COMMUNITY ROOTS HOUSING

DESIGN RECOMMENDATION SUBMITTAL

1323 EAST UNION STREET

PROJECT # 3035728-LU

OWNER:
Community Roots Housing

DEVELOPER:
Community Roots Housing

OWNER'S REPRESENTATIVE:
Skipstone

ARCHITECT:
atelierjones

CONTRACTOR:
Swinerton Builders

STRUCTURAL:
DCI Structural Engineers

CIVIL
DCI Civil Engineers

LANDSCAPING
BlueLine Group

3.4_AERIAL PHOTOGRAPH
NINE BLOCK AREA

Community Roots Housing (CRH) is developing a housing project targeting affordability in the range of 60 and 100% of area median income (AMI). The new building site neighbors CHH's historic Helen V apartment building in the northern part of Central District, near the boundary with Capitol Hill.

The new building will preserve the existing Helen V courtyard and will improve accessibility and security for its residents, while adding new programming and enriching the existing site urbanistically.

The addition of a small retail or coffee shop at East Union and 14th will activate this currently underused corner.

In addition, the eight-story building will have a mass timber structural system, pioneering the use of this green building technology in multifamily construction in Seattle.

The proposed building will provide the following:

3.1_number of residential units: 126

studio:	113 units
one bedroom	13 units

3.2_Amount of total square footage: 64,715 SF

3.3_ Number and location of parking stalls:
Vehicular parking: no parking is required per SMC 23.54.015.D; none provided

Bicycle parking: 110 long-term parking spaces on the interior of the building and 8 short-terms spaces on the exterior are provided.

PROJECT TEAM

OWNER, DEVELOPER:
Community Roots Housing
Contact: Veronica Guenther
1620 12th Avenue, Suite 205
Seattle, WA 98122
(206) 204-3826
vguenther@capitolhillhousing.org

OWNER'S REPRESENTATIVE:
Skipstone
Contact: A-P Hurd
(857) 891-1663
aphurd@skipstonesea.com

CONTRACTOR:
Swinerton Builders
Contact: Chris Evans
cevans@swinerton.com
342 - SW Second Ave.
Portland, OR 97204
(503) 224-6888

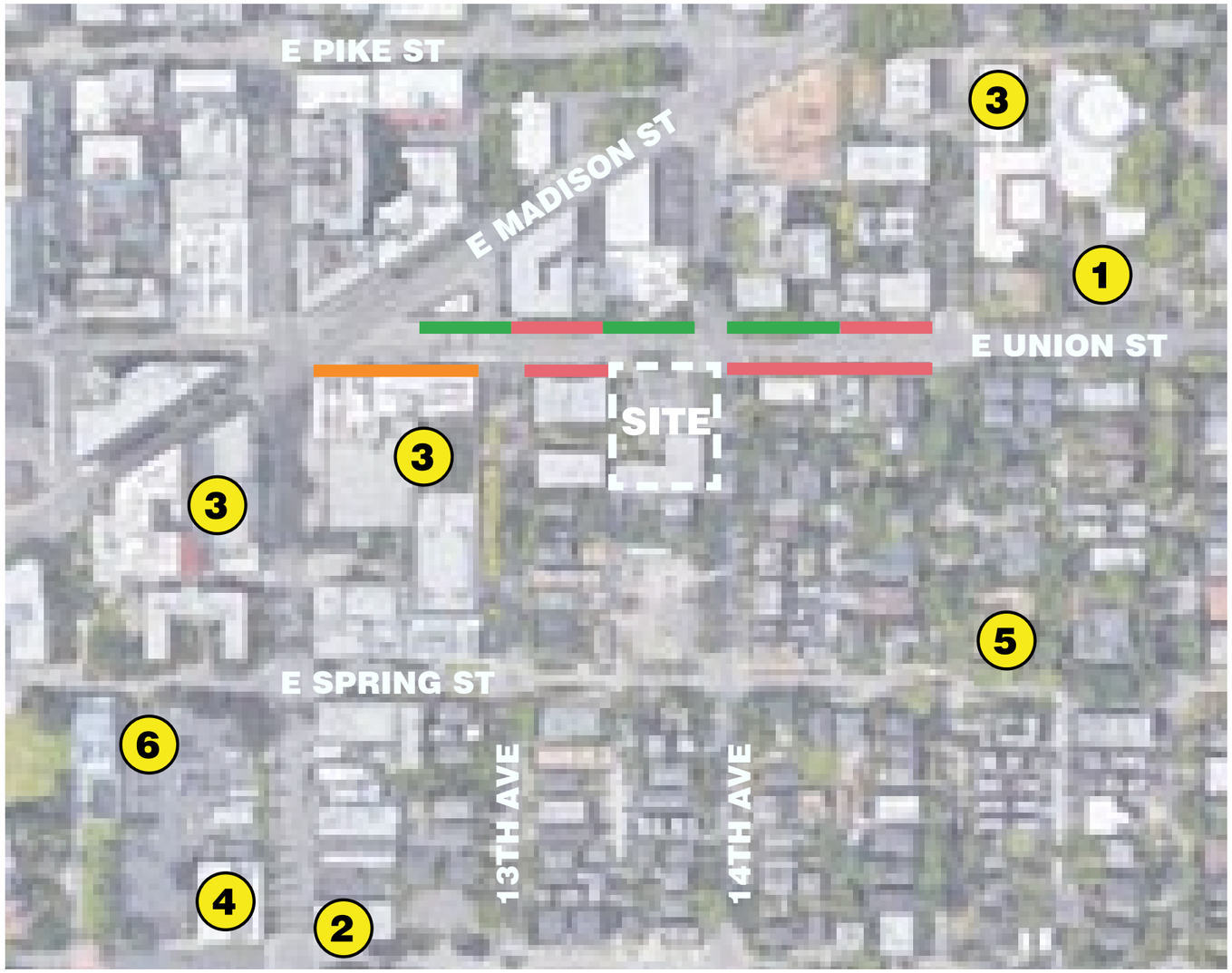
STRUCTURAL:
DCI Structural Engineers
Contact: Adam Jongeward
921 SW Washington Street
Suite 560
Portland, OR 97205
(503) 242-2448
schalupa@dci-engineers.com

ARCHITECT:
atelierjones
Contact: Ian Maples
911 Pine St. Floor 2
Seattle, WA 98101
(206) 624-9966
ian@atelierjones.com

CIVIL
DCI Civil Engineers
Contact: Darren Simpson
818 Stewart Street
Suite 1000
Seattle, WA 98101
(206) 787-8917
dsimpson@dci-engineers.com

LANDSCAPING
Blue Line Group
Contact: Roby Snow
25 Central Way, Suite 400
Kirkland, WA 98033
(425) 216-4051

4.1___Aerial photograph with streets and site labeled
4.2__Vicinity map, indicating surrounding uses and structures



ADJACENT STREET LEVEL USE

SCHOOL RESIDENTIAL COMMERCIAL

Temple De Hirsch Sinai

Photography Center

Seattle Academy

Seattle University -
Lee Center for the Arts

Spring Street Mini Park

Seattle University -
Chapel of St. Ignatius

ZONING

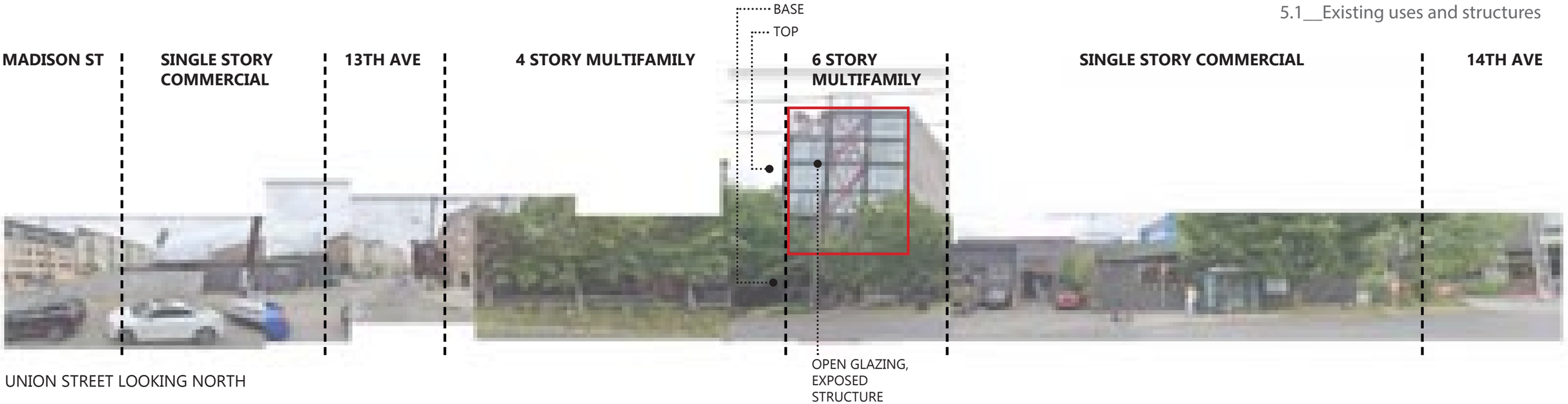

E UNION ST
E MADISON ST
E SPRING ST
13TH AVE
14TH AVE
SITE
MR
(M1)
LR1 (M)
LR2 (M)
MR (M1)
LR3 (M)
NC2P-75 (M1)
MIO105-MR (M)
NC3P-75 (M)
NC3-75 (M)
MIO-105-C2-75 (M)
N

