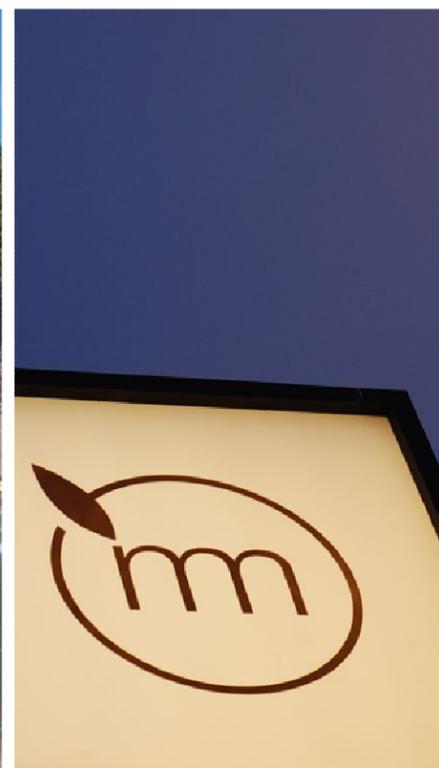
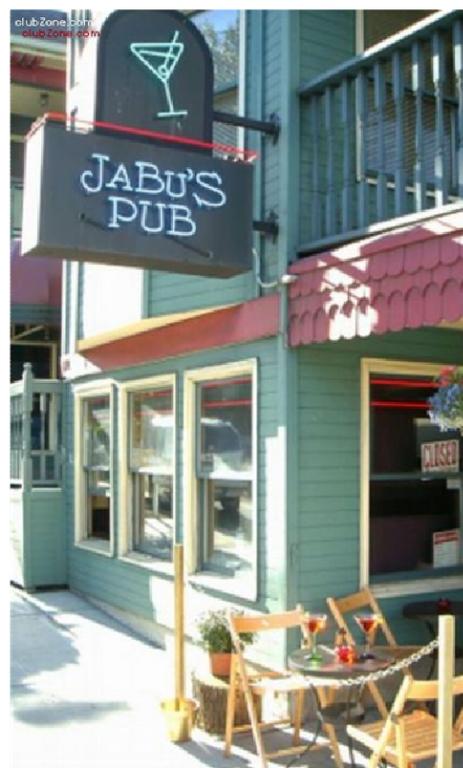


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## PROJECT TEAM

**Owner:**  
**Llewellyn Place 717 LLC**  
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Seattle, WA 98109

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**Strata Architects**  
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## PROJECT INFORMATION

The site is located on the edge of the Uptown Neighborhood in Lower Queen Anne. The project is only a few blocks from Seattle Center. There is an existing building that currently has 8 units. The property is zoned LR3. The property to the south is zoned NC2-40 and contains a five story mixed use building. The property to the north has a four story apartment building.

The Llewellyn Place Apartments will be completely residential. The existing 8 unit building will be demolished to construct the 20 unit Built Green apartment building. The building will be between 30' and 34' high with four stories of housing and one level of below grade parking for 16 cars and will include bicycle parking. Trash and recycle will be located in the parking garage.

## DEVELOPMENT OBJECTIVES

- Create a Built Green 4 star apartment building.
- Create intimate open spaces that are activated by the circulation areas
- Provide privacy and screening for residents
- Provide natural ventilation and day lighting opportunities for residents.
- Save as many existing trees as possible.

## LR3 FOR APARMENTS located OUTSIDE GROWTH AREAS

### Floor Area Ratio (FAR)

1.3 or 1.5 *(The higher FAR and density limits apply if the project meets additional standards regarding parking location and access, alley paving, and green building performance (SMC 23.45. 510.C).*

### Building Height

30' +5' for roof with min. 6:12 pitch; or +4' for partially below-grade floor; 30' limit if within 50' of a single family zone.

### Density Limit

1 unit / 800 SF lot area or No Limit *(The higher FAR and density limits apply if the project meets additional standards regarding parking location and access, alley paving, and green building performance (SMC 23.45. 510.C).*

### Building Setbacks

Front: 5' minimum  
15' minimum no Alley  
Side: 5' if building is 40' or less in length, or 7' Average 5' min.

