

Lower Queen Anne

14400sf development site



417 2nd Ave W

Early Design Guidance
August 2nd, 2017
SDCI Project #3026522

APPLICANT TEAM:

Architect: Johnston Architects PLLC
Landscape Architect: Karen Keist Landscape Architects
Developer: Hycroft Investment Inc.





SITE AREA: 14,400 sf

ZONING: Neighborhood Commercial NC3-65 (current)
 Seattle Mixed SM -85 (Pending MHA Upzone Legislation)
 The project increases building height to provide low-income housing for the households of workers having lower-wage jobs, as well as other public benefits.
 (SMC 23.58 B.020 & 23.58.025)

NEIGHBORHOOD: Uptown Urban Center

PROJECT DESCRIPTION:

Proposal for a new mixed-use building: 71,901 sf / 79-unit residential apartment building including 3,017 retail space, 6 stories above grade with rooftop amenity area. The proposed design aims to enhance the experience of the "park-like" neighborhood, with elegant facade elements and landscape design.

SUMMARY OF DEVELOPMENT STANDARDS:

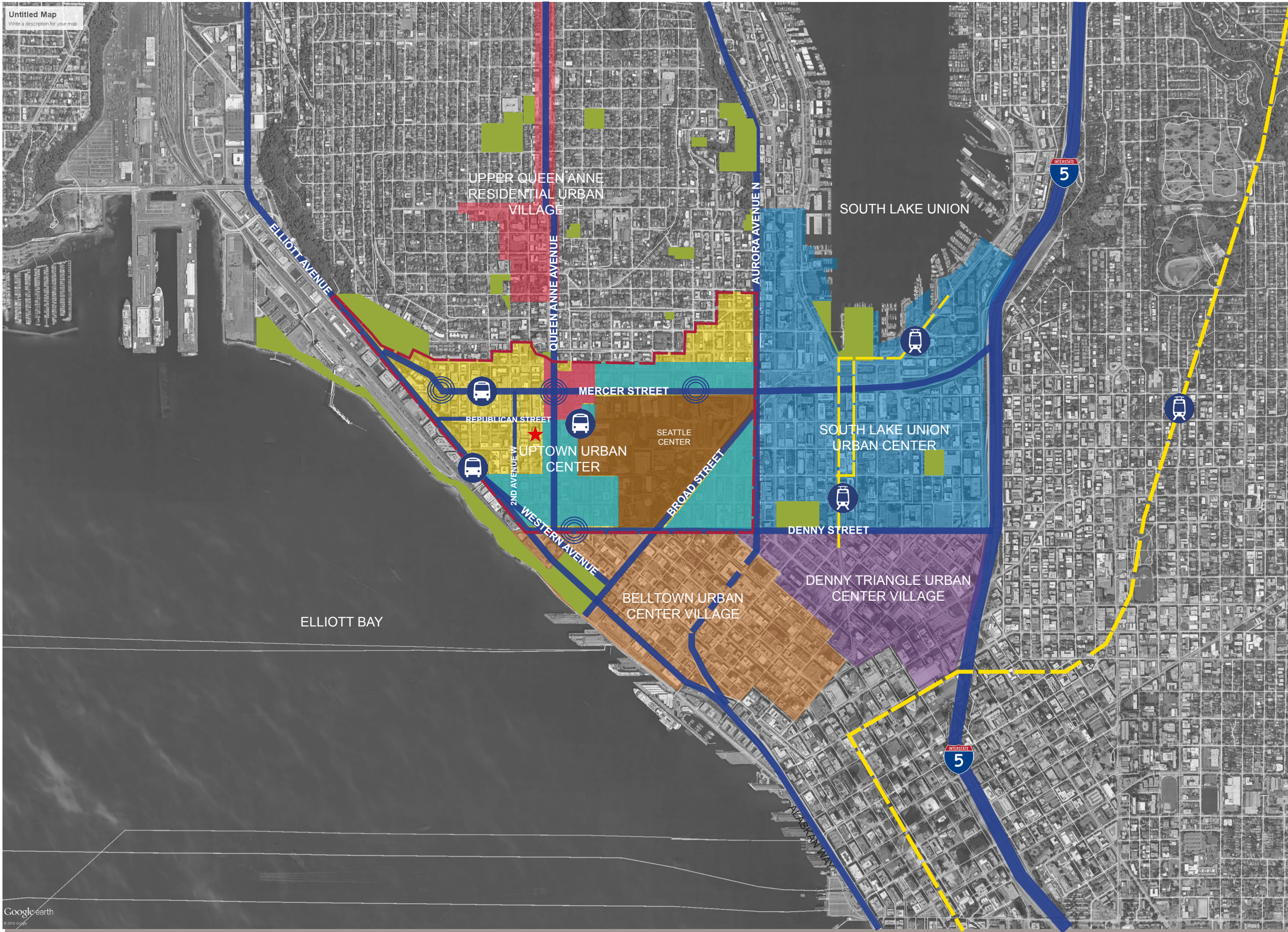
<u>Height limit</u>	Required:	With contract rezone: 85' Without legislative upzone: 40' + 4' bonus maximum (with non-residential use: street-level of 13' minimum floor to floor OR with residential use: partially below-grade story does not exceed 4' high)	Proposed: 70'
<u>Parking</u>	Required:	No parking required in urban village within 1,320 ft of frequent transit (both non-residential & residential uses)	Proposed: 54 spaces
<u>FAR</u>	Allowed:	4.75 (NC3-65), 5 (SM-85) if contract rezone approved $14,400 \times 5 = 72,000$	Proposed: 71,901 sf
<u>Setbacks</u>	Required:	2' alley dedication required	Proposed: 2 feet
<u>Trash</u>	Required:	427 sf with 12' min dimension	Proposed: 430 sf min within building, adjacent to alley
<u>Amenity Area</u>	Required:	5% of residential floor area $0.05 \times 62,804 = 3,140$ sf open to the outdoors	Proposed: 2,763 sf at grade 582 sf at rooftop
<u>Landscaping</u>	Required:	Green Factor of 0.3 or greater	Proposed: Green Factor at 0.3 or greater

LEGEND

north

PROJECT SITE (Red square) RESIDENTIAL (Orange square) OFFICE (Blue square) RETAIL (Green square) INDUSTRIAL (Light blue square)

CIVIC (Brown square) BUS STOP (Bus icon) PUBLIC TRANSIT ROUTE (Double arrow icon) UPTOWN HEIGHT REZONE (Dashed line icon)



Seattle's Uptown neighborhood is **3** home to Seattle Center, an iconic destination for both locals and tourists. Surrounding blocks have been growing with new housing.

The site is within close proximity to transit towards Upper Queen Anne, Belltown, Lake Union and Elliott Bay. The proposed building provides a pleasant entry on the 2nd Ave W, along with highly transparent retail space to enhance the pedestrian experience through facade articulation and public amenity. It will reflect the Uptown's historical characteristics and assist the community to thrive.

north

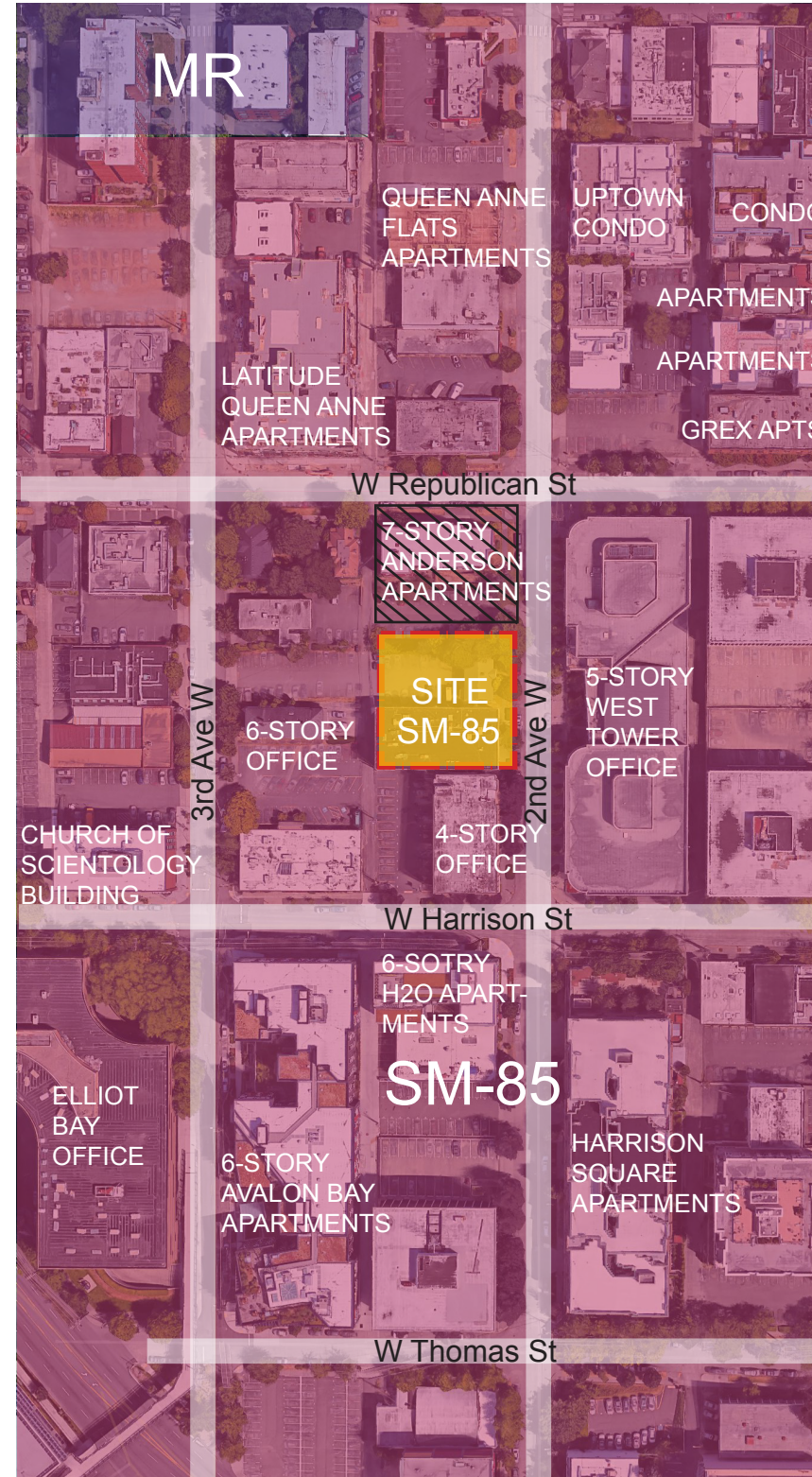
LEGEND
 SITE
 GREEN SPACE
 ARTERIALS
 PUBLIC TRANSIT ROUTE
 LIGHT RAIL & STREETCAR
 BUS STOP

NEIGHBORHOOD
 SOUTH LAKE UNION URBAN CENTER
 DENNY TRIANGLE URBAN CENTER VILLAGE
 BELLTOWN URBAN CENTER
 UPTOWN URBAN CENTER
 UPPER QUEEN ANNE RESIDENTIAL URBAN VILLAGE

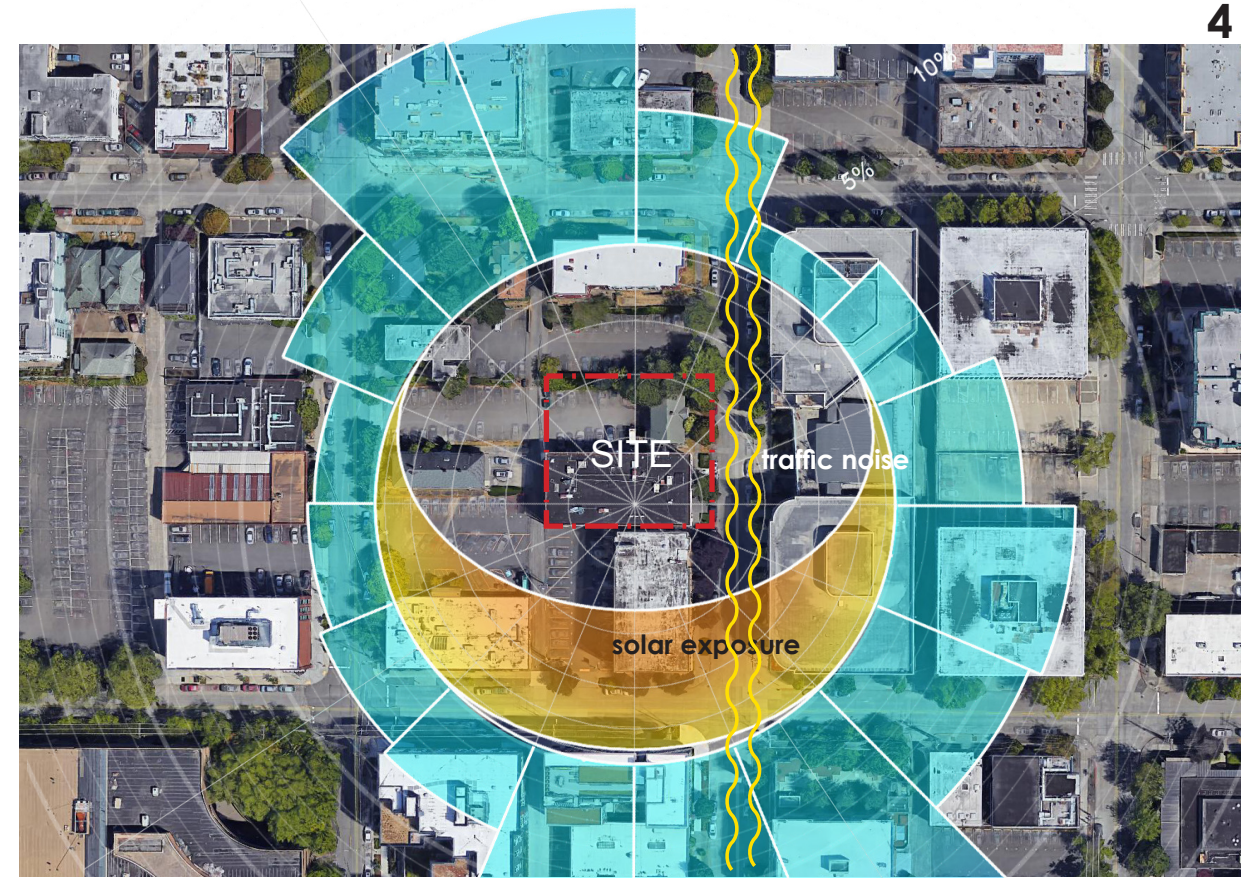
UPTOWN URBAN CENTER
 UPTOWN PARK CHARACTER AREA
 UPTOWN URBAN AREA
 HEART OF UPTOWN CHARACTER AREA
 CIVIC / INSTITUTIONAL
 NEIGHBORHOOD GATEWAY LOCATION



NC3-65 (current code)



SM-85 (MHA Option)



ZONING KEY

- Mid-Rise
- NC3-40
- NC3-65 - Existing
- SM-85 - Pending MHA Upzone Legislation
- Proposed SM-85 (MHA Option)
- Project with Contract Rezone Approval

City of Seattle is developing a rezone legislation, which could change building heights and development standards. The proposed building will pursue a contract rezone from NC3-65 to NC3-85.

In order to balance density and height, the proposed building limits the overall building height to 79'. The building is comprised of five wood frame levels over two levels of concrete podium. 79 residential units will be provided with 54 parking spaces accessed from the alley.



SITE CONTEXT

Uptown is a pedestrian-friendly, active urban center where each block offers a pleasant walking experience. The streetscape should be considered as an integral component of every project, not an afterthought. It is also a place for a diverse population to live, work, shop, and find services. A diversity of housing and independent businesses are a community value. The proposed design aims to enhance the experience of the "park-like" neighborhood, with elegant facade elements and landscape design.



1 looking N along 2nd Ave. W



2 looking W from 2nd Ave. W



3 looking W along W Republican St.



4 looking SE at intersection of 2nd Ave. W and W Republican St.



5 looking E from the site across 2nd Ave W



6 alley looking E towards the site



7 looking SE at 2nd Ave.



8 looking SE at 2nd Ave.



9 looking SE at Harrison St.



10 looking W along Harrison St.



11 looking E along W Republican St.

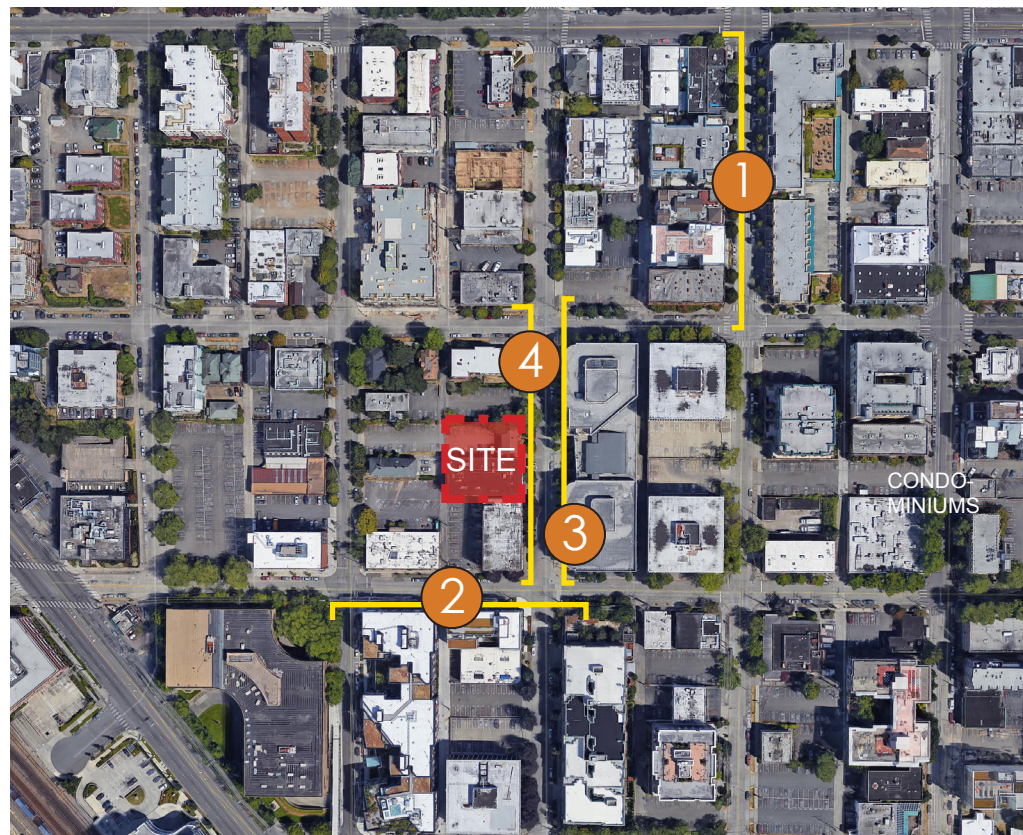


12 looking NE at 3rd Ave. W



13 alley looking NE





1 Looking West across 1st Ave. W



2 Looking South across W Harrison St.



3 Looking East across 2nd Ave. W



4 Looking West across 2nd Ave. W

LOOKING ACROSS STREET FROM SITE

LOOKING AT SITE FROM ACROSS STREET



5 Looking East across alley into site

LOOKING AT SITE FROM ALLEY

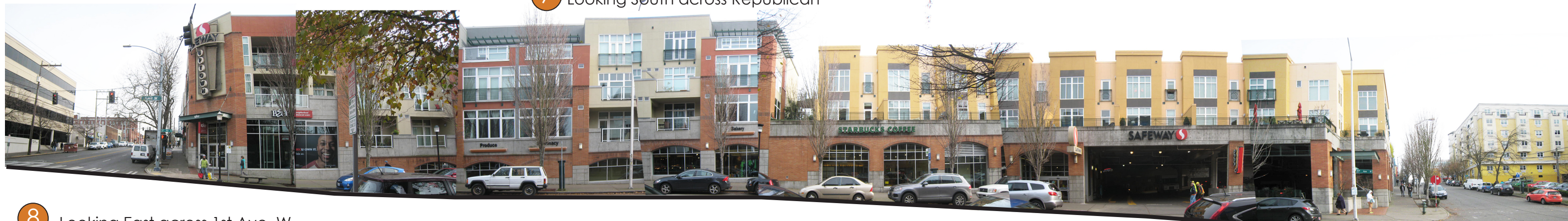


6 Looking South at site.

LOOKING SOUTH INTO SITE



7 Looking South across Republican



8 Looking East across 1st Ave. W

Seattle Design Guidelines

CS CONTEXT & SITE

> CS2 D 1: Existing Development and Zoning

Respond to the height, bulk and scale of neighboring buildings as well as the scale of anticipated development for the area

Response: The building is consistent with existing buildings as well as likely future development in the area: simple, elegant block-like masses that have human-scale elements and materials

> CS3 A 3: Established Neighborhoods

Build on the the neighborhood's traditional architectural character and compliment the architectural syle of nearby buildings

Response: The simple building form and use of brick as the dominant street-facing facade material along with wood and metal accent materials respond well to the character of the neighborhood

PL PUBLIC LIFE

> PL3 C 2: Retail Edges: Visibility

Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased leight in lobbies, and/or special lighting for displays.

Response: Retail space on the ground floor facing 2nd Avenue has generous ceiling height at the south end, and extensive use of glazing. There is the opportunity to open the space to the sidewalk and invite the public in.

DC DESIGN CONCEPT

> DC2 B 1: Facade Composition

Ensure facades are attractive and well-proportioned through placement of details and patterns

Response: A carefully crafted arrangement of facade elements serves to emphasize pedestrian scale and respond to neighboring developments.

> DC2 D: Scale and Texture

Design character of the building in form, scale and materials with human scale at street level

Response: Brick, with its small regular modules, breaks down the scale and provides texture and order to the main rectangular form of the front facade and contrasts the similarly tactile but smoother wood and metal elements



Uptown Neighborhood Design Guidelines



CONTEXT & SITE

> CS2 II V: **Urban Pattern and Form - Streetscape Compatibility**

Storefronts, office entries and signs should be understated and muted, while still presenting a street presence. Bright or loud colors and lights should be avoided in this park-like residential character area.

Response: The preferred concept has an inset residential entry and two retail entries. Colors are muted and sedate, while forms are traditional. There are also courtyard opportunities on the north and south sides of the pedestrian level for outdoor seating and gathering areas.

