

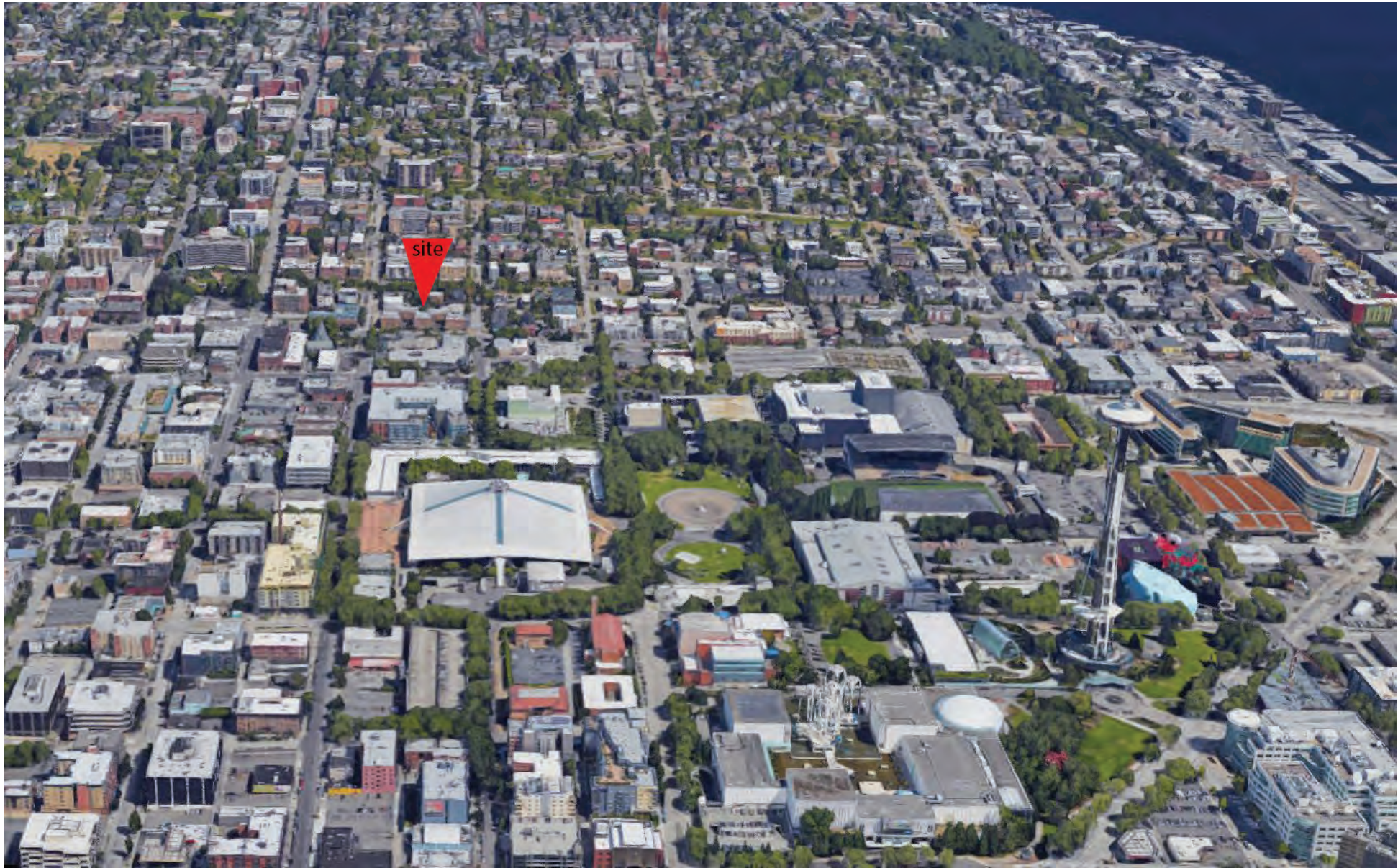


100 Roy Street Mixed-Use Apartments
2nd EARLY DESIGN GUIDANCE SUBMITTAL

Project # 3032057EG

Meeting Date: 5-22-19

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Mixed-Use Apartments
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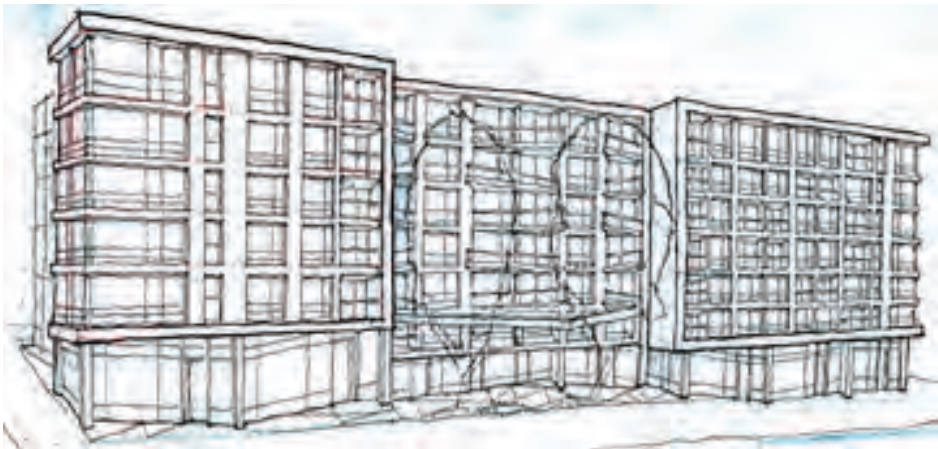
PROJECT VISION OVERVIEW

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. Programmatic wise, the building will contain a mix of residential apartment units, residential amenity space (indoor & outdoor) and ground level commercial uses and active public outdoor plaza and open space design. One & 1/2 levels of below grade parking will be provided. The target unit goal is +169 units. 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. Initial historic evaluation (Appendix A) has deemed the building of non-significance. Review by Seattle Department of Neighborhoods requires that owner nominate building for review by Landmarks Committee. This review is in process. 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.

Due to the entire block length and two corner site configuration, the building is split into three components of two corner massing elements and a centered recessed mass allowing a large street-level courtyard. In response to its adjacent residential low-rise zone, the design increases modulation on the Warren and 1st. Street facades and terraces in height and continues strong modulation on its North facade. Along Roy street, at street level, the building overhangs and shelters a lively, well-modulated, pedestrian scaled retail experience.

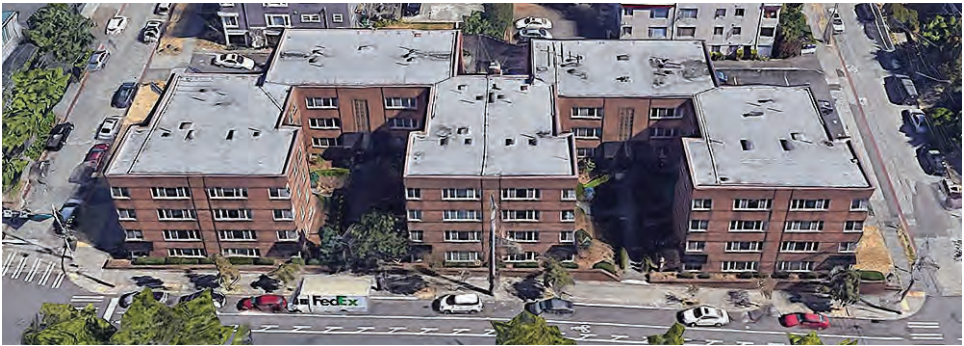
The centrally located site is an ideal location for making its presence known. The proposed design will respond by creating a building form of large, crisp, well detailed massing of contemporary presence that follows in the spirit of successful precedents suggested by the Uptown Alliance. The design now engages Roy st. with simpler, well detailed massing at the residential level that is brought close to the street. The street level retail in broken into 6 small spaces that continue the character that defines the Heart of Uptown. Human scale for Roy street is reinforced with canopies, unique storefronts of differing architectural character and a stepped podium. The design for Roy street’s central focus is a large courtyard flanked by large operable storefronts and topped with generous balconies overlooking the courtyard providing life and security by residential surveillance. It is believed that the introduction of this new retail, as well as residential levels that can activate the street with a balanced proportion of balconies, will provide increased level of activity and vibrancy for the Heart of Uptown.



Early revised design sketch

PROJECT DATA -TARGETS

| | |
|----------------------|---|
| Residential Units: | Target 169+ Units (120-122K net rentable SF) |
| Commercial Area: | Target 6,000 - 6,500 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 TOTAL |
| Parking Area: | 1 1/2 levels below grade |
| Number of Stalls: | Target 130 Stalls+/- |



Existing building

DESIGN CONCEPT

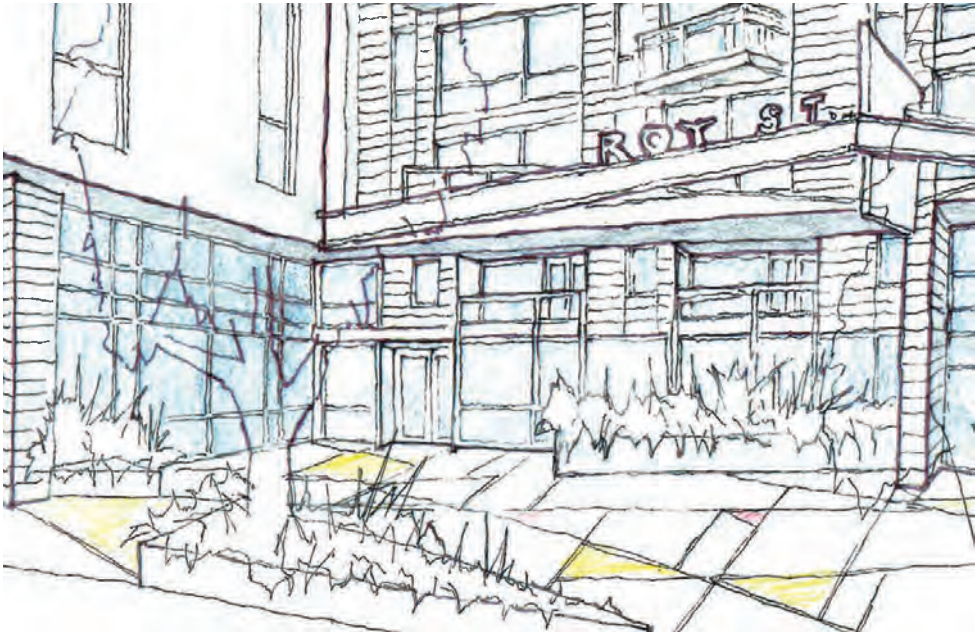
“Pedestrian Urbanism”

Lively - Character - Throughout Building

Pedestrian – Scale – Retail Experience

Lush – Landscaping – Top to Bottom

Natural – Fit – Urban Scale for Uptown/Small Scale for Street



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 street scape.
- Architectural design that successfully transitions the side by side SM-UP-65 (M) and LR3 zones.
- High quality and durable materials to create a sense of permanence.
- Visually interesting design elements, transparencies and massing that responds to both pedestrian scale and 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.

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. An Appendix A Historic Review has been submitted to the Department of Neighborhoods and SDCI for review. The project proposal includes demolition of this building and redevelopment to current density and design standards for the neighborhood. See sheet 23 for more detail about existing building constraints & opportunities.

Street Frontages:

Roy St. R.O.W contains street parking, bike lane and 2 lanes of traffic. No additional ROW width 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.

There are no setback requirements on subject property (except 10 ft setback above 65 ft. on Roy Street) per SMC 23.48.735.



LEGAL DESCRIPTION

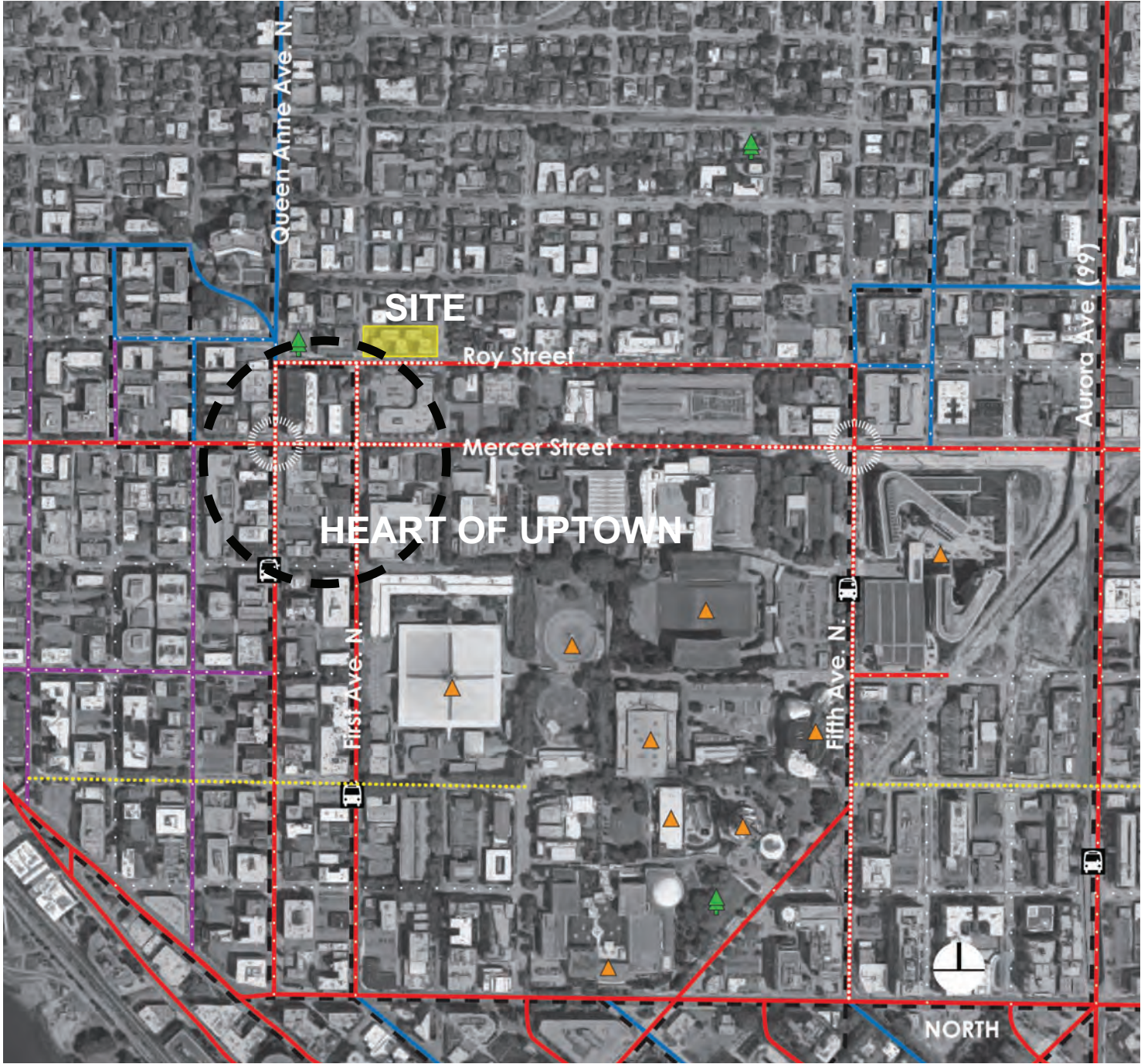
(PER FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-B84238-WA1 DATED: DECEMBER 28, 2017 AT 7:30 AM)

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

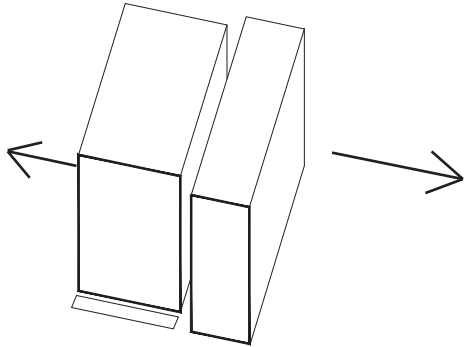
LEGEND

- 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

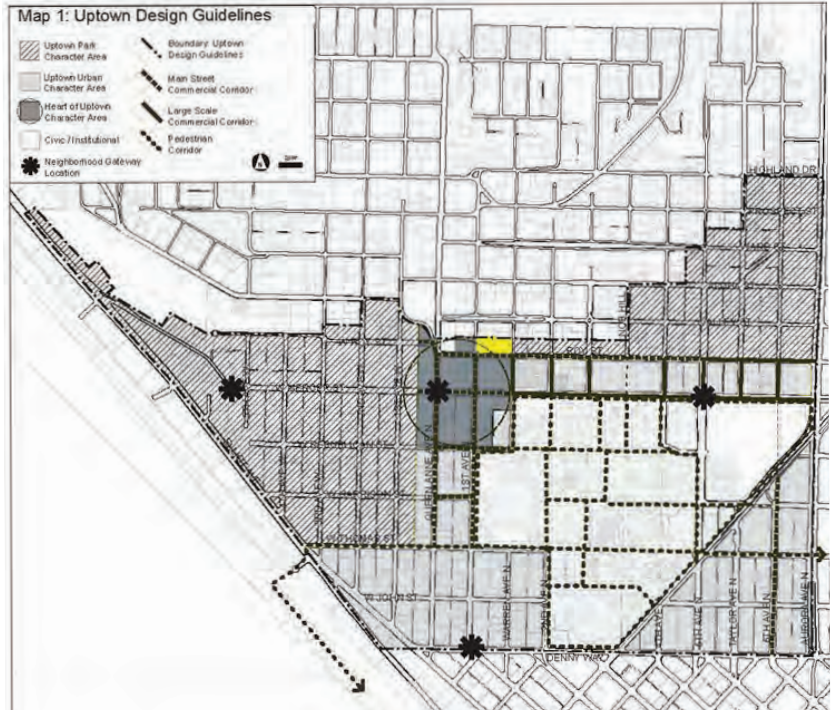


DESIGN CUE:
Building must be transitional,
responsive to two different environments.

Small scale
residential
character for quiet
zone

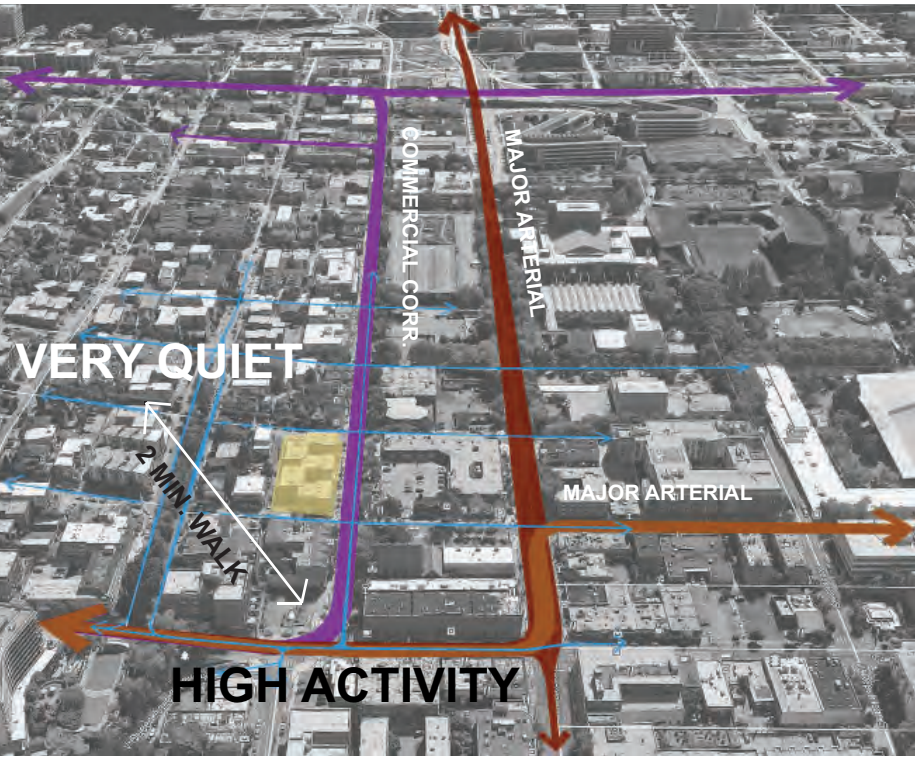


Large scale urban
presence for high
activity



Per SMC 23.41.004-The site is subject to Heart of Uptown design review as well as its classification as a main street commercial corridor and 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



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

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 east 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 as observed on pages 10-11, and gracefully transitions the adjacent up zone and low-rise zone.

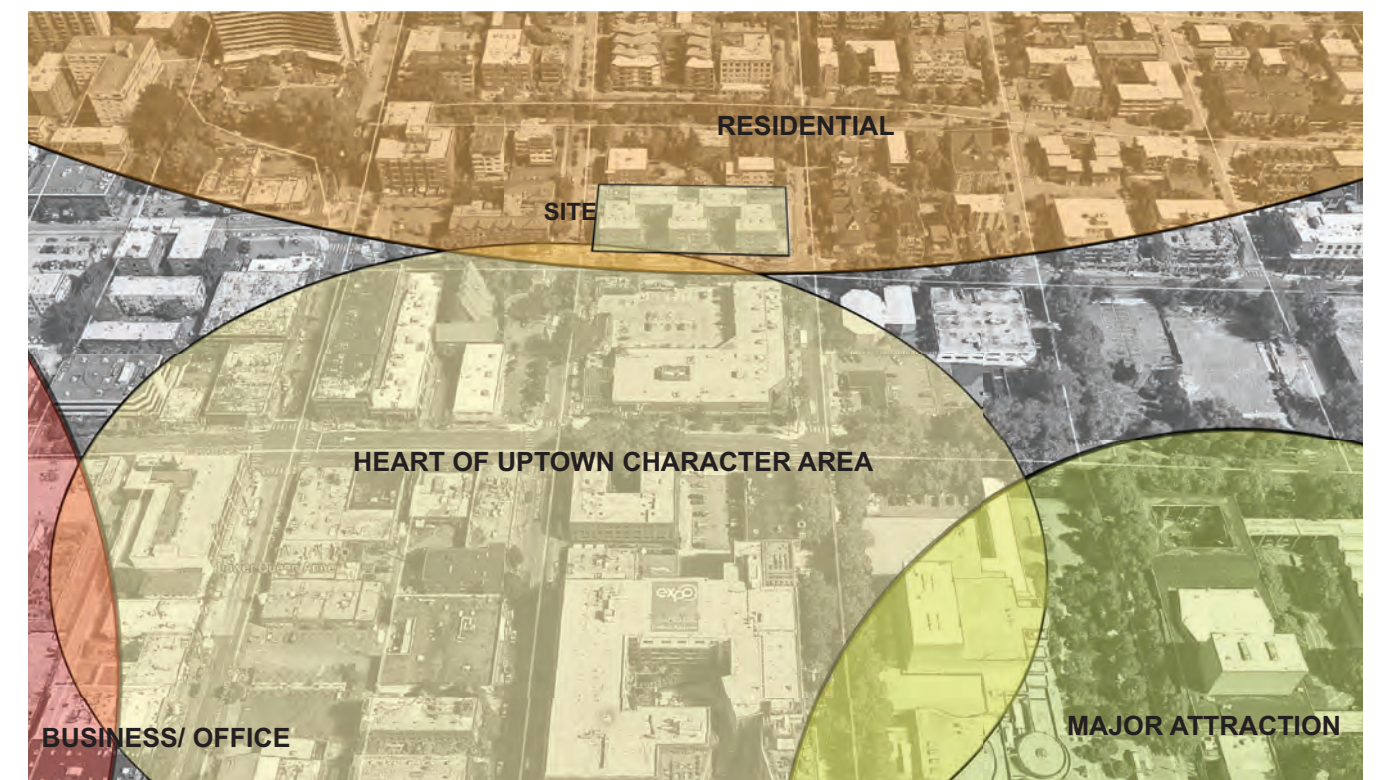
NORTH of the site is characterized by a mix of single family homes, converted homes to multi-family dwellings and small apartment buildings. The neighborhood becomes more residential further north of the site.

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.

ADJACENT ZONES



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

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.

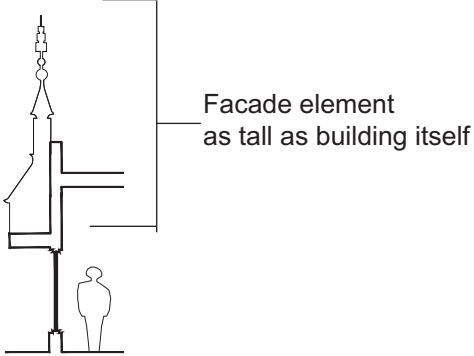
The primary zoning in the Urban Center is SM, Seattle Mixed, transitioning to LR, Low Rise zones to the north. Land uses include grocery stores, restaurants, offices, hotels, general retail, business support services and residential.

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.

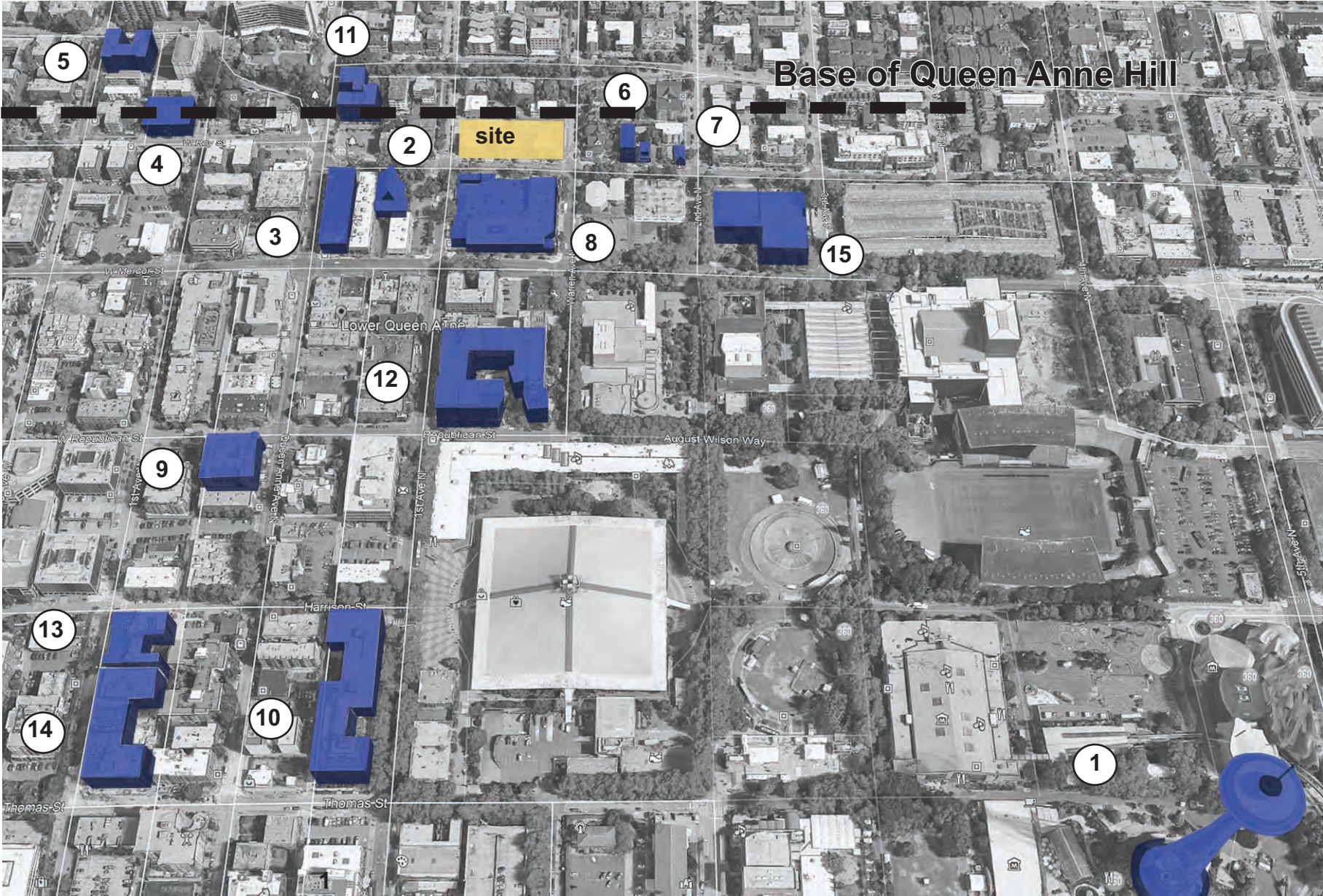
The selected images on the adjacent page represent examples of the neighborhood’s wide range of building types, including historic and proposed new development.



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



7 STREAMLINE TAVERN
Historic House Conversion



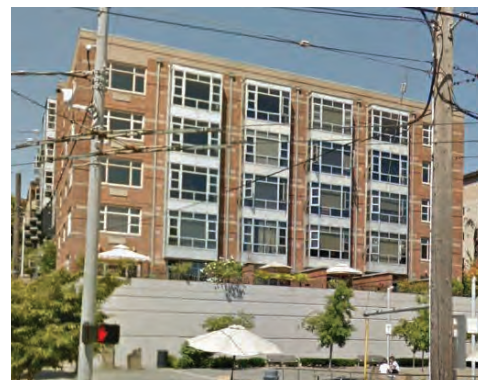
8 METROPOLITAN MARKET
Contemporary Commercial



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



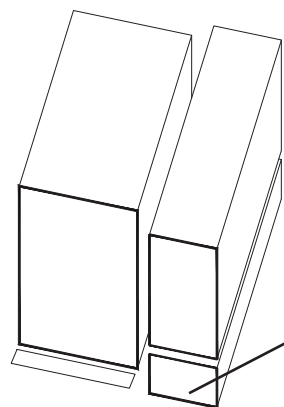
13 CORA MIXED-USE Apartments
Contemporary Style



14 ELAN UPTOWN FLATS Apartments
Contemporary Mixed-use

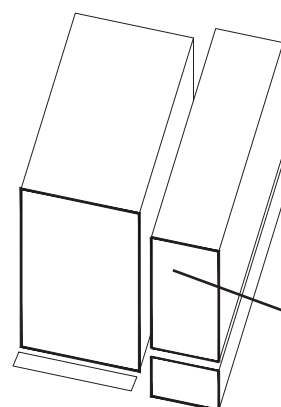


15 CENTER STEPS MIXED-USE Apartments
Contemporary Mixed-Use



PEDESTRIAN SCALE

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



URBAN Provide simple modern massing for building proper



DESIGN CUE:

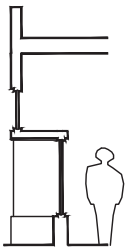
Pedestrian + Urban

Duality of scale and character to respond to Uptown neighborhood context.

BUILDING SCALES & FORMS

High Demand for Village living.

Small scale retail, adjacent to a major amenity, walking distance to downtown core; Uptown is not only a popular place to visit but also to live. To keep the intimate scale, to keep its character, within this popular urban setting, a multitude of architectural scales are needed. The sidewalk experience is what Uptown is about, making room for people to live keeps the lights on and the buzz going.



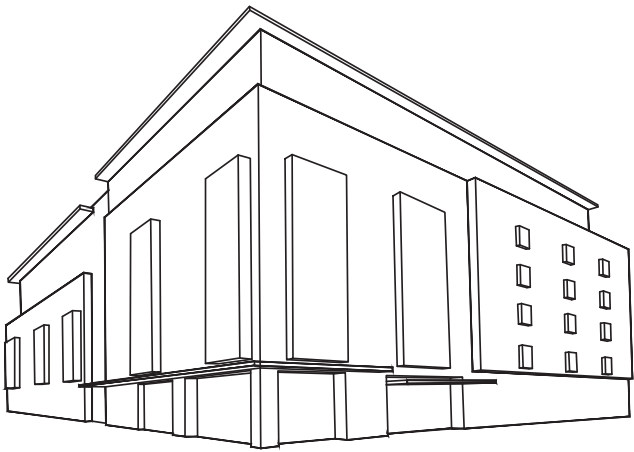
Intimate Retail: Facades transition in section and plan to define an intimate entry point.



