

GREYSTAR

UPTOWN FLATS

300 1ST AVE. WEST – 301 QUEEN ANNE AVE. NORTH

EARLY DESIGN GUIDANCE MEETING

DPD PROJECT NUMBER 3017667, 3018170 – DRAFT

09.03.2014 | 14-003



WEBER THOMPSON

CONTENTS

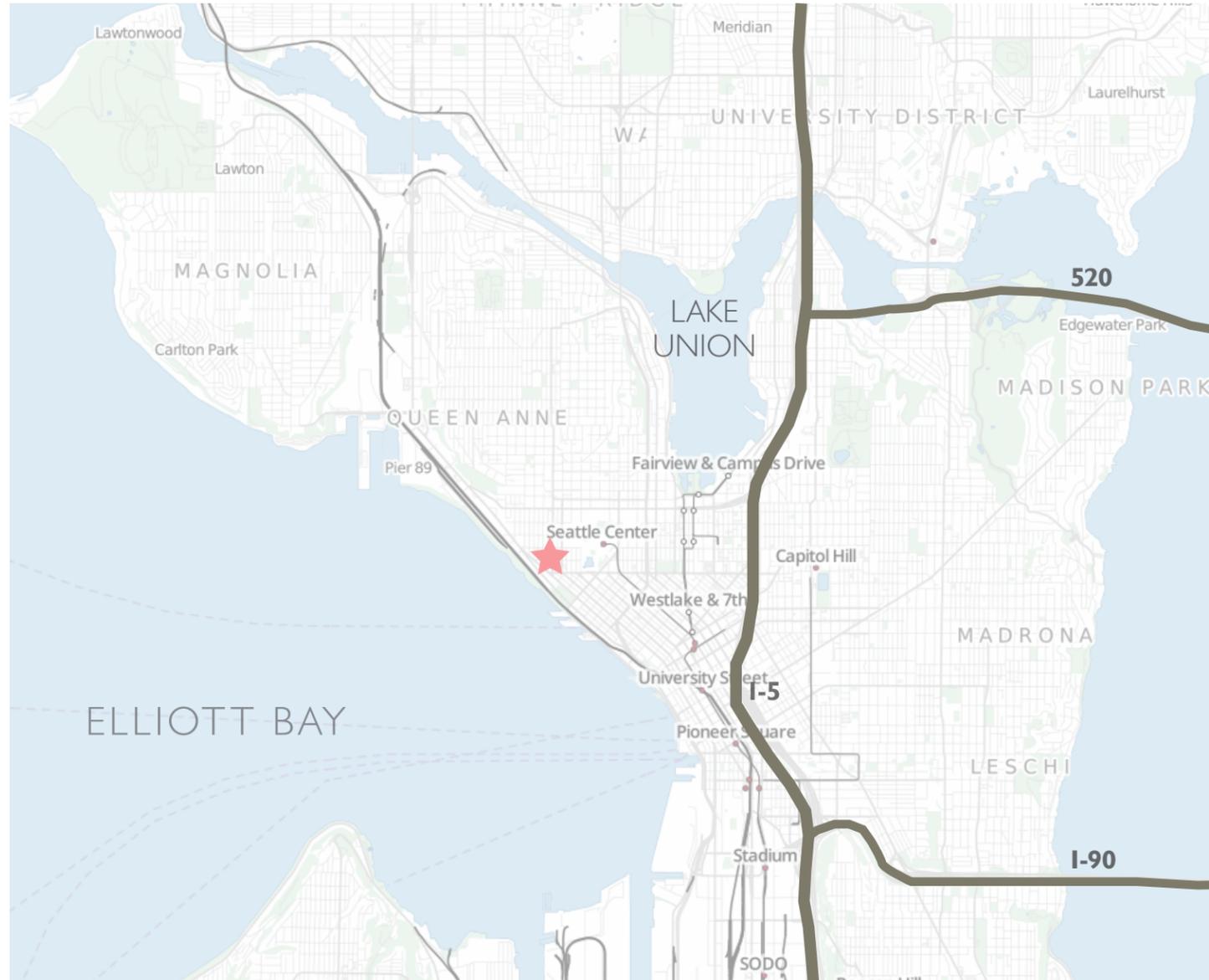
DEVELOPMENT OBJECTIVES 3
ZONING 4 - 5
NEIGHBORHOOD CONTEXT 6 - 7
CONTEXT PHOTOS 8
CONTEXT ELEVATIONS 9 - 11
SITE CIRCULATION DIAGRAM 12

MASSING OPTIONS 13
 MASSING OPTION 1 14 - 15
 MASSING OPTION 2 16 - 17
 MASSING OPTION 3 18 - 19
 MASSING SUMMARY 20

LANDSCAPE DESIGN 21 - 22
DESIGN GUIDELINES 23 - 27
ANTICIPATED DEPARTURES 28
INSPIRATION 29

APPENDIX 30
 ZONING SYNOPSIS 31 - 32
 SHADOW STUDIES 33 - 35
 SITE SURVEY 36
 PREFERRED OPTION SITE PLAN 37
 PREFERRED OPTION PLANS 40 - 41

DEVELOPMENT OBJECTIVES



REGIONAL VIEW

DEVELOPMENT OBJECTIVES – 300 1ST AVE. WEST

COMMERCIAL USES	Approx. 9 live/work units fronting 1st Avenue W.
RESIDENTIAL USES	Approx. 127 residential units, in a mix of open 1-bedroom, 1-bedroom, 2-bedroom, and 3-bedroom units.
USE DISTRIBUTION BY FLOOR	BASEMENT Parking to be utilized by both buildings. GROUND LEVEL Residential entry, live/work units, leasing office and residential amenity space. LEVELS 2-7 Live/work units , residential units, residential amenity space.
DEVELOPMENT SUMMARY	65' height, 9 live/work units (some lofted), 127 residential units, 142 below grade parking stalls
CONSTRUCTION TYPES	2 stories of above grade Type IA construction. 5 stories of Type VA construction over a 3-hour rated horizontal assembly.

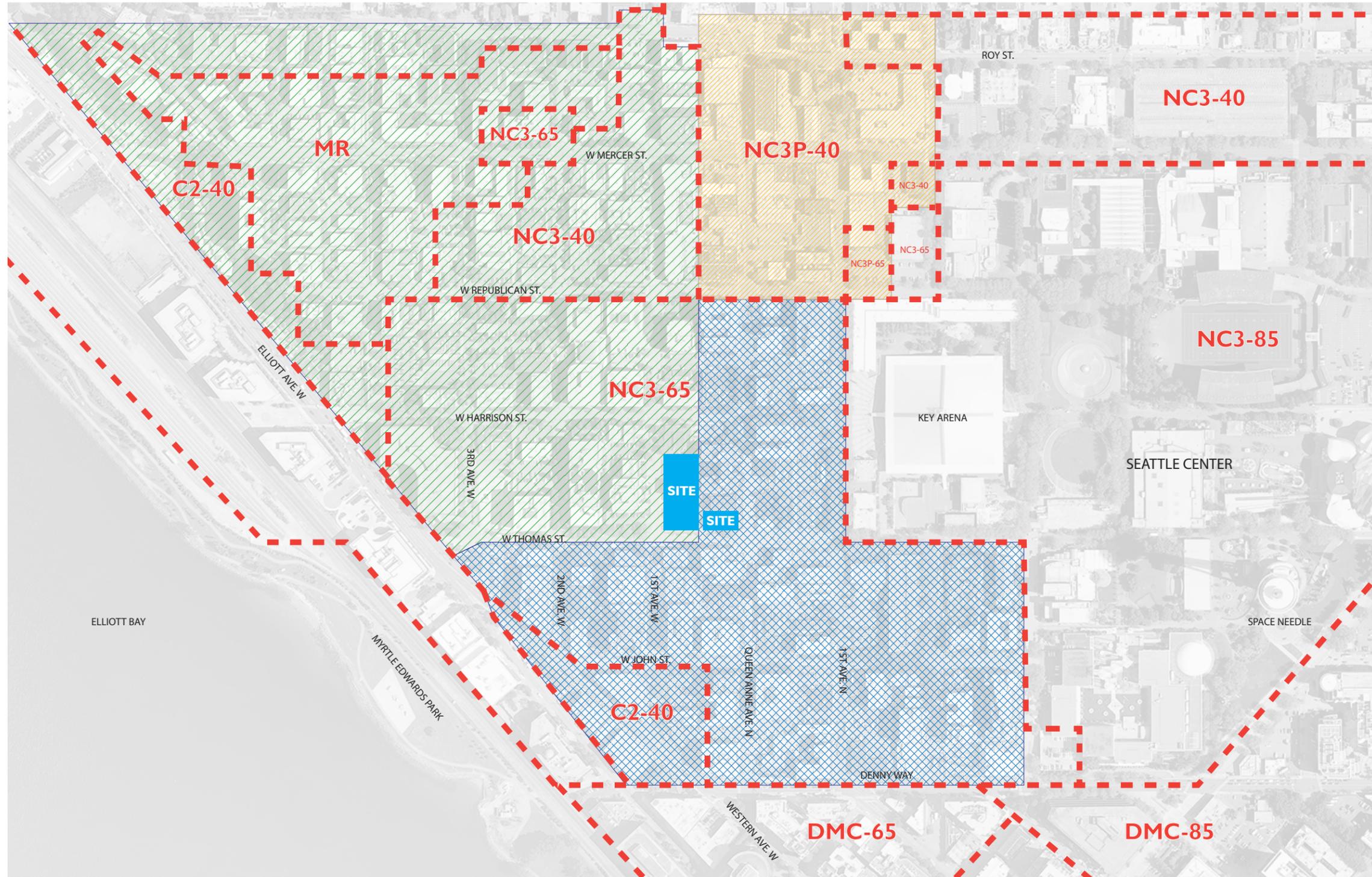
DEVELOPMENT OBJECTIVES – 301 QUEEN ANNE AVE. NORTH

COMMERCIAL USES	Approx. 3 live/work units fronting Queen Anne Avenue N.
RESIDENTIAL USES	Approx. 37 residential units, in a mix of open 1-bedroom, 1-bedroom and 2-bedroom units.
USE DISTRIBUTION BY FLOOR	GROUND LEVEL Residential entry, residential units LEVELS 1-6 Live/work units , Residential Units
DEVELOPMENT SUMMARY	65' height, 3 live/work units (some lofted), 37 residential units
CONSTRUCTION TYPES	2 stories of above grade Type IA construction. 5 stories of Type VA construction over a 3-hour rated horizontal assembly.

