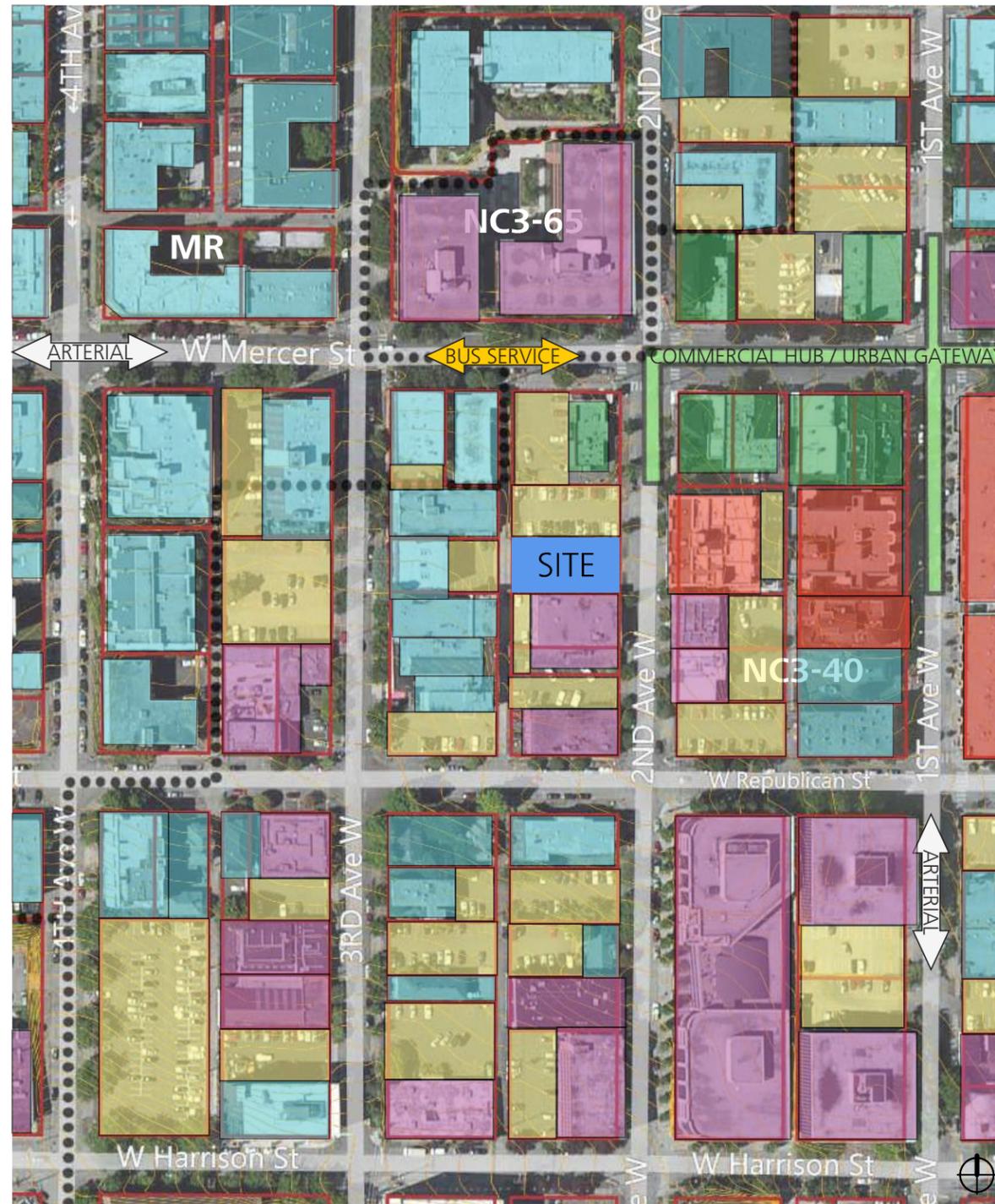




SEATTLE, WASHINGTON
521 2ND AVENUE WEST

EARLY DESIGN GUIDANCE
JANUARY 18, 2012
DPD PROJECT #3012746



VICINITY MAP

NEIGHBORHOOD ANALYSIS



VIEWES FROM LOWER QUEEN ANNE TO DOWNTOWN

The proposed project is located just west of the heart of the Uptown Neighborhood of Lower Queen Anne. The site is on the edge of the Neighborhood Commercial zone, where the 40' height limit transitions into the 60' mid-rise zone.

