



601 Aurora Mixed-Use Hotel & Apartments
EARLY DESIGN GUIDANCE SUBMITTAL

Project # 3020906



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601 Aurora Avenue N
 Project # 3020906
 Early Design Guidance Submittal
 Meeting date: 01-06-2016

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PROJECT TEAM

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PROJECT VISION

The vision for this development is to create a mixed-use hotel / housing project to meet the diverse needs of both the residents and visitors of the Uptown Urban Center and to enhance the Uptown Neighborhood with quality design, thoughtful open spaces and pedestrian experience.

The project's highly visible location on the edge of the Uptown Urban Center on Aurora Avenue North and along the Mercer/Roy corridor offers a unique opportunity to create a prominent and focal point building design.

The surrounding uses are highly vehicular oriented. The development strives to soften & buffer the edges of the project and to provide opportunities for active street-level commercial uses, ground level open space, landscaping and pedestrian interaction.



MOD Studios - Design Concept Inspiration



Indoor / Outdoor commercial experience

HOUSING OPTIONS RESPONSIVE TO THE UNIQUE NEEDS OF UPTOWN RESIDENTS AND VISITORS

- **Short-term hotel guest rooms for stays less than 30 days.**
Uptown is a growing Urban Center. It contains a growing concentration of housing, jobs and major attractions of regional significance.
Uptown is an important regional destination for visitors from all over the world. The project's close proximity to Downtown and the Seattle Center offers unique open spaces, performing arts venues, museums and educational resources.
- **Extended stay & long-term apartment units for stays greater than 30 days.**
Uptown and the adjacent South Lake Union Urban Centers continue to grow as a location for jobs and housing of regional significance. Major employment anchors (Gates Foundation, Amazon and future Expedia headquarters) create a need for a variety of housing types, including both short-term stays for business travelers or new arrivals and long-term apartment rentals for city workers.
- Amenities, services and open spaces are shared between hotel guest and apartment residents.

ENHANCE THE UPTOWN NEIGHBORHOOD - PROMINENT BUILDING DESIGN

- Complete the urban fabric by redeveloping an underutilized site.
- Architectural design that references context.
- High quality and durable materials to create a sense of permanence.
- Visually interesting design elements, transparencies and massing that responds to both pedestrian scale and high-volume vehicular traffic perspectives.
- Focal point design as entry point to Mercer/Roy mixed-use corridor.

ENHANCE THE UPTOWN NEIGHBORHOOD - OPEN SPACE OPPORTUNITIES

- Incorporate ground level open space as part of new development. Consider Indoor/outdoor opportunities to create a lively pedestrian experience.
- Consider opportunities for expanding street designs that encourage pedestrian movement through wider sidewalks and landscaping.
- Utilize landscaping as buffers to soften hard vehicular traffic edges on the site.

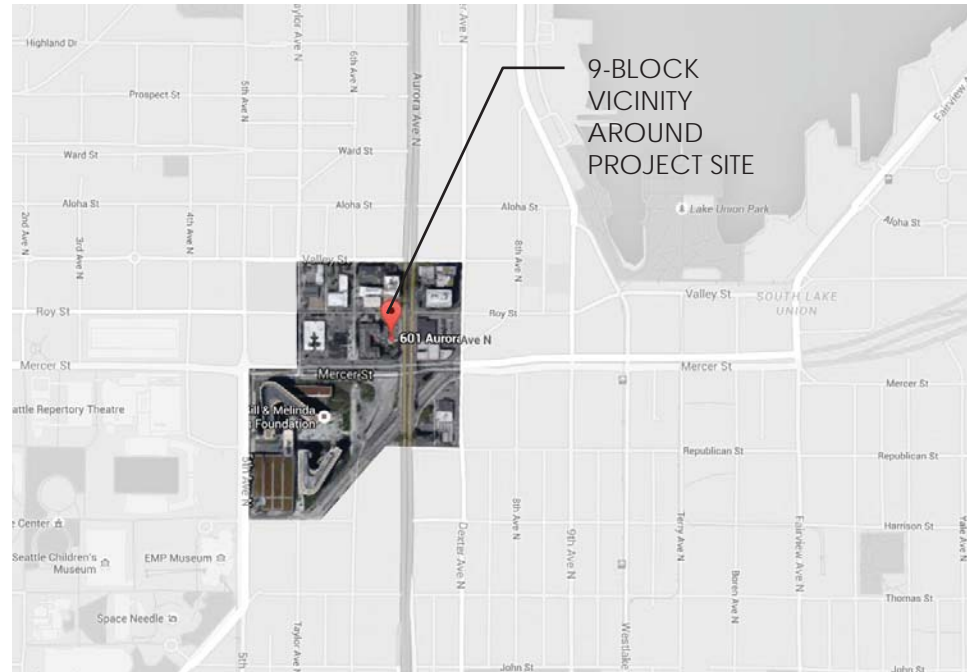
PROJECT OVERVIEW

The proposed project is a seven to eight story mixed-use building on an urban site with multiple parcels that consists of approximately 26,787 sq. ft. of combined site area within the Uptown Urban Center of Seattle. Programmatically, the building will contain a mix of hotel units (R-1) for short-term guest stays and furnished apartments (R-2) for resident stays greater than 30 days. The combined apartment/guestroom target goal is 253 units. Target counts for hotel guestrooms is 130 +/- and apartments is 123 +/- . Hotel uses will likely be located on levels 1,2,3 & 4 and apartments located on levels 5,6,7 & 8. Residents and hotel guests will share large ground level lobby, dining and amenity spaces including a coffee shop and associated outdoor seating covered plaza. Outdoor amenity spaces will include level 2 terrace courtyards and large rooftop terraces. Parking for a target of 195 vehicles is to be contained in three levels of below grade parking.

The development intent is to improve an under-developed and highly visible parcel along the western stretch of Aurora Avenue N between Roy Street and Mercer Street with a prominent focal point building design, a variety of active ground level commercial / hotel uses for residents, guests and the public and offer a unique mix of short-term and long-term lodging and housing options for this urban neighborhood.

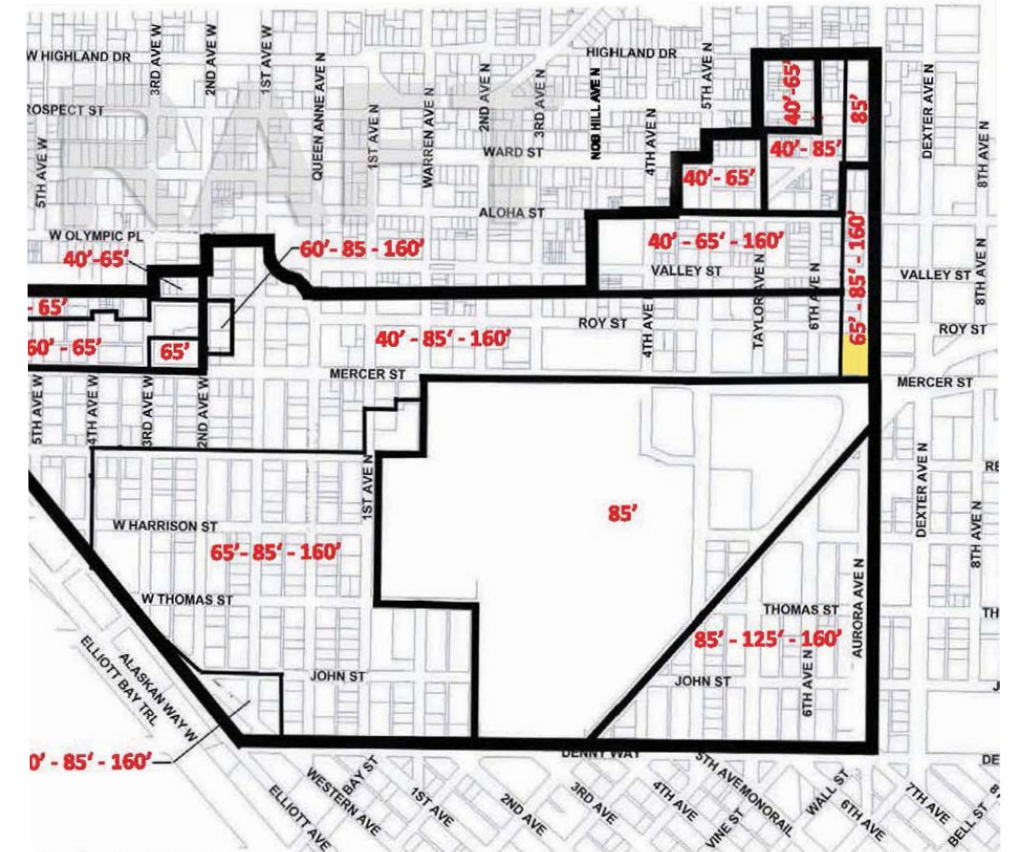
Due to the highly visible nature and vehicle orientation of Aurora Avenue north entering downtown and a corner site configuration, the building façade is intended to have a welcoming gesture by creating a vibrant corner front and covered outdoor plaza entry statement. Focal corners, framed building entries, and massing projections will help compliment an otherwise undisturbed field of color and form. Building elements such as a cantilevered floor edge; will create physical and visual separation between more active street level uses to more sedated residences above and will provide a means of protection from the elements. The proposed will increase walkability, visibility of street level activity and provide opportunities for gathering and social interaction on a site and highway corridor that is currently vehicle oriented.

The highly visible site is an ideal location for making its presence known. The proposed will respond by creating a building form that is contemporary and well-articulated through the use of simplified building materials achieving opacity through composite and/or metal panel as well as using portions of masonry and/or concrete, and by employing transparency through glazed facades, punched openings, and balconies. By modulating the building at intervals to create depth, visual interest, and to create hierarchy of the overall massing to fit within the establish context. By embellishing the building envelope through a subdued yet dynamic color palette of combined neutral and highlights of vibrant colors. By embracing the vehicular experience of the building with expressions of edges and building views parallel to street edge. By embracing and enhancing the pedestrian experience through the use of appropriately scaled street frontage, approachable public space. By creating a flexibility of uses at street level that engages the pedestrians, encourages resident and public activity which in turn provides security and surveillance, and influences an increased level of activity within the neighborhood.



PROJECT DATA - TARGETS/GOALS

| | |
|---------------------------|---|
| Unit Counts: | |
| Hotel Guestrooms: | Target 130 Units |
| Residential Units: | Target 123 Units |
| Total Units: | 253 units |
| Site Area: | 26,787 SF |
| Total Building Area: | Max. FAR = 6 = 160,722 SF Max. Single Use FAR 4.5 = 120,542 SF |
| Parking Area: | 3 levels below grade |
| Number of Parking Stalls: | Target 195 Stalls |



Alternative Height Scenarios (Height increases subject to affordability)

September 24, 2016 Department of Planning and Development City of Seattle

CONTRACT REZONE

Following the path of the currently proposed Environmental Impact Study (EIS) and the Draft Uptown Urban Design Framework, the proposed development includes a contract rezone of the site from C1-65 to C1-85. The goal of the rezone is to increase building height from 65 feet to 85 feet and to increase FAR to 6.0 for mixed-use projects.

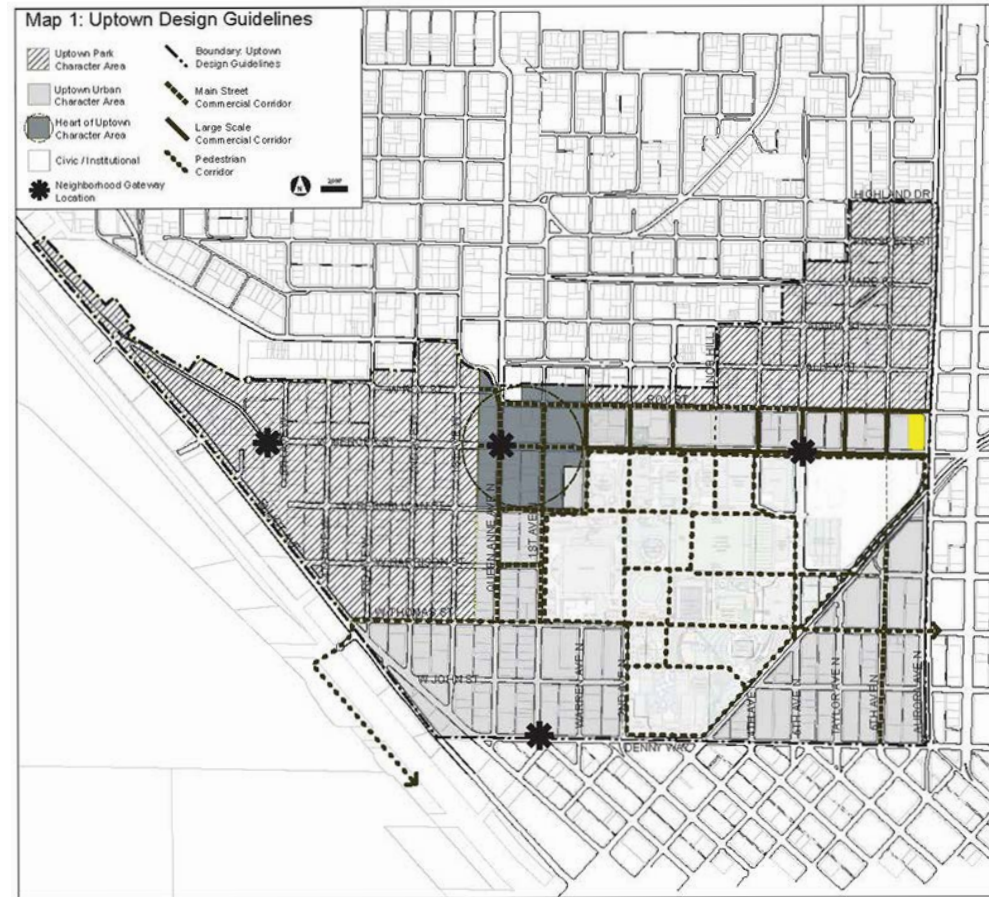
The requested height increase is consistent with the published Alternative Height Scenarios for the site of 85-160 ft. It is also consistent with the existing zoning east of Aurora Avenue of SM-SLU 160/85-240 and the existing site zoning to the south of the site of NC3-85.

The Uptown Urban Framework acknowledges that building height (and associated FAR) increase is an important variable in advancing the guiding principal of greater diversity in housing types.

The proposed project will be constructed of type 2B construction. It will not be considered as a high-rise, as such the maximum height from lowest point of fire department access (Aurora SE corner) to highest occupied floor is restricted to 75 ft.

The proposed preferred scheme is configured in a 7/8 story building with the eight story massing located at the north end, following the slope of the site and the 7-story massing located at the south end reducing the apparent height at the Mercer street underpass.

VICINITY & URBAN CONTEXT



The Uptown Design Guidelines apply to development that is subject to design review as set forth at SMC 23.41.004 if it is located in the area reflected within the boundary shown on the map above.

UPTOWN DESIGN GUIDELINES

PLAN LEGEND

- PROJECT SITE
- MIXED USE
- COMMERCIAL
- PRINCIPAL ARTERIAL
- COLLECTOR ARTERIAL
- MINOR ARTERIAL
- STREETS
- BUS ROUTE
- PARK
- SIGNIFICANT PLACE
- GATEWAY (WHITE IN PLAN)



VICINITY ZONING



SITE ZONING: C1-65 (C1-85 Rezone)

Existing site zoning is C1-65. The development will be pursuing a Contract Rezone to **C1-85**, consistent with existing zoning to the east and south of the site.

Adjacent Zoning to West: NC3-40

The site immediately adjacent to the west of project site is developed as a 4-story hotel (Four Points). The adjacent site is a zero-lot line condition without an alley. The adjacent hotel is configured in a "C" shape with blank walls at property line with an outdoor courtyard opening to the east property line. The project Owner of this project also owns the adjacent hotel.

Adjacent Zoning to North: C1-65.

The site across Roy Street to the north is currently undeveloped. The next adjacent project has been recently developed (Stream Uptown) and has been built to max. zoning height. The topography slopes uphill to the north. The impact of the proposed increase in building height to 85 ft. will be lessened due to the uphill location of adjacent development.

Adjacent Zoning to South: NC3-85.

Adjacent Zoning to East: SM-SLU-160/85-240.

SEE PAGE 3 FOR PROPOSED ZONING HEIGHT INCREASES.

BUILDING TYPOLOGIES & NOTABLE ARCHITECTURE

The Uptown Urban Center is one of the City's oldest neighborhoods, initially settled in the late 1880's by the Denny Family. The neighborhood has been shaped by several significant development periods including the World's Fair of 1962 which established the Seattle Center and iconic Space Needle. The Seattle Center is a regional hub of open space, entertainment, arts & culture. Many significant & landmark buildings are located in the neighborhood.

Uptown has a broad range of residential housing types and styles including detached single family homes, town homes, apartment buildings from the 20's, 30's and 40's and many recent developments of new mixed-use apartments and condominiums.

Residential areas are located in the northeast and northwest corners of the Urban Center. Mixed-use and commercial uses are predominantly located in the southwest and southeast.

The primary zoning in the Urban Center is NC3, Neighborhood Commercial. Land uses include grocery stores, restaurants, offices, hotels, general retail and business support services.

The neighborhood is mixed-use & diverse in character with building types ranging from iconic landmarks, large arenas & theaters, to single-purpose commercial structures, multi-story mixed-use and residential structures to town homes and single family homes.

Adjacent development in the South Lake Union Urban Center include large scale mixed-use residential and commercial structures.

The selected images on the adjacent page represent examples of the neighborhood's wide range of building types, including historic and proposed new development.





1 SPACE NEEDLE
SEATTLE LANDMARK



2 EMP
SEATTLE LANDMARK - DECONSTRUCTION



3 BILL & MELINDA GATES FOUNDATION



4 UW MEDICINE RESEARCH
UNIQUE BUILDING ARTICULATION



5 HARRISON STREET PUBLIC ART



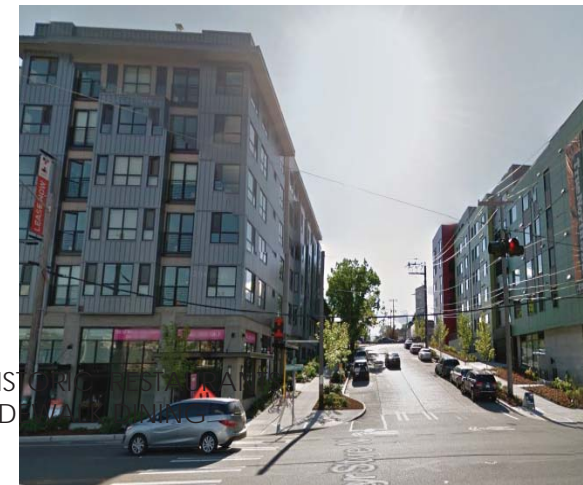
6 LUMEN / QFC
MIXED-USE APARTMENTS



7 STREAM UPTOWN
MIXED-USE APARTMENTS



8 TRUE NORTH SLU
MIXED-USE APARTMENTS



9 HUE
MIXED-USE APARTMENTS



10 UNION SLU
MIXED-USE APARTMENTS



11 FOUR POINTS HOTEL
(SAME OWNER AS PROJECT)



12 SERANA
MIXED-USE CONDOS



13 HISTORIC APARTMENTS



14 HISTORIC RESTAURANTS
SIDEWALK DINING



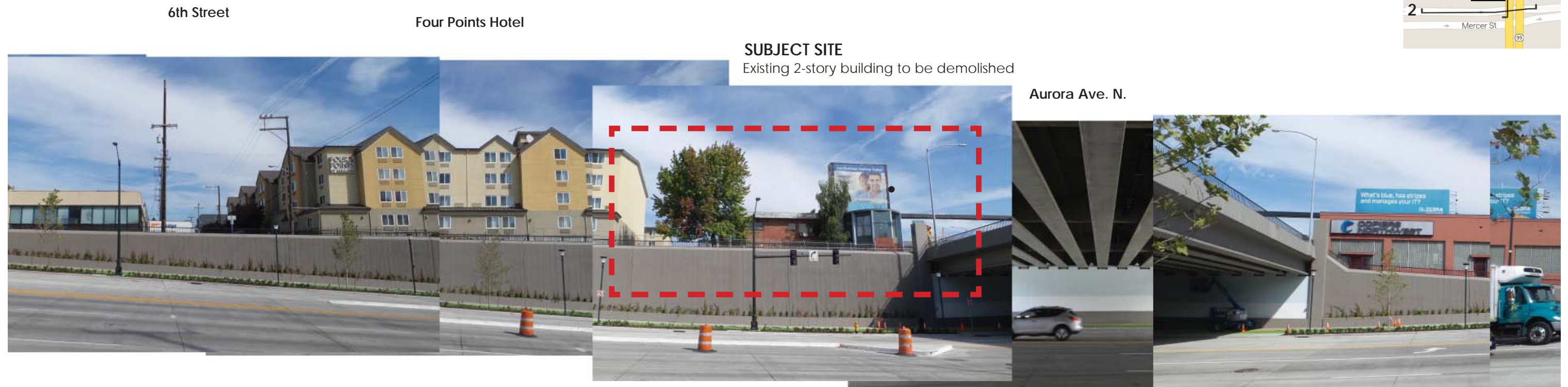
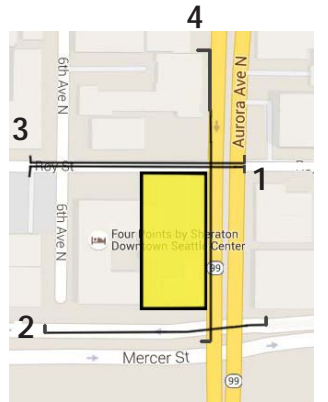
15 FUTURE DEVELOPMENT
CONTEMPORARY MIXED-USE (OFF-MAP)

STREETSCAPE MONTAGE



Existing Buildings to be demolished

1. ROY STREET FRONTAGE - LOOKING SOUTH



2. MERCER STREET FRONTAGE - LOOKING NORTH

6th Ave. N.

