

PROJECT DATE:
07/31/09

LOCATION:
Seattle, WA

PARTNERS:
Columbia Plaza Development LLC

Columbia Plaza

CCRC/ARC BRIEFING | July 31, 2009 (Meeting #12)

March 13th Meeting Summary

- The design team presented Option 16a, which addressed concerns previously voiced by the joint committee with regards to building massing. Committee reaction to the modifications were generally positive, but a couple of members continued to be concerned about the scale of the massing and the conformance to guidelines. Committee members also voiced concerns about the massing along the north elevation and east elevation. To better understand the implications of the proposal, the committee requested three additional views, and a refined version of the massing model to show a secondary level of modulation. In addition, the committee suggested that providing absolute building height elevations for the surrounding buildings, would better explain how the proposed structure will fit in.

Interim Activity

- The design team has prepared this packet to provide additional views and show how the simple massing of Option 16a might be further refined to provide a greater level of modulation. The team has also incorporated absolute building height information for the proposed structure and neighboring structure into the graphics. Development of the north and east building elevations is illustrated by the refined massing vignettes. Finally, three artist renderings showing the proposed development from key angles will further help the committee understand the project in the context of the neighborhood.

Desired Outcome

- Confirm building configuration and refined massing strategy. Schedule a meeting to present the project to the Landmarks Preservation Board.



FOR PRELIMINARY MASSING REVIEW ONLY

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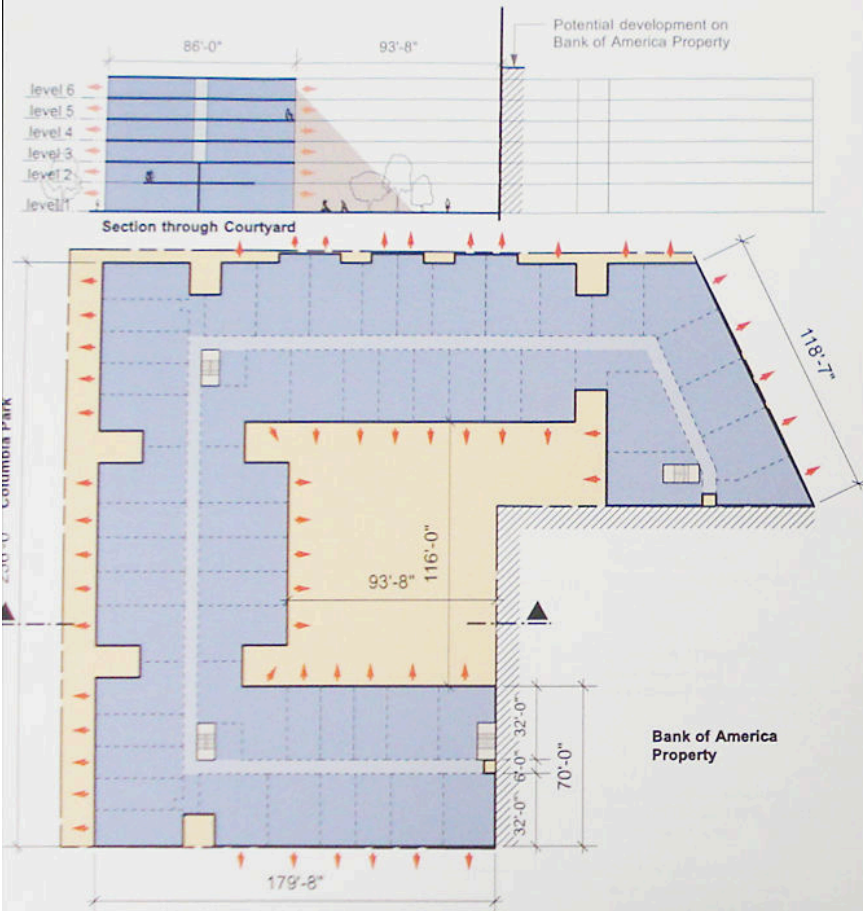
WEINSTEIN AU ARCHITECTS + URBAN DESIGNERS LLC

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Initial Configuration

Allowable Area = 302,822 sq ft
Proposed Area = 258,000 sq ft
Unit Count = 306 Units
Lot Coverage = 67%

FAR calculation

4.75 ALLOWED
4.05 (THIS OPTION) = 85% of allowed FAR

Building Volume analysis

Allowable Bldg Volume* = 3,280,572 cu ft
Proposed Bldg Volume = 2,750,820 cu ft (84% of allowable)

