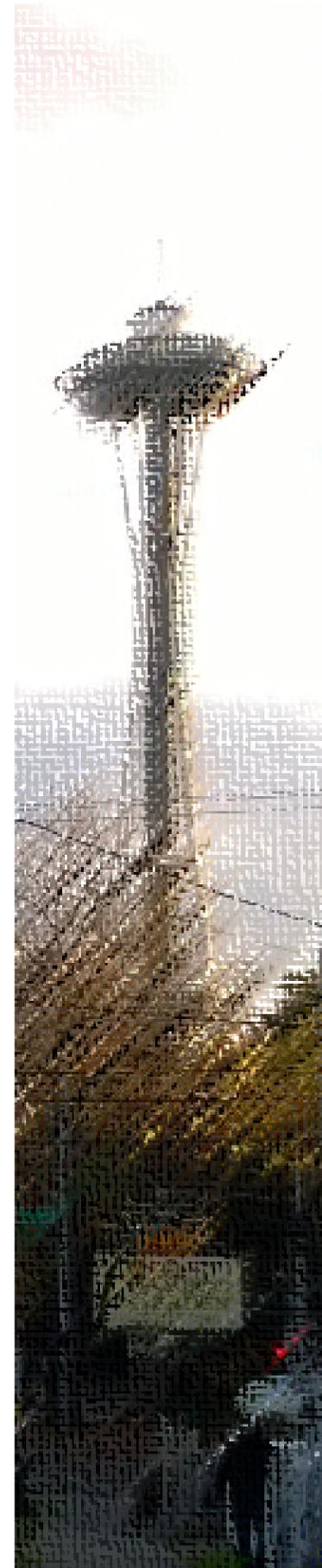
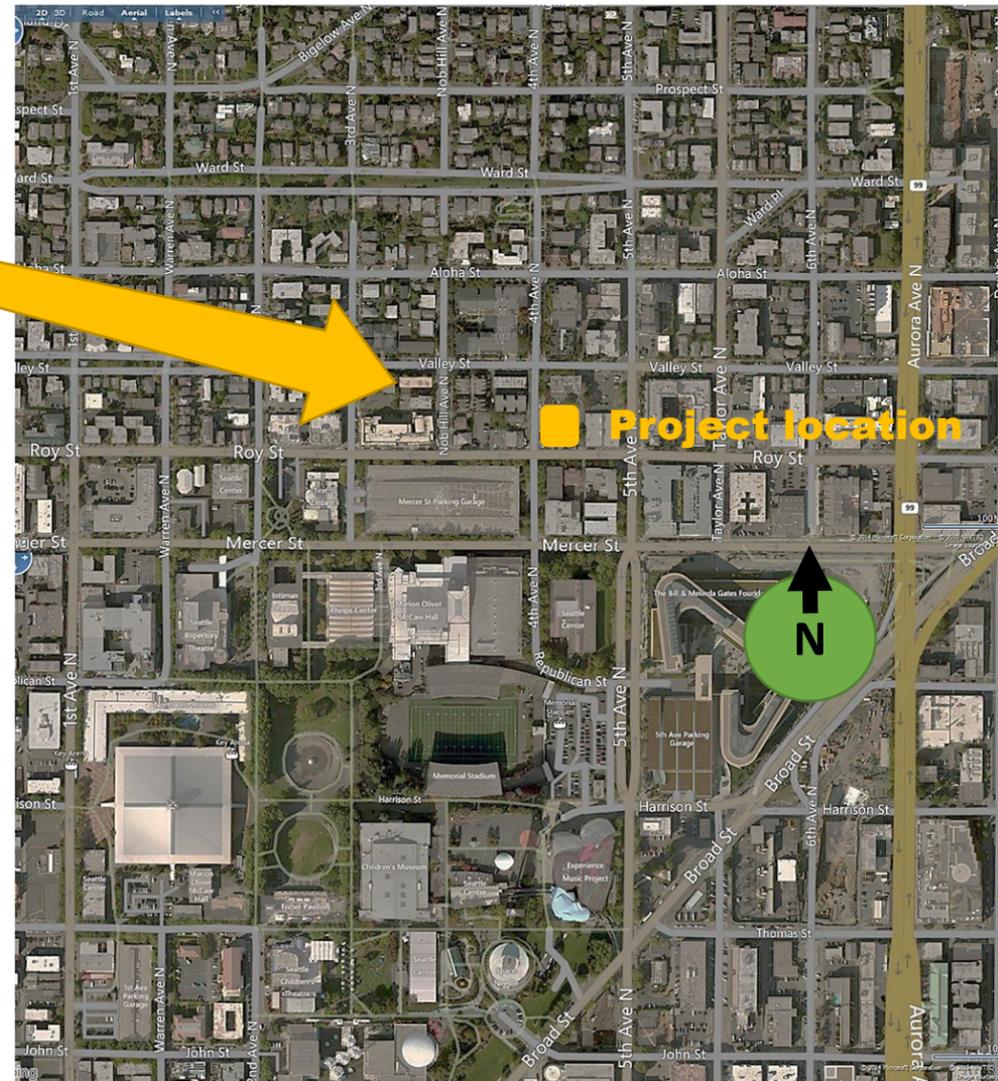
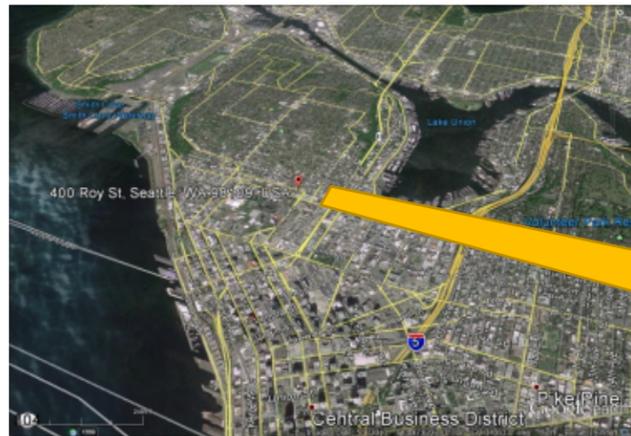


- PROJECT NAME: 400 ROY STREET APARTMENTS
 - ADDRESS: 400 ROY STREET, SEATTLE, WA
 - DPD PROJECT #: 3018206
 - EDG MEETING DATE: MARCH 18, 2015
 - PLACE: QUEEN ANNE COMMUNITY CENTER
-
- # OF UNITS: 64-68 APARTMENT UNITS / BUILT GREEN 4 STAR
 - # OF STORIES: 4.5 STORIES RESIDENTIAL OVER 1 STORY BELOW BUILDING
-
- RETAIL AREA ALONG ROY ST: 3600 GSF
 - RESIDENTIAL GSF: 48,475 GSF
 - PARKING - CARS: 30 CARS PARKING BELOW BUILDING
 - PARKING - BICYCLES: 10 BICYCLES PARKING AT GARAGE



PROJECT INFORMATION -



EDG 2 SUBMITTAL – 400 ROY STREET APARTMENTS – 03 13 15

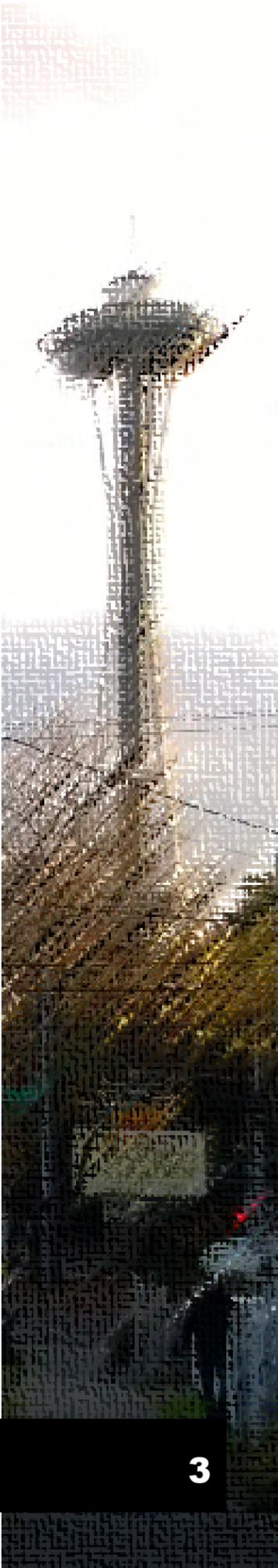
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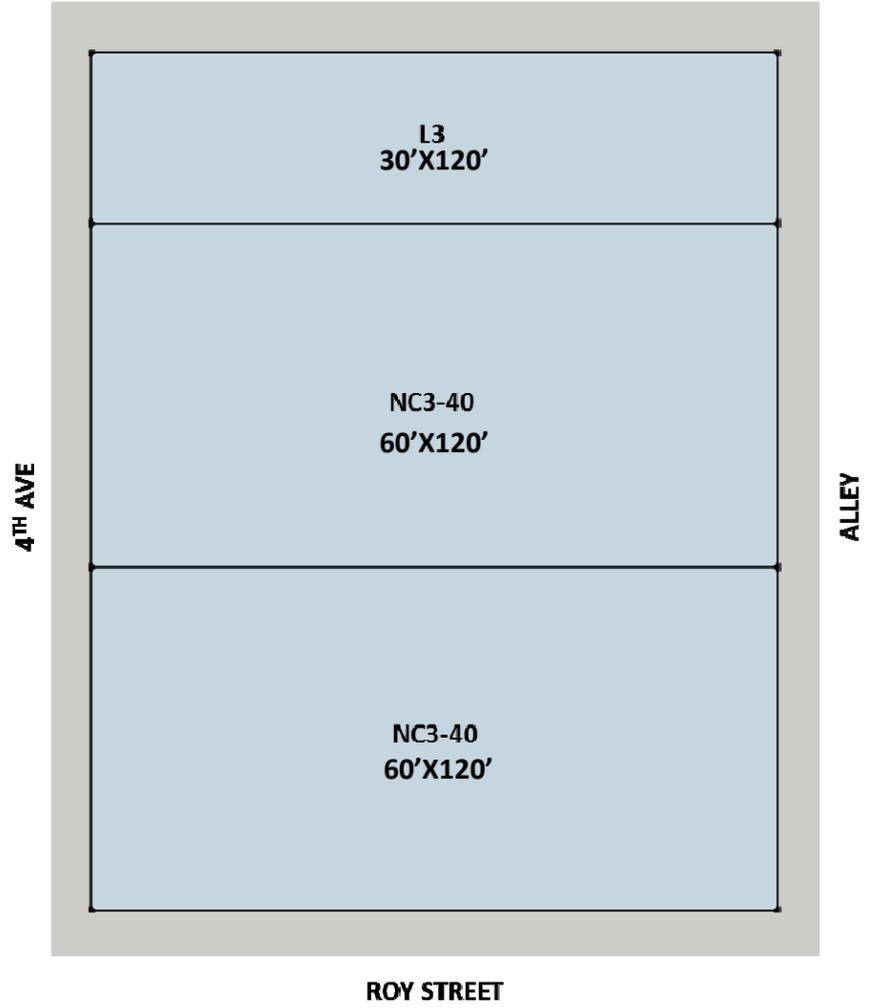
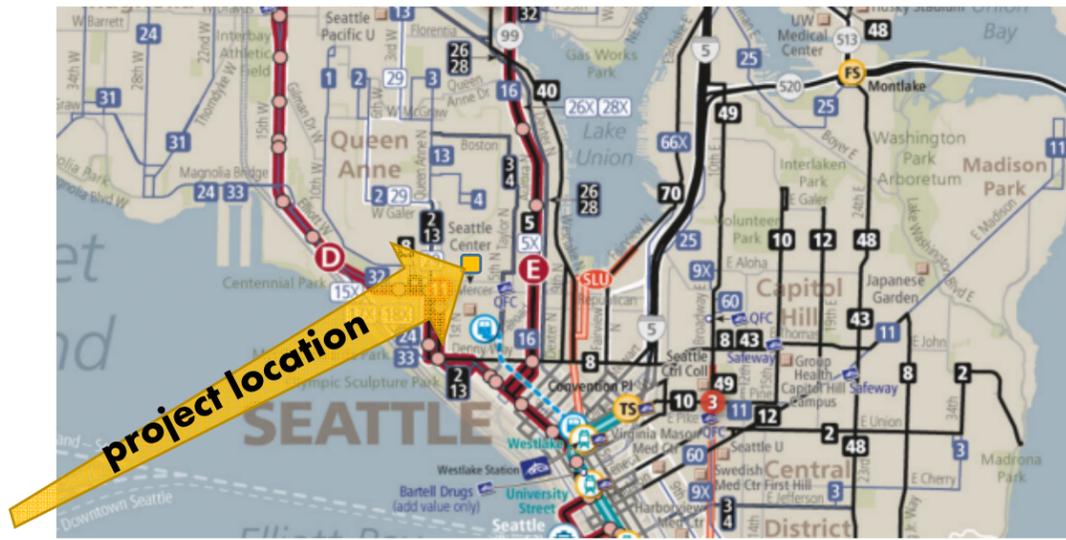


EDG 2 SUBMITTAL – 400 ROY STREET APARTMENTS – 03 13 15

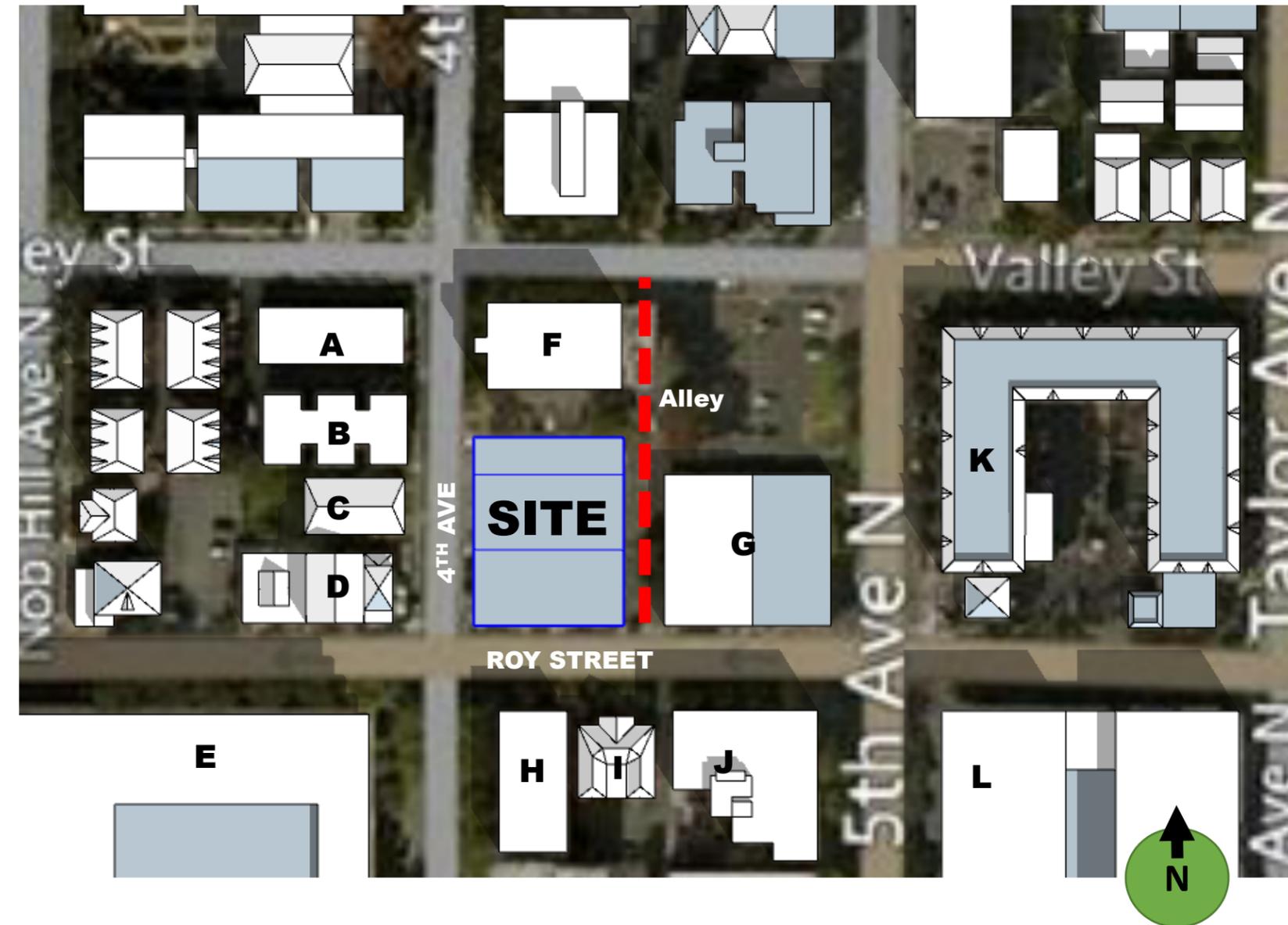
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MAPS AND PHOTOS –
STREET MONTAGES –
DESIGN CUES –





SITE PLAN



INVENTORY OF NEIGHBORING PROPERTIES

Property Label	Property Type	Number of Stories
A	MULTI-FAMILY	2 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



