6th Avenue Mixed-Use

708 6th Avenue N, Seattle, WA 98109

Design Review Recommendation
DPD # 3009330
December 17, 2008

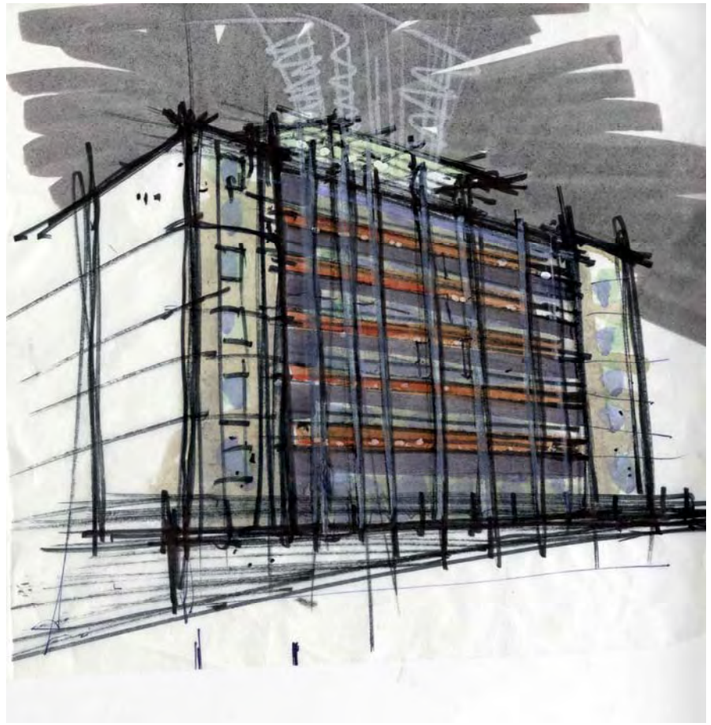
nk
NICHOLSON KOVALCHICK ARCHITECTS

PROJECT DESCRIPTION

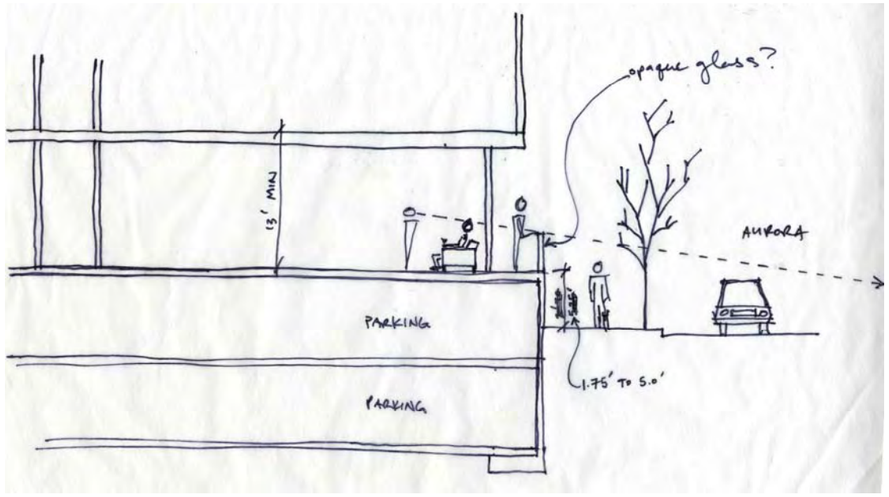
Address:	708 6th Ave N
DPD Project #:	3009330
Developer:	Steelarch Queen Anne LLC
Applicant:	Nicholson Kovalchick Architects
Contact:	Boyd Pickrell, AIA, LEED AP

The proposed project is a multi-story, mixed-use building containing residential apartment units in the upper levels, live/work and retail uses at the street level, and parking below grade. The height of the building varies because the project is located on a split-zoned lot. The western portion, located in an NC 3-40 zone, will be 4 stories and 44' in height. The eastern portion, located in a C 1-65 zone, will be 6 stories and 65' in height. Though the site is located on a through lot which spans between two rights of way, only one of the adjacent streets, 6th Ave N, is appropriate for vehicular access, garbage collection and other services. Pedestrian entrances and lobbies will be located on 6th Ave N. Residential amenity space will be provided through street level landscaped areas, private decks, and a common rooftop deck. Construction of this project requires the demolition of an existing one-story warehouse building. The objectives for this project are as follows:

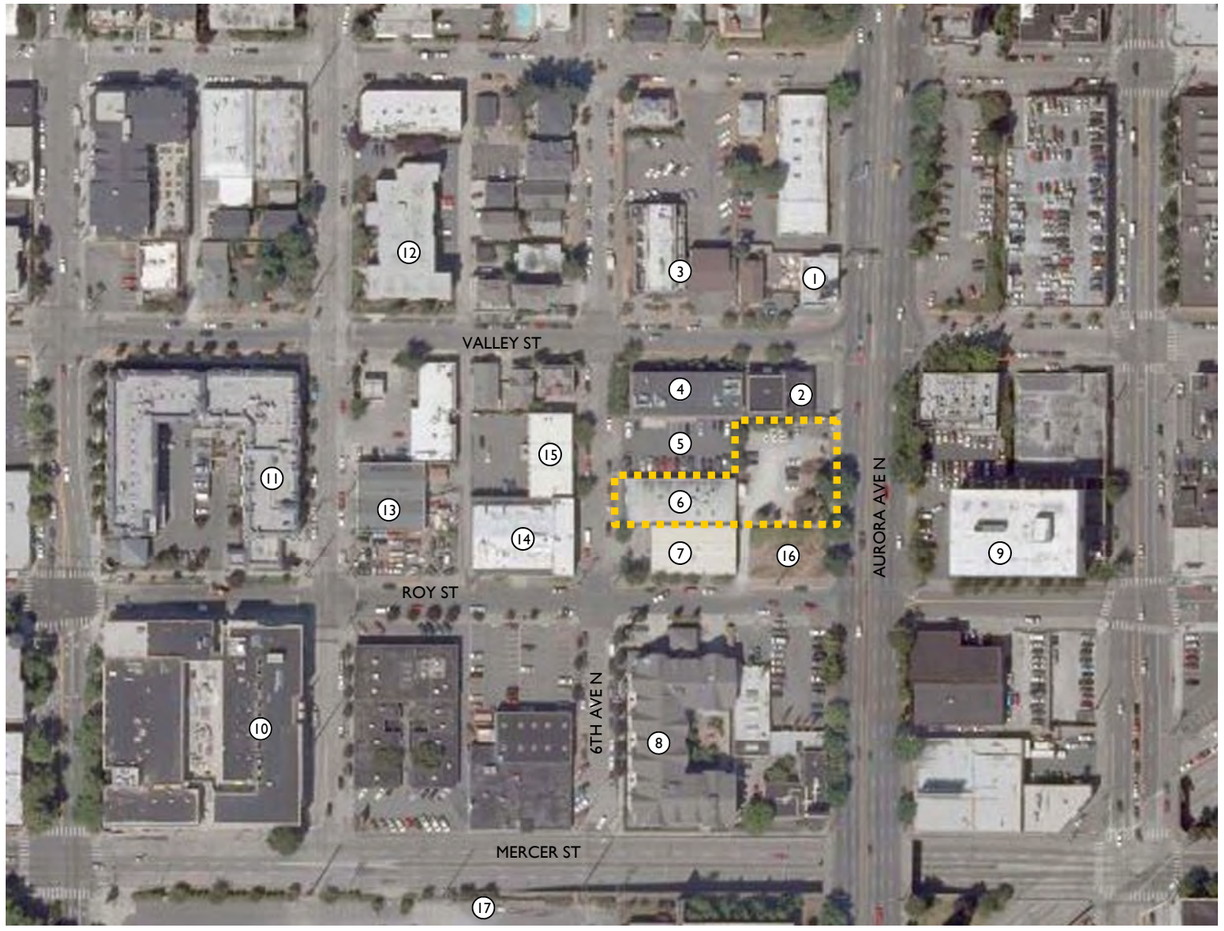
Number of residential units:	100
Number of live/work units:	18
Total number of units:	118
Number of parking stalls:	69
Area of residential levels:	63,085 sf
Area of street level:	14,295 sf
Area of parking levels:	20,139 sf
Total area:	97,519 sf



CONCEPTUAL DEVELOPMENT SKETCHES



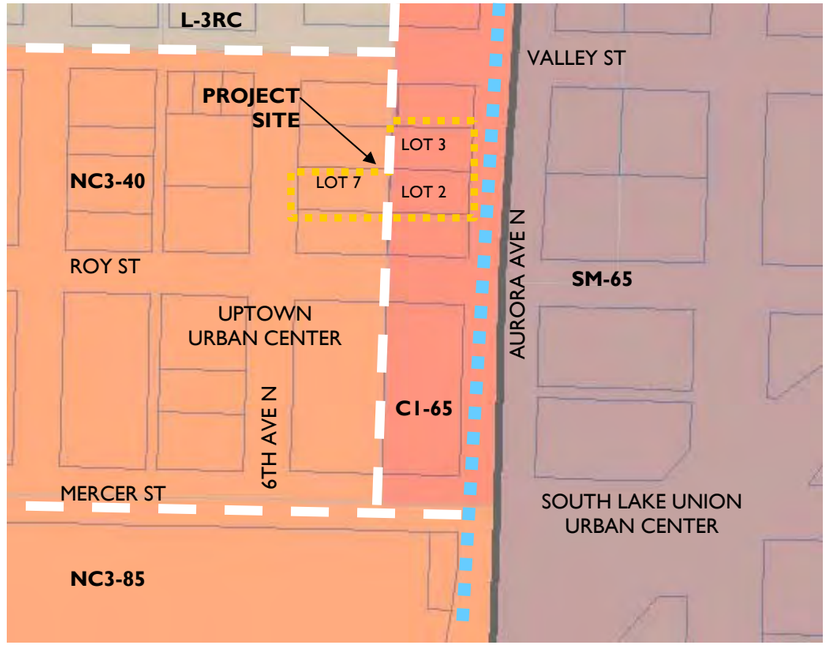
SITE CONTEXT



KEY NOTES

1. Pepsi Sign
2. Pagliacci Pizza
3. Horizon Church
4. Girl Scouts Office Building
5. Girl Scout Parking Lot
6. Project Site
7. Triple-A
8. Comfort Suites Hotel
9. 5 Story Office Building
10. QFC - Mixed-Use Building
11. Hampton Inn Suites
12. 4 Story Apartment Building
13. Automotive Repair Shop
14. The Ruins Dining Club
15. 2 Story Office Building
16. SDOT vacant property
17. Future Gates Foundation

ZONING MAP



2. Pagliacci Pizza

4. Girl Scouts Office Building

6. Downtown Auto Repair

8. 5 Story Office Building

13. The Ruins Dining Club

14. 2 Story Office Building

PRIORITY GUIDELINES IDENTIFIED AT EDG

A-1 Responding to Site Characteristics
The siting of buildings should respond to specific site conditions and opportunities.

A-3 Entrances Visible from the Street
Entries should be clearly identifiable and visible from the street.

A-5 Respect for Adjacent Sites
Buildings should respect the privacy and outdoor activities of adjacent properties.

A-7 Residential Open Space
Residential projects should be sited to maximize usable and attractive open space.

B-1 Height, Bulk and Scale
Projects should be compatible with the anticipated scale of development for the surrounding area and should make sensitive transitions.

C-2 Architectural Concept and Consistency
Building design elements, details and massing should create a well-proportioned and unified building form.

C-3 Human Scale
The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

C-4 Exterior Finish Materials
Building exteriors should be constructed of durable, maintainable materials that are attractive even when viewed up close.

C-5 Structured Parking Entrances
The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

D-1 Pedestrian Open Spaces and Entrances
Convenient and attractive access to the building's entry should be provided.

D-2 Blank Walls
Buildings should avoid large blank walls.

D-5 Visual Impacts of Parking Structures
The visibility of all at-grade parking structures should be minimized. Parking should be architecturally compatible.

D-7 Personal Safety and Security
Project design should enhance personal safety and security.

D-9 Commercial Signage
Signs should add interest to the street environment and should be appropriate for the area's character.

