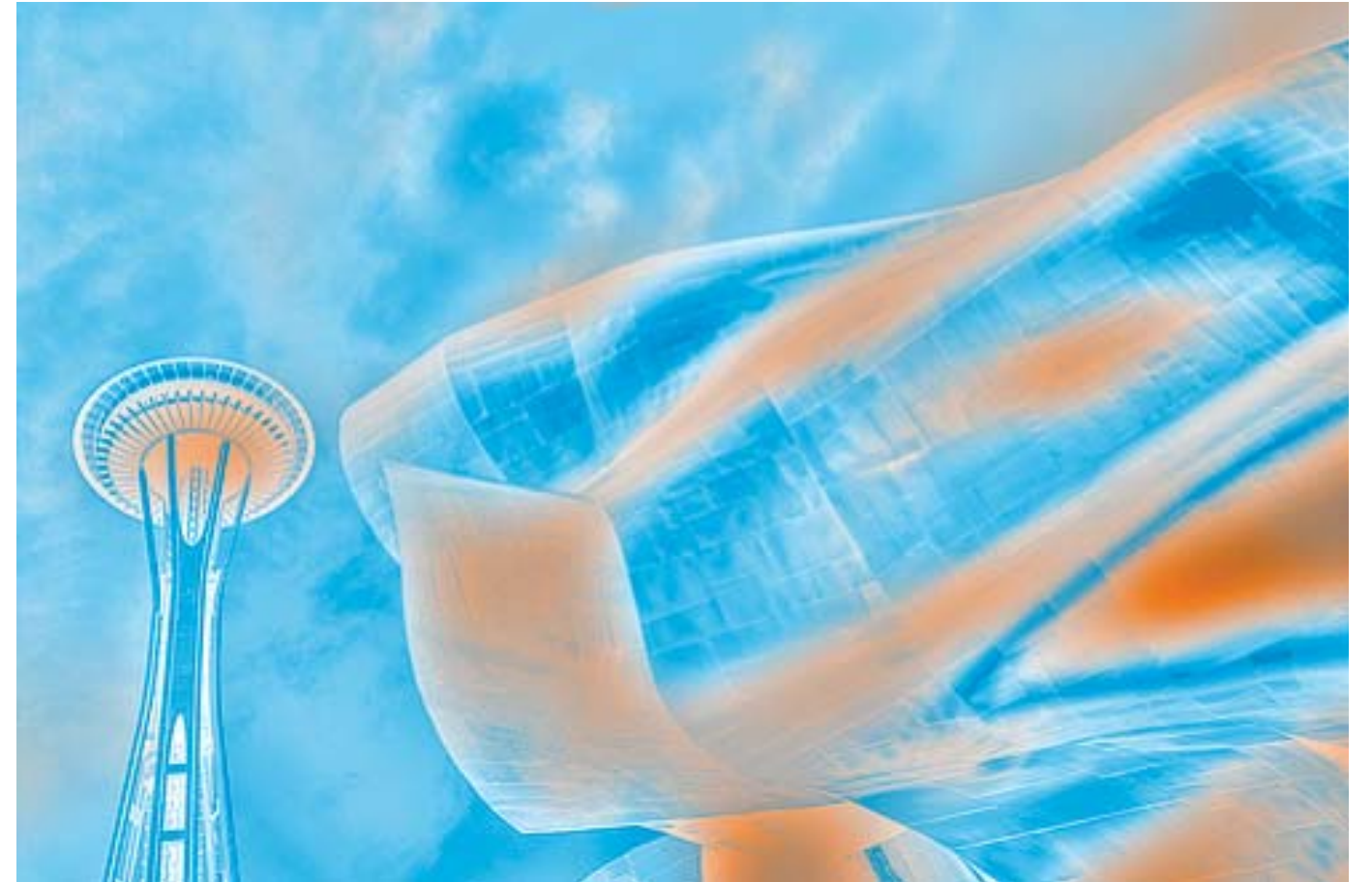


500 JOHN ST

L & P PARTNERS, INC.

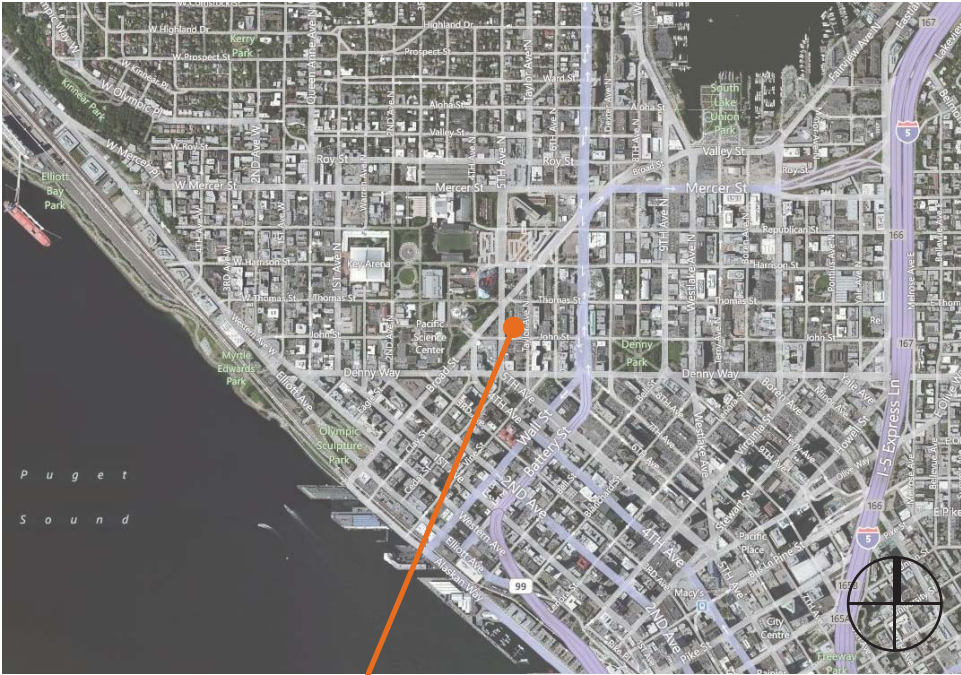


EARLY DESIGN GUIDANCE
DPD #3012936
MARCH 21, 2012
NK PROJECT #1150

4302 SW ALASKA STREET
SEATTLE, WA 98116
206.933.1150
www.nkarch.com



PROJECT DESCRIPTION



SITE LOCATION

ADDRESS: 500 John Street
DPD PROJECT #: 3012936
OWNER: L&P PARTNERS INC
APPLICANT: Nicholson Kovalchick Architects
CONTACT: Jens Muller

DEVELOPMENT OBJECTIVES

The proposed project is to construct a new 7-story building with approximately 106 - 112 apartment units and 85 - 87 enclosed parking stalls. A below grade parking garage housing a majority of the stalls is accessed from the alley. A small number of stalls located along the alley at the first floor will be accessed via a separate driveway from the alley. The ground floor will house live/work units, the building lobby and residential amenity spaces with the dwelling units beginning on Level 2.

The project site is located in a SM- 85 zone in the urban segment of the Uptown Urban Center, adjacent to famous Seattle landmarks and is intended to provide housing for small families and young professionals. The design is meant to encourage social interaction among residents, and incorporate sustainable design strategies to preserve resources, while providing an urban setting adjacent to famous Seattle landmarks.

The tenant roof deck, as well as the upper most floors, will have unobstructed views of the ‘Seattle Center’ with the Space Needle framed by the mountains of the Olympic Peninsula. Other unobstructed views include Lake Union with Mt. Baker in the distance and Downtown with Mt. Rainier beyond. In response, three design options are proposed and provided in this EDG package:

- **Design ‘Option 1’, proposes an elevated and landscaped courtyard at the second floor above the alley in order to create a buffer for units facing the alley.**
- **A landscaped but less shaded, similar elevated courtyard is offered with ‘Option 2’ at 5th Avenue, in order to provide better sun exposure for adjacent apartment units.**
- **Proposed design ‘Option 3’ focuses on creating a connection between pedestrians and tenants by connecting the internal with the external space. Corridors will lead from a central courtyard to the exterior of the building and extend beyond the skin to allow tenants and visitors to perceive their location and experience every outlook of the primary three. Pedestrians, visitors of the ‘Seattle Center’, and neighbors will be able to see the end of each corridor and experience the inside of the building, which will create a dialog between the ‘in’ and ‘out’, more so with the lit corridors and courtyard at night time.**

Each of the three proposed options seek to:

- **Provide unique, yet affordable urban residences.**
- **Create usable outdoor amenity space to encourage tenant socializing.**
- **Provide a design that persists to the impact of surrounding public, commercial and institutional massing, and offers a noticable counterbalance.**
- **Take advantage of solar exposure.**

EXISTING SITE

The site is part of the **Uptown Urban Character Area**, which can be described as street blocks with a rich variety of uses surrounding the Seattle Center, and with adjacencies to major roadway corridors. It is well suited to the scale of a true urban center. The Uptown Urban character area has strong relationships to major institutions.

