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## COVER SHEET

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**OBJECTIVE:** The objective of the 101 John project is to create exceptional urban housing units and viable commercial spaces in an elegant mixed-use building that integrates superbly into the neighborhood fabric and is considerate of its closest neighbor, the Fionia Apartments.

**OPPORTUNITIES:** The site is situated within the Uptown neighborhood, a neighborhood containing a variety of interesting structures, streets, and activities. The neighborhood has a distinct character, but does not necessarily have a unified image. The diversity of spaces and edifices offer the designer many contextual elements to which to respond.

**CHALLENGES:** The fact that the Fionia Apartments and the 101 John project share the same site presents many challenges to the proposed project including a building code required setback of more than 20 feet and a building with a distinct historic character that cannot be overlooked.

## EARLY DESIGN GUIDANCE 101 John Street

PROJECT ADDRESS: 101 JOHN STREET, SEATTLE, WA  
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① Northwest Corner of the Fionia Apartments



② Proposed Location of Entry Court



③ Existing Concrete Platform looking South



④ Proposed Location of Open Space



⑤ Northwest Corner of Site - Rice 'n Spice Restaurant



⑥ Southwest Corner of Site - Mexi-Burger Restaurant



⑦ Southeast Corner - Alley



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## EXISTING SITE CONDITIONS

**LOCATION:** The site is located in the Uptown neighborhood at the southeast corner of 1st Avenue North and John Street. The property is bounded on the north by John Street, on the west by 1st Avenue North, on the south by an existing surface parking lot, and on the east by a 16 foot wide alley. The Fionia Apartments Building extends the full length of the east side of the property and restricts the proposed development area from the alley and any associated access.

**EXISTING USES:** The eastern portion of the site contains the Fionia Apartments (109 John Street), a 59 unit brick apartment built circa 1922. The western portion of the site contains 3 low-rise commercial buildings. The one story building (101 John Street) on the northwest corner is currently occupied by Rice 'n Spice Thai Cuisine restaurant. The middle building (128 1st Avenue N) along 1st Avenue consists a vacant commercial space with an apartment above. The 1 story building in the southwest corner formerly housed Mexi Burger restaurant. Between the commercial buildings along 1st Avenue N and Fionia Apartments there is a private alley that contains storage spaces for the commercial tenants. Currently, there is no parking on the site.

**TOPOGRAPHY:** The site rises approximately 6.5 feet from south to north (6.5% grade) along 1st Avenue North. Along West John Street it ascends about 5 feet from west to east (5% grade). Behind the Rice 'n Spice restaurant, there is an elevated concrete platform which houses a storage room and bathrooms for the restaurant. This structure also serves as a walkway from which to access wood stairs leading down to the rear basement level entrance of the Fionia Apartments as well as stairs leading up to an apartment above the commercial space.

**TREES:** The site is currently devoid of trees and any significant vegetation. Across and down John Street, there are numerous mature street trees that provide a significant canopy over the John Street. There are no trees on either side of 1st Avenue N near the site.

## EARLY DESIGN GUIDANCE 101 John Street

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## SITE ANALYSIS

**VIEWS:** When above the rooftops of the buildings to the west, the site offers views to the Olympic Mountains and Puget Sound. There are glimpses of Belltown and Lower Queen Anne to the south and north, respectively. To the east is the international symbol of Seattle, the Space Needle.

**SOLAR ACCESS:** The western portion of this site has excellent solar access as does the southern portion of the site. Unfortunately, the access to the southern sun will be obstructed once the parking lot that abuts the site to the south is developed. Solar access to the east is blocked by the Fionia Apartments.

**TRAFFIC:** Traffic flow is heavy near the site. The intersection of Denny Way and 1st Avenue North serves as a gateway to Queen Anne which means 1st Avenue North can be quite busy with bus, truck, and car traffic. Additionally, due to the proximity to Key Arena and the Seattle Center, traffic increases around the site when there are games, events, or festivals. Traffic on John Street is typically light neighborhood traffic, but can increase during these events. Although not fronting the site, the nearby thoroughfare, Denny Way, has very heavy traffic flow due to its status as a feeder to Aurora Avenue, I-5, and 15th Avenue W.

