

Recommendation Meeting
221 W Republican St.
Project Number: 3007374
March 5th, 2008

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Objectives

The proponent's objective is to build a well designed multi-family residential community that is coherent within the surrounding Uptown Neighborhood and responsive to the more traditional forms of architecture in the existing and rather eclectic urban landscape.

Desired Uses

Approximate Structure Size

The zoning allows for a structure height of 65 feet and the design intent is to use the full height for four residential stories over a mixed-use base. The residential portion above street level will meet the 4.75 floor to area ratio.

Street Level Uses

The ground floor related units along W. Republican St. are intended to be a mix of live/work and retail spaces. The grade at W. Republican is relatively flat which lends well towards a strong ground related storefront presence. The live work units will directly access and engage the sidewalk along W. Republican St. A retail space and residential entry loggia will anchor the corner of the project. An open air, entry loggia is planned along the full length of 3rd Ave W. The loggia main entry is at the 3rd Ave and W Republican and leads to the residential lobby. A minor entry is planned at the SW corner of the site.

Residential

Four floors of residential units are proposed above the live/work and structured below-grade parking. The design intent is to maximize the amount of a street presence along both 3rd Ave. W. and W. Republican St. in conjunction with a desire to maximize sun exposure and views of Elliott Bay to the south and southwest. The design also considers such design variables as strong urban edges/fronts, corner emphasis, modulation, and solar exposure. The residential entrance will be located at the end of an entry loggia that provides a transition from the street to the lobby. The loggia also provides some semi-public space along 3rd Ave W.

Parking

Because the site is located within the Uptown Urban Center parking is not required for the residential units. However, structured underground parking shall be provided due to the desirable market value. The parking configuration indicates one level of underground parking. All parking access will enter from the alley through a ramp that slopes down to the underground garage.

Building SF	37,150 s.f.
Parking Level:	7,050 SF
Commercial Level:	5,600 SF
Residential Level 1:	6,100 SF
Residential Level 2:	6,200 SF
Residential Level 3:	6,150 SF
Residential Level 4:	6,050 SF
Residential Units:	34
Live/Work Units:	4
Parking Stalls:	16

Comments from Early Design Guidance Meeting dated October 3, 2007

Board Deliberations

A-10 Corner Lots

The board commented that the commercial level could be reworked with a dominant retail space at the corner, a semi-public space at the corner and less or no parking on this level.

Response

The level was reworked to allow for a single dominant retail space at the corner. All parking on this level was eliminated. The space along 3rd Ave West was changed to a semi-public loggia, accessed from the NW and SW corner of the site, that leads to the residential entry. This space could be used as a small space to congregate.

B-1 Height, Bulk, and Scale

The board preferred the scheme that used 4 levels of residential use, but thought the building should be pulled away from the south elevation as much as possible.

Response

The 4 level residential scheme was chosen. The building has been stepped back from the south property line as much as possible.

C-4 Exterior Finish Materials

The board commented that a strong corner element was preferred. Also, the brick should be integrated more strongly with the rest of the building and the deck appearance should be minimized.

Response

A strong corner bay was used to emphasize the corner of the building at 3rd and Republican. A canopy that leads to the retail space and loggia also helps to emphasize the corner.

In order to integrate the brick with the rest of the building, it has been extended between the metal clad bays to sill of the top level windows. This move helps to minimize the decks by using the brick wall as the guardrail of the balcony. Also the bay windows have been raised one level, to give the brick base a more massive feel.

Some of the details added are an accent brick on the wide arches at the base, a bullnose a few feet up from the base of the brick columns, and a decorative metal cornice at the metal sided bays.

D-12 Residential Entries and Transitions

The board thought more consideration should be given to the alley elevation.

The recessed entries for the live/work entries were appreciated. The board questioned placing the main entry and lobby at the NW corner of the building.

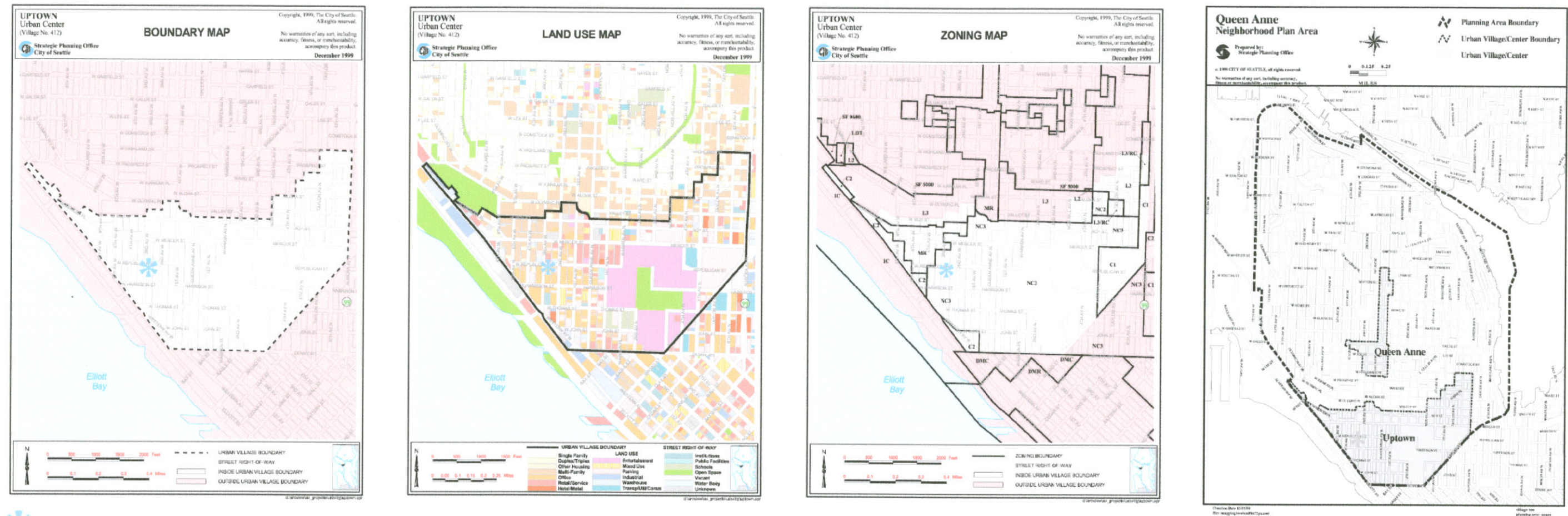
The necessity for a departure concerning the transparency along 3rd Ave was questioned.

Response

Along the alley a few design elements have been added. The brick has been extended further (approximately half the elevation) along the ally. A bay window has been added to levels 2,3,4 along the ally. A large access door from the alley has been added to the garbage area. Between the meetings it was learned that a 2' alley dedication was needed at the alley. Because of this no plantings are possible between the building and the alley.

The live/work entries are all recessed and at grade with the sidewalk along W Republican. The main residential entry was moved away from the corner and replaced with an entry loggia along 3rd Ave which is a semi-public space that creates a transition between the street and the entry

Due to the change in grade (approx. 8') along 3rd Ave West (the west property line) the façade transparency is limited within the required ground-related heights. The slab height of the main commercial level is located at the elevation of the northwest corner of the site. Since the commercial slab is flat and the space below this level is devoted to parking, little transparency is possible along this façade within 2 to 8 feet from the sidewalk elevation. Landscaping will be used to buffer the blank wall along this façade. We are still requesting a departure for this requirement.



The Uptown Neighborhood Center was designated through the City of Seattle's Department of Neighborhoods (DON) Queen Anne Plan. The Queen Anne Plan specifies that Uptown may be broken down into two distinct areas: the Uptown Park Neighborhood and the Uptown Center. The proposed site is located within the Uptown Neighborhood Park. As outlined by the Queen Anne Plan it is the Neighborhood's goal to create a:

...unique high-quality residential neighborhood in the Uptown Queen Anne Urban Center which will promote appropriate redevelopment of the Uptown Center and provide a safe and pleasant residential environment in the middle of the city. (pg. 8 of the Queen Anne Plan)

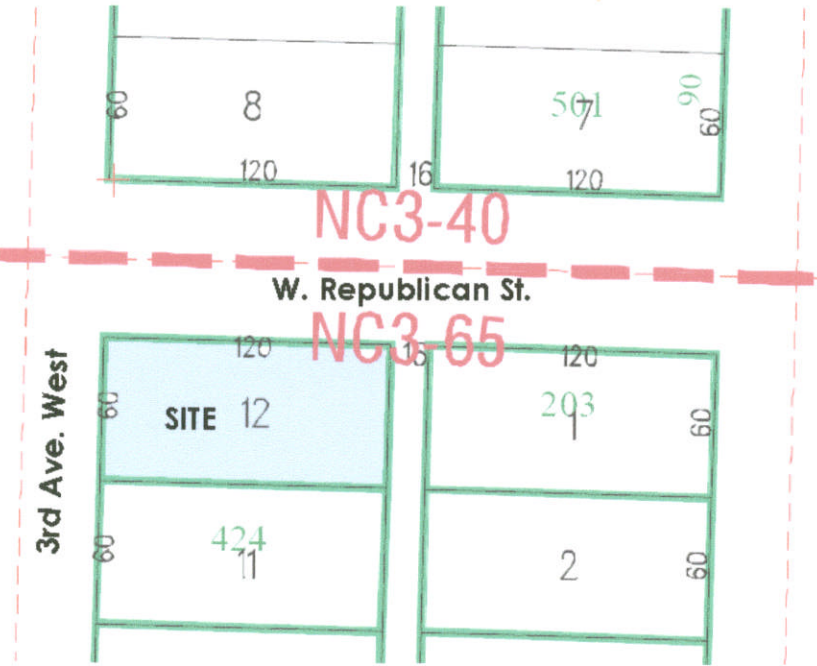
The Queen Anne Plan addresses a desire to create an "urban and park-like residential neighborhood" through the following to create a coherent and high-quality residential neighborhood:

- Concentrated multifamily residential development
- Extensive streetscaping
- Neighborhood Park

Adjacent Zoning

West Republican Street is a divider between NC3-40 to the north and NC3-65 to the south. The Neighborhood Commercial zones continue to the east past Queen Anne Ave. N. and one block to the west the zoning changes to a MR (Midrise) zone.

ZONING MAP



Nearby office building at W. Republican and 2nd Ave W.



Multifamily structure on Queen Anne N.

Neighborhood Contexts

Land Uses

The building types are typically more commercial in nature along Queen Anne Ave. N. while the massing tends to vary quite a bit. Everything from single story storefronts to large multi-family residences over ground related commercial line both the east and west sides of Queen Anne Ave.

Heading to the west the uses transition to predominantly multi-family with less commercial and the neighborhoods are scattered with one and two story office buildings. There are also quite a few open parking lots in the vicinity.

Buildings to the north up near W. Mercer St. are mostly multi-family residential apartments and condos. The uses on W. Mercer St. transition again to commercial in nature.

Two blocks to the south along Elliott Ave W. the zoning changes to a mixture of C2-40 (Commercial) and IC-45 (Industrial Commercial). The uses tends to be much more office or light industrial oriented and serves as a buffer to the residential neighborhoods up the hill.



Safeway on 1st Ave. W. with residences above



IV West on 4th Ave. W. and W. Mercer St.



Adjacent brick residential building at 203 W. Republican St.

Neighborhood Context

Architecture

The architectural fabric of the Uptown area varies widely. Many of the office structures are mid-century to early 80's with a strong horizontal emphasis. Much of the development along W. Mercer St. appears to be a combination of iconographic retail (e.g KFC, Taco Del Mar, Radio Shack etc...) and reflective glass walled corporate structures (Comcast and W. Mercer Plaza). Queen Anne Ave. N. is a much more pedestrian oriented street and much of the newer construction has a strong contemporary feel to it.

The more immediately surrounding the site includes a strong presence of both brick (the more traditional residential buildings) and metal siding (office structures and updated contemporary multi-family residences). Just to the north of the site and continuing to one block north of W. Mercer St. the more traditional brick apartment buildings dominate the landscape. The neighboring building directly to the east is a classic example of traditional brick while the building directly to the south is an updated metal-clad office building.

Topography and Views

The predominant slope and views are to the south and southwest as Queen Anne hill slopes down to the water of Elliott Bay. The site also has a slope from north to south of about eight feet and the best views are from the corner of W. Republican St. and 3rd Ave. W. The water is also visible down through the alley.



Metal-clad office building at 323 3rd Ave W.



Single story office building along 3rd Ave. W



Brick apartment buildings north of W. Mercer St.



Metal-clad condos at 423 W. Republican St.



View of Elliot Bay along 4th Ave. W lined with traditional brick apartment buildings

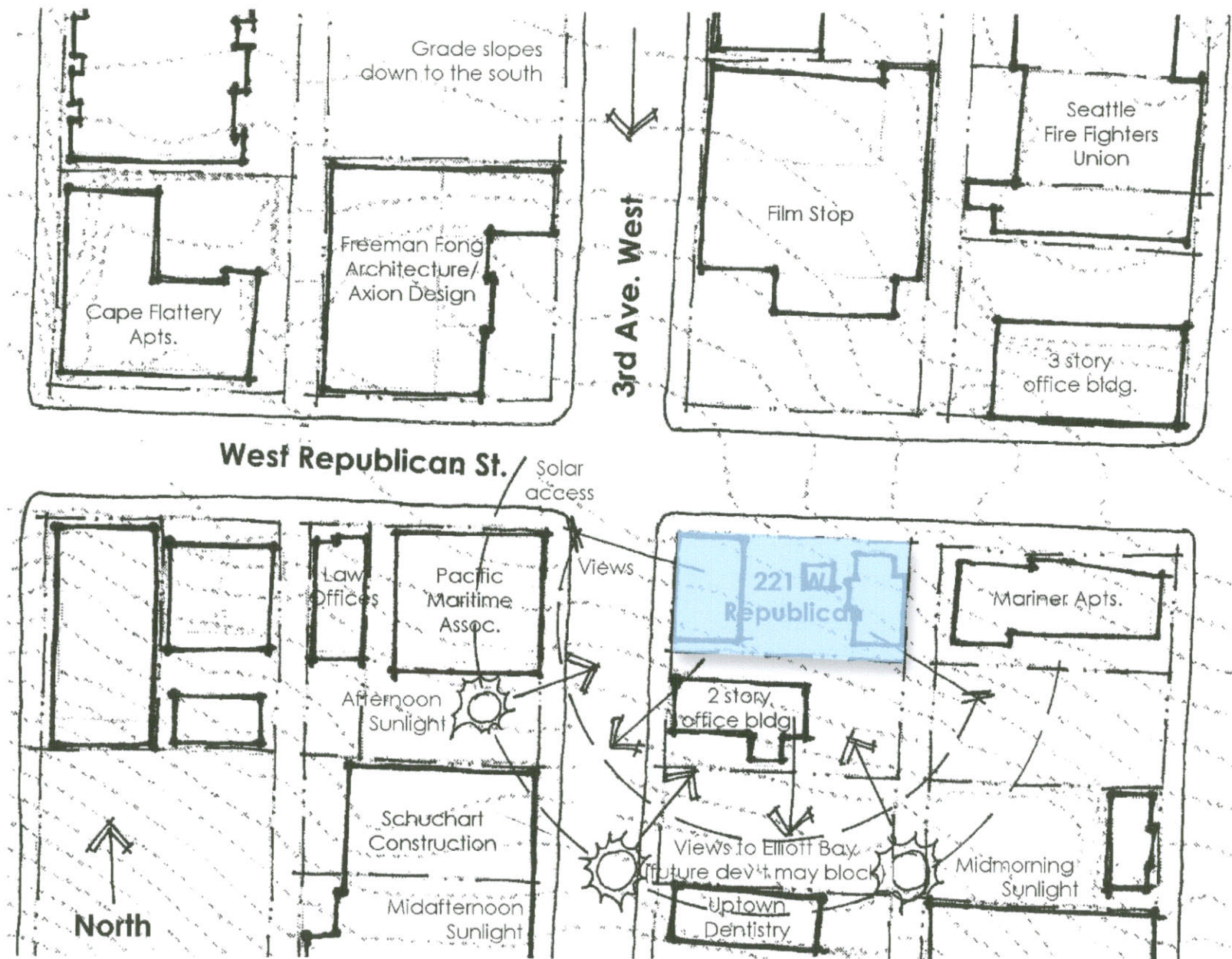


Brick apartment building at 4th Ave. W and W. Mercer St.

Neighborhood Context

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SITE ANALYSIS SUMMARY

3rd Ave West

- Slope presents challenges to retail at grade
- Difficult visibility up 3rd Ave West (looking north) below West Republican
- Higher volume of traffic on 3rd Ave West and moves at a quick speed traveling south down towards the water

West Republican Street

- Relatively flat, allows for easy pedestrian connection to Queen Anne Ave North (to the east)
- Stop signs at 3rd Ave West slows traffic, ideal for parking garage access
- Good location for live/work or retail at grade

Solar Access

- The site has good solar access to the south and west, especially due to low lying buildings in those directions and sloping grade

Views

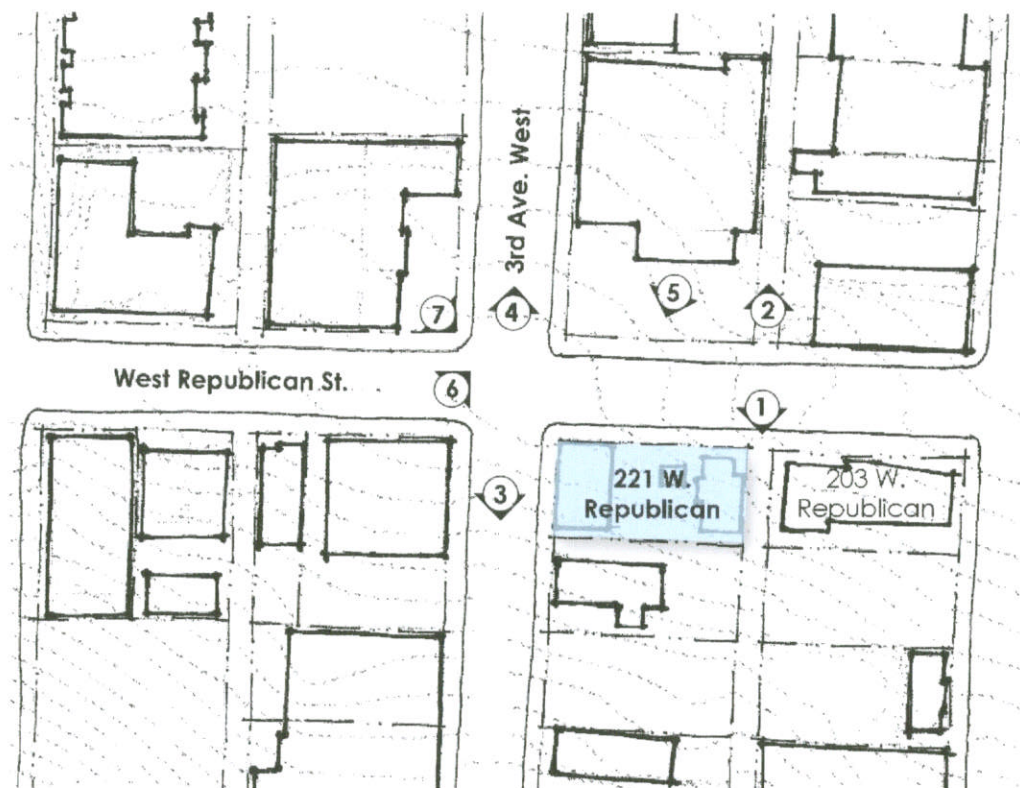
- Great views over the adjacent buildings to the west and south towards Elliott Bay.

