



701 5th Avenue North | Seattle WA 98109

DESIGN REVIEW: Recommendation Proposal
(DPD #3015918)

Prepared for F&M Development
September 21, 2016

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 Queen Anne Hill to the north.

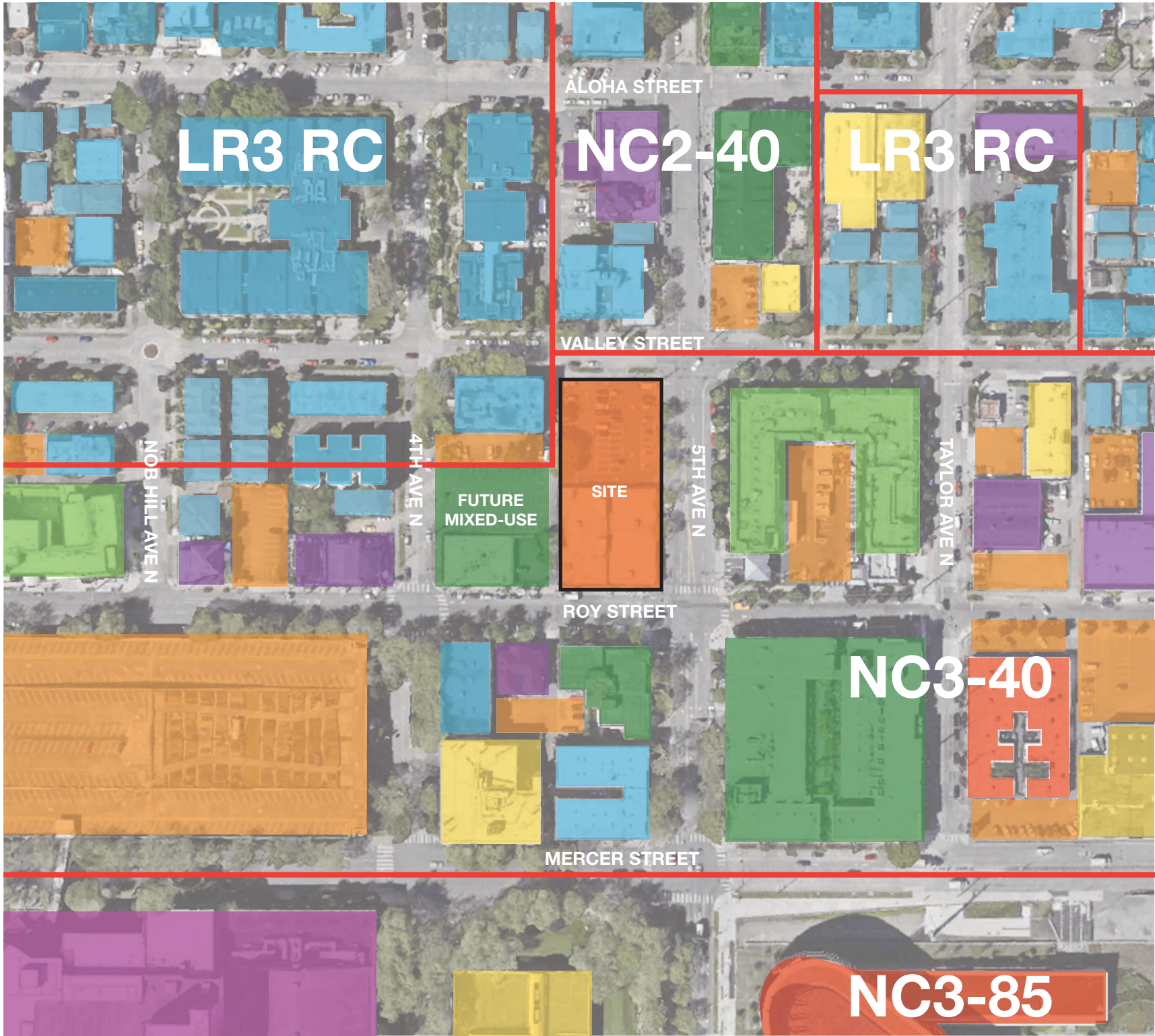
The proposed Multi-Family building is defined by responding to the differing Uptown Urban and Uptown Park neighborhood characters that overlap along the site. The amalgam of these conditions and location is a site rich in potential as a western gateway of the Roy Street corridor Uptown Urban Design Framework. 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 commercial and 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 midblock along the 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 roof deck areas, encouraging occupants to connect with dramatic urban and natural vistas.

Quantities are as follows:

Residential Use:	99 Apartment Units (93,452 SF)
Street Level Use:	Commercial Space (3,481 SF)
Parking:	74 Stalls, 1 Floor Level below grade (29,308 SF)
Tenant Amenity:	Courtyard, Indoor and Roof deck areas
Departure requests:	Bonus Height, Street-Level Uses, Street Level Setback



PROJECT ADDRESS:
701 5th Avenue North
Seattle, WA 98109

KING COUNTY PARCEL NUMBERS:
5457801438
5457801440
5457801455

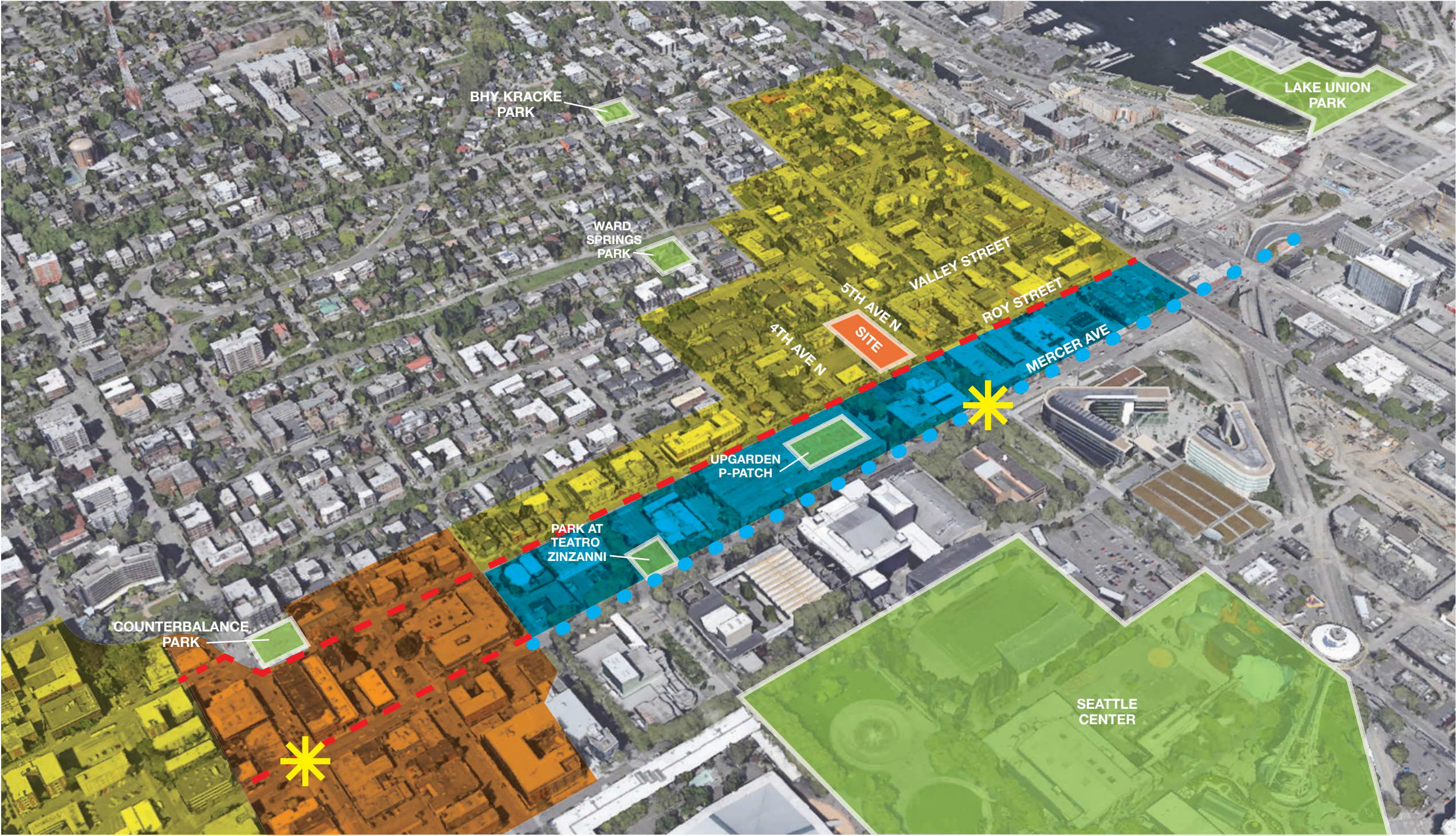
SITE AREA:
701 5th Ave N: 5457801438 (14,400 SF)
795 5th Ave. N: 5457801440 (7,200 SF)
785 5th Ave. N: 5457801445 (8,400 SF)

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





- 1 Gates Foundation
- 2 Space Needle
- 3 EMP
- 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



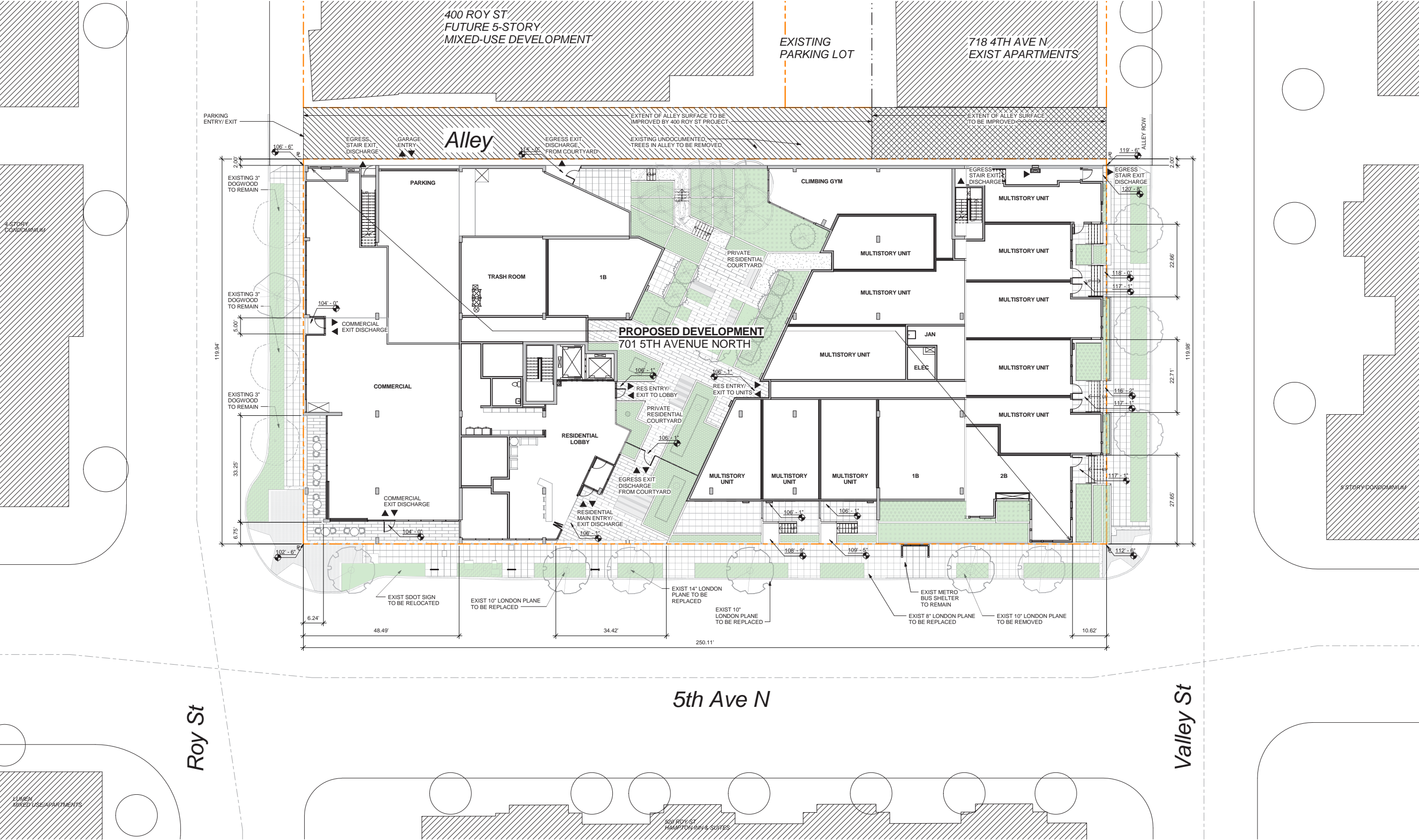
35 Queen Anne Station



36 Mercer Arena



37 Emeritus at Queen Anne





EDG Preferred Alternative



DRB Proposal

EDG RESPONSE

Massing and Design Concept: Explore and refine the expression of internal program through the massing

Main Entry: Create a prominent and distinct entrance that is pedestrian oriented

Street-Level Uses and Streetscape Design: Respond to the diverse neighborhood context in program use and massing



EDG
Alternative 2



EDG
Preferred Alternative

Board's Deliberations:

"The Board generally supported the variations on the C-shaped massing concept as an appropriate response to site characteristics and urban context, and encouraged the applicant to further explore how the programming of the building can be expressed in the massing."

Response:

The massing of the building has been modified to express the internal program, acknowledge differences in the street character, and offer a more active pedestrian experience.



DRB Proposal

CS2-A

Sense of Place

CS2-III

Addressing the Corner

DC2-A-1

Site Characteristics and Uses



EDG
Alternative 2



EDG
Preferred Alternative

Board's Deliberations:

"The 'stepping down' of the units on Valley Street was supported by the board as a strong expression of the townhomes that relates to the distinct character and texture of nearby residential uses."

Response:

A series of bays along Valley Street and the north half of 5th Ave reflects and reinforces the distinct residential character along Valley Street.



DRB Proposal

CS2-IV

Reducing Visual Bulk

CS2-A

Sense of Place

CS2-II

Streetscape Compatibility



A prominent entry serves as a transition from the commercial character of Roy Street at the south side of the block, and the residential scale of Valley Street at the north end of the block.



Board's Deliberations:

"The Board supported the proposed location of the entry on the preferred alternative; however, they expressed that they would be open to other locations of the entry as a result of the revised massing. The prominence, legibility, and visibility should be critical design considerations. The entry should make a strong gesture to the public realm."

Response:

The main residential entry is now located at the midpoint of 5th Ave N, bound by the 4-story opening to the courtyard space, which dissects the linear massing along 5th Ave N.

The nature of the 4-story space opening into the courtyard is intended to add interest and activity to the pedestrian experience.

Landscaped seating elements also provide public gathering spaces for all pedestrian users, not just residents.

PL2-I

Entrances Visible from the Street

PL2-II

Pedestrian Open Spaces and Entrances

CS2-I

Pedestrian Character

PL2-I
Entrances Visible
from the Street

CS2-I
Pedestrian
Character

PL1-B
Pedestrian
Amenities



A four-story high residential open entry way and lobby with access bridges spanning above at mid-block on 5th Ave N, provide a presence to the entry of the residential structure, views of the courtyard, and interest to the street.



Board's Deliberations:

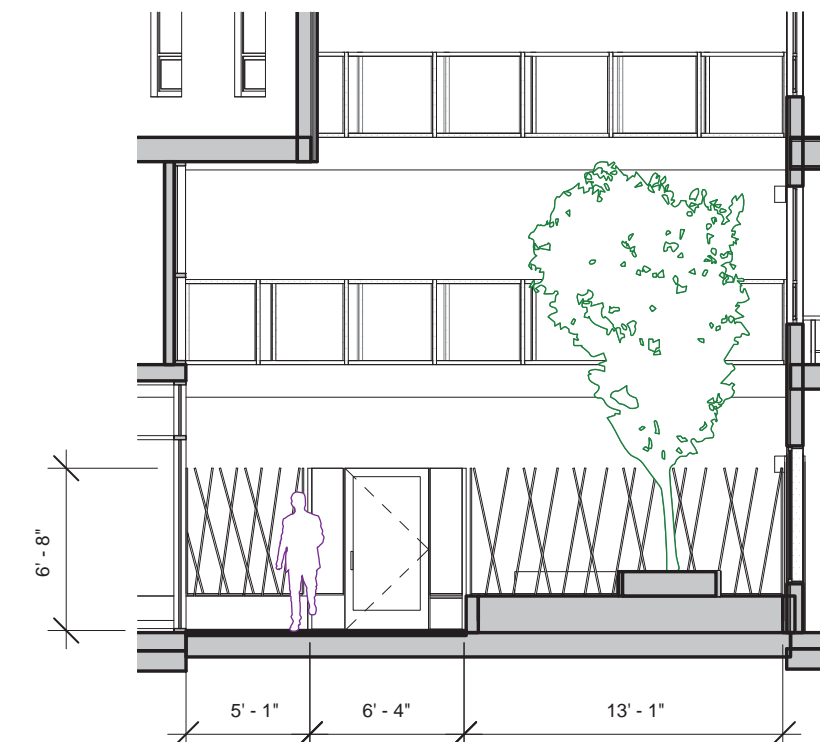
"The Board supported the proposed location of the entry on the preferred alternative; however, they expressed that they would be open to other locations of the entry as a result of the revised massing. The prominence, legibility, and visibility should be critical design considerations..."

...The entry should make a strong gesture to the public realm."

Response:

The courtyard entry gate provides a necessary separation between public and private spaces, while acting as an artistic expression, rather than a rigid barrier.

The angular, blackened steel gate members reinforce the design language of the acute, exterior building walls that bound the open green spaces within the courtyard.





PL2-II
Pedestrian Open
Spaces and
Entrances

PL2-I
Entrances Visible
from the Street

CS2-I
Responding to Site
Characteristics

5th Avenue N

Board's Deliberations:

Massing and Design Concept:
"a. The Board noted that Option 1 and Option 3 were more difficult to read programmatically, and that Option 2 was more successful due to the change in character of massing and modulation on Roy Street, 5th Ave. N, and Valley Street. (CS2-A, CS3-A, DC2-A, DC2-E)
b. The Board supported the courtyard layout and massing of the preferred option overall, but noted that the strong linearity of the third story modulated "bar" did not respond well to the lack of activity across 5th Ave. N. The Board saw the modulation presented in Option 2 as a more sensitive response to this condition, and recommended incorporating the movement and interest created to establish a stronger street presence. (CS2-A, CS3-A, DC2-A)
d. The Board discussed the success of the demarcation of the massing of the townhouses at the north end with the inset along 5th Ave. N; however, there was concern over the east façade of the north massing creating a blank façade. The merits of continuing the design language over the entire length of 5th Street, as presented in Option 2, was also discussed. While no consensus was reached, the Board expects the massing and design response to programming to be intentional, and to make a strong statement with each distinct portion of the building. (CS2-I, CS2-II, DC2-B, DC2-D, DC2-E)"

Response:

The massing of the building has been modified to express the internal program, acknowledge differences in the street character, and offer a more active pedestrian experience. It does so by expressing the mass in five ways:

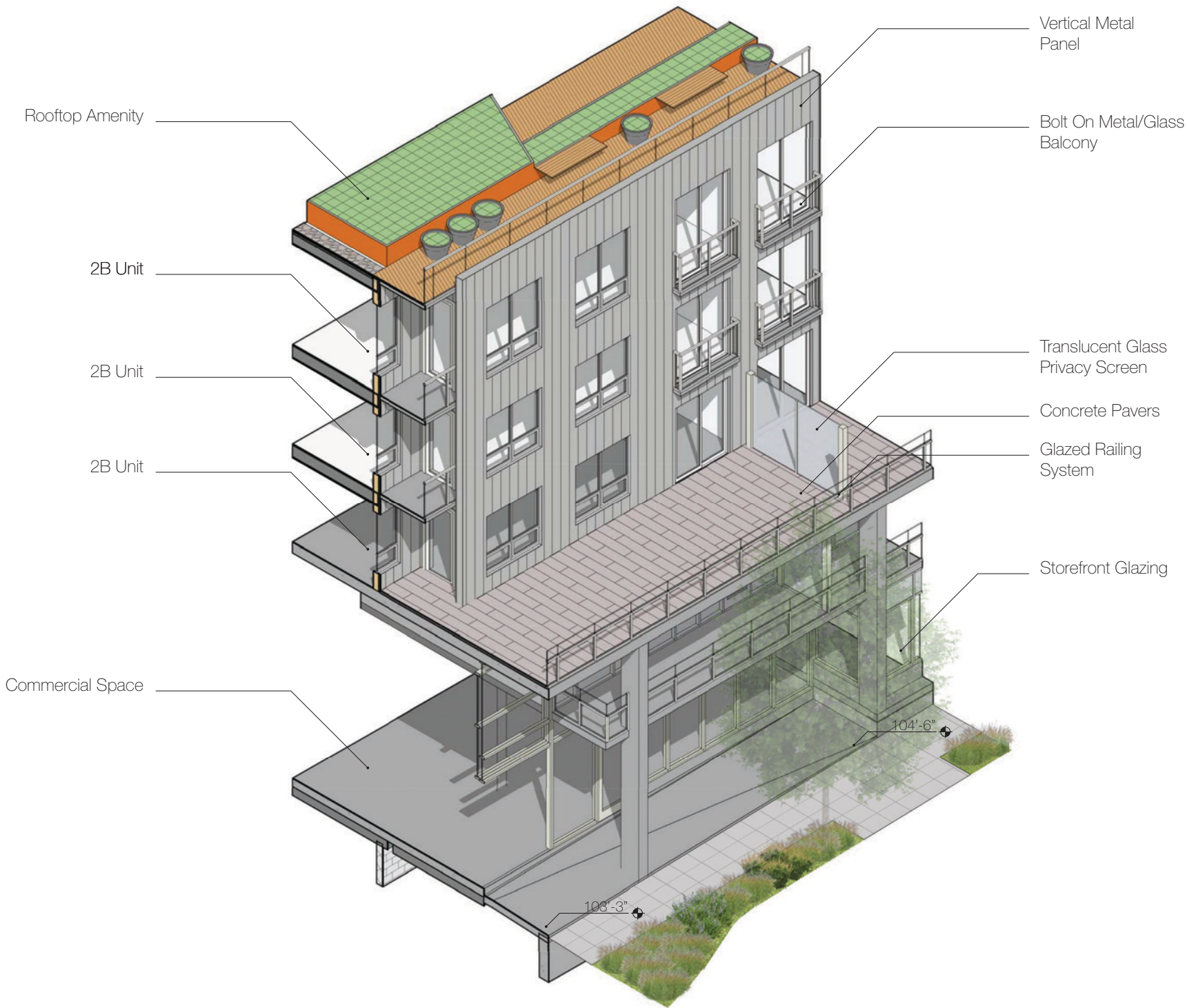
A two-story high concrete frame with glass infill at the intersection of 5th Ave North and Roy Street, expressing a larger scale commercial presence at the corner.