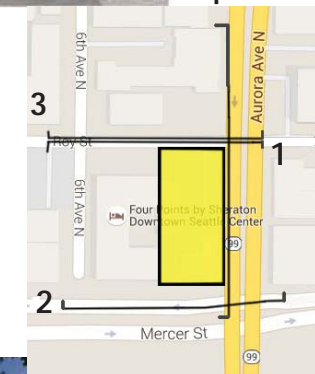
ACROSS FROM SUBJECT SITE

STREETSCAPE MONTAGE



CONTEXT ANALYSIS

3. ROY STREET FRONTAGE - LOOKING NORTH



SUBJECT SITE

Roy Street

Vacant Lot

Stream Uptown Mixed-Use Apartments



4. AURORA AVENUE N. FRONTAGE - LOOKING WEST

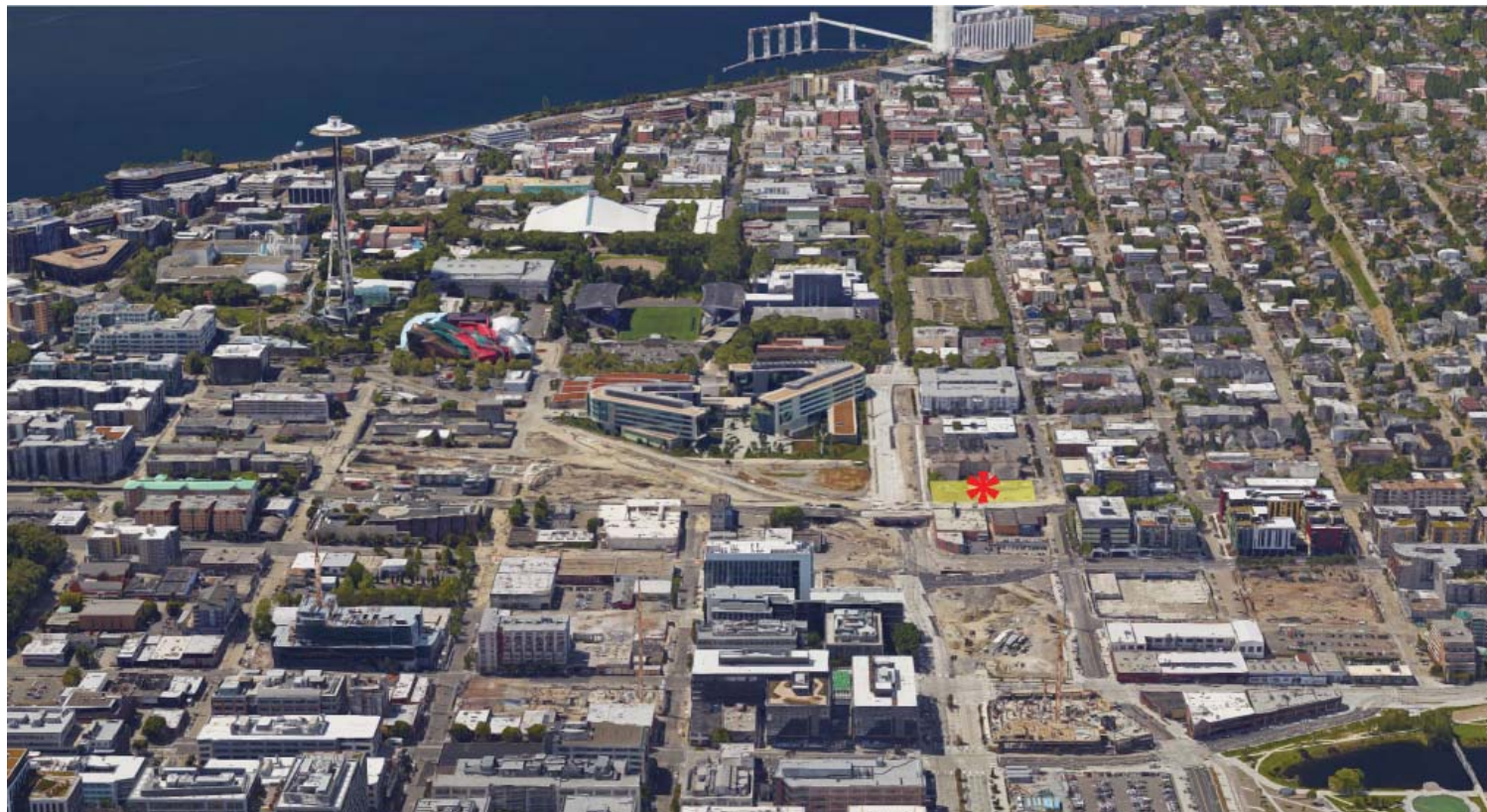
PROJECT SITE & VICINITY AERIALS



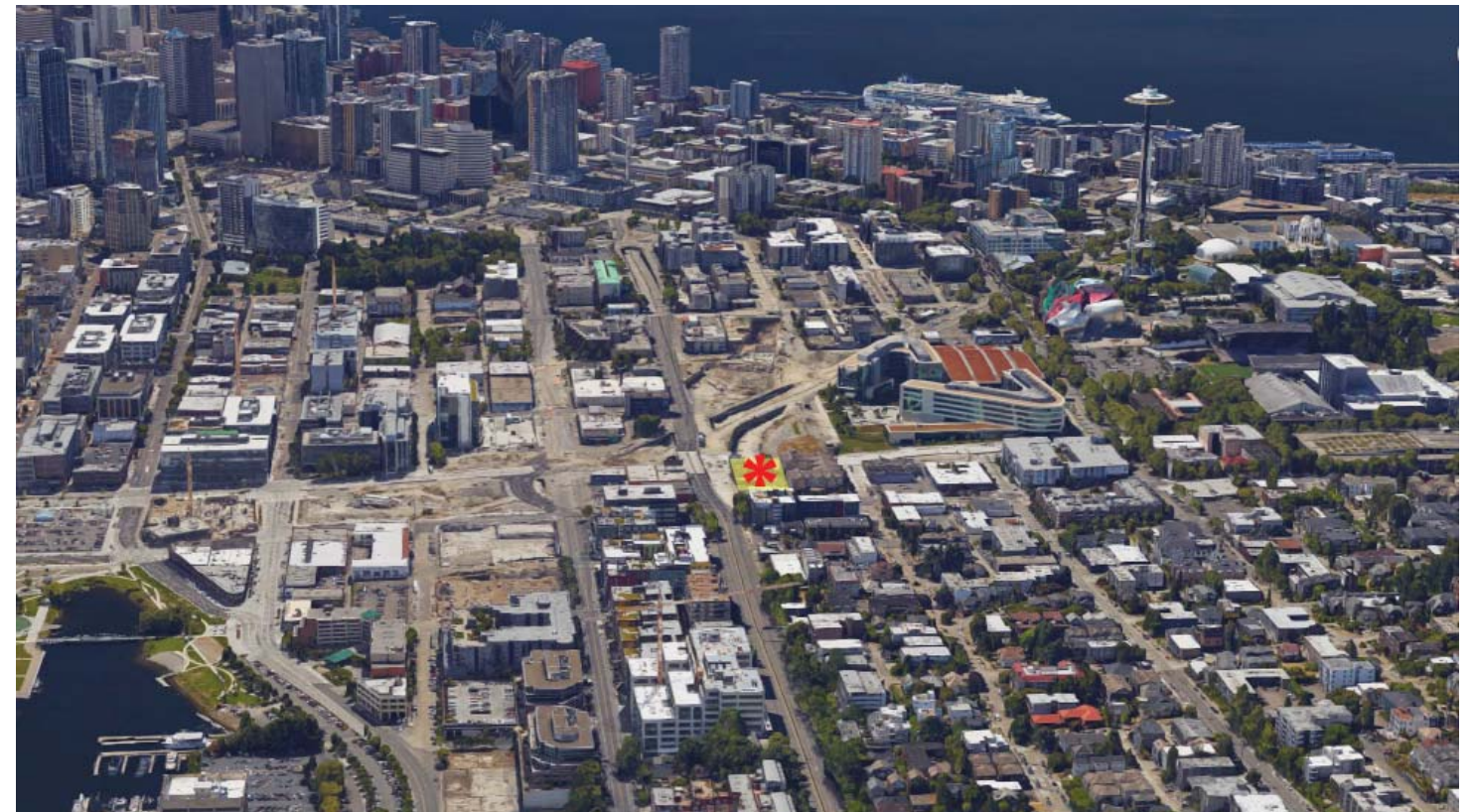
9-BLOCK SITE VICINITY - LOOKING NORTH
 OPEN / UNOBSTRUCTED SOUTH EXPOSURE - SOLAR ACCESS / VIEWS DOWNTOWN



AERIAL VIEW- LOOKING NORTH
 POTENTIAL VIEWS TO NW LAKE UNION



AERIAL VIEW- LOOKING WEST
 HIGH VISIBILITY OF SITE FROM EAST - MERCER STREET CORRIDOR / POTENTIAL VIEWS TO SOUND



AERIAL VIEW- LOOKING SOUTH
 OPEN UNOBSTRUCTED VIEWS TO DOWNTOWN

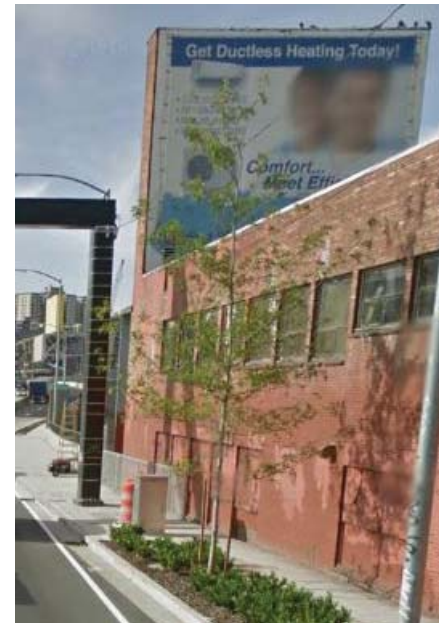


MERCER STREET EDGE

- SIGNIFICATION GRADE SEPARATION TO MERCER STREET AND PEDESTRIAN & BIKE CONNECTION CORRIDOR TO EAST & WEST
- NARROW SIDEWALK AT SITE FRONTAGE.
- LOW PEDESTRIAN TRAFFIC.
- NOT SUITABLE FOR ACTIVE COMMERCIAL USES.
- + APPROPRIATE RESIDENTIAL UNIT FRONTAGE
- + MERCER CORRIDOR PROVIDES OPEN VIEW OPPORTUNITIES TO DOWNTOWN AND OPEN SOUTH SOLAR ACCESS.
- + CLOSE PROXIMITY TO MULTI-MODAL TRANSPORTATION CONNECTIONS



MERCER GRADE CHANGE



AURORA STREET EDGE

- HEAVY (HWY) VEHICULAR TRAFFIC. NOISE/POLLUTION/ CONGESTION.
- NARROW SIDEWALK AT SITE FRONTAGE.
- LOW PEDESTRIAN TRAFFIC.
- NO ACCESS OFF OF HWY.
- + HIGH VISIBILITY/ PROJECT EXPOSURE.

PROJECT ACCESS

- NO VEHICULAR ACCESS ALLOWED FROM AURORA OR MERCER.
- LOW PEDESTRIAN USES ON AURORA AND MERCER.
- ALL ACCESS TO BE OFF OF ROY STREET INCLUDING: PARKING GARAGE ACCESS, LOADING ACCESS, SERVICE, TRASH & TRANSFORMER AND BUILDING ENTRY.
- SHORT STREET FRONTAGE TO ACCOMMODATE MANY USES.
- + HIGH VISIBILITY ROY STREET CORRIDOR CONNECTION TO WEST.
- + OPPORTUNITY FOR CORNER FOCAL POINT DESIGN.

ZERO-LOT LINE CONDITION

- ADJACENT HOTEL BUILT TO PROPERTY LINE.
- + SAME PROPERTY OWNER.
- + COURTYARD MASSING PROVIDE OPPORTUNITY TO OPEN UP SITE INTERNALLY.

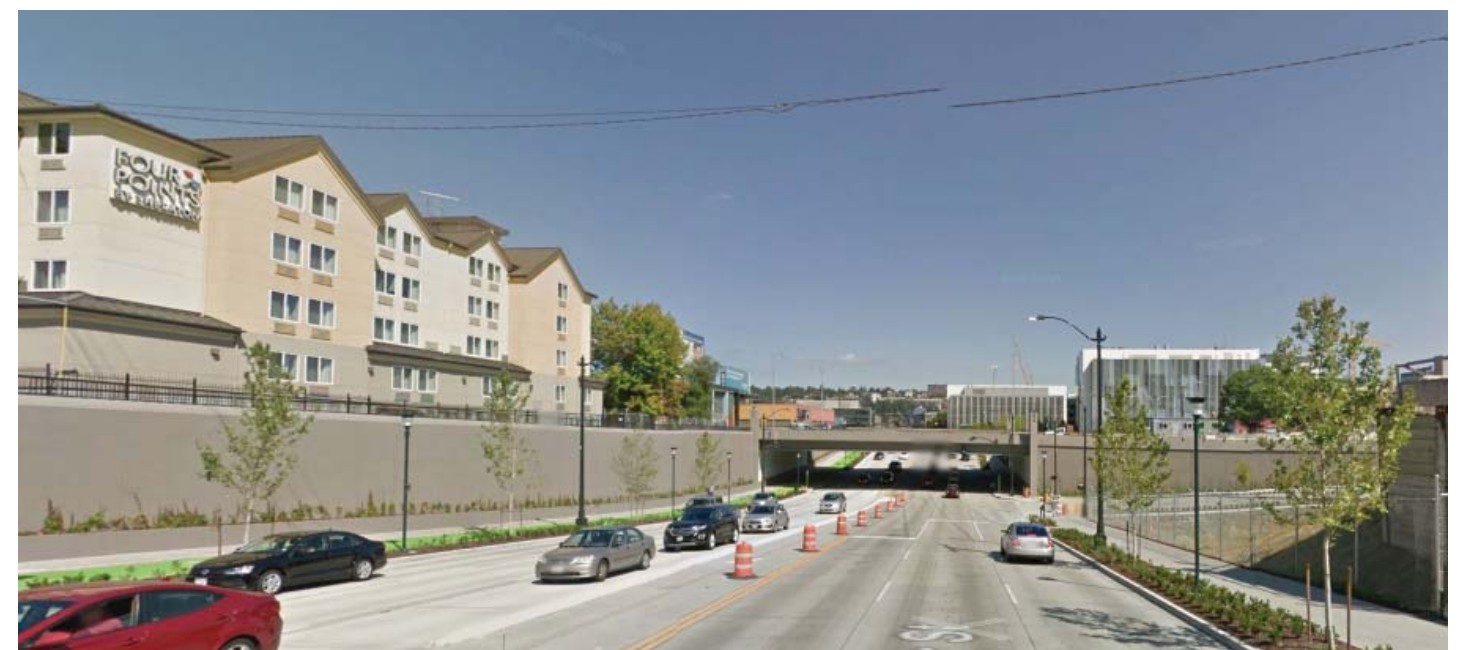
SITE CONSTRAINTS & OPPORTUNITIES



PROJECT SITE LOOKING NORTH
ZERO-LOT LINE CONDITION TO ADJACENT HOTEL



AURORA AVENUE NORTH - LOOKING SOUTH
HIGH VISIBILITY OF SITE FROM AURORA AVENUE. HEAVY VEHICULAR TRAFFIC FRONTAGE.



MERCER STREET UNDERPASS - LOOKING EAST
SIGNIFICANT GRADE SEPARATION FROM MERCER STREET - PEDESTRIAN AND BIKE CONNECTION CORRIDOR

EXISTING SITE SURVEY

The subject site has a gross land area of 26,787 sq. ft. (0.615 acres) and spans 240'-0" north to south and 112'-11" west to east on lots 1, 2, 3, and 4.

A BLA (Boundary Lot Adjustment) has been approved to eliminate a 3.93' strip of land between proposed building and adjacent hotel and to increase site area for efficient parking garage stall layout.

The topography of the site slopes from a northwest high point to a southeast low point with a slope change of approximately 7'-0".

The existing condition of the subject site is primarily paved and marked for surface parking (21 spaces). A portion of the site contains (1) two story building and (1) single story office building with an area that totals 10,439 sq. ft. with no historical relevance. All existing structures to be demolished.

Existing Roy St. R.O.W is 50'-0" wide and the Aurora Ave N. is 100'-0" wide. Both the existing R.O.W. are currently being re-developed with new sidewalks and paving. There are no significant trees on the subject site, on the south side of Roy St. R.O.W or on west side of Aurora Ave N. R.O.W.

A 2 foot sidewalk easement will be required on Aurora Avenue to accommodate the sidewalk and landscape street improvements.

There are no setback requirements on subject property.

Due to the high density of vehicular uses on Aurora Avenue North (Highway 99) and the significant grade change (underpass condition) to Mercer Street, vehicular access and building entries are limited to the short frontage on Roy Street.

ABBREVIATED LEGAL: PORTIONS OF LOTS 1-4, BLOCK 4, EDEN ADDITION, VOL 1, PAGE 61A.

ASSESSOR PARCEL NO'S.: 2249000150

ORIGINAL PARCEL DESCRIPTION:

PARCEL NO. 2249000150 (PARCEL B): PER RAINIER TITLE COMPANY TITLE REPORT ORDER NO. 682972RT, DATED APRIL 22, 2015.

LOTS 1, 2, 3 AND 4 IN BLOCK 4, EDEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 61A, RECORDS OF KING COUNTY;

EXCEPT THAT PORTION THEREOF CONDEMNED FOR AURORA AVENUE IN KING COUNTY SUPERIOR COURT CAUSE NO. 236380, UNDER ORDINANCE NO. 59719 OF THE CITY OF SEATTLE;

ALSO EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 486551 FOR BROAD STREET;

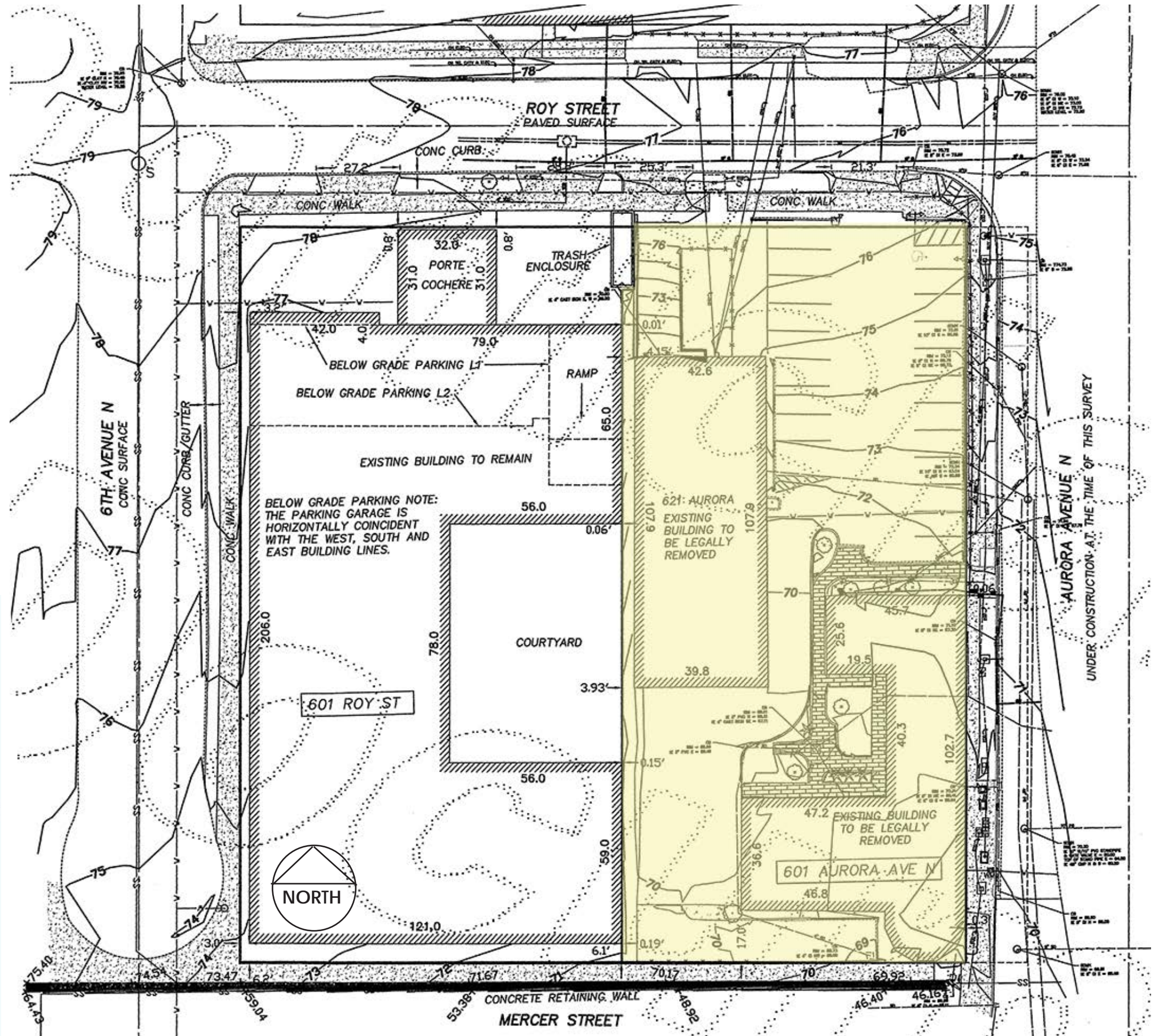
SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

ADJUSTED PARCEL DESCRIPTIONS:

PARCEL B: LOTS 1 THROUGH 4 IN BLOCK 4 OF EDEN ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 61A, RECORDS OF KING COUNTY;

TOGETHER WITH THAT PORTION OF LOTS 5 THROUGH 8 OF SAID BLOCK 4 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 1°26'11" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 20.59 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°33'49" WEST, 3.87 FEET; THENCE SOUTH 1°26'11" WEST, 219.40 FEET TO THE SOUTH LINE OF SAID BLOCK 4; THENCE SOUTH 88°32'13" EAST ALONG SAID SOUTH LINE, 3.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 1°26'11" EAST ALONG WEST LINE OF SAID LOTS 1 THROUGH 4, 219.41 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

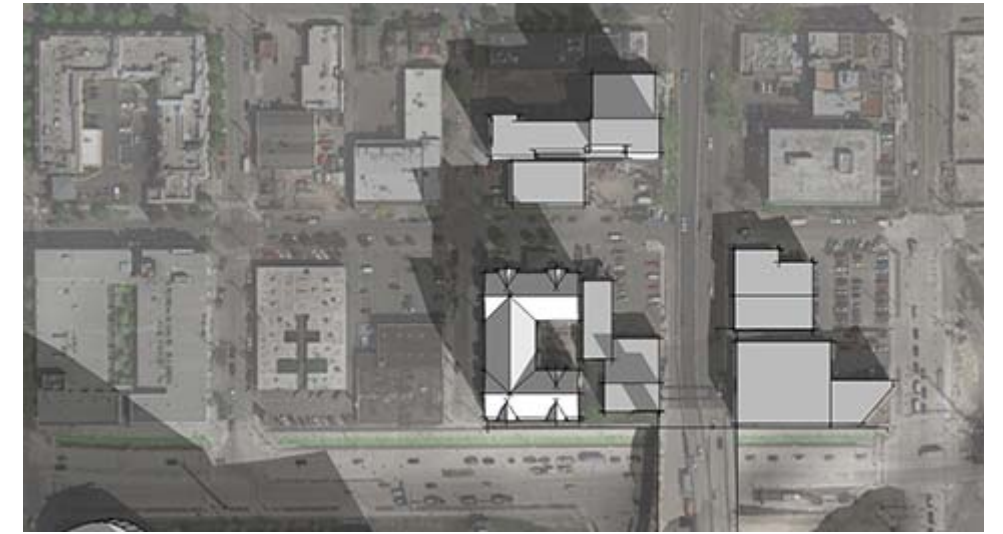




JUNE 21 - 10AM



MARCH/SEPT - 10AM



DEC. 21 - 10AM



JUNE 21 - NOON



MARCH/SEPT - NOON



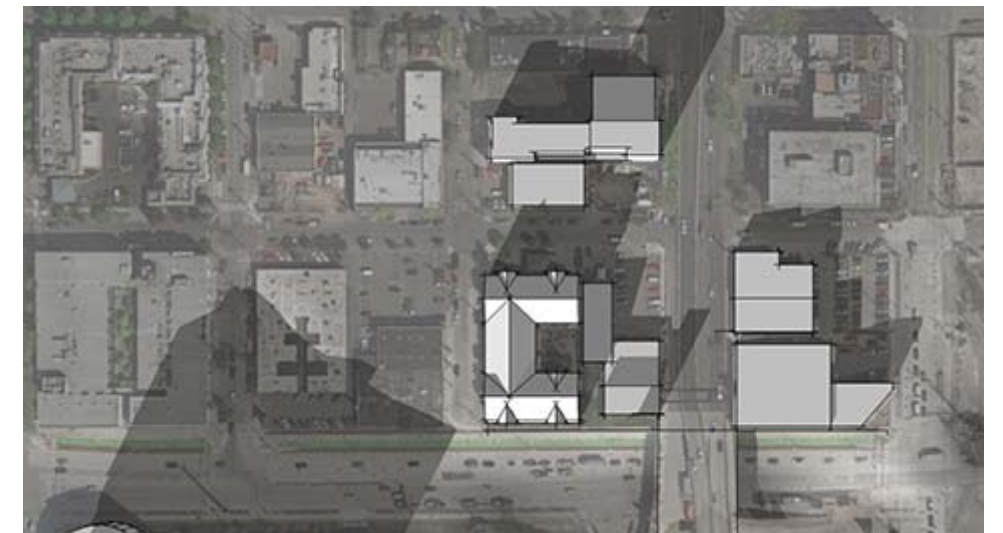
DEC. 21 - NOON



JUNE 21 - 2 PM



MARCH/SEPT - 2 PM



DEC. 21 - 2 PM

PROPOSED SITE PLAN

SITE FEATURES

Access limitations due to R.O.W. adjacency constraints shaped the development of the proposed site plan.

