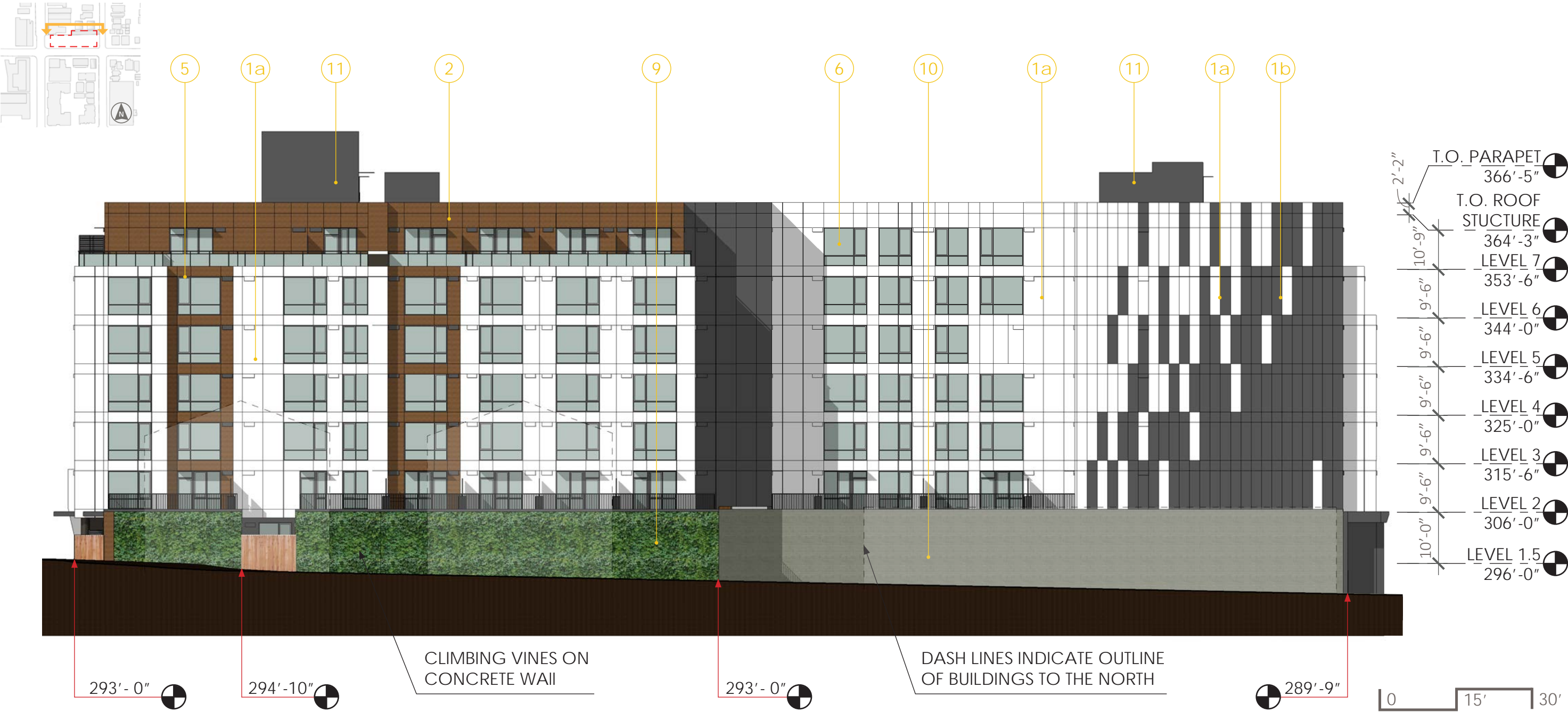


- 1 EAST ELEVATION
2 WEST ELEVATION

SOUTH ELEVATION



NORTH ELEVATION



1a. Fiber Cement Board



white

2. Wood Look Panel



4. White Metal Panel



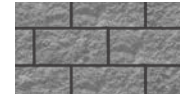
6. Vision Glass - Clear



8. Dark Gray Metal Panel



10. Concrete Block

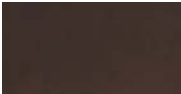


1b. Fiber Cement Board



dark gray

3. Dark Bronze Storefront



5. Black Window Frame



7. Mirror Panel



9. Exposed Concrete



11. Corrugated Metal Panel



dark gray

MATERIAL BOARD

2

8

3

1b

4

251 CA

1a

5

1a

1b

8

2

3

7

5

6

4

1a. Fiber Cement Board-White

1b. Fiber Cement Board-Dark Grey

2. Wood Look Panel

3. Dark Bronze Storefront

4. White Metal Panel

5. Black Window Frame

6. Vision Clear Glass

7. Mirror Panel

8. Dark Gray Metal Panel

WOOD LOOK PANEL • RESIDENTIAL ENTRY FEATURE WALL

6

7

6

7

WOOD LOOK PANEL • RESIDENTIAL ENTRY FEATURE WALL

DRB RECOMMENDATION PACKAGE

3039117-LU

900 12th Ave,

Seattle, WA 98122

03.30.2023

EXTERIOR MATERIAL BOARD

FOCUS ON 12TH APARTMENTS

LINK

DESIGN STUDIO INC

VIBRANT

CITIES

FOCUS ON 12TH AVE APARTMENTS, SEATTLE - DRB RECOMMENDATION. 03.30.2023

LINK

DESIGN STUDIO INC

VIBRANT

CITIES

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6.0

DEPARTURES

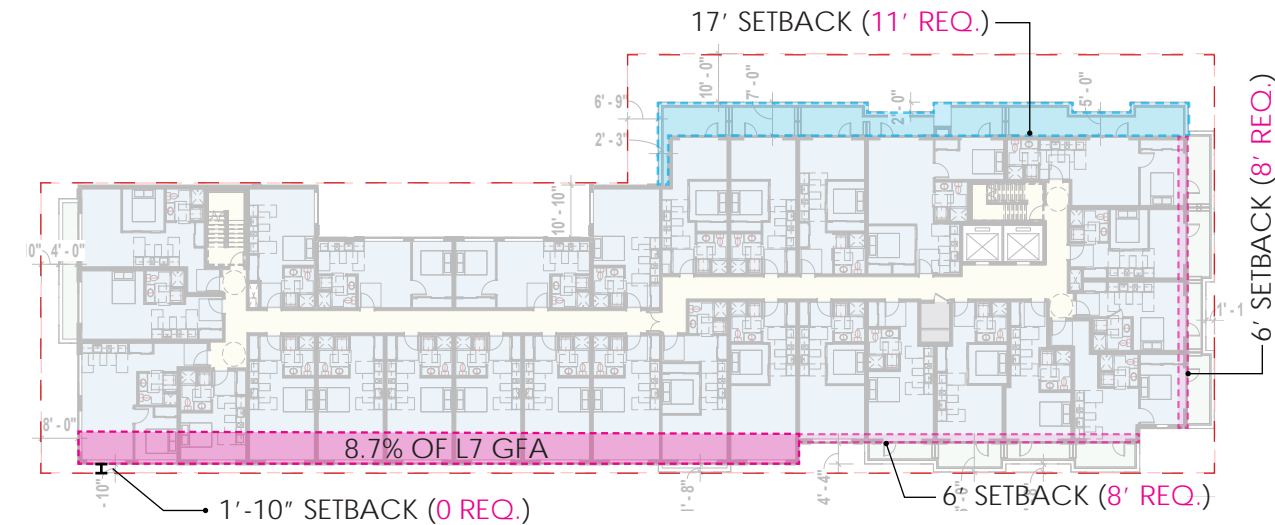
DEPARTURE #1 SMC 23.47A.014.C - UPPER LEVEL SETBACK ALONG E. Marion ST. (PRELIMINARY SUPPORT AT EDG #1 & EDG #2)

STANDARD	REQUIREMENT	PROPOSED	JUSTIFICATION
SMC 23.47A.014.C Upper-level setbacks for street-facing facades.	For zones with a height limit of 75 feet, 85 feet, or 95 feet, the street-facing facade shall be set back as follows: 1. For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.	Request a departure from the required upper level facade setback along E. Marion St., providing 1'-10" along 2/3 of the south facade and 6' along the other 1/3. Extent of the departure has been reduced since EDG. as the entire south facade has since been recessed 1'-10" from the south property line. The building is currently required to provide an 8' deep setback on all of its 3 street frontages on the top floor (Level 7). By allowing a portion of the top floor to remain flush with the rest of the building at the SW corner, a stepped massing expression along E. Marion street is possible with the taller massing (7 levels perceived) relating in height to the new Seattle U science building to the west and the shorter massing (5 levels perceived) relating to the residential context to the east.	This departure allows for a stepped massing expression along E. Marion St. It does not result in a bigger building (development FAR) but allows for consistent residential units layouts on L7, additional articulation along the north, west and east facing facades and deeper ground level setbacks at the residential entry stoop and unit porches along 13th. Additionally, setback reductions on the north side of the street result in minimal solar impacts on the streets and towards adjacent buildings. CS2-1-B Transition and Delineation of Zones PL1-2-B Connection Back to the Community PL3-2-I Porches and Stoops DC2-1-C,D,E Building Layout and Massing DC3 -1-C Common Open Spaces

