



701 5th Avenue North
Seattle, WA 98109

Early Design Guidance (DPD#3015918)
prepared for F & M Development
February 25, 2015

HEWITT

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Project Vision

The development site at the corner of Roy Street and 5th Avenue North is in the urban segment of the Uptown Urban Center North, and situated close to the Bill & Melinda Gates Foundation and Seattle Center. It is bound to the south by Roy Street, now a principal arterial and an important two-way east/west connection, complementing the Mercer Corridor Project a block away. To the east is 5th Avenue North, a minor arterial connecting the Seattle Center and downtown core to the Queen Anne neighborhood. To the north is Valley Street, which transitions to a residential street at 5th Avenue N.

The northeast part of the site property line is also the border between the Commercial zone belt and the Low-Rise Residential zones stretching further up the Queen Anne Hill to the north.

The proposed Multi-Family building is defined by responding to the differing Uptown Urban and Uptown Park neighborhood characters that overlap along the site. The amalgam of these conditions and location is a site rich in potential as a western gateway of the Roy Street corridor Uptown Urban Design Framework. The response is a design that contributes to the unique authenticity of the neighborhood.

DEVELOPMENT OBJECTIVES

The proposed project is a 5-story apartment building, consisting of residential wood framed floor levels surrounding a landscaped courtyard. The ground level will provide possible retail and/or live-work units, residential apartments with a townhome character and associated services and common recreation areas that individually respond to the different streetscape situations. Convenient pedestrian access is intended to occur near both ends of the longer streetscape on 5th Avenue North. Vehicular access to below grade parking is intended from the alley near Roy Street. The upper level massing of the structure uses the different site elevations to reduce scale and gesture to the surrounding environment. Massing is stepped back to respect the appearance of bulk and scale, allowing for landscaped roofdeck areas, encouraging occupants to connect with dramatic urban and natural vistas.

Approximate quantities are as follows:

Residential:	Approximately 103 Apartment units (69,000 SF total)
Ground Level Uses:	Approximately 6 Live / Work units (3,900 SF total)
Parking total:	80 - 90 Stalls, 1 Floor Level below grade (25,000 SF floor area)
Tenant Amenity:	Courtyard, Indoor and Roofdeck areas (8,000 SF total)
Potential departure requests:	Street level uses, Driveway slope



- 1 Gates Foundation
- 2 Space Needle
- 3 EMP Project
- 4 Seattle Children's Museum
- 5 Memorial Stadium
- 6 KCTS-9
- 7 McCaw Hall
- 8 International Fountain
- 9 Cornish Playhouse
- 10 Seattle Repertory Theater
- 11 Expo Apartments
- 12 The Vera Project
- 13 Key Arena
- 14 Metropolitan Market Uptown
- 15 Counterbalance Park
- 16 Roy Street Apartments
- 17 200 Roy
- 18 Teatro ZinZanni
- 19 The Maxwell Hotel
- 20 Mercer Street Garage
- 21 Century Apartments
- 22 Serana
- 23 Lumen
- 24 Hampton Inn Seattle Downtown
- 25 Ward Springs Park
- 26 Bhy Kracke Park
- 27 Residences at Fifth Avenue North
- 28 Stream Uptown
- 29 Seattle Business Center
- 30 Lake Union Park
- 31 Citizen Cafe & Bar
- 32 Queen Anne Avenue Gateway
- 33 718 4th Avenue
- 34 Wilson Court Building
- 35 Queen Anne Station
- 36 Mercer Arena
- 37 Emeritus at Queen Anne

- - - Uptown design guidelines boundary
- Principal Arterial
- Minor Arterial
- Residential



1 Gates Foundation



11 Expo Apartments



19 The Maxwell Hotel



23 Lumen



24 Hampton Inn



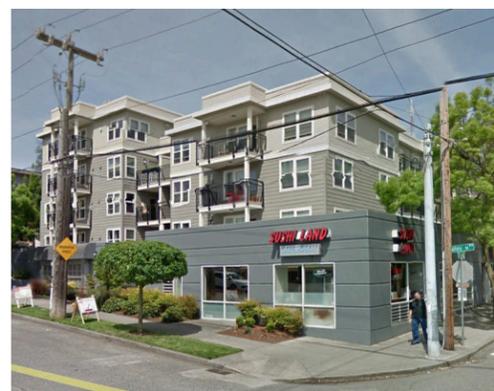
31 Citizen Cafe & Bar



32 Queen Anne Avenue Gateway



33 718 4th Avenue



34 Wilson Court Building



35 Queen Anne Station



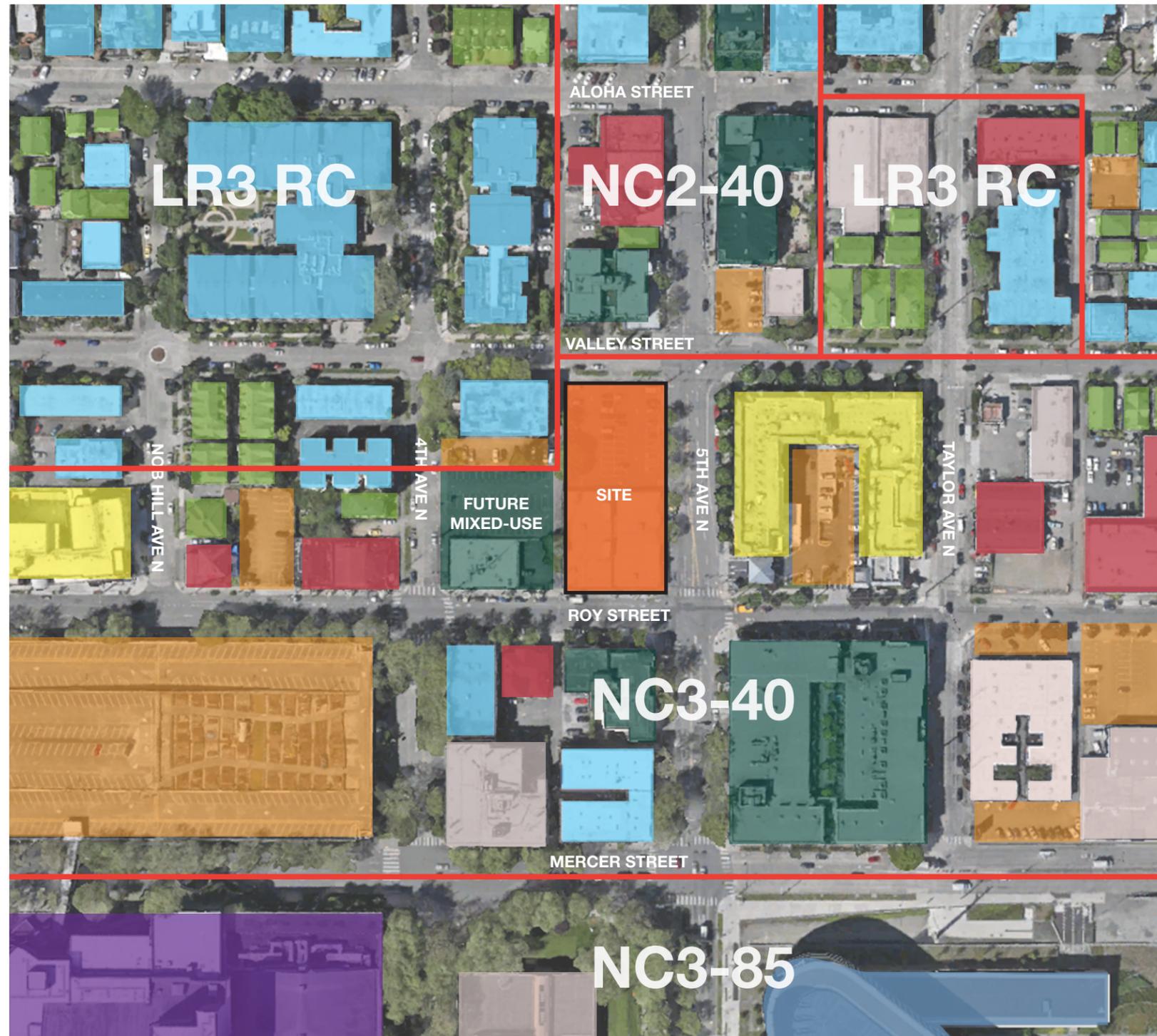
36 Mercer Arena



37 Emeritus at Queen Anne



- Uptown Urban Character area
- Uptown Park Character area
- Heart of Uptown Character Area
- Open Space / Park Network
- - - Main Street Commercial Corridor
- Pedestrian Corridor
- ★ Neighborhood Gateway