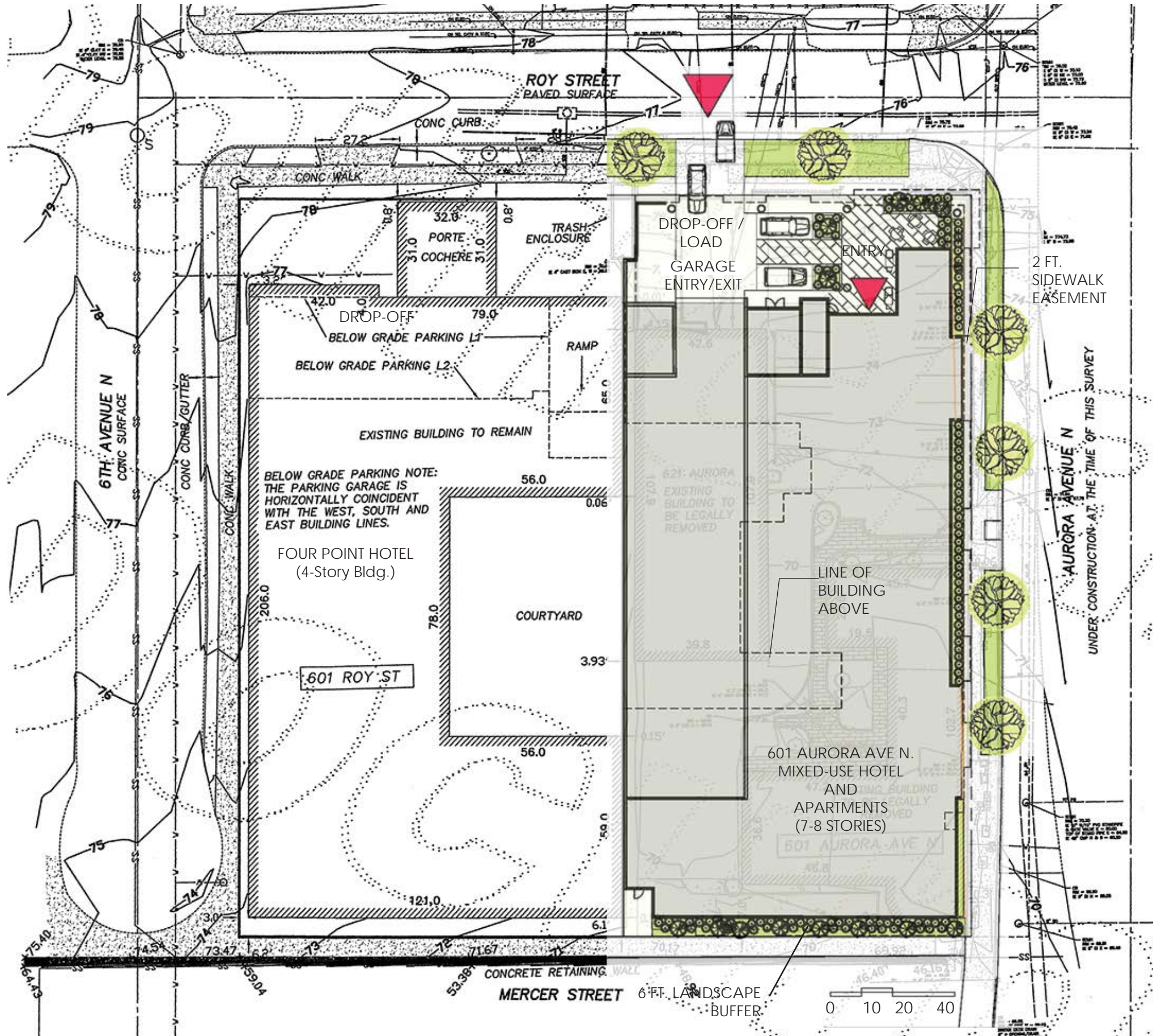
Vehicular access to parking garage and hotel drop-off /loading is located off of Roy street near the west property line away from the busy intersection at Aurora Avenue North.

The corner site allows great exposure to high volumes of vehicular traffic north - south on Aurora Avenue N. and west on Mercer Street.

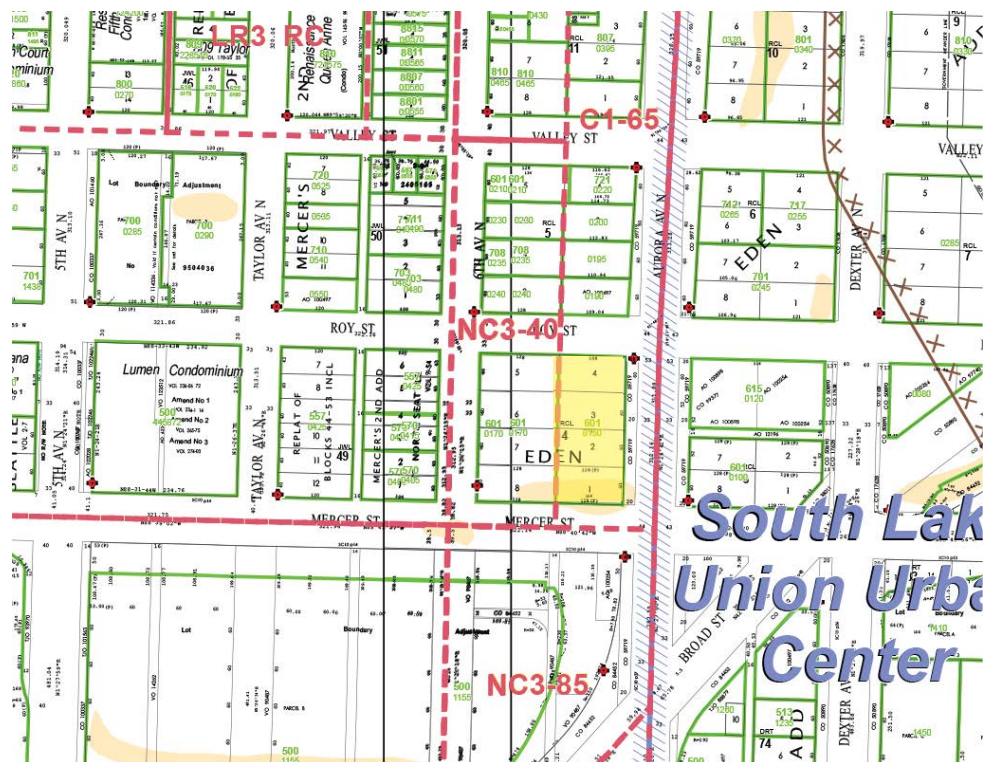
The combined building entrance for both hotel guests and apartment residents is also located off of Roy Street, near the highly visible corner at Aurora Avenue. While the high volumes of vehicular traffic on Aurora is good for project visibility, it comes with challenges of noise, pollution and visual congestion. To buffer the urban building entrance the 3 schemes presented at EDG explore location and exposure of the project entry and associated outdoor plaza/landscape entry experience. The preferred plan buffers/screen the entry from noise with a highly transparent retail coffeeshop and transparent screening (waterwalls or similar public art). The coffeeshop provides a highly visible active space on Aurora & Roy Intersection. The coffeeshop can provide indoor/outdoor dining and gathering space for both residents and visitors.

Aurora Avenue North is primarily a vehicle-oriented environment. The newly developed sidewalk and landscape strips are quite narrow relative to the number of lanes and volume of traffic. The proposed preferred site plan provides a level one setback along the street edge. This provides the opportunity for a landscaped edge / buffer along the highly transparent, active lobby and amenity uses at the Aurora Avenue streetscape frontage.

In the preferred plan, hotel guestrooms are provided at level one along the Mercer sidewalk. The units are raised from sidewalk due to grade change and are screened by additional landscape strip for added privacy and pedestrian experience.



ZONING SUMMARY



SITE ADDRESS: 601 Aurora Avenue North

PARCEL NUMBERS: 2249000150

ZONING: Commercial 1 "C1-65" / Contract Rezone in process to "C1-85"

OVERLAY DISTRICT:

- Uptown Urban Center

APPLICABLE DESIGN GUIDELINES:

- Seattle Design Guidelines "Citywide"
- Uptown Design Guidelines "Neighborhood"

LOT AREA: 26,787 sq. ft. (0.615 acres)

CHAPTER 23.47A - COMMERCIAL

23.47A.004 - PERMITTED USES (TABLE A)

- Residential uses are permitted outright
- Lodging uses are permitted outright
- Commercial uses are permitted per Table A

23.47A.005B - STREET LEVEL USES

- Utility uses may not abut a street-facing façade in a structure that contains more than one residential unit.

23.47A.005C - RESIDENTIAL USES AT STREET LEVEL

- limited to 20% of street-level street-facing facade

23.47A.008 - STREET LEVEL DEVELOPMENT STANDARDS

- Blank facades limited to 20 feet in length and 40% of façade.

23.47A.008B - NON-RESIDENTIAL STREET-LEVEL REQUIREMENTS

- 60% of the street-facing façade shall be transparent.
- Extend transparent areas an average of 30 feet deep and a min. of 15 feet.
- Minimum floor-to-floor height of at least 13 feet.

23.47A.008D - RESIDENTIAL STREET-LEVEL REQUIREMENTS

- (1) residential facade shall have a visually prominent pedestrian entry; and
- The floor of a dwelling unit located along the street-level shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet.

23.47A.012 - STRUCTURAL HEIGHT

- 85'-0" Height Limit
- Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend 4 feet above the height limit.
- Mechanical equipment and stair/elevator penthouses may extend 16 feet above the height limit.

23.47A.013 - FLOOR AREA RATIO (TABLE B)

- Maximum Floor Area Ratio (FAR) = 6 for 85' height limit.
- Maximum FAR for single use in mixed-use building = 4.5

23.47A.014 - SETBACK REQUIREMENTS

- none, site does not abut a residential zone

23.47A.016 - LANDSCAPING AND SCREENING STANDARDS

- Landscaping that achieves a Green Factor score of 0.3 or greater.
- Street trees are required when any development is proposed.

23.47A.024A - AMENITY AREA

- Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use.

23.47A.032 - PARKING LOCATION AND ACCESS

- Site does not contain an Alley. Access must be off of Roy Street.

23.53.035 - STRUCTURAL BUILDING OVERHANGS AND MINOR ARCHITECTURAL ENCROACHMENTS

- Overhangs shall be a minimum of 8 feet above all sidewalks
- The maximum projection for an overhang shall be 3 feet

23.54.015 - REQUIRED PARKING (TABLES A & B)

- There is no minimum requirement for parking for non-residential uses or for parking for residential uses within the Uptown Urban Center.

23.54.035 - LOADING BERTH REQUIREMENTS AND SPACE STANDARDS

- Lodging use = low demand per table A.
- <40,000 sf no requirement for loading berth

23.54.040 - SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS (TABLE A)

- Residential developments require 575 square feet plus 4 square feet for each additional unit above 100.
- 225 square feet for commercial spaces under 50,001 -100,000 square feet.

SEE SHEET 42 FOR PROPOSED DEPARTURE REQUESTS FOR SCHEMES 2 & 3.

CITYWIDE GUIDELINES
 UPTOWN URBAN NEIGHBORHOOD (UUN) GUIDELINES

CS2 - URBAN PATTERN AND FORM

Citywide Guideline: Strengthen the most desirable forms, characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.

UUN Guidelines:

- Encourage outdoor dining areas utilizing sidewalks and areas adjacent to sidewalks.
- Building designs and treatments as well as any open space areas should address the corner and promote activity.
- Larger massing units and less modulation are appropriate, provided they are carefully designed, with quality materials.

Response:

- The proposed schemes explore the relationship of the building entry and opportunity for associated outdoor covered open spaces as a part of the building arrival entry sequence as well as pedestrian streetscape experience.
- The highly visible intersection of Aurora Avenue and Roy Street has been designated as a prominent location for focal point design and entry location. The schemes explore a balance between corner prominence and buffering the edge for the high vehicular orientation of Aurora Avenue.
- The preferred scheme combines a highly transparent commercial use (coffeeshop) and public art screening to buffer the Aurora street edge, while maintaining visibility and connection to building entry and associated outdoor plaza.
- Covered outdoor plaza with chairs and tables for commercial space will provide opportunities for gathering & social interaction in otherwise vehicle oriented neighborhood.
- The proposed schemes explore the degree of massing and modulation of the building. The preferred scheme utilizes a more modulated massing to counter the flat facades of mixed-use structures on opposite side of Aurora Avenue and to provide interest and detail as viewed parallel to street edge, as seen in vehicle perspective of high traffic traveling north and southbound on Aurora.

PL1- CONNECTIVITY

Citywide Guideline: Complement and contribute to the network of open spaces around the site and the connections among them.

UUN Guideline:

- Locate plazas intended for public use at or near grade to promote both a physical and visual connection to the street.
- Streetscape landscaping as per the guidelines is encouraged

Response:

- The entry plaza and corner coffeeshop outdoor seating area provides an active pedestrian use to soften the Aurora highway corridor and to contribute to the beginning of the Mercer/Roy street corridor and pedestrian connections to a variety uses and activities west of the project site.
- In addition to the required 2 ft. sidewalk easement on Aurora Ave., the proposed preferred scheme provides an additional 4+ ft. of level one setback to provide opportunities for additional landscaping to buffer and soften the Aurora street edge both from a pedestrian experience and a building occupant experience at the highly transparent level one active commercial uses.
- The Mercer street frontage pedestrian experience is limited to a narrow sidewalk above the Mercer underpass. The proposed schemes explore the relationship of the building edge and uses to this sidewalk. The proposed preferred scheme setback the level one and garage levels to provide an additional 6 ft. of landscaping along this edge to expand the pedestrian experience. This relationship is consistent with the adjacent hotel development.
- The detailed sections provides with the proposed schemes depict the relationship of the street edges an pedestrian experience and streetscape landscaping.



Focal point corner & ground level commercial / entry and outdoor plaza



Indoor / Outdoor experience activates street edge



Focal point corner & ground level commercial / entry and outdoor plaza



Expand upper tier Mercer sidewalk with landscape planter

PL2 - WALKABILITY

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

UUN Guideline:

- Entrances visible from street
- Entries should be designed to be pedestrian friendly and should be clearly discernible to the pedestrian.

Response:

- Main entry is located at prominent corner of Roy street and Aurora Ave N. The corner is emphasized by transparency, outdoor plaza and featured signage of the building to create a highly visible entry connection to the street and create safe environment for existing pedestrian walkway.
- Aurora sidewalk frontage to be highly transparent, providing a pedestrian friendly walkway.

PL3 - STREET LEVEL INTERACTION

Citywide Guideline: Encourage human activity and interaction at street level with clear connections to building entries and edges.

UUN Guideline

- encourage outdoor dining

Response:

- Proposed commercial corner and associated covered outdoor dining strengthens pedestrian connections, street-level interaction and helps define building entry.
- Highly transparent street frontages are provided along Aurora Avenue to provide human activity and pedestrian interaction along a highly vehicular oriented streetscape.



Pedestrian and vehicular access to project highly visible from street.



Transparency at sidewalks / active street level interaction



Aurora streetscape view

CITYWIDE GUIDELINES
 UPTOWN URBAN NEIGHBORHOOD (UUN) GUIDELINES

DC2 - ARCHITECTURAL CONCEPT

Citywide Guideline: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

UUN Guideline:

- The following features are encouraged:
 - consistent street wall
 - engaging the sidewalk / storefront transparency
 - high quality durable materials
 - upper level balconies are discouraged on the street side of residential buildings.

Response:

- The proposed schemes explore various massing and modulation studies for the proposed project. The schemes explore minimal modulation (urban “box”) with a consistent street wall, large blocks of building massing and the preferred scheme with modulated & detailed massing. The immediate context east on Aurora has been developed with large mixed-use and commercial projects that create a very “flat” street wall. South of the project site are interesting and unique building modulation that provide visual interest parallel to building facade. The project will be viewed most frequently by the numerous drivers traveling both north and southbound on Aurora. Attention to this parallel view and “edges” have informed the preferred building design.
- The proposed project will utilize high quality, durable materials including: large expanses of storefronts, brick a street-level, composite metal panels, fiber cement panels and unique flared metal fabricated window boxes.
- Balconies are limited on street side to Juliette balconies to maximize window size and view opportunities.

DC4 - EXTERIOR ELEMENTS AND FINISHES

Citywide Guideline: Use appropriate and high quality elements and finished for the buildings and its open spaces.

UUN Guideline:

- Decorative exterior treatments using brick, tile and/or other interesting exterior finishes are strongly preferred.
- Tasteful signs designed for pedestrians are preferred.
- Pedestrian area lighting is an important feature of each block.

Response:

- The proposed deign will utilize high quality materials including brick and storefront along the level one streetscape.
- Upper levels will utilize metal cladding panels in a simple subdued color scheme: white, grays and charcoals and will be highlighted by a vibrant accent color viewed parallel to street edge.
- Building signage will be located at the highly visible intersections on Aurora at Mercer Street and Roy Street. Signs will be scaled for both pedestrian and vehicular viewing.
- Building lighting will highlight building features and pedestrian levels for signature visibility and pedestrian safety.



“Flat” street wall created by new mixed-use developments on Aurora Avenue.



Visual interest with unique modulation as viewed parallel to street / building facade



Modulated and interesting street wall.



Visual interest with unique modulation as viewed parallel to street / building facade

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CONCEPT MASSING STUDIES

The following images show the design process and massing explorations which led to the development of the three schemes presented for Early Design Guidance.

The three schemes selected for further exploration are variations on the Reversed "C" & "E" schemes. These schemes have some similarities due to site constraints:

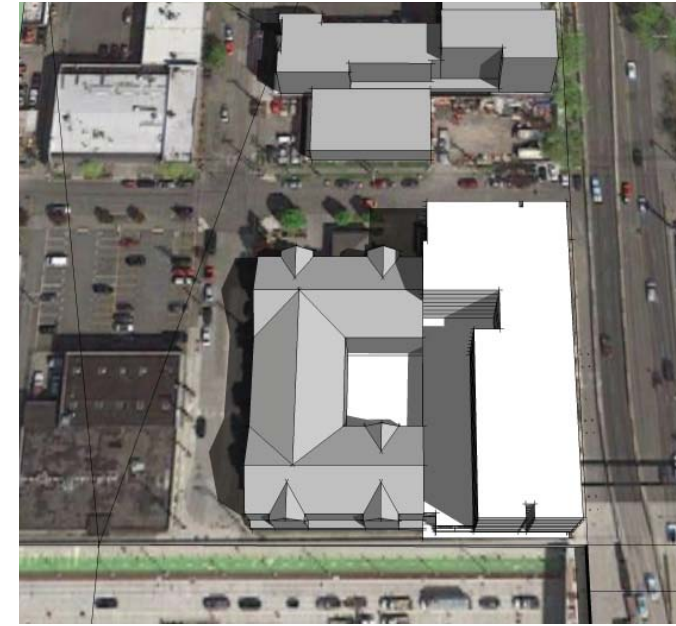
- Vehicular & Pedestrian Access on Roy Street.
- Zero-lot line condition at adjacent west hotel.
- Vehicular oriented streetscapes on Aurora & Mercer.

The selected schemes explore variations in building footprint density & unit orientation, overall building massing/modulation and concept, building height and building entry & outdoor open space location and sequence.



"I" - SCHEME

- + Simple massing pushed to Aurora Ave.
- + Solar access to adjacent hotel courtyard
- Building "ends" at Roy & Mercer
- Does not maximize developable area
- Requires 8 stories to meet unit goal



"L" - SCHEME

- + Massing pushed to Roy & Aurora
- + Building "front" on Roy
- + Solar access to adjacent hotel courtyard
- Building "end" at Mercer
- Does not maximize developable area
- Requires 8 stories to meet unit goal



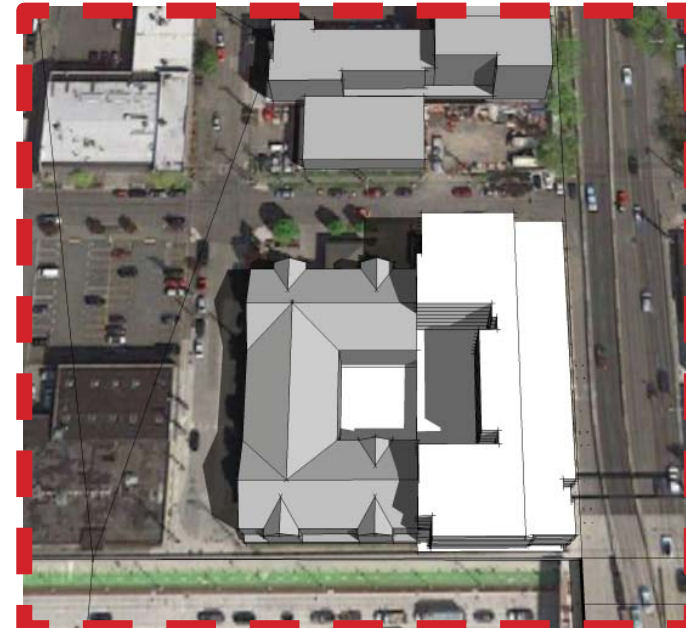
"T" - SCHEME

- + Massing pushed to Roy & Mercer
- + Courtyards towards adjacent hotel
- + Increased developable area
- Traffic noise at courtyards on Aurora Ave.
- Requires 7/8 stories to meet unit goal



"C" - scheme

- + Massing pushed to Roy & Mercer
- + Increased developable area
- Traffic noise at courtyard on Aurora Ave.
- Poor openspace & unit relationship to adjacent hotel
- Requires 7/8 stories to meet unit goal



"C" - SCHEME REVERSED

- + Massing pushed to street edges
- + Increased developable area
- + Good openspace & unit relationship to adjacent hotel
- Requires 7/8 stories to meet unit goal