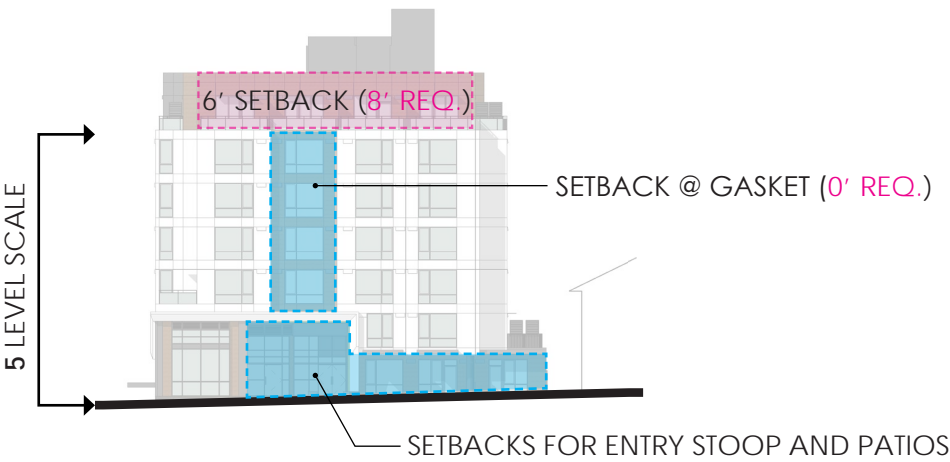
DEPARTURE #1 SMC 23.47A.014.C - UPPER LEVEL SETBACK ALONG 13th Ave. (PRELIMINARY SUPPORT AT EDG #1, REQUEST FOR FURTHER STUDY AT EDG #2)

STANDARD	REQUIREMENT	PROPOSED	JUSTIFICATION
SMC 23.47A.014.C Upper-level setbacks for street-facing facades.	For zones with a height limit of 75 feet, 85 feet, or 95 feet, the street-facing facade shall be set back as follows: 1. For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.	Related to Departure 1a, Departure 1b requests a 2' departure from the full required upper level facade setback along 13th ave. from the required 8' to 6' depth.	This departure allows for a consistent upper level setback at the NE and SE corners of the building. It continues the stepped massing expression along E. Marion St. to 13th Ave. and does not result in a bigger building (development FAR) but allows for more functional residential unit depths on L7 and flexibility to accommodate additional building setbacks and articulation. The 2' reduction in upper level setback has a negligible impact on the perceived bulk of the building. DC2-B-1 Facade Composition CS2-1-B Transition and Delineation of Zones PL1-2-B Connection Back to the Community PL3-2-I Porches and Stoops DC2-1-C,D,E Building Layout and Massing DC3 -1-C Common Open Spaces

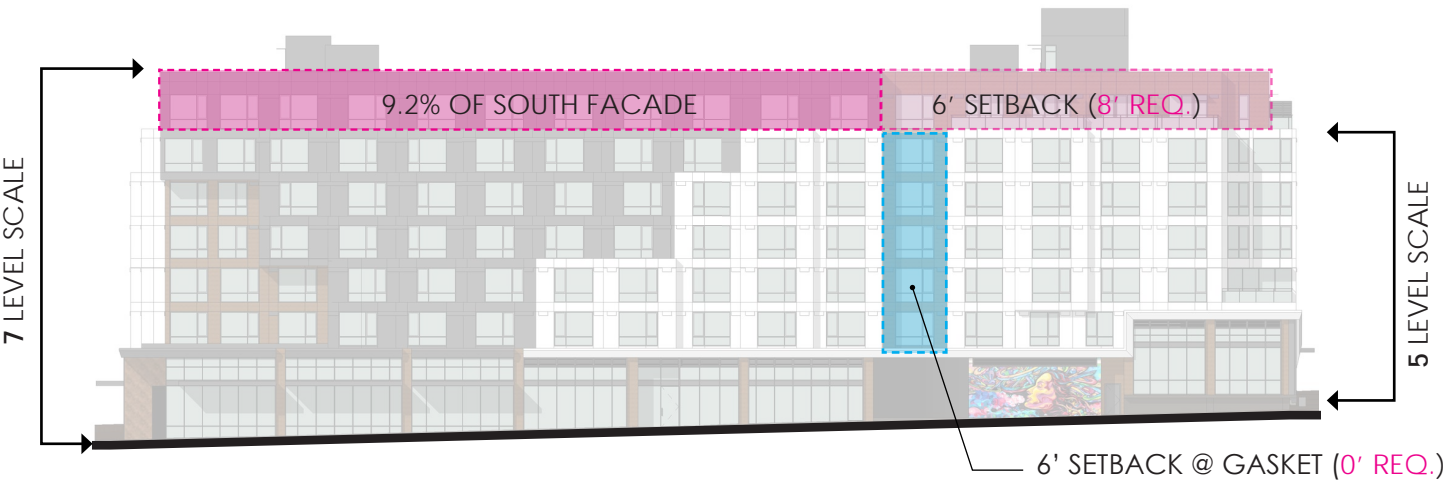
DEPARTURE #1 UPPER LEVEL SETBACK DIAGRAMS



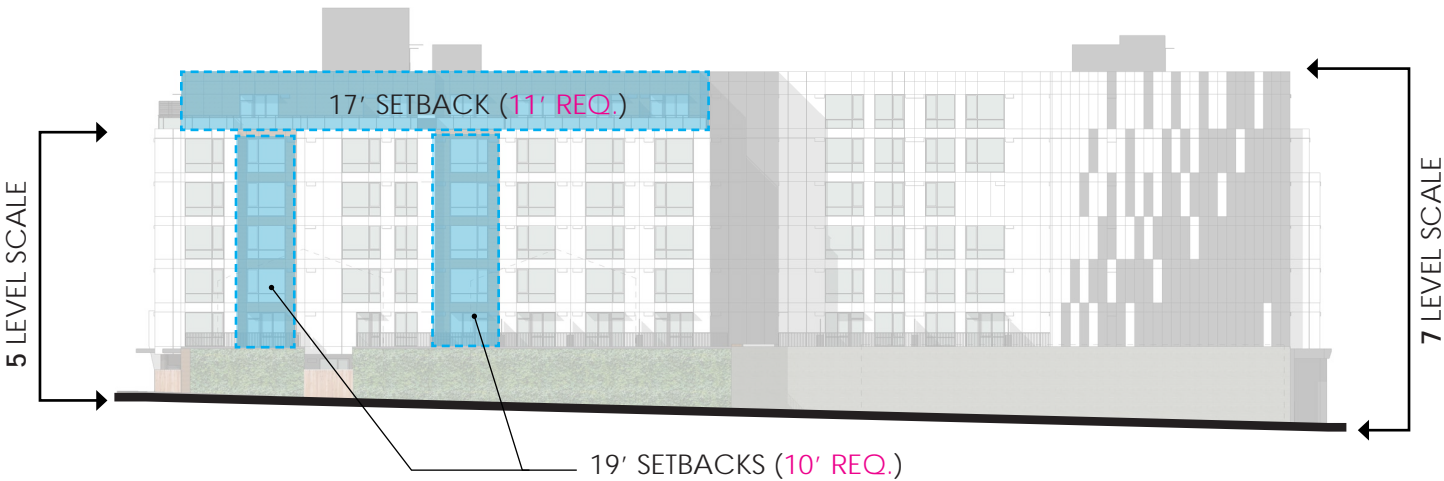
L7 PLAN SHOWING REQUIRED AND ENHANCED SETBACKS



EAST ELEVATION (13TH AVE)



SOUTH ELEVATION SHOWING REQUIRED AND ENHANCED SETBACKS (E MARION ST)



