



## 219 1ST AVE N

DPD PROJECT #3016745

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**PROJECT HISTORY:** Early Design Guidance: 04.12.14  
Design Review Board: 12.17.14

**PROJECT ADDRESS:** 219 1st Ave N  
Seattle, WA 98109

**DPD PROJECT NUMBER:** 3016745

**PROJECT CONTACTS:** Architect:  
Caron Architecture  
2505 3rd Ave Ste. 300C  
Seattle, WA 98121  
206.367.1382  
Contact: Archana Iyengar  
archana@caronarchitecture.com

Owner / Client:  
Ranjiv Hayre  
1554 Parkside Dr. E  
Seattle, WA 98112  
206.713.2303 (cell)  
425.368.0692 (office fax)

Survey:  
Chadwick & Winters  
1422 NW 85th St  
Seattle, WA 98117  
206.297.0996

Landscape Architect:  
GHA Landscape Architects  
1417 NE 80t St.  
Seattle, WA 98115  
206.522.2334



DEVELOPMENT OBJECTIVES

The proposed development will create an urban-infill mixed use building with approximately 45 dwelling units and 1725 square feet of commercial space. Parking is not required, but some parking (5 stalls) will be provided within the building on the ground level.

12 bicycle storage spaces for residents and 2 short term bicycle storage spaces for the commercial use will also be provided.

The structure will follow the topography of the site. Amenity space for the residents will be located on the courtyard level roof above the garage and upper roof-top deck providing outdoor comfort and views of the city.

DEVELOPMENT SUMMARY

SITE AREA	7,191 SF
UNIT COUNT	45
PARKING	5 STALLS
FAR CALCULATION	
<u>RESIDENTIAL</u>	
LEVEL 1	4,403.25 SF
LEVEL 2	5,038.98 SF
LEVEL 3-6	5,066.51 SF * 4 = 20,266.04 SF
ROOF	523.82 SF
TOTAL RESIDENTIAL	30,232.09 SF
ALLOWABLE RESIDENTIAL FAR	30,561.75 (7,191 * 4.25)
TOTAL COMMERCIAL	1,724.73 SF
ALLOWABLE COMMERCIAL	30,561.75 (7,191 * 4.25)
TOTAL MIXED USE	31,956.82 SF
ALLOWABLE MIXED USE	34,157.25 (7,191 * 4.75)
<u>AMENITY AREA</u>	
LEVEL 2	1,113.30 SF
ROOF	1,396.59 SF
TOTAL AMENITY AREA	2,509.89 SF
REQUIRED AMENITY AREA	1,511.60 SF (30,239.09 * 0.05)

PROJECT INFORMATION

12.17.2014 Design Review Recommendation Meeting 6:30 pm at Queen Anne Community Center  
219 1ST AVE N | MIXED USE APARTMENT BUILDING | DPD PROJECT # 3016745





## SITE DESCRIPTION

The site is located at 219 1st Ave N, just southwest of Key Arena in the Lower Queen Anne neighborhood. It is zoned NC3-65 and is within the Uptown Urban Center in the Uptown Urban Character Area. The site is just a couple of blocks to the west of the Seattle Center and major city destinations such as the Space Needle, Pacific Science Center, Experience Music Project, Seattle Children's Theater, McCaw Hall, Fischer Pavilion and Memorial Stadium. Myrtle Edwards Park and Olympic Sculpture Park are both located a few blocks southwest of the project site.

The neighborhood is a mix of office, commercial, mixed use and multifamily uses. The site has views of the Puget Sound to the south and west and the Space Needle to the east.

There are currently two existing 1-story buildings on the site, each comprising of one retail use and 3 apartment units. There is a 3-story apartment building to the north and a 1-story commercial building with a surface parking lot to the south. There is a surface parking lot to the east across 1st Ave N. and a 7-story mixed-use residential building to the west across the alley.

The project site slopes down approximately 5 feet from the northeast to the southwest. There are no environmentally critical areas or other natural features on the site.

SITE AREA: 7,191 SF (119.87' x 59.99')

ZONING: NC3-65

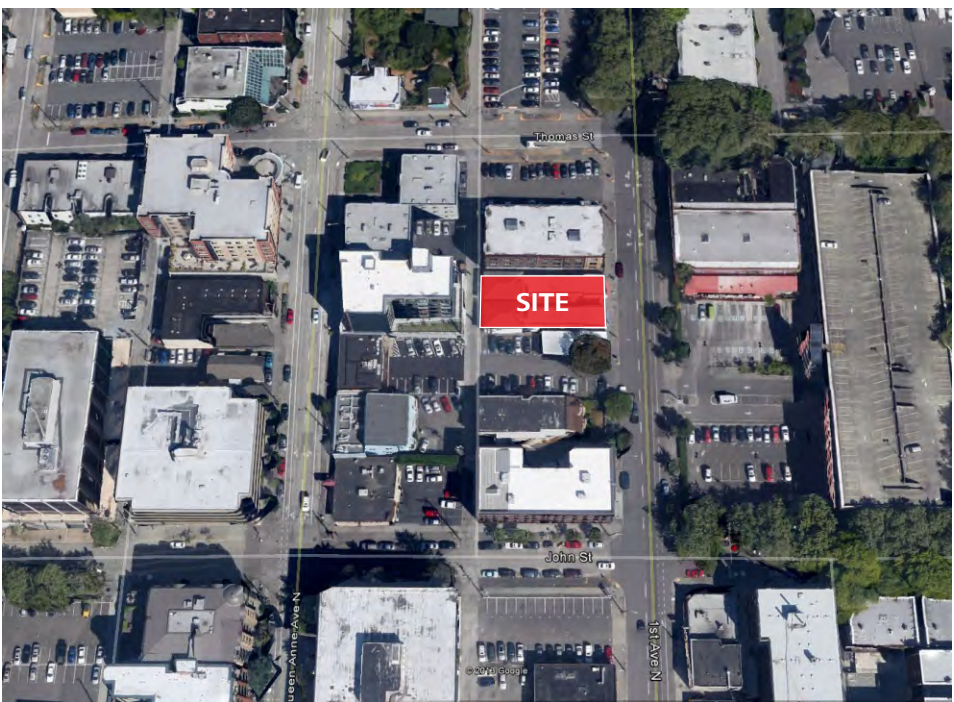
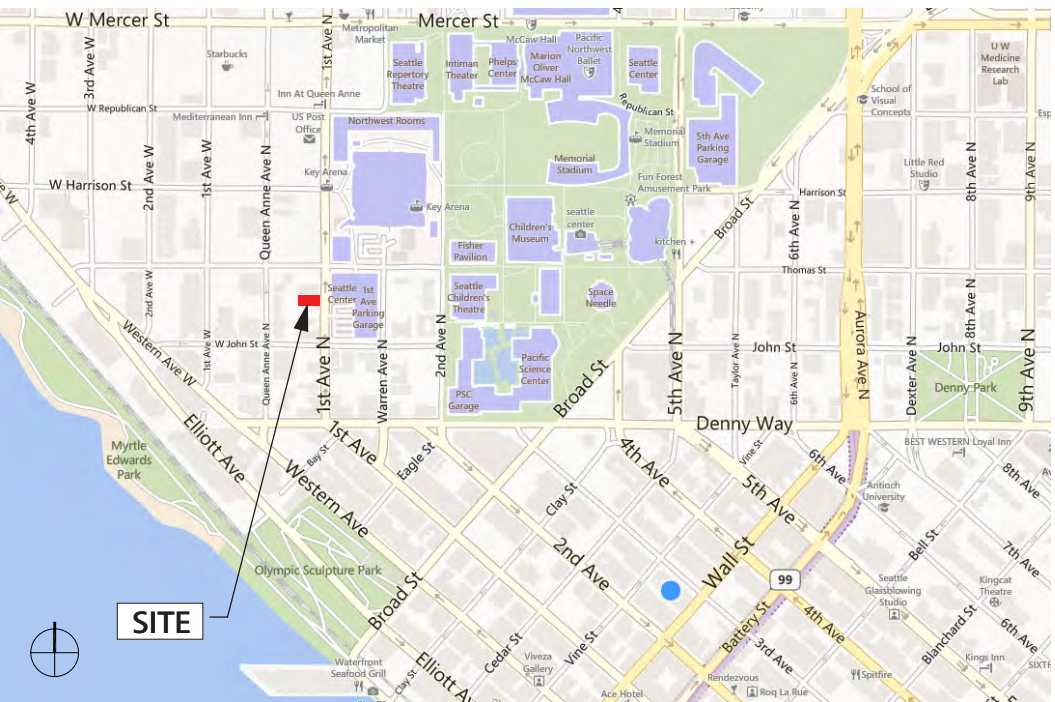
APN: 198920-1260

URBAN VILLAGE: UPTOWN URBAN CENTER  
UPTOWN URBAN CHARACTER AREA

FREQUENT TRANSIT: YES

ECA: NO

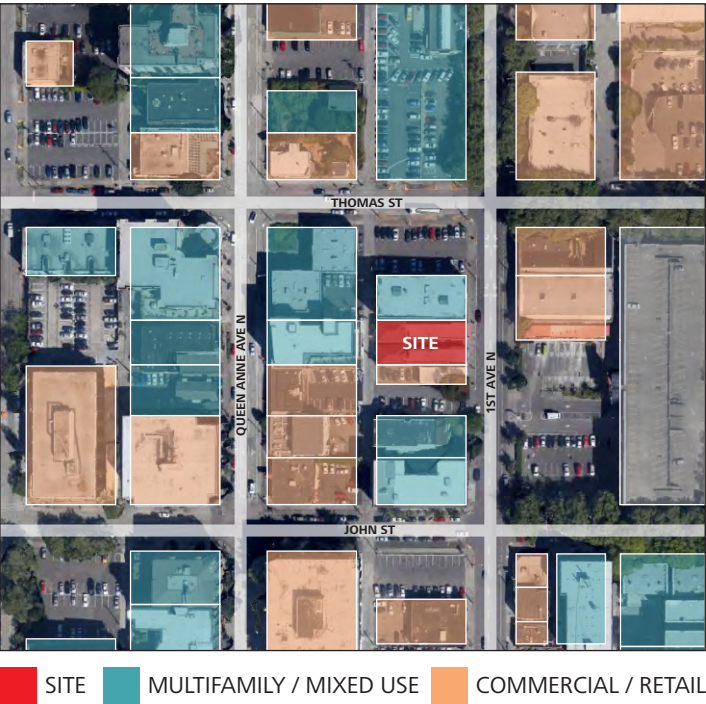
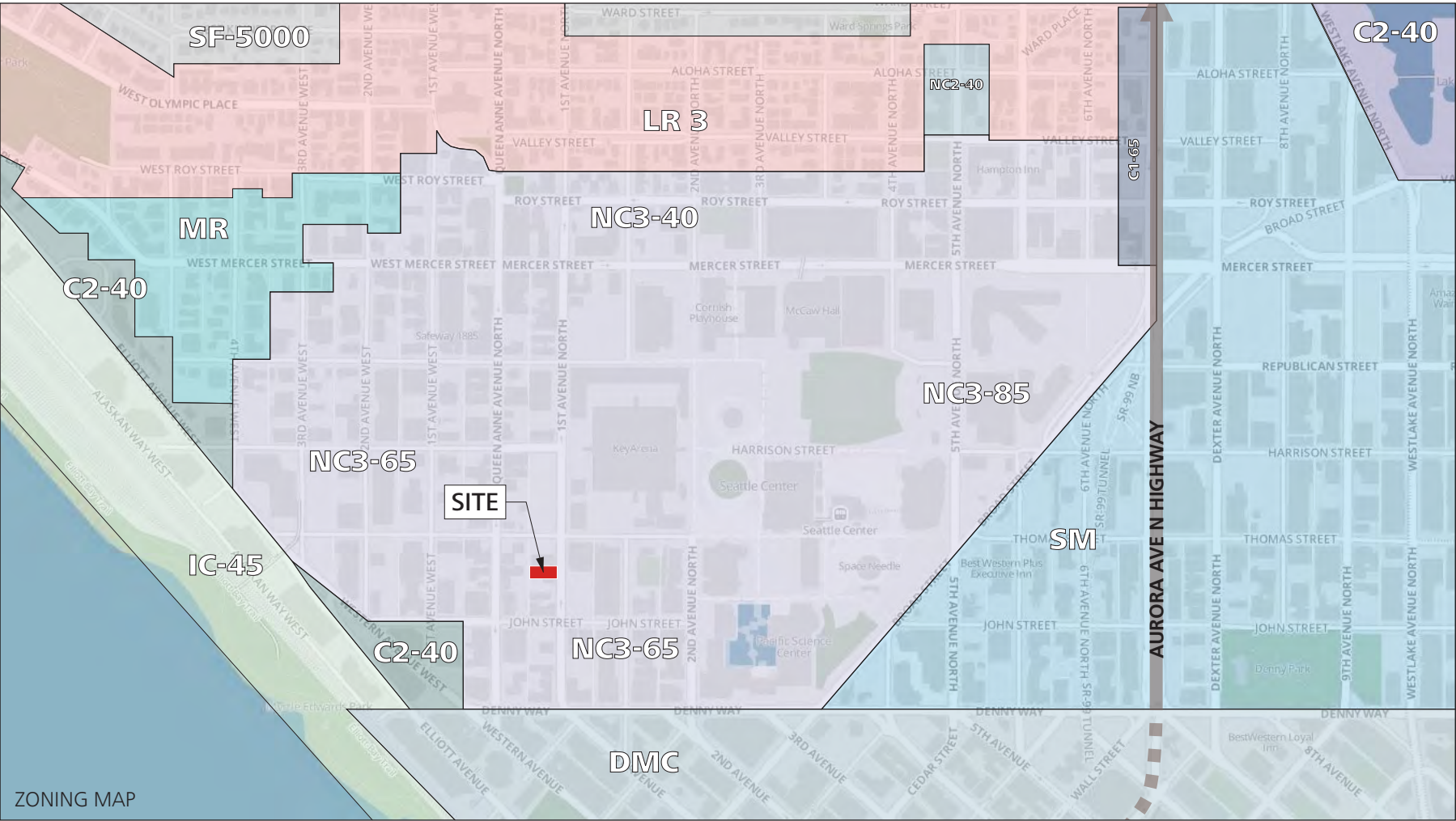
LEGAL DESCRIPTION: DENNYS D T NORTH SEATTLE ADD  
PLAT BLOCK: 27  
PLAT LOT: 3



## CONTEXT ANALYSIS

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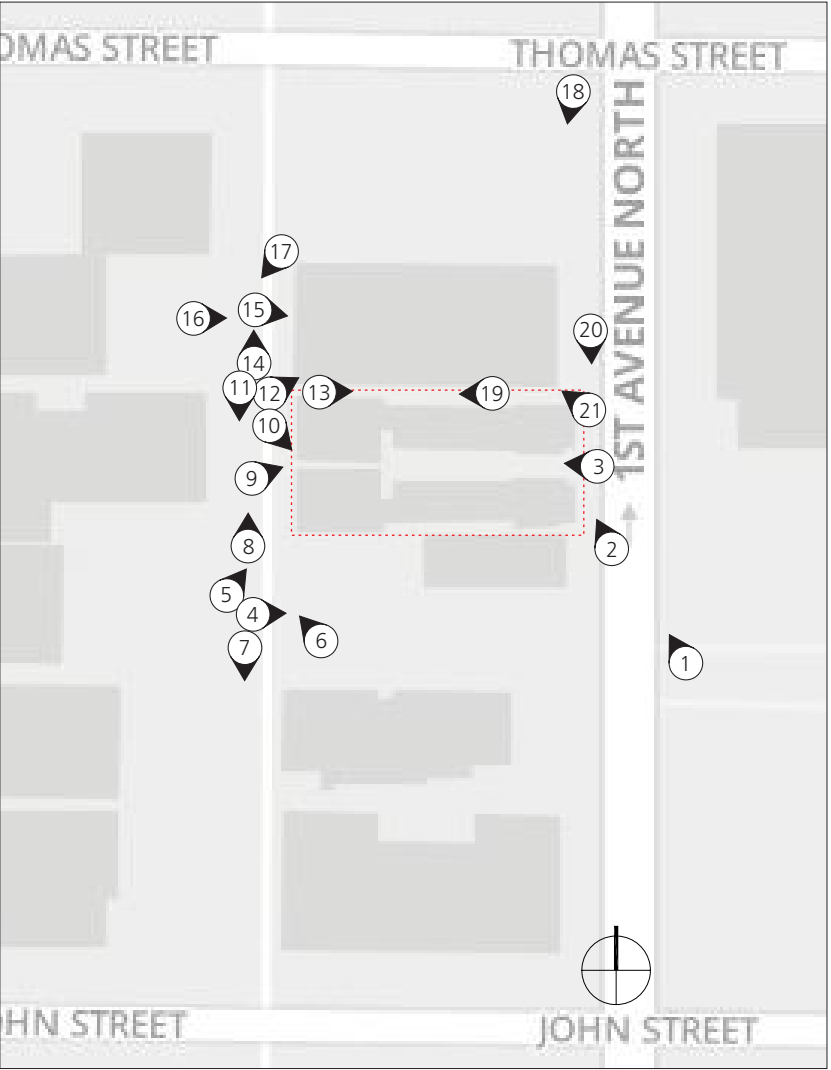




### SITE CONSTRAINTS AND OPPORTUNITIES

The project site has certain opportunities and constraints that can inform the design of the proposed building.

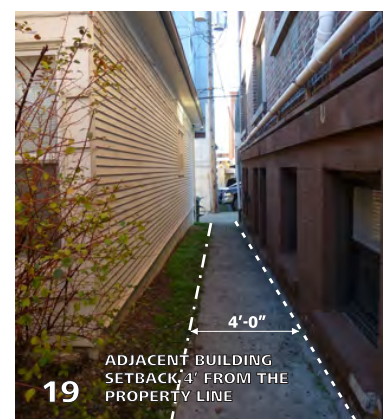
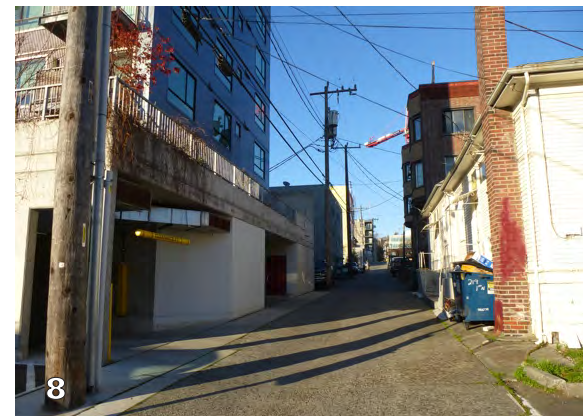
- 1st Ave N. has a consistent street wall along the property line and is an arterial street that generates a fair amount of pedestrian traffic. (see photo 1, 2 and 20 on page 5)
- The mixed-use building across the alley has an L-shaped massing with a south facing courtyard. (see photo 6 on page 5)
- The adjacent apartment building to the north, the 3-story apartment building (third parcel) to the south and the Pottery Northwest building across the street, all have the ground floor defined by material treatment. (see streetscapes on page 8 & 9)
- The adjacent apartment building to the north is located approximately 4 feet from the property line with windows facing the project site. (see photos 1, 12 13, 19 and 21 on page 5)



### SITE ANALYSIS

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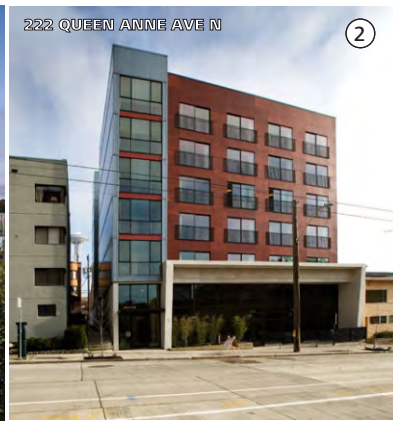




## SURVEY

12.17.2014 Design Review Recommendation Meeting 6:30 pm at Queen Anne Community Center  
 219 1ST AVE N | MIXED USE APARTMENT BUILDING | DPD PROJECT # 3016745



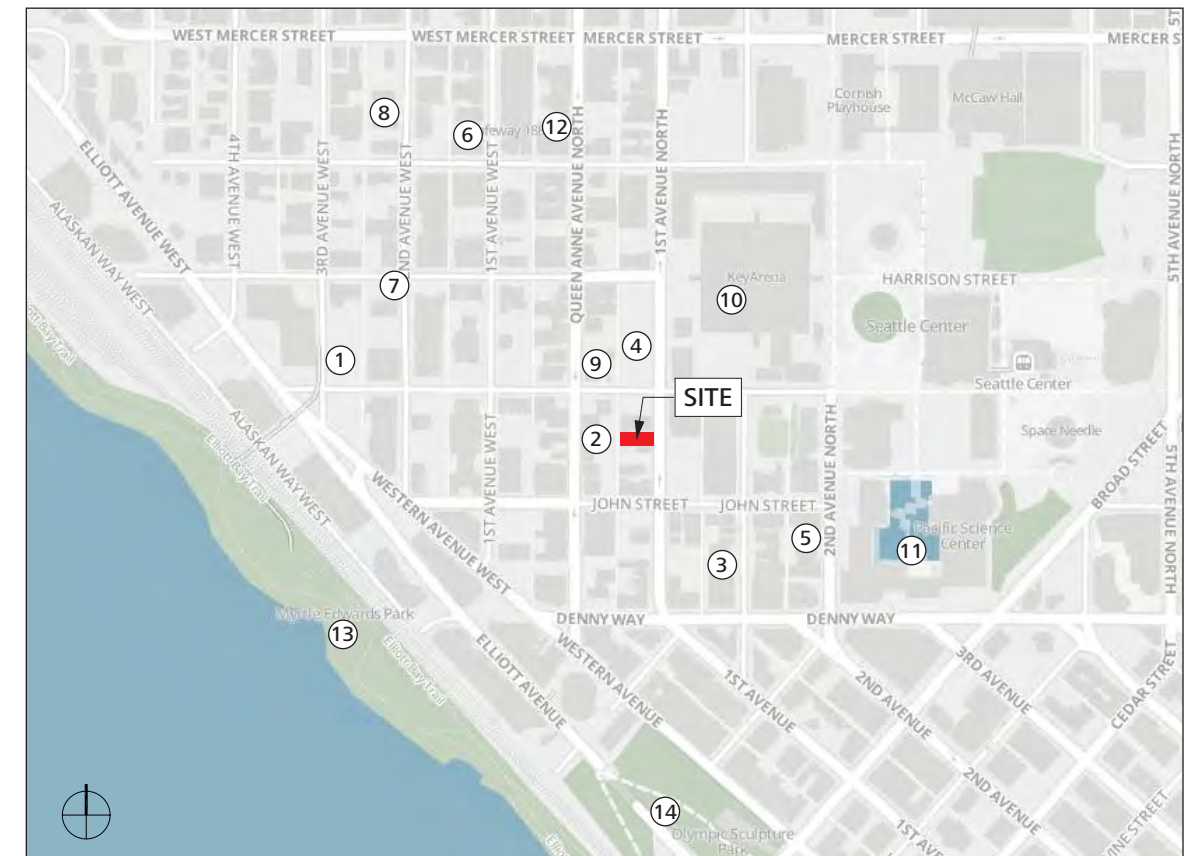


## DESIGN CUES FROM OTHER PROJECTS

- Defined and distinct ground floor treatment.
- Transparency at street level with visible entrances; Pedestrian friendly streetfront with wider sidewalks and landscaping.
- Clear articulation of commercial and residential uses.
- Facade treatment using modulation, material, color and texture variation.