> CS3 I: **Architectural Context and Character - Architectural Context**

The Uptown Park character area emphasizes the notion of historic continuity - the relationship of built structures over time. This relationship encourages diversity of styles within a coherent whole, reinforcing the key elements of noteworthy buildings.

Response: The preferred concept is a simple rectangular form with a nod to historical 'alphabet' buildings in plan shape.



PUBLIC LIFE

> PL2 I: **Walkability - 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.

Response: The residential entry is set back from the front facade to set it apart from the retail storefronts, which will have individual entries.

> PL3 I i: **Street-level Interaction - Human Activity**

The ground floor of buildings in this character area should help create the most active and vibrant street environment in Uptown. A variety of narrower store-front shops are preferred to wide continuous single storefronts.

Response: The facade is divided into three smaller segments, each with a distinct entry. As a midblock development, this adds to the variation along the block.



DESIGN CONCEPT

> DC1 I ii: **Project Uses and Activities - Parking and Vehicle Access**

Access to new development is preferred via alleyways, if feasible. Throughout Uptown encourage all parking for residential uses to be located below grade. Response: Parking is located off the alley, in two underground levels.

> DC1 I ii: **Architectural Concept - Human Scale**

The use of exterior canopies or other weather protection features is favored throughout the district for residential and commercial uses.

Response: A generous canopy is proposed along the front facade.

> DC4 II i: **Exterior Elements and Finishes - Exterior Finish Materials**

The use of historic looking materials should be incorporated at all levels and on all exterior walls. Use materials, colors, and details to unify a building's appearance.

Response: Wood and brick are proposed along the front facade facing the street.





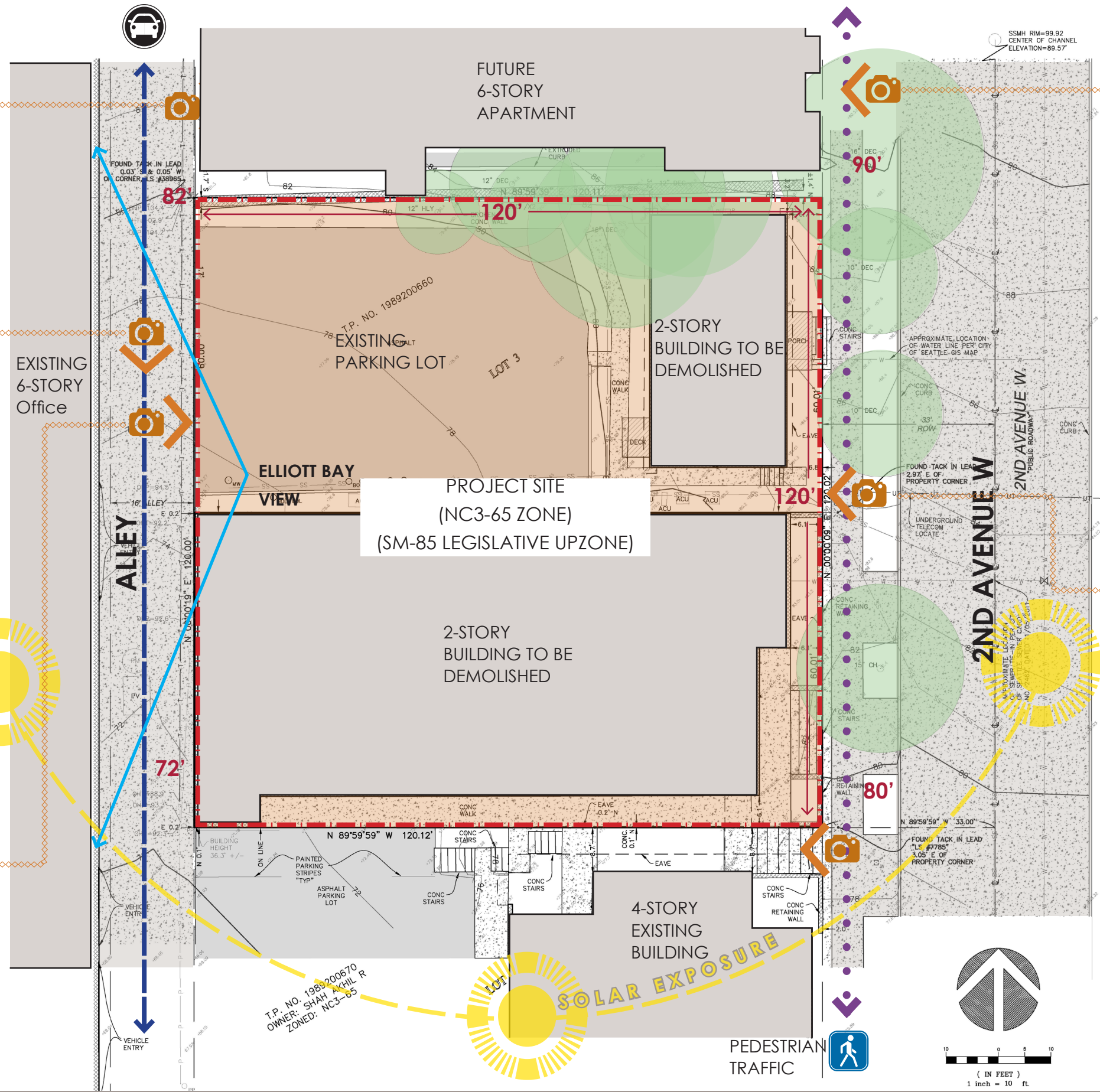
^ looking east towards the parking lot on the north side



^ looking south down at alley



^ looking east towards the site from the alley



^ looking west towards the parking lot from 2nd Ave. W



^ looking west towards the site from 2nd Ave. W

Legal Description

Site Address: 417 2nd Ave N 98119

Parcel #: 198920-0665
198920-0660

Owner: Hycroft Investment Inc.
3199 W 44th Ave.
Vancouver, BC V6N3K5

Opportunities

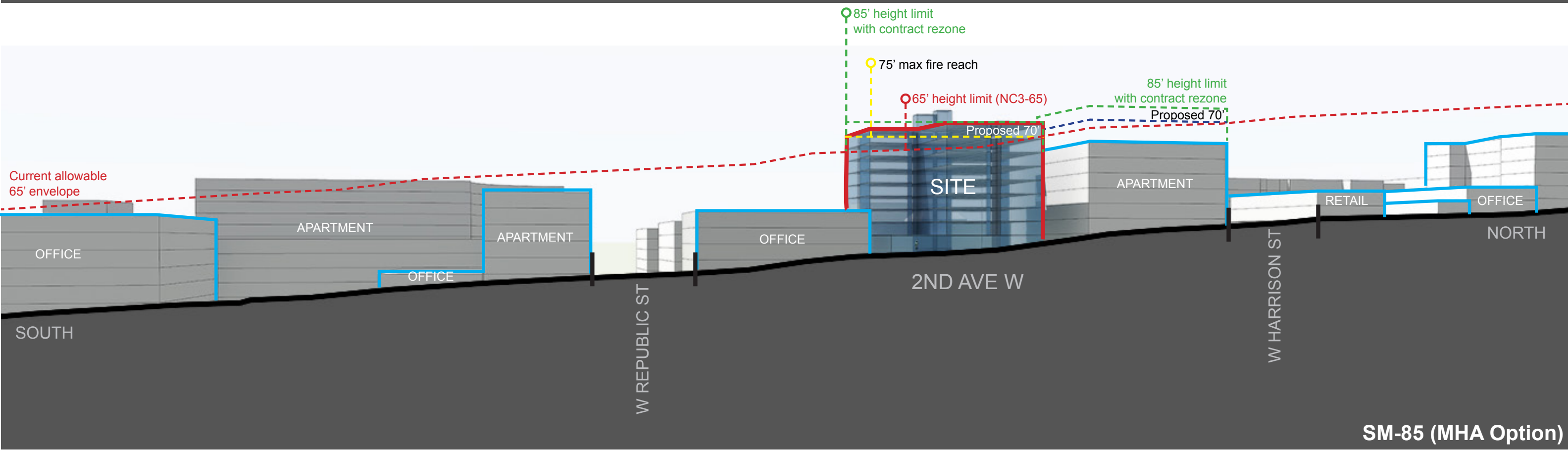
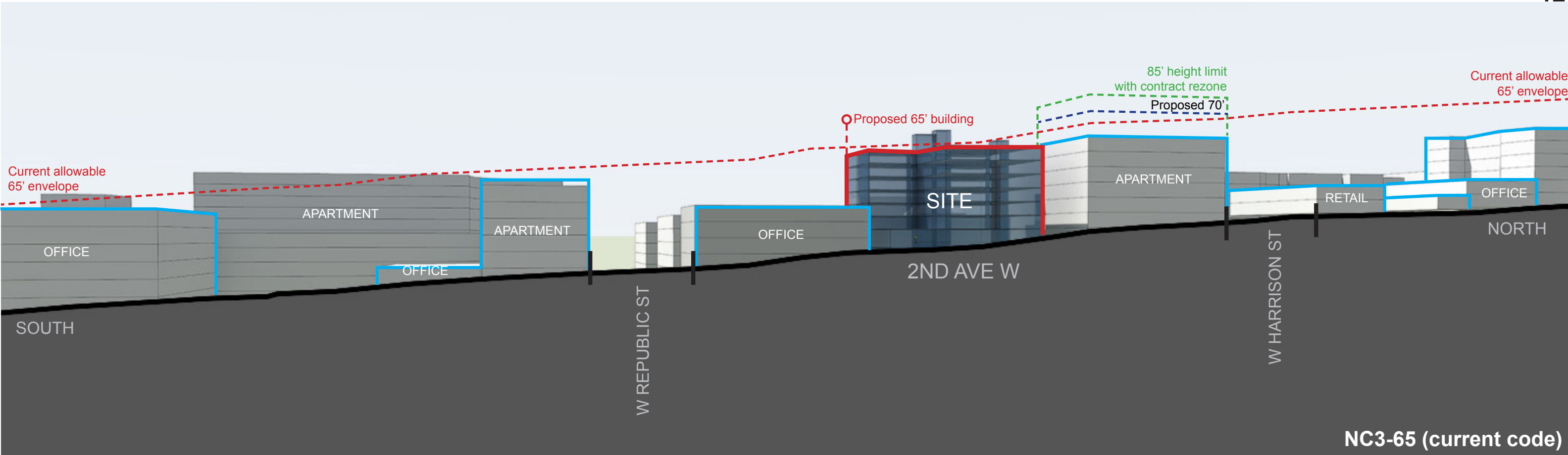
The site enjoys a pedestrian-friendly streetscape. The neighborhood is quiet and safe.

Constraints

Surrounded by office buildings with larger scale, it is challenging to build a sense of belonging for residents in a mid-block.

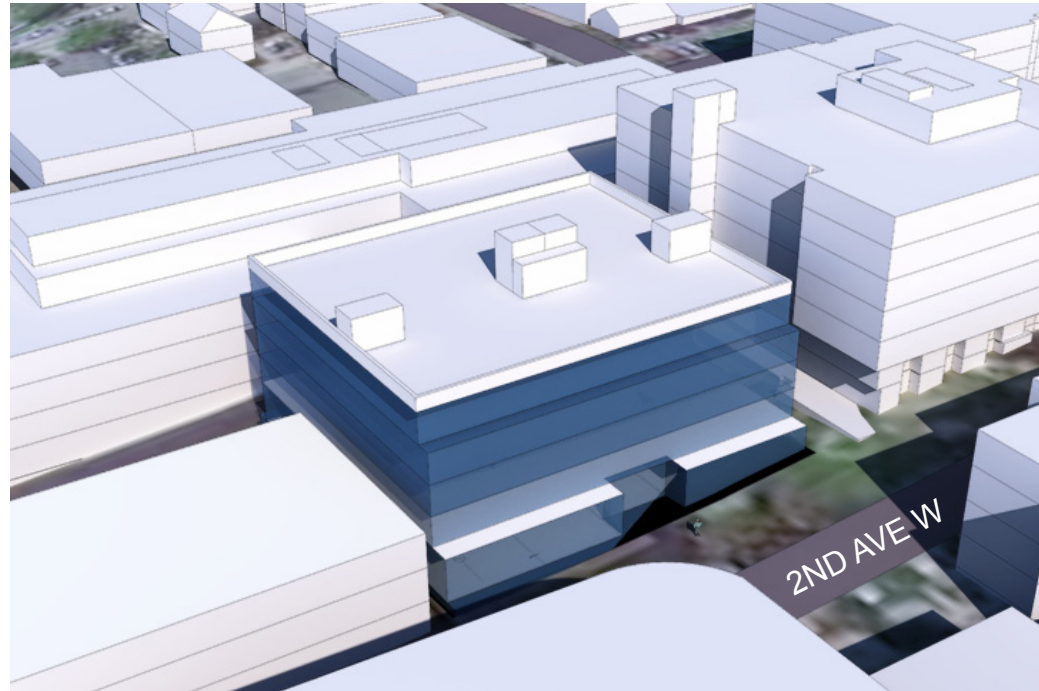


	SITE		OFFICE
	RESIDENTIAL		LIGHT INDUSTRIAL



scheme **A**

N/S BLOCK



5 stories + basement
58 units

scheme **B**

STREETSIDE COURTYARD



5 stories + basement
59 units

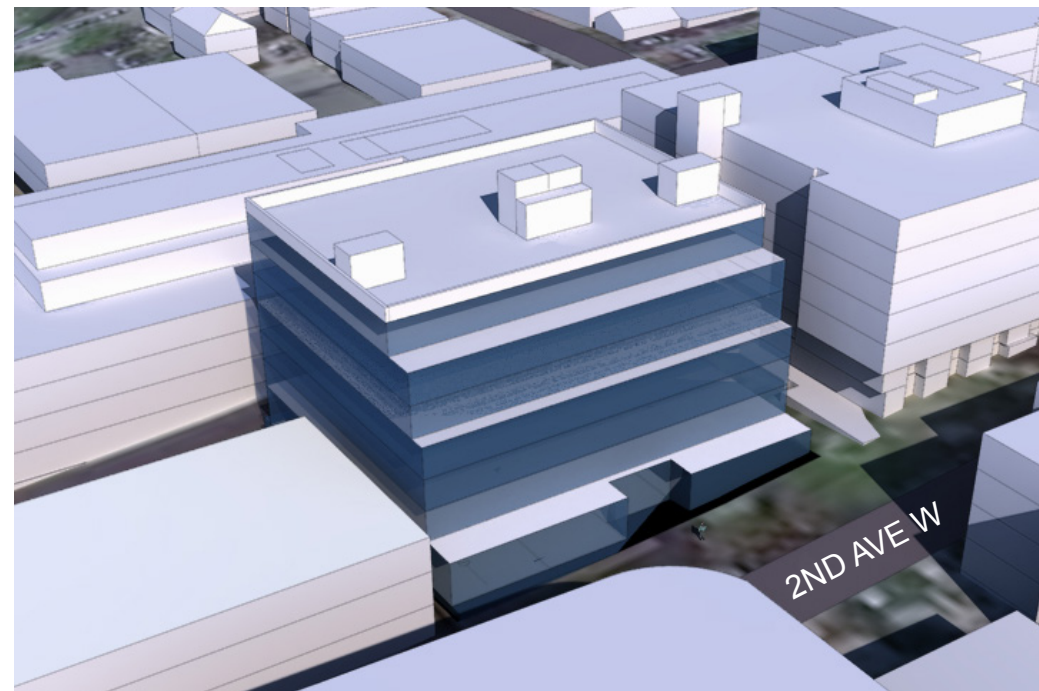
scheme **C**

Preferred
ARTICULATED CUBE



5 stories + basement
61 units

NC3-65 (current code)



7 stories + basement
80 units



7 stories + basement
81 units

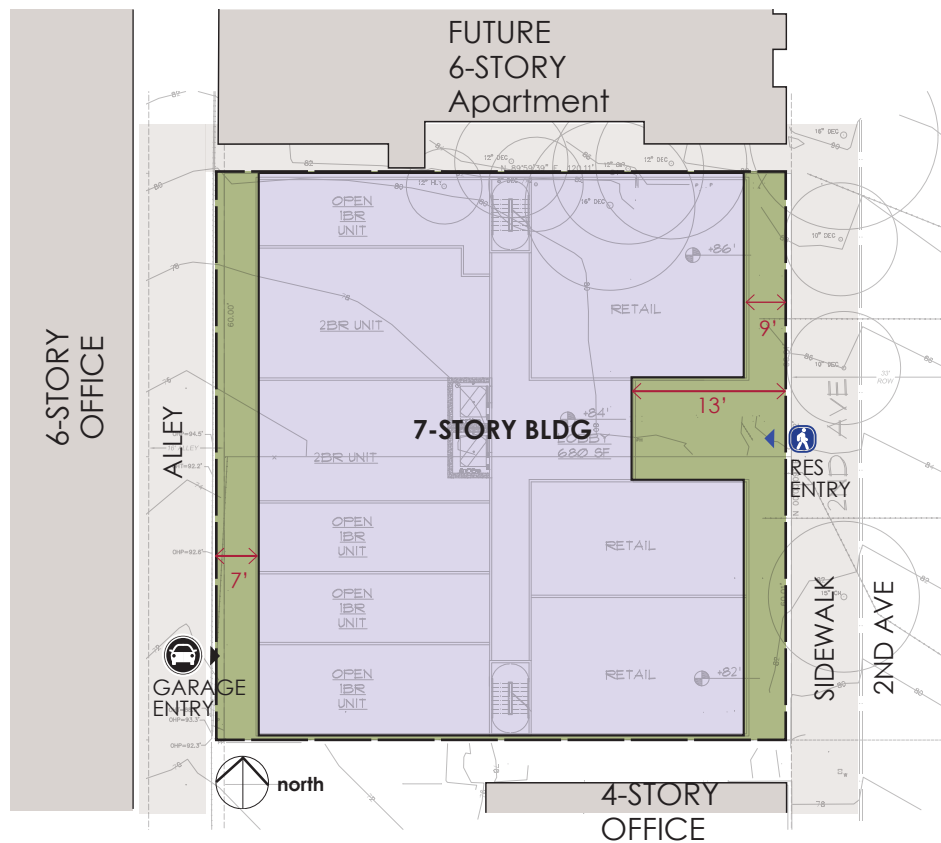


6 stories + basement
79 units

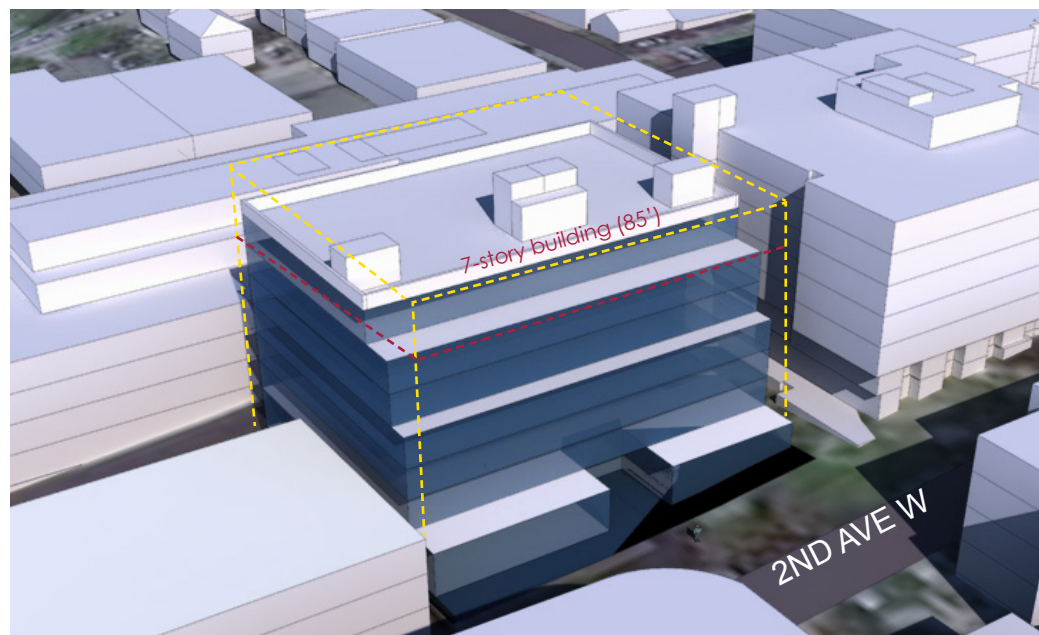
SM-85 (MHA Option)

scheme A

N/S BLOCK
7 stories + basement
80 units + 56 parking spaces
99.8% FAR (71,926 sf)

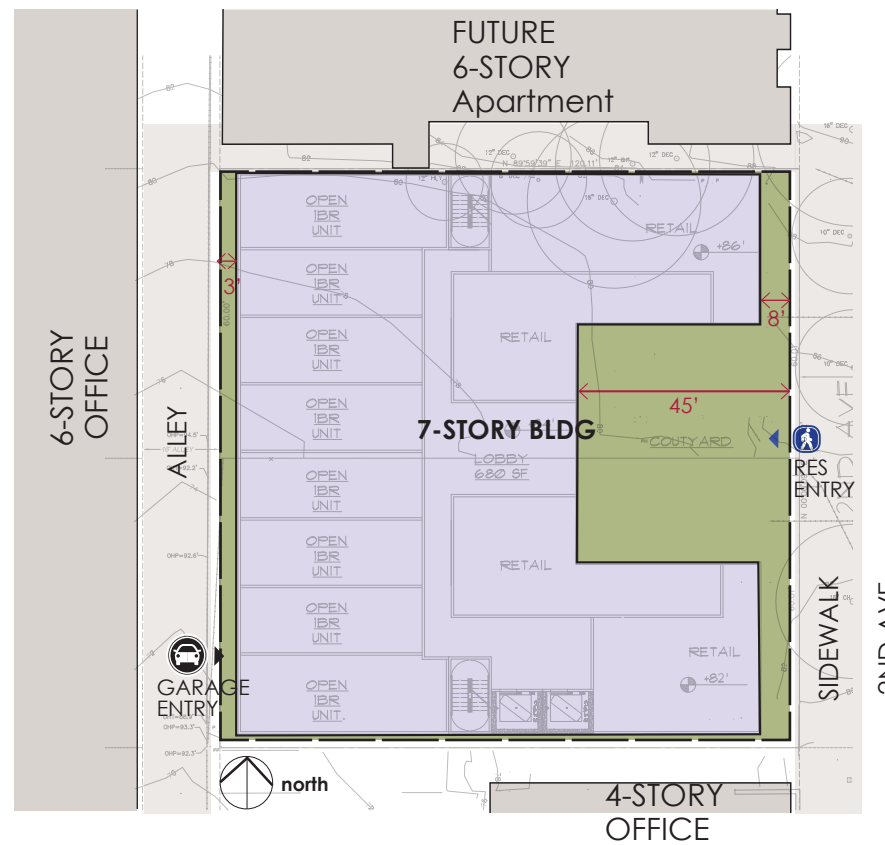


7-story building
Type I construction is required



scheme B

STREETSIDE COURTYARD
7 stories + basement
81 units + 56 parking spaces
99.6% FAR (71,770 sf)

