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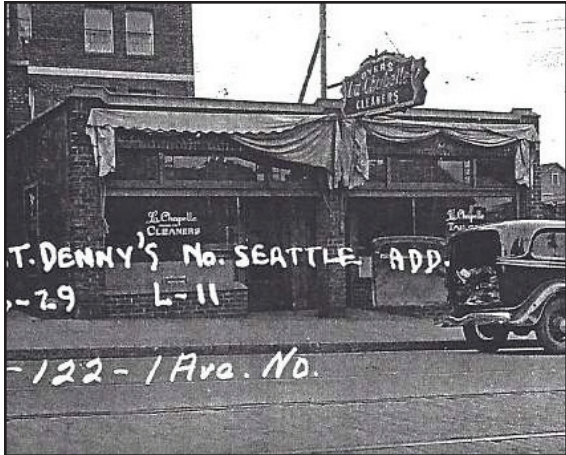
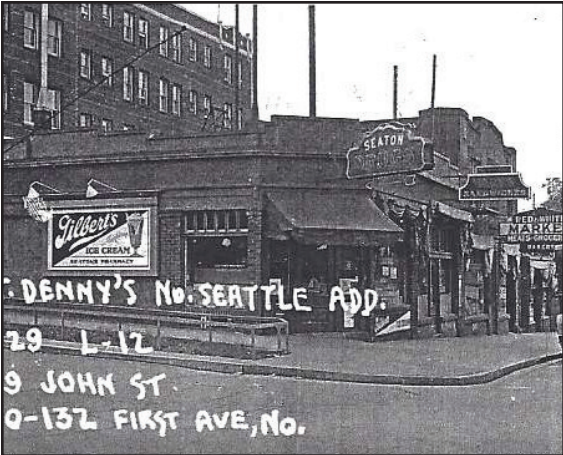
## RECOMMENDATION MEETING

# 101 John Street

**PROJECT ADDRESS:** 101 JOHN STREET, SEATTLE, WA  
**MUP:** 3010551      **DATE:** MAY 07, 2014      **PAGE:** 01



### PROPERTY PHOTOS - HISTORIC AND PRESENT



109 JOHN STREET  
FIONIA APARTMENTS

101 JOHN STREET  
132 1ST AVENUE NORTH

103 JOHN STREET  
128 1ST AVENUE NORTH

122 1ST AVENUE NORTH

### PROJECT OBJECTIVE

USES: The proposed structure is a mixed-use building with one floor of commercial space below and five floors of residential units above. The commercial floor is divided into two commercial spaces (1,700 sf and 675 sf). The five upper floors contain 4 units on each floor for a total of 20 dwelling units.

AREA: The area of the proposed structure is 24,900 gross square feet and the height is 65 feet (six stories).

PARKING: There is no existing or proposed 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. Bicycle parking has been provided in the form of (4) short-term spaces near the courtyard entrance, which will also be visible from and serve the corner commercial space. Long-term, covered parking for (6) bicycles is being provided for residents within the secured courtyard.

PROJECT CHALLENGES: The 101 John Street project is required to be set back more than 20 feet from the Fionia Apartments per Seattle Building Code (the western façade of the Fionia Apartments has more than 25% unprotected openings). 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. Additionally the code prohibits any opening less than 25 feet from the Fionia Apartments. In an effort to mitigate the possibility of a blank wall facing the Fionia Apartments portions of the wall have been set back to allow for windows and wall surface modulations. Vegetated green screens, colored metal panels, and lighting will be used as well to activate and enliven the wall and courtyard space.

## RECOMMENDATION MEETING

# 101 John Street





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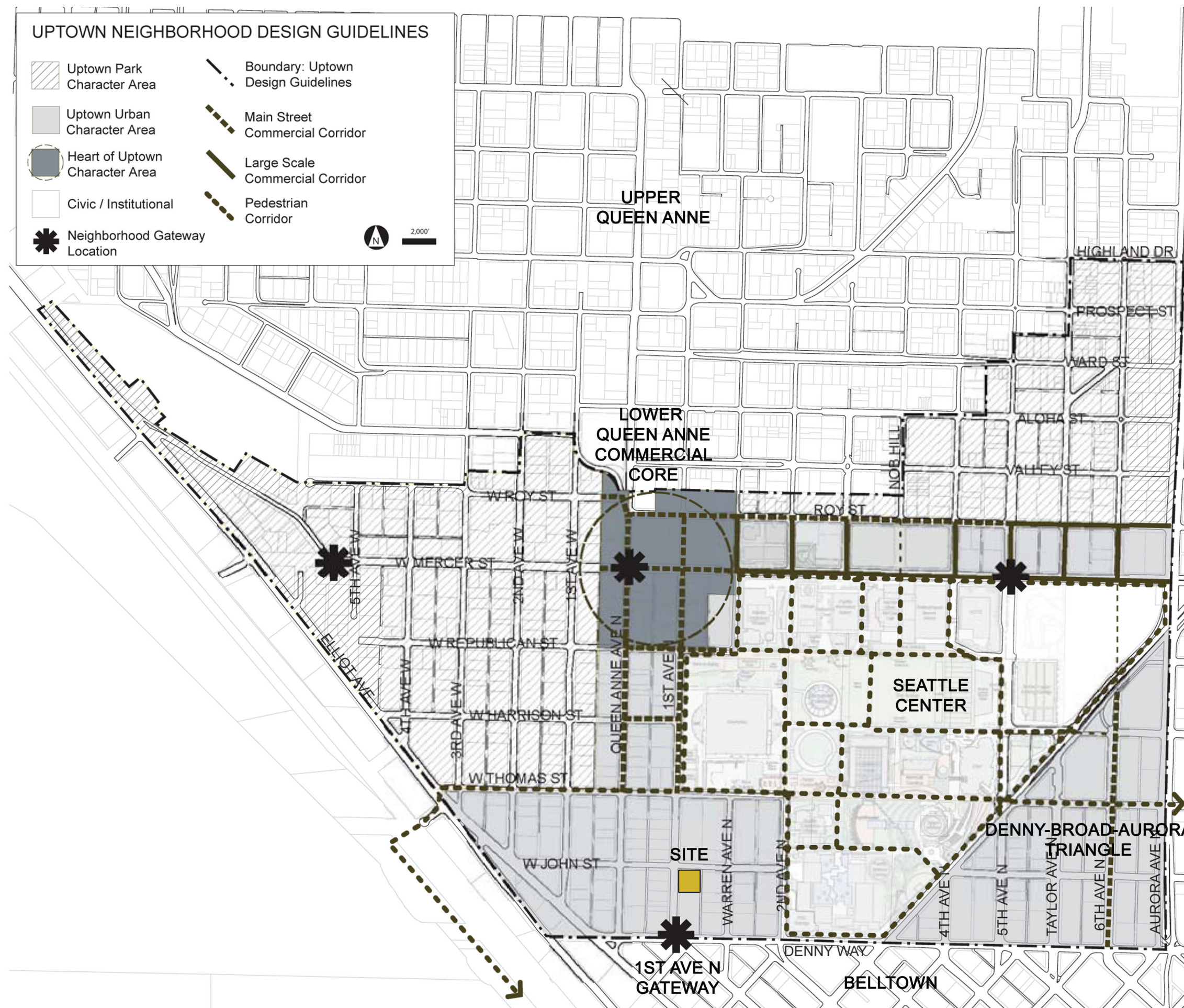
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## UPTOWN NEIGHBORHOOD

**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.

## RECOMMENDATION MEETING 101 John Street

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**ZONING LEGEND**

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



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**ZONING CODE SUMMARY**

DESCRIPTION: Site zoning and overlay designation.

<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 (Adopted 2009 & Revised 2012)
<b>PEDESTRIAN ZONE:</b>	No
<b>DESIGNATED LANDMARKS:</b>	None (Fionia Apartments is not listed)
<b>BUILDING HEIGHT:</b>	65 feet maximum [23.47A.012.A] 69 ft. max. for parapets, railings (+4 feet) [23.47A.012.C.2] 81 ft. max. for elevator/stair penthouses (+16 feet) [23.47A.012.C.4.f]
<b>FLOOR AREA RATIO:</b> [SMC 23.47A.013 Table A]	4.75 (101 John)* 4.25 (Fionia Apartments) *If there are multiple structures on a lot, the highest FAR limit applicable to any structure on the lot applies to the combined non-exempt gross floor area of all structures on the lot. [23.47A.013.A.2]

<b>SETBACKS:</b> [SMC 23.47A.014]	None Required (No Adjacent Residential Zoning)
<b>PERMITTED USES:</b> [SMC 23.47A.004 Table 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 23.54.015 Table A.II. J & Table B.II. L]	No parking for motor vehicles is required for Non-Residential uses & Residential uses in Urban Centers.
<b>LANDSCAPING:</b> [SMC 23.47A.016]	Green Factor Score of 0.30 or greater

**RECOMMENDATION MEETING**

# 101 John Street





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 Urban Center.

## RECOMMENDATION MEETING

# 101 John Street

PROJECT ADDRESS: 101 JOHN STREET, SEATTLE, WA  
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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

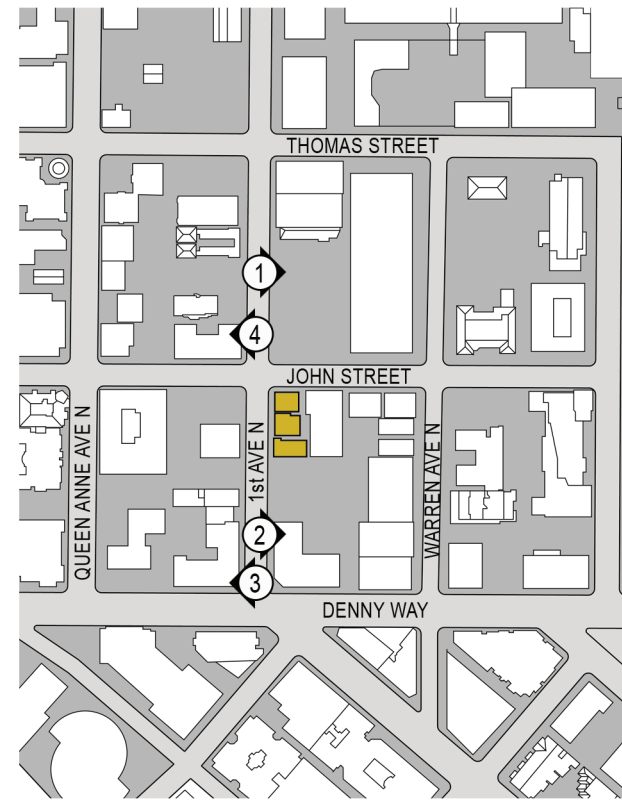


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## 1ST AVE. NORTH STREETSCAPE



## RECOMMENDATION MEETING 101 John Street

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2ND AVE N



WARREN AVE N



① Street view along John Street, looking South



SITE

1ST AVE N



② Continued street view along John Street, looking South

QUEEN ANNE AVE N



1ST AVE N



ACROSS FROM SITE



③ Street view along John Street, looking North



WARREN AVE N



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

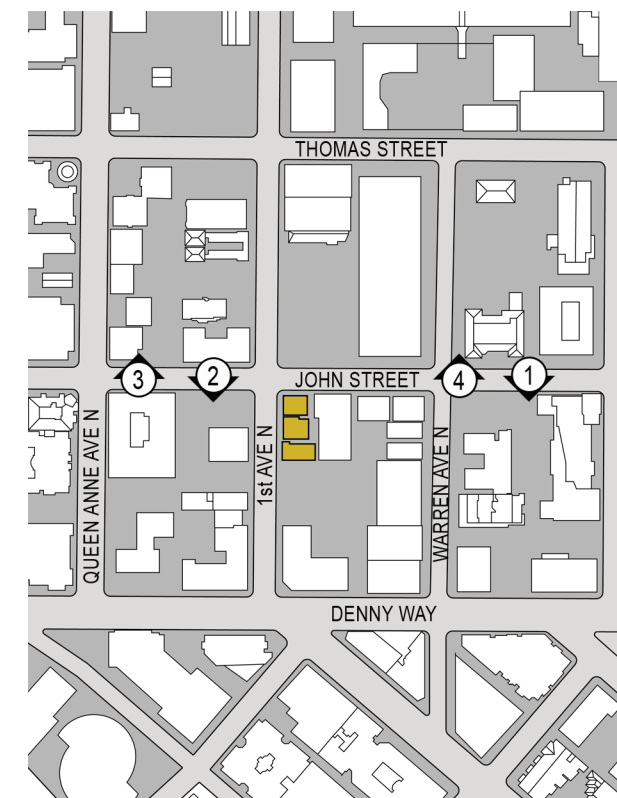


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## JOHN STREET STREETScape



## RECOMMENDATION MEETING 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.

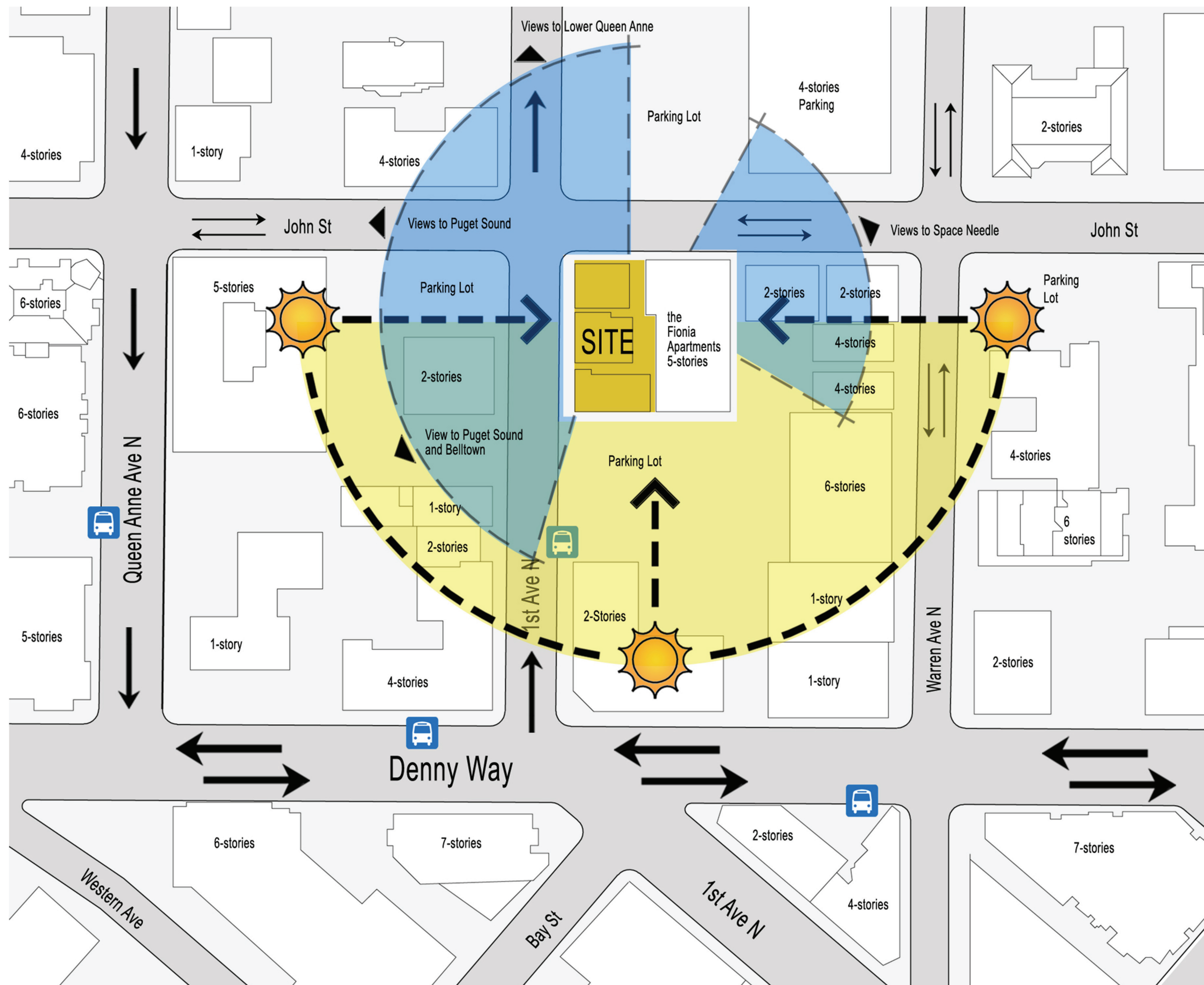
**PARKING:** There is no existing parking on the site, but the site is within the Zone 13 - Lower Queen Anne Restricted Parking Zone (RPZ). There are permitted street spots available on John Street and elsewhere as well as numerous parking lots offering monthly rates within the neighborhood.