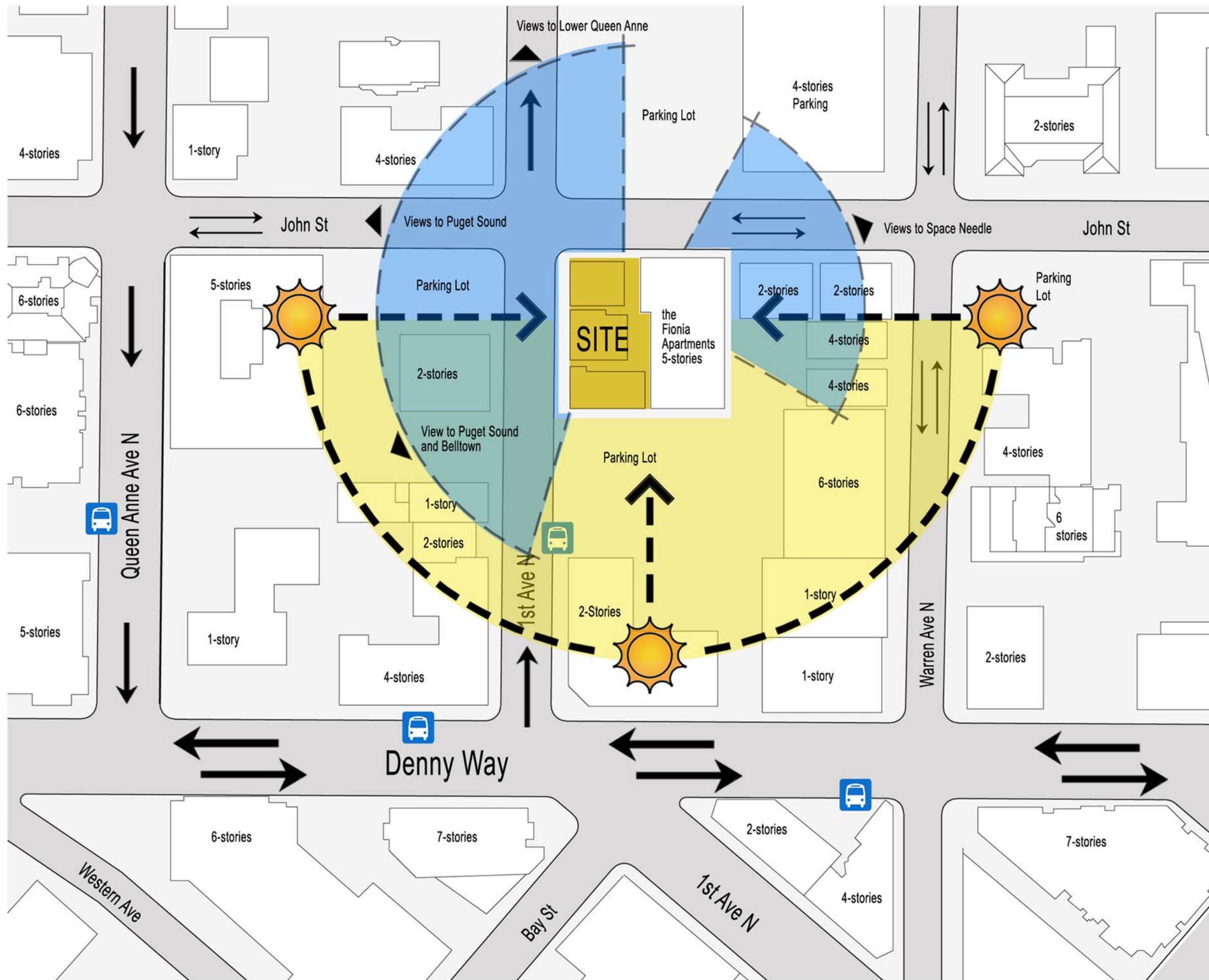
**PARKING:** There is no existing parking on the site, but the site is within the Zone 13 - Lower Queen Anne Restricted Parking Zone (RPZ). There are permitted street spots available on John Street and elsewhere as well as numerous parking lots offering monthly rates within the neighborhood.

**PUBLIC TRANSIT:** The area is well served by public transit. Bus routes 1, 8, 13, 15, 17, 18, 19, 24, 29, 30, 33, 81, and 994 connect the site to Queen Anne, Belltown, Downtown, Capitol Hill, Magnolia, and Ballard.

**WALKABILITY:** The Seattle Center, Lower Queen Anne, and Belltown are all within a 1/2 mile or less of the site.

## EARLY DESIGN GUIDANCE 101 John Street

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① Street view along 1st Avenue North, looking East



② Continued street view along 1st Avenue North, looking East



③ Street view along 1st Avenue North, looking West



④ Continued street view along 1st Avenue North, looking West

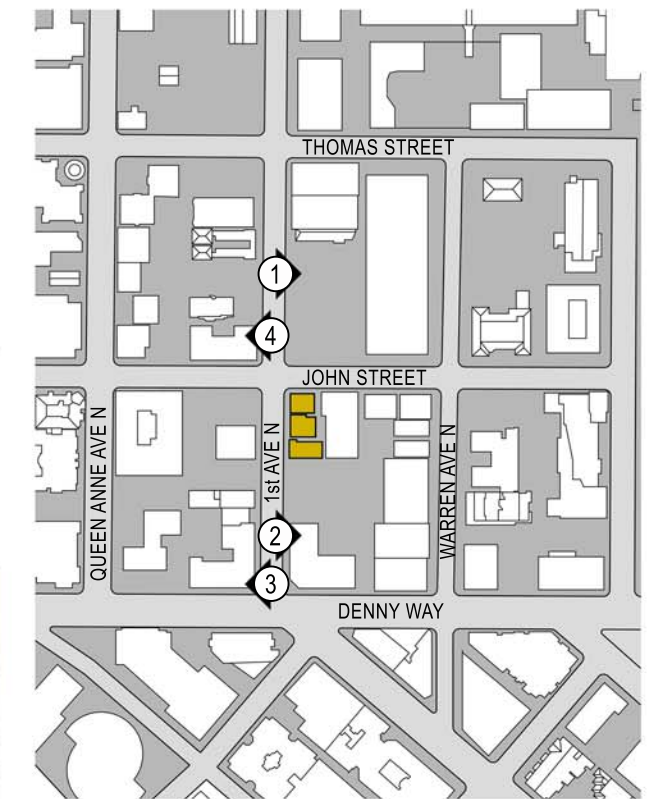


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## 1st AVENUE N. STREETSCAPE



