



caron

09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058

washington 2505 3rd avenue•suite 300C , Seattle, WA 98121 • california 1993 Santa Barbara Street, San Luis Obispo, CA 93401 • www.caronarchitecture.com

Address : 306 Queen Anne Ave N
DPD Project Number : 3013058
Developer :
Applicant :
Contact : Radim Blazej, Caron Architecture
Zoning : NC3-65

The project is a 6-story apartment building containing 50 residential units and 3 live-work units (53 total.) No parking is required for the project, however, 11 parking stalls have been provided. The existing vacant 2 story residential building on the site will be demolished. The site is zoned Neighborhood Commerical NC3-65 in the Uptown Urban Neighborhood overlay. The building mass on the site responds to the zoning context and multifamily projects on adjacent blocks.

Project History:

The Early Design Guidance meeting was held on April 4, 2012. The Master Use Permit submittal was on May 11, 2012.

Site Plan Features

- Mixed-use building keeps neighborhood character
- 6 story structure matches height of recent developments
- Landscaped south facing elevated courtyard

Queen Anne Avenue

- Live / work units at street level
- Canopies over Live / Work units
- Covered residential entry
- 19’ floor to floor height provides ample commercial space
- Large amount of transparency
- Soft, indirect lighting reduces glare and spill out

Alley

- Trash and utilities service and pick-up
- Parking garage access
- Secured bicycle storage in the parking garage, accessed from the alley
- Elevated private decks for the 2nd floor units

Amenities and Views

- Landscaped private elevated decks and shared roof deck provide comfortable gathering areas
- Roof top edible garden boxes encourage urban gardening
- Spectacular views of Downtown Seattle and Elliot Bay from the upper units and shared roof deck
- Live / work units enliven the street presence on Queen Anne Avenue

PROJECT DESCRIPTION

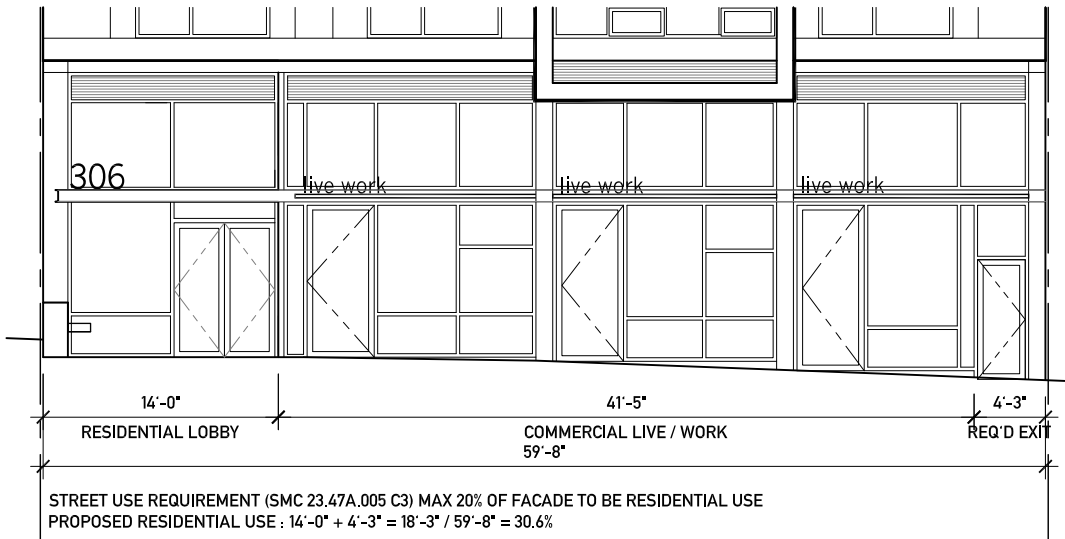
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DEVELOPMENT STATISTICS SUMMARY

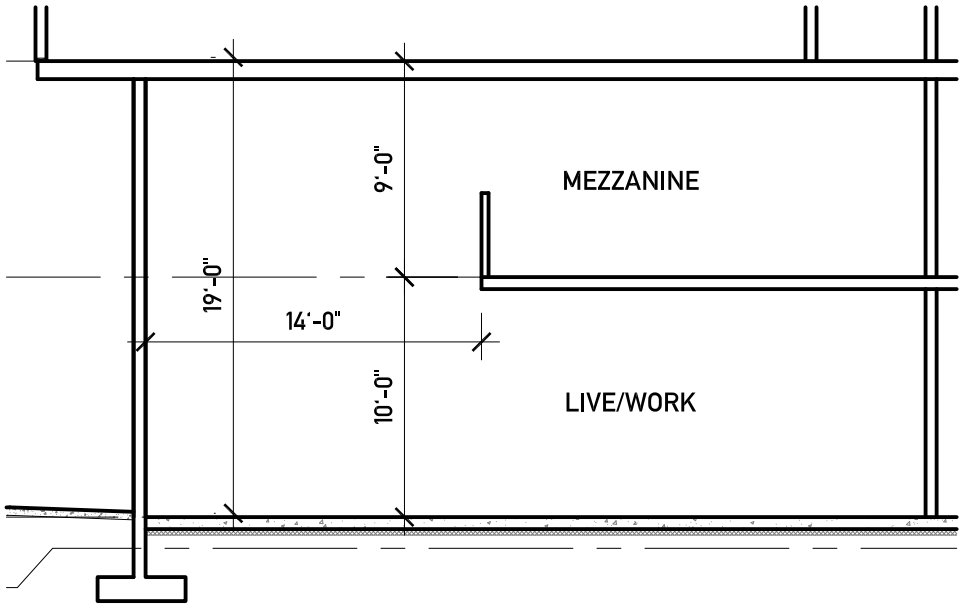
Lot Size	7,200 SF	
Base FAR:	4.75	combined for mixed-use structures
Residential FAR:	4.25	
Commercial FAR:	4.25	
Allowable Base FAR:	34,200 SF	
Allowable Residential FAR:	30,600 SF	
Allowable Commercial FAR:	30,600 SF	
Total Base FAR:	34,137 SF	
Total Residential FAR:	30,417 SF	
Total Commercial FAR:	3,720 SF	
Commercial Live / Work Space	1,800 SF	
Parking Stalls	11	
	FAR SF	UNITS
Roof	207	
6th Floor	5,239	10
5th Floor	5,239	10
4th Floor	5,257	10
3rd Floor	5,257	10
2nd Floor	5,257	10
Ground Floor Residential	3,961	3 LW
Ground Floor Commercial	3,720	
TOTAL	34,137	50 + 3 LW



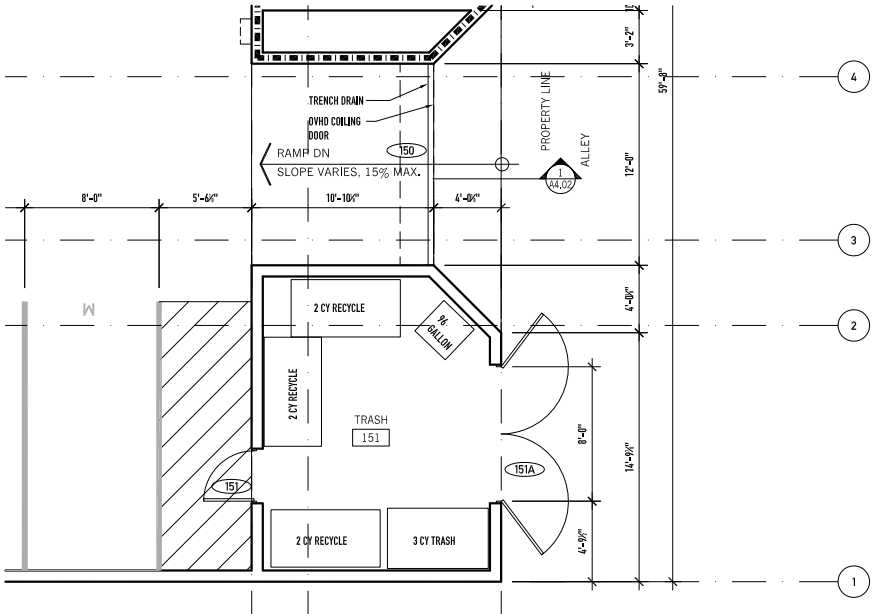
CODE REFERENCE	REQUIREMENT	PROVIDED	COMPLIANCE	DEPARTURE REQUEST	RATIONALE
23.47A.005 C3	STREET LEVEL USES Residential uses may not exceed 20% of the street-level street-facing façade when facing an arterial	Queen Anne Ave N is an arterial. 30.6% (18.3 ft of 59'-8" ft façade) is residential.	N	1. Allow residential uses to occupy 30.6% of the street-level street-facing facade at the arterial.	Rationale for Departure: Residential use along Queen Anne Ave North is minimizd to residential entry lobby and code required egress.
23.47A.008 B3	Non-Residential uses must be 30' deep with a floor to floor of 13'	Proposed design for live/work units has a 19' height floor to floor for the first 14' and 10' floor to floor at the mezzanine.	N	1. Allow the live / work mezzanine area to have a ceiling height of less than 13'.	Floor to floor at front of unit exceeds requirement by 6 ft, giving greater transparency to non-residential areas than required. "Live" area at loft pulled forward allows resident to monitor entry from loft area. Mezzanines do not count as floor area in the SBC.
23.54.040 B	Solid waste required for the unit count and mixed use shall be 416 sf per Table A	272 sf trash enclosure	N	1. Allow a reduced trash enclosure	The 416 sf enclosure is larger than needed for this project. An administrative departure has been granted by Liz Kaine in SPU.



Residential façade



Live / Work Height



Trash Enclosure

DEPARTURES

09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058

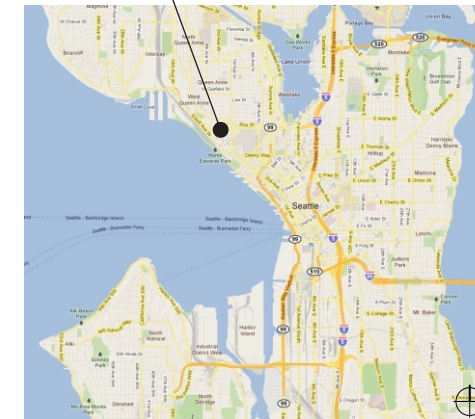
RE: 3013058 RESPONSE TO EARLY DESIGN GUIDANCE MEETING		
	Address residential exit area at the street level.	The southerly residential exit on Queen Anne Avenue has been incorporated into the storefront window system of the adjacent live / work unit to integrate more fully into the street level façade.
	Revise parking entrance to provide more secure area.	The parking entrance walls have been chamfered four feet on each side so as to increase visibility.
	Consider revision to street residential façade to provide more glazing for the units. Address treatment of blank wall at property lines.	The residential façade on the north and south have been revised to provide more glazing into each unit. The new approximate glazing area for each unit is 72 sf (8'x9'), which was increased from the 42.25 sf (6'-6"x6'-6") windows shown on the original EDG submittal.



