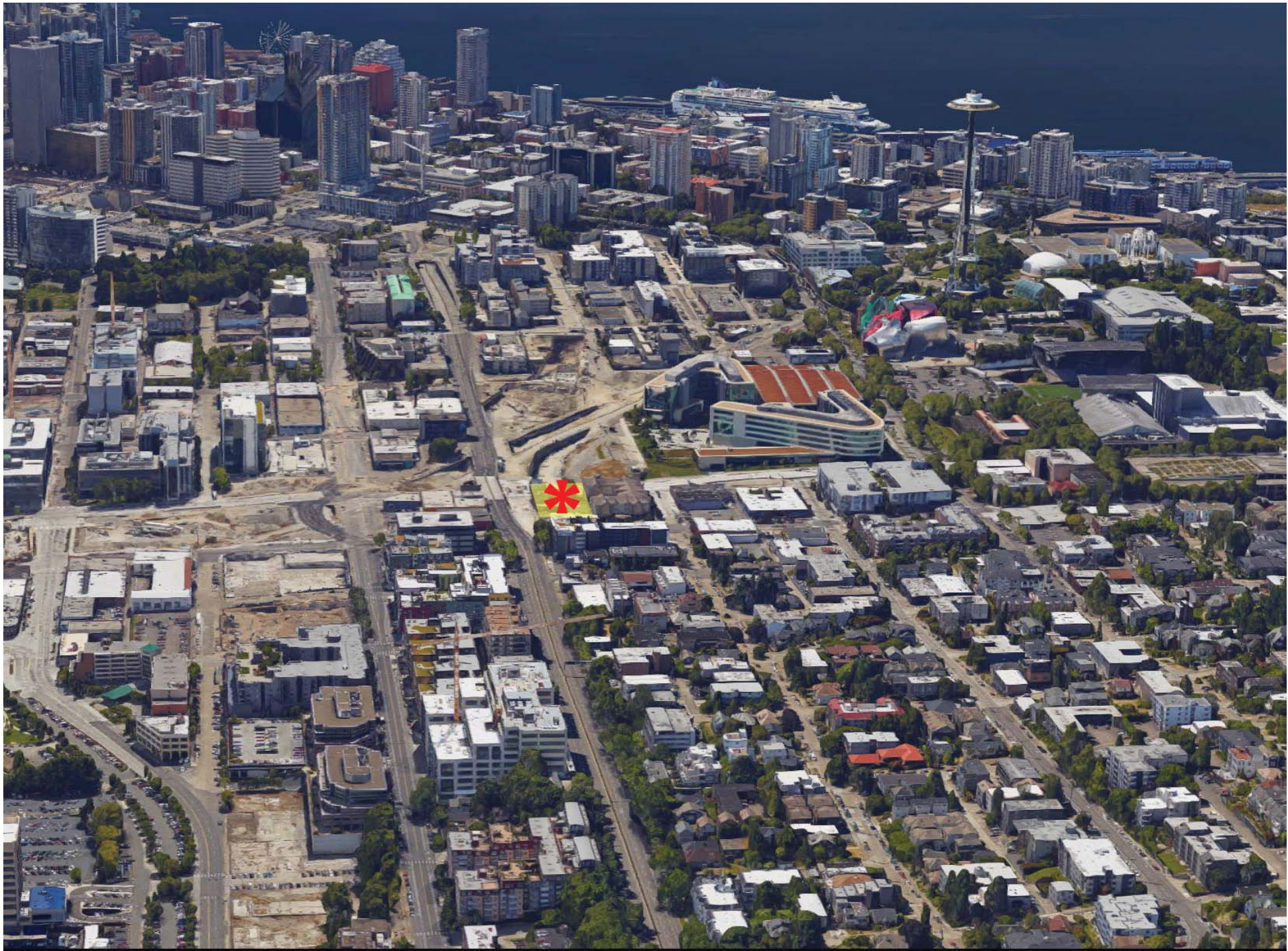


601 Aurora MOD Studios

601 AURORA AVENUE N SEATTLE, WA 98109



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601 Aurora Mixed-Use Hotel & Apartments

601 Aurora Avenue N
Project # 3020906
Meeting date: February 01, 2017

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PROJECT TEAM

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LANDSCAPE ARCHITECT:

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3746 257th Ave SE
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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.

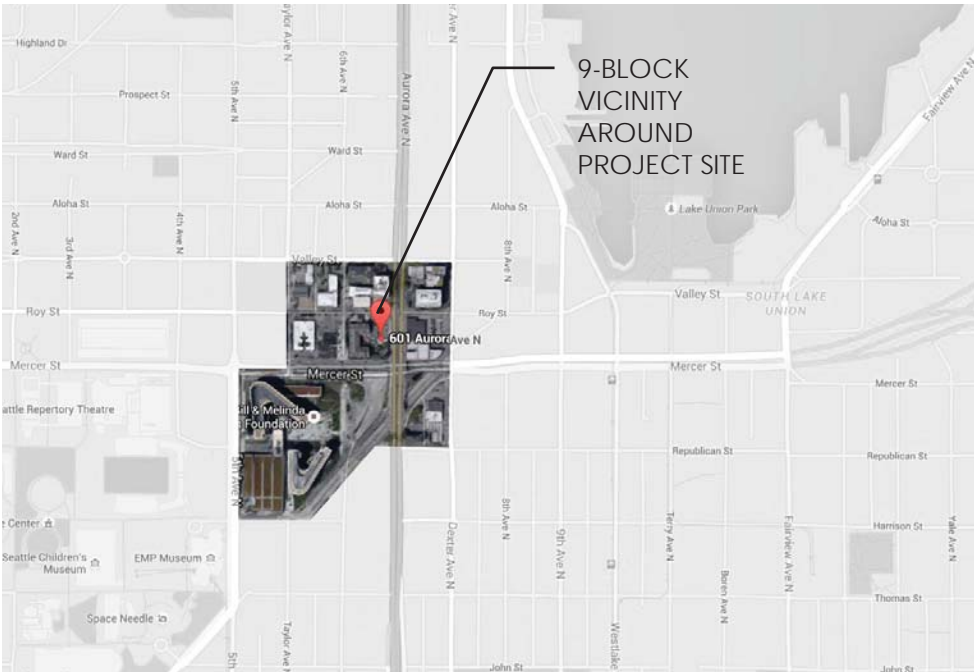
PROJECT OVERVIEW

The proposed project is an 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 256 units. Target count for hotel guestrooms is 143 and apartments is 113 +/- . Hotel uses will be located on levels 1,5,6,7&8 and apartments located on levels 2, 3 & 4. 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 courtyard and large rooftop terrace. 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.

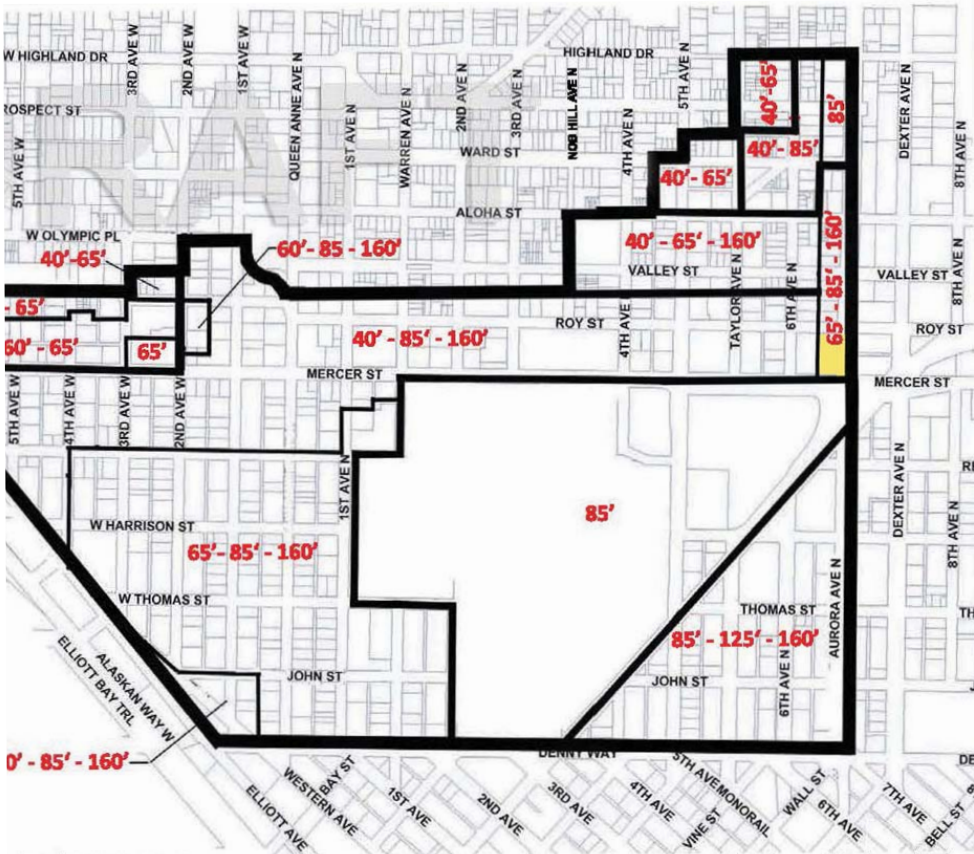
Due to the highly visible nature and vehicle orientation of Aurora Avenue north entering downtown and a corner site configuration, the building façade is intended to have a welcoming gesture by creating a vibrant corner front and covered outdoor plaza entry statement. Focal corners, framed building entries, 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 metal panels as well as using portions of masonry and 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 a highlight of vibrant color. 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 and approachable pubic 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:	143 Units
Residential Units:	113 Units
Total Units:	256 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 study)

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.

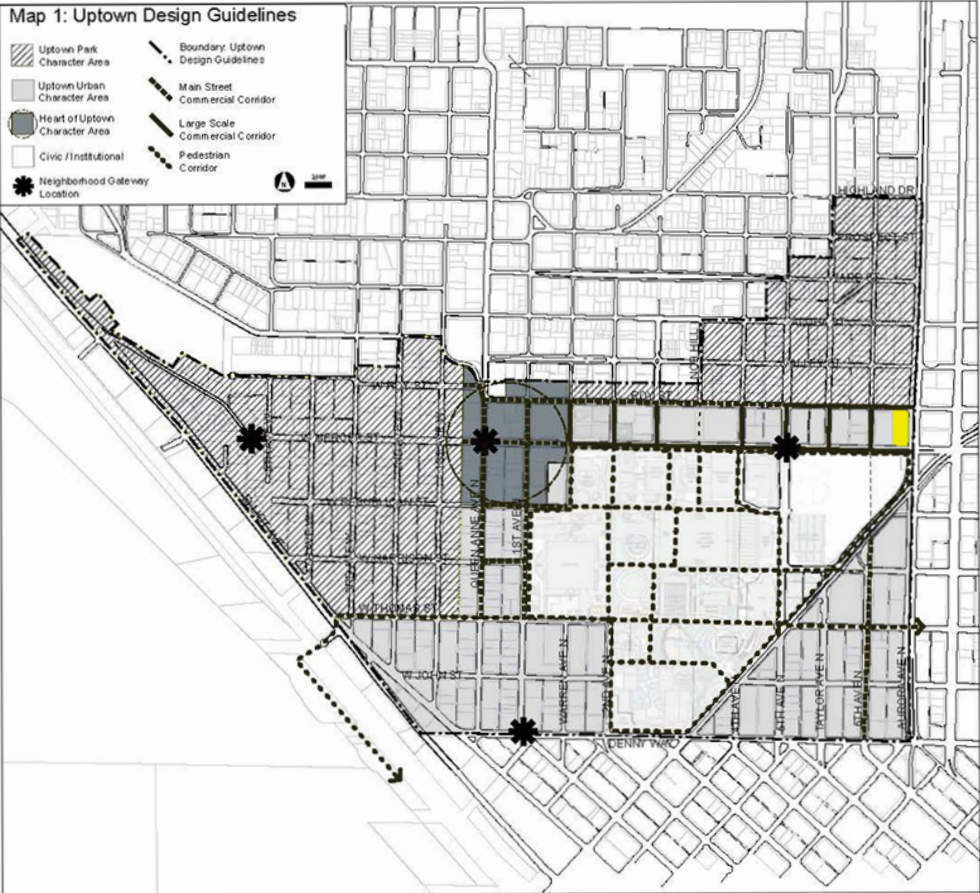
The requested height increase is consistent with the published Alternative Height Scenarios for the site of 85-160 ft. It is also consistent with the existing zoning east of Aurora Avenue of SM-SLU 160/85-240 and the existing site zoning to the south of the site of NC3-85.

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 1B 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 is 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



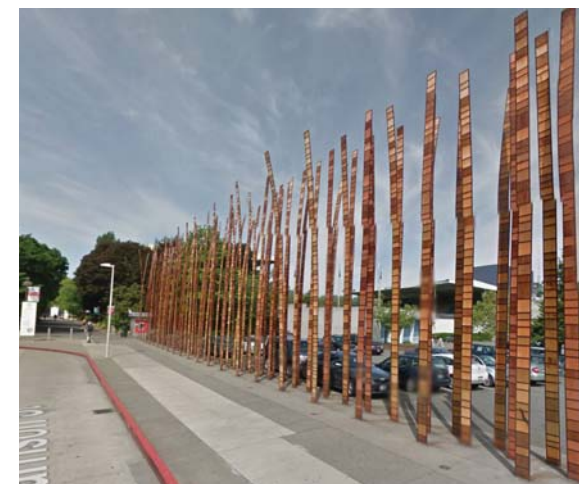
2 EMP
SEATTLE LANDMARK - DECONSTRUCTION



3 BILL & MELINDA GATES FOUNDATION



4 UW MEDICINE RESEARCH
UNIQUE BUILDING ARTICULATION



5 HARRISON STREET PUBLIC ART



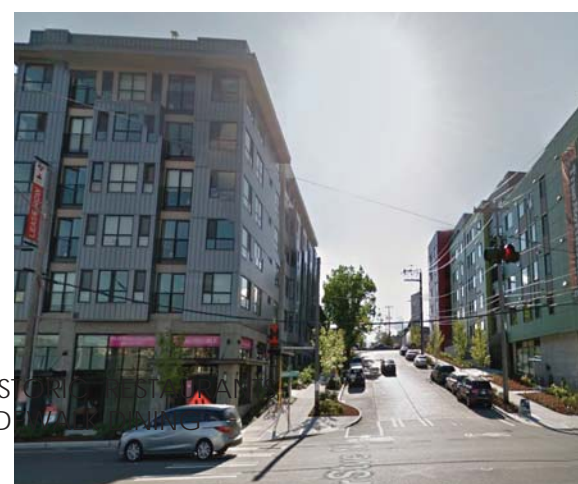
6 LUMEN / QFC
MIXED-USE APARTMENTS



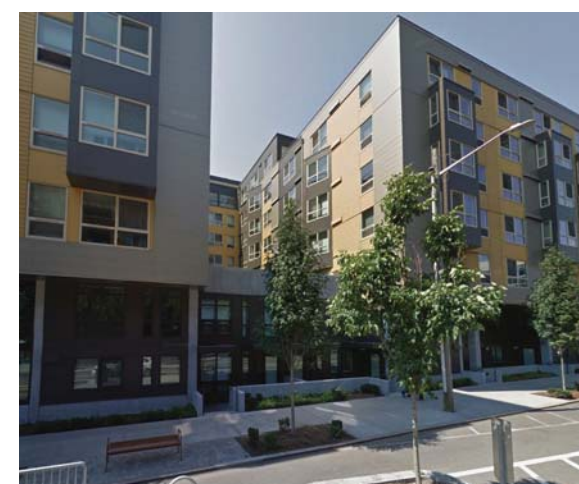
7 STREAM UPTOWN
MIXED-USE APARTMENTS



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



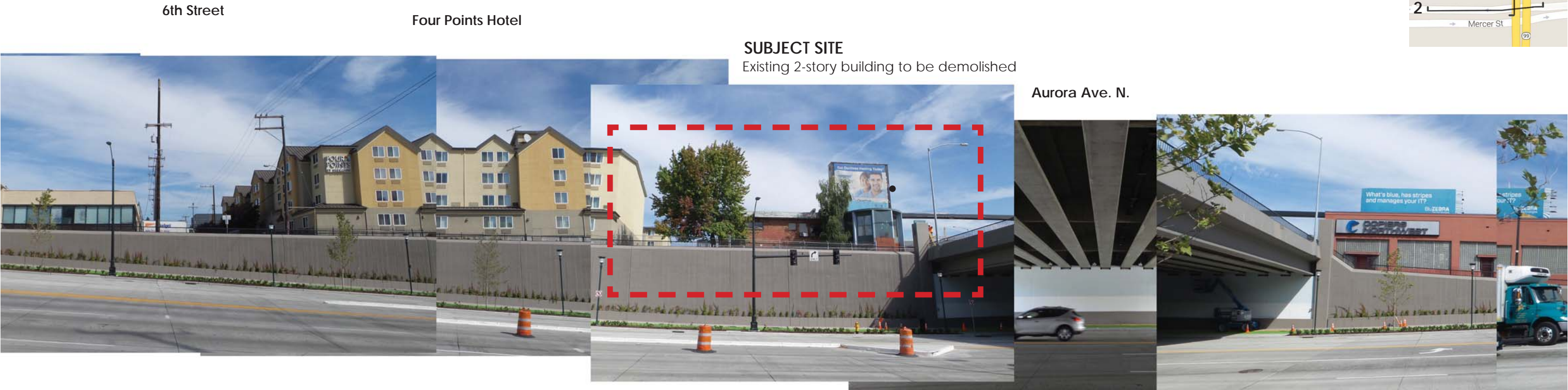
15 FUTURE DEVELOPMENT
CONTEMPORARY MIXED-USE (OFF-MAP)

STREETSCAPE MONTAGE



Existing Buildings to be demolished

1. ROY STREET FRONTAGE - LOOKING SOUTH



2. MERCER STREET FRONTAGE - LOOKING NORTH

STREETSCAPE MONTAGE

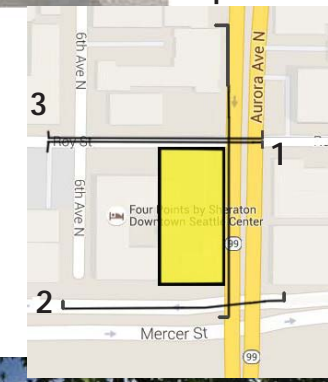
6th Ave. N.

