

**Queen Anne Ave**  
 412 Queen Anne Avenue N, Seattle, WA 98109

EARLY DESIGN GUIDANCE  
 April 3, 2019  
 PROJECT # 3033395-EG

# DEVELOPMENT OBJECTIVES

## PROJECT DESCRIPTION

Located on the corner of Queen Anne Ave N & Harrison Street, the project will build upon existing urban fabric in the Uptown City Center. The project proposes a 7-story mixed-use building with retail spaces on the first level and the remaining upper levels to be multi-family. The residential portion will include amenities both on the 1st level and on the roof level.

The development objectives for this project are as follows (all values are approximate):

- Number of residential units: 114 units
- Number of parking stalls: 99 stalls
- Retail sales and services: 7500 SF

## PROJECT TEAM

- Applicant: CONTINENTAL PROPERTIES  
600 108th Avenue NE, Suite 1010  
Bellevue, WA 98004
- Architect: GROUPARCHITECT  
1735 Westlake Ave. N. Suite 200  
Seattle, WA 98109
- Landscape Architect: THE LA STUDIO at Blueline  
15200 52nd Avenue South, Suite 210  
Tukwila, WA 98188

## PROJECT INFORMATION

- Zoning: SM-UP 85 (M)
- Lot Size: 14,280 SF + 3,720 SF = 18,000 SF
- Overlay: Uptown (Urban Center)
- Pedestrian Zone: Class III Pedestrian Street  
(Queen Anne Ave N & Harrison Street)
- Frequent Transit: Yes
- Mapped ECA: None
- Codes: Seattle Land Use Code  
(Current edition)

## LEGAL DESCRIPTION

DENNYS D T HOME ADD LOT 7 & S 59 FT OF LOT 8  
DENNYS D T HOME ADD S 30 FT OF 9 & N 1 FT OF 8



EXISTING CONDITIONS

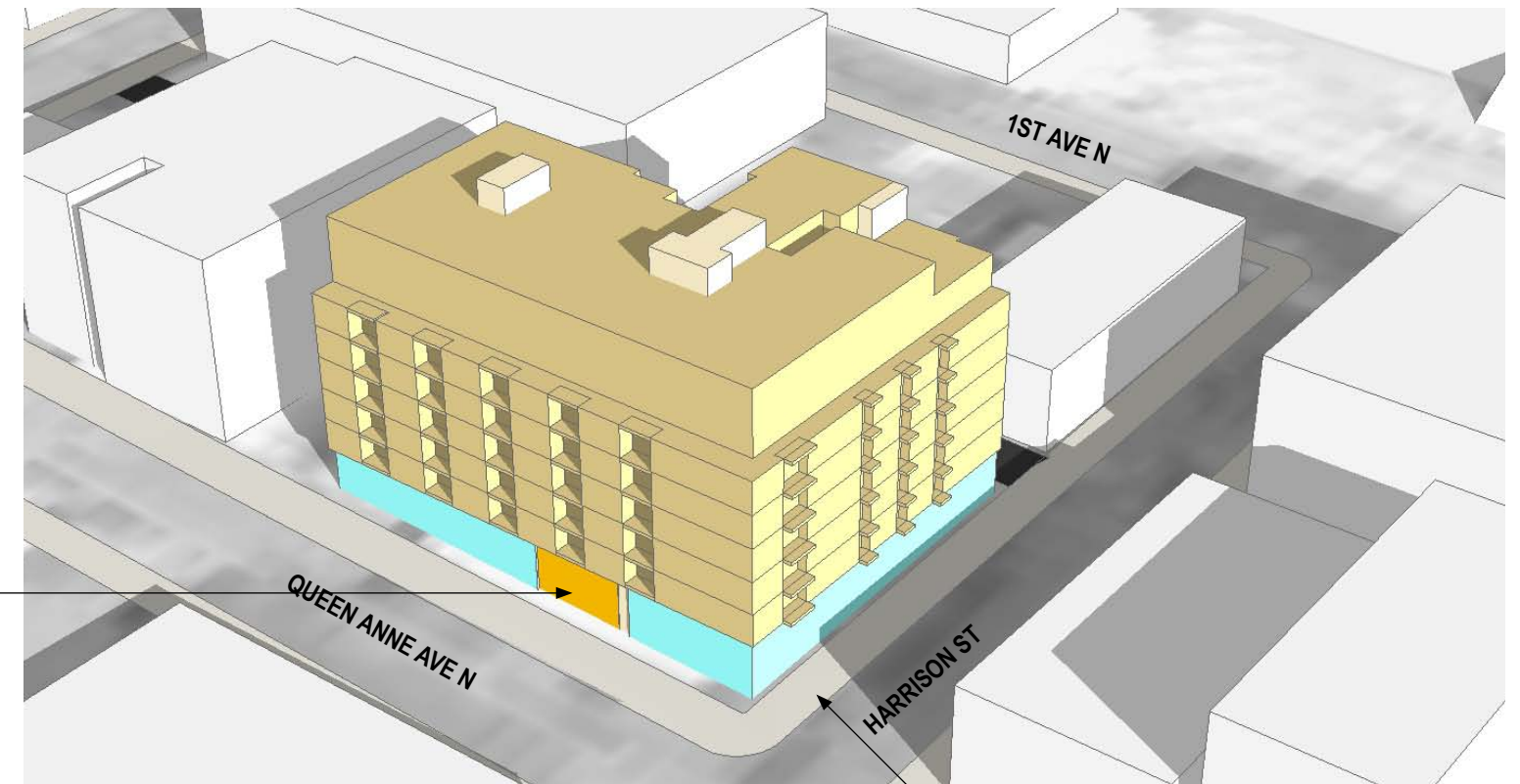
COMMUNITY OUTREACH MEETING  
 UPTOWN ALLIANCE LURC MEETINGS

December 15, 2018  
 January 15, 2019 & February 19, 2019

**“Visual diversity and funkiness to reflect arts and culture district”**

COMMUNITY COMMENT SUMMARY

- The site provides the opportunity to set the tone for the neighborhood at this location
- The building should respond to the changing level of pedestrian activity based on its location next to the Key Arena. Special focus should be given to the street level design especially on Harrison St because of the increased pedestrian activity on an event day.
- Questions of how the retail design could respond to distinct markets – one serving the neighborhood and one serving the events
- The Harrison St. retail should have an artistic and eclectic design, one that speaks to the Uptown neighborhood. It should be warm and pedestrian friendly, with variations and modulations in the ground level facade.
- Security and visibility are important design considerations.
- Canopies were encouraged.
- The size of the retail was talked about, having the ability to split up the retail into smaller units. Small units were thought to be more viable along Harrison, while larger spaces could be on Queen Anne N.
- The over massing was thought to work well. They liked the way the building was split into 3 distinct volumes, with the middle volume being contemporary and simple, and the lofts being expressed differently. But would like the street level to have a funkier vibe - artistic and eclectic. Could look at adding some unique materials in the middle section, possibly doing some interesting railings.
- Mural locations should be considered at the North façade or designed as part of the storefront.



EXPRESSIVE RESIDENTIAL ENTRY

PEDESTRIAN FRIENDLY STREET LEVEL- INVITING



CANOPIES AT RETAIL FOR WEATHER PROTECTION IS PREFERRED

ARTISTIC AND ECLECTIC RETAIL

**NEIGHBORHOOD CONTEXT - LOWER QUEEN ANNE**

The site is located within Uptown Urban Center in Lower Queen Anne. Lower Queen Anne is a dense residential neighborhood with multi-housing surrounded by commercial, institutional and vibrant pedestrian oriented retail amenities. The site is in a predominantly mixed-use area with multi-family buildings. Located near the Seattle Center, the site is near primary attractions that encompass restaurants, theaters and commercial properties.

**IMMEDIATE NEIGHBORHOOD CONTEXT**

The predominate architecture of the neighborhood are 4-7 story mid rise apartment buildings, condominiums and multi-story office and institutional buildings. The project site shares its block with a 6 story apartment building, a 1 story commercial building, and an on-grade parking lot to the north. The neighborhood is a mix of turn of the century structures alongside 1950s and 60's commercial buildings. The materiality that characterizes the area consists of masonry, wood frame, metal panels, and reinforced concrete. The lots across the streets and alley of the project site consists of a 4 story residential building, 3 story residential building, and a 1 story commercial building and are zoned as SM-UP 85. All adjacent sites of the project site are zoned as SM-UP 85. Lots located East of 1st Ave N are zoned as SM-UP 95. While the structures in the neighborhood have a long standing history with Seattle, in the vicinity of the project site there are none that hold Historical Landmark status.

**ADJACENT AND NEARBY STREETS**

The site is on a rectangular shaped block. The site maintains street frontage on Queen Anne Ave N and Harrison Street. With a residential building to the North and East of the site, commercial buildings are also in close proximity - with Key Arena to the East, Queen Anne Square and Safeway to the Northwest, Ozzies Restaurant & Bar to the North and KEXP Radio to the Northeast. Due to the residential density and the proximity of the area to vibrant commercial amenities, pedestrian traffic is heavy.

**VIEWS AND AMENITIES**

Anticipated views will most likely be urban street views of the immediately surrounding buildings and potential views of the Seattle Space Needle from the roof level.

