



100 ROY

**DESIGN RECOMMENDATION SUBMITTAL**

Project # 3030925-LU

Meeting Date: 03-04-2020



**BLANK PAGE**



100 ROY STREET  
MIXED-USE APARTMENTS



SHEET INDEX

2	PROPOSAL - PROJECT VISION & DEVELOPMENT OBJECTIVES
3	EXISTING SITE SURVEY
4-5	URBAN DESIGN ANALYSIS - URBAN CONTEXT & VICINITY
6-7	ZONING DATA - ZONING CONTEXT & SUMMARY
8-9	DESIGN GUIDELINES - PRIORITY DESIGN GUIDELINES
10-11	EDG SCHEMES - PREVIOUS AND APPROVED
12-13	ARCHITECTURAL CONCEPT - MASSING DIAGRAMS
14-20	EDG RESPONSES
21	COMPOSITE SITE PLAN
22-29	FLOOR PLANS
30-31	MATERIALS PALETTE
32-35	EXTERIOR ELEVATIONS
36-37	ART CONCEPT
38-40	EXTERIOR DETAILS
41-45	BUILDING SECTIONS
46-53	RENDERINGS
54-71	OPEN SPACE STUDY, STOREFRONT SECTIONS AND RENDERINGS
72-75	LANDSCAPE PLANS AND IMAGES
76	EXTERIOR LIGHTING CONCEPT PLAN
77-79	NIGHT RENDERINGS
80	SIGNAGE CONCEPT
81	DEPARTURE REQUEST
82	COMMUNITY FEEDBACK - UPTOWN ALLIANCE LETTER

PROJECT TEAM

OWNER/DEVELOPER:

First & Roy, LP  
600 108th Ave NE, #1010  
Bellevue, WA 98004  
(425) 233-6184 direct  
Contact: Ed Segat

ARCHITECT:

Johnson Braund, Inc.  
15200 52nd Avenue S, Suite 300  
Seattle, WA 98188  
(206) 766-8300  
Contact: Diana Keys

CIVIL ENGINEER:

Davido Consulting Group, Inc.  
Seattle | Mount Vernon | Whidbey Island  
T 206.523.0024 x105  
Contact: Tim Gabelein

LANDSCAPE ARCHITECT:

Thomas Rengstorf & Associates  
811 1st Ave #615, Seattle, WA 98104  
T (206) 682-7562  
Contact: Thomas Rengstorf

APPENDIX

83-91	URBAN DESIGN ANALYSIS FROM EDG
92-93	SUN SHADOW STUDIES - EXISTING & PROPOSED



PROJECT VISION OVERVIEW

The proposed project is a seven story mixed-use building on an urban site that consists of approximately 30,732 sq. ft. of site area within the “Heart of Uptown” Urban Center of Seattle. The building will contain a mix of residential apartment units, residential amenity space (indoor and outdoor) and ground level commercial uses and active public outdoor plaza and open space design. Outdoor amenity spaces will include required public open space equal to 15% of the site area.

The development intent is to improve upon an under-developed and highly pedestrian parcel along the northern stretch of Roy Street with a variety of commercial uses. The site is currently developed with a 3-story (+basement) apartment building constructed around 1948-49. The Seattle Landmarks Preservation Board reviewed the nomination for the existing building and determined that it was not historically significant and disapproved the nomination. The project plans are to demolish the building and to develop the site to it’s full potential for both residents and the community and to meet the standards set forth in the Heart of Uptown Design Guidelines and Seattle Mixed up-zone.

The centrally located site is an ideal location for making its presence known. The proposed design will respond by creating a building form of simple, well detailed massing of contemporary urban presence that follows in the spirit of successful precedents suggested by the Uptown Alliance. The project goals are to enhance the Uptown neighborhood with a prominent building design and open space opportunities. A lively and unique pedestrian retail experience and public open space will be a positive contribution to the activity and vibrancy of the Heart of Uptown. The concepts of ‘Pedestrian Urbanism” and “Transition” have been developed to guide the design of the project.

PROJECT DATA

Residential Units:	167 Units
Commercial Area:	6,372 sf +/-
Site Area:	30,732 SF
Total Building Area:	Max. FAR = 4.5 = 138,294 SF + 3.5% mechanical allowance = 138,294 + 4840 = 143,134 SF
Parking Area:	2 1/2 levels below grade
Number of Stalls:	Target 158 Stalls+/- (includes (37) commercial / public event and (121) residential parking)

DESIGN CONCEPT

“Pedestrian Urbanism”

Lively - Character - Throughout Building & Site  
Pedestrian – Scale – Retail Experience  
Lush – Landscaping – Top to Bottom  
Fit - Urban Scale for Uptown / Pedestrian Scale for Street

“Transition”

Urban Front / Residential Rear / Transitional Sides  
Pedestrian – Scale – Retail Experience  
Urban - Scale - Roy Street Frontage  
Transitional - Scale - Warren & First Avenue Frontage  
Residential - Scale - North Frontage  
Fit -Urban Scale for Uptown / Residential Scale for Neighbors

PROJECT GOALS

ENHANCE THE UPTOWN NEIGHBORHOOD -  
PROMINENT BUILDING DESIGN

- Complete the urban fabric by redeveloping an underutilized site to it’s full potential to create a vibrant, pedestrian friendly, active streetscape.
- Architectural design that successfully transitions the side by side SM-UP-65 (M) and LR3 zones.
- Contemporary, high quality and durable materials to create a sense of permanence.
- Visually interesting design elements, transparencies, materials and massing that responds to both pedestrian scale and neighborhood context.

ENHANCE THE UPTOWN NEIGHBORHOOD -  
OPEN SPACE OPPORTUNITIES

- Incorporate ground level public open space as part of new development. Consider Indoor/outdoor opportunities to create a lively pedestrian experience.
- Consider opportunities for expanding street designs that encourage pedestrian movement through wider sidewalks, plaza open space and landscaping.



ROY STREET PUBLIC OPEN SPACE PLAZA



## EXISTING SITE SURVEY

The subject site has a gross land area of 30,732 sq. ft. (0.71 acres) and spans the full block length **256'-0"** east to west and half block depth **120'-0"** north to south.

The topography of the site slopes from a northwest high point to a southeast low point with a slope change of approximately 23'-0".

The development parcel has a significant grade change:

- First Avenue North slopes approx. 13 ft. up to the north (10.8%).
- Warren Ave. N. slopes approx. 14.5 ft up to the north (12.5%)
- Roy street slopes approx. 10 ft up to the west (3.9%).
- North property line slopes approx. 8.5 ft. up to the west (3.5%).
- A retaining wall is provided at the north common property line to uphill slopes on adjacent property.

The existing condition of the subject site is a three story + basement apartment building with surface parking off of Warren Ave. N. and to rear of site. The existing building contains 66 apartments and surface parking for approx. 25 cars. The building footprint is a blocky E shape of approx. 15,142 SF with a total area of 60,568 sf. Two entry courtyards face the street and service court and parking face the rear. The building was constructed in 1948-49. The project proposal includes demolition of this building and redevelopment to current density and design standards for the neighborhood.

### Street Frontages:

**Roy St.** R.O.W contains street parking, bike lane and 2 lanes of traffic. No additional ROW width is required. One foot sidewalk setback is required. Roy Street is designated a Class 1 Pedestrian Street. Overhead power lines exist along the entire length of Roy street frontage. A working clearance of 14 feet is required from power lines (building setback of approx 6'-6"). It is the intent of the project to underground power lines.

**Warren Ave. N.** is two narrow lanes of two-way traffic with street parking on each side. No additional ROW width is required. The ROW is wide with 20 ft. of depth from back of curb to property line. Overhead power lines exist along the entire length of Warren Ave. N. frontage. Paving is a mix of cobblestone and asphalt patches.

**First Avenue North** is two narrow lanes of two-way traffic with street parking on each side. No additional ROW width is required. Paving is a mix of cobblestone and asphalt patches.

There are no significant trees on the subject site.

Setback requirements on subject property:

- 10 ft upper level setback above 65 ft. on Roy Street per SMC 23.48.735
- 1 ft sidewalk setback on Roy Street per SDOT



### LEGAL DESCRIPTION

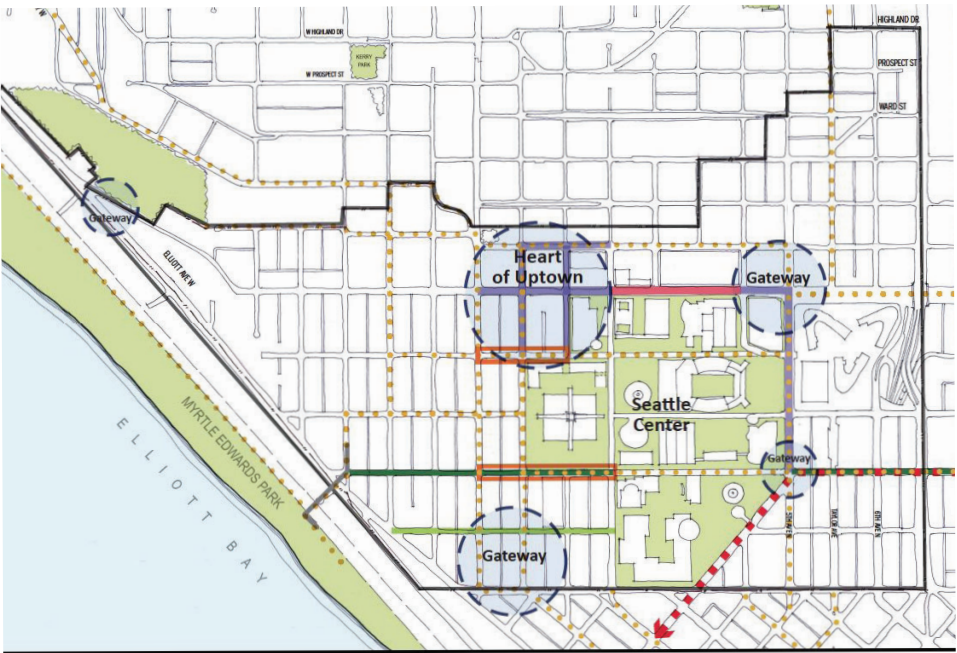
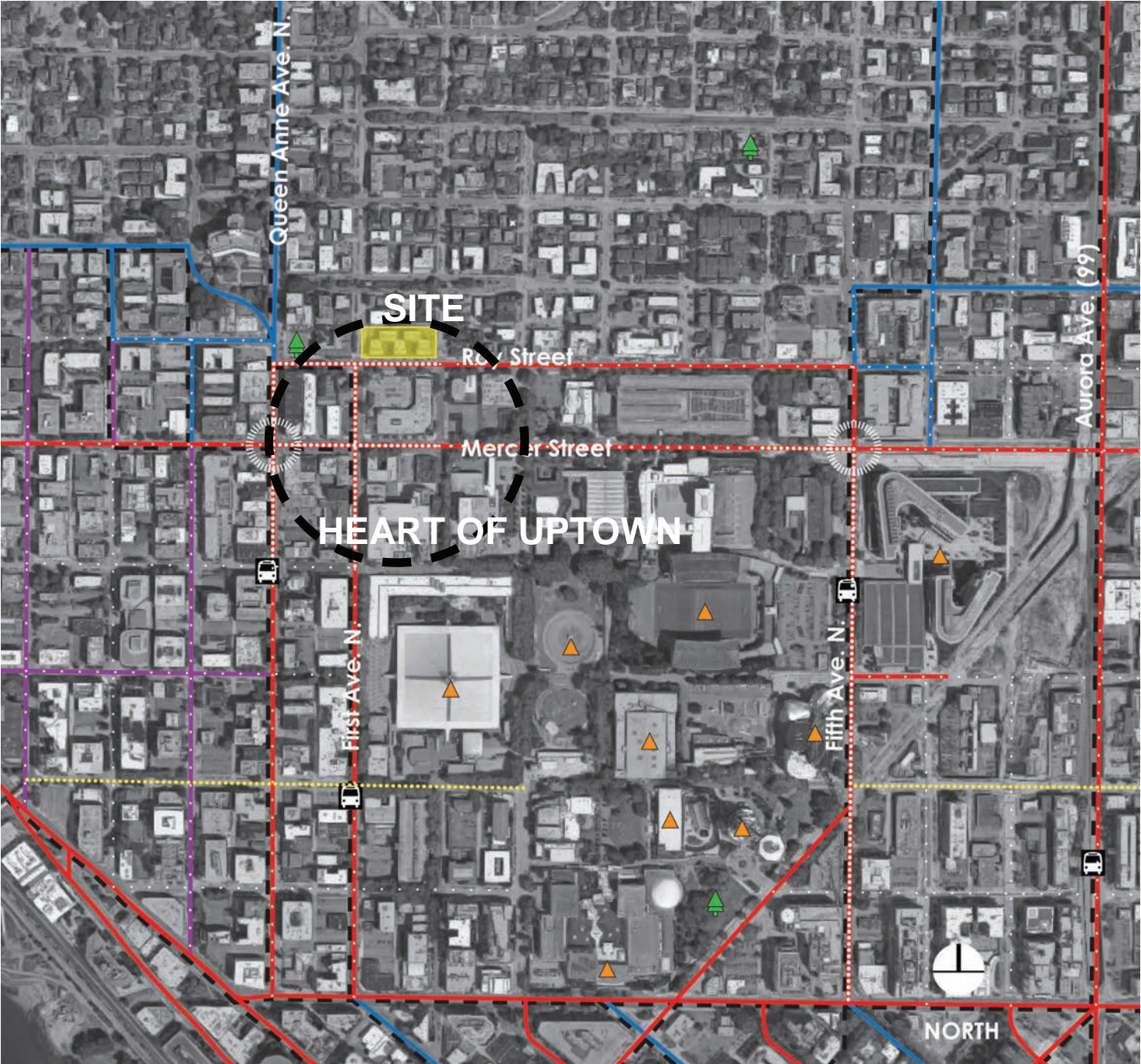
(PER FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-B84238-WA1 DATED: DECEMBER 28, 2017 AT 7:30 AM)

LOTS 1, 2, 7 AND 8 IN BLOCK 11 OF MERCER'S ADDITION TO NORTH SEATTLE, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 171, RECORDS OF KING COUNTY, WASHINGTON.



VICINITY & URBAN CONTEXT

- LEGEND
- PROJECT SITE
  - PRINCIPAL ARTERIAL
  - COLLECTOR ARTERIAL
  - MINOR ARTERIAL
  - STREETS
  - BUS ROUTE
  - PARK
  - SIGNIFICANT PLACE
  - GATEWAY
  - GREEN STREET
  - CLASS I PEDESTRIAN STREET
  - CLASS II PEDESTRIAN STREET
  - CLASS III PEDESTRIAN STREET



- Urban Center Boundary
- Center Connections Street
- Designated Green Street
- Potential Green Street
- Pedestrian/Bike Bridge
- Class I Pedestrian Street
- Class II Pedestrian Street
- Existing or Planned Bike Route
- Lake to Bay Trail

Per SMC 23.41.004-The site is subject to Heart of Uptown design review as well as its classification as a Class 1 Pedestrian Street.

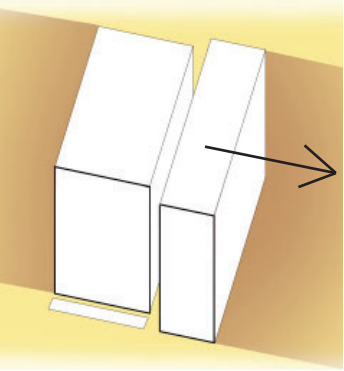
**Observation:** The project site is in a unique, very tight, transitional zone going from major traffic arteries to where the street grid is actually broken by green belts and there is very little traffic.



Project site looking East

Small scale residential character for quiet zone to North

**DESIGN CUE:**  
Building must be transitional, responsive to two different environments.



Large scale urban presence for high activity to South Roy Street frontage



## 9-BLOCK VICINITY & URBAN CONTEXT

### DISTRICTS AND NEIGHBORHOODS: A MULTI-CHARACTER AREA

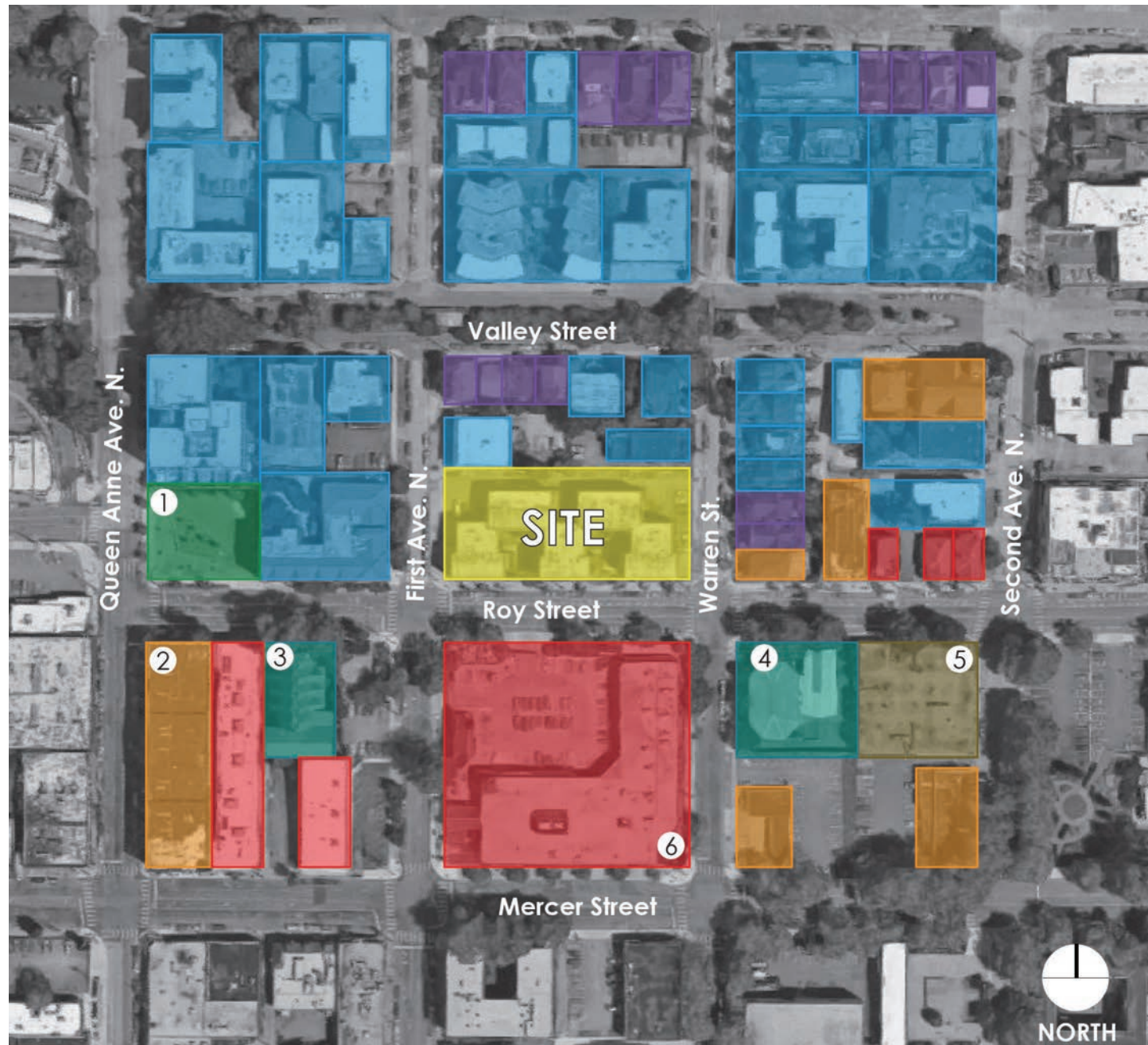
The subject site is located along the north boundary of the “Uptown Urban Center” and within the north edge of the “Heart of Uptown” character area. Adjacent to the east is the “Uptown Park” character area and to the south east is the “Uptown Urban” character area. As such, the site vicinity is characterized by a diverse range of uses, scales and design styles. The proposed project seeks to introduce a modern building that continues the design elements that define the heart of Uptown and gracefully transitions the adjacent up zone and low-rise zone.

**NORTH** of the site is characterized by a mix of single family homes, converted homes to multi-family dwellings and small apartment buildings. The neighborhood becomes more residential further north of the site.

**WEST** of the site is characterized by a mix of new development of apartments and mixed-use buildings with historic apartment and hotel uses. Counter Balance Park is a significant public amenity within the 9-block vicinity.

**EAST** of the site is characterized by a mix single family homes, converted homes to multi-family dwellings, small apartment and commercial buildings.

**SOUTH** of the site is characterized by commercial, retail and service uses. Seattle Center is located further to the south and is a significant public amenity for the region. Larger scale mixed-use apartments buildings are located in this vicinity.



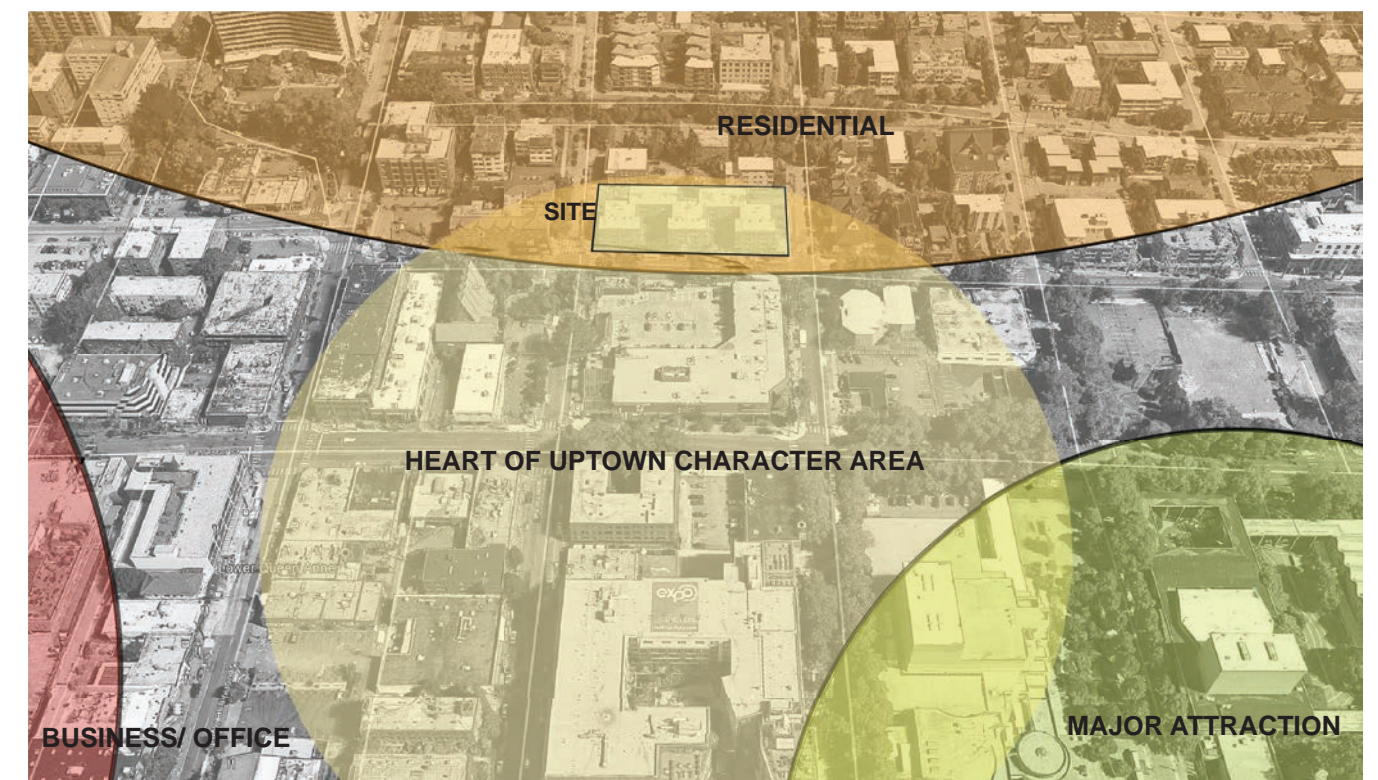
#### LEGEND

- PROJECT SITE
- SINGLE FAMILY
- MULTI-FAMILY
- RETAIL
- COMMERCIAL / OFFICES
- INDUSTRIAL
- SERVICES
- PARK

#### ADJACENT USES

- ① COUNTERBALANCE PARK
- ② MAR-QUEEN HOTEL
- ③ ST. PAUL'S EPISCOPAL CHURCH
- ④ QUEEN ANNE SHELTER (DESC)
- ⑤ LIGHT INDUSTRIAL /OFFICES
- ⑥ METROPOLITAN MARKET

#### ADJACENT ZONES



SITE AREA HAS 4 DIFFERENT ZONES/ MANY DIFFERENT CHARACTERS WITHIN A 5 MIN. WALK



# VICINITY ZONING

## SITE ZONING: SM-UP-65 (M)

The site has recently been upzoned to SEATTLE MIXED, UPTOWN with a 65 foot height limit and Mandatory Housing Affordability compliance.

### Adjacent Zoning to West:

#### SM-UP-65 (M)



The site across First Avenue North to the west of project site is developed as a 4-story mixed-use apartment building.

### Adjacent Zoning to East:

#### SM-UP-65 (M)



The parcels across Warren Ave. N. to the east of project site have not been redeveloped and consist of single family homes, some of which have been converted to multi-units or commercial uses.

### Adjacent Zoning to North:

#### LR3 (M)



The parcels adjacent to the north are a common lot line configuration without a public alley ROW. Access to the parcels are via a private driveway along the common property line. A retaining wall is used for steep grade transition. Uses include low rise apartment buildings. Allowable building height is 40 ft.

### Adjacent Zoning to South:

#### SM-UP-85 (M1)



The parcel across Roy Street to the south is developed as a retail center with public parking. The anchor store is the Metropolitan Market.

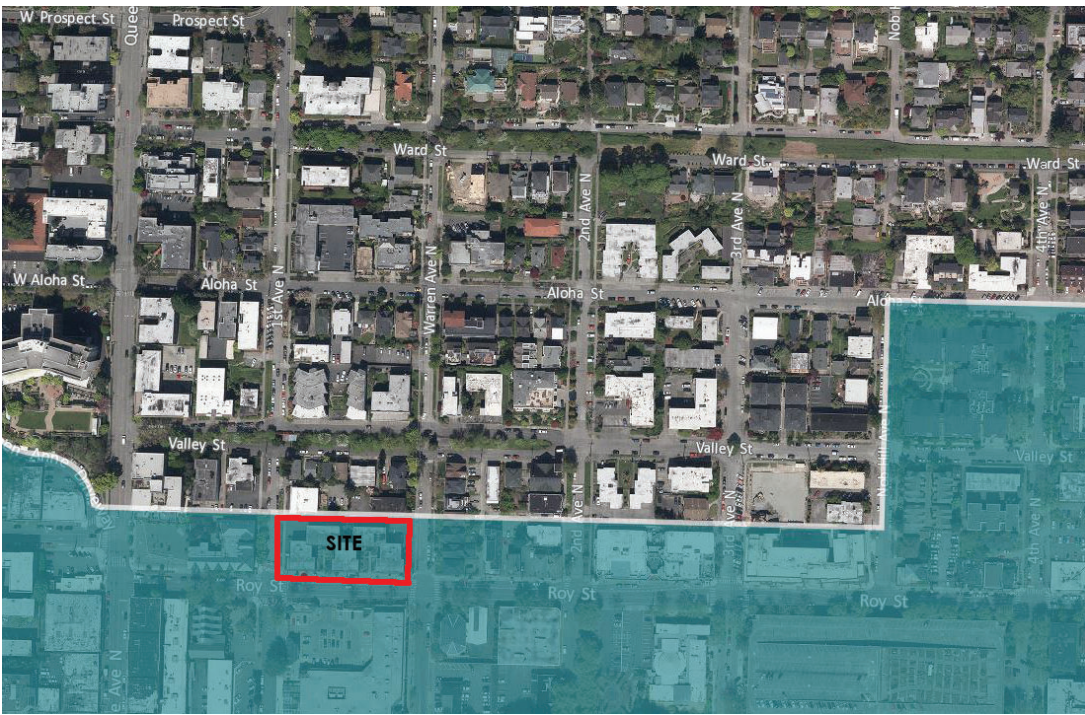
### Uptown Urban Center



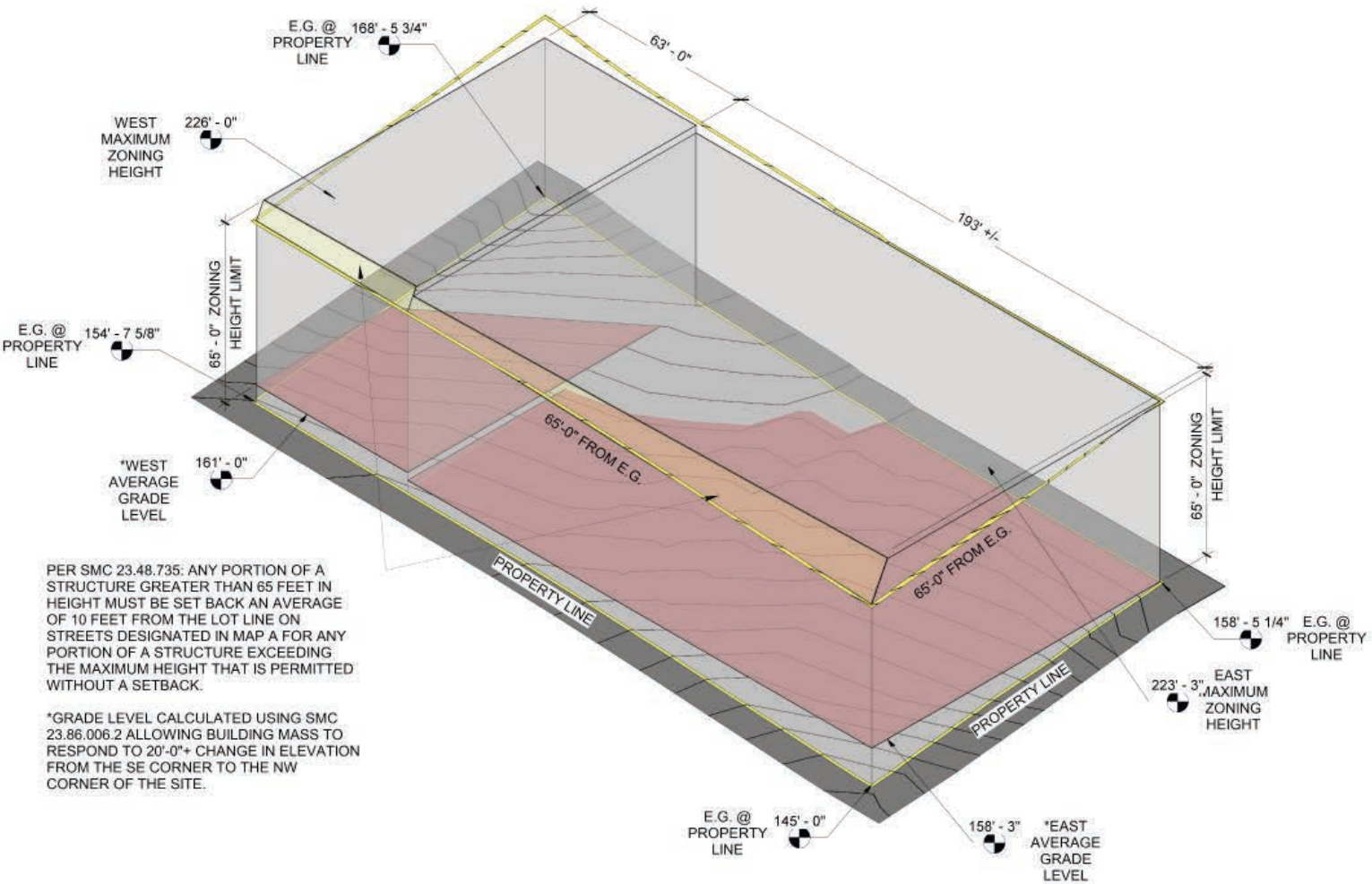
The site is located along the northern boundary of the Uptown Urban Center



Seattle Zoning Map



Urban Center Overlay



MAX. FAR = 4.5 (+3.5% MECH. ALLOWANCE)  
REQUIRED OPENSACE = 15% OF LOT AREA

MAXIMUM ZONING ENVELOPE



**SITE ADDRESS:** 100 Roy Street

**PARCEL NUMBERS:** 5457300410

**LOT AREA:** 30,732 (0.705 acre)

**ZONING:** SM-UP-65 (M)

**OVERLAY DISTRICT:**

- Uptown Urban Center / “Heart of Uptown”

**STREET CLASSIFICATION** (PER MAP A):

- Class I Pedestrian Street

**APPLICABLE DESIGN GUIDELINES:**

- Seattle Design Guidelines “Citywide”
- Uptown Design Guidelines “Neighborhood”

**CHAPTER 23.48 - SEATTLE MIXED**

**23.48.005 - PERMITTED USES**

- Residential uses are permitted outright
- Commercial uses are permitted outright

**23.48.005D - REQUIRED STREET LEVEL USES**

1. Class 1 pedestrian street require one or more of the following uses:
  - a. General sales and service uses;
  - b. Eating and drinking establishments;
  - c. Entertainment uses;
  - d. Public Libraries;
  - e. Public Parks;
  - f. Arts facilities;
  - g. Religious facilities and
  - h. Light rail transit stations
2. Standards for street level uses per 23.48.040.C and any specific geographic area standards (UPTOWN)

**23.48.020 - FLOOR AREA RATIO (FAR)**

- All gross floor area not exempt under 23.48.020.D counts
- EXEMPT AREAS:
  - All underground areas or portions of stories
  - Portion of story <4 ft. above grade
  - Mechanical equipment allowance 3.5%
- MIN. FAR = 2.0
- MAX. FAR = Per 23.48.720

**23.48.025 - STRUCTURE HEIGHT**

- 65 feet above average existing grade
- Rooftop features; open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend 4 feet above the height limit.
- Mechanical equipment and stair/elevator penthouses may extend 15 feet above the height limit (max. 25% of roof area).

**23.48.040 - STREET LEVEL DEVELOPMENT STANDARDS**

- Class 1 Pedestrian Street
- Primary entrance facing Class 1 street, max. 3 ft above or below.
- Transparency Class 1 street: 60% of the street-facing facade shall be transparent.

**23.48.040 - STREET LEVEL DEVELOPMENT STANDARDS (Continued)**

- Transparency Other streets: 30% transparent, except where slope exceeds 7.5% = 22% transparent.
- Blank Facade Class 1: Blank facades are limited to 15’ wide (or 30 ft. per Director). Total width =< 40%.
- Blank Facade Other streets: Blank facades are limited to 30’ wide (or 60 ft. per Director). Total width =<70% or 78% if street slope exceeds 7.5%.
- Any blank segment shall be separated by transparent area 2 ft. min. wide.
- Street Level Uses Class 1 street: 75% of street-level, street facing facade shall be occupied by uses per 23.48.005.D.1.
- No minimum frontage requirements for street level uses at locations where they are not required.
- Minimum floor-to-floor height of at least 13 feet and extend at least 30 feet in depth from the street - front facade.
- Street level uses shall be located within 10 ft. of the street lot line, except if they abut an outdoor amenity area.
- Pedestrian access provided directly from street, outdoor amenity area or open space abutting the street, no more than 3 ft. above or below grade.

**23.48.045 - RESIDENTIAL AMENITY AREA FOR RESIDENTIAL USE**

- 5% of the total gross floor area in residential use shall be provided as amenity area.
- Max. 50% may be enclosed.
- Min. 15 ft. horizontal dimension (10 ft. at street).
- Min. size = 225 SF.
- Landscaped open space at street level and accessible from street counted as twice the actual area.
- Public open space for non-residential uses may be used to satisfy the residential amenity area.

**23.48.055- LANDSCAPING AND SCREENING STANDARDS**

- Comply with Director’s rules adopted.
- Greenfactor score of .30 required.
- Screening: Parking is not permitted at street level uses unless separated by other uses, garage doors need not be separated.
- Street trees: Existing to remain, unless SDOT approved removal. SDOT will determine number, type & placement of trees.

**23.48.065 - NOISE AND ODOR STANDARDS**

- All permitted uses subject to Noise and Odor standards.

**23.48.075 - LIGHT AND GLARE STANDARDS**

- All permitted uses subject to light & glare standards.

**23.48.080 - REQUIRED PARKING AND LOADING**

- Off street parking and bicycle parking per 23.54.015.
- Loading berths per 23.54.035.

**23.48.085 - PARKING AND LOADING LOCATION, ACCESS AND CURB CUTS**

- Topographical conditions: parking is permitted in stories that are partially below/above street level without being separated from other uses, if not a Class 1 street, screened from view and enhanced with visual interest features.
- Parking and Loading access: Lot abuts more than one ROW, the Director shall determine location = **Warren Ave. N..**

- Curb cut width and number: limited to one two-way curb cut. Width per 23.54.030.

**SUBCHAPTER VI - UPTOWN**

**23.48.710- TRANSPORTATION MANAGEMENT PROGRAMS**

- As required.

**23.48.720 - FLOOR AREA RATIO IN SM-UP ZONES**

- 4.5 FAR for structures that contain residential use
- Exempt: Area of street-level uses per 23.48.005.D that meet development standards of 23.48.040.C.

**23.48.721 - MANDATORY HOUSING AFFORDABILITY (MHA) IN SM-UP ZONES**

- As required.

**23.48.732 - MAXIMUM STRUCTURE WIDTH AND DEPTH IN SM-UP ZONES**

- 250 FT Maximum width and depth.

**23.48.735 - UPPER LEVEL SETBACK IN SM-UP ZONES**

- Any portion of structure greater than 65ft in height must be setback an average of 10 ft from a lot line that abuts a designated street in Map A.
- Horizontal projections (decks, balconies, open railings, eaves, cornices and gutters are permitted to extend a maximum of 4ft. into required setbacks.

**23.48.740 - STREET LEVEL DEVELOPMENT STANDARDS IN SM-UP ZONES**

- Street level facing facades abutting Class 1 streets shall be built to street lot line for a min. 70% of facade length, except that frontage of any required outdoor amenity area is excluded.
- Required usable open space in the SM-UP 65 zones on lots exceeding 30,000 sf: 15% of lot area, accessible from street level, average horizontal dimension = 20 ft. Min. dimension = 10 ft, except abutting a sidewalk, 45% min. exterior open to sky and abut a street along at least one street frontage. Max. 20% covered, max 35% enclosed.

**23.54.015 - REQUIRED PARKING (TABLES A & B)**

- No minimum requirement non-residential & residential uses within the Uptown Urban Center.
- Bicycle parking per 23.54.015
- COMMERCIAL: Long-term & short-term per uses in Table D.
- RESIDENTIAL: Long-term = 1 per unit
- Short-term = 1 per 20 units

**23.54.030 - PARKING AND ACCESS STANDARDS**

**23.54.035 - LOADING BERTH REQUIREMENTS AND SPACE STANDARDS**

- Not required for residential uses or commercial uses < 16,000 sf.

**23.54.040 - SOLID WASTE AND RECYCLABLE STORAGE**

- Residential =575 square feet + 4 sf per unit > 100 units.
- Commercial = 125 sf 5001-15,000 sf
- Mixed use per 23.54.040.B

SEE SHEET 81 FOR PROPOSED DEPARTURE REQUEST



# EDG BOARD PRIORITY GUIDELINES

At the first EDG meeting, the board recognized the following Citywide and Neighborhood Design Guidelines as **PRIORITY GUIDELINES** for the project. *Since the first EDG meeting the City has adopted new Uptown Neighborhood Design Guidelines. These guidelines have been updated to incorporate the new guidelines.*

## CS2-URBAN PATTERN AND FORM

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

### CS2-C RELATIONSHIP TO THE BLOCK [Citywide]

**CS2-C-3. Full Block Sites:** Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street level, and include repeating elements to add variety and rhythm to the facade and overall building design.

**Response:** *The Roy Street overall mass is divided into three parts with strong corners and an inset middle providing for a public open space plaza. The residential levels are lifted and the street level retail is set back to form a widened sidewalk. The retail level is then broken into 30-60' individual storefronts.*

### CS2-D HEIGHT, BULK, AND SCALE [Citywide]

**CS2-D-3 Zone Transitions:** For projects located at the edge of different zones, provide an appropriate transition or compliment to the adjacent zone(s). Projects should create a step in perceived height, bulk, and scale between the anticipated development potential of the adjacent zone and the proposed development.

**Response:** *The urban characteristic of the Roy Street facades will turn the corner and begin to transition to a modulated, smaller residential scale facade for the adjacent low rise zone. The North facade will be offset from the property line, will be modulated, and reduce in height at north corners.*

**CS2-D-5 Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting of privacy of residents in adjacent buildings.

**Response:** *On the North side of the building various means of setback, heights, buffers and residential secondary architectural elements will be studied as well as incorporating transitional modulation along both First Avenue and Warren.*

## CS2 URBAN PATTERN AND FORM [Uptown Supplemental Guidance]

**a:** Generally, buildings within Uptown should meet the corner and not be set back. Buildings retail treatments, and open spaces should address the corner and promote activity. Corner entrances are strongly encouraged, where feasible.

**b:** Generally, corner entrances are discouraged for retail uses. However, corner entrances may be appropriate to emphasize Gateways or locations with high pedestrian activity.

**Response:** *The proposed schemes provide strong corners and meet the street. Retail spaces are located at the corners with highly transparent storefronts, overhead weather protection and engage the street.*



Incorporate whimsical art in the Heart of Uptown to underline its unique character.



Create strong building corners with active retail opportunities.



Provide wide sidewalks and connected open spaces with opportunities for gathering, active retail, enhanced landscaping and public art

## CS2 URBAN PATTERN AND FORM [Uptown Supplemental Guidance]

**CS3-1- B:** Make visual art an integral part of the design concept, especially along Mercer/ Roy street corridor, near theaters, and other cultural venues, and in the heart of Uptown.

**Response:** *An art centerpiece sculpture has been incorporated into the design of the courtyard / plaza open space. Visual art elements have also been integrated into the building and site design.*

## PL1-CONNECTIVITY

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

### PL1-A NETWORK OF OPEN SPACES [Citywide]

**PL1-A-1. Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

**Response:** *An open space plaza, and widened sidewalk commercial frontage are located on Roy Street where it can best contribute to adjacent surrounding open spaces and Class 1 pedestrian street.*

**PL1-A-2. Adding to Public Life:** Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available to the public.

**Response:** *Each design scheme provides a public plaza or area of widened sidewalk that is supported by retail. Soft edges will provide sub-space smaller public spaces that compliment the larger plaza.*

## PL1 CONNECTIVITY [Uptown Supplemental Guidance]

**1: Enhancing Open Spaces:** Locate plazas intended for public use at or near grade to promote both a physical and visual connection to the street. Where publicly accessible plazas abut private open space, use special paving materials, landscaping, and other elements to provide a clear definition between the public and private realms.

**Response:** *The project site is a full block width and requires a proportional large scale plaza. The plaza is supported by retail and therefore does not interrupt the retail continuity proposed for the full length of Roy St.*

### 3: Pedestrian Volumes and Amenities:

**b.** Pedestrian amenities are especially encouraged in the Heart of Uptown, and along Queen Anne Ave. and 1st. Ave N corridors

**c.** All of Uptown should be considered a “walking district”. New development should strive to support outdoor uses, activities and seating that create an attractive and vibrant pedestrian environment. Consider widening narrow sidewalks through additional building setback at street level.

