

110 FIRST AVE WEST





PROJECT INFORMATION

PROPERTY ADDRESS

110 First Ave W, Seattle WA

OWNER

Re:Form LLC
T (206) 679-0420

ARCHITECT

Weinstein A+U LLC
T (206) 443-8606

LANDSCAPE ARCHITECT

Karen Kiest Landscape Architects
T (206) 323-6032

TABLE OF CONTENTS

| | | | | | |
|------|--------------------------|----|------|----------------------------|----|
| 3.0 | Proposal | 5 | 11.0 | Elevations | 31 |
| 4.0 | Summary Context Analysis | 6 | 12.0 | Material and Color Palette | 36 |
| 5.0 | Existing Site Conditions | 8 | 13.0 | Renderings | 38 |
| 6.0 | Zoning Data | 10 | 14.0 | Exterior Lighting Plan | 42 |
| 7.0 | Composite Site Plan | 12 | 15.0 | Signage Concept Plan | 44 |
| 8.0 | Itemized Response to EDG | 14 | 16.0 | Building Sections | 46 |
| 9.0 | Floor Plans | 22 | 18.0 | Other | 48 |
| 10.0 | Composite Landscape Plan | 27 | | Appendix | 57 |

INTENTIONALLY LEFT BLANK



3.4 AERIAL PHOTOGRAPH (9-BLOCK AREA)

The proposed project is an eight-story, mixed-use apartment building approximately 85-feet in height and 63,400-sf (exclusive of areas below grade). The building will contain 77 residential apartment units served by a resident lobby. There will be a leasing office and 4,348 sq. ft. of commercial space at street level. Residents will have access to an amenity space within the building as well as an outdoor roof deck. Structured parking for approximately 18 vehicles (accessed via the alley) will be located partially below grade along with building service and storage spaces.

3.4 AERIAL PHOTOGRAPH SHOWING 9-BLOCK AREA

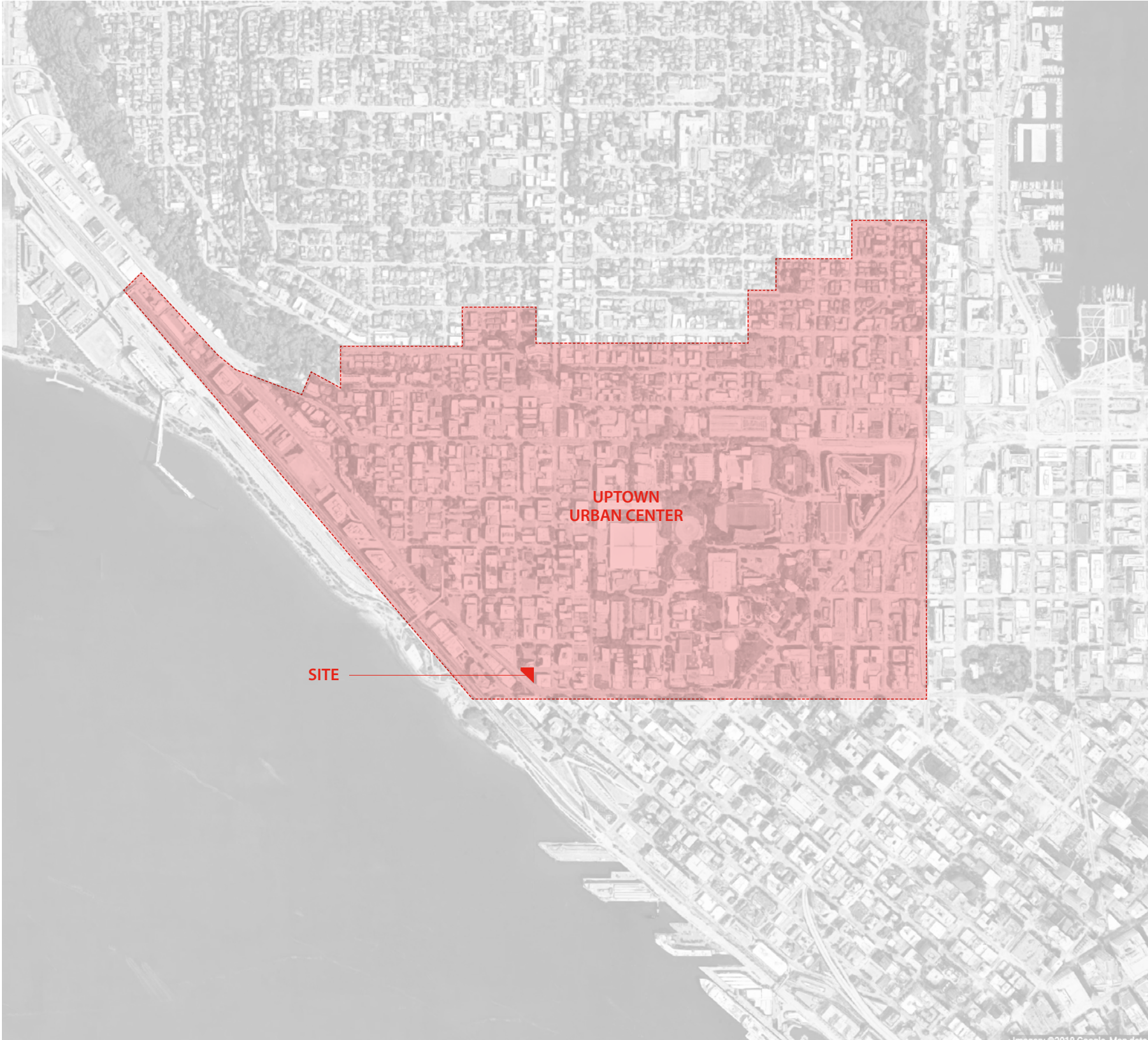
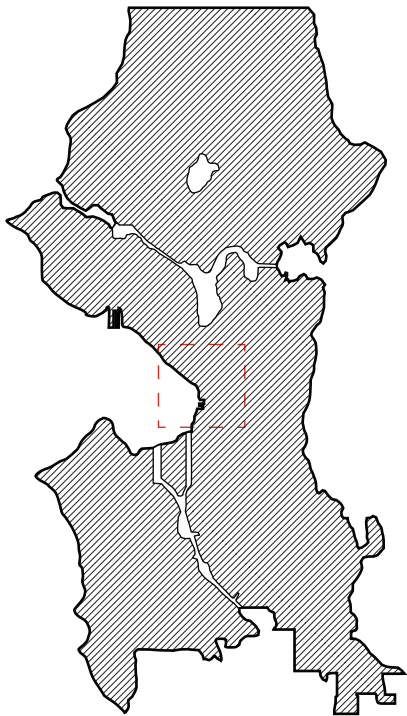
- | | | | |
|-------------------------|-----------------------------------|--------------------------|--------------------------|
| 1. Bayview Work Lofts | 4. Salvation Army NW Headquarters | 7. 123 Queen Anne Ave N | 10. 190 Queen Anne Ave N |
| 2. Northwest Work Lofts | 5. 1201 1 st Ave W | 8. Trio Condominiums | 11. 133 Queen Anne Ave N |
| 3. Northwest Work Lofts | 6. Surface parking lot | 9. Shell Service Station | |

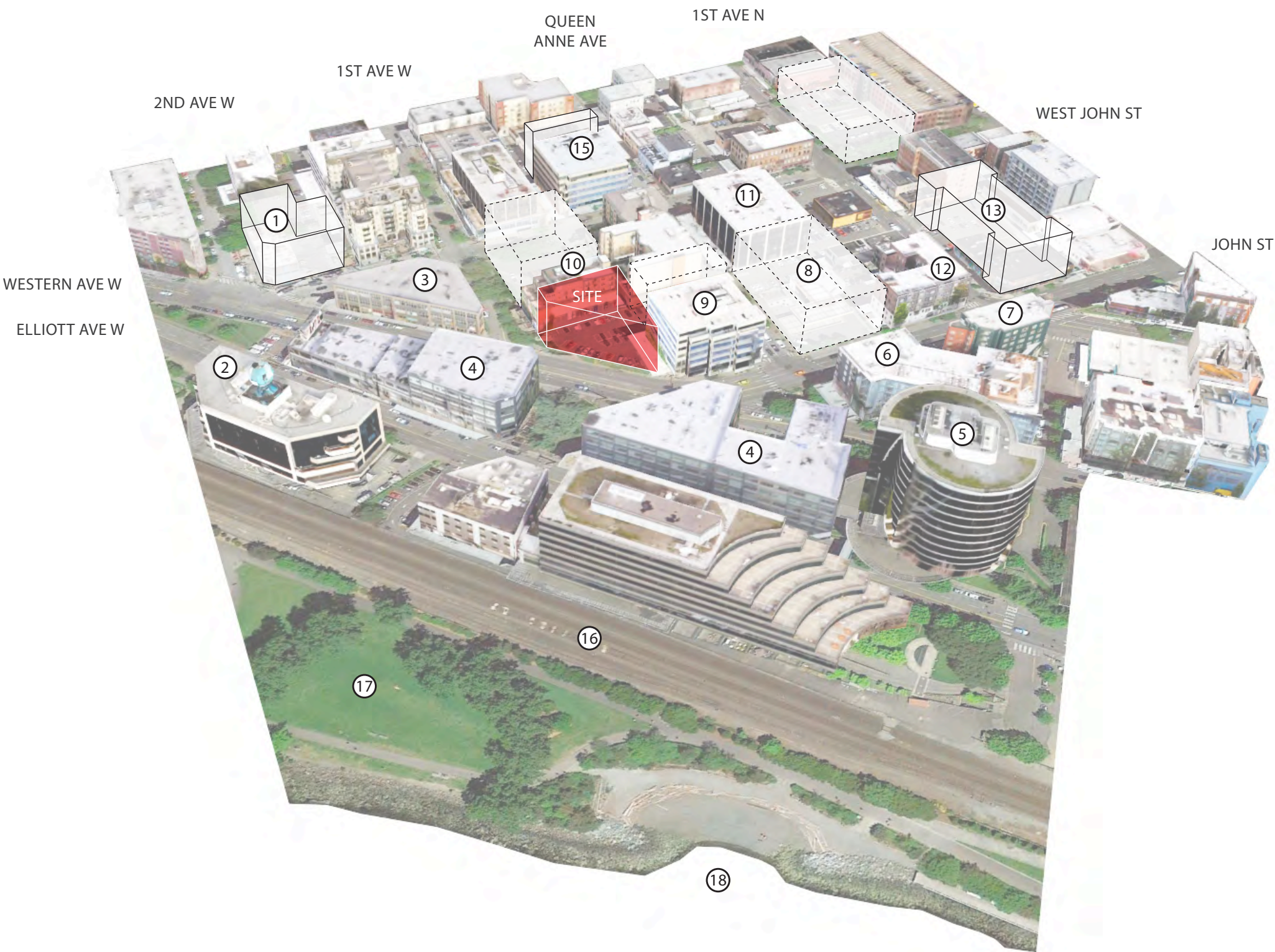
4.0 SUMMARY CONTEXT ANALYSIS

4.1 AERIAL PHOTOGRAPH (STREETS & SITE)

The project’s development objectives are as follows:

- Provide a high quality living environment for residents that is convenient to work, leisure and recreation.
- Create a lively environment for urban residents, including accommodations for retail and / or restaurants at street level.
- Incorporate pedestrian-oriented design principles for the benefit of the neighborhood:
 - Widened sidewalks
 - A strengthened street edge with an appropriately scaled facade with visual interest for motorists & pedestrians
 - A vibrant and safe street-level experience
 - Street trees and overhangs to protect from traffic and weather
- Strategic incorporation of:
 - Landscape design & material selection
 - Exterior lighting design & transparency
 - Trash & recycling storage






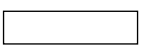
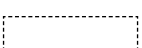
4.3 AXONOMETRIC SHOWING 9-BLOCK CONTEXT

- 1. 200 2nd Ave W*
- 2. Seattle Post-Intelligencer Globe
- 3. Bayview Work Lofts
- 4. Northwest Work Lofts
- 5. CTI Biopharma
- 6. Trio Condominiums
- 7. Plymouth Place
- 8. Shell Station
- 9. Salvation Army NW Headquarters
- 10. 120 1st Ave W
- 11. 133 Queen Anne Ave N
- 12. Arkona Apartments
- 13. 100 Denny Way*
- 14. 210 Queen Anne Ave N
- 15. 215 Queen Anne Ave N*
- 16. BNSF Railway / Amtrak
- 17. Myrtle Edwards Park
- 18. Elliott Bay

*Indicates projects under construction.

Note: zoning heights, building envelopes and building massing are shown as approximations.

KEY

-  Project site showing maximum allowable building envelope.
-  Developments under construction showing approximate proposed massing.
-  Potential future developments showing approximate maximum allowable envelope.



5.0 EXISTING SITE CONDITIONS

5.1 ZONING

The Uptown Neighborhood is made up of primarily commercial office and multi-family residential land uses. There is a large area of school and institutional uses that is made up of Seattle Center and a churches to the northeast of the project site. There is also a significant amount of open space to the west of the site, Myrtle Edwards Park, and the Olympic Sculpture Park both of which are within walking distance. There are a significant number of projects under construction nearby due to its proximity to downtown. The recent upzoning of the neighborhood to SM-UP 85 is anticipated to spark further development of similar scale and size.

LEGEND

- Future Development
- Multi Family Residential
- Mixed Use
- Retail
- Office
- School / Institutional
- Utility
- Parks/Open Space
- Parking

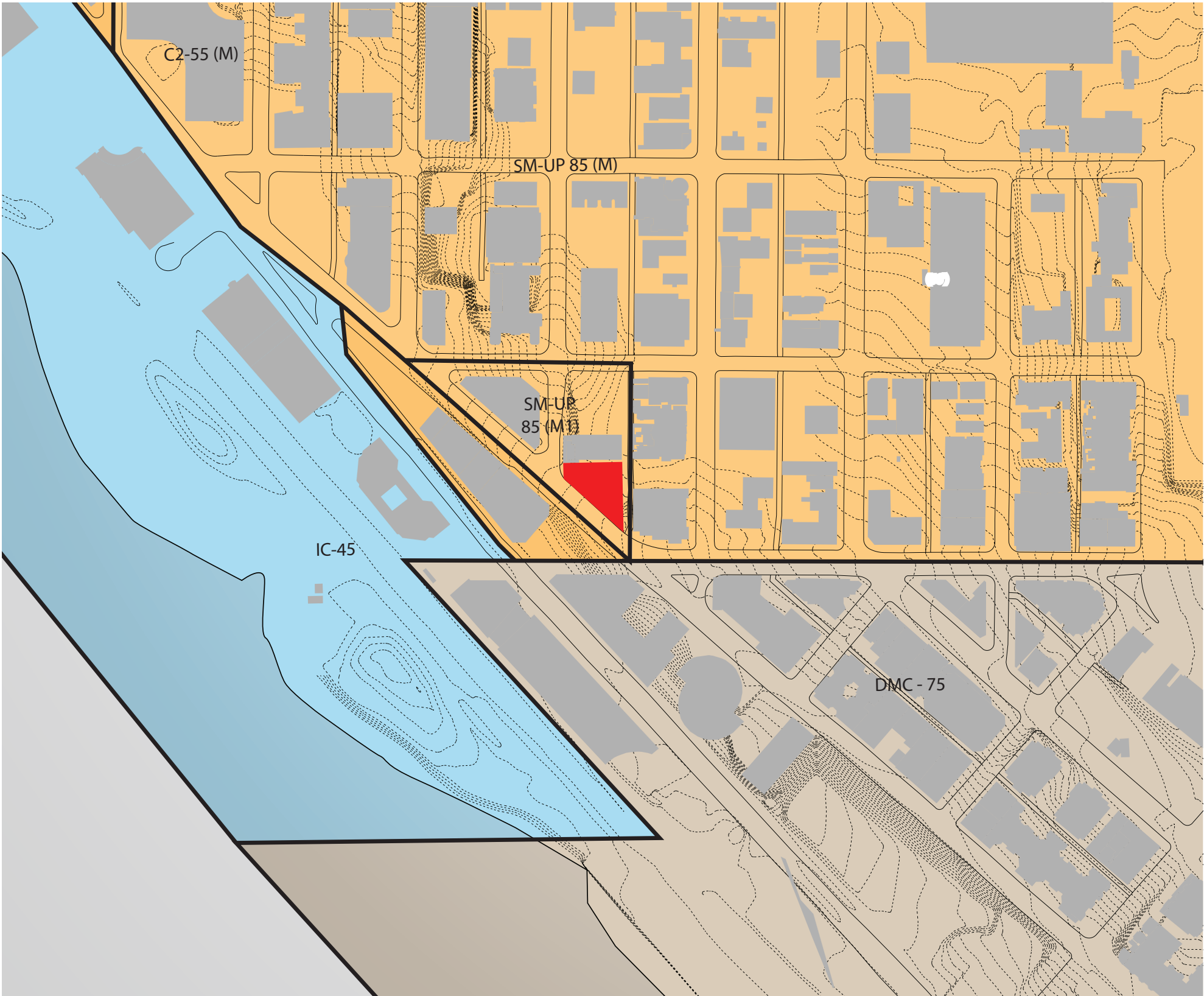


- Future
- Single
- Multi
- Mixed
- Retail
- Office
- School
- Utility
- Parks
- Parking

5.0 EXISTING SITE CONDITIONS

5.1 ZONING

The project site consists of a trapezoidal parcel zoned for SM-UP 85 (M1). The northern property line abuts a neighboring apartment building. Its western property line is bound by 1st Avenue West and its southwestern property line run parallel to Western Avenue West. Its western property line is bound by an unimproved alley.



EXISTING ZONING LEGEND

| | |
|-------------------|---|
| IC-45 |  |
| SM-UP 85 (M) |  |
| DMC-75 |  |
| Zoning Boundaries |  |

6.0 ZONING DATA

PRELIMINARY SEATTLE ZONING CODE ANALYSIS

| | | |
|------------------------------------|--|---|
| PARCEL NUMBER | 1989200955 | |
| LOT AREA | 12,001-sf (0.27 acres) | |
| | SM-UP 85 (M1) - Seattle Mixed Uptown (Urban Center) | 23.48 - Seattle Mixed |
| PERMITTED USES | <ul style="list-style-type: none">All uses permitted outright; no required street level uses | 23.48.005 - Uses |
| STREET LEVEL DEVELOPMENT STANDARDS | <ul style="list-style-type: none">Transparency : 60 % along First Ave W (Class III Pedestrian Street); 30 % along Western Ave W (all other streets)Blank facades : 15-ft wide maximum (extension to 30-ft at Director’s discretion)<ul style="list-style-type: none">Total width of blank facade segments shall not exceed 40 % percent of the width of the street-facing facade of the structure on each street frontage - First Ave W (Class III Pedestrian Street)Limited to segments 30-ft (may be increased to 60-ft at Director’s discretion. Total width of all blank facade segments shall not exceed 70 % of the width of the street-facing facade of the structure - Western Ave W (all other streets) | 23.48.040 - Street-level development standards 23.48.740 - Street-level development standards in SM-UP zones |
| STRUCTURE HEIGHT | <ul style="list-style-type: none">Maximum structure height : 85-ftOpen railings, planters, skylights, clerestories, greenhouses, parapets, and firewalls may extend up to 4-ft above the maximum height limit with unlimited rooftop coverage.Rooftop features : solar collectors; stair penthouses; mechanical equipment; atriums, greenhouses, and solariums may extend up to 15-ft above the maximum height limit.* <p><i>*So long as the combined total coverage of all features listed including weather protection such as eaves or canopies extending from rooftop features, does not exceed 20% of the roof area, or 25% of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment.</i></p> | 23.48.025 - Structure height 23.48.040 - Street-level development standards 23.48.740 - Street-level development standards in SM-UP zones |
| FLOOR AREA RATIO (FAR) | <ul style="list-style-type: none">Maximum FAR for structures that include residential use : 5.25Non-chargeable gross floor area (GFA) :<ul style="list-style-type: none">All underground stories or portions of stories.Portions of a story that extend no more than 4-ft above existing or finished grade, whichever is lower, excluding access.As an allowance for mechanical equipment, in any structure 65-ft in height or more, 3.5 % of the total chargeable gross floor area in a structure is exempt from FAR calculations.Floor area of street-level uses identified in subsection 23.48.005.D that meet the development standards of subsection 23.48.720 (general sales & service uses; eating & drinking establishments. | 23.48.020 - Floor area ratio (FAR) 23.48.720 - Floor area ratio (FAR) in SM-UP zones 23.48.005.D - Uses (D,a,b) |
| SETBACKS | <ul style="list-style-type: none">No upper-level setbacks requiredSetbacks on facades along street level allowed but not required (per Exhibit A for 23.48.740) | 23.48.735 - Upper-level setback requirements in SM-UP zones 23.48.740 - Street-level development standards in SM-UP zones (A,1,2,3) |

| | | |
|-------------------------------------|--|---|
| PARKING | <p><u>Off-street motor vehicle parking spaces</u></p> <ul style="list-style-type: none">• Parking for Non-residential use (in UC)<ul style="list-style-type: none">- No minimum requirement• Parking for Residential Uses (in UC)<ul style="list-style-type: none">- No minimum requirement <p><u>Parking for bicycles</u></p> <ul style="list-style-type: none">• Commercial uses<ul style="list-style-type: none">- Eating & drinking establishments: 1 / 12,000-sf (long-term) 1 / 2,000-sf (short-term in UC)- Sales & services general: 1 / 12,000-sf (long-term) 1 / 2,000-sf (short-term in UC)• Residential uses<ul style="list-style-type: none">- Multi-family structures: 1 / 4 DU or 0.75 per small efficiency DU (long-term) No short-term bicycle parking requirements. <p>Commercial uses limited to no more than ten parking spaces per business establishment (in multi-family zones).</p> | <p>23.54.015 - Required parking Table A Parking for Nonresident Uses Other Than Institutions (II, J) Table B Parking for Residential Uses (II, L)</p> <p>Table D Parking for Bicycles (A, A1 & A6) (D, D1)</p> <p>C. Maximum parking limits (3) 23.48.780 - Required parking in Uptown Urban Center</p> |
| AMENITY AREA | <ul style="list-style-type: none">• Amenity area equivalent to 5% of total GFA in residential use is required. All residents shall have access to the required amenity area (may be provided at / above ground level).<ul style="list-style-type: none">-Maximum of 50 % may be enclosed-Minimum horizontal dimension: 15-ft / minimum horizontal dimension: 10-ft-Minimum size : 225-sf | 23.48.045 - Amenity area for residential uses |
| PARKING & LOADING ACCESS | <p>Access to parking and loading shall be from the alley when the lot abuts an alley improved to the standards of subsection 23.53.030.C and use of the alley for parking and loading access would not create a significant safety hazard as determined by the Director.</p> <p>If the lot does not abut an improved alley, or use of the alley for parking and loading access would create a significant safety hazard as determined by the Director, parking and loading access may be permitted from the street. If the lot abuts more than one street, the location of access is determined by the Director, as a Type I decision, after consulting with the Director of Transportation.</p> | 23.48.085 - Parking and loading location, access, and curb cuts |

Source: Chapter 23 - Land Use Code. Seattle Municipal Code, Codified through Ordinance No. 125518, Supp. No. 12, Update 2 (updated on February 23, 2018).

