



# Queen Anne Mixed-Use

Full Design Review / Early Design Guidance

320 Queen Anne Ave N

SDCI #3024089

nk

NICHOLSON KOVALCHICK ARCHITECTS



# Index

- Context Analysis 3
  - Development Objectives 4
  - Zoning 5
  - Transportation Analysis 6
  - Land Use & Traffic Study 7
  - Neighborhood Landmarks 8
  - Adjacent Design and Development 10
  - Neighborhood Massing & Textures 12
- Site Analysis 13
  - Zoning Summary 14
  - Existing Site Features 15
  - Streetscapes 16
  - Design Guidelines 18
  - Solar Access and Views 20
  - Neighborhood Massing Strategies 21
- Design Concepts 23
  - Look & Feel/Materials 24
  - Design Option 1 26
  - Design Option 2 28
  - Design Option 3 30
  - Comparison of 3 Options 32
  - Shadow Studies 33
  - Landscape Design 34
- Appendix 36
  - Previous Work 36

# CONTEXT ANALYSIS

DEVELOPMENT OBJECTIVES

ZONING

NEIGHBORHOOD LANDMARKS

TRANSPORTATION ANALYSIS

# Context Analysis

## Development Objectives

### PROJECT TEAM:

Owner: Art Matni

Architect: NK Architects  
310 First Ave S.  
Suite 4S  
Seattle, WA 98104  
Contact: Peggy Heim

Landscape Architect: Karen Kiest Landscape Architects  
111 West John Street Suite 305  
Seattle, WA 98119  
Contact: Karen Kiest

SDCI Project #3024089  
Contact: Crystal Torres

### EXISTING SITE:

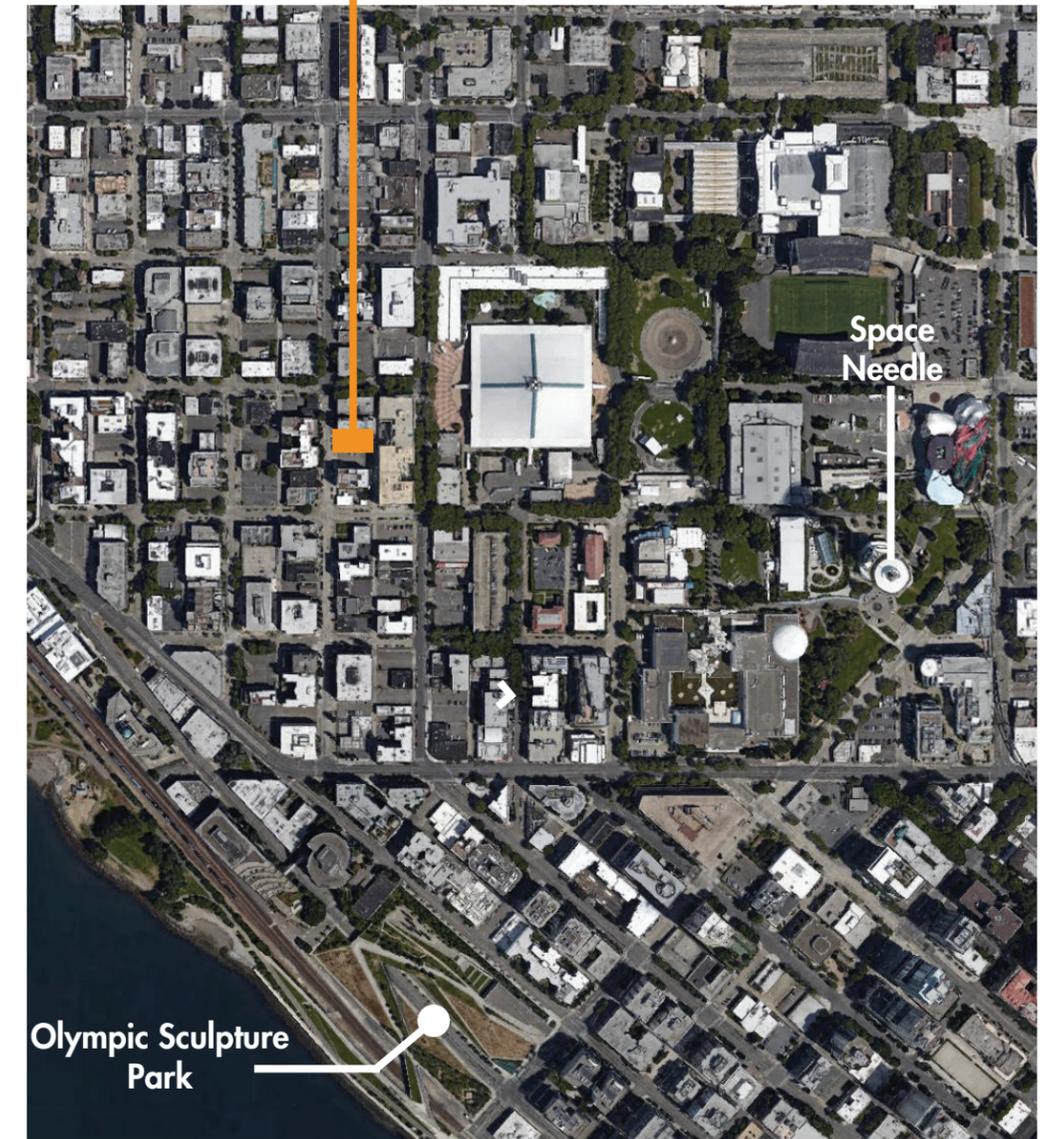
Address: 320 Queen Anne Ave N  
Location: Mid-block on Queen Anne Ave N between Thomas and Harrison Streets.  
Site Area: 7,200 Sq Ft (or 0.165 Acres)  
Existing Development: 1 existing 2-story commercial structure

### PROJECT PROGRAM:

Number of Residential Units: Approximately 60  
Number of Parking Stalls: 4  
Area of Residential Use: Approximately 39,000 Sq Ft  
Area of Live/Work Use: Approximately 2,000 Sq Ft  
Area of Garage Use: Approximately 1,000 Sq Ft  
Total Area: Approximately 42,000 Sq Ft

### DEVELOPMENT OBJECTIVE:

To provide an urban mixed-use apartment building that combines a clean, classic and contemporary style with landscaped outdoor spaces, resulting in a project that enhances the neighborhood while respecting its neighbors. The owner of the property intends for the development to be maintained as a family owned and managed building. The project will be designed with passive design strategies to reduce energy consumption.



# Context Analysis

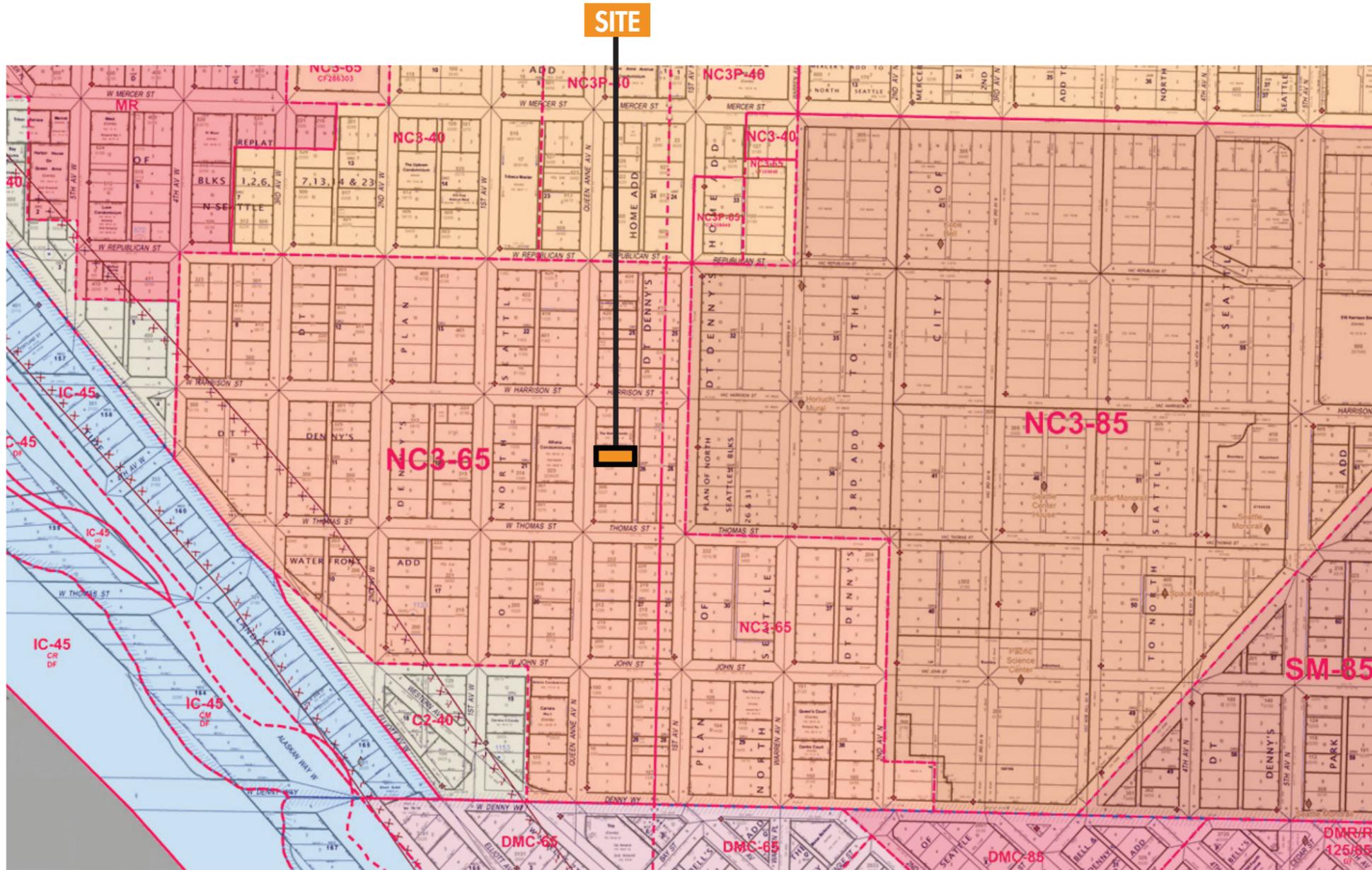
## Zoning

### SITE

Zoned NC3-65  
 Adjacent parcels zoned NC3-65  
 Located in the Uptown Urban Center

### NEIGHBORHOOD DEVELOPMENT:

The Lower Queen Anne/Uptown neighborhood is primarily composed of a variety of commercial and multi-family apartment buildings. The buildings range in style consistent with the era in which they were built. There are numerous pre-depression era brick apartment buildings, post-war commercial buildings, and apartment and mixed-use buildings of various styles built in the last 25 years. The influence of the development boom corresponding with the 1962 World's Fair can be seen in the mix of mid-century modern designs scattered throughout the neighborhood. Some of the newer apartment and mixed-use buildings in the neighborhood also take cues from the mid-century design inspired by the 1960's buildings in the neighborhood and the nearby Seattle Center.



### ZONING COLOR LEGEND

- DMC-85
- DMC-65
- IC-45
- SM-85
- NC3-85
- NC3-65
- NC3-40
- MR
- C2-40

# Context Analysis

## Transportation Analysis

### TRANSIT

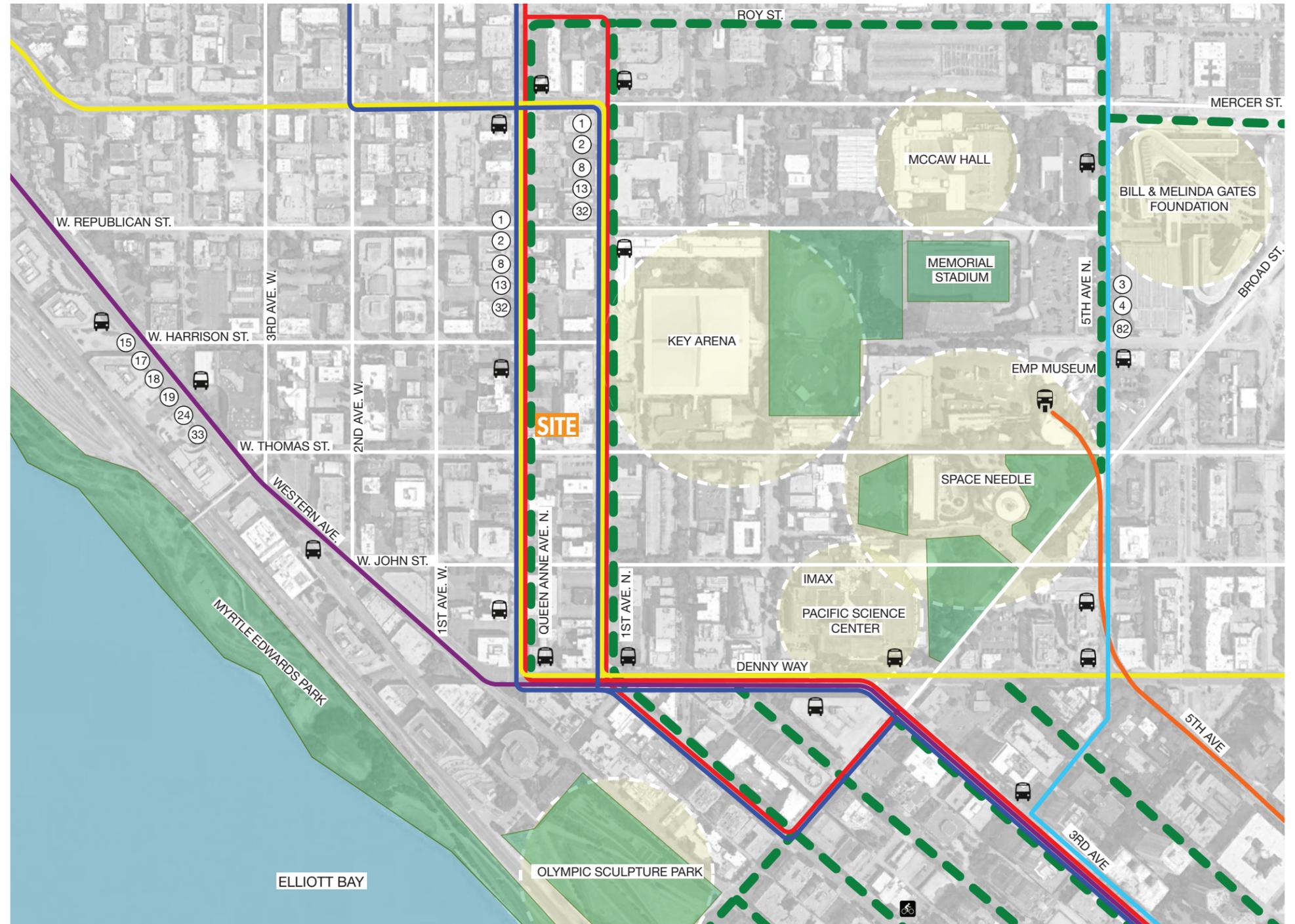
The project site has frequent transit service. It is directly served by King County Metro bus routes 1, 2, 8, 13, and 32 with a southbound stop across Queen Anne Ave N from the project site and a northbound stop one block to the north and east of the project site. There are additional bus stops for the 15, 17, 18, 19, 24 and 33 bus routes on Denny Way two blocks south of the site. These bus routes provide service from the project site to downtown Seattle and Seattle neighborhoods to the North such as Madrona, Ballard, Upper Queen Anne, South Lake Union and Capitol Hill.

### CYCLING

The project site is served by dedicated bicycle lanes running north-south along Queen Anne Ave N and 1st Ave N. Harrison and Thomas Streets are considered to be bicycle-friendly roads and provide access to the bicycle and pedestrian overpass at Myrtle Edwards Park, connecting to the bicycle trails along the waterfront that lead to downtown Seattle and Ballard.

### PEDESTRIANS

The Lower Queen Anne/Uptown neighborhood is very pedestrian friendly. Sidewalks connect the project site to the Uptown urban center with many restaurants and shops. There are many other cultural amenities at the Seattle Center within walking distance to the project site including Key Arena, Pacific Science Center, McCaw Hall and the EMP Museum. In addition to the Seattle Center grounds, Myrtle Edwards Park and the Olympic Sculpture Park are two spaces for outdoor recreation within walking distance of the project site.

