



306 QUEEN ANNE AVENUE N



VICINITY MAP

NEIGHBORHOOD ANALYSIS



VIEWES FROM LOWER QUEEN ANNE TO DOWNTOWN

The proposed project is located just west of the heart of the Uptown Urban Neighborhood of Lower Queen Anne. The site is in the Neighborhood Commercial zone NC3-65.

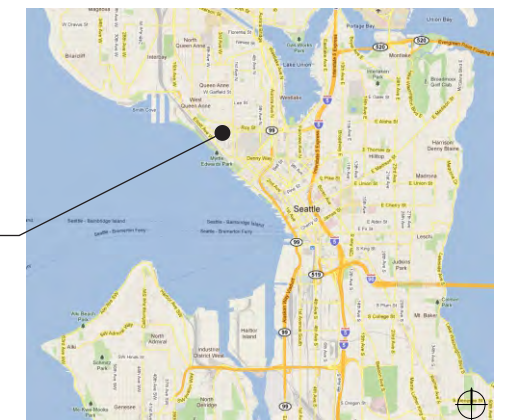
The neighborhood is filled with low to mid-rise apartments of various vintages (img3, pg4), older single-story commercial buildings and medium-sized office buildings (img1, pg4) built within the past 40 years. Large old buildings built right to the street and mature urban canopy and narrow streets all contribute to the established feeling of the neighborhood. There is not very many street level commercial uses along this 3 block stretch of Queen Anne Avenue, contributing to low volume of pedestrian traffic.

East and west properties of the blocks across the alleys are predominantly surface parking lots. Frequent bus service from downtown to lower Queen Anne make the Uptown Urban Neighborhood an easily accessible place to live and visit.

