



3rd & Republican
500 3rd Avenue W. Seattle, WA 98119
Recommendation Packet



PROJECT INFORMATION

Property Address: 500 3rd Ave. W.

Parcel Number: 1990200330

Zone: NC3-40

Overlays: Uptown (Urban Center)

ECA: NA

Lot Area: 21,600 SF

FAR: 3.25

Allowable Building Area: 70,200 SF

Units: 76 (Proposed, including 5 Live-Work
Commercial Units)

Parking: 82 (Proposed)



VICINITY MAP & PROJECT INFORMATION

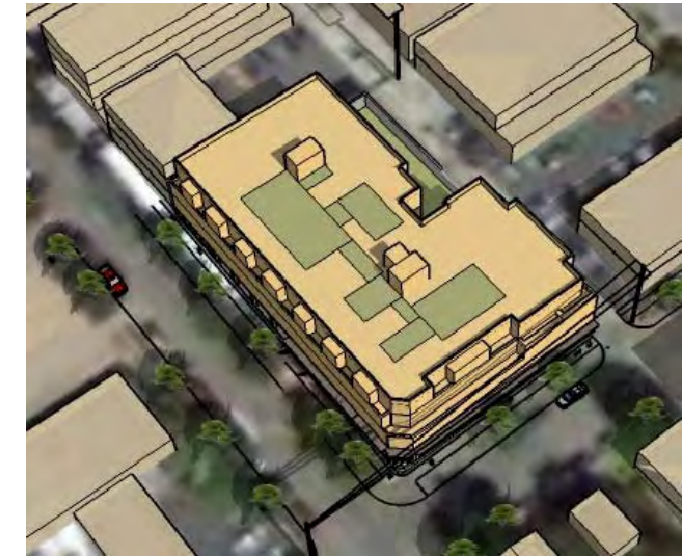
RECOMMENDATION MEETING - 500 3rd Ave. W.

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EDG - PREFERRED 'L' SHAPED PLAN

A-1, A-5, B-1

BUILDING MASSING SET BACK AT NORTH
EDGE OF PROPERTY TO PROVIDE SEPARATION
FROM EXISTING NEIGHBORING BUILDING



A-1

'T' SHAPED PLAN
SET-BACK
ON THREE SIDES

SITE PLAN VIEW



RESIDENTIAL COURTYARDS ALONG 3RD AVE. W.



RESIDENTIAL COURTYARDS ALONG 3RD AVE. W.

RESIDENTIAL COURTYARDS ALONG 3RD AVE. W.

A-1

THE REVISED DESIGN CREATES
LARGE, SET-BACK COURTYARDS
ABOVE THE ADJACENT SIDEWALK
ALONG 3RD AVE. W.



BUILDING MAIN ENTRANCE

A-3

ENTRY COURT PROVIDES A CLEAR AND SECURE POINT OF ARRIVAL. BENCHES, PLANTERS AND ARTWORK PROVIDE AN AMENITY FOR TENANTS AND VISITORS.

A-3

A WELCOMING ENTRY CANOPY PROJECTS BEYOND THE BUILDING FACE. SIGNAGE AND LIGHTING MARK THE ENTRANCE FROM THE PUBLIC WAY.



VIEW LOOKING NORTH ALONG 3RD AVE. W.

A-3

ARTICULATED BUILDING FORM AND DETAILING SUCH AS FULL-HEIGHT BRICK, A PROJECTING CANOPY & SIGNAGE ANNOUNCE THE MAIN ENTRANCE TO THE BUILDING



VIEW FROM 3RD AVE. W.

SITE PLANNING

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NORTH ALONG 3RD AVE. W. SIDEWALK



3RD AVE . W. STREETScape

A-6

RESIDENTIAL COURTYARDS HAVE BEEN CREATED ALONG BOTH THE EAST AND WEST FACADES. THE TRANSITION BETWEEN THE PUBLIC WAY AND PRIVATE AREAS INCLUDES LANDSCAPING, TERRACED SITE WALLS, PLANTERS AND GATED ENTRY WALKS & STAIRS.

SITE PLANNING
RECOMMENDATION MEETING - 500 3rd Ave. W.

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CORNER OF 3RD AVE. W AND W. REPUBLICAN ST.

A-10

BUILDING MASS 'MEETS THE CORNER' AND PROVIDES AN OPEN BAY ARTICULATION WITH ENTRANCE TO RESIDENTIAL UNITS. UPPER FLOORS ARE SET-BACK AND ENHANCED WITH COVERED OPEN DECK AREAS.

SITE PLANNING

RECOMMENDATION MEETING - 500 3rd Ave. W.

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VIEW ALONG 3RD AVE. W.

B-1

THE SOUTH FACADE HAS BEEN STEPPED BACK AT THE UPPER FLOORS CREATING AN INTERESTING FACADE AND REDUCING THE BUILDING MASS ON W. REPUBLICAN ST.



CORNER OF W. REPUBLICAN ST. AND ALLEYWAY

B-1, C-1

THE BUILDING HAS BEEN BROKEN INTO THREE MASSES ALONG 3RD AVE. W. WITH THE NORTH END FEATURING A LARGE SETBACK WITH RESIDENTIAL COURTYARDS. THE CENTER FORM ARTICULATES THE MAIN ENTRANCE. THE SOUTHERN END MEETS THE SIDEWALK WITH THE MAIN ENTRANCE AND ACCESS TO LIVE-WORK COMMERCIAL USE AREAS.

BUILDING FORM, MASS AND SCALE

RECOMMENDATION MEETING - 500 3rd Ave. W.

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C-1

RESIDENTIAL UNITS FRONT THE NORTH END OF 3RD AVE. W. WITH STEPPED, PLANTED SITE WALLS TO TRANSITION FROM THE PUBLIC WAY TO THE RESIDENTIAL OUTDOOR AREAS



LOOKING NORTH ALONG 3RD AVE. W. SIDEWALK

C-1

ARCHITECTURAL DETAILS, FEATURES, AND SITE AMENITIES DEFINE THE RESIDENTIAL AND COMMERCIAL USE AREAS AND HIGHLIGHT THE MAIN ENTRANCE



W. REPUBLICAN ST.



MAIN ENTRANCE AT 3RD AVE. W.



CORNER OF 1ST AVE. N. & W HARRISON



SE CORNER OF 4TH AVE. W & ROY



CORNER OF 2ND AVE. W & REPUBLICAN



NW CORNER OF 1ST AVE. W & REPUBLICAN



NW CORNER OF 3RD AVE. W & MERCER



CORNER OF 3RD AVE. W & HARRISON

NEIGHBORHOOD CONTEXT

C-1

THE FACADE ALONG W. REPUBLICAN ST. HAS BEEN DESIGNED WITH A MORE COMMERCIAL CHARACTER. SET-BACK ENTRIES WITH STEPS LEAD TO TWO-STORY LOFT UNITS.

ARCHITECTURAL ELEMENTS AND MATERIALS

RECOMMENDATION MEETING - 500 3rd Ave. W.

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MAIN ENTRANCE

D-1, D-12

THE MAIN ENTRANCE FEATURES A HIGH, TWO-STORY VOLUME OVER A BROAD COURT. A CANOPY AND SIGNAGE HELP TO IDENTIFY THE ENTRY FROM THE PUBLIC WAY. SITE AMENITIES SUCH AS BENCHES AND PLANTERS, LIGHTING AND ART FEATURES PROVIDE A CLEAR POINT OF ARRIVAL



PUBLIC WAY ALONG W. REPUBLICAN ST.

D-1, D-11

MIX OF RESIDENTIAL AND COMMERCIAL UNITS SHARE TOWNHOME CHARACTER ALONG W. REPUBLICAN STREET

D-1

PUBLIC WAY ALONG 3RD AVE. W. ENHANCED WITH A LANDSCAPED BUFFER. RESIDENTIAL COURTYARDS ANIMATE STREETSCAPE



RESIDENTIAL COURTYARDS

PEDESTRIAN ENVIRONMENT
RECOMMENDATION MEETING - 500 3rd Ave. W.