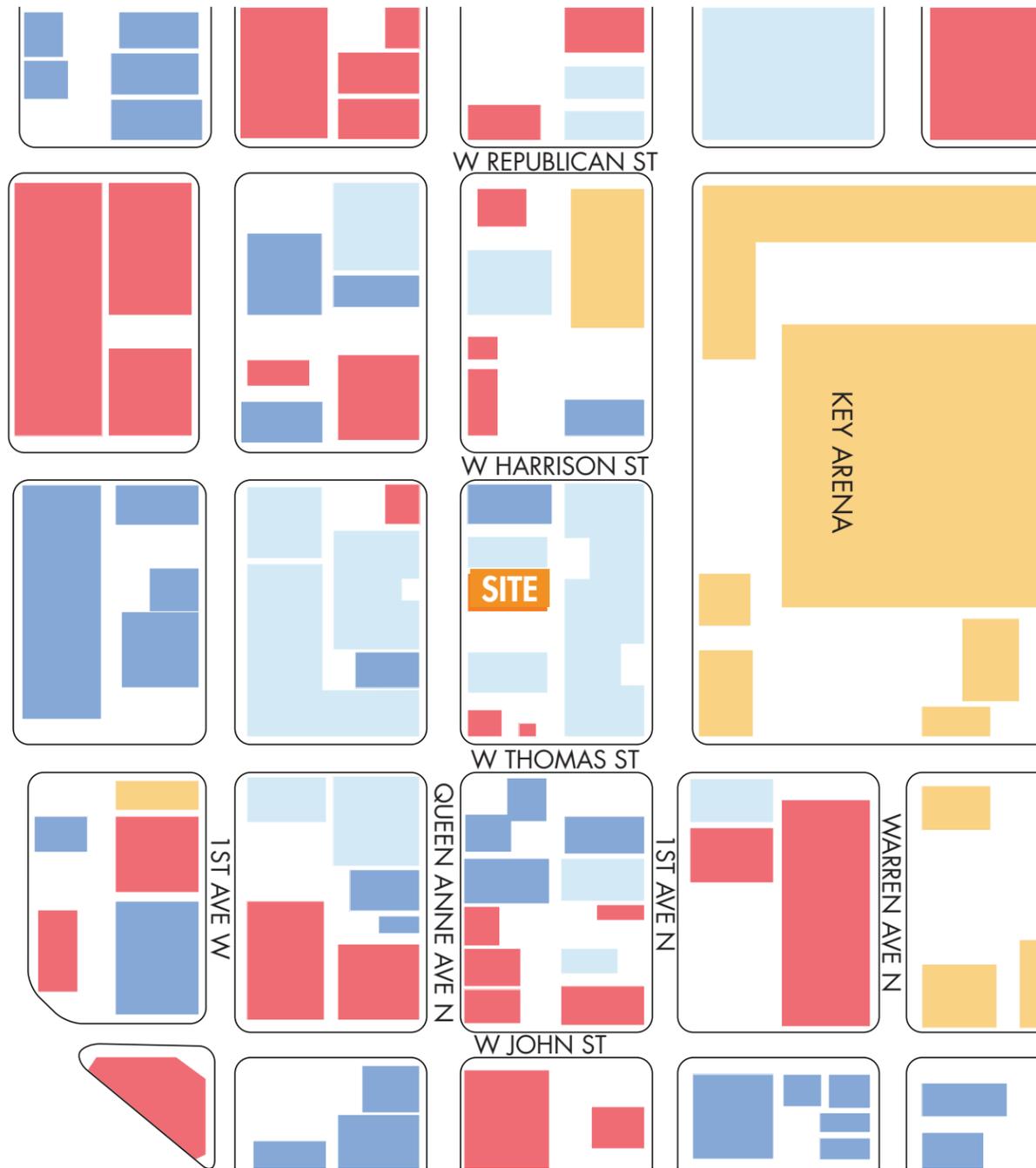


Neighborhood Transportation and Open Space Map

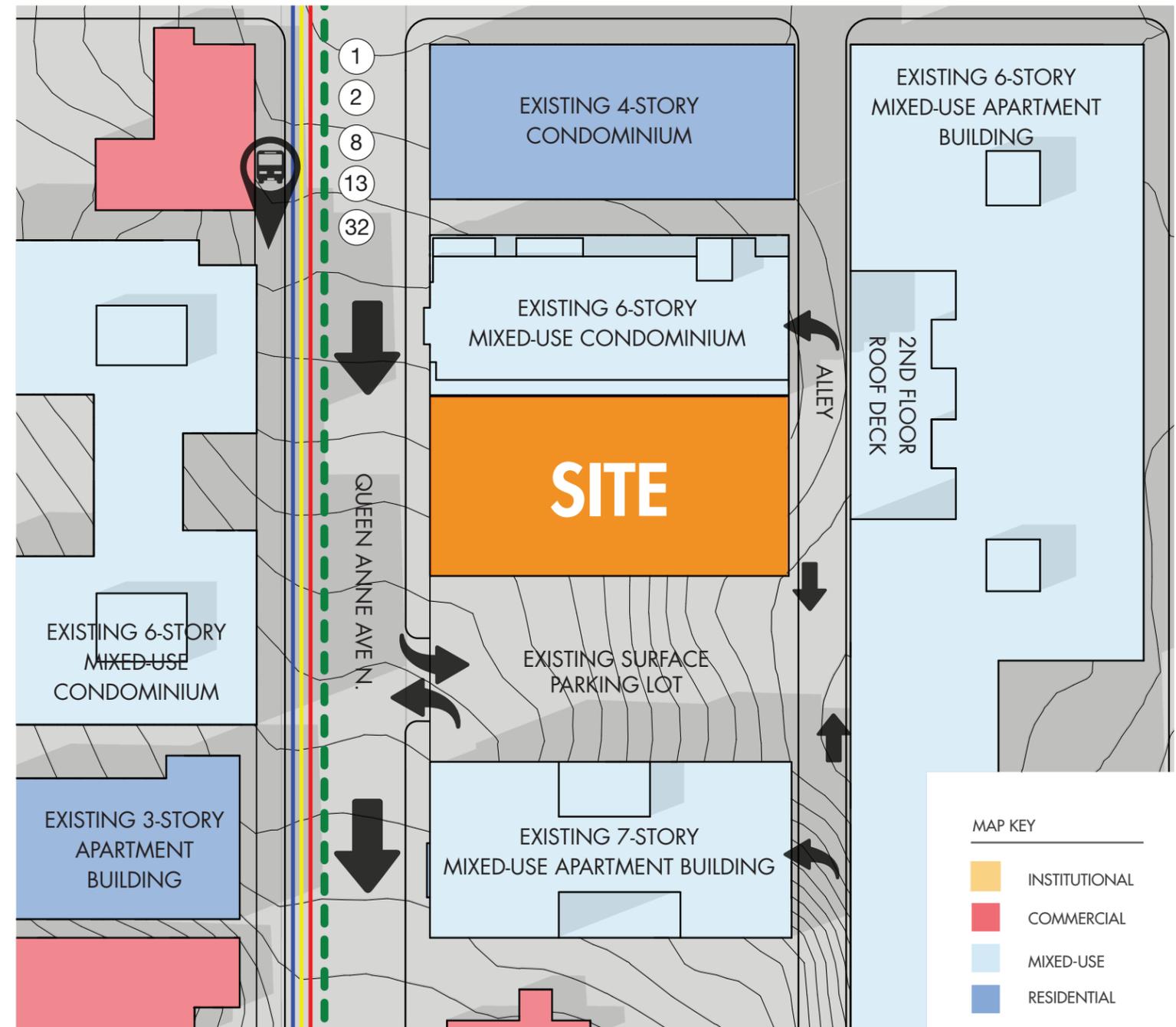
#### MAP KEY

- SITE
- PARK
- PEDESTRIAN NODE
- BUS STOP/ROUTE
- MONORAIL
- BIKE FRIENDLY LANE





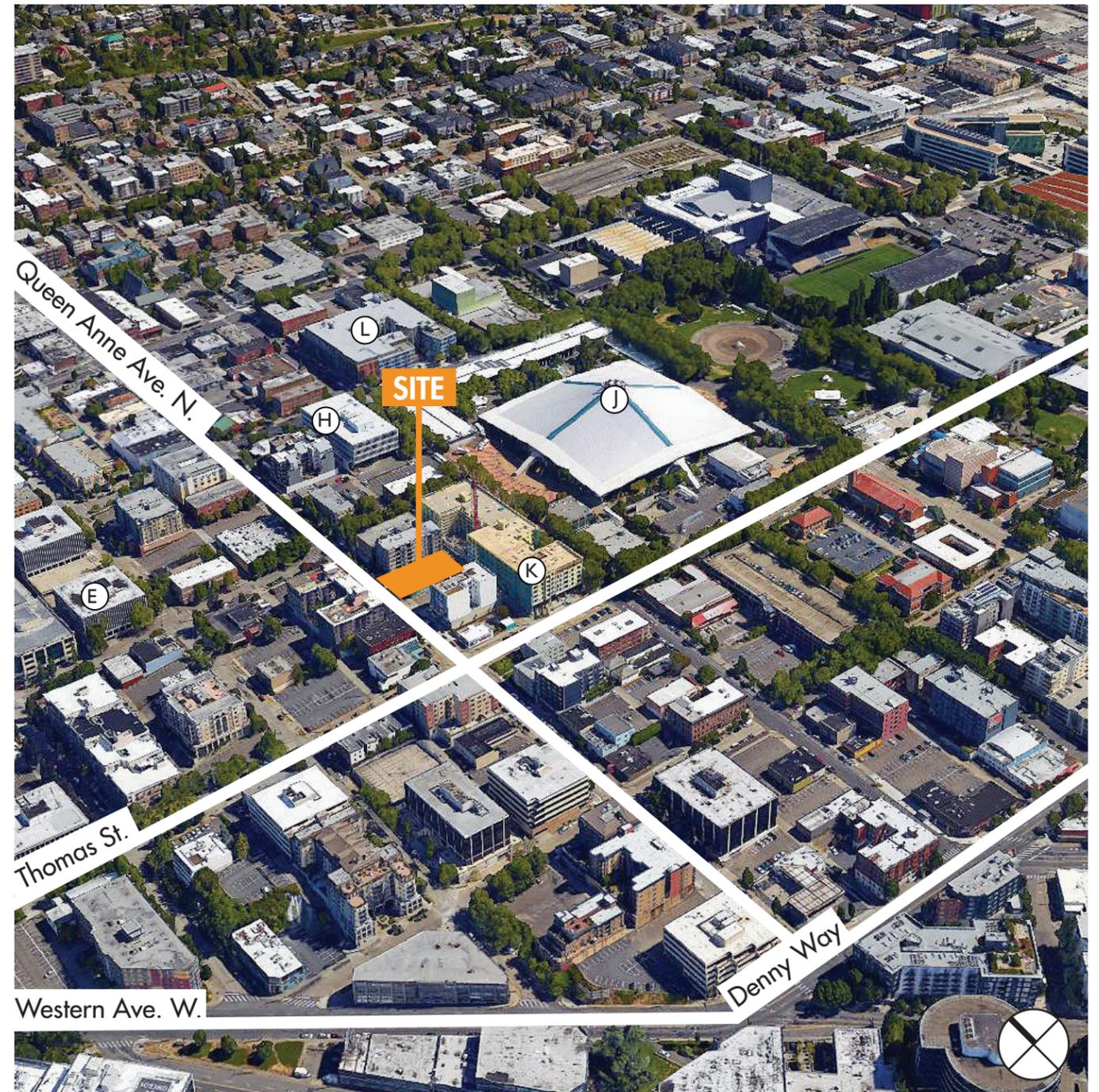
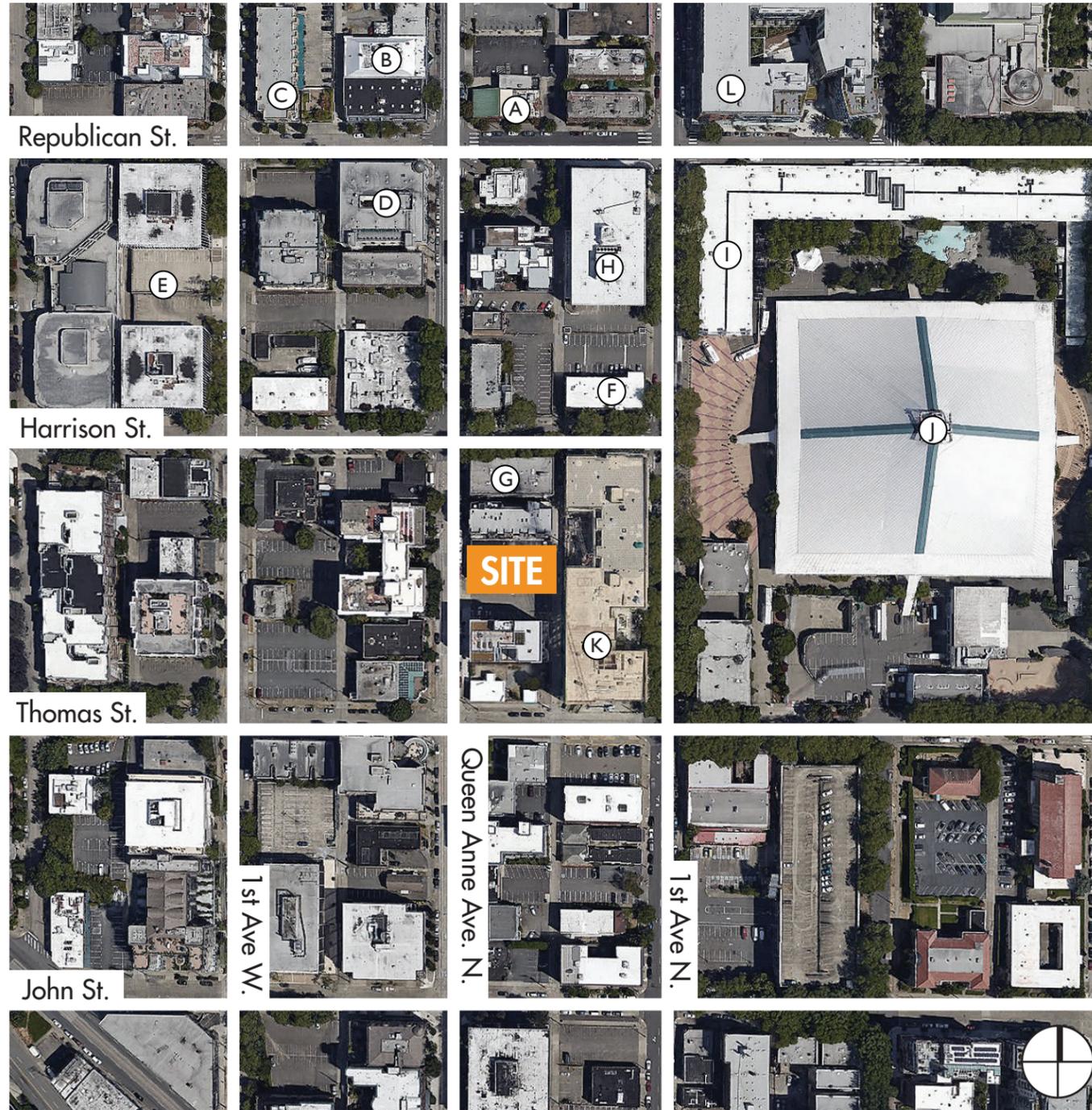
Neighborhood Land Use Map



Project Site Land Use & Site Access Map

# Context Analysis

## Neighborhood Landmarks



## Context Analysis

### Notable Neighborhood Buildings

There are many neighborhood landmarks located within close proximity to the project site. The nearby Seattle center has many mid-century modern landmark buildings including the iconic entrance to Key Arena located one block east of the project site. Some of the newer mixed-use buildings close to Key Arena, such as the Astro and the Expo, have picked up on design cues from the nearby Seattle Center. The Space needle will be able to be seen from the proposed roof deck of the project site.

In the Uptown Urban Center neighborhood, where the project site is located, there are a variety of building styles. Dick's drive-in is located in a one-story brick building two blocks north of the site along with the Uptown Theatre with its prominent marquee. Additional nearby landmarks include mid-century modern commercial buildings, historic pre-war brick apartment buildings and recently built mixed-use buildings.



A. Dick's Drive-In



D. Mediterranean Inn



G. 7 Harrison St Condominiums



J. Key Arena



B. SIFF Cinema Uptown



E. Health Services Department



H. USPS



K. Astro Apartments



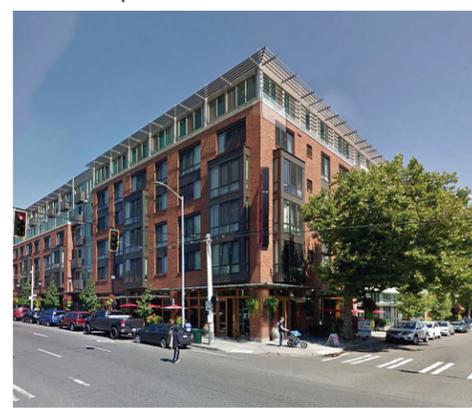
C. Safeway



F. 26 Harrison St./Dalosso Apartments



I. KEXP



L. Expo Apartments

# Context Analysis

## Adjacent Design & Development



A. 3104 Western Ave. Mixed Use



D. Expo Apartments



G. Metro on Firsts Apartments



J. Elan Uptown Flats



B. 3101 1st Ave. Mixed Use



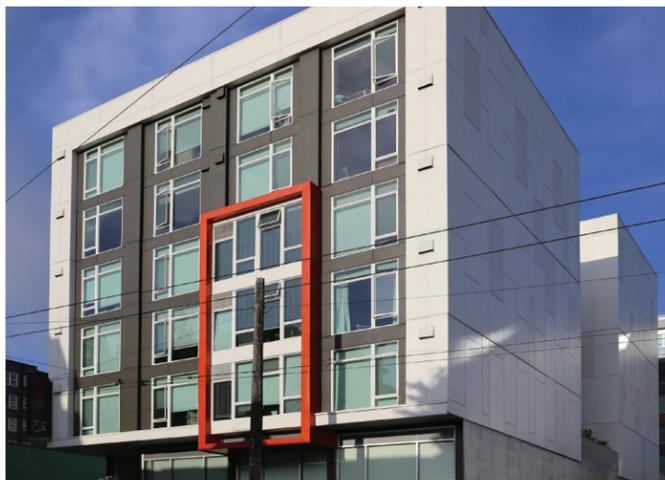
E. Astro Apartments



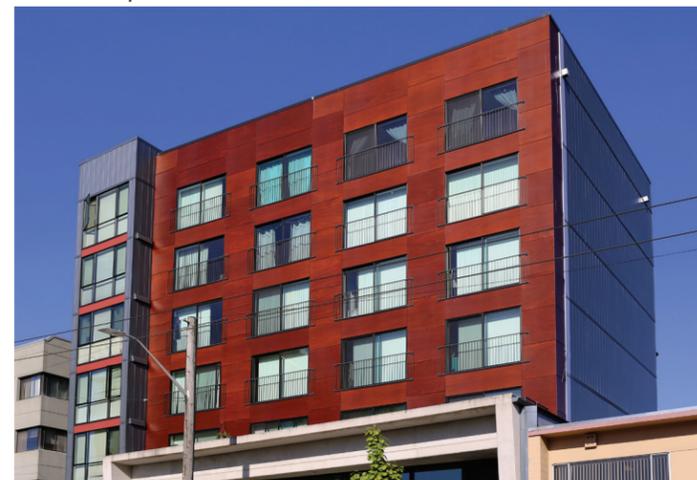
H. H2O Apartments



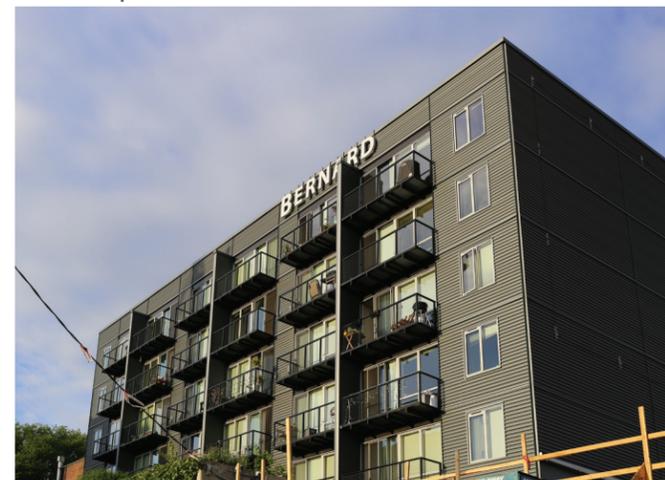
K. 19 W. Harrison St.