ACROSS FROM SUBJECT SITE

Aurora Ave N



3. ROY STREET FRONTAGE - LOOKING NORTH



SUBJECT SITE

Roy Street

Vacant Lot

Stream Uptown Mixed-Use Apartments

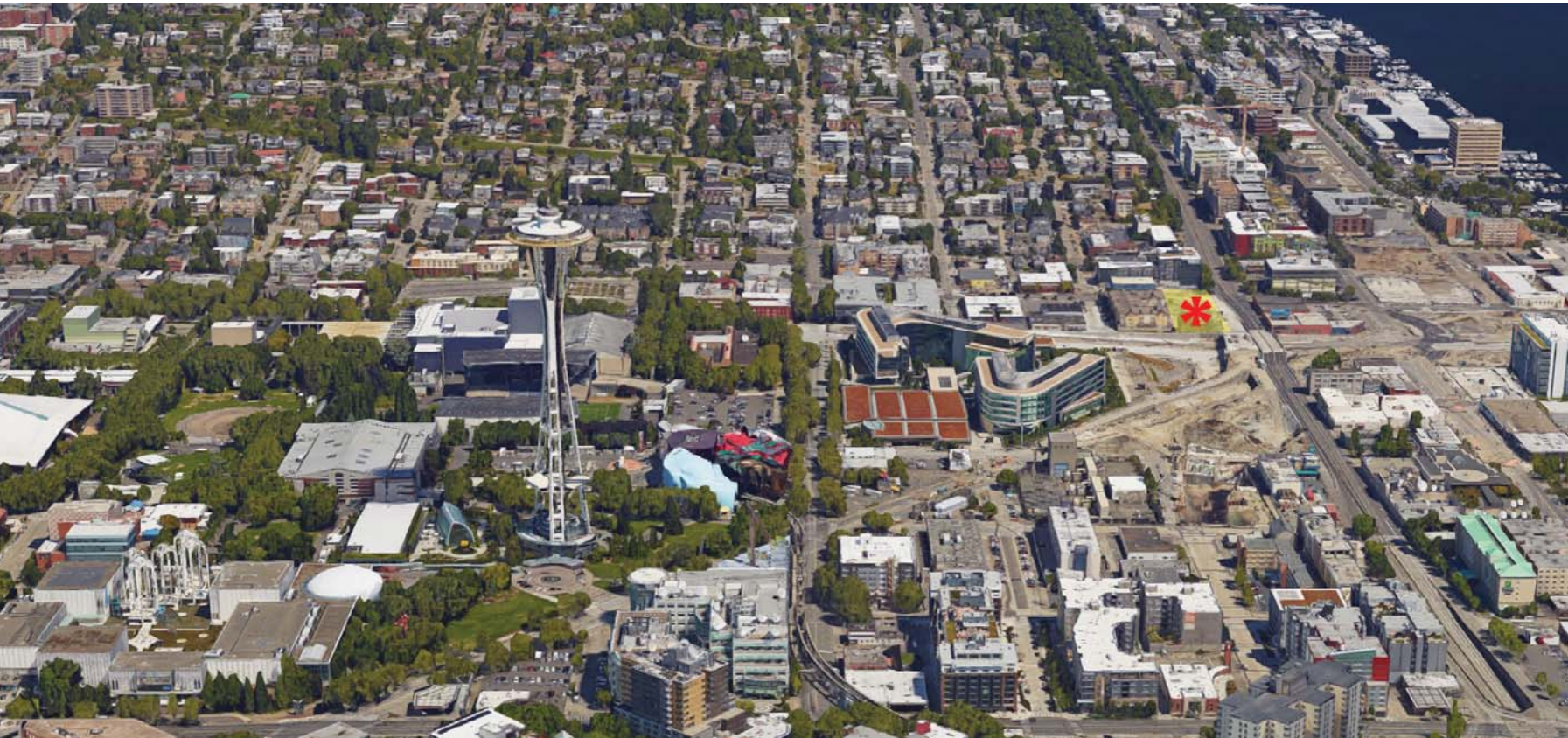


4. AURORA AVENUE N. FRONTAGE - LOOKING WEST

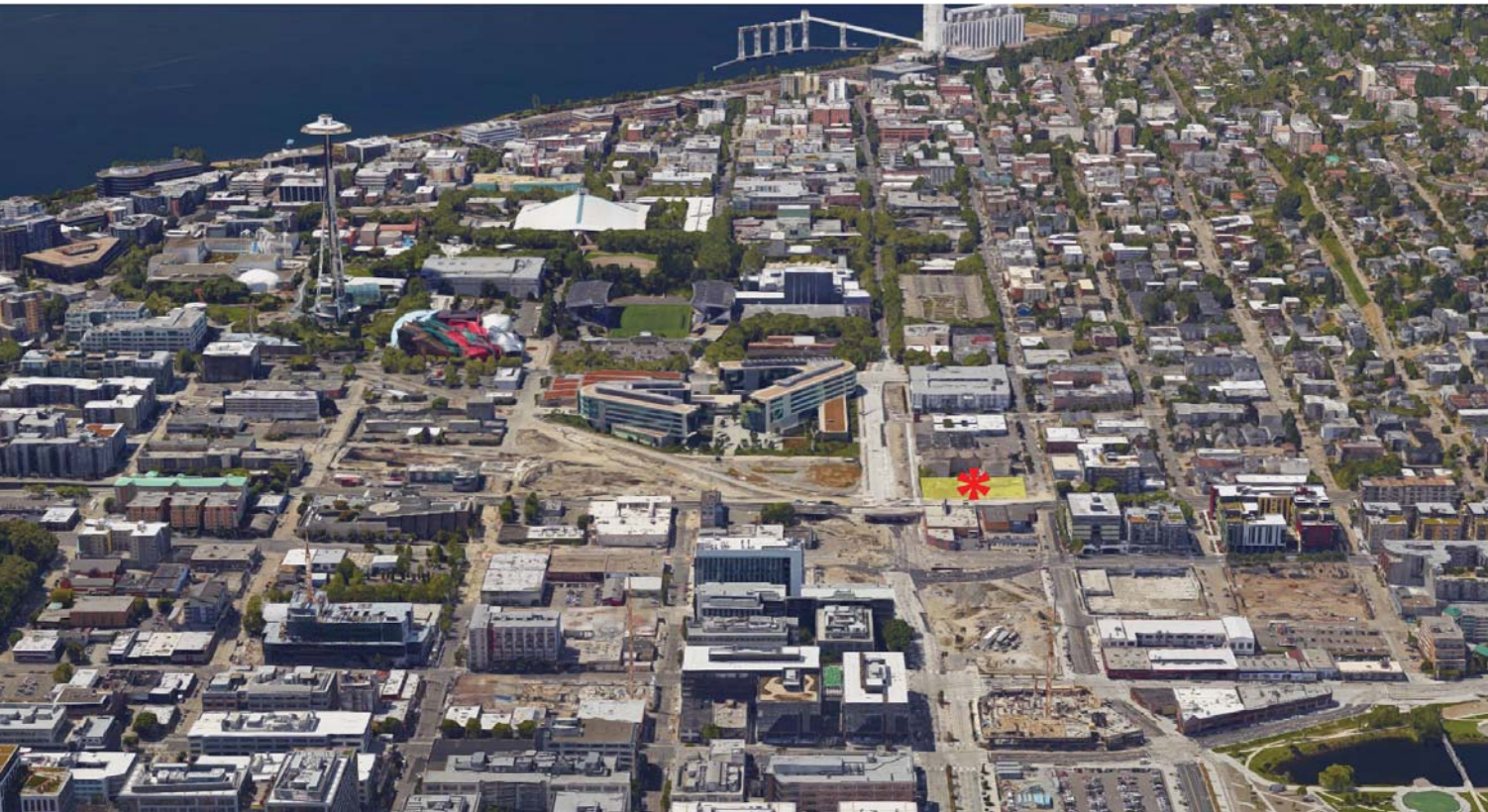
PROJECT SITE & VICINITY AERIALS



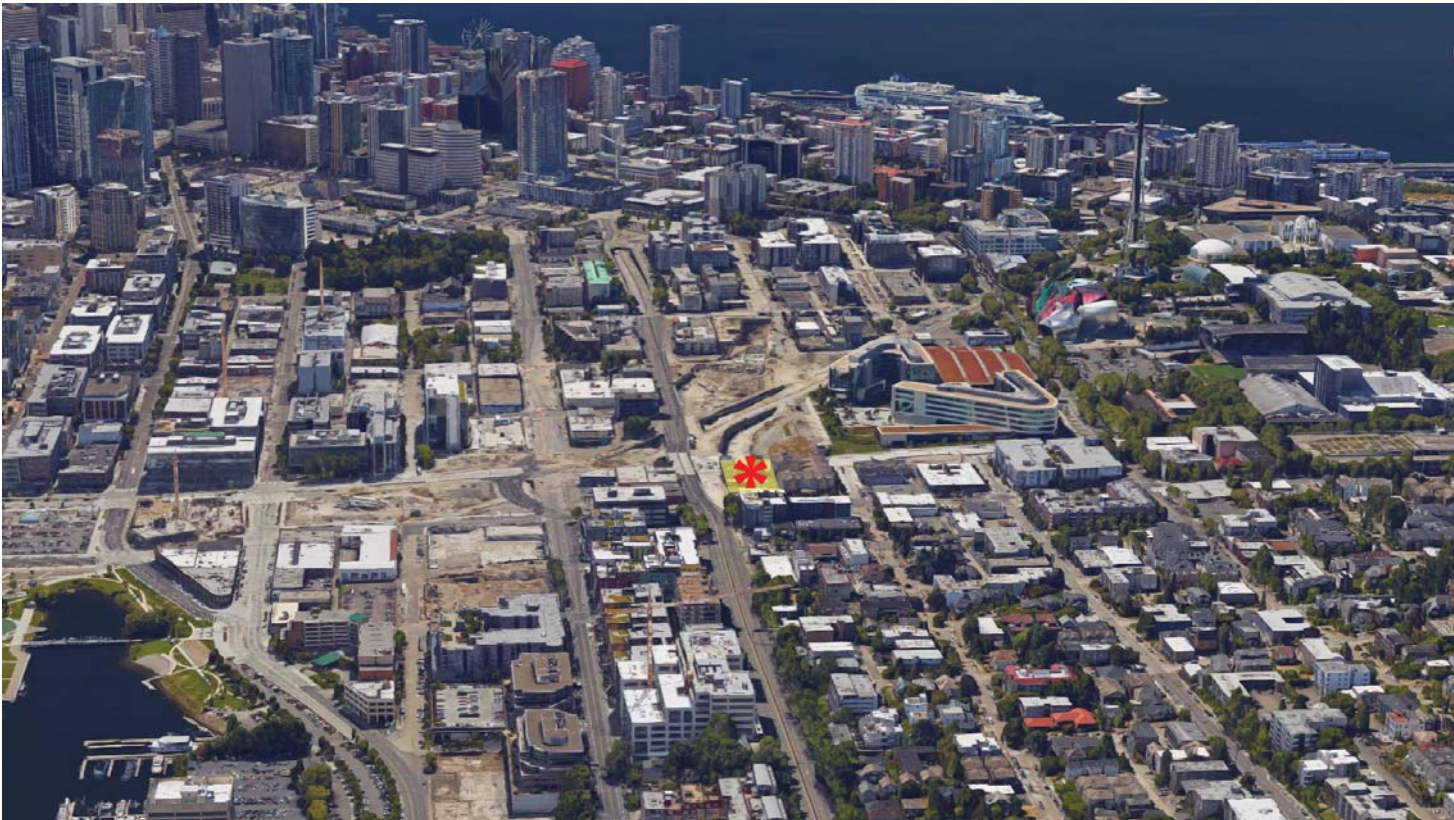
9-BLOCK SITE VICINITY - LOOKING NORTH
OPEN / UNOBSTRUCTED SOUTH EXPOSURE - SOLAR ACCESS / VIEWS DOWNTOWN



AERIAL VIEW- LOOKING NORTH
POTENTIAL VIEWS TO NW LAKE UNION



AERIAL VIEW- LOOKING WEST
HIGH VISIBILITY OF SITE FROM EAST - MERCER STREET CORRIDOR



AERIAL VIEW- LOOKING SOUTH
OPEN UNOBSTRUCTED VIEWS TO DOWNTOWN



MERCER STREET EDGE



MERCER GRADE CHANGE

- 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



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' 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.s 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 1'-6" 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. 236360, 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.

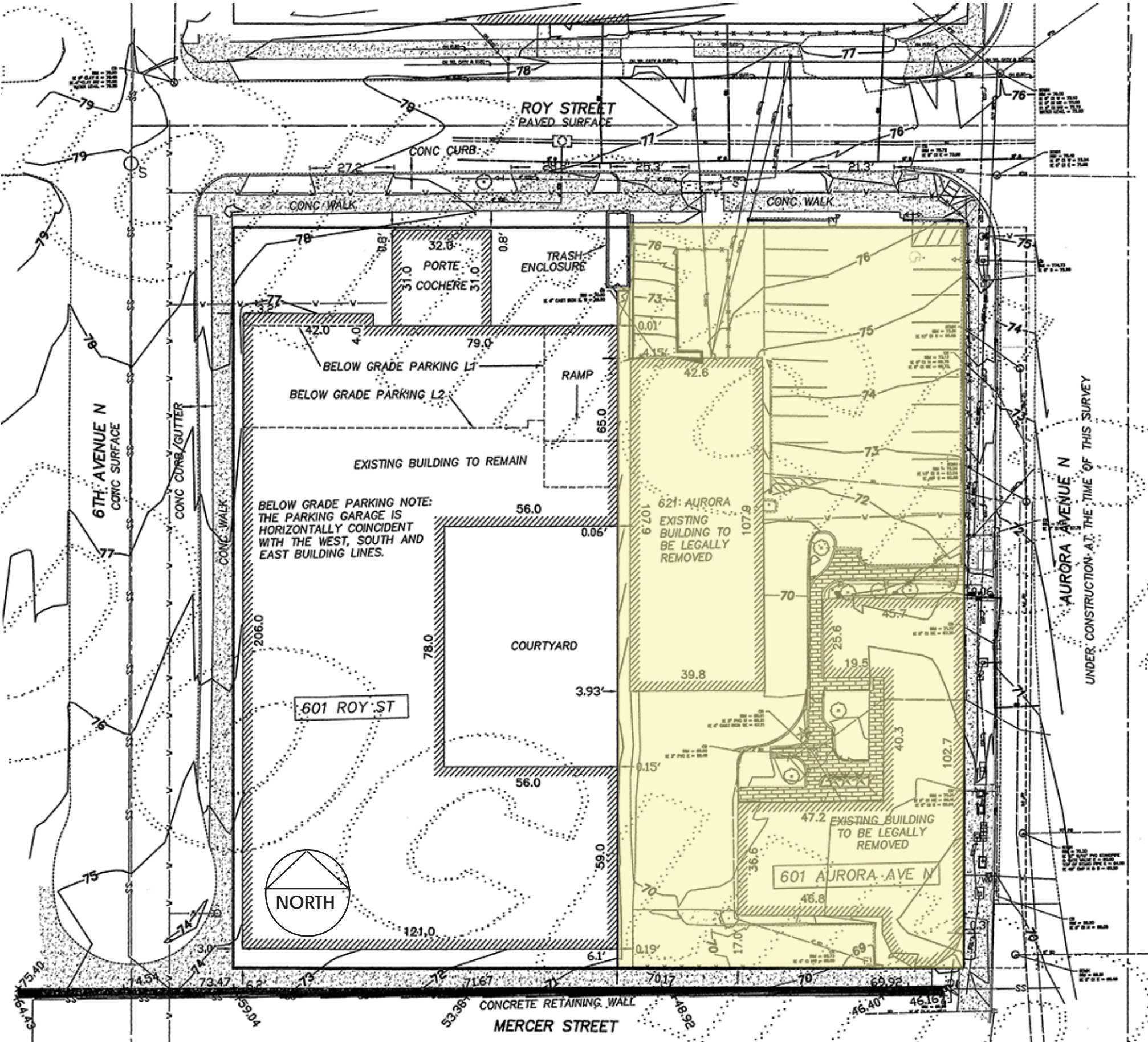
ADJUSTED PARCEL DESCRIPTIONS:

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.