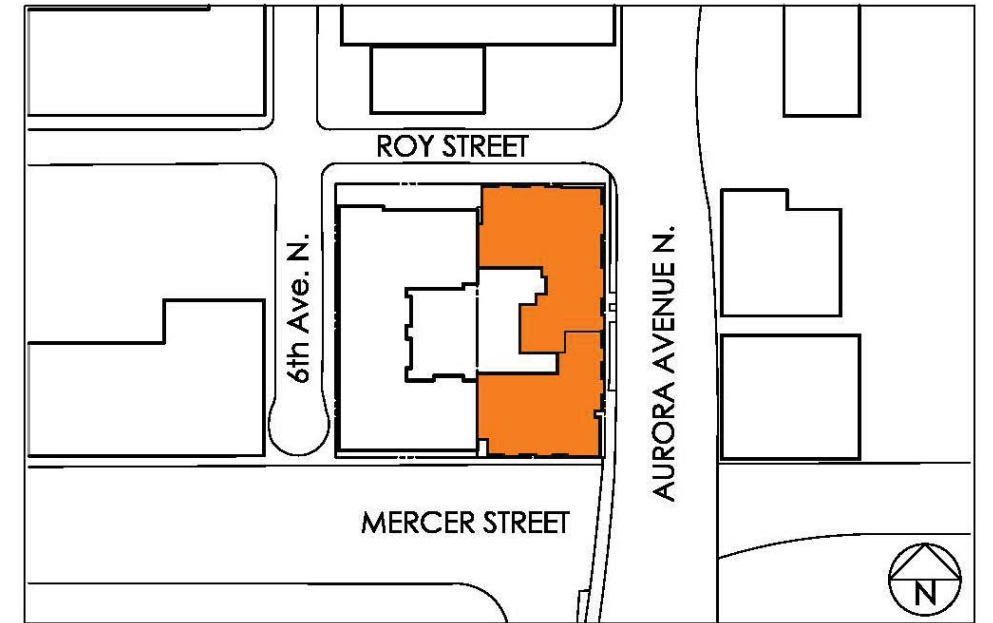
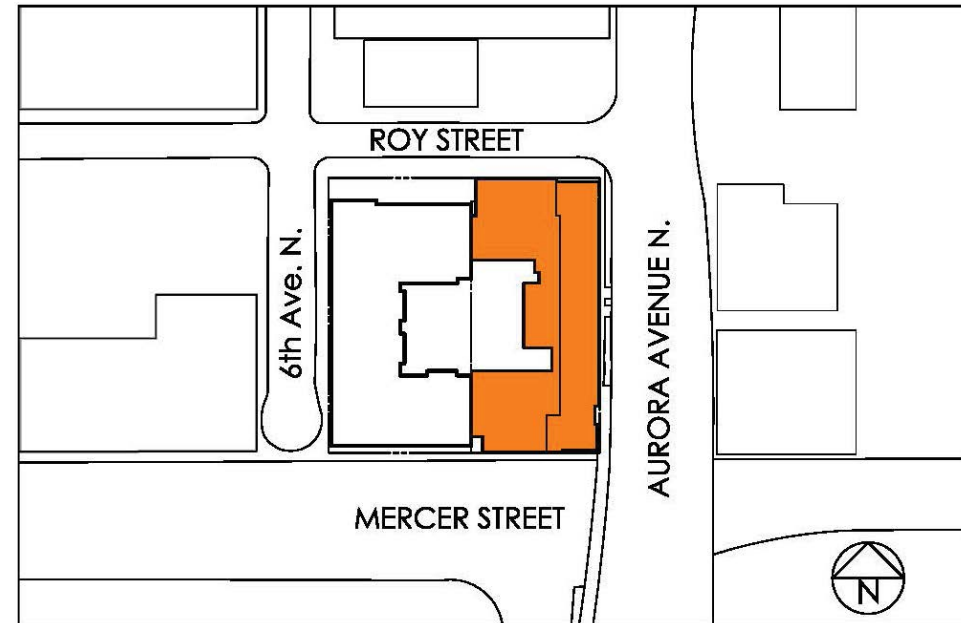
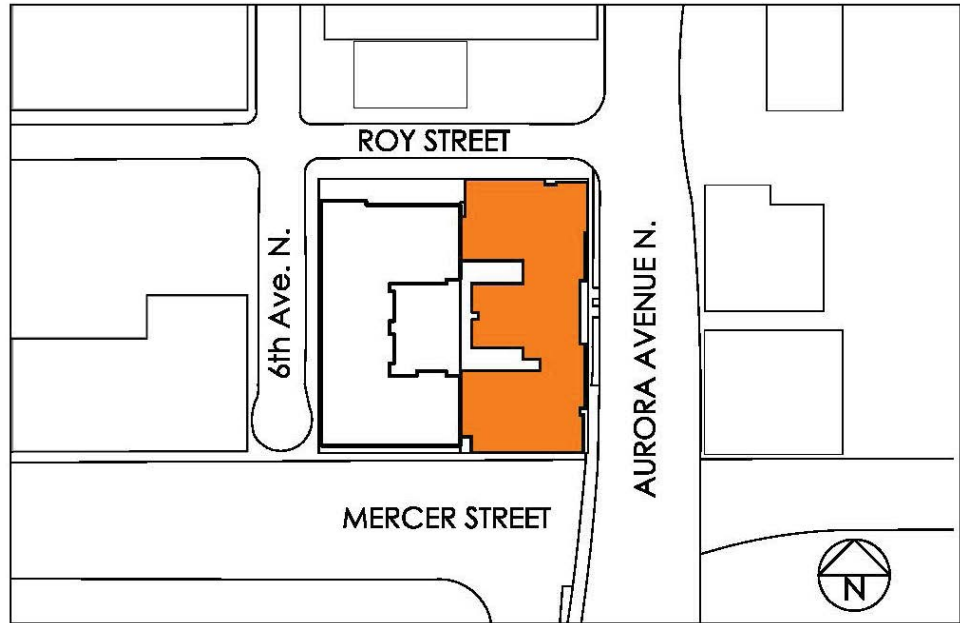
"E" - SCHEME

- + Massing pushed to Roy & Mercer
- + Increased developable area
- Traffic noise at courtyards on Aurora Ave.
- Poor relationship to adj. Hotel
- + Requires only 7 stories to meet unit goal



"E" - SCHEME REVERSED

- + Massing pushed to street edges
- + Maximizes developable area
- + Good openspace & unit relationship to adjacent hotel
- Requires only 7 stories to meet unit goal



ALTERNATE 1 - CODE COMPLIANT SCHEME

- REVERSED "E" SCHEME
- MAXIMIZED DENSITY FOOTPRINT
- 7 STORY BUILDING
- LARGE MASSING MODULATIONS
- CORNER EMPHASIS AT INTERSECTION OF ROY & AURORA
- ROOF TERRACE

ALTERNATE 2 - "URBAN BOX" SCHEME

- REVERSED "C" SCHEME
- REDUCED DENSITY OF FOOTPRINT FOR BETTER OPENSACE AND UNIT RELATIONSHIP TO ADJACENT HOTEL
- 7 / 8 STORY BUILDING
- 8 STORY MASSING PUSHED TO WEST FOR REDUCED HEIGHT ALONG AURORA AVENUE FRONTAGE
- MINIMAL MODULATION / CONTEMPORARY "BOX"
- ROOF TERRACE AT LEVEL 8, FACING AURORA

ALTERNATE 3 - PREFERRED SCHEME

- REVERSED "C" SCHEME
- REDUCED DENSITY OF FOOTPRINT FOR BETTER OPENSACE AND UNIT RELATIONSHIP TO ADJACENT HOTEL
- 7 / 8 STORY BUILDING
- 8 STORY MASSING PUSHED TO NORTH FOR REDUCED HEIGHT AT MERCER AVENUE AND ADJACENT HOTEL
- BUILDING HEIGHT STEPS UP WITH SLOPING SITE
- MODULATED MASSING & MATERIAL ARTICULATION
- ROOF TERRACE AT LEVEL 8, FACING SOUTH VIEWS



AERIAL VIEW LOOKING NW

ALTERNATE 1 - CODE COMPLIANT SCHEME

DESCRIPTION:

The building is identifiable by a reversed "E" shaped footprint above level two. The proposed includes six levels of apartments & hotel guestrooms above a ground level amenity / hotel lobby space. Residential units are provided along level one Mercer frontage with raised patios above the sidewalk. Upper level units are configured in a double loaded corridor fronting all 3 street frontages. The units push out at the center towards the west common property line forming two narrow courtyards. West facing courtyard amenity spaces are provided at level two podium and correspond to the location of the existing courtyard of the adjacent hotel building. An outdoor landscape and amenity terrace is also provided at the rooftop. Vehicular access to loading/drop-off and garage parking is located off of Roy Street. The building entrance is located at the corner of Aurora and Roy. The massing of the building corner at Roy & Aurora is designed as a focal feature to signify the building entry below. The overall building form/massing utilizes large modulations along Aurora, including a middle recess to allow for balconies with potential views to Lake Union.

NUMBER OF UNITS:

| | |
|--------------------|-----------|
| 41 per floor x 6 = | 246 |
| + 7 ground level = | 7 |
| | 253 total |

PARKING: 195

F.A.R. - ALLOWABLE

| | |
|---|-----------|
| Total Site Area | 26,787 SF |
| Multiplier (Mixed Use (Max. Single use 4.5)) | 6 |

| | |
|-----------------|------------|
| Max. Allowable | 160,722 SF |
| Max. single use | 120,542 SF |

FLOOR AREA RATIO SUMMARY:

| | |
|--------------------------|-----------------------------|
| FAR Areas: | |
| P1 Level | 2,323 SF |
| Ground Level | 24,054 SF |
| 2nd Level | 22,078 SF |
| 3rd Level | 22,078 SF |
| 4th Level | 22,078 SF |
| 5th Level | 22,078 SF |
| 6th Level | 22,078 SF |
| 7th Level | 22,078 SF |
| Roof Level | 687 SF |
| Total Gross (FAR) | 159,532 SF (5.96) |

TOTAL FLOOR AREA SUMMARY:

| | |
|----------------------------------|-------------------|
| Below Grade (exempt FAR): | |
| P1 Level | 17,735 SF |
| P2 Level | 25,073 SF |
| P3 Level | 14,020 SF |
| Levels 1- Roof | 159,532 SF |
| Total proposed area | 216,360 SF |

OPPORTUNITIES:

1. Building footprint is maximized to achieve development goals in a building height of 7-stories.
2. Level two terrace courtyard configuration is compatible with adjacent building massing and uses.
3. Rooftop terrace provides unobstructed views in all directions, capturing views of Downtown, Seattle Center & landmarks, Puget Sound and Lake Union views.

CONSTRAINTS:

1. Building entry is separated from vehicular drop-off loading area. Entry is located on very busy traffic intersection.
2. Dense building footprint creates (2) narrow courtyard on west side, limiting access to views and light.
3. Blank walls front onto adjacent hotel courtyard at zero lot line condition.
4. Residential apartments and patios on Mercer are not ideal at ground level commercial / hotel lobby level.
5. Balconies facing on Aurora Avenue are not ideal due high traffic volume & street noise.

DEPARTURES (SEE PAGE 42):

None



AURORA AVENUE STREET VIEW

ALTERNATE 1 - CODE COMPLIANT SCHEME

The Mercer street massing is setback at level one and exposed wall of parking garage. The street frontage is a single mass cantilevered over the lower level residential apartment units. The apartments units have outdoor patios raised above the sidewalk level to create defensible space along this edge. A residential entry is located off of the mercer sidewalk.



CORNER VIEW - INTERSECTION OF AURORA & MERCER



MERCER STREET VIEW



CORNER VIEW - INTERSECTION OF ROY & AURORA

601 Aurora Mixed-Use Hotel & Apartments

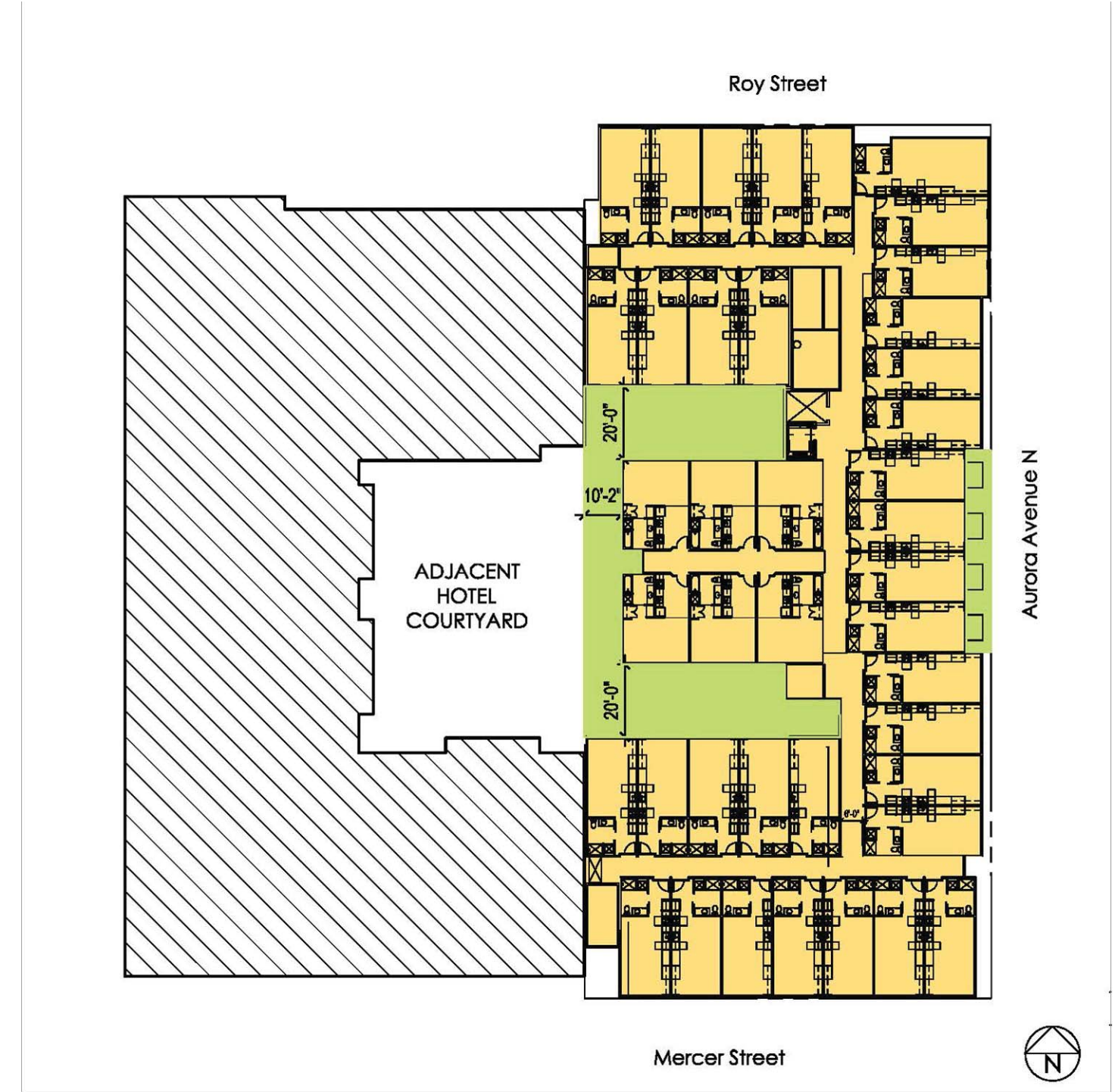
PFHC Investments, LLC

The corner is emphasized with modulation and raised parapet to signify the building entry located at the intersection of Roy & Aurora. Aurora street frontage is divided into separate parts with large modulations along the frontage, including a middle recess to accommodate balconies. Vehicular access to guest loading and drop-off and below grade parking is located off of Roy street.



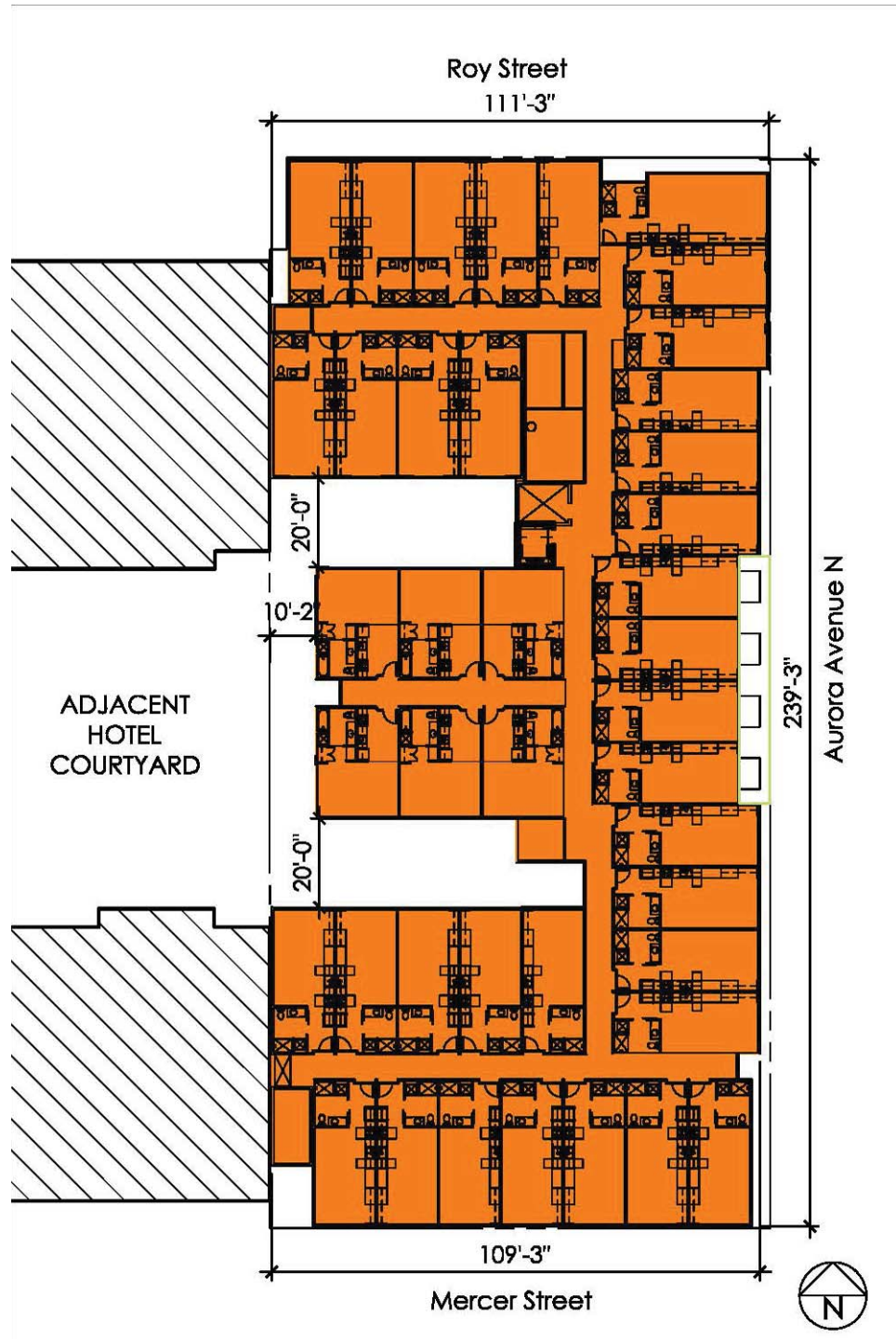
ROY STREET VIEW

ALTERNATE 1 - CODE COMPLIANT SCHEME

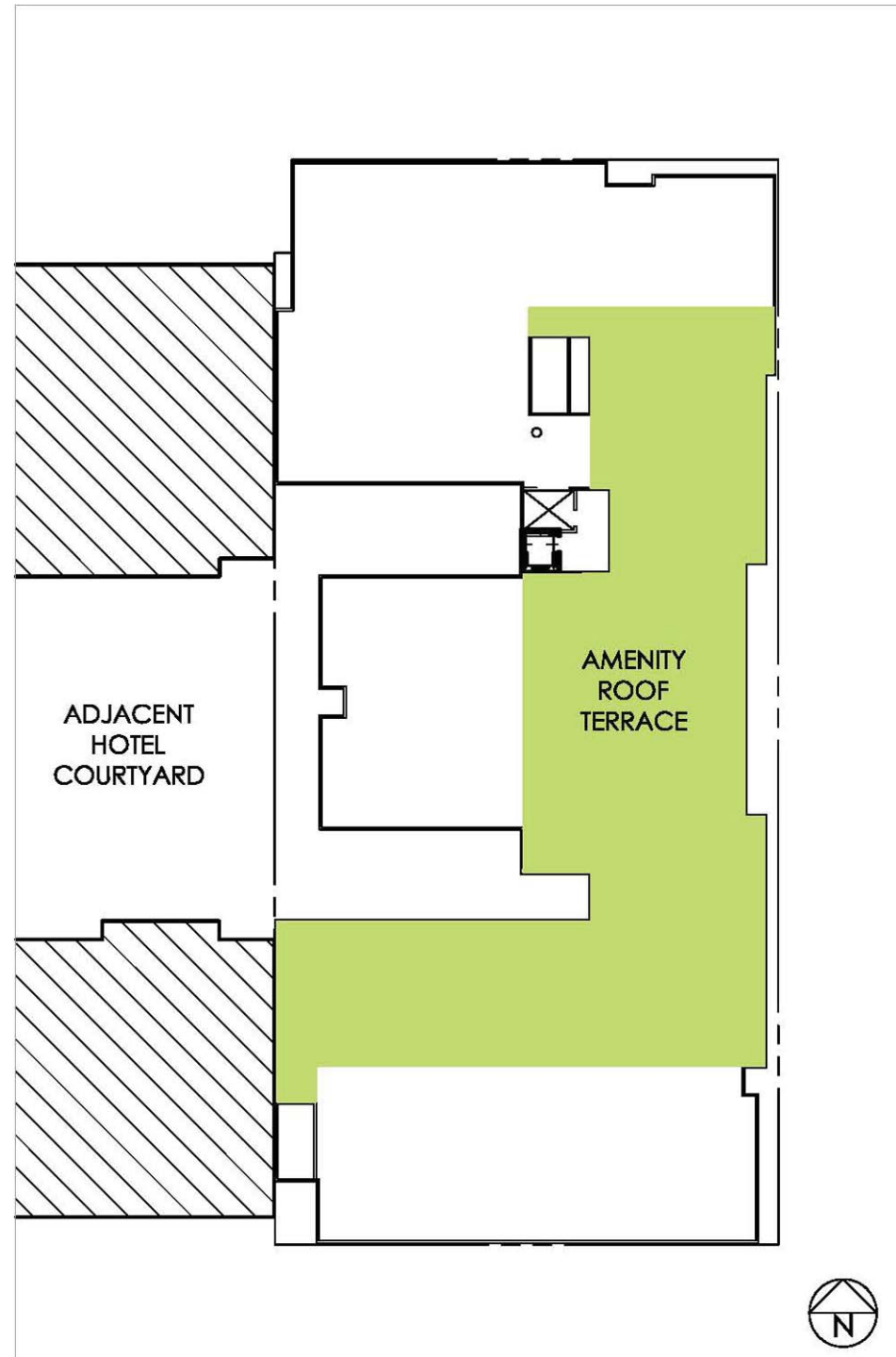


PLAN LEGEND

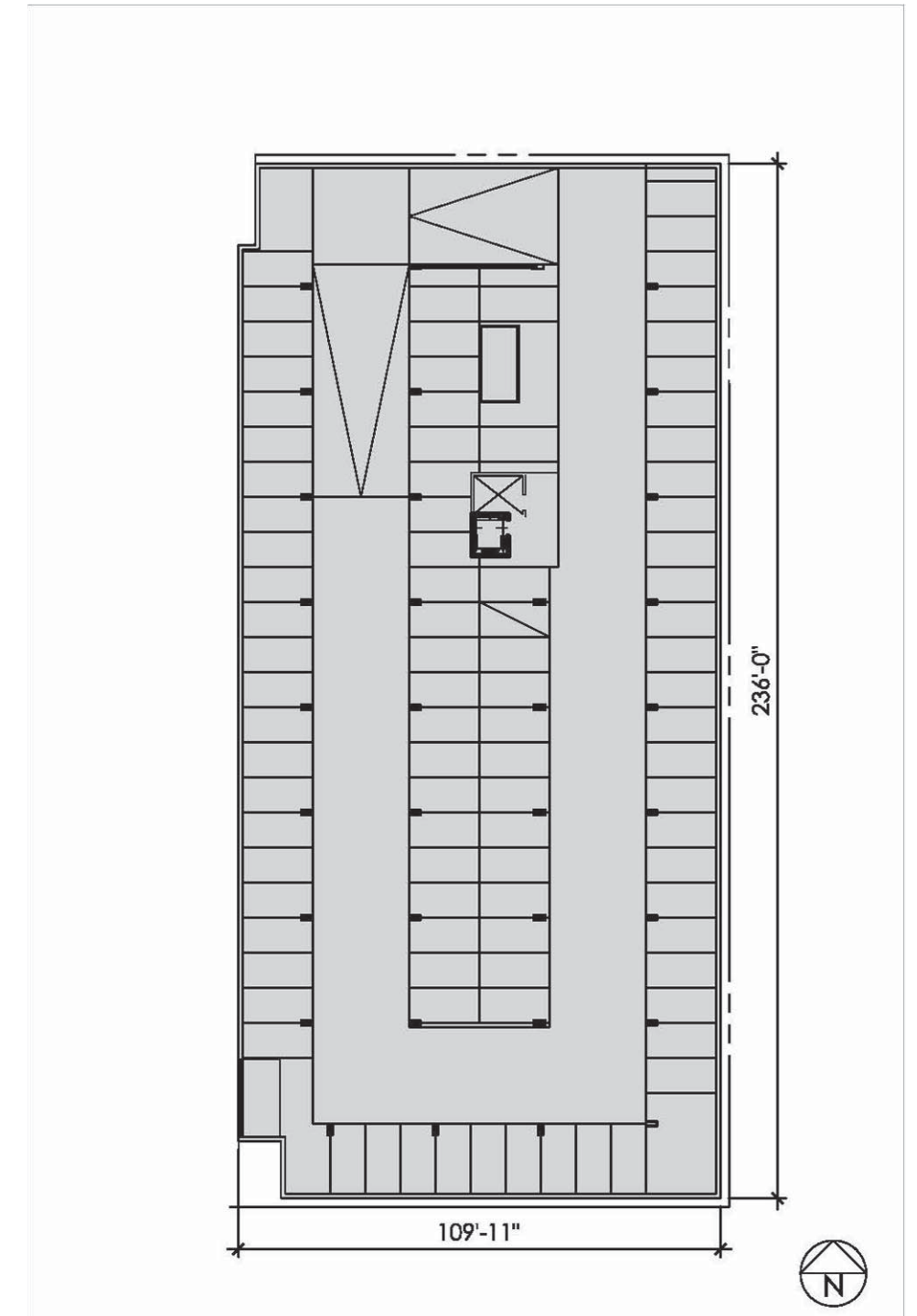
- HOTEL / RESIDENTIAL AMENITY
- RESIDENTIAL APARTMENTS
- HOTEL GUESTROOMS
- OUTDOOR AMENITY
- PARKING/UTILITY/SERVICE
- ADJACENT HOTEL
- VEHICLE ACCESS
- BUILDING ENTRANCE