4.3__Axonmetric drawing of the nine block area surrounding the site

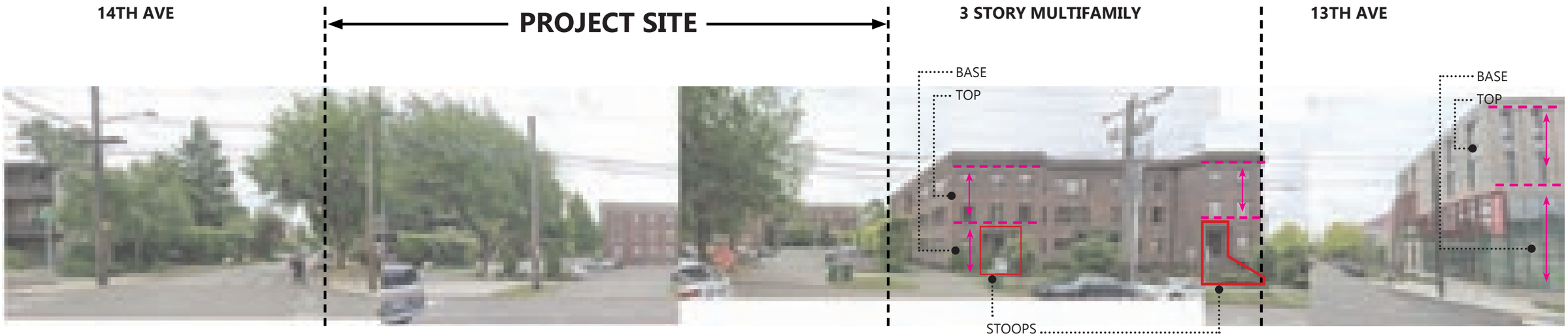
HIGH DENSITY MULTIFAMILY

LOWRISE MULTIFAMILY

NEIGHBORHOOD COMMERCIAL



UNION STREET LOOKING NORTH



UNION STREET LOOKING SOUTH

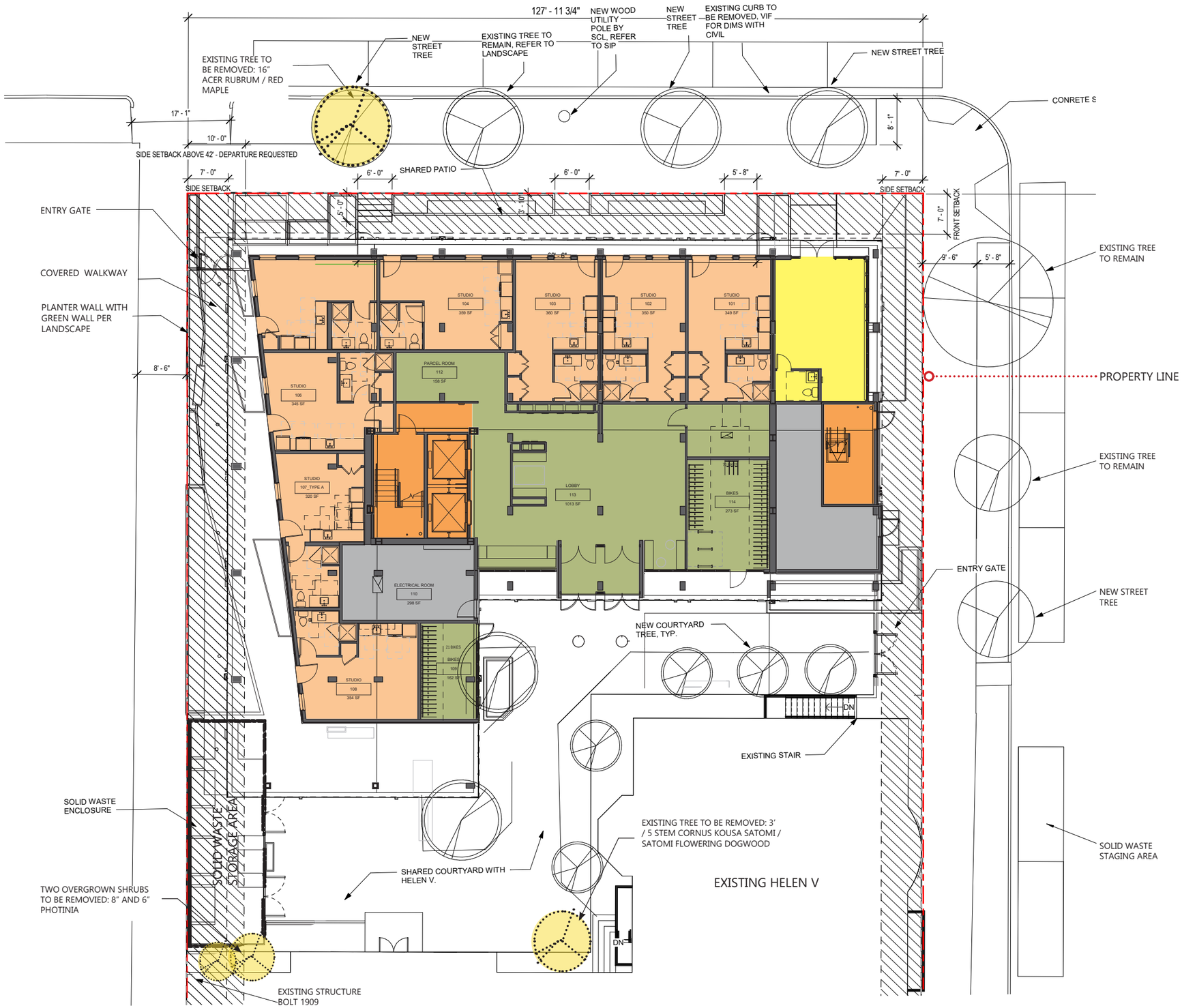
UNION STREET LOOKING NORTH

UNION STREET LOOKING SOUTH

	DEVELOPMENT STANDARDS	MEETING THE STANDARDS
ZONING	MR (M1) High.	
FAR (SMC 23.45.510)	Allowable FAR is a factor of 3.25, with a Green Building Standard, the factor increases to 4.5, applicable to above grade areas per SMC 23.45.510.	Total FAR for the lot: 103,801 SF FAR used by existing building: 20,355 SF FAR available: 83,445 SF FAR used by proposed building: 62,450 SF
GREEN BUILDING STANDARD SMC 23.58.D SMC 23.45.530	The project must meet a Green Building Standard. • LEED GOLD, Homes or Building Design • Built Green 4-Star • Passive House, various • Living Building Challenge Energy, Living Cert., • Substantially Superior Standard	The project will meet Built Green 4-Star standard and Substantially Superior Standard.
NON-RESIDENTIAL USES SMC 23.45.532	Non-residential uses at street level shall have a maximum footprint of 4,000 SF.	Non-residential (retail) use at street level is 374 SF
MAXIMUM HEIGHT SMC 23.45.514	Maximum height is 80'.	Building height is 80' 0"
CITY LIGHT SETBACK	Possible additional setback to accommodate high-voltage power lines on Union Street, tbd.	We provide an additional 1' to the minimum required setback of 7', for the total of 8' from the property line. This line is located 2' from SCL high voltage power lines; our resulting setback from the power lines is 10', per agreement with SCL.
SETBACKS & SEPARATIONS SMC 23.45.518	**Front Setback:** 7' average; 5' minimum **Side Setback:** 7' average; 5' minimum Side setback from interior lot line for portions of a building that is less than 42' in height: 7' average; 5' minimum, Side setback from interior lot line for portions of a building that is greater than 42' in height: 10' average; 7' minimum. **Rear Setback:** 15' from a rear lot line that does not abut an alley; 10' from a rear lot line abutting an alley.	All setbacks are provided per code, with **front setback** of 8' as described above, and 7' **side setbacks** from 14th Avenue on the east and the easement on the west. **Rear setback:** the site as a whole includes the new building and the existing Helen V building, which was constructed in 1910 and is nonconforming to the rear setback. The existing setback orientation will remain.
SEPARATIONS BETWEEN STRUCTURES SMC 23.45.518.F	10' required between principal structures at any two points on different interior facades.	The required minimum 10' separation is adhered to, per code, between the proposed building and existing Helen V.
PROJECTIONS PERMITTED IN SETBACKS SMC 23.45.518.H	Unenclosed porches or steps no higher than 4' above existing grade, or the grade at the street lot line, whichever is lower, may extend to within 4' of a street lot line, except that portions of entry stairs or stoops not more than 2.5 feet in height from existing or finished grade, whichever is lower, excluding guard rails or hand rails, may extend to a street lot line.	Porches (stoops) and steps along Union St. at north lot line adhere to the code requirements.

	DEVELOPMENT STANDARDS	MEETING THE STANDARDS
MAXIMUM STRUCTURE WIDTH & DEPTH SMC 23.45.528	Width of principal structures shall not exceed 150'. To allow for front setback averaging and courtyards as provided in Section 23.45.518, structure depth may exceed the limit set in subsection 23.45.528.B.1, if the total lot coverage resulting from the increased structure depth does not exceed the lot coverage that would have otherwise been allowed. Such lot coverage is 80% in this instance.	Width of principal structure is 114' Depth: courtyard is provided per 23.45.518; the resulting lot coverage of the existing building and the proposed new building, minus courtyard and setbacks will equal 142', which is less than 80% of the 180'-0" total lot depth.
AMENITY AREA 23.45.522.C,D	5% of the total gross floor area of a structure in residential use. In MR zones, no more than 50% of the amenity area may be enclosed. For private amenity areas, no minimum dimension is required; however, if such amenity abuts a side lot line that is not a side street lot line, the minimum horizontal dimension measured from the side lot line must be 10'. For common amenity areas, minimum horizontal dimension is 10'. No common amenity area shall be less than 250 SF in size.	Total gross area in residential use: 64,341 SF. Required amenity: 3,217 SF. Total amenity provided: 4,333 SF Enclosed amenity: 977 SF Common exterior amenity: 2,821 SF Private amenity, total: 535 SF All provided amenity areas meet required minimum dimensions.
LANDSCAPING STANDARDS SMC 23.45.524	Landscaping that achieves a Green Factor score of 0.5 or greater, is required for any lot within an MR zone.	Landscaping is provided per code requirement.
PARKING SMC 23.54.015.D	No parking required.	No vehicular parking is provided.
BICYCLE PARKING SMC 23.54.015.K	Long-term: 1 per dwelling unit, Short-term: 1 per 20 dwelling units. After the first 50 spaces for bicycles are provided, additional spaces are required at 3/4 the ratio. Bicycle parking within dwelling units, other than a private garage or on balconies, do not count toward the bicycle parking requirement.	107 long term bicycle parking spaces are required; 110 long term bicycle parking spaces in total are provided, divided between three bicycle storage rooms. 7 short term spaces are required; 8 are provided along 14th Avenue.
LOADING BERTH 23.54.035A	Not required. Only for Lodging and Office: Low Demand GSF b/t 40,000-60,000 SF: 1 berth.	Loading berth is not provided.
SOLID WASTE SMC 23.54.040	575 SF + 4 SF for each additional unit above 100. This may be reduced by 15 percent if area provided has a min horizontal dimension of 20'.	A total of 480 SF (38' 11" X 13' 0") of solid waste storage space is provided, combining required storage for the existing Helen V and the new buildings, reviewed and approved by SPU. The collection location is a designated parking spot positioned 133' away from the storage location along 14th Avenue.

7.0___COMPOSITE SITE PLAN



RETAIL

RESIDENTIAL/PRIVATE

MECHANICAL/ELECTRICAL

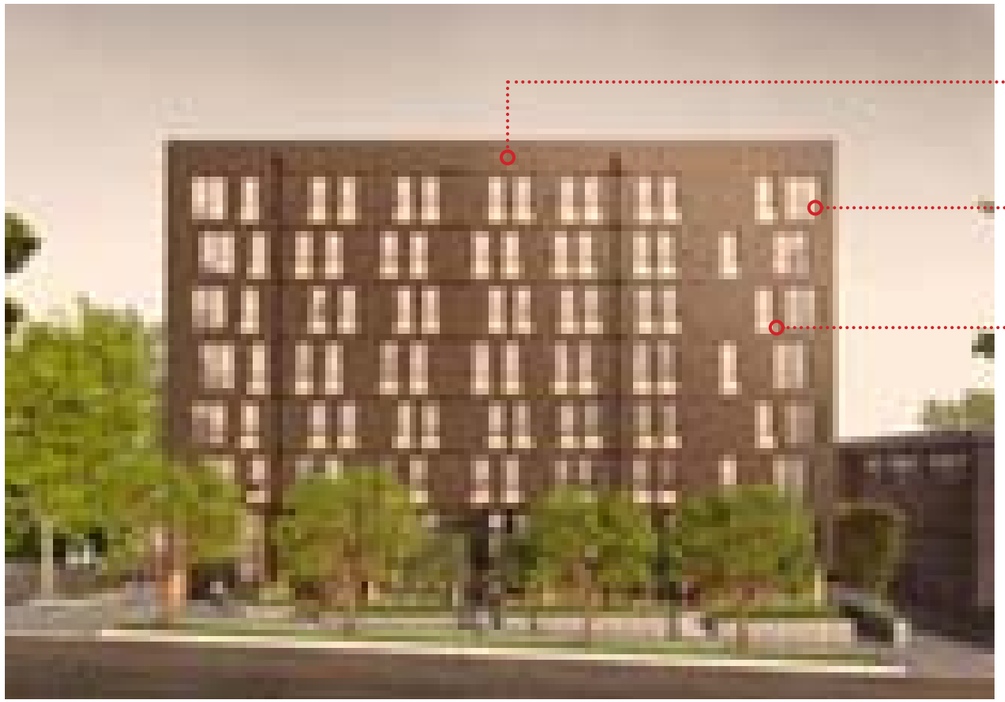
INTERIOR COMMON AMENITY

CIRCULATION

PLANT TO BE REMOVED

8.1, 8.2__ Adherence to the applicable citywide and neighborhood design review guidelines and its visual demonstration

Taking cues from the massing of the neighboring Texada Apartments building

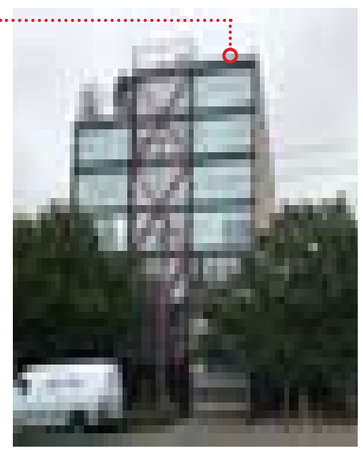


Rhythm and modulation bring visual interest and break up the facade

Prominent corners are marked with large windows

Dark cladding materials contrasting with wood-toned window accents.

Six story building across E. Union St. employs simple massing and dark gray fiber-cement material



1. 1. MASSING AND CONFIGURATION

Modulation in the upper levels of the preferred massing will be prominently visible as the site is located at a major intersection within the neighborhood. Echoing public comment, Staff recommends breaking up the perceived bulk of the upper level massing through strategic application of the material palette and the use of secondary architectural elements.

DESIGN REVIEW GUIDELINES

USED FOR MASSING AND CONFIGURATION RESPONSE

DC2.1.a
DC.2.1.b
DC.4.2.a
DC.4.3.b.
DC.4.3.d

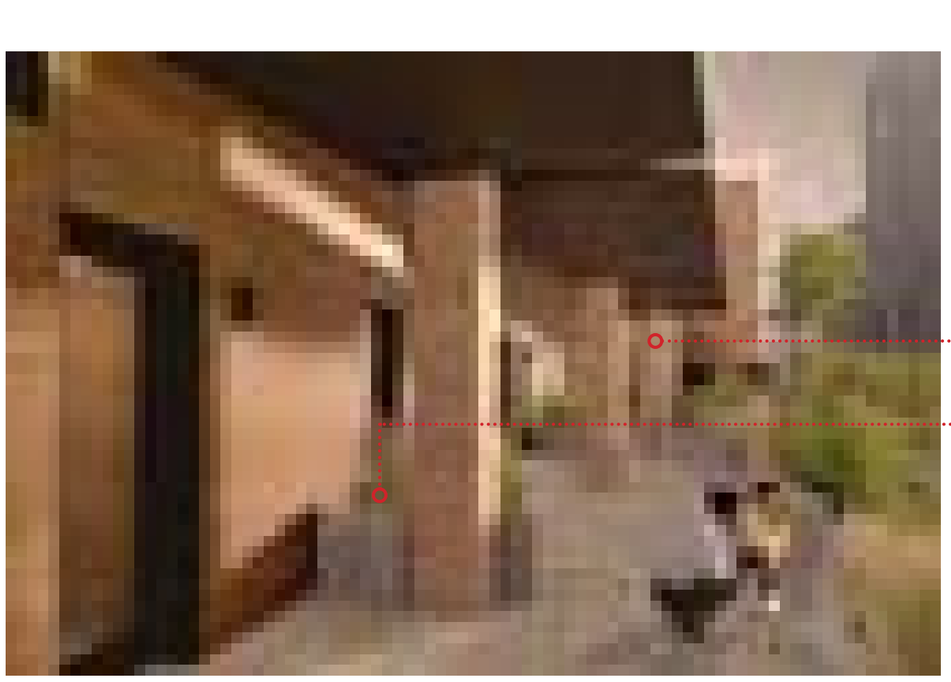
RESPONSE

The strong and simple massing marks the prominent corner in a modest and restrained way. The building's massing takes its cues from the unassuming, simple shapes of its two 100-year-old neighbors: the Helen V and the Texada Apartments, both clad in dark brick, and also the six-story 1310 E Union building across the street, clad in dark gray fiber-cement material.

By using clear and intelligible massing that reflects the clear massing of its neighbors, the building relates to the surroundings and the community in simple and direct ways, per Design Guideline DC2.1.a. Also, Design Guideline DC2.1.b recommends that the building meet the street level in a pedestrian-oriented way with human-scaled materials. The building meets this requirement by utilizing the warm wood colors of the cladding at the ground floor, delineation of the upper massing from the ground level, and the scale of the unit entryways.