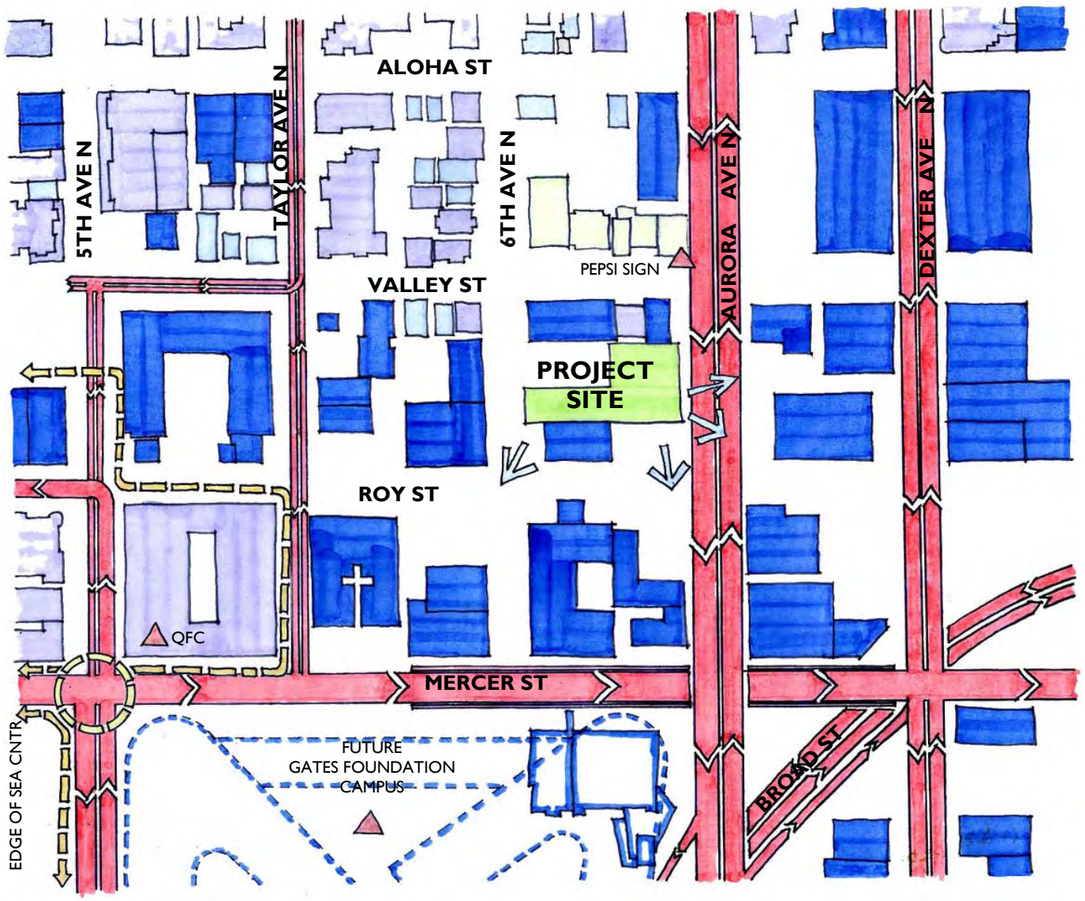
D-10 Commercial Lighting
Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people.

D-11 Commercial Transparency
Commercial storefronts should be transparent to allow for direct visual connection between the sidewalk and the building interior.

D-12 Residential Entries and Transitions
The space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting.

E-2 Landscaping to Enhance the Building and/or site
Landscaping should be appropriately incorporated into the design to enhance the project.

SITE ANALYSIS MAP



SITE ANALYSIS

Neighborhood Context

- Pedestrian character of Uptown doesn't extend this far east
- Nearby mix includes: warehouses, light industrial buildings, small office buildings and hotels
- Many structures near site do not have an engaging pedestrian environment at the sidewalk
- New mixed-use buildings nearby have started to extend pedestrian feel and change the character
- Major traffic arterials isolate site from surrounding areas
- SE flank of Queen Anne contains many mid-century apartment buildings characterized by strong horizontal balconies and other elements

Aurora Avenue

- Large volume of loud, high-speed traffic
- Cuts site off from South Lake Union
- Very unpleasant walking environment with few pedestrians
- Nearby sites are vacant or underutilized

6th Avenue North

- Narrow, quiet street with low traffic volumes
- Adjacent uses are light industrial and office
- No existing street facing retail, but street may change with redevelopment
- Becomes primarily residential to the north

Garage access and services

- Absence of alley forces vehicular and service access to street
- 6th Ave N provides the only practical location for access
- Several existing buildings on both sides of 6th have service and vehicular access adjacent to sidewalk

- **Amenities and views**
- Within walking distance of heart of Uptown and Seattle Center
- Within walking distance of future Gates Foundation campus
- Potential views include: Lake Union to the east, downtown to the south, and the Space Needle to the southwest
- Views to the south and east may be impacted by future development nearby

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RESPONSE TO SITE ANALYSIS

Neighborhood Context

• Mixed-use building extends Uptown pattern further east	*C-1*	*Architectural Context*
• Bldg steps away from interior lot lines	A-5	Respect for Adjacent Sites
• Taller mass designed to read as separate building	B-1	Height, Bulk and Scale
• Massing blurs distinction between varying zoning on site	B-1	Height, Bulk and Scale
• Blank facades were minimized at interior property lines	D-2	Blank Walls
• Exterior balconies relate to neighborhood context	*C-1*	*Architectural Context*
• Exterior egress balconies express function on exterior	C-2	Architectural Consistency

Aurora Avenue

• Level 1 is elevated 3' to 6' above Aurora	A-1	Responding to Site Characteristics
• New street trees and landscaping enhance sidewalk	E-2	Landscaping to Enhance Bldg / Site
• Landscaping screens blank façade of garage	D-2	Blank Walls
• Monumental stair connects lobby and sidewalk	A-3	Entrances Visible from the Street
• Live/work units can be accessed via exterior walk	D-11	Commercial Transparency

6th Avenue North

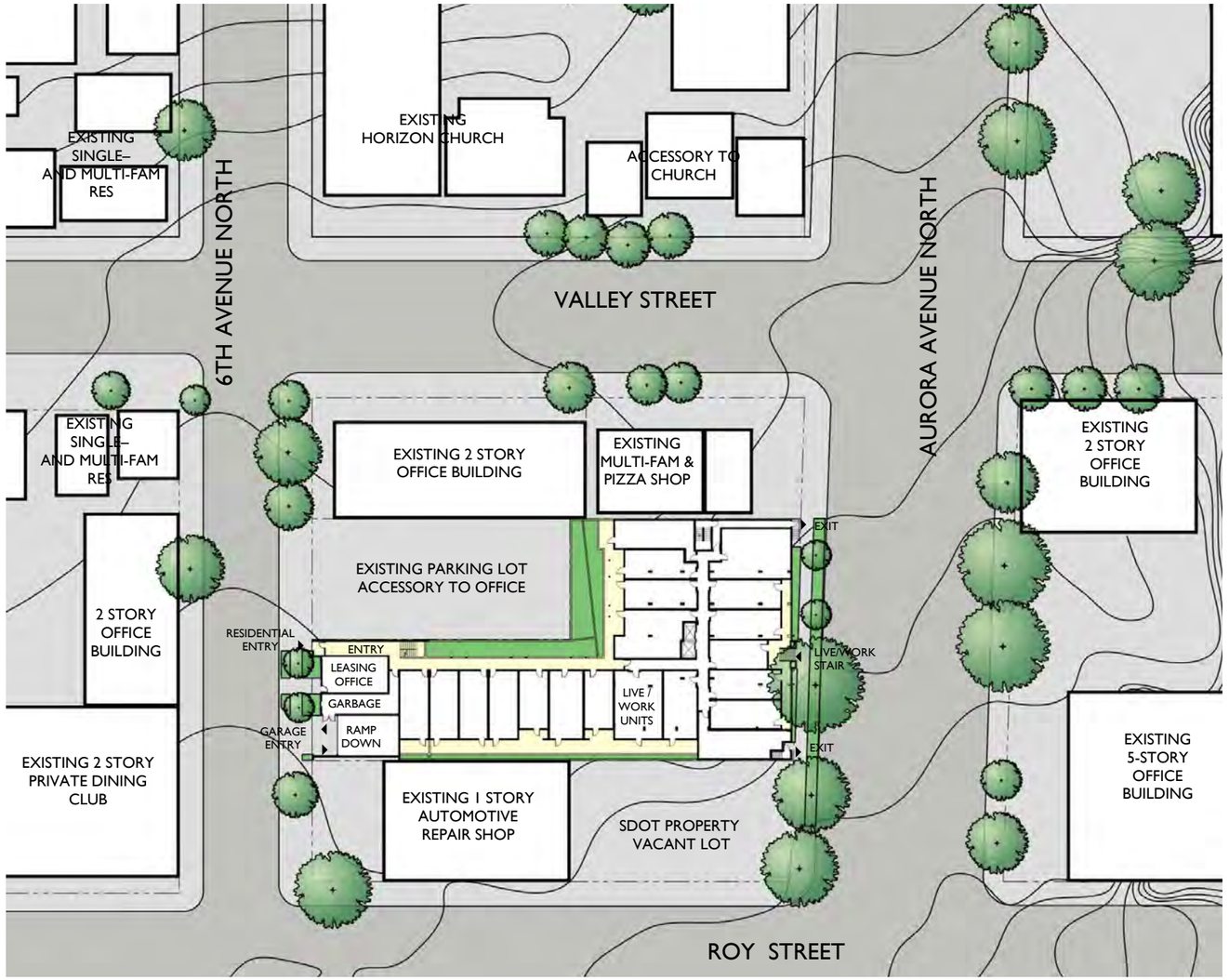
• Small, highly-articulated façade provides material interest	C-4	Exterior Finish Materials
• Covered walkway at main entrance and retail entrance	D-1	Pedestrian Open Spaces & Entrances
• Bldg massing, awning and landscaping accentuate entry	A-3	Entrances Visible from the Street
• Lively pedestrian zone created via massing and detailing	*A-4*	*Human Activity*
• Street trees and landscaping enhance right of way	E-2	Landscaping to Enhance Bldg / Site

Garage access and services

• Garage entrance is minimized and set back from street	D-5	Visual Impact of Parking Structures
• Solid waste access is located away from sidewalk	*D6*	*Screening of Dumpsters and Utilities*

Amenities and views

• Landscaped court at north side enlivens entry sequence	A-7	Residential Open Space
• Roof deck will provide access to views for all residents	A-7	Residential Open Space
• Interior live/work units expand commercial opportunities	*A-4*	*Human Activity*
• Exterior materials are durable and attractive	C-4	Exterior Finish Materials



MASSING DIAGRAM

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LEVEL 1 AND PARKING CONFIGURATION

Aurora Avenue

• Level 1 elevated above Aurora to provide separation	A-1	Responding to Site Characteristics
• Landscaping screens blank façade of garage	D-2	Blank Walls
• Monumental stair connects lobby and sidewalk	A-3	Entrances Visible from the Street
• Live/work units can be accessed via exterior walk	D-11	Commercial Transparency
• Stair brightly illuminated to enhance safety	D-7	Personal Safety and Security
• Gates separate stair from live/work entry	D-7	Personal Safety and Security
• Signage for live/work units visible from street	D-9	Commercial signage
• Glass rail reduces blank façade in increases visibility	D-2	Blank Walls

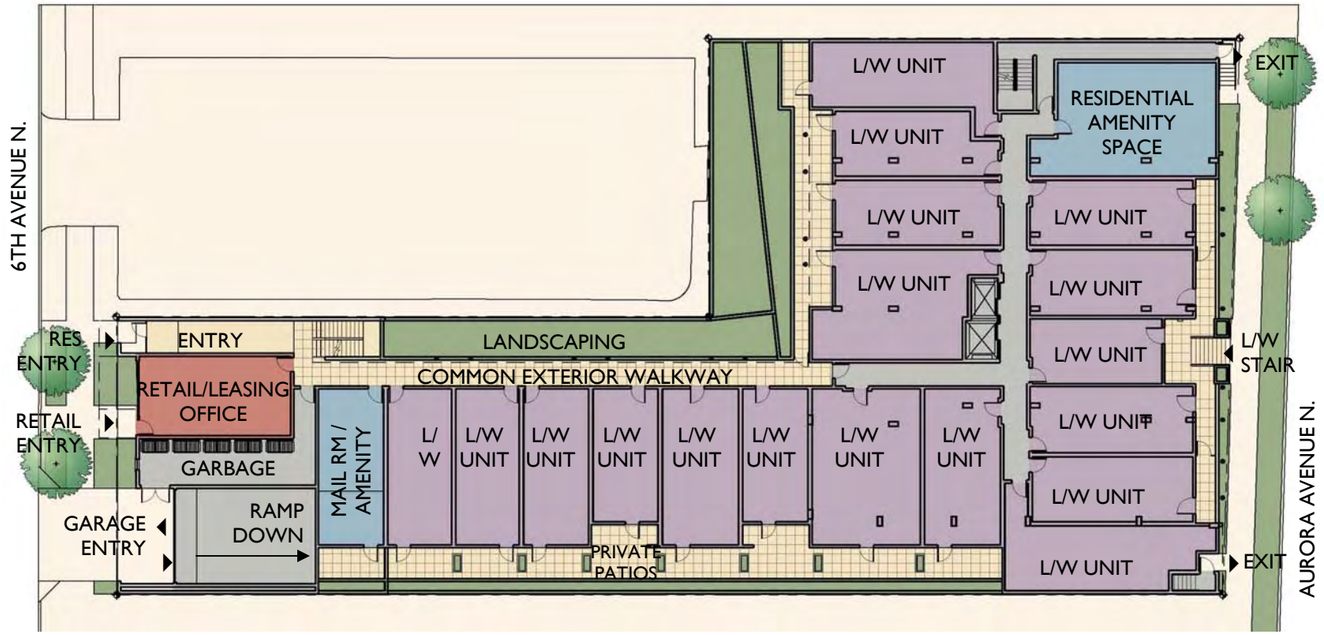
6th Avenue North

• Covered walkway at main entrance and retail entrance	D-1	Pedestrian Open Spaces & Entrances
• Bldg massing, awning and landscaping accentuate entry	A-3	Entrances Visible from the Street
• Recessed main entry gate with signage and lighting	D-12	Residential Entries and Transitions
• See-through gate permits views to courtyard beyond	D-12	Residential Entries and Transitions
• Lively pedestrian zone created via massing and detailing	C-3	Human Scale
• Building signage / graphics at sidewalk level	D-9	Commercial Signage
• Landscaping and sidewalk lit from awning above	D-10	Commercial Lighting
• Commercial signage at outer edge of awning	D-9	Commercial Signage
• Garage entrance is minimized and set back from street	D-5	Visual Impact of Parking Structures
• Solid waste access is located away from sidewalk	*D6*	*Screening of Dumpsters and Utilities*