1. Small scale retail along Queen Anne Ave.

SIDEWALK SCALE

Large: Building is scaled by layered massing and a well defined top level. Sidewalk scale is set by canopies.

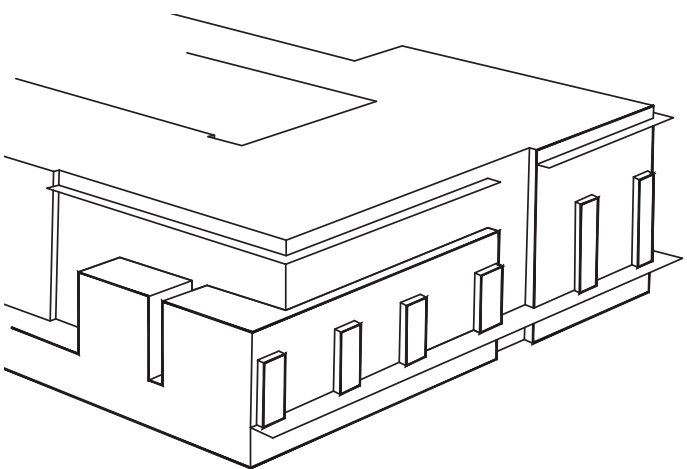


4. Expo Mixed-use building.

STREET SCALE

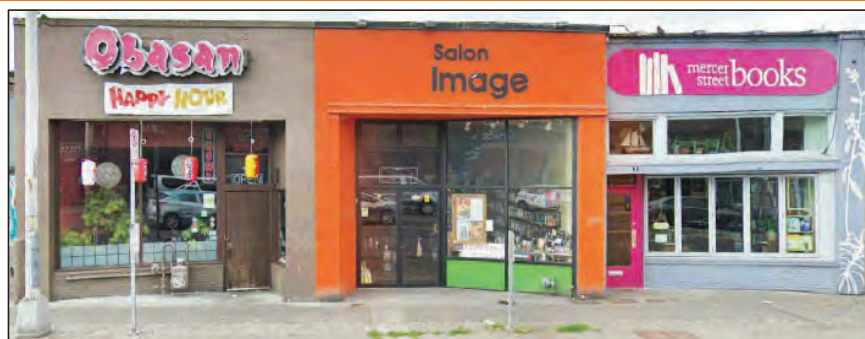
Use this Precedent:

Whole Block: Adjustments are made to the whole building, and to the major massing elements, in transitioning down to the smaller scale retail adjacent.

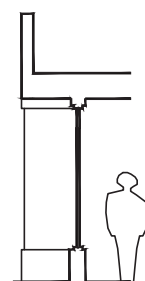


7. Expo Mixed-use building.

BUILDING SCALE



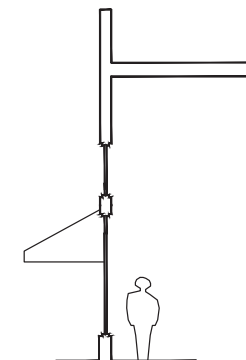
Use this Precedent:



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



2. Small scale retail along Queen Anne Ave.



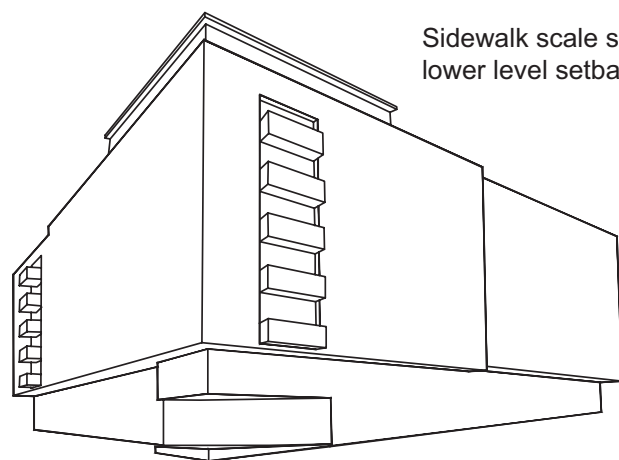
Canopy Retail: Larger glazing areas with canopy or cover to define entry.



3. Small scale retail along Queen Anne Ave.

Medium: Building is scaled by limited modulation, recesses, and balconies arranged into bays.

Sidewalk scale set by a lower level setback.

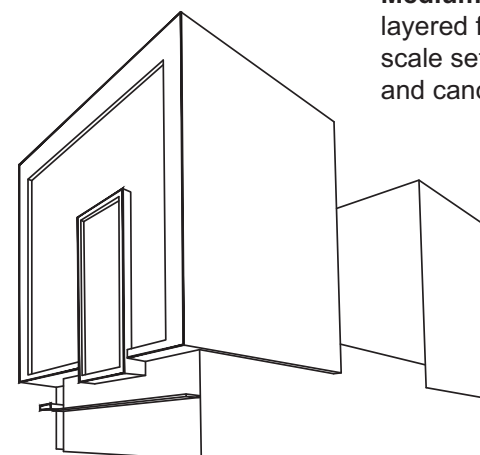


5. Elan Uptown Flats Mixed-use Building.

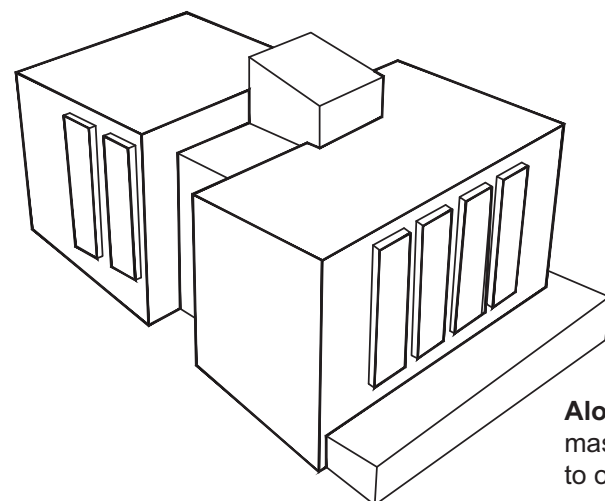


Medium: Building is scaled by layered facade elements. Sidewalk scale set by a lower level setback and canopies.

Use this Precedent:

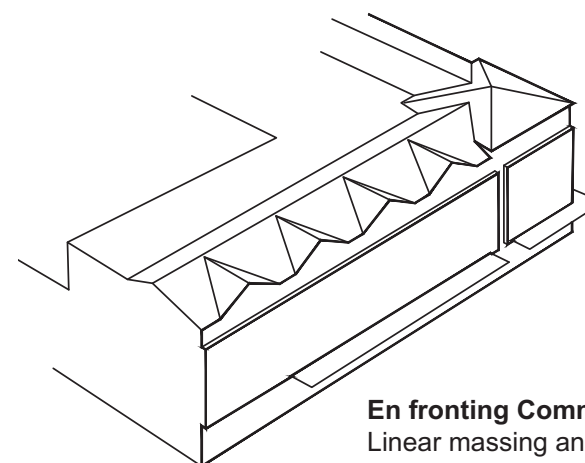
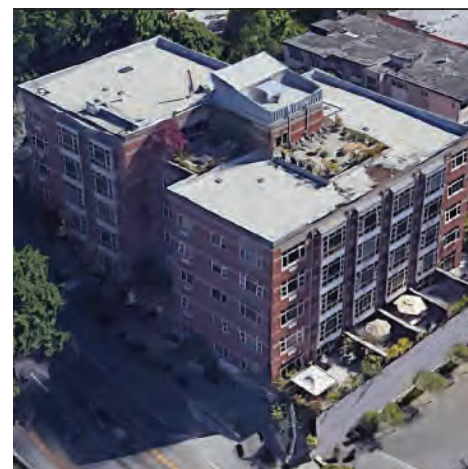


6. 306 Queen Anne Mixed-Use Building.



8. Willis Condominiums.

Along Major Arterial: Split massing is set perpendicular to one another to turn corner. Bays are placed along significant facades.



9. 100 Roy Street

En fronting Commercial Corridor: Linear massing and repeating elements help define street edge.





THE EXPO PROJECT NEAR SEATTLE CENTER



SMALL SCALE "UPTOWN" CHARACTER ALONG MERCER

**KEY COMPONENTS OF THE HEART OF UPTOWN:
INTIMATE SCALE FOR A HIGHLY ACTIVE AREA**

- 1 Outdoor seating and dining.
- 2 Continuing architectural character: response to Seattle Center retro theme.
- 3 Smaller storefronts (30'-60' length) of individual character.
- 4 Incorporating signage as an architectural feature.
- 5 Increased architectural detailing for building character.
- 6 Design with historic reference.
- 7 Undulating / coved storefronts
- 8 Substantial window detailing: window bays and recessed windows.
- 9 Variations in roof line: additional rooftop, parapet, and cornice detailing.



PUBLIC PLAZA AT THE EXPO PROJECT



CORNER COFFEE SHOP AT THE MARQUEEN HOTEL



ATTENTION TO STREET LEVEL DETAILS DEFINE THE HEART OF UPTOWN



THE UPTOWN CINEMA MARQUEE, A LOCAL BEACON

BRINGING IT ALL TOGETHER FOR A PLACE LIKE NO OTHER: IT'S IN THE DETAILS

The unique Character of the Heart of Uptown is a combination of all these key components. An intimate scale is derived from storefronts that are dynamic, varied, and small. Low canopies provide scale and working protection for street seating. The rich detailing typical of historical buildings is combined with substantial window detailing and modulation provide variance and interest. Architecturally incorporated signage and varied roof lines provide captivating building silhouettes and expressive character. The combined effects provide an extremely dynamic, but intimate character consistent with the areas' high activity.

DESIGN CUE:
Ensure that each of the key components for the Heart of Uptown Character are incorporated into the street level of the proposed building.



HEART OF UPTOWN CHARACTER IS A COMBINATION OF MULTIPLE COMPONENTS

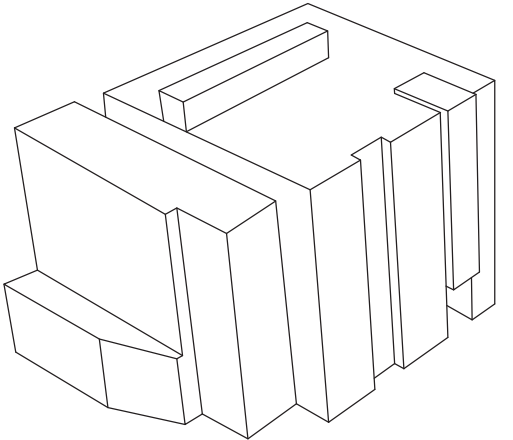
NEW & UPCOMING NEIGHBORHOOD DEVELOPMENT



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.



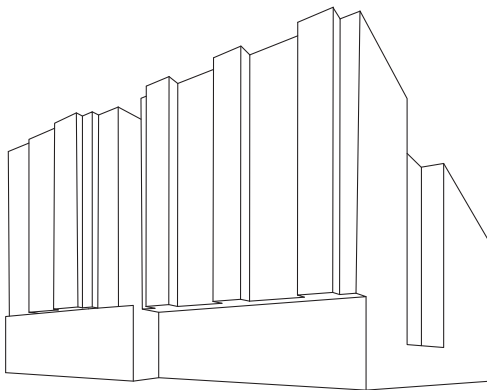
3 631 Queen Anne
Mixed-use Apartments



Massing of 631 Queen Anne: Scaled street response of big and small components.



4 320 Queen Anne
Mixed-use Apartments



Massing of 320 Queen Anne: Tall but varied massing.



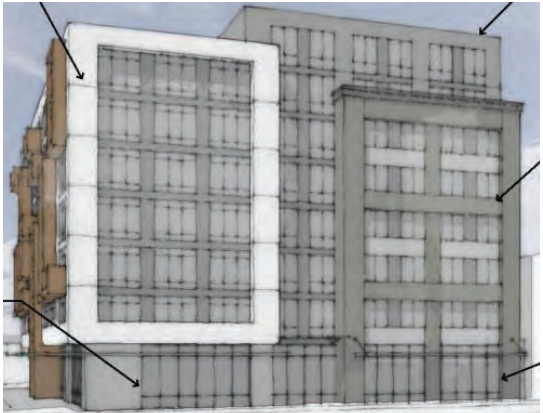
1 400 ROY STREET
Apartments



2 225 ROY STREET
Mixed-use Apartments



5 203 West Republican
Mixed-use Apartments



6 513 First Avenue
Mixed-use Apartments

OPEN SPACE TYPES & PAT-



Courtyard of Existing Building

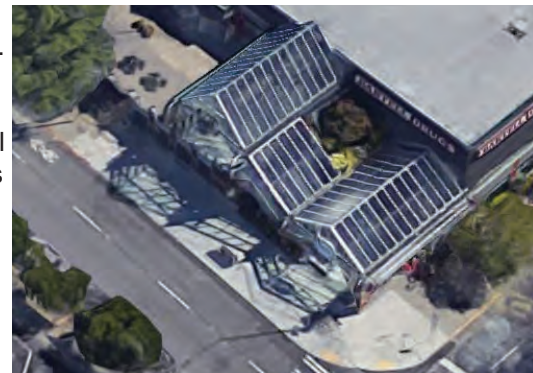
Varied Open Spaces Required:
A variety of open space types are found in the near proximity to the project site ranging from large public plazas to small semi-private residential courtyards. The larger urban open spaces tend to be of hardscaping and other durable materials for high use. Also present are 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.



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

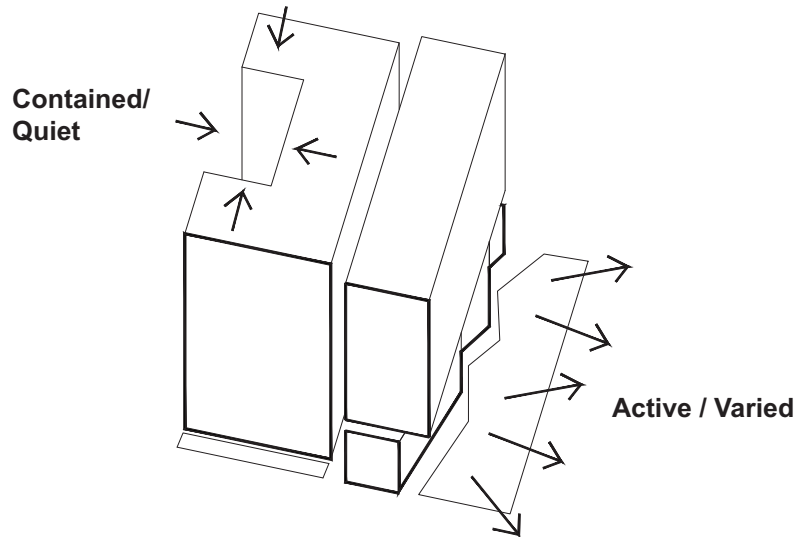


6. Wide, landscaped sidewalks of Warren, 2nd, and 1st streets. A unique feature for an urban zone.



SOFT QUIET : ACTIVE HARD

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.



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

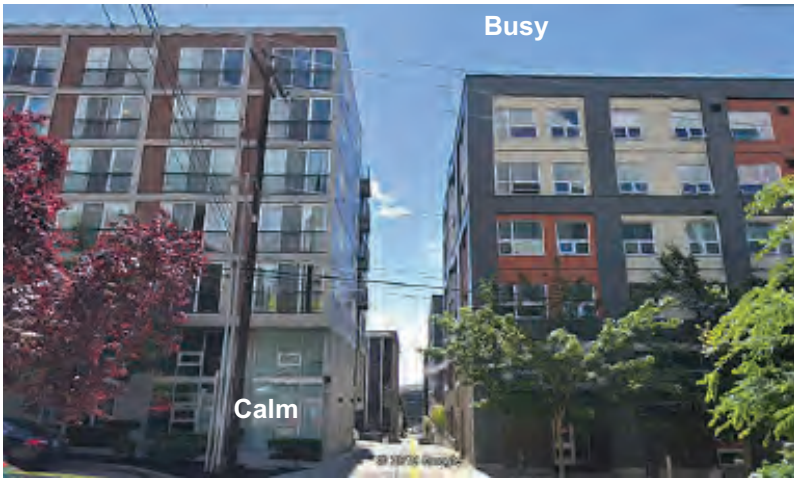
St. Paul's Church and Garden

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



Mercer Street Metropolitan Market - parking entry Roy Street **SUBJECT SITE**
Existing Apartment Building to be demolished Apartments Valley Street

1. Warren Ave. N. FRONTAGE - LOOKING WEST



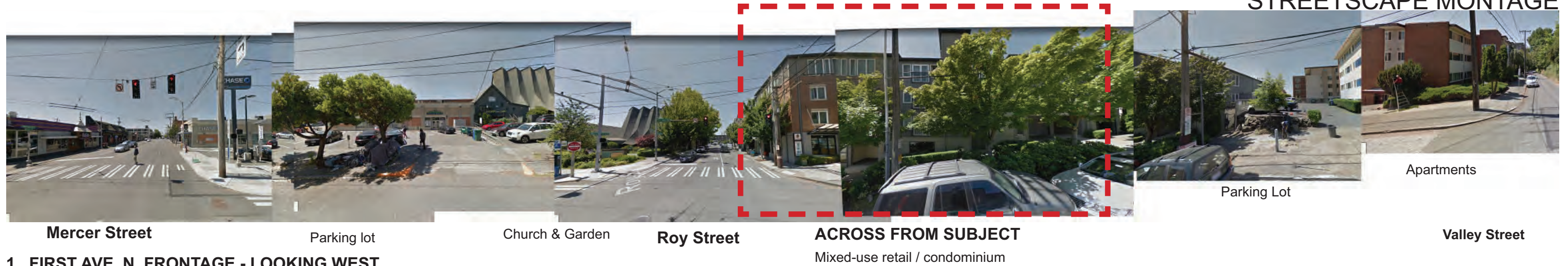
Single Family Homes Single Family Homes - converted to business Roy Street DESC Queen Anne Shelter
SCL Power Control Center Parking Lot Mercer Street

ACROSS FROM SUBJECT

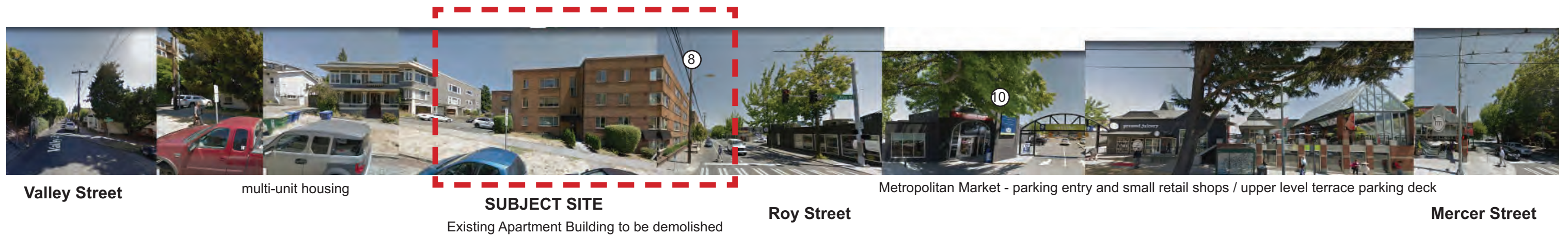
2. Warren Ave. N. FRONTAGE - LOOKING EAST



STREETSCAPE MONTAGE



1. FIRST AVE. N. FRONTAGE - LOOKING WEST



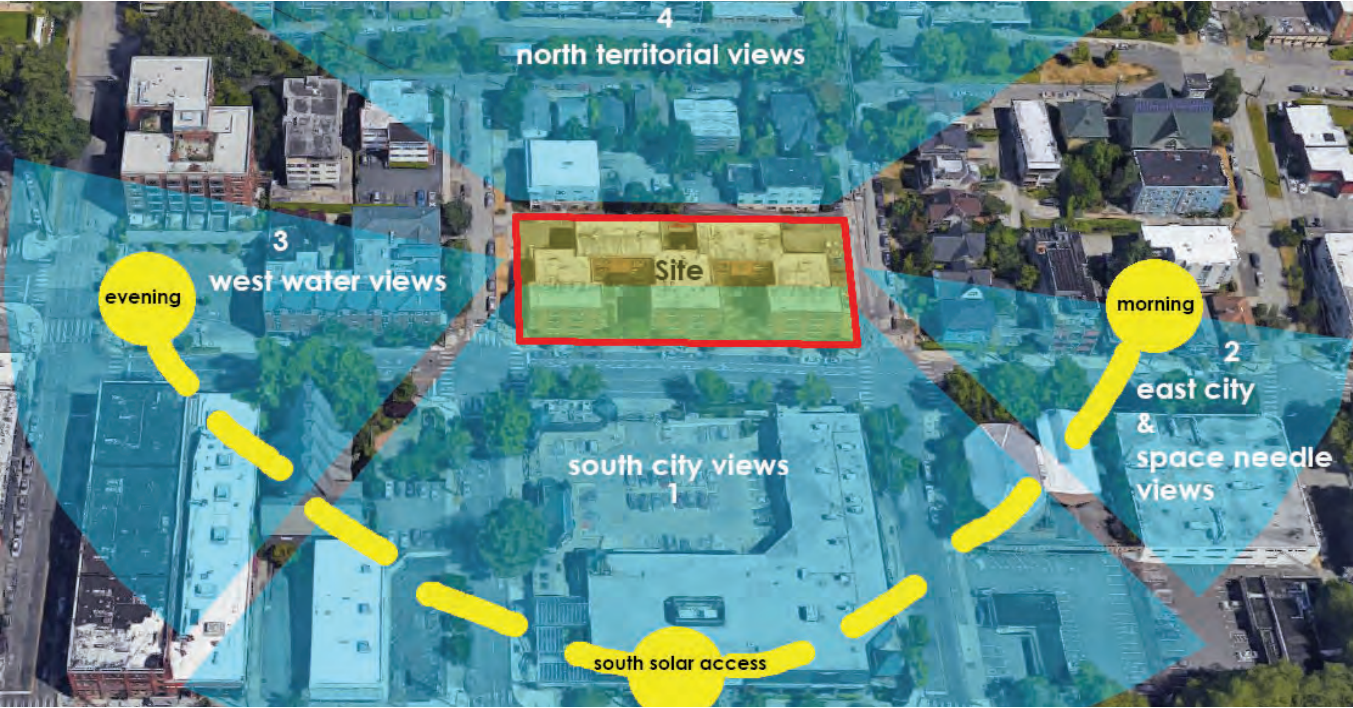
2. FIRST AVE. N. FRONTAGE - LOOKING EAST