OVERALL PROJECT TOTALS

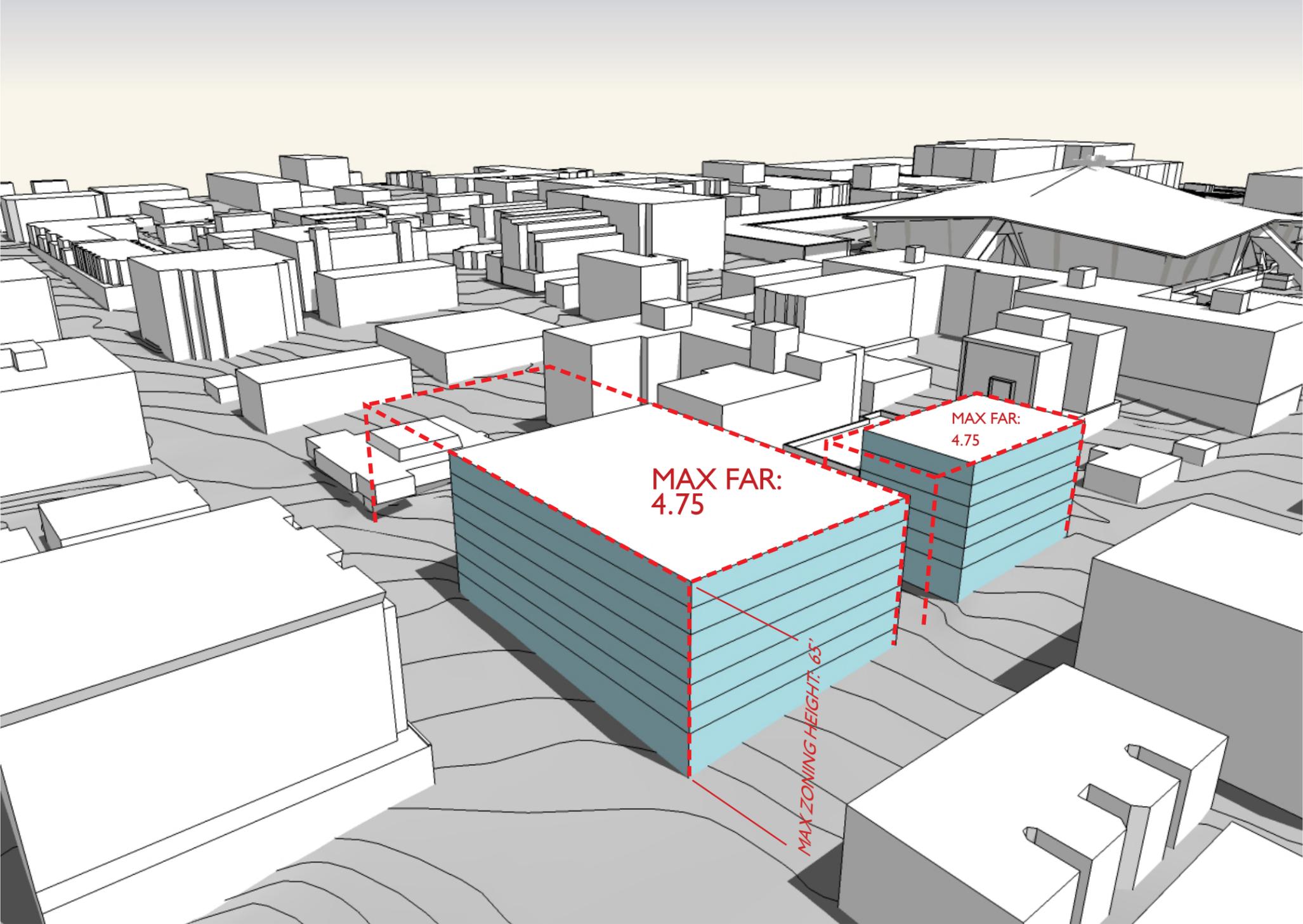
LIVE/WORK UNITS	12 live/work units in approx. 10,500 sf.
RESIDENTIAL UNITS	164 residential units
PARKING SPACES	142 parking stalls

ZONING

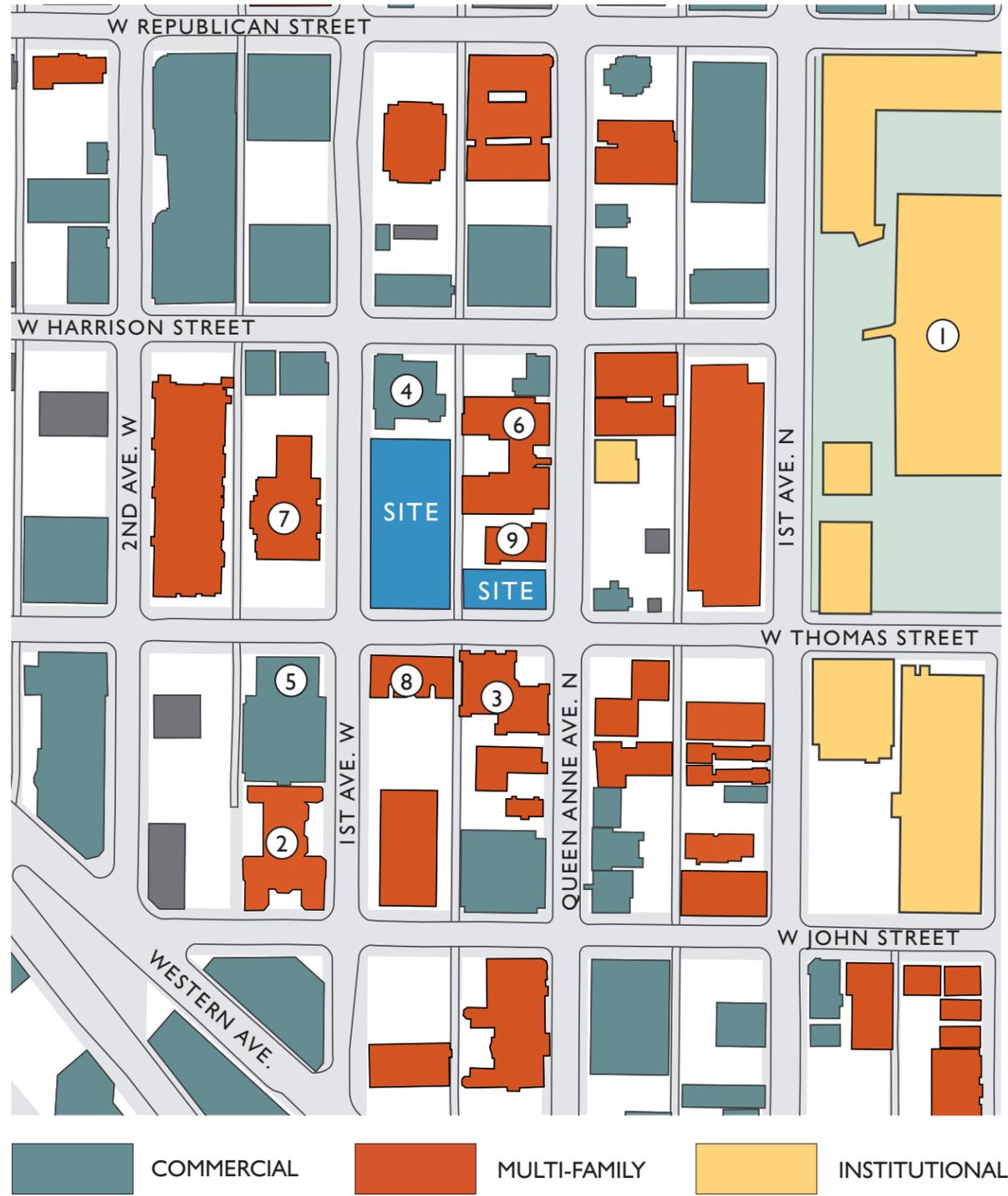


- NC3-65 ZONING DESIGNATION
- HEART OF UPTOWN CHARACTER AREA
- UPTOWN URBAN CHARACTER AREA
- UPTOWN PARK CHARACTER AREA

ZONING ENVELOPE



NEIGHBORHOOD CONTEXT



① KEY ARENA



② METRO ON FIRST APARTMENTS



③ LAVIE APARTMENTS



④ KASPAR'S



⑤ GOLD SUMMIT MONASTERY



⑥ ATHENA CONDOMINIUMS



⑦ UPTOWN QUEEN ANNE APARTMENTS



⑧ BUCKLEY'S / DUKE APARTMENTS



⑨ THE KENNETH APARTMENTS



NEIGHBORHOOD CONTEXT



MODERN DETAILING, UPPER STORY SETBACK



CONTEMPORARY FORMS



QUALITY MATERIALS, RESTRAINED MASSING



QUALITY MATERIALS, LANDSCAPED ENTRY

ARCHITECTURAL PRESENCE

The site is located in an area bounded by Seattle Center to the East, Puget Sound to the West, the lower slope of Queen Anne Hill to the north and Belltown to the south. There is a diverse stock of buildings within this area, ranging from pre-war masonry apartment buildings and pre-cast office buildings to commercial shopping centers and contemporary multifamily buildings. The most successful buildings tend to be those with high quality, durable materials or pedestrian focused design elements. The design team looks to key in on these themes in further studies beyond massing exercises.