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

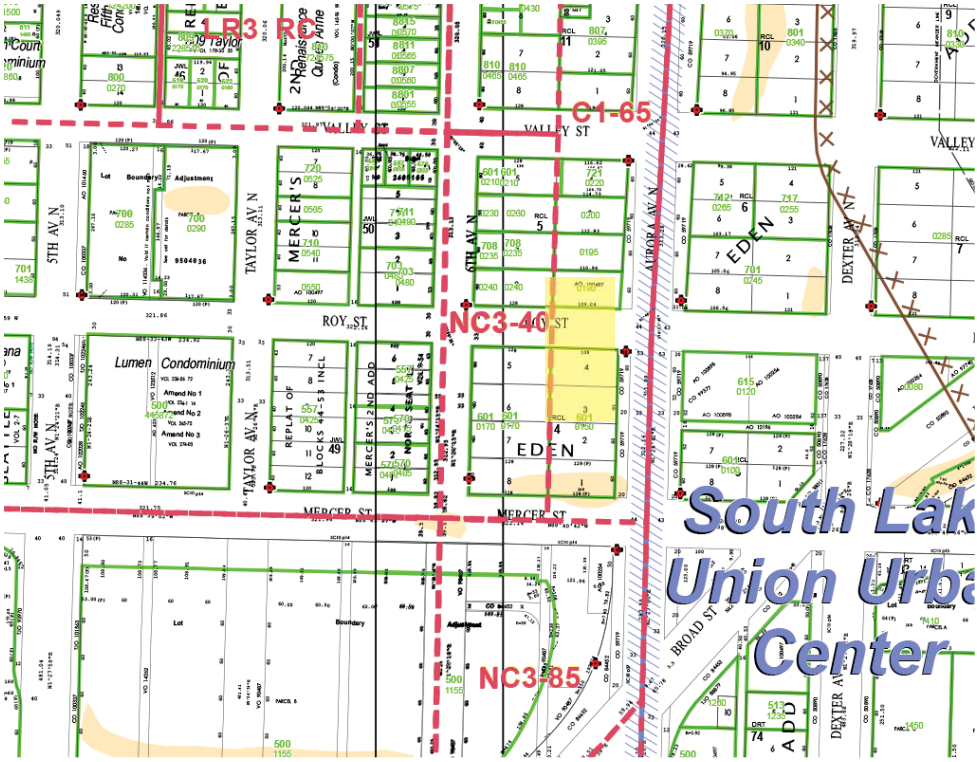


MARCH/SEPT - 2 PM



DEC. 21 - 2 PM

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.
- 60,001 - 160,000 sf = 2 loading berths

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 SHEETS 64 & 65 FOR PROPOSED DEPARTURE REQUESTS.

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.

DESIGN Response:

- The schemes presented at EDG explored 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 explored a balance between corner prominence and buffering the edge for the high vehicular orientation of Aurora Avenue.
- The proposed “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 schemes presented at EDG explored the degree of massing and modulation of the building. The proposed “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.



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



Indoor / Outdoor experience activates street edge

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

DESIGN Response:

- The double height entry plaza and outdoor seating area provide 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 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 schemes presented at EDG explored the relationship of the building edge and uses to this sidewalk. At the recommendation of the Board, the proposed design scheme provides a setback at level one to provide hotel unit balconies and landscaping along this edge to expand the pedestrian experience.



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



Expand upper tier Mercer sidewalk with landscape planter

CITYWIDE GUIDELINES

UPTOWN URBAN NEIGHBORHOOD (UUN) GUIDELINES

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.

DESIGN Response:

- The 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.
- Per the Board’s guidance, the building massing has been pushed back from Roy Street, providing pedestrians greater visibility of and wayfinding to the main building entry. The building setback also creates opportunities for more landscaping along the Roy Street frontage.
- The Aurora sidewalk frontage is highly transparent with active hotel lobby uses beyond, providing a safe and interesting pedestrian-friendly walkway.
- On both the Aurora and Mercer street frontages, the building has been setback from the property line to provide additional landscaping for a more comfortable walking environment.

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

DESIGN 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 promote 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.

DESIGN Response:

- The schemes presented at EDG explored various massing and modulation studies for the proposed project. The schemes explored 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.



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



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

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.

DESIGN Response:

- The proposed design will utilize high quality materials including concrete, brick and storefront glazing 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.



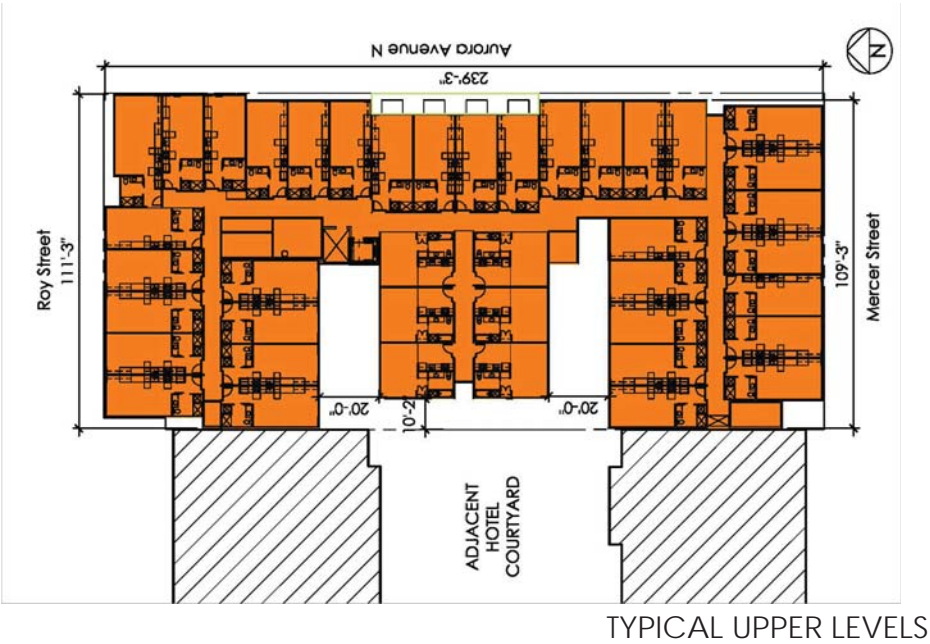
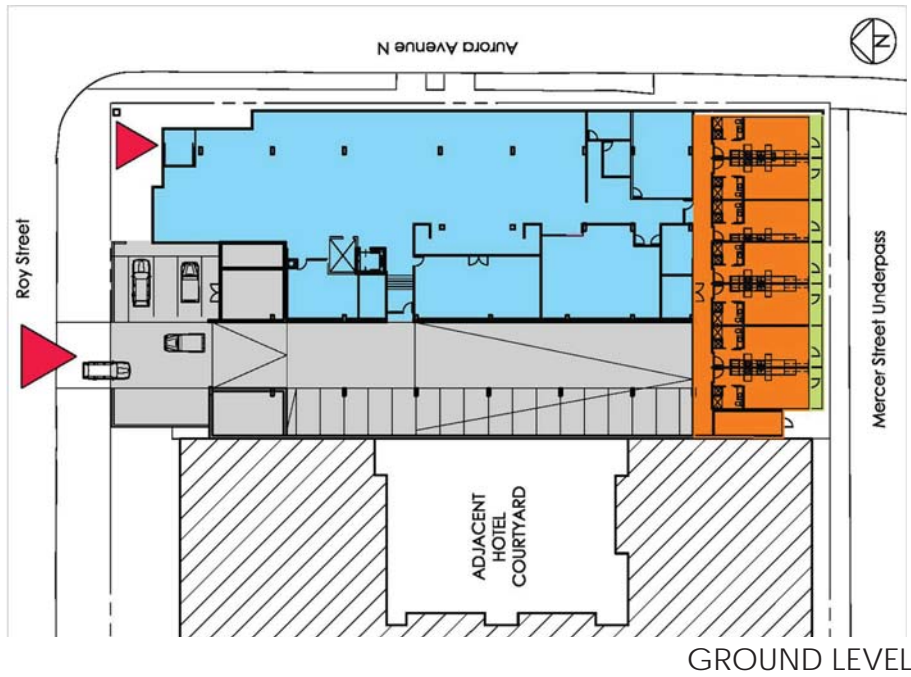
Modulated and interesting street wall.



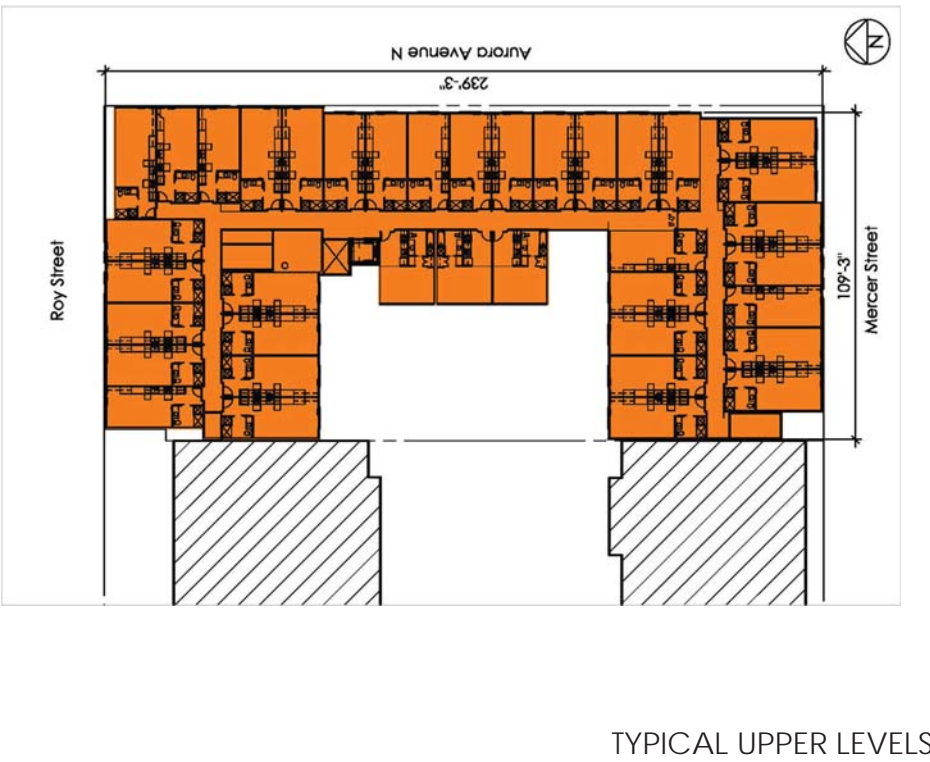
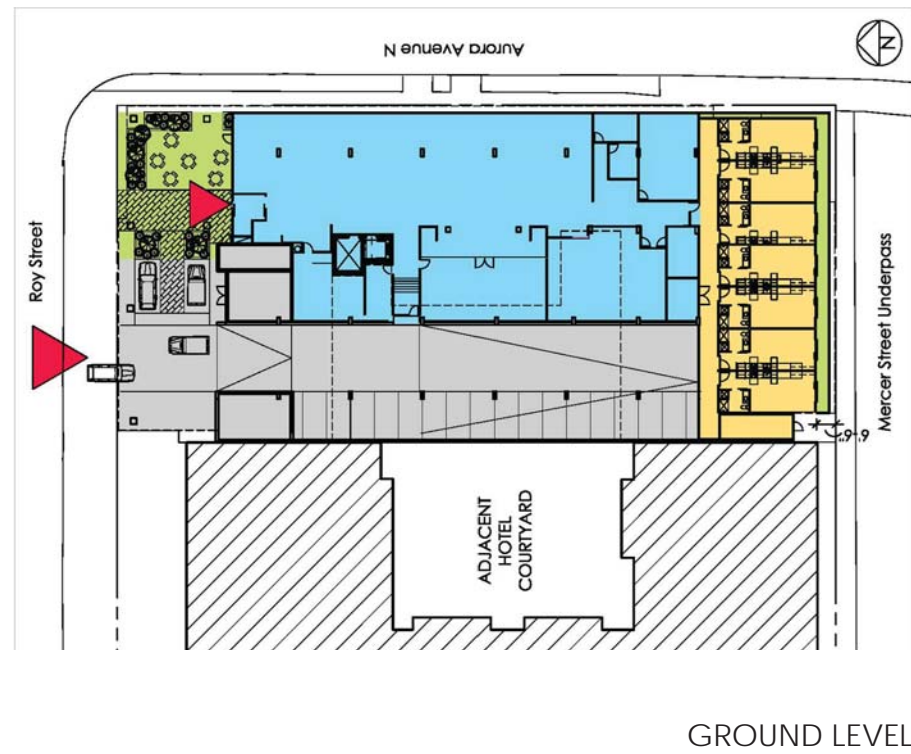
Visual interest with unique modulation as viewed parallel to street / building facade

SUMMARY OF EDG OPTIONS

EDG OPTION 1 - "CODE COMPLIANT"



EDG OPTION 2 - "ALTERNATE"



- RESIDENTIAL UNITS
- RESIDENTIAL LOBBY
- EXTERIOR AMENITY SPACE
- COMMERCIAL SPACE
- PARKING AND UTILITY SPACE

EDG 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
	256 total

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	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
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
Levels 1- Roof	160,422 SF
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.





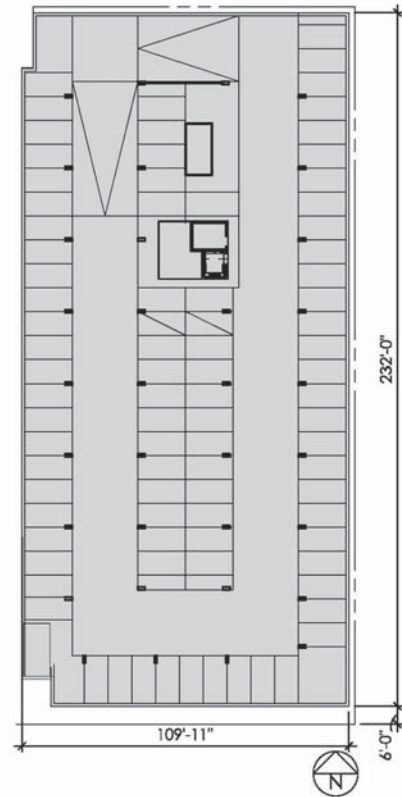
EDG ALTERNATE 3 - PREFERRED SCHEME

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.

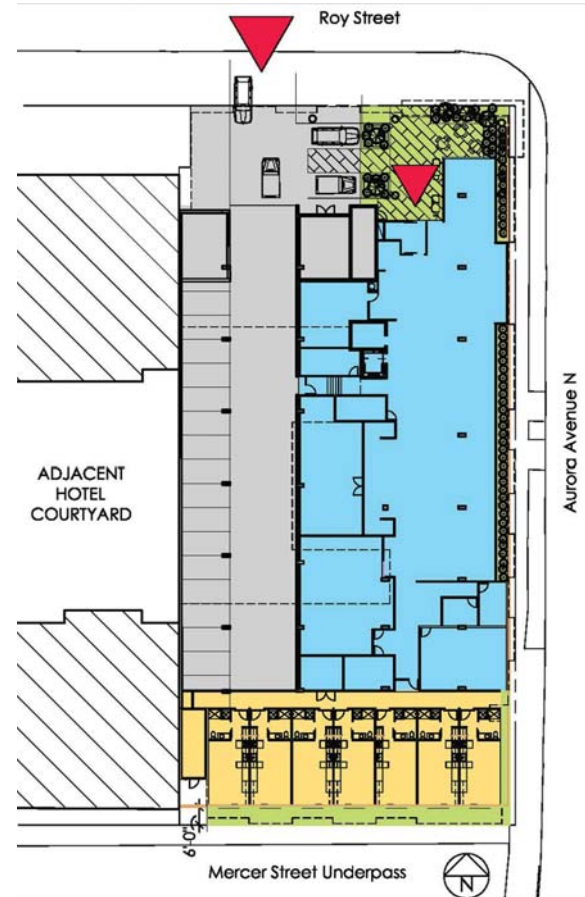


The building massing provides a uniquely modulated facade with quality materials. Upper levels are cantilevered above level one. Level one is setback from Aurora for increased landscape buffer/separation from heavy traffic impacts. The eight story massing is located to the north providing a variety of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