TYPICAL UPPER FLOORS - (41) UNITS
LEVELS 3-4: HOTEL GUESTROOMS
LEVELS 5-7: RESIDENTIAL APARTMENTS



ROOFTOP TERRACE

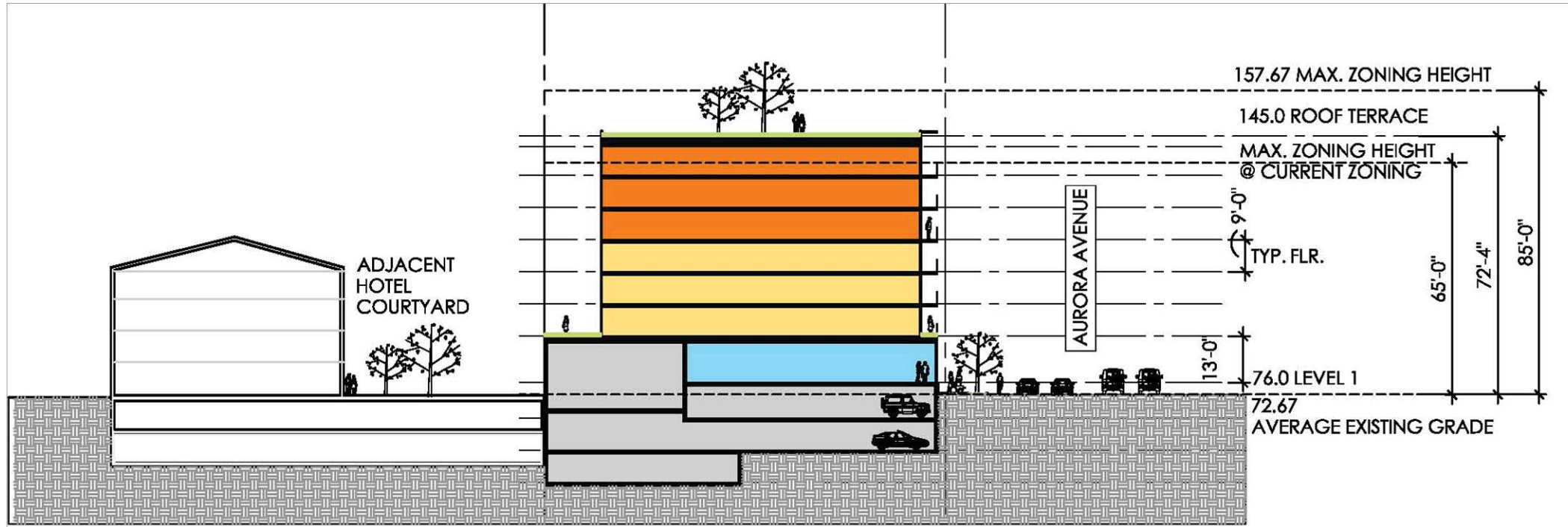


LEVEL P2 TYPICAL PARKING

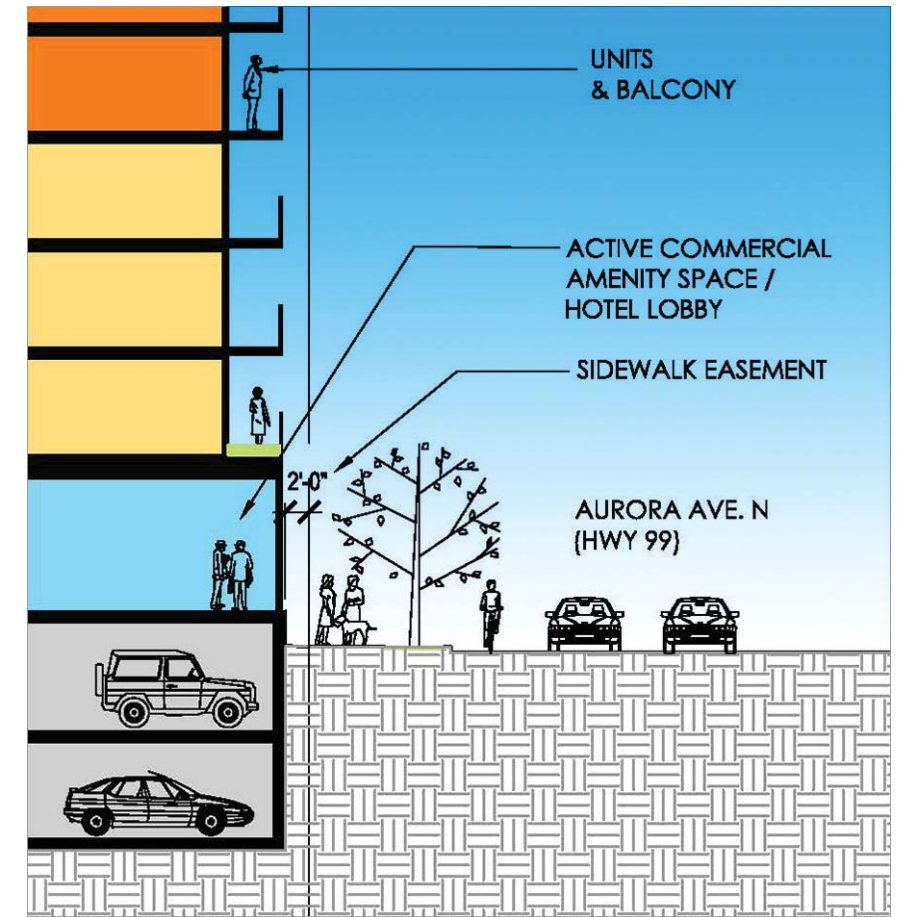
PLAN LEGEND

- | | | | | | |
|---|-----------------------------|---|-------------------------|---|-------------------|
|  | HOTEL / RESIDENTIAL AMENITY |  | OUTDOOR AMENITY |  | VEHICLE ACCESS |
|  | RESIDENTIAL APARTMENTS |  | PARKING/UTILITY/SERVICE |  | BUILDING ENTRANCE |
|  | HOTEL GUESTROOMS |  | ADJACENT HOTEL | | |

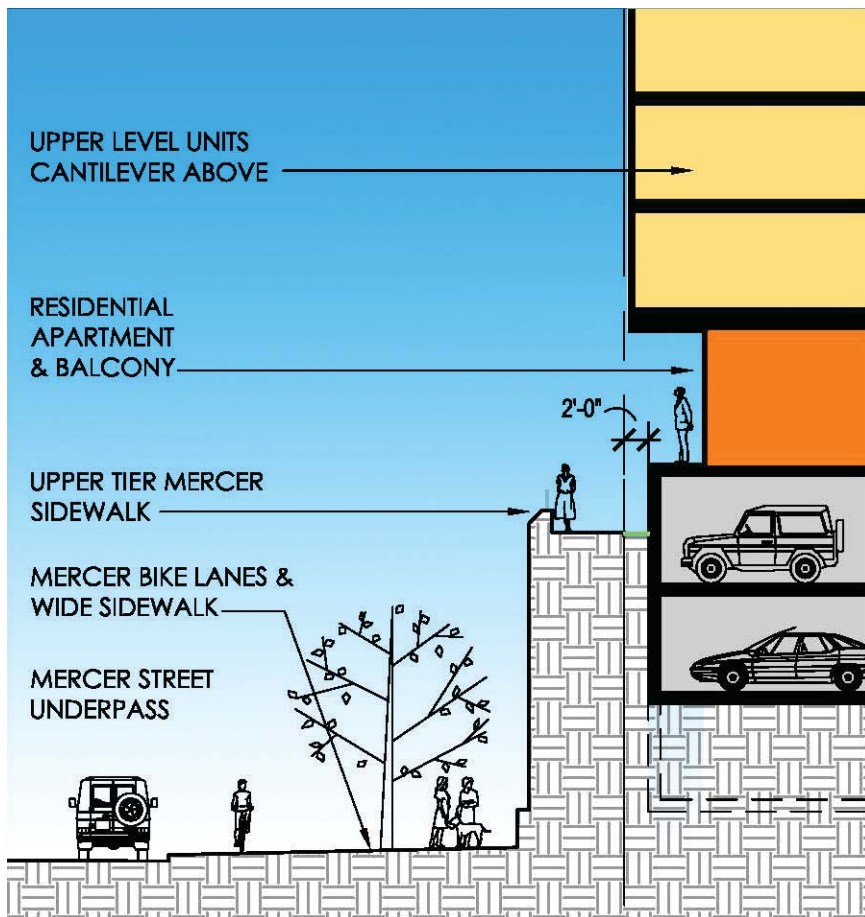
ARCHITECTURAL CONCEPT
ALTERNATE 1 - CODE COMPLIANT SCHEME



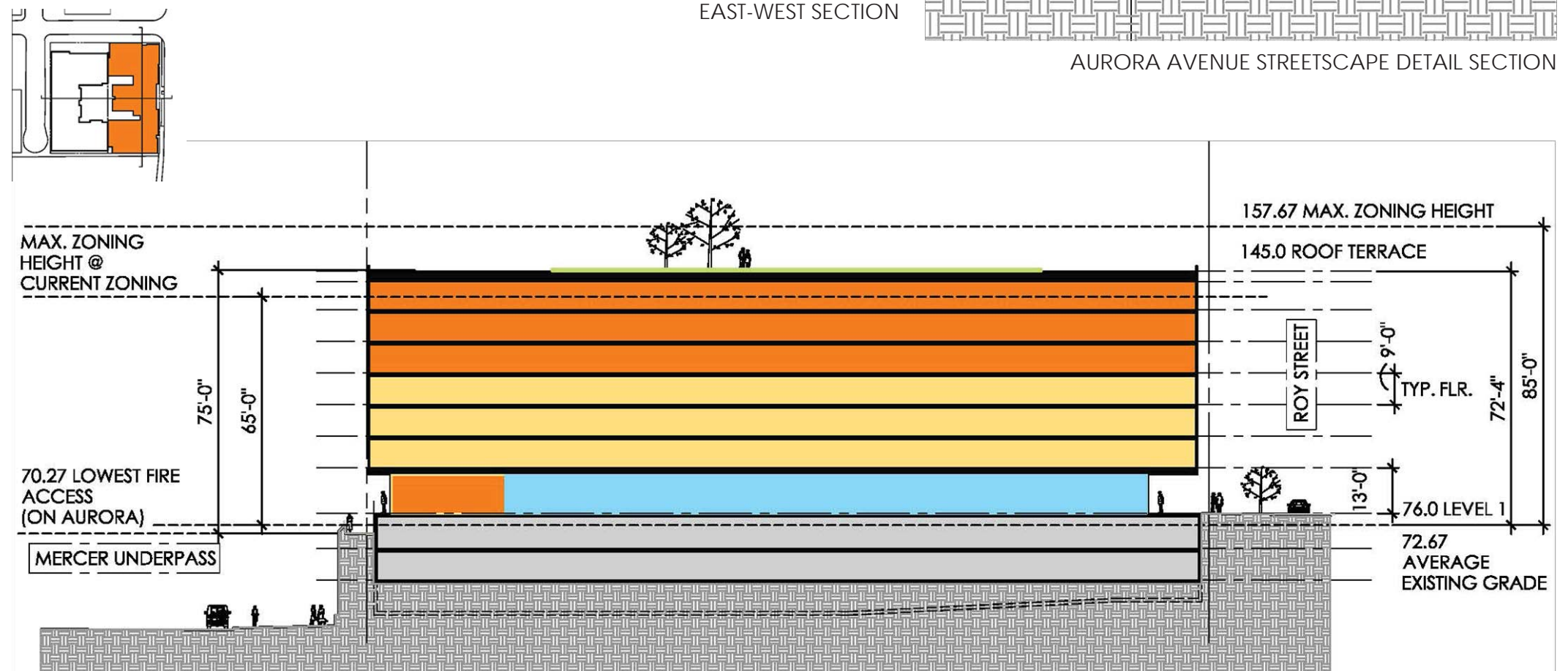
EAST-WEST SECTION



AURORA AVENUE STREETScape DETAIL SECTION



MERCER STREETScape DETAIL SECTION



NORTH-SOUTH SECTION



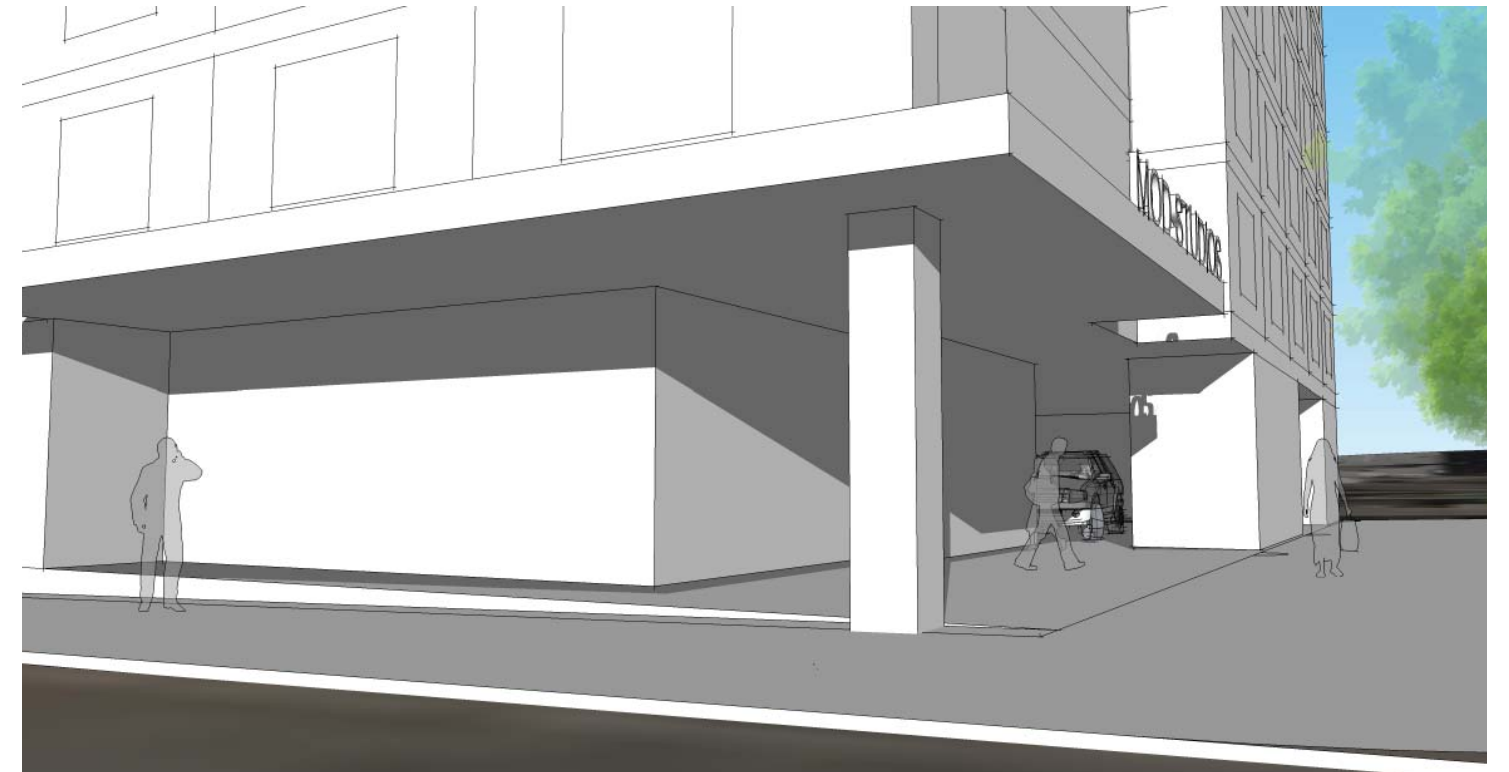
MERCER STREETScape VIEW



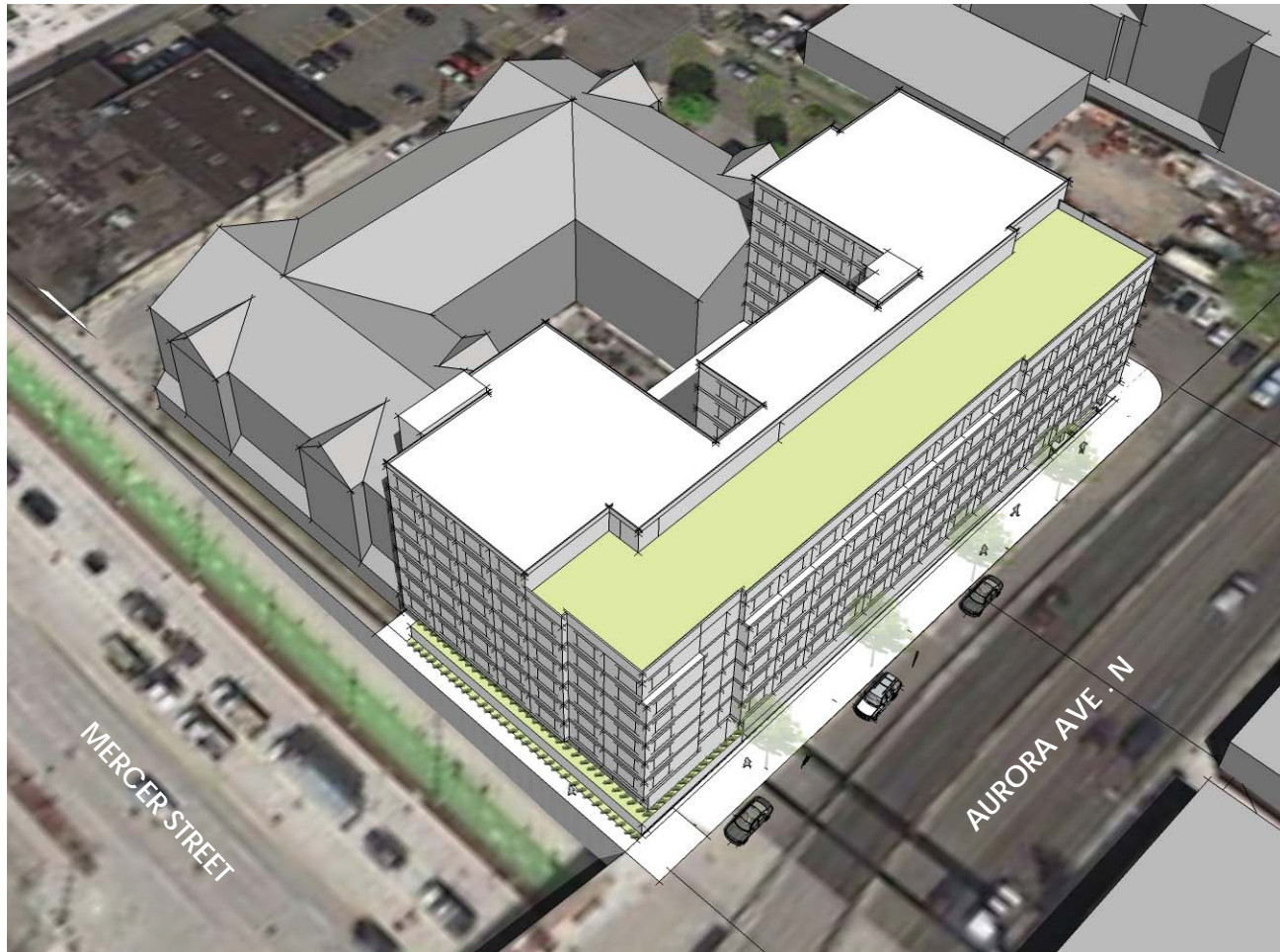
AURORA AVENUE STREETScape VIEW



AURORA AVENUE & ROY INTERSECTION VIEW



ROY CORNER ENTRY DETAIL



AERIAL VIEW LOOKING NW

ALTERNATE 2 - URBAN "BOX" SCHEME

DESCRIPTION:

The building is identifiable by a reversed "C" shaped footprint above level two. The proposed includes seven levels of apartments & hotel guestrooms above a ground level amenity / hotel lobby space. Hotel guestrooms are provided along level one Mercer frontage with raised planter above the sidewalk. West facing courtyard amenity spaces are provided at level two podium and correspond to the location of the existing courtyard of the adjacent hotel building. Upper level units are configured in a double loaded corridor fronting all 3 street frontages. The eighth story is a partial footprint setback from the Aurora street frontage. An outdoor landscape and amenity terrace is provided at the eighth level accessed directly from upper level corridor. Vehicular access to loading/drop-off and garage parking is located off of Roy Street. The building entrance and open outdoor plaza court is located at the corner of Aurora and Roy. The overall building form/massing is a simple urban contemporary box with minimal modulation. The upper levels are cantilevered over level one.

NUMBER OF UNITS:

| | |
|--------------------|------------------|
| 38 per floor x 6 = | 228 |
| + 21 level 8 = | 21 |
| + 7 ground level = | 07 |
| | <u>256 total</u> |

PARKING: 195 target

F.A.R. - ALLOWABLE

| | |
|------------------------|------------|
| Total Site Area | 26,787 SF |
| Multiplier (Mixed Use) | 6 |
| (Max. Single use 4.5) | |
| Max. Allowable | 160,722 SF |
| Max. single use | 120,542 SF |

FLOOR AREA RATIO SUMMARY:

| | |
|--------------------------|-------------------|
| FAR Areas: | |
| P1 Level | 2,323 SF |
| Ground Level | 23,052 SF |
| 2nd Level | 20,554 SF |
| 3rd Level | 20,554 SF |
| 4th Level | 20,554 SF |
| 5th Level | 20,554 SF |
| 6th Level | 20,554 SF |
| 7th Level | 20,257 SF |
| 8th Level | 12,154 SF |
| <u>Total Gross (FAR)</u> | <u>160,556 SF</u> |
| | (5.99) |

TOTAL FLOOR AREA SUMMARY:

| | |
|----------------------------|-------------------|
| Below Grade (exempt FAR): | |
| P1 Level | 17,735 SF |
| P2 Level | 25,073 SF |
| P3 Level | 14,020 SF |
| <u>Levels 1- Roof</u> | <u>160,556 SF</u> |
| <u>Total proposed area</u> | <u>217,384 SF</u> |



AURORA AVENUE STREET VIEW

OPPORTUNITIES:

1. Eight story configuration allows for a reduced density in the building footprint, providing for greater separation between west units and adjacent hotel.
2. Outdoor open/ covered plaza maximizes street-level pedestrian interaction and interest, and provides opportunities for gathering, seating, and connecting uses and users through the site.
3. Level two terrace Courtyard configuration is compatible with adjacent building massing and uses.
4. Eight story massing is pushed to west property line, maintaining an seven story apparent height along the Aurora streetscape.
5. Rooftop terrace can be accessed directly from residential floor level, offering better access and connectivity of use & users.

CONSTRAINTS:

1. Location of eight story massing along the west property line does not provide a good transition to the adjacent lower density uses. Increased height along Mercer is exaggerated in scale due to low grade of Mercer Street (underpass) frontage.
2. Solar access to interior courtyard is limited due to location of eight story massing.
3. Outdoor entry plaza is open to Aurora Avenue heavy traffic, noise & pollution.
4. Lack of height variation on long Aurora streetscape frontage.
5. Flat "box" facade on Aurora lacks interest from pedestrian and vehicular (parallel) perspective.

DEPARTURES (SEE PAGE 42):

1. Transparency on Aurora & Mercer.

ALTERNATE 2 - URBAN "BOX" SCHEME

The Mercer street massing is setback at level one and exposed wall of parking garage. The street frontage is a single mass cantilevered over the lower level hotel guestrooms. The guestrooms are raised above sidewalk level for privacy & security. Planters atop the garage podium soften /buffer the units and pedestrian experience. The building mass steps up in height to the west.