A series of bays along Valley Street and the north half of 5th Ave, reflecting a distinct residential character.

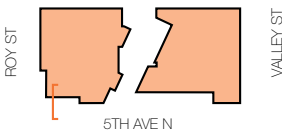
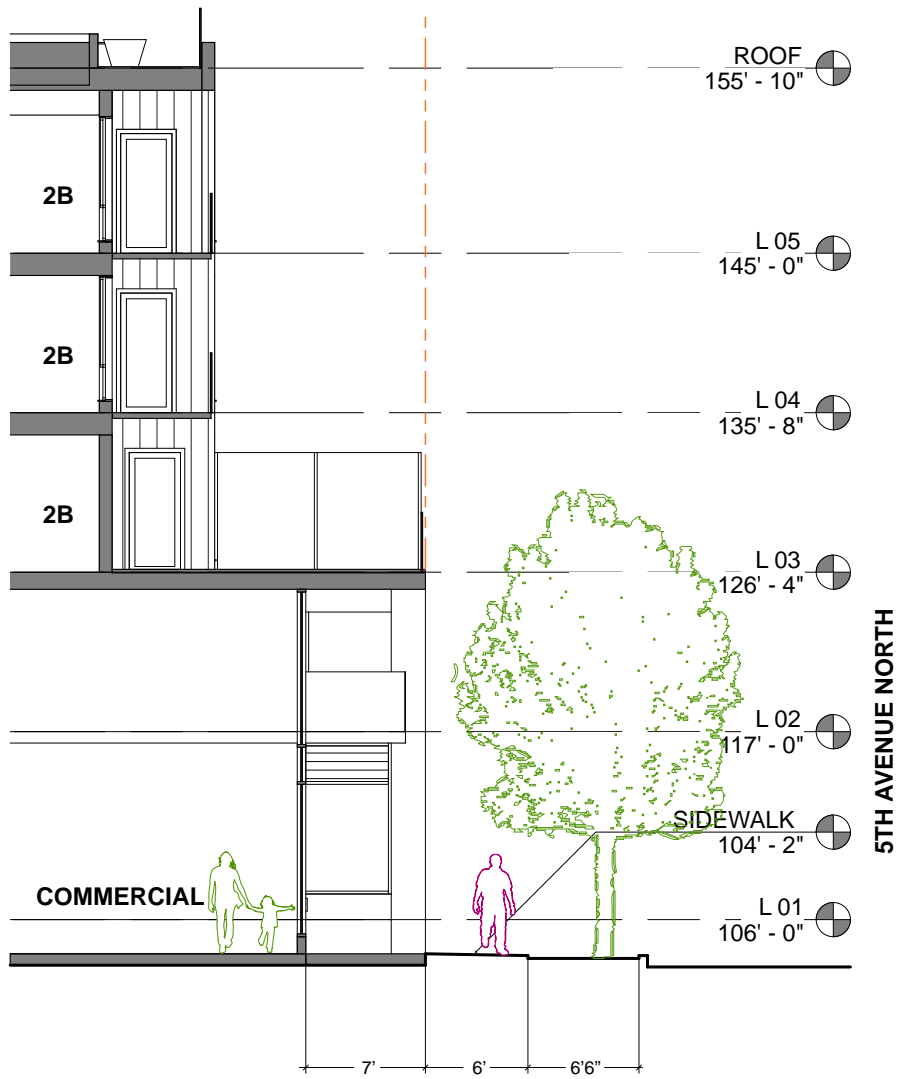
A four-story high residential open entry way and lobby with access bridges spanning above at mid-block on 5th Ave, providing a presence to the entry of the residential structure, views of the courtyard and interest to the street.

Capping the concrete frame and glass infill elements, residential bays and mid-block opening along 5th Ave are 2-3 stories high, while residential floors tie the lower level elements together for a unified composition.

At the roof, the common amenity rooms are moved closer to the east façade for a street presence, under a horizontal roof line punctuated with an opening, exposing a framed view to the sky, much like the lower level opening framing a view to the courtyard.

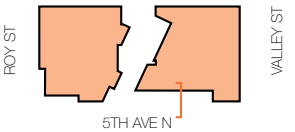
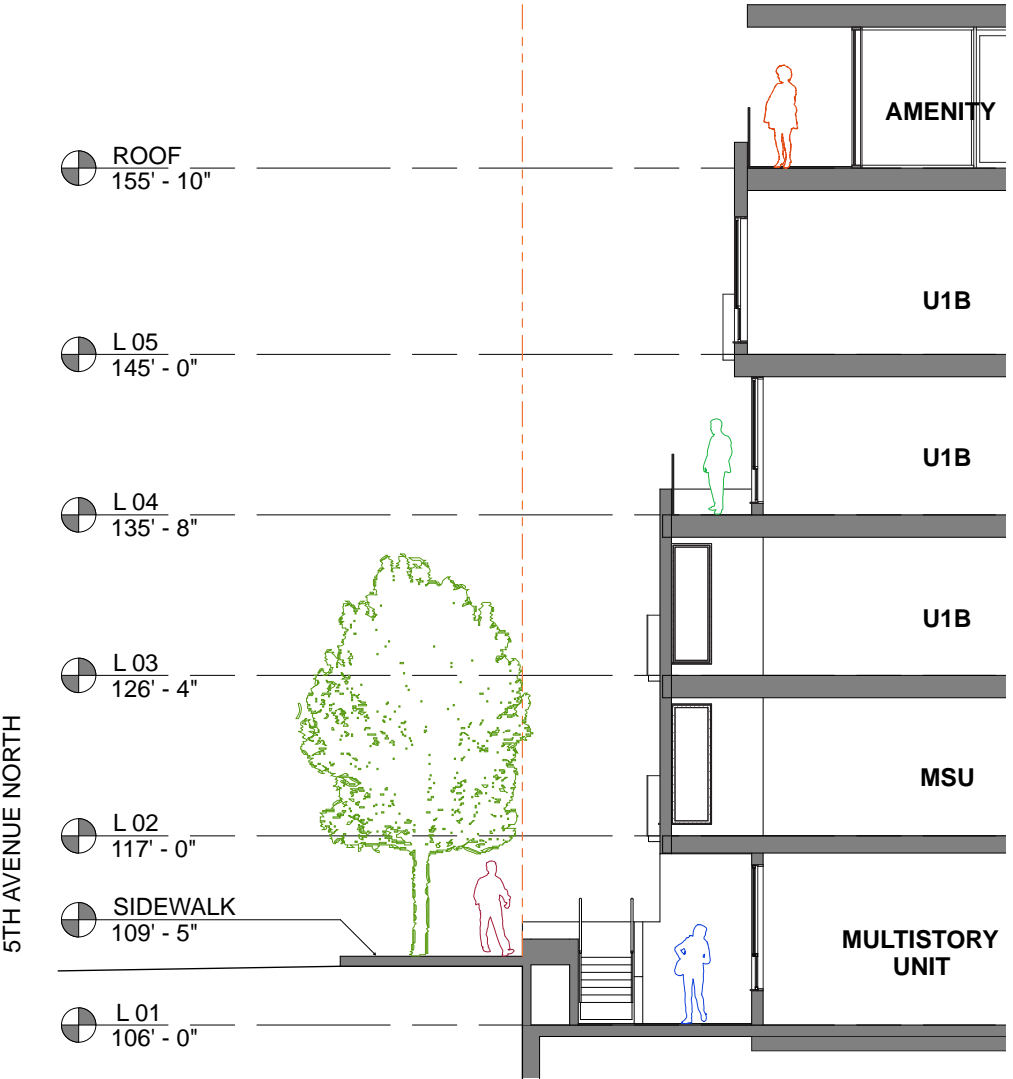


5th Avenue N





5th Avenue N





PREFERRED OPTION

Residential bays with private entries & terraces along 5th Ave N

Pros:

Pedestrian connectivity between private terraces & public way
Private entrances for tenants allow user flexibility
No Departures required

OPTION 2

Residential bays with small porch & landscaping along 5th Ave N

Pros:

Increased landscaping buffer along 5th Ave N
No Departures required

Cons:

Reduced user entry flexibility for future residents

OPTION 3

Residential bays grounded along 5th Ave N

Pros:

Bays engage street edge and provide more relatable scale

Cons:

Departure required

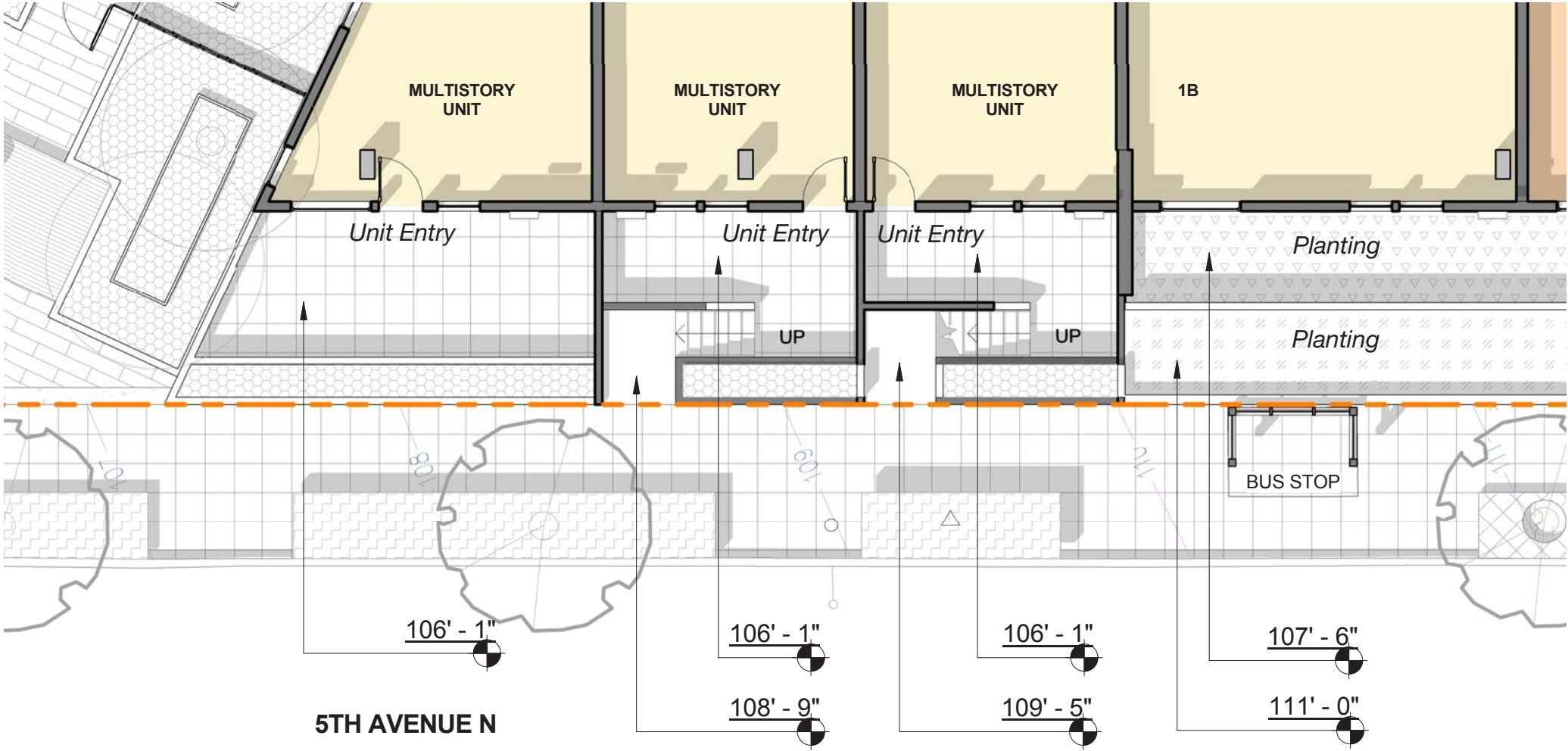


PREFERRED OPTION
Residential bays with private entries & terraces along 5th Ave N

Pros:
Pedestrian connectivity between private terraces & public way

Private entrances for tenants allow user flexibility

No Departures required



ALTERNATE BAY MASSING



OPTION 2

Residential bays with small porch & landscaping along 5th Ave N

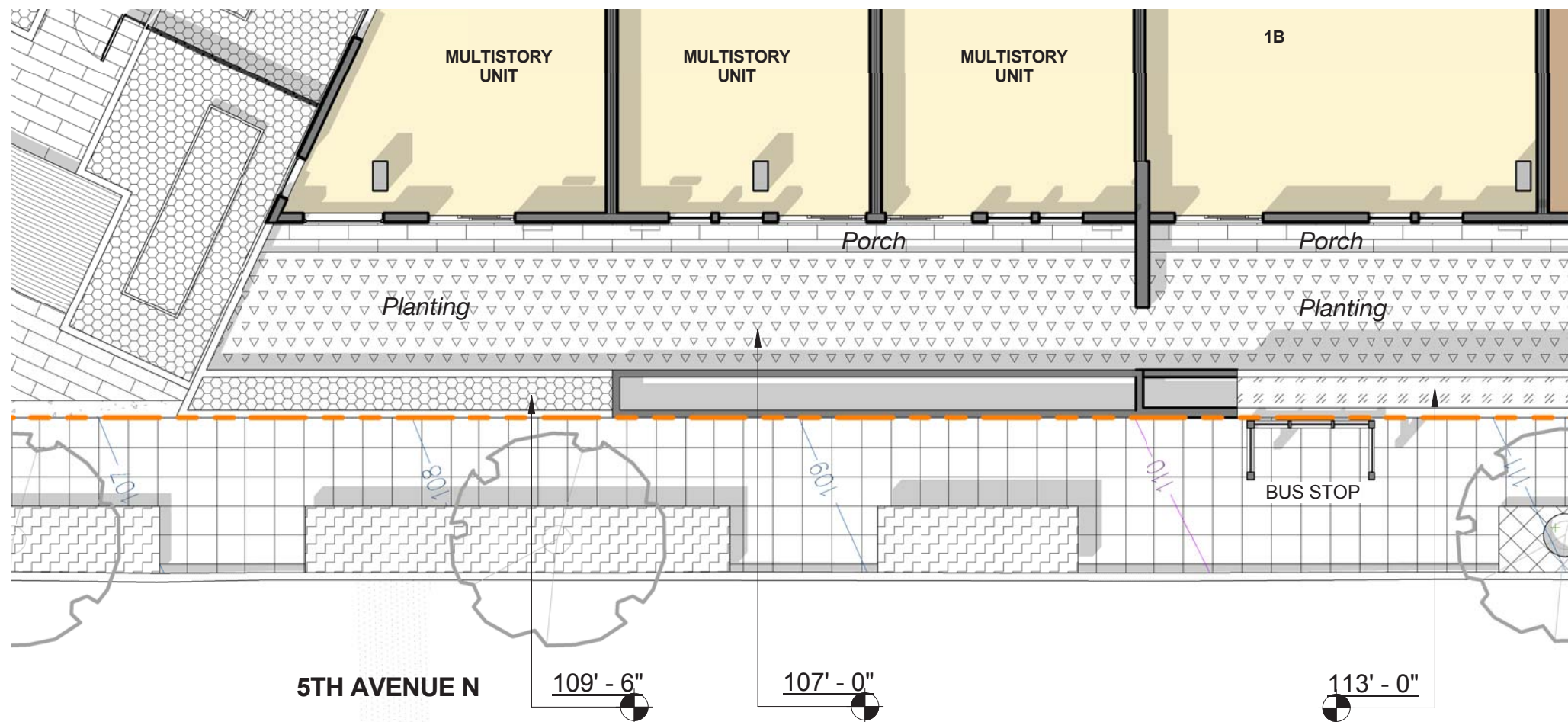
Pros:

Increased landscaping buffer along 5th Ave N

No Departures required

Cons:

Reduced user entry flexibility for future residents

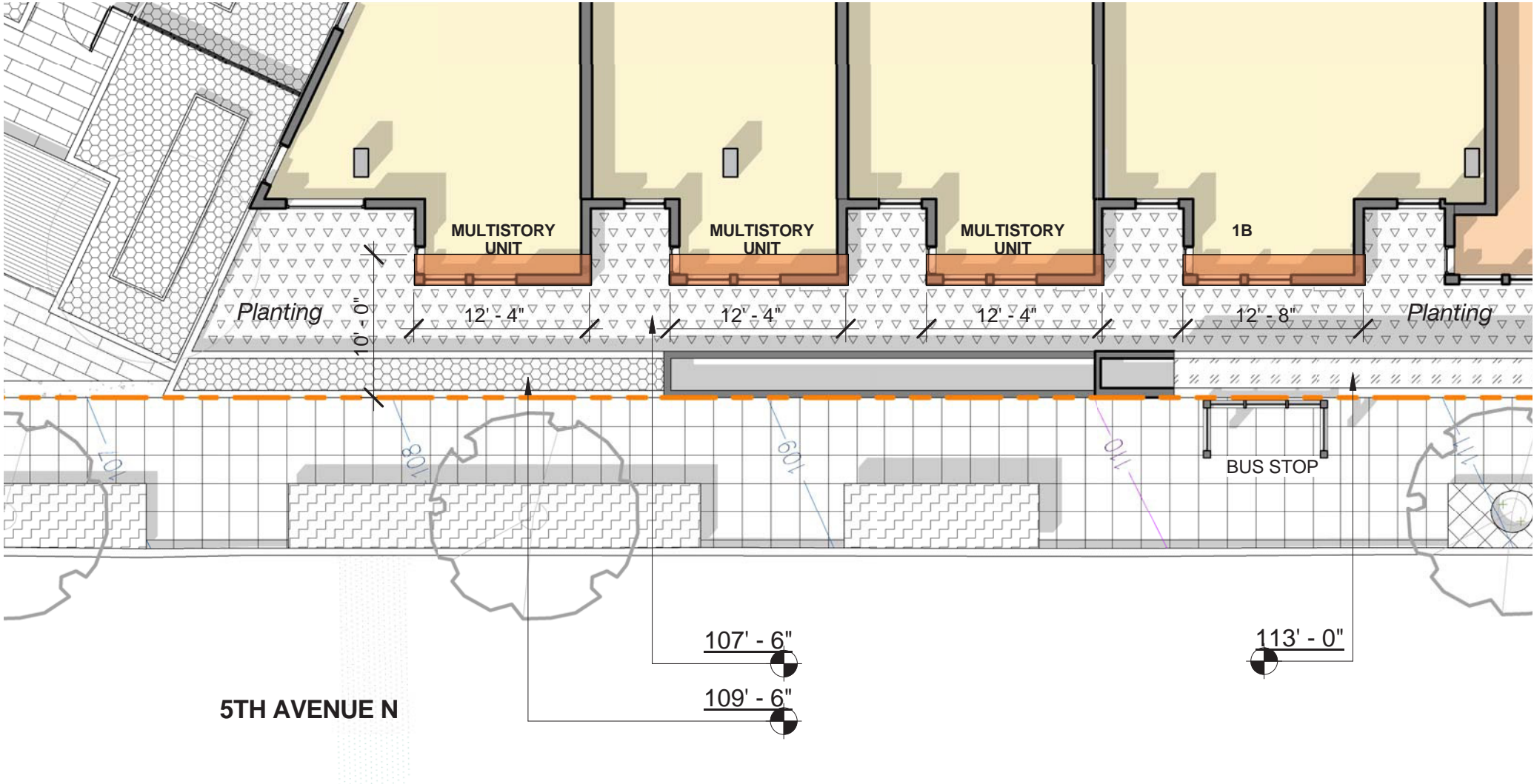




OPTION 3
Residential bays grounded along 5th Ave N

Pros:
Bays engage street edge and provide more relatable scale

Cons:
Departure required



POTENTIAL DEPARTURE
DEVELOPMENT STANDARD
SMC 23.47A.008.D.2 Street Level Development Standards
REQUIREMENT
The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.
POTENTIAL REQUEST
The applicant requests residential bays at street level along 5th Ave N which extend past the required setback.