PROJECT ADDRESS:
Development Site Main Address:

701 5th Avenue North
Seattle, WA 98109

KING COUNTY PARCEL NUMBERS:
5457801438
5457801440
5457801455

SITE AREA:
701 5th Ave N: 5457801438 (14,400 SF)
795 5th Ave. N: 5457801440 (7,200 SF)
785 5th Ave. N: 5457801445 (8,400 SF)

OVERLAY DISTRICT:
Uptown Urban Center

ZONING CLASSIFICATION:
NC3-40

STREET CLASSIFICATIONS:

5th Ave North:

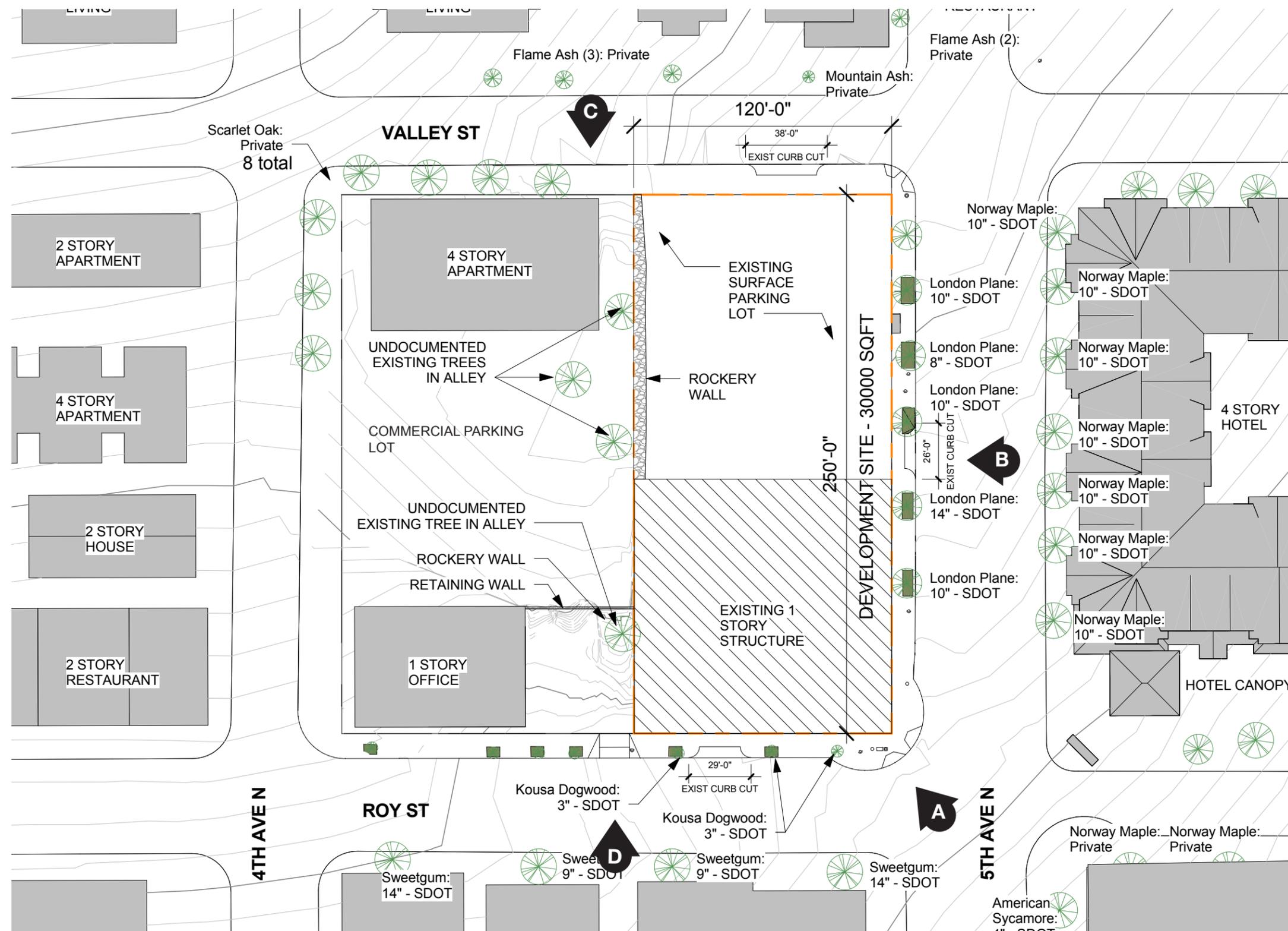
- Local Connector
- Mixed Use Street / Major Transit Street
- Minor arterial
- No view corridors

Roy Street:

- Regional Connector
- Principal Pedestrian Street / Minor Transit Street
- Principal arterial
- No view corridors

- Commercial / Office
- Mixed-Use
- Parking
- Hotel
- Civic / Institutional
- Food Service
- Single family Residential
- Multi-family Residential
- Cultural
- Site





A - View looking northwest at site



B - View looking west into site



C - View looking south along alley



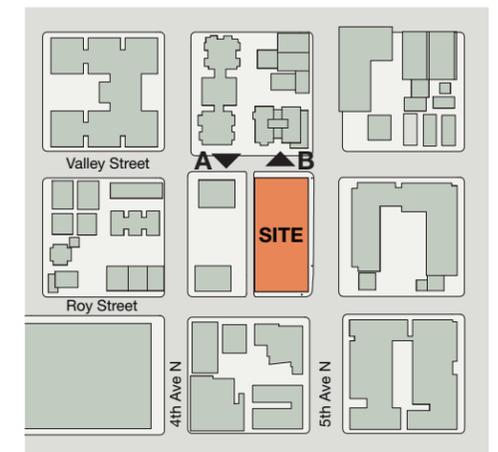
D - View looking north along alley



A - View looking south to site from Valley Street



B - View looking north from Valley Street





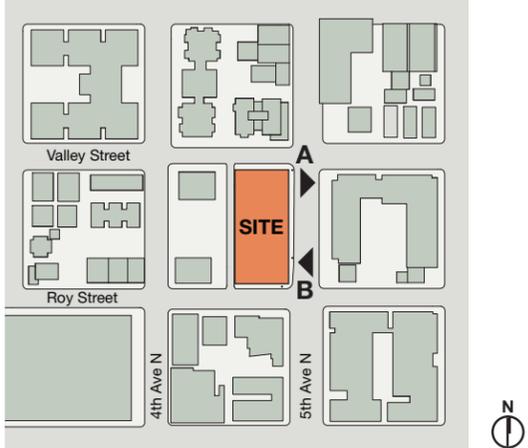
A - View looking east from site from 5th Avenue