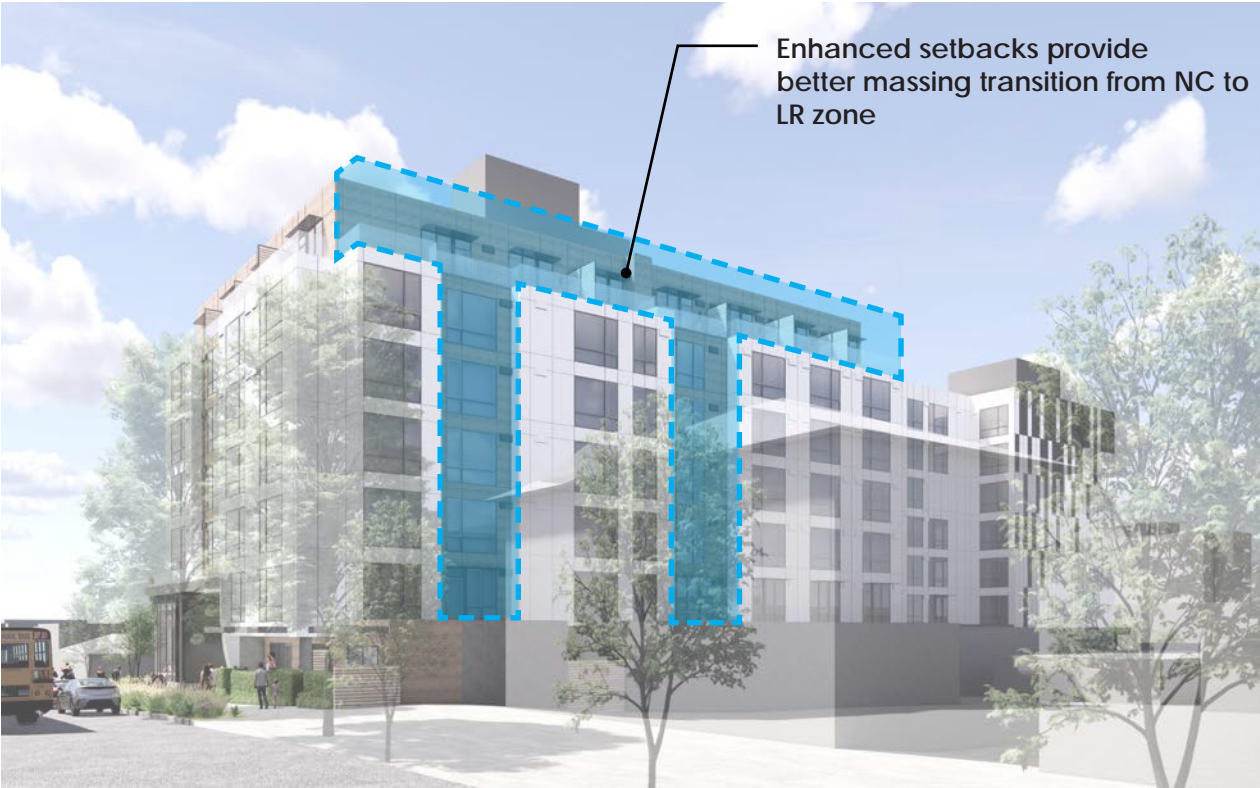
NORTH ELEVATION SHOWING ENHANCED SETBACKS

 departure request zone  enhanced setback zone

DEPARTURE #1 UPPER LEVEL SETBACK VIEWS



View towards the SW corner of the project from 12th. Ave.

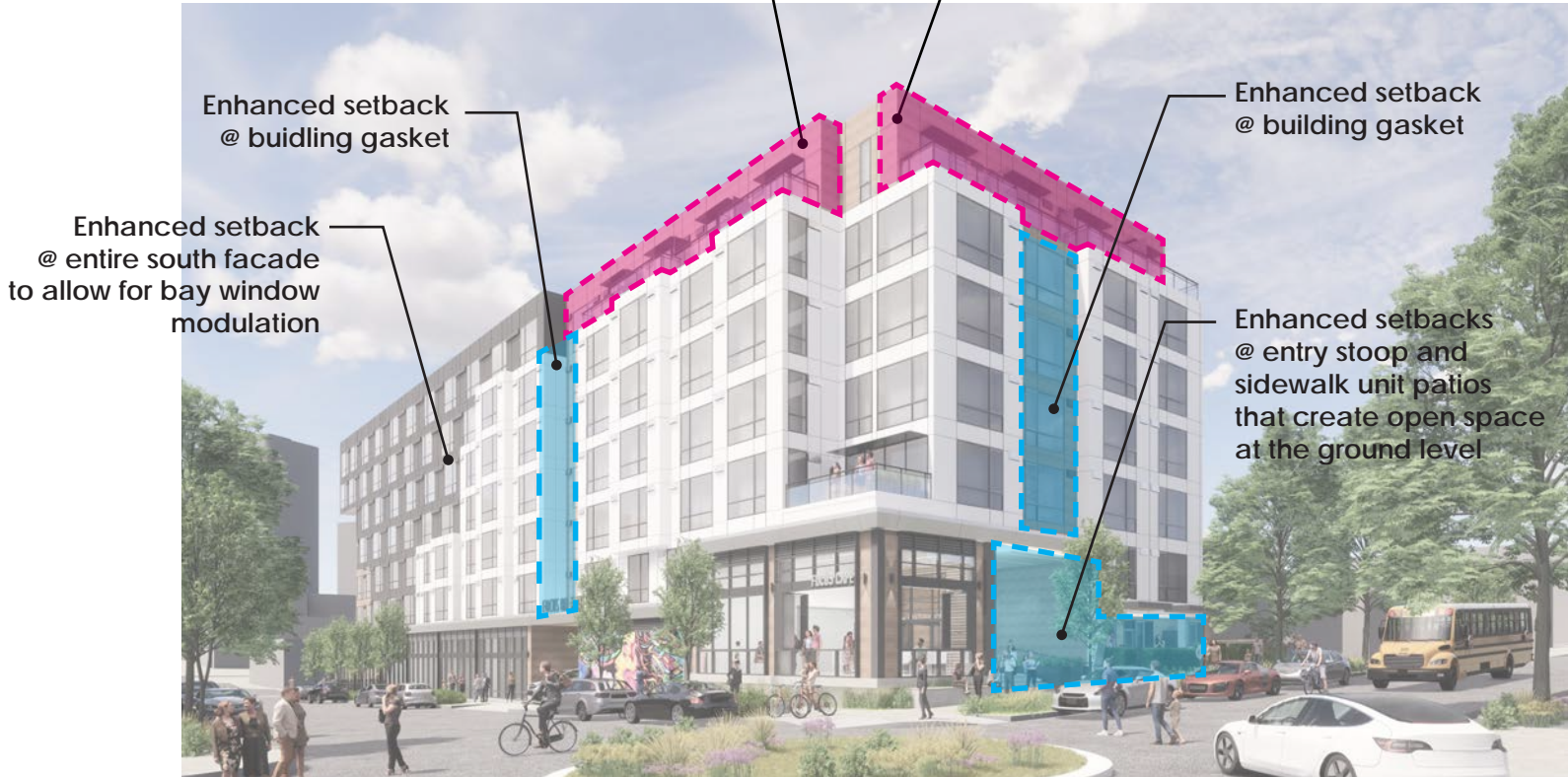


View towards the NE of the project from 13th Ave.

Departure 1 @ E. Marion St.
Reduction of upper level setback along E. Marion. 1'-10" provided along the majority of the entire south facade. 8' required at L7, 1'-10" provided.

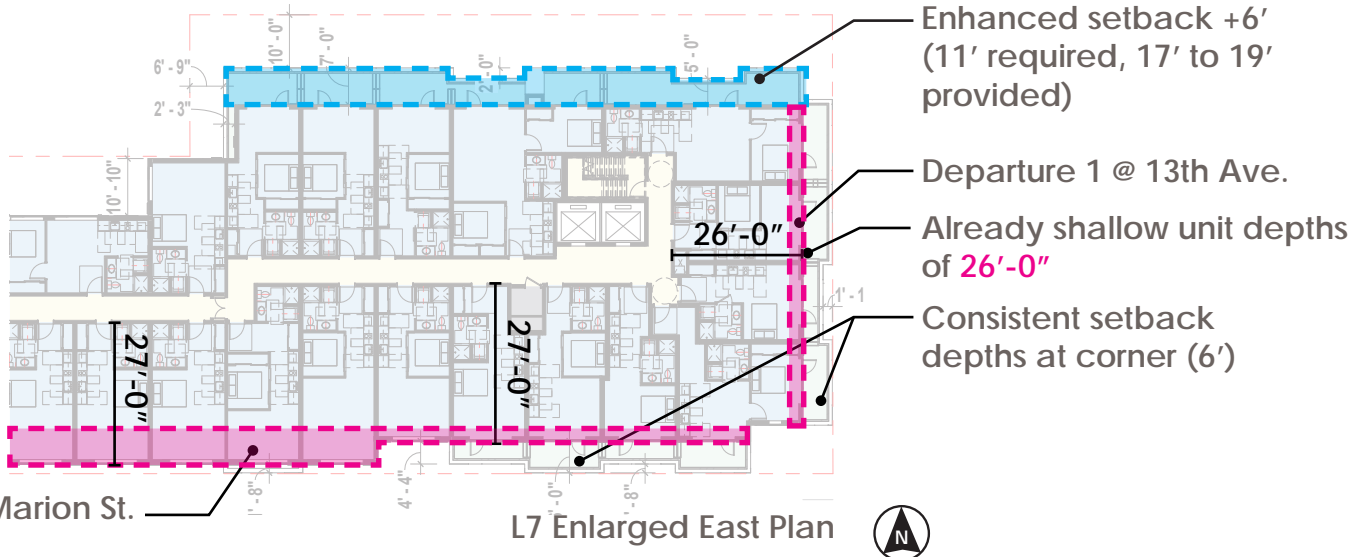
Departure 1 @ E. Marion St.
Reduction of setback along E. Marion. 6' provided (8' required).