ZONING AND OVERLAY DESIGNATION

- Zoning: DMR/C 85/65
Zoning Overlays:
- Airport Height Overlay / Outer Transitional Surface
 - Uptown Urban Center

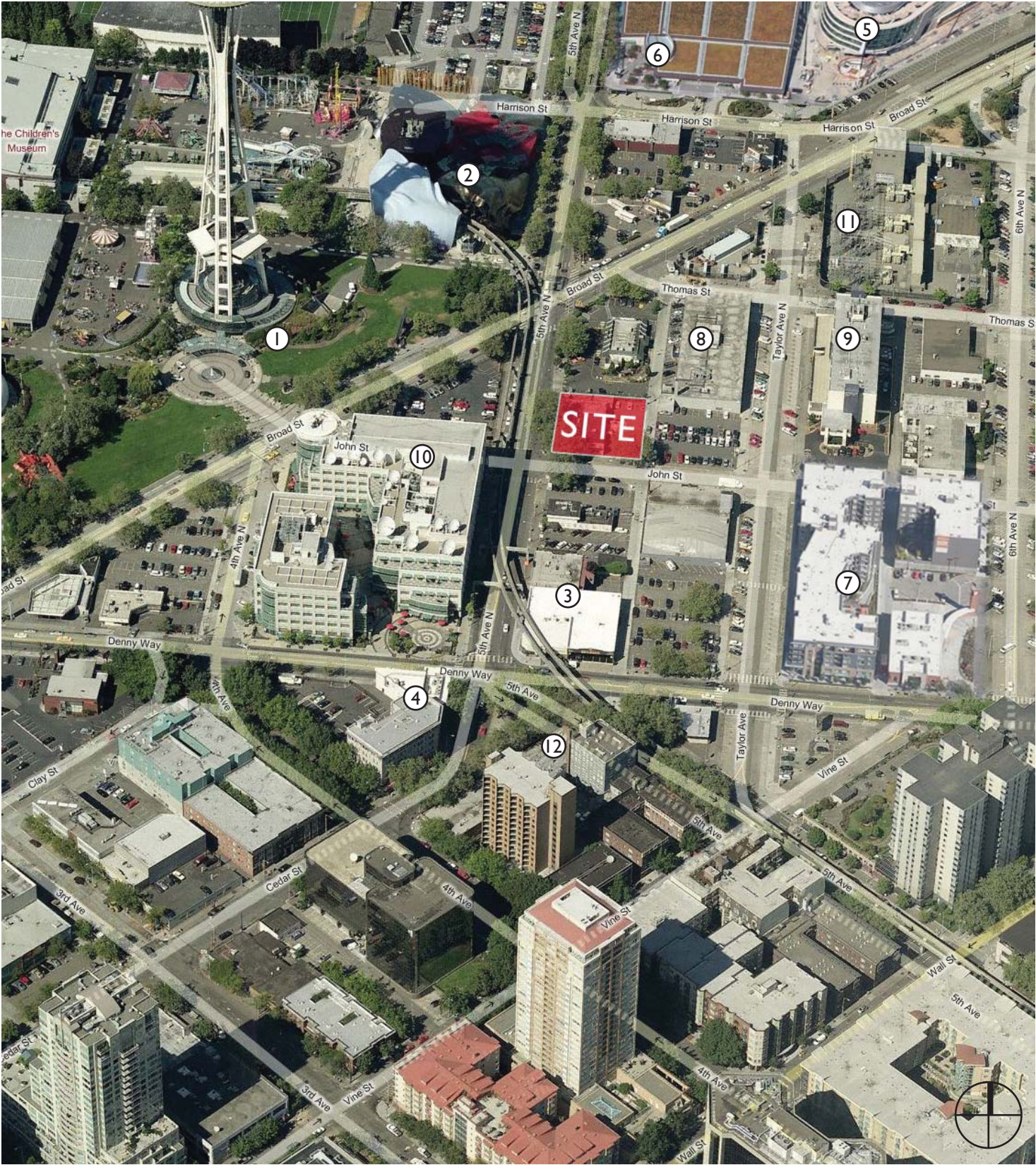
NEIGHBORING DEVELOPMENT

The project site is located at the intersection of 5th Avenue and John Street in the Uptown Urban Center, which is comprised of a fabric of Seattle attractions, large office buildings, hotels, multi-family apartment buildings, and many commercial areas. Just north of the site, the Seattle Center and the Experience Music Project border the west side of 5th Avenue. Fischer Plaza is across the street to the west. A hotel and a surface parking lot are to the east across the alley. The newly constructed Gates Foundation is located further north of the site and various commercial buildings and restaurants are located south of the site.

The site is within walking distance to many forms of public transportation, including the monorail, which runs north - south along 5th Avenue, directly adjacent to the west side of the site. There are many bus routes that are located within blocks of the site and there is a large amount of pedestrian activity that is present in the area.

PROJECT PROGRAM

Number of Residential Units:	Approximately 106 - 112
Number of Parking Stalls:	Approximately 85 - 87
Area of Residential Levels:	Approximately 66,500 - 67,100 gsf
Area of Parking Level:	Approximately 25,000 - 26,500 gsf
Total Area:	Approximately 108,000 - 111,000 gsf



① THE SPACE NEEDLE



② EXPERIENCE MUSIC PROJECT



③ FAT CITY AUTOMOTIVES



④ ZEEKS PIZZA



⑤ GATES FOUNDATION/PARKING



⑥ GATES FOUNDATION



⑦ TAYLOR 28



⑧ PHILLIPS



⑨ BEST WESTERN



⑩ FISHER PLAZA

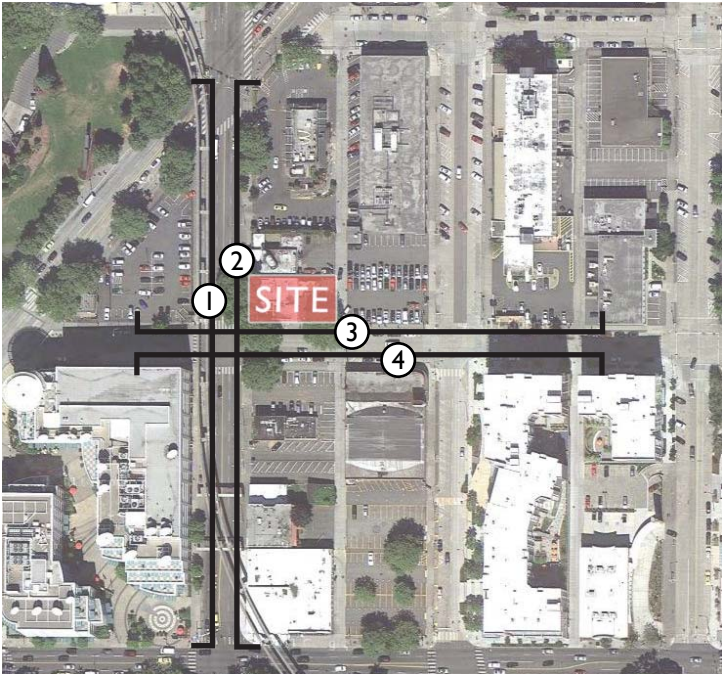


⑪ CITY LIGHT SUBSTATION



⑫ 5 POINT CAFE & BAR

STREETSCAPE



① 5TH AVENUE LOOKING WEST

PROJECT SITE



② 5TH AVENUE LOOKING EAST

PROJECT SITE



③ JOHN STREET LOOKING NORTH



④ JOHN STREET LOOKING SOUTH

OPPORTUNITIES & CONSTRAINTS

OPPORTUNITIES:

Views:

- Landmarks such as 'Space Needle', 'EMP', 'Seattle Center', and 'Gasworks'
- Puget Sound and Olympic Peninsula
- Elliott Bay
- Lake Union and Mt. Baker
- Downtown

Location:

- Access to nearby parks, such as 'Denny Park', 'Olympic Sculpture Park', 'Myrtle Edwards Park', 'Cascade Playground', 'South Lake Union Park' and 'Seattle Center Fountain'
- Places for activities at the 'Seattle Center', 'Key Arena', 'Children's Museum', 'Pacific Science Center', 'Memorial Stadium' and 'Marion Oliver McCaw Hall' as well as nearby Downtown and Waterfront public venues
- Easement at the north property line towards McDonalds allowing for full fenestration

CONSTRAINTS:

Increased Sound Level:

- Monorail, 5th Avenue and Broad Street arterial vehicular traffic, concerts at nearby bars and venues, helicopter traffic to and from adjacent 'Fisher Plaza'

Population:

- High seasonal pedestrian activity, arena and concert visitors, recreational visitors and tourists

Obstructed Vision:

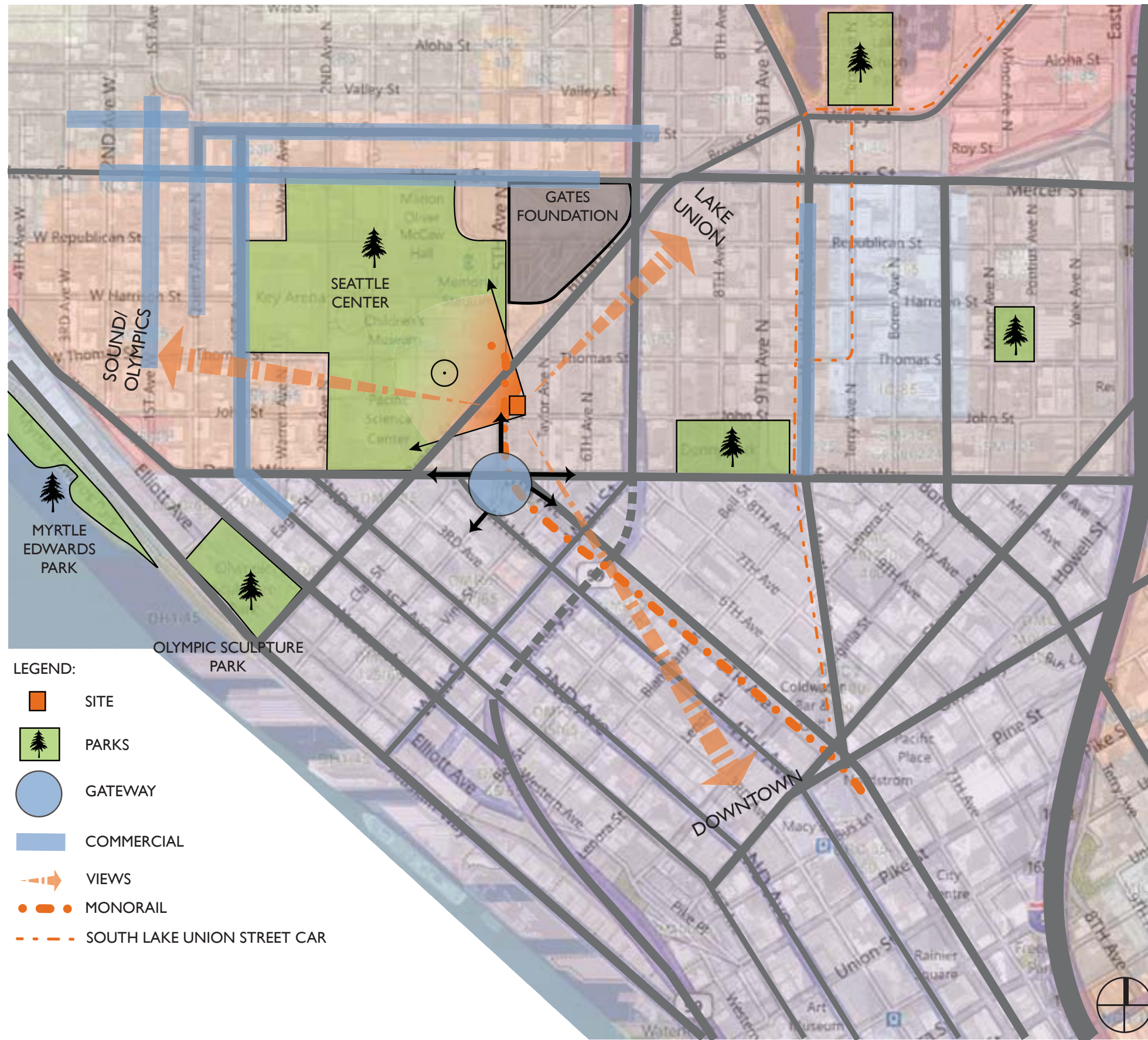
- Street trees, monorail tracks and supporting structure, 'Fisher Plaza'

Pedestrian Circulation:

- Narrow sidewalks at 5th Avenue and John Street are additionally obstructed by street trees with unrestrained roots and irregular vertical growth

Security:

- Property is surrounded by unattended parking lots and deserted adjacent office buildings at night, unrestricted alley access, and night club and concert visitors after midnight



EXISTING SITE PLAN



① SITE VIEW FROM SOUTHEAST



② SITE VIEW FROM NORTHEAST



③ SITE VIEW FROM NORTHWEST

PARCEL #: 1991200305 & 1991200300
ZONING: SM-85
OVERLAYS: Airport Height Overlay / Outer Transitional Surface
URBAN CENTER: UPTOWN (URBAN CENTER)
LOT AREA: 13,560 SF

SMC 23.48.004 - PERMITTED USES
All permitted outright, either as principal or accessory uses. Except high-impact, heavy manufacturing uses, drive-in businesses, jails, adult motion picture theaters, outdoor storage, except for outdoor storage associated with florists and horticulture uses, principal use surface parking, animal shelters and kennels, animal husbandry, park and pool lots, park and ride lots, work release centers, recycling, solid waste management and mobile home parks.

SMC 23.48.010 - STRUCTURE HEIGHT
Height limit is 85 feet.
Ridge of 4:12 pitched roofs can extend 5 feet above limit, 6:12 pitched roofs can extend 10 feet. No shed above height limit.

SMC 23.48.016.B - FLOOR AREA RATIOS
4.5 max. if other than residential and parking

SMC 23.48.012 - UPPER LEVEL SETBACKS
Upper level setback: Not required (Site not within ‘Map A’ designated locations).

SMC 23.48.018 - GENERAL FAÇADE REQUIREMENTS
Primary entrance not more than 3 feet above or below street level. Minimum façade height is 15 feet. Setbacks of 12 feet are permitted at the street side, while a minimum of 20 feet façade should be at the property line. Additional setbacks up to 30% of the length of the setback wall may be permitted if it is located 20 feet or more from any street corner and landscaped.

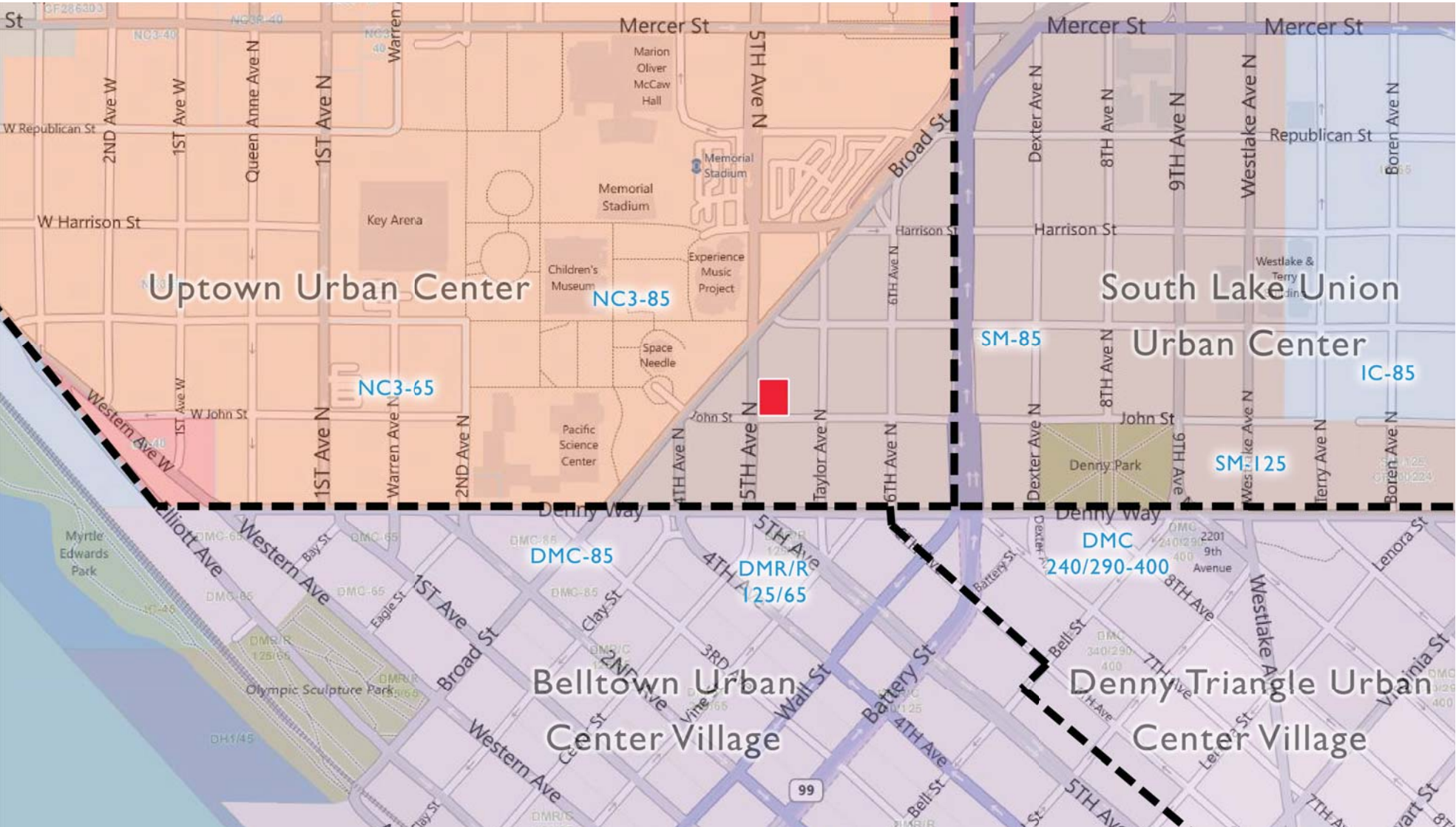
TRANSPARENCY AND BLANK FAÇADE:
Between 2 feet and 8 feet above sidewalk. Minimum of 30% of width of street level façade must be transparent. If street slope is more than 7.5%, transparency reduction to 22%. Blank segments limited to 30 feet and 60 feet if architecturally enhanced. Garage doors are limited to width of driveway plus 5 feet. Blank segments must be separated by transparent segments with at least 2 feet width. Total of blank elements should not exceed 70% of façade on each street.

SMC 23.48.020 - AMENITY AREA
5% of total gross floor area in residential use. A max. of 50% may be enclosed. Min. 15 feet wide and 225 sq. feet.