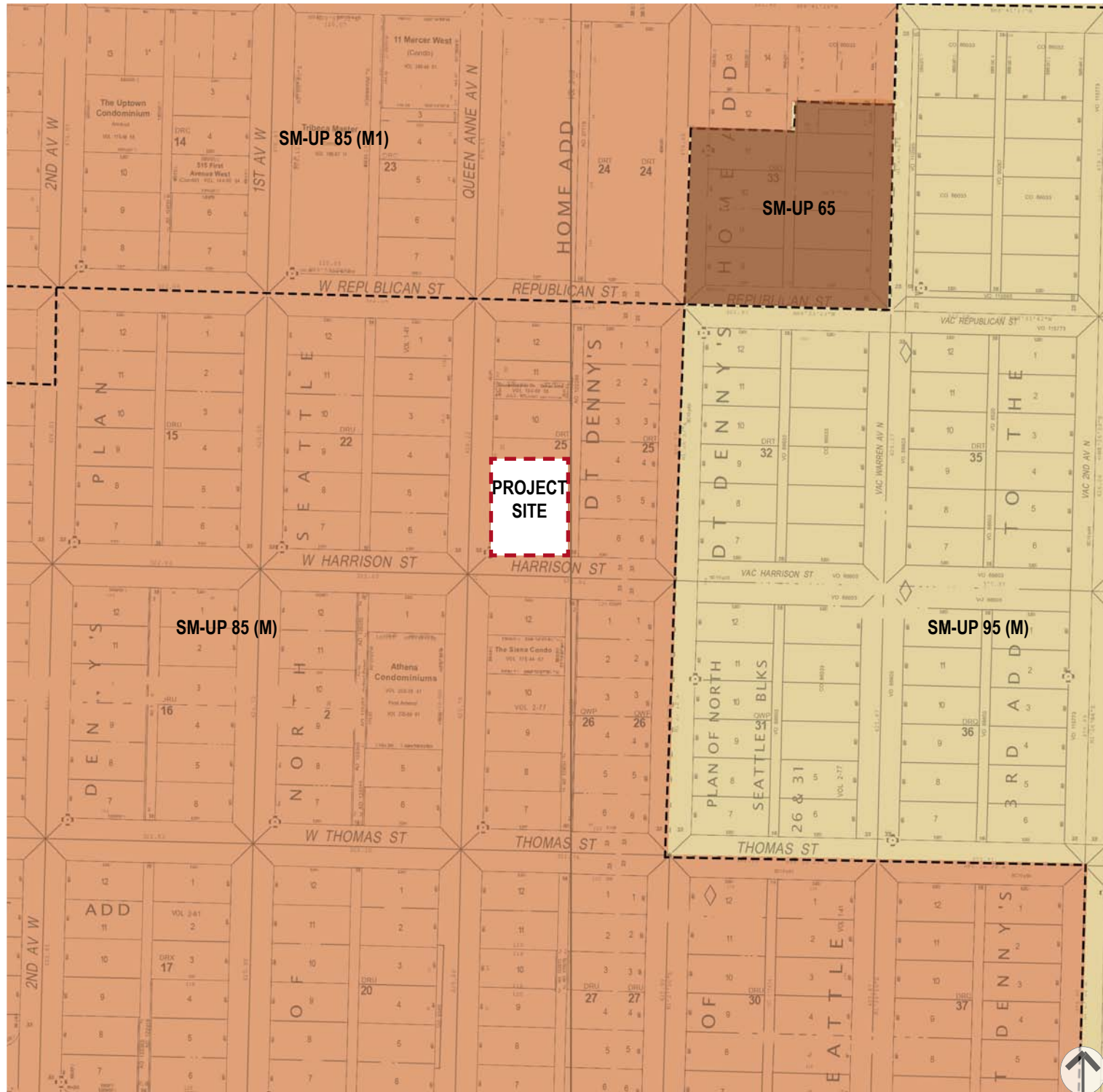
**UPTOWN URBAN CENTER REZONE**

The uptown neighborhood has undergone a rezone evaluation to reflect the desired character as it grows. The proposal has increased the height and density limits of this urban center. The uptown urban design framework, which was released May 2016, utilized community input and created a list of priorities: affordable housing, a multimodal transportation system, community amenities, an arts and culture hub, a retail core, and an urban gateway to Seattle center. The draft of the Uptown Design Guidelines was released June 2018 to address the Uptown rezoning and is still being refined to create a final draft for City Council to be approved.

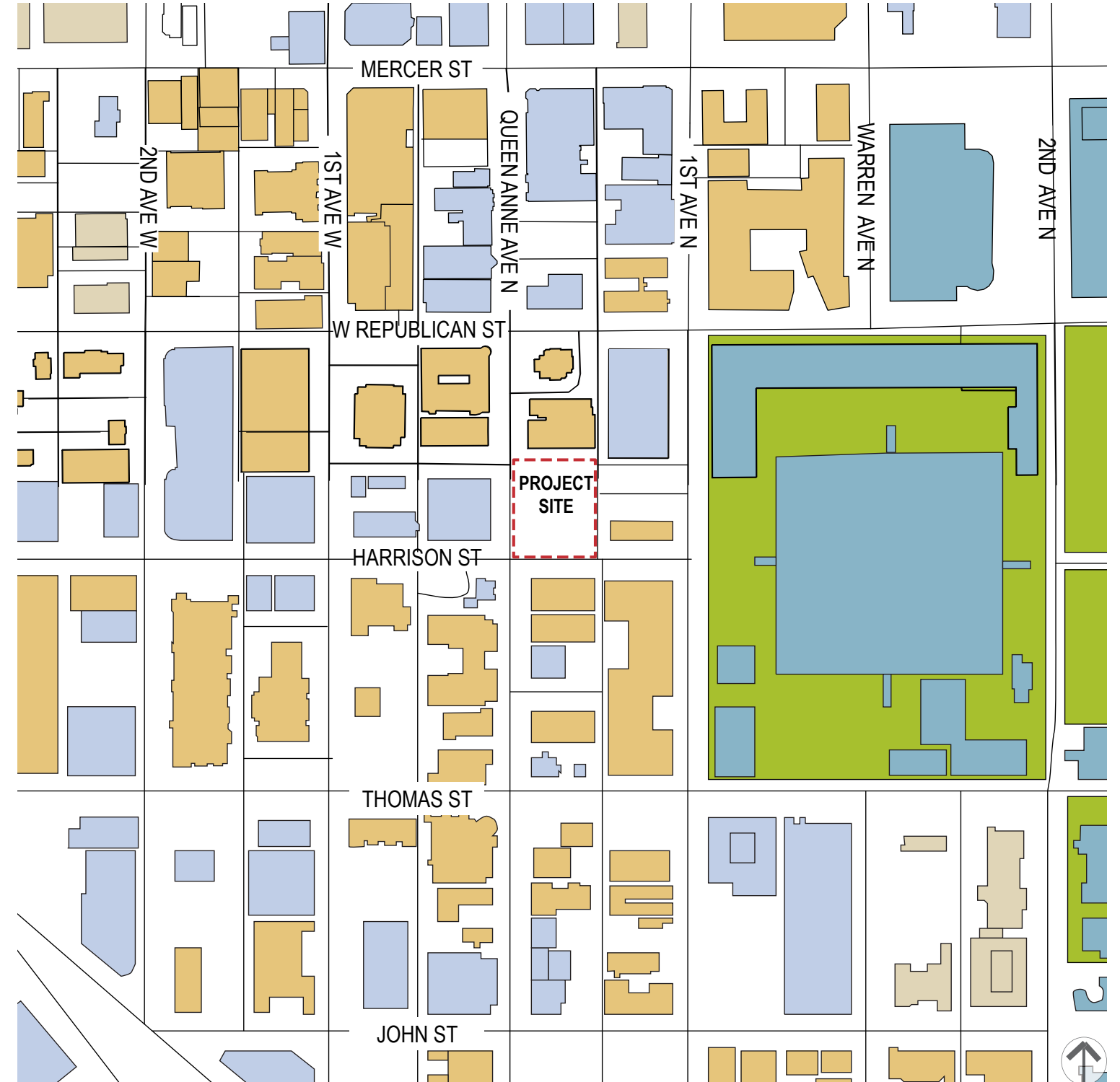
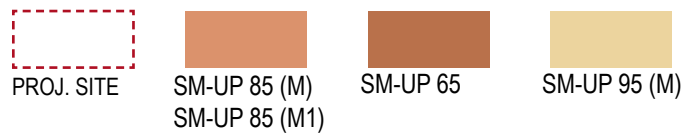