VICINITY MAP



UPTOWN PARK
LOWER QUEEN ANNE



VIEWS 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 (image 3, page 6), older single-story commercial buildings and medium-sized office buildings (image 1, page 6) built within the past 40 years. Large old buildings built right to the street, a mature urban tree canopy and narrow streets all contribute to the established feeling of the neighborhood. There are few street level commercial uses along this three-block stretch of Queen Anne Avenue, contributing to a low volume of pedestrian traffic.

The block's east and west properties across the alley are predominantly surface parking lots. A large multifamily development is proposed to the east by others.

Frequent bus service from downtown to lower Queen Anne makes the Uptown Urban Neighborhood an easily accessible place to live or visit.

LEGEND

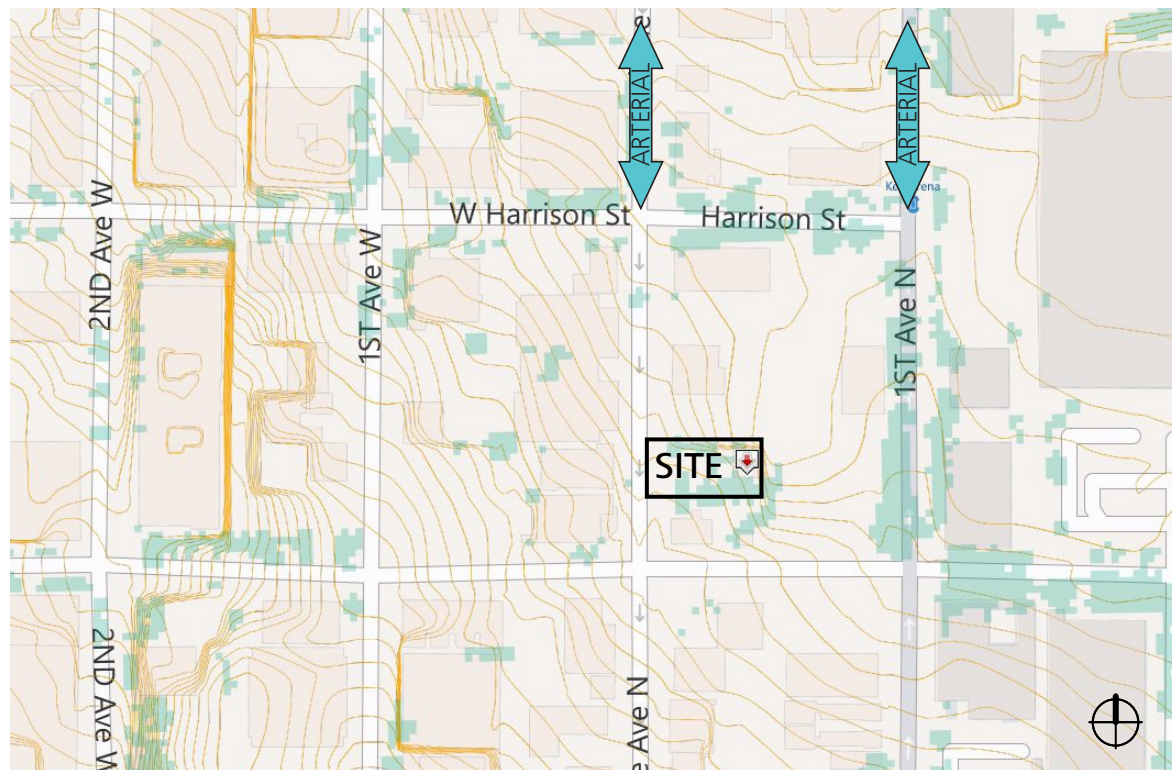
- MIXED USE
- RETAIL
- OFFICE
- RESIDENTIAL
- SURFACE PARKING

NEIGHBORHOOD ANALYSIS

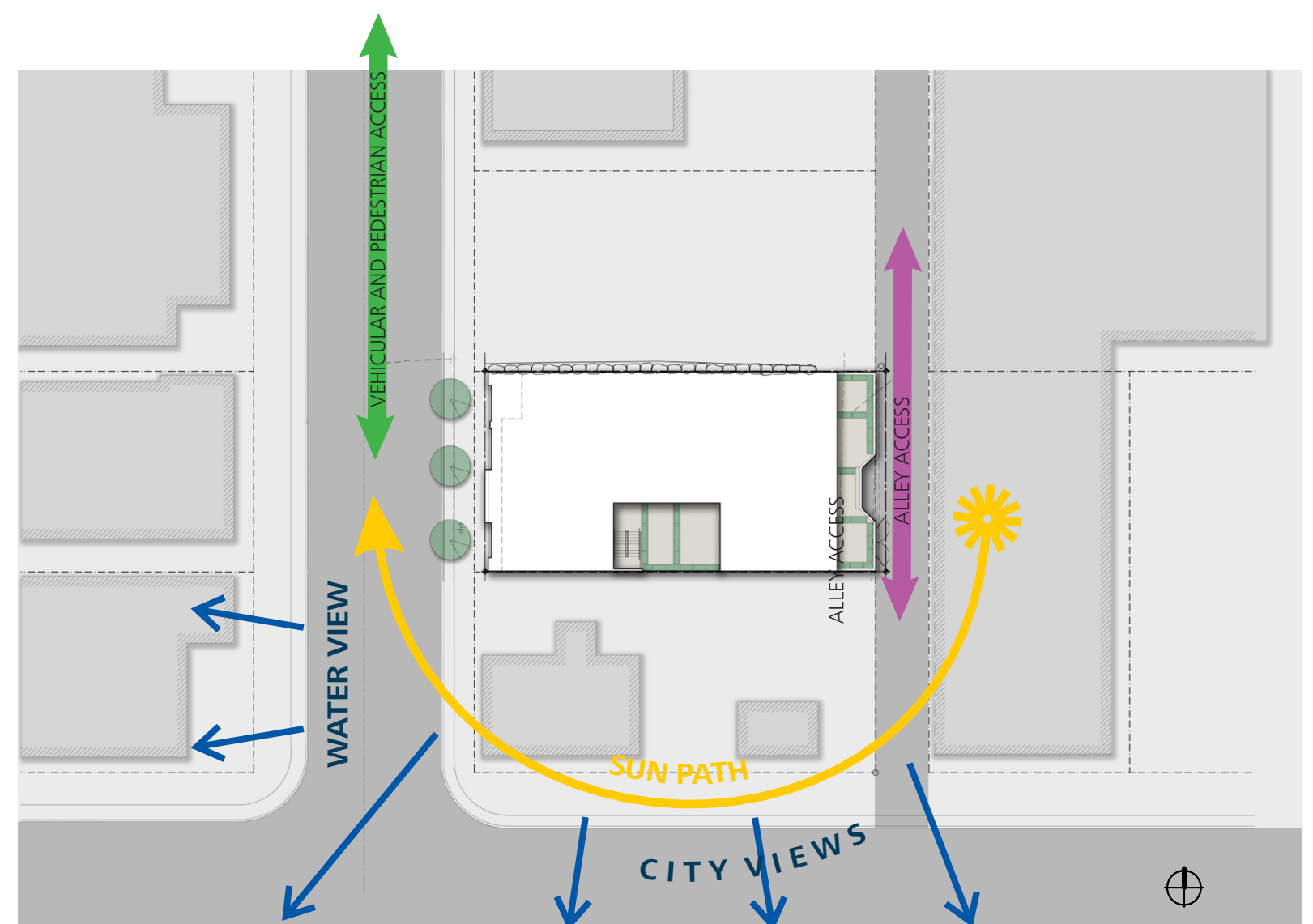
09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058



SITE AERIAL



SITE TREE CANOPY COVERAGE



SITE PLAN

SITE CONDITIONS

Part of the Lower Queen Anne area, this site has an approximate 12' grade change, sloping southwest towards Elliot Bay. When not obstructed by the built environment, views of the Space Needle, downtown Seattle, Elliot Bay and the Olympic Mountains are prevalent.

Vehicular traffic in the neighborhood is relatively heavy, but pedestrian traffic is medium to light except during events at the Seattle Center. The North-South avenues of Queen Anne and 1st Avenue N are arterials with mass transit traffic. East-West streets are quieter 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.

SITE ANALYSIS

09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058



1 - QUEEN ANNE AVE. N. - LOOKING NORTH



2 - ALLEY EAST OF SITE - LOOKING EAST



3 - W. THOMAS ST. - LOOKING WEST



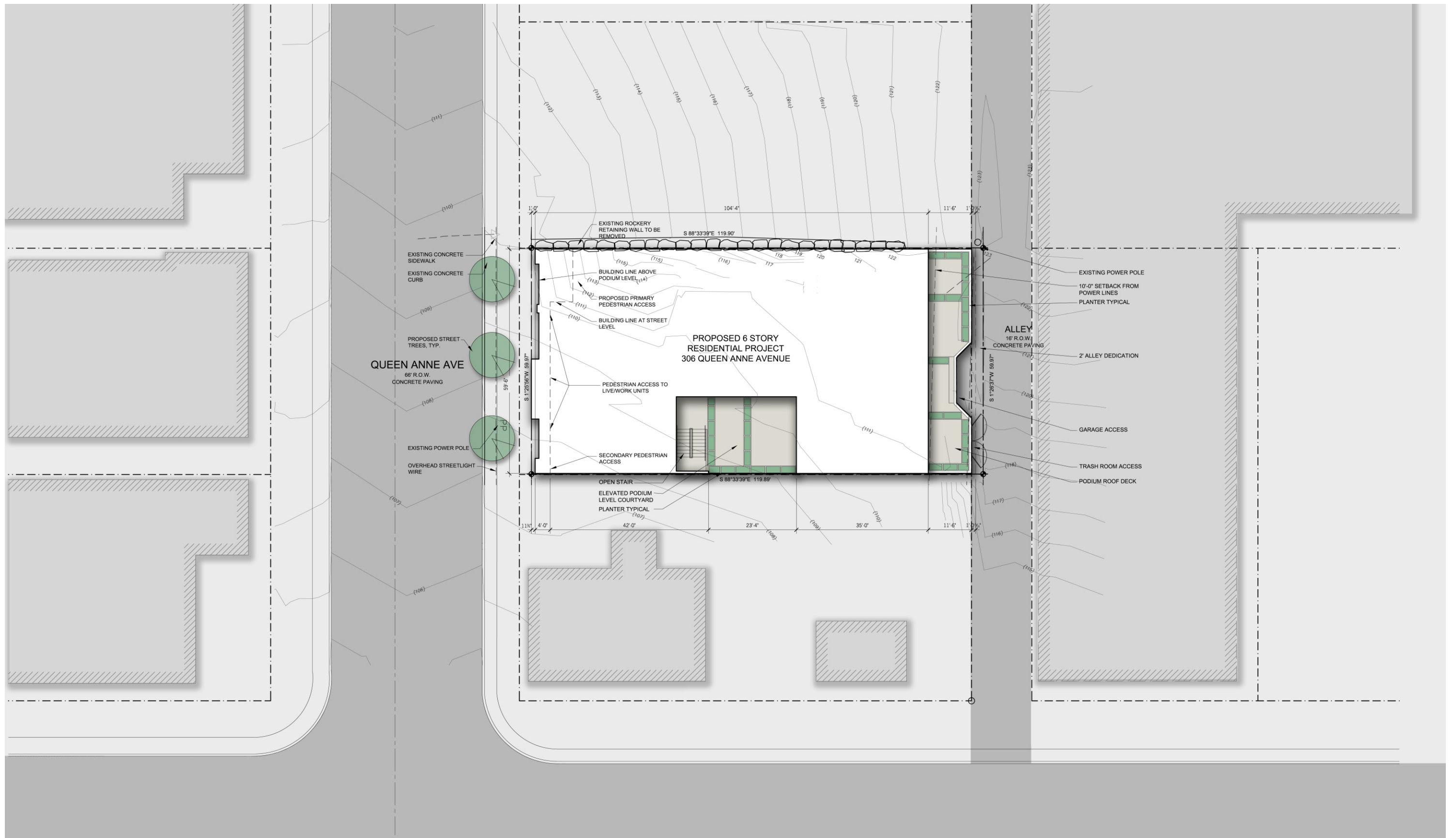
4 - QUEEN ANNE AVE. N. - LOOKING EAST



5 - W. HARRISON ST. - LOOKING EAST

NEIGHBORHOOD PHOTOS

09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058



SITE PLAN

09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
 306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058