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SWORD
FERN



JAPANESE
MAPLE



HYDRANGEA



KOREAN
DOGWOOD



PERIWINKLE



JAPANESE
STYRAX



ACANTHUS



PURPLE GEM
RHODIE



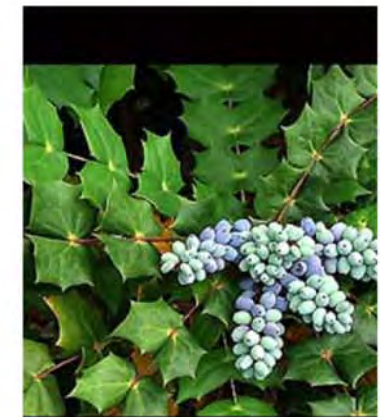
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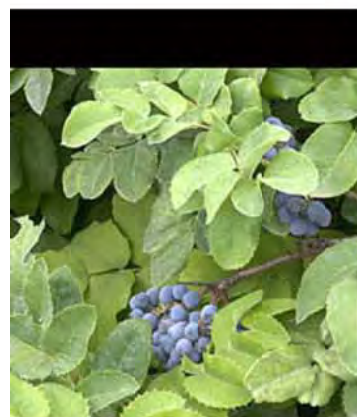
DAPHNE



FEATHER
REED GRASS



MAHONIA



CREeping
MAHONIA



PJM
RHODIE



AGAPANTHUS



AZALEA

DEPARTURE REQUEST #1.1 : INCREASE OF RESIDENTIAL USE ALONG STREET

#	Code Requirement	Departure Requested	Explanation for Departure
1.1	<p>SMC 23.47A.005.C.3 Residential Uses not to exceed 20% of Street Level, Street-facing facade along a Designated Arterial</p> <p>Facade width along 3rd Ave. W (Designated Arterial): 176' 20% = 35.2' Maximum residential use @ street level frontage</p>	<p>Increase of residential use on arterial</p> <p>- Allow proposed increase of residential use along Street level, Street facing facade at 3rd Ave. W from 35.2' to 129.6' : 129.6' = 73.6% of frontage</p> <p>- Proposed commercial use along 3rd Ave. W: 46.4' (26.3%)</p>	<p>Per DRB guidance C-1, A-6: This departure enhances the residential character of the adjacent principal street and reflects DRB request to reinforce the more residential pattern of use along 3rd Ave. W.</p>

STREET VIEWS

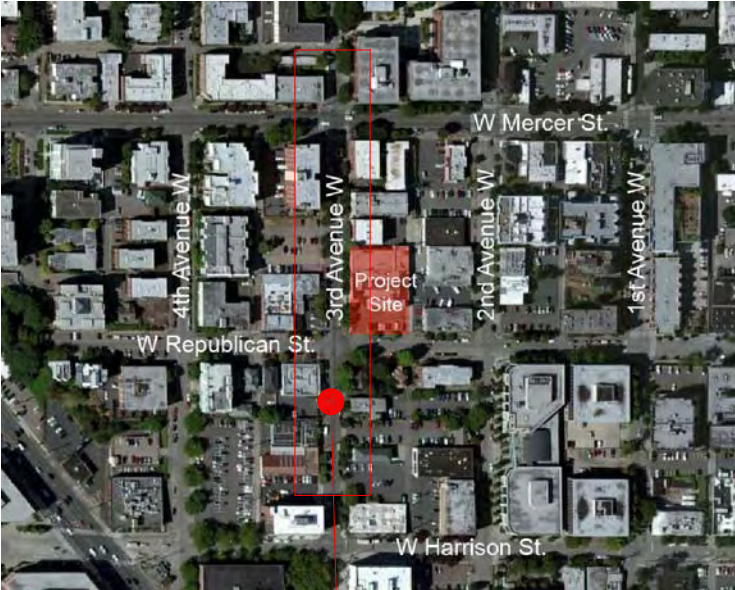


BUILDING ORGANIZATION @ STREET LEVEL
- RESIDENTIAL APARTMENTS TO NORTH
- TRANSITIONAL LOFT UNITS AT STREET INTERSECTION &
ALONG REPUBLICAN ESTABLISHES HIGH BAY
ARTICULATED WINDOWS AT SIDEWALK FOR SOFT
RESIDENTIAL COMMERCIAL MIX

WEST ELEVATION (ALONG 3RD AVENUE W.)



NEIGHBORHOOD VIEW



3RD AVE. W.
PREDOMINANT
RESIDENTIAL
CHARACTER

DEPARTURE REQUEST #1.2 : INCREASE DEPTH BETWEEN BUILDING & STREET

#	Code Requirement	Departure Requested	Explanation for Departure
1.2	SMC 23.47.A.008.A.3 Street Level Development Standards Street-level street-facing facades to be located within 10' of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	Allow an 89' portion of West facade along 3rd Ave. W. to be located 17' from the street lot line, with patio and landscaped space provided between building line and sidewalk. Landscape transitional space to residential units along 3rd Ave. W. including high quality landscaping.	Guidance A-1, A-5, A-6, B-1, C-1, D-12, E-3 Per DRB request, the "T" shaped scheme creates the opportunity for a break in the building massing, and accommodates the neighboring buiding to the North. The resulting patios and landscape plantings enhance the residential character of the neighborhood and provide a visual transition and sense of privacy for building residents along 3rd Ave. W from the public sidewalk. The landscaped patio entry steps help to activate the adjacent sidewalk, encouraging pedestrian interaction.

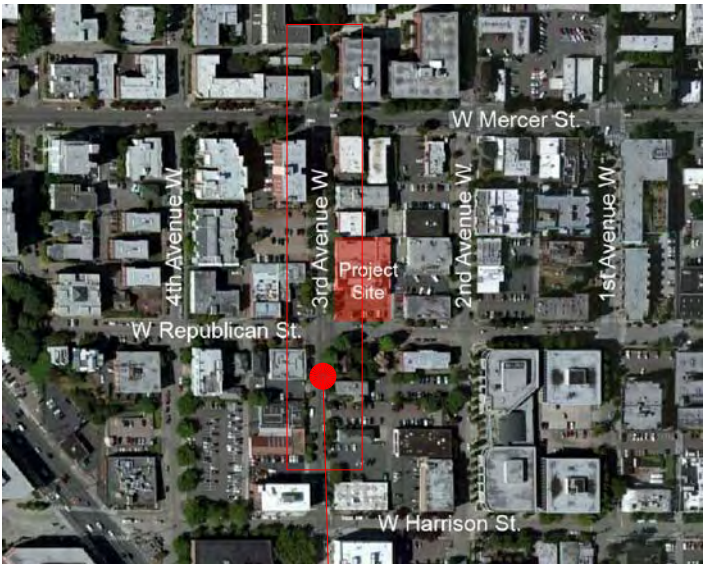
COURTYARDS AT RESIDENTIAL PATIOS
BUILDING LINE SET BACK FROM STREET 17'



COURTYARDS AT RESIDENTIAL PATIOS
BUILDING LINE SET BACK FROM STREET



NEIGHBORHOOD VIEW



3RD AVE. W.
PREDOMINANT
RESIDENTIAL
CHARACTER

DEPARTURE REQUEST #2: GRADE AT DWELLING UNITS ALONG STREET

#	Code Requirement	Departure Requested	Explanation for Departure
2	SMC 23.47A.008.D.3 Separation from Grade at Residential Use Floor of dwelling unit along street-level, street-facing facade to be 4' above or below sidewalk grade, or be set back 10' min.	Allow residential use to be separated from adjacent sidewalk grade with a reduced vertical separation ranging from 11" to 43" in lieu of the minimum 48".	Per DRB guidance D-11: The frontage on W. Republican St. will include a mix of loft-style townhomes and live-work commercial units which balance the residential character of the neighborhood with the potential for light commercial use trending up toward 1st Ave. W. Live-Work units are required to be accessible from the public way. The departure would allow this unit mix to work along the sloping street frontage of W. Republican Street.