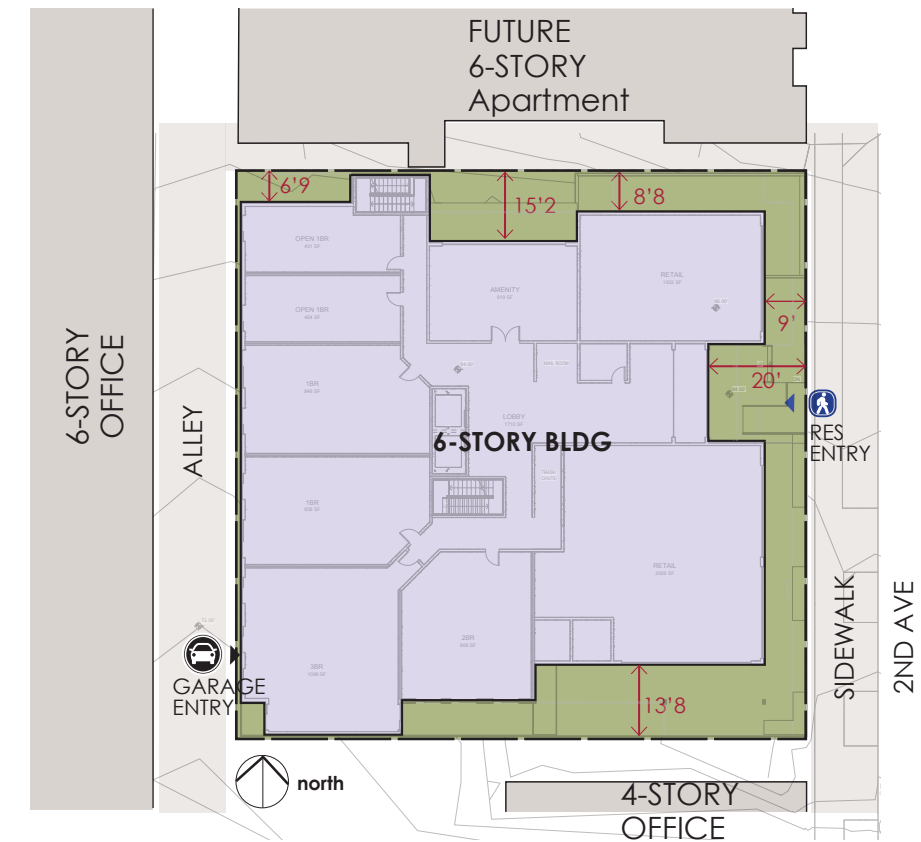


7-story building
Type I construction is required

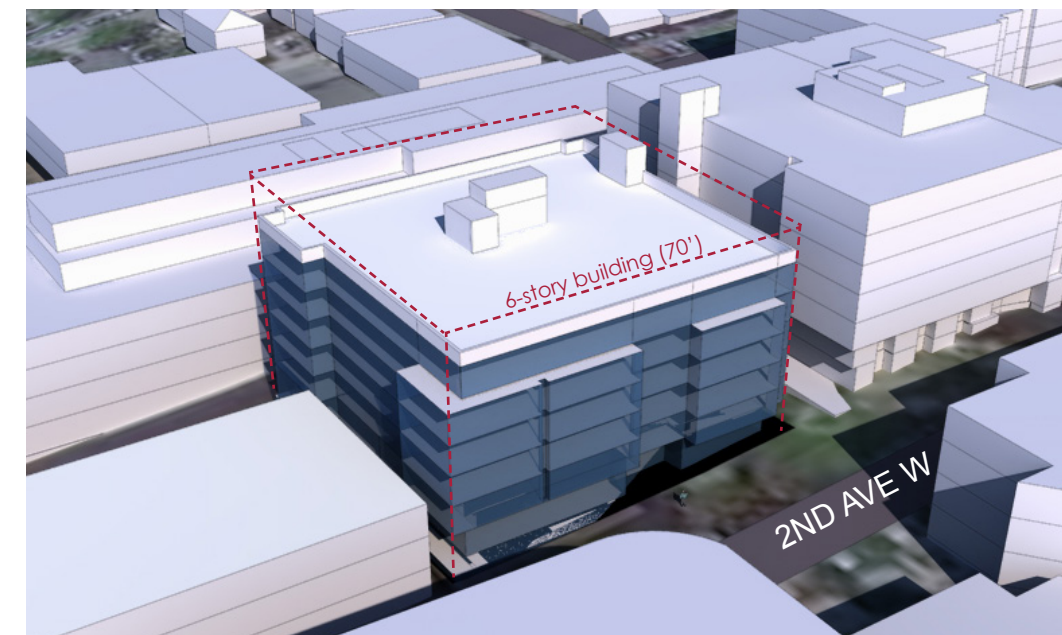


Preferred scheme C

ARTICULATED CUBE
6 stories + basement
79 units + 54 parking spaces
99.8% FAR (71,901 sf)



6-story building
five wood over two podium construction



scheme **A** N/S BLOCK

BUILDING SPECIFICATIONS

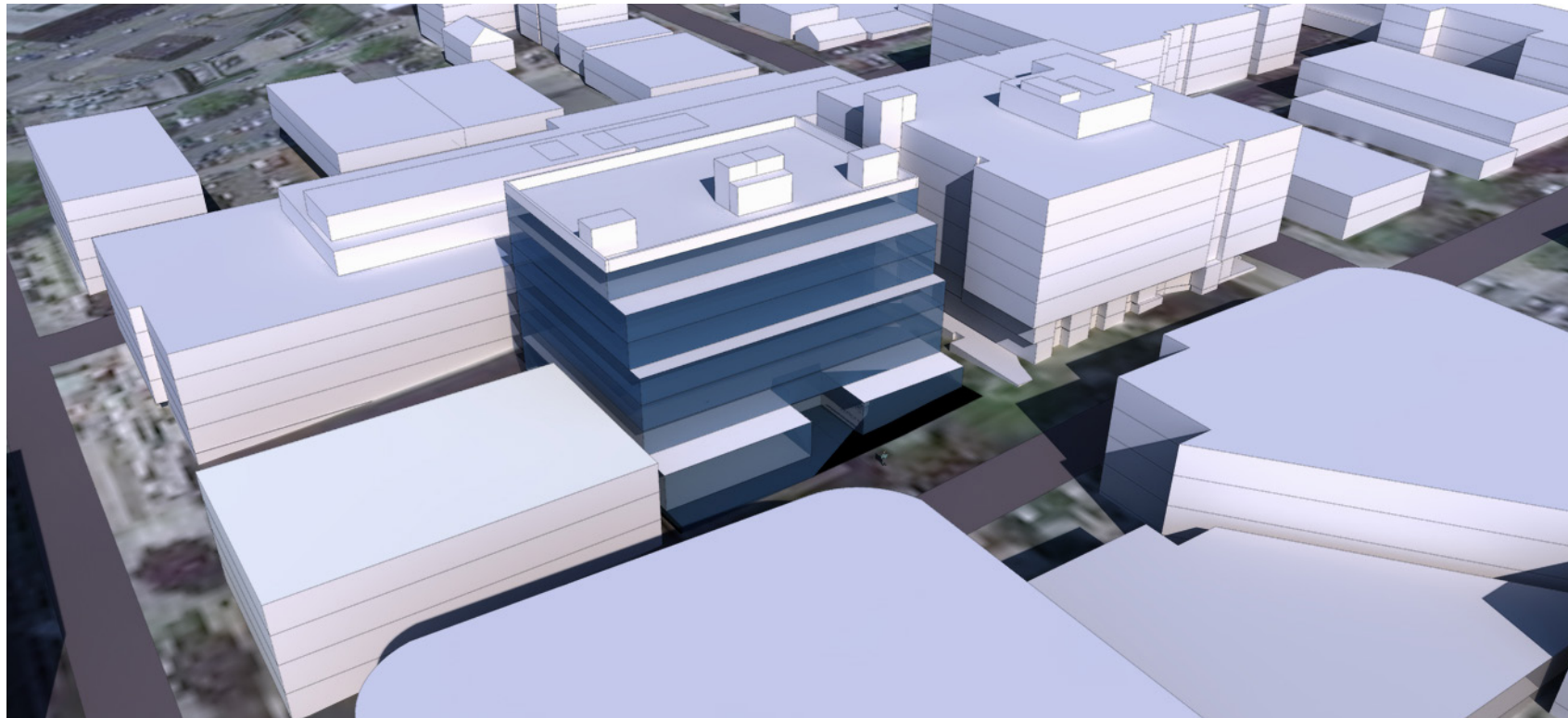
- 7 stories + basement
- 80 units
- 56 parking spaces

PROS

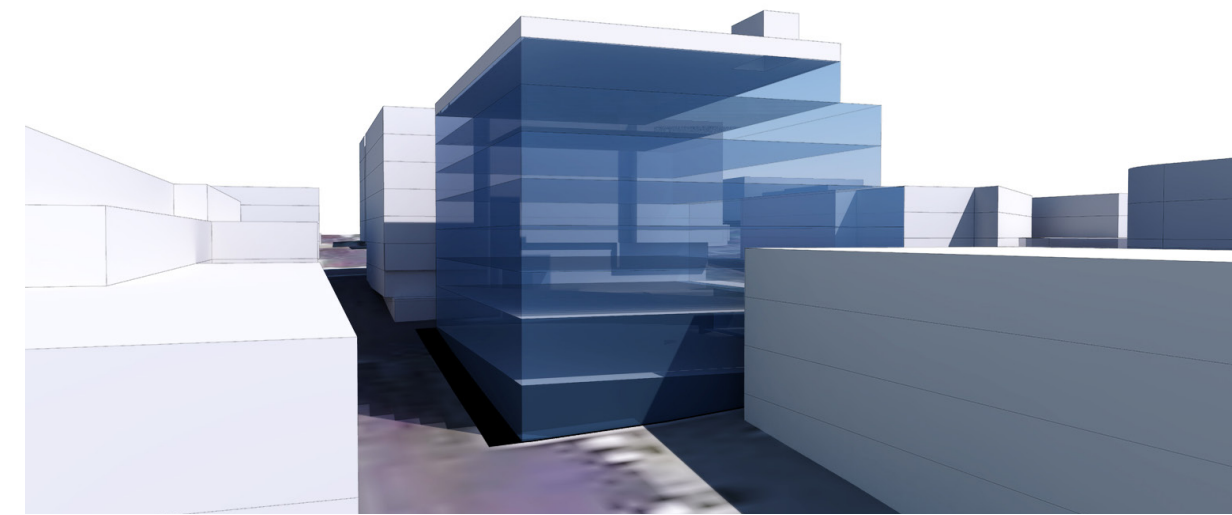
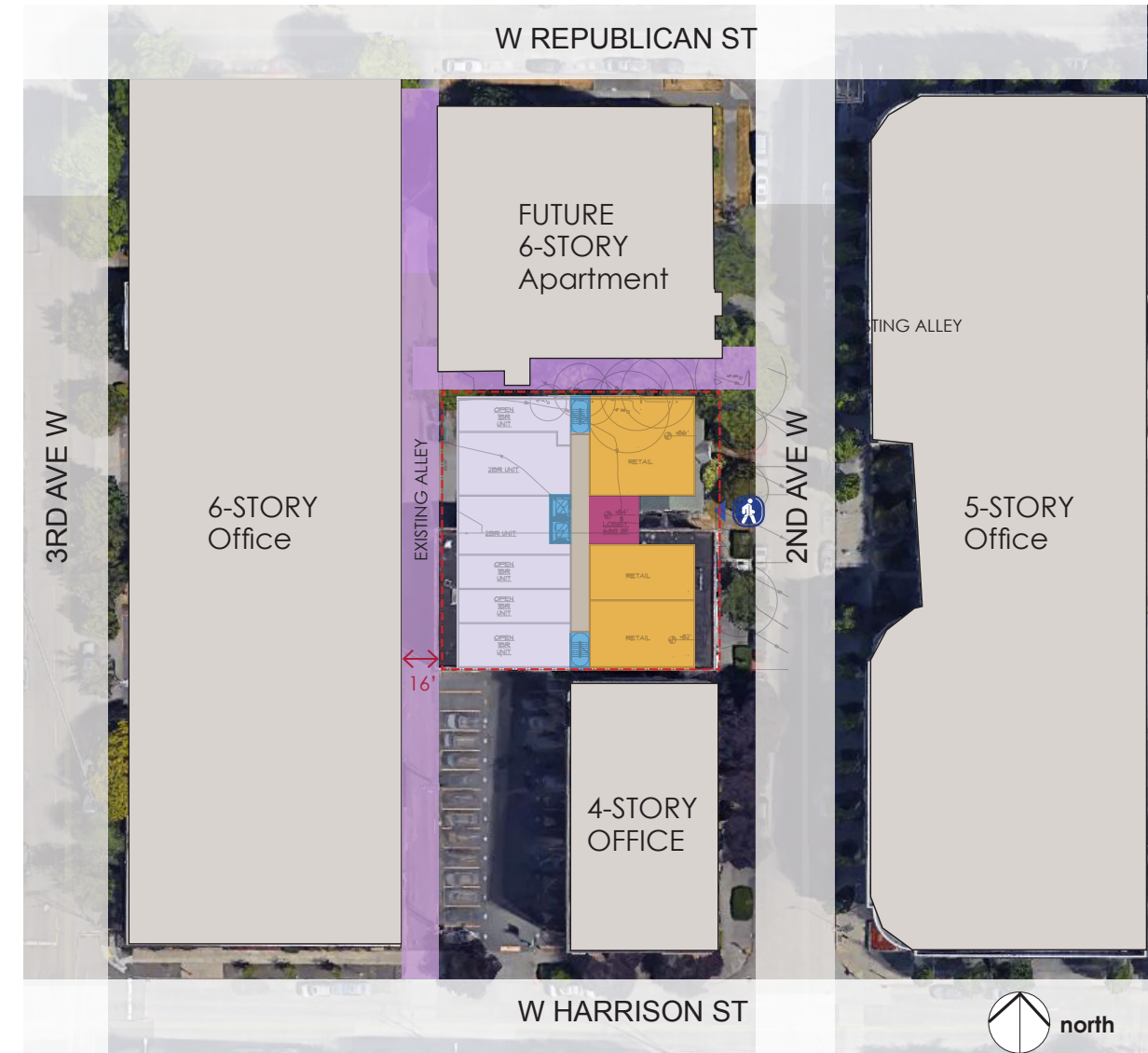
- Sets upper levels back from street and alley
- Simple building form, simple construction
- Additional possible units, very efficient floorplan

CONS

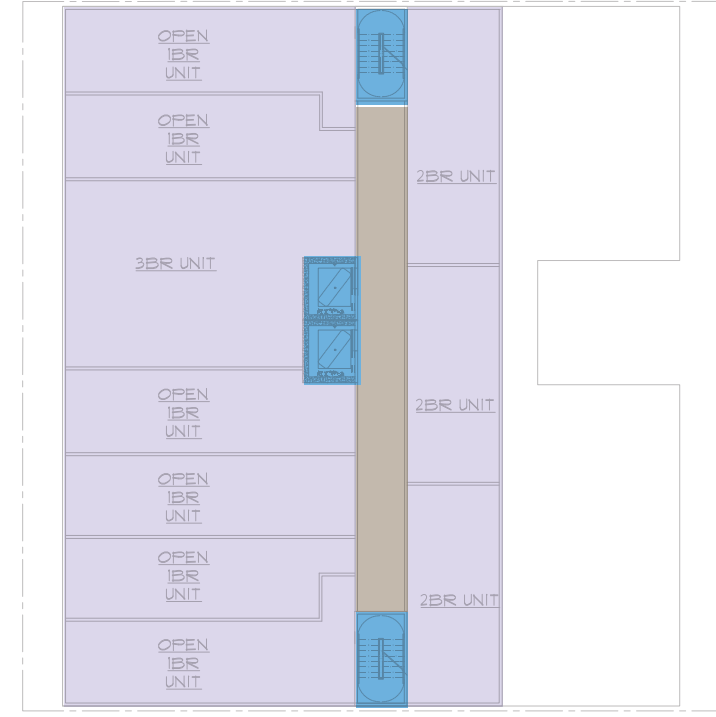
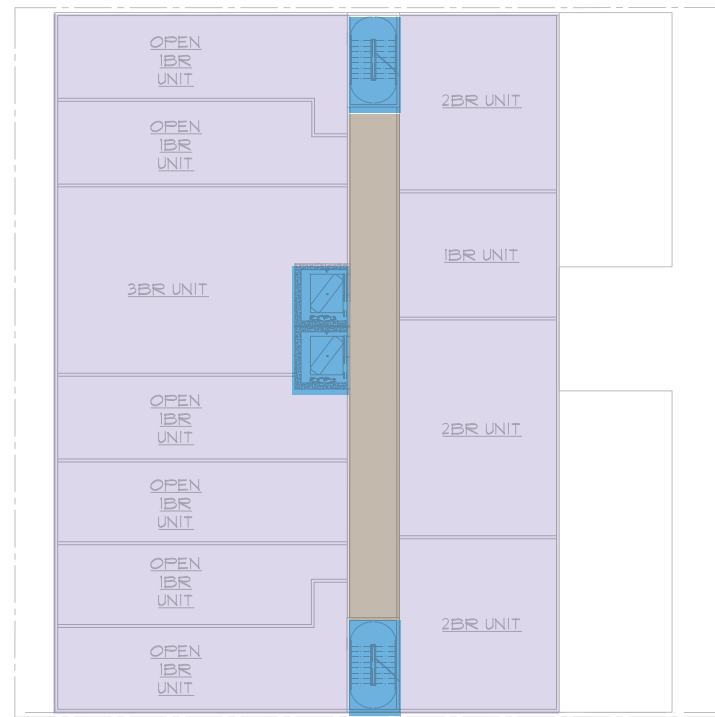
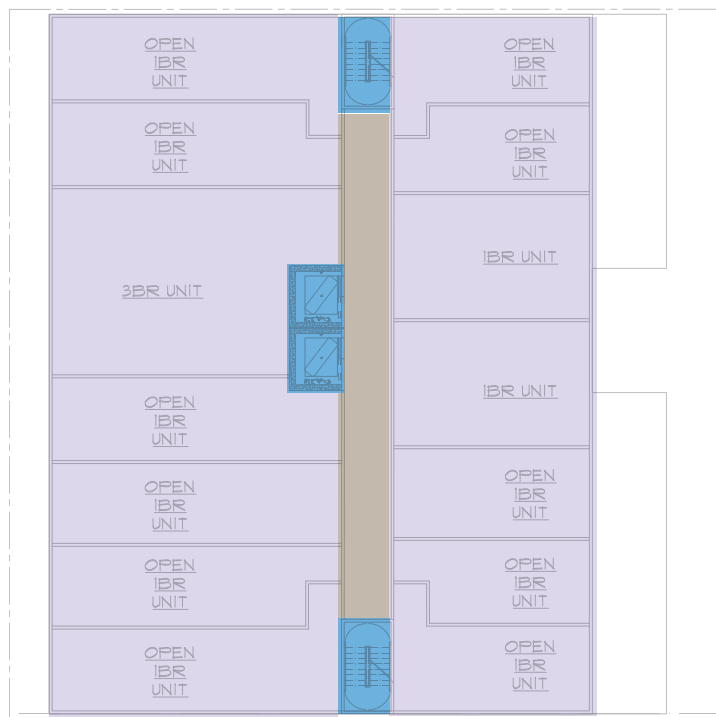
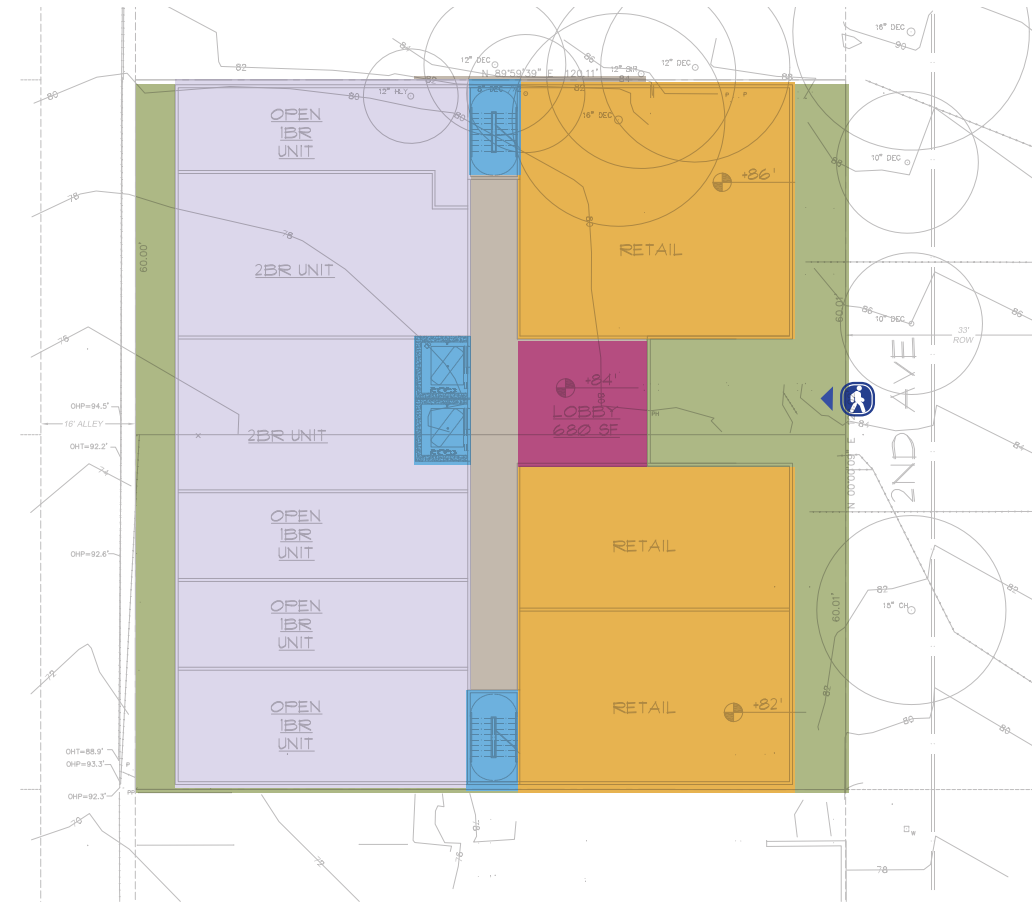
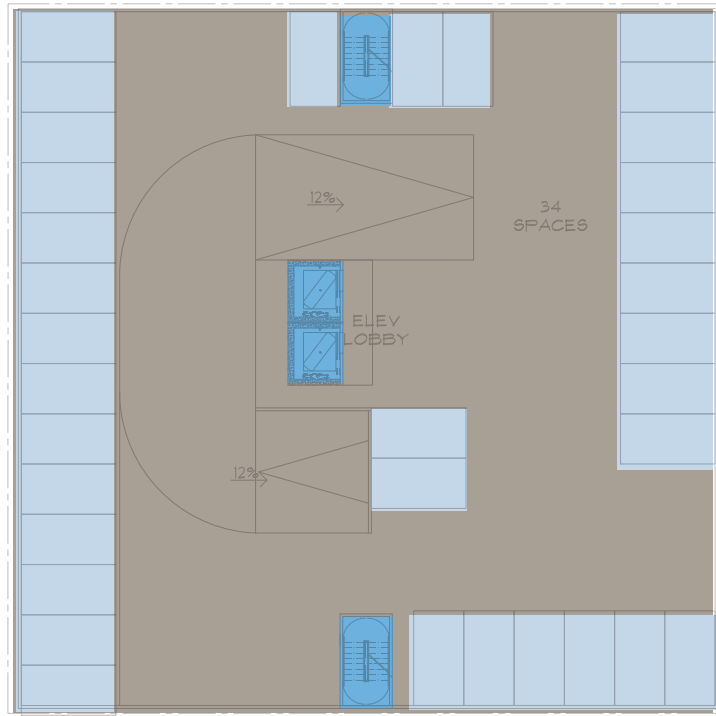
- Large facade with minimal articulation
- No south facing units possible with property line to property line construction.
- Reduces residential character along 2nd Avenue by presenting one long facade.