## EARLY DESIGN GUIDANCE 101 John Street

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2ND AVEN



WARREN AVEN



① Street view along John Street, looking South

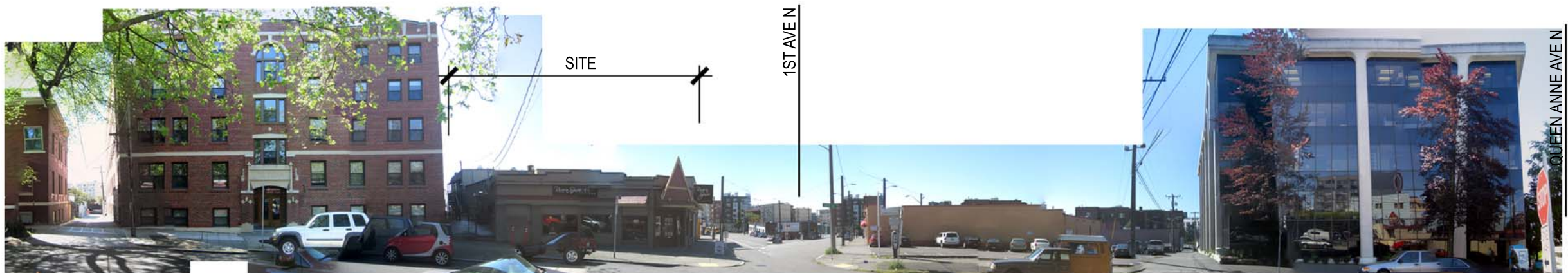


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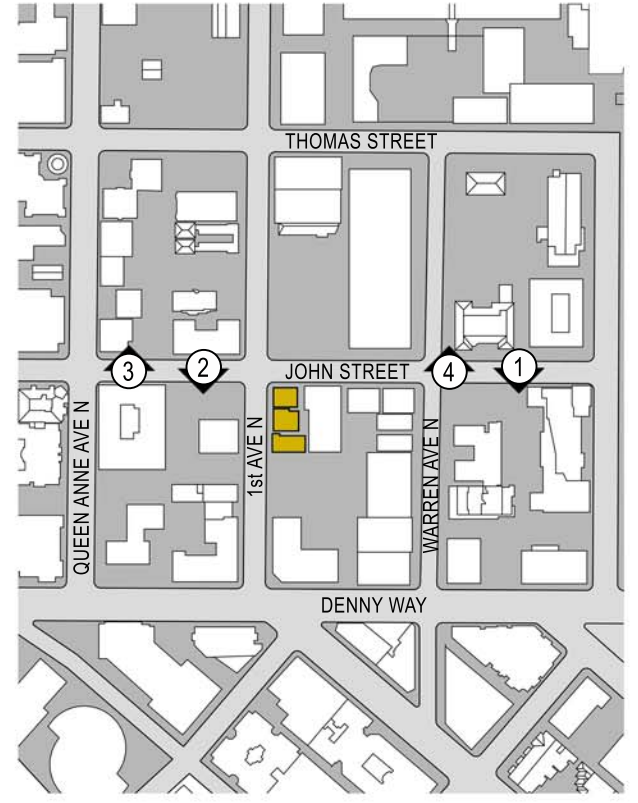
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### JOHN STREET STREETScape