C. 306 QA Apartments



F. 322 View Apartments



I. Bernard Apartments



L. 219 1st Ave. N.

Context Analysis

## Context Analysis

### Existing Site Plan and Current Development

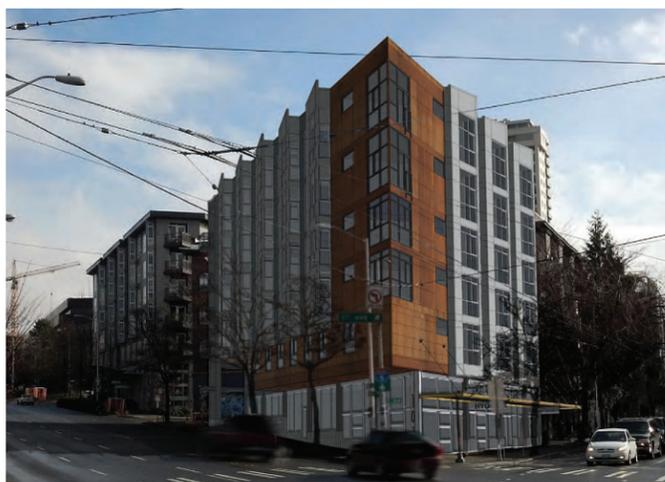
New development in the surrounding neighborhood is primarily mixed-use apartment buildings with five stories of wood-framed apartments over one or two stories of concrete construction with commercial or live/work spaces at street level. The newer building range from smaller infill buildings such as 309 QA and 222 View, to larger buildings that take up full or half blocks such as the Astro and the Expo apartment buildings. There are many new construction projects in the area, and those project images have been included here for reference.



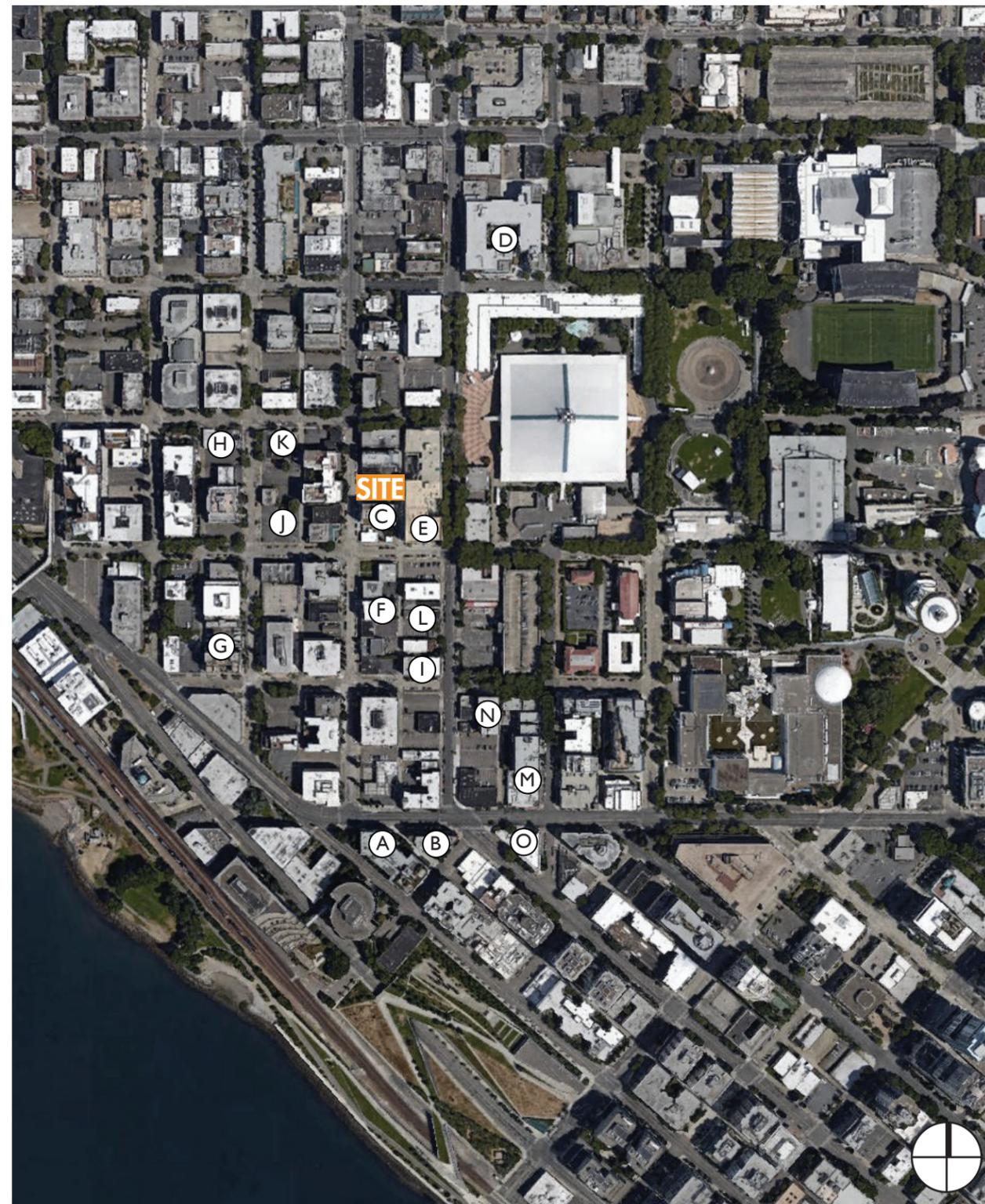
M. 124 Denny Way



N. 101 John St.



O. Minnie Flats



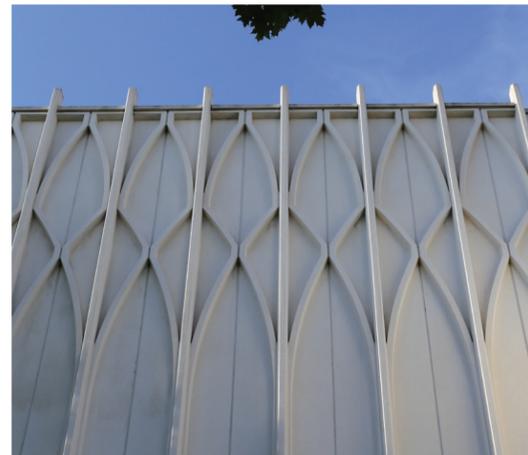
# Context Analysis

## Neighborhood Massing & Textures

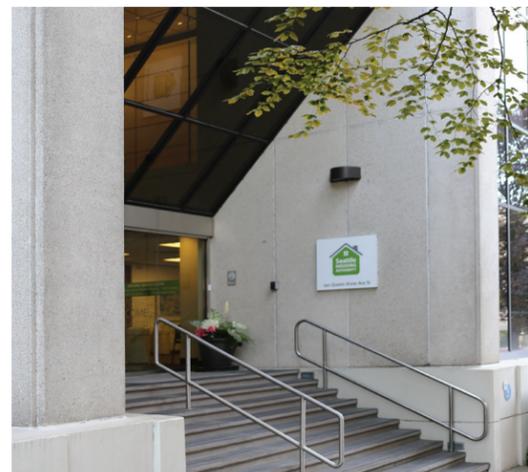
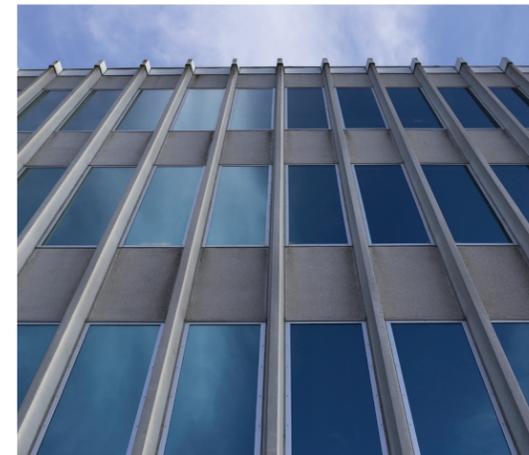
There are a variety of architectural styles in the neighborhood in which to draw inspiration from. The proposed project intends to draw architectural inspiration from the adjacent mid-century modern buildings and some of the more recent mixed-use and commercial buildings. The design team is exploring ways to provide visual interest in the street-facing facade through sun shading strategies, creating mid-century modular inspired rhythms, and using additive and subtractive geometries through bay windows. The following images are examples of these strategies found on buildings in the surrounding neighborhood.



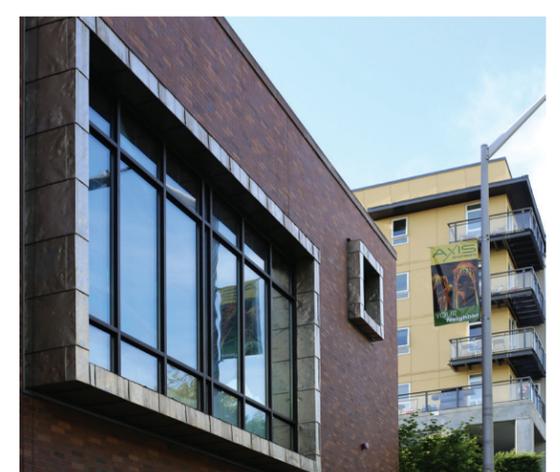
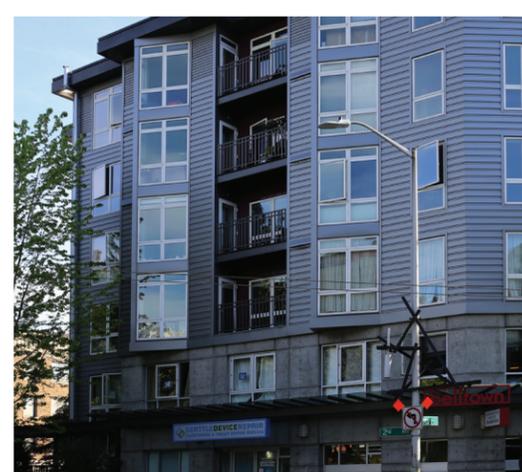
Shading Strategies



Mid-Century Modular Rhythm



Additive & Subtractive Geometries



# SITE ANALYSIS

ZONING SUMMARY  
ADJACENT DESIGN & DEVELOPMENT  
EXISTING SITE PLAN & CURRENT DEVELOPMENT  
STREETSCAPES  
CURRENT CONDITIONS  
SURVEY  
DESIGN GUIDELINES

## CODE ANALYSIS

PARCEL #: 198920-1235

ZONING: NC3-65

OVERLAYS: UPTOWN (URBAN CENTER)

LOT AREA: 7,200 Sq Ft (or 0.165 Acres)

ECA: None

PERMITTED USES (23.47A.004)

Permitted Outright: Residential, Live/Work

STREET-LEVEL DEVELOPMENT STANDARDS (23.47A.008)

Blank facades between 2' and 8' above the sidewalk may not exceed 20' in width.

The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.

Street-level street-facing facades shall be located within 10' of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

60% of the street-facing facade between 2' and 8' above the sidewalk shall be transparent.

Transparent areas of facades shall be designed and maintained to provide views into and out of the structure. No permanent signage, window tinting or treatments, shelving, other furnishings, fixtures, equipment, or stored items shall completely block views into and out of the structure between 4' and 7' above adjacent grade.

Non-residential uses shall extend an average depth of at least 30' and a minimum depth of 15' from the street-level street-facing facade.

Non-residential uses at street level shall have a floor-to-floor height of at least 13'.

FLOOR AREA RATIO (23.47A.013):

Single Use: 4.25

Mixed Use: 4.75

Per SMC 23.47A.004.G.4, except where expressly treated as a residential use, live/work units shall be deemed a nonresidential use.

Per SMC 23.47A.005.C.1.g, street level residential use will be limited to 20% of the street facing facade.

STRUCTURE HEIGHT (23.47A.012):

65' height limit

+7' for solar collectors, unlimited area

+15' for stair or elevator penthouses

SETBACKS (23.47A.014):

None

AMENITY AREA (23.47A.024):

5% of residential area = SF required amenity area

GREEN FACTOR (23.47A.016):

Landscaping that achieves a Green Factor score of 0.3 or greater

AUTOMOBILE PARKING (23.54.015) Table B:

None required

BICYCLE PARKING (23.54.015) Table D:

1 long-term stall per every 4 units

SOLID WASTE (23.54.040):

Shared collection (min horiz dimension = 12'):

51-100 dwelling units 375sf + 4sf for each unit above 50

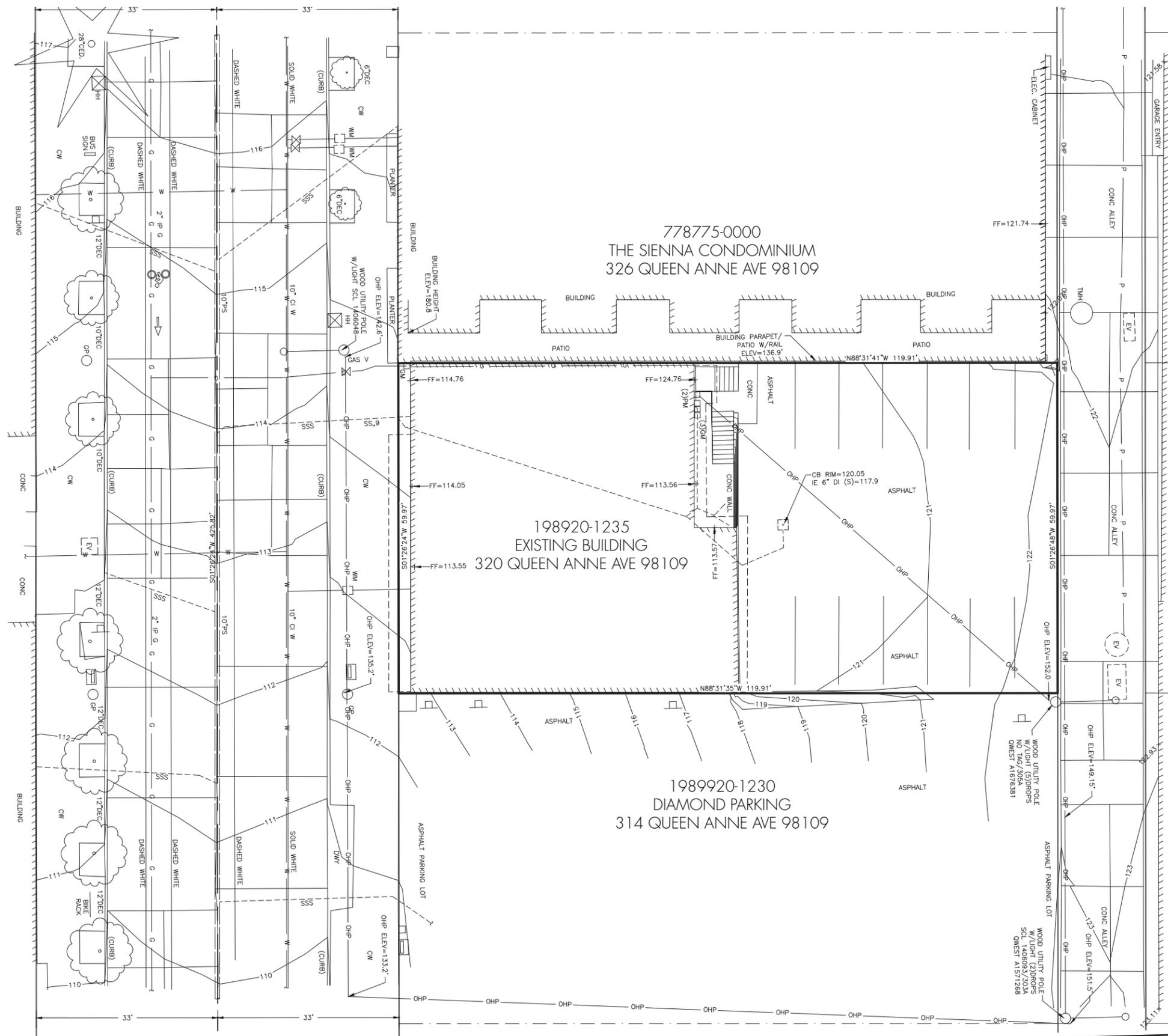
# Site Analysis

## Existing Site Features

The development site at 320 Queen Anne Ave North consists of a regularly shaped mid-block parcel. The property fronts Queen Anne Ave North along the west property line. There are similar sized parcels to the North and South of the project site. The parcel to the north of the site contains a six-story condominium mixed-use building with commercial space at the street level. The building contains a parking garage that is accessed from the alley. The parcel to the south of the site contains a pay parking lot.

The site slopes from the east down towards the west approximately eight feet, or about .5% grade. There are no steep slopes or environmentally critical areas identified on the property. There are no existing trees on the site or in the adjacent Right-of-Way. There is an existing concrete sidewalk and planting strip along the east site of the site in the Right-of-Way for Queen Anne Avenue North. The concrete paved alley to the west of the site is considered to be improved.