### Building Width Limit

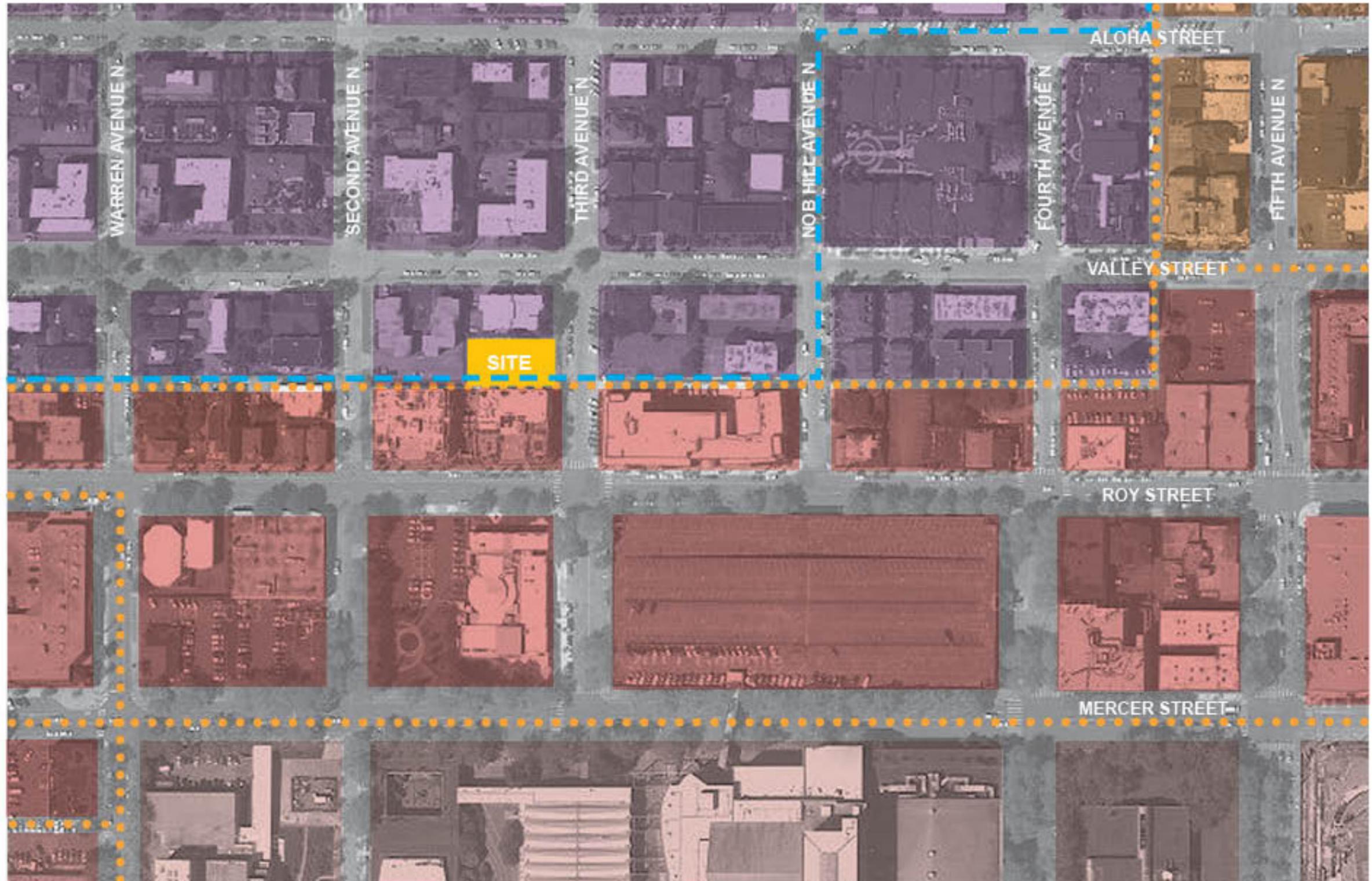
120' Outside growth areas

### Max. Facade Length

Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line

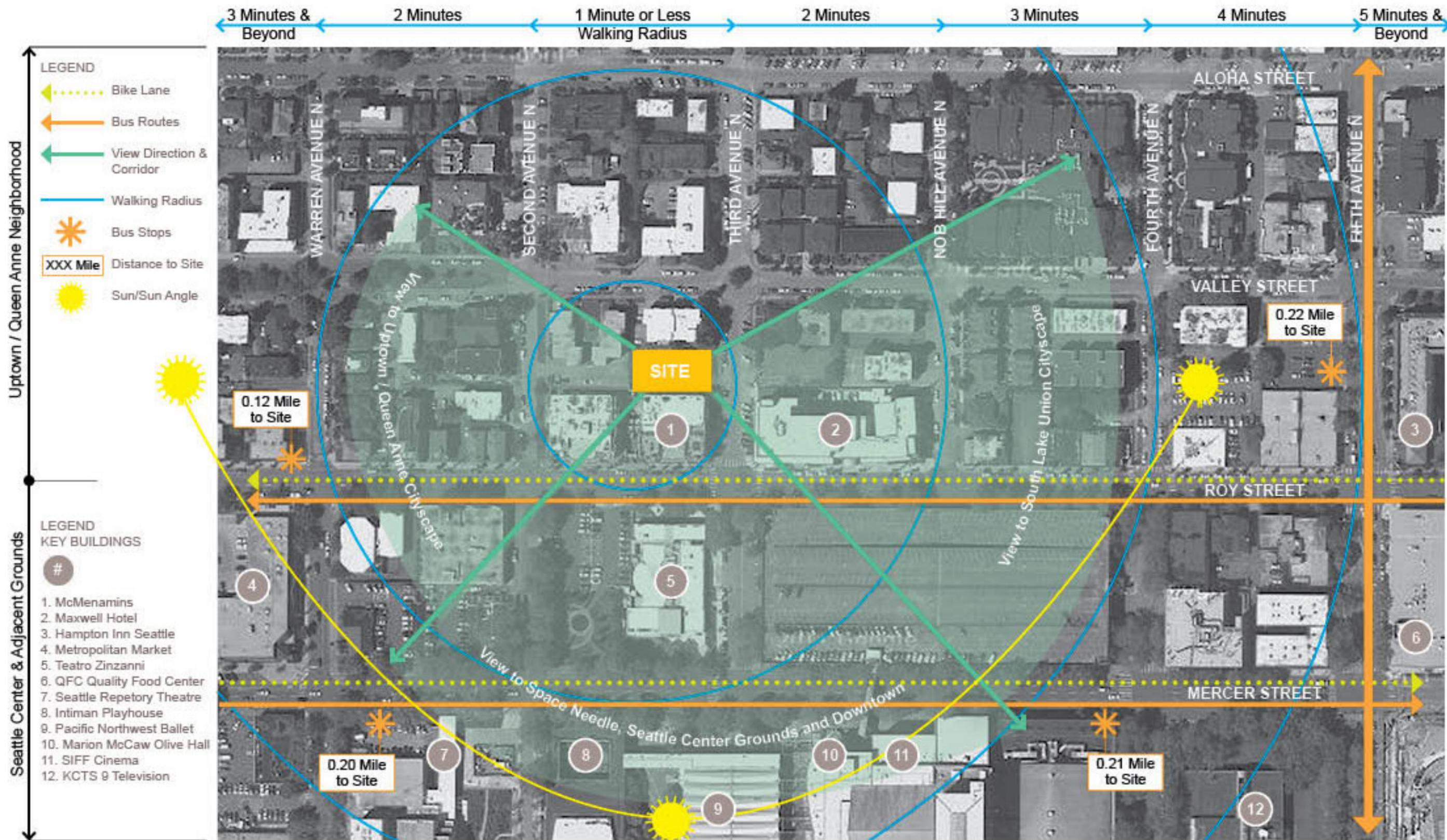


Existing two story apartment building



- LEGEND**
- Proposed Development Site
  - LR-3
  - NC2-40
  - NC3-40
  - NC3P-40
  - NC3-85
  - NC3-85
  - Uptown Urban Center
  - Zoning Divisions







LANDMARKS

**Neighborhood Context**

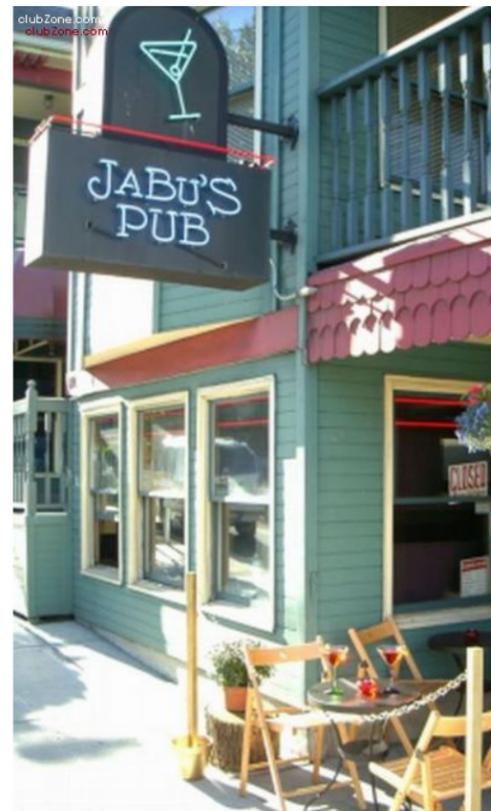
Uptown is a very lively neighborhood that encompasses Seattle Center which hosts some of the cities best known landmarks including, The Space Needle, Key Arena, and The EMP. A diverse mix of activities occur throughout the neighborhood, and a variety of services are provided for the residents. Lower Queen Anne is home to over 100 restaurants and bars as well as a wide array of shopping opportunities that provide something for everyone. Seattle Center is the City's backyard and just blocks from the proposed development.

**Residential Context**

The neighborhood consists of many historic apartment buildings that are simple brick structures constructed at the beginning of the last century. The apartment buildings are small in nature when compared to newer apartment complexes. The massing of the structures are simple using quality materials and attention to detail. In addition to the many brick buildings around the neighborhood, there are a number of buildings that use exterior corridors, and this is especially true near Seattle Center. Many of the buildings incorporate intimate courtyards for the residents and landscaping along the sidewalk.