**Response:** *The entire site length of Roy Street is a widened to engage retail frontages and open space plaza and courtyards. These open spaces are supported by small scale retail, enhanced landscape and hardscape, artwork and public and resident activities along the entire block from First Avenue to Warren.*

### 4: Outdoor Uses and Activities:

Encourage outdoor dining throughout Uptown

**Response:** *The openspace plaza and courtyards encourage outdoor dining and seating opportunities.*



**PL3 - STREET LEVEL INTERACTION**

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

**PL3-4 RETAIL EDGES: [Uptown Supplemental Guidance]** Smaller store-front shops are preferred along Class 1 and Class 2 Pedestrian Streets to accommodate smaller local retailers and provide affordable retail space options

*Response: The block wide retail along Roy St. is divided into separate retail spaces. A unique faceted streetscape creates individual shopfronts. Storefront patterning is subtly different with each shopfront. A stepped podium will provide series level outdoor spaces for each of these retail spaces, with direct accessed from grade.*

**DC1-PROJECT USES AND ACTIVITIES**

**Citywide Guideline:** Optimize the arrangement of uses and activities on site.

**DC1-B VEHICULAR ACCESS AND CIRCULATION [Citywide]**

**DC-B-1. Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorist wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclist, and drivers.

*Response: The proposed driveway and loading access is on Warren St. This street has a large ROW dimension from back of curb to the property line due to the overhead power lines. This has the sidewalk set approximately 11' from the property line in total. This distance allows generous sight triangles from the garage entrance for safe conditions at this vehicular entry point.*

**DC2 - ARCHITECTURAL CONCEPT**

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

**DC2-A MASSING [Citywide]**

**DC2-A-2. Reducing perceived mass.** Use secondary architectural elements to reduce the perceived mass of larger projects

*Response: The proposed schemes explore various ways to break down the perceived mass through larger massing moves, as well as secondary elements such as balconies, canopies, building cantilevers, roof line modulation and details to create a comfortable pedestrian scale at the streetscape and transition to the adjacent LR zone.*

**DC2-1 Architectural Context [Uptown Supplemental Guidance]**

Architecture that emphasizes human scale, streetscape rhythm, quality detailing and materials is more important than consistency with a particular period or style. Uptown's evolving and dynamic architectural context embraces a range of historical styles, and modern innovative design that reflects the Uptown Arts and Cultural District.

*Response: The proposed schemes explore a modern urban scaled design combined with a pedestrian scaled, active lively and unique street frontage experience*



Provide opportunities for outdoor dining & gathering



Use large indoor/ outdoor openings to activate plazas and sidewalks.



Explore alternate urban & contemporary materials

**DC2 - ARCHITECTURAL CONCEPT - continued**

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

**DC2-3 Secondary Architectural Features [Uptown Supplemental Guidance]**

a. Design storefronts to allow and encourage tenants to create individualized architectural features.

*Response: The block wide retail along Roy St. is divided into separate retail spaces. A unique faceted streetscape creates individual shopfronts and will assure that the retail experience along Roy St. will have variety.*

**DC2-4 Dual Purpose Elements [Uptown Supplemental Guidance]**

The use of exterior canopies or other weather protection features is favored throughout Uptown for residential and commercial Uses. canopies should be sized to the scale of the building and the pedestrian, and blend well with the building and surroundings.

*Response: The proposed schemes explore a variety of ways to create overhead weather protection as well as pedestrian scale including canopies, trellises and cantilevered building above.*

**DC4 - EXTERIOR ELEMENTS AND FINISHES**

**Citywide Guideline:** Use appropriate and high quality elements and finishes for the building and its open spaces.

**DC4-A BUILDING MATERIALS [Citywide]**

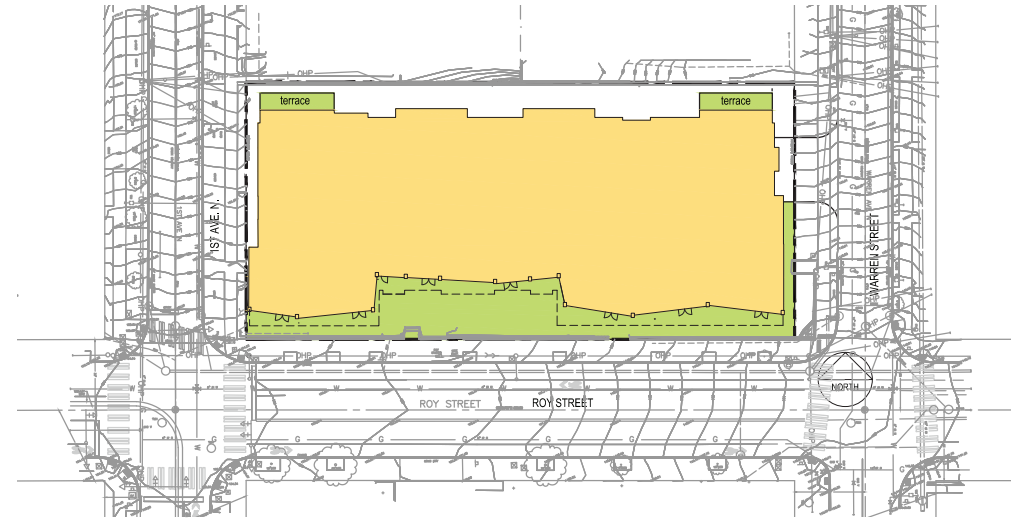
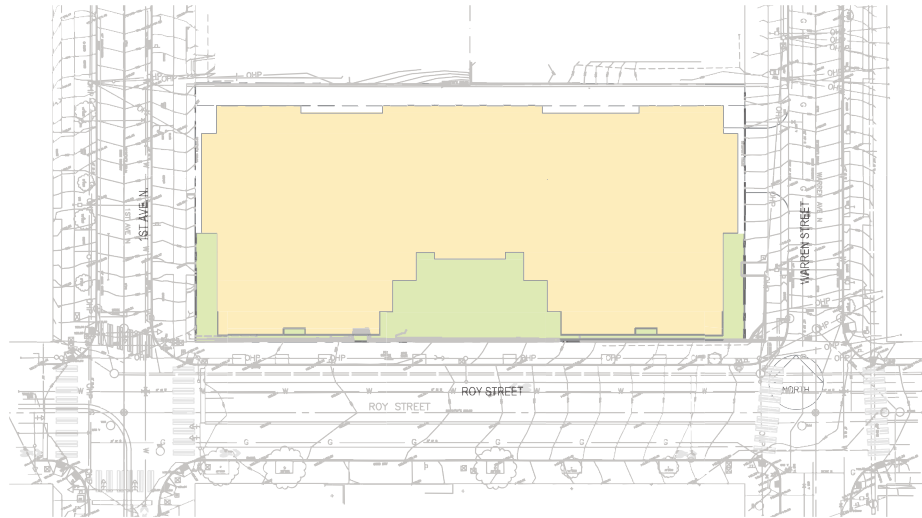
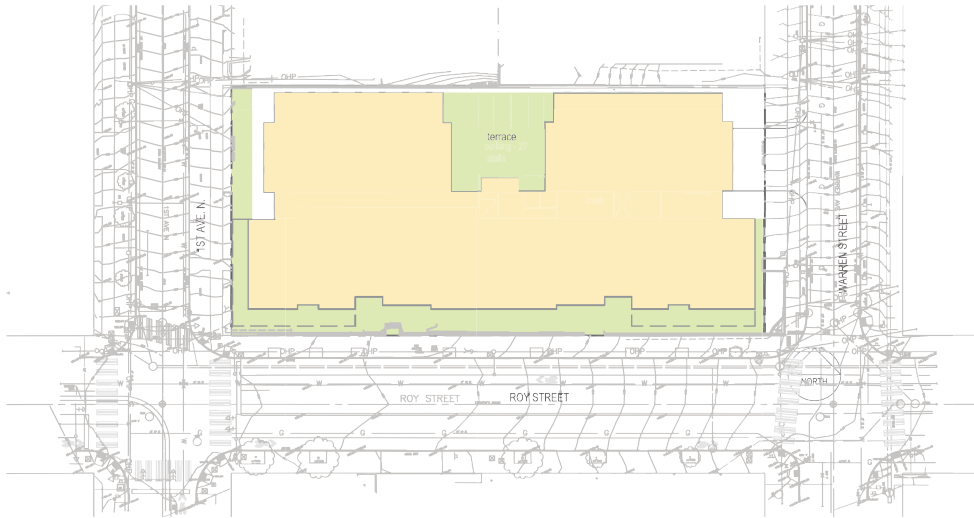
**DC4-A-1. Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

**DC4-1 BUILDING MATERIALS [Uptown Supplemental Guidance]**

a. Decorative exterior treatments using brick, tile and / or other interesting more modern exterior finish materials are strongly preferred.  
b. Quality exterior finish materials should be incorporated at all levels and on all exterior walls. materials at the street level should be of the highest quality.

*Response: The proposed materials have been selected for both their quality and durability. Contemporary materials have been selected to provide warmth, texture and scale. Special attention to detail and interest will be provided at the pedestrian level.*





#### ALTERNATE 4 - NORTH FACING COURTYARD

- NORTH FACING COURTYARD
- DEEP SETBACKS AT 1ST AVE NE AND WARREN
- WIDENED SIDEWALK ON SOUTH
- STRONG BUILDING CORNERS
- 7 STORY BUILDING
- CONTINUOUS MODULATED STORE-FRONTAGE ALONG ROY STREET
- ROOF TERRACE

#### ALTERNATE 5 - CENTRAL COURTYARD (CODE COMPLIANT SCHEME)

- INCREASED LINEAR NORTH SETBACK
- DEEP SOUTH FACING COURTYARD OPEN SPACE
- SOUTH FACADES BROUGHT CLOSE TO ROY STREET
- 7 STORY BUILDING, TERRACED AT LEVEL 7 ALONG ROY STREET
- COMMERCIAL FRONTAGE AT EACH CORNER / RETAIL FOCAL POINT
- ROOF TERRACE

#### ALTERNATE 6 - URBAN MASSING TRANSITION CENTRAL COURTYARD RETAIL PLAZA (APPROVED SCHEME)

- 3 PART MASSING SCHEME WITH CENTRAL PLAZA
- UNDULATING STOREFRONT PROVIDES VARIED OUTDOOR SPACES
- FULLY MODULATED SIDES AND BACK
- 7 STORY BUILDING, TERRACED AT LEVEL 6 and 7 NE & NW CORNERS
- COMMERCIAL FRONTAGE AT EACH CORNER / RETAIL FOCAL POINT
- ROOF TERRACE



# EDG APPROVED - PREFERRED SCHEME- URBAN MASSING / TRANSITION

## DESCRIPTION:

The building provides a balanced composition of both a simple urban Roy Street massing and sensitive transitional massing for the adjacent low rise zones. The building transitions these two elements by turning the urban side of Roy Street around the East and West corners where it meets modulated massing to help transition to the adjacent low-rise zones.

The north side has varied modulation depths to break-up the long facade. Second floor terrace and residential balconies help to soften this massing. The Northeast and Northwest corners are reduced in height by 2 levels to provide greater transition to the low-rise zones.

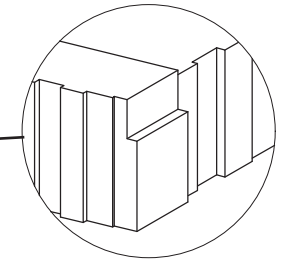
The east and west facades are setback to transition to the front yard setbacks of the neighbors to the north. Along First Street, ground level units interact with the street with glazing and balconies that overlook a bio-retention landscape feature.

Portions of the urban character are also mixed into other portions of the side facades and the on the North facade to provide a cohesive design. The South corners of the building are well defined with secondary architectural elements, and provide retail entrances.

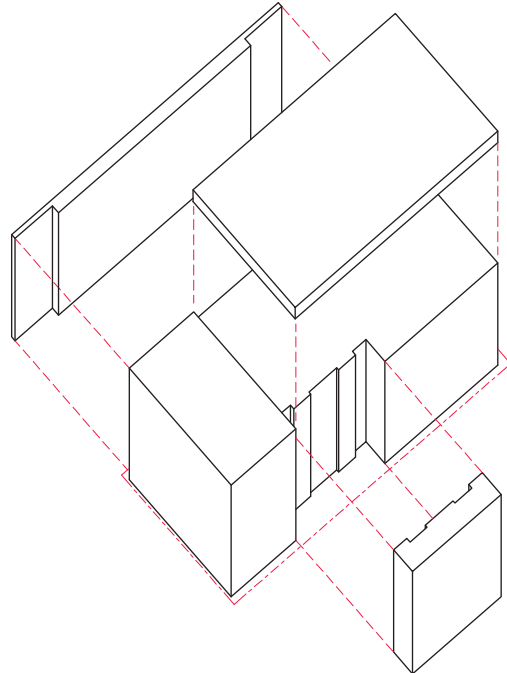
At street level, the building creates a series small spaces flowing to a central plaza via an undulating storefront. The retail podium is stepped to follow sidewalk grade. Building overhangs and a canopy add human scale and provide corner protection. Architecturally incorporated signage and a building marquee contribute to the character of the Heart of Uptown.



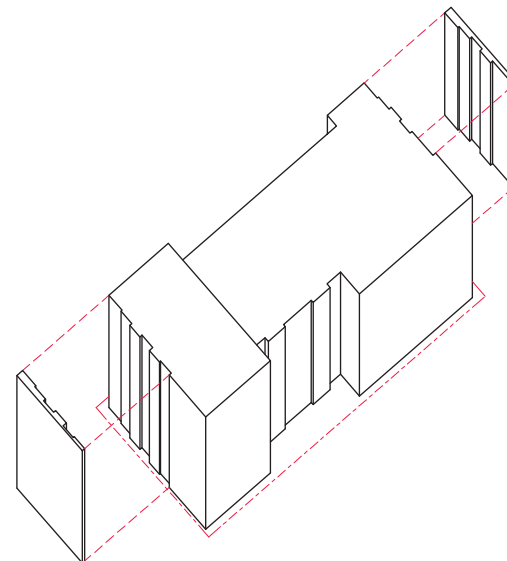
AERIAL VIEW LOOKING NW



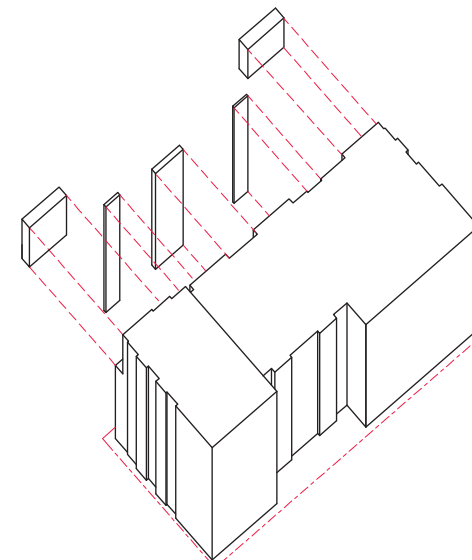
NORTHWEST AND NORTHEAST CORNERS ARE REDUCED IN HEIGHT TWO STORIES



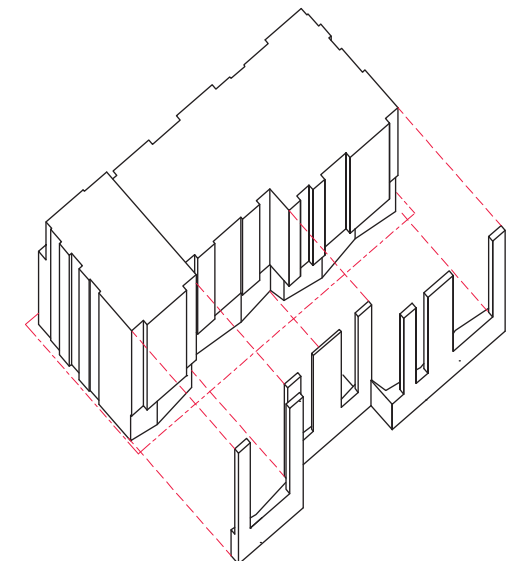
CREATE AN ASYMMETRICAL COURTYARD WITH BALCONIES. RAISE WEST UPPER PORTION OF BUILDING TO REFLECT TOPOGRAPHY. REMOVE 3-10' FROM NORTH FACADE



REDUCE MASSING ON EAST AND WEST SIDES AND MODULATE MASS TO REDUCE SCALE.



REDUCE AND FURTHER MODULATE MASS ON NORTH SIDE AND TERRACE TOP TWO FLOORS OF NORTHWEST AND NORTHEAST CORNERS (ALSO SEE DIAGRAM UPPER RIGHT)



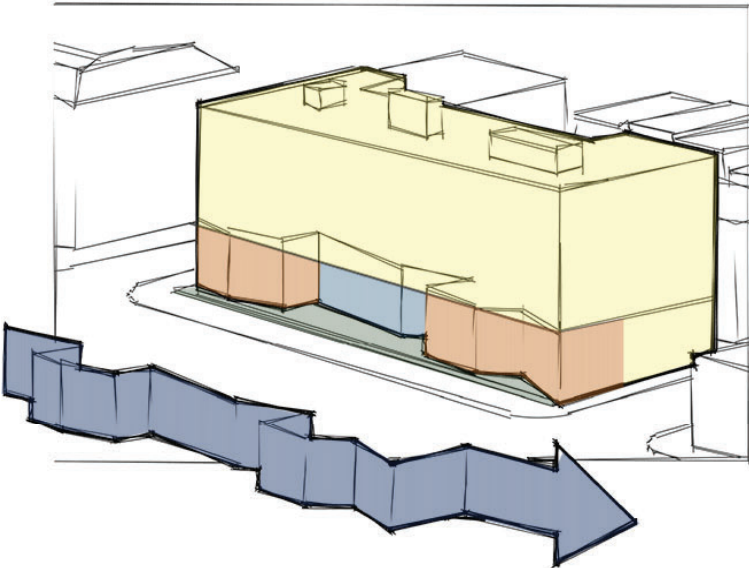
CREATE STREET LEVEL RETAIL AND MODULATE UPPER FACADE TO REDUCE SCALE.



# “Pedestrian Urbanism”

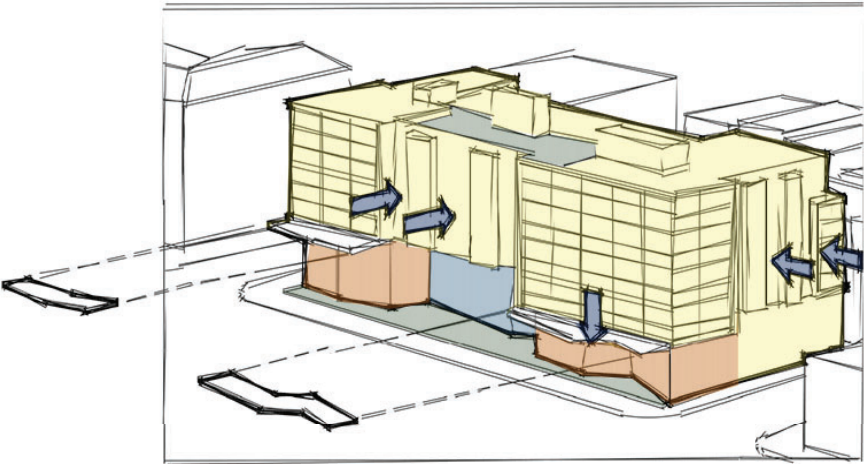
Lively - Character - Throughout Building & Site  
 Pedestrian – Scale – Retail Experience  
 Lush – Landscaping – Top to Bottom  
 Fit – Urban Scale for Uptown / Pedestrian Scale for Street

Roy Street Frontage  
 Public Plaza Open Space  
 Strong Corner Massing



## Urban Roy Street Frontage:

- Create a unique, lively and vibrant pedestrian experience at the ground plane through the use of faceted / angled shop fronts.
- The retail streetscape is pushed back from sidewalk to provide opportunities for outdoor seating and landscaping as well as overhead weather protection.
- The upper massing is pulled close to street to create a contemporary urban massing.

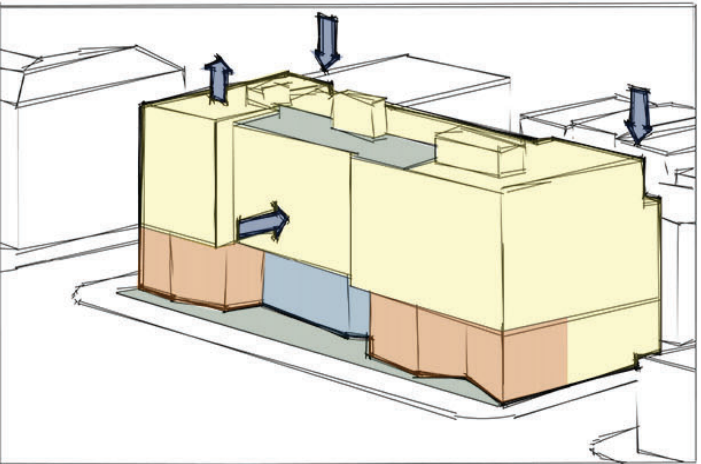


## Add secondary details for visual interest at urban facade:

- Center plaza creates prominent corners at the SE & SW corners. Apply a contemporary urban grid to corner elements to strengthen corner massing.
- Urban grid is detailed with recessed windows and balconies as well as contrasting materials.

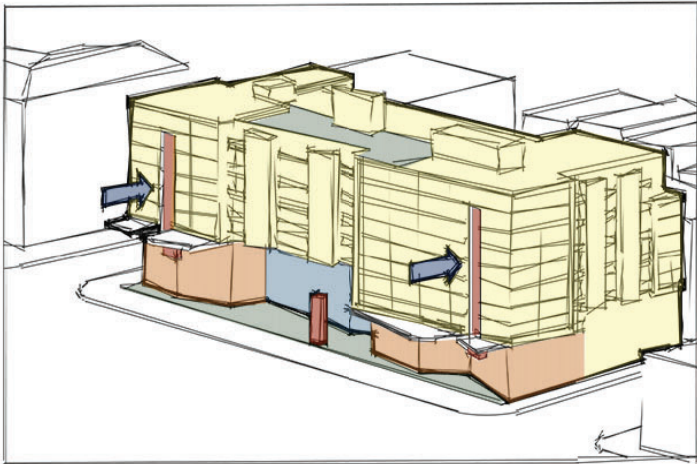
## Add pedestrian scaled secondary details at streetscape for visual interest, texture, and scale:

- Introduce overhead trellis elements along shop fronts for pedestrian scale, added texture, shadow and detail. Utilize trellis element as a linking detail to massing above.
- Continue to break down massing with increased modulation and details to transition to a more residential character.
- Push back center, sides and north facade to create bays at residential units. Provide contrasting color and texture for visual interest and scale.



## Overall massing is reduced:

- Remove center massing to provide large public open space plaza open to the sky.
- Raise height at west end to follow slope of streetscape.
- Reduce height at NE & NW corners to transition to LR neighbors.



## Integrate visual art into building and site design:

- Unique facade treatment that link the upper levels and ground plane together
- Public art opportunities in plaza



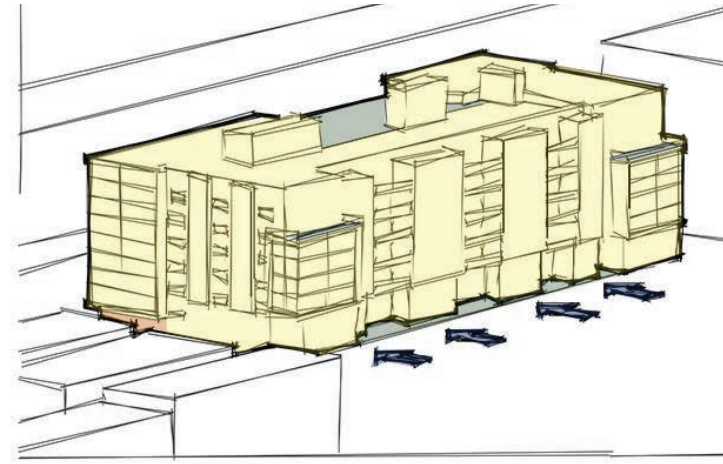
## “Transition”

Urban front / Residential rear / Transitional sides  
 Pedestrian – Scale – Retail Experience  
 Urban - Scale - Roy Street Frontage  
 Transitional - Scale - Warren & First Avenue Frontage  
 Residential - Scale - North Frontage  
 Fit – Urban Scale for Uptown /Residential Scale for Neighbors

First Avenue Frontage & Transition South to North

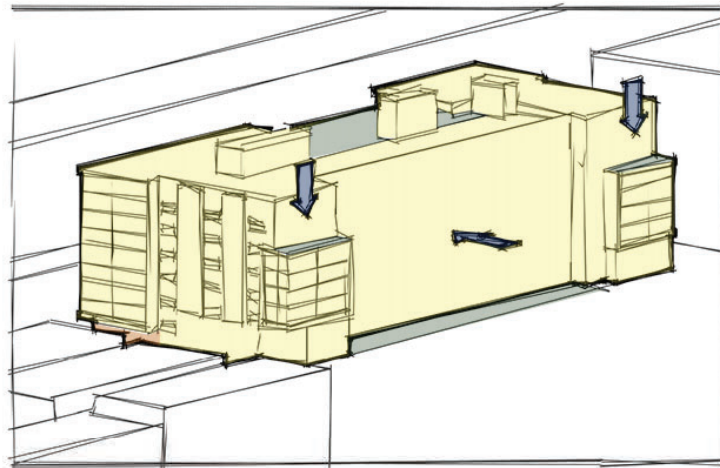
Warren Avenue Frontage & Transition South to North

North Facade - Residentially Scaled Details & Materials



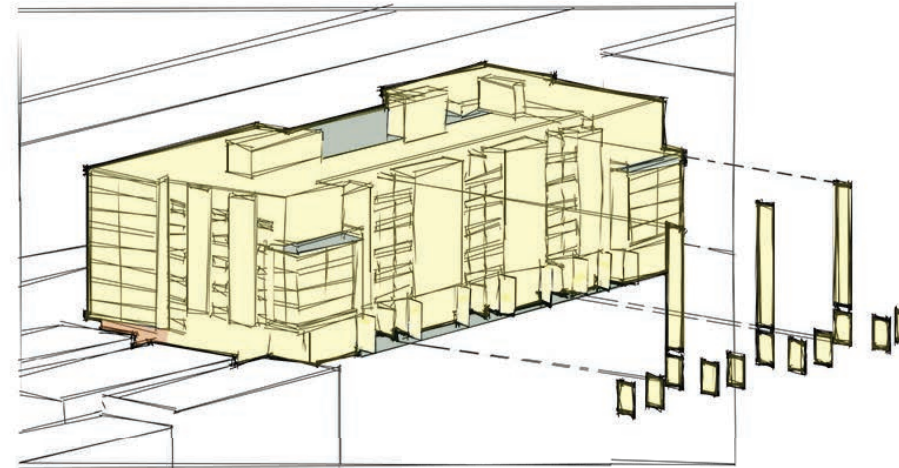
**Continue to break down massing with increased setback at level two terrace:**

- Provide private open space and landscaping opportunities at north property line transition.



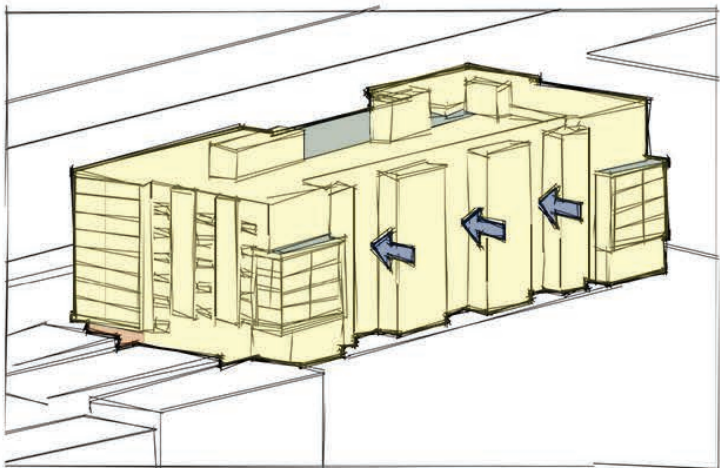
**Overall north massing is reduced:**

- Remove center massing to provide setback to north neighbors.
- Reduce height at NE & NW corners to transition to LR neighbors



**Add residentially scaled secondary elements for visual interest:**

- Balconies and Juliette railings
- Wood privacy screens for texture, scale and warmth.
- Contrasting materials color & texture
- Window trim



**Continue to break down massing with increased modulation and details to transition to a more residential character:**

- Push back center at north facade to create bays at residential units. Provide contrasting color and texture for visual interest and scale.



FIRST AVENUE NEIGHBOR



WARREN AVE. NEIGHBOR

**North Neighbors:**

- Consider existing window locations and reduce amount of windows on proposed building adjacent facades
- Provide high quality, interesting materials color and texture at overlook view locations



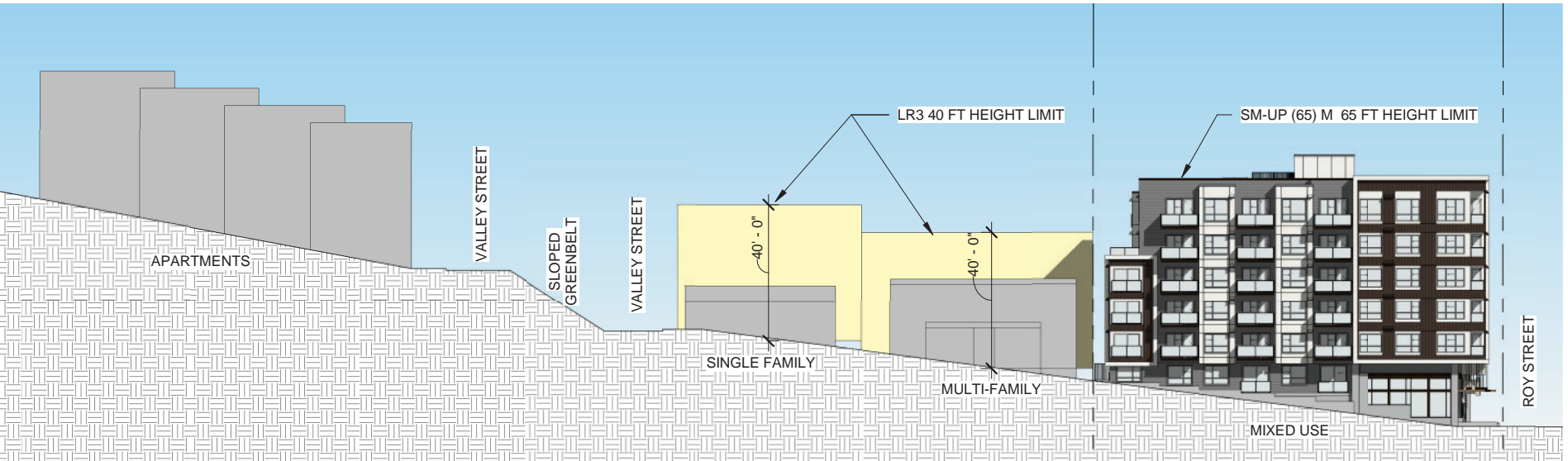
SECOND EARLY DESIGN GUIDANCE May 22, 2019  
PRIORITIES & BOARD RECOMMENDATIONS

1. Response to past guidance, massing and architectural concept
  - a. The Board was appreciative of the applicant's responses to guidance provided at the first EDG. They stated that the proposals numbered four five and six showed a clear evolution on the massing that indicated the applicant's comprehension of previous guidance. They unanimously agreed that the Applicant's preferred option best responded to previous guidance to create open space and visual interest. (CS2 and DC2)
  - b. The applicant's proposal to place the powerlines underground was lauded by the Board. They expressed their appreciation for the move and stated that it would help the design reach its full design potential. (CS2, PL3 and DC3)
  - c. **The Board expressed concern about the north elevation of the project, particularly given the lack of alley and zone transition present. They required renderings, perspective studies and sections to understand the building's relationship to its northern neighbors and this facades integration with the project as a whole.**
  - i. The Board asked the applicant to reach out to the neighbors to the north for feedback on the treatment of this elevation. The applicant should demonstrate this dialogue and how it impacts design development in future submittals. (CS3, CS3, DC1- Uptown)

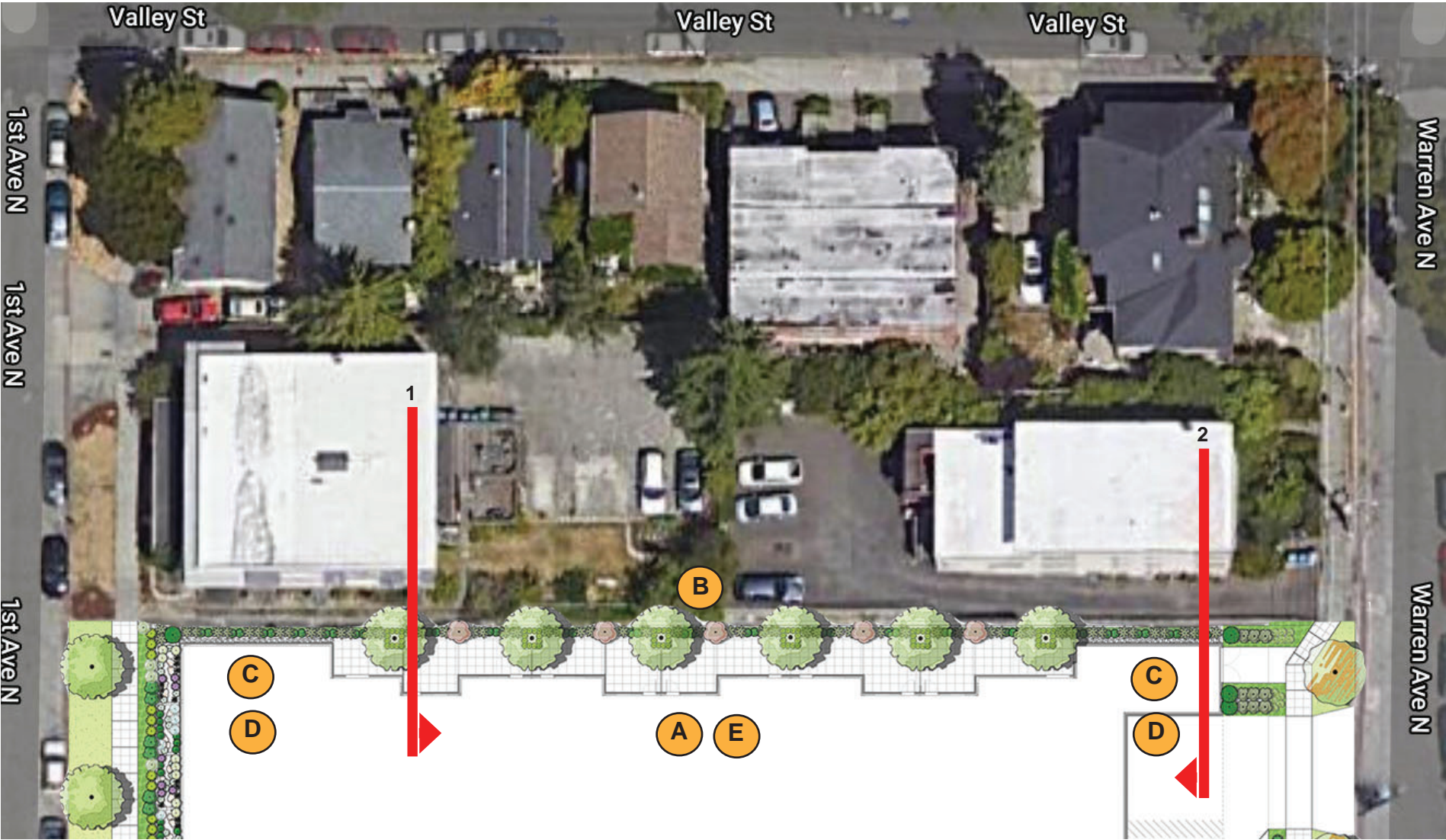
APPLICANT RESPONSE:

- A** The majority of the north façade has been setback to create a landscaped residential terrace to reduce the impact on the neighbors.
- B** The transition to the residential terrace is softened with a raised planter at the property line containing a mix of low plantings and trees (see landscape plan sheet 72 and an aluminum picket fence atop the existing retaining wall).
- C** At the corner locations where setback is reduced, the facade has been designed to be sensitive to the adjacent neighbors with limited window overlook for privacy, as wells as quality materials, raised planters and fence buffers.
- D** The scale is further reduced with a height reduction and setback at levels 6 and 7 at both the west and east corners. This height is compatible with the allowable zoning code height of the adjacent properties to the north. The use of consistent materials at the building corners allows the building to transition in scale and material along First, Warren and the north façade while integrating the facades with the project as a whole for a cohesive design.
- E** The overall massing of the east, west and north facades is reduced in scale through increased modulation at the units, the addition of balconies and the use of more residentially scaled materials such as the Woodtone stained lapped siding, wood privacy screens and window trim.

The Owner has reached out to the north neighbor building owners and is working directly with them on project coordination. Initial reactions have been positive for the proposed north facade treatment.



FIRST AVENUE BLOCK ELEVATION - ZONE TRANSITION



COMPOSITE SITE PLAN LEVEL TWO - LANDSCAPED TERRACE SETBACK NORTH

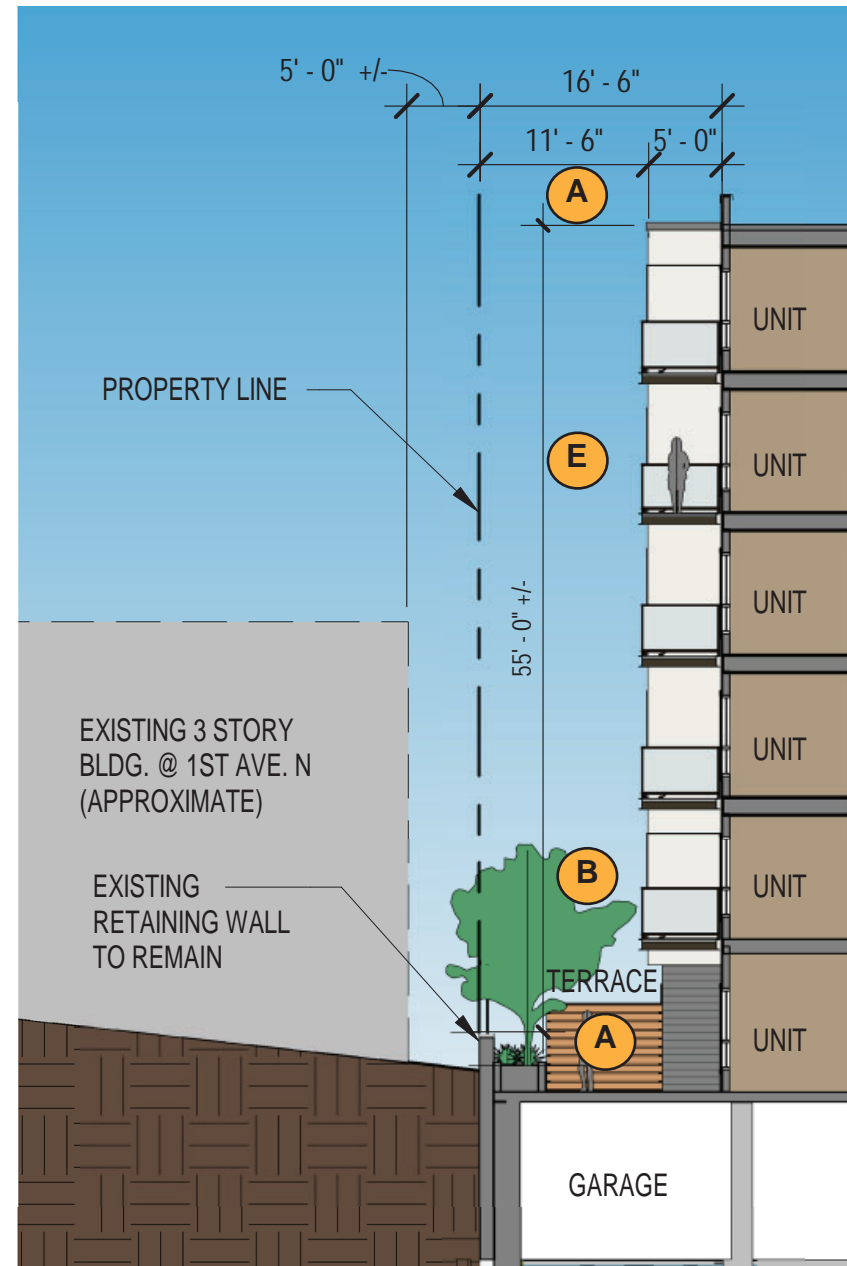




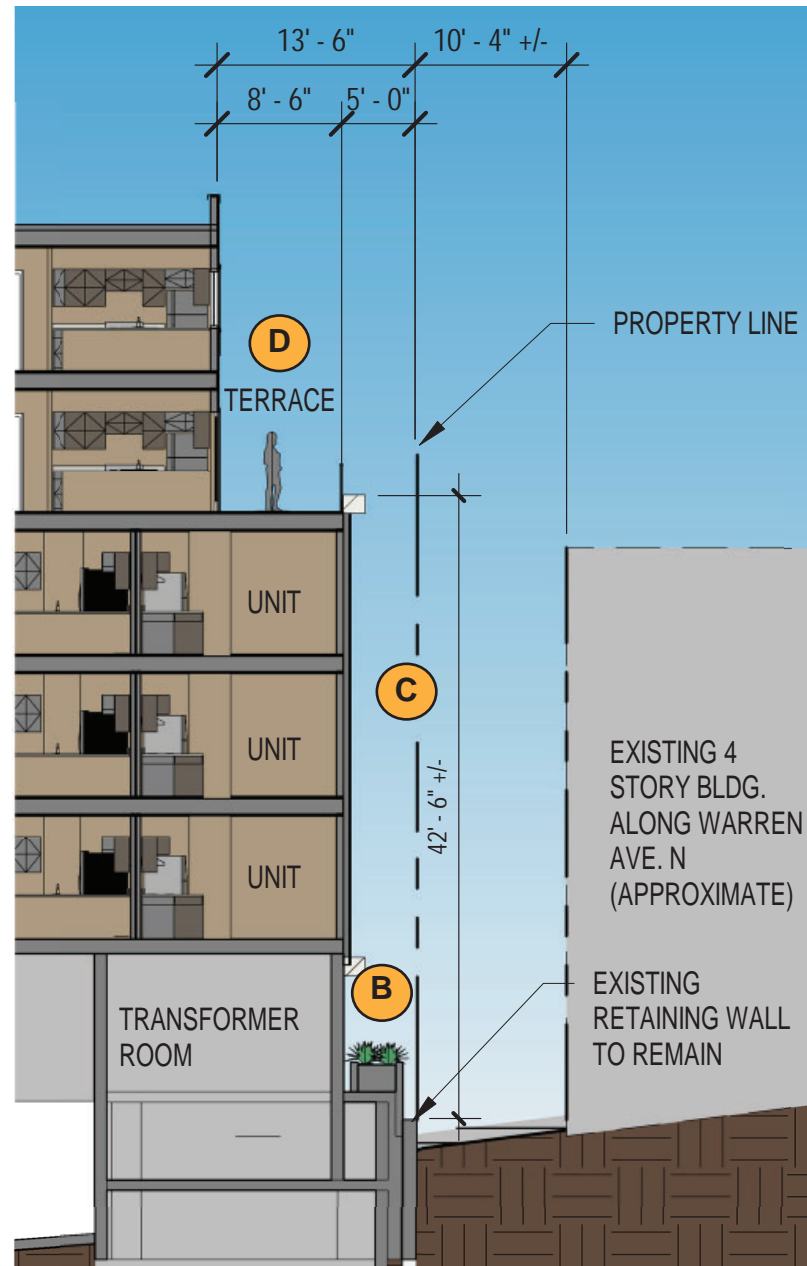
FIRST AVE N. ADJACENT BUILDING



WARREN AVE. N ADJACENT BUILDING



1 - LEVEL TWO - LANDSCAPED TERRACE SETBACK



2 - LEVEL 6 & 7 - UPPER LEVEL SETBACK



Upper level terrace is setback at approximately the 40 ft. height limit of the adjacent parcels. Quality materials have been utilized at the corners and windows have been limited for adjacent building privacy and overlook.



Secondary detailing has been provided on the north facade to transition to the more residential character of the adjacent north properties. Landscaped planters with shrubs and trees soften the edge, fencing provides security and scale, balconies and wood privacy screens provide activity and detail.