Board's Deliberations:
"The Board supported the setback individual townhouse unit entries and generous landscape buffers."

Response:
The east façade of the north massing is now composed of multi-story residential units with projected bays and bolt-on balconies.

The bays wrap the corner of 5th Ave and Valley St, which help strengthen the residential character of Valley and provide stronger continuity across the building massing.

Landscape elements including planters and walk-up patios are implemented to soften the building edge where it meets the sidewalk, while also providing a defensible space barrier for the future residential tenants.

CS2-IV
Height, Bulk and Scale Compatibility

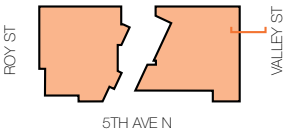
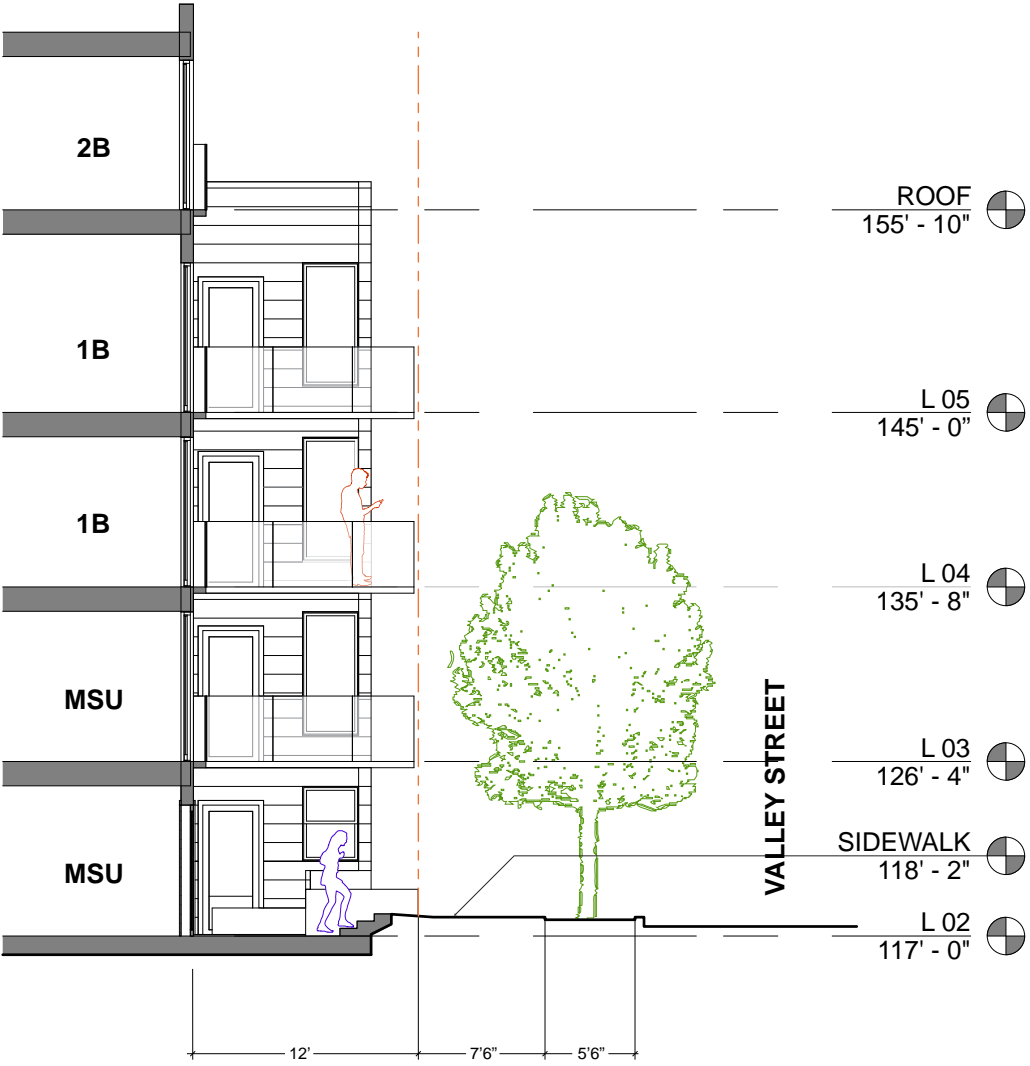
CS2-I
Responding to Site Characteristics

DC2-A-2
Reducing Perceived Mass

Valley Street



Valley Street





Board's Deliberations:

Street-Level Uses and Streetscape Design:
"The Board recognized and agreed that the design and programming of street-level uses needs to respond to the varied urban context of each street. In general, the Board noted that it is important that the project provide continuity in both texture and street-level use to the west along Roy Street and north along 5th Ave. N. (CS2-B, CS2-I)
a. Corner at 5th and Roy. The Board was generally supportive of the proposed commercial flex space at the corner of 5th and Roy Street, provided it is designed and programmed to encourage continuous activity, and that the spaces to the west along Roy Street are designed to successfully support commercial/retail functions. The flex space should express an outward-looking character and create a strong connection with the adjacent lobby to engage the corner. The Board recommended wrapping glazing around the corner to demarcate the special use at the prominent corner and establish a strong street presence. (CS2-A, CS2-C, PL3-C)
b. Roy Street. The Board expressed a desire for continuity of commercial uses and character along Roy Street. The proposed live-work units are set back and do not appear to make a strong connection to the street. Discussion over the grade change along Roy Street and potential stepping up of commercial spaces prompted the Board to encourage a strong connection of the commercial uses through design elements. (CS2-I, PL2-B, PL2-I, PL2-II, PL3-C)"

Response:

The internal program along Roy St, which wraps the corner for a portion of 5th Ave to the north, is now planned for commercial use.

The expression of the commercial space at the corner of 5th Ave and Roy St, is a two-story, glazed volume that adds a strong corner presence at this active intersection.

The commercial boundary along Roy St and 5th Ave is composed entirely of glazing, with proposed operable doors at the street corner that would provide the ability for an open, active outdoor setting that interacts with the public way.

CS2-I
Responding to Site Characteristics

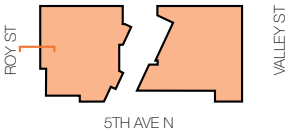
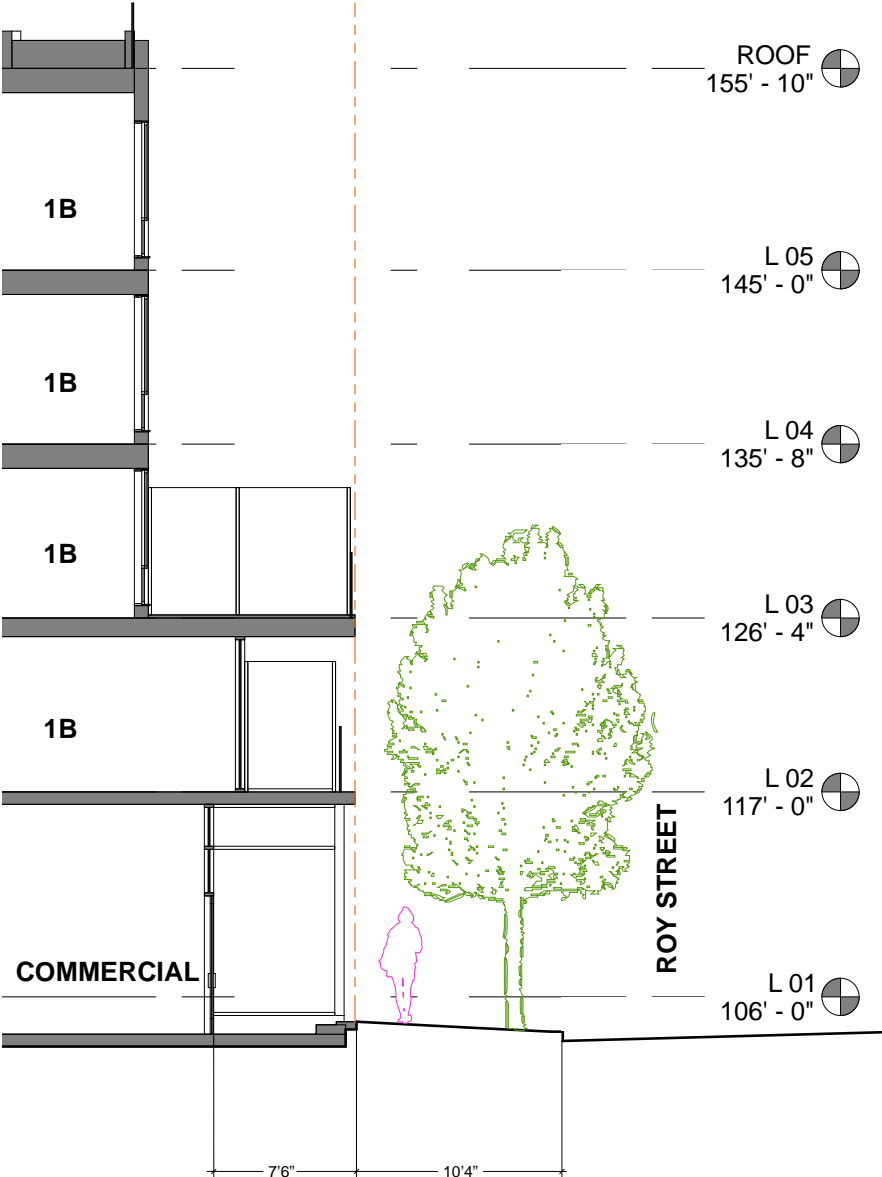
PL2-B
Street-Level Transparency

PL3-C
Porous Retail Edges

Roy Street



Roy Street





Board's Deliberations:

b. Roy Street. The Board expressed a desire for continuity of commercial uses and character along Roy Street. The proposed live-work units are set back and do not appear to make a strong connection to the street. Discussion over the grade change along Roy Street and potential stepping up of commercial spaces prompted the Board to encourage a strong connection of the commercial uses through design elements.
(CS2-I, PL2-B, PL2-I, PL2-II, PL3-C)

Response:

Capping the concrete frame and glass infill elements, residential bays and mid-block opening along 5th Ave are 2-3 stories high, while residential floors tie the lower level elements together for a unified composition.

CS2-I

Responding to Site Characteristics

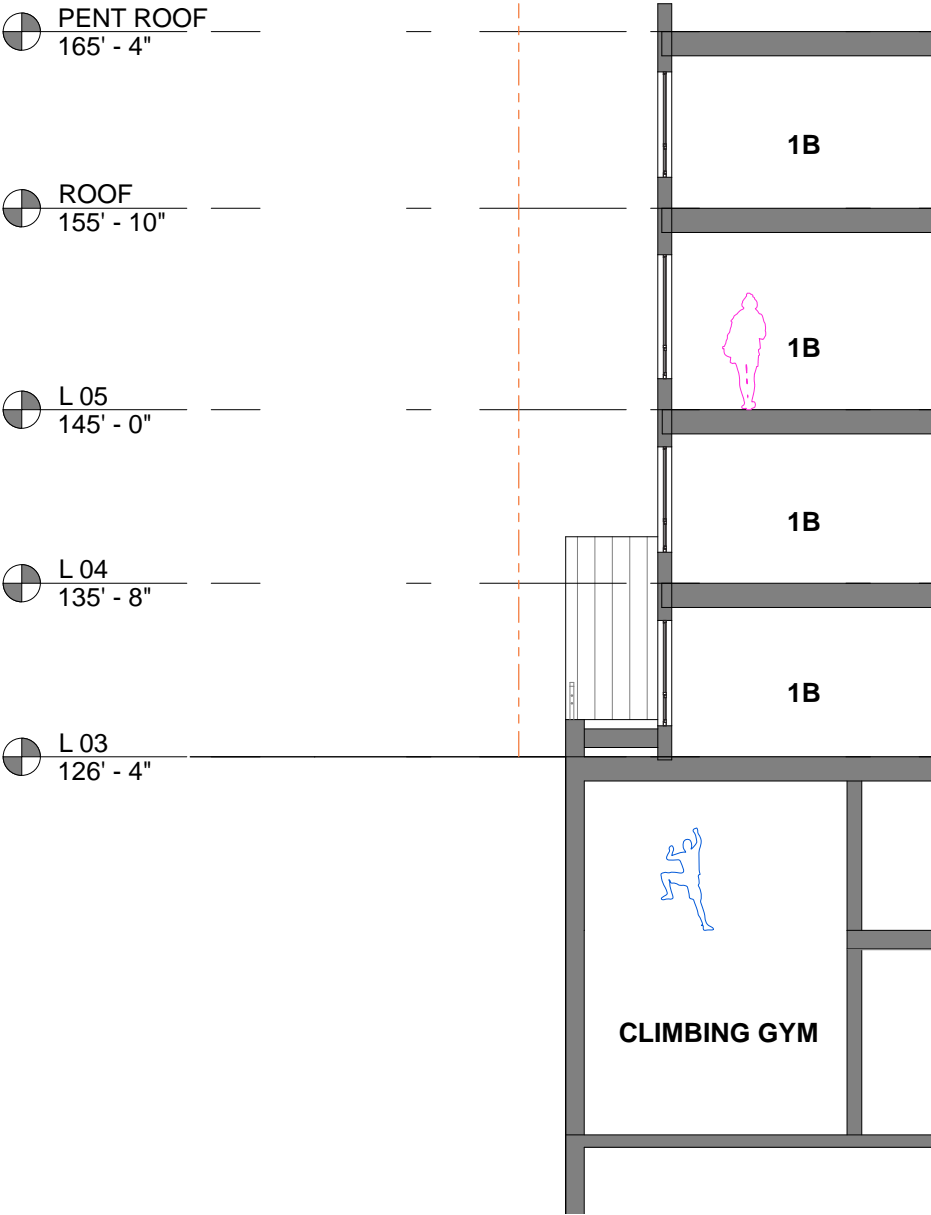
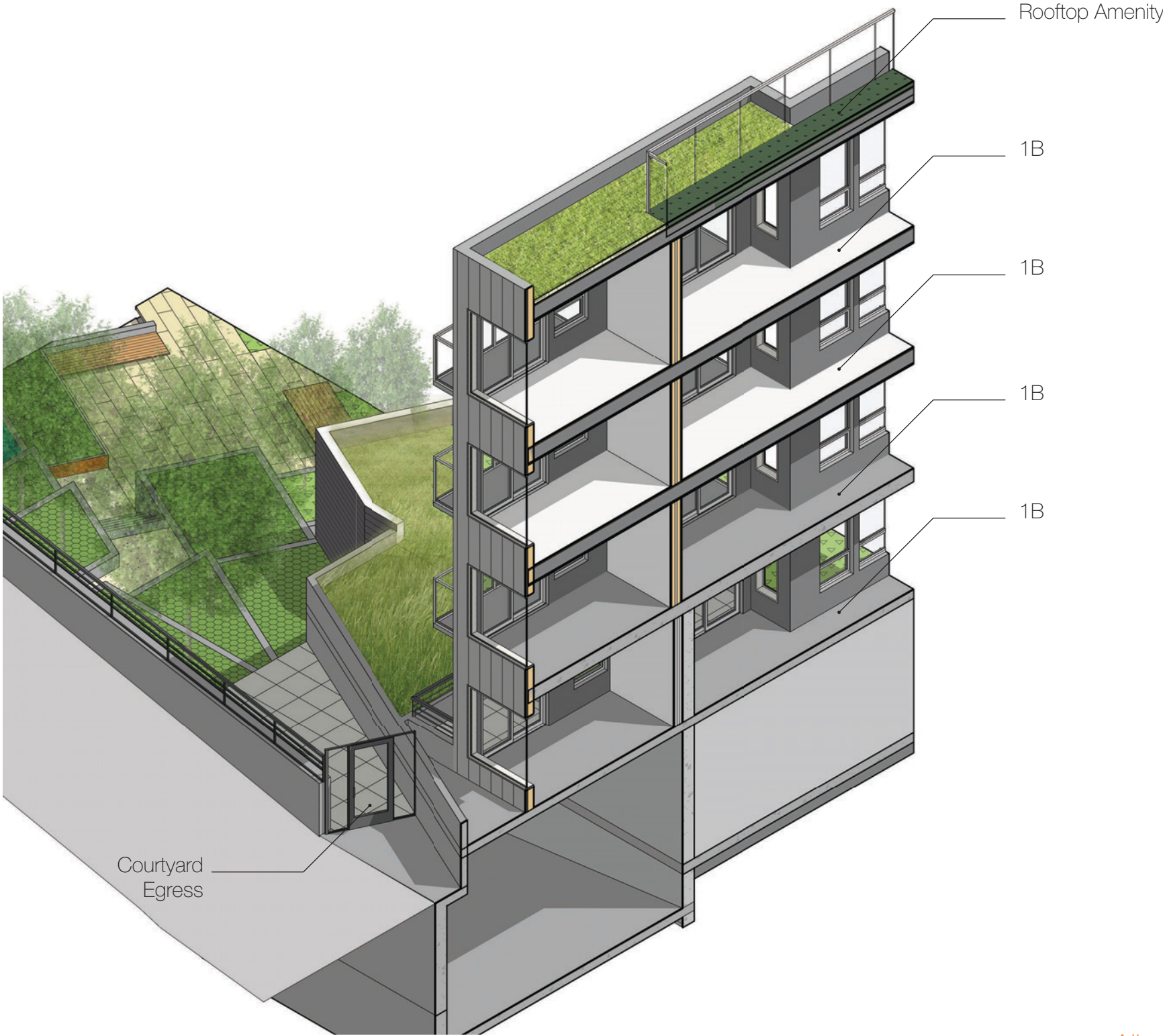
CS2-IV