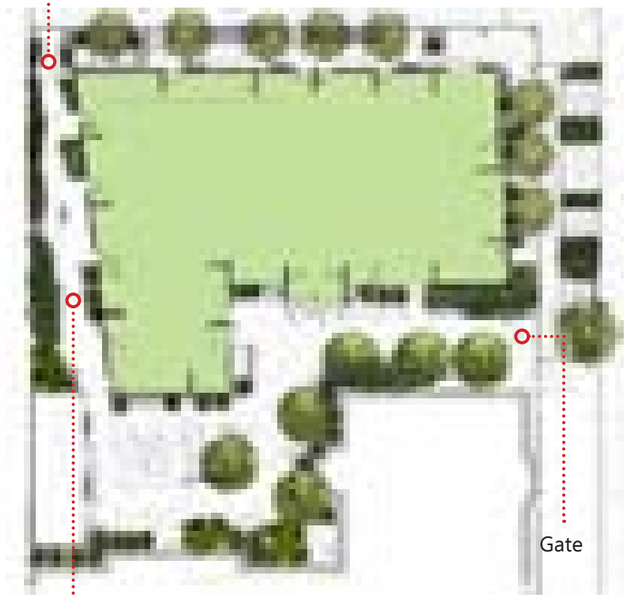
Design Guideline DC4.2.a is met in the upper stories, using strong, dark materials with brightly contrasting wood-toned elements at the windows. The rhythm of the windows brings a visual interest and modulation in ways that intrigue the eye and break up the façade on E. Union St, per DC4.3.b,d. Finally, both prominent corners of the building, at 14th Ave and E. Union St., and at E. Union St. and the west easement, are marked vertically with larger windows, allowing these two important corners of the building to glow at night and open up generous territorial views from the units inside, per DC4.3.d. Please see preliminary draft renderings.

8.1, 8.2__ Adherence to the applicable citywide and neighborhood design review guidelines and its visual demonstration



Stoops along E. Union St.: small, semi-private defensible spaces.

Gate



Entry arcade at west facade/easement

Planters and bio-retention planters are used to create a subtle separation between the walkway and private entry areas.

1.2. MASSING AND CONFIGURATION
Incorporate some form of defensible space between the entries into the ground floor units along the alley/easement and pedestrians accessing the courtyard and entrance to the Helen V apartment building from E. Union Street.

DESIGN REVIEW GUIDELINES
USED FOR MASSING AND CONFIGURATION RESPONSE
DC3.1.a
DC3.1.c
PL3.1.f
PL3.1.g
PL3.1.h
PL3.2.d
PL3.2.h
PL3.2.i
PL3.2.j
PL3.2.k

RESPONSE
Creating great pedestrian spaces, a lively streetscape, defensible unit entries, and usable residential exterior spaces are primary goals of the project. Taking cues from DC3.1.c, and PL3.1.h and PL3.2.d, the almost level entry off Union at the alley, under the sheltering building overhang, creates a welcoming secondary entry arcade to Helen V and our building, for use by all inhabitants. Using planters and bio-retention planters, per PL3.2.j, the project creates a number of unique exterior areas for the residents. In the entry arcade on the west side of the building, these include subtle spaces between the walkway and the studio entries. In front of each entry, semi-private spaces are created as a place to pause, before entering the semipublic walkway through the planters. Additional delineation of the space is created with different paving patterns.

Along Union, working with the grades, we have created stoops that gather two or three units together, to create a few small, semi-private, defensible spaces, in response to PL3.1.f, g, h, and PL3.2.h, i, j, and k. This strategy also responds to DC3.1.a creating a feeling of community between the units on Union. Similarly, a larger, more connected semi-private space for the residential units alongside the easement is created along the West facade, recessed at the ground level. Four-foot-high gates at the Union/easement space, as well as the main entry off 14th, help create a sense of security, without being overly defensive.

2. 1. FACADE COMPOSITION
Recommended is a selection of a material palette that fits well into the neighboring context, applied in a manner that helps break down the massing to a more appropriate scale. In addition, neighboring structures can influence material selection and application strategy, especially along E. Union Street, where strong datum lines are established.

DESIGN REVIEW GUIDELINES
USED FOR FACADE COMPOSITION RESPONSE
DC2.1.a
DC.4.2.a
DC.4.3.b.

RESPONSE
The building is designed to convey dignity and timelessness. The façade palette is simple, evoking a timeless nature of urban residential facades, per Design Guideline DC2.1.a. These proportions are also created by using elongated, vertical windows, with dark window frames; however, per Design Guideline DC4.2, a warm-textured wood-toned material is added at the base of the windows for bright contrast and to further elongate the window element. These proportions evoke some of the simple and strong lines of the many residential buildings of the Central District, including the two dark brick buildings that flank the site – the Helen V to the south and the Texada Apartments to the west. The rich dark color of the fiber-cement panels, mounted in vertical 2' to 4' wide segments, and the window patterns, alternating both vertically and horizontally, create a subtle variation and rhythm up and across the façade that changes as one walks up E. Union Street and around the building. Per DC4.3.b and d, this visual movement reflects the changing rhythm of the units inside, responding to the activity of street outside, against the building with its simple and strong forms.

Texada Apartments to the west of the proposed building, along with the historic Helen V Apartments to the south, posses simple and strong lines in both massing and fenestration.

In response to the surrounding context, fenestration is created using elongated vertical windows and rich dark color of the cladding.
A new rhythm is created using these historic neighborhood elements by alternating window and cladding placement horizontally and vertically.

2. 2. FACADE COMPOSITION

The inclusion of secondary architectural elements to provide visual depth and interest to the building is recommended. Consider incorporating horizontal design elements on the building façades and explore grouping the windows to help minimize the perceived height of the structure and create well-proportioned façades with a clear composition. Elevations/ perspectives of all façades are to be provided at recommendation to clearly illustrate the design concept for the project.

DESIGN REVIEW GUIDELINES

USED FOR FACADE COMPOSITION RESPONSE

DC2.1.a

DC2.1.b

DC.4.2

RESPONSE

The façade is primarily composed of upper level massing, which reflects the warm dark brick of the neighboring buildings, communicating that it belongs in the community of buildings that is the Central District, per Design Guideline DC2.1.a. Also, working with Design Guideline DC2.1.b, the ground level is accentuated by very warm, bright finishes that meet the street, and welcome the pedestrians and cyclists either passing by or entering into the project on both E. Union St. and 14th Ave.

In the upper floors, rhythm and movement are created by subtle variations in the window placement, both horizontally and vertically. The warm, wood-toned elements beneath the windows, per Design Guideline DC4.2, further accentuate the sense of enlarging the evening and night glow coming from the interior of the units. These elements also create a visual contrast between the echo of the life of the inhabitants inside and the warm darkness of the entire building, its simple and strong forms on the exterior. Larger corner windows on both north corners along Union St. create more transparency to mark the intersections of streets and alley, provide larger views for the residents, and create a glowing vertical element at night.

NORTH ELEVATION
E. UNION ST.

Upper levels reflect the dark brick subtle massing of the neighborhood buildings.

Ground level: warm, bright finishes meeting the street.

WEST ELEVATION
EASEMENT

ELEVATION, BUILDING COLORED- WEST

Upper levels: rhythm and movement are created by subtle variations in the window placement

SOUTH ELEVATION
COURTYARD

EAST ELEVATION
14TH AVE.

8.1, 8.2__ Adherence to the applicable citywide and neighborhood design review guidelines and its visual demonstration

2. 3. FACADE COMPOSITION

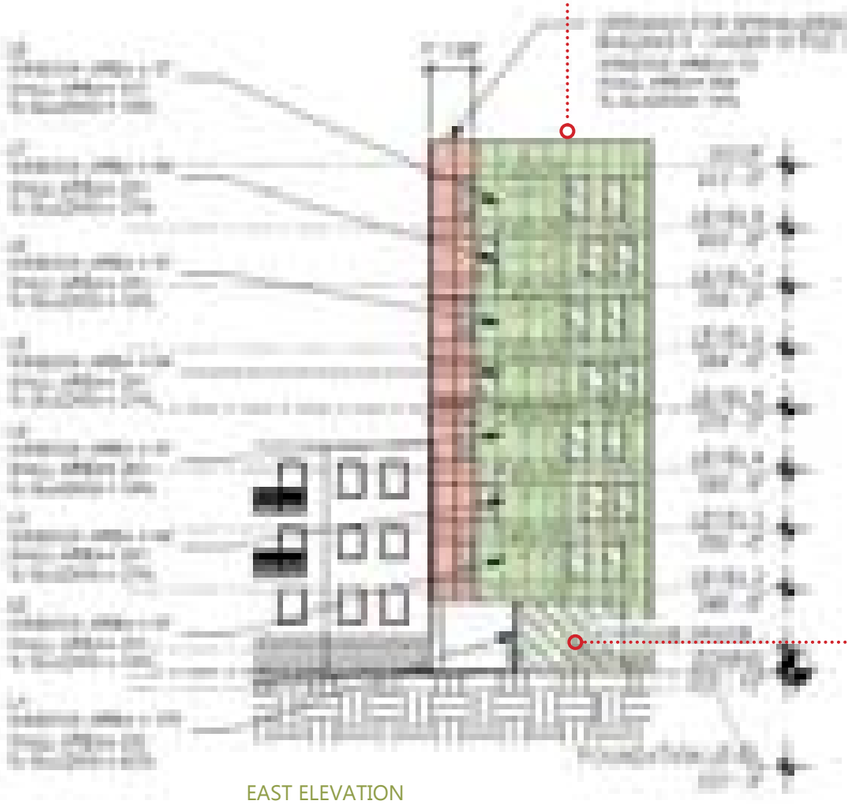
There is a concern regarding potential privacy issues with residents in the adjacent Helen V apartment building. In developing the façades, fenestration should minimize overlap with the existing apartment building. A privacy study shall be provided at recommendation.

RESPONSE

The design team has tried very hard to minimize these potential conflicts, especially on the south façade, facing Helen V. The amount of glazing has been brought into compliance with our Built Green 4-Star rating, as well as the Director's Rule C406, greatly improving energy performance. At the same time, we have altered the proportion of the windows to be long and narrow, reducing the amount of visibility into the unit from the outside, while maintaining the amount of light coming into the unit. We reduced number of windows on portions of the south façade, to minimize conflict.

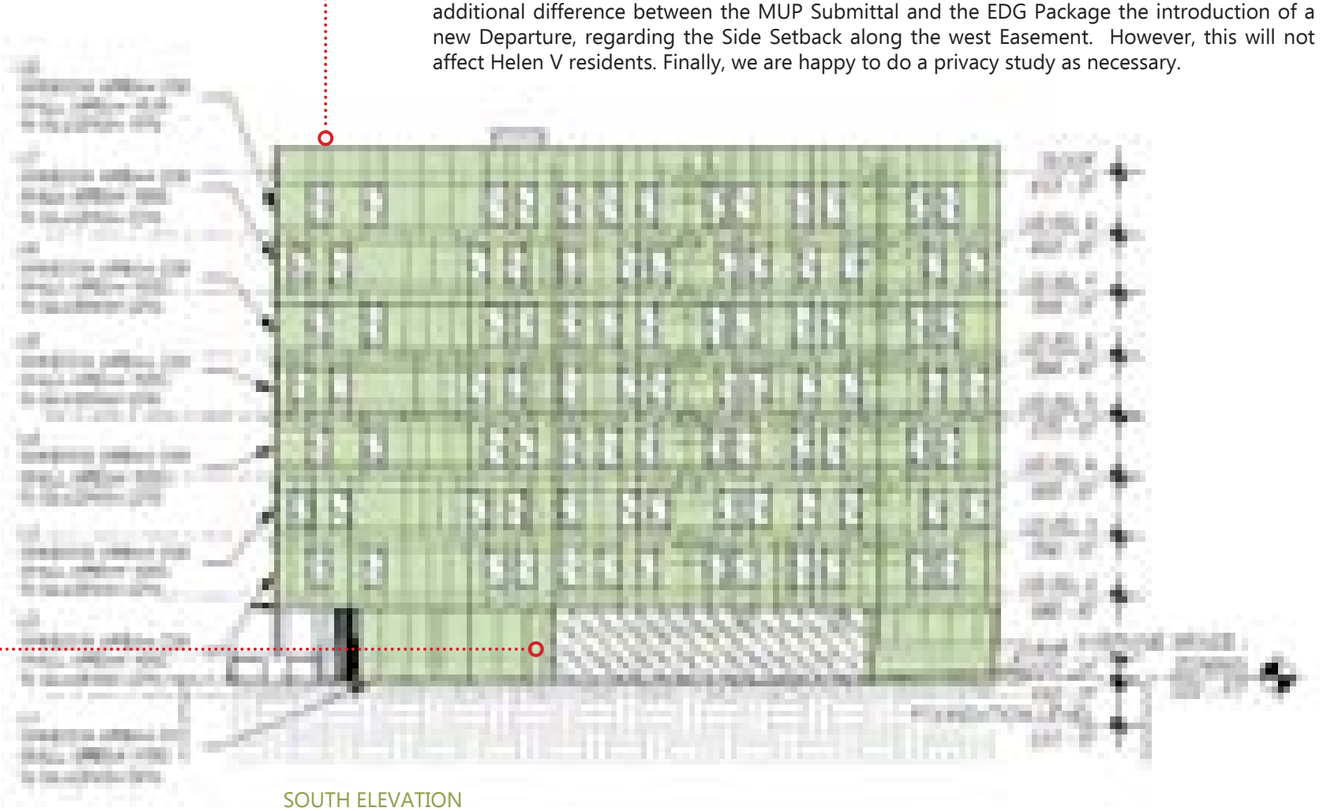
The MUP Submittal shows a reduced number of windows, and, therefore, a significantly lesser percentage of glazing, in the final MUP Submittal, compared to the earlier EDG package. One additional difference between the MUP Submittal and the EDG Package the introduction of a new Departure, regarding the Side Setback along the west Easement. However, this will not affect Helen V residents. Finally, we are happy to do a privacy study as necessary.