## OTHER MULTIFAMILY PROJECTS IN THE NEIGHBORHOOD



## NOTABLE LANDMARKS

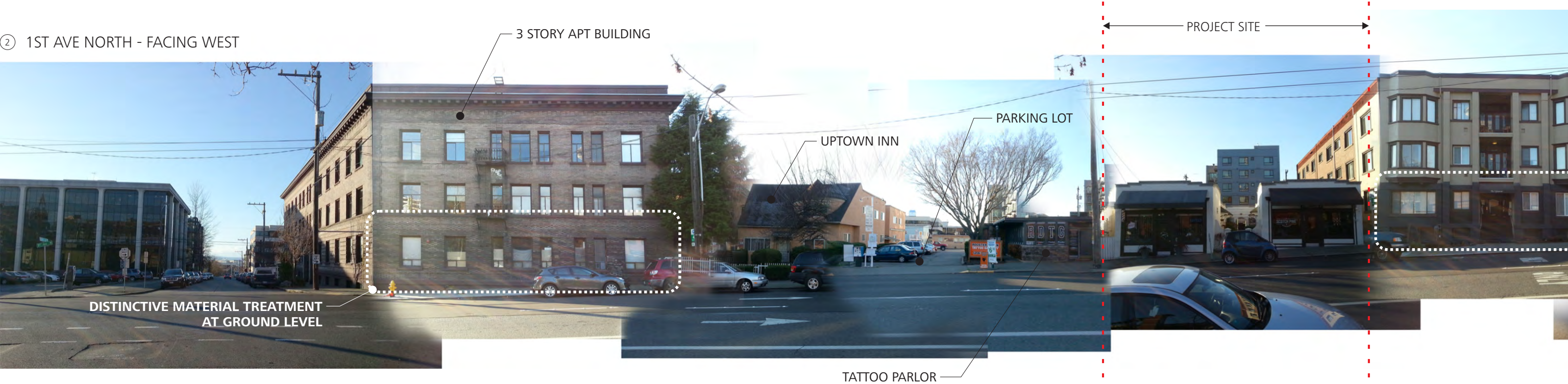
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① 1ST AVE NORTH - FACING EAST

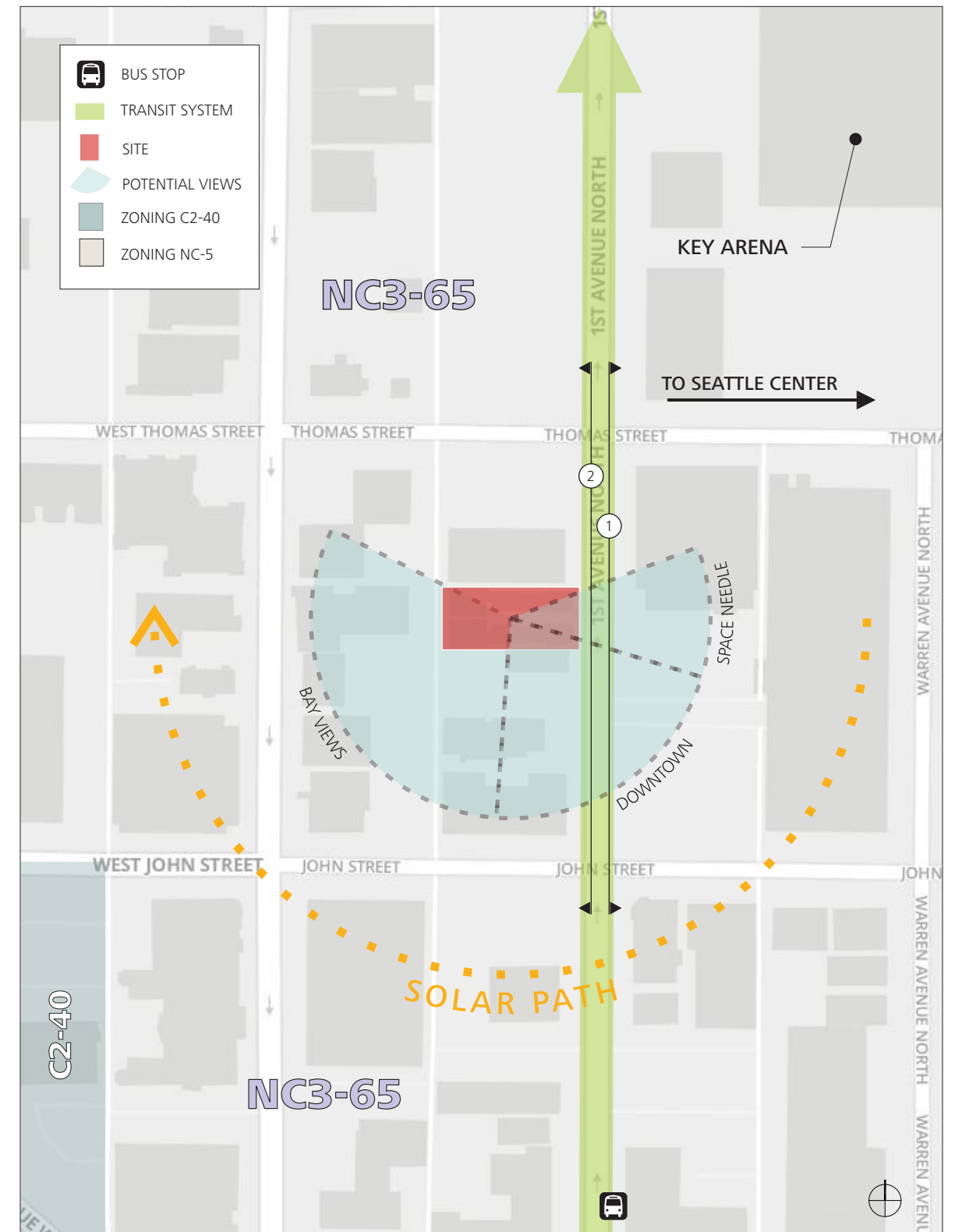


② 1ST AVE NORTH - FACING WEST



STREETSCAPES







SMC Code Section	SMC Code Description	Compliance/Reference
23.47A.004 Permitted and Prohibited Uses	Residential and commercial uses are permitted per Table A	Compliant
23.47A.005 Street Level Uses 23.47A.005.C Residential Uses at Street Level	1. In all neighborhood commercial and C1 zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations:  a. In a pedestrian-designated zone, facing a designated principal pedestrian street.	<div>Departure Requested, see page 45</div>
23.47A.008 Street Level Development Standards		Compliant
23.47A.008.A.2.b	Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.	Compliant
23.47A.008.A.2.c	The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.	
23.47A.008.A.3	Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	Compliant
23.47A.008.B.2.a	For structures with street level non-residential uses in NC zones, 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.	Compliant
23.47A.008.B.2.b	Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum 30-inch depth.	
23.47A.008.B.3	Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade. If the combination of the requirements of Sections 23.47A.005 or 23.47A.008 and this depth requirement would result in a requirement that an area greater than 50 percent of the structure's footprint be dedicated to nonresidential use, the Director may modify the street-facing facade or depth requirements, or both, so that no more than 50 percent of the structure's footprint is required to be nonresidential.	Compliant
23.47A.008.B.3.b	Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.	Compliant
23.47A.012.A - Structure Height	Height Limit is 65 feet.	Compliant
23.47A.012.C.2	Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher.	
23.47.012.C.4	Rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment; Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.	
23.47A.013 - Floor Area Ratio (FAR)	Per Table A, maximum FAR allowed in NC zones 1. Total permitted for a single-purpose structure containing only residential or non-residential use - 4.25 2. Total permitted for any single use within a mixed-use structure - 4.25 3. Total permitted for all uses within a mixed-use structure containing res. & non-res. uses - 4.75	Compliant
23.47A.013.H.b	Per Table C, minimum FAR if the lot is located in an Urban Center, Urban Village, or the Station Area Overlay District - 2.0	
23.47A.014 - Setback Requirements	No front, side or rear setback required; 2 feet alley dedication on rear side required	Compliant
23.47A.016 - Landscaping & Screening Standards		Compliant See Landscape Drawings
23.47A.016.A.2.a	Landscaping that achieves a Green Factor score of .30 or greater, pursuant to Section 23.86.019, is required for any lot with development containing more than four new dwelling units.	
23.47A.016.B.1	Street trees are required.	
23.47A.016.D.3	Per Table D, screening is required for garbage cans and garbage dumpsters in NC3 zones.	

CODE COMPLIANCE

12.17.2014      Design Review Recommendation Meeting      6:30 pm at Queen Anne Community Center  
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SMC Code Section	SMC Code Description	Compliance/Reference
23.47A.022 - Light and glare standards 23.47A.022.A 23.47A.022.B	Exterior lighting must be shielded and directed away from adjacent uses.  Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.	Compliant
23.47A.024.A - Amenity Area  23.47A.024.B	Amenity areas are required in an amount equal to 5% of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Gross floor area, for the purposes of this subsection, excludes areas used for mechanical equipment and accessory parking.  Required amenity areas shall meet the following standards, as applicable: 1. All residents shall have access to at least one common or private amenity area; 2. Amenity areas shall not be enclosed; 3. Parking areas, vehicular access easements, and driveways do not count as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41 4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size; 5. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet. 6. Rooftop areas excluded because they are near minor communication utilities and accessory communication devices, pursuant to Section 23.57.012.C.1.d, do not qualify as amenity areas.	Compliant
23.47A.030 - Required Parking and loading	Off-street parking requirement per 23.54.015. Per Table A and B for required parking For nonresidential uses, except hospitals, in urban centers or the Station Area Overlay District (3) – No requirement. For residential uses within urban centers or within the Station Area Overlay District(1) – No requirement.	
23.54.015.K. - Bicycle Parking	Per Table E (A.6 & D.2), for lots within urban centers - Short term Commercial Parking - 1 per 2000 SF; Long-term parking - 1 per 4 dwelling units.	Compliant
23.47A.032.A - Parking location and access 23.47A.032.A.1.a	Access to parking shall be from the alley if the lot abuts an alley.	Compliant
23.54.030.B.1.b - Parking space requirements	For residential uses, when more than five parking spaces are provided, a minimum of 60 percent of the parking spaces shall be striped for medium vehicles. The minimum size for a medium parking space shall also be the maximum size. Forty percent of the parking spaces may be striped for any size, provided that when parking spaces are striped for large vehicles, the minimum required aisle width shall be as shown for medium vehicles.	Compliant
23.54.030.D.1.a - Driveway Width	Driveways less than 100 feet in length that serve 30 or fewer parking spaces shall be a minimum of 10 feet in width for one-way or two-way traffic.	Compliant
23.54.030.G - Sight triangle	For exit-only driveways and easements, and two way driveways and easements less than 22 feet wide, a sight triangle on both sides of the driveway or easement shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk or curb intersection if there is no sidewalk. The sight triangle shall also be kept clear of obstructions in the vertical spaces between 32 inches and 82 inches from the ground.	Compliant
23.54.040 - Solid waste & recyclable materials storage and access  23.54.030.B  23.54.040.D.1	Per Table A for residential uses with 26 -50 dwelling units - 375 SF of shared storage space. Per Table A for non-residential uses between 0-5,000 SF - 82 SF  Mixed use development that contains both residential and nonresidential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for nonresidential development. In mixed use developments, storage space for garbage may be shared between residential and nonresidential uses, but separate spaces for recycling shall be provided.  For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet.	Compliant, SPU approval obtained







A

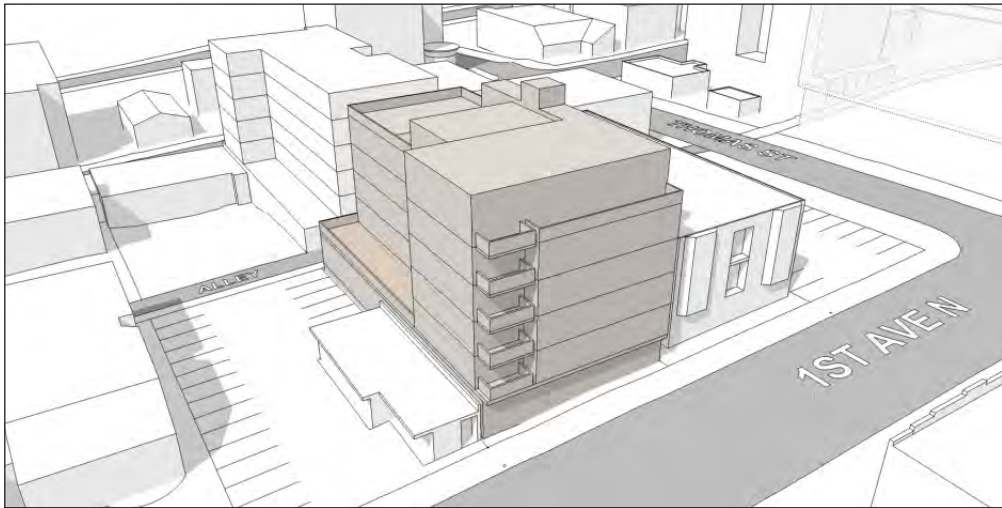


Unit Count:	45
<b>FAR CALCULATION</b>	
Parking/lobby	5,454 SF
Typical floor	4,877 *5 = 24,385 SF (5 stories)
Roof	661 SF
Total Residential FAR	30,500 SF (4.24)
Allowable Residential FAR	30,561.75 SF (4.25)
Commercial FAR	955 SF
Total Mixed Use FAR	31,455 SF (4.37)
Allowable Mixed Use FAR	34,157.25 SF (4.75)
Required Amenity Area provided at Courtyard & Roof level	

<b>PROS</b>	<b>CONS</b>
Simple and clean massing.	More units face the side lot line to the south vs. the alley or the street. These units facing the side lot line will be impacted if future development occurs on the parcel to the south.
South facing courtyard for better solar exposure.	
Unit orientation increases privacy for both, units in the building and units in the adjacent north apartment building.	
Sets back approx. 5 feet from the west property line above the ground floor.	
Sets back (above the ground floor) approx. 9' from the north property line for a span of approx. 33' along north facade.	
These setbacks allow for more light access to the units in the adjacent north apartment building.	

PREFERRED OPTION

B



Unit Count:	44
<b>FAR CALCULATION</b>	
Parking/lobby	5,577 SF
Typical floor	5,467 *2 = 10,934 SF 5,407 *2 = 10,814 SF (4 stories)
Roof / 5th story	3,233 SF
Total Residential FAR	30,558 SF (4.25)
Allowable Residential FAR	30,561.75 SF (4.25)
Commercial FAR	955 SF
Total Mixed Use FAR	31,513 SF (4.38)
Allowable Mixed Use FAR	34,157.25 SF (4.75)
Required Amenity Area provided at Courtyard & Roof level	

<b>PROS</b>	<b>CONS</b>
Interesting massing.	Linear long blank facade at north property line with minimal modulation. This reduces light for the units in the adjacent north apartment
South facing courtyard for better solar exposure.	
Maximizes views.	
Eliminates additional roof level.	
Unit orientation increases privacy for both, units in the building and units in the adjacent north apartment building.	
Reduces building height towards alley	
Reduces impact of building height towards the street as the upper story is setback.	
Reduces the impact of building height towards the adjacent north apartment building.	

CODE COMPLIANT OPTION

C



Unit Count:	50
<b>FAR CALCULATION</b>	
Parking/lobby	5,080 SF
Typical floor	4,948 *5 + 42 = 24,782 SF (5 stories)
Roof	527 SF
Total Residential FAR	30,389 SF (4.23)
Allowable Residential FAR	30,561.75 SF (4.25)
Commercial FAR	1,458 SF
Total Mixed Use FAR	31,847 SF (4.43)
Allowable Mixed Use FAR	34,157.25 SF (4.75)
Required Amenity Area provided at Courtyard & Roof level	

<b>PROS</b>	<b>CONS</b>
Maximizes unit count.	Dense unit configuration
South facing courtyard for better solar exposure.	Interior units have a courtyard enclosed on three (potentially four) sides.
Unit orientation increases privacy for both, units in the building and units in the adjacent north apartment building.	
Sets back approx. 17 feet from the west property line above the ground floor.	
Sets back (above the ground floor) approx. 9' from the north property line for a total span of approx. 12' along north facade.	
These setbacks allow for more light access to the units in the adjacent north apartment building.	