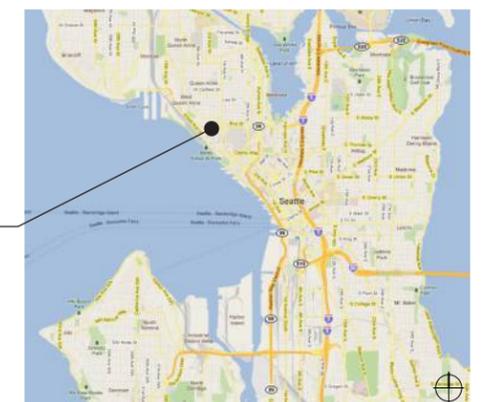
The neighborhood is densely packed with low-rise apartments of various vintages, older single-story commercial buildings and medium-sized office buildings built within the past 40 years. Large old buildings built right to the street, a mature urban canopy and narrow streets all contribute to the intimate and quaint feeling of the neighborhood.

The residents of the Uptown Neighborhood are served by a number of restaurants, grocery stores and specialty shops. Due to it's proximity to Seattle Center and variety of restaurants, the Uptown Neighborhood enjoys a vibrant and active nightlife. Frequent bus service from downtown to lower Queen Anne make the Uptown Neighborhood an easily accessible place to live and visit.