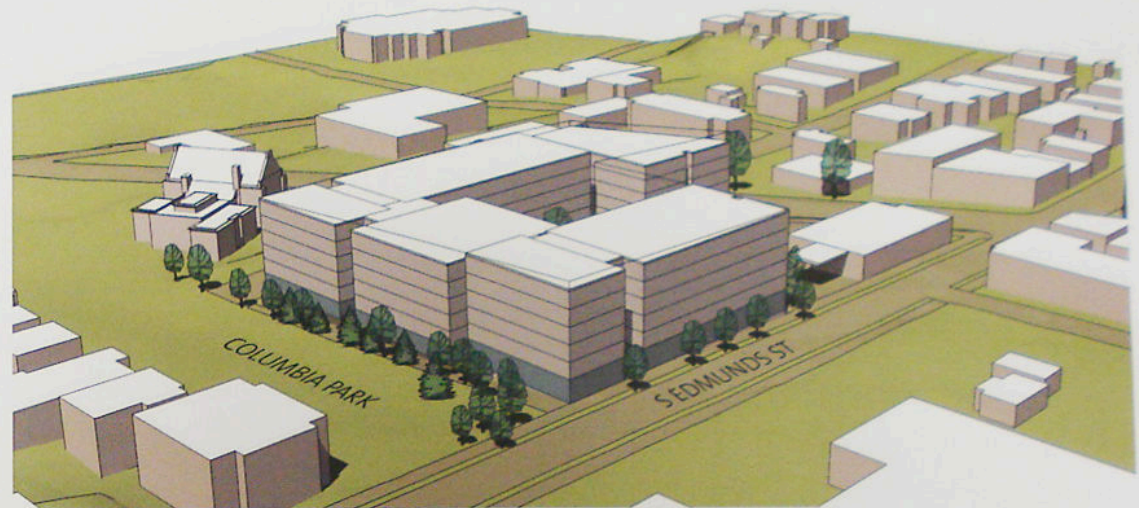
*Maximum Allowable Bldg Volume is based on fulfilling maximum F.A.R. and full 65' height limit

Advantages

- Every unit has good access to views and light
- Spacious interior courtyard
- Efficient floor plan

Disadvantages

- Perceived mass & height



VIEW LOOKING NORTHEAST



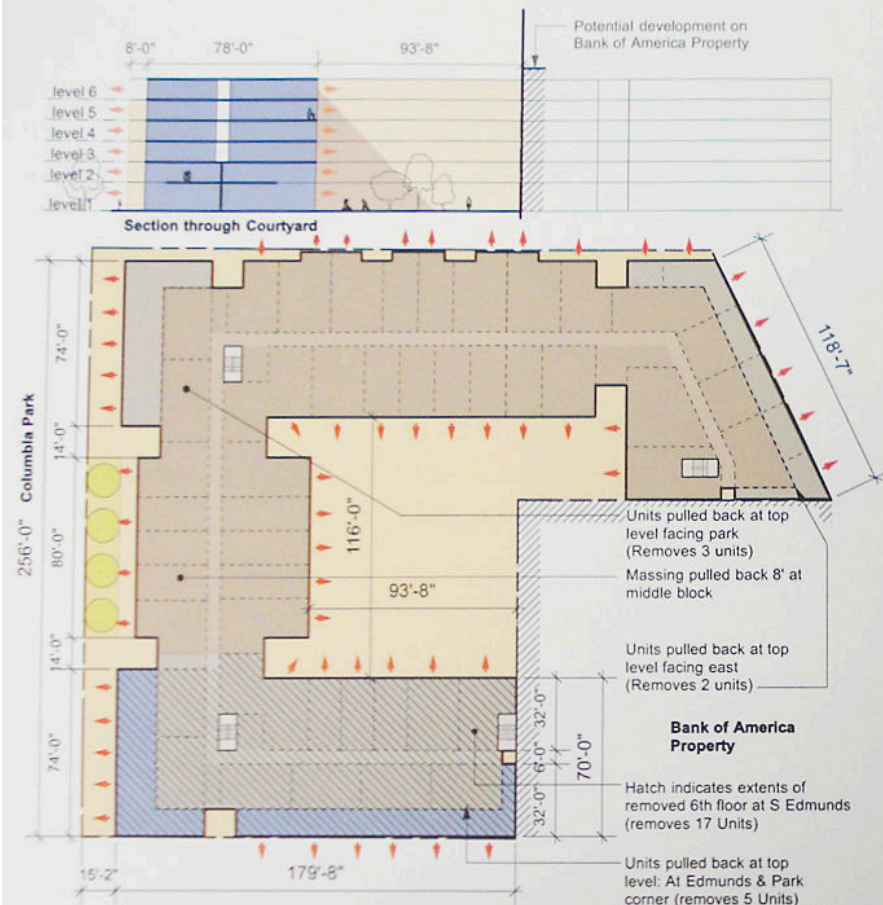
VIEW LOOKING NORTHWEST

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Option 16

Remove 6th Floor on Edmunds & pull back top floor units at various locations

Allowable Area = 302,822 sq ft

Proposed Area = 224,500 sq ft

Unit Count = 278 Units

Lot Coverage = 67%

FAR calculation

4.75 ALLOWED

3.52 (THIS OPTION) = 74% of allowed FAR

Building Volume analysis

Allowable Bldg Volume* = 3,280,572 cu ft

Proposed Bldg Volume = 2,187,289 cu ft (67% of allowable)