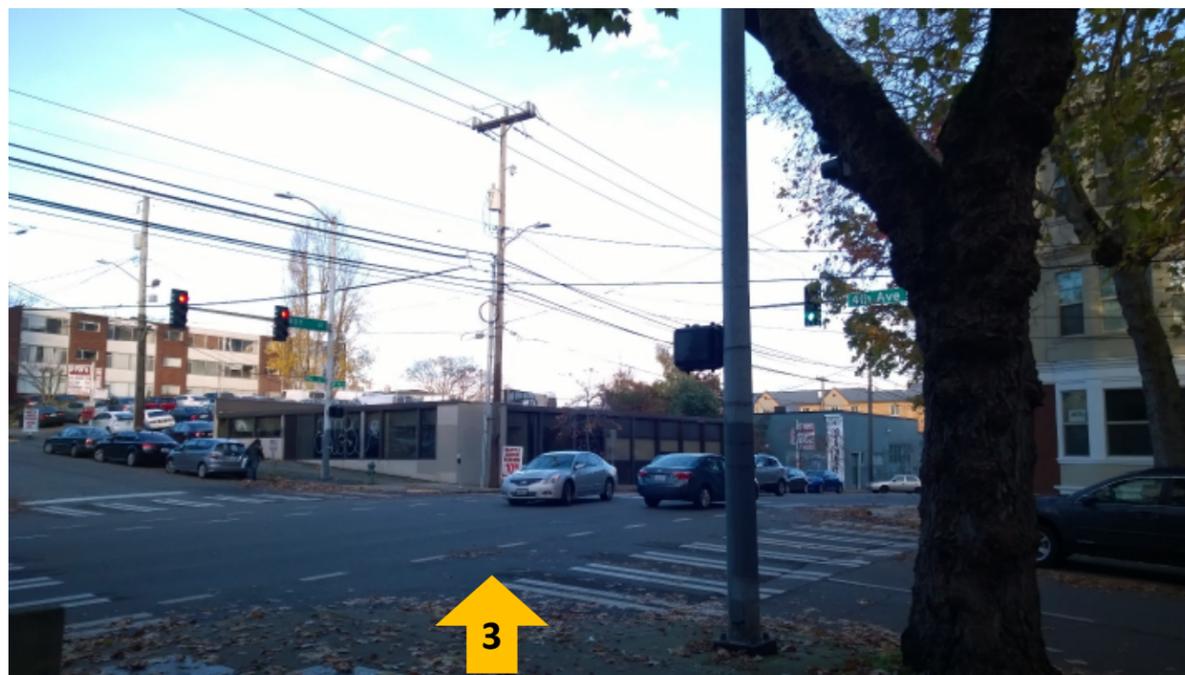


View down 4th ave – west side sidewalk



Alley entrance

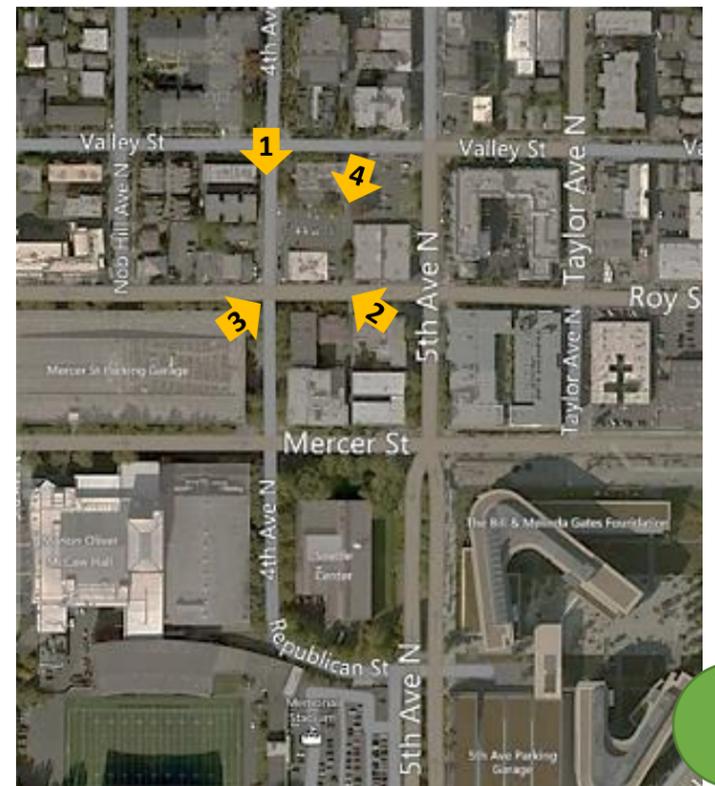
View across ROY to site looking NW

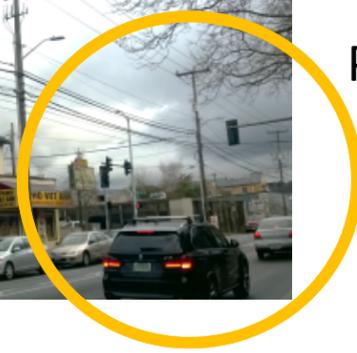


View across 4th & ROY intersection to SITE

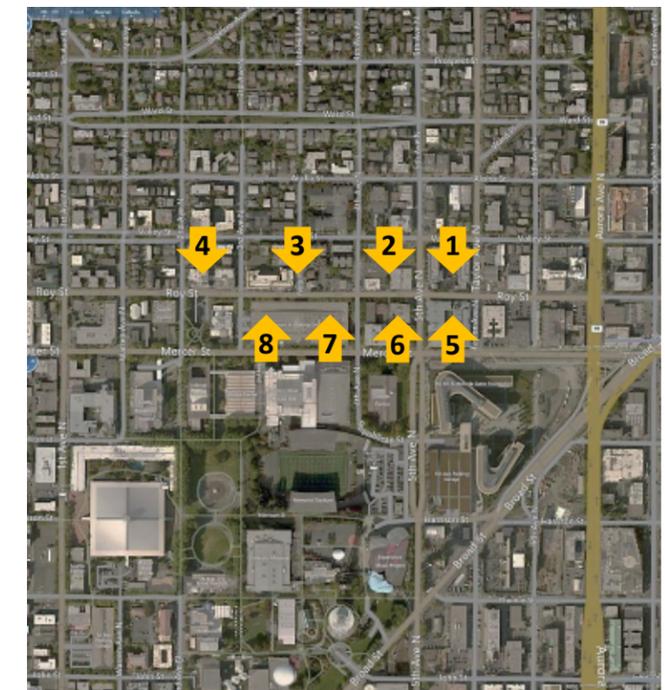


View down alley toward SITE





Project site



ROY ST



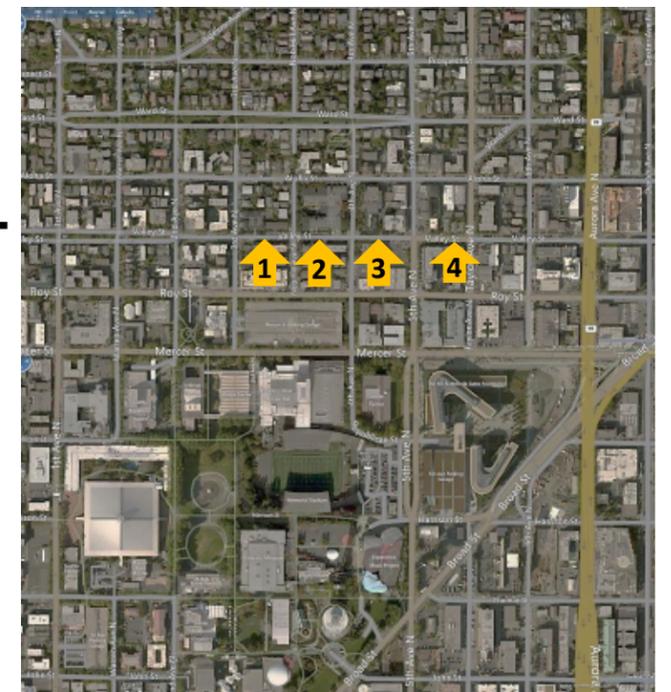
EDG 2 SUBMITTAL – 400 ROY STREET APARTMENTS – 03 13 15

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STREET MONTAGES



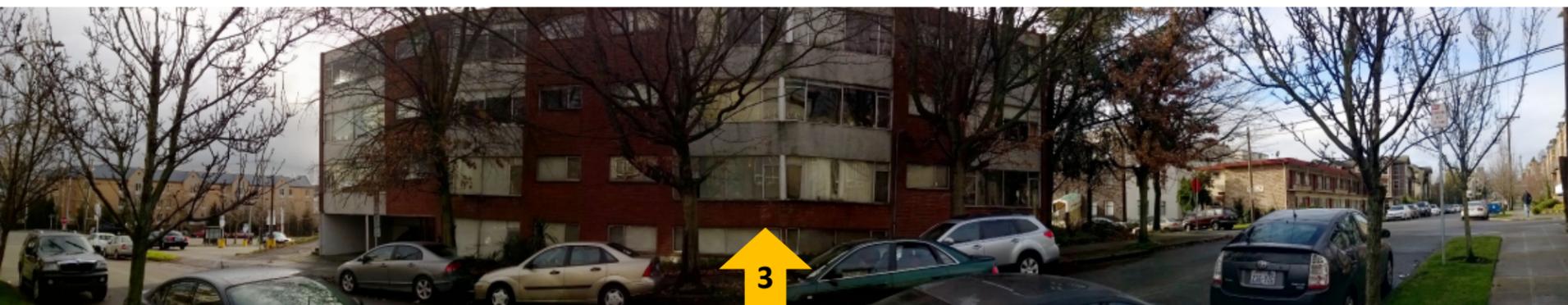
VALLEY ST



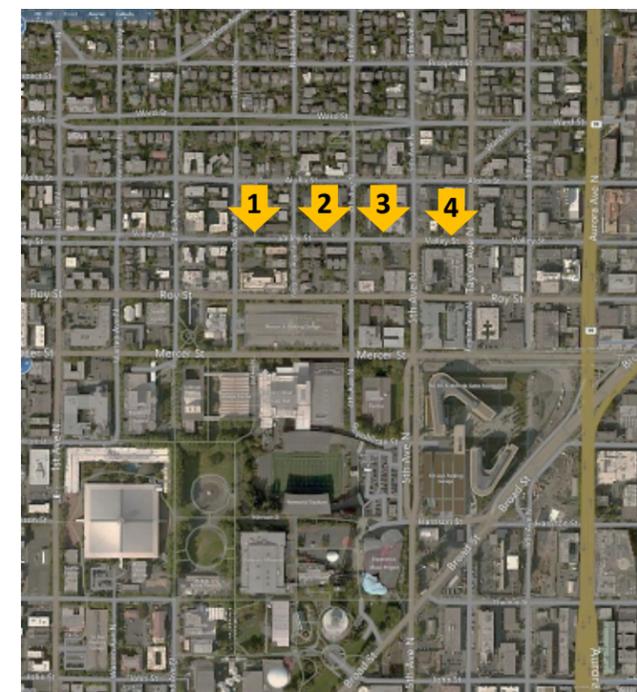
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STREET MONTAGES



VALLEY ST

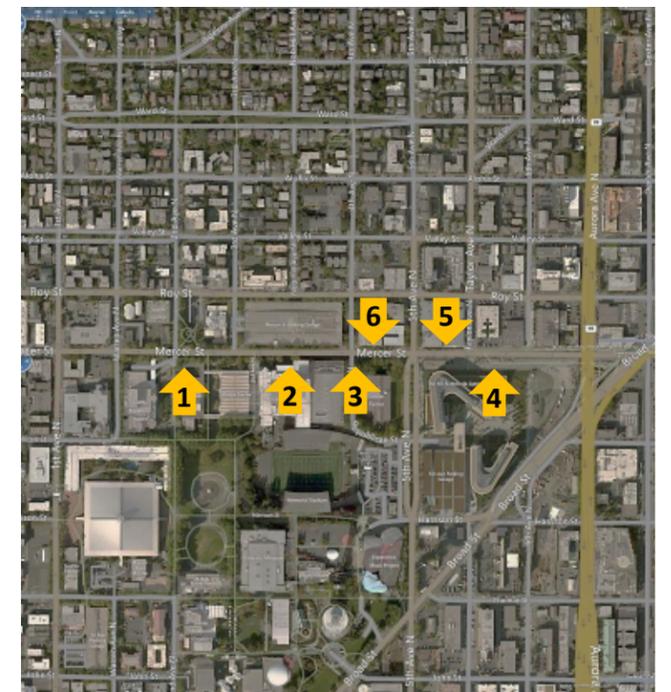


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MERCER ST



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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

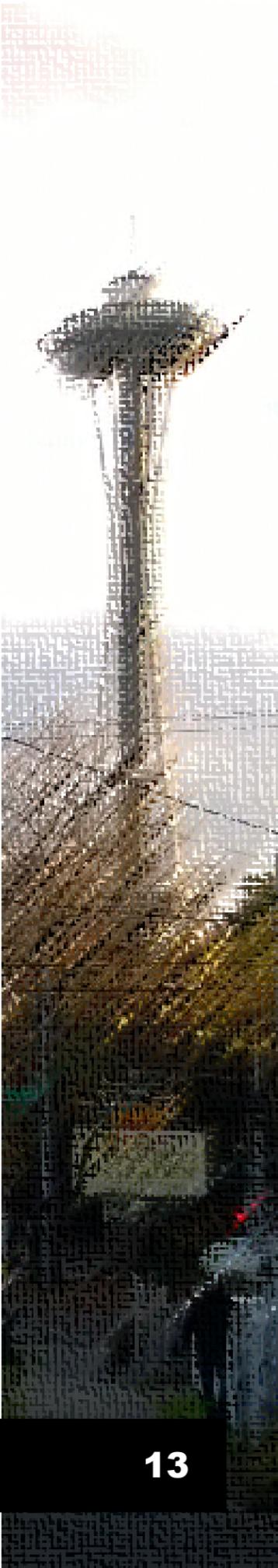


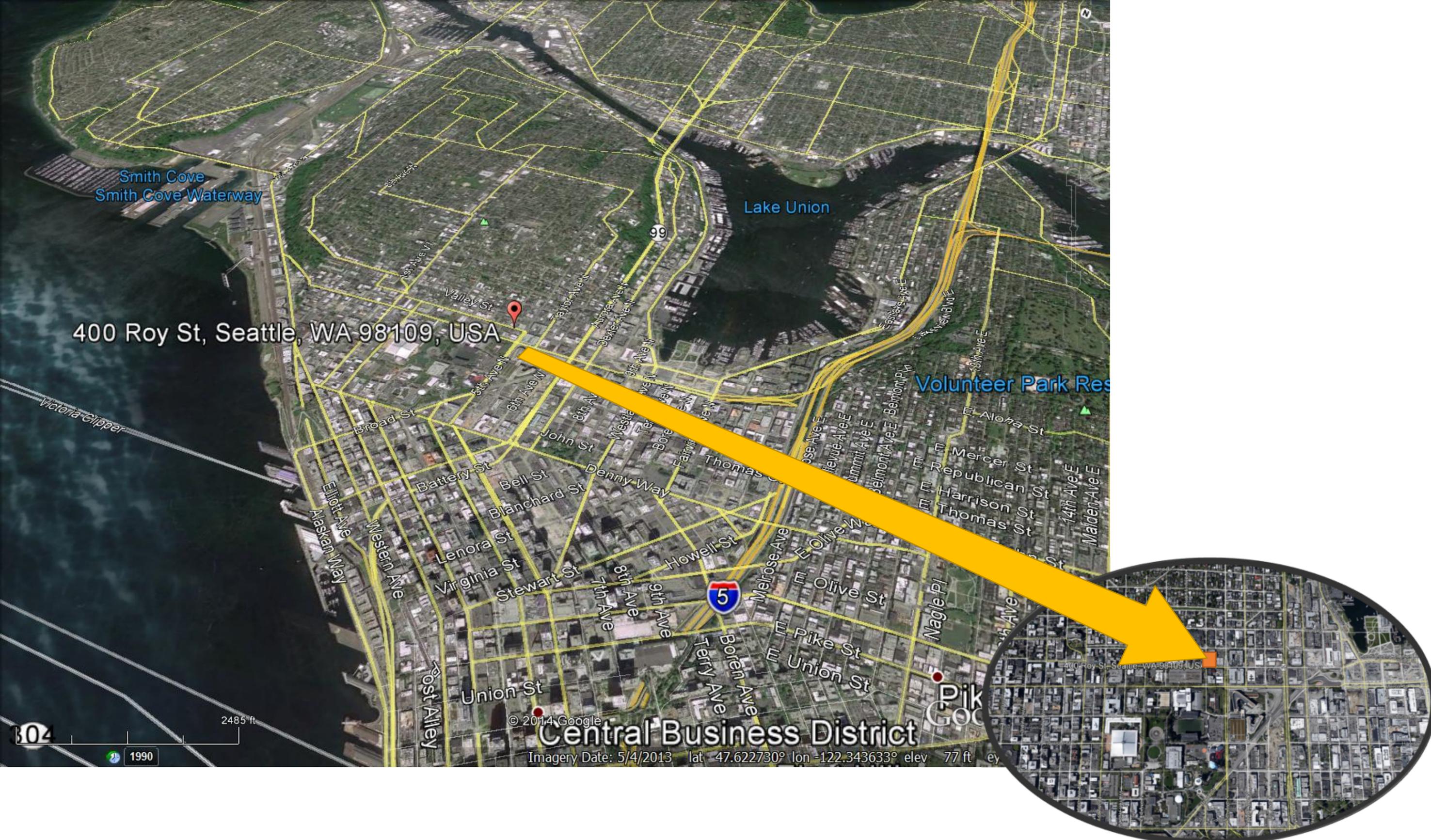


EDG 2 SUBMITTAL – 400 ROY STREET APARTMENTS – 03 13 15

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





400 Roy St, Seattle, WA 98109, USA

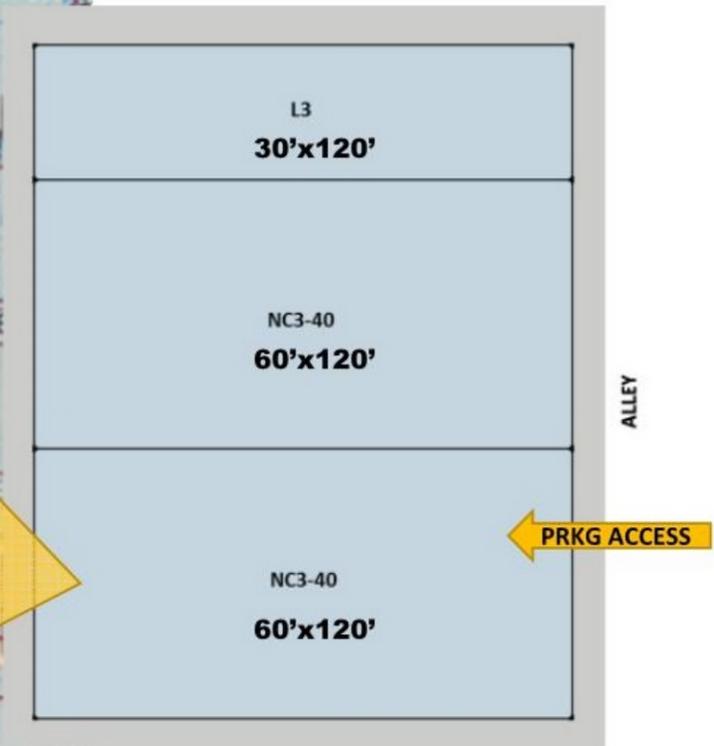
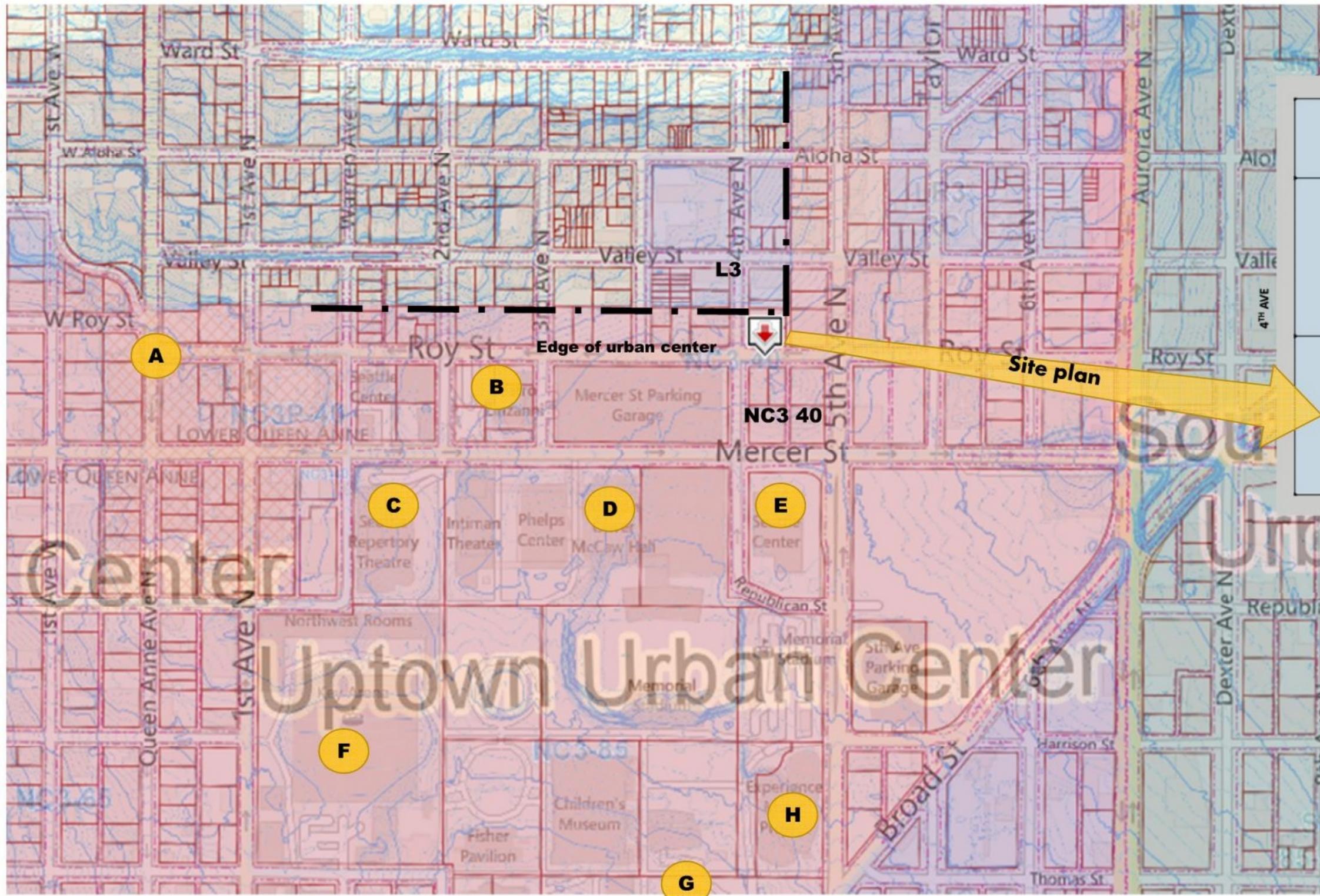
Central Business District