SMC 23.48.032 & SMC 23.54.015 - PARKING
Live/Work: No parking is required
Residential use: No parking is required

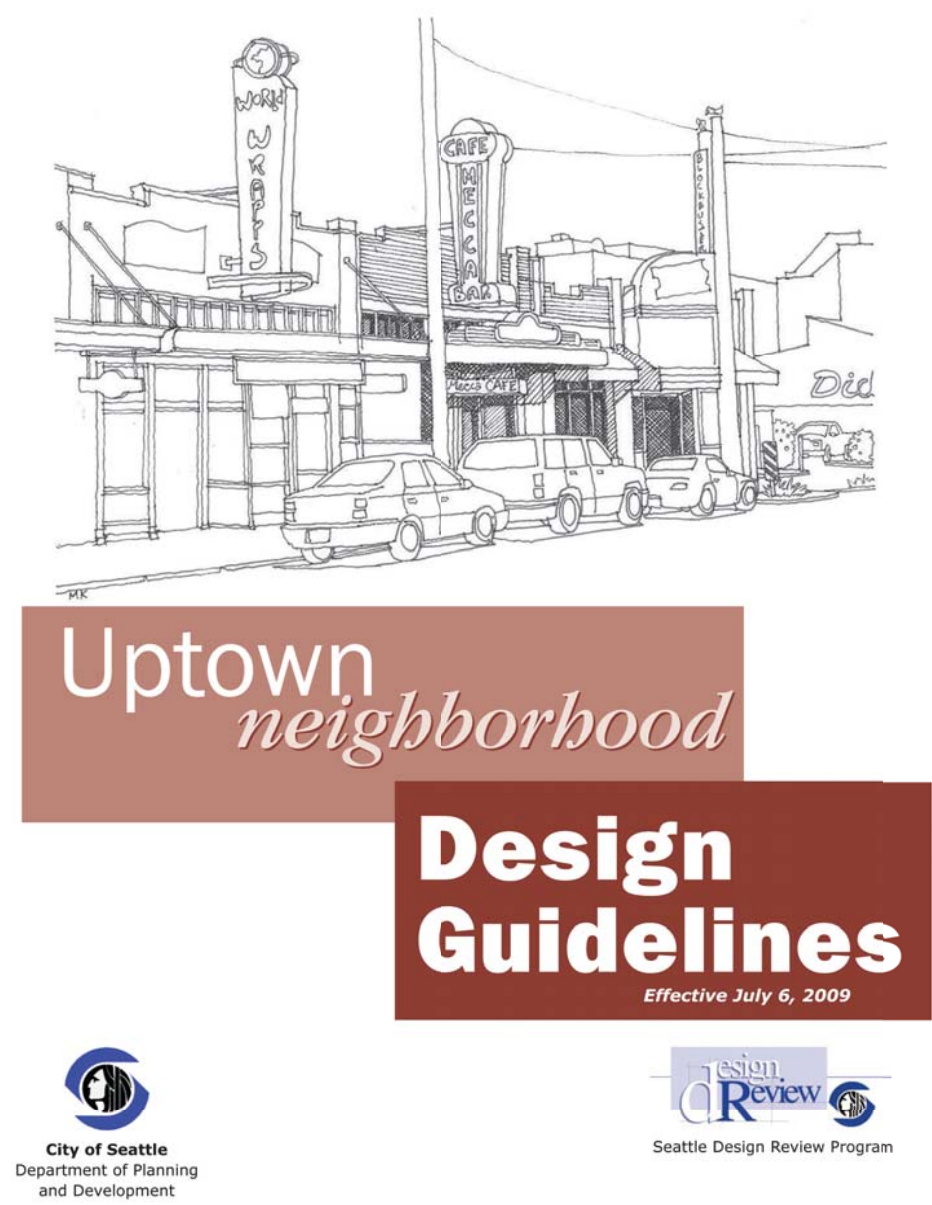
SMC 23.54.015 - BICYCLE PARKING
1 space per every 4 units
Plus a small amount of long term and short term commercial parking based on actual commercial use

SOLID WASTE
575 sf + 4sf for each unit over 100 (about 1,250 sf total)
Plus 82 sf additional for commercial use
15% reduction possible if certain dimensional stds are met
Shared trash is acceptable, but separate residential and commercial recycling are required.



DPD ZONING MAP

RELEVANT DESIGN GUIDELINE PRIORITIES



* ‘Uptown Neighborhood Design Guideline’ Priorities

- A-2* Streetscape Compatibility
 - Lobby & entry courtyard reinforce pedestrian activity.
- A-3* Entrances Visible from the Street
 - Prominent building entrances visible from street encourage pedestrian interaction, provide visual access and promote safety.
- A-6* Transition Between Residence and Street
 - Landscaping along the sides of the building provide security and privacy for residents and provide a boundary between private and public space.
- A-8 Parking and Vehicular Access
 - Vehicular access off the alley, minimizes impact of cars on pedestrian environment and adjacent properties.
 - Underground parking provided in all options.
- A-10* Corner Lots
 - Structure addresses corner and small public corner plaza at lobby entry promotes activity.
- B-1* Height, Bulk, and Scale Compatibility
 - Project breaks up the facades with carefully designed vertical elements and facade erosions.
 - Project focuses on Scale Compatibility with neighbors.
- C-1* Architectural Context - Uptown Urban
 - Consistent street wall, sidewalk transparency, durable distinct residential and commercial materials and no streetside balconies embracing urban character and high quality urban infill.
- C-4* Exterior Finish Materials
 - Finishes to be durable, attractive and meet Uptown Neighborhood Design Guidelines.

- D-1* Pedestrian Open Spaces and Entrances
 - Entrances link building to sidewalk and provide safety.
 - Pedestrian entrances and landscaping adjacent to sidewalk improve quality of pedestrian environment.
- E-2 Landscaping to Enhance the Building and/or Site
 - Landscape design enhances the character of the building and links project to the neighborhood.

A-2 STREETScape COMPATIBILITY



A-6 TRANSITION BETWEEN RESIDENCE AND STREET



B-1 HEIGHT, BULK AND SCALE COMPATIBILITY



C-1 ARCHITECTURAL CONTEXT - URBAN UPTOWN



C-4 EXTERIOR FINISH MATERIALS



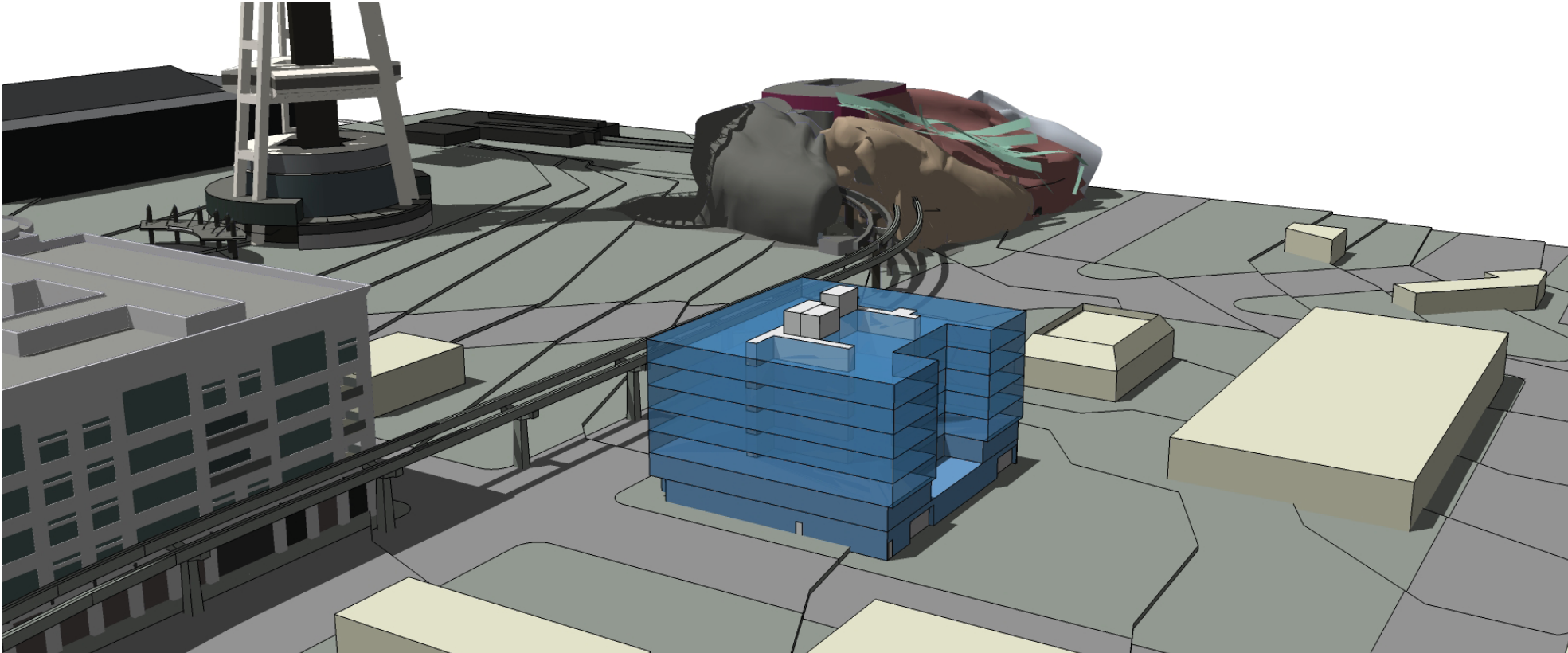
D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES



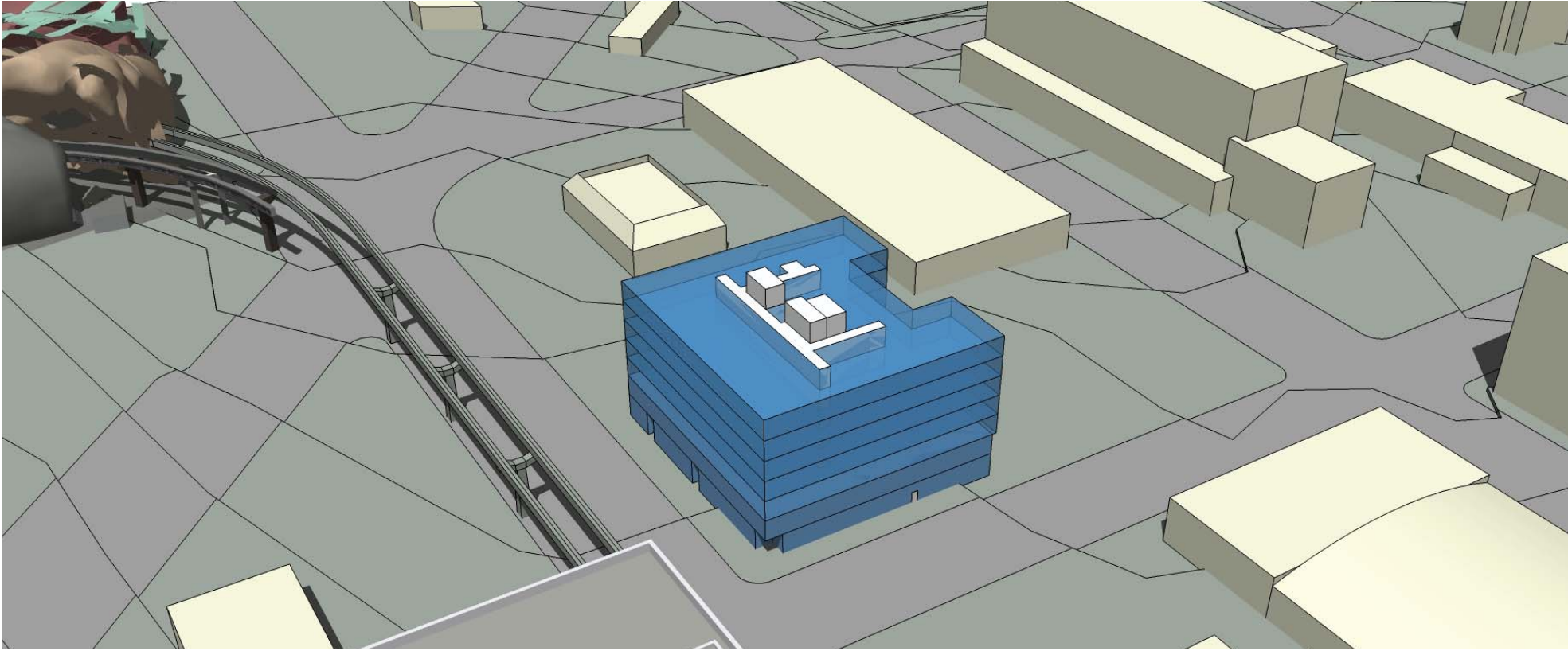
E-2 LANDSCAPING TO ENHANCE THE BUILDING



OPTION I



SOUTHEAST AERIAL



SOUTHWEST AERIAL

DISTINGUISHING FEATURES

- 112 apartment homes
- 87 parking stalls
- 108,455 gsf total
- Corner lobby with entry recess at 5th Avenue and John Street
- Live/Work units along 5th Avenue
- Parking access located off alley
- Residential courtyard on Level 2, elevated above alley
- Rooftop deck provided for amenity space

PROS

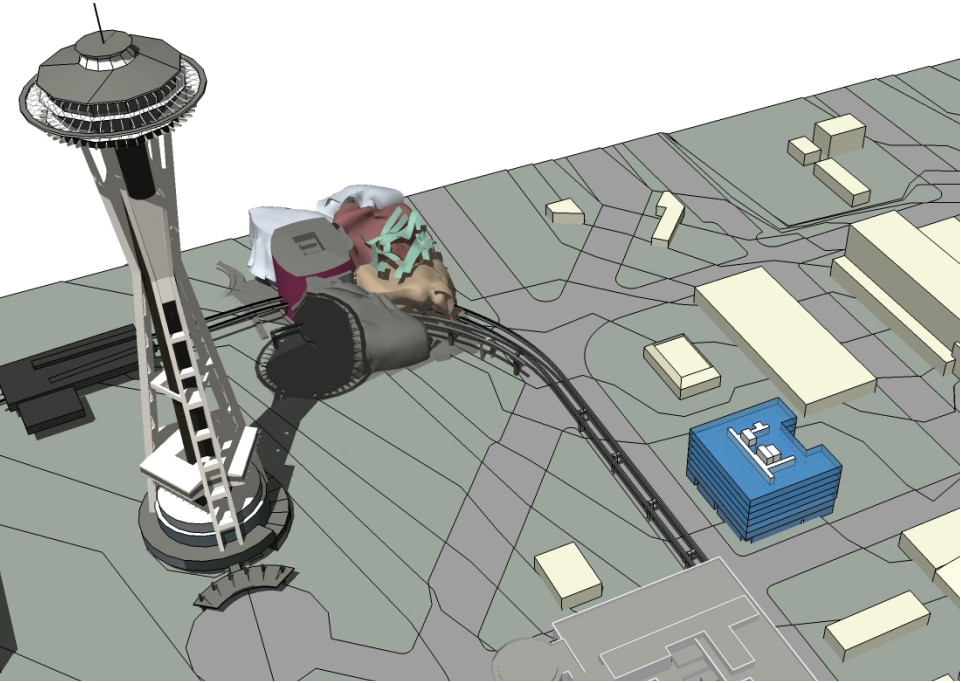
- Elevated alley courtyard allows units to be recessed, providing visual and acoustical relief from potential new construction
- Corner lobby and recess create a prominent entry
- Provides strong building wall along 5th Avenue to match 'Fisher Plaza'

CONS

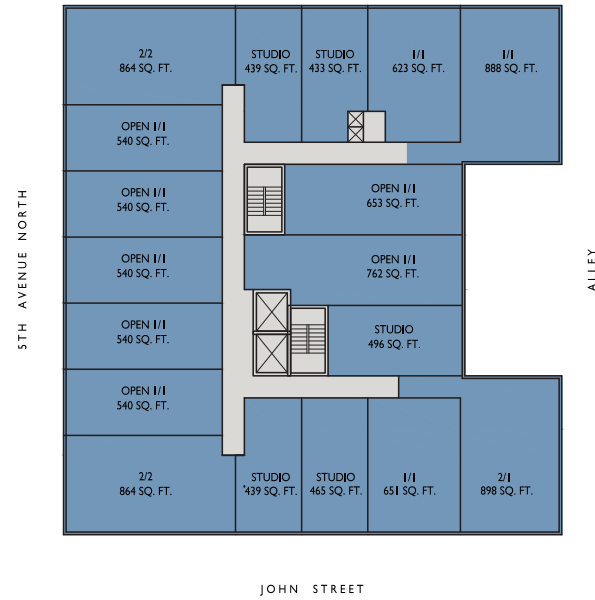
- Courtyard provides no benefit for pedestrian environment
- Limited façade modulation
- Shaded courtyard throughout the day
- Deep facade surface recess reduces natural light in each floor plate
- Courtyard only allows access for three dwelling units
- Alley courtyard creates a greater distance between vertical core and alley, which results in a smaller floor area facing 5th Avenue