Building Mass

- The size of the lot and allowable zoning suggests a full property line to property line build-out

Garage Access

- Alley entrance is desirable
- 3rd Ave. West entrance would be too close to the corner, low visibility of cross traffic
- West Republican is desirable, able to move away from corner, highest grade point near east property line



EXISTING SITE



1. Alley, looking south



2. Alley, looking north



3. Looking south on 3rd Ave. West



4. Looking north on 3rd Ave. West



5. Across W. Republican St. towards site



6. Building north of site on 3rd Ave. W. & W. Republican St.



7. Across intersection towards site

Existing Site Conditions



Photos numbered 1-9, left to right, top to bottom. See descriptions below.

AERIAL PHOTOGRAPH

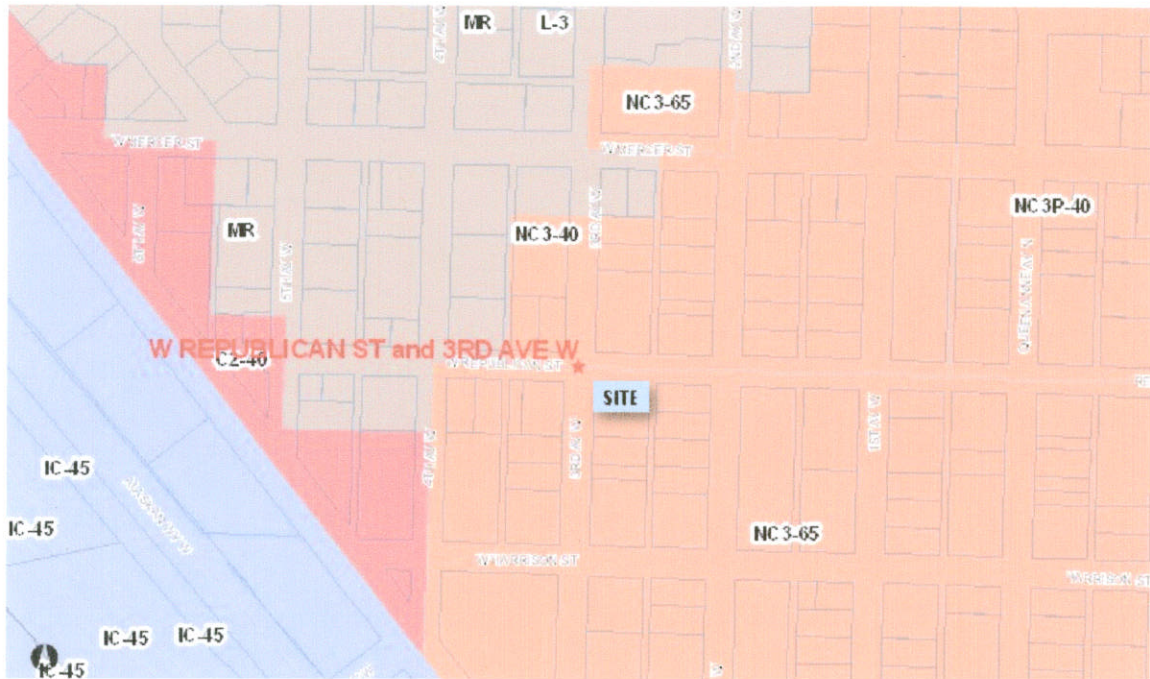


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| <ul style="list-style-type: none">2. Two-story office building3. Schucart Construction office (two-story office building)4. Diamond parking lot5. 3rd Ave. West & West Harrison St. (two-story office building)6. Juniper flowers and Linens (two-story office building) | <ul style="list-style-type: none">6. Pacific Maritime Association (single-story office building)7. Freeman Fong Architects (single-story office building)8. Mariner Apartments (three-story brick apartment building)9. Film Stop (two-story office building with open lot) |
|--|--|

Site Context



The site is zoned NC3-65 and is located in the Uptown Urban Center Overlay. The zoning transitions to NC3-40 on the north side of West Republican St. and MR one block to the east. Additional zoning information may be found on the right.

Site Zoning CAM 208	NC3-65 Uptown Urban Town Center
SEPA Review CAM 208	Required with construction of over 4 units in an NC zone
Permitted Uses 23.47A.005	Compliant Residential in mixed use; retail sales and services are the proposed uses and permitted outright in NC zones
Mixed Use Development 23.47A.008	Compliant D. Residential street-level requirements. Residential uses may be limited to 20% of the street-level street-facing facade under section 23.47.005. When a residential use is located on a street-level street-facing facade, the provisions of Subsection A and the following apply: 1. At least one of the street-level street-facing facades containing a residential use must have a visually prominent pedestrian entry. 2. Either the first floor of the structure at or above grade shall be at least four (4) feet above sidewalk grade or the street-level facade shall be set back at least ten (10) feet from the sidewalk.
Transparency 23.47A.008	Departure Requested B.2.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.

Height and depth of nonresidential space 23.47A.008	Compliant B.3.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, except that if the street-facing facade and depth requirements result in a space greater than fifty (50) percent of the structure's footprint, the Director shall modify the street-facing facade or depth requirements, or both, to reduce the space to fifty (50) percent of the structure's footprint. Departure Requested B.3.b Nonresidential uses at street level must have a floor-to-floor height of at least thirteen (13) feet.
Blank facades 23.47A.008	Compliant A.2.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. b. The total of all blank facade segments may not exceed forty (40) percent of the width of the facade of the structure along the street.
Height 23.47A.012	Compliant 65 feet
Height in Mixed Use Zone 23.47.008	Compliant B.3.B. In this zone, mixed use shall have a minimum floor to floor height of 13 feet.
Height: Rooftop Features 23.47A.012	Compliant D4. May extend up to 15 feet above maximum height limit, so long as all features do not exceed 25% of roof area if the total includes stair or elevator penthouses or screened mechanical equipment: b. Stair and elevator penthouses c. Mechanical equipment
Floor Area Ratio 23.47A.013	Compliant B.2. For structures containing both residential and nonresidential uses the FAR is 4.75 (a FAR of 4.25 is required if the structure is residential use only).
Single Purpose Residential 23.47A.004	Compliant Single-purpose residential buildings in commercial zones are permitted outright
Setbacks 23.47.014	Compliant No adjacent residential zoning- no setbacks required.

Parking	Compliant Because the site is located within the Uptown Urban Center no residential parking is required
Landscaping 23.47.016	Compliant 2. The Seattle Green Factor will require a .3 factor to be met based upon the square footage of the project
Street Trees 23.47.016	Compliant C.1. Required in planting strip; existing trees may count towards meeting requirement
Residential Amenity Space 23.47.026	Compliant A. Residential amenity areas, including but not limited to decks, balconies, terraces, roof gardens, plazas, courtyards, play areas, or sport courts, are required in an amount equal to five (5) percent of the total gross floor area in residential use. Gross floor area excludes areas used for mechanical equipment, accessory parking and residential amenity areas. B.1. All residents must have access to at least one residential amenity area; 2. Residential amenity areas may not be enclosed; 3. Parking areas, driveways, and pedestrian access to building entrances do not count as residential amenity areas; 4. Common recreational areas must have a minimum horizontal dimension of at least ten (10) feet, and no common recreational area can be less than two hundred and fifty (250) square feet; 5. Private balconies and decks must have a minimum area of sixty (60) square feet, and no horizontal dimension shall be less than six (6) feet.
Modulation	Not required in NC-3 (Neighborhood Commercial)
Driveways 23.54.030	Departure Requested D.Driveway requirements for residential and nonresidential uses are described below. When a driveway is used for both residential and nonresidential parking, it shall meet the standards for nonresidential uses described in subsection D2. 2. Nonresidential Uses. a. Driveway Widths. (1) The minimum width of driveways for one (1) way traffic shall be twelve (12) feet and the maximum width shall be fifteen (15) feet. (2) The minimum width of driveways for two (2) way traffic shall be twenty-two (22) feet and the maximum width shall be twenty-five (25) feet.

Requested Design Departures

There are four potential departures that the proponents are requesting.

- *Transparency of street-facing façades SMC 23.47A.008.B.2.a*
Due to the change in grade (approx. 8') along 3rd Ave West (the west property line) the façade facing the street may be limited as to how much transparency may be located within the required ground-related heights. The slab height of the main commercial level is located at the elevation of the northwest corner of the site. Since the commercial slab is flat and the space below this level is devoted to parking, little transparency is possible along this façade within 2 to 8 feet within the sidewalk elevation. Areas where the grade allows (i.e. along West Republican St.) transparency requirements and blank façade requirements will be met.
- *Driveway Width for a Combined Commercial and Residential Garage SMC 23.54.03.D*
The proponents are requesting a change from the required 22 ft. width of a garage entry to a 10 ft. width typically used for a residential only application. Due to the Uptown Urban Center overlay designation parking is not required for the residential units. Also, because the first 1,500 s.f. of each business establishment in a commercial does not require parking, no parking is required for the retail space. The four ground related units along W. Republican St. are live/work units rather than a typical commercial/retail storefront.
- *Height of Non Residential space SMC 23.47A.008.B.3.b*
The floor to floor height from the commercial level to Residential Level 1 is 14'-6". As the elevation rises along Republican St the floor level of the live/work space also rises to match the sidewalk height. The 2 western-most live/work are 1'-6" above the typical commercial level slab height making the floor to floor height 13'-0" and still in compliance. The 2 eastern-most live/work units are 3'-0" above the typical commercial level slab height making the floor to floor height 11'-6". A departure is requested to allow this decreased floor to floor distance.
- *Width of Structural Building(Bay Windows) Overhangs SMC 23.53.035.A.4.c*
The maximum length of each bay window or balcony shall be fifteen (15) feet at the line establishing the required open area, and shall be reduced in proportion to the distance from such line by means of forty-five (45) degree angles drawn inward from the ends of such fifteen (15) foot dimension, reaching a maximum of nine (9) feet along a line parallel to and at a distance of three (3) feet from the line establishing the open area. There are 3 bay windows along the north façade which exceed the maximum width allowed. Each bay extends 1'-0" over the R.O.W. and are 23'-0" which is greater than the 13'-0" allowed.

Requested Departures

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Guideline A-3 Entrances Visible from the Street

Entries that are visible from the street make a project more approachable and create a sense of association among neighbors.

*A-3-UP-1 Entrances in the Uptown Park District (Draft Supplemental Architectural Guidelines, Queen Anne Park Plan, Uptown Alliance, typ.)
Major entrances to developments within the Uptown Park District should be prominent and clearly distinguishable from the street. The use of distinctive designs with historical references is strongly encouraged. Design, detailing, materials, and landscaping may all be employed to this end. Building addresses and names (if applicable) should be located at entrances, tastefully crafted, and clearly identifiable from the street.*

Each of the preferred alternatives place the residential entrances at the corner, emphasizing the pedestrian access and clearly distinguishing the corner as a prominent design feature. The surrounding uses in the neighborhood are typically residential or ground-related retail/office space. Thus, emphasizing the entrance from the street would further activate the street-level experience and create a sense of activation between neighbors.

Guideline A-10 Corner Lots

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

*A-10-UP-1 Corner Lots in the Uptown Park District
Generally, buildings with the Uptown Park District should meet the corner and not be setback (with the exception of the District-wide landscaped setback). Building designs and treatments as well as any open space areas should address the corner and promote activity. Corner entrances are strongly encouraged, where feasible.*

A prominent design pattern in the Uptown Neighborhood is the strong association of residential entrances towards the street corner. The favored alternative directs the pedestrian associated activity towards the corner and the parking structure entrance is off of the alley. Strong architectural expressions on the corner further enhance the articulation of the massing and give greater attention to the entrance of the residential space.

Guideline B-1 Height, Bulk and Scale Compatibility

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. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between the anticipated development potential of the adjacent zones.

*B-1-UP-1 Design for Views and Pedestrian Character
Consistent with Supplemental Guidelines a-1-UP-1 (Special Attention to Siting), new buildings should be designed to promote neighborhood pedestrian character.*

The project site does sit on a zoning transition (the height limit on the north side of West Republican Street is 40 ft. compared to the 65 ft. height limit of the project site). However, the existing topography lends to a natural step down progression of the height. In this case, each alternative lowers the height of the north elevation to the maximum height of the south property line (which is lower due to the grade change). Thus the height is not being maximized along West Republican St. Each of the design alternatives demonstrate a comparable scale and bulk to the typical building type in the Uptown neighborhood.

Guideline C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

*C-1-UP-1 Uptown Park District Character
The design of new development in the Uptown Park District should provide a design basis for the consolidation of the District as a high quality residential and commercial neighborhood, and distinct from the adjacent urban center. Extensive, landscaping, the use of brick and inlaid tile as building materials, design which promote an appearance of substance and quality are recommended to promote Uptown Park's desired character.*

*C-1-UP-2 Uptown Park Building Articulation
The Uptown Park District prefers an architecture which emphasizes human scale and quality detailing and materials and which remains compatible with the existing community.*

For each of the design alternatives the material selection will represent a strong correlation to the existing building materials that liken to the historic nature of the neighborhood. The use of brick will be used to pull from the surrounding context and provide a strong correlation to the human scale and provide a level of detailing that will enhance the pedestrian experience. The use of brick at the ground level especially will help to provide a visual base for the structure, further enhancing the street level orientation.

Landscaping will be employed to help to soften the ground plane and invite pedestrian activity. The areas where landscaping will be featured will be in planting strips near the apartment lobby entrance and in the planting strips in the right of way. These plantings shall be primarily drought tolerant and able to withstand the nearby foot traffic.

Guideline 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.

In general, the roofline or top of the structure should be clearly distinguished from its façade walls.

C-2-UP-1 Neat and Cohesive Appearance

Uptown Park District buildings and landscaping should strive to create projects with an overall neat and cohesive appearance.

For each of the design alternatives the massing, program layout and finish materials will each be used to articulate the uses and human scale of the building. The overall architectural concept will appeal to the street level pedestrian experience and provide appropriate massing for the context of the neighborhood.

Guideline C-4 Exterior Finish Materials

Buildings 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.

C-4-UP-1 Preferred Exterior Finish Materials in the Uptown Park District

The use of historic-looking brick and tile facades are strongly encouraged within the Uptown Park District to create a more consistent, unified, and historic appearance throughout the district. The use of decorative brick façade is consistent historically within the Uptown area, with a strong concentration just north of the district across W. Mercer Street. Façade detailing is strongly encouraged and buildings may incorporate both materials to provide a richer finish.

C-4-UP-2 Decorative Materials Throughout

Decorative exterior treatments using brick, tile, and/or other interesting exterior finish materials through the development and strongly preferred. Quality exterior finish materials should be incorporated at all levels and on all exterior walls.

C-4-UP-3 Exterior Coloring

Exterior coloring should reflect natural materials and large expanses of garnish colors should be discouraged.

While the building may not be a replicate of some the more historical structures in the area many of the finishes and detailing will provide an articulation of the existing fabric. Material finishes, massing and colors should all reflect the existing character of the area and demonstrate a thoughtful and lasting approach to the materials.

Guideline 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.

Given that the project is sited on a corner on one side and alley on the other the most appropriate location of the garage entrance is off of the alley. This simultaneously achieves the two goals of minimizing the elevational treatment of the garage entrance (effectively hiding the entrance) and pulling the entrance from the corner.

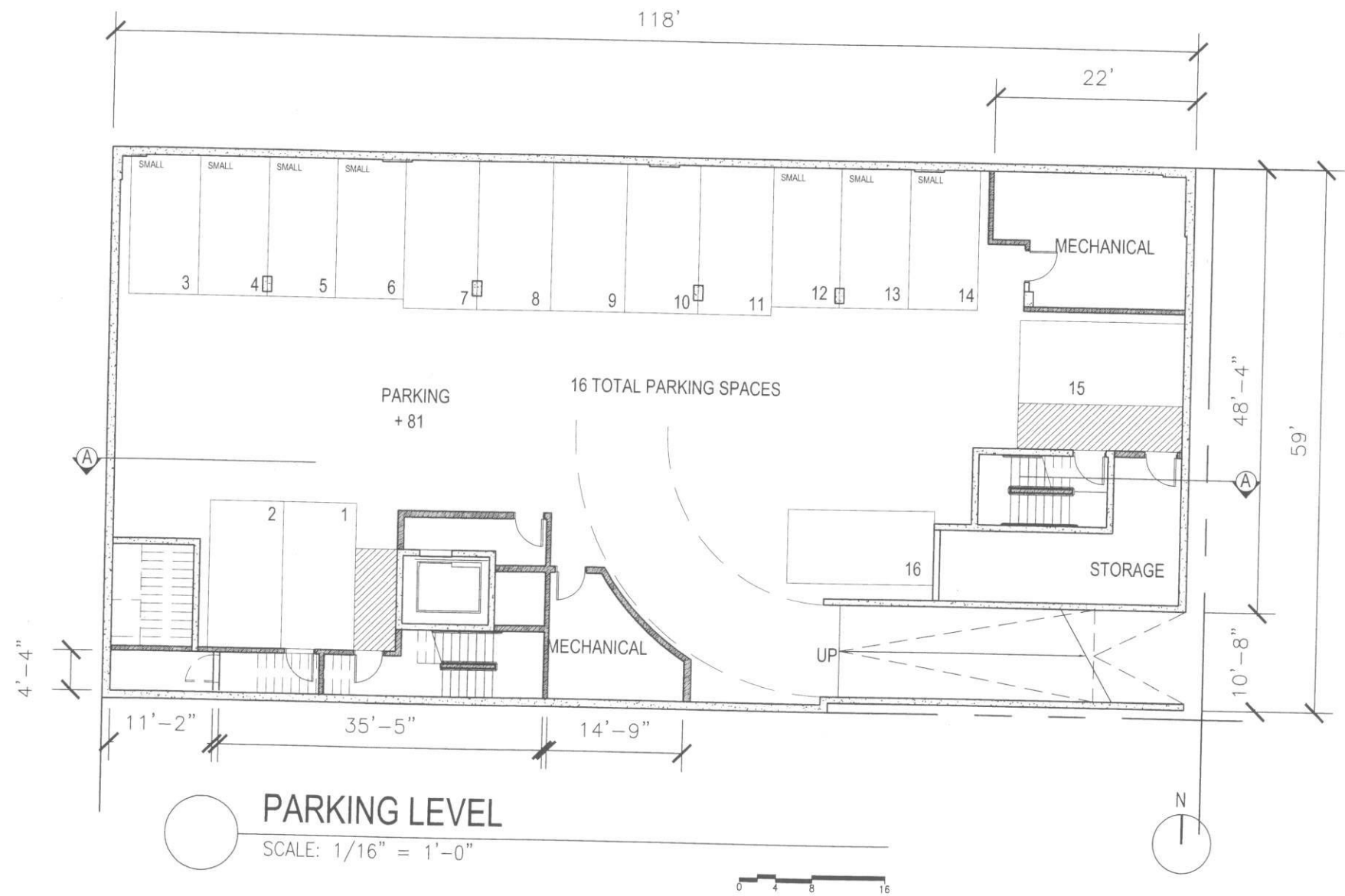
Guideline D-5 Visual Impacts of Parking Structures