Elevations of the levels 2 through 8, facing the courtyard, have a low glazing area percentage - from 10% to 22% - to adhere to the glazing requirements of build Green Four Star rating.



EAST ELEVATION
AT COURTYARD

Ground floor elevations facing the courtyard are as much as 60% transparent, and open into shared amenity uses.



SOUTH ELEVATION
AT COURTYARD

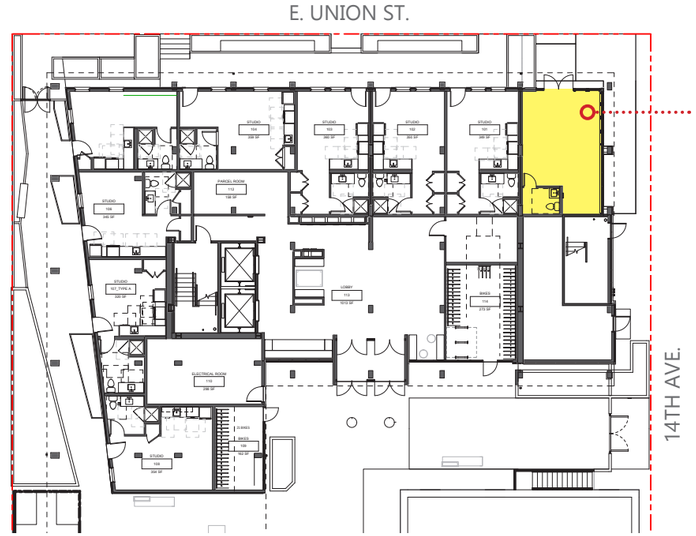
8.1, 8.2__ Adherence to the applicable citywide and neighborhood design review guidelines and its visual demonstration

3.1 PRIMARY ENTRIES AND GROUND LEVEL USES
The design of the commercial space should differ from that of the adjacent residential uses and have a distinct character. Recommendation is to provide ample glazing to increase visibility into the space from the public realm.

DESIGN REVIEW GUIDELINES
USED FOR PRIMARY ENTRIES AND GROUND LEVEL USES RESPONSE
PL3.1.b
PL3.1.c
PL3.1.d
PL3.2.b
PL3.2.d

RESPONSE
The project includes a small commercial space at the prominent corner of 14th Ave. and E. Union St. In order to differentiate the commercial space from the residential units next door, we designed it with Design Guidelines PL3.1.b,c,d and PL3.2.b,d in mind. The commercial space has a two-story tall interior, with significant storefront glazing on both E. Union St. and 14th Avenue. Working closely with the existing street grades, we designed the entry as level and accessible as possible.

Vertical blade signage, signs along the spandrel panels and over the door of the storefront along the 14th Ave. and Union St. facades are designed to provide as much identity for the commercial space as possible, ensuring its success. Additionally, a separate address will be implemented to focus the importance of the identity of the commercial use at the corner: while the apartment building is addressed 1323 E. Union St., the retail space will be 1321 E. Union St.



Two-story interior height and the transparency of the facade differentiate the retail space at the prominent corner of E. Union St. and 14th Ave.

3.2 PRIMARY ENTRIES AND GROUND LEVEL USES
To help improve the visibility of primary residential entry and lobby, which are located off the courtyard, and are easily accessible from 14th Avenue, Staff recommends incorporating additional design elements, lighting, signage, and vertical design cues to highlight the entry.

DESIGN REVIEW GUIDELINES
USED FOR PRIMARY ENTRIES AND GROUND LEVEL RESPONSE
CS2.1.d
PL1.1.d
PL1.2.e

RESPONSE
The project will be designing lighting, signage and design elements to provide visual clues and clear wayfinding to the dual entries to the Helen V and the entry to the new building, per CS2.1.d, and PL1.1.d. Further in the design process, the team will work on achieving a maximum clarity in signage design for the main entry off 14th Avenue to both buildings, separate commercial address at the corner, as well as potential separate addressing for the studio units along E. Union. Other elements, such as a four-foot high gate at 14th Ave. entry, to both mark the entry and provide semi-secure privacy for the main entry to the courtyard off 14th Avenue, will be designed per PL1.2.e.

TO ILLUSTRATE THE RESPONSE, PLEASE SEE EXTERIOR LIGHTING PLAN (item 14.0) AND SIGNANGE CONCEPT PLAN (item 15.0).

3.3 PRIMARY ENTRIES AND GROUND LEVEL USES
At the individual ground level residential entries along E. Union Street and the easement, minimize the appearance of blank wall due to changes in the topography by incorporating landscaping and other design elements such as lighting and signage for the entries along E. Union Street and the easement/alley.

DESIGN REVIEW GUIDELINES
USED FOR PRIMARY ENTRIES AND GROUND LEVEL USES RESPONSE
CS2.1.d
PL1.1.d

RESPONSE
Following Design Guidelines CS2.1.d, and PL1.1.d, the project strives to create great pedestrian spaces, a lively streetscape, defensible unit entries, and usable residential exterior spaces. Working with the grades along Union, we have created stoops that gather two or three units together, producing a few small, semi-private spaces, which bring a sense of community to the units on Union. Same strategy creates a larger, more connected semi-private space for the residential units off of the easement. The almost level entry off of Union at the easement, under the sheltering building overhang, creates a welcoming secondary entry to the Helen V project and our building, for use by all inhabitants.

4.1 COURTYARD AMENITY AREA
Staff recommends exploring how the intended usability of this area will continue to influence the design, as the project evolves and suggests incorporating different hardscape materials to help delineate the public and private spaces along the alley at the western edge of the site.

DESIGN REVIEW GUIDELINES
USED FOR COURTYARD AMENITY AREA RESPONSE
PL1.2.d

RESPONSE
Landscaping plans have been developed per PL1.2.d, showing different materials and colors at the ground level. The changes in materiality help differentiate spaces that border or edge the main gathering spaces of the courtyard, entry walkways, and gathering areas in the courtyard's center. Additional multiple spaces have different roof conditions – they are either open to the sky, or sheltered under an overhang or an arcade – providing multiple types of experiences in the courtyard.

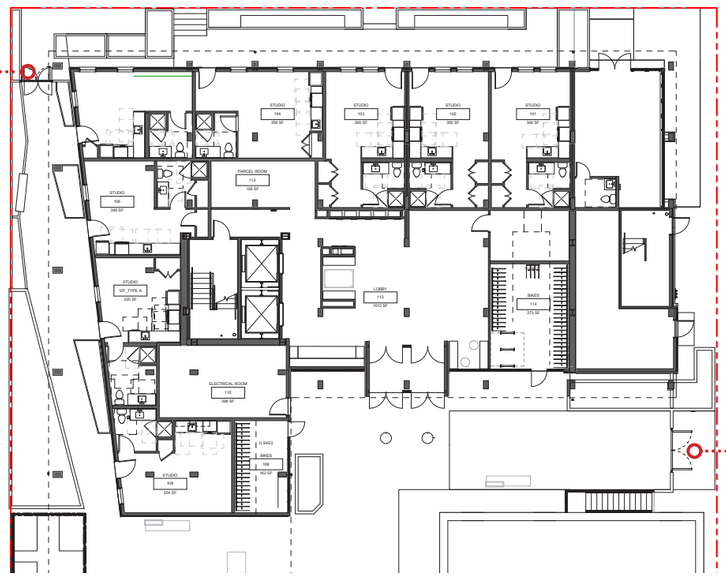
TO ILLUSTRATE THE RESPONSE, PLEASE SEE COMPOSITE LANDSCAPE/HARDSCAPE PLAN (item 10.0).

4.2 COURTYARD AMENITY AREA
Staff is concerned with the number of entry gates proposed along 14th Avenue and recommends reconfiguring the design to have a singular entrance and high level of permeability to allow for visual connections to the neighborhood.

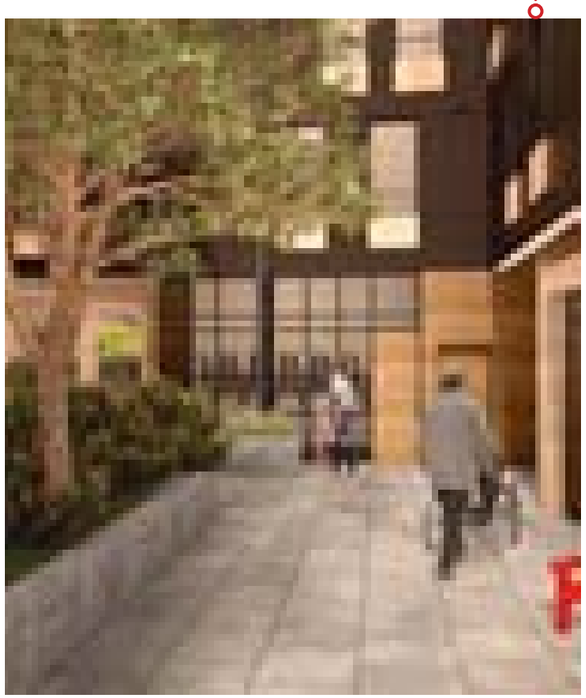
RESPONSE
To create a sense of security without being overly defensive, a single four-foot-high pedestrian gate is designed at the entry into the arcade walkway of off E. Union St., and slightly larger gates are placed at the main entry off of 14th Ave. Solid waste will be transferred in and out onto 14th Avenue, so that the large double gate at the main entry would need to open, and also be available for daily use by residents of the buildings. Gates and any fencing will be visually permeable and appear as transparent as possible to encourage openness between the courtyard and the street.

4' 0" tall pedestrian gate: entry from E. Union Street

View of the courtyard from 14th Ave.



A larger gate provides a single entry from 14th Avenue to both Helen V and the new proposed building. This gate also serves to move the solid waste containers to the staging area on 14th Avenue.



4.3 COURTYARD AMENITY AREA
Location of the solid waste storage area adjacent to the amenity space may be a concern. Staff recommends screening the trash area with fencing that fits into the overall design of the courtyard and utilize landscaping and/or planters to help minimize the visual appearance of this area.

RESPONSE
The solid waste enclosure will be screened up to approximately 6' high. The enclosure will extend vertically, in order to screen the sight of the trash containers, and be designed and built from durable, solid materials, visually coordinating with the gates, benches, fences, and planter designs within the rest of the courtyard. Additionally, landscaped planters will be located, as possible, between the required solid waste enclosure doors.

Solid waste enclosure will be designed to coordinate with the wood-toned materials used at the ground floor and soffits.

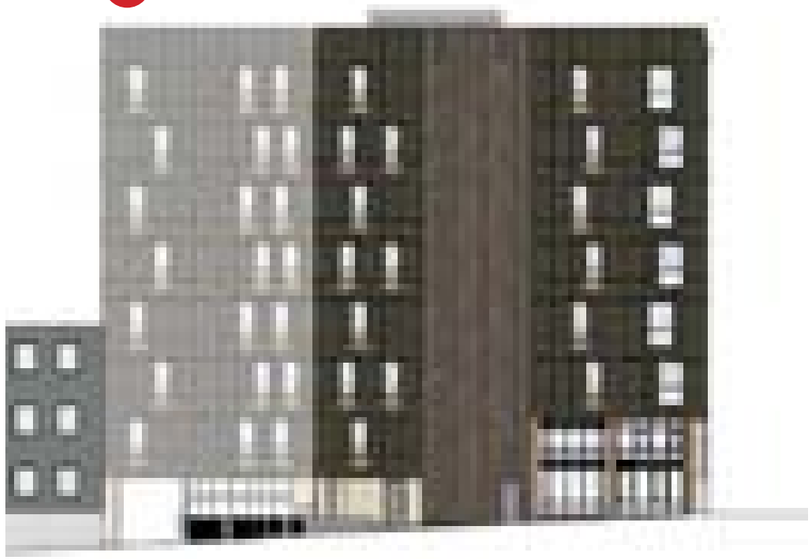
CONCEPTUAL VISUALIZATION

Planters to be located between the enclosure's sliding doors.

1 MOSAIC

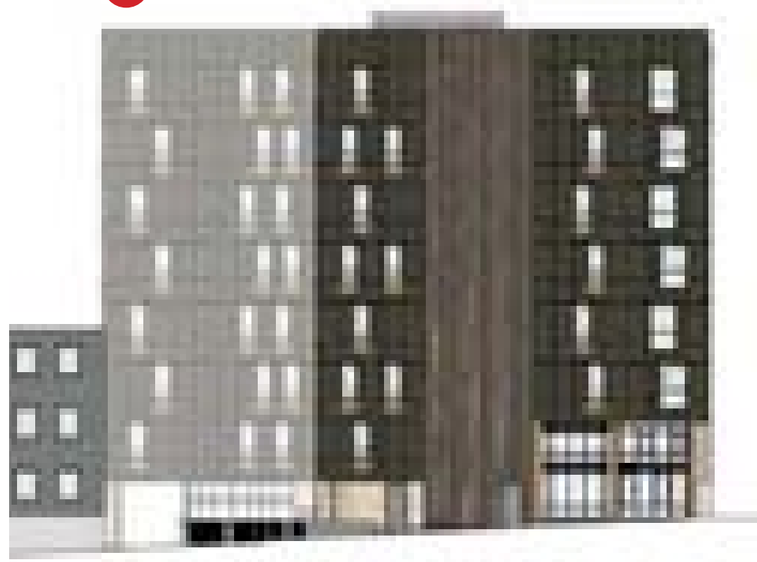
Green and brown colored panels placed along the stair tower and directly across the entrance gate break up the monolithic quality of dark cladding.

2 PATTERNS: ABSTRACT FOREST 1



An abstract forest creates texture and patterns in the facade.

3 PATTERNS: ABSTRACT FOREST 2



Vertical colored slits along the base of the trees provide a deconstructed quality to the tree trunks.

