

DESIGN REVIEW RECOMMENDATION

MEETING DATE FEBRUARY 27, 2013

315 1ST AVENUE N.
SEATTLE, WA 98109
DPD #3012878



View of southeast corner at 315 1st Ave N.

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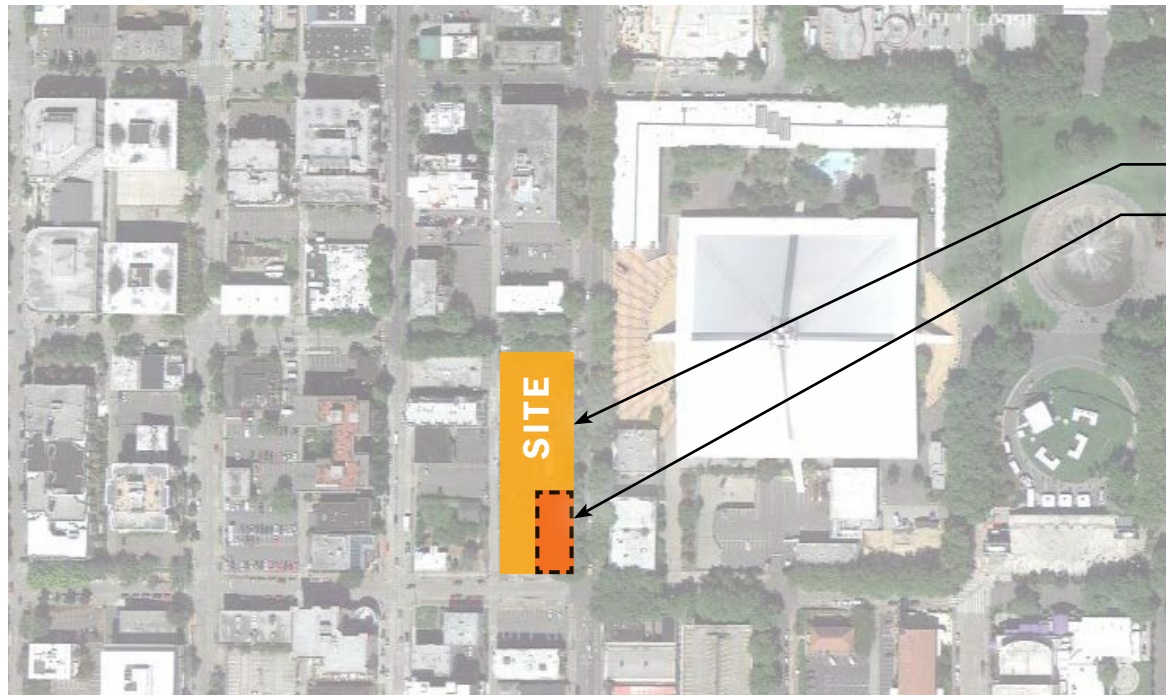


Karen Kiest | Landscape Architects





Preferred Massing Scheme

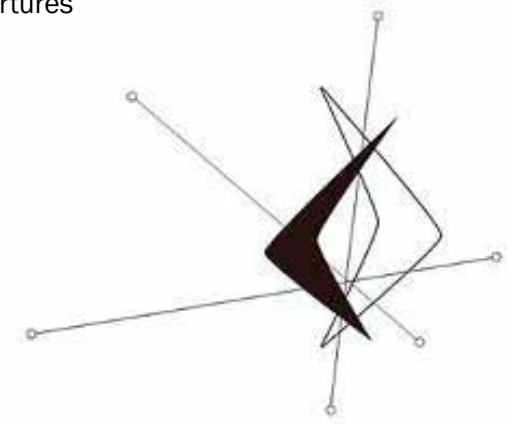


- Project site at EDG
- Added corner parcel since EDG

Project Site

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PROJECT OVERVIEW

- approximately 212 new residential units
- street-level townhouses on Harrison St.
- commercial retail/ restaurants along First Ave N.
- public space @ ground level
- underground parking for residential, commercial, and special events

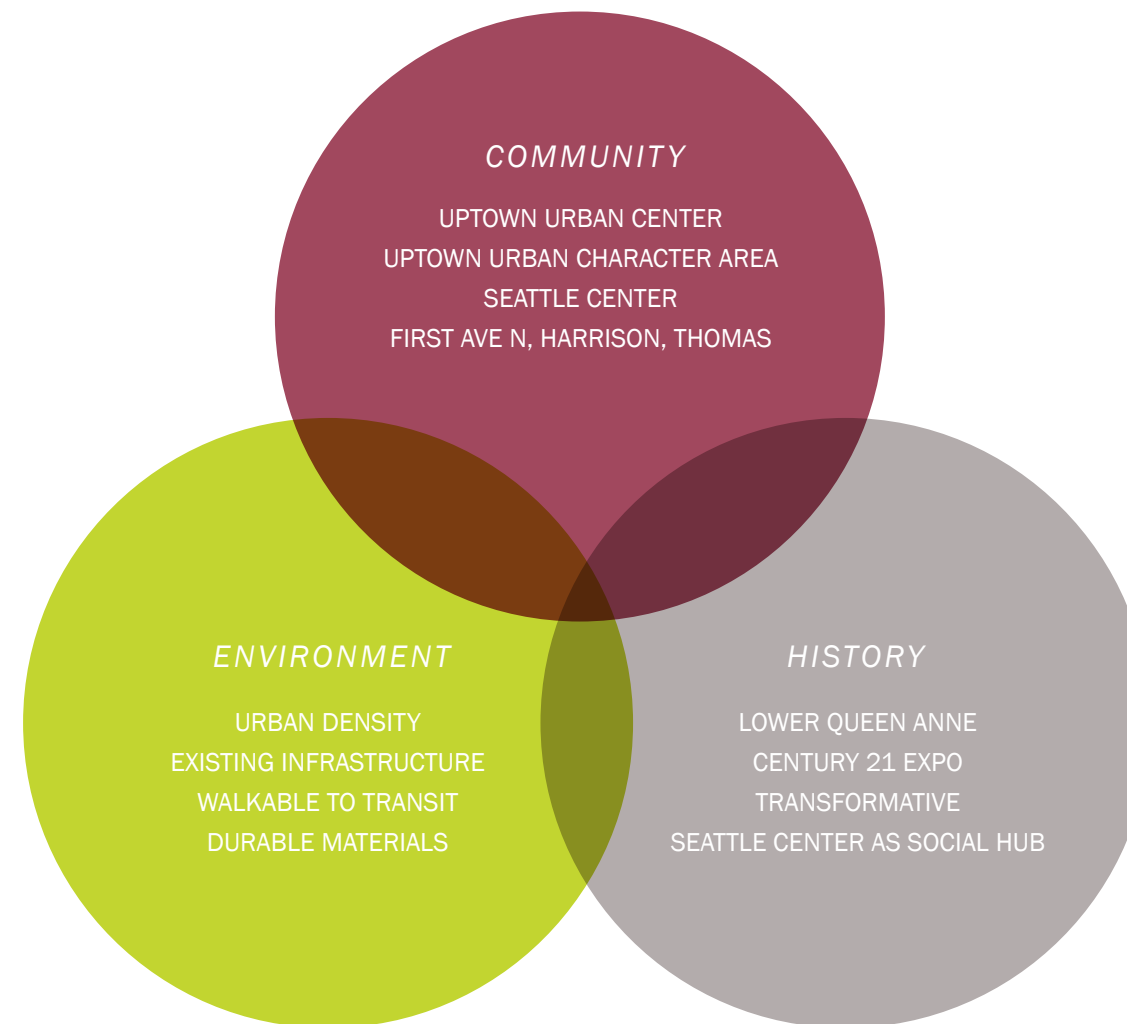
QUALITATIVE DESIGN GOALS FOR THE PROJECT

- replace surface parking lot with a vibrant urban community
- improve urban fabric
- improve pedestrian experience
- celebrate the mid-century modern character of Seattle Center

PROJECT DATA

total number of stories	6 stories
basement parking levels	2 basement levels
approx. # vehicles	238 vehicles
number residential units	212 units
total building sf	approx. 260,500 gsf

PROJECT VISION



HISTORICAL CONTEXT

WORLD'S FAIR AND GOOGIE ARCHITECTURE

THE 1962 SEATTLE WORLD'S FAIR, AKA THE CENTURY 21 EXPOSITION

The "Space Age" had just begun in 1957 with the launch of Sputnik and the ensuing military "Space Race," which made a priority of educating the public about the importance of technology.

The site was chosen to encourage redevelopment of the surrounding "blighted" area. The fair grounds were laid out along axial paths with paved open spaces, highlighted by landscaped areas and pavilions.

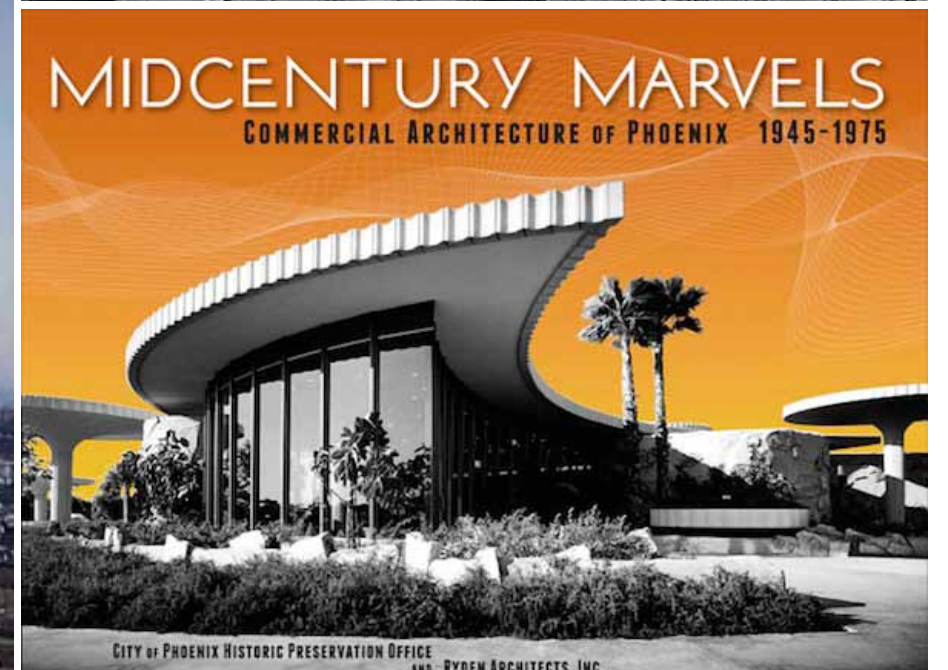
The main focus was an optimistic look into the future.