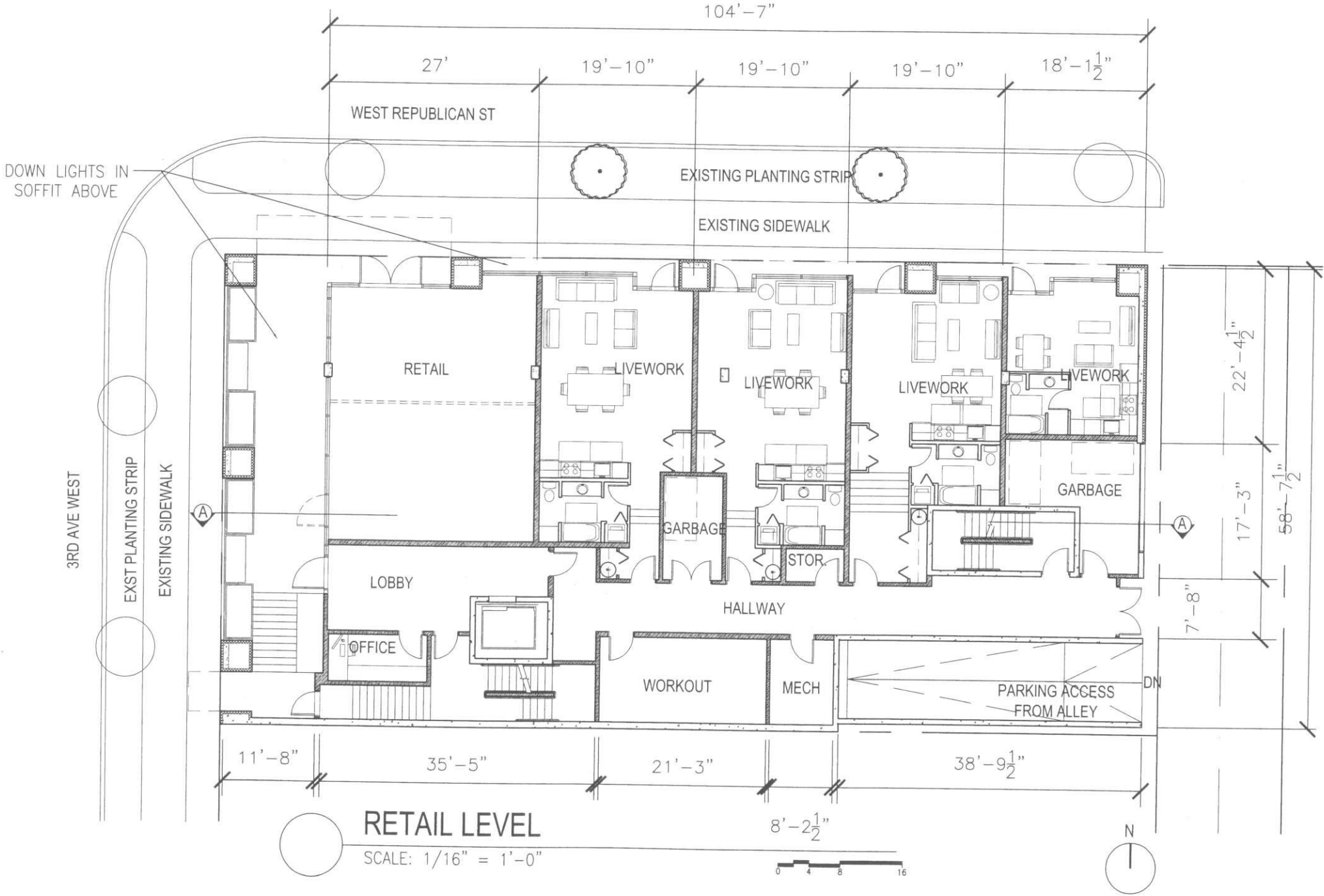
The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent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

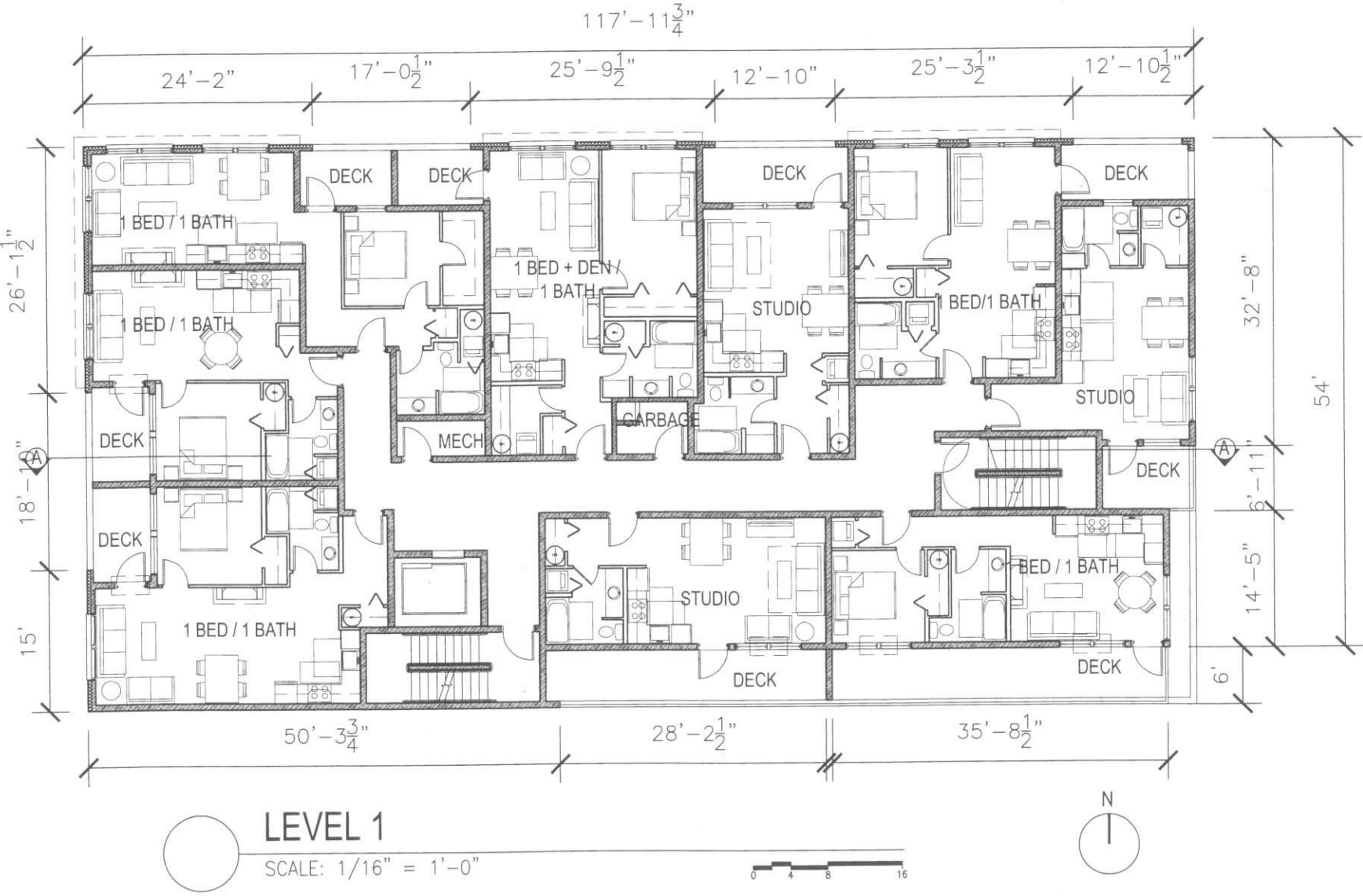
D-5-UP-1 Parking Structures in Uptown Park

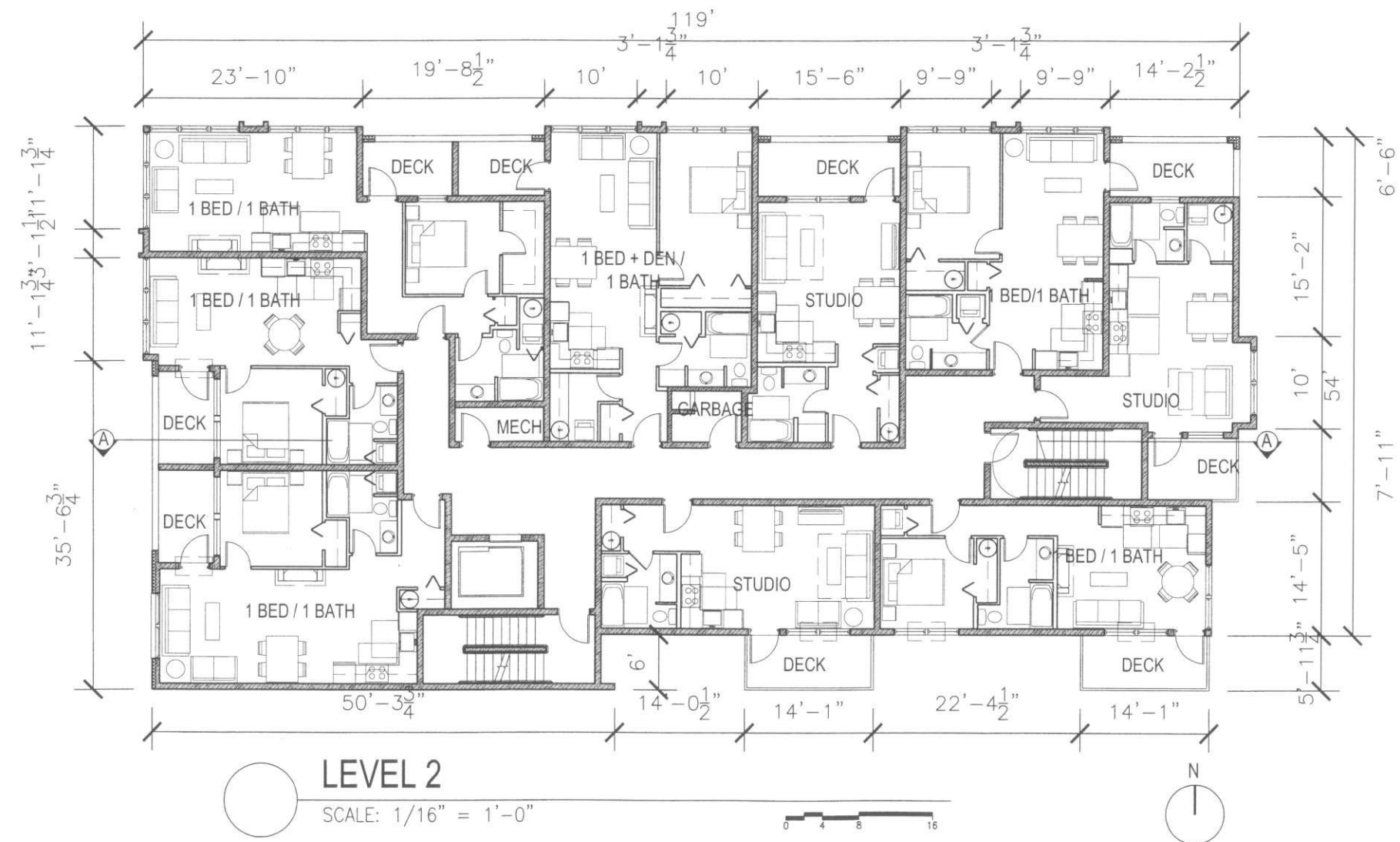
Designs which lessen the visibility of parking structures are preferred. Garages and parking structures should be landscaped to reduce their visual impact. Landscaping may include climbing plantings and other landscape means to reduce the impact of larger blank walls. Large, open paved driveways and carports are strongly discouraged. Alley access is preferred, if feasible.

The visual impacts of the parking garage will be greatly minimized due to its siting and below grade construction. The upper level of parking will be shielded from the street by a buffer of street-related retail and office spaces. The grade allows for the garage entrance to be located off of the alley and provide access to two levels of parking with minimal ramps. Each of the design alternatives locate the garage access off of the alley. The blank façade along 3rd Ave caused by the garage will be landscaped with climbing plants so as to minimize its visual impacts.