EDG RECOMMENDATION	RESPONSE
MASSING	
<p>The Board felt Massing Option A provided the better design solution with a setback along the north facade opposite the existing units. The Board also supported the unit orientation of Massing Option B, which provides units facing the alley.</p> <p>a) The Board felt the applicant provided a comprehensive analysis of the massing options for a tight infill site. The Board supported the building layout with the lobby and stair circulation on the north and units oriented to the south. (CS2-D5)</p> <p>b) Ultimately the Board supported a massing option combining A and B. The combined massing should include a setback on the north facade consistent with massing option A and units facing the alley consistent with Massing Option B. The Board did support a taller building, consistent with Massing Option A, to accommodate the additional north setback (CS2-D5, DC2-A1).</p> <p>c) The Board agreed there must be a thoughtful treatment of the facade facing the structure to the north. At the Recommendation Meeting, the Board would like to see how the north facade is treated to minimize large expanses of blank wall and maximize light and air opportunities for adjacent units (CS2-D5, DC2-B2).</p>	<p>a) The proposed building layout locates the stairs, elevator and lobby towards the north with the residential units facing the street (east), alley (west) and south thus respecting the privacy of residents in the proposed building as well as the adjacent apartment building to the north. (CS2-D5 - Respect for Adjacent Sites)</p> <p>b) The proposal has been revised to provide a setback to the north consistent with massing option A and unit orientation facing the alley consistent with massing option B. (CS2-D5 - Respect for Adjacent Sites, DC2-A1 - Massing - Site characteristics and uses). The setback provides more light and ventilation for residential units in the apartment building to the north. Orientation of the units towards the alley guarantees light and ventilation for residents. The L-shaped massing maximizes light and ventilation for the proposed residential units facing the south side lot line.</p> <p>c) The north facade has been divided into three segments instead of one linear, expansive long facade. (CS2-D5 - Respect for Adjacent Sites, DC2-B2 - Architectural Facade and Composition - Blank Walls) Each segment has been treated with variation in color and material joint patterns, thus creating visual interest and reducing the scale of the building. A setback and an exterior open stair has been included on the north side to maximize light and air for units in the adjacent apartment building. See additional comments on MUP response page (p.16) .</p>
STREET WALL	
<p>The Board applauded the ground level setback adjacent to the sidewalk. The setback will provide a street wall and setback consistent with the adjacent structure to the north.</p> <p>a) The Board noted the setback should be treated to provide a gracious, welcoming approach to the retail and residential entrances (CS2-A2, CS2-B2, CS2-C2).</p> <p>b) At the Recommendation Meeting, the Board requested more information about the experience at ground level including ground level transparency, overhead weather projection and lighting. The Board also felt the applicant should explore additional potted plants at the residential entry as expressed in the Uptown Design Guidelines. The Board felt the entries should be pedestrian scaled, friendly, gracious, and incorporate sufficient transparency and lighting to provide safe spaces (PL2-B, PL2-C, PL3-A).</p> <p>c) The Board felt the first floor level transition to the upper level should align with the bay window datum to the north (CS2-C2).</p> <p>d) The Board was concerned that the adjacent bay window will look into a large blank wall in the northeast corner. The Board felt the building should respond to this relationship and treat the corner with a meaningful gesture to provide relief (CS2-C2. CS2-D5).</p>	<p>The ground level of the proposed building sets back 5 feet from the property line consistent with the adjacent structure to the north.</p> <p>a) The setback provides a wider, inviting sidewalk with landscaping. The setback continues a strong street edge aligning with the apartment building to the north and creates a distinct ground floor facade similar to other buildings in the immediate vicinity of the site. (CS2-A2 - Location in the City and Neighborhood - Architectural Presence, CS2-B2 - Adjacent Sites, Streets and Open Spaces - Connection to the Street, CS2-C2 - Relationship to the Block - Mid block Sites). See additional comments on MUP response page (p.16).</p> <p>b) The ground level minimizes blank wall segments and maximizes light and transparency through the use of wide storefront glazing. The bay window projections of the upper floors provide ample overhead weather protection for the building entrances. Ground level exterior lighting has been incorporated on the ground level exterior walls and on the soffit of the bay window projections. Potted plants have been incorporated at the residential entry. The proportion/division of the street front glazing, signage and overhead bay window projections provide a more human scale at the sidewalk. All of the above encourage safety, security, visibility and provide a comfortable pedestrian experience. (PL2-B - Safety and Security, PL2-C - Weather Protection, PL3-A - Entries). See additional comments on MUP response page (p.16).</p> <p>c) Two bay window projections have been included in the proposal to respond to the two bay window projections of the adjacent apartment building to the north. Moreover, the gray color of the brick blends in with the exterior color used at the base of the adjacent apartment building to the north. There is a distinct transition between the ground floor and the upper floor as seen in the adjacent building. However, it is not feasible to align the first floor transition to the upper level with the bay window datum to the north since the grade drops down towards the south on the street. Moreover, the adjacent apartment building has a basement that is partially above grade which makes its floor lines fall approximately midway (half a story) between the floor levels in the proposed building. This makes it unfeasible for the upper floor transition to match with the bay window datum to the north. (CS2-C2 - Relationship to the Block - Mid block Sites)</p> <p>d) The bay windows are set back from the north edge of the building to create more room at the northeast corner for the bay windows in the apartment building to the north. (CS2-C2 - Relationship to the Block - Mid block Sites, CS2-D5 - Height, Bulk and Scale - Respect for Adjacent Sites). See additional comments on MUP response page (p.16).</p>
ARCHITECTURAL CONTEXT AND MATERIALS	
<p>The Board noted the building is proposed within a neighborhood with a well-defined material character. The Board agreed the proposed building should be designed as background building rather than a signature piece.</p> <p>a) The Board supported the proposed architectural concept which included a more contemporary design. The Board noted that the architectural concept should incorporate material cues from traditional neighborhood context, specifically brick at ground level (CS3-A1).</p>	<p>a) The proposed design includes a contemporary architectural style with clean and simple massing. The bay window projections on the upper floors and the treatment of the ground level street level elevation i.e. brick pilasters in-filled with storefront glazing is consistent with the surrounding neighborhood and context. (CS3-A1 - Emphasizing Positive Neighborhood Attributes - Fitting Old and New Together)</p>

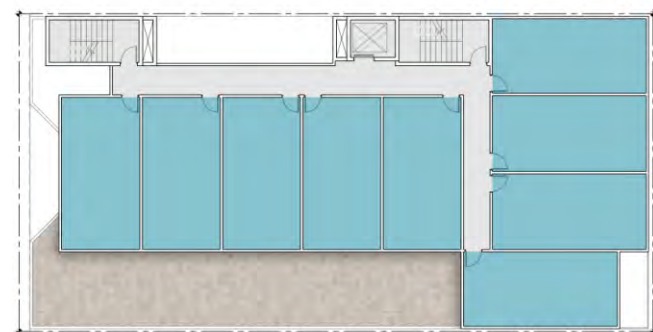
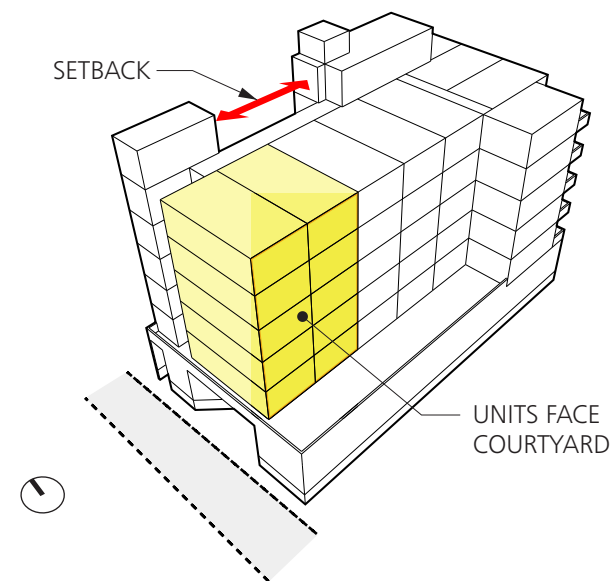
RESPONSE TO EDG COMMENTS

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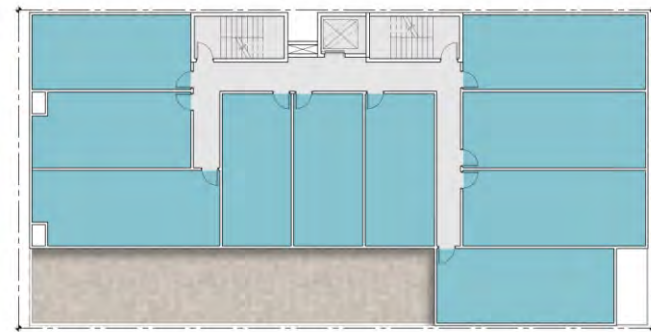
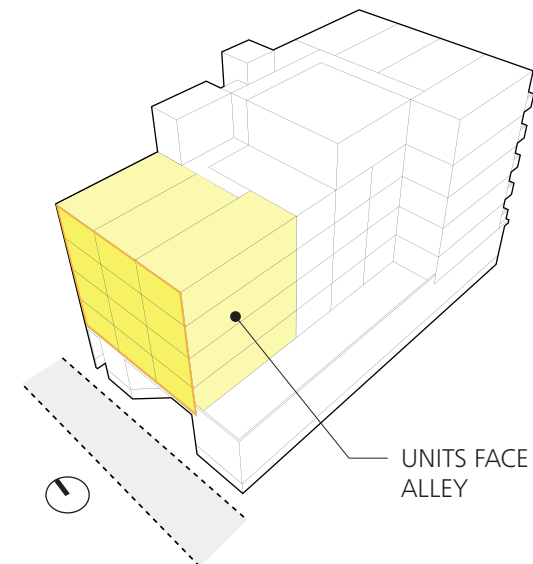


MASSING RESPONSE

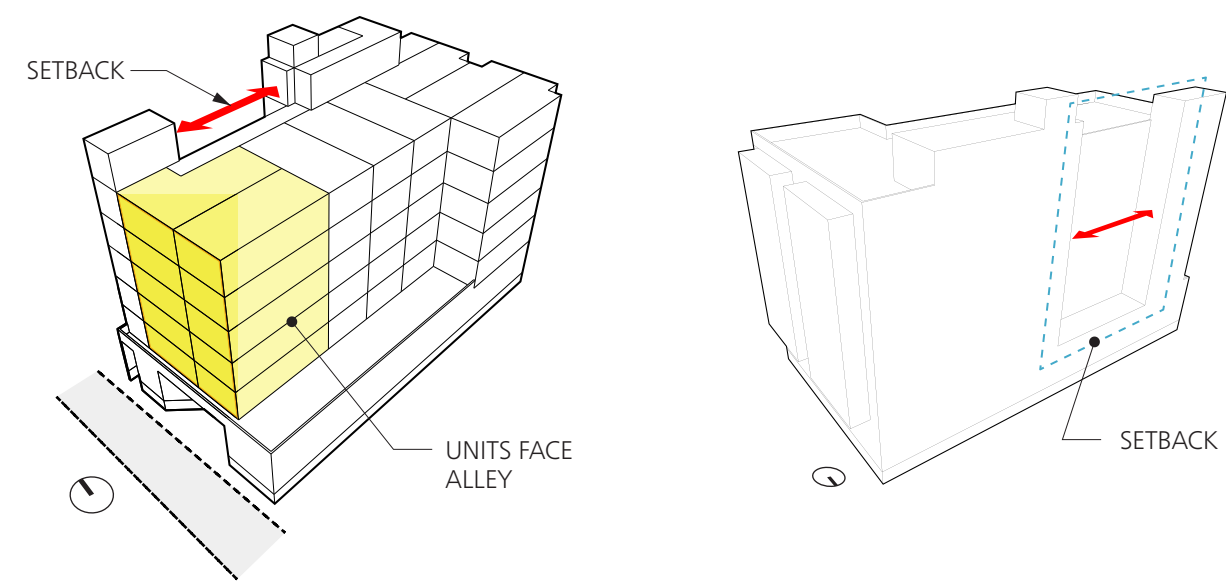
EDG OPTION A



EDG OPTION B



DRB MASSING



The DRB massing responds to the Board's recommendation by orienting the rear units to face the alley (similar to option A) while maintaining a larger setback on the north side (similar to option B).



MASSING DEVELOPMENT



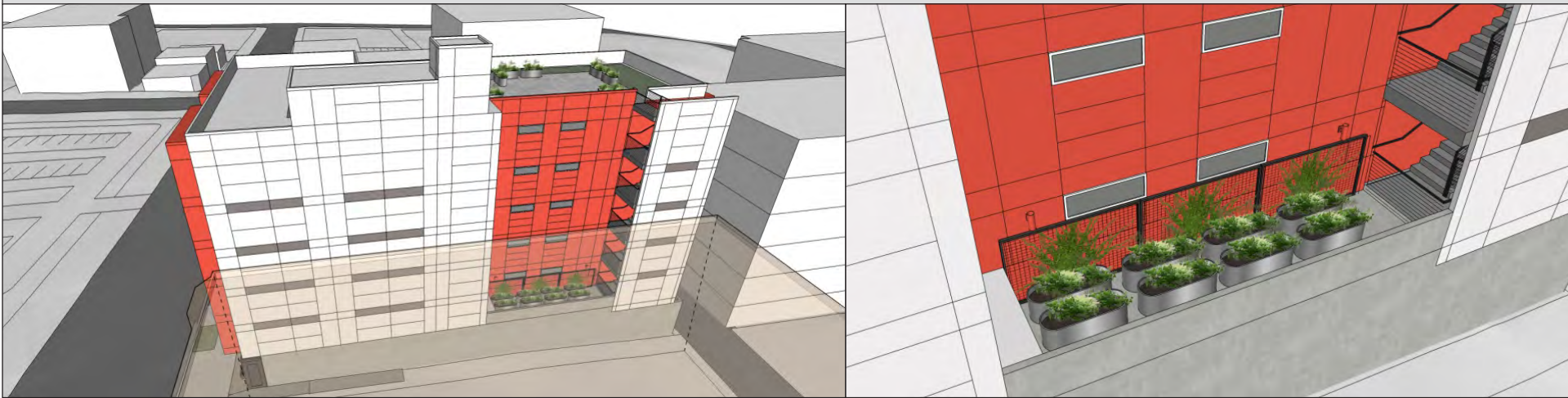
CORRECTIONS	RESPONSE
NORTH FACADE	
<p>At EDG the Board agreed there must be a thoughtful treatment of the façade facing the structure to the north. At the Recommendation Meeting, the Board would like to see how the north façade is treated to minimize large expanses of blank wall and maximize light and air opportunities for adjacent units (CS2-D5, DC2-B2).</p> <p>Please consider incorporating windows, or obscured glazing into the facade facing north setback to mitigate the large blank wall facing adjacent residential units.</p>	<p>Please refer to vignettes on pages 17, 26, 35, and 42 showing the treatment of the north facade.</p> <p>Windows have been incorporated into the facade facing the north setback. The north facade has been divided into three segments instead of one linear, expansive long facade. (CS2-D5 - Respect for Adjacent Sites, DC2-B2 - Architectural Facade and Composition - Blank Walls) Each segment has been treated with variation in color and material joint patterns, thus creating visual interest and reducing the scale of the building. A setback and an exterior open stair has been included on the north side to maximize light and air for units in the adjacent apartment building. Planters and green screens have also been included in the north courtyard to enhance views from the adjacent apartment building.</p>
GROUND FLOOR COMMERCIAL	
<p>At EDG the Board noted the setback should be treated to provide a gracious, welcoming approach to the retail and residential entrances (CS2-A2, CS2-B2, CS2-C2). At the Recommendation Meeting, the Board requested more information about the experience at ground level including ground level transparency, overhead weather projection and lighting. The Board also felt the applicant should explore additional potted landscaping at the residential entry as expressed in the Uptown Design Guidelines. The Board felt the entries should be pedestrian scaled, friendly, gracious, and incorporate sufficient transparency and lighting to provide safe spaces (PL2-B, PL2-C, PL3-A)</p> <p>Please provide a draft recommendation packet demonstrating through ground level elevations and vignettes the experience of the ground level commercial space.</p>	<p>The experience of the ground level space has been shown. Please refer to vignettes on pages 17, 26-29, 31, 40, and 42.</p> <p>The setback at ground level provides a wider, inviting sidewalk with landscaping. This setback continues a strong street edge aligning with the ground level of the apartment building to the north and creates a distinct ground floor facade similar to other buildings in the immediate vicinity of the site. (CS2-A2 - Location in the City and Neighborhood - Architectural Presence, CS2-B2 - Adjacent Sites, Streets and Open Spaces - Connection to the Street, CS2-C2 - Relationship to the Block - Mid block Sites)</p> <p>The ground level minimizes blank wall segments and maximizes light and transparency through the use of wide storefront glazing. The bay window projections of the upper floors provide ample overhead weather protection for the building entrances. Ground level exterior lighting has been incorporated on the ground level exterior walls and on the soffit of the bay window projections. Potted plants have been incorporated at the residential entry. Additionally, a change in the sidewalk scoring pattern at the residential entrance further accentuates the transition from public to private space. The proportion/division of the street front glazing, signage and overhead bay window projections provide a more human scale at the sidewalk. All of the above encourage safety, security, visibility and provide a comfortable pedestrian experience. (PL2-B - Safety and Security, PL2-C - Weather Protection, PL3-A - Entries)</p>
BAY WINDOWS	
<p>The Board felt the first floor level transition to the upper level should align with the bay window datum to the north (CS2-C2).</p> <p>The Board was concerned that the adjacent bay window will look into a large blank wall in the northeast corner. The Board felt the building should respond to this relationship and treat the corner with a meaningful gesture to provide relief (CS2-C2. CS2-D5).</p> <p>Please demonstrate in plan, elevation and section how the proposed building responds to guidance to respond architecturally to adjacent bay windows.</p>	<p>The relationship to the adjacent building's bay windows has been shown. Please refer to vignettes on pages 17, 26-27, 40, and 42</p> <p>It is not feasible to align the first floor transition to the upper level with the bay window datum to the north since the grade drops down towards the south on the street. Moreover, the adjacent apartment building has a basement that is partially above grade which makes its floor lines fall approximately midway (half a story) between the floor levels in the proposed building.</p> <p>The north bay window in the proposed building is set back 4 feet from the north edge of the building to create more room at the northeast corner for the bay windows in the apartment building to the north. Moreover, the south facing window in the bay window projection of the adjacent building has a diagonal orientation looking southeast rather than directly south toward the proposed building.</p> <p>(CS2-C2 - Relationship to the Block - Mid block Sites, CS2-D5 - Height, Bulk and Scale - Respect for Adjacent Sites)</p>
CEMENT PANELS / SOUTH FACING BLANK WALL	
<p>Please clarify within the MUP plans and recommendation packet the details of the cement panel application. Will there be visible reveal and reglets or integrated rain screen? Currently there is a large blank wall that will be largely visible from 1st Avenue S traveling in the north bound direction. Please consider ways this large wall can be linked to the articulation on the other facades. Please consider further articulation such as double width reveals and/or offset panel depth to create small shadow lines. Small changes in panel depth will further the concept of street bays transitioned onto the side achieving a purposeful transition in color rather than an in plane material change.</p>	<p>The detail of the cement panel application has been included. Please refer to details on page 17 . Please also refer to vignettes on pages 17, 30, 33, 41, and 43.</p> <p>At this point, variation in color and joint patterns has been provided on the south wall. It is not feasible to implement further articulation on the south wall with changes on panel depth and/or change in material without obtaining a temporary construction access agreement with the adjacent property owner to the south. Without this agreement, the only method to build this wall is to balloon frame and tilt up into position, with siding and waterproofing already attached. Because of the weight and constructability of the assembly, single material use with variation in color and joint patterns is the only option to provide some interest on this façade. An attempt will be made to reach out to the adjacent property owner for a temporary construction access agreement so that further articulation may be provided.</p>

RESPONSE TO CYCLE 1 MUP CORRECTIONS

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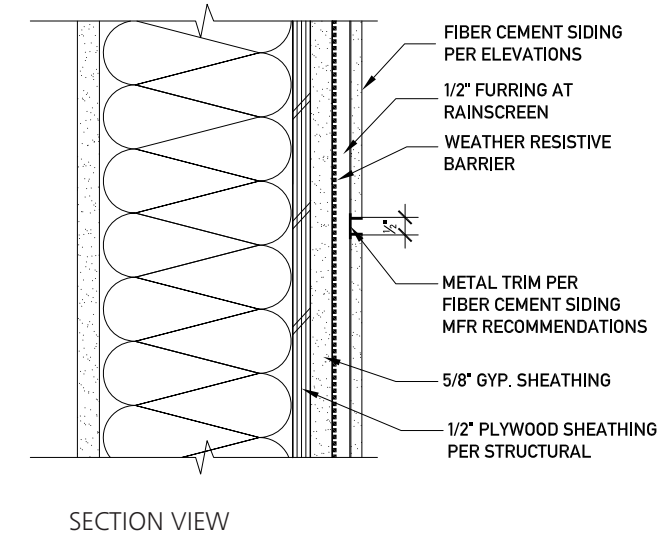
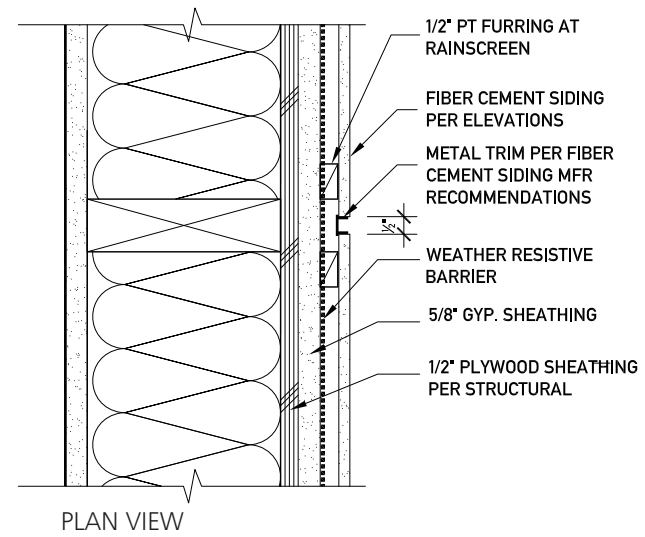
NORTH FACADE



GROUND FLOOR COMMERCIAL



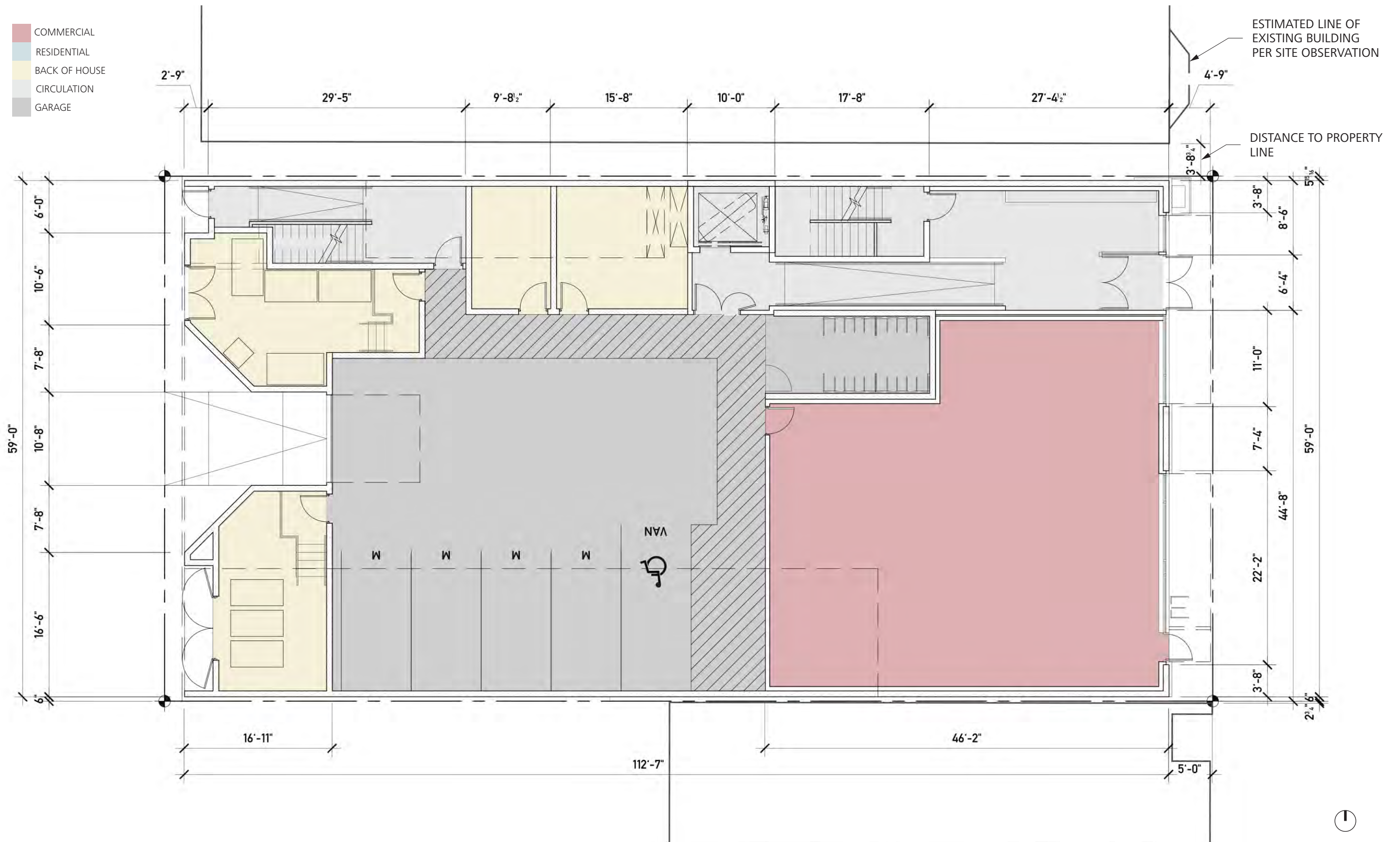
CEMENT PANELS / SOUTH FACING BLANK WALLS