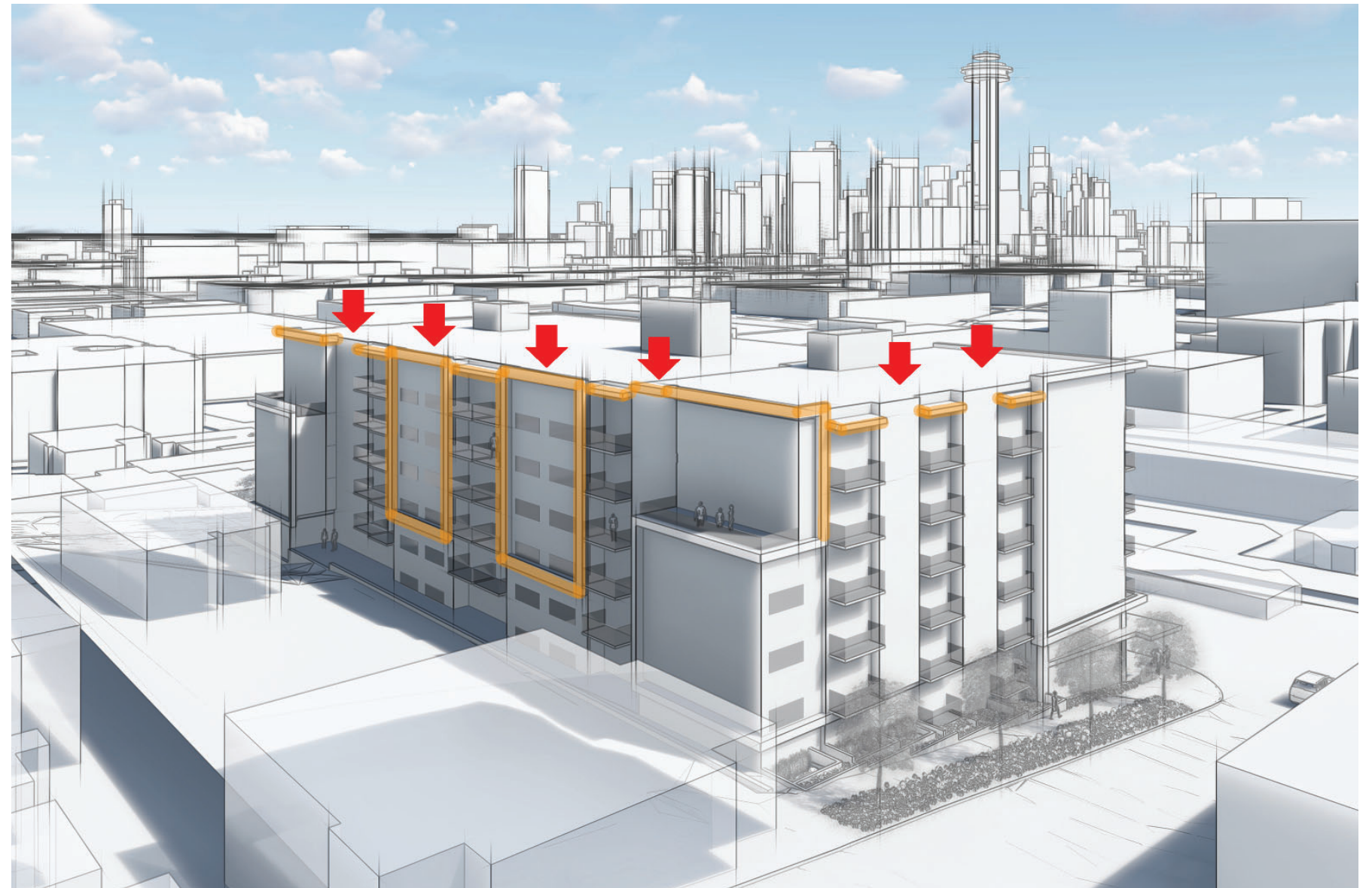
## SECOND EARLY DESIGN GUIDANCE May 22, 2019 PRIORITIES & BOARD RECOMMENDATIONS

1. Response to past guidance, massing and architectural concept
  - a. The Board was appreciative of the applicant's responses to guidance provided at the first EDG. They stated that the proposals numbered four five and six showed a clear evolution on the massing that indicated the applicant's comprehension of previous guidance. They unanimously agreed that the Applicant's preferred option best responded to previous guidance to create open space and visual interest. (CS2 and DC2)
  - b. The applicant's proposal to place the powerlines underground was lauded by the Board. They expressed their appreciation for the move and stated that it would help the design reach its full design potential. (CS2, PL3 and DC3)
  - c. **The Board expressed concern about the north elevation of the project, particularly given the lack of alley and zone transition present. They required renderings, perspective studies and sections to understand the building's relationship to its northern neighbors and this facades integration with the project as a whole.**
  - i. The Board asked the applicant to reach out to the neighbors to the north for feedback on the treatment of this elevation. The applicant should demonstrate this dialogue and how it impacts design development in future submittals. (CS3, CS3, DC1- Uptown)

### APPLICANT RESPONSE:

- A** *The majority of the north façade has been setback to create a landscaped residential terrace to reduce the impact on the neighbors.*
- B** *The transition to the residential terrace is softened with a raised planter at the property line containing a mix of low plantings and trees (see landscape plan sheet 78) and an aluminum picket fence atop the existing retaining wall.*
- C** *At the corner locations where setback is reduced, the facade has been designed to be sensitive to the adjacent neighbors with limited window overlook for privacy, as wells as quality materials, raised planters and fence buffers.*
- D** *The scale is further reduced with a height reduction and setback at levels 6 and 7 at both the west and east corners. This height is compatible with the allowable zoning code height of the adjacent properties to the north. The use of consistent materials at the building corners allows the building to transition in scale and material along First, Warren and the north façade while integrating the facades with the project as a whole for a cohesive design.*
- E** *The overall massing of the east, west and north facades is reduced in scale through increased modulation at the units, the addition of balconies and the use of more residentially scaled materials such as the Woodtone stained lapped siding, wood privacy screens and window trim.*

*The Owner has made multiple attempts to reach out to the adjacent building owners to the north for feedback on this facade, however they have indicated that they are not interested in participating in the project.*



NORTH MASSING AS PRESENTED AT EDG

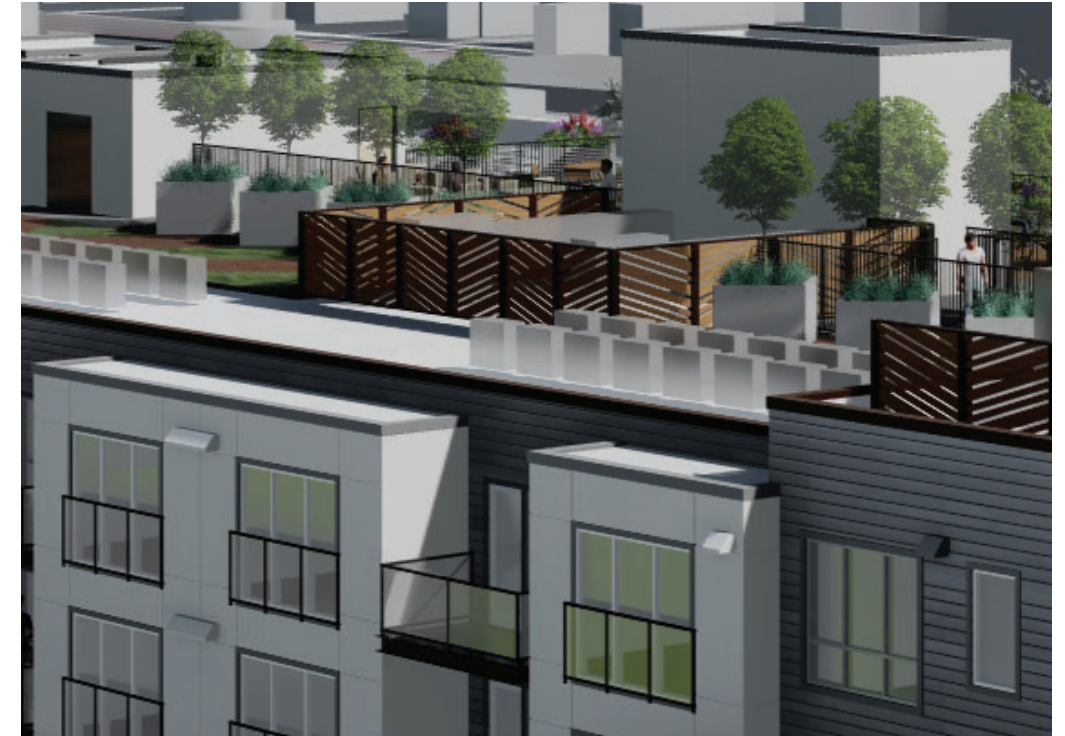
- E** *The north facade as presented at EDG has been refined to reduce the apparent height, bulk and scale of the massing to be more compatible with the lower scale residential neighbors to the north.*
  - *The previously proposed "frame" elements have been removed at the upper corners and the center bays.*
  - *The roof projections over the balconies have been removed.*
  - *The white bay modulations have been reduced in height allowing the lapped sided facade to be a consistent background element and to reduce the overall apparent height of the building.*





PROPOSED NORTH BUILDING FACADE

- E** Secondary architectural elements have been added / refined to better transition to the residential character of the east, west and north facades.
- Juliette balconies have been added at north facade white bays
  - Window trim has been added to provide detail and contrast.
  - Tall, linear wood privacy screens have been added to provide detail and warmth.
  - Contrasting coping has been added to lapped siding facade parapet.
  - Contrasting coping has been added to white bay parapet.
  - Level two terrace, landscaped planters soften the edges and fencing provides security.
  - Rooftop terrace provides landscaping, activity and visual interest to uphill neighbors.



- E** Lowered bay modulation with contrasting trim and coping helps to reduce scale and apparent height. Rooftop terrace provides landscaping, activity and visual interest for uphill neighbors.



- Transition:  
**E** Lowered bay modulation helps to reduce scale and apparent height. Balconies, window trim and siding texture provide residentially scaled secondary architectural elements.



2. Streetscape, ground plane and architectural details

- a. The Board warned the applicant about trying to overtly mimic nearby buildings, particularly those at a different scale, as a strategy to stitch the new project into the neighborhood. They stated that these moves would erode the concept of the building. Instead, the Board expected to see a design that was unique and internally coherent in and of itself as well as fitting into the neighborhood. They offered the following strategies to accomplish this goal:
- i. Provide secondary details on the proposal to add visual interest
  - ii. Call upon elements of the ground plane elsewhere in the building's design
    - 1. While the Board suggested the residential entry as a potential organizing element to guide this process, they were keen to give the applicant the flexibility to find design solutions that they felt best meet the intent of this guidance. (CS3, DC2 and CS3 – Uptown, and DC4)
- b. The Board stated that they expect to see secondary details to add visual interest and some level of character that transitions between the façade and the ground plane. The applicant should be prepared to demonstrate how they developed these features in future design review proposals. (CS2 Uptown, DC4 and DC4-Uptown)
- c. The Board was supportive of the ground floor canopy concept and asked to see it further refined at the recommendation phase. (CS3, DC1, PL2, PL3 and PL4- Uptown, and PL4)
- d. There were comments from the public citing concerns about the use of aluminum storefronts at the lower level. Given this concern and the amount of storefront the building creates along Roy Street the Board requested a detailed study of the storefront system as well as the uses and features happening behind them, above them and in front of them. The applicant will be expected to demonstrate how the landscape and hardscape work with these uses. However, the Board indicated preliminary approval of the small retail spaces and how the ground floor elevation cants back and forth to define these spaces and create visual interest. (CS3, PL3, PL3-uptown DC2, DC3, DC3-Uptown and DC4)

APPLICANT RESPONSE:

The proposed building design stands on its own as a unique building in Uptown. While taking design cues of the successful pedestrian oriented shopfronts found with in Uptown, they have been re-imagined into a larger scale contemporary design as an entire pedestrian streetscape and urban experience.

- A** The unique faceted facade of the shopfronts creates a dynamic pedestrian experience leading into and activating the large public plaza open space. The faceted ground plane combined with the more simple contemporary urban design of the building above strengthens the overall design concept of “Pedestrian Urbanism” and fits well into the vision and goals of Uptown and the Class 1 Pedestrian Roy Street frontage.
- B** Secondary elements have been incorporated into the design to provide visual interest, to enhance the pedestrian experience and to bring the upper level and ground plane together into a cohesive design. These elements include:
- Canopy / trellis element suspended below high building cantilever to provide scale, texture and interest as well as opportunities for retail and residential entry signage and lighting.
  - Storefront detailing and patterning, subtly different at each shopfronts.
  - Dark bronze storefront contrasted by the warmth of wood entry doors.
  - Upper level “urban grid” of contrasting materials and recessed windows.
  - Material texture and contrast: woodgrain and smooth siding, board formed concrete & glazing
  - Balcony railing detailing
  - Residential entry detail and emphasis
  - Public art
- C** Angular elements of the ground plane are integrated into the building above through two unique art focal facade features that connect the upper floors all the way down to the retail frontage, identifying the key corner commercial entry locations. The angular motif is also incorporated into the plaza design and entry pathway. The middle bay is capped with a trellis element visually linking to the streetscape trellis elements.
- D** The storefront windows have been revised from clear aluminum to a dark anodized bronze to look less “office-like”. Operable storefronts are provided at the corner retail spaces at the public plaza providing opportunities for outdoor seating and/or interaction with the activities in the plaza. We have opted to keep the storefront system simple to serve as a backdrop to the hardscape and landscape frontage, paving patterns, upper level trellises, signage and art pieces. Each shopfront has a subtly different patterning and character. This approach will allow the commercial tenants the opportunity to express their own brand character as what is seen beyond the storefronts. See sheets 54-71 for storefront sections and renderings.

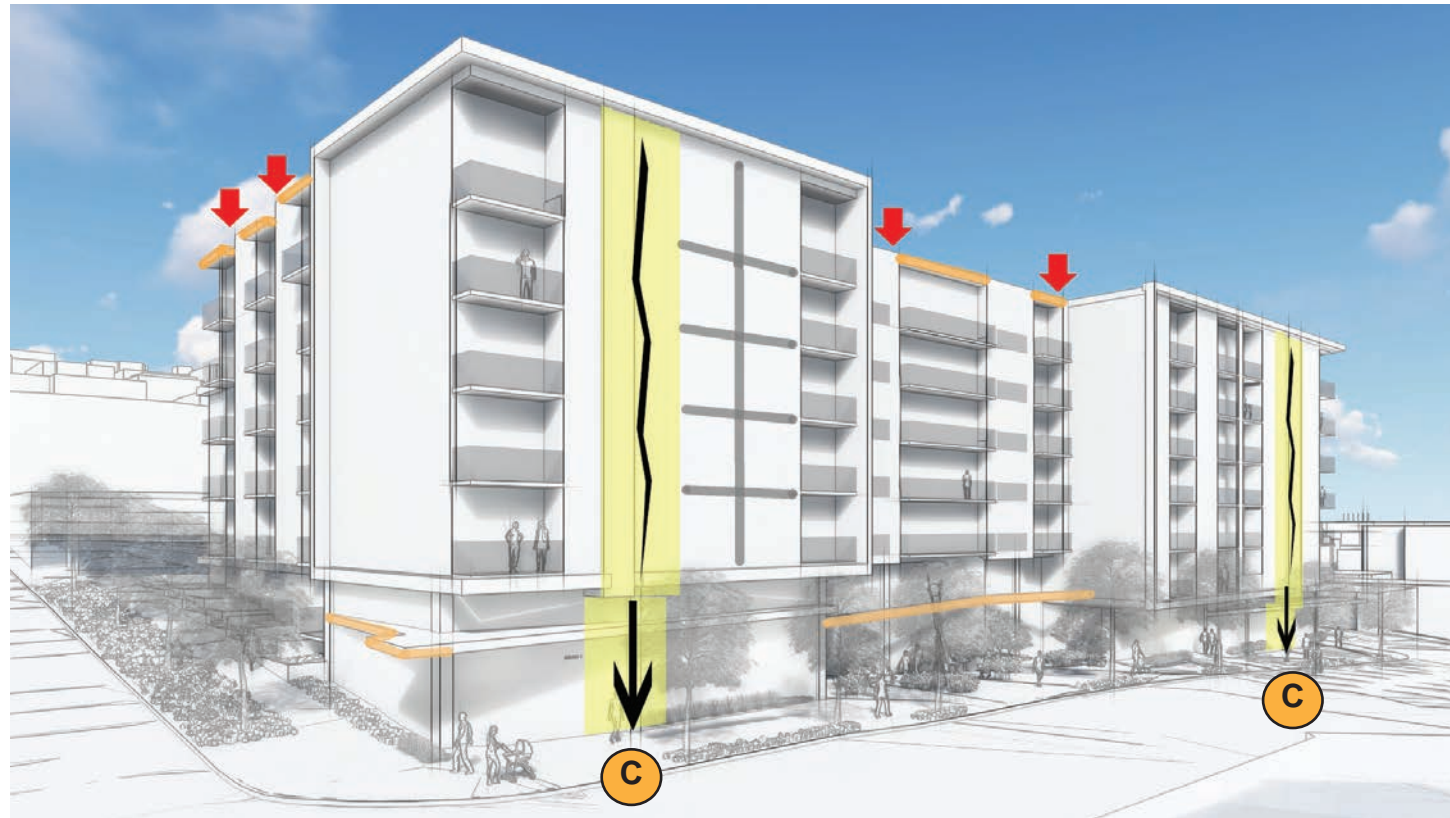


PROPOSED EDG PLAZA



PLAZA - SECONDARY ELEMENTS FOR VISUAL INTEREST





SOUTH ROY STREET MASSING AS PRESENTED AT EDG

The reduced massing elements of the north facade have been carried around to the east and west sides and plaza inset for consistency of design at the upper level residential uses.

- The roof projections over the balconies have been removed.
- The white bay modulations have been reduced in height allowing the lapped sided facade to be a consistent element and to provide hierarchy to the facade.
- The marquee spandrel beam spanning over the plaza has been removed to visually open up the plaza to the sidewalk and feel more inviting to the public.

C

The urban massing along Roy Street has been refined with a contemporary urban grid with recessed windows and balconies. A unique focal artwork facade has been added at each corner linking the vibrant streetscape experience to the residential levels above.



RETAIL CORNERS- SECONDARY ELEMENTS FOR VISUAL INTEREST



PROPOSED SOUTH ROY STREET FACADE



2. Streetscape, ground plane and architectural details - continued

e. The Board had some concerns about the delineation of public versus private space along Roy St. They expect to see studies of how these spaces will function as well as supporting information for how the applicant arrived at their conclusions. This study must include dimensions, details of landscape and hardscape features and circulation patterns. (DC1, DC3-Uptown and DC3)

APPLICANT RESPONSE:

The proposed landscape and hardscape design have been revised to blur the delineation of the on-site public plaza and the public right-of-way.

- A** The previous plaza hardscape had a hard edge delineation between the public sidewalk and the plaza at the property line. In the proposed scheme, the sidewalk paving pattern extends into the plaza undulating the sidewalk edge. The residential entry pattern extends out to ROW (pending SDOT approval). Raised planters have been revised to at-grade planters and benches where possible along the ROW to reduce barriers. Each of these elements help to increase visibility and encourage public use of the plaza.
- B** The previously shown multiple small seating areas have been opened up physically and visually to be more apparent and welcoming as public spaces.

Requested detailed study of the open space plaza including sections and dimensions are included on sheets 54 - 71.

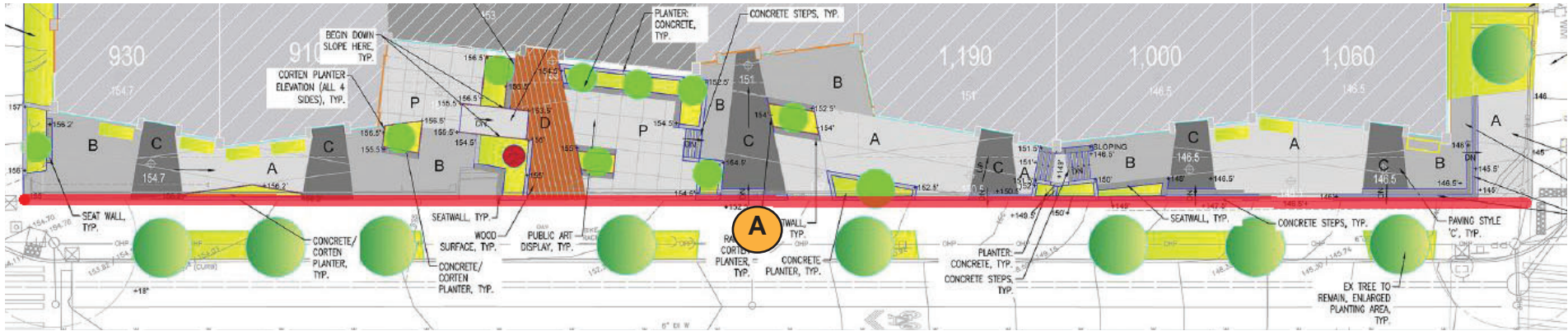
f. The surrounding buildings and topography of the local area will make the roof of this building very visible. For this reason, the Board emphasized the importance of the “fifth” elevation (the roof). They requested perspectives and renderings from the hill to the north, demonstrating a thoughtful, well-integrated design of the roof. (CS1 Uptown, CS3 Uptown, CS1, CS3 DC2 and DC3)

APPLICANT RESPONSE:

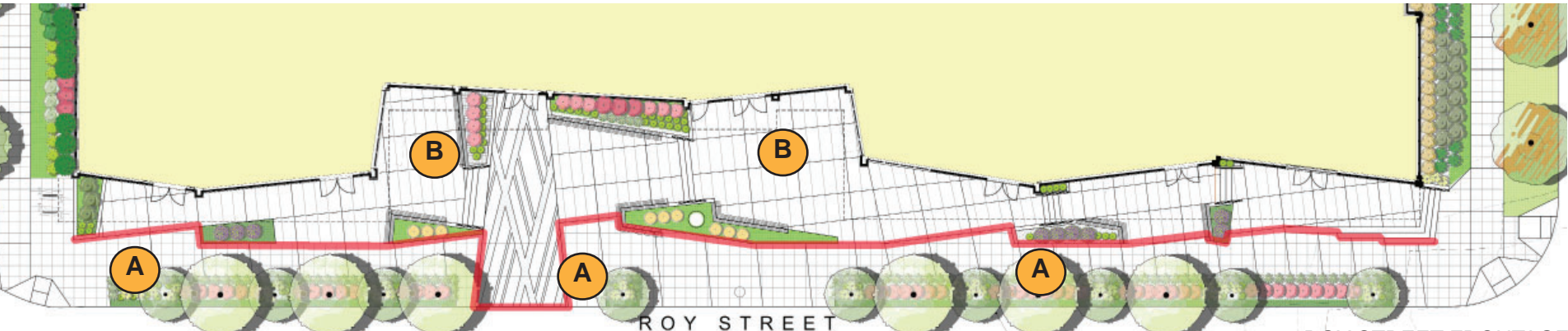
The proposed design includes a roof terrace. Green roof and large plantings are provided along the north side to soften the views from uphill. Activity, furnishings, hardscape and landscape will create visual interest and the “fifth elevation” at the roof. See renderings sheet 53 & landscape sheet 74.



ROOF TERRACE



EDG - ROY STREET FRONTAGE



ROY STREET FRONTAGE

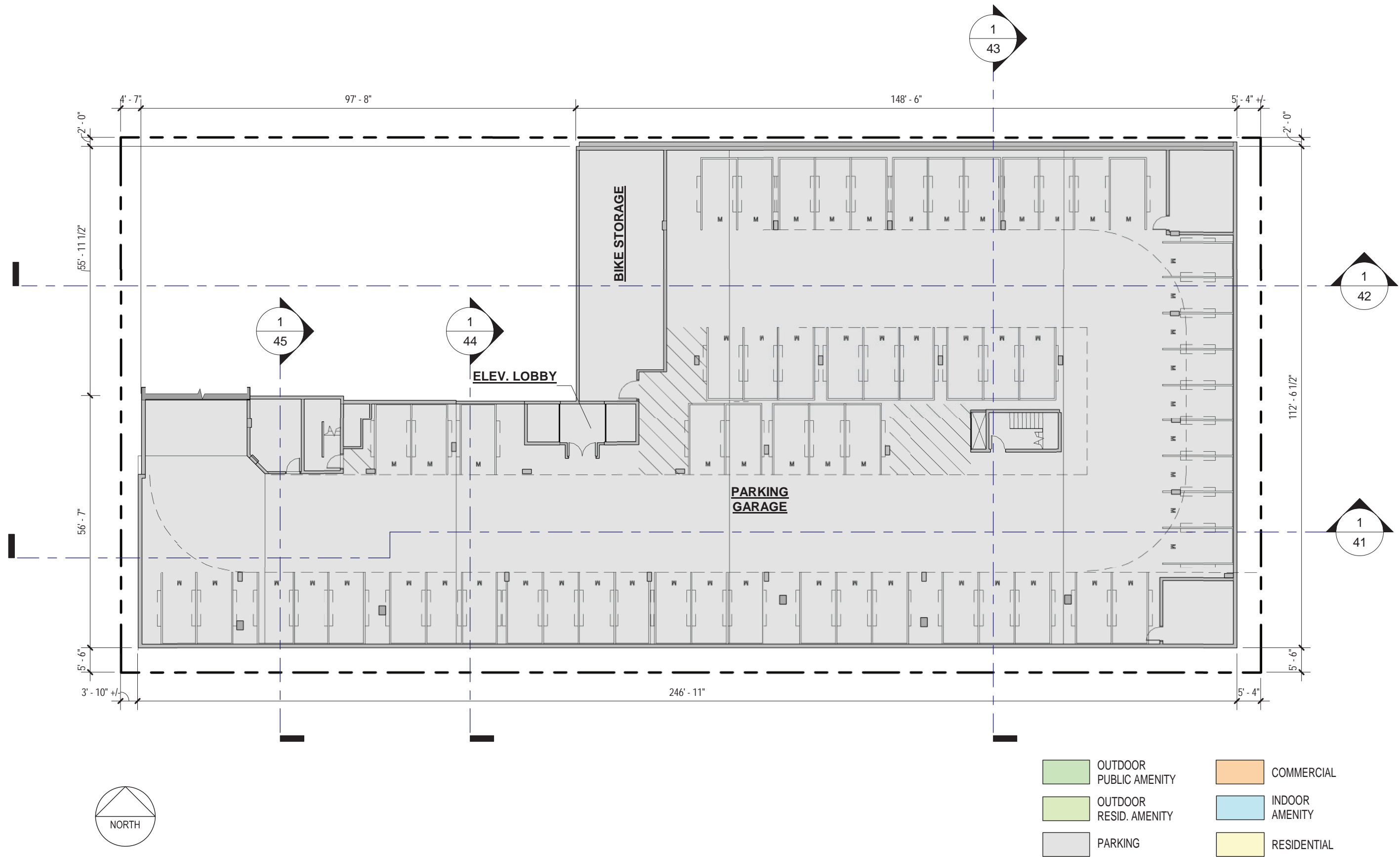


ROY STREET PUBLIC OPEN SPACE PLAZA



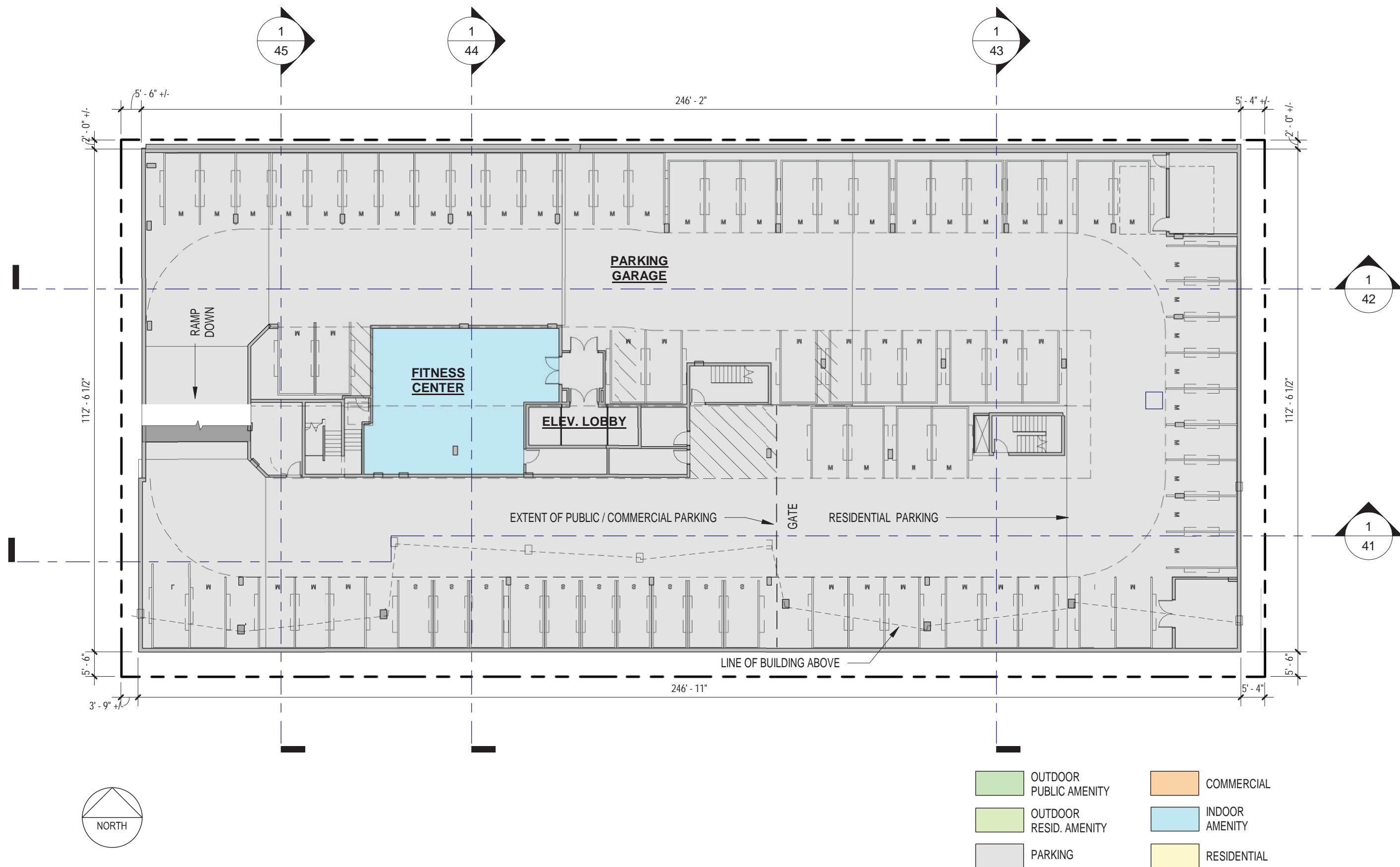






LEVEL P2 - PARKING GARAGE









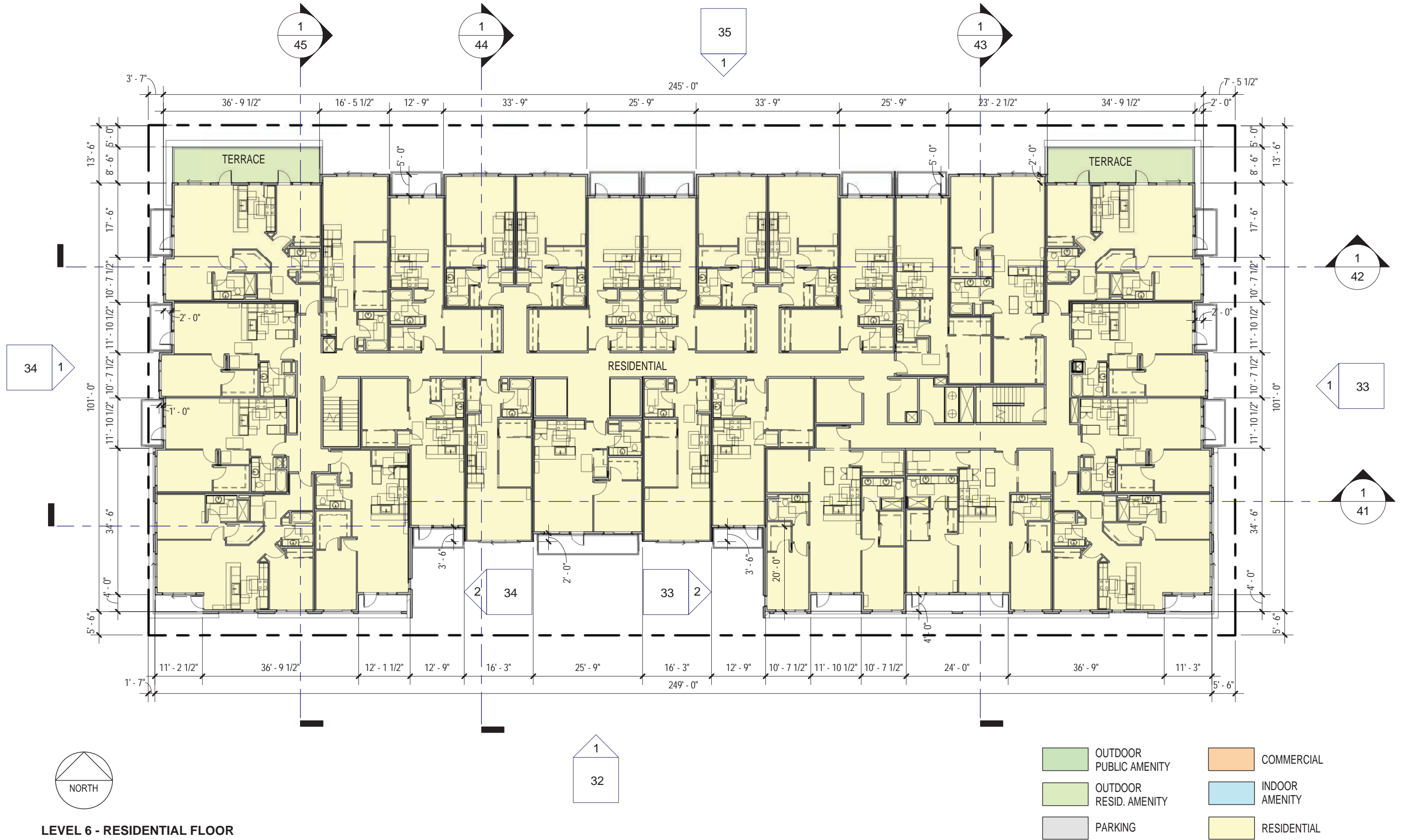




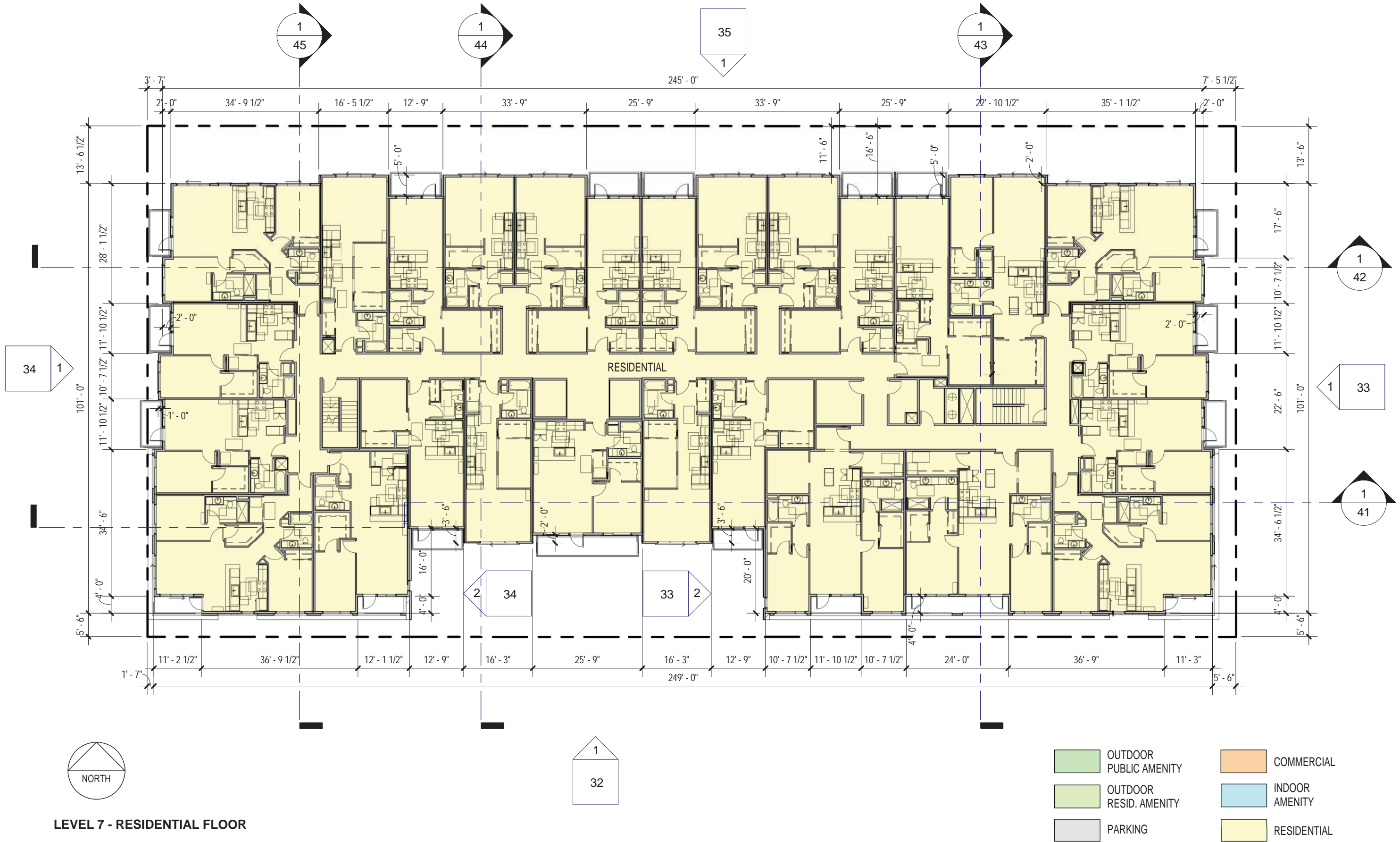






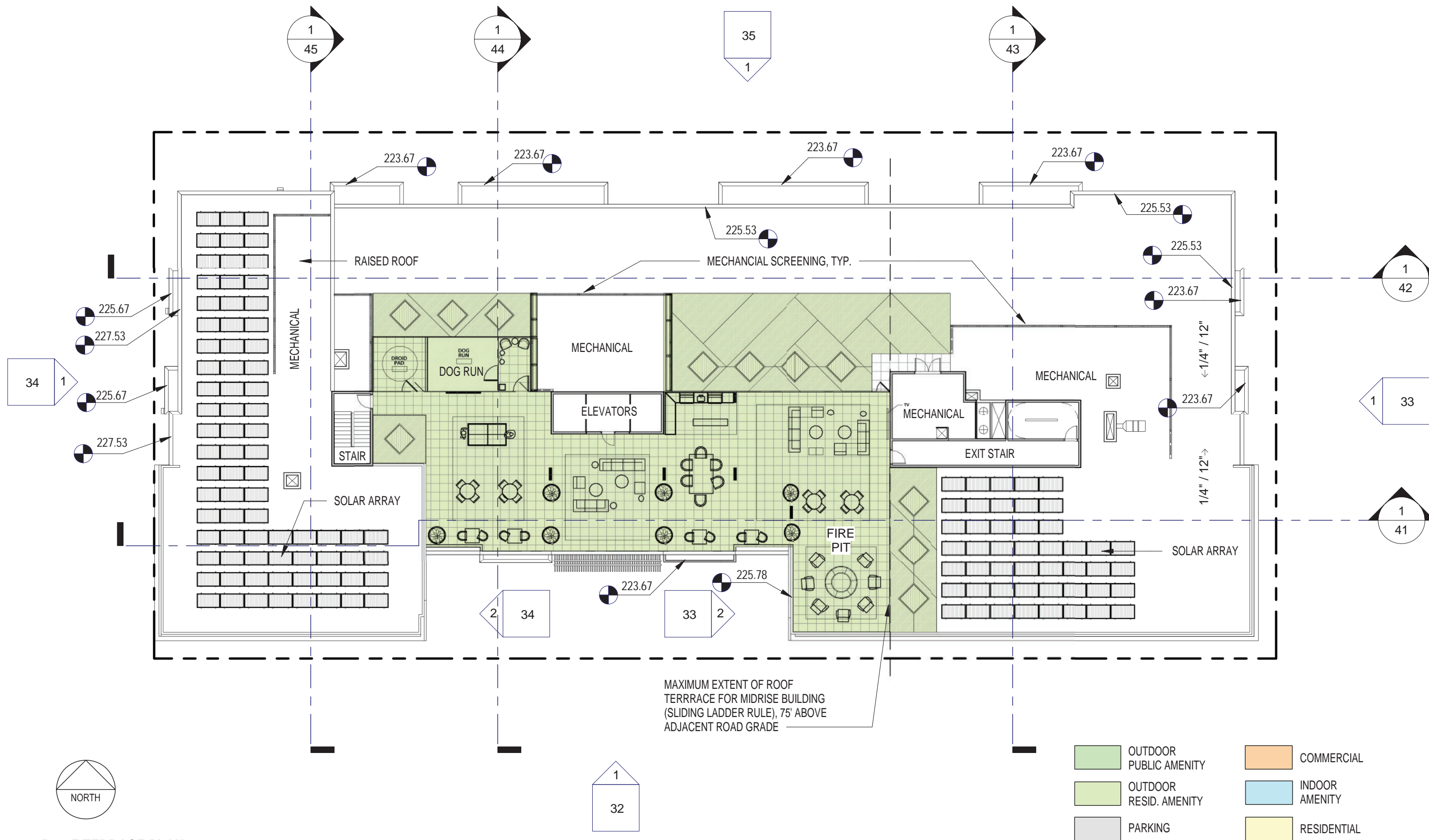






LEVEL 7 - RESIDENTIAL FLOOR





ROOF TERRACE PLAN

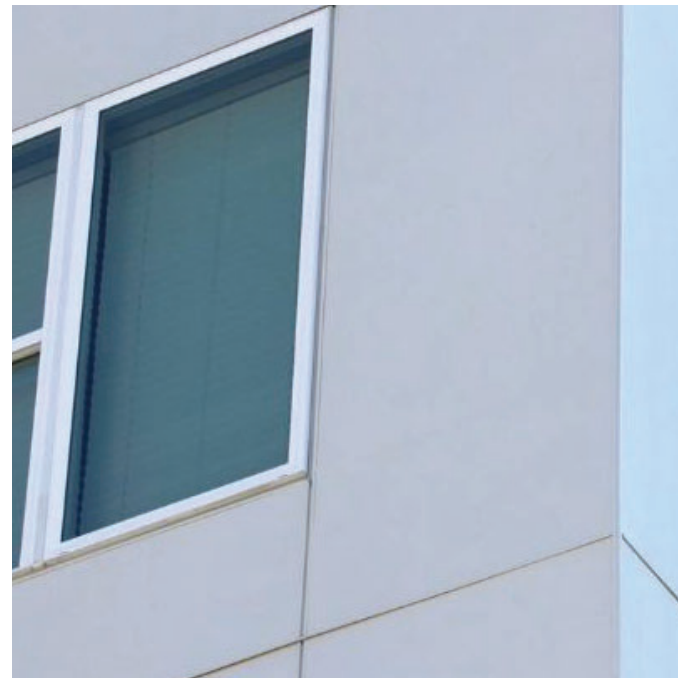




**2** - NICHHA VINTAGEWOOD FIBER CEMENT  
COLOR: BARK ORIENTATION: VERTICAL



**3** - NICHHA VINTAGEWOOD FIBER CEMENT  
COLOR: CEDAR ORIENTATION: VERTICAL



**5** - HARDIE-PANEL FIBER CEMENT (5/16") PAINTED  
W/ REVEALS  
COLOR: SHERWIN-WILLIAMS PURE WHITE SW 7005

**10** - VINYL WINDOWS - NO TRIM  
COLOR: WHITE



**21** - 4MM ALUMINUM COMPOSITE PANEL  
COLOR: WHITE  
- FRAME  
- SOFFIT @ COMMERCIAL FRONTAGE  
- INSET WALLS @ COURTYARD