LEGEND

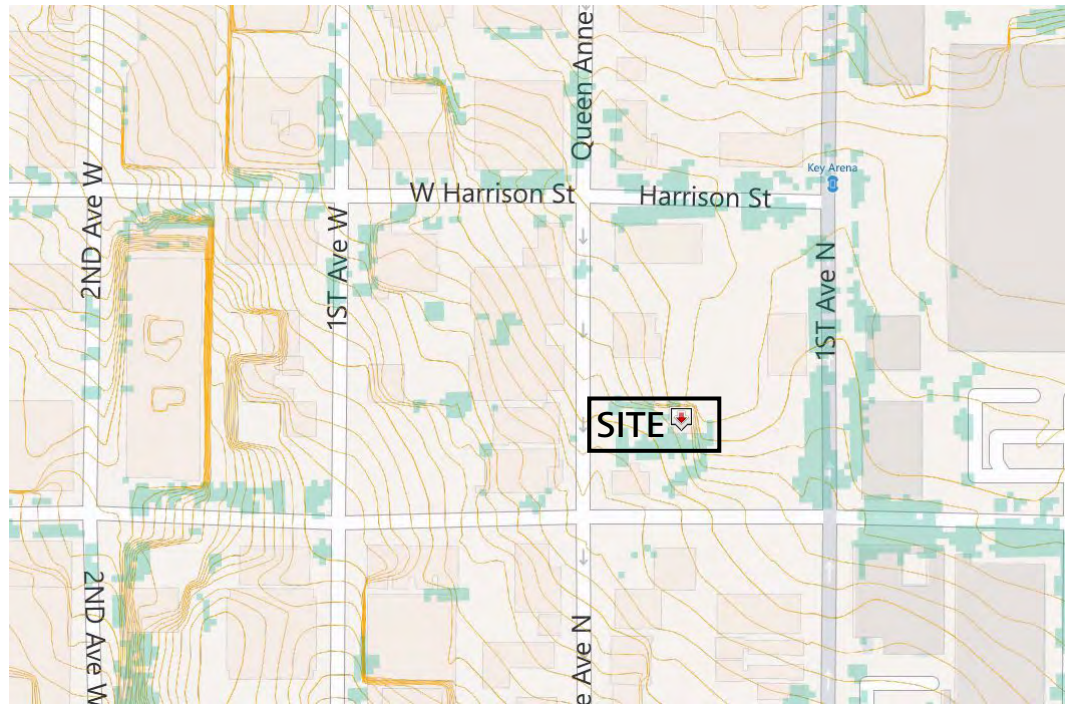
- MIXED USE
- RETAIL
- OFFICE
- RESIDENTIAL
- SURFACE PARKING

UPTOWN PARK
LOWER QUEEN ANNE



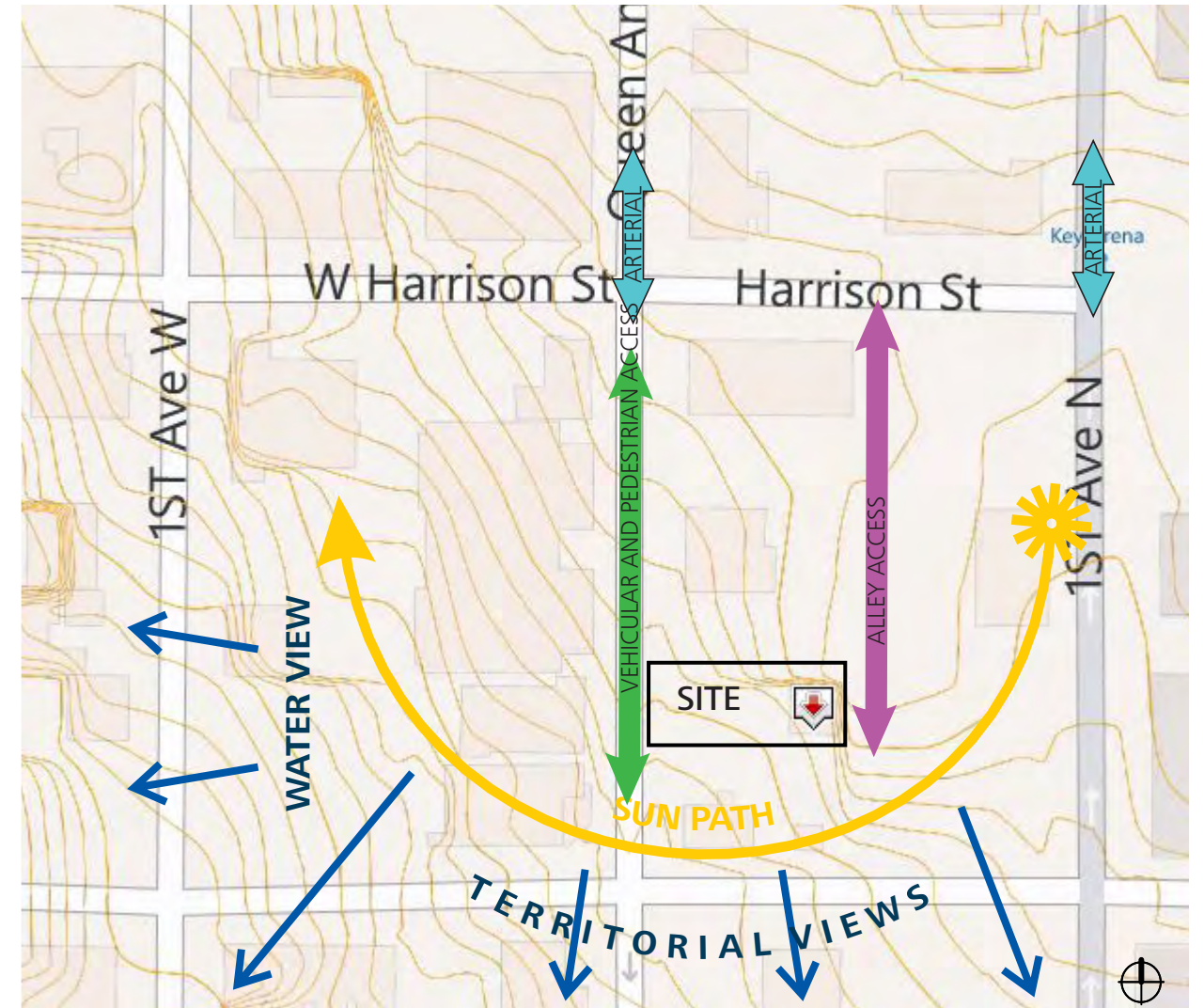


SITE AERIAL



SITE TREE CANOPY COVERAGE

URBAN DESIGN ANALYSIS



SITE CONDITIONS

Part of the Lower Queen Anne area, this site has 12' slope, sloping southwest towards Elliot Bay. When not obstructed by the built environment, views can be had of the Space Needle, downtown Seattle,, Elliot Bay and the Olympic Mountains.

Vehicular traffic in the neighborhood is relatively heavy, but pedestrian is medium to light with exceptions of events in Seattle Center. The North-South avenues of Queen Anne and 1st Avenue N are arterials with mass transit traffic. East-West streets are more quiet and service local traffic. The area is active all day long, with businesses drawing people during the day and various amenities in heart of Uptown and around Denny Way drawing residents in the evening.

The neighborhood has an urban tree canopy which varies greatly in scale and quality from street to street. Unfortunately, Queen Anne Avenue N., directly in front of our site, shows very little of the local urban canopy, with a paved over planting strip and only a few stunted trees.