CORNER VIEW - INTERSECTION OF AURORA & MERCER



MERCER STREET VIEW



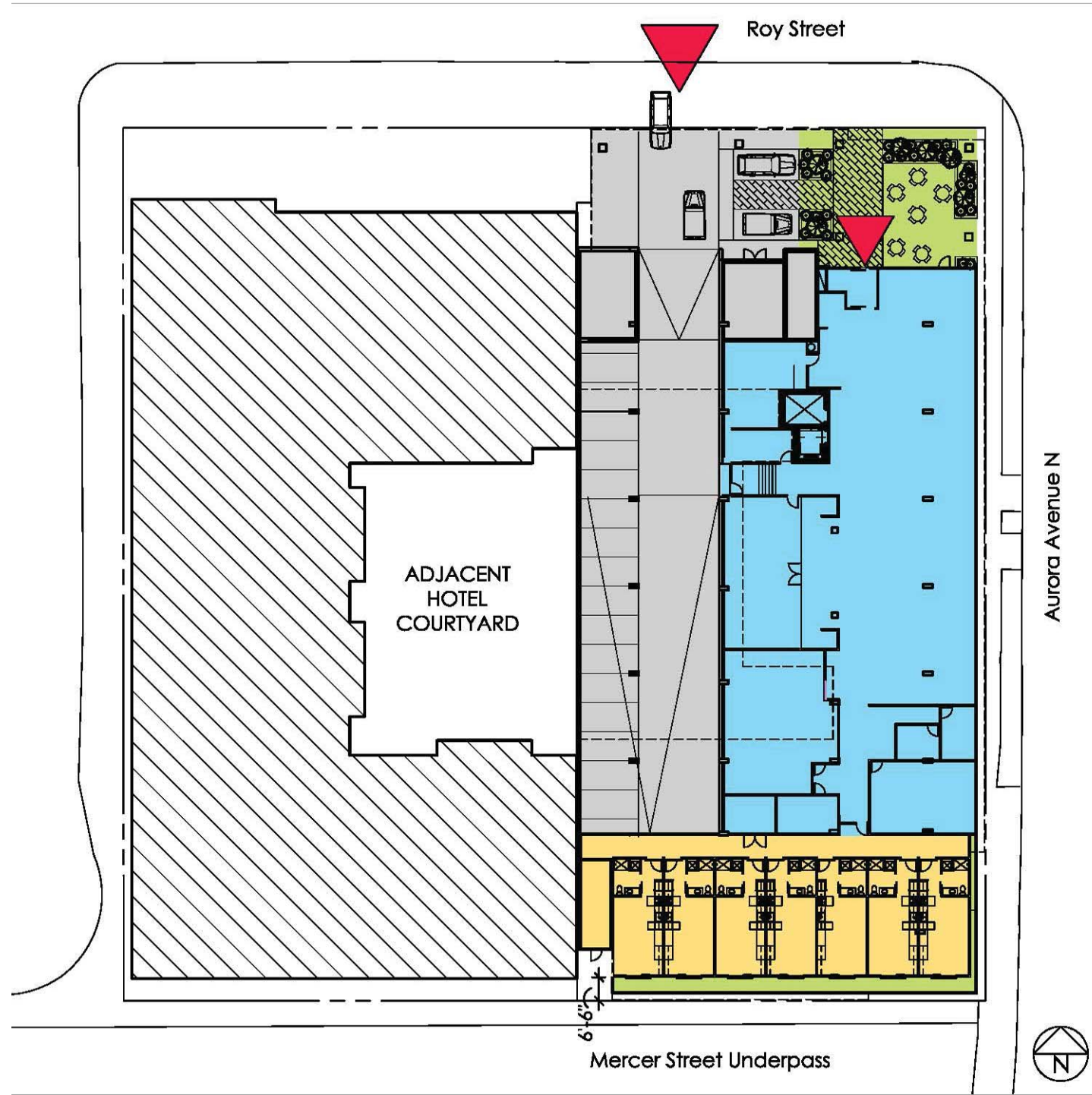
CORNER VIEW - INTERSECTION OF ROY & AURORA

The building massing is a simple contemporary/urban box with quality materials. Upper levels are cantilevered above level one and setback at upper levels. The eight story massing is pushed back from Aurora street frontage. Vehicular access to guest loading and drop-off and below grade parking is located off of Roy street.

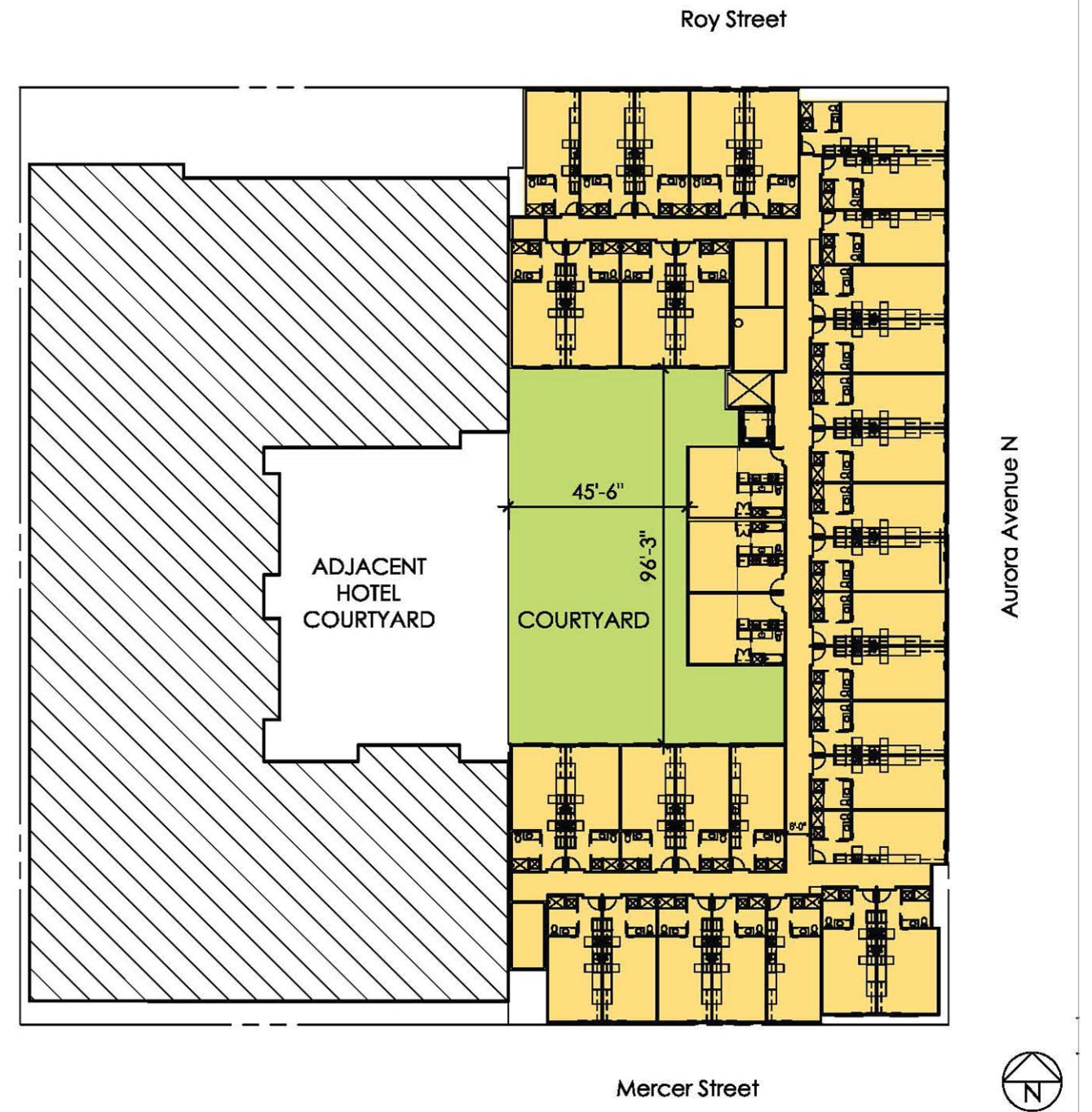


ROY STREET VIEW

ALTERNATE 2 - URBAN "BOX" SCHEME











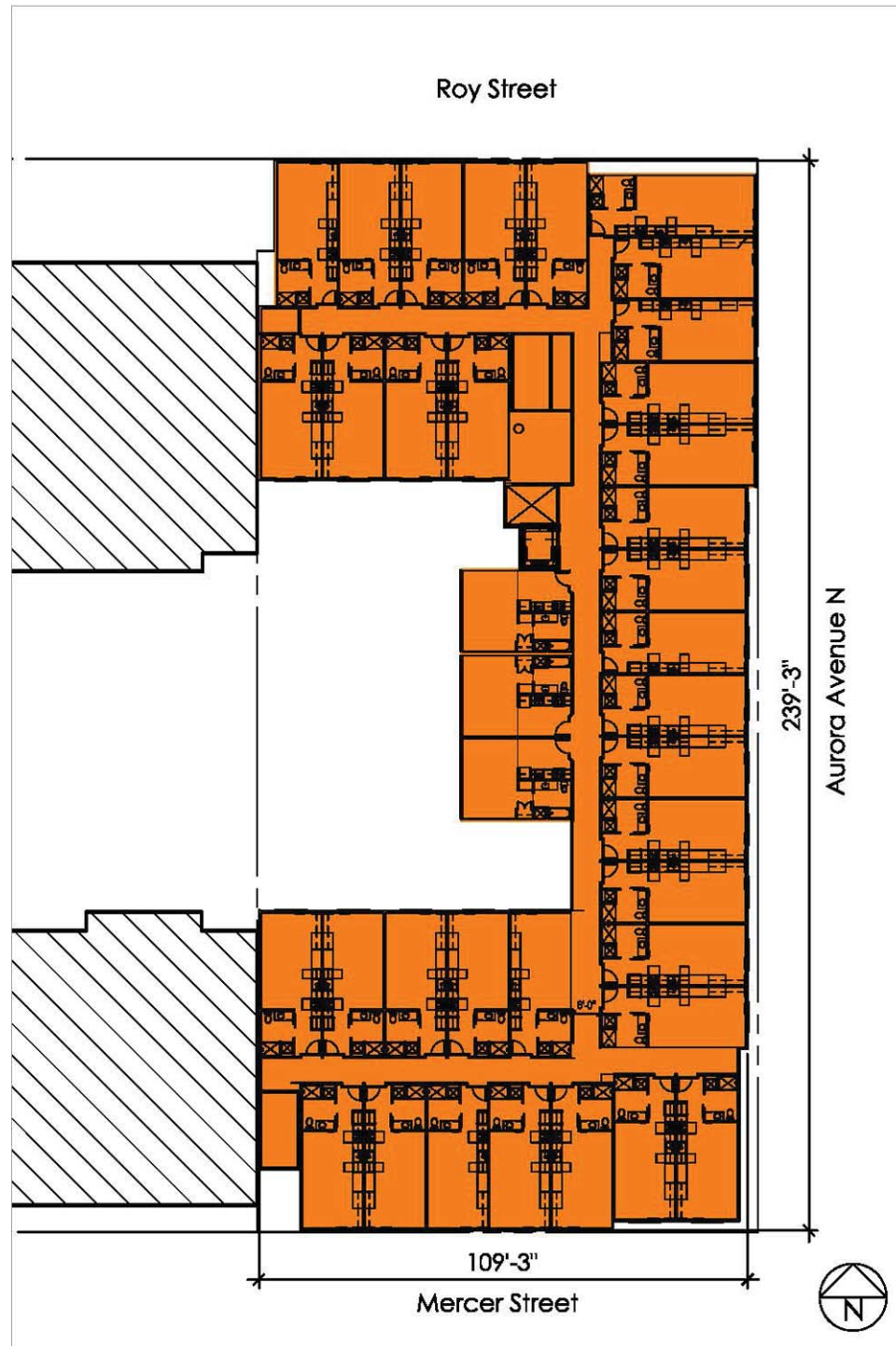
GROUND LEVEL ONE
(7) HOTEL GUEST ROOMS



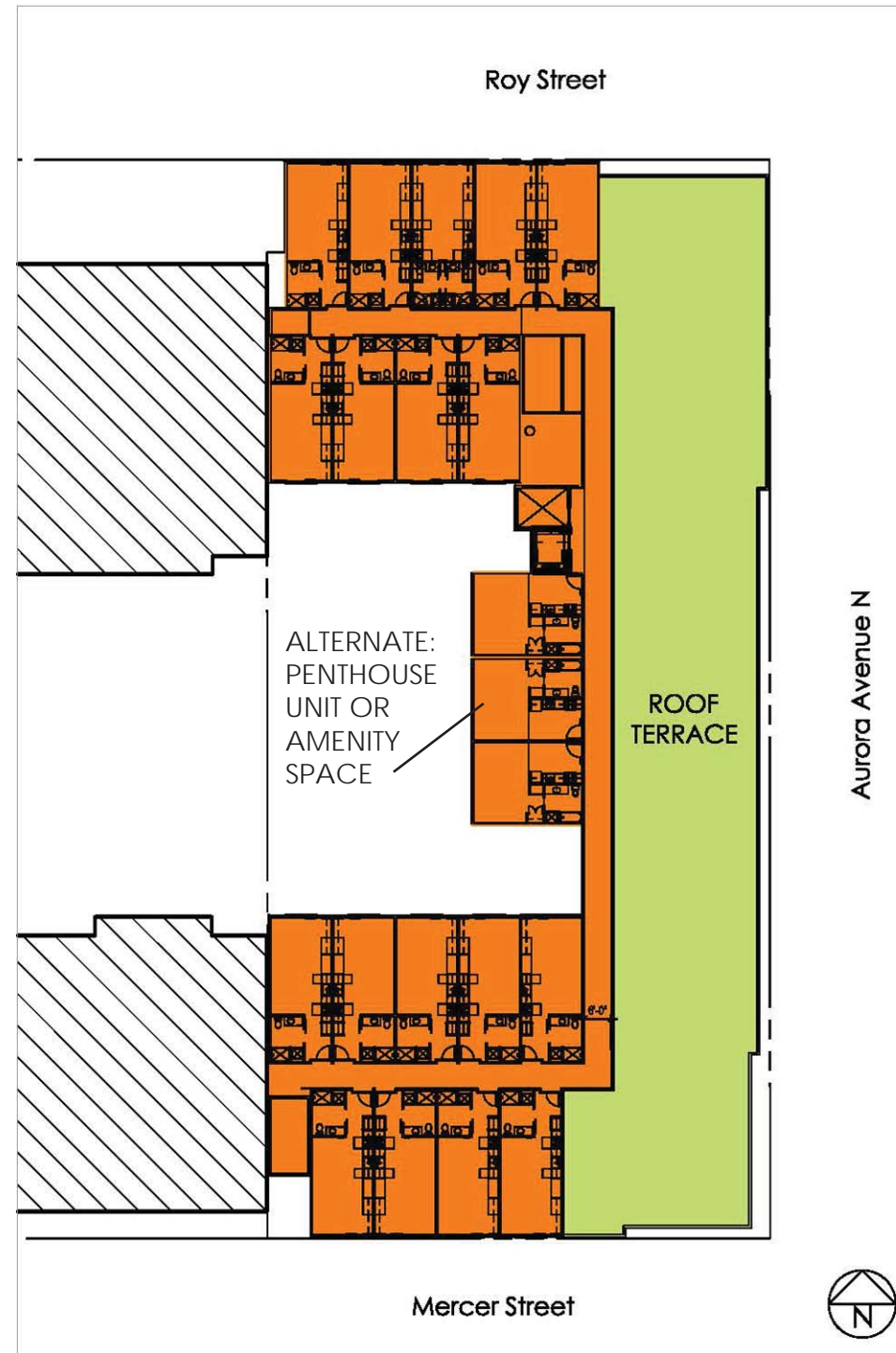
LEVEL 2 - (38) UNITS

PLAN LEGEND

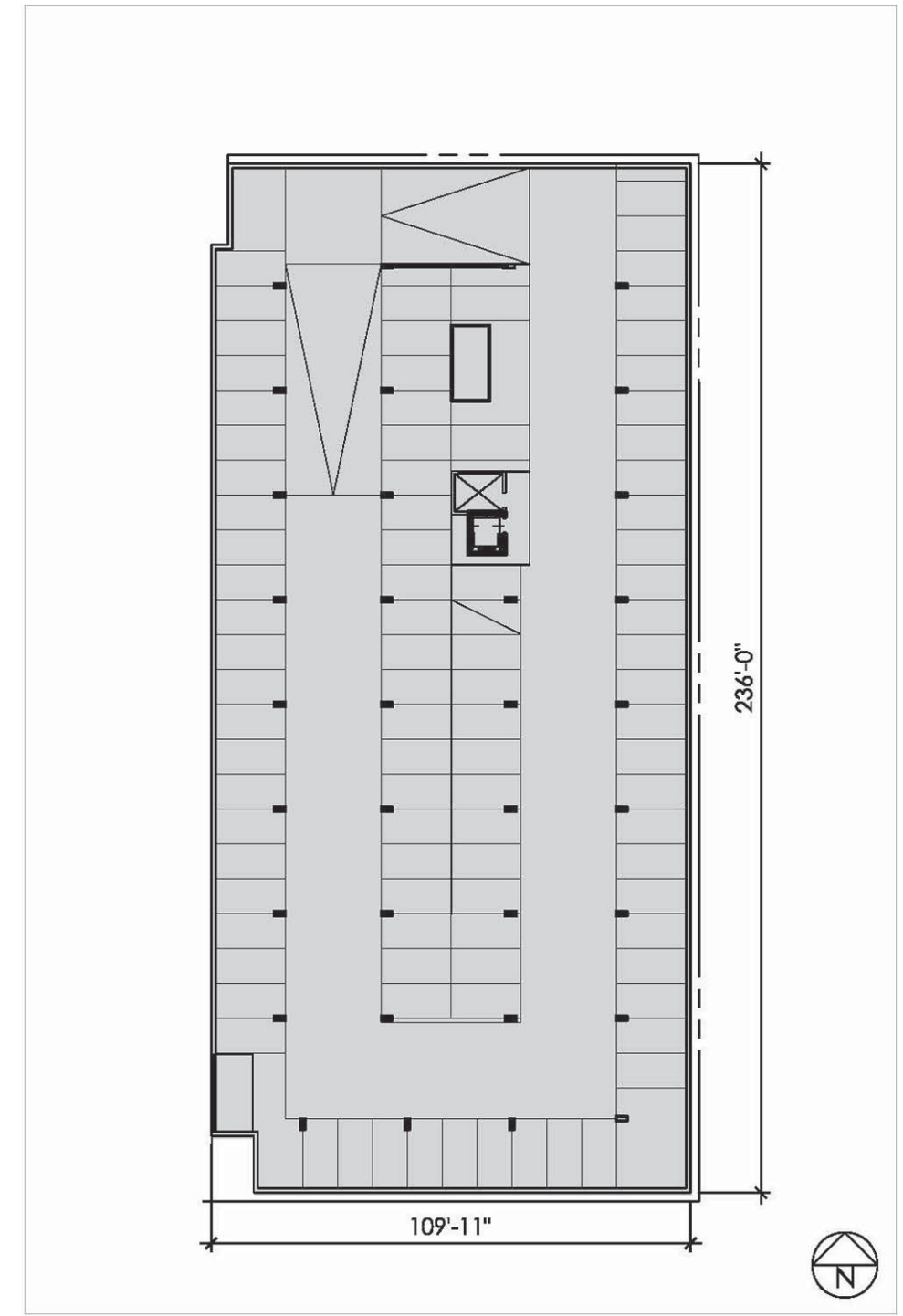
- | | | | | | |
|---|-----------------------------|---|-------------------------|---|-------------------|
|  | HOTEL / RESIDENTIAL AMENITY |  | OUTDOOR AMENITY |  | VEHICLE ACCESS |
|  | RESIDENTIAL APARTMENTS |  | PARKING/UTILITY/SERVICE |  | BUILDING ENTRANCE |
|  | HOTEL GUESTROOMS |  | ADJACENT HOTEL | | |



TYPICAL UPPER FLOORS - (38) UNITS
 LEVELS 3-4/5: HOTEL GUEST ROOMS
 LEVELS /5-8: RESIDENTIAL APARTMENTS



LEVEL 8 - (21) UNITS

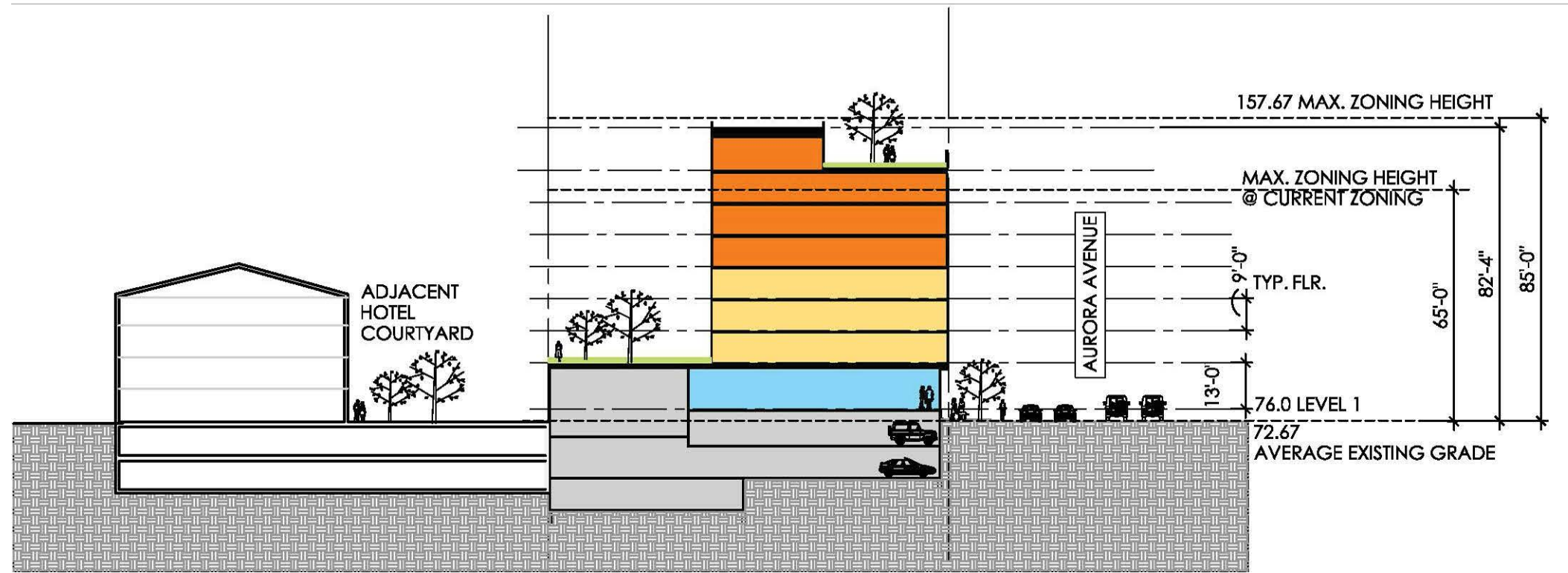


LEVEL P2 TYPICAL PARKING

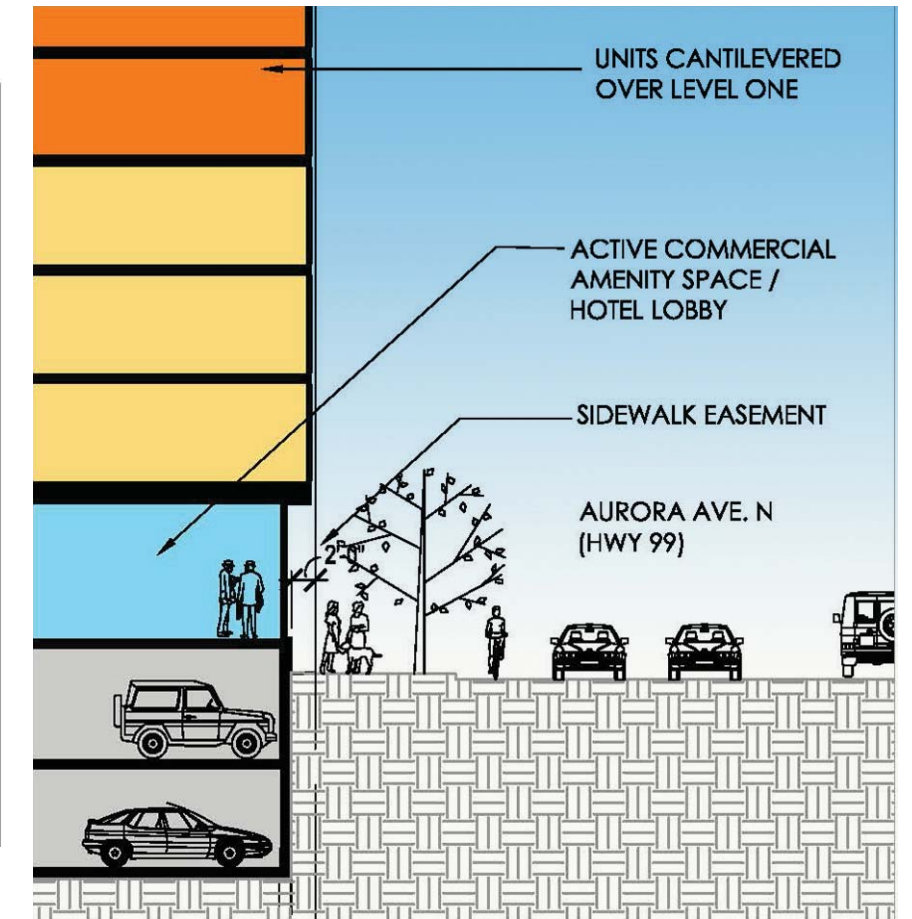
PLAN LEGEND

- | | | | | | |
|---|-----------------------------|---|-------------------------|---|-------------------|
|  | HOTEL / RESIDENTIAL AMENITY |  | OUTDOOR AMENITY |  | VEHICLE ACCESS |
|  | RESIDENTIAL APARTMENTS |  | PARKING/UTILITY/SERVICE |  | BUILDING ENTRANCE |
|  | HOTEL GUESTROOMS |  | ADJACENT HOTEL | | |