**1** - BOARD FORMED CONCRETE  
COLOR: NATURAL / HORIZONTAL



**19** - PERFORATED METAL - FOCAL FEATURE WALL  
ALUMINUM NATURAL



**18** - FEATURE JULIETTE RAILINGS

**20** - CUSTOM LIGHT FIXTURES



**14** - ALUMINUM STOREFRONT  
COLOR: ANODIZED DARK BRONZE  
CLEAR GLAZING, TYPICAL

**15** - ALUMINUM STOREFRONT W/ WHITE  
SPANDREL GLASS (LVL 2 ONLY)



**9** - TRELLIS - METAL FABRICATIONS  
MATCH NATURAL FIR COLOR

**13** - FIR WOOD ACCENTS (DOORS)  
COLOR: NATURAL / CLEAR FINISH



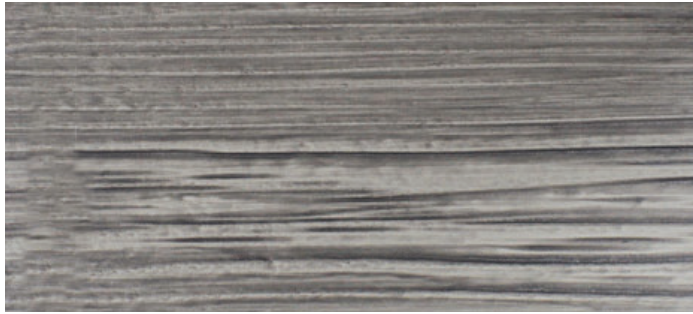
**6** - ACCENT SIDING AT  
LOBBY ENTRY  
COLOR: FIR





**16 & 17** - METAL FABRICATED BALCONIES AND RAILS  
COLOR: DARK BRONZE

**23** - PARAPET COPING ON LAP SIDING  
COLOR: DARK BRONZE



**10** - HARDIE- TRIM AT WINDOWS WITH TRIM (3-1/2")  
WOODTONE STAINED: CASCADE SLATE

NOTE: WHITE PARAPET FLASHING TO COLOR  
MATCH TRIM



**22** - WOOD OR METAL FABRICATION - PRIVACY & MECHANICAL  
SCREENS  
COLOR: MATCH FIR - NATURAL  
FRAMES: DARK BRONZE



**5** - HARDIE-PANEL FIBER CEMENT (5/16") PAINTED  
W/ REVEALS  
COLOR: SHERWIN-WILLIAMS PURE WHITE SW 7005

**10** - VINYL WINDOWS WITH TRIM  
COLOR: WHITE  
TRIM: WOODTONE CASCADE SLATE



**4** - HARDIE-PLANK FIBER CEMENT 6" LAPPED SIDING  
WOODTONE STAINED: CASCADE SLATE  
METAL OUTSIDE CORNER TRIM



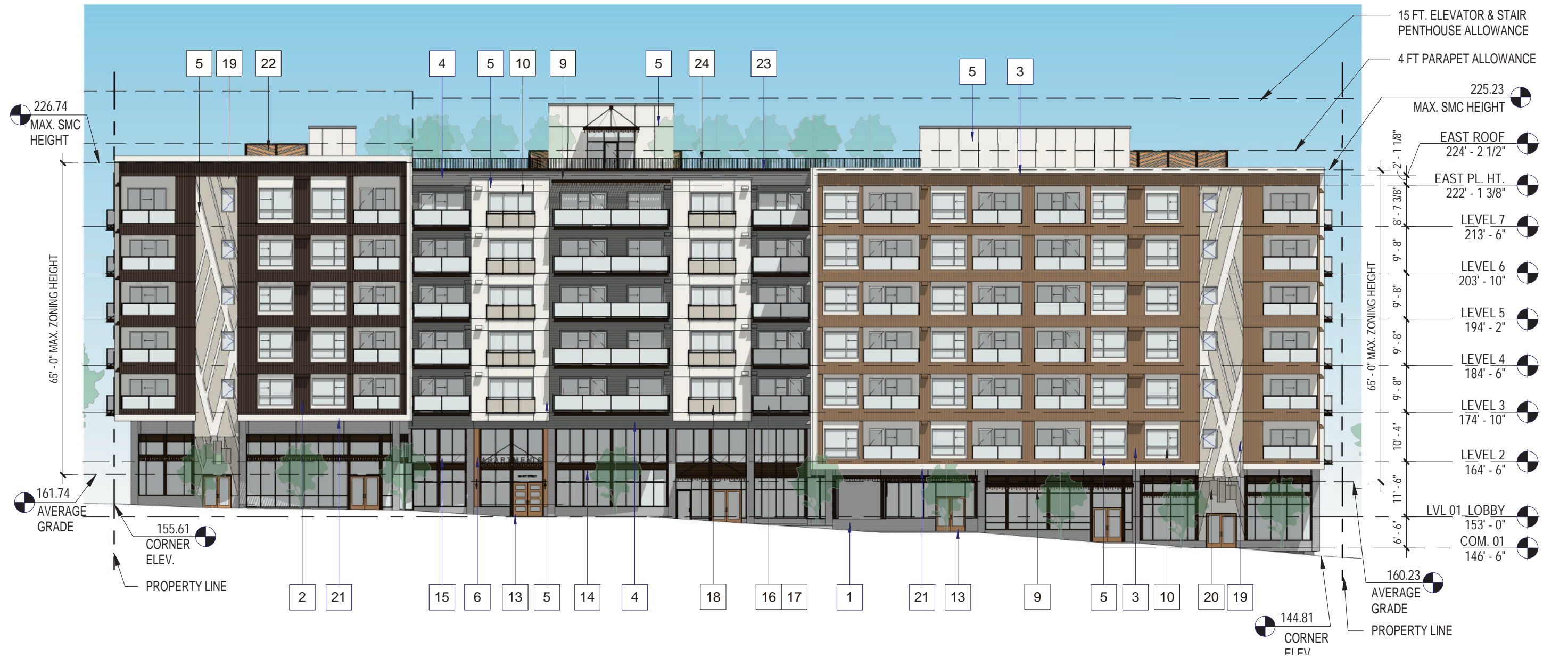
**22** - PRIVACY SCREENS (SEE ABOVE)

**16** - GLASS BALCONY RAILING / DARK BRONZE FRAME

**17** - BALCONY - METAL FABRICATION DARK BRONZE  
W/ ALUMINUM PLANK

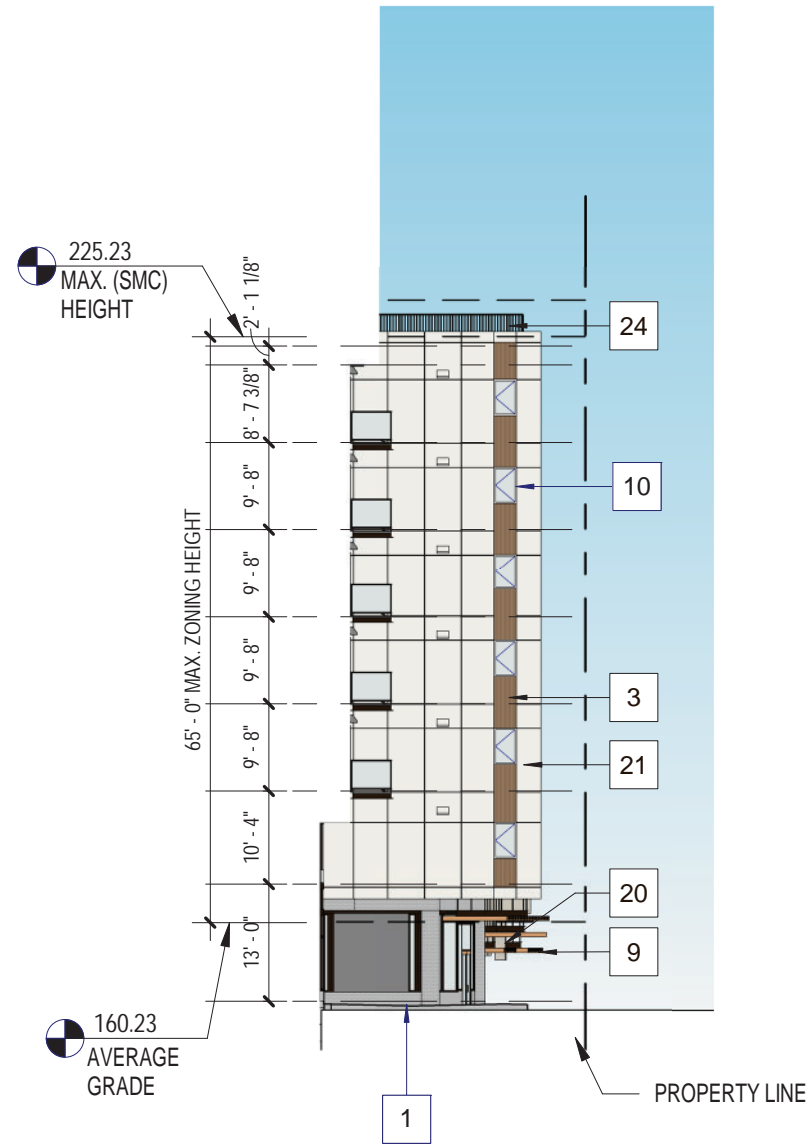
**24** - VERTICAL PICKET ALUMINUM FENCING AND RAILING  
COLOR: DARK BRONZE



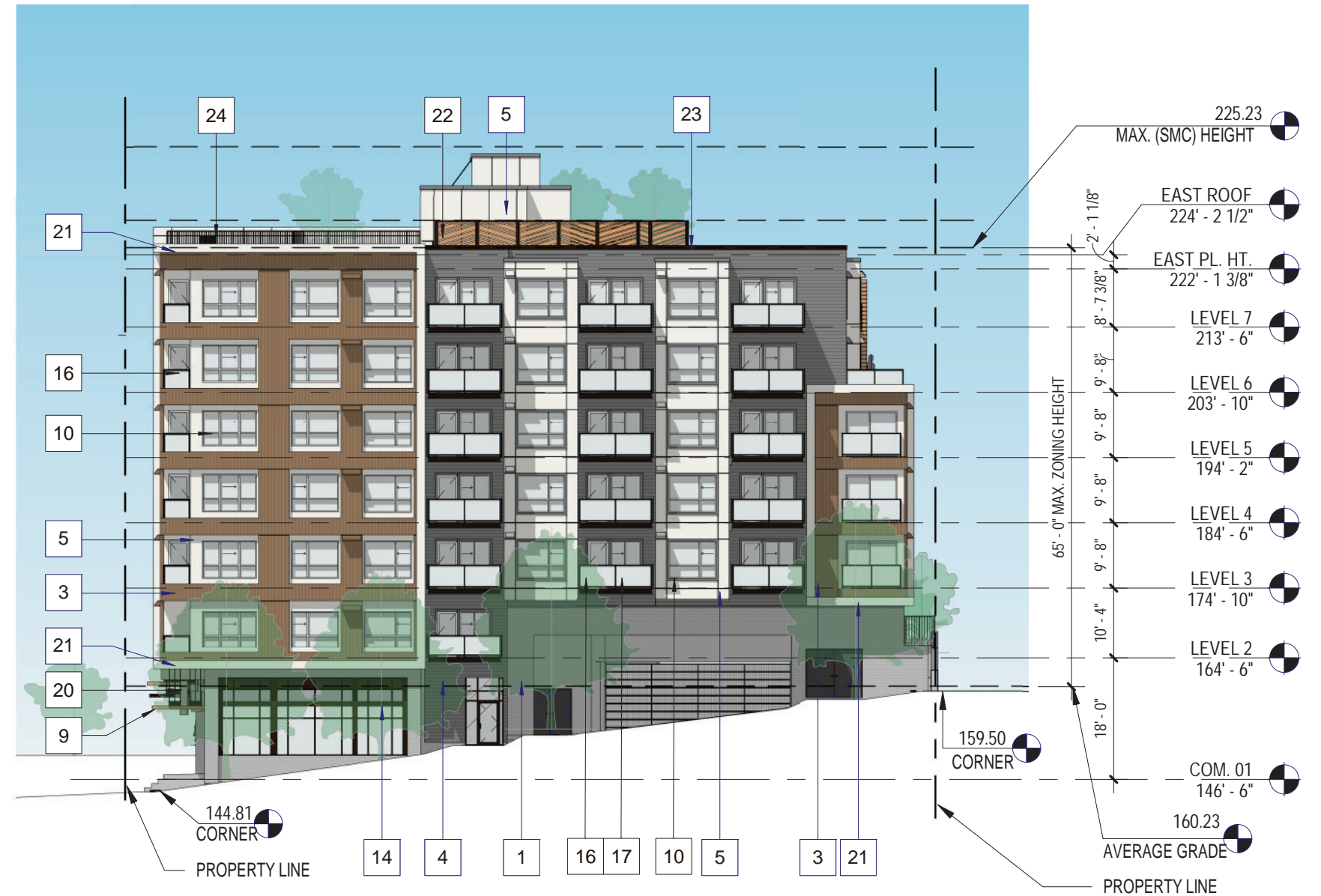


ROY STREET - SOUTH ELEVATION



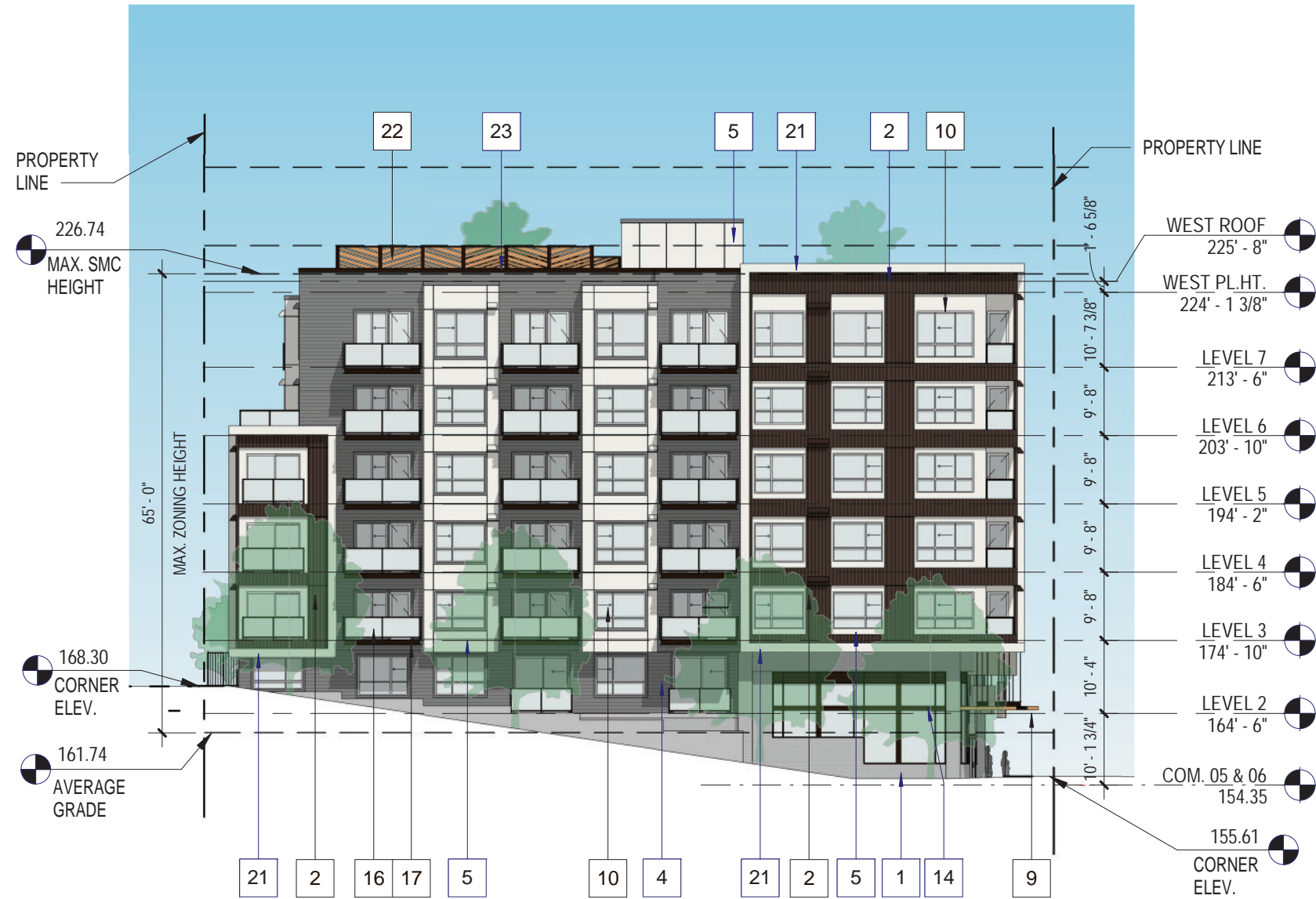


COURTYARD- EAST ELEVATION

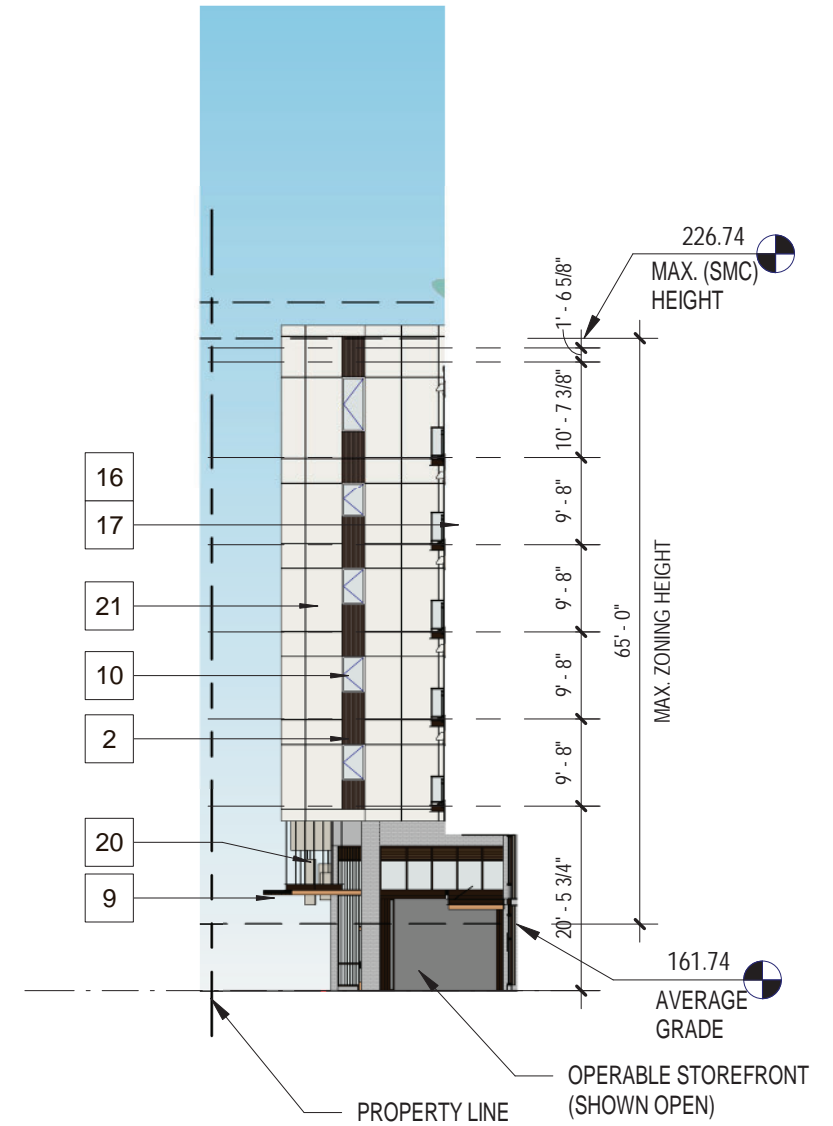


WARREN AVENUE N. - EAST ELEVATION



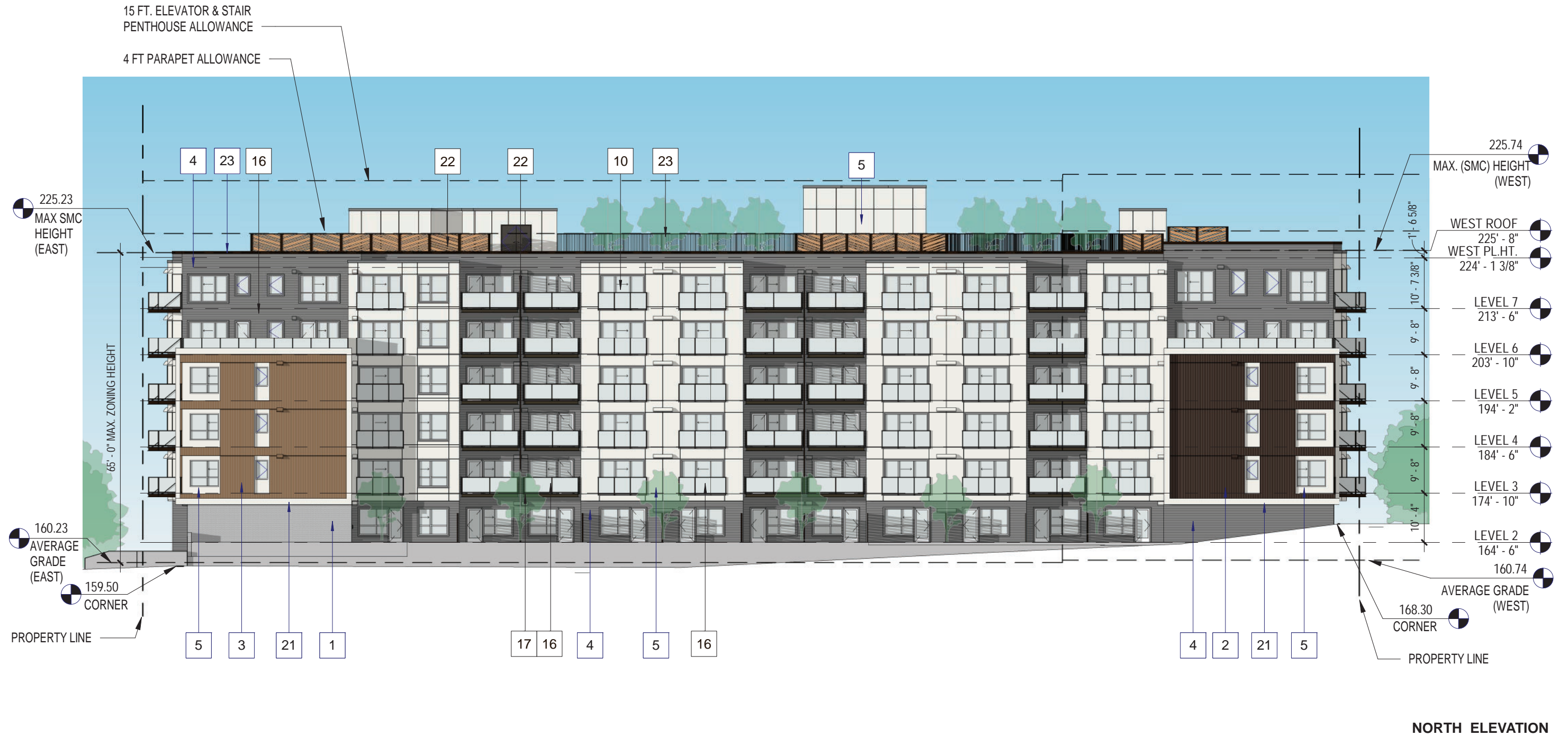


FIRST AVENUE - WEST ELEVATION



COURTYARD- WEST ELEVATION







PUBLIC ART in the PLAZA

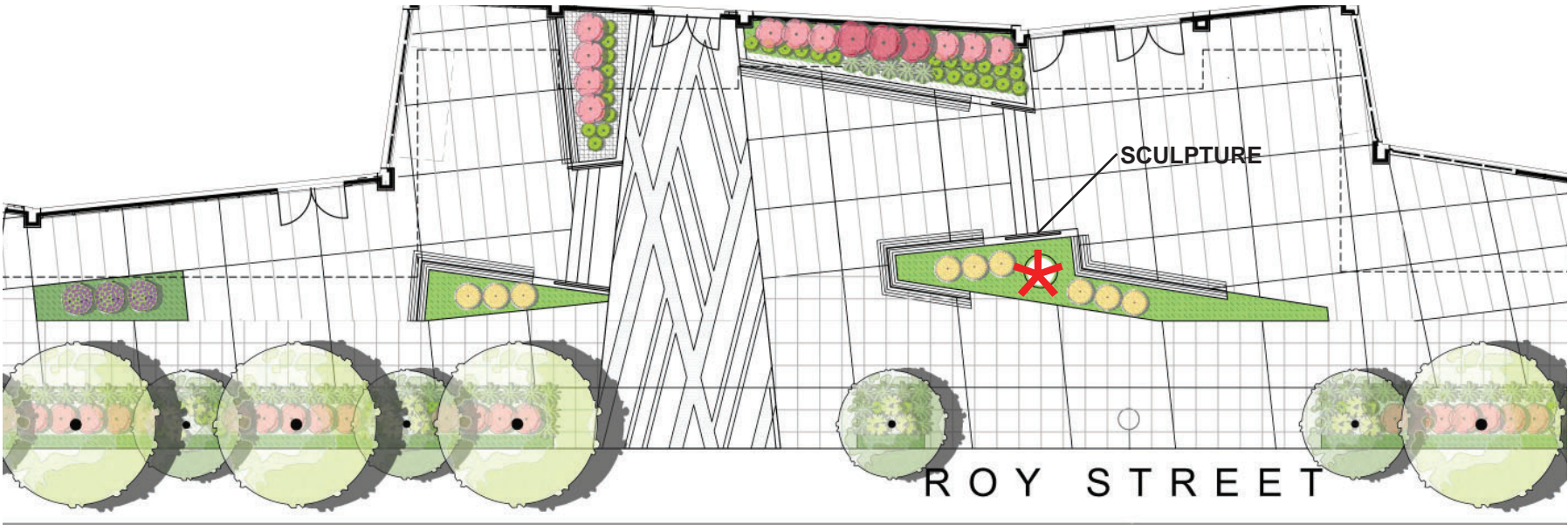
Public art is a key characteristic of the Heart of Uptown and this project strives to make visual art an integral part of the design concept. In addition to the focal art facades on the Roy Street frontage and the unique, artfully sculpted pedestrian experience, a centerpiece public art sculpture will be provided in the large open space plaza on Roy Street.

For this centerpiece sculpture, the developer has engaged a consultant that is both an active Seattle based artist and works to facilitate the collaboration between developers and local (or regional) artists for integrated original site-specific artwork that reflects the unique personality of each building. A brief outline of the process would include:

- Issuance of an RFQ and review submittals for 2 – 3 candidates to undertake a conceptual study,
- Review of conceptual studies,
- Submission review,
- Outreach to and coordinate community groups (including Uptown Alliance Cultural Committee) for an artwork selection panel,
- Coordinate fabrication and installation of artwork and
- Organize an Artist community presentation.

NATURE INSPIRED  
WHIMSICAL  
COLORFUL

GEOMETRIC  
ANGULAR  
VERTICAL / SLENDER



PUBLIC ART PLAZA LOCATION



SCULPTURE EXAMPLES

PLACEHOLDER SCULPTURE AT PLAZA BY LOCAL ARTIST

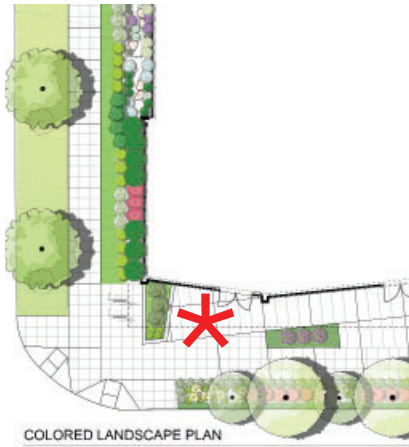




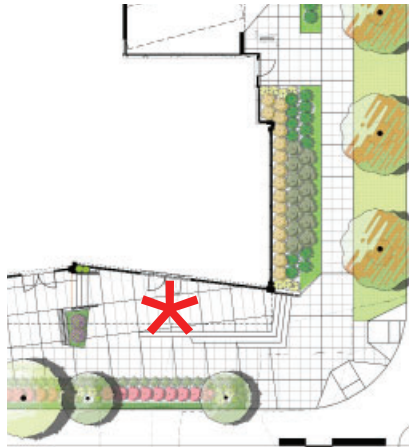
FOCAL WALL INSPIRATION - DAY



FOCAL WALL INSPIRATION - NIGHT



ROY STREET - WEST LOCATION



ROY STREET - EAST LOCATION

ART CONCEPT - FOCAL FEATURES



PERFORATED METAL SHAPES - CREATE PATTERN WITH NEGATIVE SPACE



PATTERN IS ILLUMINATED AT NIGHT



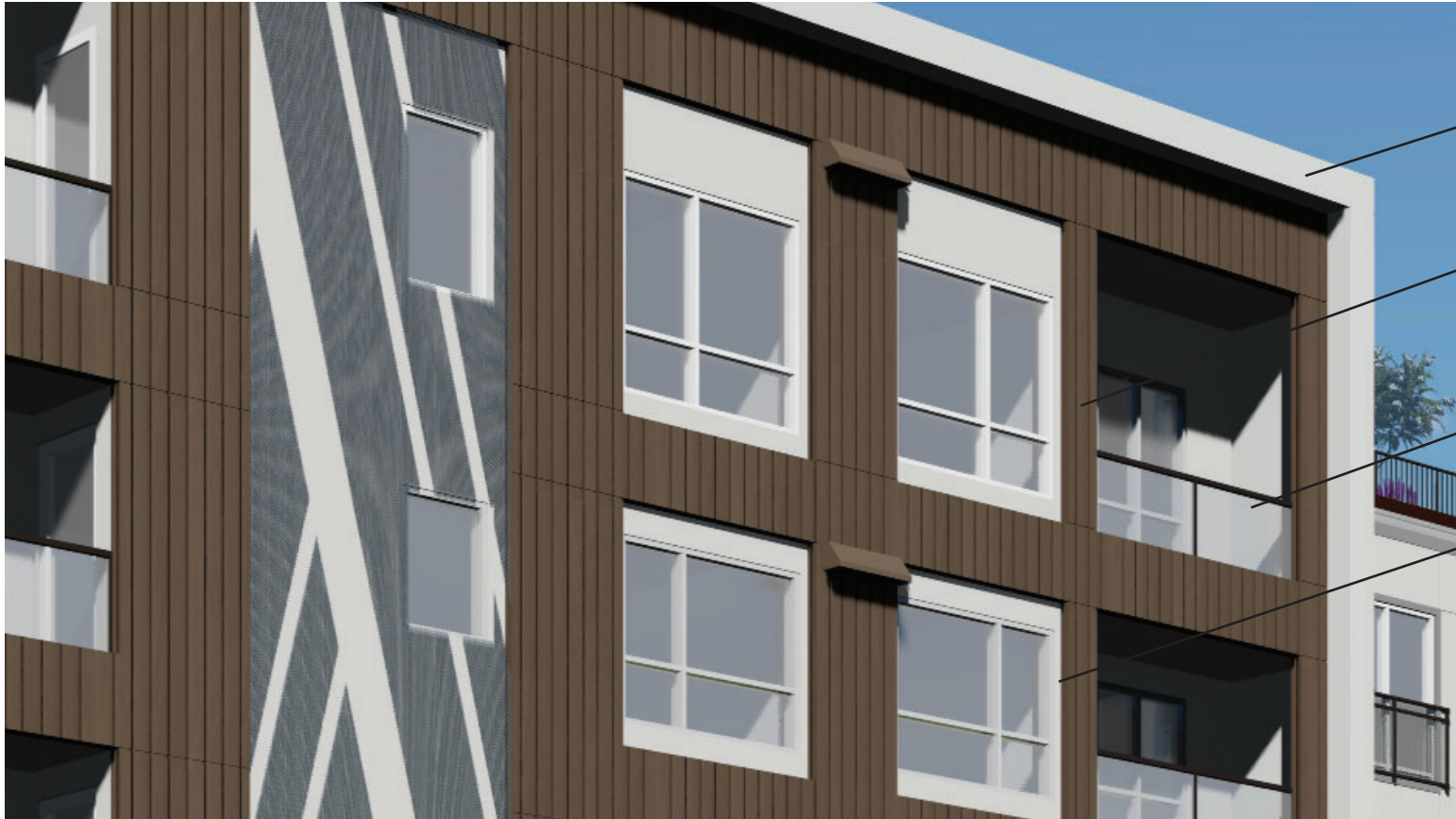
CUSTOM LIGHT FIXTURES



PERFORATED METAL PANELS ON STANDOFFS







- 4mm ACM ALUMINUM METAL FABRICATION FRAME  
- 12" PROJECTION
- CONTEMPORARY "URBAN BOX" - NICHHA VINTAGEWOOD  
PANEL SIDING - VERTICAL
- RECESSED BALCONIES - GLASS RAIL
- RECESSED WINDOWS

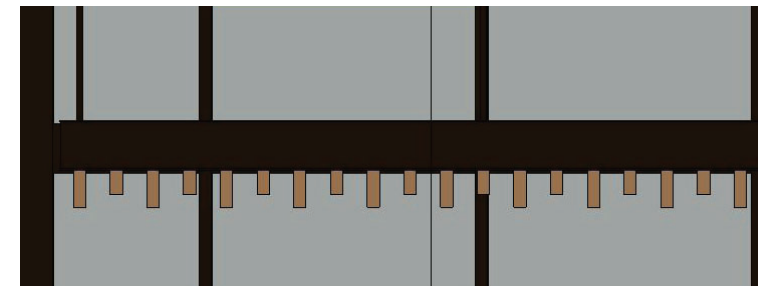
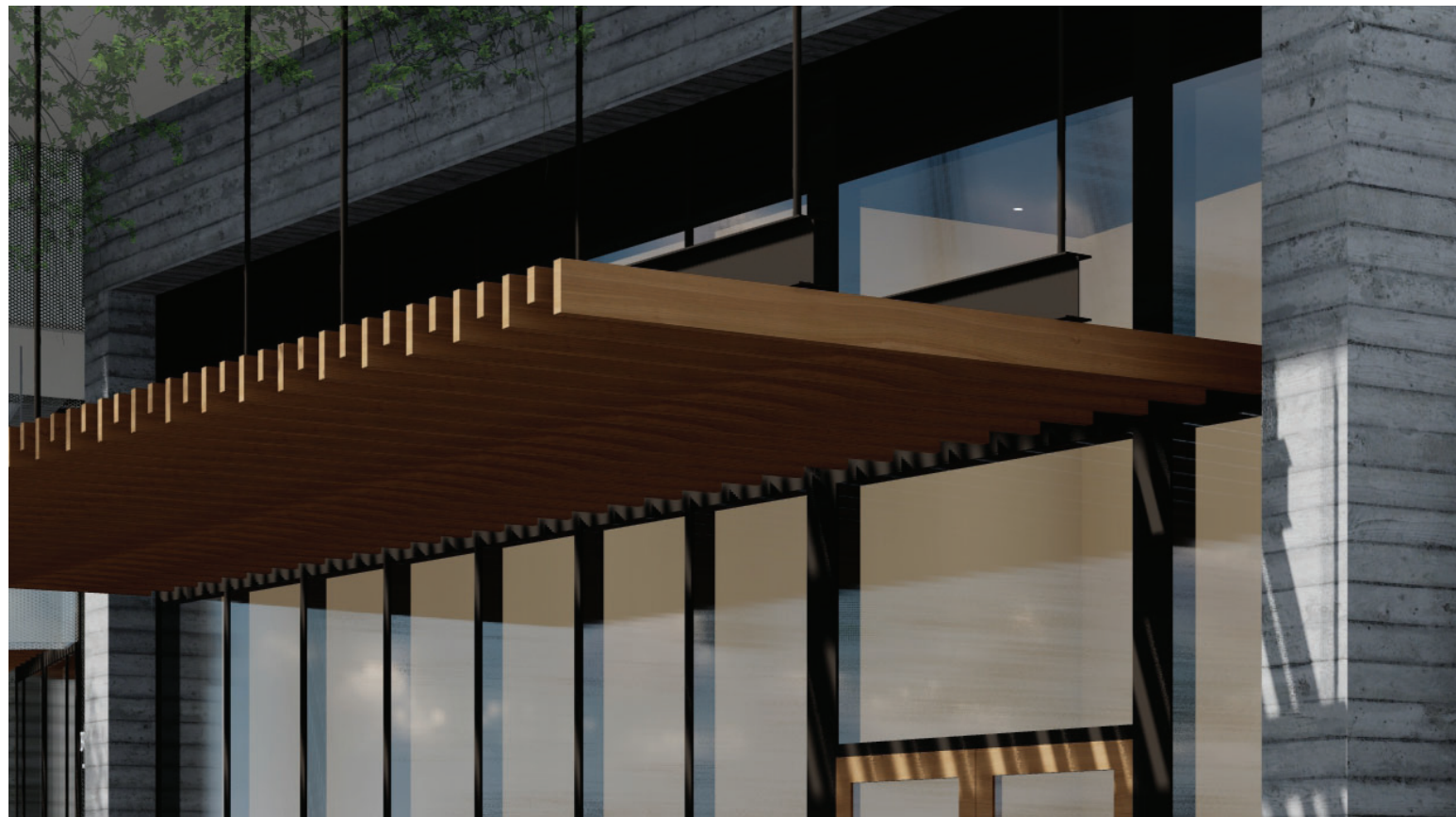
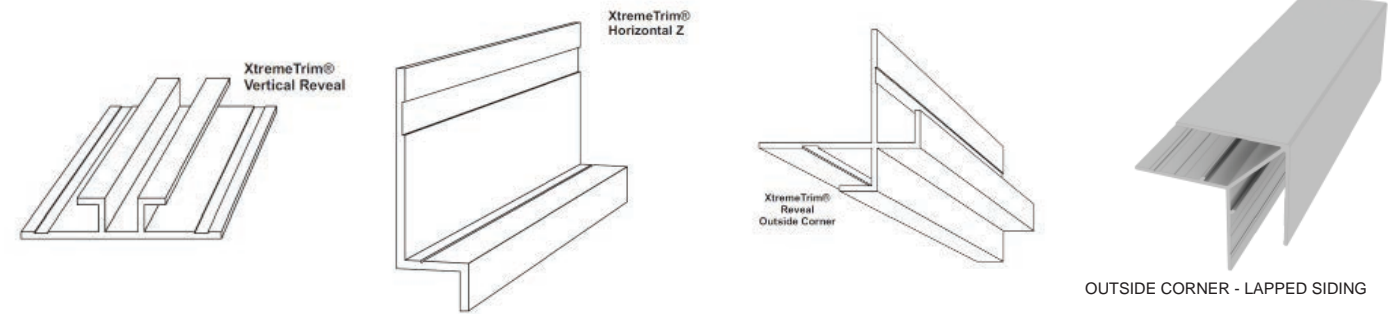


- CONTEMPORARY "URBAN BOX" - NICHHA VINTAGEWOOD  
PANEL SIDING - VERTICAL
- RECESSED WINDOWS - 3-1/2" RECESS
- 1/2" NICHHA REVEAL AND HORIZONTAL FLASHING  
ALIGN WITH TOP OF WINDOW RECESS, TYPICAL
- RECESS AT FOCAL WALL - 3-1/2" RECESS  
PERFORATED METAL PANELS ON 2" STANDOFFS



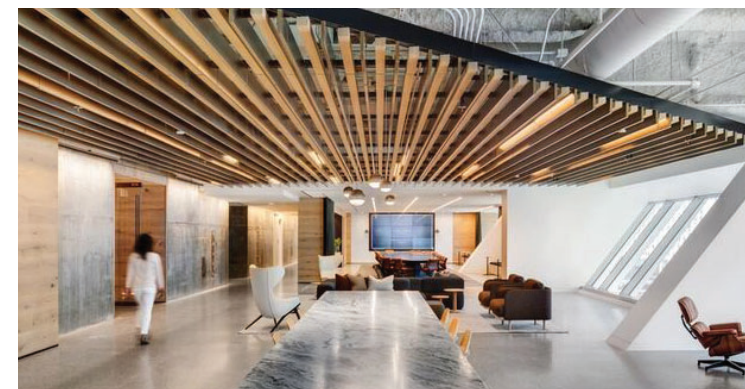


- DARK BRONZE PARAPET COPING
- GRAY PARAPET COPING
- LAPPED SIDING (6" EXPOSURE) WOODTONE STAIN & TEXTURE W/ METAL OUTSIDE CORNER TRIM
- HARDI-TRIM WOODTONE WINDOW TRIM - 3 1/2" WIDTH
- DARK BRONZE BALCONIES W/ ALUMINUM DECKING AND GLASS RAILINGS
- 5/16" HARDIE-PANEL (PAINTED) WITH REVEALS



TRELLIS DETAIL

- 1" THREADED ROD - DARK BRONZE, SUSPEND TRELLIS FROM SOFFIT ABOVE
- 8" CHANNEL - DARK BRONZE
- 2x6 TUBE - MATCH FIR COLOR
- 2x4" TUBE- MATCH FIR COLOR
- METAL ELEMENTS TO BE EITHER ALUMINUM (WOODGRAIN) OR STEEL (PAINTED)