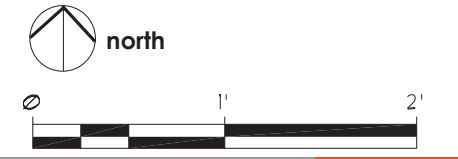
Bird's eye view looking north west towards the site

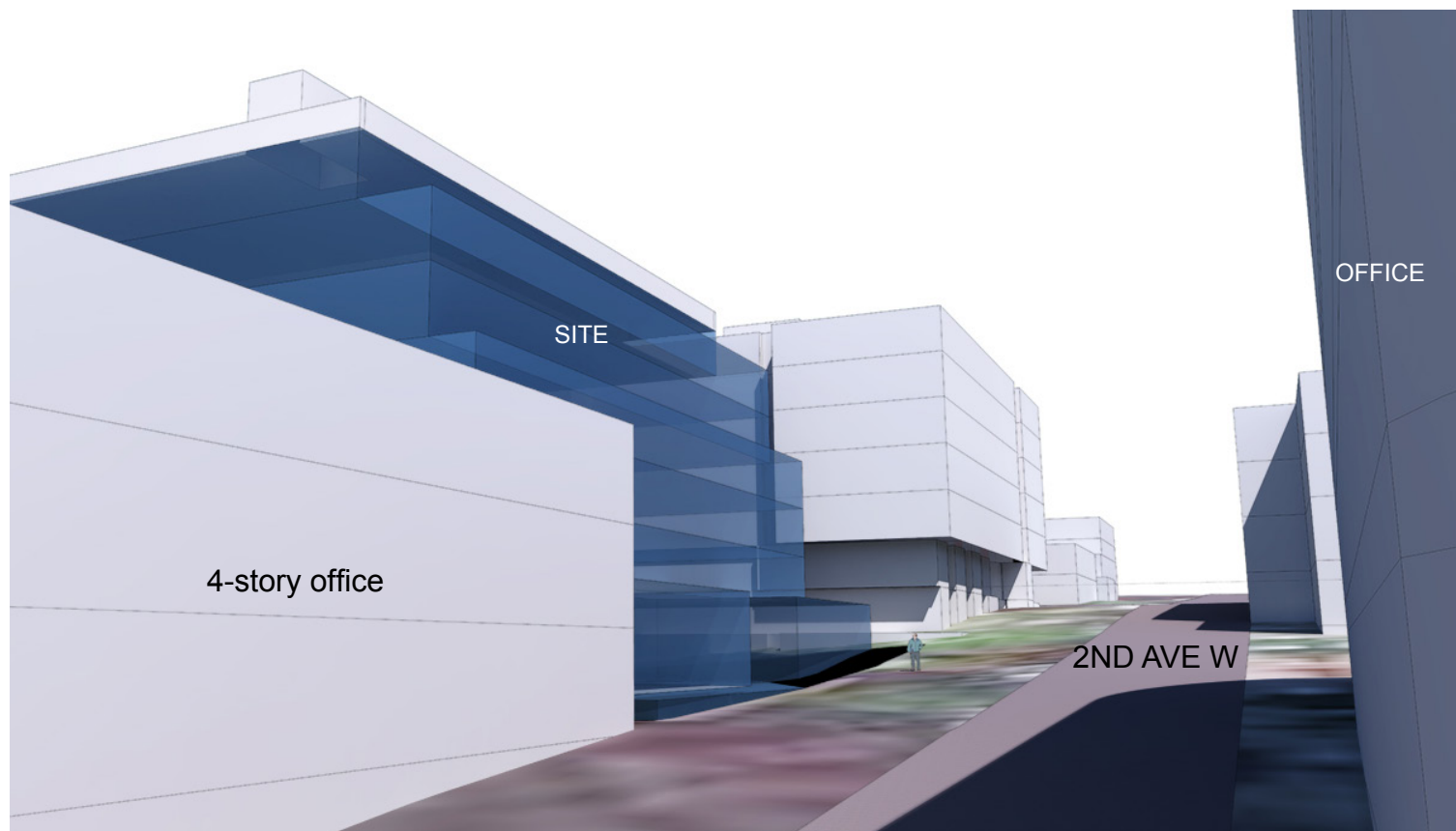


Bird's eye view looking north towards the site

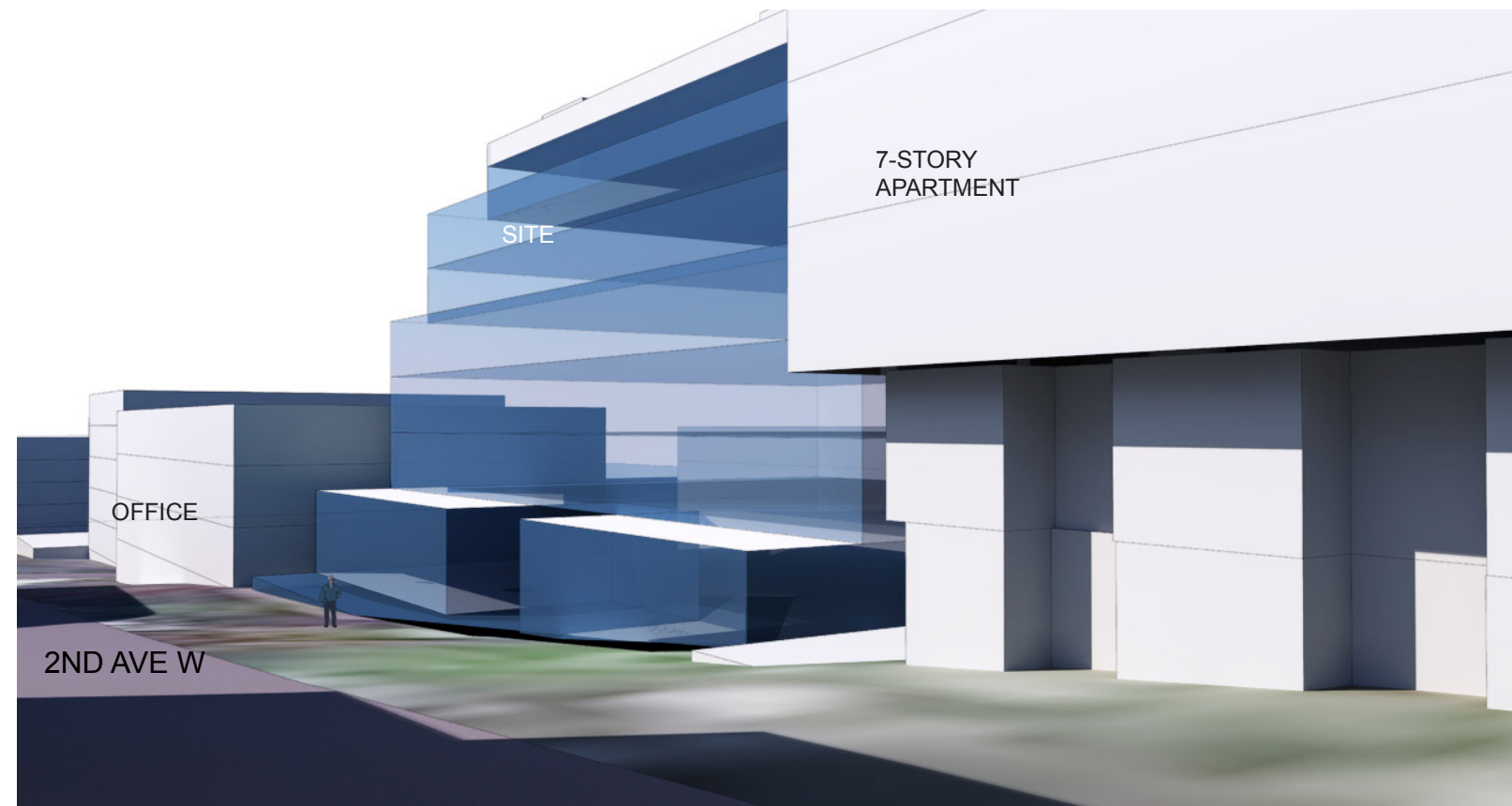


- Key**
- Residential
 - Retail
 - Lobby & Amenity
 - Elevator & Stairs
 - Utility/Hallway
 - Parking space
 - Garage
 - Landscape

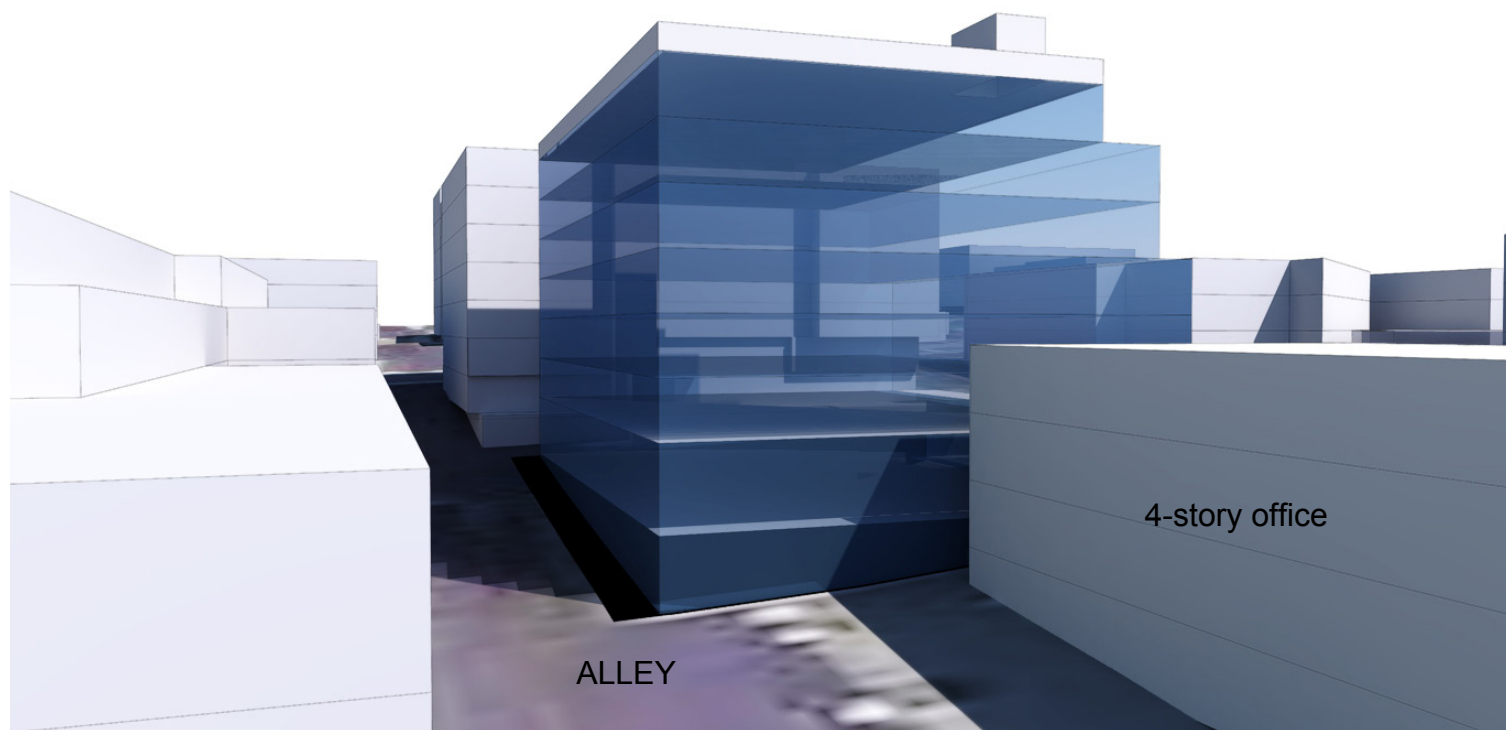




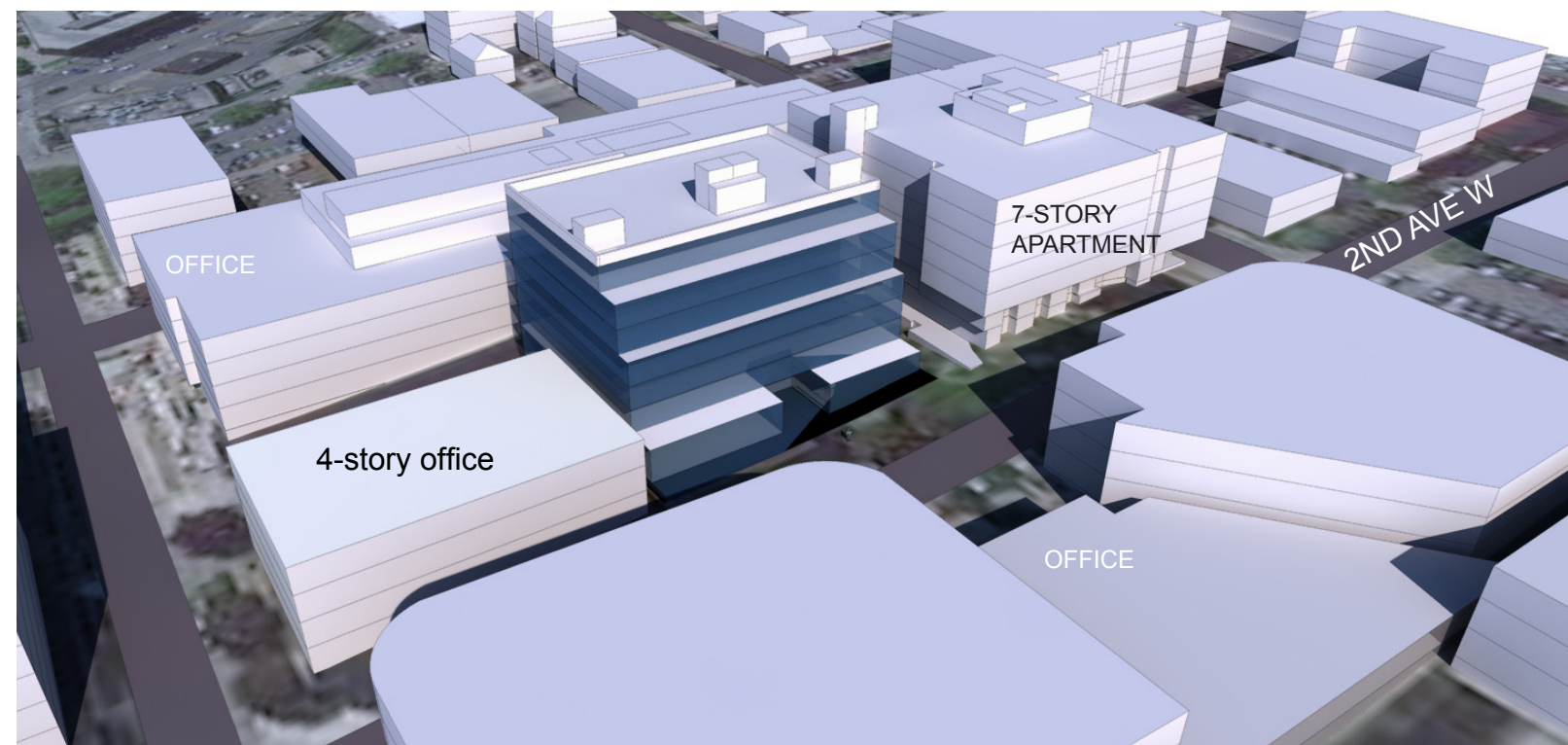
Looking N on 2nd Ave. W



Looking S on 2nd Ave. W



Looking N from alley



Bird's eye view looking down towards the site

scheme **B** Streetside Courtyard*

BUILDING SPECIFICATIONS

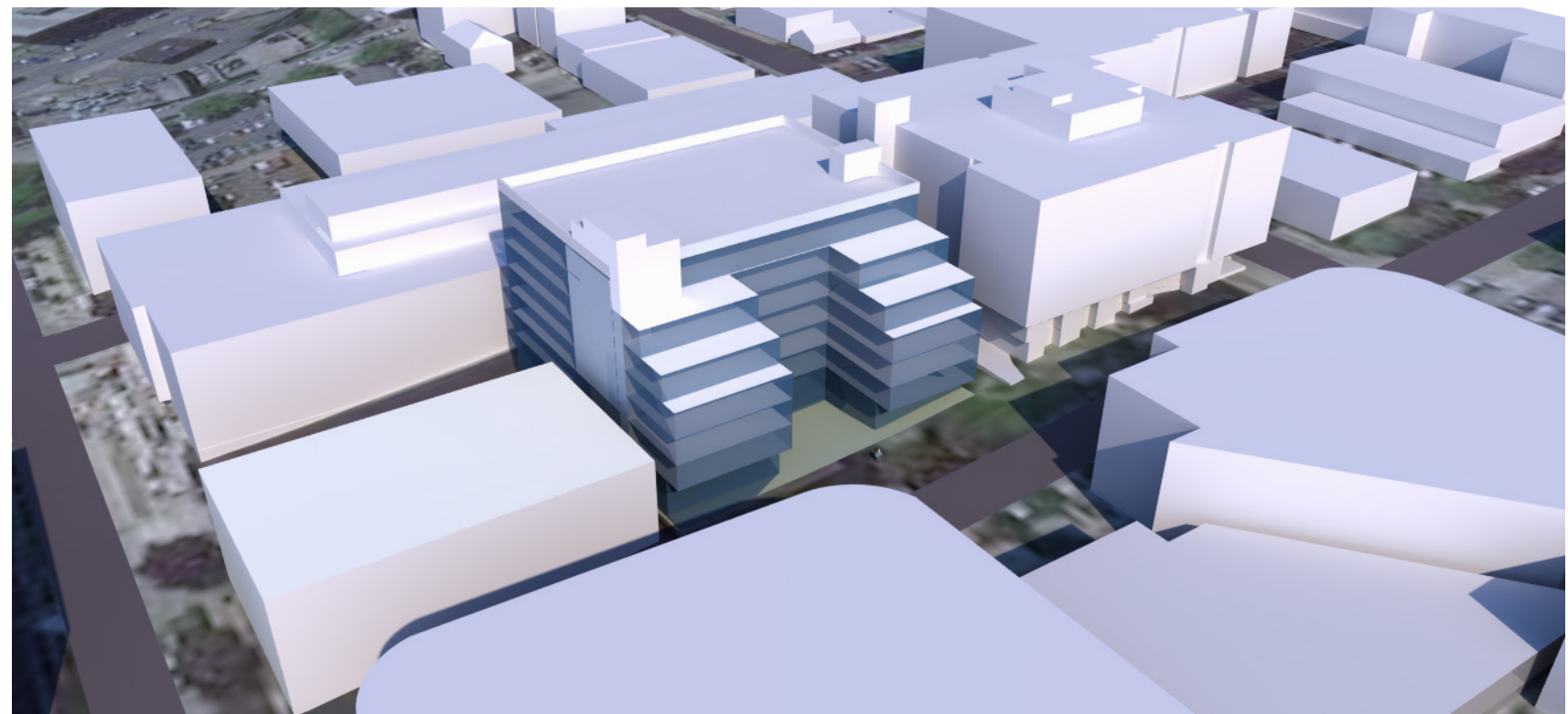
- 7 stories + basement
- 81 units
- 53 parking spaces