7.0 COMPOSITE SITE PLAN

Street Characteristics

• Western Avenue West

This street is a heavily trafficked principal arterial and serves as a major thoroughfare that connects north Seattle with South Seattle. There is a gradual grade change which slopes north to south and a significant cross-slope. While several multi-family apartment buildings are under construction along this street, the majority of Western Avenue West is commercial in nature punctuated by occasional surface parking lots.

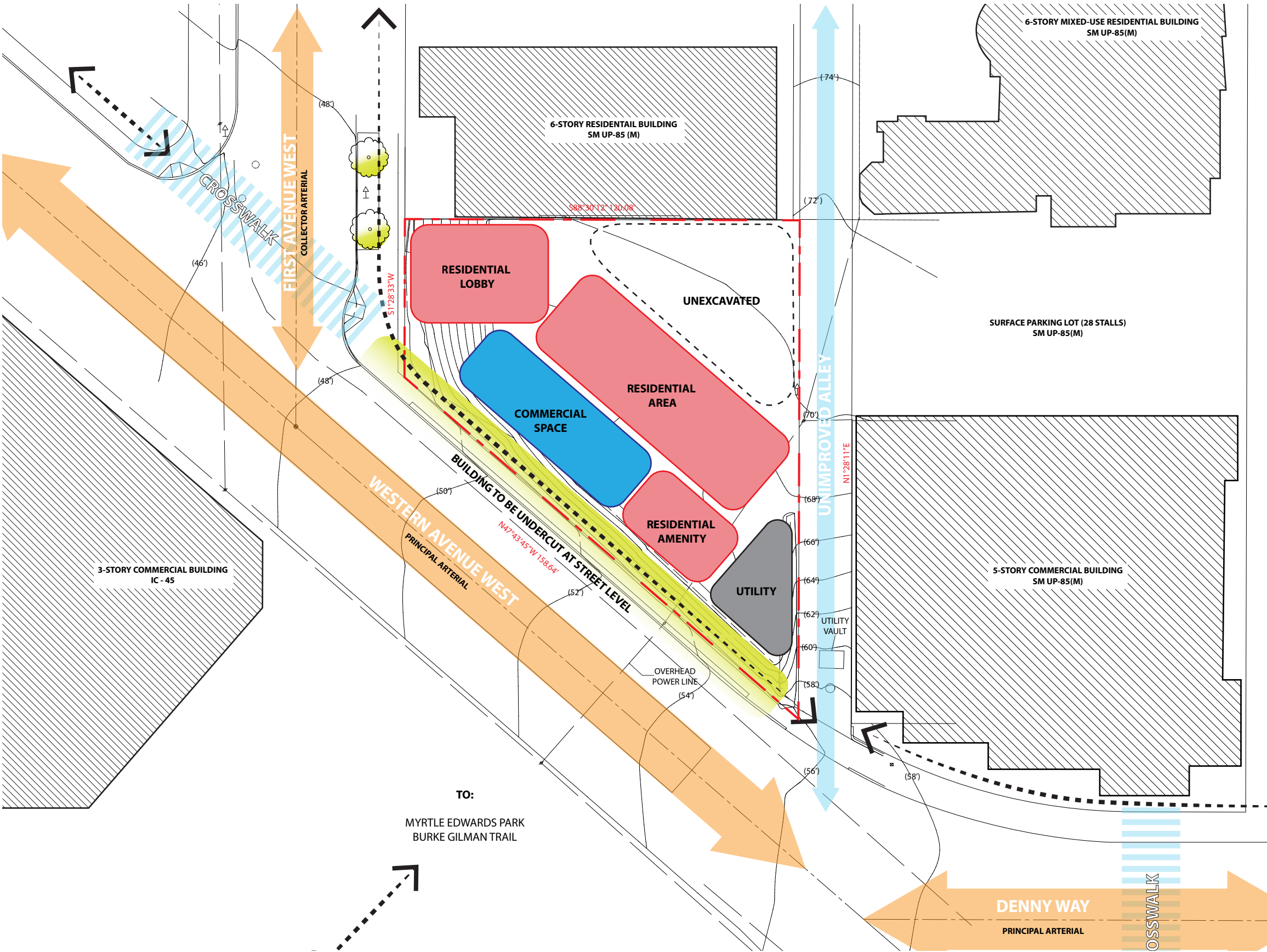
Existing sidewalks and public right of ways along this street vary from narrow to generous depending on the location. The project site has a non-conforming sidewalk which is further compacted due to the tow of the existing slope which spills out beyond the property line and into the public right of way. The street is currently hazardous to pedestrians and offers very little protection against high-speed motorized traffic which often includes large cargo vehicles and transit buses.

• First Avenue West

This street is a collector arterial that intersects and feeds Western Avenue West at the base of a steep slope. Given its slope, traffic going up First Avenue West is calmer and sidewalks are more well established and planted with mature street trees. This street is residential in character with a mix of both older and more recent multifamily apartment buildings as well as commercial office buildings. First Avenue West serves as a gateway to the Queen Anne neighborhood to its north.

Design Approach

- Glazing will be introduced along both streets (per SM-UP street level development standards) to provide a sense of transparency at street level and promote street activation.
- Both the residential and commercial entries will be placed located along First Avenue West to engage the residential nature of this street.
- The building will be undercut along both streets to accommodate a wider and SDOT compliant sidewalk to improve the pedestrian experience and safety.
- Landscaped strips and street trees will be added for added screening and protection from traffic along the building undercut.



7.0 COMPOSITE SITE PLAN

Removal of existing site elements and excavation are required for the proposed project : an 8-story, mixed-use apartment building approximately 85-feet in height and 63,000-sf (exclusive of mechanical areas and areas below grade). The building will contain 71 residential apartment units served by a resident lobby. There will be a leasing office and a commercial space at street level. Residents will have access to an amenity space within the building as well as an outdoor roof deck. Structured parking for approximately 23 vehicles (accessed via the alley) will be located partially below grade along with building service and storage spaces.

Traffic and Circulation

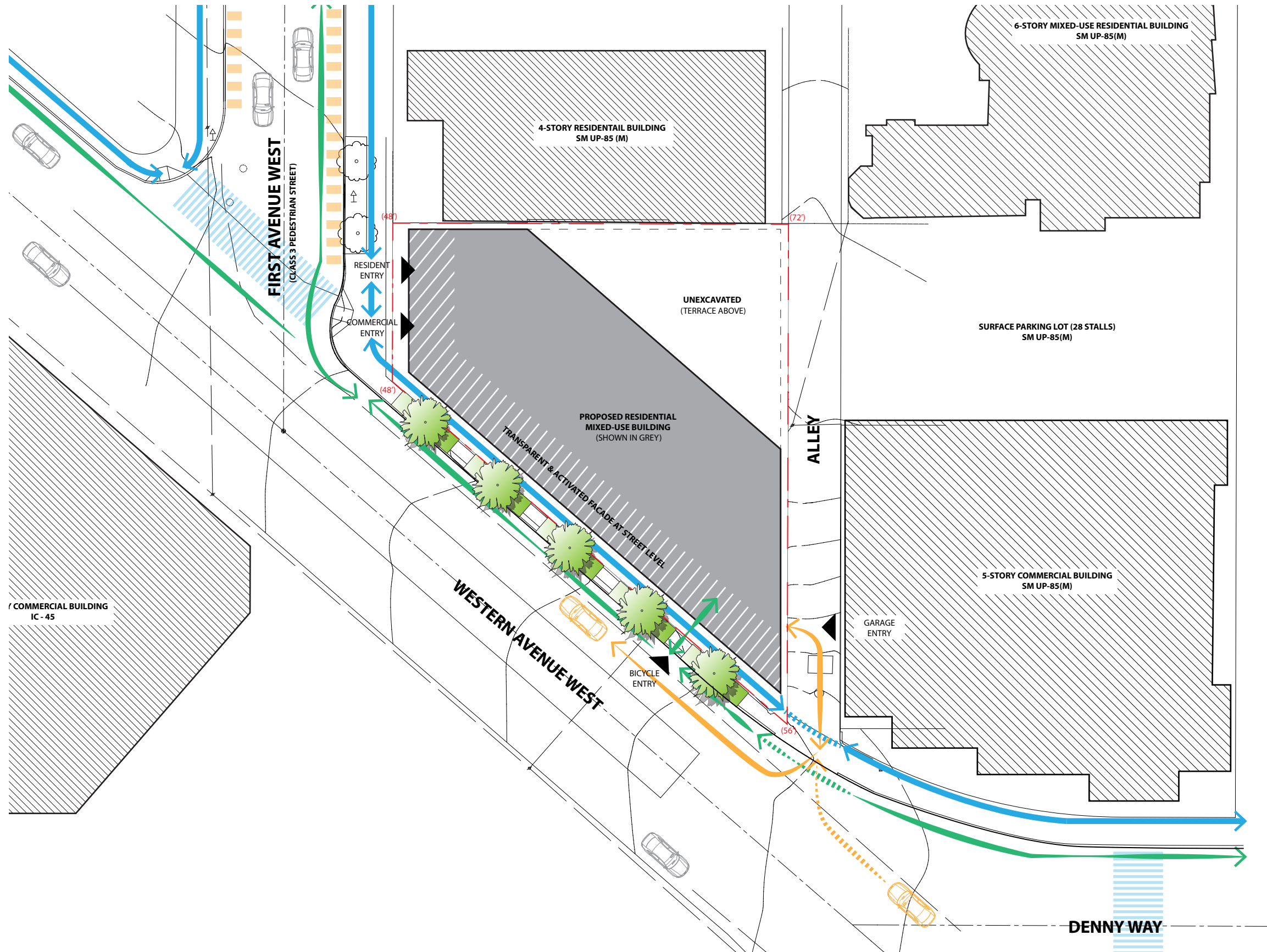
- First Avenue West is a collector arterial with parking on either sides of the street. Western Avenue West is a principal arterial with no street parking.

Streetscape

- The building will be undercut along both streets to accommodate a wider and SDOT compliant sidewalk to improve the pedestrian experience and safety.
- Landscaped strips and street trees will be added for added screening and protection from traffic along the building undercut.

Neighborhood Influences

- The proximity of numerous bus routes is conducive to a transit-oriented development and neighborhood.
- The project aims to extend the residential and neighborhood commercial characteristics of First Avenue West across their intersection and into Western Avenue West.
- The project aims to strengthen the edge along



Key

- Pedestrian traffic
- Pedestrian Crosswalk
- Cyclist traffic
- Motorist direction of travel
- Motorist traffic
- On-street parking

8.0 APPROVED EDG

Alternate 3 (Preferred)

Alternate 3 consists of a single modulated trapezoidal mass with residential units oriented towards water and city views. This upper mass sits on top of a 2-story podium that is set back along both streets to distinguish it from the upper mass and to improve the currently non-conforming right of way along Western Ave W.

| | |
|--------------|--|
| Summary | |
| Stories: | 8 2 partially below-grade 6 above-grade |
| Unit Count: | 78 |
| Floor Area: | 56,790 -SF Residential 6,633-SF Parking 1,381-SF Parking |
| Exempt Area: | 2,268-SF (3.5% for mechanical) |

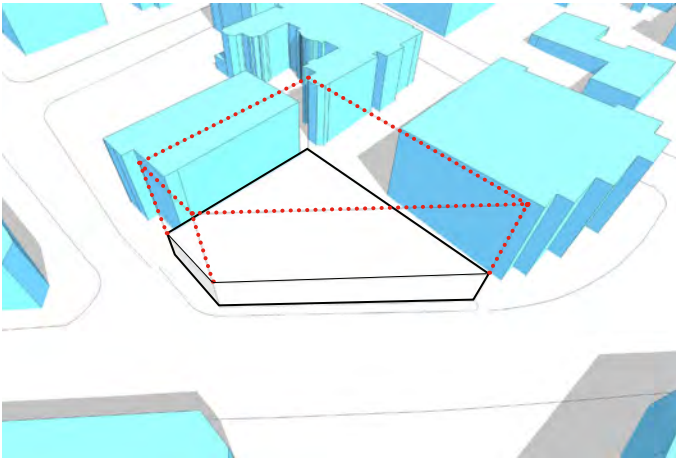
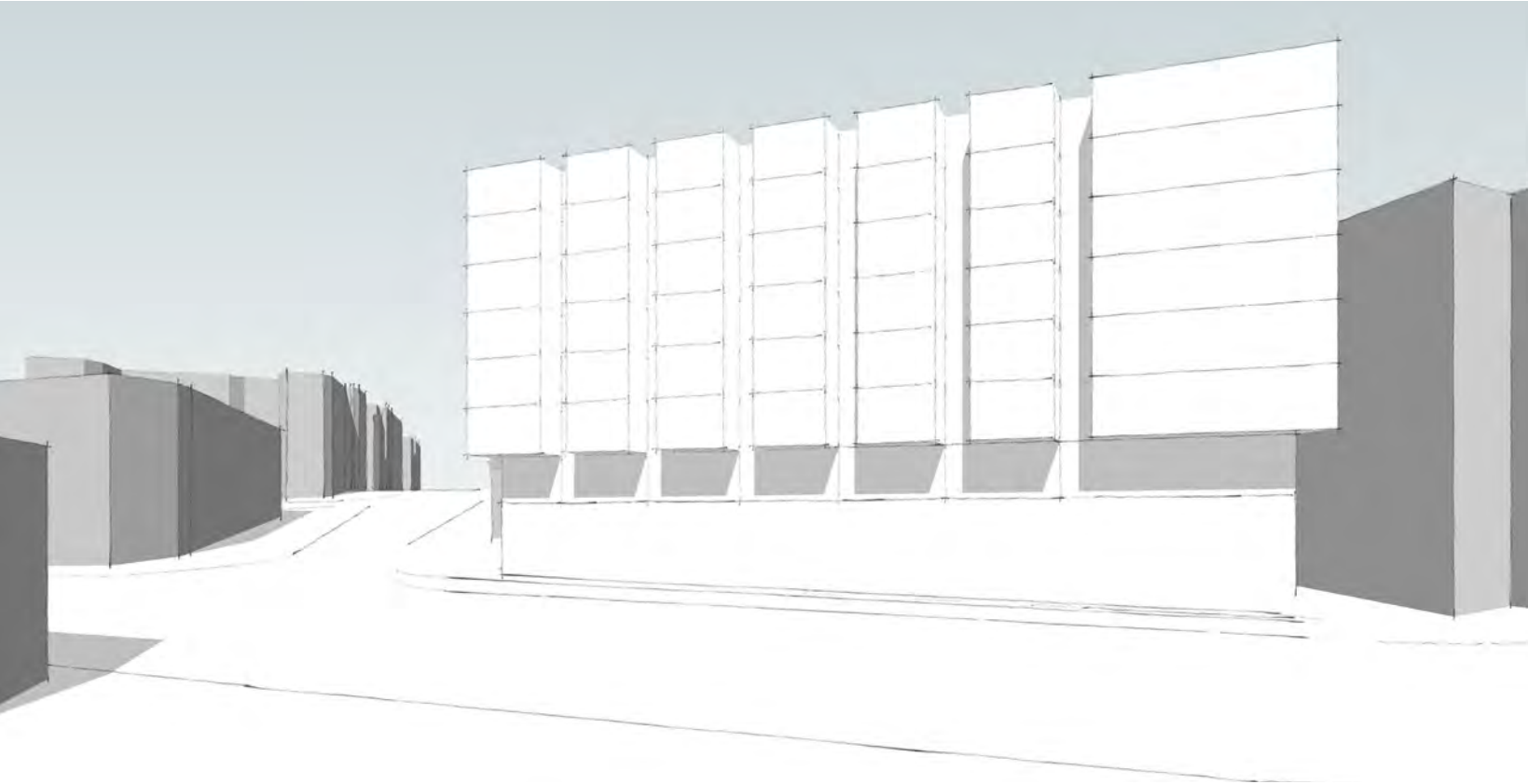
62,536-SF Total

Parking: 23 stalls

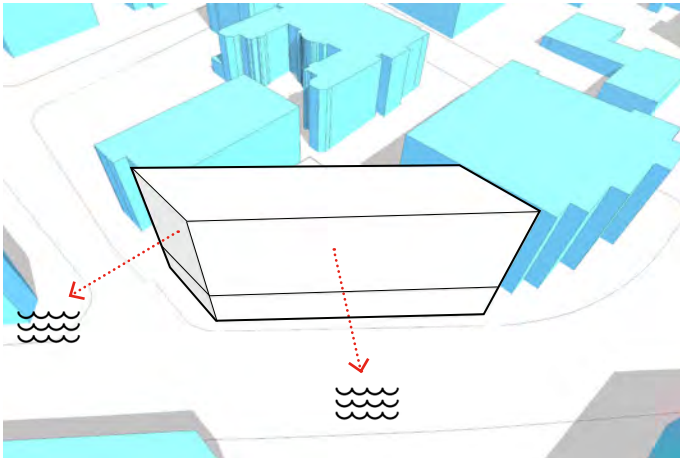
Street level uses:
1st Ave W - Lobby
Western Ave W - Commercial

Disadvantages / Concerns:
Parking should be disguised from street.

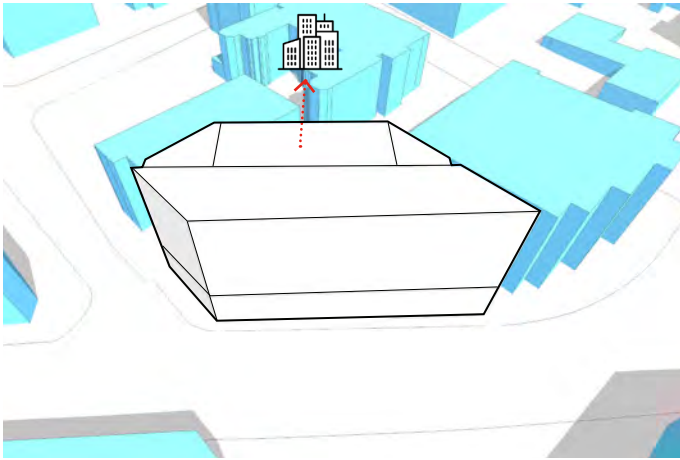
Potential Departures:
Parking above grade.
Parking should be disguised from street.



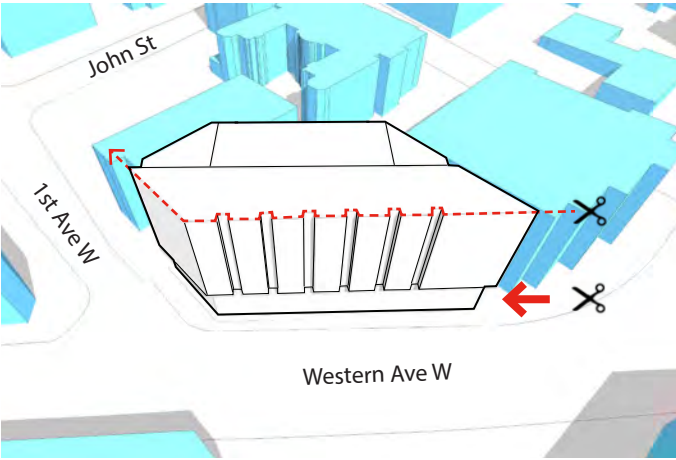
Establish podium.



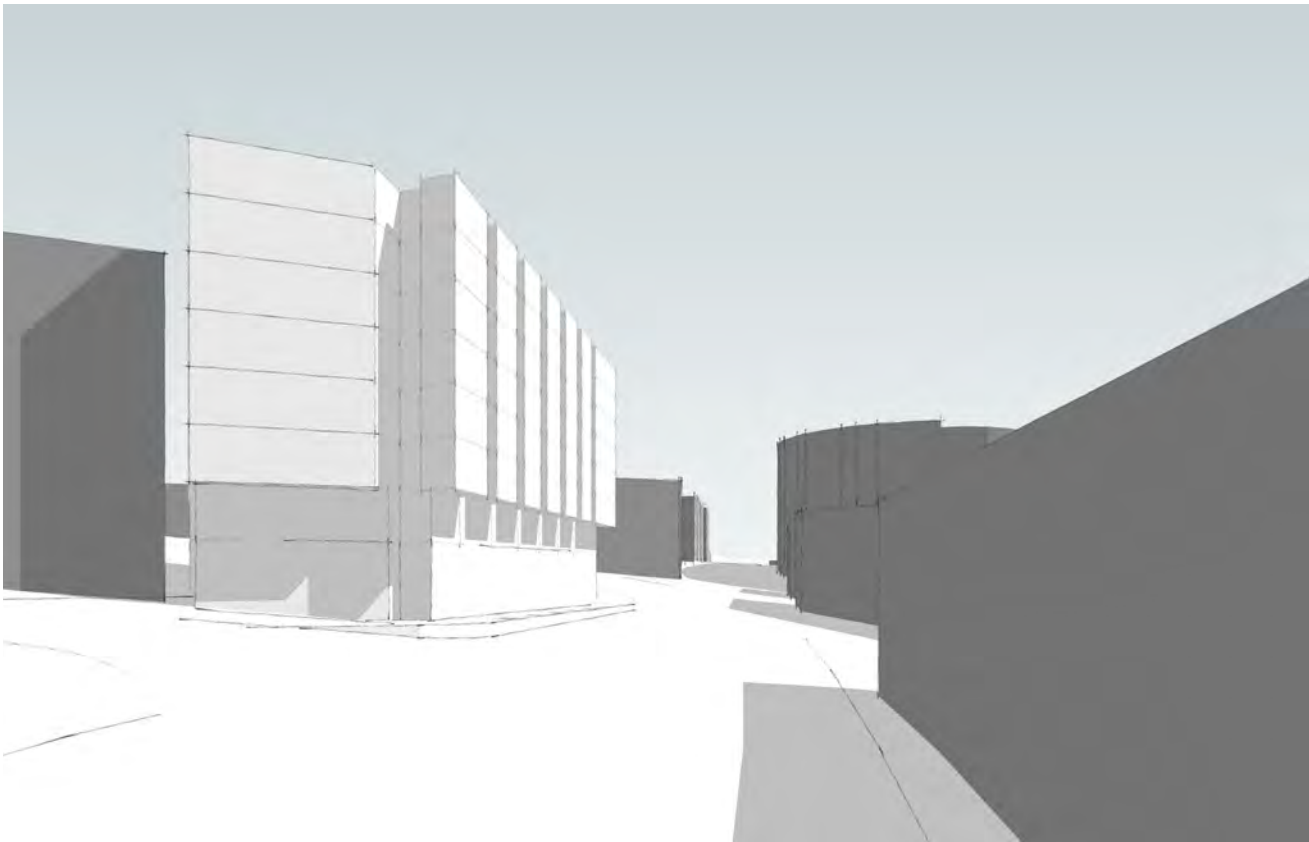
Orient front units to water and city views.