- TRELLIS DESIGN CONCEPT :**
- NINE WOOD SUSPENDED CEILING TREATMENT
- PROVIDES SCALE, WARMTH, TEXTURE & SHADOW





PRIVACY SCREENS  
1X6 WOOD OR ALUMINUM (WOOD LOOK) SLAT WALL  
DARK BRONZE FRAME

BOLT-ON METAL FABRICATED BALCONIES WITH  
GLASS RAILING  
DARK BRONZE FRAME / ALUMINUM DECKING

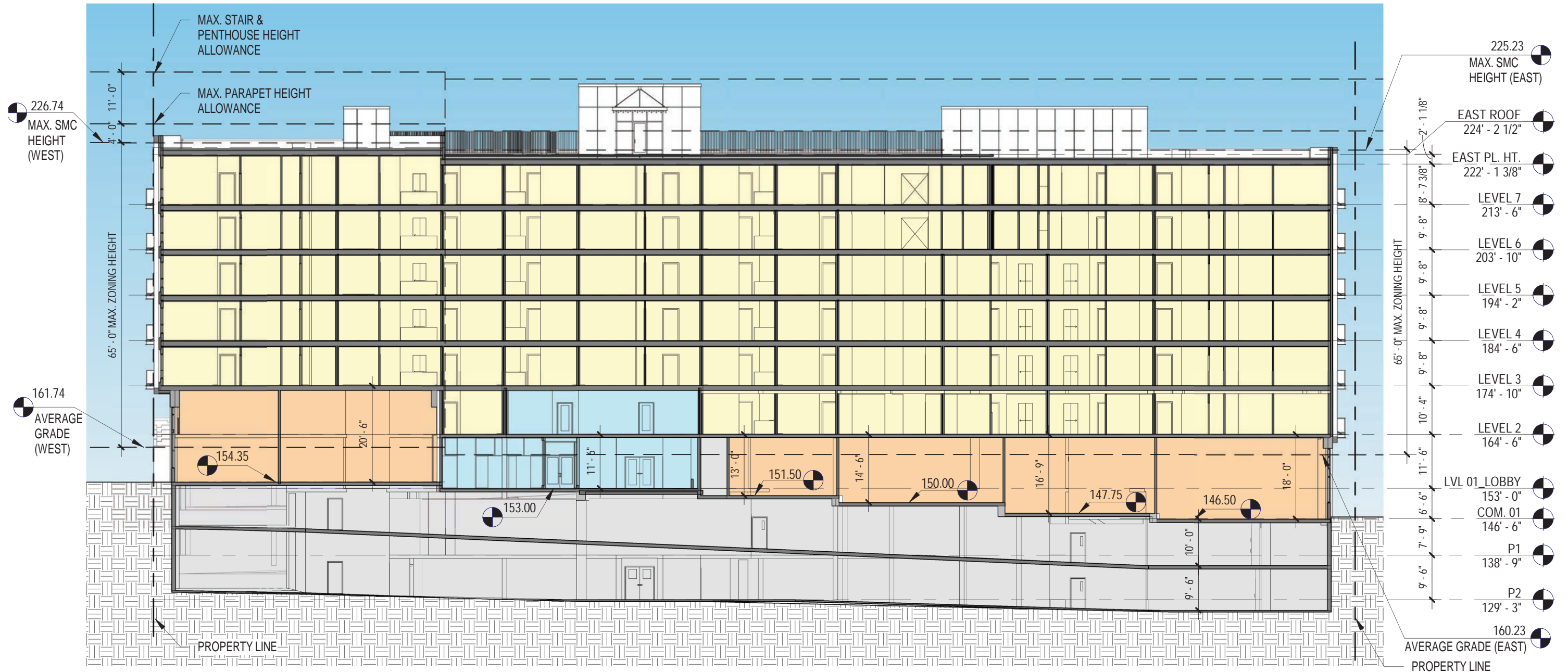
JULIETTE BALCONY WITH GLASS RAILING  
DARK BRONZE FRAME

5/16" HARDIE-PANEL (PAINTED) WITH REVEALS  
CONTRASTING WINDOW TRIM & COPING

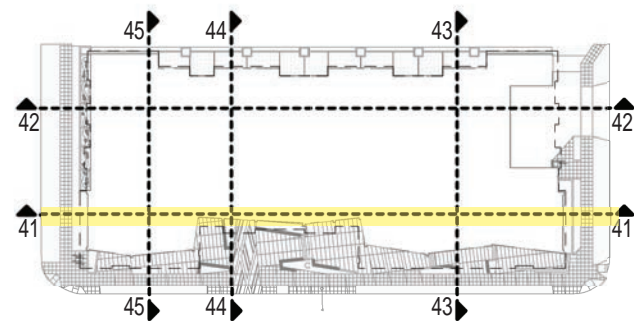
LAPPED SIDING (6" EXPOSURE) WOODTONE STAIN & TEXTURE

VERTICAL PICKET ALUMINUM FENCING  
MOUNTED ON EXISTING RETAINING WALL  
DARK BRONZE





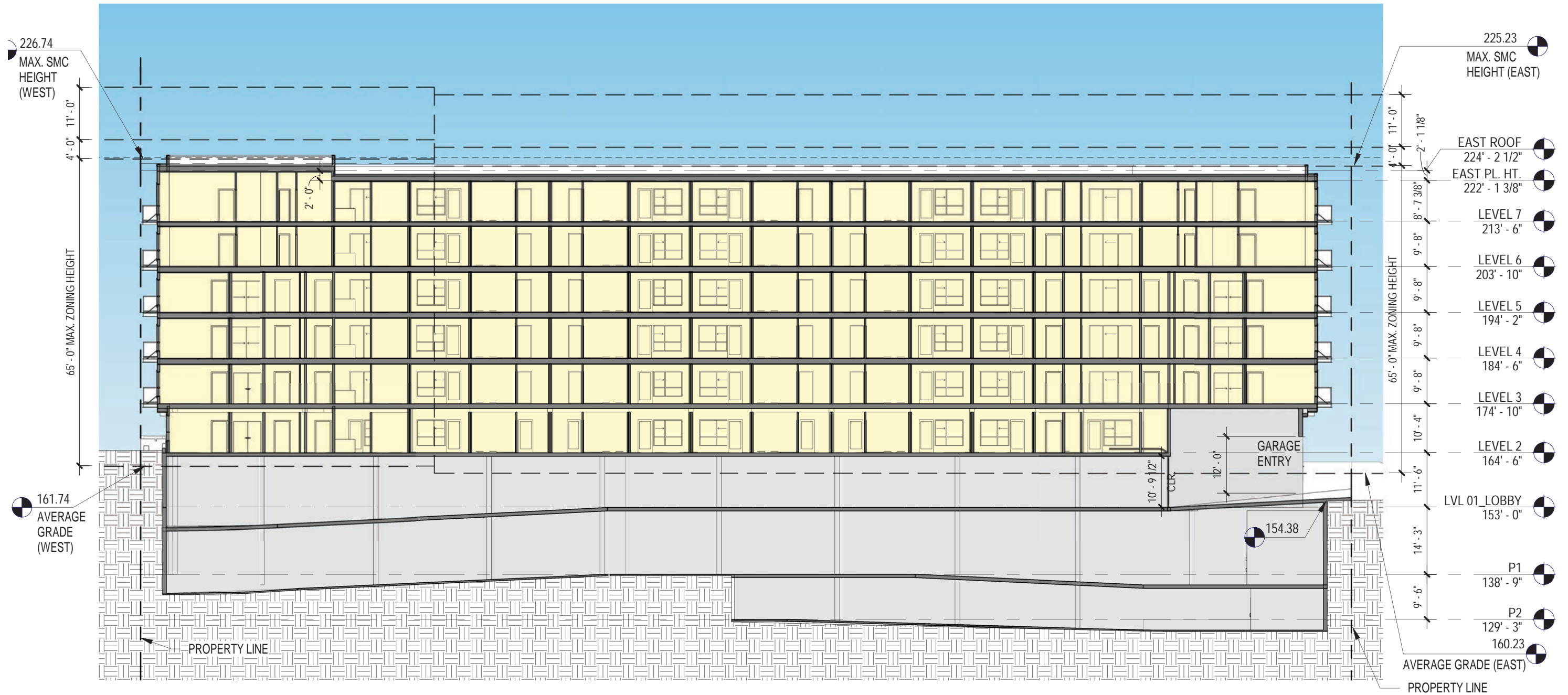
EAST - WEST SECTION AT COMMERCIAL / LOBBY



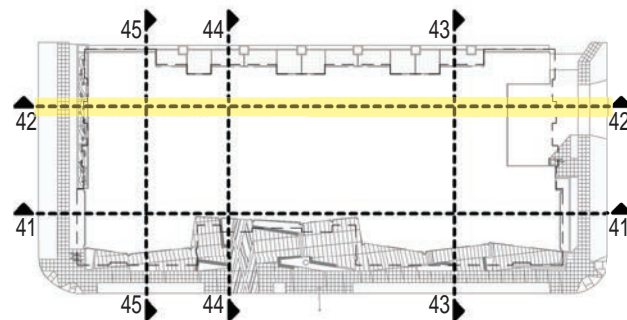
- |  |                        |  |                |
|--|------------------------|--|----------------|
|  | OUTDOOR PUBLIC AMENITY |  | COMMERCIAL     |
|  | OUTDOOR RESID. AMENITY |  | INDOOR AMENITY |
|  | PARKING                |  | RESIDENTIAL    |



# BUILDING SECTION

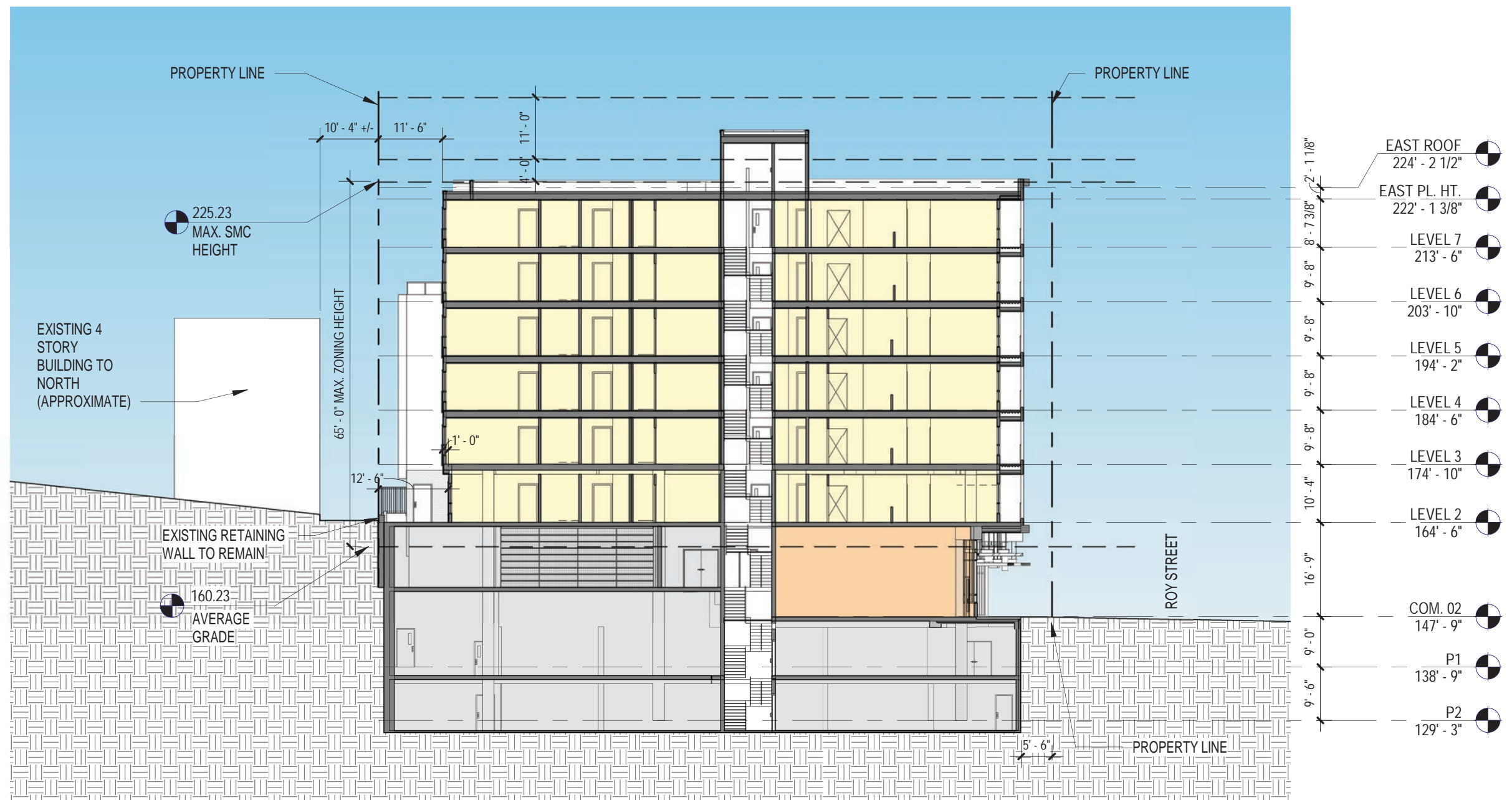


EAST - WEST SECTION AT GARAGE ENTRY

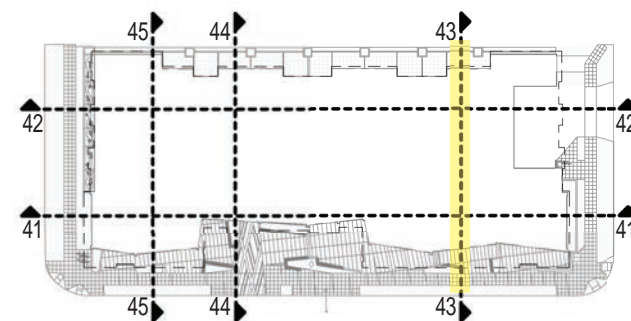


- |  |  |
|--|--|
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> OUTDOOR PUBLIC AMENITY | <span style="display: inline-block; width: 20px; height: 10px; background-color: #FFDAB9; border: 1px solid black;"></span> COMMERCIAL     |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> OUTDOOR RESID. AMENITY | <span style="display: inline-block; width: 20px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> INDOOR AMENITY |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #D3D3D3; border: 1px solid black;"></span> PARKING                | <span style="display: inline-block; width: 20px; height: 10px; background-color: #FFFF00; border: 1px solid black;"></span> RESIDENTIAL    |

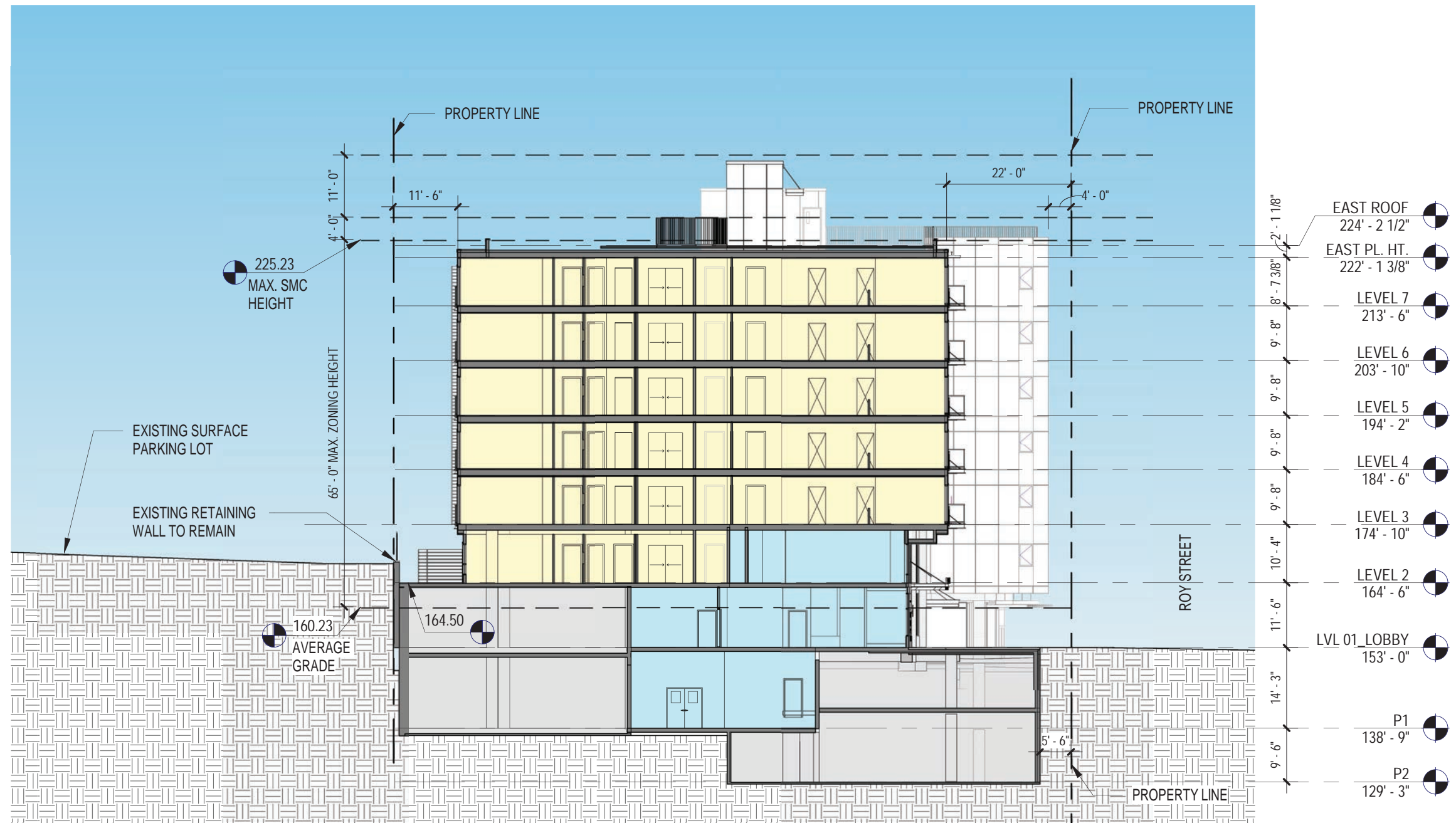




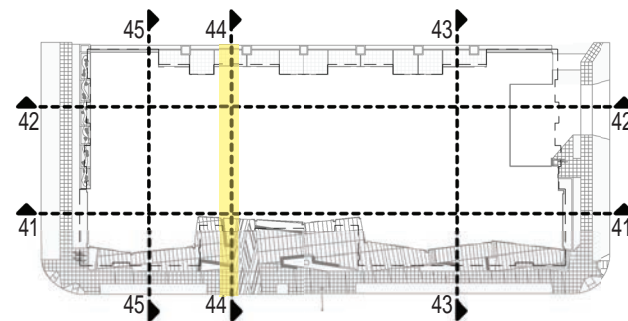
NORTH - SOUTH SECTION AT EAST COMMERCIAL



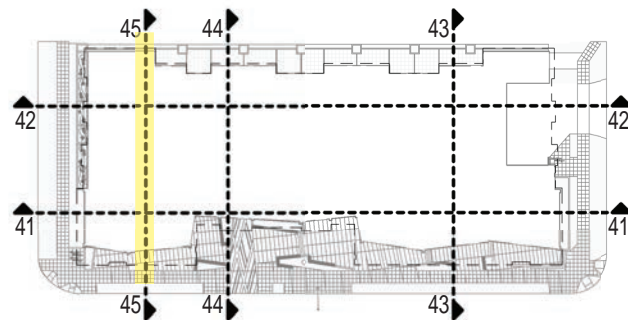
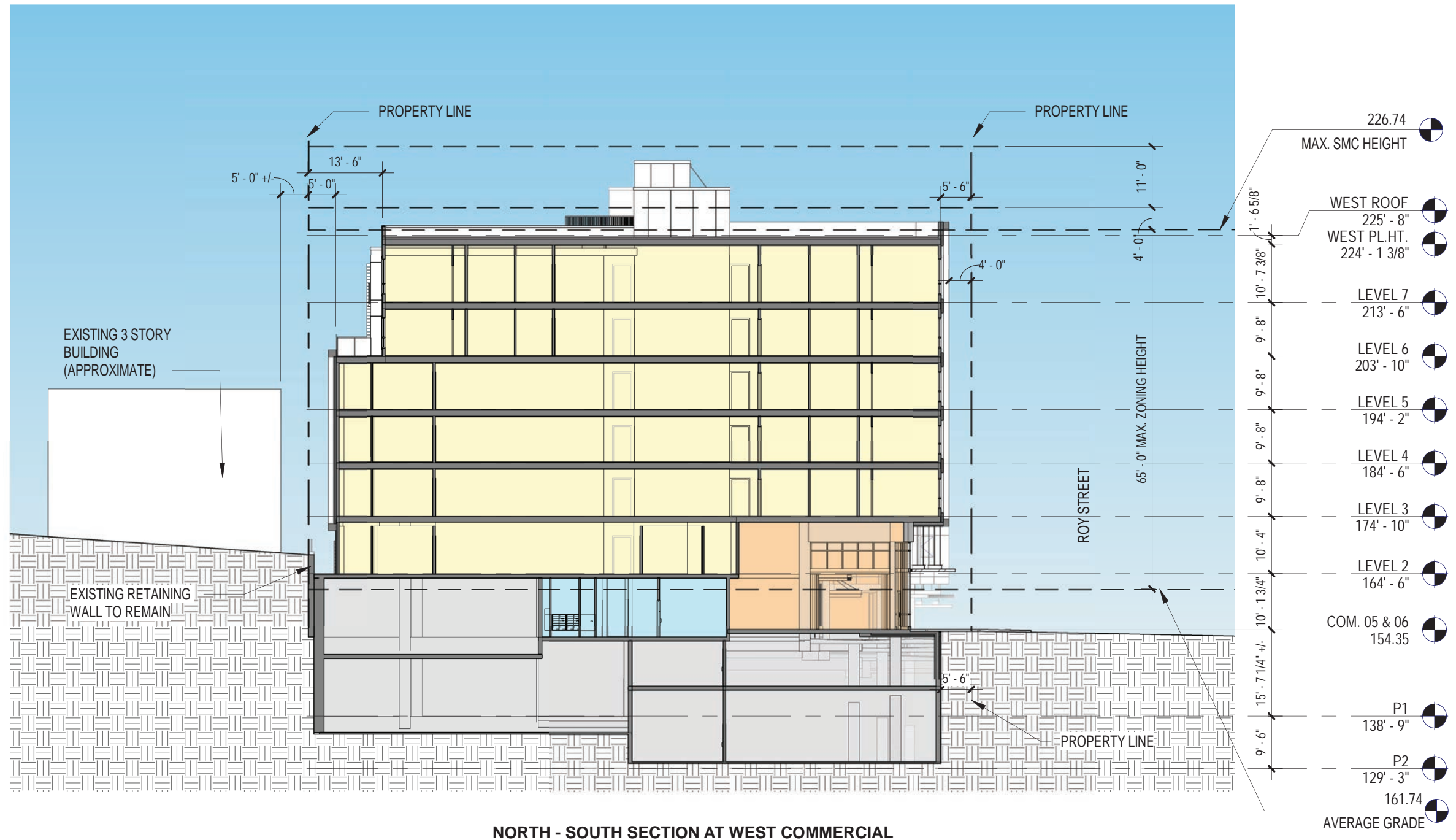




NORTH - SOUTH SECTION AT RESIDENTIAL LOBBY







- OUTDOOR PUBLIC AMENITY
- OUTDOOR RESID. AMENITY
- PARKING
- COMMERCIAL
- INDOOR AMENITY
- RESIDENTIAL





ROY STREET FRONTAGE





ROY STREET FRONTAGE - SW CORNER





ROY STREET FRONTAGE - SE CORNER





WARREN AVENUE FRONTAGE - TRANSITION





NORTH ELEVATION - RESIDENTIAL





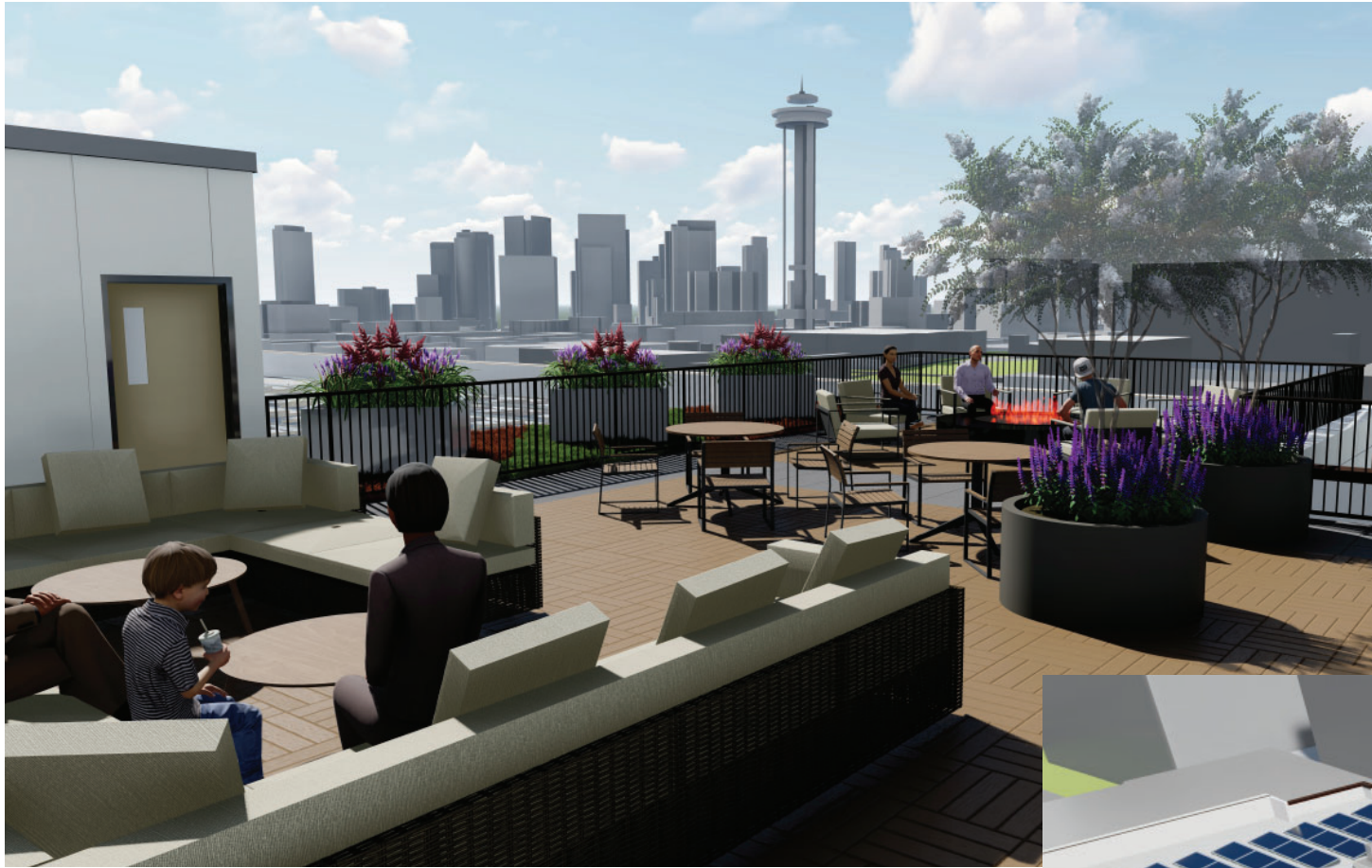
FIRST AVENUE FRONTAGE - TRANSITION





NORTHWEST CORNER VIEW - ROOF TERRACE





ROOF TERRACE



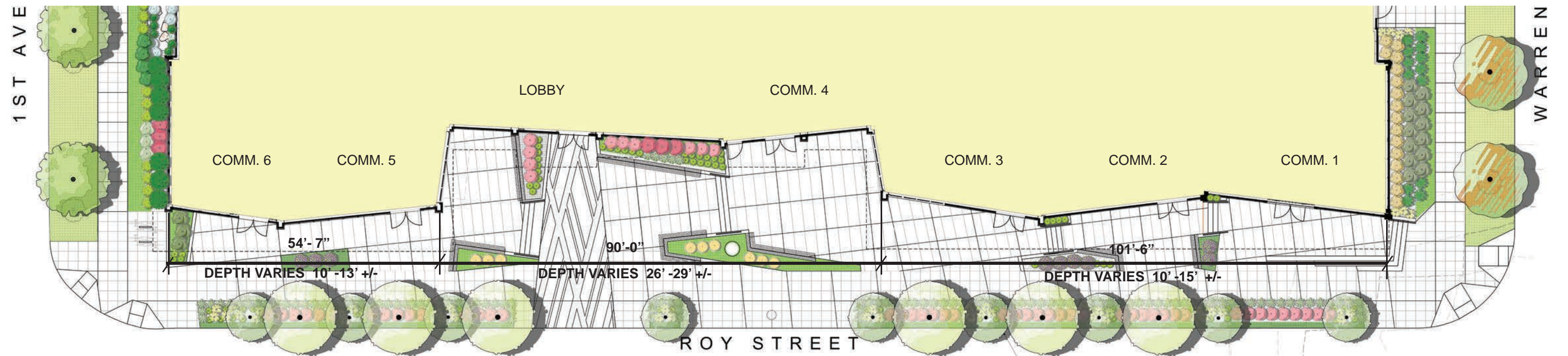
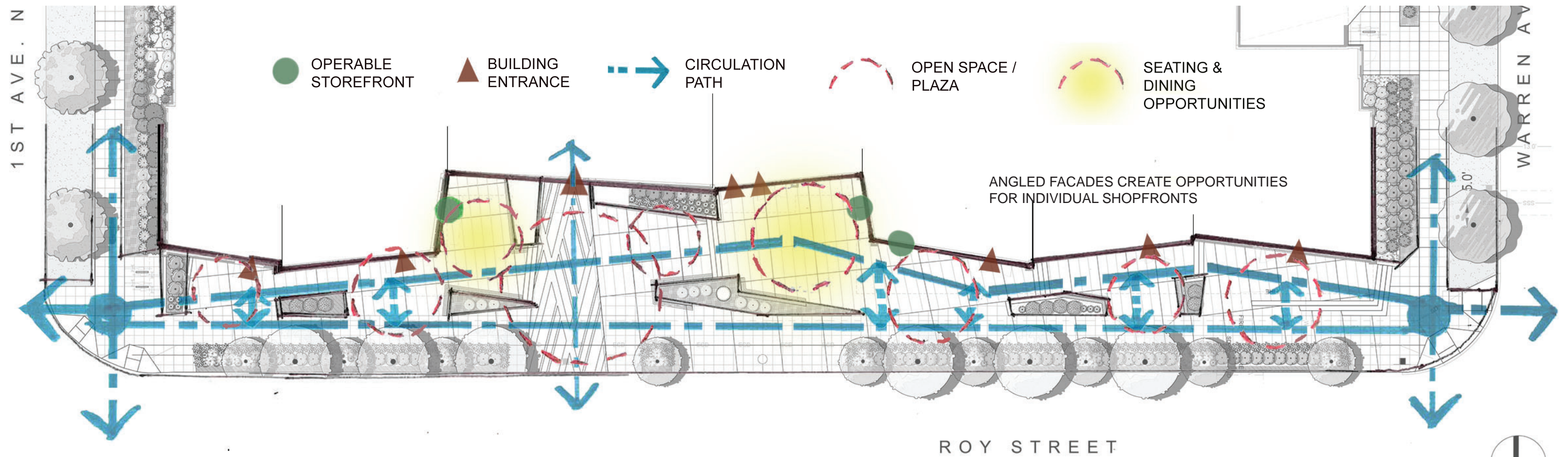
ROOF TERRACE - FIFTH ELEVATION