**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.

## RECOMMENDATION MEETING 101 John Street

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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 in 1922. The western portion of the site contains 3 low-rise commercial buildings built in the 1920s. The one story building (101 John Street) on the northwest corner was recently 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 office in converted apartments 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.

## RECOMMENDATION MEETING

# 101 John Street

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OPTION 1 - BAY WINDOWS



OPTION 3 - LOFTS



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## EDG OPTIONS

### DESIGN REVIEW BOARD COMMENTS:

At the Early Design Guidance Meeting, the Board liked the third option with the more modern, contemporary massing that is broken up and would like to see the proportions of the third option inform the preferred option (option 1).

The Board noted that the preferred scheme should endeavor to break up the verticality of the building with a different treatment of the top level. The Board was very interested in how the more modern scheme (option 3) could inform the preferred scheme (option 1) in the following ways:

- Include a clear, distinguished top that responds to the datum line of the Fionia Apartment building. This may be in the form of a setback or a change in materials.
- Design a clear, gracious entrance on First Avenue for the commercial uses.
- Develop a dynamic street level design with large, transparent storefront windows that are operable.
- Breaking up the façade with modern bays that emphasize the sleekness of the building and allow the sense of light and activity of those units to be visible to the street.
- Endeavor to retain the massing of Option 3 with the double height windows that express a loft-like feel.

## RECOMMENDATION MEETING

# 101 John Street

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## 101 JOHN PROPOSAL

USES: Residential and Commercial

### COMMERCIAL:

Number of Floors:	1
Number of Spaces:	2
Commercial Space-1:	1,600 SF
Commercial Space-2:	575 SF
Total Square Footage:	2,175 SF

### RESIDENTIAL:

Number of Floors:	5
Total Dwelling Units:	20
1-Bedroom:	15
2-Bedroom:	5
Residential Entries:	
Primary - Off Courtyard	
Secondary - Off 1st Avenue North	

### PARKING:

Number of Stalls:	0
Parking Entry:	N/A

### HEIGHT:

Building Height:	65'-0"
Penthouse Height:	16'-0"
Total Height:	81'-0"
Total Floors:	6



NORTHWEST BUILDING PERSPECTIVE

RECOMMENDATION MEETING

# 101 John Street

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WEST BUILDING PERSPECTIVE



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## 1ST AVE N STREET FRONTAGE

### STOREFRONT WINDOW OPERATION

Windows open from the commercial spaces to the sidewalk of 1st Avenue North.



### STOREFRONT SIGNAGE

The commercial signage consists of standoff metal letters on the awning parallel to the building face and metal blade signage below the awning perpendicular to the building face.

## RECOMMENDATION MEETING 101 John Street

PROJECT ADDRESS: 101 JOHN STREET, SEATTLE, WA  
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① NORTHWEST CORNER PERSPECTIVE



② COMMERCIAL SPACE 1 ENTRANCE



③ COMMERCIAL SPACE 2 ENTRANCE





SOUTHWEST BUILDING PERSPECTIVE

BEFORE



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**UPTOWN NEIGHBORHOOD**

1st Avenue North is a one-way street that runs northward from Denny Way to the heart of the Uptown Neighborhood. This provides high visibility for the project as well as the businesses located within.

**RECOMMENDATION MEETING**  
**101 John Street**

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## 101 JOHN SITE PLAN

### PROGRAMMATIC KEY

	CIRCULATION
	RESIDENTIAL
	COMMERCIAL
	UTILITIES



## RECOMMENDATION MEETING 101 John Street

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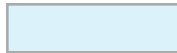


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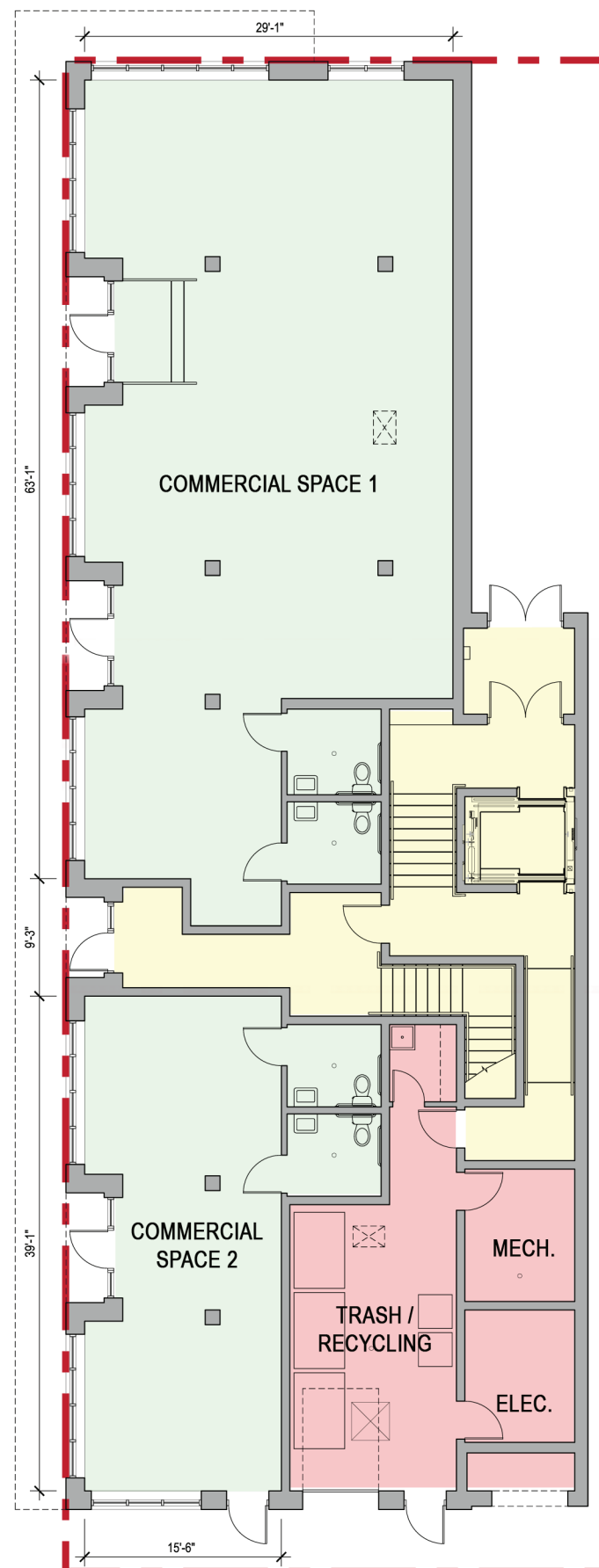
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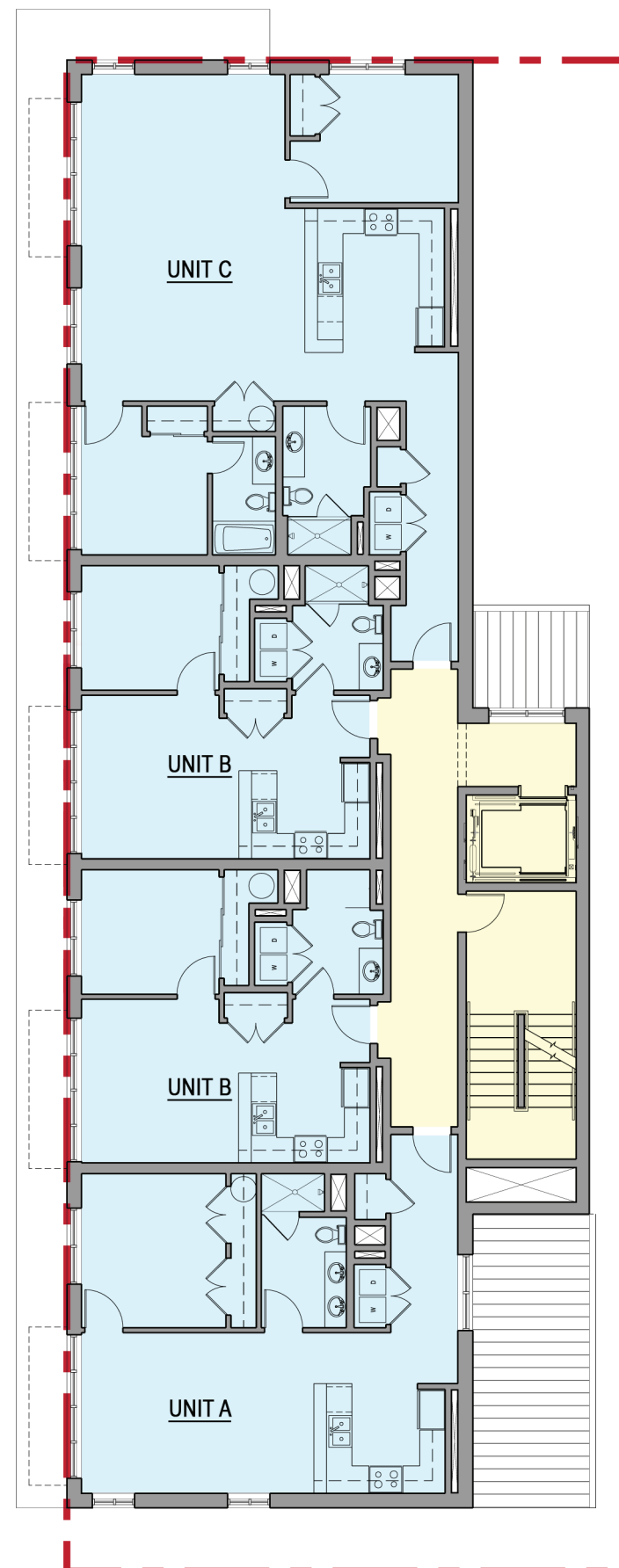
## 101 JOHN PLANS

### PROGRAMMATIC KEY

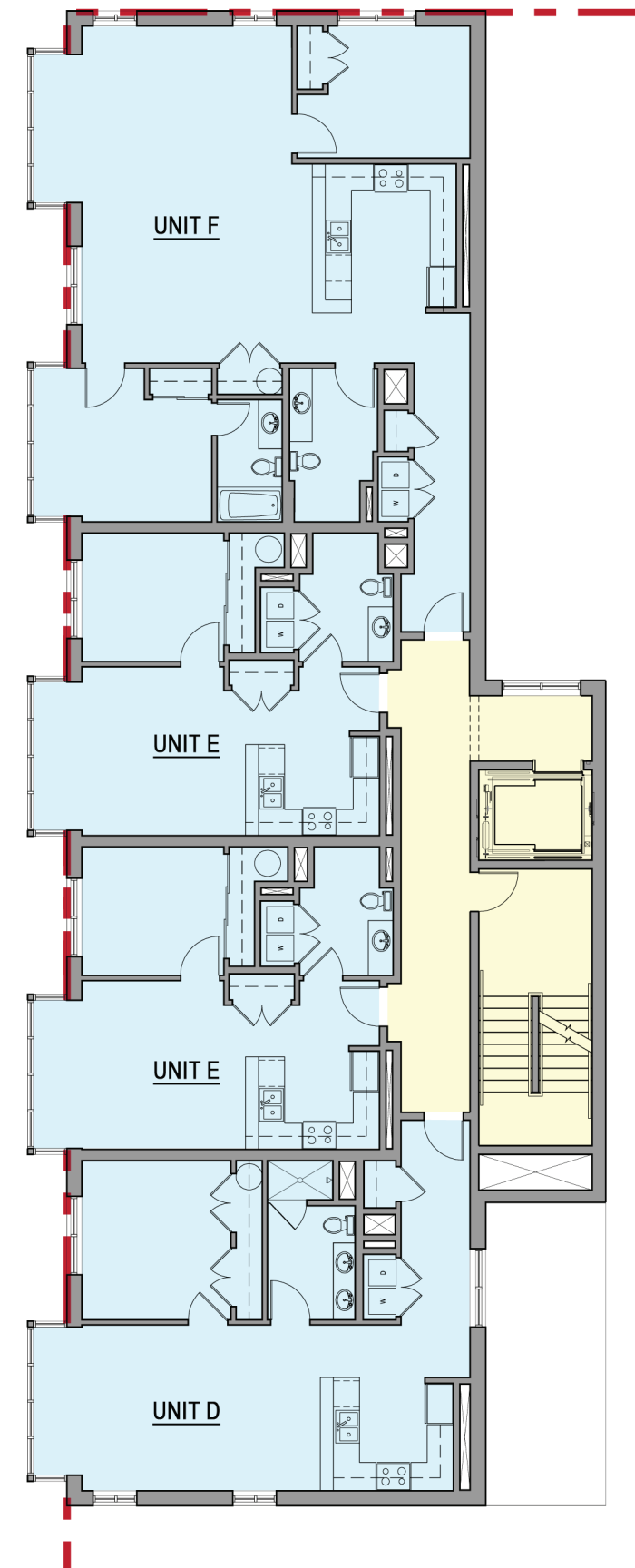
	CIRCULATION
	RESIDENTIAL
	COMMERCIAL
	UTILITIES



1ST FLOOR PLAN



2ND FLOOR PLAN



3RD - 5TH FLOOR PLAN

## RECOMMENDATION MEETING

# 101 John Street

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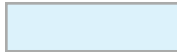