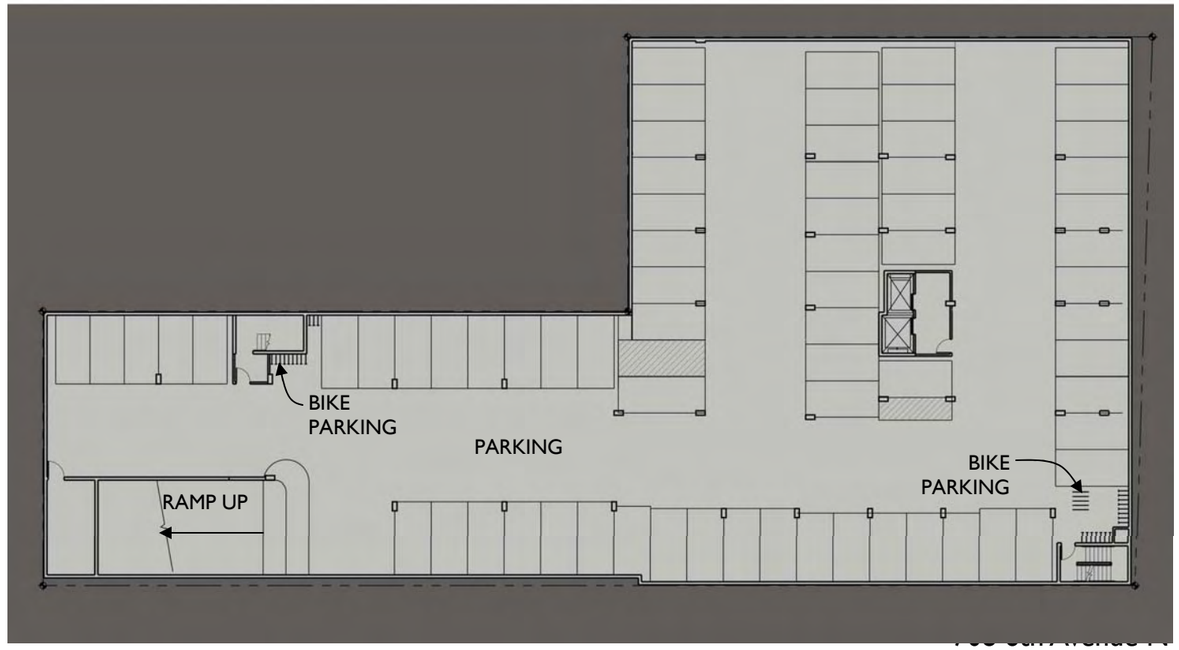
Other Level 1 features

• Landscaped court at north side enlivens entry sequence	A-7	Residential Open Space
• Interior live/work units expand commercial opportunities	*A-4*	*Human Activity*
• Private landscaped areas at south side	A-7	Residential Open Space

STREET-LEVEL PLAN



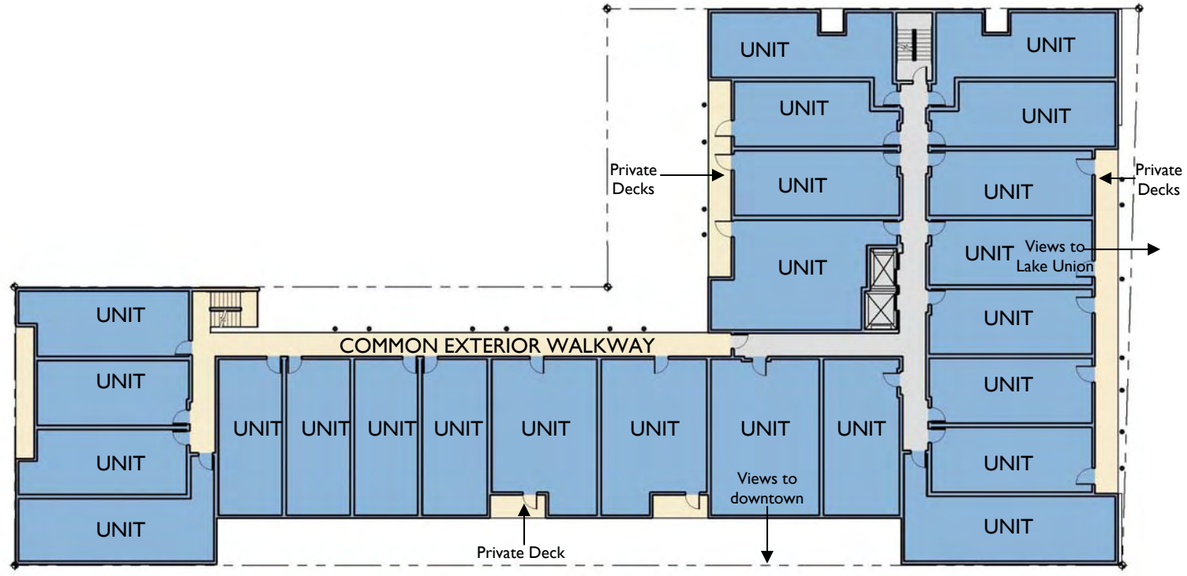
UPPER PARKING PLAN



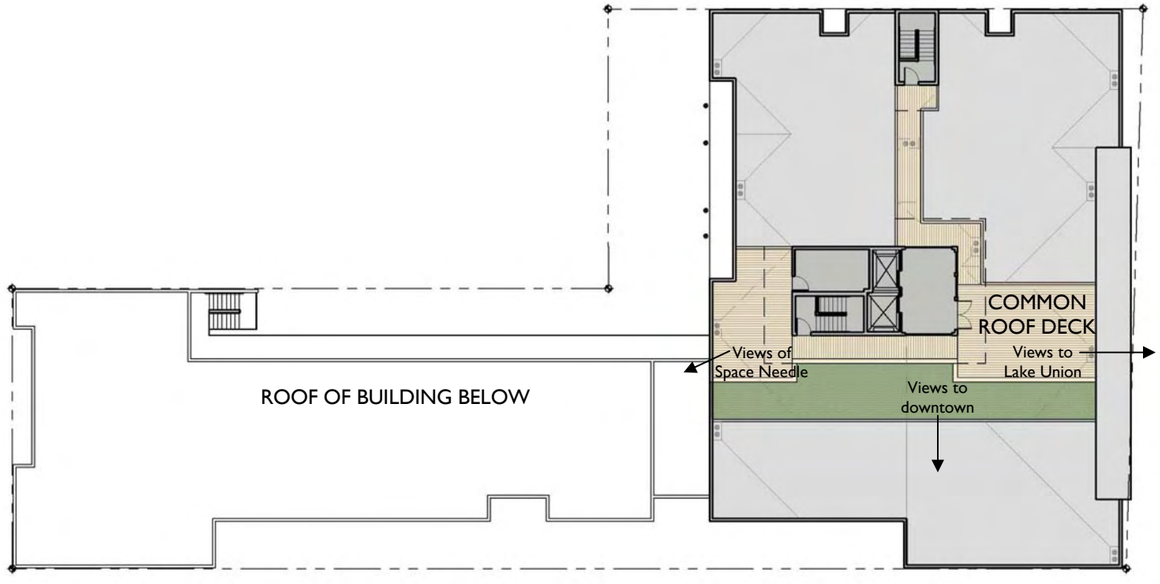
RESIDENTIAL AND ROOF CONFIGURATION

• Exterior stair reduces size of blank facade	D-2	Blank Walls
• Exterior egress balcony overlooks landscaped courtyard	A-7	Residential Open Space
• Exterior egress balconies express function on exterior	C-2	Architectural Consistency
• Exterior egress balcony eliminates need for corridor HVAC		
• Exterior balconies eliminates need for lighting during day		
• Through units will have natural light on two sides		
• Views to the west will benefit from shorter adjacent zoning		
• Balconies on Aurora screen view of street	C-2	Architectural Concept and Consistency
• Roof deck will provide access to views for all residents	A-7	Residential Open Space
• Roof also includes green roof elements	A-7	Residential Open Space

