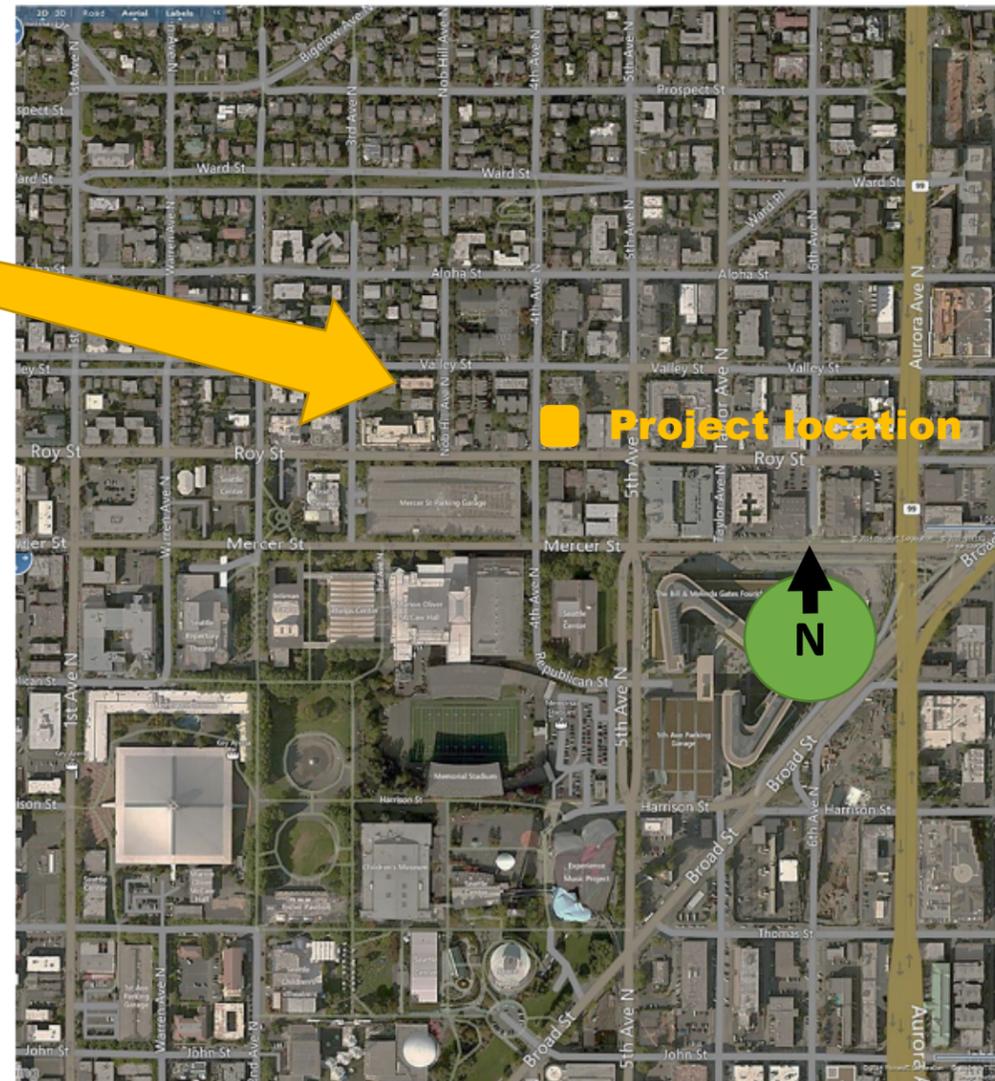
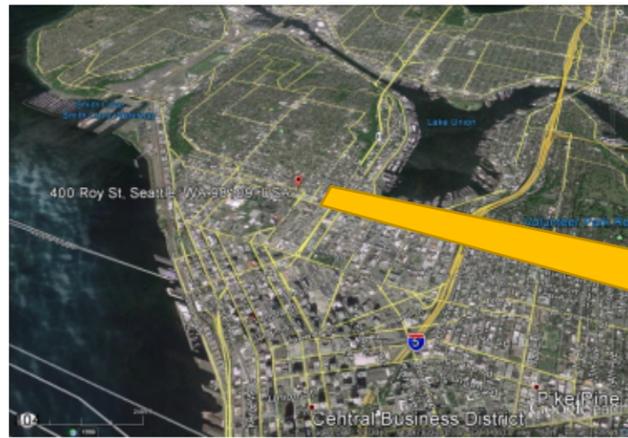


- PROJECT NAME: 400 ROY STREET APARTMENTS
 - ADDRESS: 400 ROY STREET, SEATTLE, WA
 - DPD PROJECT #: 3018206
 - EDG MEETING DATE: JANUARY 21, 2014
 - PLACE: QUEEN ANNE COMMUNITY CENTER
-
- # OF UNITS: 64-68 APARTMENT UNITS
 - # OF STORIES: 4.5 STORIES RESIDENTIAL OVER 1 STORY BELOW BUILDING
 - RETAIL AREA ALONG ROY ST: 3200 SF (APPROXIMATE)
 - PARKING - CARS: 32 CARS PARKING BELOW BUILDING
 - PARKING - BICYCLES: 10 BICYCLES PARKING AT GARAGE



PROJECT INFORMATION -



EDG SUBMITTAL – 400 ROY STREET APARTMENTS – 11 23 13

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PROPOSAL



EDG SUBMITTAL – 400 ROY STREET APARTMENTS – 11 23 13

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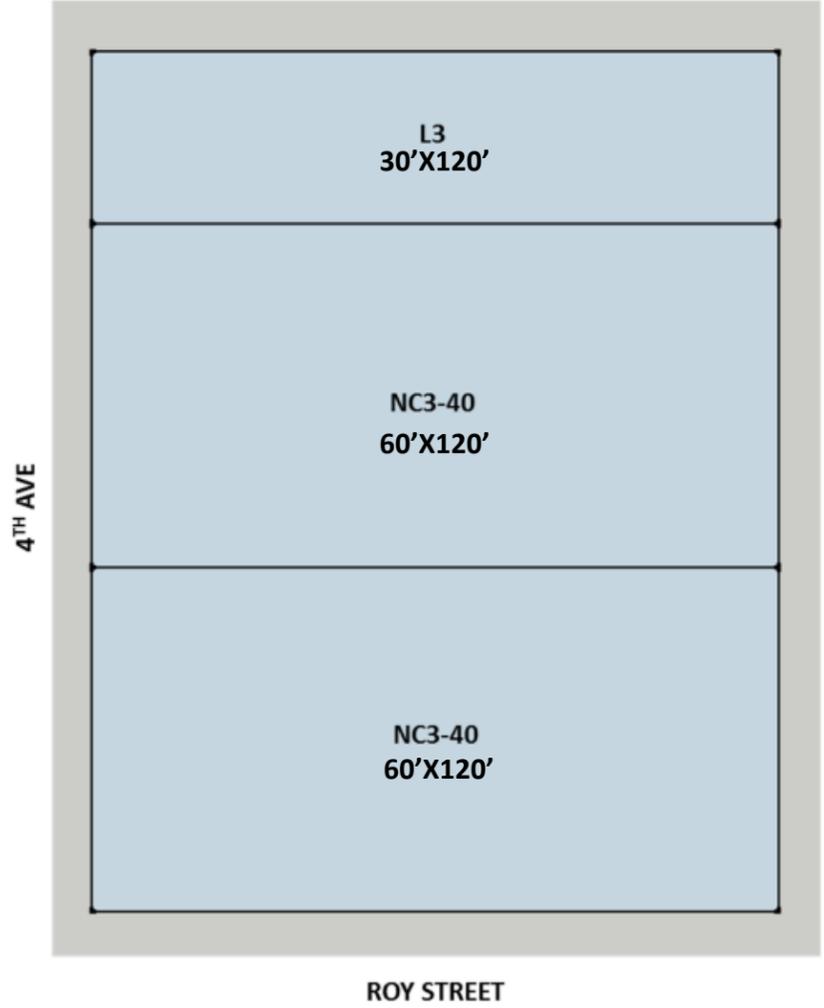
MAPS AND PHOTOS –
STREET MONTAGES –
DESIGN CUES –

CONTEXT

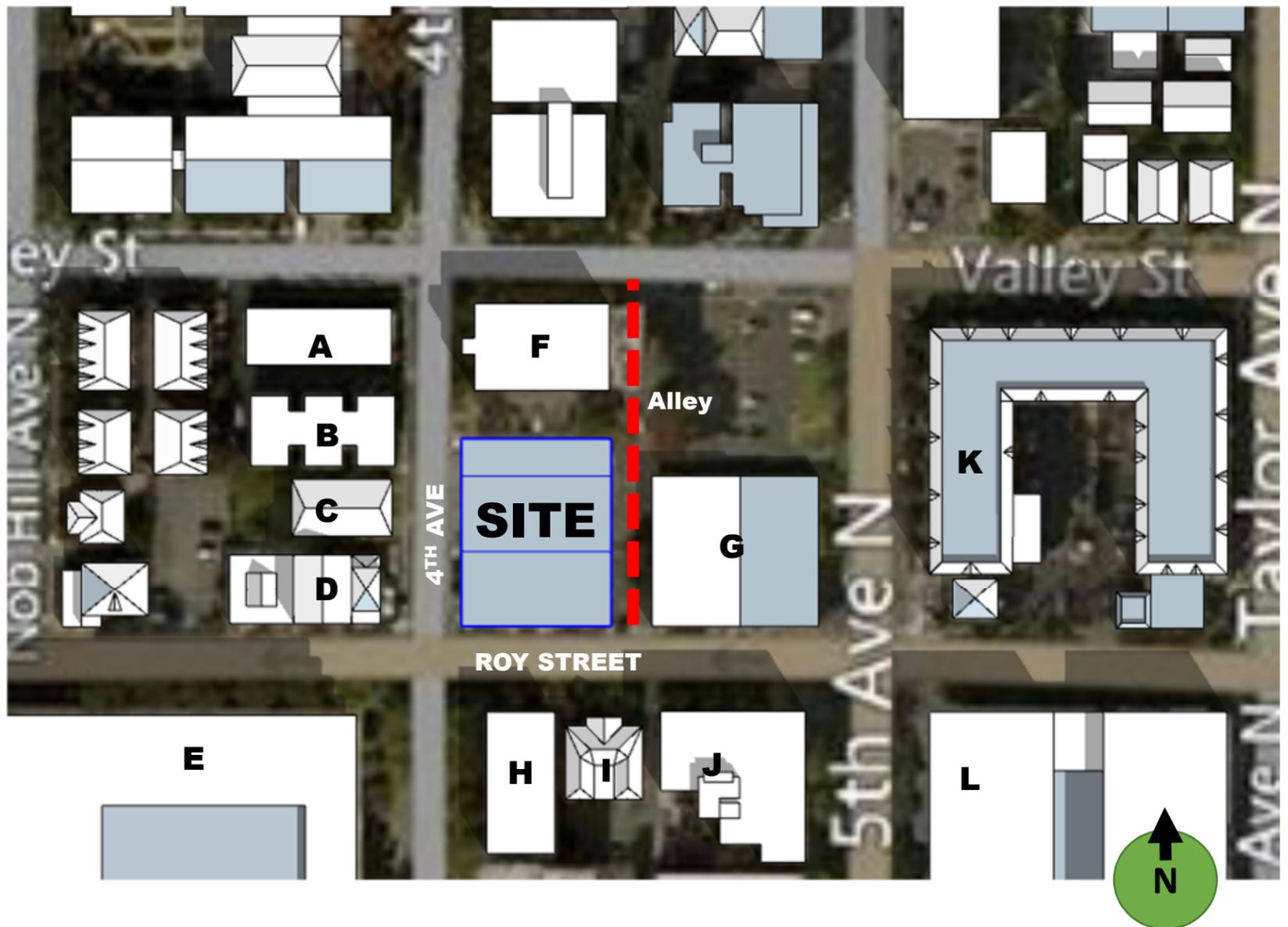




project location



SITE PLAN



INVENTORY OF NEIGHBORING PROPERTIES

A	MULTI-FAMILY	4 STORIES
B	MULTI-FAMILY	4 STORIES
C	MULTI-FAMILY	3 STORIES
D	RESTAURANT	2 STORIES
E	PARKING GARAGE	3 STORIES
F	MULTI-FAMILY	4 STORIES
G	COMMERCIAL	1 STORY
H	MULTI-FAMILY	4 STORIES
I	RESTAURANT	3 STORIES
J	MULTI-FAMILY	4 STORIES
K	HOTEL	4 STORIES
L	MULTI-FAMILY	4 STORIES



EDG SUBMITTAL – 400 ROY STREET APARTMENTS – 11 23 13

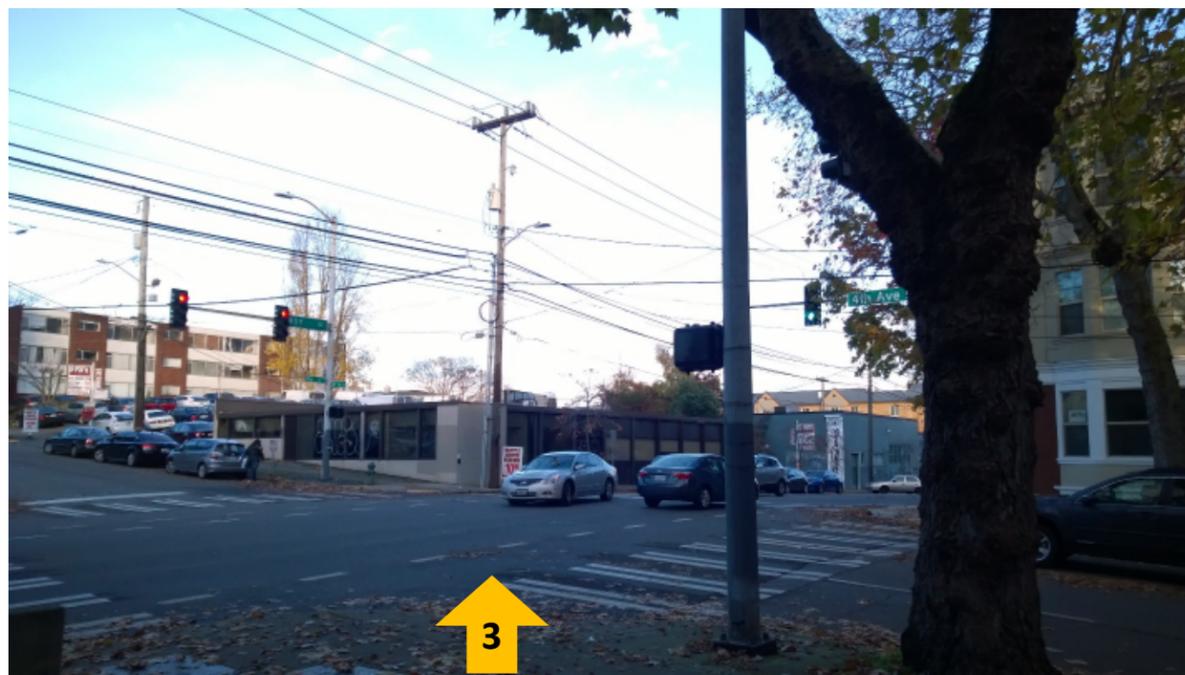
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View down 4th ave – west side sidewalk