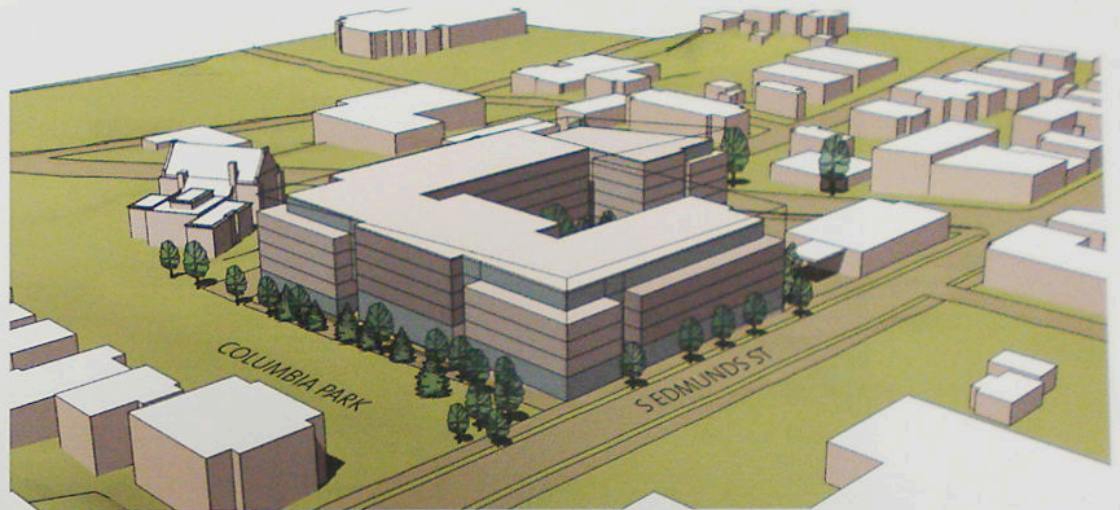
*Maximum Allowable Bldg Volume is based on fulfilling maximum F.A.R. and full 65' height limit

Advantages

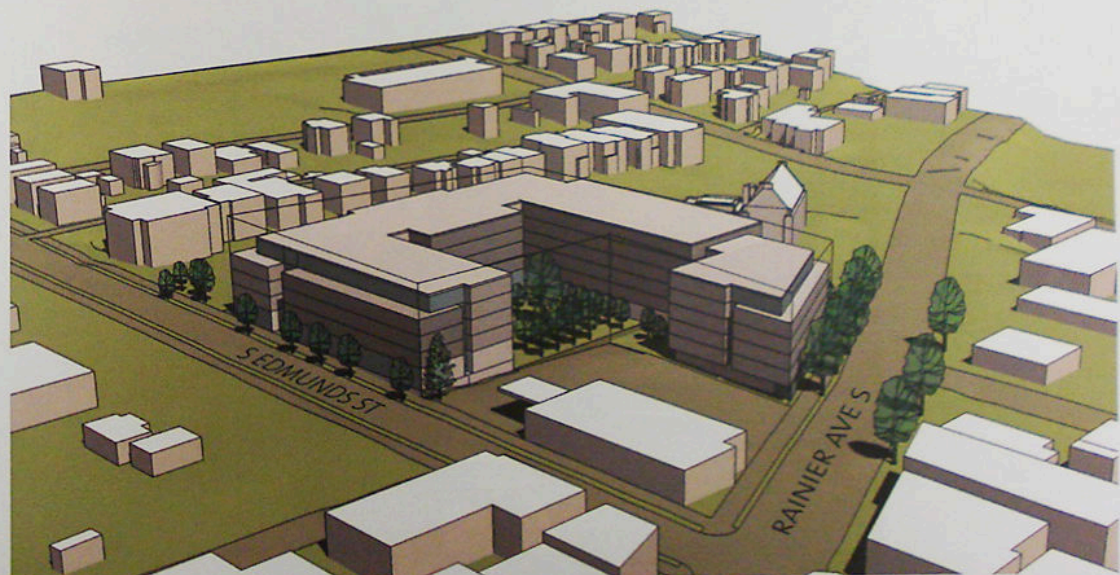
- Every unit has good access to views and light
- Spacious interior courtyard
- Efficient floor plan

