



GREYSTAR THE JUSTEN
Company LLC

ELAN UPTOWN FLATS

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

DESIGN REVIEW BOARD RECOMMENDATION MEETING
DPD PROJECT NUMBER 3017667, 3018170

04.15.2015 | 14-003



WEBER THOMPSON

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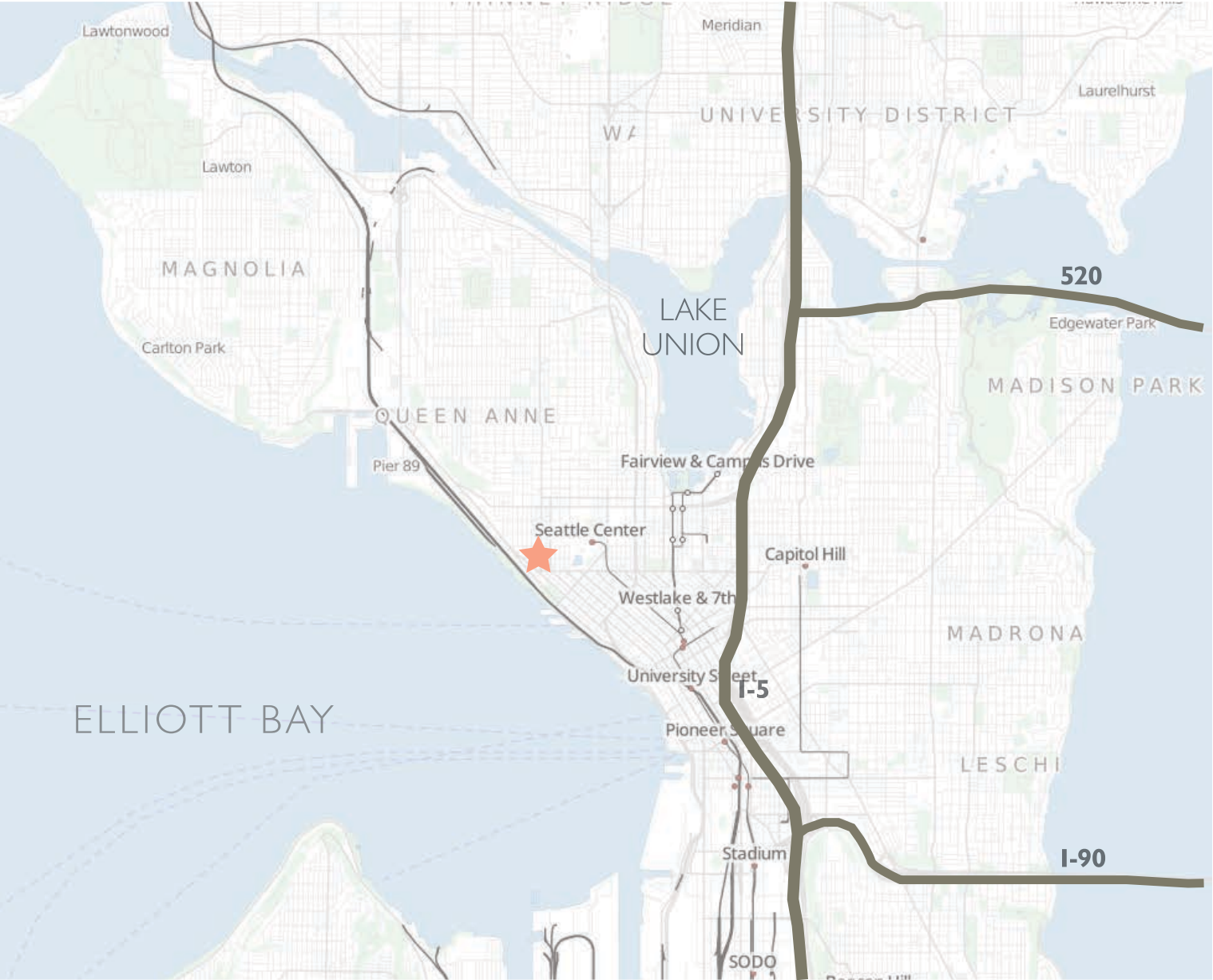
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DEVELOPMENT OBJECTIVES



REGIONAL VIEW

DEVELOPMENT OBJECTIVES – 300 1ST AVE. WEST

COMMERCIAL USES	10 live/work units fronting 1st Avenue W.
RESIDENTIAL USES	133 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, 10 live/work units (some lofted), 133 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.

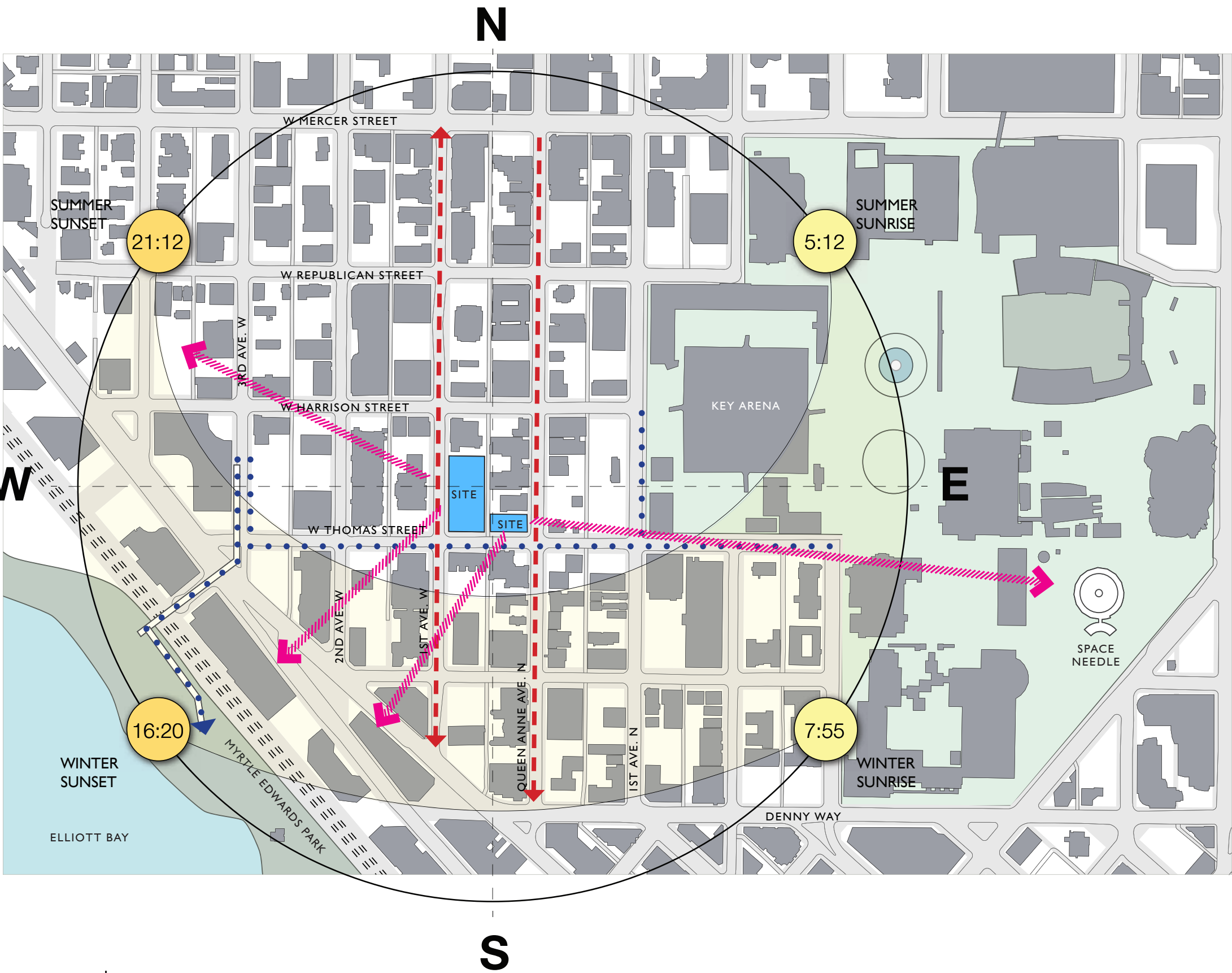
DEVELOPMENT OBJECTIVES – 301 QUEEN ANNE AVE. NORTH

COMMERCIAL USES	2 live/work units fronting Queen Anne Avenue N. and 2 live/work units facing W. Thomas Street
RESIDENTIAL USES	35 residential units, in a mix of open 1-bedroom, 1-bedroom and 2-bedroom units.
USE DISTRIBUTION BY FLOOR	GROUND LEVEL Residential entry, residential amenity space. LEVELS 1-6 Live/work units, residential units
DEVELOPMENT SUMMARY	65' height, 4 live/work units (some lofted), 35 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	14 live/work units in approx. 10,500 sf.
RESIDENTIAL UNITS	168 residential units
PARKING SPACES	142 parking stalls

PATTERNS AND OPPORTUNITIES



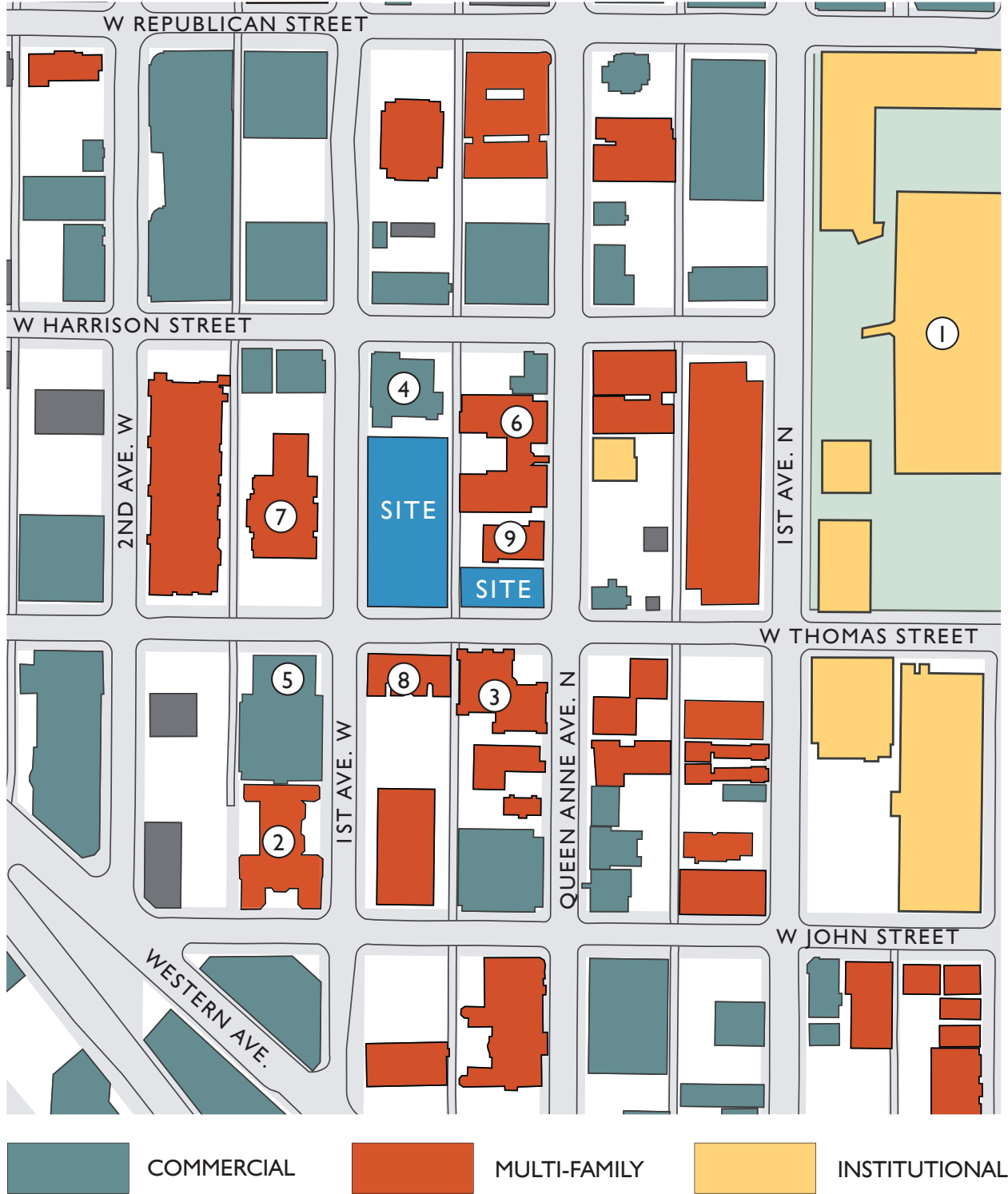
SITE OPPORTUNITIES:

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)
- VIEW OPPORTUNITY

NEIGHBORHOOD CONTEXT



① KEY ARENA



② METRO ON FIRST APARTMENTS



③ LAVIE APARTMENTS



④ KASPAR'S



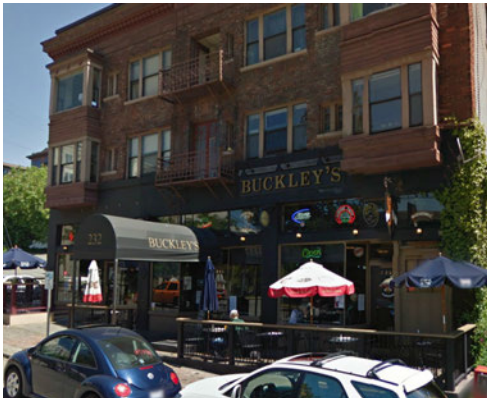
⑤ GOLD SUMMIT MONASTERY



⑥ ATHENA CONDOMINIUMS



⑦ UPTOWN QUEEN ANNE APARTMENTS



⑧ BUCKLEY'S / DUKE APARTMENTS



⑨ THE KENNETH APARTMENTS



NEIGHBORHOOD CONTEXT



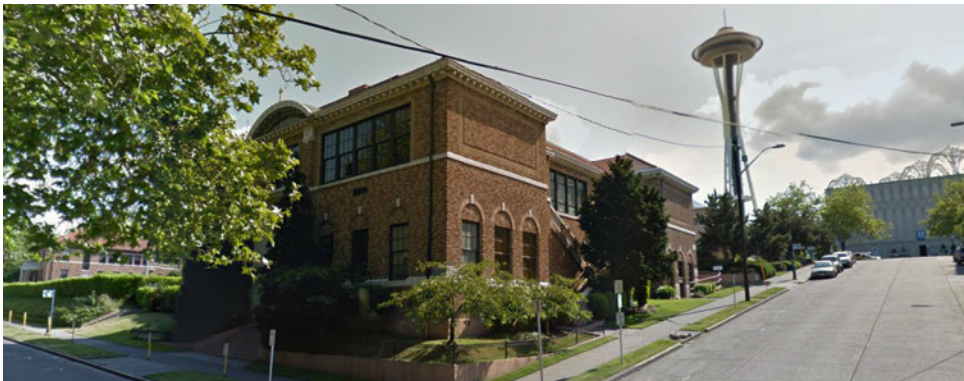
MODERN DETAILING, UPPER STORY SETBACK



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

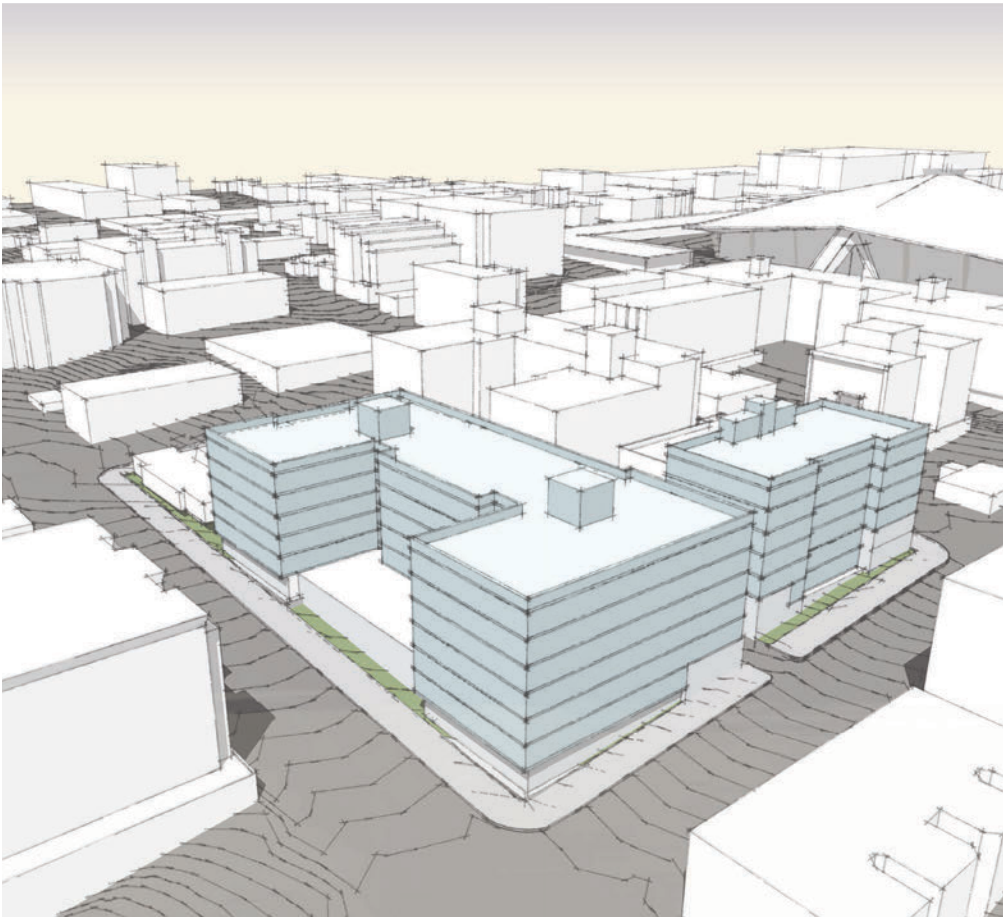


STRONG, RESTRAINED MASSING WITH A DEFINED TOP, MIDDLE AND BASE

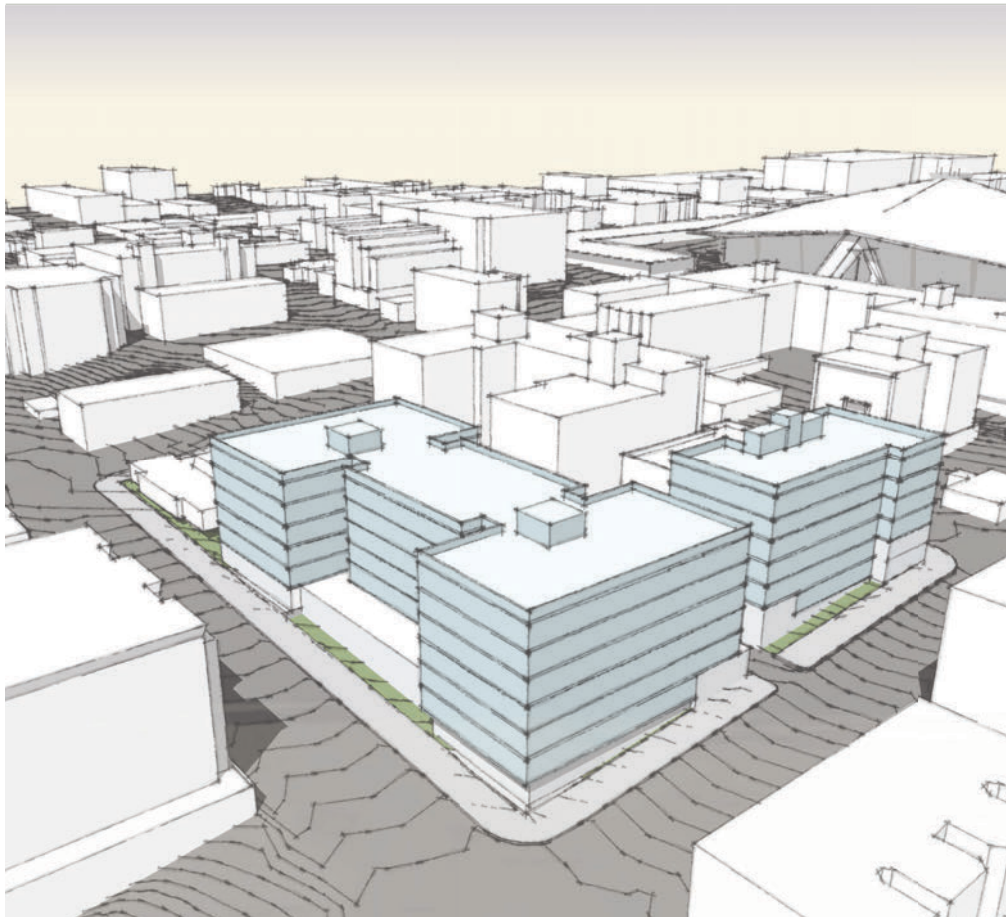


EDG GUIDANCE

EDG MASSING SUMMARY



OPTION 1



OPTION 2

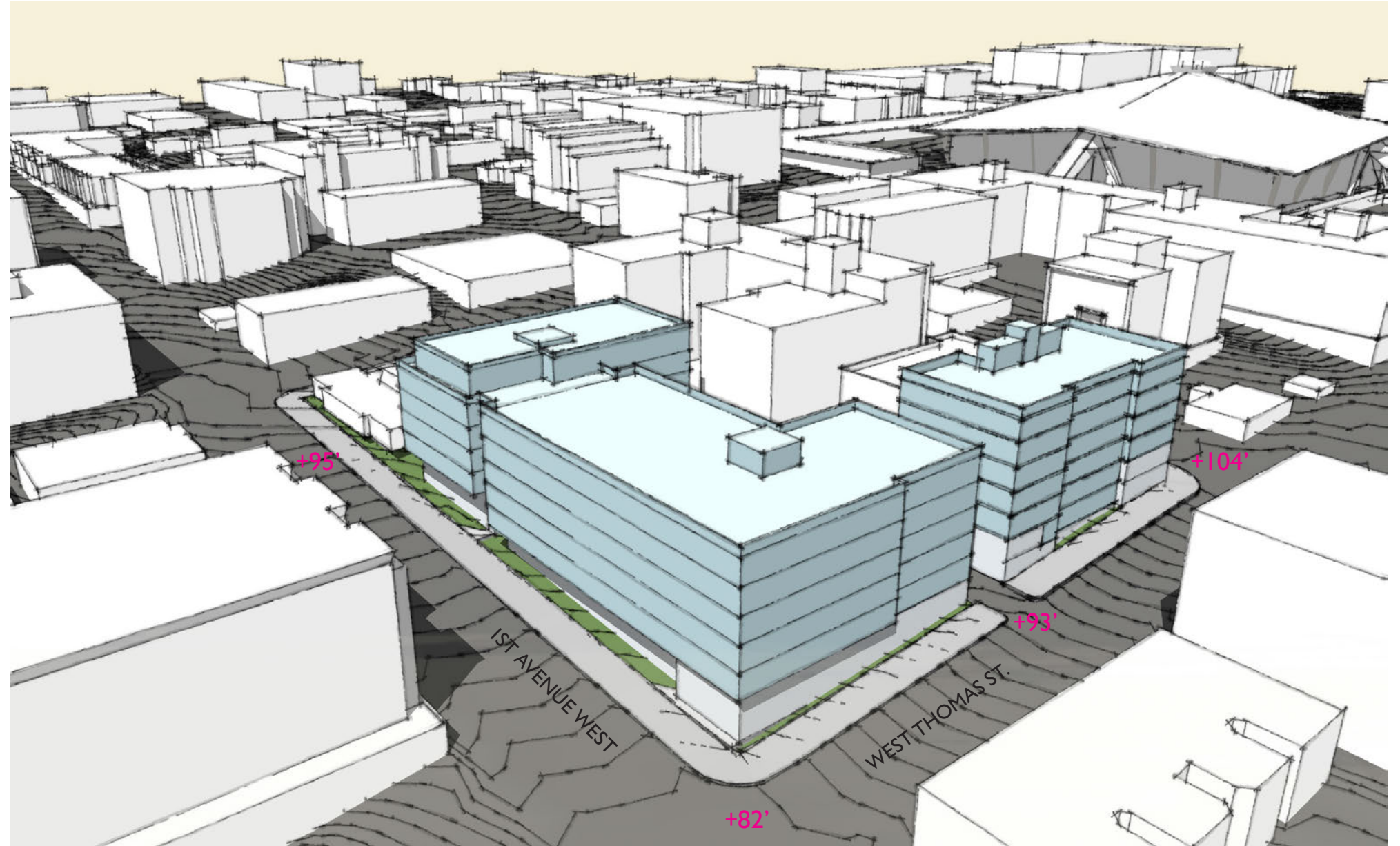


OPTION 3 (PREFERRED)

PREFERRED MASSING OPTION WITH BOARD COMMENTS

THE PREFERRED MASSING SCHEME FOR BOTH BUILDINGS FOCUSED ON THE FOLLOWING POINTS:

- Vertical step in the West Building to break up the massing results in a 1/3, 2/3 layout pattern.
- Notch between the main elements is an opportunity to highlight the break up of the massing.
- Give distinctive character to the various pieces/portions of each building.
- Careful design of fenestration and use of quality façade materials.



DESIGN PROPOSAL

DESIGN PROPOSAL

DESIGN ADVANCEMENT



ELAN UPTOWN FLATS – GROUND LEVEL PLAN

- Buildings have very similar massing schemes as compared to EDG meeting.
- Both buildings utilize a 1/3, 2/3 massing.
- Each massing element has a distinctive character, with each contributing to the design as a whole.
- A/B/B/A/C massing pattern.



ELAN UPTOWN FLATS – AERIAL VIEW

- 'A' massing elements hold the corners, 'B' massing elements frame the alley.
- 'C' massing element on the West Building is a foil to the larger corner piece and is a nod to the surrounding traditional architecture.
- Attention to fenestration patterning and exterior materials & detailing is a major theme of the design of both of these buildings.