② Continued street view along John Street, looking South



③ Street view along John Street, looking North



④ Continued street view along 1st Avenue North, looking West

### EARLY DESIGN GUIDANCE 101 John Street

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① Site



② Belltown Condominiums



③ First United Methodist Church



④ Seattle Post-Intelligencer Globe



⑤ Waterfront



⑥ Key Arena



⑦ Sculpture at Seattle Center



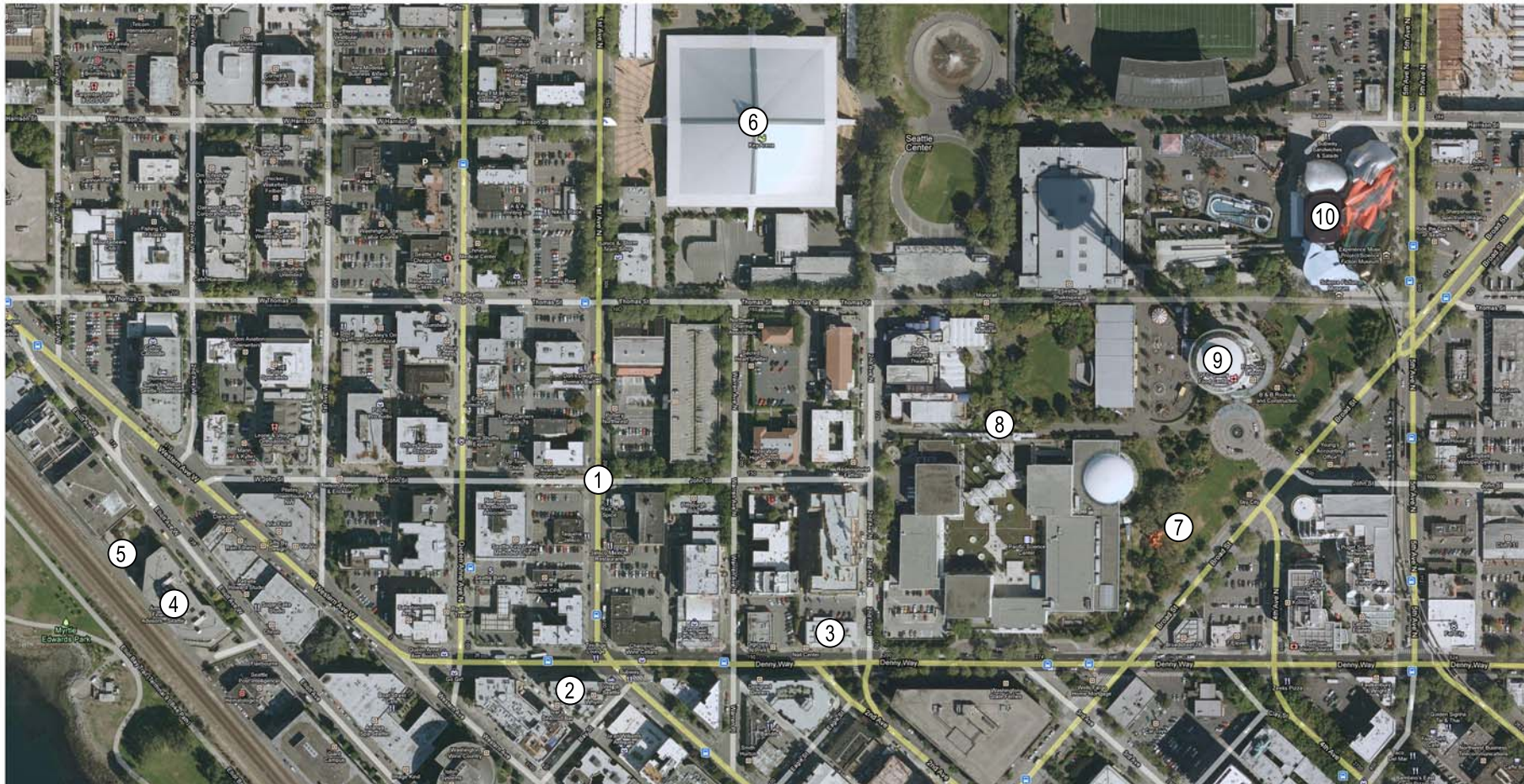
⑧ Seattle Center



⑨ Space Needle



⑩ Experience Music Project



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## LANDMARKS

DESCRIPTION: Community landmarks within and adjacent to the Uptown neighborhood.

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## ZONING CODE SUMMARY

DESCRIPTION: Site zoning and overlay designation.



### ZONING LEGEND

- NC3**  
Neighborhood Commercial 3
- C2**  
Commercial 2
- DMC**  
Downtown Mixed Commercial
- SM**  
Seattle Mixed
- PARK**
- SITE**