STREET VIEWS

REPUBLICAN FROM
WEST FACING 3RD
AVE. INTERSECTION



REPUBLICAN FROM
EAST FACING 3RD
AVE. INTERSECTION



BUILDING ORGANIZATION @ STREET LEVEL
RESIDENTIAL LOFTS AT SLOPING W. REPUBLICAN ST. FRONTAGE
LOFT UNITS ESTABLISH HIGH BAY ARTICULATED WINDOWS AT
SIDEWALK FOR SOFT RESIDENTIAL / COMMERCIAL MIX

SOUTH ELEVATION ALONG W. REPUBLICAN STREET



NEIGHBORHOOD VIEW



W. REPUBLICAN ST.
PREDOMINANT
COMMERCIAL
CHARACTER
TRENDING EAST



DEPARTURE REQUEST #3: INCREASE OF BUILDING HEIGHT

#	Code Requirement	Departure Requested	Explanation for Departure
3	Uptown Neighborhood Design Guidelines B. Height, Bulk and Scale - increase the maximum building height by an additional 3' when a 6' min. step back at the uppermost level is incorporated into the buiding design - DRB EDG Discussion	Allowance of an additional 3'-0" of building height with an upper floor step back of 6' and 17' from the street front property lines.	<p>Per DRB guidance B-1: The T-shaped footprint with garden courts at the North portion of the project along with increased building height allow loft type apartments along W. Republican St. with a soft commercial/residential high bay facade treatment at street level. The upper 2 floors step back along W. Republican St. to reduce the impact of structure height at the streetscape. Four levels of residential use step back along 3rd Ave. W and also along the alleyway to create garden courtyards and landscaped transitions to the adjacent sidewalk and public way. This enhances the park-like character of the neighborhood and increases access to light and air in the ROW. The step back also greatly reduces the zero lot line condition near the existing apartment building to the North.</p> <p>While only required at the upper-most level, the step back has been taken at the upper two levels along W. Republican St. and for all levels along 3rd Ave. W., with the latter step back being 17', or nearly 300% of the 6' requirement. These benefits are balanced with the transition to the higher adjacent 65' zone to the south of W. Republican St. as outlined in Neighborhood Design Guidelines B-1.</p>

COURTYARDS AT RESIDENTIAL PATIOS
BUILDING LINE SET BACK FROM STREET 17'

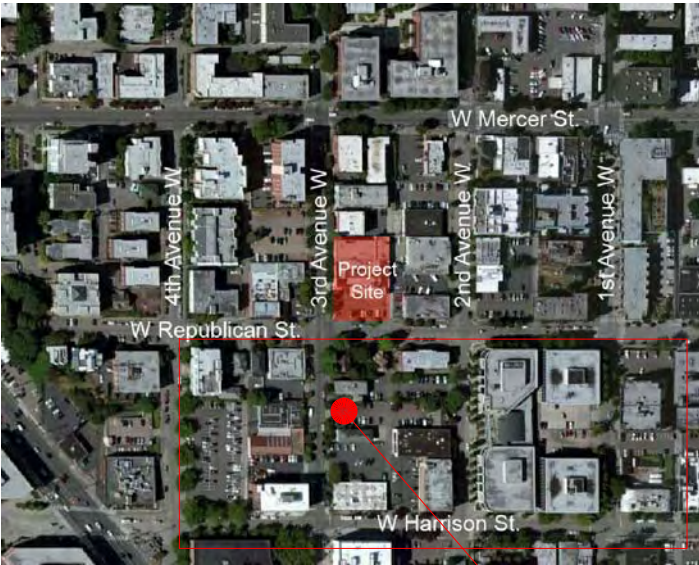


STEP BACK FROM SIDEWALK STREET FRONTAGE
ENHANCES PEDESTRIAN UPTOWN PARK
CHARACTER

COURTYARDS AT RESIDENTIAL PATIOS
BUILDING LINE SET BACK FROM STREET



NEIGHBORHOOD VIEW



NC 3-65 ZONE
SOUTH OF
REPUBLICAN

6' STEP BACK
AT
REPUBLICAN

DEPARTURE REQUEST #4: DIMENSIONS OF NON-RESIDENTIAL SPACE ALONG STREET

#	Code Requirement	Departure Requested	Explanation for Departure
4	SMC 23.47.A.008.B.3 Street Level Development Standards Non-residential uses to extend an average of 30' and a minimum of 15' in depth from street-level, street-facing facade; floor-to-floor height of 13' min. is also required	Allow depth of Live/Work units to vary per plan, min. 27'. with a portion of the space at the back to have a flr./ flr. height of 9' and front portion of space toward the street to have a flr./flr. height of 19'.	Per DRB guidance: The introduction of loft style Live-Work spaces will soften the commercial character and reflects DRB request to reinforce the more residential pattern of use in the neighborhood. The high bay facade treatment maximizes visual interest for pedestrians and allows for glazing patterns complementary to the neighborhood with articulated unit glazing and spandrel panel accents. The Loft configuration provides additional area for a mix of uses with a prominent high bay area facing the Street. The upper Loft demarcates the "live" space relative to the "work" space below and increases the sense of privacy for the occupant. A shared back hallway provides access to common building spaces, including the roof deck, trash/recycle room, and a public restroom. The shared hallway will help to tie the culture of the Live-work/ Loft occupants into the overall community within the building.

BUILDING ELEVATIONS



WEST ELEVATION
3RD AVENUE W.



SOUTH ELEVATION
W. REPUBLICAN ST.