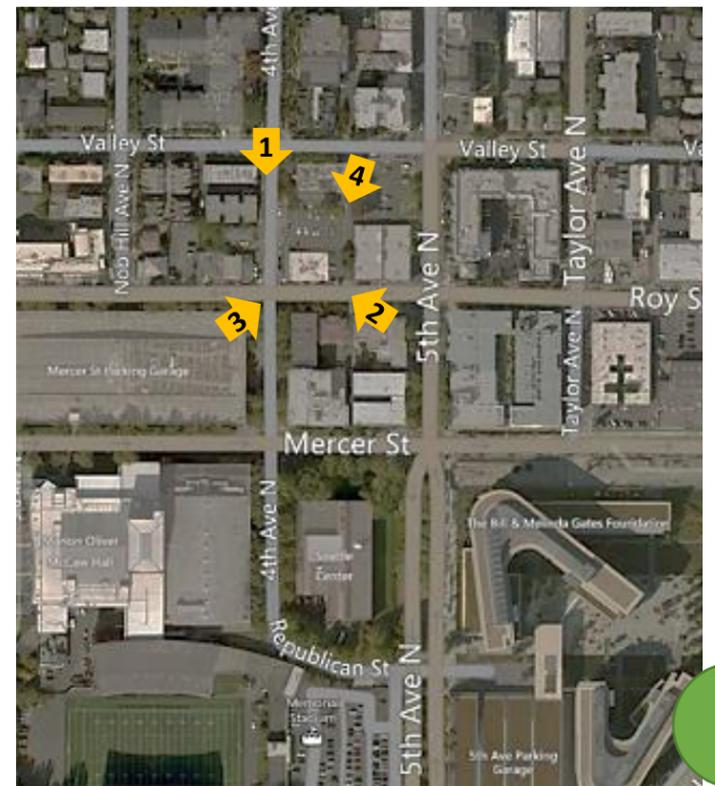
View across ROY to site looking NW

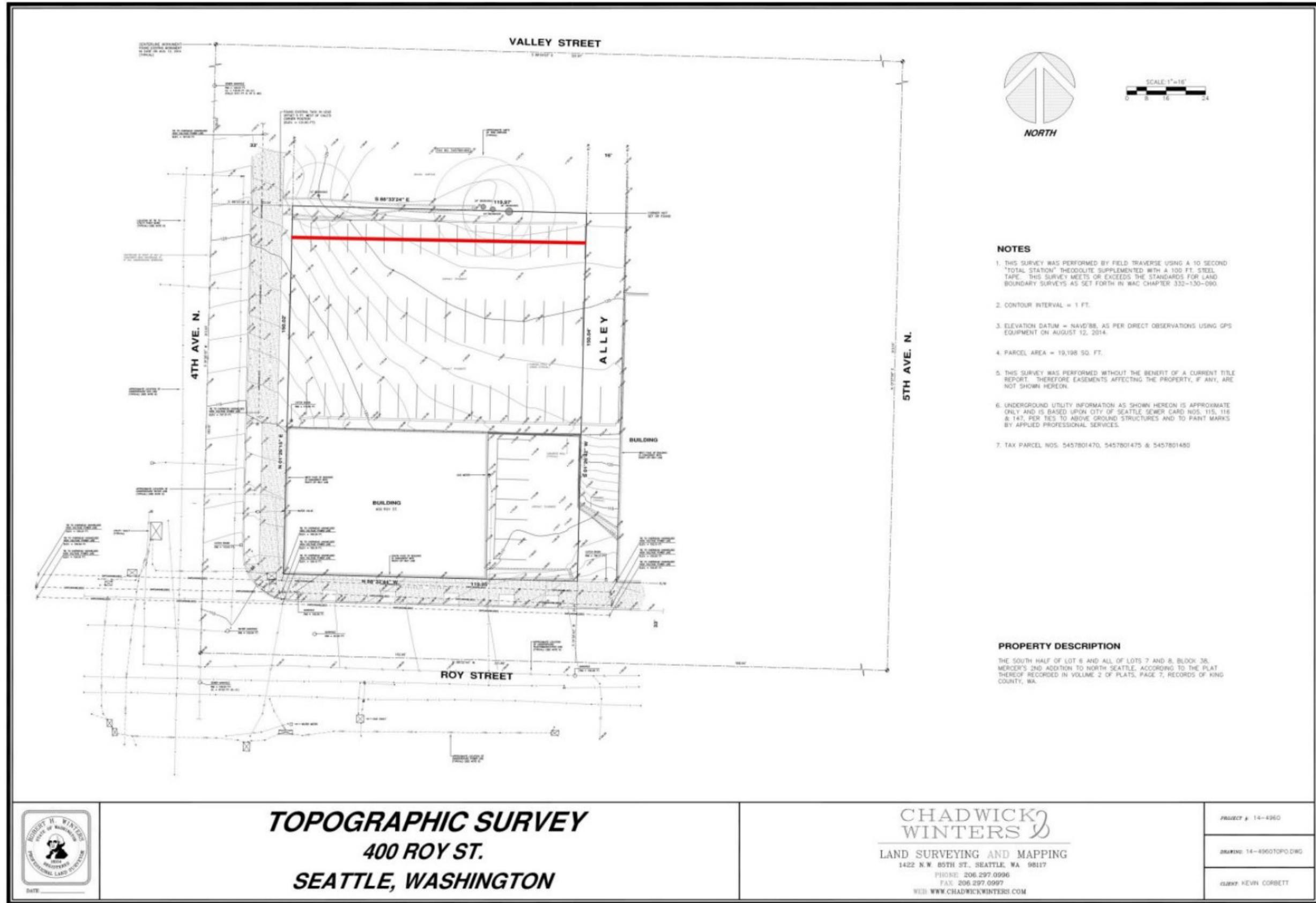


View across 4th & ROY intersection to SITE



View down alley toward SITE



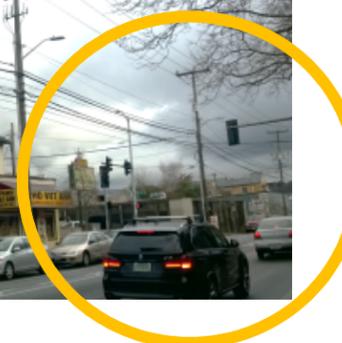


TOPOGRAPHIC SURVEY
400 ROY ST.
SEATTLE, WASHINGTON

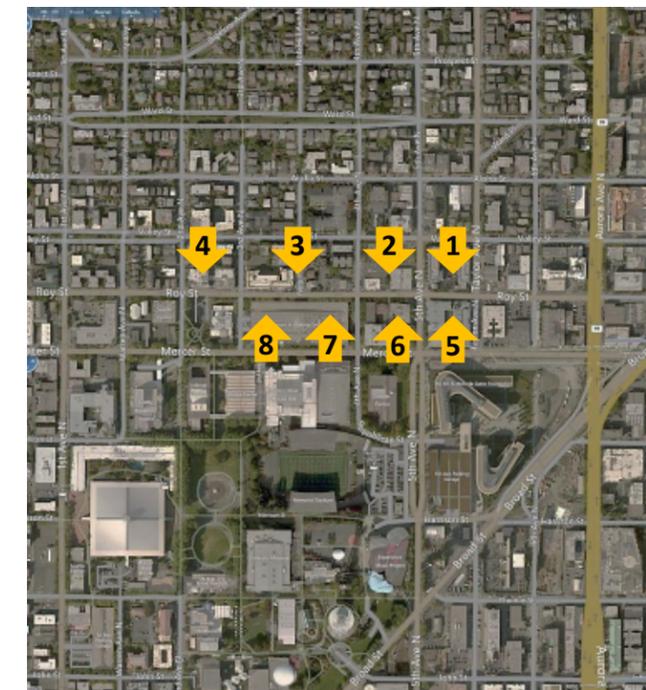
CHADWICK WINTERS
 LAND SURVEYING AND MAPPING
 1422 N.W. 80TH ST., SEATTLE, WA 98117
 PHONE: 206.297.0996
 FAX: 206.297.0997
 WEB: WWW.CHADWICKWINTERS.COM

PROJECT # 14-4360
 DRAWING: 14-4360TOPO.DWG
 CLIENT: KEVIN CORBETT





Project site



ROY ST



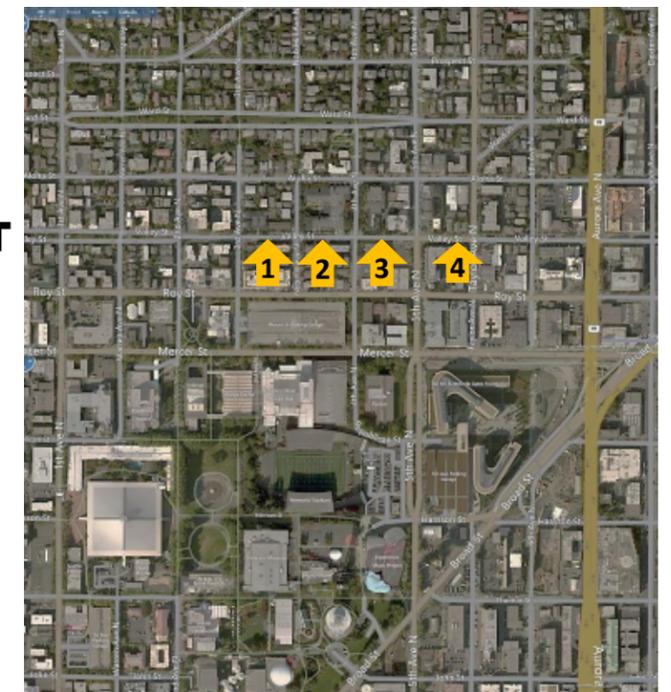
EDG SUBMITTAL – 400 ROY STREET APARTMENTS – 11 23 13

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STREET MONTAGES



VALLEY ST



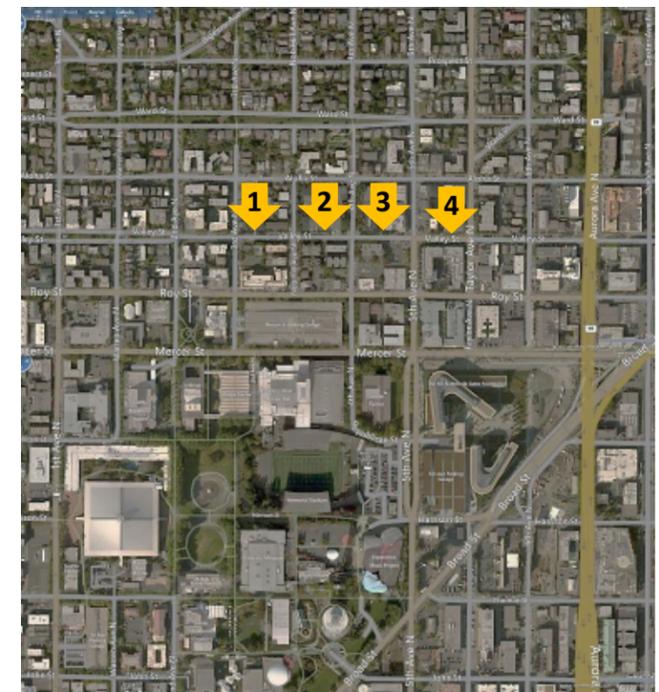
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STREET MONTAGES



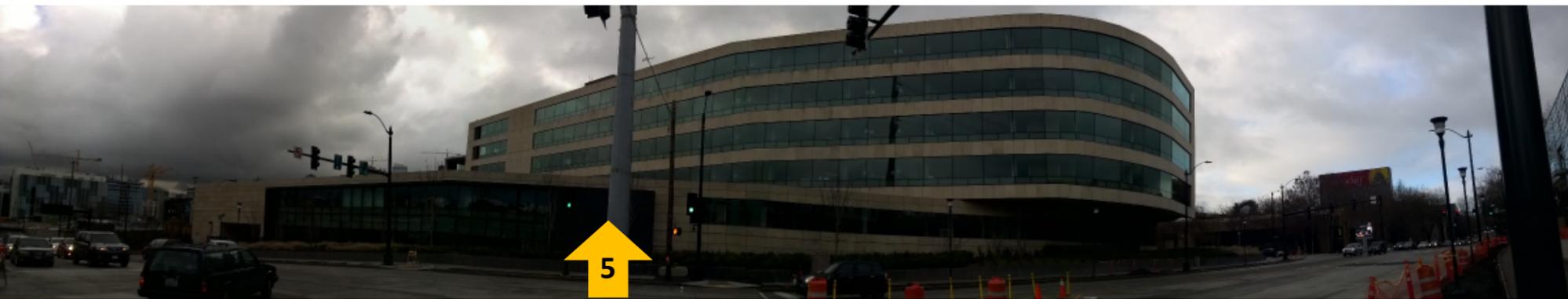
VALLEY ST



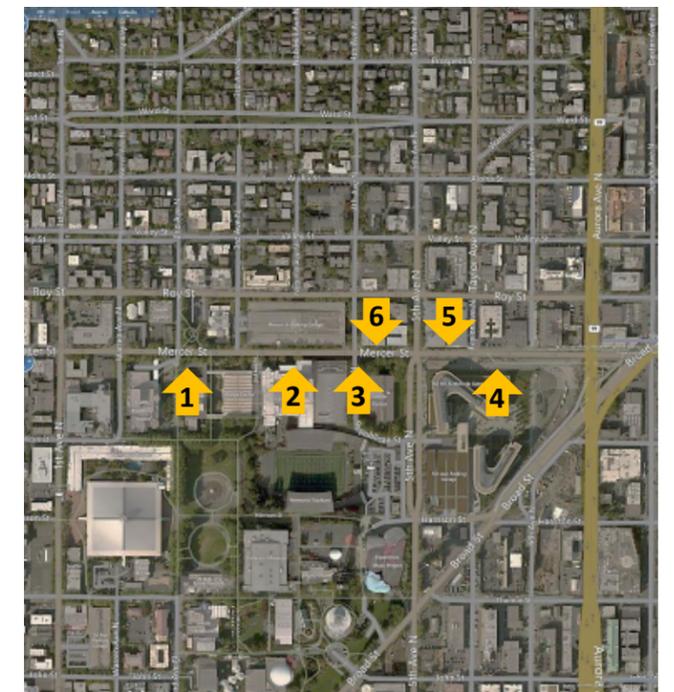
EDG SUBMITTAL – 400 ROY STREET APARTMENTS – 11 23 13

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STREET MONTAGES



MERCER ST



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STREET MONTAGES



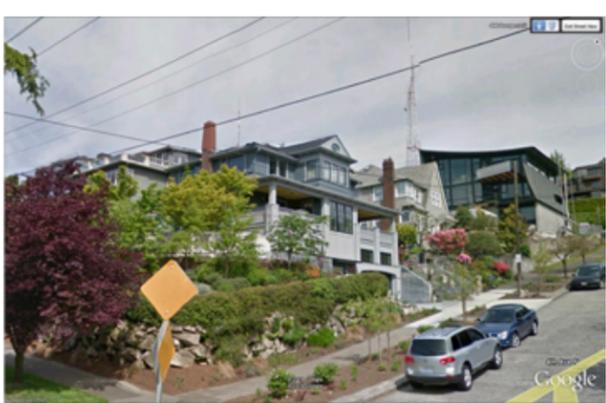
CLEAR MASSING - SHIMMERING COUNTERPOINT



RICH COLOR & MATERIAL AS MASS EXPRESSION -ACCENT



FRAME AND FOREGROUND FOR THE SPACE NEEDLE – ROOF OVERHANG AS IF A CAP'S BRIM SHADING ONE'S GAZE.



ASSERTIVE ROOF OVERHANGS PACE STEPPED BUILDING MASSING ALONG THE DEFINING SLOPE -



THOUGHTFUL APPROACH TO MAJOR ENTRY POINTS



EDG SUBMITTAL – 400 ROY STREET APARTMENTS – 11 23 13

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DESIGN CUES



EDG SUBMITTAL – 400 ROY STREET APARTMENTS – 11 23 13

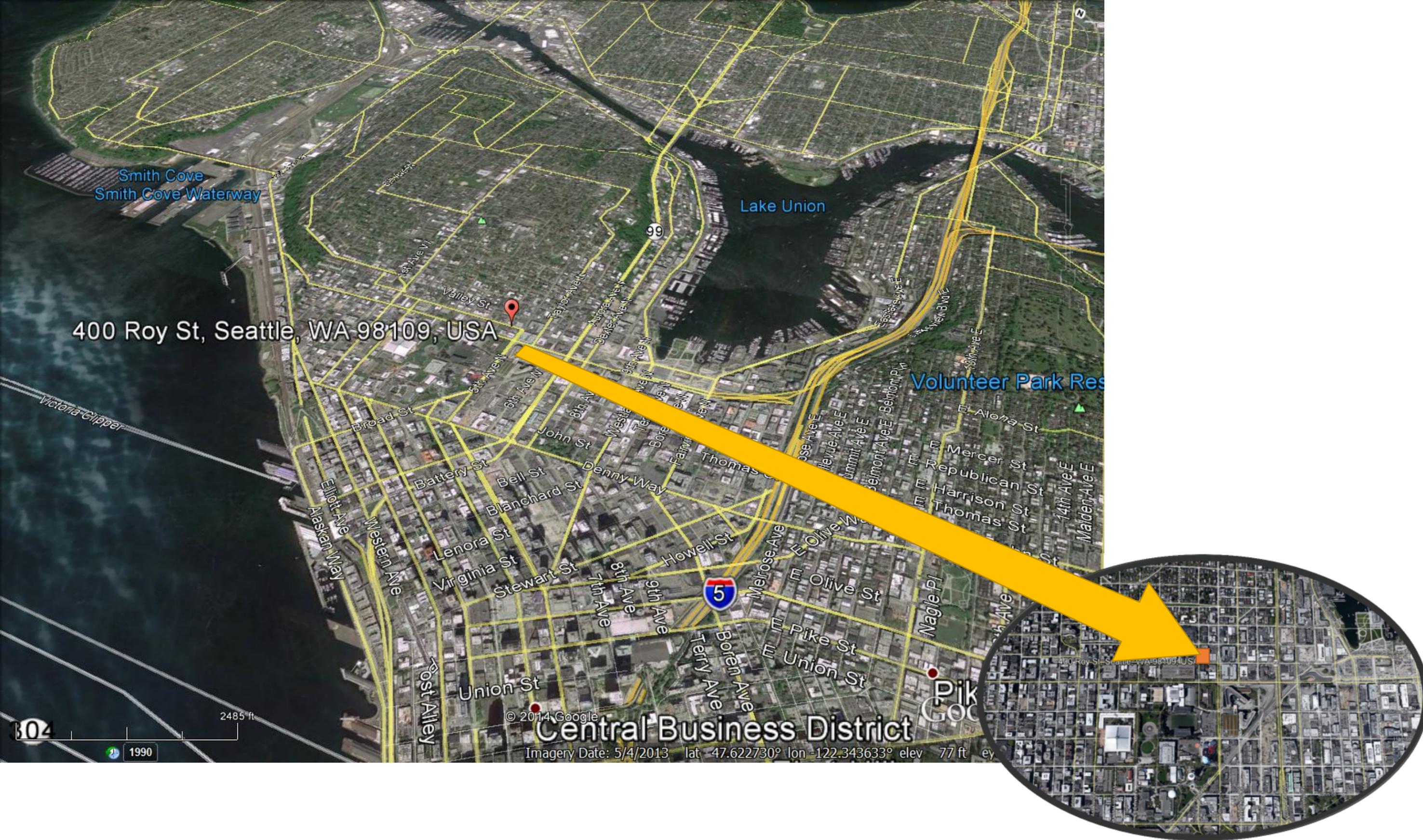
GRACE ARCHITECTS PLLC – 7310 15TH AVE NW – SEATTLE, WA – 98117 – rwallen@gracearchitectsllc.com