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

PROJECT SITE: SOLAR ACCESS AND VIEW OPPORTUNITIES



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



1 & 2 - AERIAL VIEW- LOOKING SOUTHEAST
VIEWS TO SEATTLE CENTER & DOWNTOWN

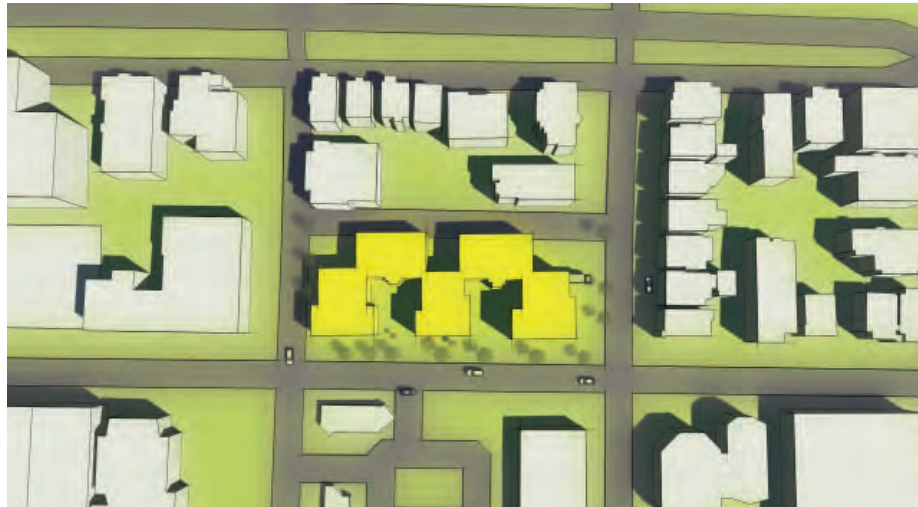


3 - AERIAL VIEW- LOOKING WEST
POTENTIAL VIEWS TO SOUND

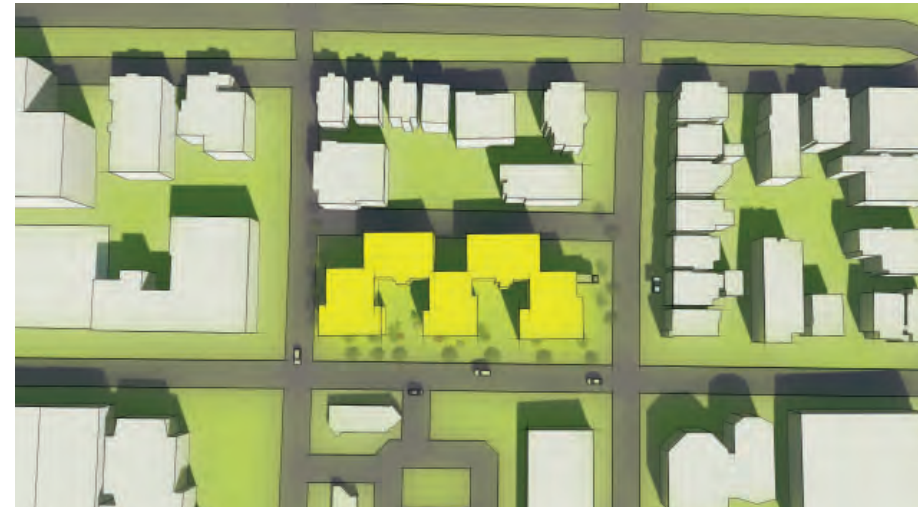


4 - AERIAL VIEW- LOOKING NORTH
VIEWS TO QUEEN ANNE HILL

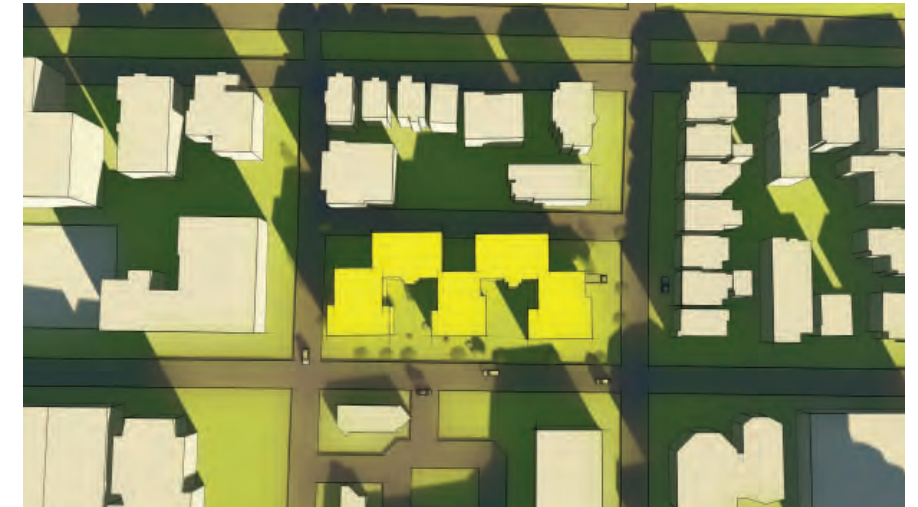
EXISTING SITE SUN /SHADOW STUDIES



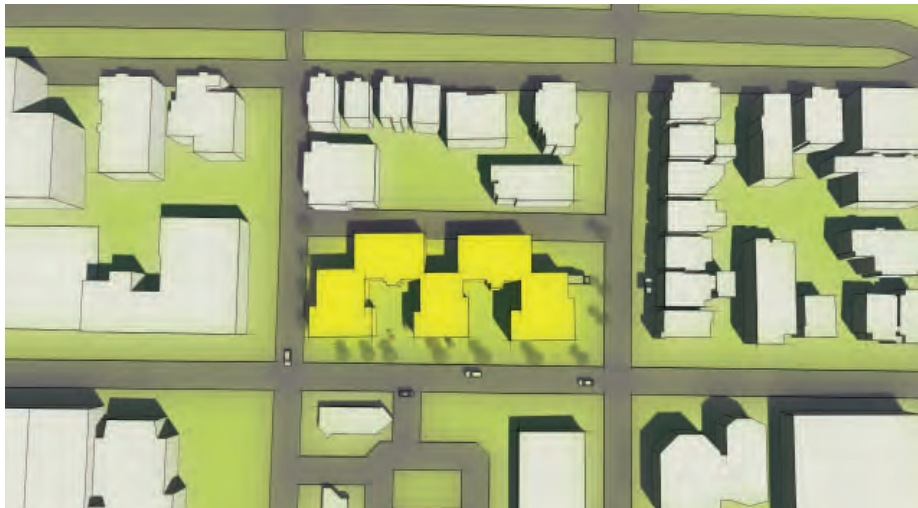
JUNE 21 - 10AM



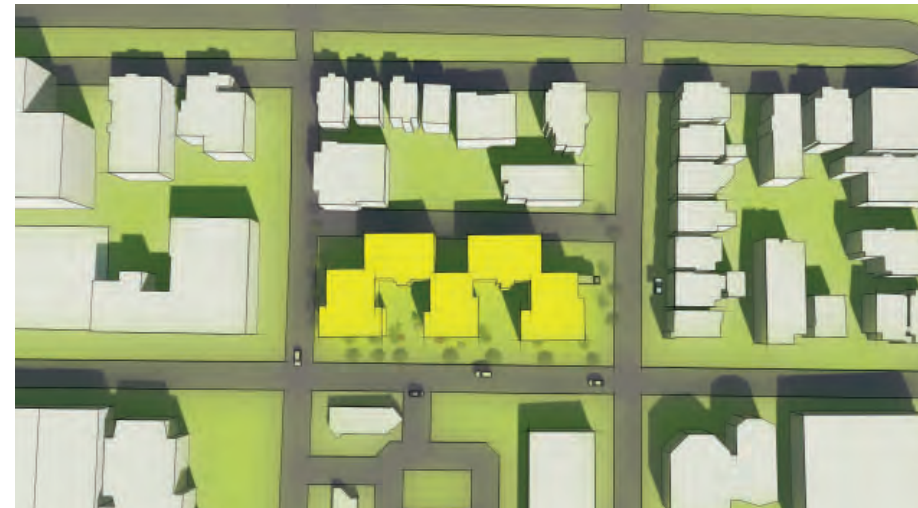
MARCH/SEPT - 10AM



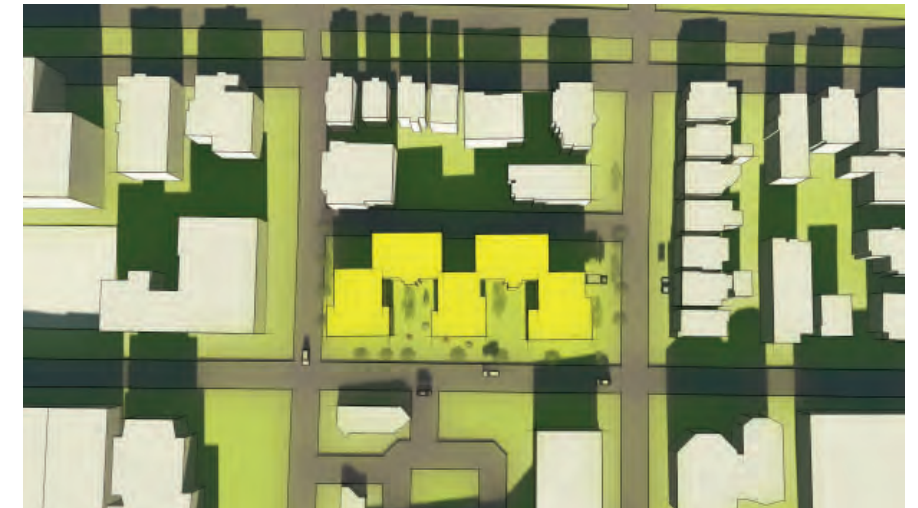
DEC. 21 - 10AM



JUNE 21 - NOON



MARCH/SEPT - NOON



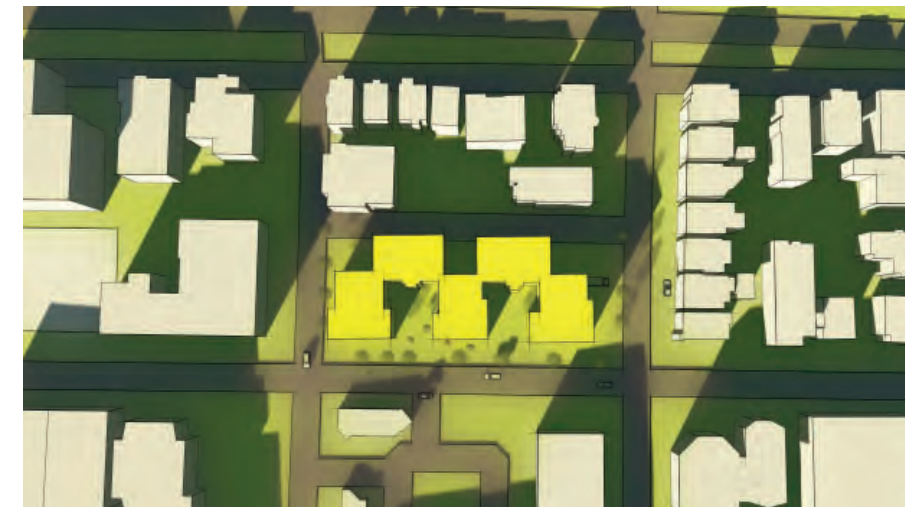
DEC. 21 - NOON



JUNE 21 - 2 PM



MARCH/SEPT - 2 PM



DEC. 21 - 2 PM

RELATIONSHIP TO STREET - DESIGN RESPONSE

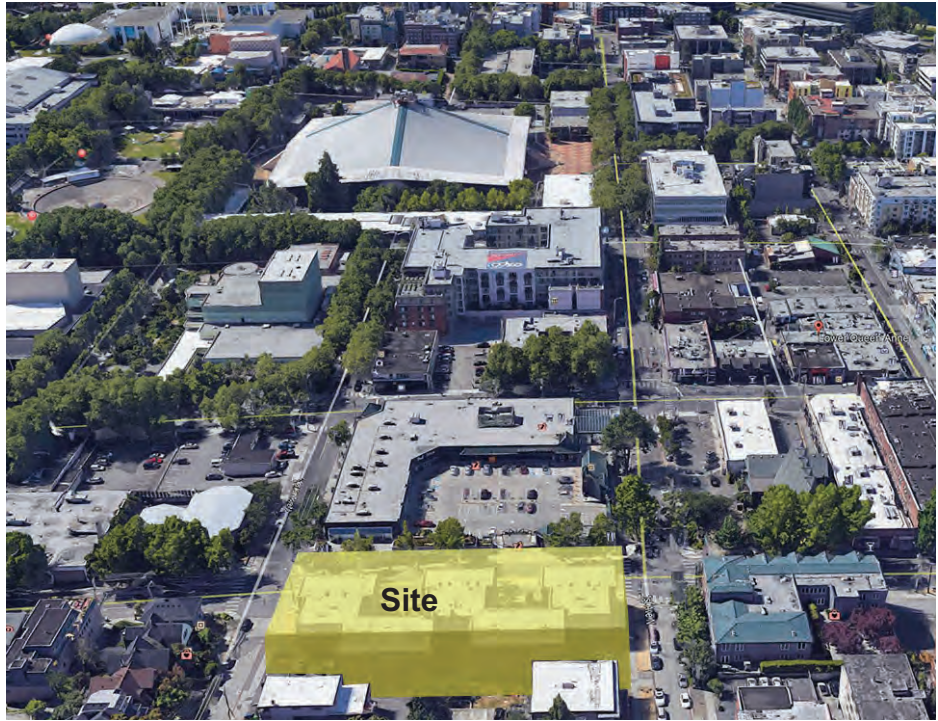
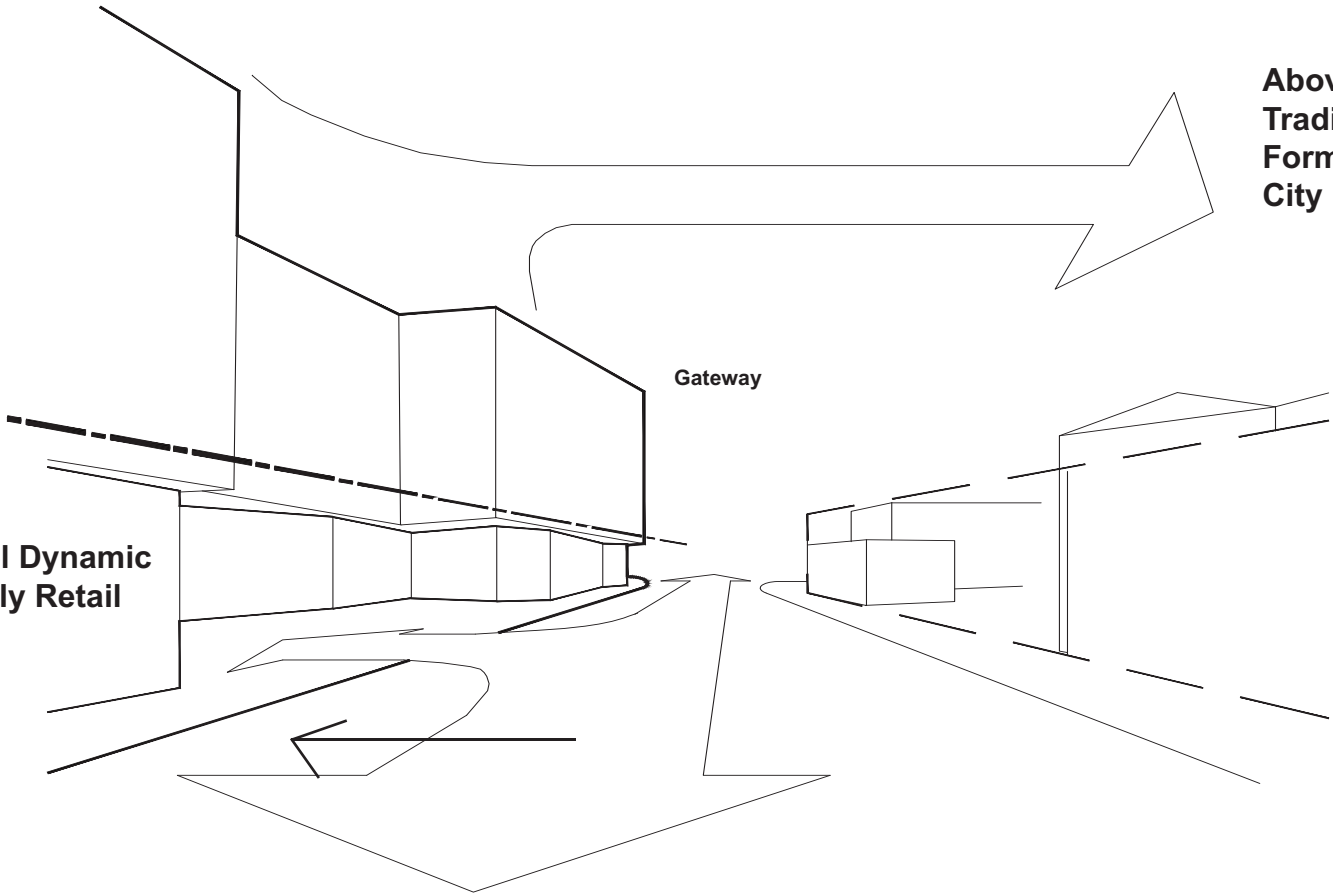
Big challenges and great opportunities:

The site faces the unfortunately resolved backside of the large Metropolitan Market retail complex. Fortunately, Roy Street is an established commercial corridor that connects to one of the “gateways” of Uptown. Therefore a courtyard plaza design response that transitions at the street level and talks about the retail corridor will find context and enhance the Roy Street pedestrian experience.

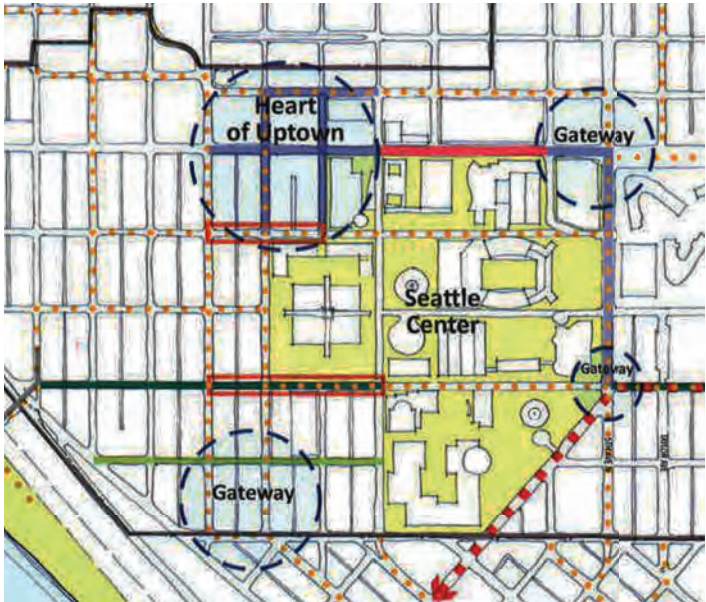
The successful solution to this site is a building whose mass above street level speaks of a courtyard building, but then adjust to its street level context with a dynamic form and street level scale.

For Street Level Dynamic Forms For Lively Retail Experience

Above Street Level Traditional Architectural Form Interacts With The City



Above street level, the project site becomes a part of Uptown, at street level the project is challenged as being across the street from a parking plinth.

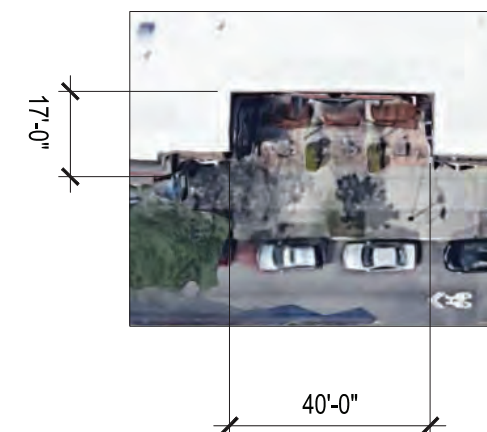


The project is along a gateway retail corridor and a Class 1 Pedestrian street

COURTYARD/ PLAZA EXAMPLES

SUCCESSFUL PUBLIC COURTYARDS

Courtyards that are proportioned with the long side facing the street are successful in engaging the pedestrian, providing retail opportunities & open space experiences. These courtyards are readily perceived as public and enhance the streetscape neighborhood experience.



QUEEN ANNE AVE. COURTYARD

This large plaza has a successful engagement with the street due to its length is greater than its depth. This long proportion helps it feel like part of the street and readily identifiable as public space.



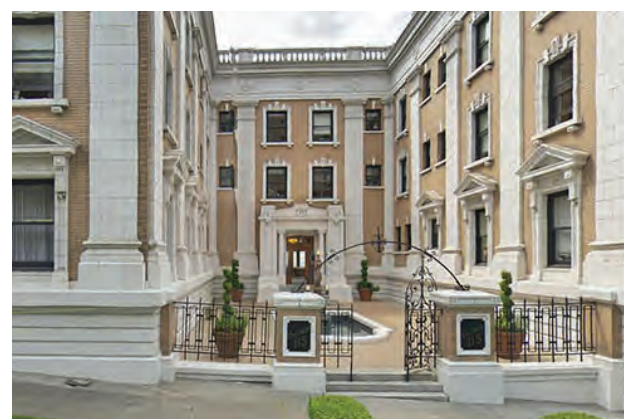
EXPO COURTYARD

The Expo courtyard is kept lively by the fact that it is also used as the main entrance for residents. This assures traffic, activity for the courtyard. The long proportion facing the street engages the public. Outdoor dining further contributes to a lively space. The trapzodial shape gives the space a more "active" feel than a typical rectangular form. Art provides an interesting focal point.



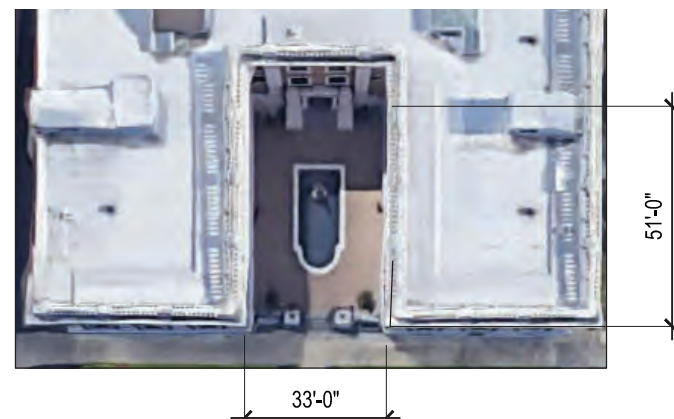
QUEEN ANNE AVE. COURTYARD

The scale of the space, operable storefronts, and overlooking balconies give this courtyard the perfect "urban experience," engaging the public, retail customers and residents alike. Art, in the form of decorated columns, add character and create a unique sense of place.



DEL MAR APARTMENTS

A historical precedence of a traditional courtyard building. The courtyard is deep and removed from the street. This proportion of courtyard is perceived as semi-private and does not encourage public activity.



TRADITIONAL RESIDENTIAL COURTYARD

Intended for light and air, the deep spaces of courtyard buildings are seen private residential space that are separated from the street.

The deep courtyards are less successful in engaging the street and providing viable retail and lively public uses.



ROY STREET APARTMENTS

The existing building provides multiple deep courtyards along Roy street. While these "breaks" in the street wall help with the pedestrian scale, the deep courtyards are utilized for residential entry only.

EXISTING SITE CONDITIONS

SITE CONSTRAINTS & OPPORTUNITIES



FIRST AVENUE N. - LOOKING NORTH

- NARROW TWO-WAY STREET TO NORTH
- STEEP GRADE CHANGE (10.8%)



PROJECT SITE LOOKING NORTH

- COMMON LOT LINE CONDITION TO ADJACENT PARCELS
- FULL SOUTH SOLAR EXPOSURE
- ROY STREET FRONTAGE



WARREN AVE. N. - LOOKING NORTH

- NARROW TWO-WAY STREET TO NORTH
- STEEP GRADE CHANGE (12.5%)
- OVERHEAD POWER LINES (TO REMAIN)



ROY STREET - LOOKING WEST

- CLASS 1 PEDESTRIAN STREET, HEAVY PEDESTRIAN, VEHICULAR & BICYCLE TRAFFIC FRONTAGE
- REQUIRED COMMERCIAL FRONTAGE
- REQUIRED BUILDING ENTRY
- PREFERRED PUBLIC OPEN SPACE FRONTAGE
- OVERHEAD POWER LINES (INTENT TO UNDERGROUND)



COMMON LOT LINE CONDITION - LOOKING WEST

- SIGNIFICANT GRADE SEPARATION BETWEEN LOTS (RETAINING WALL)
- NO PUBLIC ALLEY
- TRANSITION TO LOW RISE RESIDENTIAL USES
- OVERHEAD POWER LINES



Unique building layout - blocky separate parts

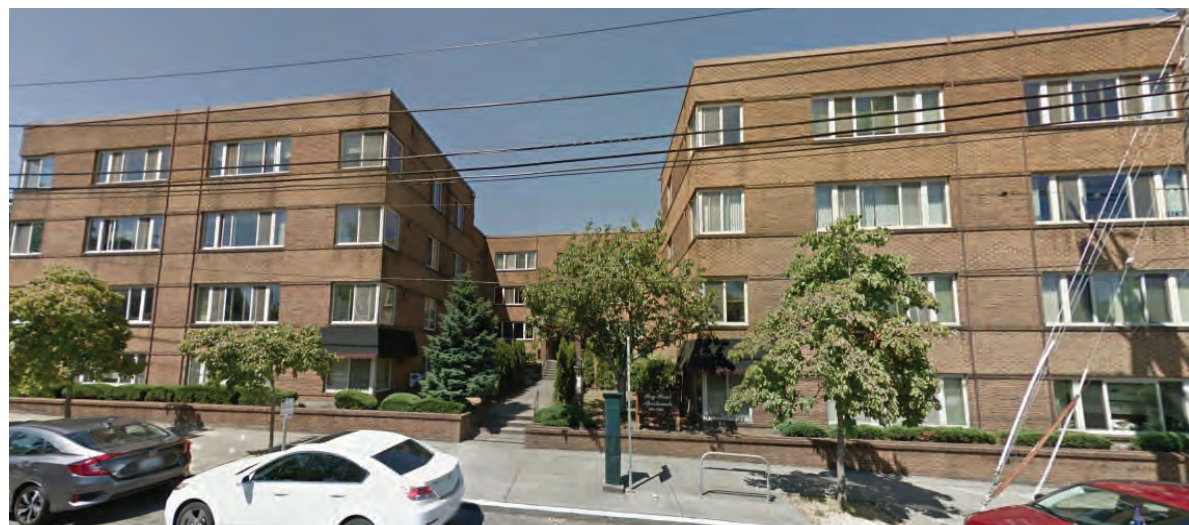
The existing apartment building is proposed to be demolished with the development of the subject site. The initial historical review (Appendix A) supported a non-historical significance of building. Department of Neighborhood review requires nomination for landmark designation review. This is currently under review.

The existing footprint is massed into (5) separate blocks forming an “E” shape with (2) entry courtyards in the front and service / parking courts to the rear. Each block is a separate group of units with connecting corridor only in basement. Total units provided is 66 units with 25 surface parking stalls FAR is 1.97.

The existing building is not in alignment with the development goals, the goals of the recent Seattle Mixed up-zone, the UPTOWN design guidelines or the current zoning code requirements:

- Project Goal to provide more urban housing for this area = 169 +/-units and FAR 4.5.
- Project Goal to provide approx. 130 +/- parking stalls.
- Uptown Priority Design Issues: Pedestrian-friendly, active urban center.
- Uptown Priority Design Issues: Diversity - live/ work/ shop.
- SM-UP zoning: Class 1 pedestrian street = 75% frontage commercial street level uses
- SM-UP zoning: 15% site area = public open space
-

The (3) schemes presented are feasible schemes that meet both the developer and city goals.



Separated residential uses along Roy Street, no commercial frontage or vibrant activity



Entry Courts, walled from sidewalk, non-accessible



Private landscape entry courts - public use not welcome



Retaining wall & surface parking at Roy & Warren corner location, prime location for active commercial uses



Retaining wall along sidewalk, not pedestrian friendly



Parking and services “rear” of building visible from side streets

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 affordable housing.

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

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 building and converted historic home to multi-unit apartments.

Adjacent Zoning to South:

SM-UP-85 (M1)

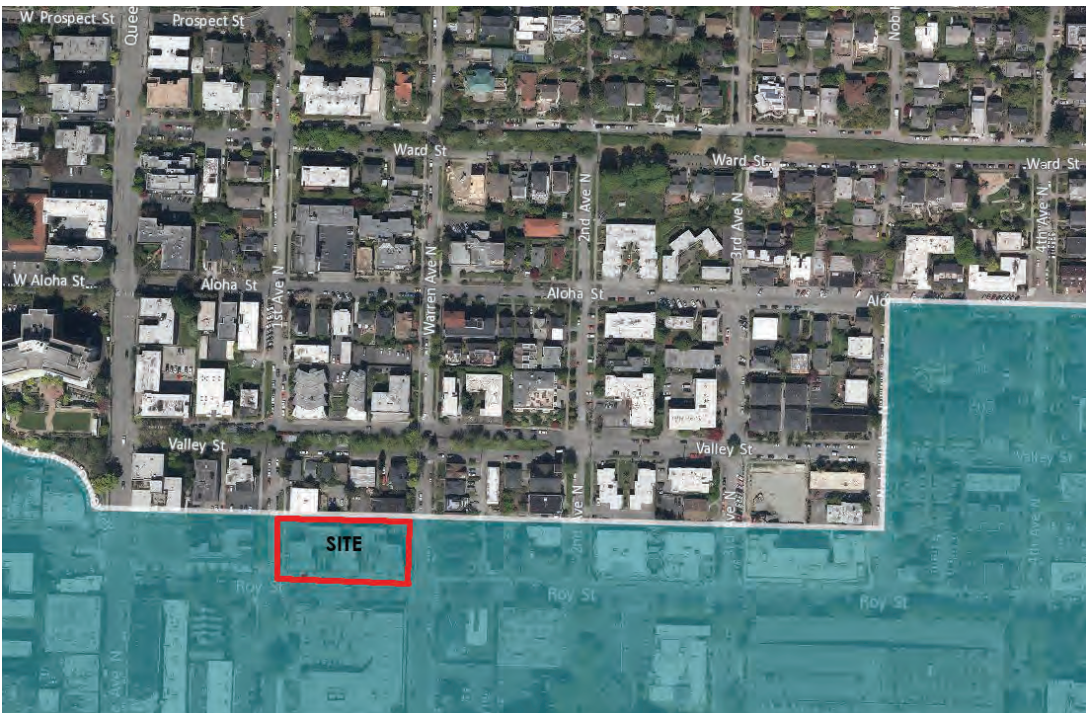
The parcel across Roy Street to the south is developed as a retail center with public parking. The anchor store is the Metropolitan Market.

Uptown Urban Center

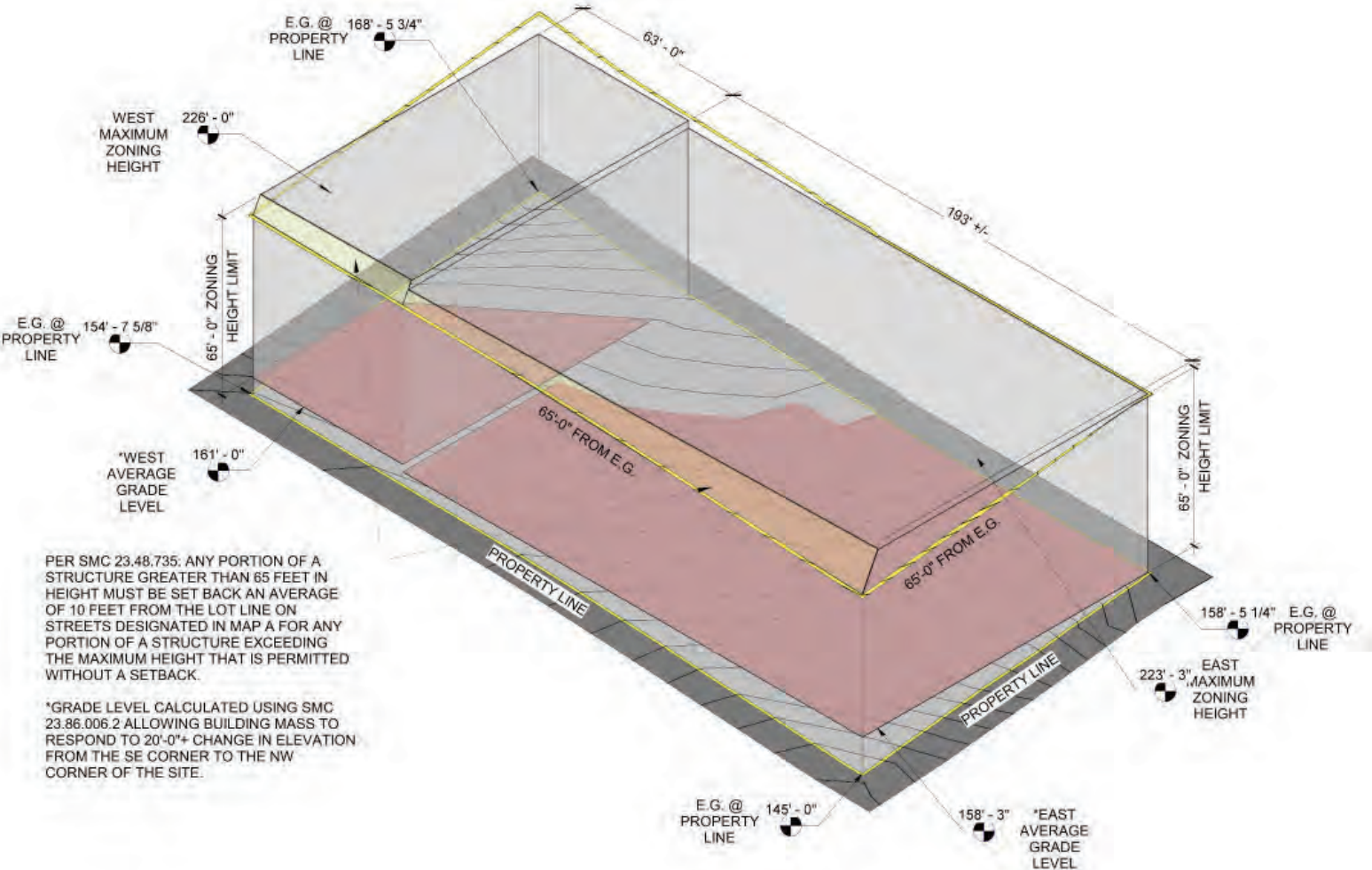
The site is located along the north of the Uptown Urban Center



Seattle Zoning Map



Urban Village Overlay



MAX. FAR = 4.5 (+3.5% MECH. ALLOWANCE)
REQUIRED OPENSOURCE = 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 59 FOR PROPOSED DEPARTURE REQUESTS

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 or more parts with a middle providing a strong street level focus and connection to the street. 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 faced for the adjacent low rise zone. The North facade will be offset from the property line, will be modulated, and reduce in height when possible.*

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: *Various means of setback on the North side of the building will be studied as well as incorporating modulation along 1st. 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 has been incorporated into the design of the courtyard / plaza openspace.*

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/or a widened sidewalk will be located on Roy Street where it can best contribute to adjacent surrounding open spaces and where it can best be used .*

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 1st. 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 shaped storefront of a alternating different storefront designs assure that the retail experience along Roy St. will have variety. 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 7’ further from the property line or 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 shaped storefront of a alternating different storefront designs 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 will be selected for both their quality and durability. Special attention to detail and interest will be provided at the pedestrian level.



FIRST AVE. FRONTAGE

LOCATION OF PUBLIC OPEN SPACE

First avenue is too steep for accessible public open space (10.8%)

LOCATION OF COMMERCIAL USES

Highly visible corner location suited for commercial space.

LOCATION OF RESIDENTIAL USES & ENTRY

Ground level residential uses suitable for this frontage at the north end

LOCATION OF GARAGE / LOADING ENTRY

Steep slope and grade not conducive to vehicular access

OPPORTUNITY FOR STEPPED BUILDING HEIGHTS

Yes, with raised stepped grade plane calculation



Warren Ave. N. FRONTAGE

Warren Ave. N. is too steep for accessible public open space (12.5%)

Highly visible corner location suited for commercial space.

Ground level residential uses not suitable for this Frontage due to garage access

SDOT location for vehicular access to site

Only along north edge, not ideal for transition to adjacent LR zone



ROY STREET FRONTAGE

Roy Street is ideal location for open space with high pedestrian sidewalk, less steeply sloped sidewalk, commercial frontage and unobstructed south exposure.

Required location (75% of frontage for commercial uses)

Ground level residential uses not suitable for this location. Building Entry required on this frontage. Residential lobby and amenity spaces to be located on this frontage (max. 25%).

Not allowed on Class 1 Pedestrian street

Only along portion of west frontage

SITE CONSTRAINTS & PLAN ORGANIZATION

The following images show the design evaluation and explorations which led to the plan organization and massing concept development of the three schemes presented for Early Design Guidance.

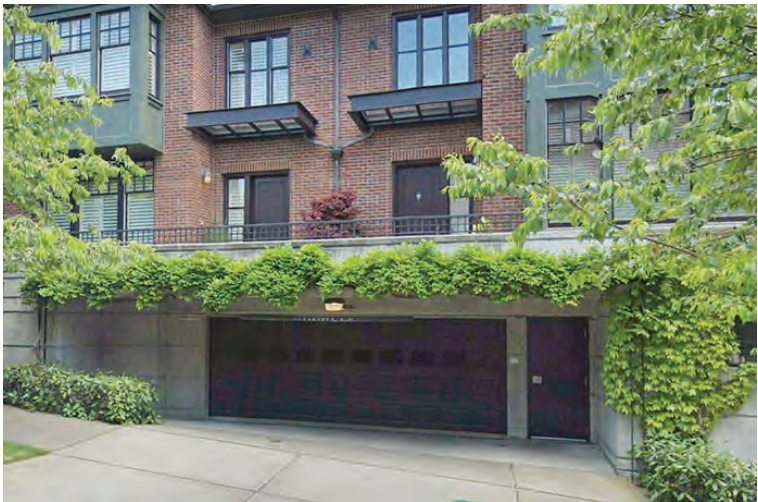
The three schemes selected for further exploration have some similarities due to site constraints:

- Vehicular & Loading Access on Warren St.
- Public Open Space on Roy Street
- Commercial space on Roy street
- Residential entry on Roy street
- Common lot line condition at adjacent north property.
- Overhead power lines setback along Warren Ave. and corner power line pole setback of 1st Street.

The selected schemes explore variations in building footprint density & unit layout, overall building massing and scale of modulation, commercial / open space relationship concept, and transition methods to the low-rise zone.



DESIGN CUE: Building overhangs can soften corners at the street level while keeping a larger simple building mass.



DESIGN CUE: Integrate garage access into the overall architectural design.