PROS

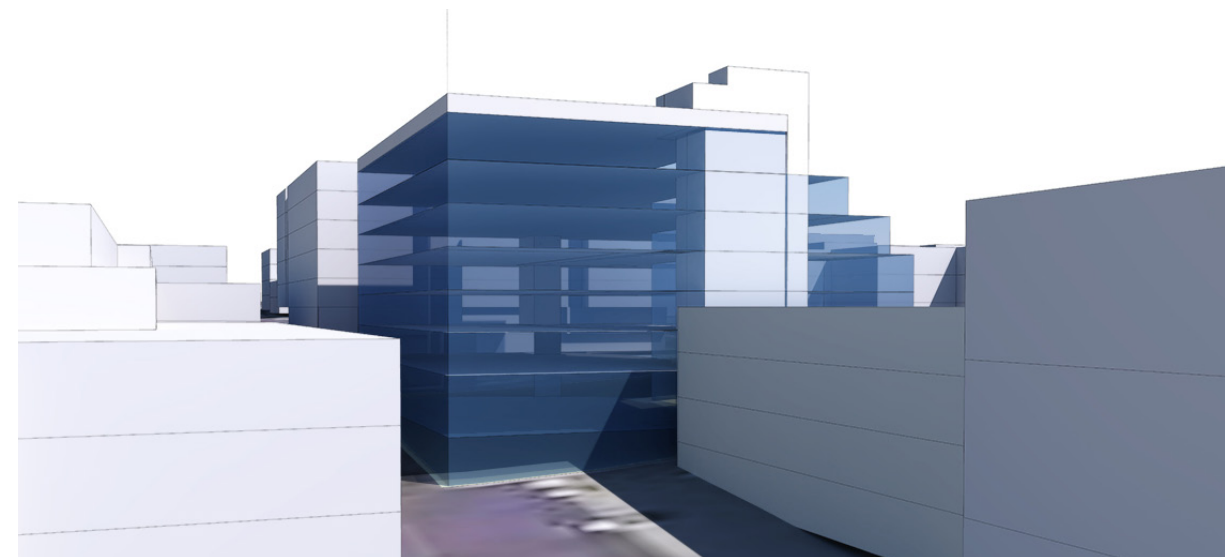
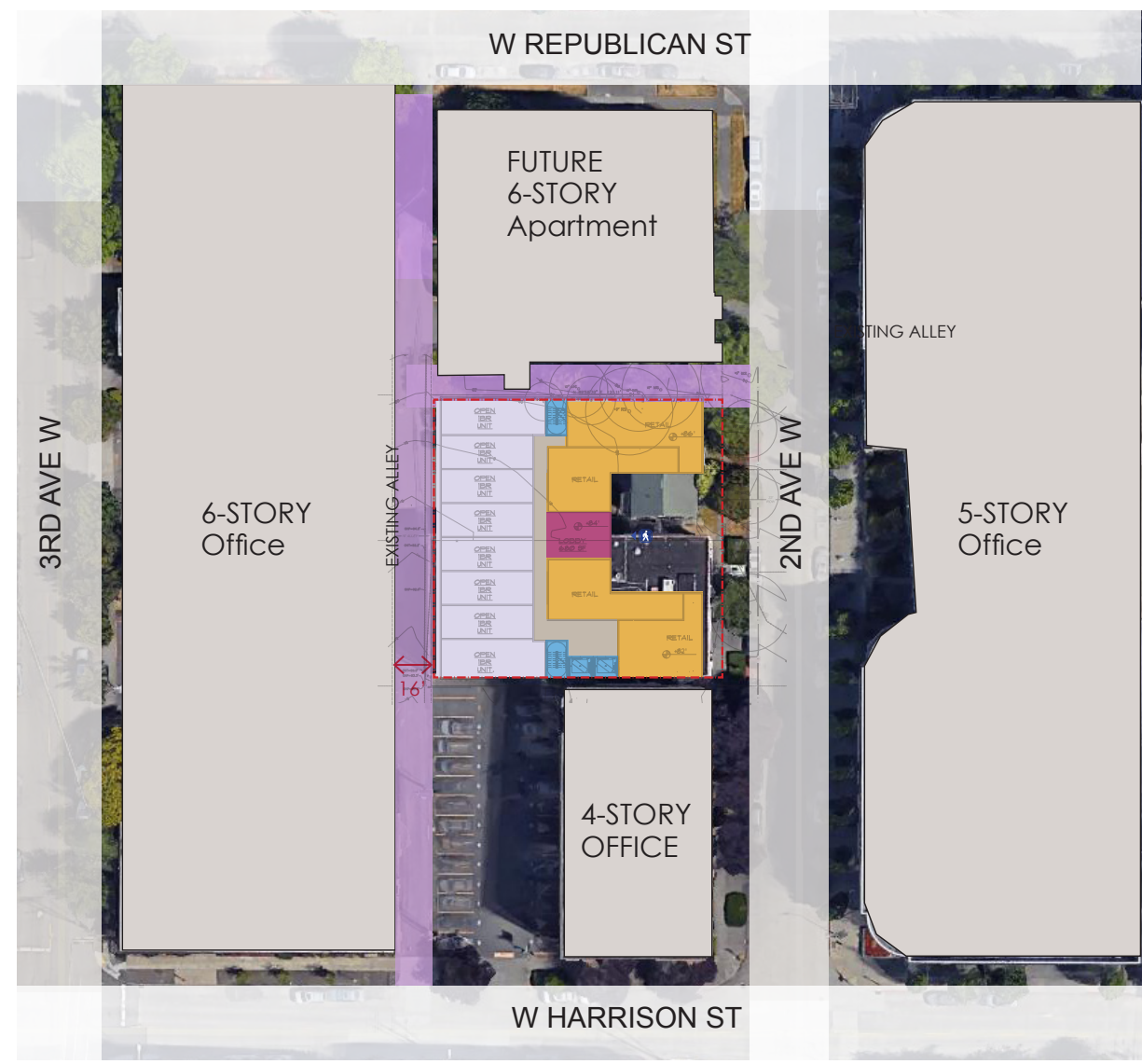
- Provides a generous courtyard facing 2nd Ave
- Provides opportunity for more unit type variation
- Breaks facade along 2nd Avenue up into two distinct pieces

CONS

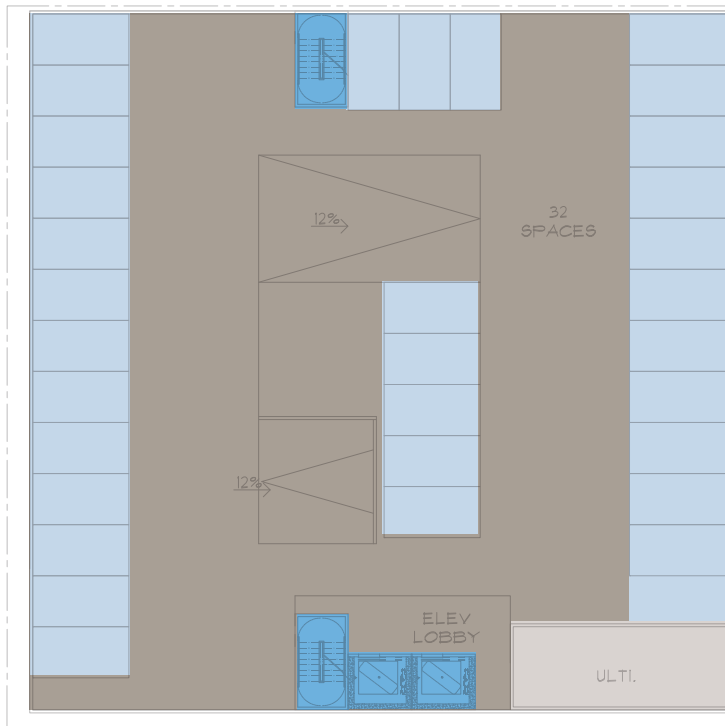
- Non-articulated facades on N, S, W elevations
- Opportunity for pedestrian canopies significantly curtailed
- Less efficient floor plan-



Bird's eye view looking north west towards the site



Bird's eye view looking north towards the site



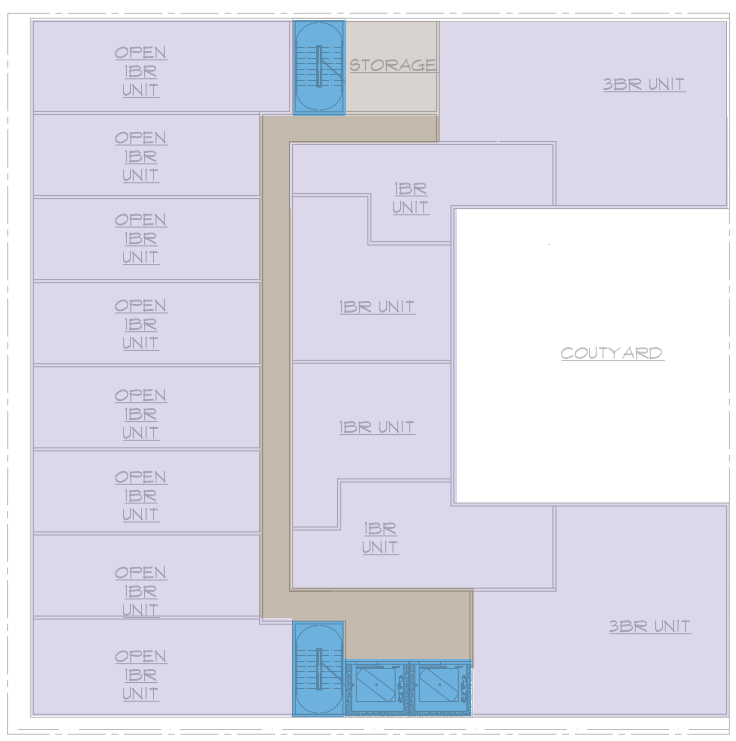
P 2



P 2



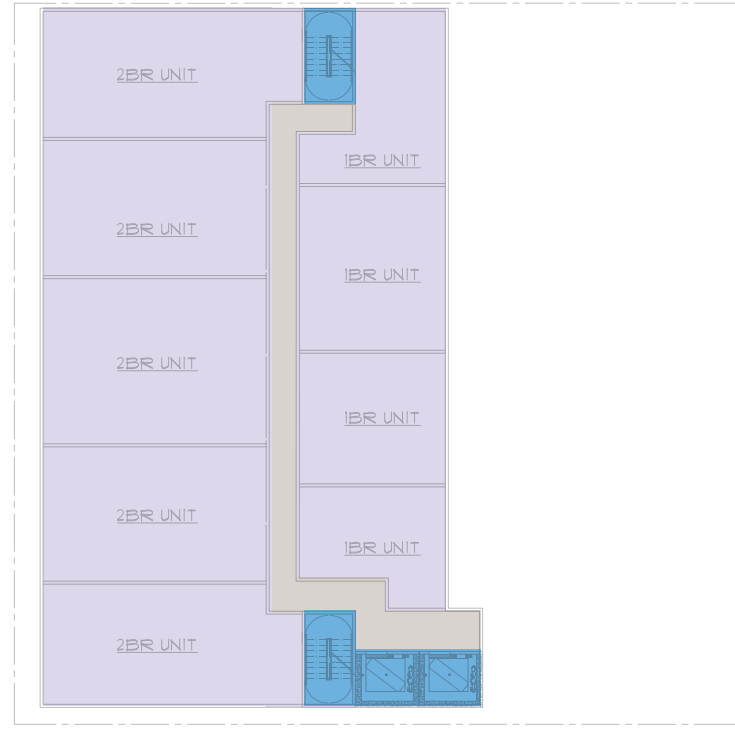
L 1



L 2-4



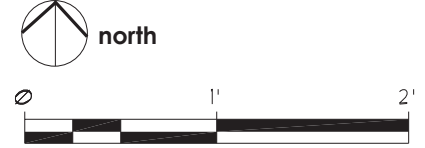
L 5-6



L 7

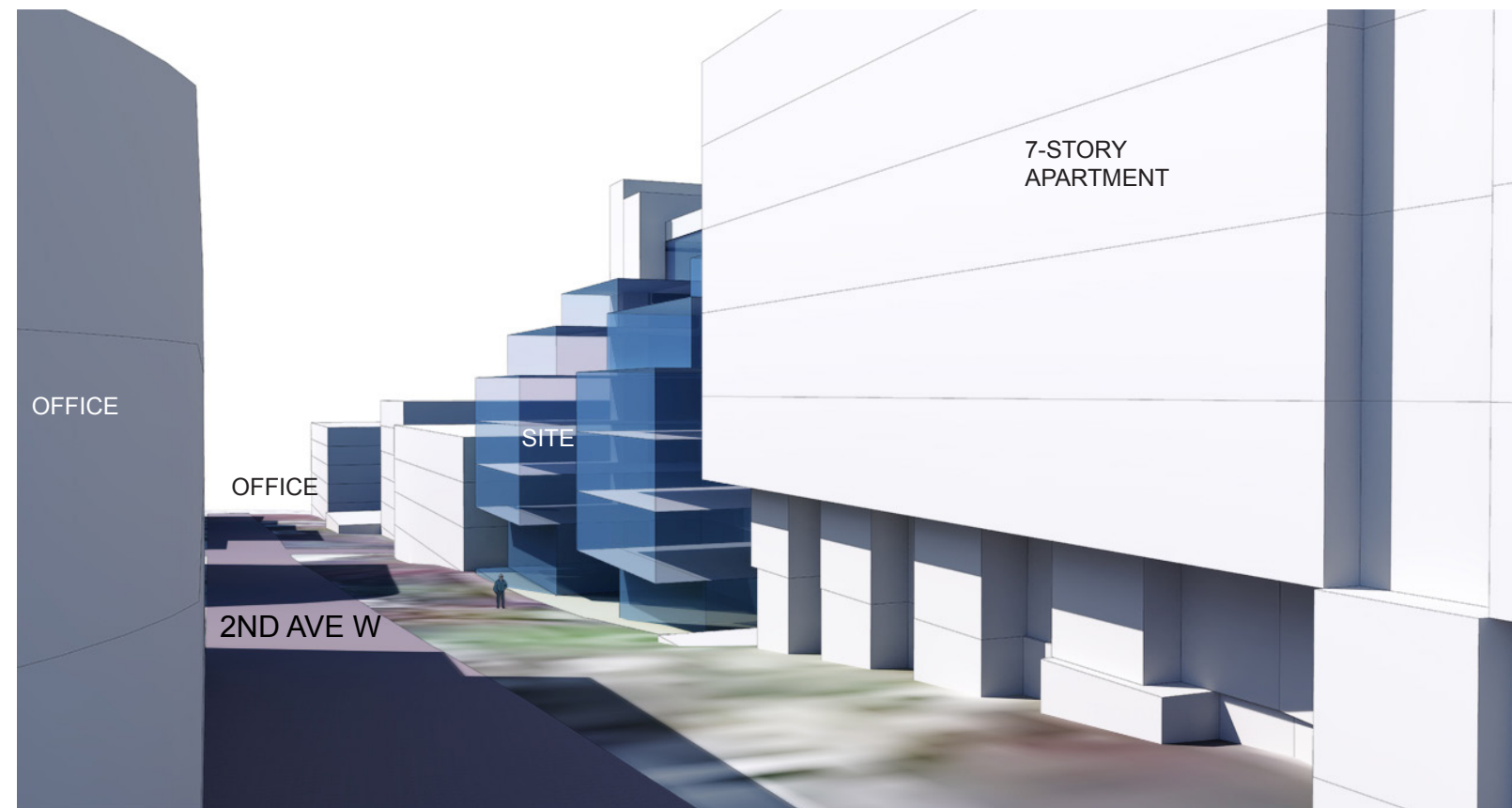
Key

- Residential
- Retail
- Lobby & Amenity
- Elevator & Stairs
- Utility/Hallway
- Parking space
- Garage
- Landscape