The development site contains an existing two-story commercial building. The existing building occupies approximately the west half of the site. There is an existing surface parking lot on the east half of the site with vehicle access provided from the alley.



# Site Analysis

## Streetscapes



Ⓐ Queen Anne Ave. (Looking East)



Ⓑ Queen Anne Ave. (Looking West)



© Thomas St (Looking North)



© Harrison St (Looking South)

# Site Analysis

## Uptown Neighborhood Design Guidelines

### CONTEXT AND SITE

#### CS2 - Urban Pattern & Form

A. Responding to Site Characteristics: Throughout Uptown new developments should, to the extent possible, be sited to further contribute to the neighborhood's pedestrian character.

*Response: The proposed building has been sited similarly to the surrounding existing buildings, with minimal setback from the sidewalk and a continuous pedestrian oriented experience. The ground floor live/work commercial spaces will provide visibility of activities through a primarily transparent facade along the sidewalk. The upper levels provide a continuous street wall as is characteristic of this urban neighborhood.*

B. Streetscape Compatibility: In the Uptown Urban character area, encourage streetscapes that respond to unique conditions created by Seattle Center. Encourage wide sidewalks to accommodate high pedestrian volumes during event times, and create safe, well-marked crossings at entrances to the Center. Streetscape furniture and landscaping should be sited and designed to accommodate the flow of event crowds.

*Response: A street level setback is proposed in the preferred massing option to create a transition zone between the sidewalk and the building residential and live/work entrances. The street level setback also allows for a wider sidewalk to accommodate increased pedestrian traffic for Seattle Center. Landscaping will be provided in the planter strip along Queen Anne Ave N. Additional streetscape furniture will be primarily movable to accommodate event crowds.*

D. Height, Bulk, and Scale Compatibility: In the Uptown Urban character area, larger massing units and less modulation are appropriate, provided they are carefully designed, with quality materials.

*Response: Bay windows are proposed in the preferred massing scheme to provide visual interest in the massing. A street level setback provides modulation between the live/work units at the street level and the residential units above.*



### PUBLIC LIFE

#### PL1 - Open Space Connectivity

A. Streetscape Compatibility: Throughout Uptown, developments that respond outward to the public realm are preferred. Define outdoor spaces through a combination of building and landscaping, and discourage oversized spaces that lack containment.

*Response: The residential entry will be a covered exterior space with a gate that provides a view from the sidewalk into the interior courtyard. This was inspired by the Pittsburgh Apartments near the project site, located at John St and Warren Ave N. Outdoor spaces are provided internal to the building, including an amenity area courtyard and south facing private unit patios. A roof deck will provide additional outdoor amenity space for the building residents.*



B. Landscaping to Reinforce Design Continuity with Adjacent Sites: Throughout Uptown, streetscape landscaping as per the guidelines CS2.11, PL1, PL2, and PL4 is encouraged.

*Response: Streetscape landscaping will be provided in the planting strip and in containers close to the building.*

#### PL2 - Walkability

A. Entrances Visible from the Street: Throughout Uptown, major entrances to developments should be prominent. The use of distinctive designs with historical references is strongly encouraged. Design, detailing, materials and landscaping may all be employed to this end. Building addressed and names (if applicable) should be located at entrances, tastefully crafted. Streets throughout Uptown should be sociable places that offer a sense of security, and residential building projects should make a positive contribution to life on the street. Prominence will be given to the residential entrance through a recessed setback from the sidewalk.

*Response: A canopy over the residential entry will indicate that it is the primary building entrance. A decorative metal gate will mark the residential entrance as unique from the live/work units along the street.*

B. Pedestrian Open Spaces and Entrances: Throughout Uptown entries should be designed to be pedestrian friendly (via position, scale, architectural detailing, and materials) and should be clearly discernible to the pedestrian.

*Response: All architectural detailing along the street facing façade will be of pedestrian scale.*

Individual or unit entrances in buildings that are accessed from the sidewalk or other public spaces should consider appropriate designs for defensive space as well as safety features (e.g., decorative fencing and gating). Landscaping should be consistent with these features.

*Response: The proposed entrances are accessed from the sidewalk and will have secure entrances.*

In the Uptown Urban character area, encourage Seattle Center campus redevelopment along its boundaries to either open vistas from Uptown into Seattle Center or to provide activation for the street.

*Response: The proposed roof deck will provide views to the Seattle Center campus and the Space Needle to the building residents.*

#### PL3 - Street-Level Interaction

B. Transition Between Residence and Street: Where the incorporation of decorative gates and fencing may be necessary to delineate between public and private spaces, these features should be softened by landscaping where feasible. Fences areas should be large enough to provide sufficient space for residents to personalize private entrances (e.g., include potted plants or other personal amenities).

*Response: A decorative metal gate will be provided at the residential building entrance to delineate public and private spaces. This entrance will be softened by the surrounding landscape on the streetscape, and the landscaping in the interior courtyard.*



### DESIGN CONCEPT

#### DC1 - Project Uses & Activities

A. Parking and Vehicle Access: Preferred Alley Access to new development is preferred via alleyways, if feasible. Throughout Uptown encourage all parking for residential uses to be located below grade.

*Response: The four parking spaces are proposed to be accessed from the alley.*

B. Blank Walls: In the Uptown Urban character area, artwork and decorative surfacing may provide an alternative wall treatment to landscaping in some locations. However, painted murals are the least preferred solution to larger wall areas in Uptown.

*Response: Blank walls are proposed to be minimized by breaking up the massing with inner building setbacks to provide windows and doors for the internal north/south facing residential units. Blank walls will be treated with material textures and colors to create visual interest.*

F. Treatment of Alleys: Throughout Uptown ensure alleys are designed to be clean, maintained spaces. Recessed areas for recyclables and disposables should be provided.

Response: Solid waste storage will be in a covered, recessed area accessed from the alley.

### DC2 - Architectural Concept

A. Architectural Concept: Generally, the following architectural features are encouraged during the design review process:

- a. Increased architectural detailing; Bay windows are provided on the street-facing façade for architectural interest in massing.
- b. Individualized storefronts; Individualized storefronts will be provided for the live/work spaces.
- c. Substantial window detailing and recessed windows; Windows will be recessed as much as possible.

Supplement Guidance Scope: The Uptown Urban character area embraces high quality urban infill, and responds to special relationships with nearby civic institutions. The following features are encouraged:

- a. Consistent street wall; the proposed massing scheme has a consistent street wall.
- b. Engaging the sidewalk / storefront transparency; the proposed building will have a transparent base at level 1 and 2 at the live/work units along the sidewalk.
- e. High quality, durable materials; The proposed building will have high quality, durable exterior materials that will require minimal maintenance.
- f. Distinct residential and commercial components; the commercial live/work spaces will be setback from the residential massing to differentiate the distinct uses.



- g. Throughout Uptown, upper level balconies are discouraged on the street side of residential buildings. Bay windows are preferred architectural element on the street side. This guideline is intended to avoid open displays of storage, which are sometimes an unintended consequence of street side balconies. Bay windows are proposed on the street side of the building. Balconies are not proposed due to aesthetic issues with open display of storage.

B. Architectural Concept and Consistency: Throughout Uptown buildings and landscaping should strive to create projects with an overall neat and cohesive appearance.

Response: The architectural concept for the proposed building is timeless, modern, clean, and sophisticated. The overall building and landscape design will be cohesive in concept and appearance.

C. Human Scale: Throughout Uptown human-scaled architecture is strongly preferred. Proportion should be provided by such components as the detail of windows, doorways, and entries. Appropriate scale and proportion may also be influenced by the selection of building materials.

Response: Windows, doors and entries will be at a human scale.

The use of exterior canopies or weather protection features is favored throughout the district for residential and commercial uses. Canopies should blend well with the building and surroundings, and present an inviting, less massive appearance.

Response: Exterior Canopies will be provided at the building entrance and the live/work units for overhead protection for pedestrians.

Throughout Uptown, size signs, exterior light fixtures, canopies and awnings to the scale of the building and the pedestrian. Signs that add creativity and individual expression to the design of storefronts are encouraged. Signs should be integrated into the overall design of the building. Signs that appear cluttered and detract from the quality of the buildings' design are discouraged.

Response: Building signage will be at the pedestrian scale and limited to the lower levels of the building. Signage will be considered to fit within the overall design of the building. Exterior light fixtures will be limited to building entries.



### DC3 - Open Space Concept

A. Landscaping to Enhance the Building: Throughout Uptown, landscaping should be substantial and include a variety of textures and colors, to the extent possible. Landscaping should be used to enhance each site, including building, setbacks, entrances, open space areas, and to screen parking and other less visually attractive areas. Encourage planted containers at building entries.

Response: Landscaping is proposed along the street and throughout the building. Planted containers will be provided at the building entries. Landscaping at the courtyard in the interior of the building will be visible from the street. South-facing residential unit patios will have landscaping and will be visible from the parking lot to the south of the property until it is redeveloped. Roof top landscaping will be provided at the west facing roof deck.



### DC4 - Exterior Elements and Finishes

B. Exterior Finish Materials: Throughout Uptown, decorative exterior treatments using brick, tile and/or other interesting exterior finish materials are strongly preferred. Quality exterior finish materials should be incorporated at all levels and on all exterior walls. Use materials, colors, and details to unify a building's appearance; buildings and structures should be built of compatible materials on all sides.

Response: High quality exterior materials with integral finishes are proposed. Brick metal siding and integral color cement board are being considered for exterior materials.

C. Commercial Signage: Throughout Uptown, tasteful signs designed for pedestrians (as opposed to passing vehicles) are preferred. Backlit signs, animated reader boards and similar signs are discouraged. Blade signs, wall-mounted signs, signs below awnings, and similar signs are preferred.

Response: Signage will be pedestrian oriented, minimal and tasteful. Building signage will either be wall or canopy mounted. Live/work signage will be wall or canopy mounted as required.



D. Commercial Lighting: Uptown accommodates shopping and eating experiences during the dark hours of the Northwest's last fall, winter, and early spring. Pedestrian area lighting is an important feature of each block in the Uptown Urban character area.

Response: Pedestrian area lighting will be provided along the streetscape with canopy lighting and entry door lighting.

# Site Analysis

## Solar Access and Views from the Site

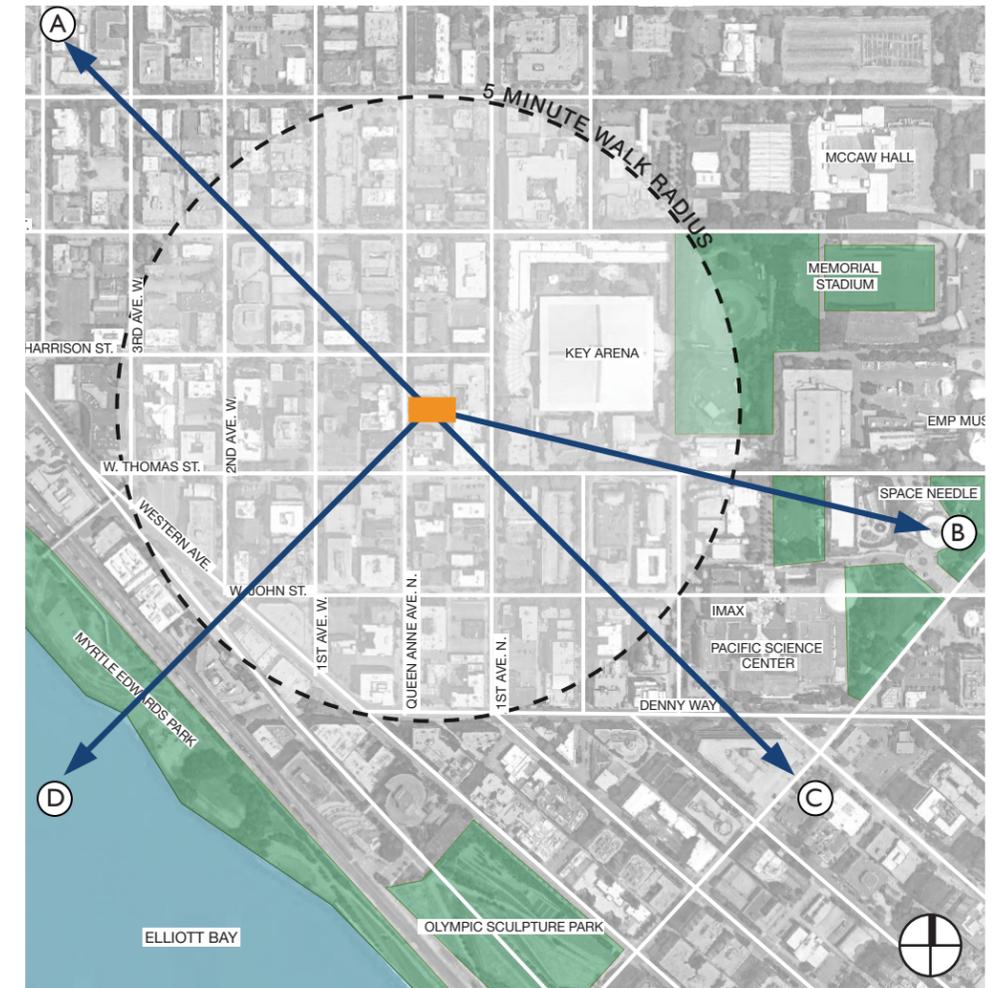
Solar access to the site will be limited during the winter months due to the proximity of nearby buildings. The west solar access to the site is mostly blocked by the existing building across Queen Anne Ave N to the west of the project site. The south solar access will most likely be blocked by a future building in the adjacent parking lot. The east solar access to the site is mostly blocked by a newly built apartment building across the alley from the project site.

Based on analysis of adjacent sites with buildings of similar heights, it is likely that the occupants of the proposed building will have views of Elliott Bay, Downtown Seattle, the Space Needle and Queen Anne hill from the proposed roof deck.

The site is within a five minute walking distance to the west part of the Seattle Center grounds, the Uptown urban retail center, and the Seattle Waterfront via Myrtle Edwards Park. The Olympic Sculpture Park and the east part of the Seattle Center grounds are within a ten minute walking distance from the site.



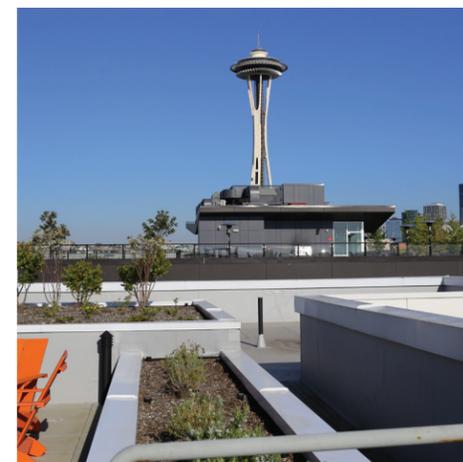
Solar Access Diagram



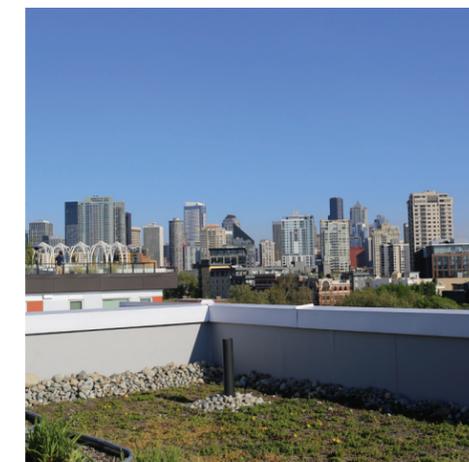
Views from the Site Diagram



A. View of Queen Anne



B. View of the Space Needle



C. View of Downtown



D. View of Elliott Bay

Neighborhood Massing Strategies

The project design team studied massing strategies employed on urban infill lots throughout the surrounding neighborhood. Three different massing schemes were prevalent including a U-form, a Block-form and an H-form. The U and H-forms are successful in providing windows for internal units close to property lines in infill buildings. The Block-form requires a corner site or side setbacks to allow for windows on side property lines.

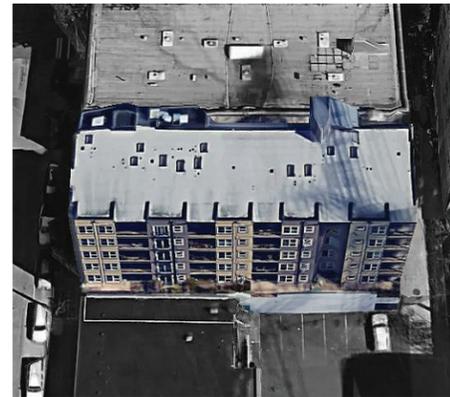
The project site is an urban infill lot between an existing apartment building to the north that has a Block-form massing scheme and a parking lot to the south. Levels 1 and 2 of the existing building to the north fill the entire property. The upper five levels are setback from the north and south property lines. It is anticipated that the parking lot to the south of the site will be eventually developed into a seven story building with a north facing U-form massing, due to the existing blank wall of the neighboring building along its south property line.