Disadvantages

- Reduced unit count
- Waterproofed exterior terrace over living spaces



VIEW LOOKING NORTHEAST



VIEW LOOKING NORTHWEST

OPTION 16

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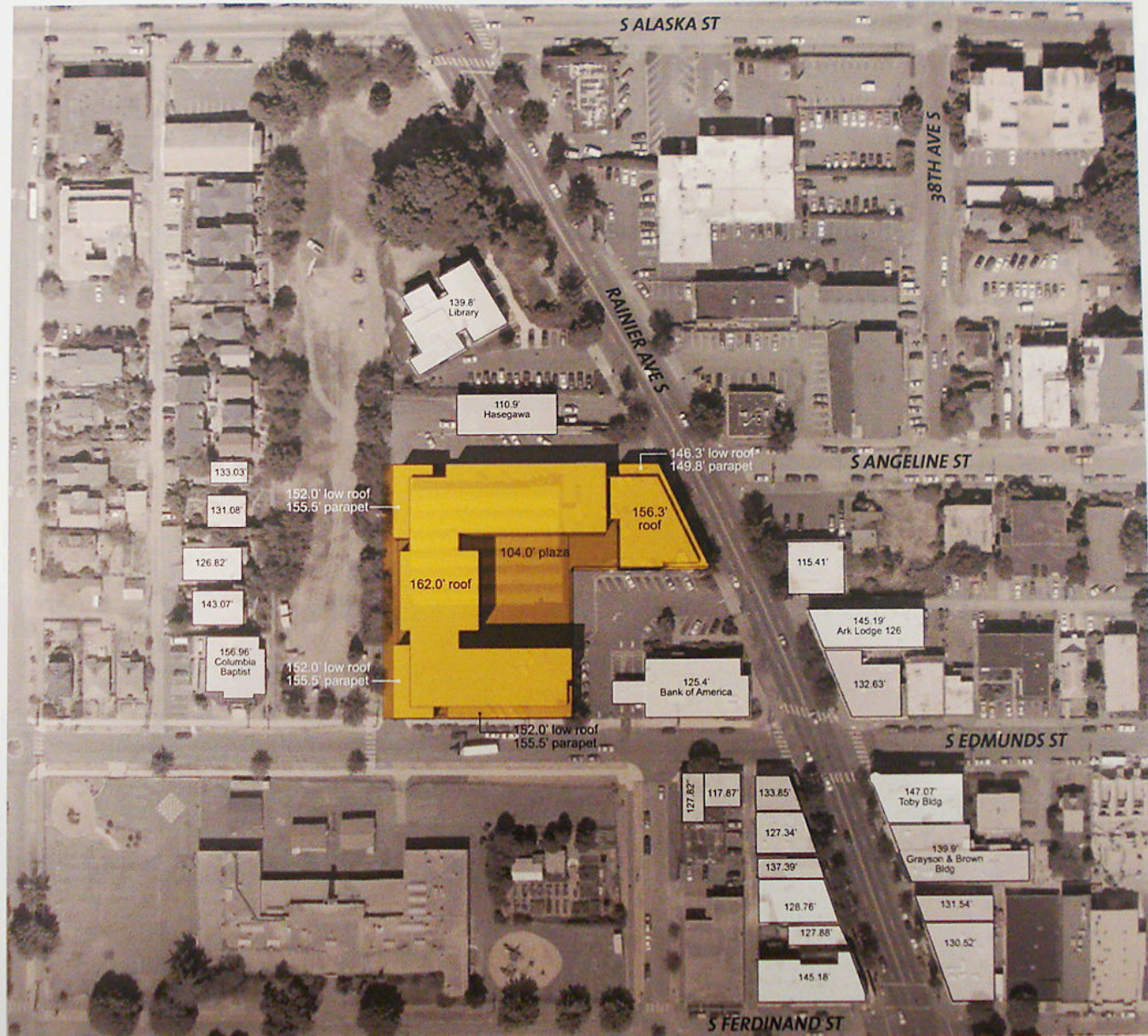
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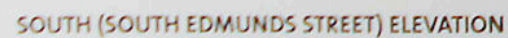
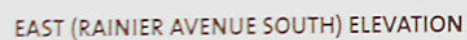
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simple massing model