1 - QUEEN ANNE AVE. N. - LOOKING NORTH



2 - ALLEY EAST OF SITE - LOOKING EAST



3 - W. THOMAS ST. - LOOKING WEST



4 - QUEEN ANNE AVE. N. - LOOKING EAST



5 - W. HARRISON ST. - LOOKING EAST

NEIGHBORHOOD PHOTOS



1 - QUEEN ANNE AVE. N - LOOKING WEST



2 - QUEEN ANNE AVE. N - LOOKING EAST

SITE PHOTOS

DEVELOPMENT OBJECTIVES

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

The ground level of the preferred scheme consists of a residential lobby, 3 commercial live / work units in loft configuration facing the street. The commercial live / work units will have direct, individual street access. Mezzanine level will have parking, accessible from alley and building services behind mezzanine levels of live work units.

The second thru sixth floors each have a mix of studios and one bedrooms, for a total of 10 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 13 stalls will be provided in the structure, with direct access from the alley.

DEVELOPMENT STATISTICS SUMMARY

Lot Size	7,200 SF	
FAR	4.75	
Allowable FAR	34,200 SF	
Proposed FAR	34,165 SF	
Commercial Live / Work Space	1,800 SF	
Parking Stalls	13	
	FAR SF	Units
Roof	340	
5th Floor	5,100	10
4th Floor	5,100	10
3rd Floor	5,100	10
2nd Floor	5,100	10
Mezzanine	5,465	10
Ground Floor	2,860	3 LW
Total	34,165	50 + 3LW

DEVELOPMENT OBJECTIVES



VIEW FROM SOUTHWEST CORNER

UPTOWN PARK DESIGN GUIDELINES

A - SITE PLANNING

A-1 RESPOND TO SITE CHARACTERISTICS

Provide widened sidewalk for potential display and mercantile use on the street level.
 Setback units from the alley to provide more privacy and shield units from service traffic and odors. Provide some southern exposure.

A-2 STREETScape COMPATIBILITY

Proposed development will provide continuous commercial frontage on Queen Anne Avenue N with exception of the residential lobby. No driveway or service interruption is proposed on Queen Anne Avenue N. Commercial and building signage will be proposed, together with street planting strip landscaping.

A-3 ENTRANCES VISIBLE FROM STREET

Extensive glazing is provided on the street-level live / work units to create connection with and interest for the public, all live work units have direct access from QA Avenue N. Residential lobby will be distinctively marked with signage and different canopy.

A-4 HUMAN ACTIVITY

We proposed widening sidewalk in front of the live-work units from the street and to provide mercantile opportunities for 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.

DESIGN GUIDELINES



VIEW FROM ALLEY



VIEW FROM STREET ALONG QUEEN ANNE AVE. N.

A-2, A-3, A-4

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 Urban, limiting development to 1 or 2 lot parcels. Most development enforces sidewalk line with no setback as proposed in this project. Project will have limited modulation with balcony element on East and West elevations.

C- ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 C-4 ARCHITECTURAL CONCEPT/ MATERIALS

In the proposal we have defined and separated residential and commercial uses on street level as well in vertical, provided street wall with transparent street level uses. We propose monolithic facade with accented change of window pattern on the street side. Per guidance, we have not provided balconies on the street side of the project. Street level signage and door relate project to human scale pedestrian experience.

D - PEDESTRIAN ENVIRONMENT

D-6 SCREENING OF DUMSTERS AND SERVICE

All service functions and refuse areas are within a building structure on alley side.

E - LANDSCAPING

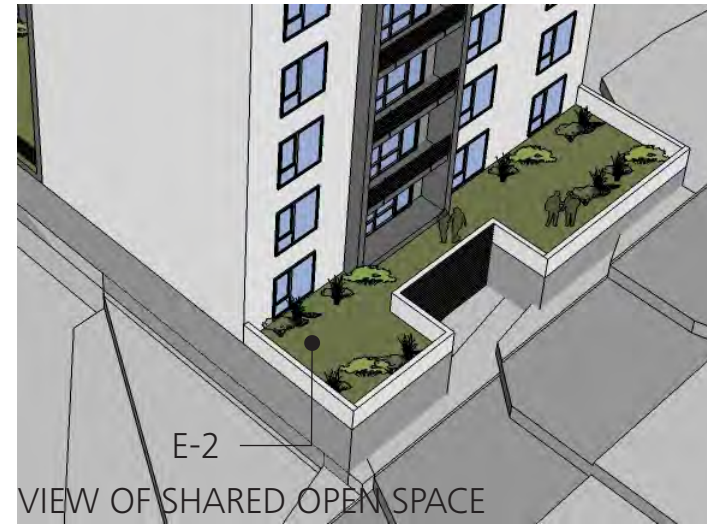
E-1 LANDSCAPING TO ENHANCE CONTINUITY WITH ADJACENT SITES

A continuous planting strip with street trees is proposed along Queen Anne Avenue N.