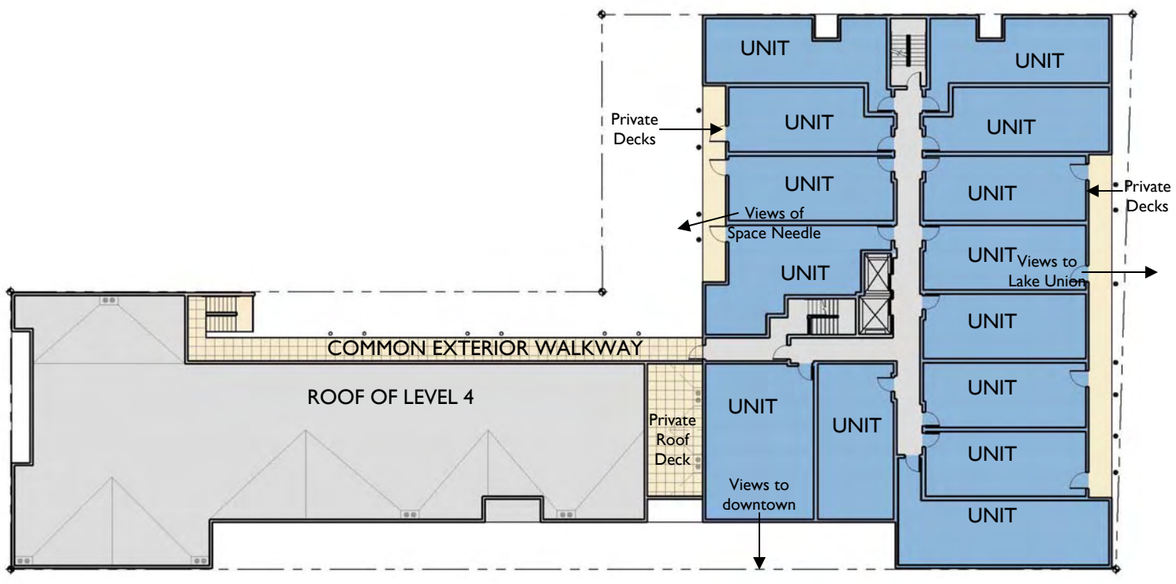
LEVELS 2-4 PLAN



ROOF PLAN



LEVELS 5-6 PLAN



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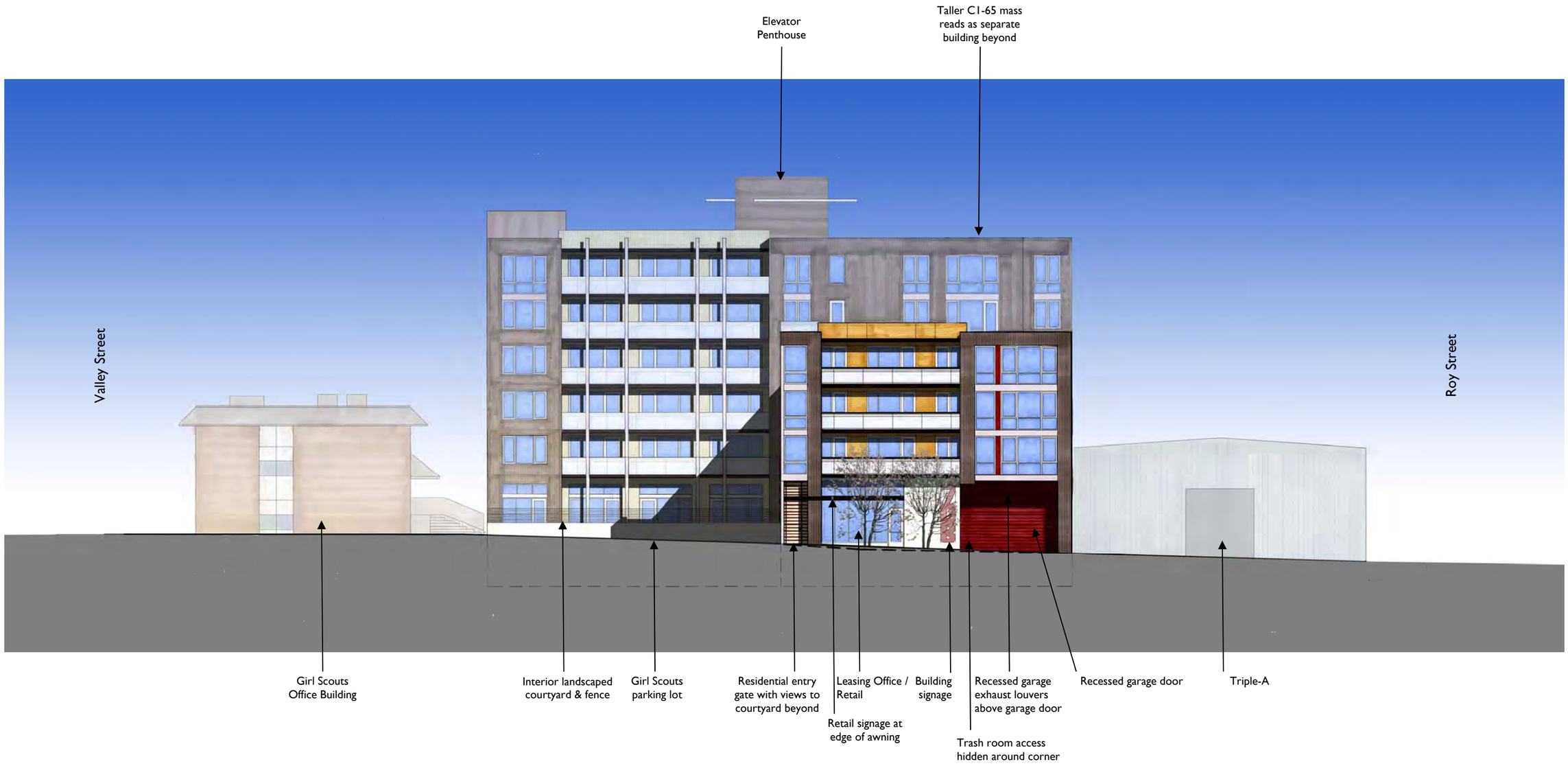
Elevator Penthouse
Taller C1-65 mass reads as separate building beyond
Valley Street
Roy Street
Girl Scouts Office Building
Interior landscaped courtyard & fence
Girl Scouts parking lot
Residential entry gate with views to courtyard beyond
Leasing Office / Retail
Retail signage at edge of awning
Building signage
Trash room access hidden around corner
Recessed garage exhaust louvers above garage door
Recessed garage door
Triple-A

NORTH ELEVATION

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SOUTH ELEVATION

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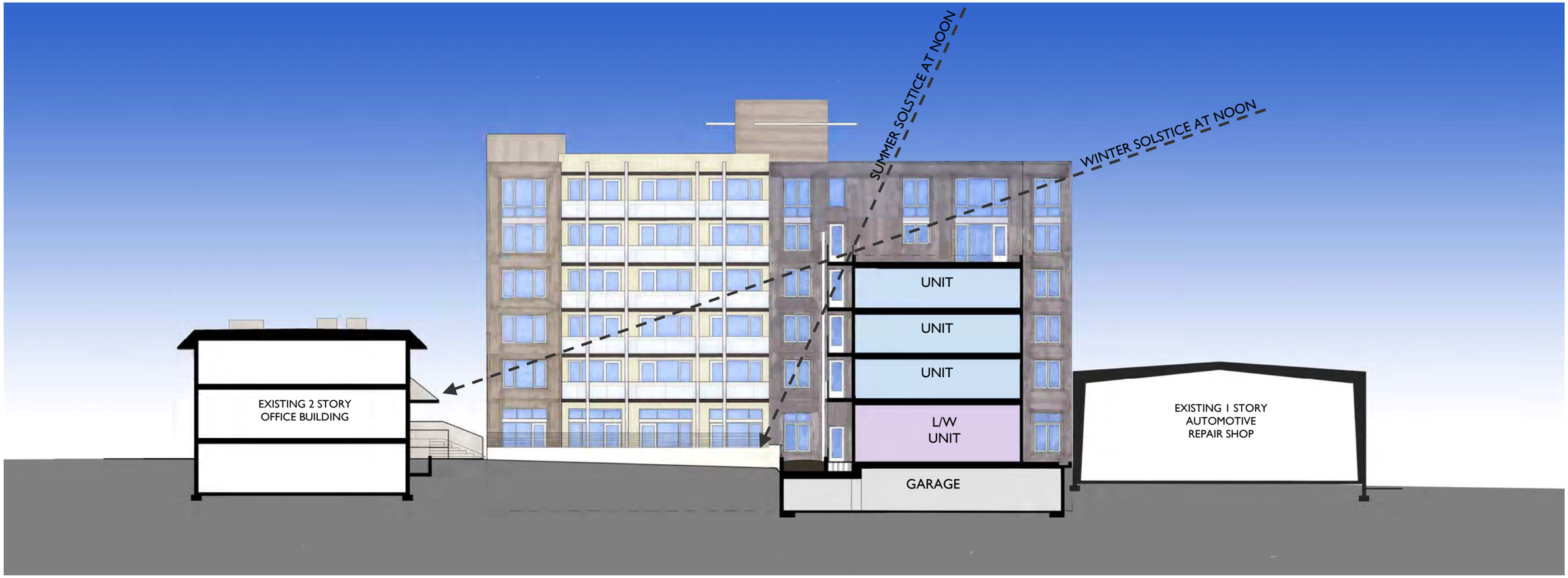
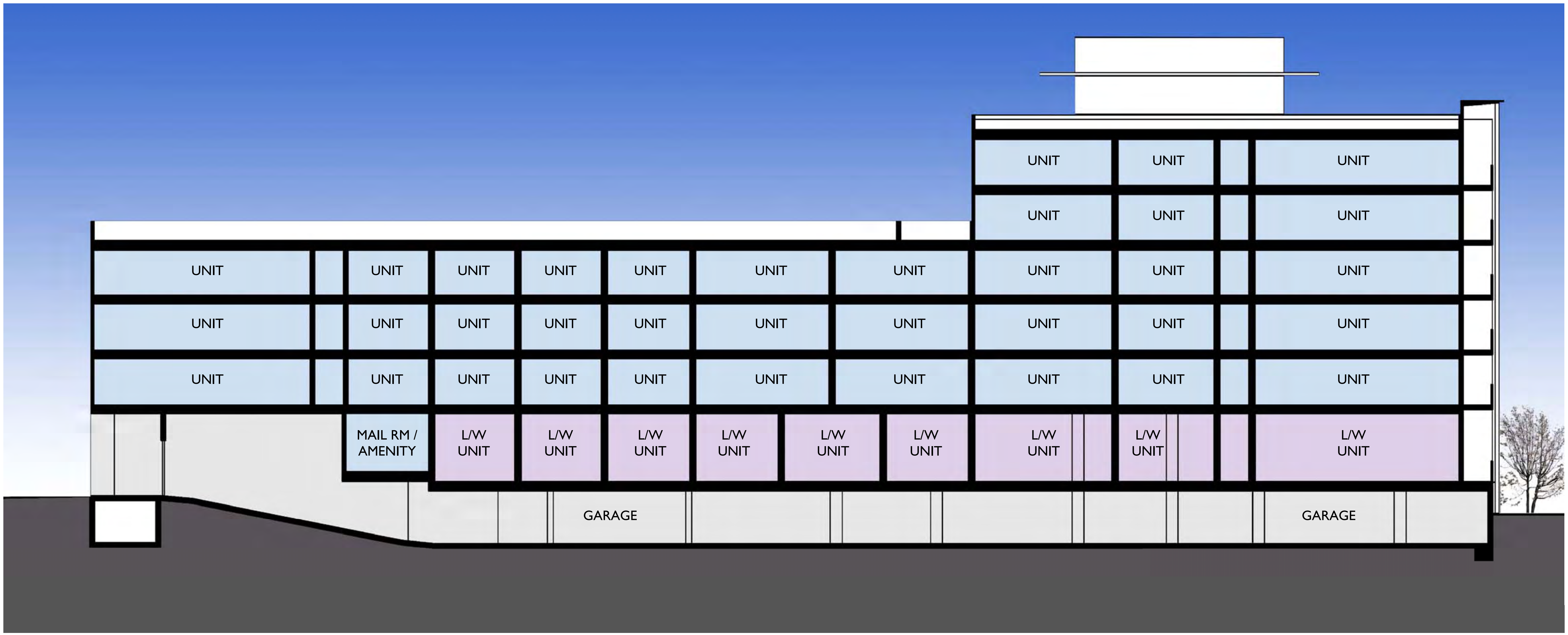
SECTION LOOKING EAST



SECTION LOOKING NORTH



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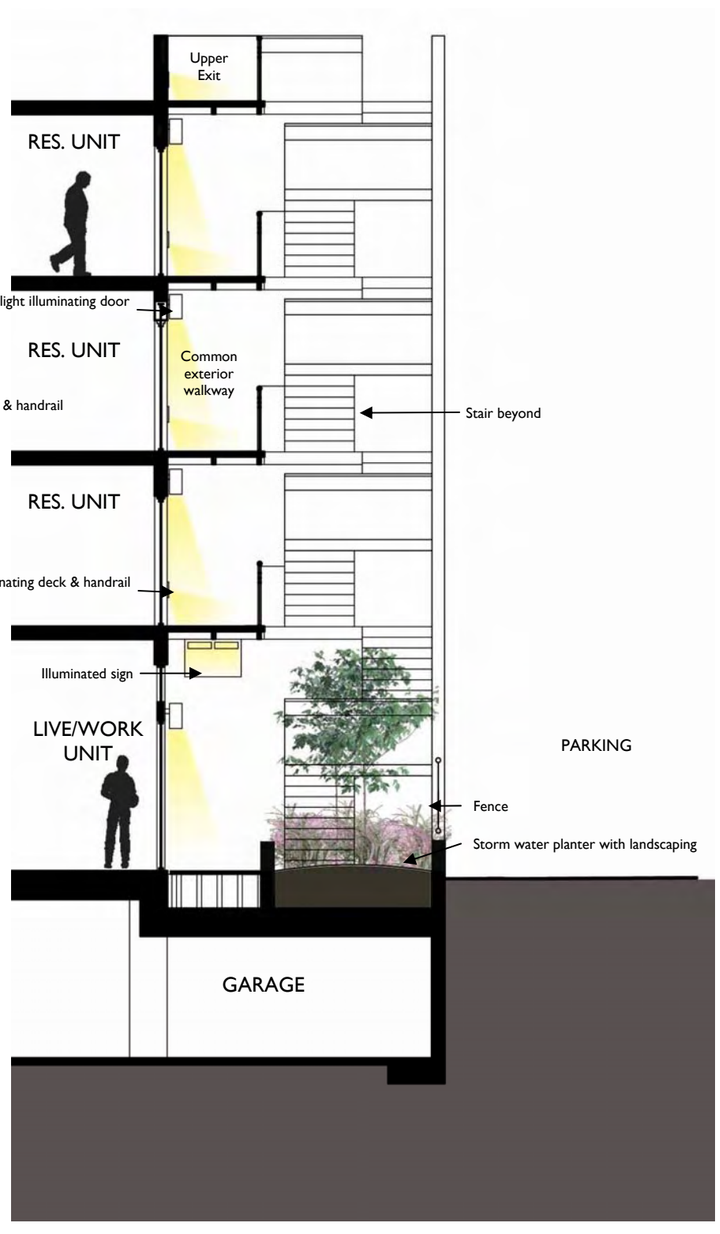
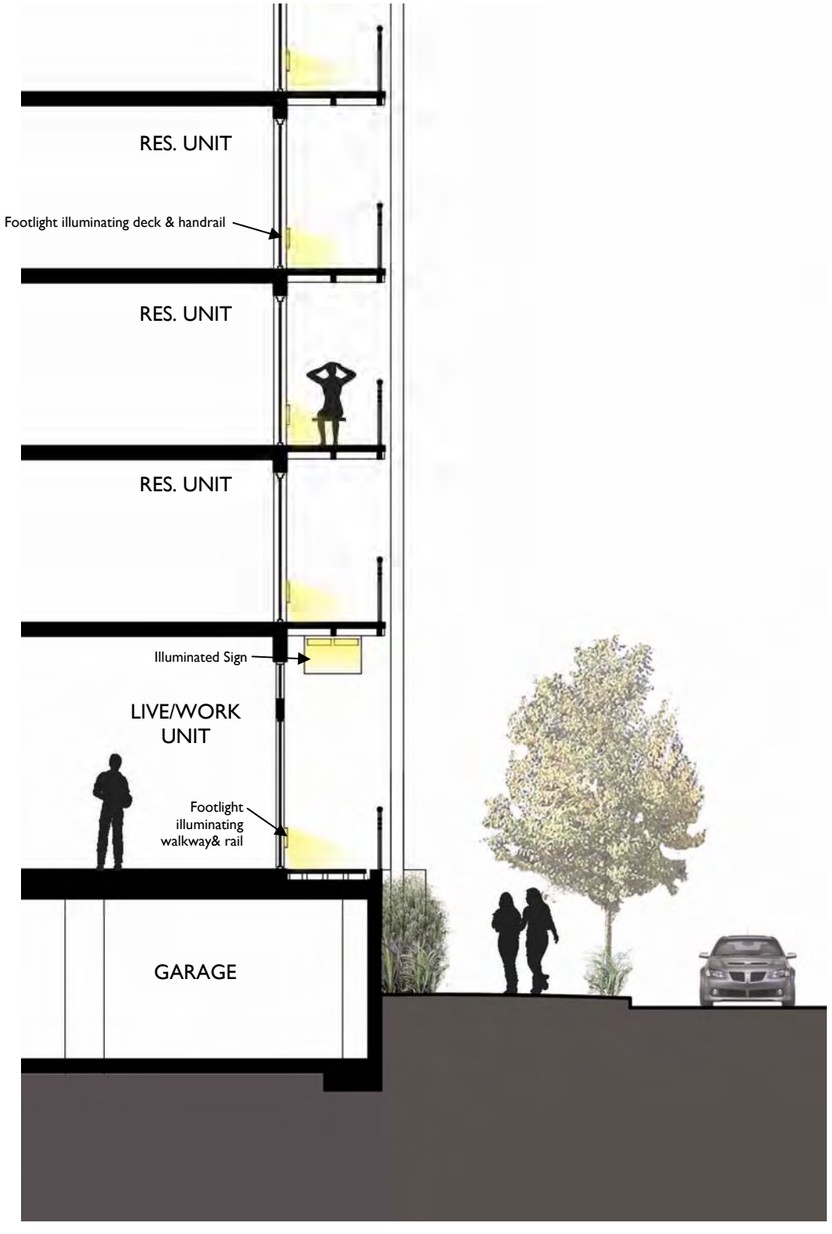
WALL SECTIONS