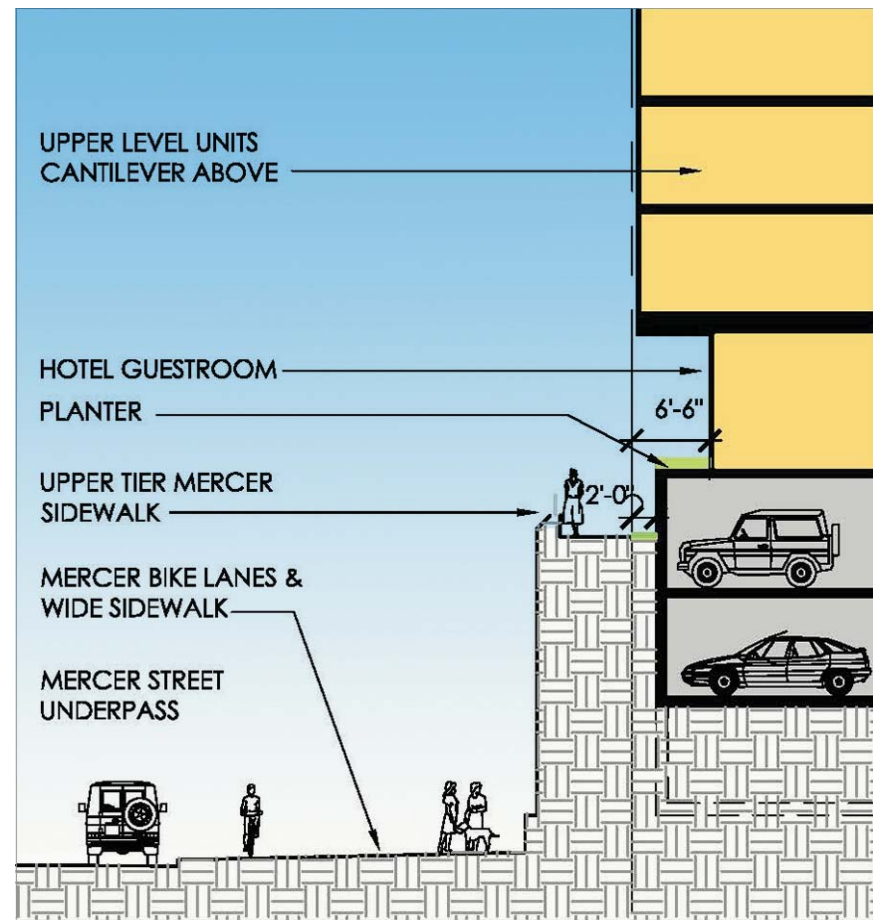
ALTERNATE 2 - URBAN "BOX" SCHEME



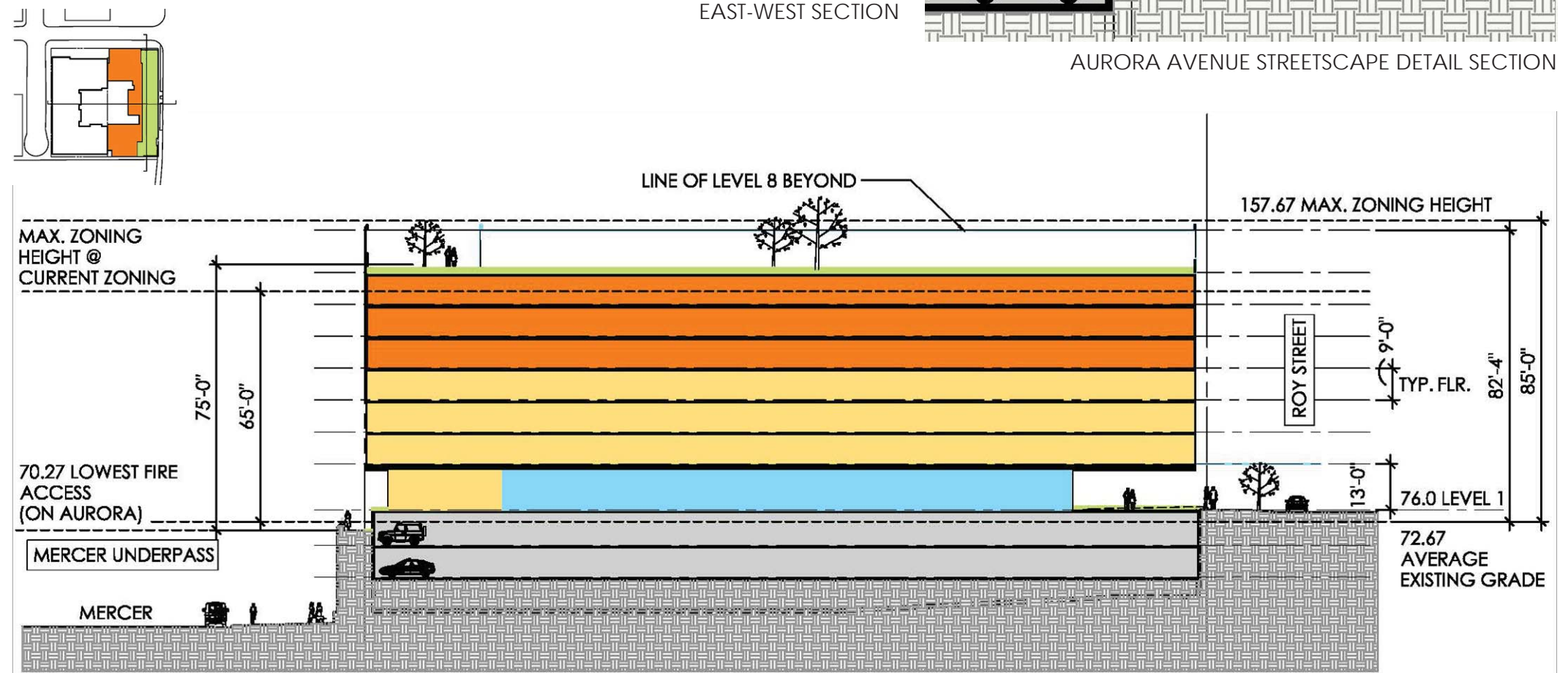
EAST-WEST SECTION



AURORA AVENUE STREETScape DETAIL SECTION



MERCER STREETScape DETAIL SECTION



NORTH-SOUTH SECTION



MERCER STREETScape VIEW



AURORA AVENUE STREETScape VIEW



AURORA AVENUE & ROY INTERSECTION VIEW



ROY CORNER ENTRY DETAIL



AERIAL VIEW LOOKING NW

ALTERNATE 3 - PREFERRED SCHEME

DESCRIPTION:

The building is identifiable by a reversed "C" shaped footprint above level two. The proposed includes seven levels of apartments & hotel guestrooms above a ground level amenity / hotel lobby space. Hotel guestrooms are provided along level one Mercer frontage with raised planter above the sidewalk. West facing courtyard amenity spaces are provided at level two podium and correspond to the location of the existing courtyard of the adjacent hotel building. Upper level units are configured in a double loaded corridor fronting all 3 street frontages. The eighth story is a partial footprint setback from the Mercer street frontage. A south facing outdoor landscape and amenity terrace is provided at the eighth level accessed directly from upper level corridor. The building massing steps up the site grade to the north. Vehicular access to loading/drop-off and garage parking is located off of Roy Street. The building entrance and entry plaza is screened from Aurora Avenue with a highly transparent retail coffeeshop, planters and focal feature (waterwall/ public art). The overall building form/massing is highly modulated for variety and interest. The upper levels are cantilevered over level one.

NUMBER OF UNITS:

| | |
|--------------------|-----------|
| 38 per floor x 6 = | 228 |
| + 21 level 8 = | 21 |
| + 7 ground level = | 07 |
| | <hr/> |
| | 256 total |

PARKING: 195 target

F.A.R. - ALLOWABLE

| | |
|------------------------|------------|
| Total Site Area | 26,787 SF |
| Multiplier (Mixed Use) | 6 |
| (Max. Single use 4.5) | |
| | <hr/> |
| Max. Allowable | 160,722 SF |
| Max. single use | 120,542 SF |

FLOOR AREA RATIO SUMMARY:

| | |
|-------------------|------------|
| FAR Areas: | |
| P1 Level | 2,323 SF |
| Ground Level | 22,979 SF |
| 2nd Level | 20,583 SF |
| 3rd Level | 20,583 SF |
| 4th Level | 20,583 SF |
| 5th Level | 20,583 SF |
| 6th Level | 20,583 SF |
| 7th Level | 20,477 SF |
| 8th Level | 11,728 SF |
| | <hr/> |
| Total Gross (FAR) | 160,422 SF |
| | (5.99) |

TOTAL FLOOR AREA SUMMARY:

| | |
|---------------------------|------------|
| Below Grade (exempt FAR): | |
| P1 Level | 17,342 SF |
| P2 Level | 24,680 SF |
| P3 Level | 13,804 SF |
| | <hr/> |
| Levels 1- Roof | 160,422 SF |
| | <hr/> |
| Total proposed area | 216,248 SF |

OPPORTUNITIES:

1. Eight story configuration allows for a reduced density in the building footprint, providing for greater separation between west units and adjacent property.
2. Commercial corner use maximizes street-level modulation and interest, screens/buffers the entry plaza from Aurora Avenue noise & pollution, and provides opportunities for indoor/outdoor gathering and seating, enhancing the pedestrian experience.
3. Level two terrace Courtyard configuration is compatible with adjacent building massing and uses.
4. Eight story massing is appropriately located to the north end of the site, allowing for a transition in scale to the south & west adjacencies.
5. Building massing along Aurora streetscape has variation and interest. Building height steps with sloping of site.
6. Rooftop terrace can be accessed directly from residential floor level, offering better access and connectivity of use & users.
7. Solar access to interior courtyard is increased with position of eight story massing.
8. View opportunities from roof terrace are maximized, capturing views of Downtown, Seattle Center & landmarks, Puget Sound and Lake Union views.

CONSTRAINTS:

1. Building modulation and increased level of detail add development cost.

DEPARTURE REQUEST (SEE PAGE 42):

1. Transparency on Aurora & Mercer.



AURORA AVENUE STREET VIEW

ALTERNATE 3 - PREFERRED SCHEME

The Mercer street massing is setback at level one and exposed wall of parking garage. The street frontage is a unique modulated mass cantilevered over the lower level hotel guestrooms. The guestrooms are raised above sidewalk level for privacy & security. The garage podium is pushed back in line with level one units and adjacent hotel to increase the narrow sidewalk width and provide additional landscaping to soften /buffer the units and pedestrian experience.



MERCER STREET VIEW



CORNER VIEW - INTERSECTION OF AURORA & MERCER

The building massing provides a uniquely modulated facade with quality materials. Upper levels are cantilevered above level one. Level one is setback from Aurora for increased landscape buffer/separation from heavy traffic impacts. The eight story massing is located to the north providing a variety of building heights on Aurora street frontage. Vehicular access to guest loading and drop-off and below grade parking is located off of Roy street.