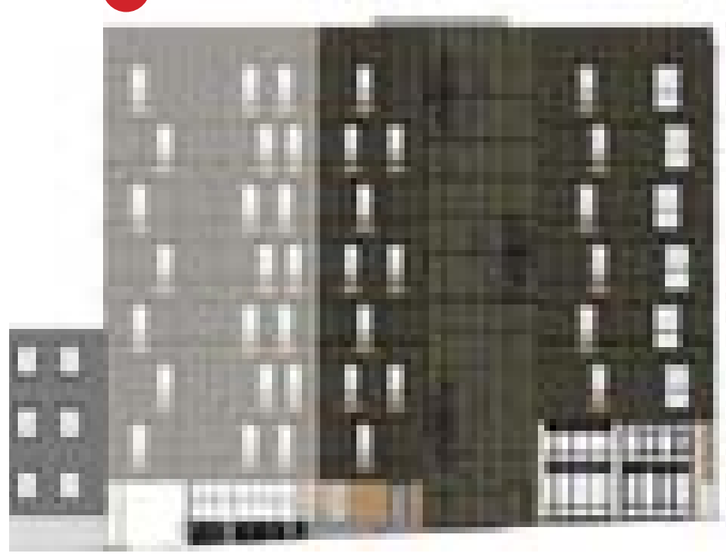
4 PATTERNS: ABSTRACT FOREST 3

Various panels painted a different shade from the backdrop resemble the forest shadows and depth.

5 PATTERNS: ABSTRACT FOREST 4

Green panels scattered throughout the abstract forest adds a hint of color.

6 APPLIED ART: WATERCOLOR-LIKE TREES



The painterly tree silhouettes emerge out of a green backdrop creating a subtle forested scene.

7 PREFERRED DESIGN
APPLIED ART: MINIMALIST FOREST

DESIGN REVIEW GUIDELINES
USED FOR STAIR TOWER DESIGN DEVELOPMENT
PL3.2.f
DC4.3.b
A1.1.b
A1.1.c

STAIR TOWER DESIGN

The final design for the stair tower is a minimalist representation of Douglas fir trees in a Northwest forest. This image is meaningful to the project in a number of ways: the trees represent the main structural material used in the building, CLT, as well as the environmental intent of CLT - carbon sequestration through the use of lumber and regrowing of the forest (DC4.3.b). The image also speaks to the history of the site: Helen V was build by Vance Lumber Company, and the scale of the tree on the stair tower accurately reflects the size of the trees that provided the economic power to the region in the end of 19th century, evoking the landscapes, from which the city grew (A1.1.c).

In response to Design Review Guidelines, the large mural transforms otherwise blank wall into a subtle, beautiful piece of art - keeping in tone with the subtlety of the building overall (PL3.2.f; A1.1.b). Its size, prominent position on the corner, and restrained, meaningful aesthetic may earn a position of a recognizable wood-themed landmark.

ENTRY INTO GROUND FLOOR UNIT

RETAIL ENTRY

MAIN BUILDING ENTRY

BIKE STORAGE ENTRY

RETAIL

RESIDENTIAL/PRIVATE

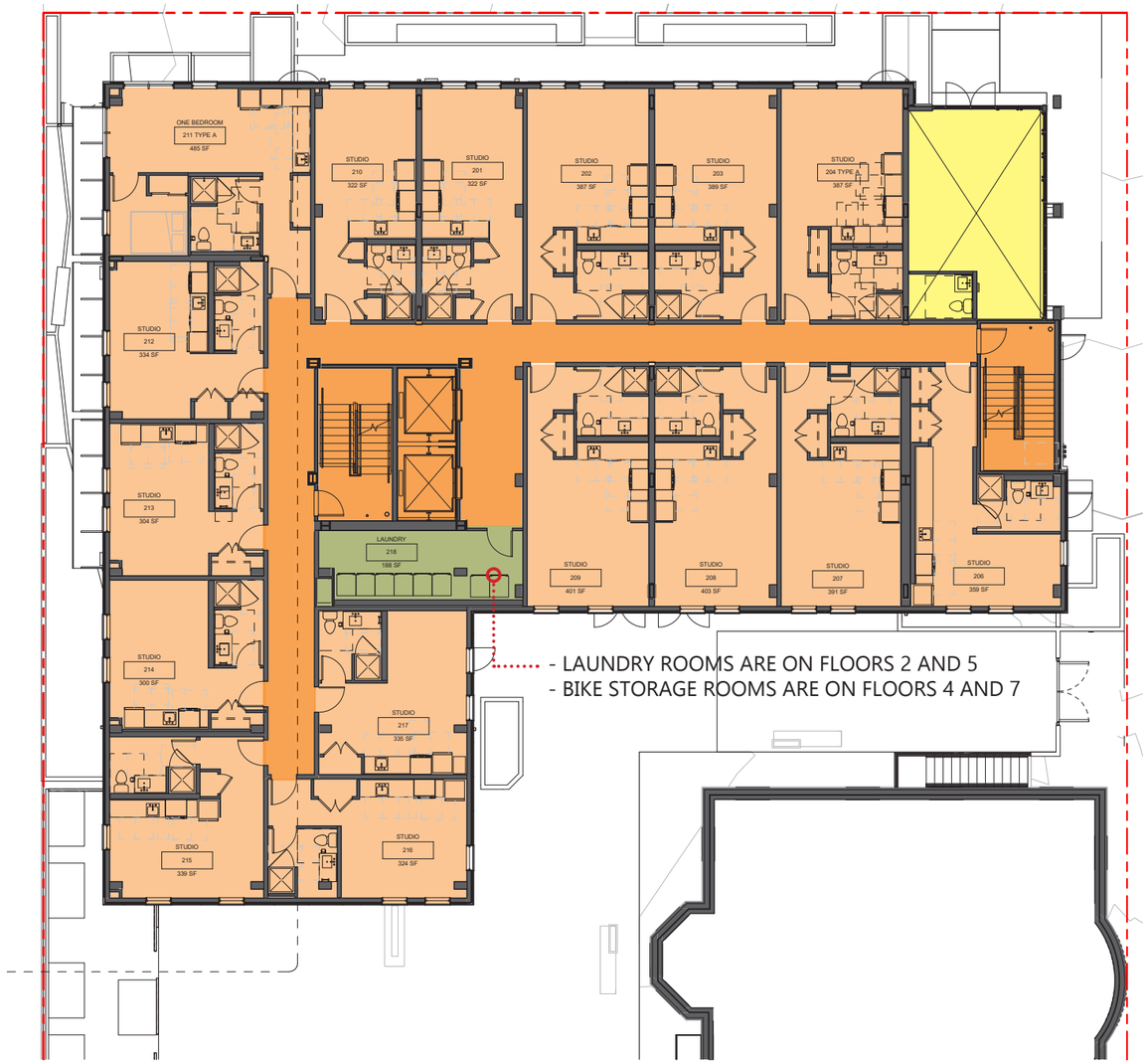
MECHANICAL/ELECTRICAL

INTERIOR COMMON AMENITY

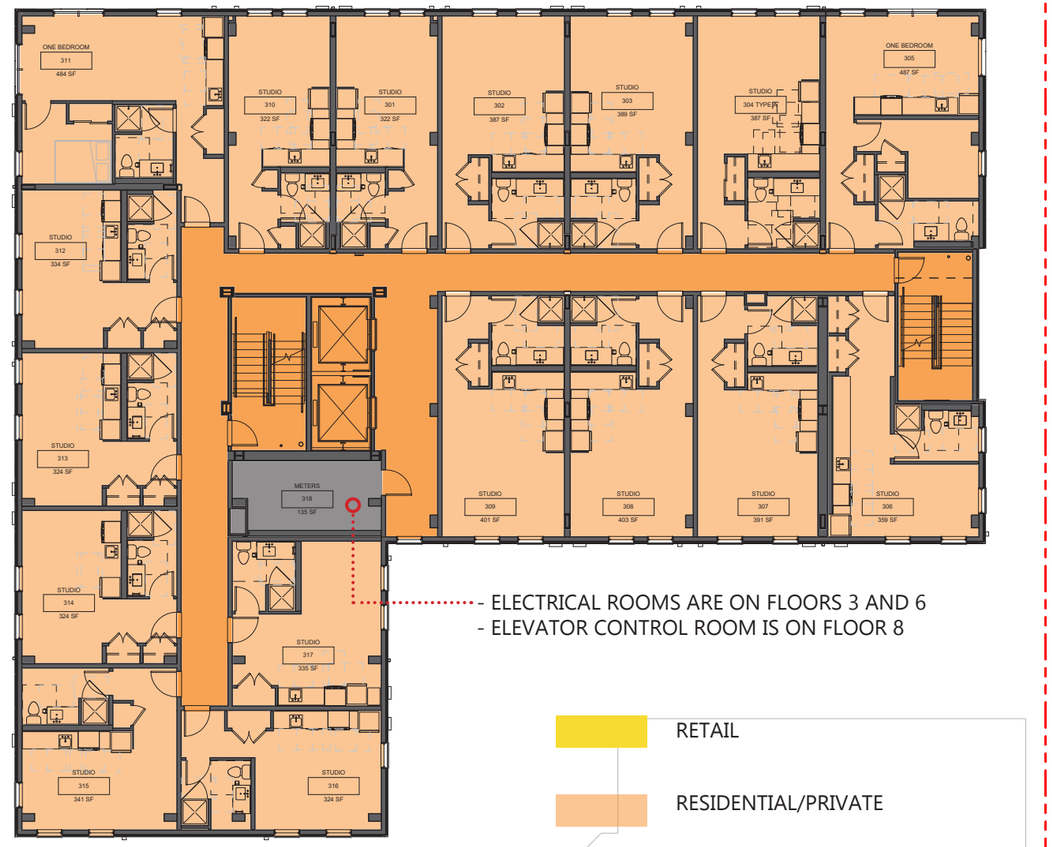
CIRCULATION

RETAINING WALLS

GROUND FLOOR PLAN



SECOND FLOOR PLAN



TYPICAL FLOOR PLAN
3 THROUGH 8

RETAIL

RESIDENTIAL/PRIVATE

MECHANICAL/ELECTRICAL

INTERIOR COMMON AMENITY

CIRCULATION

WOOD STAIR RISER DETAIL

ACCENT PLANTERS

CASCADING VINES AT VEGETATED WALL

BENCH SEATING

SCULPTURAL TIMBER ACCENTS

SQUARE FIRE PIT

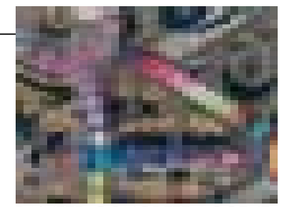
SITE PLAN

CONCRETE DINING TABLE W/ GRILL

CONCRETE PLANTER BENCH SEATING

2X2 CONCRETE SCORING

CABLE TRELLIS VEGETATED WALL



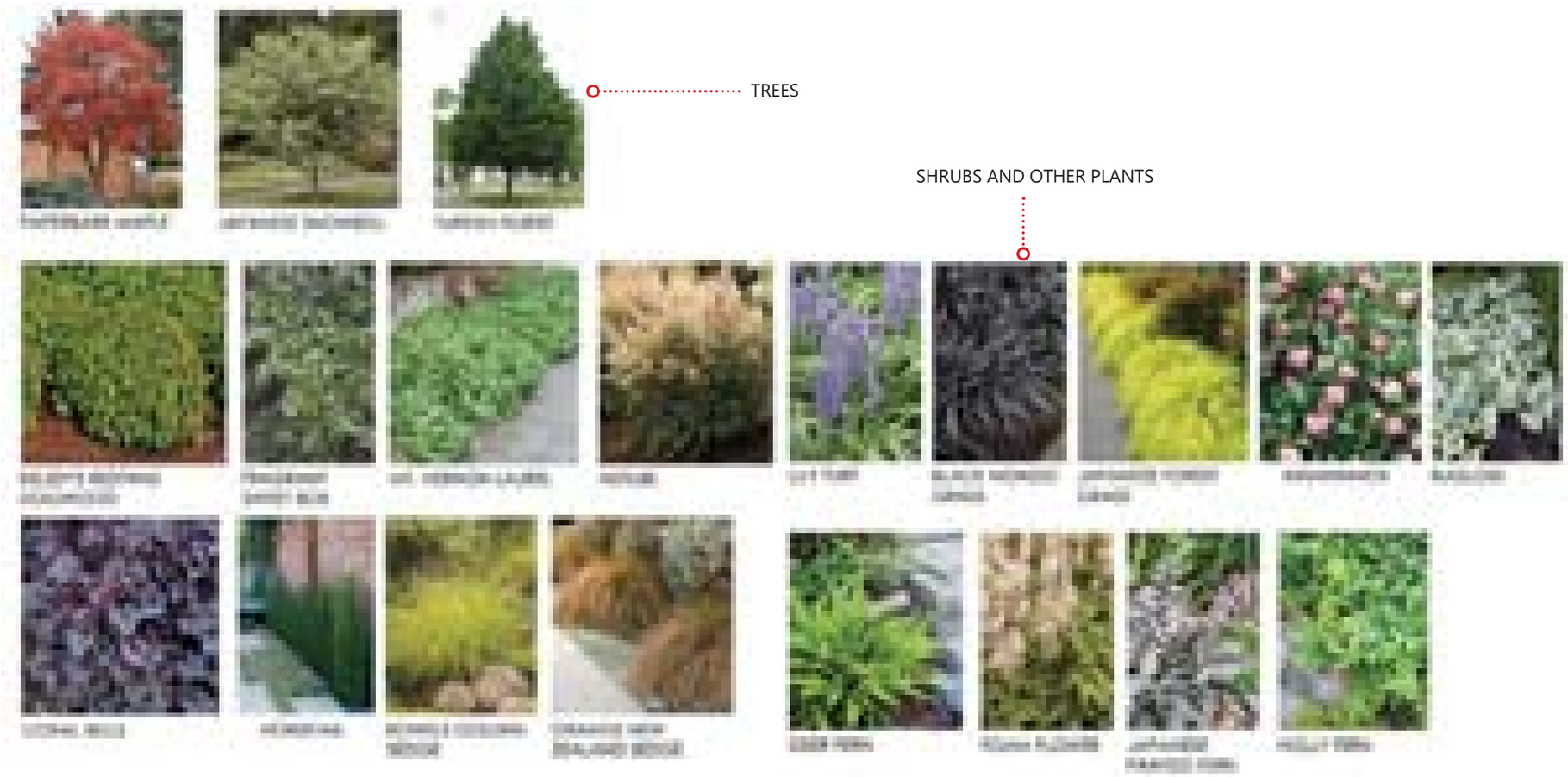
PAINTED CONCRETE ACCENT OPTION

N

SCALE: 1" = 10'

0 5 10 20

10.3: Provide photo/images of specified plants.