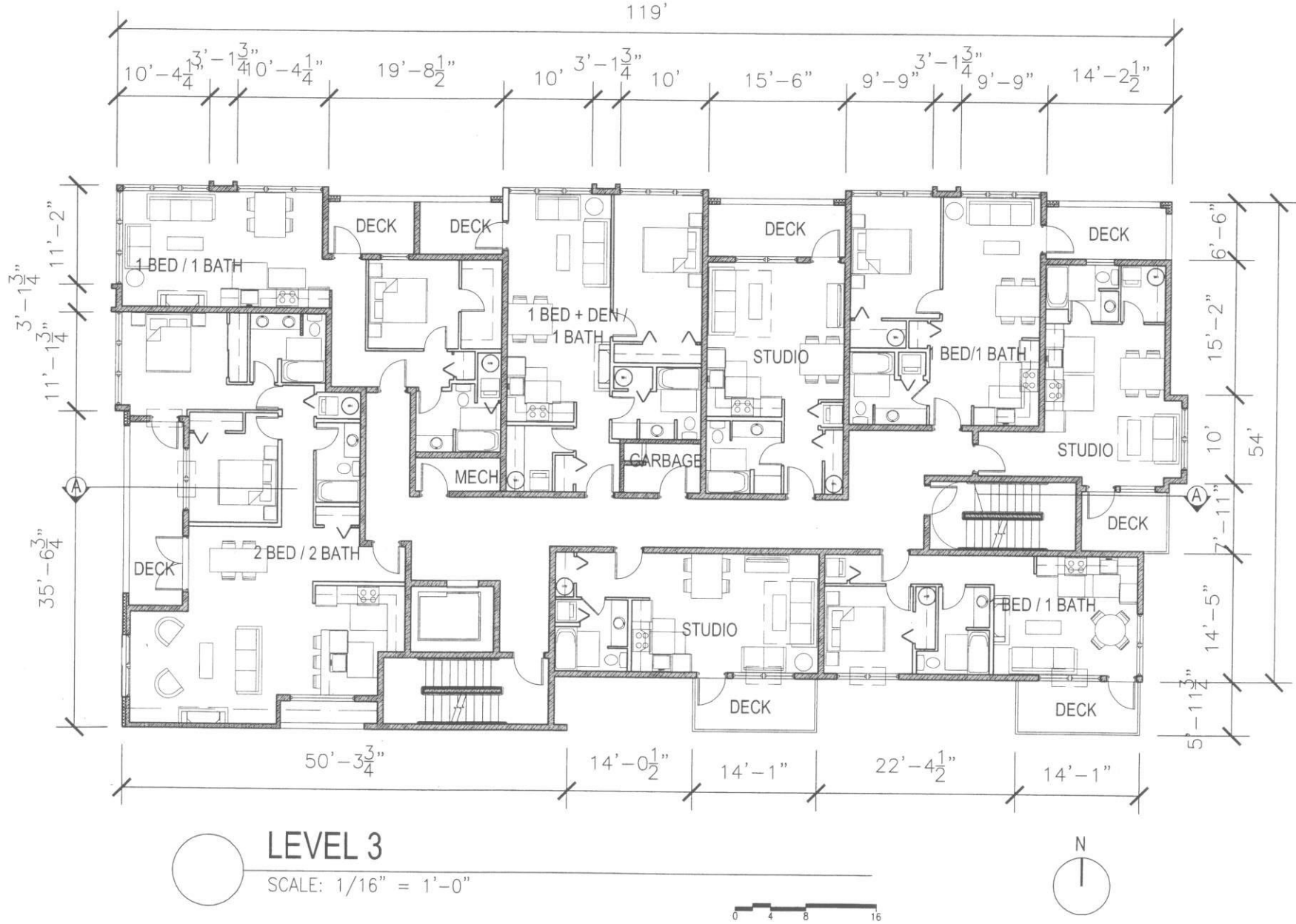


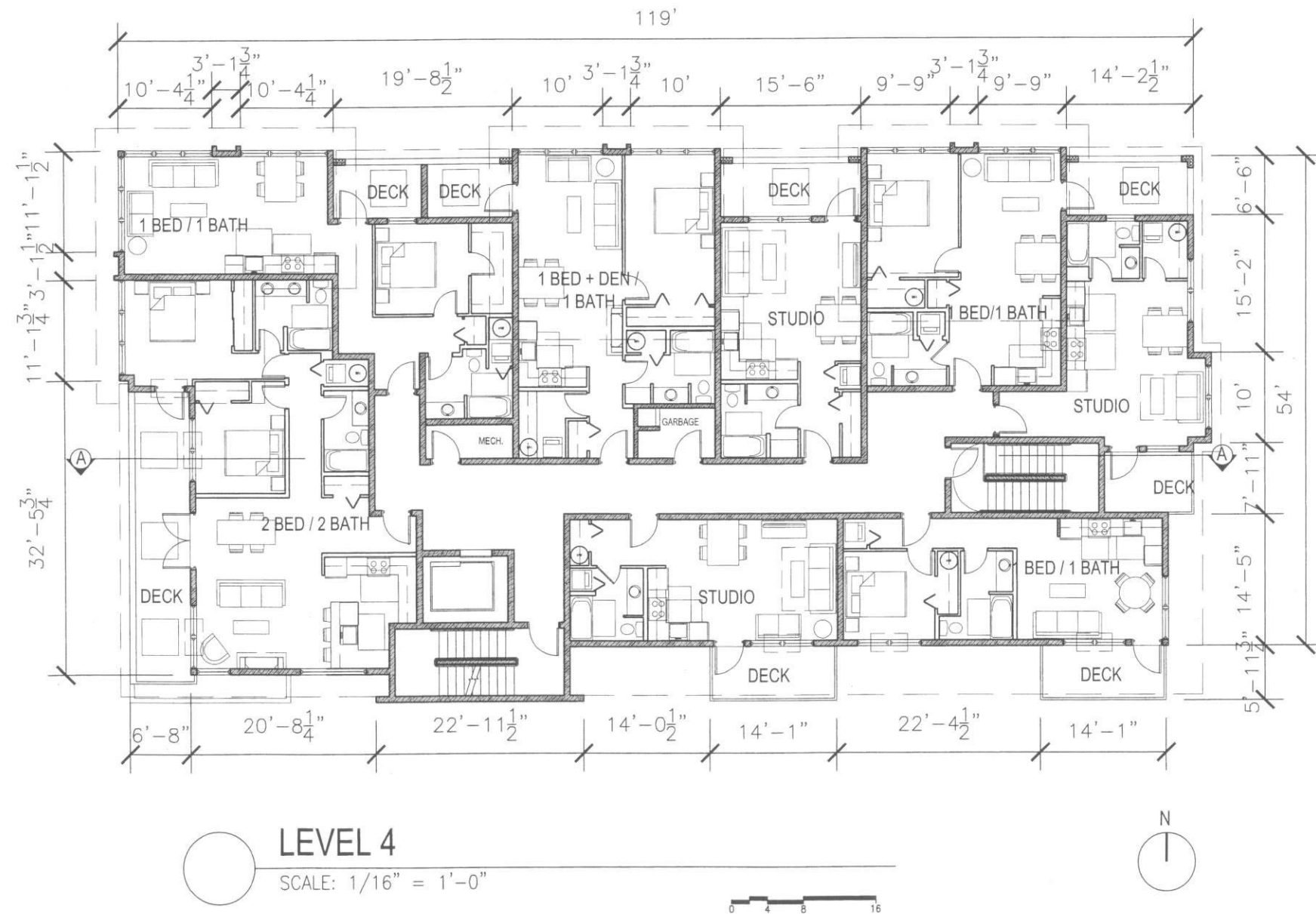




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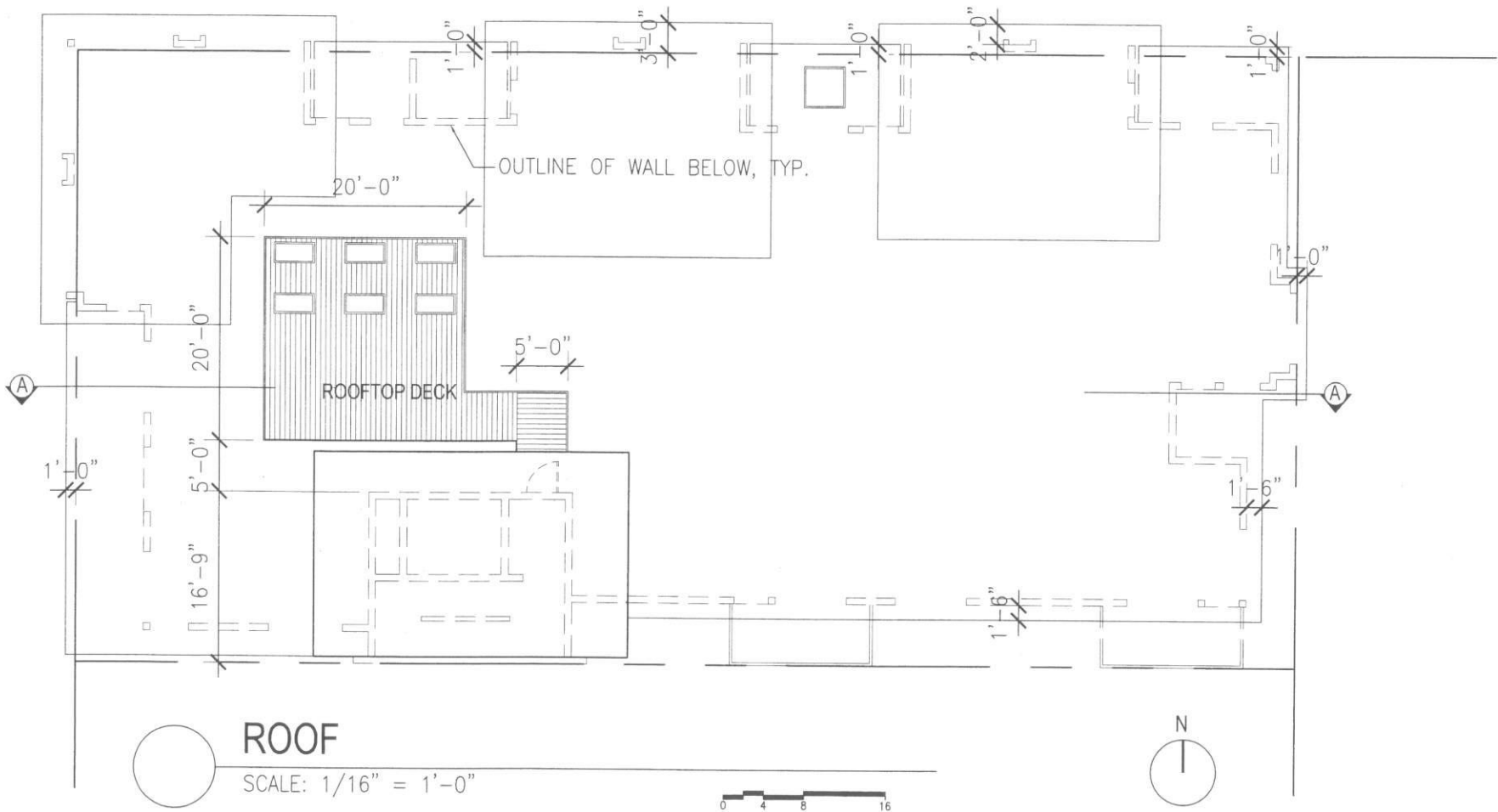
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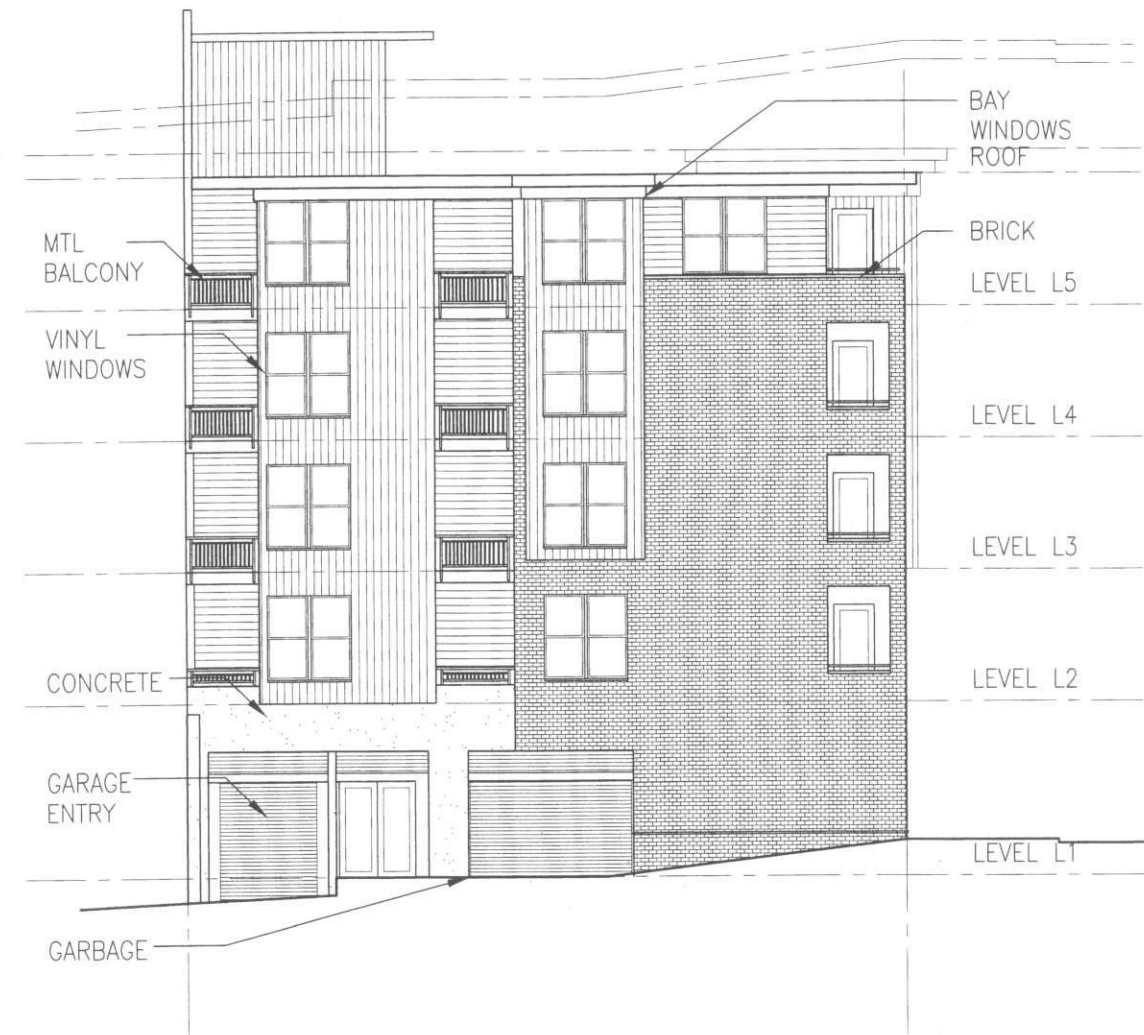
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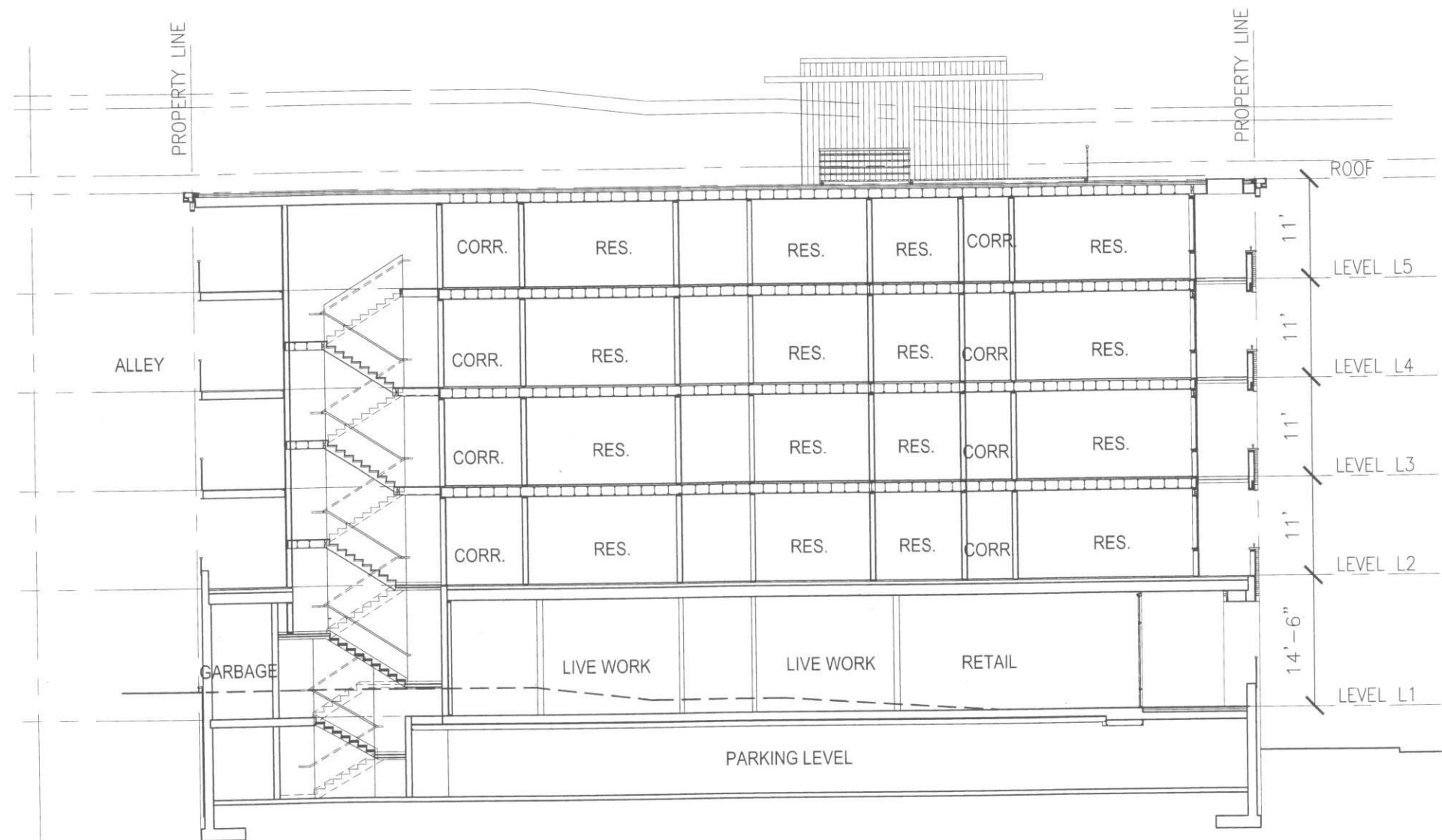




SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"



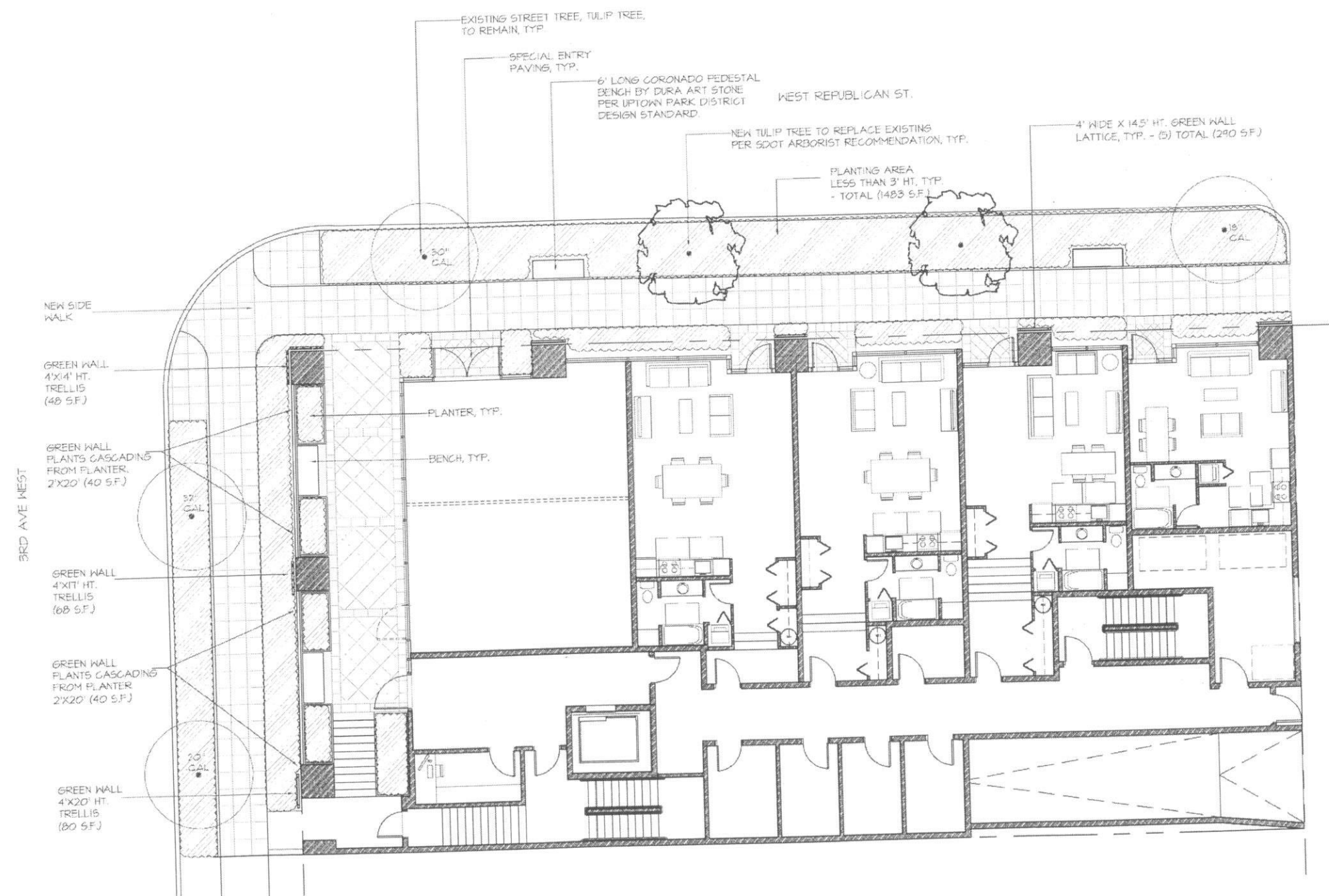
BUILDING SECTION

SCALE: 1/16" = 1'-0"



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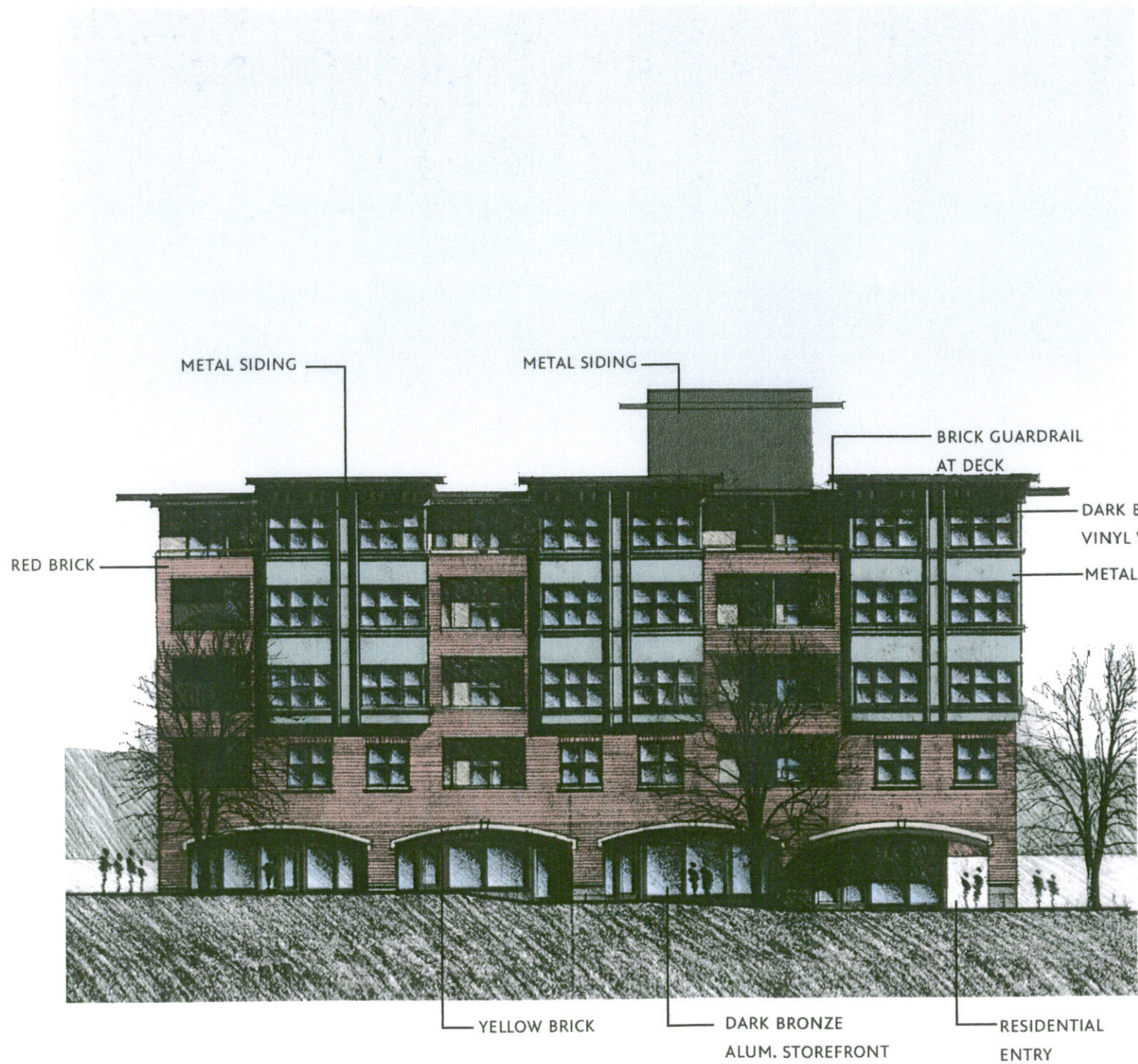
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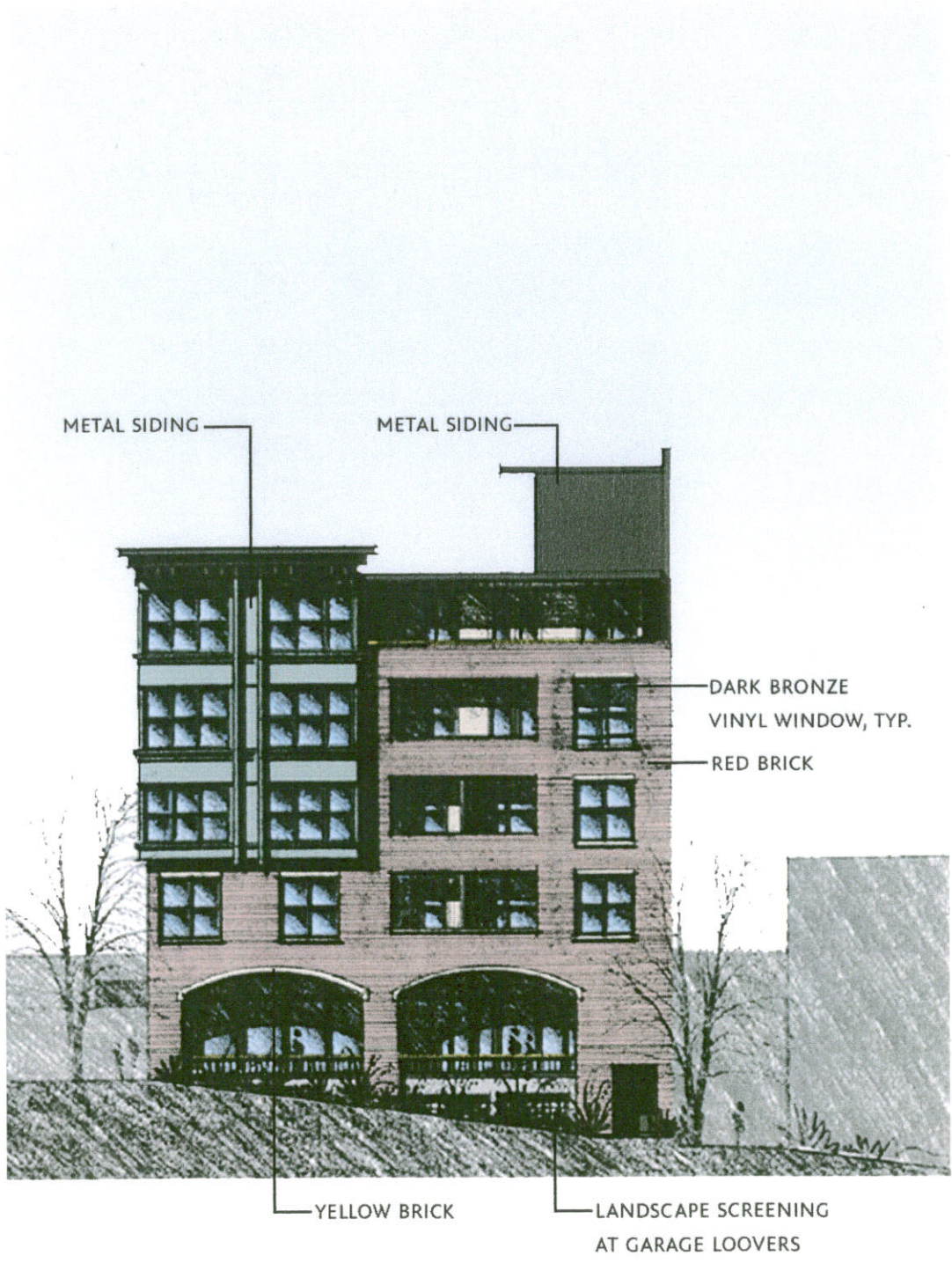
Darwin Webb  *Landscape Architects, P.S.*
*Landscape Architecture
Site Planning
Fine Garden Design*