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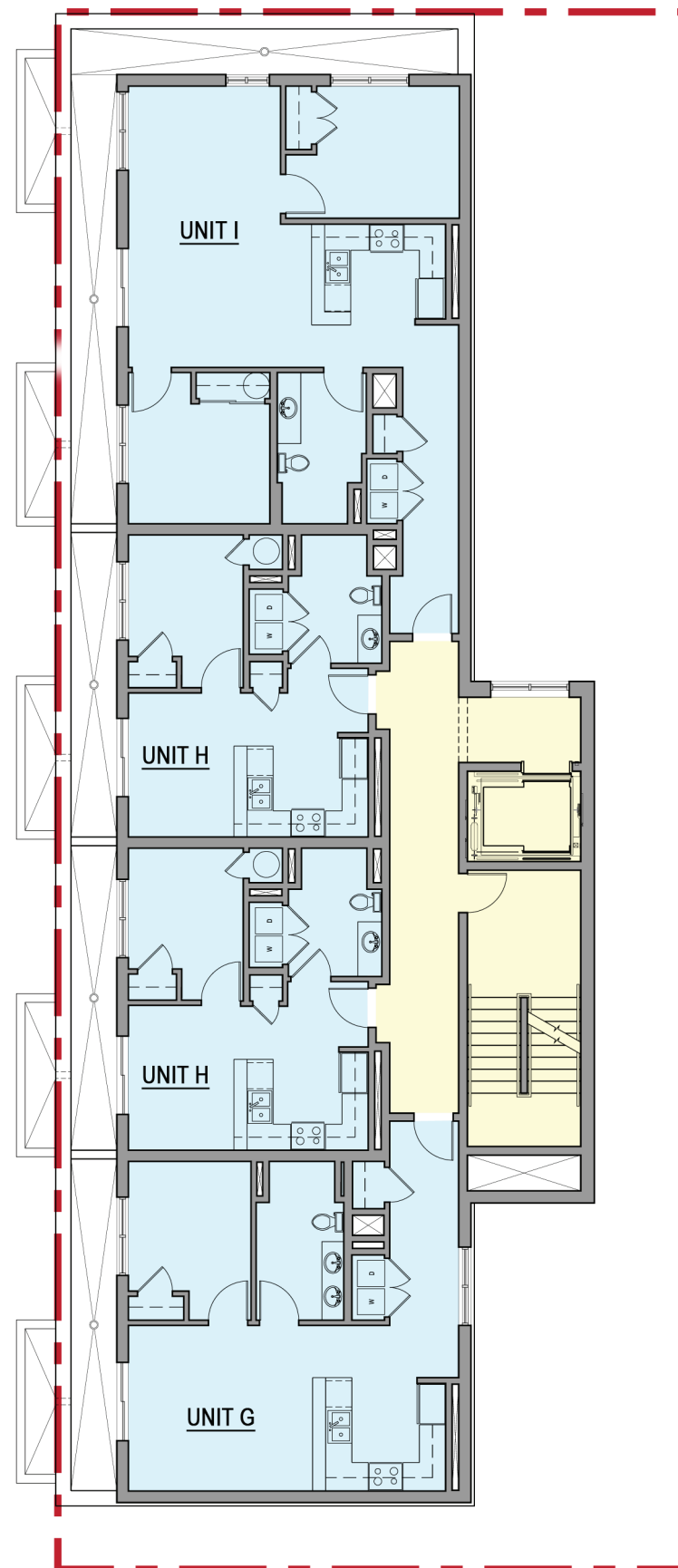
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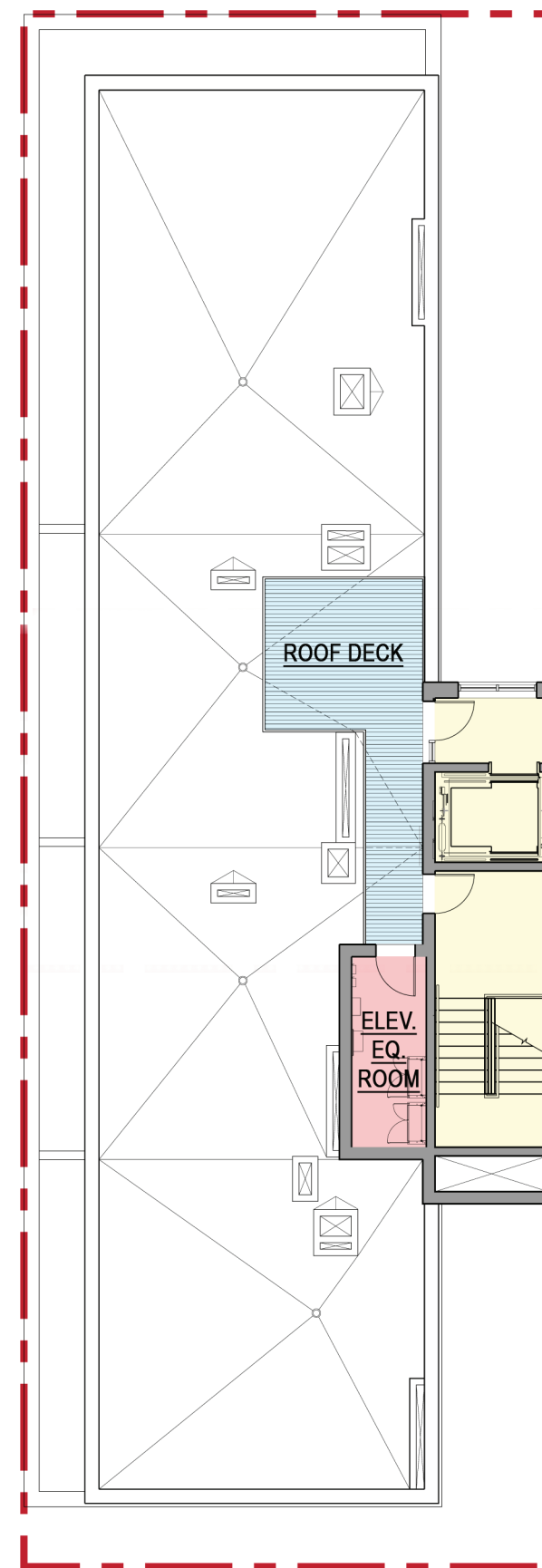
## 101 JOHN PLANS

### PROGRAMMATIC KEY

	CIRCULATION
	RESIDENTIAL
	COMMERCIAL
	UTILITIES



6TH FLOOR PLAN



ROOF PLAN

RECOMMENDATION MEETING

**101 John Street**

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## 101 JOHN ELEVATIONS MATERIAL KEY

	METAL PANELING: GRANITE
	METAL PANELING: REGAL WHITE
	METAL PANELING: MUSTARD
	WINDOW FRAMES: BLACK
	MASONRY



## RECOMMENDATION MEETING 101 John Street

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## 101 JOHN ELEVATIONS MATERIAL KEY

	METAL PANELING: GRANITE
	METAL PANELING: REGAL WHITE
	METAL PANELING: MUSTARD
	WINDOW FRAMES: BLACK
	MASONRY

## GREEN WALL AT UPPER COURTYARD

The green wall structure is a 2" thick, 2"x2" grid of black powder-coated steel, attached with brackets to the building face. This material is meant to provide both textural contrast and visual relief for the elevation facing the Fionia. The geometry reflects the size and spacing of fenestration elsewhere on the new building. The growth of vines on this structure will provide additional visual relief, forming a green wall. The vines will be planted in a 12" wide, irrigated at-grade planter at the base of the wall and will grow on the middle section, but not the (4) isolated panels to the north.

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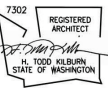
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MATERIAL BOARDS



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**101 John**  
101 John Street  
Seattle, WA 98109  
DPD Project Number  
3010551

Master Use  
Permit Set  
Release Date  
MUP Submittal 09-09-13  
03-14-2014  
MUP - revisions per  
11-22-13 & 11-26-13  
correction notice

**NORTH & WEST  
COLOR  
ELEVATIONS**

**DR-2**

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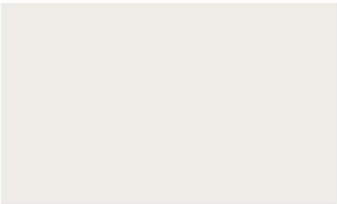
NOTES

1. VERIFY ALL CONDITIONS IN THE FIELD.
2. VERIFY EXISTING AND PROPOSED GRADE WITH TOPOGRAPHIC SURVEY AND CIVIL ENGINEER'S PLANS.
3. SEE SHEET A-1.0 FOR PROJECT LAND USE SUMMARY AND DEPARTURES.
4. FIONA APARTMENTS ELEVATIONS FOR REFERENCE ONLY.

ELEVATION KEY



METAL PANELING: GRANITE



METAL PANELING: REGAL WHITE



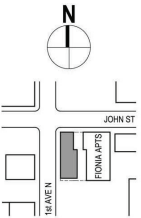
METAL PANELING: MUSTARD



WINDOW FRAME: BLACK



MASONRY



**1 NORTH ELEVATION (JOHN STREET)**  
Scale : 1/8" = 1' - 0"



**2 WEST ELEVATION (1ST AVENUE N.)**  
Scale : 1/8" = 1' - 0"

RECOMMENDATION MEETING  
**101 John Street**

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Seattle, WA 98102

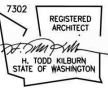
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MATERIAL BOARDS



**KILBURN**  
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Tel: 206.682.5211  
Fax: 206.682.1403  
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**101 John**  
101 John Street  
Seattle, WA 98109  
DPD Project Number  
3010551

Master Use Permit Set	
Release	Date
MUP Submittal	09-09-13
03-14-2014	
MUP: revisions per 11-22-13 & 11-26-13 correction notice	

**SOUTH & EAST COLORED ELEVATIONS**

**DR-3**

RECOMMENDATION MEETING  
**101 John Street**

PROJECT ADDRESS: 101 JOHN STREET, SEATTLE, WA  
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**1 SOUTH ELEVATION (PARKING LOT)**  
Scale : 1/8" = 1' - 0"



**2 EAST ELEVATION (COURTYARD)**  
Scale : 1/8" = 1' - 0"

- NOTES**
1. VERIFY ALL CONDITIONS IN THE FIELD.
  2. VERIFY EXISTING AND PROPOSED GRADE WITH TOPOGRAPHIC SURVEY AND CIVIL ENGINEERS PLANS.
  3. SEE SHEET A-1.0 FOR PROJECT LAND USE SUMMARY AND DEPARTURES.
  4. FIONA APARTMENTS ELEVATIONS FOR REFERENCE ONLY.

**ELEVATION KEY**



METAL PANELING: GRANITE



METAL PANELING: REGAL WHITE



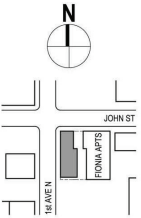
METAL PANELING: MUSTARD



WINDOW FRAME: RICH BLACK



MASONRY








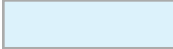


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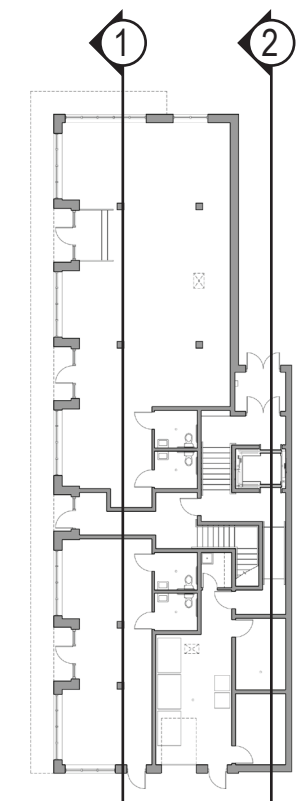
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Seattle, WA 98102

t: 206.682.5211  
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## BUILDING SECTIONS

### PROGRAMMATIC KEY

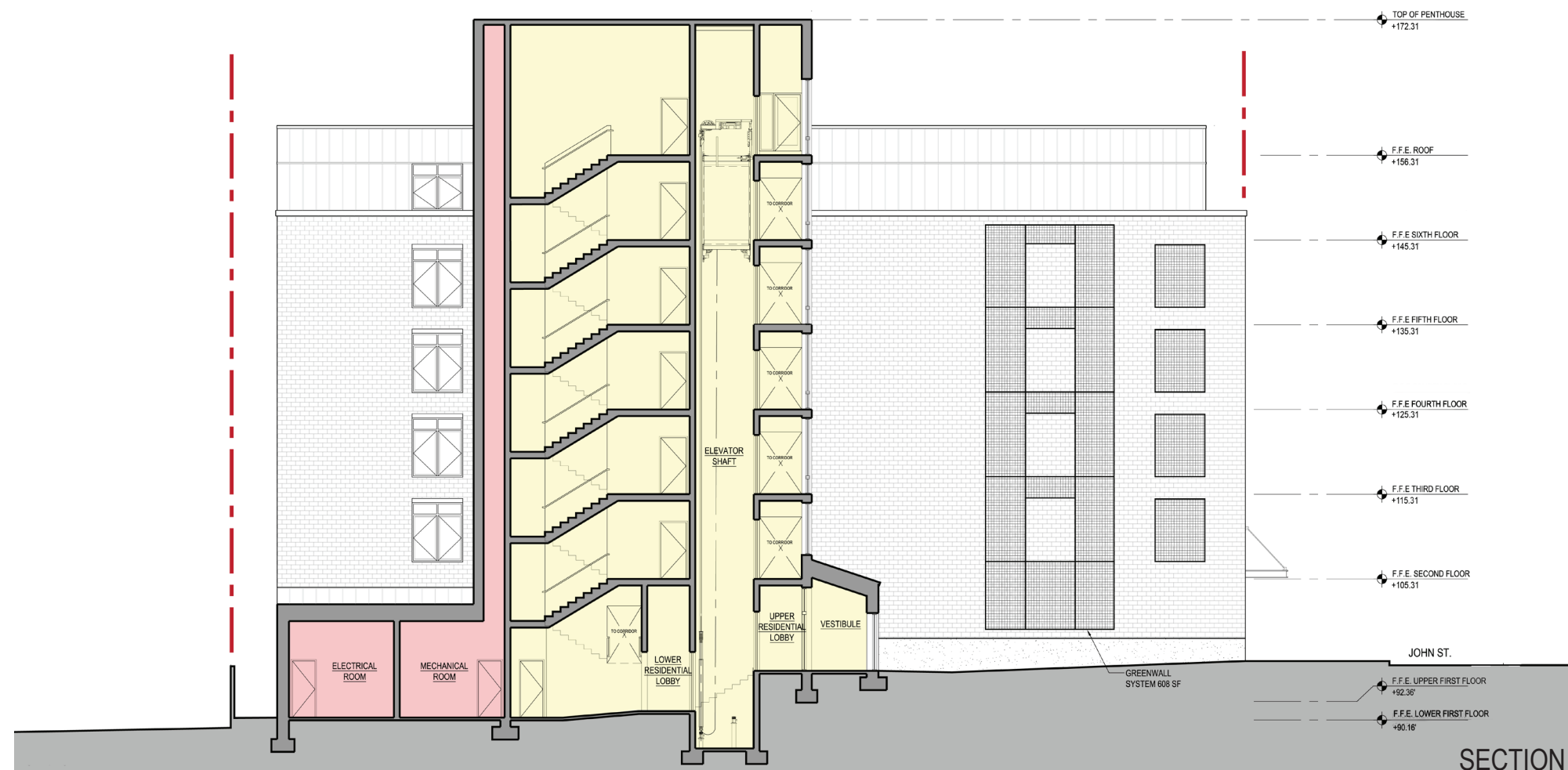
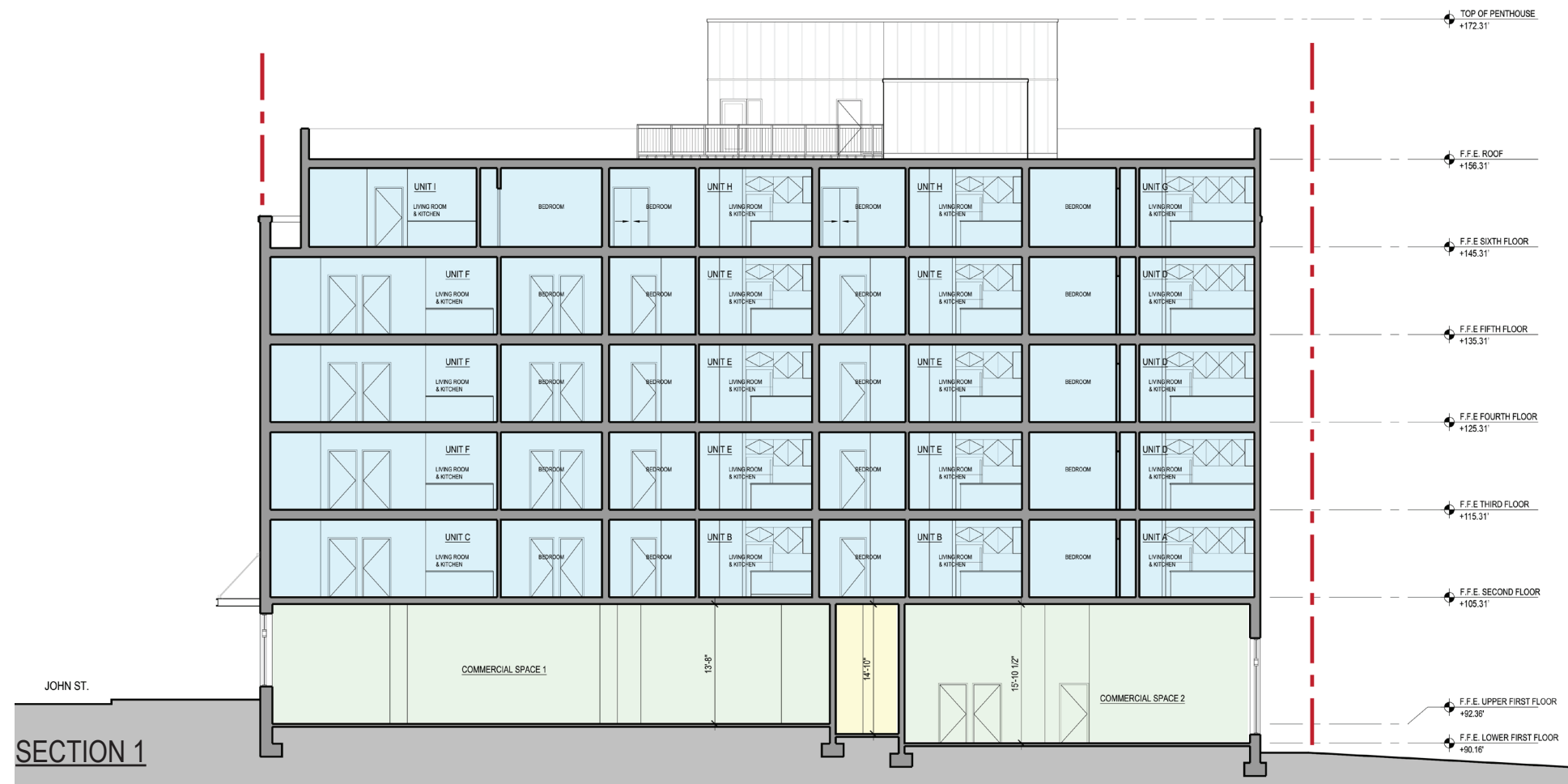
	CIRCULATION
	RESIDENTIAL
	COMMERCIAL
	UTILITIES