Height, Bulk and Scale Compatibility

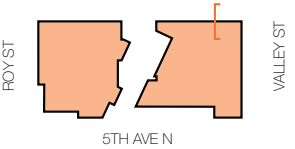
PL2-B

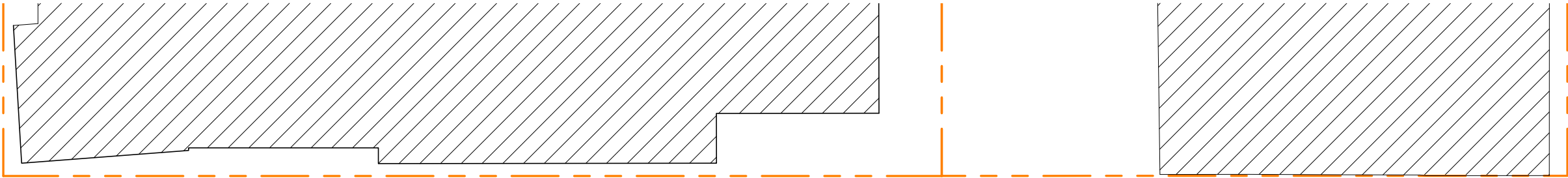
Street-Level Transparency

Alley

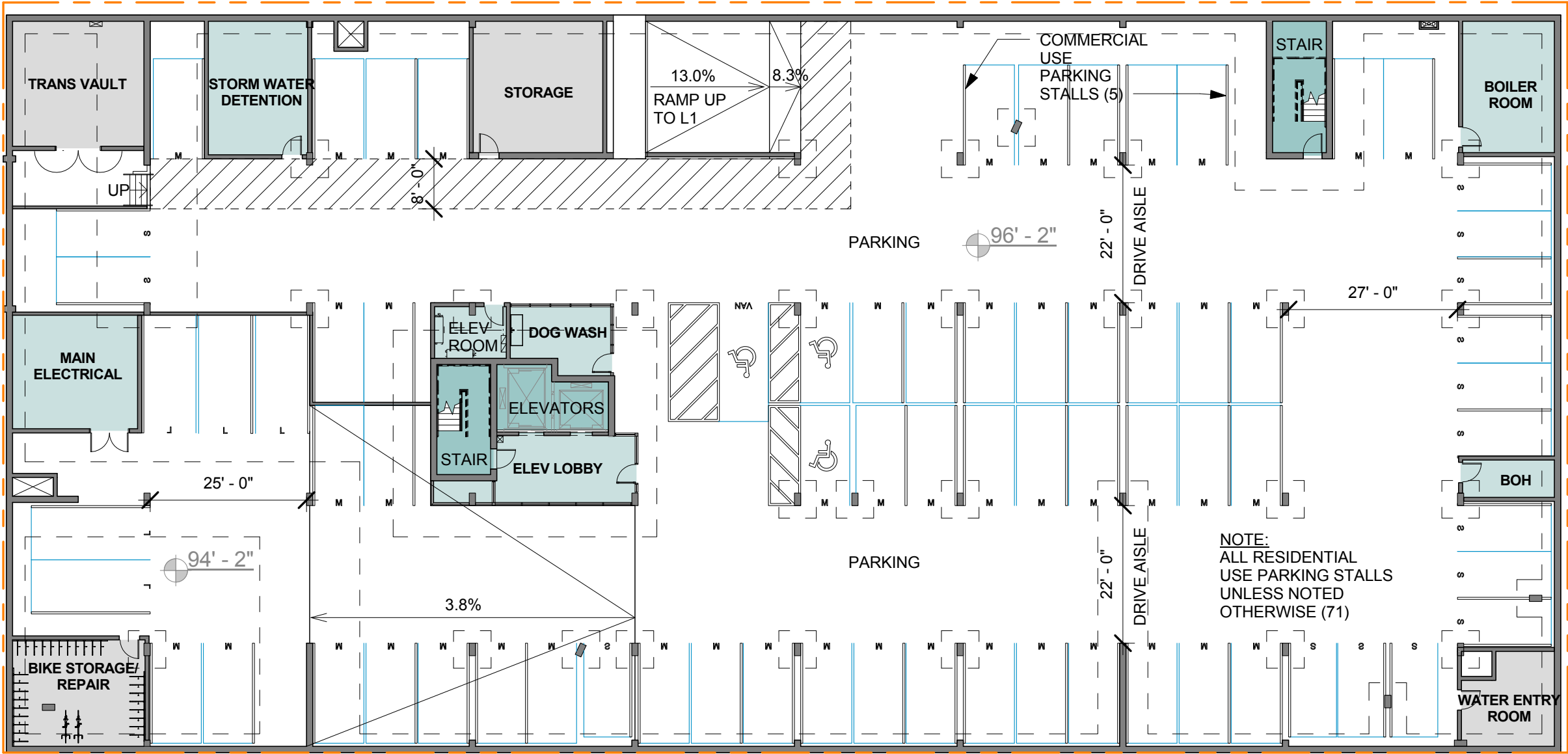


Alley



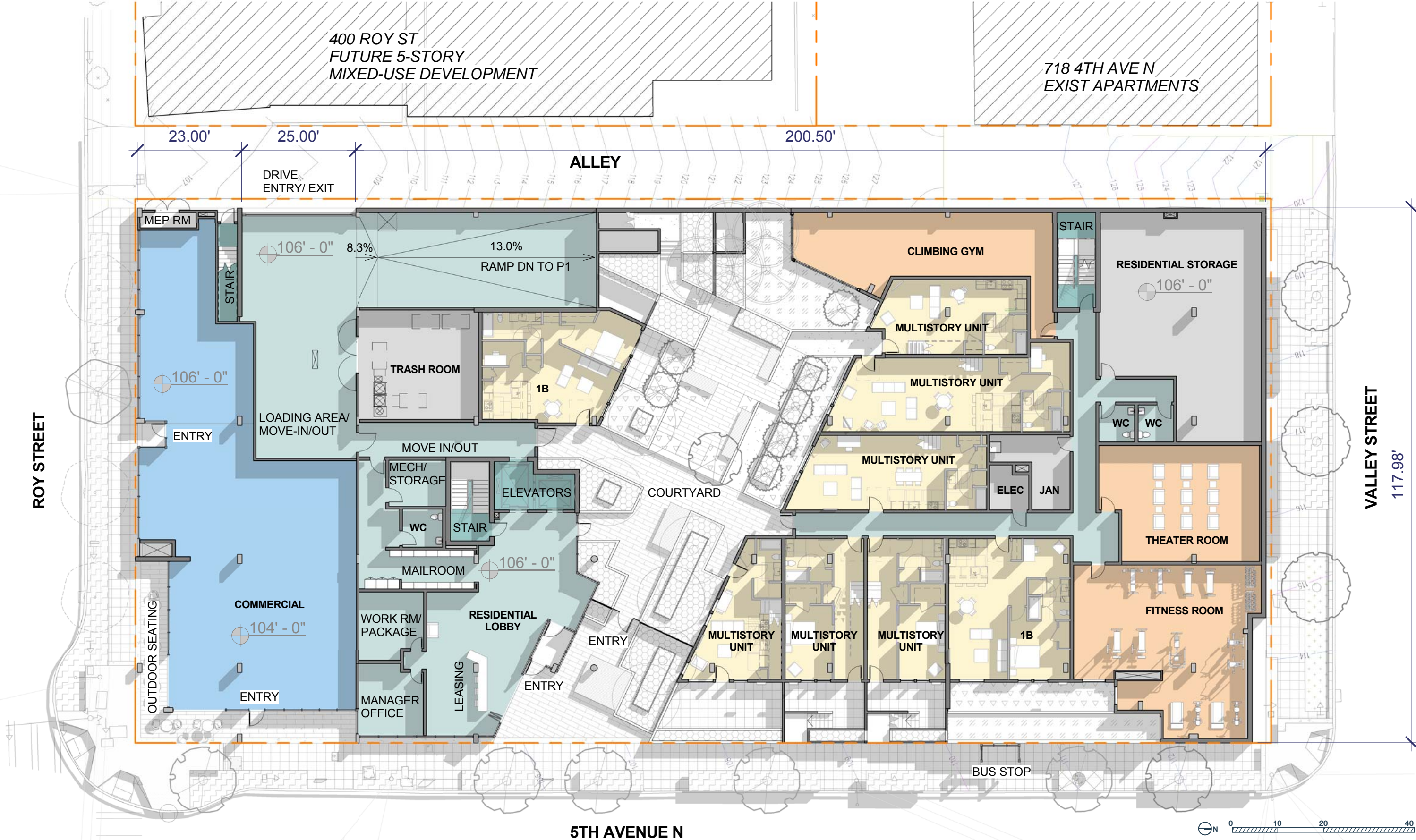


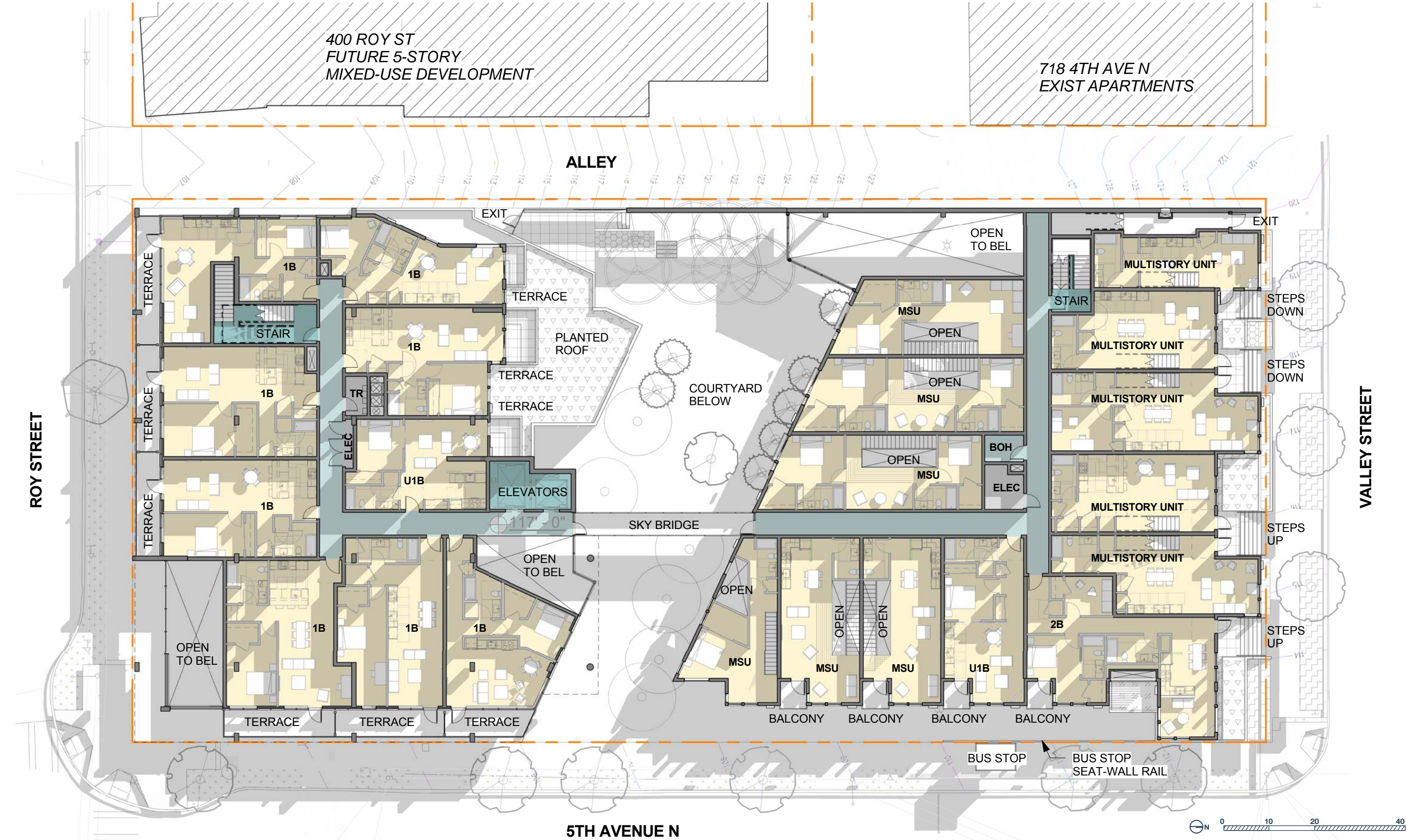
ALLEY

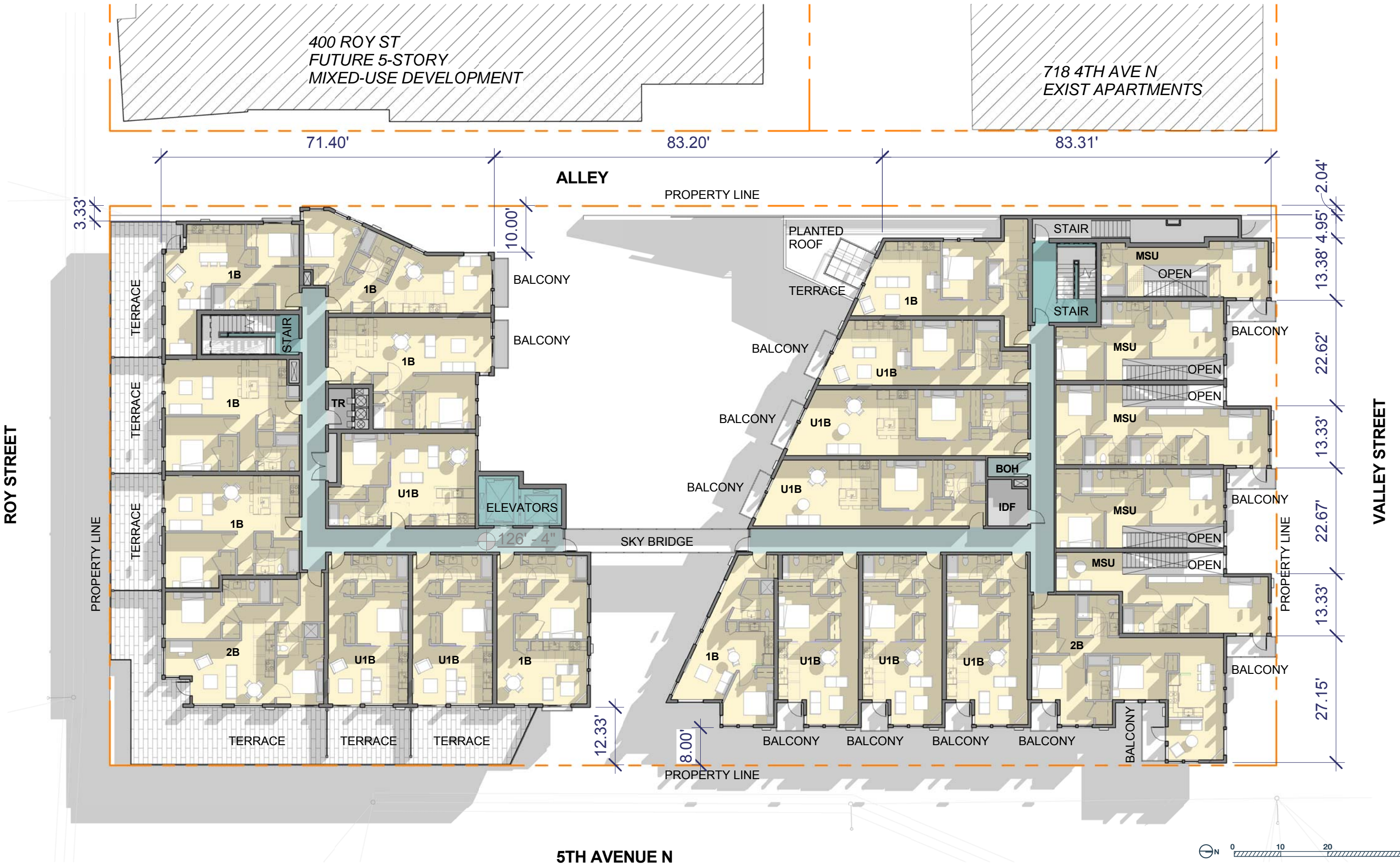


5TH AVENUE N



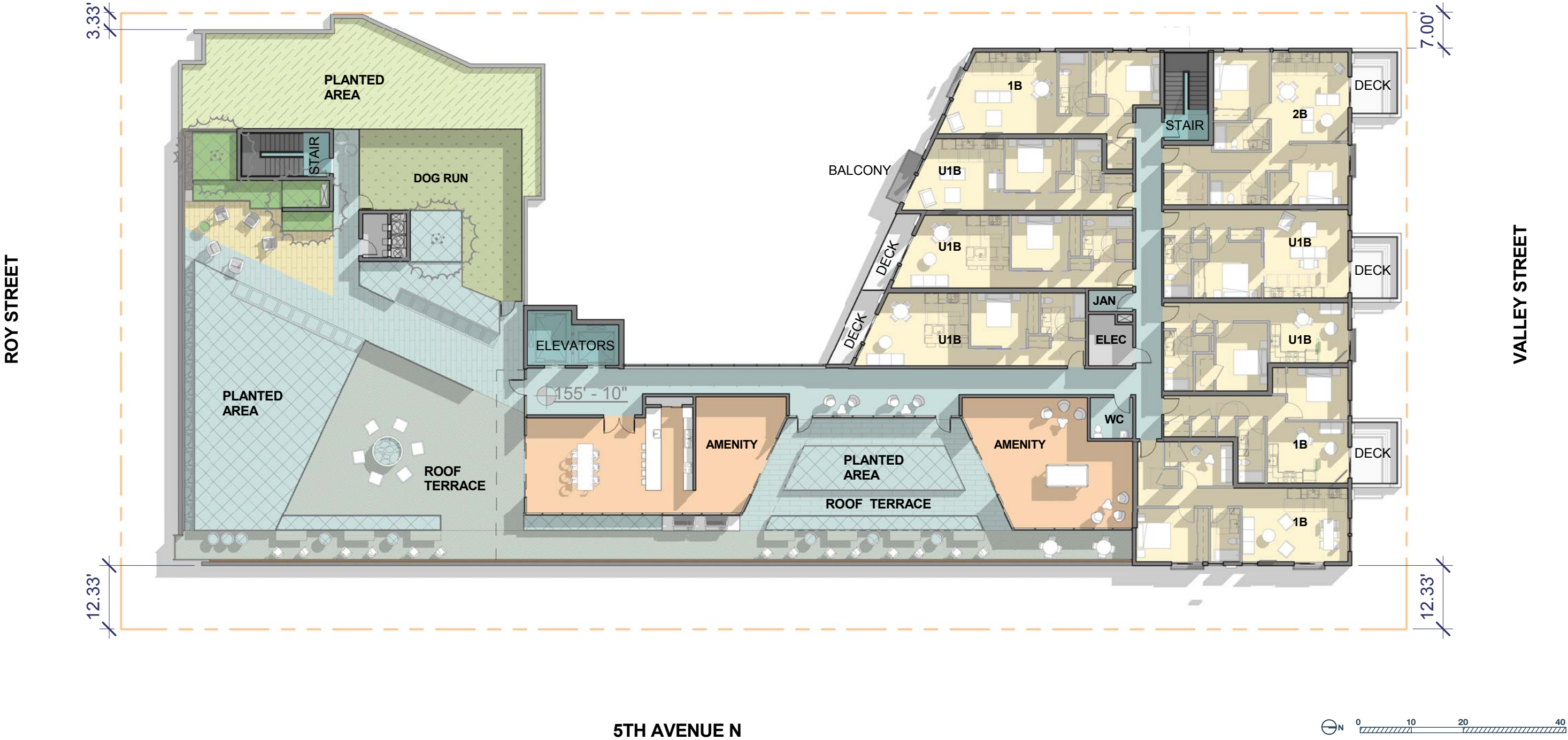


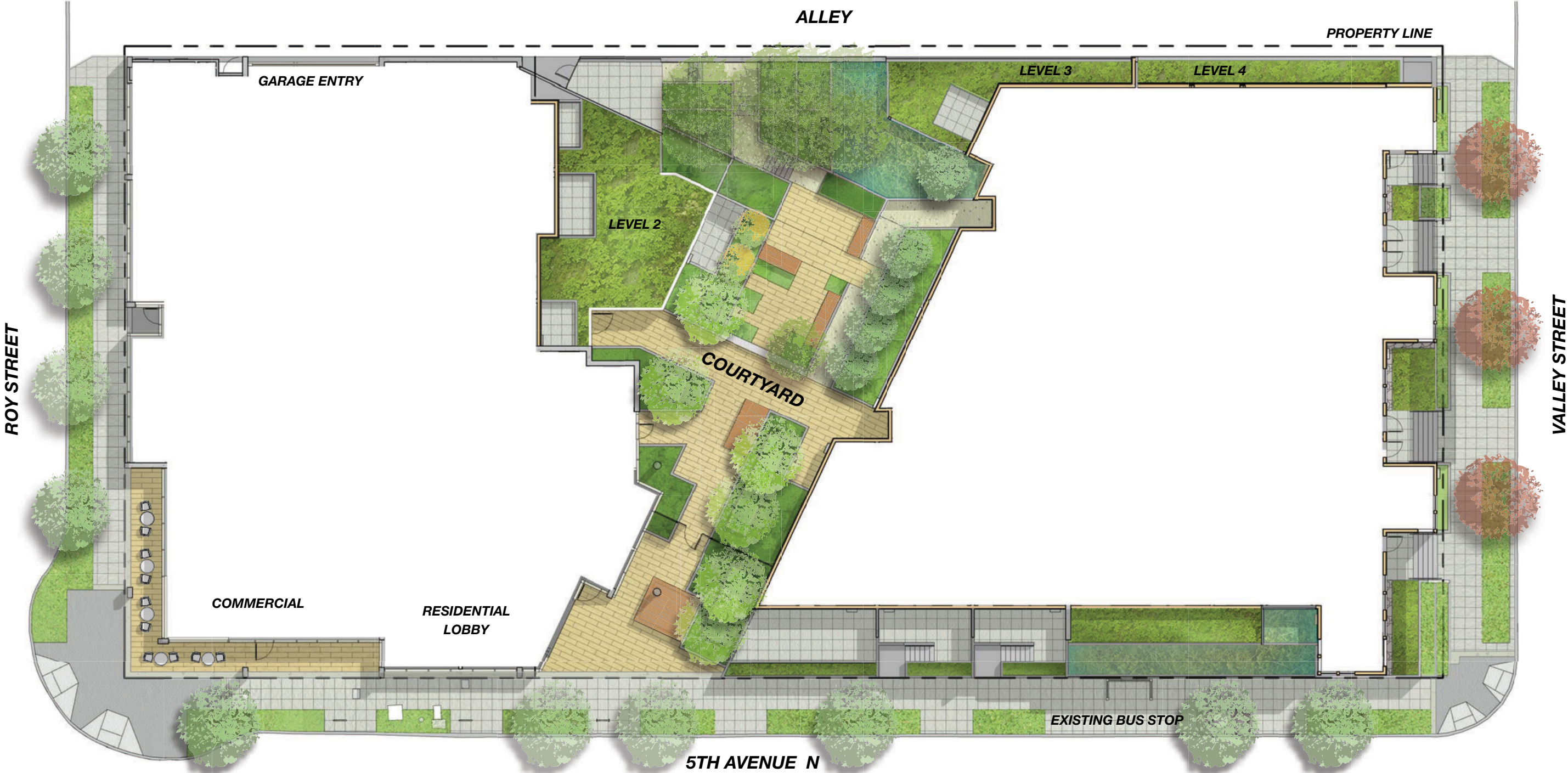








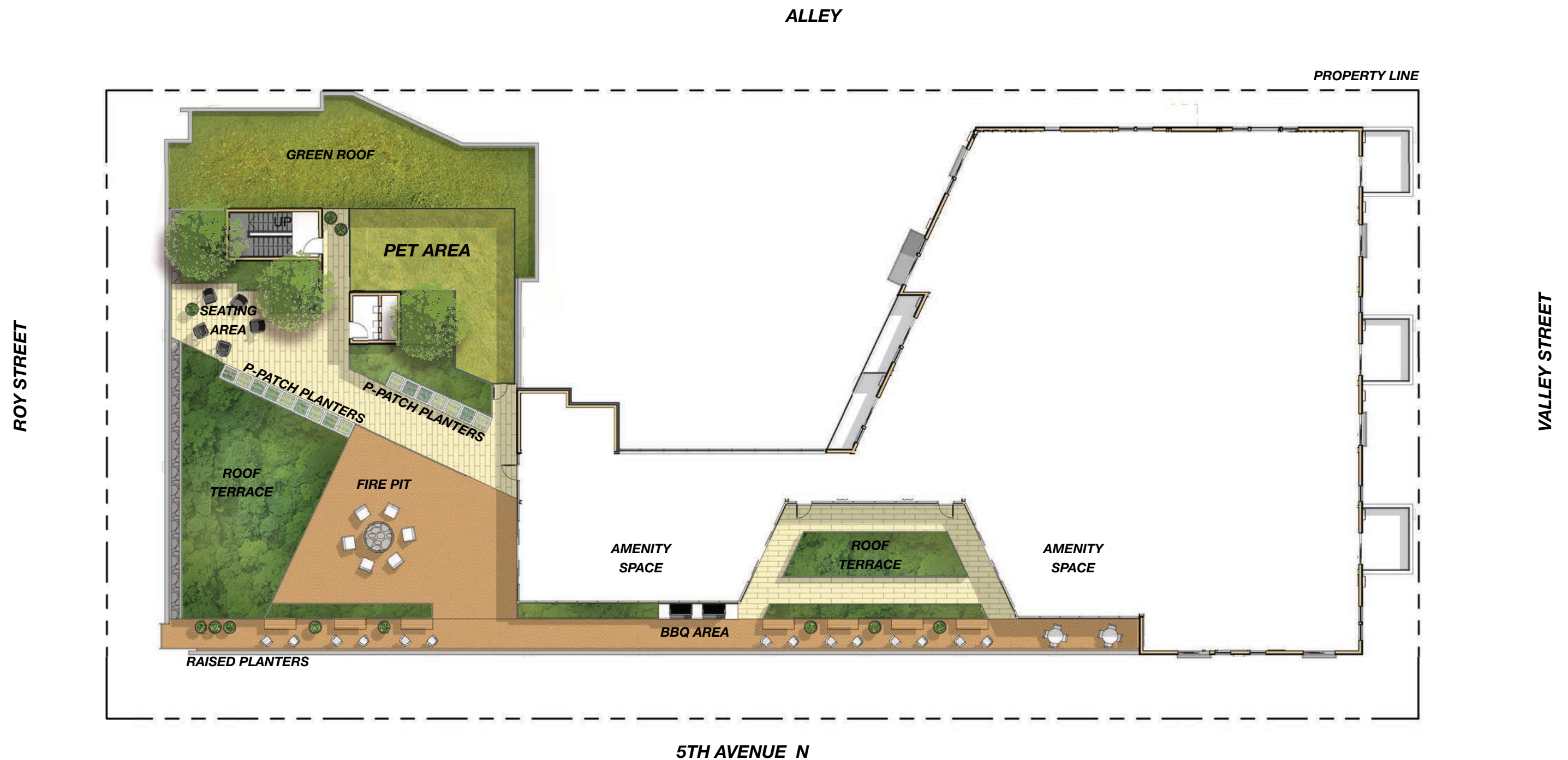




Intent: The aim of the landscape design was the creation of a series of semi-public and semi-private seating options and gathering spaces while embracing contemporary expression of Pacific Northwest spirit. The arrangement of central exterior spaces are defined by desired circulation paths, pause points and gathering areas. The layout of spaces was directly influenced by the dappled light levels across the site and signification elevation difference at the west edge of the courtyard resulting in a modern shade garden aesthetic. Specialty paving from the courtyard extends out towards the residential lobby and large wooden bench inviting tenants into the interior space.

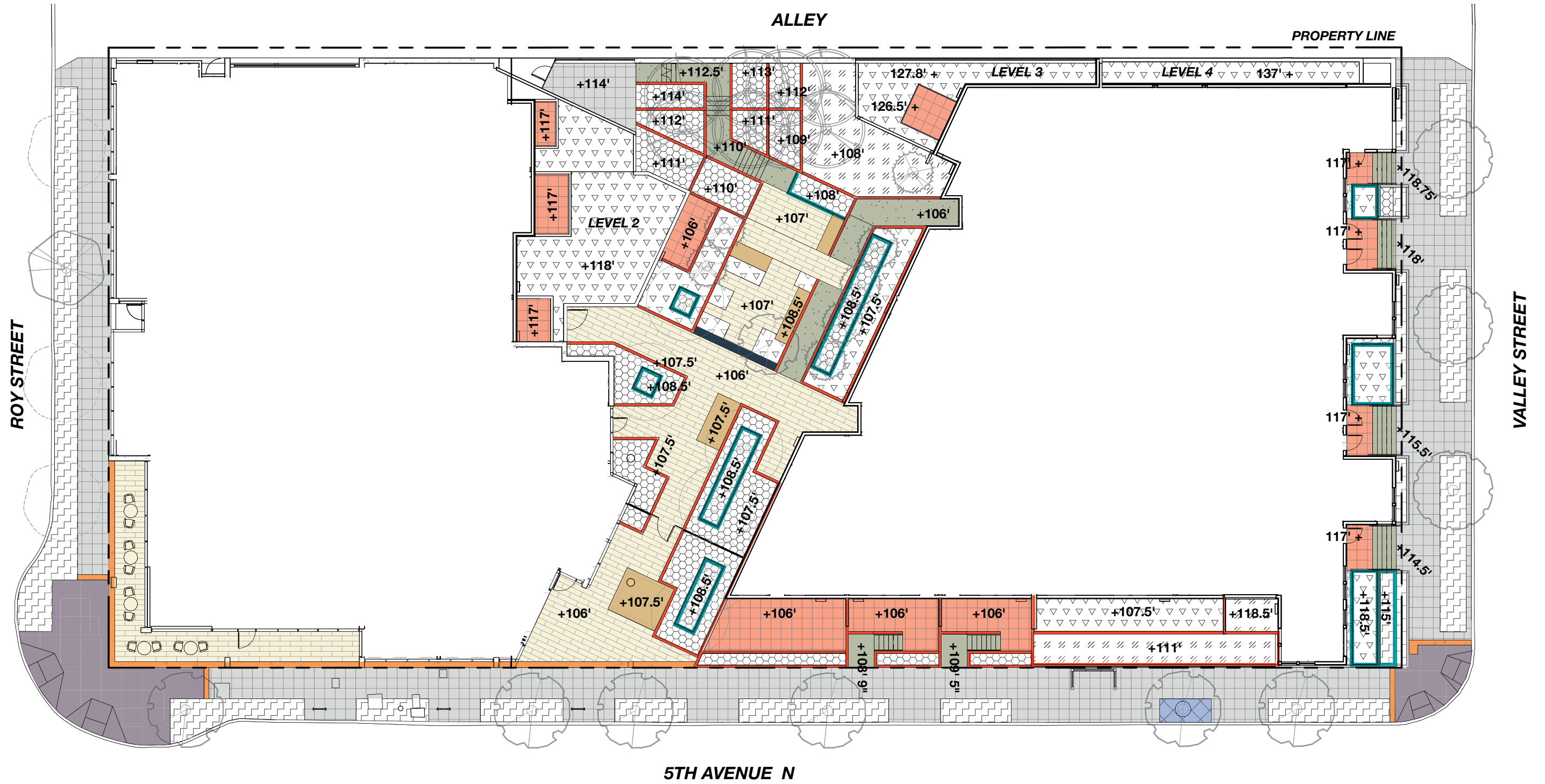
Along the streetscape, commercial space and outdoor seating is complemented with specialty paving that wraps the corner of 5th Ave N and Roy St.





Intent: At roof level the design provides a spacious deck with planting areas featuring expansive views and a series of gathering spaces for outdoor enjoyment. An outdoor bbq area, fire pit and dedicated pet area as well as community p-patch planters provide a variety of amenities for tenants.





- ⑦ Wood seating | On-site
 - ⑧ CIP concrete stair / ramps
 - ⑨ Metal planter wall
 - ⑩ CIP concrete wall
 - ⑪ Monolithic step





② Specialty paving

③ Sidewalk paving

2' x 2' city of seattle standard sidewalk

④ CIP concrete band



⑤ Residential patios

2'x 2' pattern; pavers or scored concrete



⑥ Flexi-Pave



⑦ Wood seating | On-site



⑧ CIP concrete stairs, ramps and walkways

light gray pigment; light sandblasted finish



⑨ Metal planter wall

weathering steel



⑩ CIP concrete wall

light gray pigment; light sandblasted finish



⑪ Monolithic step

cip concrete; light gray pigement





① Rail | Bench

underlit; wood with weathered steel

② Outdoor seating



③ Bike racks

tofino no-scratch

④ Wood bench

⑤ Metro Bus Stop

existing to remain

⑥ Lean rail

wall mount; adjacent to bus stop



Intent:

The courtyard landscape aims to enhance the tenant experience through utilizing a lush and varied shade planting palette. This palette includes vine maples, ginkgo, witch hazel and stewartia providing structure and year round interest. This modern shade garden with plantings of evergreen groundcovers, a variety of ferns and taller shrubs provides a laying of textures which creates a diverse landscape expression. Bio-retention areas planted with airy grasses and ferns intercept and help handle stormwater. The palette of soft grasses and ferns continues under a grid of orangebark stewartia helping to soften the +/- 8' transition to the alley as planters terrace up the slope.