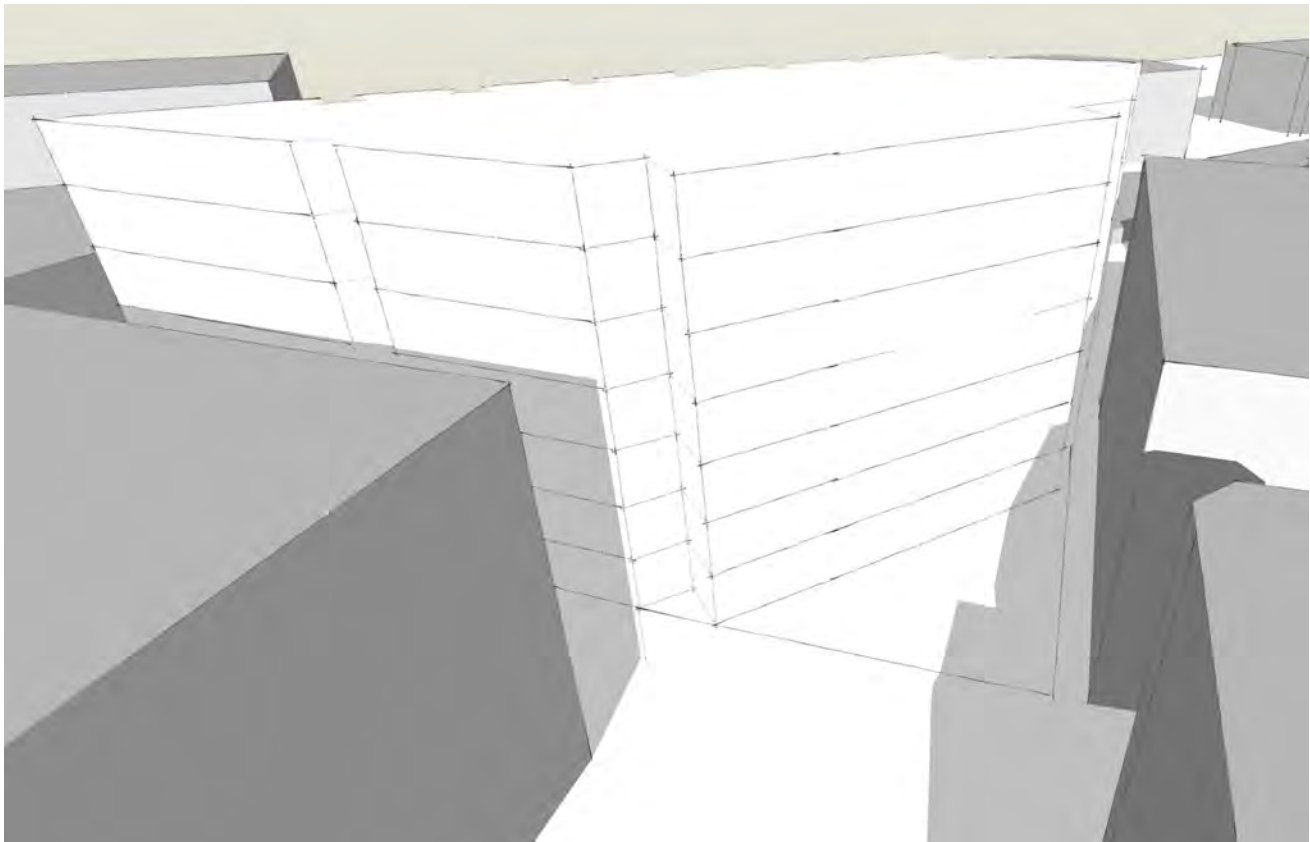
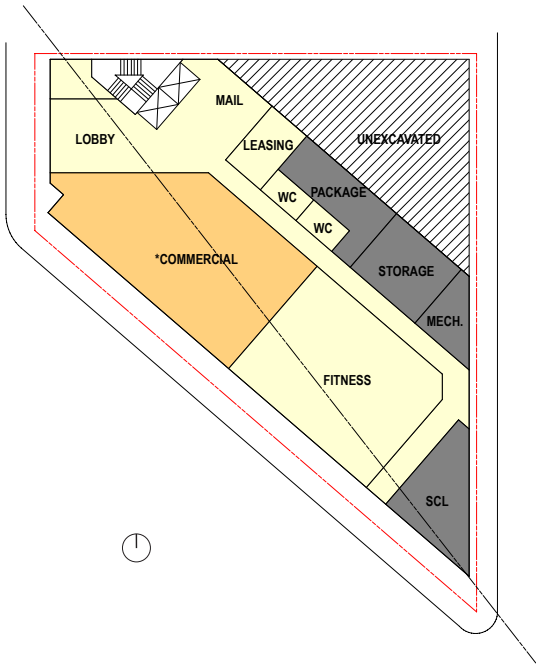
Orient rear units to city views.



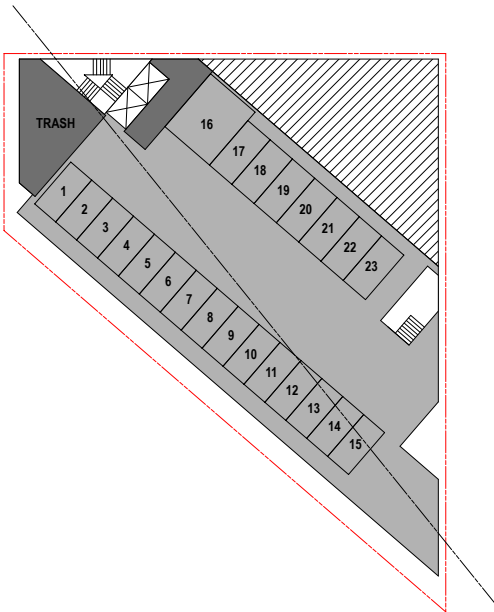
Undercut building at street level and modulate upper mass.



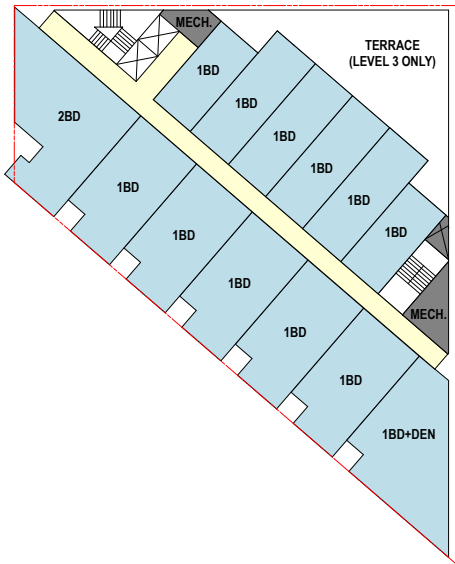
Street Level Floor Plan (Level 1)



Parking Level Floor Plan (Level 2)



Typical Residential Floor Plan (Level 3 - 8)



8.0 ITEMIZED RESPONSE TO EDG

1a

1. MASSING AND BUILDING SHAPE

a. The board unanimously supported the massing option preferred by the applicant. While there was discussion about the streetscape of option two, they agreed that a higher base responded to the streetscape most appropriately. They appreciated option three's articulation and this option's parallelogram form. They stated that it was the most delicate option and that it had the least negative impact on the buildings nearby. (DC 2 & DC 3)

Response: The preferred scheme from EDG has been developed keeping in mind concepts of human scale and open space as they pertain to the building's massing and shape. The bulk of the building's mass is broken down into human-scaled and proportioned elements. The first three floor levels are clad with brick while the upper five levels are clad primarily in fiber cement panels in an effort to distinguish the three-story base from the rest of the building. The building is divided further into secondary elements consisting of articulated vertical bays and niches.

Landscaping is used to enhance both the building and its pedestrian realm at three levels: street level, alley level, and roof level. The landscape design incorporates a triangular courtyard at the rear, which is the result of the building's bulk being pulled away from the north property line to provide light and air to its neighbor to the north (Carrara II). Street trees are spaced to reflect the rhythm of the bays.



Perspective along Western Ave W



Perspective at the corner of Western Ave W & 1st Ave W

1b 1. MASSING AND BUILDING SHAPE

b. Board members spent a considerable amount of time discussing the possibility of balconies in the interstitial “hinge” at the project’s northwestern façade. They felt that balconies in this area could add an extra layer of details and visual interest to the building. They reserved judgment for balconies in other locations. They requested a study of balcony options and an explanation of the pros and cons of the design options. (DC 1, DC 2, & DC 3)

Response: Each street-facing residential unit in the building has a private balcony. Metal / glass balconies are proposed along the building’s primary (Western Ave W) façade at the upper levels while balconies on Level 3 are integrated within the building’s mass. These integrated balconies provide both protection and privacy to its occupants given their proximity to Western Ave W. These balconies are further screened by street trees that pick up the rhythm of the building’s articulated bays and niches. At the rear of the building, juliette balconies occur at each upper unit, while the four units on Level 3 have private decks with direct access to a shared courtyard / dog run.

The balconies add depth and relief to the building’s mass in an effort to distinguish it from its commercial neighbors, which lack architectural detail and articulation (Salvation Army Building, Northwest Work Lofts). The balconies provide outdoor amenity space for each of the west-facing units. Their generous size will encourage use and animation of the façade.

2d 2. STREETSCAPES, GROUND FLOOR AND PARKING

d. Board members requested that the applicant consider placing extra entrances along Western Ave. The Board also stated that the next proposal must include a significant amount of transparency on the street. (PL 3)

Response: Additional entrances have been placed along Western Ave W. One will serve as a secondary entrance to the commercial space and another serves as the secondary entrance to residential areas and amenities on the first level.

8.0 ITEMIZED RESPONSE TO EDG

2f *f. The south corner of the building was another point of extended discussion. Board members felt that it was “begging for a use” and could be an anchor for the project. Other Board members understood that there may be some utility infrastructure in the space but suggested that a blank wall condition in this location should be avoided. Another Board member suggested that some transparency could help activate this area as well as make it safer for pedestrians using the alley. While it is an alley corner, the Board directed the applicant to demonstrate that this corner is designed with an engaging and dynamic street presence at recommendation. The Board was unanimous that the corner should display a consistency of concept with the rest of the design of the building.*

Response: The corner of the building at the intersection of Western and 1st Ave W is developed as the focal point of the street level uses. The adjacent residential entrance of the Carrera II Condominiums and the relative quiet of 1st Ave W vs Western Ave W favor this area for the location of the residential lobby and the commercial entrance rather than the southeast corner at the intersection of the alley. The southeast corner is activated by a secondary entrance that connects with residential amenities and a stair to the second floor commercial area. Materials and horizontal datums wrap the corner of the prow, providing consistency between the street and alley façades.



Perspective at the corner of Western Ave W & 1st Ave W



Perspective at the corner of Western Ave W & the alley

2b 2. STREETSCAPES, GROUND FLOOR AND PARKING

b. Board members requested that the next submittal have a very detailed landscape and lighting plan. (PL 1 & PL 2)

Response: Detailed landscape and lighting plans are provided on pages 29 and 44, respectively.

2c c. The Board expressed many concerns about parking being placed above ground in an urban context. They noted that the preferred scheme, constructed without parking, would be ideal. This is reflected in their rejection of the departure request in its current form. They were very clear that if the applicant were to continue to request the departure they would have to present a rationale that was based solely on the design merit of the feature and would need to demonstrate how the departure better meets the intent of Design Guidelines. They also requested studies that demonstrate why below ground parking would not be a viable design option with accurate sections, 3D ramping models and elevations. Finally, they requested the applicant present an option at the recommendation phase that does not include the requested departure. (CS 2, CS 3, & DC 2)

Response: More than 50% of the proposed parking will be located below grade, and therefore a departure is not required.

3a 3. MATERIALS AND DETAILS

a. The materials palette chosen at recommendation will be critical. The Board instructed the applicant to show how the material choices in the next submittal relate to the context of the surrounding buildings and neighborhood. (DC 4)

Response: The body of the street façades are clad with dark brick interspersed with bays clad in fiber cement panels. Material photos and physical material samples have been provided both within the DRB packet and as a presentation board.

8.0 ITEMIZED RESPONSE TO EDG

2a

2. STREETSAPES, GROUND FLOOR AND PARKING

a. The Board was unanimous in its support of the rear courtyard. They stated that it created needed massing relief on the alley and indicated that, if the space is fenced, it should be in a manner that allows views in and out such as an open fence. They noted that this feature was required to provide breathing room for the adjacent residential building. (CS 3, PL 1, PL 2, & PL 3)

Response: The rear courtyard will be developed as a landscaped garden visible and enjoyed by residents in both buildings. At-grade units will have private terraces that overlook the garden. The rear portion will be open to all residents.



View west into courtyard from alley.

2e 2. STREETSCAPES, GROUND FLOOR AND PARKING

e. There was much discussion about the building and its relationship to the adjacent condominiums. The Board expect to see a study of the proposed building's relationship with its neighbors at the next phase of review. This should include space and how the building will be experienced from its neighbors. (DC 2 & DC 3)

Response: The landscaped courtyard provides light, air, and visual interest to the residents of both buildings. The angled wall opens the court to the alley. The exhibits to the left demonstrate the building's relationship to the adjacent condominiums (Carrera II).



View east to adjacent parking lot from Carrera II balcony.

9.0 FLOOR PLANS

LEVEL 01 (GROUND)



9.0 FLOOR PLANS

LEVEL 02



9.0 FLOOR PLANS

LEVEL 03



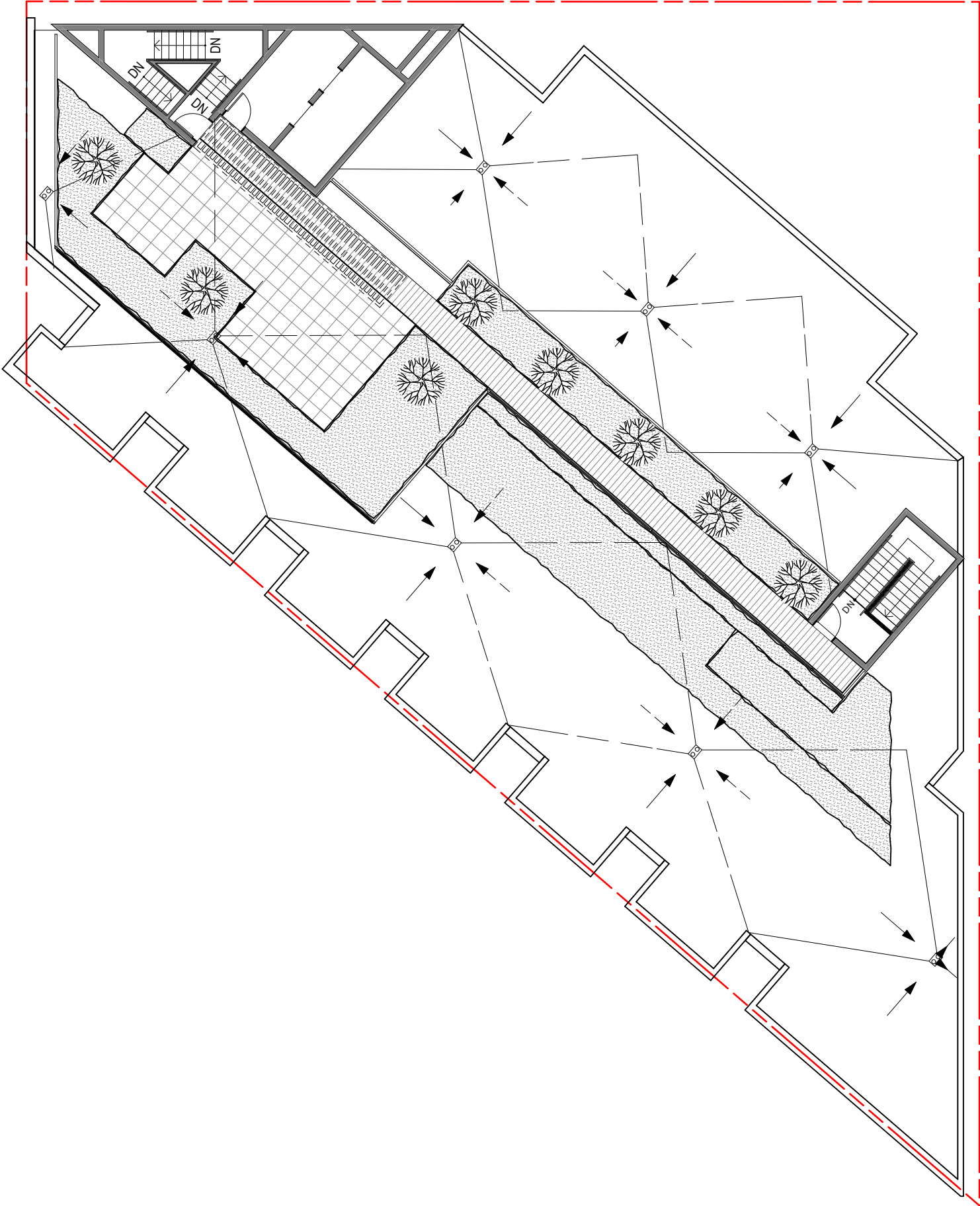
9.0 FLOOR PLANS

TYPICAL RESIDENTIAL (LEVELS 04-08)



9.0 FLOOR PLANS

ROOF LEVEL



10.0 COMPOSITE LANDSCAPE PLAN - STREETSCAPE



landscape both sides - Uptown



entry plaza/commercial shuffle



Westport better bike rack



courtyard bioretention planter frame units

10.0 COMPOSITE LANDSCAPE PLAN - ROOF



mounded landscape with trees



green roof with enhancements

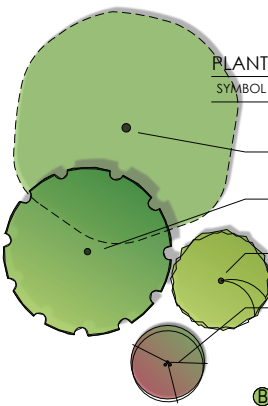


seating and views



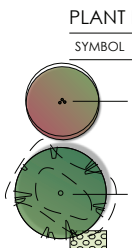
informal fire

10.0 COMPOSITE LANDSCAPE PLAN - PLANTS



PLANT LIST

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | COND. | SPACING |
|--|--|----------------------------------|------------------|-------|----------|
| EXISTING STREET TREE TO BE PROTECTED: | | | | | |
| 12" DBH | PLATANUS X ACERIFOLIA | LONDON PLANE TREE | | | |
| STREET TREES APPROVED BY BEN ROBERTS EMAIL 9/5/2018 | | | | | |
| | BETULA PAPHYRIFERA 'RENCI' | RENAISSANCE REFLECTION BIRCH | 2-1/2" - 3" CAL. | B&B | PER PLAN |
| ON-SITE TREES | | | | | |
| | AMELANCHIER ALNIFOLIA 'AUTUMN BRILLIANCE' ** | 'AUTUMN BRILLIANCE' SERVICEBERRY | 8'-10' HT. | B&B | PER PLAN |
| | ACER PALMATUM (GREEN) | GREEN JAPANESE MAPLE | 6'-8' HT. | B&B | PER PLAN |
| RIGHT OF WAY | | | | | |
| B | BUXUS MICROPHYLLA 'WINTER GEM' | WINTER GEM JAPANESE BOXWOOD | 3 GAL. | CONT. | 24" O.C. |
| PJ | PIERIS JAPONICA 'CAVATINE' ** | 'CAVATINE' JAPANESE PIERIS | 5 GAL. | CONT. | 30" O.C. |
| A | ROSA 'AMBER' FLOWER CARPET | 'AMBER' FLOWER CARPET ROSE | 3 GAL. | CONT. | 30" O.C. |
| D | VIBURNUM DAVIDII ** | DAVID'S VIBURNUM | 5 GAL. | CONT. | 30" O.C. |
| SS | SPIRAEA X BUMALDA 'DENISTAR' * | SUPERSTAR SPIRAEA | 2 GAL. | CONT. | 30" O.C. |
| | FRAGARIA CHILLOENSIS** | COASTAL STRAWBERRY | 4" | POT | 18" O.C. |
| LEVEL 3 | | | | | |
| SR | SARCOCOCCA RUSCIFOLIA ** | SWEET BOX | 2 GAL. | CONT. | 24" O.C. |
| Y | TAXUS X HICKSII | HICK'S YEW (HEDGE) | 2 GAL. | CONT. | 24" O.C. |
| BIORETENTION: | | | | | |
| | OPHIPOGON PLANISCAPUS 'NIGRESCENS' | BLACK MONDO GRASS | 4" | POT | 18" O.C. |
| | JUNCUS PATENS 'CARMEN'S GRAY' * | 'CARMEN'S GRAY' RUSH | 1 GAL. | CONT. | 24" O.C. |
| | CORNUS SERICEA 'ARCTIC FLAME' * | ARCTIC FLAME DOGWOOD | 3 GAL. | CONT. | 24" O.C. |
| | CAREX OBNUPTA * | SLOUGH SEDGE | 1 GAL. | CONT. | 18" O.C. |



PLANT LIST - ROOF

| SYMBOL | BOTANICAL NAME |
|----------------------------------|--|
| TREES: | |
| | LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' MULTI-STEM., MIN 3 STEMS, 8' HT./ B&B |
| | PINUS CONTORTA VAR. CONTORTA SHORE PINE IN MOUNDED AREAS AS SHOWN W/ 24" SOIL DEPTH AT ROOT BALL, 6'-8' HT./ B&B |
| PERENNIALS: | |
| | OPHIPOGON PLANISCAPUS 'NIGRESCENS' BLACK MONDO GRASS 4" POT 18" O.C. |
| GREEN ROOF: | |
| | SEDUM TILE PREVEGETATED MATS 4" SOIL DEPTH COLOR MAX. AVAILABLE FROM ETERA, CONTACT DAVID GILMORE 360.661.2767 |
| GREEN ROOF W/ PERENNIALS: | |
| | SEDUM TILE PREVEGETATED MATS, PERENNIALS INTERPLANTED INTO MATS: 8" SOIL DEPTH MIN., 24" AT TREES. COLOR MAX. AVAILABLE FROM ETERA, CONTACT DAVID GILMORE 360.661.2767 |
| | ECHINACEA PURPUREA ** |
| | SEDUM 'AUTUMN JOY' ** |
| | STIPA TENUISSIMA / MEXICAN FEATHER GRASS * |
| | ACHILLEA LEWISII 'KING EDWARD' /YARROW* |

STREET TREES



Betula pap. 'Ren. Reflection'
'Renaissance Reflection' Paper Birch

SHRUBS, ETC.