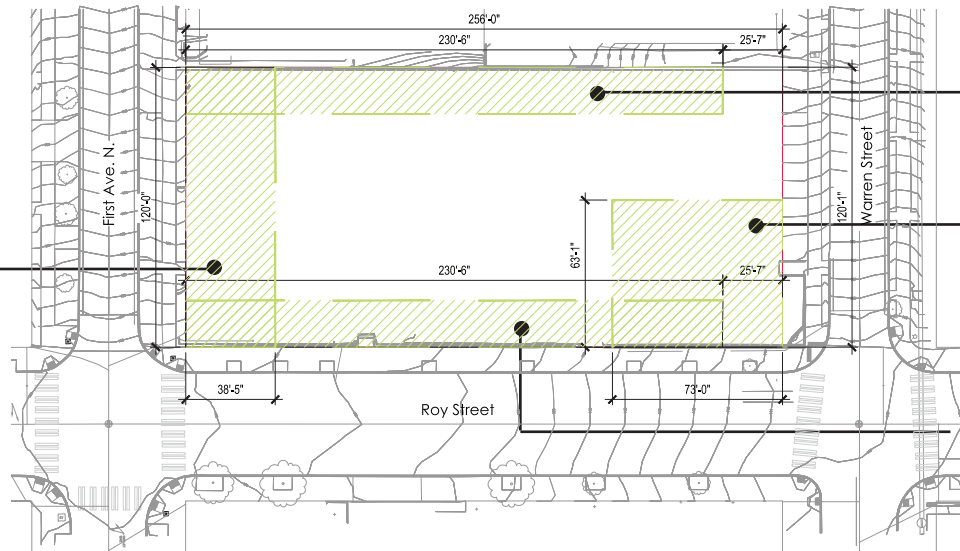
OPEN SPACE CONCEPT

REQUIRED OPEN SPACE CALCULATION

Site Area = 30,732 SF x 15% = 4,610 SF
 Min. 10 ft (except abutting sidewalk)
 Average 20 ft horizontal dimension
 45% min open to sky / 20% max. covered / 35% max. enclosed

FIRST AVENUE OPEN SPACE FRONTAGE

PROS: Corner frontage
 CONS: Steeply Sloped
 Not Accessible
 Not connected to commercial frontage
 Deep setback from street
 impacts # of units



NORTH LOT LINE OPEN SPACE FRONTAGE

PROS: Provides transition to LR3 zone
 CONS: No solar access
 Not conducive to public access
 No commercial frontage
 Not on accessible route

WARREN AVE. N. OPEN SPACE FRONTAGE

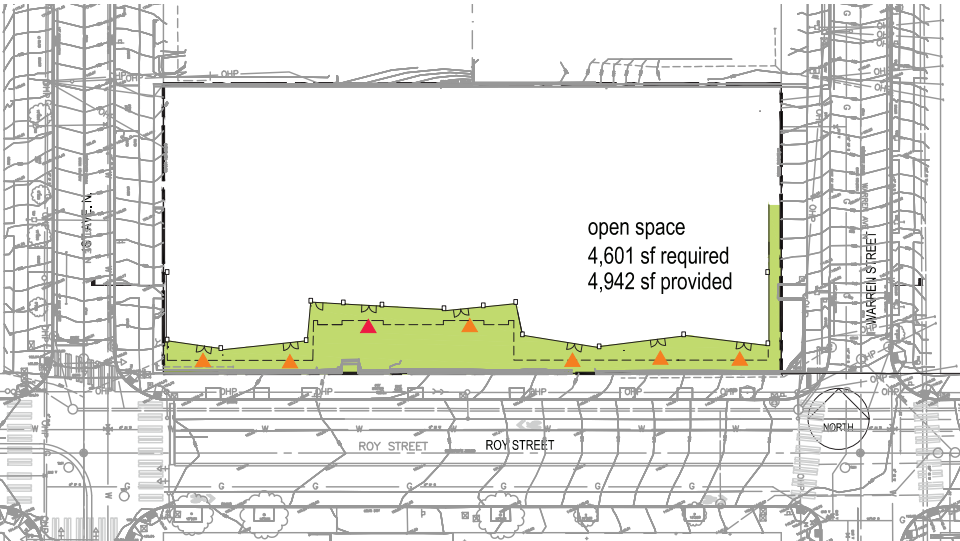
PROS: Corner frontage
 CONS: Adjacent to project driveway
 Steeply Sloped
 Not Accessible
 Deep setback from street
 impacts # of units

ROY STREET OPEN SPACE FRONTAGE

Required open space = 90% of frontage
 PROS: South Exposure
 Commercial frontage
 Pedestrian oriented frontage
 CONS: Building Edge setback too far, lacks variety

PREFERRED OPEN SPACE - COURTYARD / PLAZA

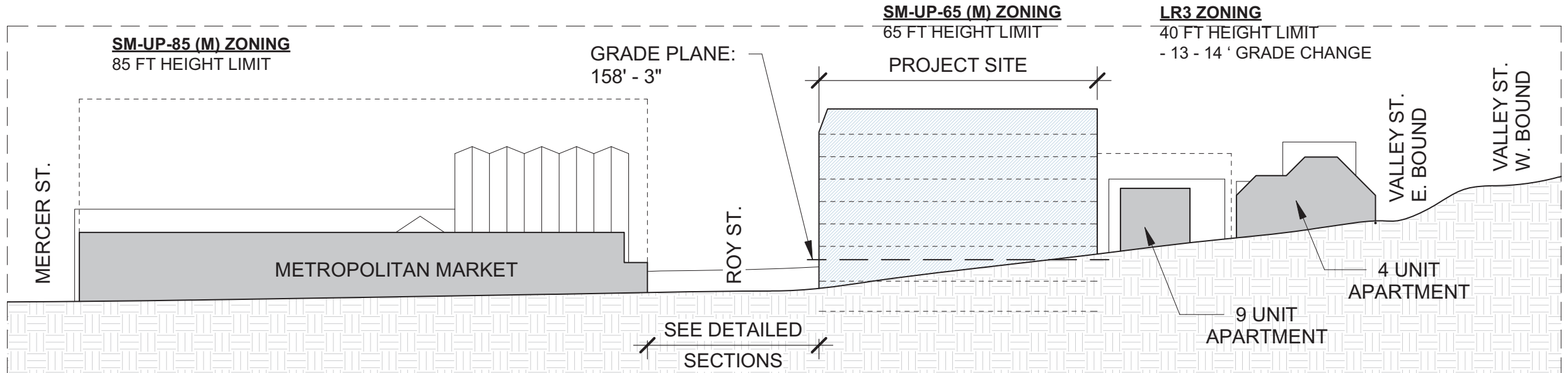
Utilize entire length of Roy street frontage with central courtyard
 PROS: South Exposure
 Commercial frontage
 Pedestrian oriented frontage
 Allows for a variety of outdoor spaces
 Opportunity to reduce length of project by breaking down the massing into distinct parts
 CONS: May require departure request for overall average horizontal dimension of open space



CONTEXT SITE SECTION

SLOPING SITE / BUILDING HEIGHTS

For 65 ft. Building height max.
 Podium elevation = FF 164
 Thus, max. Commercial space contained under podium = FF 151 for 13 ft. floor to floor requirement



SUMMARY OF RESPONSE COMMENTS: FIRST EDG

Note that the Uptown Neighborhood Design Guidelines have been revised since first EDG meeting. EDG guidance which is no longer included in the guidelines have been noted as not applicable (N/A)

1. Massing:

- a) i -Reduced facade width to avoid monolithic presence (CS2-IV-ii, CS2-IV-iii)
ii -Support and attract activity on Southwest corner (PL1-A-1, PL1-II)
iii -Enhanced open space/plaza location that supports public life (PL1-A-2)
- b) Respect established urban patterns with greater modulation of Roy St. facade overall, and further modulation at the retail level (CS2-II-iv, CS2-IV-iii)
- c) Simpler bigger massing moves with small, refined details (CS2-C-3, DC2-I-I)
Reducing perceived mass (DC2-A)
- d) N/A Modulation of roof line: Reduce bulk of upper portion of building with use of setbacks, terracing, and alternating parapets or roof lines (DC2-I-I)
- e) Strong corner expressions along Roy Street (CS2-III-I)
- f) Vertical expression for full block sites (CS2-C-3)

2. Architectural Concept:

- a) Provide an in depth-study of the character of the Heart of Uptown, including recent & older construction (DC2-I-I)
- b) Reference EXPO as a successful neighborhood example (DC2-I-I)
- c) Meet with Uptown Alliance to further inform the architectural concept (DC2-I-I)
- d) Architectural concept that has a consistency and equal attention of all four building facades (DC2-II)
- e) N/A Moderate use of balconies (DC2-I-I)
- f) Board supportive of use of Brick, quality exterior materials (DC4-II).

3. Zone transition:

- a) Sensitive transitioning response to the abutting low rise zone particularly on the Northern corners of the project site (DC2-D-3, CS2-D-5)

4. Courtyard and Open Space:

- a) Consolidation of open spaces for more usability and activity (PL1-A-1, PL1-A-2)
- b) Open space that supports gathering (PL1-A-2)
- c) Coordinated landscape plan with building massing (PL1-iii, PL1-II-ii)

5. Ground Plane:

- a) Strong transition at street level (PL1-i, CS2-II)
- b) Reduced podium to mitigate grade transition (PL3-I-i, PL1 -I)
- c) Eliminate arcade (PL3--I-i, PL1-I)
- d) Explore ground level units along 1st street (PL1-I)
- e) Support commercial uses on SW & SE corners. Create viable and flexible (smaller) retail spaces (PL3-I-i)
- f) Design should mitigate pedestrian safety concerns at vehicular access on Warren Street. (DC1-B-1)

UPTOWN ALLIANCE MEETING NOTES:

Uptown Alliance Meeting 8/27/2018

- Understand Design Guideline Priorities
 - Review Draft Design Guidelines (not yet adopted, but provide direction on current thinking)
 - Key components: walk-ability, character, storefront character, charm, materials at pedestrian levels
 - overhead weather protection
 - Embrace modern/contemporary materials: can do hardi-panel but must be well detailed.
 - Incorporate landscape design
- Support the arts and culture district with storefront as well as in design.
-Roy Street has a lack of green space so this building can be first to set example with landscape plan.
-First building in the upzone so needs to be unique, again set example, with high quality materials - detailing matters.
-Assure storefronts meet the street.-break-up mass on Roy-preference of strong corners vs. open.
-Explore stoops, elements of transition to the residential zone.
-Roy street = equal respect for the pedestrian scale. Must be interesting to walk by.
-Take cues from unique character of neighborhood and the existing building with its open space pattern
-Felt arcade space too enclosed, not successful
-Existing building is affordable housing which is needed in the neighborhood
-Examples used need to be URBAN, Ballard is not what is wanted
-Unit mix to average 700 SF
-“Right size” parking-use tool for site specific
-Wide, friendly, well -lit sidewalks
-Units on first-would find support for setback and landscaping buffer-creative
-Tell story to support design -gesture to arts and culture
-Embrace density
-Uptown is being built now
-Review the URBAN DESIGN FRAMEWORK-Uptown UDF- help with concepts and ideas-aspirational goals
-Look to neighborhood context for “what is going on” rather than design

Precedent good examples

- The Masonry pizza-windows open up /interaction is important
- Solo chairs on sidewalk
- 225 Roy-prime example
- 631 Queen Anne-prime example
- EXPO



EXPO
Mixed-use Apartments

GUIDANCE COMPARISON

A matrix was created to identify and compare all the EDG guidance given as applied to the three new design schemes.



225 ROY STREET
Mixed-use Apartments



631 Queen Anne
Mixed-use Apartments

| EDG GUIDANCE | Scheme 4 | Scheme 5 (code compliant) | Scheme 6 (preferred) |
|---|-----------------|---------------------------|-------------------------------|
| 1. Reduce Facade Width to Avoid Monolithic Presence | | ○ | ○ |
| 2. Support and Attract Activity on Southwest Corner | ○ | ○ | ○ |
| 3. Strong Urban Character Along Roy / Engages Street | ○ | ○ | ○ |
| 4. Enhance Open Space / Plaza Location | ○ | ○ | ○ |
| 5. Respect Established Urban Patterns / Transition to Lowrise Zone | North Courtyard | | Vertical + Horizontal Setback |
| 6. Simpler / Bigger Masses Along Roy | ○ | ○ | ○ |
| 7. Modulation of Roof Line | | (NA) | |
| 8. Strong Corner Expression | | ○ | ○ |
| 9. Vertical Expression for Full Block Sites | | ○ | |
| 10. Architectural Consistency | ○ | ○ | ○ |
| 11. Moderate Use of Balconies | | (NA) | |
| 12. Sensitive Response / Northern Transition Corners | ○ | | ○ |
| 13. Cohesion of Useable Spaces | | | ○ |
| 14. Open Space That Collects and Supports Gathering | | ○ | ○ |
| 15. Strong Transition at Street Level / Pedestrian Character | ○ | | ○ |
| 16. Eliminate Arcade / Step Podium to Follow Grade | ○ | ○ | ○ |
| 17. Ground Level Units on Warren | ○ | | |
| DEPARTURES | | | |
| 18. Required Useable Open Space - Maximum %20 Cover of Required Open Space SMC 23.48.740.B.1.d | ○ | | ○ |
| 19. Required Useable Open Space-Average 20' Horizontal of Required Open Space | | | ○ |

PROPOSED SITE PLAN

SITE FEATURES

Street classification, site topography, orientation and access limitations shaped the development of the proposed site plan.

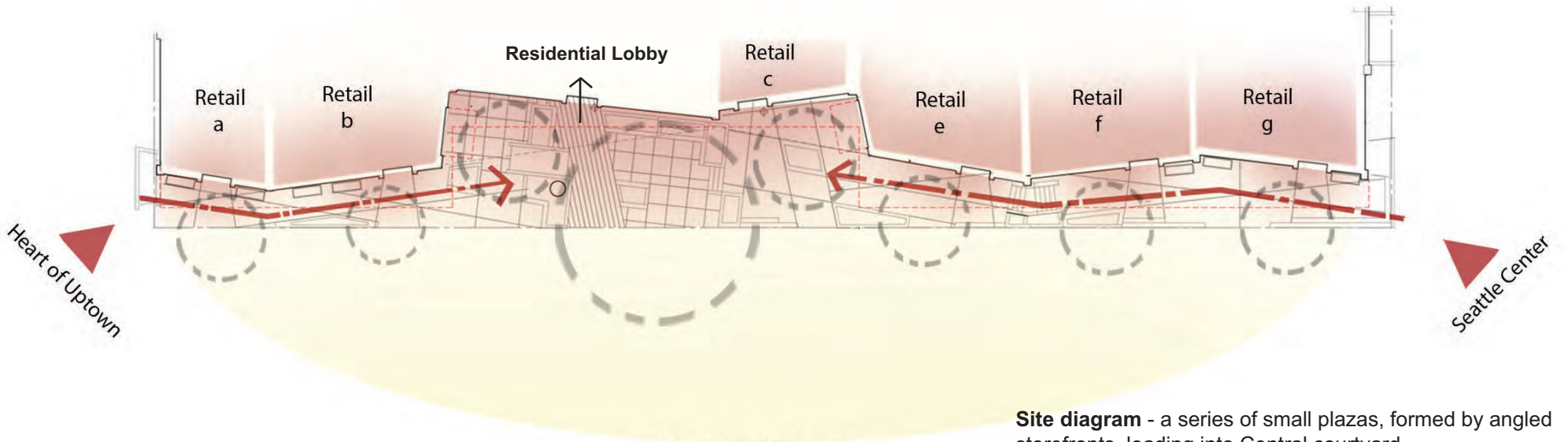
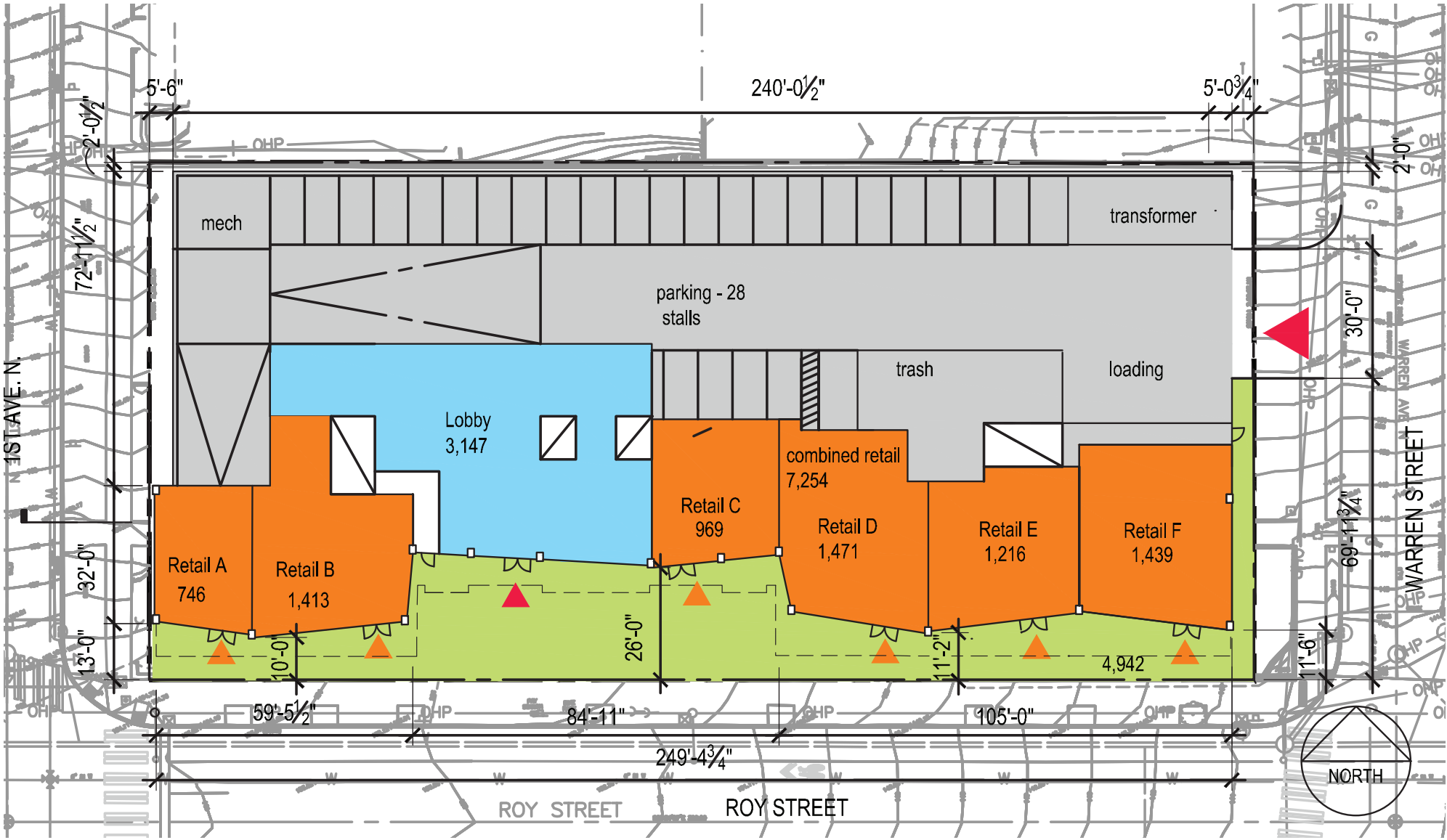
- Vehicular access to parking garage will be located off of Warren Ave. N. Access is not allowed from Roy Street (Class 1 pedestrian street). First Avenue N. is limited by topography (highest point on site).
- Building Entry is to be located off of Roy Street.
- Active commercial uses are to occupy a minimum of 75% of the Roy Street frontage.
- Required public open space location adjacent to pedestrian street and commercial uses with full south exposure. Long open space will allow connection to sloping sidewalk grades as well as stepped terraces for residential and commercial entries.
- Bio-retention landscape feature / amenity along 1st Ave NE
- Open space calculations: see sheet 29.



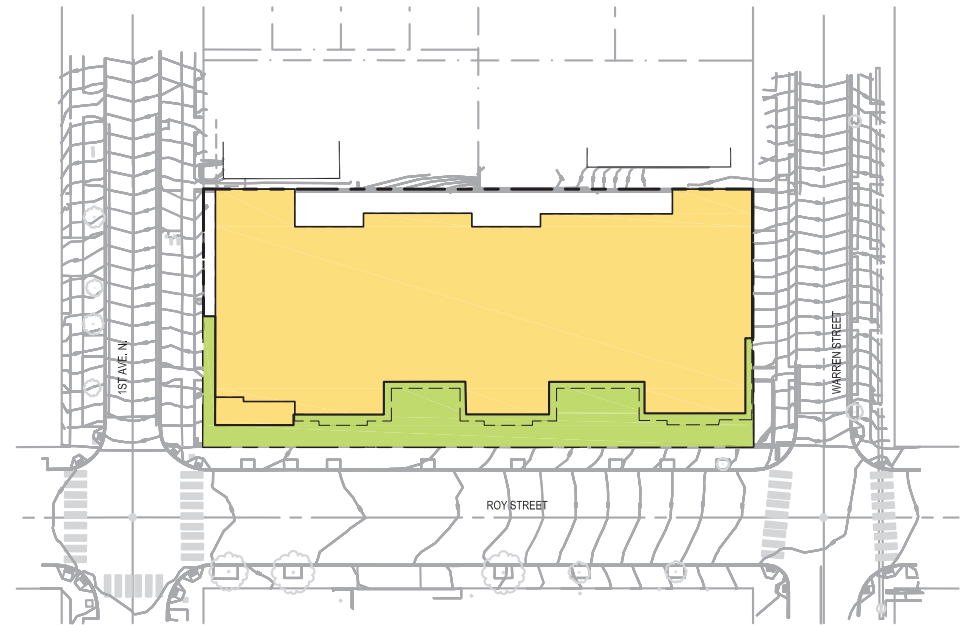
Sketch of lobby entry



Sketch of units along 1st ave ne overlooking bio-retention landscape feature

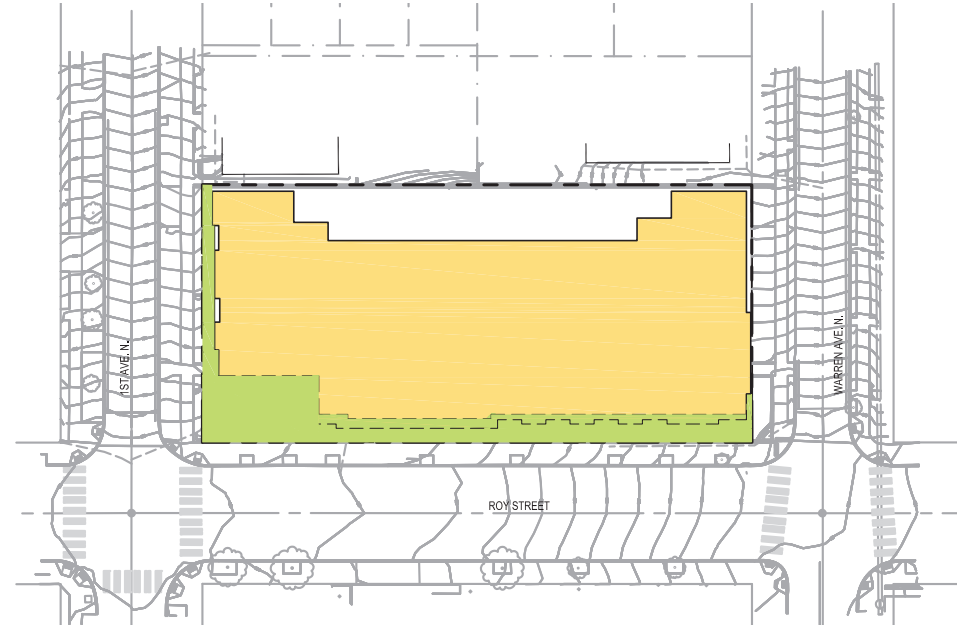


Site diagram - a series of small plazas, formed by angled storefronts, leading into Central courtyard



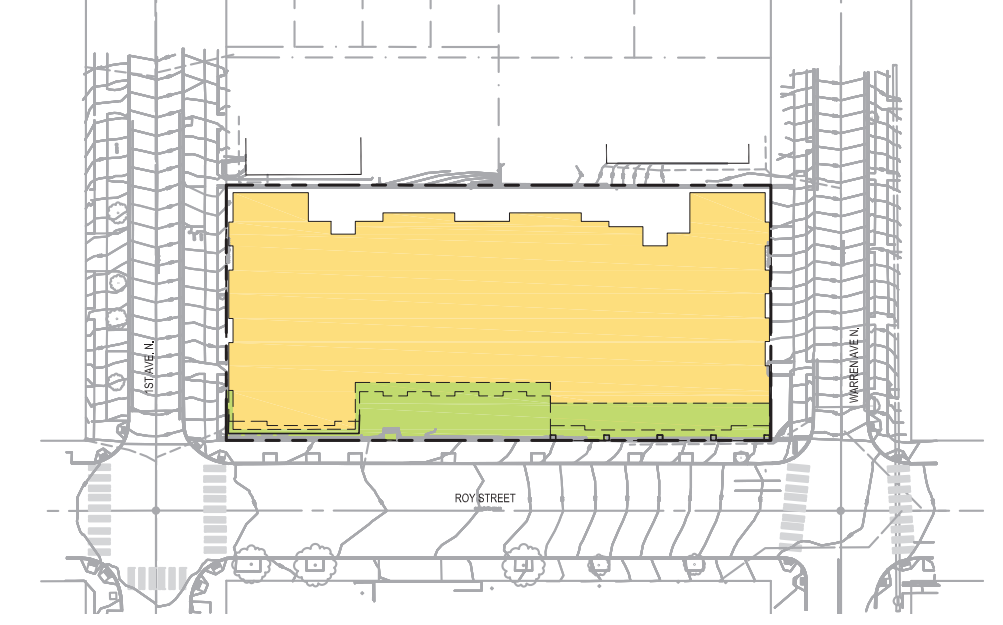
ALTERNATE 1 - MID-BLOCK COURTYARDS SCHEME

- CODE COMPLIANT SCHEME
- (2) COURTYARD SCHEME, SIMILAR TO ORIGINAL FOOTPRINT
- PUBLIC OPEN SPACE ON ROY STREET FRONTAGE
- 7 STORY BUILDING
- VERTICAL MASSING
- RESIDENTIAL ENTRY ON 1ST & ROY
- COMMERCIAL FRONTAGE ALONG ROY TO EAST
- ROOF TERRACE



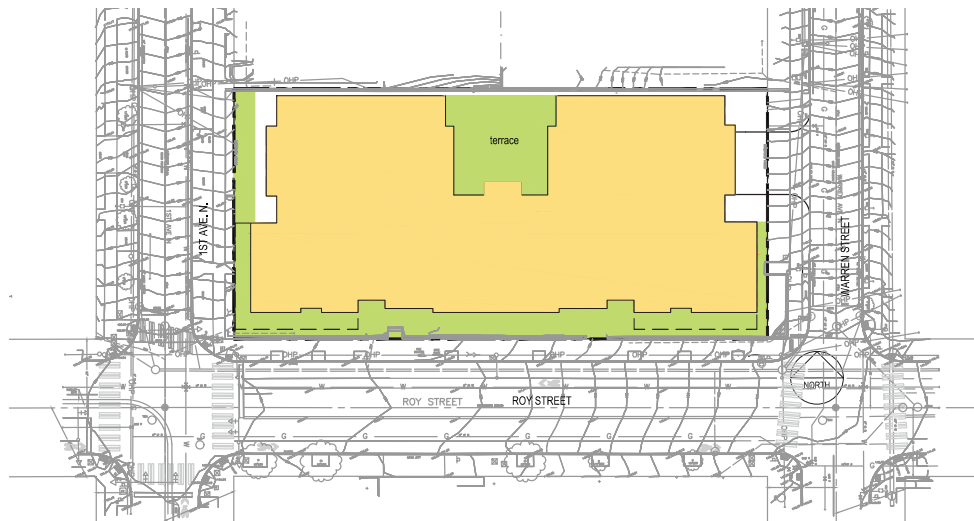
ALTERNATE 2 - CORNER PLAZA SCHEME

- PLAZA AT CORNER OF 1ST & ROY
- BUILDING FRONTAGE PULLED CLOSER TO ROY STREET
- PUBLIC OPEN SPACE ON ROY STREET FRONTAGE
- 7 STORY BUILDING
- RESIDENTIAL ENTRY AT PLAZA
- COMMERCIAL FRONTAGE EAST OF PLAZA
- ROOF TERRACE



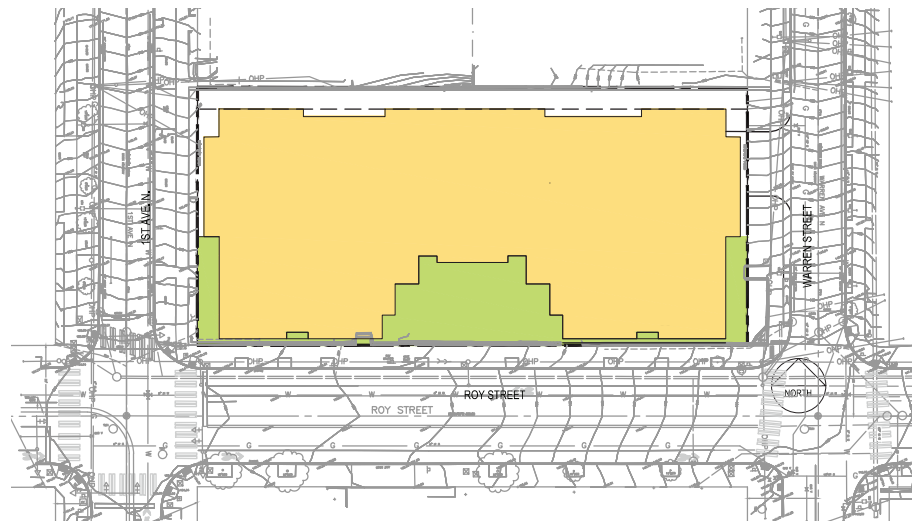
**ALTERNATE 3 - MID-BLOCK PLAZA & ARCADE SCHEME
(PREFERRED SCHEME)**

- VARIED MASSING SCHEME W/ MID-BLOCK PLAZA
- BUILDING MASSING ORGANIZED INTO 3-PARTS ALONG ROY STREET FRONTAGE, ALLOWS FOR A TRANSITIONAL ARCHITECTURAL CONCEPT
- PUBLIC OPEN SPACE ON ROY STREET FRONTAGE
- 7 STORY BUILDING
- COMMERCIAL FRONTAGE AT EACH CORNER WITH ARCADE FRONT-



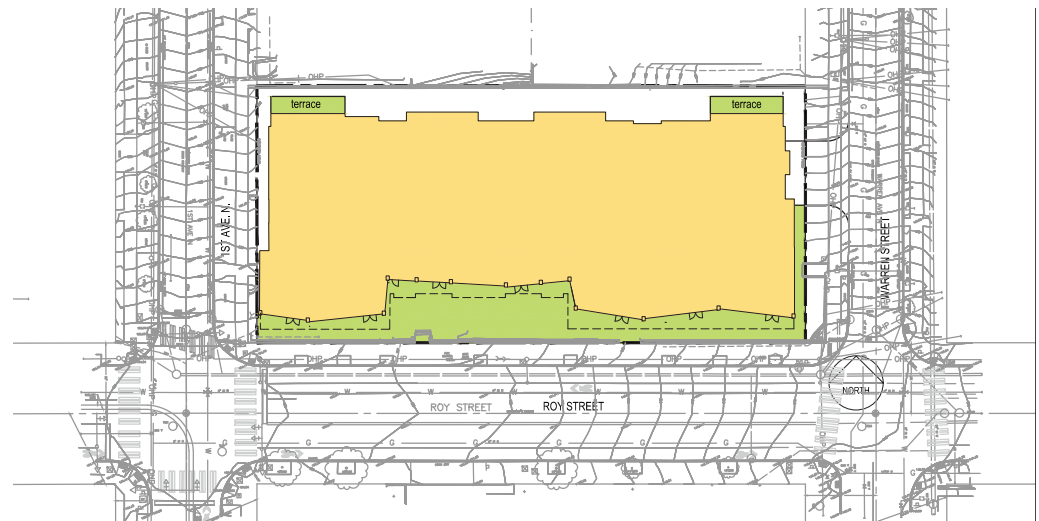
ALTERNATE 4 - NORTH FACING COURTYARD

- 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 (PREFERRED 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

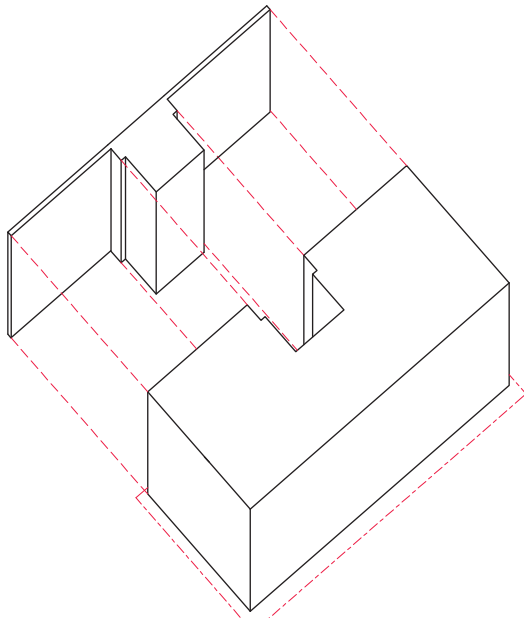
ALTERNATE 4 - NORTH FACING COURTYARD

DESCRIPTION:
 The primary goal of this scheme is to reduce the amount of mass facing the adjacent low-rise zone to the north. A deep center courtyard is created and the North half of the 1st Ave NE and Warren Street facades are stepped in. The combined effect reduces the amount of facade directly facing the adjacent low-rise zone. Deeper setbacks along Warren and First are compatible with the front yard setbacks to the north. This setback provides the opportunity for ground level unit access on First Ave.