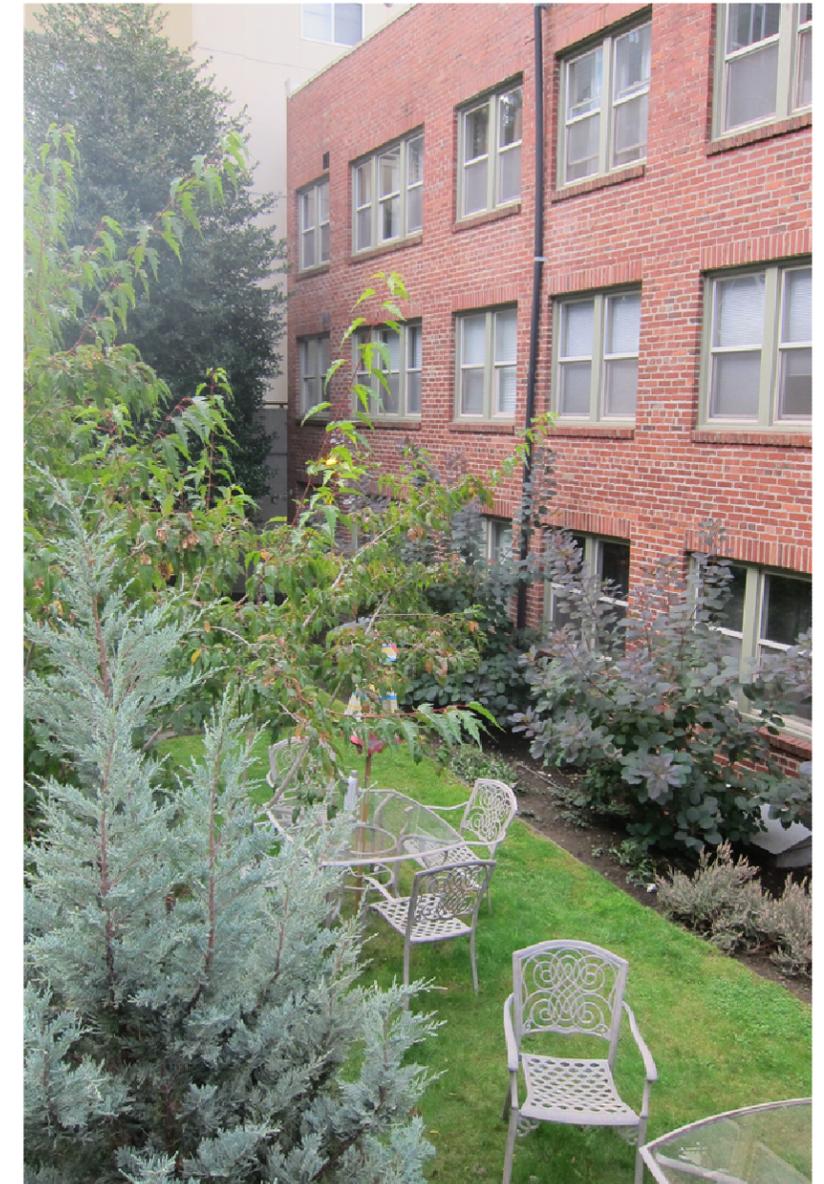
PUBLIC SPACES



PUBS



EXTERIOR CIRCULATION BALCONIES



INTIMATE COURTYARDS



**LANDSCAPING BETWEEN SIDEWALK AND BUILDINGS**



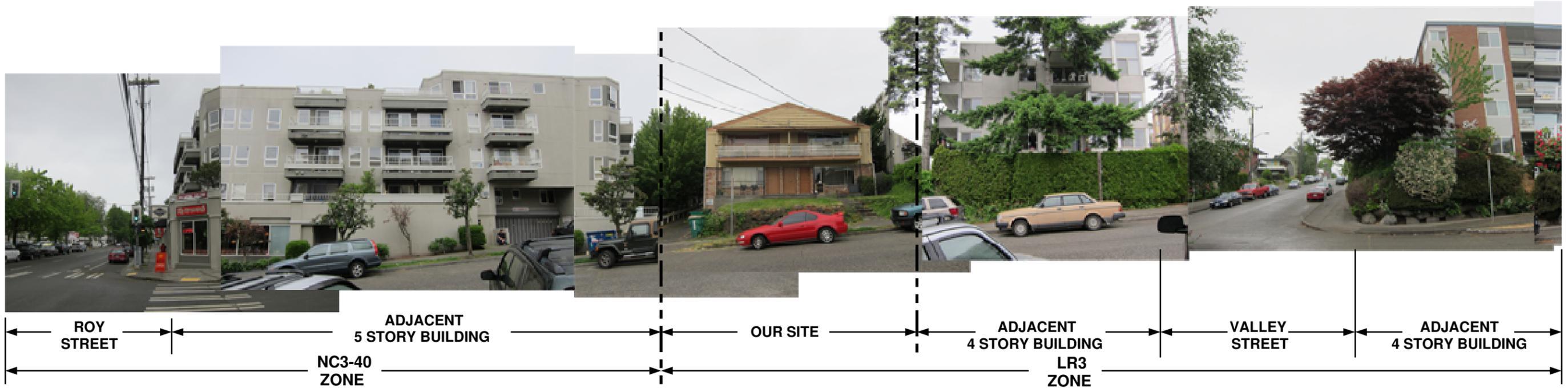
**SIMPLE WELL DETAILED BUILDINGS**



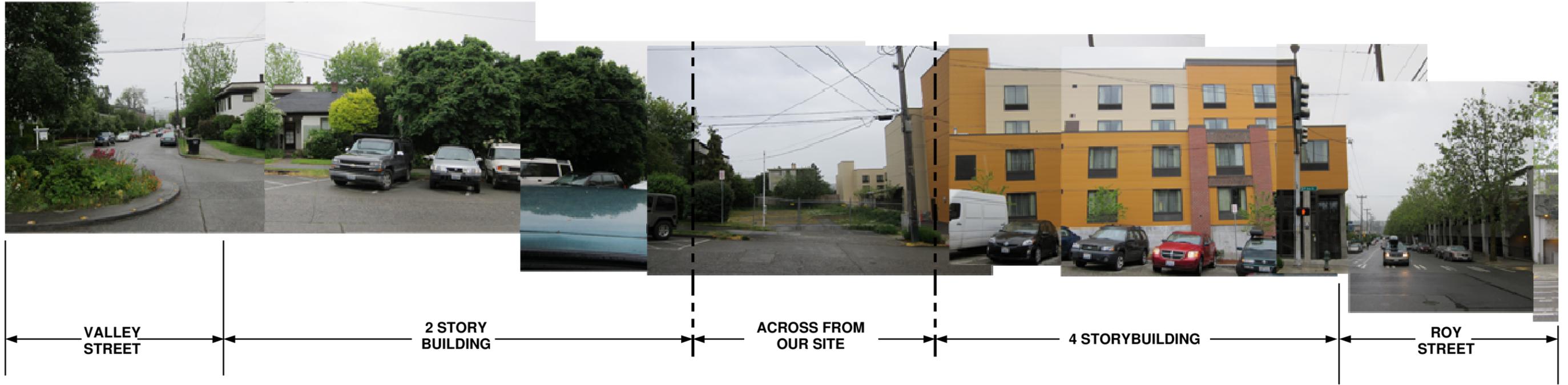
**ENTRY EMPHASIS**



**RECESSED ENTRY WITH FACADE DETAILS ABOVE ENTRY**



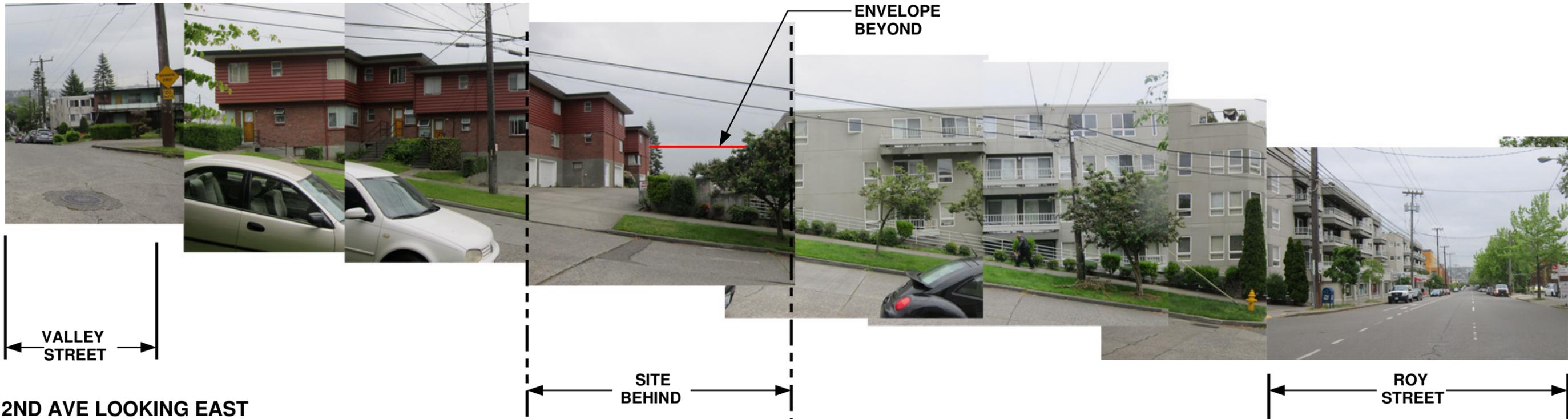
3RD AVE LOOKING WEST



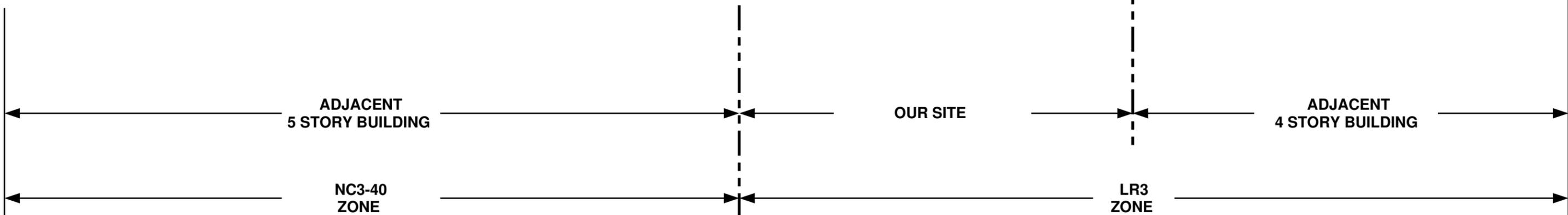
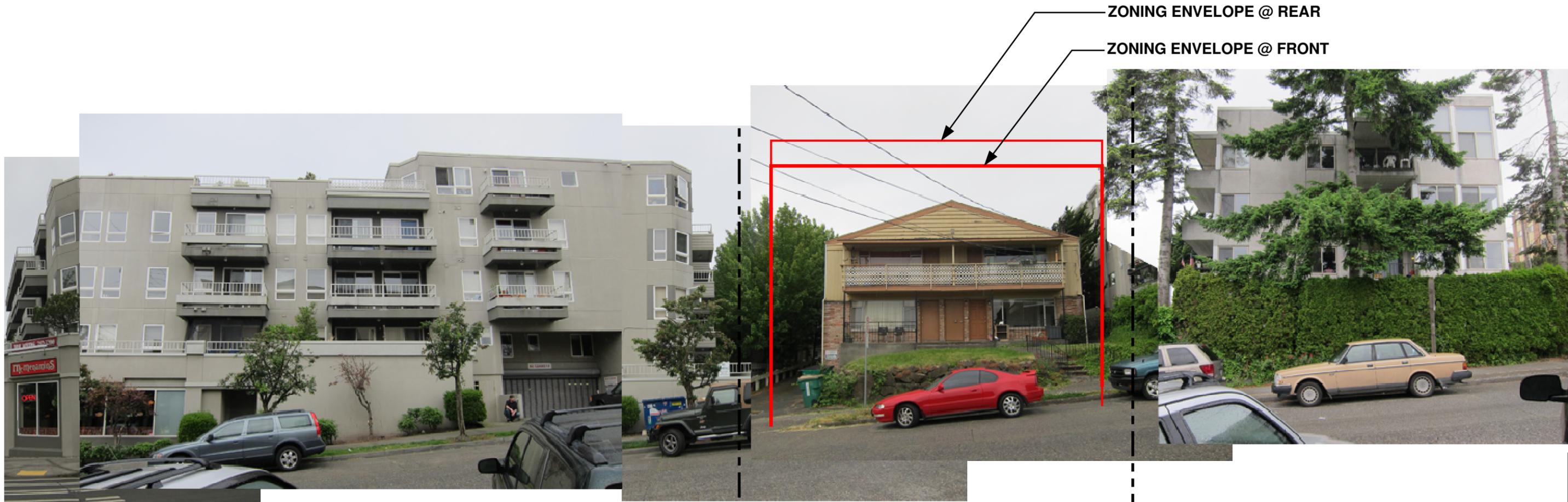
3RD AVE LOOKING EAST