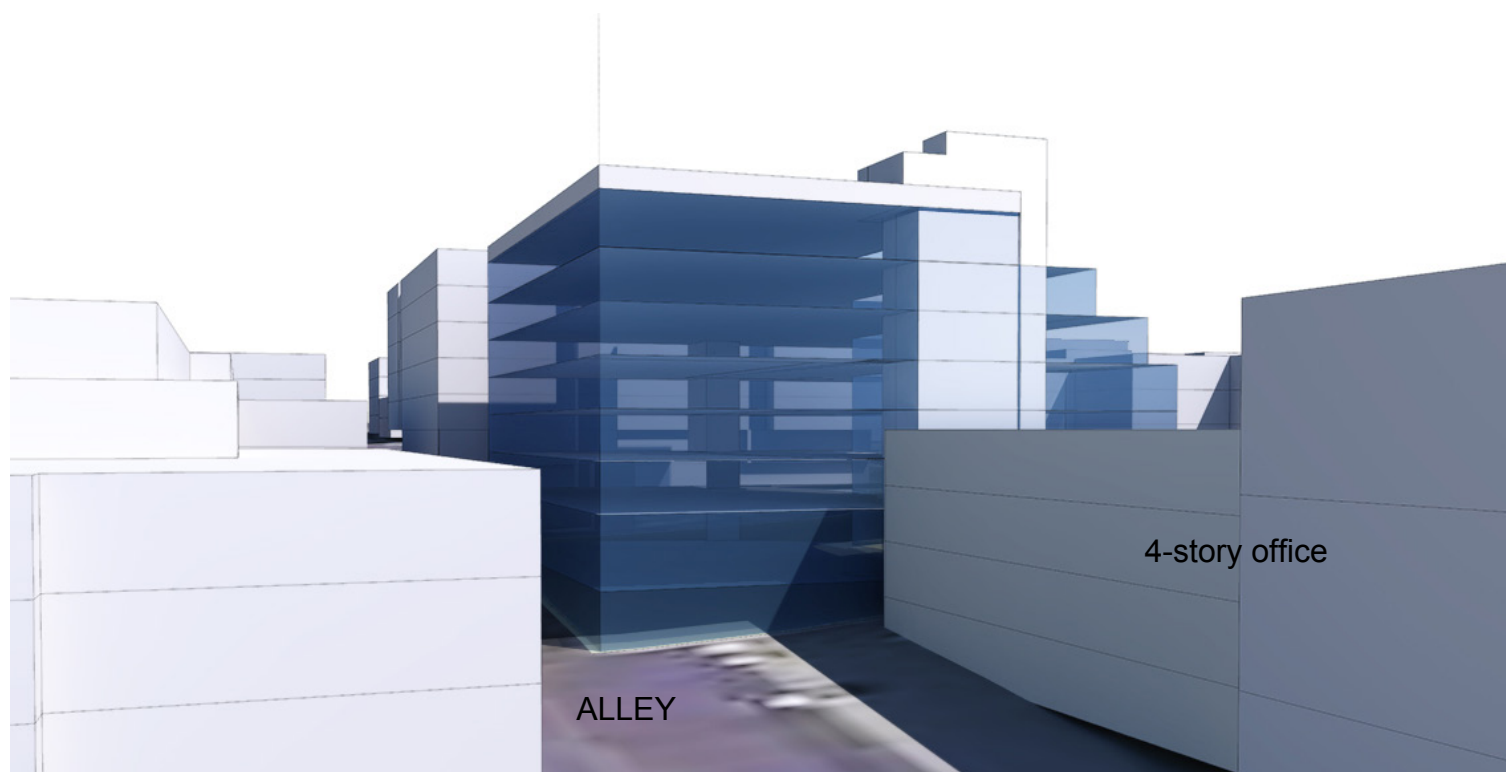




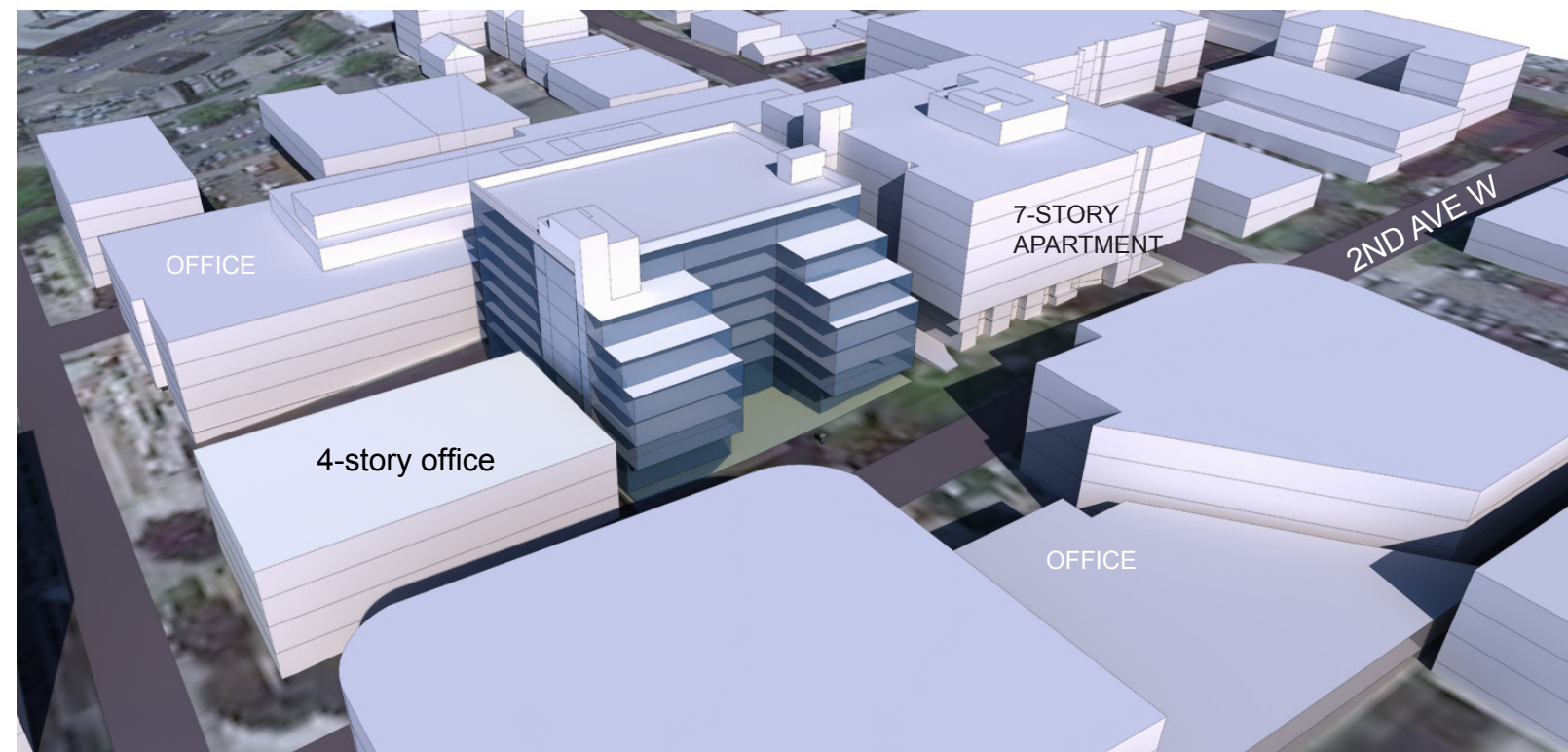
Looking N on 2nd Ave. W



Looking S on 2nd Ave. W



Looking N from alley



Bird's eye view looking down towards the site

scheme **C** ARTICULATED CUBE

BUILDING SPECIFICATIONS

- 6 stories + basement
- 79 units
- 54 parking spaces

PROS

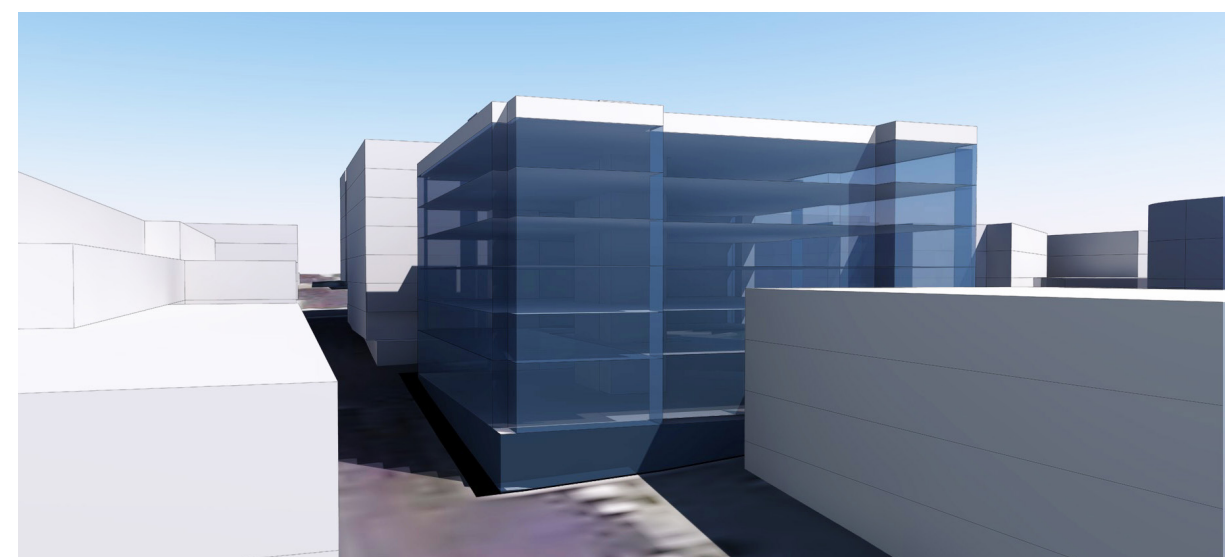
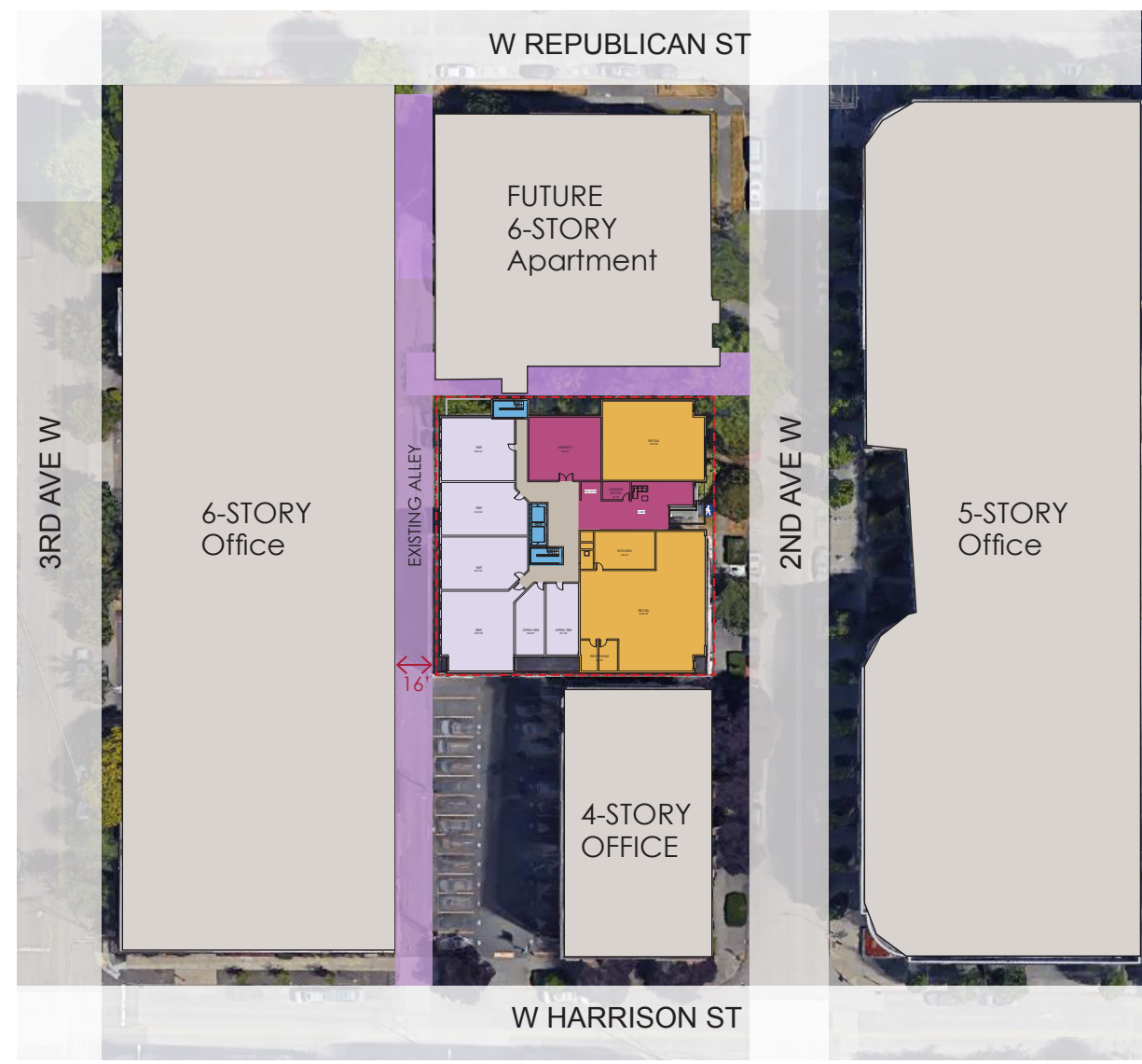
- Provides a three part facade along 2nd avenue that is nicely scaled for the pedestrian experience.
- Provides a modulated form on all sides, allows units to face in all directions
- Allows for a diversity of unit types

CONS

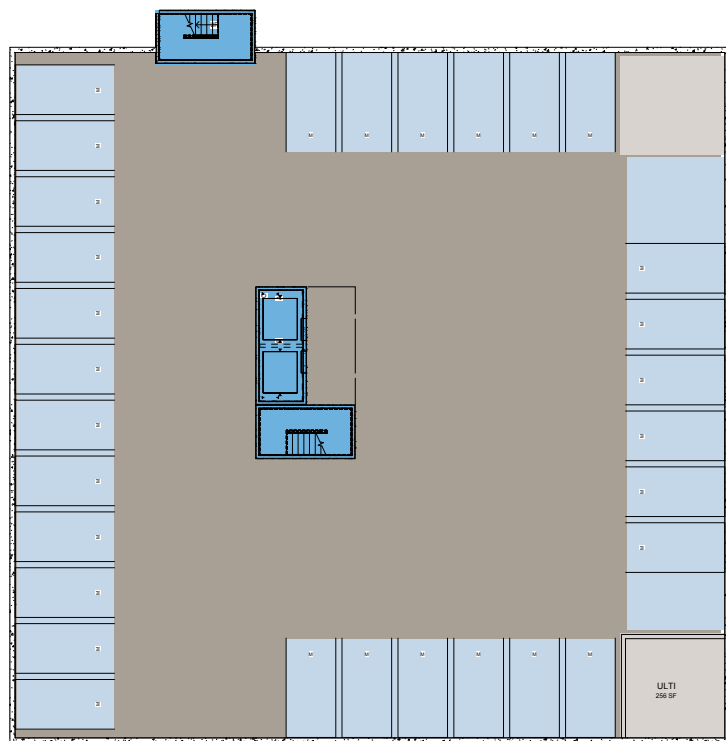
- Slightly less efficient plan
- Highly articulated building more complicated to construct
- 2nd Avenue facade rhythm not as regular



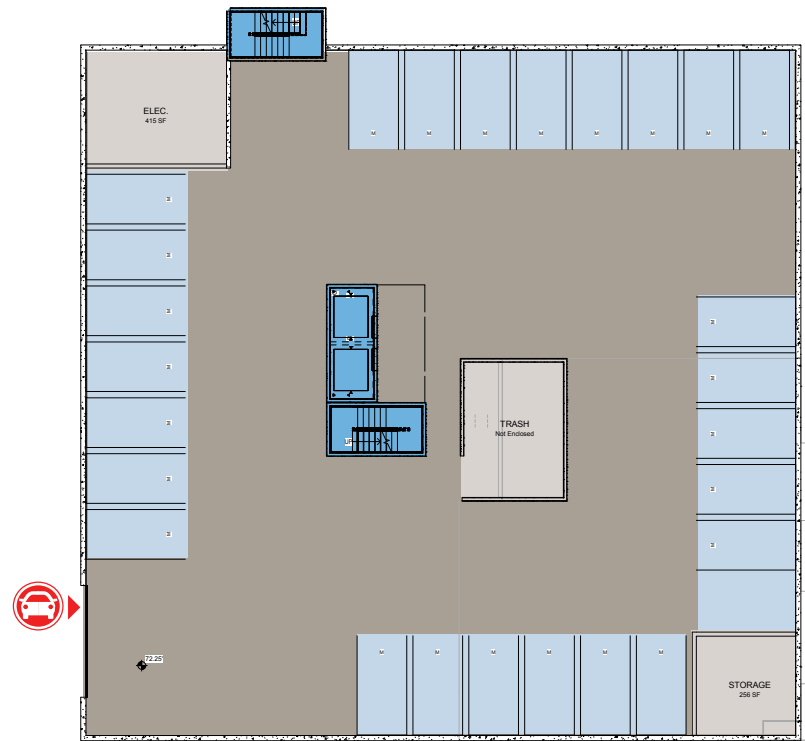
Bird's eye view looking north west towards the site



Bird's eye view looking north towards the site



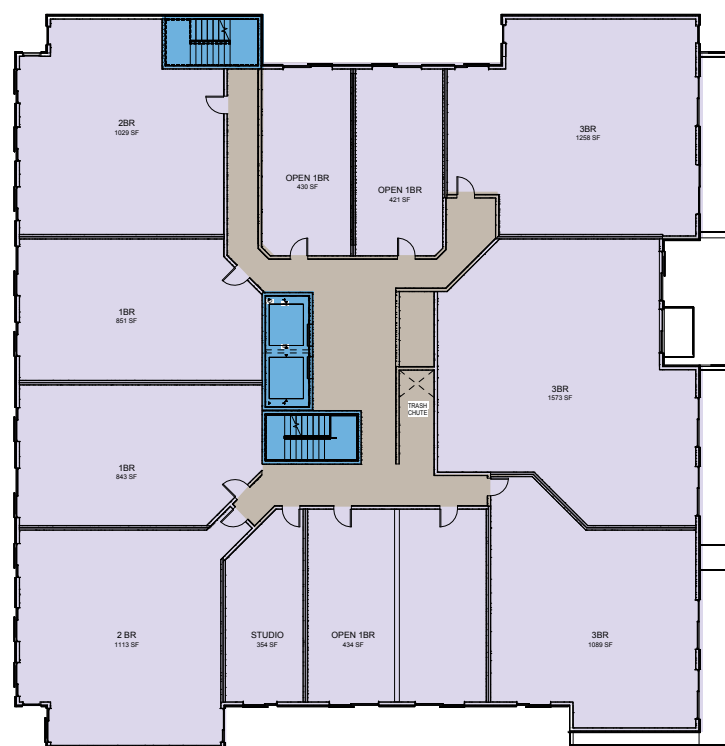
P 2



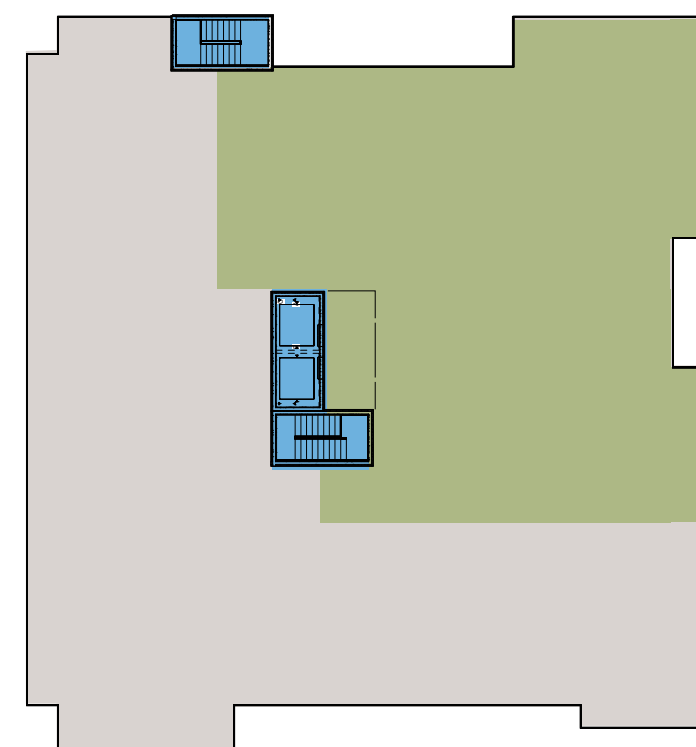
P 1



L 2-5

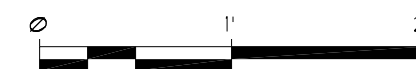


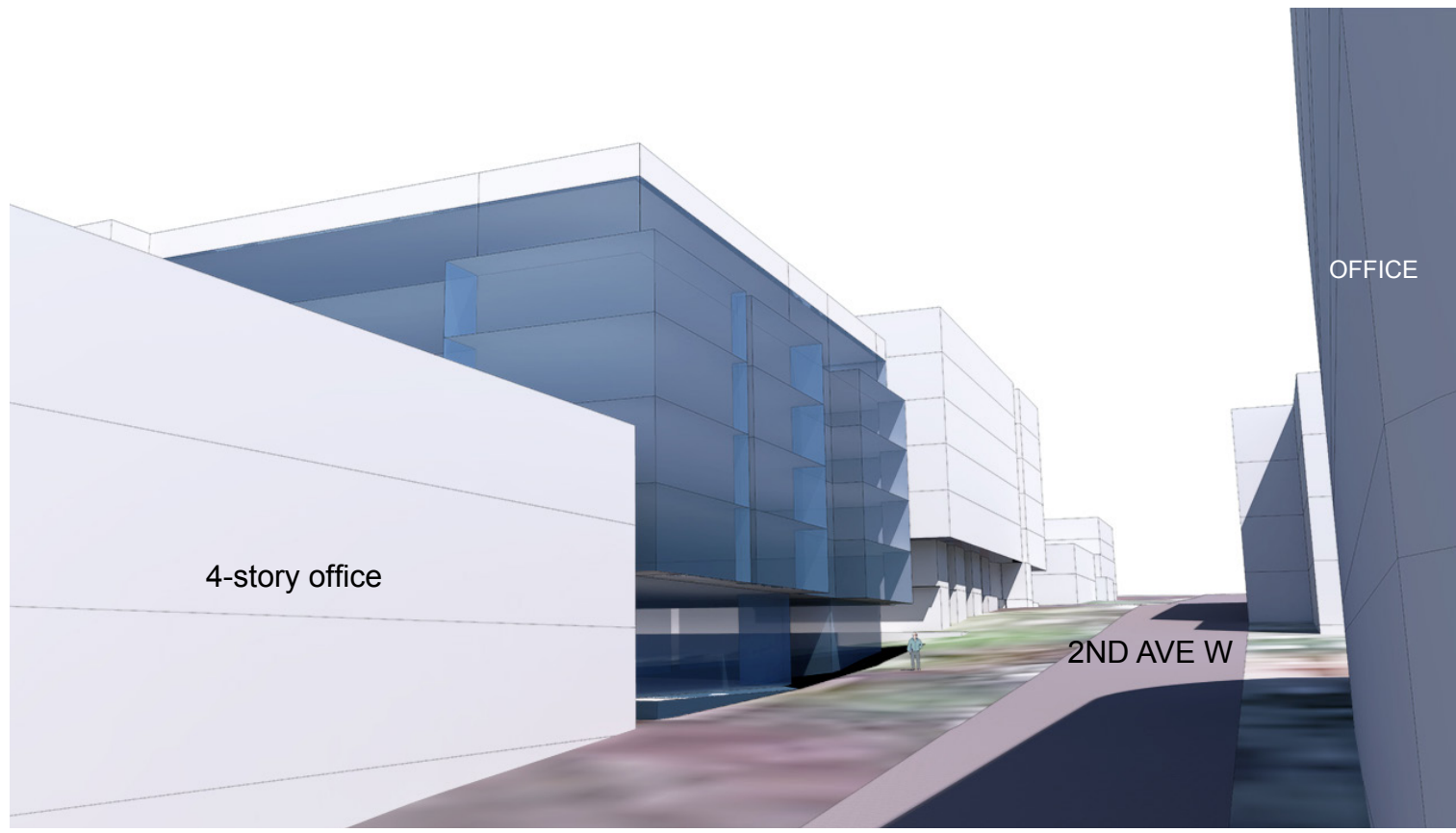
L 6



Roof

- Key
- Residential
 - Retail
 - Lobby & Amenity
 - Elevator & Stairs
 - Utility/Hallway
 - Parking space
 - Garage
 - Landscape