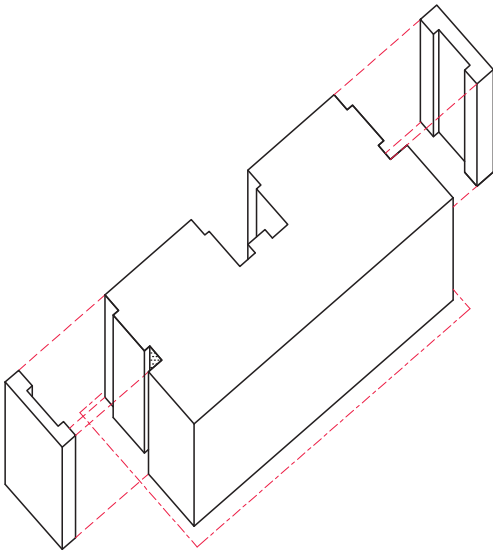
The Roy Street facade is brought close to the public right of way for a more urban massing response. The resulting continuing facade along Roy is broken into 3 primary facades with a middle and two well defined corners. The ground level footprint is stepped in along Roy Street to provide a widened sidewalk supported by retail. The required open space is a linear frontage along Roy Street.



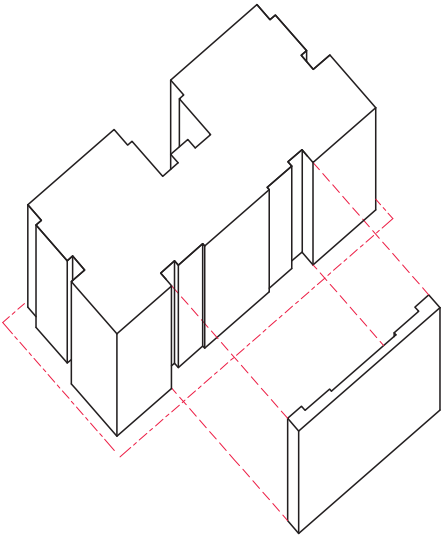
AERIAL VIEW LOOKING NW



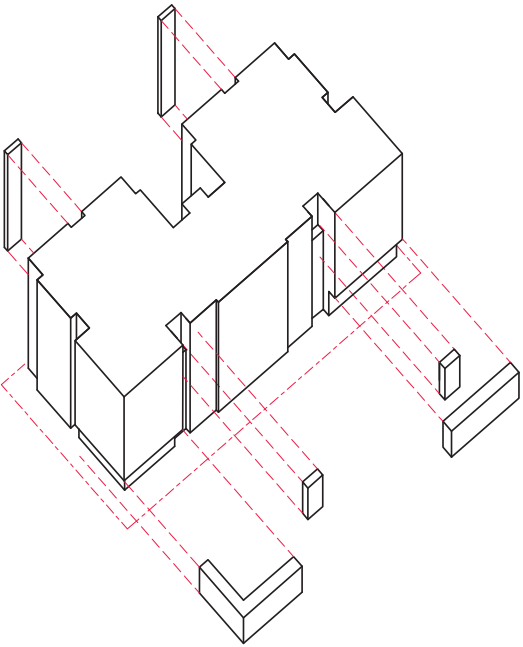
REMOVE 3'-6" MASS ALONG NORTH FACADE. CREATE DEEP NORTH FACING COURTYARD AND 3 PART MASSING



REDUCE MASS AND MODULATE EAST WEST FACADES



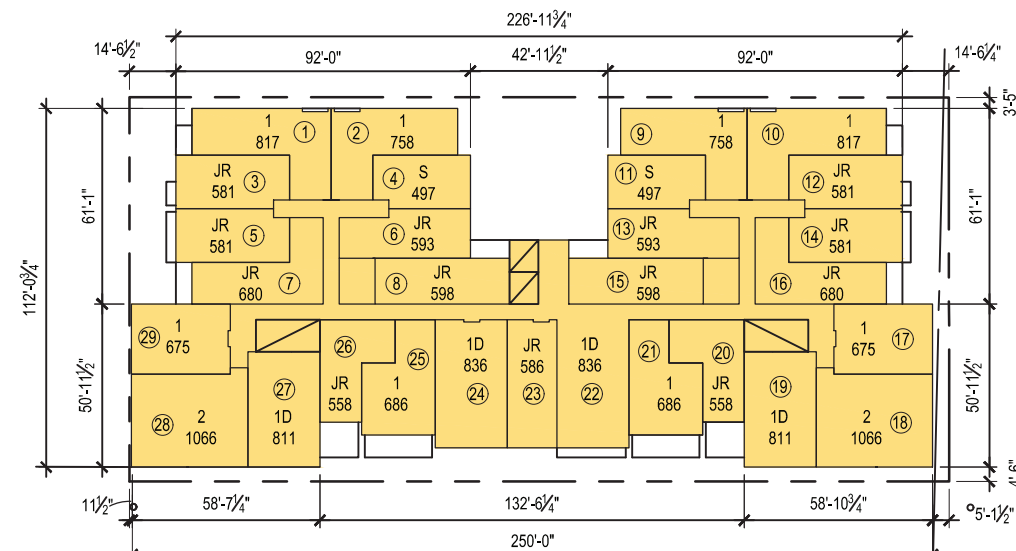
REDUCE SOUTH FACING MASS TO CREATE THREE FACADES WITH CORNER EMPHASIS



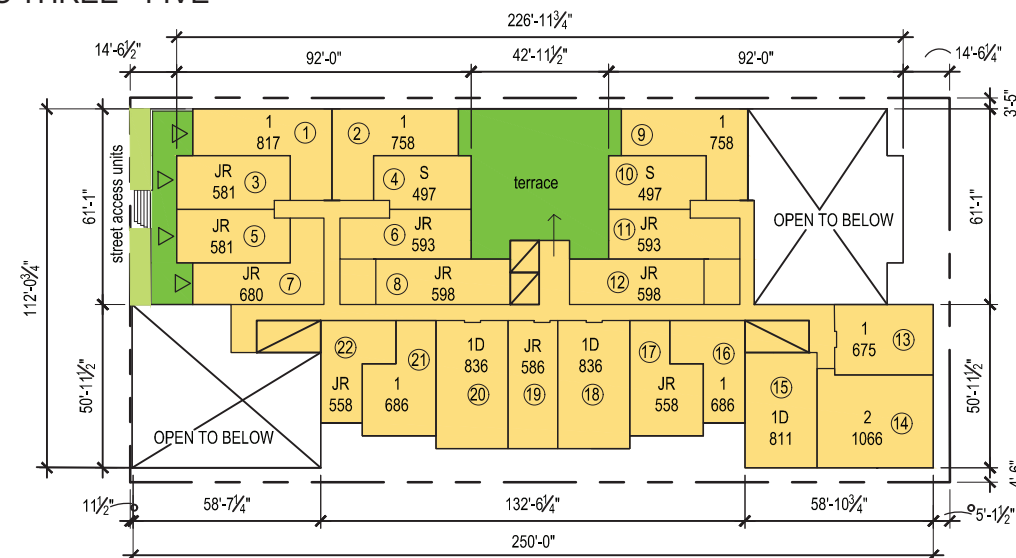
CREATE STREET LEVEL RETAIL, STEP-IN MIDDLE UNITS ON LEVEL 6 AND 7, MODULATE NORTH FACADE

MASSING CONCEPT DIAGRAMS

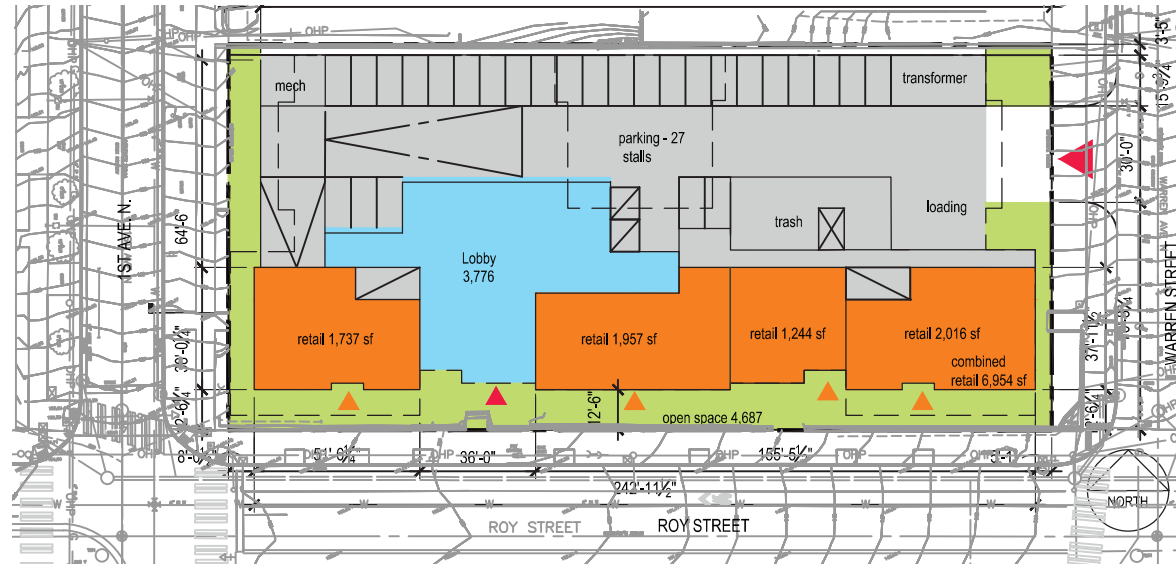
ALTERNATE 4 - NORTH FACING COURTYARD



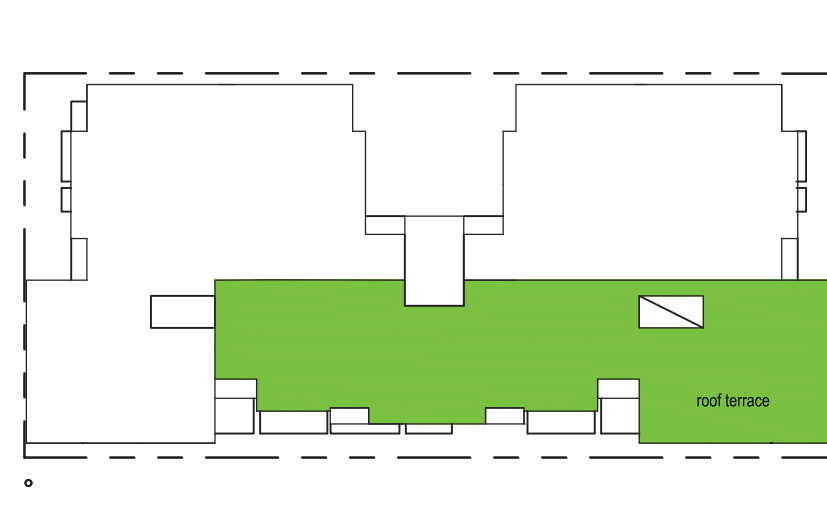
LEVELS THREE - FIVE



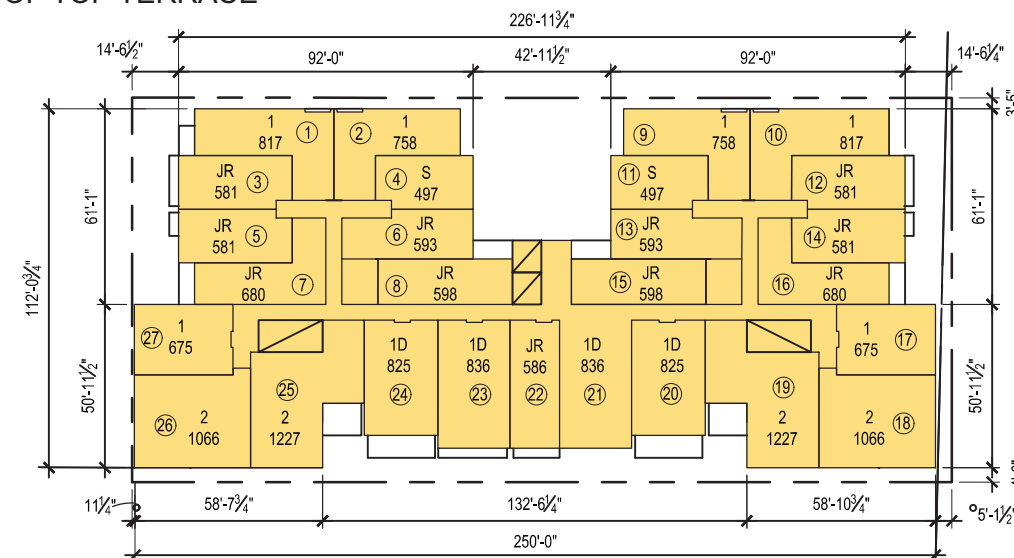
LEVEL TWO



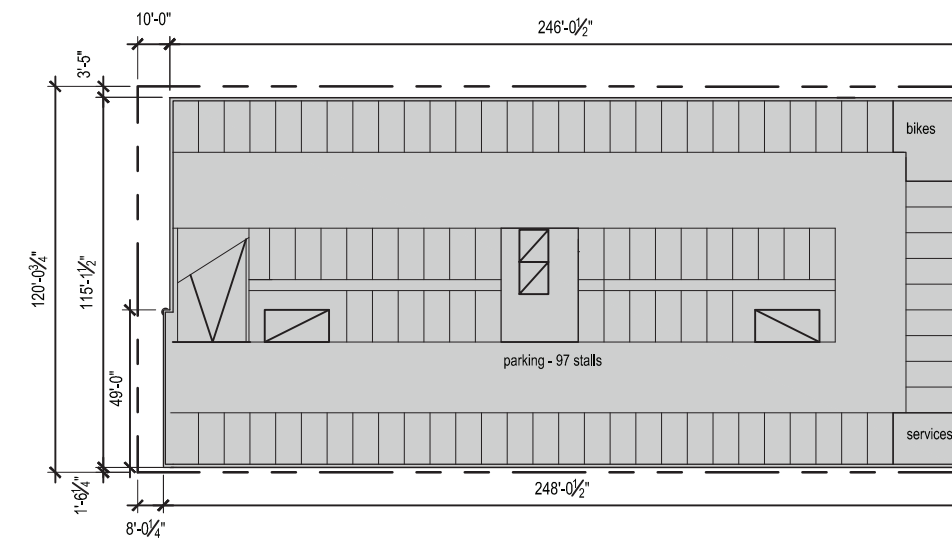
SITE PLAN - LEVEL ONE PLAN



ROOF TOP TERRACE



LEVEL SIX-SEVEN



LEVEL P1 - PARKING

- RESIDENTIAL AMENITY
- COMMERCIAL USES
- RESIDENTIAL UNITS
- OUTDOOR PUBLIC OPEN SPACE
- OUTDOOR PRIVATE OPEN SPACE
- PARKING/UTILITY/SERVICE
- BUILDING ENTRANCE - COMMERCIAL
- BUILDING ENTRANCE - RESIDENTIAL
- VEHICLE ACCESS

NUMBER OF UNITS:

| | | |
|--------------|----------|-----|
| Level 2 = | | 22 |
| Levels 3-5 = | 29 x 3 = | 87 |
| Levels 6-7 = | 27 x 2 = | 54 |
| | total | 163 |

PARKING: 123

FAR AREA (4.5 + 3.5%)

Max. Allowable 143,134 SF

FLOOR AREA RATIO SUMMARY:

| | |
|-------------------|------------|
| P1 Level | Exempt |
| Ground Level | 6,926 SF |
| 2nd Level | 17,267 SF |
| 3rd Level | 22,555 SF |
| 4th Level | 22,555 SF |
| 5th Level | 22,555 SF |
| 6th Level | 22,386 SF |
| 7th Level | 22,386 SF |
| Roof Level | 817 SF |
| Total Gross (FAR) | 139,764 SF |

OPEN SPACE: 4,687 SF



ALTERNATE 4 - NORTH FACING COURTYARD

1. Massing:

- a) i -Reduced facade width to avoid monolithic presence (CS2-IV-ii, CS2-IV-iii)

The Roy Street facade of the building is broken into 5 smaller facades with the use of setbacks and strong corner massing. Side faces are broken into two primary facades as well with the use of setbacks and corner massing.

- c) Simpler bigger massing moves with small, refined details (CS2-C-3, DC2-I-I)
Reducing perceived mass (DC2-A)

The building is broken into 3 primary facades along Roy street, two strong corners and a recessed middle. The middle section is then reduced again into three primary facades with an emphasized middle. Deep building recesses help define the middle three part facade from the larger corner massing. The final effect is a Roy Street facade of five separate sections.

- a) iii -Enhanced open space/plaza location that supports public life (PL1-A-2)

The building is pulled close to public right of way for more of urban massing effect and has a linear public plaza that is supported by retail. A large residential courtyard space is on the North side of the building where it is used to reduce mass facing adjacent lower rise zone. This courtyard serves building residents and is not open to the public. Increased setbacks on 1st Ave NE and Warren allow for enhanced openspace and unit entries (first).

- b) Respect established urban patterns with greater modulation of Roy St. facade overall, and further modulation at the retail level (CS2-II-iv, CS2-IV-iii)

Along with the larger massing along Roy Street, The retail level is defined with a recessed footprint for a wider sidewalk, pedestrian scale, and overhead weather protection. Additional modulation occurs to keep all storefronts within 30-60' in length. These areas of additional modulation align with vertical elements of the facade for an overall coherent composition.



SOUTHEAST CORNER

2. Architectural Concept:

- d) Architectural concept that has a consistency and equal attention of all four building facades (DC2-II)

The pattern of recessed verticals woven with horizontally emphasized balconies is used on all four facades of the building.

- e) Moderate use of balconies (DC2-I-I)

Full balconies are kept to the recessed portions of the facades and are ganged together to become a pattern element. Juliette balconies are used on the predominate simpler masses to reinforce their effect.

3. Zone transition:

- a) Sensitive transitioning response to the abutting low rise zone particularly on the Northern corners of the project site (DC2-D-3, CS2-D-5)

As a North facing courtyard scheme, significant mass has been removed directly facing the adjacent low-rise zone. This includes stepping back the North half of the 1st Ave. NE facade and the Warren Street facade.

5. Ground Plane:

- d) Explore ground level units along 1st street (PL1-I)

Ground level units are incorporated into the scheme



NORTHWEST CORNER

ALTERNATE 4 - NORTH FACING COURTYARD



NORTHEAST CORNER

1. Massing Continued:

- d) Modulation of roof line: Reduce bulk of upper portion of building with use of setbacks, terracing, and alternating parapets or roof lines (DC2-I-I)

Facade modulation and varying parapet heights reduce the bulk of the upper building. Tall parapets help emphasize the corners.

- f) Vertical expression for full block sites (CS2-C-3)

The building's Roy Street facade is broken into 5 parts ensuring equal amounts of vertical and horizontal emphasis. Playful vertical insets are also incorporated into the facades.

- e) Strong corner expressions along Roy Street (CS2-III-I)

The building has bookends of two strong masses that go close to the property line to emphasize the corners.

- a) ii -Support and attract activity on Southwest corner (PL1-A-1, PL1-II)

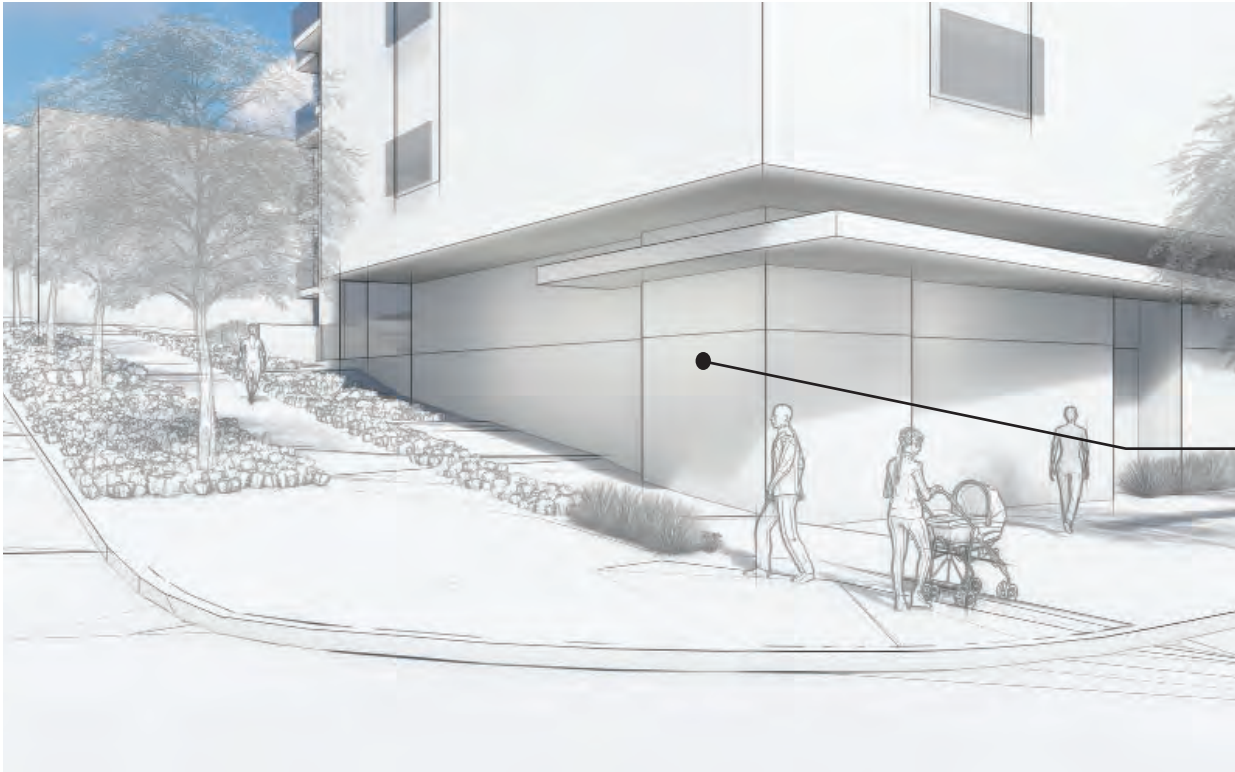
Retail on the Southwest corner of the building has generous overhead protection both along Roy Street and 1st Ave NE. A reduced building footprint allows for ample sidewalk area to help support activity for this area.



SOUTHWEST CORNER



ROY & FIRST - LOOKING EAST



ROY & FIRST - LOOKING NORTH

5. Ground Plane:

e) Support commercial uses on SW & SE corners. Create viable and flexible (smaller) retail spaces (PL3-I-i)

The retail running along the length of Roy Street is broken into 4 smaller and flexible spaces. Retail frontage wrapped along both corners of Roy Street.



ROY & WARREN - LOOKING WEST

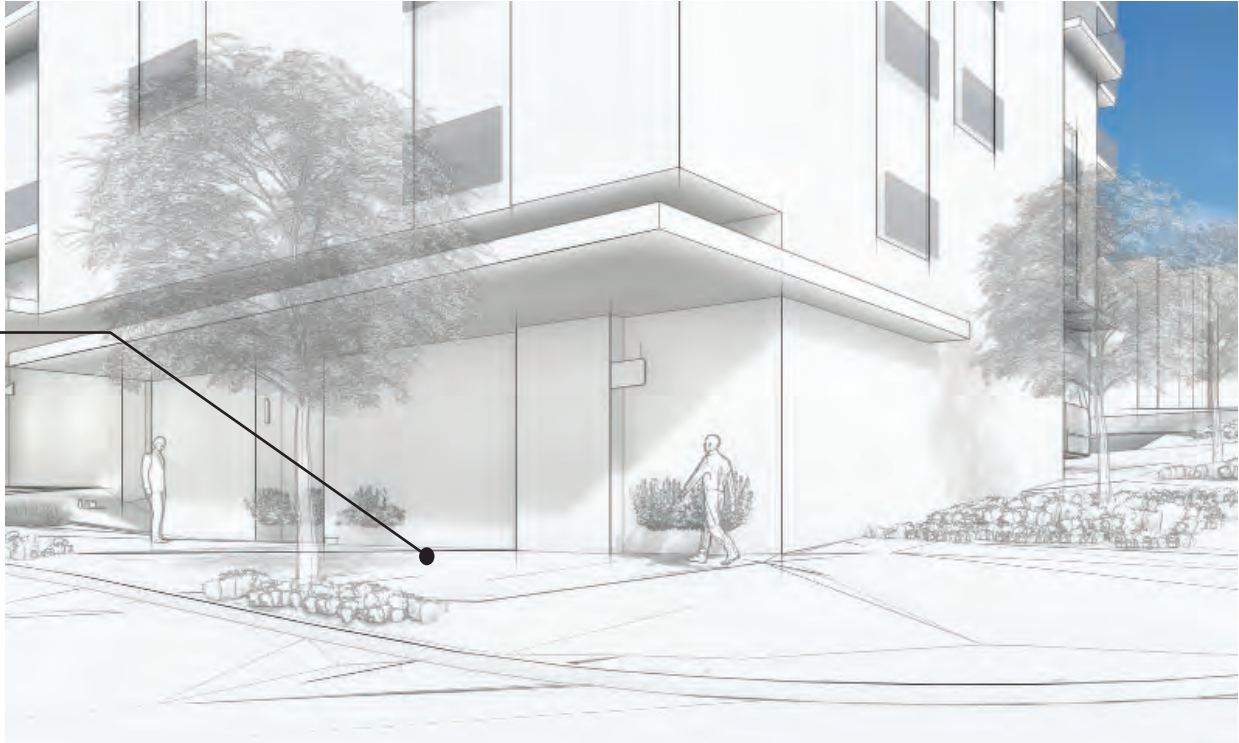
5. Ground Plane Continued:

a) Strong transition at street level (PL1-i, CS2-II)

Along Roy, 1st, and Warren, the ground level footprint is stepped back providing a widened sidewalk. This provides an area to transition from the sidewalk proper and engage the retail options. Weather protection provided building overhang and canopies add to define this transitional area between sidewalk and the indoor spaces with possibilities for outdoor seating and landscaping.

b) Reduced podium to mitigate grade transition (PL3-I-i, PL1 -I)

A stepped podium is used to help keep all retail spaces at grade with the sidewalk.



ROY & WARREN - LOOKING NORTH

ALTERNATE 4 - NORTH FACING COURTYARD

OPPORTUNITIES:

1. Reduced massing facing adjacent Northern low-rise zone.
2. Urban massing with linear open space along the Roy Street frontage.
3. Reduced massing at 1st Ave NE and Warren to transition to adjacent low-rise-zones.
4. Modulated roof line along Roy Street.
5. Unit entries along 1st Ave NE.

CONSTRAINTS:

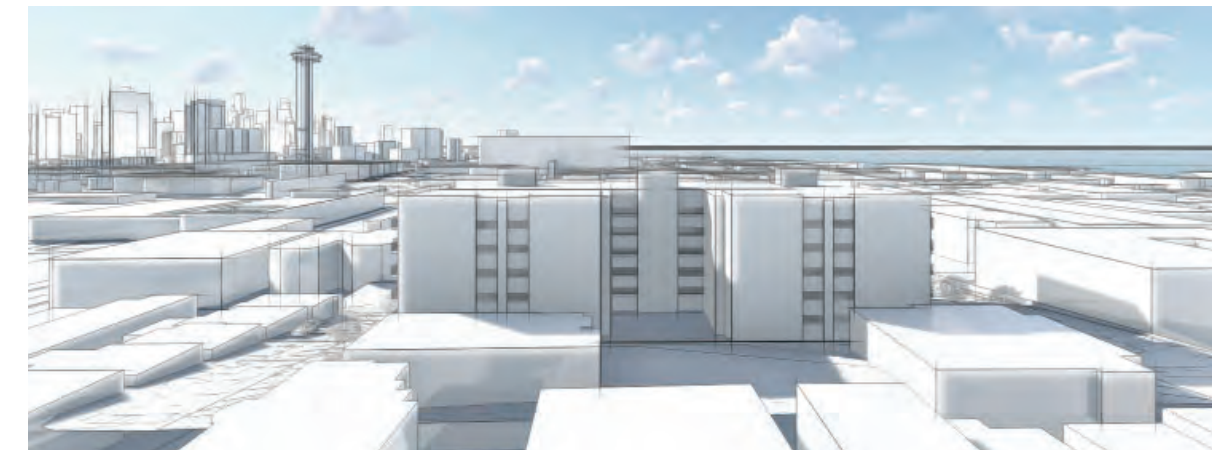
1. Courtyard provided is not accessible to general public, does not benefit Roy Street.
2. Deep recessed units on North side of building have poor solar access / daylighting.
3. Reduced North setback.
4. Public open space is not consolidated.

DEPARTURES:

1. SMC 23.48.740. B.1.b Average 20' Horizontal Requested Open Space
2. SMC 23.48.740.B.1.d Maximum 20% Cover of Required Open Space

SECTION N-S

SECTION EAST WEST



CONTEXT - LOOKING SOUTH



CONTEXT - LOOKING SOUTH EAST

4. Courtyard and Open Space:

- a) Consolidation of open spaces for more usability and activity (PL1-A-1, PL1-A-2)
- b) Open space that supports gathering (PL1-A-2)

Because the courtyard space is provided on the North side of the building, Roy Street is provided with a linear open space plaza for usability and activity. Corner massing helps define a central space, but there is no formal courtyard for public use.



OPEN SPACE - ROY STREET

ALTERNATE 5 -CENTRAL COURTYARD

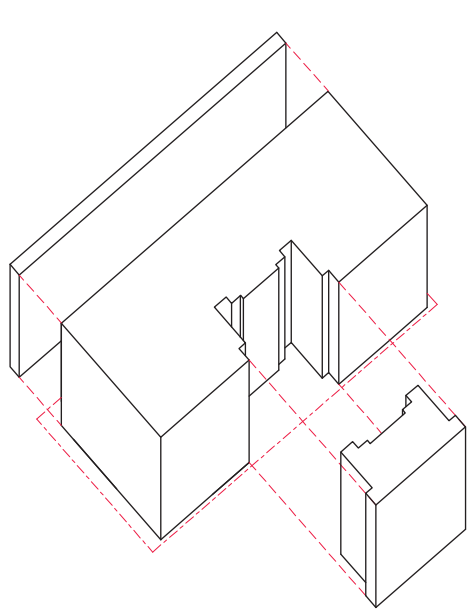
DESCRIPTION:

The building is identifiable by its deep center courtyard. This South facing courtyard provides a consolidated public open space with retail frontage to draw pedestrians and activate the space. The building's southern top two levels are terraced as well to reduce massing on Roy Street and conform to SMC 23.48.735 average 10' setback at 65' on designated streets. The remaining Roy Street facade is brought close to the property line with minimal building overhang but generous canopies to provide overhead protection. The symmetrical massing is traditional in form, lending itself to an Art Deco motif.