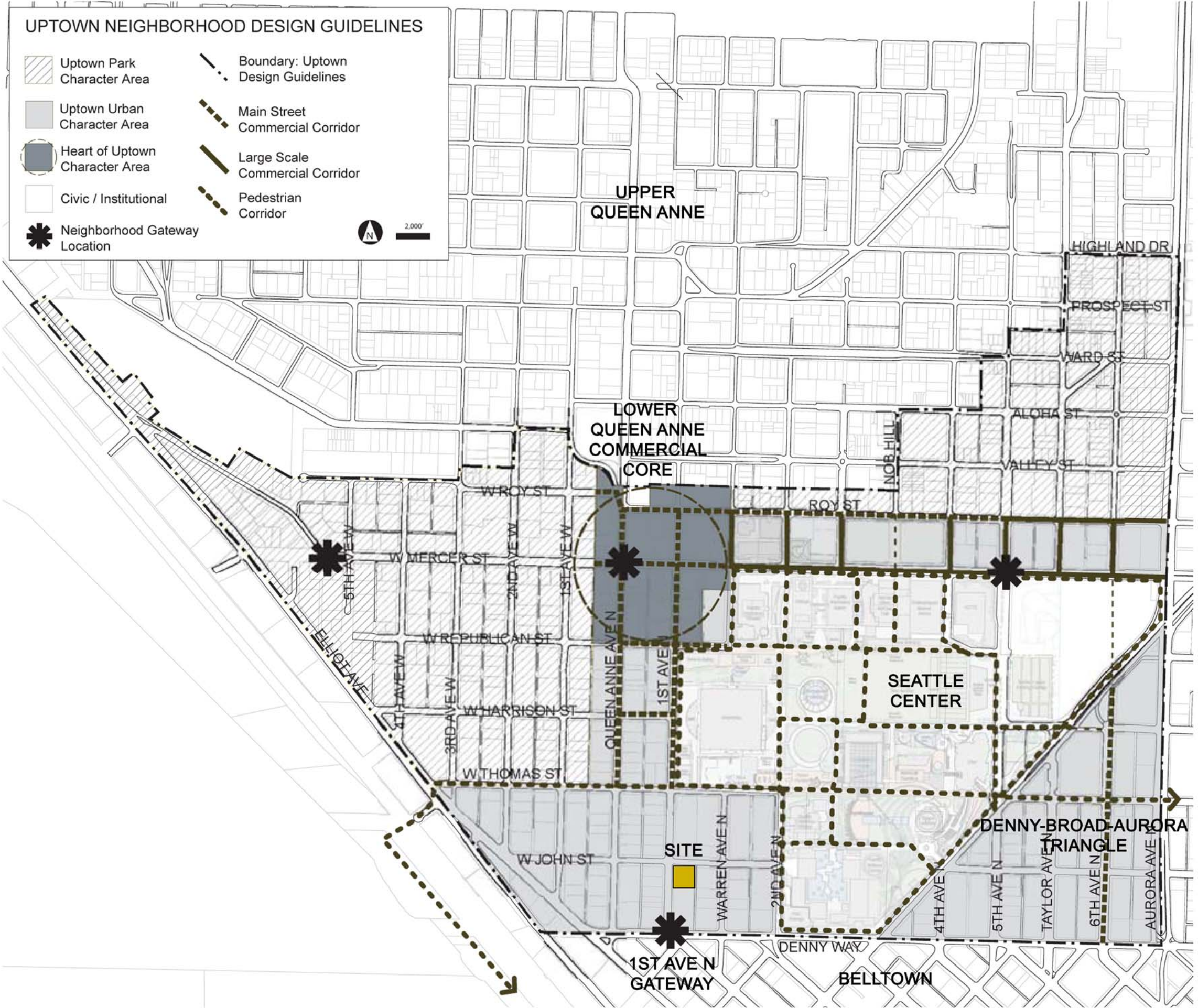
<b>SITE LOCATION:</b>	101, 103, 105, & 109 John Street and 122, 128, & 132 1st Avenue North
<b>SITE AREA:</b>	119.81' x 119.97' = 14,374 square feet
<b>SITE ZONING:</b> [SMC 23.47A]	NC3-65 Neighborhood Commercial 3
<b>NEIGHBORHOOD:</b>	Uptown – Urban Center
<b>NEIGHBORHOOD GUIDELINES:</b>	Uptown Neighborhood (effective July 6, 2009)
<b>PEDESTRIAN ZONE:</b>	No
<b>DESIGNATED LANDMARKS:</b>	None (Fionia Apartments is not listed)
<b>BUILDING HEIGHT:</b>	65 feet maximum 69 ft. max. for parapets, railings (+4 feet) [23.47A.012.D.2] 80 ft. max. for elevator/stair penthouses (+15 feet) [23.47A.012.D.4.b]
<b>FLOOR AREA RATIO:</b> [SMC 23.47A.013 Table A]	4.75 (101 John) 4.25 (Fionia Apartments)

<b>SETBACKS:</b> [SMC 23.47A.014]	None Required (No Adjacent Residential Zoning)
<b>PERMITTED USES:</b> [SMC 23.47A.004 Chart A]	Residential Uses, Eating and Drinking Establishments, Offices, Retail Sales, and other uses per Chart A
<b>RESIDENTIAL AMENITY:</b> [SMC 23.47A.024.A]	5% of Residential Gross Floor Area
<b>SEPA:</b>	Yes (Required over 30 DUs or 12,000 sf of commercial) 101 John: 24-25 Dwelling Units Fionia Apartments: 59 Dwelling Units
<b>PRINCIPAL ARTERIAL:</b>	1st Avenue North
<b>PARKING:</b> [SMC 23.54.020.M]	No parking for motor vehicles is required in Urban Centers for uses in commercial and multifamily zones.
<b>LANDSCAPING:</b> [SMC 23.47A.016]	Green Factor Score of 0.30 or greater

# EARLY DESIGN GUIDANCE 101 John Street

**UPTOWN NEIGHBORHOOD DESIGN GUIDELINES**

-  Uptown Park Character Area
-  Uptown Urban Character Area
-  Heart of Uptown Character Area
-  Civic / Institutional
-  Neighborhood Gateway Location
-  Boundary: Uptown Design Guidelines
-  Main Street Commercial Corridor
-  Large Scale Commercial Corridor
-  Pedestrian Corridor



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**UPTOWN NEIGHBORHOOD**

**OVERLAY DISTRICT:** The site is located within the south central portion the Uptown Neighborhood overlay district. It is located specifically within the Uptown Urban Character Area and a block north of the Neighborhood Gateway Location at Denny Way and 1st Avenue North. One block to the south, on the other side of Denny Way, is the north edge of the Belltown Urban Center Village.

**EARLY DESIGN GUIDANCE  
101 John Street**





Columbia City Lofts



Bernard Apartments - 115 Warren Avenue N



Gold Avenue Lofts - Albuquerque, NM



Joule Apartments - Contemporary Gate

## A. SITE PLANNING

### A-1 RESPOND TO SITE CHARACTERISTICS

There are no major site slope conflicts in locating the commercial and residential entries along 1st Avenue North. Similarly, the residential entry can be easily located within the shared courtyard space between the 101 John Street project and the Fionia Apartments. However along John Street there is not enough head height for a commercial or residential entry without requesting a departure to the height limitation or stepping the floor plates. The option to step the floor plates without a height increase is not preferred because this would impact the floor to floor heights above, which could mean a reduction in the amount of residential units.