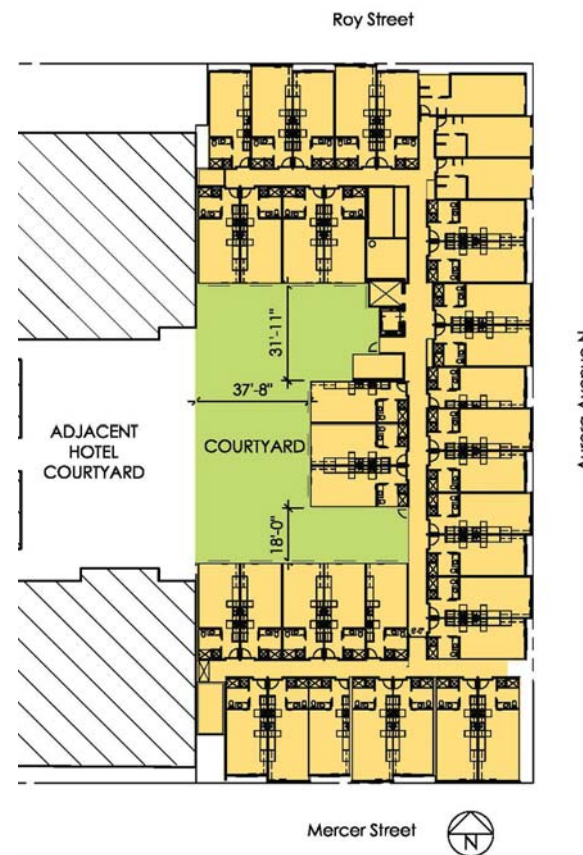




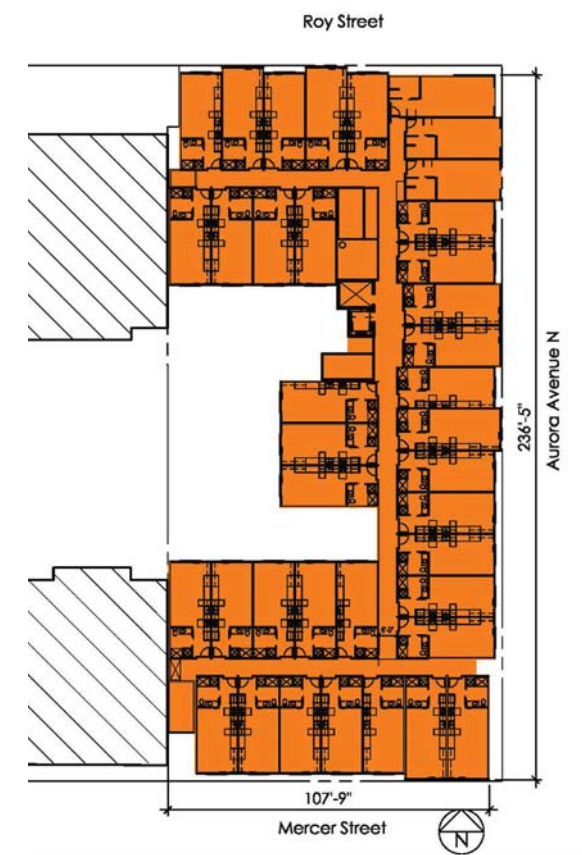
TYPICAL PARKING LEVEL



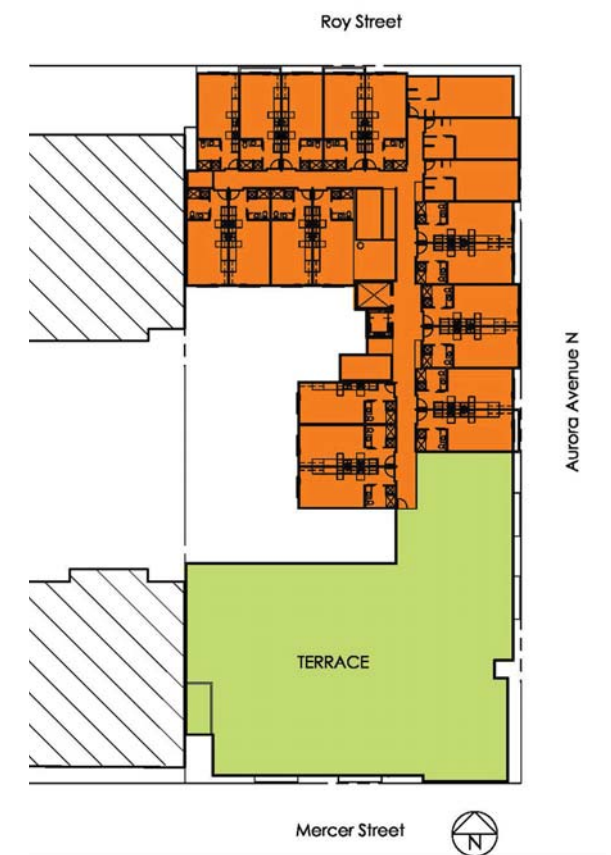
LEVEL 1 - (7) UNITS



LEVEL 2 - (38) UNITS



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



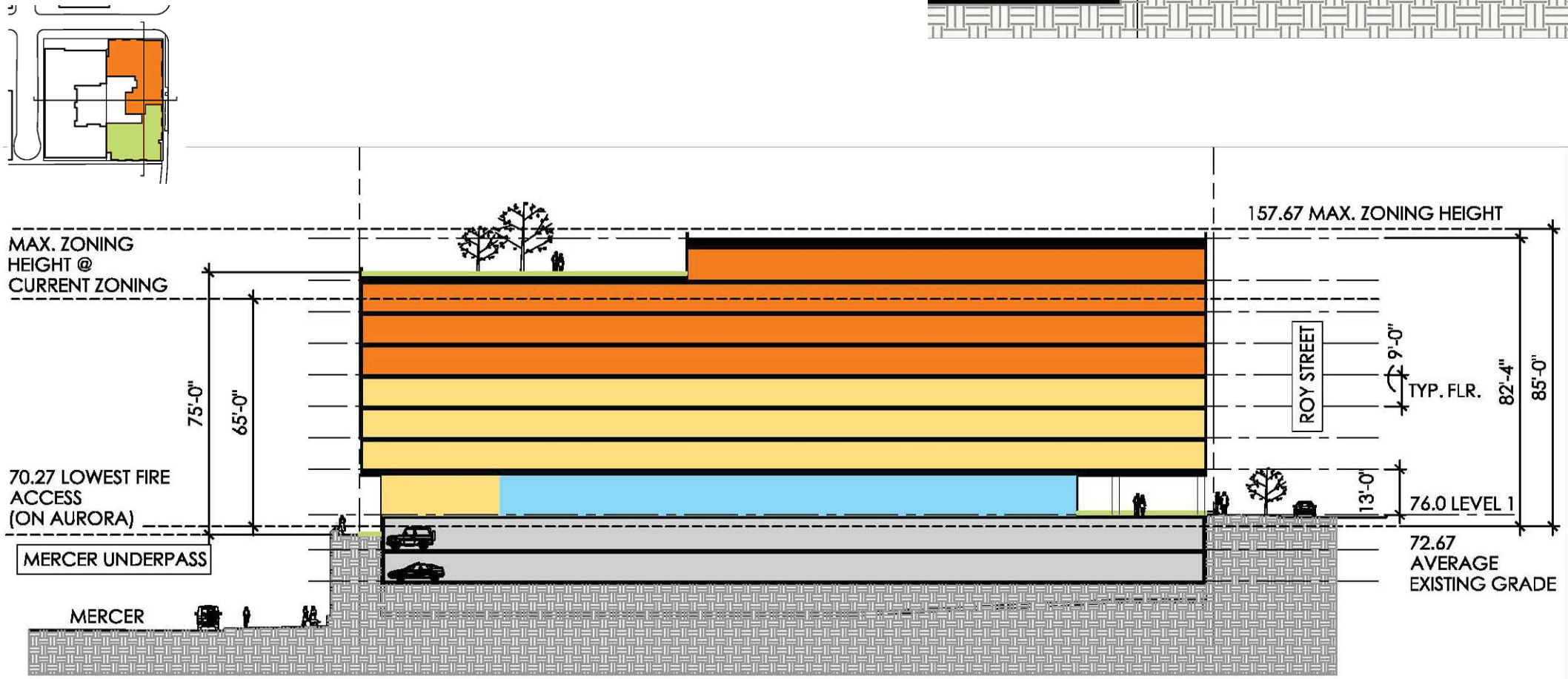
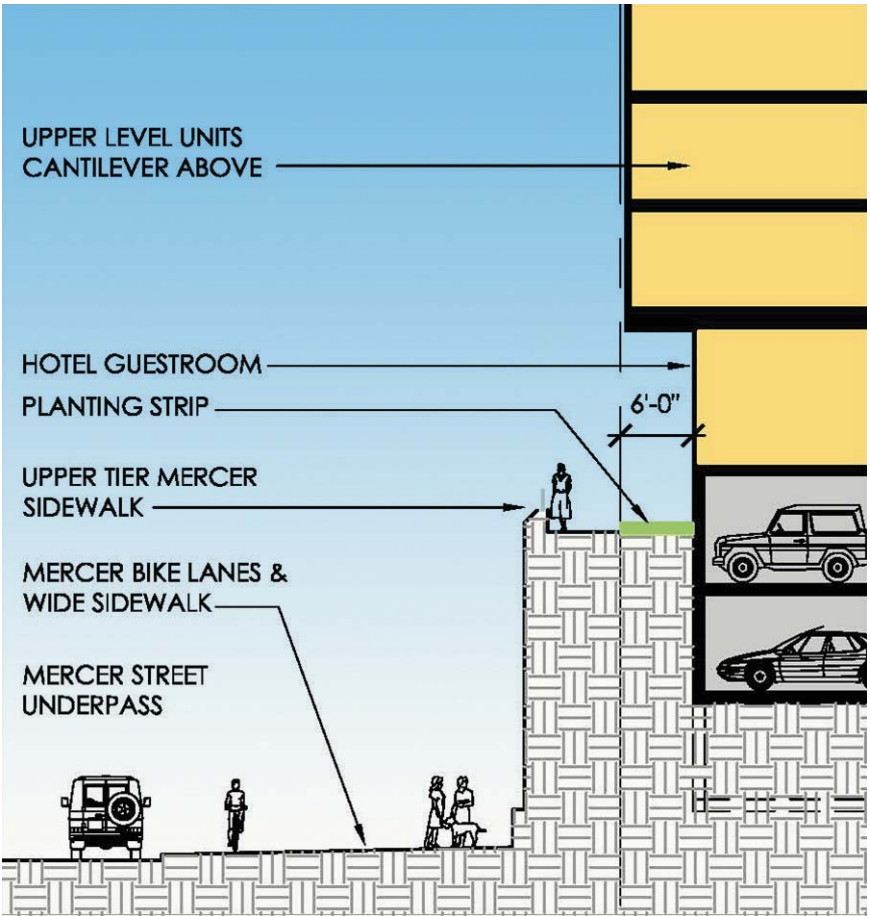
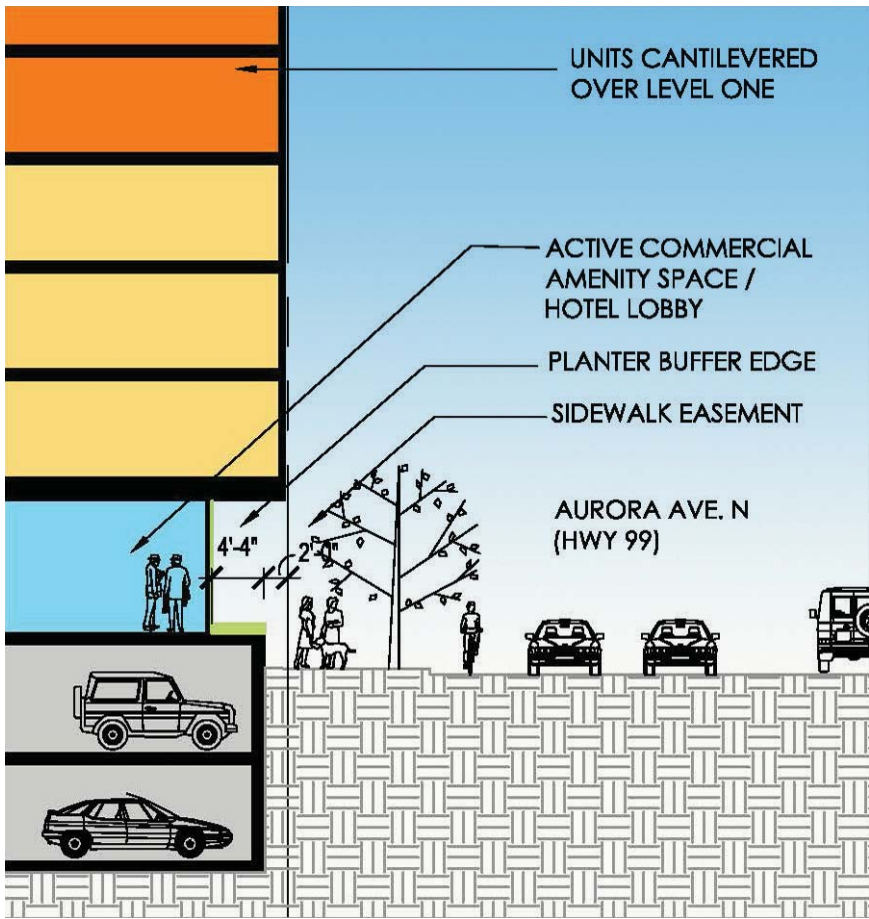
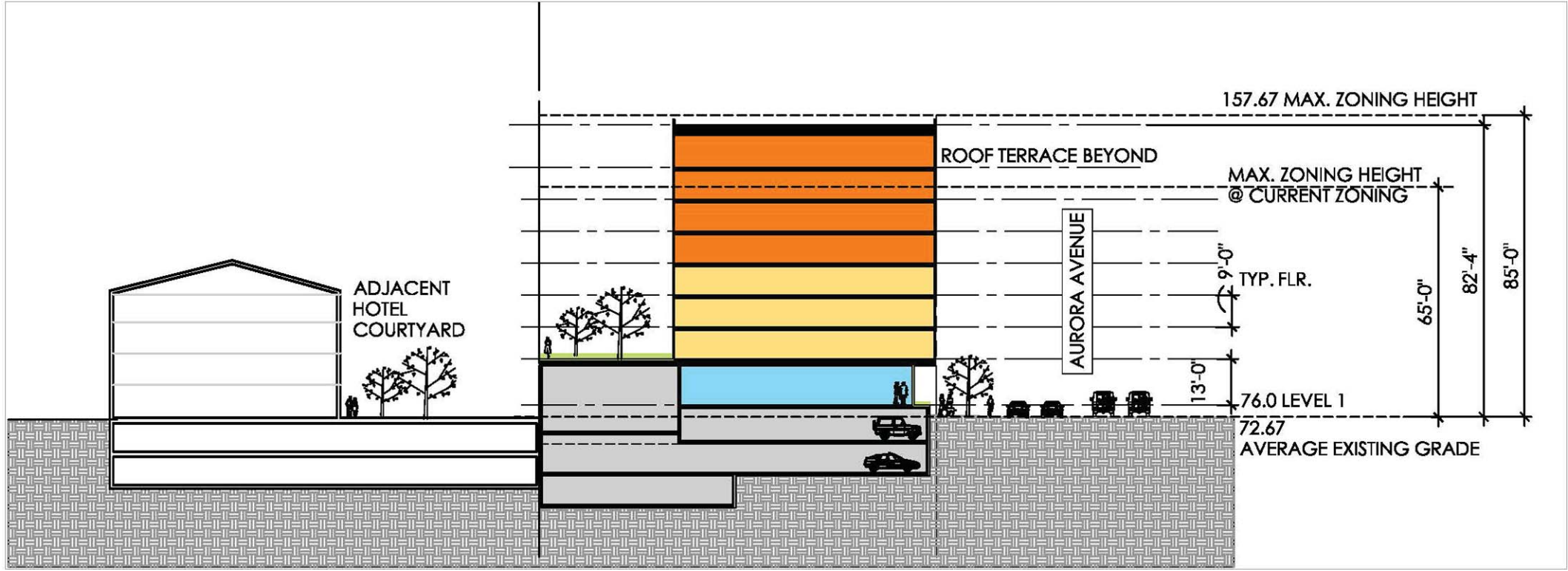
LEVEL 8 - (21) UNITS

LEVEL 2 - (38) UNITS

PLAN LEGEND

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

EDG ALTERNATE 3 - PREFERRED SCHEME





EDG RESPONSE - DESIGN PARTI

PRIORITIES & BOARD RECOMMENDATIONS

FROM EDG REPORT:

The Board would like to see a more defined and better articulated design parti, i.e., 3-4 basic moves with a better and clearer connection evident between the parti and the massing of the structure, one that would inform the massing, especially at the Aurora corners; the Board encouraged the “bookend” scheme along Aurora to receive continuing and greater emphasis. The Board liked the stepping of the massing, following the slope down from Roy Street to Mercer Street along Aurora Avenue N.

The Board encouraged the design team to pursue a “very individual, bold and fun design” able to stand on its own and not one driven by branded hotel requirements. Keep pursuing a bold modulation of all the facades and a dynamic massing of the building was the guidance given. Do not allow the end walls to be plain of blank, but explore adding windows, balconies or other treatments to create façade interest. Billboards and signage of any kind should not be considered as a way of dealing with lacunae in the design.

DESIGN RESPONSE:

The Design Concept or Parti has been further defined with a more consistent approach to building massing.

- The design has been refined in how the building steps up the slope and meets the sky by increasing the width of the steps and providing a distinct amenity space and feature fin & canopy at the step transition from level 7 to level 8.
- The middle field of modulation/accent colors and unique flared bays are capped at the building corners with strong “bookend” elements with canopy & fins.
- The “bookend” elements are consistent in design strengthening both corners on the Aurora / Mercer and Aurora / Roy intersections.
- Custom units are provided at the building corners and integrated in the “bookend” design to avoid blank end walls through the use of additional windows, distinct materials and projecting elements.

The design concept proposed is “bold and fun”, utilizing unique accent bay geometry and a bold accent color. Blank end walls are eliminated and corners are designed as strong “bookends” to the overall composition.



VIEW OF CORNER OF AURORA AND ROY



VIEW OF CORNER OF AURORA AND MERCER

EDG RESPONSE - MODULATION

PRIORITIES & BOARD RECOMMENDATIONS

FROM EDG REPORT:

The Board was in favor of the flared bays and balconies facing onto Aurora Avenue N. and encouraged strong modulation of the building not only along Aurora but as part of the development of the two street-facing ends as well.

DESIGN RESPONSE:

The street ends of the building along Mercer Street and Roy Street are consistent with the over design concept of the building. The field of flared bays, modulation, accent color and balcony details are utilized on all building frontages. The strong corner "bookend" elements "turn the corners" and provide hierarchy and interest on all street-facing facades.



VIEW OF MERCER FRONTAGE



VIEW OF ROY FRONTAGE

EDG RESPONSE - ENTRY EMPHASIS

PRIORITIES & BOARD RECOMMENDATIONS

FROM EDG REPORT:

The design team was encouraged to incorporate further massing changes within the preferred scheme that would highlight the entry and serve to draw pedestrian guests coming down Roy Street and communicate specifically where the entry was located.

The Board liked the stepping of the massing, following the slope down from Roy Street to Mercer Street along Aurora Avenue N. The project was encouraged to incorporate massing changes that would draw a pedestrian down Roy Street from the west and inform the pedestrian where the entry to the building was located. The design team was encouraged by the Board to explore “shouldering away” from Aurora and embracing Roy Street to the west with a change in massing, pushing the massing back, for instance, to better align the entry to the new structure with the adjacent hotel and its mass.

Wayfinding assistance of all kinds on Roy Street will be important to the success of the project. Discrete and divergent paths for vehicles and pedestrians will be an important component in making for a secure and pleasant arrival for both drivers and walkers. Consider diversity in both paving and soffit treatments to promote these goals.

DESIGN RESPONSE:

The westerly portion of the Roy Street frontage building massing has been pushed back significantly along the Roy Street frontage (14 ft). This provides a better transition from the adjacent 4-Points hotel which is also set back and enhances the pedestrian experience along Roy Street by allowing for more landscaped areas and increased visibility of the entry court, coffee shop & outdoor seating and the building entrance.

The shifting of the massing also provides a better alignment of the interior courtyards of the existing and proposed buildings, increasing the opportunity for greater access to light and air.

The building massing gradually steps out to the corner intersection of Roy Street & Aurora Avenue. The vertical “fin” and canopy element strengthen the concept of “shouldering away” from the Aurora highway and “embracing” Roy Street.