Plantings along the streetscape consist of carefully selected hardy evergreen shrubs and groundcovers with perennial highlights to create a robust and everchanging pedestrian experience.

- ① Streetscape

 - evergreen with perennial accents
 - tough, ordered
 - low height
- ② Courtyard | Pallet A

 - evergreen with perennial accents
 - low height
- ③ Courtyard | Raised planting

 - varied, mixed
 - low height
- ④ Res patio planting

 - varied, mixed
 - seasonal / colorful
 - low height
- ⑤ Bio-retention planting

 - textural, grassy
 - evergreen with perennial accents
 - low / medium height
- ⑥ Courtyard | Pallet B

 - ferns and grasses
 - evergreen with perennial accents



Roy Street



Cornus kousa

Valley Street



Quercus coccinea

5th Ave N



Zelkova serrata
'Village Green'



Arctostaphylos uva-ursi



Fragaria chiloensis



Hebe



Hemerocallis 'Stella de Oro'



Lonicera pileata



Prunus laurocerasus 'Mt Vernon'

① Streetscape



Ginkgo biloba



Hamamelis virginiana



Lonicera pileata



Athyrium filix-femina



Mahonia nervosa



Gaultheria shallon



Oxalis oregana

③ Courtyard | Raised planting



Adiantum pedatum



Camassia quamash



Carex obovata



Dryopteris



Iris douglasiana



Iris tenax



Juncus ensifolius



Liriope muscari 'Big Blue'

⑤ Bio-retention planting



Acer circinatum



Blechnum spicant



Dryopteris erythrosora



Gunnera manicata



Liriope spicata



Pachysandra terminalis



Sarcococca ruscifolia

② Courtyard | Pallet A



Adiantum pedatum



Fragaria chiloensis



Hakonechloa macra



Hebe 'Red Edge'



Heuchera



Liriope muscari



Raphiolepis umbellata 'Minor'



Viburnum davidii

④ Residential patio planting



Stewartia monadelph



Acanthus mollis



Allium cernuum



Anemone 'Honorine Jobert'



Blechnum spicant



Carex oshimensis 'Evergold'



Iris tenax

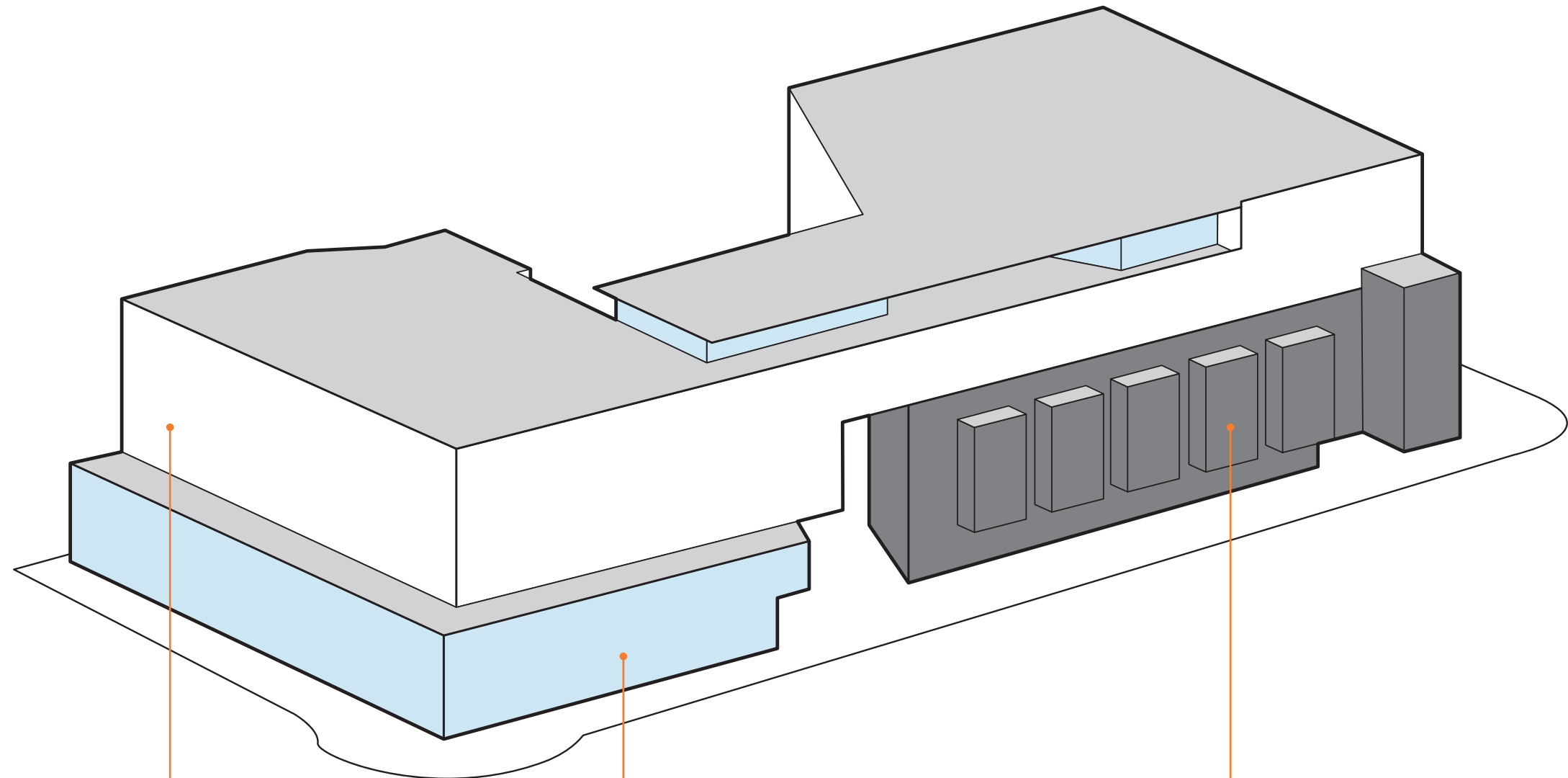
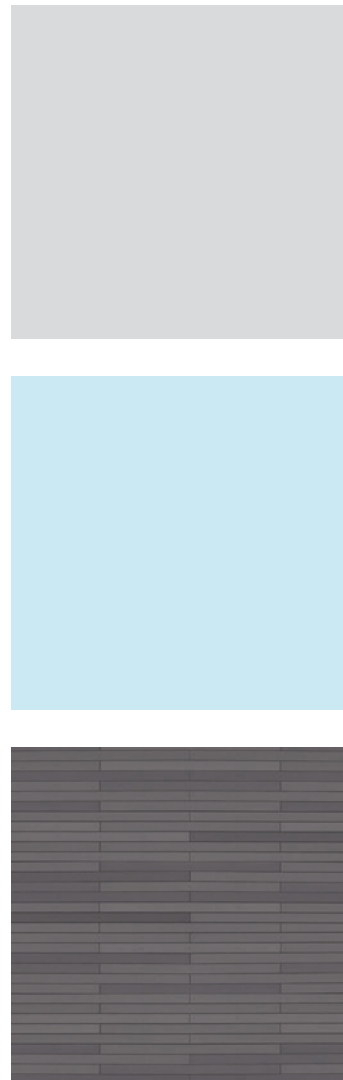


Liriope spicata



Polystichum munitum

⑥ Courtyard | Pallet B



Painted Metal Cladding

The painted metal cladding signifies the residential internal program more clearly, while relating to the larger scale commercial buildings across Roy Street and along Mercer Street.

The metal cladding also serves as a unifying element between the commercial storefront glazing, and the residential scale of the cementitious plank cladding.

Storefront Glazing

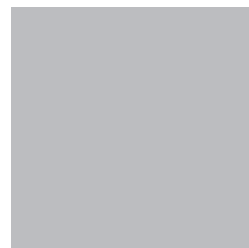
The commercial boundary along Roy Street and 5th Ave N is composed entirely of storefront glazing, with proposed operable doors at the street corner that would provide the ability for an open, active outdoor setting that interacts with the public way.