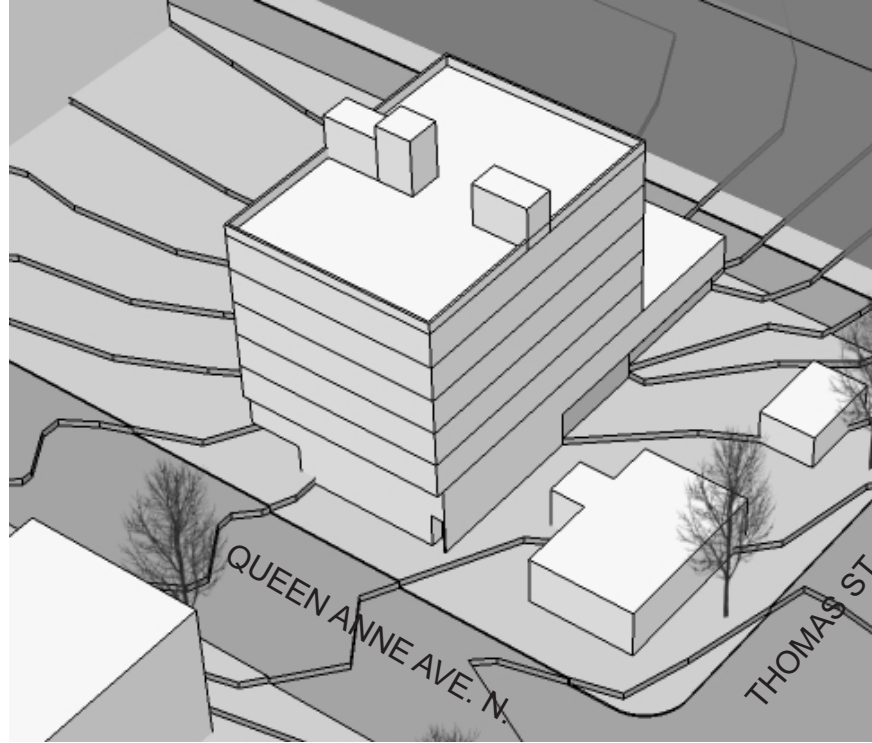
E-2 LANDSCAPING TO ENHANCE BUILDING AND SITE

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

DESIGN GUIDELINES



OPTION A

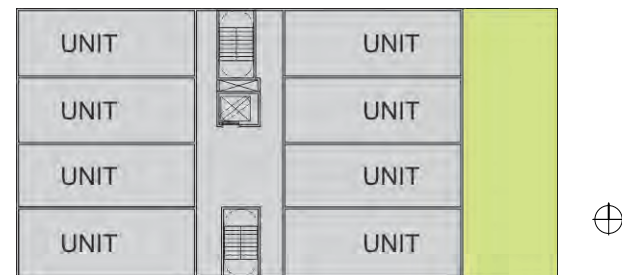


PRO'S

- Maximizes FAR
- Code compliant

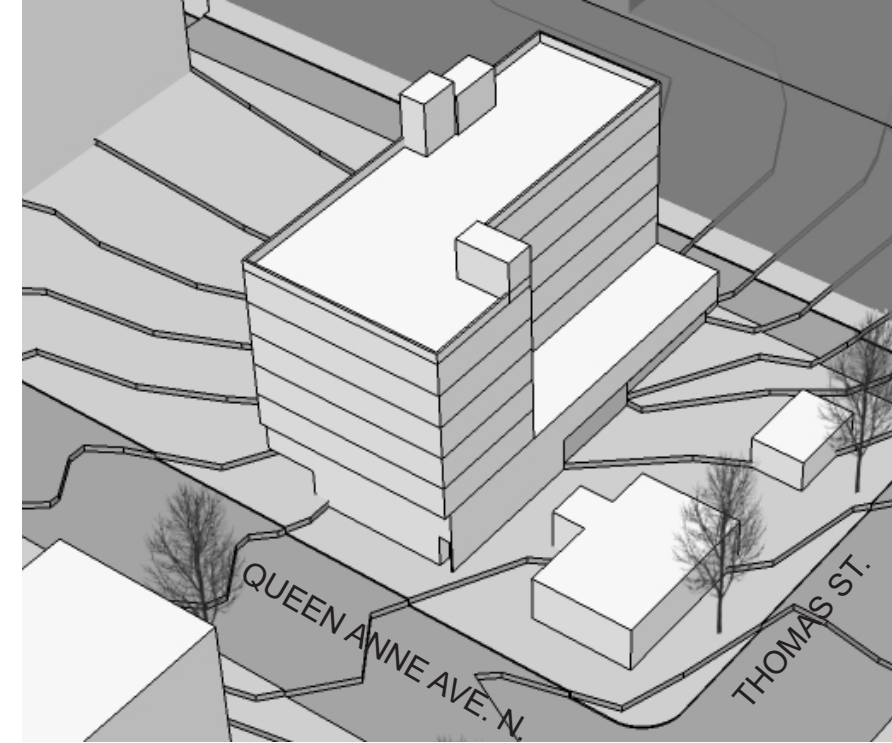
CON'S

- Open space only to the East facing units
- Provides 70' long blank facades on property lines
- Not maximizing unit count