PROJECT SITE BEHIND



B - View looking west to site from 5th Avenue

PROJECT SITE





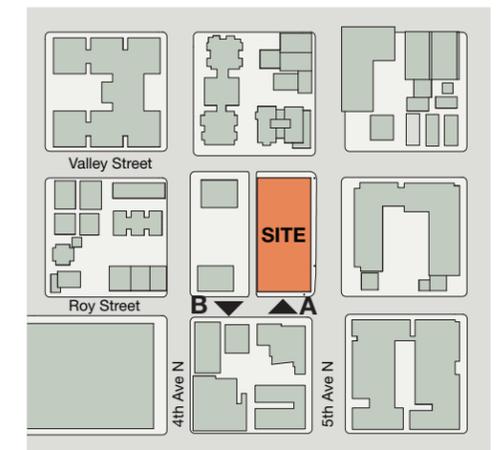
A - View looking north to site from Roy Street

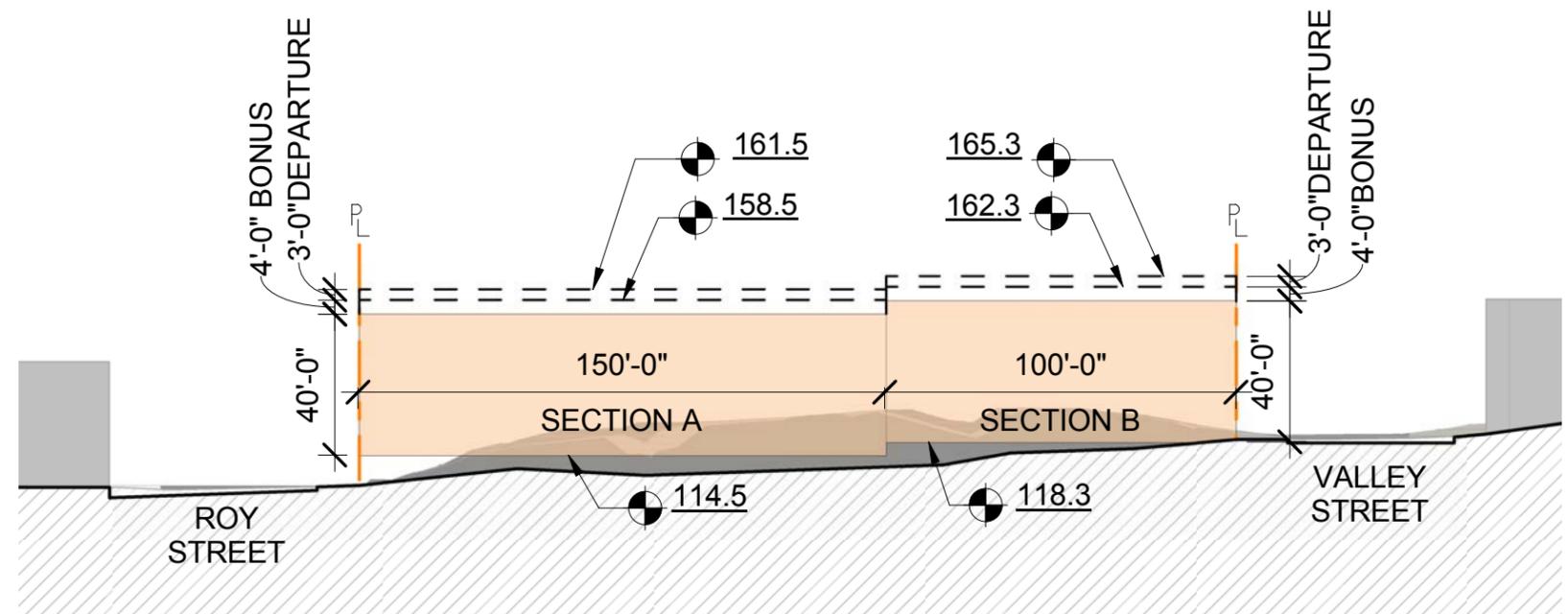
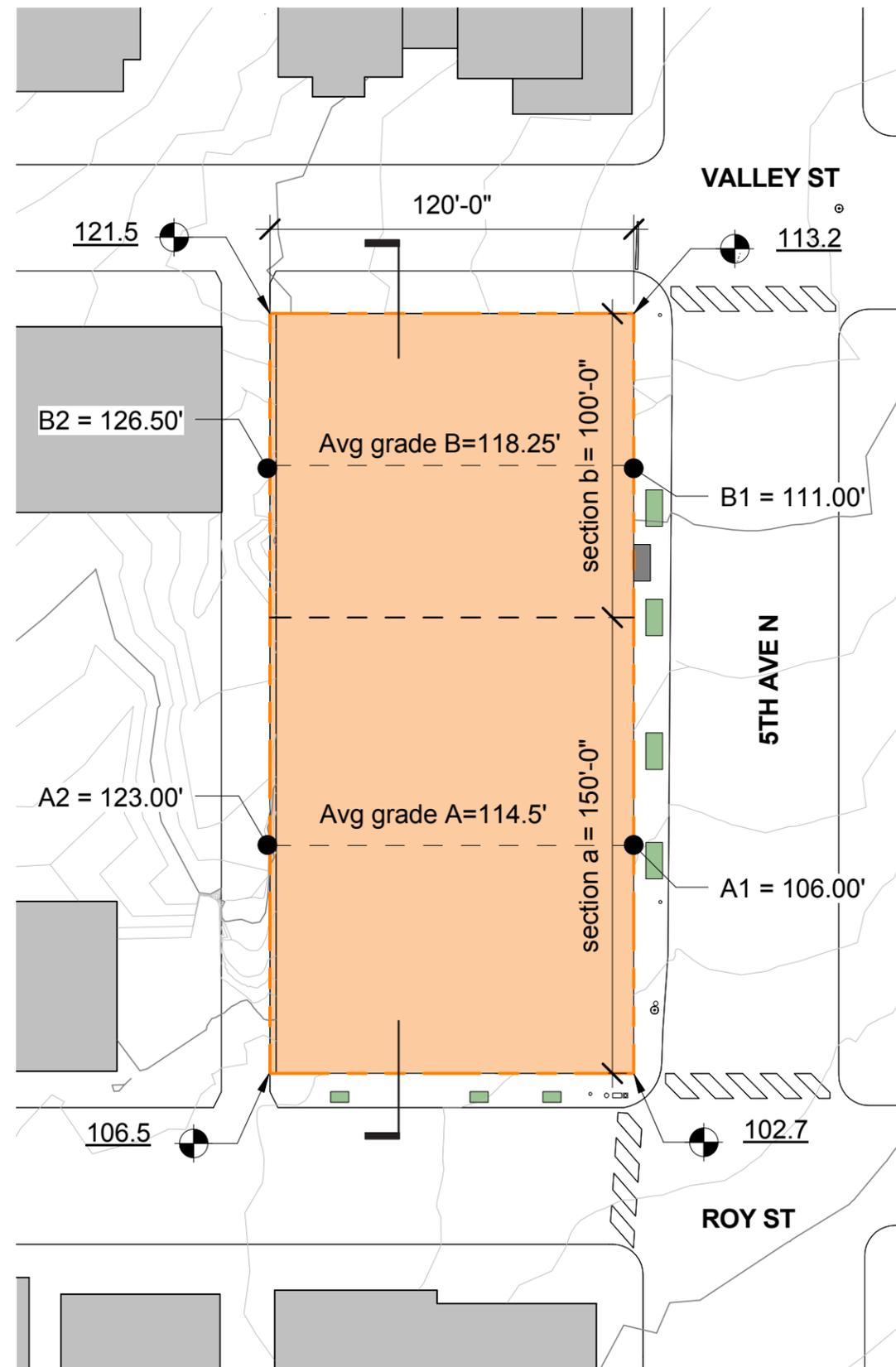
PROJECT SITE



B - View looking south from site from Roy Street

PROJECT SITE BEHIND





23.47A.004 Permitted / Prohibited 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, 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.