ARIEL VIEW –
SURROUNDING ZONING –
DESIGN GUIDELINES –
SITE CONDITIONS –
SITE ACCESS –
SUN & SHADOW STUDIES –
VIEW PATHWAYS –

SITE

11





400 Roy St, Seattle, WA 98109, USA

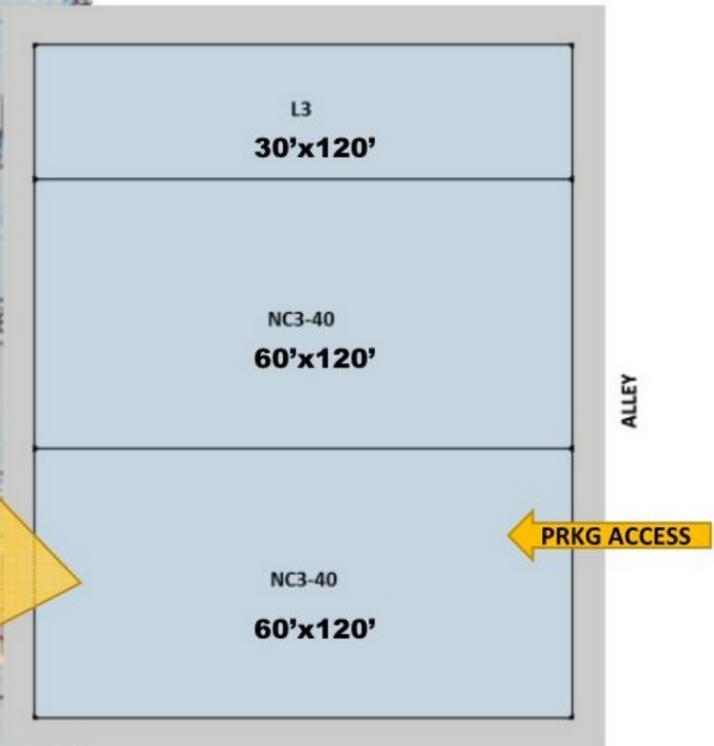
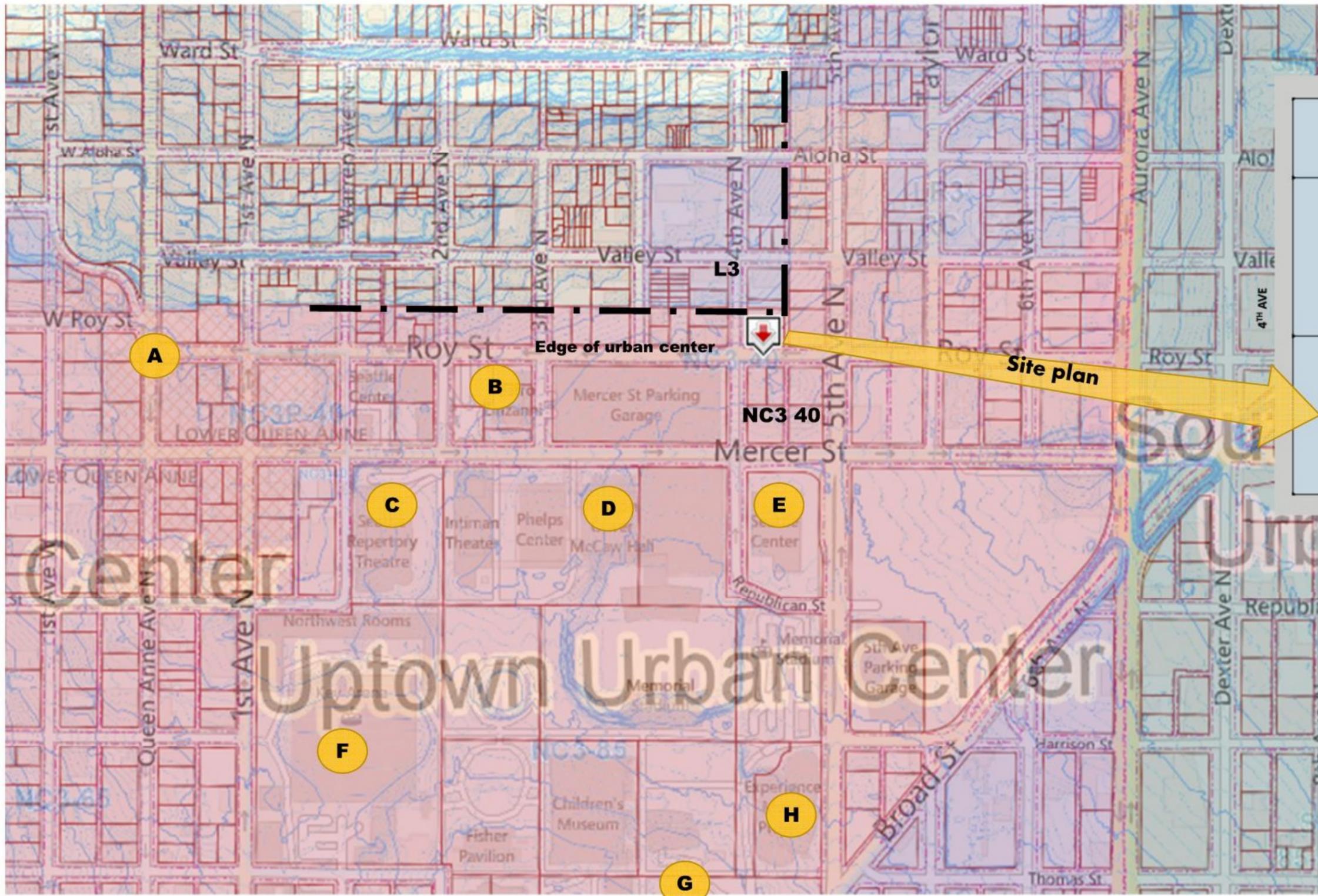
Central Business District



EDG SUBMITTAL – 400 ROY STREET APARTMENTS – 11 23 13

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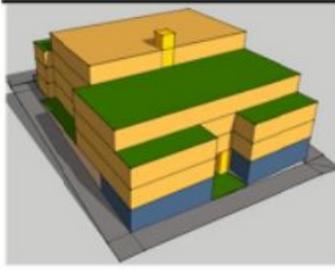
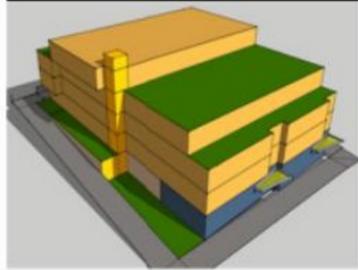
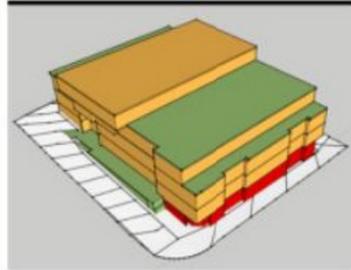
ARIEL VIEW



ROY STREET
SITE PLAN

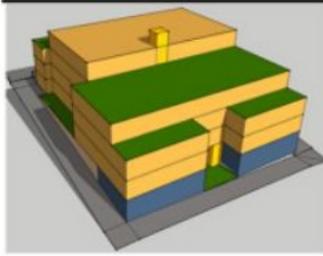
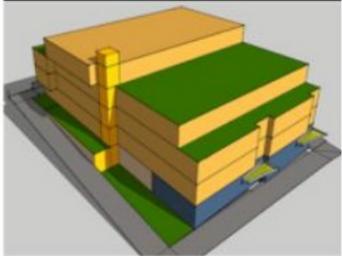
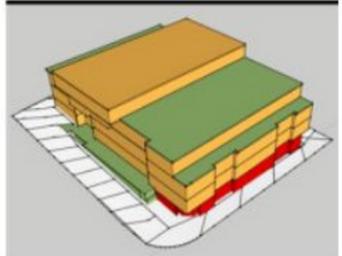
INVENTORY OF COMMUNITY NODES	
A	INTERSECTION OF ROY AND QUEEN ANNE AVE
B	TEATRO ZINZANI
C	THE REP
D	OPERA HOUSE
E	KCTS STUDIOS
F	KEY ARENA
G	SPACE NEEDLE
H	EMP



DESIGN GUIDELINES	DESIGN STANDARD OR LAND USE CODE	GENERAL	OPTION 1	OPTION 2	OPTION 3 - PREFERRED
					

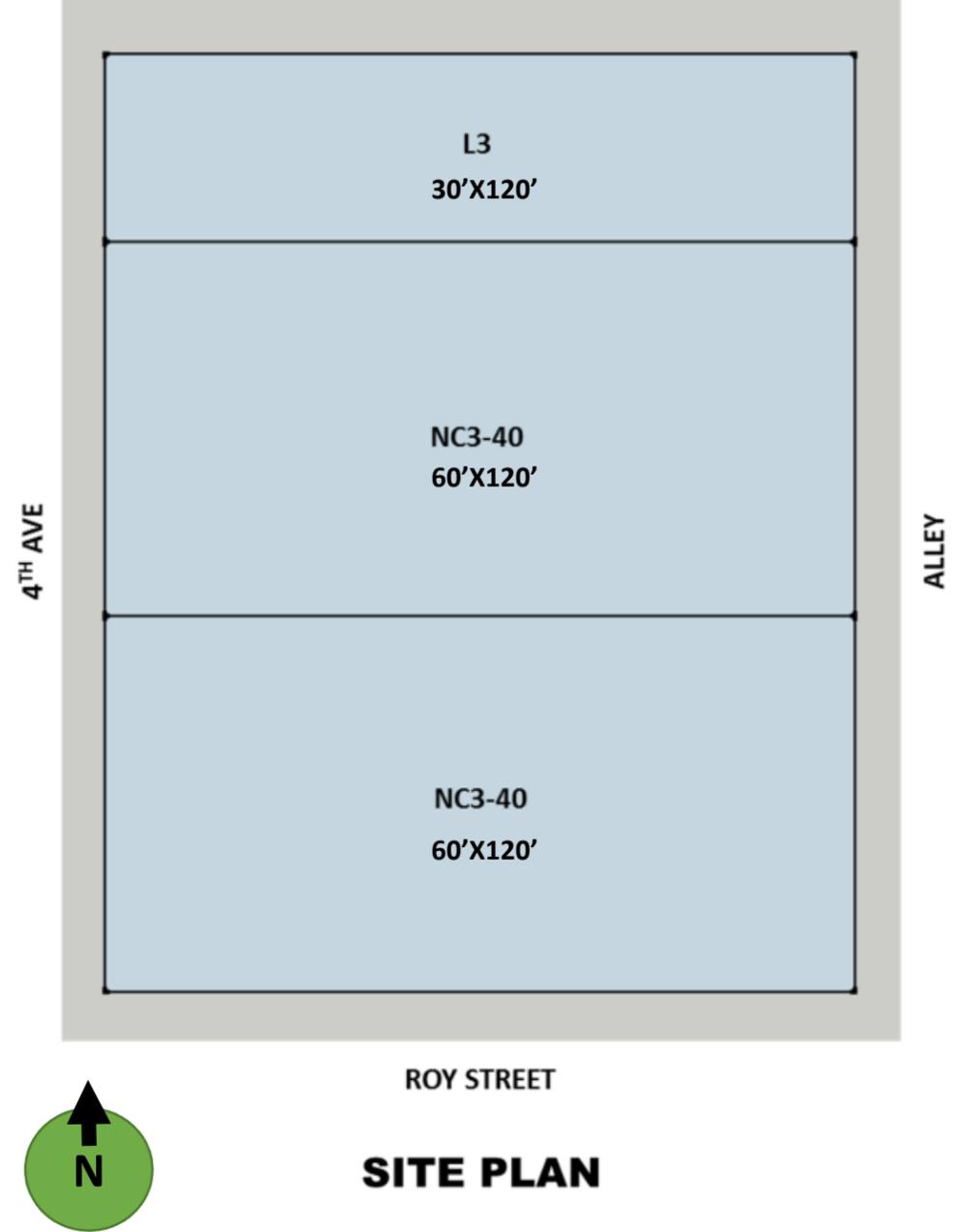
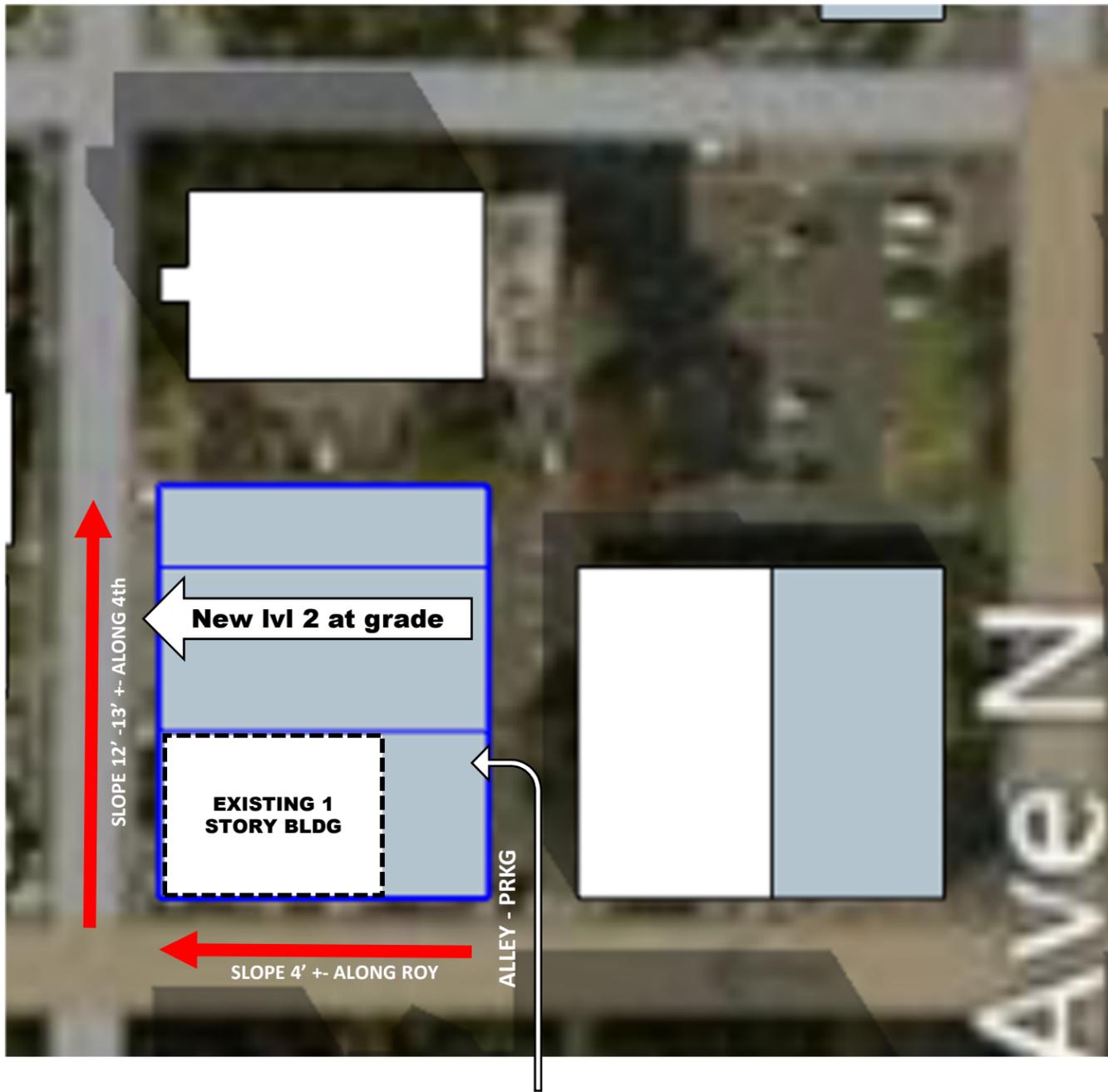
CS1: Natural systems and site features	City wide design guidelines	THE EXISTING SITE IS SOUTH FACING WITH A CURRENT RISE OF APPROXIMATELY 21' FROM ROY STREET TO THE BACK PROPERTY LINE.	This alternate steps up the slope taking advantage of the existing topography and the city's corresponding method for measuring building height on a sloped site. South facing unit windows, roof top amenity area and residential entry areas all take advantage of the southern orientation.	This alternate steps up the slope taking full advantage of the existing topography and the city's corresponding method for measuring building height on a sloped site. South facing unit windows, roof top amenity area and residential entry areas all take advantage of the southern orientation. Additionally, the 4 th ave exposure steps horizontally from 5' to 10' to 15' where it reaches Roy street enhancing the view path to the space needle along 4 th ave and generally relieving the corner condition, where the ambling entrance to the residential units begins from the corner of 4 th and Roy.	This alternate steps up the slope taking full advantage of the existing topography and the city's corresponding method for measuring building height on a sloped site. South facing unit windows and roof top amenity area all take advantage of the southern orientation. Additionally, the 4 th ave exposure is generally held back 10 along the majority of 4 th ave allowing for a two level landscaped terrace from the residential entrance to the retail entry located on the corner of Roy and 4 th .
CS2: Urban pattern and form	City wide/ uptown design guidelines	CLEAR ENTRY EMPHASIS VARIES WITH EACH SCHEME	A central entry court, 20' w x 15' deep is shown that combines access the two retail spaces along Roy street, and offers a residential lobby at the same location.	Beveled retail entries are staged along Roy st beginning at the alley entry to the site and at the approximate mid-point in the building. The residential entry is set along 4 th , but accessed from the corner of roy and 4 th along a wide (15') landscaped entry promenade.	Open bay bevelled corner entrances are employed in this scheme at both ends of the development, with a landscaped area proximal to the corner of Roy and 4 th . Massing rhythms along both streets are reinforced with both variant materials, physical setbacks and landscaped areas.
CS3: Architectural Context and Character	City wide/ uptown design guidelines	THE RANGE OF EXISTING ARCHITECTURAL CHARACTER IN THIS 9 BLOCK AREA IS ONE OF THE MOST DIVERSE IN THE CITY OFFERING A RICH PALATE OF TEXTURE, FORM AND COLOR.	All schemes will be appointed with solid contemporary materials and expression fitting to the neighborhood.	All schemes will be appointed with solid contemporary materials and expression fitting to the neighborhood.	All schemes will be appointed with solid contemporary materials and expression fitting to the neighborhood.
PL1: Connectivity	City wide/ uptown design guidelines	REINFORCING A NETWORK OF OPEN SPACES, WALKWAYS AND CONNECTIONS ARE ENCOURAGED IN THIS GUIDELINE	Open space at the center courtyard and along the upper reaches of 4 th ave allowing for a quality street level residential units at this latter location.	Open space is defined and enhanced notably along 4 th with a 10' setback to the residential floor and 15' along the side of the retail facing 4 th . The entry / unit amenity plaza edge is both stepped and landscaped in a way that maintains the open expression along this view corridor to the space needle.	Open space is defined and enhanced notably along 4 th with a 10' setback to the residential floor and 15' along the side of the retail facing 4 th . The entry / unit amenity plaza edge is both stepped and landscaped in a way that maintains the open expression along this view corridor to the space needle. - Landscaped, masonry clad building elements are envisioned for the setbacks from the Roy street frontage.