Buxus japonica 'Winter Gem'
'Winter Gem' Japanese Boxwood



Viburnum davidii
David's Viburnum

BIORETENTION



Juncus patens 'Carmen's Gray'
'Carmen's Gray' Rush

ON-SITE TREES



Amelanchier alnifolia
Saskatoon Serviceberry



Pieris japonica 'Cavatine'
'Cavatine' Japanese Andromeda



Spiraea x bumalda 'Denistar'
Superstar Spirea



Cornus stolonifera 'Farrow'
Arctic Fire Redtwig Dogwood



Acer palmatum
Japanese Maple



Rosa 'Amber Flower Carpet'
'Amber Flower Carpet' Rose



Sarcococca ruscifolia
Fragrant Sweet Box



Carex obnupta
Slough Sedge

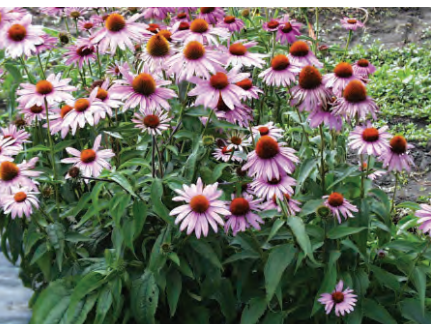
ROOF



Lagerstroemia 'Muscogee'
Muscogee Crape Myrtle



Shore Pine
Pinus contorta var. contorta



Echinacea purpurea
Purple Cone Flower



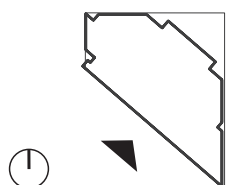
Sedum 'Autumn Joy'
'Autumn Joy' Sedum

INTENTIONALLY LEFT BLANK



SOUTHWEST ELEVATION

Key

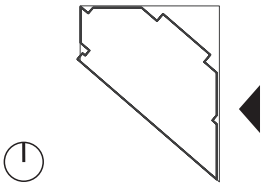


11.0 ELEVATIONS



EAST ELEVATION

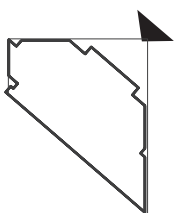
Key

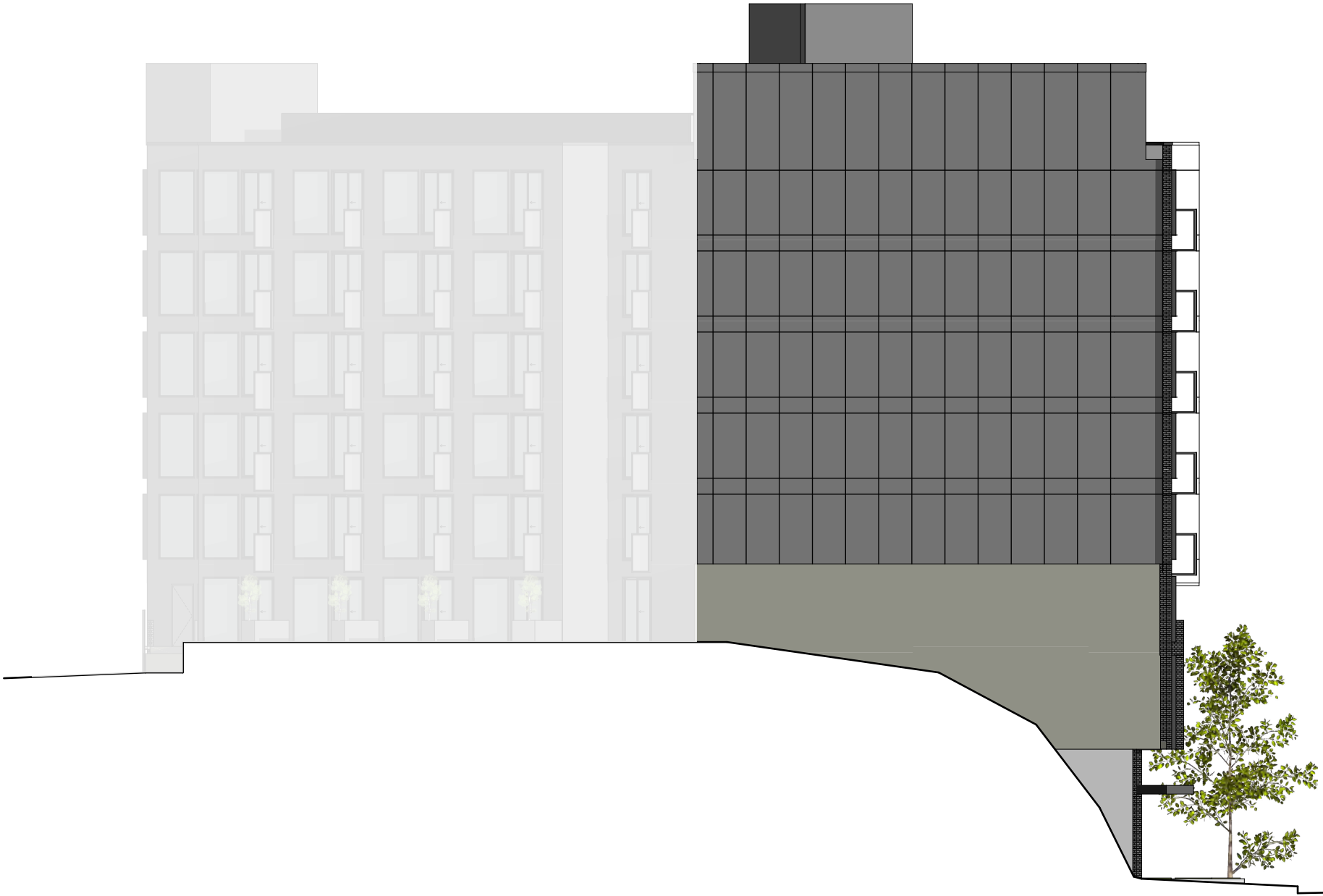




NORTHEAST ELEVATION

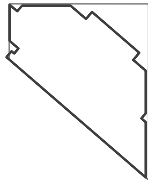
Key





NORTH ELEVATION

Key





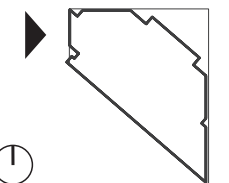
Carrera II Condominiums

WEST ELEVATION

▲
PEDESTRIAN ENTRY

▲
PEDESTRIAN ENTRY

Key



12.0 MATERIAL AND COLOR PALETTE

SDCI LAND USE REVIEW
CORRECTION NOTICE #1
(Issued 01/03/19)

1. Design Review – Fiber Cement Materials

In order to evaluate whether the proposed fiber cement panel will be used in a manner that results in appearing as a high quality material per DC4-A, provide details regarding panel scale, material thickness, use of integral color, joint detailing, flashing and trim quality (gauge), as well as overall composition.

Response: Architectural details regarding panel scale, material thickness, use of integral color, joint detailing, flashing and trim quality as well as overall composition are included in this DRB packet on the elevations, pages 31-35, and page 49.

3. Design Review – Materials

Please include a photo of the color and materials palette in the Recommendation packet AND bring a physical color and materials board to the Recommendation meeting. Please follow the Applicant Guide to prepare and submit your materials board.

Response: Material photos are provided in the DRB packet and physical samples on a presentation board.

6. Meeting of materials and color changes

Include details of places where materials meet or color changes occur so that the board may assess the success of these gestures.

Response: The meeting of materials and the occurrence of color changes and their details are demonstrated in the various elevations, perspectives, and diagrams for details enclosed in the DRB packet.



Southwest Elevation

The building consists of a five-story volume clad in fiber cement panels that sits on a three-story plinth clad in masonry brick. The plinth is set back behind the line of the upper volume at the transfer level to provide a visual “gasket” that separates the two volumes - providing relief to the building’s overall mass.

1



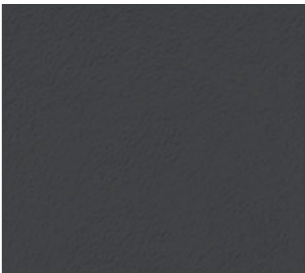
Material: Concrete
Application: Sitework

2



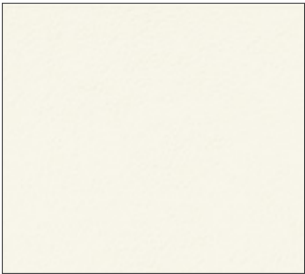
Material: Brick
Product: Mutual Materials
Color: Coal Creek
Coursing: Running bond
Application: Exterior wall

3



Material: Fiber Cement Panel
Product: CeraClad
Color: Sumi
Dimensions: 4' x 8' Panels
Application: Exterior siding

4



Material: Fiber Cement Panel
Product: CeraClad
Color: Silk
Dimensions: 4' x 8' Panels
Application: Exterior siding

13.0 RENDERINGS



Perspective along Western Ave W



Perspective at the corner of Western Ave W & the alley

13.0 RENDERINGS



Perspective at the corner of Western Ave W & 1st Ave W

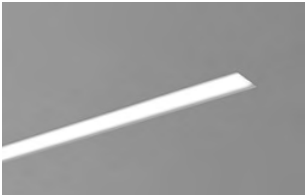


Perspective at the corner of Western Ave W & 1st Ave W

14.0 EXTERIOR LIGHTING PLAN – STREET LEVEL



E1 Recessed Linear



E4 Sconce



E2 Recessed Pin Light



E5 Twin-headed Accent Light



E3 Architectural Wall Pack



E6 Recessed Wall Light

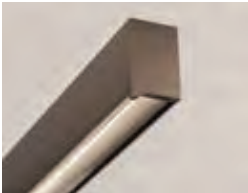


14.0 EXTERIOR LIGHTING PLAN – ROOF LEVEL

E4 Sconce



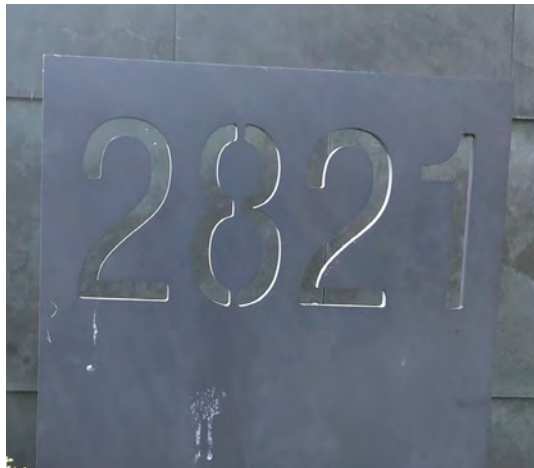
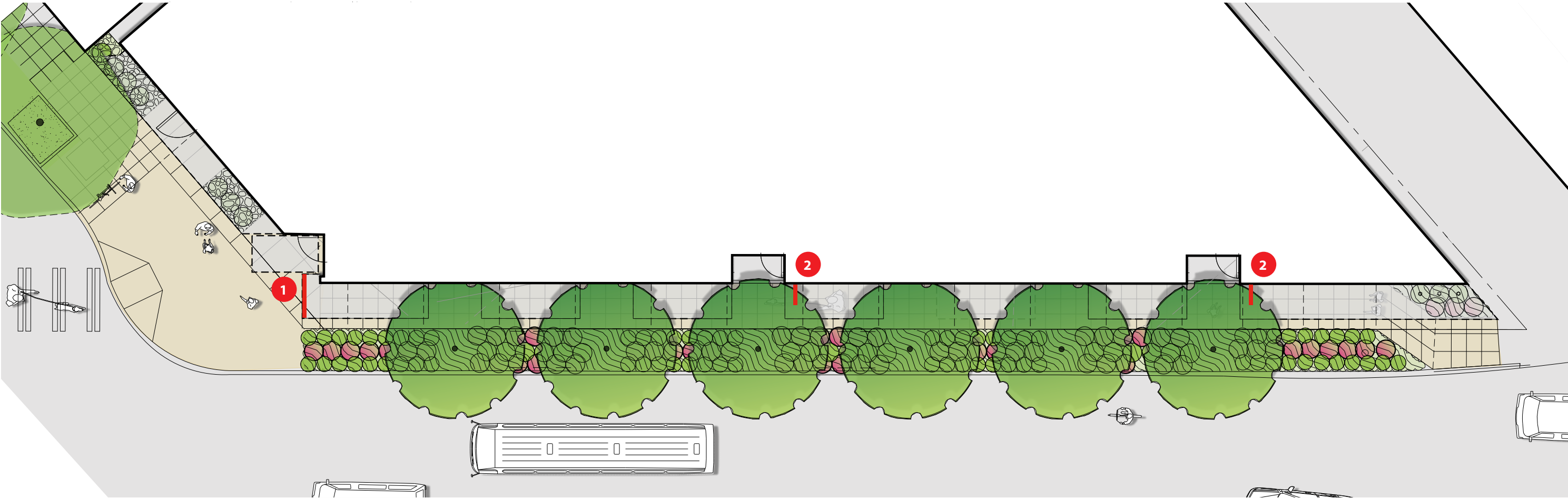
E7 Linear Recessed Optic

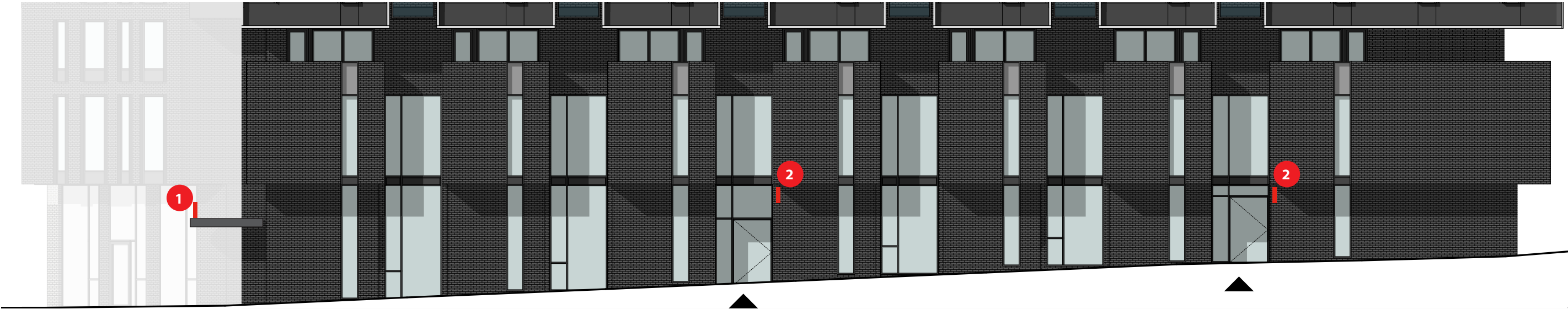


E8 Stanchion Lighting



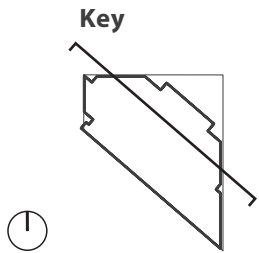
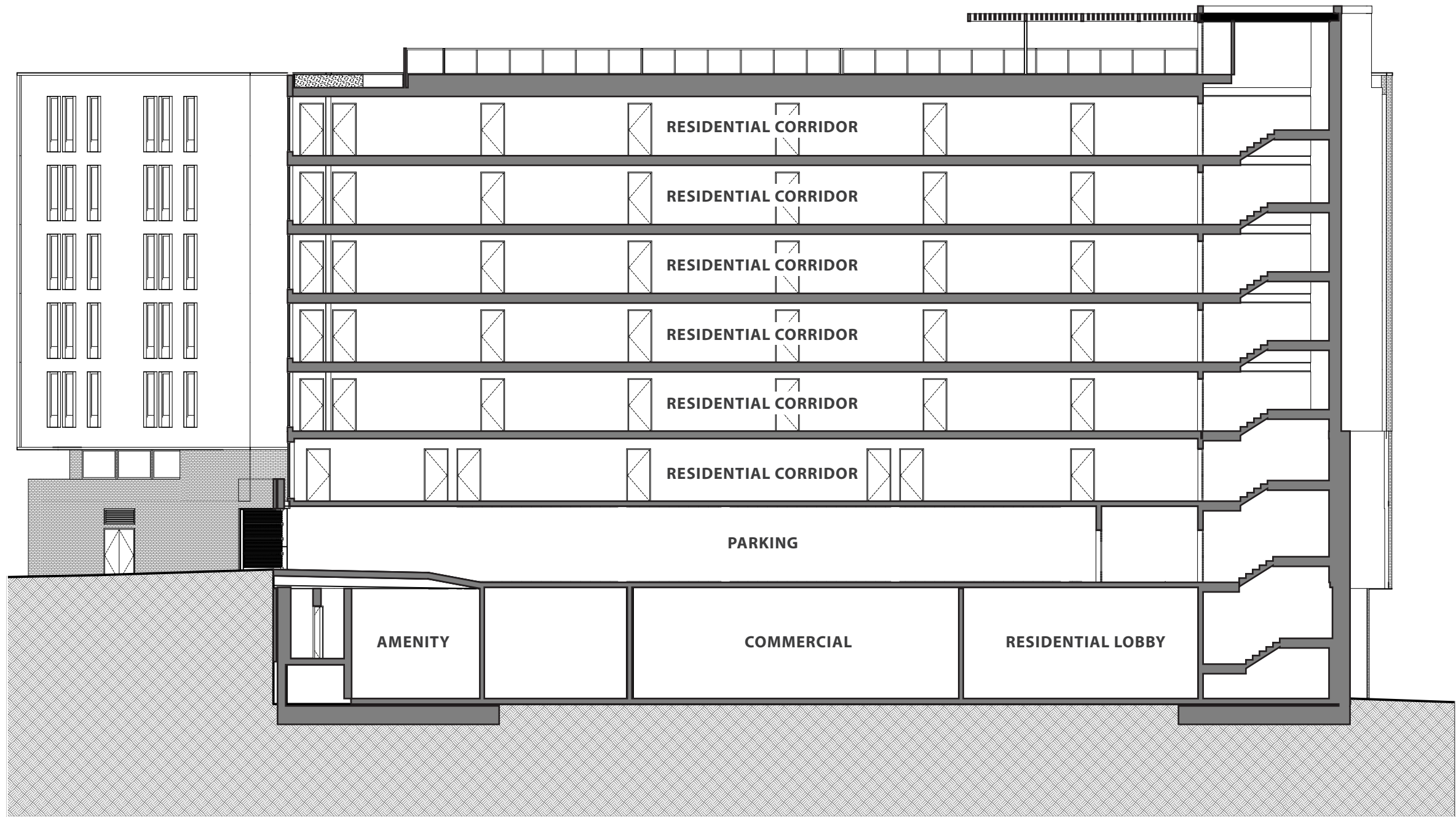
15.0 SIGNAGE CONCEPT PLAN

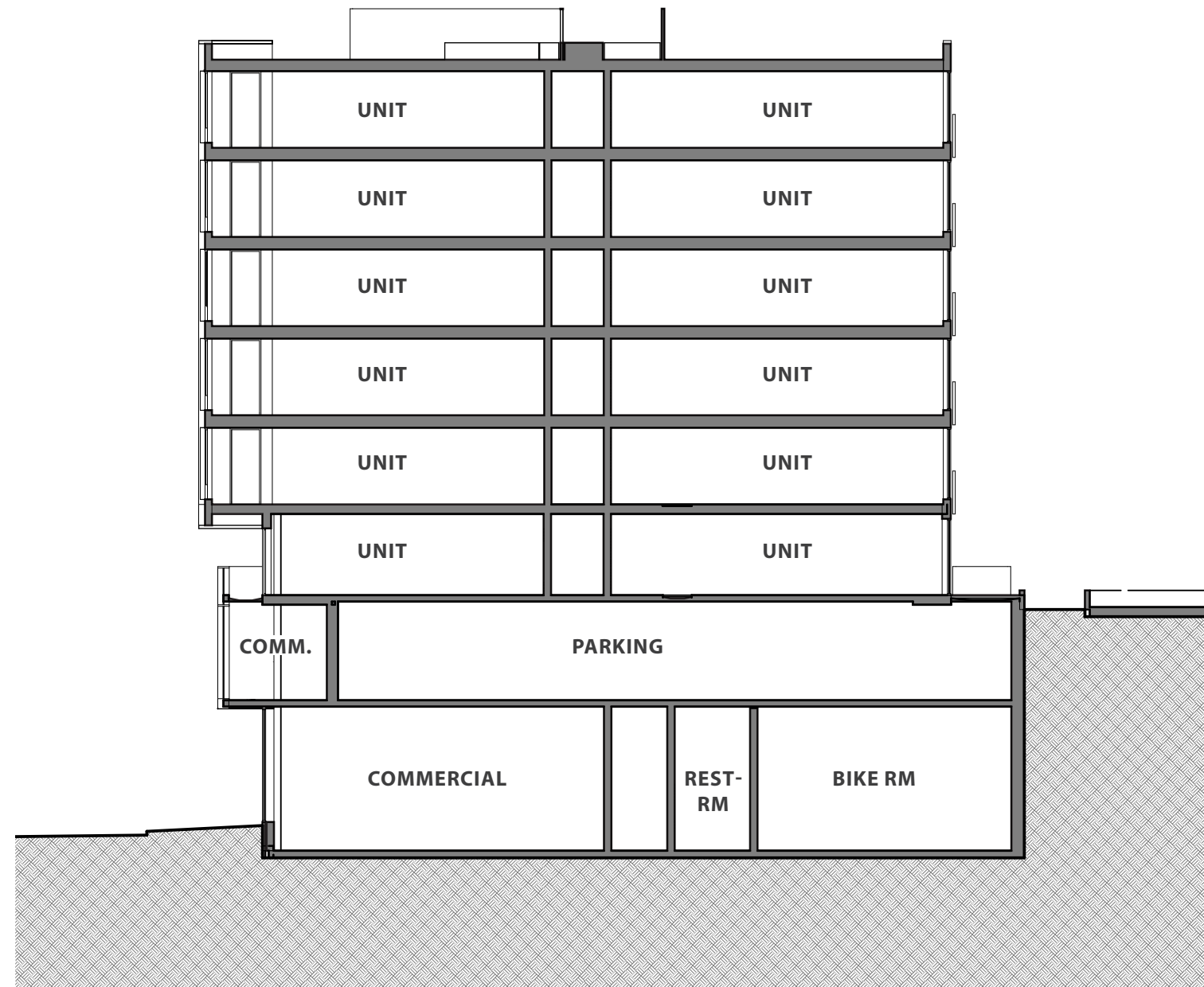




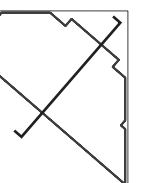
- 1 Canopy-Mounted Signage
- 2 Business Blade Sign - maximum of 1 sign per facade per business

16.0 BUILDING SECTIONS





Key



18.1 ALLEY CORNER CONDITION & DETAILS

SDCI LAND USE REVIEW
CORRECTION NOTICE #1
(Issued 01/03/19)

5. Alley prow

The board discussed the alley corner at length. The proposal uses the striking angle to satisfy their request for a dynamic an engaging design at this location. Please include a detail of the corner assembly so that the board can assess the success of this striking corner feature.