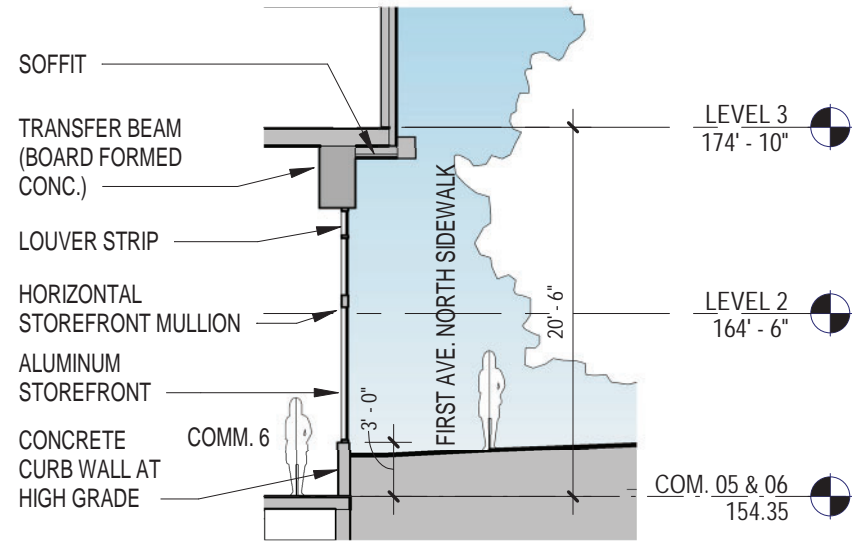


ROY STREET FRONTAGE - PUBLIC PLAZA OPENSACE

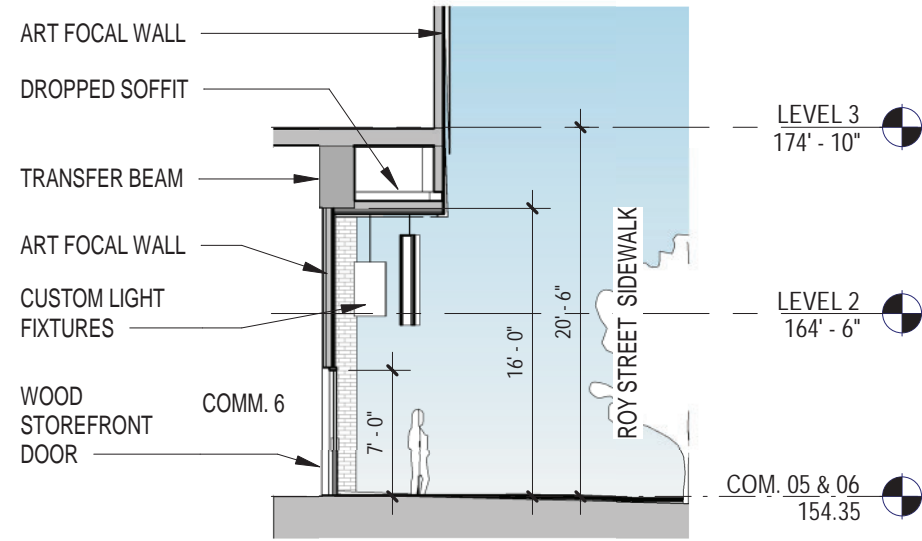




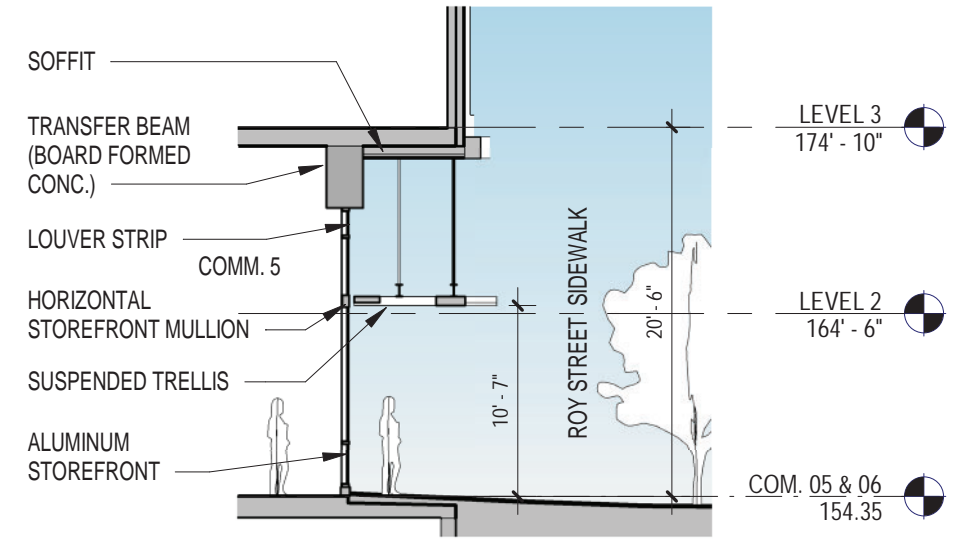




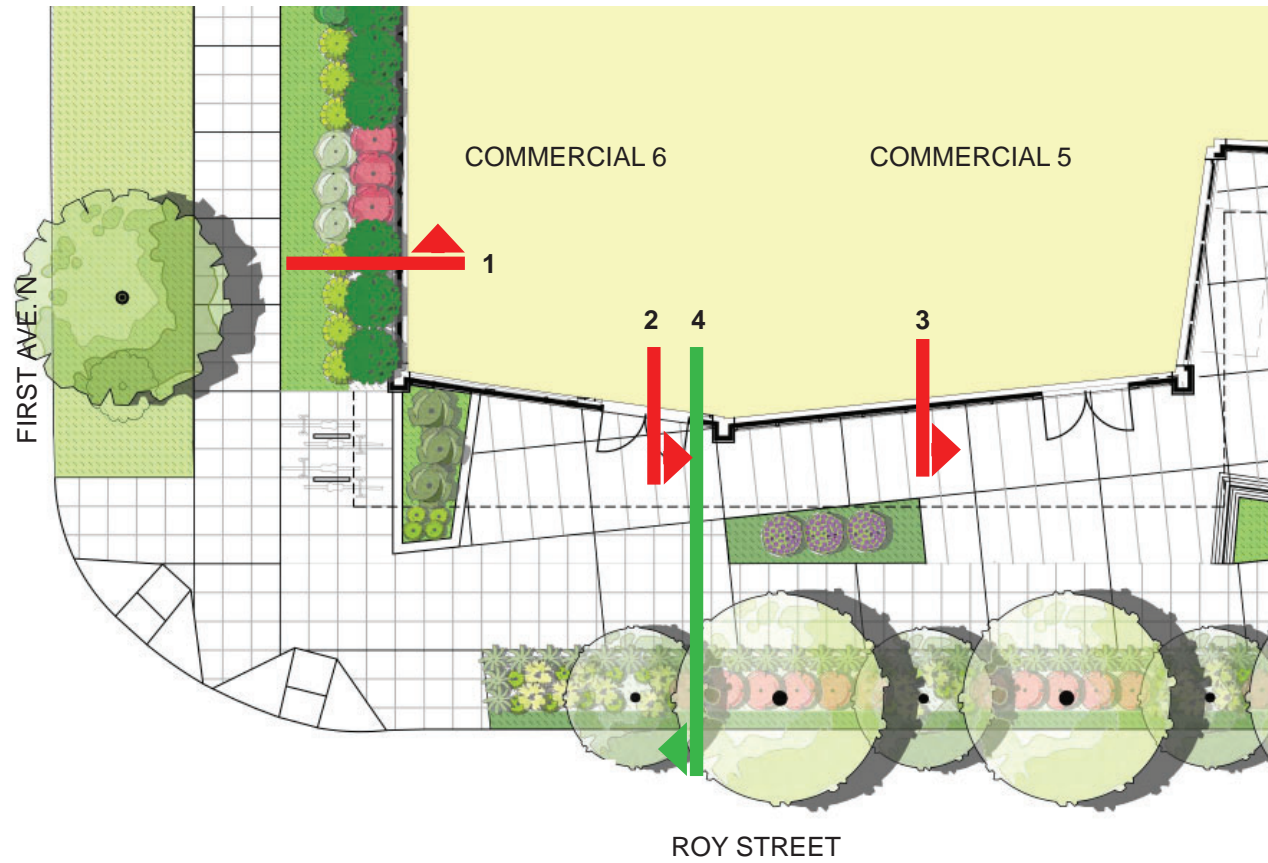
1 - STOREFRONT SECTION - WEST COMMERCIAL SPACE 6



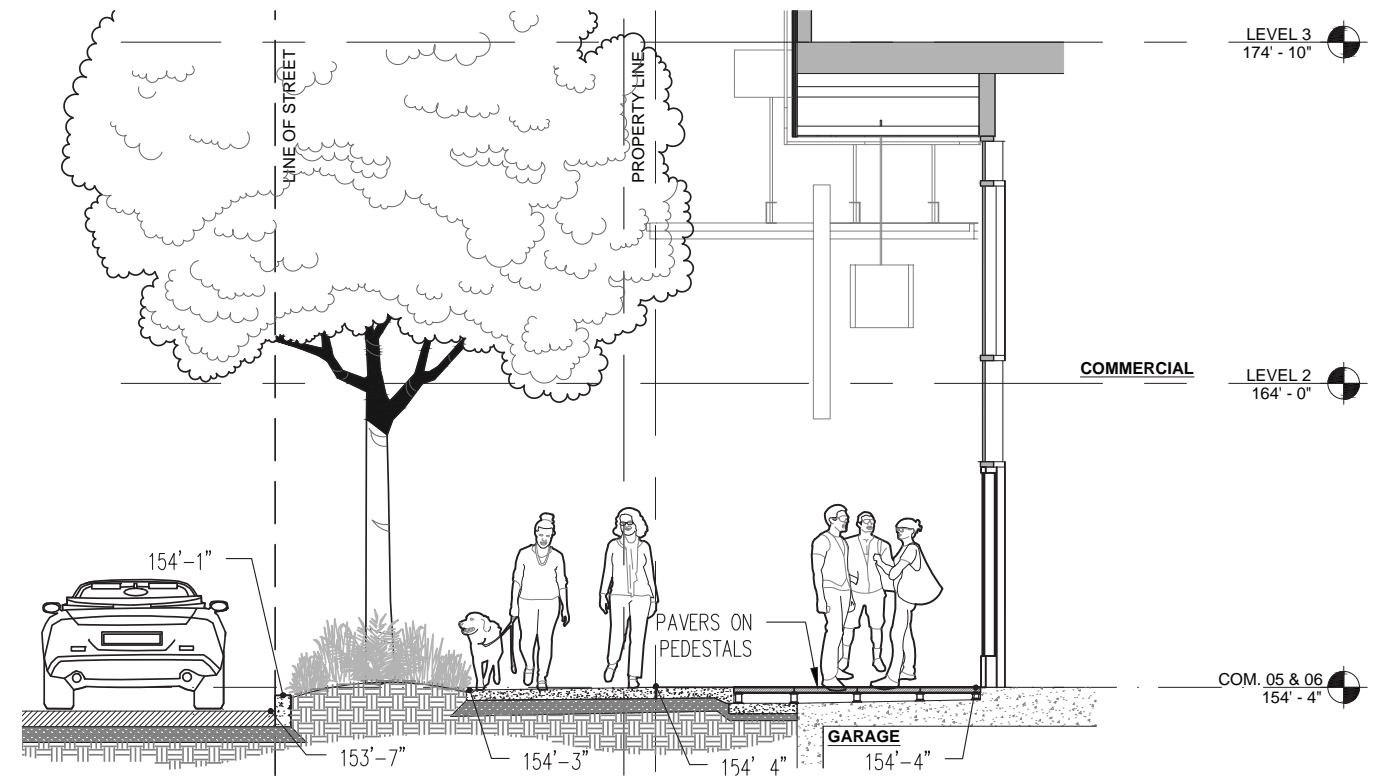
2 - STOREFRONT SECTION - WEST COMMERCIAL SPACE 6



3 - STOREFRONT SECTION - WEST COMMERCIAL SPACE 5



SITE KEY PLAN



4 - ROY STREET WEST COMMERCIAL STREET FRONTAGE SECTION





ROY STREET -WEST COMMERCIAL STREET FRONTAGE





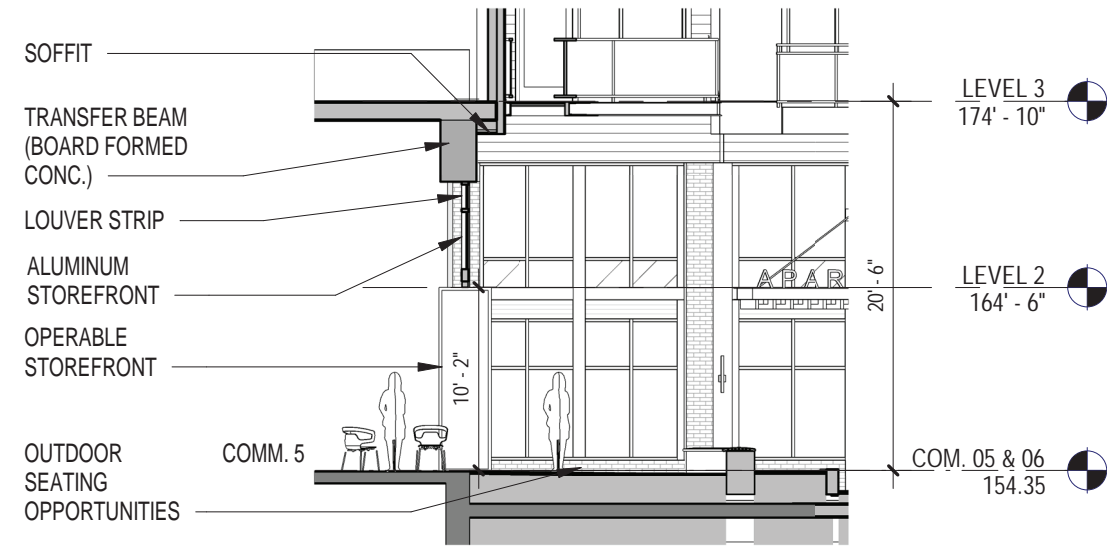
ROY STREET - WEST PLAZA



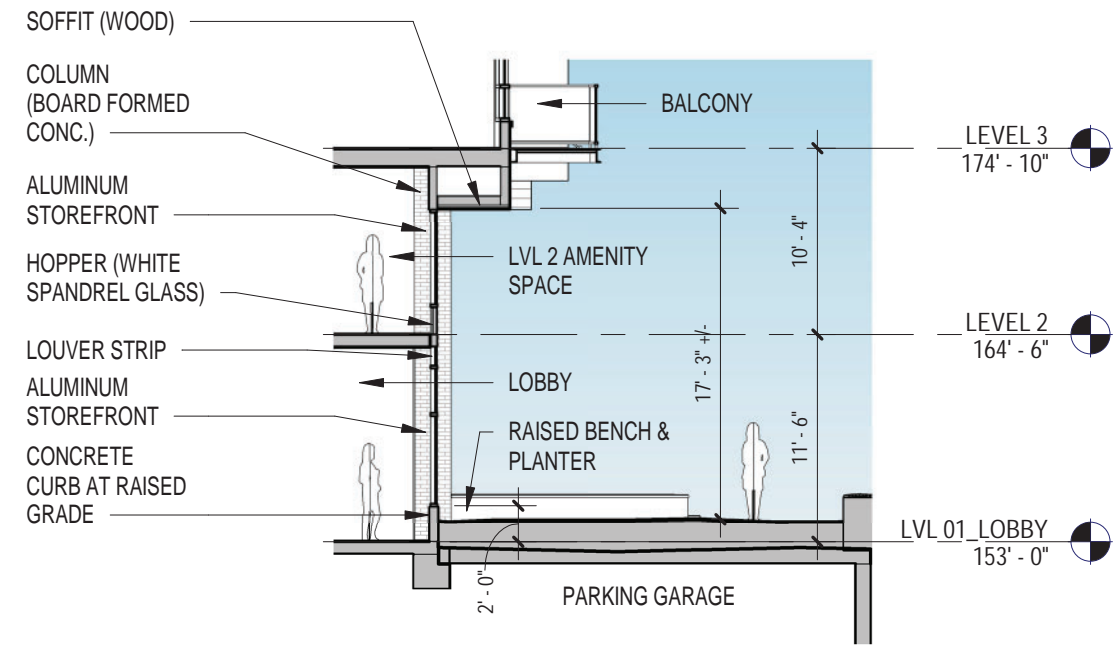


ROY STREET - CENTRAL PLAZA

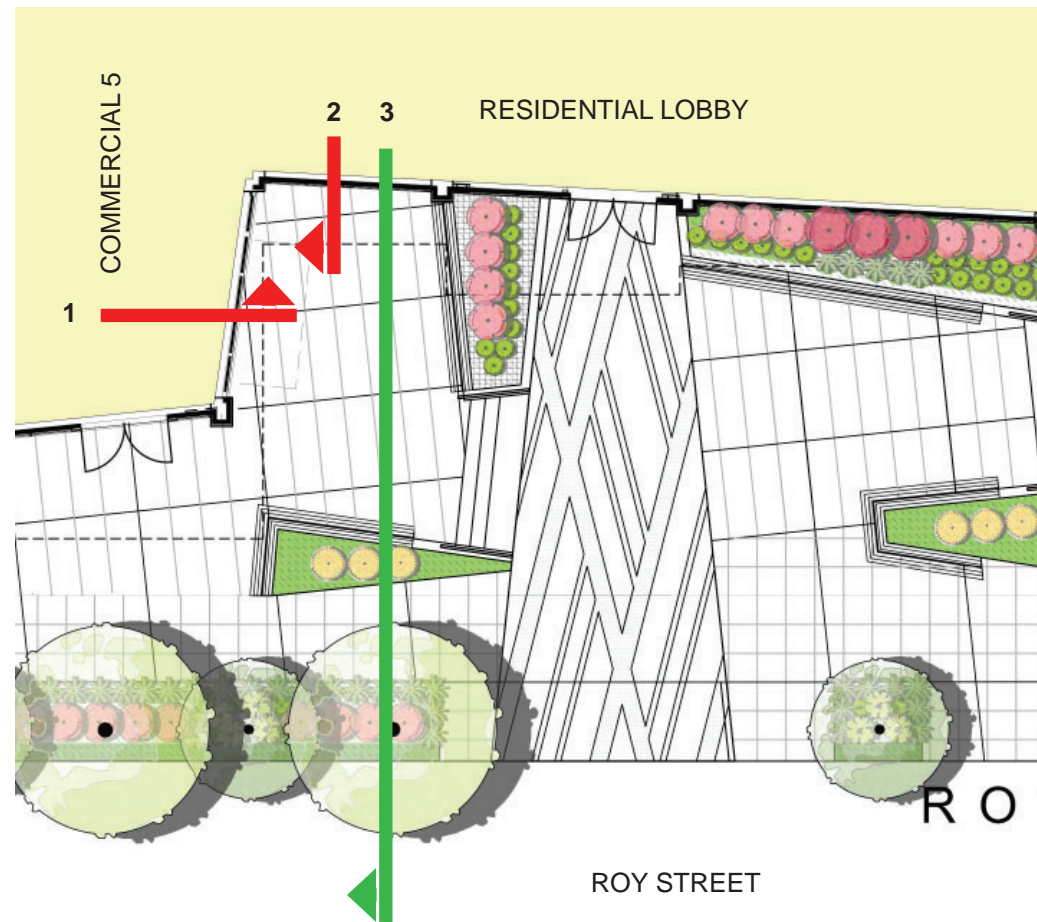




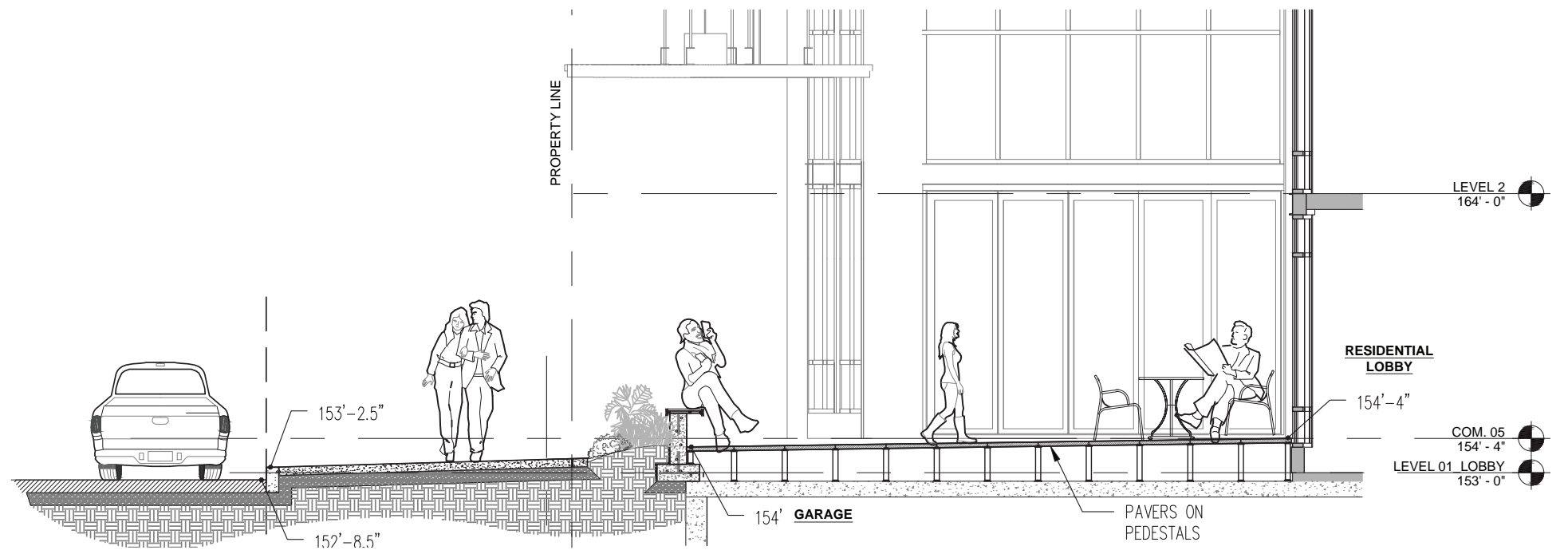
1 - STOREFRONT SECTION - WEST COMMERCIAL SPACE 5



2 - STOREFRONT SECTION - LOBBY / PLAZA



SITE KEY PLAN



3 - ROY STREET - WEST PLAZA SECTION





ROY STREET - WEST PLAZA





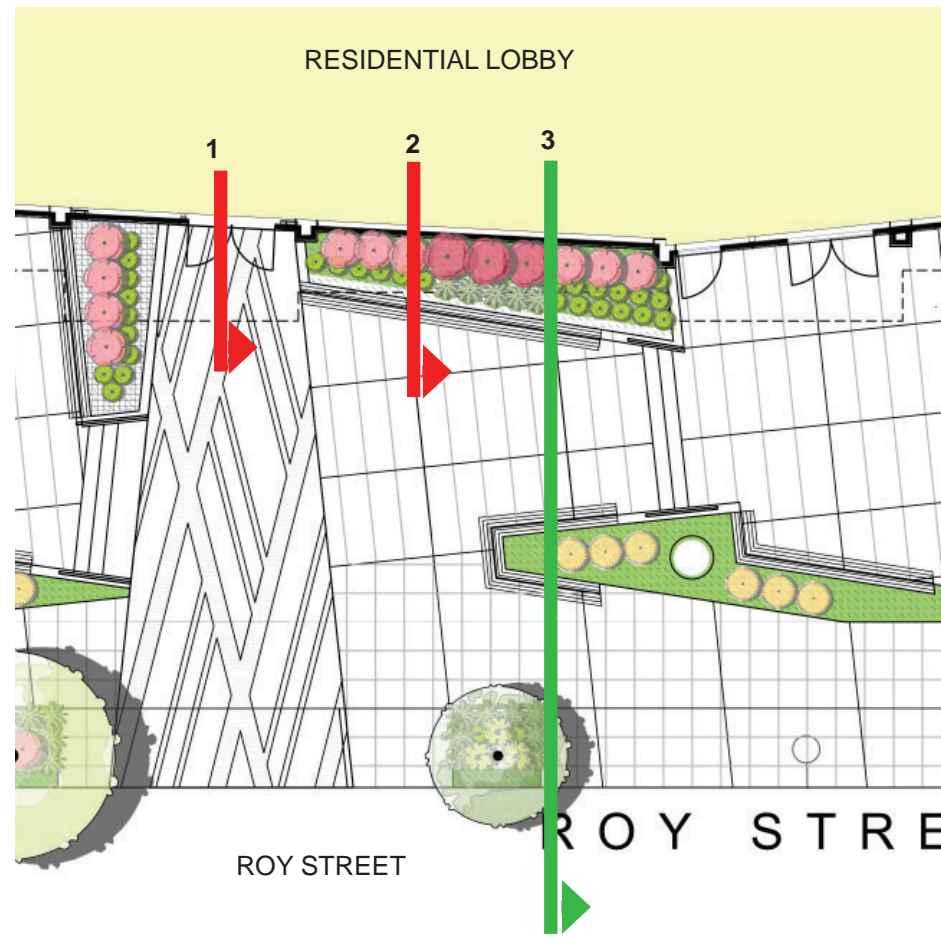
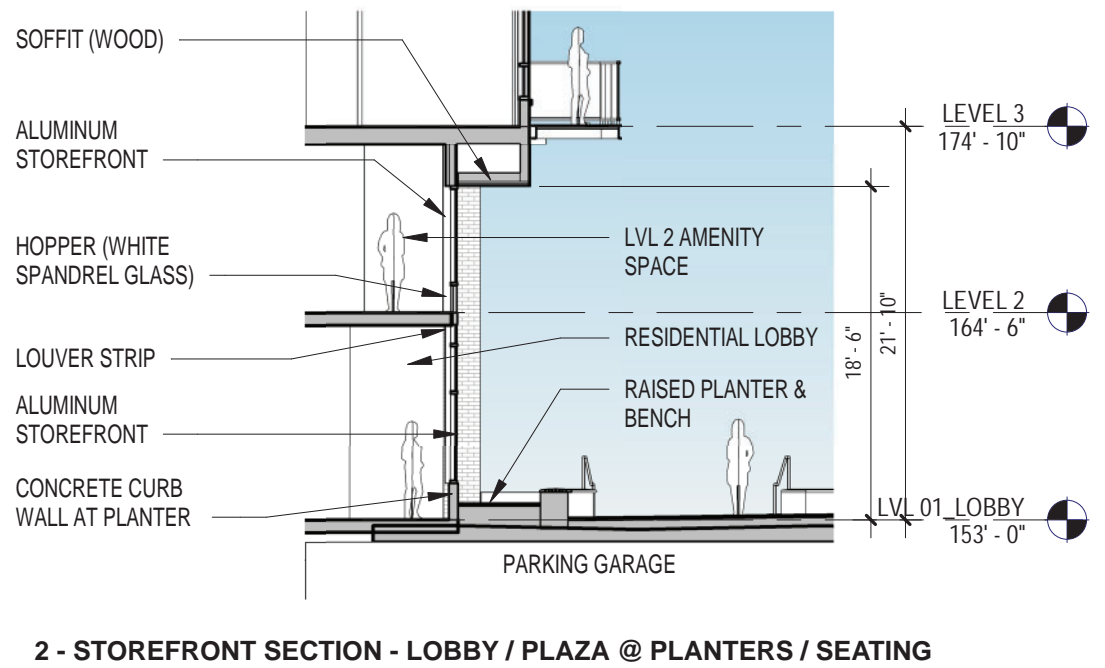
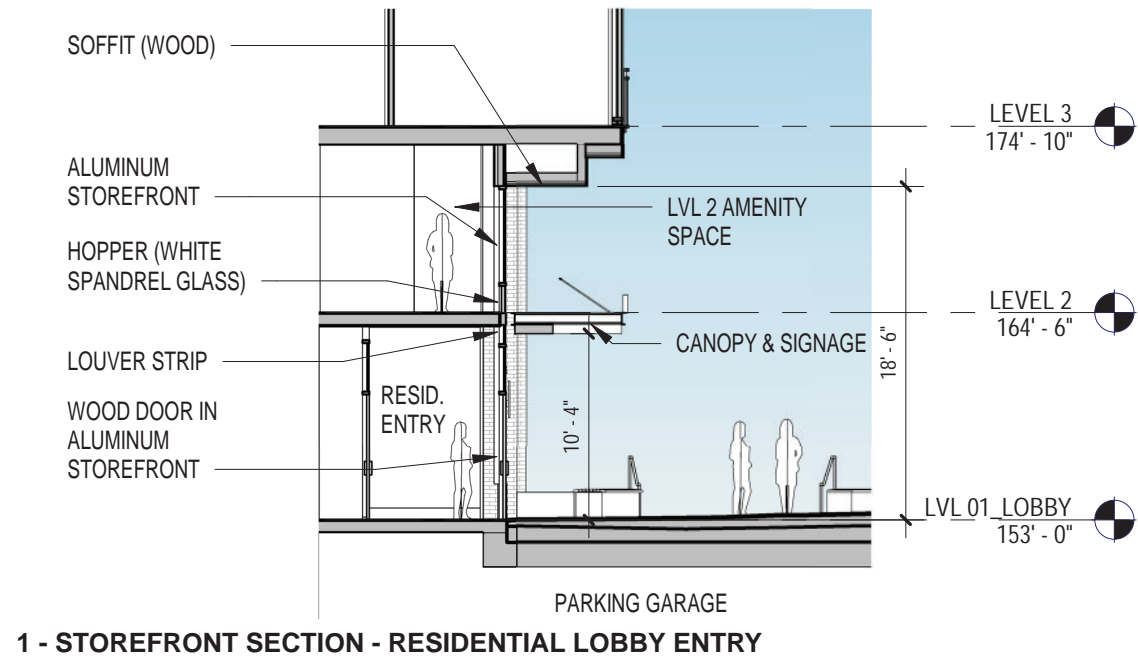
ROY STREET - CENTRAL PLAZA - RESIDENTIAL ENTRY