BAY WINDOWS



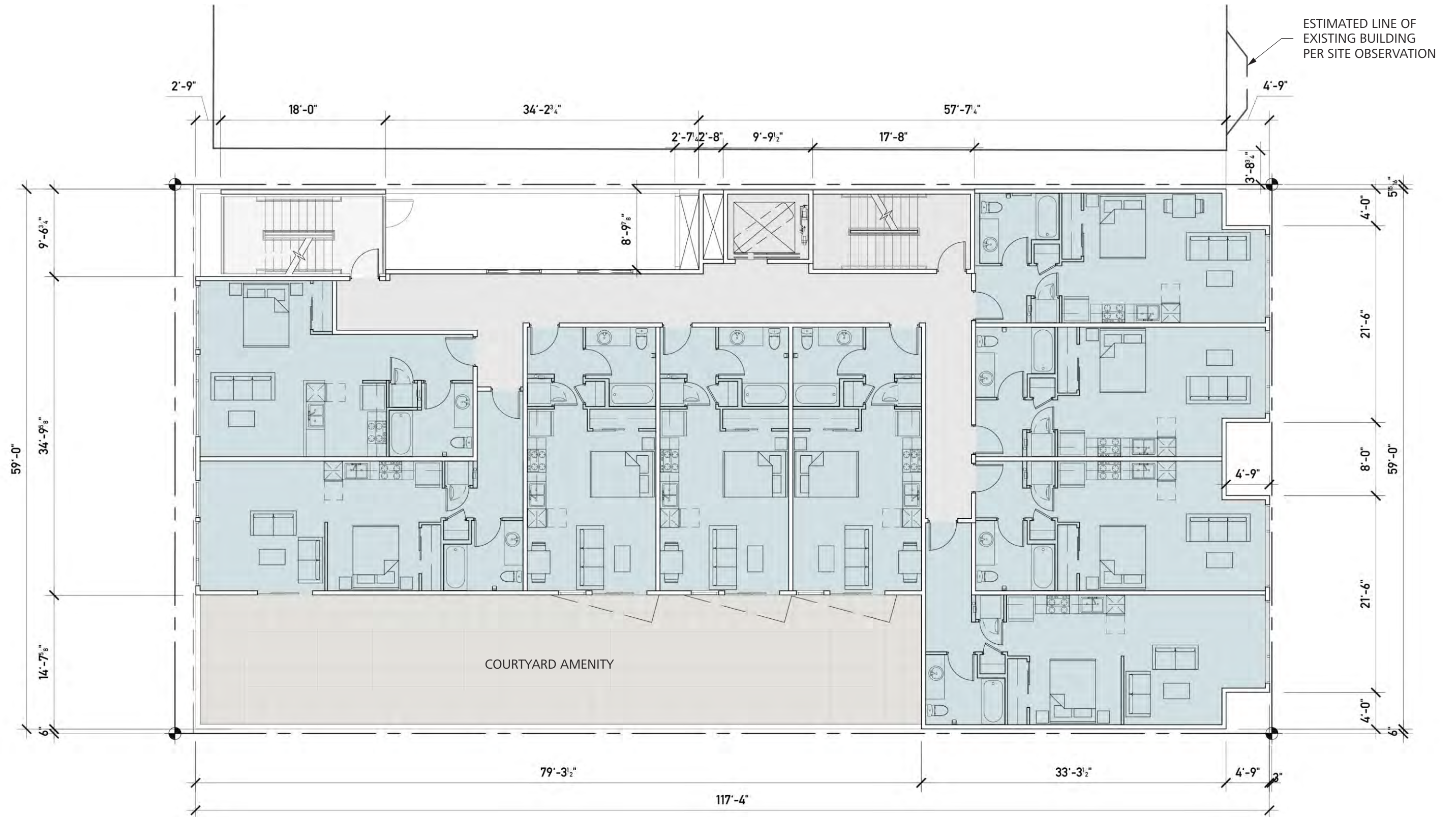




LEVEL 1

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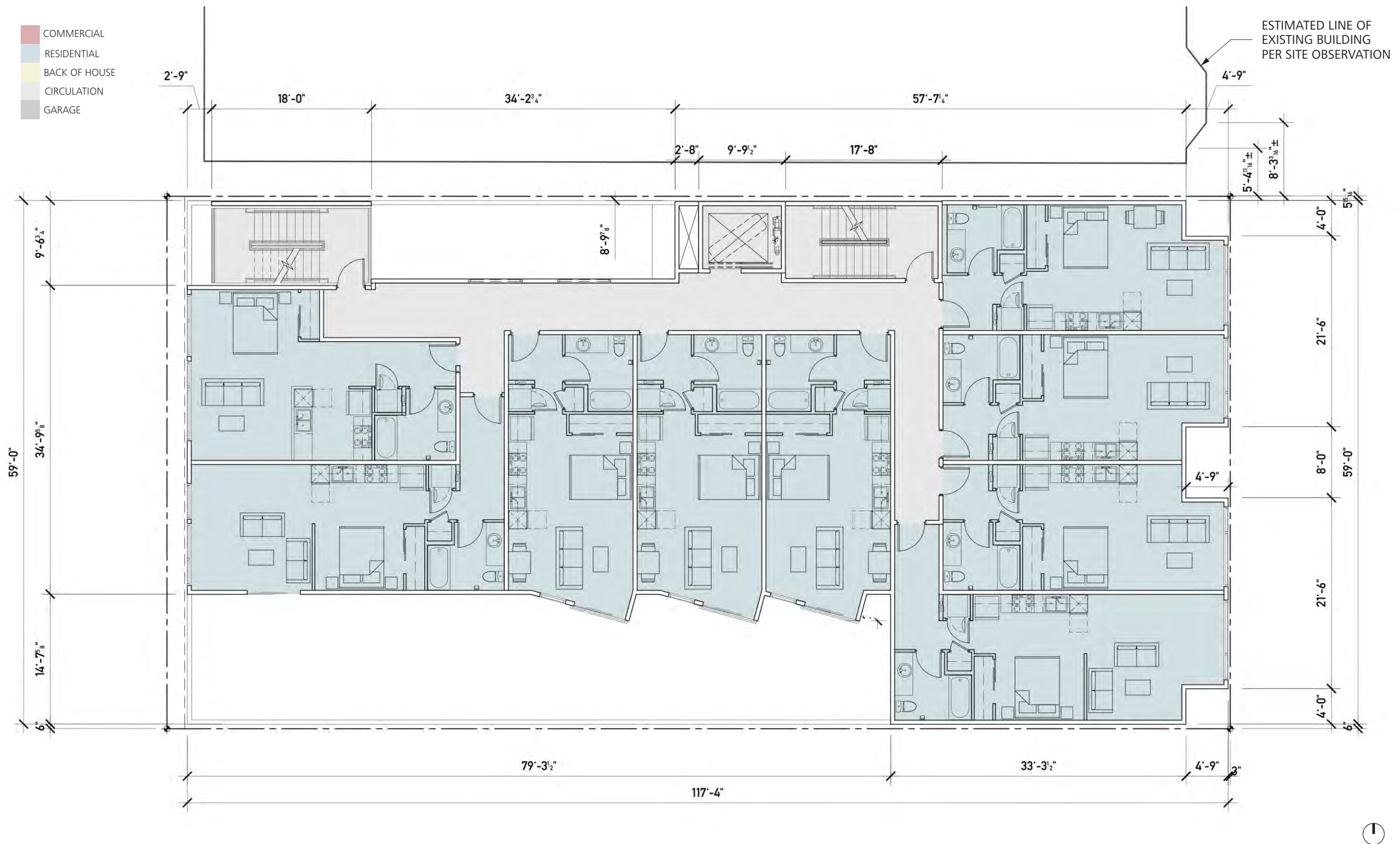




LEVEL 2

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LEVEL 3

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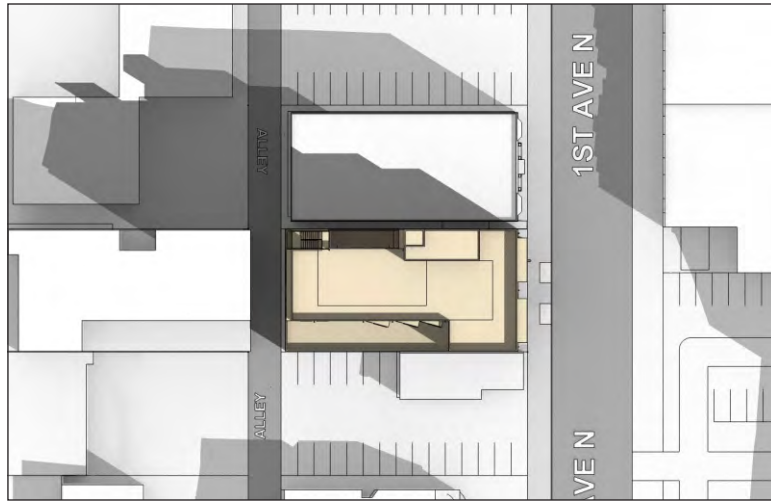




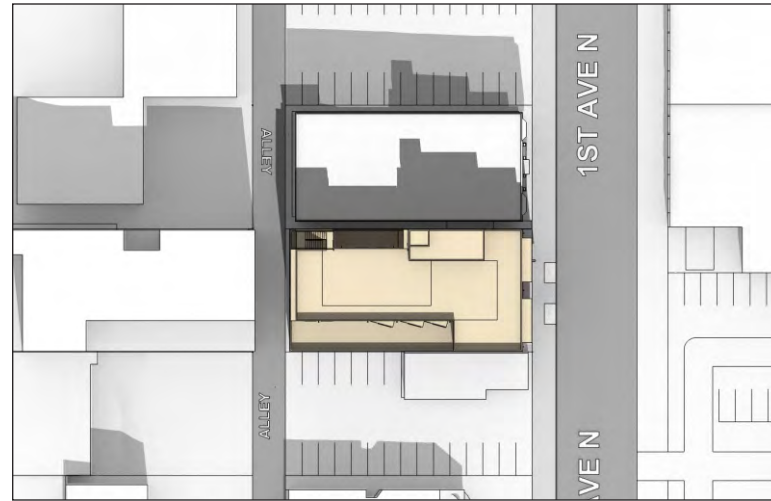




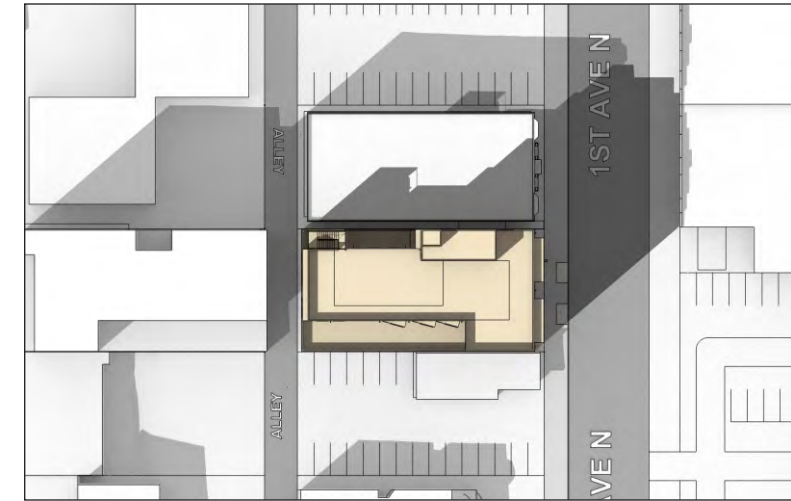




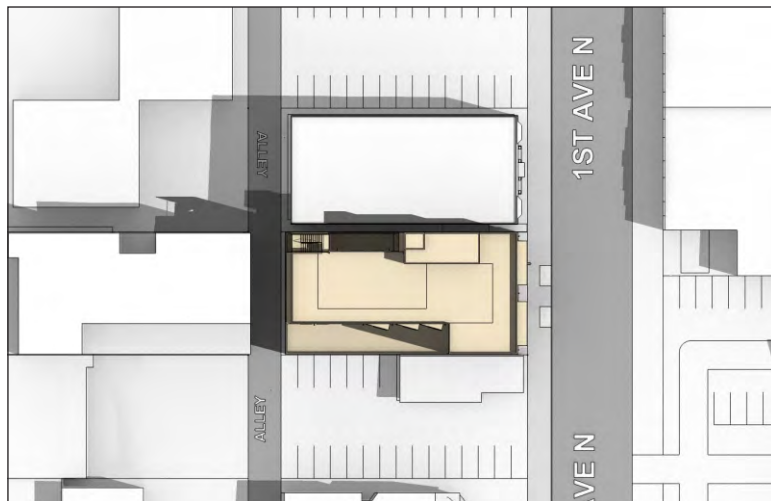
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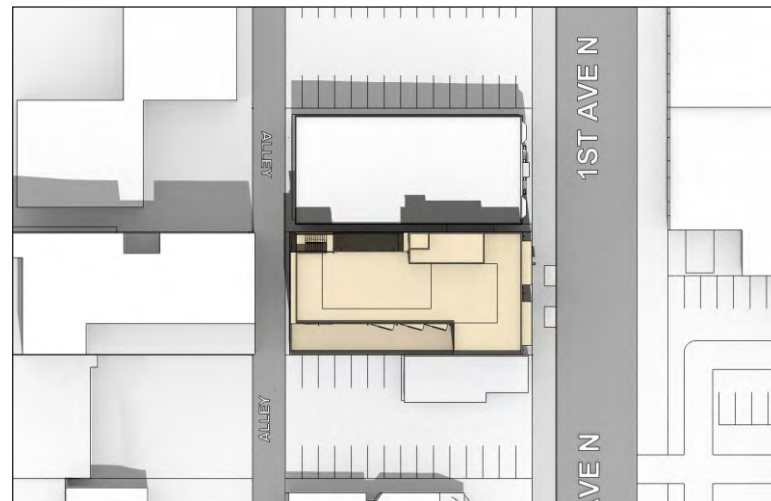
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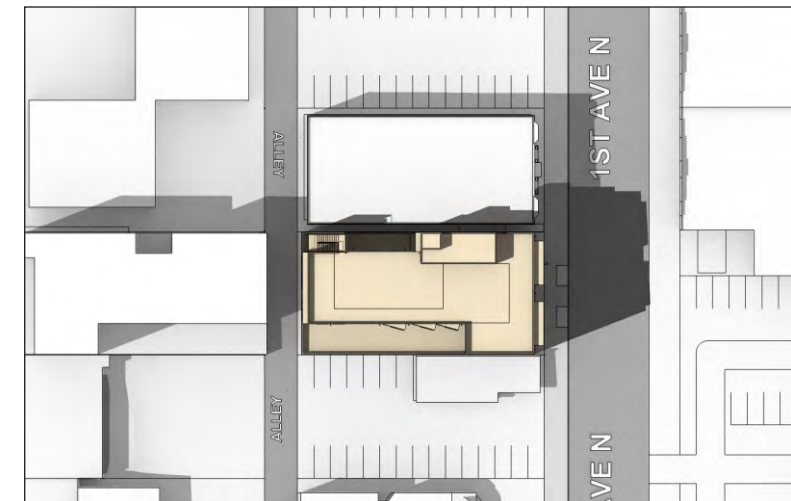
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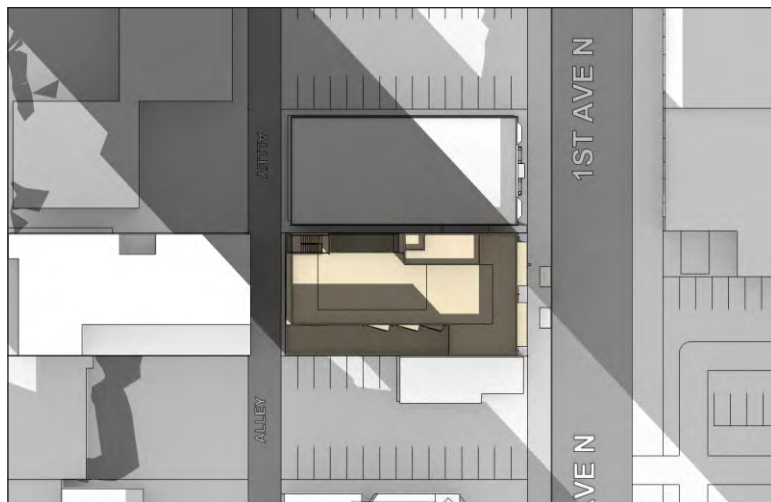
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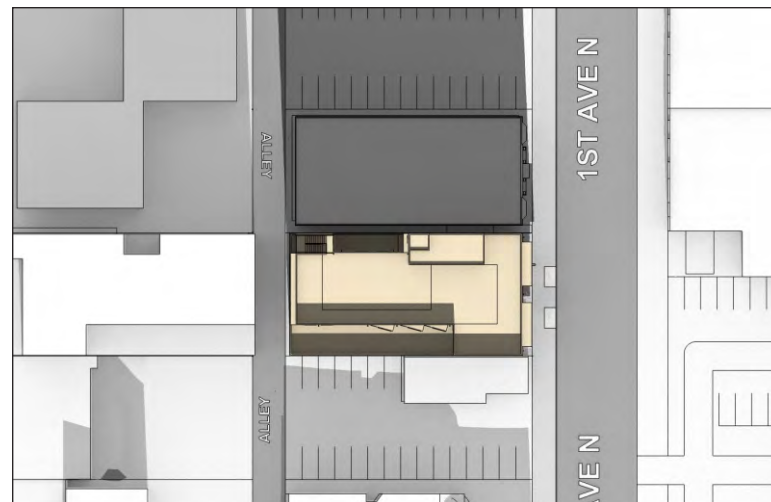
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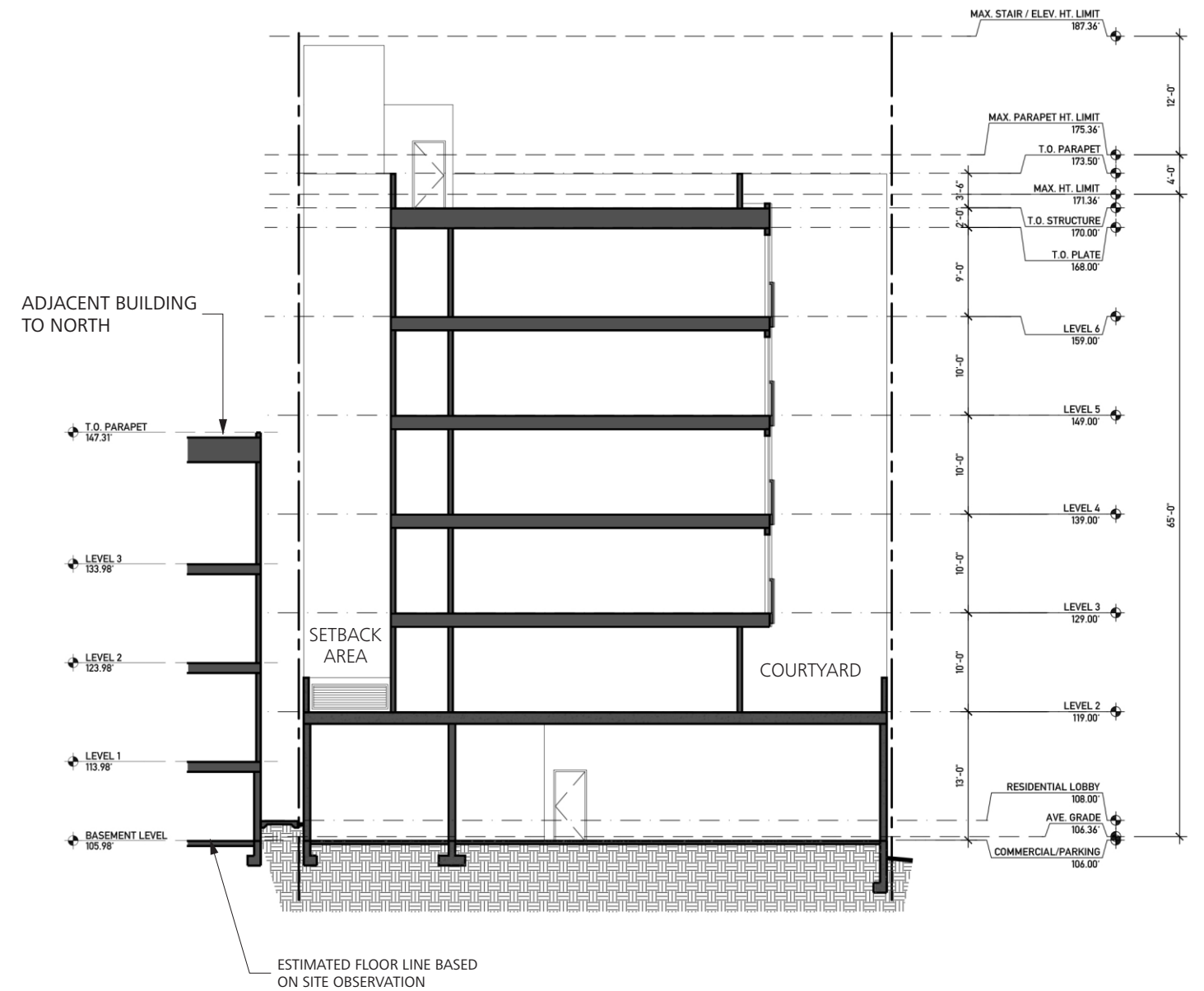
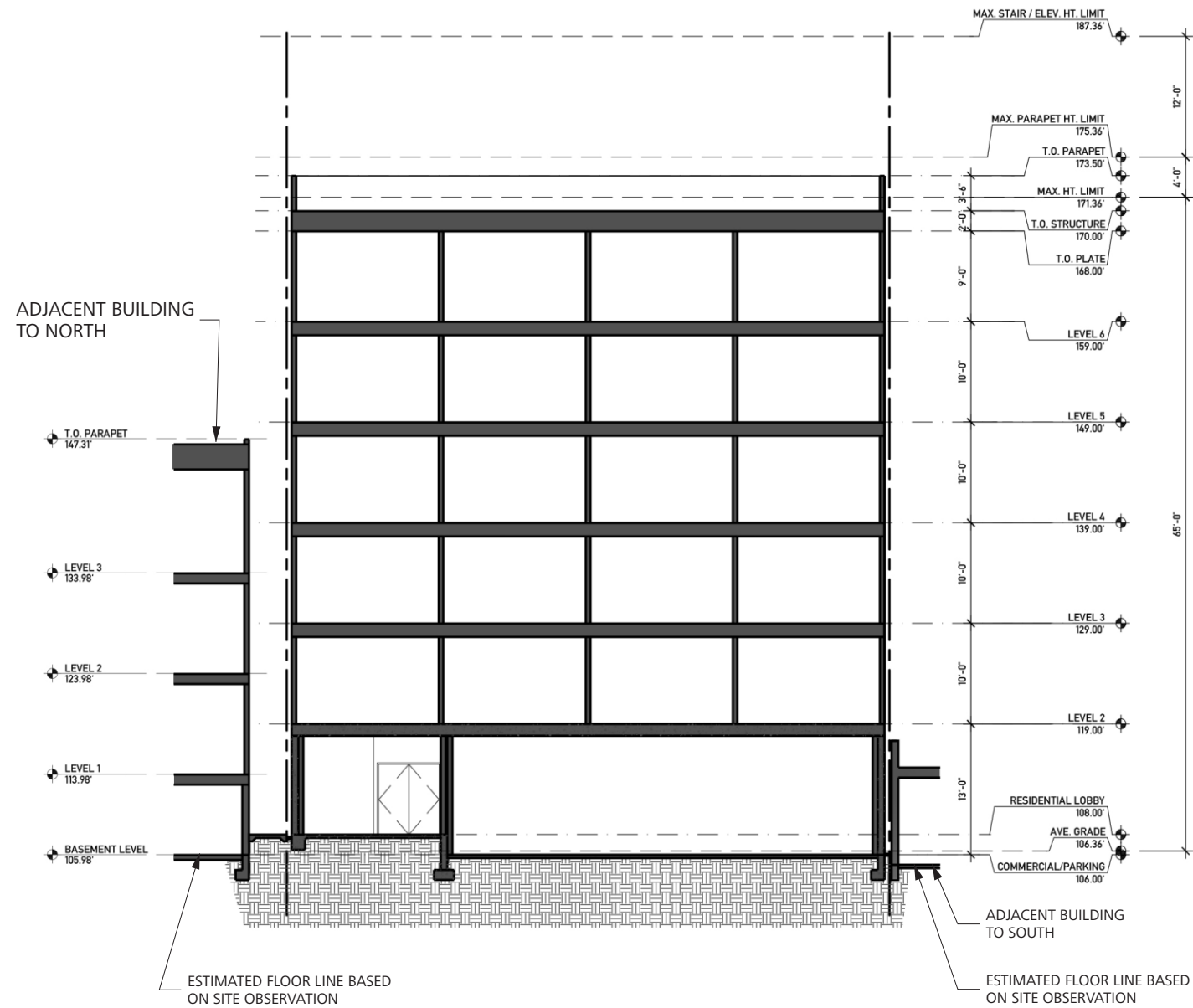
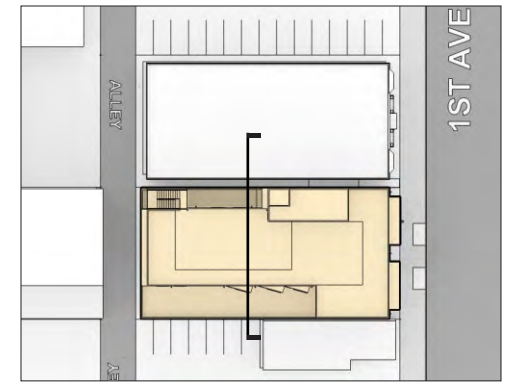
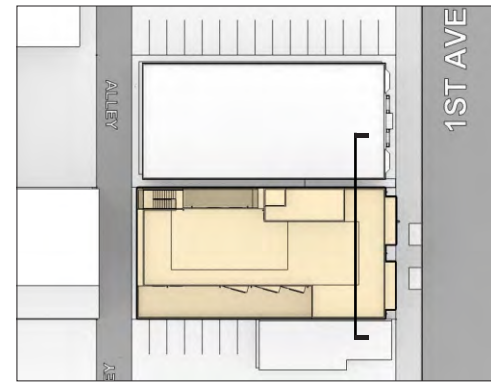
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SHADOW STUDIES