Response:



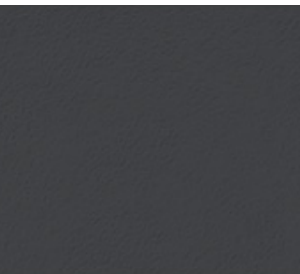


A similar strategy of breaking the building’s mass into two distcint volumes is carried around the corner and along the facade facing the alley. Materials identical to those on the Western Ave facade wrap the south-eastern prow at the upper and lower levels to provide a consistency of concept between the street and alley façades.

Two details of the southwest corner assembly are included on page 49. One detail documents the corner condition at street level while the other does so at the typical upper levels.

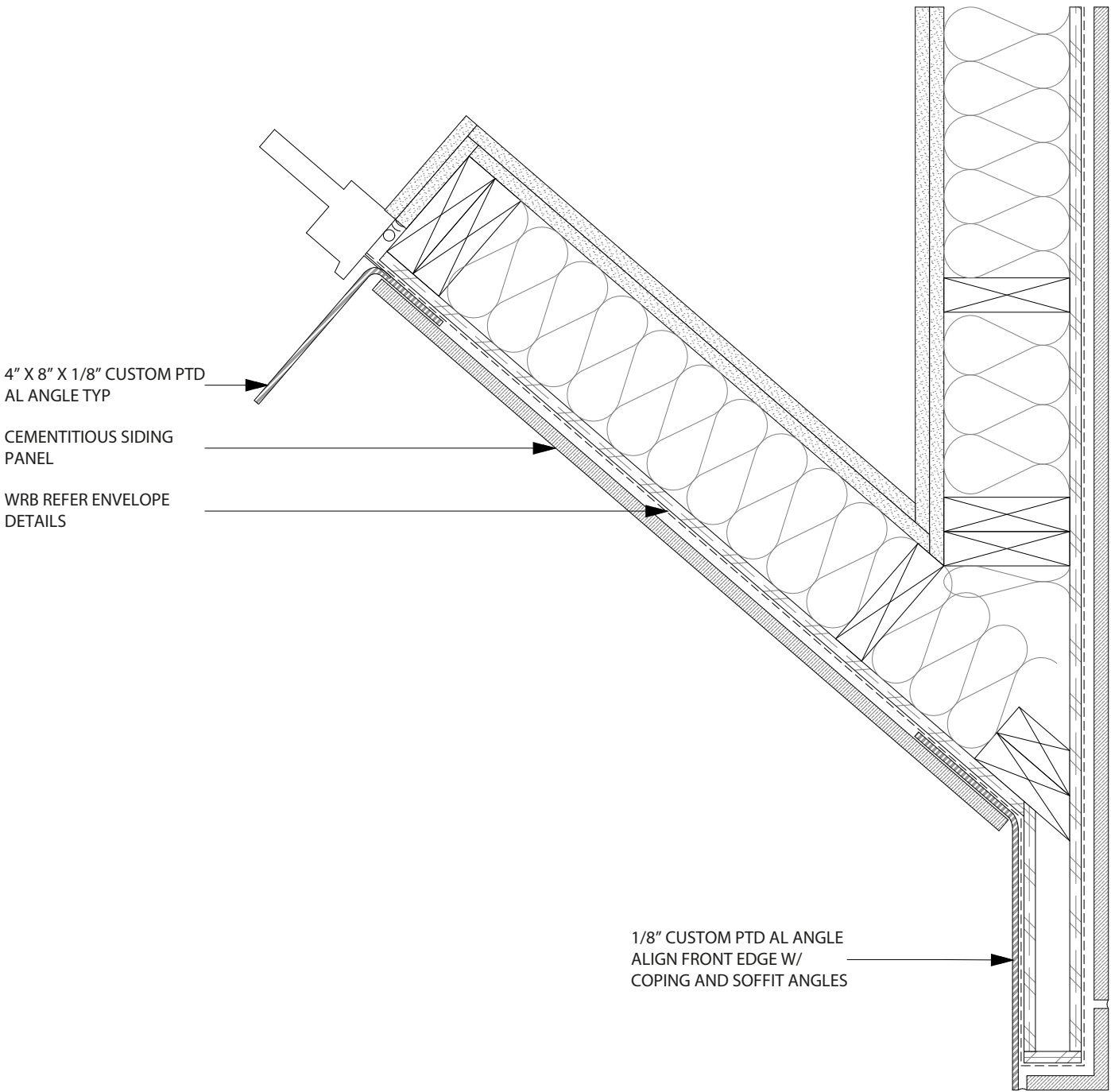
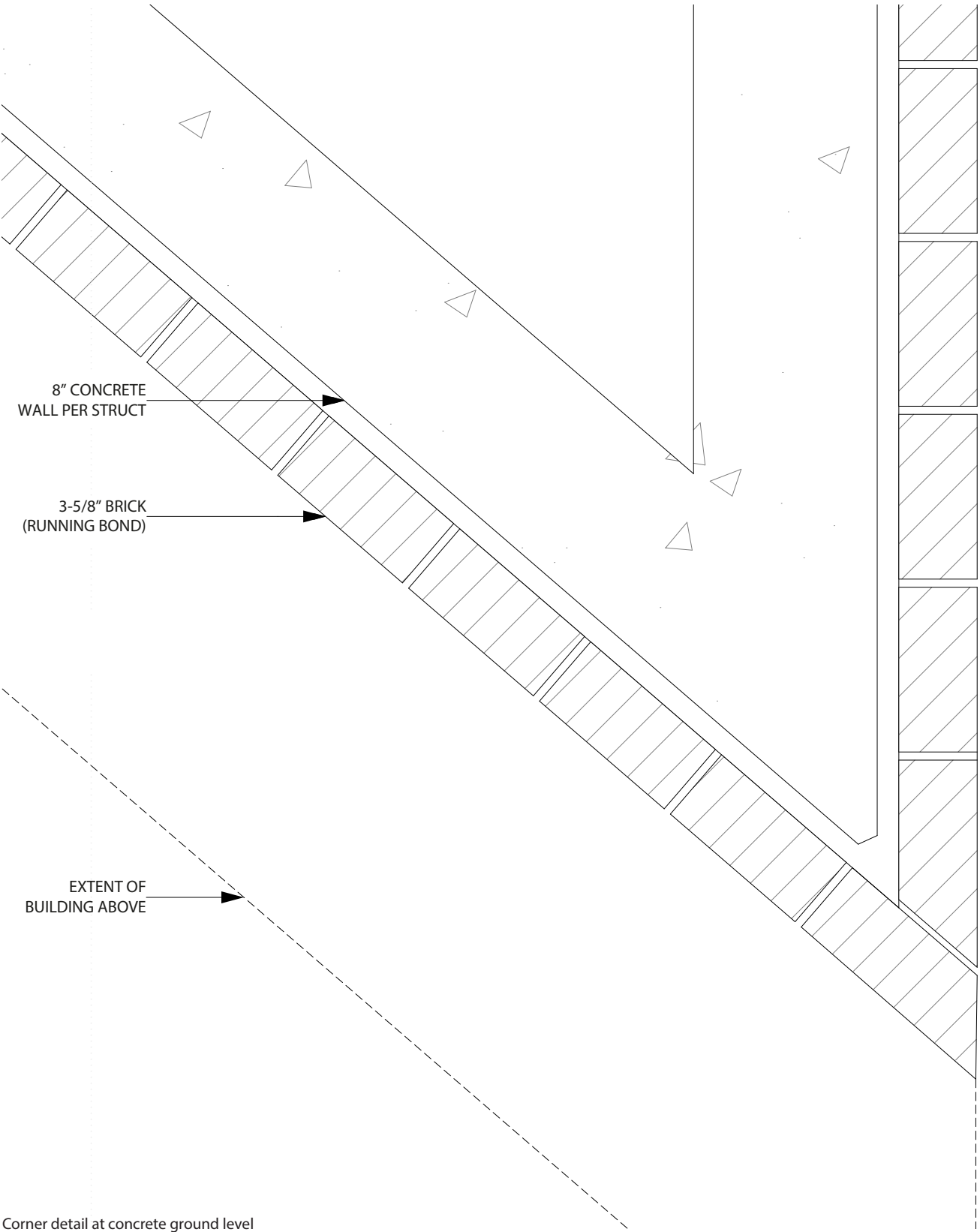


Perspective at the corner of Western Ave W & the alley

MATERIALS

| | | | | |
|---|---|--|---|--|
| 5 |  | Material: Product: Color: Dimensions: | Fiber Cement Panel Hardie Dark Grey 4' x 8' Panels | Application: Exterior siding |
| 4 |  | Material: Product: Color: Dimensions: | Fiber Cement Panel CeraClad Silk 4' x 8' Panels | Application: Exterior siding |
| 3 |  | Material: Product: Color: Dimensions: | Fiber Cement Panel CeraClad Sumi 4' x 8' Panels | Application: Exterior siding |
| 2 |  | Material: Product: Color: Coursing: | | Application: |
| 1 |  | Material: Application: | Concrete | Sitework |

18.1 ALLEY CORNER CONDITION & DETAILS



Corner detail at wood upper levels

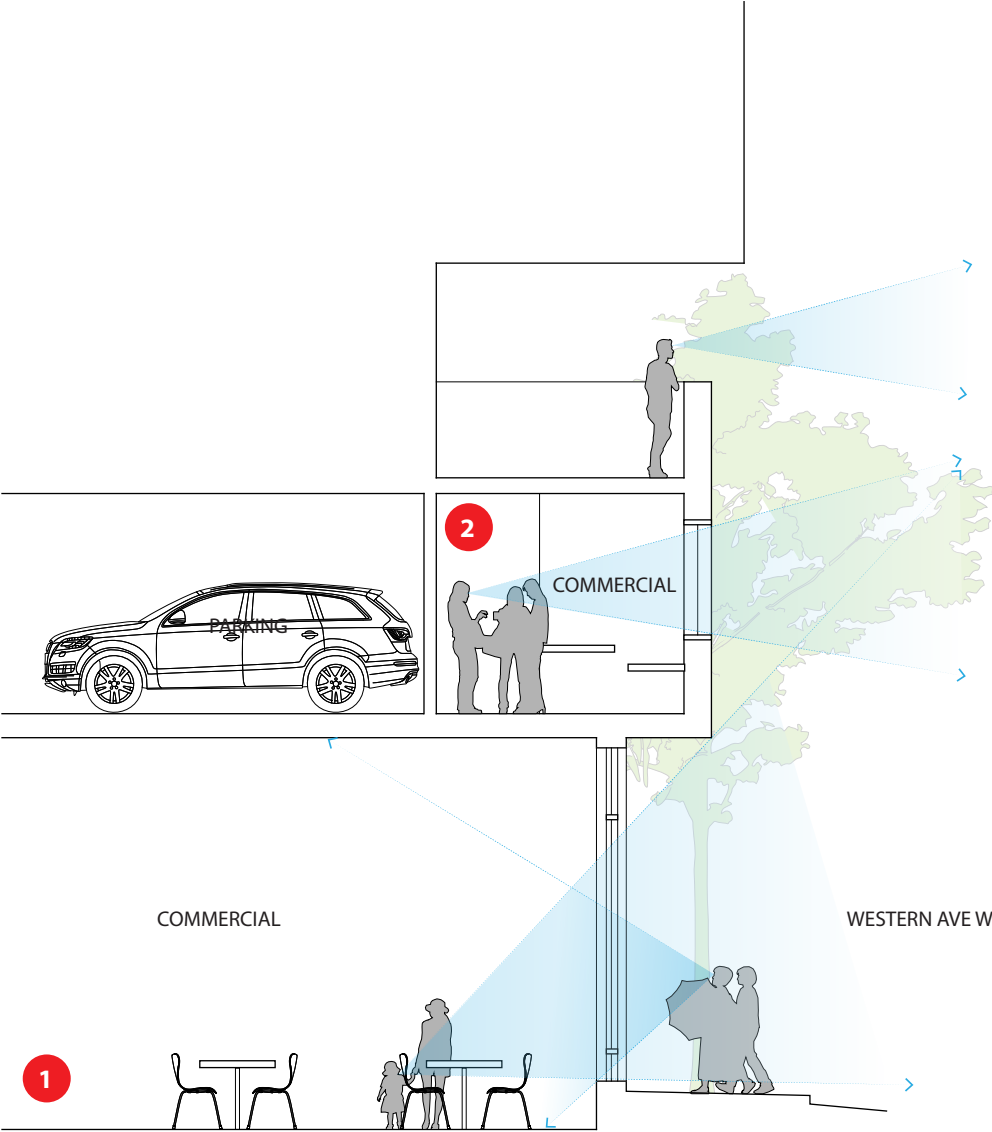
18.2 STREET-LEVEL TRANSPARENCY & ACTIVATION

SDCI LAND USE REVIEW
CORRECTION NOTICE #1
(Issued 01/03/19)

4. Activate the mezzanine

Activate the mezzanine that shrouds the parking garage. This could be achieved using a contrasting color, increasing fenestration or by using colored glass in the small slots at this level. Activation of this space is critical to successfully shrouding the parking garage in a way that meets code.

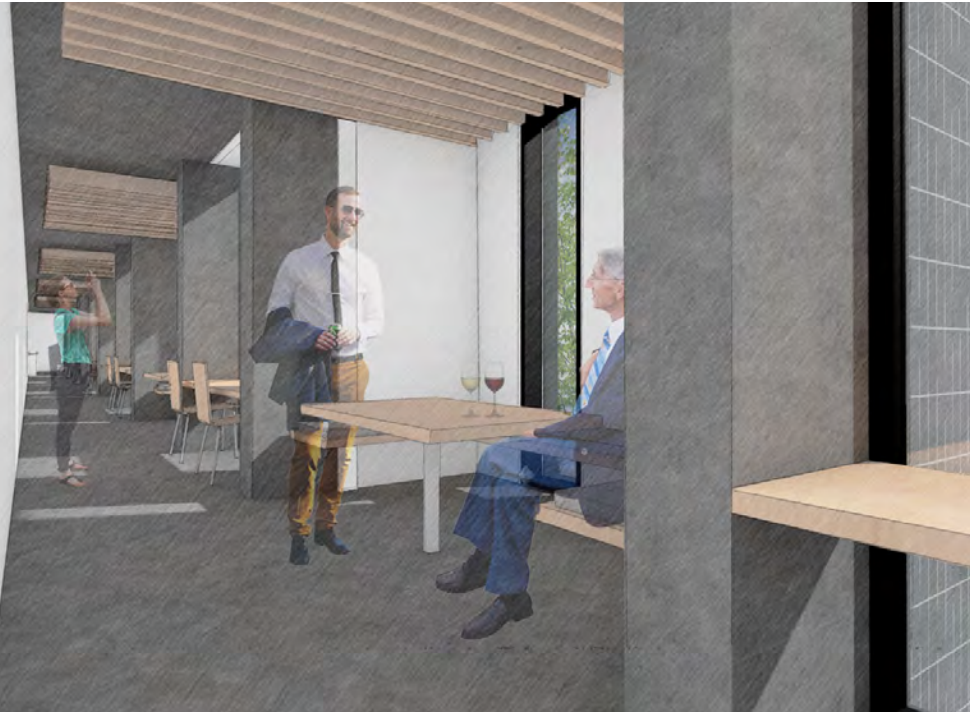
Response: 100% of the parking level is screened from both streets by intervening uses. The second floor of the commercial space screens the parking level from Western Ave W while a residential amenity lounge does so along First Ave W. Both the street and second levels are activated by the use of windows and articulated bays through which a pedestrian passerby and motorists alike can experience activity within the building (particularly in the evenings as these spaces are lit from within).



Section through Level 1 and Level 2 showing views in and out of the proposed commercial space.



1 Perspective drawing showing restaurant space at street level with feature stair beyond



2 Perspective drawing showing restaurant space at second level with seating booths and windows

18.2 STREET-LEVEL TRANSPARENCY & ACTIVATION

BLANK FACADE LENGTH REQS:

STREET-FACING FACADE LENGTH: 151'-2"

| | |
|-----------------------|--------|
| BLANK FACADE LENGTHS: | 9'-0" |
| | 3'-1" |
| | 7'-8" |
| | 3'-1" |
| | 7'-8" |
| | 3'-1" |
| | 7'-8" |
| | 3'-1" |
| | 7'-8" |
| | 3'-1" |
| | 7'-8" |
| | 20'-0" |
| | 93'-6" |

TOTAL

$93'-6" / 151'-2" = 62\% < 70\%$ ALLOWED
COMPLIES FOR "ALL OTHER STREETS"

LONGEST LENGTH: 20'-0" > 15-FT
REQUIRES DIRECTOR'S RULE
FOR BLANK FACADES < 30-FT LONG

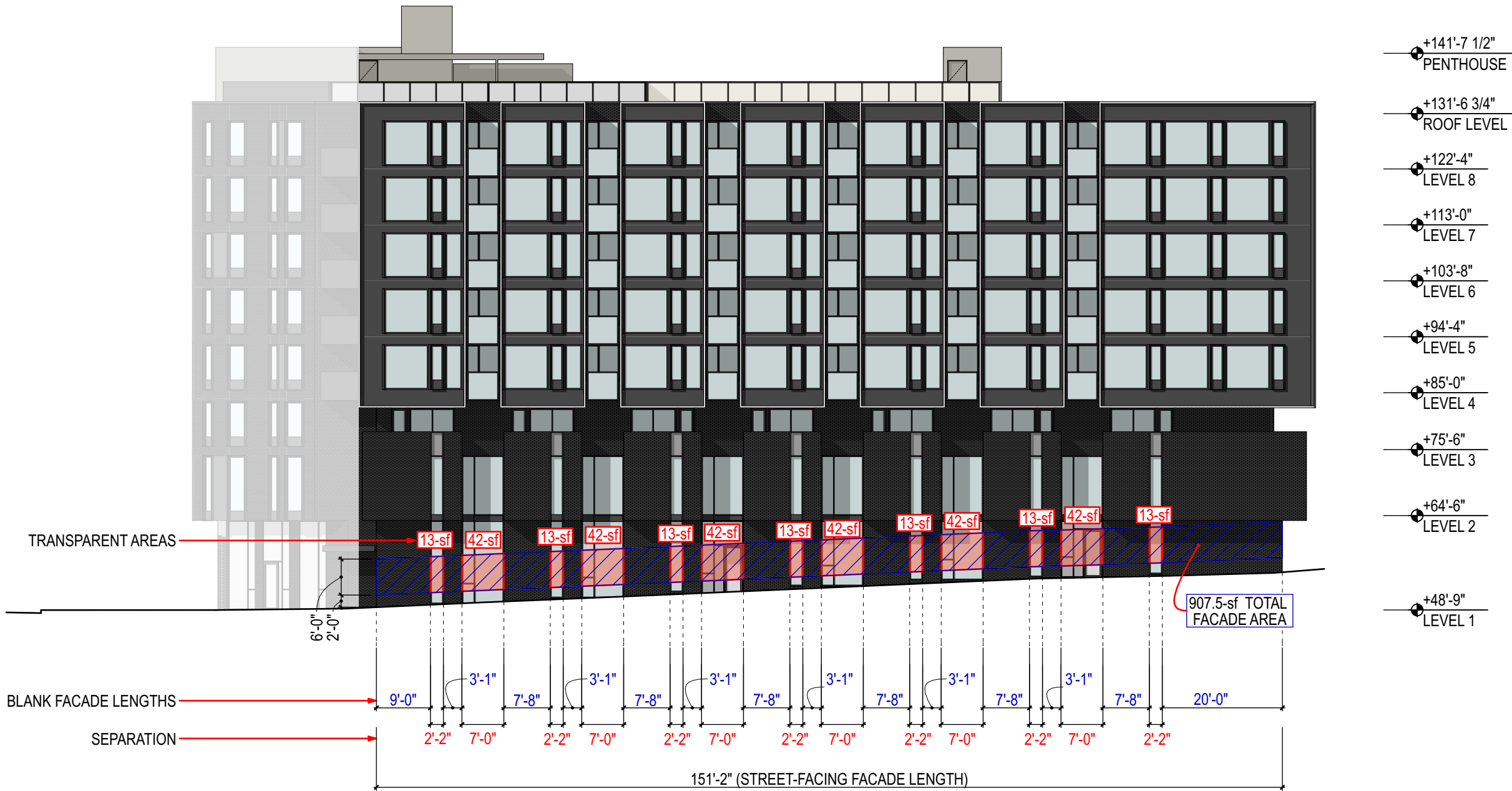
TRANSPARENCY REQS:

TOTAL FACADE AREA
BTW 2-FT AND 6-FT ABV GRADE: 907.5-sf

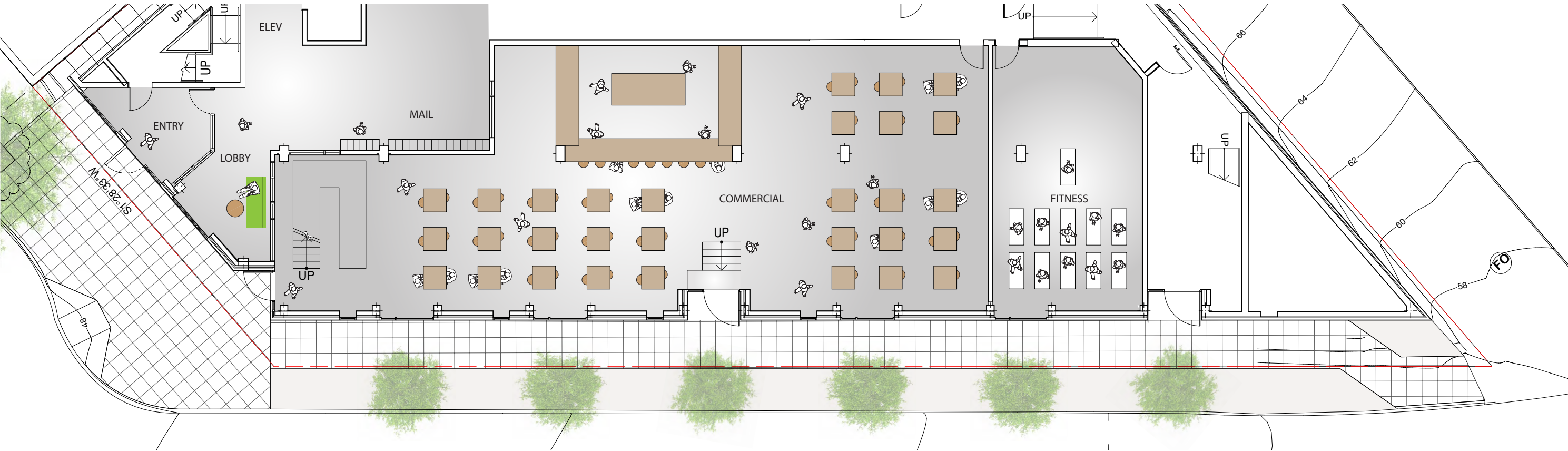
| | |
|--------------------|-------|
| TRANSPARENT AREAS: | 13-sf |
| | 42-sf |
| | 13-sf |
| | 42-sf |
| | 13-sf |
| | 42-sf |
| | 13-sf |
| | 42-sf |
| | 13-sf |
| | 42-sf |
| | 13-sf |
| | 42-sf |
| | 13-sf |

TOTAL 343-sf

$343\text{-sf} / 907.5\text{-sf} = 38\% > 30\%$ ALLOWED
COMPLIES FOR "ALL OTHER STREETS"



18.2 TRANSPARENCY & ACTIVATION

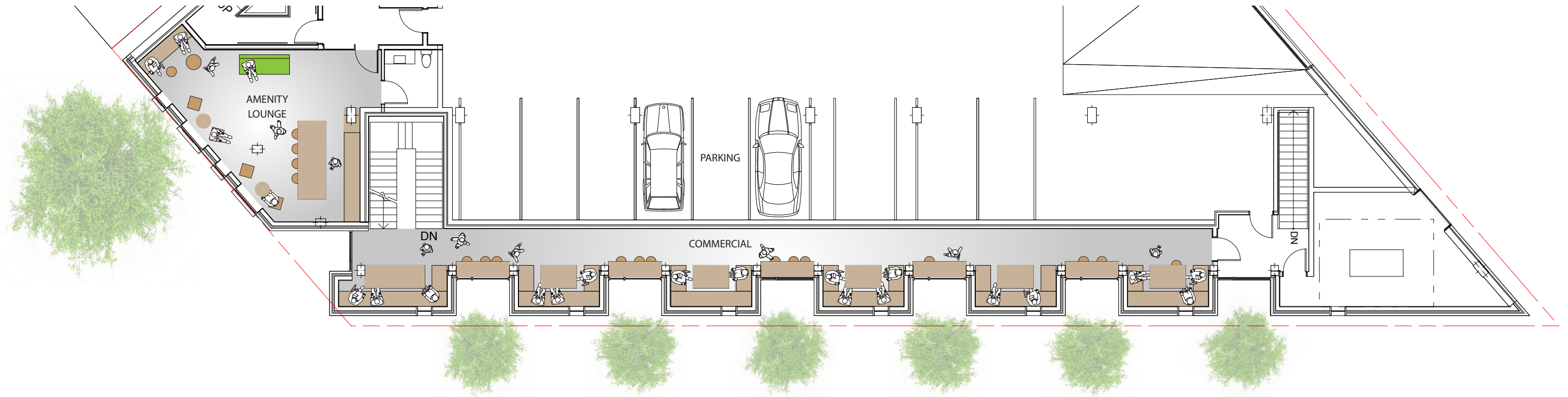


Level 1 Floor Plan



Western Ave W Elevation - Day

18.2 TRANSPARENCY & ACTIVATION



Level 2 Floor Plan



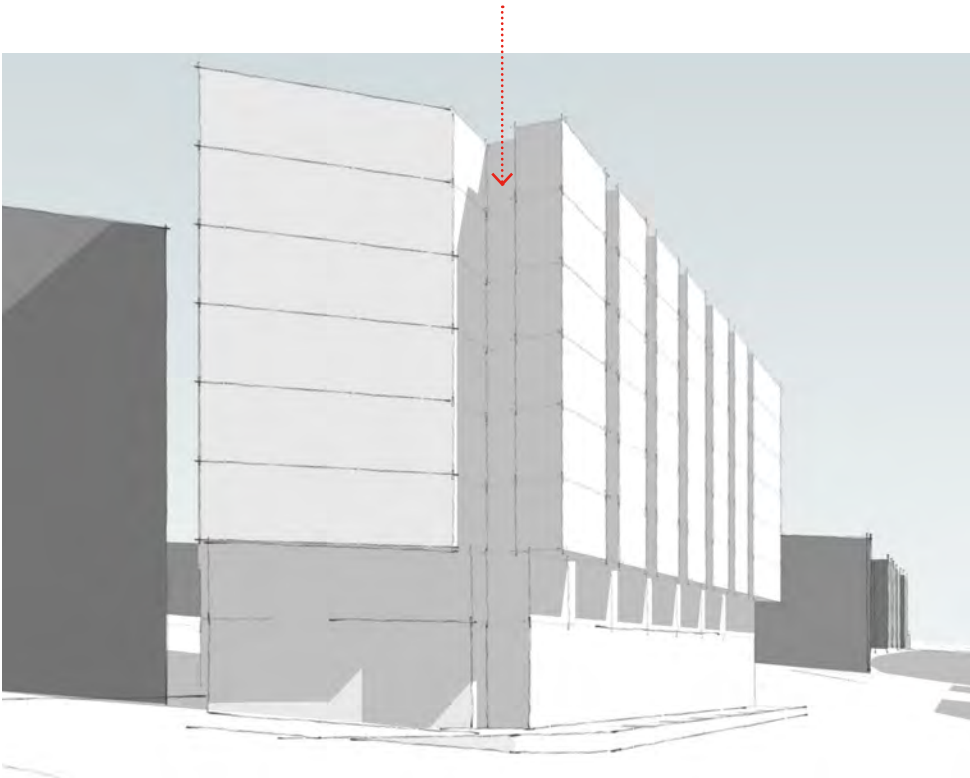
Western Ave W Elevation - Night

18.3 BALCONIES

EDG MEETING REPORT
PRIORITIES & BOARD RECOMMENDATIONS
(Issued 10/16/18)

1. MASSING AND BUILDING SHAPE

b. Board members spent a considerable amount of time discussing the possibility of balconies in the interstitial “hinge” at the project’s northwestern façade. They felt that balconies in this area could add an extra layer of details and visual interest to the building. They reserved judgment for balconies in other locations. They requested a study of balcony options and an explanation of the pros and cons of the design options. (DC 1, DC 2, & DC 3)



EDG Preferred Scheme (1st Ave W)



Perspective at the corner of Western Ave W & 1st Ave W

18.3 BALCONIES



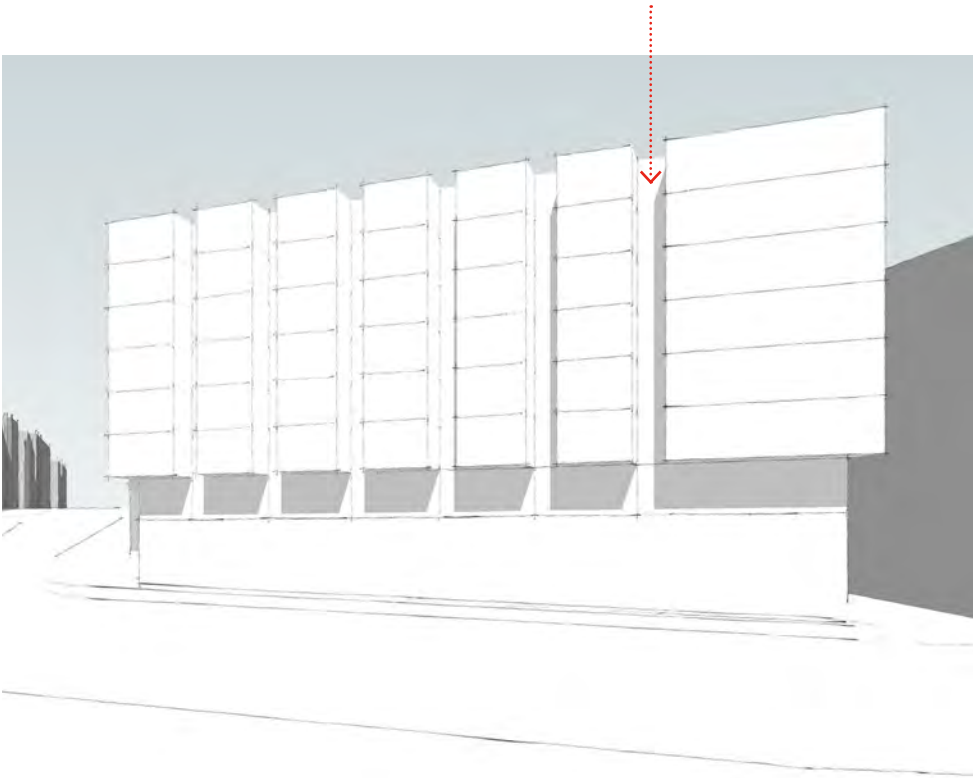
Perspective at the corner of Western Ave W & 1st Ave W



Perspective along Western Ave W

Response: Each street-facing residential unit in the building has a private balcony. Metal / glass balconies are proposed along the building’s primary (Western Ave W) façade at the upper levels while balconies on Level 3 are integrated within the building’s mass. These integrated balconies provide both protection and privacy to its occupants given their proximity to Western Ave W. These balconies are further screened by street trees that pick up the rhythm of the building’s articulated bays and niches. At the rear of the building, Juliette balconies occur at each upper unit, while the four units on Level 3 have private decks with direct access to a shared courtyard / dog run.

The balconies add depth and relief to the building’s mass in an effort to distinguish it from its commercial neighbors, which lack architectural detail and articulation (Salvation Army Building, Northwest Work Lofts). The balconies provide outdoor amenity space for each of the west-facing units. Their generous size will encourage use and animation of the façade.



EDG preferred scheme (Western Ave W)

INTENTIONALLY LEFT BLANK

APPENDIX

DESIGN PROPOSAL : ALTERNATE 1

Description

Alternate 1 consists of a single upper C-shaped bar of residential program oriented towards water and city views. This upper mass sits on top of a 2-story podium that is set back along both streets to distinguish it from the upper mass and to improve the currently non-conforming right of way along Western Ave W.

Summary

| | |
|--------------|--------------------------------|
| Stories: | 8 |
| | 2 partially below-grade |
| | 6 above-grade |
| Unit Count: | 77 |
| Floor Area: | 63,400 -SF Residential |
| | 1,805-SF Commercial |
| | 0-SF Parking |
| Exempt Area: | 2,282-SF (3.5% for mechanical) |
| | 62,923-SF Total |

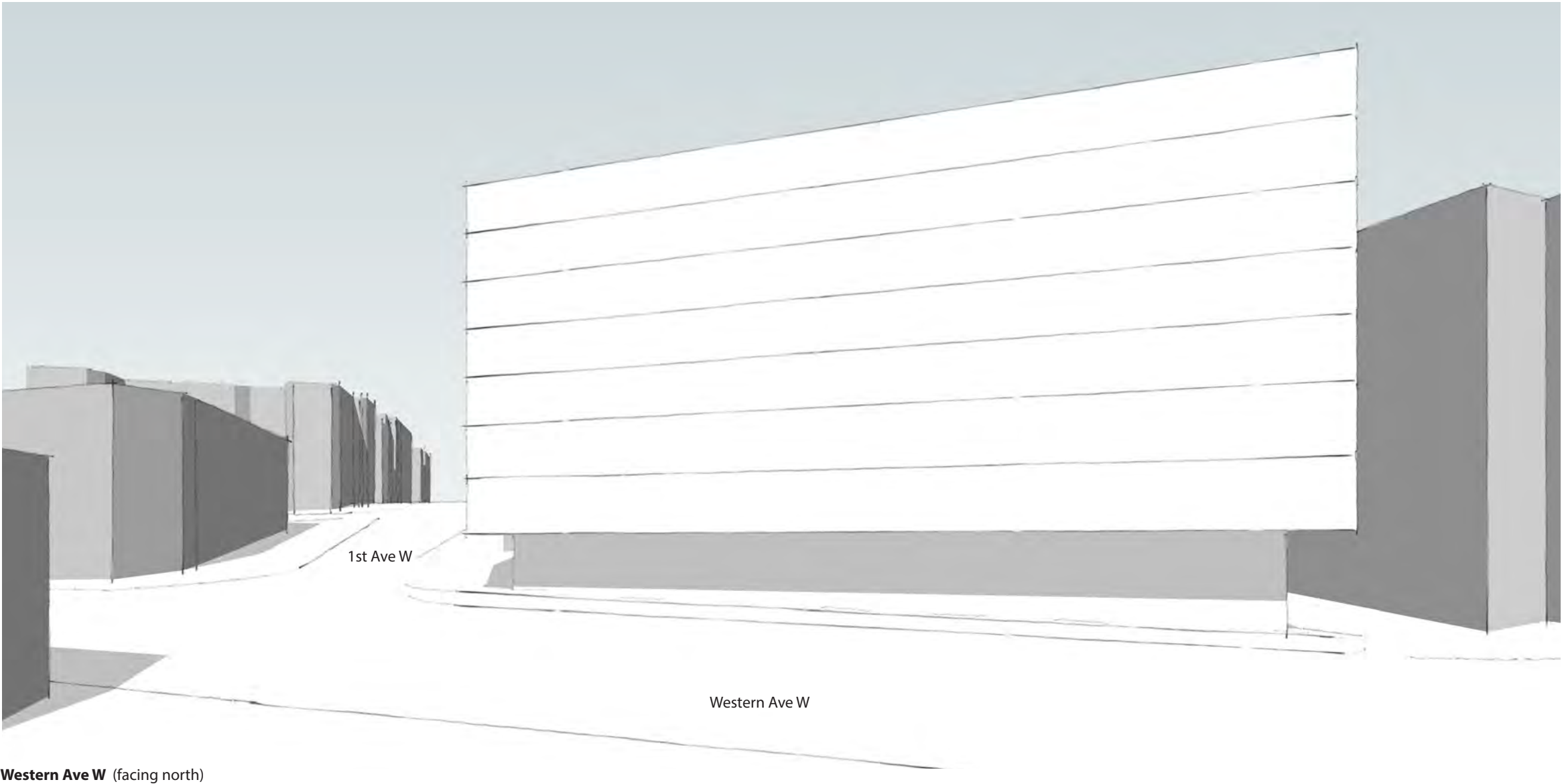
Parking: 0 stalls

Street level uses:

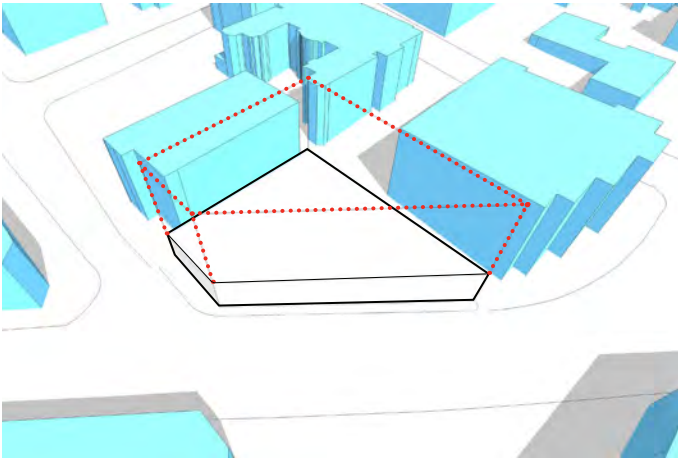
- 1st Ave W - Lobby
- Western Ave W - Commercial

Disadvantages / Concerns

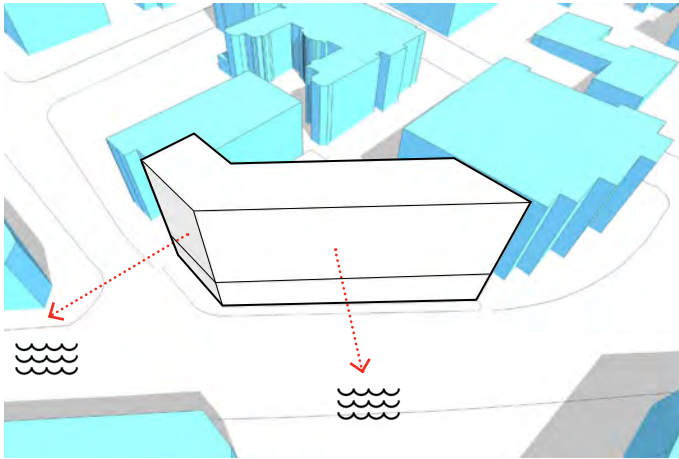
- The northern 6-story bar of residential units will be built right up to the north property line and for its entire length, hence blocking views and light to its neighbor to the north.
- Facade along Western Ave W is monolithic and does not provide relief to the street.



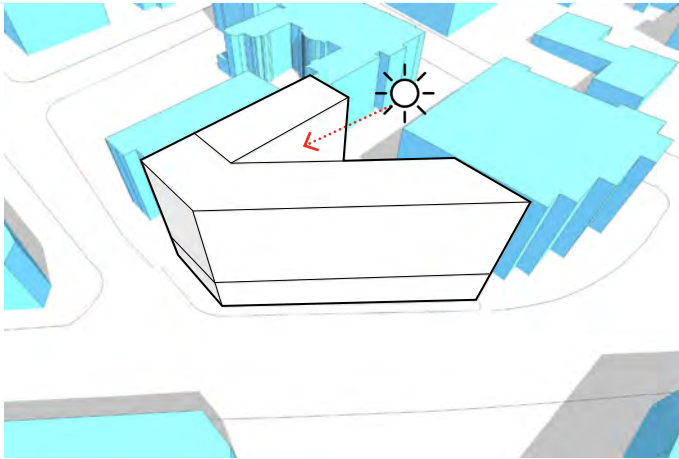
MASSING CONCEPT



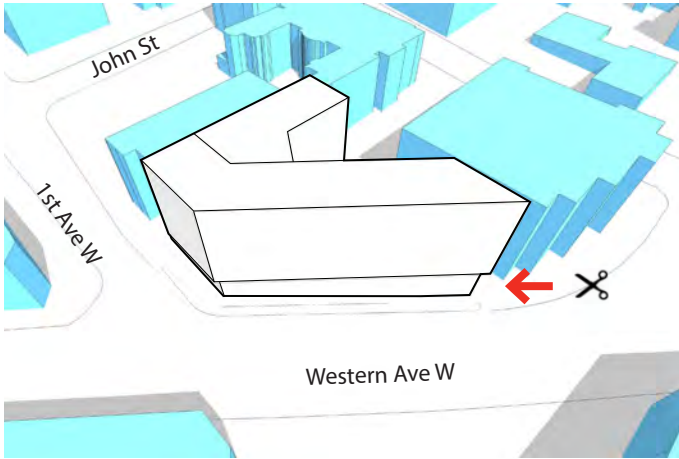
Establish podium.