UPTOWN URBAN CENTER NEIGHBORHOOD

# URBAN DESIGN ANALYSIS: ZONING & SURROUNDING USES



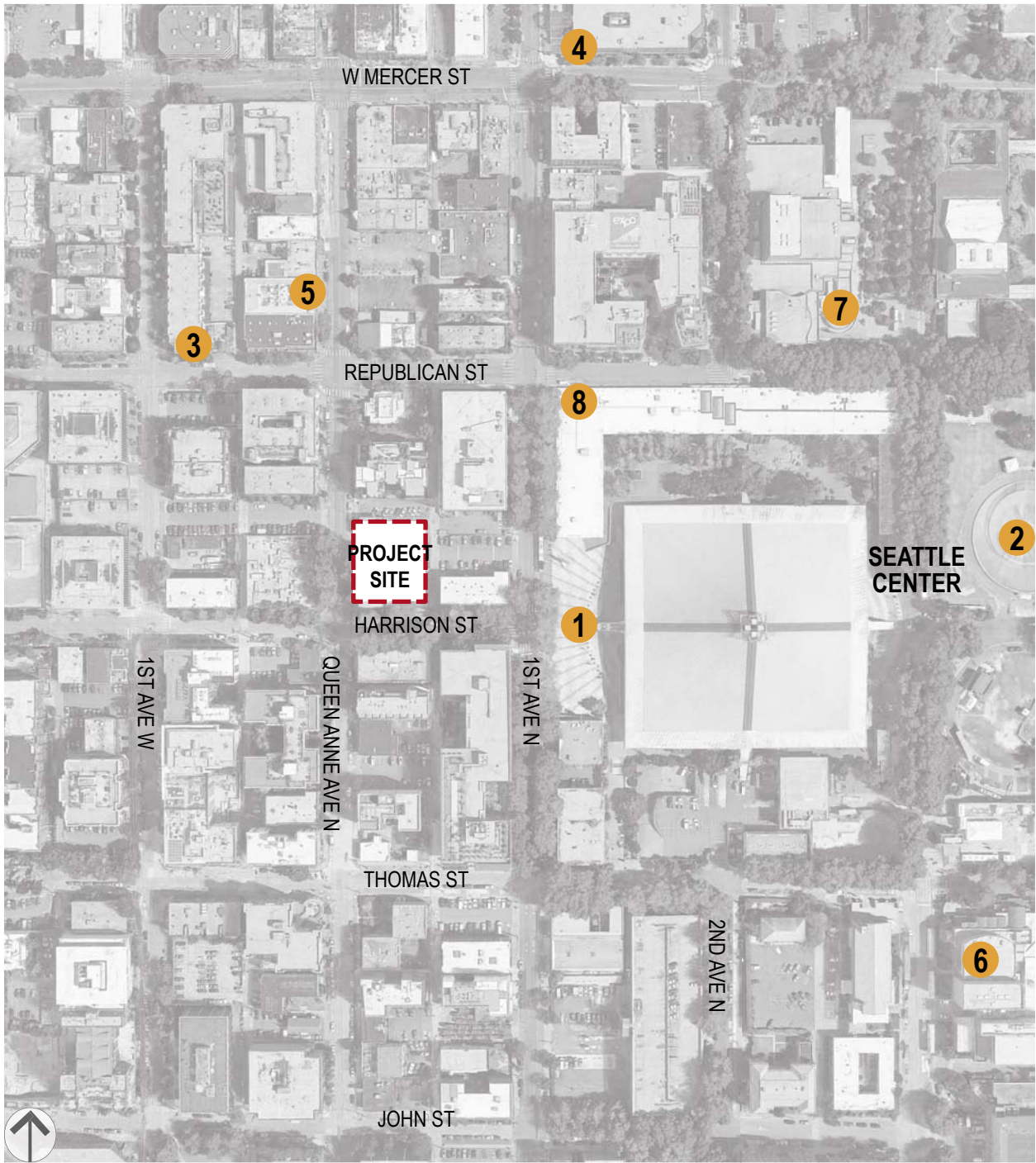
**CURRENT ZONING MAP**



**ADJACENT USE DISTRIBUTION**



CONTEXT ANALYSIS: COMMUNITY NODES & POINTS OF INTEREST



1 KEY ARENA



2 INTERNATIONAL FOUNTAIN



3 SAFEWAY



4 METROPOLITAN MARKET



5 SIFF CINEMA UPTOWN



6 SEATTLE CHILDREN'S THEATER

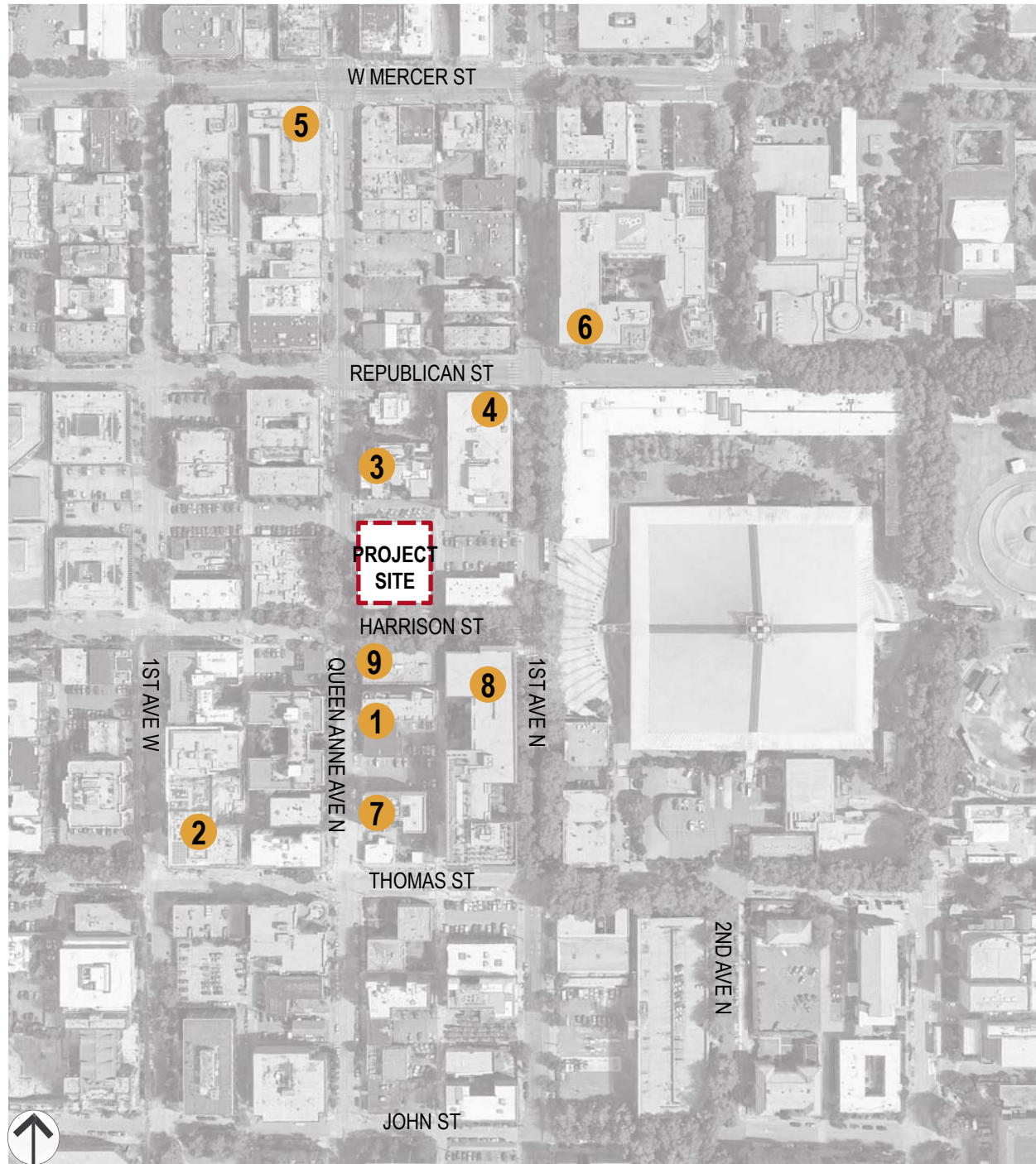


7 SEATTLE REPERTORY THEATER



8 KEXP RADIO

# URBAN DESIGN ANALYSIS: EXISTING NOTABLE ARCHITECTURAL & SITING PATTERNS



## DESIGN CUES

Street-level emphasized with setback from property line  
 Human scale at residential and commercial covered entries  
 Exterior decks and French balconies on street-front facade



1 320 QUEEN ANNE AVE (FUTURE PROJECT)



2 ELAN APARTMENTS



3 420 VIEW APARTMENTS



4 415 1ST AVE N



5 CVS



6 EXPO APARTMENTS



7 306 QUEEN ANNE



8 ASTRO APARTMENTS

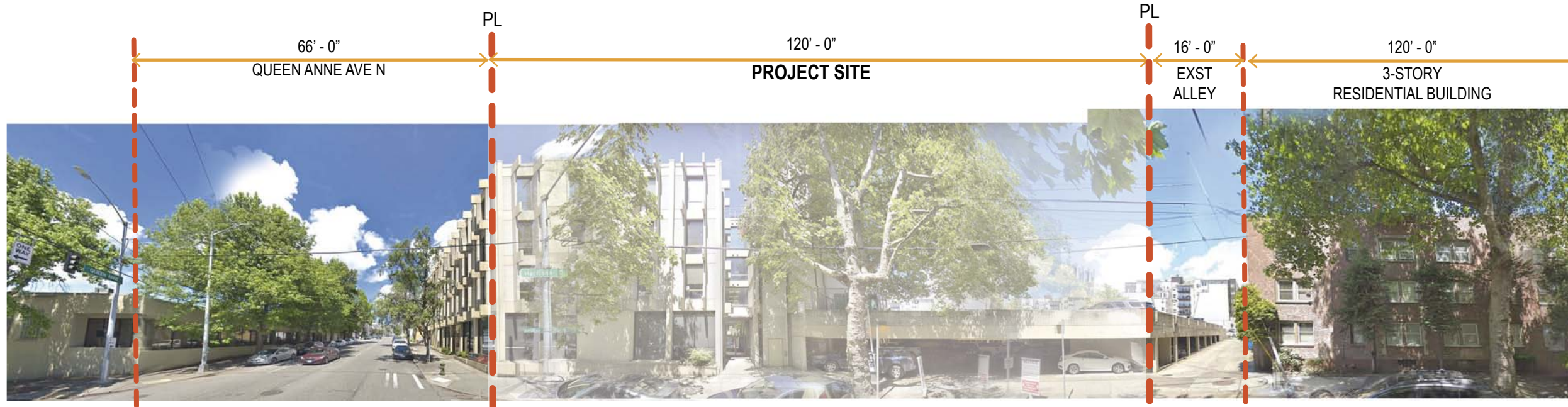


9 STRATHMORE APARTMENTS

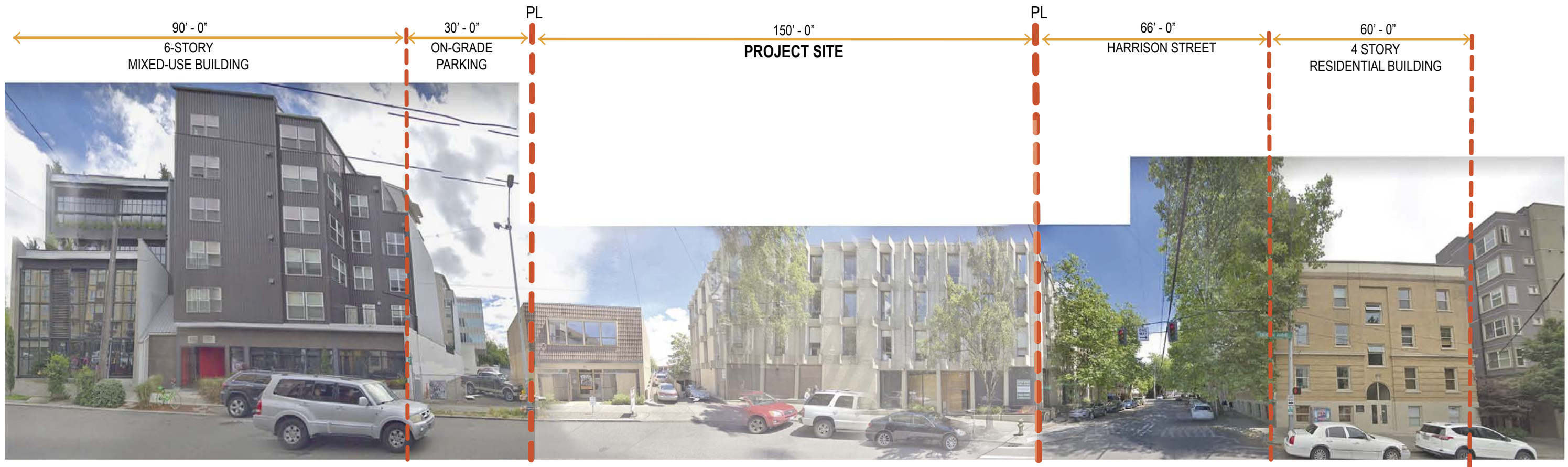
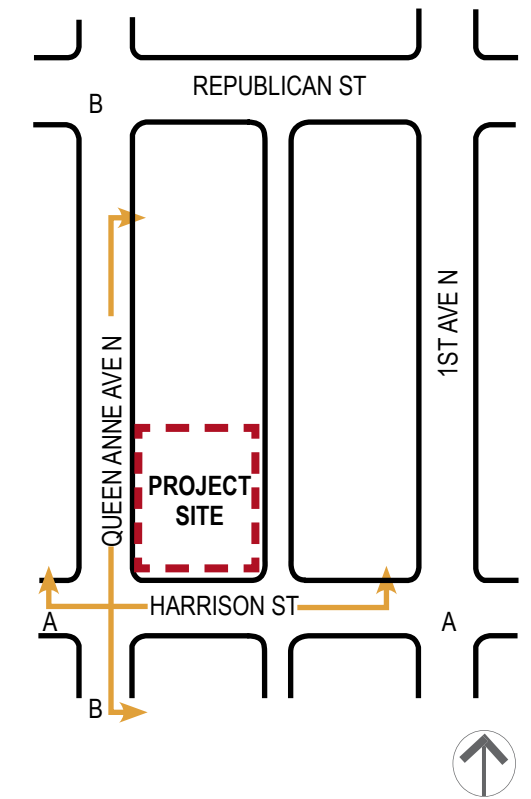