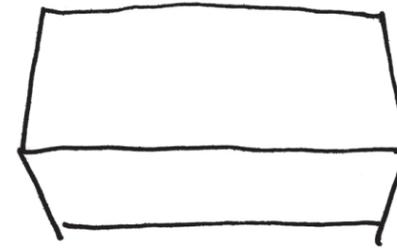
315 1st Ave W



229 1st Ave N



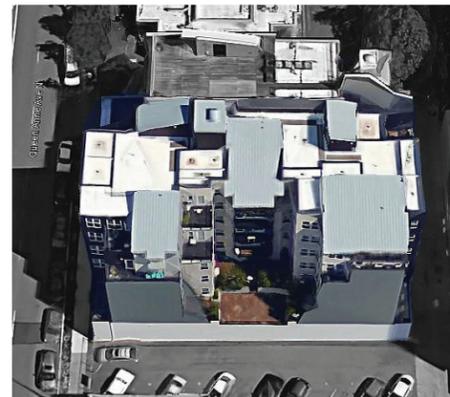
326 Queen Anne Ave N



BLOCK-FORM



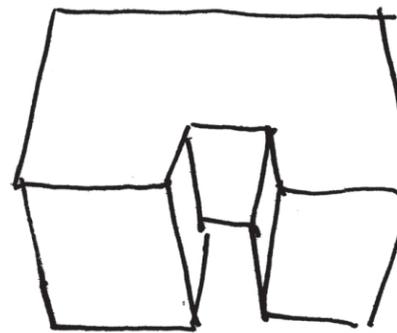
22 John St



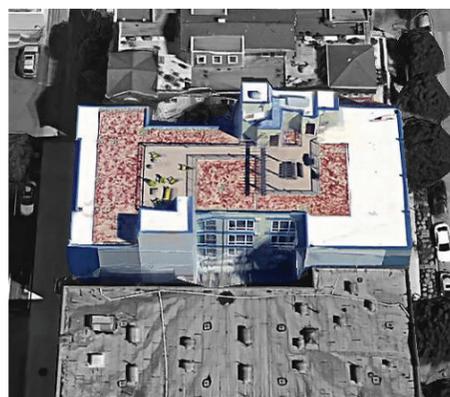
420 Queen Anne Ave N



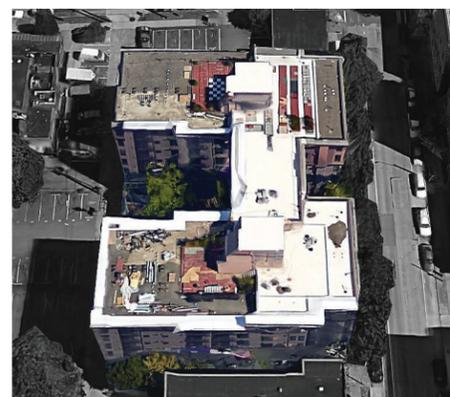
306 Queen Anne Ave N



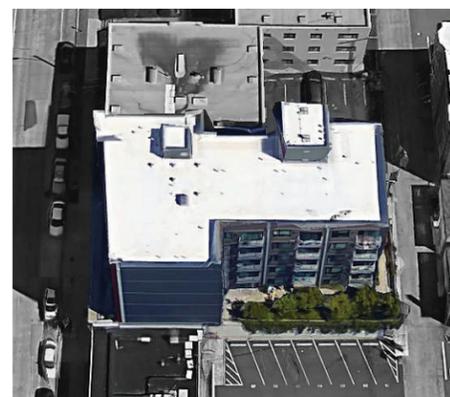
U-FORM



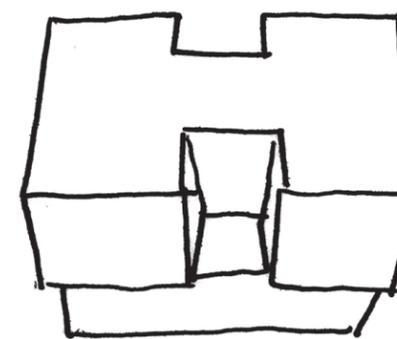
509 1st Ave W



323 Queen Anne Ave N



222 Queen Anne Ave N



H-FORM



# DESIGN CONCEPTS

DESIGN INSPIRATION  
OPTION 1 - "U" SCHEME  
OPTION 2 - "C" SCHEME  
OPTION 3 - "H" SCHEME & PREFERRED  
COMPARISON OF 3 OPTIONS  
SHADOW STUDY  
LANDSCAPE DESIGN  
PREVIOUS WORK

# Design Options

## LOOK AND FEEL

The following images were collected as inspiration for the look and feel of the proposed building including:

- West facing vertical exterior Sunshades
- Landscaped planters at exterior corridors
- Exterior Walkways with Metal Railings or Glass Railings
- interior landscaped courtyards
- Street facing Rectangular Bay Windows
- Recessed Ground Floor Live/Work Units
- Recessed Building Entrance with Decorative Metal Gate



Sunshading, Warmth of Wood Material



Exterior Walkways with Landscaping



Exterior Walkways with Landscaping

## MATERIALS

High quality, low maintenance materials are being considered to provide a classic, modern appearance. The following materials are being proposed for the project:

- Monolithic surface treatment through integral color cement board or metal panel with a 18-24" module at the upper residential levels
- Texture through brick or similarly scaled, durable material at the Live/Work units
- Warmth of wood accents throughout the building
- Intricate, repetitive metal elements in gates, railings, and sunshades



Sunshading



Decorative Metalwork



Exterior Walkways with Landscaping

## LANDSCAPING

Landscaping will be located throughout the project at the following locations:

- Queen Anne streetscape
- Residential building entrance
- Live/work entrances
- North facing interior public courtyard
- South facing interior private patios
- North facing interior corridor balconies
- West roof deck



Courtyard with Landscaping, Warmth of Wood Material



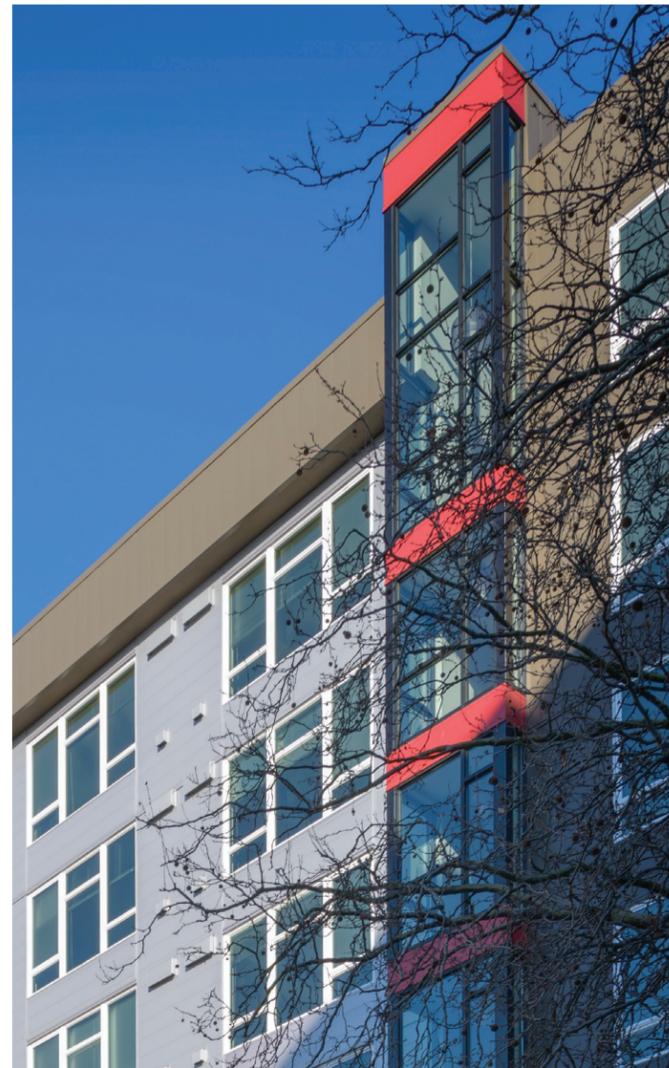
Courtyard with Landscaping



Exterior Walkways with Landscaping



Bay Window



Bay Window



Bay Window



Angled Bay Window



Sunshading Modulation



Bay Window



Angled Bay Window



Decorative Metal Entry Gate, Recessed Live/Work Units



Decorative Metal Entry Gate, View to Courtyard



Recessed Entrance, Warmth of Wood Material



Recessed Entrance, Warmth of Wood Material

# Design Options

## OPTION 1 - "U" SCHEME

### DISTINGUISHING FEATURES

Total Units: 64  
 Resident Parking Stalls: 4  
 Total Building Area: 42,238 Sq Ft  
 Live/Work Gross Floor Area: 2,001 Sq Ft  
 Residential Gross Floor Area: 28,027 Sq Ft  
 Residential FAR Achieved:  $28,027 / 7,200 = 3.89$   
 Residential FAR Target: 4.25  
 FAR Gross Floor Area: 30,028 Sq Ft  
 FAR Achieved:  $30,028 / 7,200 = 4.17$   
 FAR Target: 4.75

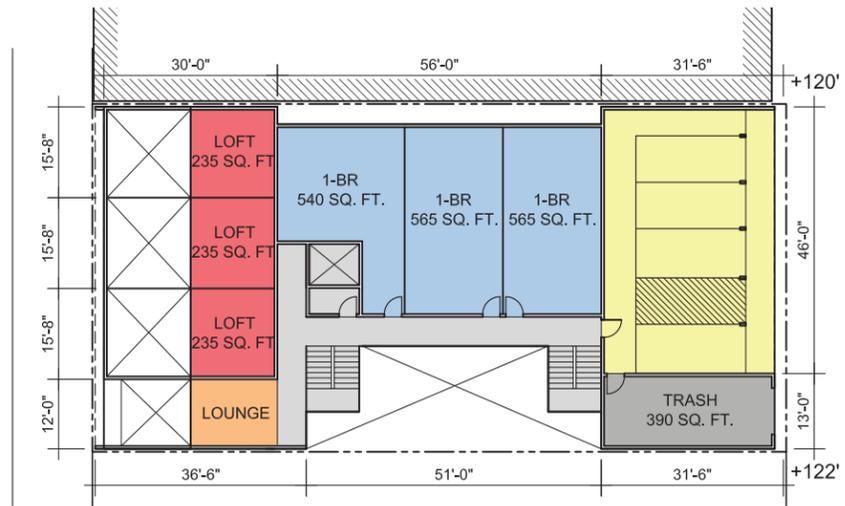
### PROS:

- Code compliant, no departures required
- Provides for continuous street wall
- Provides light and air access for interior north-facing units of potential development on the neighboring site to the south
- Stairs and exterior walkways provide visual interest on the south facade
- Provides for cross ventilation to all the residential units.
- Ground floor residential entry and live/work spaces setback from the sidewalk.

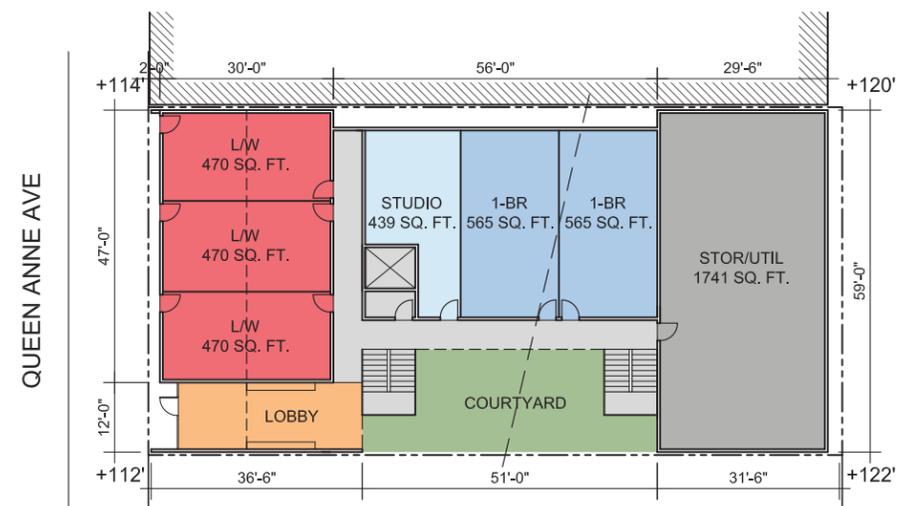
### CONS:

- Interior units are north-facing and have reduced light and air access
- Space provided between proposed building and neighboring building to the north is less than on other schemes

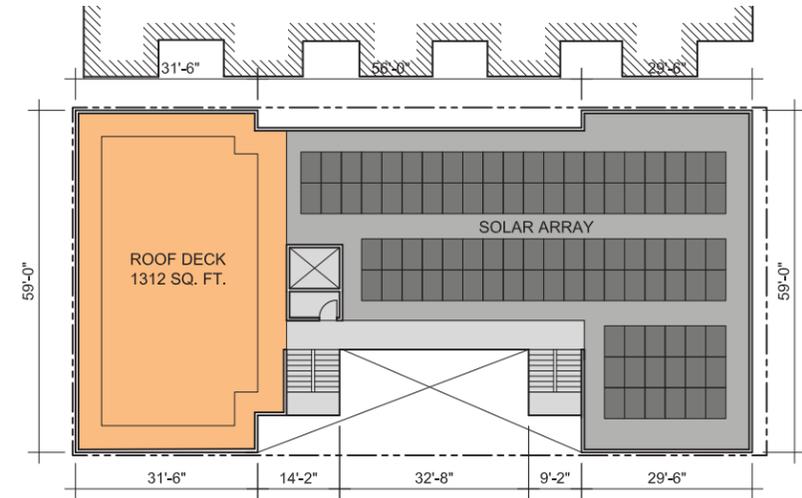
- STUDIO
- 1-BR
- L/W
- AMENITY
- COURTYARD/PATIO
- PARKING
- CIRCULATION
- STORAGE
- SOLAR ARRAY