Century 21 Circulation Paths

GOOGIE/ MID-CENTURY MODERN ARCHITECTURE

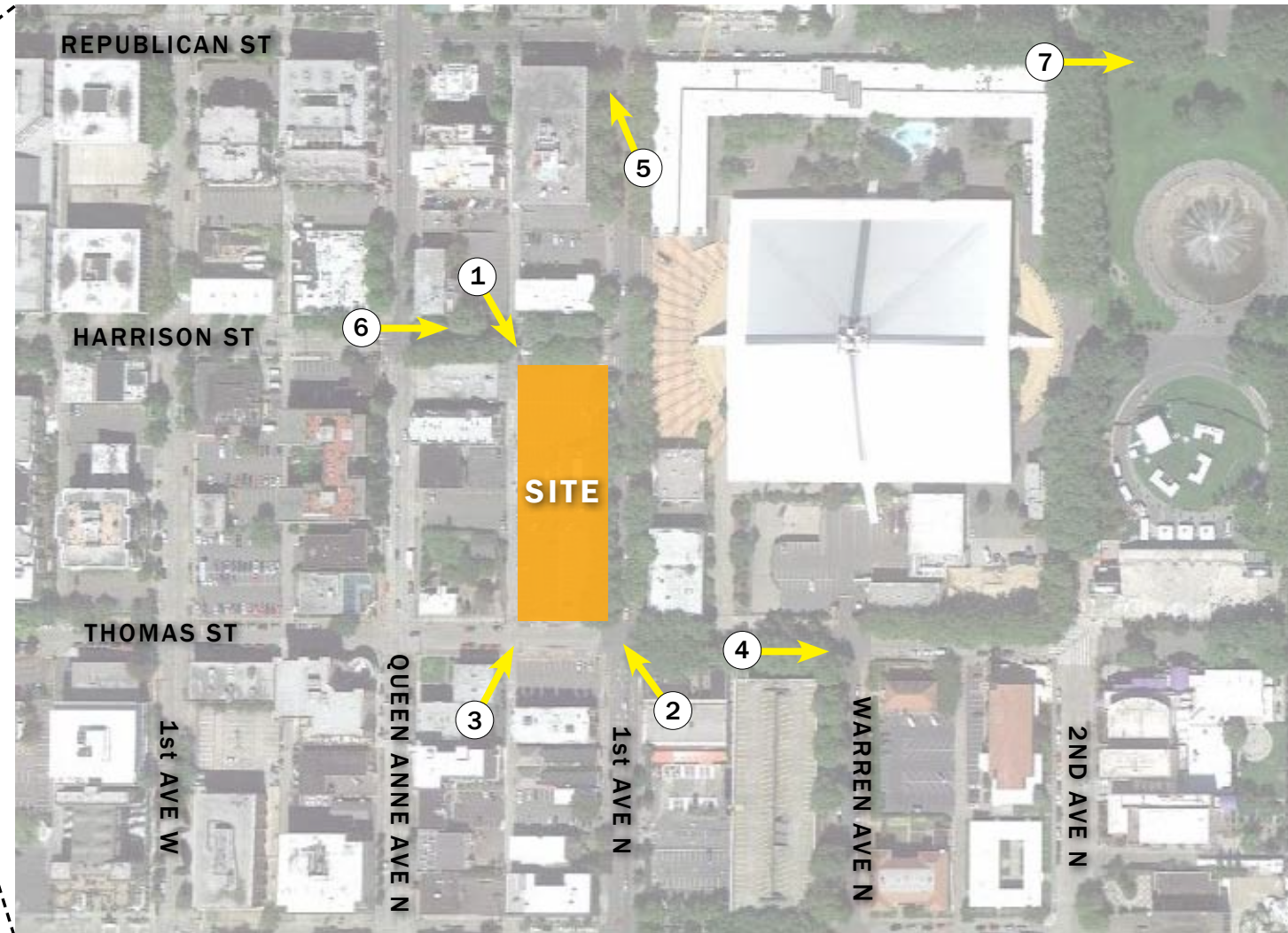
Influenced by car culture, the Space Age, and the Atomic Age, Googie is characterized by dynamic motifs such as the boomerang, flying saucer, atom, and rocket.



SITE CONTEXT
STREET PERSPECTIVES



Vicinity Map



Site from Northwest Corner



Site from Southeast Corner



Site from Southwest Corner



Thomas Street into Seattle Center



Looking North on First Avenue N



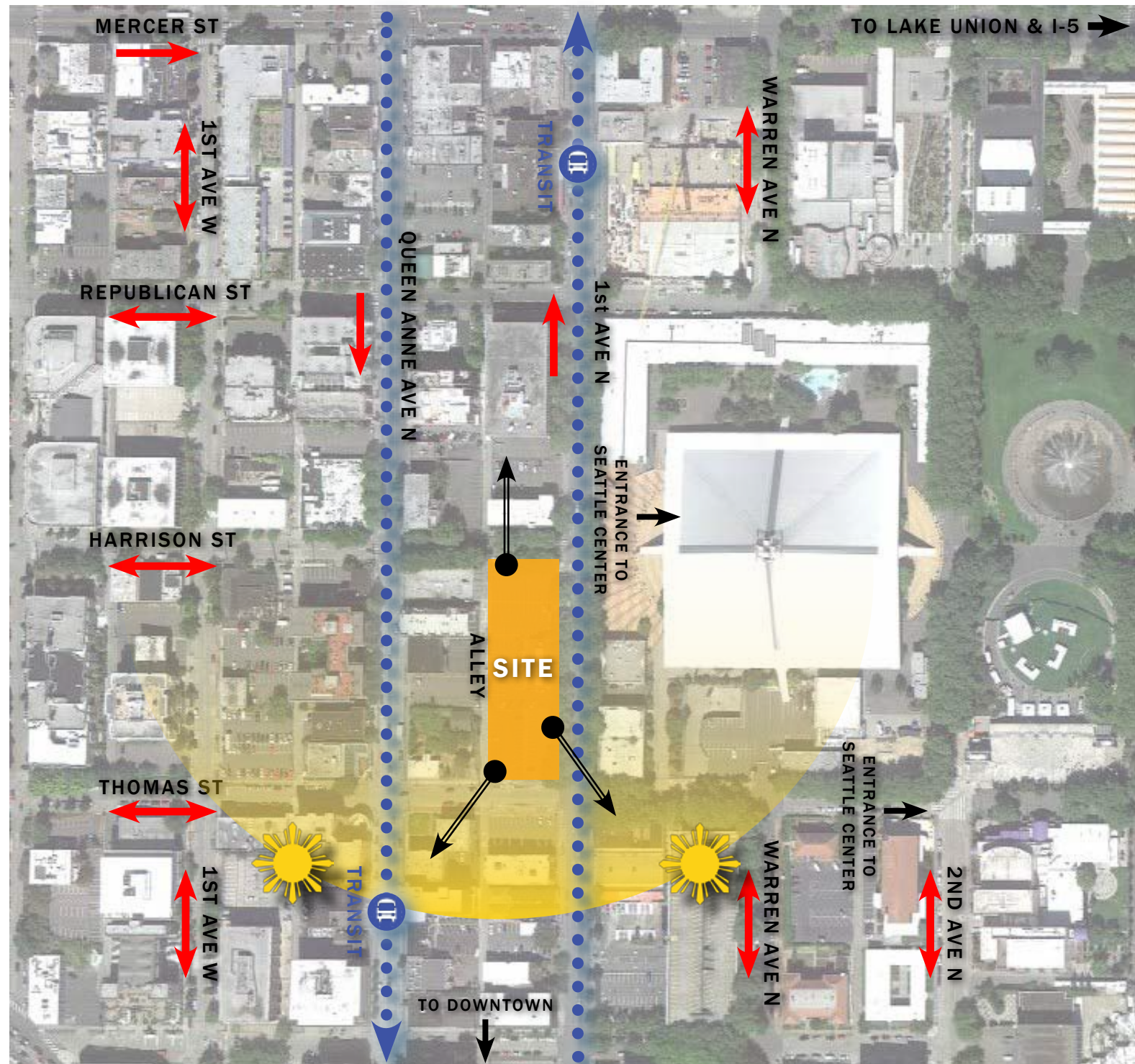
Harrison Street into Seattle Center



Path to Memorial Stadium

SITE CONTEXT

CONSTRAINTS & OPPORTUNITIES



SITE OPPORTUNITIES

- Heavy pedestrian traffic along Harrison and Thomas Streets during events.
- Close proximity to a variety of cultural and social activities around the site in Seattle Center, Uptown restaurants and theaters, and Downtown Seattle.
- Potential regional views from upper levels, especially the Space Needle, Puget Sound and Downtown Seattle
- Good sun exposure from the South
- Existing Metro bus stops occur nearby on 1st Avenue N and Queen Anne Avenue (Major Transit route for North and South Bound)

STREET CHARACTER

1st Ave N

- High automobile traffic
- High pedestrian traffic for Key Arena and Seattle Center events
- Characterized by big gestures: large scale buildings and large open space plaza