# URBAN DESIGN ANALYSIS: STREET ELEVATIONS



STREET ELEVATION A: HARRISON ST LOOKING NORTH

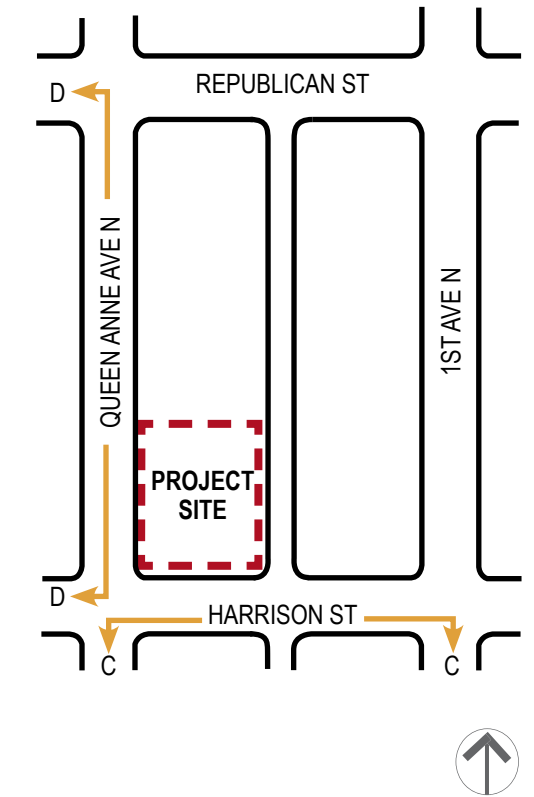


STREET ELEVATION B: QUEEN ANNE AVE N LOOKING EAST

# URBAN DESIGN ANALYSIS: STREET ELEVATIONS

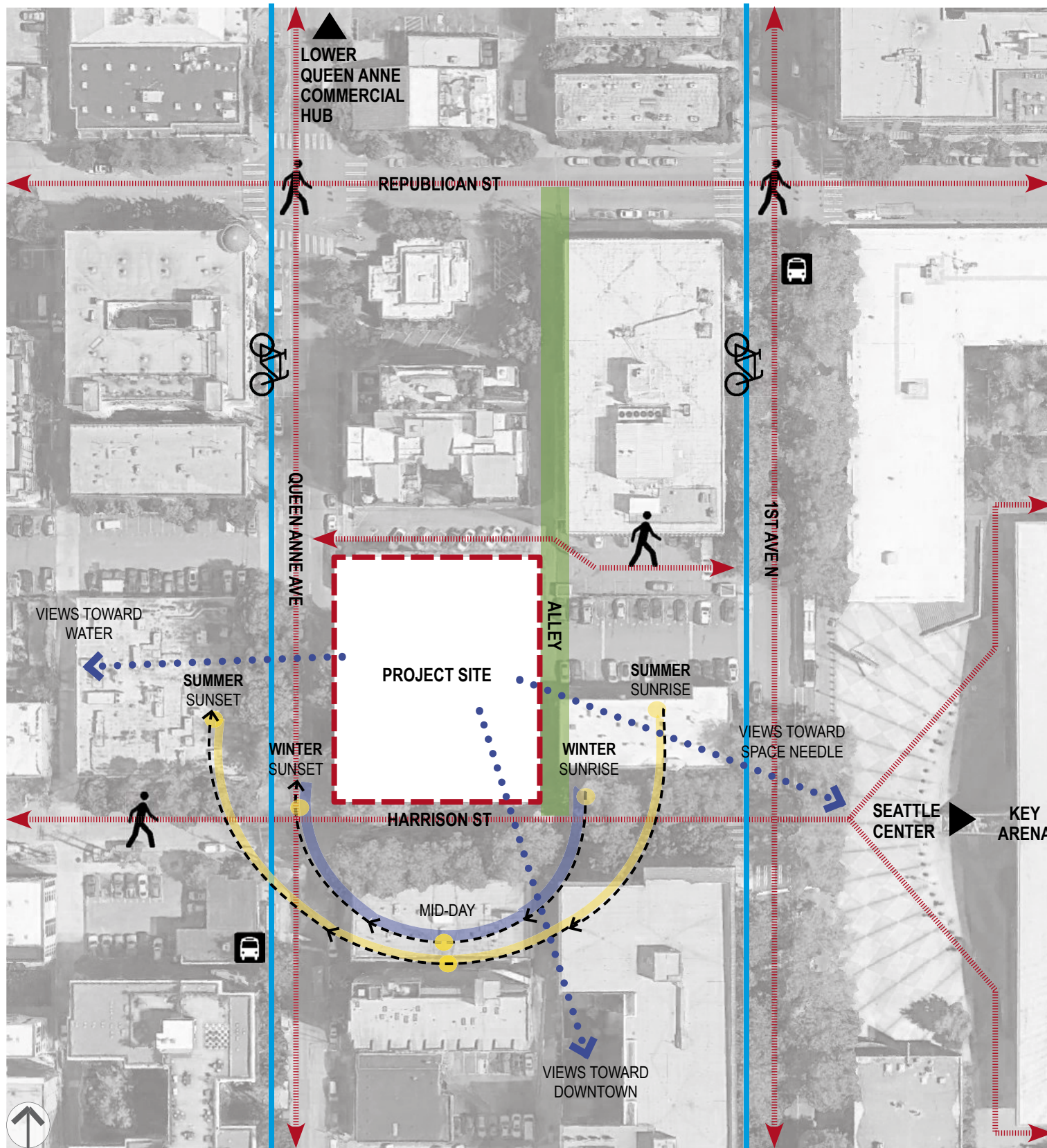


STREET ELEVATION C: HARRISON ST LOOKING SOUTH



STREET ELEVATION D: QUEEN ANNE AVE N LOOKING WEST

# URBAN DESIGN ANALYSIS: OPPORTUNITIES & CONSTRAINTS



OPPORTUNITIES



CONSTRAINTS

**ZONING ANALYSIS: SEATTLE MIXED (23.48)  
UPTOWN (SUBCHAPTER VI)**

Zoning: SM-UP 85 (M)  
Lot Size: 14,280 SF + 3,720 SF = 18,000 SF  
Overlay: Uptown (Urban Center)

**23.48.025 - Height Limits: Per Official Land Use Map Chapter 23.32**  
85' Height Limit

**23.48.040 Street-Level Development Standards:**

- 23.48.040.B.1.a: Transparency minimum of 60%
- 23.48.040.B.2.a.1: Blank facades may not exceed 15' in length
- 23.48.040.B.2.a.2: Total width of blank facades may not exceed 40% of facade width

**23.48.045 - Amenity Area for Residential Uses:**

- 23.48.045.B: 5% of residential use gross floor area
- 23.48.045.C.2: Maximum 50% of amenity area may be enclosed

**23.48.720 FAR - FAR Limits:**

- Table A 23.48.720: 5.25 Residential / 5.25 Non-Residential  
MAX FAR = 94,500SF

**- Exemptions:**

- Underground area, portions of a story extending no more than 4' above existing or finish grade (whichever is lower), and require bicycle parking for SEDUs
- 23.48.720.C.4: Floor Area of Street-Level Uses Identified in Subsection 23.48.005. that meet the Development Standards of Subsection 23.48.040.C
- 23.48.020.B.3: 3.5% of Total Chargeable Gross Floor Area in Structures 65' or more in height as an allowance for mechanical equipment. Exclude mechanical equipment located on roof, enclosed or not, from the calculation.

**23.48.735-Upper-Level Setback Requirements in SM-UP Zones:**

- Map A 23.48.735: - Average 10 feet setback from lot line for any portion of the structure exceeding 65' along Queen Anne Ave N

**23.48.740 - Street-Level Development Standards in SM-UP Zones:**

- Map A 23.48.740
  - Class III Pedestrian Streets
  - No Required Setback
  - For Class III Pedestrian Streets, street-facing facade may be setback max 12'

**23.54.015:** No required parking for Residential or Non-Residential use in Urban Center

**23.54.015.K and Table D - Bike Parking Requirements:**

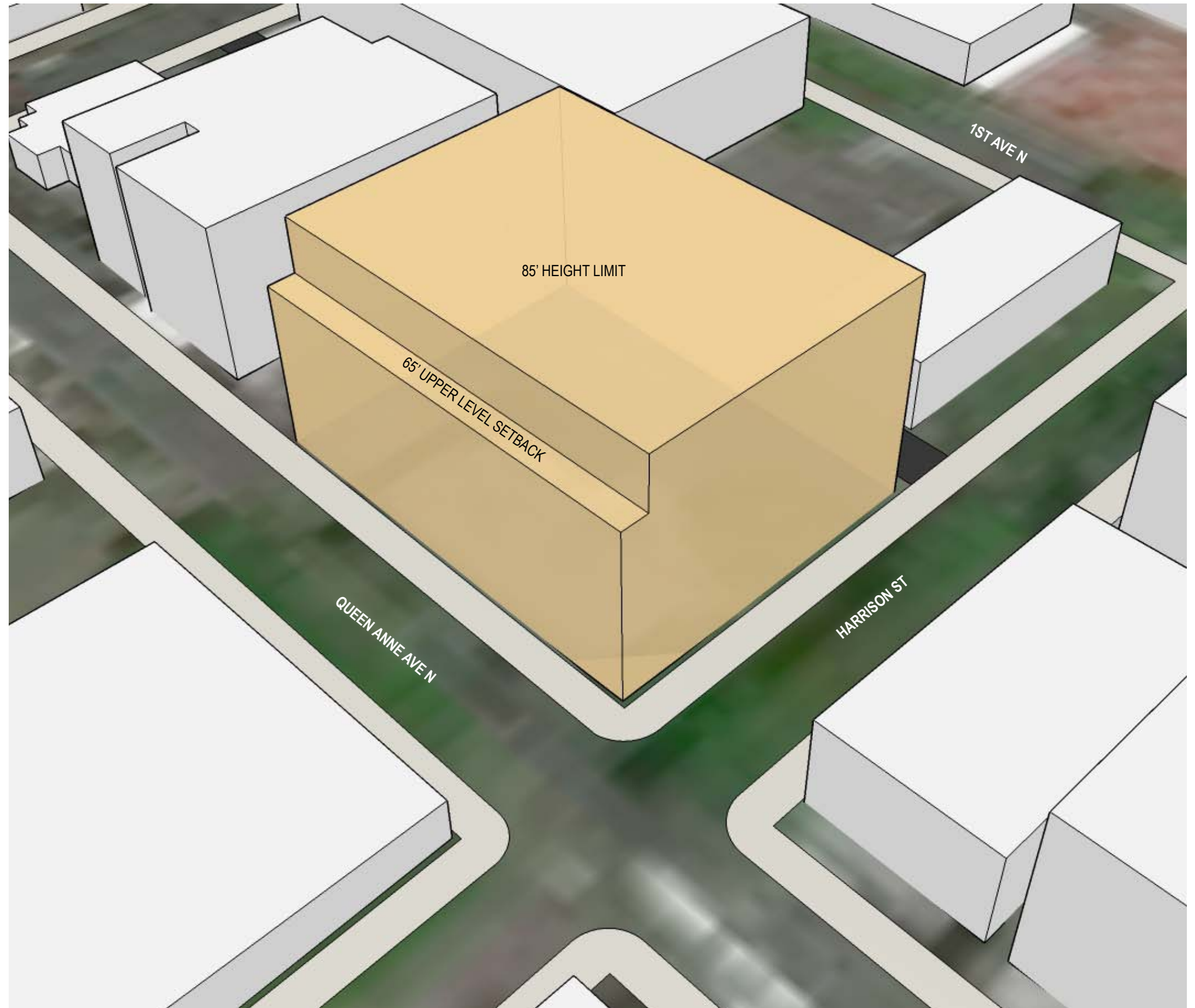
Residential long-term bike stalls req'd = 1 per dwelling unit (after first 50, remaining are provided at 3/4 ratio)