POTENTIAL DEPARTURES

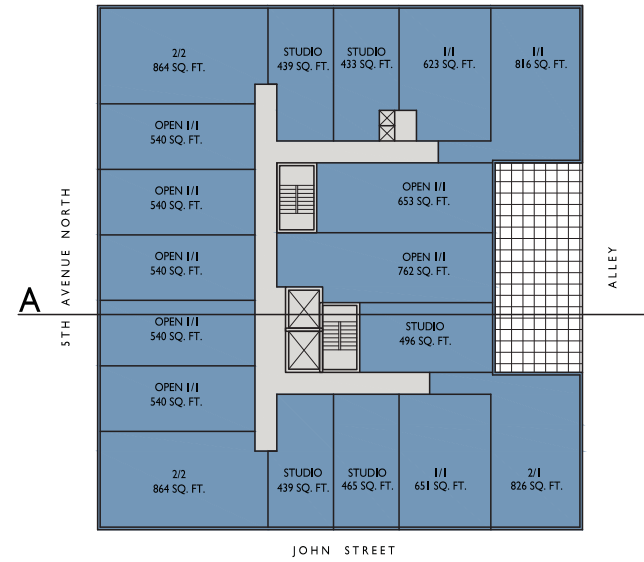
- No departures requested



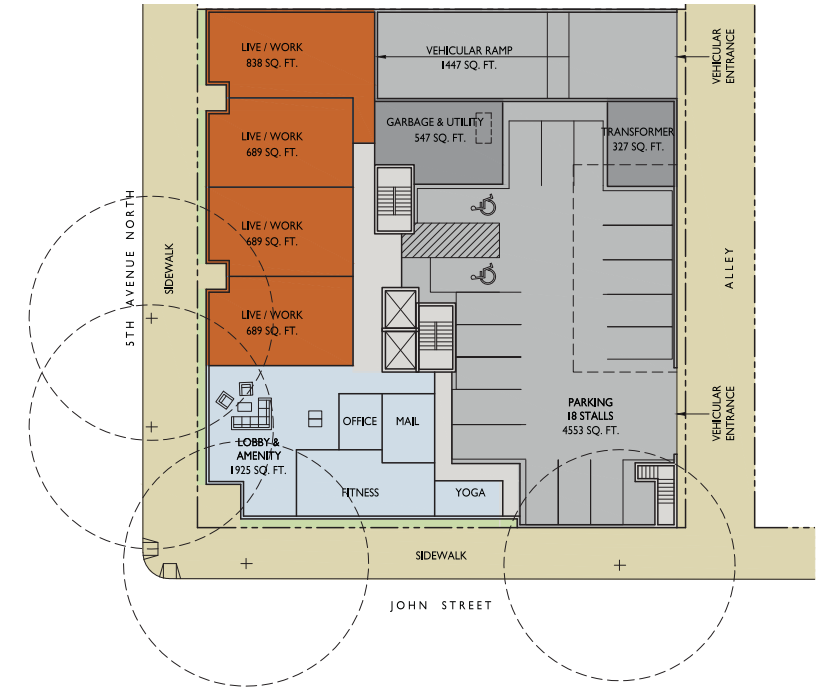
OVERALL AERIAL



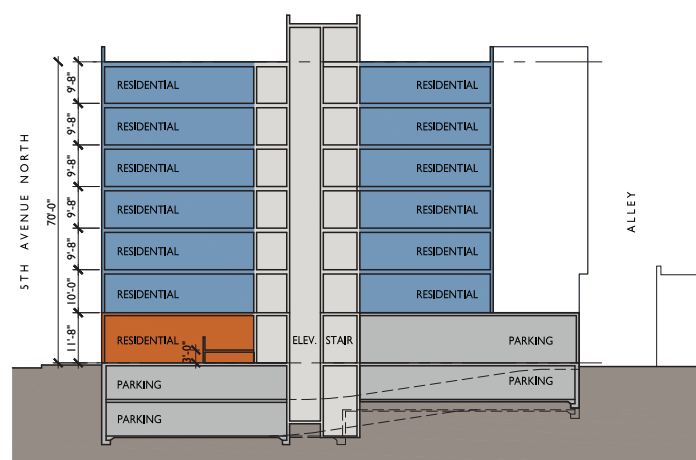
LEVELS 3-7



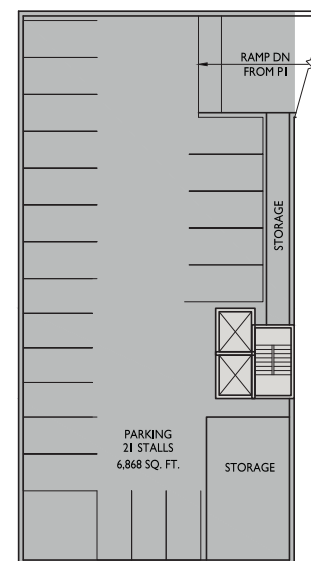
LEVEL 2



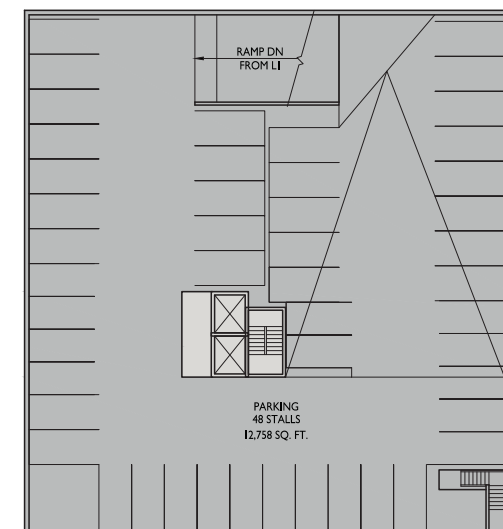
LEVEL I



SECTION A

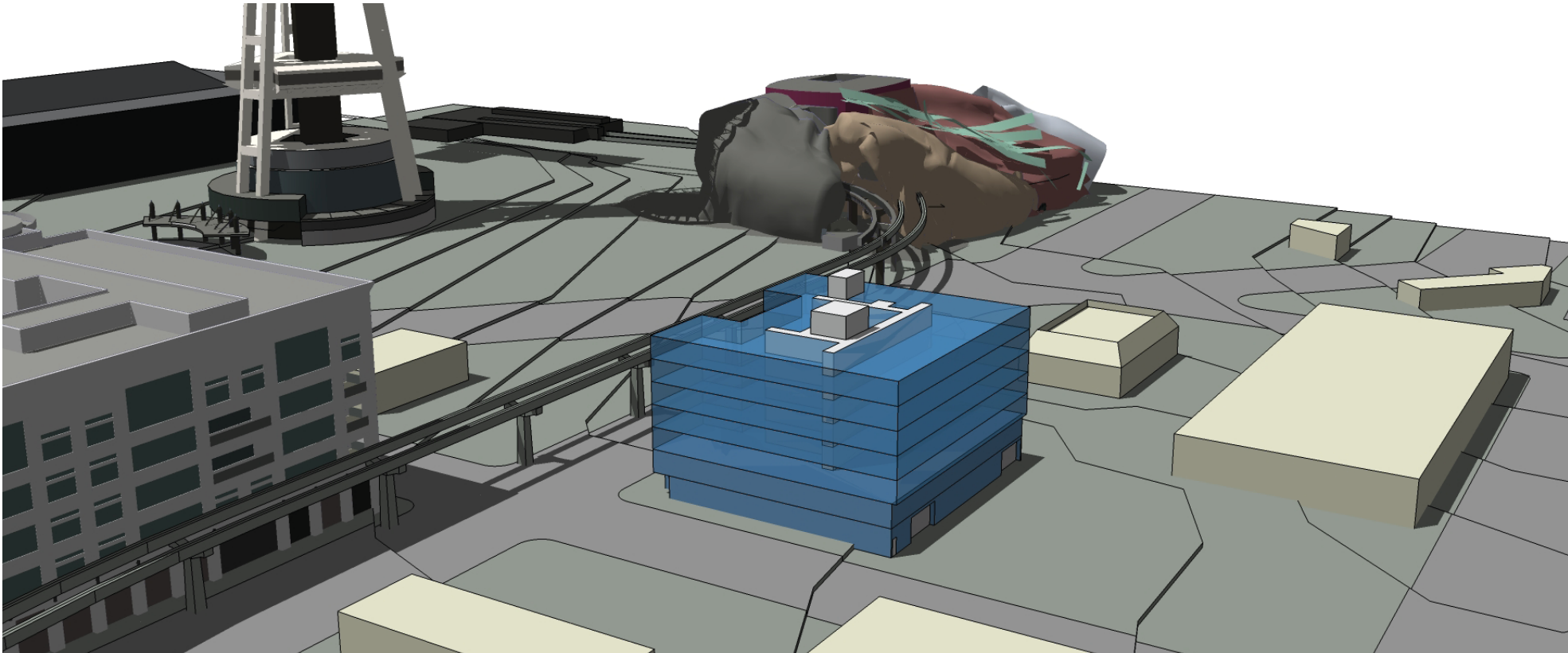


LEVEL P2

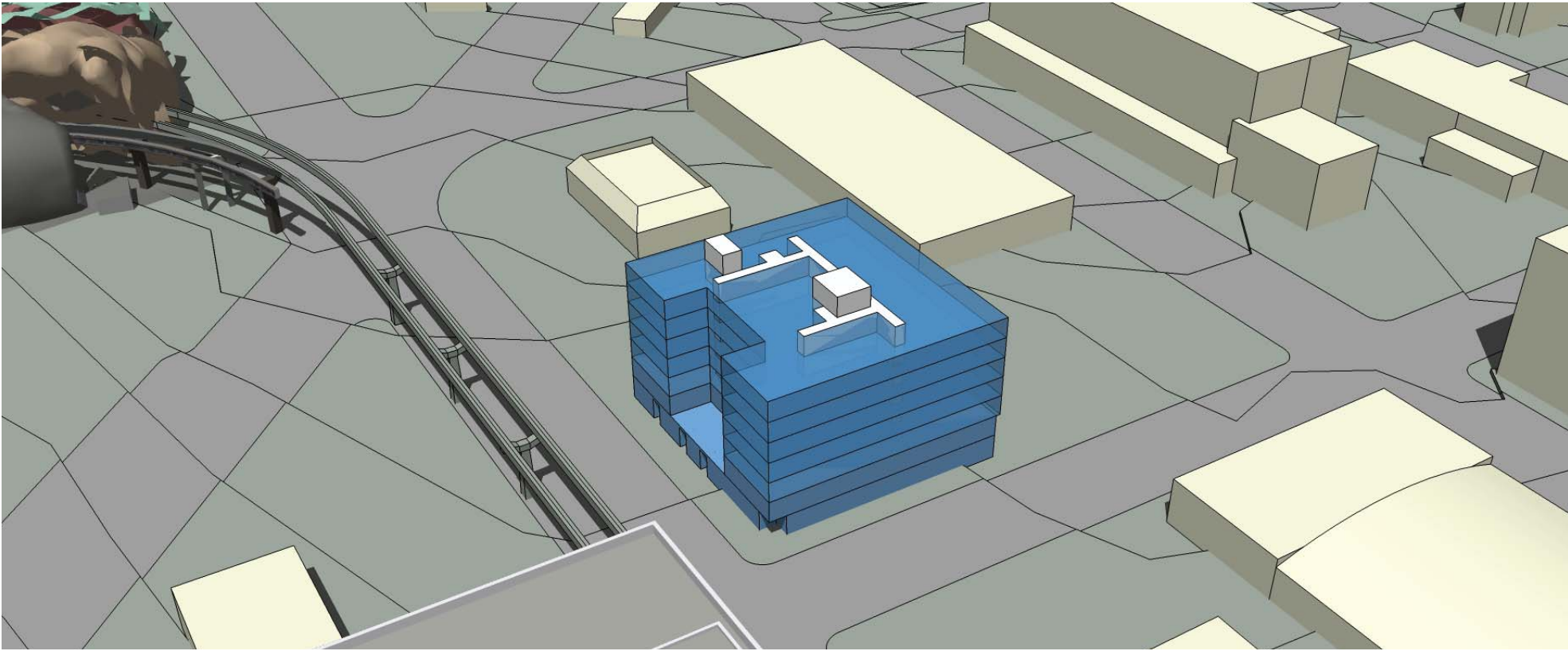


LEVEL P I

OPTION 2



SOUTHEAST AERIAL



SOUTHWEST AERIAL

DISTINGUISHING FEATURES

- 112 apartment homes
- 85 parking stalls
- 109,094 gsf total
- Live/Work units along 5th Avenue
- Parking access located off alley
- Residential courtyard on Level 2, elevated above 5th Avenue