DESIGN PROPOSAL

DESIGN ADVANCEMENT



ELAN UPTOWN FLATS – WEST STREETScape VIEW ALONG 1ST AVE WEST

DESIGN PROPOSAL

DESIGN ADVANCEMENT

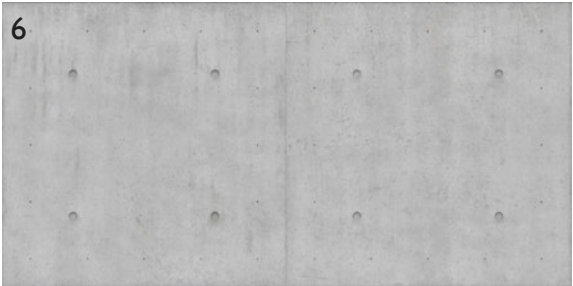
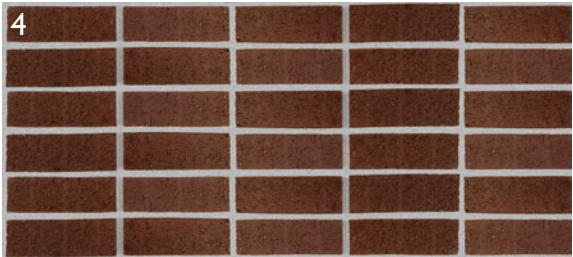


ELAN UPTOWN FLATS – SOUTH STREETScape VIEW ALONG WEST THOMAS ST

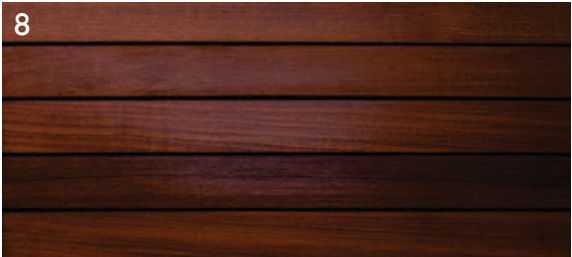
MATERIALS



1-2: HIGH DENSITY FIBER CEMENT PANEL, THROUGH COLOR



3: METAL PANEL, BLACK
4: BRICK MASONRY, STACKED BOND
5: CONCRETE, BOARD FORMED
6: CONCRETE, PLAIN



7: WEATHERING STEEL
8: WOOD SCREEN
9: COMPOSITE WOOD SIDING
10: CEMENTITIOUS LAP SIDING



LAP SIDING COLORS:
11: PASSIVE GREY, SW7064
12: SOFTWARE, SW7074
13: CYBERSPACE, SW7076

DESIGN PROPOSAL

WEST BUILDING



ELAN UPTOWN WEST – 1ST AVENUE W. + W. THOMAS STREET

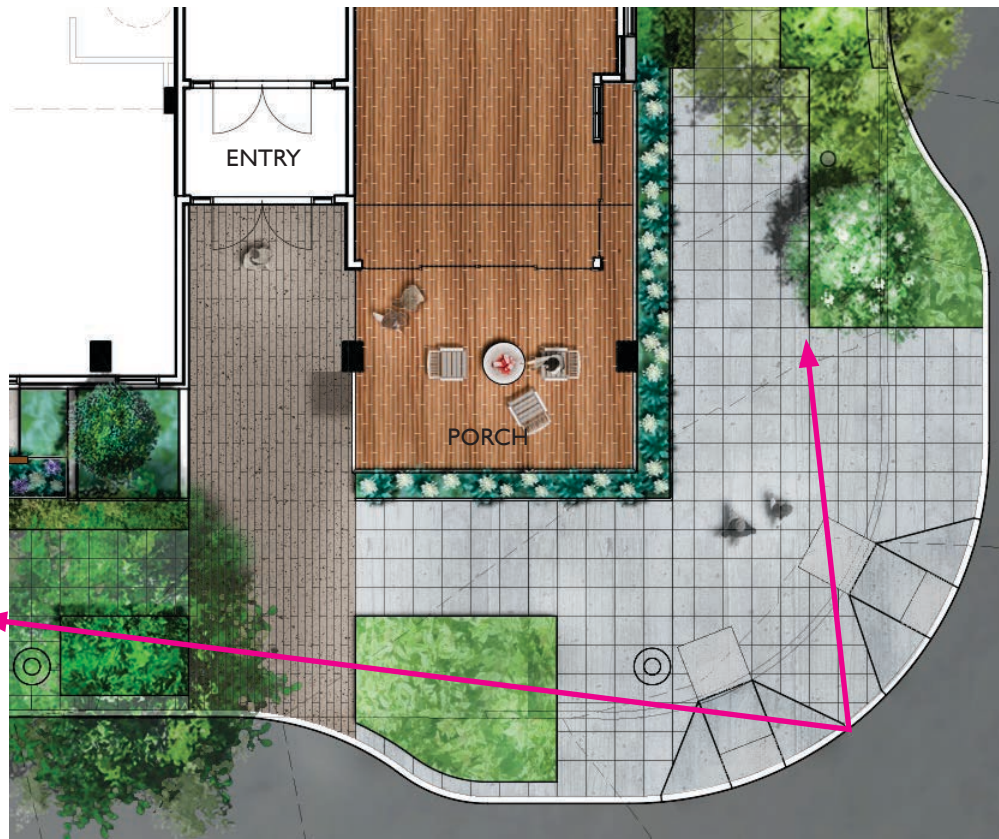
- 1/3, 2/3 massing is evident in the West Building, with the larger massing piece holding the corner.
- Simple massing moves are enhanced by the use of a playful and thoughtful fenestration pattern.
- The windows have a vertical orientation and are thoughtfully placed to be both unexpected and to frame views to the outside.
- High quality exterior materials are proposed, and this main corner is proposed to be a dark graphite color.
- Live/work units march up 1st Ave West, each with its own landscaped entry.
- Notch in building serves as a pause between the two massing elements as well as a secondary entry to the building.

DESIGN PROPOSAL

VIGNETTE I: 1ST AVENUE WEST & WEST THOMAS STREET – THE PORCH



ENTRY



PLAN



PORCH VIGNETTE

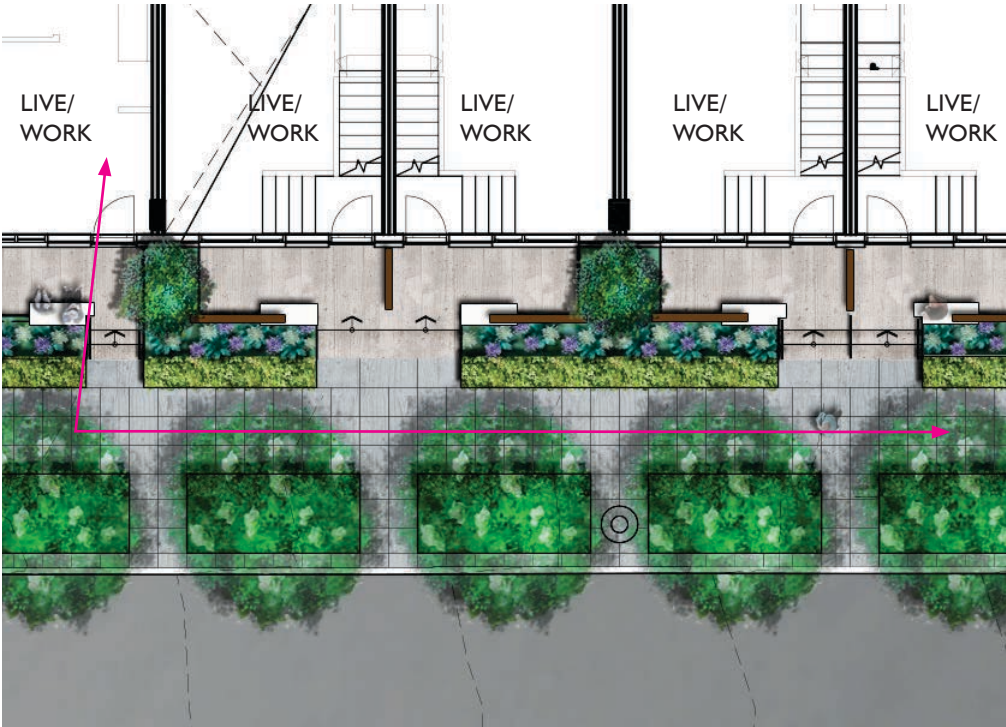
- The corner of 1st Ave West and Thomas Street serves as the main entry to the West Building.
- Large entry porch activates the corner and highlights the main residential entry.
- Rich pedestrian experience from the corner up both streets, with live/work units along 1st Ave West and leasing and amenity uses along Thomas Street.
- Warm materials such as wood, weathering steel, brick and architectural concrete are used in modern ways to highlight the residential entry and porch.
- This main entry also serves as the accessible entry for the live/work units, with a large lobby and clear internal circulation path.

DESIGN PROPOSAL

VIGNETTE 2: 1ST AVENUE WEST LIVE/WORK UNITS



SECTION



PLAN

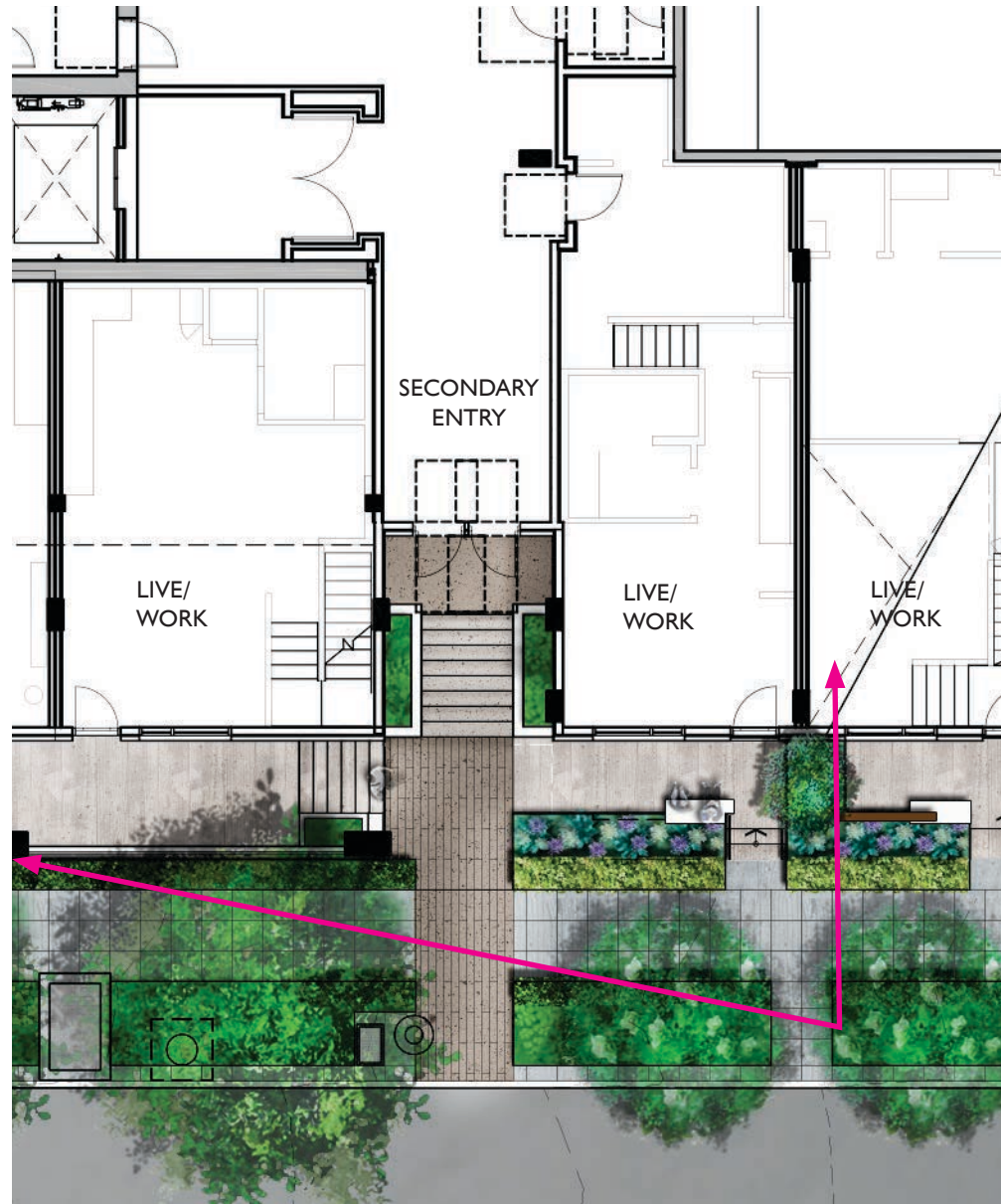


WEST LIVE/WORK UNITS

- Live/Work units along 1st Avenue West respond to the 'Uptown Park' character guidelines and are set back with a landscaped buffer and small entry porch.
- Brick, wood, and architectural concrete work together to create a residential feel in this urban setting.
- Varied landscaping enhances pedestrian experience and provides separation between public and semi-public spaces.

DESIGN PROPOSAL

VIGNETTE 3: 1ST AVENUE WEST SECONDARY ENTRY



PLAN

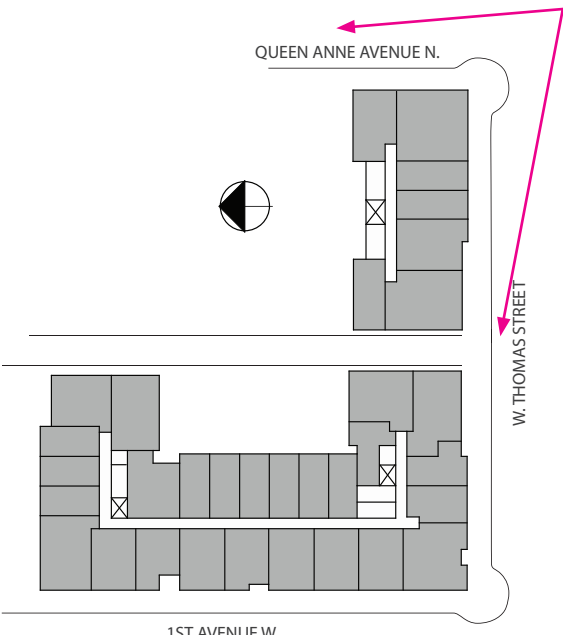


NORTHWEST VIGNETTE

- This secondary entry along 1st Avenue West also responds to the 'Uptown Park' character guidelines and is set back to provide a gracious entry sequence with landscaping and wide stairway.
- This secondary entry occurs at the notch between the massing elements, allowing for an intentional material break.
- The elevated porch for the northernmost two live/work units adds to the varied pedestrian experience.