Residential short-term bike stalls req'd = 1 per every 20 dwelling units

Non-residential long-term bike stalls req'd = 1/4000 SF

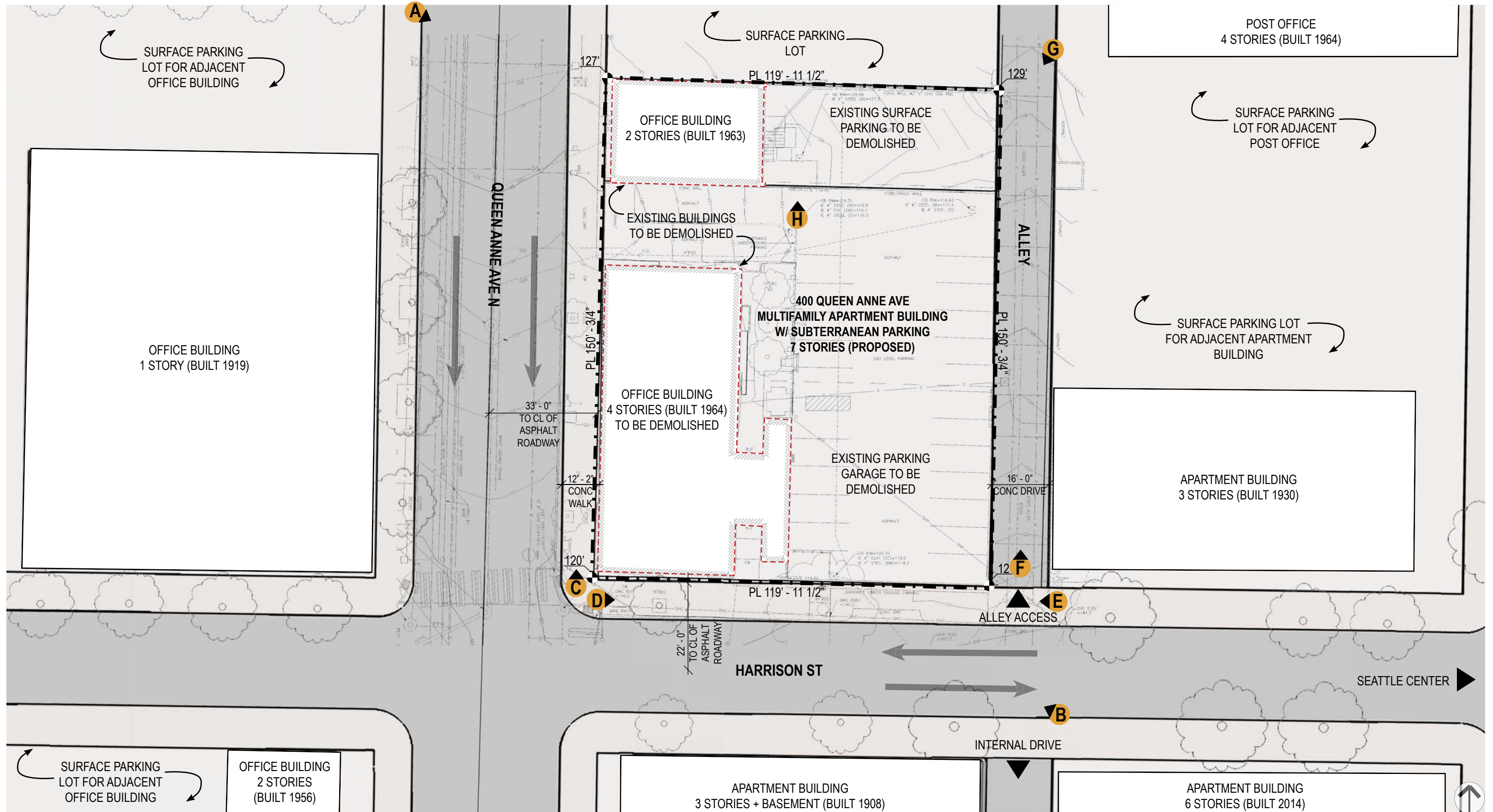
Non-residential short-term bike stalls req'd = 1/2000 SF

**ZONING DATA**



**ZONING ENVELOPE**

# SITE PLAN: EXISTING CONDITIONS



EXISTING SITE PLAN

Queen Anne Ave

412 Queen Anne Avenue N, Seattle, WA 98109

CONTINENTAL PROPERTIES

Early Design Guidance  
April 3, 2019

13 grouparchitect

www.grouparch.com

- A QUEEN ANNE AVE N FROM NORTH**  
Site frontage along Queen Anne Ave N has notably more vehicular traffic than Harrison Street. Buildings have a transparent facade with a noticeable human scaled elements adjacent to sidewalks.
- B HARRISON STREET FROM EAST**  
Site frontage along Harrison Street provides more pedestrian coverage with existing trees and less car traffic.
- C STREET CORNER OF PROPERTY LOOKING NORTH**  
Existing street edge along Queen Anne Ave N
- D STREET CORNER OF PROPERTY LOOKING EAST**  
Existing street edge along Harrison
- E HARRISON STREET AT ALLEY LOOKING WEST**  
Corner of existing parking structure along Harrison
- F ALLEY LOOKING NORTH**  
Looking north form Harrison up alley
- G ALLEY LOOKING SOUTH**
- H ADJACENT PROPERTY ON NORTH**



**A** QUEEN ANNE AVE N FROM NORTH



**B** HARRISON STREET FROM EAST



**C** STREET CORNER OF PROPERTY LOOKING N



**D** STREET CORNER OF PROPERTY LOOKING E



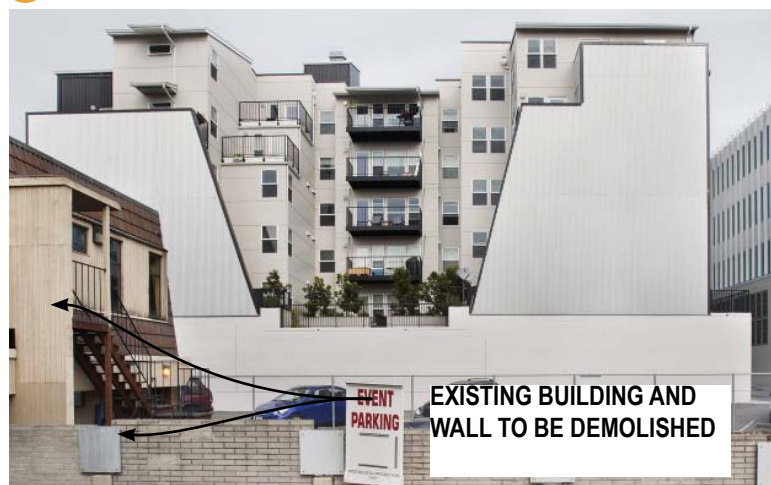
**E** HARRISON STREET AT ALLEY LOOKING WEST



**F** ALLEY LOOKING NORTH



**G** ALLEY LOOKING SOUTH



**H** ADJACENT PROPERTY ON NORTH

## SEATTLE DESIGN GUIDELINES

### CS2 - URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.



CS2.A2 - *Architectural Presence* - Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

#### PROJECT RESPONSE:

The site is situated at a prominent corner within the Uptown neighborhood. Queen Anne Ave N is one of the larger vehicular thoroughfares connecting the downtown with the heart of Uptown. And Harrison St. is on direct axis with Key Arena and supports large pedestrian activity moving to and from the Seattle Center. The project is proposing an architectural massing, design detailing and materials that will appropriately respond to its “high-profile” location.

### CS3 - ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood



CS3.A4: *Evolving Neighborhoods* - In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

#### PROJECT RESPONSE:

The Uptown neighborhood is in transition with a mix of building types, scales and uses. The area is responding to new up zoning regulations allowing for taller buildings and greater density. This project responds to the evolving character and surrounding context of the Uptown Neighborhood to establish a positive influence to the neighborhood.

### PL3 - STREET LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.



PL3.A.1: *Entries* - Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear line of sight and lobbies visually connected to street. Scale and detail them to function well for their anticipated use and also fit with the building of which they are part, differentiating residential and commercial entries with design features and amenities specific to each.

PL3.C1: *Porous Edge* - Engage passerby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

#### PROJECT RESPONSE:

The project proposes to enhance the pedestrian interaction along the streetscape by providing landscape elements, large canopies for weather protection and storefront glazing; promoting an interactive pedestrian experience. The transparency at street-level retail will be provided with storefront glazing to allow for a visual connection into the storefronts, while the street-level residential lobby responds to the sense of security created by lines of sight to the exterior.

## DESIGN GUIDELINES: RESPONSE

### DC2 - ARCHITECTURAL CONCEPT

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



DC2.C1: *Secondary Architectural Features, Visual Depth and Interest* - Add depth to facades where appropriate by incorporating balconies, canopies, awnings, deck, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

#### PROJECT RESPONSE:

Project provides both recessed and projected balconies along with street level awnings to provide visual depth and interest. The project will incorporate various materials and design elements at street level to enhance the pedestrian experience.

## UPTOWN NEIGHBORHOOD DESIGN GUIDELINES

### CS2 - URBAN PATTERNS AND FORMS

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.



CS2.3a: *Corner Sites* - Generally, buildings within Uptown should meet the corner and not be set back, except for gateway locations. Buildings, retail treatments, and open spaces, should address the corner and promote activity.

#### PROJECT RESPONSE:

The project proposes to create a strong corner by holding the upper levels out to the corner. The street level edge sets back slightly to enhance the pedestrian circulation. A use of various materials and architectural elements add interest and marks the corner.

### PL3 - STREET LEVEL INTERACTION

Encourage human interaction and activity at the street level with clear connections to the buildings entries and edges.



PL3.1a: *Entries* - Design entries to be pedestrian-friendly. Consider how the position, scale, architectural detailing, and materials will create an entry that is clearly discernible to the pedestrian

PL3.1c: *Entries* - The use of distinctive paving, detailing, materials and landscaping, and artistic designs with cultural references is strongly encouraged. Building addresses and names should be located at entrances, and tastefully crafted

#### PROJECT RESPONSE:

The project proposes to create entries that are clearly defined and discernible to pedestrians using a variety of materials and design elements. Canopies are proposed to help define the commercial entries and signage will be either wall or canopy mounted. The residential entrance will be given prominence on the street by developing a distinct design element that will reference existing traditional entries found throughout Uptown but in a contemporary modern fashion.

### DC2 - ARCHITECTURAL CONCEPT

Develop a unified, functional architectural concept that fits well on the site and its surroundings.



DC2.1: *Architectural Context* - 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.

DC2.4: *Dual Purpose Elements* - The use of exterior canopies or other weather protection features is favored throughout Uptown for residential and commercial uses. Canopies and awnings should be sized to the scale of the building and the pedestrian, and blend well with the building and surroundings.

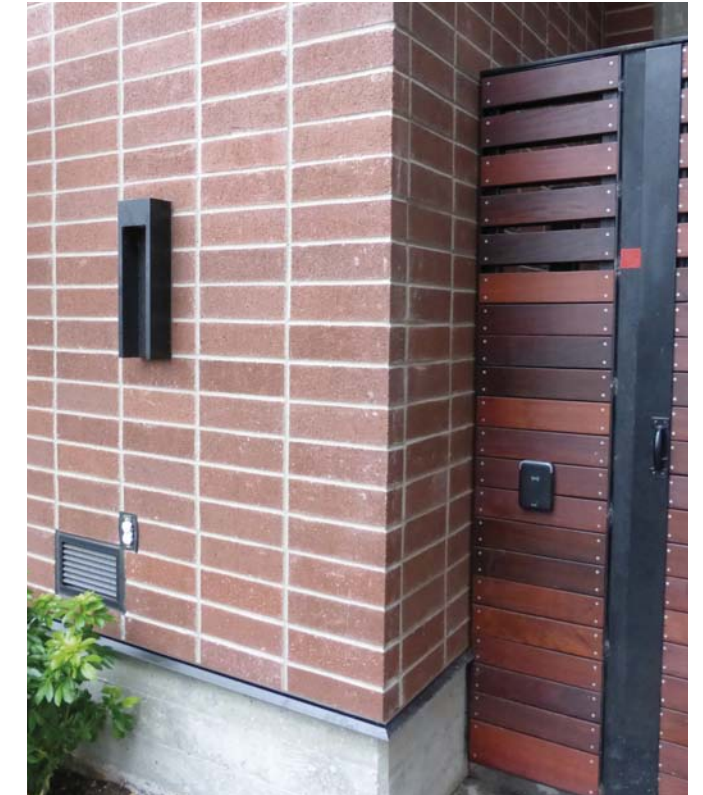
#### PROJECT RESPONSE:

The project proposes creating a rhythm using both variations in the material palette and emphasizing a clear structural organization, providing a highly varied yet organized architectural expression. Canopies will be used to define entries to the street level retail, providing both weather protection and a datum line bring down the street level zone to a pedestrian scale.

## DESIGN GUIDELINES: RESPONSE

### DC4 - EXTERIOR ELEMENTS & FINISHES

Use appropriate and high-quality elements and finishes for the building and open spaces.