Although there are views in numerous directions from the site, the views to the east are obstructed by the Fionia Apartments. The windows in the project, therefore, will be focused westward toward Puget Sound and the Olympic Mountains and northward toward Lower Queen Anne.

Due to the west façade of the Fionia Apartments having more than 25% unprotected openings, the 101 John Street project is required to be set back more than 20 feet from the Fionia Apartments per Seattle Building Code. This limits the development potential of the site, but does create the opportunity to design a shared courtyard open space for the use by residents of both buildings. Moreover, this code restriction means that there cannot be any openings on the east façade of the project. The effect of the blank wall will be mitigated with the use of vegetated green screens and wall surface modulations.

### A-2 STREETScape COMPATIBILITY

The site is located on 1st Avenue North, a thoroughfare leading into the Uptown/Lower Queen Anne neighborhood. The location of the project near this busy street suggests that the spaces along 1st Avenue North contain transparent, welcoming commercial spaces. Conversely, John Street has a muted residential character that does not call for commercial storefronts.

### A-3 ENTRANCES VISIBLE FROM THE STREET

There are two options presented for the location of 101 John's residential entrance: 1) on 1st Avenue North between the commercial storefronts and 2) within the shared "courtyard" between the Fionia Apartments and the project. Both of these entrances will be visible and identifiable from the street with the signage and detailing commensurate with the high level design of the building.

### A-4 HUMAN ACTIVITY

The commercial storefronts and signage along 1st Avenue North will activate the pedestrian environment and extend the commercial frontages of the buildings to the south and anticipate the commercial buildings to the north in Lower Queen Anne, the heart of the Uptown character area. The amount of vehicular activity along this busy street may restrict the amount of operable windows as well as inhibit the commercial areas from spilling out onto the sidewalks, but there there is an opportunity along John Street to allow space for a café tables and outdoor dining.

### A-6 TRANSITION BETWEEN RESIDENCE AND STREET

There are two options presented for the location of 101 John's residential entrance: 1) on 1st Avenue North between the commercial storefronts and 2) within the shared "courtyard" between the Fionia Apartments and the project. At a minimum, the entry to the residential lobby area will be set back from the street to allow for privacy and transitioning to the residential area. On the entry in the shared courtyard space, where there will be the opportunity and need to provide decorative gates and fencing to articulate the entry location.

### A-7 RESIDENTIAL OPEN SPACE

The code required +20 foot setback from the Fionia Apartments not only provides privacy and space between the buildings, but also affords the opportunity to create a unique and pleasant open area for residents from both buildings.

### A-10 CORNER LOTS

Although the corner of 1st Avenue North and John Street is not a significant intersection, the 101 John project will meet and distinguish it similar to other successful neighborhood buildings. The corner will contain commercial storefronts, but not residential entrances. Since the project does not contain any parking, there will be no conflict between the corner and parking access.

## B. HEIGHT, BULK AND SCALE

### B-1 HEIGHT, BULK AND SCALE COMPATIBILITY

The building massing and height will respond to the NC3-65 zoning designation and the development that is anticipated along 1st Avenue North as well as the development that already exists in the adjacent Belltown neighborhood. The building will be well detailed and clad in quality materials, but will not rely on excessive modulation that is foreign to the neighborhood.



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## UPTOWN DESIGN GUIDELINES

**DESCRIPTION:** Responses to the Uptown Design Guidelines that are most pertinent to the site and design of the project.

## EARLY DESIGN GUIDANCE 101 John Street

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Paley Park - New York City (43 ft x 100 ft)



Olympic Sculpture Park - Concrete Steps



Pop-Up Park - Univ. of Waterloo, Canada



Street Trees

## C. ARCHITECTURAL ELEMENTS AND MATERIALS

### C-1 ARCHITECTURAL CONTEXT

Although the immediate context includes numerous parking lots and low-rise commercial buildings, there are many historic and contemporary buildings of note. The Fionia Apartments, the Avalon Apartments, 117 and 123 John Condominiums, the Pittsburgh Condominiums are a few of the historic buildings in the area. These Beaux Arts and Queen Anne style buildings are primarily clad in red brick and do not exhibit excessive modulation, but do utilize terra cotta to accentuate windows, entrances, and parapets. The contemporary buildings in the neighborhood are clad in variety of different materials such as metal panels, glass, concrete, stucco, and brick. The modulation in these buildings is understated and their visual interest comes primarily from balconies or bay windows, façade materials, and color.

The 101 John project will reflect and draw upon these contextual elements, where appropriate, in an effort to contribute and improve the neighborhood's built environment. Additionally, it will abide by the supplemental guidance for the Uptown Urban character area including designing a building with a consistent street wall, commercial storefront transparency (along 1st avenue N), and high quality and durable materials. Although upper level balconies on the street side are discouraged, Juliet balconies are assumed to be acceptable because they allow for door and low sill window installation, but do not permit storage. For example, see the Bernard Apartments at 115 Warren Avenue North.

### C-4 EXTERIOR FINISH MATERIALS

There are numerous historic and contemporary structures in the neighborhood using a variety of exterior finish materials. The goal of the 101 John project is to create an uncomplicated, attractive, and proportional building façade composed of quality and durable materials that will integrate well into the neighborhood.