Harrison St

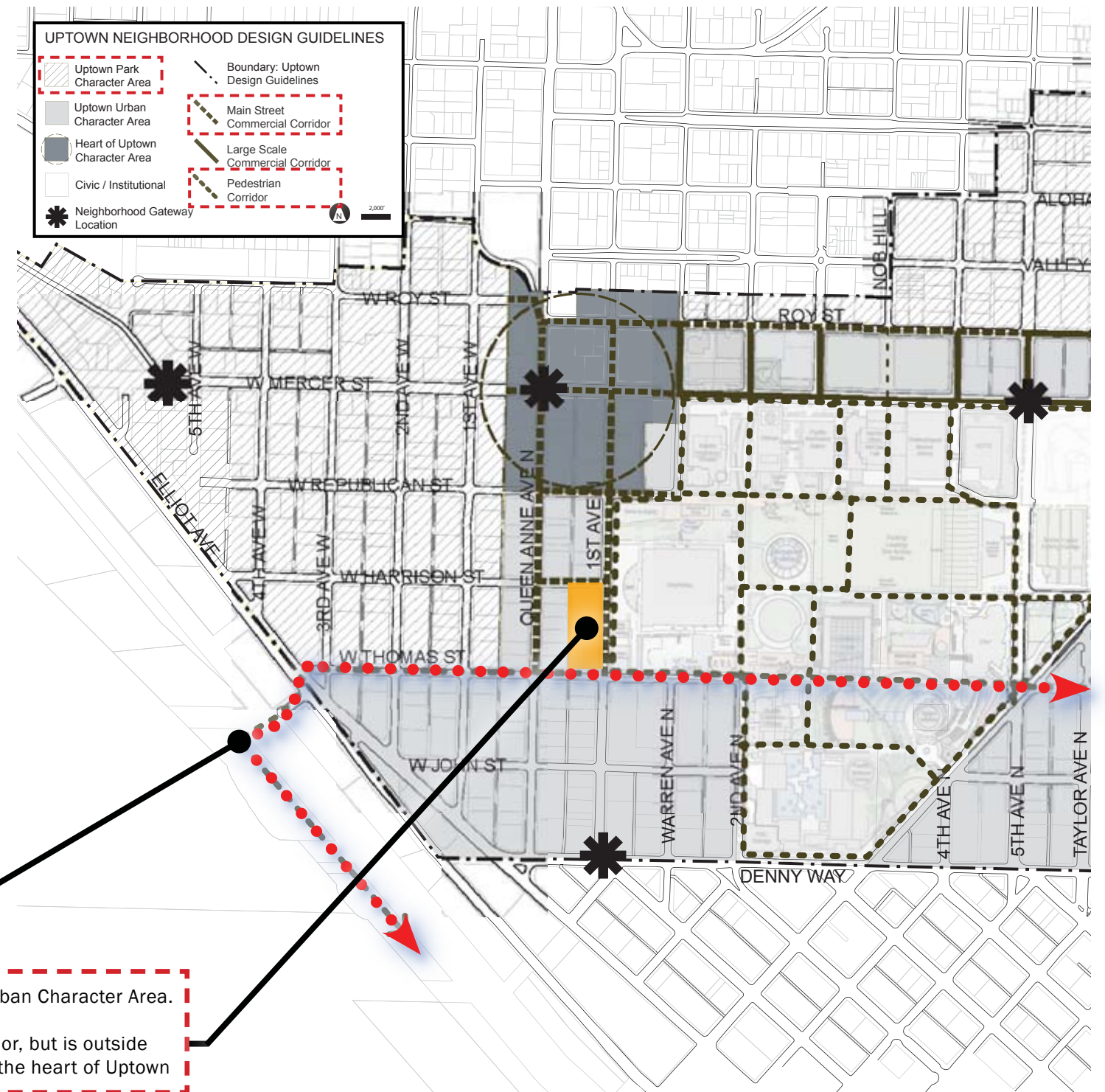
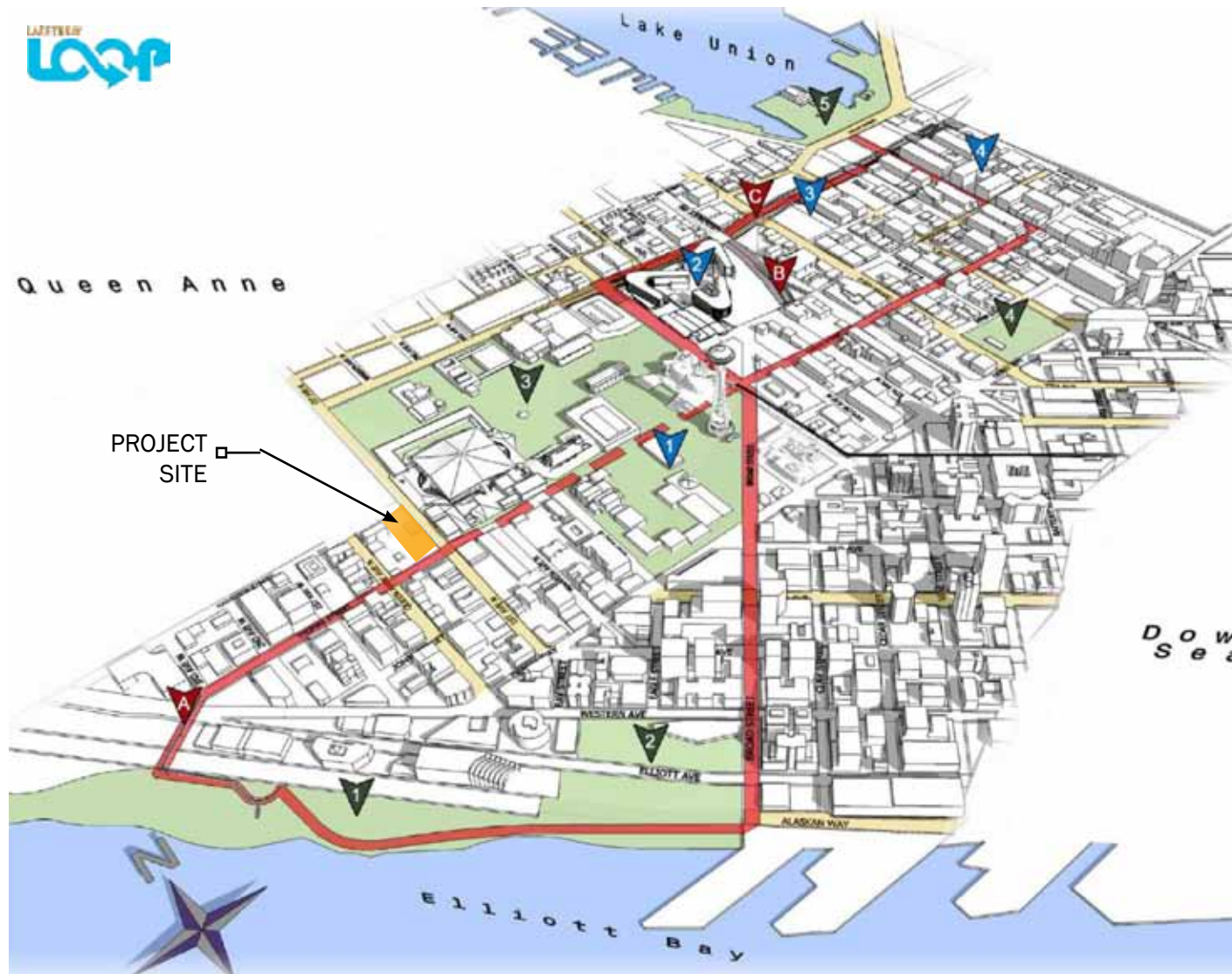
- Less vehicular traffic
- More residential character with smaller scale buildings
- Mature street trees

Thomas St

- Less vehicular traffic
- New pedestrian arterial requires improved pedestrian character
- Potential views to the Puget Sound
- Smaller, fewer street trees

LAKE TO BAY LOOP MASTERPLAN

UPTOWN NEIGHBORHOOD MASTERPLAN

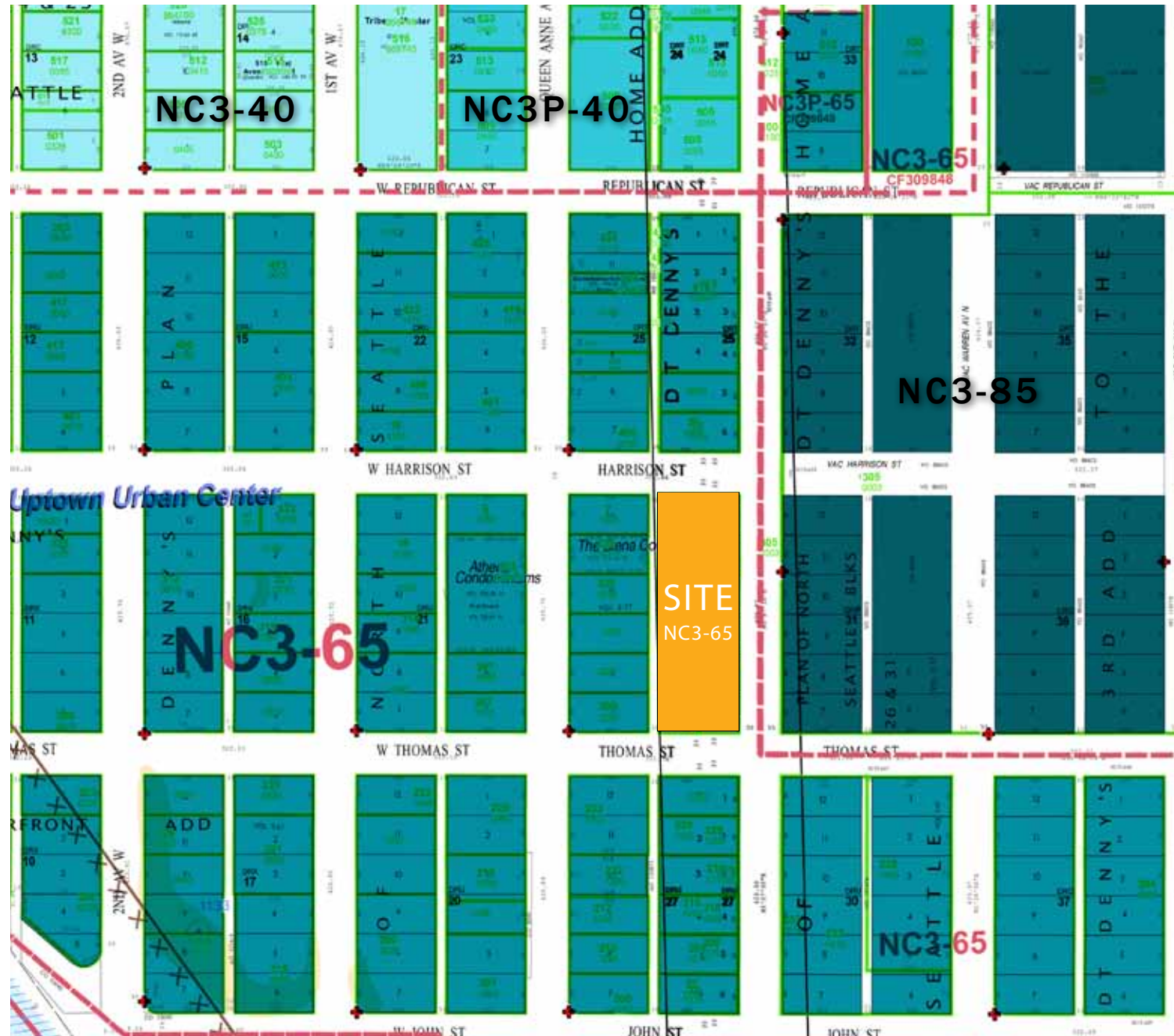


Thomas Street Pedestrian Overpass

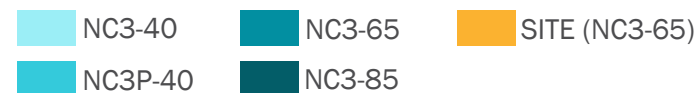
- The project site is in the Uptown Urban Character Area.
- 1st Avenue N is a pedestrian corridor, but is outside the pedestrian designated area at the heart of Uptown