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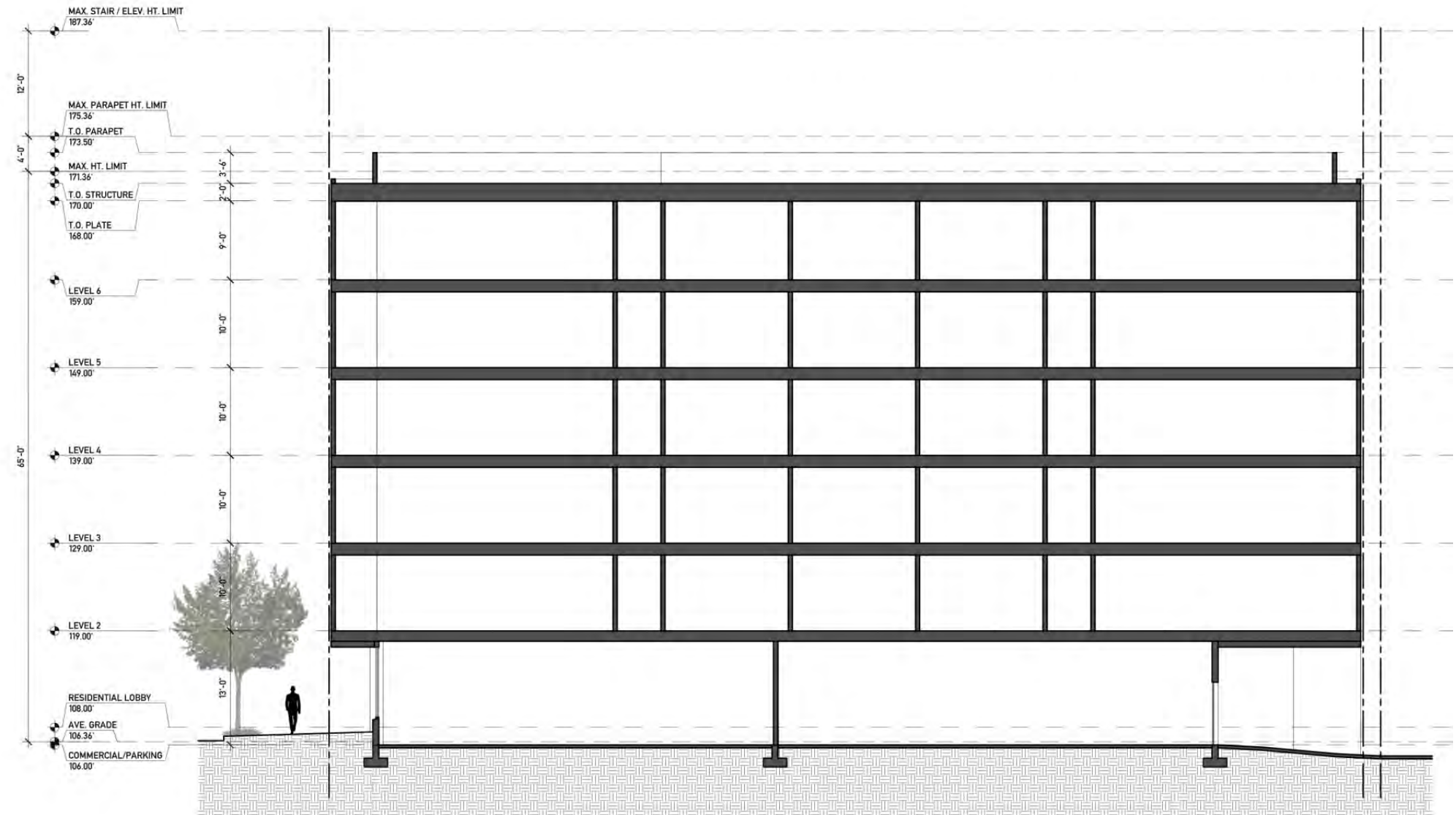
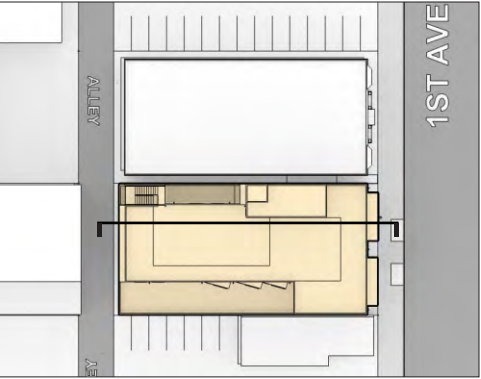




## SECTIONS

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CONTEXT AND SITE

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-2 Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

- a) The 5 foot ground level setback provides a wider, welcoming sidewalk with planting strips and continues a strong street edge aligning with the apartment building to the north.
- b) The upper floors have two bay window projections in response to the two bay window projections in the adjacent building apartment building to the north as well as other buildings in the vicinity.
- c) The treatment of the ground level street elevation i.e. brick pilasters capped with a soldier course and in-filled with storefront glazing is in line with other brick buildings in the area. Moreover, the gray color of the brick blends in with the exterior color used at the base of the adjacent apartment building to the north.
- d) The gray brick color at the ground level contrasts the white and orange color of the fiber cement siding used at the upper floors thus defining the ground floor base.

All of the above gestures help the building fit well into the

surrounding context and create a distinct ground floor facade in relation to the upper floors of the building.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-2 Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

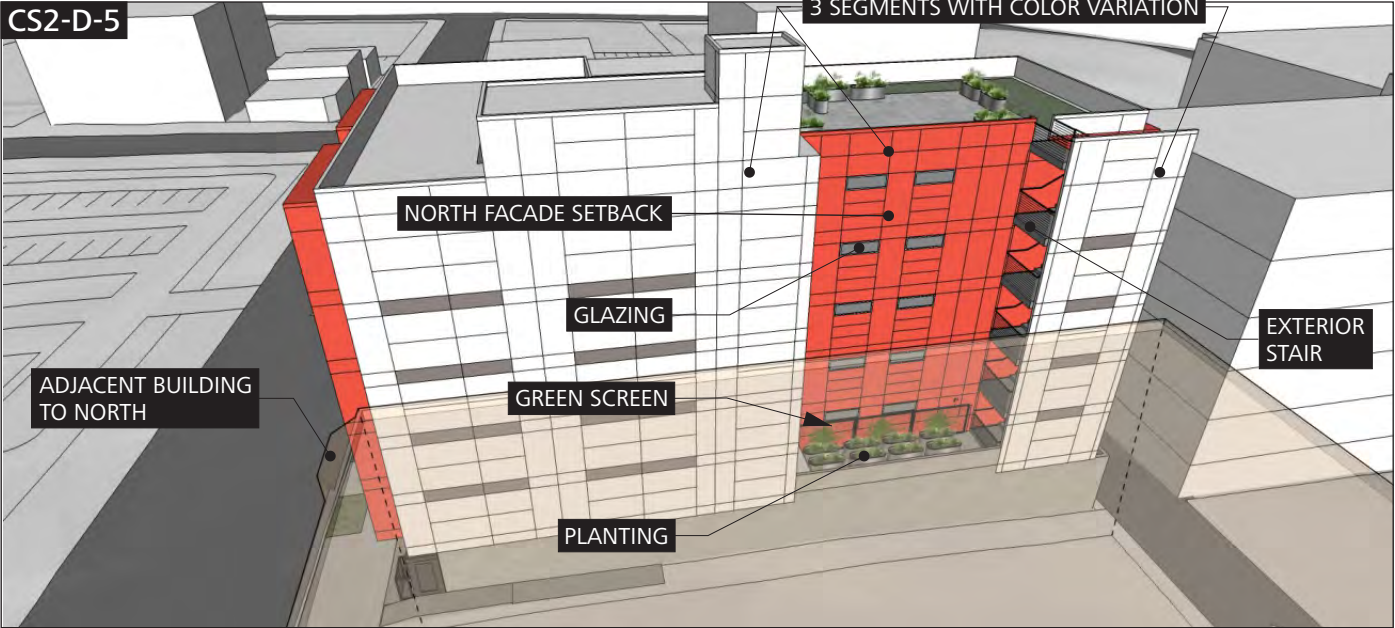
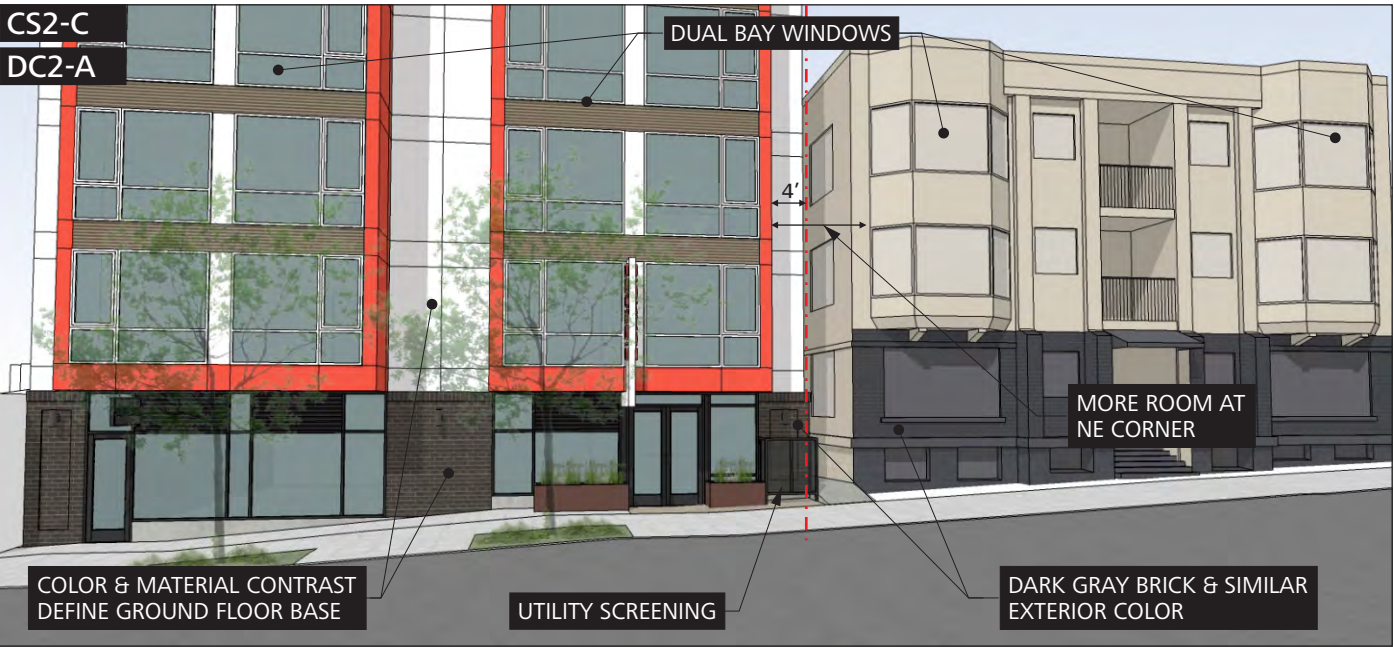
The 5 foot ground level setback provides a wider, welcoming sidewalk with planting strips/street trees/potted landscaping and continues a strong street edge aligning with the apartment building to the north. In addition, the bay window projections in the upper floors provide adequate weather protection. This encourages higher pedestrian volume and activity appropriately suited for sites in close proximity to the Seattle Center.

CS2-C Relationship to the Block

CS2-C-2 Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

The proposed building responds to the adjacent buildings in a number of ways.

- a) The 5 foot ground level setback aligns with the corner of the adjacent building to the north forming a strong, continuous urban street edge.
- b) The dual bay window projections in the upper floors,



although contemporary in style, make an attempt to respond to dual bay windows in the adjacent building to the north.

- c) The bay windows are set back from the north edge of the building to create more room at the northeast corner for the bay windows in the apartment building to the north.
- d) The usage of gray brick that blends in with the adjacent building provides a well-defined ground floor that maintains continuity at the street level.
- e) The treatment of the ground level street elevation i.e. brick pilasters capped with a soldier course and in-filled with storefront glazing is in line with other brick buildings in the area.
- f) The variation in material and color between the base and the upper floors creates a distinct ground floor facade.
- g) The setback on the north facade and the color variation breaks up the linear expanse of the blank facade of the north wall and provides visual interest. It also increases the amount of light and ventilation for the south facing units in the apartment building to the north.
- h) The exterior stair on the north is an attempt to increase the amount of light and ventilation for the south facing units in the apartment building to the north.

CS2-D Height, Bulk and Scale

CS2-D-5 Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

The adjacent zoning surrounding the property is the same as the project site i.e. NC3-65. The proposed design utilizes the development potential of the property based on the zoning.

- a) The proposed building layout has the stairs, elevator and lobby towards the north with the residential units facing the street (east), alley (west) and south thus respecting the privacy of residents in the proposed building as well as the adjacent apartment building to the north.
- b) The setback on the north facade and the color variation breaks up the linear expanse of the blank facade of the north wall and provides visual interest. It also increases the amount of light and ventilation for the south facing units in the apartment building to the north.
- c) The exterior stair on the north is an attempt to increase the amount of light and ventilation for the south facing units in the apartment building to the north.
- d) The proposed scheme has an L-shaped massing and scale consistent with the massing of the mixed use building to the west across the alley.
- e) The south courtyard and building setback on the upper floors reduces the scale of the building to better respond to the surface parking lot to the south of the site.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

The proposed design adopts a contemporary style that complements the older surrounding buildings on the street. It

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makes multiple attempts to help the new building fit into the existing architectural context.

- a) The 5 foot ground level setback aligns with the corner of the adjacent building to the north emphasizing a continuous, urban street edge.
- b) The usage of gray brick that blends in with the adjacent building to the north provides a well-defined ground floor that maintains continuity at the street level.
- c) The treatment of the ground level street elevation i.e. brick pilasters capped with a soldier course and in-filled with storefront glazing corresponds with other brick buildings in the area.
- d) The variation in material and color between the base and the upper floors creates a distinct ground floor facade similar to other buildings in the vicinity.
- e) The dual bay window projections in the upper floors respond to dual bay windows in the adjacent building to the north.
- f) The L- shaped massing, scale and choice of exterior materials are more in line with the newer mixed use apartment building across the alley to the west.

**PUBLIC LIFE**

*PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.*

*PL2-B Safety and Security*

*PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.*

*PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway*

*illumination, pedestrian and entry lighting, and/or security lights.*

*PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.*

- a) The proposed design fosters human interaction and activity by allowing for a wider sidewalk with landscaping and providing clearly visible, separate entrances to the residential and commercial uses in the building that are directly accessed from the sidewalk.
- b) The ground level maximizes light, visibility and transparency through the use of storefront glazing for the commercial space and the residential lobby.
- c) The bay window projections of the upper floors provide ample overhead weather protection for the residential and commercial entrances.
- d) Ground level exterior lighting has been incorporated on the brick pilasters and on the soffit of the bay window projections to illuminate the sidewalk and building entries.
- e) The proportion/division of the street front glazing, building signage, exterior lighting, street trees, potted plants, overhead bay window projections as well as material variation between ground level and upper floors reduce the perceived mass of the building at ground level to provide a more human scale at the sidewalk.