LEGEND

- MIXED USE
- RETAIL
- OFFICE
- RESIDENTIAL
- SURFACE PARKING

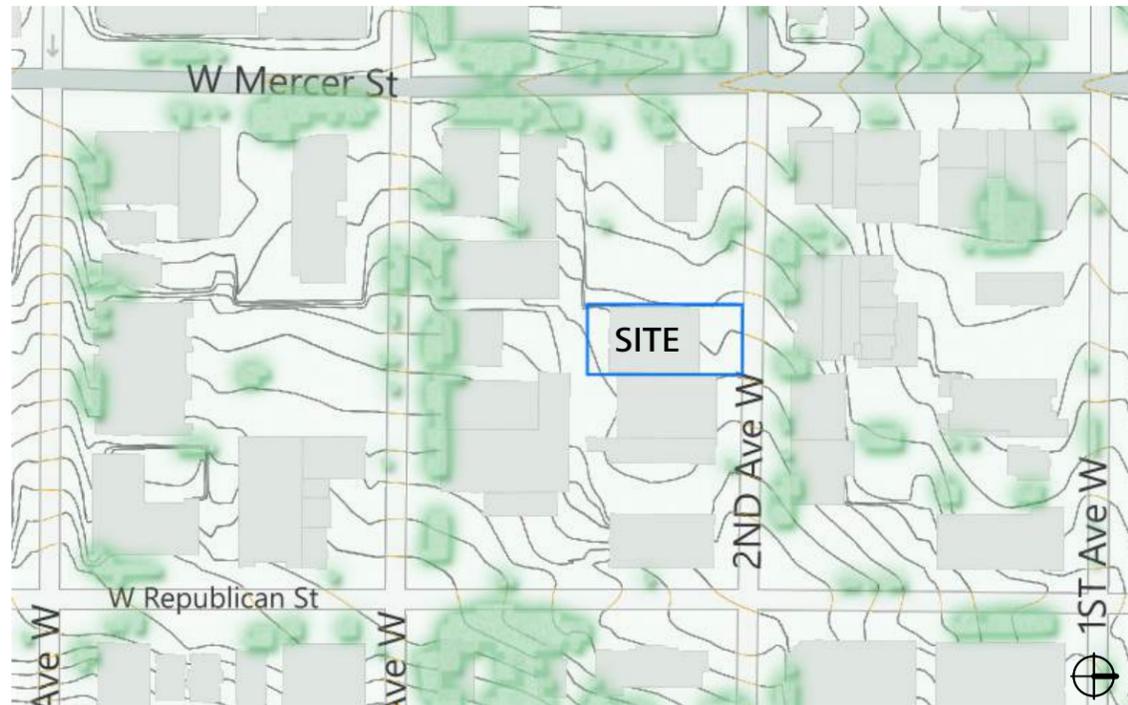
UPTOWN PARK
LOWER QUEEN ANNE



EARLY DESIGN GUIDANCE
JANUARY 18, 2012



SITE AERIAL



SITE TREE CANOPY COVERAGE

URBAN DESIGN ANALYSIS



SITE CONDITIONS

Part of the Lower Queen Anne area, this site is relatively flat, sloping south towards Elliot Bay. When not obstructed by the built environment, views can be had of the Space Needle, downtown Seattle, Mount Rainier, Elliot Bay and the Olympic Mountains.

Traffic in the neighborhood, both vehicular and pedestrian, is light but constant. The nearby intersection of the arterials West Mercer Street and 1st Avenue West marks a gateway to the heart of the Uptown Park area. The area is active all day long, with businesses drawing people during the day and various amenities drawing residents in the evening.

The neighborhood has an urban tree canopy which varies greatly in scale and quality from street to street. Second Avenue West, directly in front of our site, shows some of worst of the local urban canopy, with a paved over planting strip and only a few stunted trees.

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JANUARY 18, 2012



1 - 2ND AVENUE WEST - LOOKING EAST



2 - 2ND AVENUE WEST - LOOKING WEST

SITE PHOTOS

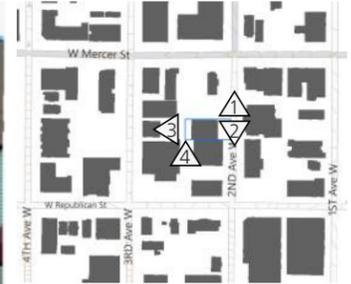
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JANUARY 18, 2012



1 - 2ND AVENUE WEST SIDEWALK - LOOKING NORTH



2 - 2ND AVENUE WEST SIDEWALK - LOOKING SOUTH



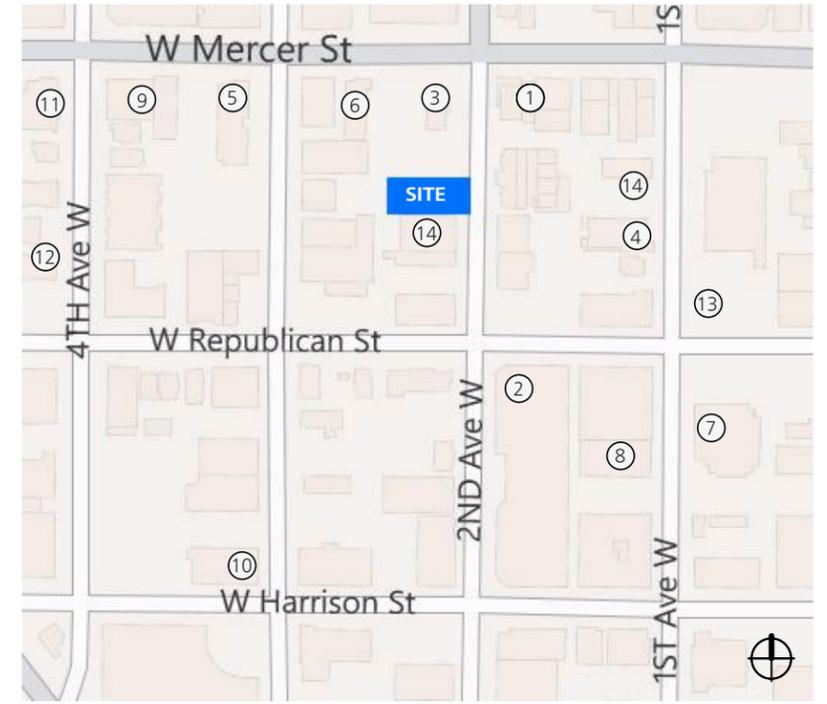
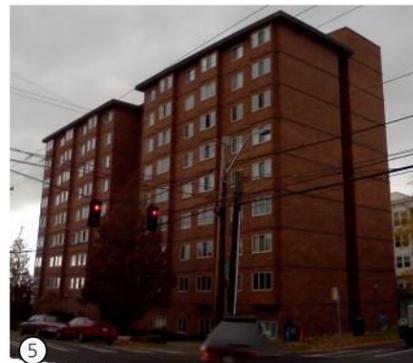
3 - ALLEY - LOOKING SOUTHWEST