EDG 2 SUBMITTAL – 400 ROY STREET APARTMENTS – 03 13 15

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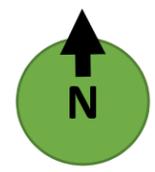
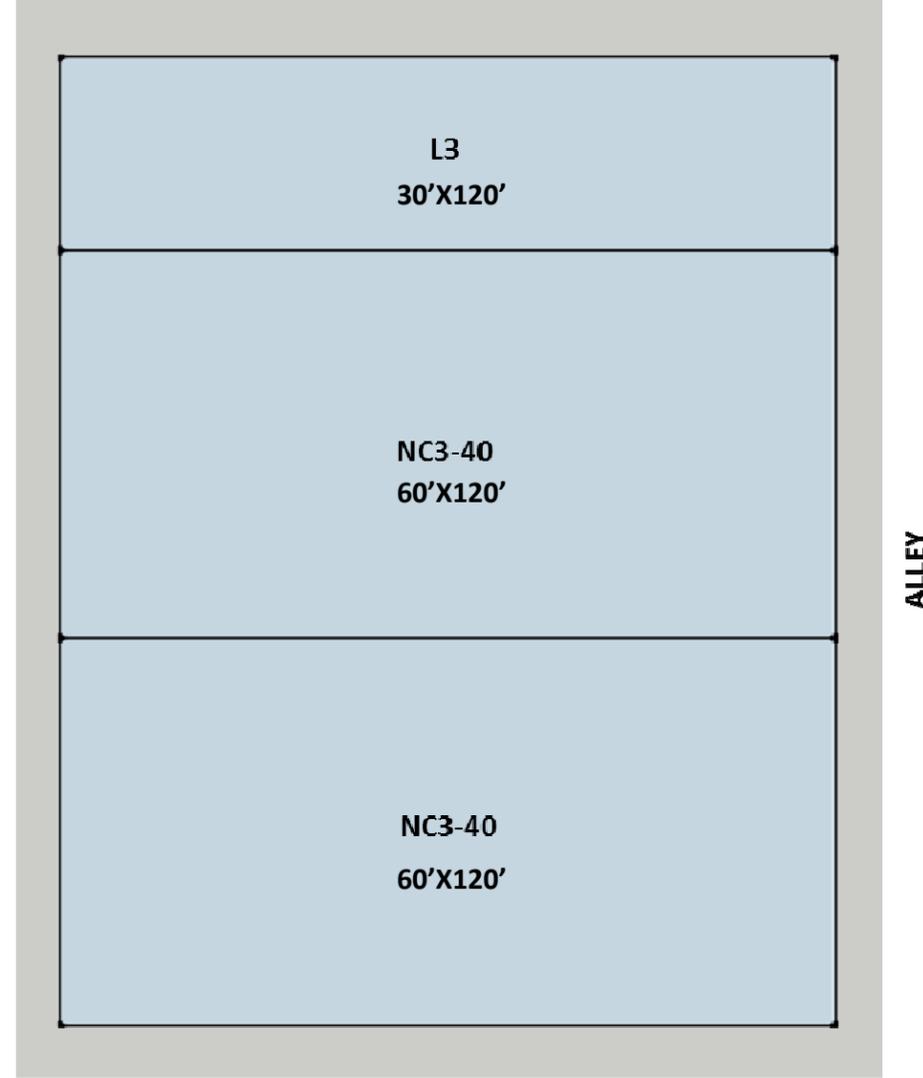
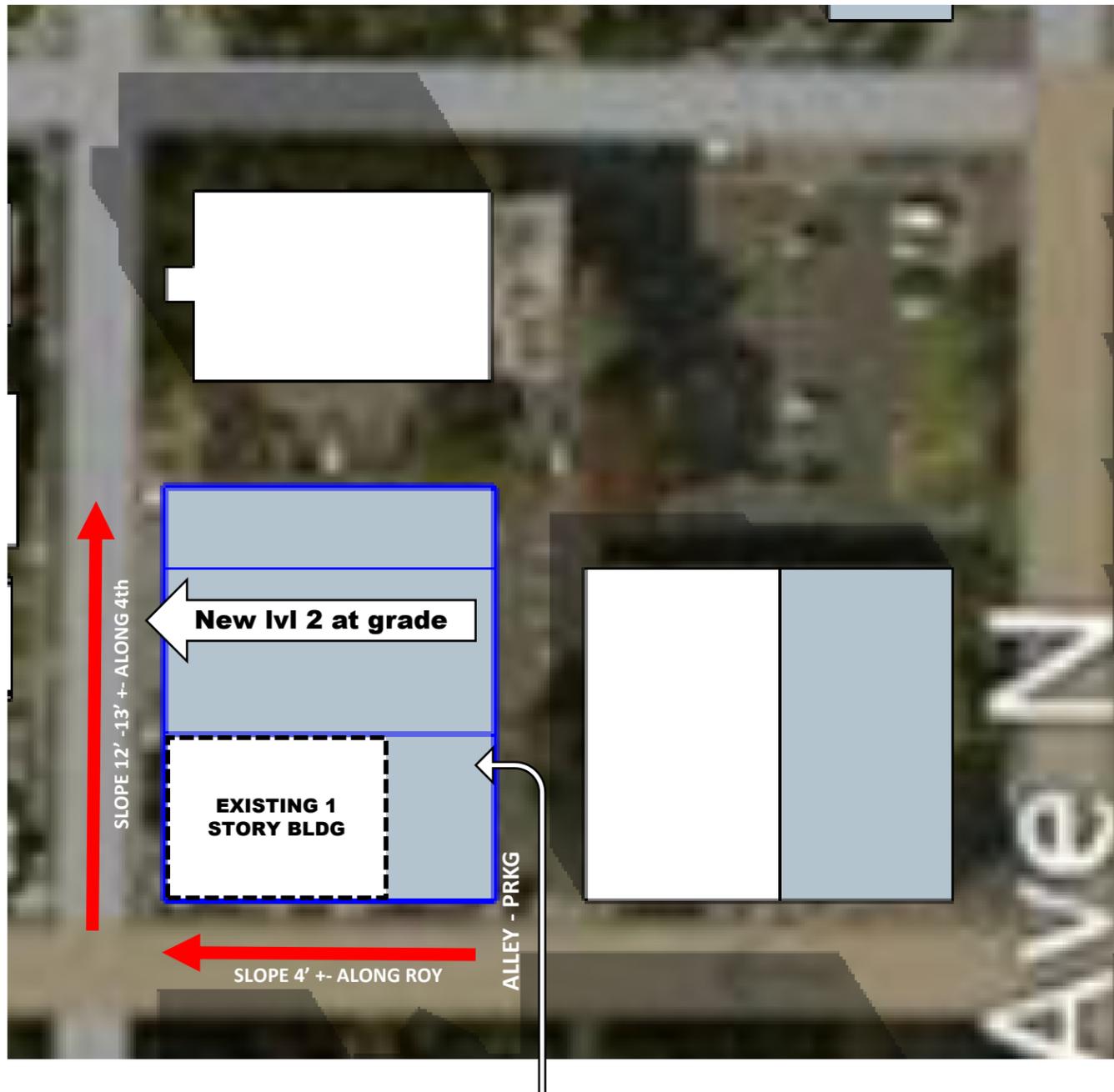
ARIEL VIEW



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





ROY STREET
SITE PLAN

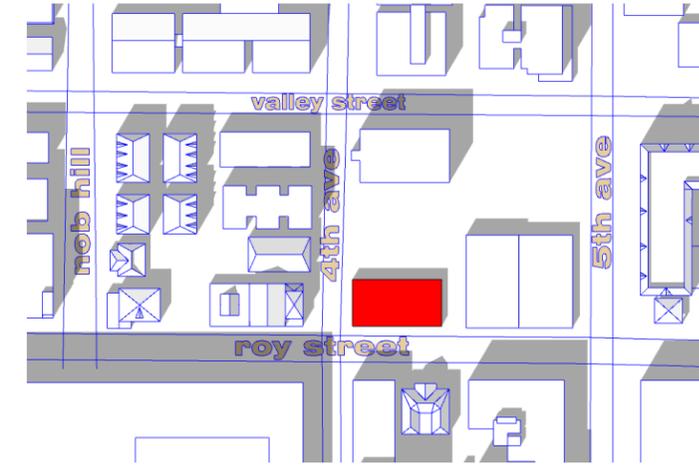
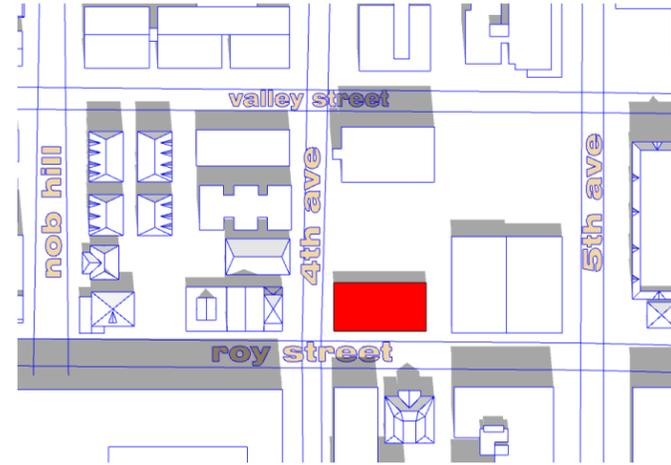
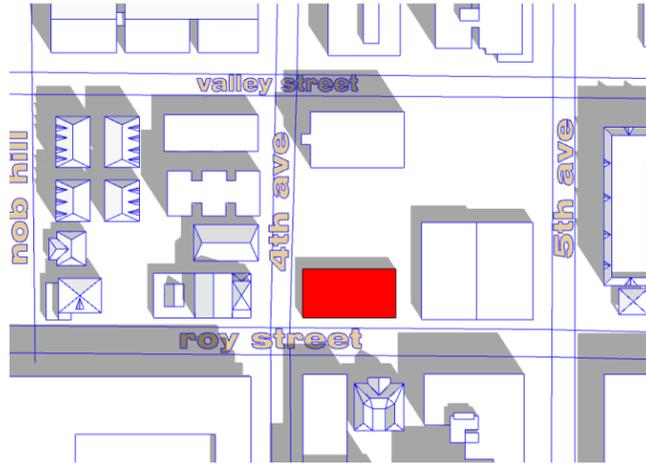


March 21 /
September 21

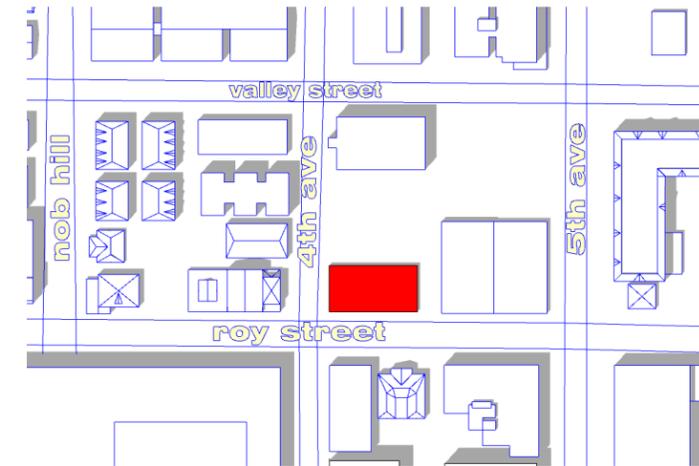
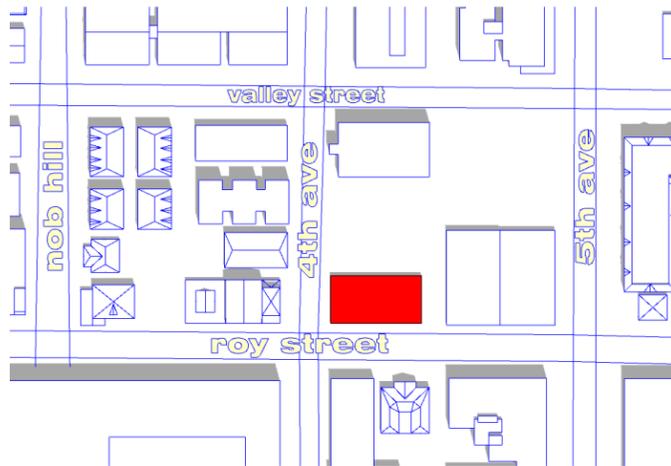
10 am

noon

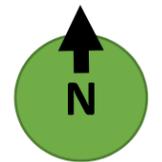
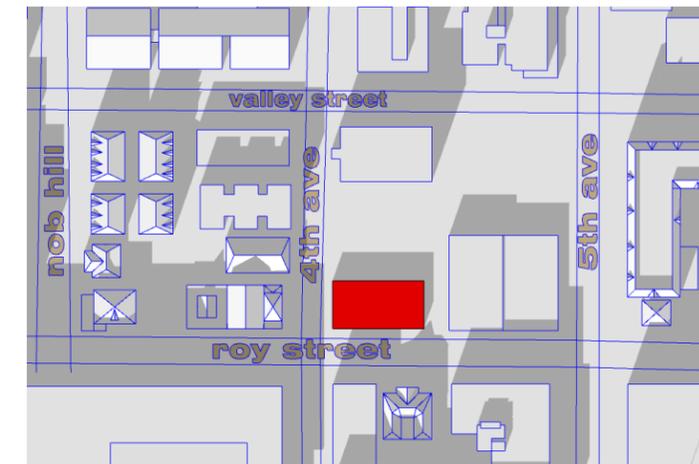
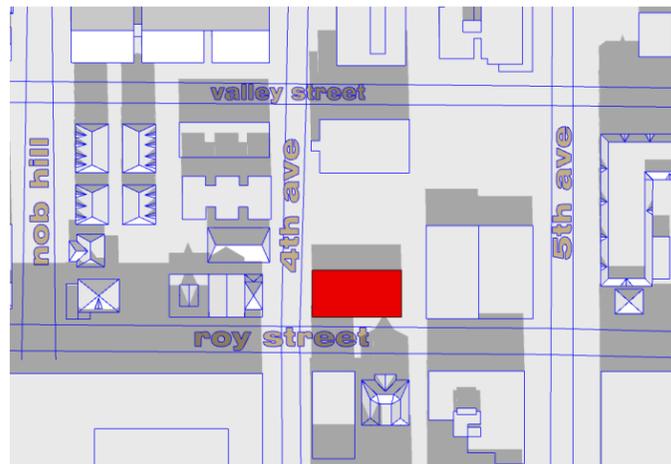
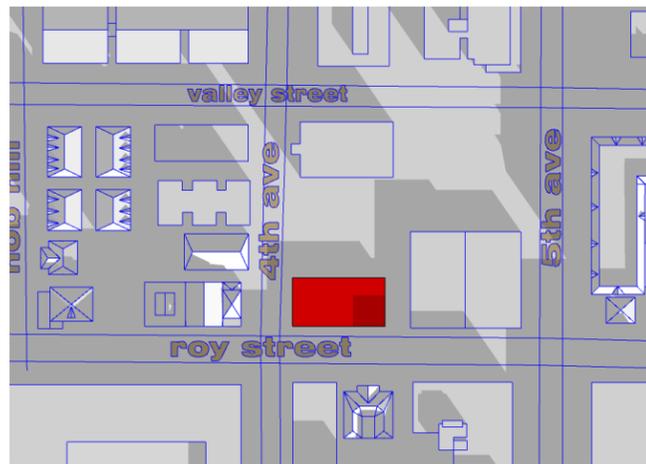
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June 21



December 21



March 21 /
September 21

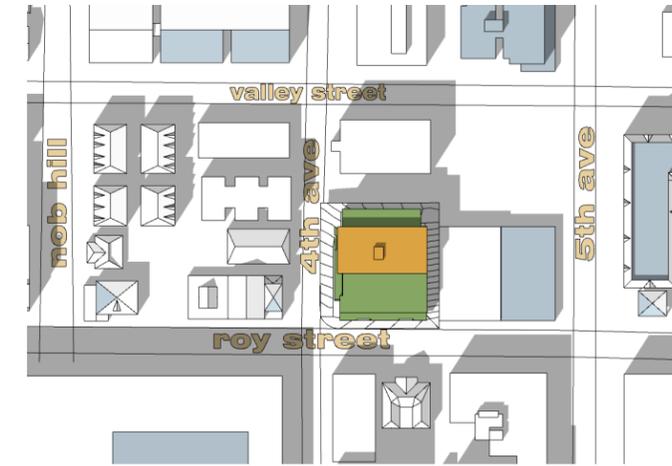
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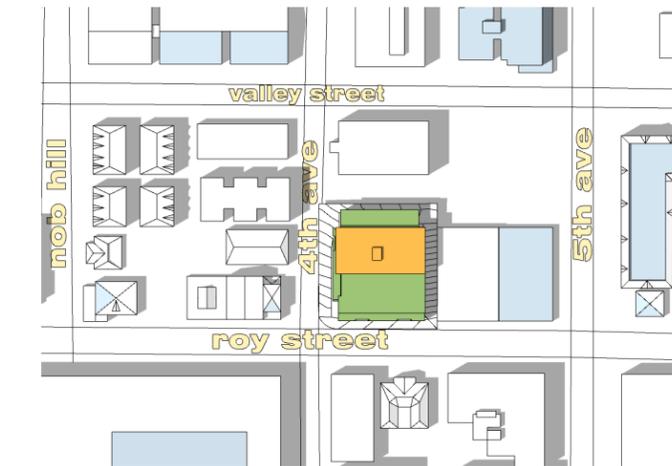
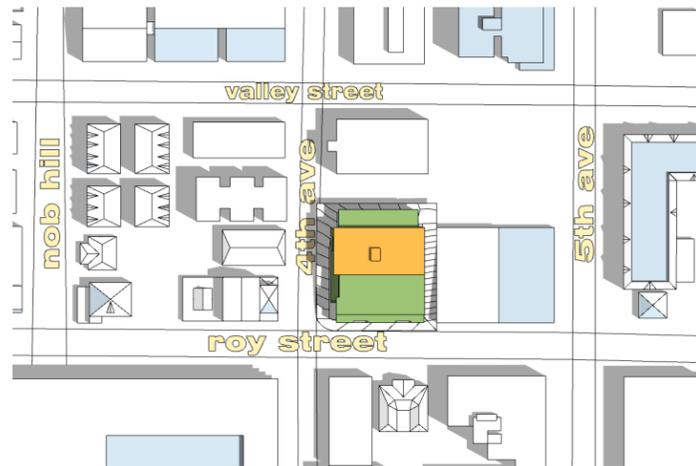
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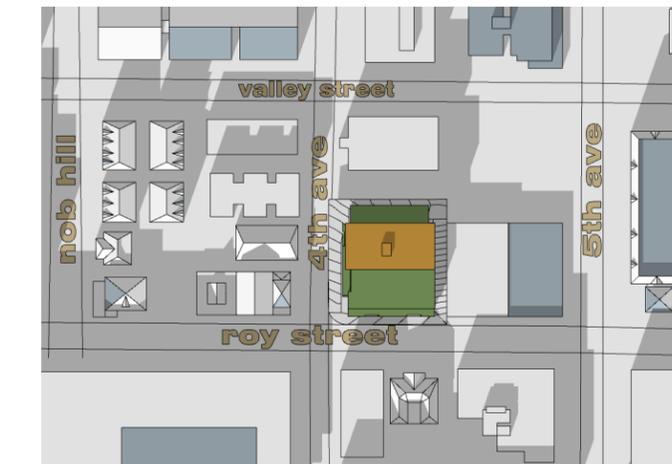
2 pm



June 21



December 21



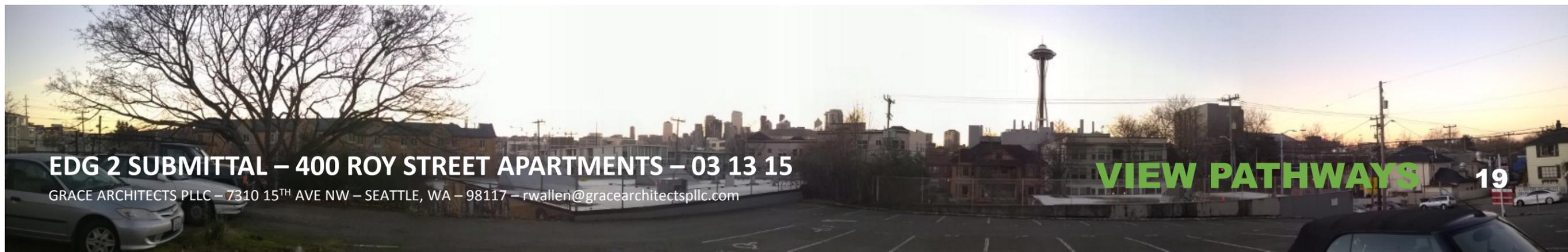
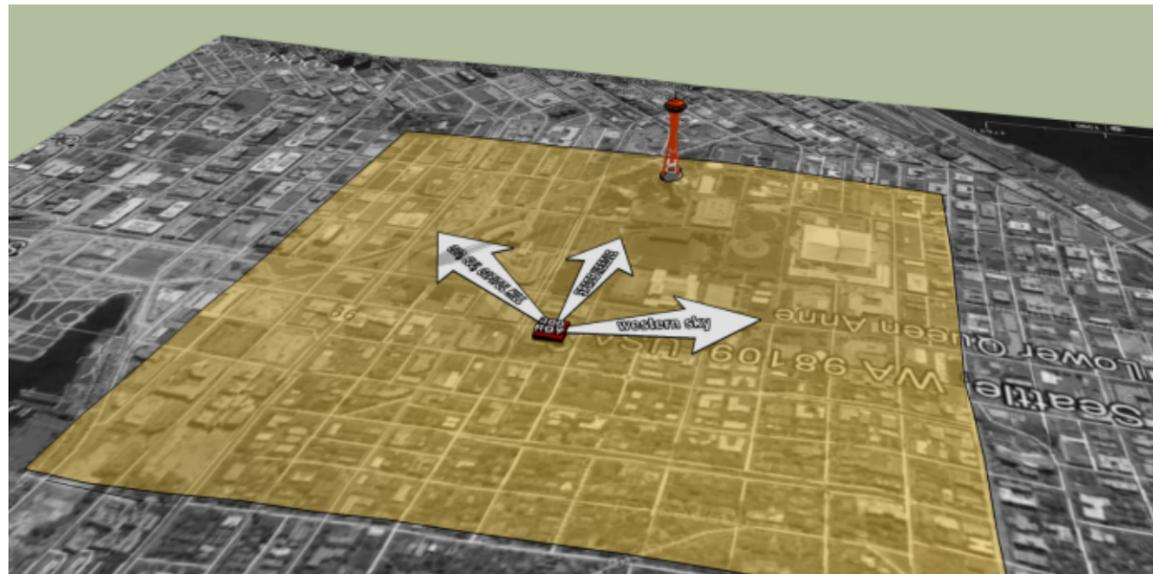
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SUN & SHADOWS
Proposed project



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, (with 3 stories visible from the project site) on Valley street will retain its view of the space needle from the upper two floors. The image on the left is from **grade level** at the face of the neighboring apartment building.



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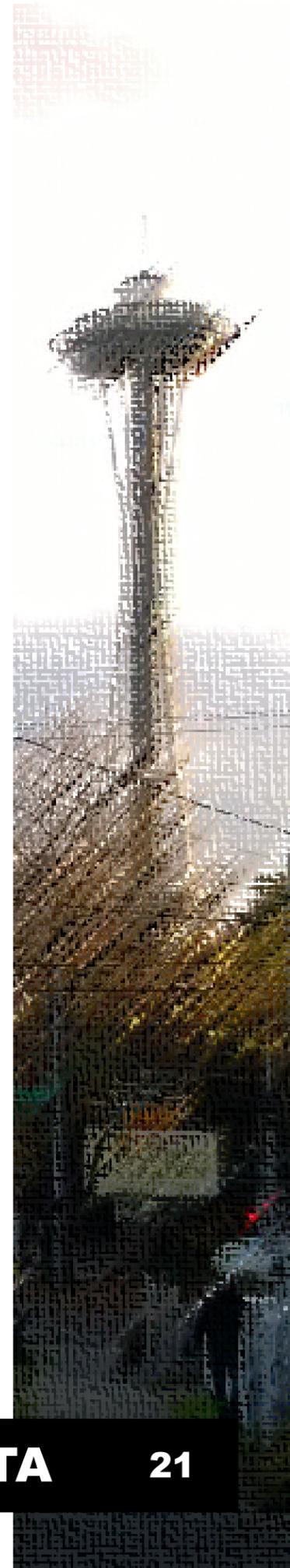
VIEW PATHWAYS 19



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ZONING STANDARDS - CONFORMANCE
ZONING STANDARDS – DEPARTURE REQUEST
FAR / AMENITY DETAIL EXHIBITS -



SEATTLE LAND USE CODE: - relevant sections – LR3

- **23.45.510 – Multi-family FAR**
 - Per table 23.45.510 LR3 within urban center FAR or 1.5 or 2 where project complies with Built-Green 4 star. (23.45.510.c)

FAR for the building element within the LR3 lot is less than the allowable – refer to tabulations on following pages

- **23.45.512 – Multi –family density**
 - Per table 23.45.512 unlimited density is allowed when project in LR3 complies with Built Green 4 star.