1 - QUEEN ANNE AVE. N - LOOKING WEST



2 - QUEEN ANNE AVE. N - LOOKING EAST

SITE PHOTOS

09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
 306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058

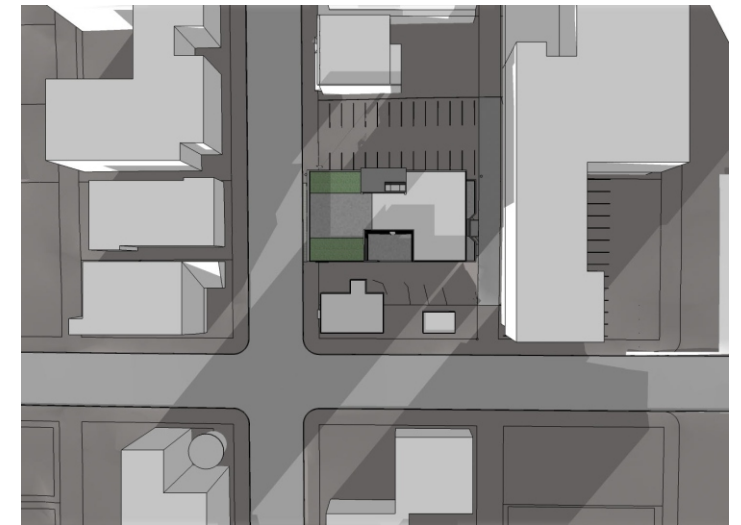




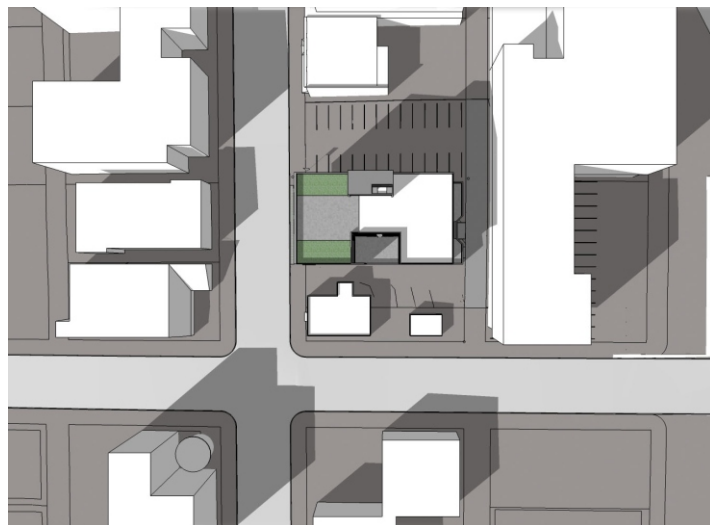
12/21 9am



12/21 12pm



12/21 3pm



3/21 9am



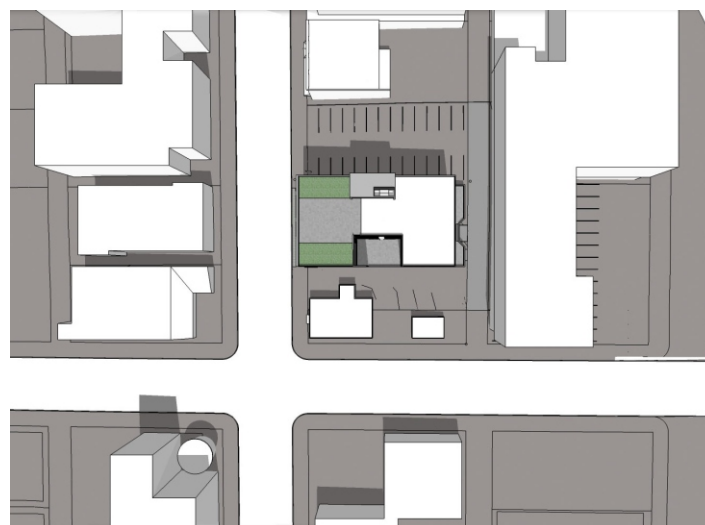
3/21 12pm



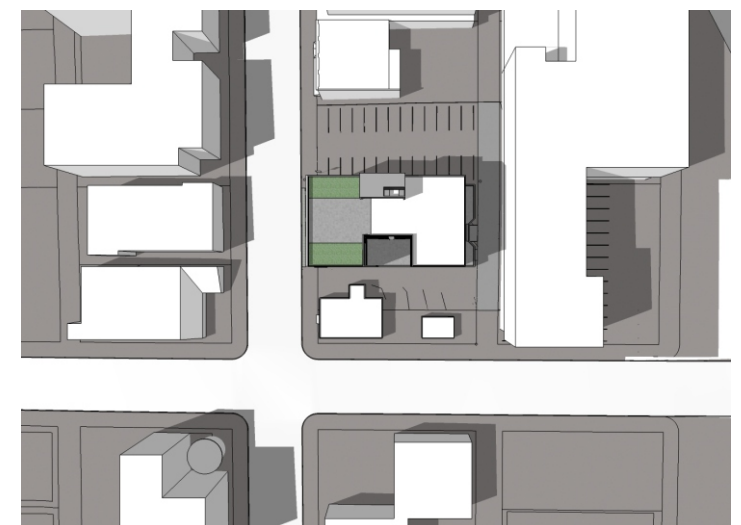
3/21 3pm



6/21 9am



6/21 12pm



6/21 3pm

SHADOW STUDIES

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306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058



QUEEN ANNE AVENUE SIDEWALK LOOKING SOUTH



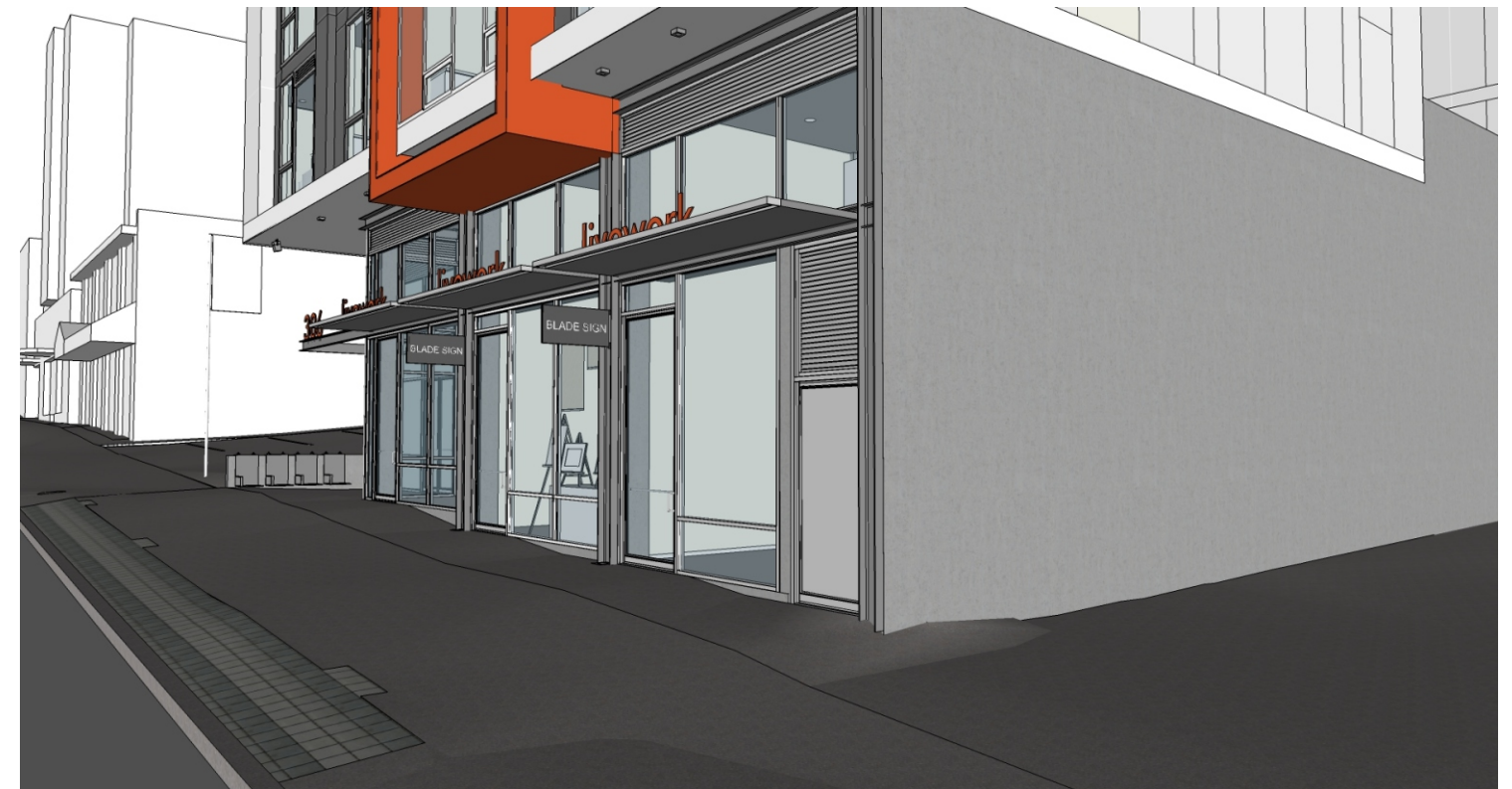
QUEEN ANNE AVENUE SIDEWALK LOOKING NORTH

STREET VIEWS

09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058



QUEEN ANNE AVENUE SIDEWALK LOOKING SOUTH



QUEEN ANNE AVENUE SIDEWALK LOOKING NORTH

SIDEWALK VIEWS

09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058



ALLEY LOOKING SOUTH



ALLEY LOOKING NORTH

ALLEY VIEWS

09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
 306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058



PODIUM LEVEL ELEVATED COURTYARD

A portion of the roof is intended to be used by all residents as an amenity space. Landscape and hardscape are proposed to create a comfortable and attractive roof space. Planter boxes designed for edible plants encourage urban gardening. Tenants will be able to enjoy views of Elliot Bay, as well as the downtown skyline. The roof will be served by both staircases and the elevator.