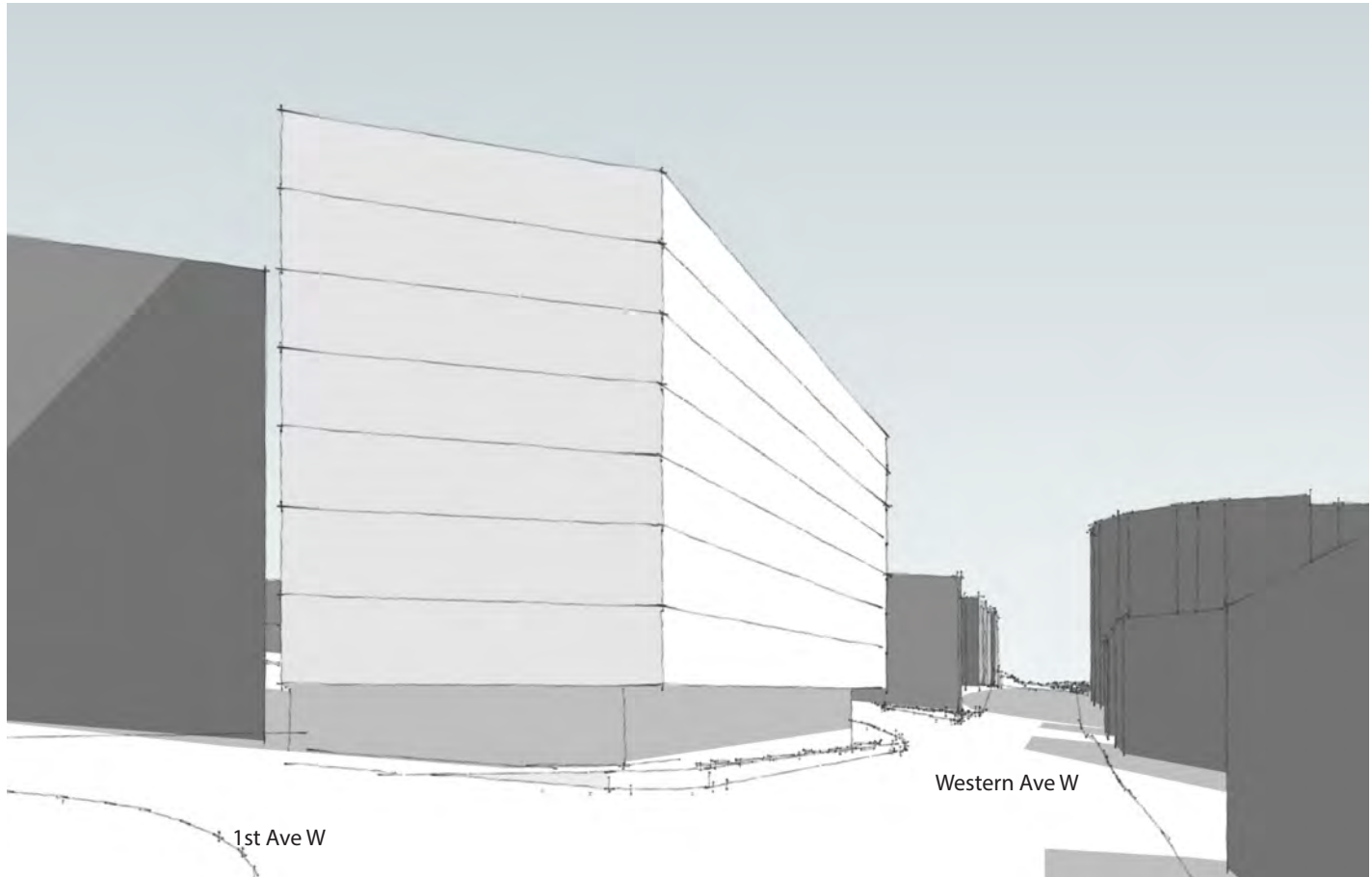
Orient front units to water views.



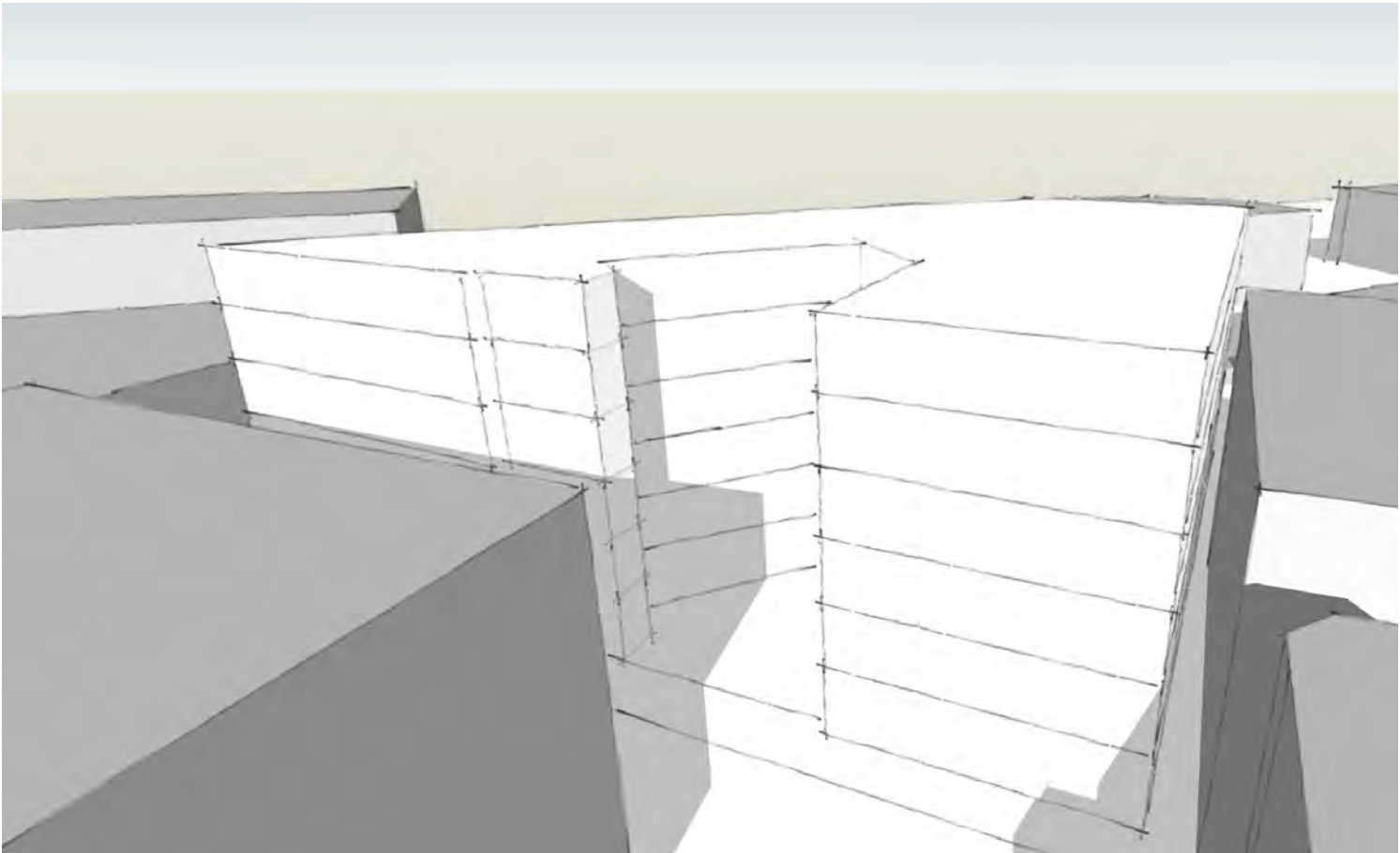
Orient rear units to resulting courtyard.



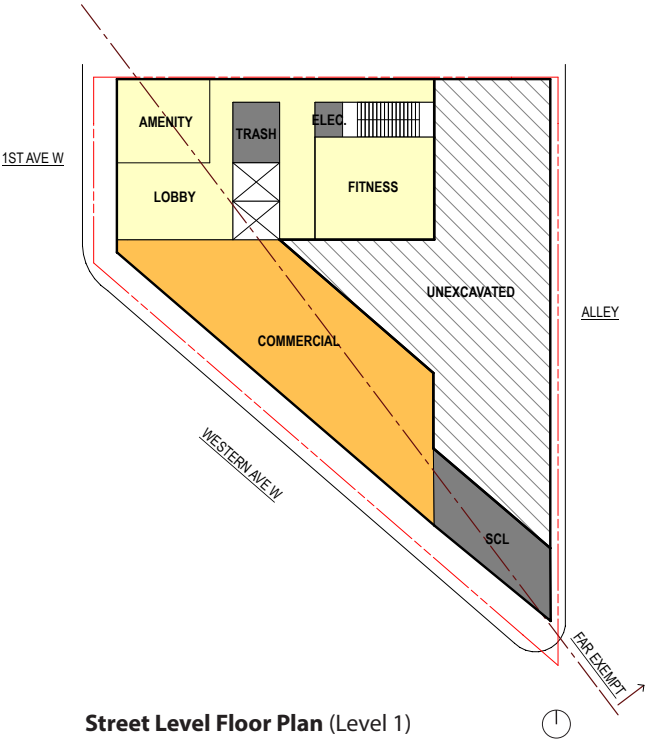
Undercut building at street level.



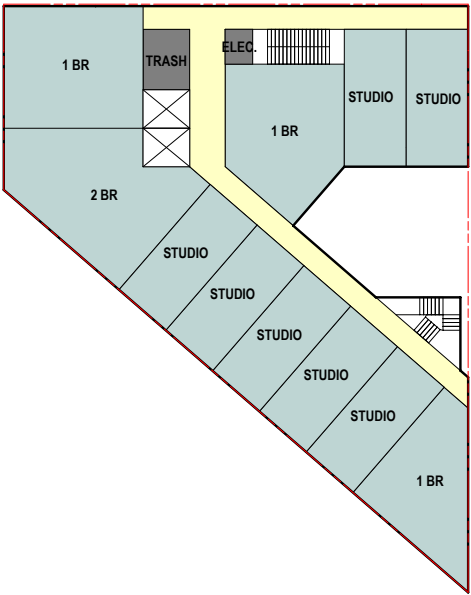
Western Ave W (facing east)



Alley (facing southwest to Elliott Bay)



Street Level Floor Plan (Level 1)



Typical Residential Floor Plan (Level 2 - 8)

DESIGN PROPOSAL : ALTERNATE 2

Description

Alternate 2 consists of two upper bars of 6-story residential program oriented towards water and city views that meet to form a “V” shaped mass. This upper mass sits on top of a 2-story podium that is set back along both streets to distinguish it from the upper mass and to improve the currently non-conforming right of way along Western Ave W.

Summary

| | |
|--------------|--------------------------------|
| Stories: | 8 |
| | 2 partially below-grade |
| | 6 above-grade |
| Unit Count: | 72 |
| Floor Area: | 57,457 -SF Residential |
| | 6,240-SF Parking |
| | 1,557-SF Commercial |
| Exempt Area: | 2,284-SF (3.5% for mechanical) |
| | 62,970-SF-Total |

Parking: 27 stalls

Street level uses:

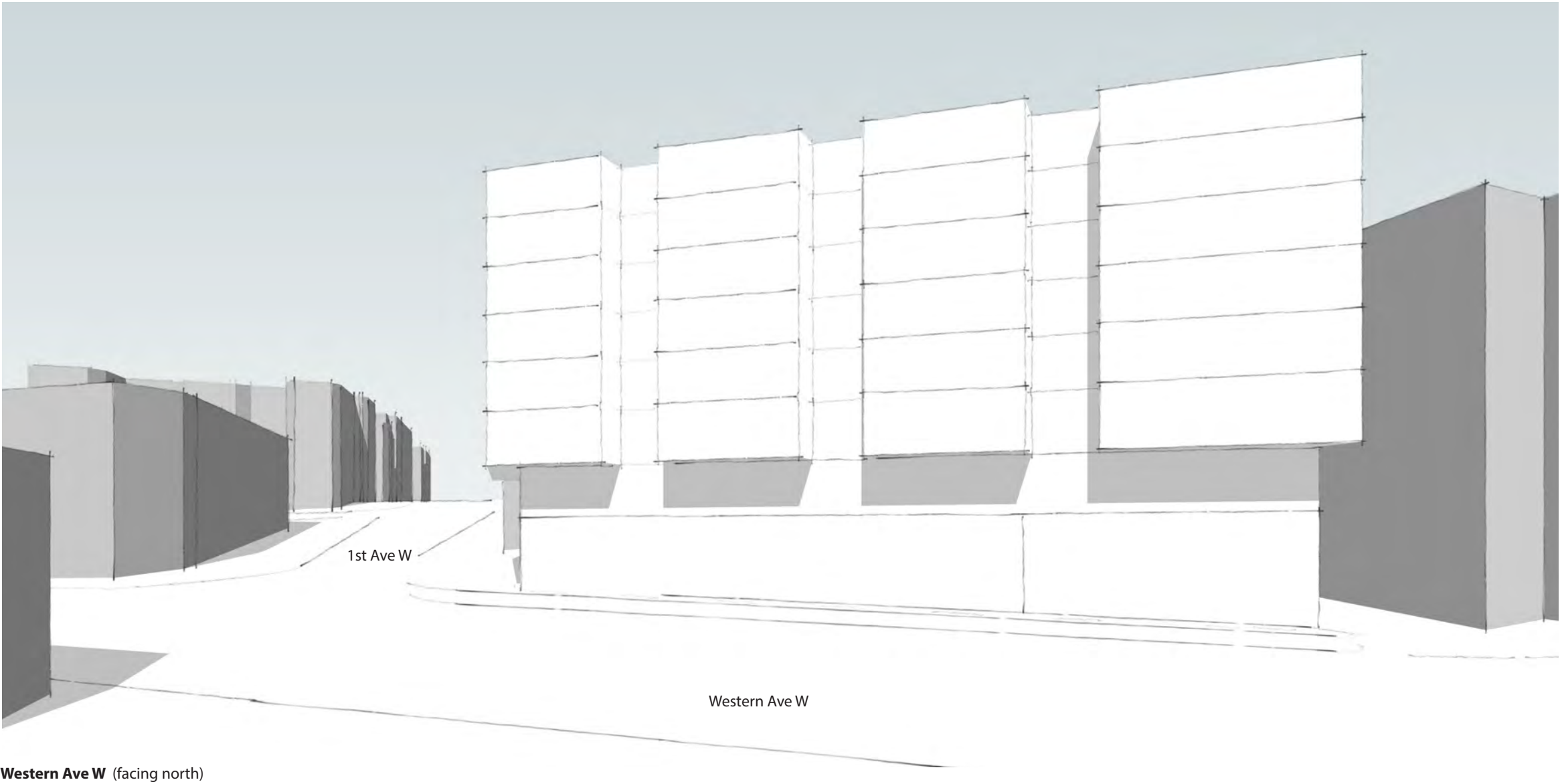
- 1st Ave W - Lobby
- Western Ave W - Commercial + Residential Amenity

Disadvantages / Concerns

- The eastern 6-story bar of residential (alley) units will be built right up to the north property line, hence blocking views and light to its neighbor to the north.

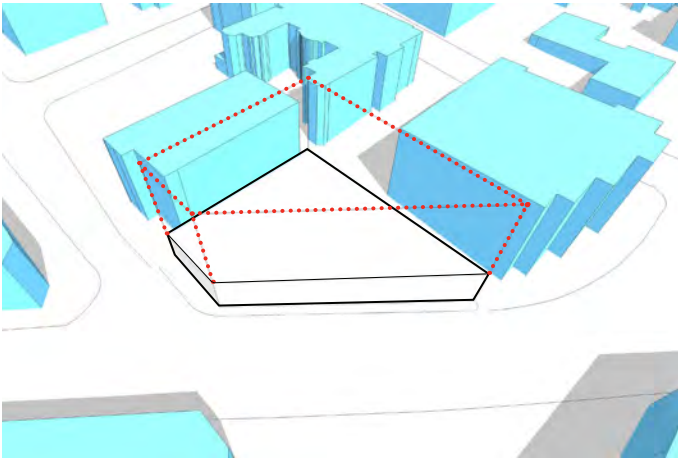
Potential Departures

- Parking above grade.
- Parking should be disguised from street.

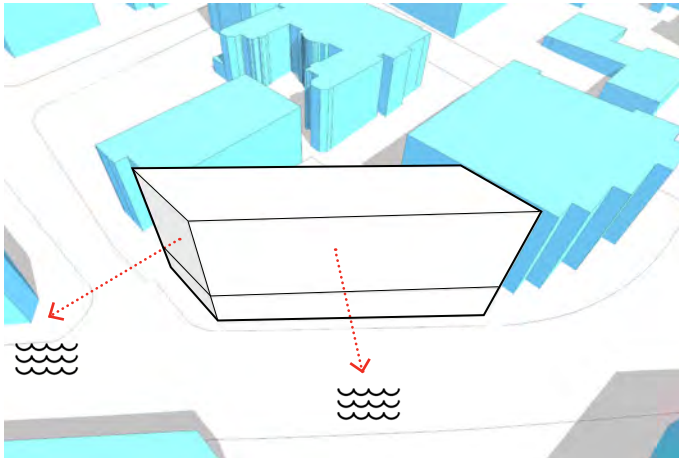


Western Ave W (facing north)

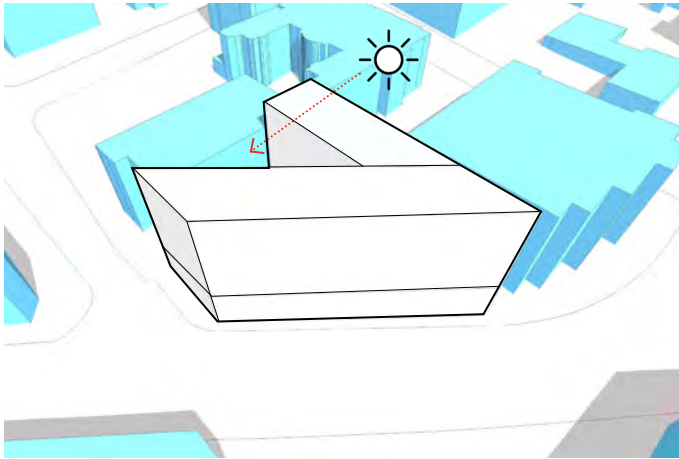
MASSING CONCEPT



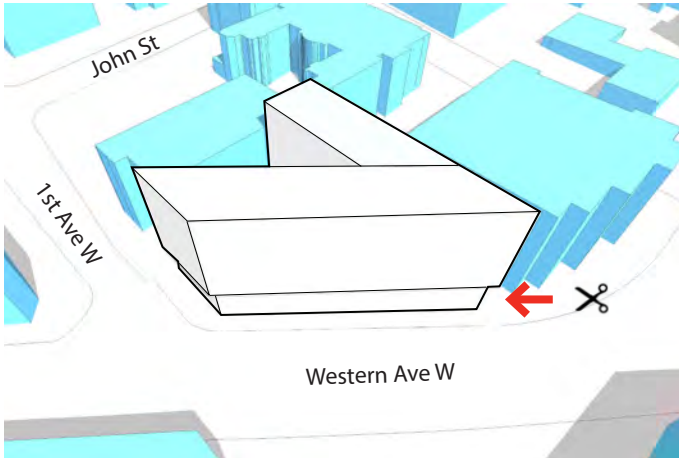
Establish podium.



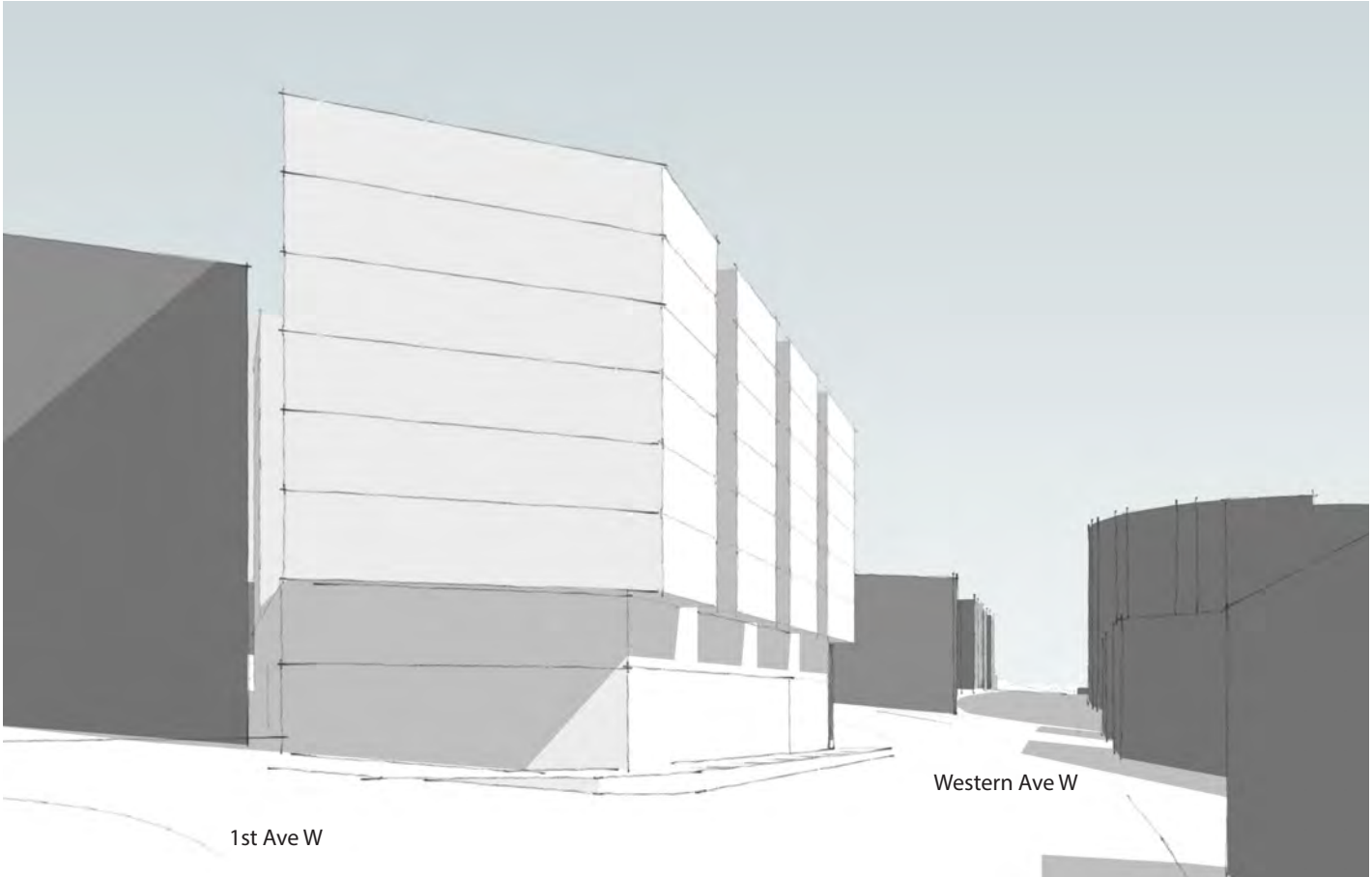
Orient front units to water and city views.