2ND AVE LOOKING WEST



2ND AVE LOOKING EAST



3RD AVE N - LOOKING NORTH

## KEY DESIGN GUIDELINES

### A-1 - Respond to Site Characteristics

Existing site has a change in topography of 14'. The entrance to the parking garage will be situated on the low side of the site, while the entrance to the units will be situated on the higher side (east). The building will respond to the existing topography. The site contains trees that the developer would like to be saved during the construction process. The massing of the building is intended to stay out of the drip line of the trees located in the southwest corner of the site.

### A-2 - Streetscape Compatibility

The project should create a consistent building edge abutting the sidewalk. To the north the building edge is buffered with landscaping, while to the south the building has been constructed right to the edge of the sidewalk. This development will strive to create a buffer of landscape while maintaining the presence of the building at the sidewalk.

### A-3 - Entrances Visible from the Street

The main entrance will be oriented towards the east to be located on Third Ave N. The main entrance will be visible from the street to provide a clear entry for **pedestrians and vehicles**. **We will also look to recess the entry to provide a covered entry area.**

### A-5 - Respect for Adjacent Sites

Adjacent buildings are 4 and 5 story buildings. The proposed building will be complimentary of the adjacent structures. The adjacent structures have existing balconies and the massing and location of the proposed building responds to the balcony locations to ensure privacy for the adjacent site as well as potential tenants.

### A-6 - Transition between Residence and Street

Throughout the neighborhood, landscaping is used as a buffer between the building and the sidewalk. We plan to use landscape to create a buffer between the building and the sidewalk.

### A-7 - Residential Open Space

Courtyard elements are desired for this location, creating a private/public space for the residence with the potential for individual gardens in this area. There will also be a large at grade open area for the residents on the west side of the site adjacent to the existing trees. All of the open space is currently at grade. There is the potential for amenity space on the roof.

### B-1 - Height, Bulk and Scale

The project should be compatible with the adjacent buildings. The existing apartment buildings in the neighborhood are a range of 3 to 5 story buildings. Based on zoning requirements, our building will be shorter than the neighboring buildings, and we feel it's important for the proposed project to hold it's own on the street front.

### C-1 - Architectural Context

The surrounding area has many small apartment buildings that are simple forms with intricate detailing. The existing buildings do not contain a lot of modulation, but rather their interest comes from the detailing of the exterior materials. We hope to have a simple well detailed building rather than one that contains artificial articulation.

### C-2 - Architectural Concept and Consistency

The project aims to achieve a consistency in design throughout the building. Some features that we hope will reinforce the concept include emphasize on the building entry, detailed railings and an articulated roof line.

### C-4 - Exterior Finish Materials

Exterior finish materials are still being determined, but will be an important part of this project. The materials will be sustainable and durable.

### C-5 - Structured Parking Entrances

We hope to conceal and minimize the parking entrance by allowing the entrance to be detailed as part of the entire façade. For this reason we hope to obtain a departure to reduce the required setback from the property line. We plan to enhance the pedestrian entrance to minimize the vehicle entrance.

### D-1 Pedestrian Environment

The project will plan to incorporate landscape to enhance the space where the building meets the sidewalk.

### D-7 Personal Safety and Security

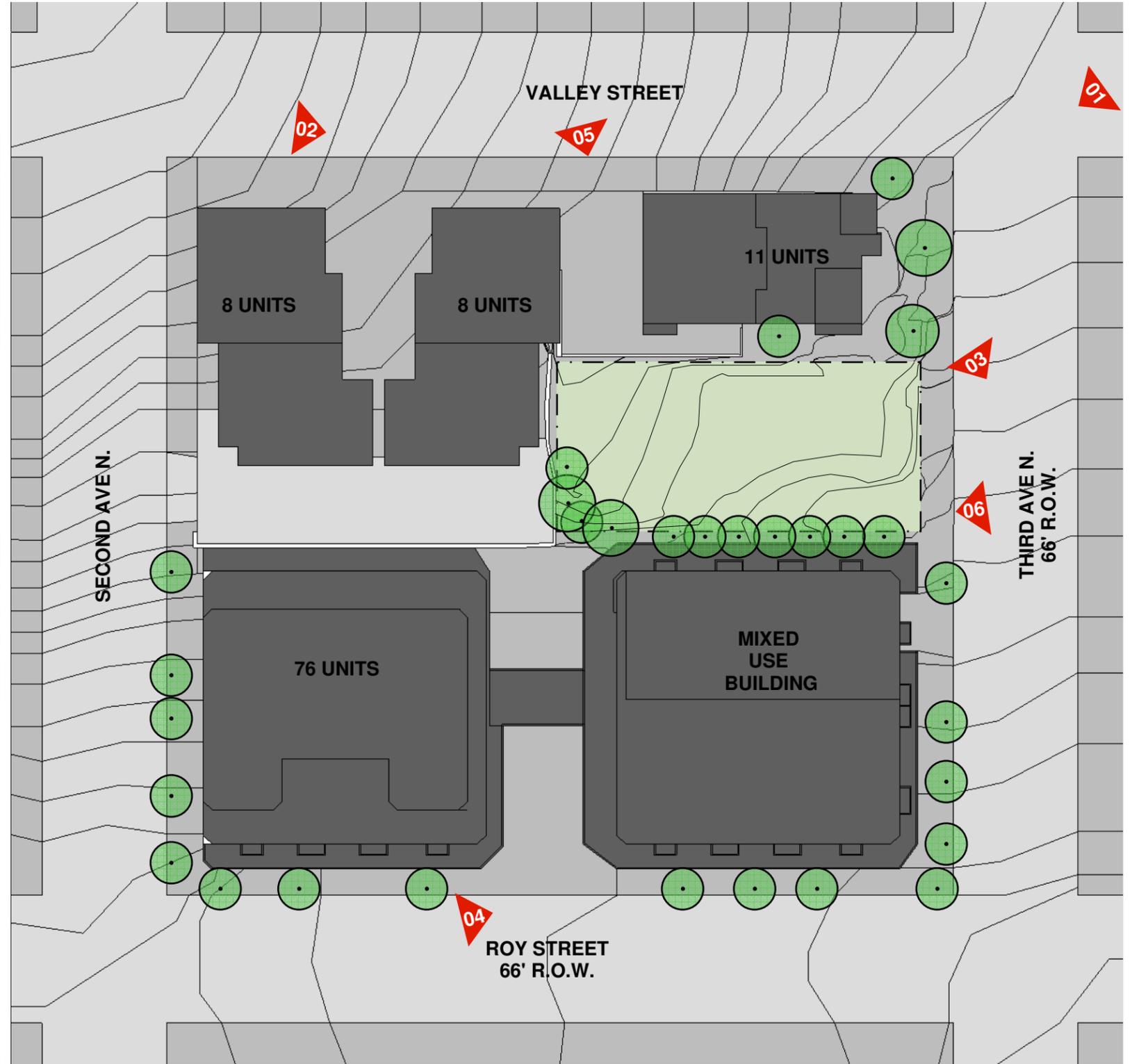
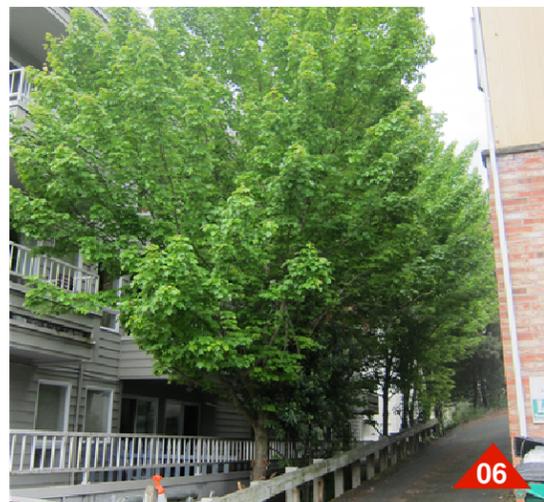
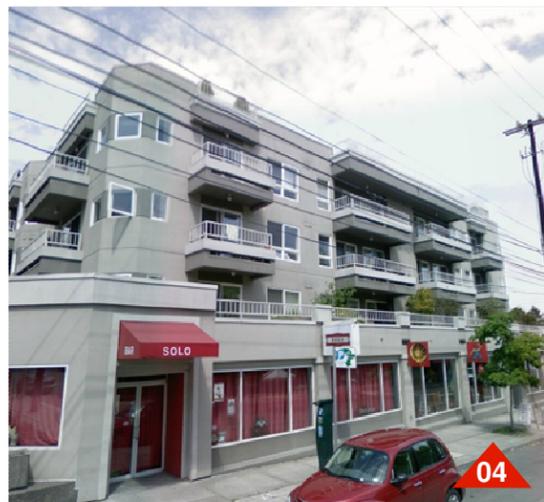
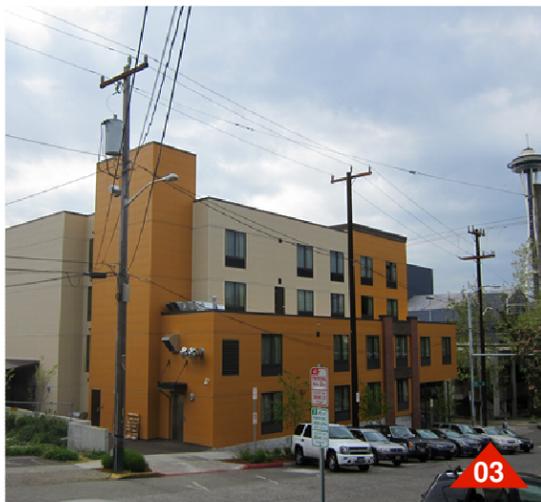
The project will provide adequate lighting for residents and encourage "eyes on the street" through the placement of exterior decks and outdoor space.