## RECOMMENDATION MEETING

# 101 John Street

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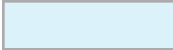


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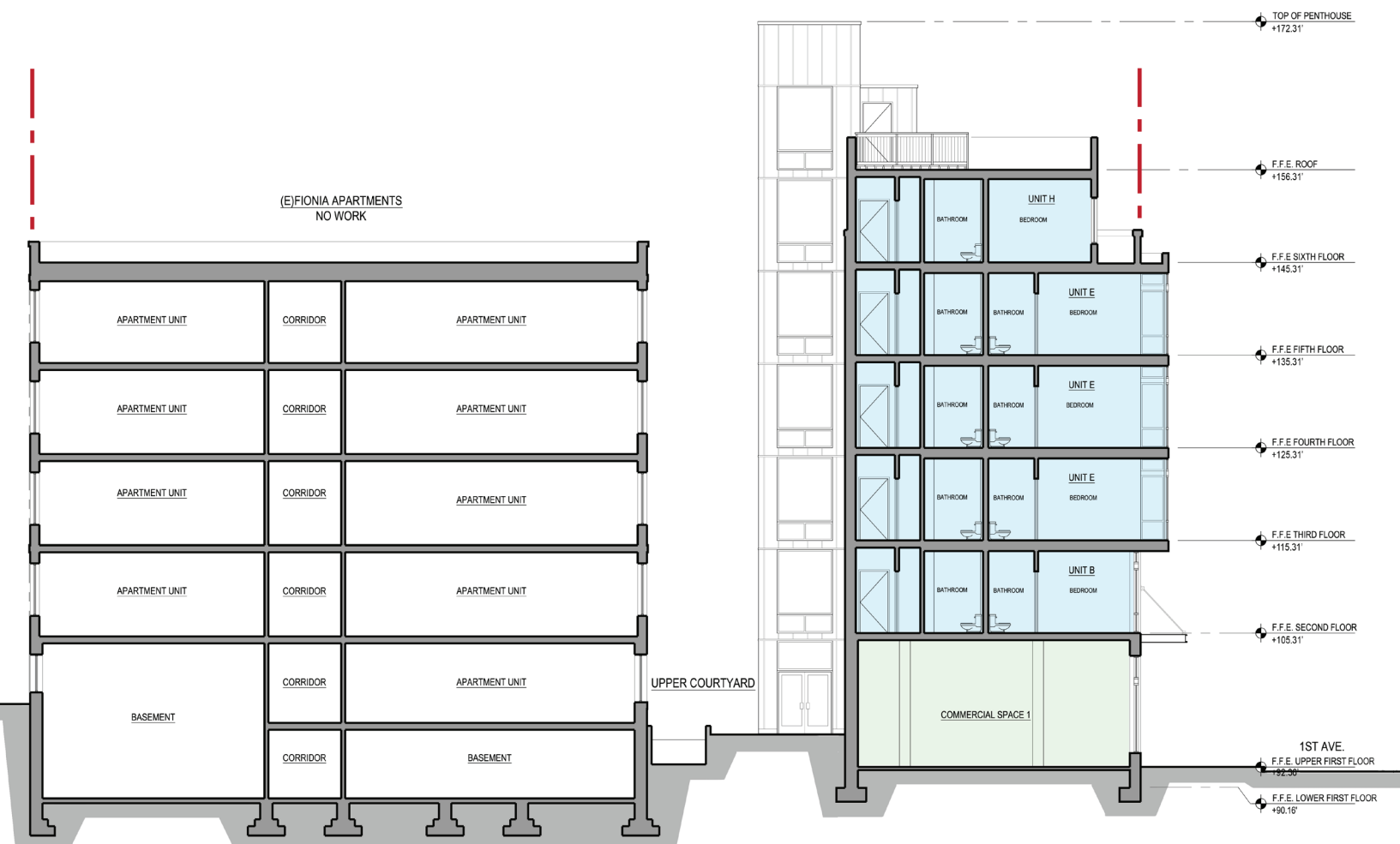
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## BUILDING SECTIONS

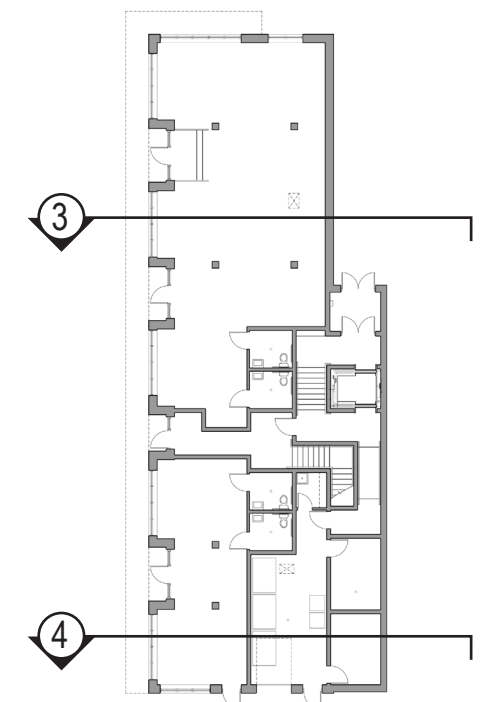
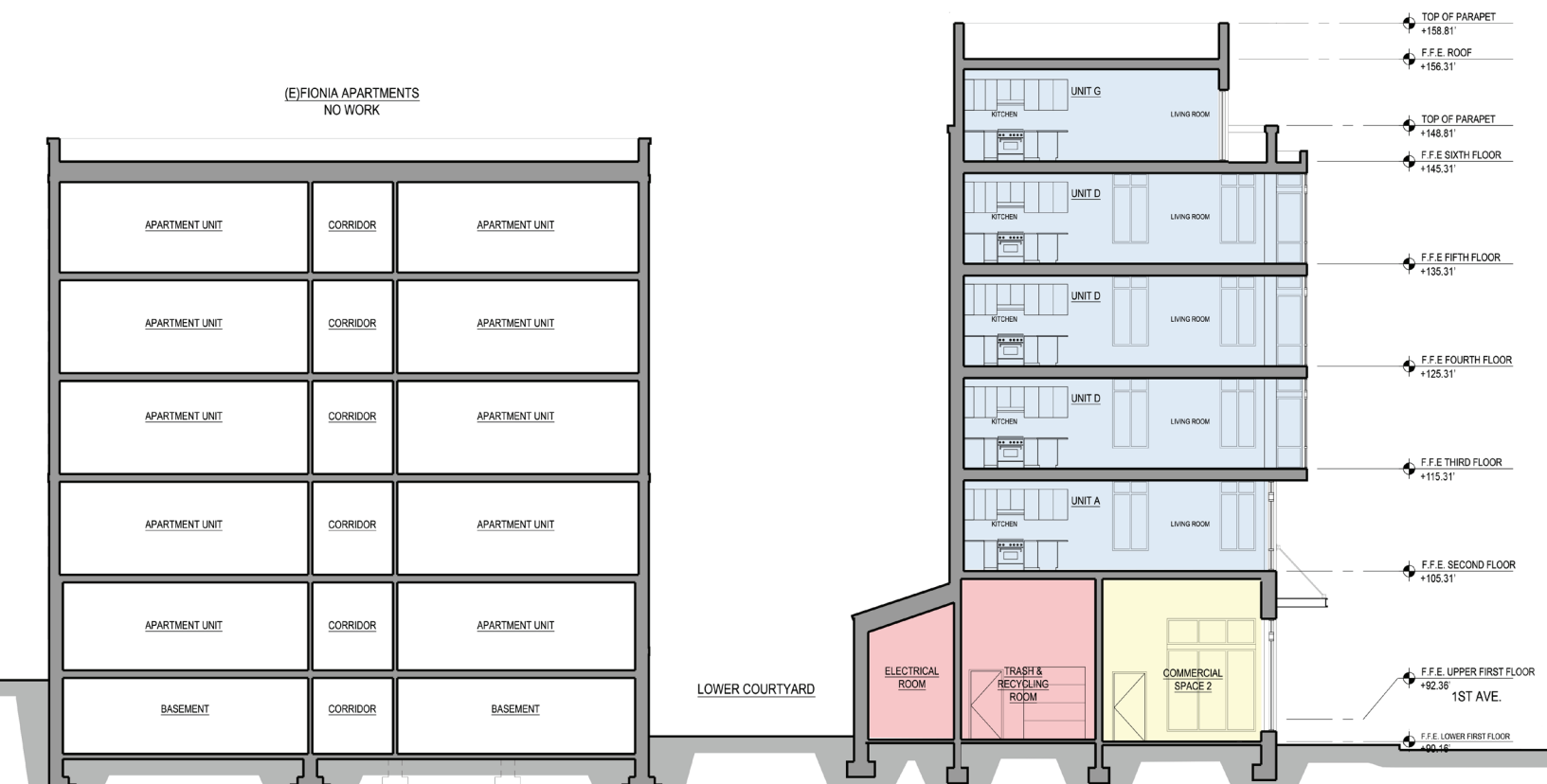
### PROGRAMMATIC KEY

	CIRCULATION
	RESIDENTIAL
	COMMERCIAL
	UTILITIES

SECTION 3



SECTION 4

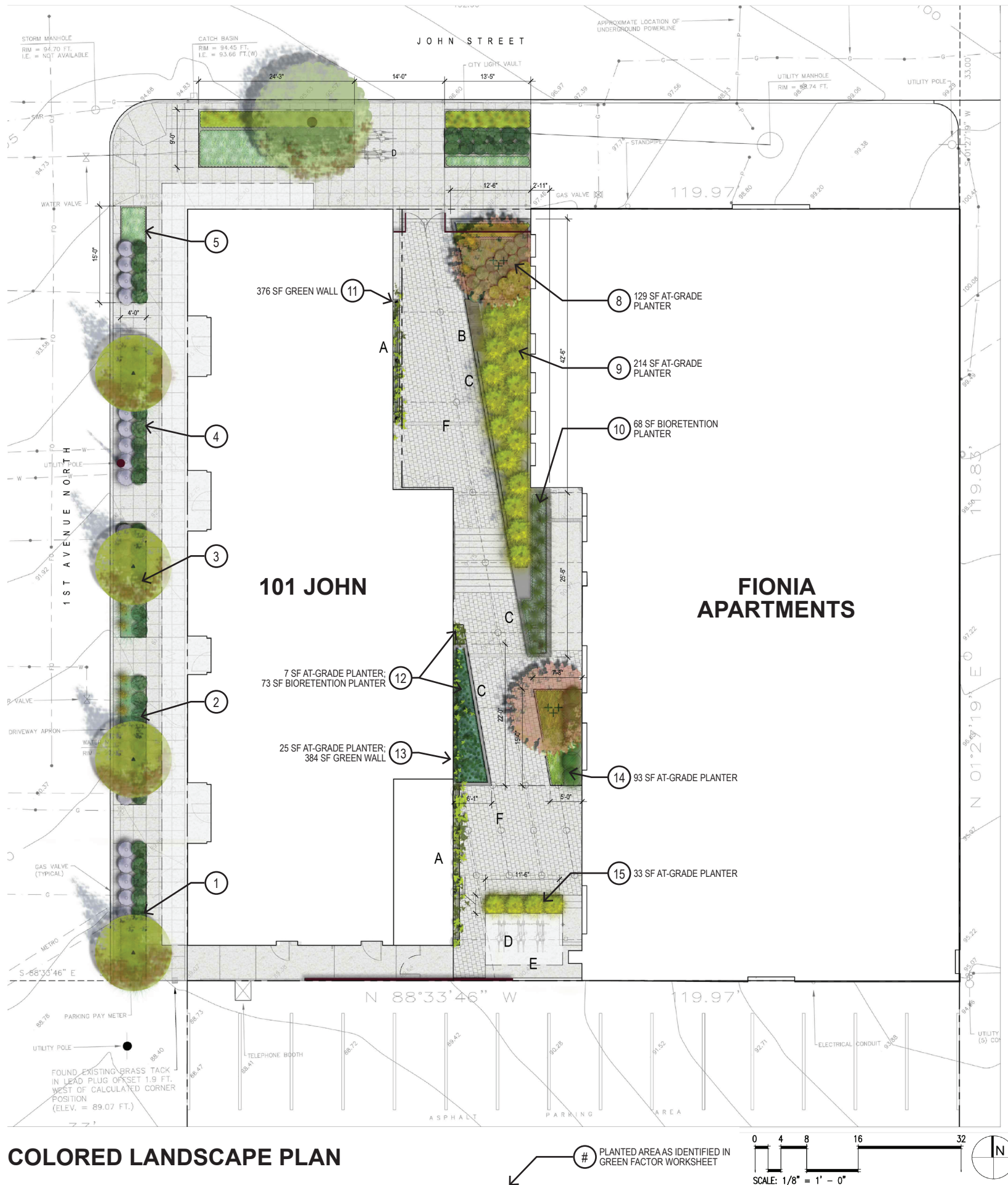


## RECOMMENDATION MEETING

# 101 John Street

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## LANDSCAPE PLANS

## RECOMMENDATION MEETING

# 101 John Street

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## STREETSCAPE PLANTING PALETTE

### 1ST AVENUE NORTH



Carpinus Betulus /  
Columnar European Hornbeam



Carex Morrowii /  
Ice Dance Hedge



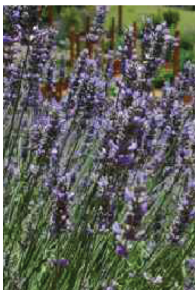
Helictotrichon  
Sempervirens /  
Blue Goat Grass



Lavender /  
Hawthorn / Carex



Hawthorn /  
Blue Oat Grass

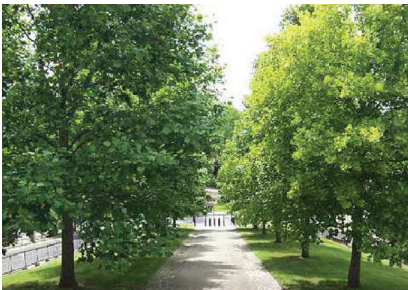


Lavandula X  
Intermedia /  
Provence Lavender

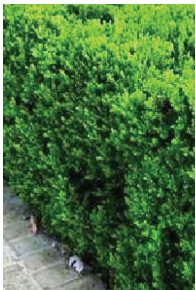


Rhamphilepis  
Umbellata /  
Blueberry Muffin  
Indian Hawthorn

### JOHN STREET



Ulmus / Homestead Elm  
(To match existing elm trees)



Buxus Microphylla /  
Wintergreen Box



Euphorbia X  
Amygdaloides /  
Robb's Euphorbia

## RESIDENTIAL COURTYARD

### VERTICAL ELEMENTS



Acer Palmatum /  
Green Japanese Maple



Phyllostachys /  
Bissett's Bamboo

### BIORENTION PLANTINGS



Carex Obnupta /  
Slough Sedge



Equisetum Hymale /  
Scouring Rush

### CLIMBING WALL VINES



Akebia Quinata /  
Yellow Akebia



Hydrangea  
Petiolaris /  
Climbing Hydrangea



Parthenocissus  
Hentyana /  
Silverveined  
Creeper



Parthenocissus  
Tricuspidata /  
Boston Ivy

### SHADE GARDEN SHRUBS AND GROUND COVER



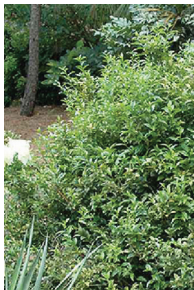
Hakonechloa Macra  
/ Golden Japanese  
Forest Grass