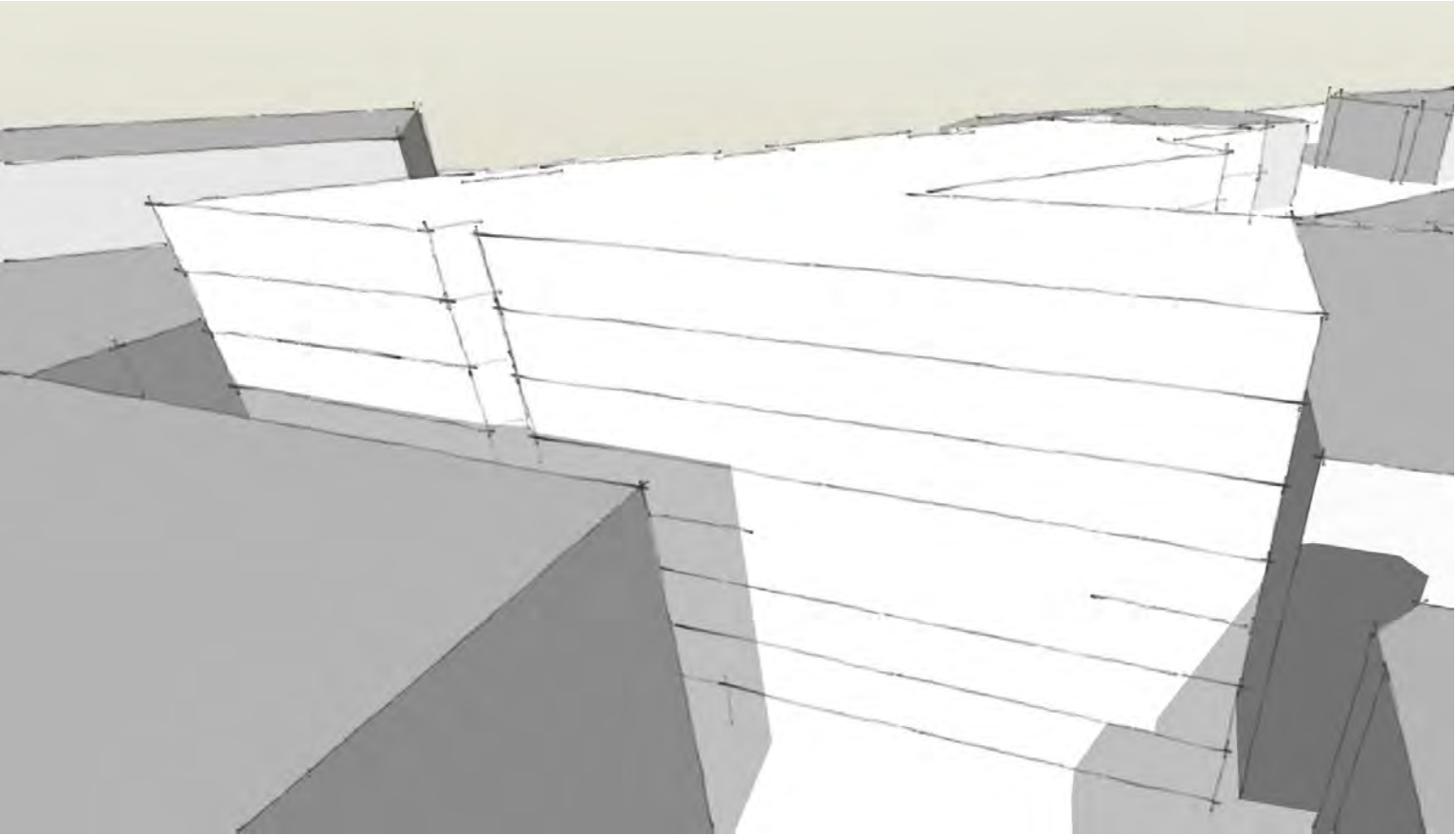
Orient alley units to city views and resulting courtyard.



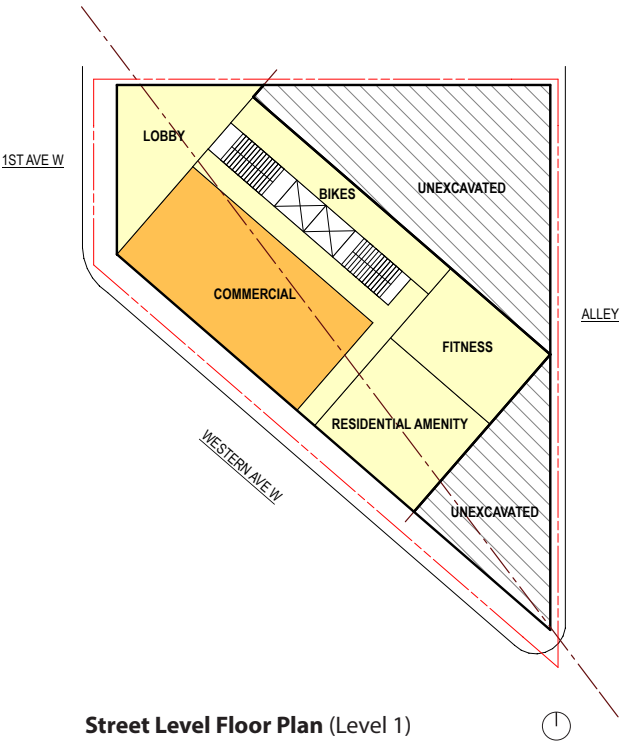
Undercut building at street level.



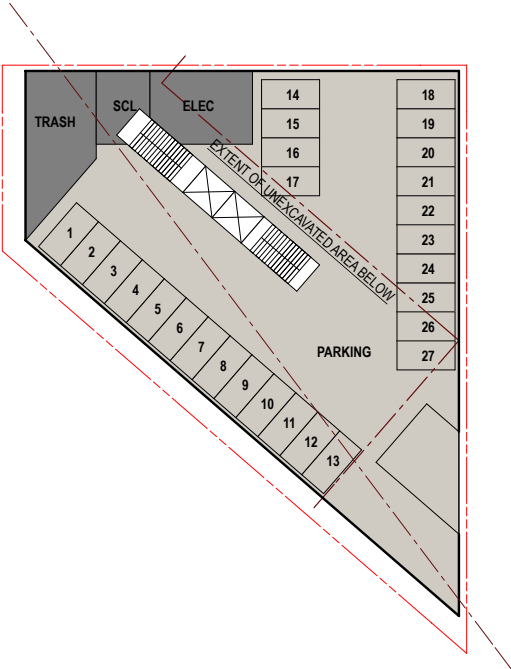
Western Ave W (facing east)



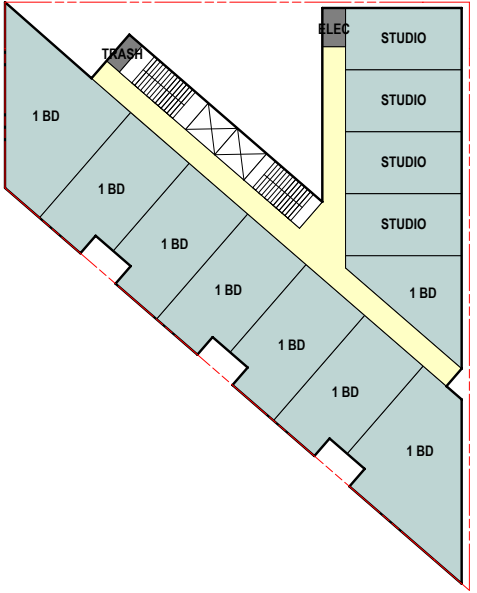
Alley (facing southwest to Elliott Bay)



Street Level Floor Plan (Level 1)



Parking Level Floor Plan (Level 2)



Typical Residential Floor Plan (Level 3 - 8)

DESIGN PROPOSAL : ALTERNATE 3
(PREFERRED)

Description

Alternate 3 consists of a single modulated trapezoidal mass with residential units oriented towards water and city views. This upper mass sits on top of a 2-story podium that is set back along both streets to distinguish it from the upper mass and to improve the currently non-conforming right of way along Western Ave W.

Summary

| | |
|--------------|--------------------------------|
| Stories: | 8 |
| | 2 partially below-grade |
| | 6 above-grade |
| Unit Count: | 78 |
| Floor Area: | 56,790 -SF Residential |
| | 6,633-SF Parking |
| | 1,381-SF Parking |
| Exempt Area: | 2,268-SF (3.5% for mechanical) |

62,536-SF Total

Parking: 23 stalls

Street level uses:

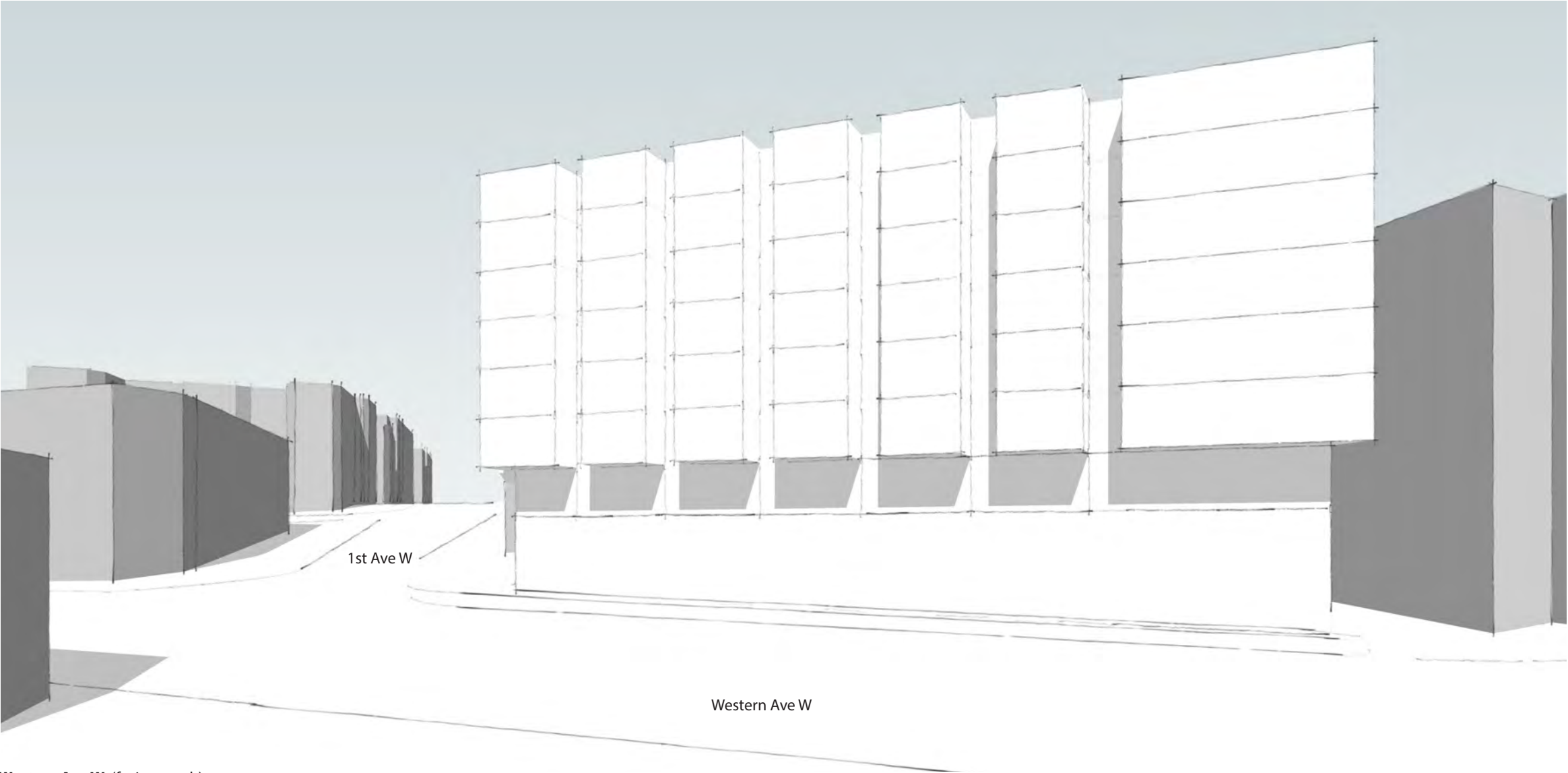
- 1st Ave W - Lobby
- Western Ave W - Commercial

Disadvantages / Concerns

- Parking should be disguised from street.

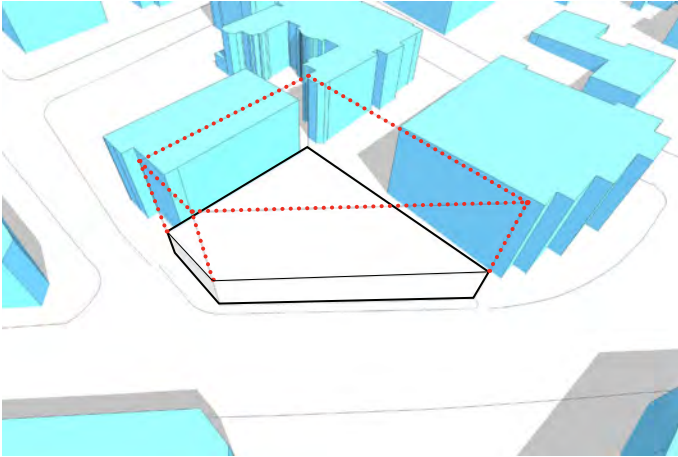
Potential Departures

- Parking above grade.
- Parking should be disguised from street.

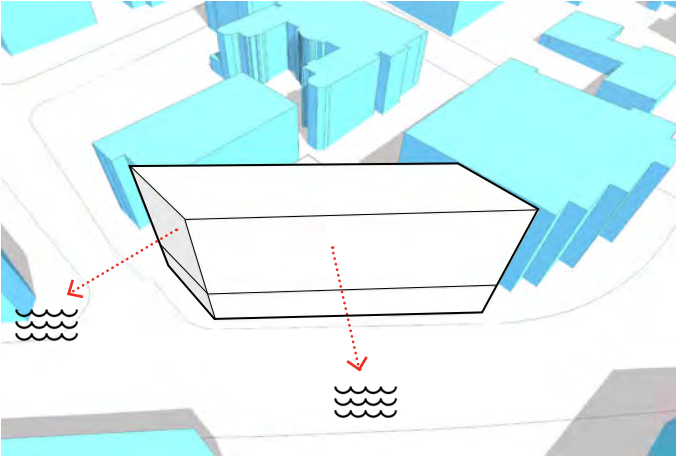


Western Ave W (facing north)

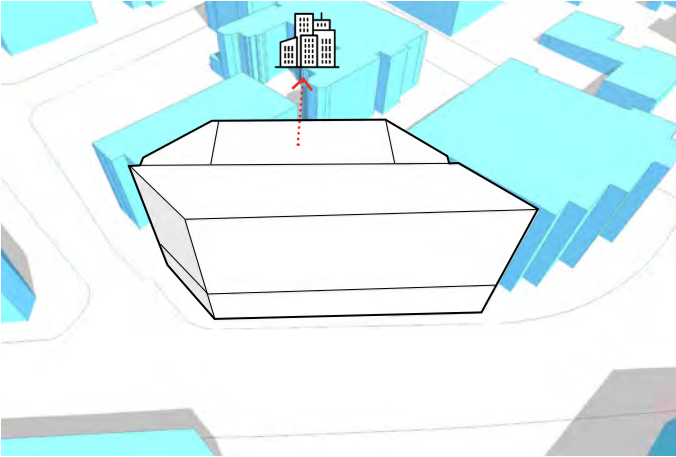
MASSING CONCEPT



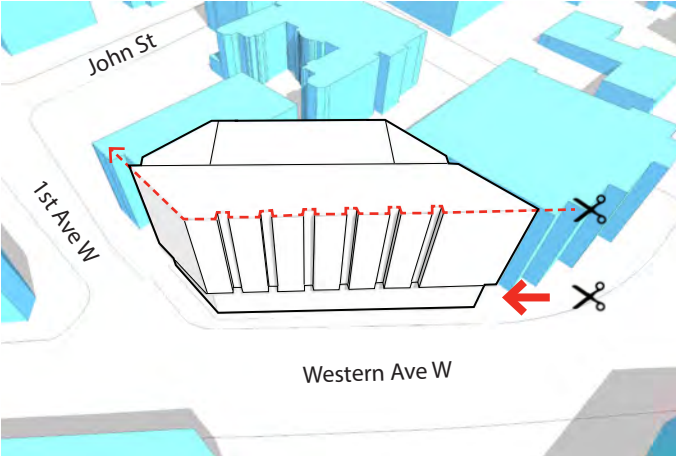
Establish podium.



Orient front units to water and city views.



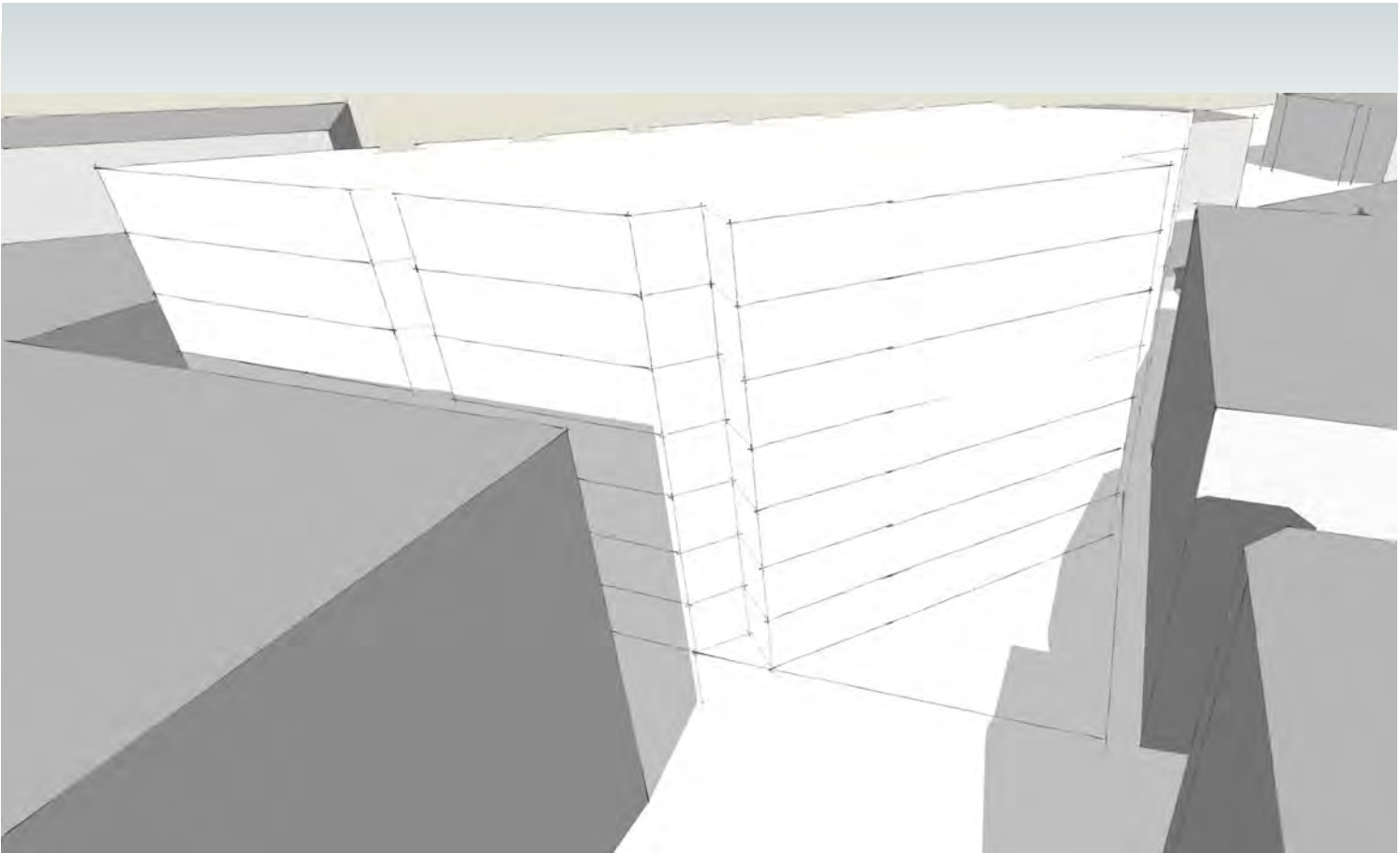
Orient rear units to city views.



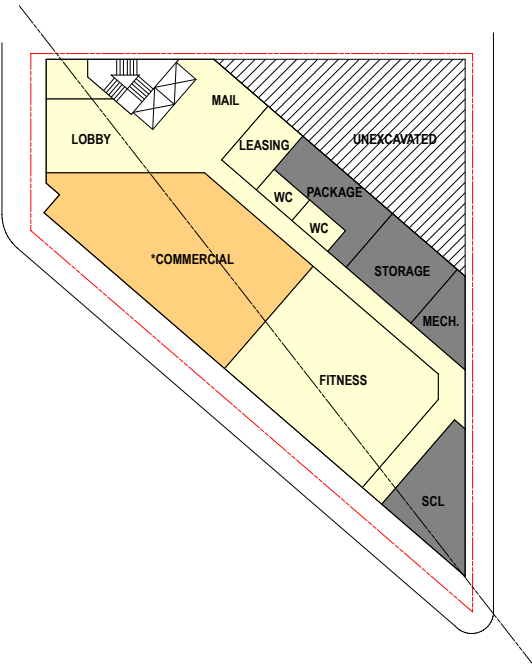
Undercut building at street level and modulate upper mass.



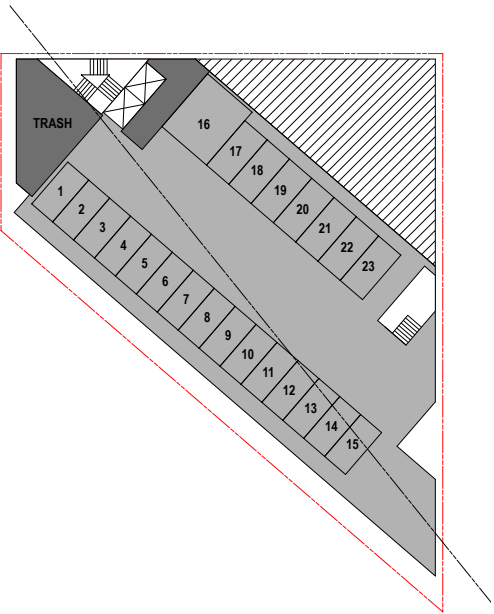
Western Ave W (facing east)



Alley (facing southwest to Elliott Bay)



Street Level Floor Plan (Level 1)



Parking Level Floor Plan (Level 2)



Typical Residential Floor Plan (Level 3 - 8)