Departure 1 @ 13th Ave.
8' setback required, 6' provided to create a consistent top at the SE corner of the project



View towards the SE corner of the project from 13th. Ave.

departure request zone enhanced setback zone



Departure 1 @ E Marion St.

L7 Enlarged East Plan



SE CORNER VIEW COMPARISON WITH AND WITHOUT DEPARTURE #1



SE Corner View : with requested departure #1



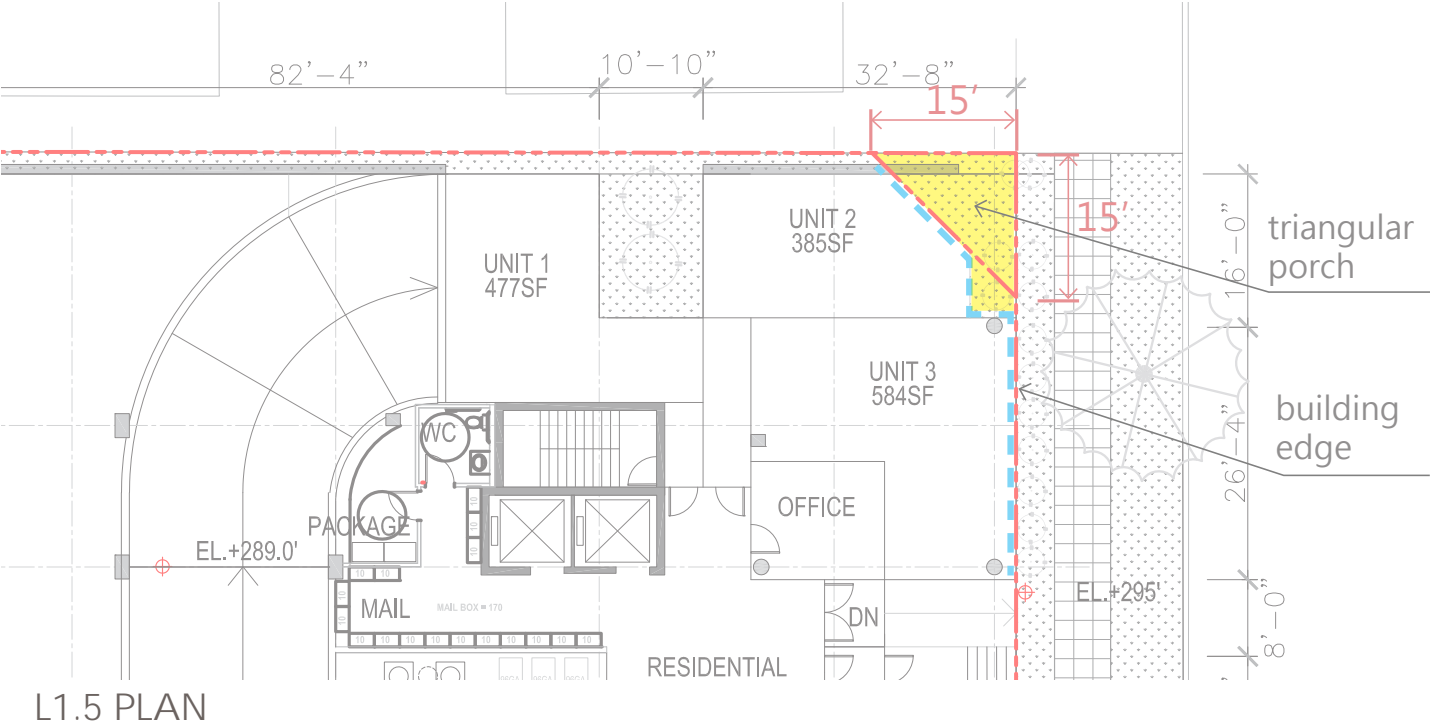
SE Corner View: Code compliant example without enhanced setbacks

DEPARTURE #2 SMC 23.47A.014.B - SETBACK ABUTTING RESIDENTIAL ZONES (PRELIMINARY SUPPORT AT EDG)

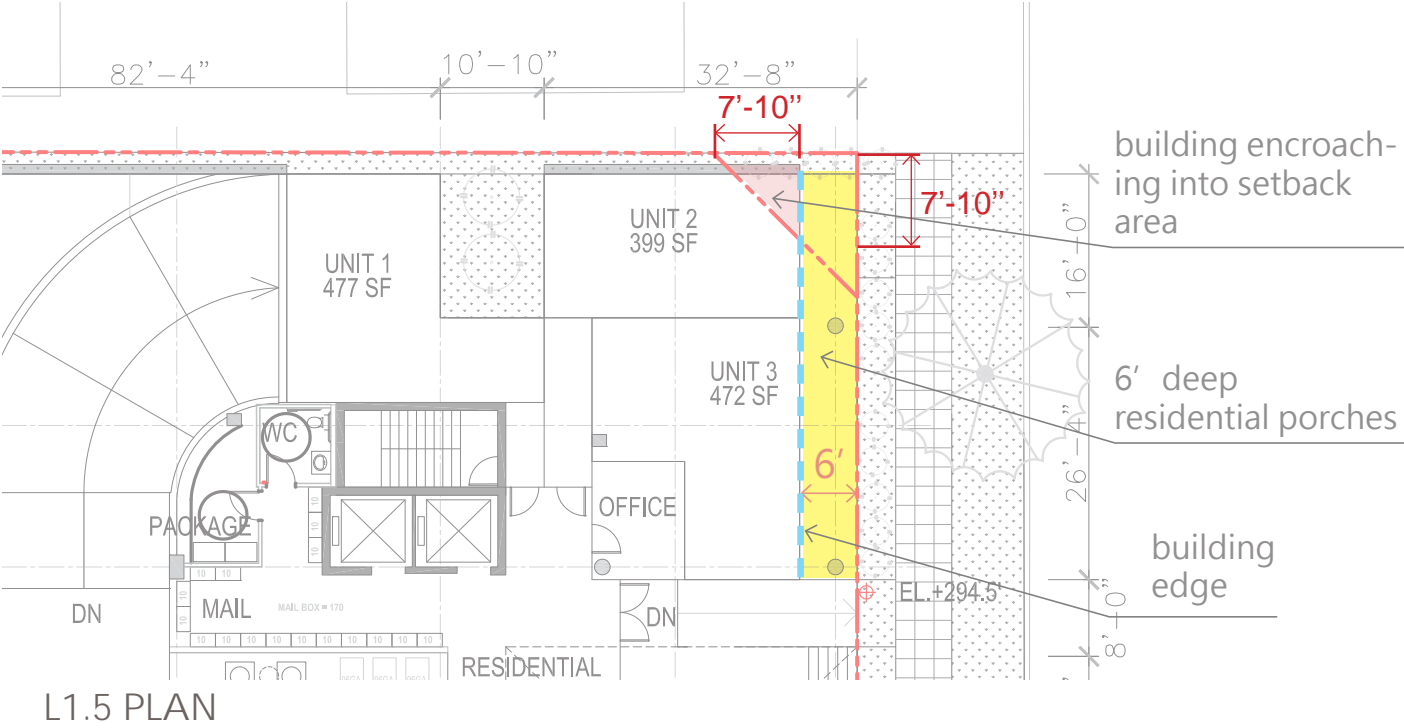
STANDARD	REQUIREMENT	PROPOSED	JUSTIFICATION
SMC 23.47A.014.B Setback requirements for lots abutting or across the alley from residential zones.	1. A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone or a lot that is zoned both commercial and residential if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot. 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.	Request a departure from the triangular setback zone at the Northeast corner of the lot to allow one level of a corner of a street level residential unit to encroach into the 15' setback zone by 50%, 7' 10" vs the required 15'.	<p>This departure allows for a consistent street edge condition of residential porches that is uniform in depth along 13th Ave. and avoids the creation of a potentially unsafe deeper angled void space at the street that is foreign to the overall massing design of the project. Has minimal impact to sightliness from the adjacent lot due to existing trees and landscape at the property line and the fact that the requested encroachment is only one story tall.</p> <p><i>CS2-1-B Transition and Delineation of Zones</i> <i>PL1-2-B Connection Back to the Community</i> <i>PL3-2-I Porches and Stoops</i> <i>DC2-1-C,D,E Building Layout and Massing</i></p>

DEPARTURE #2 NE CORNER RESIDENTIAL PORCHES MASSING COMPARISON

OPTION1 (CODE COMPLIANT)



OPTION2 (DEPARTURE REQUEST) (Supported at EDG)



VIEW TOWARDS 13TH AVE RESIDENTIAL UNITS (EDG massing)

VIEW TOWARDS 13TH AVE RESIDENTIAL UNITS (EDG massing)

DEPARTURE #2 NE CORNER RESIDENTIAL PORCHES STREET VIEW



VIEW TOWARDS NE STREET LEVEL RESIDENTIAL PATIOS ALONG 13th Ave.