We are planning a built-green 4 star project qualifying for the higher FAR and unlimited density for the LR3 lot.

- **23.45.514 Structure height (L3)**
 - F: L3, 30' ht. limit may be increased by 4'.
- 23.45.518 H. Projections permitted in required setbacks and separations
 - 1.Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3

All project elements are within the allowable height limits

- **23.45.522 – Amenity area for LR3 (departure requested – see next sheet)**
 - A.1&2: 25% of lot area – minimum of 50% at ground level, (interpreted as being on specific LR3 lot) though roof structure amenities conforming to 23.45.510.E.5 may suffice. (pertinent sections below)
 - b. The roof area above the exempt floor area is predominantly flat, is used as amenity area, and meets the standards for amenity area at ground level in [Section 23.45.522](#)
 - c. At least 25 percent of the perimeter of the amenity area on the roof above the floor area is not enclosed by the walls of the structure.

All amenity areas identified are within the dimensional and area parameters stated for both zones. In total we are planning exterior amenities well in excess of the required minimum.

SEATTLE LAND USE CODE: - relevant sections – NC3 - 40

- **23.47A.005 Street Level uses**
 - D.1.a...Along designated pedestrian streets...80% of the street level façade shall be one of the following uses: General sales and services, retail sales, etc. etc.

Retail sales and service is the planned occupancy along Roy Street – the façade along this exposure is comprised of 91% retail sales and services.

- **23.47A.008 Street Level development standards**
 - B.2.a: Transparency: Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.
 - B.3.a: height and depth of non-residential uses: average depth of 30' with a minimum depth of 15' from the street facing façade. / Minimum floor to floor height of 13'.

Transparency requirements are met along Roy street and the floor to floor heights and average depths for retail are met.

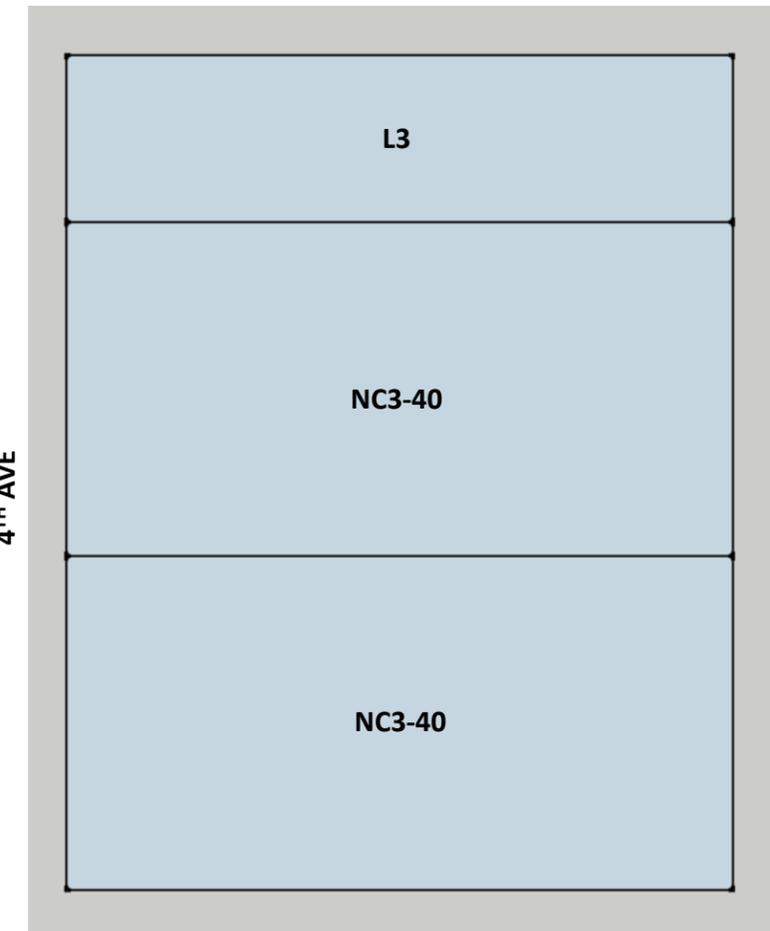
- **23.47A.012 Structure height (NC3-40)**
 - A: NC3-40 = 40' height limit
 - 1.a: allows additional 4' of height if street level retail is at 13' floor to floor and
 - The additional height does not allow an additional floor that would not otherwise be feasible.
 - C: Roof top Features
 - 2: open railings,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

All project elements are within the allowable height limits

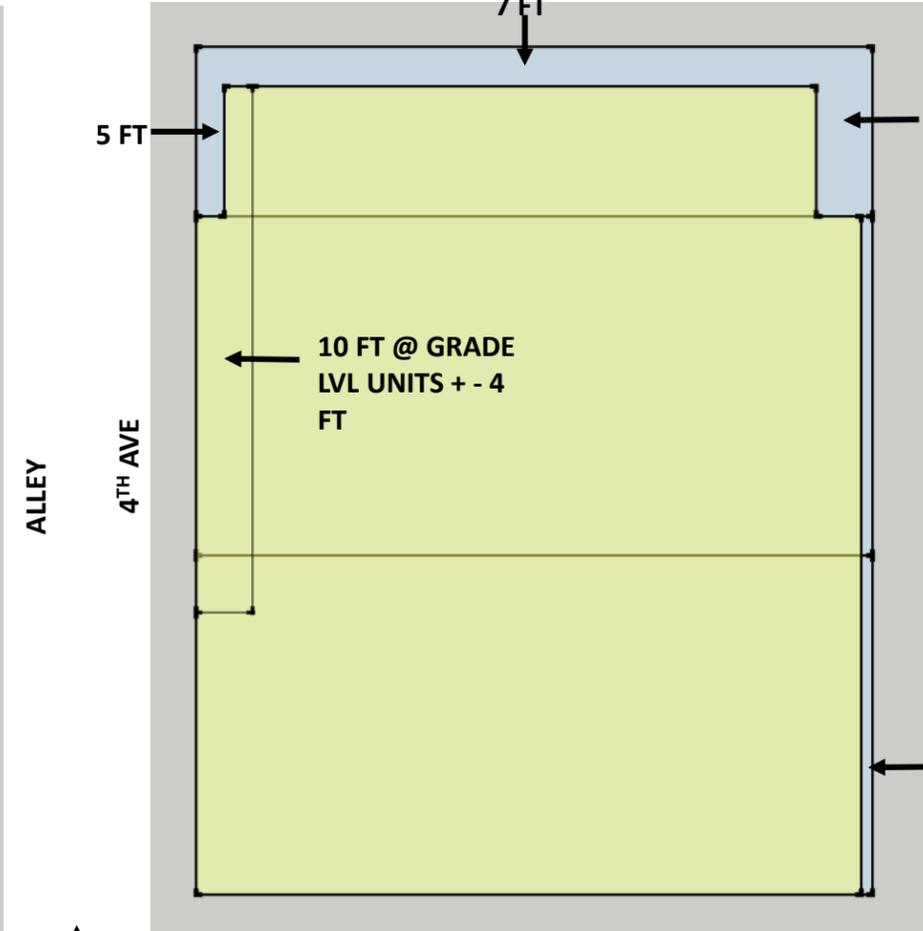
- **23.47A.013 FAR for NC**
 - Per table 23.47A.013 max FAR of 3 for NC3-40 and 3.25 for mixed use with max for any single use not to exceed 3.

Project FAR is below all specified limits – refer to summary table on following page.

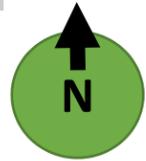
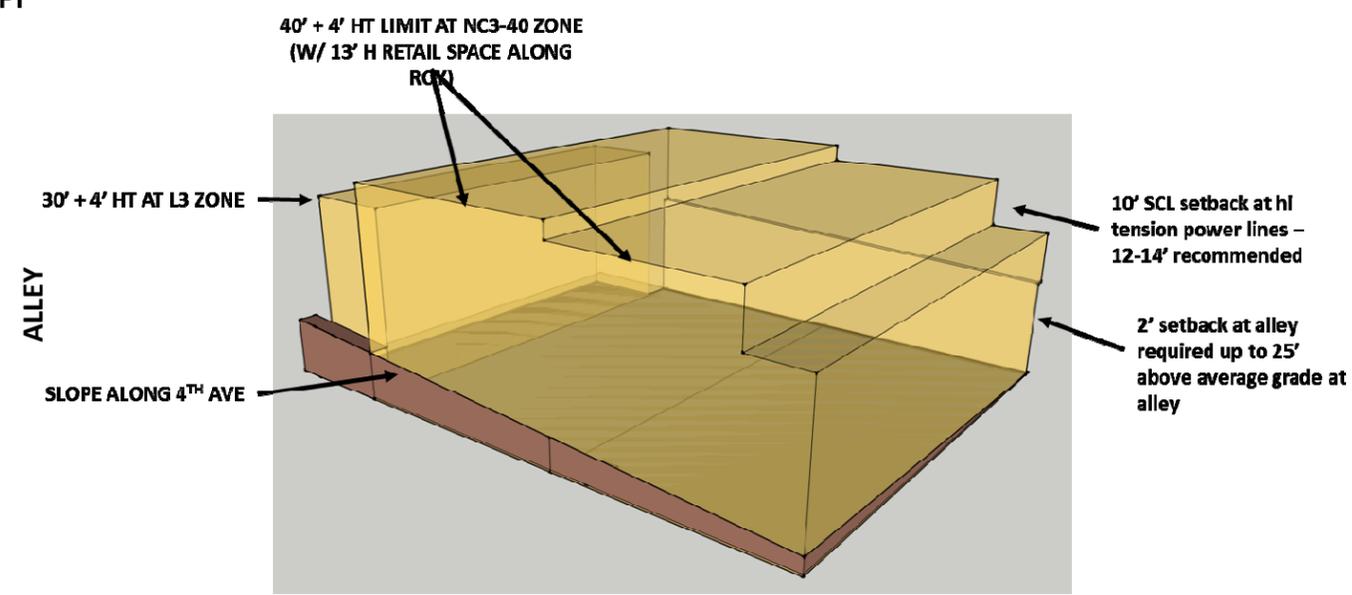




SITE PLAN



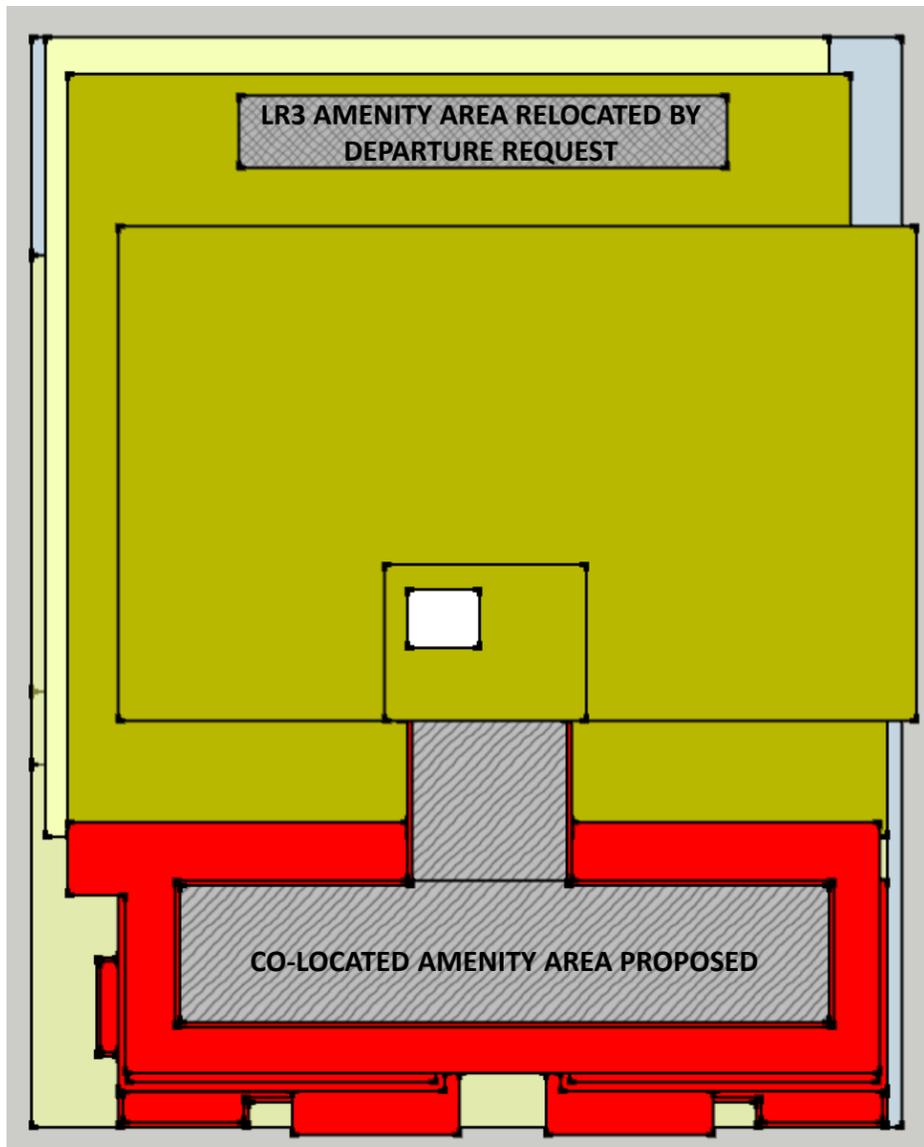
REQUIRED YARDS - SETBACKS



FAR & AMENITY CALCULATION									
LOT	AREA	FAR	ALLOWABLE GSF		AMENITY				
			TOTAL	SINGLE USE LIMIT					
LOT 1-NC340	7,200	3.25	23,400		5% of gsf	1,170			
		3.00				21,600			
LOT 2-NC340	7,200	3.25	23,400		5% of gsf	1,170			
		3.00				21,600			
LOT 3 - LR3	3,600	2.00	7,200	Allowed	25% of lot area	900	50% at grade		
			6,242	Provided					
	ALLOWED	GSF	54,000	max		50,400	max	3,240	min
	PROVIDED	GSF	52,075			48,475		6,500	



4TH AVE



ROY STREET

ROOF TOP AMENITY PROPOSAL

ALLEY

DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
LOCATE AMENITY AREAS REQUIRED FOR SEPARATELY ZONED LOTS – LR3 AND NC3-40 AS PROPOSED ACROSS CO-JOINED SITE.	23.45.522 A– INTERPRETED TO MEAN: THAT FAR AND AMENITY AREAS REQUIRED IN EACH ZONE MUST BE MET WITHIN EACH SPECIFICALLY ZONED LOT AND MAY NOT BE SATISFIED ON ADJACENT, DIFFERENTIALLY ZONED LOTS.	DEPARTURE 1: ALLOW AMENITY AREA REQUIREMENTS FOR EACH LOT ZONED DIFFERENTIALLY TO BE SATISFIED AS INDICATED ACROSS THE ENTIRE SITE.	<p>THE LARGEST COMMON AREA ELEMENT IS PROPOSED FOR THE ROOF OF THE ROY STREET ELEMENT, FACING SOUTH ENJOYING VIEWS OF THE SKYLINE AND SPACE NEEDLE WHILE ACTIVATING ROY STREET AT THE SAME TIME. IF WE WERE TO MEET THE LETTER OF THE REQUIREMENT WE WOULD DIVIDE THIS SPACE AND PLACE A CORRESPONDING ELEMENT ON THE NORTH ROOF FACING THE NEIGHBORING PROPERTIES TO THE NORTH AND NORTHWEST.</p> <p>OUR PROPOSAL PROVIDES THE OPTIMAL CONFIGURATION OF AMENITY SPACE BOTH FOR THE PROJECT AND RESPONSE TO THE AREAS SURROUNDING THE PROPOSED PROJECT.</p>

REFER TO THE FOLLOWING FLOOR BY FLOOR DIAGRAMS ILLUSTRATING LOCATION OF ALL PROPOSED AMENITY AREAS AND SUBSTANTIATING FAR DISTRIBUTION.



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**ZONING STANDARDS-
DEPARTURE REQUEST**



EDG 2 SUBMITTAL – 400 ROY STREET APARTMENTS – 03 13 15

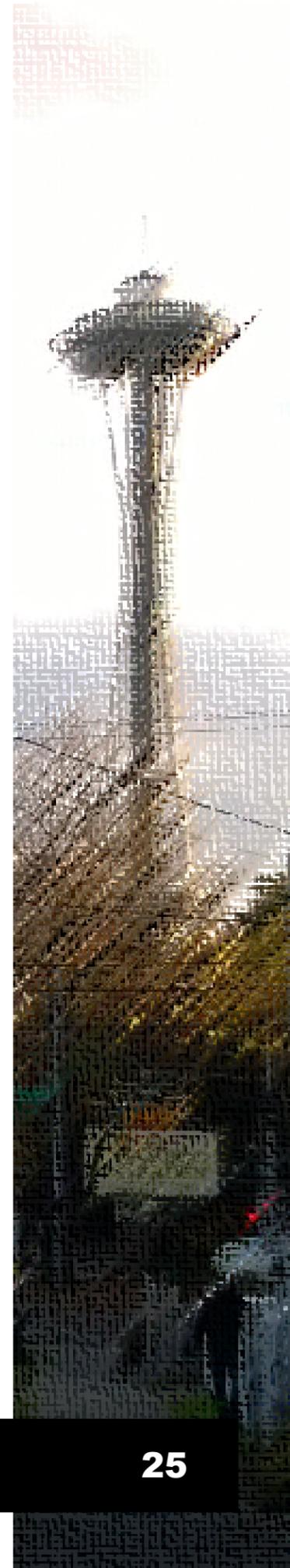
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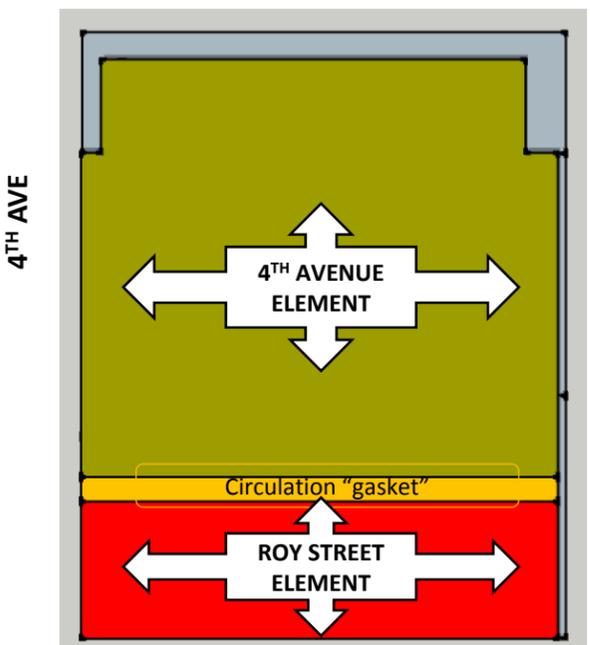
PROPOSED PROJECT:

**DESIGN PARTI –
PLAN ORGANIZATION –
LANDSCAPE PLANS –
SECTION CUTS N-S AND E-W –
BUILDING ELEVATIONS –
3D VIEWS FROM ROY, 4TH & ALLEY –
EDG #1 COMMENT RESPONSES –**

CONCEPT

25



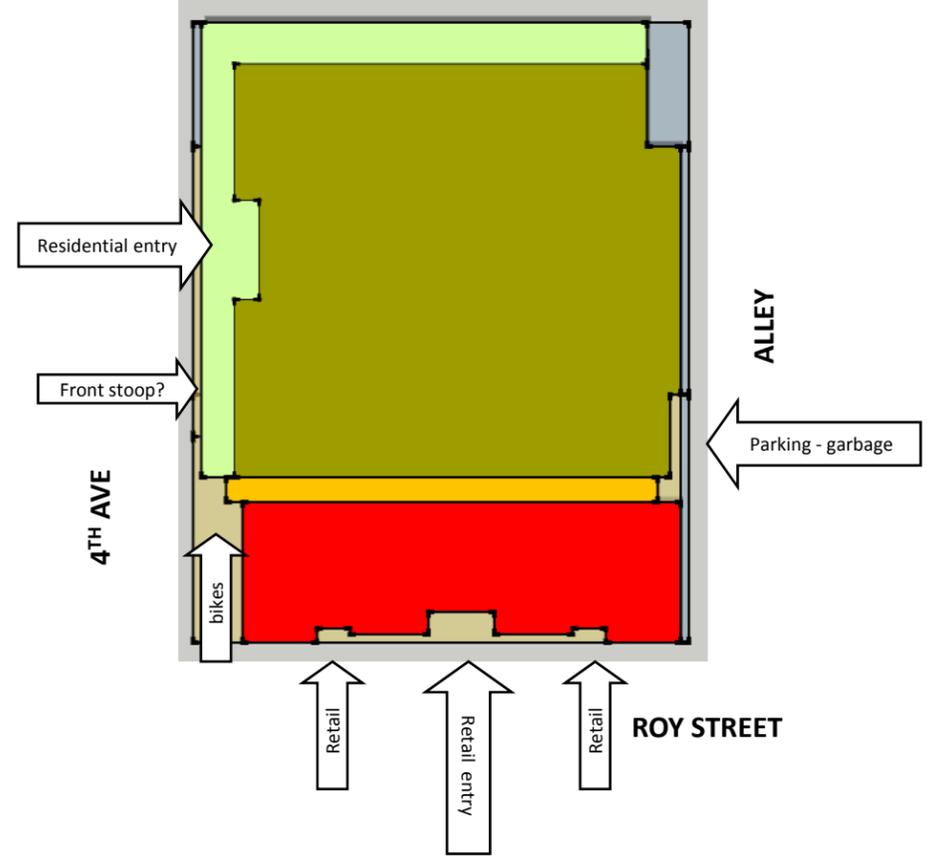


ALLEY



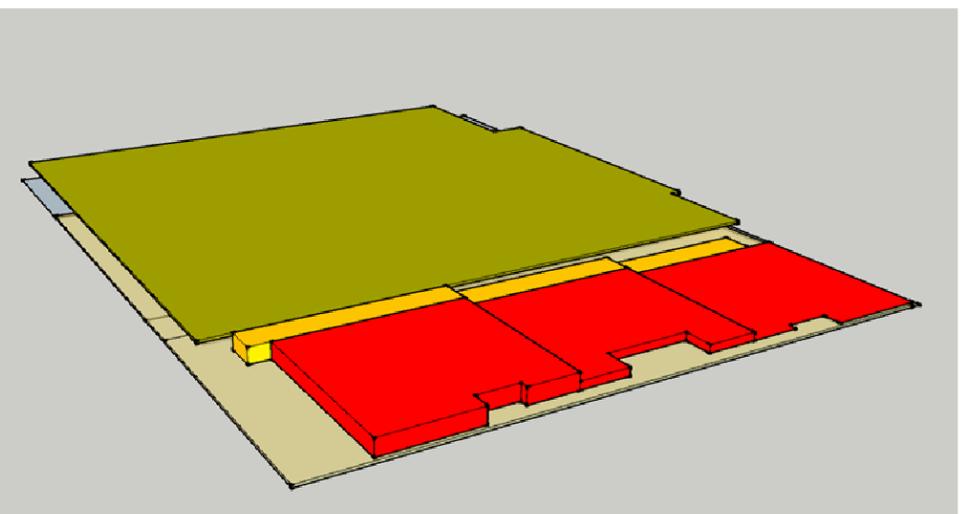
Our Design Parti recognizes the Roy Street and 4th avenue elements as distinct from one another in the overall architectural composition. Urban retail along Roy and residential character and scale along 4th avenue. To emphasize this we are separating the two with a clear circulation "gasket" at the location shown