DESIGN PROPOSAL

EAST BUILDING

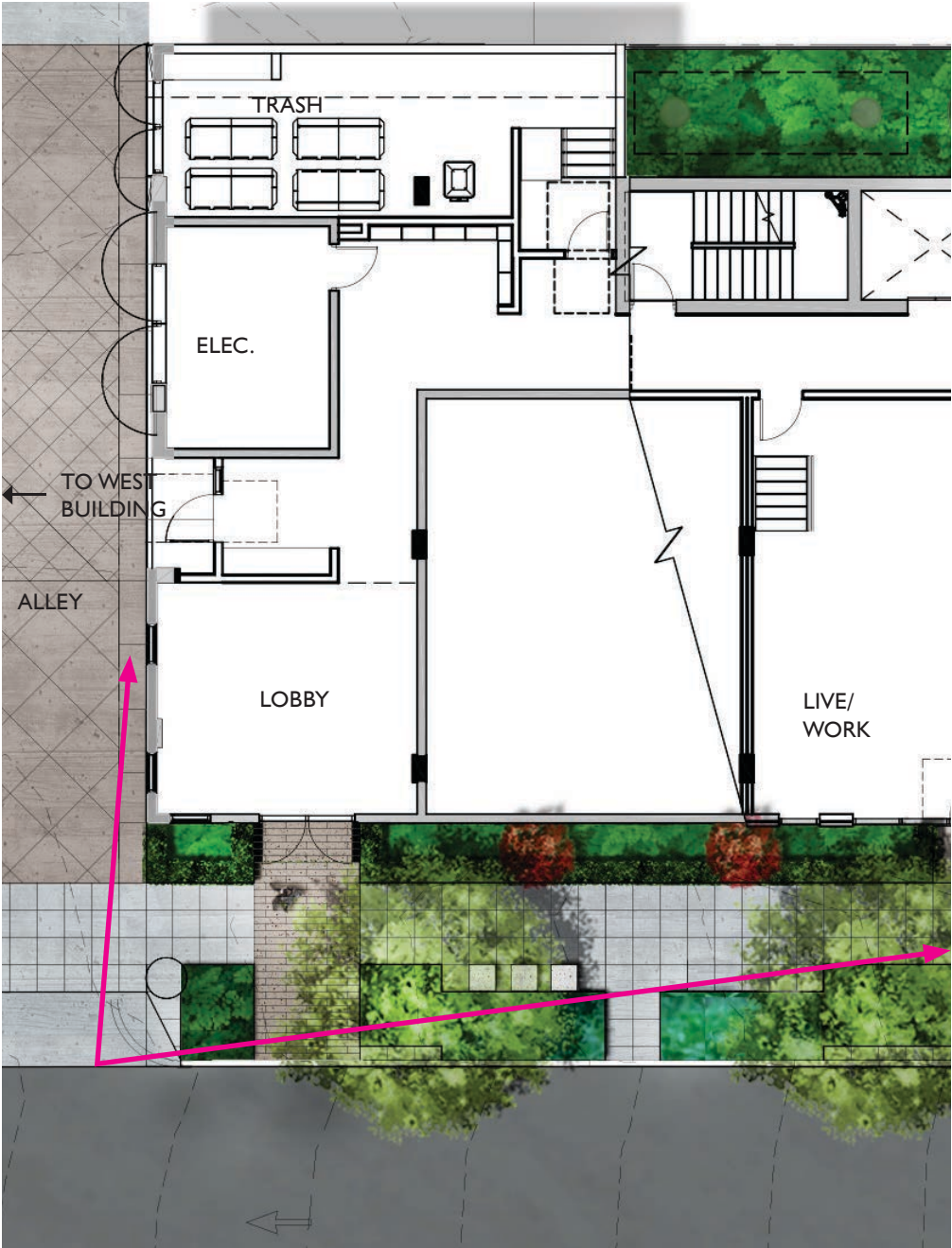


ELAN UPTOWN FLATS EAST

- The smaller East Building also utilizes a 1/3, 2/3 massing theme.
- The use of the lighter through colored fiber cement panel is a reference to the West Building and relates the buildings to each other. The same brick palette is proposed for both buildings to help tie them together and provide a textured base.
- Similar playful but thoughtful fenestration patterning with a mix of Juliet balconies and full balconies are featured.
- Similar notch separating the 1/3, 2/3 massing elements with composite wood siding as the transition material.

DESIGN PROPOSAL

VIGNETTE 4: ELAN UPTOWN FLATS EAST – WEST THOMAS STREET ENTRY



PLAN

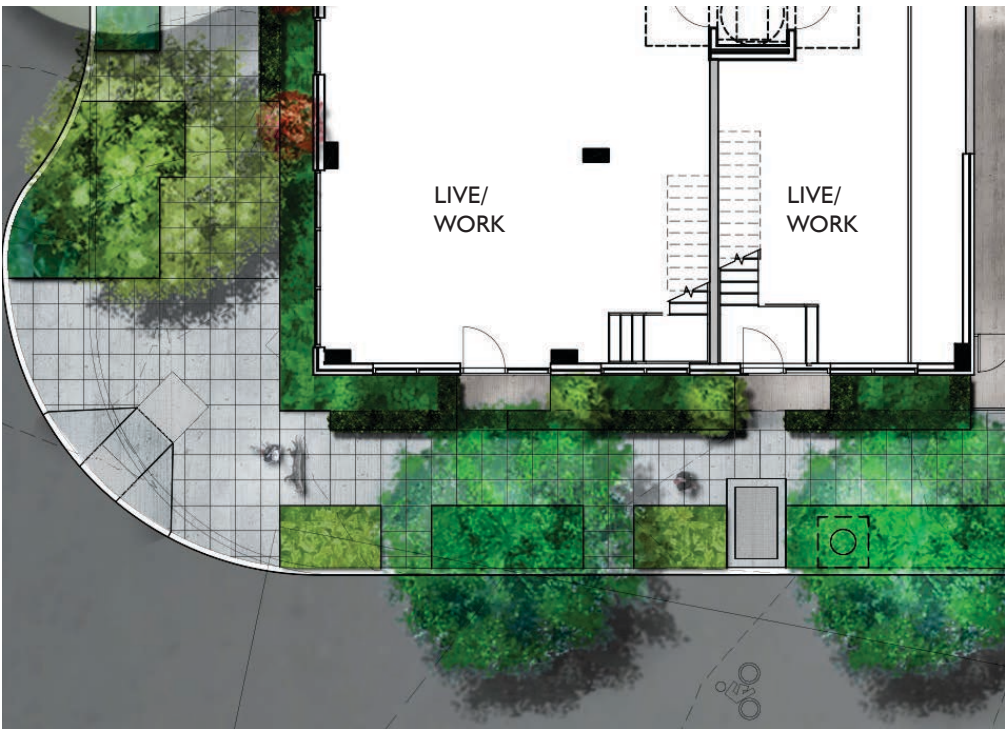


W THOMAS STREET VIGNETTE

- The main entry façade of the East Building responds to the Uptown Urban character area by more closely holding the sidewalk edge and incorporates landscaping as a buffer.
- The main entry itself is highlighted with a weathering steel portal, detailed similarly with slats to echo some of the language of the West Building.
- Live/work units along Thomas Street activate the ground plane.
- The bench adjacent to the entry portal enhances the sense of entry.

DESIGN PROPOSAL

VIGNETTE 5: QUEEN ANNE AVENUE NORTH LIVE/WORK UNITS



PLAN

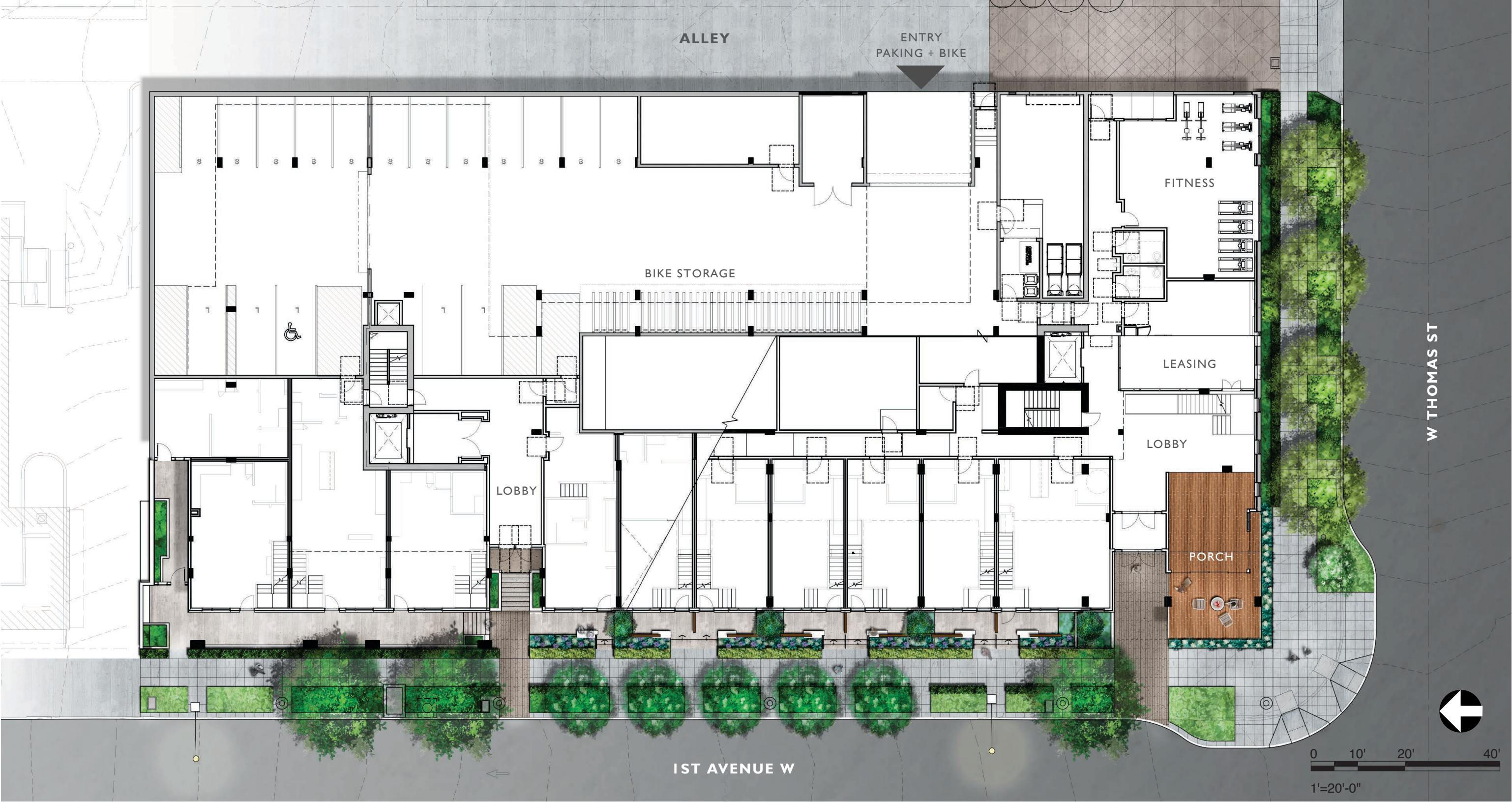


QUEEN ANNE AVENUE N VIGNETTE

- We recognize this corner as the most viable for retail and are designing in flexibility so that it can be successful as either a live/work unit or a true commercial space.
- The landscaping at the corner space is not required for green factor and could be converted to hardscape in the future.
- Canopies over the entry doors on both streets respond the 'Uptown Urban' character guidelines and lend a more commercial feel than the 1st Avenue West units.
- Consistent brick color and patterning tie together the grade planes of both buildings.