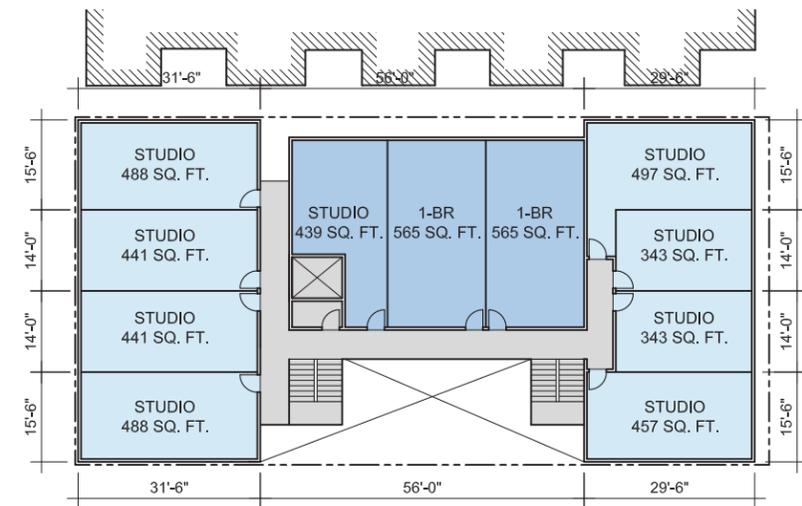
LEVEL 2



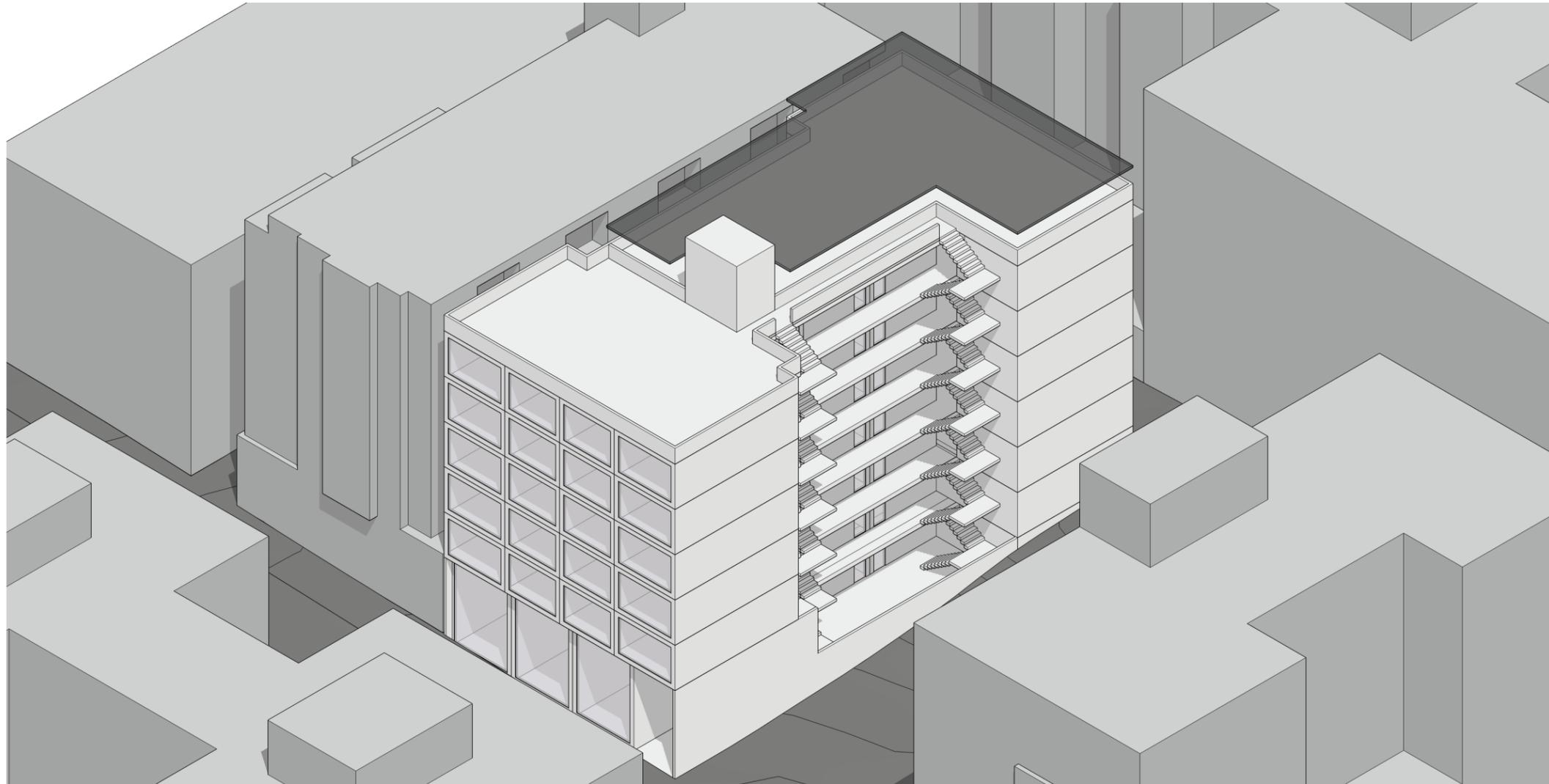
GROUND LEVEL



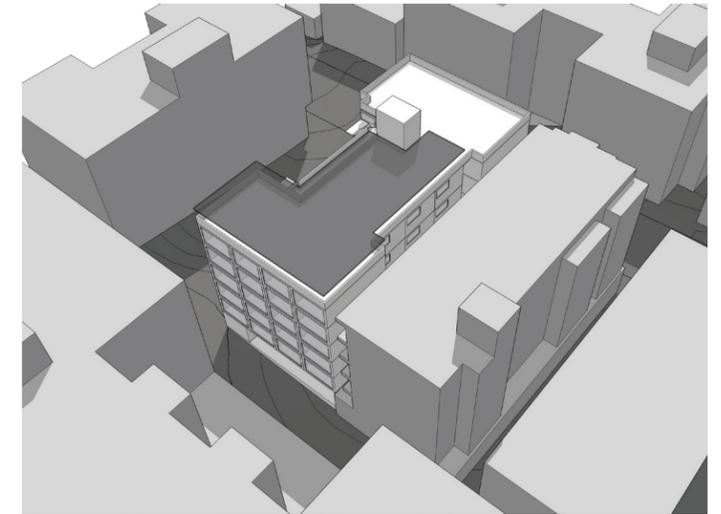
ROOF



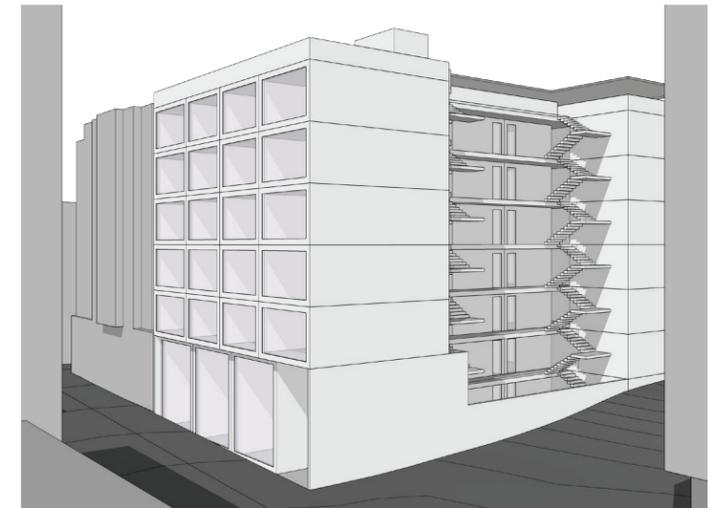
LEVELS 3-7



Axon View from the Southwest



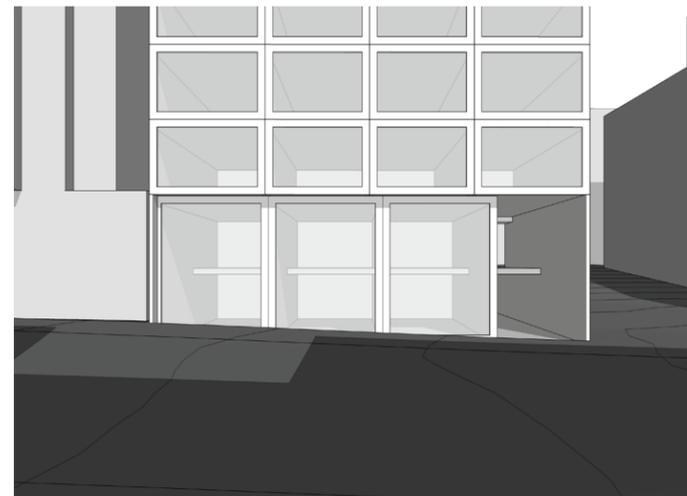
Perspective from the Northeast



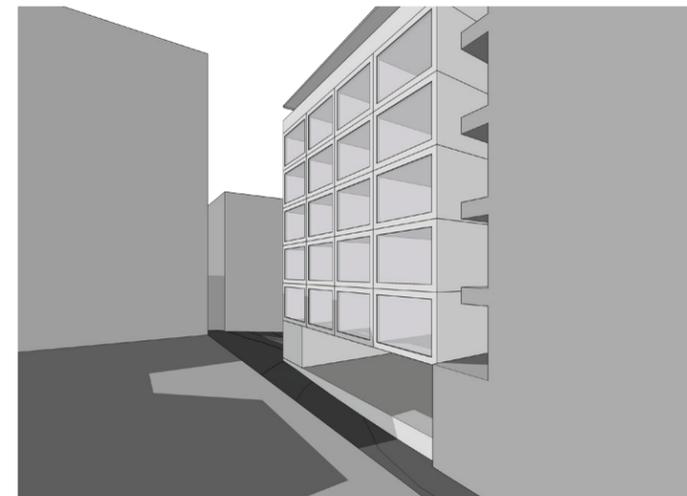
Perspective from the Southwest



Street Perspective Looking South on Queen Anne Ave N



Storefront Perspective on Queen Anne Ave N



Alley Perspective Looking South



Perspective from Above

# Design Options

## OPTION 2 - "BRIDGE" SCHEME

### DISTINGUISHING FEATURES

Total Units: 61  
 Resident Parking Stalls: 4  
 Total Building Area: 40,723 Sq Ft  
 Live/Work Gross Floor Area: 2,048 Sq Ft  
 Residential Gross Floor Area: 30,443 Sq Ft  
 Residential FAR Achieved:  $30,443 / 7,200 = 4.23$   
 Residential FAR Target: 4.25  
 FAR Gross Floor Area: 32,491 Sq Ft  
 FAR Achieved:  $32,491 / 7,200 = 4.51$   
 FAR Target: 4.75

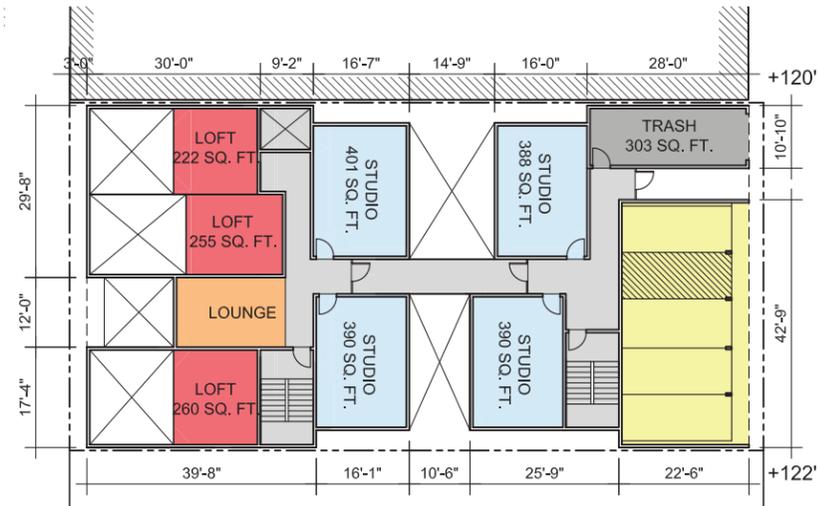
### PROS:

- Code compliant, no departures required
- Maximum Residential FAR
- Provides for continuous street wall
- Interior units face the interior courtyard and have access to light and air on two sides
- Ground floor residential entry and live/work spaces setback from the sidewalk.

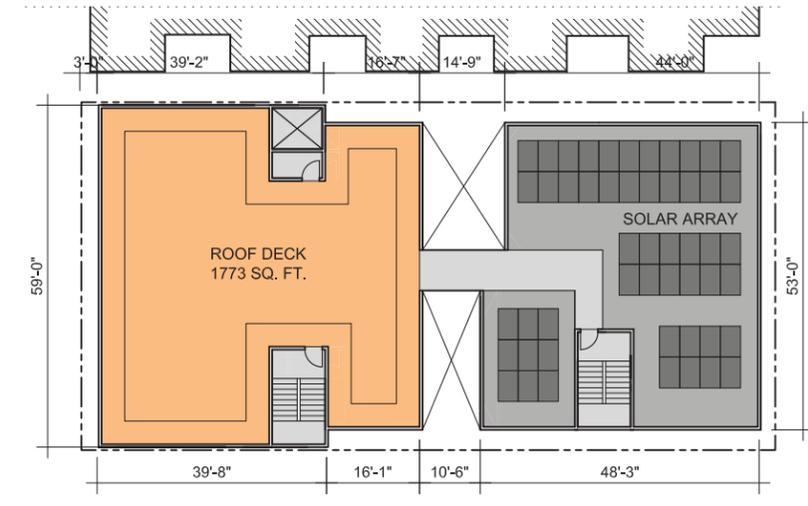
### CONS:

- Provides minimal light and air access for interior north-facing units of potential development on the neighboring site to the south
- Provides minimal light and air access for interior south-facing units of neighboring north building
- Provides for cross ventilation to interior residential units only
- South facade has least visual interest of the 3 schemes
- No additional FAR available for bay windows
- Interior studios face each other

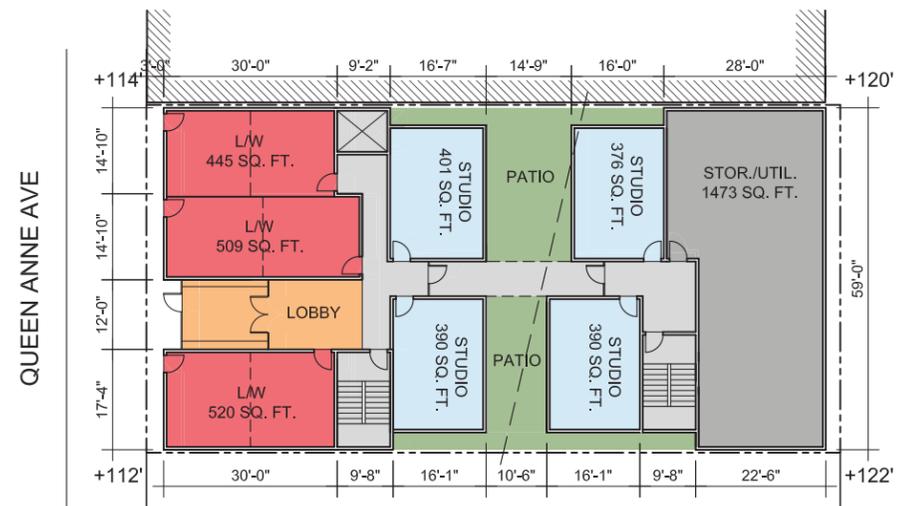
- STUDIO
- 1-BR
- LW
- AMENITY
- COURTYARD/PATIO
- PARKING
- CIRCULATION
- STORAGE
- SOLAR ARRAY



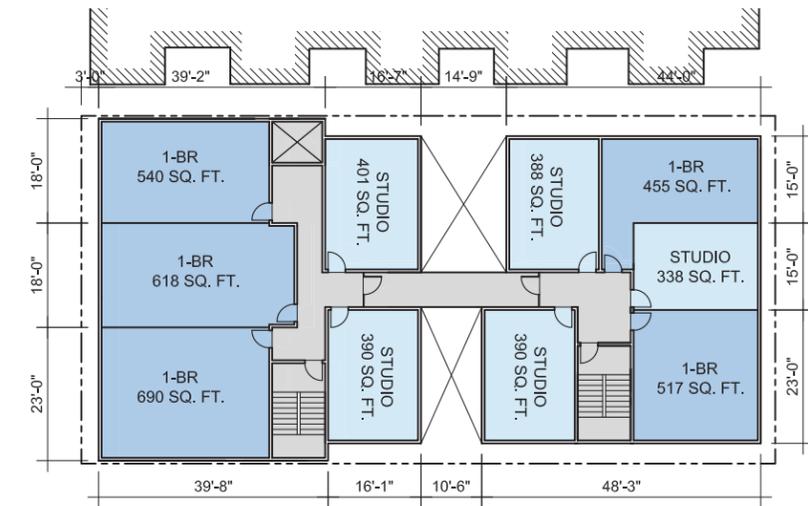
LEVEL 2



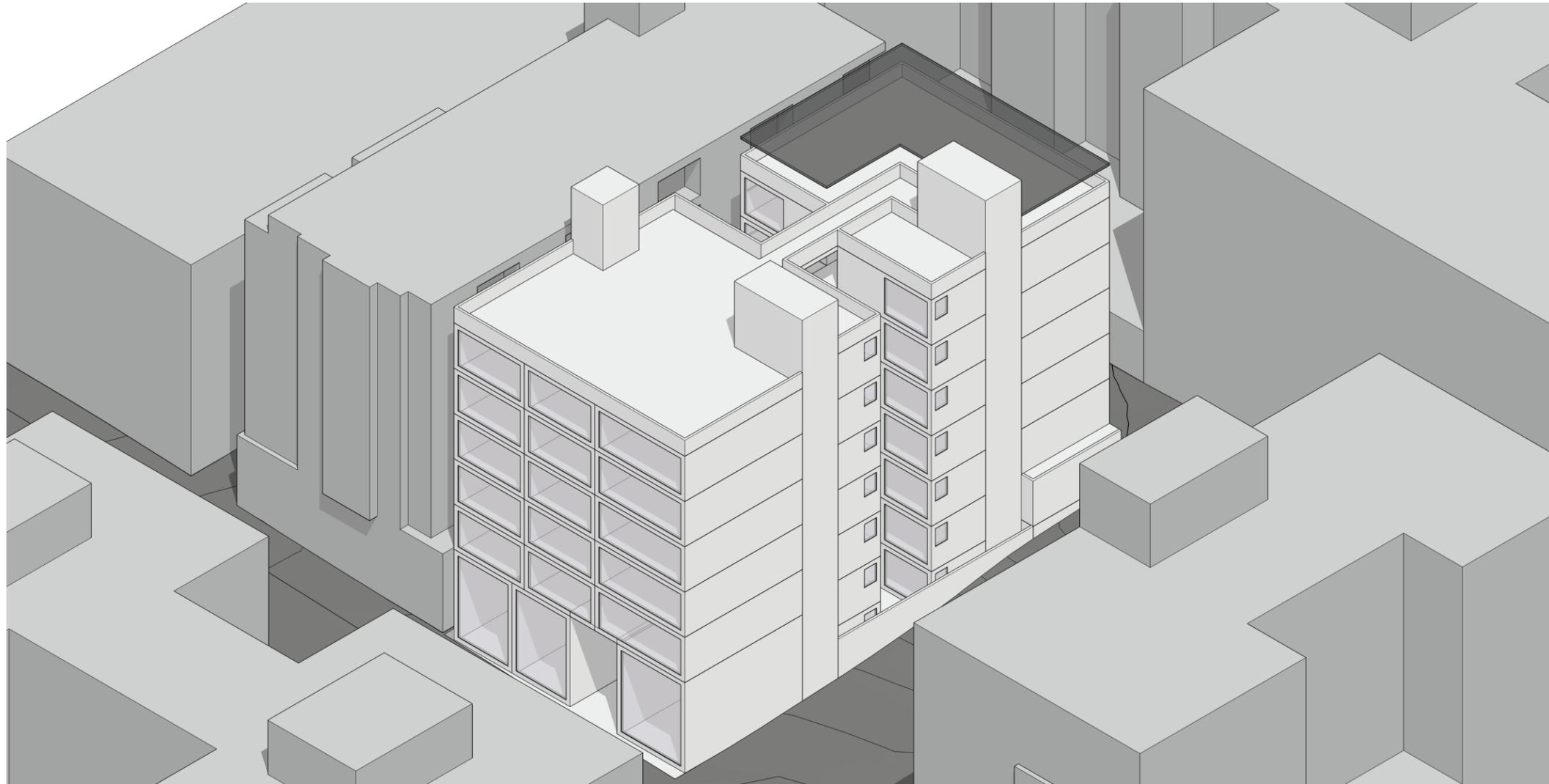
ROOF



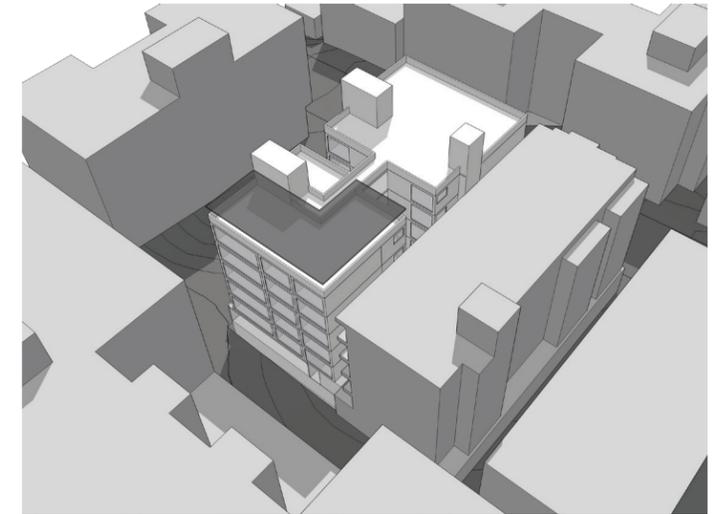
GROUND LEVEL



LEVELS 3-7



Axon View from the Southwest



Perspective from the Northeast



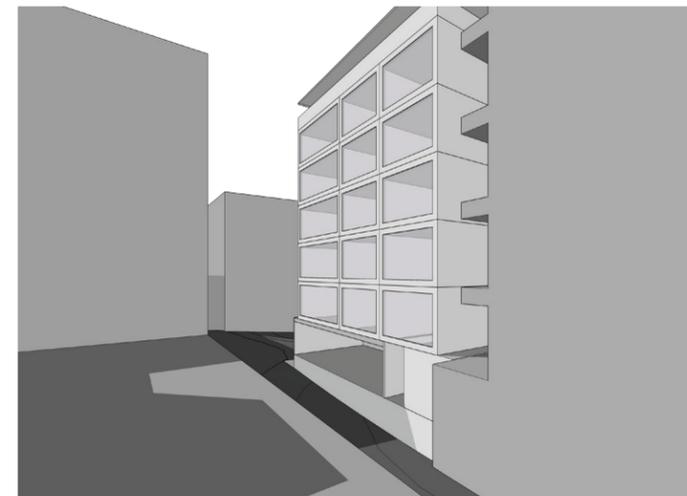
Perspective from the Southwest



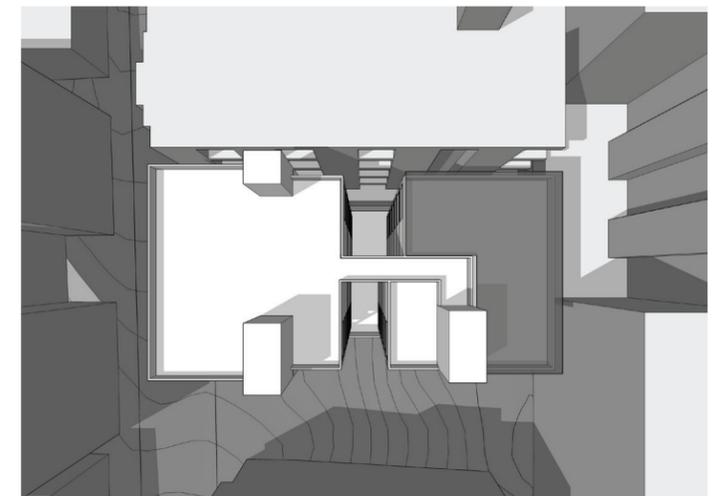
Street Perspective Looking South on Queen Anne Ave N