1. FIBER CEMENT PANELS, PAINTED
2. WINDOW ACCENTS: WOOD-TONED PANELS
3. GROUND FLOOR WOOD-TONED FIBER CEMENT CLADDING
4. WINDOW FRAMES
5. CONCRETE RETAINING AND PLANTER WALLS

PLEASE SEE DETAILS IN *MATERIAL PALETTE* (#12)

NORTH ELEVATION

WEST ELEVATION

1 ELEVATION, BUILDING COLORED- WEST

1. FIBER CEMENT PANELS, PAINTED
2. WINDOW ACCENTS: WOOD-TONED PANELS
3. GROUND FLOOR WOOD-TONED FIBER-CEMENT CLADDING
4. WINDOW FRAMES
5. CONCRETE RETAINING AND PLANTER WALLS

PLEASE SEE DETAILS IN *MATERIAL PALETTE* (#12)

SOUTH ELEVATION

EAST ELEVATION

12.0___MATERIAL AND COLOR PALETTE

1. FIBER CEMENT PANELS, PAINTED
2. WINDOW ACCENTS: WOOD-TONED PANELS
3. GROUND FLOOR WOOD-TONED FIBER-CEMENT CLADDING
4. WINDOW FRAMES
5. CONCRETE RETAINING AND PLANTER WALLS

1

FIBER CEMENT PRODUCT:
HZ10 Hardie Reveal Panel
Thickness: 7/16"

FIBER CEMENT PAINT COLORS

SW 7020
OVERALL BUILDING COLOR

SW 7019
STAIR TOWER OVERALL (BACKGROUND) COLOR

SW 2806
ACCENT PAINT 1

SW 2835
ACCENT PAINT 2

3

FIBER-CEMENT CLADDING

Color: Cedar
Thickness: 5/8"
Material: fiber cement

GROUND FLOOR WALL/SOFFIT CLADDING

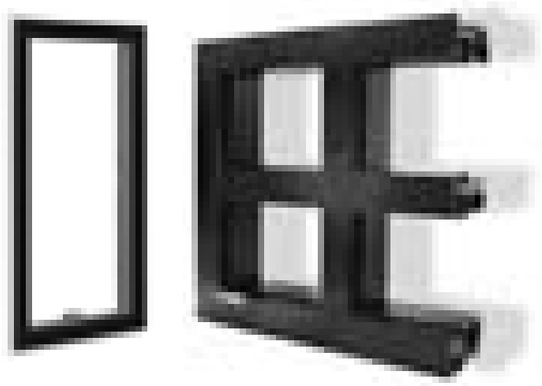
2 **3**

FIBER-CEMENT CLADDING

Color: Spruce
Thickness: 5/8"
Material: fiber cement

WINDOW ACCENTS;

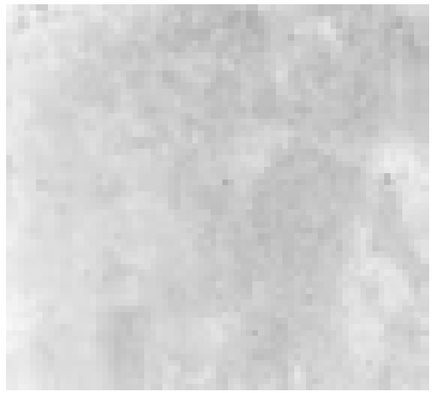
GROUND FLOOR COLUMN CLADDING



4

STOREFRONT AT GROUND FLOOR
Manufacturer: Kawneer
Black Matte Powder Coated Aluminum

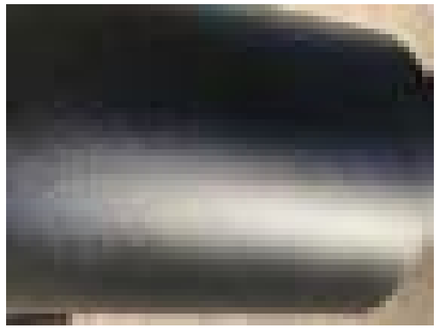
WINDOW FRAMES IN UNITS
Black Vinyl Frame



5

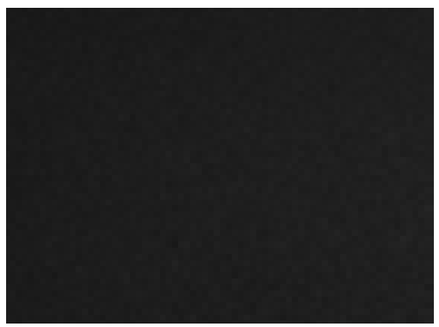
CONCRETE RETAINING AND PLANTER WALLS

Manufacturer and finish: TBD



POWDER COATED METAL FENCING AND GATES
Matte black

Manufacturer and finish: TBD



POWDER COATED CANOPY AT WEST FACADE
Matte black

Manufacturer and finish: TBD

NORTHEAST CORNER AT E. UNION ST.
AND 14TH AVENUE

ENTRY INTO THE WALKWAY ALONG THE WEST FACADE OF THE BUILDING, AS SEEN FROM E. UNION ST. TEXADA APARTMENTS TO THE RIGHT AND HELEN V BUILDING IN THE DISTANCE ARE VISIBLE IN THIS RENDER.

PERSPECTIVE VIEW ALONG E. UNION STREET., LOOKING EAST.

VIEW OF THE NORTH FACADE AT E. UNION STREET, AS SEEN FROM THE SIX STORY BUILDING ACROSS THE WAY.

EAST FACADE AT 14TH AVENUE. STAIR TOWER WITH ITS FULL SCALE DOUGLAS FIR FOREST MURAL ARE SEEN IN THE CENTER.

AS ONE ENTERS THE COMMON COURT FROM 14TH AVENUE AND BEGINS WALKING WESTWARD TOWARD THE ENTRIES INTO THE NEW BUILDING OR HELEN V APARTMENTS, THIS IS THE VIEW ONE WOULD ENCOUNTER.

THE VESTIBULE LEADING TO THE NEW LOBBY IS SEEN ON THE RIGHT, AND THE NEW BIKE STORAGE IS VISIBLE STRAIGHT AHEAD THROUGH THE STOREFRONT WINDOWS.

VIEW IN THE COURTYARD LOOKING NORTH, TOWARD THE NEW BUILDING LOBBY FROM HELEN V.

WALKWAY ALONG THE WEST FACADE, LOOKING SOUTH. ON THE LEFT, THE ENTRIES INTO GROUND FLOOR UNITS ARE VISIBLE, HELEN V'S BRICK FACADE CAN BE SEEN IN THE DISTANCE.

14.0___EXTERIOR LIGHTING PLAN

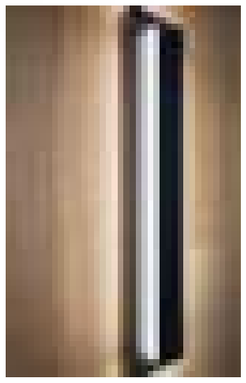
14.1__Approximate location of light fixtures and light spillage at night

1. SCONCE AT COLUMN
2. WALL SCONCE AT ENTRY
3. LANDSCAPE/TREE UPLIGHT
4. RECESSED STEP LIGHT
5. SOFFIT LIGHTS IN COURTYARD
6. SCONCE AT WASTE ENCLOSURE AND UTILITY AREAS
7. COVE LIGHTING AT BIORETENTION
8. DOWNLIGHT IN SOFFIT AT WASTE ENCLOSURE

COLUMN LIGHT OPTIONS

1

Tall or medium height
LED Outdoor Wall Sconce



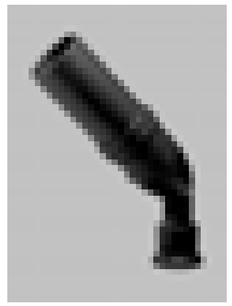
SCONCE LIGHT AT ENTRY OPTIONS

2

Outdoor Wall Sconce
Downlight

LANDSCAPE/TREE UPLIGHT

3



Landscape uplight with adjustable beam

RECESSED STEP LIGHT

4

Horizontal LED Step Light

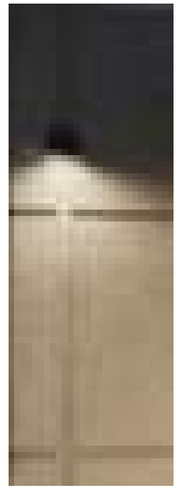
RECESSED LIGHTS IN SOFFIT OVER COURTYARD

5

LED Surface Mount Fixture
Recessed lighting

SCONCE AT UTILITY OPTIONS

6



Wedge shaped LED downlight

15.0___SIGNAGE CONCEPT PLAN

15.1__Signage plan indicating areas on the building/site where signage might be mounted, any specific building identification signage and any building management signage plan outlining requirements for signage design.

1 ADDRESS BLADE SIGN WITH LIGHTING

2 ADDRESS SIGN WITH LIGHTING

3 RETAIL BLADE SIGN

4 UNIT NUMBERS (WALL SIGNS, LIT)

5 DIRECTIONAL SIGNS, WALL, COLUMN OR GATE/FENCE MOUNTED

6 UTILITY SIGNS

7 TEMPORARY LEASING SIGNAGE

8 **OTHER SIGNAGE**

SIGNAGE CONCEPT:
CELEBRATE THE WOOD AND ENHANCE VISIBILITY WITH COLOR

1 2 3 4

BLADE SIGN OPTIONS

ADD BACK-LIGHTING

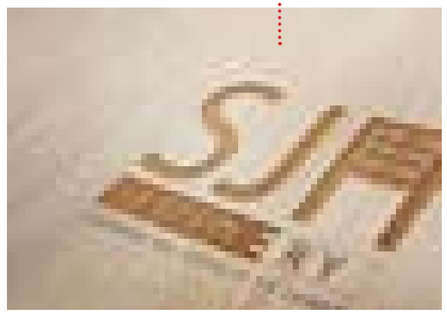
ADD LIGHT STRIP AT THE PERIMETER

wall-mounted address signs:
COLOR LIGHT
(This example: various backlit numbers from Luxello $60 - $100)

SIGNAGE CONCEPT:
FOR SMALL, DIRECTIONAL, AND UTILITY SIGNS: BRING IN COLOR, LEAVE OPPORTUNITIES FOR CUSTOM DESIGN ON A BUDGET

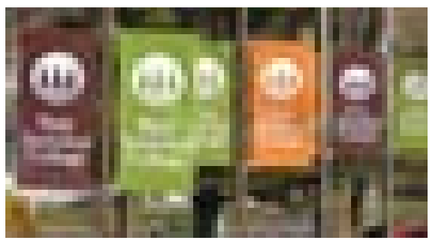
5 6 8

NATURAL MATERIALS AND COLORS USED FOR SIMPLE LASER CUT SIGNAGE PLAQUES



TEMPORARY LEASING BANNERS

7



1 ADDRESS BLADE SIGN WITH LIGHTING

2 ADDRESS SIGN WITH LIGHTING

3 RETAIL BLADE SIGN

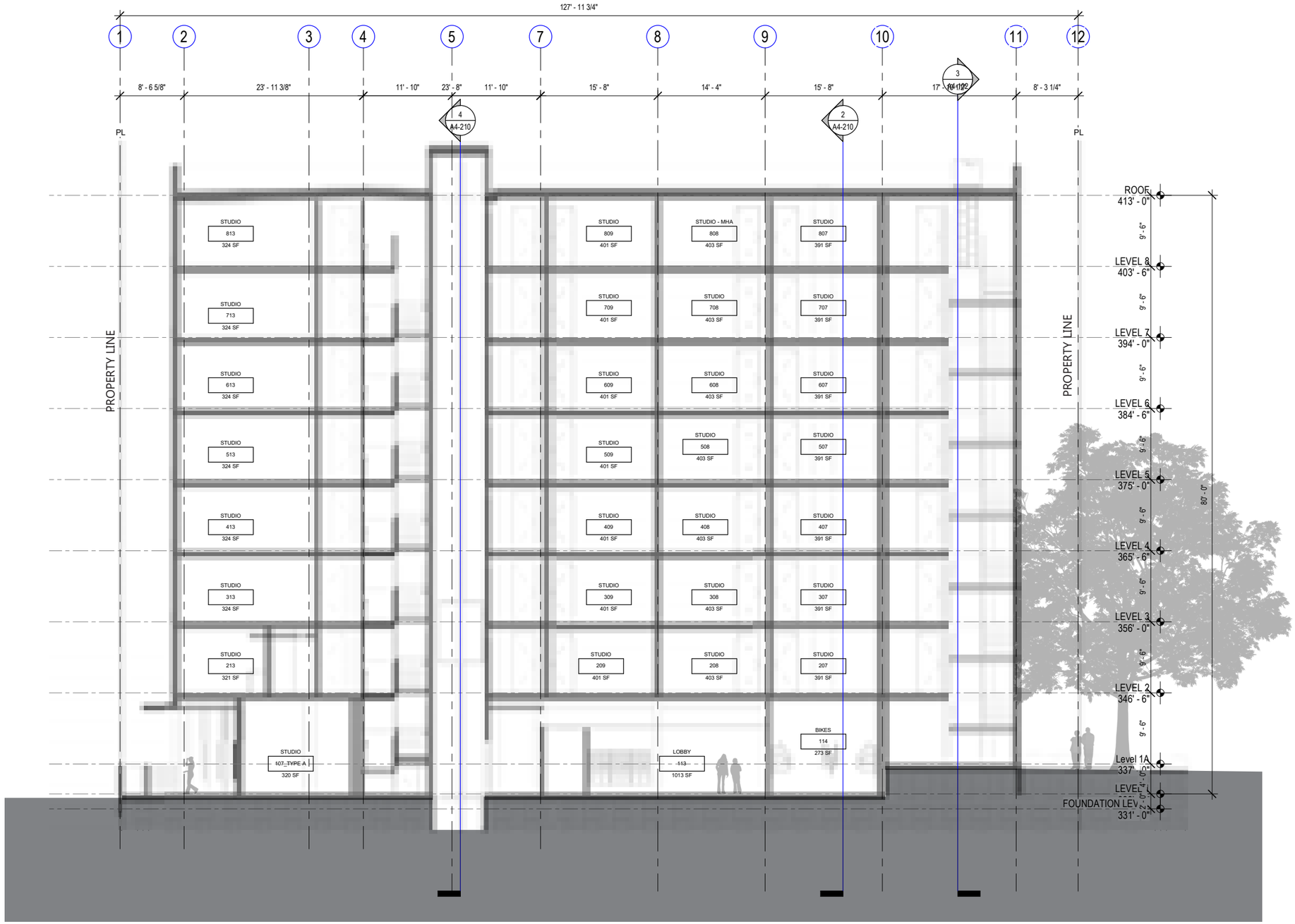
4 UNIT NUMBERS (WALL SIGNS, LIT)