DESIGN GUIDELINES	DESIGN STANDARD OR LAND USE CODE	GENERAL	OPTION 1	OPTION 2	OPTION 3 - PREFERRED
					

PL2: Walkability	City wide/ uptown design guidelines	PROMINENT ENTRIES, CORRELATION WITH OPEN SPACES IS ENCOURAGED IN THIS GUIDELINE – LANDSCAPED SETBACKS ENCOURAGED IN THE UPTOWN PARK AREA.	See CS2	The commercial entries are located along Roy street. The residential entrance is at the garage level along 4 th at this same level. The next level up along 4 th is also stepped back 10' allowing units along this exposure.	The commercial entries are prominently located at the property corners The residential entrance is up one level along 4 th with a generous 10' setback bracketed with stepped masonry planters making a clearly connected distinction between them. Additional setbacks along Roy are envisioned to create landscaping opportunities and to manage the scale of the façade.
DC1: Project uses and activities	City wide/ uptown design guidelines	OPTIMIZING THE ARRANGEMENT OF USES AND ACTIVITIES ON SITE IS ENCOURAGED IN THIS GUIDELINE.	Parking is below the building and accessible from the Alley...setback areas along both streets are landscaped.	Parking is below the building and accessible from the Alley...setback areas along both streets are landscaped.	Parking is below the building and accessible from the Alley...setback areas along both streets are landscaped.
DC2: Architectural Concept	City wide/ uptown design guidelines	HUMAN SCALED DEVELOPMENT, WITH CONTEXT APPROPRIATE MATERIALS AND RICHER DETAILING IS ENCOURAGED IN THIS GUIDELINE	Refer to CS-3	Refer to CS-3	Refer to CS-3
DC3: Open space concept	City wide/ uptown design guidelines	USE LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE.	Landscaped and selective hard-scaped areas will be applied to all setback area around the building.	Landscaped and selective hard-scaped areas will be applied to all setback area around the building.	Landscaped and selective hard-scaped areas will be applied to all setback area around the building.
DC4: Materials / Exterior elements and finishes	City wide/ uptown design guidelines	USE APPROPRIATE HIGH QUALITY MATERIALS AD FINISHES FOR THE BUILDING AND ITS OPEN SPACES.	See all above	See all above	See all above





EDG SUBMITTAL – 400 ROY STREET APARTMENTS – 11 23 13

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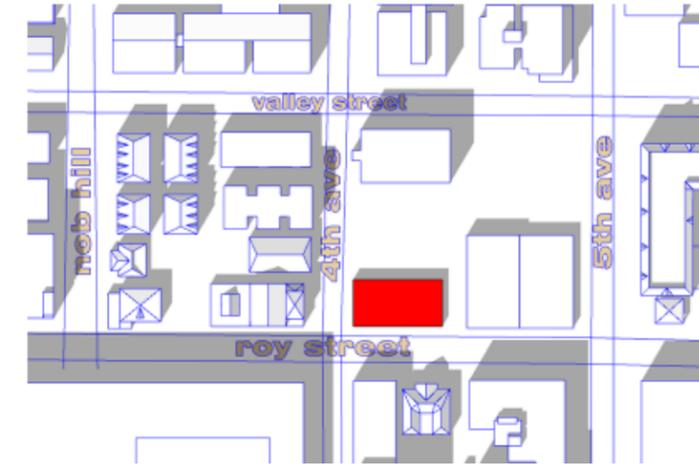
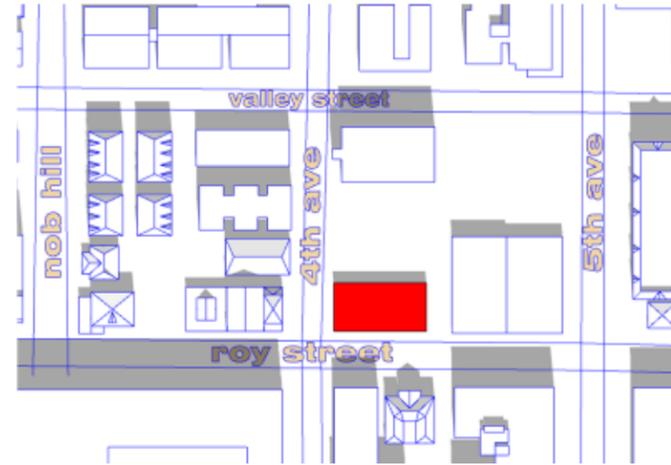
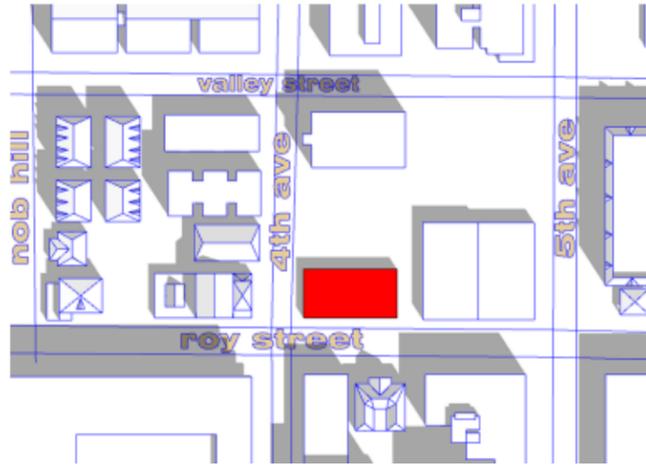
**SITE CONDITIONS
- ACCESS**

10 am

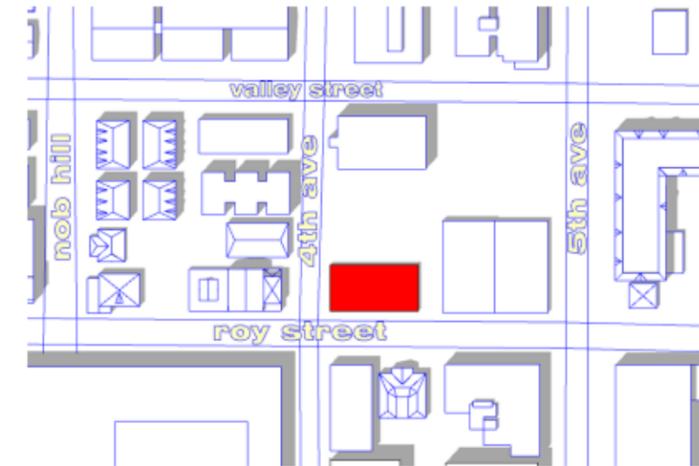
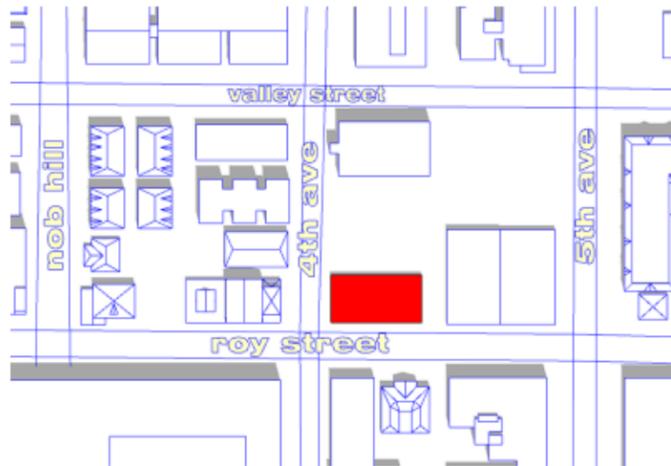
noon

2 pm

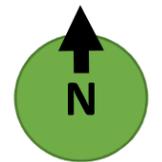
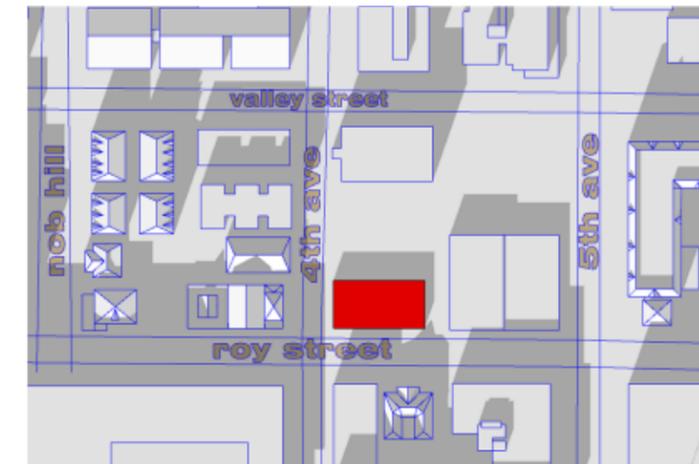
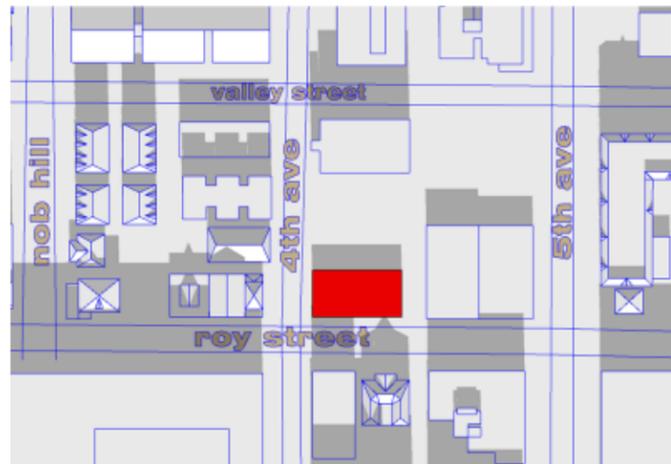
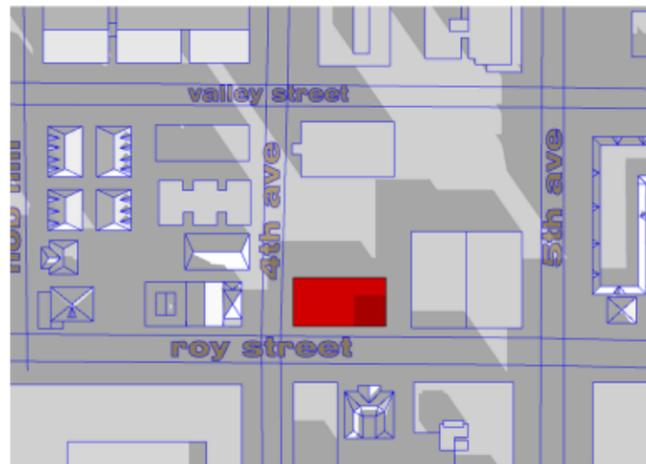
March 21 /
September 21



June 21



December 21



EDG SUBMITTAL – 400 ROY STREET APARTMENTS – 11 23 13

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SUN & SHADOWS
Existing building