The podium level courtyard is intended to serve as a private amenity area for the two adjacent units. Planters will provide separation and a green screen will provide privacy from the open stair to the units looking over the courtyard.

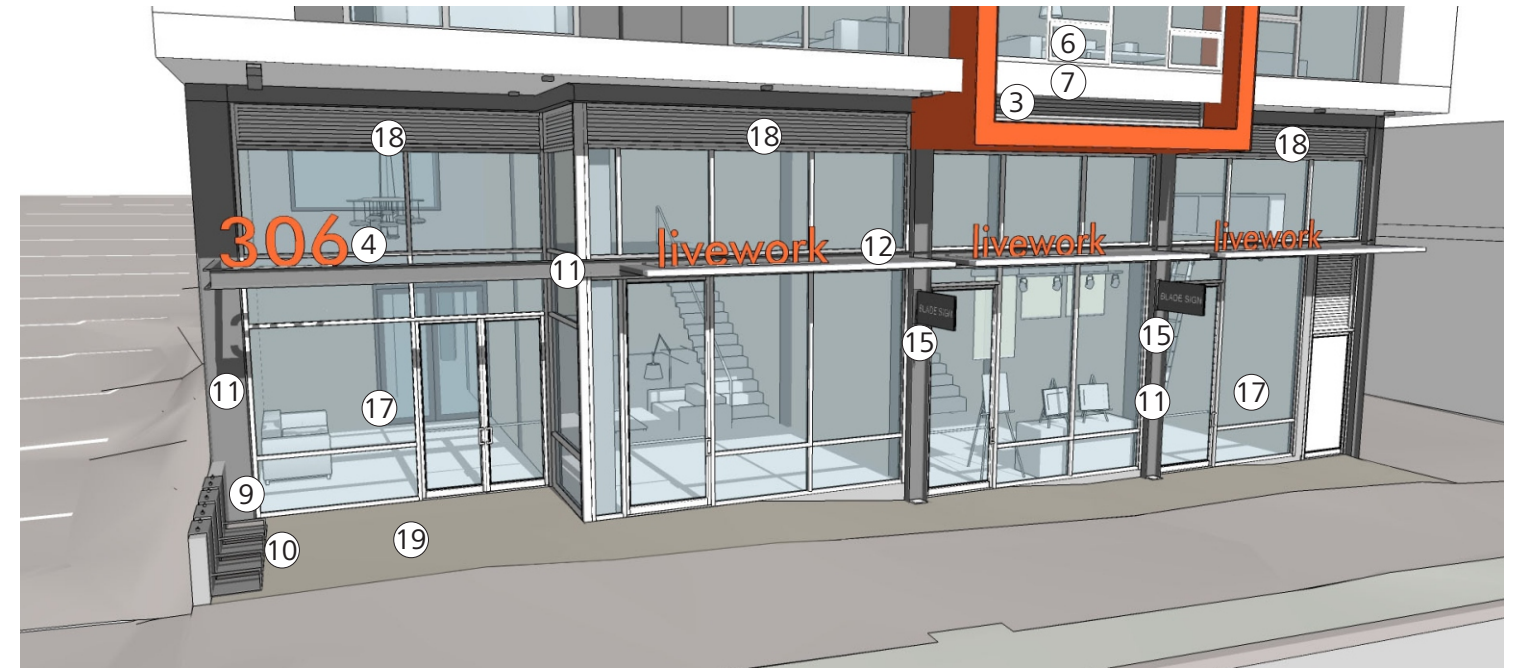


ROOF DECK

COURTYARD AND ROOF DECK

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-  ① AEP SPAN NU-WAVE CORRUGATED METAL SIDING : REGAL WHITE
-  ② SANDBLASTED CONCRETE : NATURAL COLOR
-  ③ FIBER-CEMENT PANEL : ORANGE COLOR
-  ④ ADDRESS AND LIVE / WORK SIGNS: ORANGE COLOR
-  ⑤ FIBER-CEMENT PANEL : WHITE COLOR
-  ⑥ VINYL WINDOW AND LOUVER : WHITE COLOR
-  ⑦ METAL FLASHING : WHITE COLOR
-  ⑧ FIBER-CEMENT PANEL : OFF WHITE COLOR
-  ⑨ APPLIED STEEL ELEMENTS : DARK GREY COLOR
-  ⑩ STEEL BENCH : DARK GREY COLOR
-  ⑪ C CHANNEL : DARK GREY COLOR
-  ⑫ LIVE / WORK AWNINGS : DARK GREY COLOR
-  ⑬ METAL FLASHING : DARK GREY COLOR
-  ⑭ FIBER-CEMENT SIDING : DARK GREY COLOR
-  ⑮ BLADE SIGN : DARK GREY COLOR
-  ⑯ VINYL WINDOWS AND LOUVERS : DARK GREY COLOR
-  ⑰ ALUMINUM STOREFRONT WINDOW : MILL FINISH COLOR
-  ⑱ LOUVERS : MILL FINISH COLOR
-  ⑲ PERVIOUS PAVERS



EXTERIOR MATERIALS

09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058



MATERIALS SCHEDULE X	
1.	FIBERCEMENT SIDING PANEL
2.	METAL SIDING
3.	VINYL WINDOW OR DOOR ASSEMBLY
4.	STOREFRONT WINDOW
5.	AWNING
6.	CONCRETE
7.	CONCRETE PLANTER
8.	C-CHANNEL
9.	LOUVER

WEST ELEVATION

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MATERIALS SCHEDULE X

- 1. FIBERCEMENT SIDING PANEL
- 2. METAL SIDING
- 3. VINYL WINDOW OR DOOR ASSEMBLY
- 4. STOREFRONT WINDOW
- 5. AWNING
- 6. CONCRETE
- 7. CONCRETE PLANTER
- 8. C-CHANNEL
- 9. LOUVER