The entry strategy for the site flows from the design parti with retail entrances along Roy street – one primary at the center of the development and two secondary at quarter points allowing optimal flexibility in accommodating the local retail market. The primary residential entrance is well up 4th avenue at mid building and is preceded downslope by a dual front stoop serving individual at grade units. The corner at 4th and Roy applauds the bicyclists living at the building with the Bike Storage entrance being located at the base of the "gasket" joining the Roy Street and 4th avenue elements

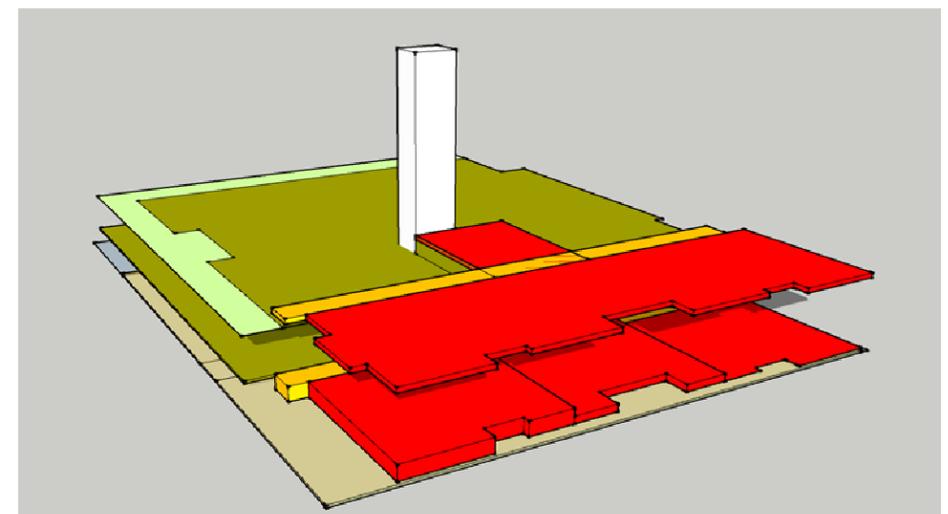


Site Entry strategy

Design Parti diagram



Retail – split slab at 3 elevations following slope along Roy Street – Primary retail entry at center point with minor entries at approximately quarter points. - below building parking floor, is at uppermost retail floor elevation.



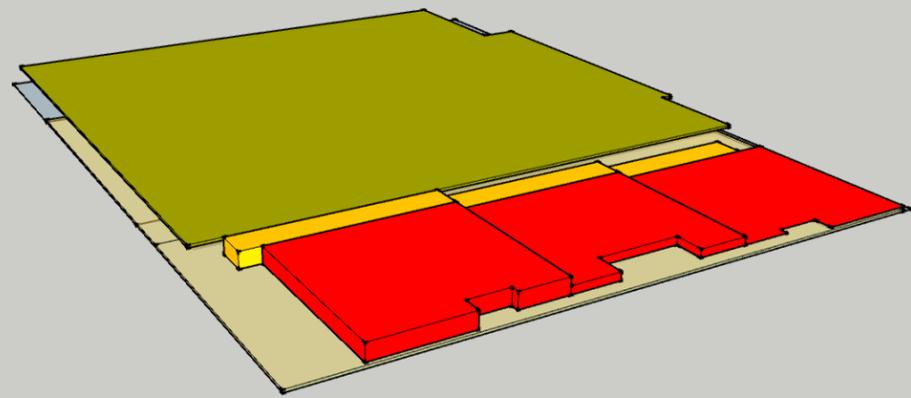
13' flr to flr at SW corner retail – We have split / drop 4th ave floor plate approximately 4' down from the Roy Street floor plate to stay within height limits and maintain a reasonable floor to floor height (10')

The retail slab is spit into three separate levels along Roy street to align each entry to the slope of the sidewalk at each entry location. This forges a strong and direct tie between the public realm and the retail components. The 13' floor to floor datum is achieved at the 4th and Roy corner slab, with each of the other two retail slabs enjoying increasing heights. In order to stay within the overall height limits for the project and more importantly to better manage the scale of the 4th ave residential element we have offset the residential floors 4'+ below the levels of the Roy Street floor plates. This allows us to set the primary residential entry mid building along 4th, and to lower the overall height of the 4th ave residential element by approximately 30" from our previous schemes.

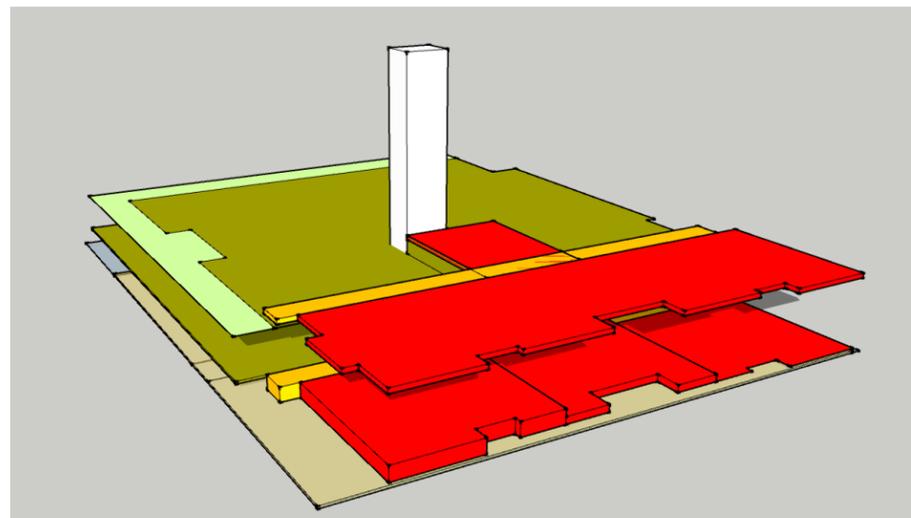
INITIAL EDG GUIDANCE - SUMMARY OF MAIN POINTS

MASSING AND DESIGN	<ul style="list-style-type: none"> • Clear architectural concept and expression • Catalyst for residential development in the neighborhood • Two different expressions, one of a commercial nature along Roy street and a more residential expression uphill 	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
ENTRIES	<ul style="list-style-type: none"> • Separation of entries for the residential and commercial uses 	<input checked="" type="checkbox"/>
PEDESTRIAN & OPEN SPACE	<ul style="list-style-type: none"> • Activate corners • Open space as outdoor spaces or rooms • Assure interior – exterior fit per DC3-A-1/B-1. 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
STREETScape	<ul style="list-style-type: none"> • Retail space needs to have a strong connection to Roy St. 	<input checked="" type="checkbox"/>

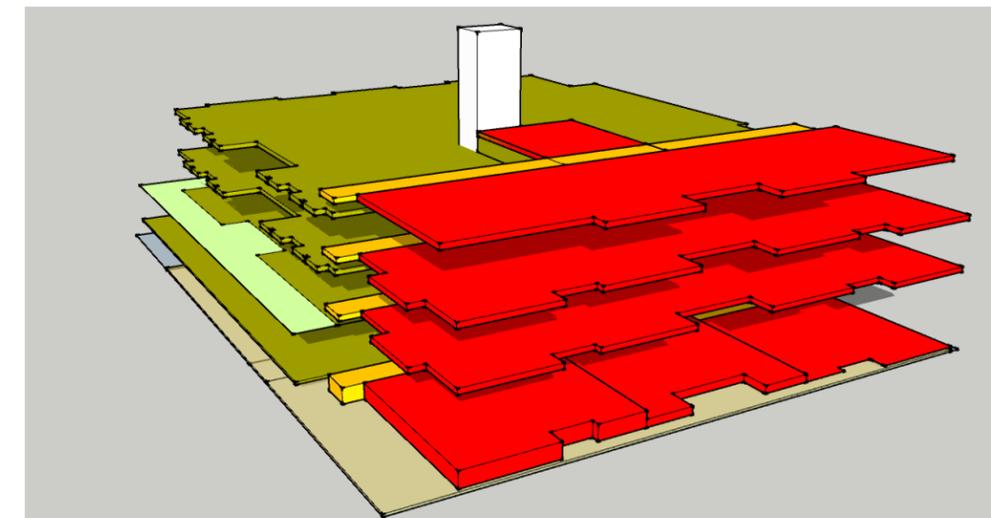




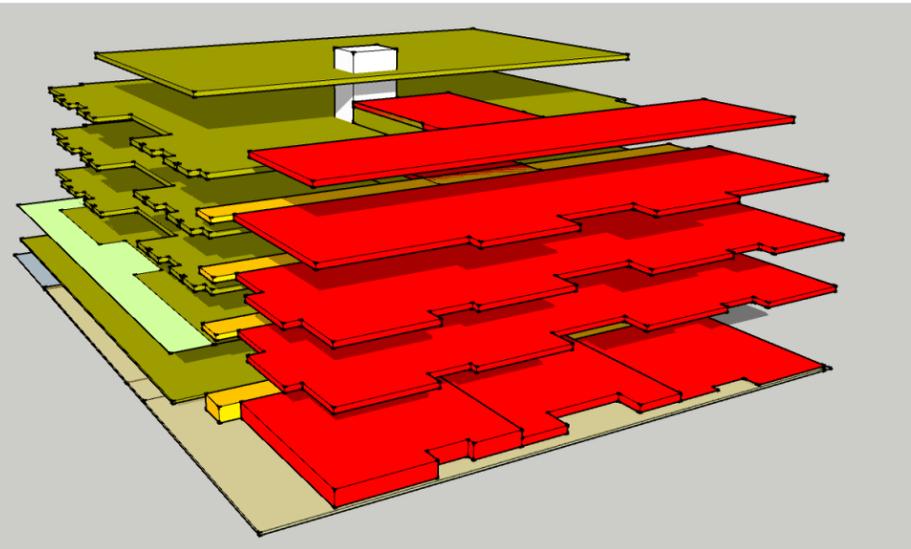
Retail – split slab at 3 elevations following slope along Roy Street – parking floor is at uppermost retail floor elevation.



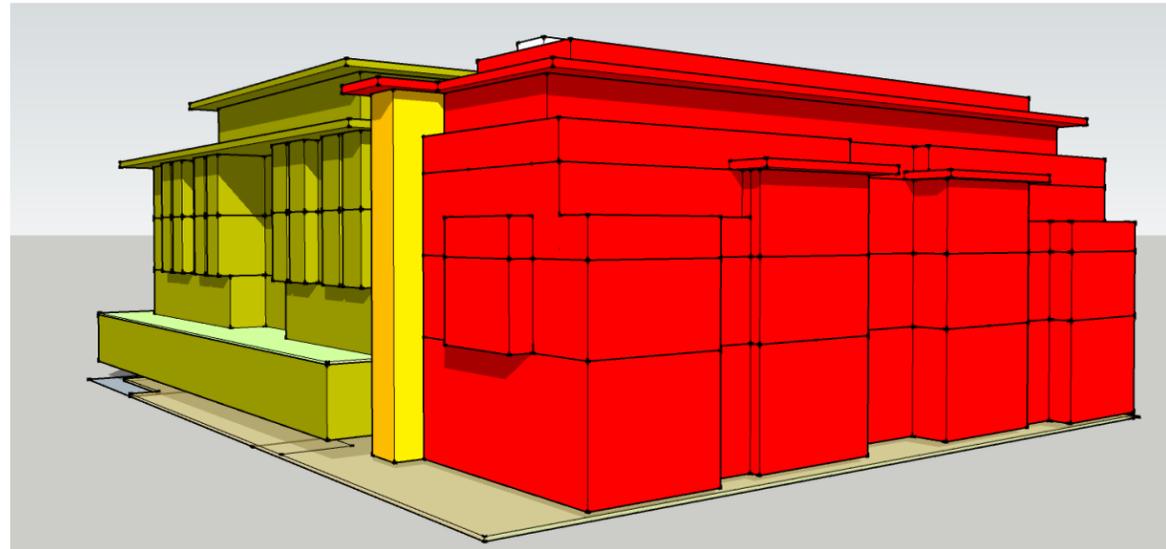
13' flr to flr at SW corner retail – split / drop 4th ave floor plate approximately 4' to stay within height limits and maintain a reasonable floor to floor height (10') – Elevator placement serves all occupied levels including partial residential floor at the upper level.



Roy street floors begin to step back at the level 2 units anticipating full step back at power lines 1 floor above. - 4th ave "bays" begin to appear above entry plaza level



All floors shown – (without roof overhangs)



- Roy Street massing is robust and urban –
 - street facing towers step up to mid development emphasizing primary retail entry –
 - Roy street unit patios are bound by solid deck walls
 - Overhangs emerge at the higher elements establishing familial relationship the the 4th ave expression.
- 4th ave element is lowered 2.5-3' overall from previous schemes reducing apparent mass to neighborhood to the north.
 - Massing strategy inverts the Roy Street expression welcoming occupants and guests to the front door under generous cover from inclement weather. (entry canopy is also being considered)
 - Primary residential entrance is mid mass,
 - flanking bay windows above are saddlebagged from assertive roof overhangs above.
 - Front stoop is being considered for southernmost units at plaza level
- The "Gasket" joining the two elements consists of stacked circulation corridors.
 - The grade level entry provides direct access to the bicycle storage area in the garage and corridor end views of the space needle on the floors above.
 - The approach will be through both public landscaped "moment" at the "pulled back" corner and a residents only entry court visually open yet providing security to building occupants.



Early view – massing model set into site

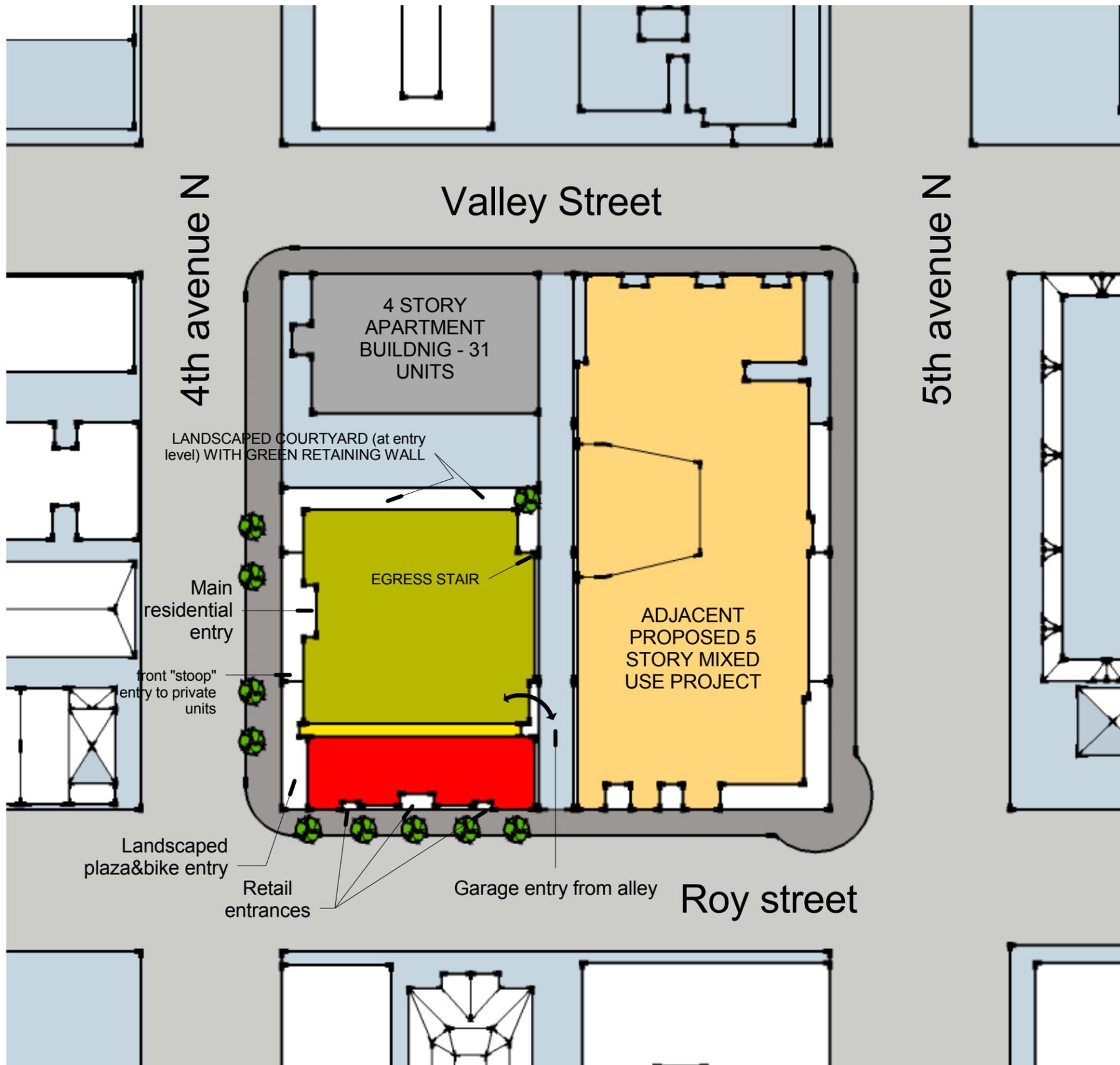
INITIAL EDG GUIDANCE - SUMMARY OF MAIN POINTS

MASSING AND DESIGN	<ul style="list-style-type: none"> • Clear architectural concept and expression • Catalyst for residential development in the neighborhood • Two different expressions, one of a commercial nature along Roy street and a more residential expression uphill 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
ENTRIES	<ul style="list-style-type: none"> • Separation of entries for the residential and commercial uses 	<input checked="" type="checkbox"/>
PEDESTRIAN & OPEN SPACE	<ul style="list-style-type: none"> • Activate corners • Open space as outdoor spaces or rooms • Assure interior – exterior fit per DC3-A-1/B-1. 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
STREETSCAPE	<ul style="list-style-type: none"> • Retail space needs to have a strong connection to Roy St. 	<input checked="" type="checkbox"/>



EDG 2 SUBMITTAL – 400 ROY STREET APARTMENTS – 03 13 15

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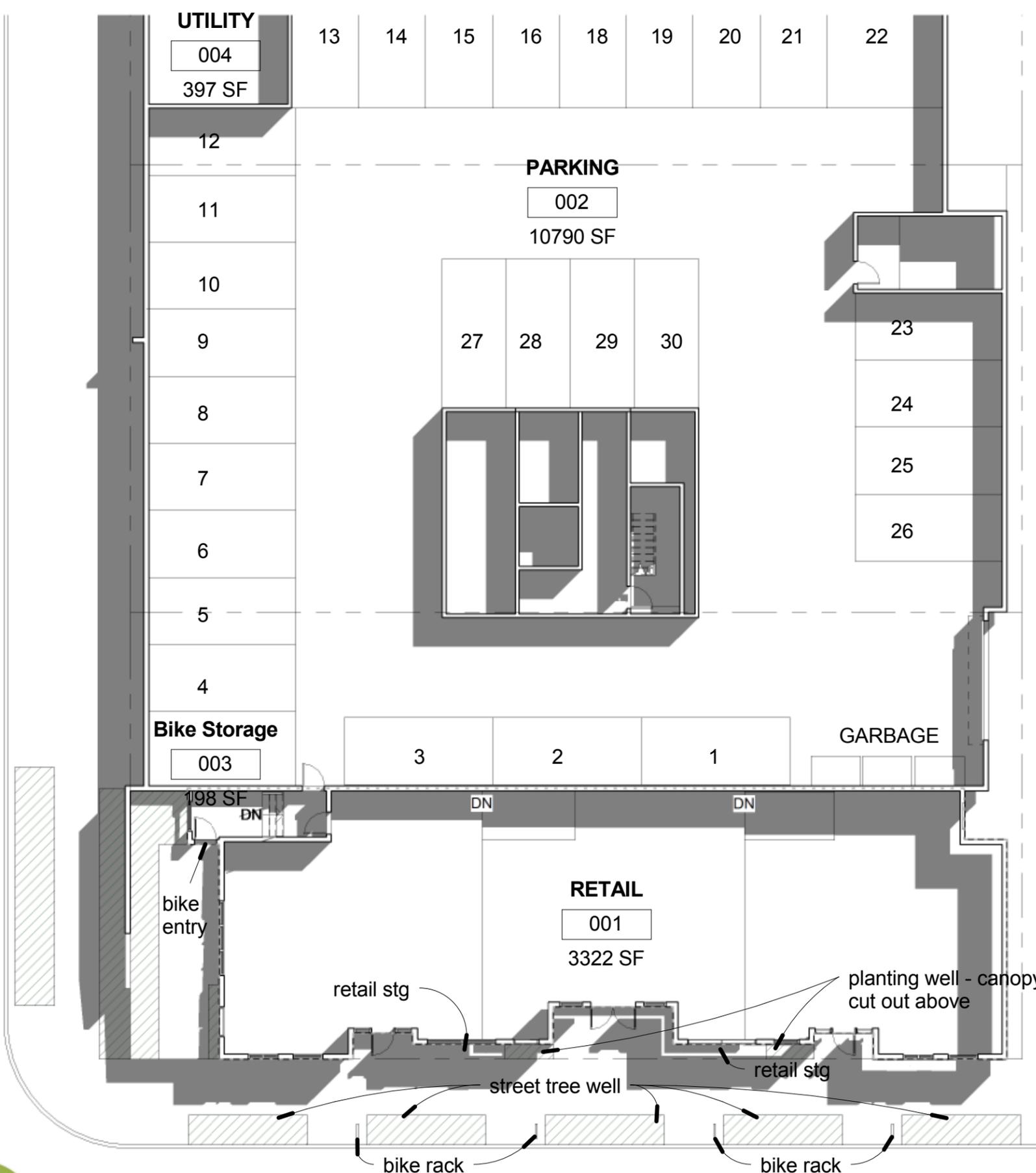