4 - ALLEY - LOOKING NORTH

SITE PHOTOS

EARLY DESIGN GUIDANCE
JANUARY 18, 2012



NEIGHBORHOOD CONTEXT

EARLY DESIGN GUIDANCE
JANUARY 18, 2012

DEVELOPMENT OBJECTIVES

The proposed development will create an urban mixed use apartment building with street front commercial uses and provide an enhanced pedestrian experience in the urban village neighborhood.

The ground level of the preferred scheme consists of a residential lobby, 3 loft units facing private interior courtyard and 3 commercial live / work units facing the street. The commercial live / work units will have direct, individual street access, while the loft units have ground level private amenity space.

The second, third and fourth floors each have a mix of studios, one bedroom and two bedroom apartment units, for a total of 9 units per floor.

The roof of the building will be accessible and act as an amenity space for tenants with opportunities for entertaining, gardening and relaxation.

Parking is not required for this site, although 6 stalls will be provided in the rear of the lot, with direct access from the alley.

The building will meet current required energy codes and will obtain a build green rating.

DEVELOPMENT STATISTICS SUMMARY

Lot Size	7,080 SF
FAR	3.25
Allowable FAR	23,010 SF
Proposed FAR	22,825 SF

Commercial Live / Work Space	1,360 SF
Parking Stalls	6

	FAR SF	Units
Roof	330	
4th Floor	5,550	9
3rd Floor	5,550	9
2nd Floor	5,550	9
Ground Floor	5,845	6
Total	22,825	33

DEVELOPMENT OBJECTIVES



PERSPECTIVE OF GROUND LEVEL COURTYARD

UPTOWN PARK DESIGN GUIDELINES

A - SITE PLANNING

A-1 RESPOND TO SITE CHARACTERISTICS

The local neighborhood is an urban street grid, with buildings with multifamily, commercial or mixed uses divided equally in the neighborhood. Some surface area parking lots are still present in the neighborhood. Street trees of varying quality line most streets. The proposed development will be built right to the sidewalk, providing an urban edge to the street and pedestrian-scaled streetscape.

A-2 STREETScape COMPATIBILITY

Proposed development will provide continuous commercial frontage on 2nd Avenue and with exception of the residential lobby, covers the entire facade. No driveway or service interruption is proposed on 2nd Avenue. Commercial and building signage will be proposed, together with sidewalk landscaping.

A-4 HUMAN ACTIVITY

Extensive glazing is provided on the street-level live / work units to create connection with and interest for the public, as well as showcasing an inviting and fully glazed residential lobby.

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

There are proposed low rise planters on our private property which creates a setback of the live-work units from the street and provides a step up buffer between the units and the street, underscoring the dual nature of the live work units.

A-8 PARKING AND VEHICLE ACCESS

Limited parking is proposed, to be accessed from the ally. Building services are also proposed to be provided from alley side.



AERIAL PERSPECTIVE LOOKING SOUTH



VIEW FROM STREET ALONG 2ND AVENUE

DESIGN GUIDELINES

EARLY DESIGN GUIDANCE
JANUARY 18, 2012

UPTOWN PARK DESIGN GUIDELINES, CONTINUED

B- HEIGHT, BULK SCALE

B-1 HEIGHT, BULK SCALE COMPATIBILITY

Proposed project follows the development pattern in this part of Queen Anne Uptown, limiting development to 1 or 2 lot parcels. Most development enforces sidewalk line with no setback as proposed in this project. 3 stories over commercial is the median of existing developments, which vary between 2 stories and 6 stories in height.

C- ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 C-4 ARCHITECTURAL CONCEPT/ MATERIALS

While the Urban Park overlay asks for brick as the prevalent material of the facades, in the neighboring blocks, the existing materials and elements are a wild mixture of styles and periods, which offers limited guidance for style and quality. The intent is to provide durable, solid materials with minimal maintenance to offer long term street appeal for the building. An entry canopy and facade detailing with add to the appeal.

D - PEDESTRIAN ENVIRONMENT

D-2 BLANK WALLS

No blank wall are proposed anywhere along the street facade.

E - LANDSCAPING

E-1 LANDSCAPING TO ENHANCE CONTINUITY WITH ADJACENT SITES

A continuous planting strip with street trees is proposed along 2nd Avenue West.

E-2 LANDSCAPING TO ENHANCE BUILDING AND SITE

We anticipate street level landscaping on 2nd Avenue West, most of which will be permanent, although some potted plants may be employed. Private and shared amenity area on grade and on the roof will feature layered landscaping, providing privacy and covering blank walls.



PERSPECTIVE AT ROOF DECK LEVEL



VIEW FROM NORTHEAST

DESIGN GUIDELINES

EARLY DESIGN GUIDANCE
JANUARY 18, 2012

OPTION A

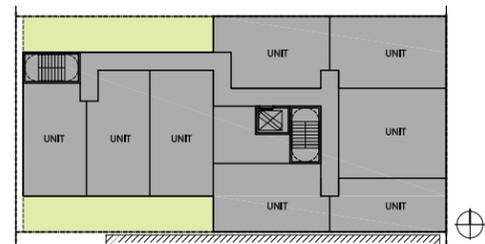


PRO'S

- Maximizes FAR
- Maximizes Unit Count
- Side setbacks allow daylight access to both sides of building

CON'S

- Inside corners create interior dead-zones with minimum daylight
- Ground level landscaping is divided, with decreased level of quality



ALTERNATE MASSING OPTIONS

OPTION B

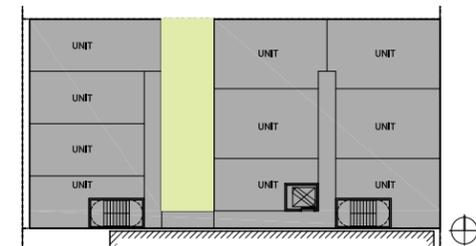


PRO'S

- Maximizes FAR
- Additional facade surface area creates more daylight opportunities

CON'S

- Additional facade surface area creates undue financial cost
- Interior courtyard creates privacy issues
- Smaller useable roof amenity



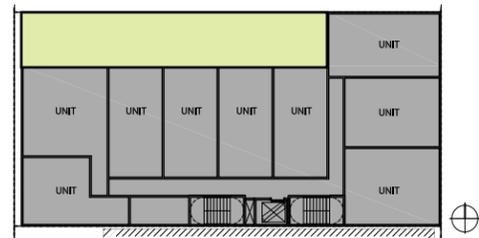
OPTION C (PREFERRED OPTION)



- Maximizes FAR
- Maximizes Unit Count
- Provides ample amenity area

CON'S

- Core against property line wall creates blank wall exposed for 2 stories
-



ALTERNATE MASSING OPTIONS

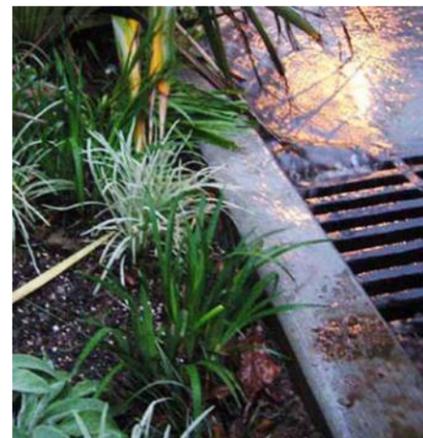


EARLY DESIGN GUIDANCE
JANUARY 18, 2012



STREET LEVEL

The proposed project at the street level will be primarily characterized by the residential lobby entry and the individual live / work entries. Concrete, glass and aluminum materials will be stepped back from the sidewalk, creating room for a landscaping strip between the building and sidewalk. The currently paved asphalt planting strip will be removed and returned to a landscaped condition, improving the quality of the street-scape on 2nd Avenue West.