ALTERNATE MASSING OPTIONS

OPTION B

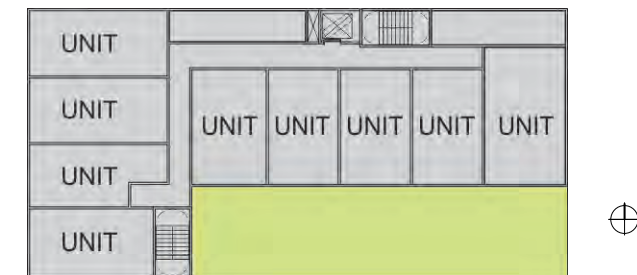


PRO'S

- Maximizes FAR
- Code compliant

CON'S

- Less unit count
- Not full FAR
- Majority of the units may lose view and light with potential development
- Requires SCL power line relocation
- provides 100' long facade on north elevation



OPTION C (PREFERRED OPTION)

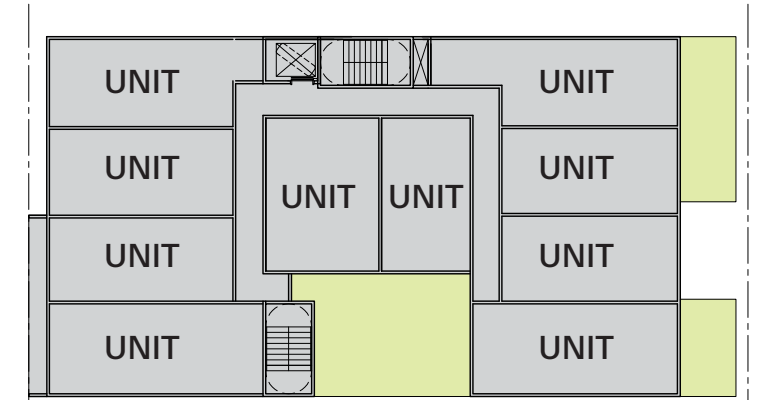


PRO'S

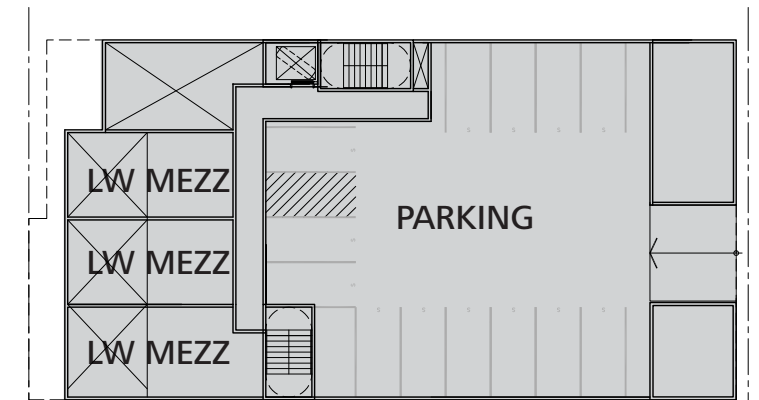
- Maximizes FAR
- Maximizes Unit Count
- Breaks facade
- Breaks amenity space
- Code compliant

CON'S

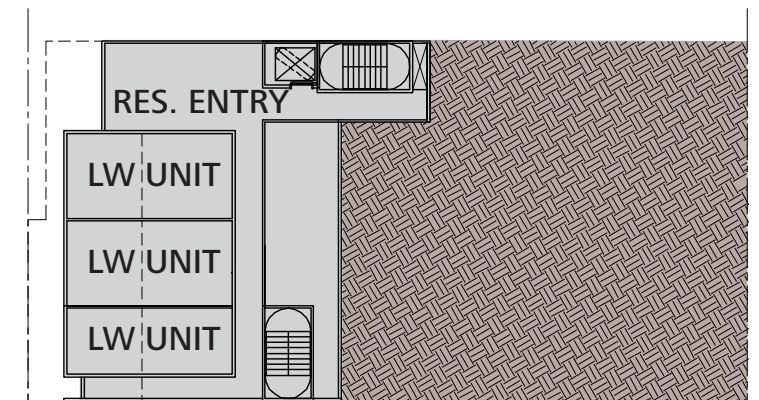
- North facade still 70' addressed in change of material



FLOORS 2-6



MEZZANINE FLOOR



GROUND FLOOR

QUEEN ANNE AVE. N.

ALLEY



PREFERRED MASSING OPTIONS



STREET LEVEL

The proposed project at the street level will be primarily characterized the residential lobby entry and the individual live / work entries. Concrete, glass and aluminum materials will be stepped back from the sidewalk, effectively widening the sidewalk for commercial and display activities of LW units business. The currently paved planting strip will be removed and returned to a landscaped condition, improving the quality of the street-scape on Queen Anne Avenue N.