7.0

APPENDIX

SUMMARY OF ITEMIZED RESPONSE TO BOARD GUIDANCE



Massing Options

a. The Board supported massing Concept 5 proposed which successfully combined the bay articulation of Concept 2 and the large aperture element of Concept 3 presented at EDG #1.

CS2, DC2

Response:

The design team has continued detail development of massing concept 5 which has unanimous board support.



Massing Options

b. The Board appreciated the retention of upper-level setbacks around the eastern end of the massing since EDG #1 and the Board supported the extent of the upper-level setbacks proposed on massing Concept 5. The Board was concerned, however, with the depth of the 6 feet upper-level setback proposed on the east façade and whether the less than code required setback (8 feet) adequately helped to mitigate the perceived height of the building when viewed from the intersection of E Marion St and 13th Ave and successfully responded to the transition to the lower height zone to the north. The Board strongly recommended providing the required upper-level setback at the east façade or provide further justification for how the reduced setback better mitigates the perceived height of the building, or would lead to reduced setbacks elsewhere on the building that might have a greater negative impact on the transition to the lower zone.

CS2-C-3, CS2-D, CS2-1, DC2-A, DC2-1-a, DC2-1-c, DC2-1-g

Response:

The board had indicated support for the applicant's departure request from the upper-level setbacks along the south AND east face of the massing in EDG1 and only during EDG2 back tracked a little to question the departure at the east face while still supporting the south elevation setback departures. The applicant would still like to seek a 2' reduction of the east façade upper-level setback from 8' to 6' and will demonstrate in perspective views that the impact of the reduction is negligible from the street. In providing the reduction, the applicant would be better able to accommodate deeper voluntary setbacks along the north façade of the project to help the overall massing better transition to a lower height zone at a shared lot line towards the north, a feature that the board supports. Furthermore, in refining the design of the building, the entire south façade above L1 has been additionally set back by 2' from the street which works towards mitigating the overall perceived height of the building.



Massing Options

c. The Board supported the intentional alignment of the upper-level volume shift and the relocation of vehicle and building services access on E Marion St as proposed on massing Concept 5. The Board noted that this upper level setback could potentially provide a natural transition point between façade articulation and material application that appropriately relates to the larger scale of the Seattle University campus to the north and the lower scaled residential neighborhood to the south and east.

CS2-1-c, CS2-C-3, DC2-A, DC4-2-b

Response:

The current design further enhances the supported upper level volume shift and setback by proposing a finer grained and more tactile wall cladding material that appropriately relates to the lower scaled residential neighborhood to the south and east while blending in with the overall contemporary aesthetic of the building design and newer developments in the neighborhood in both form and contemporary building materials.

SUMMARY OF ITEMIZED RESPONSE TO BOARD GUIDANCE



Transition and Delineation of Zones

d. Although the Board supported the 2-story cafe space at the corner of 13th Ave and E Marion St, the Board and members of the public were concerned that the scale and treatment of the large floating corner box appeared too grand for the adjacent context and was rendered more commercial in character than residential. Moving forward, the Board recommended the applicant continue to refine the scale of the architectural elements within the framed corner so that they relate more to the character of the residential neighborhood to the east.

CS2-1-c, PL3-1-a, DC2-C, DC2-D-2, DC4-A-1

Response:

The corner 2-story café storefront façade has been modified to include architectural detailing like pilasters clad in textured panels and a more refined storefront mullion layout that breaks down the scale of the corner box to better relate to the residential neighborhood.



Frontages

e. The Board gave guidance to carefully consider the materials proposed for the ground-related units along 13th Ave to ensure that they are of a human scale and relate to those found in the residential neighborhood to the north.

PL3-A-3, DC2-C, DC2-D-2, DC4-A-1

Response:

In further developing the design of the ground level units along 13th Ave. the design team is proposing individual canopies, landscape screening, patio gates and materials that create a pedestrian friendly, more human-scaled elevation that better relates to the residential neighborhood.



Façade Articulation

f. Although the Board supported the relocated solid waste room and vehicle access from 13th Ave to E Marion St, the Board was concerned with the amount of blank wall created by the garage opening and solid wall of the service room on E Marion St. Moving forward, the Board gave guidance to study ways to mitigate the impacts of the blank wall, such as a combination of taller landscaping, art, special materials, and seating, in order to provide visual interest along this portion of the E Marion St ground-level façade.

PL3-2-h, DC1-C-2, DC2-A-2, A1-1-c

Response:

An art wall with content curated through collaboration with local artists and/or the photography school is being proposed as a feature element for the solid wall of the service room. The design team sees this as an opportunity for an engaging and revolving art program element along E Marion St. that is rooted in the history of the neighborhood.

SUMMARY OF ITEMIZED RESPONSE TO BOARD GUIDANCE



Transition and Delineation of Zones

a. In agreement with members of the public and comments by Seattle Public Utilities Solid Waste, the Board supported the relocated solid waste room and vehicle access from 13th Ave to E Marion St, freeing up space for the corner café/amenity space and the ground-related units along 13th Ave. The Board appreciated that this reorganization allowed for more appropriate residential scaled uses along the 13th Ave street frontage and the retention of the substantial existing tree canopy in the right-of-way.

DC1-B-1, DC1-2-a

Response:

The supported location of these uses has been maintained.



Street Activation

b. After clarification by the applicant that the corner café space was intended to be more of an amenity for the residents of the building instead of a fully functioning retail space, the Board supported the café entry off of the shared porch on 13th Ave as illustrated on pages 35 and 36 of the EDG #2 packet. Moving forward, the Board recommended the applicant retain and refine the landscaping and seating in front of this space along both frontages to encourage interaction between pedestrians and residents.

PL1-2-d, PL2-3-h, PL3-C, PL3-1-c, DC2-1-b, A.1-2-b

Response:

The design team has further developed the landscape design in this area to encourage pedestrian interaction. Landscape features, bike parking, and site furnishings have been refined and the design team is also proposing an operable storefront wall system at the café, which enables the space to be opened up to the elements during good weather, further blurring the lines between interior and exterior at that street corner.



Open Space

c. The Board supported the proposed exterior terrace at the third floor over the corner café space created by the building's upper-level setback along 13th Ave and E Marion St in that it provided open space that had the potential to provide opportunity for interaction with the street frontage. The Board recommended that if the terrace is a shared residential amenity, the planting heights at this terrace should be chosen to provide adequate screening and privacy from adjacent units.

DC3-B-4, DC3-1-a

Response:

All private, as well as shared residential amenity spaces on the project, have either built up screens or landscaping that afford privacy from adjacent units. The exterior terrace on the third floor over the café is a shared amenity and its location is not adjacent to other units on that floor.

SUMMARY OF ITEMIZED RESPONSE TO BOARD GUIDANCE



Open Space

d. In agreement with members of the public, the Board was concerned with the overall lack of open space proposed on the project. The Board gave guidance for the applicant to study ways to incorporate additional open space along the street frontages that could reinforce the applicant’s stated intent for this project to serve as a community hub.

PL1-2-c

Response:

Public open space is not required by code for this project. Furthermore, as previously acknowledged by the board in both EDG1 and EDG2, the overall proportion of the site is extremely limiting. Incorporating additional open space along the street will only eat into area the school and apartment needs to function and will negatively impact the carefully designed placement of multiple functional elements on the ground level that the design team had worked to balance.

The ground level is developed based on board feedback from EDG1, such as relocating the building servicing off 13th, relocating the garage ramp to E Marion, and incorporating residential uses along 13th. It is worth noting that open space never came up as an issue during EDG 1 when all these other ground level guidance were discussed.

Public open space like a plaza located on the east side of the project would be counterproductive to the goal of transitioning the project to a quieter more single family residential scaled environment, a goal the board and public have indicated support for. This side of the project already has a sizable, shared entry stoop for the residential and café entries which could be used by the public. The design team is also proposing operable storefront walls at the café corner that would promote additional pedestrian interaction.