### D-12 Residential Entry

Throughout the neighborhood residential building entries have a distinctive characteristic that we will use a design influence. The entrance will have overhead weather protection.

### E-1 Landscaping to Enhance the Building

This will be an important feature for this project and will require lot of thought to incorporate the existing trees on the site and add new landscape elements. We are using the neighborhood examples of small entry courts, intimate courtyards and landscaping at the sidewalk as basis for our design.



WINTER SOLSTICE

EQUINOX

SUMMER SOLSTICE

8 AM



NOON



4 PM



## OPTION A SPECS

F.A.R.: 1.5  
UNITS: 20  
PARKING: 16  
OPEN SPACE: 1,700 sf at Grade  
750 sf Rooftop

This option provides open space at the rear yard as well as in an interior courtyard for the residents. Parking access is located off of 3rd Ave N. and will be below grade. The lobby is located in the center of the façade. The lobby would be translucent to enable a clear view through the lobby into the courtyard. The courtyard is activated by the main circulation being open to the courtyard. The courtyard would have amenities such as tables, chairs and potentially a pea patch for the residents.

With the exception of three units in the rear, all units would have access to a private deck. The three below grade units would have light wells for the back of their units but these units would have access from the courtyard.

The building steps in the rear to include 3 units at the upper level. A roof top courtyard would be provided at this level with elevator access.

There are existing trees along the south of the property. These trees will help to provide a green canopy as well as screening for the residents in the new building.

### PROS

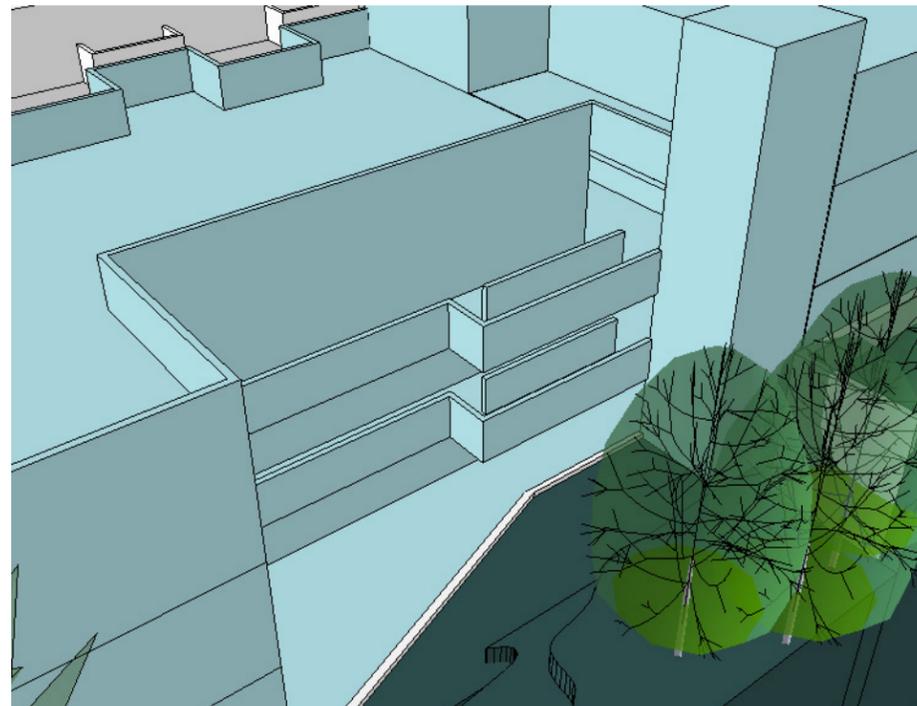
Open space is activated by circulation.  
No decks at north of building for privacy from adjacent decks.  
Roof deck provided as an amenity for resident's use.  
Natural ventilation through units can be achieved.  
All units have a minimum of two sides of exposure.

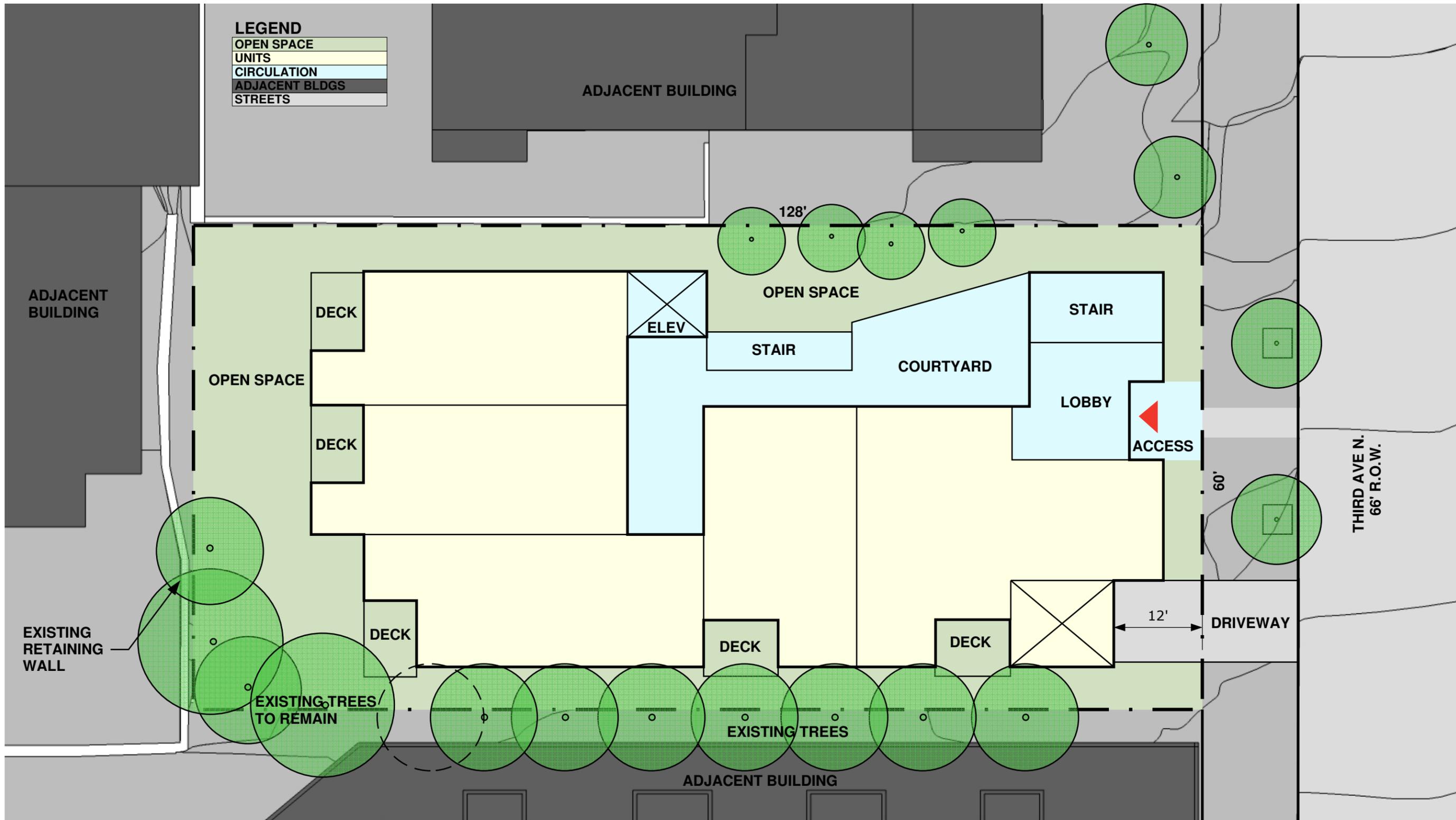
### CONS

Departures are required to meet objective.  
Additional story is required to achieve development goals.  
Adds an additional elevator stop for the project.