STRONG MASSING WITH A CORNER ENTRY

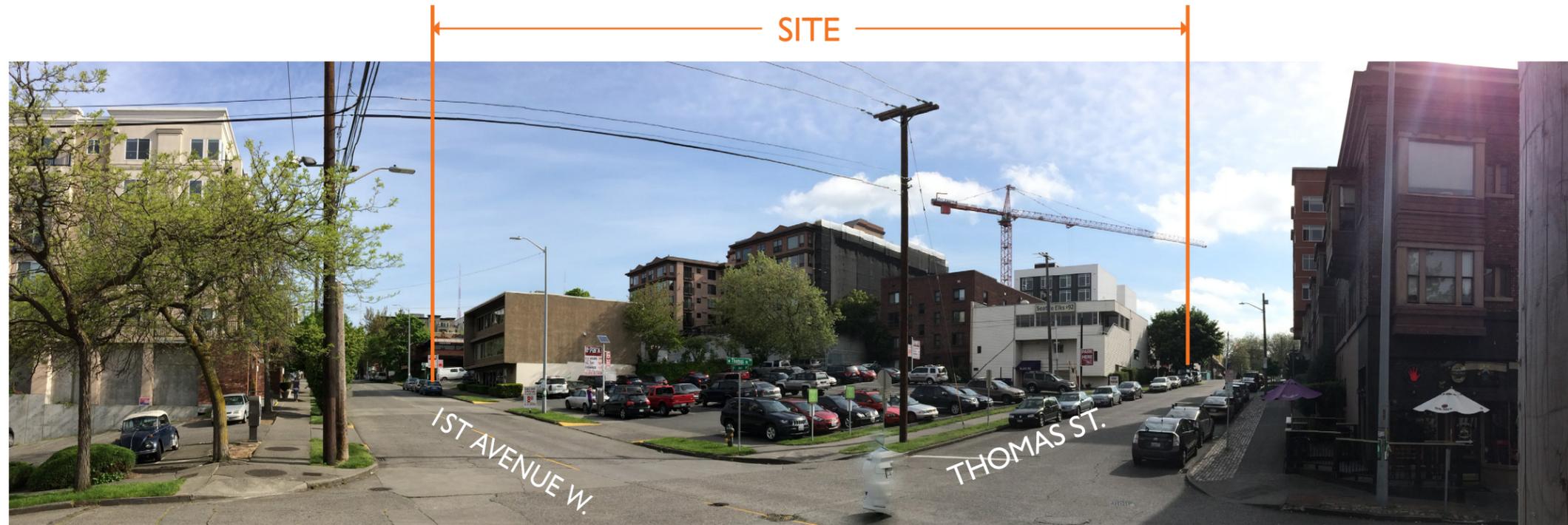


STRONG, RESTRAINED MASSING WITH A DEFINED TOP, MIDDLE AND BASE



CONTEXT PHOTOS

SITE



VIEW LOOKING NORTH AT PROMINENT CORNER OF SITE



VIEW OF SITE FROM ACROSS STREET

CONTEXT ELEVATIONS

1ST AVENUE WEST



1ST AVENUE WEST – LOOKING WEST



1ST AVENUE WEST – LOOKING EAST

CONTEXT ELEVATIONS

THOMAS STREET



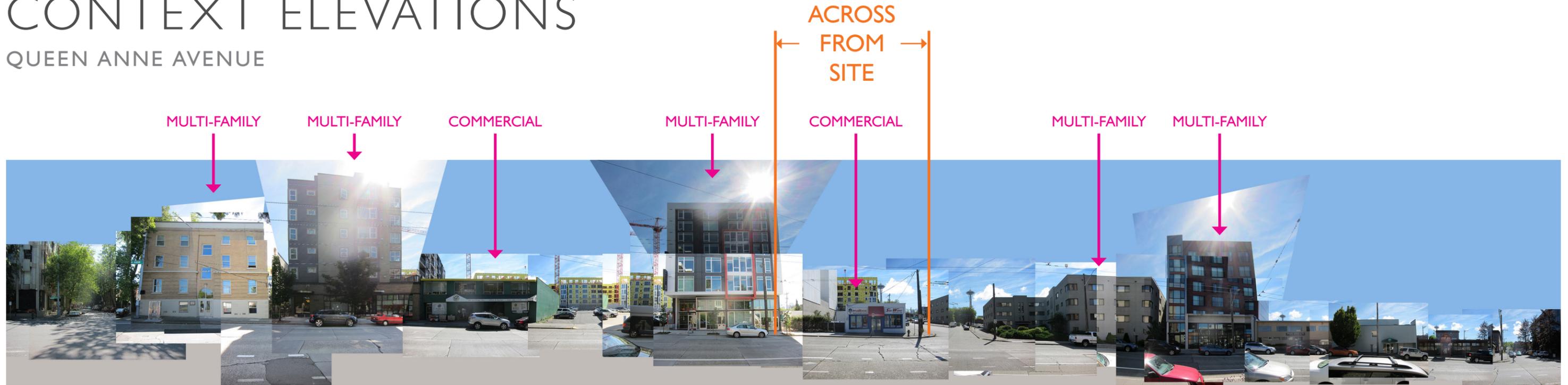
THOMAS STREET – LOOKING NORTH



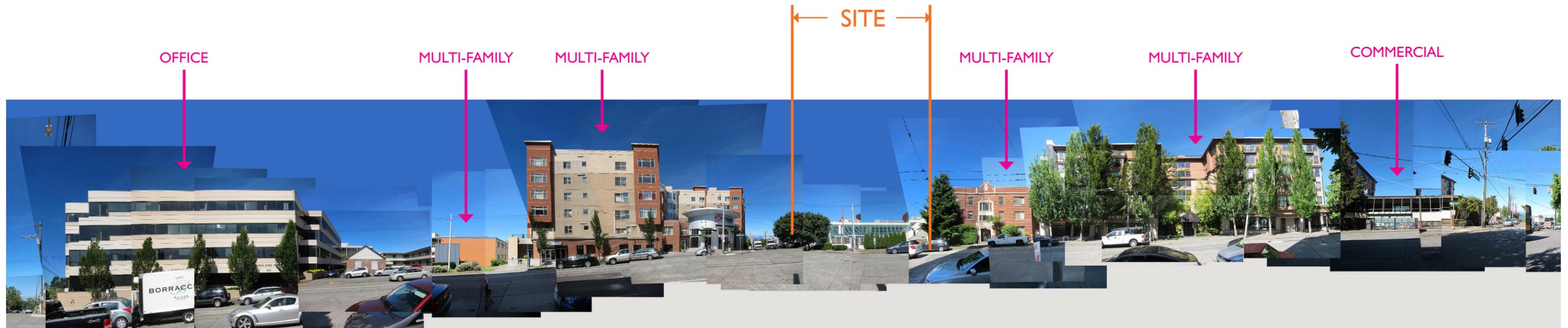
THOMAS STREET – LOOKING SOUTH

CONTEXT ELEVATIONS

QUEEN ANNE AVENUE



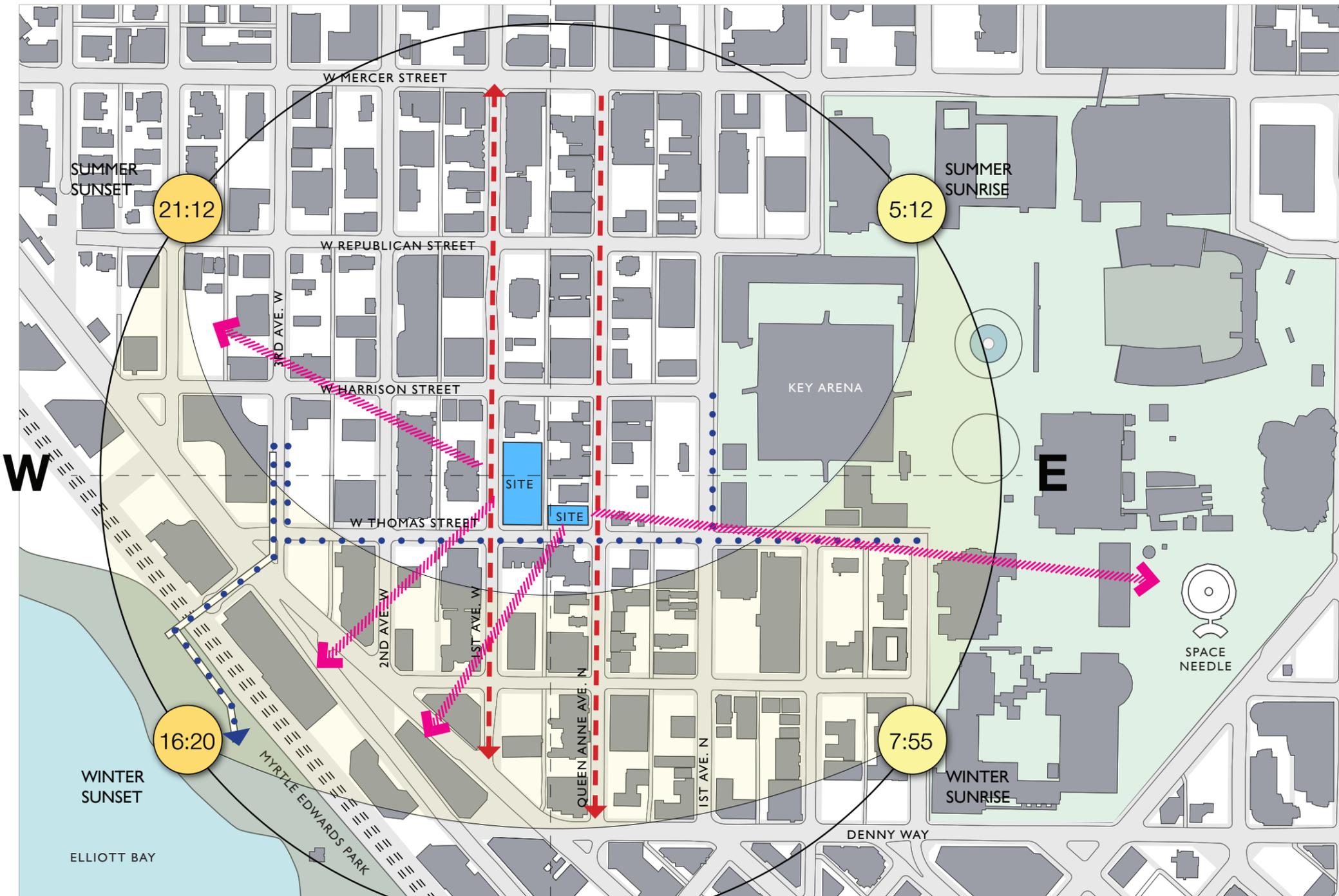
QUEEN ANNE AVENUE N. – LOOKING WEST



QUEEN ANNE AVENUE N. – LOOKING EAST

PATTERNS AND OPPORTUNITIES

N



S

SITE OPPORTUNITIES:

The site is bounded by two significant arterials (Queen Anne Avenue N & 1st Avenue West) and a pedestrian designated corridor (W Thomas Street) that connects the Seattle Center to Elliott Bay and Myrtle Edwards Park via a pedestrian bridge over Elliott Avenue W. This creates an opportunity for a significant amount of visibility from vehicular traffic along these arterials and a vibrant pedestrian presence along Thomas Street.

The site affords the opportunity for views of both Elliott Bay to the west and views of the Space Needle and downtown to the southeast.

- ← - - - - - ARTERIAL STREET (SDOT)
- ← ······ PEDESTRIAN CORRIDOR (DR GUIDELINES)
- ← [Pink Hatched Arrow] VIEW OPPORTUNITY

MASSING OPTIONS

MASSING OPTION I

COURTYARD BUILDING

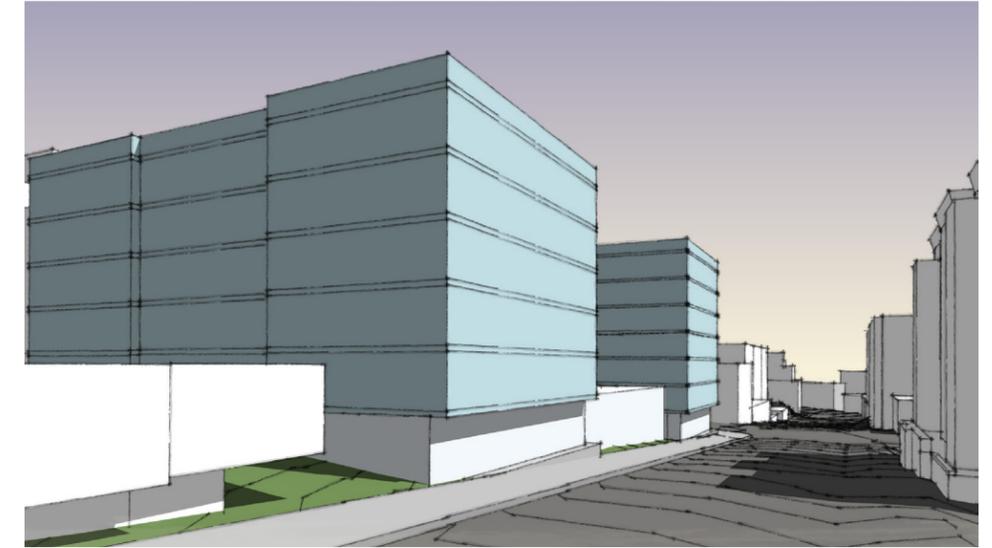


OPPORTUNITIES

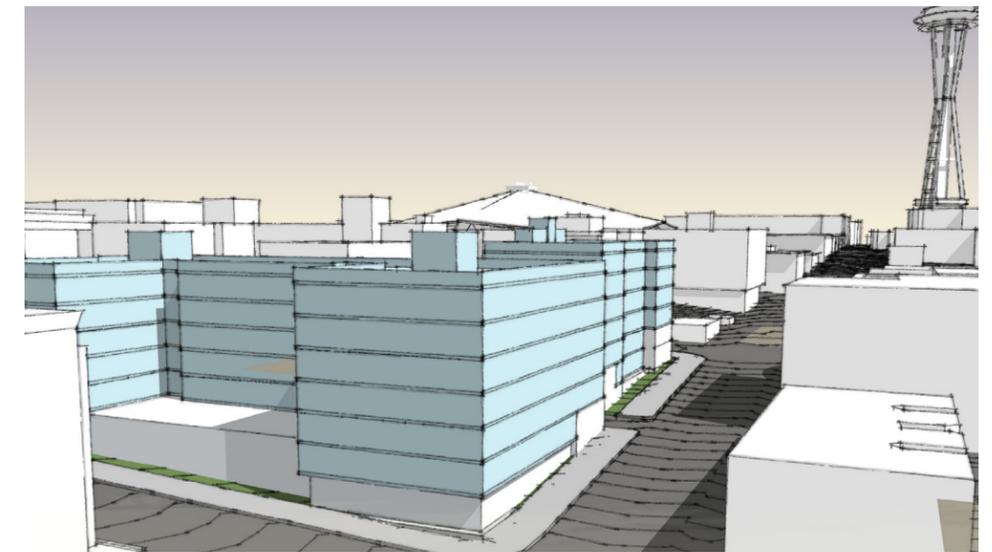
- WEST: Recessed live/work entries along 1st Avenue W. allow for a generous landscape buffer. (PL-3)
- EAST: Building massing reinforces the Uptown Urban edge condition at the corner of Queen Anne Avenue N. and W. Thomas Street

CHALLENGES

- WEST: 5 stories of units abutting edge of alley significantly impacts both new and existing buildings. (DC-2)
- EAST: Building siting impacts light and shadows on adjacent structures.
- Large courtyards/setbacks on major street facades for both buildings reduce perceived activity at street presence. Not an urban response. (CS-2)



VIEW LOOKING SOUTH ON 1ST AVENUE WEST



VIEW LOOKING EAST ON WEST THOMAS STREET

MASSING OPTION I

TYPICAL FLOOR PLAN

MINIMAL NORTH SETBACK

UPPER LEVEL COURTYARD
ALLOWS FOR QUALITY
COMMON AMENITY SPACE,
BUT PROVIDES FEWER
"EYES ON THE STREET"

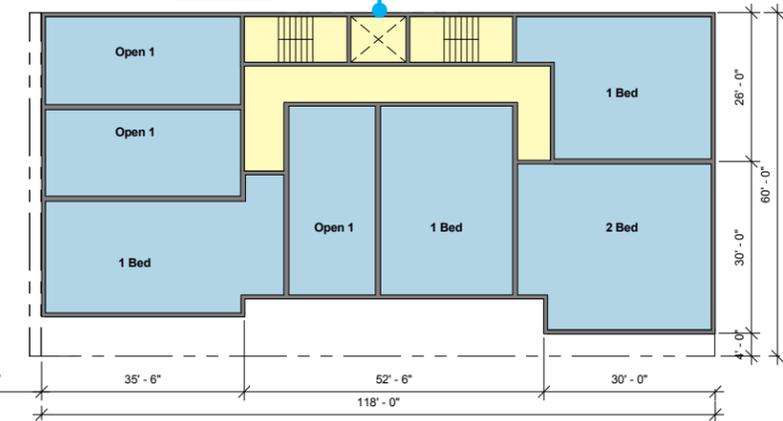
IST AVENUE W.