5 DIRECTIONAL SIGNS, WALL, COLUMN OR GATE/FENCE MOUNTED

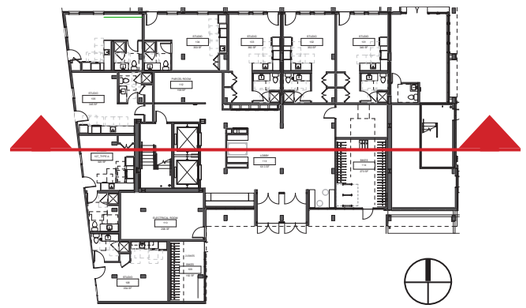
6 UTILITY SIGNS

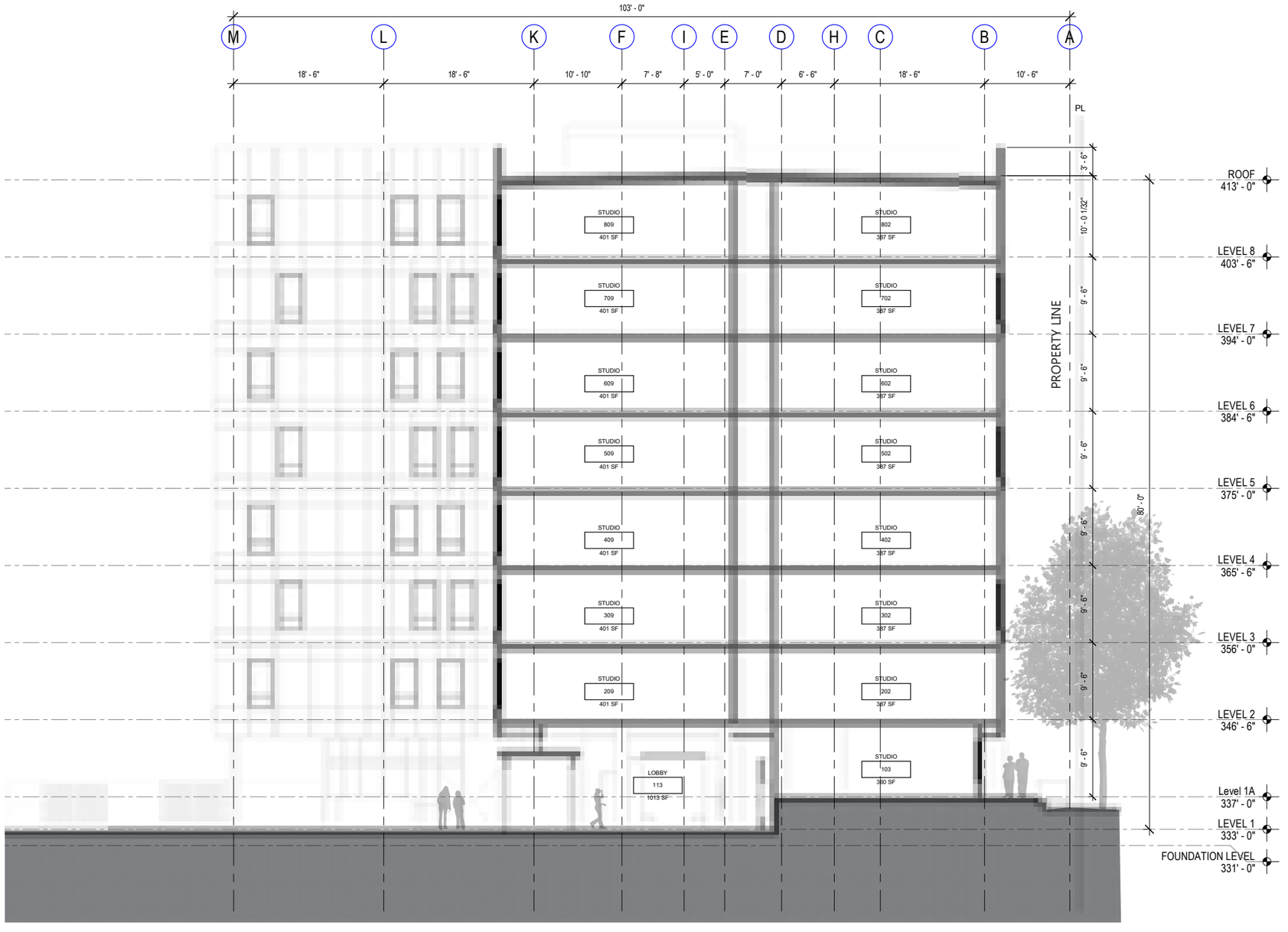
7 TEMPORARY LEASING SIGNAGE

8 **OTHER SIGNAGE**



WEST - EAST BUILDING SECTION





NORTH - SOUTH BUILDING SECTION

1) 23.45.518 SETBACKS AND SEPARATIONS

WE PROPOSE 7' AVERAGE SIDE SETBACK AT THE WEST LOT LINE (INTERIOR LOT LINE), RATHER THAN THE REQUIRED 7' MINIMUM/ 10' AVERAGE.

DESIGN REVIEW GUIDELINES

TO MITIGATE THIS DEPARTURE ISSUE:

CS1.1.a
CS2.1.a
DC..2.1.a

RATIONALE:

1. BASED ON FEASIBILITY ISSUES

- Keeping the 10' average setback will reduce the number of units along west facade above the third floor, greatly affecting the feasibility of the project.
- The floor plan for all floor above the third floor will be affected, creating difficulties in routing mechanical, plumbing, electrical and other services between the floors, thus increasing project costs. Meanwhile, unit count would be reduced.

2. BASED ON DESIGN REVIEW GUIDELINES

At the ground level, the building provides a larger-than-required setback, responding to both CS2.1.a (providing privacy and scale for ground floor entrances) and CS1.1.a (creating a public/private walkway in keeping with the conditions of local topography). The upper levels create a simple and laconic massing in response to the forms, materials, and fenestration of surrounding historic buildings, Helen V and Texada Apartments. Per DC2.1.a, "project concept should be intelligible and clear. Clarity makes knowledge of design accessible..." It is precisely this clarity that our design strives to achieve with its massing, perceived as a continuation of tradition established by the brick structures of the past century. A 3' setback starting at the fourth floor and continuing to the roof would break the clarity of lines and, in addition to the practical issues outlined in the column on the left, would create visual confusion and break the clarity of lines.

In addition, as shown in our itemized responses to EDG in the preceding pages, the massing in its entirety is carefully designed to respond to a variety of conditions, which include historic context, site conditions, requirements of privacy, circulation, and safety.

SETBACK AT WEST PROPERTY LINE
EST-WEST SECTION

2) 23.86.019: GREEN FACTOR MEASUREMENTS:

23.45.524 - LANDSCAPING STANDARDS – GREENFACTOR REQUIREMENTS
SMC 23.45.524.A.2 REQUIRES LANDSCAPING IN MR ZONE TO ACHIEVE A MINIMUM GREENFACTOR SCORE OF 0.5. YET, PER 23.47A.016.A.2 A GREENFACTOR OF 0.3 IS REQUIRED IN NC ZONE. AS THIS PROJECT IS LOCATED ON THE BORDER BETWEEN NC AND MR ZONES WE PROPOSE A TRANSITIONAL GREENFACTOR OF 0.4.

DESIGN REVIEW GUIDELINES

TO MITIGATE THIS DEPARTURE ISSUE:
CS3.1.a
PL3.1.b
PL3.1.G

GREEN FACTOR SUMMARY

REQUIRED:	.5
CURRENT DESIGN PROVIDES:	.485
GREEN FACTOR ELEMENTS not counted:	
VEGETATED WALLS	.015/(per Commercial .7)

RATIONALE:

The site straddles a boundary between MR and NC zones and the predominant character of the neighborhood is consistent with NC zoning. The goal of the new building is to sustain and cultivate this character and help to unify the neighboring zones. Per CS3.1.a, the extension of existing positive attributes of the surrounding neighborhood character is encouraged.
In keeping with the neighborhood NC character and to enhance street level interaction, (PL3.1.B) the design of the new building will provide a generous porch area coupled with exterior ground floor residential entrances (PL3.1.G) along Union St. and the west easement. This buffered semi-private walk will soften the existing easement and help integrate the building into a coherent neighborhood identity, softening the private easement and residential Texada building to the west.
We would like to provide a balance of landscaping consistent with the values and feel of the area and would like to request the green factor requirement be adjusted to 0.4 in recognition of the transitional nature of this site.

Simple and clear massing reflects laconic forms of the surrounding historic buildings.

Greater-then-required setback as the ground level is balanced by the simple, solemn lines of the massing above.

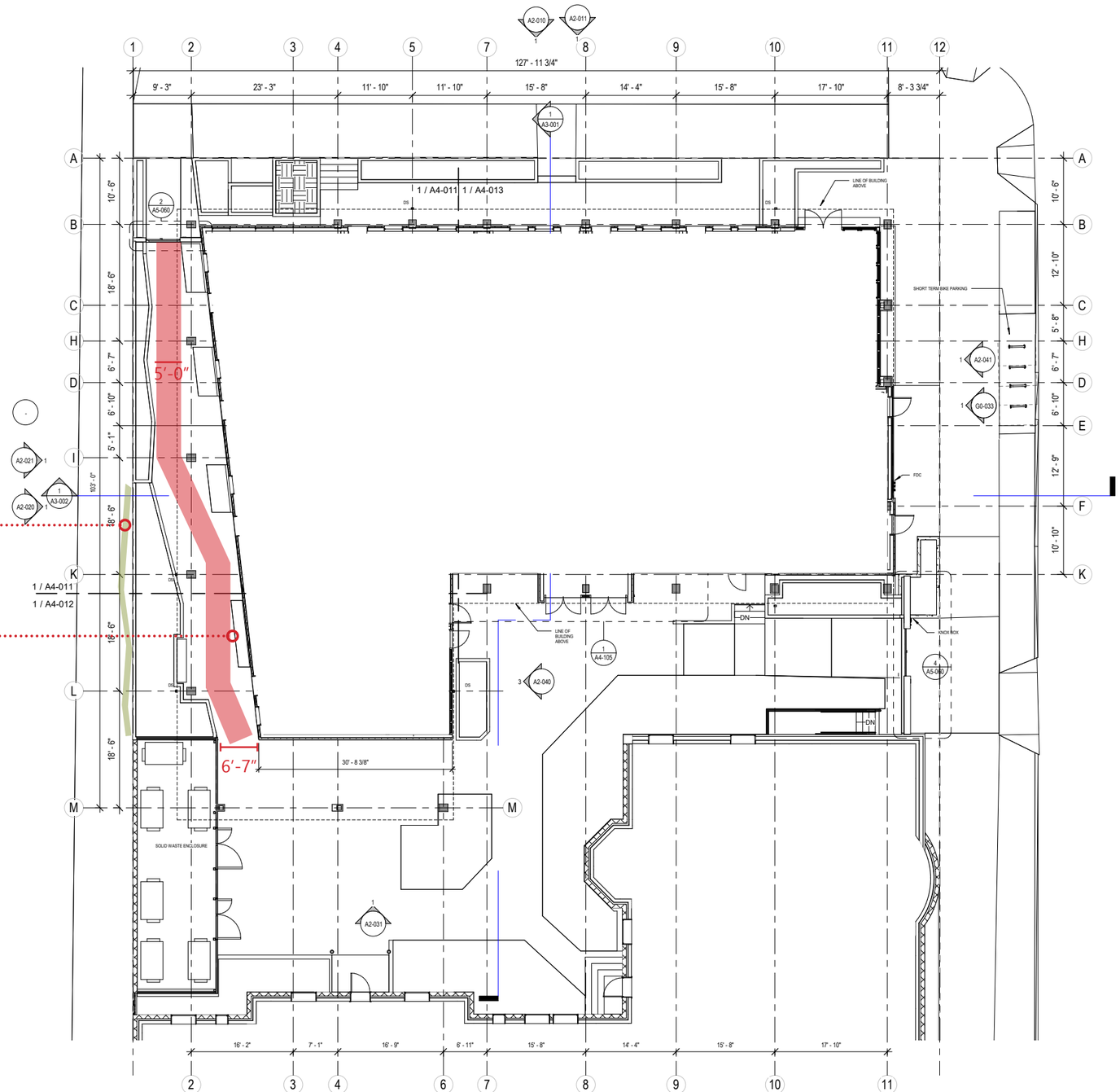
Green walls are consistent with the character of the neighboring NC zoning, as well as the neighborhood as a whole. They also elevate the quality of the pedestrian environment.