EAST ELEVATION

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MATERIALS SCHEDULE

X

1. FIBERCEMENT SIDING PANEL

2. METAL SIDING

3. VINYL WINDOW OR DOOR ASSEMBLY

4. STOREFRONT WINDOW

5. AWNING

6. CONCRETE

7. CONCRETE PLANTER

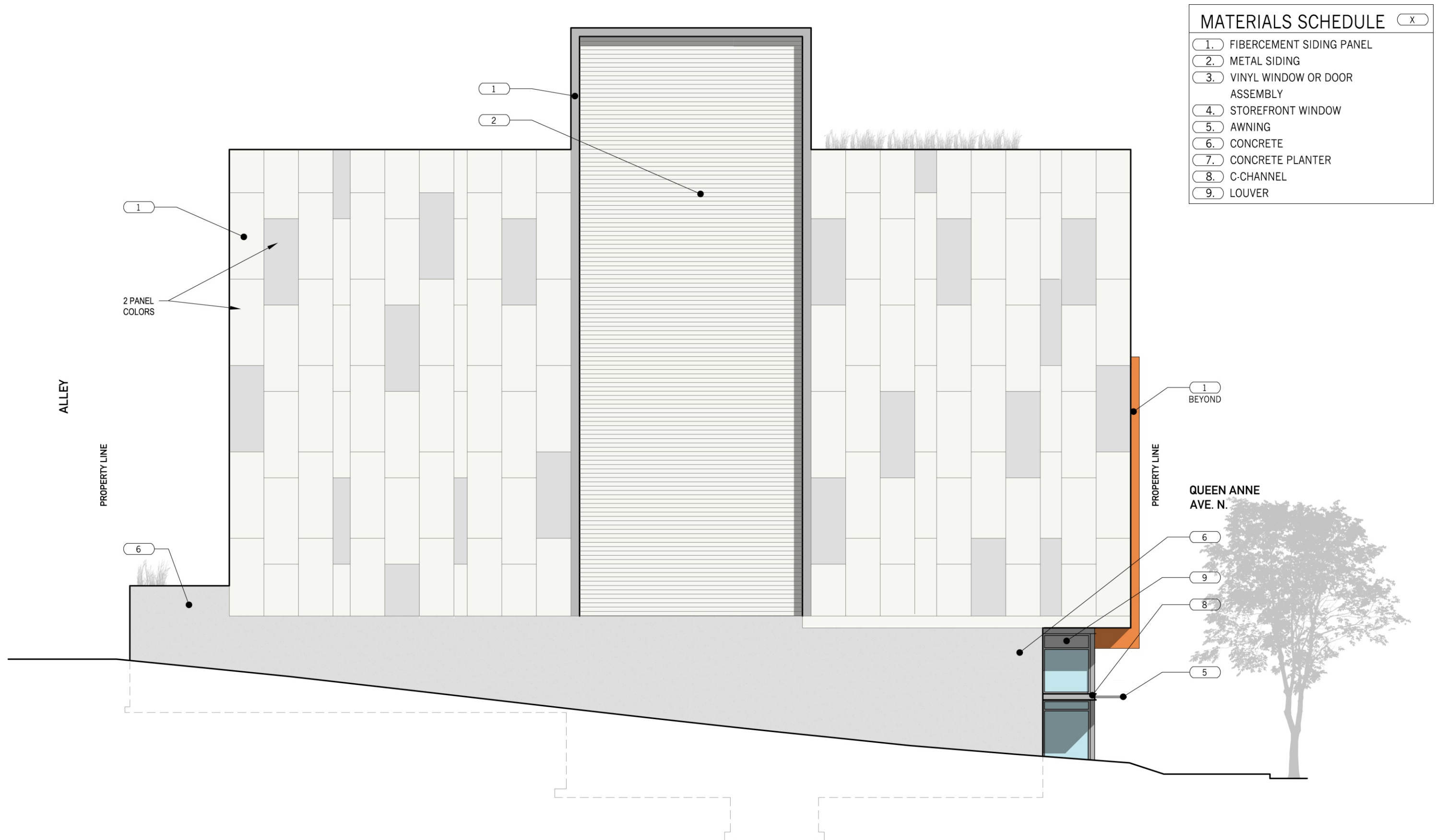
8. C-CHANNEL

9. LOUVER



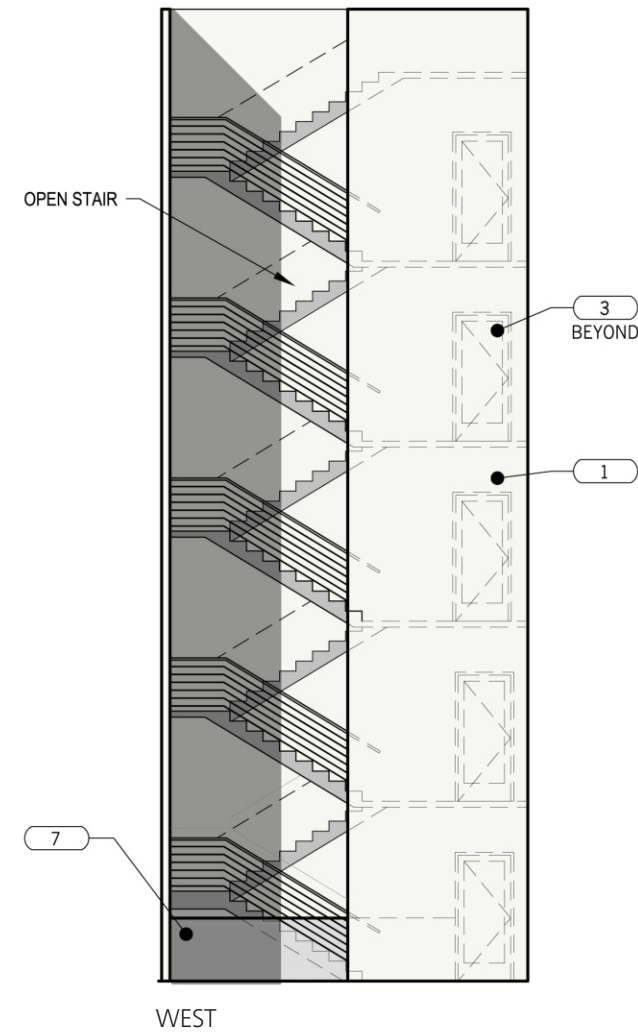
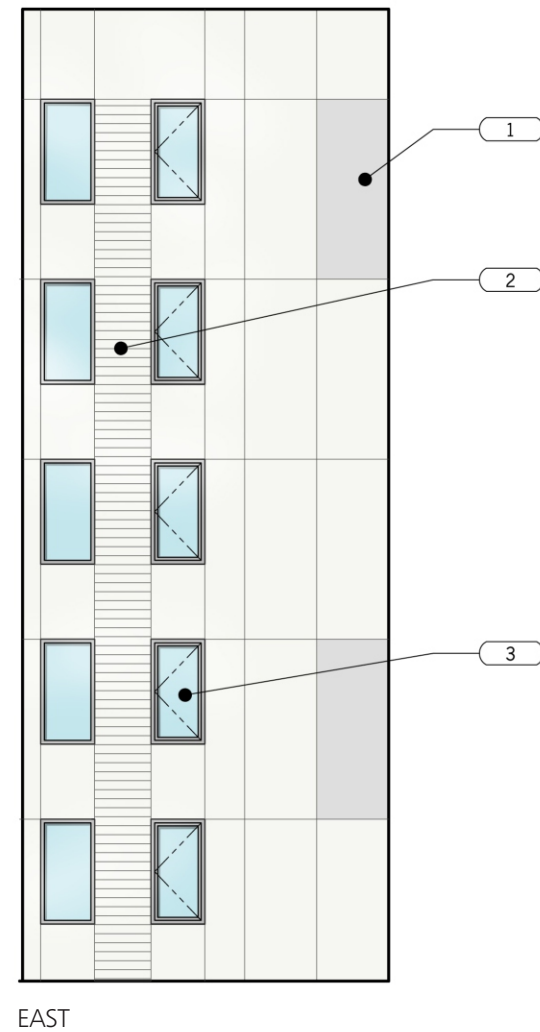
SOUTH ELEVATION

09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058



NORTH ELEVATION

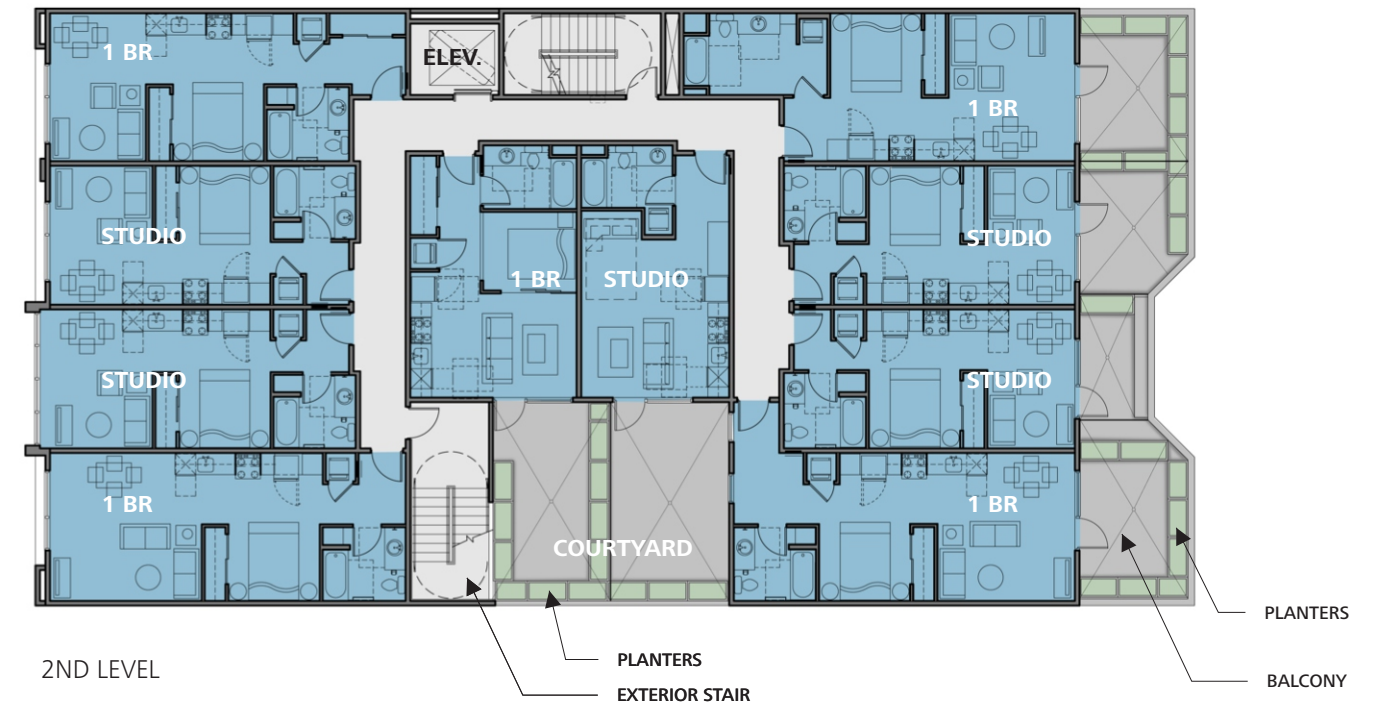
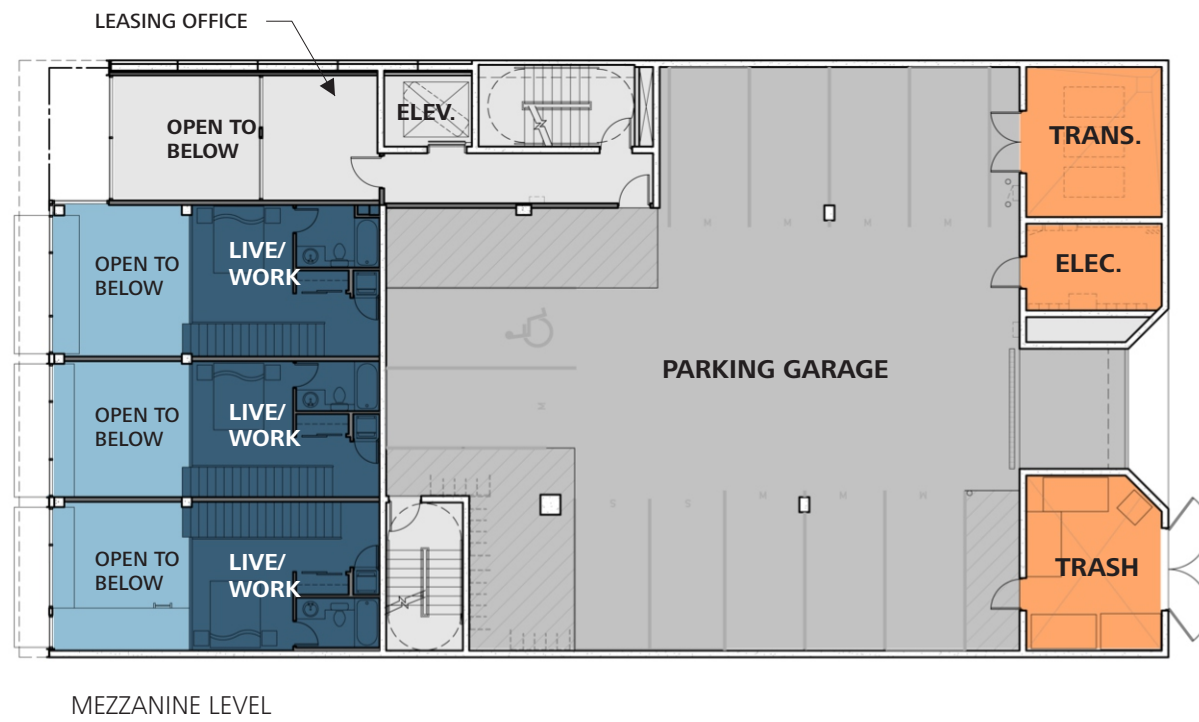
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306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058



MATERIALS SCHEDULE X	
1.	FIBERCEMENT SIDING PANEL
2.	METAL SIDING
3.	VINYL WINDOW OR DOOR ASSEMBLY
4.	STOREFRONT WINDOW
5.	AWNING
6.	CONCRETE
7.	CONCRETE PLANTER
8.	C-CHANNEL
9.	LOUVER

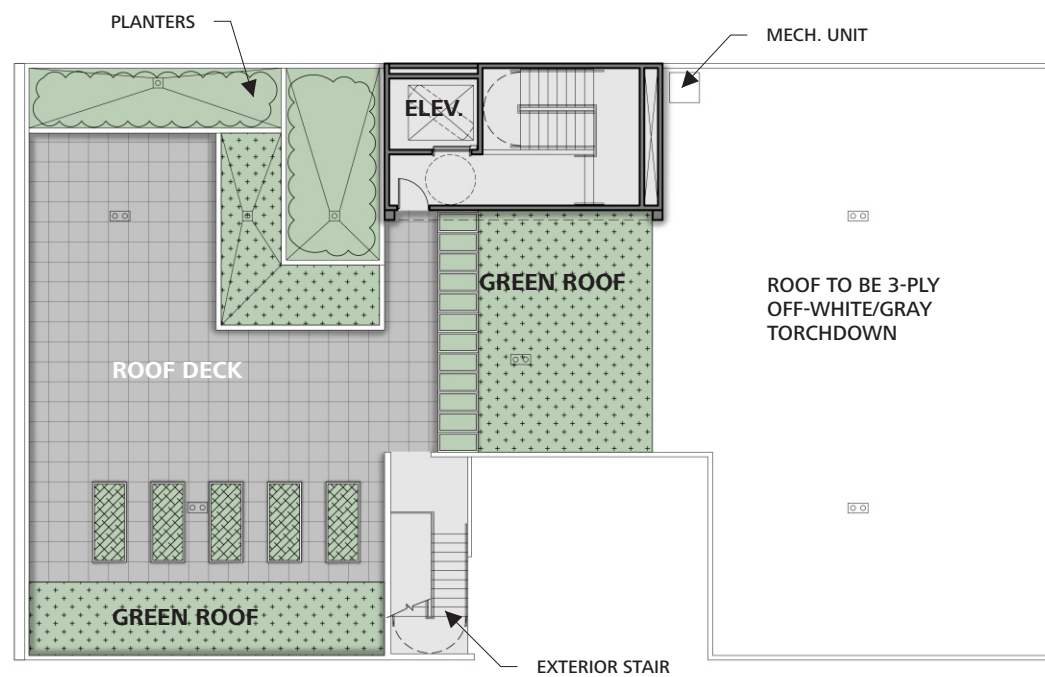
COURTYARD ELEVATIONS - EAST AND WEST

09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
 306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058