### DEPARTURES

1. This option would require one departure for the location of garage door. We propose recessing the garage door 12' rather than the code required 15'. This allows the door to align with the structure above and eliminates a hole in the façade. The single garage door would be complimentary to the entire façade.





## OPTION B SPECS

F.A.R.: 1.5  
 UNITS: 20  
 PARKING: 16  
**OPEN SPACE: 1,700 sf at Grade**

In this option we explored using a prefab unit to speed up construction time and impact on the neighborhood. This option provides open space at the rear yard as well as in a narrow courtyard for the residents. Parking access and location is similar to Option A. The lobby is located in the center of the façade. The lobby would be translucent to enable a clear view through the lobby into the courtyard, similar to Option A. The courtyard is activated by the main circulation being open to the courtyard. The courtyard would have amenities such as tables, chairs and potentially a pea patch for the residents.

This option would only have 3 stories of residential space and there would be no roof top courtyard.

### PROS

Construction time shortened approximately 4 months reducing the impact on neighborhood.  
 Open space is activated by circulation.  
 No decks at north of building for privacy from adjacent decks.  
 Natural ventilation through units can be achieved.  
 All units have a minimum of two sides of exposure.  
 No stepped structure or additional elevator stop.

### CONS

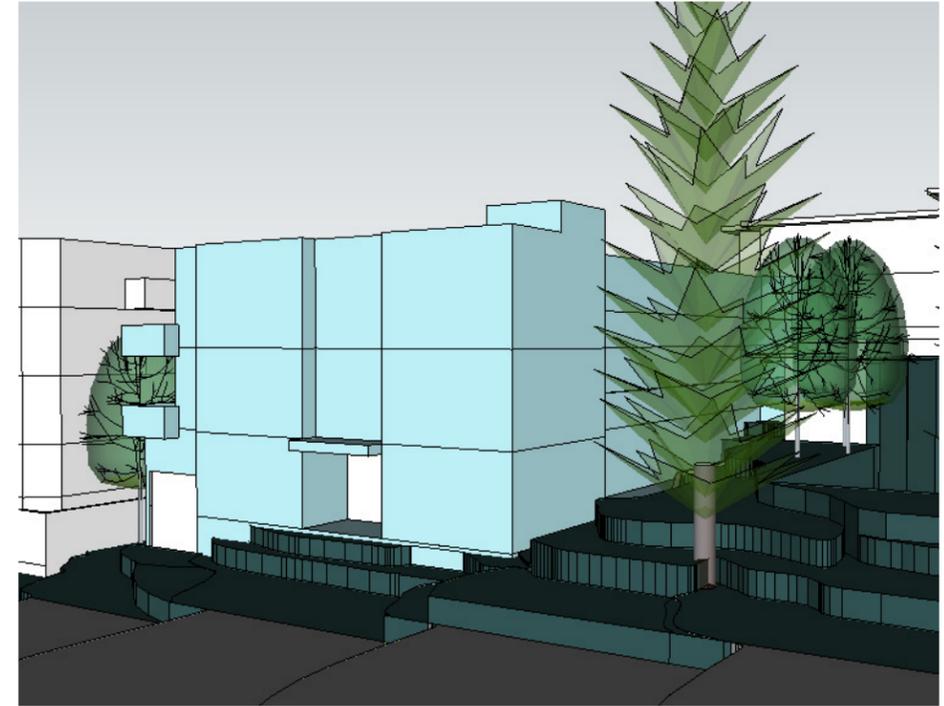
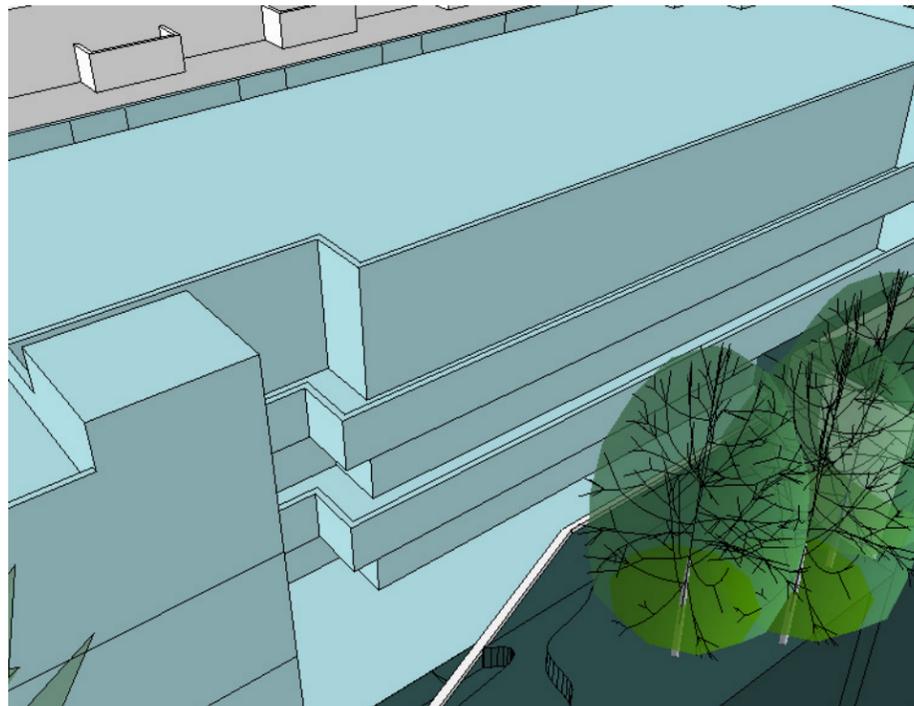
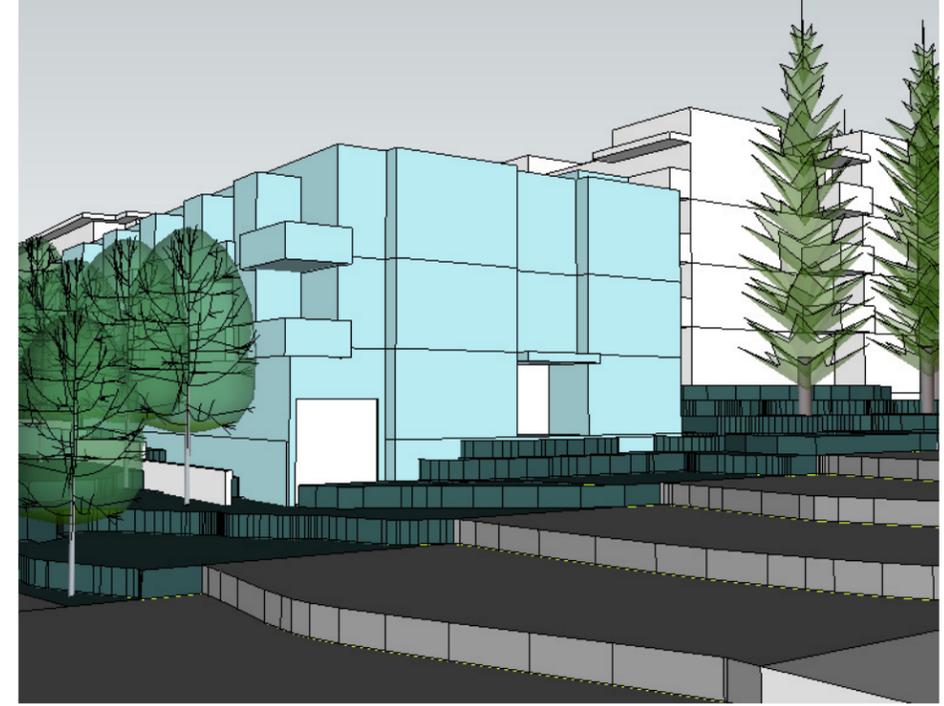
Departures are required to meet objective.  
 Modulation is not as pronounced to meet pre-fabrication goals.