SITE CONTEXT

ZONING REQUIREMENTS



Zoning Map



Uptown Urban Center (outside of Pedestrian Area)
 First Ave N is a Principal Arterial

- STRUCTURE HEIGHT** (SMC 23.47A.012 A)
- Measured from the average grade plane to the highest point on the structure.
 - Parapets are allowed to extend 4' above height limit
 - Stair and elevator penthouses can extend 10' above height limit.
 - Greenhouse used for food production can extend 15' above height limit
- | | |
|----------------------|-----------------------------|
| Base height limit: | 65' |
| Average grade plane: | EL 119'-11" |
| Max. top of roof | EL 184'-11" |
| Proposed top of roof | EL 181'-6" COMPLIANT |

- FLOOR AREA RATIO** (SMC 23.86.007)
- Ratio of proposed building area relative to its site area.
 - Effectively limits allowable size of building, while providing design flexibility.
 - Measured to inside face of above grade, exterior walls
- | | |
|---------------------|-----------------------|
| Max. allowable FAR: | 4.75 |
| Proposed FAR: | 4.74 COMPLIANT |

- STREET DEVELOPMENT STANDARDS** (SMC 23.47A.008)
- Street-level street-facing facades shall be within 10' of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided
 - In a non-Pedestrian Area in an Urban Center, street-level use can be residential or non-residential
 - Floor of a residential dwelling at street-level must be at least 4' above or below sidewalk grade or be set back at least 10' from the sidewalk.
 - Non-residential uses shall have 13' min. floor-to-floor, 30' min. average depth, 15' min. depth
 - Non-residential street-level facades shall be min. 60% Transparent with <40% Blank Walls and no blank wall longer than 20'.

REQUESTING DEPARTURE FOR 12'-2" FLR-FLR AT NORTHEAST COMMERCIAL SPACE (see page 37)

- REQUIRED PARKING** (SMC 23.54.020.M)
- In Urban Centers, no vehicle parking is required for Commercial and MF Zones
 - Access to Parking in NC zones shall be from the Alley
 - Providing 44 stalls for Commercial/ Event Parking
 - Providing 194 stalls for 212 Residential units (.9 per unit)
- COMPLIANT**

- SIGHT TRIANGLES** (SMC 23.54.030.G1)
- A 10'x10' sight triangle is required on both sides of a 2-way driveway less than 22' wide.
 - A 10'x10' sight triangle is required on the exit side of a 2-way driveway that's 22' wide or more.
- COMPLIANT**

- STRUCTURAL BUILDING OVERHANG** (SMC 23.53.035)
- Projections in the public right-of-way shall be 8' min. above sidewalks and 26' min. above alleys
 - Overhead horizontal projections of a purely architectural character, such as cornices, eaves, sills, and belt courses shall be limited to a max. 1' horizontally and 2'-6" vertically.
 - At roof level, the projections may extend no more than 3' horizontally. The vertical dimension of the projection at roof level may be increased if the roof level is 100' above street elevation.
 - The total area of these projections shall not exceed 30% of the area of any one facade.

REQUESTING DEPARTURE FOR INCREASED PROJECTIONS @ ROOF LEVEL (see page 36)



A. Site Planning	
<p>A-1 Responding to Site Characteristics</p> <p>Respond to the physical environment.</p> <p>Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found beyond the immediate context of the building site.</p> <p>Uptown:</p> <ul style="list-style-type: none"> sited to contribute to the neighborhood's pedestrian character. Encourage outdoor dining areas. 	<p>Applicant's Response:</p> <p>The mass of the upper residential levels appears to float over a recessed, transparent base. The site slopes from north to south above 7 feet and this is highlighted by this strong horizontal datum. The additional height at the south creates a dramatic lobby/ amenity space.</p> <p>Covered plazas at the NE and SE corners will help accommodate large volumes of pedestrians waiting to cross the street for Key Arena events. Operable storefronts have the potential to semi or fully enclose the commercial/ pedestrian plazas, adding to their usefulness in all seasons.</p> <p>Residential units along Harrison St take advantage of, and strengthen the existing residential character of the streetscape.</p> <p>The ground level courtyard along First Ave N has many potential uses including outdoor dining for one or both of the adjacent commercial spaces.</p>
<p>A-2 Streetscape Compatibility</p> <p>The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.</p> <p>Uptown:</p> <ul style="list-style-type: none"> site outdoor spaces carefully locate plazas at or near grade, separate public/ private realms define outdoor spaces with a combination of building and landscaping, and discourage oversized spaces that lack containment 	<p>Applicant's Response:</p> <p>The ground level along the First Ave N arterial will be almost all Commercial space. The commercial facades will be setback 5'-0" from the property line at ground level, and existing mature street will be retained. A recessed courtyard along First Ave N will provide additional relief to pedestrians traveling along the block-long façade.</p> <p>Harrison St to the north is a quaint residential street. This project has located ground-level residential units and a secondary tenant lobby along this façade. It also provides a recessed corner plaza where crowds can congregate as they wait to use the crosswalk to Key Arena.</p> <p>Thomas St to the south is in transition. It currently has less character than Harrison St, but the city has constructed a large pedestrian overpass on Thomas St at Elliott Ave W. as part of the Lake to Bay Loop which will strengthen Thomas as a pedestrian corridor into Seattle Center. The building has its main residential lobby, recessed plaza, tenant amenities and added landscaping along this façade, to support and expedite this transition.</p>

<p>A-10 Corner Lots</p> <p>Buildings on corner lots should be orientated to the corner and public street fronts. Parking for automobile access should be located away from corners.</p> <p>Uptown:</p> <ul style="list-style-type: none"> generally, buildings 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>Applicant's Response:</p> <p>Since EDG, the development team has obtained the SE corner parcel. As a result, the building now has 2 prominent corners at the SE and NE.</p> <p>First Ave N is a major arterial running one-way North by the site. The main residential lobby and corner expression are now located at the SE corner of the site, where they will be most prominent from First Ave N.</p>
C. Architectural Elements and Materials	
<p>C-2 Architectural Concept and Consistency</p> <p>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 façade walls.</p> <p>Uptown:</p> <ul style="list-style-type: none"> throughout Uptown, buildings and landscaping should strive to create projects with an overall neat and cohesive appearance. 	<p>Applicant's Response:</p> <p>As discussed at EDG, the concept of a mass floating above a transparent base has been maintained and strengthened, with the south end of the building appearing to "fly" above the grade drop. The main cantilever is achieved by a post-tensioned concrete slab at the Level 2 floor level.</p> <p>The slab is supported by angled concrete columns that allude to the angle supports on the Key Arena, visible across the street.</p> <p>The upper floor level is expressed distinctly from the other levels of the residential "body" and further emphasized with larger than usual horizontal projections at the roof cornice.</p> <p>The planes have a simple offset pattern of panels and punched openings that alludes to the mullion pattern on the Key Arena to the east.</p> <p>Flashes of color are used to distinguish the component planes that make up the various masses/ volumes.</p> <p>The design of the building signage and lighting has also been informed by the Mid-Century modern aesthetic.</p>

DESIGN GUIDELINES

EDG PRIORITIES

SUMMARY OF EDG RESPONSES

D. Pedestrian Environment	
<p>D-1 Pedestrian Open Spaces and Entrances</p> <p>Provide inviting & usable open space.</p> <p>Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.</p> <p>Uptown:</p> <ul style="list-style-type: none"> • entries should be pedestrian friendly and clearly discernible • special care should be given to pedestrian corridors 	<p>Applicant's Response:</p> <p>The proposed design provides 3 main people places at ground level:</p> <ol style="list-style-type: none"> 1. Covered plaza at NE corner 2. Courtyard along First Ave N. 3. Covered plaza at SE corner. <p>These spaces are surrounded by commercial spaces of varying sizes and potential uses.</p> <p>The entrance to the north lobby is clearly expressed with a recessed "Spine" element running the full height of the facade.</p> <p>The entrance to the south east lobby is located on the prominent corner of the site within the open pedestrian space.</p>
<p>D-8 Treatment of Alleys</p> <p>The design of alley entrances should enhance the pedestrian street front.</p> <p>Uptown:</p> <ul style="list-style-type: none"> • alleys should be designed to be clean, maintained spaces. Recessed areas for recyclables and disposables should be provided. • Alleys should be activated with subordinate retail spaces at the mouth of the alley. Encourage retail to "turn the corner" into the alley. 	<p>Applicant's Response:</p> <p>Vehicle access to the parking levels is in the alley, and the street-level uses wrap around the SW and NW corners along the alley.</p> <p>The Garbage/ Recycling pick-up is mid-way down the alley to avoid conflicts with vehicles traveling into either of the 2 garage entries.</p> <p>The Garage/ Recycling area itself is fully recessed into the building structure and enclosed by a roll-down door.</p>
<p>D-11 Commercial Transparency</p> <p>Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of the building. Blank walls should be avoided.</p>	<p>Applicant's Response:</p> <p>To strengthen the design concept of a mass floating above a transparent base, most of the structural supports have been located within the commercial spaces along First Ave N. The columns are expressed on the exterior of the North and South facades.</p> <p>This helps the commercial curtain walls remain wholly transparent and uninterrupted.</p>

- A-1 SITE CHARACTERISTICS**

 - Sloped site along 1st Ave allows for floating mass
 - Outdoor dining located on 1st Ave. N. to add to Uptown pedestrian character
 - Connects to Seattle Center Mid Century Modern
- A-2 STREETScape COMPATIBILITY**

 - Transparent commercial space with 5' set back on 1st Ave N.
 - Recessed plazas provide relief to high pedestrian volume
 - Residential located on Harrison St. responds to quaint residential street
 - Added landscape and pedestrian lights and corner plaza provides support for Lake to Bay Loop
- A-10 CORNER LOTS**