## D. PEDESTRIAN ENVIRONMENT

### D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

101 John will have discernable commercial and retail entries that encourage access to the building. A decorative gate and fence will be installed to access the open space between 101 John and the Fionia Apartments along John Street. Along with the design and construction of the building, the project will include improving the streetscape with plantings, trees, and, possibly, street furniture. Currently there is no vegetation or streetscape features along either John Street or 1st Avenue North.

### D-2 BLANK WALLS

Although there are no blank walls along 1st Avenue N or John Street, there are 2 blank walls on the proposed 101 John project: one faces east to the Fionia Apartments and the other faces south to the adjacent parking lot. The blank wall within the courtyard space between the buildings will be softened by the use of vegetated green screens and modulation of building surfaces. The blank wall facing south can be seen by car passengers and pedestrians as they pass through the neighborhood gateway at Denny Way and ascend 1st Avenue N toward Lower Queen Anne. The installation of a mural or artwork to celebrate this neighborhood gateway is an idea worth exploring. The mural or artwork would obviously be covered if and when the parking lot is developed.

## E. LANDSCAPING

### E-1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

Currently there are no planting strips, trees, or vegetation on site along either John Street or 1st Avenue N. The proposed project will add all these elements, which will greatly improve the streetscape on both street frontages as well as provide continuity to the sidewalk landscaping patterns along John Street.

### E-2 LANDSCAPING TO ENHANCE BUILDING AND/OR SITE

The courtyard area between the Fionia Apartments and 101 John offers a unique opportunity to create an interesting and attractive shared open space for the residents of both buildings to enjoy. Vegetation, paving, furniture, lighting, and vegetated wall screen will all be used to develop this area; a place where the residents can come together to socialize and interact.



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**DESCRIPTION:** Responses to the Uptown Design Guidelines that are most pertinent to the site and design of the project.

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**OPTION 1 - BAY WINDOWS**  
(PREFERRED)

USES: Residential and Commercial

**COMMERCIAL:**

Number of Floors:	1
Number of Spaces:	2
Commercial Space-1:	1,150 SF
Commercial Space-2:	2,200 SF
Total Square Footage:	3,350 SF

**RESIDENTIAL:**

Number of Floors:	5
Total Dwelling Units:	25
Studio:	0
1-Bedroom:	25
Residential Entry:	Off Entry Court

**PARKING:**

Number of Stalls:	0
Parking Entry:	N/A

**HEIGHT:**

Building Height:	65'-0"
Total Floors:	6

**POTENTIAL DEPARTURES: 2**

- 1 - DEPARTURE FROM 9 FOOT MAX. BAY WINDOW LENGTH WITHOUT 45 DEG. ANGLES [SMC 23.53.035.A.4.c]  
A departure to permit 15 foot rectangular bay windows would allow for bay windows that truly extend the amount of usable space within the residential units.
- 2 - DEPARTURE FROM REQUIRED 0.30 OR GREATER GREEN FACTOR FOR ENTIRE PARCEL [SMC 23.47A.016]  
A departure to restrict the parcel size in Green Factor calculation to only the 101 John project area and to exclude the area occupied by the existing Fionia Apartments. New landscaping, with the exception of street trees and planter strips, would only be installed on the 101 John project area including the shared open space.

**EARLY DESIGN GUIDANCE**  
**101 John Street**

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VIEW SOUTHEAST



1ST FLOOR PLAN



2nd - 6th FLOOR PLAN



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## OPTION 2 - HISTORIC BLOCK

USES: Residential and Commercial

### COMMERCIAL:

Number of Floors:	1
Number of Spaces:	1
Total Square Footage:	3,450 SF

### RESIDENTIAL:

Number of Floors:	5
Total Dwelling Units:	25
Studio:	0
1-Bedroom:	25
2-Bedroom:	0
Residential Entry:	Off Entry Court

### PARKING:

Number of Stalls:	0
Parking Entry:	N/A

### HEIGHT:

Building Height:	65'-0"
Total Floors:	6

### POTENTIAL DEPARTURES: 1

1 - DEPARTURE FROM REQUIRED 0.30 OR GREATER GREEN FACTOR FOR ENTIRE PARCEL [SMC 23.47A.016]

A departure to restrict the parcel size in Green Factor calculation to only the 101 John project area and to exclude the area occupied by the existing Fionia Apartments. New landscaping, with the exception of street trees and planter strips, would only be located on the 101 John project area, which includes the shared open space. This means that the Fionia Apartments will not need to have landscaping installed on its roof or additional landscaping to be accounted for on the 101 John project site, a site located in a dense urban environment.