Creating an impactful amount of open space is extremely challenging along E. Marion Street given the slope of the street and the fact that that frontage is dimensionally the shallowest portion of the site where minimal building entries are located.

Along 12th Ave. the public, school and board have indicated support to hold the school’s entry as a dominant feature at that street corner and any accommodation of a public plaza at that end of the site would not only result in loss of valuable ground level space for the school but will also dilute the school’s presence at the street corner, which goes against public comment and board support/guidance.

Instead of relying purely on open space to enhance a community hub, the design team is confident that the school’s new inviting frontage opens up a neighborhood asset to the public and the building’s design provides the school with maximum exposure to the public by anchoring the street corner with a dominant corner entry design flanked by a series of sidewalk canopies and a highly transparent ground level storefront that aims to activate the sidewalk along both 12th Ave. and E. Marion Street. It is also worth noting that the sidewalk width along the 12th Ave Street corner is also wider than a standard sidewalk due to the existence of a sidewalk

blub at the corner which transitions into street parking towards the north along 12th. The project will be improving the streetscape there as part of the overall development and incorporating street amenities like bike parking, street furniture, landscaping and street trees that will all help to enhance the pedestrian experience and connectivity to the school.

SUMMARY OF ITEMIZED RESPONSE TO BOARD GUIDANCE



Open Space

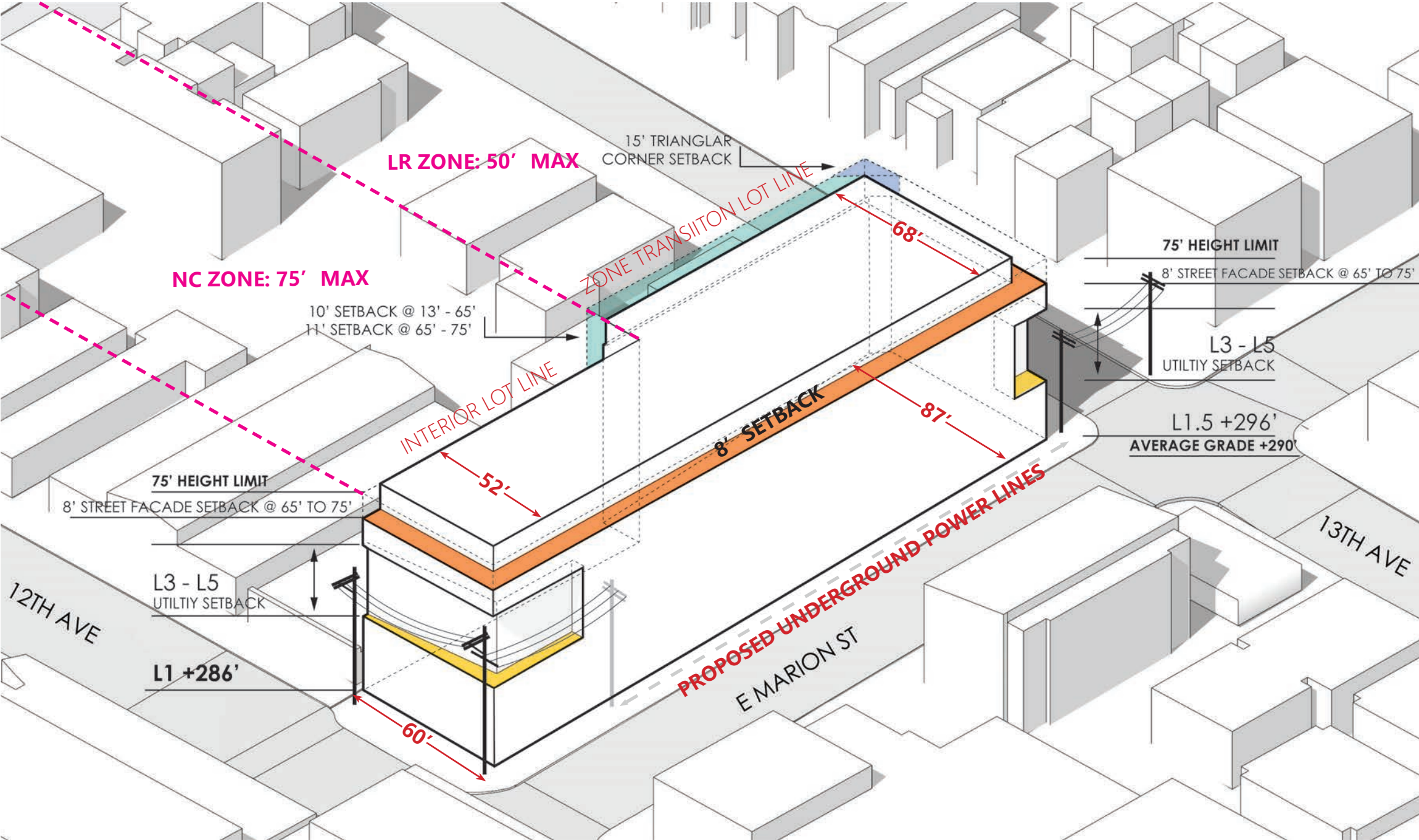
e. In agreement with members of the public, the Board strongly supported the proposed ground-related units proposed along 13th Ave in that they provided an appropriate transition in use from the commercial nature of E Marion St to the residential neighborhood character to the north. The Board appreciated the larger ground level setback in front of these units that allowed for usable terraces which would enhance the pedestrian experience along the street frontage. The Board was concerned, however, that the floor level of the ground-related units and their respective terraces were aligned with the sidewalk elevation. The Board noted that raised stoops above sidewalk grade encourage opportunities for neighbors to connect while also providing the necessary buffer and separation that ensures residents will use the space. Moving forward, the Board gave guidance for the applicant to study the elevation of level L1.5, as it relates to sidewalk grade, to provide raised stoop like terraces along 13th Ave.

PL1-2-C

Response:

There is a 12" change in elevation at the patio entry of the southernmost unit while the patio entry at the northernmost unit is aligned with the grade of the sidewalk. This is due to the increasing slope of the sidewalk heading north on 13th Ave. Changing the floor elevations to force a substantial stoop condition just for 2 units on the ground level is not a viable solution. There are head height clearance issues, zoning max height issues against the north property line, and zoning height setback issues in play. To better meet the intent of board guidance on this issue, the design team is proposing low height screening and landscaping with decorative gates at these ground level patios to provide more of a sense of privacy and security for the residents while still being permeable enough to encourage street level interaction and eyes on the street. This sidewalk condition, where residential patios and front yards are screened from the back of sidewalk with a combination of landscaping and fence elements, can be observed along 13th Ave. and all throughout the neighborhood.

MASSING DEVELOPMENT STRATEGIES IN RESPONSE TO ZONING CODE REQUIREMENTS AND SITE CONSTRAINTS



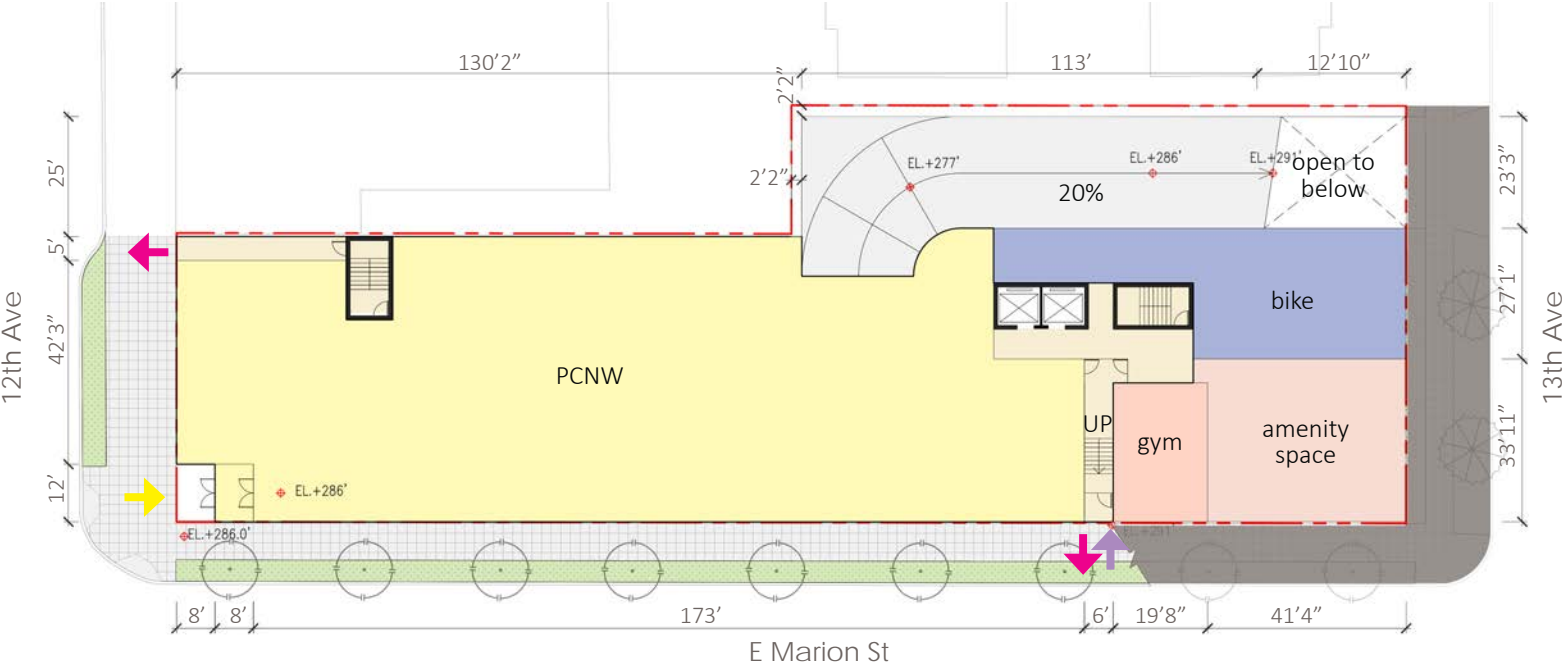
SITE CHALLENGES:

- 1) Very narrow site of only 60' deep on the west and 87' on the east.
- 2) Site has 3 street frontages and its narrow depth is further challenged by required utility line setbacks and upper level zoning setbacks.
- 3) Site abuts an interior lot line of NC zoning on 1/2 of its northern property line which allows for buildings to be built right up to the property line, the other 1/2 abuts an LR zone with required zone transition setbacks.

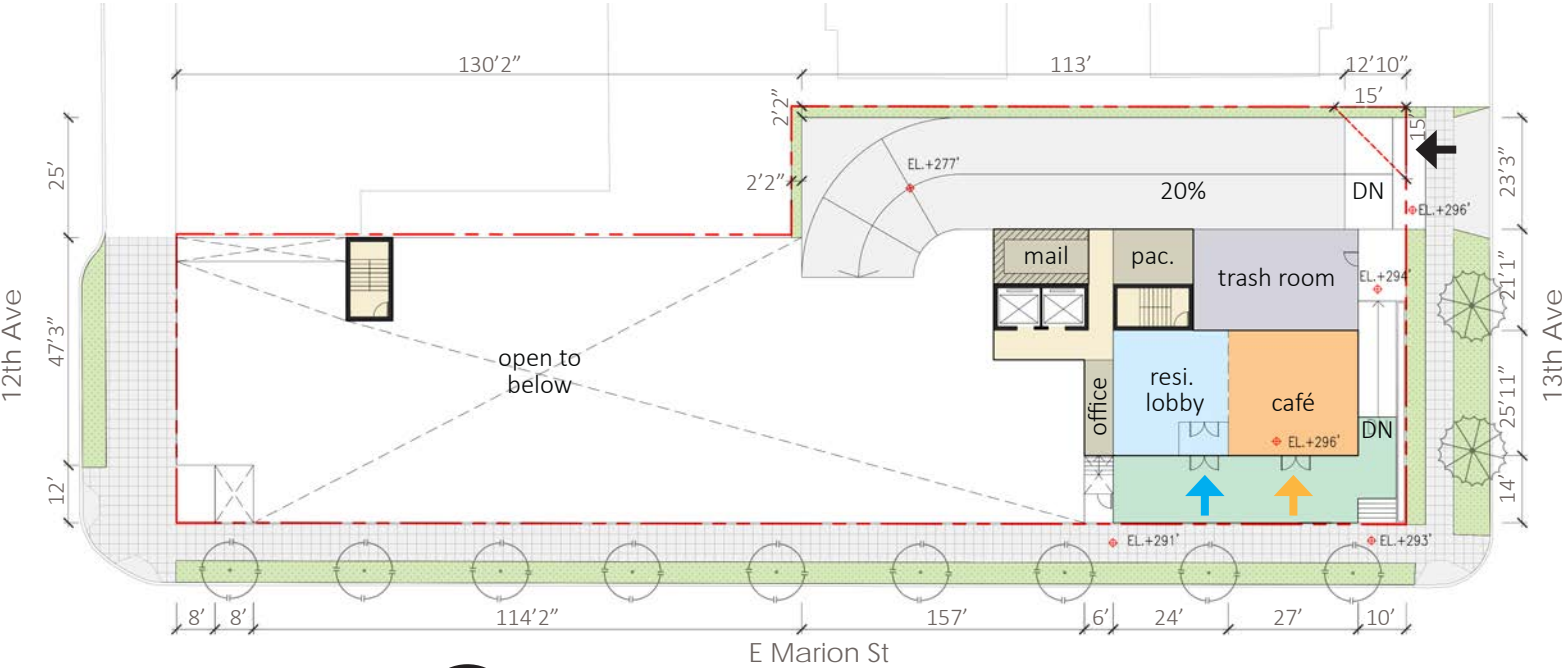
- Massing
- Utility setback @ L3-L5
- 8' setback for street-facing facades @ 65' to 75'
- 10' setback @ 13' - 65' abutting an LR lot
11' setback @ 65' - 75' abutting an LR lot
- 15' triangle corner setback abutting a residential zone
- Existing power pole
- Proposed power pole



RECAP OF EDG #1 GROUND LEVEL GUIDANCE



L1 PLAN
(EDG #1)



L1.5 PLAN
(EDG #1)

PROGRAM

PCNW	bike parking	open amenity	circulation
gym	café	trash room	vehicle parking
amenity	residential lobby	mail & package	residential unit

ACCESS

vehicular access	residential entry
PCNW access	café entry
bike access	egress

EDG#1: THE BOARD SUPPORTED:

2. Right-of-Way Street Trees, Ground Level Uses, and Street Activation:
- A,B: Residential uses, porches and stoops along the 13th Ave. frontage. Removal of exceptional tree if no viable option for below grade parking access is possible.
- D: The school's prominent and transparent location off the Southwest corner at 12th Ave. and E Marion.

EDG#1: THE BOARD REQUESTED:

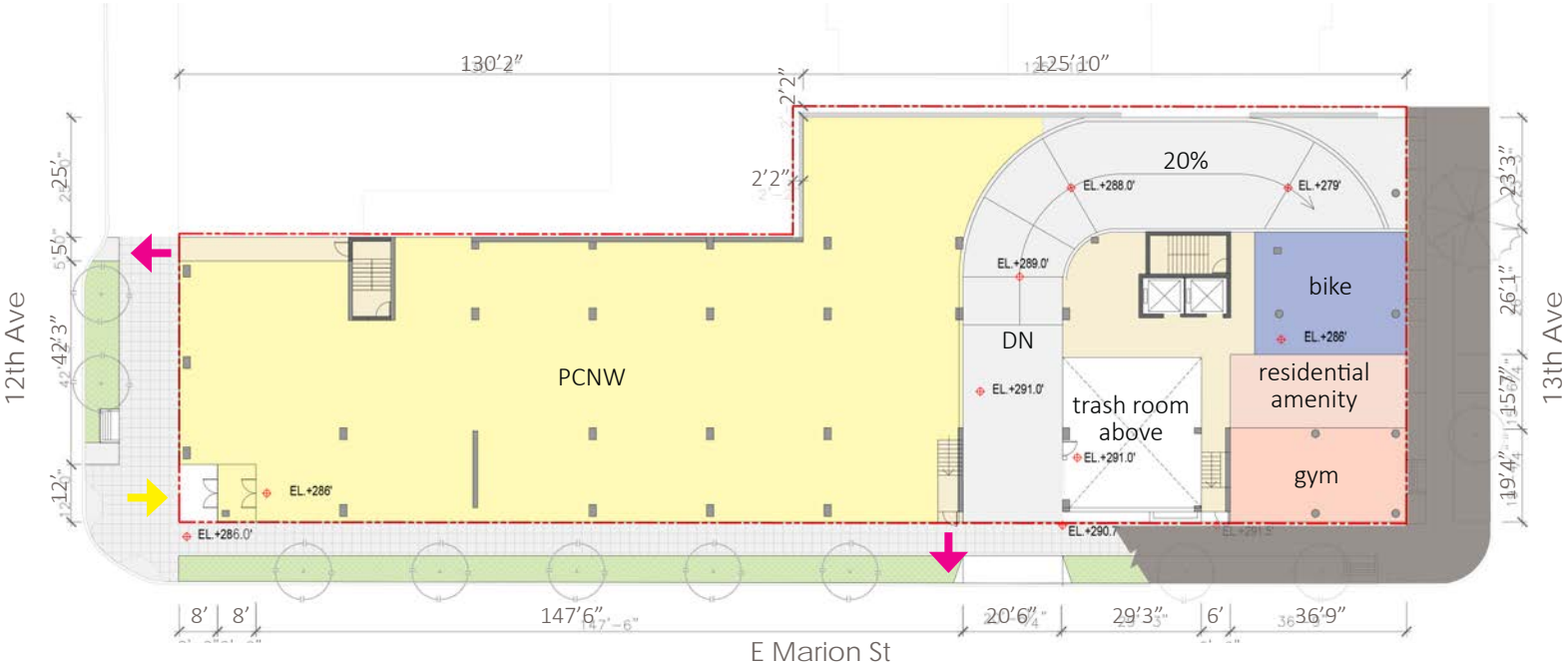
2. Right-of-Way Street Trees, Ground Level Uses, and Street Activation:
- A,C: Additional studies that move the garage entry and trash room to E. Marion St. to avoid the removal of the exceptional street tree on 13th Ave. and to free up space for residential uses along 13th.