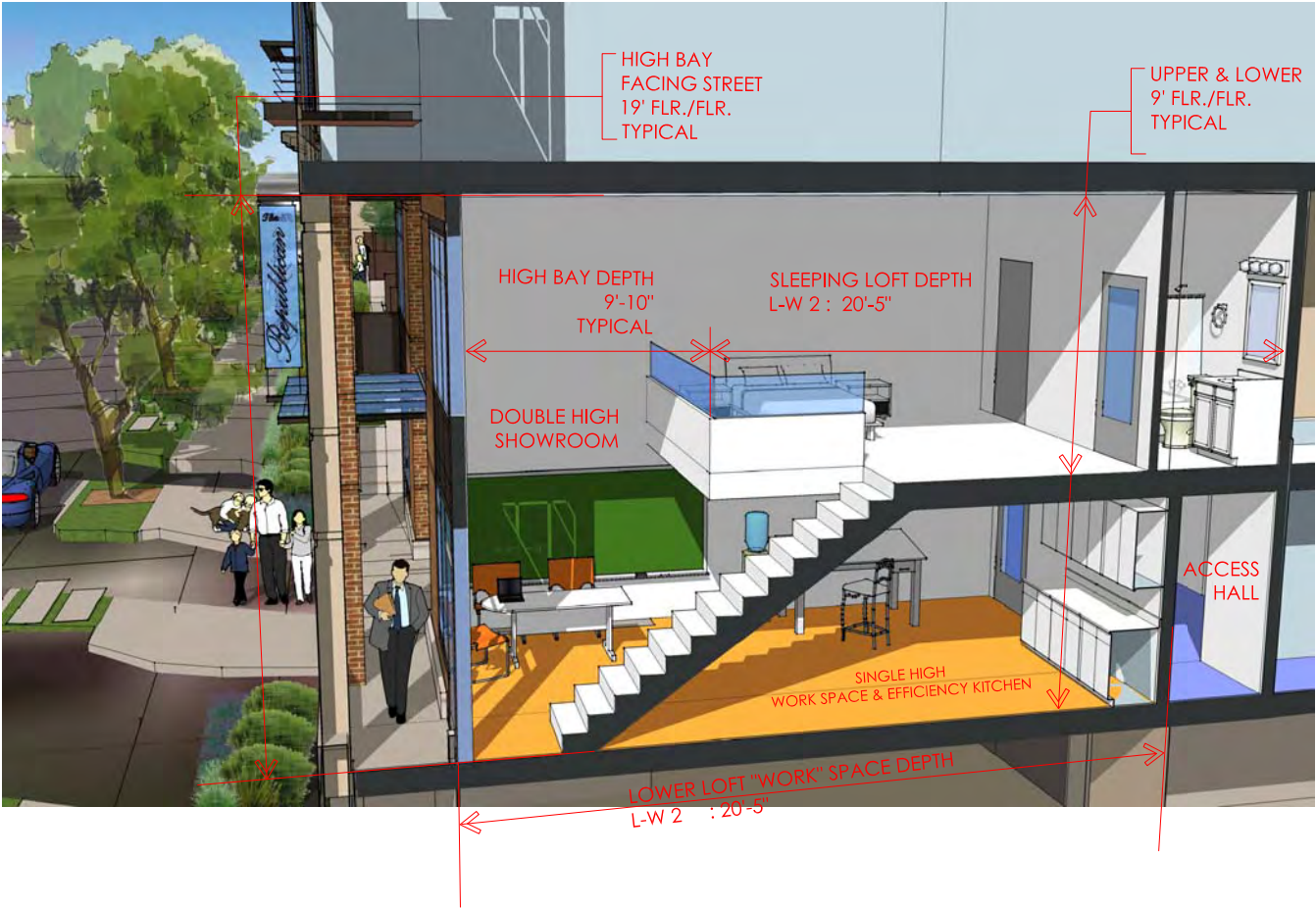
PEDESTRIAN VIEW




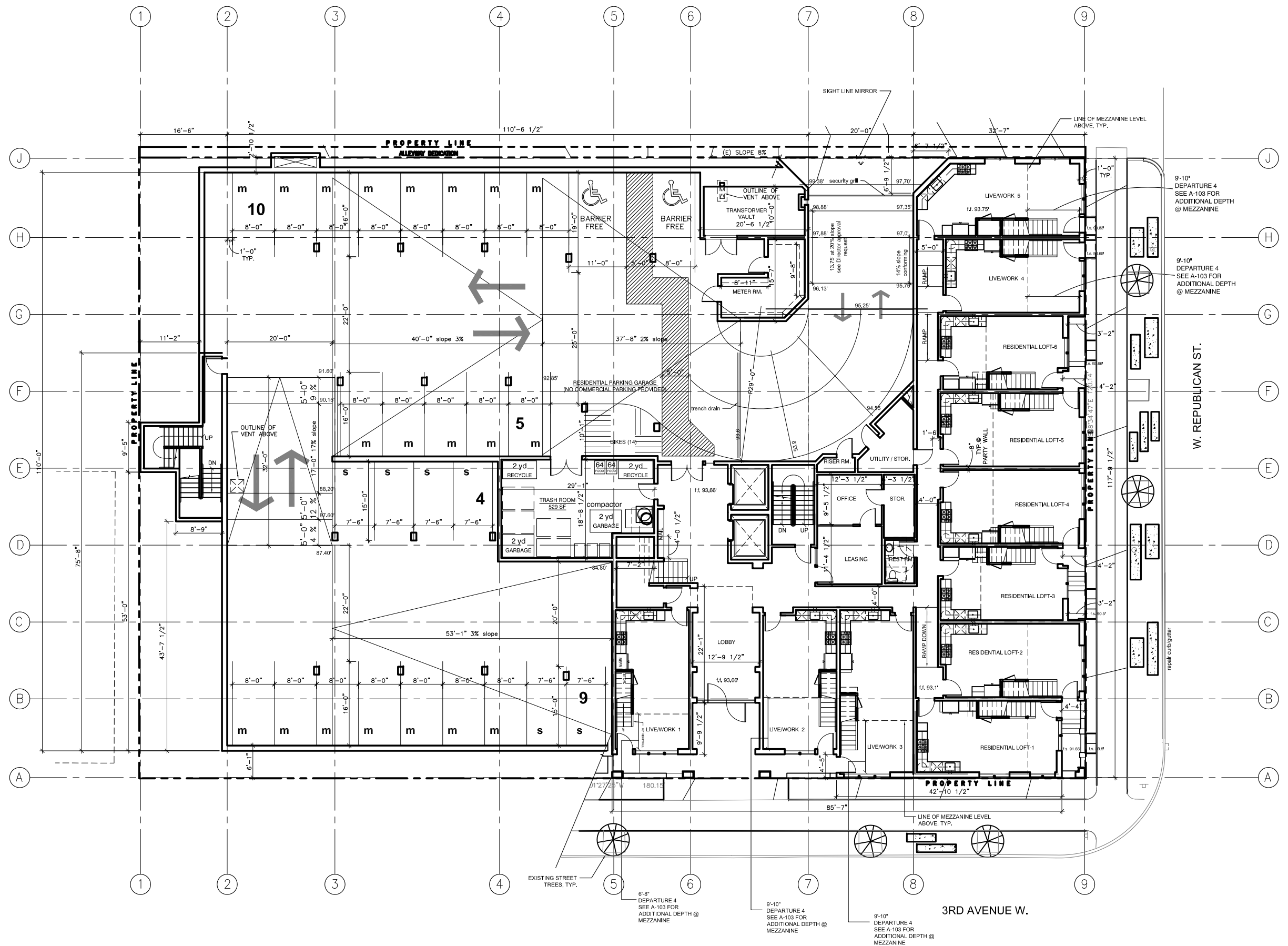
BUILDING ORGANIZATION @ STREET LEVEL
LIVE-WORK LOFTS AT SLOPING STREET FRONTAGE
LOFT UNITS ESTABLISH HIGH BAY
ARTICULATED WINDOWS AT SIDEWALK FOR BALANCED RESIDENTIAL / COMMERCIAL CHARACTER

LIVE WORK DEPARTURE DEPTHS - PER UNIT

DEPTH OF LOWER LOFT	DEPTH OF UPPER SLEEPING LOFT	CUMMULATIVE EFFECTIVE DEPTHS:
L-W 1 : 27'-5"	L-W 1 : 20'-5"	L-W 1 : 47'-10"
L-W 2 : 27'-5"	L-W 2 : 20'-5"	L-W 2 : 47'-10"
L-W 3 : 31'-10"	L-W 3 : 20'-11"	L-W 3 : 52'-9"
L-W 4 : 26'-11"	L-W 4 : 21'-1"	L-W 4 : 48'-0"
L-W 5 : 31'-0"	L-W 5 : 21'-1"	L-W 5 : 52'-1"