refined massing model



VIEW FROM RAINIER LOOKING NORTH

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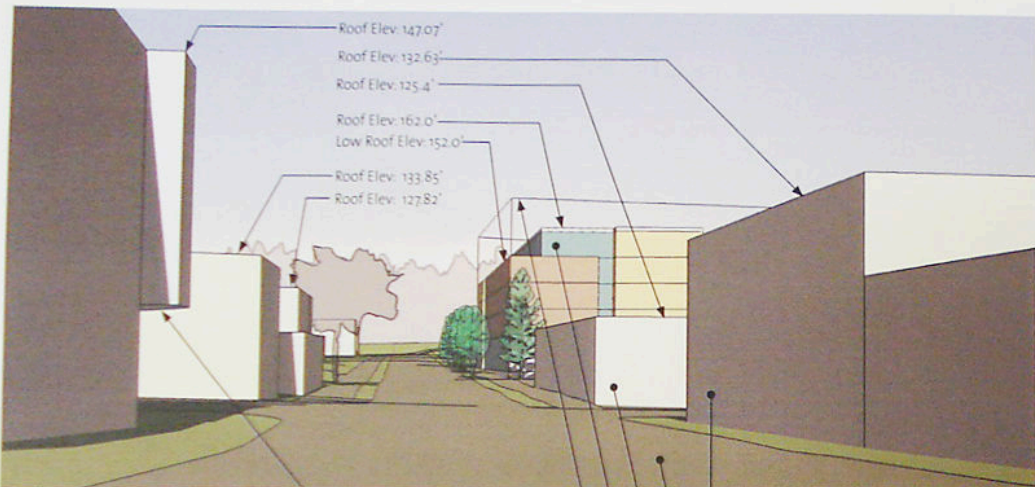
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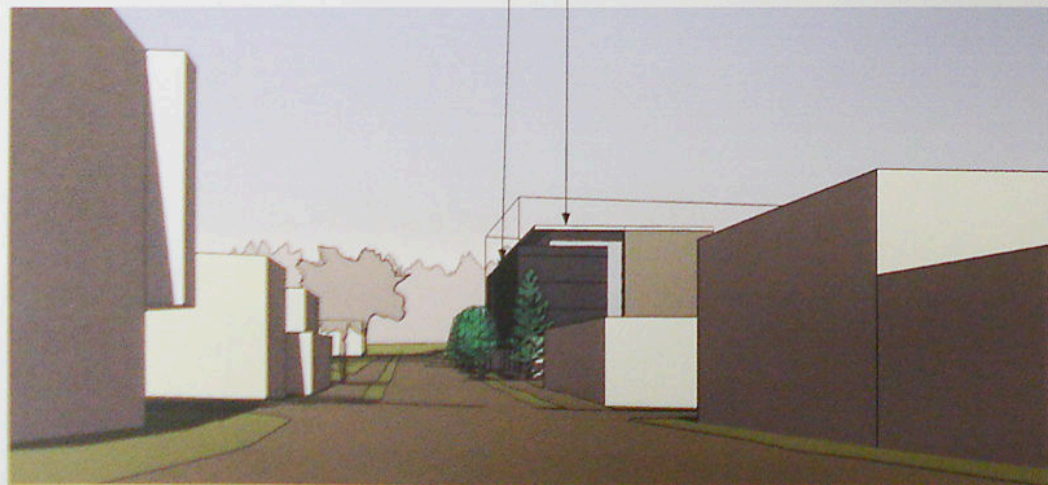
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simple massing model

Rainier Valley State Bank (Starbucks)
Edmunds Street
Bank of America
Stepped back massing @ top level
65'-height limit
Toby Building
Bays along Edmunds
Expressed Overhang



refined massing model

VIEW LOOKING WEST UP S. EDMUNDS ST.

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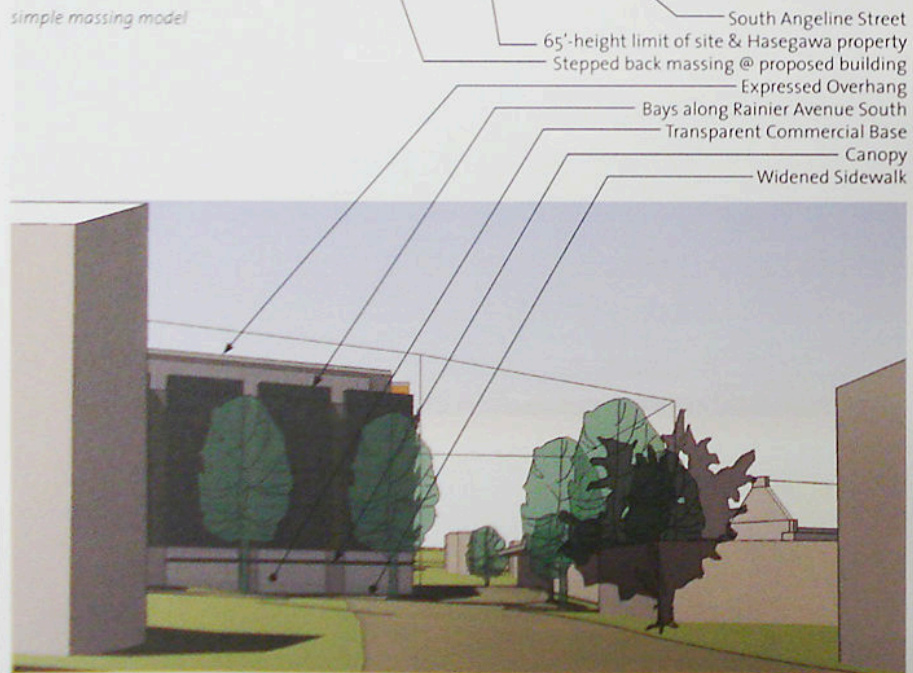
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simple massing model



refined massing model



VIEW LOOKING WEST UP S. ANGELINE ST.