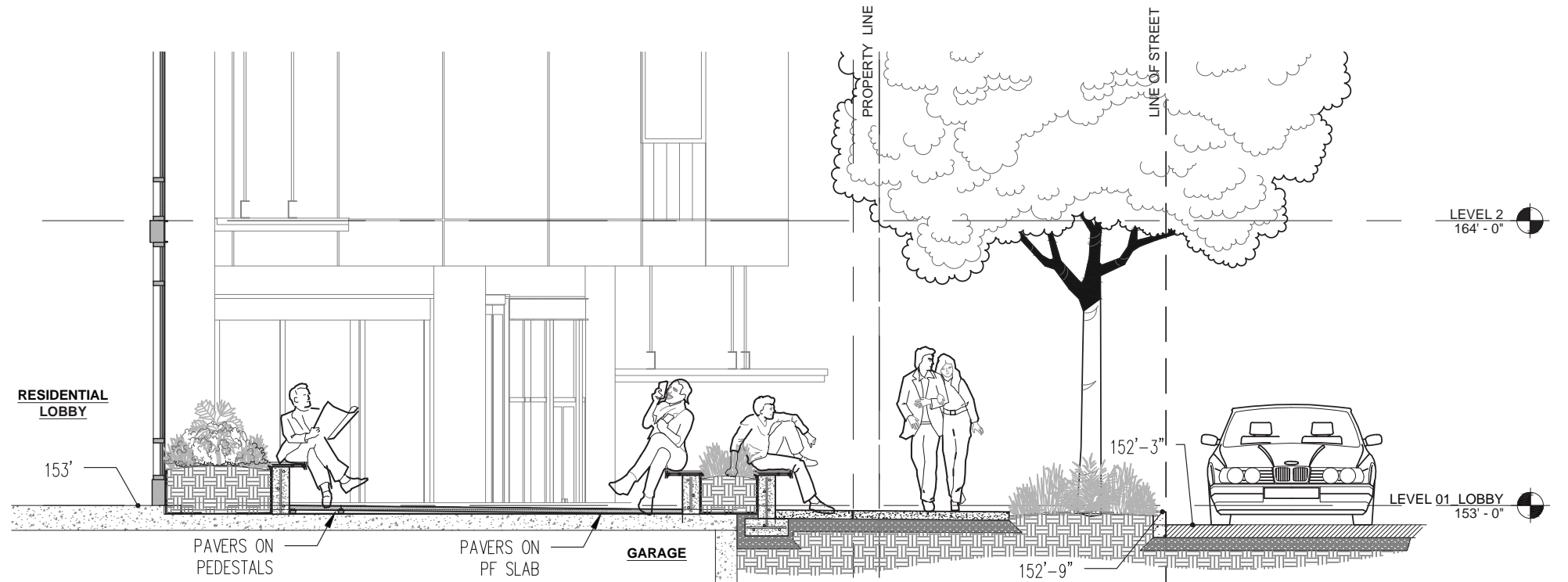


ROY STREET - CENTRAL PLAZA





SITE KEY PLAN

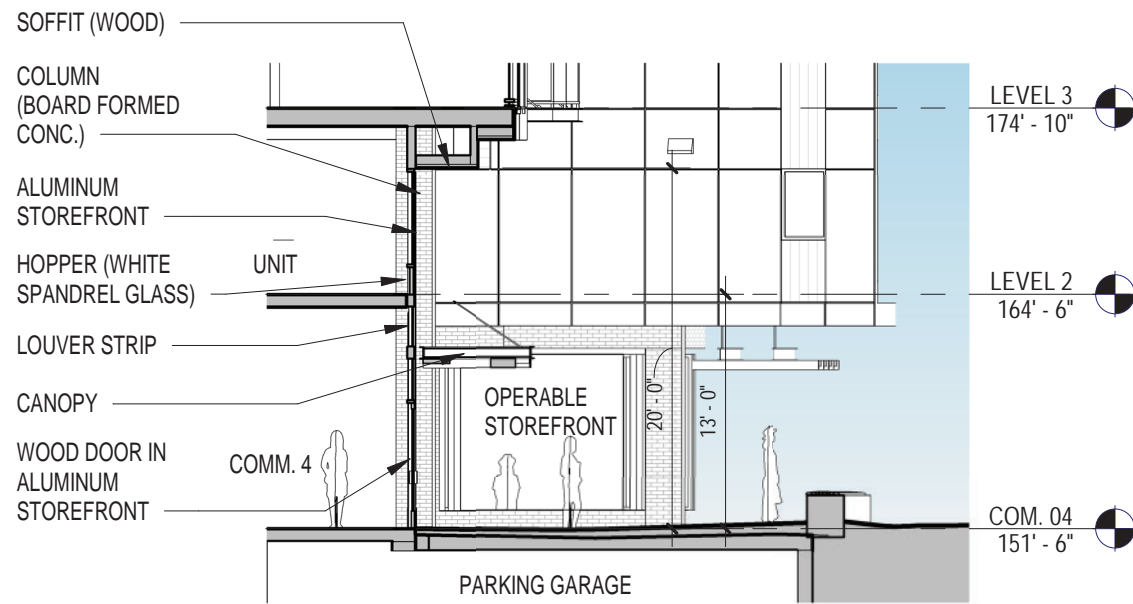




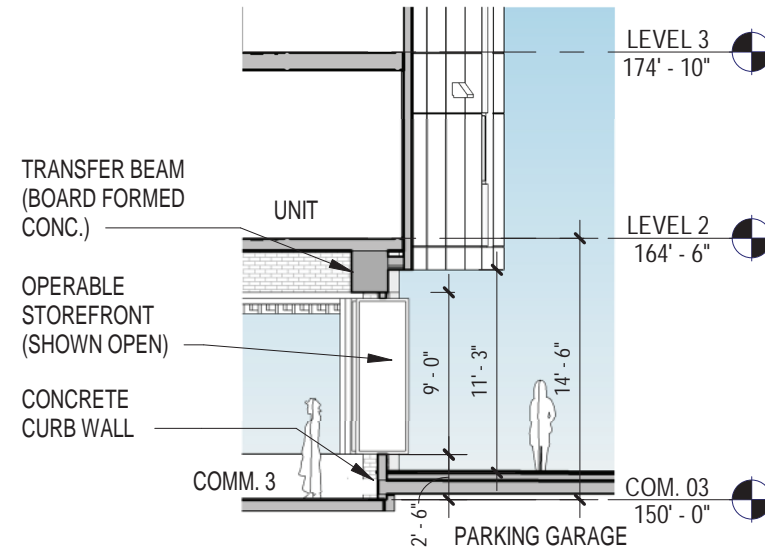


ROY STREET - CENTRAL PLAZA

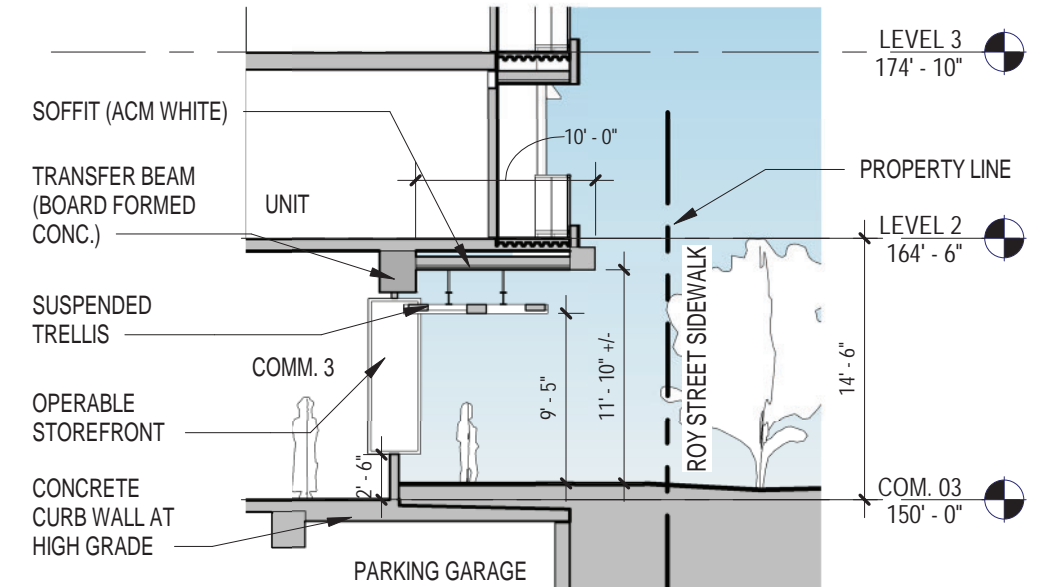




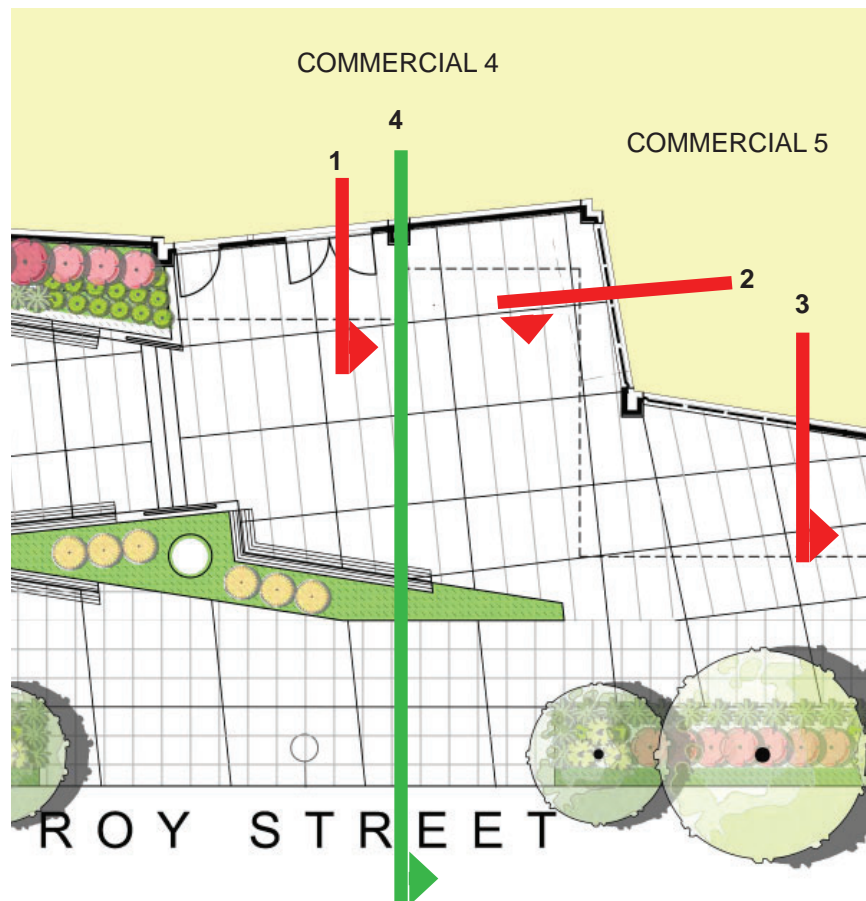
1 - STOREFRONT SECTION - COMMERCIAL 4



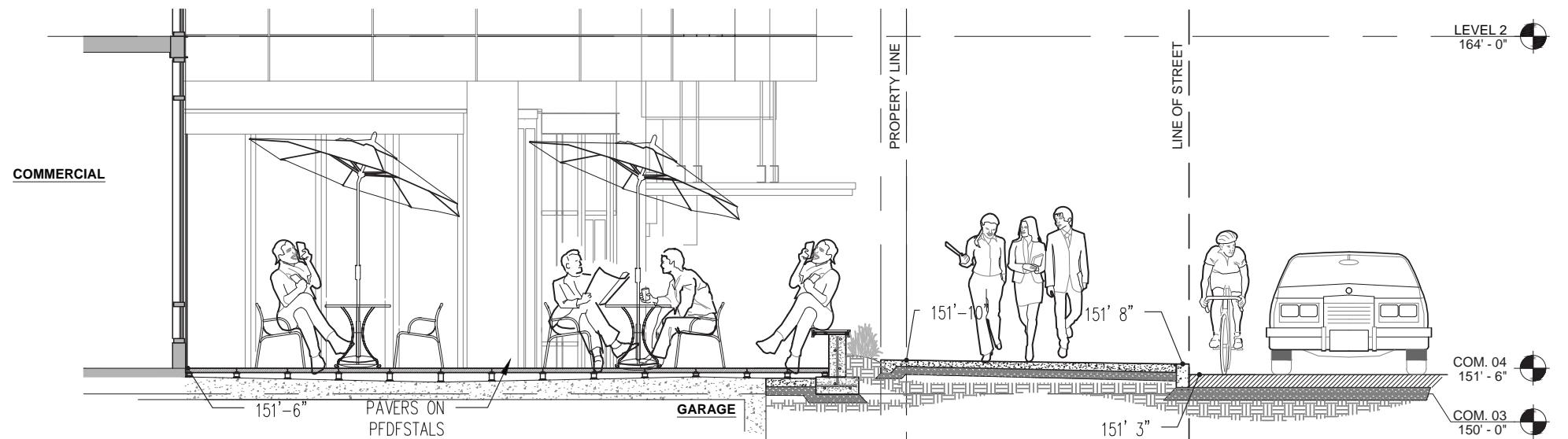
2 - STOREFRONT SECTION - COMMERCIAL 3



3 - STOREFRONT SECTION - COMMERCIAL 3



SITE KEY PLAN



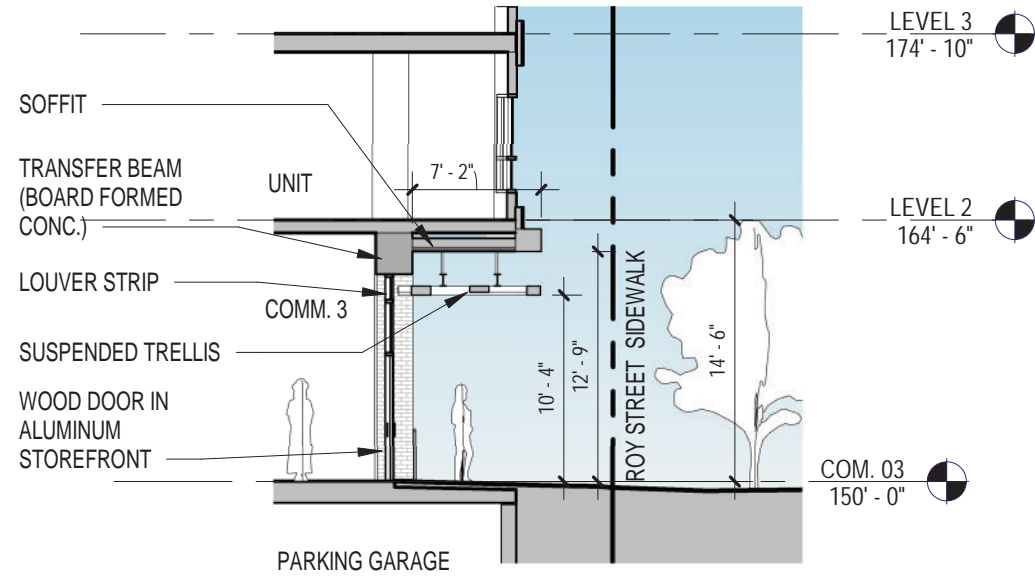
4 - ROY STREET PLAZA SECTION - OUTDOOR SEATING



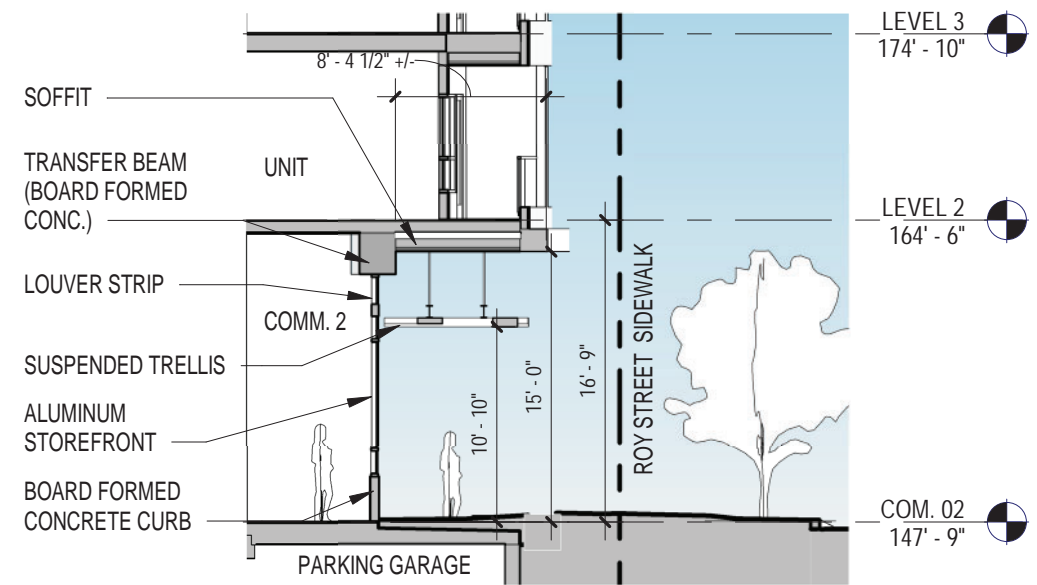


ROY STREET - EAST PLAZA

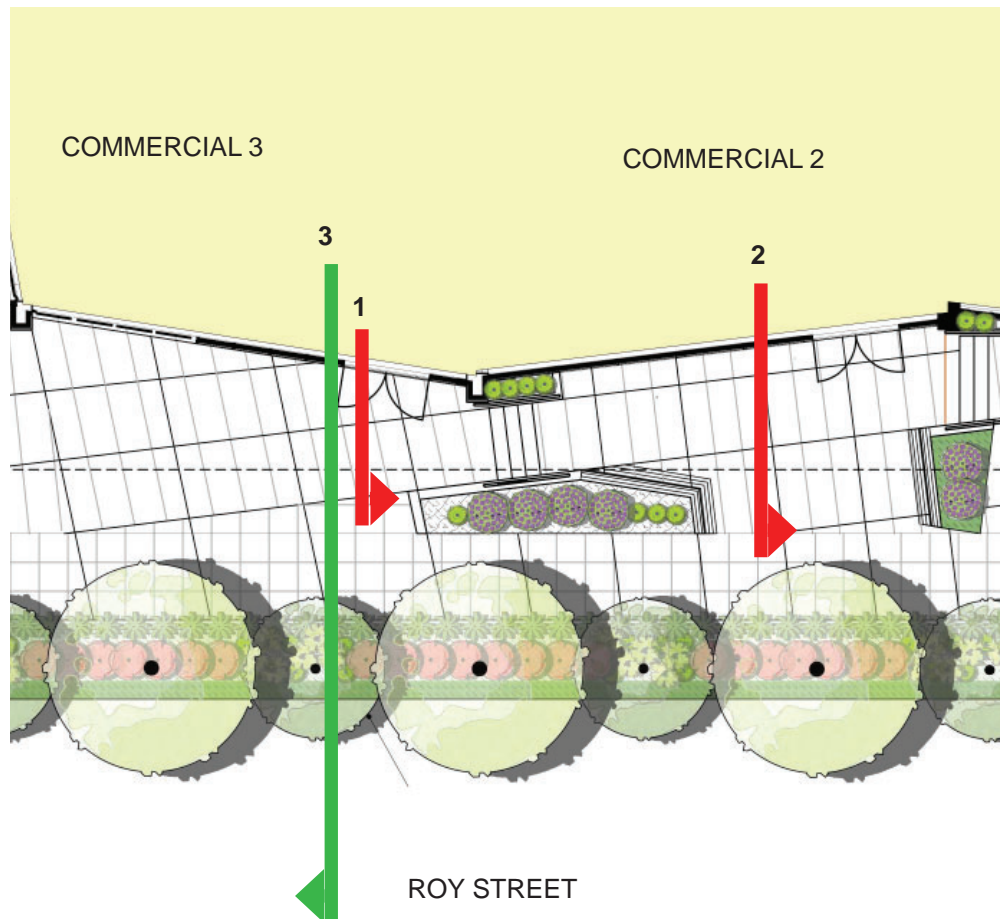




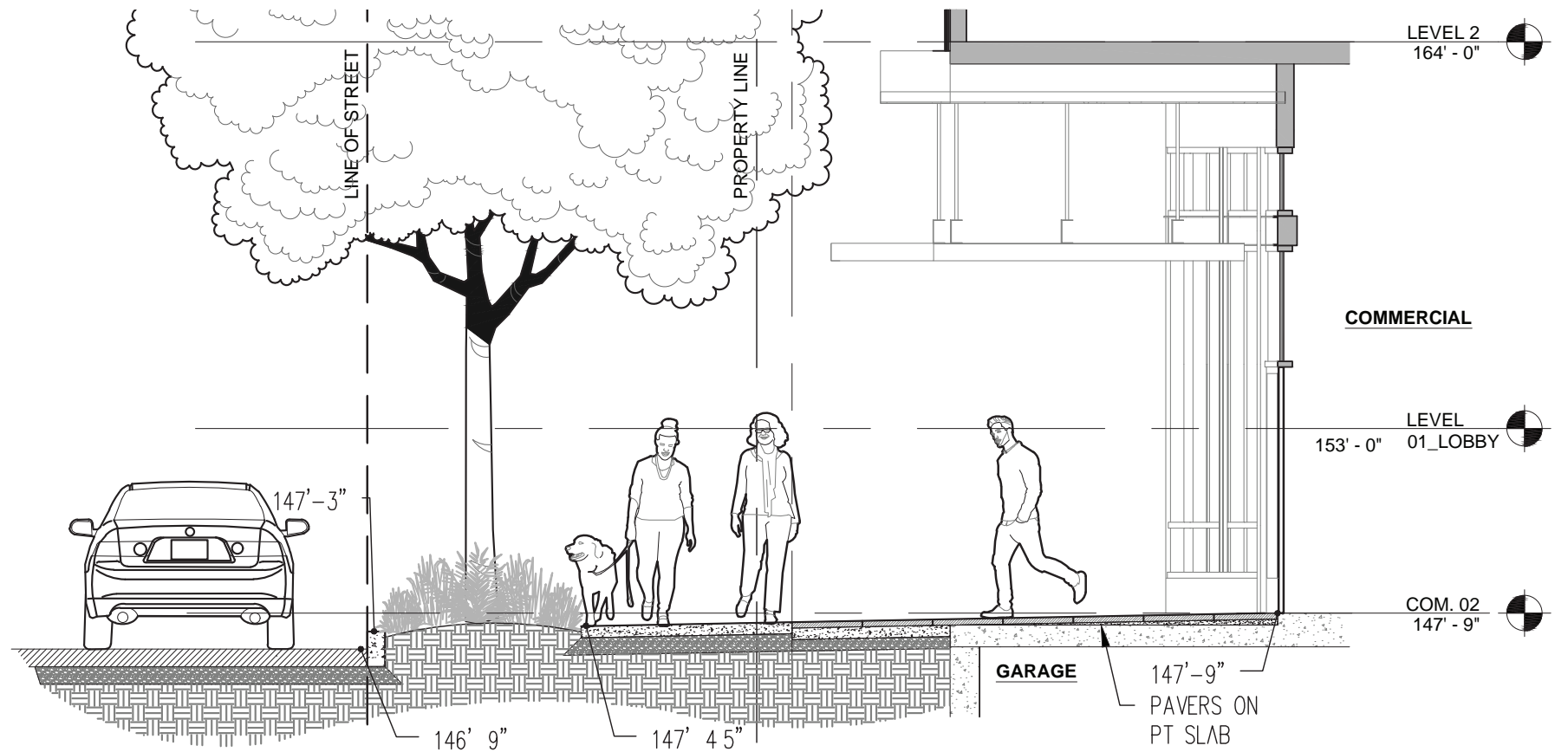
1 - STOREFRONT SECTION - COMMERCIAL 3



2 - STOREFRONT SECTION - COMMERCIAL 2

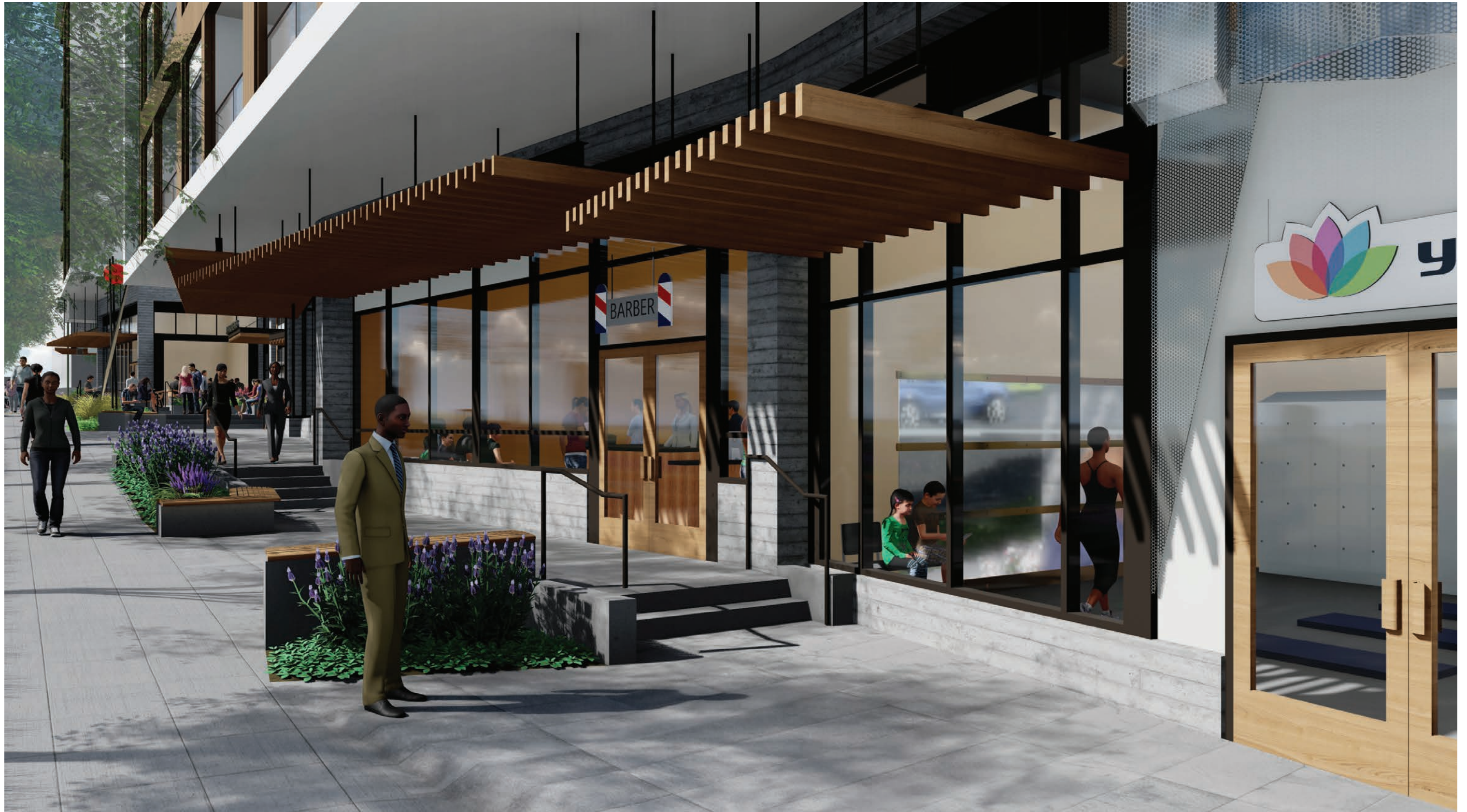


SITE KEY PLAN



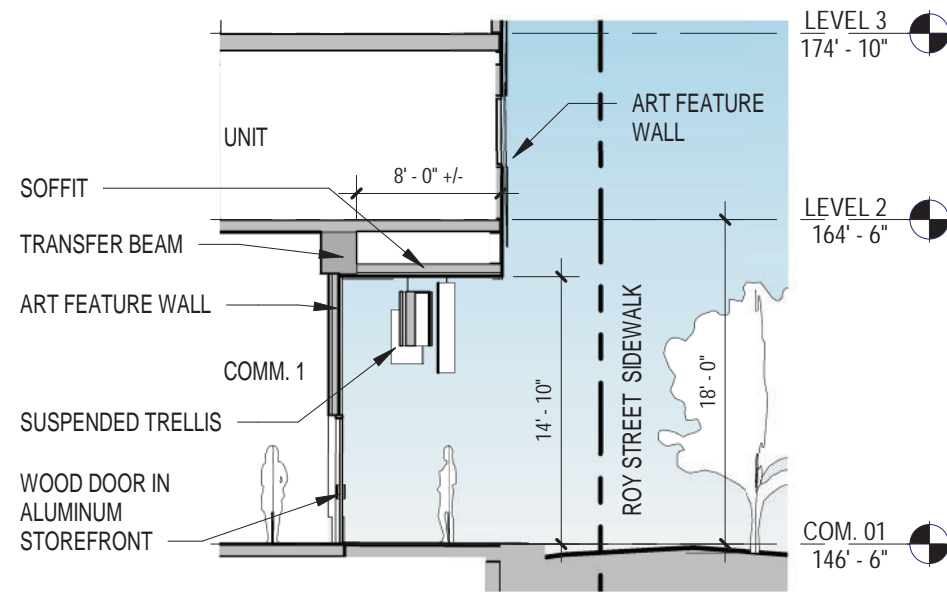
3 - ROY STREET EAST COMMERCIAL FRONTAGE



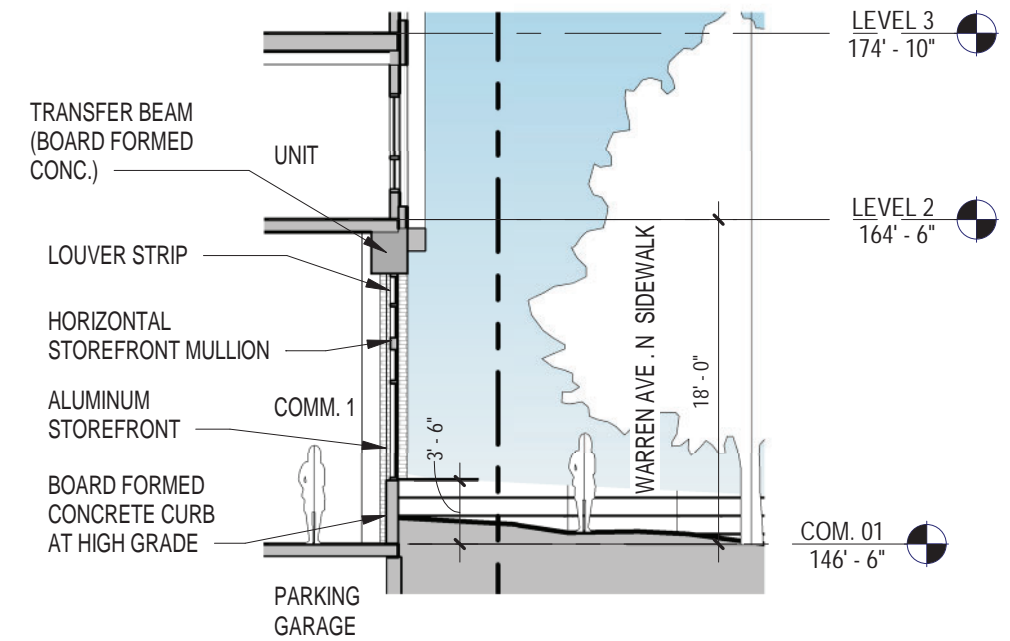


ROY STREET - EAST COMMERCIAL STREET FRONTAGE

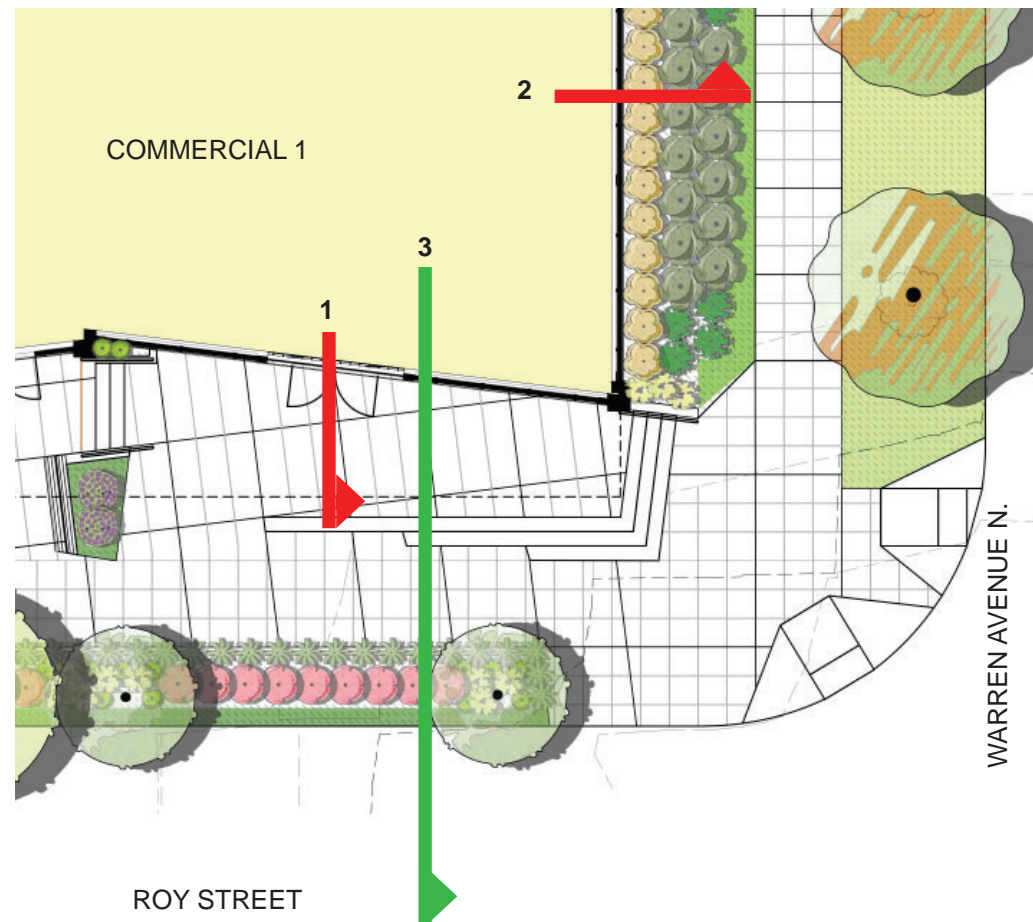




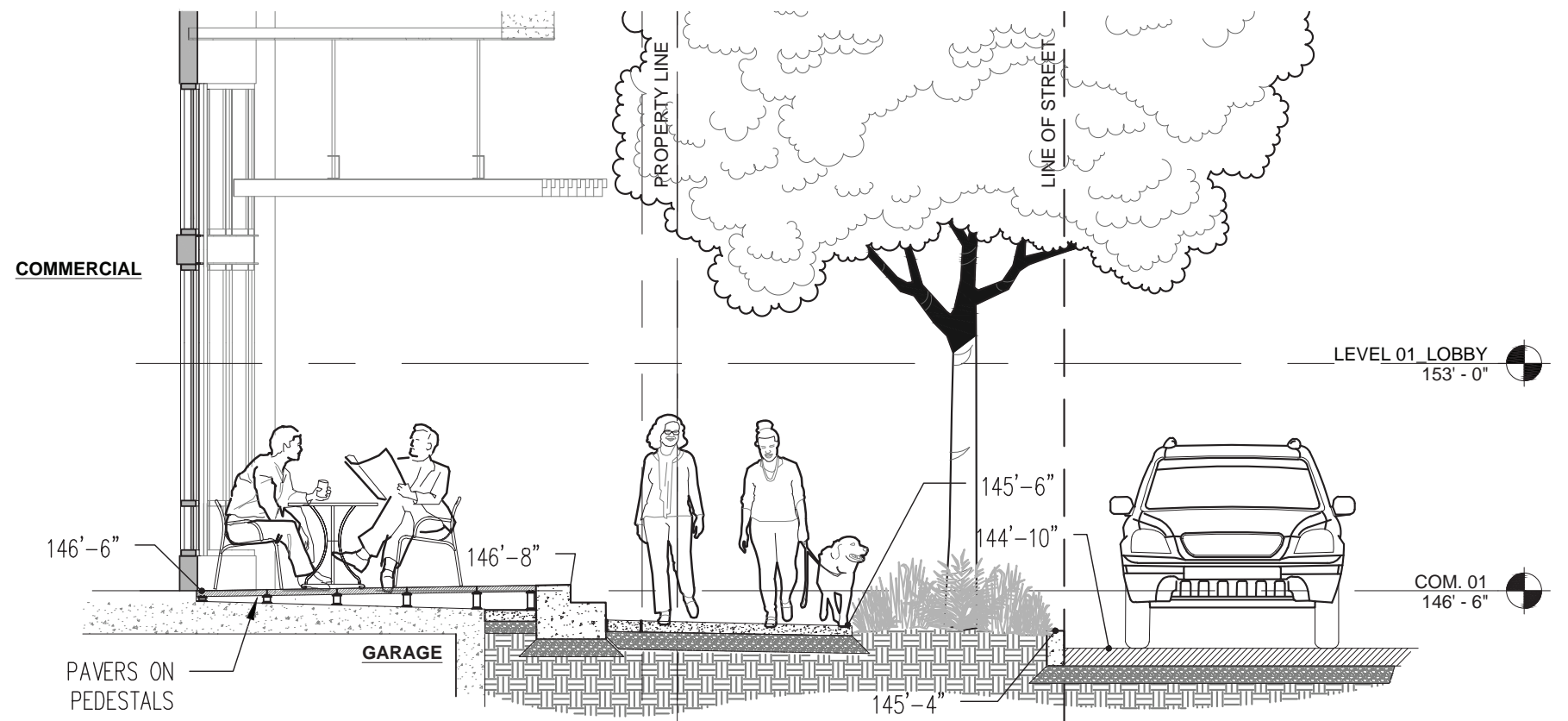
1 - STOREFRONT SECTION - COMMERCIAL 1 - ROY



2 - STOREFRONT SECTION - COMMERCIAL 1 - WARREN



SITE KEY PLAN



3 - ROY STREET EAST COMMERCIAL FRONTAGE



































































































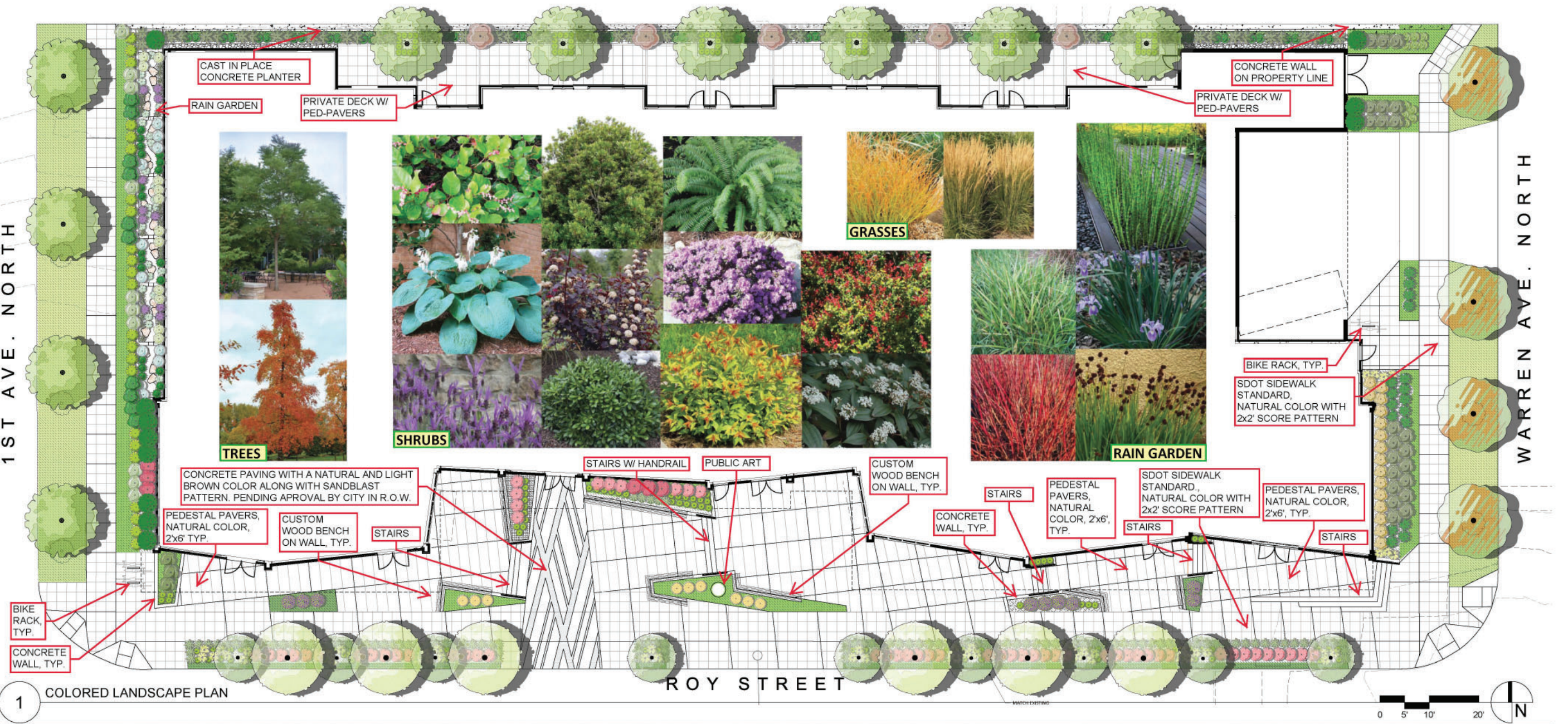


ROY STREET - EAST COMMERCIAL STREET FRONTAGE



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CAL	SHRUBS	BOTANICAL / COMMON NAME	CONT	GRASSES	RAIN GARDEN	GROUND COVERS
	EXISTING TREE TO REMAIN	3" CAL		ERICA X DARLEYENSIS 'DARLEY DALE' DARLEY HEATH	2 GAL			
	PISTACIA CHINENSIS CHINESE PISTACHE	3" CAL		GAULTHERIA SHALLON SALAL	2 GAL			
	QUERCUS PHELLOS WILLOW OAK	2.5" CAL		HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL			
	ULMUS PARVIFOLIA 'JFS-BARRETT' EMERALD FLAIR ELM	3" CAL		HOSTA X 'BIG DADDY' PLANTAIN LILY	1 GAL			
				LAVANDULA STOECHAS 'HELMSDALE' HELMSDALE SPANISH LAVENDER	1 GAL			
				MYRICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL			
				NANDINA DOMESTICA HEAVENLY BAMBOO	5 GAL			
				PHYSOCARPUS OPULIFOLIUS 'DIABLO' DIABLO NINEBARK	5 GAL			
				PITTOSPORUM TOBIRA 'WHEELER'S DWARF' DWARF PITTOSPORUM	5 GAL			
				POLYSTICHUM MUNITUM WESTERN SWORD FERN EVERGREEN	2 GAL			
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								



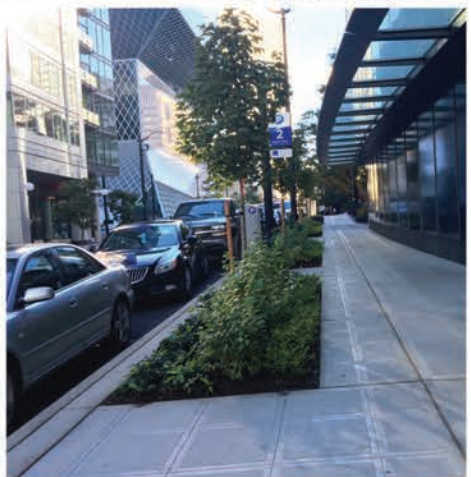




BIORETENTION PLANTER



BIKE RACK



RIGHT OF WAY PLANTING EXAMPLES

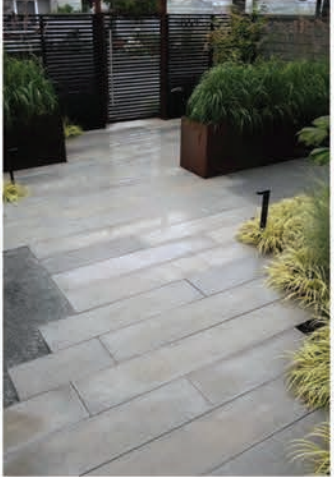


PLANTERS



CONCRETE SEATWALL/BENCH

PAVING STYLES



LANDSCAPE IMAGE COLLAGE







TREES



SHRUBS



GREEN ROOF

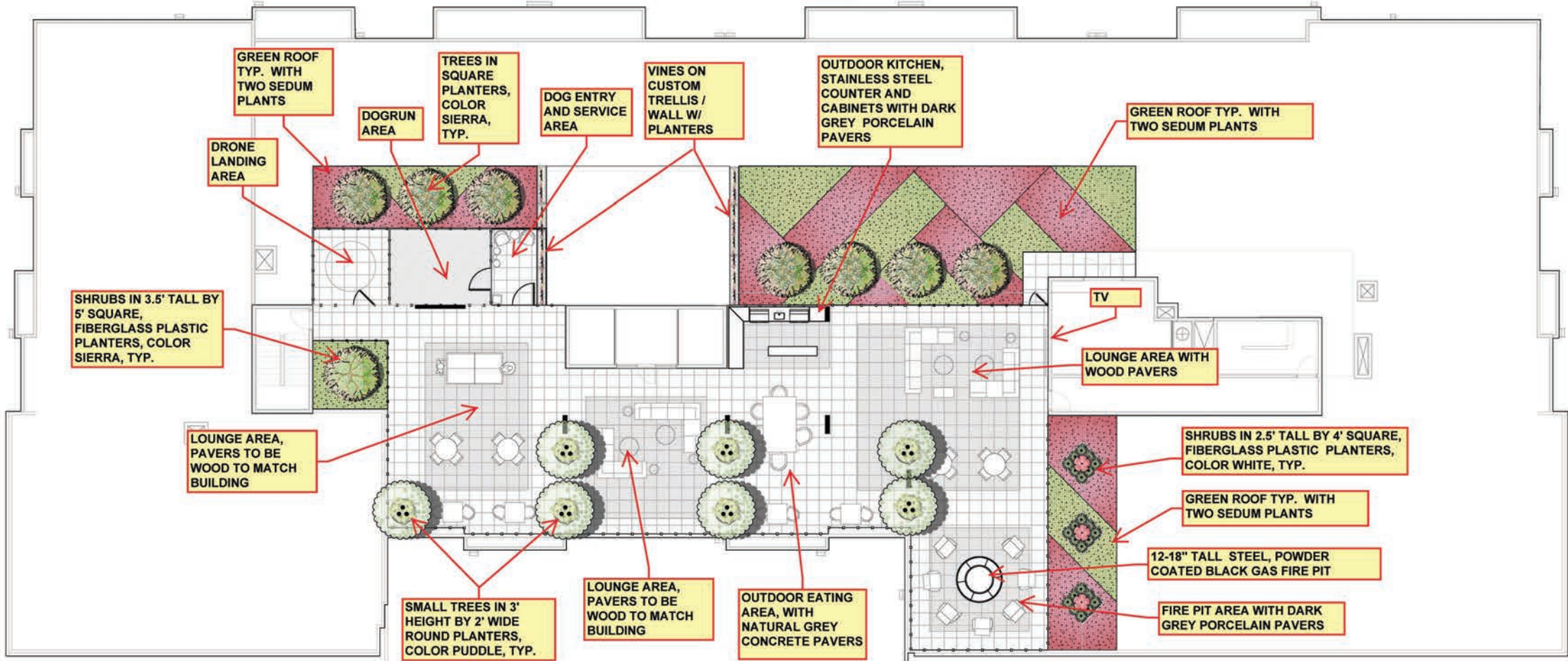


GRASSES



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	SIZE	QTY
	ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL		8
	GARRYA ELLIPTICA 'JAMES ROOF'	COAST SILK TASSEL	15 GAL		7
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	O.C. SPCG	QTY
	ERICA X DARLEYENSIS 'DARLEY DALE'	DARLEY HEATH	2 GAL		8
	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL		35
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL		3
GRASSES	BOTANICAL NAME	COMMON NAME	CONT	O.C. SPCG	QTY
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	24"	56
	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL		24
VINES	BOTANICAL NAME	COMMON NAME	CONT	O.C. SPCG	QTY
	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	1 GAL		8
	HYDRANGEA ANOMALA PETIOLARIS 'MIRANDA'	CLIMBING HYDRANGEA	1 GAL		8
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	AP RT	SPACING QTY
	GREENROOF EG-DECID, MIX 8" EXTENSIVE	TRAY SYSTEM	TILES 2'X2'		804 SF
	GREENROOF EG-DECID, MIX 8" EXTENSIVE	TRAY SYSTEM	TILES 2'X2'		1,073 SF



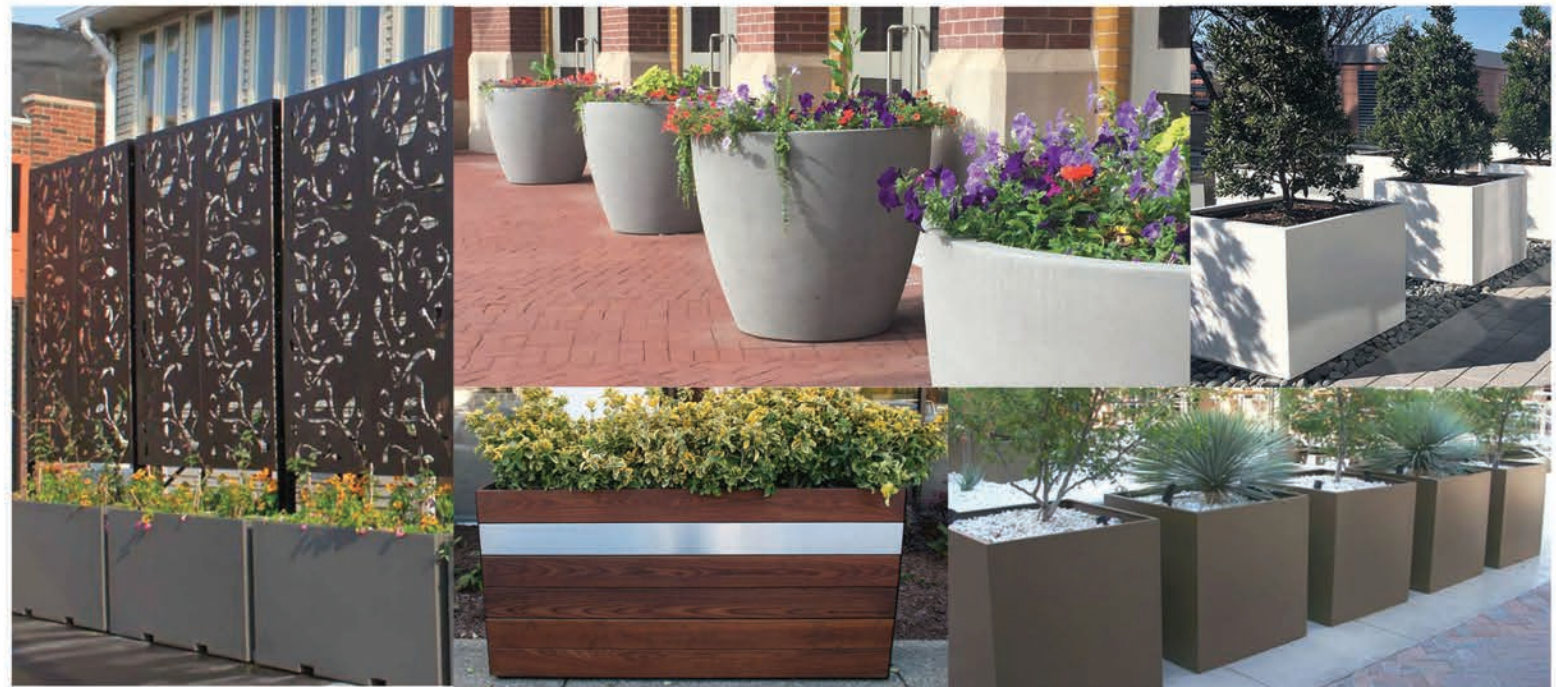
1 COLORED LANDSCAPE PLAN  
1" = 10'-0"







OUTDOOR KITCHEN



PLANTERS



PAVING - WOOD - WOOD/CONCRETE - CONCRETE - PORCELAIN

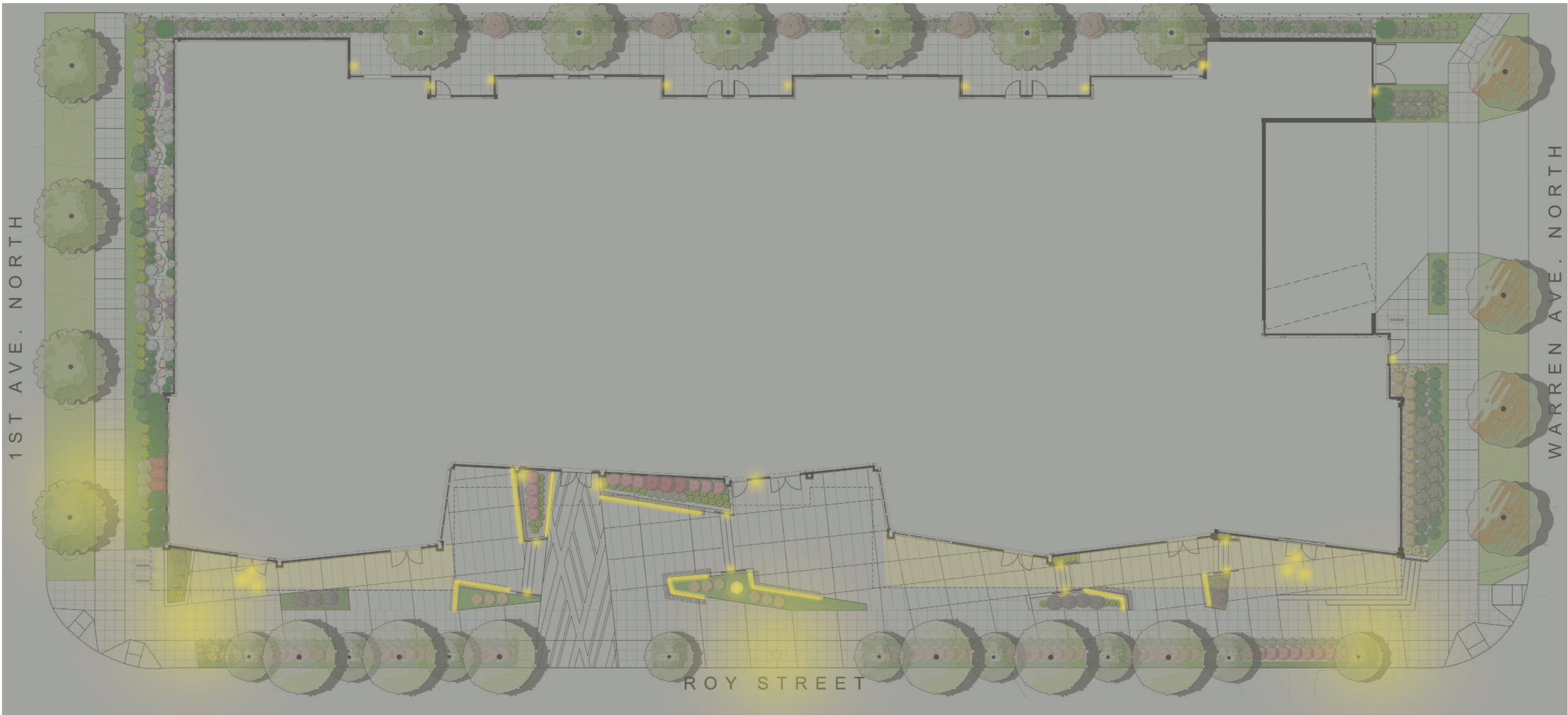


FIRE PIT AREA

LANDSCAPE IMAGE COLLAGE







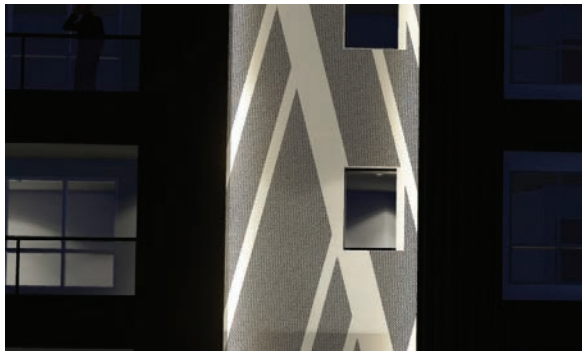
LINEAR BENCH LIGHTING



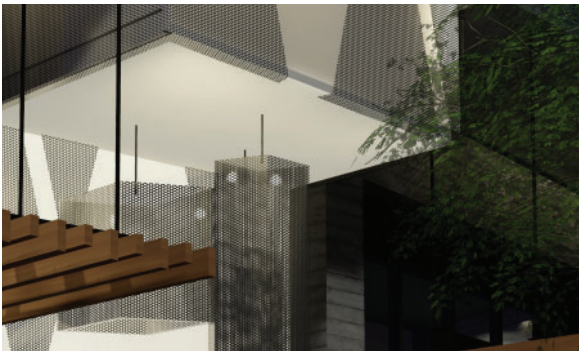
SCONCE LIGHTING  
LOBBY ENTRY



SCONCE LIGHTING  
RES. PATIOS



WALL WASH UPLIGHT @ FOCAL WALL



CUSTOM FOCAL PENDANT LIGHTS  
SOFFIT UPLIGHT





ROY STREET FRONTAGE - FOCAL ART FACADE& PLAZA





ROY STREET FRONTAGE - FOCALART WEST FACADE



CUSTOM LIGHT FIXTURES  
EAST COMMERCIAL



CUSTOM LIGHT FIXTURES  
WEST COMMERCIAL





ROY STREET PLAZA OPEN SPACE





CANOPY MOUNTED LETTER SIGNAGE



TRELLIS / CANOPY MOUNTED BLADE SIGNAGE



STOREFRONT SIGNAGE



CANOPY MOUNTED LETTER SIGNAGE - RESIDENTIAL ENTRY



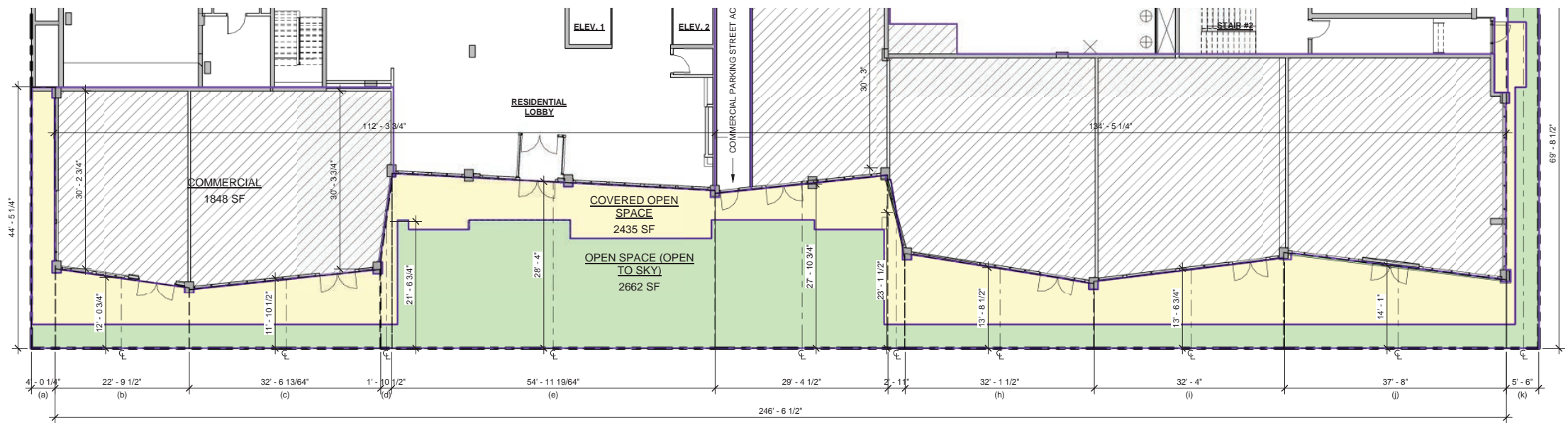
RETAIL SIGNAGE



RETAIL SIGNAGE



SM-UP-65 (M) CODE	REQUIREMENT	WHAT IS PROPOSED	RATIONALE
1. <b>SMC 23.48.740.B.1.d</b> Street level development standards for SM-UP zones	45% minimum of required open space shall be open to the sky 20% maximum may be covered 35% maximum may be enclosed	Request to increase the "covered" requirement for open space, since no "enclosed" open space is proposed.  The minimum of 45% open to sky requirement will be maintained.	The proposed design provides more than the required amount of open space. A variety of open space types are provided including, linear retail frontages covered by cantilevered building above, large open to the sky courtyard plaza and landscaped areas, outdoor dining and retail frontage with canopies for overhead weather protection. The open to sky minimum requirement has been exceeded. The remainder is considered "covered". The covered open space provides pedestrian scale, architectural detail and visual interest, shade and weather protection and creates an open space extension of the sidewalk, better meeting the guidelines than if this space were "enclosed" and code-compliant. <b>CS2 Urban Pattern &amp; Form. PL1 Connectivity.</b>
		<p><b>Required</b> open space = 4,610 SF  Open to sky = 2,047 SF (45% Min.)  Covered = 922 SF (20% Max.)  Enclosed = 1613 sf (35% Max.)</p> <p><b>Calculation:</b>  <b>Proposed</b> open space = 5,097 SF  Open to sky provided = 2,662SF (52%)  Covered provided = 2,435 SF (48%)  Enclosed provided = 0 SF (0%)</p>	







UPTOWN ALLIANCE  
UPTOWN LAND USE REVIEW COMMITTEE

October 30, 2018

UP-LURC COMMITTEE REVIEW OF PROJECT #3032057

100 Roy St.

Project Name: 100 Roy Street (unnamed)

Land Use Planner: Allison Whitworth

The developer’s design team presented their revised design to UP LURC. We appreciate the diligence with which the developer has reached out to the Uptown community for design feedback. We are especially pleased with how the design has developed from its previous iteration into a contemporary, urban building that actively and dynamically engages the public realm, positively contributing to the environment of the Uptown arts and culture district.

Project Introduction

Site challenges include: long façade on Roy Street, awkward uphill slope behind front façade.

UP-LURC Feedback

Art

- We appreciate the developer is reaching out to the art community, and is working with Uptown Arts & Culture Committee to explore opportunities for art to be included in the project, especially the plaza, with local artists.
- We support both a central sculptural element in the front courtyard as well as more subtle opportunities to integrate art throughout the site. We support the inventive use of the proposed residential entry paving, planters, lighting, and other public realm elements to achieve a vibrant neighborhood character.

Massing

- We are supportive of the “push-pull” massing strategy that breaks the Roy. St. frontage into three primary masses, the center recessive mass allowing a shallow courtyard which can be activated through design and programming. We are also supportive of how more granular push-pull massing strategies break up the scale on the sides and rear of the building to relate to smaller scale residential structures on the north side.
- We ask that the design team take care to make the smaller-scale “bays” on the rear of the building look integrated into the rest of the structure.

Frontage and Landscape

- We support the overall frontage strategy of playfully angled storefronts with multiple entry points to emulate the individualized expression of more attractive and desirable small-scale neighborhood commercial spaces.
- We support the use of the proposed wood trellises and pedestrian pathways with thoughtful lighting to bring warmth and scale to the street front.
- Because so many new commercial storefronts can remain vacant for up to a year after completion, we recommend the developer work with the UACC and organizations such as Shunpike to activate vacant storefronts as they await tenants.

- We support the ground-level residential units on 1<sup>st</sup> Ave N and encourage the developer to develop design strategies used in other local successful projects “Latitude” and “Expo”, as well as trellises, to create privacy and an attractive aesthetics in front of those units.
- We greatly appreciate that the new design undergrounds the power lines on Roy despite the high associated costs.
- We support an individualized retail signage strategy over a uniform look. This would be more consistent with Uptown’s goal to have a more eclectic visual experience as part of its arts & culture designation.

Materials and Texture

- We support the move to contemporary materials that nod to Uptown’s aspirations rather than emulating historic materials and construction methods.
- We support the green roofs and patios to activate rooftop space, as it will be seen from residents up the hill.
- We generally support the high contrast color scheme which was presented, with the white and dark brown.
- We support the use of Nichiha wood panels as a prominent material and ask that the design team investigate orienting the texture vertically in order to celebrate the verticality of the building as well as helping to balance the long horizontal façade.
- We are concerned that the aluminum storefronts look dull and corporate, especially when combined with the grey board-form concrete columns. We appreciate that these achieve a bright, soft look while allowing the rest of the building to “float” above, and contribute to a modern aesthetic. We ask that the design team look into design options that reflect these positive qualities while also creating more vibrancy and opportunities for commercial storefront customization. Overall, the effect should be inviting, warm, and visually interesting.

Departures

- We support the departure regarding the 45% percent of open space that must be open to the sky, with the proposed south facing overhangs creating a better use and function for pedestrians and seating.
- We support the departure from the minimum average horizontal dimension of commercial spaces since the proposed dynamic façade and landscape design at the ground level makes the project better in a way that brings greater unique character and vibrancy to the street front, which is a big goal for this neighborhood.

Affordable Housing

- Uptown Alliance encourages all developers to pursue including affordable housing in their projects.

Sincerely,  
Dan Kennedy and Maria Barrientos, co-chairs

Copy to UP-LURC Members: Deb Frausto, Greg Easton, Katherine Idziorek, Matt Adkins, Nancy Silberg, Rick Hooper, Robert Cardona, Cyrus Despres, Donald Kunz, Don Miles, Michel Davis, Steve Johnson, Trent Mummery



APPENDIX:

URBAN DESIGN ANALYSIS FROM EDG  
SUN / SHADOW STUDIES FROM EDG



# BUILDING TYPOLOGIES & NOTABLE ARCHITECTURE

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

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

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

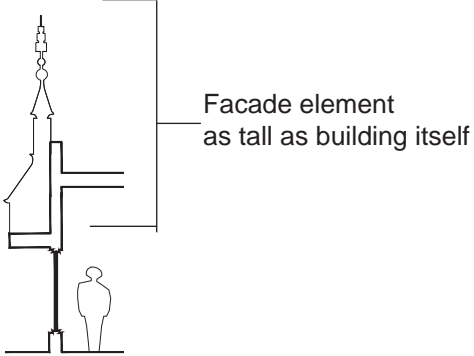
The primary zoning in the Urban Center is SM, Seattle Mixed, transitioning to LR, Low Rise zones to the north. Land uses include grocery stores, restaurants, offices, hotels, general retail, business support services and residential.

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

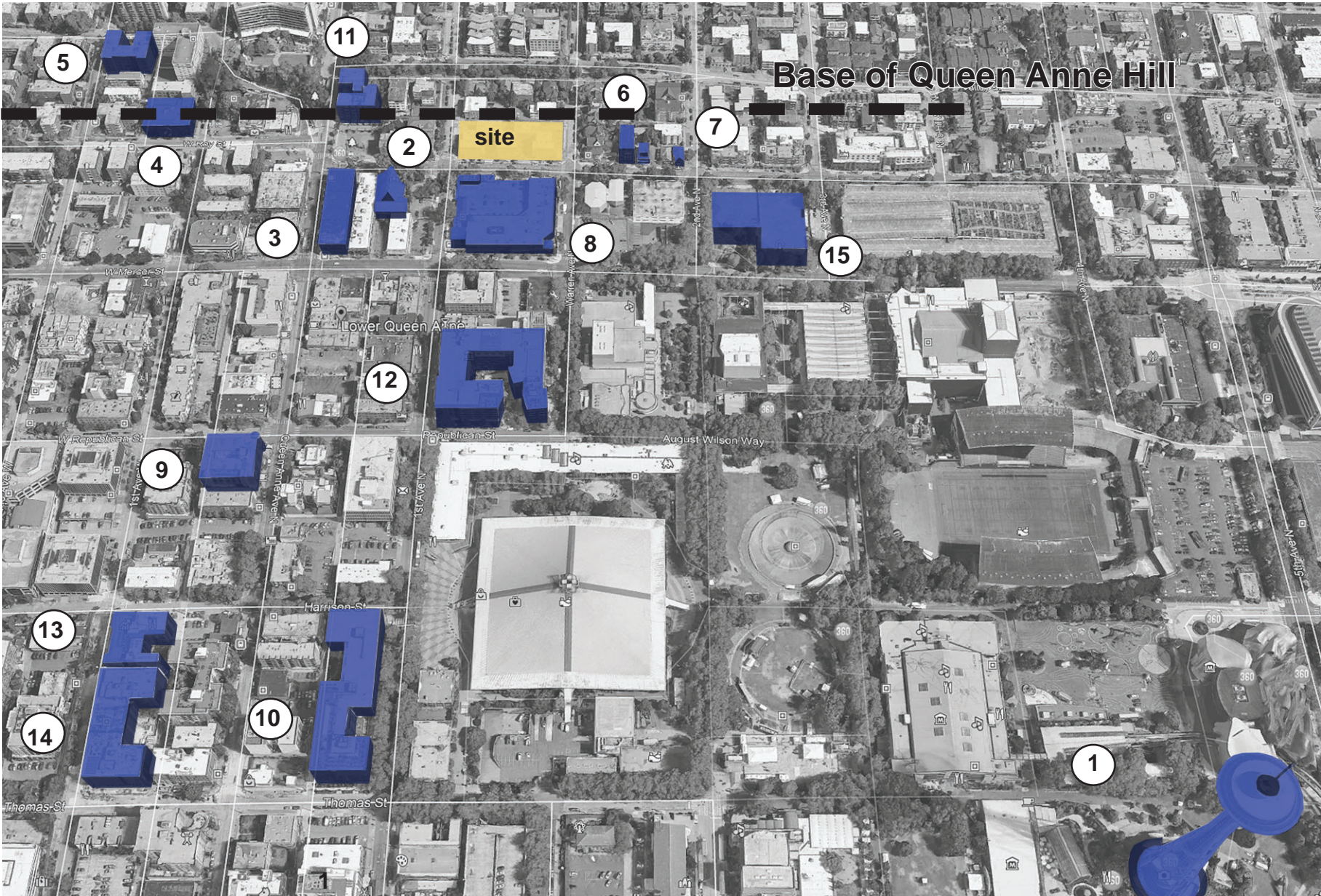
The selected images on the adjacent page represent examples of the neighborhood’s wide range of building types, including historic and proposed new development.



**Small Scale: Big Character**  
The majority of the Heart of Uptown is small scale retail. This retail is along both major traffic corridors speeding along and areas of high foot traffic. To succeed along these very different characters, the small buildings, that give the area its unique intimate scale, also need to catch the attention of the large volumes of fast traffic. The resulting strategy is using big signage or marquees, sometimes close in scale to the building facade it serves. These small building need to announce themselves, they need a big character, for a small building.



**Small scale and small area.**  
The predominant small scale retail character ends at the base of Queen Anne Hill. Physically kept in between the hill and Seattle Center, The Heart of Uptown is kept to an intimate area which combines well with the small scale.







1 SPACE NEEDLE / SEATTLE CENTER  
Themed Landmark



2 ST. PAUL'S EPISCOPAL CHURCH  
Unique Building Form



3 MARQUEEN HOTEL  
Historic Landmark



4 DEL ROY APARTMENTS  
Historic Building



5 DELAMAR APARTMENTS  
Historic Hotel Conversion

## TRANSITION High Density Neighborhood

Uptown is where big city meets neighborhood. Multilevel apartment buildings are the result. Uptown is about urban living in a lively setting.

Because of Uptowns' strong mix of characters, scales, and historic precedents, the resulting buildings must be modern, city-scale buildings composed of varying palettes and materials of different scale.