The second-story units above the commercial space along Roy Street and 5th Ave N are also composed of floor-to-ceiling transparent glazing, which help maintain a unifying architectural form of the two-story massing.

Cementitious Plank Cladding

The cementitious plank cladding, which varies in coloration and texture, adds interest and relates in scale to the masonry materials of the adjacent apartment structures on Valley Street and 5th Ave N.

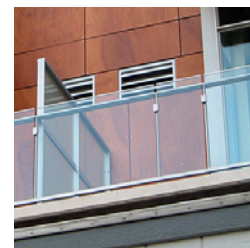
The residential bays wrap around 5th Ave N to Valley Street, and reinforce the residential character along Valley.



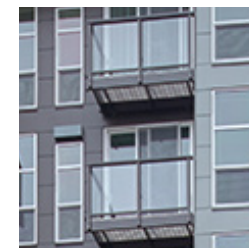
- ① Painted Metal Cladding
-12" wide painted metal cladding
-vertical joints
-color - light gray



- ② Storefront Glazing System
Guardian Super Neutral 68; 10% outside reflectance, Duranar 2-coat
-paint finish mullions, "Silversmith"



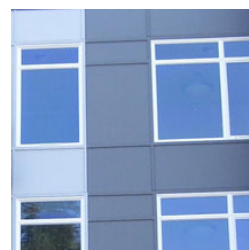
- ③ Glazed Railing System
42" high translucent laminated safety glass system with aluminum framing



- ④ Bolt on Balcony System
aluminum deck and frame
-painted finish "Silversmith"



- ⑤ Cementitious Plank (Rainscreen) Cladding
6" x 72" x 1/2" typical, 5/16" open joints, two tone finish for color variation
-integral color



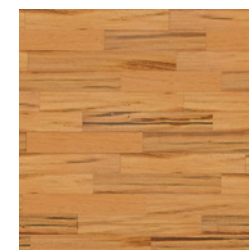
- ⑥ Vinyl Window System
-white vinyl frame
-operable awning windows at sill



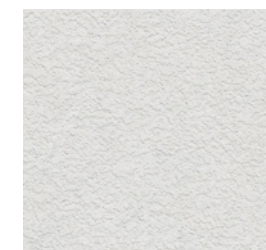
- ⑦ Exposed Cast-In-Place Concrete
-light gray pigment
-light sandblasted architectural finish



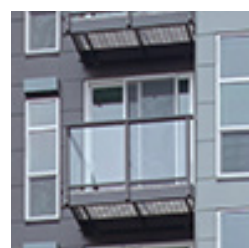
- ⑧ Painted Metal Cladding
12" wide painted metal cladding, vertical joints
-color - dark gray



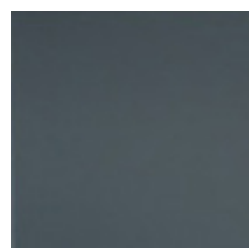
- ⑨ Wood Soffit
4" wide western red cedar, arch grade 'A Clear', oil finish



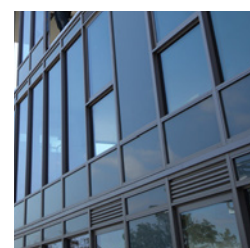
- ⑩ Cement Plaster Soffit, white paint finish



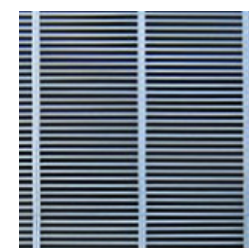
- ⑪ Vinyl Sliding Door System
-white vinyl frame with glazed panel



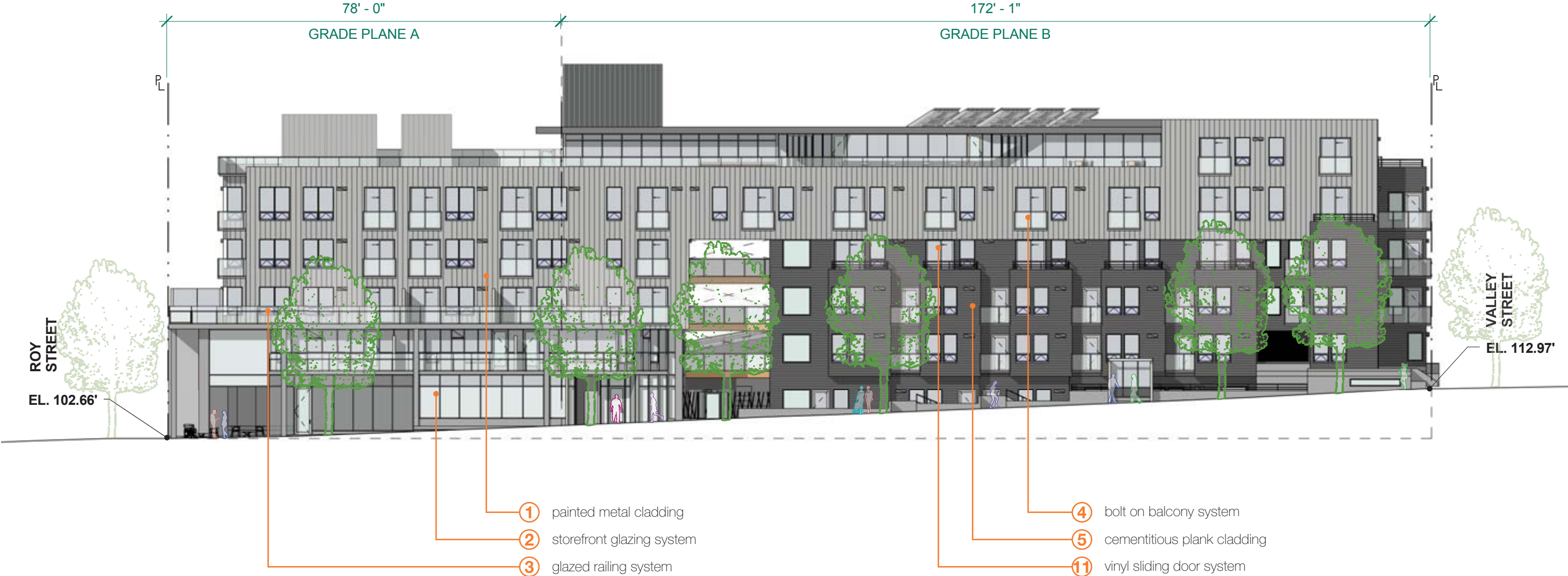
- ⑫ Spandrel Glass
SW 6251 "Outerspace" on #2 surface on clear float glass



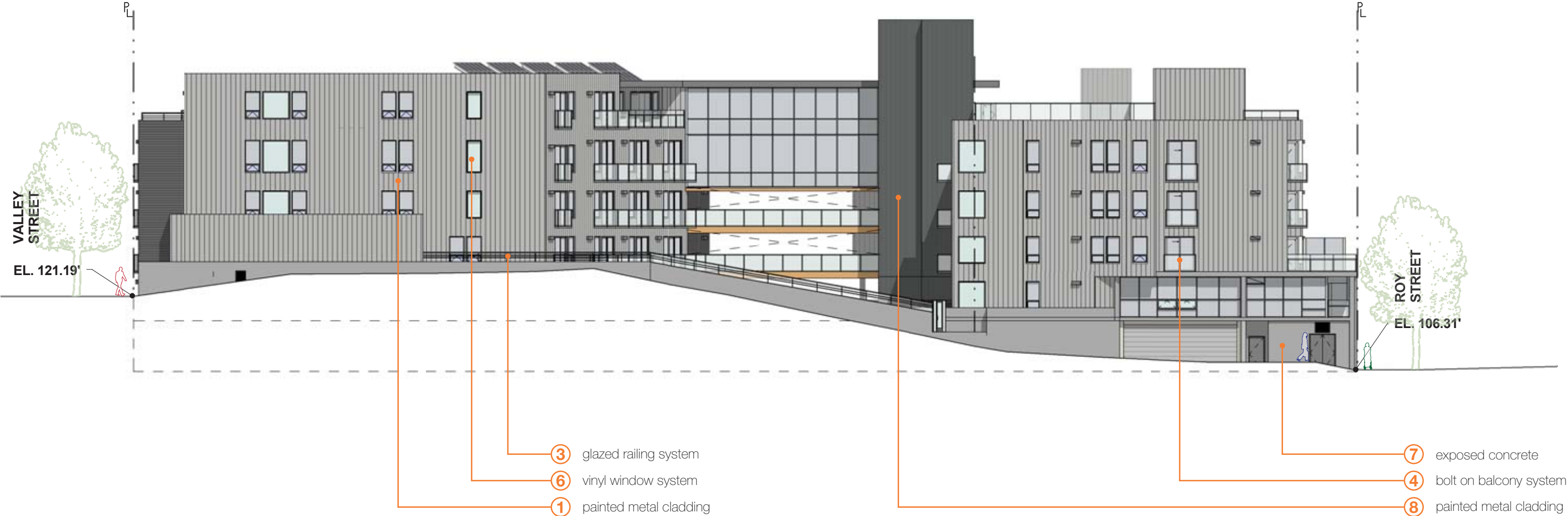
- ⑬ Window Wall Glazing System
Guardian Super Neutral 68; 10% outside reflectance, Duranar 2-coat
-paint finish mullions, "Silversmith"



- ⑭ Horizontal Aluminum Louvers
horizontal blades, painted to match spandrel panel "Outerspace" or louvers "Silversmith"

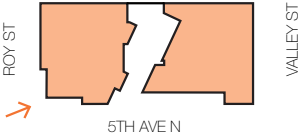


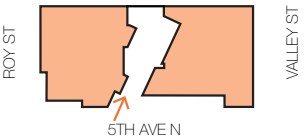




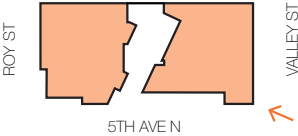


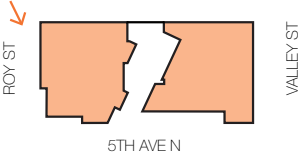


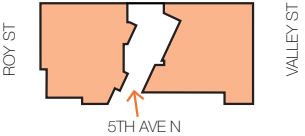


















vertical blade signs

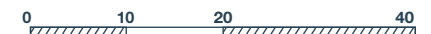
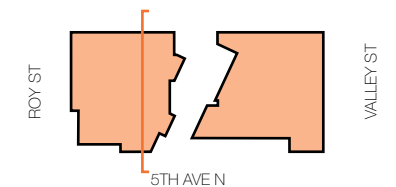
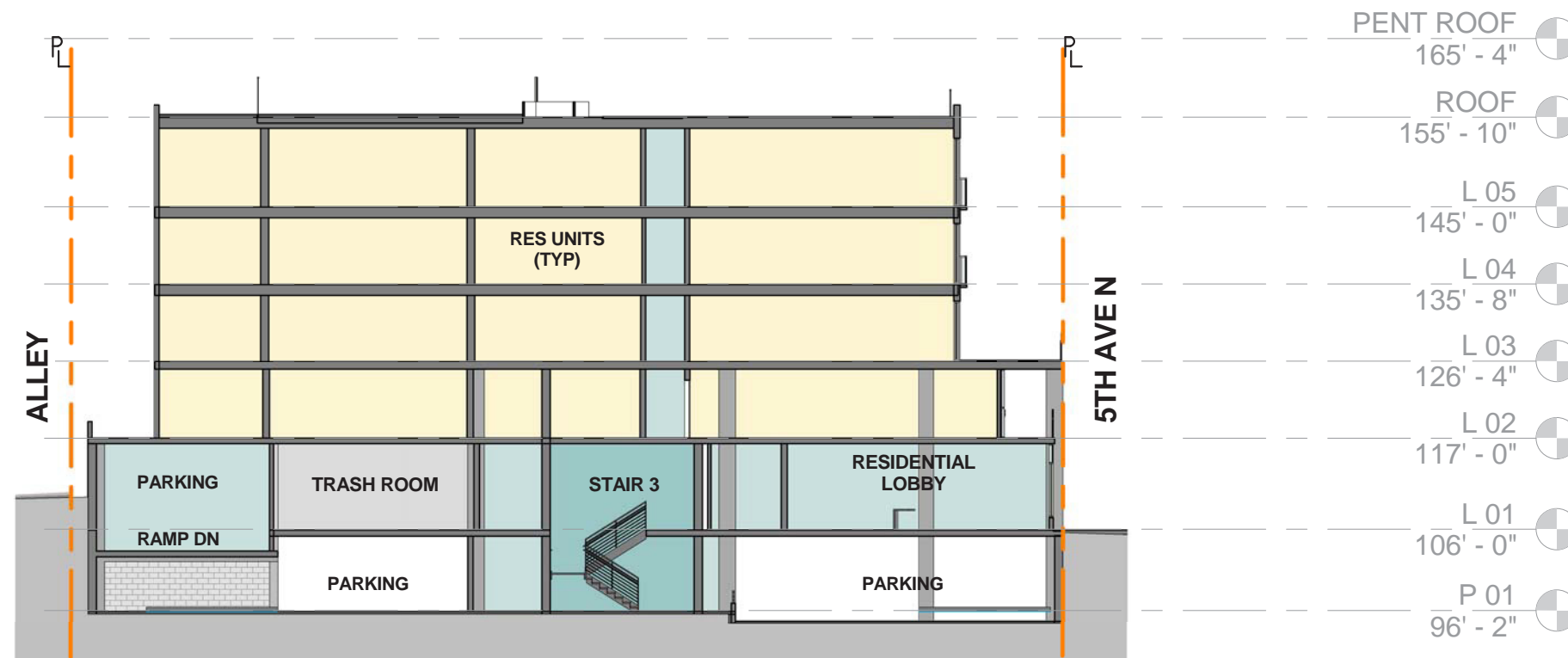
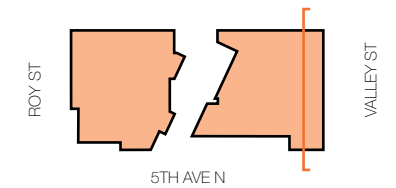
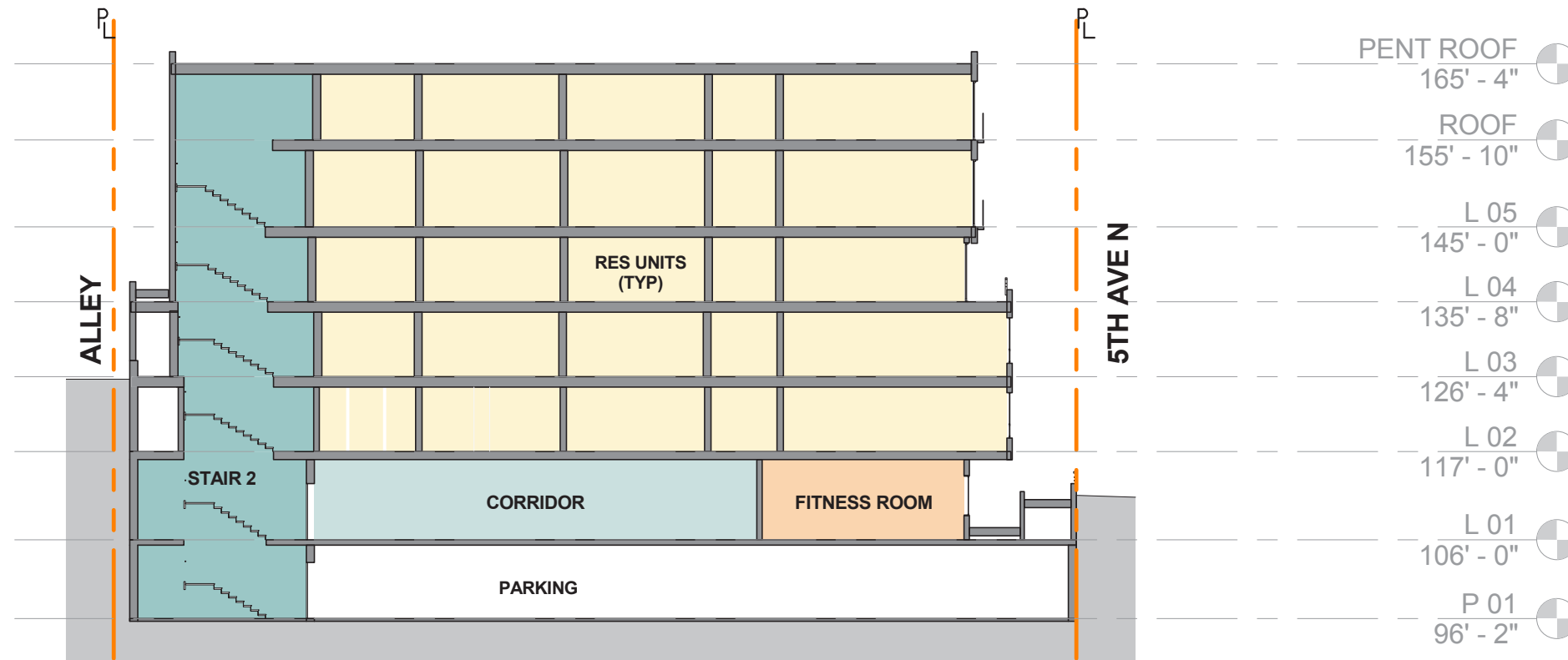


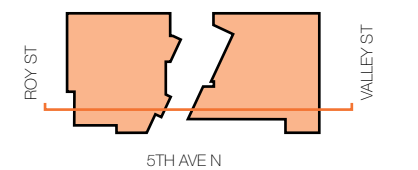
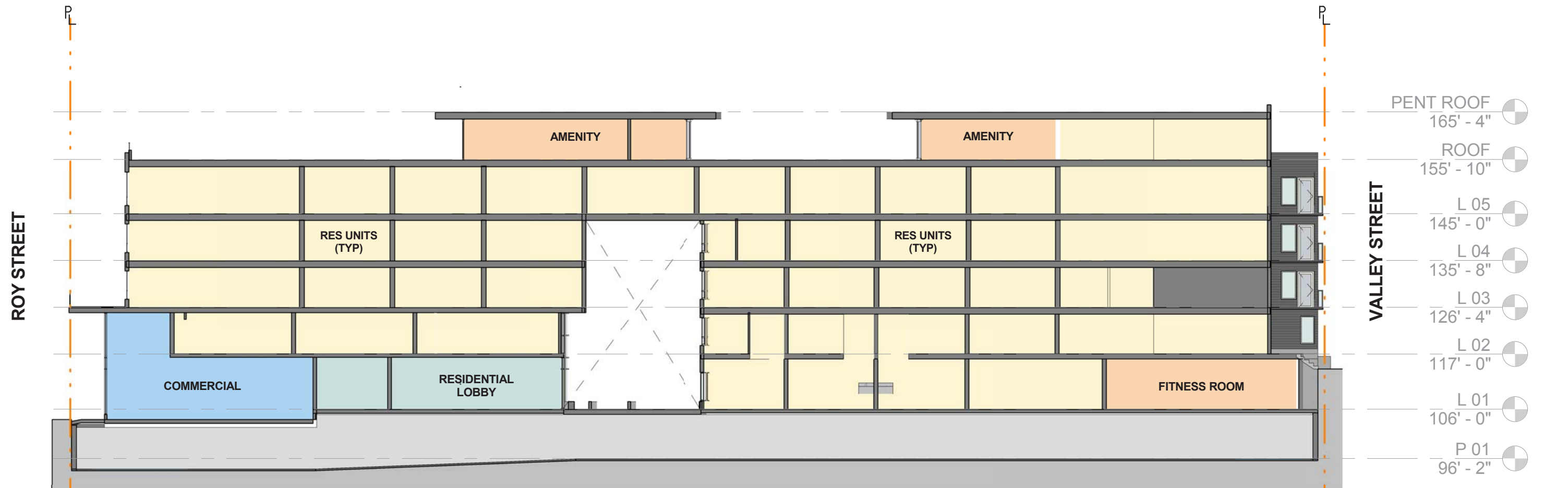
storefront graphics