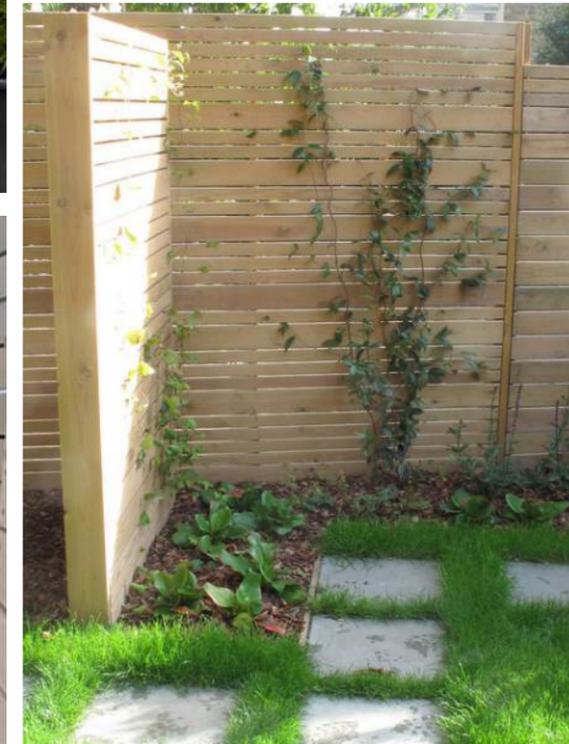
ARCHITECTURAL RESPONSE TO GUIDELINES

EARLY DESIGN GUIDANCE
JANUARY 18, 2012



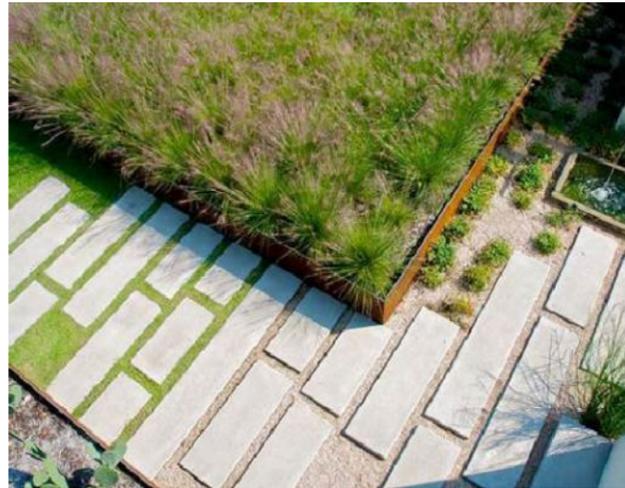
AMENITY / GROUND LEVEL

Landscaping area will be provided at the ground level as amenity space for all residents. Plantings and pathways will be used to enhance the loft yards. In addition to creating room for landscaping, setting the building back from the property line ensures that the residents will always have access to daylight.



ARCHITECTURAL RESPONSE TO GUIDELINES

EARLY DESIGN GUIDANCE
JANUARY 18, 2012



ROOF AMENITY

The roof for this project is intended to be used by all residents as an amenity space. Landscape and hardscape are proposed to create a comfortable and attractive urban roof garden. By making the roof occupiable, the tenants will be able to take in territorial views of downtown Seattle, Puget Sound and the Olympic mountain range. The roof will be served by both stairs and the elevator. A small portion of the roof will be screened and dedicated to mechanical equipment.



ARCHITECTURAL RESPONSE TO GUIDELINES