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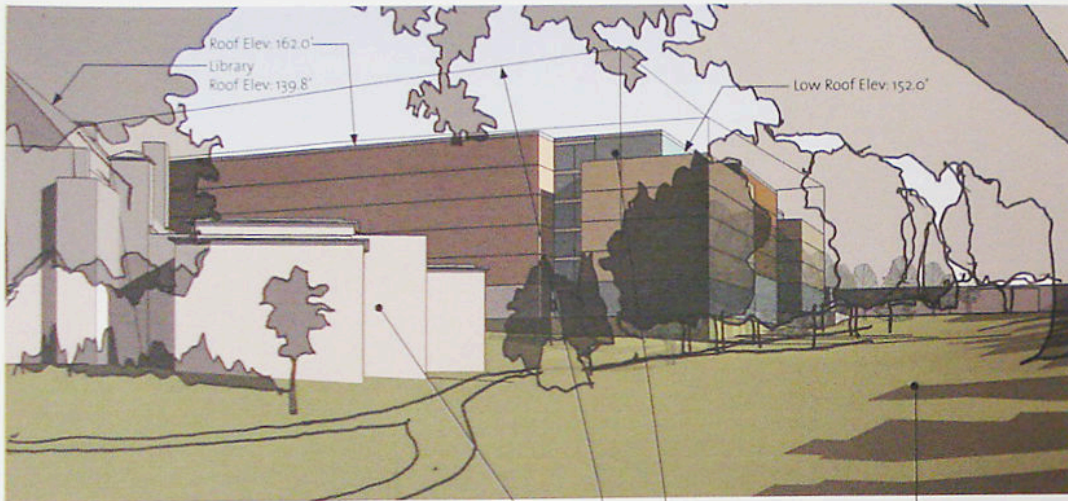
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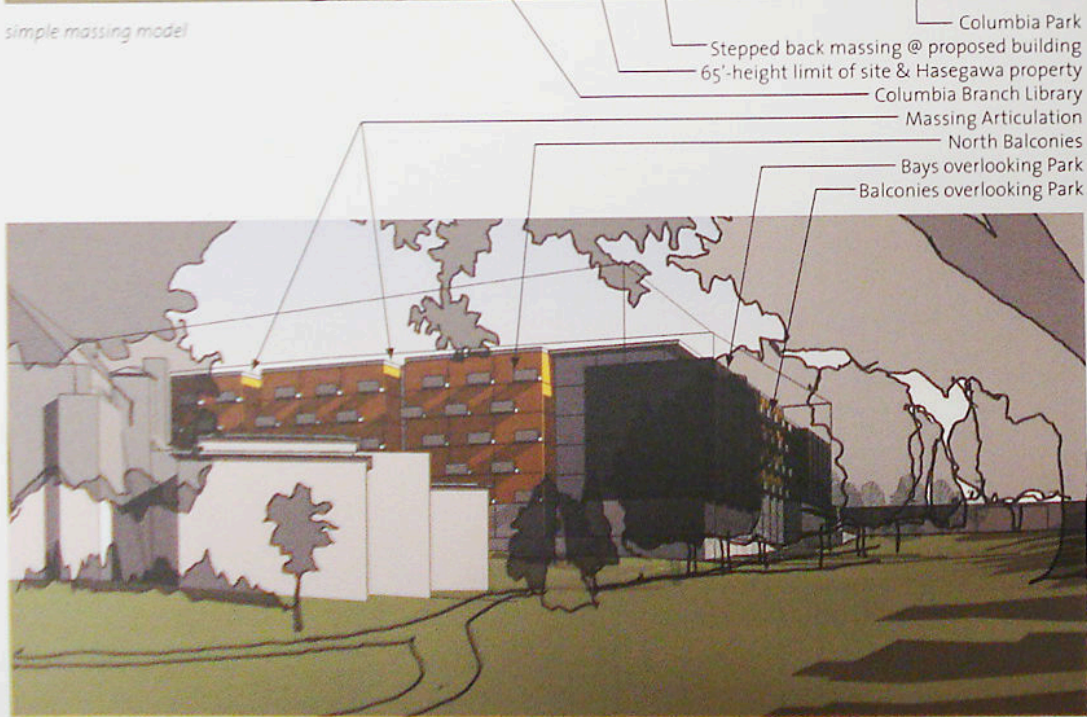
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simple massing model