LANDSCAPE DESIGN

LANDSCAPE DESIGN – WEST STREETSCAPE PLAN



LANDSCAPE DESIGN – WEST STREETSCAPE PERSPECTIVES



1ST AVENUE W. STREETSCAPE

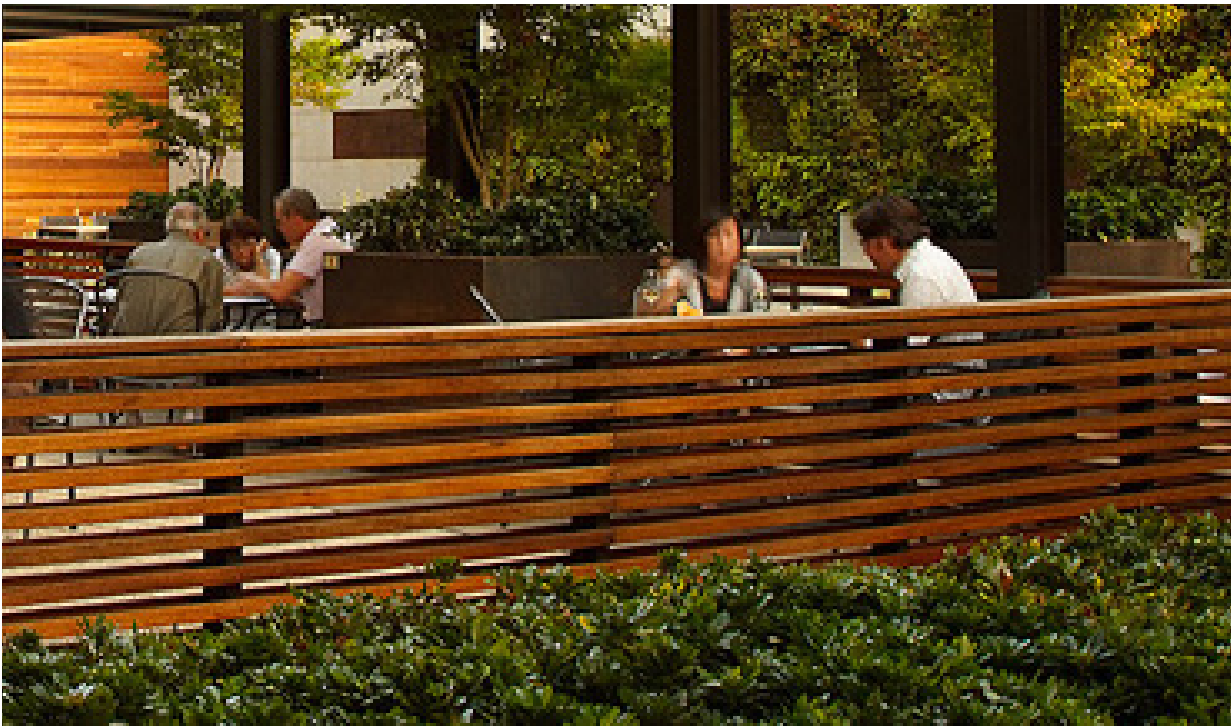


1ST AVENUE W. STREETSCAPE



1ST AVENUE W. + W. THOMAS ST. STREETSCAPE

LANDSCAPE DESIGN – WEST STREETSCAPE INSPIRATION



LANDSCAPE DESIGN – WEST STREETSCAPE PLANT PALETTE



LANDSCAPE DESIGN – WEST L2 COURTYARD



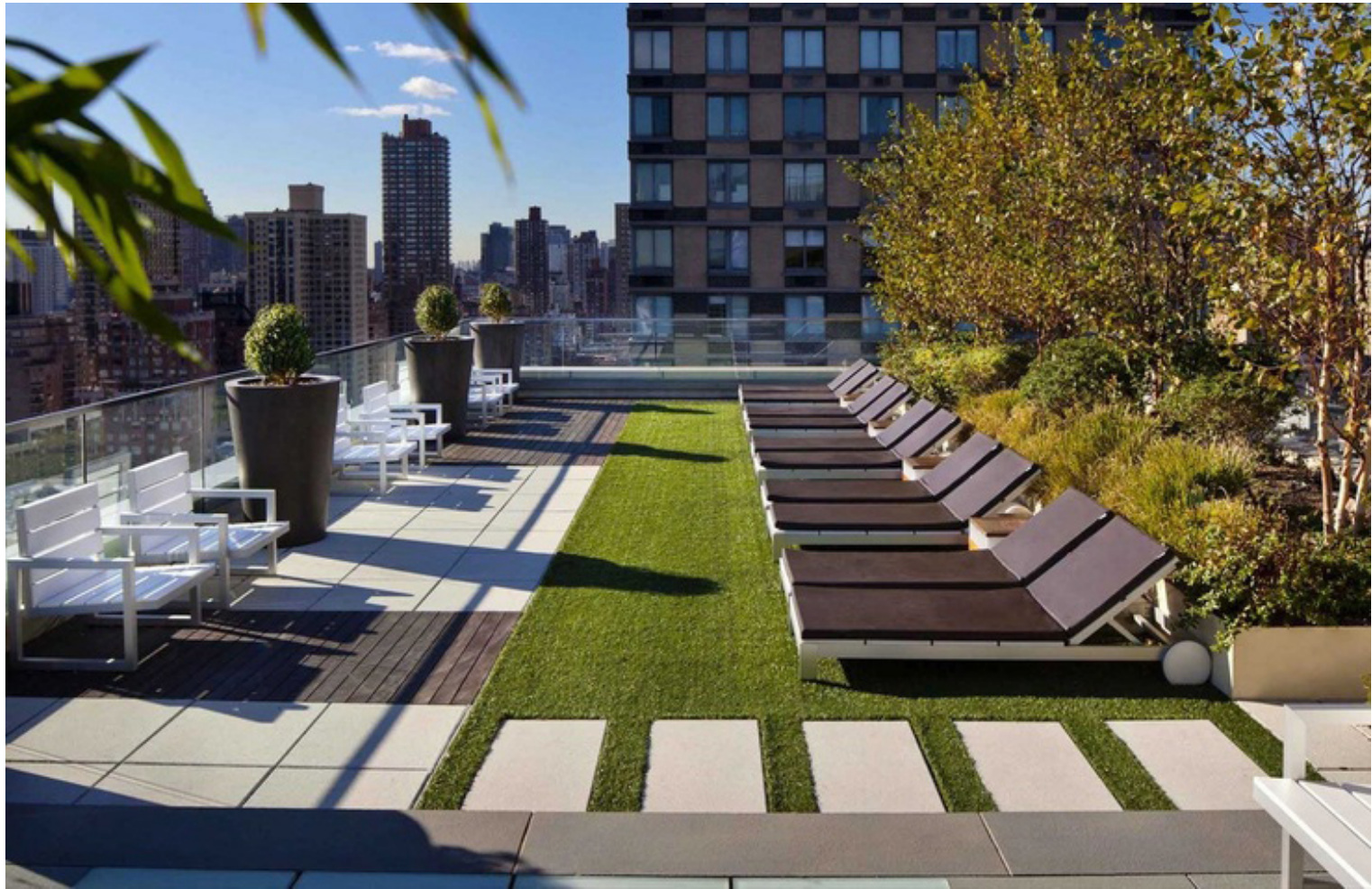
LANDSCAPE DESIGN – WEST L7 ROOFTOP



LANDSCAPE DESIGN – VIEW OF WEST ROOFTOP



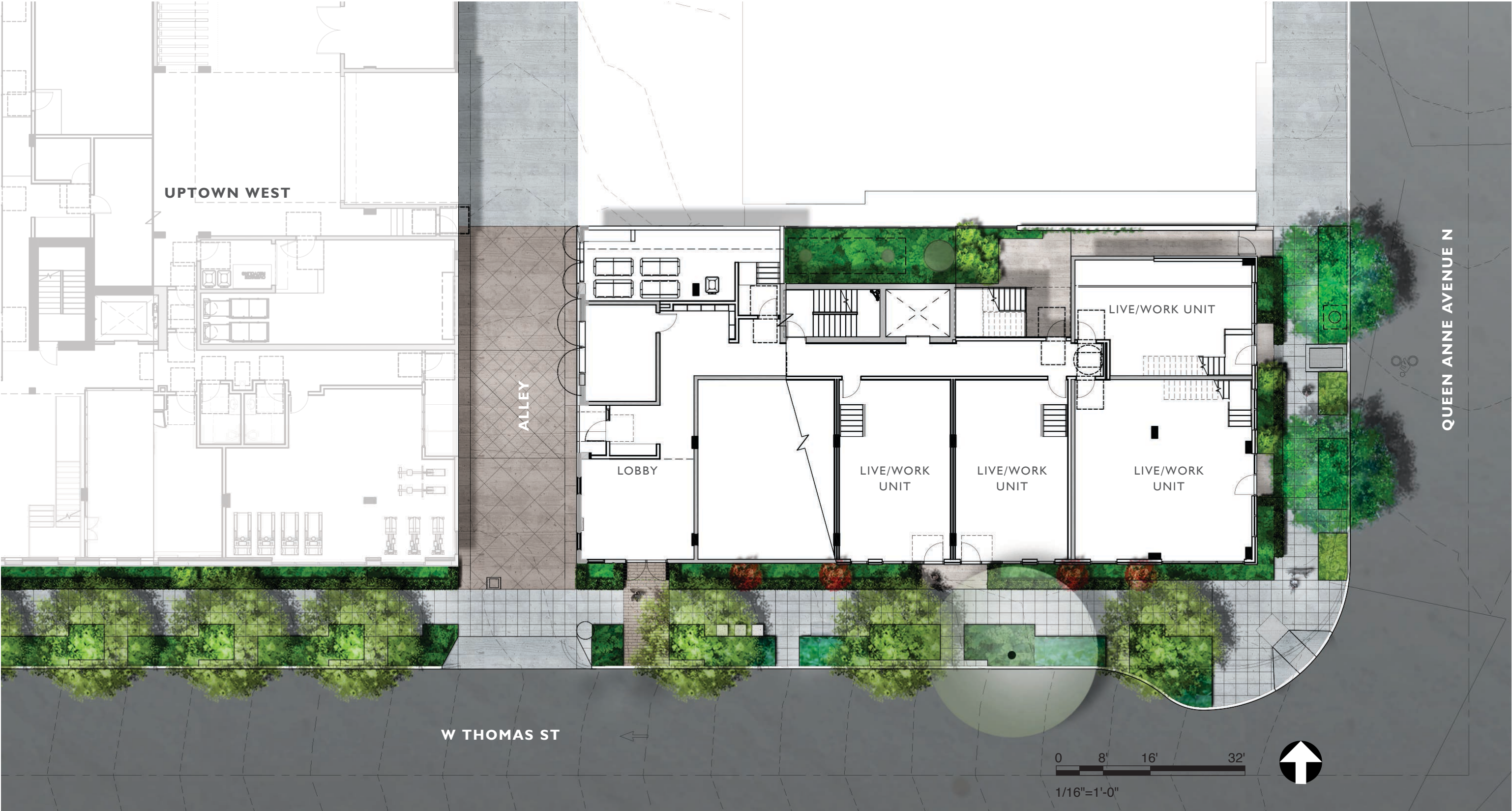
LANDSCAPE DESIGN – ROOF LEVEL INSPIRATION



LANDSCAPE DESIGN – ROOF LEVEL INSPIRATION



LANDSCAPE DESIGN – EAST STREETSCAPE PLAN



LANDSCAPE DESIGN – EAST STREETSCAPE PERSPECTIVES

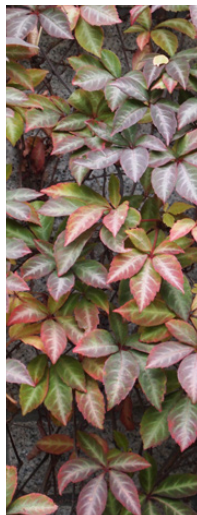


W. THOMAS ST. STREETSCAPE

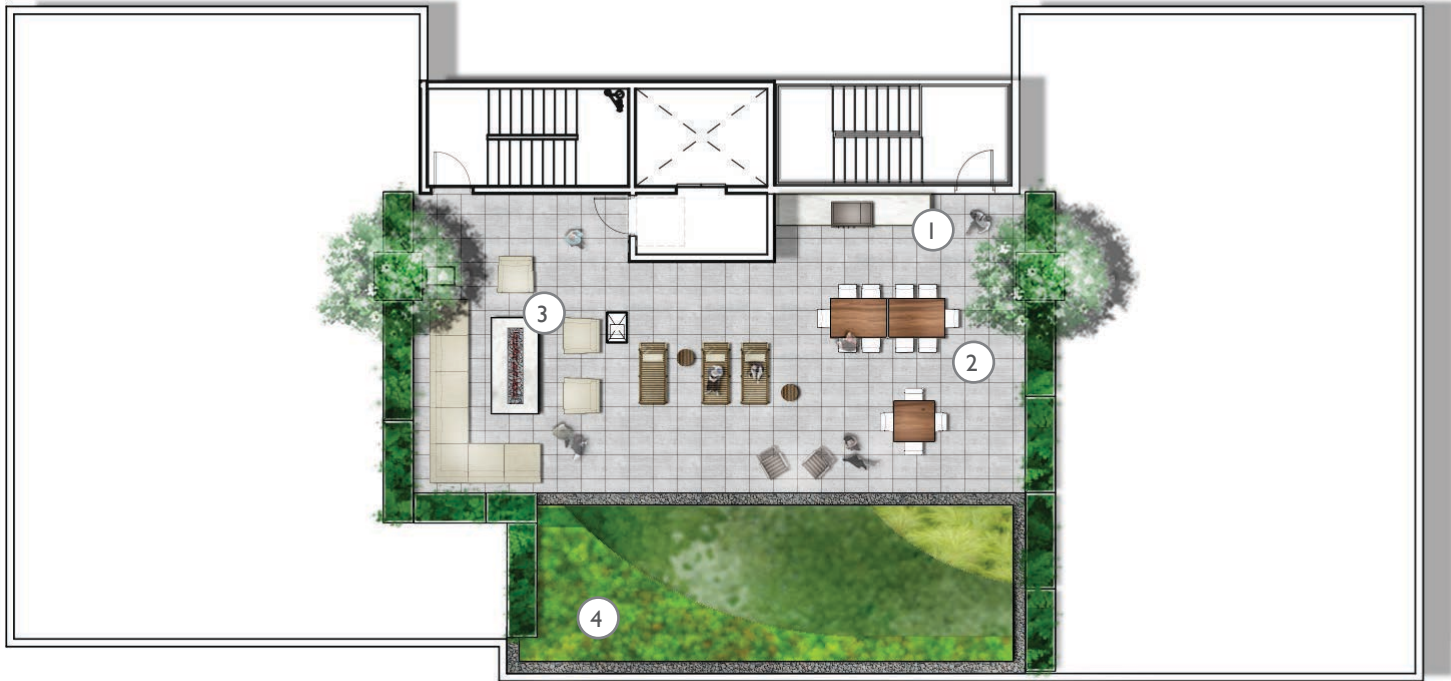


QUEEN ANNE AVE. N. + W. THOMAS ST. STREETSCAPE

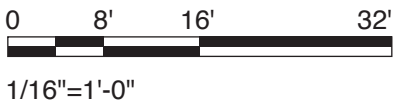
LANDSCAPE DESIGN – EAST PLANT PALETTE



LANDSCAPE DESIGN – EAST L7 ROOFTOP

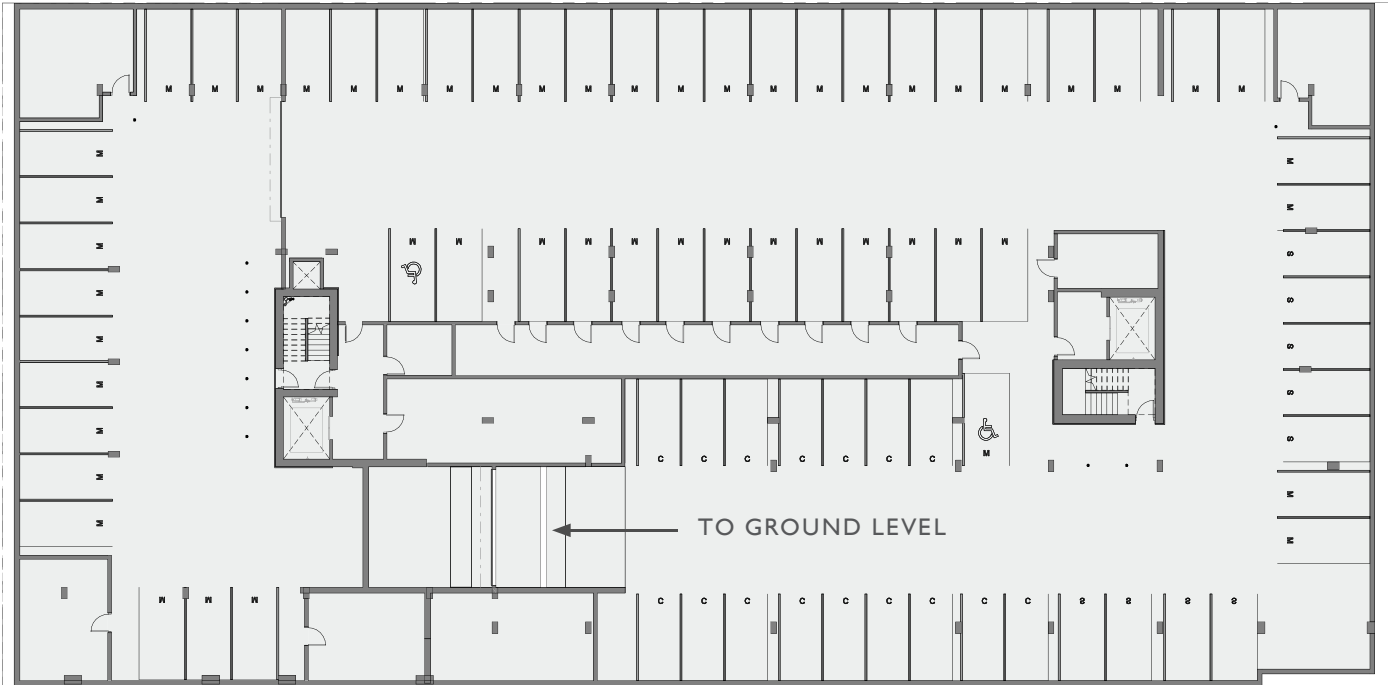


- LEGEND
- 1 BBQ
 - 2 DINING
 - 3 HEARTH
 - 4 GREEN ROOF

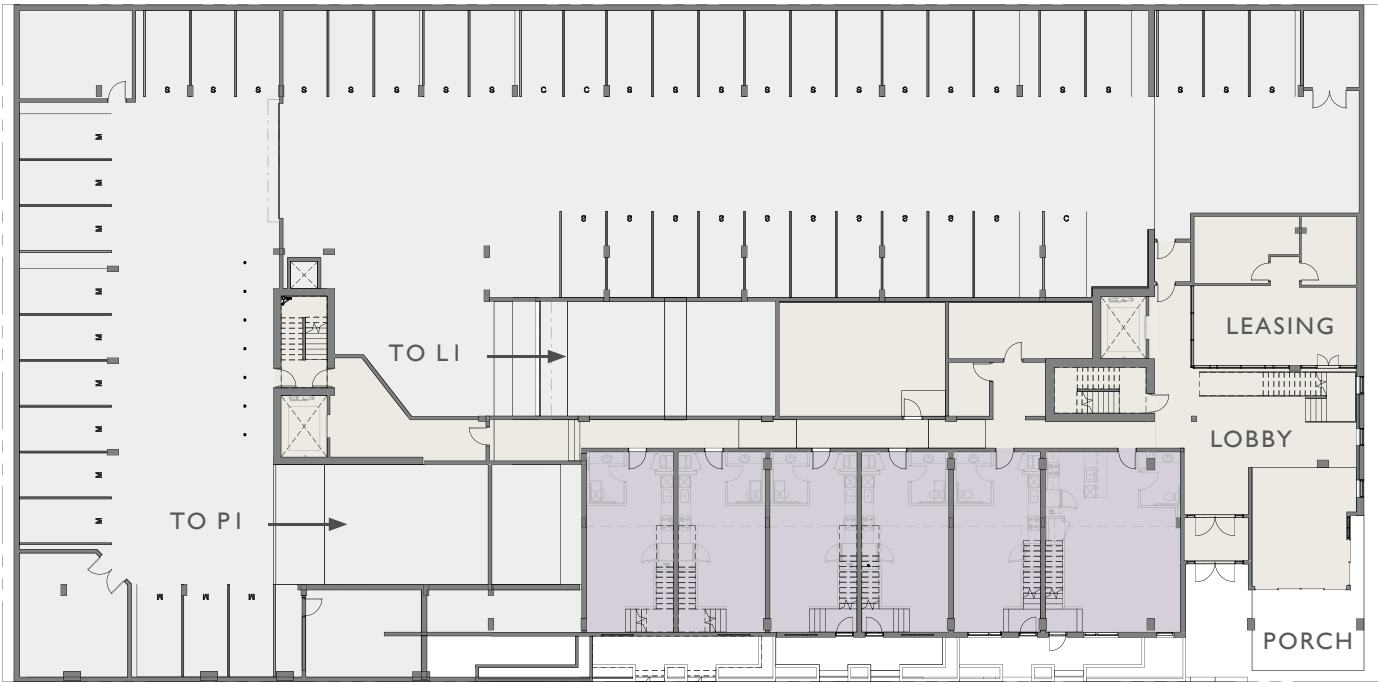