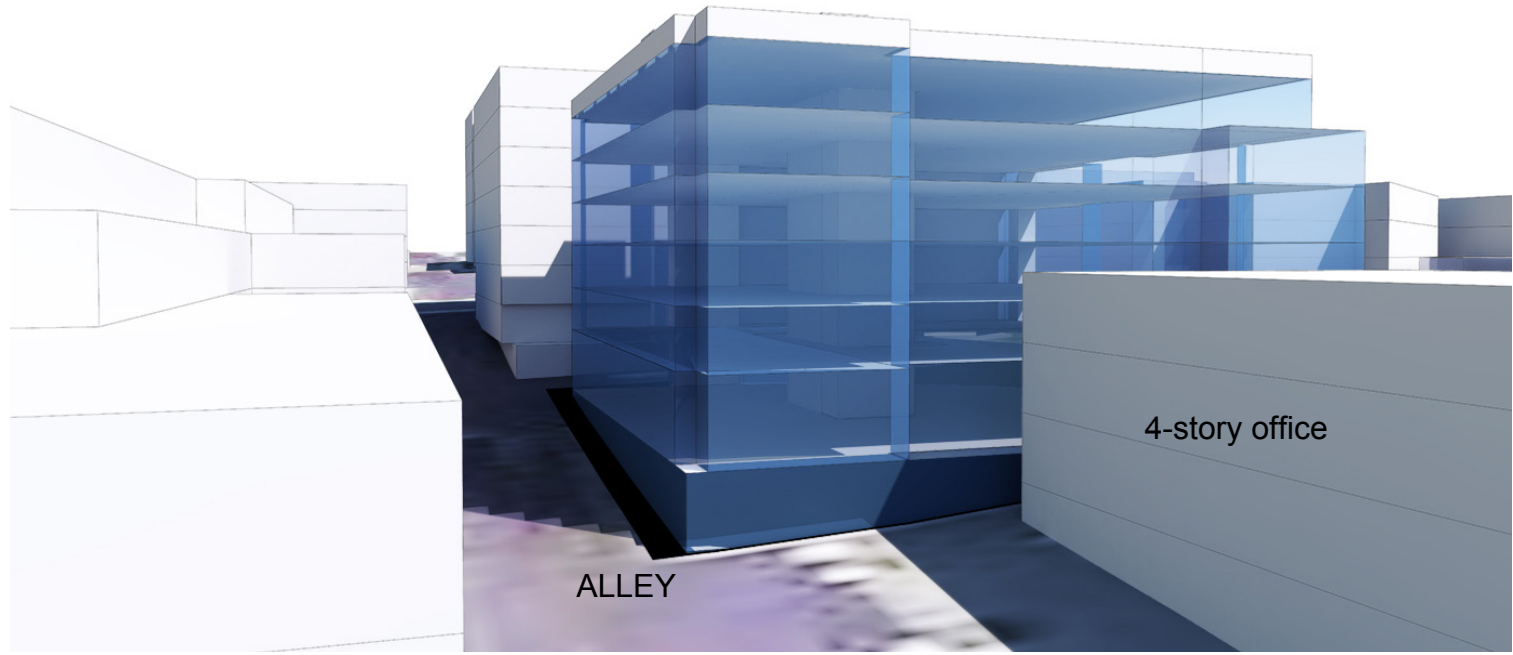




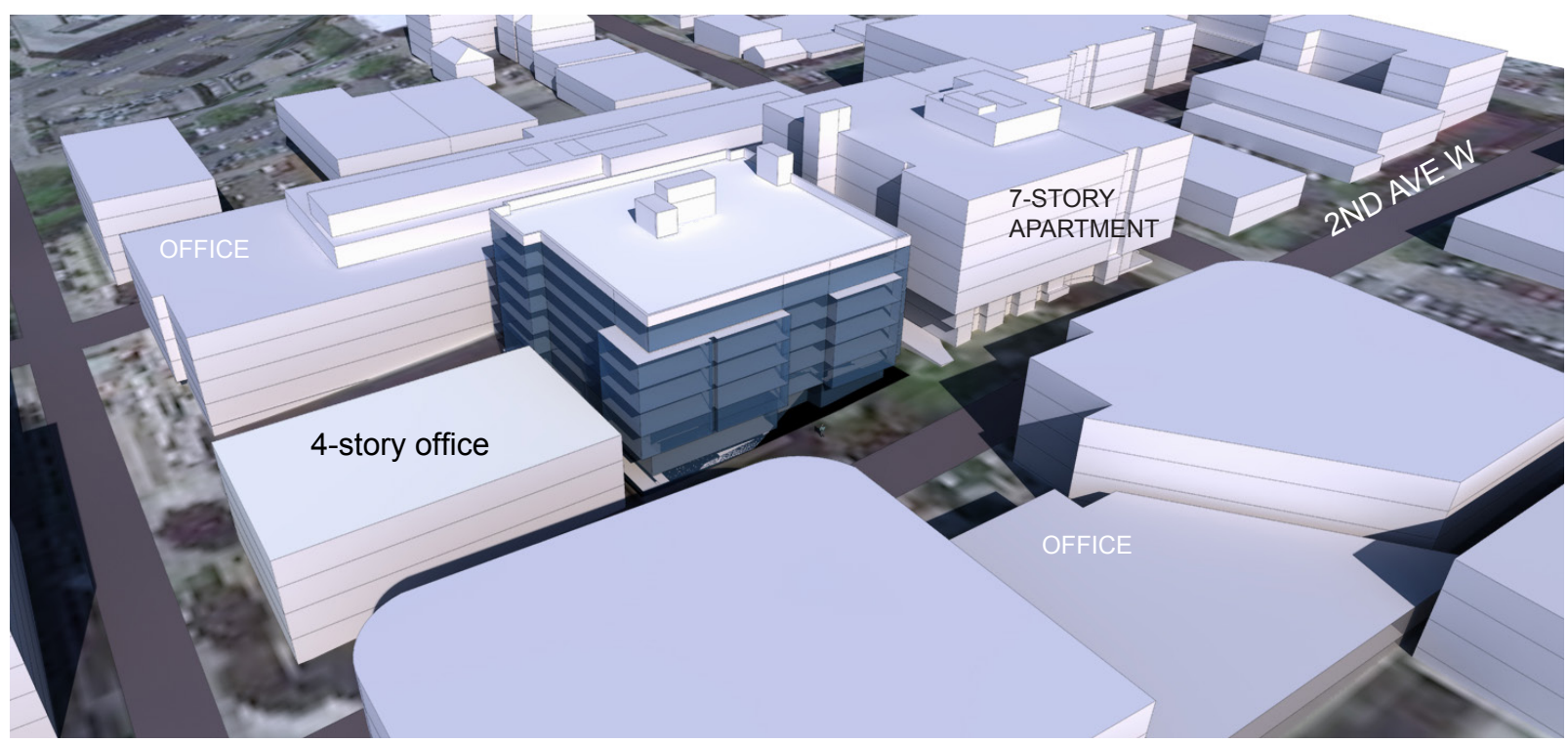
Looking N on 2nd Ave. W



Looking S on 2nd Ave. W



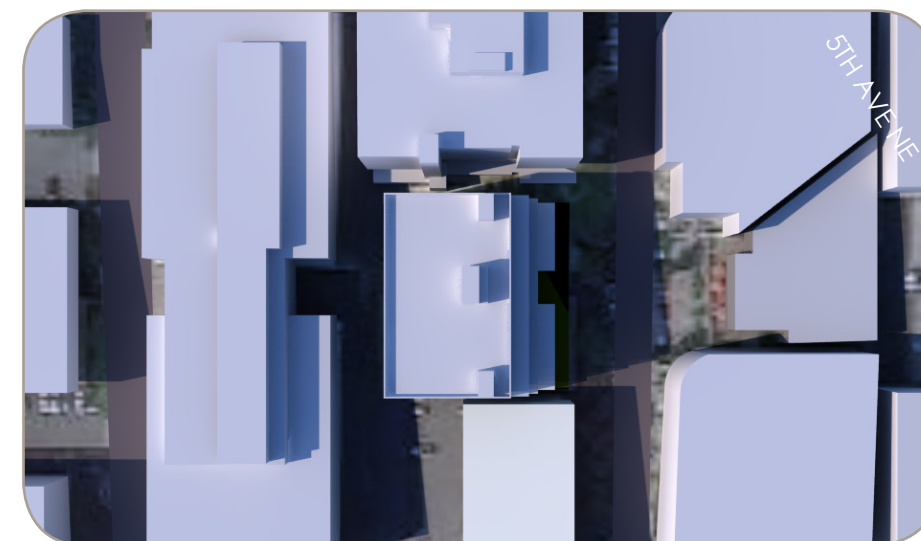
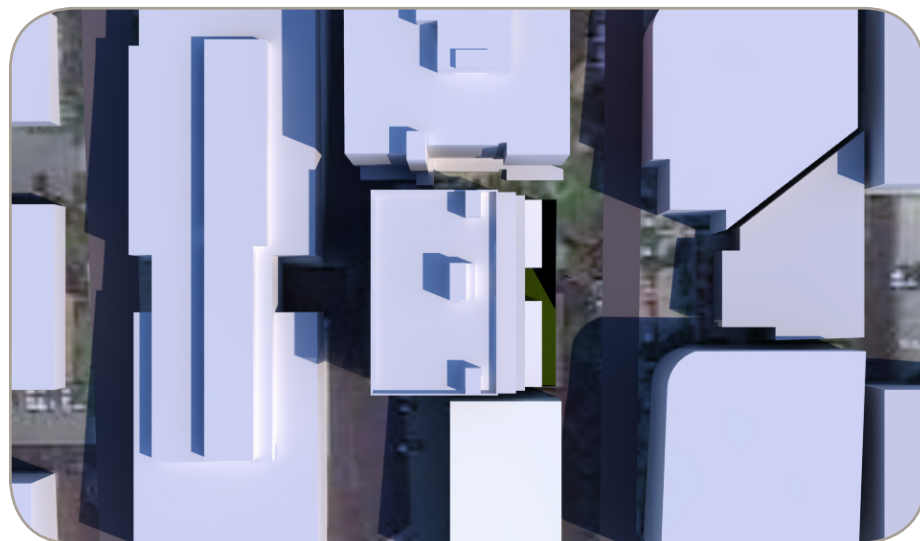
Looking N from alley



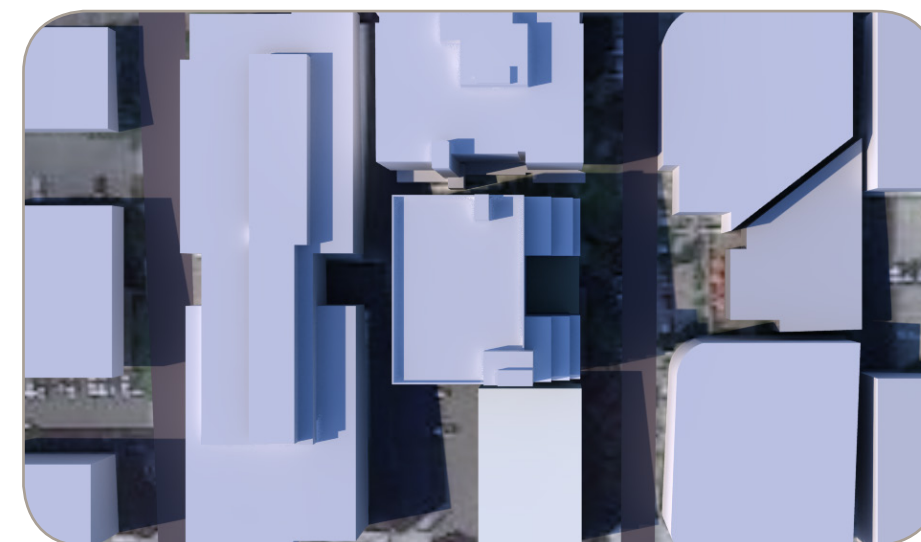
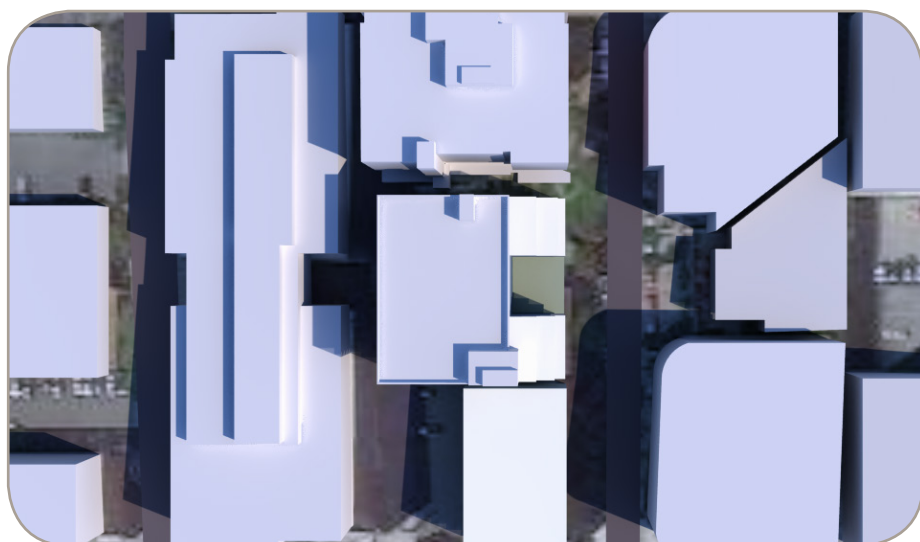
Bird's eye view looking down towards the site



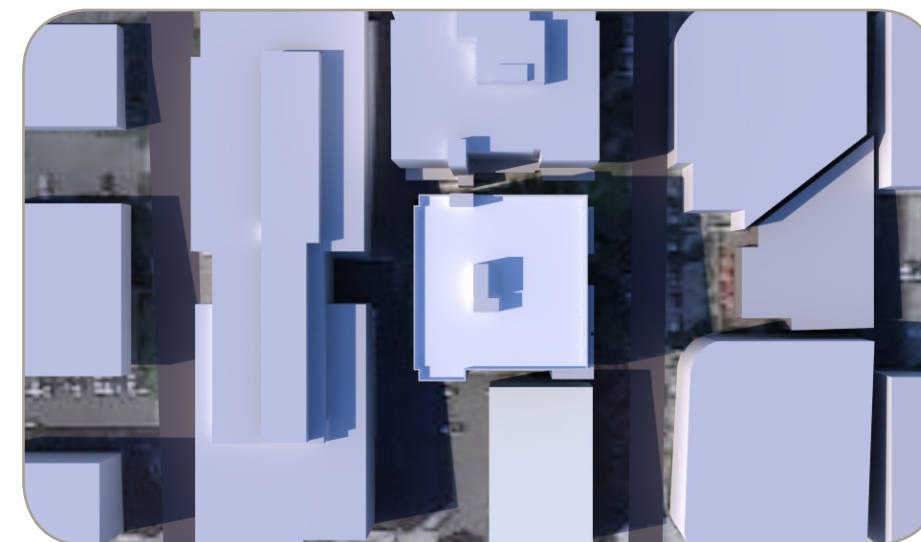
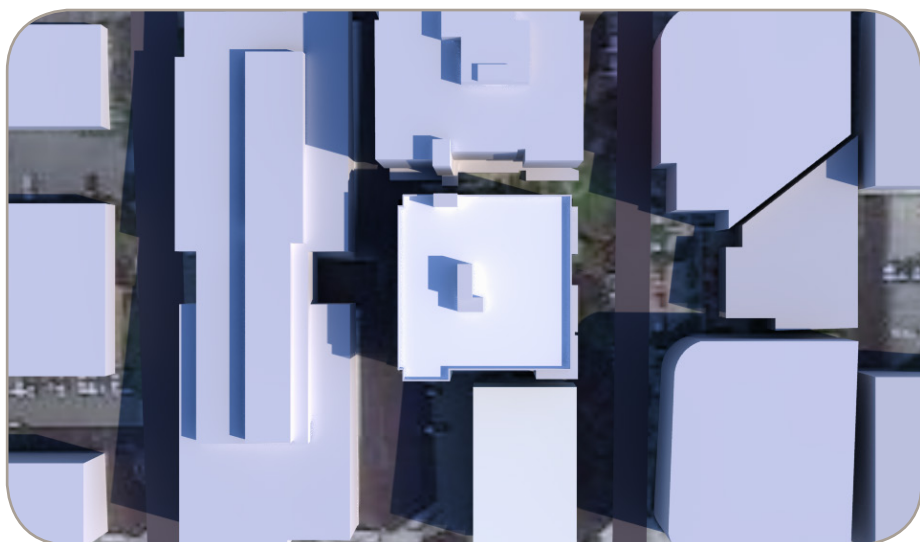
A
SCHEME A
STAGGERED



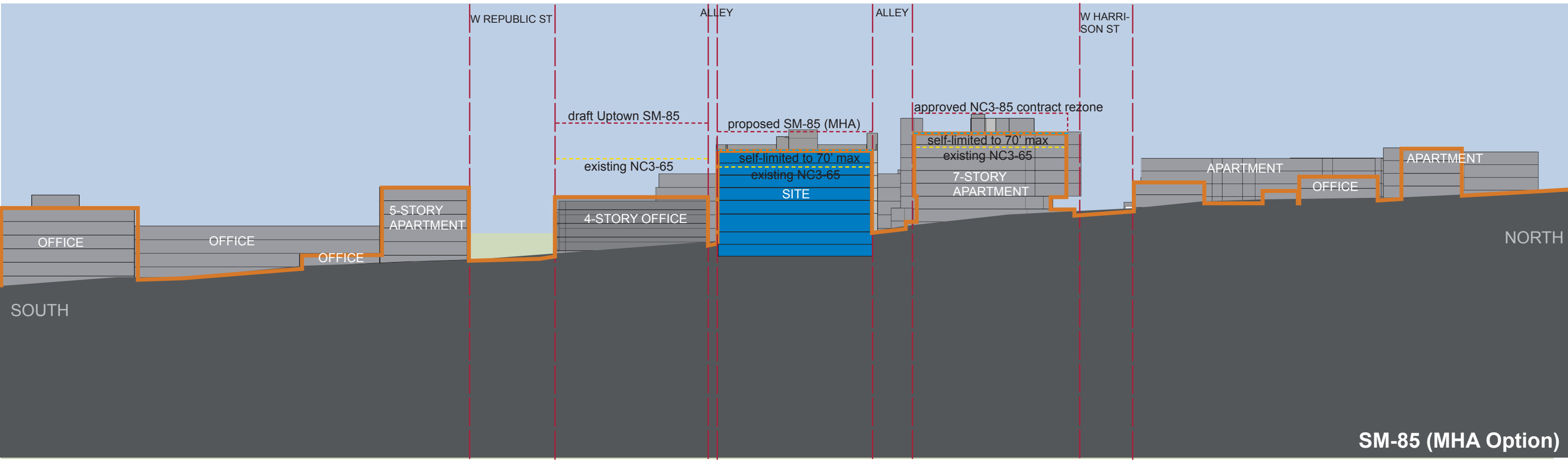
B
SCHEME B
OFFSET
RECTANGLES



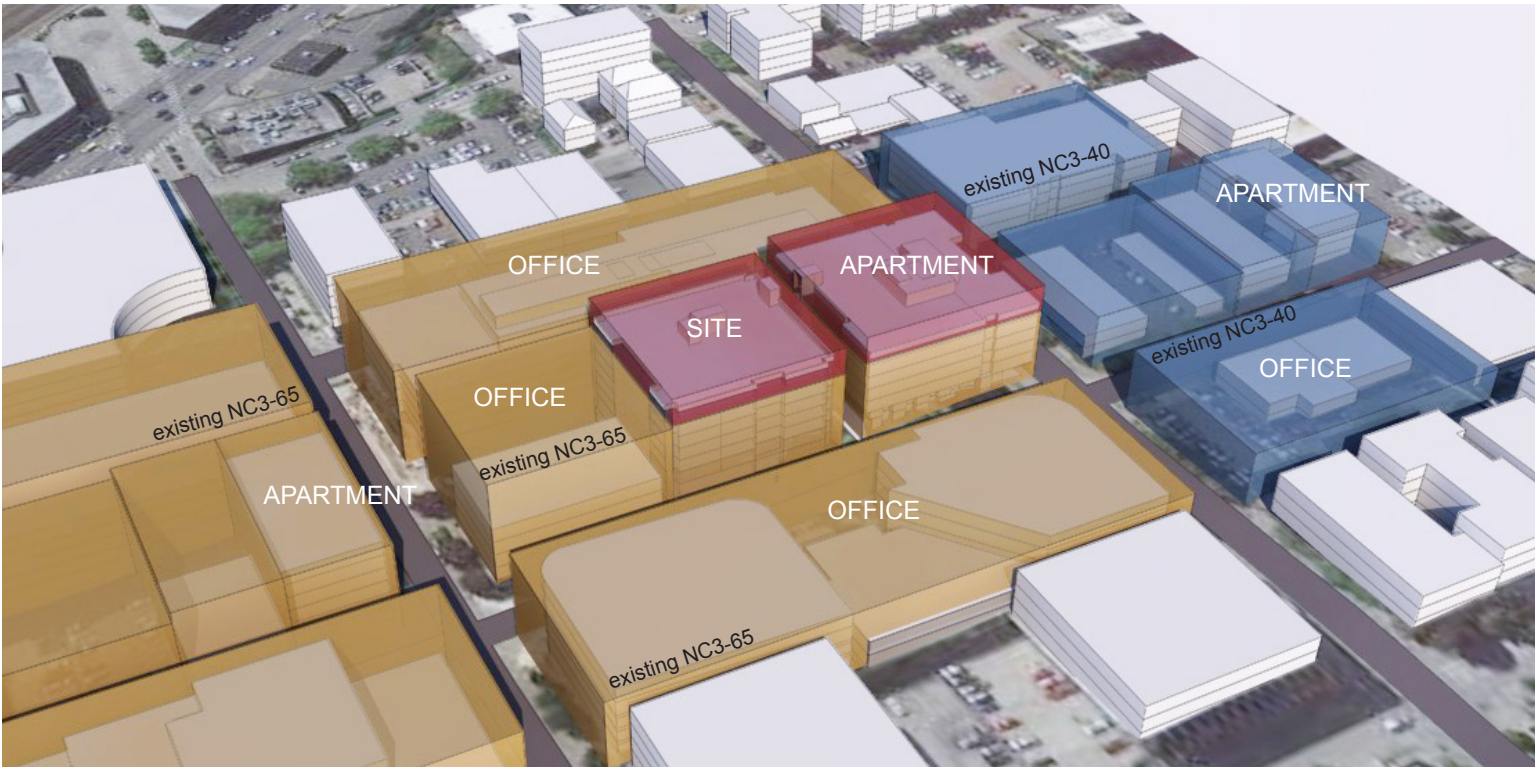
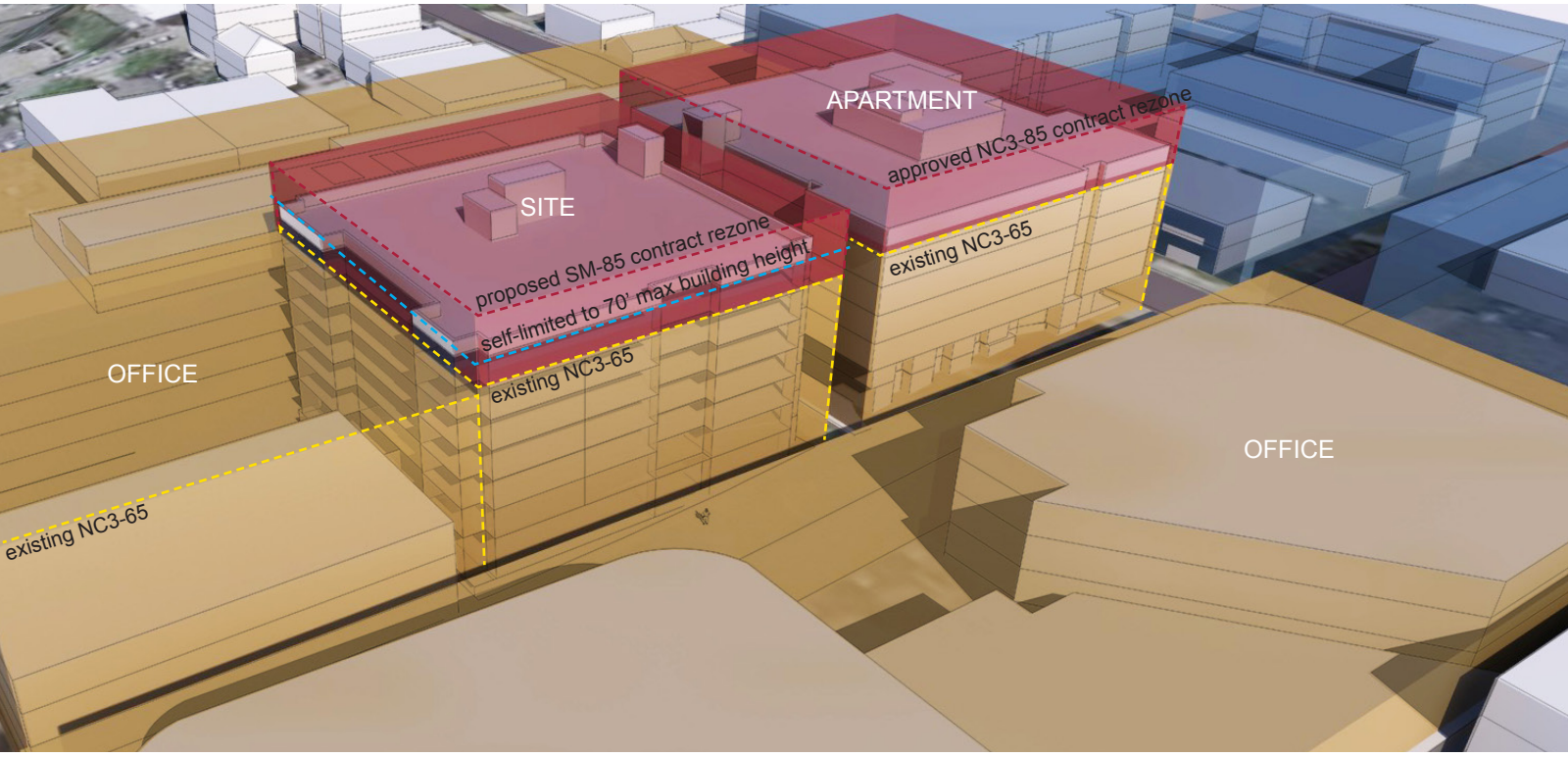
C
SCHEME C
BLOCK [PREFERRED]