<div><div><div><div><div><div></div><div>City of Seattle</div></div></div><div><div>Department of Planning & Development</div><div>D. M. Sugimura, Director</div></div></div><div><div><div>EARLY DESIGN GUIDANCE OF THE QUEEN ANNE/ MAGNOLIA DESIGN REVIEW BOARD</div><div><div><div><div><div><div>Project Number:</div><div>3012851</div></div><div><div>Address:</div><div>500 Third Avenue West</div></div><div><div>Applicant:</div><div>Aidan Irid</div></div><div><div>Date of Meeting:</div><div>February 9, 2012</div></div><div><div>Board Members Present:</div><div>David Dells Mindy Black Jill Kurlirst Bo Zhang</div></div><div><div>Board Members Absent:</div><div>Jacob Connell Lipika Mukerji</div></div><div><div>DPD Staff Present:</div><div>Shelley Bolser for Bruce Rips</div></div></div></div></div></div></div><div><div><div>SITE & VICINITY</div><div><div>Site Zone:</div><div>Neighborhood Commercial Three with a 40' height limit (NC3 40)</div></div><div><div>Neaby Zones:</div><div>North: NC3 40 and multifamily Midrise (MR). South: Neighborhood Commercial Three with a 65' height limit south of W. Republican St. East: NC3 40 West: MR</div></div></div><div></div></div></div></div></div>	<p>create a small open space for the first floor units. Preferred by the applicant, the design has a notch at the corner of the two streets and projecting bays along the upper floor of the building.</p> <p>The proposed parking ramp's location close to the alley intersection with the street is due to the change in grade. The rooftop includes several usable rooftop deck areas. Residential open space includes sunken patios with landscape buffers for street level units facing the alley.</p> <p>PUBLIC COMMENT</p> <p>Approximately 5 members of the public affixed their names to the Early Design Review meeting sign-in sheet. Those who spoke raised the following issues:</p> <ul style="list-style-type: none">The adequacy of the proposed number of parking spaces.Concern about sufficient usable alley width for the existing business across the alley which has a commercial kitchen with a main entry on the alley. <p>PRIORITIES & BOARD RECOMMENDATIONS</p> <p>After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.</p> <p>The Neighborhood specific guidelines are summarized below. For the full text please visit the Design Review website.</p> <p>A. Site Planning</p> <p>A-1 Responding to Site Characteristics. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.</p> <p>Uptown-specific supplemental guidance:</p> <p>Throughout Uptown new developments should, to the extent possible, be sited to further contribute to the neighborhood's pedestrian character.</p> <p>Uptown Urban and Heart of Uptown character areas encourage outdoor dining areas utilizing sidewalks and areas adjacent to sidewalks. Outdoor dining is especially encouraged for sites on block faces with southern exposure.</p> <p>At the Early Design Guidance Meeting, the Board directed the applicant to consider an alternative massing that responds to the grade change and the adjacent residential building. The proposed L-shape and existing grade change results in below-grade</p> <p>Early Design Guidance #3012851 Page 3 of 9</p>	<p>The Board directed the applicant to arrange the building mass as described in response to Guideline A-1.</p> <p>The applicant will need to dimension the proposed alley width and driveway entry location in response to the commercial kitchen entry across the alley.</p> <p>A-6 Transition Between Residence and Street. For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.</p> <p>Uptown-specific supplemental guidance:</p> <p>Front Setbacks Where feasible, new development in the Uptown Park character area should consider landscaping any setback from the sidewalk. Landscaping within a setback should provide a transition from public to private space and define a boundary between these.</p> <p>Where the incorporation of decorative gates and fencing may be necessary to delineate between public and private spaces, these features should be softened by landscaping where feasible.</p> <p>The area has a strong residential character. Street level residences should include open space and landscaping between the sidewalk and the units. This also relates to the guidance in response to Guideline A-1.</p> <p>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.</p> <p>Uptown-specific supplemental guidance:</p> <p>Corner Lots in Uptown 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.</p> <p>Discussing the rounded corner shown at the intersection of 3rd Ave W and W Republican St., the Board directed the applicant to place the primary residential building entry or the major commercial entrance at this location.</p> <p>Early Design Guidance #3012851 Page 5 of 9</p>	<p>The Uptown Park character area emphasizes the notion of historic continuity—the relationship of built structures over time.</p> <p>The Uptown Park and Heart of Uptown character districts prefer an architecture that emphasizes human scale and quality, detailing and materials, and that remains compatible with the existing community.</p> <p>Supplemental Guidance Scope The Uptown Urban character area embraces high quality urban infill, and responds to special relationships with nearby civic institutions.</p> <p>The Board observed the neighborhood's dominate residential character. The street face of the proposed live-work units should balance residential design qualities with commercial elements. The street level units should be designed with setbacks, higher window sills, stoops, and landscaping to encourage a sense of privacy and prevent closed blinds at the sidewalk level.</p> <p>The Board noted that it would be open to a departure to design the building with more residential street level use than otherwise permitted by the Land Use Code.</p> <p>The Board requested a more thorough analysis of the nearby context at the Recommendation meeting.</p> <p>D. Pedestrian Environment</p> <p>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.</p> <p>Uptown-specific supplemental guidance:</p> <p>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.</p> <p>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).</p> <p>Early Design Guidance #3012851 Page 7 of 9</p>	<p>The area between the sidewalk and thelive/work unit entries along 3rd Ave W should be well landscaped creating a transition between the public space at the sidewalk and the semi-private space of the commercial work area.</p> <p>DEVELOPMENT STANDARD DEPARTURES</p> <p>No proposed departures were identified at the Early Design Guidance meeting.</p> <p>BOARD DIRECTION</p> <p>At the conclusion of the EDG meeting, the Board recommended the project should move forwards to MUP Application in response to the guidance provided at this meeting.</p> <p>For the Recommendation meeting, the applicant will need to respond to the Board's guidance and, in addition, provide the following:</p> <ol style="list-style-type: none">Indicate dimensions of the proposed alley width and driveway entry location, in response to commercial kitchen entry across the alley.Provide an analysis of the immediate context, including photos with labels showing design cues.Provide a written/graphic response to the Identified priority Design Guidelines, indicating how the design responds to Board guidance.Please submit a conceptual lighting plan.Provide a colors and materials board. <p>Ripks/doc/design-review/EDG_3012851B.docx</p> <p>Early Design Guidance #3012851 Page 9 of 9</p>
<p>Lot Area: A rectangular shaped site comprising 21,600 sq. ft. 120 linear feet extends along W. Republican St. and 180 linear feet extends along 3rd Ave. W. The site descends approximately 14' from the northeast corner to the southwest corner.</p> <p>Current Development: A two-story, commercial structure built in 1931 occupies the site. A surface parking lot sits on the site's southern portion.</p> <p>Access: Existing curb cut on W. Republican St. Access also occurs from the alley.</p> <p>Surrounding Development & Neighborhood Character: The neighborhood has a mix of low-rise multi-family residential and commercial / mixed use buildings. Lower Queen Anne forms an urban, pedestrian accessible neighborhood with a variety of services. First Ave W. and Queen Anne Ave. to the west form the commercial and retail core. Seattle Center lies several blocks to the east and Kinnear Park lies to the northwest. Buildings represent an eclectic mix of styles and materials.</p> <p>ECAs: No mapped Environmentally Critical Areas</p> <p>PROJECT DESCRIPTION</p> <p>Applicant proposes a four story mixed use building with commercial (approximately eight live/work units) at ground level and 72 dwelling units. Parking for 81 vehicles would be located below grade. An existing commercial building will be demolished.</p> <p>DESIGN PRESENTATION</p> <p>The applicant presented three design options. Due to the site constraints, the proposals for the infill project share several commonalities including a desire to place live/work units along both W. Republican St. and Third Ave. W. (this provides the applicant with extra FAR), vehicle access from the alley and residential lobby access on Third Ave. W. Option #1 forms a rectangular mass with the building setback from the alley and the rest of the bulk hugging the three other property lines. A single loaded corridor forms an east/west spine through the structure.</p> <p>The "U" shaped option #2 generates a courtyard fronting the alley with residential units fronting the court on three sides. Like the previous option, the bulk of the building meets the bordering streets. The structure at the first floor sets back along Third Ave. sheltering the entrances to the proposed live/work units. Option #3 carves away the northeast portion of the building mass to</p> <p>Early Design Guidance #3012851 Page 2 of 9</p>	<p>residential units. The length and location of the proposed building wall on the north property line impacts the residential units in the building to the north.</p> <p>The Board suggested a building mass that "flips the L-shape" to allow more open space at the northwest corner, or a "I-shape" that allows more open space at the northeast and northwest corners.</p> <p>The open spaces at the northwest and northeast edges should be used to transition from the grade at the sidewalk and alley grade to the building entries, and avoid difficult below-grade patios. The open spaces should have high quality landscaping to enhance entries and provide screening for residents near grade.</p> <p>The building mass at the north property line should be minimized, or placed in a location that minimizes impacts to the adjacent residential building to the north. For instance, an L-shape that places open space at the northwest corner would move the building mass further to the east and place less building wall across from the windows of the residential building to the north. The Board provided further guidance related to massing in the response to Guideline B-1.</p> <p>The Board also noted the possibility of a future park across the street from this site. The applicant should contact Parks Department to see if there are plans for a park at that location, and if so, design the proposal with that context in mind.</p> <p>A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.</p> <p>Uptown-specific supplemental guidance:</p> <p>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.</p> <p>The Board discussed the need for clearly identifiable residential entries from the street, noting that the proposed massing creates a street level design that is more consistent with office uses. With this guidance in mind, the applicant should develop entries consistent with the building parti and program.</p> <p>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.</p> <p>Early Design Guidance #3012851 Page 4 of 9</p>	<p>B. Height, Bulk and Scale</p> <p>B-1 Height, Bulk, and Scale Compatibility. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.</p> <p>Uptown-specific supplemental guidance:</p> <p>Throughout Uptown, a departure would be supported for 3' of additional height for projects that step back the top floor of the structure a minimum of 6' from the street.</p> <p>In the Heart of Uptown character area, break facades into smaller massing units.</p> <p>In the Uptown Urban character area larger massing units and less modulation are appropriate, provided they are carefully designed, with quality materials.</p> <p>The Board's direction related to the applicant reiterates its concerns for the massing described in response to Guideline A-1. The Board also directed the applicant to use the departure possible through this Guideline in order to gain an additional floor at the north end of the site and break the building mass into two stepped volumes. The Board recognized the difficulty of a modestly stepped floor plate, and advised using this departure to achieve a full story of difference at the break in the floor plate.</p> <p>In addition to the potential departure, the Board urged the applicant to modify the design to visually reduce the length of the building on 3rd Ave W. This may be achieved by using the massing changes described in response to Guideline A-1.</p> <p>C. Architectural Elements and Materials</p> <p>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.</p> <p>Uptown-specific supplemental guidance:</p> <p>In the Uptown Park character area, extensive landscaping, the use of brick and inlaid tile as building materials and designs with an appearance of substance and quality are recommended to promote Uptown Park's desired character.</p> <p>Early Design Guidance #3012851 Page 6 of 9</p>	<p>Throughout Uptown the use of a pedestrian-scaled streetlamp within all character areas is encouraged. In addition, streetscape features such as street clocks and benches are encouraged in Heart of Uptown and Uptown Urban character areas.</p> <p>In the Uptown Urban and Heart of Uptown character areas, encourage Seattle Center campus redevelopment along its boundaries to either open vistas from Uptown into Seattle Center or to provide activation for the street.</p> <p>Including amenities for transit riders in a building's design rather than the traditional use of curbside bus shelters generates a safer and more active street. In the Uptown Urban and Heart of Uptown character areas the elimination of curbside bus shelters is encouraged in retail areas as appropriate.</p> <p>The Board provided guidance related to the grade and entries as described in its response in Guidelines A-1, A-3, A-6, and B-1.</p> <p>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.</p> <p>The exterior of the live-work units should exhibit some residential character balanced with its commercial intent. The Board accepted the idea that residential units at street level can be appropriate for this location.</p> <p>D-12 Residential Entries and Transitions. For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.</p> <p>The Board's guidance focused on the building entries as described in its responses to Guidelines A-1 and B-1.</p> <p>E. Landscaping</p> <p>E-3 Landscape Design to Address Special Site Conditions. The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.</p> <p>Early Design Guidance #3012851 Page 8 of 9</p>	



LEVEL 1 - Street Entry RECOMMENDATION MEETING - 500 3rd. Ave. W.