March 21 /
September 21

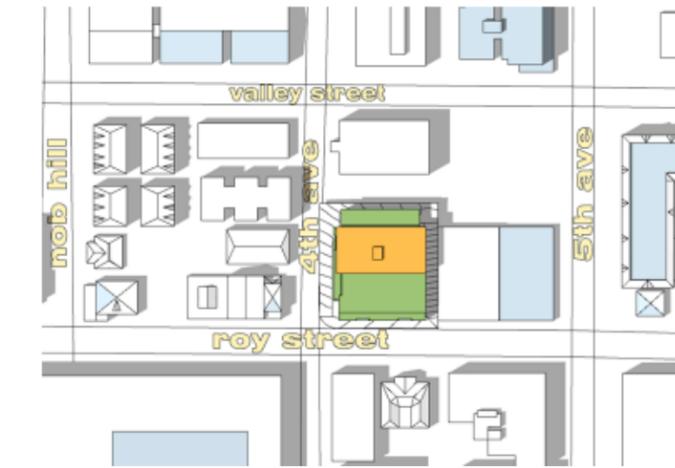
10 am

noon

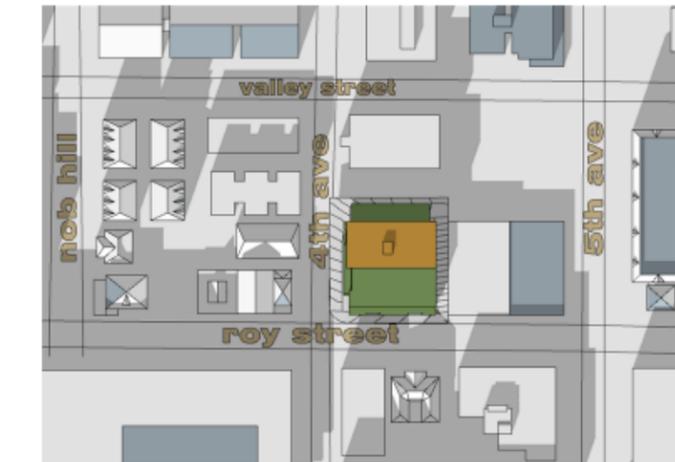
2 pm



June 21



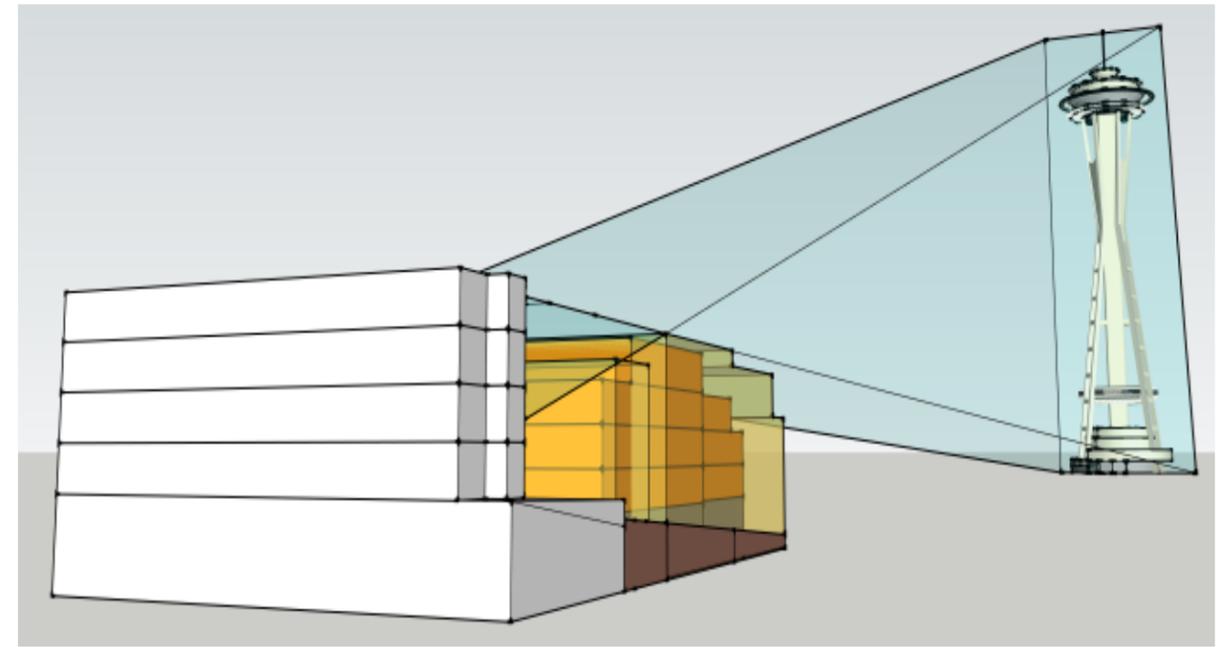
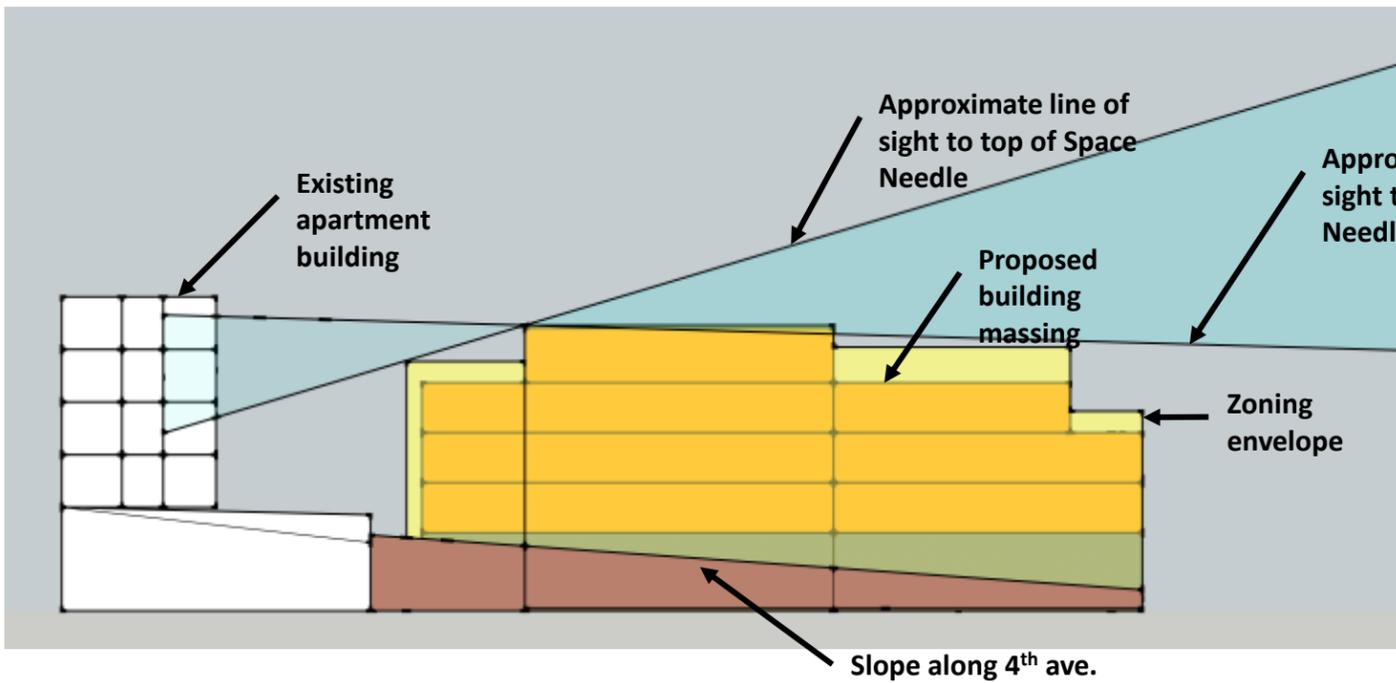
December 21



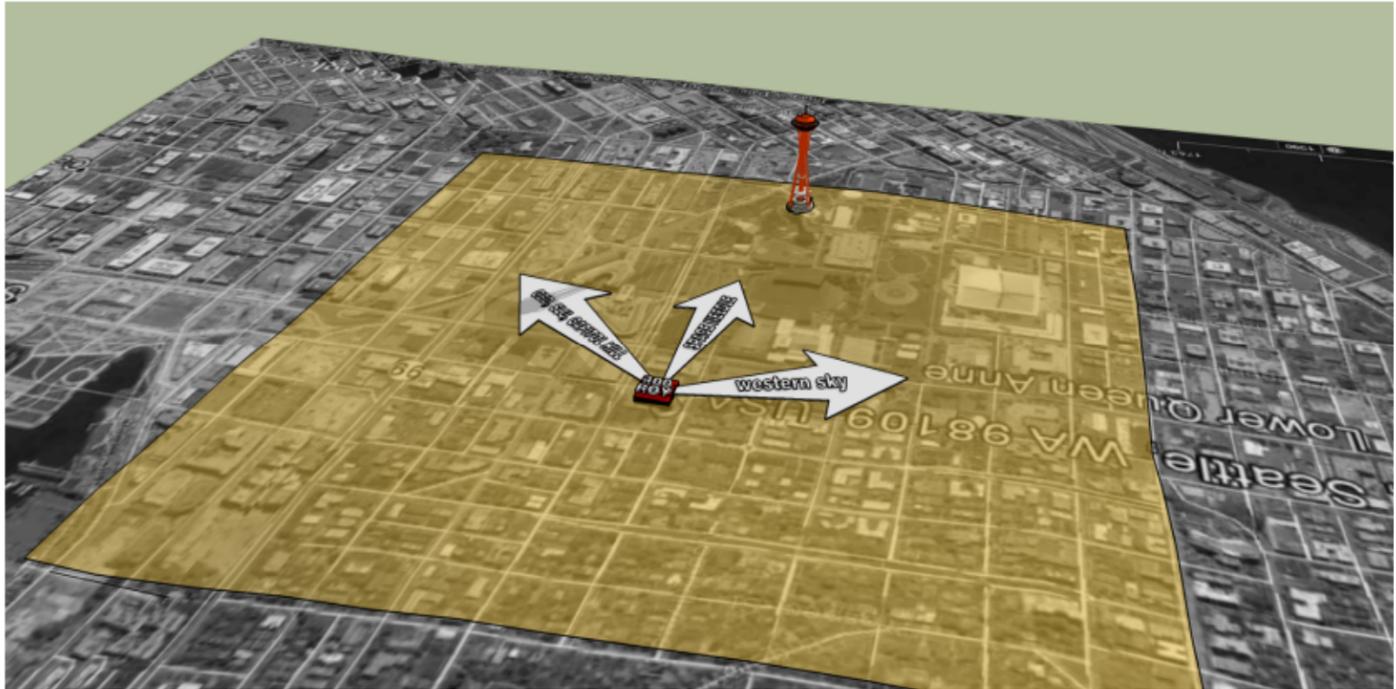
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SUN & SHADOWS
Proposed project



The site enjoys views of downtown and capital hill to the E/SE, to the western sky to the west, and the iconic view of the space needle just off South. The existing 4 story apartment building to the north, on Valley street will retain its view of the space needle from the upper two floors. The size and placement of the Space Needle is derived from Google Earth – approximately 1800 feet from the site, and the model is a 3d model from the Google Sketchup library.



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VIEW PATHWAYS

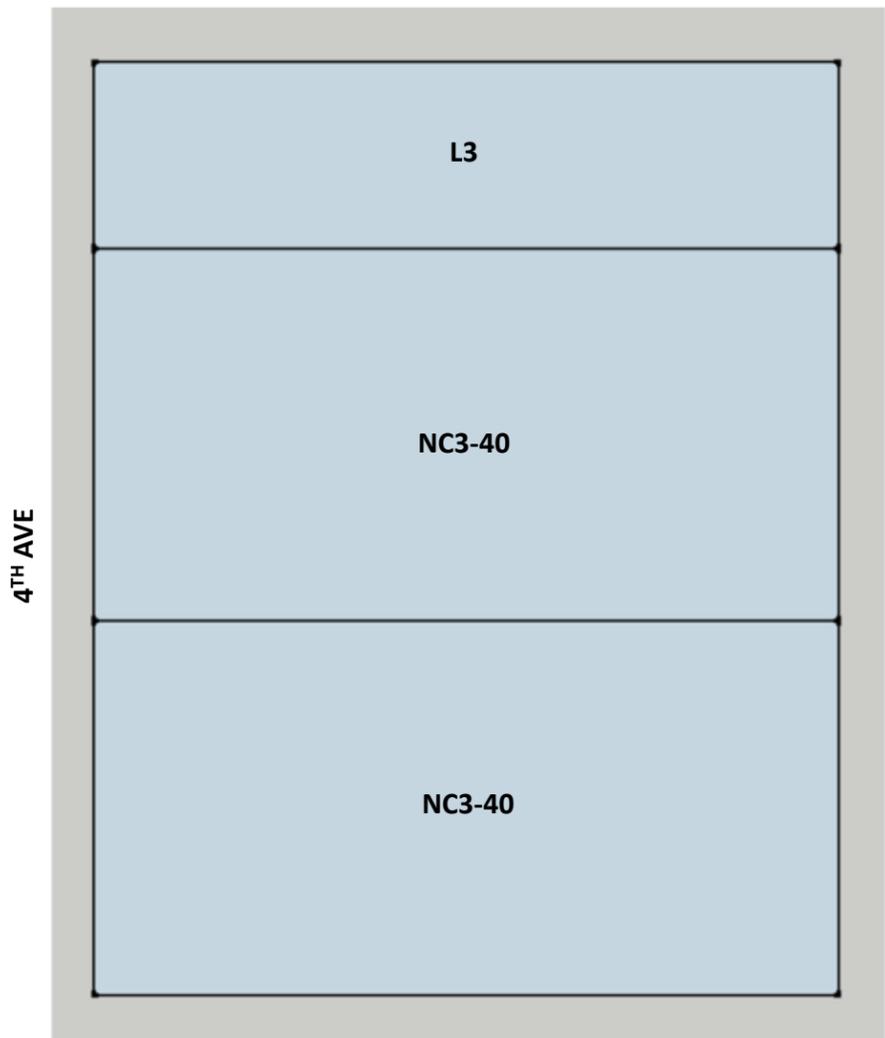


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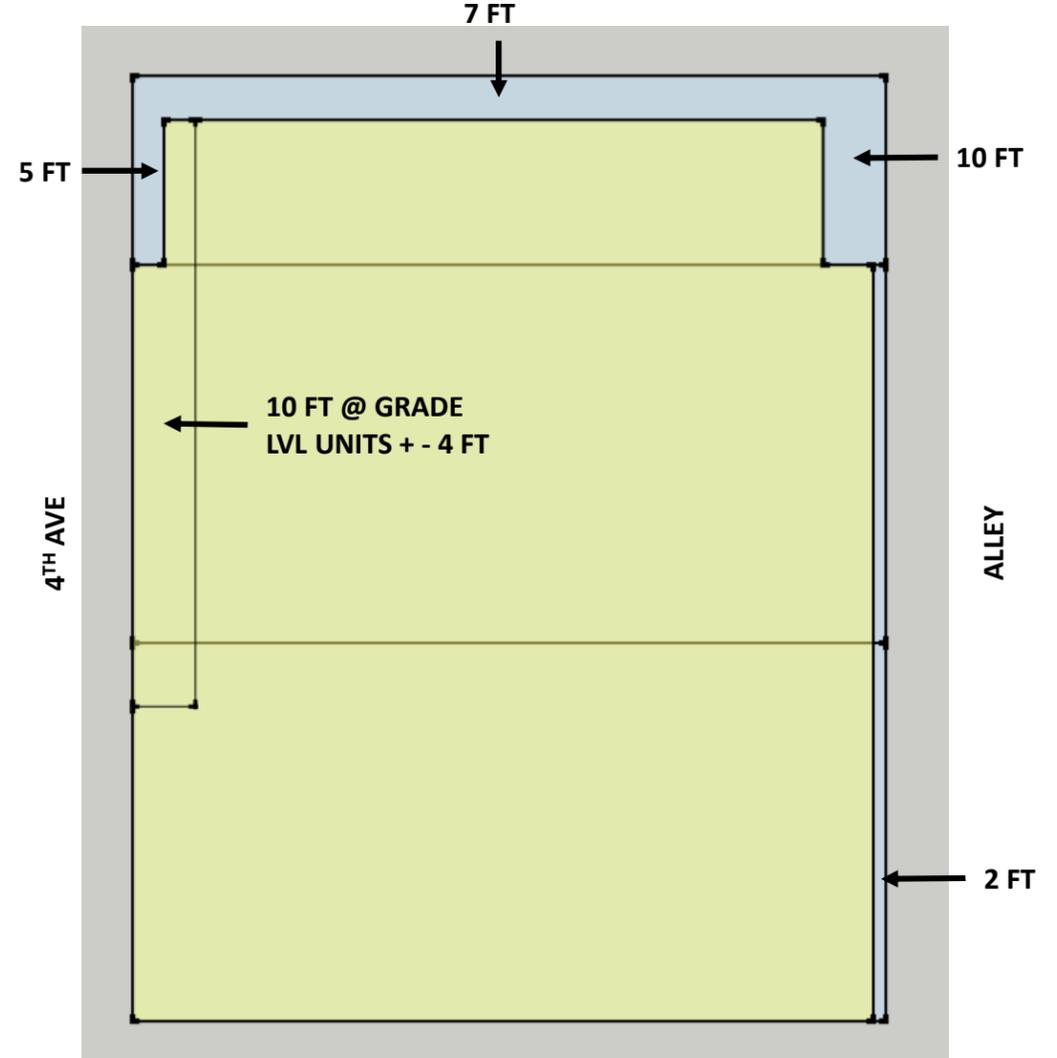
ZONING STANDARDS –
ZONING ENVELOPE PARAMETERS –
CONFORMANCE PROFILE -