ALLEY

UNDESIREABLE
RESIDENTIAL UNIT
PROXIMITY BETWEEN
NEW AND EXISTING
RESIDENTIAL
STRUCTURES

CLOSE PROXIMITY
BETWEEN ADJACENT
STRUCTURES

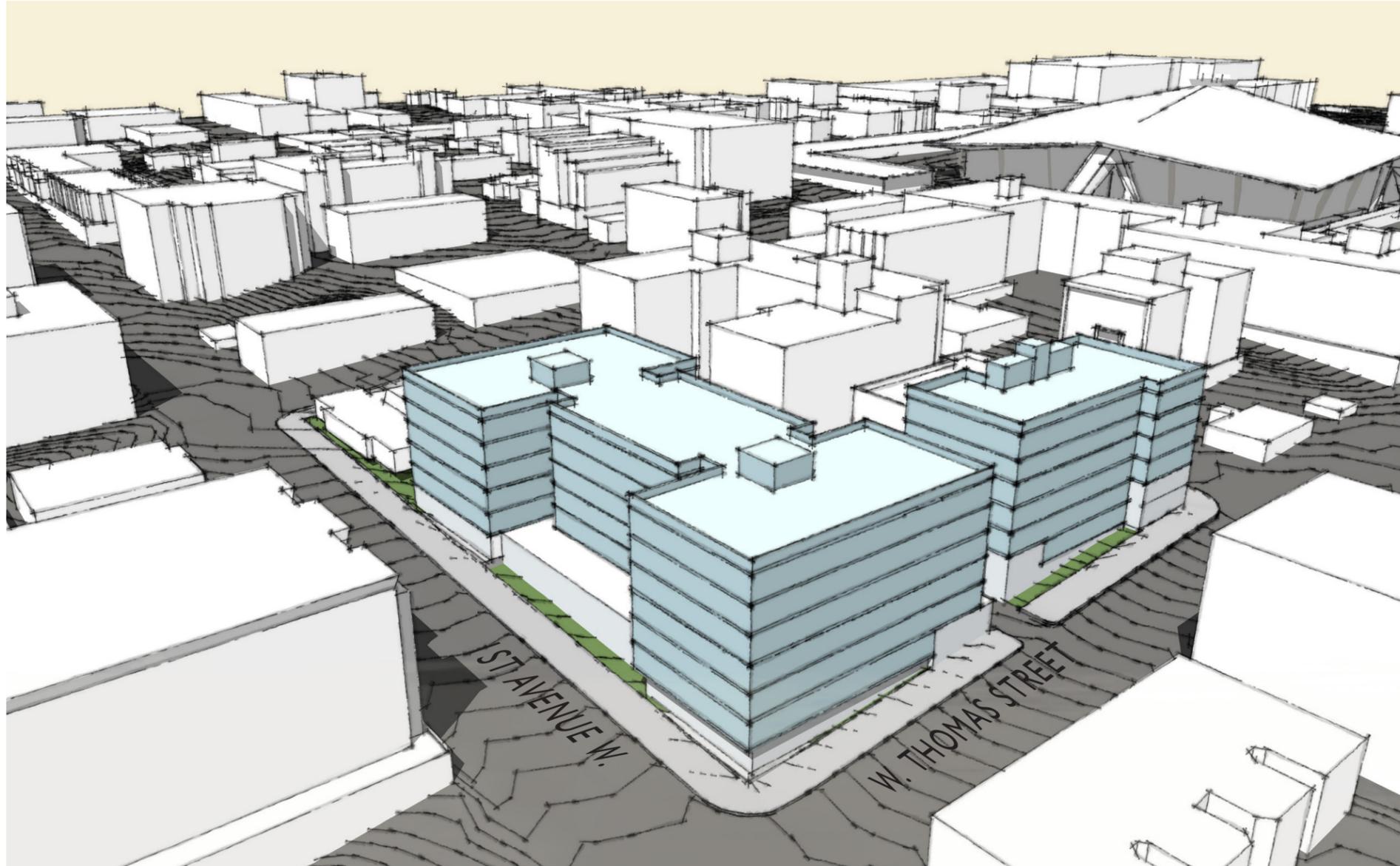


W. THOMAS STREET

QUEEN ANNE AVENUE N.

MASSING OPTION 2

DOUBLE COURTYARD BUILDING

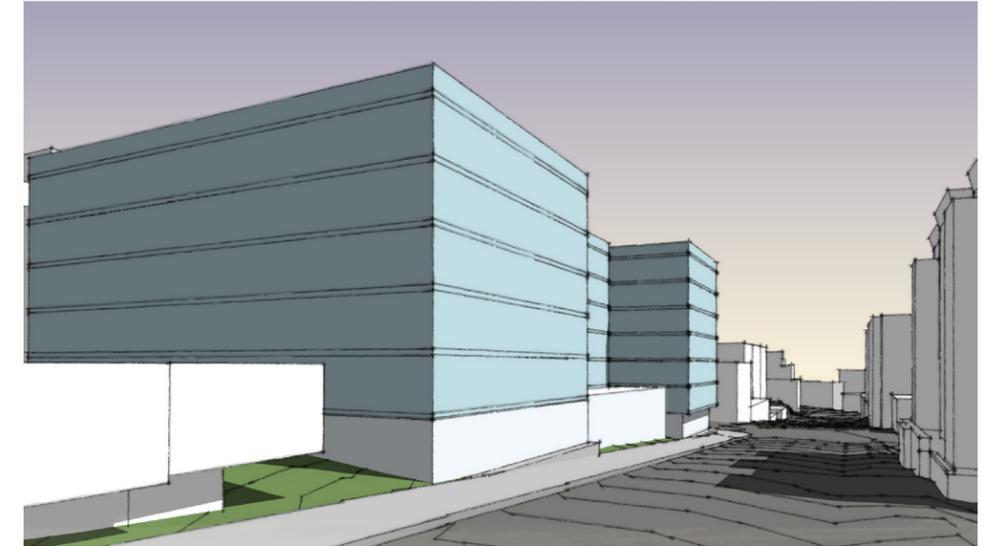


OPPORTUNITIES

- WEST: The east courtyard provides relief from the proximity of the existing buildings while the west courtyard modulates the massing along 1st Avenue W.
- WEST: Recessed live/work entries along 1st Avenue W. allow for a generous landscape buffer. (PL-3)
- EAST: Building massing reinforces the Uptown Urban edge condition at the corner of Queen Anne Avenue N. and W. Thomas Street and provides some relief from the north property line at elevator core.

CHALLENGES

- WEST: Increased structure length to accommodate inside corner units allows for a minimal north setback of the west building
- WEST: The reduced depth of both courtyards do not allow for common amenity area, only semi-private terraces.
- EAST: Building siting impacts light and shadows on adjacent structures.



VIEW LOOKING SOUTH ON 1ST AVENUE WEST



VIEW LOOKING EAST ON WEST THOMAS STREET



MASSING OPTION 2

TYPICAL FLOOR PLAN

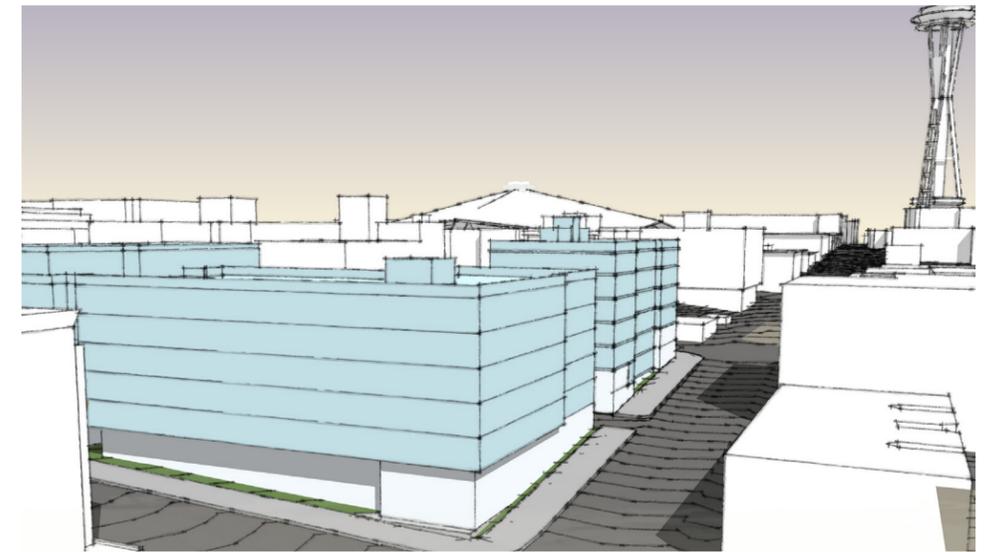


MASSING OPTION 3 (PREFERRED)

COURTYARD BUILDING



VIEW LOOKING SOUTH ON 1ST AVENUE WEST



VIEW LOOKING EAST ON WEST THOMAS STREET

OPPORTUNITIES

- WEST: The courtyard abutting the alley provides relief from the proximity of the adjacent existing buildings (DC-2) and the large, single courtyard allows for both semi-private patios in addition to common outdoor space.
- WEST: Stepping the west building along 1st Avenue W decreases the height of the southern mass and allows for views from adjacent structures. (CS-2)
- WEST: Recessed live/work entries along 1st Avenue W allow for a generous landscape buffer. (PL-3)

- EAST: Building massing sets back from adjacent building to allow for through lot views while reinforcing the Uptown Urban edge condition at the corner of Queen Anne Avenue N. and W. Thomas Street

CHALLENGES

- WEST: Upper building mass requires careful composition of fenestration and facade pattern to mitigate height, bulk and scale. (CS-3, DC-2)
- EAST: Building massing blocks southeastern views of west building.



MASSING OPTION 3 (PREFERRED)

TYPICAL FLOOR PLAN

INCREASED SETBACK FROM NORTH PROPERTY LINE

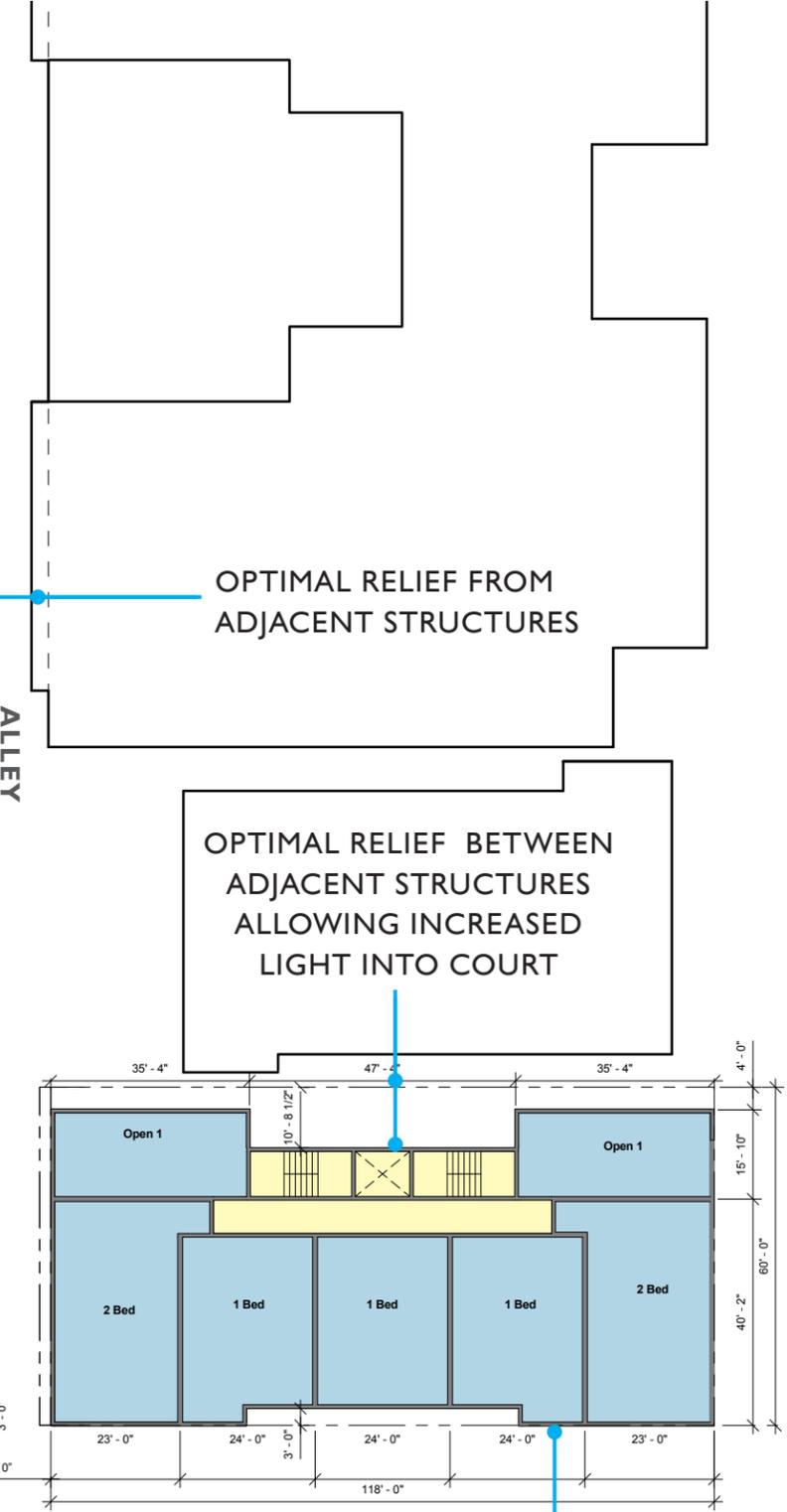
UPPER LEVEL SETBACK REDUCES PERCEIVED MASS AT STREET EDGE AND PROVIDES MODULATION TO BREAK UP LONG FACADE

COURTYARD DEPTH DOES ALLOW FOR COMMON AMENITY SPACE

1ST AVENUE W.