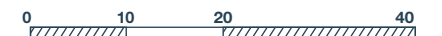
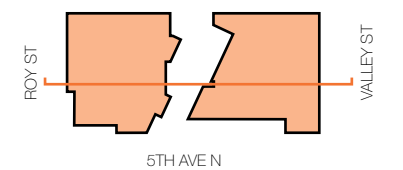
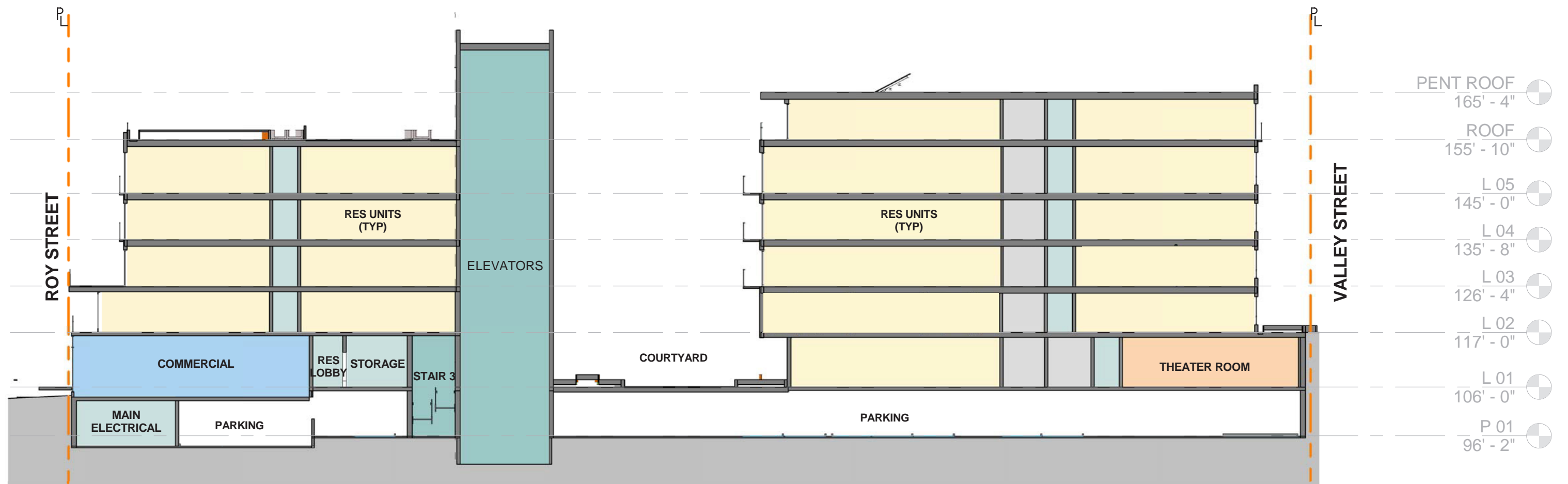


wall mounted signs









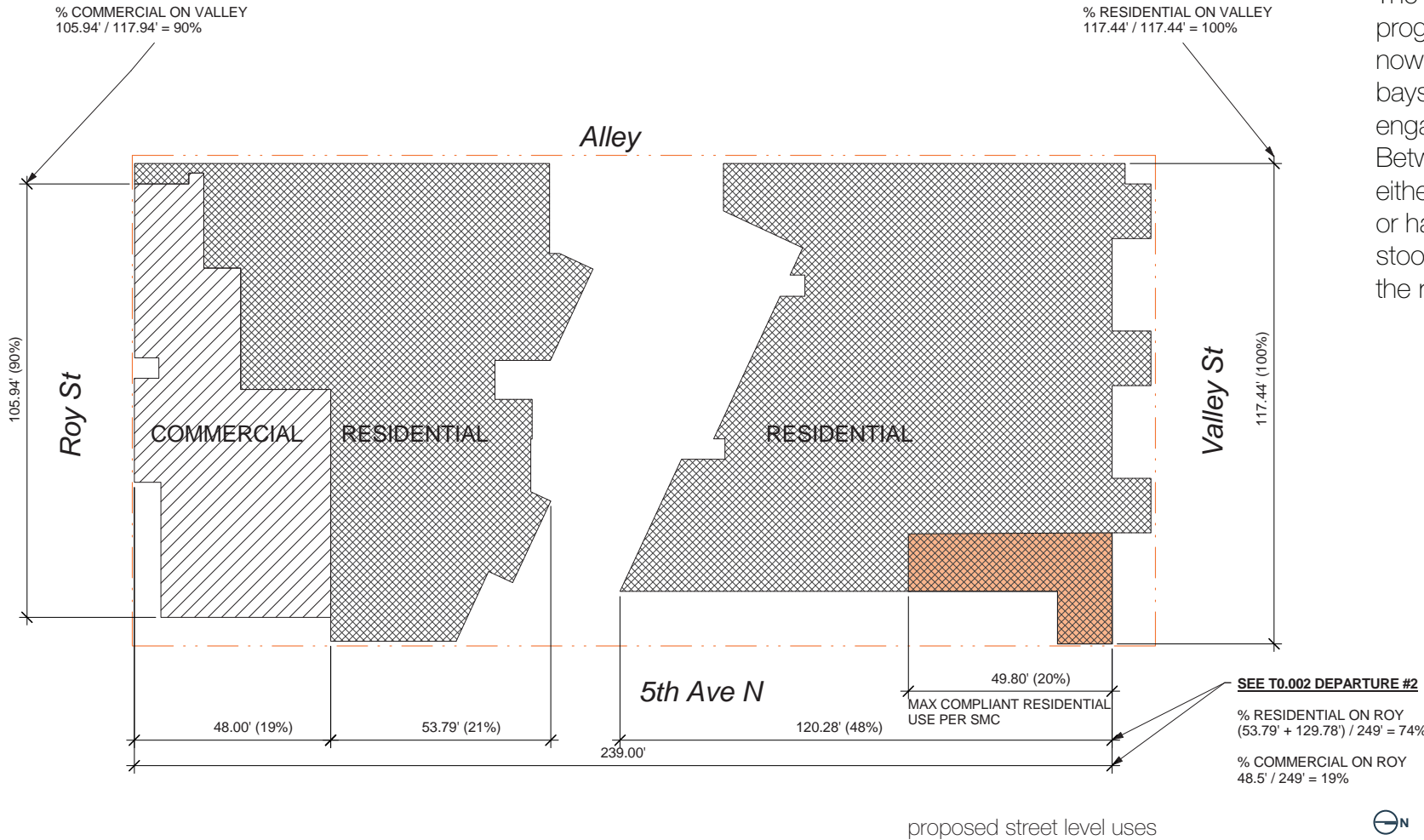
DEPARTURES

DEVELOPMENT STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RELEVANT DESIGN GUIDELINES
SMC 23.47A.005.C.1.G STREET-LEVEL USES	No more than 20% residential use on 5th Ave N. (Designated arterial streets and within the area shown on Map 4 at the end of chapter 23.47A) and 80% retail or selected retail uses. List of required uses within the 80% include general sales and services. Eating and drinking establishments, and indoor sports and recreation.	The applicant requests an increase in residential usage to 74% along 5th Avenue North for multi-story units at street level.	The proposed increase in residential use along 5th Avenue North supports and emphasizes the relationship to the adjacent lowrise residential zone within the Uptown Park Character Area in the direct vicinity of the site.	CS2 - Urban Pattern and Form PL1 - Connectivity PL2 - Walkability PL3 - Street-Level Interaction PL4 - Active Transportation DC2 - Architectural Context DC3 - Open Space Concept
SMC 23.41.012 B.17.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	The applicant requests a building height increase of 3 feet.	The additional height allows for a more rational floor to floor spacing at the upper unit levels, which provides better lighting and indoor air quality for future residents. The 6 foot setback has been applied to multiple upper floors, which results in a less opposing mass in relation to the pedestrian experience along the street level.	CS1- Natural Systems and Site Features CS2 - Urban Pattern and Form
SMC 23.47A.008.D.2 STREET LEVEL DEVELOPMENT STANDARDS	The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.	The applicant requests residential bays at street level along Valley Street which extend past the required setback.	Extending the bays out towards the public way along Valley Street helps to reinforce the distinct residential character of the neighborhood along Valley Street. The bays also strengthen the northern building facade, which relates more directly to the pedestrian scale.	CS2 - Urban Pattern and Form PL3 - Street-Level Interaction DC2 - Architectural Context DC3 - Open Space Concept



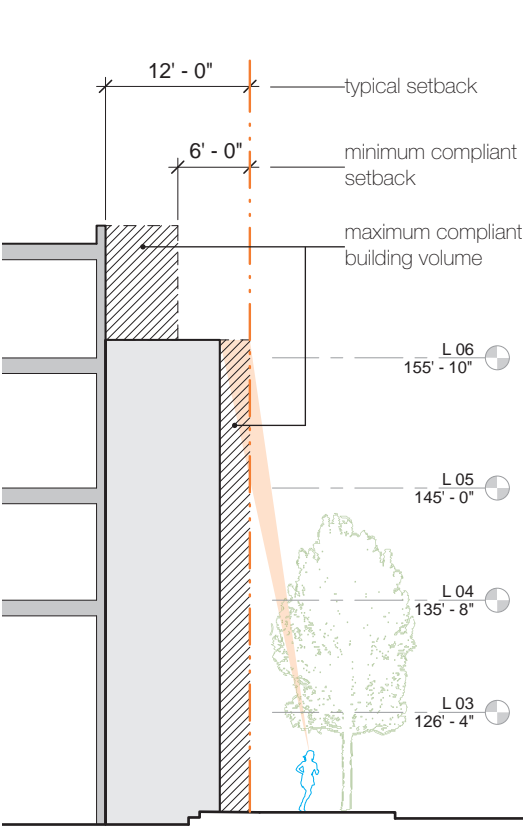
"The board demonstrated partial support of the departure for greater than 20 percent residential use along 5th Ave. N, citing the guidance given on resolving the uncertain character of the space."

Further Justification:
The portion of residential program along 5th Ave is now defined by projecting bays and balconies to engage the street edge. Between each bay is either a landscape buffer, or hardscape entry stoops, to further reinforce the residential character.

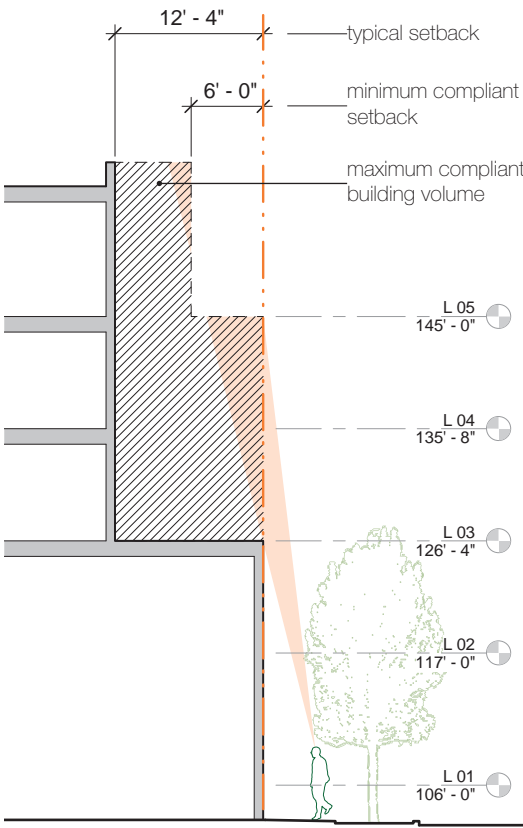


ITEM 1
DEVELOPMENT STANDARD
SMC 23.47A.005.C.1.g Street-Level Uses
REQUIREMENT
No more than 20% residential use on 5th Ave N. (Designated arterial streets and within the area shown on Map 4 at the end of chapter 23.47A) and 80% retail or selected retail uses. List of required uses within the 80% include general sales and services. Eating and drinking establishments, and indoor sports and recreation.
REQUEST
The applicant requests an increase in residential usage to 74% along 5th Avenue North for multi-story units at street level.
JUSTIFICATION
The proposed increase in residential use along 5th Avenue North supports and emphasizes the relationship to the adjacent lowrise residential zone within the Uptown Park Character Area in the direct vicinity of the site.
RELEVANT DESIGN GUIDELINES
CS2 - Urban Pattern and Form PL1 - Connectivity PL2 - Walkability PL3 - Street-Level Interaction PL4 - Active Transportation DC2 - Architectural Context DC3 - Open Space Concept

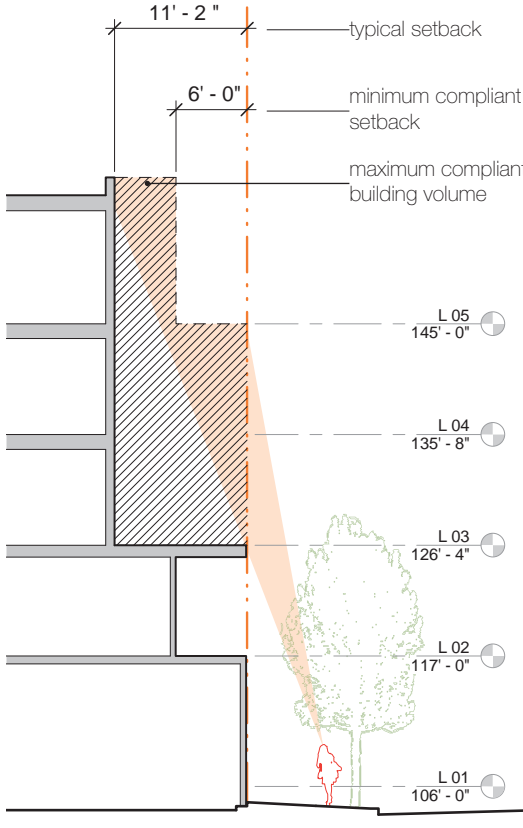




Typical setback on Valley



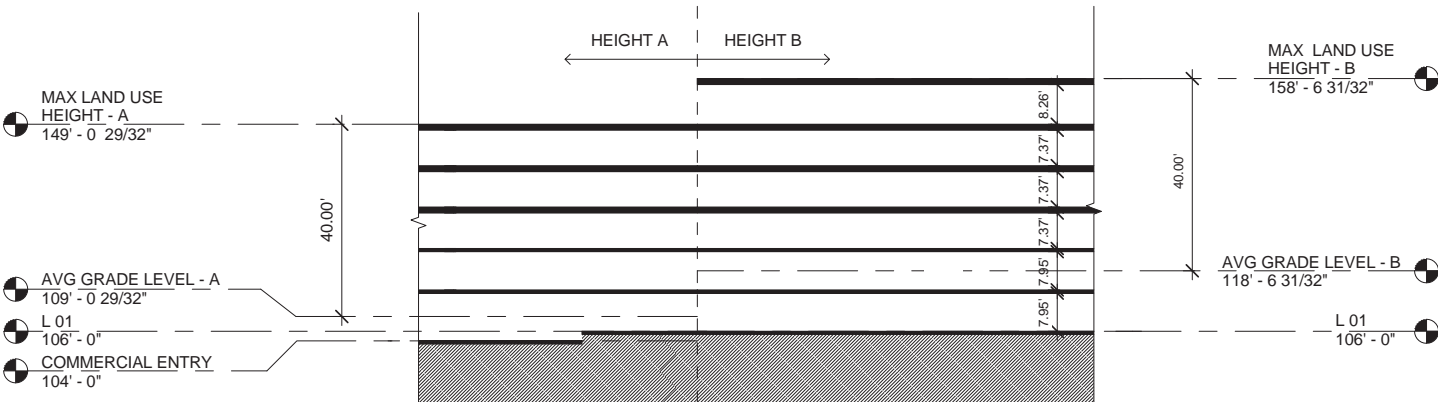
Typical setback on 5th



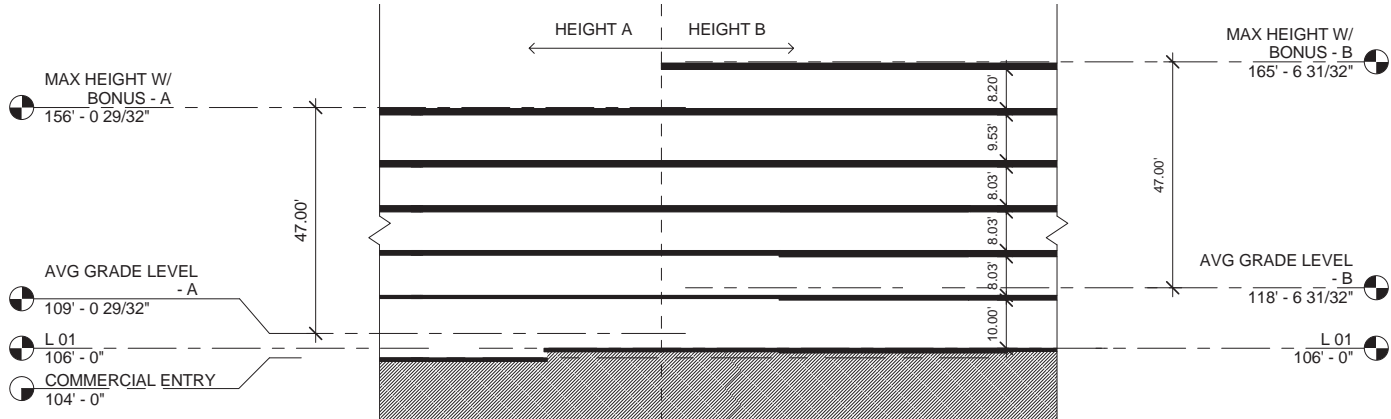
Typical setback on Roy

ITEM 2
DEVELOPMENT STANDARD
SMC 23.41.012 B.17.D. Development Standard Departures
REQUIREMENT
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.
REQUEST
The applicant requests a building height increase of 3 feet.
JUSTIFICATION
The additional height allows for a more rational floor to floor spacing at the upper unit levels, which provides better lighting and indoor air quality for future residents. The 6 foot setback has been applied to multiple upper floors, which results in a less opposing mass in relation to the pedestrian experience along the street level.
RELEVANT DESIGN GUIDELINES
CS1 - Natural Systems and Site Features CS2 - Urban Pattern and Form

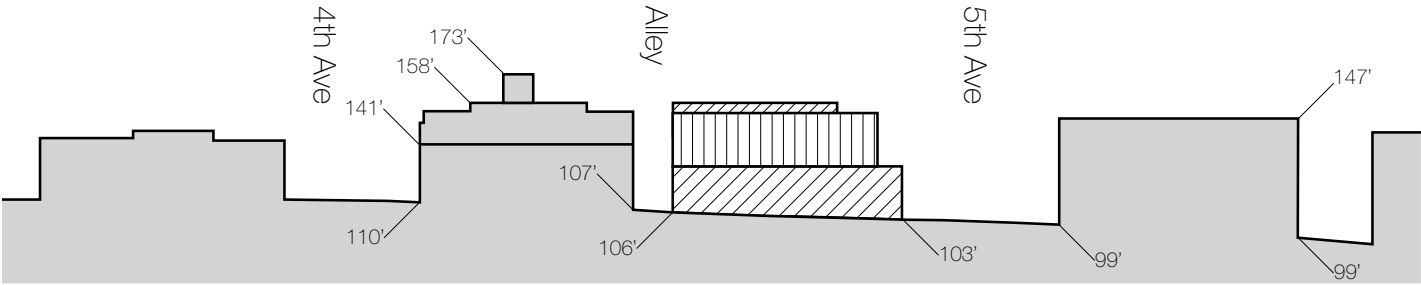
"The board indicated preliminary support for the departure, as Option 2 and Option 3 are set back at least 6 feet at the upper level, reducing the impact of the structure height on the streetscape below."