The design team contemplated the “outie” corner massing as discussed by one member of the board. This massing direction was counter to the previously discussed concept of “shouldering” away from Aurora Avenue and providing strong “bookend corners”. The proposed massing instead creates a more unified design with strong corners on Aurora Avenue. The building entry is located at a sheltered entry court with covered seating, retail opportunities (coffeeshop) and covered loading & unloading for hotel guests. The visibility of the entry court has been increased from Roy Street by stepping back the massing to the west and providing a double height volume space.



ROY STREET FRONTAGE



ENTRY FROM ROY



CORNER OF MERCER AND ROY



ENTRY FROM ROY

The entry court has been developed to contain a double high space on Roy street increasing visibility, prominence and inviting entry sequence from both Roy street and Aurora Avenue.

The entry court is buffered from Aurora Avenue with landscaping and unique design elements with varied levels of transparency: laser cut panels and water wall element.

The laser cut panels tie into the design feature balcony rails used on the Aurora and Mercer facades. The water wall provides for greater transparency and will help to buffer the street noise from Aurora Ave.

Diverse paving patterns below and soffit & lighting patterns above will offer wayfinding and distinction between pedestrian and vehicular travel. Raised planters, landscaping and site furnishings will create a gracious and welcoming entry to the project.

See entry perspective images pages 46-52 for more detail.

EDG RESPONSE - STREET LEVEL MATERIALITY



**PRIORITIES & BOARD
RECOMMENDATIONS**
FROM EDG REPORT:

The Board asked for fuller details regarding the materiality of the exposed garage wall and plantings intended for it; "make it purty!" was the Board's guidance.

DESIGN RESPONSE:

Aurora Avenue slopes downhill to the south, exposing the below grade parking garage structure and creating a plinth for the highly transparent hotel lobby frontage.



The Level 1 lobby frontage has been pushed back on Aurora to provide a 3 ft. deep planter edge. The plantings will spill over and soften the exposed concrete wall as the site slopes to the south. Planting scheme has been selected to allow plants to "sway" in the wind. An additional at grade planting strip has been provided along the south end of Aurora and around to Mercer Street.

Modulation is also provided along this frontage interrupting the planter edge with framed transparent bays, highlighting activity within the interior lobby amenity space.



The upper levels cantilever above to the property line, creating a comfortable pedestrian scale along the Aurora frontage.

Additional detail has been added to the exposed concrete wall through the use of reveals and / or patterning & texture, similar to the horizontal linear patterns on the laser cut balcony rails and panels.

EDG RESPONSE - AMENITY SPACES



**PRIORITIES & BOARD
RECOMMENDATIONS**
FROM EDG REPORT:

The Board encourages further development of the amenity spaces as shown--the "rooftop terrace" directly accessed from the higher residential floor to the north and the level two terrace courtyard—and looks forward to seeing details of a more complete design of the particular amenities proposed.

DESIGN RESPONSE:

An interior amenity space has been added to the rooftop terrace. This element is situated to emphasize the transition and stepping of the building at levels 7 & 8. A deep canopy and fin provides overhead weather protection and creates a visual cue to the active amenity spaces at the rooftop terrace, visible from Aurora Avenue.



The courtyards and terraces have been designed to support multiple groups of people and provide a variety of spaces and activities, from group gatherings to private spaces. Lush landscaping provides a welcome retreat from the urban environment.



See landscape concept sheets for more detail.

EDG RESPONSE - ZERO LOT LINE

PRIORITIES & BOARD RECOMMENDATIONS

FROM EDG REPORT:

The project was encouraged in obtaining a “no build easement” from the existing hotel so that the top floors of the new structure could have windows along the west façade rather than turning a blank face in that direction.

DESIGN RESPONSE:

The existing adjacent hotel building and the new proposed mixed use apartment / hotel building, while under same ownership, are considered separate and distinct projects. The new development shall not place a limitation or burden on the adjacent property and the ability for future development on the adjacent parcel.

The guidance was given to explore options for the exposed zero-lot line blank walls. Consideration has been given to this issue, without placing a burden on the adjacent property.

The most visible corners at both the north Roy Street frontage and the south Mercer Street frontage adjacent to the hotel are setback from the property line to allow for windows. Corner windows have been provided at these locations. In addition, the flared metal bay modulation element wraps the corners adding dimension and interest at these locations.

The remaining lengths of blank walls at the zero lot line condition are reduced by the large central courtyard, panel reveal lines and accent colors, consistent with the design concept for the overall building design.



SITE FEATURES

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

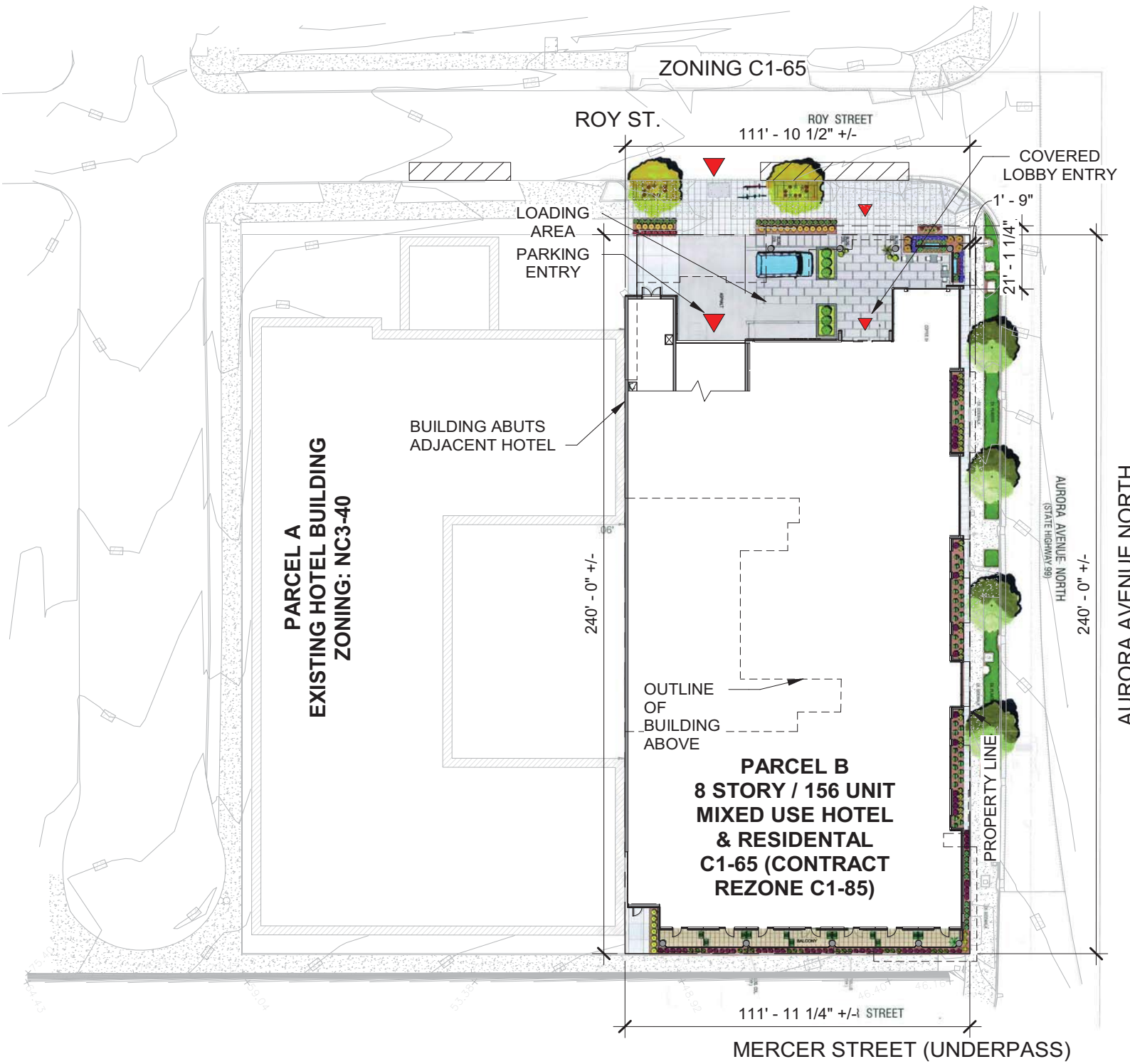
Vehicular access to parking garage and hotel drop-off /loading is located off of Roy street near the west property line away from the busy intersection at Aurora Avenue North.

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

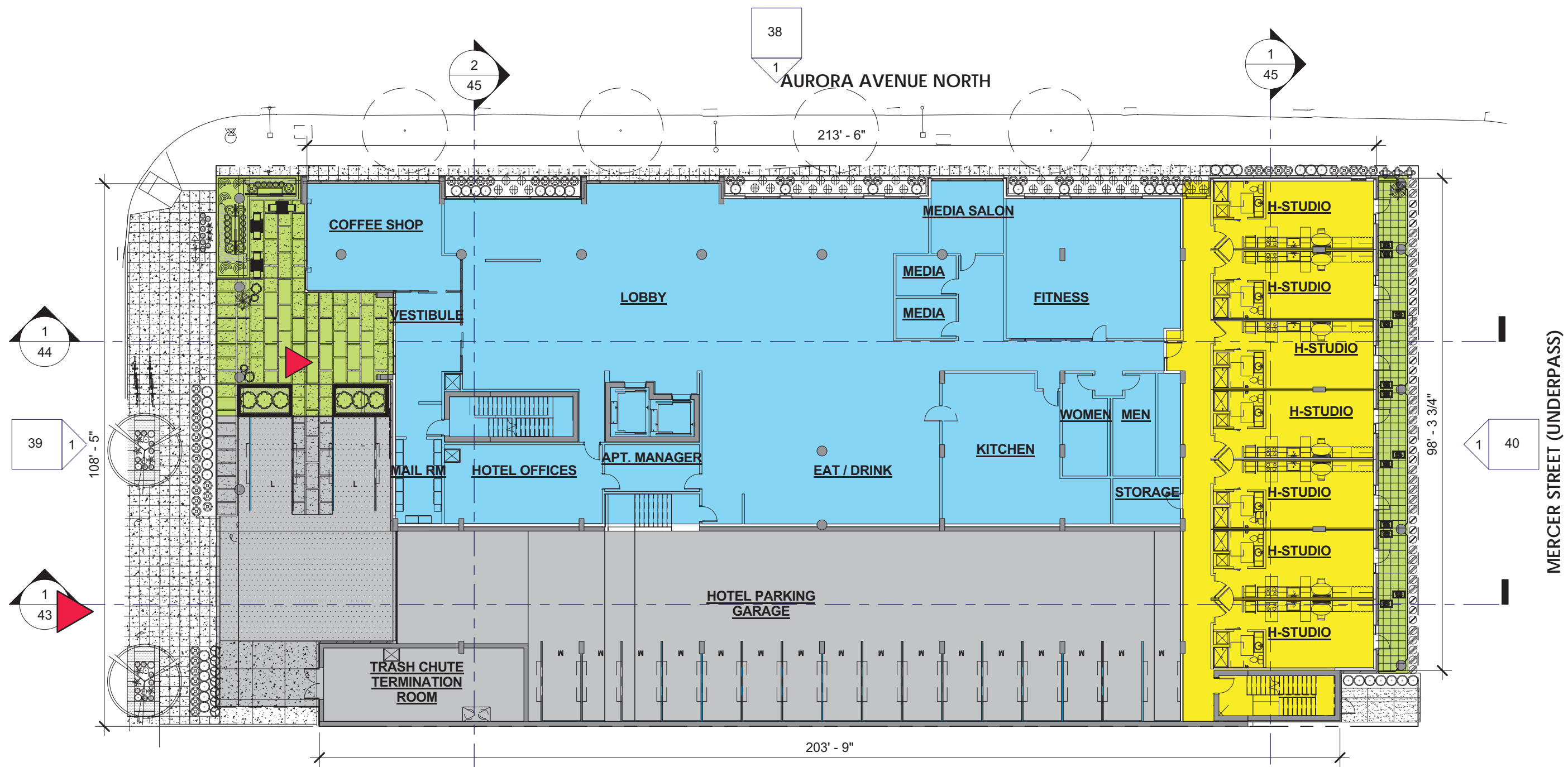
The combined building entrance for both hotel guests and apartment residents is also located off of Roy Street, near the highly visible corner at Aurora Avenue. While the high volumes of vehicular traffic on Aurora is good for project visibility, it comes with challenges of noise, pollution and visual congestion. To buffer the urban building entrance the proposed scheme buffers/screens the entry from noise with a highly transparent retail/coffee shop and transparent screening (water walls or similar public art). The retail/coffee shop provides a highly visible active space on Aurora & Roy Intersection. The coffees hop 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.

Hotel guestrooms are provided at level one along the Mercer sidewalk. The units are raised from sidewalk due to grade change, are setback with private balconies and screened by a landscape strip for added privacy and pedestrian experience.



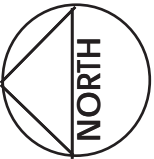
FLOOR PLAN - LEVEL ONE



PLAN LEGEND

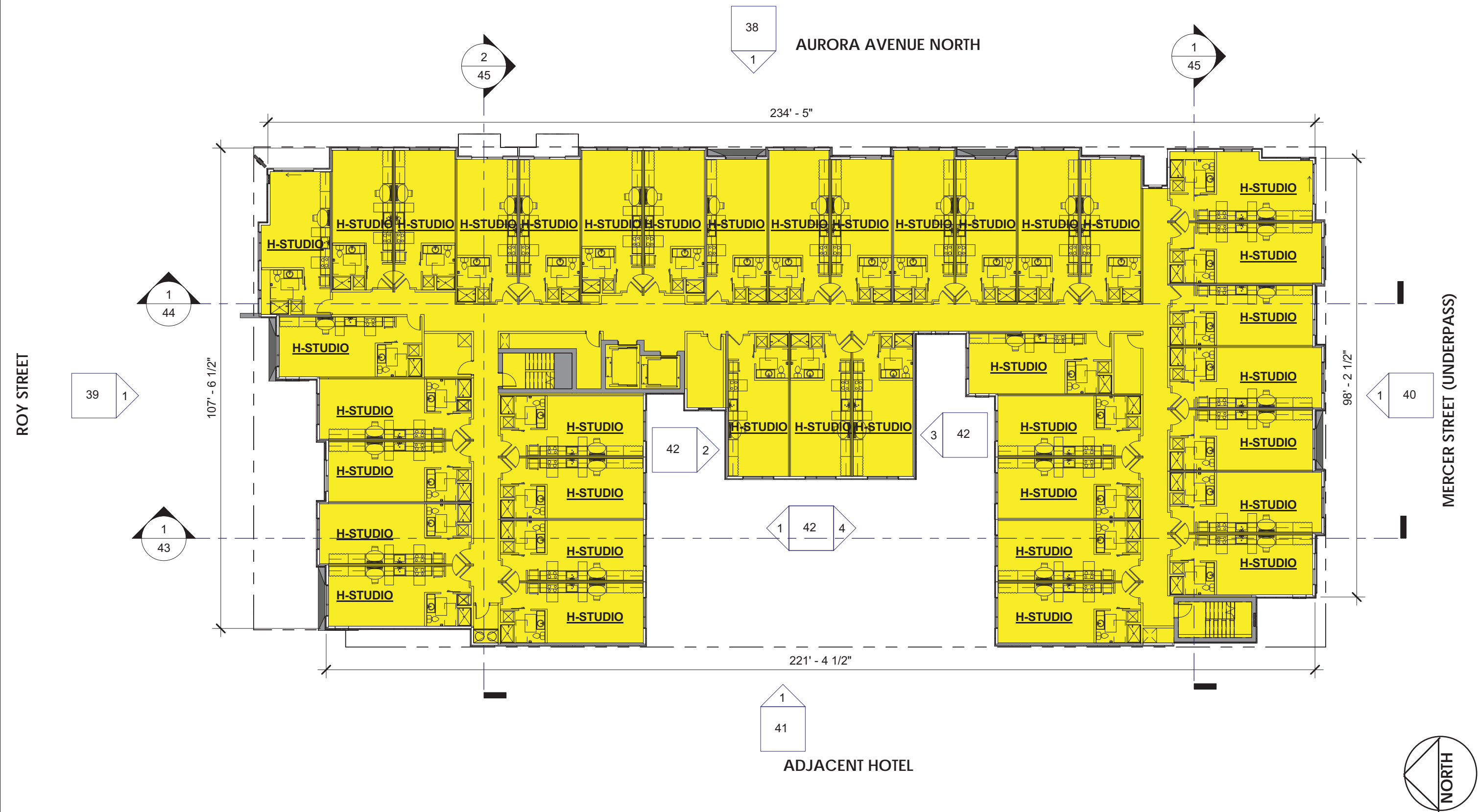
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|--|---|--|---|---|--|---|
| HOTEL / RESIDENTIAL AMENITY | OUTDOOR AMENITY | PARKING/UTILITY/SERVICE | HOTEL GUESTROOMS | ADJACENT HOTEL | ▲ VEHICLE ACCESS | ▲ BUILDING ENTRANCE |
| RESIDENTIAL APARTMENTS | | | | | | |