FLOOR PLANS

09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058



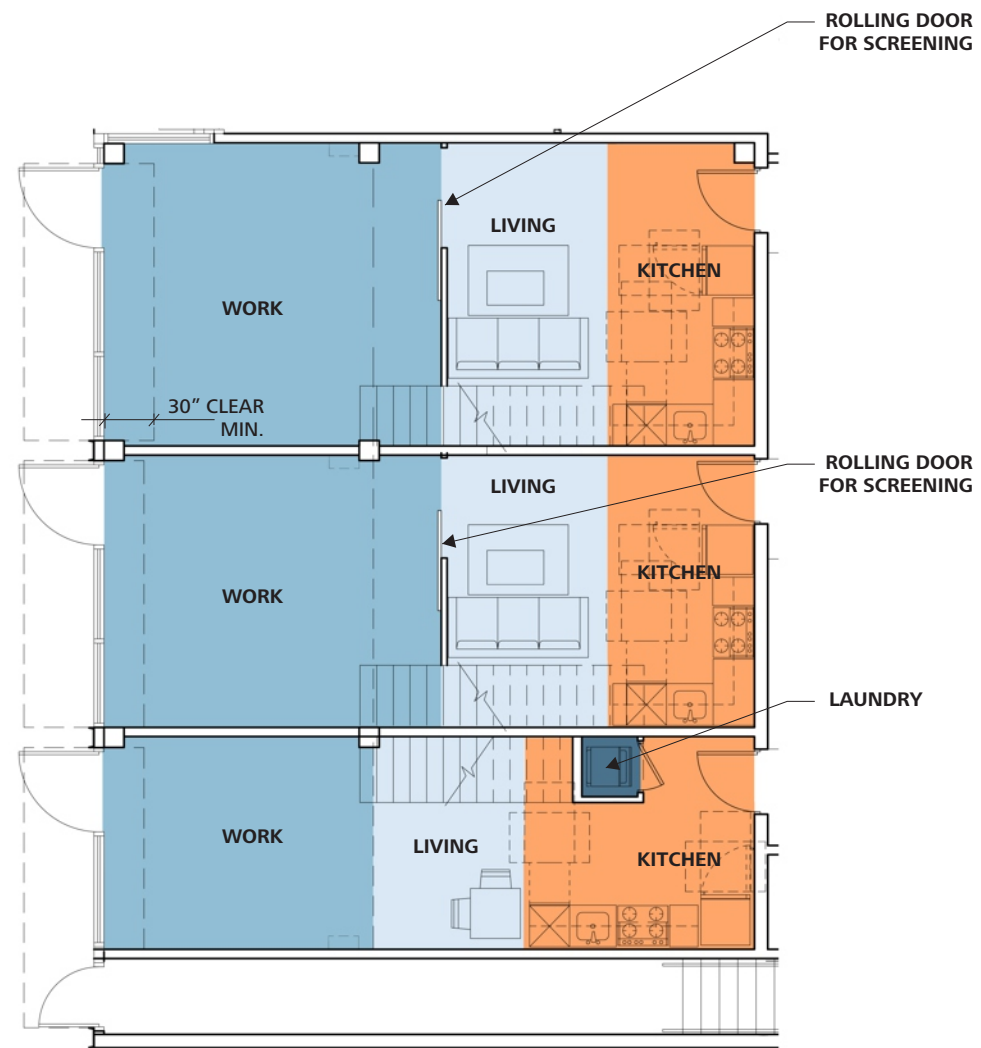
ROOF LEVEL



LEVELS 5-6

FLOOR PLANS

09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058



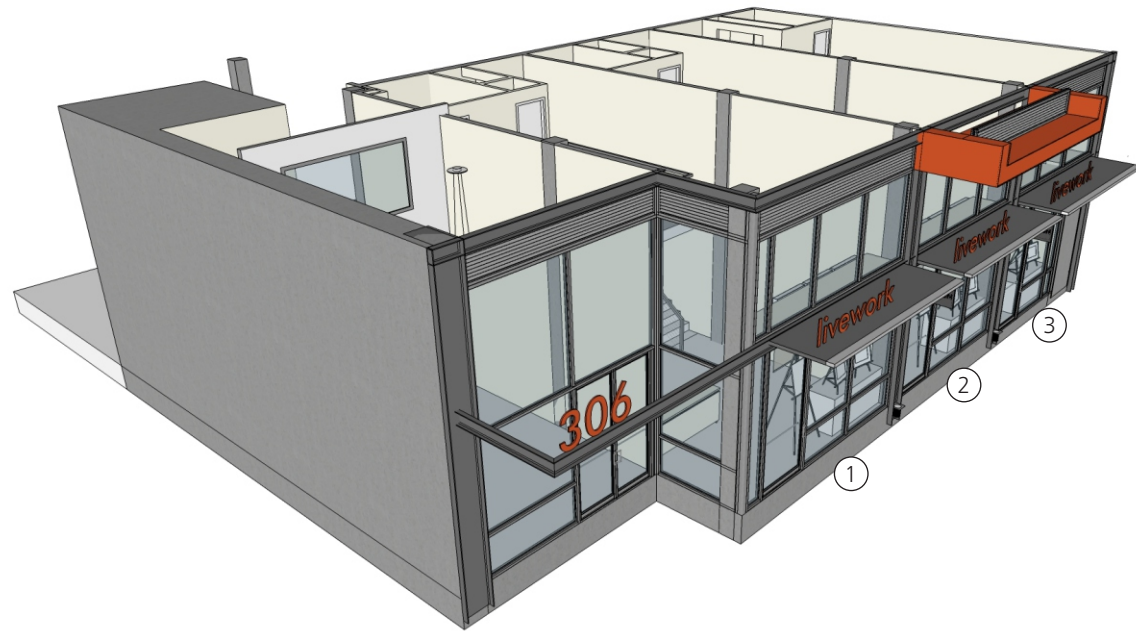
LIVE / WORK STREET LEVEL PLAN



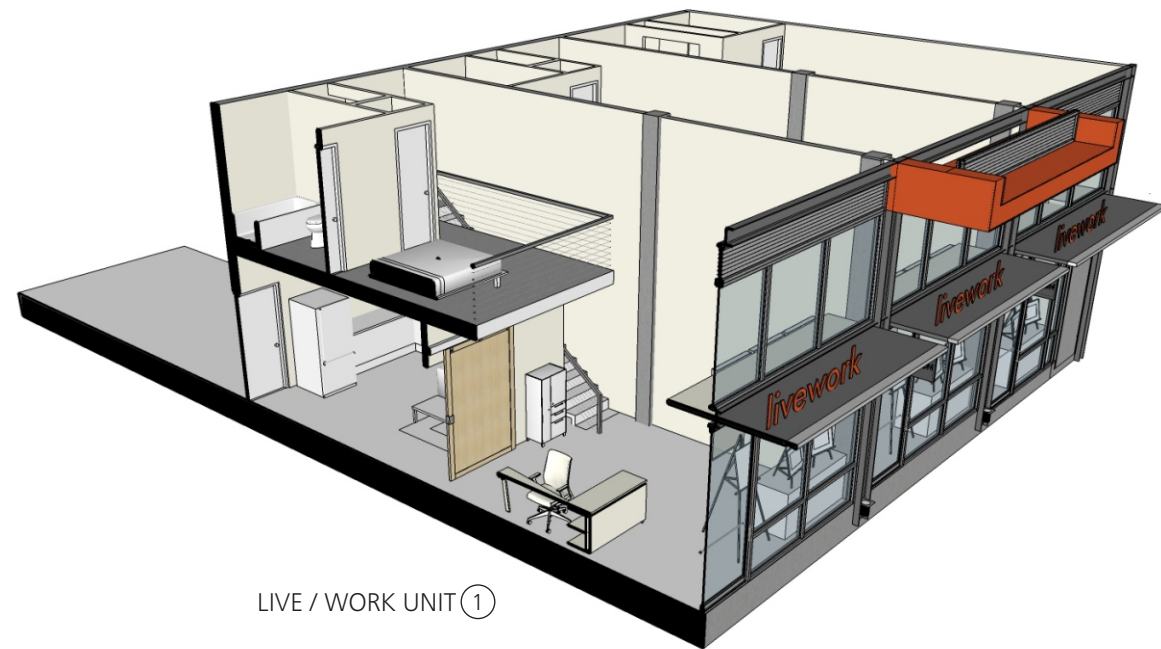
LIVE / WORK MEZZANINE LEVEL PLAN

LIVE / WORK UNIT PLANS

09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058



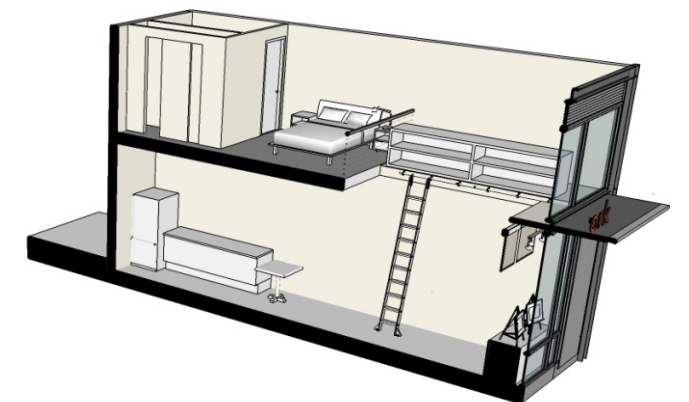
STREET LEVEL LIVE/WORK UNITS



LIVE / WORK UNIT ①



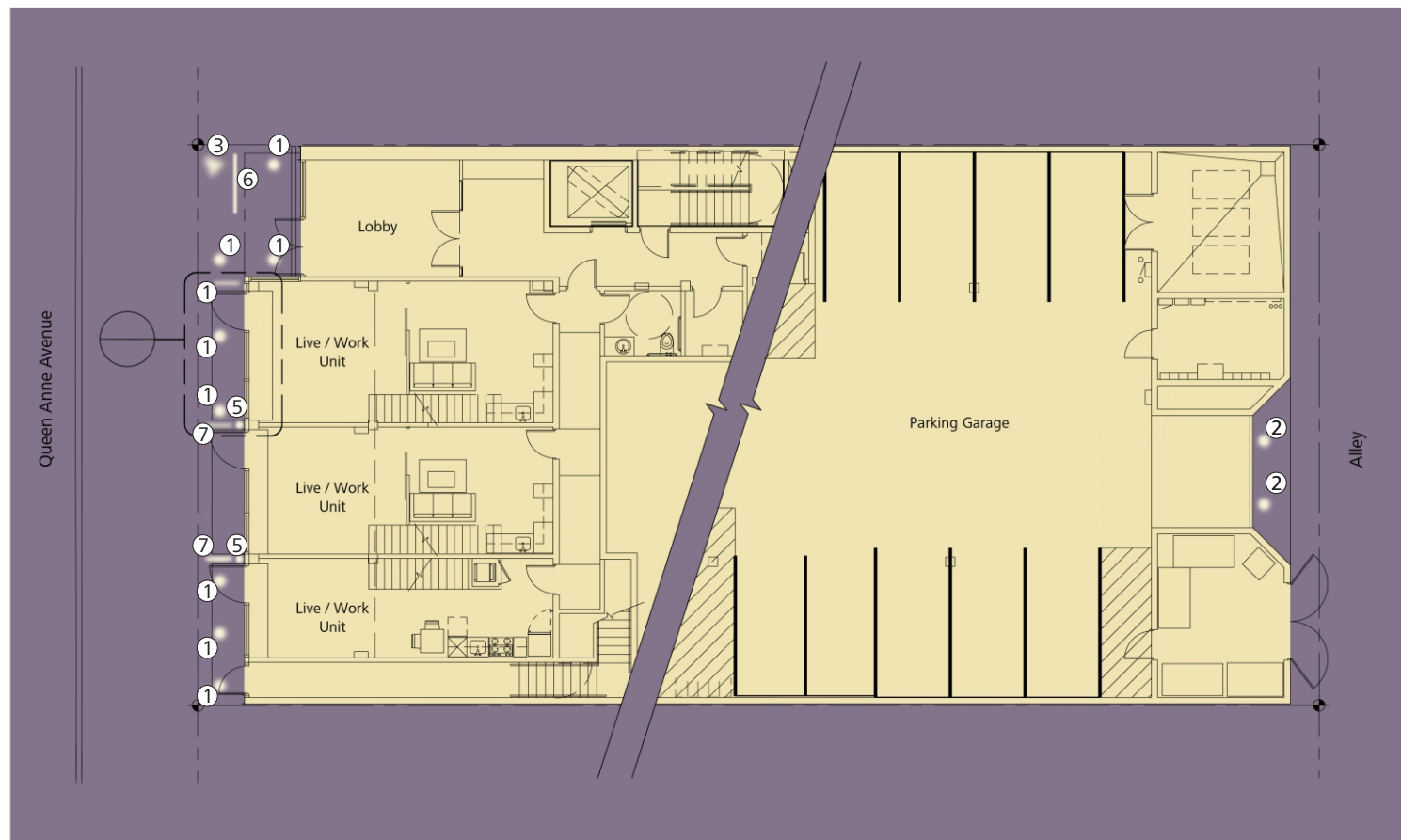
LIVE / WORK UNIT ②



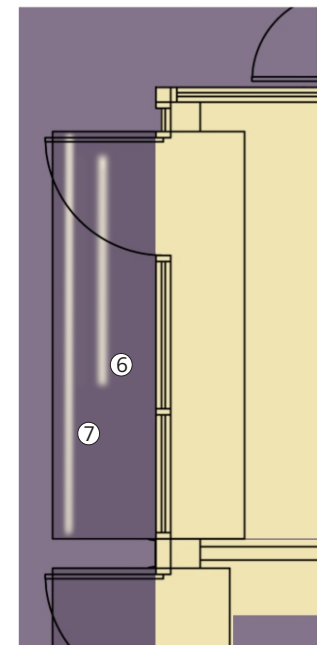
LIVE / WORK UNIT ③

LIVE / WORK UNIT DIAGRAMS

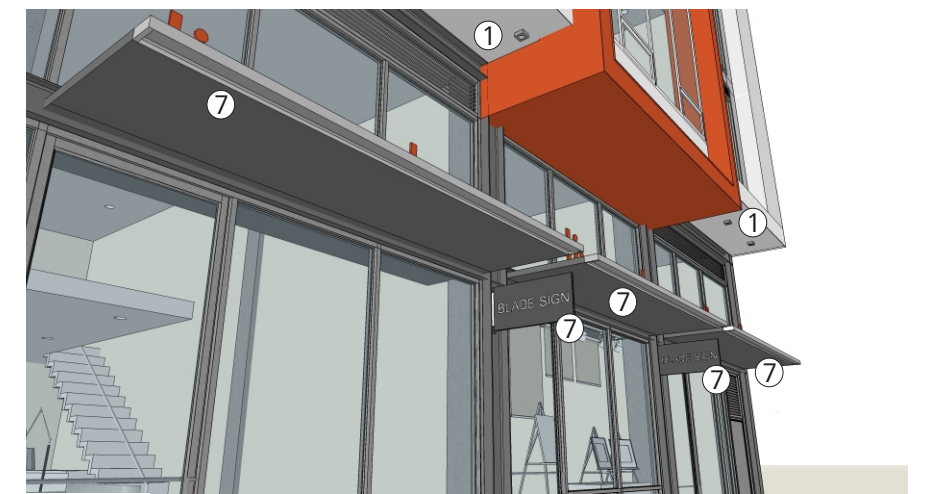