Landscape Plan

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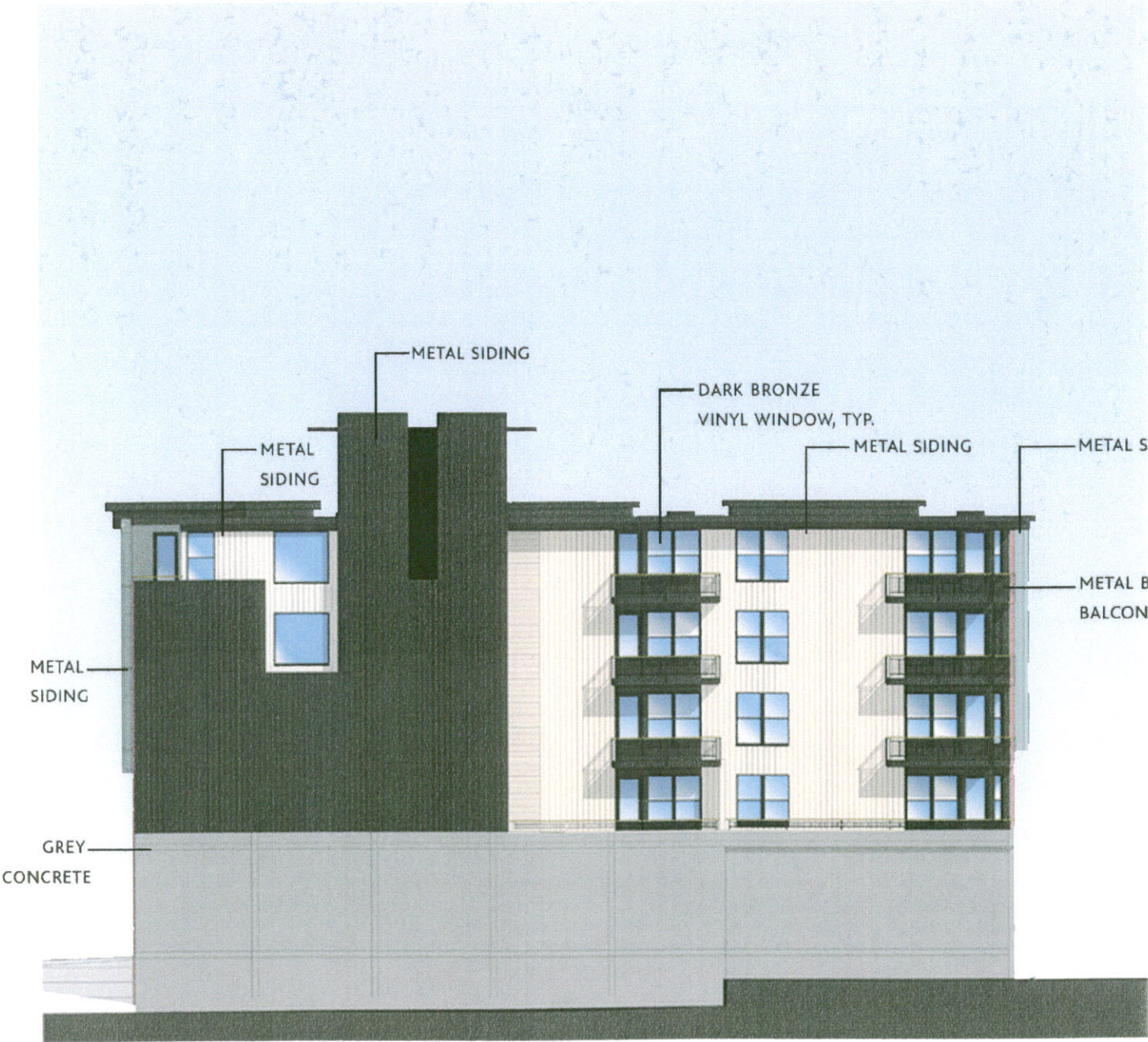
North Elevation



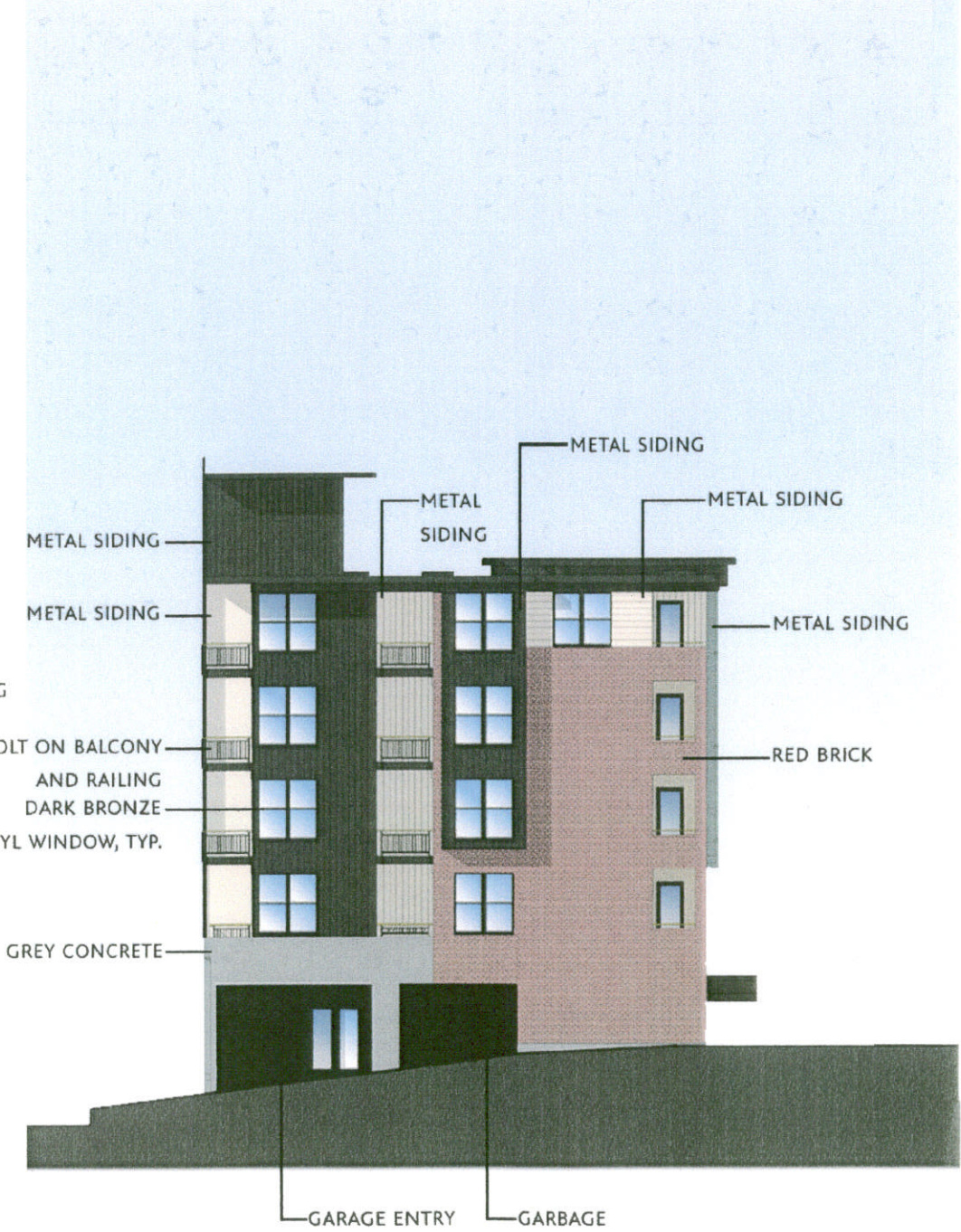
West Elevation

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South Elevation



East Elevation



Views from 3rd and Republican

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View south from
across Republican



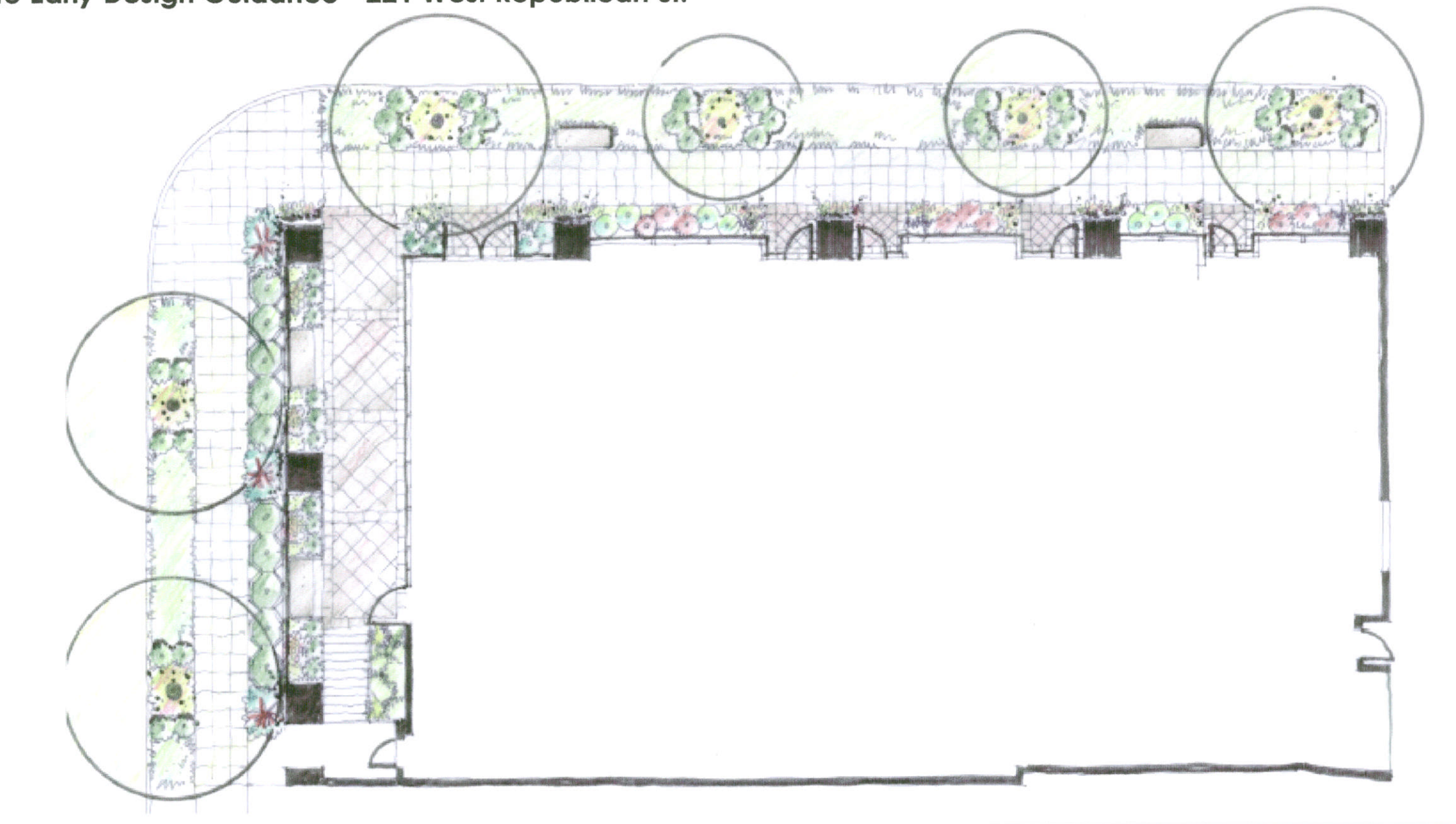
View west along Republican



View east from
across 3rd

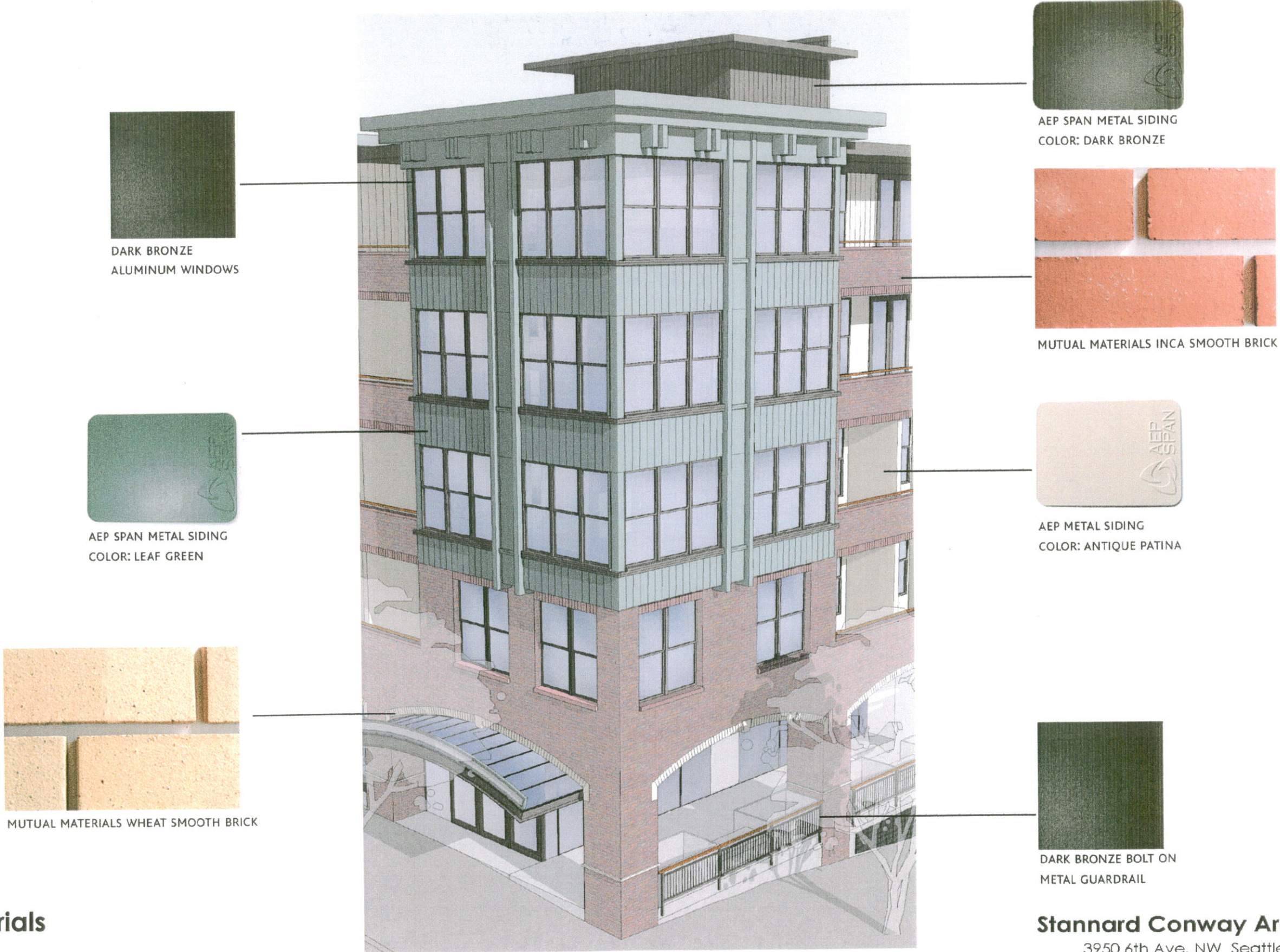
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The Anderson Apartment
221 West Republican St., Seattle Wa
By Darwin Webb Landscape Architects

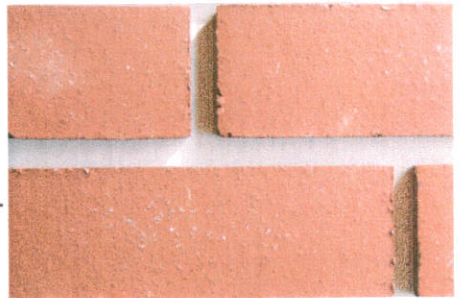
Scale: 1" = 10'-0"