All of the above encourage human interaction, safety, security, visibility and provide a comfortable pedestrian experience. A wider sidewalk also allows for increased pedestrian volume anticipated in areas around the Seattle Center.

**PL2-C Weather Protection**

*PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.*

The bay window projections of the upper floors provide ample overhead weather protection for the residential and commercial building entrances.

**Uptown Supplemental Guidance:**

**PL2-II Pedestrian Open Spaces and Entrances**

*PL2-II-i. Pedestrian-Friendly Entrances: Throughout Uptown entries should be designed to be pedestrian friendly (via position, scale, architectural detailing, and materials) and should be clearly discernible to the pedestrian.*

- a) The proposed design fosters human interaction and activity by allowing for a wider sidewalk with landscaping and providing clearly visible, separate, entrances to the residential and commercial uses in the building that are directly accessed from the sidewalk.
- b) The residential entry is clearly identified using well-integrated signage.
- c) The ground level maximizes light, visibility and transparency through the use of storefront glazing for the commercial space and the residential lobby.
- d) The bay window projections of the upper floors provide ample overhead weather protection for the residential and commercial entrances.
- e) Ground level exterior lighting has been incorporated on the brick pilasters and on the soffit of the bay window projections to illuminate the sidewalk and building entries.
- f) Potted plants have been incorporated at the residential entry. Street trees and planting strips have been provided on the sidewalk.
- g) The proportion/division of the street front glazing, building signage, exterior lighting, street trees, potted plants, overhead bay window projections as well as material variation between ground level and upper floors reduce the perceived mass of the building at ground level to provide a more human scale at the sidewalk.
- h) The treatment of the ground level street elevation i.e. brick pilasters capped with a soldier course and in-filled with storefront glazing creates a strong rhythm of solid and transparent facade for pedestrians.

All of the above encourage human interaction, safety, security and visibility thus providing a comfortable pedestrian experience.

*PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.*

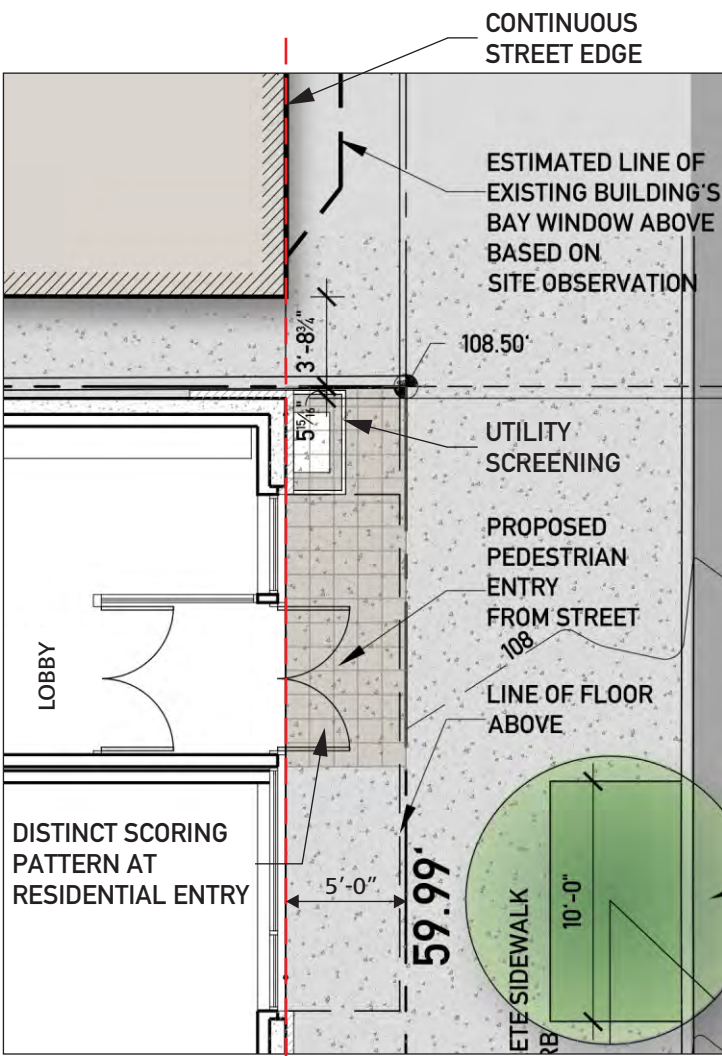
**PL3-A Entries**

*PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.*

*PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.*

*PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.*

- a) The proposed design fosters human interaction and activity by allowing for a wider sidewalk with landscaping and providing clearly visible, separate entrances to the residential and commercial uses in the building that are directly accessed from the sidewalk.



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- b) The residential entry is clearly identified using well-integrated signage.
- c) The ground level maximizes light, visibility and transparency through the use of storefront glazing for the commercial space and the residential lobby. However, the privacy of residents is maintained since the residential units are located on the upper floors.
- d) The bay window projections of the upper floors provide ample overhead weather protection for the residential and commercial entrances.
- e) Ground level exterior lighting has been incorporated on the brick pilasters and on the soffit of the bay window projections to illuminate the sidewalk and building entries.
- f) Potted plants have been incorporated at the residential entry. Street trees and planting strips have been provided on the sidewalk.
- g) The proportion/division of the street front glazing, building signage, exterior lighting, street trees, potted plants, overhead bay window projections as well as material variation between ground level and upper floors reduce the perceived mass of the building at ground level thus providing a more human scale at the sidewalk.
- h) The treatment of the ground level street elevation i.e. brick pilasters capped with a soldier course and in-filled with storefront glazing creates a strong rhythm of solid and transparent facade for pedestrians.

All of the above encourage human interaction and provide clearly identifiable entries without encroaching upon the

privacy of the residents in the building.

#### DESIGN CONCEPT

**DC1 Project Uses and Activities:** Optimize the arrangement of uses and activities on site.

**DC1-C-4. Service Uses:** Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

Perforated metal screening is proposed at the potential location of gas meter near the residential entry.

#### Uptown Supplemental Guidance:

##### DC1-VI Treatment of Alleys

**DC1-VI-i. Clean Alleys:** Throughout Uptown ensure alleys are designed to be clean, maintained spaces. Recessed areas for recyclables and disposables should be provided.

The design allocates a separate area within the building for trash storage, utilities and service areas, all of which will be accessed from the alley. All ingress/egress points from the alley are well-lit. Sight triangles are provided to encourage clear lines of sight, personal safety and security.

**DC2 Architectural Concept:** Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

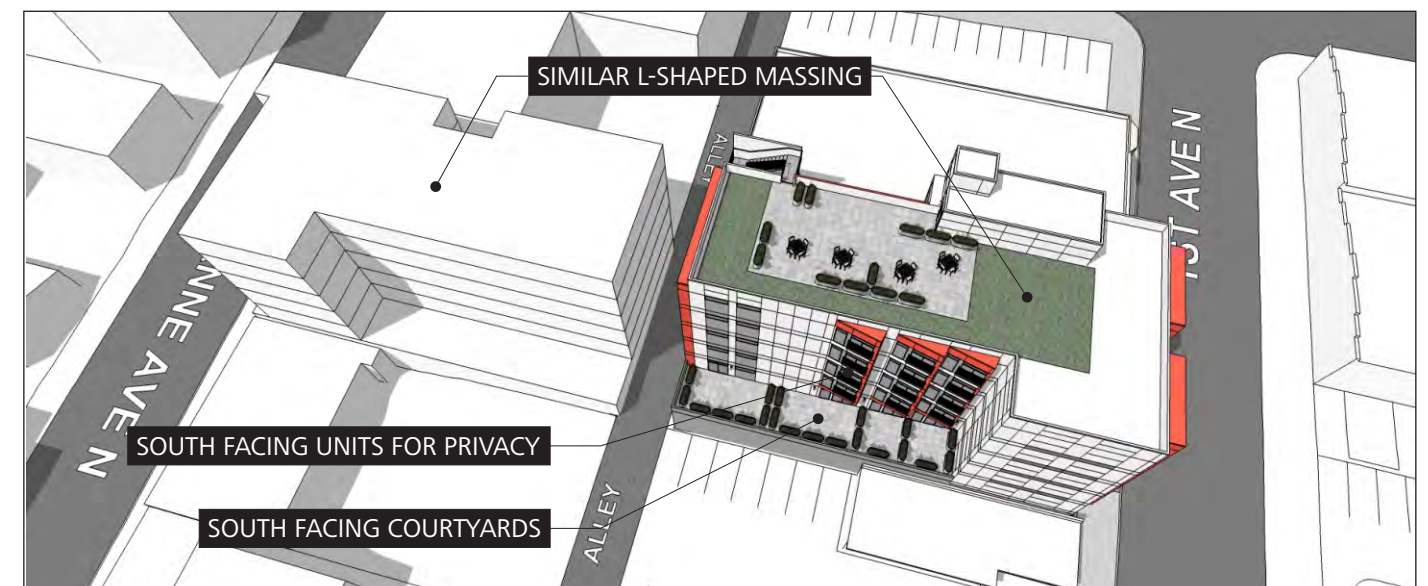
#### DC2-A Massing

**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.

- a) The proposed building massing and layout locates the stairs, elevator and lobby towards the north with the residential units facing the street (east), alley (west) and south thus respecting the privacy of residents in the proposed building as well as the adjacent apartment building to the north.
- b) The setback on the north increases the amount of light and ventilation for the units in the adjacent apartment building to the north.
- c) Orientation of the units toward the street and alley guarantees light and ventilation for residents. The L-shaped massing with open space to the south maximizes light and ventilation for the proposed residential units facing the south side lot line.
- d) The south courtyard and building setback on the upper floors reduces the scale of the building to respond better to the surface parking lot to the south of the site.
- e) The ground level setback in combination with the overhead bay window projections provide safe, covered entries for the building.
- f) The bay window projections on the south facade provide cover for the courtyard access for the south-facing units on the first residential floor.

#### DC2-B Architectural and Facade Composition

**DC2-B-2. Blank Walls:** Avoid large blank walls along visible facade wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.



- a) The ground level minimizes blank wall segments and maximizes light and transparency through the use of wide storefront glazing.
- b) The extent of the south facing blank wall has been broken down using fiber cement panel joint patterns and color variation.
- c) The north facade has been divided into three segments instead of one linear, expansive long facade. Each segment has been treated with variation in color and material joint patterns, thus creating visual interest and reducing the scale of the building.

#### Uptown Supplemental Guidance:

##### DC2-I Architectural Context

**DC2-I-iii. Uptown Urban Character Area:** Embrace high quality urban infill, and responds to special relationships with nearby civic institutions. The following features are encouraged:

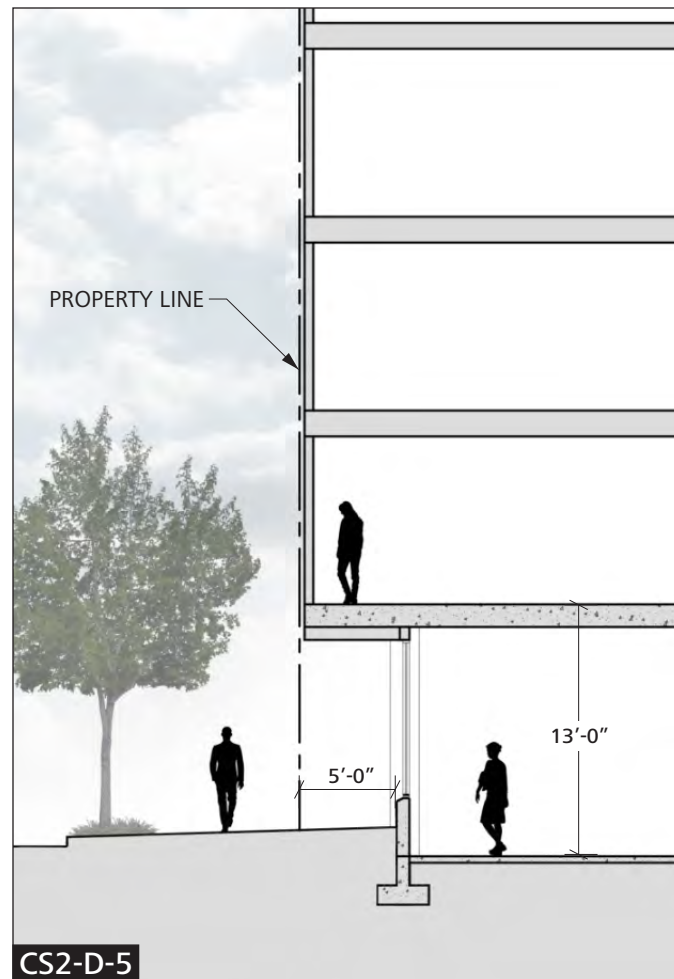
- a. Consistent street wall;
- b. Engaging the sidewalk / storefront transparency;
- e. High quality, durable materials;

- a) The 5 foot ground level setback provides a continuous, strong street edge aligning with the apartment building to the north.
- b) The proposed design fosters human interaction and activity by allowing for a wider sidewalk with landscaping and providing clearly visible, separate, entrances to the residential and commercial uses in the building that are directly accessed from the sidewalk. A wider sidewalk also allows for increased pedestrian volume anticipated in areas around the Seattle Center.

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- c) The residential entry is clearly identified using well-integrated signage that creates a distinction between the commercial and residential uses at ground level
- d) The ground level maximizes light, visibility and transparency through the use of storefront glazing for the commercial space and the residential lobby.
- e) The bay window projections of the upper floors provide ample overhead weather protection for the residential and commercial entrances.
- f) Ground level exterior lighting has been incorporated on the ground level exterior walls and on the soffit of the bay window projections.
- g) Potted plants have been incorporated at the residential entry. Street trees and planting strips have been provided on the sidewalk.
- h) The proportion/division of the street front glazing, building signage, exterior lighting, street trees, potted plants, overhead bay window projections as well as material variation between ground level and upper floors reduce the perceived mass of the building at ground level thus providing a more human scale at the sidewalk.

- i) The gray brick color at the ground level contrasts the white and orange color of the fiber cement siding at the upper floors thus clearly identifying the commercial and residential uses. The horizontal brick soldier course band and the bay window projections also help define this transition between the ground level and the upper floors.
- j) Brick, fiber cement siding, and metal panels are all durable exterior materials that will maintain the quality and aesthetic appearance of the building over time.

#### DC2-III Human Scale

**DC2-III-i. Proportioned Design: Throughout Uptown human-scaled architecture is strongly preferred. Proportion should be provided by such components as the detail of windows, doorways, and entries. Appropriate scale and proportion may also be influenced by the selection of building materials.**

- a) The proportion/division of the street front glazing, building signage, exterior lighting, street trees, potted plants, overhead bay window projections as well as material variation between ground level and upper floors reduce the perceived mass of the building at ground level thus providing a more human scale at the sidewalk.
- b) The treatment of the ground level street elevation i.e. brick pilasters capped with a soldier course and in-filled with storefront glazing breaks up the expanse of the street facade and creates a strong rhythm of solid and transparent facade for pedestrians.

**DC2-III-iii. Weather Protection: The use of exterior canopies or other weather protection features is favored throughout the district for residential and commercial**

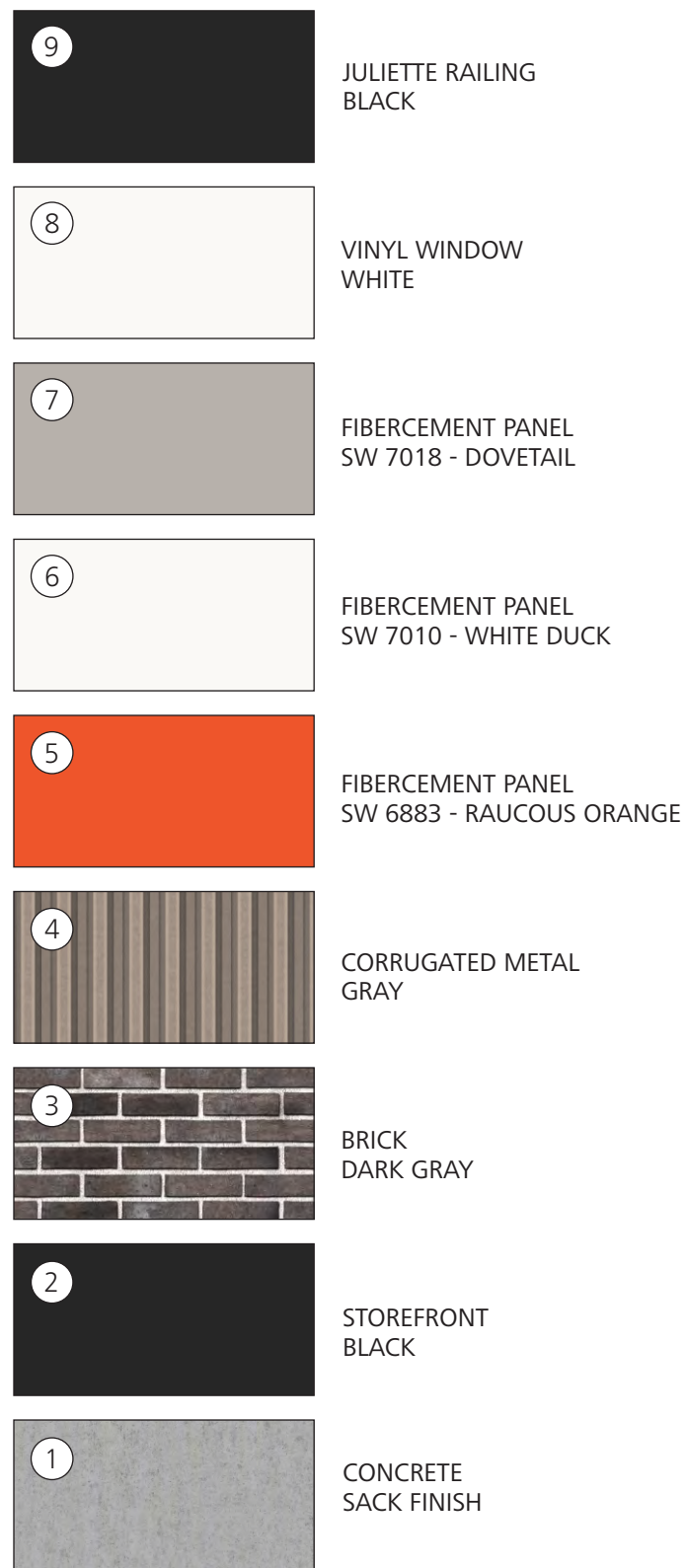
**uses. Canopies should blend well with the building and surroundings, and present an inviting, less massive appearance.**

**DC2-III-iv. Integrated Exterior Features: Throughout Uptown size signs, exterior light fixtures, canopies and awnings to the scale of the building and the pedestrian. Signs that add creativity and individual expression to the design of storefronts are encouraged. Signs should be integrated into the overall design of the building. Signs that appear cluttered and detract from the quality of the building's design are discouraged.**

- a) The bay window projections of the upper floors provide ample overhead weather protection for the building entrances. Additional canopies below the projections would be redundant and would reduce headroom due to the grade change at the sidewalk.
- b) The building signage is well integrated into the overall design as it visually connects the bay window projections with the recessed ground floor facade. It clearly identifies the main residential entry and creates a distinction between the commercial and residential uses at ground level.