Helleborus  
Orientals /  
Lenten Rose



Polystichum  
Stiferum / Alaskan  
Fern



Sarcococca  
Ruscifolia /  
Sweet Box



Acorus Gramineus  
/ Golden Sweetflag



Euphorbia X  
Amygdaloides /  
Robb's Euphorbia



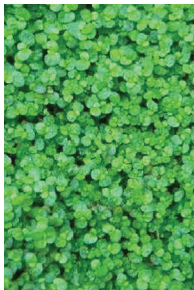
Polystichum  
Polyblepharum /  
Tassel Fern



Oxalis Oregana /  
Rewood Sorrel



Ophiopogon  
Planiscapus  
Nigrescens / Black  
Mondo Grass



Soleirolia Soleirolia /  
Baby Tears

## PLANT MATERIAL




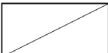















## RECOMMENDATION MEETING

# 101 John Street

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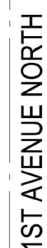
## LIGHTING FIXTURE LEGEND

	SMOKE DETECTOR		2'x2' FLUORESCENT
	EXHAUST FAN		2'x4' FLUORESCENT
	GFCI OUTLET		RECESSED WALL FIXTURE
	OUTLET		TRACK LIGHTING
	LIGHT SWITCH		EMERGENCY EXIT SIGN
	RECESSED FIXTURE		UNDER CABINET LIGHTING
	SCONCE FIXTURE		DIRECTIONAL
	SURFACE MOUNTED FIXTURE		LANDSCAPE DIRECTIONAL
	PENDANT FIXTURE		BOLLARD
	CHANDELIER FIXTURE		

## EXTERIOR LIGHTING SCHEDULE

TYPE	MANUF.	DESCRIPTION	LAMP	COMMENTS
A	HINKLEY	WALL SCONCE	LED	
B	BK LIGHTING	PENDANT LIGHTING	LED	ATTACHED TO CATENARY SUSPENSION SYSTEM 17 TO 19 FEET ABOVE GRADE
C	BK LIGHTING	UP LIGHTING	LED	
D	BK LIGHTING	PATH LIGHTING	LED	
E	BK LIGHTING	STEP / PATH LIGHTING	LED	

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JOHN STREET

**THE FIONIA APARTMENTS**  
**(E) 5 STORY BUILDING**  
**w/ BASEMENT LEVEL**

20'-0" IMAGINARY PROPERTY LINE





ATLANTIS 1649SK-LED	
SATIN BLACK	
MATERIAL	EXTRUDED ALUMINUM
GLASS	ETCHED GLASS LENS
WIDTH	9.0"
HEIGHT	24.0"
EXTENSION	4.0"
TTO	20.8"
BACKPLATE HEIGHT	6.5"
BACKPLATE WIDTH	4.5"
BULB	TWO 4.5W COL. 35W INCANDESCENT EQUIVALENT
VOLTAGE	120V
UPC	64065164978
NOTES	

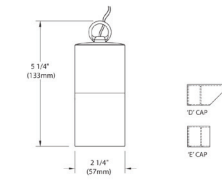
AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

lifeAGLOW®

A

8 WATT | RING MOUNT  
DELTA STAR™

A sturdy brass ring allows this compact floodlight to suspend from landscape elements like tree branches or structures, adding a welcome downlight element into the space. Ring Mount Delta Star™ is perfect for patio, portico or tree lighting applications. **Keyword RM**



Shown in Black Satin (BLP) finish

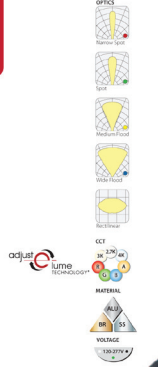


www.bkssl.com

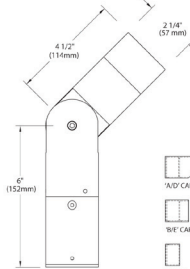
B

INTEGRAL  
ARTISTAR™ | 8 WATT • 120V-277V

With its integral low voltage transformer, Artistar™ is a versatile and powerful solid-state lighting instrument. Perfect for lighting interior or exterior spaces, it's hermetically sealed design and machined construction ensure years of quality service. An innovative knuckle design allows vertical to horizontal and rotational aiming with positive 'aim-and-lock' technology. Visit [www.bklighting.com](http://www.bklighting.com) for ordering logic. **Keyword AR-TR-LED**



Shown with 'C' Cap in Black Winkler (BLW) finish



C

LITESTICK™ | 3 WATT



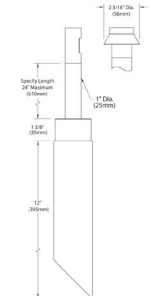
So small you might not even notice it's there. The Litestick™ measures just one inch in diameter but packs a powerful BKSSL™ source for dynamic path lighting. Available in machined, copper-free aluminum and brass in configurable mounting heights up to 18 inches high or as an adjustable product that can adapt to the changing landscape. **Keyword LT**



Shown with Glass Shield in Satin Aluminum (SAP) finish



Shown in Black Satin (BLP) finish



D

Recessed wall luminaires - shielded

**Housing:** Die-cast aluminum with integral wiring compartment. All aluminum in construction is marine grade and copper free.

**Enclosure:** One piece die-cast aluminum faceplate, 1/2" thick, tempered glass; clear with white translucent ceramic coating. Faceplate is secured by four (4) socket head, stainless steel, captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature O-ring gasket for weather tight operation.

**Electrical:** 6.5W LED luminaire, 9 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

**Note:** LEDs supplied with luminaires. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to [www.bega-us.com](http://www.bega-us.com).

**Finish:** Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

**CSA** certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

**Weight:** 2.2 lbs.

Type:  
BEGA Product:  
Project:  
Voltage:  
Color:  
Options:  
Modified:



Recessed Luminaires - shielded light			
Lamp	A	B	C
2272 LED 6.5W LED	5 1/4"	5 1/4"	4 1/4"

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 [www.bega-us.com](http://www.bega-us.com)  
©copyright BEGA-US 2013 Updated 09/13

E

Project:  
Fixture Type:  
Location:  
Contact/Phone:

PRODUCT DESCRIPTION

Dedicated LED new construction housing with integral light engine • Shallow housing allows for fit in 2 x 6 construction • TC housing design for use in non-insulated areas • If installed where insulation is present, the insulation must be pulled back 3" from all sides of the TC housing • LED housing is designed to provide 50,000 hours of life and is compatible with many standard Juno trims • 5 year limited warranty on LED components

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury
- Comparable light output to 32W compact fluorescent while consuming 25W\*

PRODUCT SPECIFICATIONS

**LED Light Engine** LED array integrated to one piece high purity aluminum, thermally conductive housing provides uninterrupted heat transfer to ensure long life of the LED • Replaceable light engine mounts directly to housing and incorporates the latest generation, high lumen output LED array • LEDs are binned within a 3-Step MacAdam Ellipse exceeding ENERGY STAR® requirements yielding superior fixture to fixture color uniformity • 2700K, 3000K, 3500K or 4100K color temperatures available • 90 min CRI typical

**Optical System** Computer-optimized reflector design with high reflectance white finish coupled with a high transmission diffusing lens conceals the LEDs and produces uniform aperture luminance • Deep regression of lens produces a low glare, efficient system that can produce over 1400 lumens with select trims (see page 2 for details) using 25W\* • Wide flood distribution shipped as standard with optional optic accessories available and sold separately.

**Aesthetic Trim Selections** Compatible with wide selection of existing Juno trims • Shadow free, knife edge design blends seamlessly into ceiling

**LED Driver** Universal voltage driver that accommodates input voltage from 120-277 volts AC at 50/60Hz is standard and is dimmable with the use of most 0-10V dimmers • Power factor > 0.9 at 120V input • Optional Lutron Hi-Lume® A Series driver accommodates 120-277 volts AC at 50/60Hz • Mounted between the box and housing for easy access and cool operation • For a list of compatible dimmers, see JUNO/TC/LED3 30-0204

**Emergency Battery Option** Battery factory assembled to housing with remote mounted test switch included • Drives LED array for 90 minutes to meet Life Safety Code (NFPA-101), National Electrical Code (NEC) and UL requirements • Provides 40% light output in emergency mode

**Life** Rated for 50,000 hours at 70% lumen maintenance

**Labels** ENERGY STAR® Qualified to luminaires V1.1 requirements when used with select baffle and cone trims • Certified to the high-efficiency requirements of California T24-2008 with select trims • UL listed for U.S. and Canada through branch wiring, damp locations • Union made • UL and cUL listed

**Testing** All reports are based on published industry procedures; field performance may differ from laboratory performance

Product specifications subject to change without notice.

HOUSING FEATURES

**Housing** Designed for use in TC applications (non-insulated) • Aluminum housing • Housing is vertically adjustable to accommodate up to a 2" ceiling thickness

**Junon Box** Pre-wired junction box provided with (5) 1/2" and (1) 3/4" knockouts and ground wire, UL listed and cUL listed for through-branch wiring, maximum 8 No. 12 AWG 90° C branch circuit conductors (4 in, 4 out) • Junction box provided with removable access plates • Knockouts equipped with pyrostat plate

**Mounting Frame** 1.6-gauge galvanized steel mounting ring equipped with vertically adjustable mounting brackets that accept 1/2" conduit or "C" channels (HIB-25 or HIB-50), linear hanger bars (HIB-27) or Round Nuts 3 bar hangers (HIB-11)

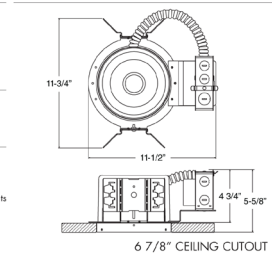
\*Nominal input voltage @ 120V with standard universal voltage driver under stable operating conditions

REV-10/13

G1.5.33

6" TC 1400 LUMEN  
LED DOWNLIGHT  
NEW CONSTRUCTION  
TC1422LED3 RECESSED HOUSING  
OPEN TRIMS

DIMENSIONS



ELECTRICAL DATA

STANDARD UNIVERSAL VOLTAGE DRIVER (4U)	
120V	277V
Input Power	25.1W (+/-5%)
Input Current - Max	0.22A
Frequency	50/60Hz
EMI/RFI	FCC 156 47 CFR Part 15, Class A (Commercial)
Minimum starting temp	-40°C (-40°F)

UNIVERSAL VOLTAGE DRIVER WITH EMERGENCY OPTION (LBR)	
120V	277V
Input Power	28.1W (+/-5%)
Input Current - Max	0.24A
Frequency	50/60Hz
EMI/RFI	FCC 156 47 CFR Part 15, Class A (Commercial)
Minimum starting temp	0°C (32°F)

LUTRON HI-LUME® LED DRIVER (4)	
120V	277V
Input Power	24.2W (+/-5%)
Input Current - Max	0.21A
Frequency	50/60Hz
EMI/RFI	FCC 156 47 CFR Part 15, Class A (Commercial)
Minimum starting temp	0°C (32°F)

LUTRON HI-LUME® LED DRIVER WITH EMERGENCY OPTION (LBR)	
120V	277V
Input Power	27.2W (+/-5%)
Input Current - Max	0.24A
Frequency	50/60Hz
EMI/RFI	FCC 156 47 CFR Part 15, Class A (Commercial)
Minimum starting temp	0°C (32°F)



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[www.kilburnarchitects.com](http://www.kilburnarchitects.com)

LIGHTING CUT SHEETS

RECOMMENDATION MEETING  
101 John Street

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① UPPER (NORTH) COURTYARD ENTRANCE



② UPPER (NORTH) COURTYARD - LOOKING SOUTH



③ LOWER (SOUTH) COURTYARD - LOOKING NORTH



④ LOWER (SOUTH) COURTYARD - LOOKING NORTH



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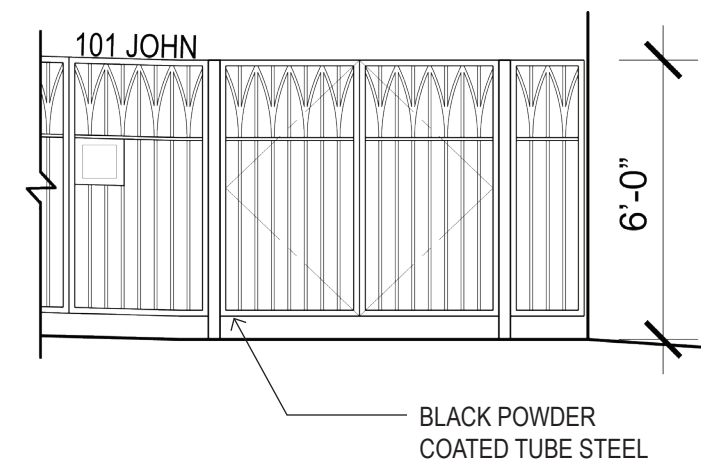
t: 206.682.5211  
www.kilburnarchitects.com

## COURTYARD DESIGN

The proposed landscaped courtyard creates a soft buffer between 101 John and the Fionia Apartments and encourages small-scale activities between the two structures. Landscaping, vegetated walls, and raised planters define the entrances, exit paths, and areas of congregation while protecting the privacy of the Fionia residents. At the upper courtyard, specifically, vegetation and planters obscure views into courtyard-adjacent apartment units. The lower courtyard does not have the same privacy issue since it is on grade with the unoccupied basement.

A variety of techniques are used to enliven the east façade of 101 John including the use of colored metal panels, brick cladding, vegetation, green screens, and windows. White, grey, and yellow metal panels are arranged randomly across the stair tower to invest this functional building element with lightness and playfulness. This aesthetic enhancement, along with the landscape and hardscape improvements, creates a courtyard space that attracts and encourages human activity.

## COURTYARD ENTRY GATE



## RECOMMENDATION MEETING 101 John Street

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Revised 12/28/10

Green Factor Score Sheet

SEATTLE×green factor

Project title:

enter sq ft of parcel

Parcel size (enter this value first) \*

14,374

SCORE

0.198

Landscape Elements**		Totals from GF worksheet	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 1242	0.6	745.2
3	Bioretention facilities	enter sq ft 141	1.0	141.0
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>				
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 790	0.1	79
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 1541848	0.3	554
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants 2150	0.3	45
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants 4600	0.3	180.0
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants 00	0.4	-
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants 1350	0.4	140.0
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH 00	0.8	-
<b>C Green roofs</b>				
1	Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4	-
2	Over at least 4" of growth medium	enter sq ft 0	0.7	-
<b>D Vegetated walls</b>				
		enter sq ft 801	0.7	560.7
<b>E Approved water features</b>				
		enter sq ft 0	0.7	-
<b>F Permeable paving</b>				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 968	0.2	193.6
2	Permeable paving over at least 24" of soil or gravel	enter sq ft	0.5	-
<b>G Structural soil systems</b>				
		enter sq ft 0	0.2	-
		sub-total of sq ft =	6,890	
<b>H Bonuses</b>				
1	Drought-tolerant or native plant species	enter sq ft 1276	0.1	127.6
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 849	0.1	85
4	Landscaping in food cultivation	enter sq ft 0	0.1	-
		Green Factor numerator =	2,851	

\* Do not count public rights-of-way in parcel size calculation.