400 ROY STREET - APARTMENT COMPLEX

BLOCK - SITE PLAN

EDG 201





REFER TO LANDSCAPE DRAWINGS

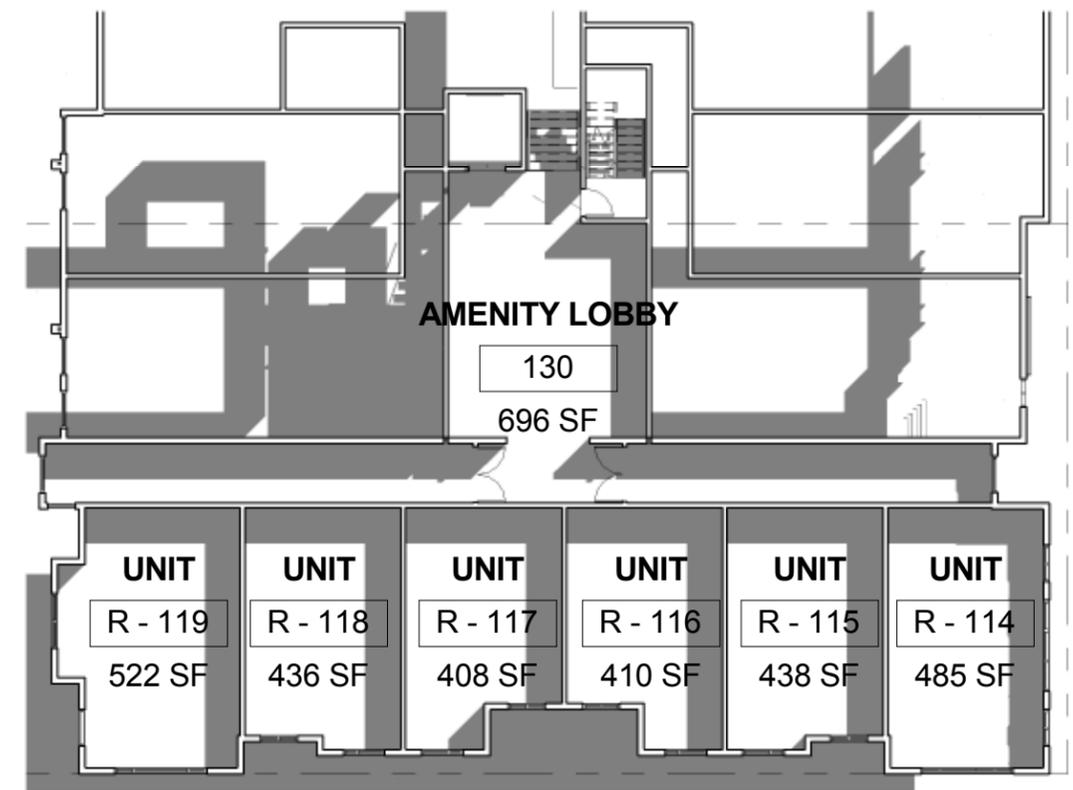
① ROY STREET RETAIL
1/16" = 1'-0"



400 ROY STREET - APARTMENT COMPLEX

ROY STREET RETAIL

EDG 205



① 4th ave l1
1/16" = 1'-0"

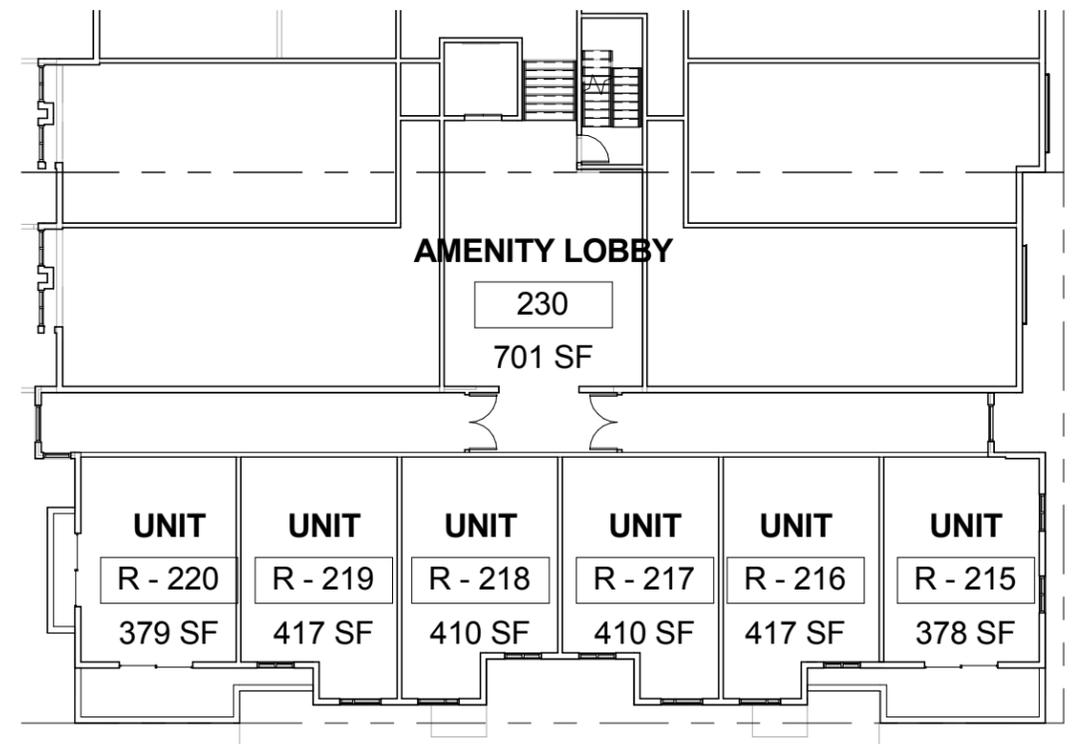
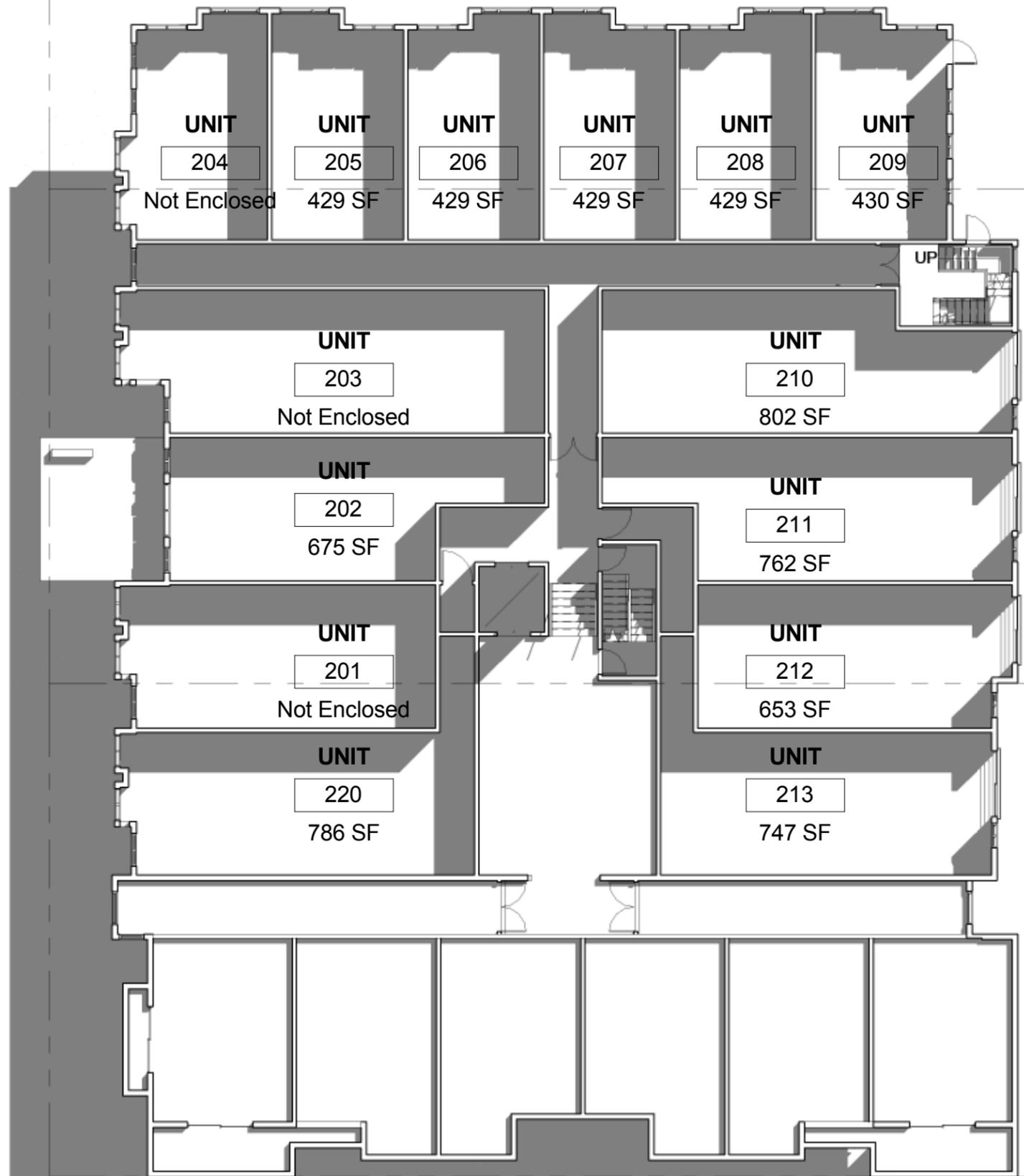
② ROY ST L1
1" = 20'-0"

400 ROY STREET - APARTMENT COMPLEX

LVL 1 UNITS

30 EDG 206





① 4th ave l2
1/16" = 1'-0"

② ROY ST L2
1" = 20'-0"

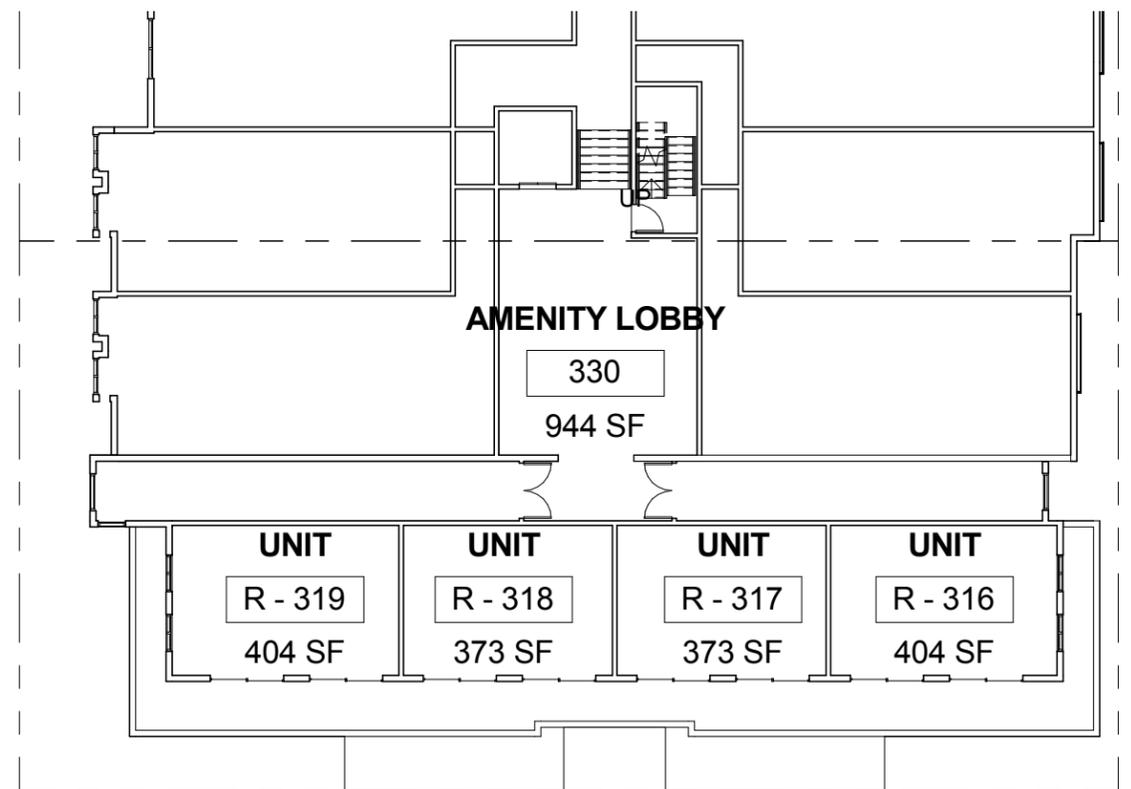
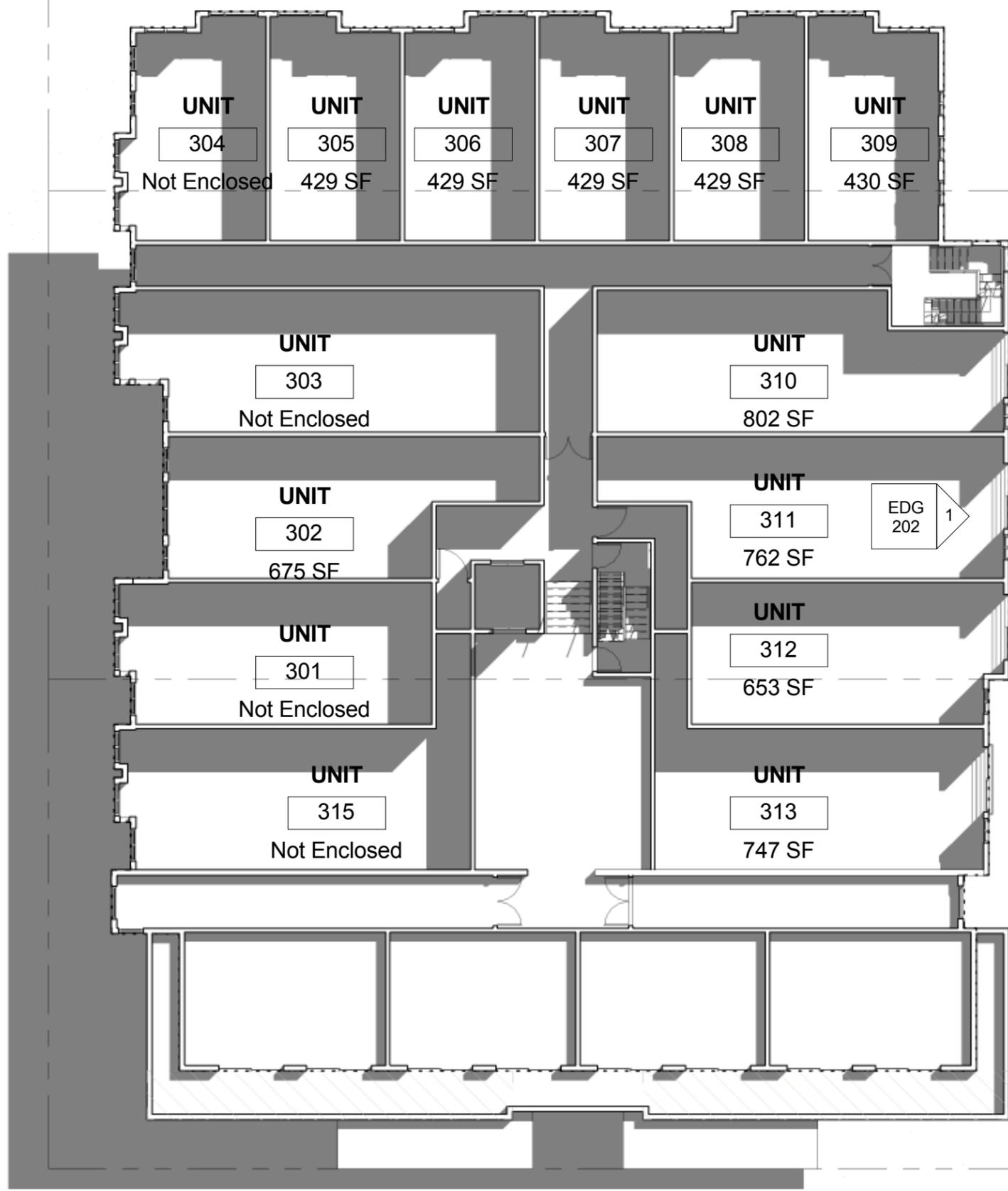
31

400 ROY STREET - APARTMENT COMPLEX

LVL 2 UNITS

EDG 207





① 4th ave l3
1/16" = 1'-0"

② ROY ST L3
1" = 20'-0"



400 ROY STREET - APARTMENT COMPLEX

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LVL 3 UNITS

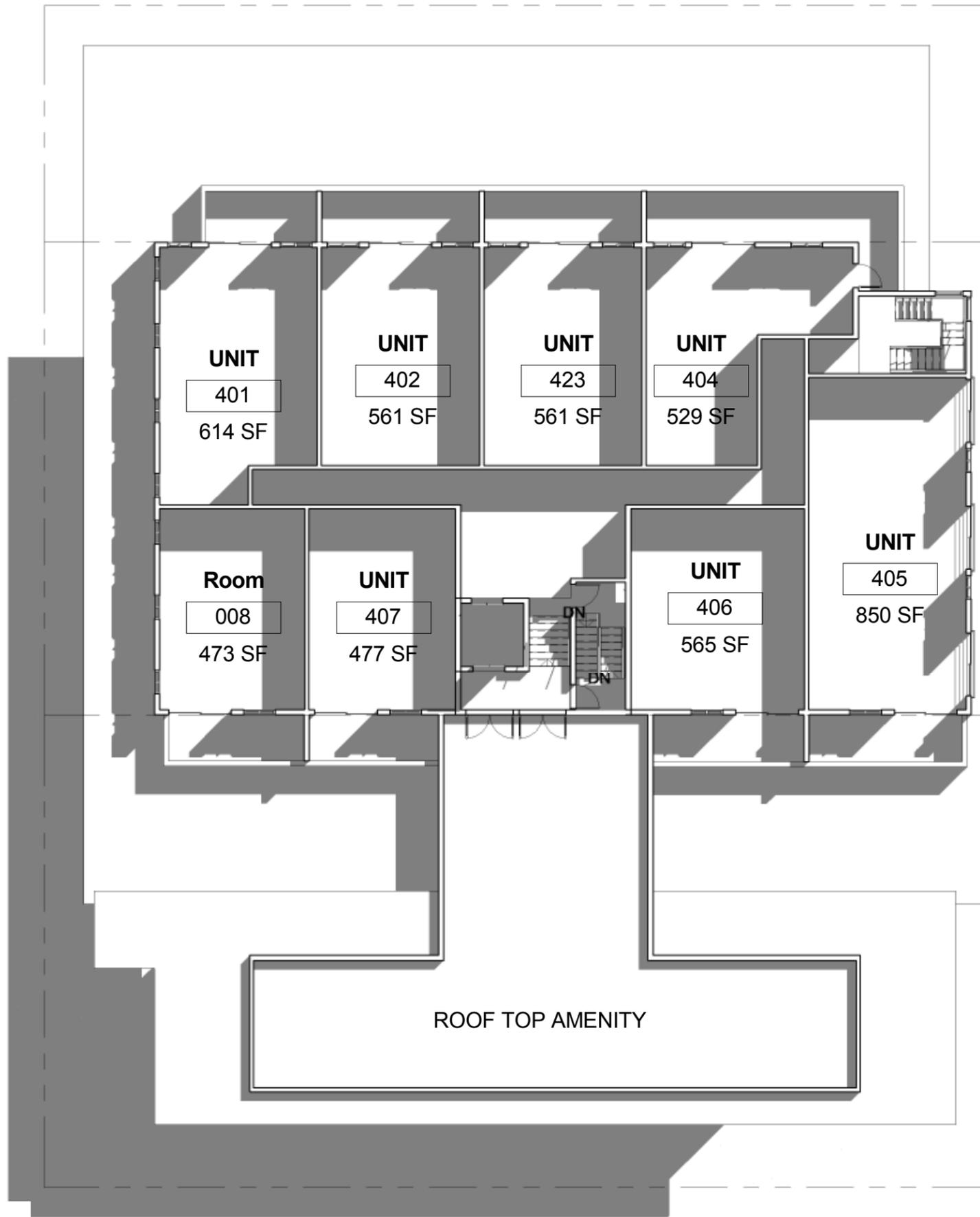
400 ROY STREET, SEATTLE, WA

Date

32

EDG 208

Scale As indicated



① 4th ave l4
1/16" = 1'-0"