ADJACENT HOTEL

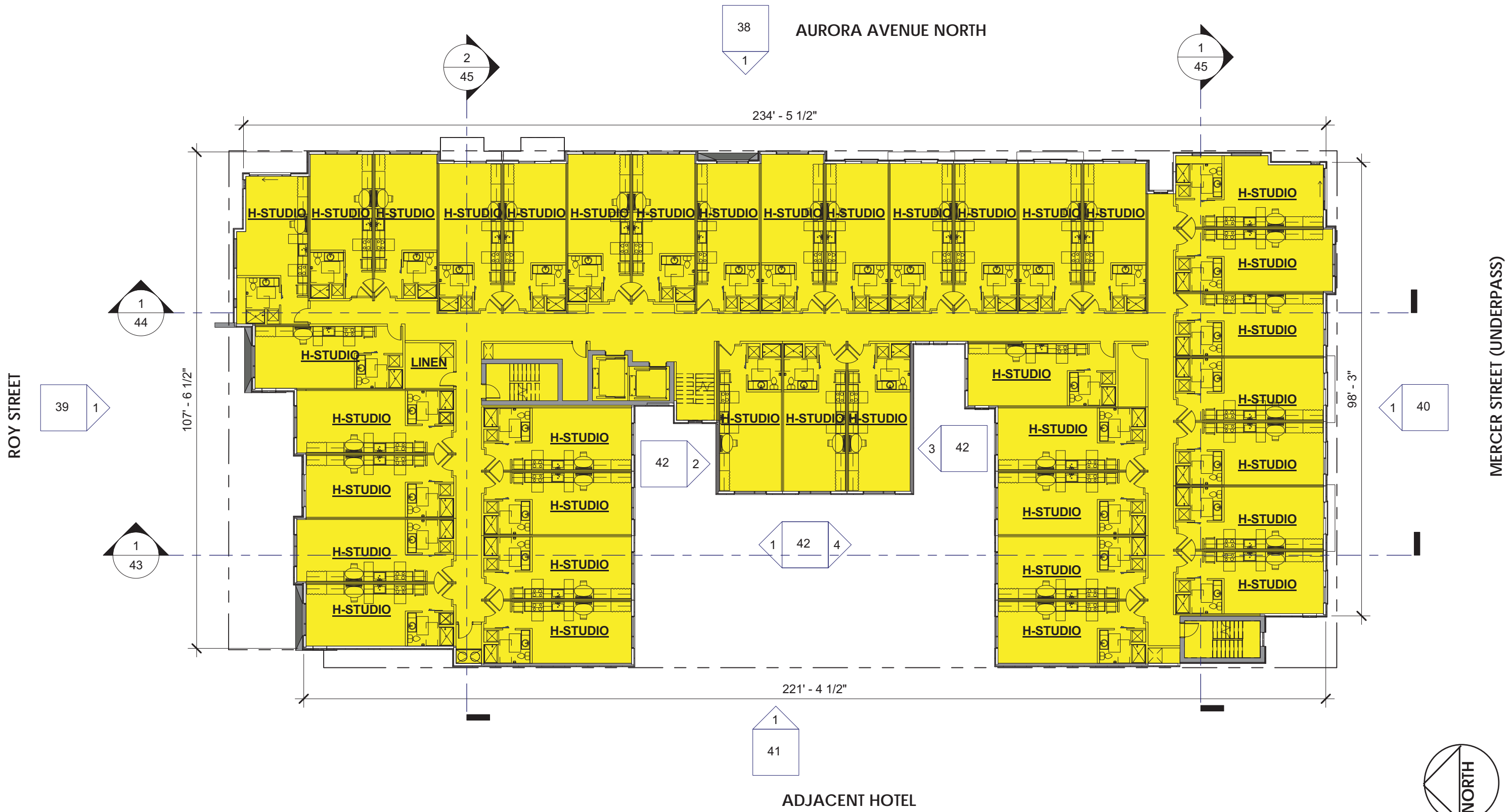






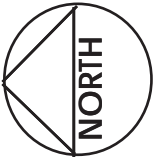


FLOOR PLAN - LEVEL 7



FLOOR PLAN - LEVEL 8 & ROOF TERRACE

ARCHITECTURAL CONCEPT





MOD STUDIO BRAND INSPIRATION BUILDING - MARLOW, SAN FRANCISCO



BUILDING "EDGES" - DYNAMIC VIEWS PARALLEL TO STREET EDGE - UW MEDICINE RESEARCH BUILDING, SEATTLE



UNIQUE FLARED WINDOW BAYS



OREGON 42, WEST SEATTLE



CLEAN, CRISP, DISTINCT MODULATION & ACCENT



FRESH, VIBRANT, CRISP



ENERGETIC, JOYFUL ACCENT

The **MOD Studios** design concept is inspired by clean lines and simple modulation, accented by distinctive feature elements and vibrant color that reveals itself with the modulation as one travels parallel to the building. The building will express itself differently when viewed looking across to, alongside and when looking up.

A simple, palette of white, charcoal and gray stands out as "clean & crisp" in a neighborhood context that has many colors & textures. The selection of orange as a signature accent compliments the streetscape context and is representative of the MOD Studio brand concept: **Fresh & Vibrant**



CANTILEVERED STREET EDGE



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



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



Urban covered entry porch at focal corner



Urban covered entry porch at focal corner



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



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



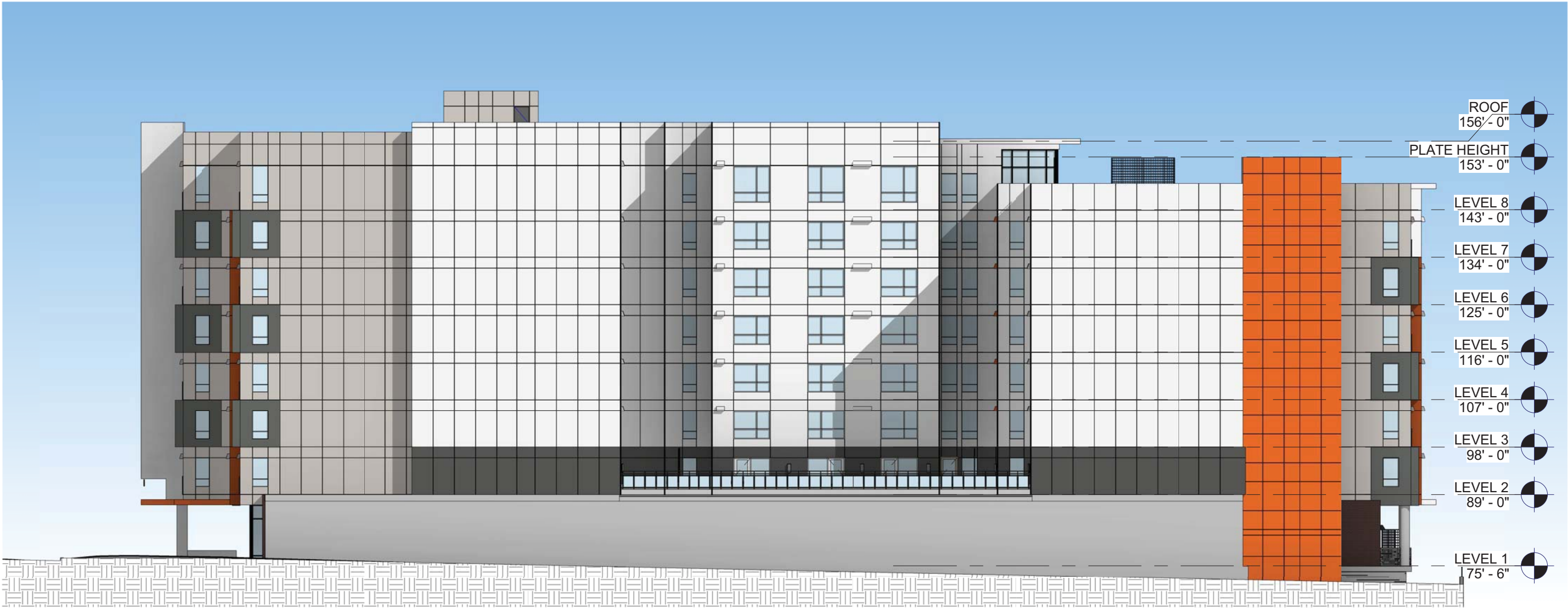
High levels of transparency at ground level amenity lobby and commercial uses along Aurora Avenue, provides activity and visual interest for this heavily traveled auto-oriented streetscape.





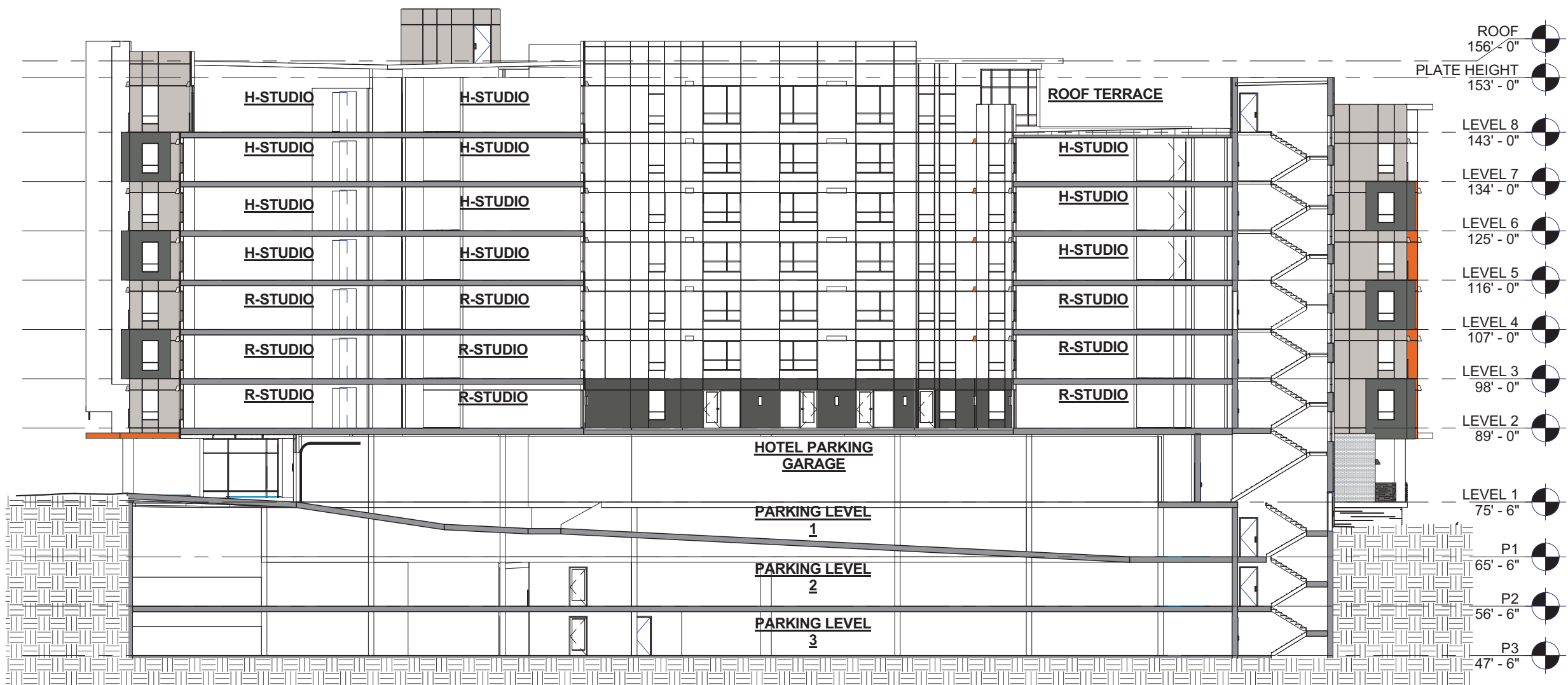
ELEVATIONS - SOUTH - MERCER STREET

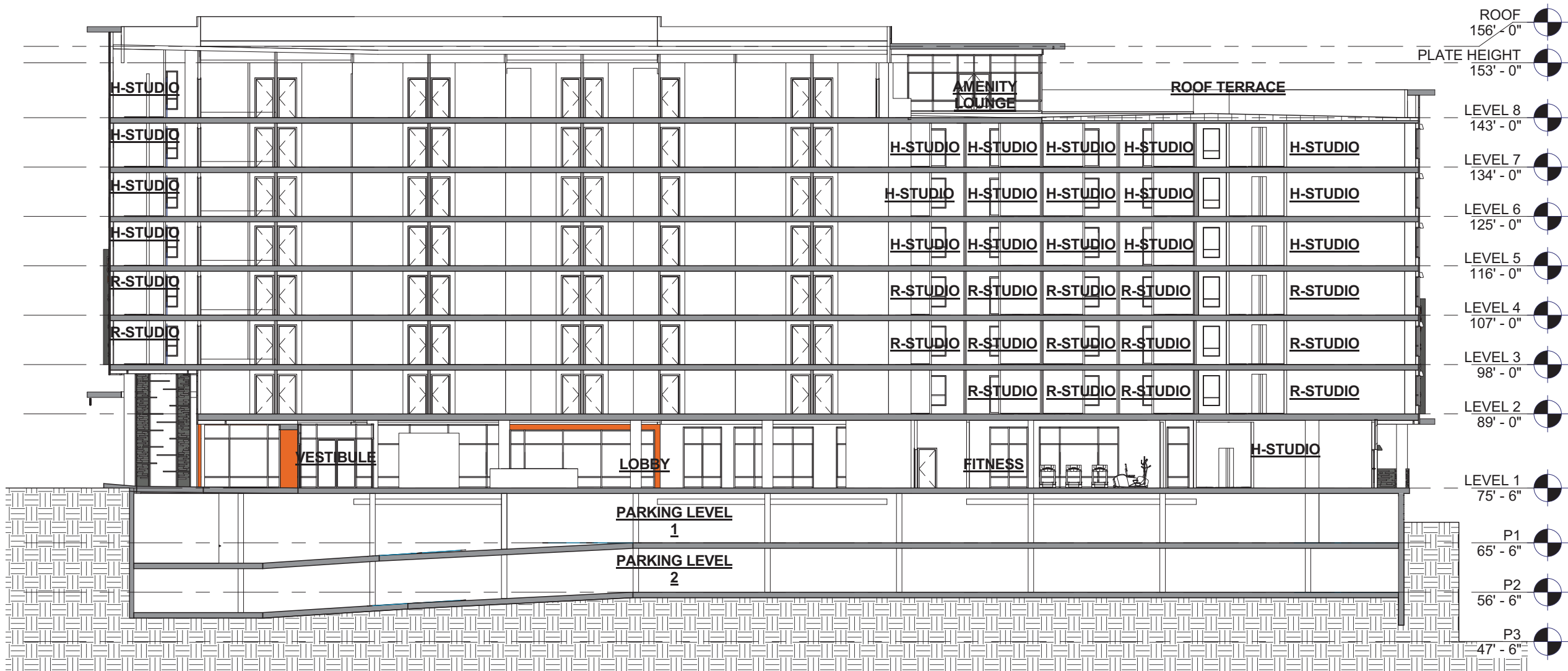


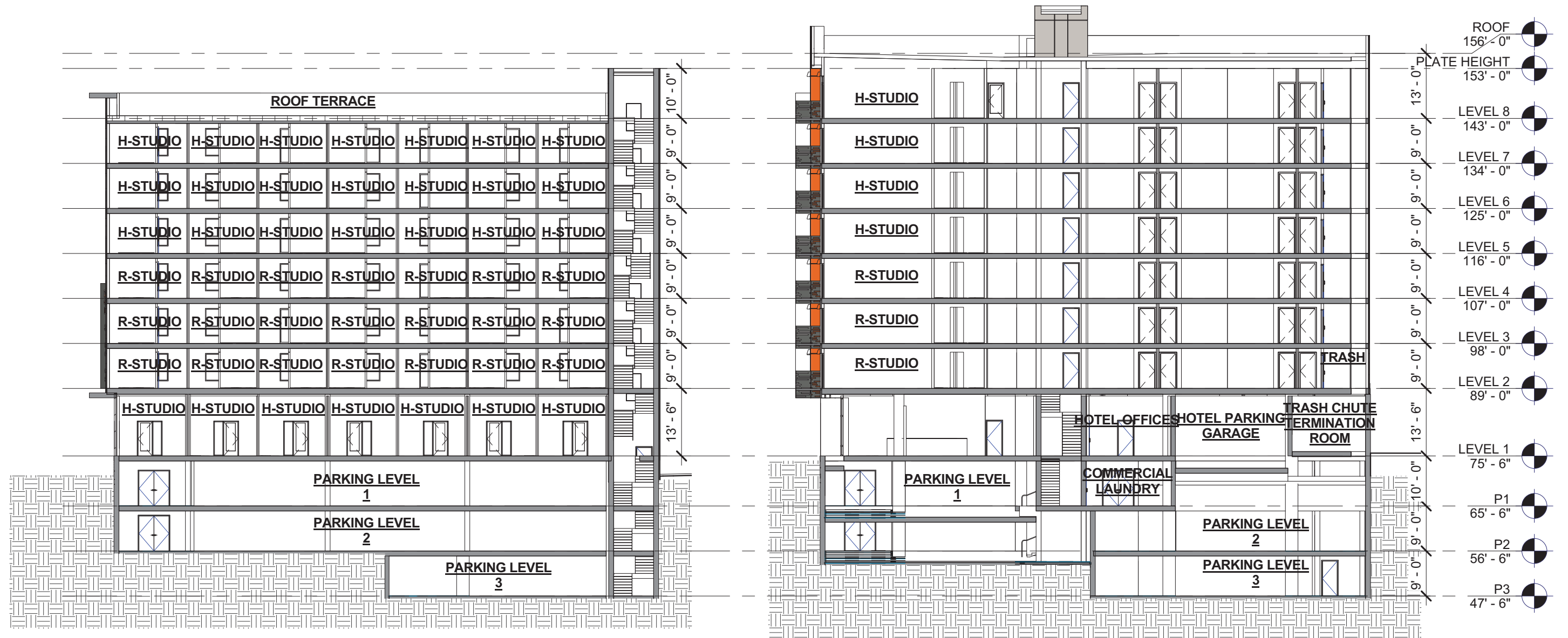


ELEVATIONS - COURTYARDS











AURORA AVENUE & ROY STREET LOOKING SOUTHWEST



AURORA AVENUE & MERCER STREET LOOKING NORTHWEST



ROY STREET FRONTAGE



CORNER OF AURORA AND MERCER

PERSPECTIVES - ENTRY



ENTRY FROM ROY



CORNER ENTRY FEATURE



ENTRY COURTYARD



ENTRY LOADING



ROOF TERRACE

PERSPECTIVES - ROOF TERRACE & COURTYARDS



LEVEL 2 COURTYARD



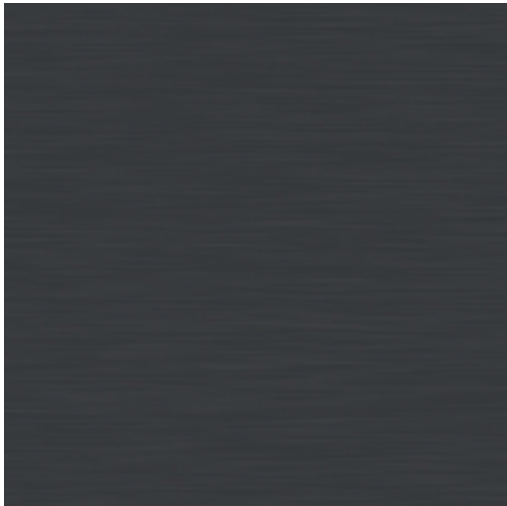
AMENITY ROOM @ ROOF TERRACE



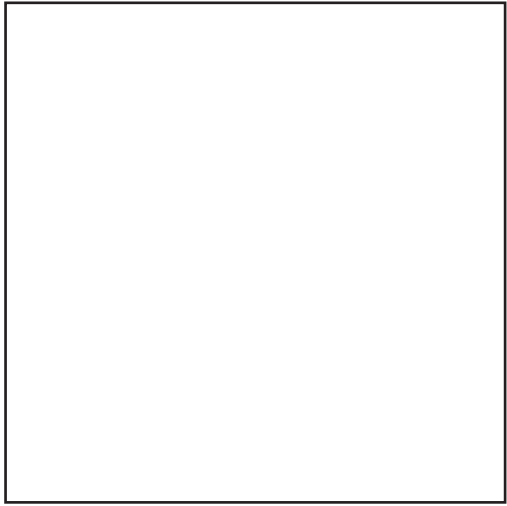
LEVEL 2 COURTYARD



ROOF TERRACE FROM AMENITY ROOM



ALUMINUM COMPOSITE MATERIAL
VITRABOND - "DARK METALLIC GREY"