SECTION AT SOUTH WALL OF SHORTER BUILDING

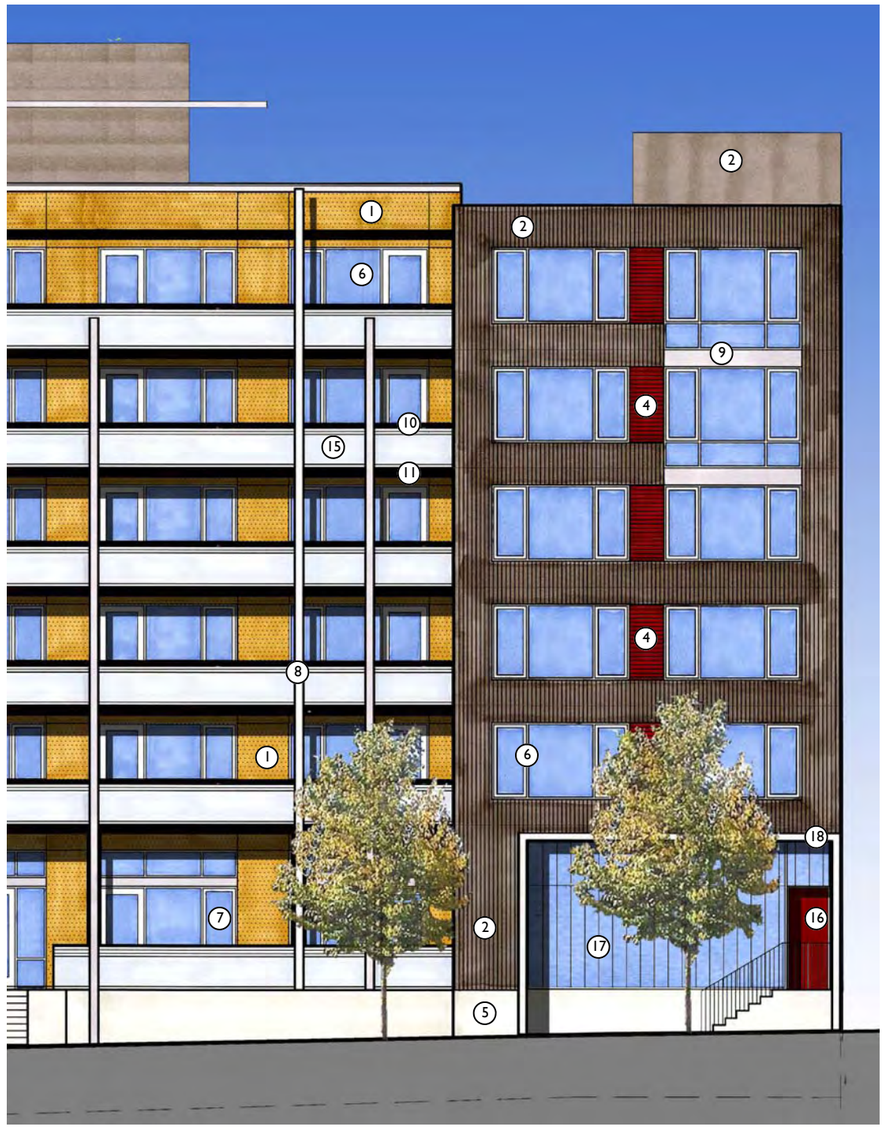


SECTION AT NORTH WALL OF SHORTER BUILDING



SECTION AT AURORA AVENUE

MATERIALS



KEY NOTES

① Painted Fiber-cement Panels
Color: Cinnamon

② Corrugated metal siding
AEP Span "Mini V-beam"
Cool Zatique II

③ Corrugated metal siding
AEP Span "Mini V-beam"
Cool Parchment

④ Corrugated metal siding
AEP Span "Mini V-beam"
Cool Colonial Red

⑤ Exposed cast-in-place concrete
Architectural finish
With graffiti coating

⑥ Aluminum thermal break windows
Marlin and/or Milgard
Clear anodized finish

⑦ Aluminum thermal break storefront
Kawneer or Efco
Clear anodized finish

⑧ Ornamental columns
Painted finish to match above

⑨ Aluminum accent panels
Clear anodized finish

⑩ Metal deck rails & vertical posts
Matte black

⑪ Metal deck edge & support beams
Matte black

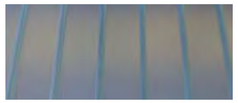
⑫ Metal roof trellis structure
Matte black

⑬ Metal entry awning
Matte black

⑭ Metal entry gate & fence
Matte black

⑮ Acid etched glass deck guard

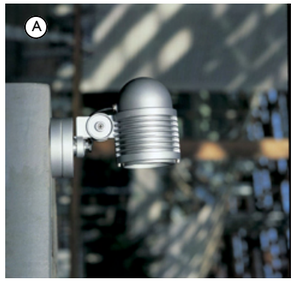
⑯ Metal unit door & exit door painted to match Benjamin Moore Classic Colors "Beaujolais" (#1259)



⑰ Translucent glass channels
TGP Pilkington Profilit

⑱ Aluminum Frame
Painted white finish to match
Benjamin Moore Color Preview
"Pure White" (#OC-64)

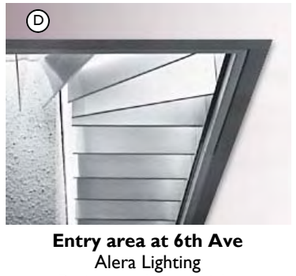
LIGHTING



Entry canopy, signage, L1 unit doors
Bega 7529 P
CFL Flood Light

Aurora stairs, L1 private patios
Prescolite Liteforms
Ceiling Mount Cylinder

Unit entry doors, L1 private patios
Prescolite Liteforms
Wall Mount Cylinder



Entry area at 6th Ave
Alera Lighting
Perimeter Accent Light

Garage entrance, Aurora stairs
Prescolite Litebox
Recessed Downlight
w/ Black Baffle

Entry area at 6th Ave
Prescolite Litebox
Recessed Wall
Washer

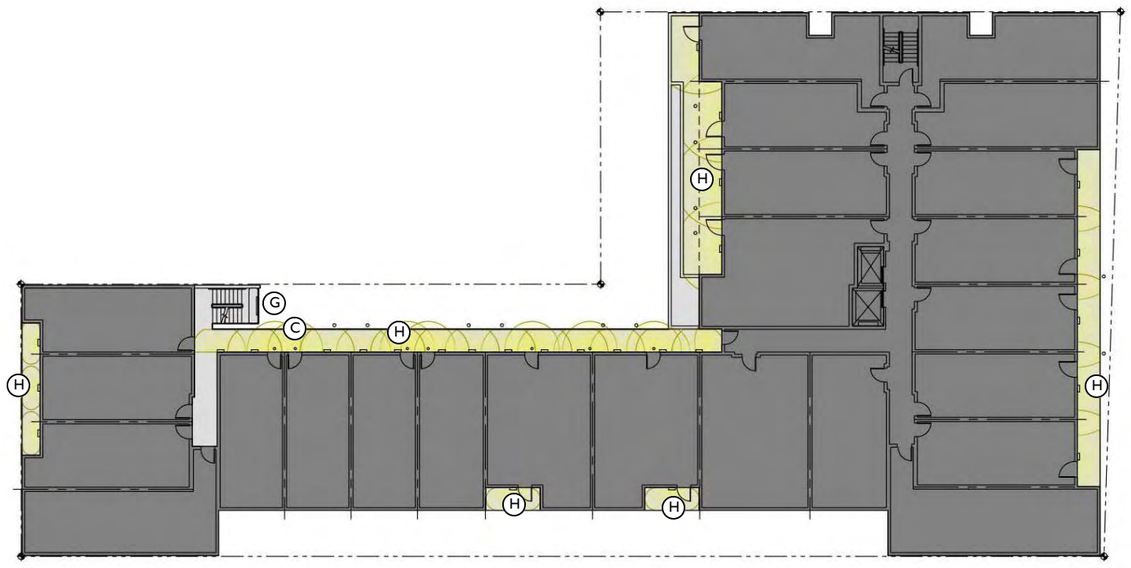
Live/work signage, stair landings
Alera Lighting
IT6 Linear Tube Light

Common exterior walkway footlights, residential-level private decks
Bega 2316P
Recessed wall w/
linear spread diffuser

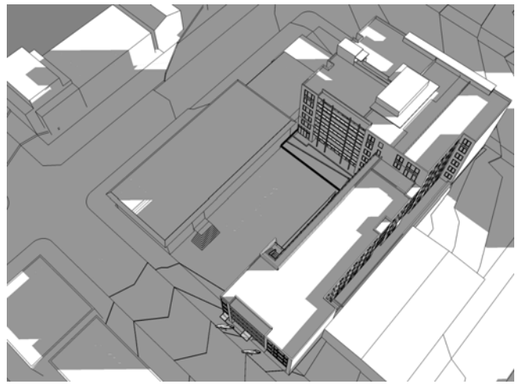
Private patio at L1
LBL Lighting
Presidio Wall
Sconce