DC4.1a: *Building Materials* -Decorative exterior treatments using brick, tile, and/or other more modern exterior finish materials are strongly preferred

DC4.1b: *Building Materials* - 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.

DC4.1c: *Building Materials* -Use materials, colors, and details to unify a building's appearance; building and structures should be clad with compatible materials on all sides.

#### PROJECT RESPONSE:

The project proposes a variety of building materials to create rich and dynamic facades while maintaining an overall unified design concept. Special attention will be paid to the street level retail and residential elements with details to provide interest at the pedestrian level. The design concept will encompass all elevations unifying the overall design.



# ARCHITECTURAL CONCEPT: OPTION EVOLUTION

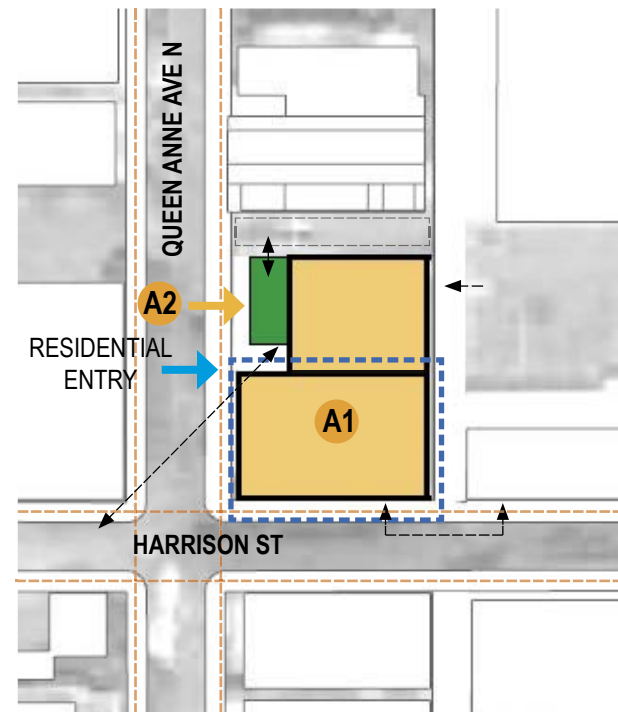
## CONCEPT: OPTION A

HARRISON STREET ANCHOR:

The concept splits the mass into two sections with the main volume running east - west along Harrison St. This mass holds the street edge along Harrison and at the corner with Queen Anne Ave N. The secondary mass is set back along Queen Anne Ave N to provide a differentiation between the two volumes, and to create a large pedestrian open area along the street front.

- A1** ANCHOR MASS  
Anchors the street edge along Harrison St.
- A2** PEDESTRIAN OPEN SPACE  
Set back from street edge to create an entry plaza and pedestrian zone along Queen Anne Ave N.

OPTION A - INITIAL DIAGRAM



**PROS:**  
Strong architectural corner at Harrison and Queen Anne Ave

Large street front plaza

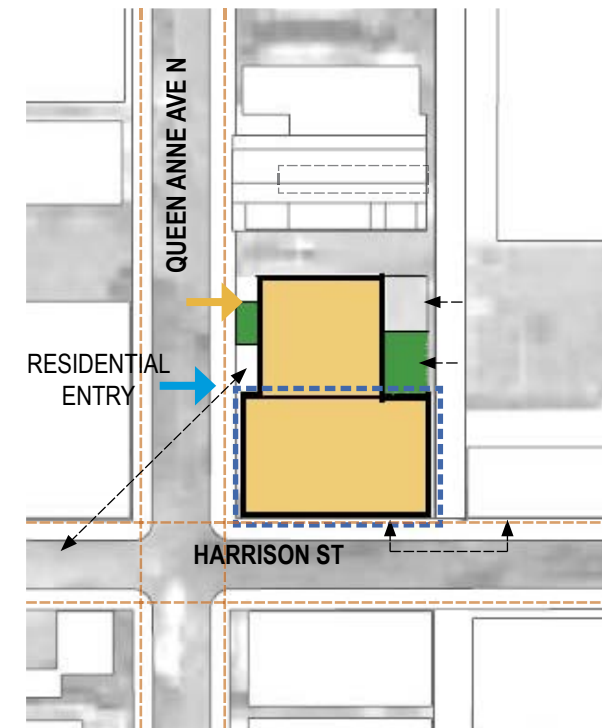
**CONS:**  
Deep set mass does not match the conditions found along Queen Anne Ave N.

Recessed mass along Queen Anne reduces light and views to the units along the street

Garage access was compromised

Adjacency of plaza to ground level parking lot

OPTION A - FINAL DIAGRAM



OPTION A REFINEMENTS:

Reduce the setback of the secondary volume along Queen Anne Ave N.

**PROS:**  
The recessed mass receives better light and views to the units along the street

Garage access was improved without losing ground floor area

Private residential ground floor open space became available along the alley

Building massing better responds to the current street edge conditions along Queen Anne Ave N., though still presents an atypical street facade setback modulation.

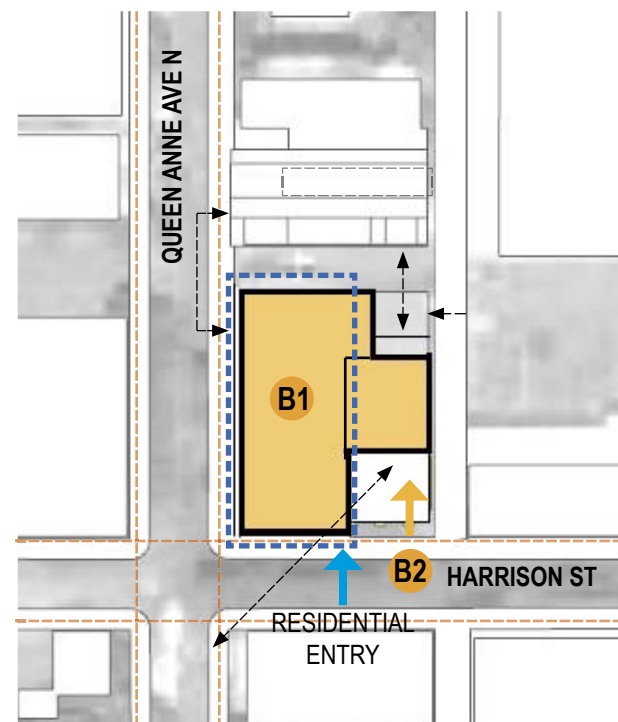
## CONCEPT: OPTION B

QUEEN ANNE AVENUE ANCHOR:

The concept splits the mass into two sections with the main volume running north - south to anchor Queen Anne Ave N. This mass holds the street edge along Queen Anne Ave N and at the corner of Harrison St. The secondary mass is set back along Harrison St to provide a differentiation between the two volumes, and to create a large pedestrian open area along the street front.

- B1** ANCHOR MASS  
Anchors the street edge along Queen Anne Ave N.
- B2** PEDESTRIAN OPEN SPACE  
Set back from street edge to create an entry plaza and pedestrian zone along Harrison St.

OPTION B - INITIAL DIAGRAM



**PROS:**  
Strong architectural corner at Queen Anne Ave N. and Harrison St.

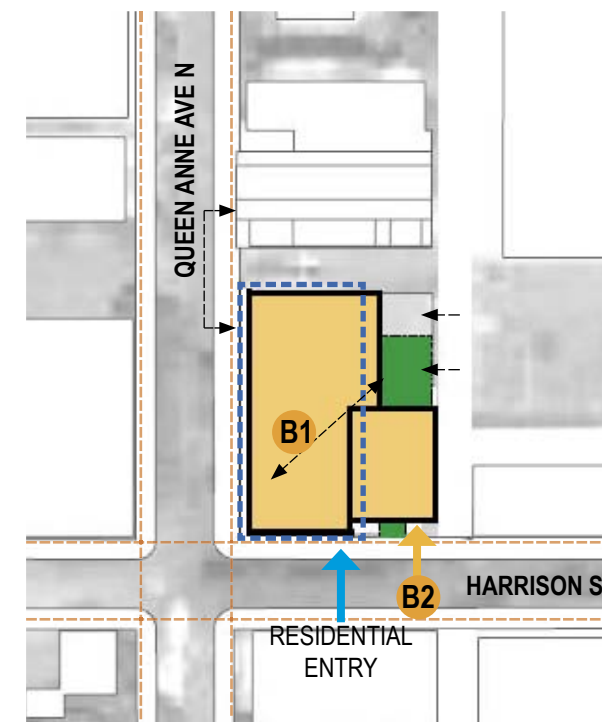
Large street front plaza

**CONS:**  
The deep set mass does not match the conditions found along Harrison St

Recessed mass along Harrison reduces light and views to the units along the street

Privacy issues with secondary mass proximity with apartment building to the north.

OPTION B - FINAL DIAGRAM



OPTION B REFINEMENTS:

Reduce the setback of the secondary volume along Harrison St.

**PROS:**  
The recessed mass receives better light and views to the units along the street

Privacy issues with secondary mass proximity with apartment to the north was improved