W. THOMAS STREET



BUILDING HOLDS THE STREET EDGE TO TRANSITION FROM "URBAN" TO "PARK" CHARACTER AREAS

QUEEN ANNE AVENUE N.



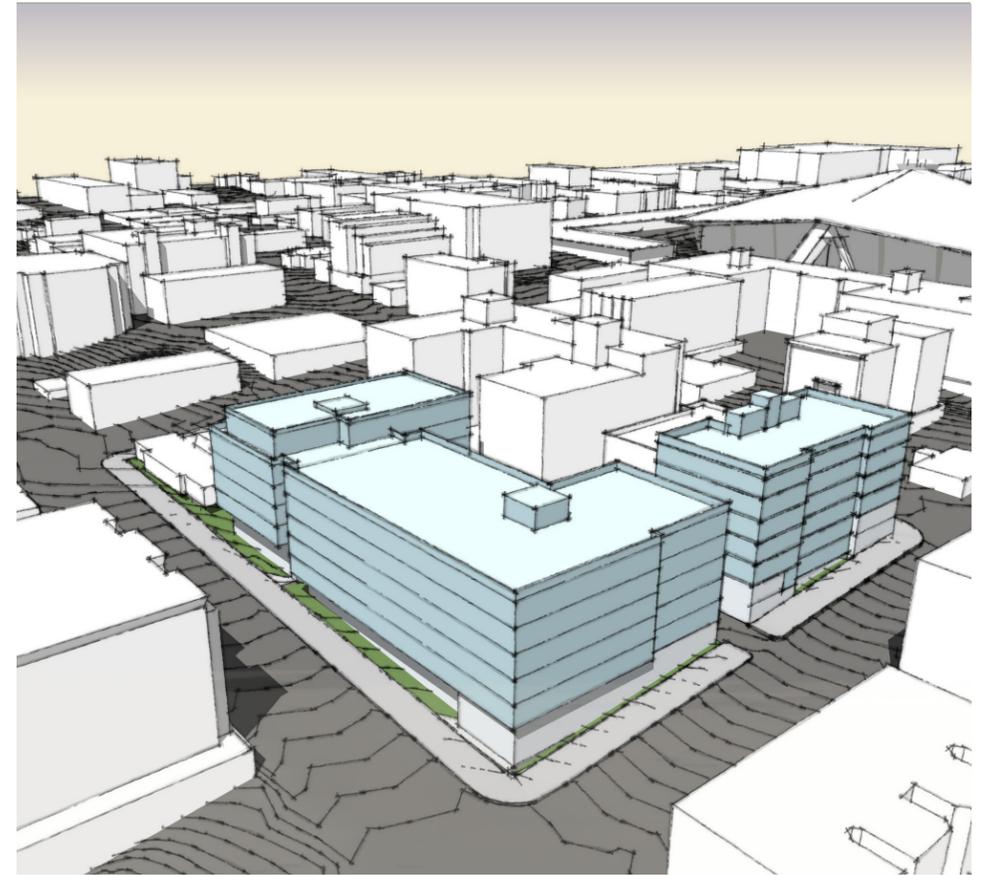
MASSING SUMMARY



OPTION 1



OPTION 2



OPTION 3 (PREFERRED)

STREETSCAPE/LANDSCAPE DESIGN

LANDSCAPED SITE PLAN



STREETSCAPE/LANDSCAPE DESIGN

RESIDENTIAL AND LIVE/WORK LANDSCAPED ENTRY INSPIRATION



LANDSCAPE BUFFER AND ENTRY GRADE CHANGE CREATES TRANSITION FROM STREET EDGE TO GROUND LEVEL USES.

DESIGN GUIDELINES



CS-2: PARK-LIKE LANDSCAPING



CS-2: UPPER STORY SET BACK



CS-2: SIMPLE MASSING; QUALITY MATERIALS



CS-3: CONTEMPORARY DESIGN; EVOLVING NEIGHBORHOOD

THEME	TITLE	2013 SEATTLE DESIGN GUIDELINES	RELATED UPTOWN DESIGN GUIDELINES*	PROJECT RESPONSE
CONTEXT AND SITE	CS-1 NATURAL SYSTEMS AND SITE FEATURES: Use natural systems and features of the site and its surroundings as a starting point for project design.	<ul style="list-style-type: none"> A. Energy Use B. Sunlight and Natural Ventilation C. Topography D. Plants and Habitat E. Water 	NA	The larger building to the west is located in the Uptown Park Character Area and will focus on creating a rich and textured park-like pedestrian environment. The ground level live/work uses will be set back from the property line to carve out area for ample landscaping with stoop and porch entries.
	CS-2 URBAN PATTERN AND FORM: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces and open spaces in the surrounding area.	<ul style="list-style-type: none"> A. Location in the City and Neighborhood B. Adjacent Sites, Streets, and Open Spaces C. Relationship to the Block D. Height, Bulk, and Scale 	<ul style="list-style-type: none"> I. Responding to Site Characteristics (i,ii) II. Streetscape Compatibility (i,ii,iii,v) III. Corner Lots (i,ii) IV. Height, Bulk, and Scale Compatibility (i,iii) 	The smaller building to the east will respond to the Uptown Urban Character Area guidelines. The live/work uses along Queen Anne Ave N will reinforce the street edge while the residences that abutt Thomas St. will serve to transition the character of the urban edge to the multifamily, park-like setting to the West.
	CS-3 ARCHITECTURAL CONTEXT AND CHARACTER: Contribute to the architectural character of the neighborhood.	<ul style="list-style-type: none"> A. Emphasizing Positive Neighborhood Attributes B. Local History and Culture 	I. Architectural Context	

KEY GUIDELINES HIGHLIGHTED IN BLUE.

*applicable guidelines for defined character areas in parentheses.

DESIGN GUIDELINES



PL-1: AMPLE PEDESTRIAN FLOW/PROTECTION



PL-1: LANDSCAPING AT ENTRANCES



PL-2: PROMINENT, WELL-MARKED ENTRY



PL-2: PEDESTRIAN-ORIENTED ENTRANCES

THEME	TITLE	2013 SEATTLE DESIGN GUIDELINES	RELATED UPTOWN DESIGN GUIDELINES*	PROJECT RESPONSE	
PUBLIC LIFE	PL-1	CONNECTIVITY: Complement and contribute to the network of open spaces around the site and the connections among them.	<p>A. Network of Open Spaces</p> <p>B. Walkways and Connections</p> <p>C. Outdoor Uses and Activities</p>	<p>I. Streetscape Compatibility (i,ii,iii)</p> <p>II. Landscaping to Reinforce Design Continuity with Adjacent Sites (i,ii)</p>	<p>The West building will utilize significant landscaping between the live/work entries and the sidewalk to provide a pedestrian-oriented, natural park-like experience along 1st Avenue West.</p>
	PL-2	WALKABILITY: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features	<p>A. Accessibility</p> <p>B. Safety and Security</p> <p>C. Weather Protection</p> <p>D. Wayfinding</p>	<p>I. Entrances Visible from the Street</p> <p>II. Pedestrian Open Spaces and Entrances (i,ii,iii,iv)</p>	<p>The East building will utilize elevated, ground-related entries along Thomas St. to create defensible spaces and signify the transition from public to private.</p>

KEY GUIDELINES HIGHLIGHTED IN BLUE.

*applicable guidelines for defined character areas in parentheses.

DESIGN GUIDELINES



PL-3: CLEAR DIFFERENTIATION BETWEEN RETAIL AND RESIDENTIAL ENTRANCES



PL-3: TRANSITION BETWEEN BUILDING AND STREET



PL-3: SOFTENED STREET TRANSITION

THEME	TITLE	2013 SEATTLE DESIGN GUIDELINES	RELATED UPTOWN DESIGN GUIDELINES*	PROJECT RESPONSE	
PUBLIC LIFE	PL-3	STREET LEVEL INTERACTION: Encourage human interaction and activity at the street level with clear connections to building entries and edges.	A. Entries B. Residential Edges C. Retail Edges	I. Human Activity (iii) II. Transition Between Residence and Street (i,ii)	<p>The main entry of the project will be the corner of 1st Avenue West and Thomas Street. It will serve as a meeting point and gateway to the commercial leasing office for the project.</p> <p>While the majority of ground-related uses in the West building are commercial live/work, they will address the sidewalk with a substantial setback with landscaping to provide a softer transition from the street to the entry.</p>
	PL-4	ACTIVE TRANSPORTATION: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.	A. Entry Locations and Relationships B. Planning Ahead for Bicyclists C. Planning Ahead for Transit	I. Pedestrian Open Spaces and Entrances	

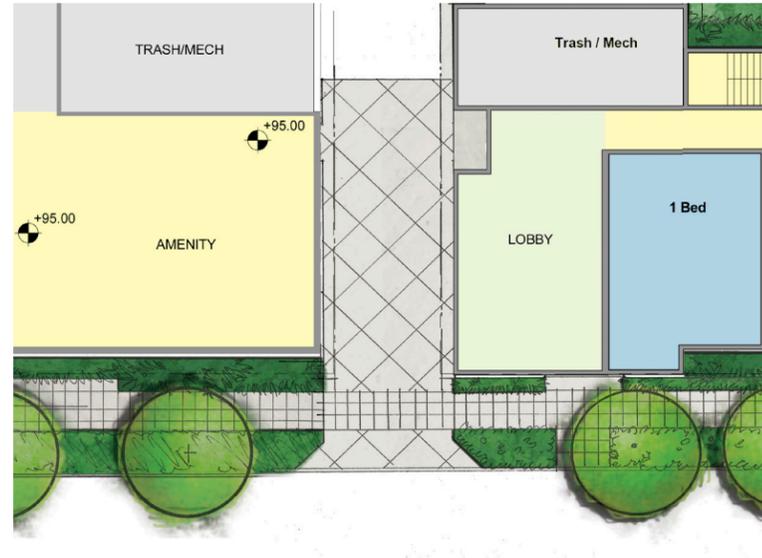
KEY GUIDELINES HIGHLIGHTED IN BLUE.

*applicable guidelines for defined character areas in parentheses.