\*\* You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)



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GREEN FACTOR SPREADSHEET

RECOMMENDATION MEETING

101 John Street





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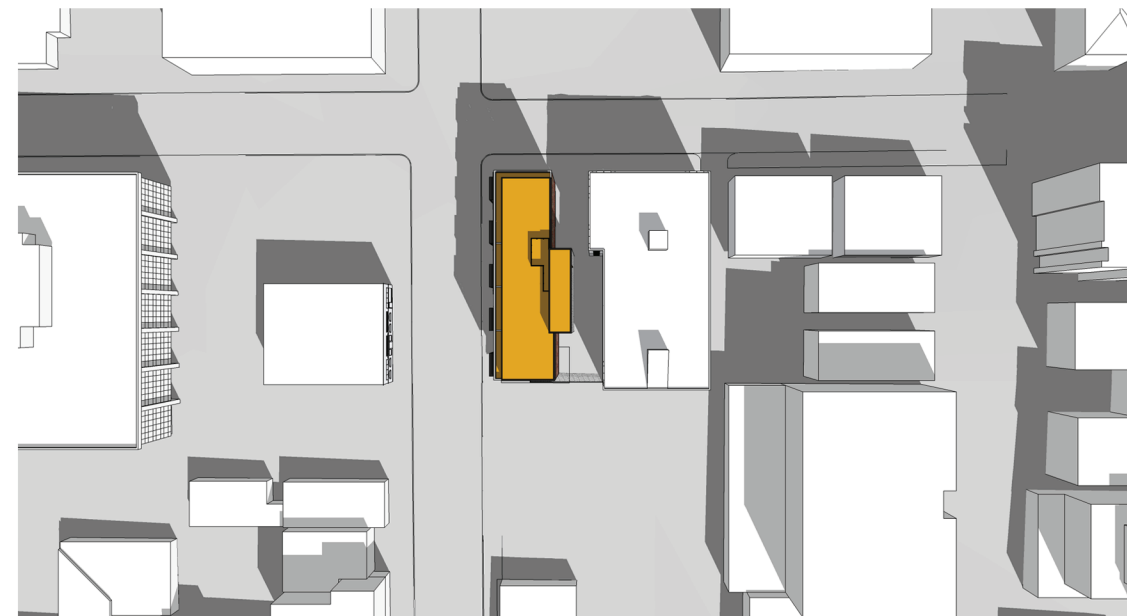
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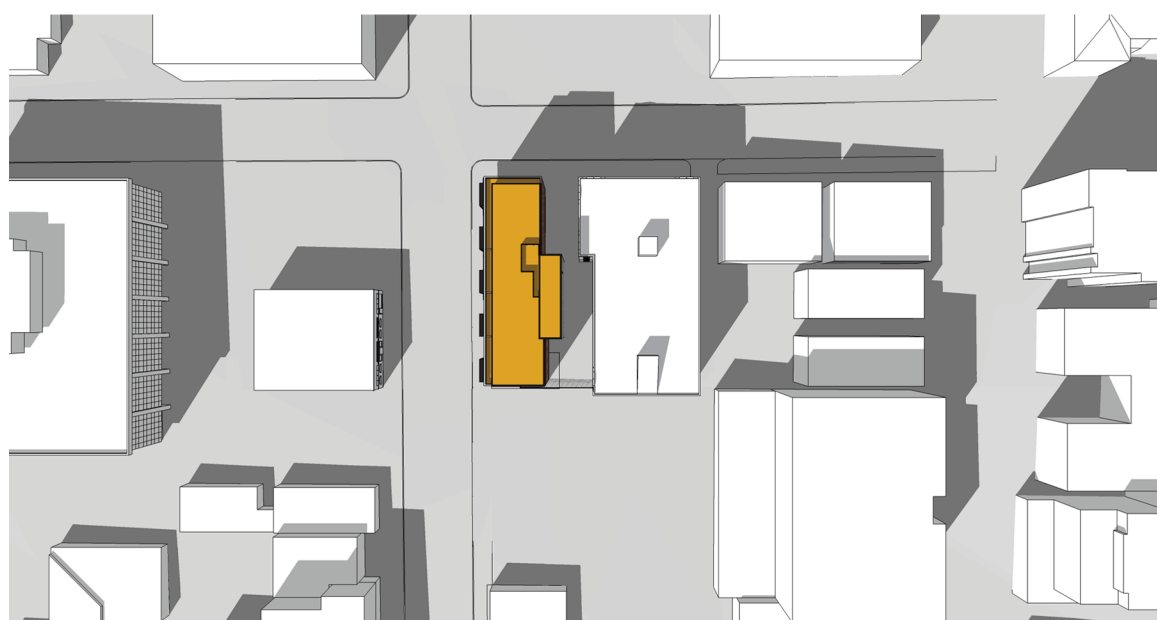
## SPRING EQUINOX SOLAR STUDY



① Vernal Equinox Solar Study - 08:00 AM



② Vernal Equinox Solar Study - 11:00 AM



③ Vernal Equinox Solar Study - 2:00 PM



④ Vernal Equinox Solar Study - 05:00 PM

## RECOMMENDATION MEETING 101 John Street

PROJECT ADDRESS: 101 JOHN STREET, SEATTLE, WA  
MUP: 3010551      DATE: MAY 07, 2014      PAGE: 30



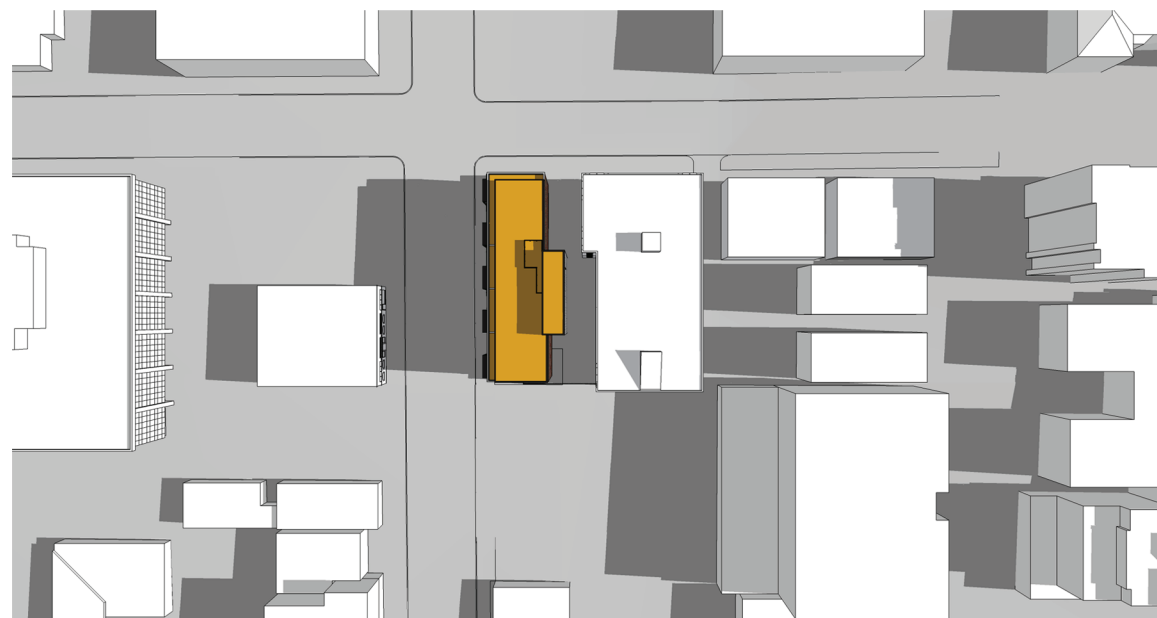


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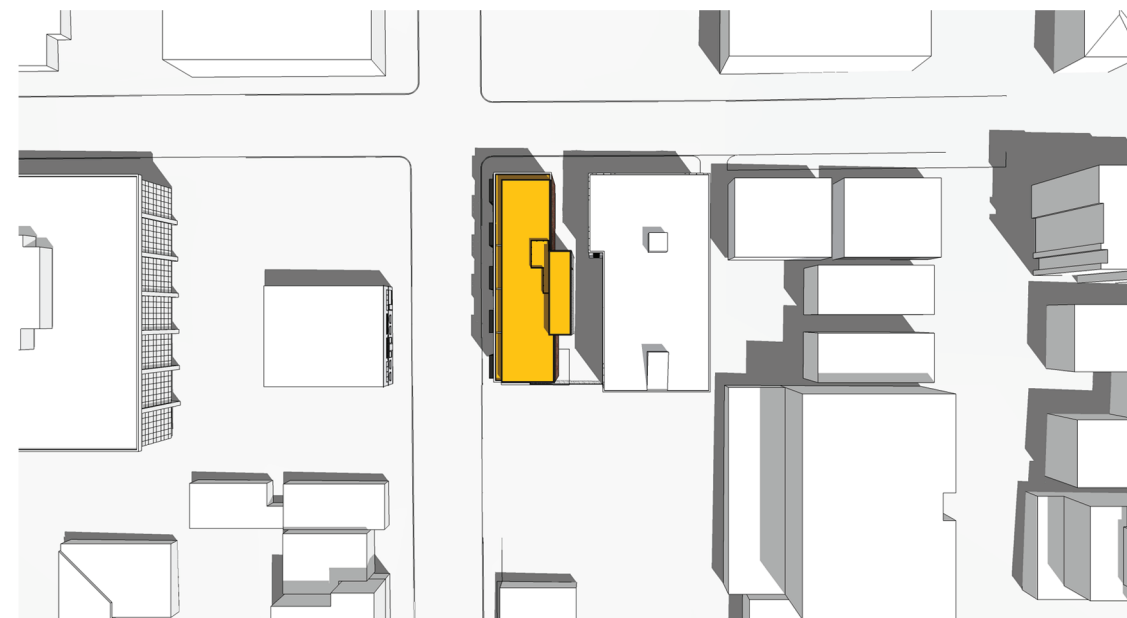
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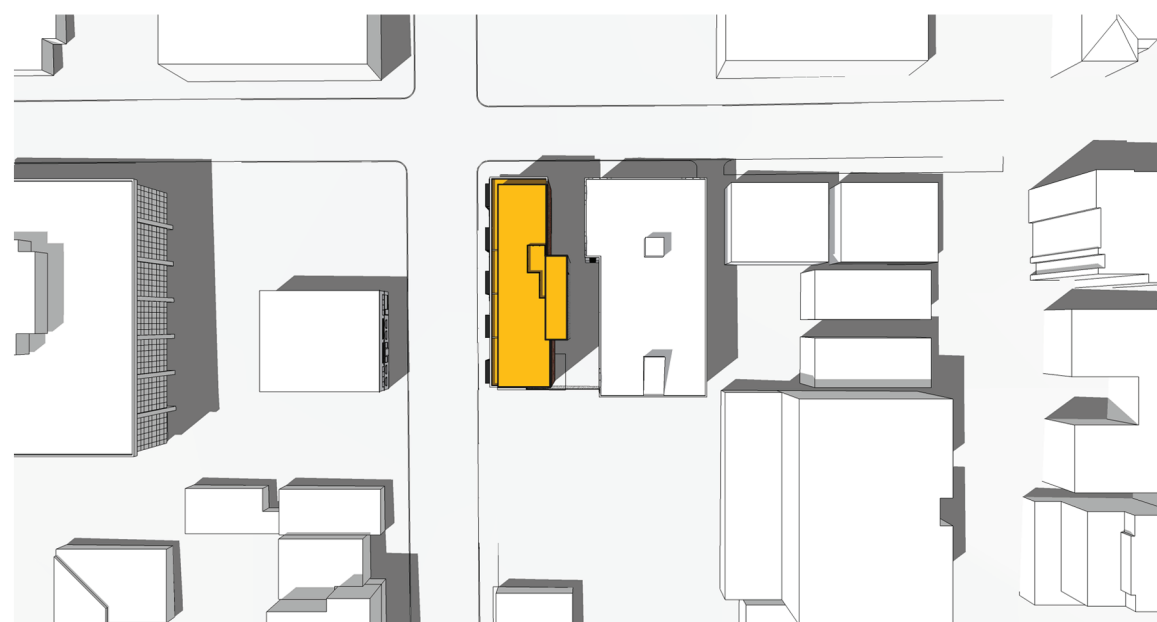
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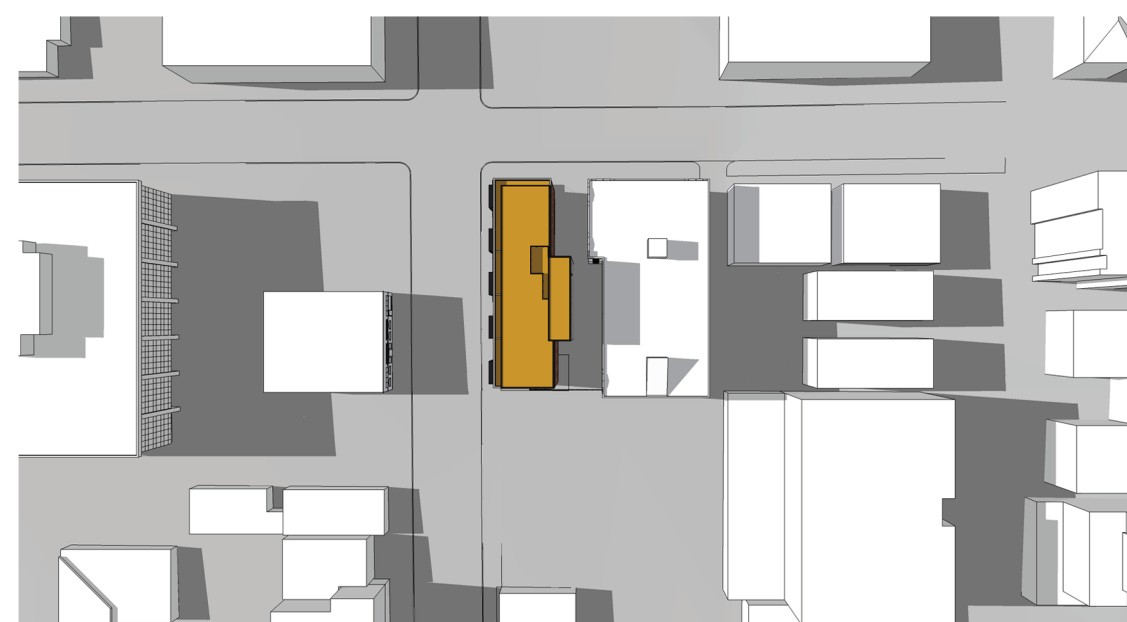
① Summer Solstice Solar Study - 08:00 AM