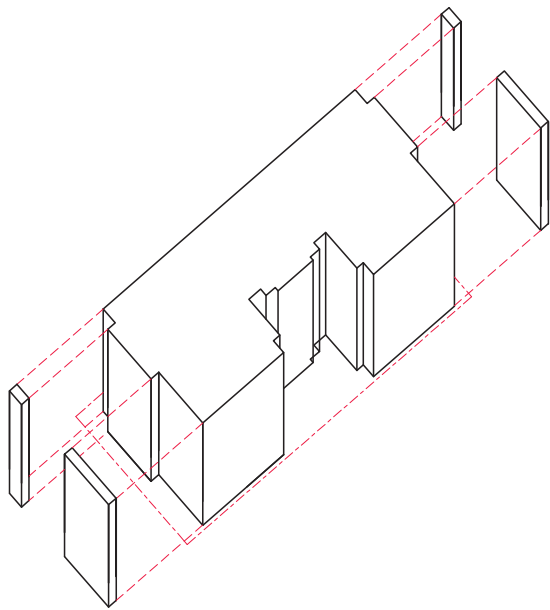
The large south facing courtyard results in a reduced building modulation / setback on the North, east and west facades. The entire north building frontage is setback 10-12' to help transition to the adjacent low-rise zone. Level 2 terrace and residential balconies soften the massing. Modulation on the East and West occurs with stepping the South half of the facade providing open space along the Southern portions of 1st Ave NE and Warren.



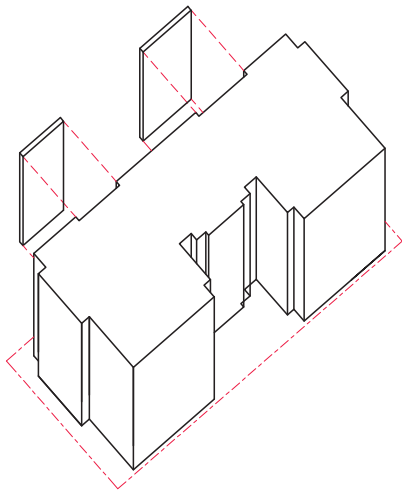
AERIAL VIEW LOOKING NW



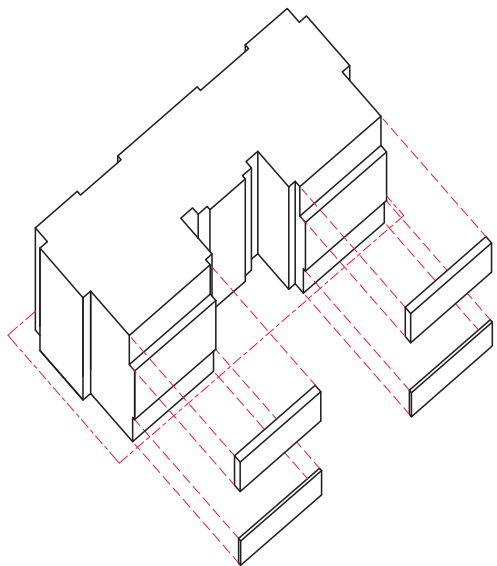
CREATE CENTER COURTYARD AND SYMMETRICALLY MODULATE THE SOUTHERN MASS. REMOVE 10' MASS FROM NORTH SIDE OF BUILDING



REDUCE MASS ON EAST AND WEST SIDES



MODULATE MASS ON NORTH SIDE



TERRACE TOP TWO FLOORS OF SOUTH FACADE AND CREATE RETAIL ALONG ROY

MASSING CONCEPT DIAGRAMS

ALTERNATE 5 - CENTRAL COURT-

- RESIDENTIAL AMENITY
- COMMERCIAL USES
- RESIDENTIAL UNITS
- OUTDOOR PUBLIC OPEN SPACE
- OUTDOOR PRIVATE OPEN SPACE
- PARKING/UTILITY/SERVICE
- BUILDING ENTRANCE - COMMERCIAL
- BUILDING ENTRANCE - RESIDENTIAL
- VEHICLE ACCESS

NUMBER OF UNITS:

| | | |
|--------------|----------|-----------|
| Level 2 = | | 22 |
| Level 3-4 = | 30 x 3 = | 90 |
| Level 3- 7 = | 28 x 2 = | 56 |
| | | 168 total |

PARKING: 123

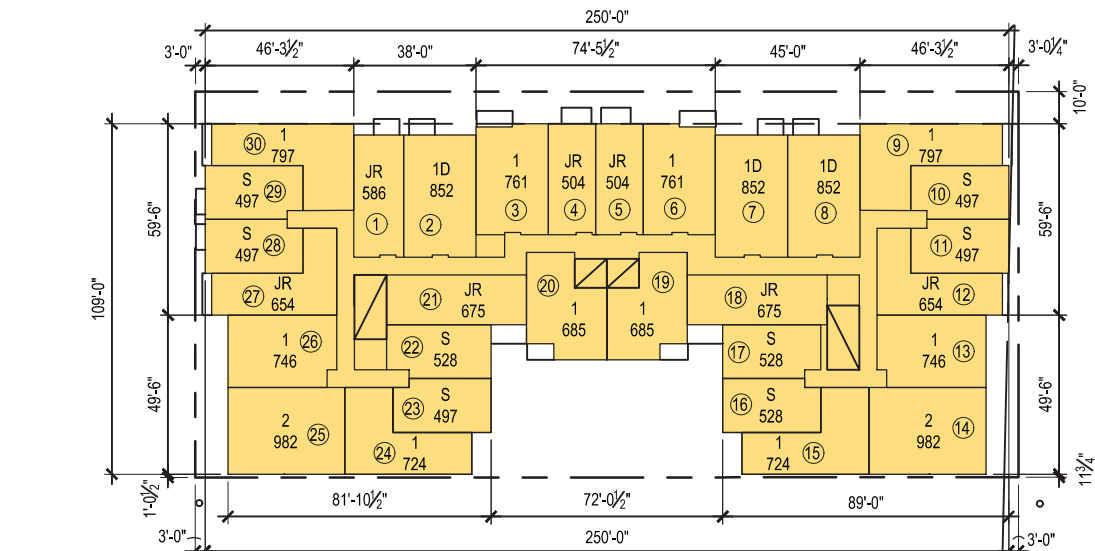
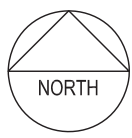
FAR AREA (4.5 + 3.5%)

| | |
|----------------|------------|
| Max. Allowable | 143,134 SF |
|----------------|------------|

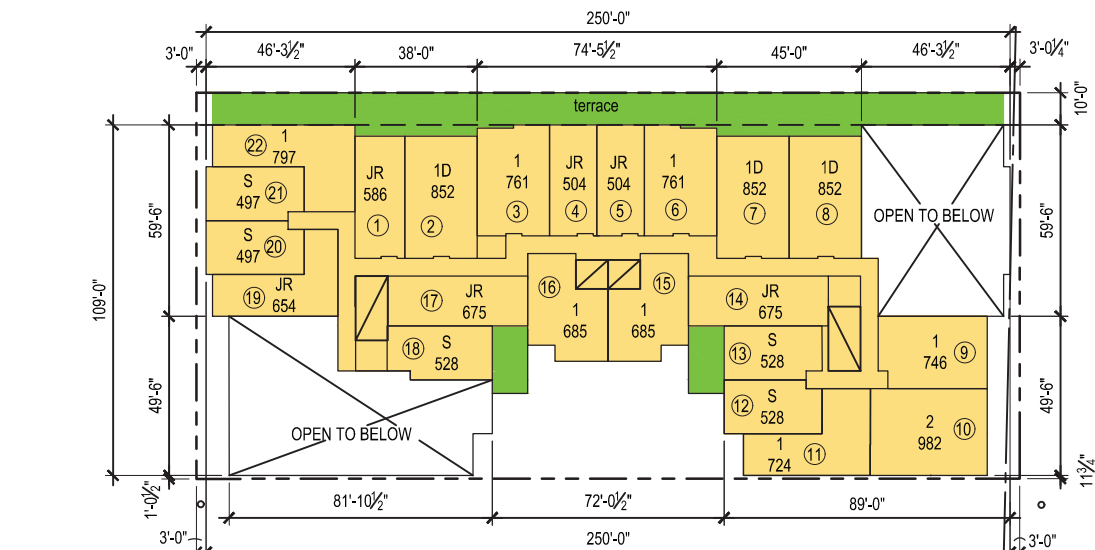
FLOOR AREA RATIO SUMMARY:

| | |
|-------------------|------------|
| P1 Level | Exempt |
| Ground Level | 9,012 SF |
| 2nd Level | 17,028 SF |
| 3rd Level | 22,683 SF |
| 4th Level | 22,683 SF |
| 5th Level | 22,683 SF |
| 6th Level | 22,683 SF |
| 7th Level | 21,758 SF |
| Roof Level | 817 SF |
| Total Gross (FAR) | 139,347 SF |

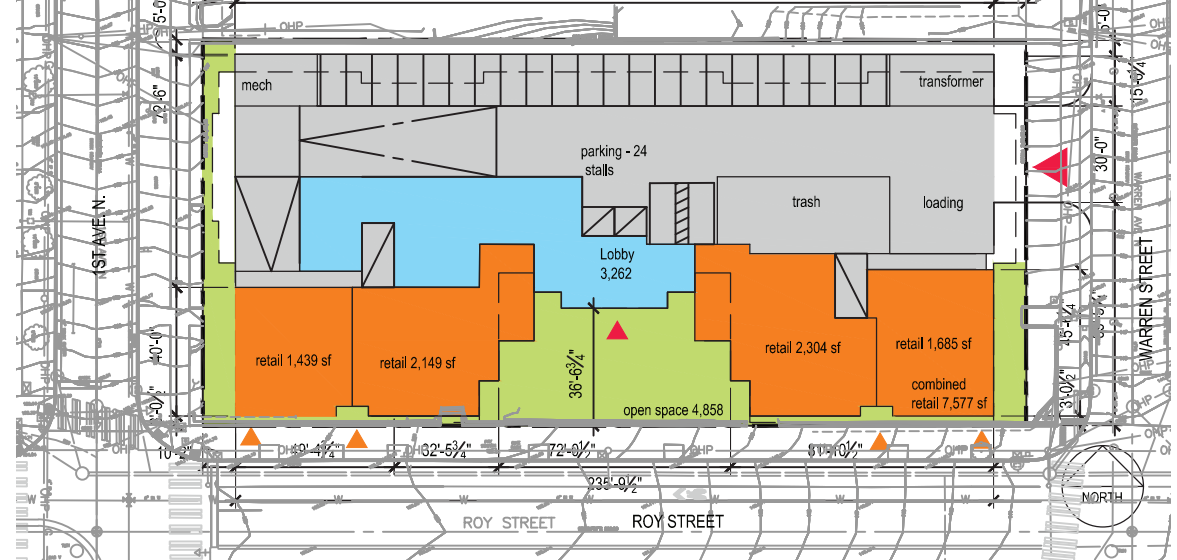
OPEN SPACE: 4,858 SF



LEVELS THREE -FIVE (LEVEL 6 SIMILAR)



LEVEL TWO

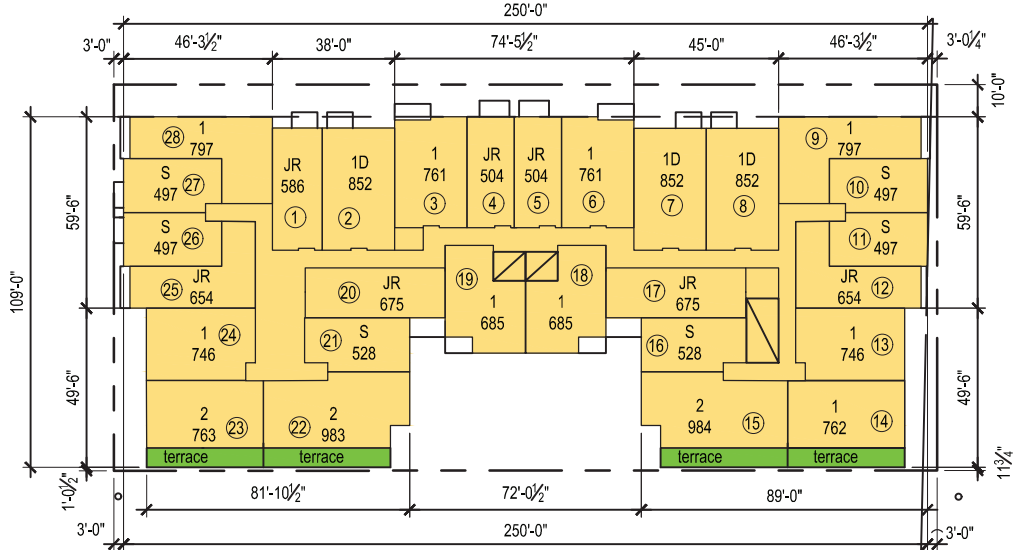


SITE PLAN - LEVEL ONE PLAN

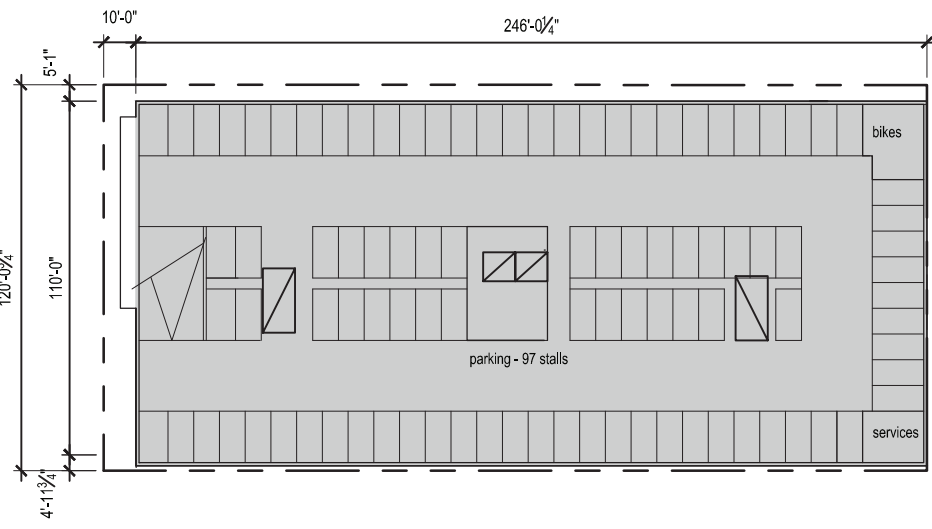
ROOF TOP TERRACE



LEVEL SEVEN



LEVEL P1 - PARKING



ALTERNATE 5 - CENTRAL COURTYARD

1. Massing:

- a) i -Reduced facade width to avoid monolithic presence (CS2-IV-ii, CS2-IV-iii)
South facing courtyard breaks the Roy Street facade into two primary facades and a third facade relating as much to the courtyard as well as to Roy Street. These three primary facades are modulated further and the top two levels are terraced also reducing mass.
- c) Simpler bigger massing moves with small, refined details (CS2-C-3, DC2-I-I)
 Reducing perceived mass (DC2-A)
The facades of scheme 5 are composed of primary masses that are further modulated akin to an art deco theme. Smaller massing on the centers and top help lend to this theme and refined architectural details further compliment the symmetrical theme.
- a) iii -Enhanced open space/plaza location that supports public life (PL1-A-2)
The code compliant scheme features a generous center courtyard along Roy Street where it will be able to take advantage of the most public traffic. Retail frontage activates the open space.
- b) Respect established urban patterns with greater modulation of Roy St. facade overall, and further modulation at the retail level (CS2-II-iv, CS2-IV-iii)
In respecting the established urban patterns, the larger massing of the Roy Street facade does modulate into three distinct smaller masses. The retail level is setback slightly from the main mass and overhead canopies to further define the retail portion. In keeping with the symmetrical theme, the individual storefronts are modulated further as appropriate for small scale retail.



SOUTHEAST CORNER



NORTHWEST CORNER

2. Architectural Concept:

- d) Architectural concept that has a consistency and equal attention of all four building facades (DC2-II)
The symmetrical art deco theme is consistent on all four facades
- e) Moderate use of balconies (DC2-I-I)
The majority of the balconies used are Juliette as to not compete with the buildings massing. Full balconies are incorporated into the buildings' theme as a design feature.
- f) Boards' supportive of use of Brick, and other quality exterior materials (DC4-II).
Use of brick for this scheme will be determined at future design reviews and is not related to massing.

3. Zone transition:

- a) Sensitive transitioning response to the abutting low rise zone particularly on the Northern corners of the project site (DC2-D-3, CS2-D-5)
The North facade is held back 10-12' from the property line and is softened with the residential terrace and balconies. A greater modulation of massing occurs along 1st Ave NE and Warren to help transition from South to the Northern adjacent low-rise zone.

5. Ground Plane:

- d) Explore ground level units along 1st street (PL1-I-I)
Ground level units are not provided in this scheme, as the west facade is pushed closeto street to allow for large central courtyard.

ALTERNATE 5 - CENTRAL COURTYARD



NORTHEAST CORNER

1. Massing Continued:

- d) Modulation of roof line: Reduce bulk of upper portion of building with use of setbacks, terracing, and alternating parapets or roof lines (DC2-I-I)

Various parapet heights and parapet setbacks help modulate and shape the building's roof line. Terracing of the upper levels along Roy Street also help reduce the bulk of the upper portion of the building.

- f) Vertical expression for full block sites (CS2-C-3)

The art deco themed massing of scheme 5 makes use of vertical expression to help define the building.

- e) Strong corner expressions along Roy Street (CS2-III-I)

The South facing courtyard theme of the code compliant scheme creates two strong corner masses. The depth of the courtyard gives the appearance of two individual corner buildings.

- a) ii -Support and attract activity on Southwest corner (PL1-A-1, PL1-II)

Retail on the Southwest corner of the building is supported by a generous wrap around overhead protection both along Roy Street and 1st Ave NE. A reduced building footprint along the South Portion of 1st Ave NE allows for ample sidewalk area to support activity in this area.



SOUTHWEST CORNER

5. Ground Plane Continued:

- c) Eliminate arcade (PL3--I-i, PL1-I)

Arcade has been eliminated from all schemes.

- f) Design should mitigate pedestrian safety concerns at vehicular access on Warren Street. (DC1-B-1)

Sidewalk along Warren is significantly offset from the property line allowing generous sight triangles.

4. Courtyard and Open Space:

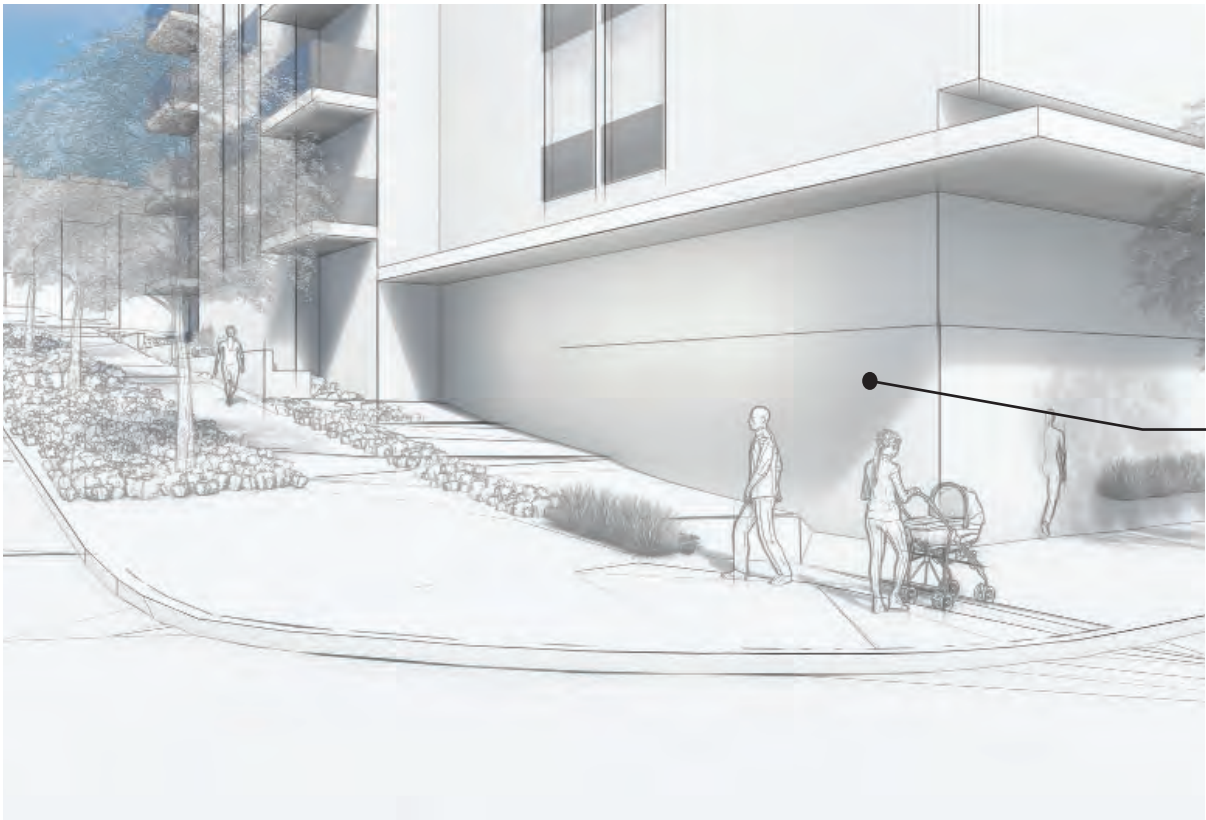
- a) Consolidation of open spaces for more usability and activity (PL1-A-1, PL1-A-2)
- b) Open space that supports gathering (PL1-A-2)

A generous courtyard is provided along Roy Street that supports gathering and other outdoor activities such as dining. Careful further development is required to keep this open space well associated with Roy Street due to its depth.

ALTERNATE 5 - CENTRAL COURTYARD



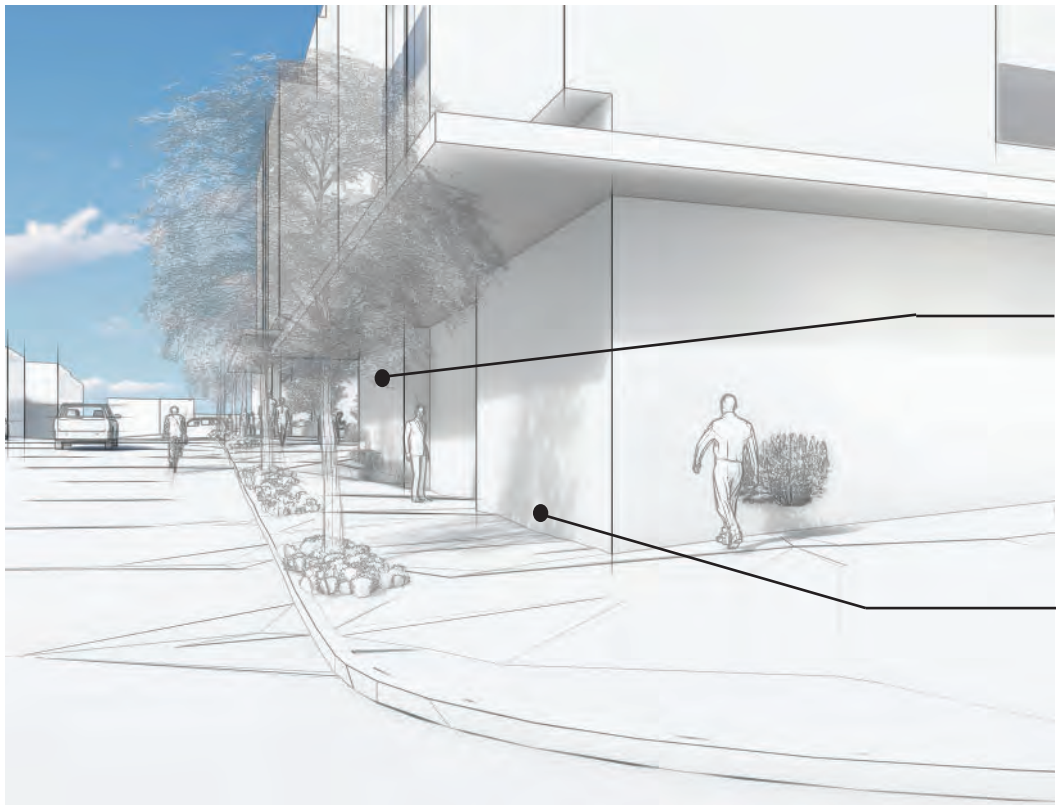
ROY & FIRST - LOOKING EAST



ROY & FIRST - LOOKING NORTH

5. Ground Plane:
e) Support commercial uses on SW & SE corners. Create viable and flexible (smaller) retail spaces (PL3-I-i)

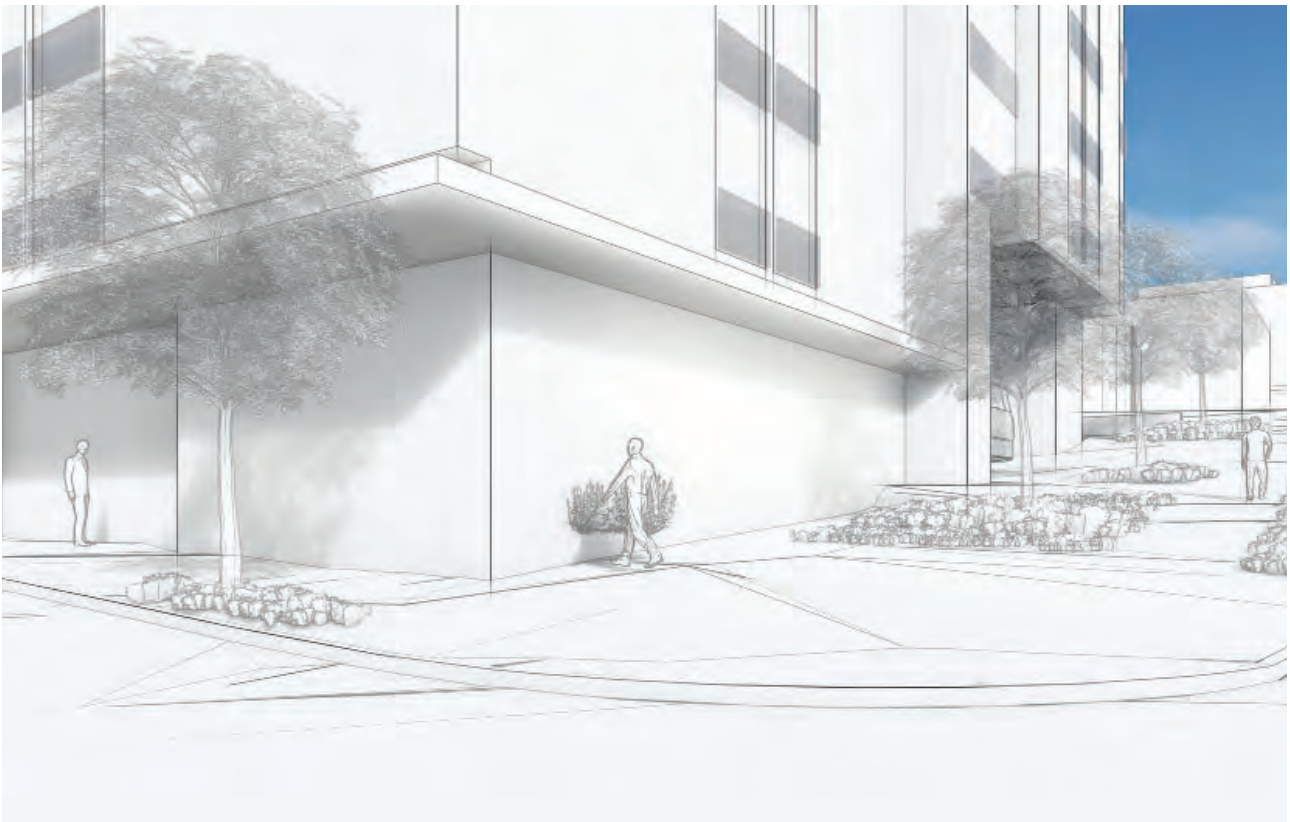
The retail along Roy Street is broken into 4 smaller and flexible spaces. A widened sidewalk along the Southern portions of 1Ave NE and Warren help support street corner retail. A courtyard scheme provides corner visibility situation for each of the retail spaces.



ROY & WARREN - LOOKING WEST

5. Ground Plane Continued:
a) Strong transition at street level (PL1-i, CS2-II)
On either side of the courtyard, retail is brought close to the sidewalk along Roy Street. Both the Southwest and Southeast corners are provided with generous activity space created by the building setbacks. Both corners have full weather protection.

b) Reduced podium to mitigate grade transition (PL3-I-i, PL1 -I)
A stepped podium is used to help keep all retail spaces at grade with the sidewalk.



ROY & WARREN - LOOKING NORTH

ALTERNATE 5 - CENTRAL COURTYARD

OPPORTUNITIES:

1. Larger /consistent setback to adjacent low-rise zone.
2. Courtyard amenity / consolidated public open space for Roy Street.
3. Strongly modulated facade along Roy.