DESIGN GUIDELINES



DC-1: BUILDING CONNECTIONS AND LIGHTING FOR PEDESTRIAN SAFETY



DC-1: TREATMENT OF ALLEY ENTRANCES



DC-2: SCALE & MASSING THAT FITS IN CONTEXT



DC-2: DESIGN WITH HUMAN SCALE IN MIND

THEME	TITLE	2013 SEATTLE DESIGN GUIDELINES	RELATED UPTOWN DESIGN GUIDELINES*	PROJECT RESPONSE
DESIGN CONCEPT	DC-1 PROJECT USES AND ACTIVITIES: Optimize the arrangements of uses and activities on site.	A. Arrangement of Interior Uses B. Vehicular Access and Circulation C. Parking and Service Uses	I. Parking and Vehicle Access (i,ii) II. Blank Walls (i,ii) III. Retaining Walls IV. Design of Parking Lots Near Sidewalks V. Visual Impacts of Parking Structures (i,ii) VI. Treatment of Alleys (i,ii)	The alley connecting the two buildings will serve to provide access to the shared garage in the West building as well as a pedestrian connection between structures. Enhanced paving and lighting will be utilized to create a safe and welcoming space in this area. Both the East and West buildings will employ quality materials and detailing that is prevalent in the surrounding residential buildings.
	DC-2 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.	A. Massing B. Architectural and Façade Composition C. Secondary Architectural Features D. Scale and Texture E. Form and Function	I. Architectural Context (i,ii,iii) II. Architectural Concept and Consistency III. Human Scale (i,ii,iii,iv)	The landscaped setback with large upper level overhangs will create a smaller scale, pedestrian environment along 1st Avenue West.

KEY GUIDELINES HIGHLIGHTED IN BLUE.

*applicable guidelines for defined character areas in parentheses.

DESIGN GUIDELINES



DC-3: USE LANDSCAPING TO ENHANCE BUILDING AND SITE



DC-4: HIGH QUALITY MATERIALS AND FINISHES



DC-4: HIGH QUALITY MATERIALS AND FINISHES

THEME	TITLE	2013 SEATTLE DESIGN GUIDELINES	RELATED UPTOWN DESIGN GUIDELINES*	PROJECT RESPONSE
DESIGN CONCEPT	DC-3 OPEN SPACE CONCEPT: Integrate open space design with the design of the building so that each complements the other.	<p>A. Building-Open Space Relationship</p> <p>B. Open Spaces Uses and Activities</p> <p>C. Design</p>	I. Landscaping to Enhance the Building and/or Site	Both buildings will incorporate quality materials and extensive landscaping to tie into the character of the neighborhood.
	DC-4 EXTERIOR ELEMENTS AND FINISHES: Use appropriate and high quality elements and finishes for the building and its open spaces.	<p>A. Exterior Elements and Finishes</p> <p>B. Signage</p> <p>C. Lighting</p> <p>D. Trees, Landscape and Hardscape Materials</p>	<p>I. Architectural Context</p> <p>II. Exterior Finish Materials (i,ii)</p> <p>III. Commercial Signage</p> <p>IV. Commercial Lighting</p>	There will be significant focus on quality materials and landscaping at the ground plane to promote the park-to-urban experience of the site.

KEY GUIDELINES HIGHLIGHTED IN BLUE.

*applicable guidelines for defined character areas in parentheses.

ANTICIPATED DEPARTURES

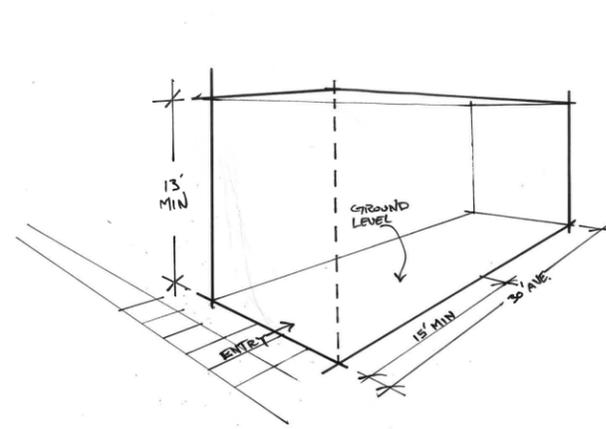
DEPARTURE I

23.47A.008.B.3 STREET-LEVEL DEVELOPMENT STANDARDS

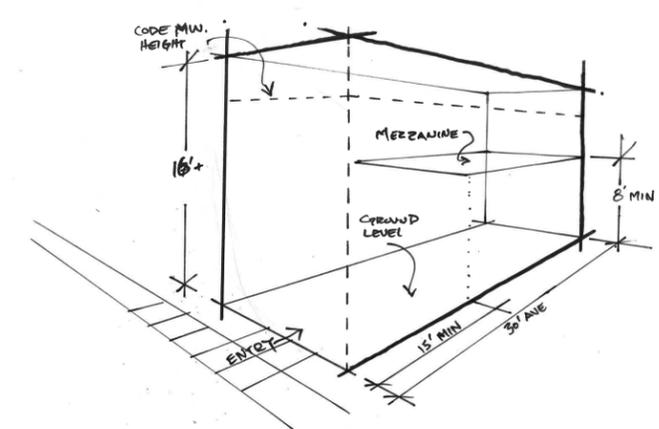
DEPARTABLE UNDER 23.41.012.B.2

“Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street level street-facing façade. Non-residential uses at street level shall have a floor-to floor height of at least 13 feet.”

The design team is seeking a departure to allow for a lofted mezzanine within the ground level live/work units. The design team proposes that the code required 13' floor to floor height be maintained for the first 15' of depth from the street level facade, after which a minimum floor to ceiling height of 8' would be maintained. The larger volume of height at the street facade created by allowing for a mezzanine [16' floor to ceiling at minimum] would meet the intent of the land use code for commercial height while providing a level of privacy for the residential spaces in the mezzanine above.



CODE REQUIRED COMMERCIAL DIMENSIONS



PROPOSED DEPARTURE

DEPARTURE II

UPTOWN DESIGN GUIDELINE CS2.IV.I (UPPER STORY SETBACK BONUS HEIGHT)

DEPARTABLE UNDER 23.41.012.B.16.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”

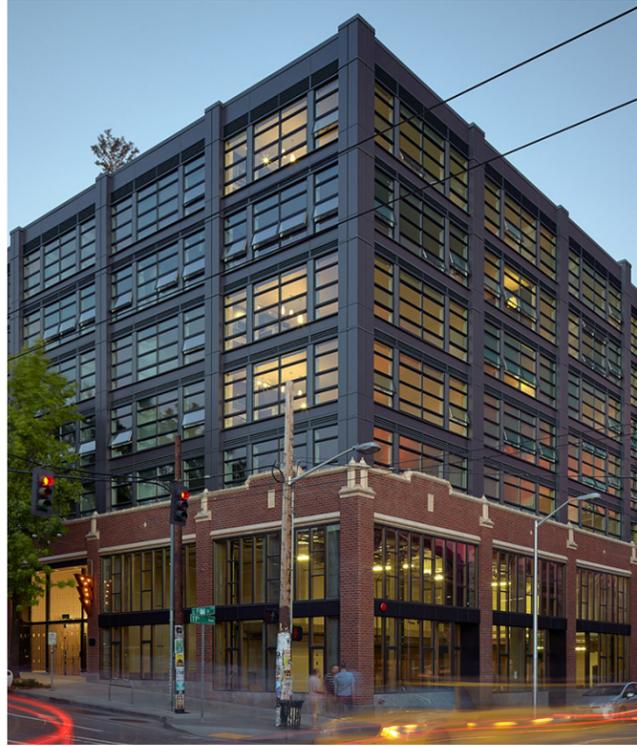
The design team is seeking a departure to allow for an additional 3' of structure height for portions of the building(s) that are setback at least 6' from the street lot line.



INSPIRATION



CORNER MASSING ACCENTS



LARGER MASSING UNIT WITH QUALITY MATERIALS



VARIATION IN UPPER STORY AND GROUND PLANE MATERIALS



INTEGRATION OF LANDSCAPE AND ARCHITECTURE TO ENHANCE SITE



COMPOSITION OF PANELIZED FACADE ADDS VISUAL INTEREST



RHYTHM AND PATTERNING OF MATERIALS



VARIATION IN FENESTRATION COMPOSITION IN RELATION TO MASSING

APPENDIX

ZONING SYNOPSIS

SMC CHAPTER	SUBSECTION	LANGUAGE
23.47A.004 Permitted and Prohibited Uses	G. Live-work units	1. In all NC zones and C zones live-work units are permitted outright.
		4. Except where expressly treated as a residential use, live-work units shall be deemed a nonresidential use.
23.47A.005 Street-level Uses	C. Residential uses at street level	1. In all neighborhood commercial and CI zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing façade in the following circumstances or locations:
		g. In areas shown on Maps I through 60 for 23.47A.005C at the end of this Chapter 23.47A when facing an arterial street.
23.47A.008 Street-level development standards	A. Basic street-level requirements	2.b. Blank Facades: Blank segments of the street-facing façade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.
		2.c. The total of all blank façade segments may not exceed 40 percent of the width of the façade of the structure along the street.
		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.
	B. Non-residential street-level requirements	2.a. Transparency: Sixty percent of the street-facing façade between 2 feet and 8 feet above the sidewalk shall be transparent
		2.b. Transparency: 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.
		3. Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street level street-facing façade. Non-residential uses at street level shall have a floor-to floor height of at least 13 feet.
		1. At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry
D. Where residential uses are located along a street-level street-facing façade the following requirements apply unless exempted by subsection 23.47A.008G:		
E. When a live-work unit is located on a street-level street-facing façade, the provisions of subsections 23.47A.008A and 23.47A.008B apply, and the portion of each such live-work unit in which business is conducted must be located between the principal street and the residential portion of the live-work unit.		
23.47A.012 Structure height	C. Rooftop Features	2. Open railings, planters, skylights, clerestories, green houses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012B or up to 4 feet above the otherwise applicable height limit, whichever is higher.
		4. Except as provided below, the following 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 listed in this subsection 23.47A.012C.4 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: mechanical equipment, stair and elevator penthouses may extend above the applicable height limit up to 16 feet.

ZONING SYNOPSIS

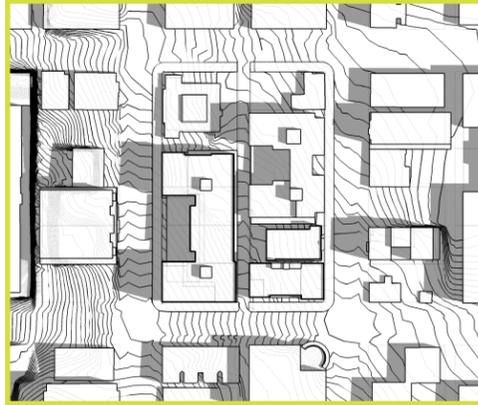
SMC CHAPTER	SUBSECTION	LANGUAGE
23.47A.013 Floor Area Ratio	A. Floor Area Ratio (FAR) limits apply to all structures and lots in all NC zones and C zones	3. Except as provided in subsection 23.47A.013.D.7, parking that is within or covered by a structure or portion of a structure and that is within a story that is not underground must be included in gross floor area calculations.
	B. Table A max FAR allowable	Table A: 2. Total permitted FAR for any single use within a mixed-use structure: 4.25.
		Table A: 3. Total FAR permitted for all uses on a lot that is occupied by a mix of uses, provided that the FAR limit for either all residential uses or the FAR limit for all non-residential uses shall not exceed the FAR limit established in Row 1: 4.75
	D. The following gross floor area is not counted toward maximum FAR:	<ol style="list-style-type: none"> 1. All gross floor area underground 2. All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access
23.47A.016 Landscaping and screening standards	A. Landscaping requirements	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; or
	B. Street tree requirements	1. Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015. Existing street trees shall be retained unless the Director of Transportation approves their removal. The Director, in consultation with the Director of Transportation, will determine the number, type, and placement of street trees to be provided.
23.47A.024 Amenity area	A. Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A.	
	B. Required amenity areas shall meet the following standards, as applicable:	<ol style="list-style-type: none"> 1. All residents shall have access to at least one common or private amenity area; 2. Amenity areas shall not be enclosed; 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.
23.47A.032 Parking location and access	A. Access to parking	1.a. NC zones: Access to parking shall be from the alley if the lot abuts an alley improved to the standards of Section 23.53.030.C, or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts.