② Summer Solstice Solar Study - 11:00 AM



③ Summer Solstice Solar Study - 2:00 PM



④ Summer Solstice Solar Study - 05:00 PM

## RECOMMENDATION MEETING 101 John Street

PROJECT ADDRESS: 101 JOHN STREET, SEATTLE, WA  
MUP: 3010551      DATE: MAY 07, 2014      PAGE: 31





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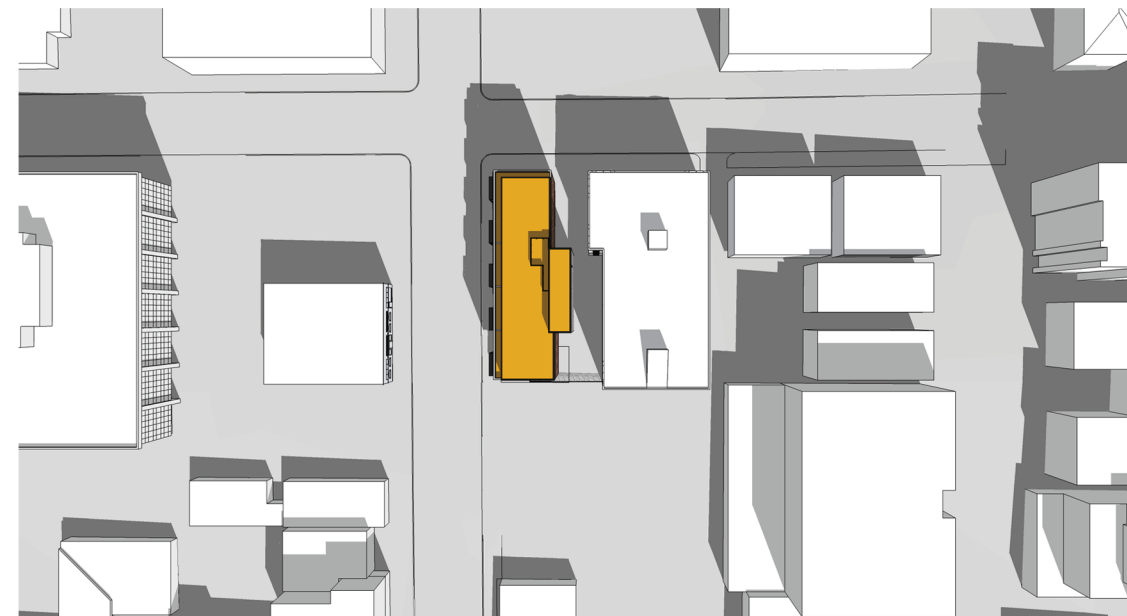
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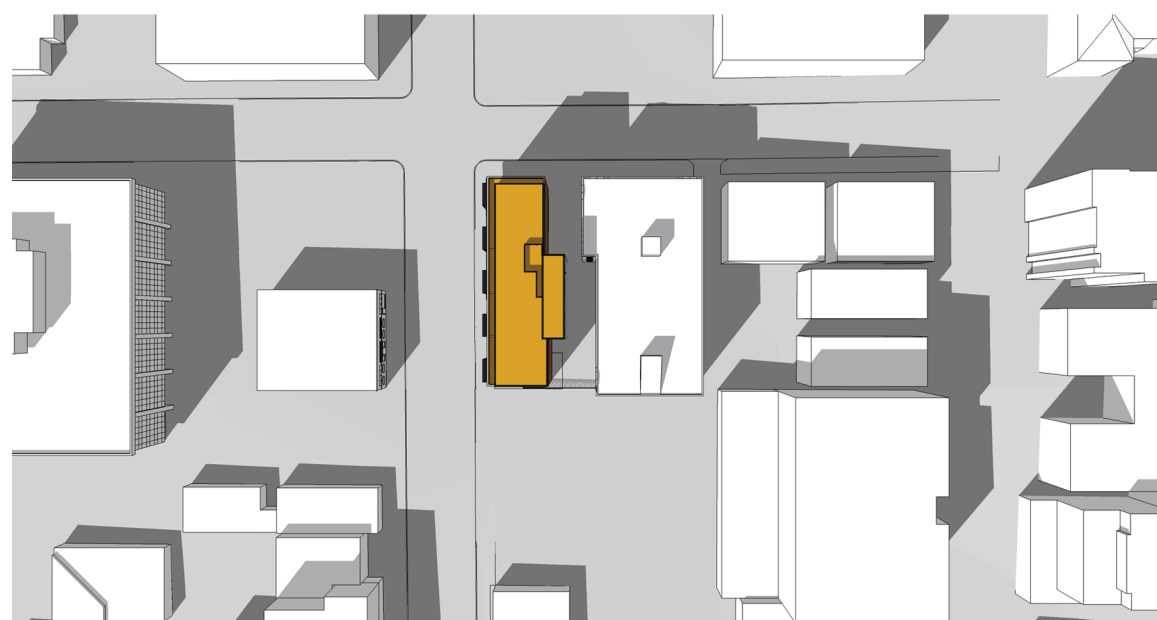
## AUTUMN EQUINOX SOLAR STUDY



① Autumnal Equinox Solar Study - 08:00 AM



② Autumnal Equinox Solar Study - 11:00 AM



③ Autumnal Equinox Solar Study - 2:00 PM



④ Autumnal Equinox Solar Study - 05:00 PM

## RECOMMENDATION MEETING 101 John Street

PROJECT ADDRESS: 101 JOHN STREET, SEATTLE, WA  
MUP: 3010551      DATE: MAY 07, 2014      PAGE: 32





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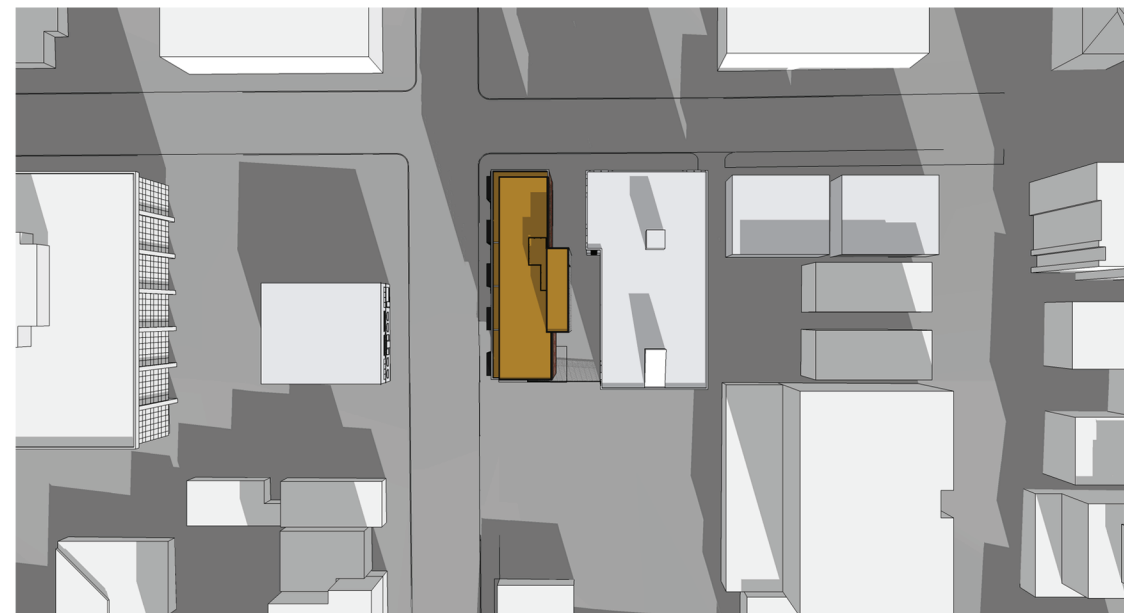
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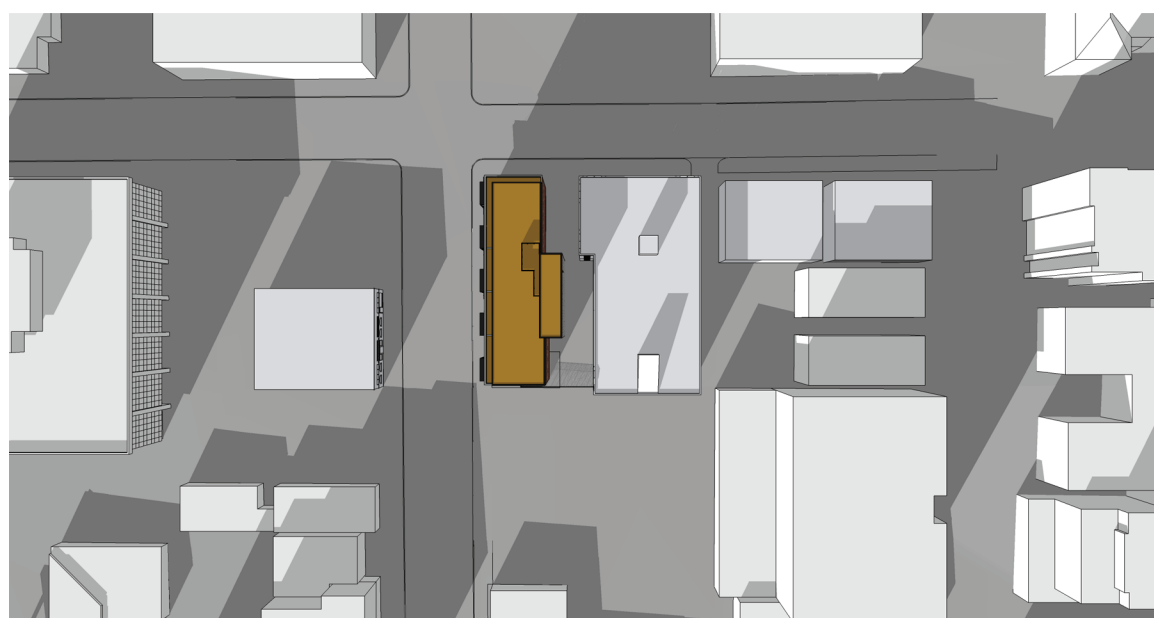
## WINTER SOLSTICE SOLAR STUDY



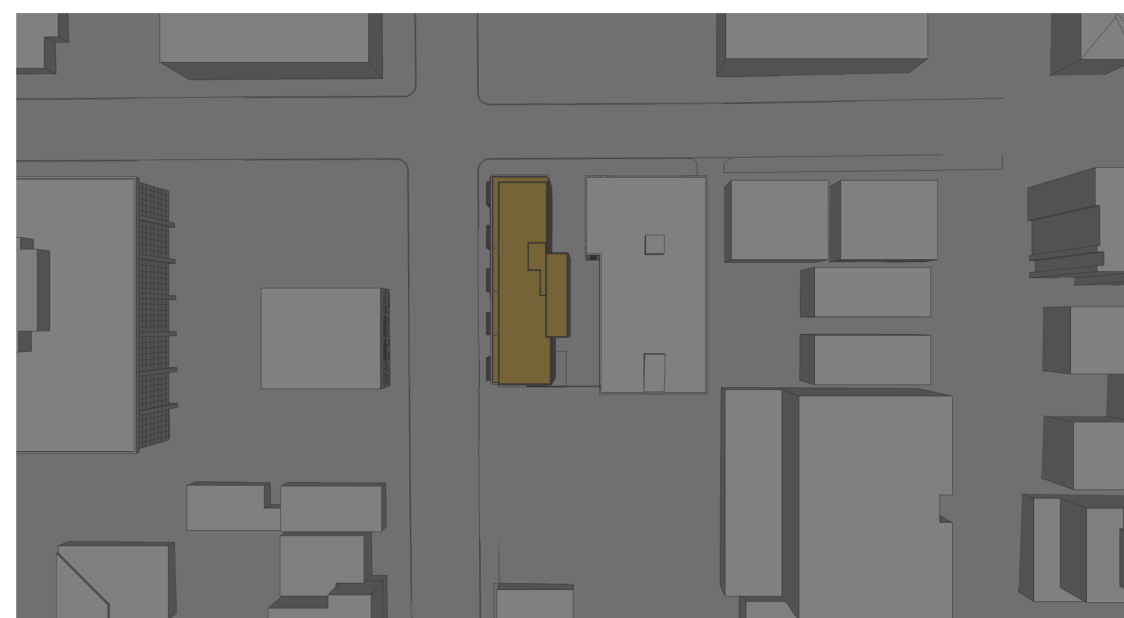
① Autumnal Equinox Solar Study - 08:00 AM



② Autumnal Equinox Solar Study - 11:00 AM



③ Autumnal Equinox Solar Study - 2:00 PM



④ Autumnal Equinox Solar Study - 05:00 PM

## RECOMMENDATION MEETING 101 John Street

PROJECT ADDRESS: 101 JOHN STREET, SEATTLE, WA  
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LAND USE CODE SECTION	CODE REQUIREMENT	DEPARTURE REQUESTED
23.53.035.A.4.C	<p>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 (see Exhibit 23.53.035-C).</p>	<p>A departure to permit 12'-6"wide rectangular bay windows. The code reads that any bay window over 9 feet in width shall be angled inward at 45 degrees to reach the maximum width of 15'-0". The proposed dimension exceeds the maximum bay width of 9 feet without the use of angles, but does not exceed the overall width of 15'-0".</p> <p>This departure would allow for the creation of wide and modern rectangular bay windows. Arguably, the canted bay windows that are encouraged by code are associated with historic styles such as Victorian, Tudor, and the like and not with contemporary structures. The 101 John project, although referential of older styles in form and use of materials, is a contemporary building and should appear that way. Canted bay window would detract from the clean modern look that is desired.</p> <p>Furthermore, wider, rectilinear bay windows provide interior space that is easier to furnish and occupy than bay windows with canted sides. It allows for a true extension of the interior space for the residents to live and thrive.</p> <p>Also of note, Section 23.53.035 has been recently updated and no longer requires the 45 degree inward angle, but states that the bay window "may be shaped in any way that remains within the 3 foot by 15 foot envelope beyond the property lines" [SMC 23.53.035.B.7]. Regarding bay width, the plans meet the current code.</p>



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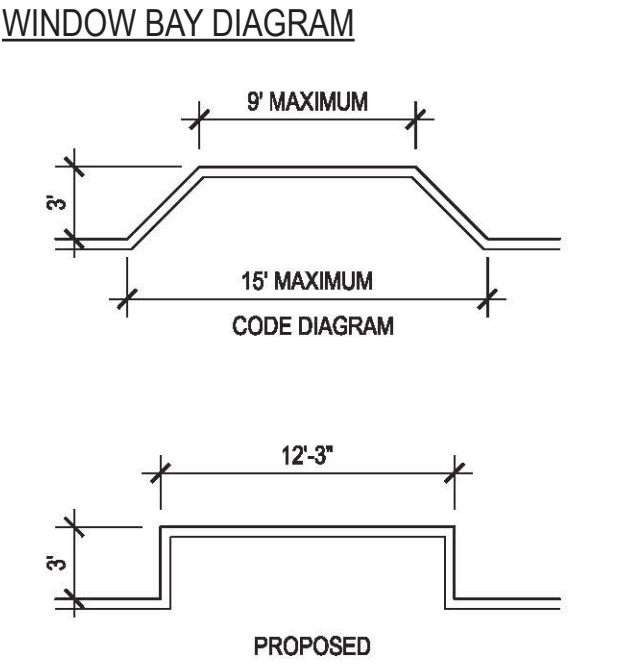
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LAND USE DEPARTURES

BAY WINDOW WIDTH





23.47A.016.A.2.A

Landscaping that achieves a Green Factor score of .30 or greater is required for any lot with development containing more than four new dwelling units.

A departure to reduce the minimum required Green Factor score of .30 to .198. This departure will essentially permit the Green Factor score calculation to omit the area of the existing structure on the site, the Fionia Apartments, from the calculation. The calculation would include only the area affected by the new 101 John project. It is understood that a departure from the lot area measurement is not permitted per SMC 23.41.012.B29 and a reduction of the Green Factor score is the way to achieve this departure.

The original approach to calculating Green Factor requirements followed the interpretation of DR 10-2011 (B) (2), which states that a “...Green Factor ‘parcel size’ can be based on the new construction’s impact area...” Green Factor calculations based on the impact area alone (+/-7,000 sf) would result in a factor that is twice that of the site as a whole (.408 - well beyond the .30 required). This is due to the fact that there is a generous amount of streetscape planting on two frontages of the new building, as well as within the courtyard between the new and existing structure. These combined areas provide multiple visual and environmental benefits (including storm water attenuation) at the ground level. These benefits extend to passersby and users of the retail frontage, as well as residents who can enjoy access to and birds-eye views of the new courtyard.

With the entire property area being used to determine the Green Factor, approximately 3700 sf of green roof would be required to meet the .30 Green Factor. For cost and structural design reasons, this would be a thin, 2” to 4” profile (extensive) system, planted primarily with sedum and other low-growing plants. An extensive green roof would provide some storm water and other environmental functions, but would lack the aesthetic qualities and multiple benefits of shade, vertical relief, and seasonal/textural interest that can be enjoyed at-grade. It is felt that from a cost-benefit perspective, there is greater overall value by providing at-grade features that contribute to the vibrancy of the streetscape and neighborhood, such as a well-planted streetscape and a courtyard with catenary lighting, shade gardens, storm water planters and vertical trellis structures for vines.