DRAWINGS

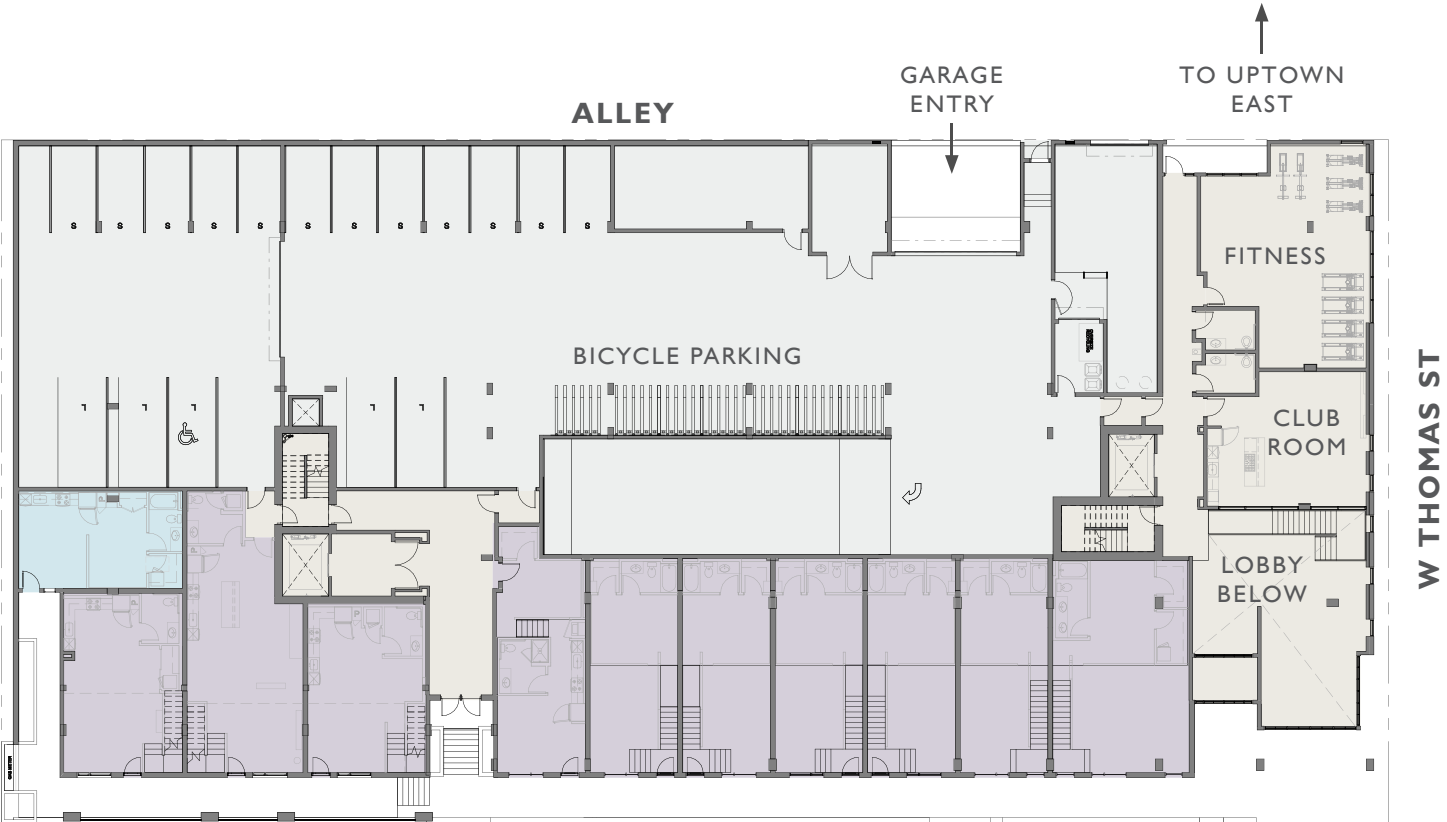
FLOOR PLANS – WEST



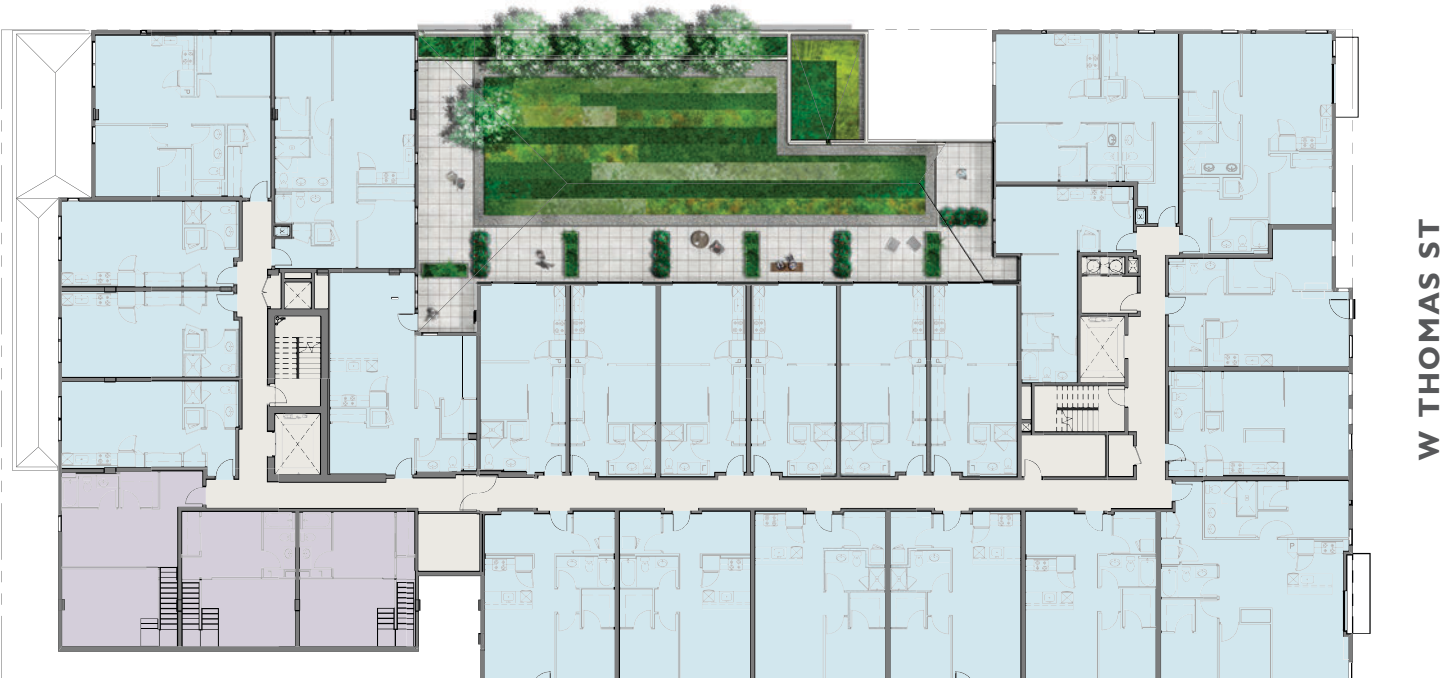
PI



G



LI



L2

- COMMERCIAL
- RESIDENTIAL
- GARAGE

FLOOR PLANS – WEST



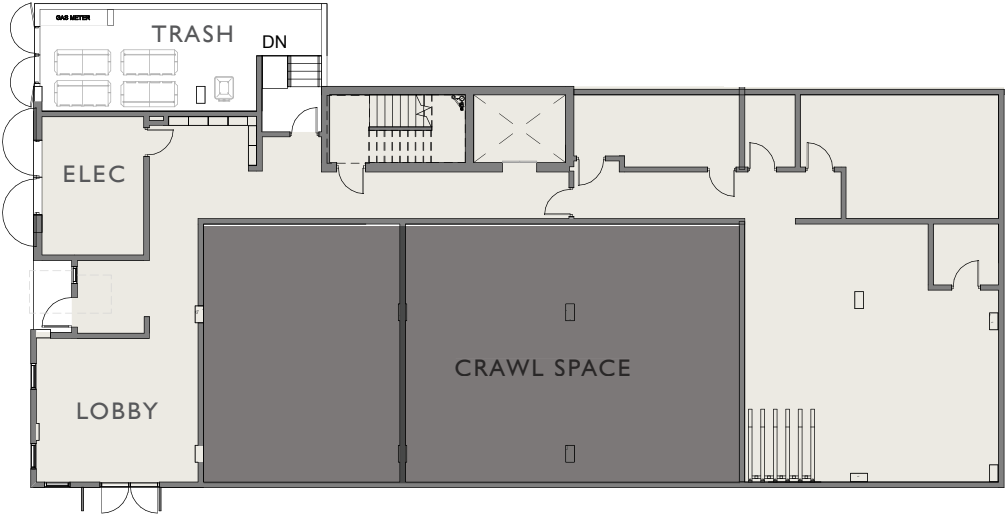
L3-L6



L7

- COMMERCIAL
- RESIDENTIAL
- GARAGE

FLOOR PLANS – EAST



1ST AVE WEST



1ST AVE WEST



ROOF



1ST AVE WEST



L3-L6

- COMMERCIAL
- RESIDENTIAL
- GARAGE

L1

ELEVATIONS – WEST BUILDING



EAST ELEVATION

- | | | |
|--|--|--|
| 1 THROUGH-COLOR FIBER CEMENT PANEL - GRAPHITE | 7 WOOD SLATS | 12 CONCRETE W/ 1.5" REVEAL AT 18" OC, SEALED W/ ANTI GRAFITI COATING |
| 2 THROUGH-COLOR FIBER CEMENT PANEL - SAND | 8 COMPOSITE WOOD | 13 CONCRETE W/ BOARD FORM TEXTURE, SEALED W/ ANTI GRAFITI COATING |
| 3 CEMENTITIOUS LAP SIDING - 4" EXPOSURE | 9 METAL PANEL, BLACK | 14 STOREFRONT GLAZING SYSTEM, BLACK ANODIZED. |
| 4 CEMENTITIOUS LAP SIDING - 6" EXPOSURE | 10 WEATHERING STEEL W/ CLEAR SEALER | 15 JULIET BALCONIES |
| 5 CEMENTITIOUS LAP SIDING - 8" EXPOSURE | 11 BRICK MASONRY 4X4X12 ECON BRICK, STACKED BOND | 16 BOLT ON STEEL BALCONY |
| 6 CEMENTITIOUS LAP SIDING - 8" EXPOSURE, 5/8" REVEAL | | 17 METAL PANEL |