400 ROY STREET - APARTMENT COMPLEX

LVL 4 UNITS

EDG 209





Concept Imagery



activation of the streetscape



Integration of landscape into the facade



Softening of building edges



Transition between indoor/outdoor spaces

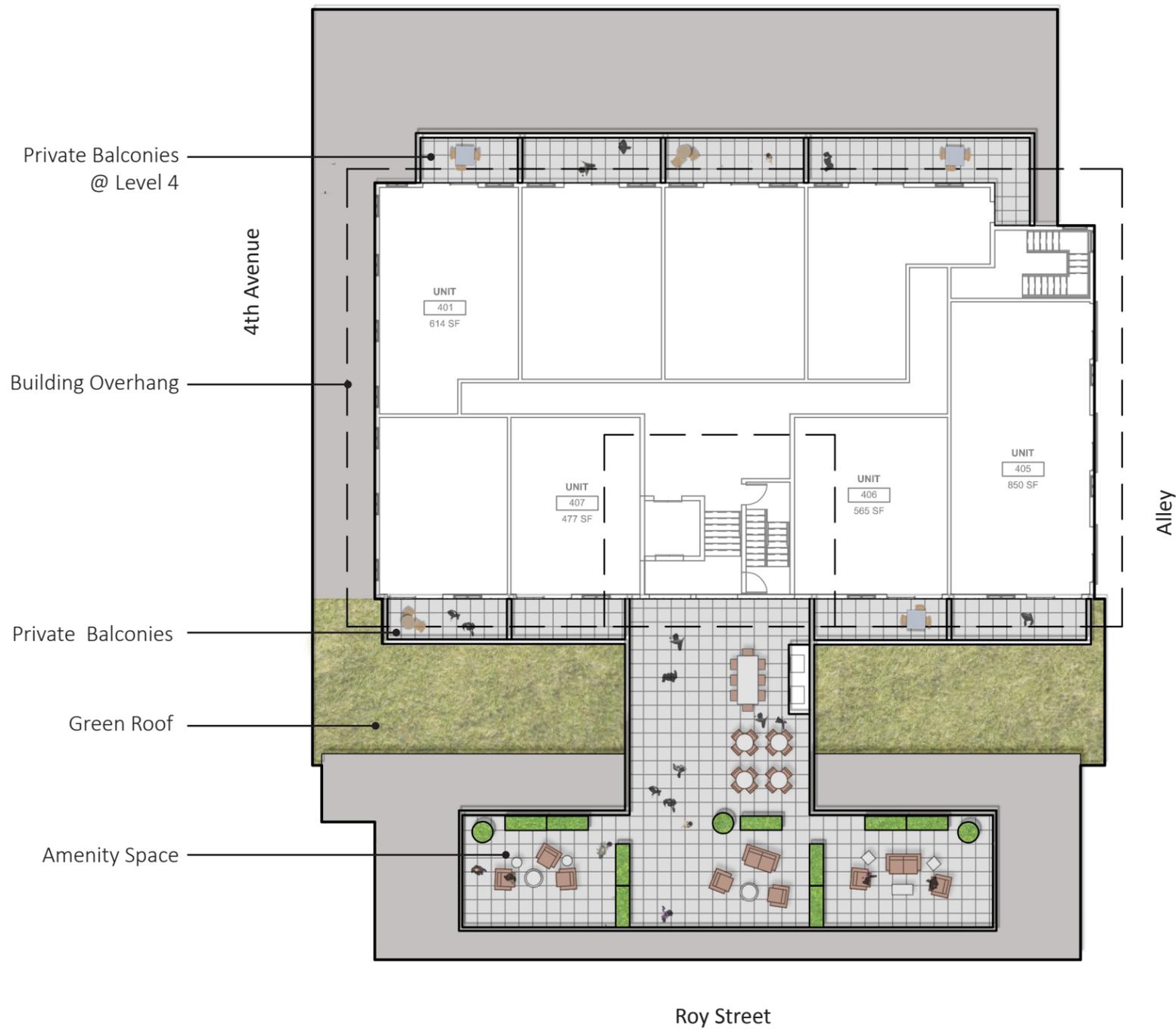
INITIAL EDG GUIDANCE - SUMMARY OF MAIN POINTS

ENTRIES	• Separation of entries for the residential and commercial uses	X
PEDESTRIAN & OPEN SPACE	• Activate corners	X
	• Open space as outdoor spaces or rooms	X
	• Assure interior – exterior fit per DC3-A-1/B-1.	X
STREETScape	• Retail space needs to have a strong connection to Roy St.	X



EDG 2 SUBMITTAL – 400 ROY STREET APARTMENTS – 03 13 15

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Concept Imagery



Semi-private outdoor rooms



Fire pits

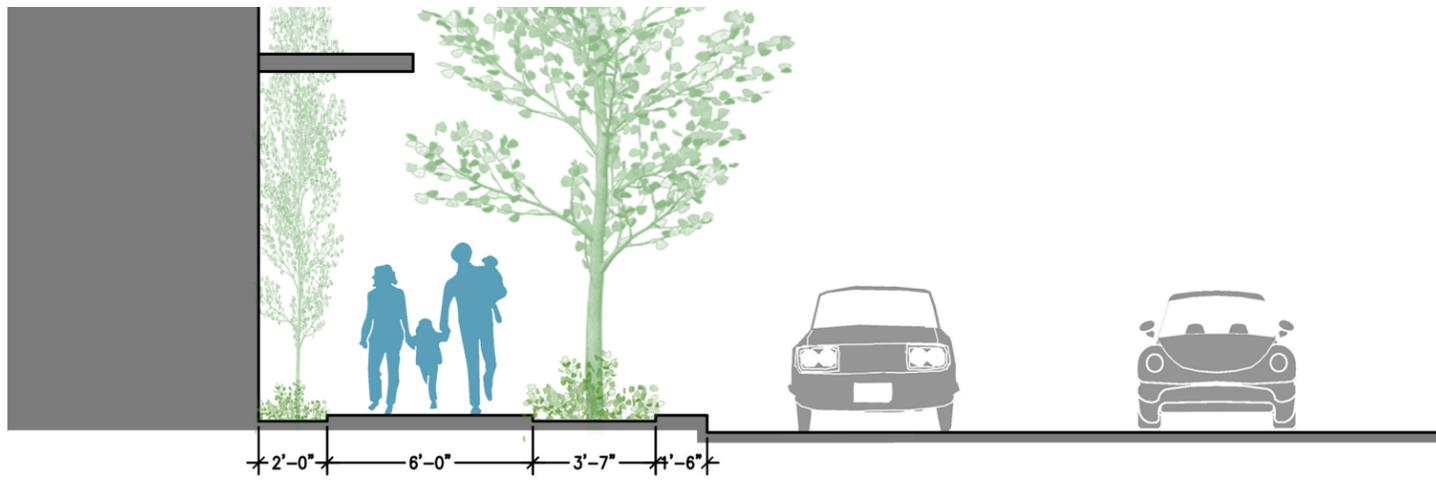


Green Roof

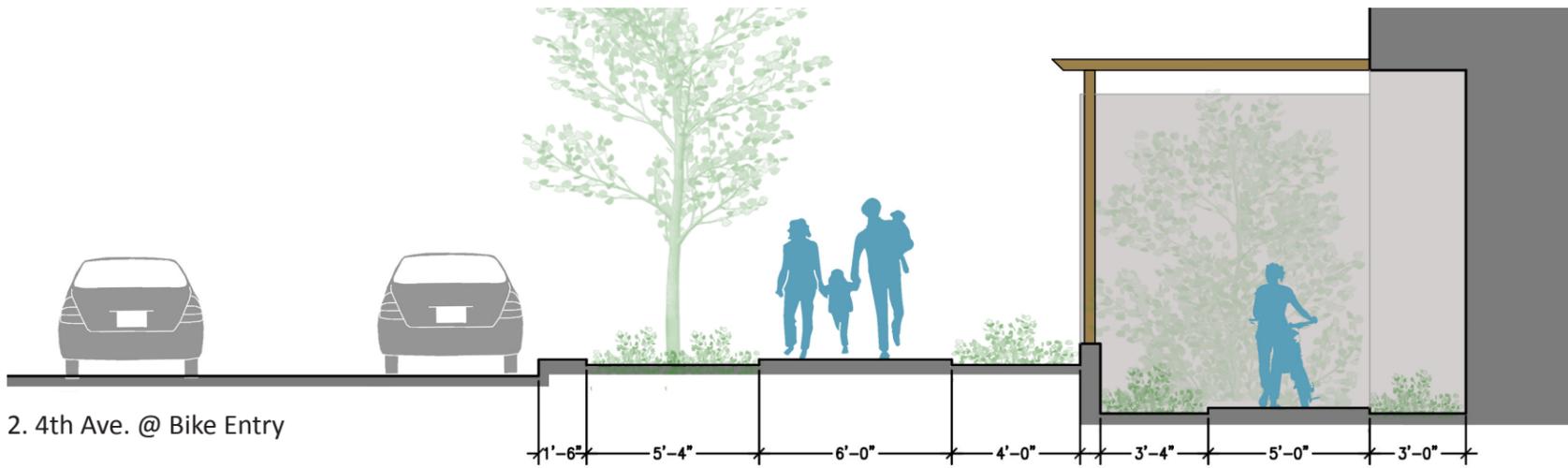


Amenity spaces

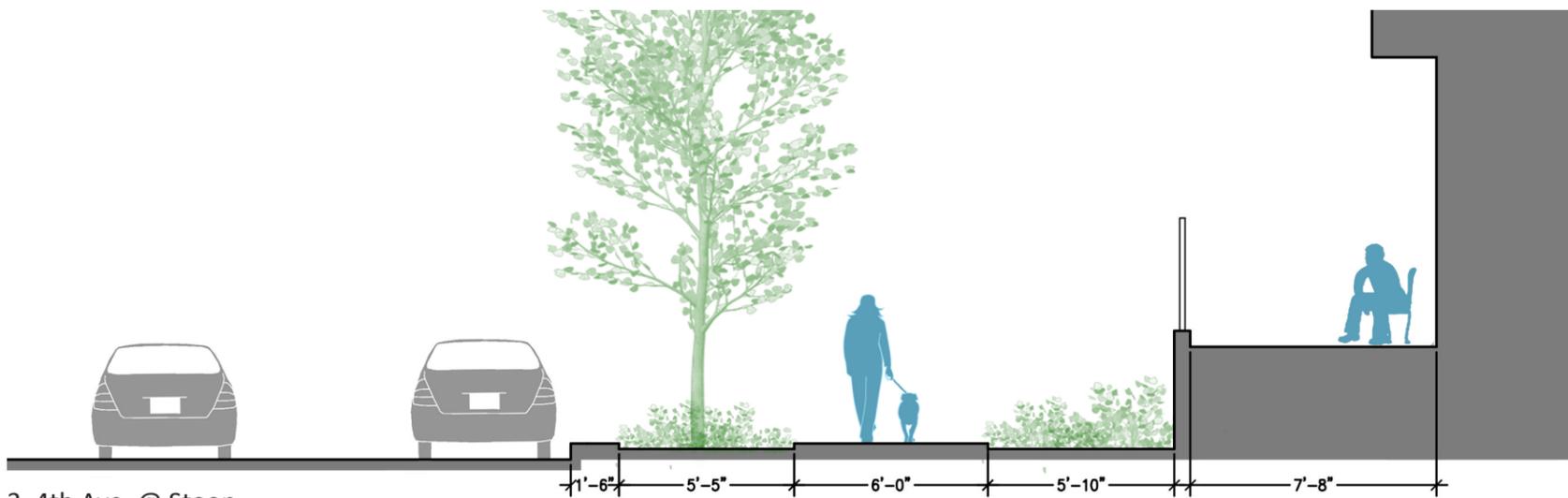




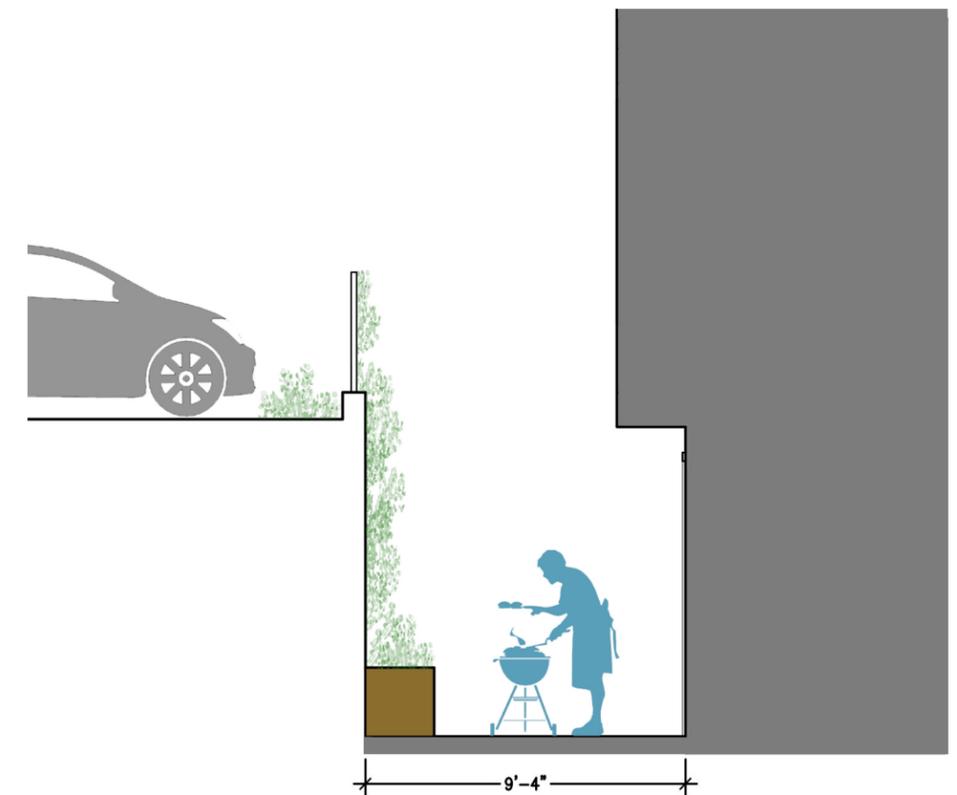
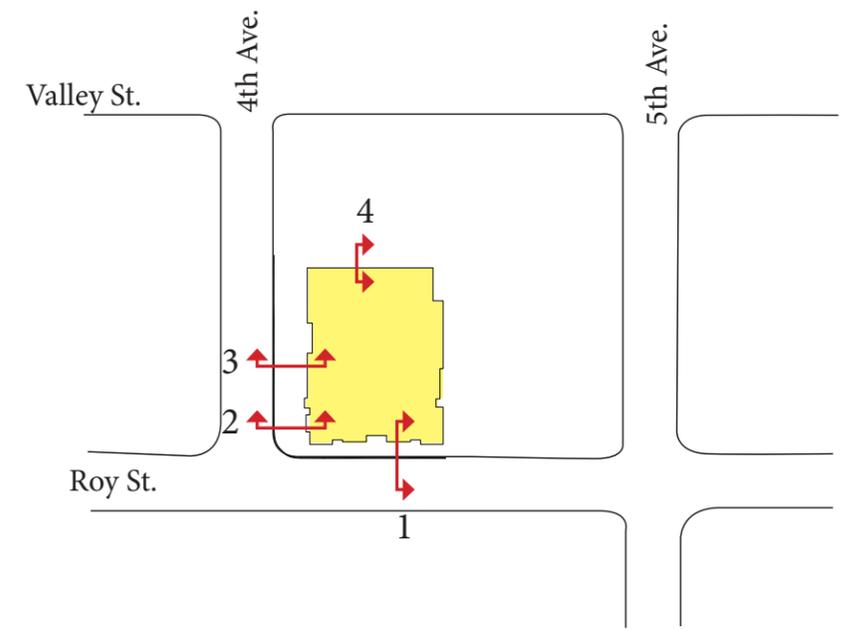
1. Roy Street @ Retail



2. 4th Ave. @ Bike Entry



3. 4th Ave. @ Stoop

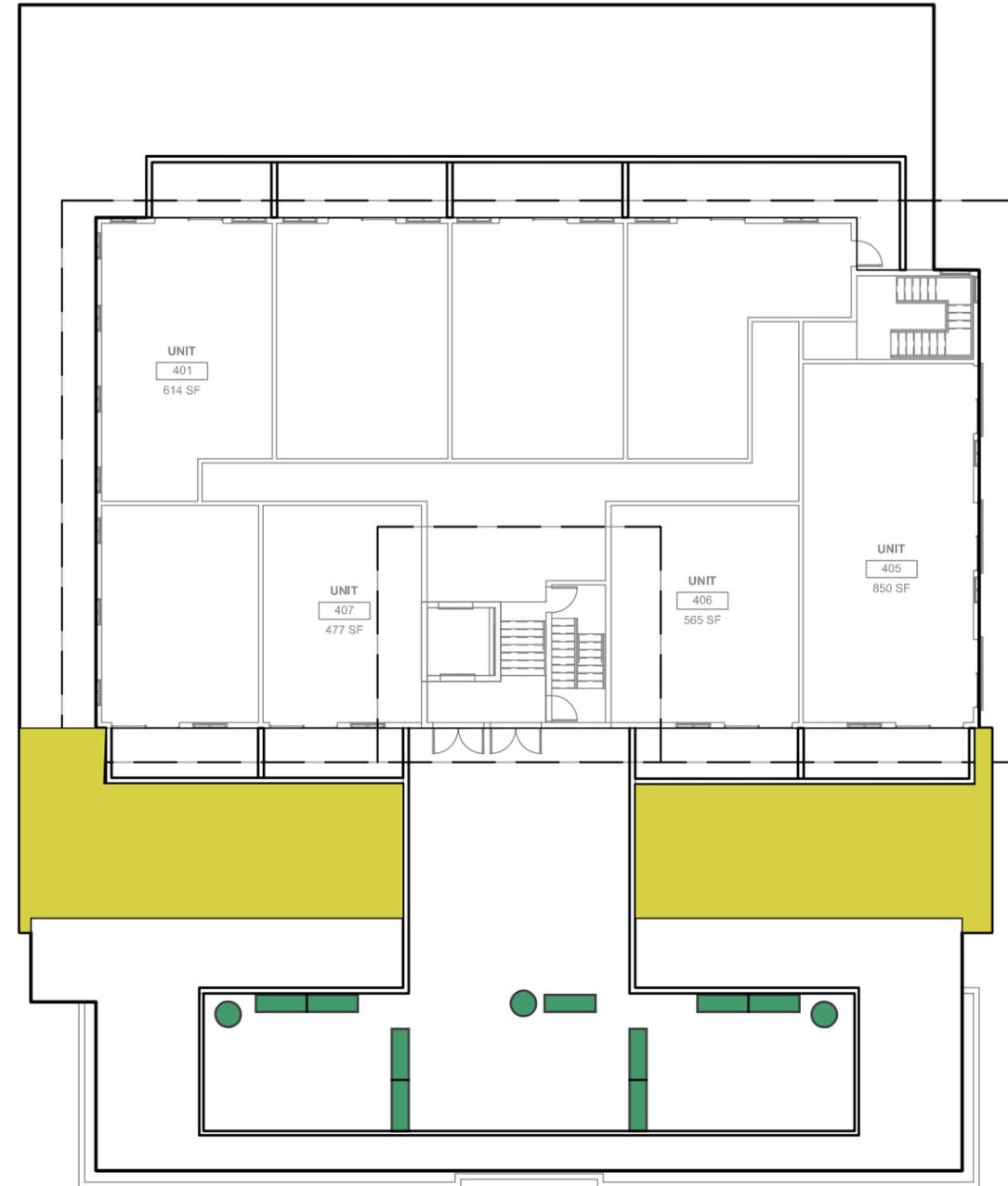


4. Private Patio



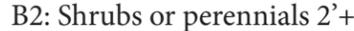
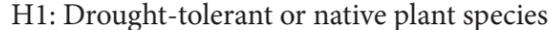