The general uses will be General Sales and Services, Bar/Café/Restaurant, Indoor Sports and Recreation and Residential

23.47A.005 Street Level Uses

No more than 20% residential use on Roy St. (designated principal pedestrian street), 5th Ave. and Valley St. (both within Map 39 of 23.47A-Maps Map Book A, designated residential street level use) and 80% retail or selected commercial uses. List of required uses within the 80% are 'General Sales & Services', 'Retail Sales' and 'Restaurants'. 22 feet may be deducted for a driveway.

20% max. Live/Work units along Roy St. and 20% max. Residential use on Roy St.. 80% Retail along Roy St. required. Option 1 complies. Options 2 and 3 seek departures, see Departure Matrix on Page 23.

23.47A.008 General Façade Requirements

Non-Residential uses need to be at a minimum depth of 15 feet from the street facing façade, with an average depth of 30 feet minimum. The business portion of a L/W unit must be located between the street and the residential portion of the unit. Non-Residential uses at street level must be at least 13 feet high

23.47A.008A/B Transparency and Blank Façade

Between 2 feet and 8 feet above sidewalk, a minimum of 60% of width of street level façade must be transparent. Blank segments are limited to 20 feet wide in between 2 feet and 8 feet above the sidewalk. Total of blank elements should not exceed 40% of façade facing each street. Blank facades shall not apply to residential use. Street facing facades must be located within 10 feet of the property line, unless wide sidewalks, plazas or landscaped areas are provided.

23.47A.012 Structure Height

Height limit is 40 feet. Additional 4 feet if 13 feet height at ground level is provided. 23.41.012 B.16.d. Within the Uptown Urban Center, possible building height departure up to 3 feet of additional height if the top floor of the structure is set back at least 6 feet from all lot lines abutting streets.

The proposed structure height intends to meet the requirements of SMC 23.47A.012. Options 2 and 3 seek departures, see Departure Matrix on Page 23.

23.49.011 Floor area ratio

3.25 (max.) for mixed use occupancies, minimum is 1.5.
All underground structures are exempt.

The proposal complies.

23.47A.014 Setbacks.

At Grade setback: 2ft. Alley dedication / Upper level setback: 23.47A.014 B.3. Required setback at Alley between mid-block towards Valley St. facing a Residential Zone: No setback between grade and 13 feet, 15 feet setback between 13 feet and 40 feet height. One half of the alley before the required alley dedication can be used for this setback.

The proposal complies and/or exceeds required setbacks.

23.47A.015B Vehicle Parking.

Live/Work & Retail: No parking is required

Residential Use: No parking is required

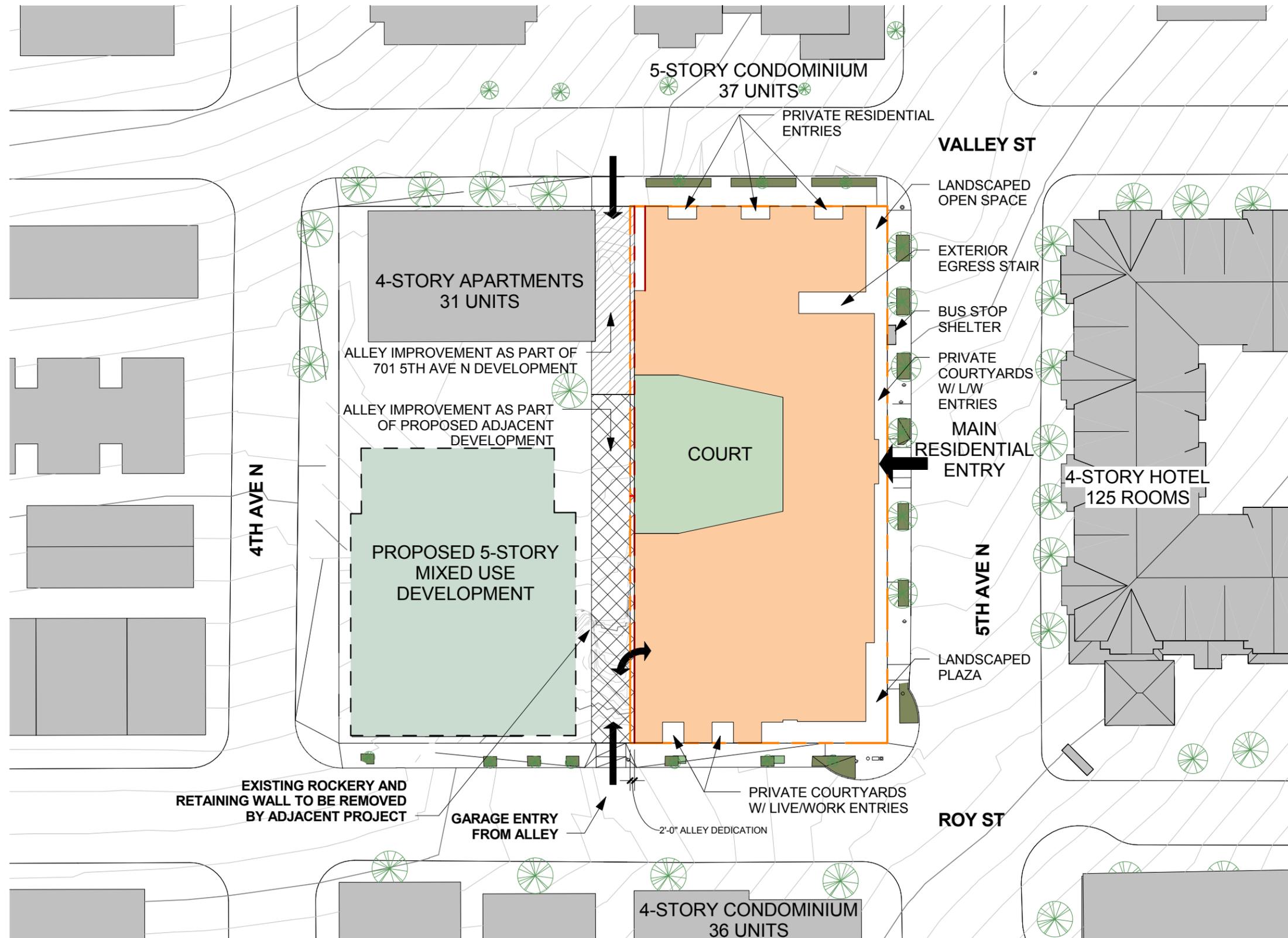
Per 23.54.030 exempt from parking space dimensions and count ratios, but not from backing distances, drive ways, parking aisles and sight triangle requirements

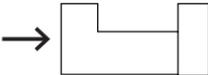
80-90 stalls provided.

23.47A.024 Amenity Area

5% of total gross floor area in residential use. The area shall not be enclosed. Min. 10 feet wide and 250 sq. feet. Private balconies and decks must be 60 sq. feet minimum and not less than 6 feet horizontal.

The proposal complies and/or exceeds required area.







GROUND LEVEL PLAN

SUMMARY

Concept 1 illustrates a development based upon an orthogonal layout of program, massing, and courtyard. The primary entry is located off Roy Street, which leads directly to residential circulation and access to the residential courtyard. A "bar" of units out to the property line wraps the project along the Roy Street and 5th Avenue elevations. At the levels above, the mass of the building steps back 10 feet up to roof level.

Anticipated Departures

- No departures

Advantages

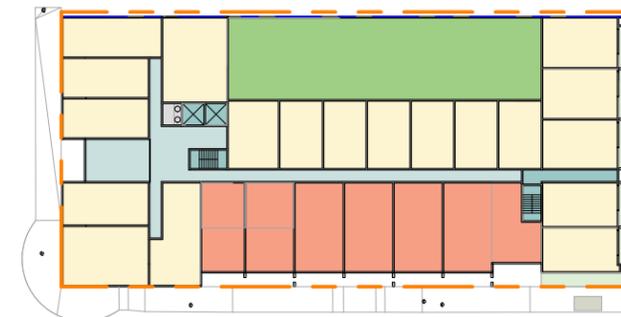
- Straight forward application of land use code.
- Street level setbacks provide opportunity for site activation and public engagement.