MASSING OPTION I

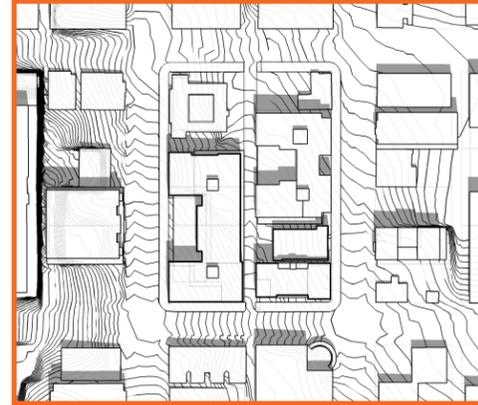
SHADOW STUDY

SUMMER
SOLSTICE

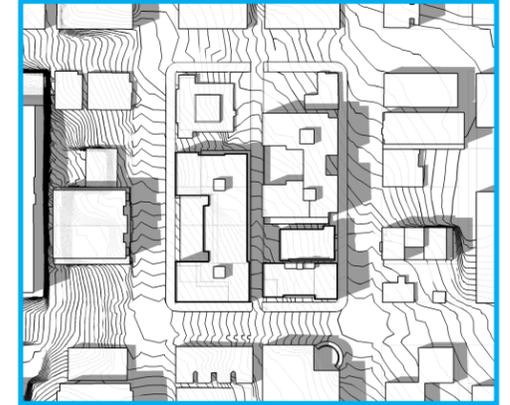
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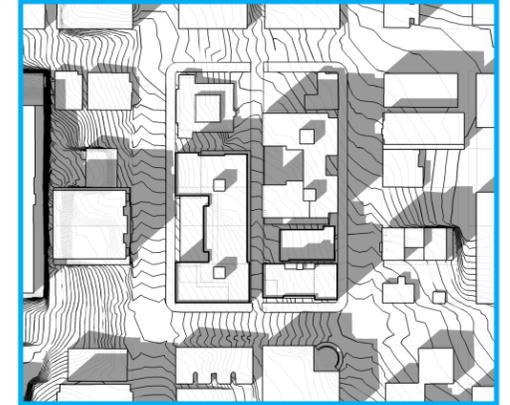
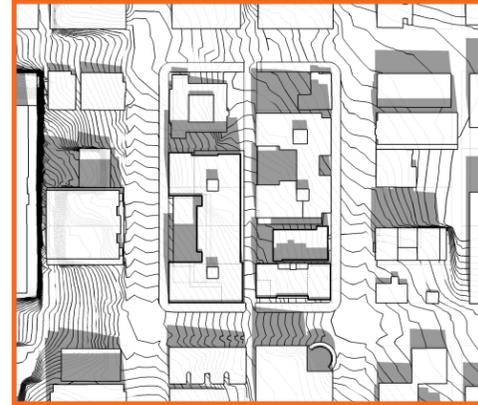
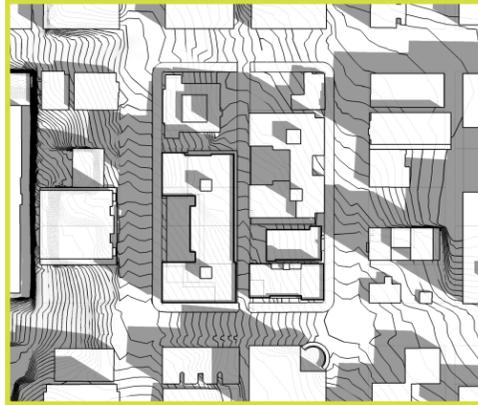
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SPRING / AUTUMN
EQUINOX



WINTER
SOLSTICE

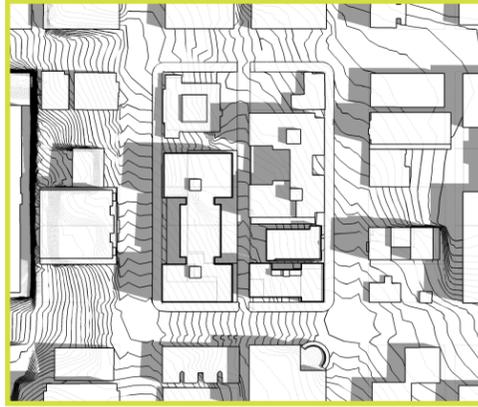


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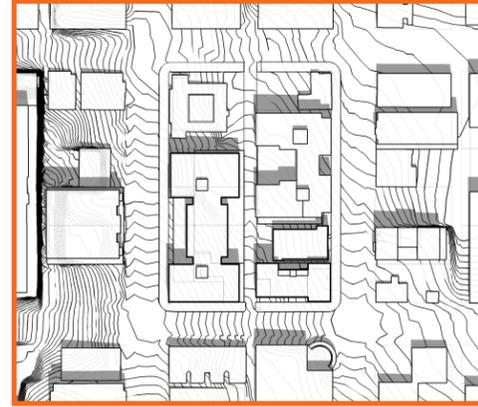
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SUMMER
SOLSTICE

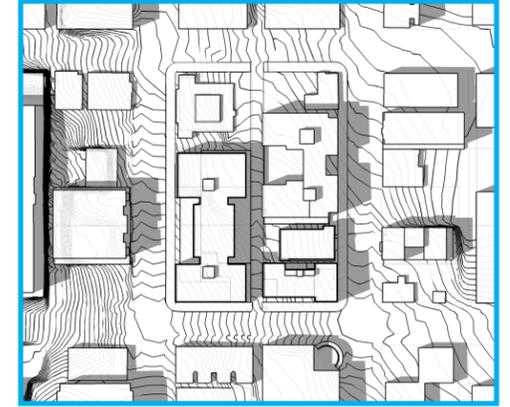
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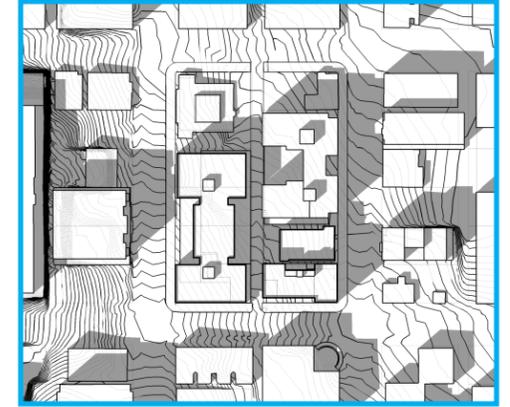
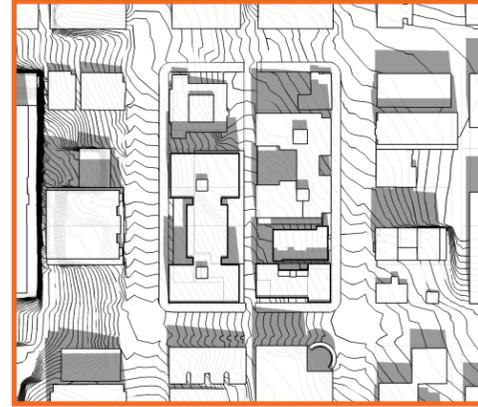
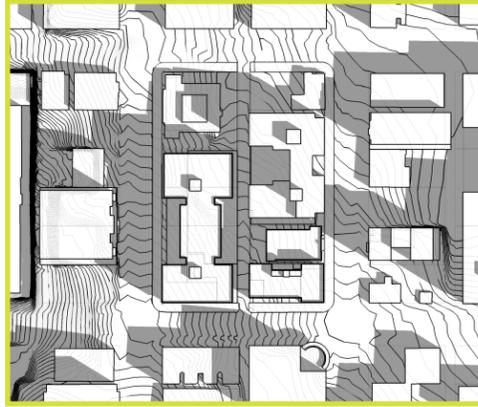
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SPRING / AUTUMN
EQUINOX



WINTER
SOLSTICE

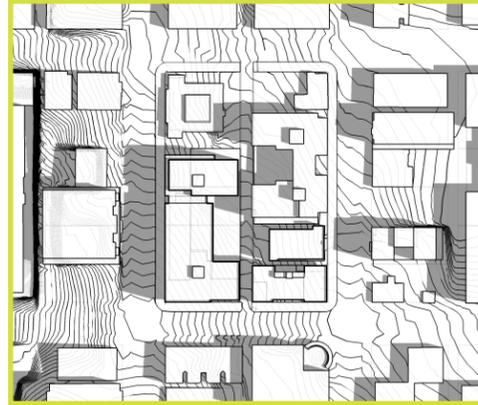


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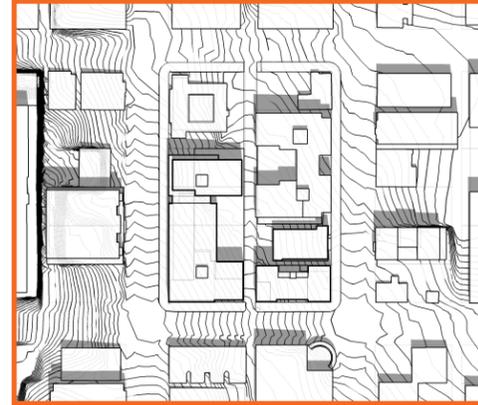
SHADOW STUDY

SUMMER
SOLSTICE

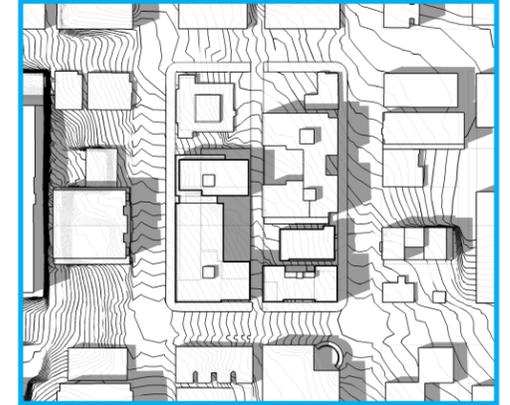
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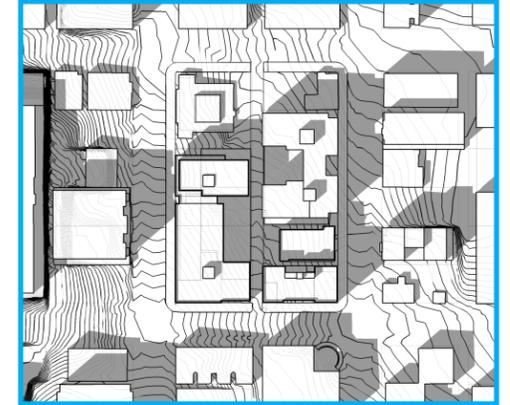
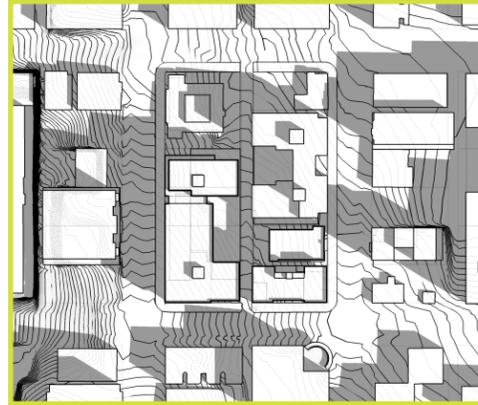
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SPRING / AUTUMN
EQUINOX



WINTER
SOLSTICE



SITE PLAN

SITE INFORMATION & DETAILS

CURRENT ZONING

Zoning = NC3-65 in "Uptown Urban Center"

Allowable FAR = 4.75

Maximum FAR of single use = 4.25

West Site Area = 28,800 sf

Total Allowable Area = 136,800 sf

Maximum of Residential = 122,400 sf

East Site Area = 7,200 sf

Total Allowable Area = 34,200 sf

Maximum of Residential = 30,600 sf

LEGAL DESCRIPTIONS

LOT 6, BLOCK 21, D.T. DENNY'S NORTH SEATTLE PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON.

LOT 7 AND 8, BLOCK 21, D.T. DENNY'S NORTH SEATTLE PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON.