appendix

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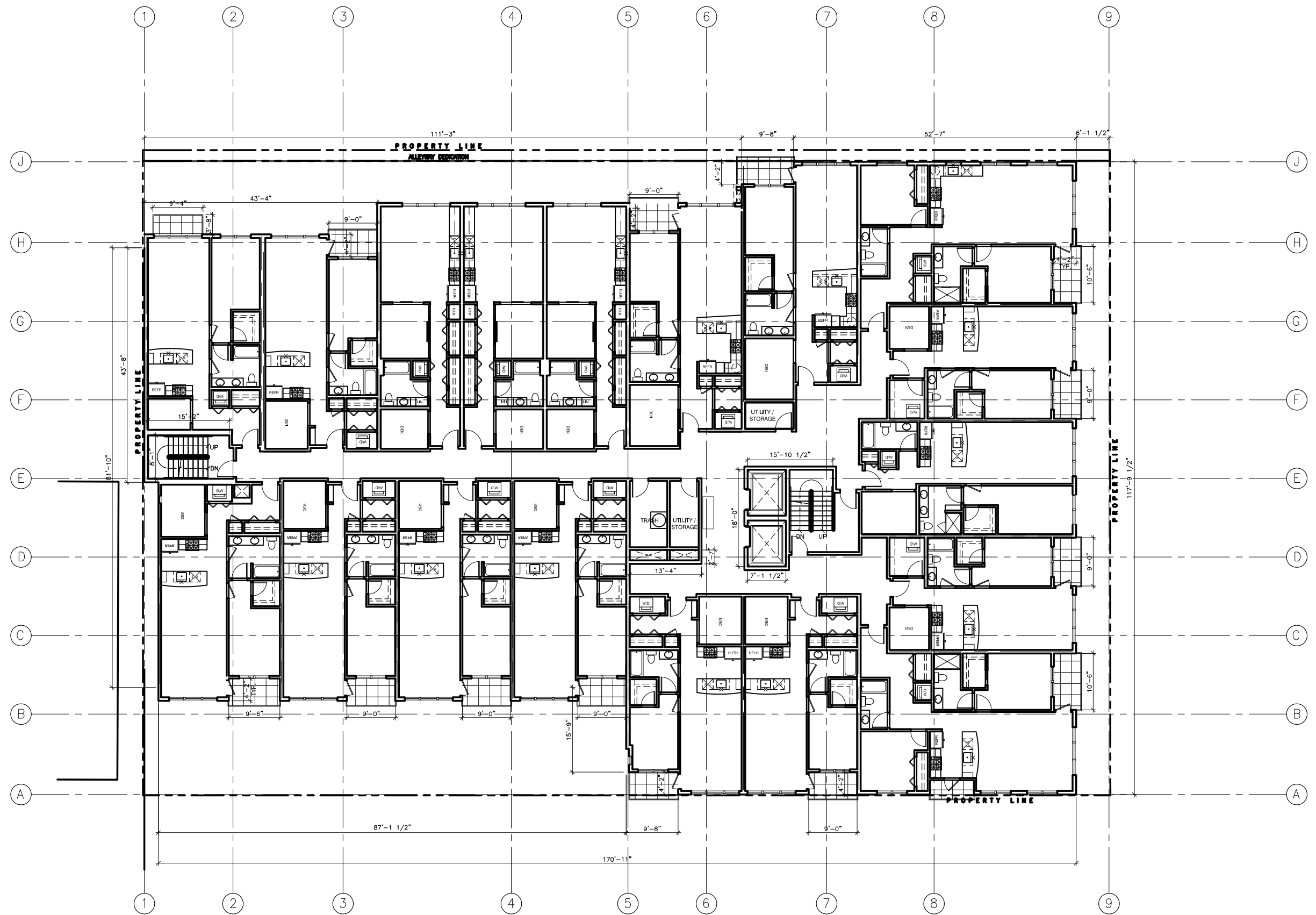
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LEVEL 5 - Penthouse RECOMMENDATION MEETING - 500 3rd. Ave. W.

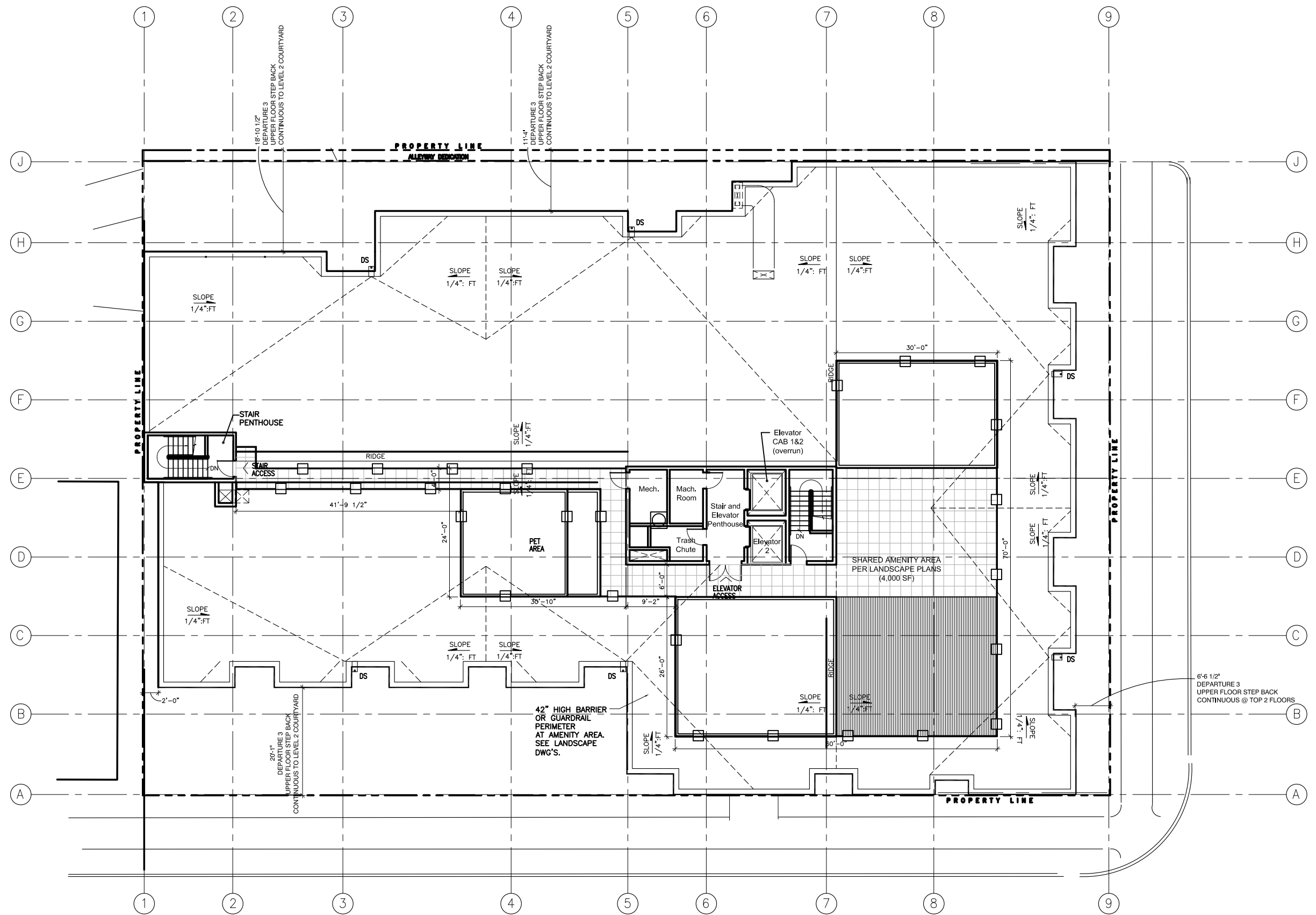
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ROOF DECK RECOMMENDATION MEETING - 500 3rd. Ave. W.