ROY STREET

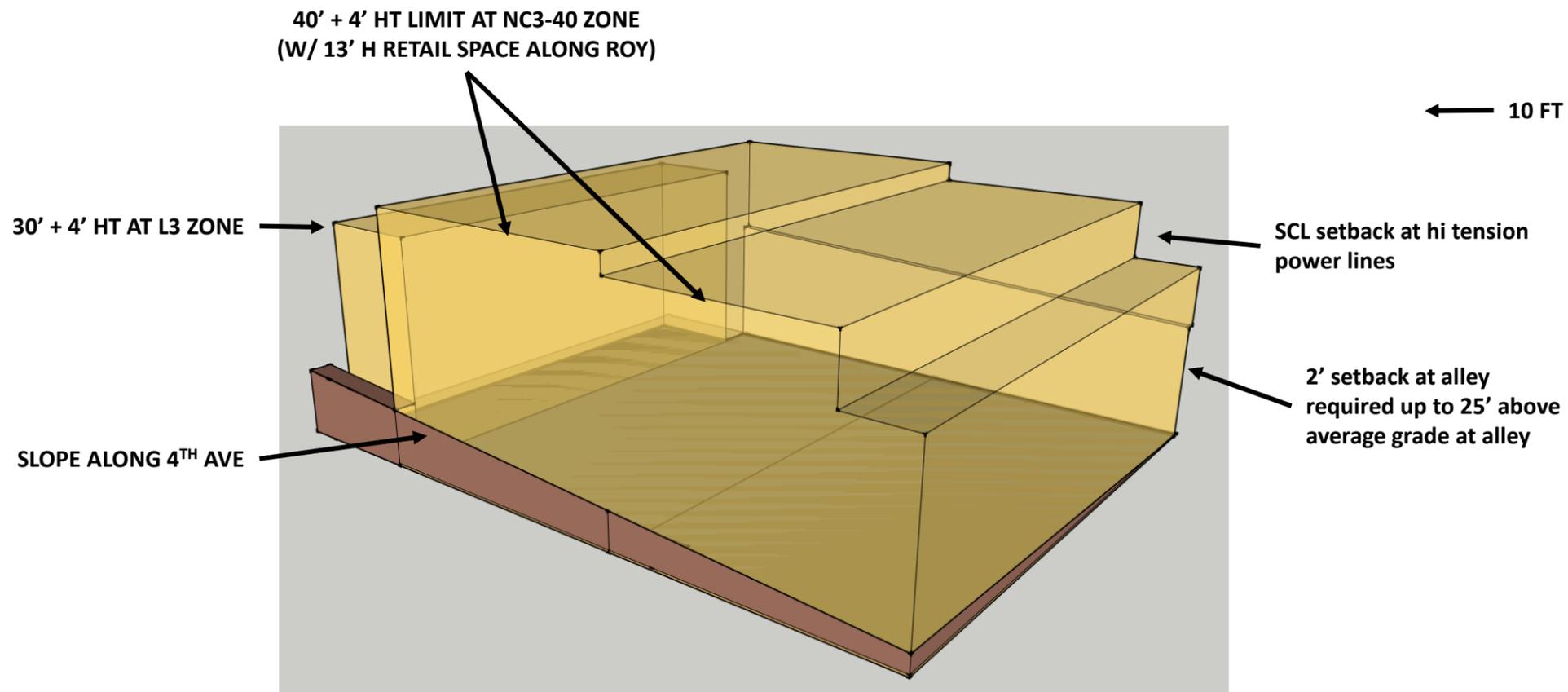
SITE PLAN



ROY STREET

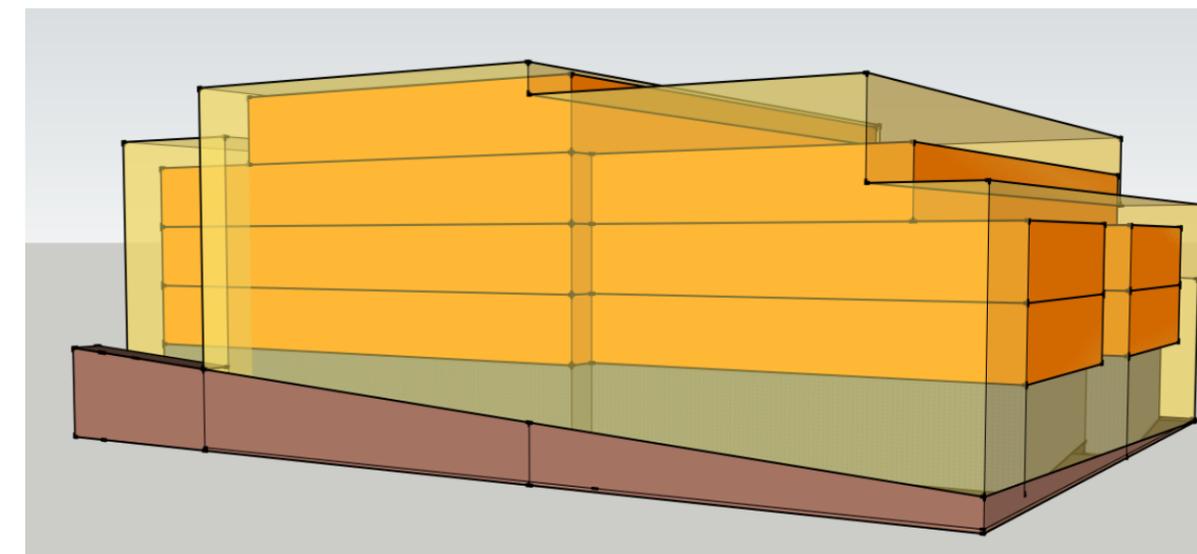
REQUIRED YARDS - SETBACKS





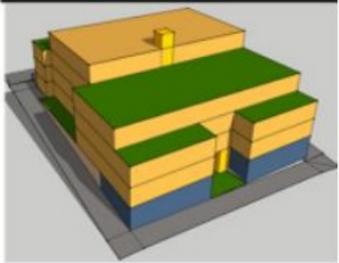
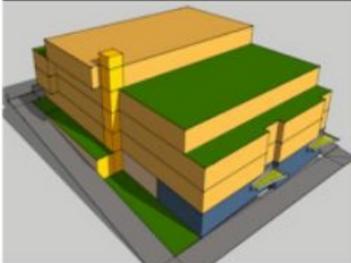
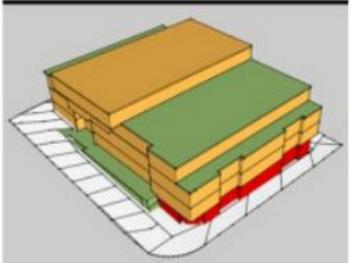
SEATTLE LAND USE CODE: - relevant sections

- **23.47A.012 Structure height (NC3-40)**
 - A: NC3-40 = 40' height limit
 - 1.a: allows additional 4' of height if street level retail is at 13' floor to floor and
 - The additional height does not allow an additional floor that would not otherwise be feasible.
 - C: Roof top Features
 - 2: open railings, planters, parapets may exceed the allowable height...by up to 4'.
- **23.45.514 Structure height (L3)**
 - F: L3, 30' ht. limit may be increased by 4'.



Massing shaped by the allowable heights and relevant exceptions noted within the two zones comprising the development – no code departures are being requested for any of the alternate schemes proposed.



DESIGN GUIDELINES	DESIGN STANDARD OR LAND USE CODE	GENERAL	OPTION 1 	OPTION 2 	OPTION 3 - PREFERRED 
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LAND USE CODE COMPLIANCE	Yards	<ul style="list-style-type: none"> • Zero Lot Line at the NC340 lots, 2' setback along the alley for the first 25' vertical - • L3 – <ul style="list-style-type: none"> ○ 5' yard along 4th, ○ 7' yard along northernmost property line and ○ 10' yard at alley 	Compliant with all minimum yards, and exceeding them as noted within the individual schemes	Compliant with all minimum yards, and exceeding them as noted within the individual schemes	Compliant with all minimum yards, and exceeding them as noted within the individual schemes
	At grade Residential	Required to be set back 10' from sidewalk	Residential units at "grade" (varying elevations along slope of 4 th) are set back 10' from sidewalk	Residential units at "grade" (varying elevations along slope of 4 th) are set back 10' from sidewalk	Residential units at "grade" (varying elevations along slope of 4 th) are set back 10' from sidewalk
	Ground floor on Roy	30' deep commercial space required, with minimum 13' floor to floor height along 80% of the Roy street frontage.	Provided in all schemes	Provided in all schemes	Provided in all schemes
	Height	40'+4' allowed in NC340 and 30' allowed in L3 – Subsection 23.86.006.A.2 allows for an alternate method of calculating building heights along a sloped site.	Compliant at all zones and all schemes embrace the noted alternate method for measuring building height on a sloped site.	Compliant at all zones and all schemes embrace the noted alternate method for measuring building height on a sloped site.	Compliant at all zones and all schemes embrace the noted alternate method for measuring building height on a sloped site.

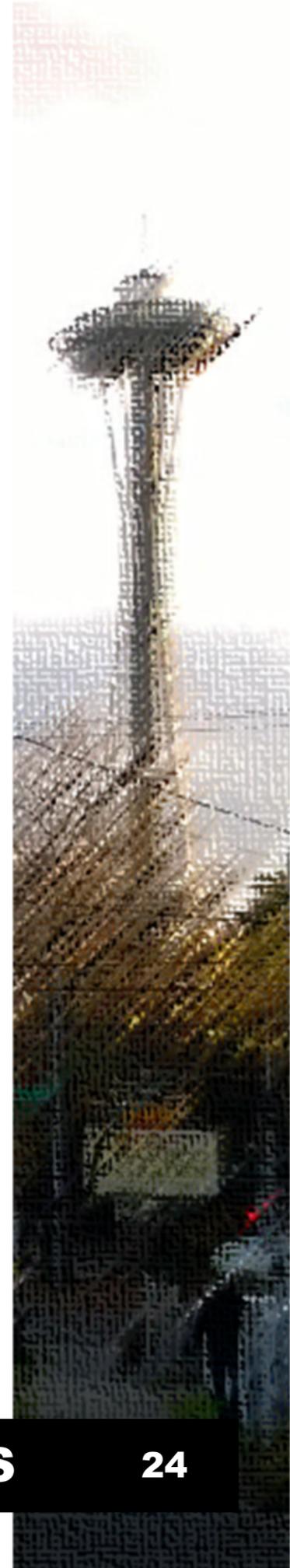




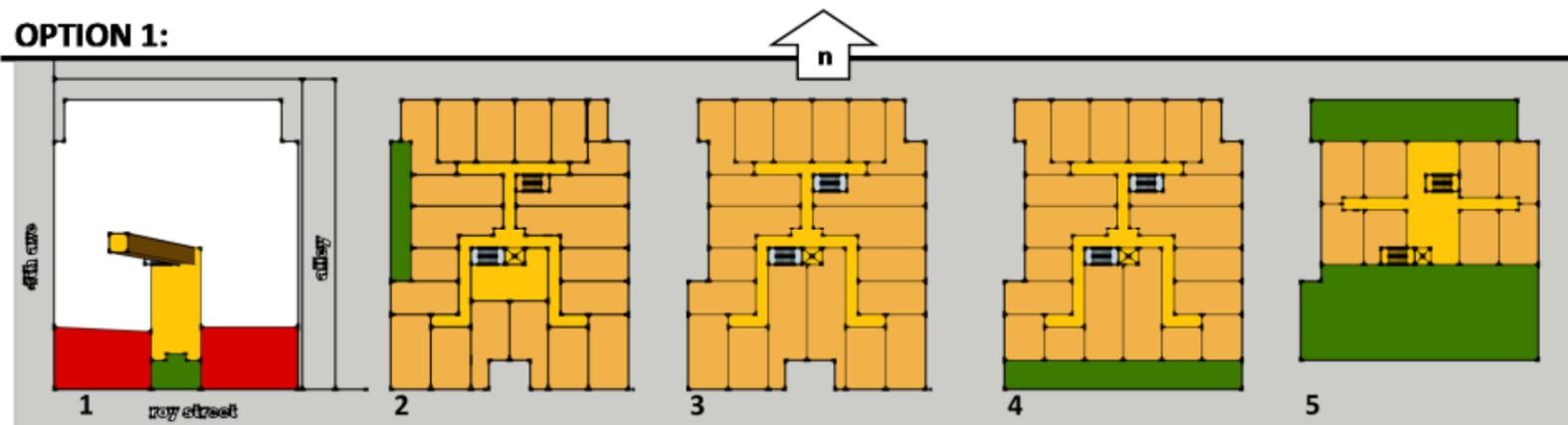
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SUMMARY OF OPTIONS –
OPTION 1 –
OPTION 2 –
OPTION 3 –



OPTION 1:



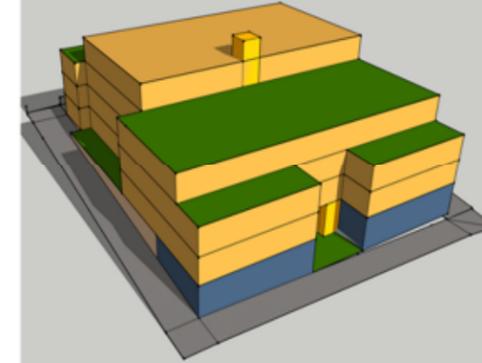
Retail along Roy Street is split by a large (20% of the Roy Street frontage) residential entry courtyard. Retail entries to the two spaces will also be off of this same courtyard. Parking for 32 cars and 10 bicycles.

Residential level – primary entry off of Roy from courtyard shown to centrally located elevator. 10' setback along 4th allows for "grade level" units.

Residential floor.

Residential floor – Roy street elevation held back to allow for SCL power lines

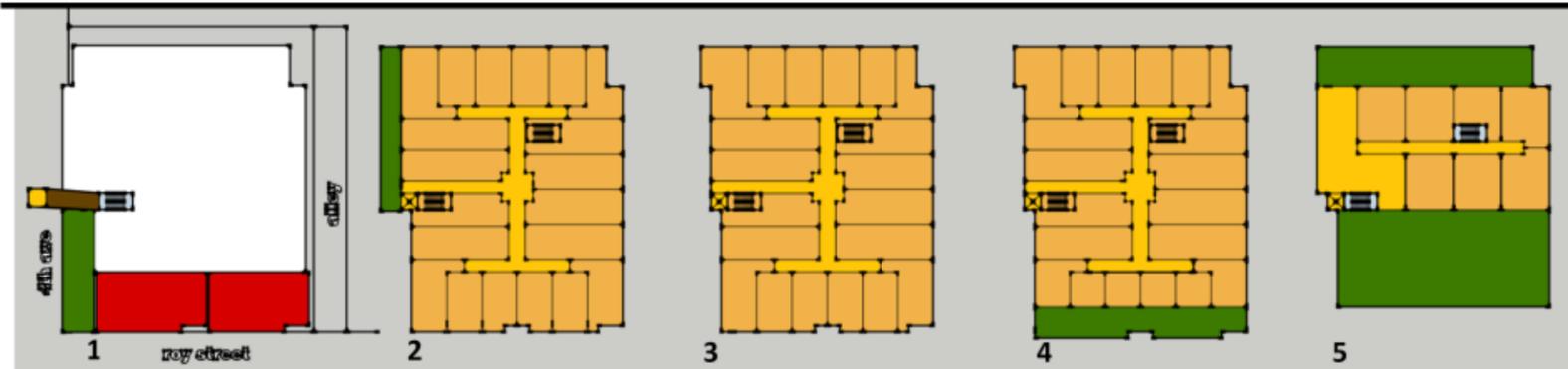
Residential partial floor – green roof partially accessible for individual units and overall amenity for occupants



ROY STREET –

- CENTER COURT ENTRY FOR RETAIL AND RESIDENTIAL
- PARTIAL SETBACK ALONG 4TH

OPTION 2:



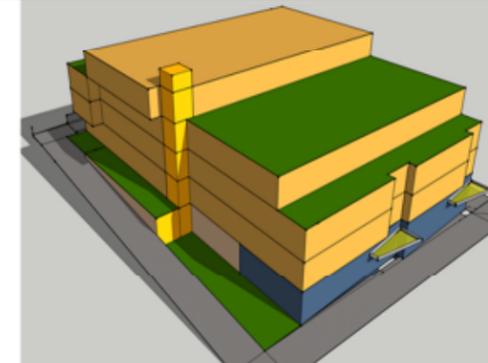
Retail along Roy Street stepped to the slope, parking for 32 cars and 10 bicycles below-retail entries at alley and mid building along Roy. Residential entry along a 15' wide open court leading to a mid-building location along 4th

Residential level – as noted below, and the potential for a two level entry element capturing the south end of the 10' setback along 4th.