ELEVATIONS – WEST BUILDING



COURTYARD ELEVATIONS

- 1

THROUGH-COLOR FIBER CEMENT PANEL - GRAPHITE
- 2

THROUGH-COLOR FIBER CEMENT PANEL - SAND
- 3

CEMENTITIOUS LAP SIDING - 4" EXPOSURE
- 4

CEMENTITIOUS LAP SIDING - 6" EXPOSURE
- 5

CEMENTITIOUS LAP SIDING - 8" EXPOSURE
- 6

CEMENTITIOUS LAP SIDING - 8" EXPOSURE, 5/8" REVEAL
- 7

WOOD SLATS
- 8

COMPOSITE WOOD
- 9

METAL PANEL, BLACK
- 10

WEATHERING STEEL W/ CLEAR SEALER
- 11

BRICK MASONRY 4X4X12 ECON BRICK, STACKED BOND
- 12

CONCRETE W/ 1.5" REVEAL AT 18" OC, SEALED W/ ANTI GRAFITI COATING
- 13

CONCRETE W/ BOARD FORM TEXTURE, SEALED W/ ANTI GRAFITI COATING
- 14

STOREFRONT GLAZING SYSTEM, BLACK ANODIZED.
- 15

JULIET BALCONIES
- 16

BOLT ON STEEL BALCONY
- 17

METAL PANEL

ELEVATIONS – WEST BUILDING



NORTH ELEVATION

- | | | |
|--|---|---|
| ① THROUGH-COLOR FIBER CEMENT PANEL - GRAPHITE | ⑦ WOOD SLATS | ⑫ CONCRETE W/ 1.5" REVEAL AT 18" OC, SEALED W/ ANTI GRAFITI COATING |
| ② THROUGH-COLOR FIBER CEMENT PANEL - SAND | ⑧ COMPOSITE WOOD | ⑬ CONCRETE W/ BOARD FORM TEXTURE, SEALED W/ ANTI GRAFITI COATING |
| ③ CEMENTITIOUS LAP SIDING - 4" EXPOSURE | ⑨ METAL PANEL, BLACK | ⑭ STOREFRONT GLAZING SYSTEM, BLACK ANODIZED. |
| ④ CEMENTITIOUS LAP SIDING - 6" EXPOSURE | ⑩ WEATHERING STEEL W/ CLEAR SEALER | ⑮ JULIET BALCONIES |
| ⑤ CEMENTITIOUS LAP SIDING - 8" EXPOSURE | ⑪ BRICK MASONRY 4X4X12 ECON BRICK, STACKED BOND | ⑯ BOLT ON STEEL BALCONY |
| ⑥ CEMENTITIOUS LAP SIDING - 8" EXPOSURE, 5/8" REVEAL | | ⑰ METAL PANEL |

ELEVATIONS – WEST BUILDING



WEST ELEVATION

- | | | |
|--|--|--|
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ELEVATIONS – WEST BUILDING



SOUTH ELEVATION

- | | | |
|--|--|--|
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ELEVATIONS – EAST BUILDING



SOUTH ELEVATION



EAST ELEVATION

- | | | |
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ELEVATIONS – EAST BUILDING



NORTH ELEVATION



WEST ELEVATION

- | | | |
|--|---|---|
| ① THROUGH-COLOR FIBER CEMENT PANEL - GRAPHITE | ⑦ WOOD SLATS | ⑫ CONCRETE W/ 1.5" REVEAL AT 18" OC, SEALED W/ ANTI GRAFITI COATING |
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| ④ CEMENTITIOUS LAP SIDING - 6" EXPOSURE | ⑩ WEATHERING STEEL W/ CLEAR SEALER | ⑮ JULIET BALCONIES |
| ⑤ CEMENTITIOUS LAP SIDING - 8" EXPOSURE | ⑪ BRICK MASONRY 4X4X12 ECON BRICK, STACKED BOND | ⑯ BOLT ON STEEL BALCONY |
| ⑥ CEMENTITIOUS LAP SIDING - 8" EXPOSURE, 5/8" REVEAL | | ⑰ METAL PANEL |

SIGNAGE



WEST BUILDING – MAIN ENTRANCE



EAST BUILDING – MAIN ENTRANCE



EAST BUILDING – COMMERCIAL LIVE/WORK ENTRANCES

LIGHTING



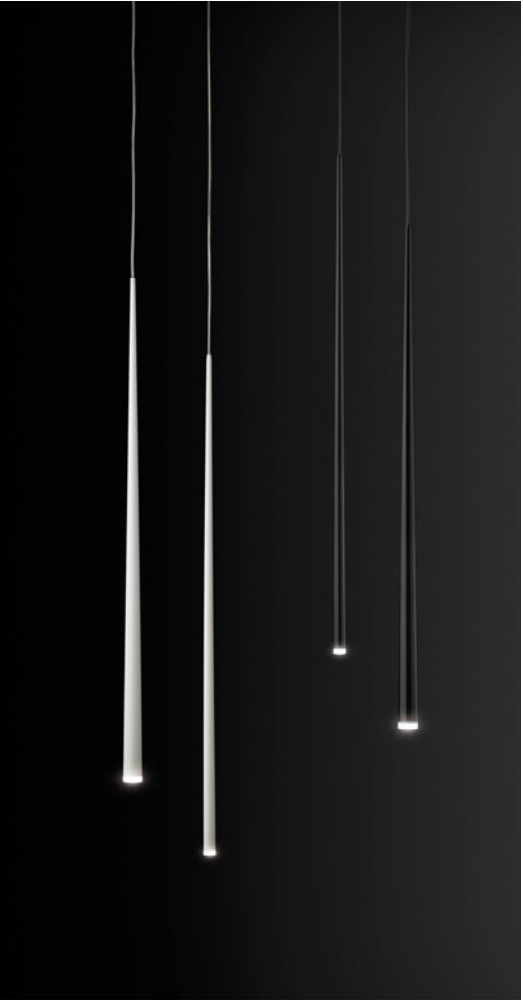
CONCEPTUAL LIGHTING PLAN



MAIN ENTRY PENDANT



WALL MOUNTED LIGHTING



PORCH FEATURE LIGHTING

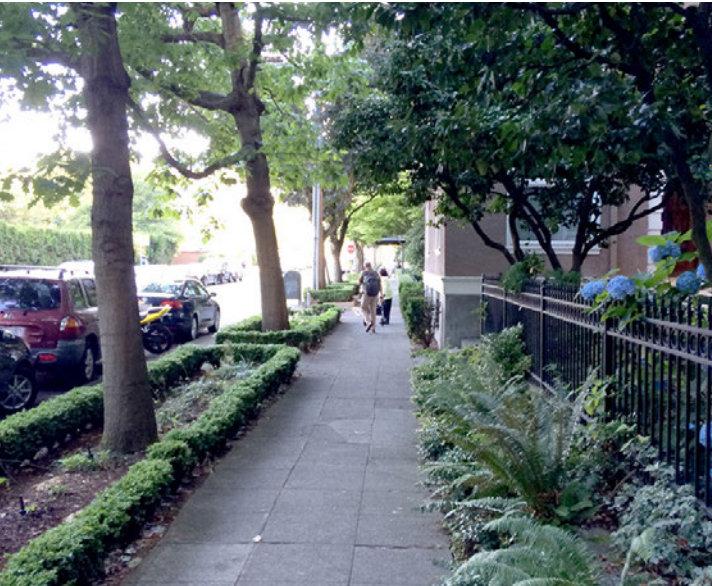


STEP LIGHTING



BOLLARD LIGHTING

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.	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.	A. Location in the City and Neighborhood B. Adjacent Sites, Streets, and Open Spaces C. Relationship to the Block D. Height, Bulk, and Scale	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.	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.	A. Network of Open Spaces B. Walkways and Connections C. Outdoor Uses and Activities	I. Streetscape Compatibility (i,ii,iii) II. Landscaping to Reinforce Design Continuity with Adjacent Sites (i,ii)	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.
	PL-2	WALKABILITY: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features	A. Accessibility B. Safety and Security C. Weather Protection D. Wayfinding	I. Entrances Visible from the Street II. Pedestrian Open Spaces and Entrances (i,ii,iii,iv)	The East building will utilize elevated, ground-related entries along Thomas St. to create defensible spaces and signify the transition from public to private.

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)	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. 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.
	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.	<div>A. Arrangement of Interior Uses</div> <div>B. Vehicular Access and Circulation</div> <div>C. Parking and Service Uses</div>	<div>I. Parking and Vehicle Access (i,ii)</div> <div>II. Blank Walls (i,ii)</div> <div>III. Retaining Walls</div> <div>IV. Design of Parking Lots Near Sidewalks</div> <div>V. Visual Impacts of Parking Structures (i,ii)</div> <div>VI. Treatment of Alleys (i,ii)</div>	<div>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.</div> <div>Both the East and West buildings will employ quality materials and detailing that is prevalent in the surrounding residential buildings.</div>
	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.	<div>A. Massing</div> <div>B. Architectural and Façade Composition</div> <div>C. Secondary Architectural Features</div> <div>D. Scale and Texture</div> <div>E. Form and Function</div>	<div>I. Architectural Context (i,ii,iii)</div> <div>II. Architectural Concept and Consistency</div> <div>III. Human Scale (i,ii,iii,iv)</div>	<div>The landscaped setback with large upper level overhangs will create a smaller scale, pedestrian environment along 1st Avenue West.</div>

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.	A. Building-Open Space Relationship B. Open Spaces Uses and Activities C. Design	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.	A. Exterior Elements and Finishes B. Signage C. Lighting D. Trees, Landscape and Hardscape Materials	I. Architectural Context II. Exterior Finish Materials (i,ii) III. Commercial Signage IV. Commercial Lighting	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.

DEPARTURES

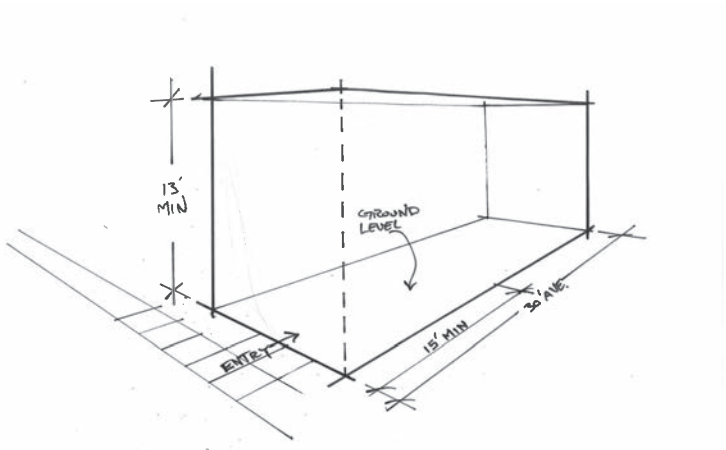
DEPARTURE I

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

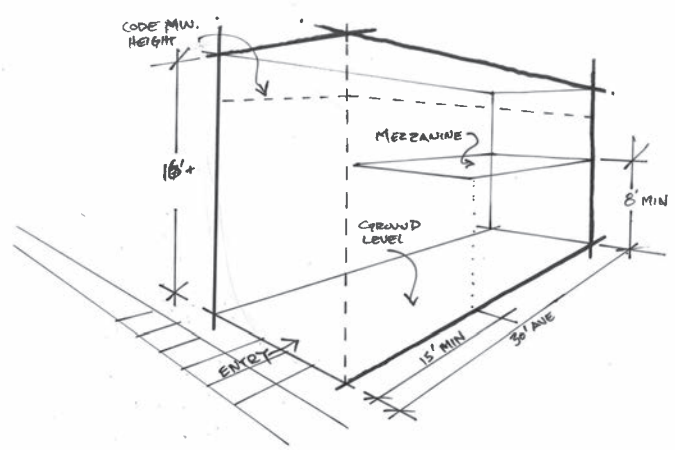
DEPARTABLE UNDER 23.41.012.B.2

“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.

DEPARTURE III

23.47A.008.B.2 STREET-LEVEL DEVELOPMENT STANDARDS - TRANSPARENCY

DEPARTABLE UNDER 23.41.012.B.2

At the west street level façade (along 1st Ave W.), less than 60% of the street level façade between 2’ and 8’ above the sidewalk is transparent (currently 51%). The majority of the west elevation is comprised of landscaped and recessed live/work stoops with tall, double height windows that activate the pedestrian realm and give visual interest to the facade. Due to the slope of the street a stepped building is needed to allow multiple entry/exit points from the building. This creates an area at the stepped condition that is infeasible to provide transparency.

DEPARTURES

DEPARTURE IV

4. 23.47A.008.A.3 STREET LEVEL FACADE (STREET-LEVEL DEVELOPMENT STANDARDS)

DEPARTABLE UNDER 23.41.012.B.2

“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. In the West Building at the west street level façade (along 1st Ave W.), three distinct areas of the street level façade are recessed further than 10’ from the lot line. Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street.”

The design team is seeking a departure to allow for three distinct areas of the west facade on the West Building to be further than 10’ from the lot line:



A. The main entry doors just off of the porch on 1st Avenue W. and W. Thomas St. are recessed 12.5’ from the street level building façade (20.5’ from the lot line). The main entry door was located to ensure that a direct, accessible entry walkway (sloped at 4.8%) could be provided without the need for both an accessible ramp and stairs. By providing the entry at this location, more usable space for the porch could be located at the corner of the property on 1st Avenue W. and W. Thomas St.