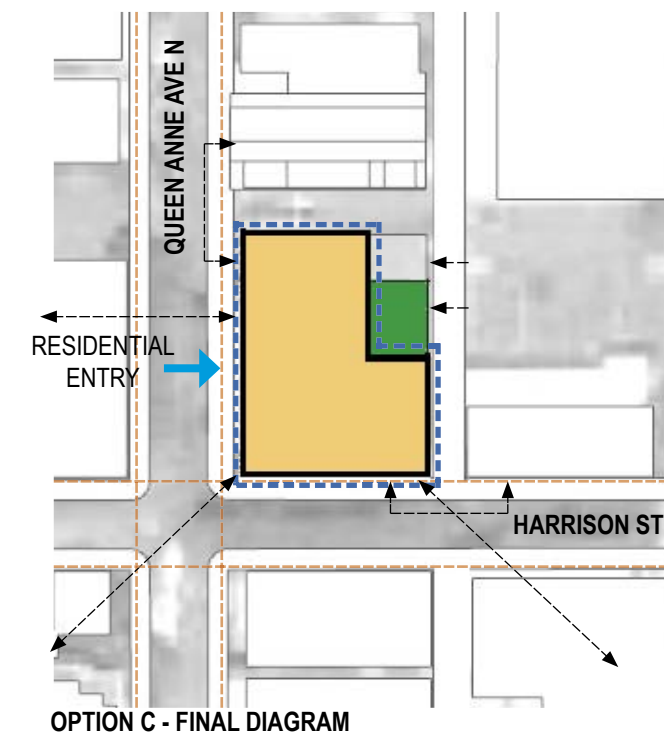
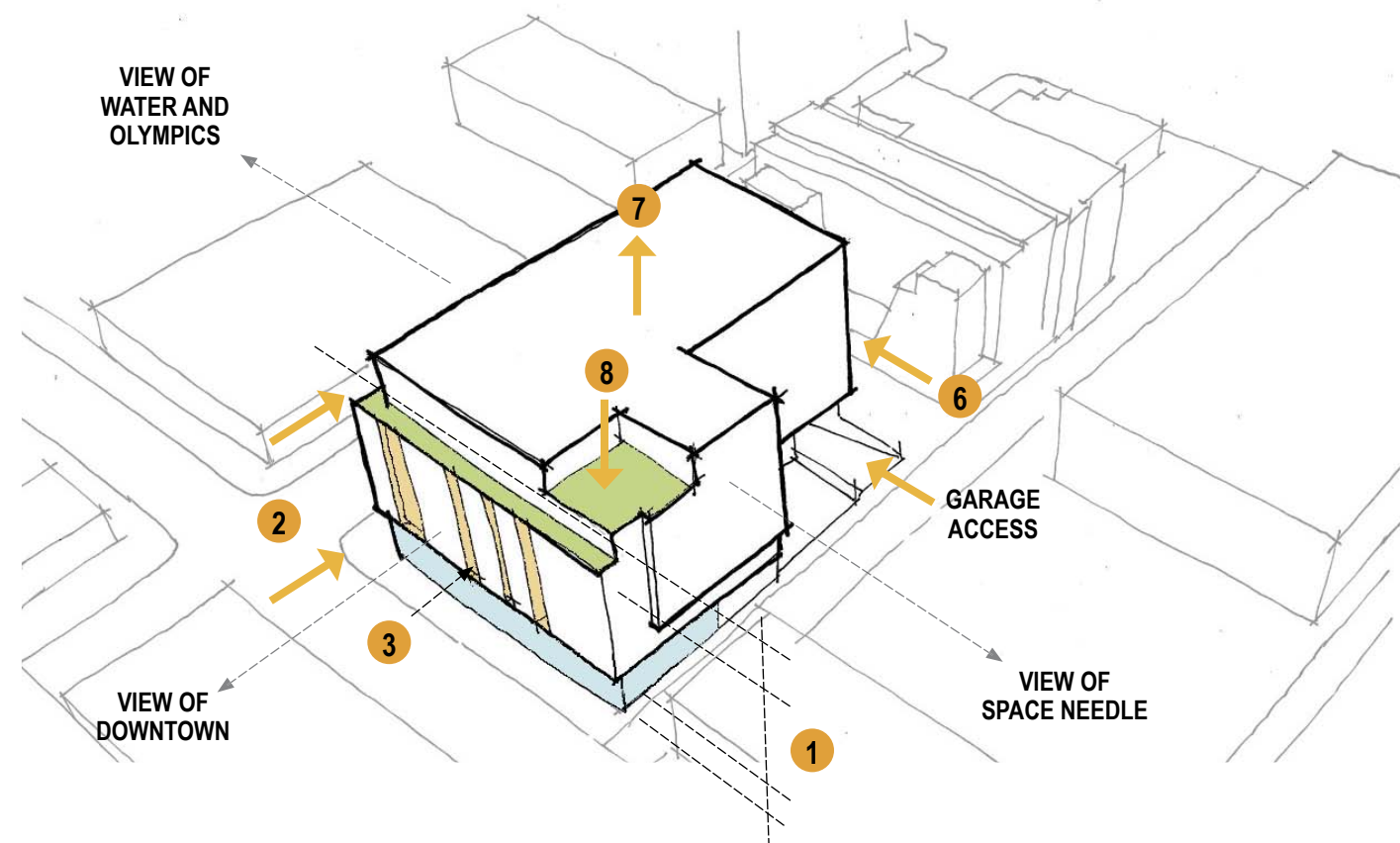
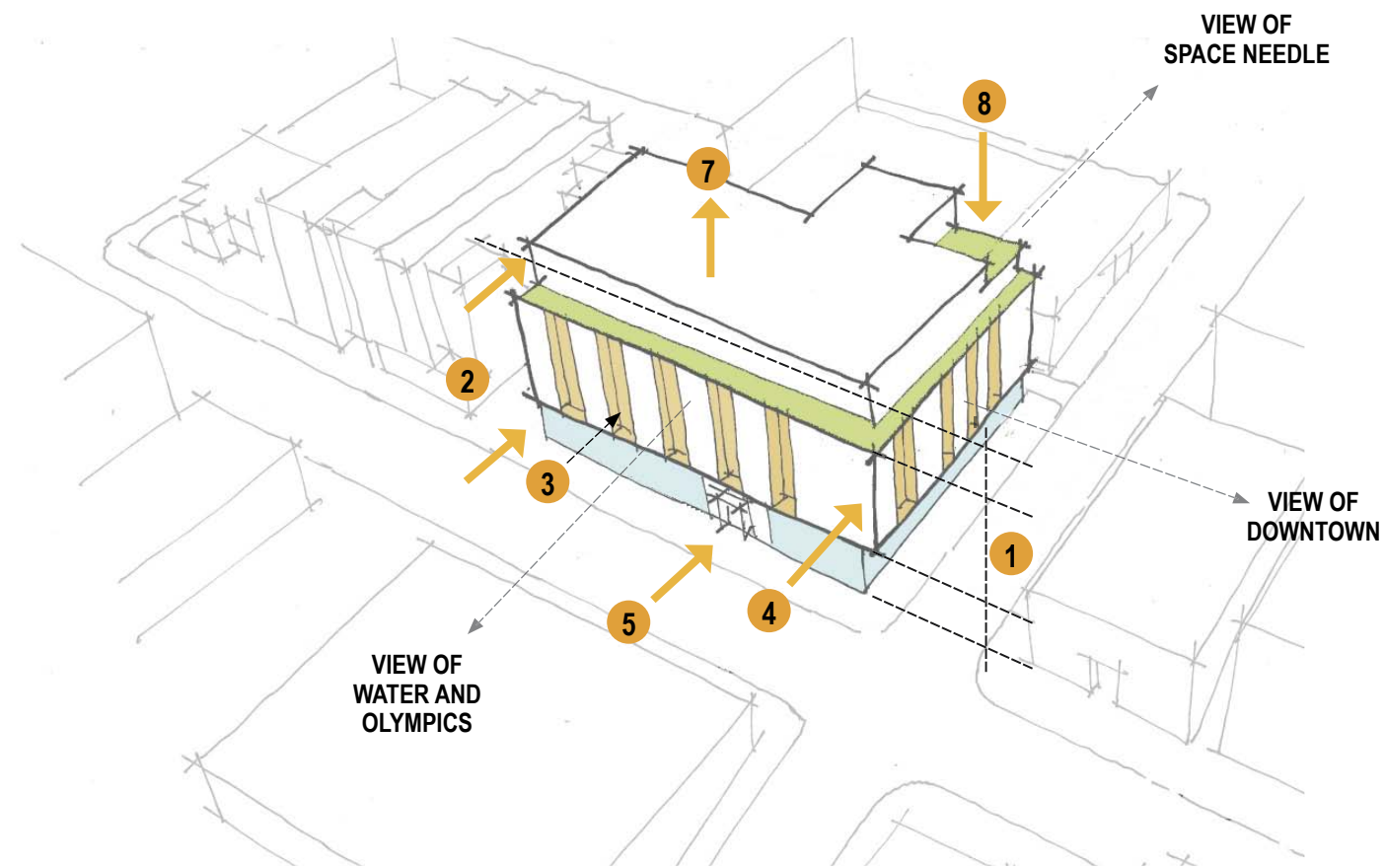
Private residential ground floor open space became available along the alley

Building massing better responds to the current street edge conditions along Harrison St., though still presents an atypical street facade setback modulation

# ARCHITECTURAL CONCEPT: OPTION EVOLUTION

## CONCEPT: OPTION C

- 1 VERTICAL HIERARCHY**  
The project looks to reduce the overall scale of the building to better respond to the surrounding structures by segmenting the mass into three vertical sections, reducing the perceived mass of the building and creating a clear architectural vocabulary.
- 2 HORIZONTAL DEFINITION**  
Recessing the top and lower segments further articulates the hierarchy through horizontal definition.
- 3 MASSING MODULATION**  
The middle zone create visual depth and architectural interest, with the balconies and the fenestration pattern providing scale and proportion to the mass.
- 4 STRONG STREET EDGE**  
The project holds the street edge and anchors the corner with building mass. taking advantage of southern light and views from the site
- 5 PROMINENT ENTRY**  
The residential entry is located along Queen Anne Ave N. to emphasize its prominence within the street facade
- 6 MASS MODIFICATION**  
The mass is recessed back from the alley at the northeast corner to provide access to the below grade parking and to reduce the shading on the property to the north.
- 7 BALANCING MASS**  
Upper level units were enlarged to create a more balanced and proportioned mass, resulting in seventh story loft units.
- 8 AMENITY TERRACE**  
The southeast corner was recessed providing a large residential roof terrace with southern light and views of the city.



# ARCHITECTURAL CONCEPT: OPTIONS SUMMARY



## OPTION A :

### DISTINGUISHING FEATURES

- T-shape with strong street-edges and dominate Harrison St mass
- Tower and retail massing recessed along Queen Anne Avenue N for pedestrian space
- Loft units at top / penthouse floor
- Queen Anne Ave N residential entry

### PROS

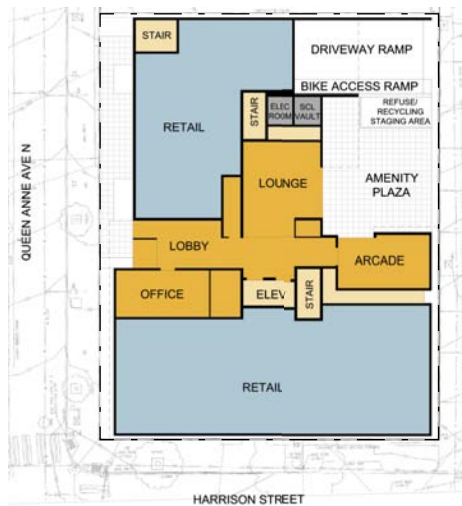
- Strong street-level edge at Harrison Street
- Strong corner massing
- Street - level pedestrian open space along Queen Anne Ave N
- Loft units take advantage of required upper level setback

### CONS

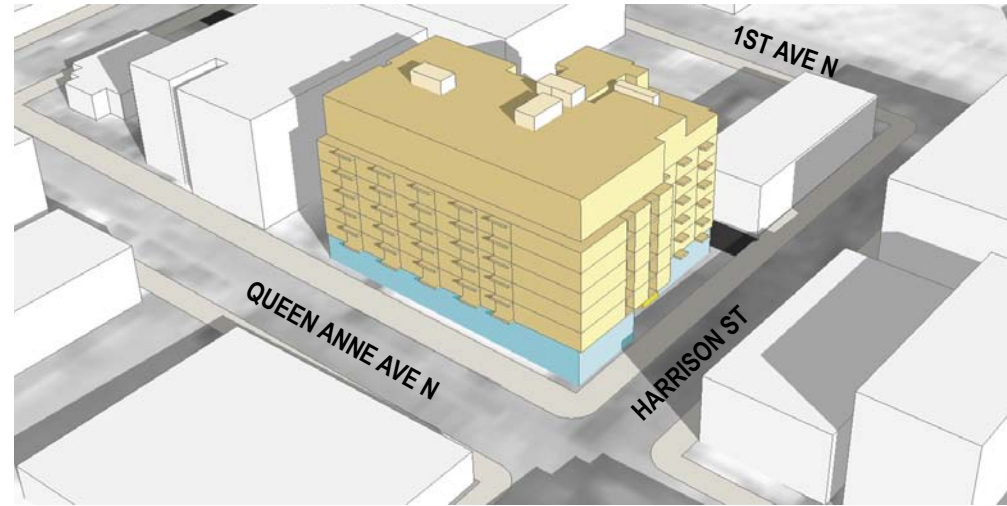
- Potential blockage of sunlight to adjacent property to the north
- Decrease of outdoor amenity space on 1st level
- Reduced street level retail along Queen Anne Ave N due to retail placement

### POTENTIAL DEPARTURES

- None anticipated



OPTION A - STREET LEVEL PLAN AND TYPICAL TOWER PLAN



## OPTION B :

### DISTINGUISHING FEATURES

- T-shape with strong street-edges and dominate Queen Anne Ave N mass
- Strong massing at corner intersection
- Loft units at top / penthouse floor