Storefront Perspective on Queen Anne Ave N



Alley Perspective Looking South



Perspective from Above

# Design Options

## OPTION 3 - "H" SCHEME (PREFERRED OPTION)

### DISTINGUISHING FEATURES

Total Units: 59  
 Resident Parking Stalls: 4  
 Total Building Area: 42,974 Sq Ft  
 Live/Work Gross Floor Area: 2,410 Sq Ft  
 Residential Gross Floor Area: 28,352 Sq Ft  
 Residential FAR Achieved:  $28,352 / 7,200 = 3.94$   
 Residential FAR Target: 4.25  
 FAR Gross Floor Area: 30,762 Sq Ft  
 FAR Achieved:  $30,762 / 7,200 = 4.27$   
 FAR Target: 4.75

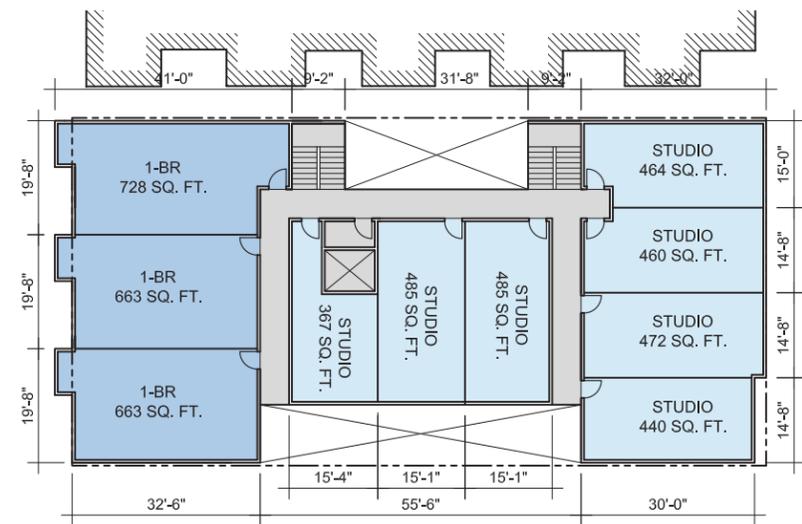
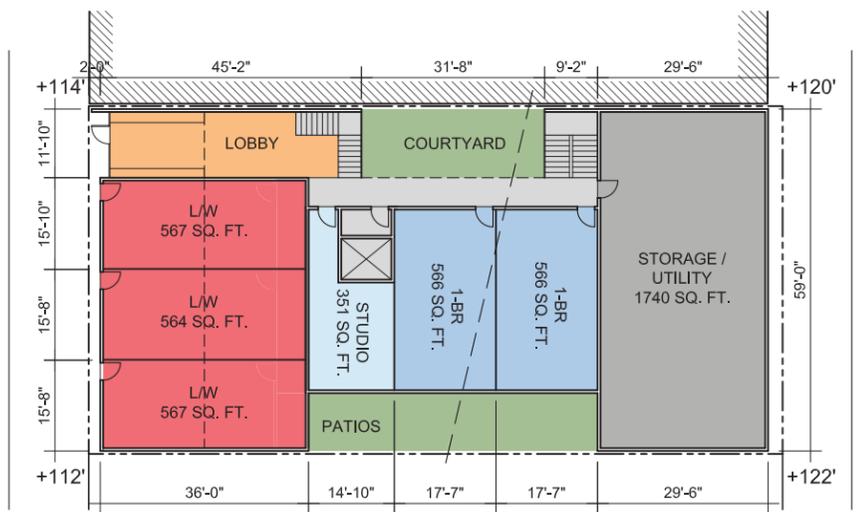
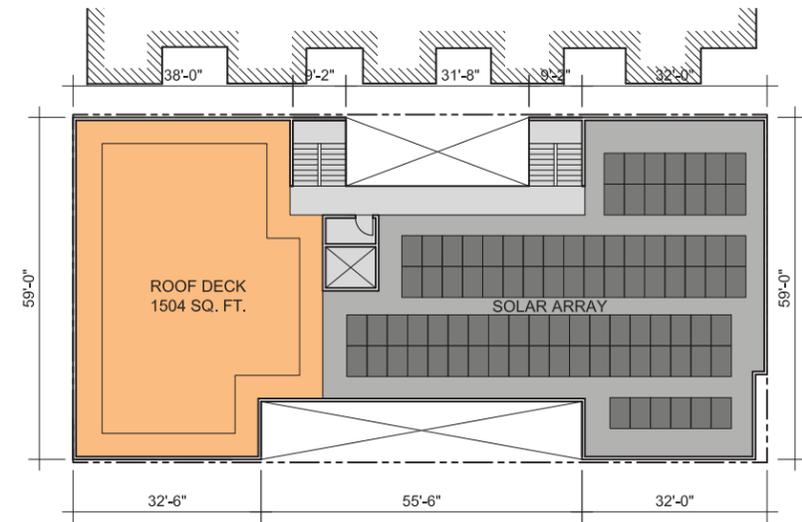
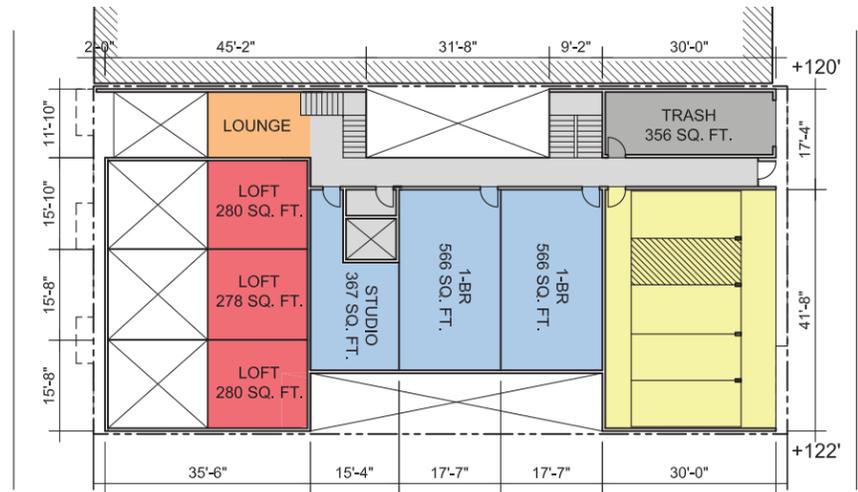
### PROS:

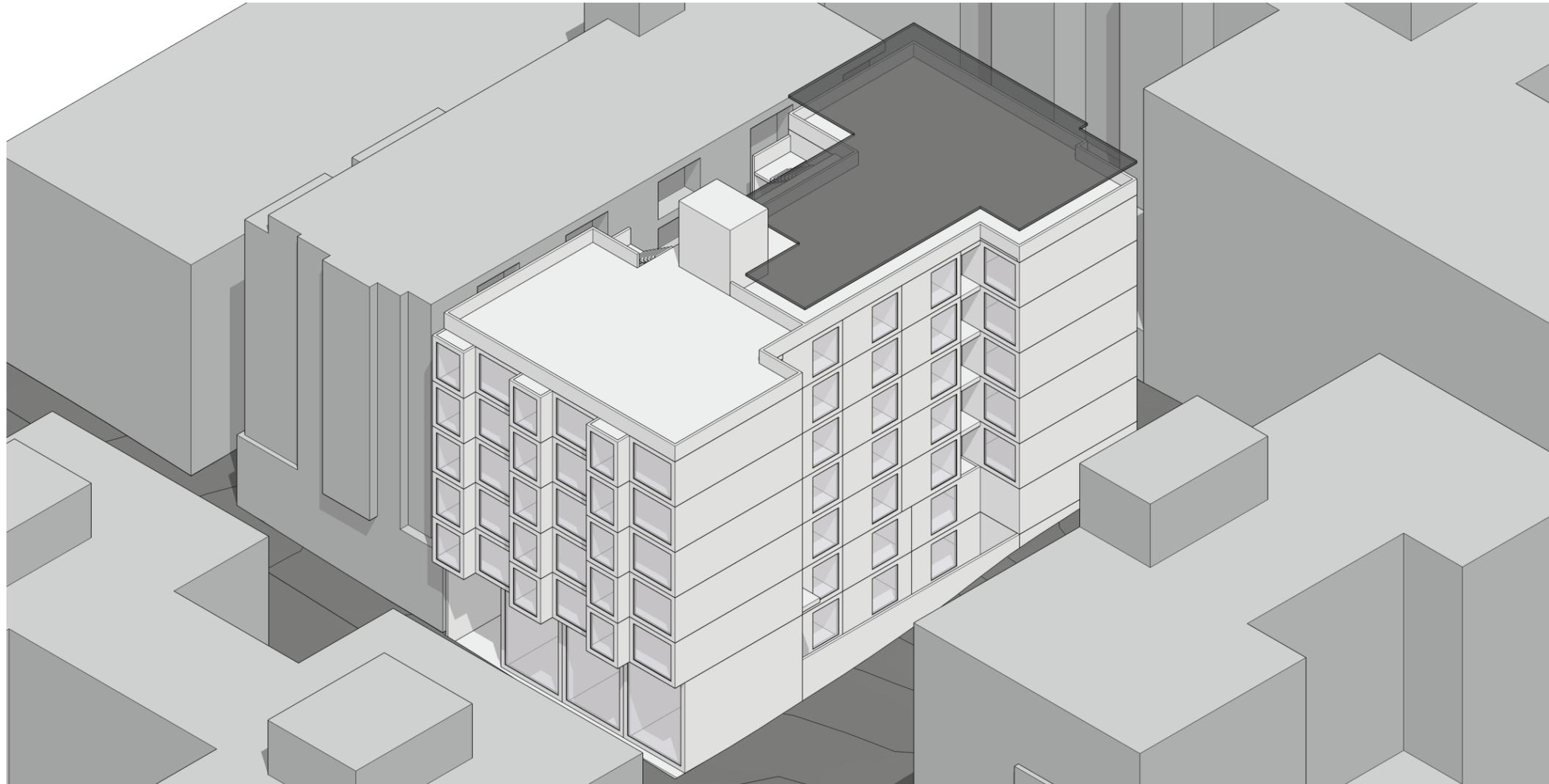
- Code compliant, no departures required
- Provides for continuous street wall
- Provides light and air access for interior south-facing units of neighboring north building
- Provides light and air access for interior north-facing units of potential development on the neighboring site to the south
- South facing windows provide visual interest on the south facade
- Provides for cross ventilation to all the residential units.
- Ground floor residential entry and live/work spaces setback from the sidewalk.
- Provides for more light and air access for interior south-facing units of neighboring north building than Option 1

### CONS:

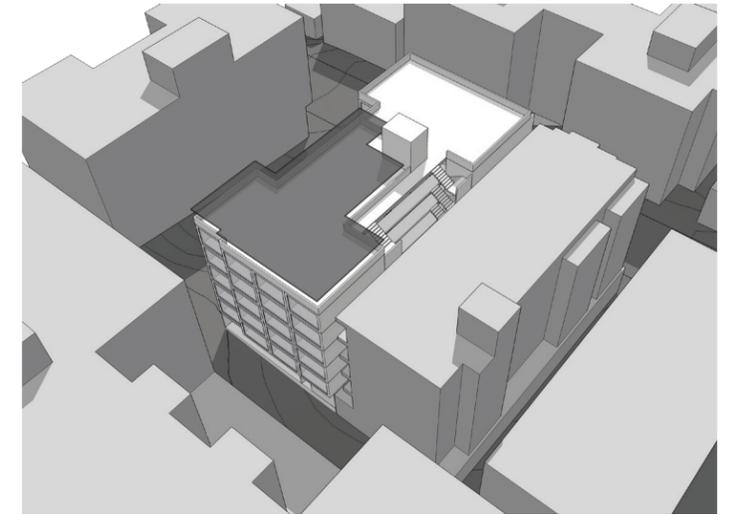
- Provides for less light and air access for interior north-facing units of potential development on the neighboring site to the south than Option 1

- STUDIO
- 1-BR
- LW
- AMENITY
- COURTYARD/PATIO
- PARKING
- CIRCULATION
- STORAGE
- SOLAR ARRAY





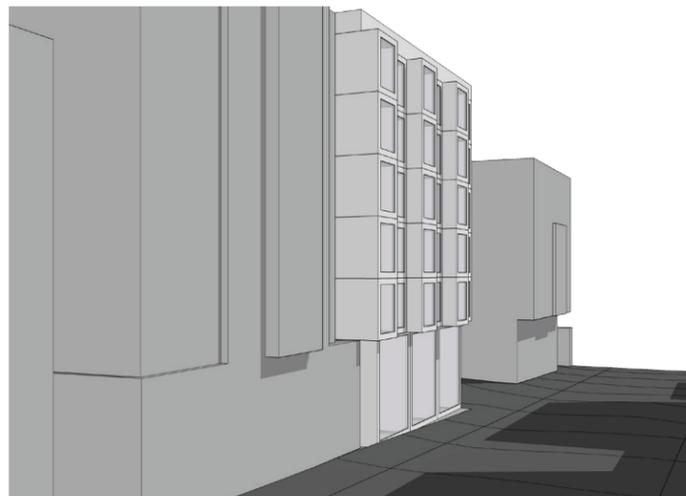
Axon View from the Southwest



Perspective from the Northeast



Perspective from the Southwest



Street Perspective Looking South on Queen Anne Ave N



Storefront Perspective on Queen Anne Ave N

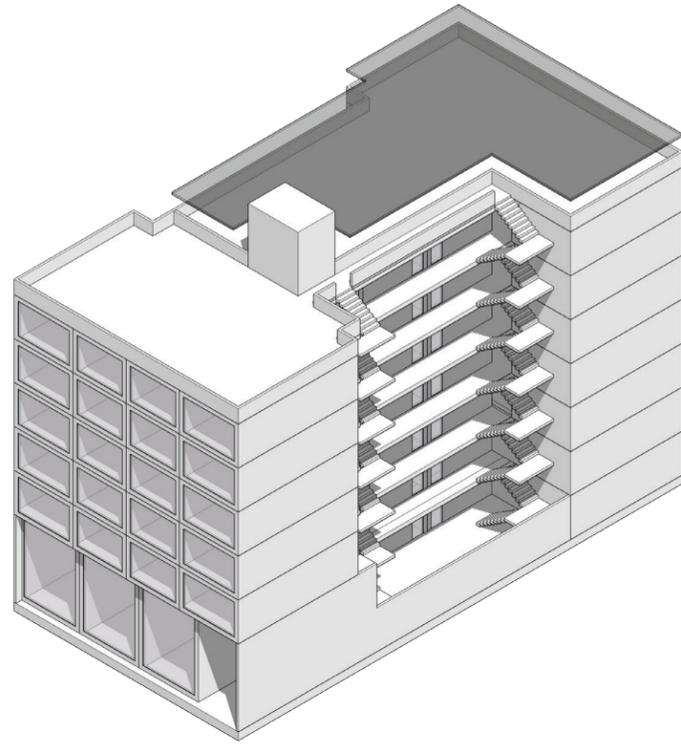


Alley Perspective Looking South



Perspective from Above

## Comparison of 3 Options



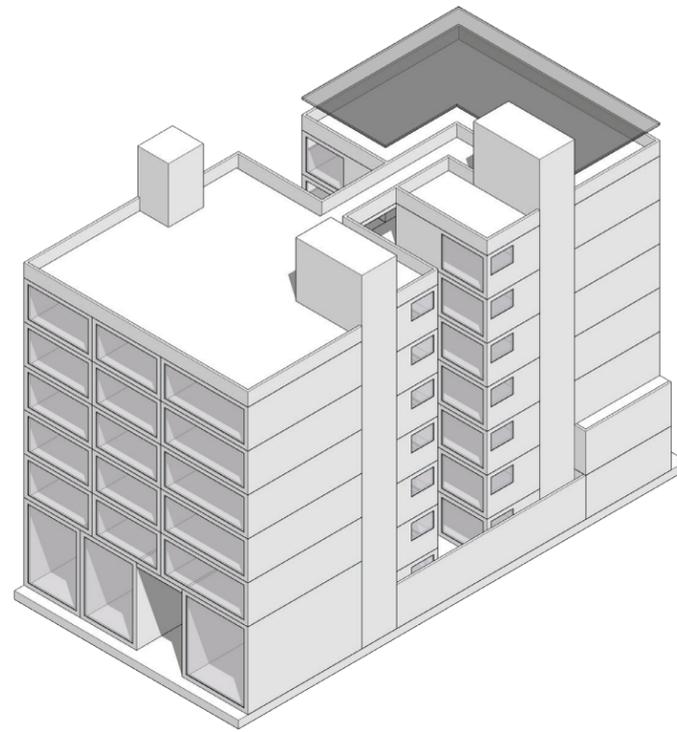
### OPTION 1 - "U" SCHEME

#### PROS:

- Code compliant, no departures required
- Maximum Residential FAR
- Provides for continuous street wall
- Provides light and air access for interior north-facing units of potential development on the neighboring site to the south
- Stairs and exterior walkways provide visual interest on the south facade
- Provides for cross ventilation to all the residential units.
- Ground floor residential entry and live/work spaces setback from the sidewalk.