DARK BRONZE
ALUMINUM WINDOWS



AEP SPAN METAL SIDING
COLOR: DARK BRONZE



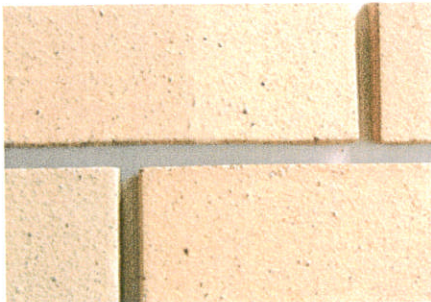
MUTUAL MATERIALS INCA SMOOTH BRICK



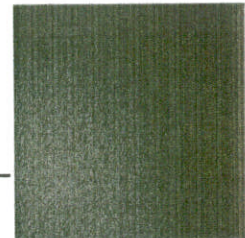
AEP SPAN METAL SIDING
COLOR: LEAF GREEN



AEP METAL SIDING
COLOR: ANTIQUE PATINA



MUTUAL MATERIALS WHEAT SMOOTH BRICK

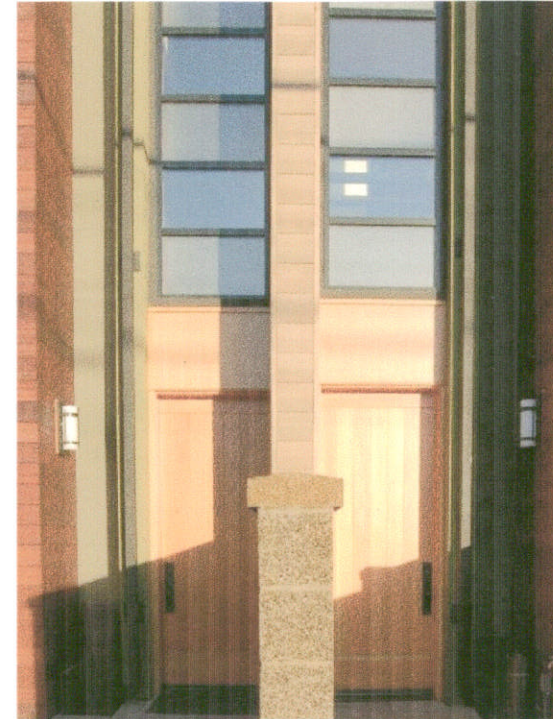


DARK BRONZE BOLT ON
METAL GUARDRAIL

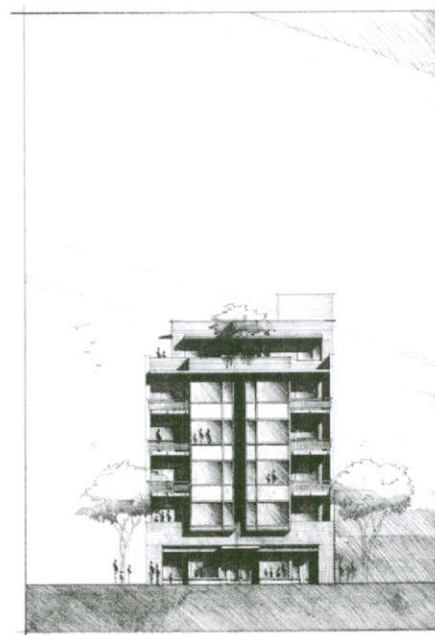
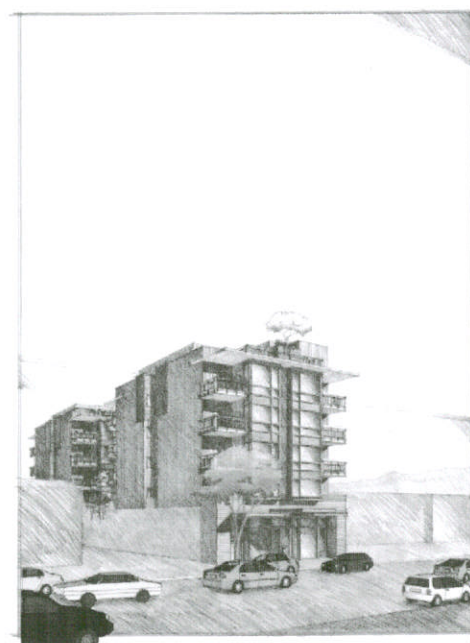
Exterior Materials

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Days End Townhouses
Mt. Baker Neighborhood, Seattle



Counterbalance Lofts
Uptown/Lower Queen Anne, Seattle



Market Street Apartments
Ballard Neighborhood, Seattle



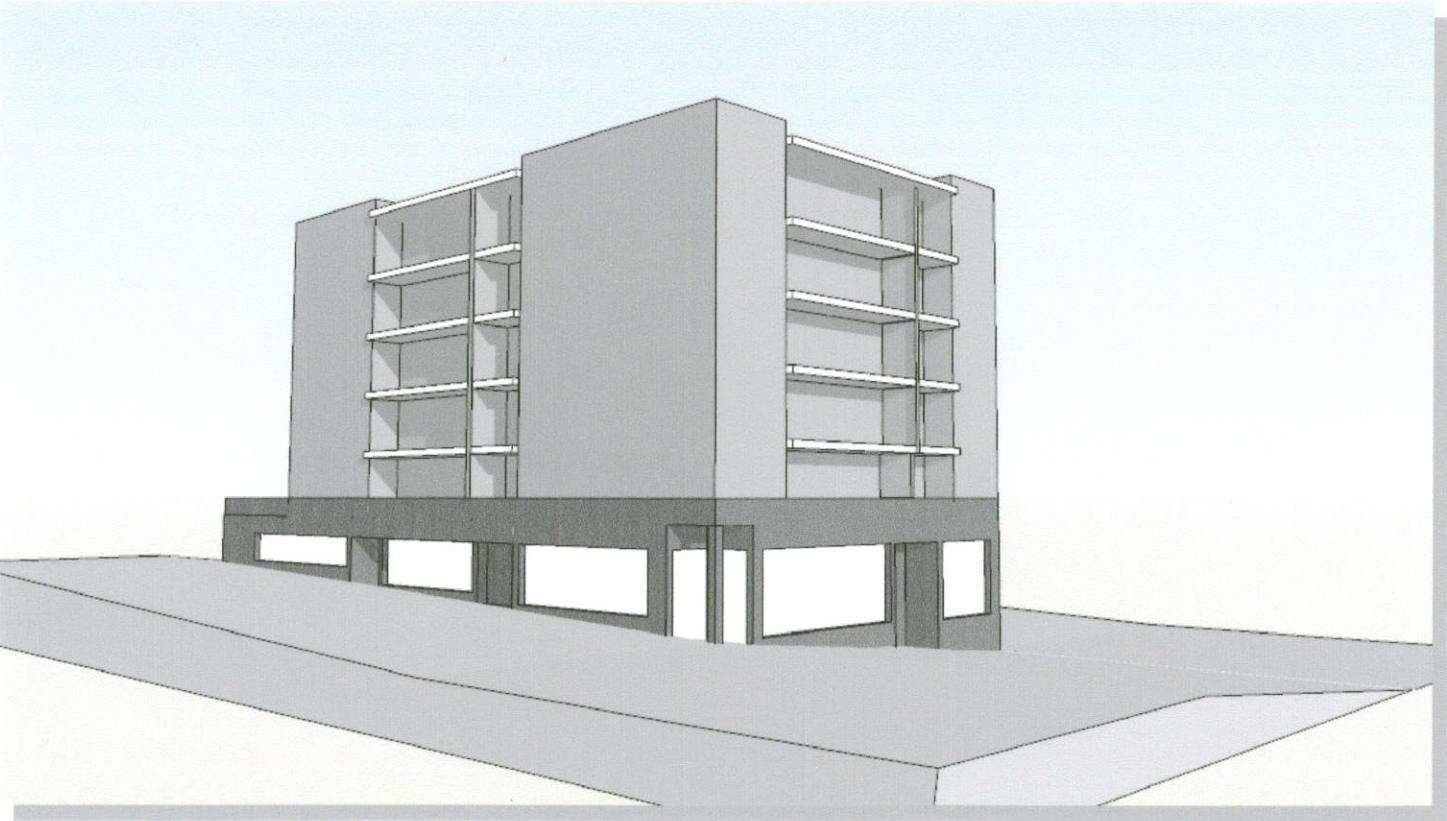
Townhouses
Issaquah Highlands, WA



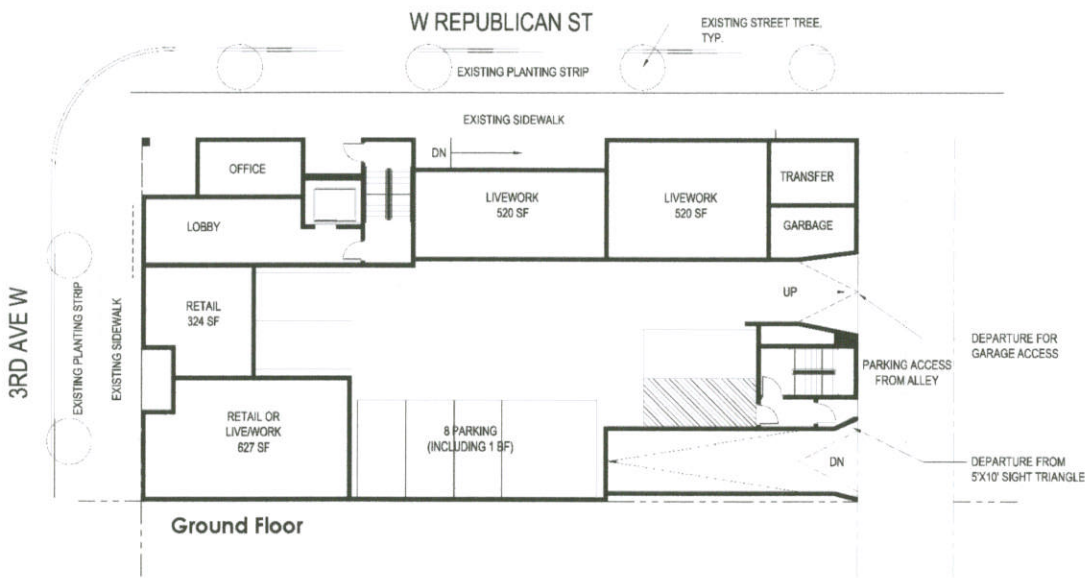
Examples of Work

Stannard Conway Architects

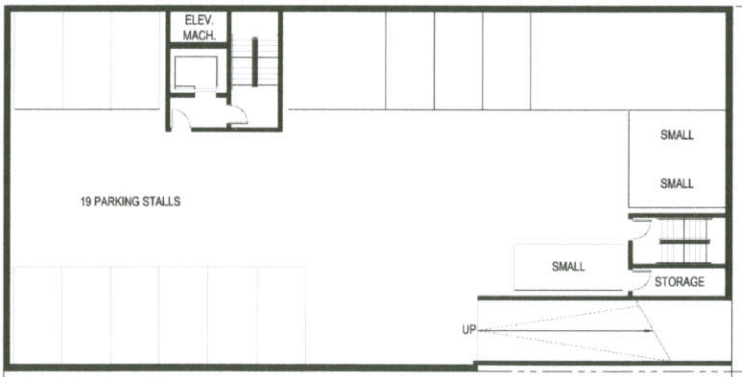
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Residential Floors 2-6



Ground Floor



Parking Level 1

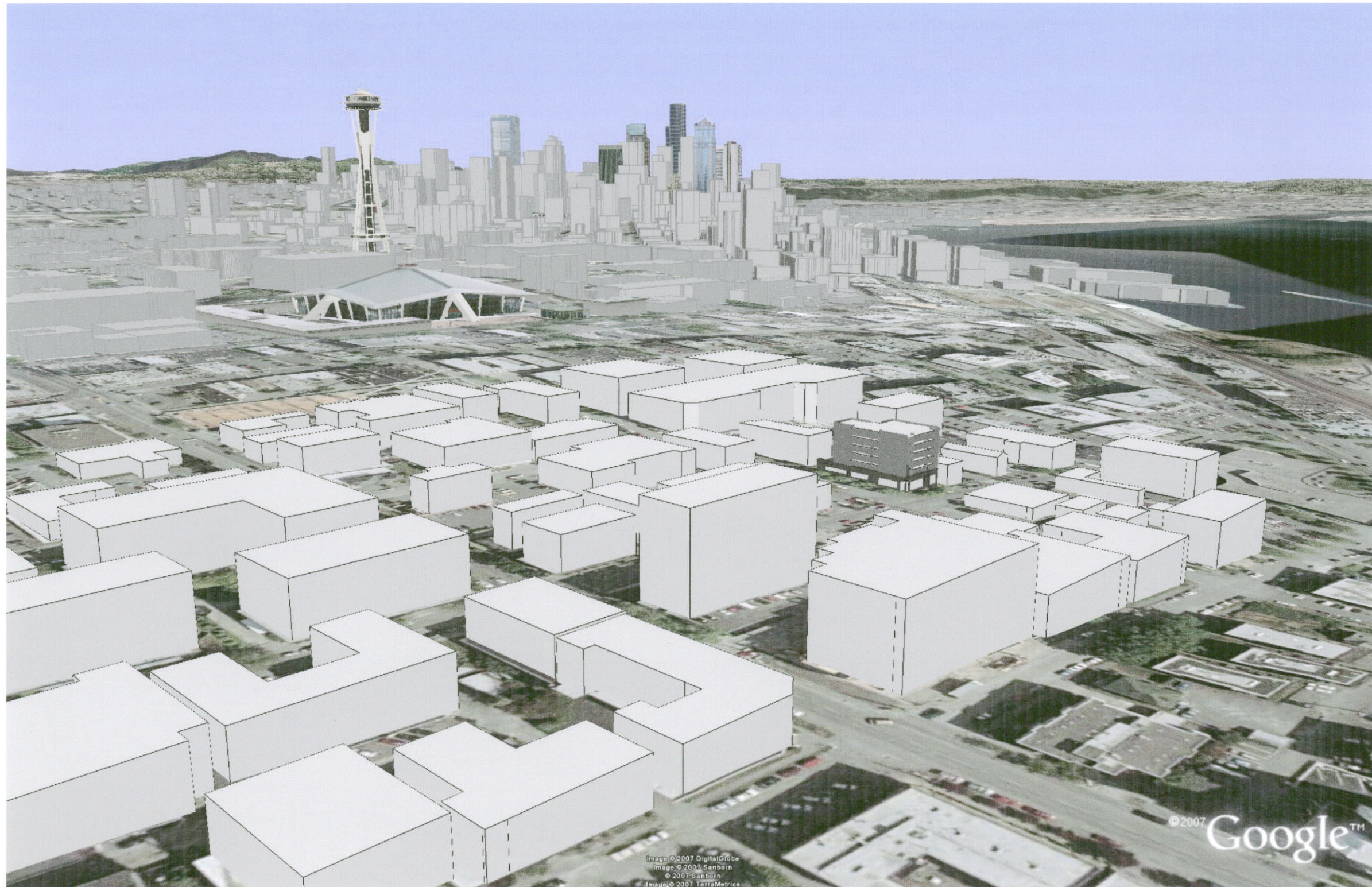
Description Street Level

The street level for each of the alternatives places live/work along W Republican, the entrance for the apartment building at the corner and live/work or commercial along 3rd Ave W. Because the site is located within the Urban Center no parking is required. Parking has been provided for the apartments and access is located off the alley.

Massing Alternative 1 – Block

Description: Building Mass
Double-loaded corridor provides access to all units. The planted roof is located on the South and receives Southeast light. The building provides residential frontage on 3rd Ave W and W Republican Street. There are five levels of apartments. The one bedroom and studios alternate on both 3rd Ave W and W Republican Street. There are views to the West and South of Elliott Bay. The units at the corners will have light from multiple directions. The corners of the structure are closed and the decks are grouped together.

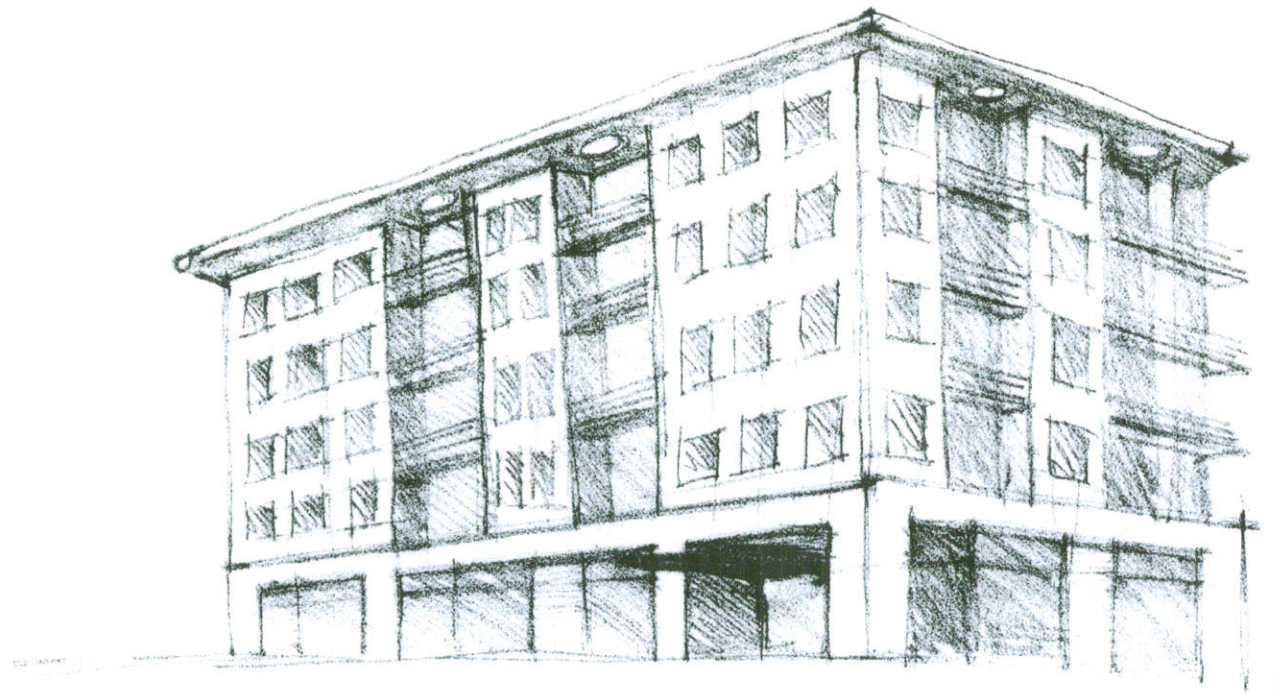
Massing Alternative #1



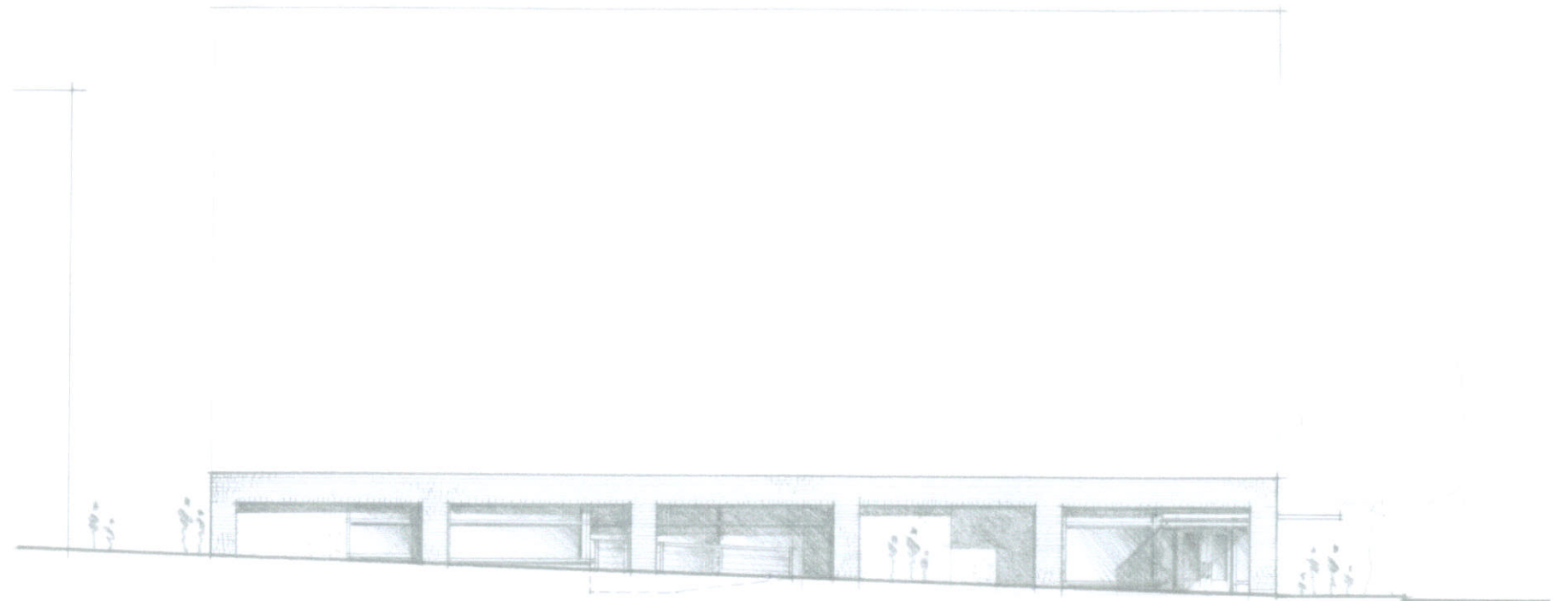
Massing Alternative #1

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Development Sketch
Perspective from the corner of 3rd Ave West and
West Republican St.