STREET-LEVEL LIGHTING PLAN

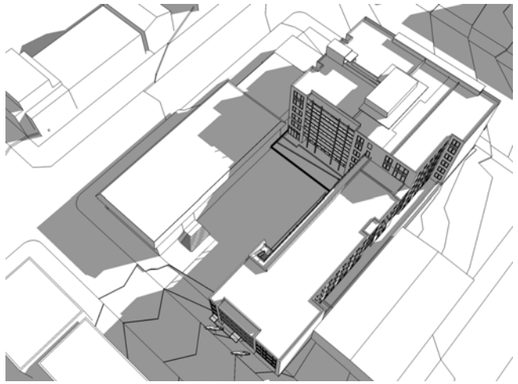
RESIDENTIAL-LEVEL LIGHTING PLAN



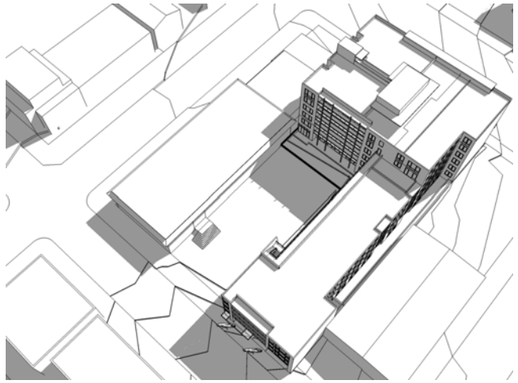
SHADOWS



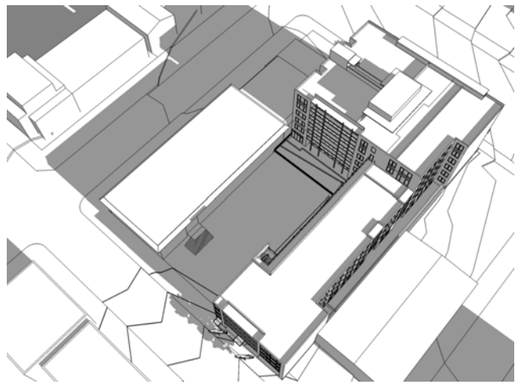
9 AM, winter solstice



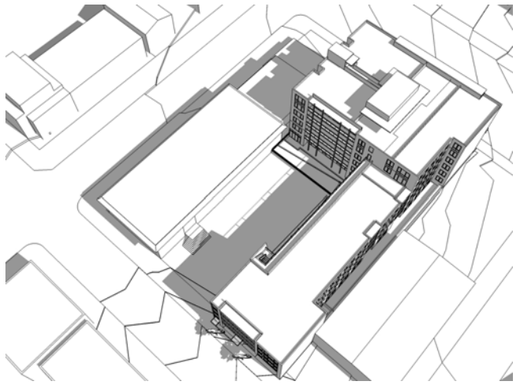
9 AM, spring equinox



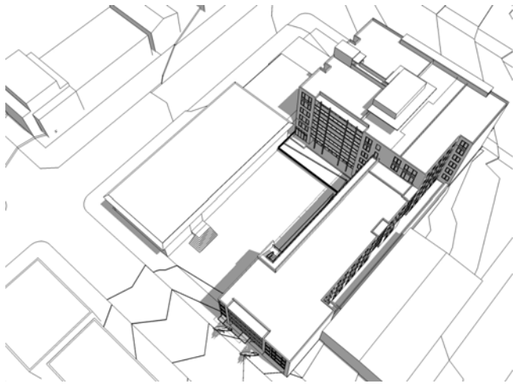
9 AM, summer solstice



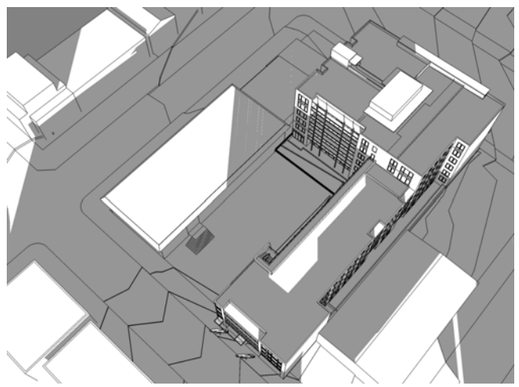
Solar Noon, winter solstice



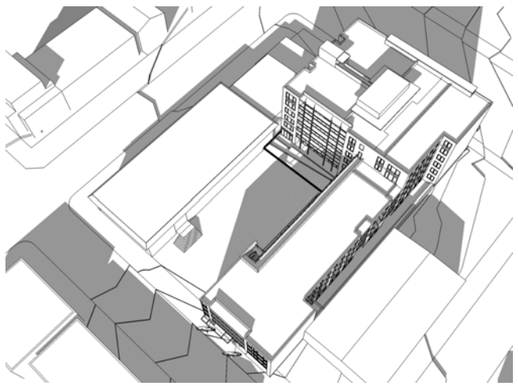
Solar Noon, spring equinox



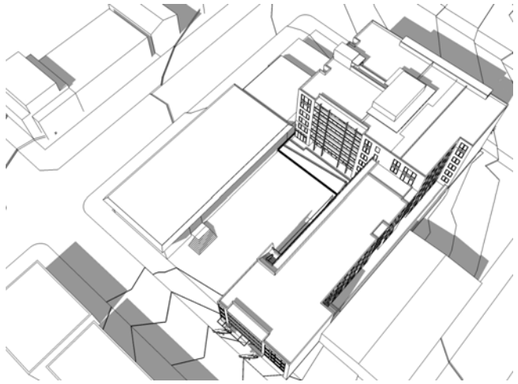
Solar Noon, summer solstice



4 PM, winter solstice



4 PM, spring equinox



4 PM, summer solstice

AURORA AVENUE ILLUSTRATION

6TH AVENUE STREET VIGNETTE

INTERIOR COURTYARD VIGNETTE

GREEN FEATURES

Central hot water systems with solar hot water & gas supplements fuel supplies hydronic heat and eliminates individual hot water heaters in units.

Side mounted traction elevator uses 1/4 of energy of standard hydraulic elevator.

Common exterior walkway eliminates need to light corridor 24 hours per day, reduces amount of common space with conditioned air and permits inclusion of through units.

Through units provide access to light and air on at least two sides and permits cross ventilation.

Rooftop PV and solar hot water panels provide an onsite renewable energy source.

Water-efficient plumbing fixtures in the units and retail space encourage water conservation. Project is designed to operate without mechanical cooling and refrigeration equipment, except for household refrigerators. Individual lighting and thermal controls will conserve energy.

Whenever possible, recycled-content, local, low-VOC, and/or certified-green building materials will be used for construction.

Units designed for maximum daylight and views for occupant comfort and reduced energy use.

Stormwater planter eliminates detention requirements, improves water quality & reduces peak run off.

At least 50% of exterior site area is planted with native or adapted vegetation

Roof vegetation reduce heat gain and peak storm water flow.

Multiple Metro bus stops within 1/4 mile of site to reduce resident's need to drive.

At least 50% of the non-hazardous construction and demolition debris will be salvaged for reuse or recycling.

White TPO roofing membrane and green roof reduce the heat island effect on the roof.

30 bicycle racks and charging stations for electric vehicles included in underground garage. All automobile parking is located underground to reduce heat island effect.

Area for storage and collection of recyclables provided.

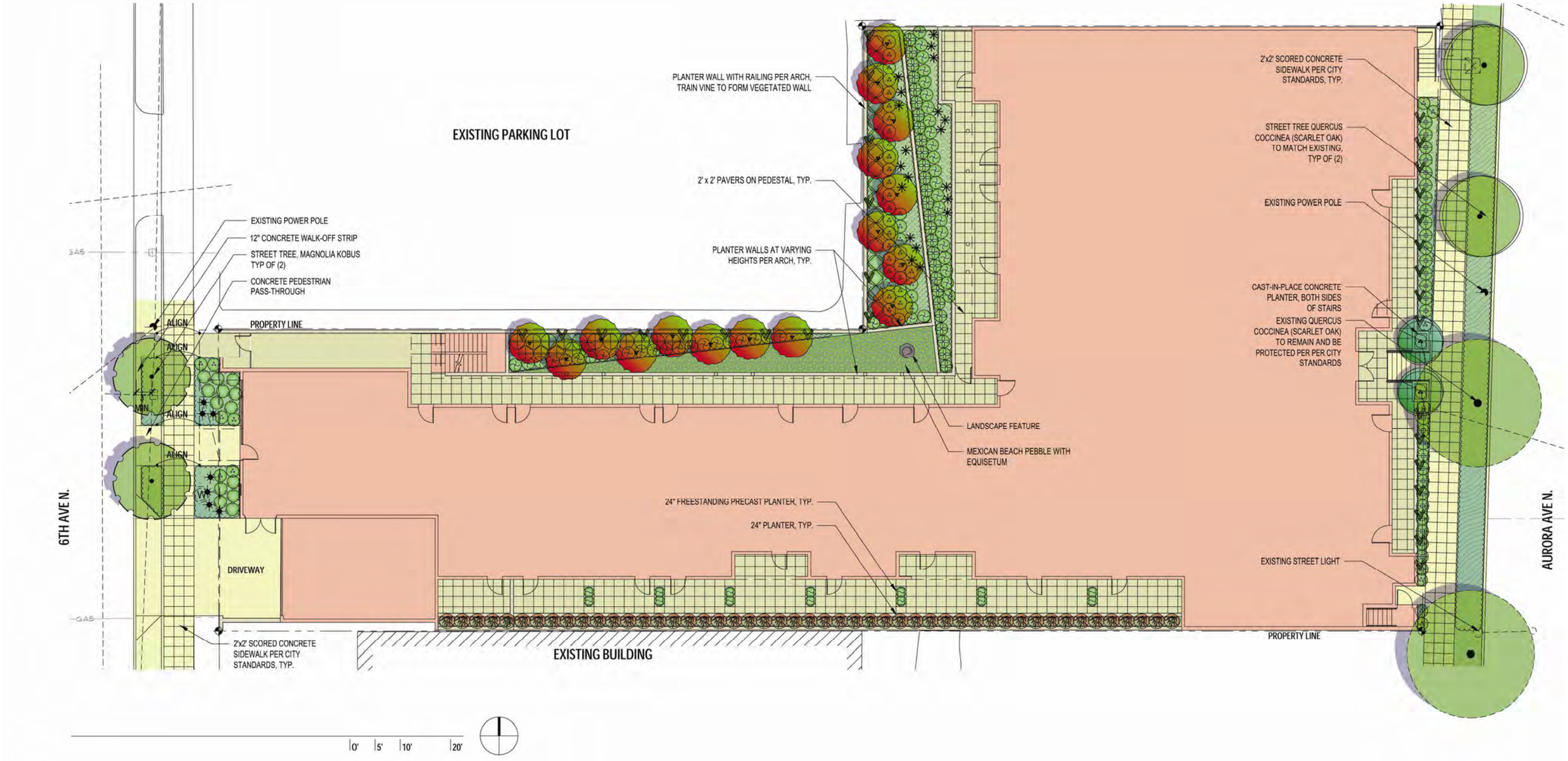
All project lighting is designed to minimize off-site lighting pollution.

Durable exterior materials with long life spans reduces maintenance needs.

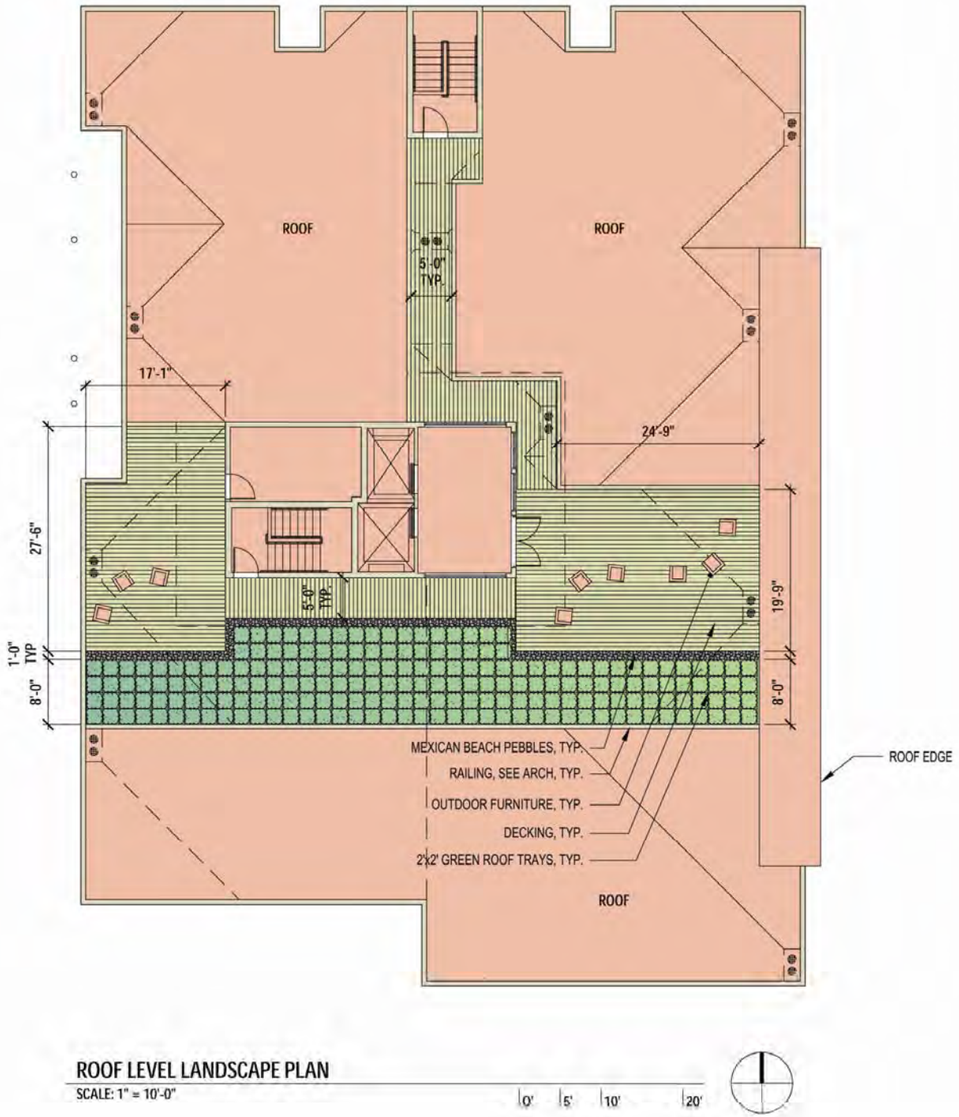
Walk off mats provided at all building entry points.