ARCHITECTURAL RESPONSE TO GUIDELINES

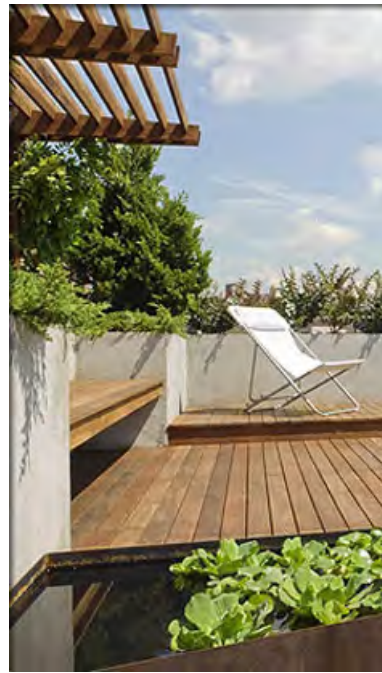


AMENITY / SECOND FLOOR PODIUM LEVEL

Landscaping area will be provided at the second floor podium level as amenity space for units residents who will have private access. Plantings and hardscape will be used to enhance podium. Green wall landscaping will be used to cover the exterior exit stair. 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



ROOF AMENITY

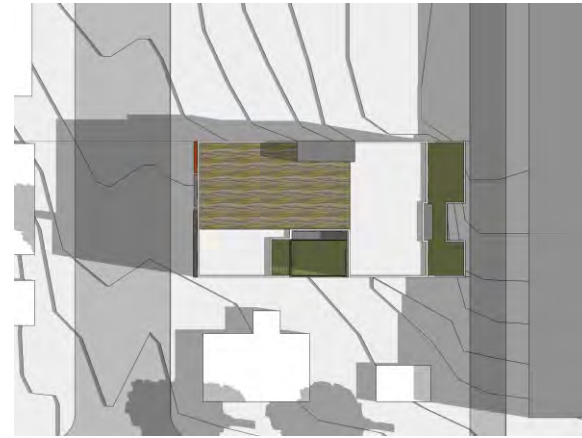
The roof for this project is intended to be used by all residents as an amenity space. Landscape and hardscape are proposed to create a comfortable and attractive urban roof garden. By making the roof occupiable, the tenants will be able to take in territorial views of downtown Seattle, Puget Sound and 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.