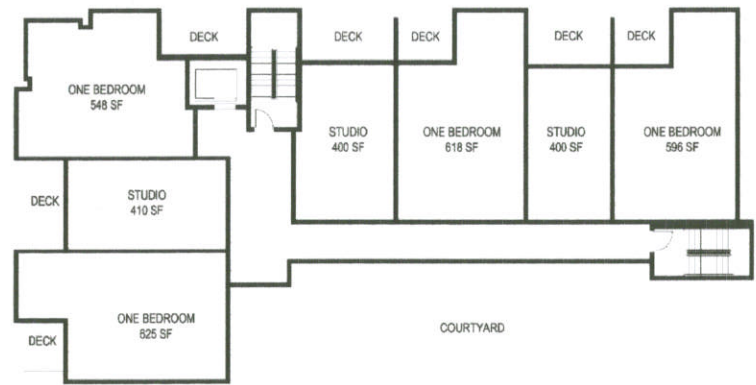
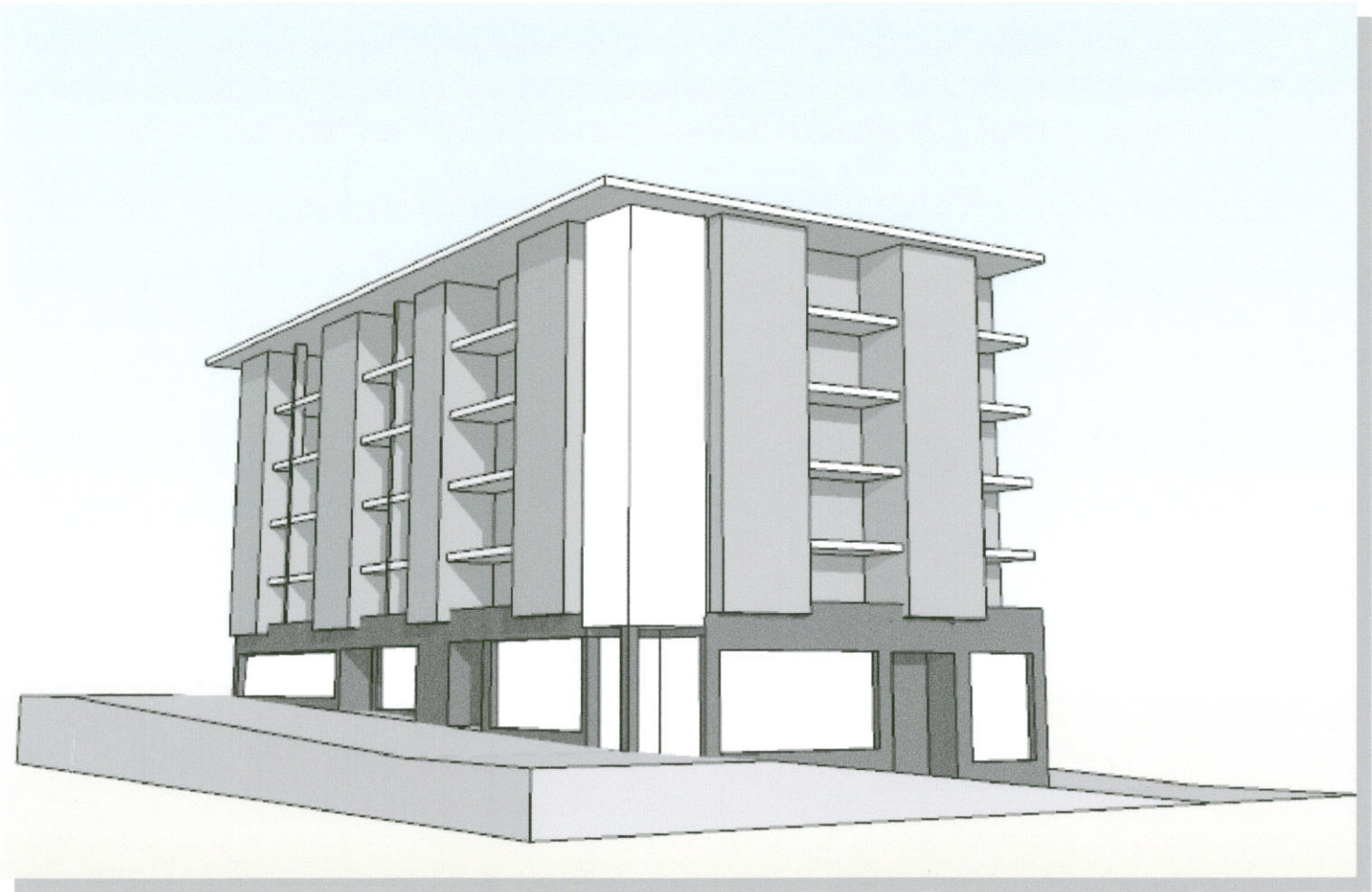


Street-Level Elevation

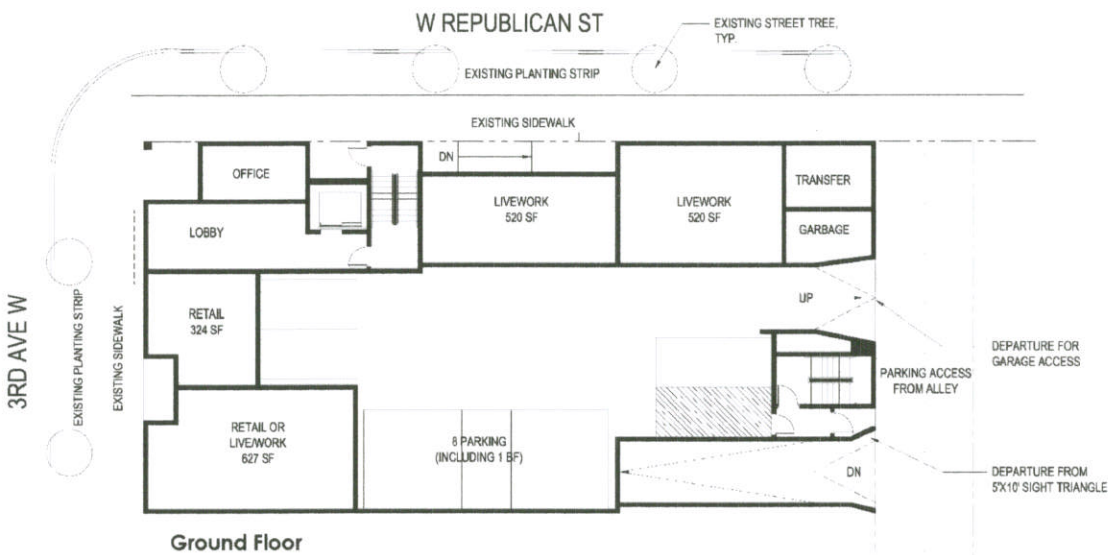
Street-Level Vignette

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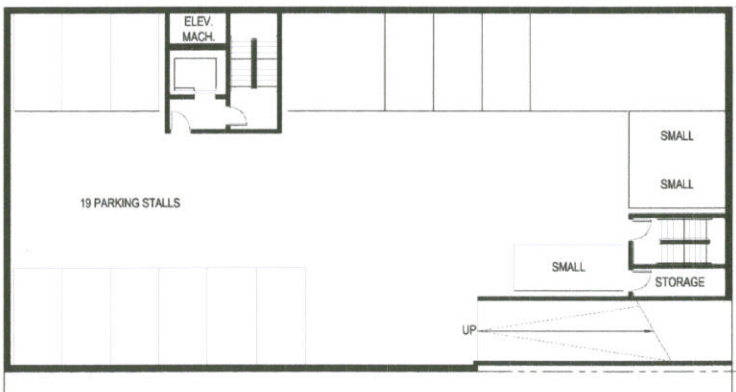
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Residential Floors 2-6



Ground Floor



Parking Level 1

Description Street Level – Single Loaded

The street level for the single loaded corridor alternatives places live/work along W Republican, the entrance for the apartment building at the corner and live/work or commercial along 3rd Ave W. Because the site is located within the Urban Center no parking is required. Parking has been provided for the apartments and access is located off the alley.

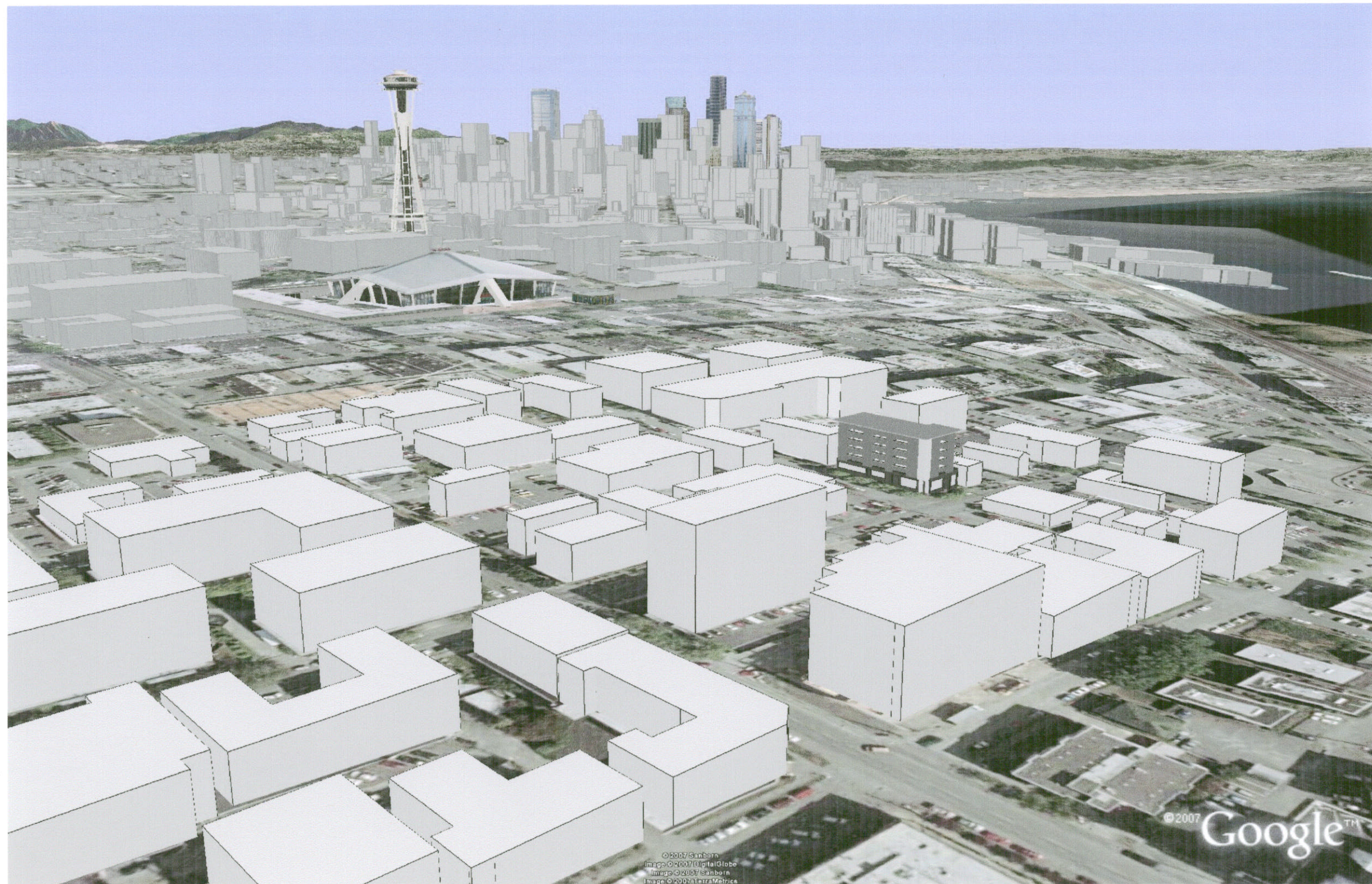
Massing Alternative 2 – Single Loaded L

Description: Building Mass
Single-loaded corridor looks over the planted roof below. The planted roof is located on the South and receives South light. The building provides residential frontage on 3rd Ave W and W Republican Street and the alley. There are five levels of apartments. The one bedroom and studios alternate on both 3rd Ave W and W Republican Street. There are views to the West and South of Elliot Bay. The units at the corners will have light from multiple directions. The corners of the structure are open and the decks try to remain singles.

Massing Alternative #2

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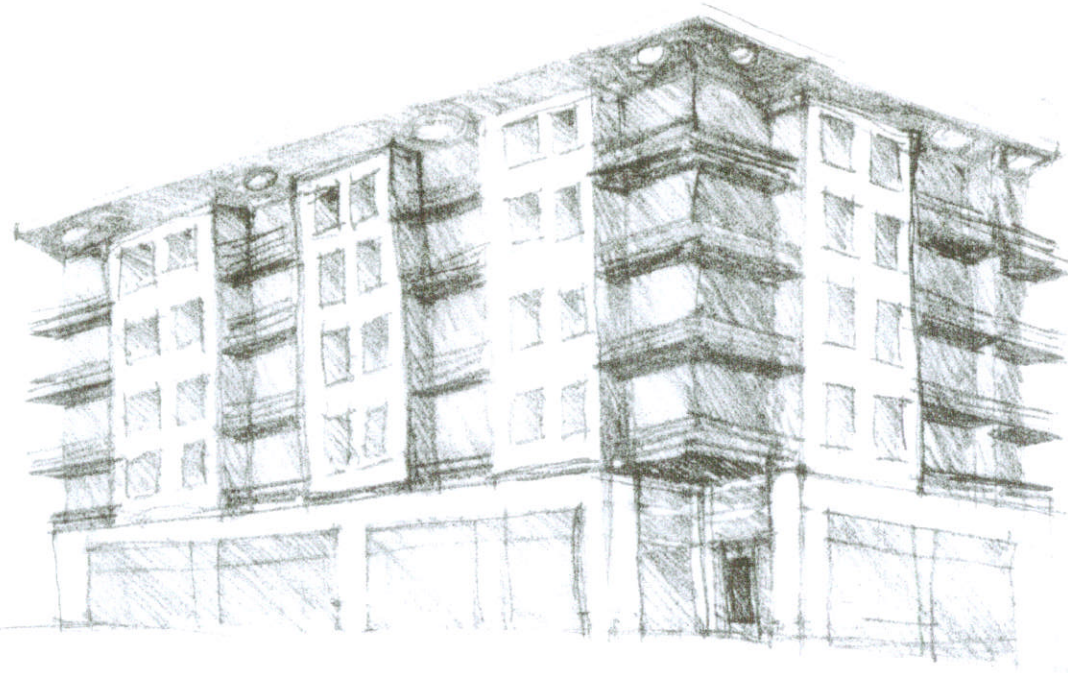
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Massing Alternative #2

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Development Sketch
Perspective from the corner of 3rd Ave West and
West Republican St.