Residential floor –

Residential floor – Roy street elevation held back to allow for SCL power lines

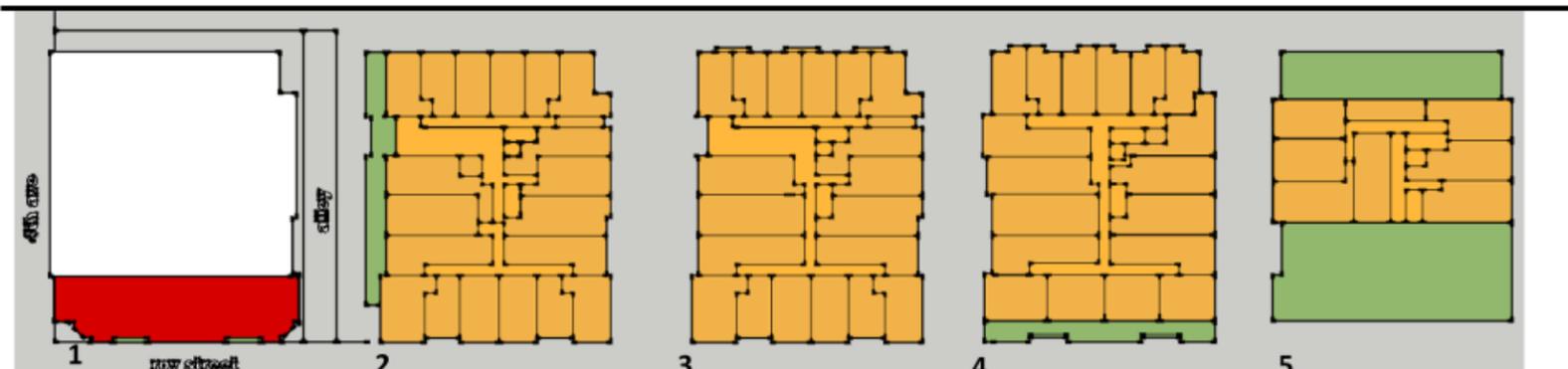
Residential partial floor – green roof partially accessible for individual units and overall amenity for occupants



CORNER 4TH AND ROY –

- CANTED RETAIL FRONTAGE ALONG ROY W/ 2 STEPPED FLOOR PLATES
- 15' SETBACK ENTRY COURT ALONG 4TH FOR RESIDENTIAL ENTRY
- UPPER 4TH 10' SETBACK W/ OVERLOOK TO ENTRY COURT BELOW

OPTION 3:



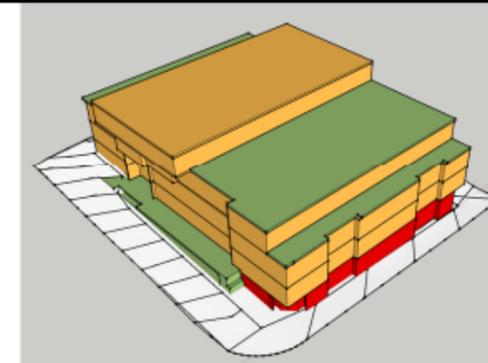
Retail along Roy Street, W/ canted entries at alley and corner of Roy and 4th. Planters along Roy set into building.

Residential level – primary entry off of 4th where grade meets floor level – building held back at 4th to allow for green Plaza and unit access

Residential floor

Residential floor – Roy street elevation held back to allow for SCL power lines

Residential partial floor – green roof partially accessible for individual units and overall amenity for occupants

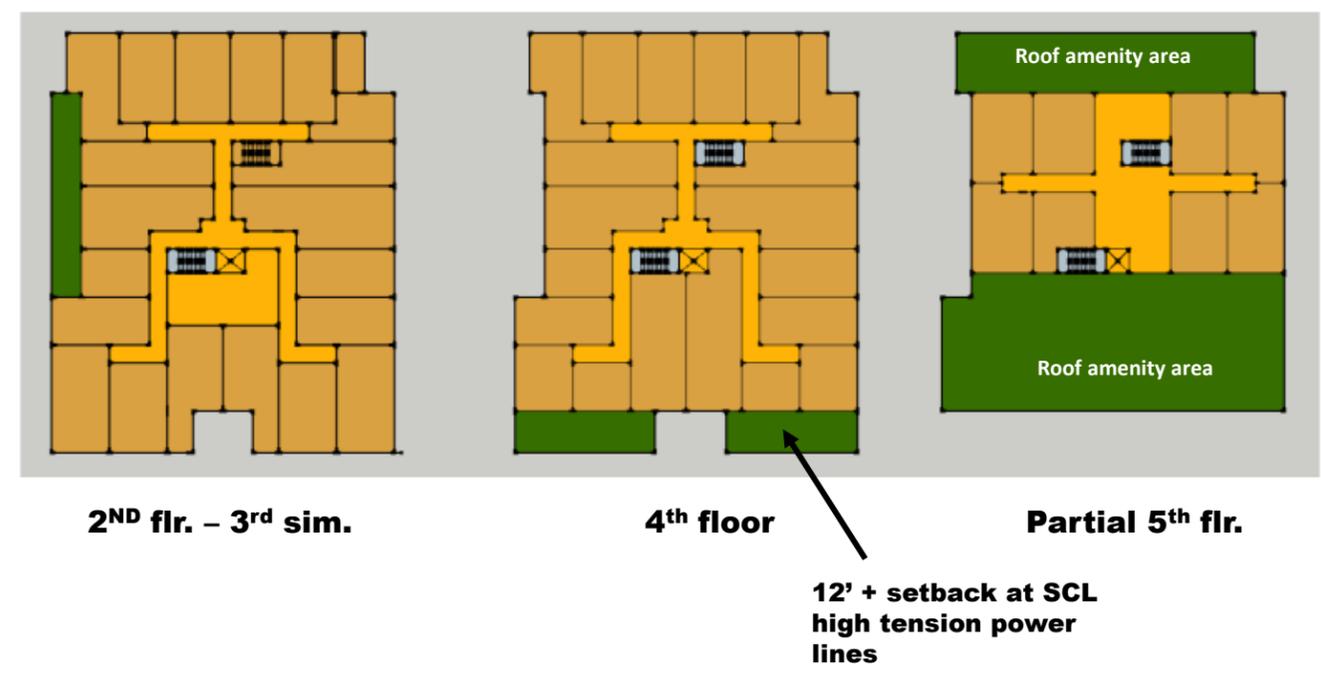
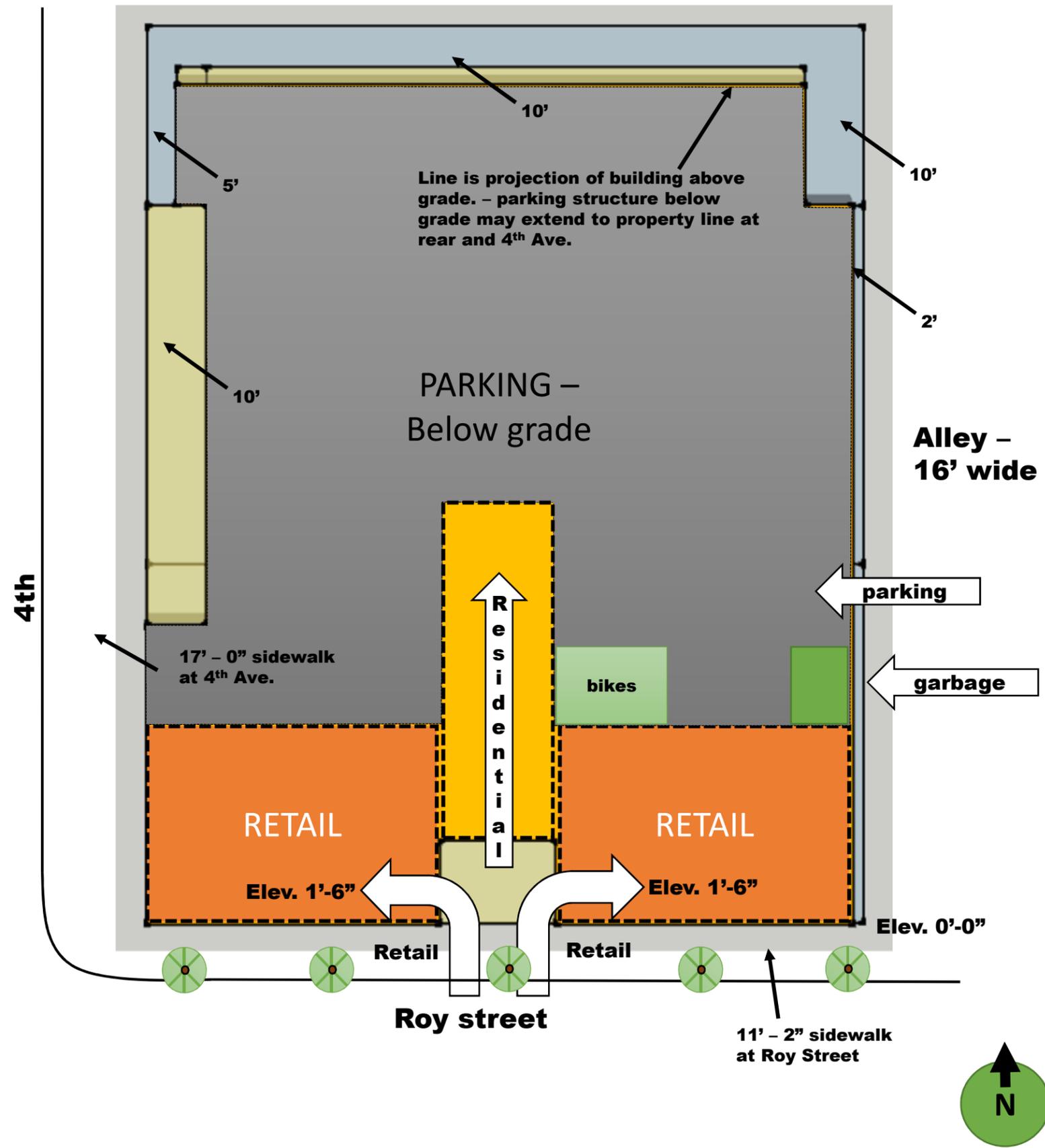


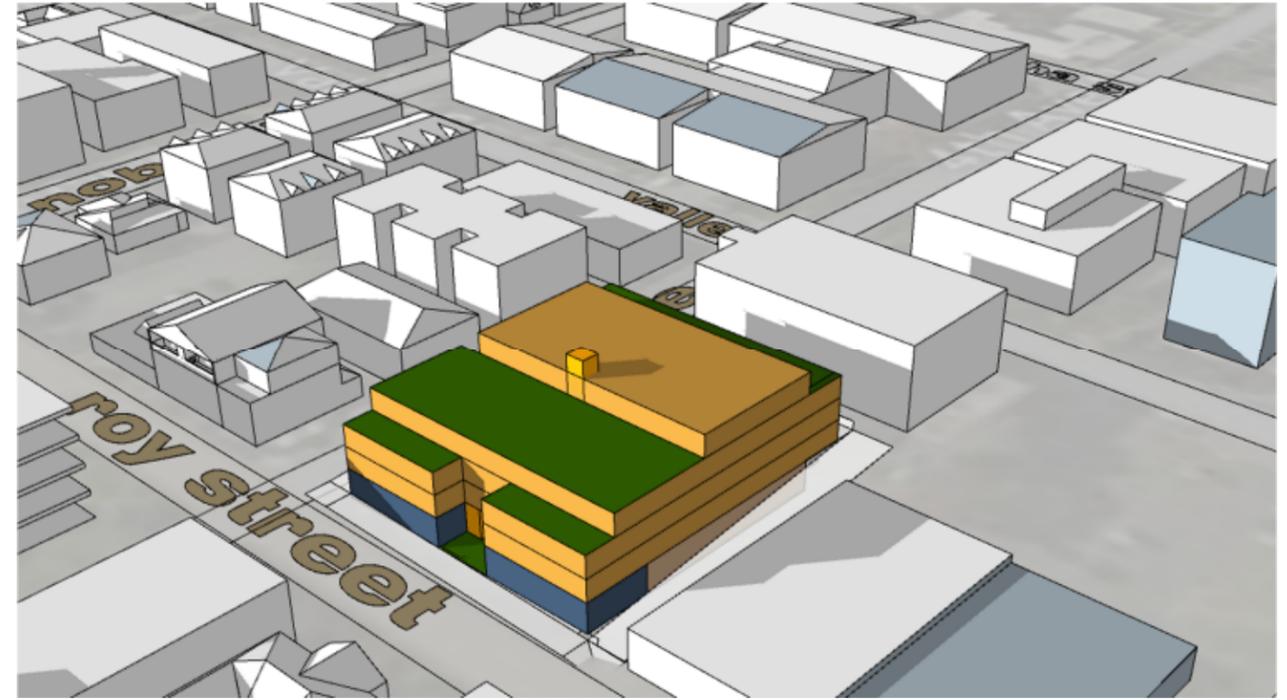
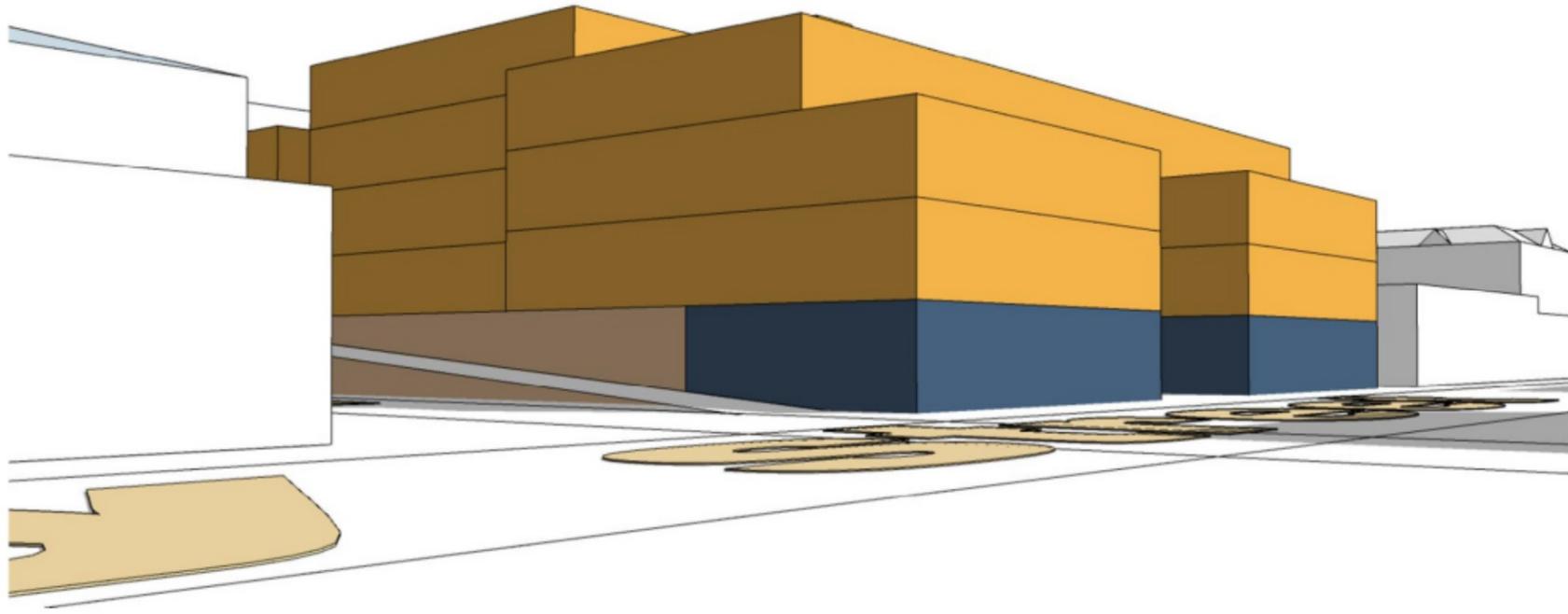
CORNER RETAIL ENTRIES –

- SINGLE LEVEL RETAIL FOR FULL FRONTAGE
 - 10' SETBACK AT 4TH AND ROY
- RESIDENTIAL ENTRY**
- UPPER 4TH WHERE GRADE MEETS RESIDENTIAL LEVEL