Challenges

- Relatively narrow courtyard and potential future development to west could block access to direct daylight for some units.
- Street-level use requirements reduces flexibility for program layout, which manifests itself in the mass.



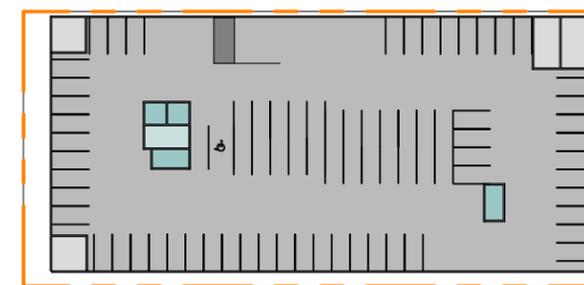
LEVEL 3 PLAN



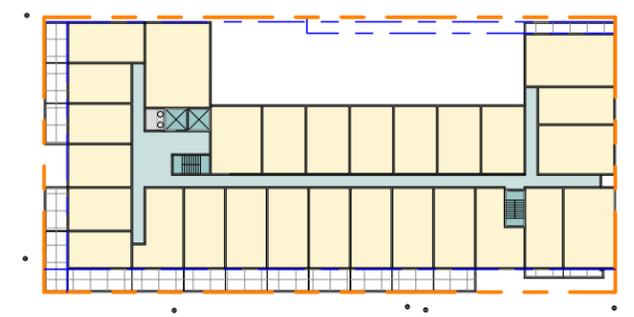
LEVEL 2 PLAN



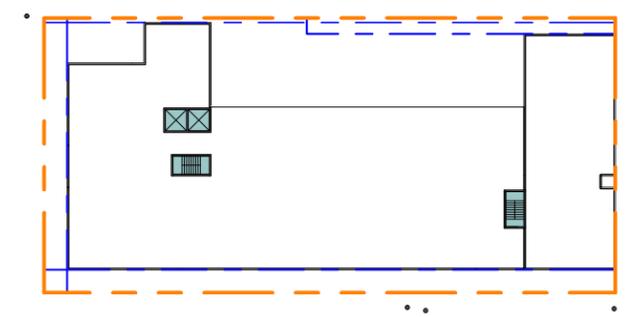
LEVEL 1 PLAN



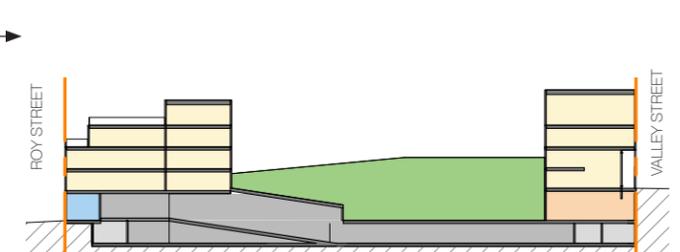
PARKING LEVEL PLAN



LEVEL 4 + 5 PLAN, TYP



ROOF LEVEL



SECTION

PROGRAM

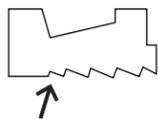
- Residential Use
- Residential Units
- Retail / Commercial
- Parking
- Amenity
- Vertical Circulation
- Back of House
- Live / Work
- Landscaped Open Space



A - STREET VIEW - SE CORNER OF 5TH AVENUE NORTH AND NORTH ROY STREET 



B - STREET VIEW - NE CORNER OF 5TH AVENUE NORTH AND NORTH VALLEY STREET 





GROUND LEVEL PLAN

SUMMARY

Concept 2 proposes an alternative linear courtyard scheme with street-level emphasis on the Roy Street & 5th Avenue corner. A public-private meeting space that opens to the exterior activates the corner. Primary residential entry is also directed towards the corner resulting in an angled geometry leading to the courtyard. The modulated "bar" of units to the property line wraps the project from Roy Street, along 5th Avenue, and turns the corner onto Valley Street. At the levels above, the massing steps back up to roof level.

Anticipated Departures

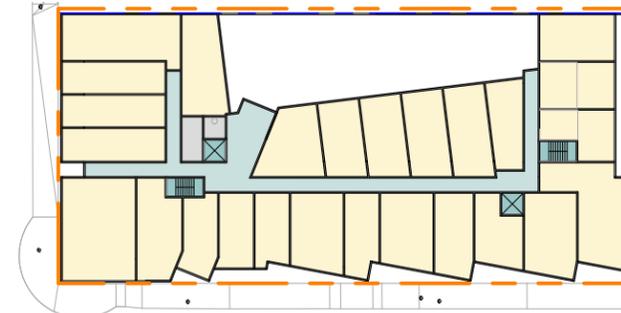
- Greater than 20% residential use along Roy Street at street level.
- Greater than 20% live-work spaces along Roy Street at street level.
- Greater than 15% slope for garage entry ramp.
- 3' additional height for 6' setback at highest level.

Advantages

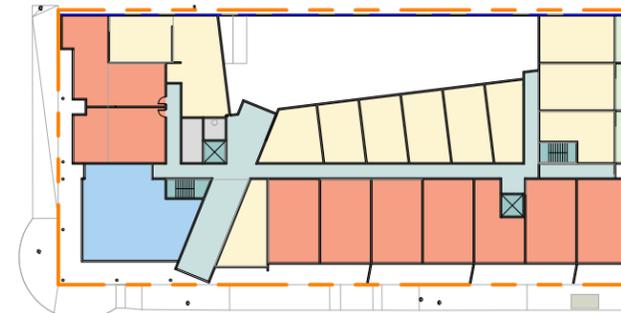
- Street level setbacks provide opportunity for site activation and public engagement.
- Angled courtyard allows for greater access to day lighting.
- Increased variety to 5th Avenue facade.

Challenges

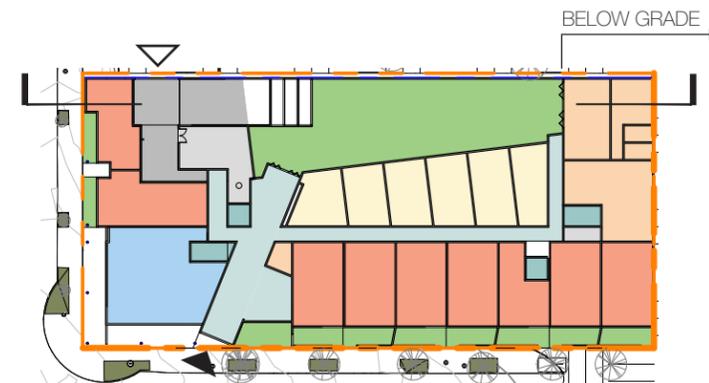
- Street-level use requirements reduces flexibility for program layout, which manifests itself in the mass.