appendix

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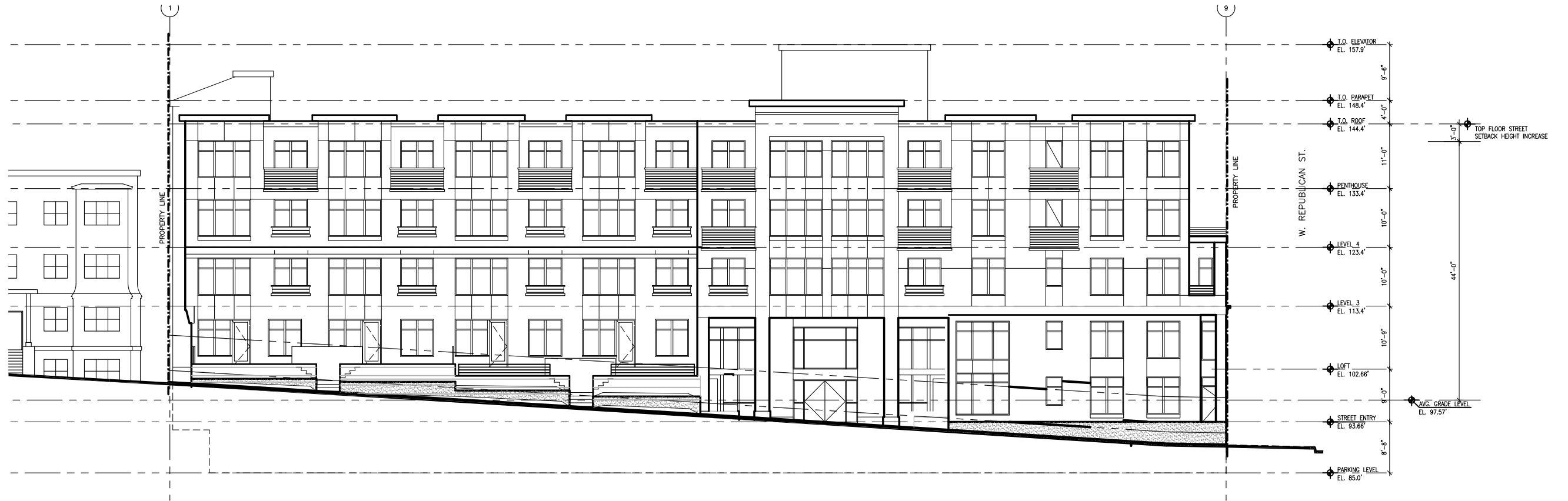
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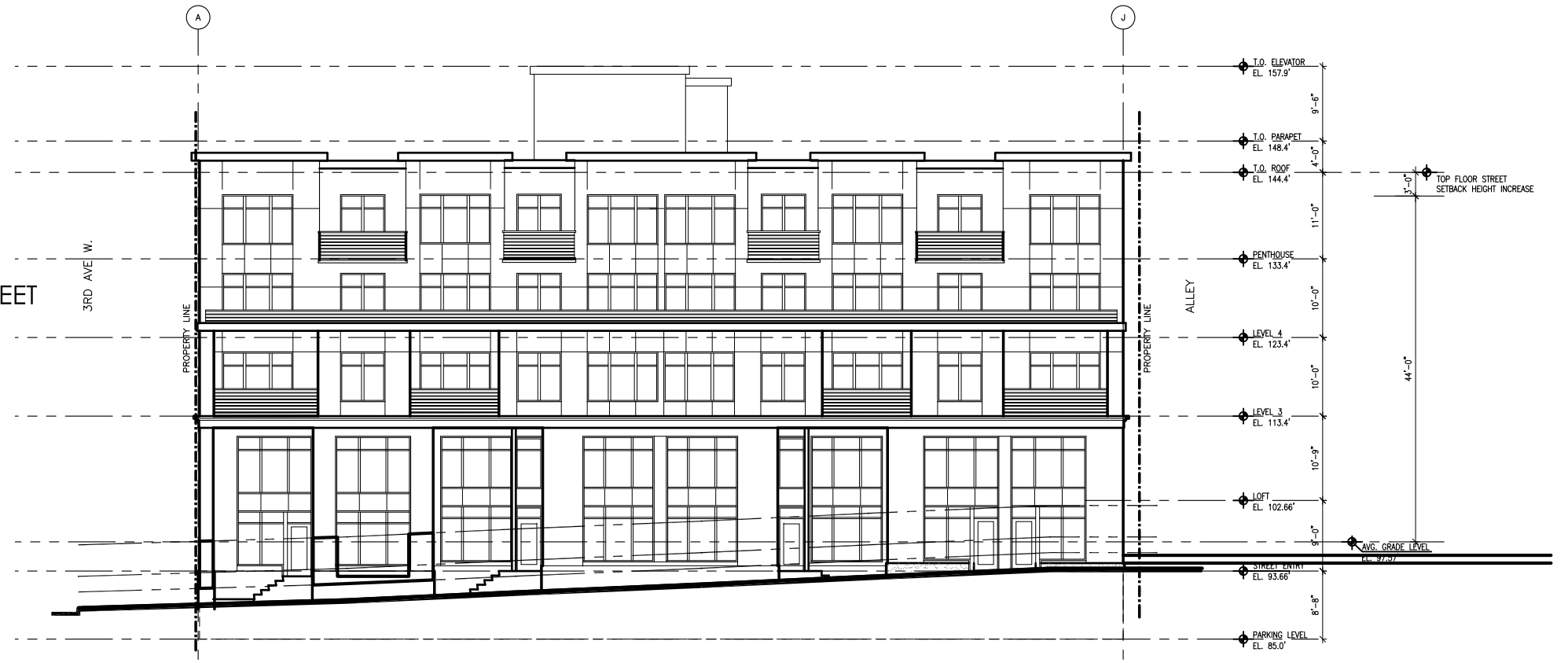
WEST

ELEVATION
FROM 3RD AVE. WEST



SOUTH

ELEVATION
FROM WEST REPUBLICAN STREET



STREET ELEVATIONS
RECOMMENDATION MEETING - 500 3rd. Ave. W.

appendix

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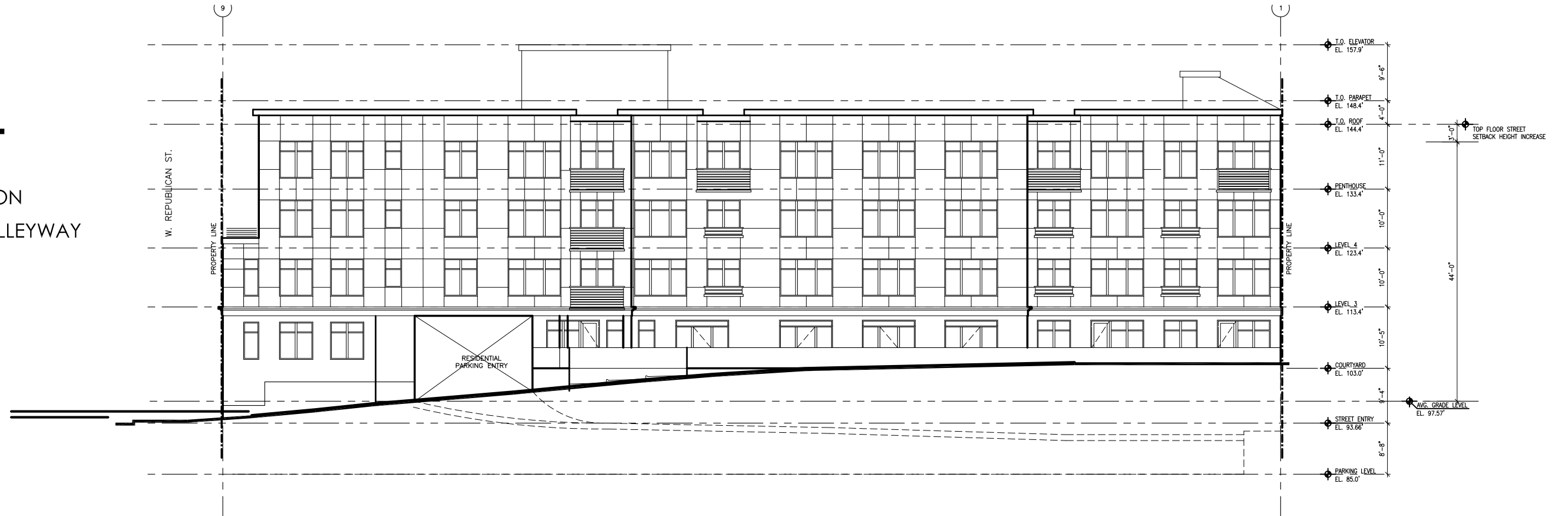
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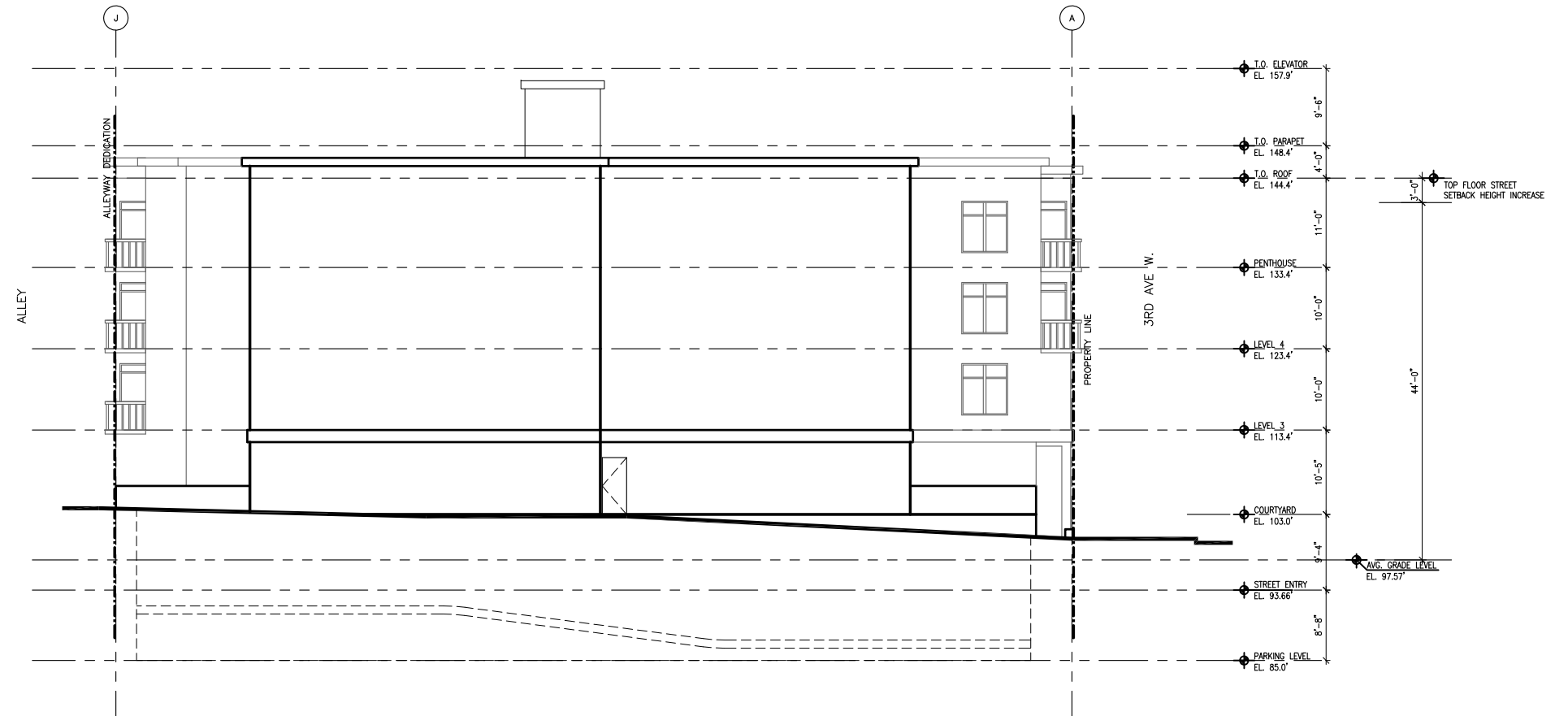
EAST