- Rooftop deck provided for amenity space

PROS

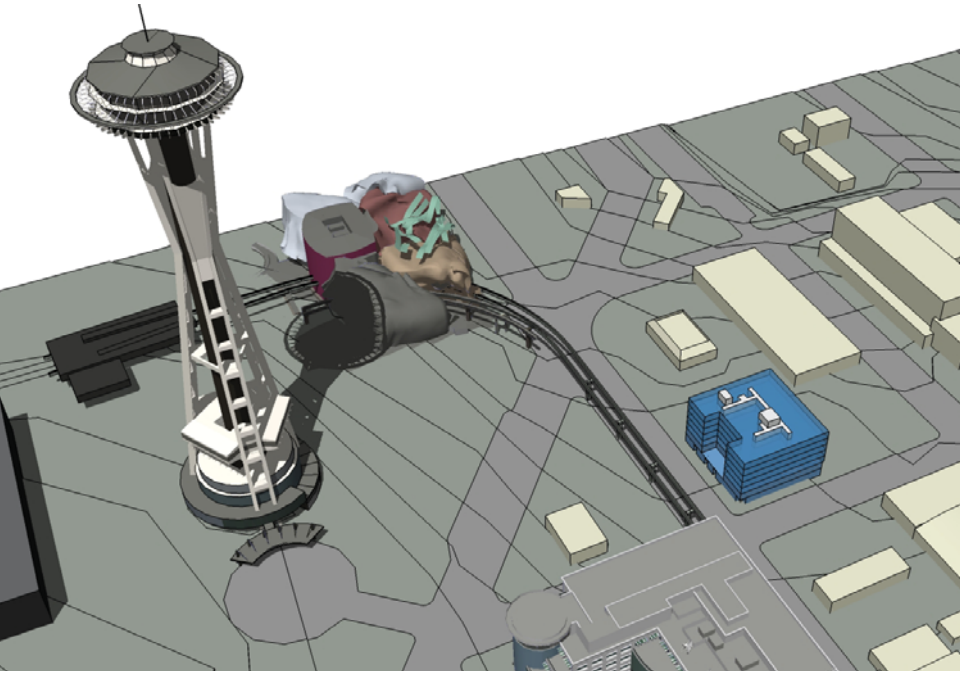
- Elevated courtyard at 5th Avenue provides visual and acoustical relief for adjacent tenants from street and monorail traffic
- Corner lobby and recess create a prominent entry
- Street side courtyard creates a modulated building facade

CONS

- Deep facade surface recess reduces natural light in each floor plate
- Courtyard only allows access for three dwelling units
- Street side courtyard pushes core back towards the alley and reduces parking off the alley
- Limited amount of units provided with view context views
- Centered courtyard detached from lobby, creates a false indication of building entry