VIEW SOUTHEAST



1st FLOOR PLAN



2nd - 6th FLOOR PLAN

# EARLY DESIGN GUIDANCE 101 John Street

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## OPTION 3 - LOFTS

USES: Residential and Commercial

### COMMERCIAL:

Number of Floors:	1
Number of Spaces:	2
Commercial Space-1:	1,975 SF
Commercial Space-2:	1,250 SF
Total Square Footage:	3,225 SF

### RESIDENTIAL:

Number of Floors:	5
Total Dwelling Units:	24
Studio:	8
1-Bedroom:	16 Lofts
2-Bedroom:	0
Residential Entry:	Off 1st Avenue North

### PARKING:

Number of Stalls:	0
Parking Entry:	N/A

### HEIGHT:

Building Height:	65'-0"
Total Floors:	6

### POTENTIAL DEPARTURES: 1

1 - DEPARTURE FROM REQUIRED 0.30 OR GREATER GREEN FACTOR FOR ENTIRE PARCEL [SMC 23.47A.016]

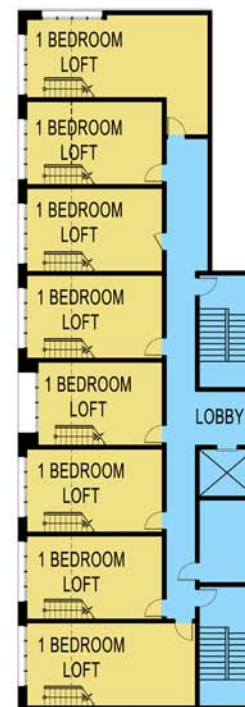
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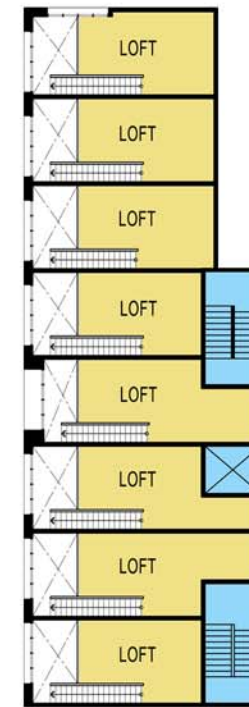
VIEW SOUTHEAST



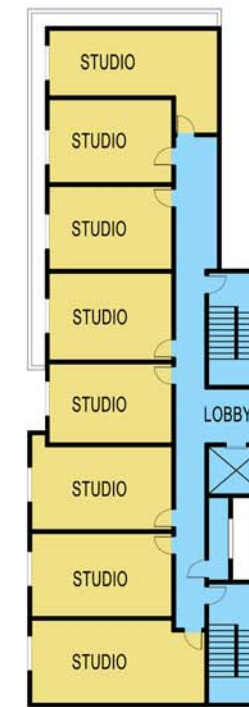
1st FLOOR PLAN



2nd & 4th FLOOR PLANS



3rd & 5th FLOOR PLANS



6th FLOOR PLAN

# EARLY DESIGN GUIDANCE 101 John Street



OPTION 1 - BAY WINDOWS (PREFERRED)



OPTION 2 - HISTORIC BLOCK



OPTION 3 - LOFTS



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## COMPARISON OF OPTIONS

### OPTION 1 – BAY WINDOWS (PREFERRED)

#### ADVANTAGES:

- Bay windows emulate neighborhood historic buildings.
- Bay windows add relief and interest to 1st Ave. N street wall.
- Entrance off courtyard activates shared open space.

#### CHALLENGES:

- Bay windows need to contribute to the interior useable space of the units and not merely function as a façade element.

### OPTION 2 – HISTORIC BLOCK

#### ADVANTAGES:

- Simple façade fits in with historic neighborhood buildings.

#### CHALLENGES:

- Detail is required on façade to add character and interest.

### OPTION 3 – LOFTS

#### ADVANTAGES:

- Simple, modern façade offers numerous design possibilities.
- Entry location effectively bisects commercial spaces.
- Upper level setback is easily accomplished at studio level.

#### CHALLENGES:

- There is 1 less residential unit than Option 1 and 2.

## EARLY DESIGN GUIDANCE 101 John Street

PROJECT ADDRESS: 101 JOHN STREET, SEATTLE, WA  
MUP: 3010551 DATE: MARCH 16, 2011 PAGE: 14



Four Seasons Condominiums



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Triton Terrace Condominiums



Triton Terrace Condominiums



Skyview Apartments



6010 Phinney



6010 Phinney



Palermo Condominiums



# KILBURN

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## PREVIOUS PROJECTS

### 6010 PHINNEY

Location:	Seattle, WA
Neighborhood:	Phinney Ridge
Project Type:	Mixed Use - New Construction
Units:	19
Materials:	Brick and Fiber Cement Siding
Date of Completion:	Present

### FOUR SEASONS CONDOMINIUMS

Location:	Portland, OR
Neighborhood:	Goose Hollow
Project Type:	Condominium Remediation
Units:	46
Materials:	Ceraclad and Metal Siding
Date of Completion:	2010

### PALERMO CONDOMINIUMS

Location:	Seattle, WA
Neighborhood:	Capitol Hill
Project Type:	Condominium Remediation
Units:	14
Materials:	Stucco and Metal Siding
Date of Completion:	2008

### SKYVIEW APARTMENTS

Location:	Seattle, WA
Neighborhood:	Upper Queen Anne
Project Type:	Remediation
Units:	18
Materials:	Fiber Cement and Metal Siding
Date of Completion:	2006

### TRITON TERRACE CONDOMINIUMS

Location:	Seattle, WA
Neighborhood:	Uptown
Project Type:	Condominium Remediation
Units:	24
Materials:	Metal Siding
Date of Completion:	2006

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