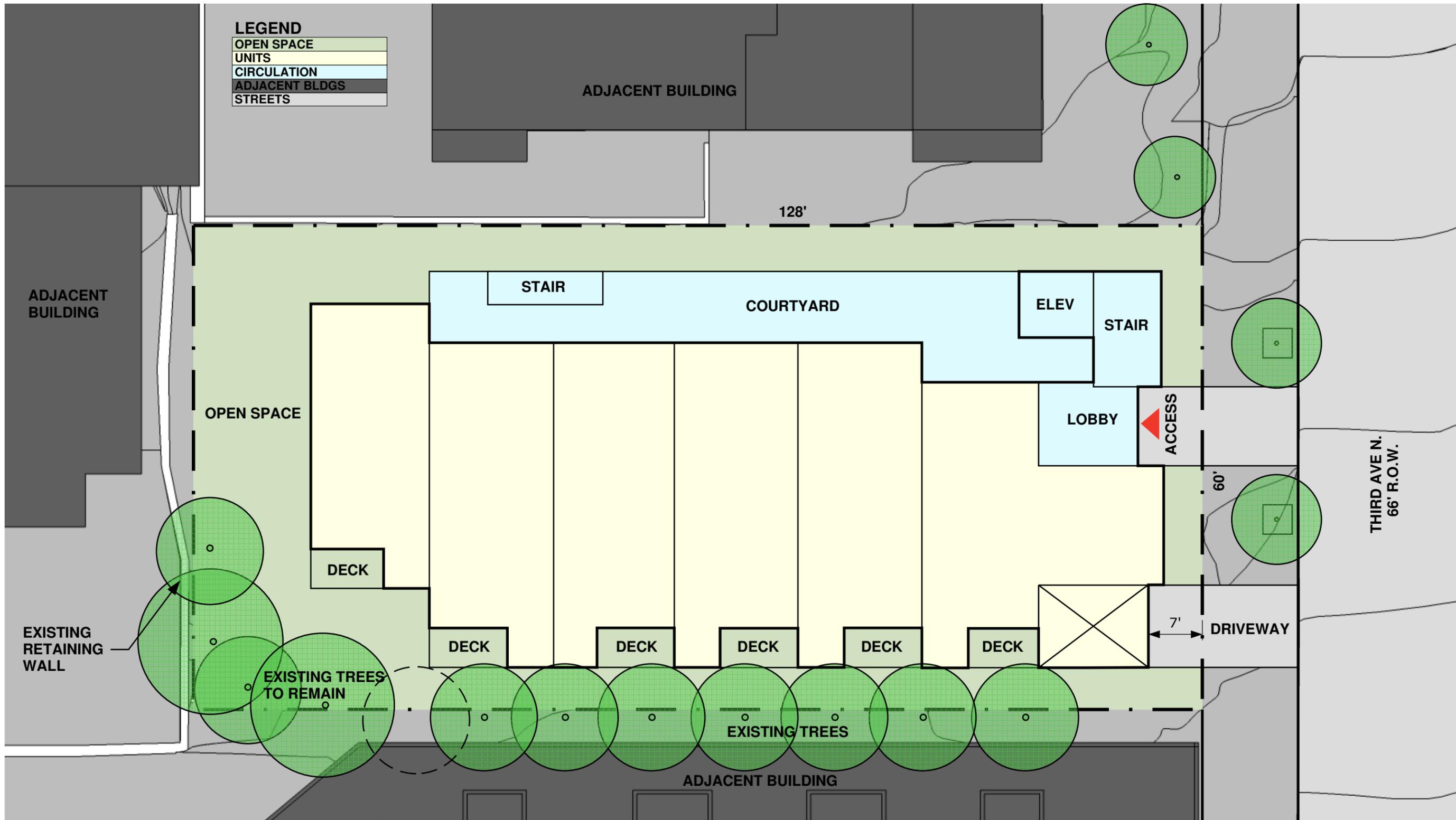
### DEPARTURES

1. This option would also require a departure for the location of garage door. For Option B, we propose recessing the garage door 7' rather than the code required 15'. This allows the door to align with the structure above and eliminates a hole in the façade. The single garage door would be complimentary to the entire façade.

2. A second departure would be required because of the need for the units to be standardized in the prefab option. There will be modulation on the façade as each unit will have an exterior deck with a total setback of 10' from the property line.

Code:	83'-0" depth with a 5' setback 65% of the Lot or 83'-0"
Requested Departure:	
Building Depth	92'-0"
Average Setback	8'-0"
Percent of Lot	72%





## OPTION C SPECS

F.A.R.: 1.5  
UNITS: 18  
PARKING: 15  
OPEN SPACE: 1,800 sf at Grade

This code compliant scheme is based on a double loaded corridor and brings the entire building up in elevation to reduce the amount of shoring that is necessary. This option provides open space at the front of the project as well as in the rear yard. The parking garage is about 4' above grade at the front of the building. The lobby is located on the northeast corner of the site at the parking garage level.

There are currently no decks planned for this option.

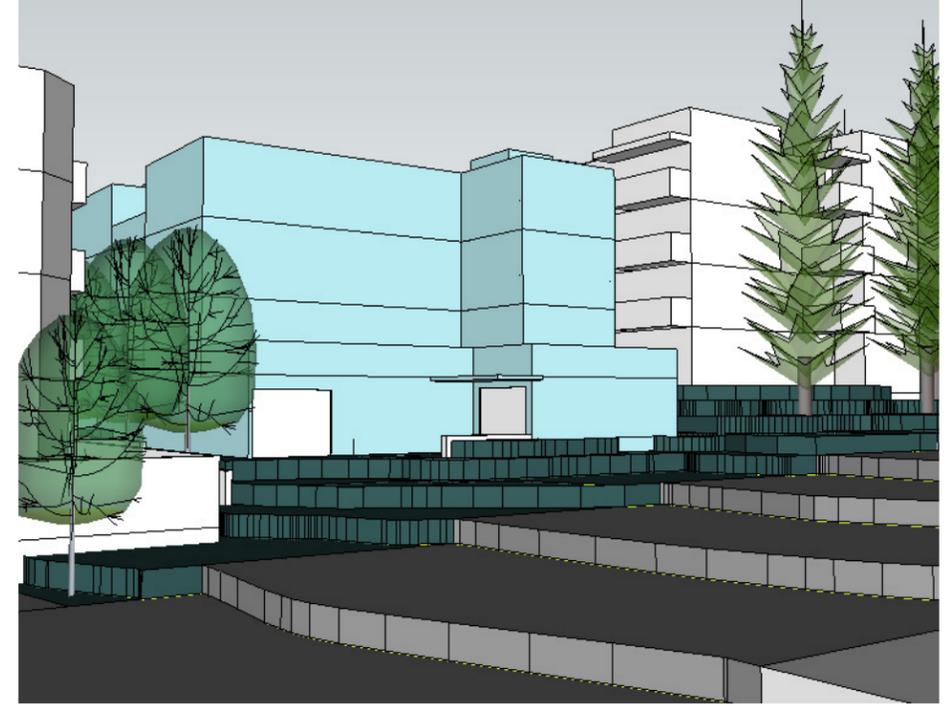
This option would only have 3 stories of residential space and there would be no roof top courtyard.