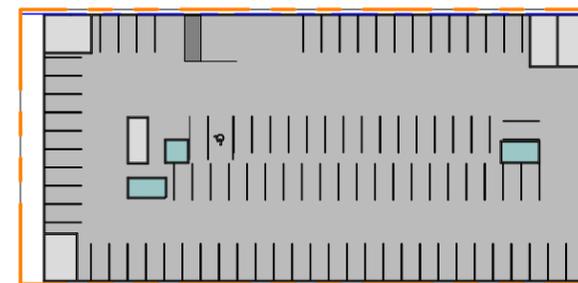
LEVEL 3 PLAN



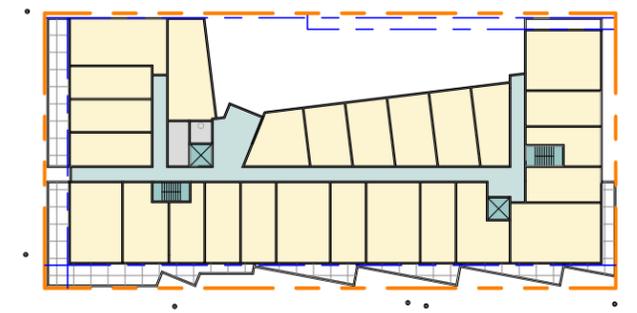
LEVEL 2 PLAN



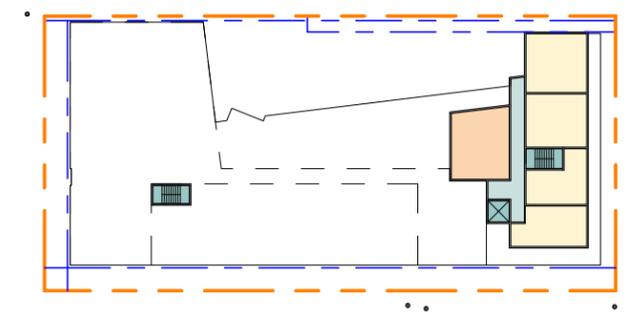
LEVEL 1 PLAN



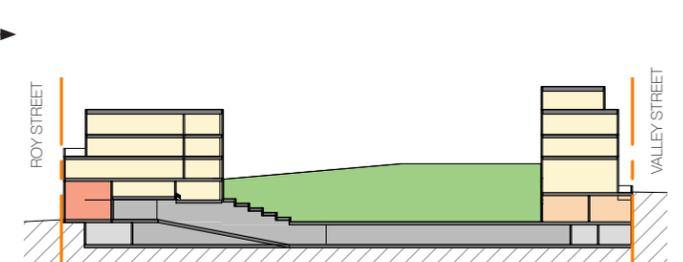
PARKING LEVEL PLAN



LEVEL 4 + 5 PLAN, TYP



ROOF LEVEL



SECTION

PROGRAM

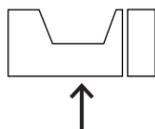
- Residential Use
- Residential Units
- Retail / Commercial
- Parking
- Amenity
- Vertical Circulation
- Back of House
- Live / Work
- Landscaped Open Space



A - STREET VIEW - SE CORNER OF 5TH AVENUE NORTH AND NORTH ROY STREET 



B - STREET VIEW - NE CORNER OF 5TH AVENUE NORTH AND NORTH VALLEY STREET 





GROUND LEVEL PLAN

SUMMARY

Concept 3 establishes a more centralized courtyard scheme and individuated massing through the utilization of an exterior stair along 5th Avenue. The primary entry, aligned with the courtyard, is centered at 5th Avenue. The southern part of the structure along Roy Street and 5th Avenue is marked by the modulated "bar" above and live/work spaces at street level. The northern part of the structure with townhomes along Valley Street connects with the adjacent low-rise residential zone to the west and further up the hill.

Anticipated Departures

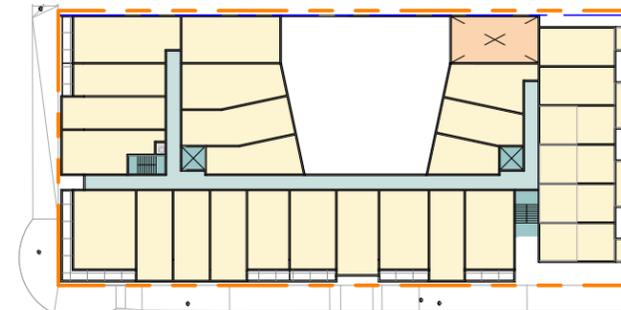
- Greater than 20% residential use along 5th Avenue N at street level.
- Greater than 20% live-work spaces along Roy Street at street level.
- Greater than 20% non-commercial spaces along 5th Avenue.
- Greater than 15% slope for garage entry ramp.
- 3' additional height for 6' setback at highest level.

Advantages

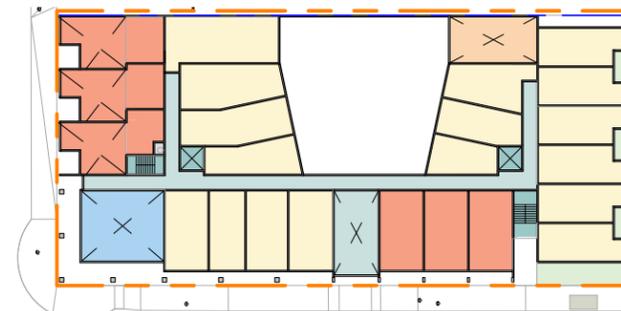
- More scale-appropriate masses separated by exterior stair.
- Street level setbacks provide opportunity for site activation and public engagement.
- Gallery space along 5th Avenue at residential amenity spaces helps to activate street activity.

Challenges

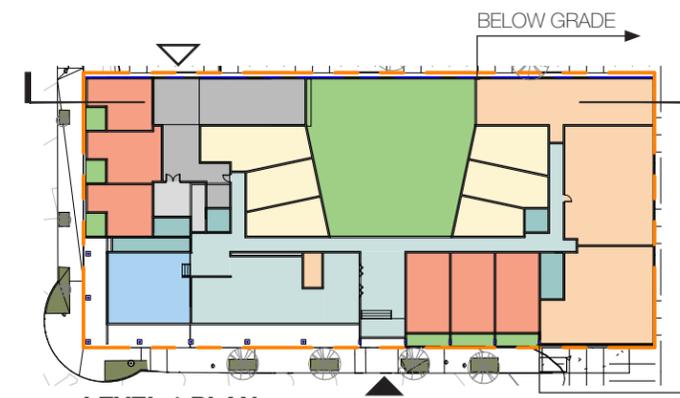
- Individuated masses and exterior stair require careful consideration of construction and detailing.



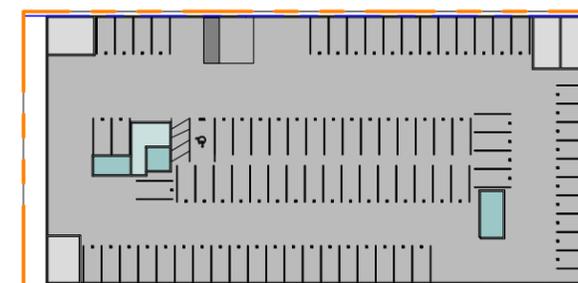
LEVEL 3 PLAN



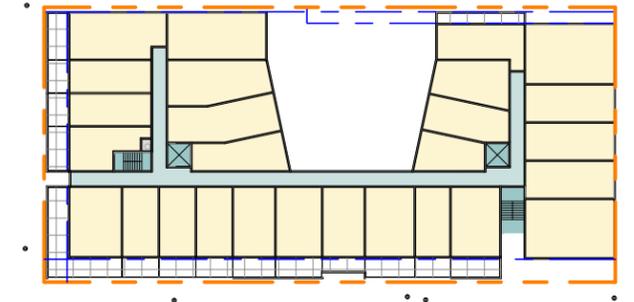
LEVEL 2 PLAN



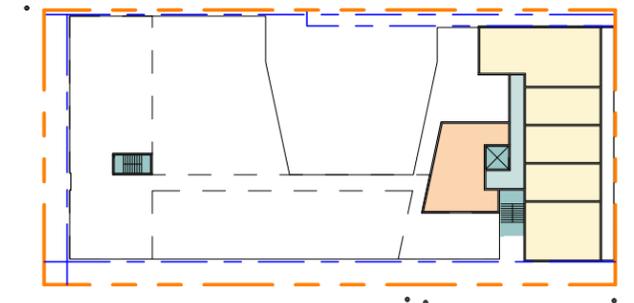
LEVEL 1 PLAN



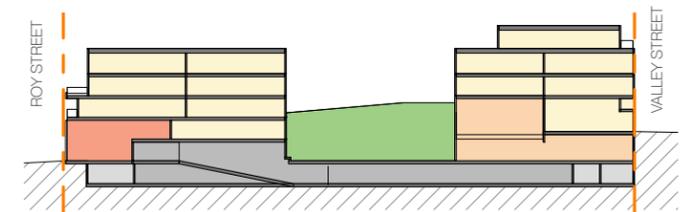
PARKING LEVEL PLAN



LEVEL 4 + 5 PLAN, TYP



ROOF LEVEL



SECTION

PROGRAM

- Residential Use
- Residential Units
- Retail / Commercial
- Parking
- Amenity
- Vertical Circulation
- Back of House
- Live / Work
- Landscaped Open Space