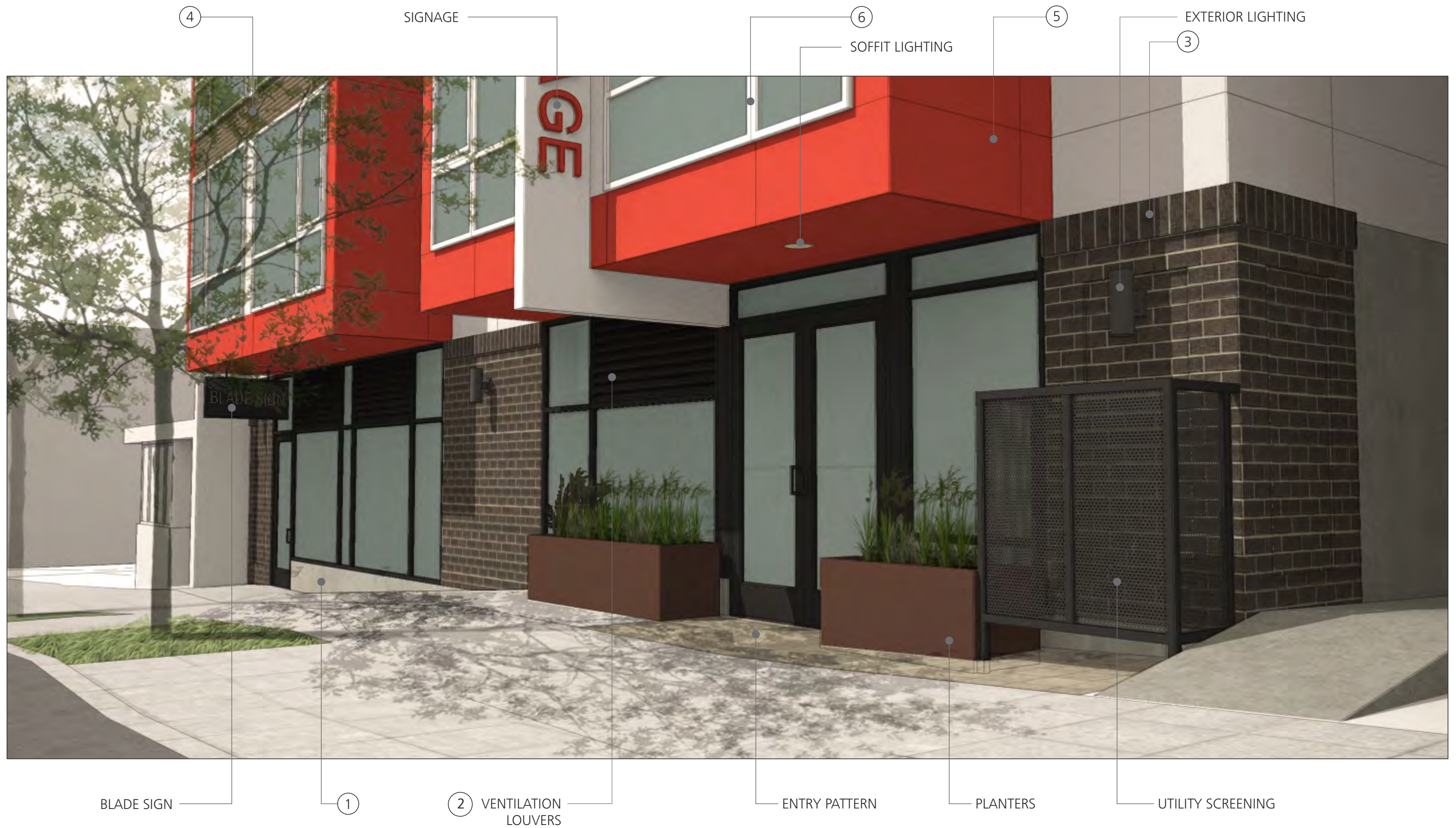




## MATERIALS

12.17.2014 Design Review Recommendation Meeting 6:30 pm at Queen Anne Community Center  
219 1ST AVE N | MIXED USE APARTMENT BUILDING | DPD PROJECT # 3016745









EXTERIOR FINISHES SCHEDULE <span>(X)</span>	
1.	FIBERCEMENT PANEL COLOR 1 - WHITE - SW 7010 WHITE DUCK
2.	FIBERCEMENT PANEL COLOR 2 - ORANGE - SW 6883 RAUCOUS ORANGE
3.	FIBERCEMENT PANEL COLOR 3 - GRAY - SW 7018 DOVETAIL
4.	METAL SIDING - GRAY
5.	VINYL WINDOW OR DOOR ASSEMBLY - WHITE
6.	ALUMINUM STOREFRONT - BLACK
7.	BRICK VENEER - DARK GRAY
8.	CONCRETE - SACK FINISH
9.	PRE-FABRICATED BOLT ON JULIETTE BALCONY - BLACK
10.	ENTRY SIGNAGE - TBD
11.	METAL DOOR - PAINTED GRAY TO MATCH WITH CONCRETE
12.	STEEL STAIR - COLOR - TBD
13.	METAL FLASHING - PAINTED TO MATCH ADJACENT MATERIAL OR DARKER
14.	LOUVERS - PAINTED GRAY TO TO MATCH CONCRETE
NOTE: ALL PANEL JOINTS PAINTED TO MATCH ADJACENT PANEL COLOR. ALL PANEL JOINTS AT OPENINGS TO ALIGN WITH WINDOW/DOOR JAMBS/HEAD/SILL TYPICAL. AS PER ELEVATIONS. SEE TYPICAL FIBER CEMENT PANEL DETAIL 2/A&00 AND 3/A&00	

EAST (STREET) ELEVATION

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SOUTH ELEVATION

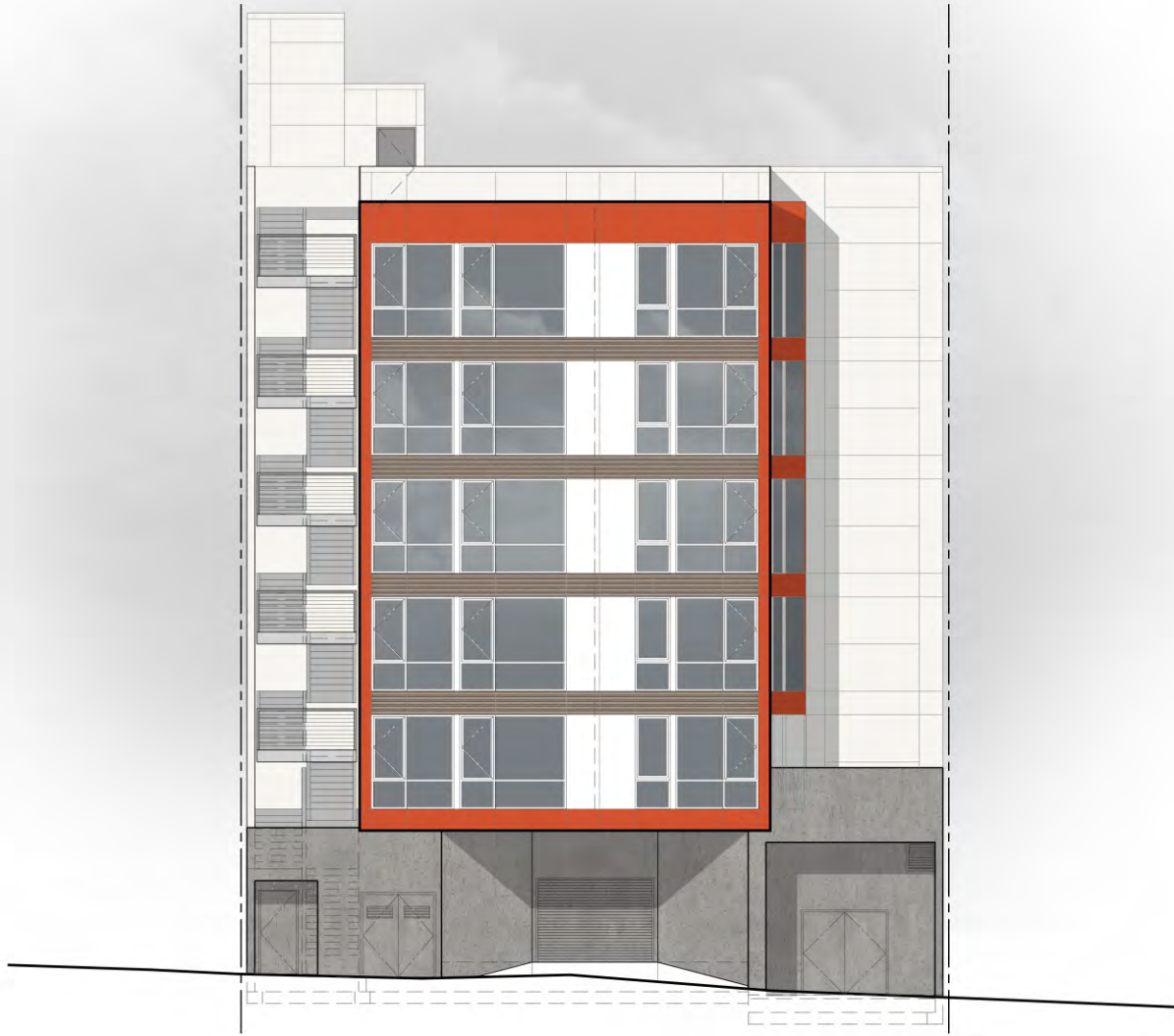
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BUILDING ACROSS  
ALLEY



EXTERIOR FINISHES SCHEDULE <span>X</span>	
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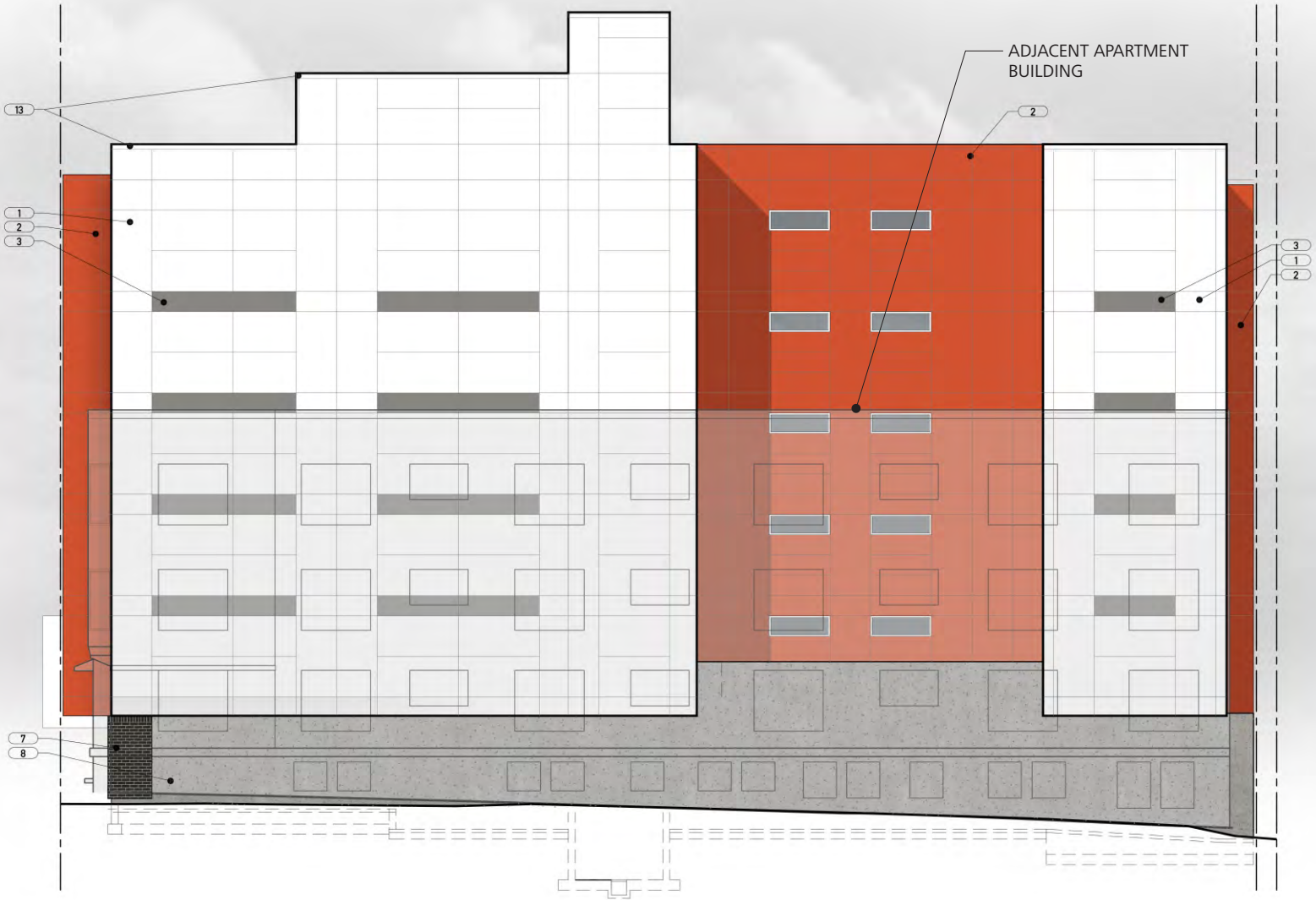
WEST (ALLEY) ELEVATION

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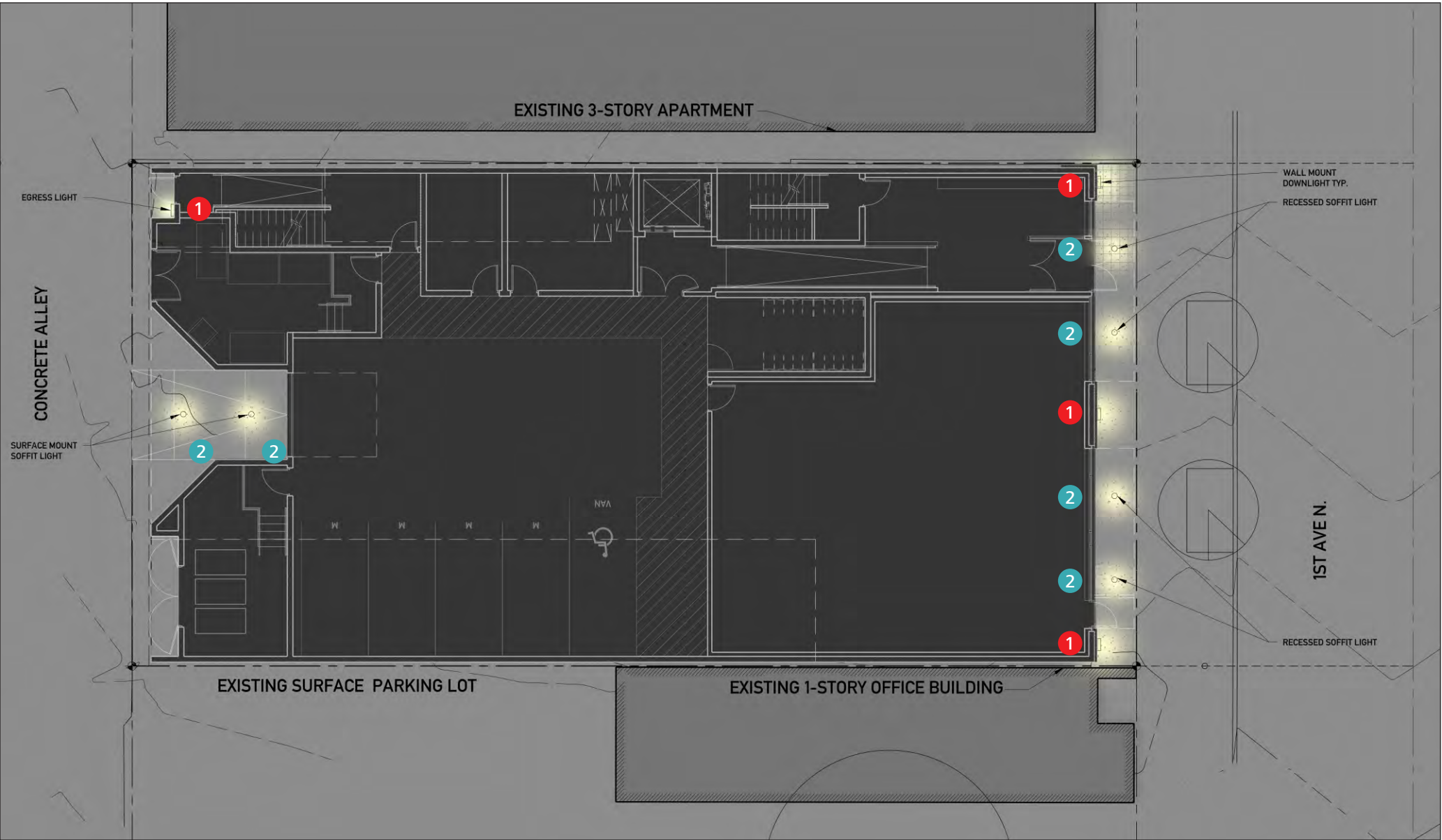


EXTERIOR FINISHES SCHEDULE <span>X</span>	
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NORTH ELEVATION





EXTERIOR WALL MOUNT



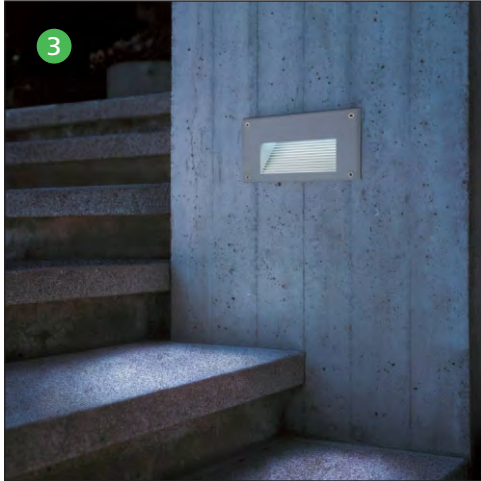
EXTERIOR RECESSED



EXTERIOR RECESSED DOWNLIGHT



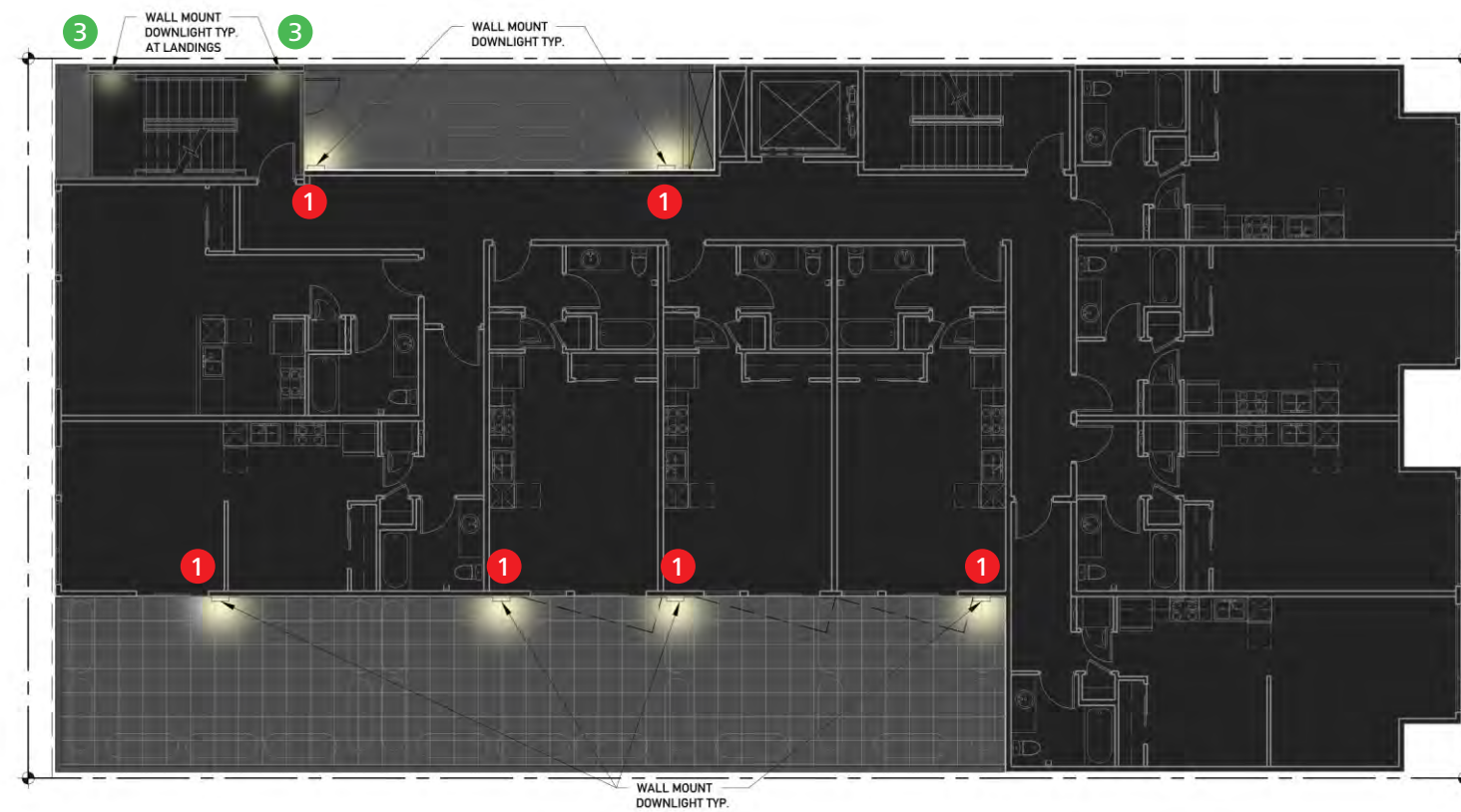
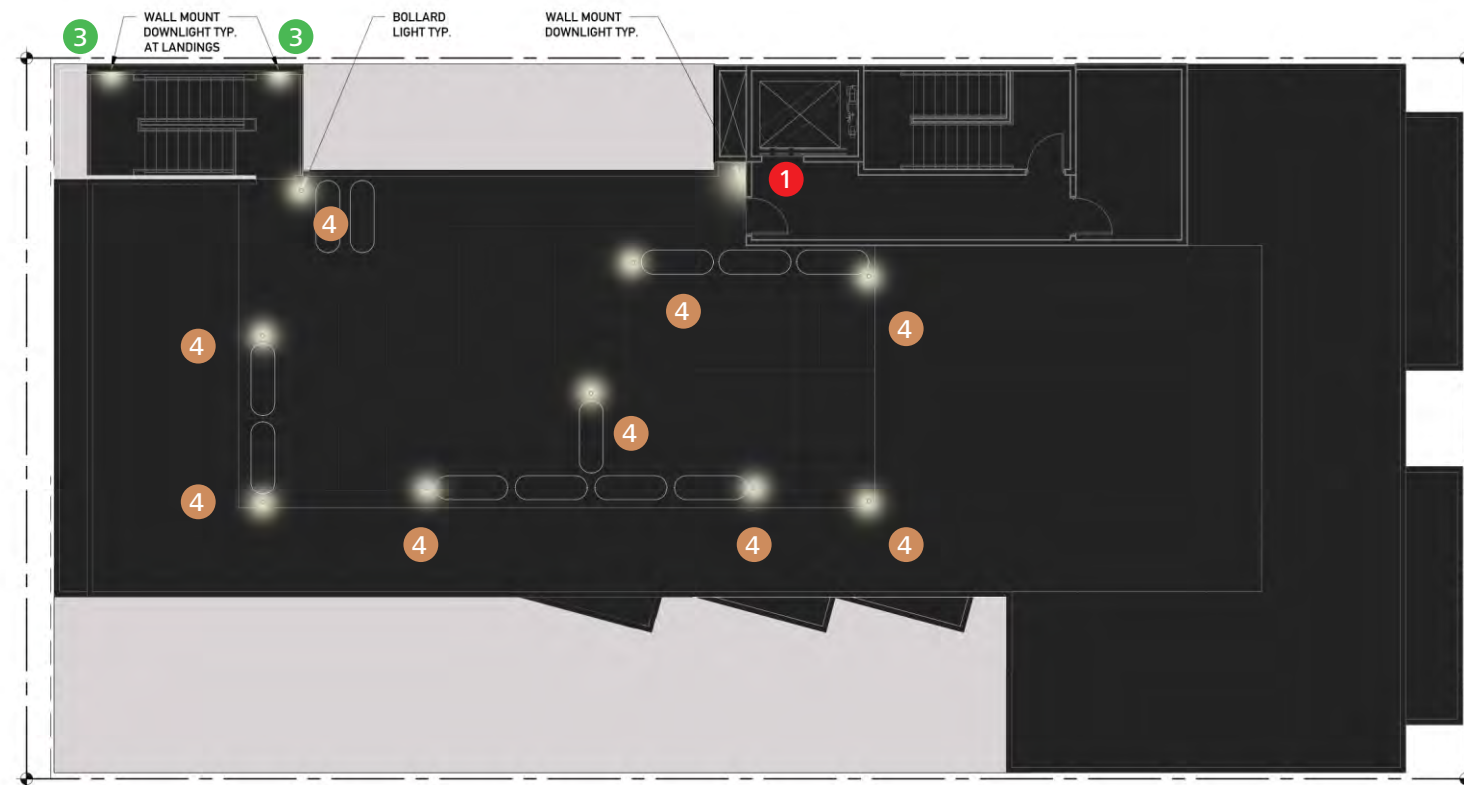
BOLLARD