RESPONSE: The applicant's latest preferred ground level plan relocates both the garage entry and trash room and servicing to E Marion St. This saves the Exceptional tree on 13th. The applicant is also proposing ground level apartment units with their own sidewalk level porches along 13th ave. The latest preferred plans now has only residential uses fronting 13th ave.

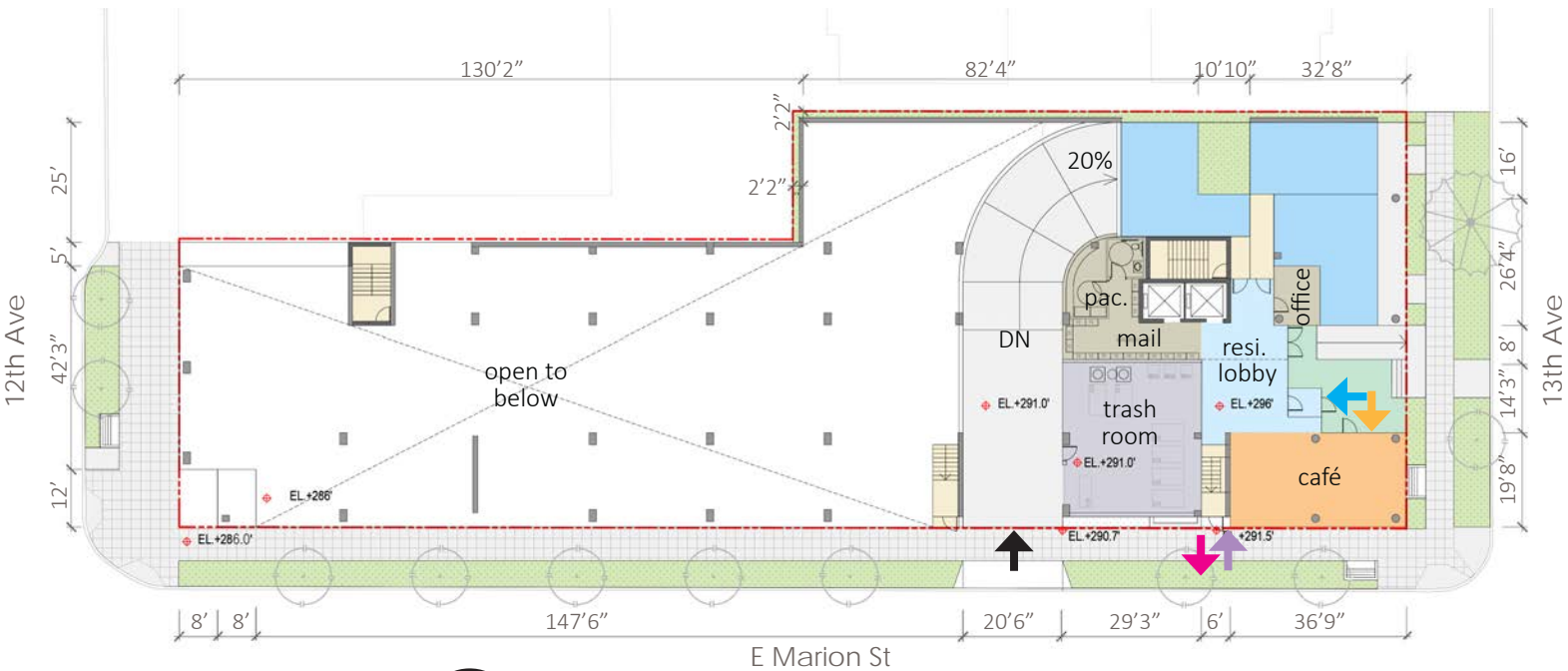
E,F: Consideration of layout and orientation of the residential entry, bike storage, temporary bike parking and cafe entry, Including the location of the ADA ramp to promote safety, ease of access, and sidewalk interaction

RESPONSE: With the relocation of the garage ramp and the trash room, the Applicant has revised the residential lobby plan and moved the location of the residential entry to 13th Ave. where it is now more closely aligned with the elevation of the sidewalk. The number of stairs and accessible ramp lengths have been reduced and the ramp now is perpendicular to the sidewalk. Bike parking is accessed via a direct entry door off E Marion st. down to the bike parking room on L1. Stair "wheel ramps" will be provided for ease of transporting bikes up and down one short flight of stairs. (about 6' of elevation change)

RECAP OF EDG #2 GROUND LEVEL DEVELOPMENT (BOARD SUPPORTED)



L1 PLAN (EDG #2)



L1.5 PLAN (EDG #2)



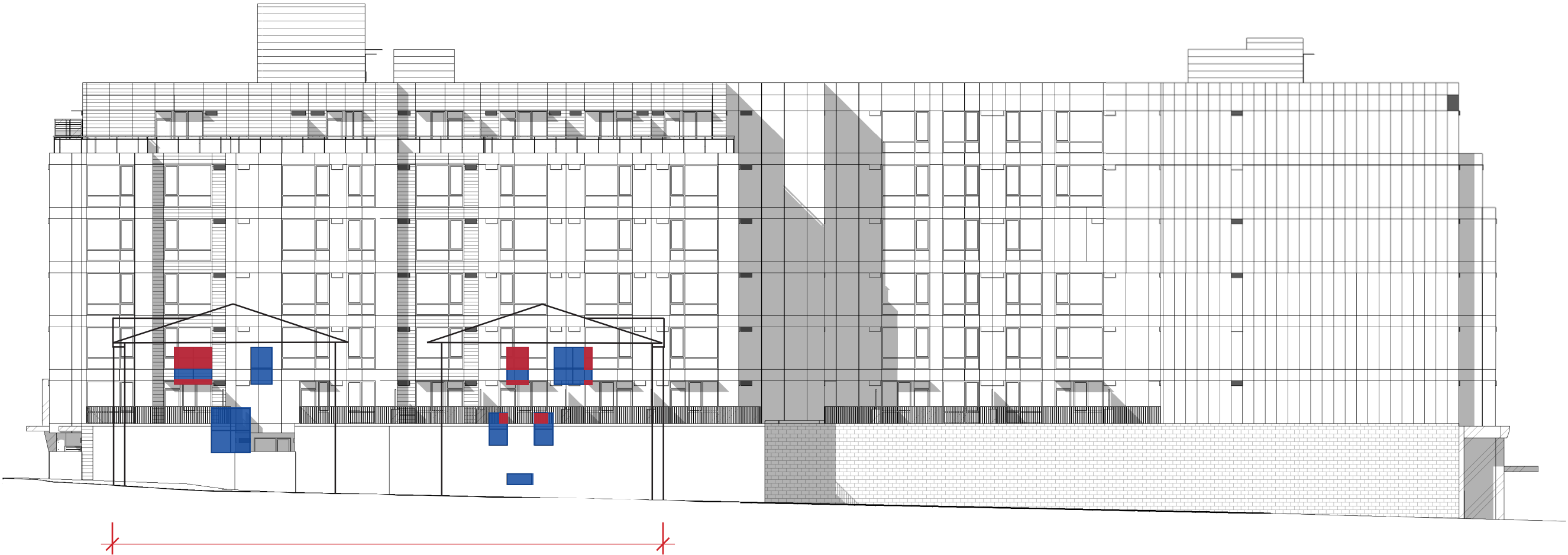
PROGRAM

PCNW	bike parking	open amenity	circulation
gym	café	trash room	vehicle parking
amenity	residential lobby	mail & package	residential unit

ACCESS

vehicular access	residential entry
PCNW access	café entry
bike access	egress

NORTH ELEVATION PRIVACY STUDY



- WINDOW TO WALL OVERLAP (71.5%)
- WINDOW TO WINDOW OVERLAP (28.5%)

THANK YOU