FIBER CEMENT - INTEGRAL COLOR
CEMBRIT TRANSPARENT 242



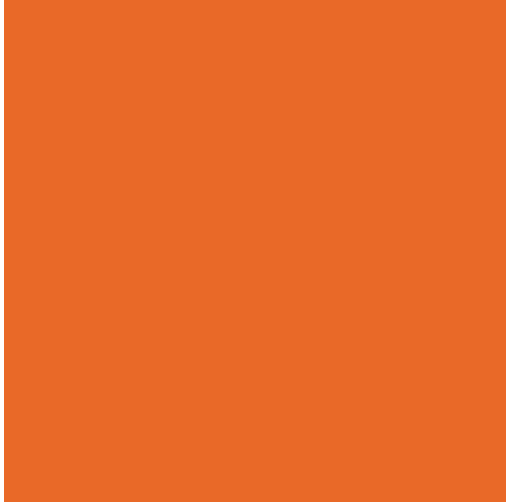
FIBERGLASS WINDOWS
GRAY (ON WHITE BAYS)



METAL TONGUE AND GROOVE
LONG BOARD - CORDOBA CHERRY



FIBER CEMENT - INTEGRAL COLOR
CEMBRIT TRANSPARENT - 030



FIBER CEMENT - FACTORY FINISH
CEMBRIT COVER - CUSTOM NCS



FIBERGLASS WINDOWS
WHITE (ON GRAY & CHARCOAL BAYS)



ALUMINUM BALCONIES & GLASS
RAILINGS - BLACK



BRICK MASONRY (STRETCHER)
MUTUAL MATERIALS - "COAL CREEK"



CAST CONCRETE
SACKED & PATCHED NATURAL



ALUMINUM STOREFRONT SYSTEM
BLACK



LASER CUT METAL RAILINGS
TO MATCH "DARK METALLIC GREY"



CONCRETE PAVING
SPECIALTY PATTERN



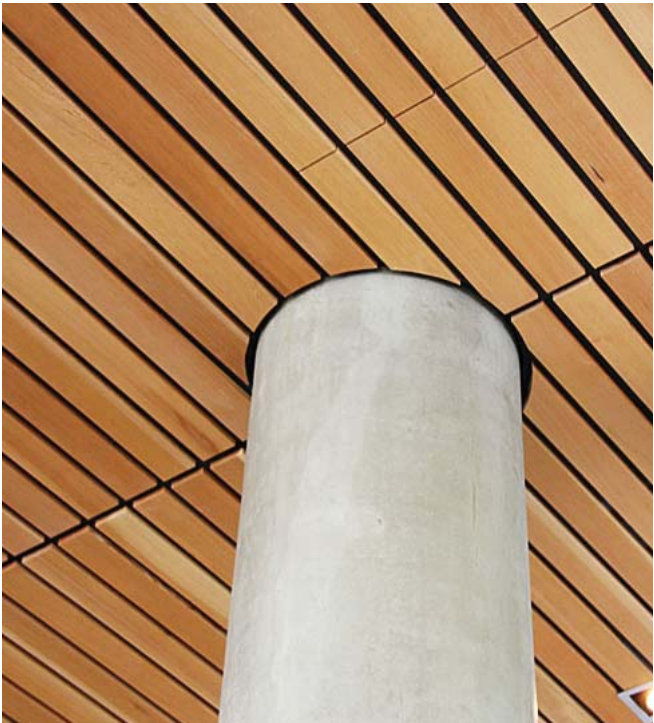
CONCRETE WALL
REVEALS & PATTERN

SIGNAGE & ENTRY DETAILS



SIGNAGE CONCEPT:

Will include canopy mounted illuminated letters "Mod Studios" as well as a vertical fin signs - also to be illuminated. Storefront glazing films will be used for pedestrian scaled signage at lobby entry.



SOFFIT @ COLUMN



RECESSED LINEAR LIGHTS @ SOFFIT



ILLUMINATED LETTERS - CANOPY MOUNTED



VERTICAL FIN SIGN



STOREFRONT GLAZING FILM EXAMPLE



WATER FEATURE EXAMPLE



WATER FEATURE EXAMPLE

LANDSCAPE CONCEPT:

Inspiration for proposed plantings and hardscape development was of a Modern Japanese Zen Garden. Pavement at the pedestrian entrance and coffee shop frontage will consist of cast-in-place concrete with 4" wide grouted stone infill. Bamboo, Heavenly Bamboo, Coral Bells, Liriope, etc. are a few of the proposed plants to be installed at the main building entrance. Outdoor furniture will be provided to serve patrons of the coffee shop.

An ornamental metal screen panel and water feature will anchor the Northeast street corner to visually enhance the street intersection and provide a distant focal point when seen from the North that assists in identifying the building entrance.

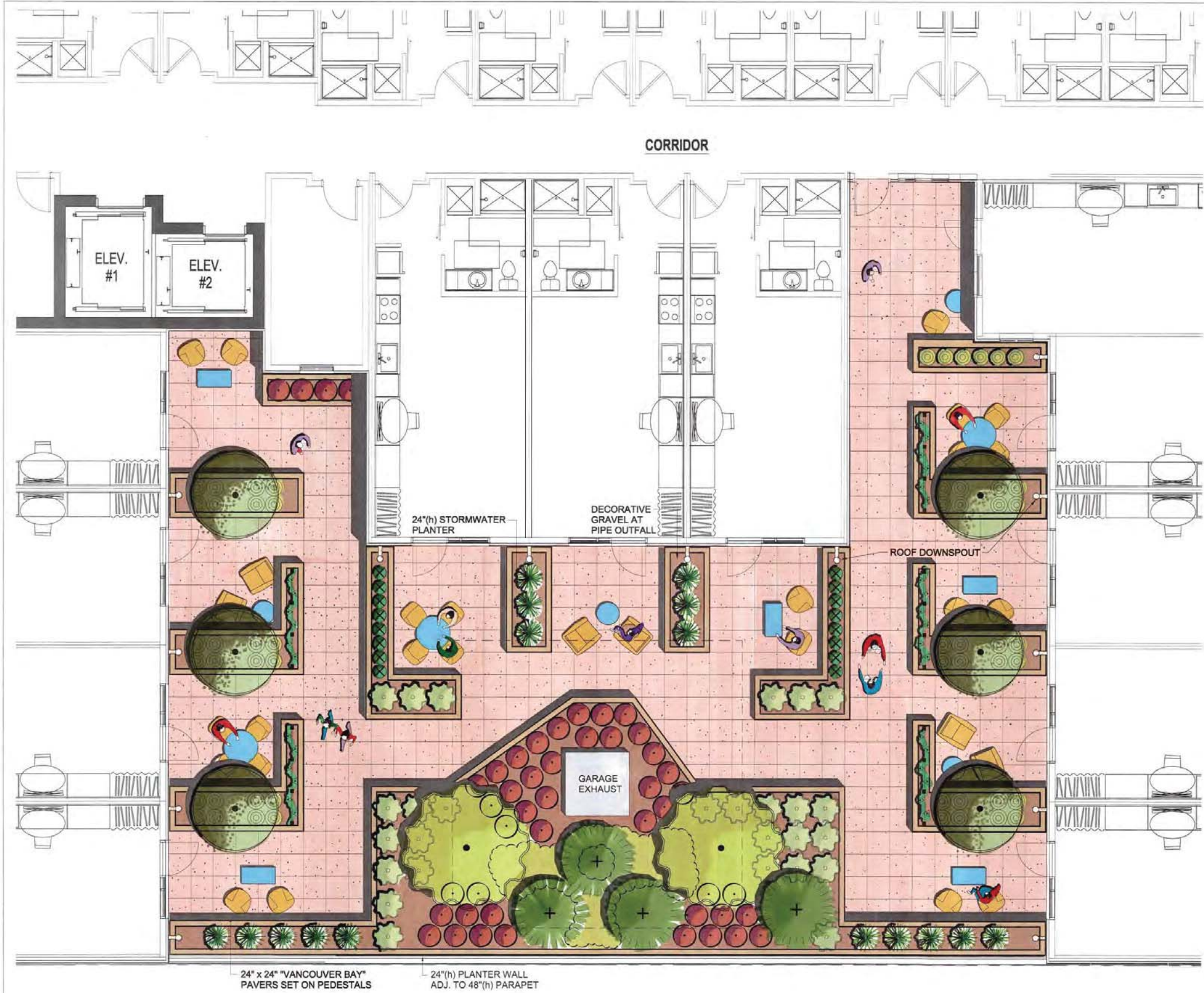
Proposed Street Trees have been coordinated with the City of Seattle Department of Transportation and will consist of the Snow Goose Flowering Cherry Tree along the Roy Street frontage. No street trees are planned directly in front of the building entrance to avoid blocking the view of the building and associated signage. A low row of Taxus shrubs is proposed to provide a partial screen and separation of the parking space over time, yet allow for viewing of the building entrance and to maintain on-site security sightlines.

The Aurora Avenue street frontage has recently installed street trees and shrubs that will remain.

Between the street sidewalk and building a mix of shade-tolerant Gold Japanese Forest Grass, Liriope, Northwind Switch Grass and Arborvitae is planned to provide a tall, narrow evergreen accent against the building wall, low ornamental grass groundcover and taller grasses in a row to blow and sway in the wind. At the edge of the planter wall, Vinca is proposed to drape and trail over the edge of the wall.



LANDSCAPE - COURTYARD PLAN



LANDSCAPE CONCEPT:

The 2nd level Courtyards will provide semi-private areas for residents that will include seat walls and Green Stormwater Infrastructure stormwater plants that will collect rain water from the adjacent roof area. Pavers will consist of raised, colored pedestal pavers. Greenscreen trellises are proposed to help define resident patio areas. A mixture of small patio trees, shrubs and groundcover plants are proposed to provide afternoon shade, soften the hardscape space and to provide for City of Seattle Green Factor points.

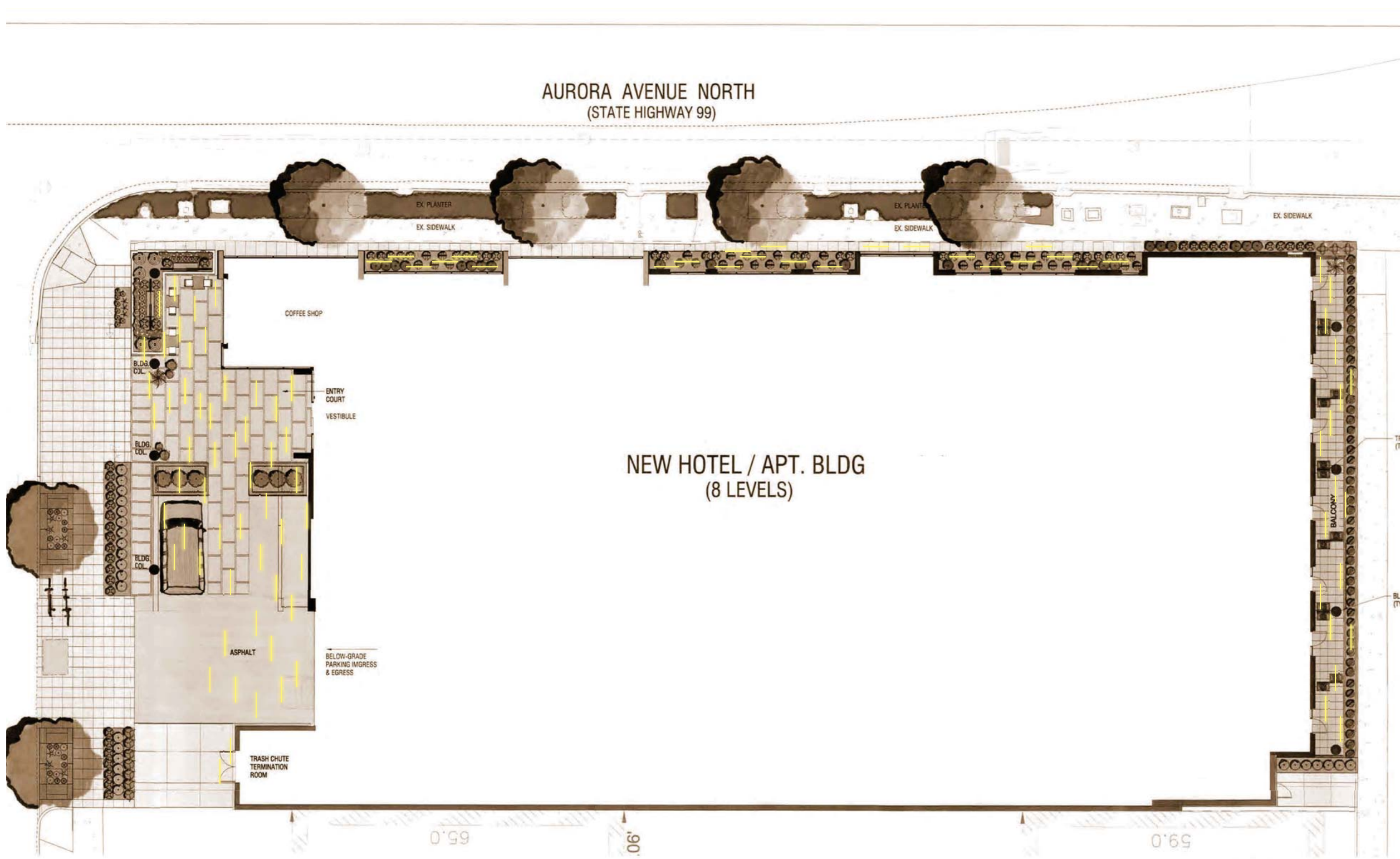
LANDSCAPE CONCEPT:

The top building level consists of a large Roof Deck terrace. Pedestal pavers will be exclusively used at this level with large planters to contain small patio trees that will provide partial shade and provide valuable City of Seattle Green Factor points. An outdoor kitchen area and exterior dining area is proposed that will have plank-paver style pedestal pavers to mimic wood decking. Three Fire Pits are proposed with associated seating.

Steel horse troughs and greenhouses will be provided for resident vegetable and herb garden planters. A small smoking zone and areas to observe views of the City are provided in addition to a synthetic turf dog-walk set within an area defined by a 4'-0" high black polyvinyl coated chain link fence. Sedum Trays at key locations will complete the deckscape composition.