POTENTIAL DEPARTURES

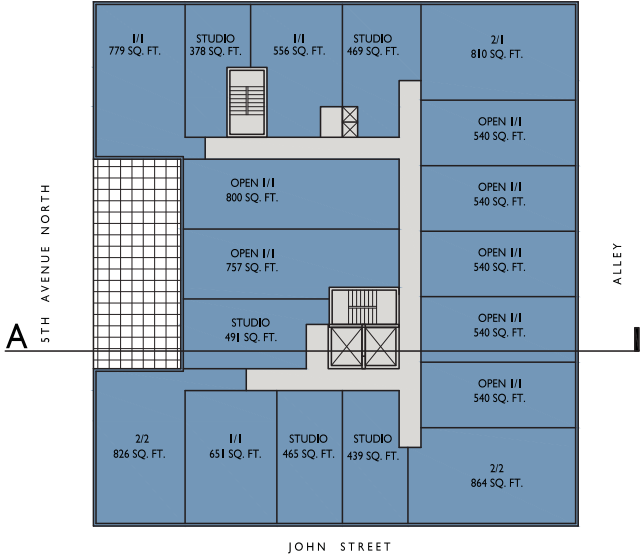
- No departures requested



OVERALL AERIAL



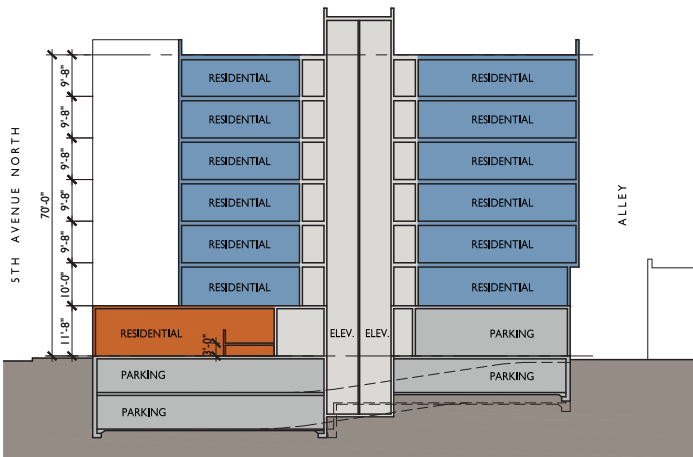
LEVELS 3-7



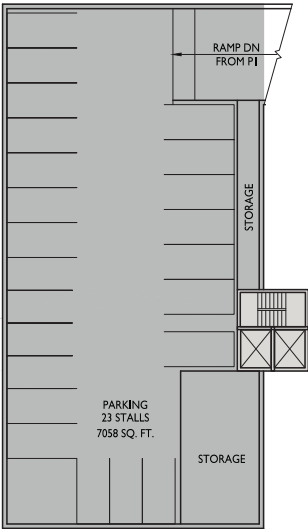
LEVEL 2



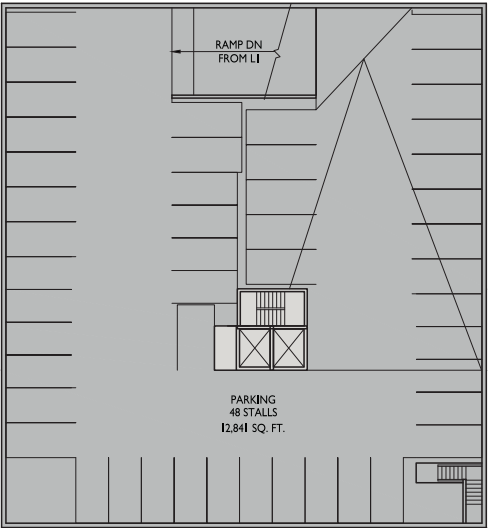
LEVEL 1



SECTION A

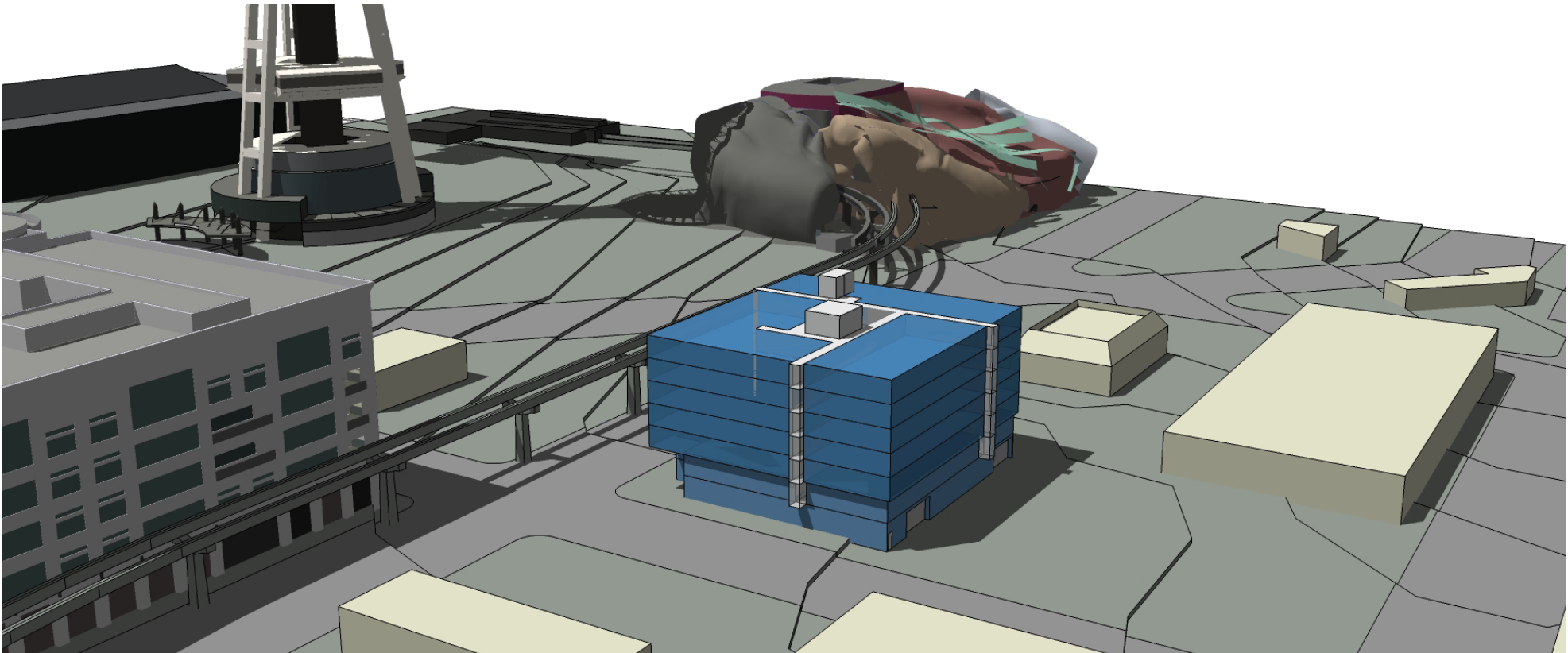


LEVEL P2



LEVEL P1

OPTION 3 - PREFERRED



SOUTHEAST AERIAL



SOUTHWEST AERIAL

DISTINGUISHING FEATURES

- 106 apartment homes
- 86 parking stalls
- 110,712 gsf total
- Corner lobby with small entry plaza at 5th Avenue and John Street
- Live/Work units along 5th Avenue
- Parking access located off alley
- Central residential courtyard enclosed by residential units
- Rooftop deck provided for amenity space

PROS

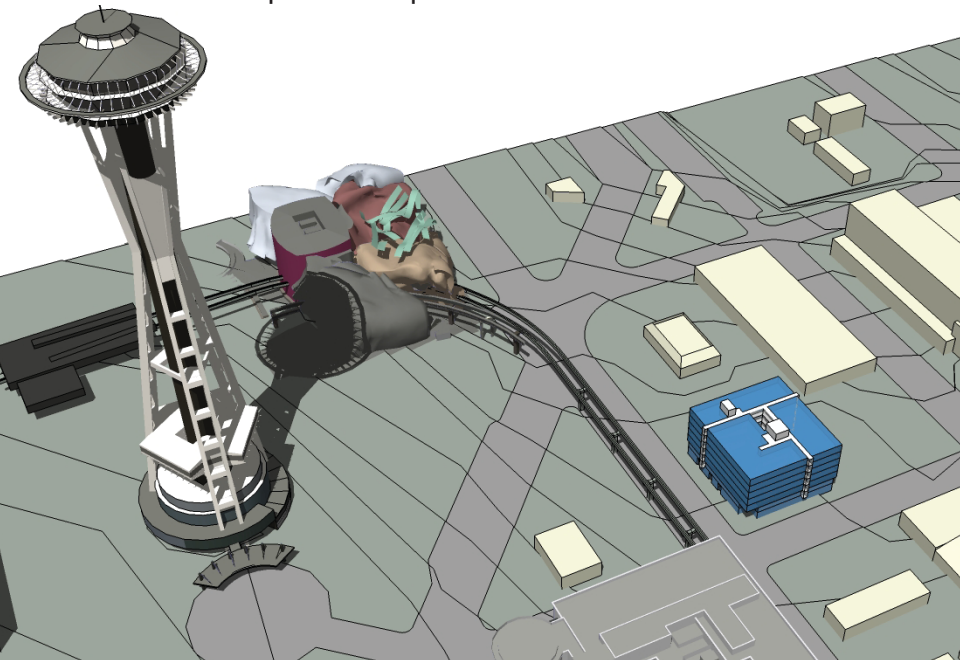
- Central courtyard provides natural venting and heat exchange
- Central courtyard provides natural light for rear of majority of units
- Extended corridors beyond the building parameter provide tenant and visitor views to main sight axes toward 'Seattle Center', 'Lake Union/Mt. Baker', 'Downtown'
- Extended corridors beyond the building parameter provide visual connection between interior and exterior space of the building for public views and defining building massing at night
- Better distributed modulation creates balanced building elements
- Corner lobby and public entry plaza create a prominent entry and a natural place for gathering

CONS

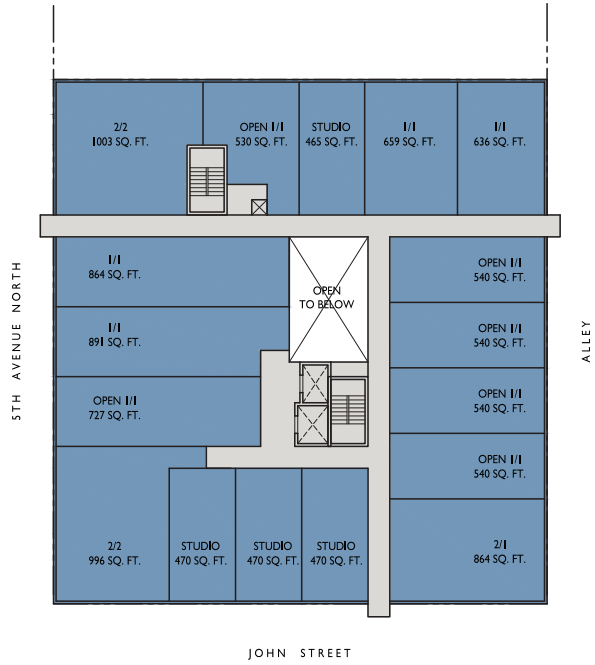
- Limited façade modulation without elevated courtyard
- Center courtyard pushes core back towards the alley and reduces parking off the alley

POTENTIAL DEPARTURES

- No departures requested



OVERALL AERIAL



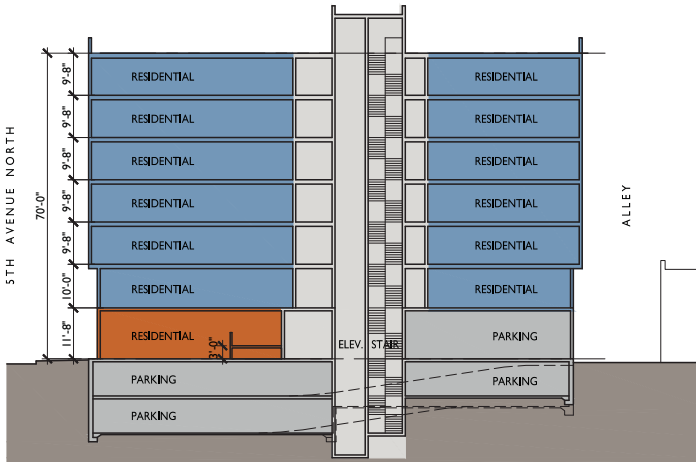
LEVELS 3-7



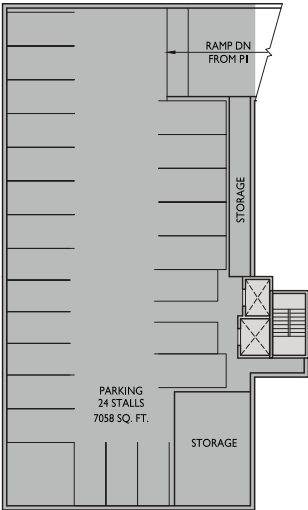
LEVEL 2



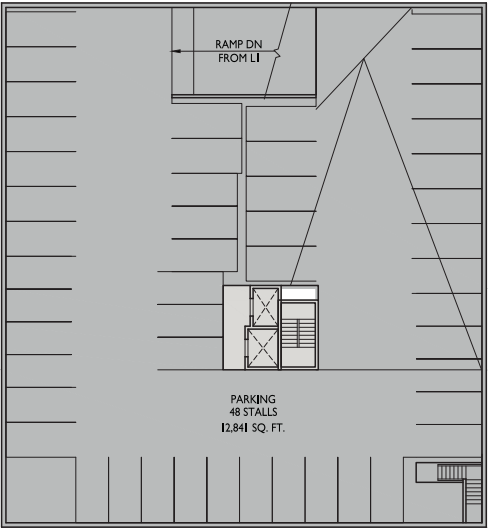
LEVEL 1



SECTION A



LEVEL P2



LEVEL P1

DESIGN INSPIRATIONS

FRAMES



MATERIALS



EROSION