#### CONS:

- Interior units are north-facing and have reduced light and air access
- Space provided between proposed building and neighboring building to the north is less than on other schemes
- No additional FAR available for bay windows



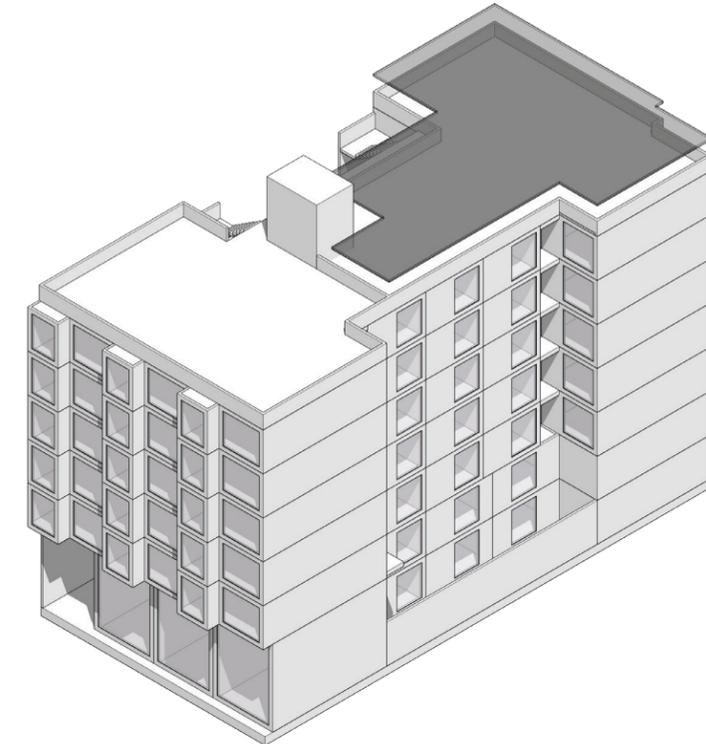
### OPTION 2 - "BRIDGE" SCHEME

#### PROS:

- Code compliant, no departures required
- Provides for continuous street wall
- Interior units face the interior courtyard and have access to light and air on two sides
- Ground floor residential entry and live/work spaces setback from the sidewalk.

#### CONS:

- Provides minimal light and air access for interior north-facing units of potential development on the neighboring site to the south
- Provides minimal light and air access for interior south-facing units of neighboring north building
- Provides for cross ventilation to interior residential units only
- South facade has least visual interest of the 3 schemes
- No additional FAR available for bay windows
- Interior studios face each other



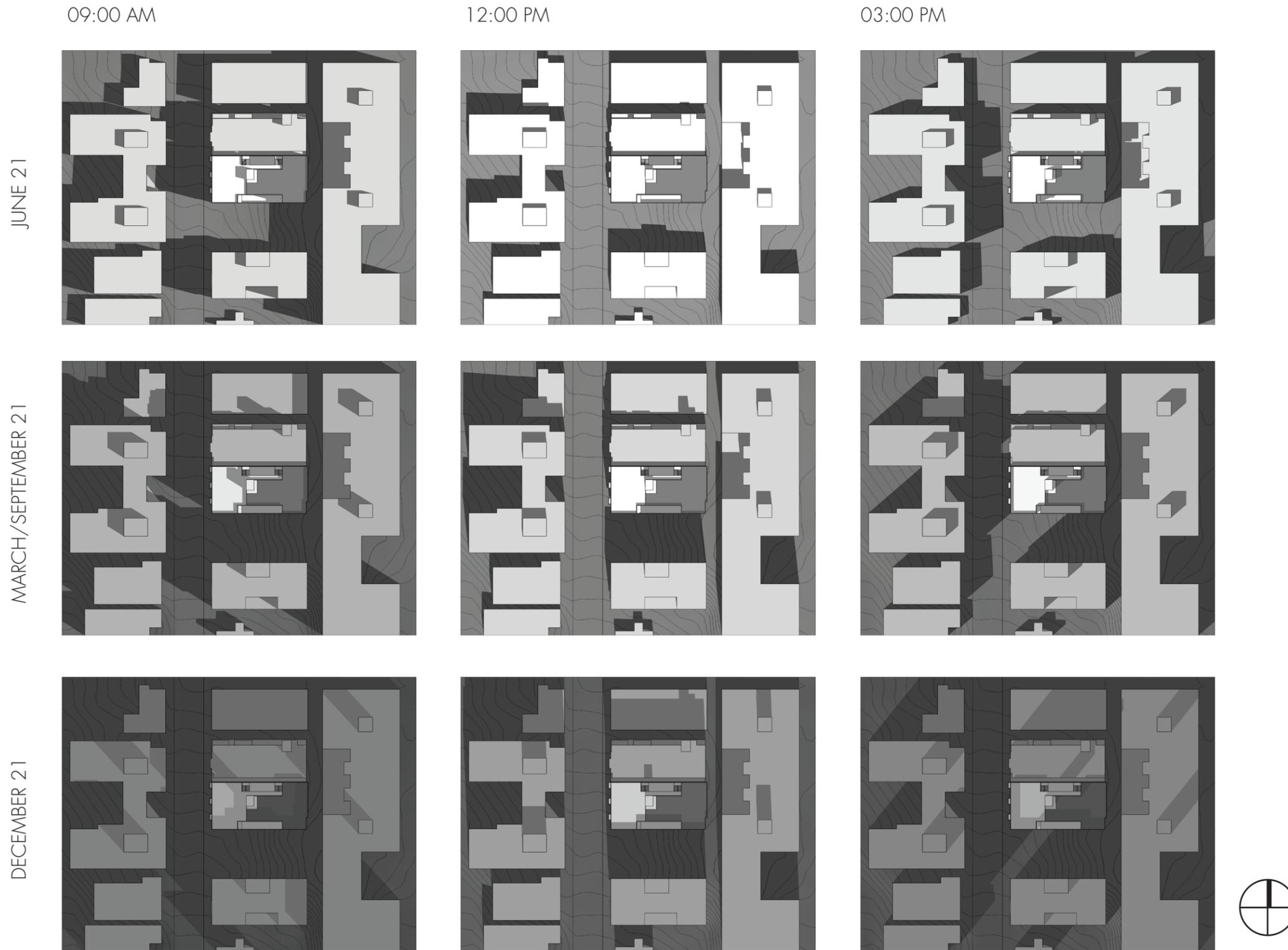
### OPTION 3 - "H" SCHEME (PREFERRED)

#### PROS:

- Code compliant, no departures required
- Provides for continuous street wall
- Provides light and air access for interior south-facing units of neighboring north building
- Provides light and air access for interior north-facing units of potential development on the neighboring site to the south
- South facing windows provide visual interest on the south facade
- Provides for cross ventilation to all the residential units.
- Ground floor residential entry and live/work spaces setback from the sidewalk.
- Provides for more light and air access for interior south-facing units of neighboring north building than Option 1

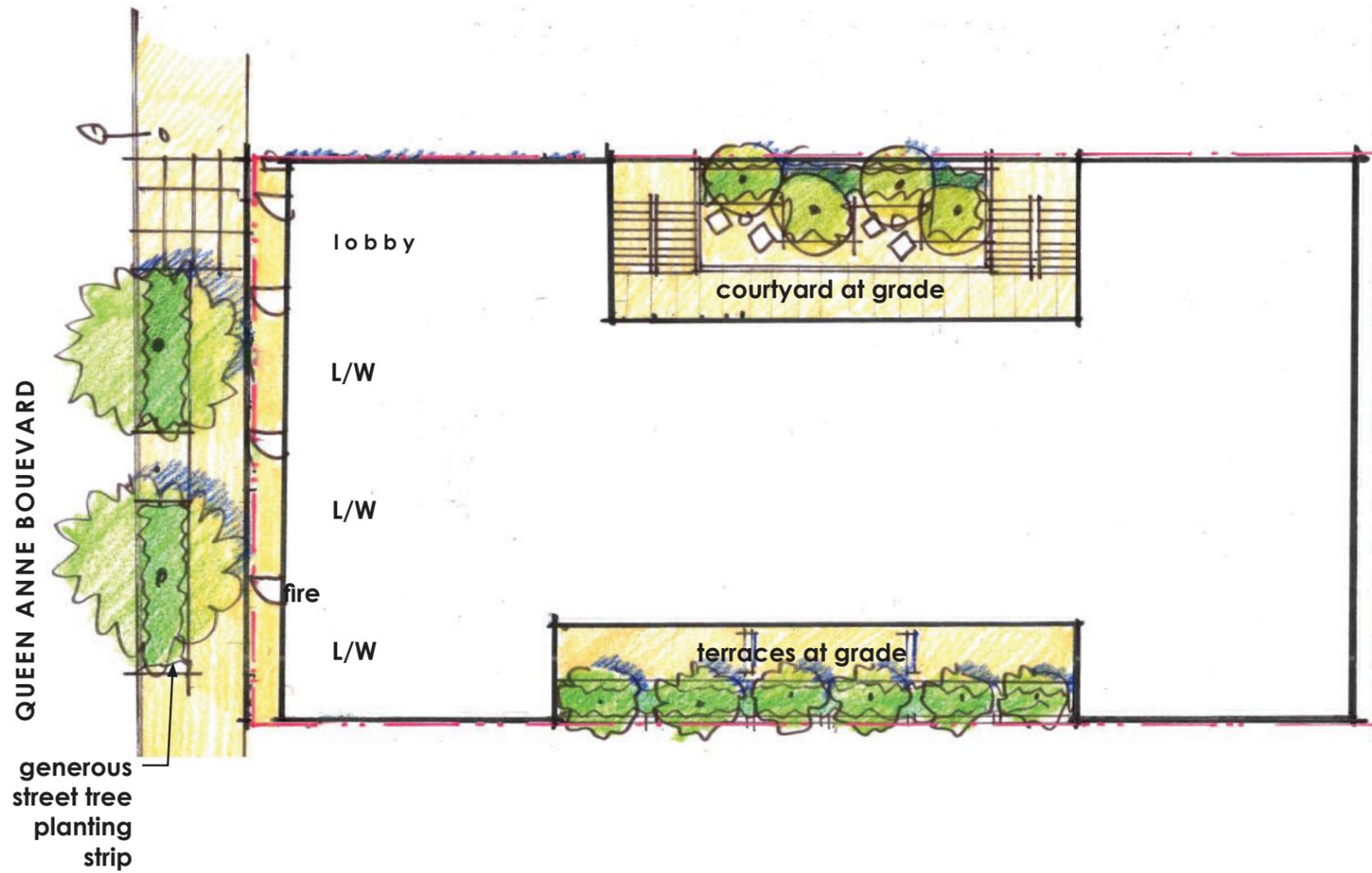
#### CONS:

- Provides for less light and air access for interior north-facing units of potential development on the neighboring site to the south than Option 1



# Design Options

## Landscape Design - Streetscape



0 16 32 ^  
N



trees in pots



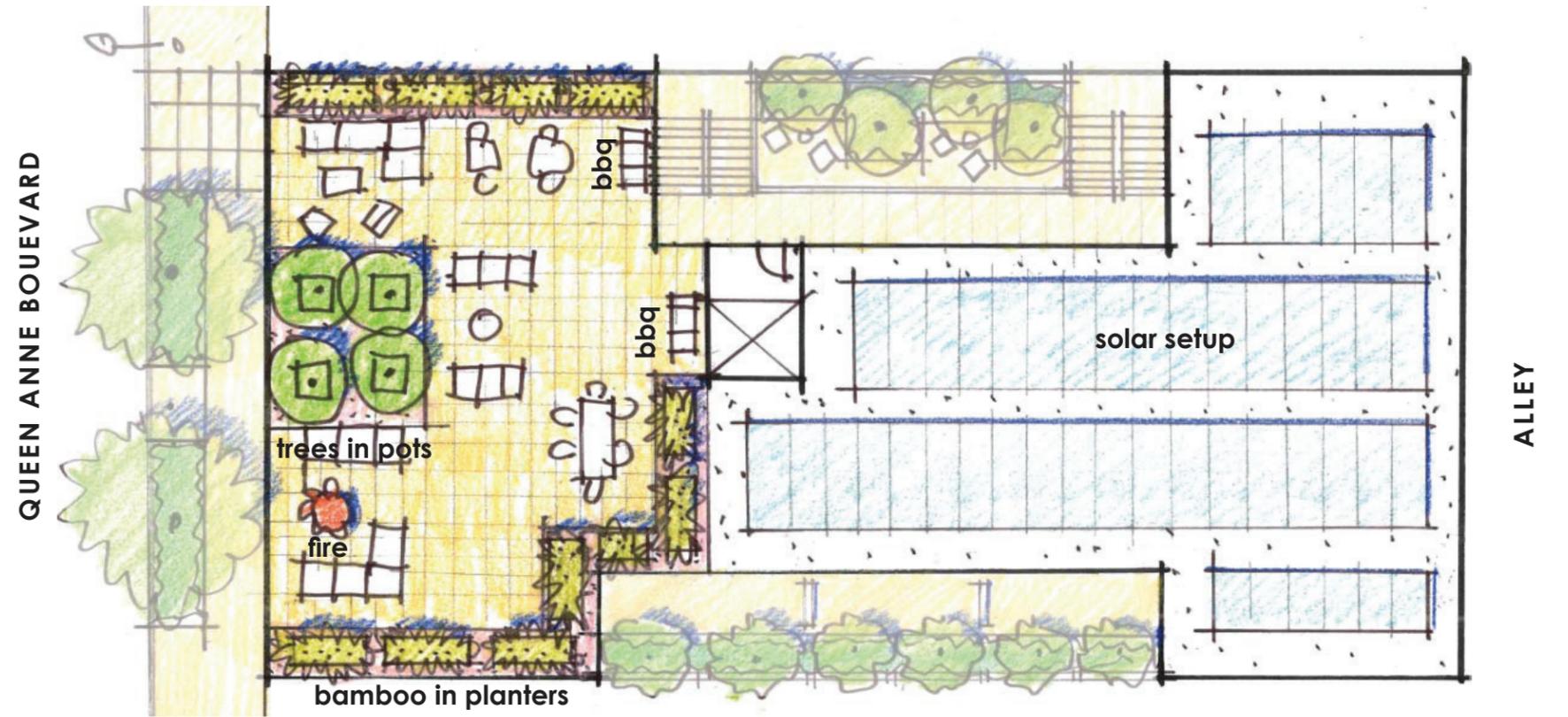
bbq



bamboo in planters



informal fire



0 16 32 N

NK Project Examples



ARTHOUSE



H2O



STREAM 15



STREAM BELMONT



HARBOUR 45TH



222 VIEW



APERTURE



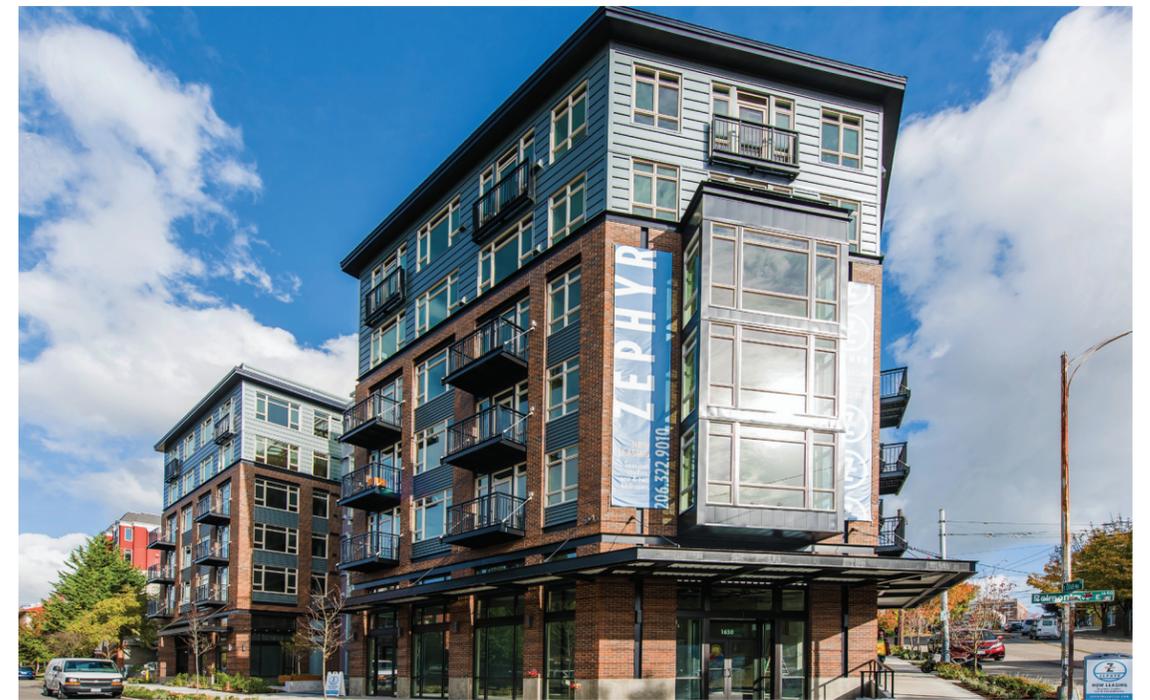
STREAM UPTOWN



STUDIO SEVEN



BROADSTONE KOI



ZEPHYR