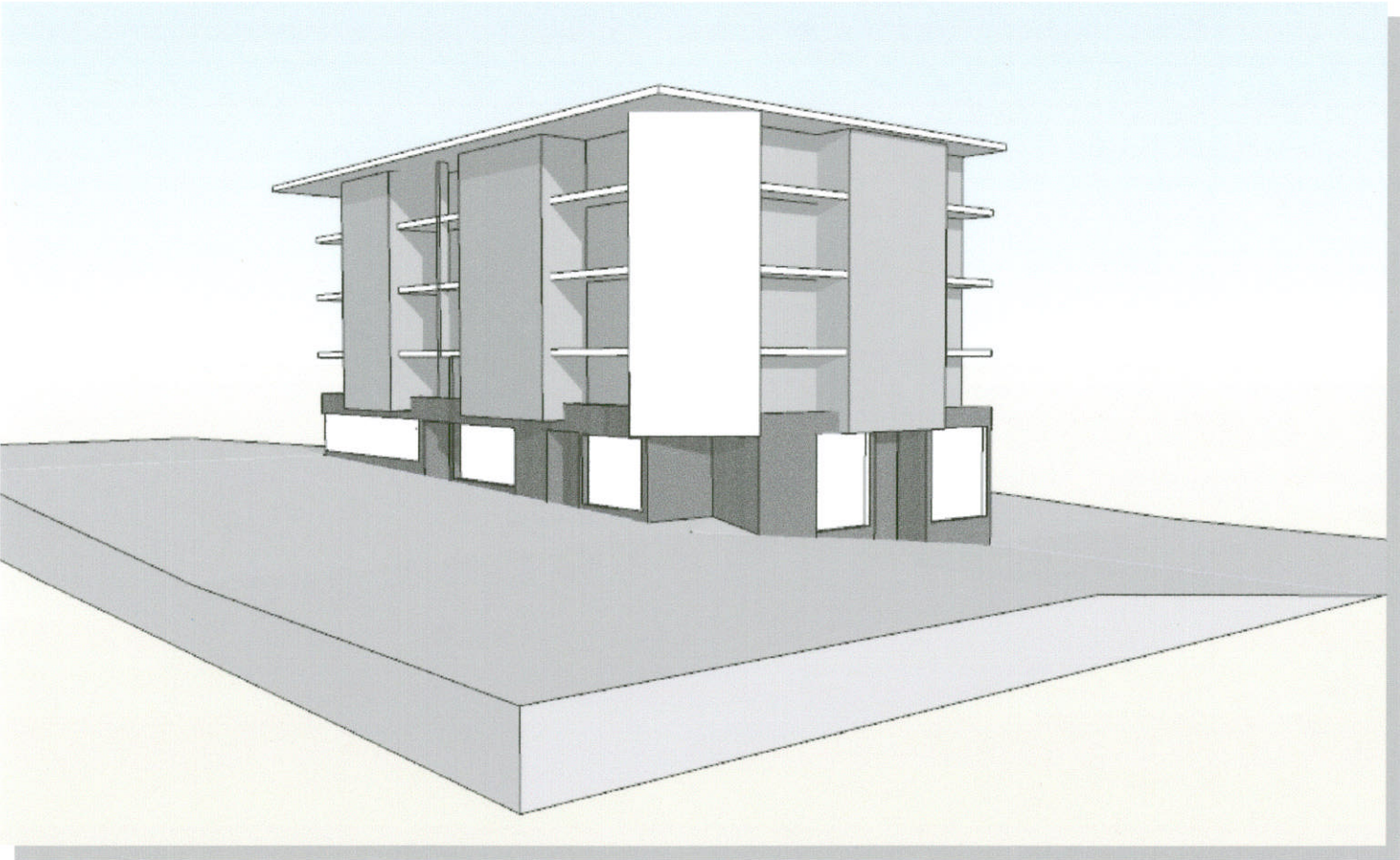


Street-Level Elevation

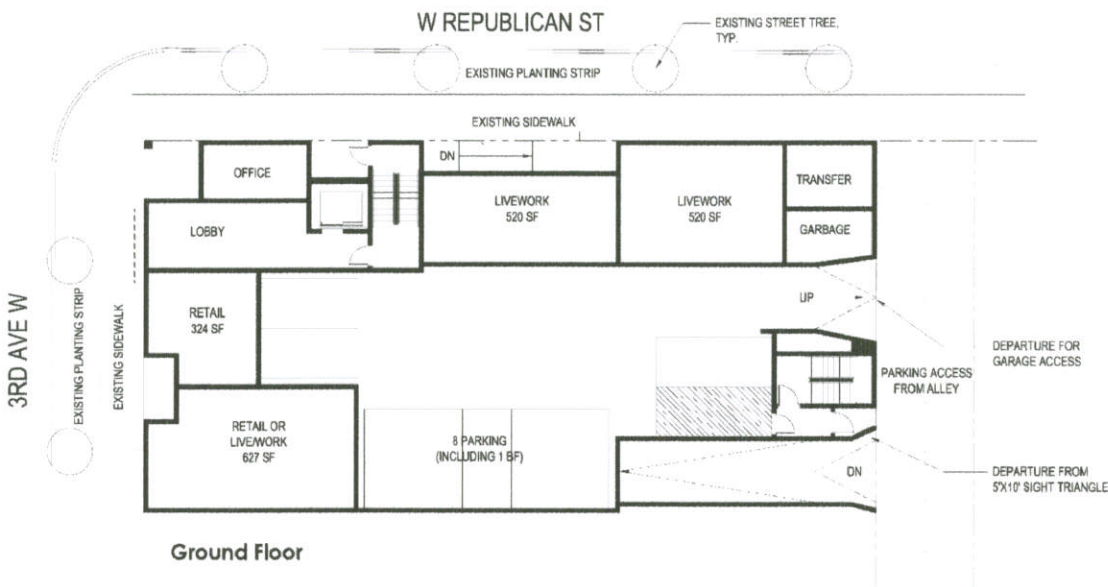
Street-Level Vignette

Stannard Conway Architects

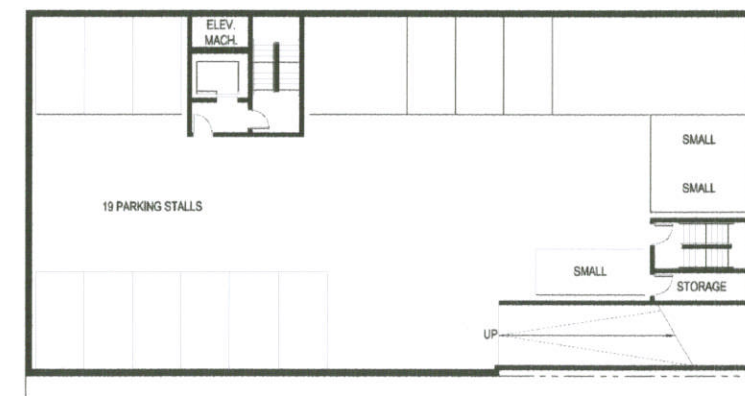
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Residential Floors 2-5



Ground Floor



Parking Level 1

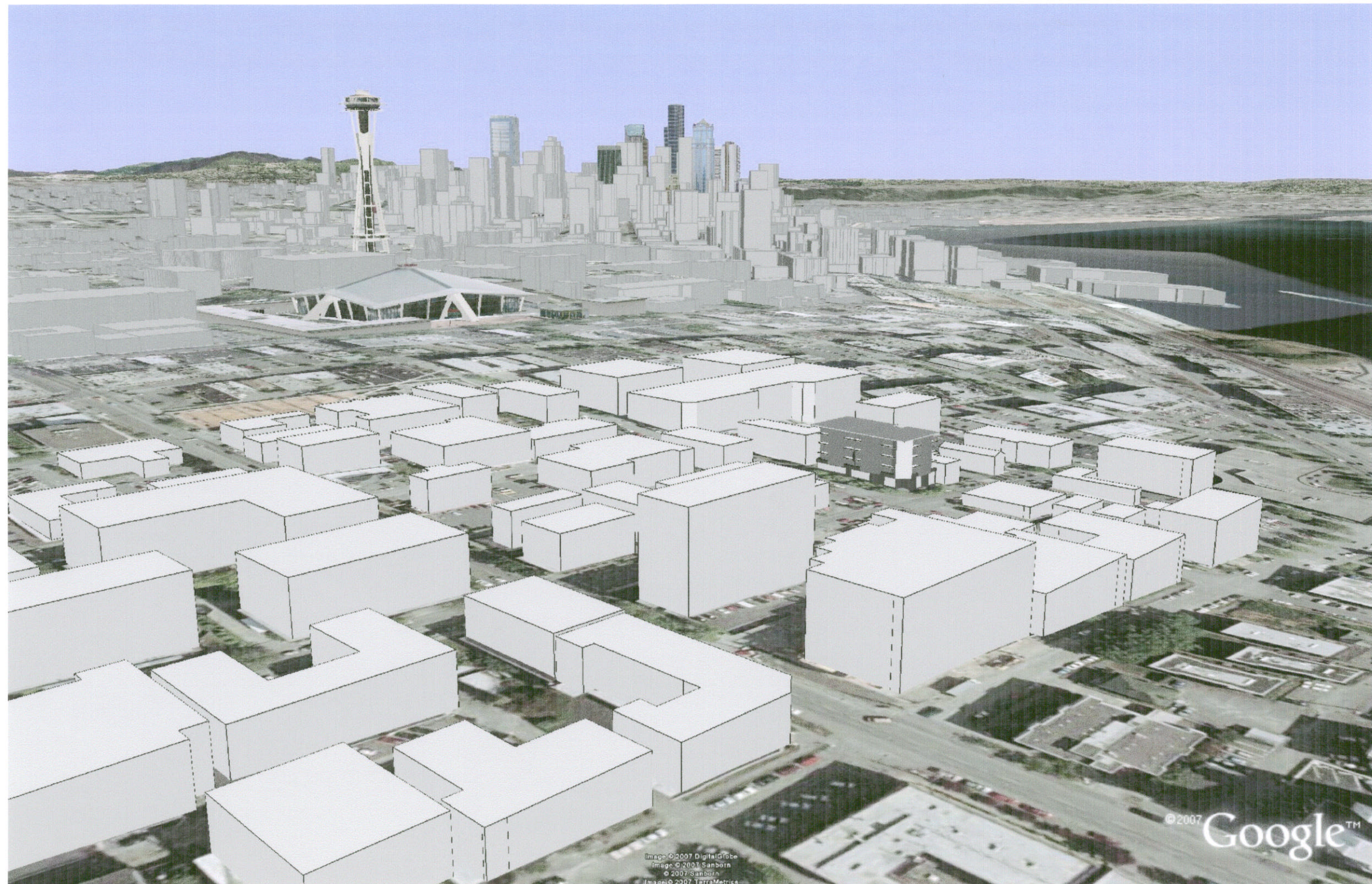
Description Street Level- Double Loaded

The street level for the double loaded corridor places live/work or commercial along 3rd Ave W, live/work and the entrance for the residential units along W Republican. Because the site is located within the Urban Center no parking is required. Parking has been provided for the apartments and access is located off the alley.

Massing Alternative 3 – Double Loaded

Description: Building Mass
The units are arranged on a double loaded corridor with residential frontage on 3rd Ave W and W Republican Street. The one bedroom and studios alternate on W Republican Street. There are views to the West and South of Elliott Bay. The two bedroom at the corner of 3rd Ave W and W Republican and the corner apartments along W Republican will have light from multiple directions. The corners of the structure are open and the decks try to remain singles.

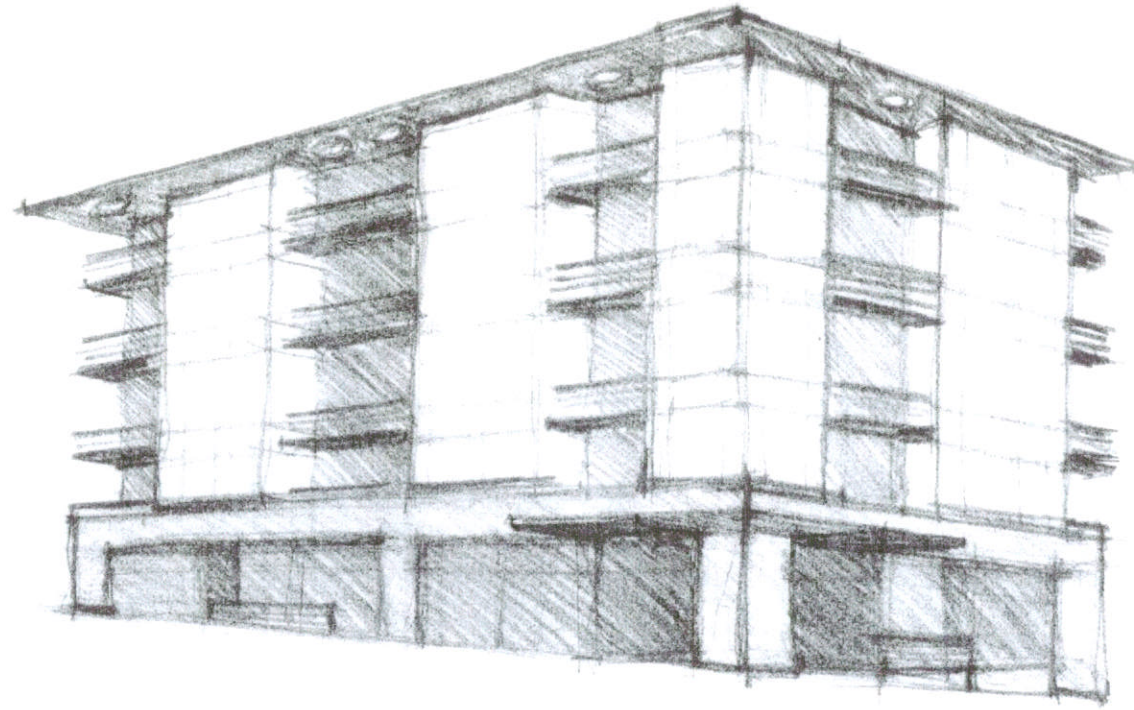
Massing Alternative #3



Massing Alternative #3

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Development Sketch
Perspective from the corner of 6th Ave West and
West Republican St.

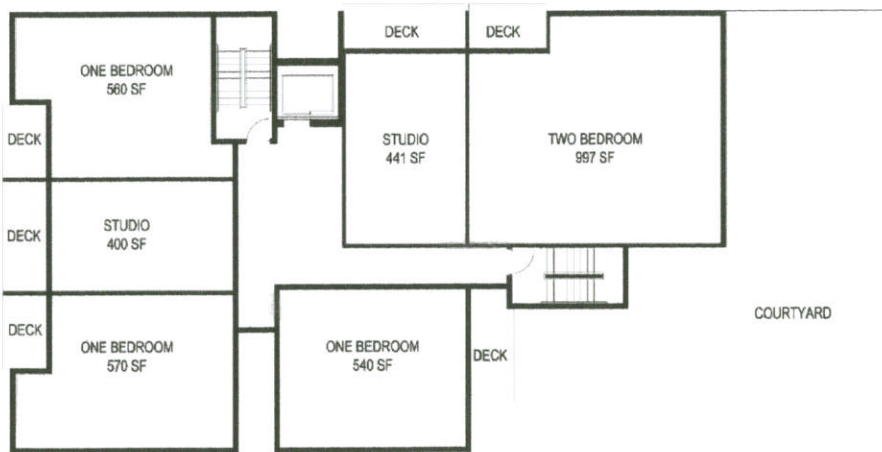
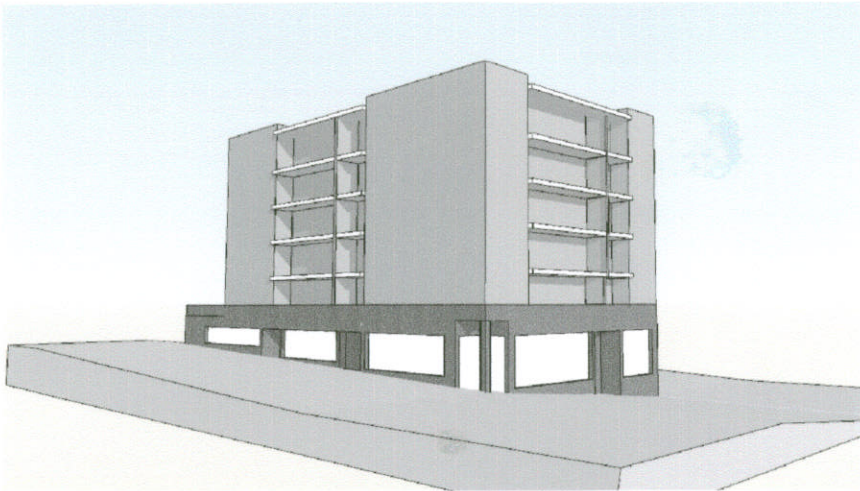


Street-Level Elevation

Street-Level Vignette

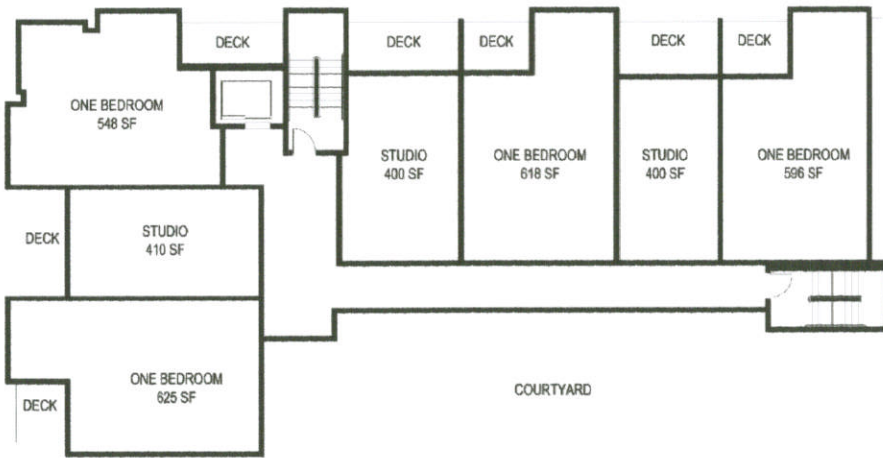
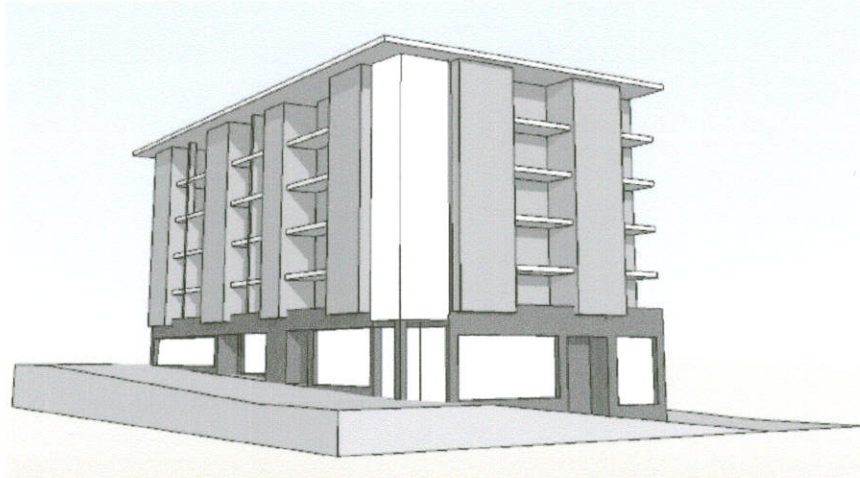
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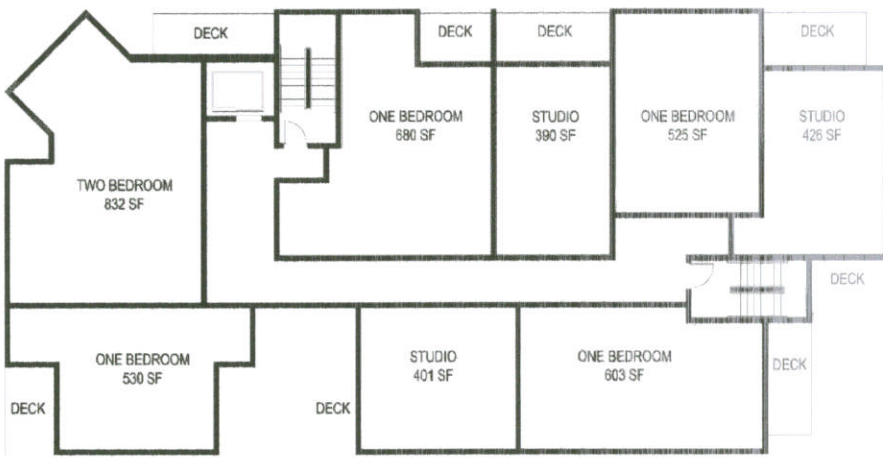
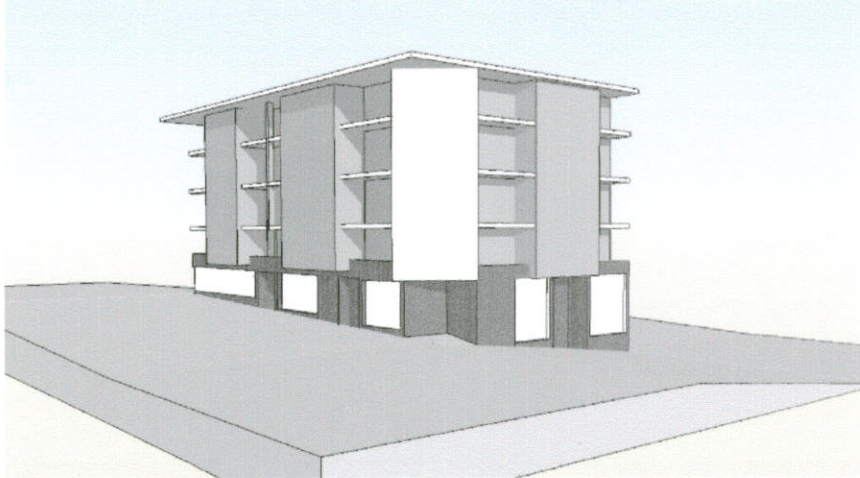
Massing Alternative 1 – Block

Description: Building Mass
Double-loaded corridor looks over the landscaped roof below which is located the South and receives Southeast light. The building provides residential frontage on 3rd Ave W and W Republican Street. There are five levels of apartments. The one bedroom and studios alternate on both 3rd Ave W and W Republican Street. There are views to the West and South of Elliott Bay. The units at the corners will have light from multiple directions.



Massing Alternative 2 – Single Loaded L

Description: Building Mass
Single-loaded corridor looks over the roof below which will be landscaped. The planted roof is located on the South and receives South light. The building provides residential frontage on 3rd Ave W and W Republican Street and the alley. There are five levels of apartments. The one bedroom and studios alternate on both 3rd Ave W and W Republican Street. There are views to the West and South of Elliott Bay. The units at the corners will have light from multiple directions.



Massing Alternative 3 – Double Loaded

Description: Building Mass
The units are arranged on a double loaded corridor with residential frontage on 3rd Ave W and W Republican Street. There are four levels of apartments. The east apartments look over a common space. The one bedroom and studios alternate on W Republican Street. There is a one bedroom and two bedroom along 3rd. There are views to the West and South of Elliott Bay. The two bedroom at the corner of 3rd Ave W and W Republican and the corner apartments will have light from multiple directions.

***Preferred Alternative**

Comparison of Alternatives

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