ELEVATION
FROM ALLEYWAY



NORTH

ELEVATION
FROM ZERO LOT LINE



BACK ELEVATIONS

RECOMMENDATION MEETING - 500 3rd. Ave. W.

appendix

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GREEN ROOF -SEDUM



PIERIS



SALAL



SERVICEBERRY



MAHONIA



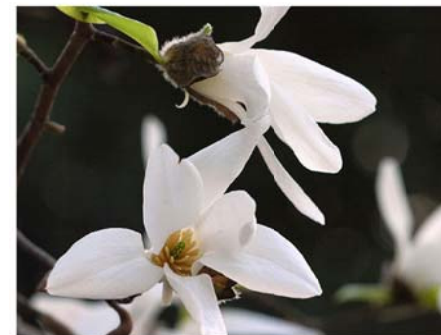
HEAVENLY BAMBOO



ASTILBE



LIRIOPE



MAGNOLIA



SWORD FERN



SNOWBERRY

LANDSCAPE

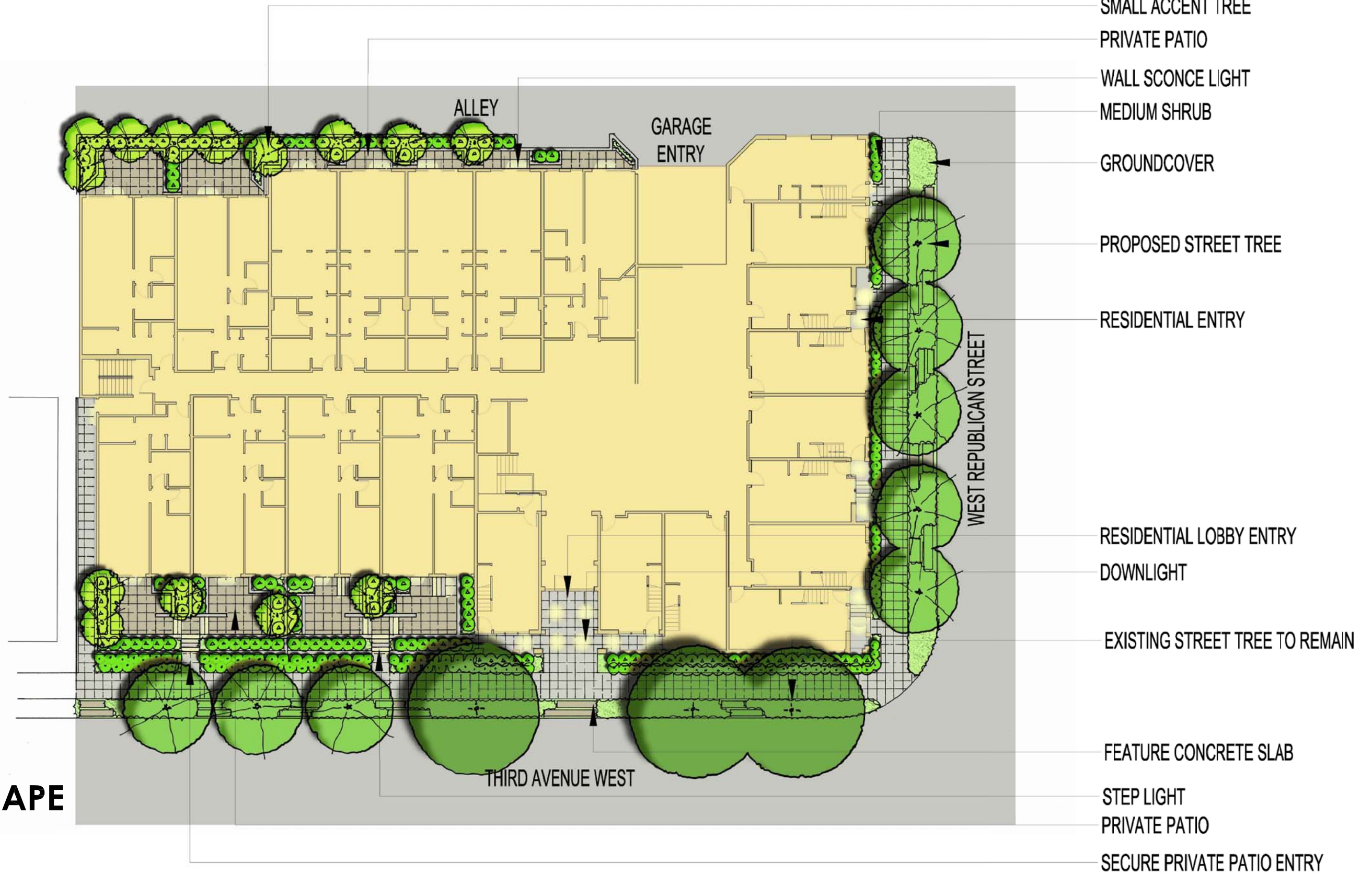
PLANT MATERIAL



THOMAS RENGSTORF
AND ASSOCIATES

LANDSCAPE

AT GRADE



LANDSCAPE CONCEPT
RECOMMENDATION MEETING - 500 3rd Ave. W.

appendix

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THOMAS RENGSTORF
AND ASSOCIATES



ELEVATOR LOBBY

GUARD RAIL

GREEN ROOF - SEDUM

POST LIGHT

GATHERING AREA

WALL SCONCE

GREEN ROOF - SEDUM

DOG AREA

LANDSCAPE

Roof Deck

LANDSCAPE CONCEPT
RECOMMENDATION MEETING - 500 3rd Ave. W.

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