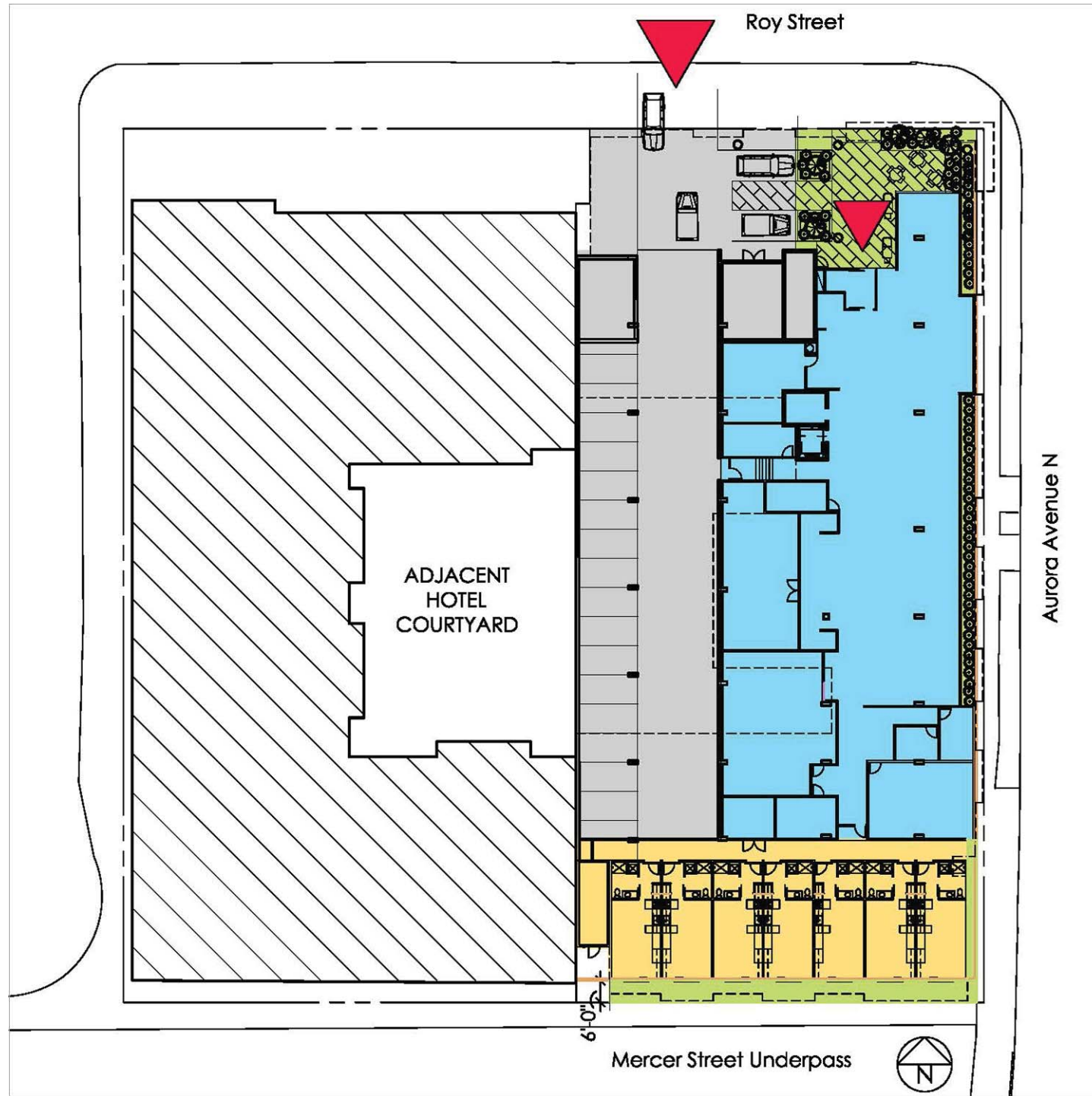


ROY STREET VIEW

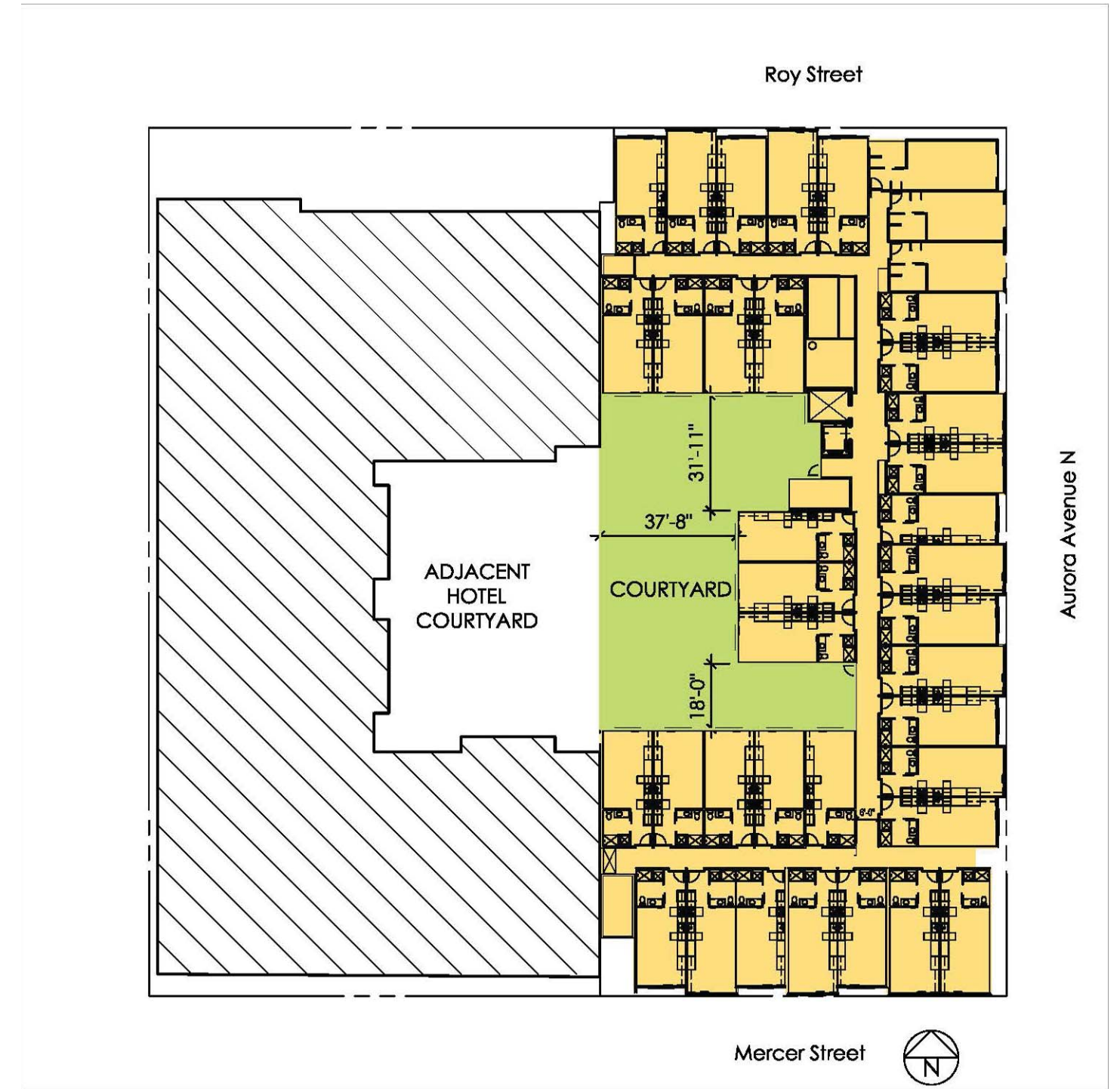


CORNER VIEW - INTERSECTION OF ROY & AURORA

ALTERNATE 3 - PREFERRED SCHEME











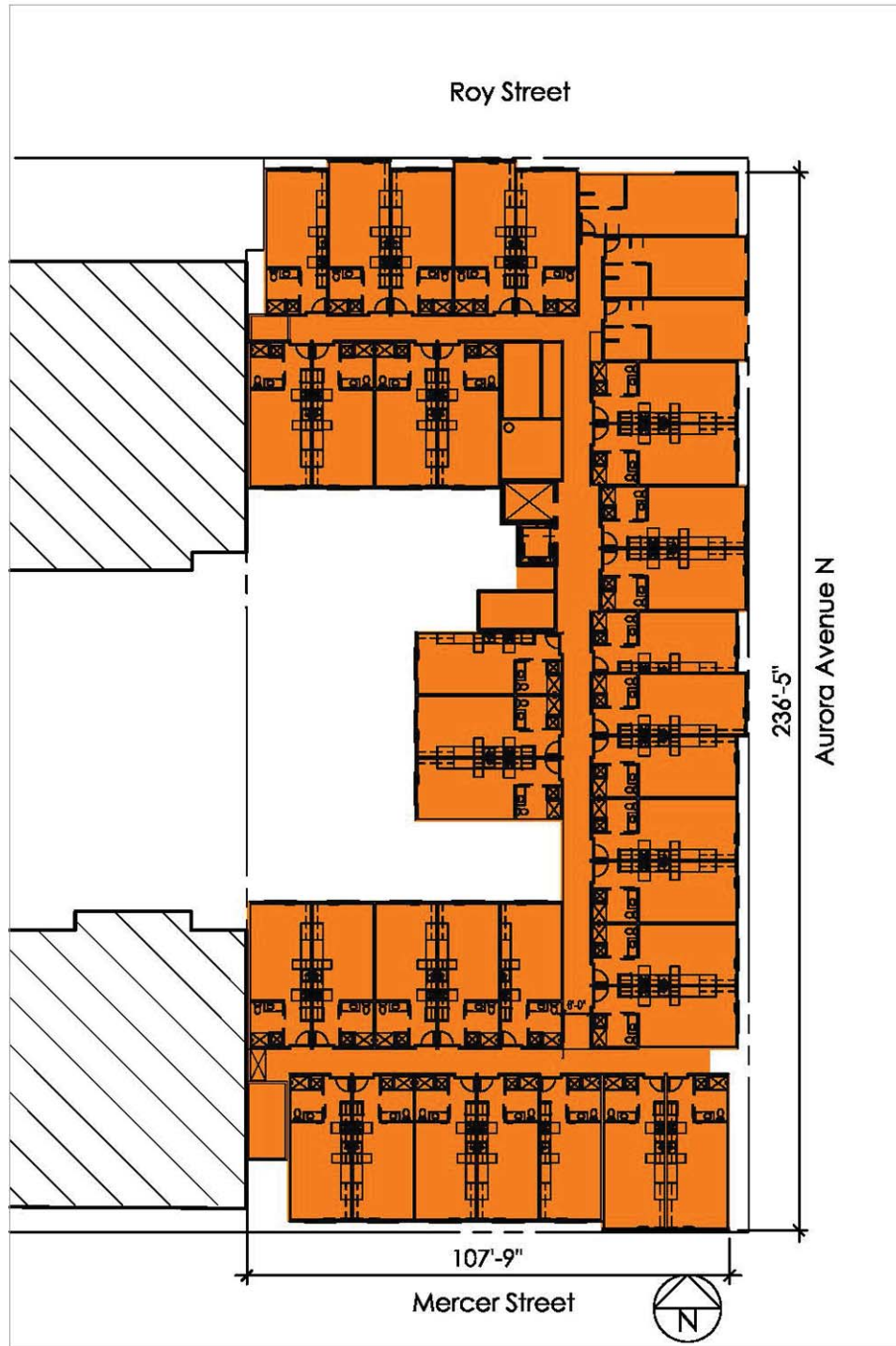
GROUND LEVEL ONE - (7) UNITS



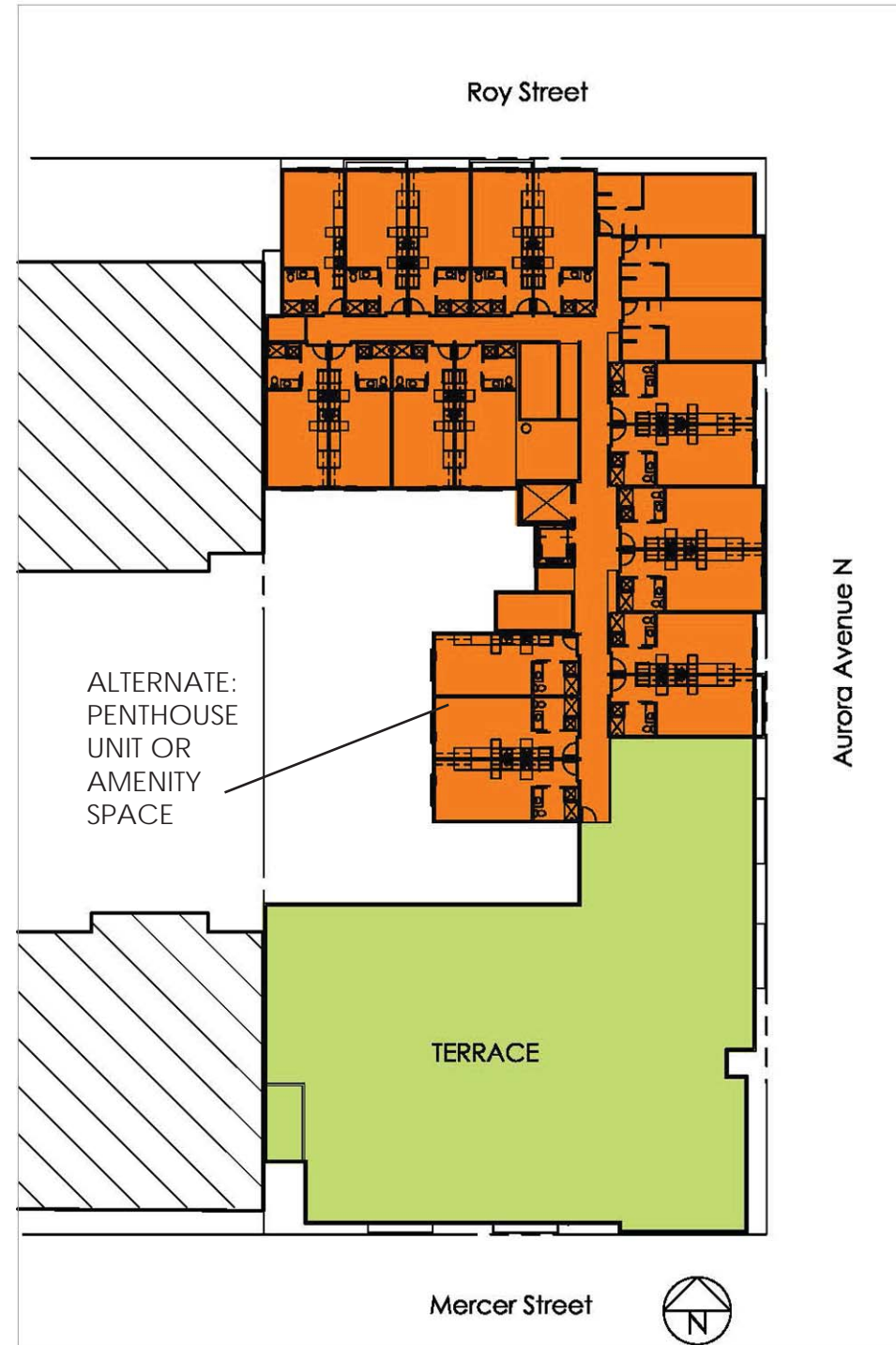
LEVEL 2

PLAN LEGEND

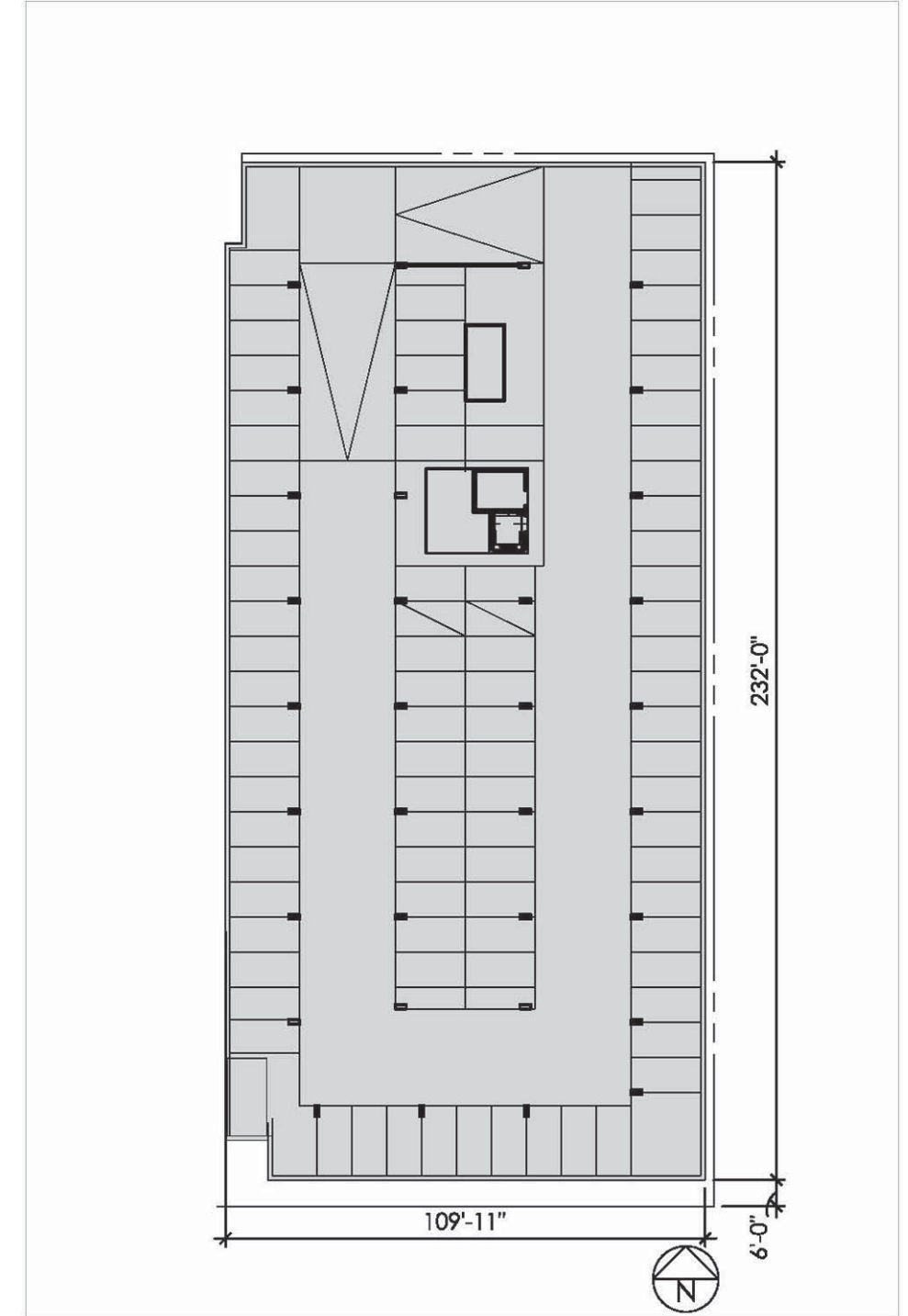
- | | | | | | |
|---|-----------------------------|---|-------------------------|---|-------------------|
|  | HOTEL / RESIDENTIAL AMENITY |  | OUTDOOR AMENITY |  | VEHICLE ACCESS |
|  | RESIDENTIAL APARTMENTS |  | PARKING/UTILITY/SERVICE |  | BUILDING ENTRANCE |
|  | HOTEL GUESTROOMS |  | ADJACENT HOTEL | | |



TYPICAL UPPER FLOORS - (38) UNITS
 LEVELS 3-4/5: HOTEL GUEST ROOMS
 LEVELS /5-8: RESIDENTIAL APARTMENTS



LEVEL 8 - (21) UNITS

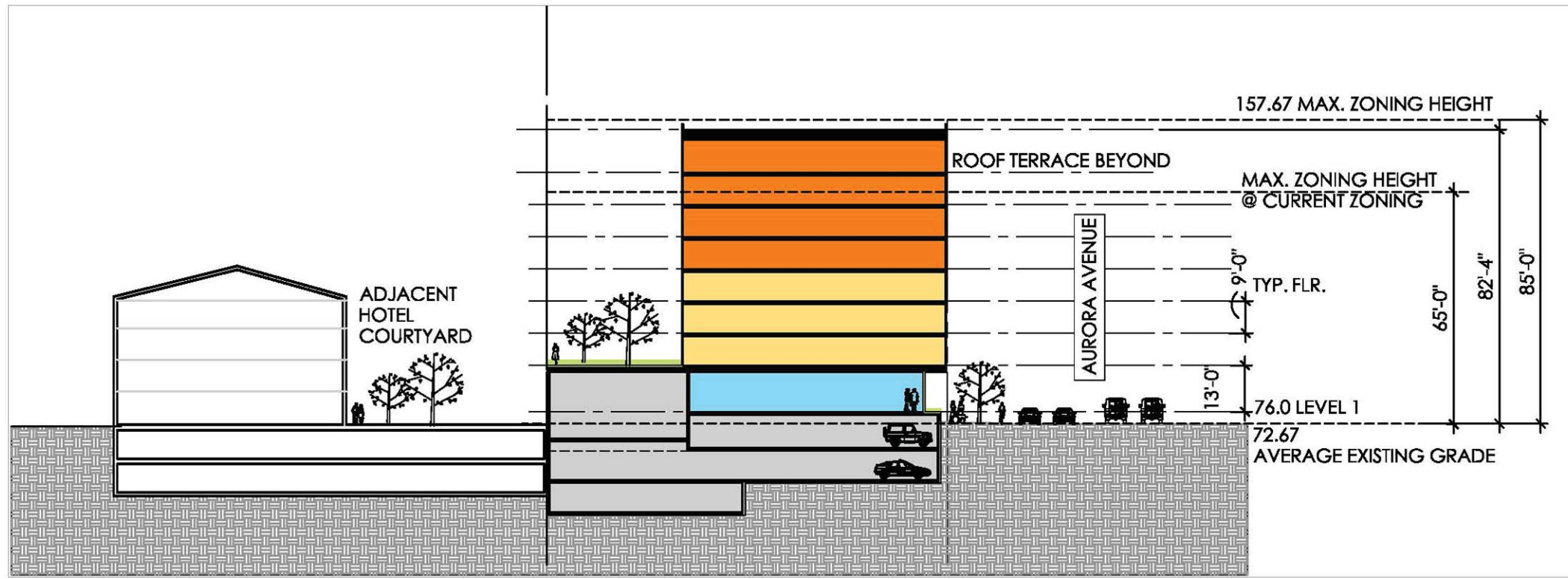


LEVEL P2 TYPICAL PARKING

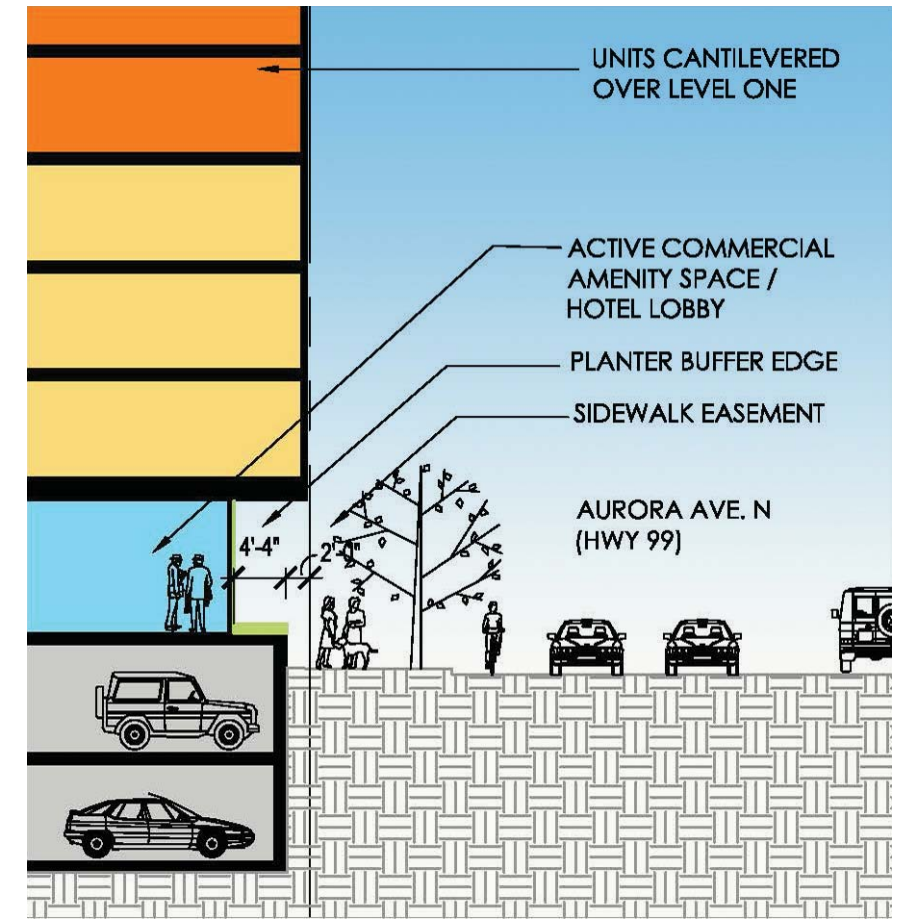
PLAN LEGEND

- | | | | | | |
|---|-----------------------------|---|-------------------------|---|-------------------|
|  | HOTEL / RESIDENTIAL AMENITY |  | OUTDOOR AMENITY |  | VEHICLE ACCESS |
|  | RESIDENTIAL APARTMENTS |  | PARKING/UTILITY/SERVICE |  | BUILDING ENTRANCE |
|  | HOTEL GUESTROOMS |  | ADJACENT HOTEL | | |

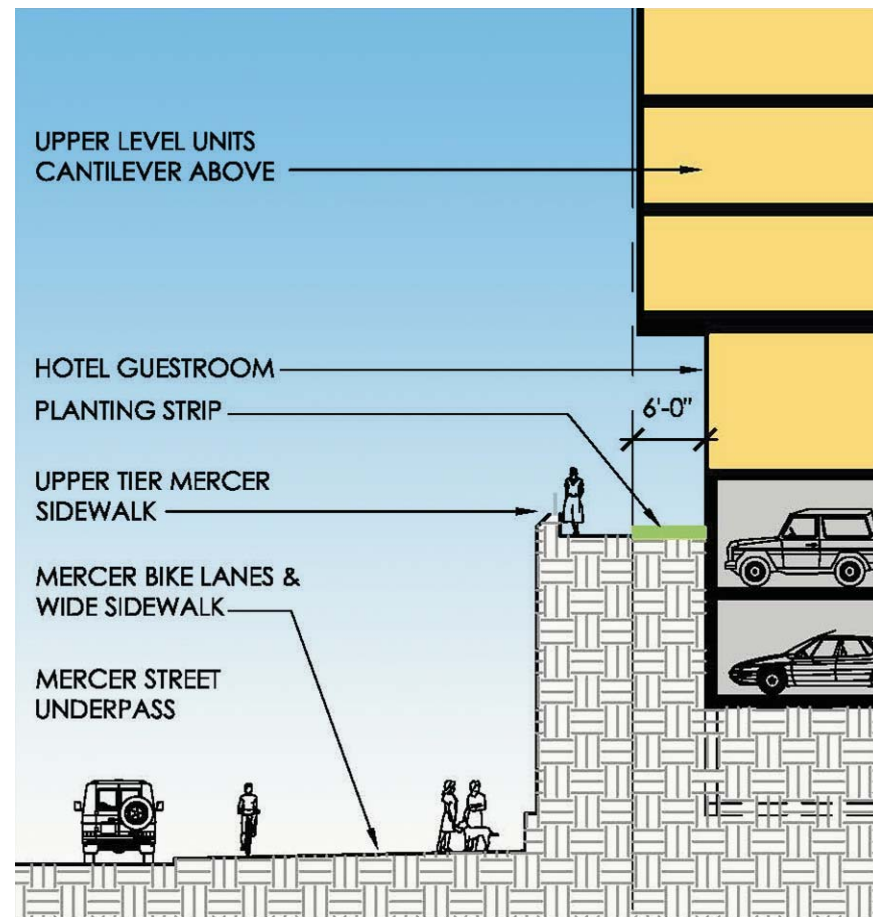
ALTERNATE 3 - PREFERRED SCHEME



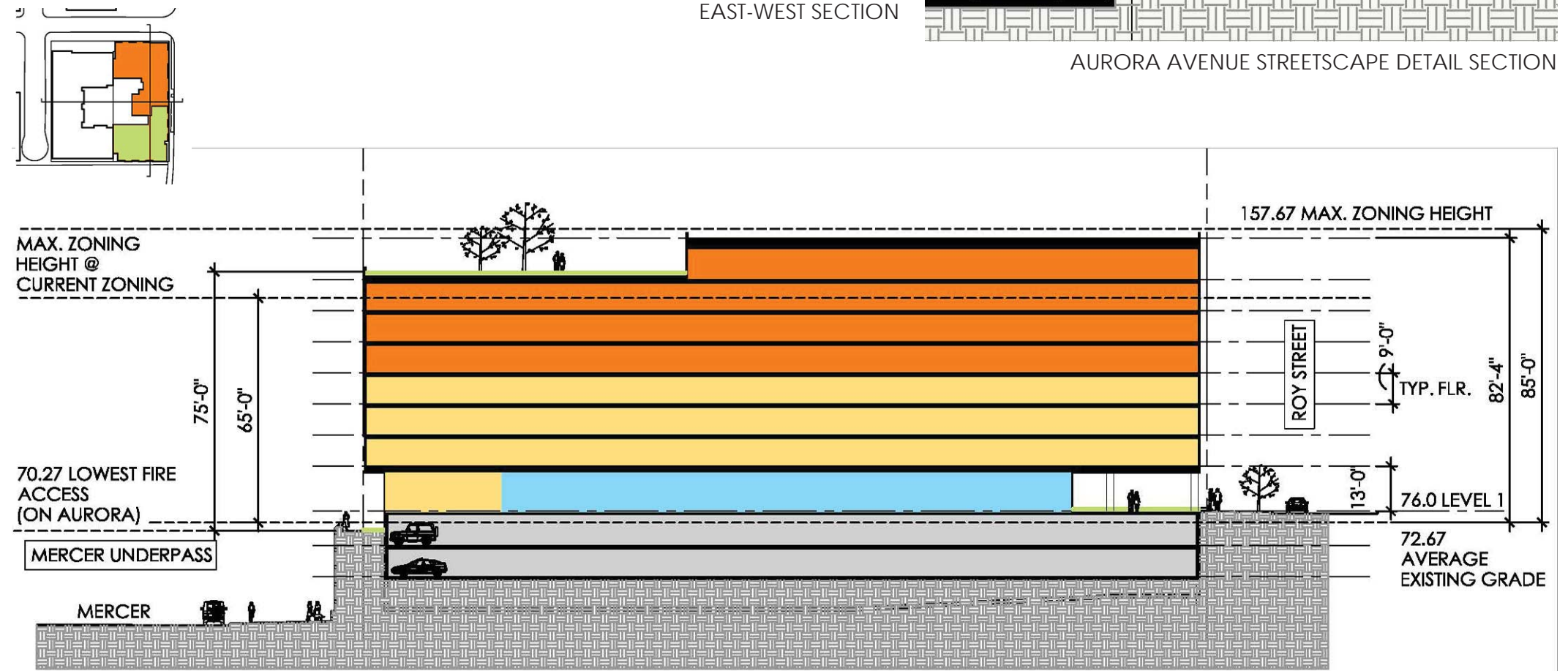
EAST-WEST SECTION



AURORA AVENUE STREETScape DETAIL SECTION



MERCER STREETScape DETAIL SECTION



NORTH-SOUTH SECTION



MERCER STREETSCAPE VIEW



AURORA AVENUE STREETSCAPE VIEW



AURORA AVENUE & ROY INTERSECTION VIEW



ROY CORNER ENTRY DETAIL

PROPOSED SUN /SHADOW STUDIES



JUNE 21 - 10AM



MARCH/SEPT - 10AM



DEC. 21 - 10AM



JUNE 21 - NOON



MARCH/SEPT - NOON



DEC. 21 - NOON



JUNE 21 - 2 PM



MARCH/SEPT - 2 PM



DEC. 21 - 2 PM

ARCHITECTURAL CONCEPTS - FEATURED EXAMPLES



Selective use of materials relies on the manipulation of the building form, fenestration, and articulated edges



A simplified material palette, this building gains expressiveness through the use of unique element projections



Consider edges and views parallel to building facade for streetscape interest and variety along Aurora Avenue.



Urban covered entry porch at focal corner



Active commercial spaces that blur indoor & outdoor spaces enhance the pedestrian streetscape experience



Edges and unique modulations break flat facade



Edges and unique modulations break flat facade



Urban covered entry porch at focal corner



Focal corners, entry signifier, and recesses in the building form generate character using limited materials



High levels of transparency at ground level amenity lobby and commercial uses along Aurora Avenue, provides activity and visual interest for this heavily traveled auto-oriented streetscape.

C1-85 ZONING CODE

REQUIREMENT

WHAT IS PROPOSED

WHICH SCHEME

RATIONALE

| | | | |
|--|--|---|--|
| <p>1. SMC 23.47A.008 Transparency requirements for Non-residential street-level use</p> | <p>60% of the street-facing facade between 2' and 8' above the sidewalk shall be transparent</p> | <p>Request to allow a reduction in the transparency requirement along Mercer street and Aurora Ave. Aurora Ave: 51% provided Requesting 9% reduction</p> <p>Mercer St: 4% provided Requesting 56% reduction</p> | <p>Scheme 2 - Alternate Scheme 3 - Preferred</p> |
|--|--|---|--|

Aurora Avenue:

The site slopes from north to south. Due to the sloping site, the parking garage podium emerges from grade to approximately 5'-9" at the south end of the building at Mercer Street.

The exposure of the parking garage wall falls within the 2 FT to 8 FT calculation for transparency requirements along the Aurora Avenue and Mercer streetscapes. Due to the high volume of traffic and primary vehicular orientation of Aurora Avenue, the grade separation between sidewalk and level one commercial uses is beneficial to the project to soften and buffer the active interior uses from the high traffic exterior environment. Due to the nature of this street edge, there are no building entries along this facade.

The design intent for this frontage is to be highly transparent and the commercial activity be visible from the street. Large storefront windows span between brick columns are provided to meet this intent. The exposed garage wall will be softened with planting that can spill over the edge.

Mercer street:

Hotel guestrooms are proposed along the Mercer street (upper tier sidewalk) edge. This is consistent with the character of the adjacent hotel use. The units are set above grade level due to sloping site and garage podium. This is beneficial to keep privacy and safety of hotel residents. The condition is similar to SMC 23.47A.008.D (the floor of a dwelling unit shall be at least 4' above where residential uses are located along a street-level) for residential uses. However, it conflicts with meeting 60% transparency requirement for Non-residential street-level due to its elevated window openings and nature of site condition. A 6 FT landscape buffer is proposed to expand narrow street edge.



SOUTH END MERCER & AURORA STREETSCAPE

END
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