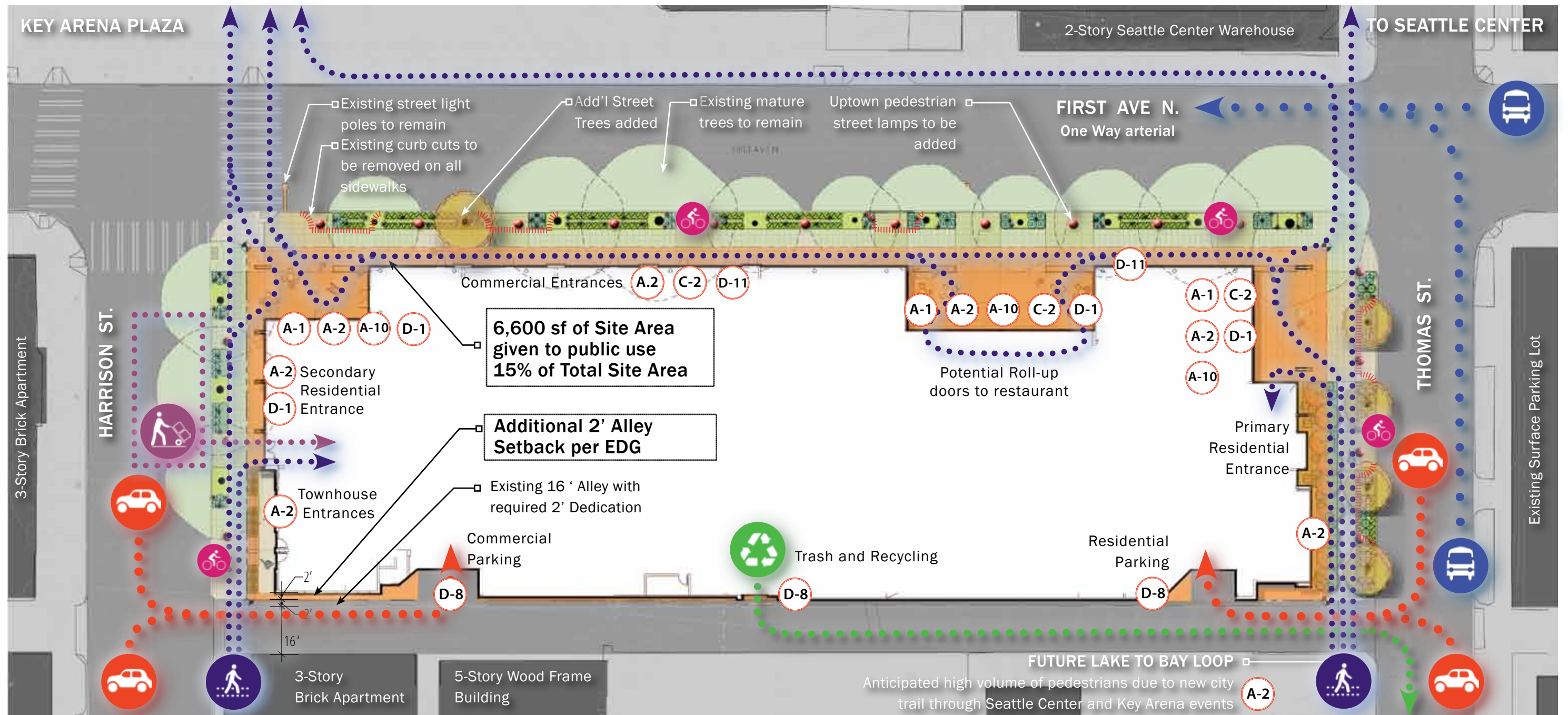
 - Promoting increased activity with plazas
 - Main residential entry off South corner plaza
- C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY**

 - Mass "Flies" above grade
 - Googie influenced columns lift mass above glazed commercial
 - Expressive roof cornice projections
 - Offset pattern in mullions and panels relate to Key Arena
 - Flashes of color
 - Mid-Century Modern lighting and Signage
- D-1 PEDESTRIAN OPEN SPACES**







 - Covered outdoor public space provides relief to pedestrian volume
 - Entrances clearly expressed
- D-8 TREATMENT OF ALLEY**

 - Vehicle access to parking
 - Street level uses wrap around SW and NW corners
 - Mid alley garbage/recycling pick up entry conflict with other vehicles
- D-11 COMMERCIAL TRANSPARENCY**






 - Structural support located within building to retain uninterrupted commercial glazing



CIRCULATION KEY

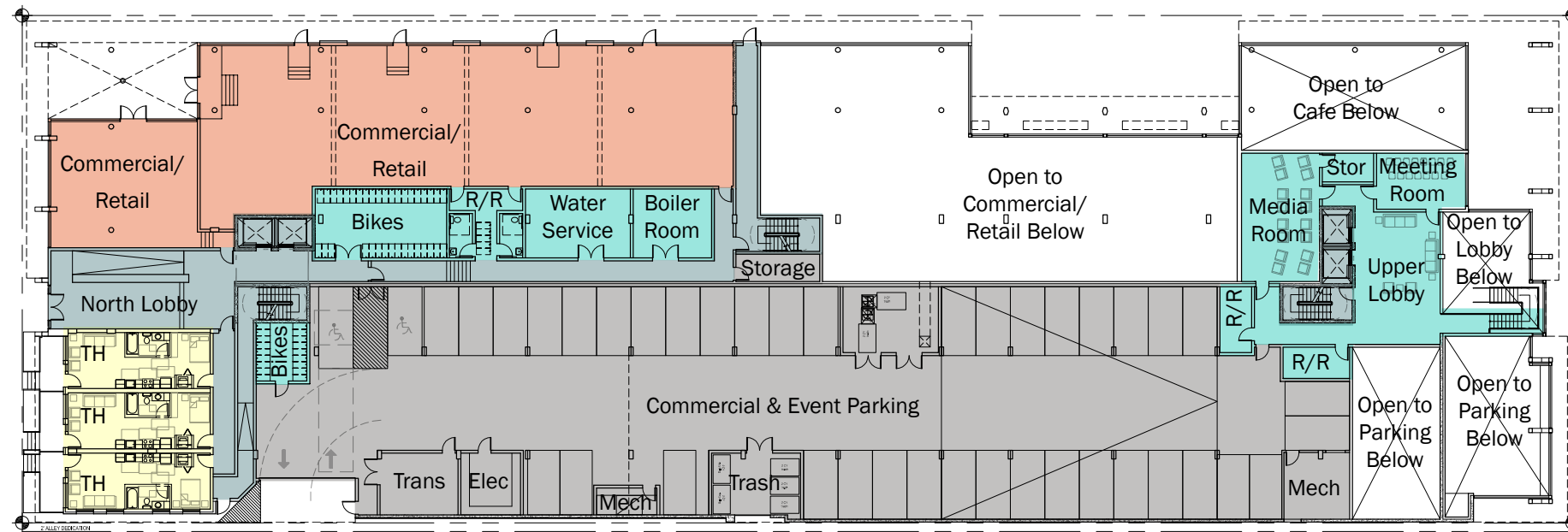
-  Pedestrian / Foot Traffic
-  Bus Route
-  Waste Management
-  Vehicles
-  Proposed Bike Parking
-  Loading Zone

LANDSCAPE KEY

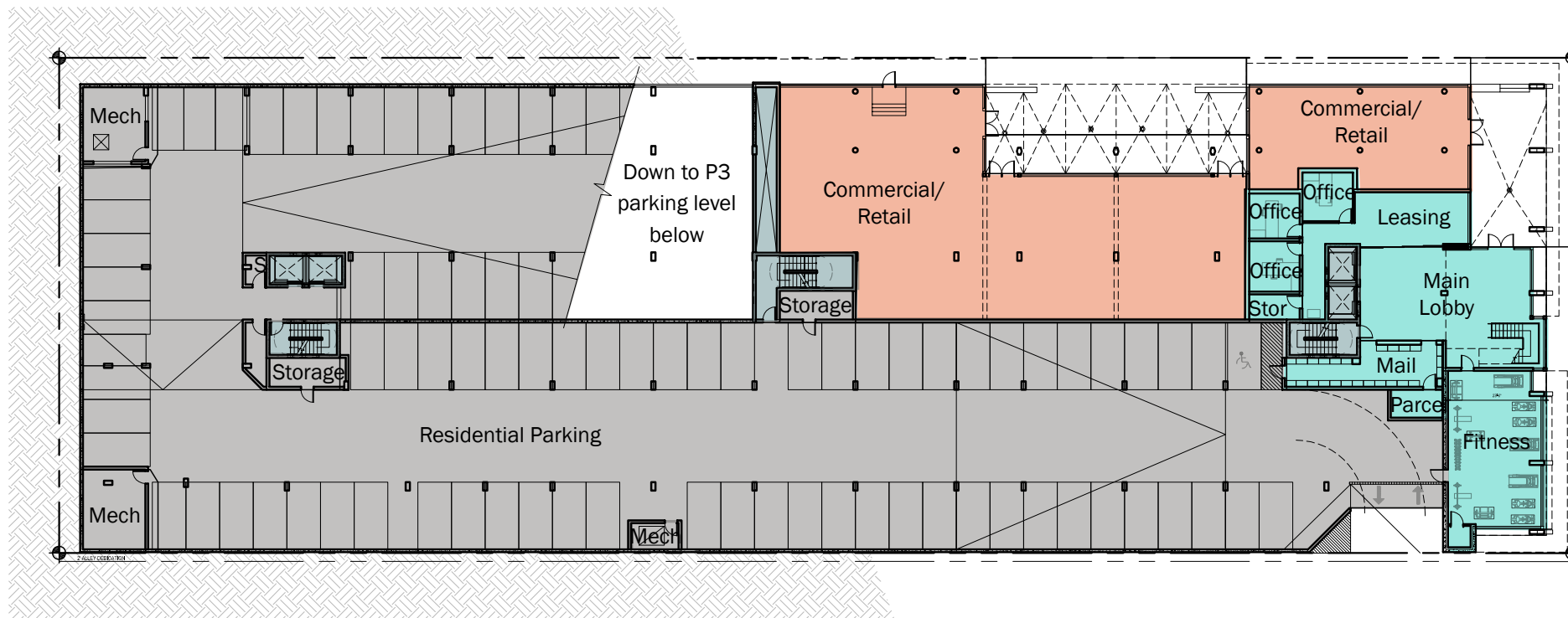
-  Existing Curb Cuts to be Removed
-  New Trees
-  Uptown Pedestrian Lamps to be added
-  Existing Street Lamps
-  Mature Existing Trees to Remain