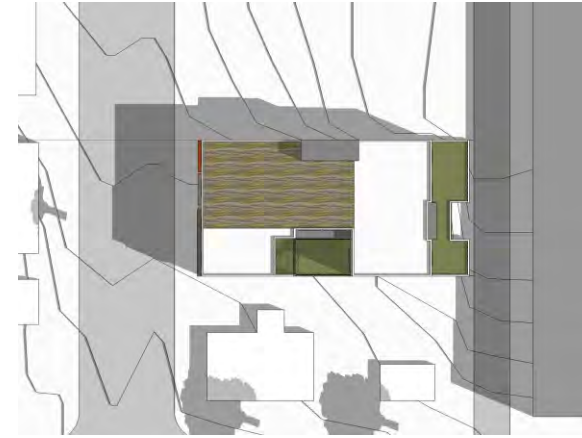
ARCHITECTURAL RESPONSE TO GUIDELINES



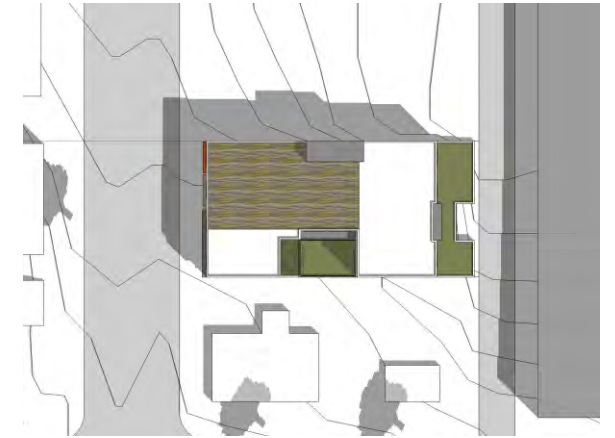
JUNE 21ST - 8AM



JUNE 21ST - 9AM



JUNE 21ST - 10AM



JUNE 21ST - 11AM



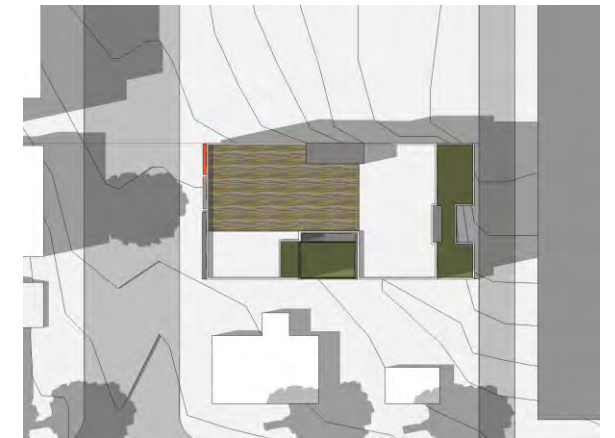
JUNE 21ST - 12PM



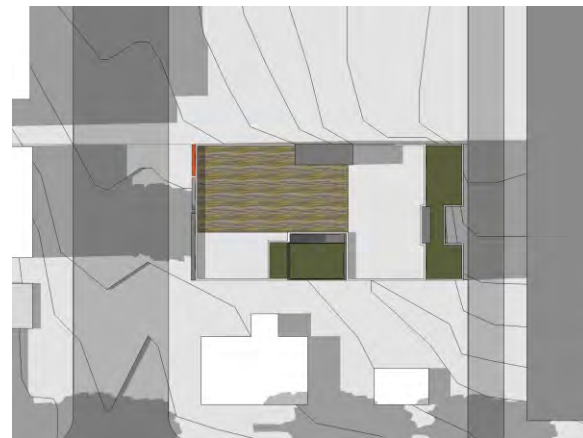
JUNE 21ST - 1PM



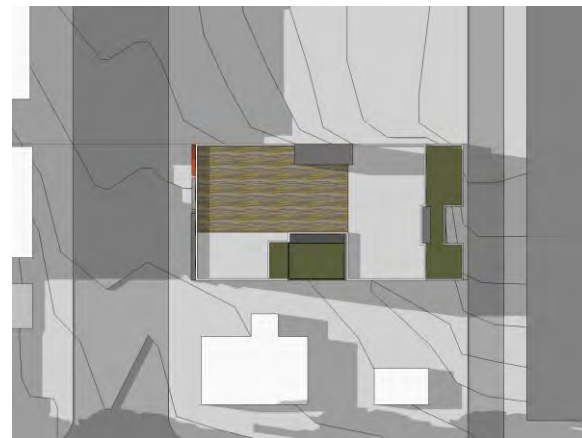
JUNE 21ST - 2PM



JUNE 21ST - 3PM



JUNE 21ST - 4PM



JUNE 21ST - 5PM

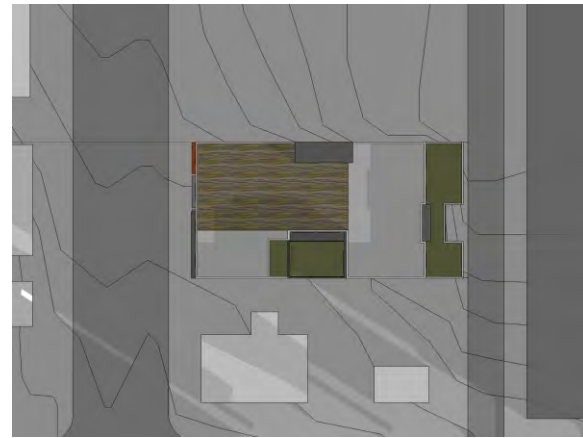


JUNE 21ST - 6PM

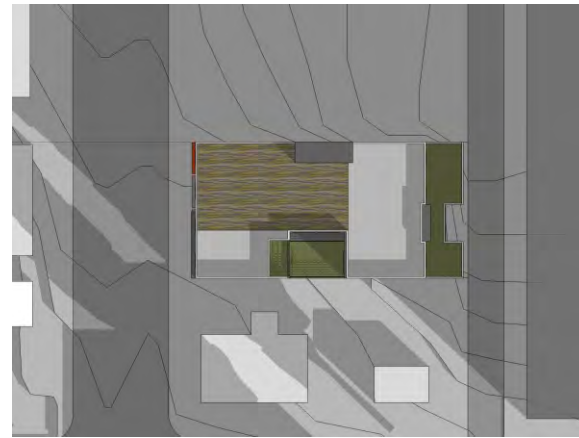


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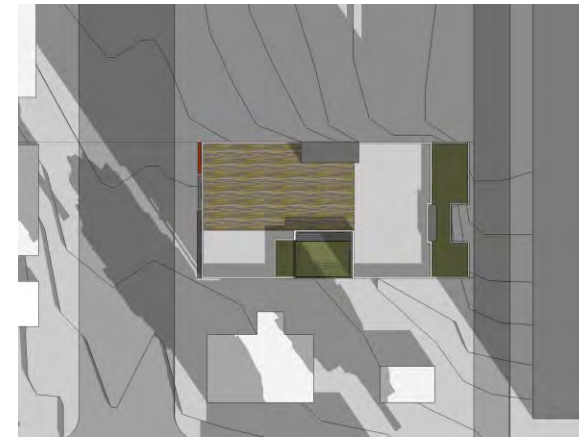
SUN STUDY - JUNE 21ST