PREFERRED



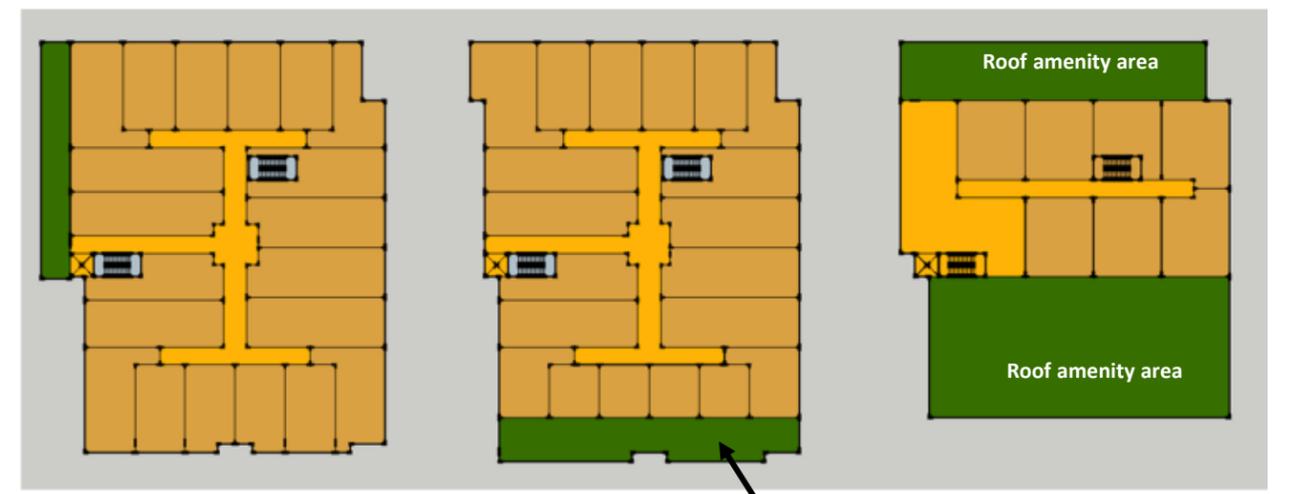
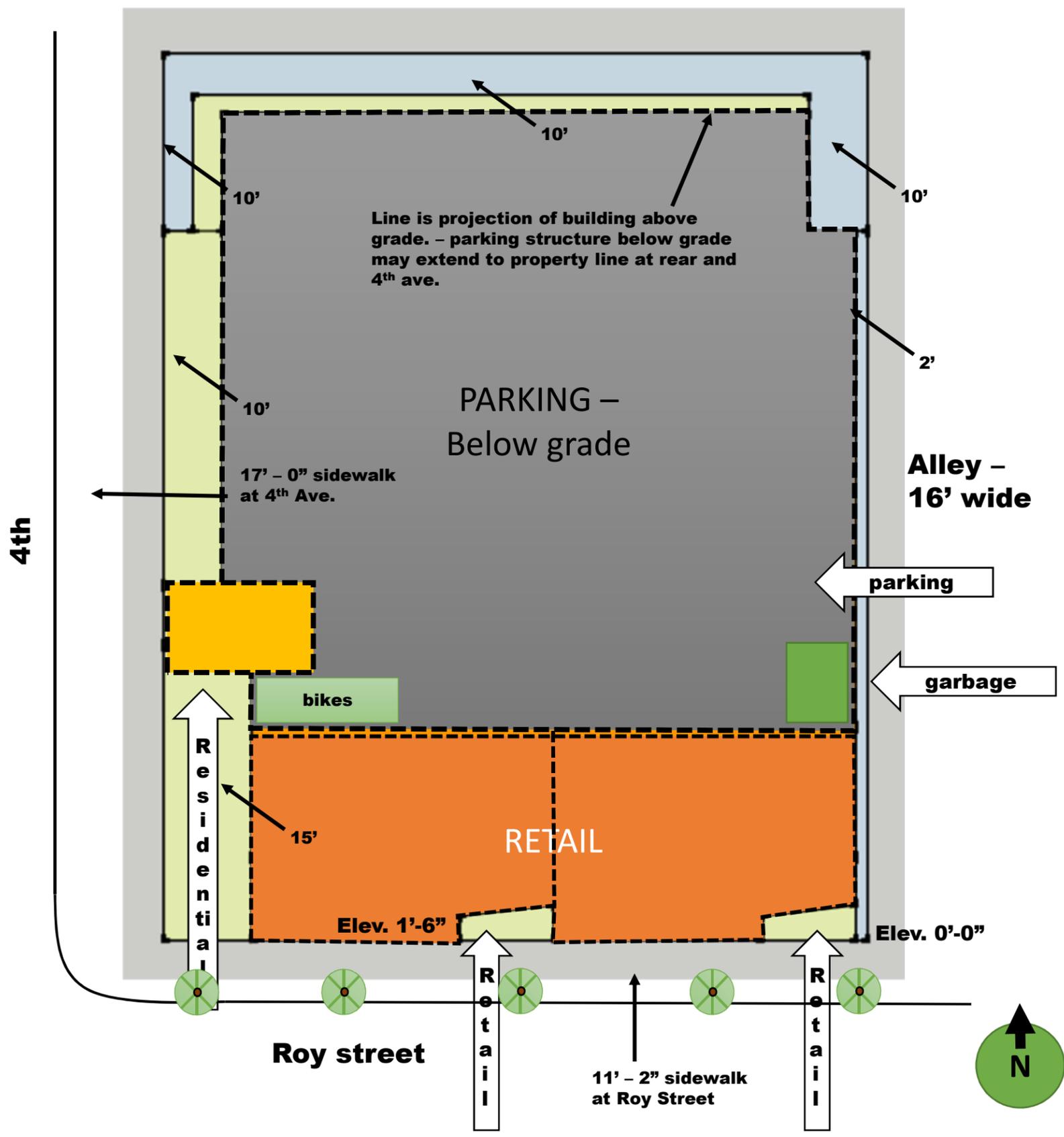




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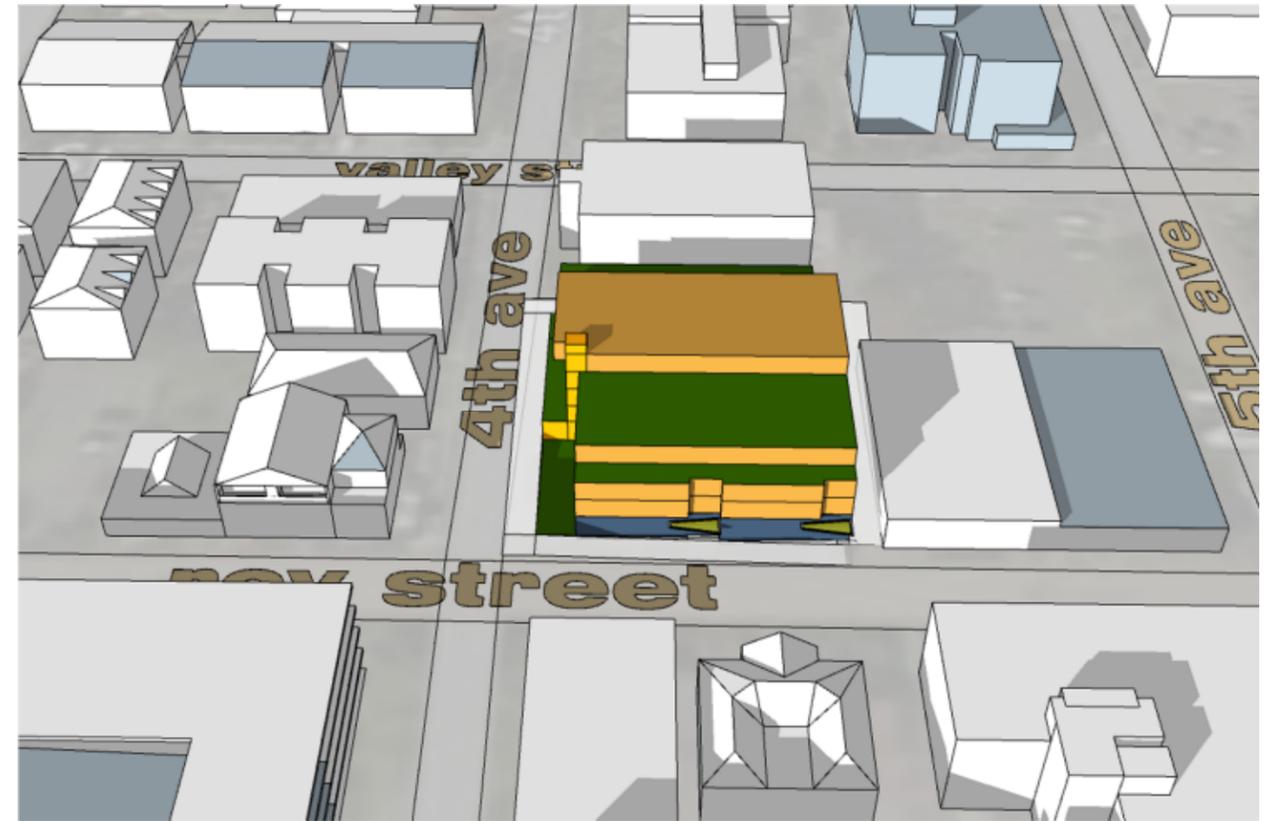
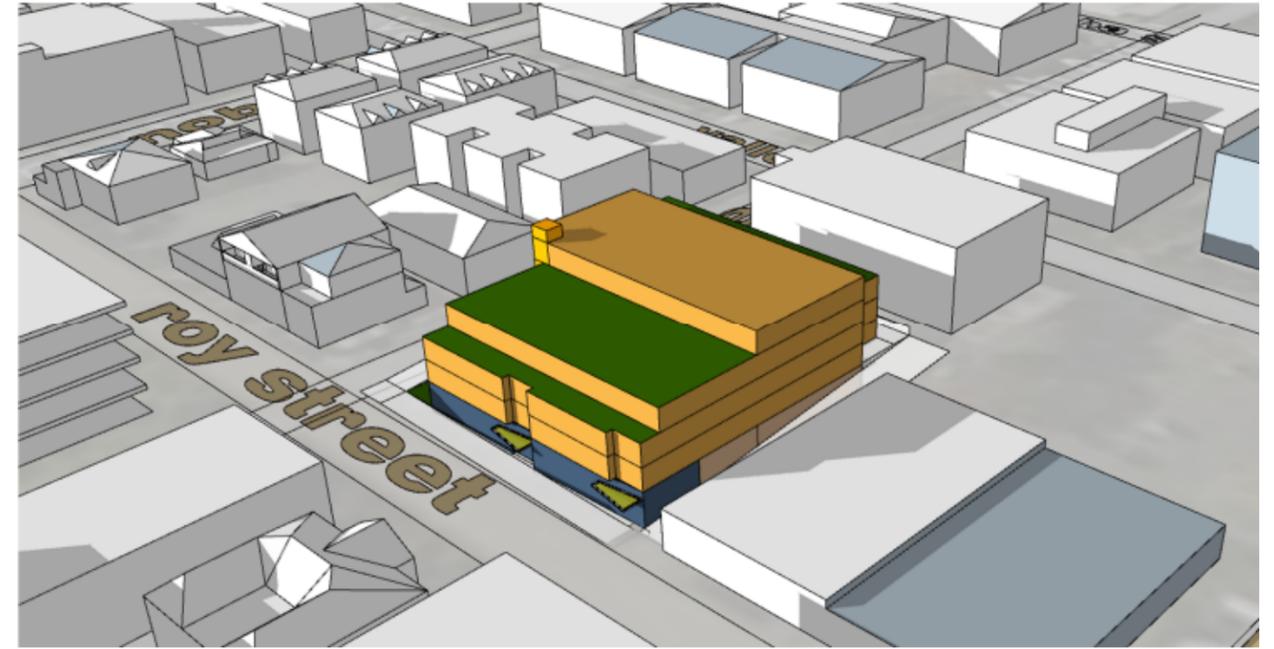
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OPTION 1



12' + setback at SCL high tension power lines

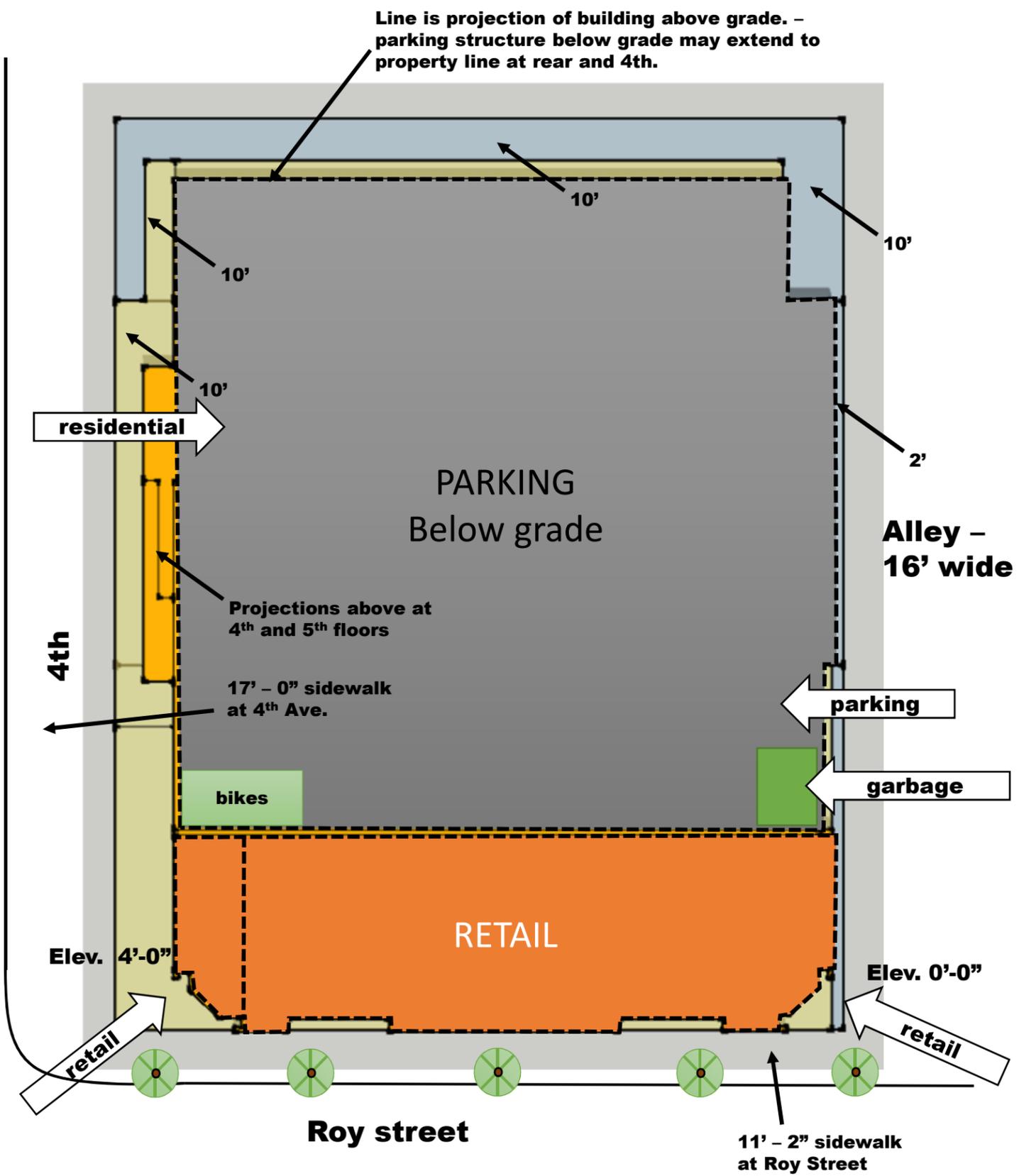




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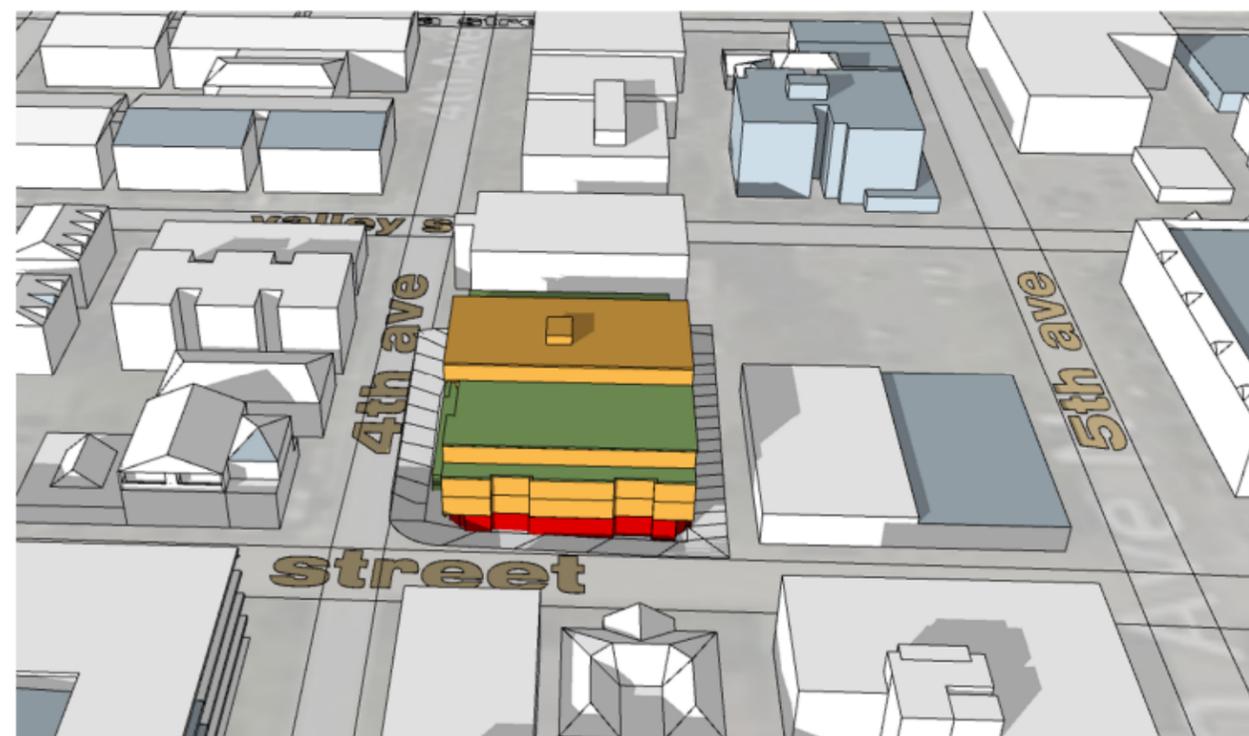
OPTION 2



2ND fl. - 3RD sim. 4TH floor Partial 5TH fl.

12' + setback at SCL high tension power lines





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OPTION 3