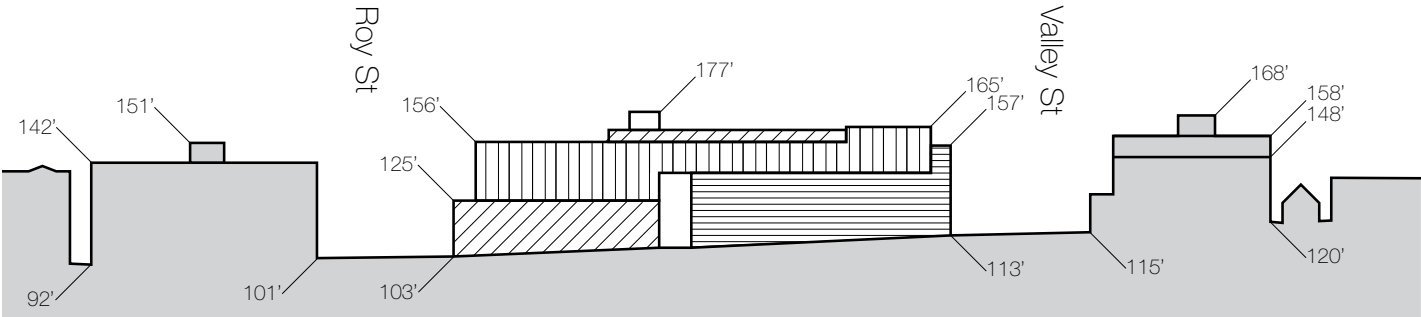
Building with minimum zoning height allowance



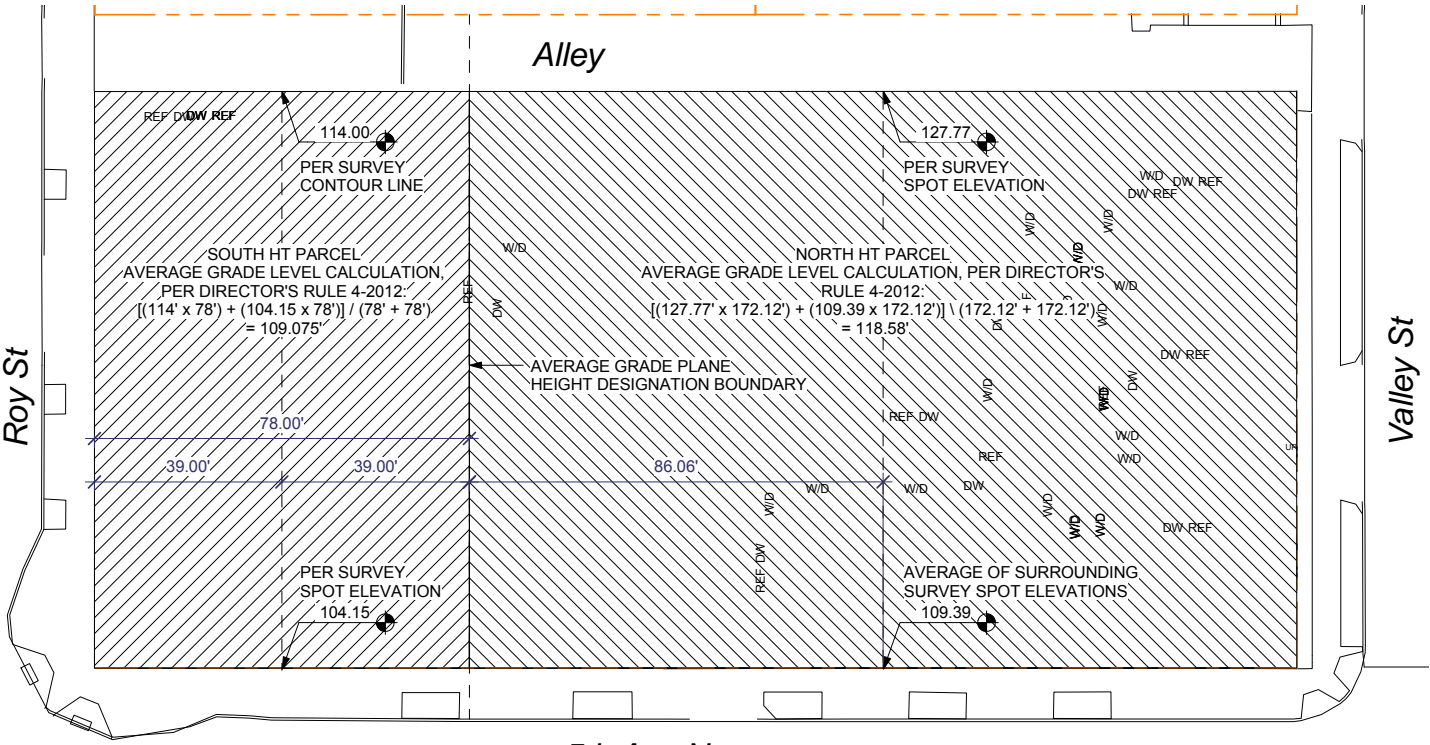
Building as proposed with height departure and bonus



Roy Elevation



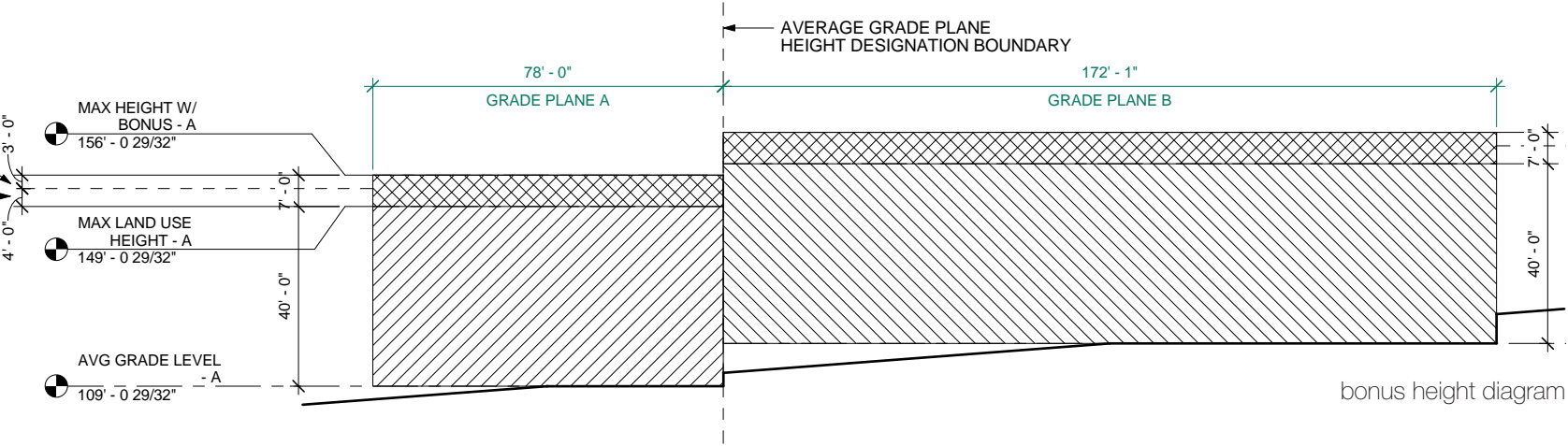
5th Ave Elevation



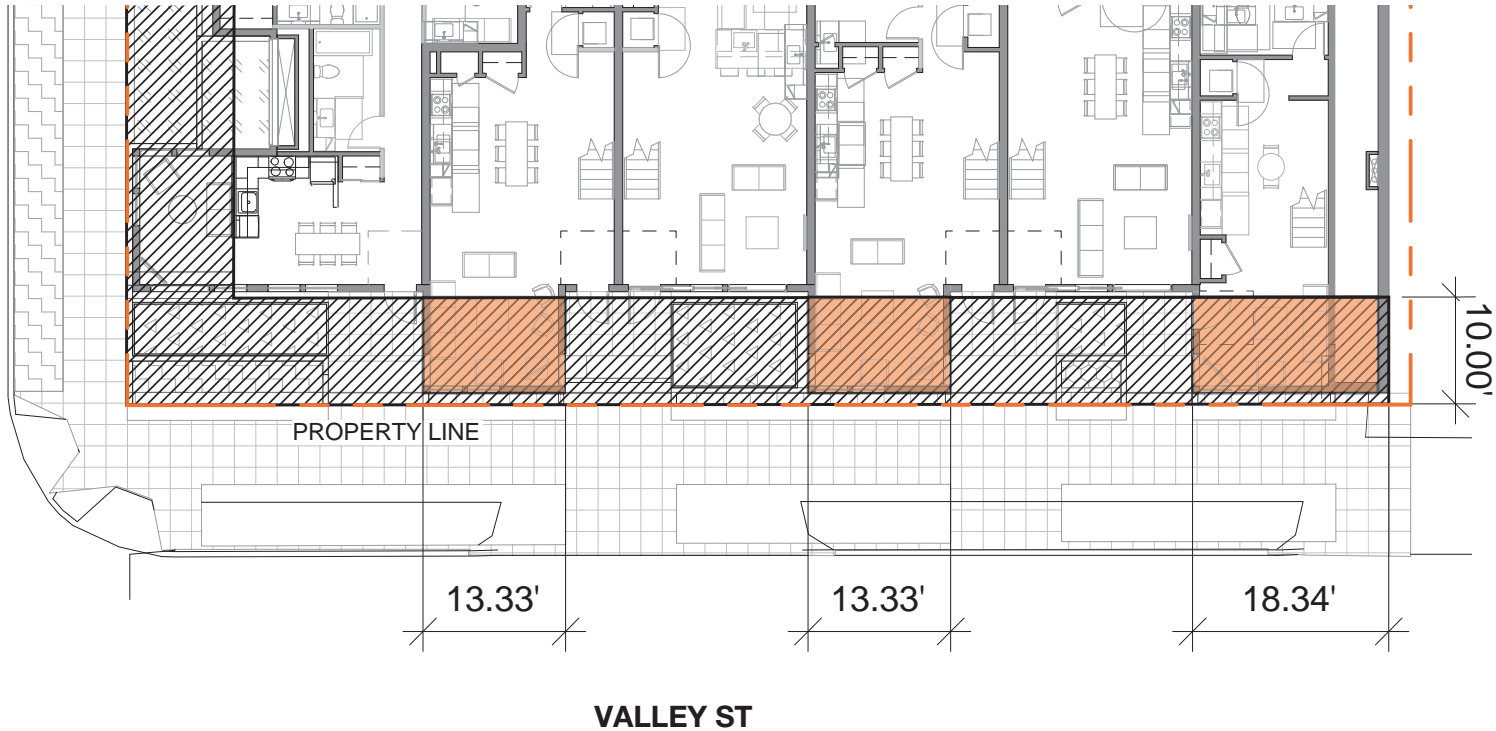
grade plane calculation plan

PER SMC 23.41.012 - Development standard departures B.17.d
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.

PER SMC 23.47A.012 - Structure height A.1.a
The height of a structure may exceed the otherwise applicable limit by up to 4 feet if a floor-to-floor height of 13 feet or more is provided for non-residential uses at street level.



bonus height diagram



ITEM 3

DEVELOPMENT STANDARD

SMC 23.47A.008.D.2
Street Level Development Standards

REQUIREMENT

The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

REQUEST

The applicant requests residential bays at street level along Valley Street which extend past the required setback.

JUSTIFICATION

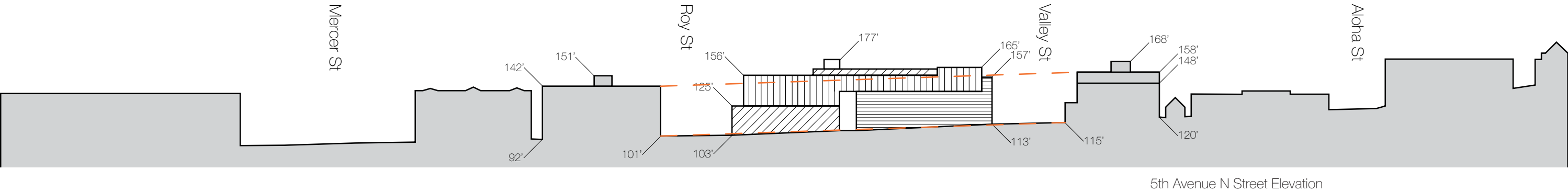
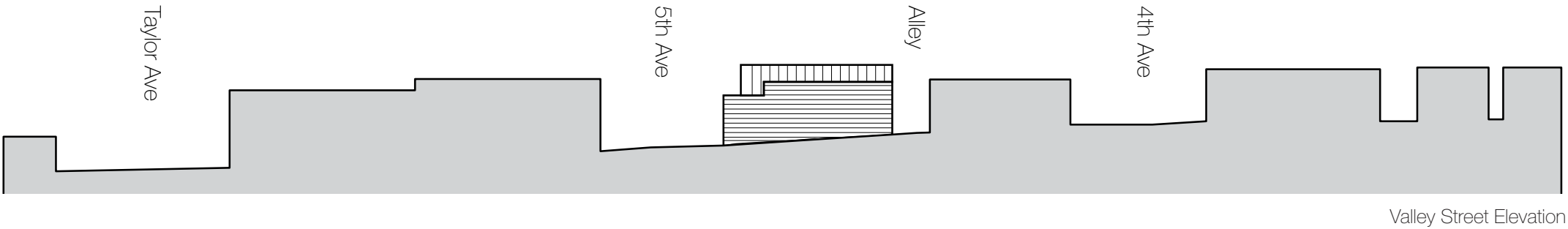
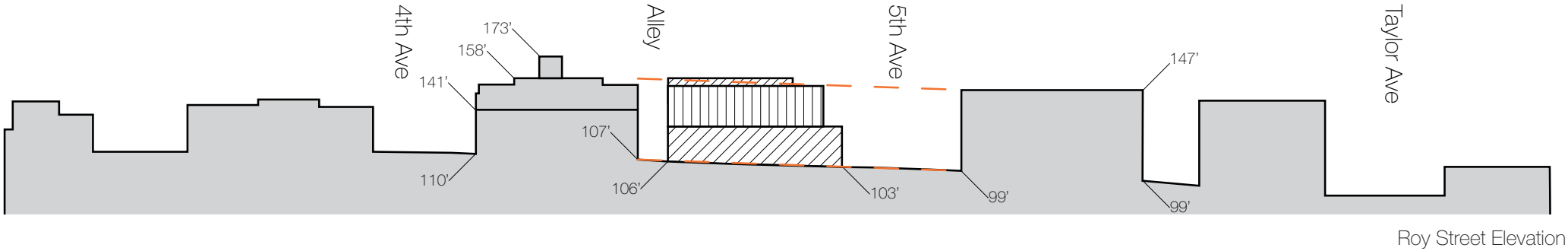
Extending the bays out towards the public way along Valley Street helps to reinforce the distinct residential character of the neighborhood along Valley Street. The bays also strengthen the northern building facade, which relates more directly to the pedestrian scale.

RELEVANT DESIGN GUIDELINES

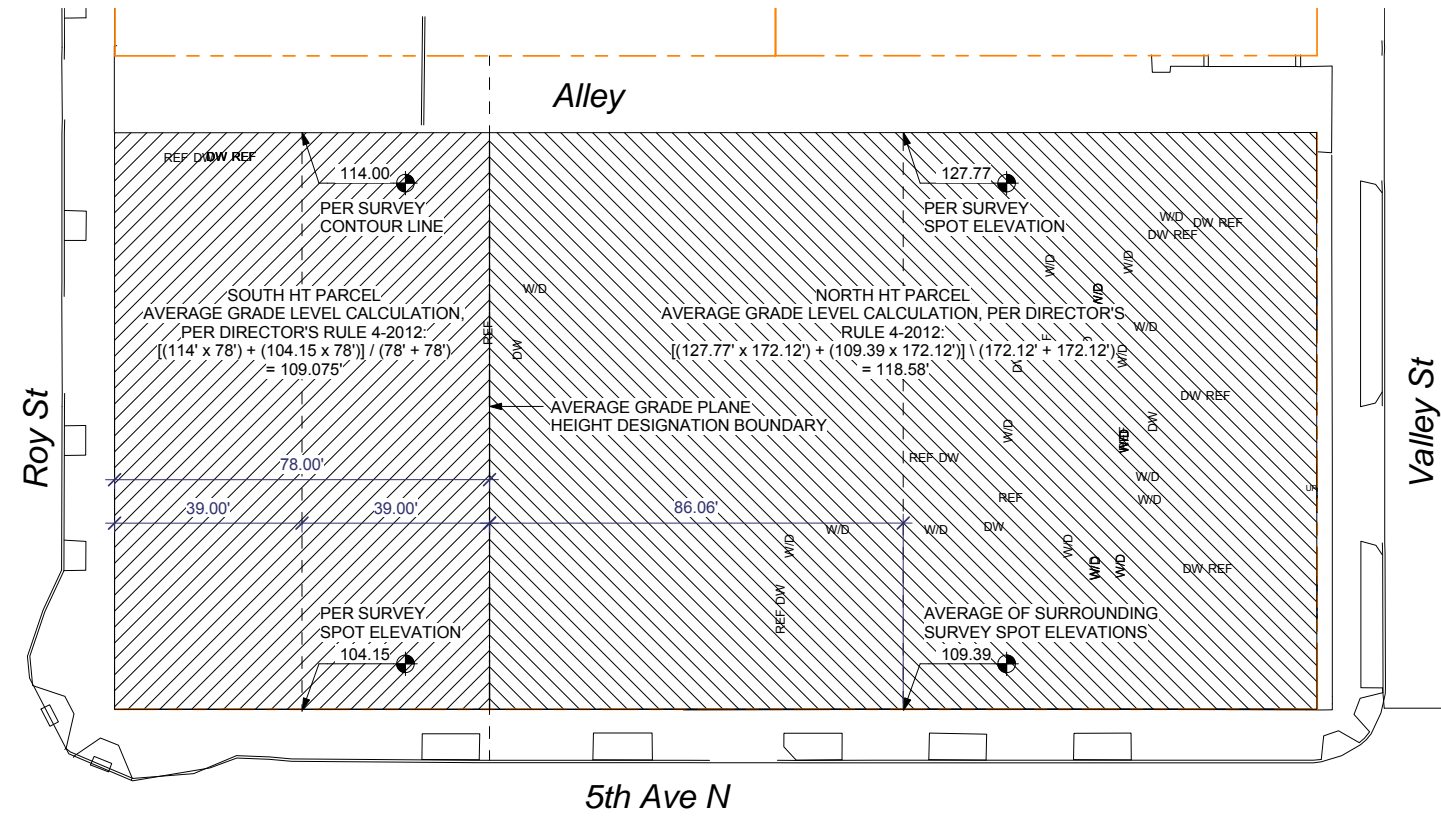
CS2 - Urban Pattern and Form
PL3 - Street-Level Interaction
DC2 - Architectural Context
DC3 - Open Space Concept

“The Board supported the setback individual townhouse unit entries and generous landscape buffers.”

Further Justification:
The exterior bays wrap the corner of 5th Ave and Valley St, which help strengthen the residential character of Valley and provide stronger continuity across the building massing. Landscape elements including planters and walk-up patios are implemented to soften the building edge where it meets the sidewalk, while also providing a defensible space barrier for the future residential tenants.



APPENDIX

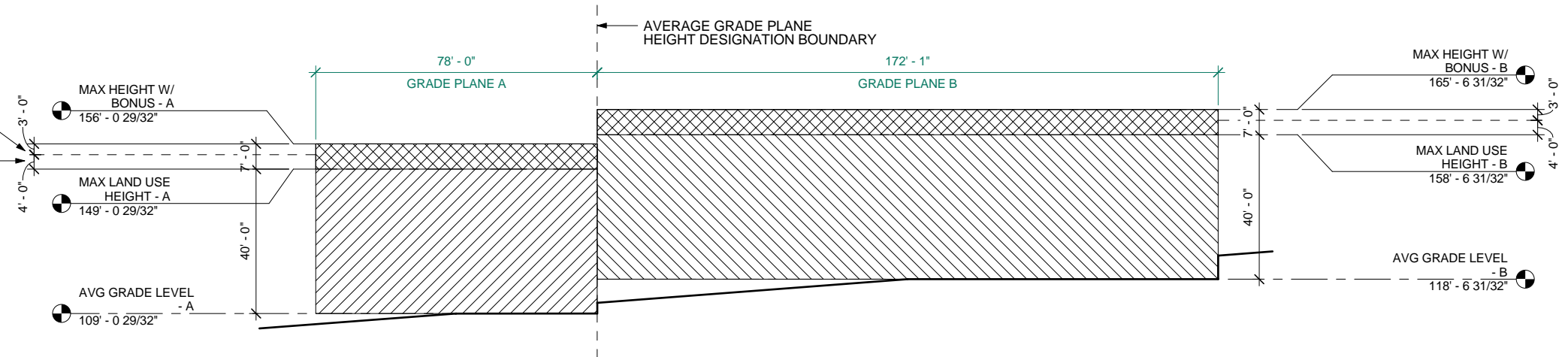


PER SMC 23.41.012 - Development standard departures B.17.d.

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.

PER SMC 23.47A.012 - Structure height A.1.a.

The height of a structure may exceed the otherwise applicable limit by up to 4 feet if a floor-to-floor height of 13 feet or more is provided for non-residential uses at street level.



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.

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 while also integrating into the residential environment.



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. Massing to the north are articulated at a more residential scale while to the south, street-facing elevations meet the property line to create an integrated urban street edge and allows for a clear response to neighboring datum lines. Additionally, the 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. The project addresses the pedestrian corridor of Roy Street - west of 5th Avenue - and the facing Uptown Urban Character Area with a more pedestrian-oriented street level design.



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.