JANUARY 21ST - 8AM



JANUARY 21ST - 9AM



JANUARY 21ST - 10AM



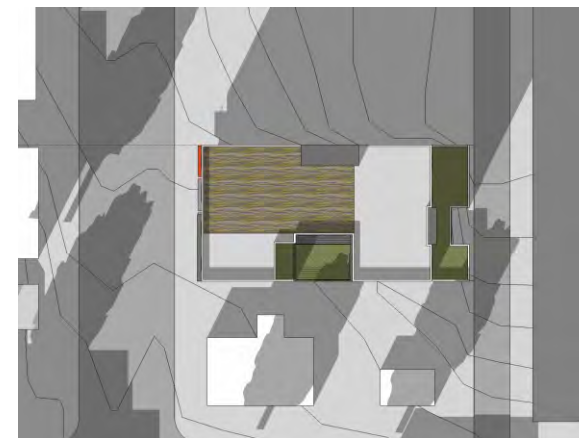
JANUARY 21ST - 11AM



JANUARY 21ST - 12PM



JANUARY 21ST - 1PM



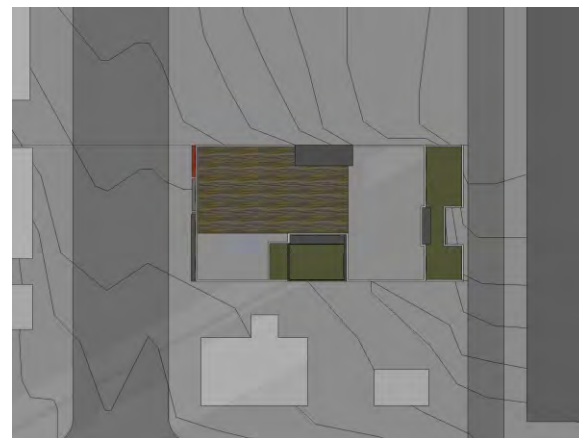
JANUARY 21ST - 2PM



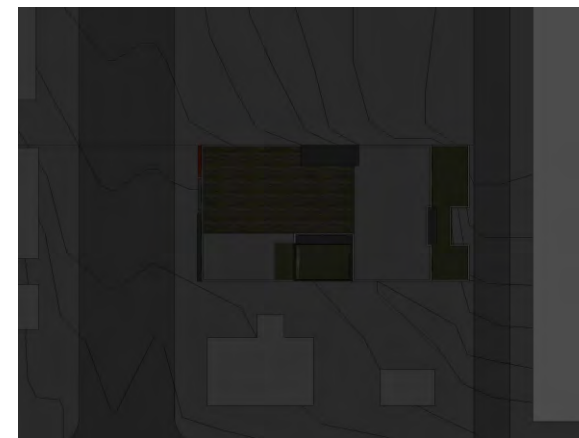
JANUARY 21ST - 3PM



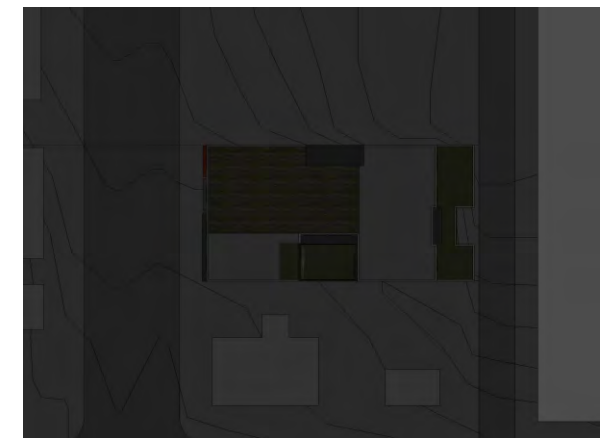
JANUARY 21ST - 4PM



JANUARY 21ST - 5PM



JANUARY 21ST - 6PM



JANUARY 21ST - 7PM

SUN STUDY - JANUARY 21ST

Address: 306 Queen Anne Avenue N
Zone: NC3-65
Project: EDG Alternative C

DPD Proj. #: 3013058
Caron Proj. #: 2012.02
Date: 2/29/2012

<u>Code Reference</u>	<u>Requirement</u>	<u>Provided</u>	<u>Complies?</u>	<u>Departure Request:</u>
23.47A.005	Street-Level Uses			
<u>C3.</u>	<i>Residential uses may not exceed 20% of the street-level street-facing façade when facing an arterial</i>	Queen Anne Ave. N. is an arterial. 31% (18.5 ft. of 60 ft. façade) is residential.	N	1. Allow residential uses to occupy 31% of the street-level street-facing façade at the arterial.

Rationale for Departure: Residential use along Queen Anne Avenue North are minimized to residential entry lobby and code required egress.

DEPARTURE