refined massing model



VIEW FROM S. ALASKA NEAR CULTURAL CENTER

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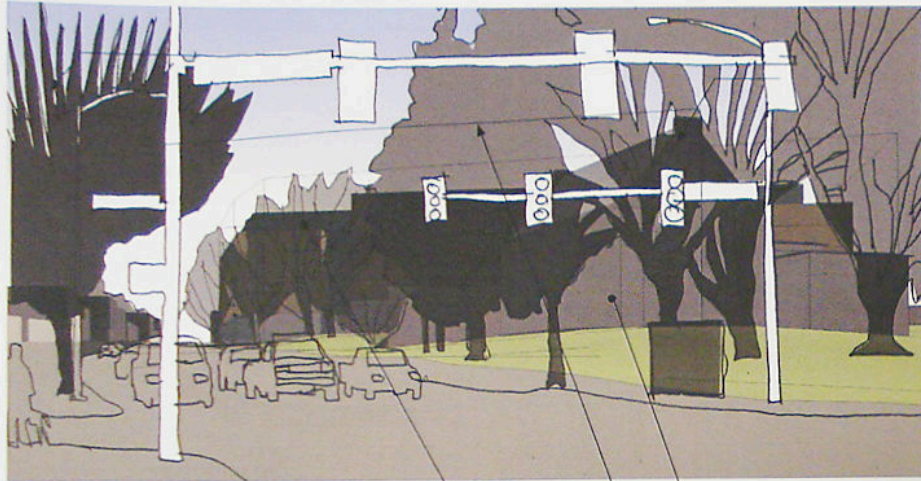
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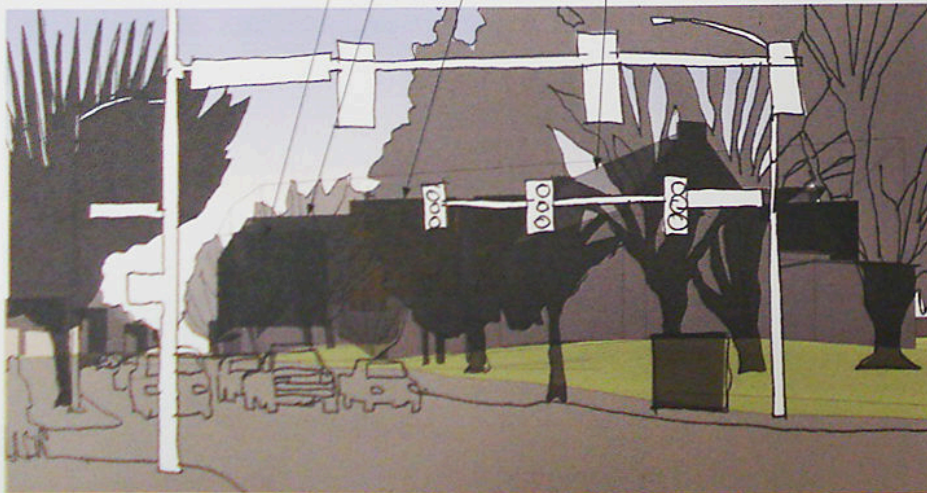
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simple massing model

- Columbia Branch Library
- 65'-height limit of site
- Stepped back massing @ top level
- Proposed Low Roof Elev along Rainier: 146.3'
- Proposed Roof Elev along Rainier: 156.3'
- Typical Proposed Roof Elev: 162.0'
- Library Roof Elev: 139.8'



refined massing model



VIEW FROM RAINIER LOOKING SOUTH

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WEINSTEIN AU ARCHITECTS + URBAN DESIGN

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Columbia



VIEW FROM RAINIER LOOKING SOUTH

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WEINSTEIN AU ARCHITECTS

General Columbia City Landmark District Design Guidelines

1. Scale should be compatible with existing development in the District.

Acknowledging that the allowable 65' height limit is higher than the scale of the inventory of Columbia City's existing two-story to three-story commercial structures, the Columbia Plaza project utilizes numerous strategies to provide compatibility. The horizontal massing of the building has been broken up through the use of vertical gaskets, promoting the perception of 6 smaller buildings that correspond more closely to the width of existing buildings in the district. The vertical massing has been addressed by the vertical stratification of each facade to address the unique scale perceptions from each street or open space. At the most critical South Edmunds Street facade, the street level is pronounced and repeats the rhythm and pattern of typical Columbia City storefronts. Three levels of residential units are located above these storefronts with an additional residential floor being stepped back from the primary facade by 12'. This upper level setback promotes the perception of a four-story building from the sidewalk. A similar strategy is used along the Rainier Avenue South facade with four levels of residential units located above the pedestrian storefronts and an additional residential floor stepped back 12' from the primary facade. At South Edmunds Street, the primary facade is 18'-20' below the 65' height limit and along Rainier Ave. South it is 10'-14' below the 65' height limit. This same setback of upper level units is utilized at each corner of the facility, promoting the perception of a shorter structure from adjacent sidewalks and open spaces.