A - STREET VIEW - SE CORNER OF 5TH AVENUE NORTH AND NORTH ROY STREET 



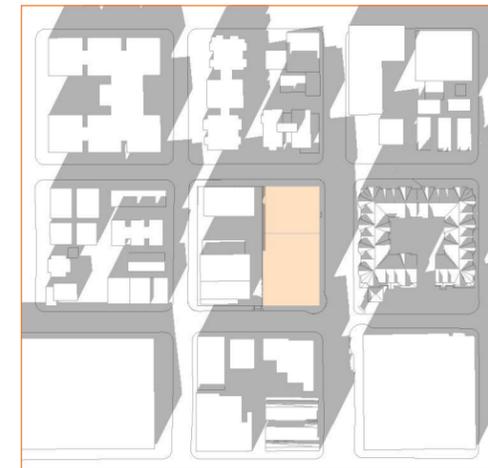
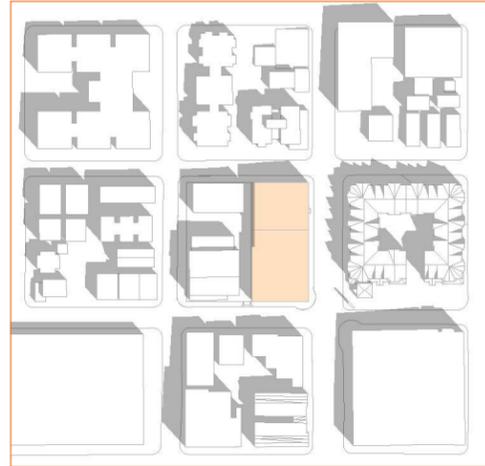
B - STREET VIEW - NE CORNER OF 5TH AVENUE NORTH AND NORTH VALLEY STREET 

DEC 21 JUNE 21 EQUINOX

10AM

12NOON

2PM



Pertinent Design Guidelines

CS2 B-2 Connection to the Street

Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.

Uptown Design Guideline CS2 II. Streetscape Compatibility

Architecture should reinforce gateway locations.

CS2 B-2 Response:

The proposed plaza at the southeast corner of the site creates a pedestrian-friendly space and a place for resident engagement and site activation. Entries to live/work units setback to provide added privacy and create a transition zone where interior activities can spill out towards the public realm.



CS2 C-1 Corner Sites

Corner sites can serve as gateways or focal points. Consider using a corner to provide extra space for pedestrians and a generous entry.

Uptown Design Guideline CS2 III. Corner Sites

Building design and treatments as well as any open space areas should address the corner and promote activity. Corner lots are often desirable locations for small publically-accessible plazas.

CS2 C-1 Response:

Project corner at 5th Avenue and Roy Street to act as a gateway for the Roy Street Pedestrian Corridor. Building setbacks at the corner at Levels 1 and 2 provide space for community engagement with building occupants. Building overhang at Level 3 encloses the space at a proper scale and creates a strong corner in the urban context.



CS3 A. Emphasizing Positive Neighborhood Attributes

Uptown Design Guideline CS3 I. Architectural Context

Emphasize the notion of historic continuity - the relationship of built structures over time.

CS3 A. Response:

Occupying the length of a city block, the project is adjacent to varying urban contexts such as a low-rise residential zone along Valley Street to the west and the Uptown Urban zone along Roy Street to the south. The scale of massing and selection of materials, detailing, and articulation will appropriately respond to relevant context cues.



PL1 A-1 Enhancing Open Space

Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

Uptown Design Guideline PL1 I. Streetscape Compatibility

Locate plazas to promote both a physical and visual connection to the street.

PL1 A-1 response:

The southeast corner plaza will act as a gateway for the Roy Street Pedestrian Corridor and contribute to the existing network of open spaces including Counterbalance Park located at the western terminus of the Roy Street Pedestrian Corridor.



PL3 A-1 Entries

Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

Uptown Design Guideline PL2 I. Entrances Visible from the Street

Major entrances should be prominent.

II. Pedestrian Open Spaces and Entrances

Special attention to the pedestrian experience and street right-of-way should be given along pedestrian corridors.

PL3 A-1 Response:

The primary residential entry gains prominence by demarcating different massing elements of the project. Individual unit entries and other public spaces will consider designs for defensible spaces. Roy Street is a pedestrian corridor west of 5th Avenue.



PL3 B-2 Ground-Level Residential

Privacy and security issues are particularly important in buildings with ground-level housing.

B-4 Interaction

Provide opportunities for interaction among residents and neighbors.

Uptown Design Guideline PL3 II. Transition Between Residence and Street

Where feasible new development should consider landscaping any setback from the sidewalk.

PL3 B Response:

Southeast plaza will accommodate street-level interaction among residents and neighbors through design and programmatic elements. Street-level setbacks will utilize landscaped and hardscaped features to offer privacy and security.



DC2 A-1 Site Characteristics and Uses

Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

Uptown Design Guideline DC2 I. Architectural Context

Emphasize human scale and quality.

III. Human Scale

Architectural designs that create an impression of reduced size consistent with a pedestrian-oriented environment should be encouraged.

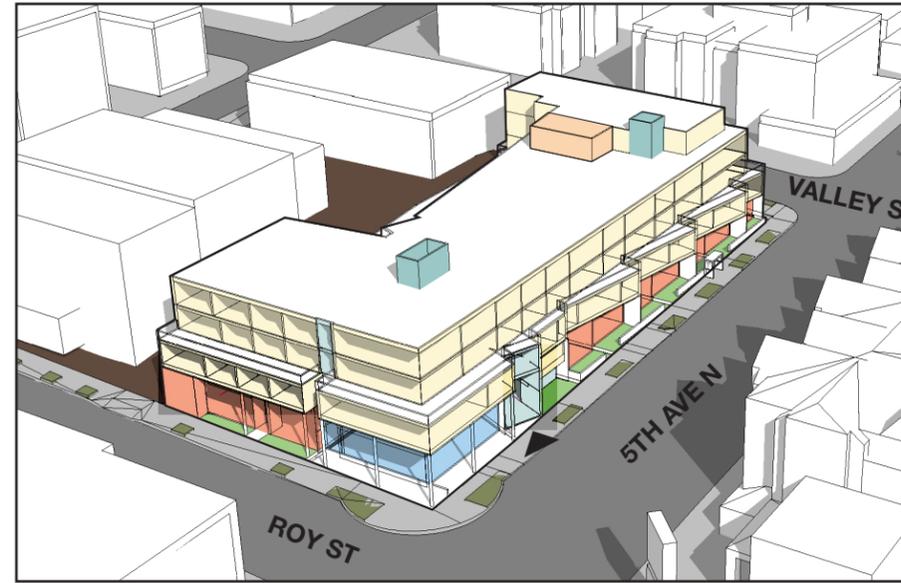
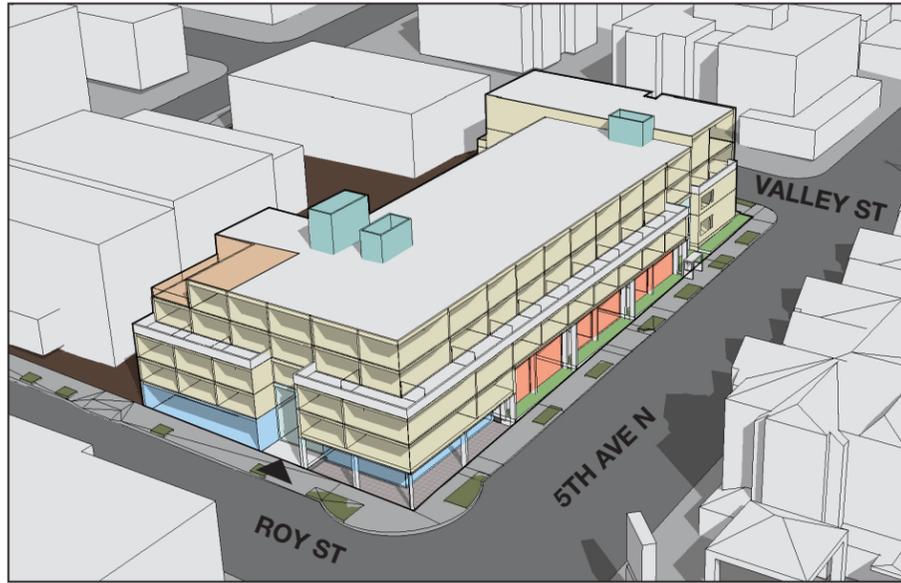
DC2 A-1 Response:

Scale of massing will correspond to relevant adjacent urban context. Residential courtyard at west of project creates an amenity for residents and further reduces the massing facing the low-rise residential zone to the west. Articulation and detailing at street-level will emphasize human-scale and a pedestrian-oriented pace.



Departure Matrix

NC3-40 ZONING CODE	REQUIREMENT	PROPOSED	DEPARTURE RATIONALE	DESIGN REVIEW GUIDELINES
SMC 23.41.012 B.16.d. DEVELOPMENT STANDARD DEPARTURES	Within the Uptown Urban Center, building height departures up to 3 feet of additional height may be granted if the top floor of the structure is set back at least 6 feet from all lot lines abutting streets	OPTION 2 & 3: 3 feet additional height with the top floor set back along Roy St., 5th Ave. N and Valley St. by 6 feet minimum from the lot line. DEPARTURE: 3 feet additional height	The additional height allows an increase in floor-to floor height at the upper floors for better lighting and indoor quality.	CS2 - Urban Pattern and Form
SMC 23.47A.004 PERMITTED USES	In pedestrian-designated zones, Live/Work units shall not occupy more than 20 percent of the street-level street-facing facade along designated principal pedestrian streets listed in subsection 23.47A.005.D. (Roy St.)	OPTION 2: 60% Live/Work units along Roy St. DEPARTURE: 40% increase of allowed OPTION 3: 65% Live/Work units along Roy St. DEPARTURE: 45% increase of allowed	Live/Work units provide opportunities to enhance the community's vibrancy and sense of place. They create potential for a more balanced social life, allow for co-working spaces where unstructured social interaction can take place, and provide flexible workspace in a business environment without the commute.	CS2 - Urban Pattern and Form PL1 - Connectivity PL2 - Walkability PL3 - Street-Level Interaction PL4 - Active Transportation DC2 - Architectural Context DC3 - Open Space Concept
SMC 23.47A.005 STREET LEVEL USES	No more than 20% Residential Use on Roy St. and 5th Ave. N	OPTION 2: 32% Residential Use along Roy St. DEPARTURE: 12% increase of allowed OPTION 3: 60% Residential Use along 5th Ave. N DEPARTURE: 40% increase of allowed	The proposed increase in residential use supports and emphasizes the relation to the adjacent Lowrise-Residential zone within the Uptown Park Character Area, in the direct vicinity of the site. Also, the proposed residential uses are strictly accessory to the main Residential use and not dwellings.	CS2 - Urban Pattern and Form PL1 - Connectivity PL2 - Walkability PL3 - Street-Level Interaction PL4 - Active Transportation DC2 - Architectural Context DC3 - Open Space Concept
SMC 23.54.030.D.3. DRIVEWAY SLOPE	No portion of a driveway shall exceed a slope of 15%	OPTION 2 & 3: The driveway slopes at a maximum of 20% DEPARTURE: 20% driveway slope	A driveway slope of up to 20%, allows for the structure covering the ramp to be shorter and allow for more landscaped area as well as less unmodulated structure in the courtyard. Additionally, a slope up to 20% allows the garage entry to be located further uphill in the alley and away from the sidewalk and right-of-way.	CS2 - Urban Pattern and Form PL2 - Walkability DC1- Project Uses and Activities



CONCEPT 1

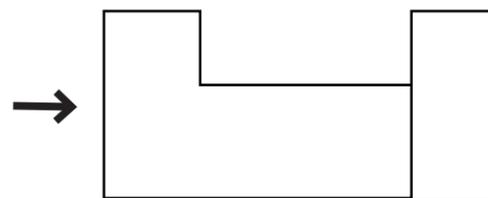
Concept 1 illustrates a development based upon an orthogonal layout of program, massing, and courtyard. The primary entry is located off Roy Street, which leads directly to residential circulation and access to the residential courtyard. A "bar" of units out to the property line wraps the project along the Roy Street and 5th Avenue elevations. At the levels above, the mass of the building steps back 10 feet up to roof level.

Advantages

- Straight forward application of land use code.
- Street level setbacks provide opportunity for site activation and public engagement.

Challenges

- Relatively narrow courtyard and potential future development to west could block access to direct daylight for some units.
- Street-level use requirements reduces flexibility for program layout, which manifests itself in the mass.



CONCEPT 2

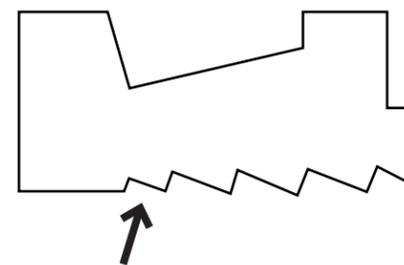
Concept 2 proposes an alternative linear courtyard scheme with street-level emphasis on the Roy Street & 5th Avenue corner. A public-private meeting space that opens to the exterior activates the corner. Primary residential entry is also directed towards the corner resulting in an angled geometry leading to the courtyard. The modulated "bar" of units to the property line wraps the project from Roy Street, along 5th Avenue, and turns the corner onto Valley Street. At the levels above, the massing steps back up to roof level.

Advantages

- Street level setbacks provide opportunity for site activation and public engagement.
- Angled courtyard allows for greater access to day lighting.
- Increased variety to 5th Avenue facade.

Challenges

- Street-level use requirements reduces flexibility for program layout, which manifests itself in the mass.



SUMMARY

Concept 3 establishes a more centralized courtyard scheme and individuated massing through the utilization of an exterior stair along 5th Avenue. The primary entry, aligned with the courtyard, is centered at 5th Avenue. The southern part of the structure along Roy Street and 5th Avenue is marked by the modulated "bar" above and live/work spaces at street level. The northern part of the structure with townhomes along Valley Street connects with the adjacent low-rise residential zone to the west and further up the hill.

Advantages

- More scale-appropriate masses separated by exterior stair.
- Street level setbacks provide opportunity for site activation and public engagement.
- Gallery space along 5th Avenue at residential amenity spaces helps to activate street activity.

Challenges

- Individuated masses and exterior stair require careful consideration of construction and detailing.