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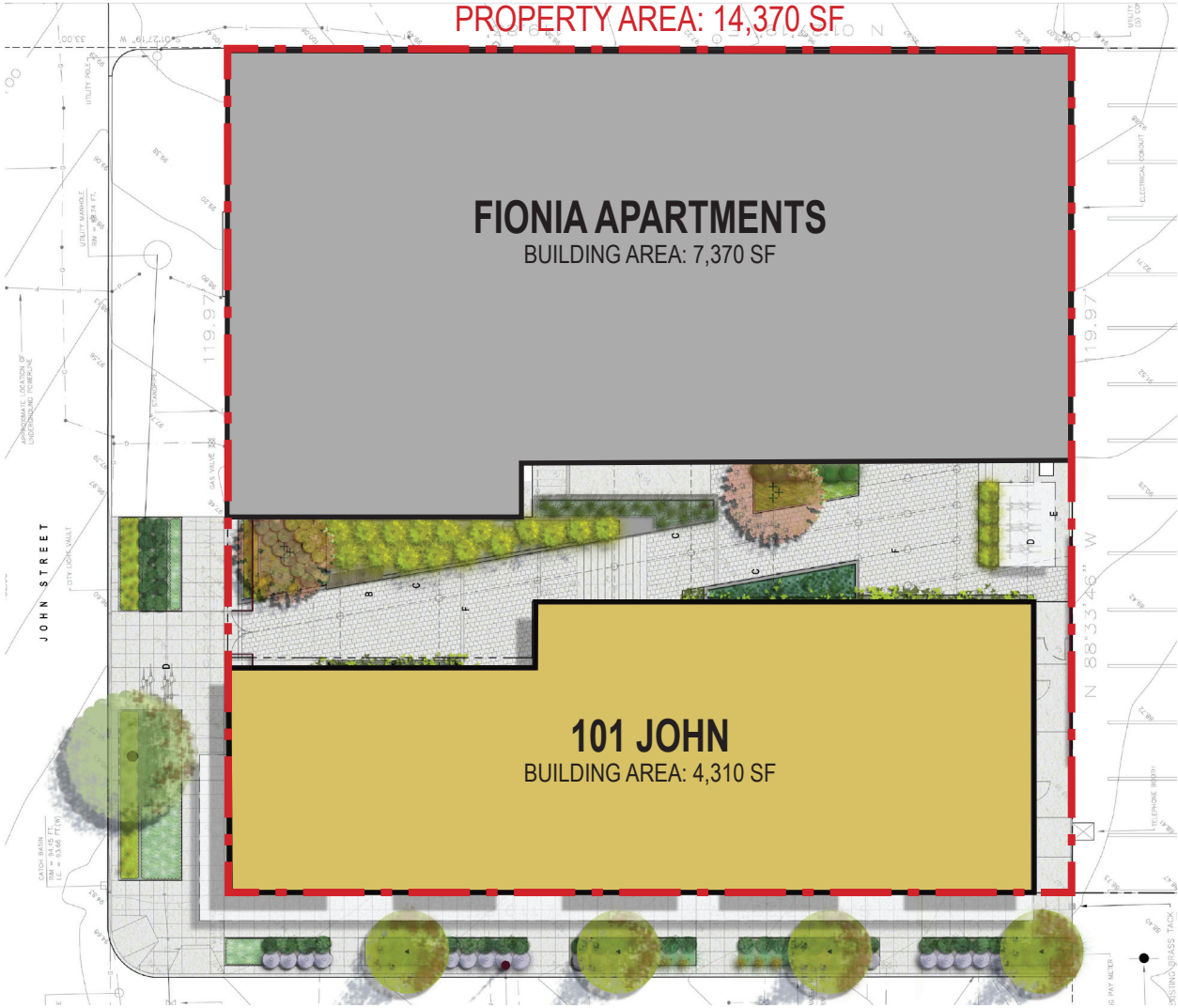
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LAND USE DEPARTURES

GREEN FACTOR SCORE REDUCTION



RECOMMENDATION MEETING

101 John Street



A. SITE PLANNING

A-3 ENTRANCES VISIBLE FROM THE STREET

Entries should be clearly identifiable and visible from the street.

Uptown Supplemental Guidance:  
Throughout Uptown, major entrances to developments should be prominent. 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. Streets throughout Uptown should be sociable places that offer a sense of security, and residential building projects should make a positive contribution to life on the street.

At the Early Design Guidance Meeting, the Board supported the location of the residential entrance on John Street, further reinforcing the more residential character of this street and focusing the commercial activity and frontage on to 1st Avenue North. The Board also discussed at length the proposed courtyard and the emphasized that the entrance to the courtyard from the sidewalk should be welcoming and allow views through to the courtyard from the sidewalk. A decorative gate that is designed as a special, unique feature is recommended. The Board was also very supportive of situating the lobby at the corner of the northwest corner courtyard.

101 John is accessed by way of two residential entrances; the primary entrance off John Street and a secondary entrance off 1st Avenue North. The John Street entrance is celebrated with plantings that extend from the courtyard through the front gate to greet guests and residents alike. Catenary and other lighting is utilized to further enliven and activate the entry and upper courtyard space. The entry itself is set in a mostly glazed wall that extends from ground to sky. At night this wall will be illuminated by interior lighting and serve as an entry beacon. Conversely, the entrance off 1st Avenue North will be subtly integrated within the commercial storefront and defer to the commercial storefronts to attract the attention of the passersby. Both entrances will be fully accessible to the elevator and, therefore, the upper floors.

A-4 HUMAN ACTIVITY

New development should be sited and designed to encourage human activity on the street.

Uptown Supplemental Guidance:  
Throughout Uptown encourage outdoor dining.

At the Early Design Guidance Meeting, the Board discussed the importance of designing a street level commercial space which allows the commercial activity to spill out into the street. The Board encouraged the use of roll up doors or window systems that open up to the street and engages with the sidewalk environment. The Board noted, however, that such activity does not need to wrap around onto John Street given the quieter, more residential nature of John Street. The commercial activity should be focused along First Avenue North, which has a stronger, more urban character.

The two commercial spaces within 101 John are directed toward 1st Avenue North. Large storefront windows, a canopy, and signage as well as new street trees and landscaping enliven the street and create an attractive place for a restaurant or café to thrive. Storefront windows will be operable and open up to the sidewalk.  
As recommended by the Board, the storefront along John Street is muted and passive to echo the residential character of John Street

A-5 RESPECT FOR ADJACENT SITES

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

At the Early Design Guidance Meeting, the Board noted that although the Fionia is located on the same (not adjacent) site as the proposed building, the intent of this guideline applies. Sensitivity to the privacy and views from the existing residential units is critical and should inform the design of the east elevation and interior courtyard.

The proposed landscaped courtyard creates a soft buffer between 101 John and the Fionia Apartments while encouraging small-scale activities between the two structures. Landscaping, vegetated walls, and raised planters define the entrances, exit paths, and areas of congregation while protecting the privacy of the Fionia residents. At the upper courtyard, specifically, vegetation and planters obscure views into courtyard-adjacent apartment units. The lower courtyard does not have the same privacy issue since it is on grade with the unoccupied basement.

A-7 RESIDENTIAL OPEN SPACE

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

At the Early Design Guidance Meeting, the Board was pleased with the proposed courtyard space, but warned that the design of this space should consider the lack of solar exposure. It is likely that an interesting hardscape design, rather than a heavily landscaped design would make sense given this condition. Interesting paving, furniture and exterior lighting (under lit benches, catenary lighting, etc) that highlights the hardscape elements and add light and life to the courtyard are strongly encouraged.

The project team has created a courtyard design that is a mixture of landscape and hardscape elements including seating areas and raised planters. The Landscape Architect has specified plantings, green walls, and other vegetative material that thrives in low-level light conditions. Catenary and other lighting elements will further enliven the courtyard.

A-10 CORNER LOTS

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

Uptown Supplemental Guidance:  
Generally, buildings within Uptown should meet the corner and not be set back. 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. Corner lots are often desirable locations for small publicly-accessible plazas, turrets, clock towers, art, and other special features. Design corner retail entries to not disrupt access to residential uses above.

At the Early Design Guidance Meeting, the Board clearly recognized the importance of the corner location of the subject site and agreed that the treatment of the corner in all of the alternatives was an appropriate approach. All of the schemes included a solid corner piece for the entire height of the structure. The Board did note, however, that in the abutting Fionia building, the punched residential windows extend down to the ground level and this may inform the design of the north façade of the proposed building. The Board suggested that the fenestration at ground level may differ on the two building fronts at ground level to respond to the different character of the two streets.

The fenestration and entryways along 1st Avenue North are extensive and transparent, but as the building turns the corner, it changes character slightly. The storefront windows do continue, but as it nears the courtyard and the Fionia Apartments, the “punch windows” from the floors above extend down to street level creating a subtle transition between commercial and residential character.



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RESPONSES TO EDG COMMENTS

DESCRIPTION: Responses to the guidance provided at the Early Design Guidance meeting.

RECOMMENDATION MEETING

101 John Street



C. ARCHITECTURAL ELEMENTS AND MATERIALS

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.

Uptown Supplemental Guidance:  
The Uptown Urban character area embraces high quality urban infill, and responds to special relationships with nearby civic institutions. The following features are encouraged:  
- Consistent street wall;  
- Engaging the sidewalk / storefront transparency;  
- Building siting that responds to Seattle Center entry points;  
- Defined cornices;  
- High quality, durable materials;  
- Distinct residential and commercial components; and  
Throughout Uptown, upper level balconies are discouraged on the street side of residential buildings. Bay windows are a preferred architectural element on the street side. This guideline is intended to avoid open displays of storage, which are sometimes an unintended consequence of street side balconies.

At the Early Design Guidance Meeting, the Board was supportive of the glassy, light bay windows proposed in the preferred scheme. The Board offered several suggestions about how the first and third design concept alternatives might be melded together to create a more contemporary design that is more responsive to the precedent of the Fionia Apartment building – See C-2 below. The Board was supportive of a strong commercial base that engages with the street and the residential levels above responding more to the residential Fionia building.

The current design of 101 John effectively combines the elements of option 1 – Bay Windows and option 3 – Lofts into a design that is both contemporary and referential to the historic character of the Fionia Apartments and the neighborhood in general. Bay windows, a setback upper story, and a strong commercial base are all included in the updated design. We have selected high quality materials, brick and metal panels, which speak to both the historic and modern character of the neighborhood.

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 facade walls. .

At the Early Design Guidance Meeting, the Board liked the third option with the more modern, contemporary massing that is broken up and would like to see the proportions of the third option inform the preferred option.  
The Board noted that the preferred scheme should endeavor to break up the verticality of the building with a different treatment of the top level. The Board was very interested in how the more modern scheme (option 3) could inform the preferred scheme (option 1) in the following ways:  
- Include a clear, distinguished top that responds to the datum line of the Fionia Apartment building. This may be in the form of a setback or a change in materials.  
- Design a clear, gracious entrance on First Avenue for the commercial uses.  
- Develop a dynamic street level design with large, transparent storefront windows that are operable.  
- Breaking up the façade with modern bays that emphasize the sleekness of the building and allow the sense of light and activity of those units to be visible to the street.  
- Endeavor to retain the massing of Option 3 with the double height windows that express a loft-like feel.  
See also B-1.

The design for 101 John incorporates the recommendations expressed by the Board. The upper floor of 101 John is set back to echo the datum of the Fionia Apartments, the commercial spaces along 1st Avenue North are generous and transparent, and modern vertical bay windows activate the street wall as well as retain somewhat of a loft-like character.

C-4 EXTERIOR FINISH MATERIALS

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

At the Early Design Guidance Meeting, the Board noted that it will look forward to reviewing a detailed color and material palette with durable and high quality materials responsive and sensitive to the Fionia.

A simple palette of quality, contextual materials including brick, metal panel, and glass are used on the 101 John project. These elements were selected for their durability as well as their resonance with other neighborhood structures. The material colors are shown on the colors elevations and actual examples of these materials will be presented for review to the Design Review Board.

Uptown Supplemental Guidance:  
Throughout Uptown, decorative exterior treatments using brick, tile, and/or other interesting exterior finish materials are strongly preferred. Quality exterior finish materials should be incorporated at all levels and on all exterior walls. Use materials, colors, and details to unify a building’s appearance; buildings and structures should be built of compatible materials on all sides.



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RECOMMENDATION MEETING  
101 John Street



D. PEDESTRIAN ENVIRONMENT

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

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

Uptown Supplemental Guidance:  
Throughout Uptown, entries should be designed to be pedestrian friendly (via position, scale, architectural detailing, and materials) and should be clearly discernible to the pedestrian. Individual or unit entrances in buildings that are accessed from the sidewalk or other public spaces should consider appropriate designs for defensible space as well as safety features (e.g., decorative fencing and gating). Landscaping should be consistent with these features.  
Throughout Uptown special attention to the pedestrian experience and street right-of-way should be given along pedestrian corridors as identified on the map (pg. VI).  
... In addition, streetscape features such as street clocks and benches are encouraged in Heart of Uptown and Uptown Urban character areas.  
Supplemental guidance related to Pedestrian Open Spaces and Entrances is provided under Guideline A2 – Streetscape Compatibility.

At the Early Design Guidance Meeting, the Board specified that the gated entry to the interior courtyard and new residential lobby entrance should be designed to be a gracious and special space that will be visible to pedestrians.

See response to A-3 above.

D-2 BLANK WALLS

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

Uptown Supplemental Guidance:  
In the Uptown Urban and Heart of Uptown character areas artwork and decorative surfacing may provide an alternative wall treatment to landscaping in some locations. However, painted murals are the least preferred solution to larger wall areas in Uptown..

At the Early Design Guidance Meeting, the Board discussed the design of the east elevation at great length and felt strongly that this wall be as sensitively designed as possible. The Board adamantly agreed that the elevation include some areas of transparency (preferably glazing, provided that the Building Code permit) that provide light into the courtyard at night and help break up the massing of the facade in an interesting manner. While views to and from the new building (stairwells) into the courtyard would be desirable, the provision of glass block or peek-a-boo slits with obscured glass that would allow light to filter through would be sufficient to help break up the mass of the east elevation. Other lighting sources or integrated fixtures may also help provide visual interest to this façade. Where there are walls perpendicular to the Fionia Apartments, the Board encouraged the use of expansive glazing in these spaces.

A variety of techniques are used to enliven the east façade of 101 John including the use of colored metal panels, brick cladding, vegetation, green screens, and windows. White, grey, and yellow metal panels are arranged randomly across the stair tower to invest this functional building element with lightness and playfulness. This aesthetic enhancement, along with the landscape and hardscape improvements, creates a courtyard space that attracts and encourages human activity. This is a tremendous improvement over the bleak existing courtyard with its service and back of house areas and associated trash and recycling containers.  
Unfortunately, for fire protection reasons, the building code limits the amount of window openings facing the Fionia Apartments. Windows have been added to the dwelling unit at south end of the east façade, which is permitted because it is located 5 feet off the property line.

D-6 SCREENING OF DUMPSTERS, UTILITIES, AND SERVICE AREAS

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

The Board noted that at the next meeting, it will be interested in reviewing the location and function of service areas.

Service areas are located within the building and are accessed from the pathway along the south facade of 101 John. These areas are separated from the courtyard by a (resident only) gate.

D-7 PERSONAL SAFETY AND SECURITY

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

As noted earlier, the Board encouraged clear views between the sidewalk, the gate entrance, the residential lobby and the courtyard both for visual interest and security. A lighting plan should be presented at the next meeting.

See response to A-3 above. A proposed lighting plan is included in this packet. Access into the courtyard is restricted by the use of gates, while entry into 101 John is restricted with secured entrances. All residential uses are separated from the commercial uses with the exception of the trash room, which is shared.



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101 John Street



DESIGN GUIDELINES

DESIGN REVIEW BOARD COMMENTS

RESPONSES

D-9 COMMERCIAL SIGNAGE

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

At the Early Design Guidance Meeting, the Board requested a signage concept plan.

The proposed signage for the commercial and residential spaces are illustrated in the renderings included in the packet. The commercial signage consists of standoff metal letters on the awning parallel to the building face and metal blade signage below the awing perpendicular to the building face. The residential signage included metal letters above the courtyard gates as well as understated secondary residential signage in the form of “101 JOHN” printed on the transom window above the entry doors.

D-10 COMMERCIAL LIGHTING

Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

See D-7.

A proposed lighting plan is included in this packet.

D-11 COMMERCIAL TRANSPARENCY

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

At the Early Design Guidance Meeting, the Board supported the extensive transparent glass storefront windows proposed along First Avenue North.

101 John exceeds the commercial storefront transparency requirements along both 1st Avenue North and John Street.

E. LANDSCAPING

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

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

At the Early Design Guidance Meeting, the Board discussed the viability of landscaping in the courtyard and wants to ensure that any proposed landscaping is appropriate for the limited solar access. Where possible, however, the Board would like to see landscaping and green walls incorporated into the courtyard and residential entryway. The hardscape design of the courtyard is critical and should strive to be both usable and aesthetically pleasing as it will be highly visible to the Fionia residents.

See A-7 above and landscape plan included in this packet.

Uptown Supplemental Guidance:

Throughout Uptown...landscaping should be substantial and include a variety of textures and colors, to the extent possible. Landscaping should be used to enhance each site, including buildings, setbacks, entrances, open space areas, and to screen parking and other less visually attractive areas. Encourage planted containers at building entries.



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