B. The secondary exit and alternate entry at the midblock of 1st Avenue W. is recessed 13’ from the street level façade (21’ from the lot line). Access to the north stair/elevator core and the level 1 garage from 1st Avenue W needs a stair to navigate the 4’ of grade change from the sidewalk. In order to provide safe access to the exit/entry door without blocking the adjacent stair from the north live/work units or the accessible entry to live/work unit to the south, the door needed to be recessed to its current location. The improved circulation and addition of landscape planters are provided to meet the intent of the code.



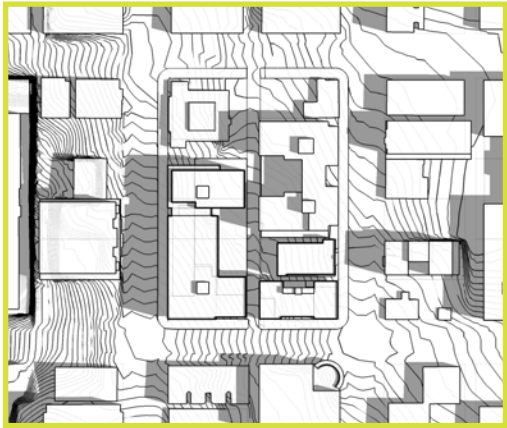
C. The guest unit entry at the north property line accessed off of 1st Avenue W. is recessed 40’ from the lot line. The overall building is set back 10’ from the north property line to provide relief from future development on the adjacent site. Access to the guest suite will be through an external court that is landscaped and provided with a security gate within 13’ from the lot line. The limited width of the court lends itself to be an exterior space that is open to light and provided with a private landscaped area.

APPENDIX

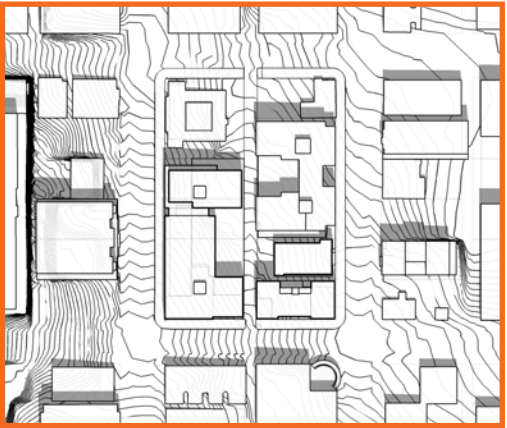
SHADOW STUDY (PROPOSED DESIGN)

SUMMER
SOLSTICE

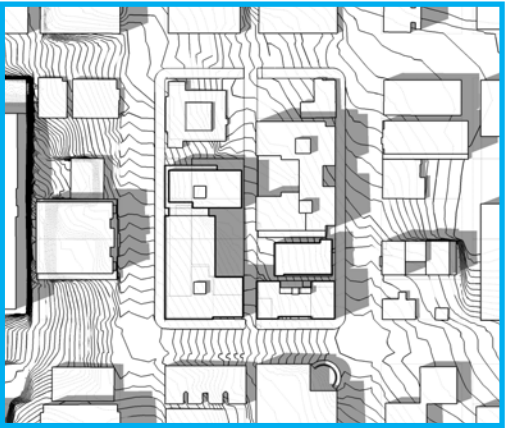
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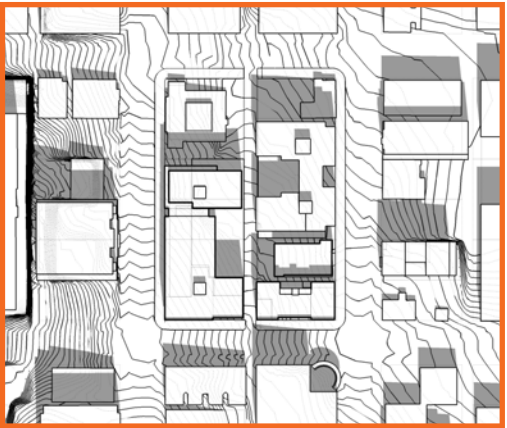
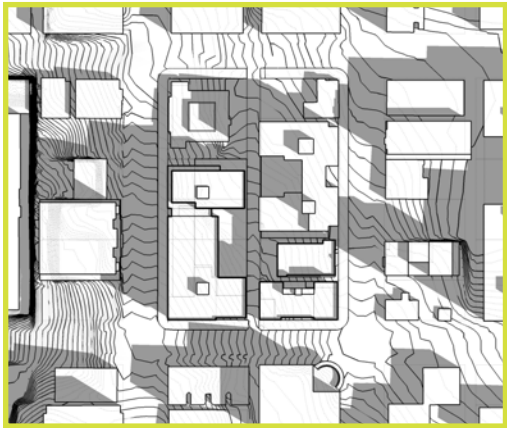
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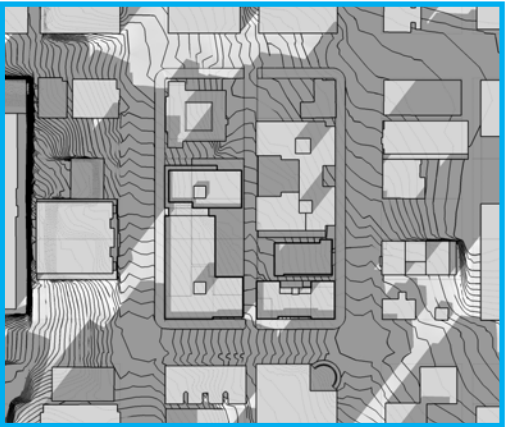
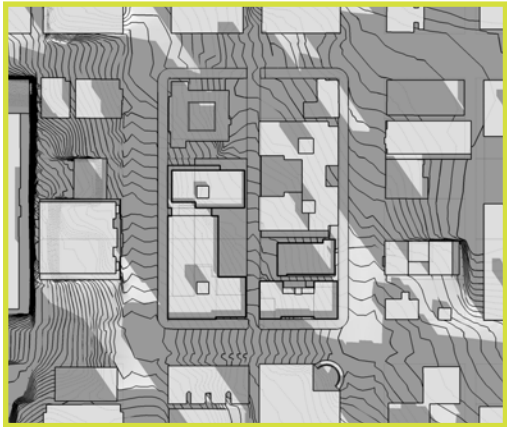
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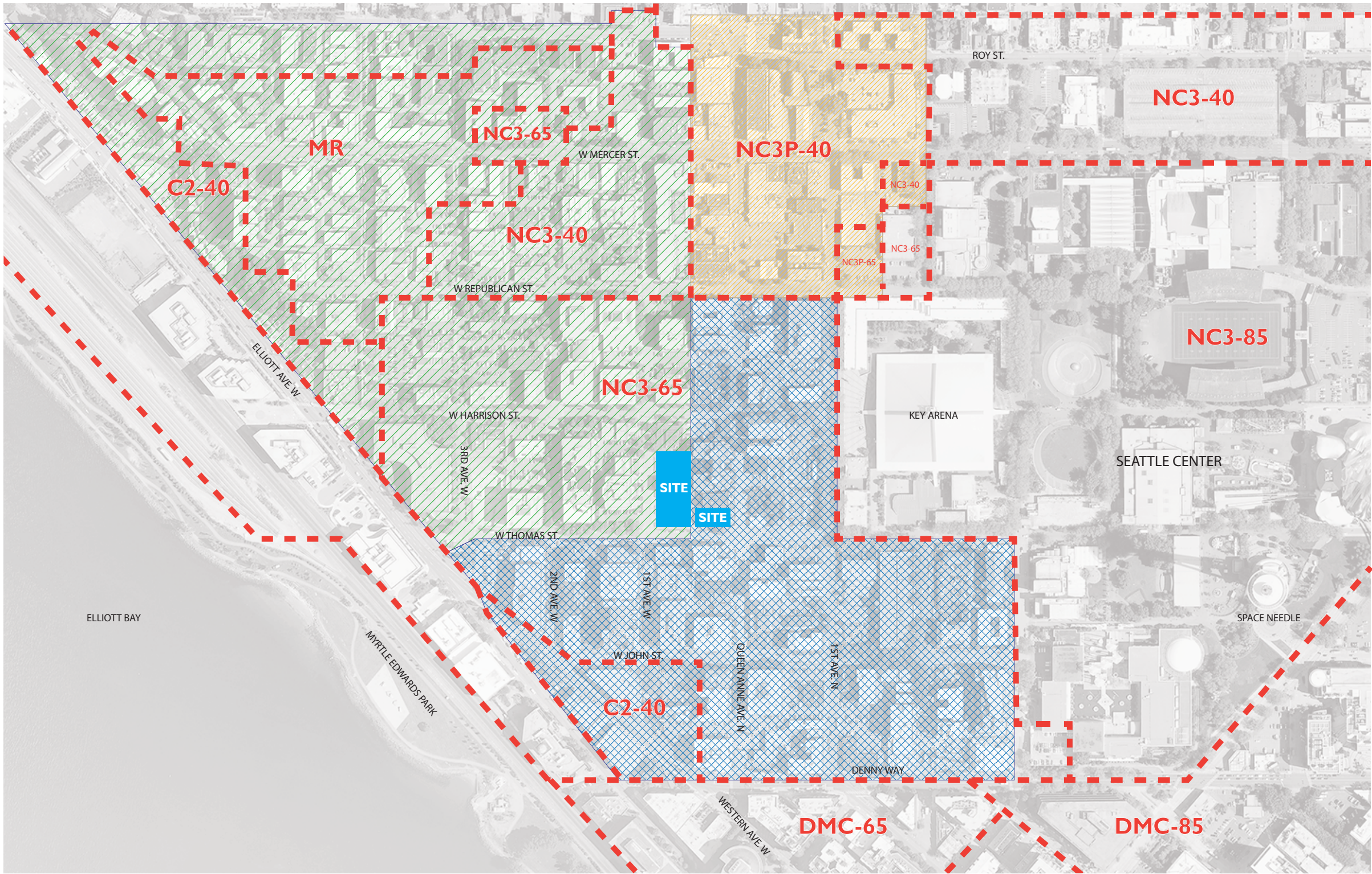
SPRING / AUTUMN
EQUINOX


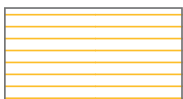
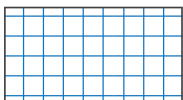
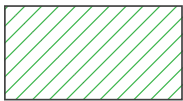


WINTER
SOLSTICE



ZONING



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

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 1 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.
	D. Where residential uses are located along a street-level street-facing façade the following requirements apply unless exempted by subsection 23.47A.008G:	1. At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry
	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 I: 4.75
	D. The following gross floor area is not counted toward maximum FAR:	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. Stree 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:	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.



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



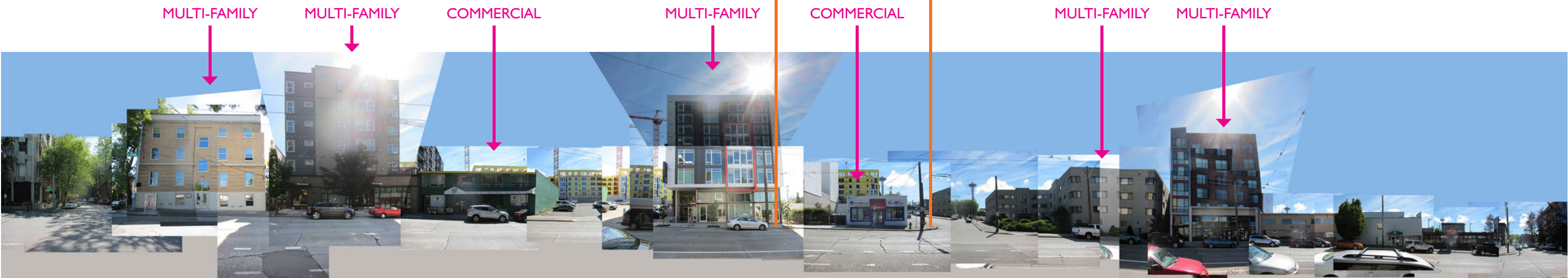
THOMAS STREET – LOOKING NORTH



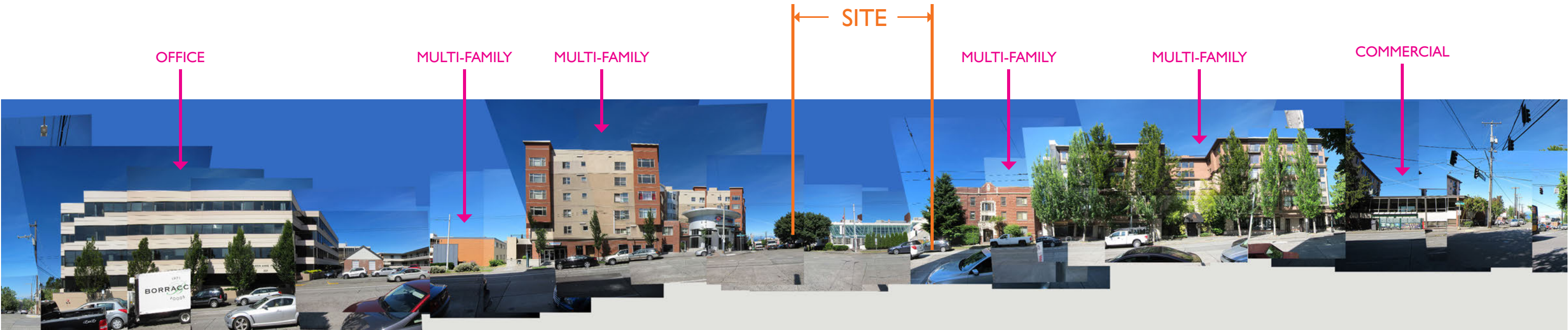
THOMAS STREET – LOOKING SOUTH

CONTEXT ELEVATIONS

QUEEN ANNE AVENUE



QUEEN ANNE AVENUE N. – LOOKING WEST



QUEEN ANNE AVENUE N. – LOOKING EAST