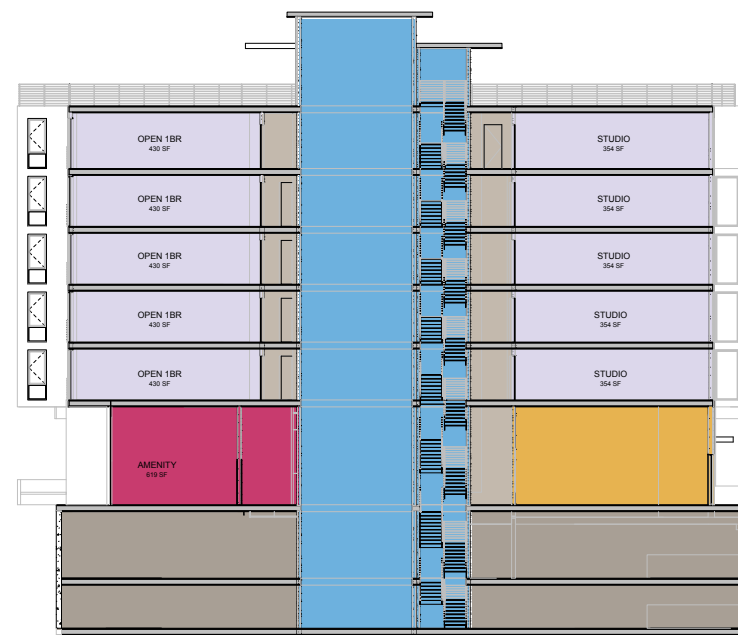
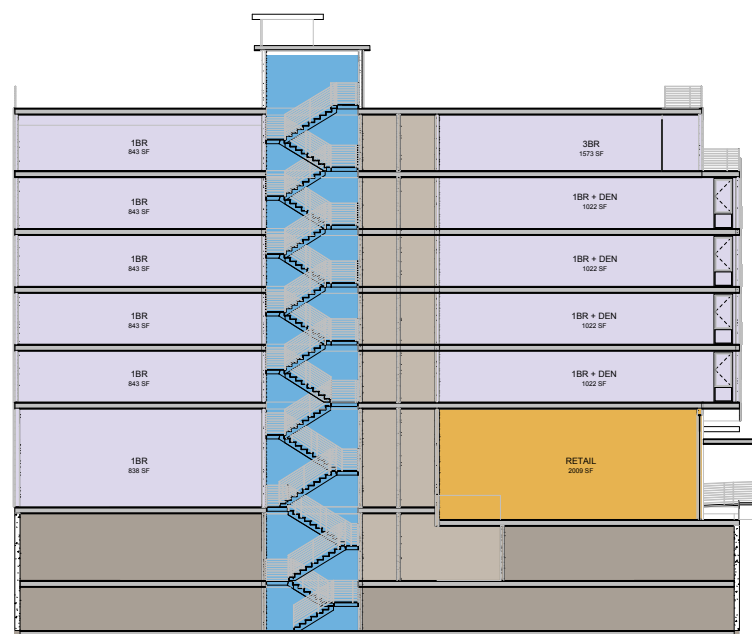
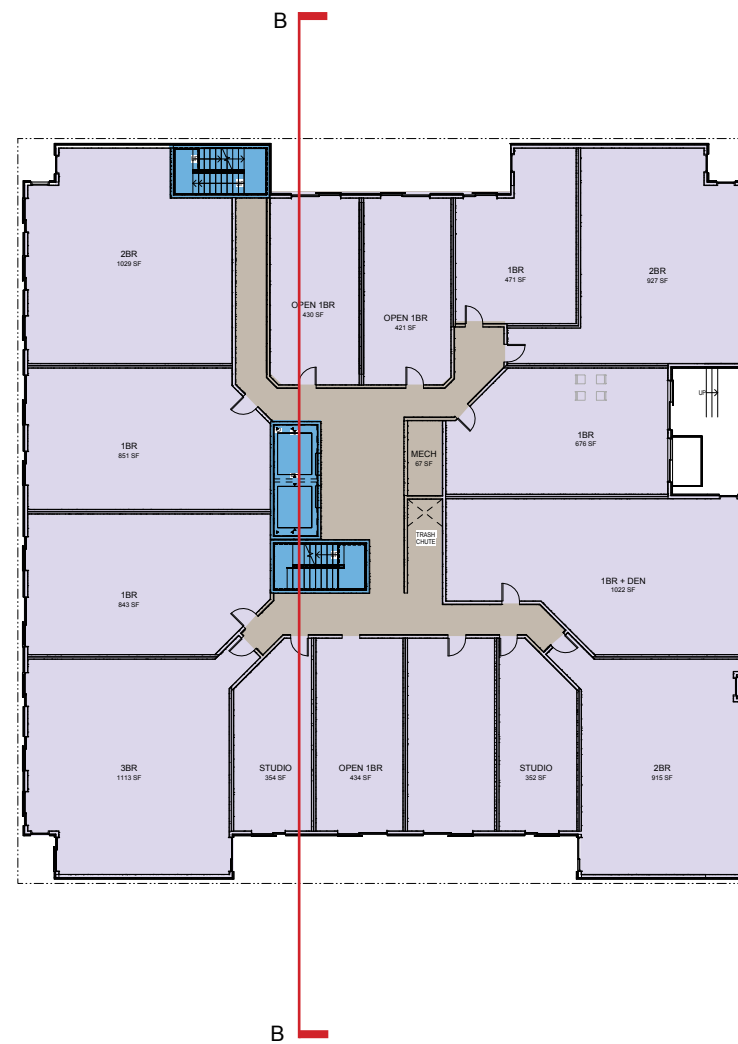


north

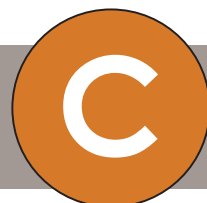


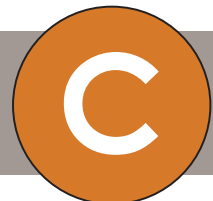
SM-85 (MHA Option)





- Key
- Residential
 - Retail
 - Lobby & Amenity
 - Elevator & Stairs
 - Utility/Hallway
 - Parking space
 - Garage



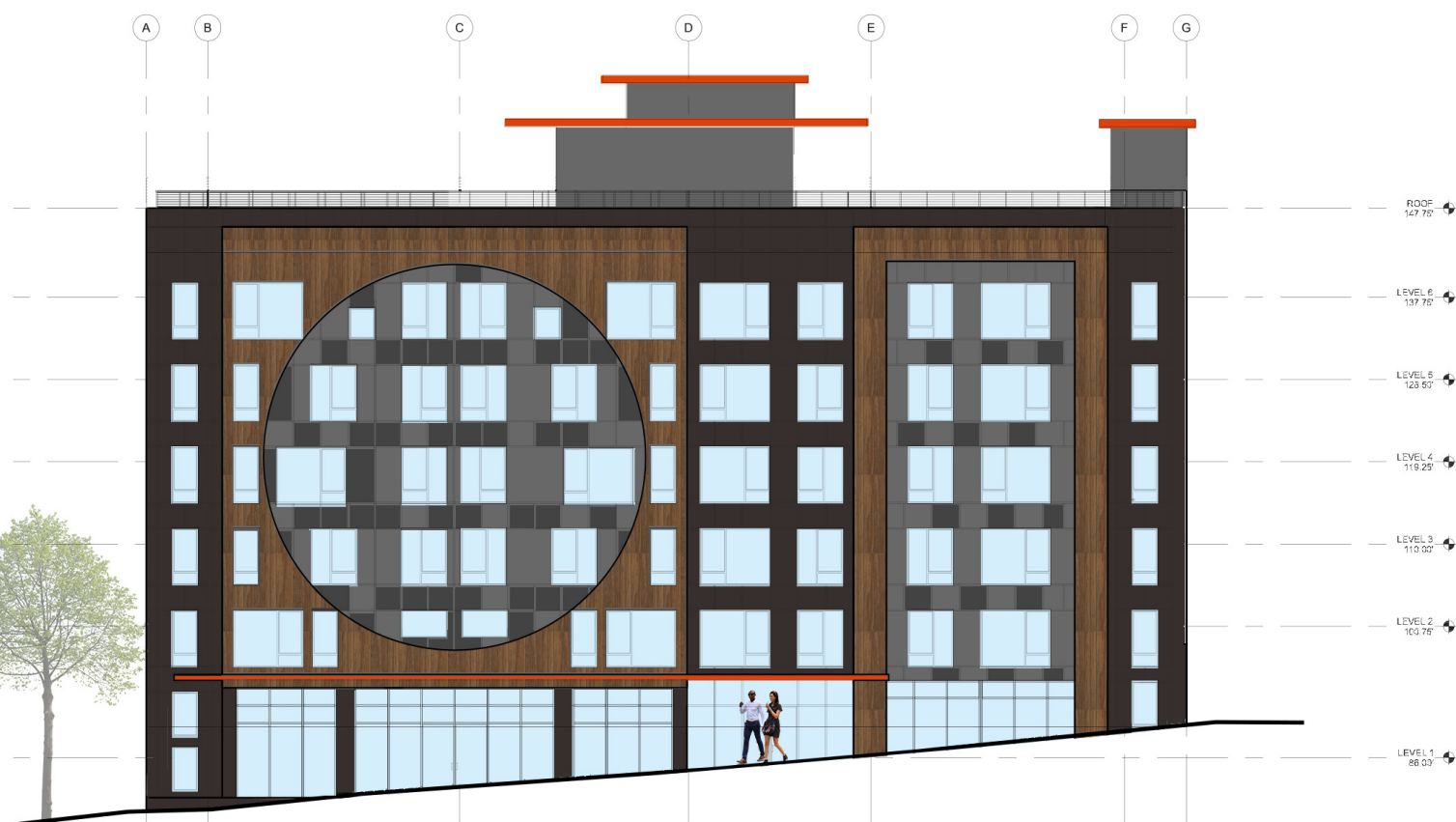




STUDY 1: three wood panels



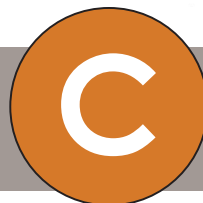
STUDY 2: two wood panels



STUDY 3: circle



PREFERRED SCHEME



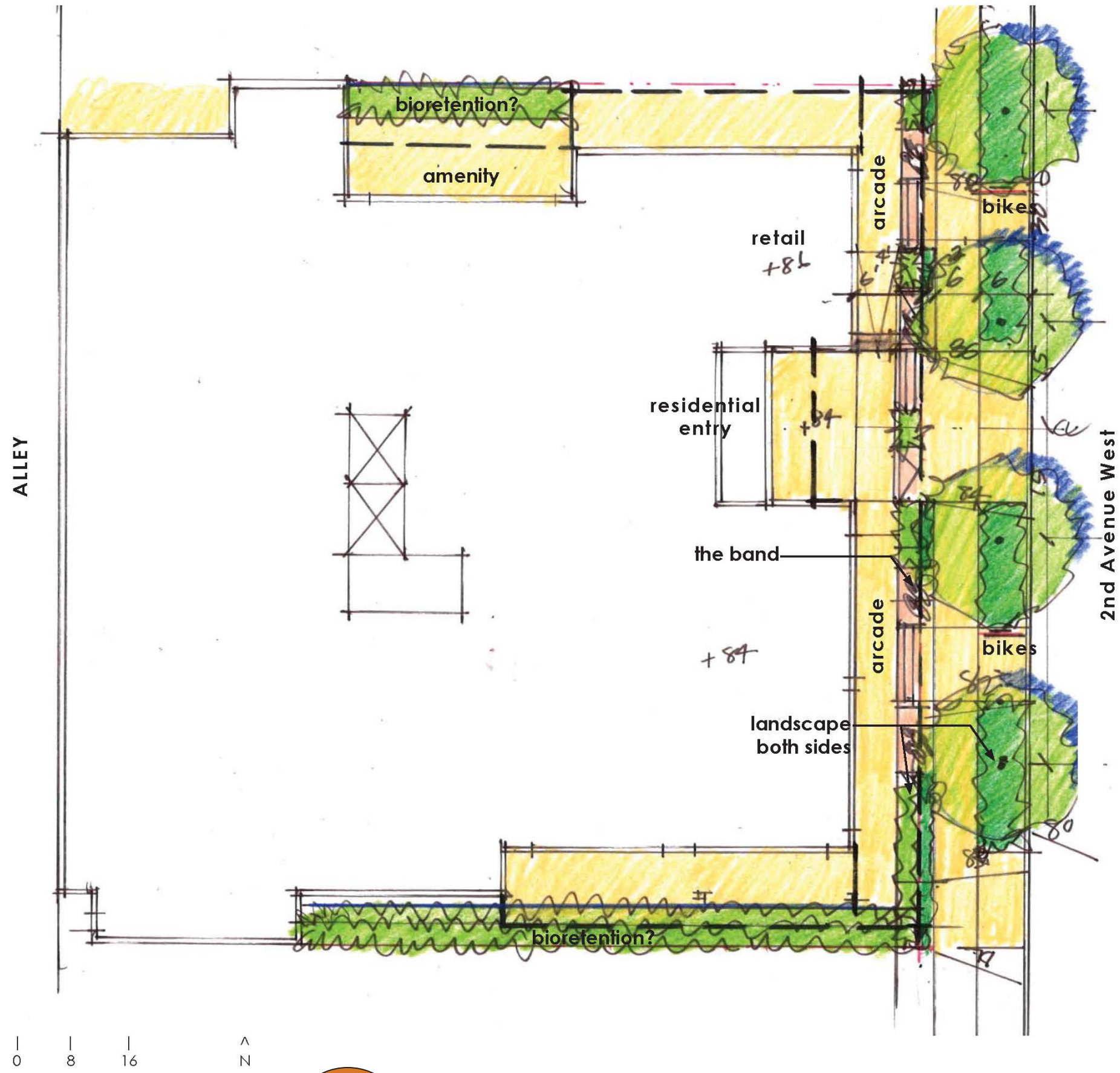
CHARACTER STUDIES (EAST FACADE)

JOHNSTON ARCHITECTS LLC





2nd Ave. W - View from SE



landscape both sides



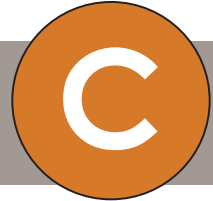
arcade and the band

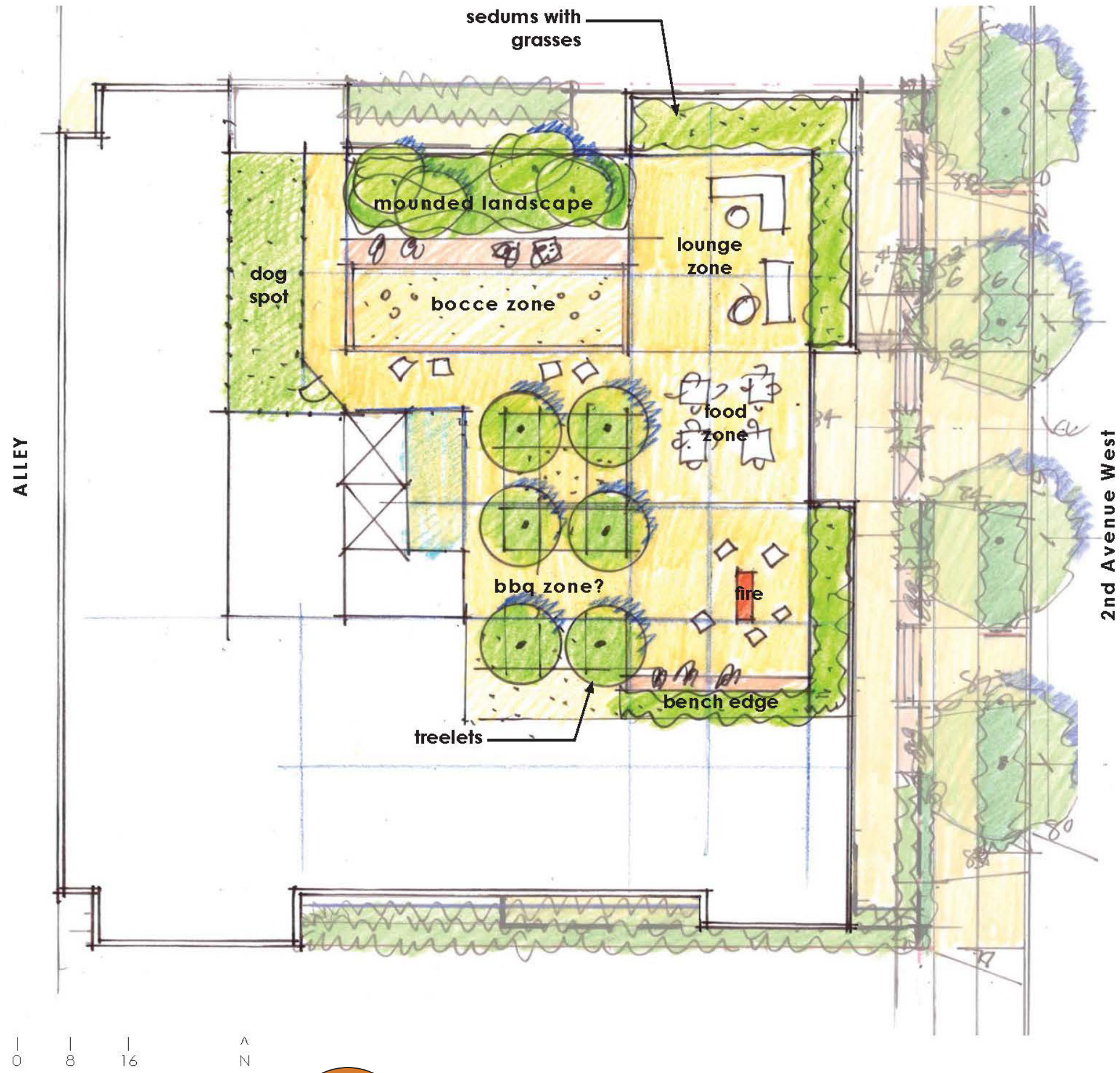


bikes

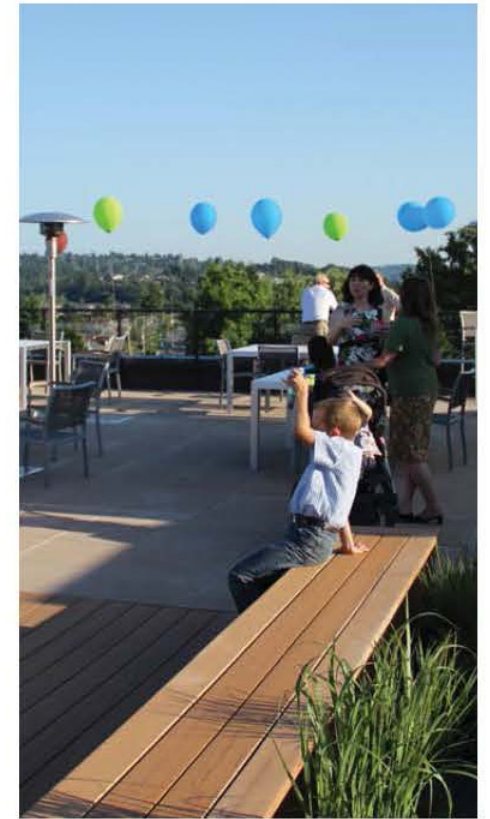


at grade bioretention planter

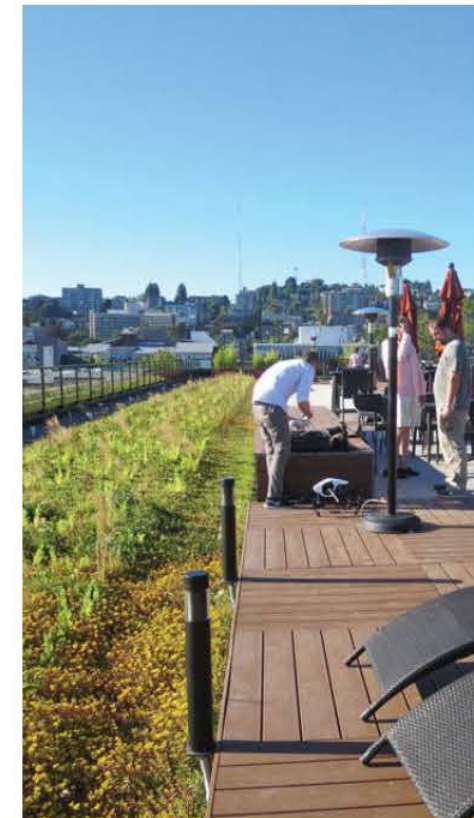




Narrow but Generous Terrace



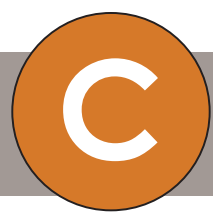
Bench Edge



Sedums with Grasses



Treelets





ARTICULATED COLORS / MATERIALS



COMMUNAL COURTYARD



TACTILE MATERIALS



CREATIVE SITE DESIGN



VISIBLE SUSTAINABLE PRACTICES



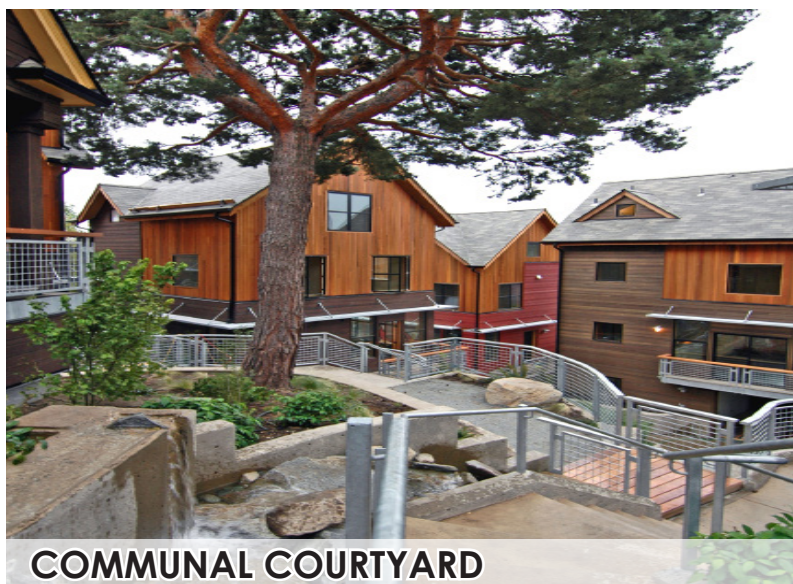
FENESTRATION / MATERIAL PATTERNING



LIVABLE COMMUNAL SPACE



FENESTRATION / MATERIAL PATTERNING



COMMUNAL COURTYARD



STREET-LEVEL ENGAGEMENT



FINE-GRAIN ARCHITECTURAL DETAIL



ARTICULATION OF MASSING