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306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058



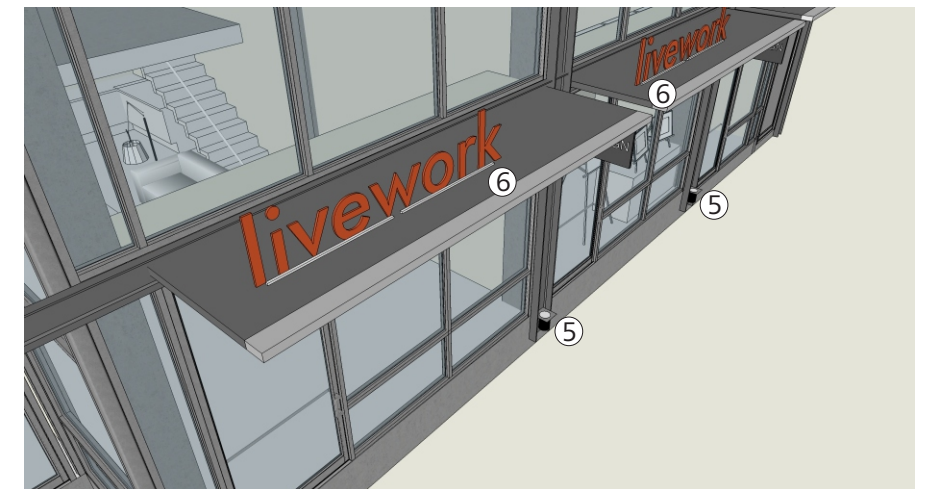
SITE PLAN



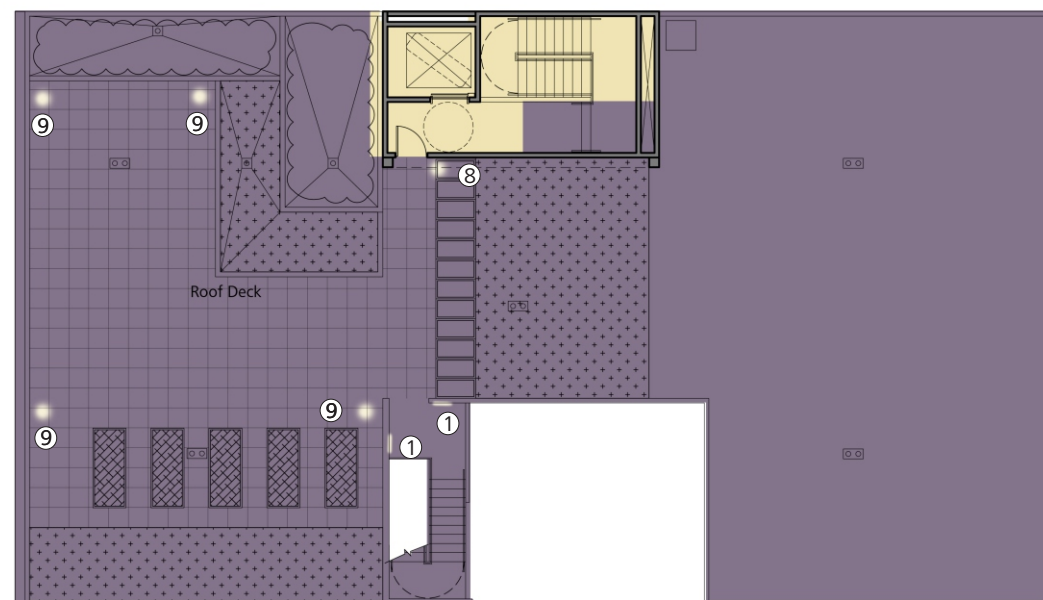
CANOPY PLAN



CANOPY UNDER SIDE



CANOPY TOP



ROOF PLAN



SECOND FLOOR PODIUM PLAN

LIGHTING PLANS

09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058



Ceiling and Stair Fixture
SLV Lighting
Quadrasyl 44



Downlight
SLV Lighting
Quadrasyl 44 w/ Bracket



Directional Light
SLV Lighting
Theos Spot



Lobby Light
Artemide
Mercury LED Suspension



Ground Recessed Up-light
SLV Lighting
Dasar 215 Uni



Live / Work Signs and Building Address Uplight
SLV Lighting / LEDTec
LED RGB Strip Light