Provides a new, dense, mixed use project in an existing neighborhood on a previously disturbed yet underutilized site.

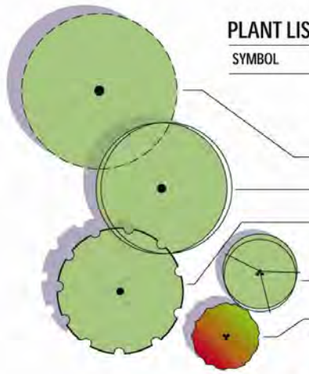
STREET-LEVEL LANDSCAPE



ROOF-LEVEL LANDSCAPE



ROOF LEVEL LANDSCAPE PLAN
SCALE: 1" = 10'-0"
0' 5' 10' 20'



PLANT LIST (*INDICATES DROUGHT TOLERANT SPECIES)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
	STREET TREE				
	STREET TREE PLANTING PER COS 100A STANDARD DETAIL. TREE SELECTION HAS BEEN APPROVED BY CITY ARBORIST. CONTACT CITY ARBORIST BILL AMES, AT 206.684.5693, TWO DAYS PRIOR TO PLANTING.				
	EXISTING STREET TREE TO REMAIN AND BE PROTECTED PER CITY STANDARDS				
	MAGNOLIA KOBUS	KOBUS MAGNOLIA	2" CAL.	B&B	PER PLAN
	QUERCUS COCCINEA (MATCH EXISTING)	SCARLET OAK	2" CAL.	B&B	PER PLAN
	TREES				
	ACER PALMATUM (GREEN)	JAPANESE MAPLE (GREEN)	6'-8' HT.	B&B	PER PLAN
	ACER CIRCINATUM	VINE MAPLE	6'-8' HT.	B&B	PER PLAN
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' AMELANCHIER	6'-8' HT.	B&B	PER PLAN
	SHRUBS, PERENNIALS, AND GRASS				
	ASTILBE X ARENDSII 'RHEINLAND'	'RHEINLAND' ASTILBE (PINK)	1 GAL.	CONT.	PER PLAN
	ATHYRIUM NIPPONICUM 'PICTUM'	'PICTUM' JAPANESE PAINTED FERN	1 GAL.	CONT.	PER PLAN
	CAMELLIA SASANQUA 'JEAN MAY'	'JEAN MAY' CAMELLIA	2 GAL.	CONT.	PER PLAN
	ESCALLONIA 'NEWPORT DWARF'*	'NEWPORT DWARF' ESCALLONIA	2 GAL.	CONT.	PER PLAN
	HEBE 'RED EDGE'	'RED EDGE' HEBE	2 GAL.	CONT.	PER PLAN
	MISCANTHUS SINENSIS 'ADAGIO'	'ADAGIO' JAPANESE SILVER GRASS	2 GAL.	CONT.	PER PLAN
	NANDINA DOMESTICA 'HARBOUR DWARF'	'HARBOUR DWARF' HEAVENLY-BAMBOO	2 GAL.	CONT.	PER PLAN
	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	5 GAL.	CONT.	PER PLAN
	PHYLLOSTACHYS NIGRA	BLACK BAMBOO	5 GAL.	CONT.	PER PLAN
	PIERIS JAPONICA 'CAVATINE'*	'CAVATINE' ANDROMEDA	5 GAL.	CONT.	PER PLAN
	POLYSTICHUM MUNITUM*	SWORD FERN	1 GAL.	CONT.	PER PLAN
	SALIX PURPUREA 'NANA'	'NANA' PURPLE OSIER WILLOW	5 GAL.	CONT.	PER PLAN
	VIBURNUM DAVIDII*	DAVID'S VIBURNUM	5 GAL.	CONT.	PER PLAN
	GROUND COVERS				
	50% LIRIOPE SPICATA 25% POLYSTICHUM MUNITUM 25% MAHONIA NERVOSA	50% CREEPING LILYTURF 25% SWORD FERN 25% DULL OREGON-GRAPE	1 GAL. 1 GAL. 1 GAL.	CONT. CONT. CONT.	24" O.C. 24" O.C. 24" O.C.
	50% LIRIOPE SPICATA 'SILVER DRAGON' 50% OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	50% 'SILVER DRAGON' CREEPING LILYTURF 50% BLACK MONDO GRASS	1 GAL. 1 GAL.	CONT. CONT.	24" O.C. 24" O.C.
	FRAGARIA CHILOENSIS*	BEACH STRAWBERRY	4" POT	CONT.	12" O.C.
	FRAGARIA CHILOENSIS*	BEACH STRAWBERRY	4" POT	CONT.	12" O.C.
	EQUISETUM HYEMALE (WITH 4" MIN OF MEXICAN BEACH PEBBLES)	HORSETAIL	4" POT	CONT.	12" O.C.
	SEDUM MIX*	SEDUM	72 COUNT PLUG	CONT.	4" O.C.
	VEGETATED WALL WITH PARTHENOCISSUS QUINQUEFOLIA @ 8' O.C.				
	PLANTS IN CONTAINERS				
	2'x2' GREEN ROOF PLANTING TRAYS: (32) SEDUM MIX PER TRAY				

DEPARTURES

Development Standard	Requirement	Proposed	Departure Amount	Justification
Street-level uses SMC 23.47A.005.D	Residential uses at street level. 3. Residential uses may not exceed, in the aggregate, more than 20% of the street-level street-facing façade when facing an arterial…	The building contains a residential amenity space within the street-level, street-facing façade on Aurora. This space comprises 21.6% of the Aurora facade.	1.6% (1'-10" +/-) over the limit for residential uses	Filling the street-level spaces on Aurora is a challenge given the noise and traffic. This use can be located at that location without being adversely impacted by the noise and traffic of that street. While characterized by DPD as residential, it is a shared, semi-public space that will provide for liveliness and interest at the street level. This departure is in keeping with DR guideline A-1 responding to site characteristics.
Blank Facades SMC 23.47A.008.A	2. Blank facades. a. Blank segments of the street-facing facade between two (2) feet and eight (8) feet above the sidewalk may not exceed twenty (20) feet in width.	On the Aurora façade, the upper parking level is only partially buried below grade. Due to the sloping grade, the vertical exposure varies from approximately 3' to 6' above grade. The parking level occupies the entire length of street frontage of the building. This condition creates blank facades on Aurora, one of which is 29'-5.5" long.	9'-5.5" longer than permitted	The proposed solution is a compromise between the desire to buffer building occupants from Aurora and the desire for Level 1 to relate to the sidewalk. We have provided a bit of relief to the first occupied level by raising the lid of the parking level a few feet off of grade, yet we have not raised it so much that there will be an excessively large blank wall at the sidewalk level. The blank wall will be screened by landscaping, though the landscaping is not deep enough to deduct it from the calculation. This response relates to the following DR guidelines: A-1 Responding to site characteristics; A-2 Streetscape compatibility
Blank Facades SMC 23.47A.008.A	2. Blank facades. b.The total of all blank façade segments may not exceed 40% of the width of the façade.	In order to screen the solid waste storage room from the sidewalk on 6th Ave, the wall that separates them is solid. This pushes the total length of all blank façade segments to 45% of the width of the façade.	5% (2'-0" +/-) longer than permitted	This site does not have access to an alley and 6th Ave is the only street with vehicular access. Therefore, we have no alternative but to locate the trash room on 6th. We have minimized the impact on 6th by: minimizing the width of the room; facing the door away from the street; completely obscuring the room from the street with a solid wall. These efforts are in keeping with DR guideline D-6 Screening of dumpsters, utilities and service areas.
Non-residential street-level requirements SMC23.47A.008.B	2. Transparency. a. Sixty (60) percent of the street-facing facade between two (2) feet and eight (8) feet above the sidewalk shall be transparent. b. Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum thirty (30) inch depth.	Because the upper parking level is only partially buried below grade (see above), the Aurora façade is only 21% transparent. Because of the location of the solid waste storage room and the desire to obscure it from the street with a solid wall, the 6th Ave facade is only 37% transparent.	39% (280 sf) below requirement on Aurora. 23% (82 sf) below requirement on 6th Ave.	This departure results from the decision to only partially bury the garage and the decision to locate the solid waste storage room on 6th Ave. See the blank facade departures above for justification and DR guidelines.
Non-residential street-level requirements SMC 23.47A.008.B	3. Height and depth of nonresidential space. The following provisions apply to new structures or new additions to existing structures: a. Nonresidential uses must extend an average of at least thirty (30) feet and a minimum of fifteen (15) feet in depth from the street-level street-facing facade	The retail space on 6th Ave will initially be used as a leasing office, which DPD interprets to be a residential use. The space is compliant dimensionally, but the use prevents us from counting the space as non-residential. The average and minimum depths are therefore zero.	30' average, 15' min	The retail space will initially be used as a leasing office, but it has been designed to be dimensionally compliant so that it will comply with code when converted to a non-residential use. A leasing office, while characterized by DPD as residential, will actually function much like any other code-complaint office use and will provide as much engagement with the sidewalk. As with any office use, using the space as a leasing office is supportive of the following DR guidelines: A-2 Streetscape Compatibility; A-4 Human Activity.
Residential street-level requirements SMC 23.47A.008.D	When a residential use is located on a street-level street-facing façade, the provisions of…the following apply: 2. Either the first floor of the structure at or above grade shall be at least four feet above sidewalk grade or the street-level façade shall be set back at least ten feet from the sidewalk.	The building contains two spaces with uses that are accessory to the residential use (a leasing office on 6th and a residential amenity area on Aurora). These spaces will be located on a street-level street-facing façade. We propose that these spaces not be subject to the required grade or setback rules.	Aurora: 10" vertically, 6'-5" horizontally. 6th: 4'-0" vertically, 3'-0" horizontally.	We feel that the intent of this code provision is to mitigate the negative effects on a residential unit if it is located adjacent to a sidewalk. Lobbies, leasing offices and other residential accessory units do not suffer from being adjacent to the sidewalk and do not need such protection. Such uses can be very lively and engaging at the sidewalk and are, therefore, supportive of the following DR guidelines: A-2 Streetscape Compatibility; A-3 Entrances Visible From the Street; A-4 Human Activity.
Site triangle SMC 23.54.030.G	For two (2) way driveways...a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of ten (10) feet from the intersection of the driveway...with a…sidewalk	In order to minimize the impact of the solid waste storage room on the sidewalk, we located the door such that it opens onto the driveway instead of the sidewalk. This requires the driveway slope to start further from the sidewalk than usual, which, in turn pushes the bottom end of the ramp further into the building. The site triangle has been reduced from 10' to 9'-1" from the sidewalk in order to address the impacts of the ramp and to align the garbage room wall with the wall of the adjacent retail space.	One leg of the site triangle is 11" shorter than required.	We have minimized the impact on 6th by: facing the door away from the street; aligning the wall of the trash room with the adjacent retail space. These efforts are in keeping with DR guideline D-6 Screening of dumpsters, utilities and service areas. And with A-2 Streetscape compatibility.

Please describe the proposal in detail, including types of uses; size of structure(s);location of structure(s); amount, location and access to parking; special design treatment of any particular physical site features (e.g. vegetation, water-courses, slopes); etc.

The project is a multi-story (four stories in an NC 3-40 zone and six stories in a C 1-65 zone) mixed-use apartment building containing 100 residential units above 18 live/work units and retail at the street level. Parking for approximately 69 vehicles will be located in a below grade parking garage, which is accessed via a ramp from 6th Ave N. The existing one-story warehouse structure on site will be demolished. The approximate sizes of the building and its individual uses are as follows:

Residential area, incl circulation and common area:	66,124
Live / work units:	10,044
Retail:	577
Parking:	20,774
Total area:	97,519

Please indicate in text and on plans any specific requests for development standard departures, including specific rationale (s) and a quantitative comparison to a code-complying scheme. Include in the MUP plan set initial design response drawings with at least four (4) colored and shadowed elevation drawings and site/landscape plan.

See attached departure matrix.

Please describe how the proposed design responds to the early design guidance provided by the Design Review Board.