BUILDING PLANS

LEVELS P2 & 1/P1



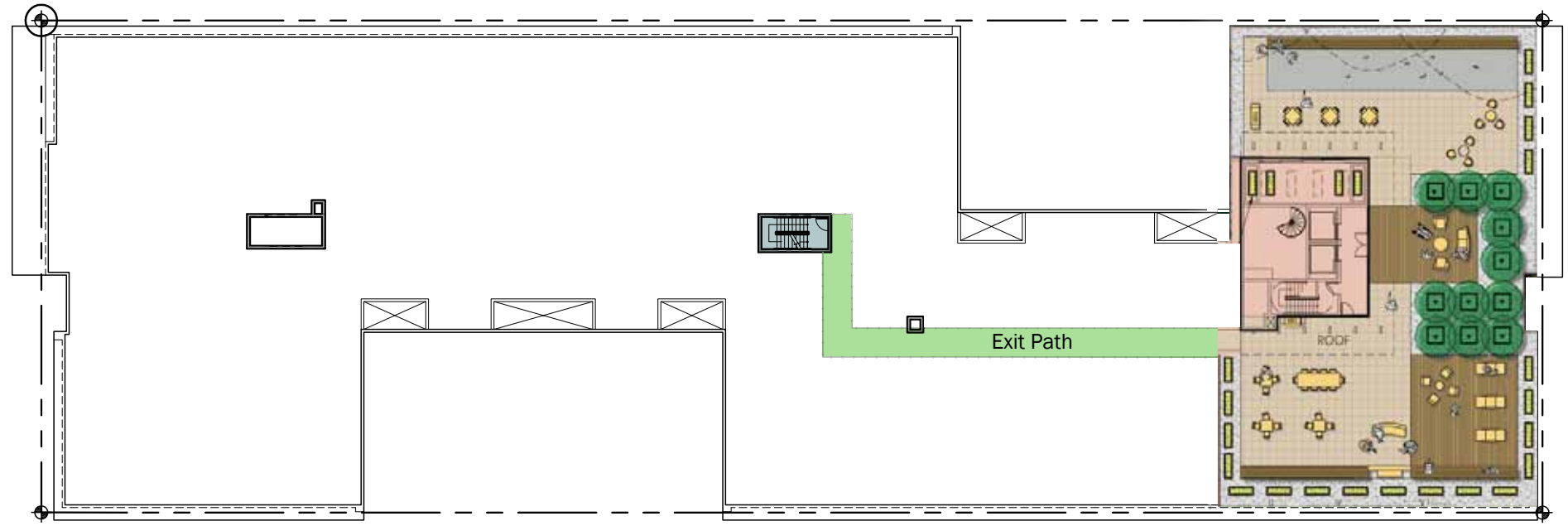
Level 1/P1



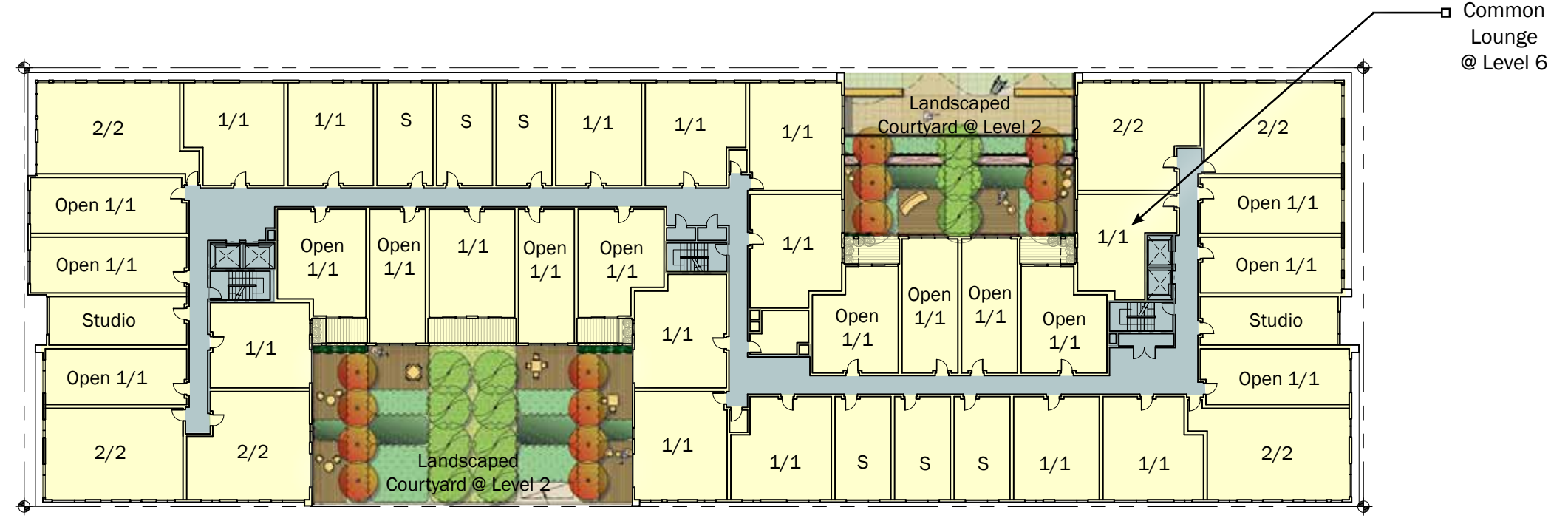
Level P2

- Parking
- Circulation
- Residential
- Retail
- Leasing | Common Amenity
- Rooftop

BUILDING PLANS
LEVELS 2-6 & ROOF



Roof Level



Levels 2-6

- Parking
- Circulation
- Residential
- Retail
- Leasing | Common Amenity
- Rooftop

Common Lounge @ Level 6



EXTERIOR CONCEPT

CHARACTER IMAGES



Large Overhanging Cornice



Floating Volume



Tectonic Shift



Floating Mass



Sculptural Structure



Floating Mass



Space Age/ Rocket

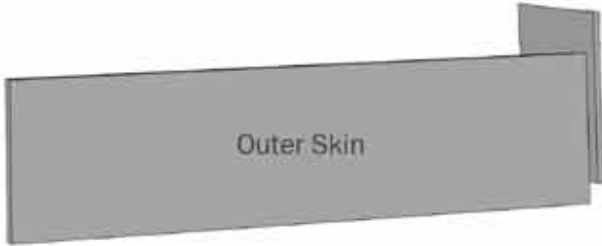
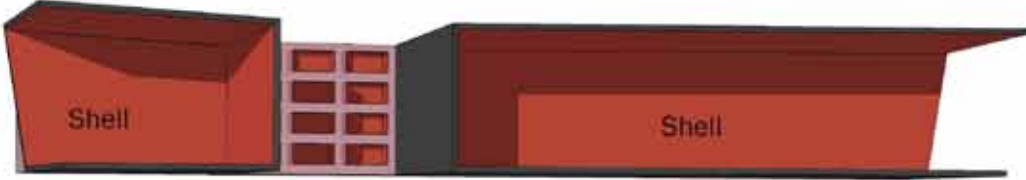
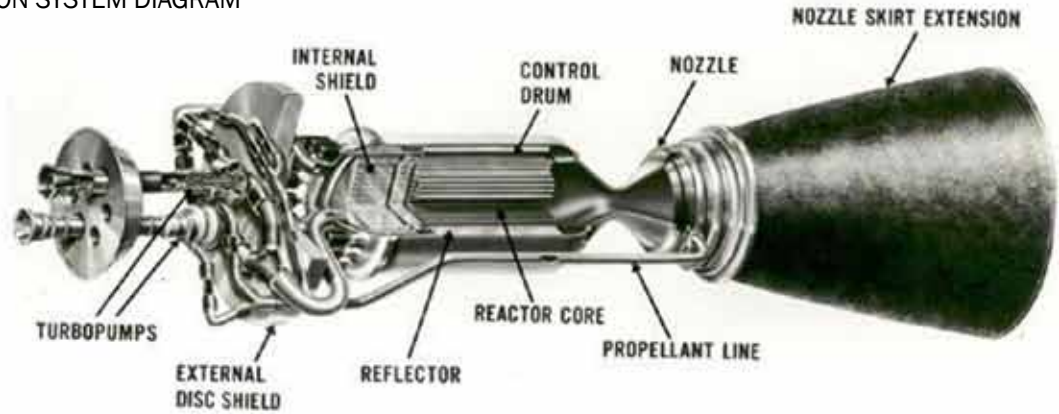
GOOGIE/ MID-CENTURY MODERN ARCHITECTURE

Influenced by car culture, the Space Age, and the Atomic Age, Googie is characterized by dynamic motifs, such as the boomerang, flying saucer, atom, and rocket.

Scientific innovations in material strength and manufacturing allowed more dynamic building designs where structures appeared to float above the ground and take flight.

Large cantilevers, thin columns, expansive window openings, and sculptural structural elements were all prominent in mid-century modern buildings.

1960S ROCKET PROPULSION SYSTEM DIAGRAM



EXTERIOR ELEVATIONS

EAST FACADE

- ① FIBER CEMENT SIDING, MEDIUM GREY
- ② FIBER CEMENT SIDING, DARK GREY
- ③ METAL PANEL, BRIGHT SILVER
- ④ METAL PANEL, WHITE
- ⑤ FIBER CEMENT SIDING, RUST RED
- ⑥ CAST-IN-PLACE CONCRETE, SMOOTH FINISH
- ⑦ METAL MESH PANEL, RUST RED
- ⑧ METAL MESH PANEL, DARK GREY
- ⑨ CORRUGATED METAL SIDING, MEDIUM GREY
- ⑩ METAL PANEL, BLACK
- ⑪ CLIMBING VINES
- ⑫ PRECAST CONCRETE
- ⑬ PAINTED ACCENT PANELS, RUST RED
- ⑭ ALUMINUM STOREFRONT, CLEAR ANODIZED
- ⑮ VINYL WINDOW, ADOBE
- ⑯ VINYL WINDOW, WHITE