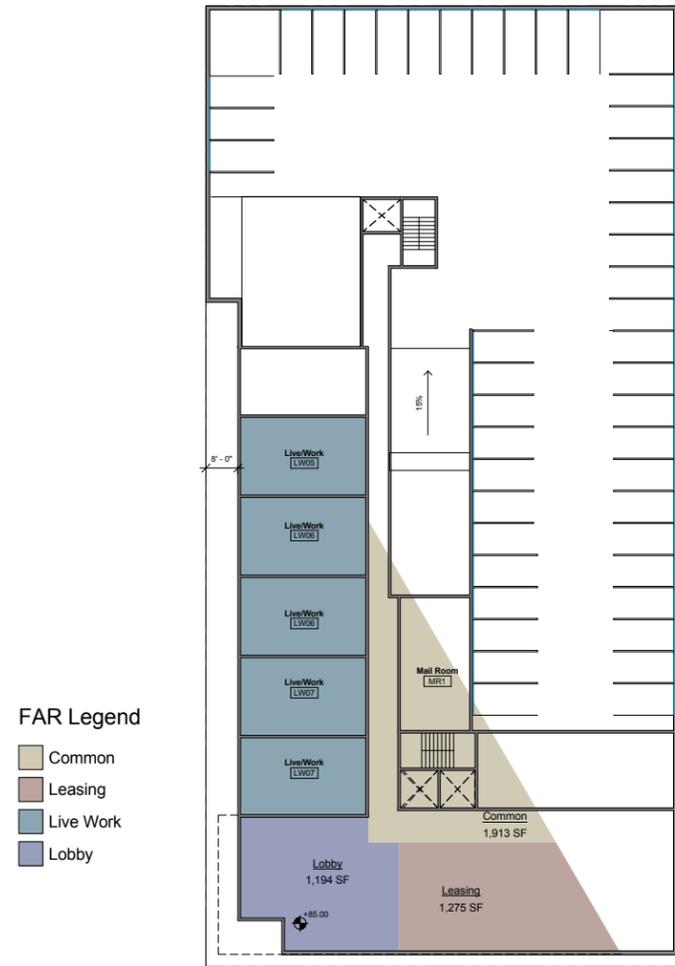
LOT 9, BLOCK 21, D.T. DENNY'S NORTH SEATTLE PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON.

LOT 10, BLOCK 21, D.T. DENNY'S NORTH SEATTLE PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON.



PREFERRED OPTION PLANS

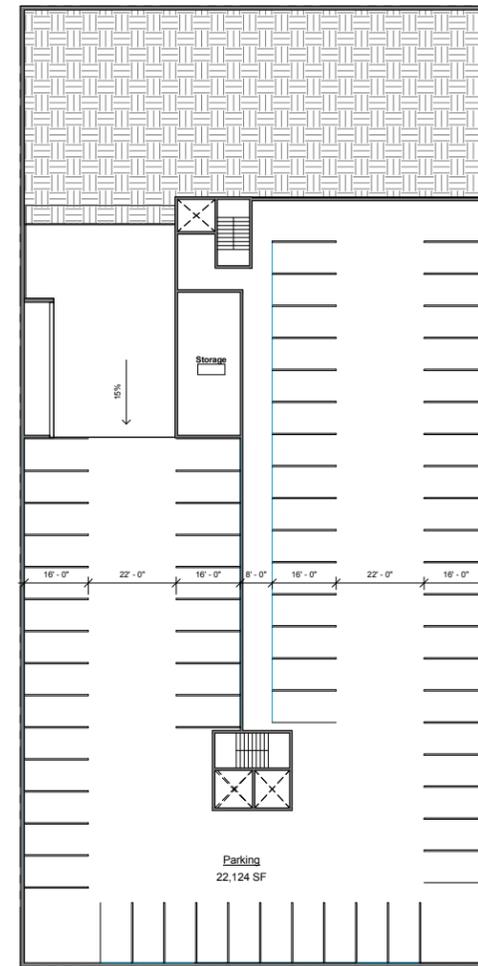
WEST BUILDING



FAR Legend

- Common
- Leasing
- Live Work
- Lobby

GROUND LEVEL



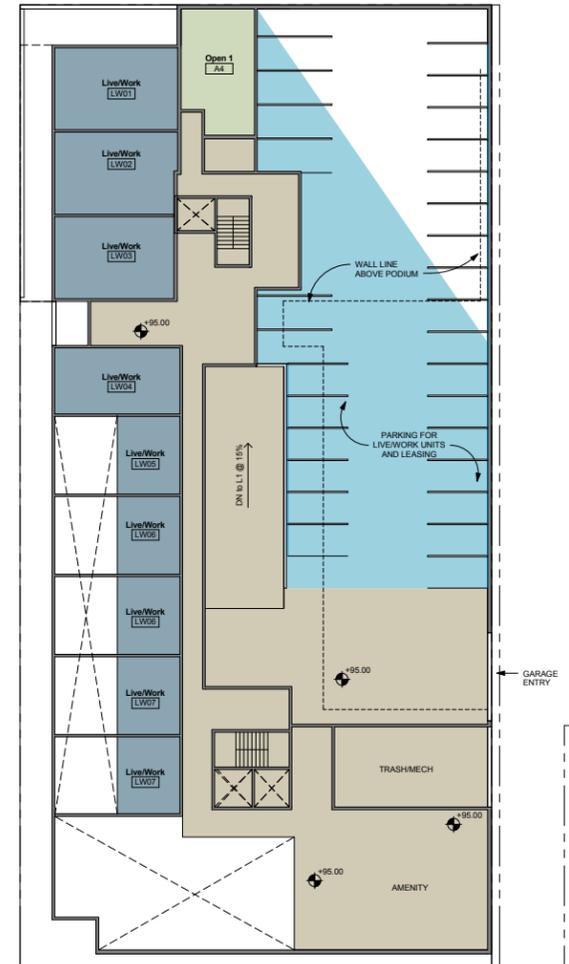
LEVEL P1

PREFERRED OPTION PLANS

WEST BUILDING



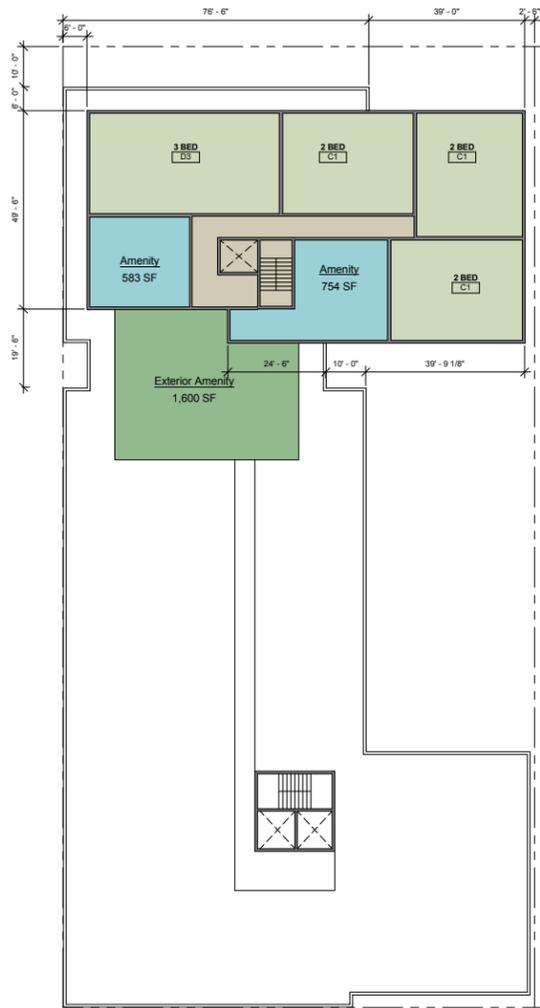
LEVEL 2



LEVEL 1

PREFERRED OPTION PLANS

WEST BUILDING



- FAR Legend
- Amenity
 - Common
 - Exterior Amenity
 - Residential

PENTHOUSE / ROOF

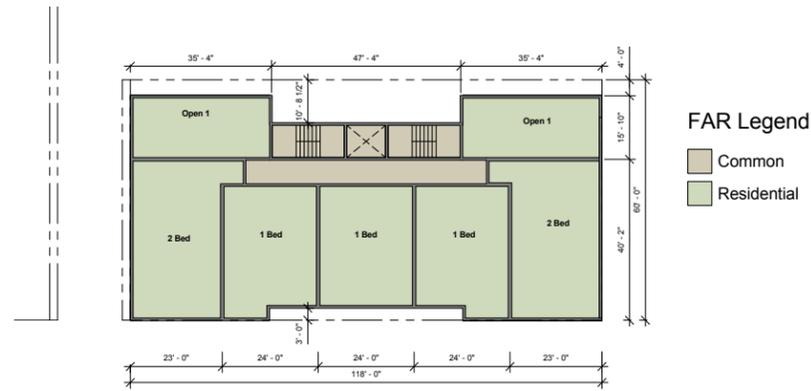


- FAR Legend
- Residential

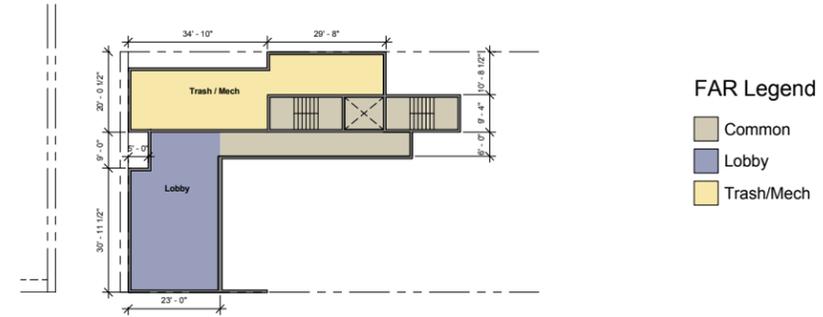
LEVELS 3 - 6

PREFERRED OPTION PLANS

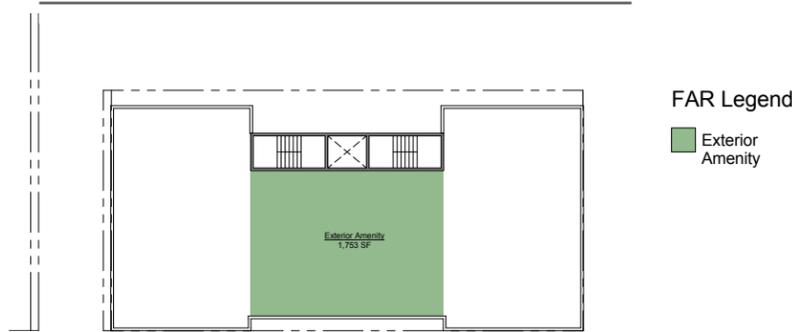
EAST BUILDING



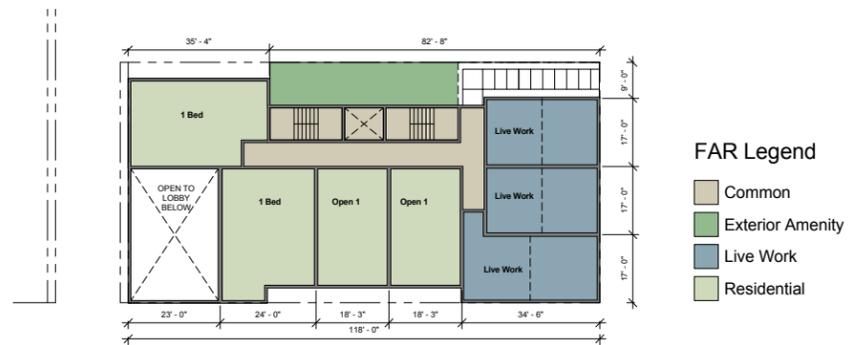
LEVELS 3 - 6



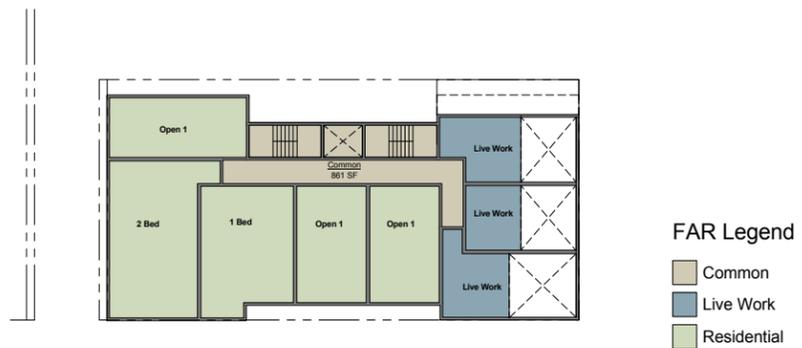
GROUND LEVEL



ROOF



LEVEL 1



LEVEL 2