Canopies and Back-lit Blade Signs
SLV Lighting
IP FlexLED Roll



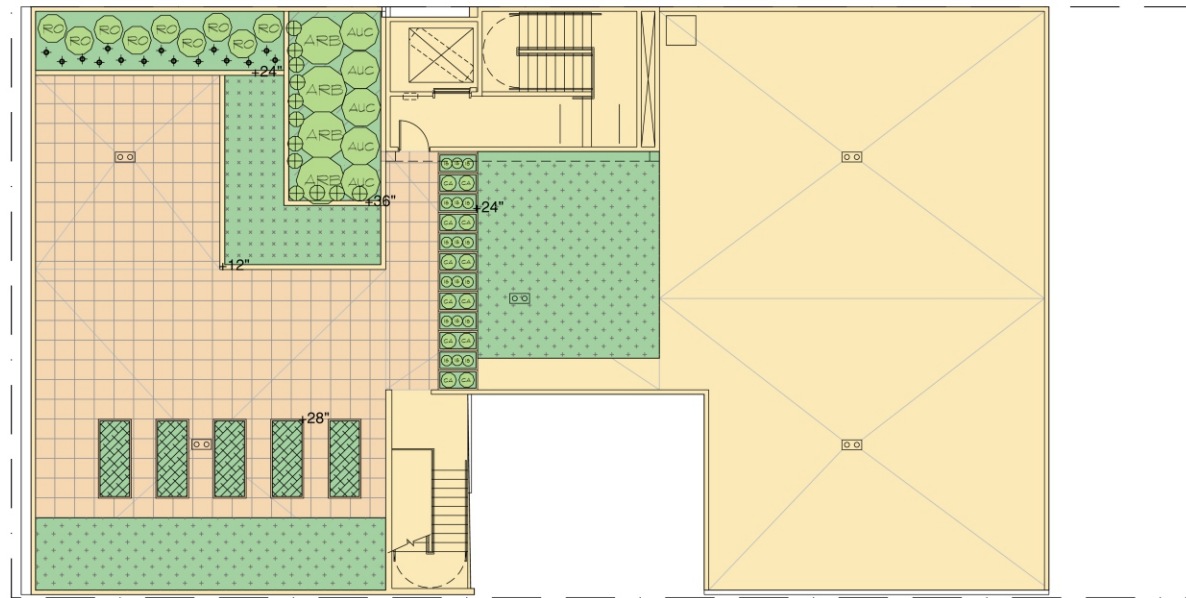
Wall Sconce
SLV Lighting
Ova Torch



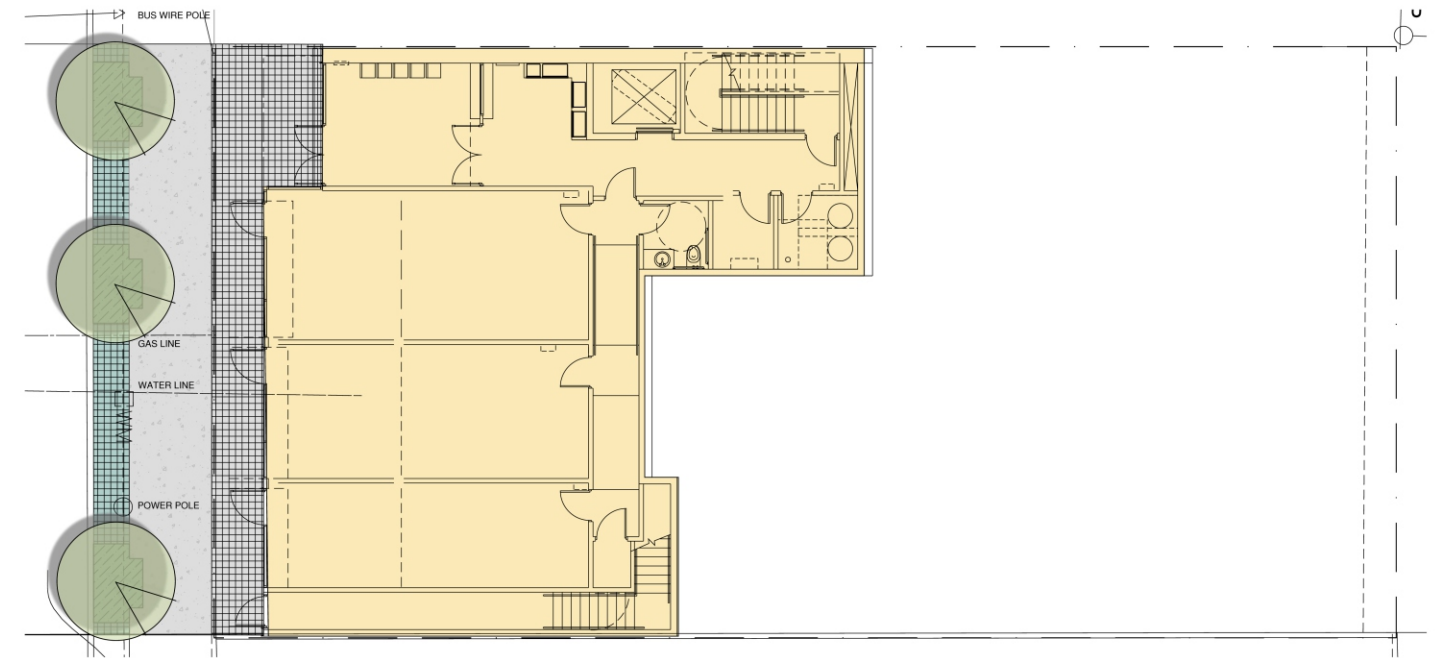
Bollard Light
SLV Lighting
Ova 100

LIGHTING FIXTURES

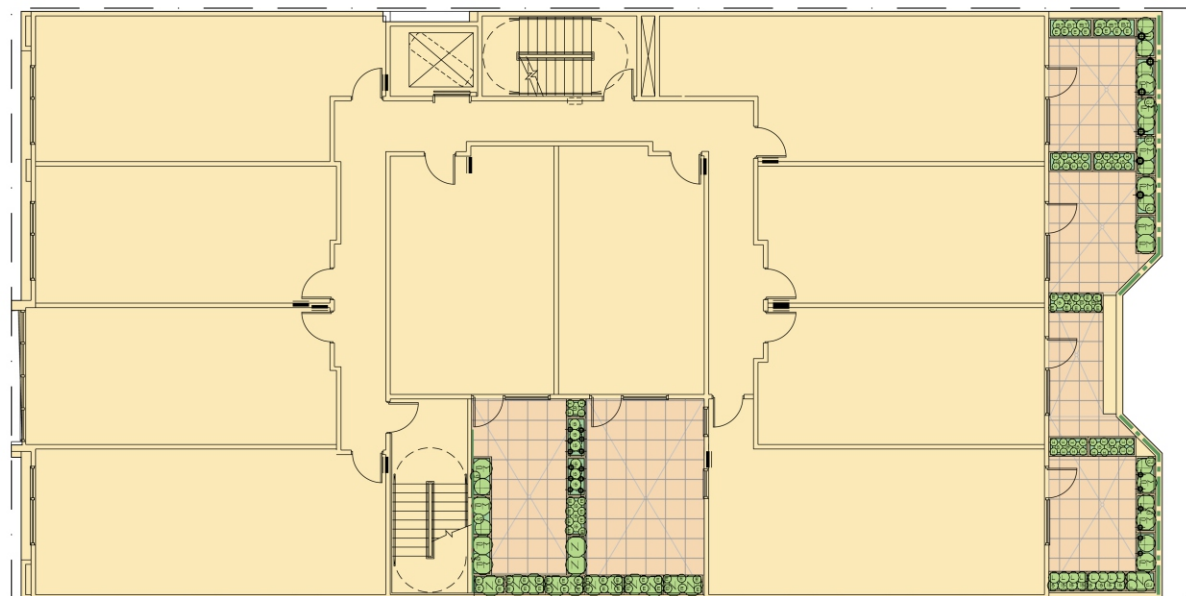
09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058



ROOF LEVEL GARDEN



GROUND LEVEL PLANTINGS



2ND FLOOR LEVEL

LANDSCAPE PLAN

09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058



STARLIGHT DOGWOOD



HELMOND PILLAR BARBERRY



BRILLIANT RED CHOKEBERRY



COMPACT STRAWBERRY BUSH



CHEJU-DO REED GRASS



MOONBEAM COREOPSIS



YELLOW BISHOP'S HAT



DAYLILLY HAPPY RETURNS



SKY PENCIL JAPANESE HOLLY



PURPLE LILLY TURF



COMPACT HEAVENLY BAMBOO



LITTLE BUNNY FOUNTAIN GRASS



ABBOTSWOOD WHITE POTENTILLA



MT. VERNON LAUREL



ROSEMARY ARP



MASSACHUSSETTS KINNIKINNICK


























FIVELEAF AKEBIA



JACKMANII CLEMATIS

PLANT SCHEDULE

	QUANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	3	CORNUS STARLIGHT	STARLIGHT DOGWOOD	2" CAL	
		STREET TREE FORM	USE 18" DEEP BY 6' LONG ROOT BARRIERS AGAINST ADJACENT CURB AND SIDEWALK		
	★ 5 #	ARBUTUS U. 'COMPACTA'	COMPACT STRAWBERRY BUSH	5 GAL	
	★ 4 #	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	5 GAL	
	★ 10 #	BERBERIS THUNBERGII 'HELMOND PILLAR'	HELMOND PILLAR BARBERRY	2 GAL	
	★ 12 #	CALAMAGROSTIS X CHEJU-DO	CHEJU-DO DWARF FEATHER REED GRASS	2 GAL	
	14 #	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM COREOPSIS	1 GAL	
	60 #	EPIMEDIUM SULPHUREUM	YELLOW BISHOP'S HAT	1 GAL	
	38	HEMEROCALLIS 'HAPPY RETURNS'	DAYLILY 'HAPPY RETURNS'	1 GAL	
	★ 48 #	ILEX 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	2 GAL	
	10 #	LIRIOPE ROYAL PURPLE	PURPLE FLOWERING LILY TURF	1 GAL	
	★ 11 #	NANDINA 'COMPACTA'	COMPACT HEAVENLY BAMBOO	2 GAL	
	39 #	PENNISETUM LITTLE BUNNY	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	
	★ 11 #	POTENTILLA ABBOTSWOOD WHITE	ABBOTSWOOD WHITE POTENTILLA	2 GAL	
	13 #	PRUNUS MT. VERNON	MT VERNON LAUREL	1 GAL	
	★ 9 #	ROSMARINUS OFFICINALIS 'ARP'	ROSEMARY ARP	2 GAL	
	60 #	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	MASSACHUSETTS KINNIKINNICK	1 GAL	24" O.C.
	3	AKEBIA QUINATA	FIVELEAF AKEBIA	2 GAL	
	7	CLEMATIS JACKMANII	JACKMANII CLEMATIS	2 GAL	
		EDIBLE PLANTS/ GARDEN			
	#	SEDUMS FOR EXTENSIVE GREEN ROOF PLANTINGS, TRAY PLANTING SYSTEM, 75% COVERAGE AT TIME OF INSTALLATION			
		4.25" TRAY DEPTH, VERIFY WITH MANUFACTURER PRIOR TO CONSTRUCTION			
	#	SEDUMS FOR EXTENSIVE GREEN ROOF PLANTINGS, TRAY PLANTING SYSTEM, 75% COVERAGE AT TIME OF INSTALLATION			
		6" TRAY DEPTH, VERIFY WITH MANUFACTURER PRIOR TO CONSTRUCTION			
	FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH VINES MUST BE MAINTAINED TO NOT GROW ON BUILDING OR WOOD FENCING, ONLY CONCRETE WALLS AND GREEN SCREENS				
	GREEN SCREEN TRAIN VINES TO ADJACENT SCREEN				
	★ SHRUB WITH MATURE HEIGHT OF 24" PLUS, FOR GREEN FACTOR CALCULATIONS				
	ALL 2nd FLOOR AND ROOF TOP PLANTERS, EXCEPT FOR GREEN ROOF, TO HAVE 24" MINIMUM PLANTING SOIL DEPTH				
	24" SQUARE PEDESTAL PAVERS, SEE ARCHITECTURAL PLANS				
	8" SQUARE PERVIOUS PAVING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH NOTE, PAVERS IN PLANTING STRIP ARE PERMEABLE, THOSE UNDER BUILDING OVERHANG ARE PERMEABLE AT OWNER'S OPTION				
	STREET TREES TO BE LIMBED AT 5.0' MINIMUM. MAINTAIN 5'-0" PLANTING CLEARANCE FROM TREES TO ALL UNDERGROUND UTILITIES				
	CONTACT SDOT URBAN FORESTRY (206-684-5693) TO COORDINATE STREET TREE SELECTION BEFORE WORK COMMENCES ON-SITE.				
	# DROUGHT TOLERANT PLANT ONCE ESTABLISHED THERE IS APPROXIMATELY 1,597 SQUARE FEET OF TOTAL PLANTING AREA. A MINIMUM 795 SQUARE FEET OF THE PLANTING AREA HAS DROUGHT TOLERANT PLANTS. THIS GIVES A PERCENT USE OF DROUGHT TOLERANT PLANTS BASED ON AREA OF 50% MINIMUM..				

LANDSCAPE DETAILS

09.19.2012 DESIGN REVIEW RECOMMENDATION MEETING
306 QUEEN ANNE AVENUE N / NAME / DPD PROJECT #3013058