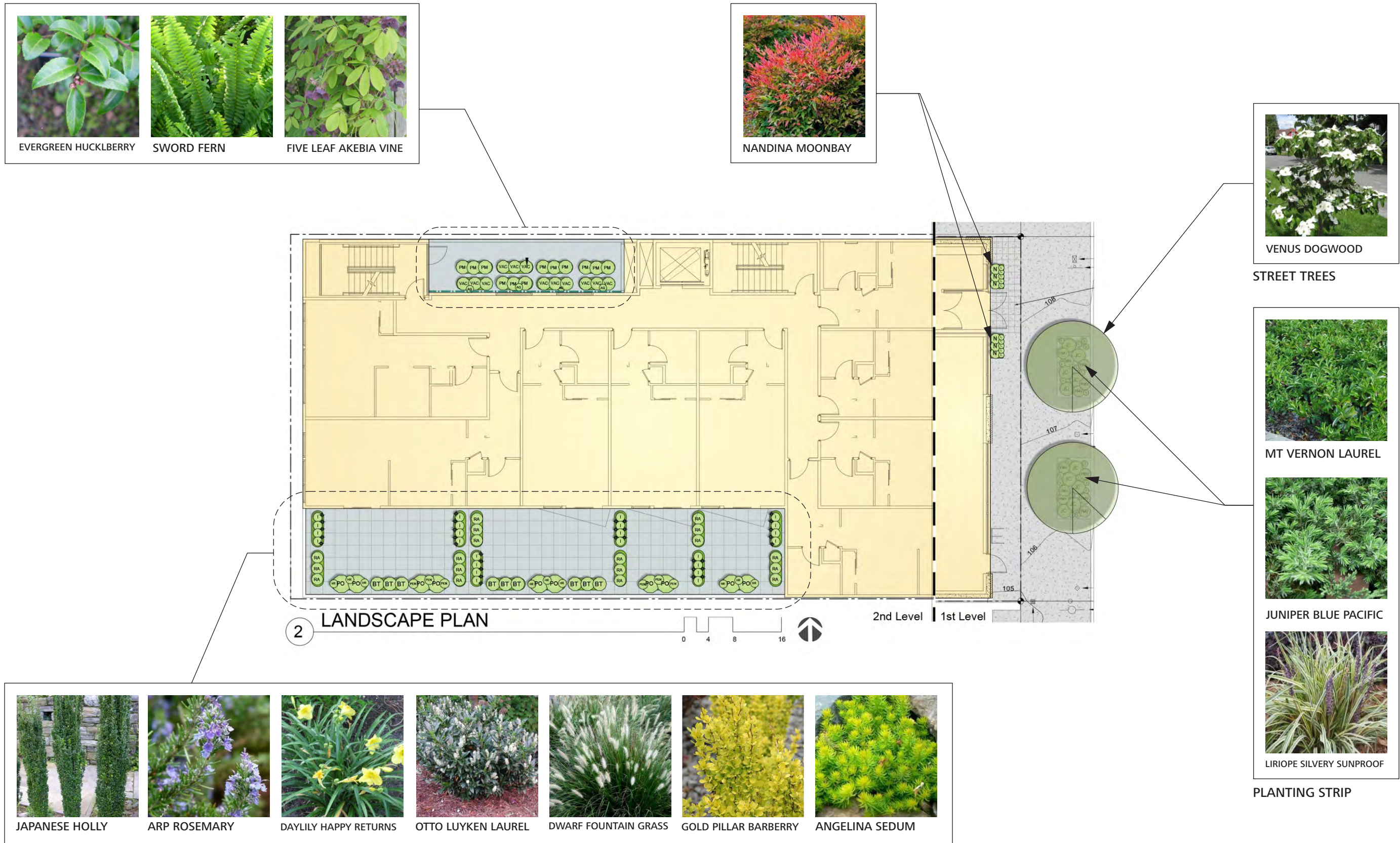
LIGHTING PLANS

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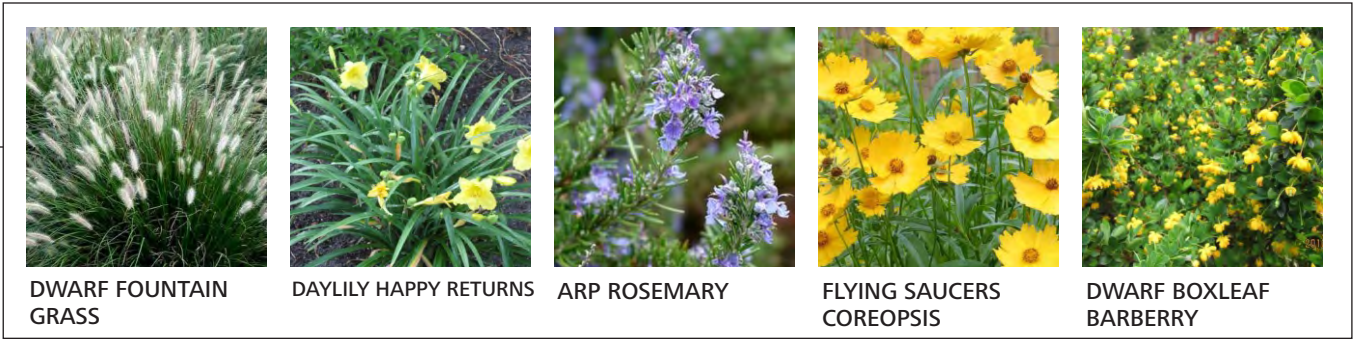




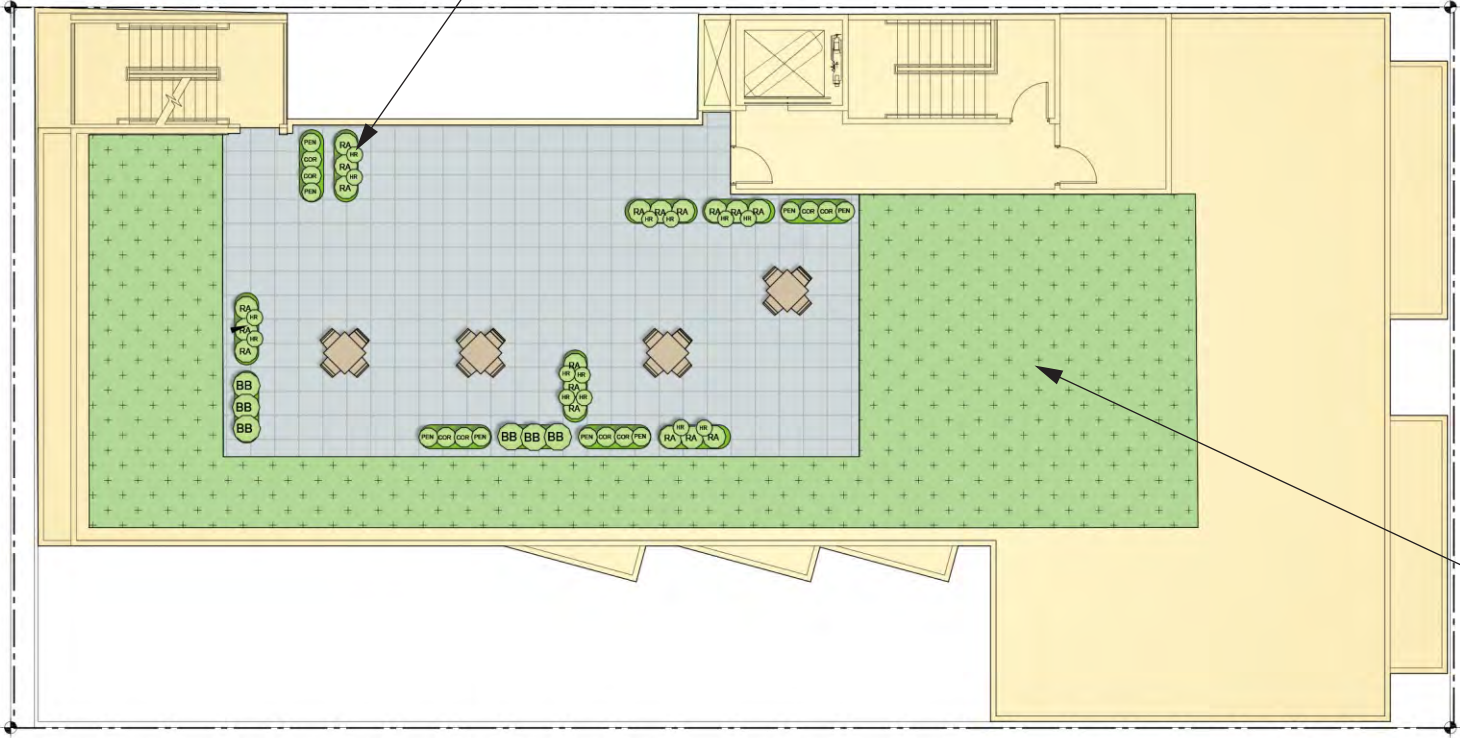


LANDSCAPE PLAN: COURTYARD AND STREET LEVEL

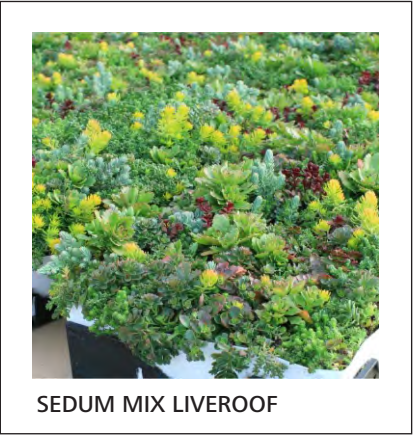




ROOF DECK AMENITY PLANTERS



1 LANDSCAPE PLAN - ROOF LEVEL



LANDSCAPE PLAN: ROOF LEVEL





VIEW AT STREET LOOKING NORTH

## VIGNETTES

12.17.2014 DESIGN REVIEW MEETING  
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COURTYARD AMENITY SPACES





PLANTINGS AT NORTH FACADE



VIEW FROM STREET



VIEW FROM ALLEY

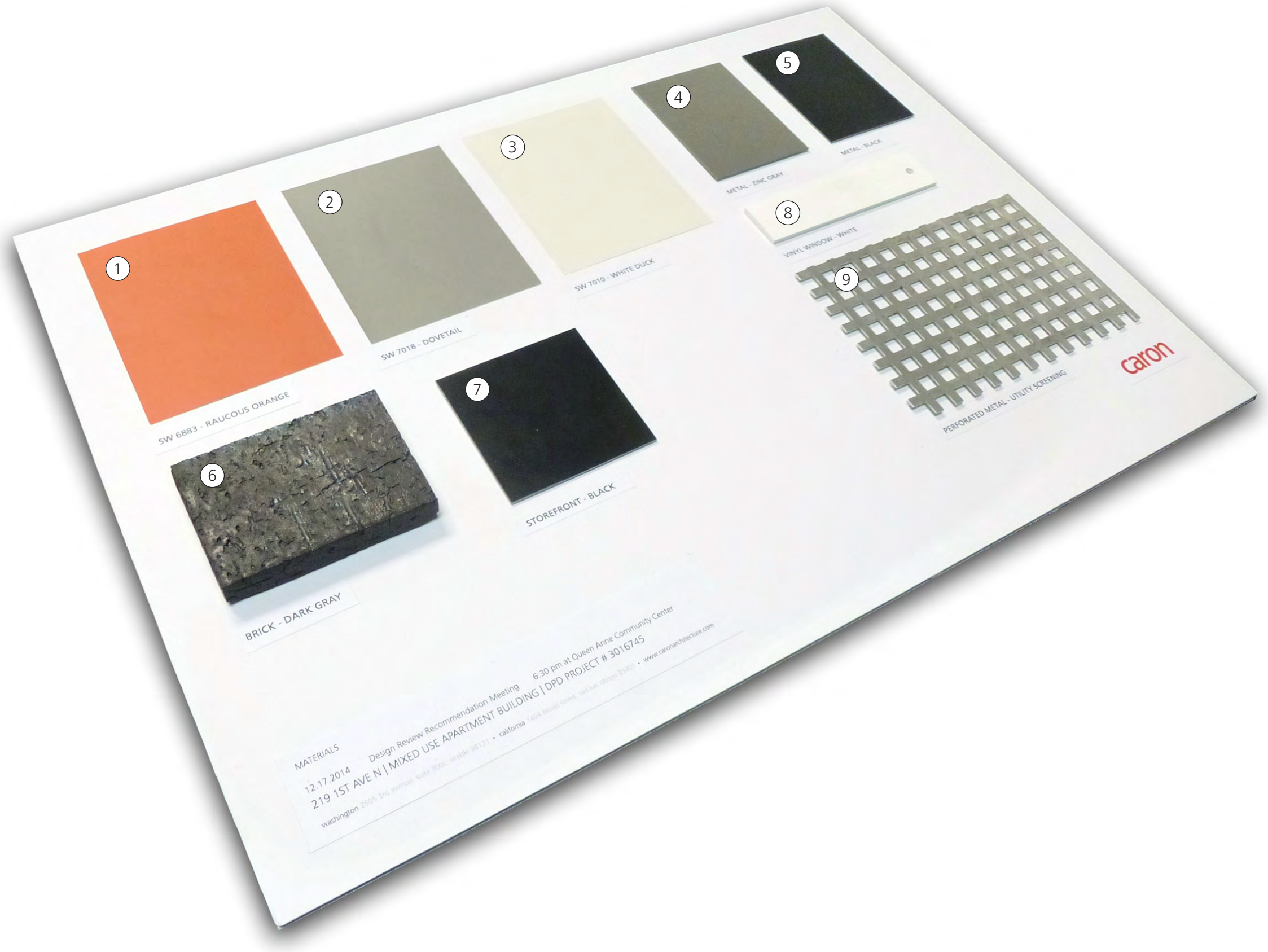




ROOFTOP AMENITY



- ① SW 6883 - RAUCOUS ORANGE
- ② SW 7018 - DOVETAIL
- ③ SW 7010 - WHITE DUCK
- ④ METAL - ZINC GREY
- ⑤ METAL - BLACK
- ⑥ BRICK - DARK GREY
- ⑦ STOREFRONT - BLACK
- ⑧ VINYL WINDOW - WHITE
- ⑨ PERFORATED METAL SCREENING

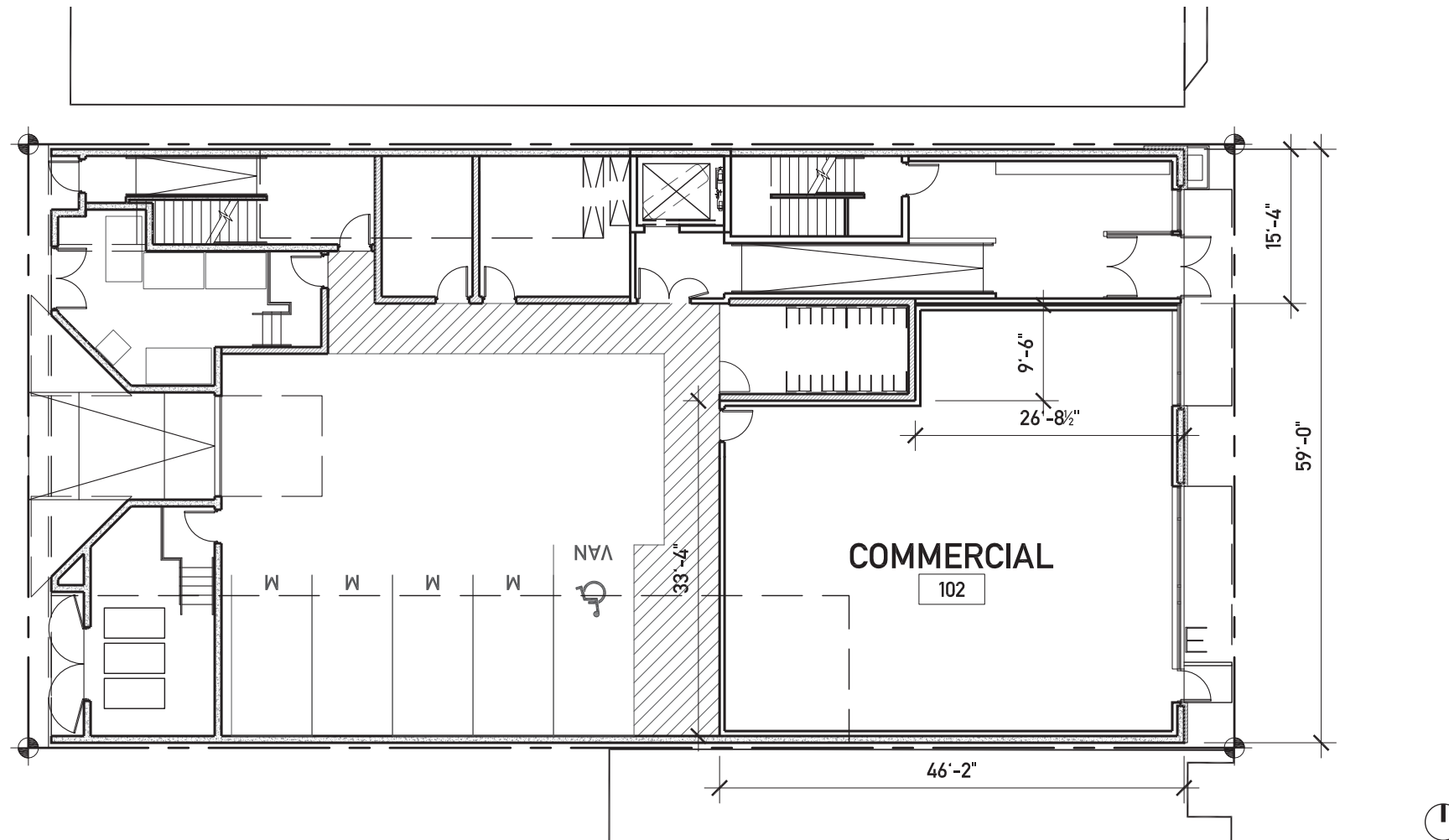


## MATERIAL BOARD

12.17.2014 Design Review Recommendation Meeting 6:30 pm at Queen Anne Community Center  
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washington 2505 3rd avenue, suite 300c, seattle 98121 • california 1404 broad street, san luis obispo 93401 • [www.caronarchitecture.com](http://www.caronarchitecture.com)





#### DEPARTURES REQUESTED FOR PROPOSED SCHEME

##### SMC 23.47A.005 STREET LEVEL USES

23.47A.005.C Residential uses at street level 1. In all neighborhood commercial and C1 zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations: A. In a pedestrian-designated zone, facing a designated principal pedestrian street.

DEPARTURE: Allow residential use to occupy approximately 26% (15.33') of the street facade;  
 $15.33' / 59' = 26\%$

RATIONALE FOR DEPARTURE: As per the design review board's recommendation, the proposal has been revised to limit the residential use on the street facade by eliminating the leasing office and indicating ground level commercial use that could be temporarily used for leasing. However, the residential use still occupies 26% of the facade in order to accommodate an entry vestibule and a lobby with space for mail boxes. Moreover, due to the site conditions, additional width (26%) is required to accommodate stairs and elevators with adjacent ramped access. The departure allows for:

- a better connection to the street (CS2-B2)
- an increase in safety, security and natural surveillance through the inclusion of the lobby (PL2-B-1)
- a more pedestrian friendly residential entrance (PL2-II-i)
- encourages human interaction at the street level (PL3)

DEPARTURES

caron