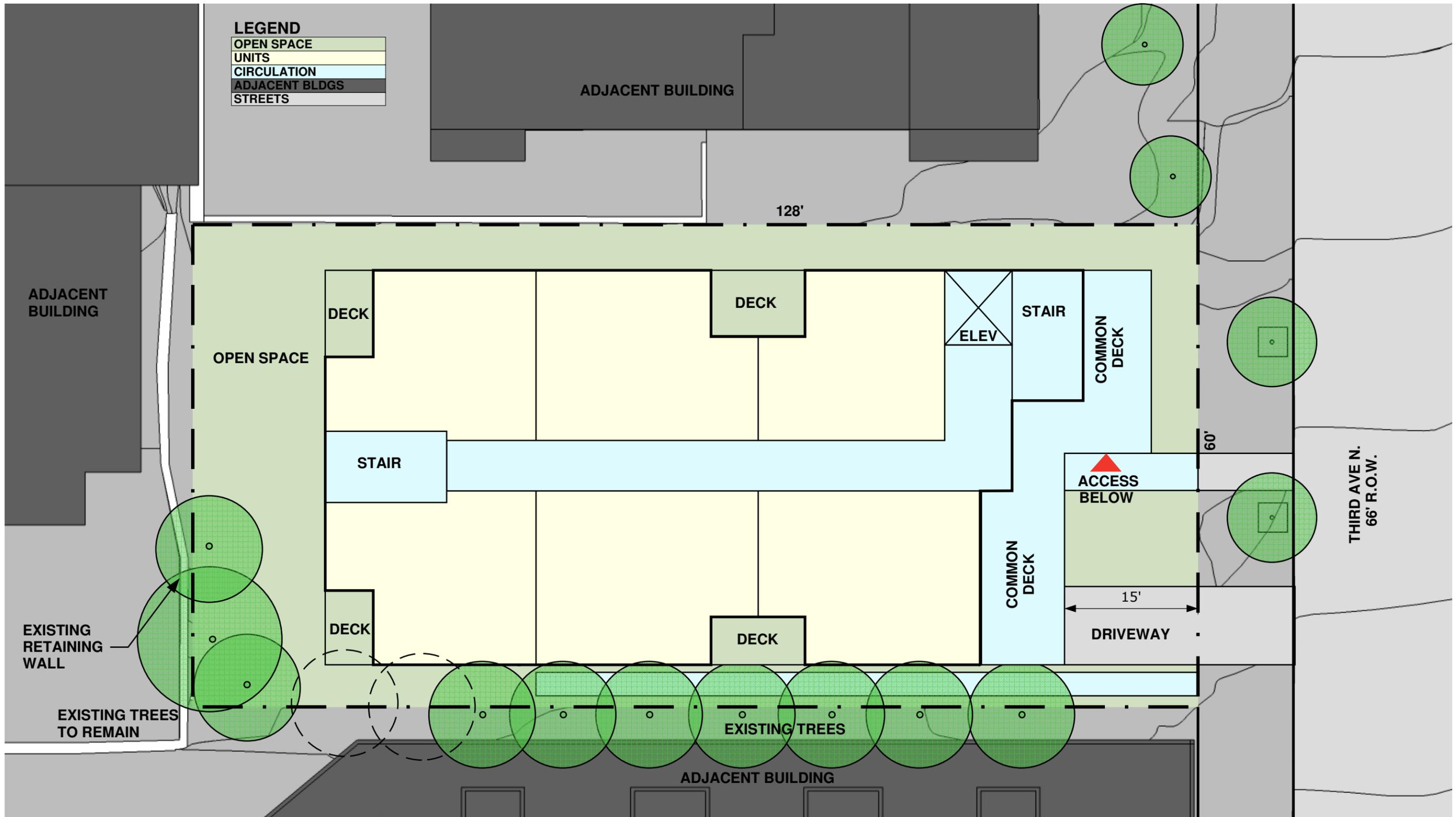
### PROS

No departures required.  
No stepped structure or additional elevator stop.  
Reduces the amount of excavation for the project.

### CONS

The building is set back from the street and doesn't have a presence on the street.  
Lobby at the garage level not at the residential level.  
Not all units get two sides of exposure.  
Not all units get cross ventilation.  
Requires removal all existing trees on site.  
Reduces the number of units.



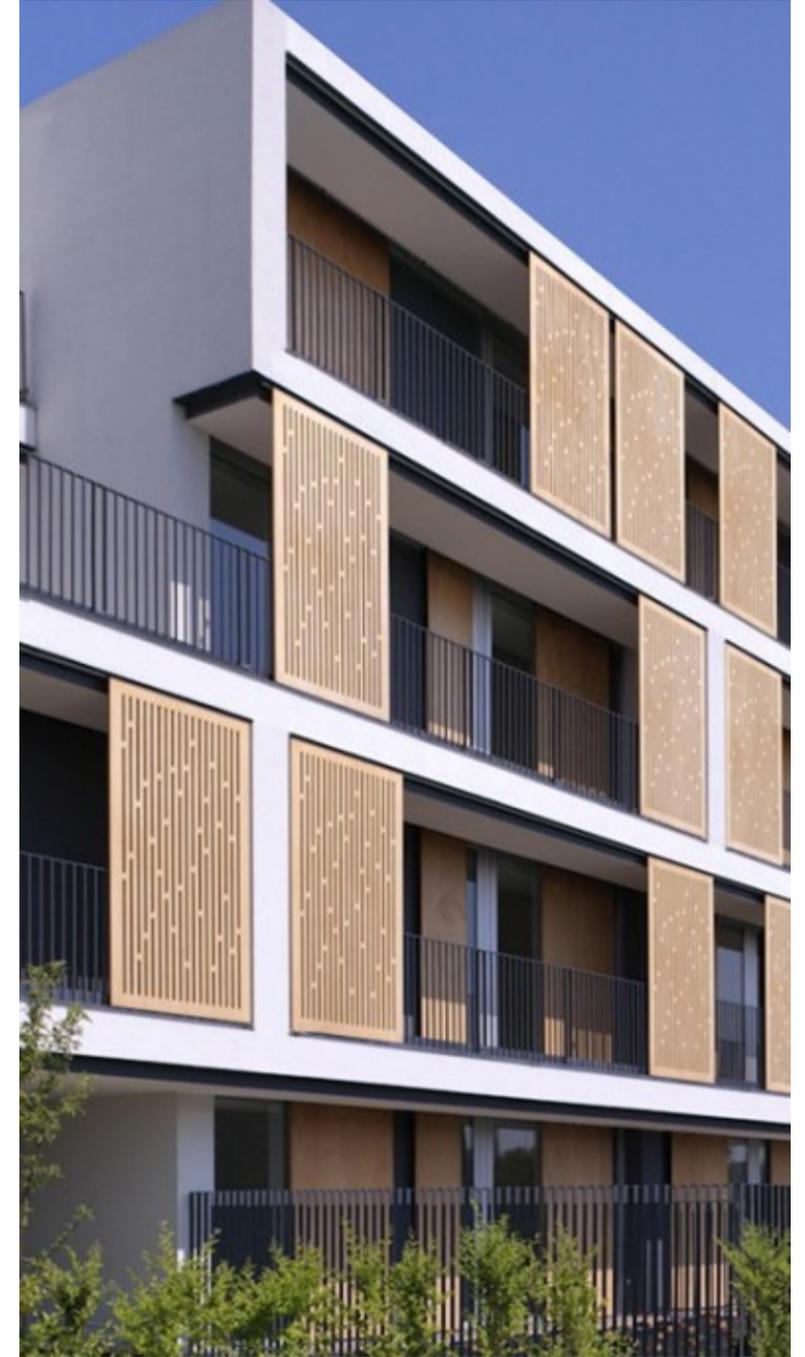




EXAMPLE OF MATERIAL AND LOBBY TREATMENT



EXAMPLE OF WINDOW TREATMENT



EXAMPLE OF EXTERIOR CIRCULATION TREATMENT



EXAMPLE OF TREATMENT FOR COURTYARD BETWEEN BUILDINGS



SIDING AND DECK TREATMENT OPTIONS

## OPTION A

F.A.R.: 1.5  
UNITS: 20  
PARKING: 16  
OPEN SPACE: 1,700 sf at Grade  
750 sf Rooftop

This option provides open space at the rear yard as well as in an interior courtyard for the residents. The building steps in the rear to include 3 units at the upper level. A roof top courtyard would be provided at this level with elevator access.

### PROS

Open space is activated by circulation.  
No decks at north of building for privacy from adjacent decks.  
Roof deck provided as an amenity for resident's use.  
Natural ventilation through units can be achieved.  
All units have a minimum of two sides of exposure.

### CONS

Departures are required to meet objective.  
Additional story is required to achieve development goals.  
Adds an additional elevator stop for the project.

### DEPARTURES

1. This option would require one departure for the location of garage door. We propose recessing the garage door 12' rather than the code required 15'. This allows the door to align with the structure above and eliminates a hole in the façade. The single garage door would be complimentary to the entire façade.

## OPTION B

F.A.R.: 1.5  
UNITS: 20  
PARKING: 16  
OPEN SPACE: 1,700 sf at Grade

In this option we explored using a prefab unit to speed up construction time and impact on the neighborhood. This option provides open space at the rear yard as well as in a narrow courtyard for the residents. This option would only have 3 stories of residential space and there would be no roof top courtyard.

### PROS

Construction time shortened approximately 4 months  
Open space is activated by circulation.  
No decks at north of building for privacy from adjacent decks.  
Natural ventilation through units can be achieved.  
All units have a minimum of two sides of exposure.  
No stepped structure or additional elevator stop.

### CONS

Departures are required to meet objective.  
Modulation is not as pronounced to meet pre-fabrication goals.

### DEPARTURES

1. Location of garage door. For Option B, we propose recessing the garage door 7' rather than the code required 15'.  
2. A second departure would be required because of the need for the units to be standardized in the prefab option. There will be modulation on the façade as each unit will have an exterior deck with a total setback of 10' from the property line.

## OPTION C

F.A.R.: 1.5  
UNITS: 18  
PARKING: 15  
OPEN SPACE: 1,800 sf at Grade

This code compliant scheme is based on a double loaded corridor and brings the entire building up in elevation to reduce the amount of shoring that is necessary. This option provides open space at the front of the project as well as in the rear yard. The parking garage is about 4' above grade at the front of the building. There are currently no decks planned for this option. This option would only have 3 stories of residential space and there would be no roof top courtyard.

### PROS

No departures required.  
No stepped structure or additional elevator stop.  
Reduces the amount of excavation for the project.

### CONS

The building is set back from the street and doesn't have a presence on the street.  
Lobby at the garage level not at the residential level.  
Not all units get two sides of exposure.  
Not all units get cross ventilation.  
Requires removal all existing trees on site.  
Reduces the number of units.

### DEPARTURES

None