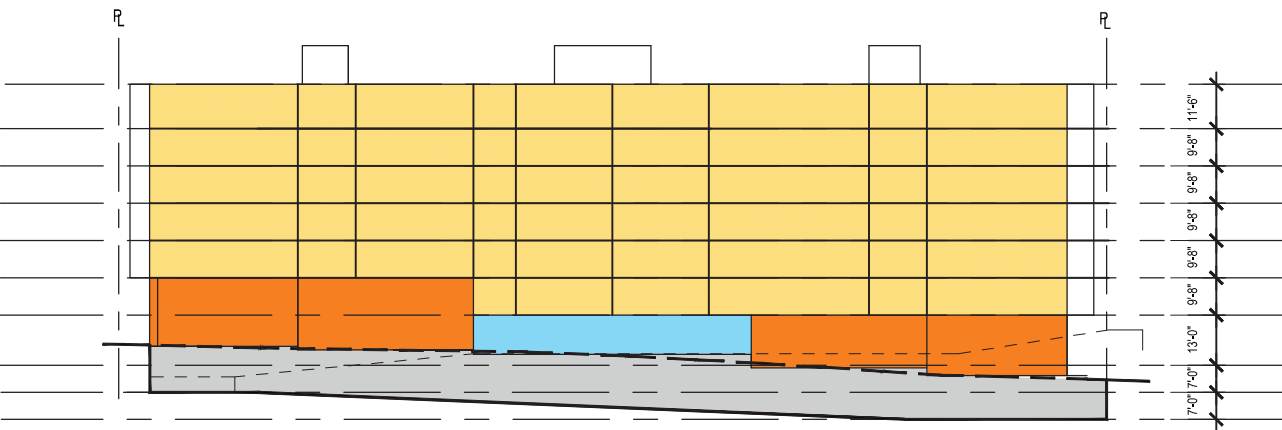
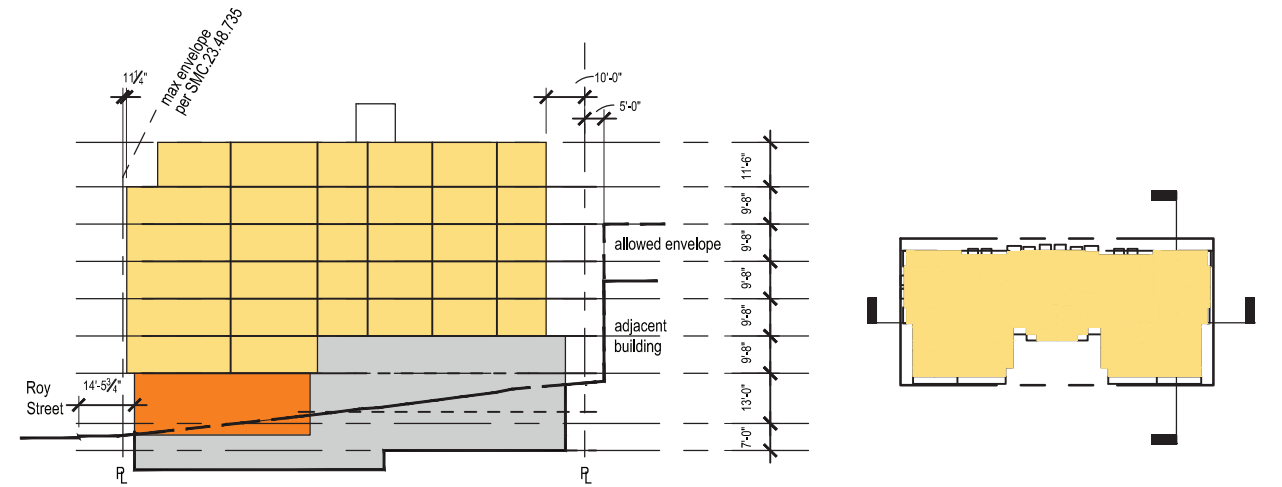
CONSTRAINTS:

1. Depth of courtyard is less conducive to supporting retail, activity.
1. Limited modulation of North facade.
2. No unit entries along 1st Ave NE.
3. Limited sidewalk width for retail transitioning.
4. Modulation along 1st Ave NE and Warren does not aid in transitioning to low-rise zone.

DEPARTURES:

No departures requested.

SECTION N-S



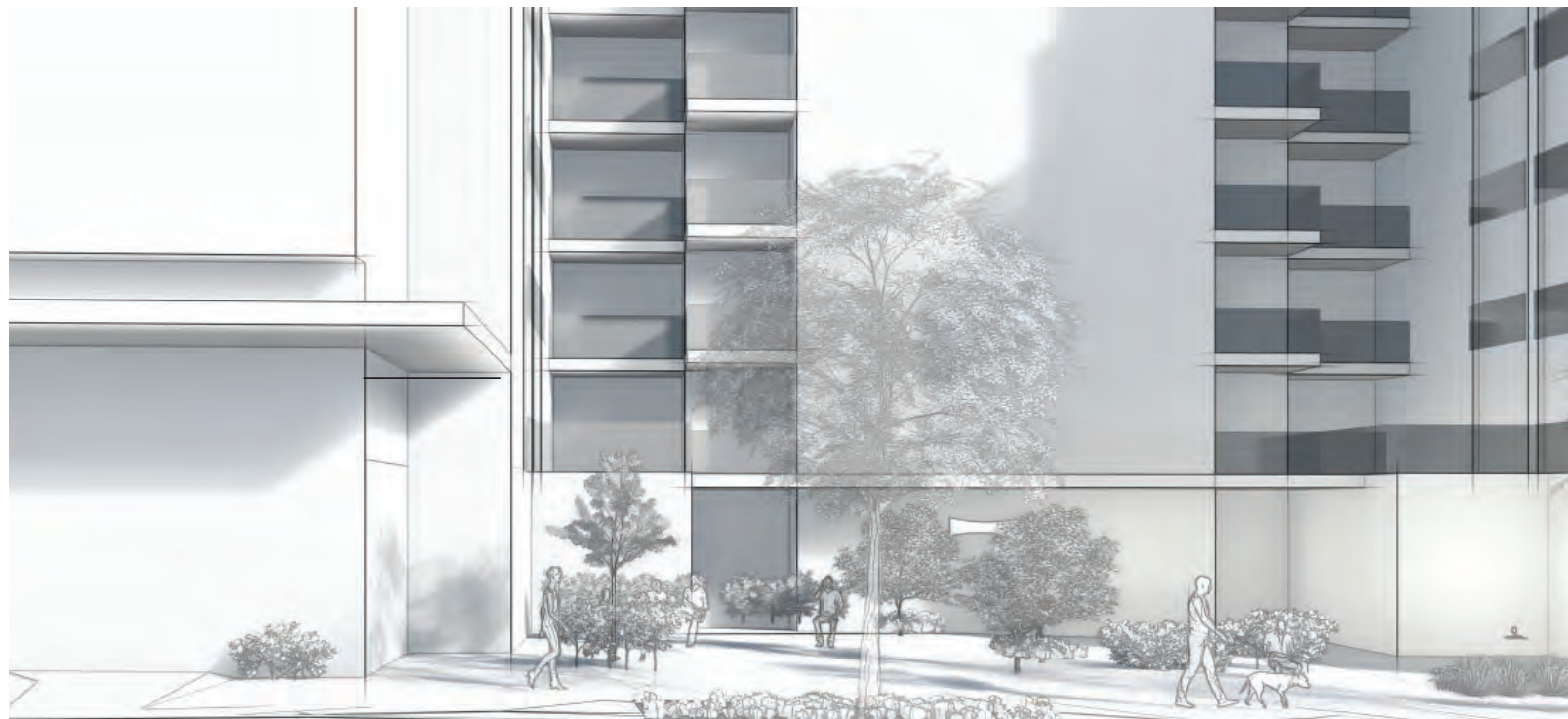
SECTION EAST-WEST



CONTEXT - LOOKING SOUTH



CONTEXT - LOOKING SOUTH EAST



OPEN SPACE - ROY STREET

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.

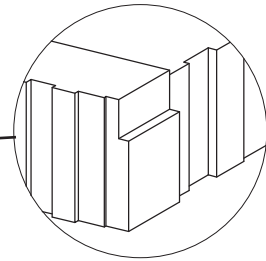
The east and west facades are setback to transition to the front yard setbacks of the neighbors to the north. Along First Street, ground level units interact with the street with glazing and balconies that overlook a bio-retention landscape feature.

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.

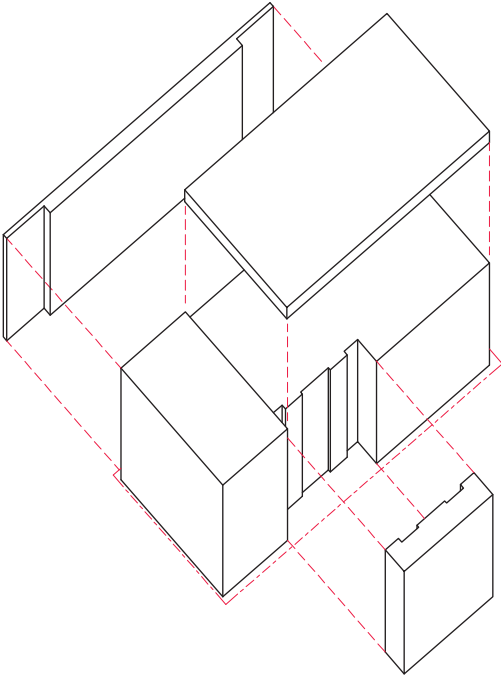
At street level, the building creates a series small spaces flowing to a central plaza via an undulating storefront. The retail podium is stepped to follow sidewalk grade. Building overhangs and a canopy add human scale and provide corner protection. Architecturally incorporated signage and a building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



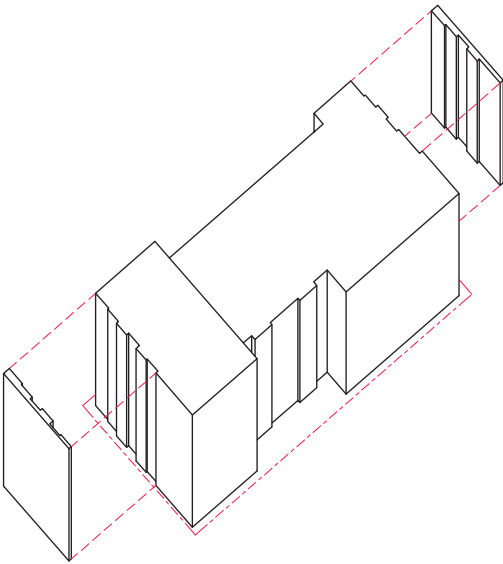
AERIAL VIEW LOOKING NW



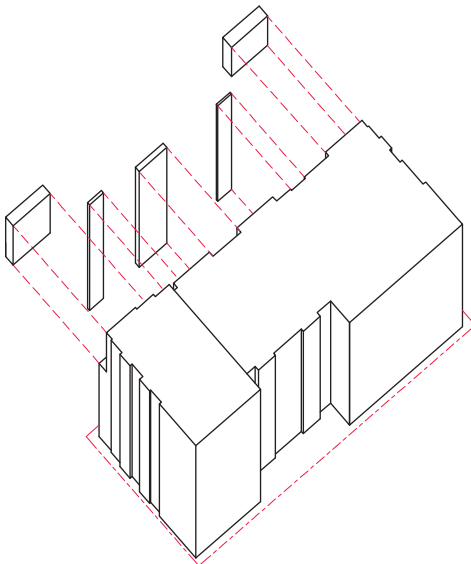
NORTHWEST AND NORTHEAST CORNERS ARE TERRACED



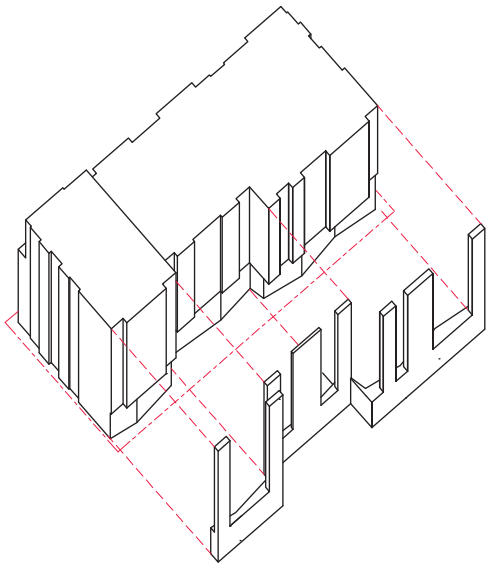
CREATE AN ASYMMETRICAL COURTYARD WITH BALCONIES. RAISE WEST UPPER PORTION OF BUILDING TO REFLECT TOPOGRAPHY. REMOVE 3-10' FROM NORTH FACADE



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.

MASSING CONCEPT DIAGRAMS

PREFERRED SCHEME- URBAN MASSING / TRANSITION

- RESIDENTIAL AMENITY
- COMMERCIAL USES
- RESIDENTIAL UNITS
- OUTDOOR PUBLIC OPEN SPACE
- OUTDOOR PRIVATE OPEN SPACE
- PARKING/UTILITY/SERVICE
- BUILDING ENTRANCE - COMMERCIAL
- BUILDING ENTRANCE - RESIDENTIAL
- VEHICLE ACCESS

NUMBER OF UNITS:

| | | |
|-------------|---|-------------|
| Level 2 | = | 25 |
| Level 3,4,5 | = | 30 x 3 = 90 |
| Levels 6-7 | = | 27 x 2 = 54 |
| | | 169 total |

PARKING: 128

FAR AREA (4.5 + 3.5%)

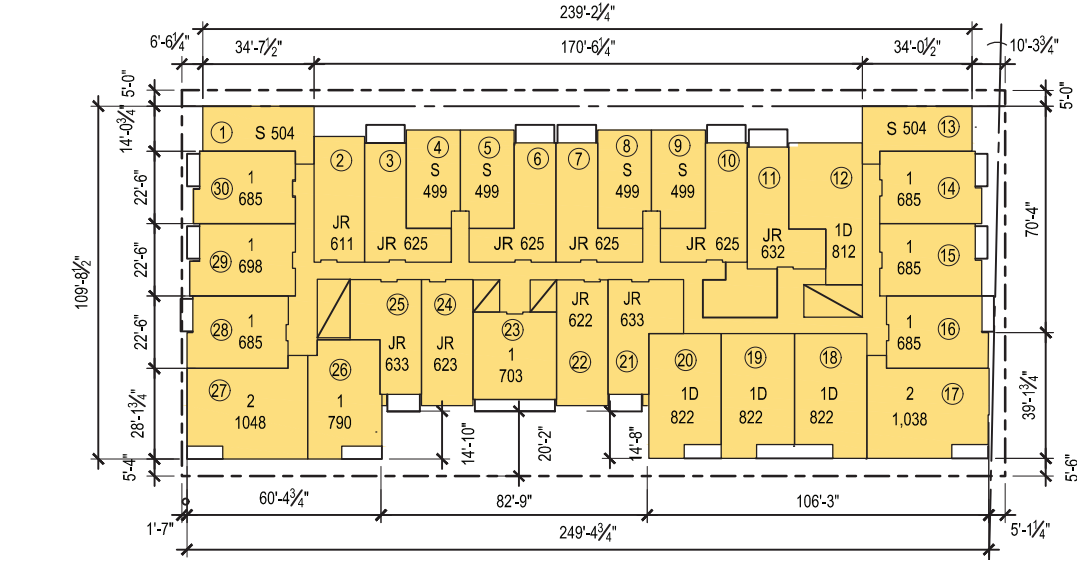
| | |
|----------------|------------|
| Max. Allowable | 143,134 SF |
|----------------|------------|

FLOOR AREA RATIO SUMMARY:

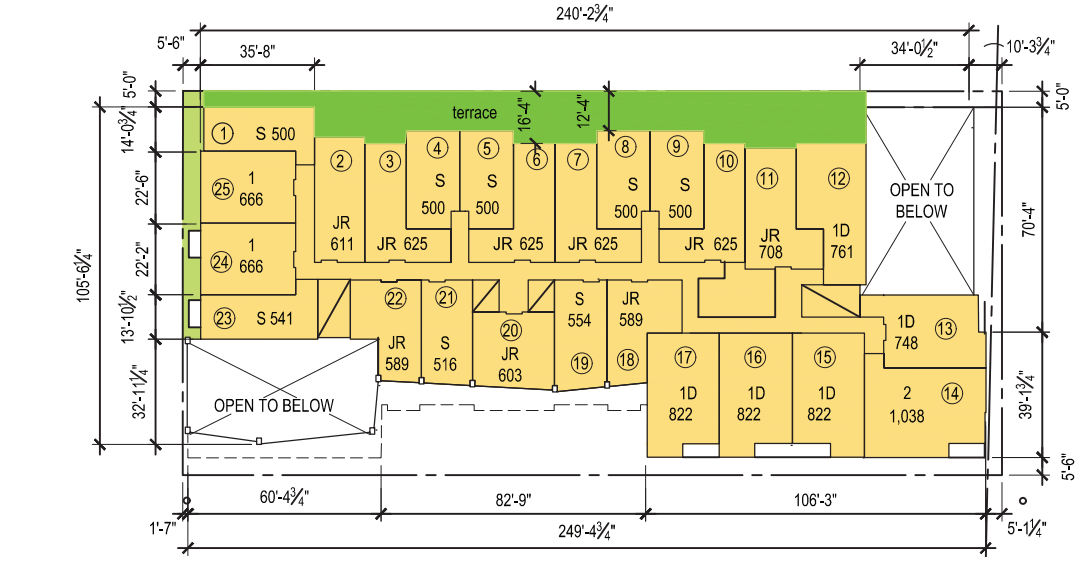
FAR Areas:

| | |
|-------------------|------------|
| P1 Level | Exempt |
| Ground Level | 9,250 SF |
| 2nd Level | 17,615 SF |
| 3rd Level | 22,837 SF |
| 4th Level | 22,837 SF |
| 5th Level | 22,837 SF |
| 6th Level | 22,248 SF |
| 7th Level | 22,248 SF |
| Roof Level | 772 SF |
| Total Gross (FAR) | 140,644 SF |

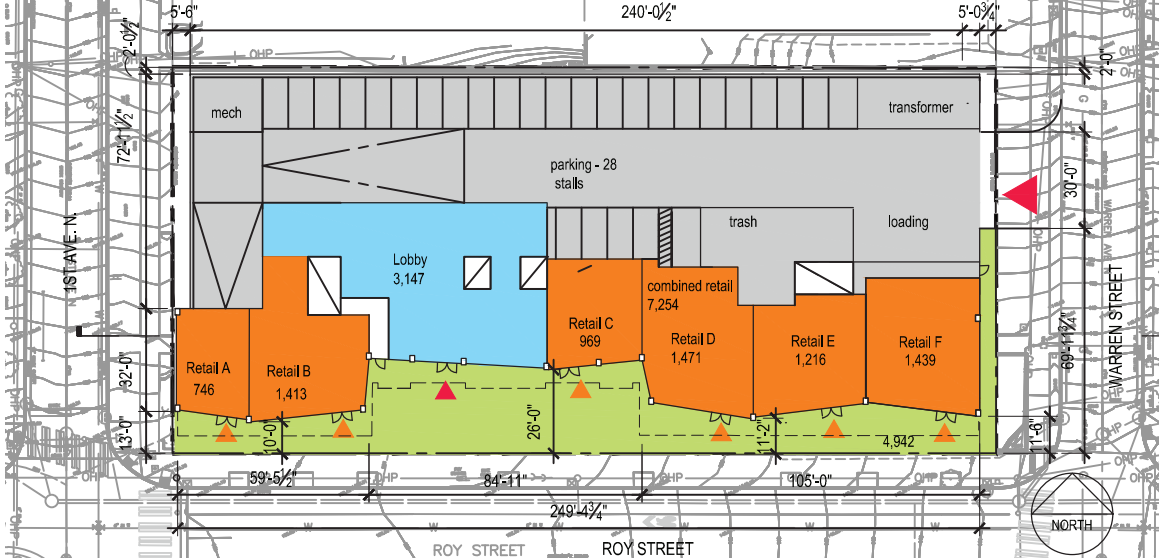
OPEN SPACE: 4,942 SF



LEVELS THREE & FIVE (4 similar)

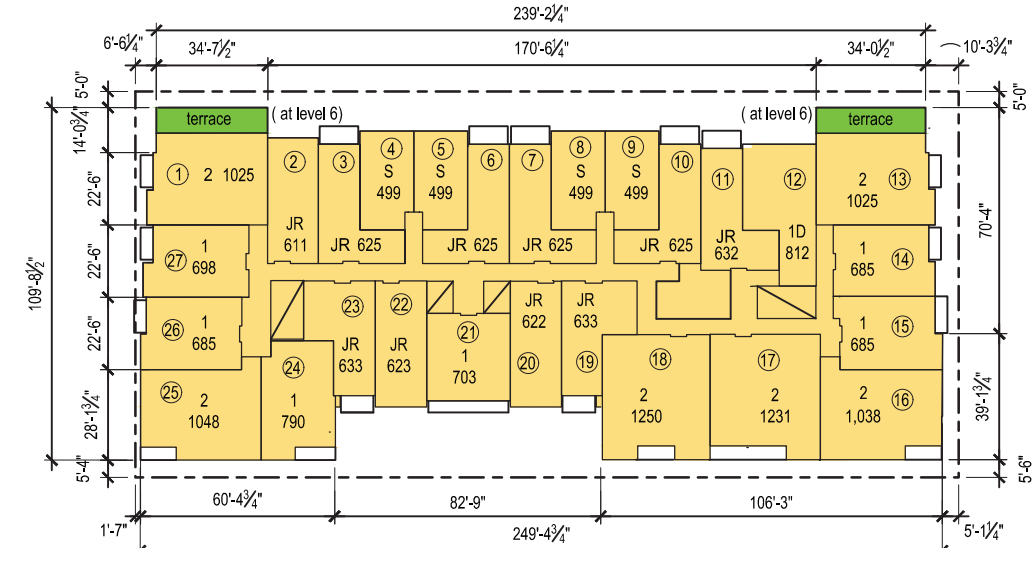


LEVEL TWO

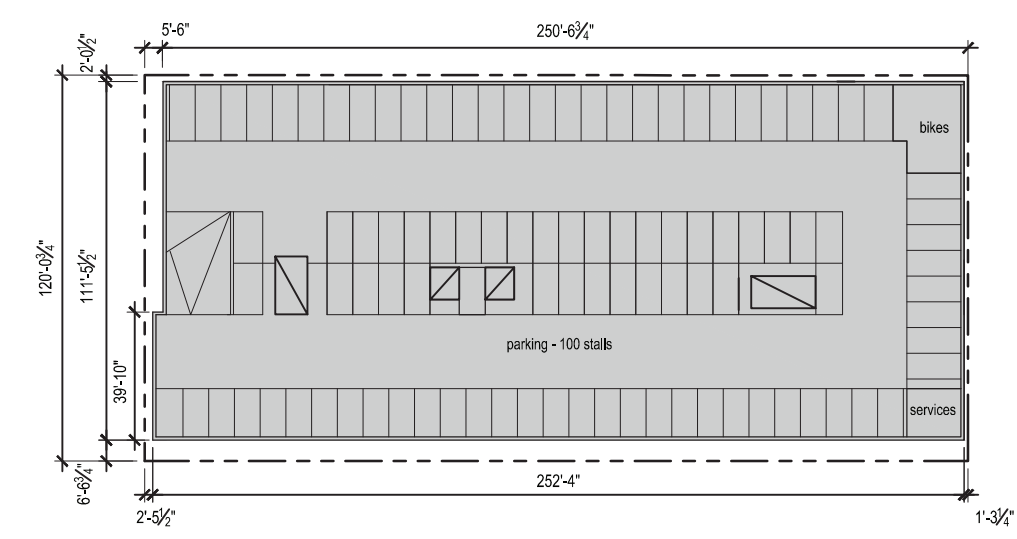


SITE PLAN - LEVEL ONE PLAN

ROOF TOP TERRACE



LEVELS SIX-SEVEN



LEVEL P1 - PARKING

PREFERRED SCHEME- URBAN MASSING / TRANSITION

1. Massing:

a) i -Reduced facade width to avoid monolithic presence (CS2-IV-ii, CS2-IV-iii)

The Roy Street facade of the building is broken into 3 facades of simple urban massing. The recessed center facade forms a center courtyard. Vertical elements help call out the corners of the two side massings. Along 1st Ave NE and Warren, the facades are split into a simple urban mass to the South and modulated massing to the North in response to the adjacent low-rise zone.

a) iii -Enhanced open space/plaza location that supports public life (PL1-A-2)

The building's feature courtyard is South facing, along Roy Street, for maximum public use. The courtyard is supported by retail on all three sides.

b) Respect established urban patterns with greater modulation of Roy St. facade overall, and further modulation at the retail level (CS2-II-iv, CS2-IV-iii)

The Roy Street facade into 3 massings. These individual facades are modulated further by vertical elements. These larger urban massings are then lifted and "floated" above a dynamic and well modulated retail level.

c) Simpler bigger massing moves with small, refined details (CS2-C-3, DC2-I-I)

Reducing perceived mass (DC2-A)

The facade composition of the preferred scheme is large urban massing combined with portions of smaller modulation. The larger massing portions are detailed with architectural "frames" and vertical elements for more refinement. The combined effect of larger simpler massing with areas of greater modulation help overall reduce the perceived mass while responding to the different characteristics of the project site.



SOUTHEAST CORNER

e) Strong corner expressions along Roy Street (CS2-III-I)

The larger urban massing is used to emphasize the two corners of Roy Street. They are brought close to the property line and are further accentuated with vertical elements. Retail at street level wraps both corners.

f) Vertical expression for full block sites (CS2-C-3)

The Roy Street facade is broken into three parts with a recessed center. These smaller masses provide more vertical edges. All smaller modulation elements (bays) and all balconies are vertically align for more vertical expression.

a) ii -Support and attract activity on Southwest corner (PL1-A-1, PL1-II)

The Southwest corner is anchored with retail, has generous overhead protection, and is supported by a small plaza to attract and allow activity



SOUTWEST CORNER

PREFERRED SCHEME- URBAN MASSING / TRANSITION

2. Architectural Concept:

d) Architectural concept that has a consistency and equal attention of all four building facades (DC2-II)

The alternating combination of large simple masses set next to areas of high modulation is consistent on all 4 facades of the project. Balconies and window bays are aligned vertically as a standard and an architectural "framing" both defines the different masses and binds them together.

5. Ground Plane:

c) Eliminate arcade (PL3--I-i, PL1-I)

The arcade has been eliminated from all design schemes.

f) Design should mitigate pedestrian safety concerns at vehicular access on Warren Street. (DC1-B-1)

Sidewalk along Warren is significantly offset from the property line allowing generous sight triangles.



NORTHEAST CORNER

3. Zone transition:

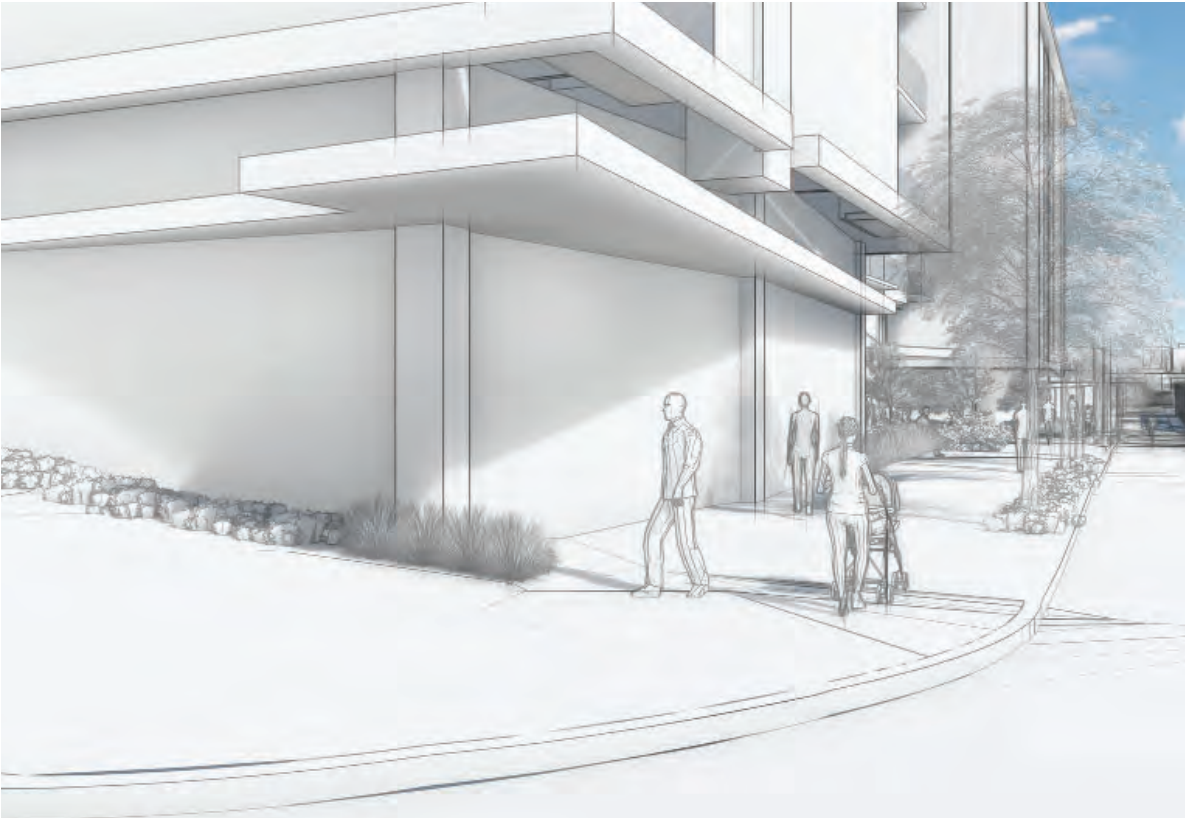
a) Sensitive transitioning response to the abutting low rise zone particularly on the Northern corners of the project site (DC2-D-3, CS2-D-5)

Along the East and West facades, the building transitions from larger urban massing facing Roy Street to greater modulation as it moves North towards the adjacent low-rise zone. The top two levels are terraced on the Northeast and Northwest corners, and the North facade is highly modulated.

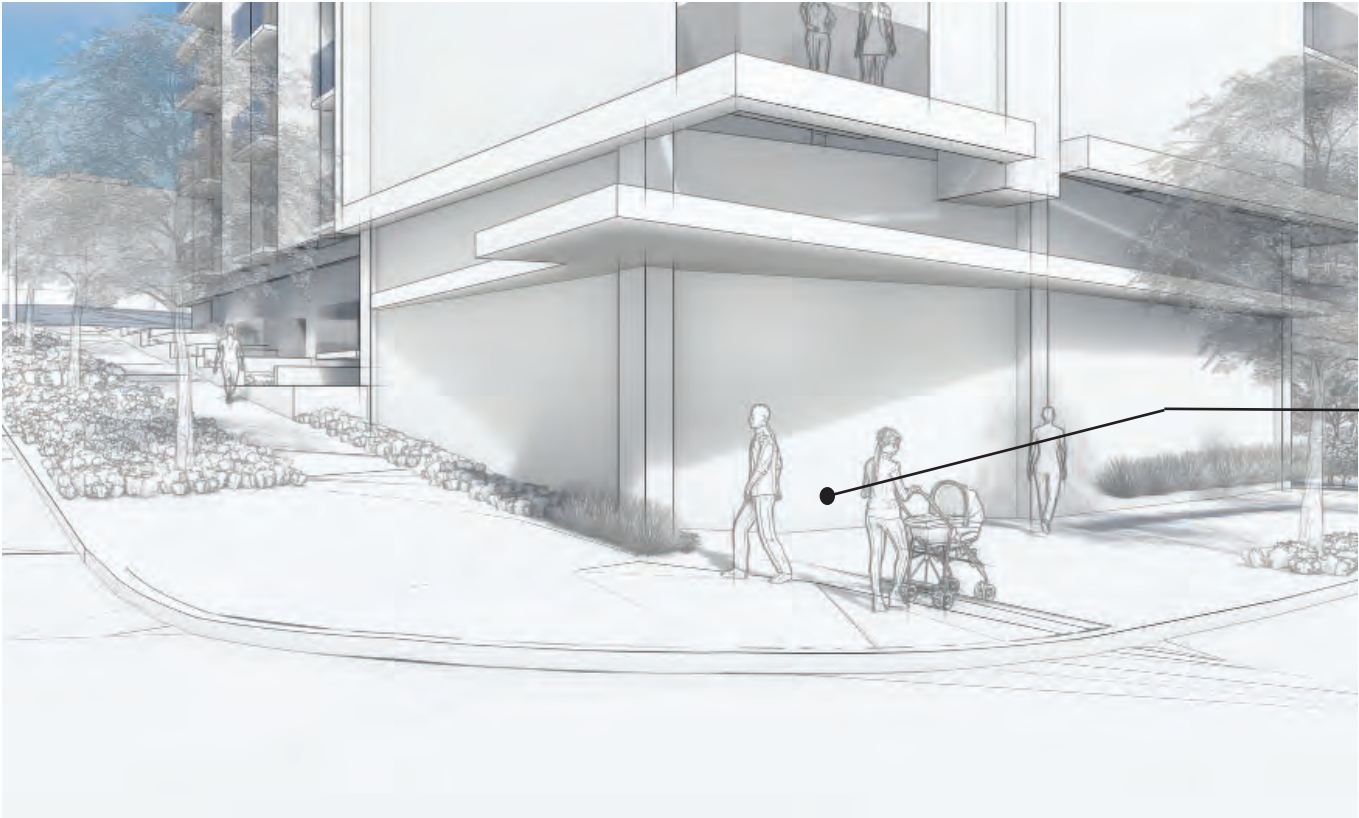


NORTHWEST CORNER

PREFERRED SCHEME- URBAN MASSING / TRANSITION



ROY & FIRST - LOOKING EAST



ROY & FIRST - LOOKING NORTH

5. Ground Plane:

e) Support commercial uses on SW & SE corners. Create viable and flexible (smaller) retail spaces (PL3-I-i)

The retail along Roy Street is broken into 6 small and flexible spaces, each with its own unique facade and plaza area along Roy Street. The retail located on the Southeast and Southwest corners is given a small plaza space to support activity and overhead weather protection is provided.