EXTERIOR ELEVATIONS

SOUTH & NORTH FACADES

- ① FIBER CEMENT SIDING, MEDIUM GREY
- ② FIBER CEMENT SIDING, DARK GREY
- ③ METAL PANEL, BRIGHT SILVER
- ④ METAL PANEL, WHITE
- ⑤ FIBER CEMENT SIDING, RUST RED
- ⑥ CAST-IN-PLACE CONCRETE, SMOOTH FINISH
- ⑦ METAL MESH PANEL, RUST RED
- ⑧ METAL MESH PANEL, DARK GREY
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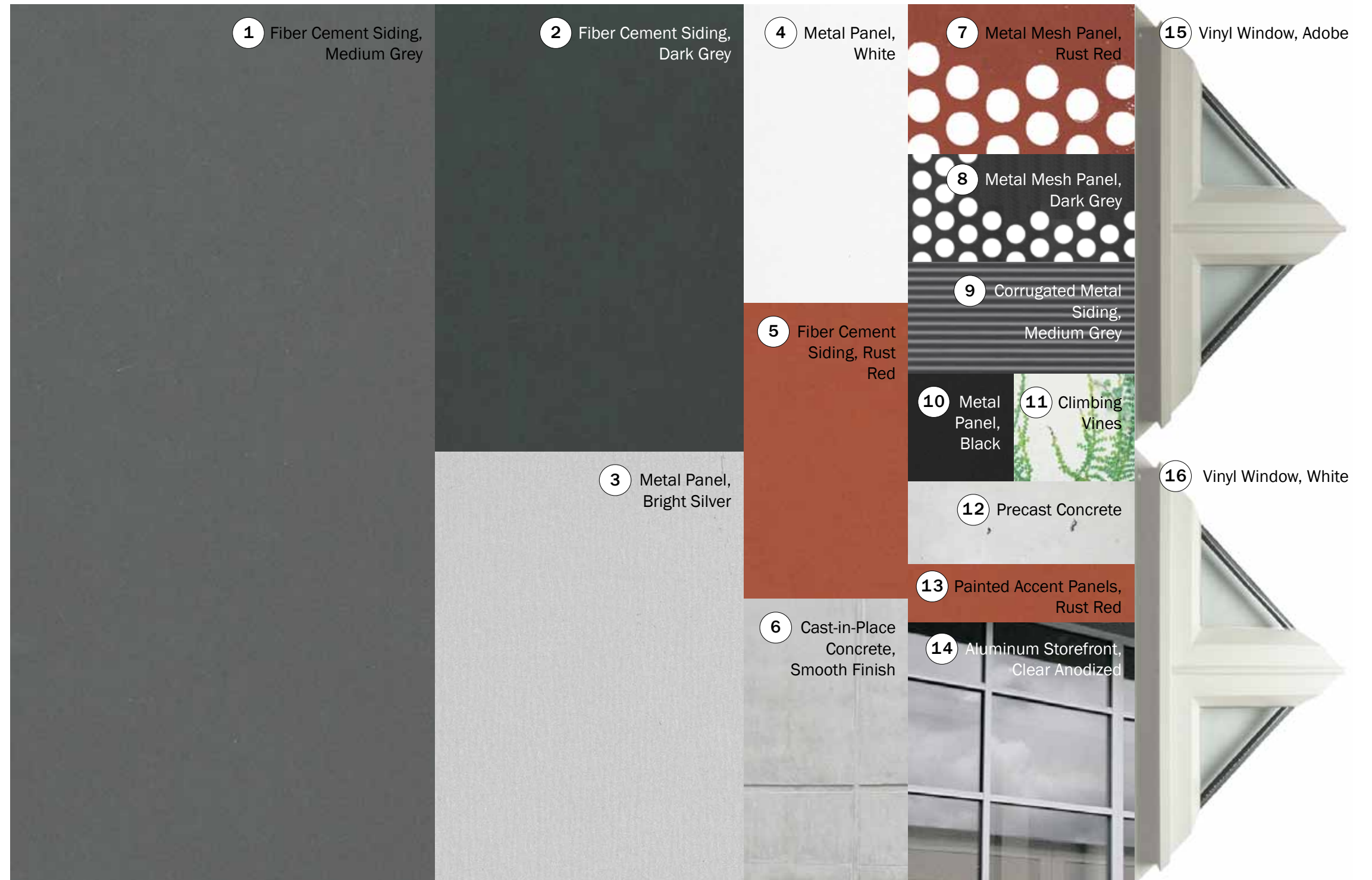
EXTERIOR ELEVATIONS

WEST FACADE

- ① FIBER CEMENT SIDING, MEDIUM GREY
- ② FIBER CEMENT SIDING, DARK GREY
- ③ METAL PANEL, BRIGHT SILVER
- ④ METAL PANEL, WHITE
- ⑤ FIBER CEMENT SIDING, RUST RED
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- ⑫ PRECAST CONCRETE
- ⑬ PAINTED ACCENT PANELS, RUST RED
- ⑭ ALUMINUM STOREFRONT, CLEAR ANODIZED
- ⑮ VINYL WINDOW, ADOBE
- ⑯ VINYL WINDOW, WHITE