2. The District should be pedestrian-oriented on the street level.

As indicated above, the facility has been conceived with a pronounced, pedestrian scaled storefront along the critical South Edmunds Street and Rainier Avenue South frontages. This portion of each facade is scaled and patterned to replicate typical Columbia City storefronts and to promote a similar level of pedestrian activity. Numerous pedestrian entries and a continuous weather-protecting canopy enhance this activation. Along both streets, storefronts are set back 3'-6" from the property line, providing additional sidewalk width. Along the Columbia Park frontage, a pair of double-height breezeways provides pedestrian access to the interior courtyard. An additional pedestrian entry to the courtyard is provided from Rainier Avenue, promoting mid-block pedestrian circulation across the site. The interior courtyard will thereby become a public pedestrian amenity that will be managed and maintained by Columbia Plaza.

3. The self-contained, small-town quality of the District should be maintained.

The site is currently an asphalt parking lot with an old grocery store that does not engage the street. It is a gap in the fabric of the neighborhood, and has been specifically addressed in the neighborhood plan as in need of redevelopment:

"Originally the Tradewell Supermarket, this structure, built in 1957, ignores both the historic pattern of street front buildings on Rainier Avenue and

Columbia Park in the rear, and detracts from the ambience of neighborhood. Redeveloping this key site consistent with the neighborhood's traditional historic pattern not only would strengthen the appearance of Rainier Avenue S. and Columbia Green, but could provide a vibrant mix of uses including retail, housing, and offices." (A4-a)

The proposed project engages the street and would add activity to Columbia City. The vertical stratification and horizontal modulation of the building promote its perception as an amalgam of smaller buildings. This, in conjunction with a pronounced pedestrian-scaled commercial base activated by numerous entries contributes to the small-town quality of the district.

4. A mixture of uses should be encouraged within the District, for example:
a. Street-level uses: restaurants, retail, commercial, and public service offices.
b. Upper-floors uses: restaurants, residential, professional offices, and commercial.

Columbia Plaza will demonstrate a compelling mixture of uses appropriate to each street or public open space. At South Edmunds Street and Rainier Avenue South street frontages, retail uses and residential lobby/entries will be located. At the southwest corner of the facility, at the intersection of South Edmunds Street and Columbia Park, a restaurant has been proposed in response to suggestions from the public and the ARC to activated this important location and to provide more "eyes on the park". This restaurant is proposed to include a westerly terrace for further activation of the adjacent public spaces. At the upper floors, residential apartments are located in a variety of unit types, configurations and facade expressions.

5. The inventory of contributing buildings, spaces, historic uses, historic views, and present uses should be respected and maintained.

The only two adjacent buildings to the Columbia Plaza project are the existing non-contributing Bank of America and Hasegawa office building. However, the project's west facade fronts on Columbia Park and has been configured and patterned with pedestrian level terraces and entry porches to most appropriately relate to the use and residential character of the park. The Columbia Plaza project engages contributing buildings across the South Edmunds Street and Rainier Avenue South right-of-ways and replicates the pedestrian scale and activity of these buildings. We do not believe that significant historic views have been diminished or compromised.

6. New construction should be compatible with existing development in terms of scale, materials, and setback.

As indicated in the response to Guideline #1 above, the scale compatibility has been provided by horizontal modulation, vertical stratification, strategic setback of upper level units, and the provision of a pronounced pedestrian scaled street level. The exterior materials will be concrete or masonry at the base and painted fiber cement panels at upper levels that will recall the finer-scale patterning of existing District buildings. The proposed pedestrian level storefronts will be masonry, concrete, and

an aluminum storefront glazing system. As indicated in the response to Guideline #1, the upper level residential units are setback 12' from the primary facade along South Edmunds Street, along Rainier Avenue South, and at the building corners to reduce the apparent scale. To promote the perception of distinct buildings and in response to suggestions from the ARC, the central portion of the west facade, located along Columbia Park, has been setback 8' in relation to adjacent portions of the building. Along South Edmunds Street and Rainier Avenue South, the retail base has been setback 3'-6" from the property line in order to provide a wider sidewalk, also in response to suggestions from the ARC. All of the building's residential facades are located at the property line and are not setback, with the exception of the five primary recesses that are provided to promote the perception of distinct buildings.

7. Reproduction or recreation of earlier buildings is not desired.

As indicated by responses to previous guidelines, Columbia Plaza has been designed to be responsive to the scale and architectural character of the District, without attempting to replicate its distinct architectural language. By its essential modulation, vertical stratification, and facade rhythms, patterns, and detailing it is intended to be a high-quality addition to the District that is compatible with the inventory of contributing buildings, but is respectfully distinguished from them.

8. Emphasis should be given to maintaining the character of, and enhancing compatibility with, contributing buildings.

As indicated by the responses to previous guidelines, we believe that this emphasis has been demonstrated.



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VIEW FROM EDMUNDS LOOKING EAST

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VIEW FROM EDMUNDS LOOKING WEST

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Columbia P



RAINIER AT EDMUNDS LOOKING NORTH

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WEINSTEIN AU ARCHITECTS + URBAN