ROY & WARREN - LOOKING WEST

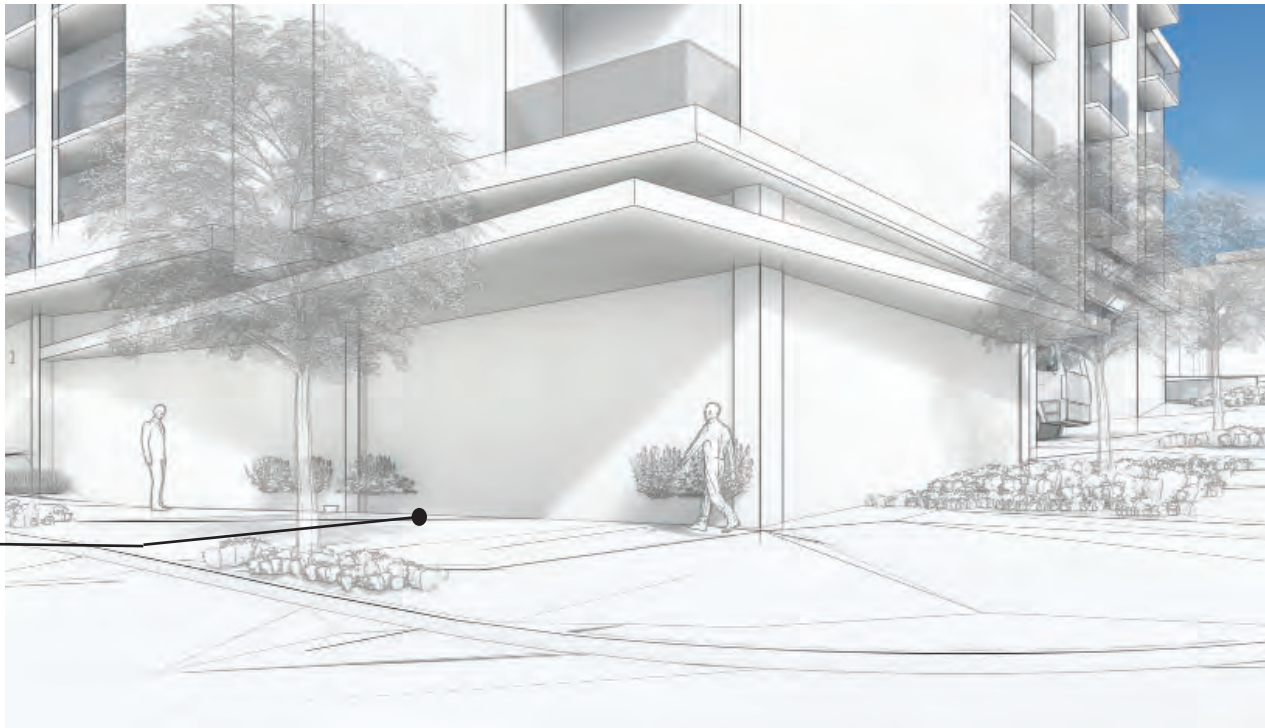
5. Ground Plane Continued:

a) Strong transition at street level (PL1-i, CS2-II)

The dynamic retail frontage is stepped back from the sidewalk providing a series of small plazas along Roy Street. The string of small plazas lead pedestrians into the central courtyard. Please see site diagram on page 29.

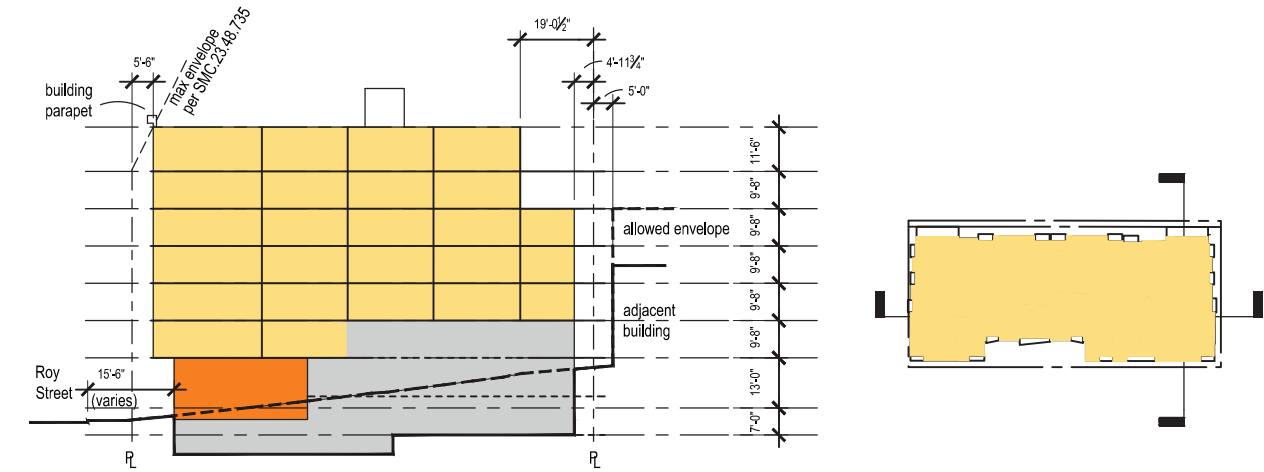
b) Reduced podium to mitigate grade transition (PL3-I-i, PL1 -I)

A stepped podium is used to help keep all retail spaces in relationship with the sidewalk.

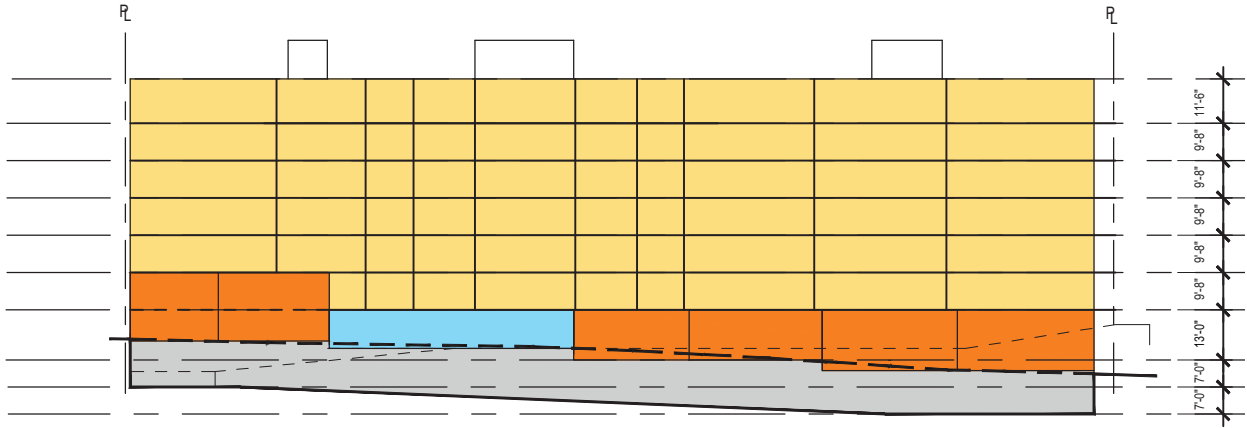


ROY & WARREN - LOOKING NORTH

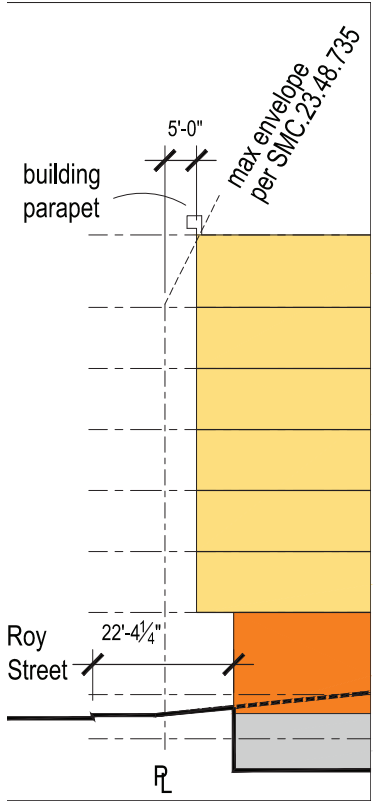
PREFERRED SCHEME- URBAN MASSING / TRANSITION



SECTION N-S



SECTION EAST WEST



ENLARGED SECTION -S

- OPPORTUNITIES:**
1. Massing is used to give urban character on Roy Street and is also modulated to transition to the adjacent low-rise zones.
 2. Building is brought close to Roy Street following urban precedent.
 3. Widened sidewalk with an individualized and varied retail experience along Roy Street.
 4. Retail activated plaza.
 5. Terraced Northwest and Northeast corners / transition to low rise zone.
 6. Well defined Southwest and Southeast corners.

- CONSTRAINTS:**
1. No unit access on 1st. Street.

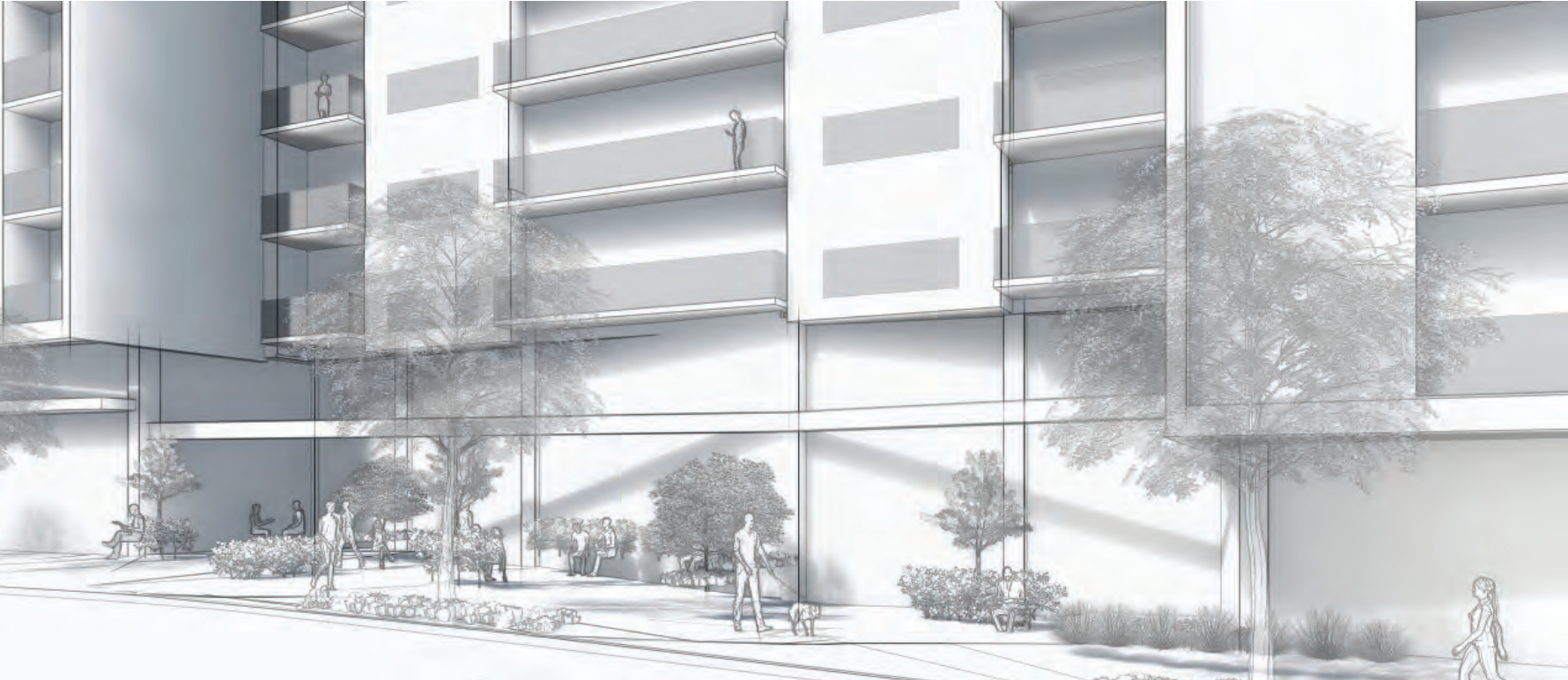
- DEPARTURES (SEE PAGE 59):**
1. SMC 23.48.740.B.1.d Maximum 20% Cover of Required Open Space



CONTEXT - LOOKING SOUTH



CONTEXT - LOOKING SOUTH EAST



OPEN SPACE - ROY STREET

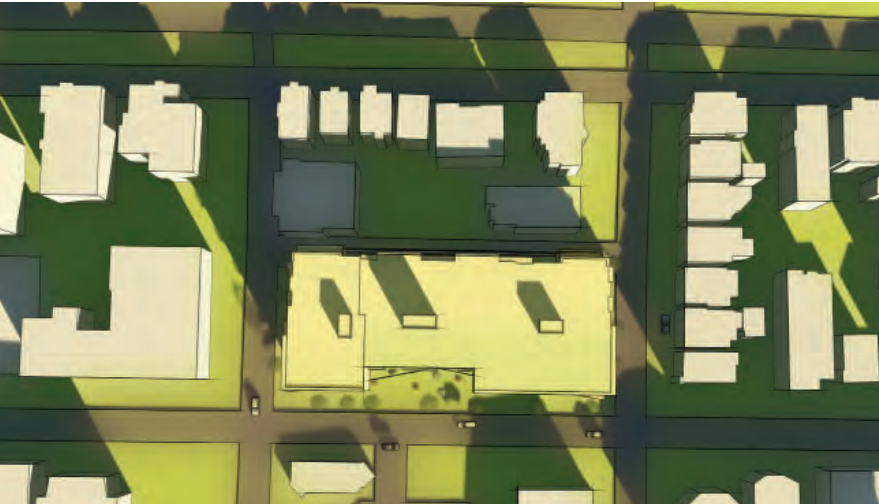
PROPOSED SUN /SHADOW STUDIES



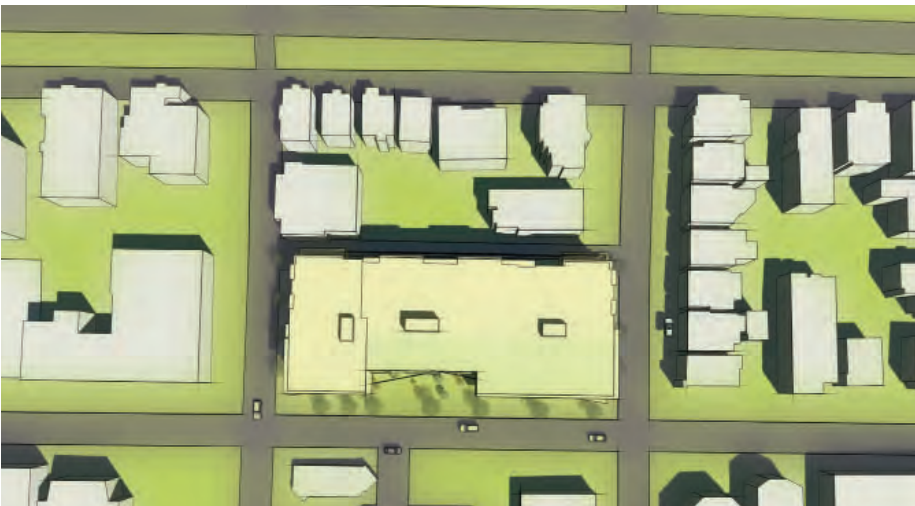
JUNE 21 - 10AM



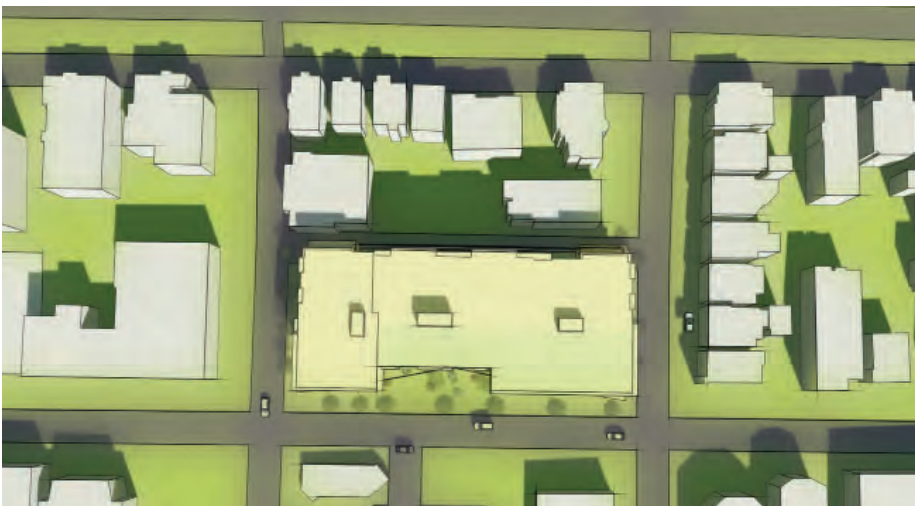
MARCH/SEPT - 10AM



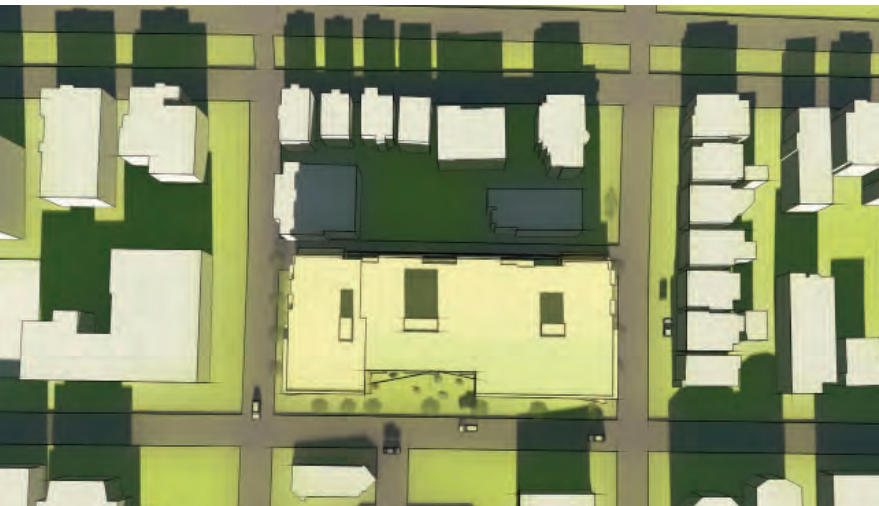
DEC. 21 - 10AM



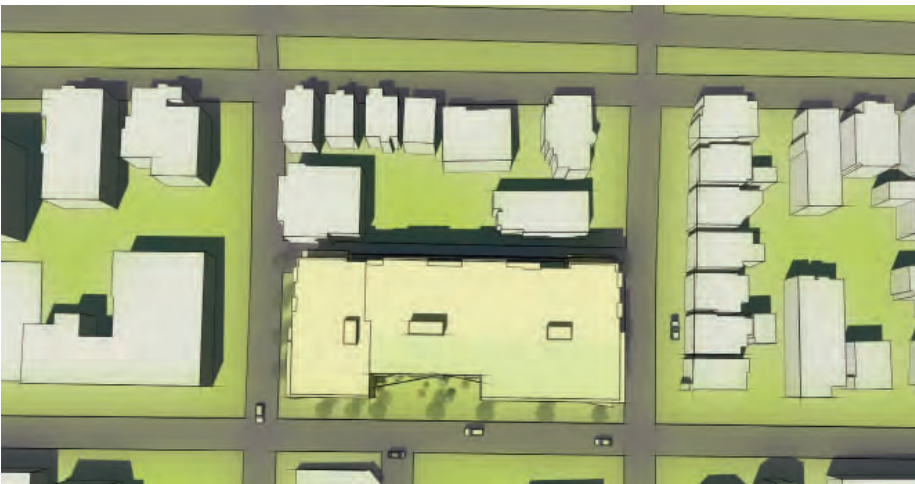
JUNE 21 - NOON



MARCH/SEPT - NOON



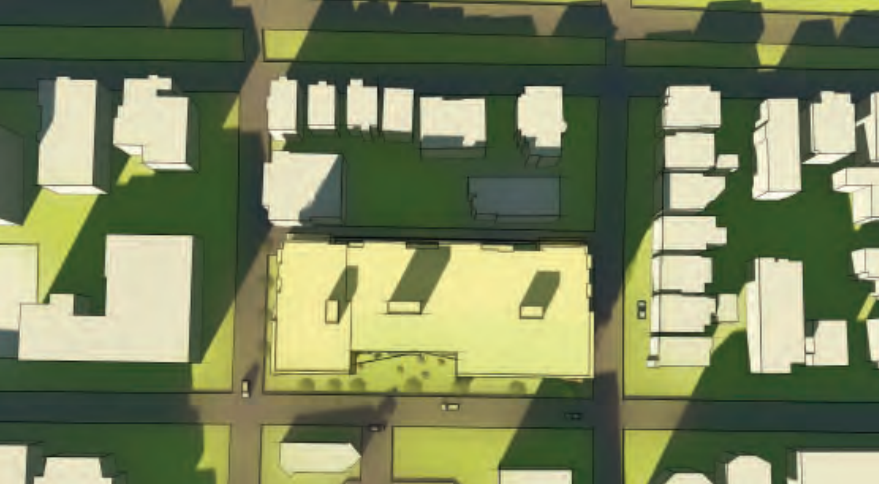
DEC. 21 - NOON



JUNE 21 - 2 PM



MARCH/SEPT - 2 PM



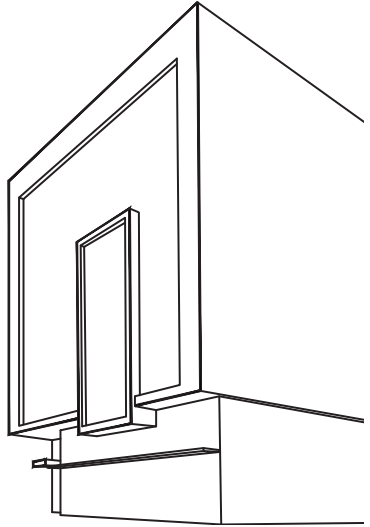
DEC. 21 - 2 PM

ARCHITECTURAL CONCEPTS - FEATURED EXAMPLES

“pedestrian urbanism”

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

URBAN
Street Scale Precedents

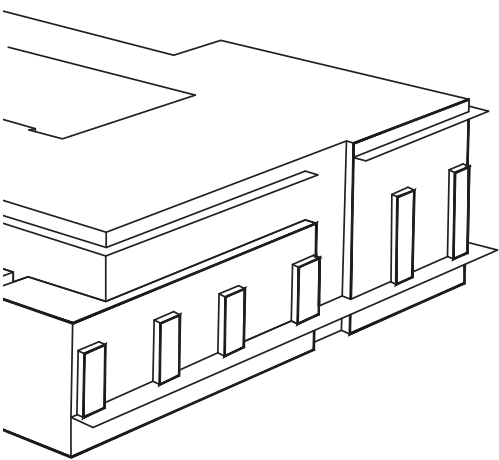


A “framed” simple mass over retail
small scale retail



Balconies activate street front plaza

Building Scale Precedents



PEDESTRIAN
Sidewalk Scale Precedents



See sheets 8-9 for reference



An angled storefront can add
interest and shape space at street level.



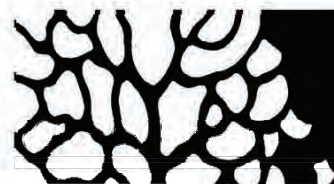
Building overhang can give scale and protection to street level retail.



Using secondary architectural elements successfully in a large urban
mass

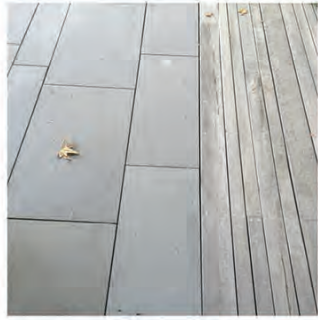


Modulating mass to give human scale





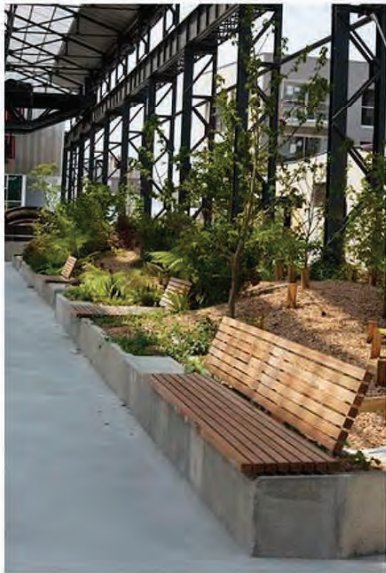
PAVING STYLES



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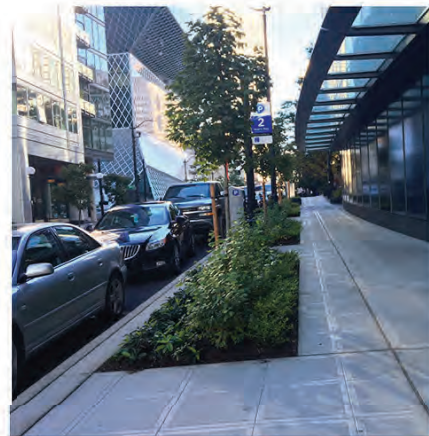
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100 Roy Street Mixed-use Development Apartments
December 2018 - Early Design Guidance Submittal



FIRST & ROY INTERSECTION - COMMERCIAL CORNER

- Commercial corner with retail entry and small plaza
- Double height retail space with full height corner glazing
- Canopy provides scale, building overhang provides protection
- Ground level units that interact with street and overlook landscape feature

MID-BLOCK PLAZA

- Active plaza with both commercial and residential amenity frontages
- Expansive storefront frontage
- Large operable storefronts both sides of courtyard
- Residential balconies above provides for “eyes on street”
- Stepped podium follows grade of sidewalk and provides direct access
- Public art
- Residential marquee in character with the Heart of Uptown



EAST CORNER OF ROY AND WARREN

- Commercial with retail entry and small plaza
- Full height glazing
- Canopy provides scale, building overhang provides protection
- Corner balconies above activate corners and provide “eyes on the street”
- Stepped podium provides level area for outdoor furniture



ROY STREET FRONTAGE

- Urban character building with animated retail at street level.
- Undulating storefront provides variation of spaces along sidewalk
- Active center courtyard
- Stepped podium follows sidewalk grade
- Residential balconies above provides for “eyes on street”
- Building overhang provides scale



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 1st 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

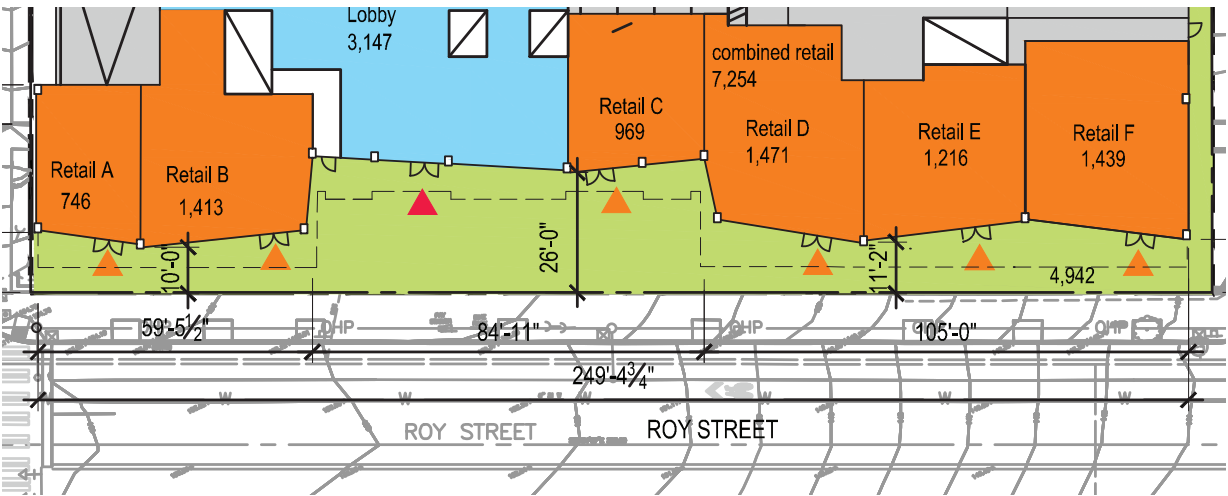
- Uptown Alliance encourages all developers to pursue including affordable housing in their projects.

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



| SM-UP-65 (M) CODE | REQUIREMENT | WHAT IS PROPOSED | WHICH SCHEME | RATIONALE |
|---|---|---|--|--|
| 1. SMC 23.48.740.B.1.d 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 combine “covered” and “enclosed” requirement for open space. The minimum of 45% open to sky requirement will be maintained. | Scheme 4 - Alternate Scheme 6 - Preferred | The preferred option provides the most amount of open space. A variety of openspace types are provided including, linear retail frontages, covered by cantilevered building above, large open to the sky courtyard and landscaped areas, plaza 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 openspace provides both pedestrian scale, 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. CS2 Urban Pattern & Form. PL1 Connectivity. |



Required open space = 4,610 SF
Open to sky = 2,047 SF (45%)
Covered = 922 SF (20%)
Enclosed = 1613 sf (35%)

Calculation: Scheme 6 - Preferred

Proposed open space = 4,942 SF
Open to sky required = 2,213 SF (45%)
Open to sky provided = 3,040 SF **(61.5%)**

Maximum covered allowed = 983 SF (20%)
Maximum covered proposed = 1902 SF **(38.5%)**





VODA APARTMENTS - KIRKLAND, WA
 Developer: Continental Properties, LLC.
 Architect: Johnson Braund, Inc.



2ND AVENUE APARTMENTS - QUEEN ANNE, WA
 Developer: Continental Properties, LLC.
 Architect: Baylis



KIRKLAND CENTRAL CONDOMINIUMS - KIRKLAND, WA
 Developer: Continental Properties, LLC.
 Architect: Johnson Braund, Inc.



GATSBY APARTMENTS - SEATTLE, WA
 Developer: Continental Properties, LLC.
 Architect: --



THE CLAREMONT WORKFORCE APARTMENTS - SOUTH SEATTLE, WA

Developer: SEED
Architect: Johnson Braund, Inc.



TOTEM LAKE CONDOMINIUMS - KIRKLAND WA

Developer: Terrene Urban
Architect: Johnson Braund, Inc.



LINDEN PLACE AT BITTER LAKE - NORTH SEATTLE, WA

Developer: SHAG
Architect: Johnson Braund, Inc.



OREGON 42- WEST SEATTLE, WA

Developer: CONAM
Architect: Johnson Braund, Inc.