					
PINUS NIGRA 'KOMET'	MARILEE CRABAPPLE	CLIMBING CLEMATIS	SKY PENCIL HOLLY	CORAL BELLS	STEEL HORSE TROUGH PLANTERS
					
JADE BUTTERFLY GINKGO	PERSIAN IRONWOOD	VICTORIA MAGNOLIA	SNOW GOOSE CHERRY	MIDWINTER FIRE DOGWOOD	HEAVENLY BAMBOO
					
BLACK MONDO GRASS	NEW ZEALAND FLAX	PLANTERS AT ROOF DECK	BIKE RACK AT STREET LEVEL	GOLDCREST CYPRESS	MR. BOWLING BALL
					
GOLDEN DEVINE BARBERRY	BENI KAZE FOREST GRASS	PLANTERS AT ROOF DECK	WATERWALL FEATURE (SIM.)	INTIMATE SEATING AREA FURNISHINGS AND FIRE PIT	PLANK-STYLE PEDESTAL PAVERS
					
				GABION WALL FIRE PIT (GLASS OR STONE CONCEPT)	CONCRETE PAVEMENT WITH ROCK INFILL



LINEAR LED LIGHT FIXTURES
- SOFFIT LIGHTING



PLANTING UPLIGHTING

STREET LIGHTING PER SDOT STANDARDS



NIGHT VIEW: AURORA AVENUE



NIGHT VIEW: CORNER OF AURORA & ROY



NIGHT VIEW: BUILDING ENTRY

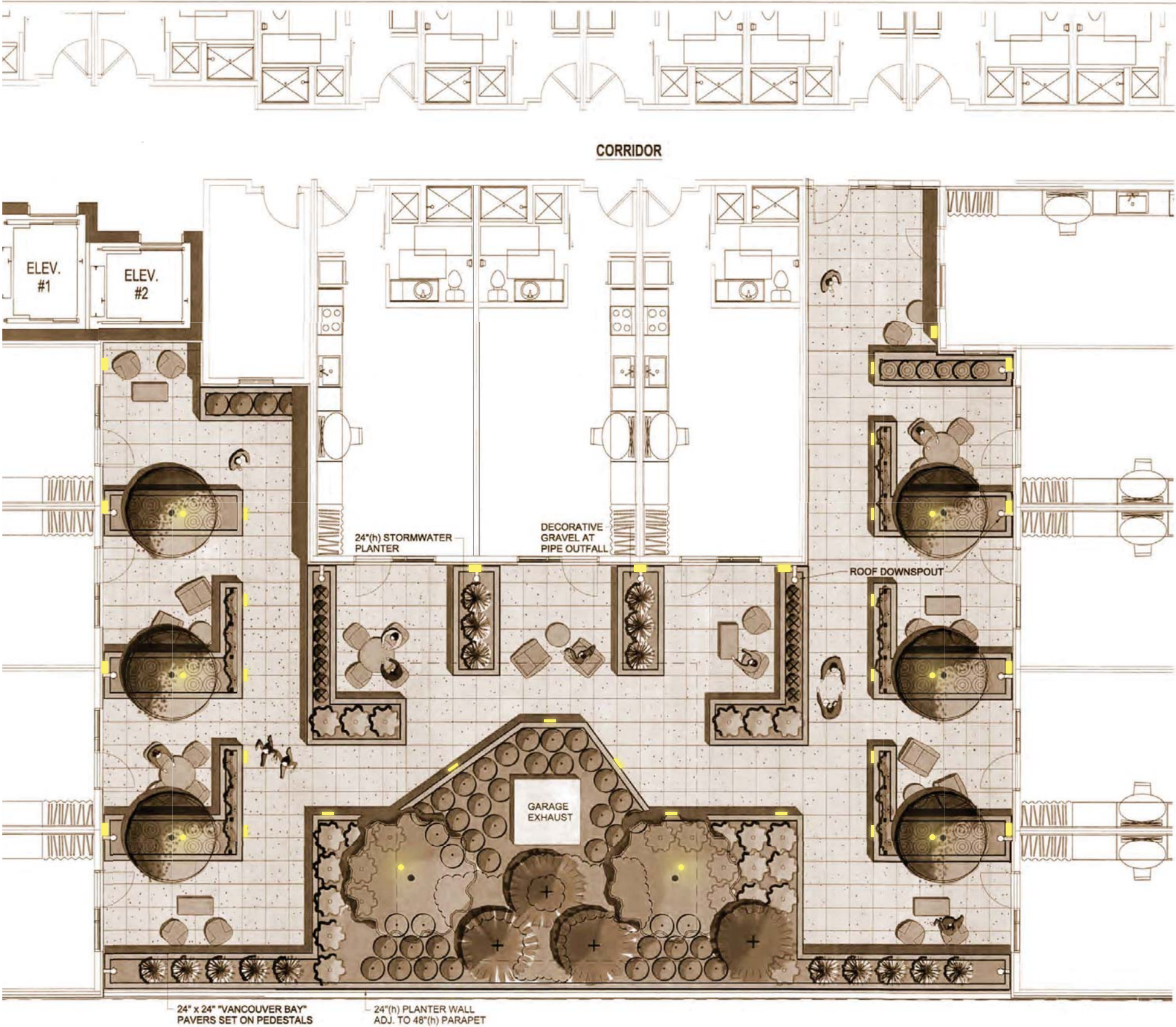


NIGHT VIEW: AURORA STREETSCAPE



NIGHT VIEW: CORNER OF AURORA AND MERCER

LIGHTING PLAN - COURTYARD



LED SCONCE LIGHTS - UNIT PATIOS
TENANT CONTROLLED



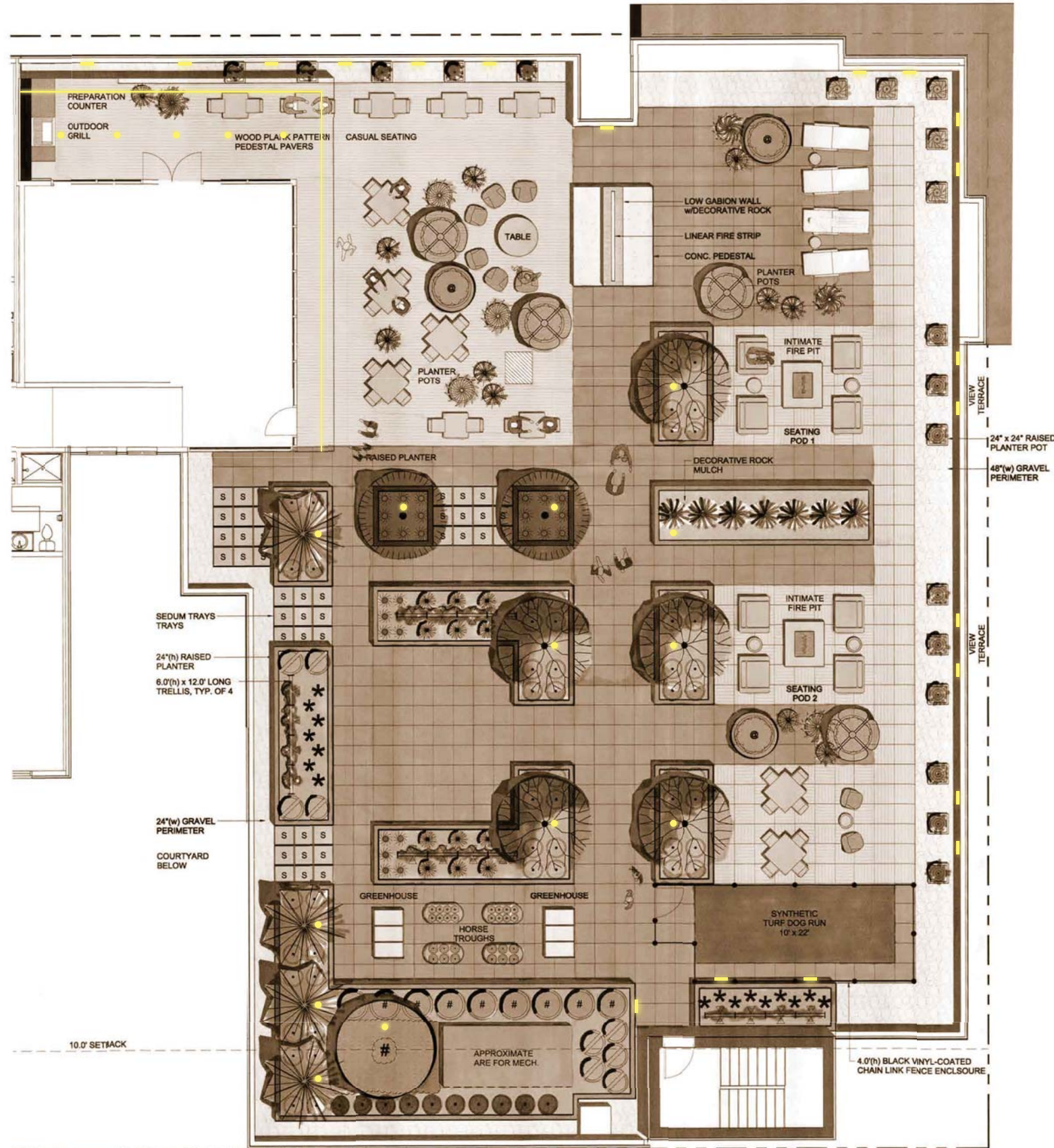
RECESSED CONCRETE WALL LIGHTING



TREE UPLIGHTS

LIGHTING PLAN - ROOF TERRACE

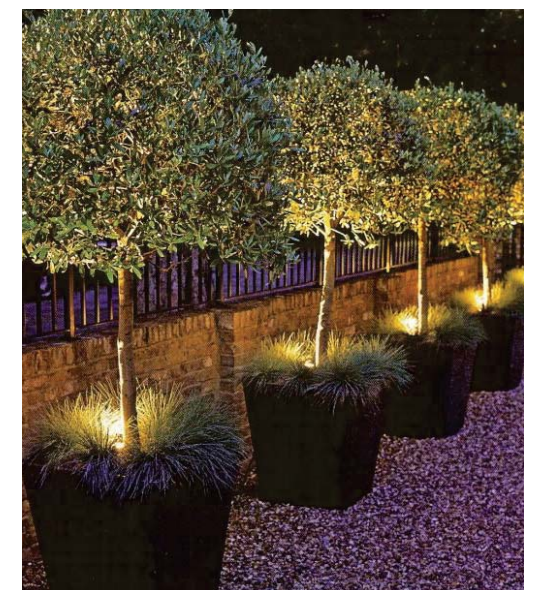
LIGHTING CONCEPT



LINEAR LED LIGHT FIXTURES - ARCADE
& RESIDENTIAL PATIO SOFFITS



PARAPET & PLANTER WALL LIGHTS
- PERIMETERS



TREE POT UPLIGHTS

C1-85 ZONING CODE		REQUIREMENT	WHAT IS PROPOSED	RATIONALE
1.	SMC 23.47A.008 Transparency requirements for non-residential street-level use	60% of the street-facing facade between 2' and 8' above the sidewalk shall be transparent	Request to allow a reduction in the transparency requirement along Mercer street and Aurora Ave.	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 provide privacy and safety for 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. Private balcony terraces have been provided to reduce bulk of street frontage and provide additional buffering of residential units to street. Custom laser cut balcony railings tie into other building detailing and provides additional interest along the streetscape. A planter strip is also provided to soften and screen the exposed concrete garage wall and to liven up the pedestrian experience along the is busy urban street frontage.
			Mercer St: 4% provided Requesting 56% reduction	

At the EDG meeting, the board supported this departure, as long as balconies were provided along this edge.



SOUTH END MERCER & AURORA STREETScape

C1-85 ZONING CODE

2. SMC 23.54.035
LOADING BERTH REQUIREMENTS

REQUIREMENT

Loading berth quantity based on use demand type and project area per Table A:

Lodging use = low demand / area = 90,014 sf = 2 loading berths required

WHAT IS PROPOSED

Request departure from loading berth standards to allow loading off-site from Roy Street.

RATIONALE

ROY STREET:

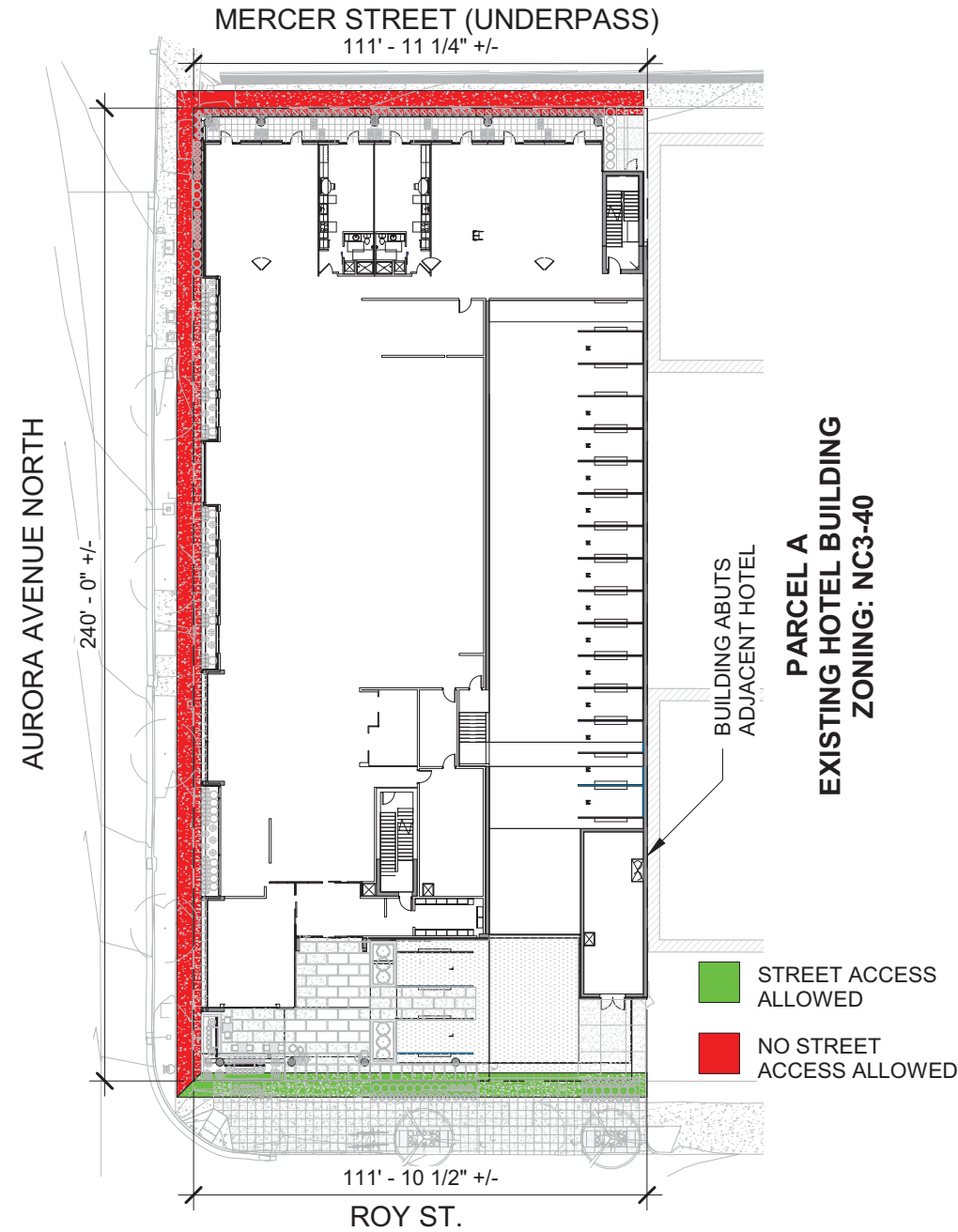
The project site is limited due to type of right-of-ways surrounding the site.
There is no alley - zero lot line condition.
No access is allowed off of Aurora Avenue North
No access is allowed off of Mercer Street (underpass)
All project access must occur off of Roy Street.

Roy Street frontage is 112 ft wide and must accommodate:

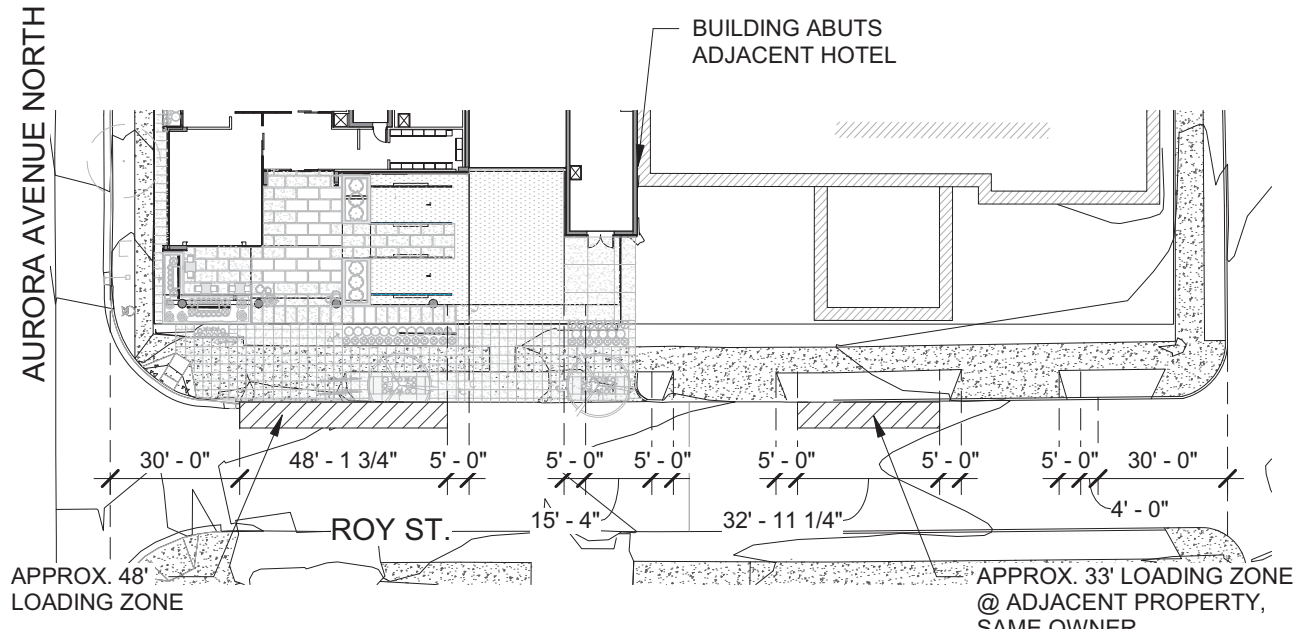
- Building entry
- Garage entry
- Hotel guest loading
- Trash staging

With the limited accessible street frontage there is not a feasible space to provide (2) loading berths on-site. Off-site loading from street is consistent with how adjacent hotel is served.

1. The Roy Street on-street parking frontage will be designated as loading only. There is approx. 83 ft. of frontage from edge of driveway to Aurora Avenue. Per RCW 46.61.570 no parking is allowed within 30 ft of intersection or 5 ft. of driveway. This leaves approx. 48 Ft. of loading space in front of building. Per SMC 25.54.035.C.2 standard length for loading is 35 ft. One loading stall can be accommodated.
2. The project owner also owns the adjacent 4 Points hotel. They will be able to coordinate delivery times and consolidate deliveries where possible. The Roy Street on-street parking frontage at the adjacent hotel is already designated as a loading zone. The existing loading zone length is approx. 28 ft. Per SMC 25.54.035.C.2.C, the low demand use may reduce the required length standard to 25 ft., as approved by Director.



STREET ACCESS DIAGRAM



LOADING ZONE DIAGRAM