A Site Planning

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

The siting of the building responds to the different character of the two adjacent streets. 6th Ave is a quiet, narrow, intimate street. The building façade that faces this street includes: the building entrance; awnings at the sidewalk; street-level retail; building signage; a high level of modulation; a high level of material interest and changes in materials; windows and balconies; landscaping and street trees that enhance the public space. In addition, the impacts of service functions like solid waste storage and the garage entrance have been minimized by setting it back from the sidewalk and combining the driveway and solid waste access. By contrast, Aurora Ave is very wide and extremely loud, and it carries a high volume of high-speed traffic. We have responded to this site condition by elevating the first floor 3' to 6' above the street. This lot is a through lot, which means we have long side property lines that don't front on a right of way. We have responded to this condition by carving away the building at the sides to minimize blank facades and provide light and air to the building and our neighbors.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

The pedestrian entrance on 6th Avenue is emphasized and framed by a narrow façade element that extends from sidewalk to sky. It is also emphasized by a steel and glass awning that extends over the sidewalk. This canopy will be lit by down lights at night to further animate the entrance. The 6th Ave façade also includes a retail entrance that has its own steel and glass awning. The exterior walkway on Aurora is flanked by large planters and is accessed by a fairly monumental stair. This stair provides access from Aurora to the live/work units that front Aurora while still providing a buffer from the street.

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruptionof the privacy and outdoor activities of residents in adjacent buildings.

The building steps away from the interior lot lines to provide some separation between the building and its neighbors. The ground level of these void spaces will be landscaped to provide a screen between this building and the adjacent properties.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

- The Board acknowledged that the site is difficult with two distinctly different frontages. Because Aurora Ave. N., with its high speed traffic, is not very inviting for pedestrians, the proposed parking podium at street level and raised plaza in front of the proposed live/work units appeared to be a reasonable design option. The board observed that this actually makes this façade more defensible. The Board would like to see entrances either to the live/work units or the proposed lobby at this end of the structure from Aurora Avenue North, however.
- The Board agreed that the preferred Option 3 made the most sense in terms of circulation between the two sections of the structure, however they liked the idea of two separate buildings which would allow light through to the site to the north.
- The Board expressed concern about the proposed open space areas and questioned whether they would be functional. Despite the fact that the areas may be meet the development standards does not necessarily make them an attractive, functional amenity. The Board is looking forward to a more detailed design that will show how private balconies and rooftop decks as well as ground-level areas are incorporated into an overall residential open space amenity plan.

As stated in A-3 above, we have added a stair on Aurora that provides access to the live/work units that front Aurora. The open area at the north side of the shorter portion functions as a shared amenity and shared circulation area. It has been generously landscaped. The private decks on the west side of the taller portion have also been generously landscaped, which is appropriate given how visible this area will be from all of the units that face the courtyard. The open space on the south side includes both private patio space as well as a landscaped screen at the edge of the property. It is not feasible to add a gap between the taller and shorter portions of the building, but we have replaced that open space opportunity with a roof deck with some green roof elements at the roof of the taller portion. This open space area will be a common amenity area and will provide light, views, and open space to all of the building occupants.

B Height, Bulk and Scale

B-1 Height, Bulk and Scale

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by , less-intensive zones.

- While the Board supported the preferred Option 3 that proposes a single building connecting the four-story and six-story portions they agreed that it is not without problems. The Board agreed that the visual interest of two separate buildings is lost with Option 3 and is also sensitive to the neighbor's concerns about blocking sunlight to their site. The Board encouraged the applicant to explore ways to lighten the mass in ways that would have less impact on the site to the north. If the applicant can find a way to make the two-building option work, the Board would be pleased.

While it is not feasible to add a gap between the shorter and taller portions of the building, we added a balcony and recess at the intersection between the two on the south side in order to provide some differentiation between the two masses. We also designed the modulation of the west façade of the taller mass so that one building plane extends from the gap at the south to the courtyard at the north. By doing so, we have emphasized the difference between the two masses and suggested that they are two separate buildings. In order to reduce the impact on the neighbor to the north, we have reduced the height of the blank façade by making the stair an unenclosed element. We have also added some variation in form and color at this blank façade to create visual interest. By eliminating the stair tower, we have reduced the solar impacts on the site. At solar noon on the summer solstice, the shadow of this blank façade will only fall on the parking lot and will not shade any of the south facing windows of the building. Because the portion of the building with the exterior balconies is set back 10' from the north property line, the shadows from this portion of the building will have even less of an impact.

C Architectural Elements and Materials

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

Buildings should exhibit form and features identifying the functions within the building.

The primary design concept is to provide tall, vertical, solid massing elements at the edges of the project (bookends) separated by a recessed areas with a higher level of detailing, warmer colors, and a rich pattern of vertical and horizontal elements (weave). This design concept is carried throughout the building and is manifested in several different ways on the various elevations. This design concept relates to some of the larger neighborhood context which contains a large number of apartment buildings from the 50's and 60's that emphasize their horizontality through the use of exterior balconies and awnings. Color, fenestration and accent materials have been introduced throughout to provide a further level of visual interest. Exterior egress balconies provide an exterior expression of their circulatory function. We have also distinguished the street level retail, live work, and utility spaces from the residential portions above through the use of different materials, fenestration and color.

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

As discussed in A-1 and A-3 above, we paid particular attention to introducing features and details to the street facades that will provide a human scale. These elements include: entry awnings, gates, stairs, landscaping and lighting that emphasize the entrances and enliven the public street. The exterior egress balconies and the exterior private decks also add a sense of human scale to the larger mass of the façade. The size and placement of the fenestration also introduces an element to the facades that relates to the scale of the human body.

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

The primary exterior siding material is metal siding, which is a highly durable material with a long life and low maintenance requirements. There are also some areas that will be clad with fiber cement panels, both of which are very durable and easily maintained. The windows will be aluminum thermal pane windows, which have a longer service life than many comparable products, such as vinyl or wood. All of the decks and exterior egress balconies will have a metal structure with pan decking / concrete walking surfaces or wood walking surfaces. All exterior doors and gates will be painted metal or aluminum and glass.

C-5 Structured Parking Entrances

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

- The Board agreed that this neighborhood located at the edge of the Uptown Urban Center has lacked significant redevelopment and there are, therefore, few design cues with the exception of the new QFC/mixed use project a block to the west. In general, the Board liked the proposed architectural concepts shown observing that it appeared to relate more to a 50's and 60's apartment building but with a modern industrial effect.
- The use of brick in the materials selection is not endorsed by the Board. They are comfortable with the use of metal siding and wood for a softening effect. The Board would like to see details of the proposed parking garage entrance doors.

We located the garage entrance deep inside the building and far from the sidewalk to minimize its impact on the façade. The driveway also serves a double function as the access to the solid waste storage room, which consolidates the impacts of the two functions. Details will be provided in the materials presented at the Design Review Board meeting. Our response to the other bullet points above can be found under C-2 and C-4 above.

D Pedestrian Environment

D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

The awning, lighting and landscaping at the 6th Ave pedestrian entrances are discussed in A-3 above. This entrance will be a gate instead of a door, which will provide a view through the building to the landscaped courtyard beyond. The visitor call box will be located inside of the recessed area in front of the gate so that it will not clutter the street façade. The stairs and landscaping on Aurora are also described in A-3 above. This stair will be sheltered by the balcony of the units on the floor above. Given the character of Aurora, the exterior walkway area will be brightly lit with down lights installed in the balcony above.

D-2 Blank Walls

Buildings should avoid large blank walls. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

Unfortunately, we have no choice but to locate the solid waste room and parking entrance on 6th Ave. We have screened the solid waste room from the sidewalk with a solid concrete wall. Because of the garage entrance and this solid wall, we have not provided the code minimum transparency at the 6th Ave façade. We have mitigated this situation by adding a dramatic, back-lit sign on the blank wall adjacent to the solid waste room, and we have provided landscaping between this wall and the sidewalk. The Aurora Ave façade does not meet the code minimum for transparency, and it contains a blank wall that exceeds the code maximum. This condition is the result of our desire to raise Level 1 above street level and create a buffer from the street. We have mitigated this condition by providing landscaping that will screen the wall from the sidewalk. The building also contains blank walls adjacent to the side property lines. We have reduced these in width wherever possible, and we have introduced color and modulation to increase visual interest.

D-5 Visual Impacts of Parking Structures

The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of the structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened form the street and adjacent properties.

The majority of the parking structure is below ground and therefore does not impact the architectural character of the building or the sidewalk. We have minimized the impacts of the parking entrance as discussed in C-5 above. The parking structure is only partially buried on the Aurora façade in order to raise Level 1 above street level. The portion of the parking structure that is above grade is enclosed by a solid wall, so the parking spaces will not be visible from the street. It will not be apparent from the street that this portion of the building contains parking. As discussed in D-2 above, we have screened this wall with landscaping.

D-7 Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

As discussed in A-1 above, we have responded to the conditions on Aurora by raising Level 1 above the street level. Given the unpleasant pedestrian environment on Aurora, the sidewalk is not frequently used. This, in turn, can lead to safety concerns because of the lack of "eyes on the street". Raising the building off of Aurora and limiting the access to a single stairway should provide some security to building occupants. We will also provide a high level of lighting at the stair and at the entrances to the live/work units to enhance security. (Light spill from these lights should also improve the lighting of the sidewalk). Finally, by not raising the building a full story off of the street, the sidewalk will still be visible from the building which should increase the safety of the sidewalk occupants.

D-9 Commercial Signage

Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

As discussed in D-2 above, the design includes a large, graphic sign on 6th Ave which enhance the visual interest of the building at the sidewalk and reduce the impact of the blank wall at the solid waste storage room. Small signs for the interior live/work units that contain businesses will be provided at the building entrance on 6th and at the stair on Aurora. These signs will not be internally lit. Small signs will be repeated on the doors of the interior live/work units. The live/work spaces on Aurora will have small painted signs or letters on the glass of the entrance doors. The retail space on 6th will have an internally lit sign at the front edge of the awning above the door.

D-10 Commercial Lighting

Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts evening hours.

The entrances of the live/ work units on Aurora will be illuminated by down lights installed in the deck above. The glass of the pedestrian entry awning will be glow at night from down lights installed in the recess at the entry door. (Light from the interior of the retail space will spill out onto the sidewalk from the interior). The building address sign will be internally lit and will provide a soft, tinted glow at night.

D-11 Commercial Transparency

Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

See the response to D-2 above. The retail space on 6th is the only commercial area with a direct link to the sidewalk. This space is provided with large windows which will permit a direct connection with the sidewalk.

D-12 Residential Entries and Transitions

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops, and other elements that work to create e a transition between the public sidewalk and private entry.

- The Board instructed the applicants to bring cross-sections that illustrate the balcony units and the live/work units on Aurora Avenue North and how they relate to the adjacent properties.

- The Board concluded that the blank wall on the parking lot near 6th Ave. N. is quite small compared to the rest of the building but directed the applicant to provide detailed elevations at the next meeting to judge its true impact. They did observe that the applicant did have the right to build to the property line in this zone and the step back of the rest of the structure was a nice gesture to the adjacent property. They also encouraged the applicant and the property owner to the north to mutually explore ways to provide landscaping or other softening strategy for this wall section.

- The Board instructed the applicant to address how the garage will be ventilated and to avoid ventilation that impacts the pedestrian realm on Aurora Ave North and adjacent neighbors.

- The Board looks forward to proposals for commercial signage and exterior lighting plans.

- With respect to the proposed commercial space at the 6th Ave N façade, the Board would like to see this space designed for eventual use as a commercial space rather than meet the code requirement for residential uses on the street-level, street-facing façade. Therefore, the Board is very receptive to the requested departure from the code standard for residential uses on a commercial street front.

See the responses to A-1, A-3, C-3, D-1 and D-2 above for a description of the transition space between the residential entries and the sidewalks. This sense of transition is carried into the building through the use of exterior walkways, which experientially fall somewhere between public and private space. We will bring cross sections as requested to the Design Review Board meeting. See A-5, B-1 and D-2 above for a response to the bullet point concerning blank walls and relationship to the adjacent properties. We will bring information on exterior signage and garage venting to the Design Review Board meeting. We have designed the retail space to function as a viable commercial retail space in the future when it is not longer being used as a leasing office.

E Landscaping

E-2 Landscaping to Enhance the Building and/or site

Landscaping, including living plants, special pavement, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

- The Board agreed that the Aurora Ave. N. environment is not very pedestrian friendly but would like to see landscaping along the building edge to soften the blank wall of the garage level.

- The board is looking forward to a detailed landscape design that addresses the Green Factor and special treatment for sidewalks, street trees and fencing.

See D-2 and D-5 above for a response concerning the landscape buffer at the Aurora Ave sidewalk. Complete landscape plans and green factor calcs are included in the MUP set, and we will bring colored landscape plans to the Design Review Meeting.