EXTERIOR MATERIALS



EXTERIOR SIGNAGE

SIGNAGE PLAN AND CONCEPT IMAGES



S1

Lake to Bay Loop Embedded Sidewalk Graphic



S2

Retail Blade Sign

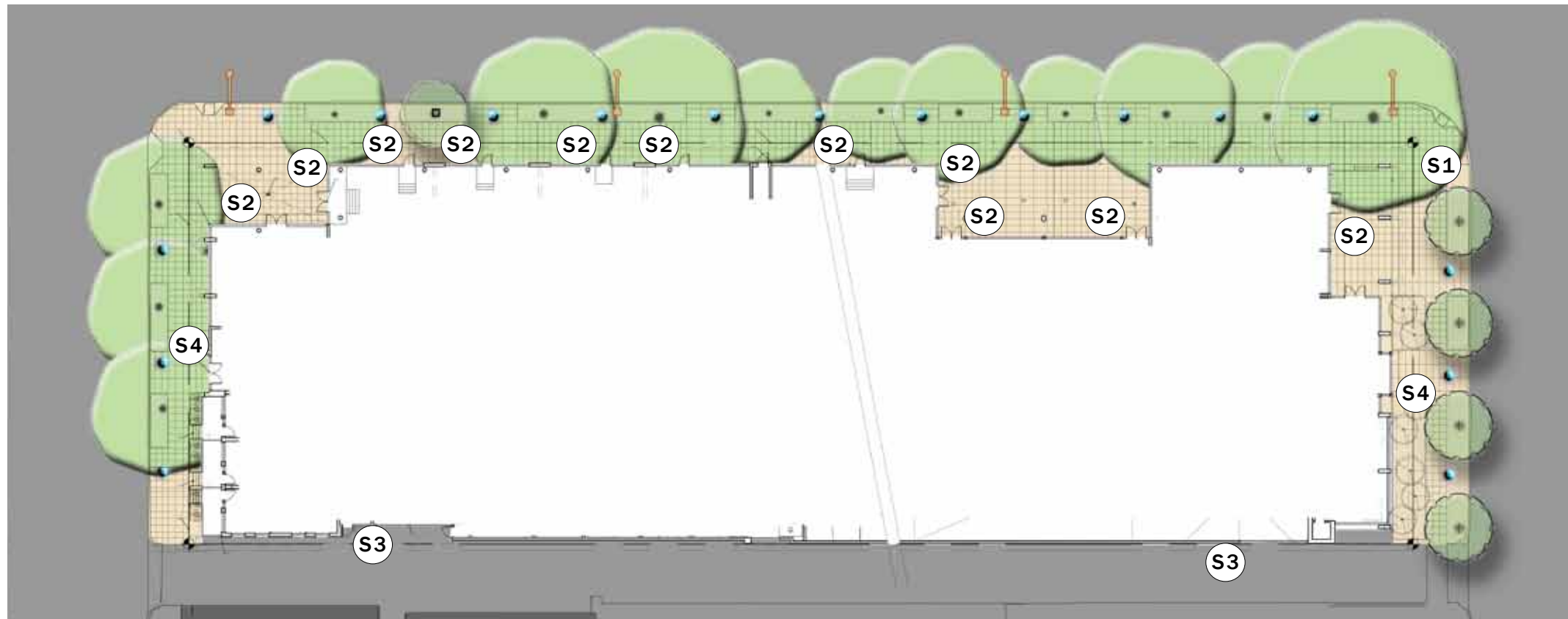


S3

Garage Entry Sign



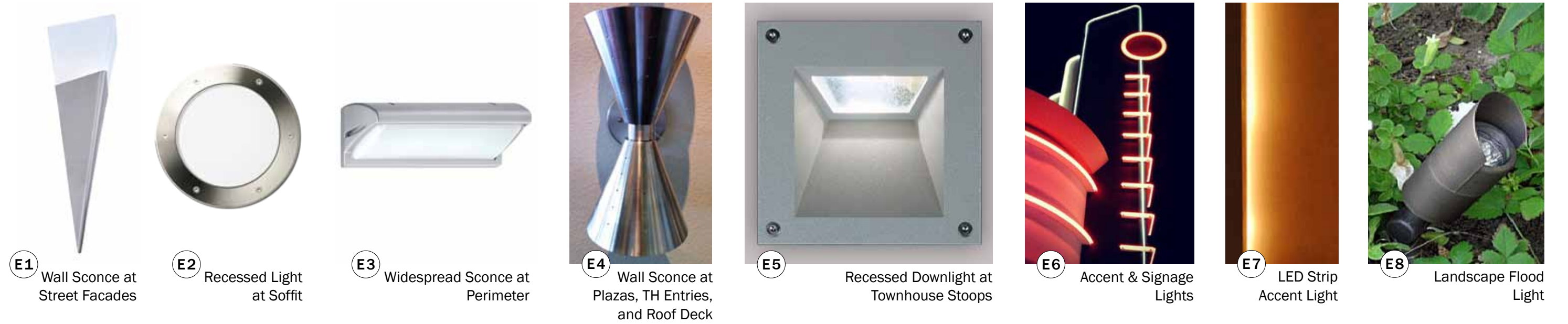
Google Sign



S4

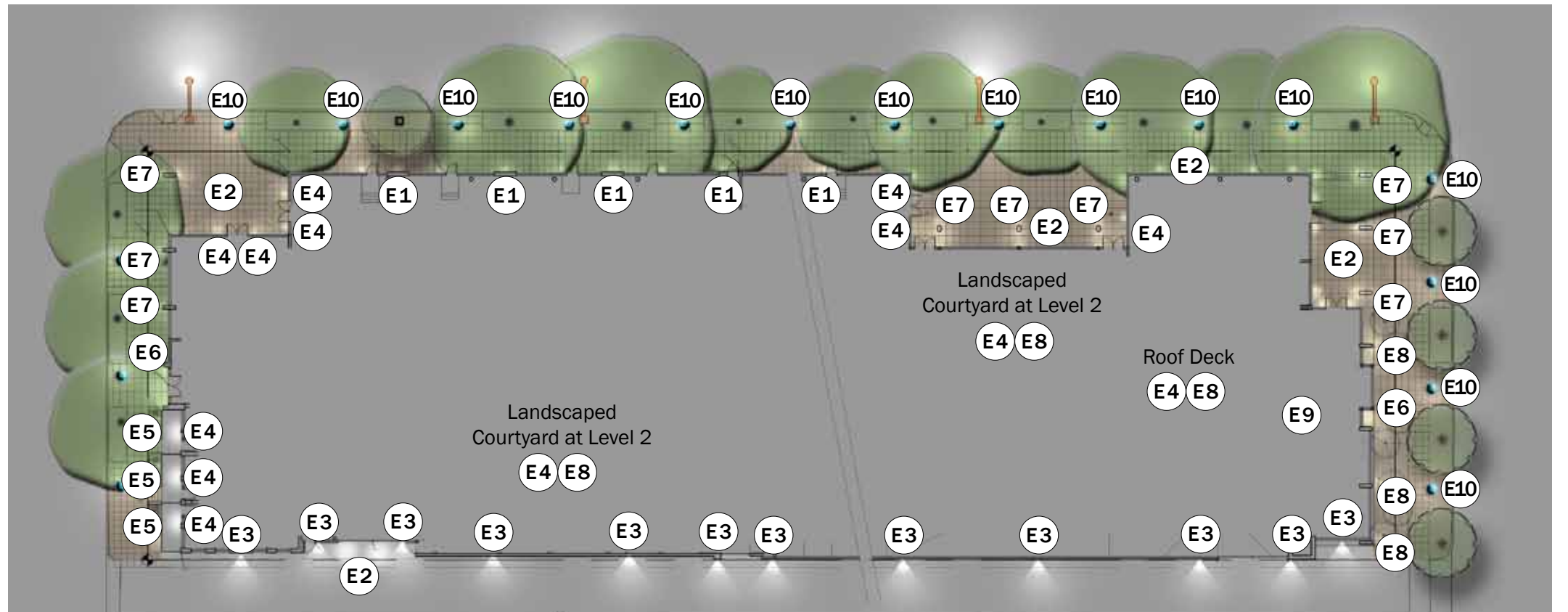
Building Entrance Sign

EXTERIOR LIGHTING
LIGHTING PLAN AND CONCEPT IMAGES



E9 Lobby Feature Chandelier

E10 Street Lamps per Uptown Standards



EXTERIOR PERSPECTIVES
SOUTHEAST CORNER AT NIGHT



EXTERIOR PERSPECTIVES
SOUTHEAST CORNER



VIGNETTE
SOUTHEAST CORNER



- Large overhang at roof level
- Accent fin of perforated metal panels, calling attention to building entry
- Recessed corner plaza at main residential entry
- Landscaped courtyard at Level 2
- Recessed plaza along First Ave N.



Tapered Columns



Delicate Structure



VIGNETTE

NORTHEAST CORNER FROM KEY ARENA PLAZA (WITH EXISTING TREES HIDDEN)



Sculptural pre-cast
concrete columns

Recessed storefront with
overhangs above

New street lamps
per Uptown Standards

Translucent glass canopy

Exterior dining



VIGNETTE
NORTHWEST CORNER



- Accent fin of perforated metal panels, calling attention to building entry
- Accent panels between windows
- Large vertical gap highlighting Secondary residential entry
- Street lamps per Uptown Standards
- Townhouse units, recessed from sidewalk with raised stoops and porches
- Perforated panel guardrails and landscaping to obscure views into street-level townhomes
- Recessed corner plaza with extra space for pedestrians crossing First Ave N.



VIGNETTE
ALLEY LOOKING SOUTH



- Overhanging cornice at roof level
- Landscaped courtyard
- Commercial garage entry
- Voluntary 2'-0" setback at north of alley
- Existing apartment building on property line, unlikely to dedicate space to alley anytime soon



Vertical Planting Wall along Alley,
delicate unclimbable cables

VIGNETTE
SOUTHWEST CORNER



□ Accent panels along Alley



□ Staggered Mullions



□ Angled Storefront at Fitness Room

VIGNETTE

ROOF DECK & GREENHOUSE



- View to San Juans, Olympics, and Puget Sound
- Greenhouse with food planters
- Bocce court
- Recessed decks at courtyard



Canopy Character Images

LANDSCAPING

LANDSCAPE PLAN & PLANTING CONCEPTS



Seat Walls



Roof Deck



Roof Deck



Green Column Maple



Amelanchier



Japanese Maple



Kelsey Dogwood and Liriope



Ironwood Parrotia in Rooftop Planter Boxes



Food Planters in Greenhouse

OVERALL PERSPECTIVES
AERIAL VIEW FROM SOUTHWEST CORNER



OVERALL PERSPECTIVES
STREET-LEVEL VIEW FROM KEY ARENA PLAZA



DEPARTURE REQUEST

STRUCTURAL BUILDING OVERHANGS

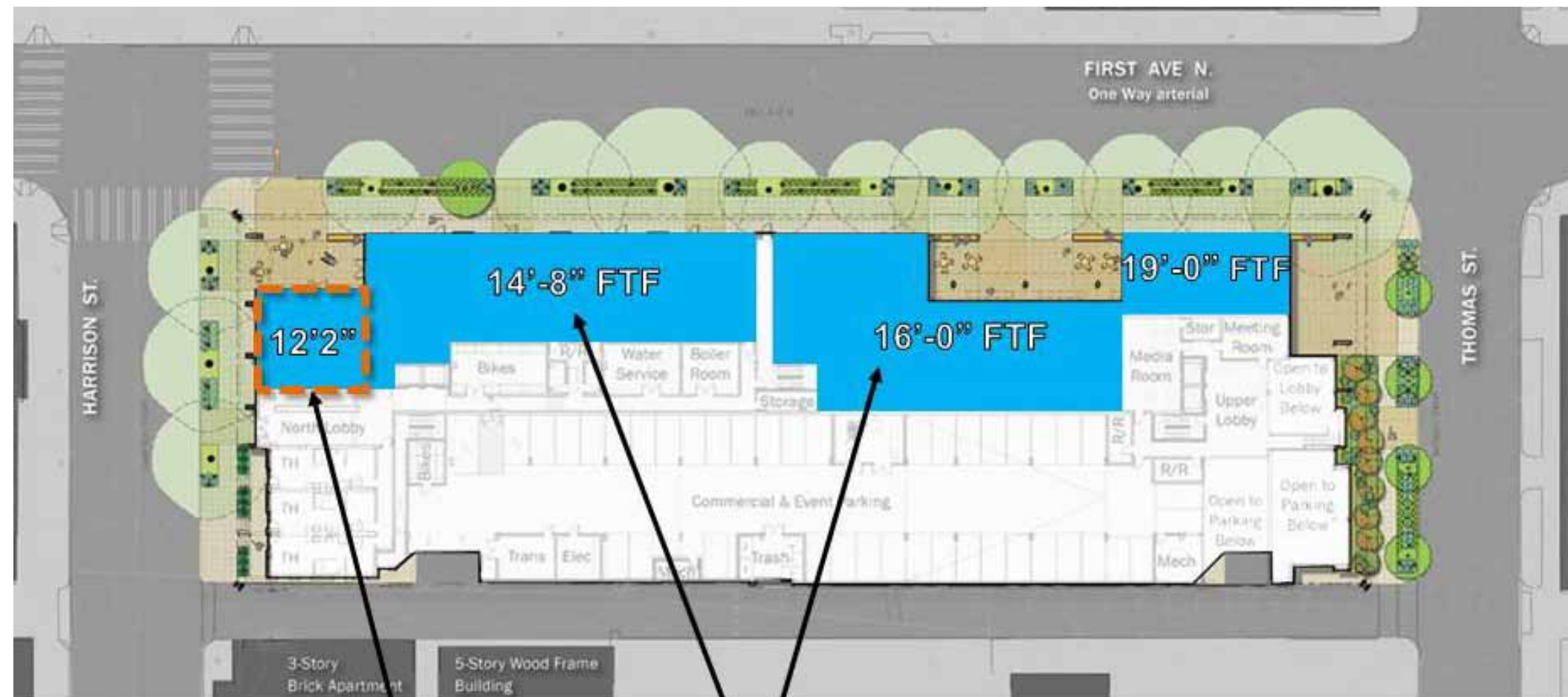


DEVELOPMENT STANDARD REQUIREMENTS	REQUEST/PROPOSAL	JUSTIFICATION
<p>1. Structural Building Overhangs (SMC 23.53.035)</p> <p>At roof level, horizontal projections of a purely architectural character such as cornices, eaves, sills, and belt courses shall be no more than 3'-0" horizontally and 2'-6" vertically.</p> <p>The vertical dimension of a projection at roof level may be increased if the roof level is 100' or more above street elevation.</p> <p>The total area of these projections shall not exceed 30% of the area of any one façade.</p>	<p>The cornice on the south facade projects into the R.O.W. 4'-10" horizontally with a vertical dimension of 3'-6". Approx. 65' above street elevation and 2% of the façade.</p> <p>The cornice on the north facade projects into the R.O.W. 7'-0" horizontally with a vertical dimension of 3'-6". Approx. 60' above street elevation and 3% of the façade.</p> <p>The cornice on the west façade projects into the R.O.W. 1'-8" horizontally with a vertical dimension of 3'-6". Approx. 60-65' above Alley elevation and 5% of the façade.</p>	<p>The applicant is requesting larger horizontal and vertical projections at roof level to strengthen the architectural expression of a dynamic, floating cornice reminiscent of the mid-century modern style.</p> <p>This was supported by the Board at EDG.</p> <p>60' above grade is significantly above overhead power lines, mature street trees, and the perception of pedestrians at street level.</p>



DEPARTURE REQUEST
NON-RESIDENTIAL CEILING HEIGHTS

DEVELOPMENT STANDARD REQUIREMENTS	REQUEST/PROPOSAL	JUSTIFICATION
<p>2. Nonresidential street-level requirements (SMC 23.47A.008 B.3b)</p> <p>Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet</p>	<p>The northern-most Retail space has a floor-to-floor height of 12'-2".</p>	<p>The floor height of this space is set at EL 121'-10" to provide accessible access from the existing/ finish grade and positive drainage away from the building.</p> <p>The floor height of Level 2 above is set at EL 134'-0" to provide viable ceiling heights in the residential units and keep all points of the structure below the allowable height limit.</p> <p>The Retail space is 1,100 gsf, just 10% of the total nonresidential space provided. The other 90% has floor-to-floor heights of 14'-8", 16'-0", and 19'-0".</p>



TOTAL RETAIL SPACE = 11,338 SF

RETAIL SPACE = 1,100 SF (LESS THAN 10% OF TOTAL RETAIL SPACE)