Level One

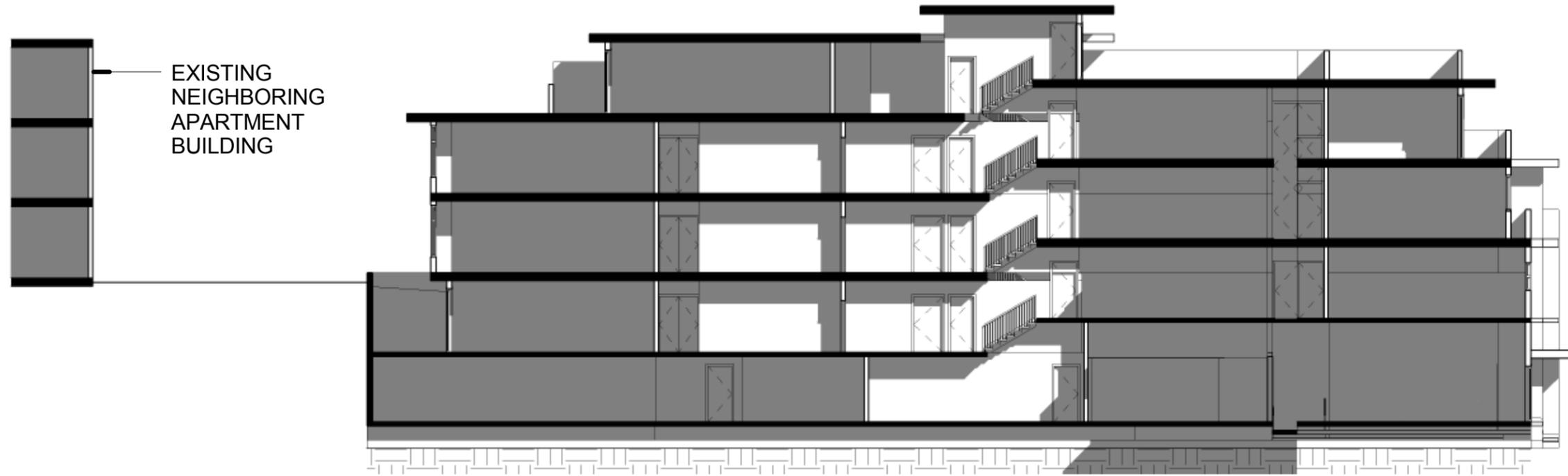


Roof

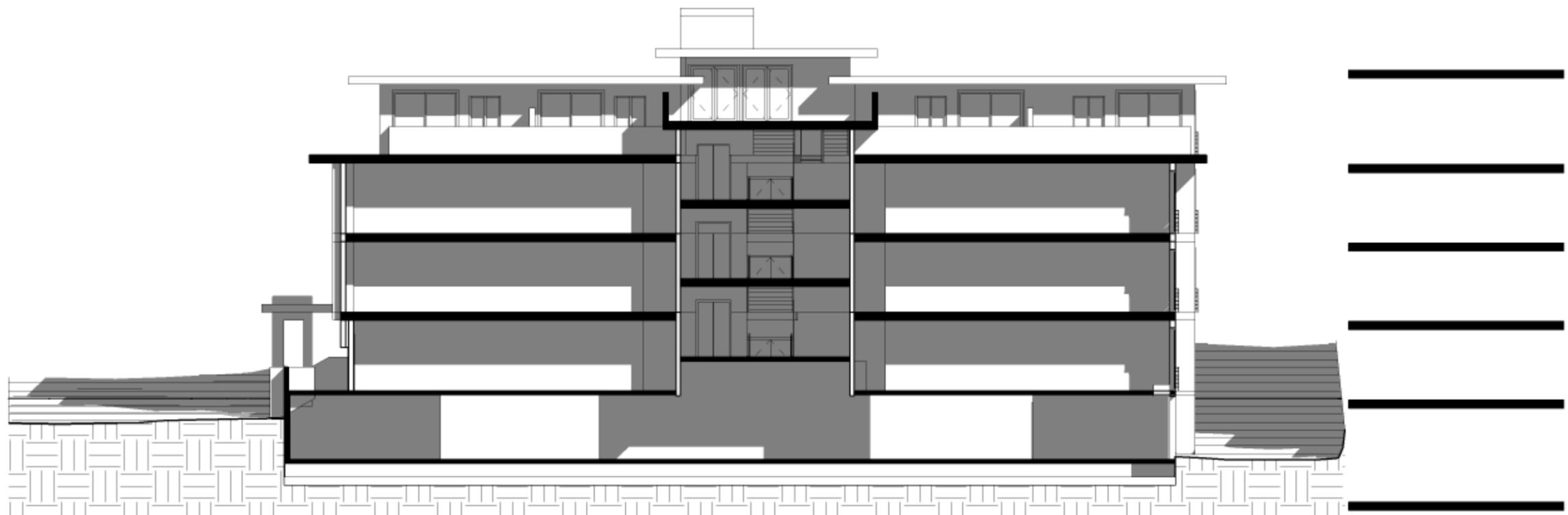
The site meets the stipulated green factor Score of 0.30 by means of the following landscape elements:

-  B4: Small/medium trees
-  B5: Medium/large trees
-  A1: Landscaped areas w/ soil Depth $\geq 24"$
-  C2: Green roof w/ 4"+ of growth medium
-  D: Vegetated walls
-  B1: Mulch, ground covers, or other plants < 2' tall
-  B2: Shrubs or perennials 2'+
-  H1: Drought-tolerant or native plant species





② SITE SECTION - N/S
1/16" = 1'-0"



APPROXIMATE FLOOR ELEVATIONS FOR ADJACENT PROPOSED PROJECT

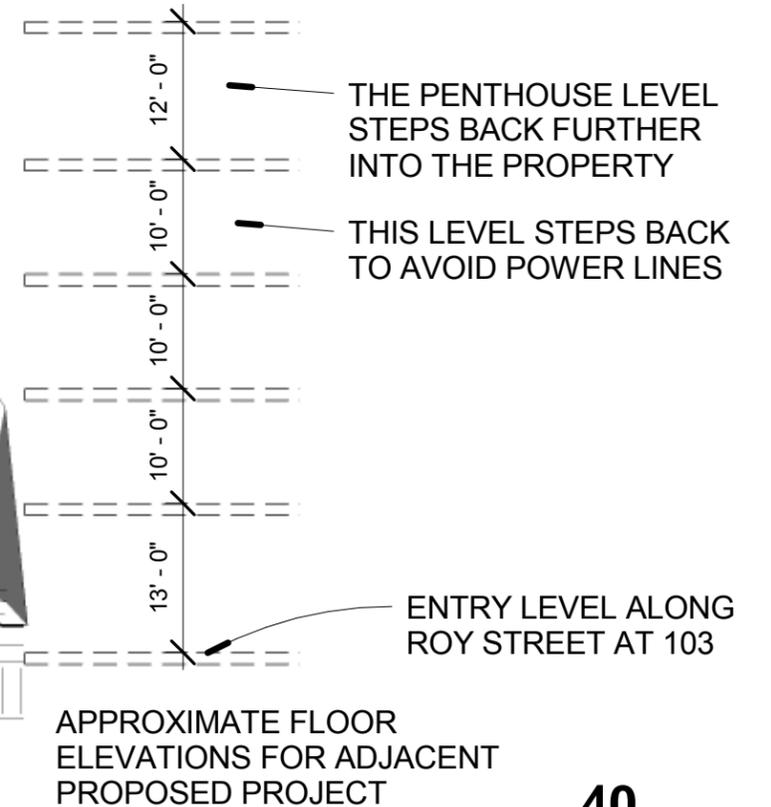
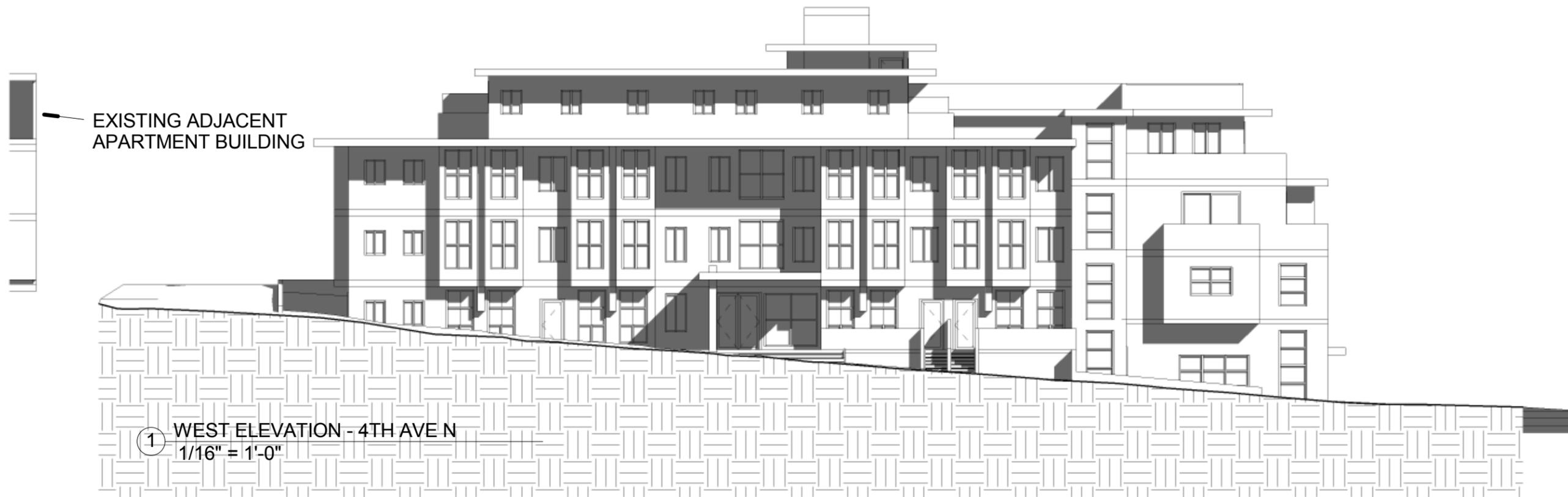
① SITE SECTION - E/W
1/16" = 1'-0"



400 ROY STREET - APARTMENT COMPLEX

BUILDING SECTIONS

EDG 204



400 ROY STREET - APARTMENT COMPLEX

ELEVATIONS S/W

EDG 202





① NORTH ELEVATION
1/16" = 1'-0"



② EAST ELEVATION - ALLEY
1/16" = 1'-0"



400 ROY STREET - APARTMENT COMPLEX

ELEVATIONS N/E

41
EDG 203



EDG 2 SUBMITTAL – 400 ROY STREET APARTMENTS – 03 13 15

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Site Views



PRELIMINARY MATERIALS -
MASONRY, STANDING SEAM
METAL, CEMENT FIBER LAP
AND PANEL CLADDING



EDG 2 SUBMITTAL – 400 ROY STREET APARTMENTS – 03 13 15

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Site Views



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Site Views



EDG 2 SUBMITTAL – 400 ROY STREET APARTMENTS – 03 13 15

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Site Views



EDG 2 SUBMITTAL – 400 ROY STREET APARTMENTS – 03 13 15

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Site Views



EDG 2 SUBMITTAL – 400 ROY STREET APARTMENTS – 03 13 15

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

Site Views

COMMENT	RESPONSE	REFERENCED SECTIONS
<p>1. Massing and Design: The Board noted that the massing options presented lacked a cohesive or compelling design and directed the applicant to return for a Second EDG meeting. Design a scheme that has a clear architectural concept and expression that will inspire as a catalyst for residential development in the neighborhood. The Board encouraged use of the Uptown Park Design Guidelines as a design guide. The Board supported two different expressions, one of a commercial nature along Roy St. and a more residential expression uphill. (CS2.A.1, CS2.D.3, CS3.A.4, DC2.A.1&2)</p> <ol style="list-style-type: none"> Use the commercial street-frontage along Roy St and the residential use 'uphill', to define the massing. (CS1.C.1, CS2.I.i) Design the residential massing of the building to have a residential scale and character. Consider the design language of townhouses. (DC2.A.1&2, PL3.A.3) Configure the upper level setback, due to power lines along Roy St, to support the design concept. (DC2.B.1) Consider a massing design with a courtyard. (DC3.A.1) Consider the relationship to the alley and potential future development to the east. (DC2.B.1) Design the open space as outside spaces or rooms. (CS2.B.3, DC3.B.1) 	<p>1: our current design is predicated on this dichotomous strategy. Please refer to our Design Parti sheets.</p> <p>A: Done</p> <p>B: we have adopted the use of articulated bay windows along 4th ave and the north face of the building. These elements are "saddlebagged" from an assertive roof overhang where we are anticipating a wood finish</p> <p>C: we have, and in addition, we have made in interim step with the corner towers at the floor below to ease the massing into this setback and to emphasize the primary retail entry at the center of the building.</p> <p>D: We are opting for a family of open spaces strung along the perimeter of the building encompassing the full north and 4th ave exposures where the primary residential entry is planned as well as two grade level unit front stoops and a bicyclist entry court. The open space across the majority of the Roy Street Retail exposure draws emphasis to the three entrances to retail opportunities there and culminates in the upper corner of the alley exposure.</p> <p>E: pleasing modulation of the building elevation along the alley, upper corner open space, and large sliding glass doors with Juliette balconies are provided along the alley.</p> <p>F: profiled as follows:</p> <ul style="list-style-type: none"> Roy street retail entrances under canopy relieved at two points to allow natural light and landscaping 4th and Roy open corner 4th ave bicyclist entrance 4th ave – grade unit entry front stoop and porch 4th ave – primary residential entrance North face unit patio – plaza NE corner landscaped open area, private unit patio at grade and building exit 	<p>CS2-A Location in the City and Neighborhood CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.</p> <p>CS2-B Adjacent Sites, Streets, and Open Spaces</p> <p>CS2-D Height, Bulk, and Scale</p> <p>CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.</p> <p>CS1-C Topography CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.</p> <p>CS2-I Responding to Site Characteristics CS2-I-i. Pedestrian Character: Throughout Uptown new developments should, to the extent possible, be sited to further contribute to the neighborhood's pedestrian character.</p> <p>CS3-A Emphasizing Positive Neighborhood Attributes CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.</p> <p>DC2-A Massing DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of building and its open space. DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.</p> <p>DC2-B Architectural and Facade Composition DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.</p> <p>DC3-A Building-Open Space Relationship DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.</p> <p>DC3-B Open Space Uses and Activities DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has purpose and function.</p> <p>PL3-A Entries PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.</p>
<p>2. Entries: The Board supported the separation of entries for the residential and commercial uses and provided the following guidance: (PL2.II.i, PL3.A.1&2)</p> <ol style="list-style-type: none"> Keep the residential entry on 4th Ave N. (PL3.A.1, PL2.I.i) Design the relationship of the retail entries to grade, to provide a strong visual and physical connection. (PL2.II.i, PL3.C.1) Design the building entrances to contribute to activation of the streets. (PL2.I.ii) On 4th Ave N, provide a landscaped setback from the sidewalk to provide a transition to the private residential space. (PL1.I.ii, PL3.II.i, DC3.I.i) 	<p>2: Entries are separated as noted</p> <p>A: Done...identified by large steps, ADA flush access, large canopy and major building modulation recessed at the primary residential entrance. Overall elevation of 4th ave mass adjusted to bring entry point closer to mid-building mass</p> <p>B: we have split the retail slab into three separate levels, joined with a ramped circulation in the rear, and one primary and two secondary retail entrances opening flush to the sloping sidewalk.</p> <p>C: Done – a pleasing glazing pattern is proposed across the entire Roy street length balancing visual access with selective opacity corresponding to the more successful retail patterns in the surrounding neighborhood.</p> <p>D: we have pulled the garage wall in 2' from the property line to facilitate this planting area. This also allows for protruding expression of stairs at the unit entry stoop and the primary residential entrance increasing visibility entrance emphasis.</p>	<p>PL2-II Pedestrian Open Spaces and Entrances PL2-II-i. Pedestrian-Friendly Entrances: Throughout Uptown entries should be designed to be pedestrian friendly (via position, scale, architectural detailing and materials) and should be clearly discernible</p> <p>PL3-A Entries PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. to the pedestrian.</p> <p>PL2-I Entrances Visible from the Street PL2-I-i. Prominent Entrances: Throughout Uptown, major entrances to developments should be prominent. The use of distinctive designs with historical references is strongly encouraged. Design, detailing, materials and landscaping may all be employed to this end. Building addresses and names (if applicable) should be located at entrances, tastefully crafted.</p> <p>PL3-C Retail Edges</p> <p>PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.</p> <p>PL2-I Entrances Visible from the Street</p> <p>PL2-I-ii. Street Life: Streets throughout Uptown should be sociable places that offer a sense of security, and residential building projects should make a positive contribution to life on the street.</p> <p>PL2-I-ii. Street Life: Streets throughout Uptown should be sociable places that offer a sense of security, and residential building projects should make a positive contribution to life on the street.</p> <p>PLI.1 Streetscape Compatibility ii. Plaza Location: Locate plazas intended for public use at or near grade to promote both a physical and visual connection to the street. Special paving materials, landscaping, and other elements can be used to provide a clear definition between the public and private realms.</p> <p>PL3-II Transition Between Residence and Street</p> <p>PL3-II-i. Front Setbacks: Where feasible, new development in the Uptown Park character area should consider landscaping any setback from the sidewalk. Landscaping within a setback should provide a transition from public to private space and define a boundary between these. The use of raised planter within the setback should be encouraged in some locations where this would reduce impacts to landscaping from foot traffic and sidewalk litter.</p> <p>DC3-I Landscaping to Enhance the Building and/or site DC3-I-i. Varied, Integrated Landscaping: Throughout Uptown, but especially within the Uptown Park character area, landscaping should be substantial and include a variety of textures and colors, to the extent possible. Landscaping should be used to enhance each site, including buildings, setbacks, entrances, open space areas, and to screen parking and other less visually attractive areas. Encourage planted containers at building entries.</p>



<p>3. Pedestrian and Open Space: The Board gave the following guidance:</p> <ul style="list-style-type: none"> a. Design the corners of the building to promote activity. (CS2.II.ii, DC2.B.2) b. Design the open space as outside spaces or rooms. (CS2.B.3) c. Consider a scheme with a courtyard. (DC3.A.1, DC3.B.1) 	<p>3:</p> <p>A: open space at the corner of 4th ave and Roy will activate and provide breathing room at what is otherwise a very tight condition. Additionally, this open space serves as the forecourt to the occupants bicycle entrance serving the building. This treatment has been used successfully on Roy street in recent projects, notably the Maxwell two blocks to the west.</p> <p>B: See answer to item 1.</p> <p>C: See answer to item 1.</p>	<p>CS2-II Streetscape Compatibility</p> <p>CS2-II-ii. Uptown Park: Within the Uptown Park character area, streetscape improvements should include where feasible a consistent park-like landscape strip in the planting strip, as consistent with the historic pattern in the area. New developments may elect to take inspiration from the Uptown Park District Landscaped Streets Element as endorsed by the Uptown Alliance, for the format of the streetscape. However, adherence to the landscaped streets element is voluntary.</p> <p>CS2-B Adjacent Sites, Streets, and Open Spaces</p> <p>CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.</p> <p>DC2-B Architectural and Facade Composition</p> <p>DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.</p> <p>DC3-A Building-Open Space Relationship</p> <p>DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.</p> <p>DC3-B Open Space Uses and Activities</p> <p>DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has purpose and function.</p> <p>CS2-III Corner Lots</p> <p>CS2-III-i. Addressing the Corner: Generally, buildings within Uptown should meet the corner and not be set back. Building designs and treatments as well as any open space areas should address the corner and promote activity. Corner entrances are strongly encouraged, where feasible.</p>
<p>4. Streetscape: The Board stated that the design of the retail space needs to have a strong connection to Roy St., and gave the following guidance: (PL2.II.i, PL3.C.1, PL3.II.i)</p> <ul style="list-style-type: none"> a. Design the relationship of the retail entries to grade to provide a strong visual and physical connection. (PL2.II.i, PL3.C.1) b. Provide overhead weather protection along Roy St. (DC2.III.iii) c. Provide bike racks for retail users. (PL4.B.2) d. Design 4th Ave N and Roy St. to be easily walkable. (CS2.B.2, CS2.I.i, PL2.A.1) e. On 4th Ave N provide a landscaped setback from the sidewalk to provide a transition to the private residential space. (PL3.II.i, DC3.I.i) f. Design the corners of the building to promote activity. (CS2.II.ii, DC2.B.2) 	<p>4: Agreed</p> <p>A: split slab and at grade entrances at three locations along Roy Street. Full length canopy across all entrances, bracketed by corner towers and selectively opened to sky above allowing natural light and landscaping.</p> <p>B: Done</p> <p>C: Retail bike racks (3 minimum) will be provided along Roy street.</p> <p>D: Done</p> <p>E: we have pulled the 4th ave garage wall back from the property line to facilitate.</p> <p>F: See answers to 3.</p>	<p>PL2-II Pedestrian Open Spaces and Entrances</p> <p>PL2-II-i. Pedestrian-Friendly Entrances: Throughout Uptown entries should be designed to be pedestrian friendly (via position, scale, architectural detailing and materials) and should be clearly discernible to the pedestrian.</p> <p>PL3-C Retail Edges</p> <p>PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.</p> <p>PL3-II Transition Between Residence and Street</p> <p>PL3-II-i. Front Setbacks: Where feasible, new development in the Uptown Park character area should consider landscaping any setback from the sidewalk. Landscaping within a setback should provide a transition from public to private space and define a boundary between these. The use of raised planters within the setback should be encouraged in some locations where this would reduce impacts to landscaping from foot traffic and sidewalk litter.</p> <p>DC2-III Human Scale</p> <p>DC2-III-iii. Weather Protection: The use of exterior canopies or other weather protection features is favored throughout the district for residential and commercial uses. Canopies should blend well with the building and surroundings, and present an inviting, less massive appearance.</p> <p>PL4-B Planning Ahead for Bicyclists</p> <p>PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.</p> <p>CS2-B Adjacent Sites, Streets, and Open Spaces</p> <p>CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.</p> <p>CS2.I. Responding to Site Characteristics</p> <p>i. Pedestrian Character: Throughout Uptown new developments should, to the extent possible, be sited to further contribute to the neighborhood's pedestrian character.</p> <p>PL2-A Accessibility</p> <p>PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.</p> <p>DC3-I Landscaping to Enhance the Building and/or site</p> <p>DC3-I-i. Varied, Integrated Landscaping: Throughout Uptown, but especially within the Uptown Park character area, landscaping should be substantial and include a variety of textures and colors, to the extent possible. Landscaping should be used to enhance each site, including buildings, setbacks, entrances, open space areas, and to screen parking and other less visually attractive areas. Encourage planted containers at building entries</p> <p>CS2-II Streetscape Compatibility</p> <p>CS2-II-ii. Uptown Park: Within the Uptown Park character area, streetscape improvements should include where feasible a consistent park-like landscape strip in the planting strip, as consistent with the historic pattern in the area. New developments may elect to take inspiration from the Uptown Park District Landscaped Streets Element as endorsed by the Uptown Alliance, for the format of the streetscape. However, adherence to the landscaped streets element is voluntary.</p> <p>DC2-B Architectural and Facade Composition</p> <p>DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.</p>