6 LOW-RISE COMMERCIAL BUILDINGS  
Eclectic style



7 STREAMLINE TAVERN  
Historic House Conversion



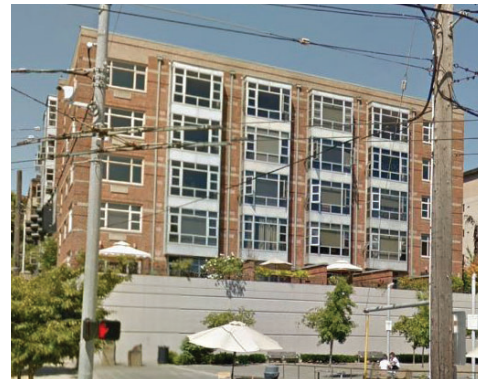
8 METROPOLITAN MARKET  
Contemporary Commercial



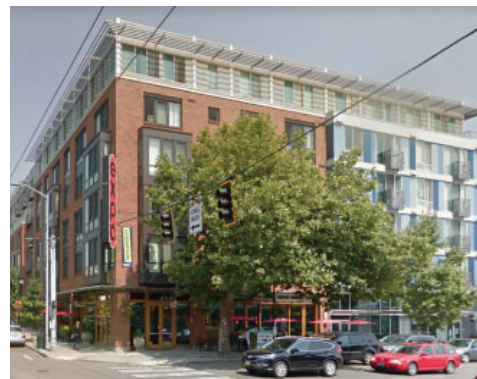
9 MEDITERRANEAN INN HOTEL  
Character Themed Style



10 ASTRO APARTMENTS  
Character Themed Style



11 WILLIS CONDOMINIUMS  
Contemporary Style



12 EXPO MIXED-USE Apartments  
Contemporary Transitional Style



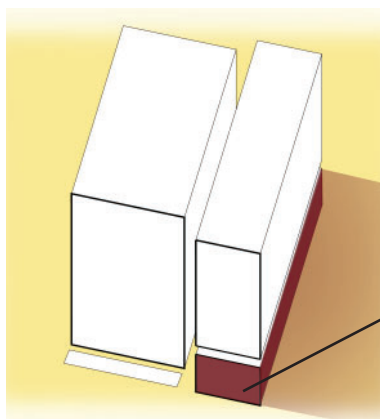
13 CORA MIXED-USE Apartments  
Contemporary Style



14 ELAN UPTOWN FLATS Apartments  
Contemporary Mixed-use

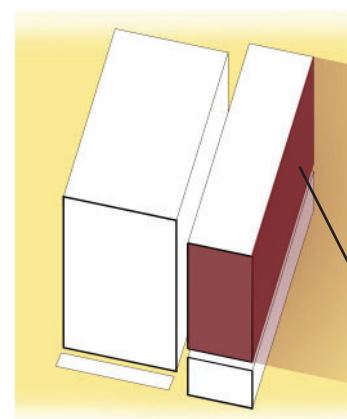


15 CENTER STEPS MIXED-USE Apartments  
Contemporary Mixed-Use



**PEDESTRIAN SCALE**  
Provide lively, small scale - big character retail at ground level

**Sidewalk Retail:** Simple facades that angle inward to provide a small entry space, individualized storefronts, and a dynamic pedestrian experience.



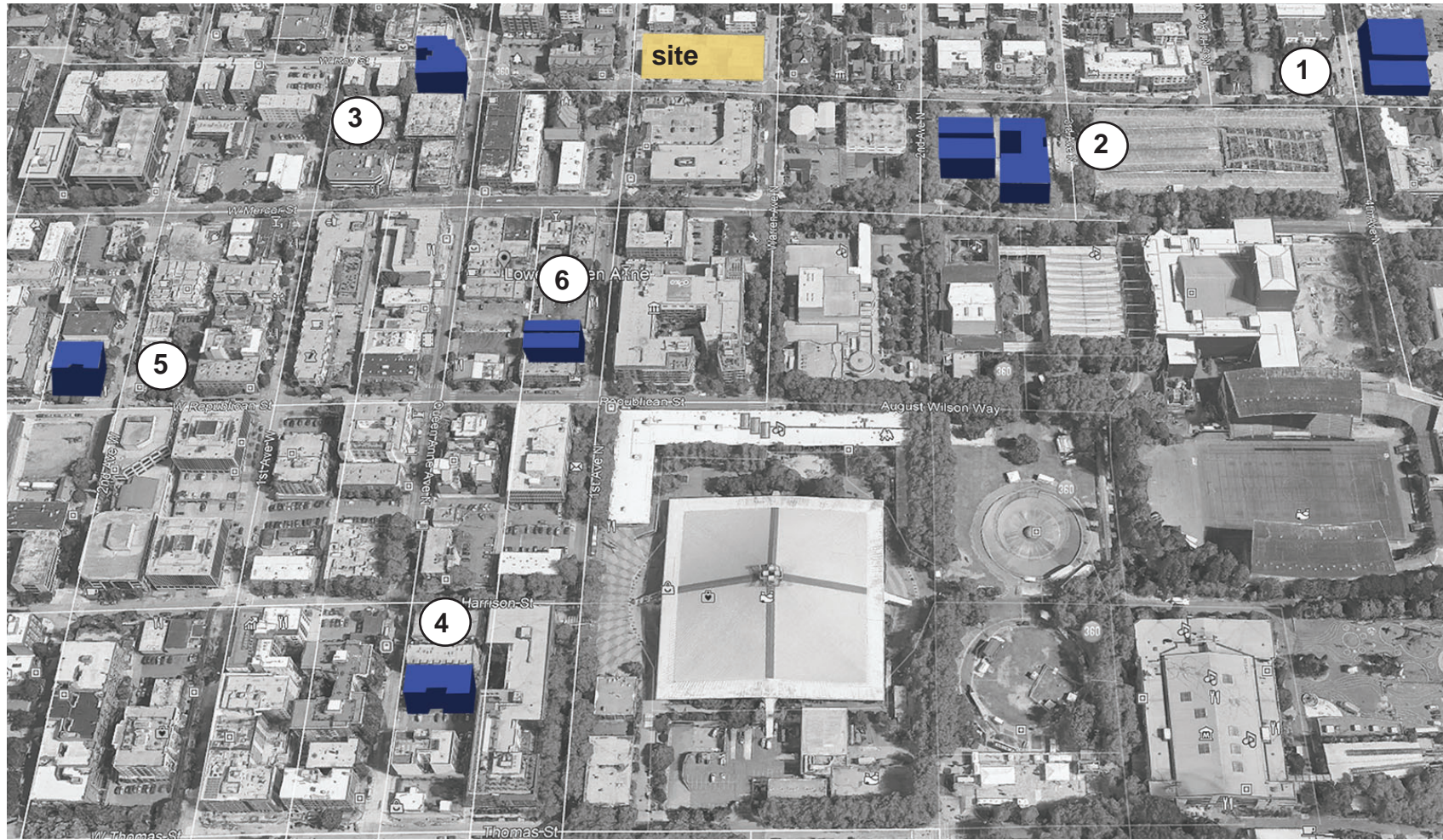
**URBAN** Provide simple modern massing for building proper



**DESIGN CUE:**  
**Pedestrian + Urban**  
Duality of scale and character to respond to Uptown neighborhood context.



NEW & UPCOMING NEIGHBORHOOD DEVELOPMENT



**A Thriving area.** The Uptown Urban Center has many new and upcoming projects in the near vicinity to the proposed project site. The projects vary in scale based on zoning, but are mostly 65 feet of 85 feet mixed-use residential projects. The projects are similar in their use of large expanses of storefront glazing at commercial street uses, as well as the use of scale-able materials to tie into the character of the neighborhood. Unique massing is required for this area of transition.



3 631 Queen Anne  
Mixed-use Apartments



4 320 Queen Anne  
Mixed-use Apartments



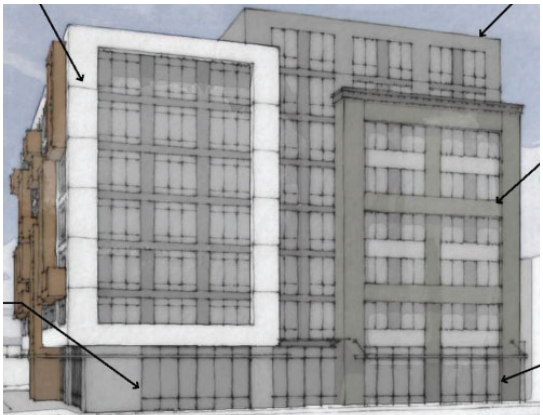
1 400 ROY STREET  
Apartments



2 225 ROY STREET  
Mixed-use Apartments



5 203 West Republican  
Mixed-use Apartments



6 513 First Avenue  
Mixed-use Apartments



# OPEN SPACE TYPES & PATTERNS



Courtyard of Existing Building

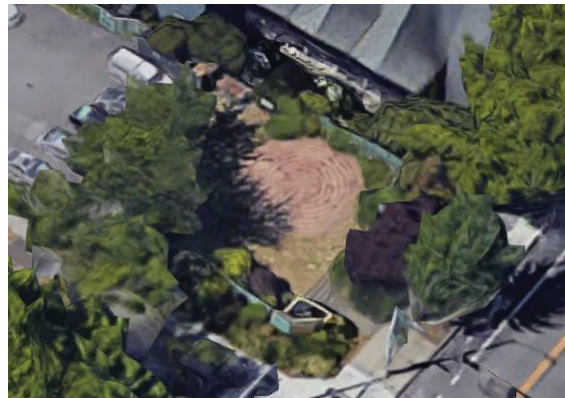
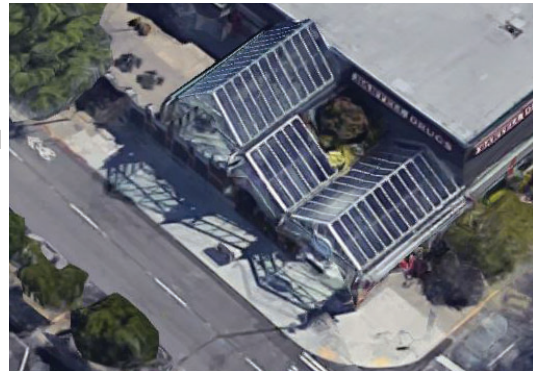
**Varied Open Spaces Required:**  
A variety of open space types are found in the near proximity to the project site ranging from large public plazas to small semi-private residential courtyards. The larger urban open spaces tend to be of hardscaping and other durable materials for high use. Also present are very lush, softer and quieter areas. The mix-up of Uptown requires both particularly for the project site where it has both a very active side and a very quiet side.



## ACTIVE : HARD

**1** Counterbalance Park - Large urban plaza at Uptown's most active corner.

**4** Entrance to Metropolitan Market. Retail associated open space with widened sidewalk frontage and covered and uncovered upper level retail seating. Located on Uptown's second most busy corner.



## SOFT : QUIET

**2** Public church open space - Garden & Labyrinth on a corner location. A quiet secluded "pocket park"



**3** Hillside greenbelt. Providing not only greenery, these hillside areas break-up the traffic grid giving the adjacent blocks far less vehicular traffic and make the hillside up to Queen Anne more pedestrian oriented.



## SOFT QUIET : ACTIVE HARD

**5.** Parking structure pea patch. Adding dirt wherever one can for a little greenery.



**7.** Tree canopy along a major traffic arterial-Mercer Ave. This pleasant feature is part of the well landscaped Seattle Center

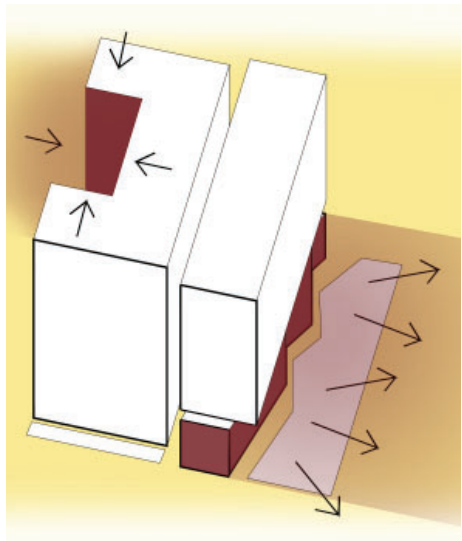


**6.** Wide, landscaped sidewalks of Warren, 2nd, and 1st streets. A unique feature for an urban zone.



**DESIGN CUE:** The project needs both a quiet, contained open space and a active, varied open space in response to the two very different characters of the site. These open spaces have a urban soft/hard composition akin to its surroundings.

Contained/  
Quiet



Active / Varied



STREETSCAPE MONTAGE



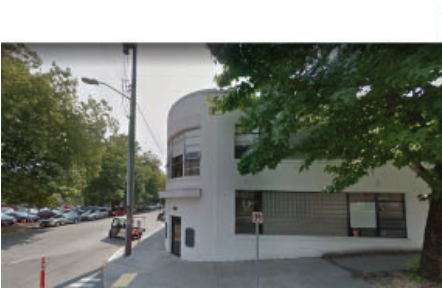
Counter Balance Park - public open space  
Willis Condominiums (beyond)

Mixed-use retail / condominium

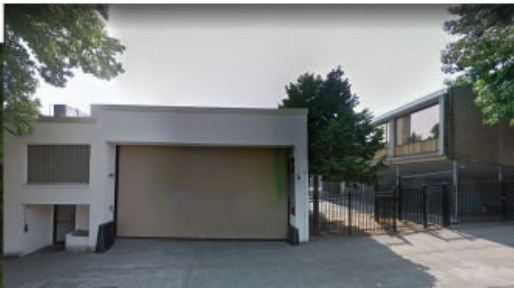
1st Ave. N

**SUBJECT SITE**  
Existing Apartment Building to be demolished

1. ROY STREET FRONTAGE - LOOKING NORTH



Light Industrial Building:  
office / machine shop



DESC Queen Anne Shelter  
SCL Power Control Center



Warren Ave. N.



Metropolitan Market - parking entry and small retail shops / upper level terrace parking deck

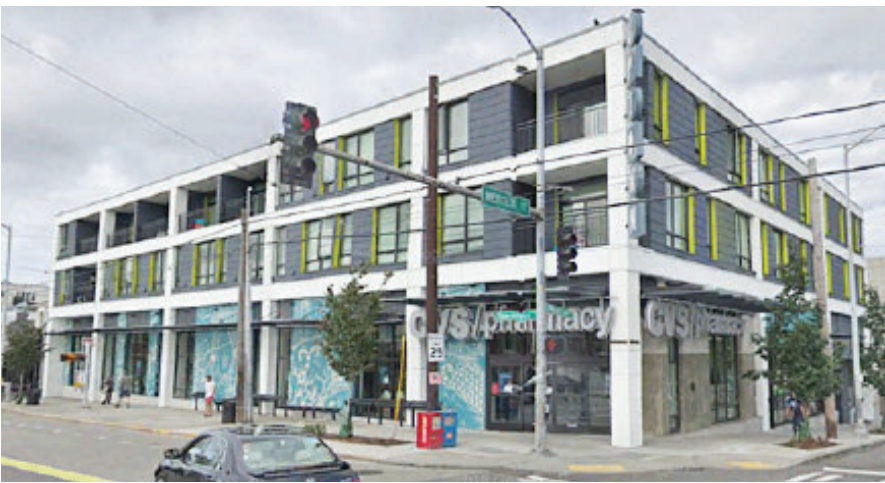
**ACROSS FROM SUBJECT SITE**

2. ROY STREET FRONTAGE - LOOKING SOUTH



**DESIGN CUES FROM THE SURROUNDING NEIGHBORHOOD:**

1. Restrained use of balconies in contemporary design.
2. Simple and well detailed massing.
3. Modulation of roof line to reduce scale.
4. Successful use of minimal design palettes /strong architectural rigor.
5. Strategic use of signage and secondary elements.

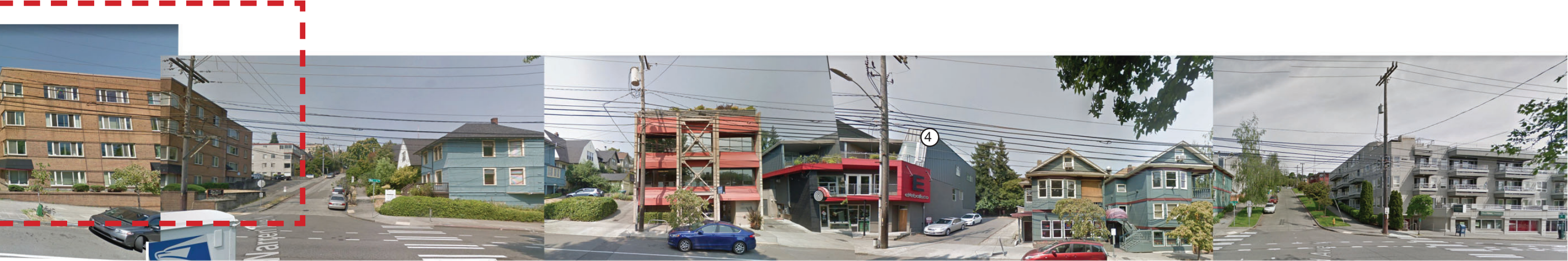


The Mural project with its contemporary approach to residential balconies



Simple and well detailed massing of Expo project





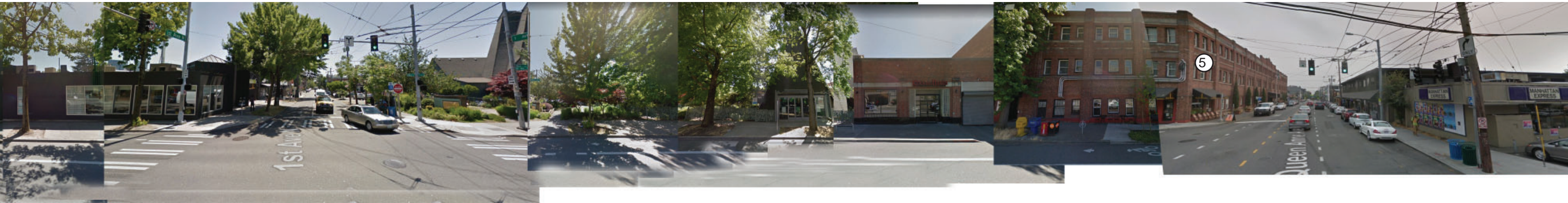
**Warren Ave. N.** Converted Single Family: The Blue House  
Alternative medicine practices

Small commercial mixed-use: Dream Clinic Massage Media Plus

Small commercial mixed-use: Eyeballs.co

Converted Single Family: Streamline Tavern

**2nd Ave N.** Mixed-Use Apartments



**1st Ave. N**

St. Paul's Church and Garden

Marqueen Hotel & small retail

**Queen Anne Ave. N**



The modulated roof line of this project reduces its scale



Minimal palette and strong design rigor for larger massing success



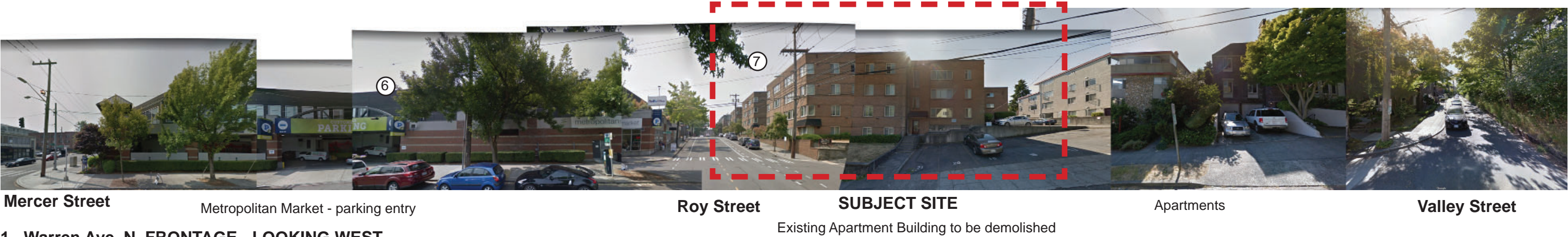
Strategic use of signage and secondary elements

**STREET SCAPE DESIGN CUES :**

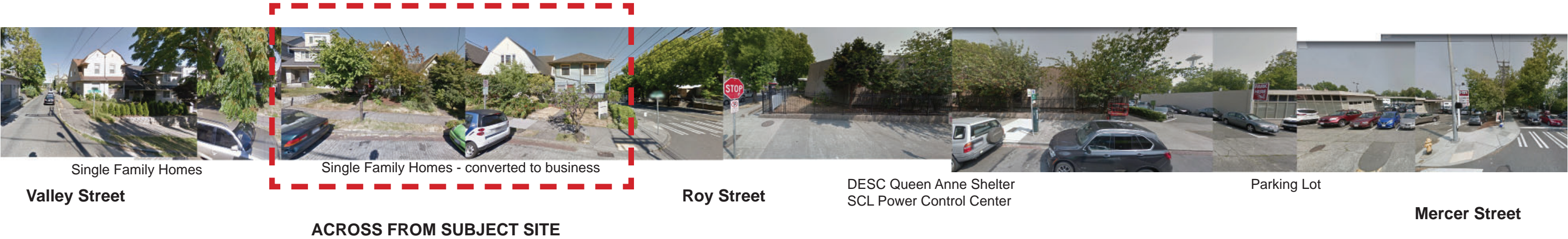
- ① Modulation of mass to reduce scale
- ② Variation of roof line
- ③ Stepping podium to follow grade
- ④ Modern detailing /architectural “framing” to compose facade and add interest
- ⑤ Provide places for sidewalk seating



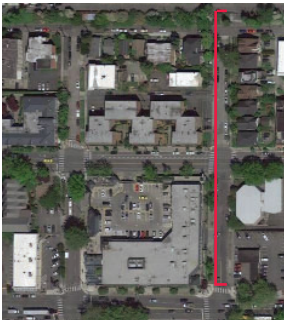
STREETSCAPE MONTAGE



1. Warren Ave. N. FRONTAGE - LOOKING WEST

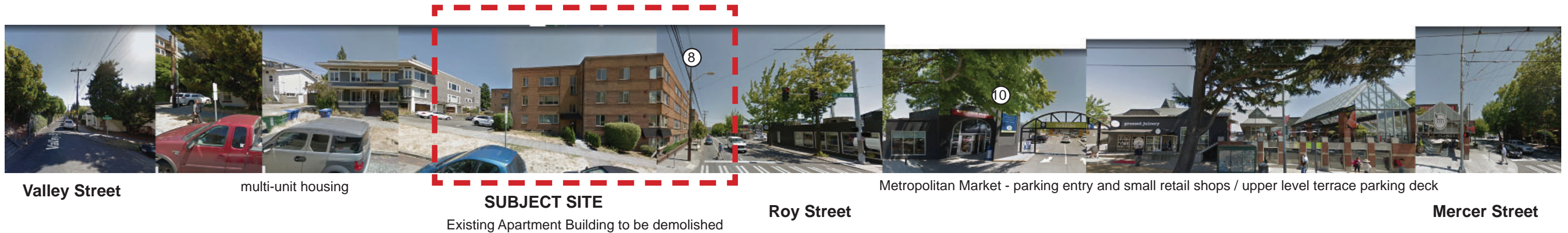
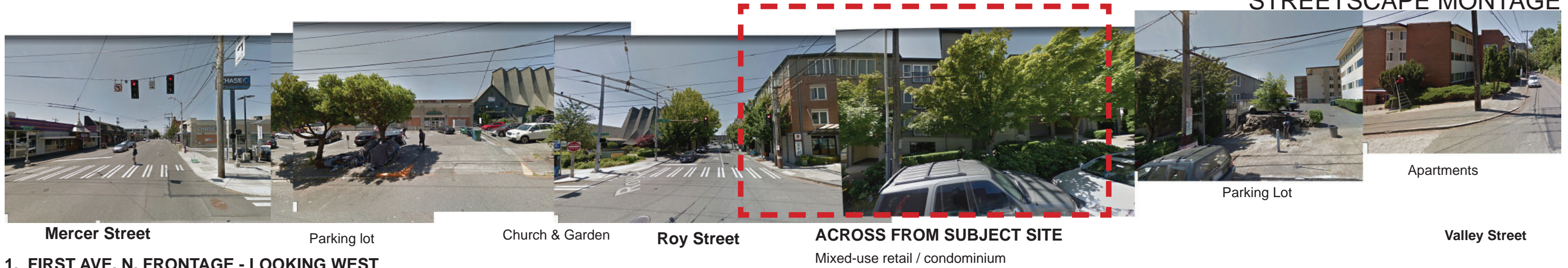


2. Warren Ave. N. FRONTAGE - LOOKING EAST





STREETSCAPE MONTAGE



STREET SCAPE DESIGN CUES CONTINUED :

- ⑥ Use of secondary architectural elements
- ⑦ Urban precedent of building set close to property line
- ⑧ Use of strong corners
- ⑨ Small plazas activate corners
- ⑩ Creative use of retail storefronts



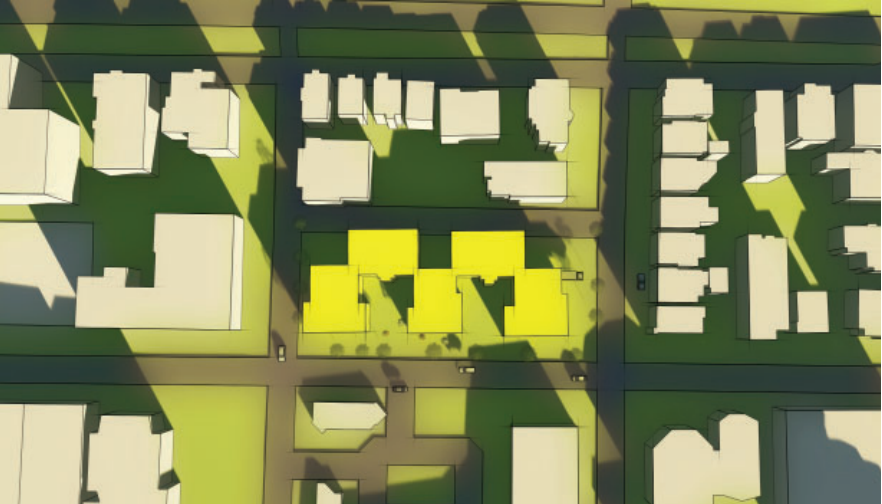
EXISTING SITE SUN /SHADOW STUDIES



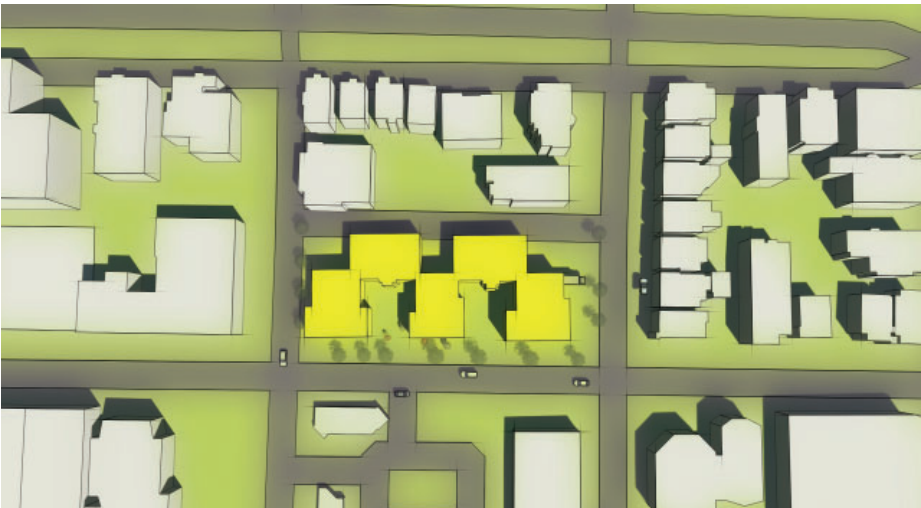
JUNE 21 - 10AM



MARCH/SEPT - 10AM



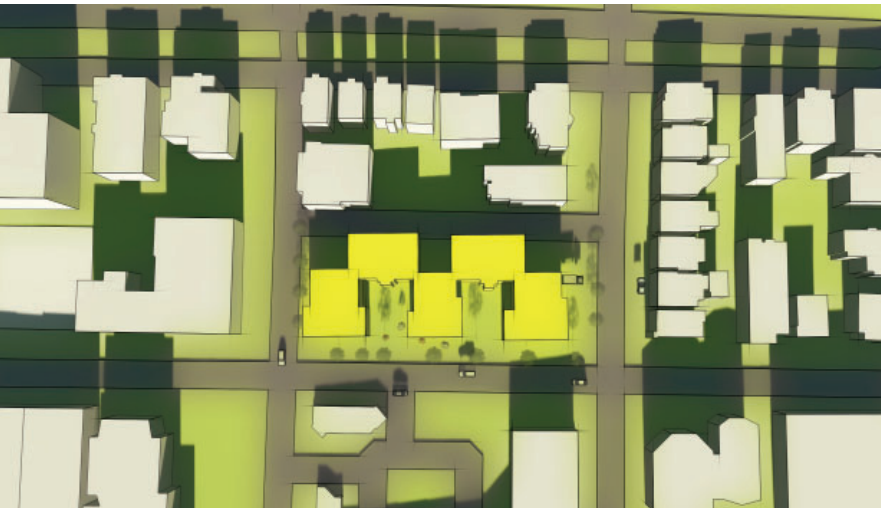
DEC. 21 - 10AM



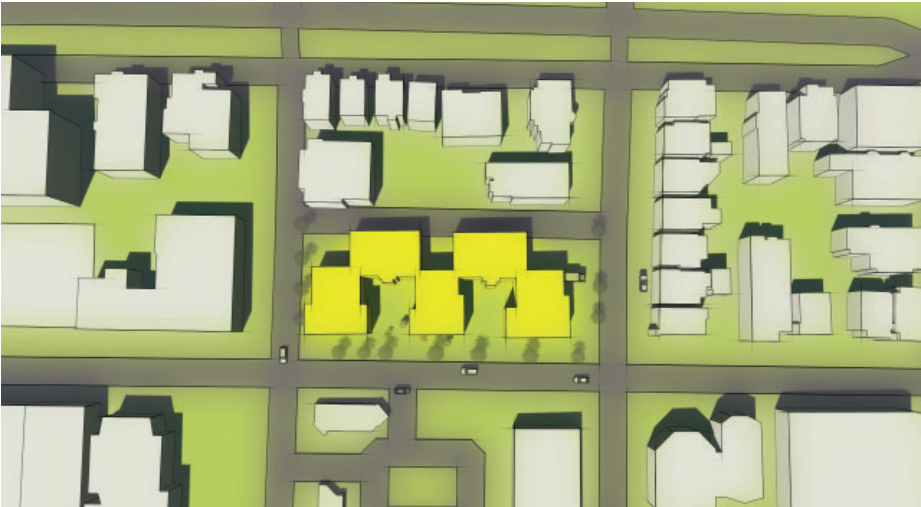
JUNE 21 - NOON



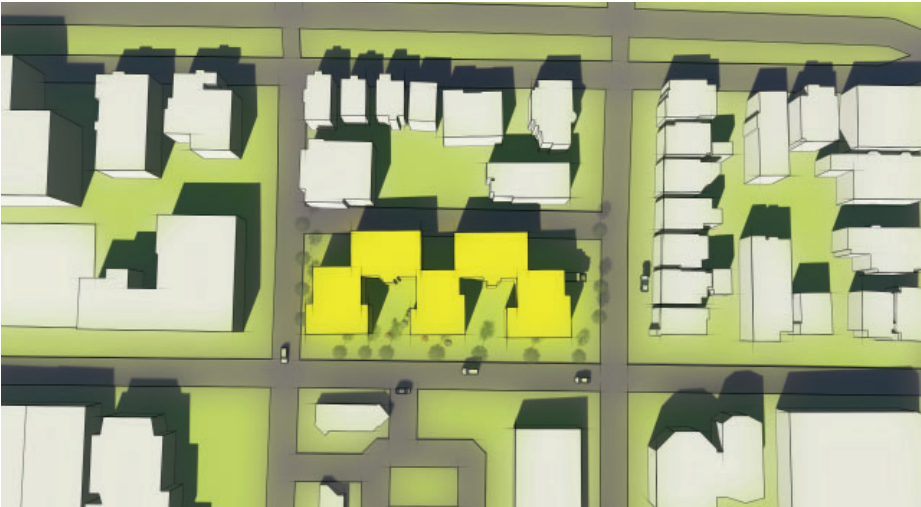
MARCH/SEPT - NOON



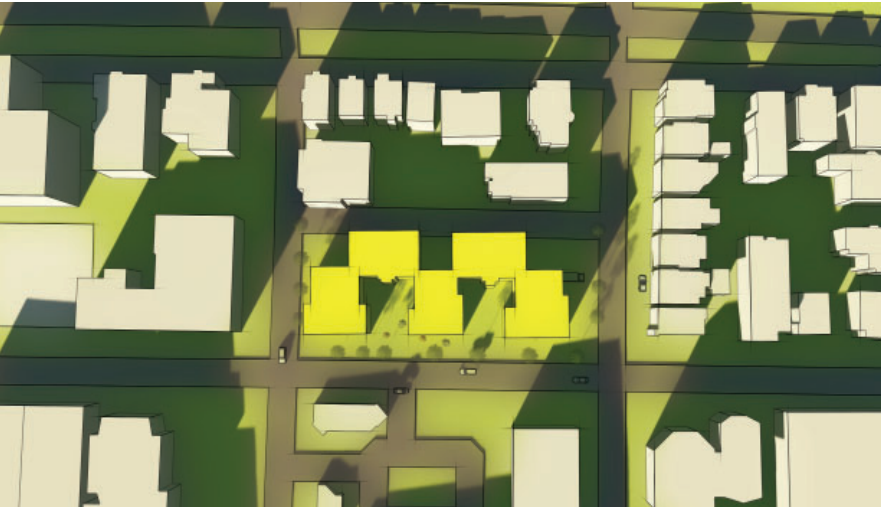
DEC. 21 - NOON



JUNE 21 - 2 PM



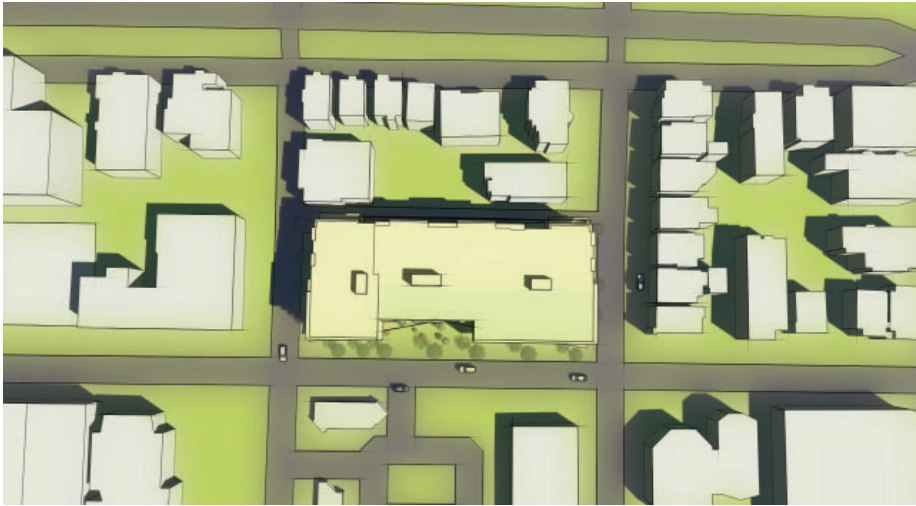
MARCH/SEPT - 2 PM



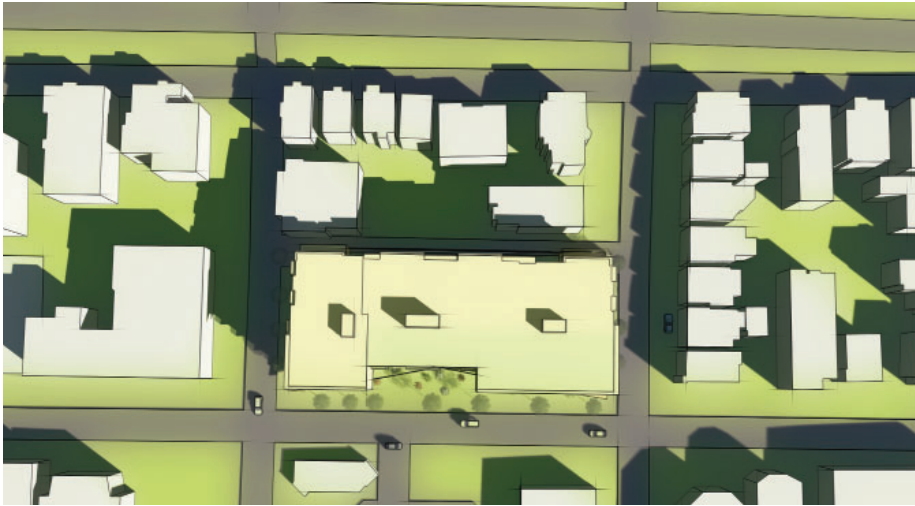
DEC. 21 - 2 PM



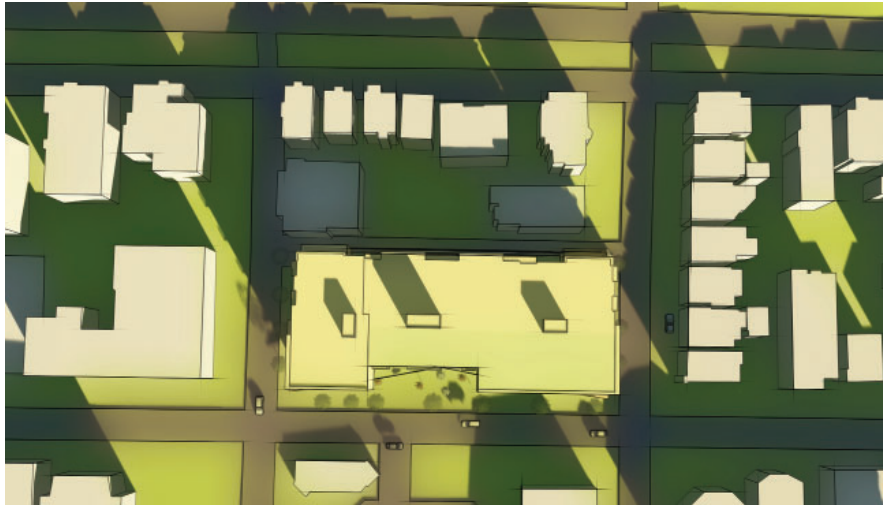
PROPOSED SUN /SHADOW STUDIES



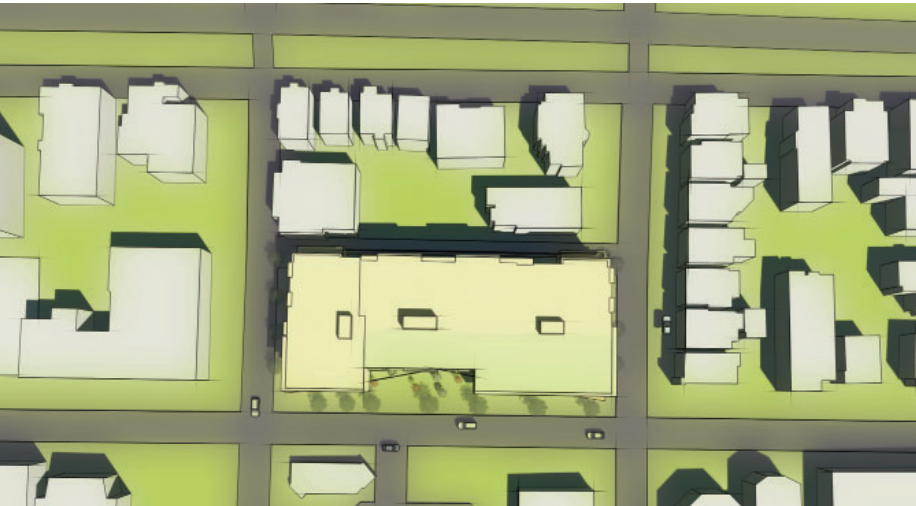
JUNE 21 - 10AM



MARCH/SEPT - 10AM



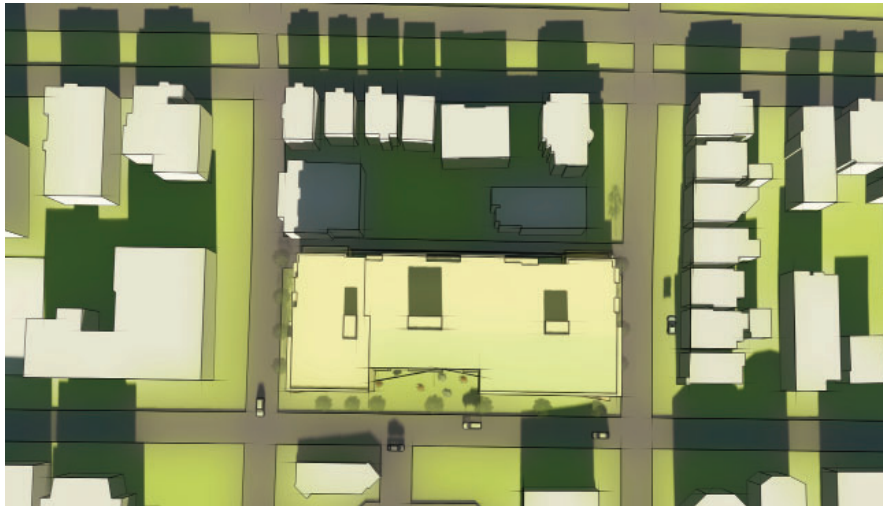
DEC. 21 - 10AM



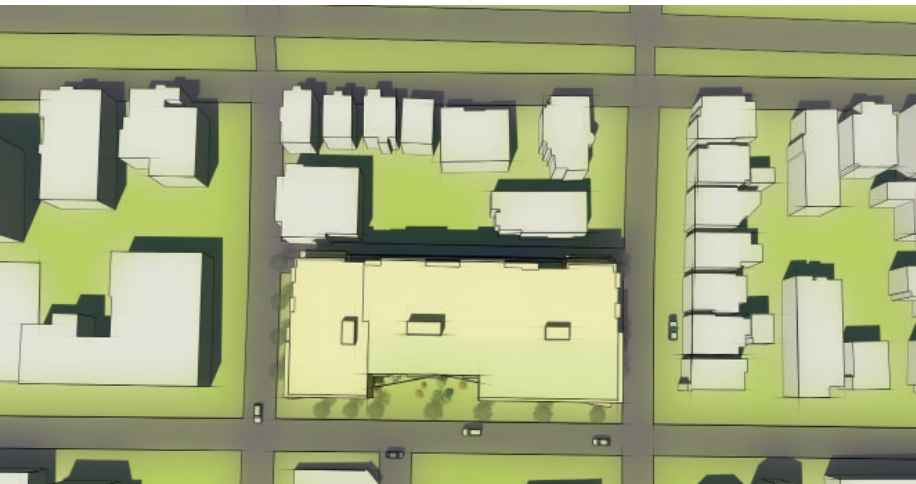
JUNE 21 - NOON



MARCH/SEPT - NOON



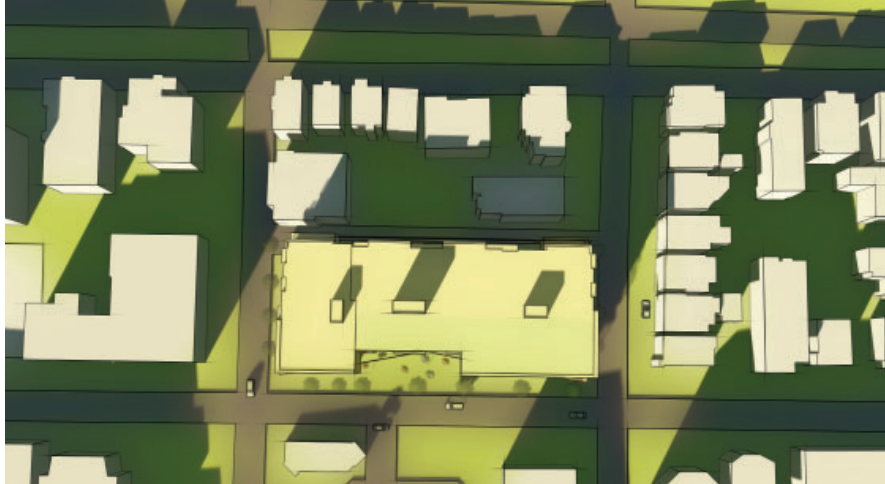
DEC. 21 - NOON



JUNE 21 - 2 PM



MARCH/SEPT - 2 PM



DEC. 21 - 2 PM