WELCOMING ENTRY AND CONNECTION TO HEARTWOOD FROM UNION
The entry from Union would be more inviting if the landscaping opened up into the courtyard. The current design feels pinched and closed off from the open space of the courtyard, and the main entry to Heartwood.

RESPONSE

A 4' high gate, within a sheltered entry space, creates a safe space to find the key fob, to enter the gates, between the two planters off of the sidewalk on Union. Creating a secondary 'street' the pathway is a semi-private space for the west facing studio units; the planters screen the alley-like easement, and the plantings screen them further. On the alley-easement side, a vegetated green wall spills over the planter edge creating a west green wall, along the property boundary.

The southern most planters in the West corridor have been adjusted so that the path widens into the courtyard, while still maintaining some privacy to the West units. The bench placed at the Southern portion of the corridor extends the public elements of the courtyard into the Union entry threshold.



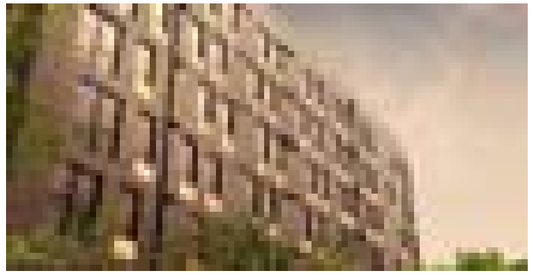
WINDOW DEPTH
A deeper window sill would be preferred to provide visual depth to the building.

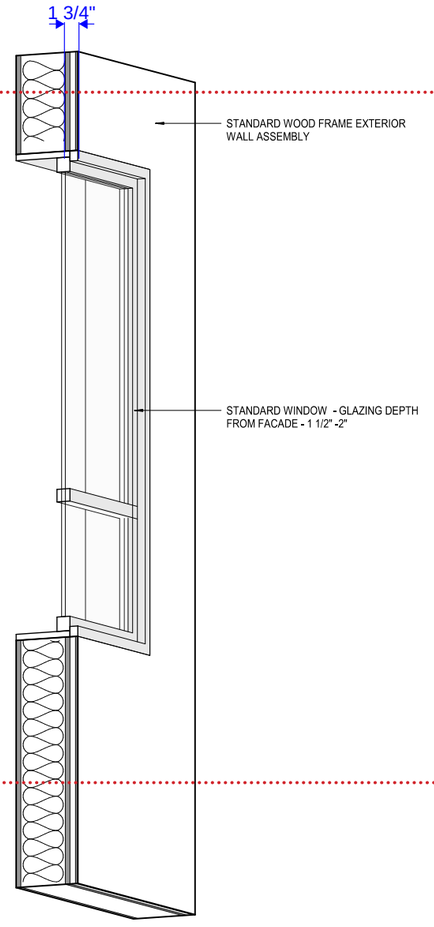
RESPONSE

Windows will be placed 5-1/2" from the exterior wall finish material, which will provide shadow lines and texture to the elevations of the building.

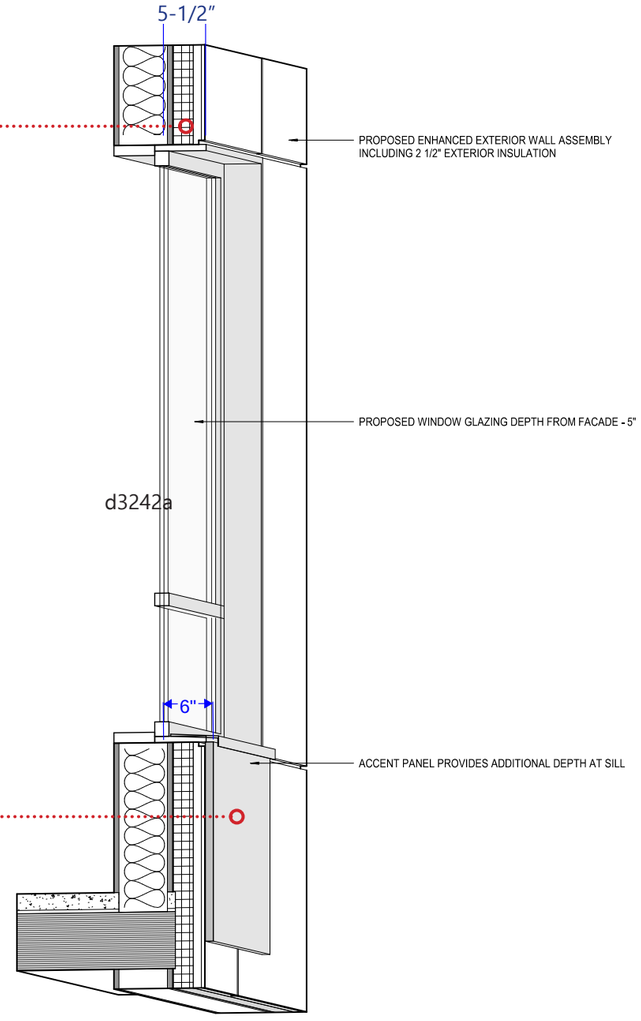
The high energy performance of the building and the use of mass timber in the building helps to create a wall section with exterior insulation, on the outside of the metal stud exterior walls. Due to seismic constraints, mass timber was not able to be used as an exterior wall structure, but the use of mineral wool on the exterior of the stud walls provides superior insulation qualities to meet the stringent Built Green standards dictated by the MHA Performance option. Windows were set in on the metal stud walls, creating a window cavity that is up to 5.5 inches, far deeper than is typical for a building of this type. The rhythm of the building openings relative to building mass, creates a strong, timeless elegance that relates to the 19th and early 20th century brick buildings context that the project is surrounded by.

Adding the wood-toned accent sill, as the singular ornamental element on the facade, provides an additional depth, bringing the wall depth to a perceived 6". The repetitive use or the ornamental wall panel reminds the careful observer of the basic superstructure construction method - massive wooden panels. The panels are mounted on the outer face of the simple, modest dark, painted fiber-cement panels, in order to create a sense of depth, repetitive power and subtle modulation on the facade. They are a clue that the building is constructed out of mass timber panels - elements that are as of yet, out of the ordinary for a building of this type and scale.





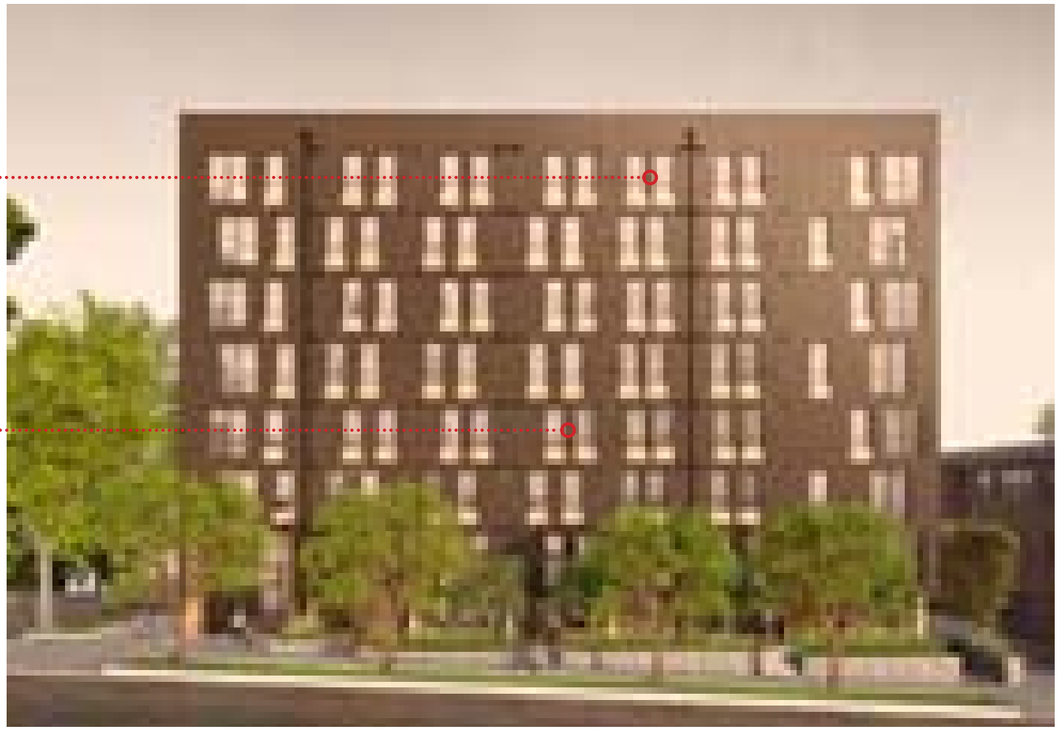
CONVENTIONAL WOOD CONSTRUCTION
(TYPE V A/B) WINDOW DETAIL: **NOT USED**



HEARTWOOD WALL ASSEMBLY AND WINDOW DETAIL:
PROPOSED

RELATIONSHIP TO HISTORIC CONTEXT
It has been recommended to consider the proportions of the window groupings of adjacent older buildings.

MUP SUBMITTAL RENDERING
UNION FACADE



DESIGN RECOMMENDATION RENDERING
UNION FACADE

RESPONSE

In looking at the two neighboring early 20th century brick building, the Texada on Union and the Helen V, two different use of window groupings were found. In the Texada, windows were grouped together in a horizontal band, while in the Helen V, the windows were more traditional 'punched' windows, standing individually. The project elected to work with the Helen V window typology, as the two buildings were on the same site, and shared the same entries and courtyard. However, during the evolution of the design between MUP Submittal and Design Recommendation Response the window patterning of the latter grouped the windows more closely together to account for careful interior placement of the windows in order to maximize light and views into the small studio units.

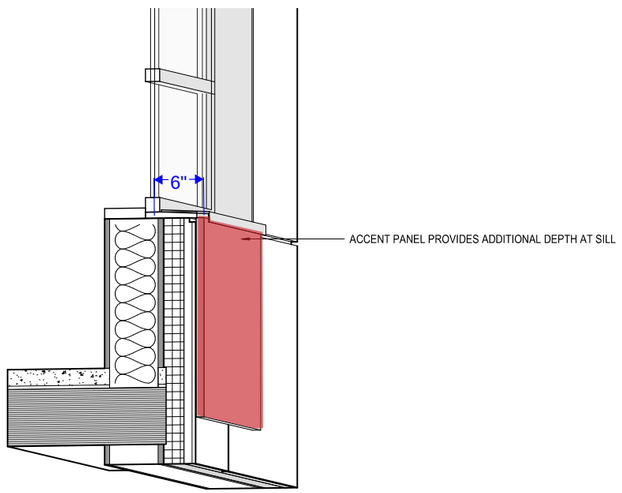
FACADE PANEL PROPORTION ADJUSTMENT
It has been recommended to adjust the wood toned panels at the windows to emulate the proportions of the window sills of the adjacent buildings.

RESPONSE

The 24" wood-toned panels add to the elegant verticality of the building by visually extending the proportion of the windows. The wood toned panels conceptually act as a "keystone" element to the windows, referencing the neighboring keystones in the traditional brick buildings to the west of the building.

Like the mass timber panels used as the superstructure for the new building, the keystone was a constructive, tectonic element used to balance stereotomic forces of two brick elements meeting over an opening below. While these simple early 20th century brick buildings did not use the keystone in an constructive fashion, it is used here as an ornamental element. In the same way, the new building uses a wood-toned panel on the outside of the building as a clue to the interior, concealed super structure of the building.

The panel can also be seen as part of the window construction, a sill, however, in this case, the ornament element is much deeper than a traditional window sill, implying the generous, light-filled, spaces with open wood ceilings, and exposed wooden columns and beams within the building's units,.



EXISTING ADJACENT BUILDINGS

FACADE PANEL PROPORTION ADJUSTMENT
It has been recommended to adjust the wood-toned panels at the windows to emulate the proportions of the window sills of the adjacent historic buildings.

8" WOOD-TONED PANEL

12" WOOD -TONED PANEL

RESPONSE

A series of studies were performed to look at the dimensions of the wood-toned panels to determine the best reference depth for the panels. While the 8" deep panels created a more direct 'window sill' reference, it was seen as more literal quote of the historic window sill, and less evocative of the conceptual reference to the mass timber wood superstructure behind the facade. The preferred option was 24" deep, in order to extend the verticality of the window, and enhance the visual rhythm of the facade, especially along Union, but especially to provide the strongest hint of the dramatic use of wood behind the fire-resistant exterior facade.

FACADE PANEL PROPORTION ADJUSTMENT
It has been recommended to adjust the wood-toned panels at the windows to emulate the proportions of the window sills of the adjacent historic buildings.

18" WOOD-TONED PANEL

24" WOOD-TONED PANEL (PREFERRED OPTION)

RESPONSE

A series of studies were performed to look at the dimensions of the wood-toned panels to determine the best reference depth for the panels. While the 8" deep panels created a more direct 'window sill' reference, it was seen as more literal quote of the historic window sill. The more vertical expression of the 24" deep panel was larger, and more evocative of the conceptual reference to the mass timber wood superstructure behind the facade. The preferred option was 24" deep, in order to extend the verticality of the window, and enhance the visual rhythm of the facade, especially along Union, but especially to provide the strongest hint of the dramatic use of wood behind the fire-resistant exterior facade.