### PROS

- Strong street-level pedestrian experience along Queen Anne Ave N
- Loft units take advantage of required upper level setback

### CONS

- Outdoor open space along Harrison does not benefit retail frontage / pedestrians along Queen Anne Ave N
- Height variation from Harrison to the middle of the site creates accessibility issues for residential lobby

### POTENTIAL DEPARTURES

- None anticipated



OPTION B - STREET LEVEL PLAN AND TYPICAL TOWER PLAN



## OPTION C : (PREFERRED)

### DISTINGUISHING FEATURES

- L-shape massing with strong corner at intersection
- Strong pedestrian - level retail frontage along both streets
- Loft units at top / penthouse floor

### PROS

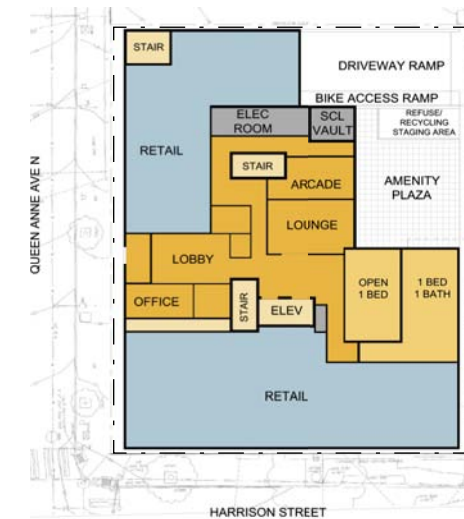
- Strong street - level pedestrian experience along Queen Anne Ave N and Harrison Street
- Retail anchors prominent corner frontage
- Residential entry fronts Queen Anne Ave N
- Loft units take advantage of required upper level setback

### CONS

- Solid building massing will rely entirely on decks / individual units and exterior cladding transitions for building modulation

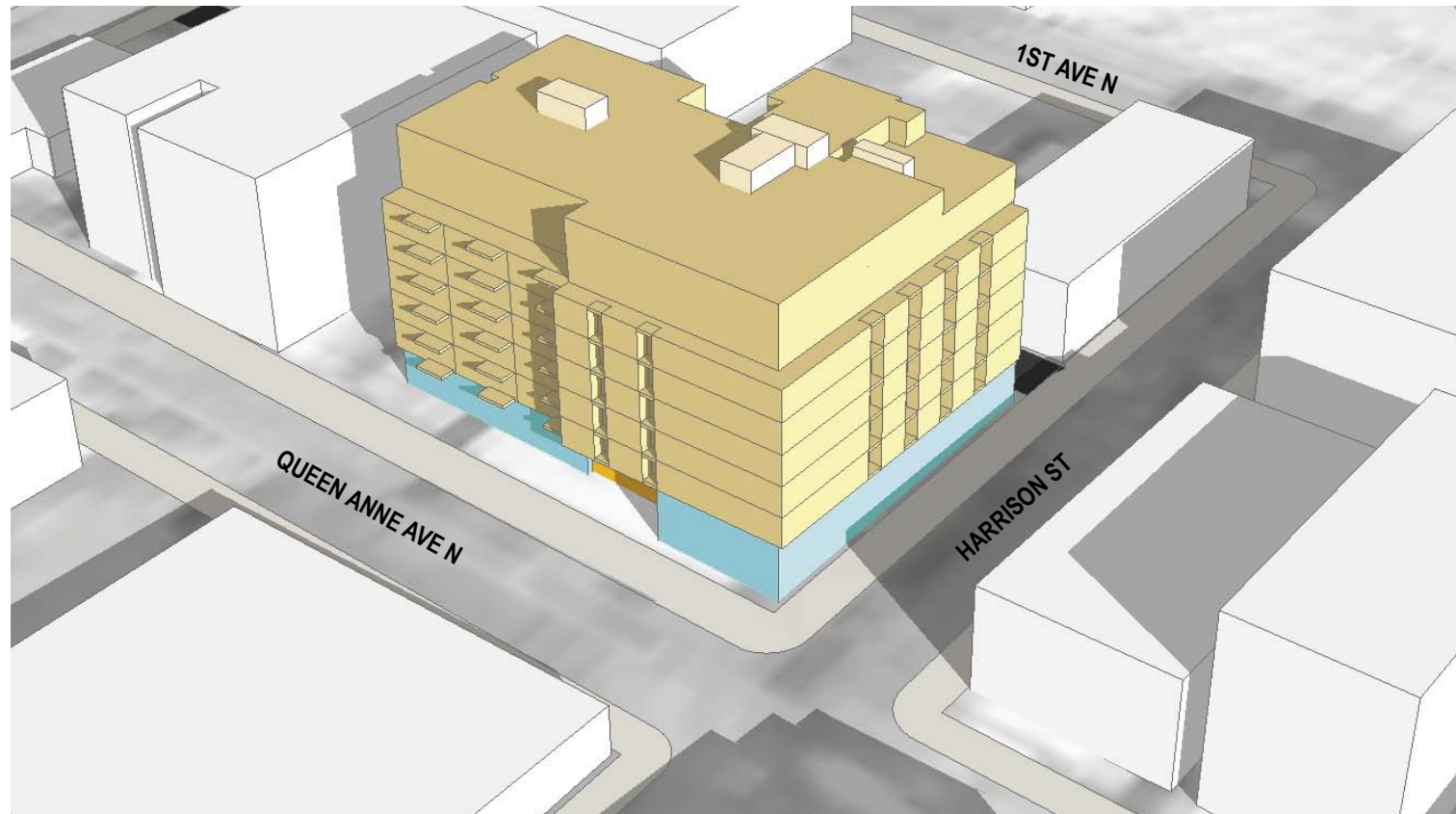
### POTENTIAL DEPARTURES

- None anticipated



OPTION C - STREET LEVEL PLAN AND TYPICAL TOWER PLAN

# ARCHITECTURAL CONCEPTS: OPTION A



AERIAL PERSPECTIVE LOOKING NORTHEAST

## DISTINGUISHING FEATURES

- T-shape with strong street-edges
- Tower and retail massing recessed along Queen Anne Avenue N for pedestrian space
- Loft units at top / penthouse floor
- Queen Anne Ave N residential entry

## PROS

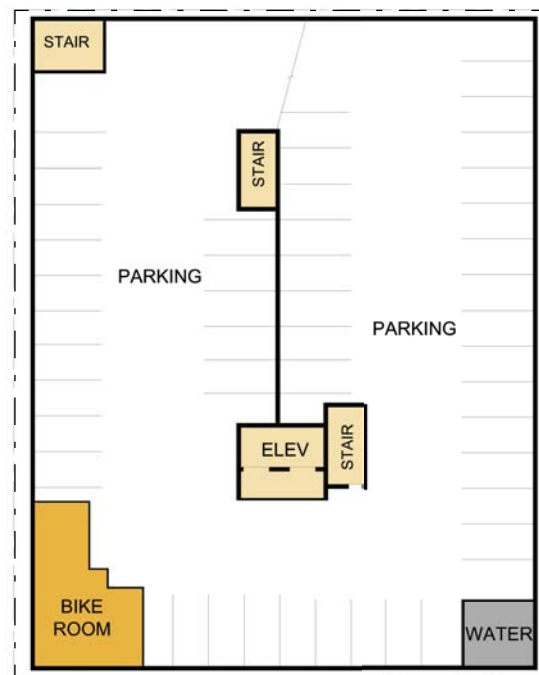
- Strong street-level edge at Harrison Street
- Strong corner massing
- Street - level pedestrian open space along Queen Anne Ave N
- Loft units take advantage of required upper level setback

## CONS

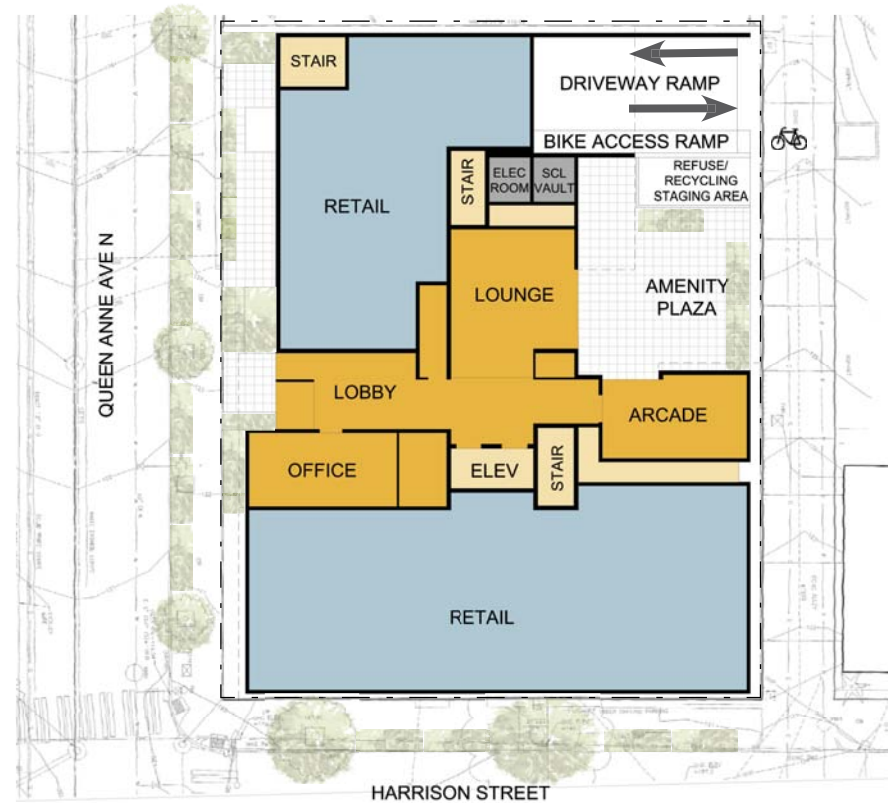
- Potential blockage of sunlight to adjacent property to the north
- Decrease of outdoor amenity space on 1st level
- Reduced street level retail along Queen Anne Ave N due to retail placement

## POTENTIAL DEPARTURES

- None anticipated



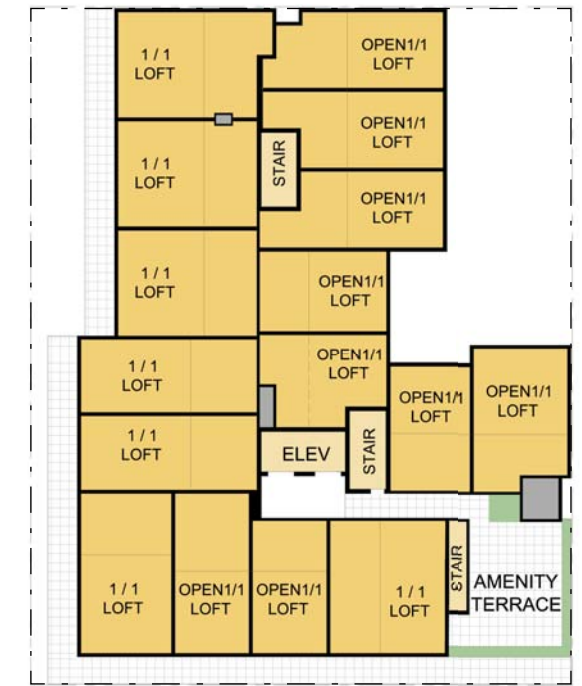
P1 LEVEL



LEVEL 1 FLOOR PLAN

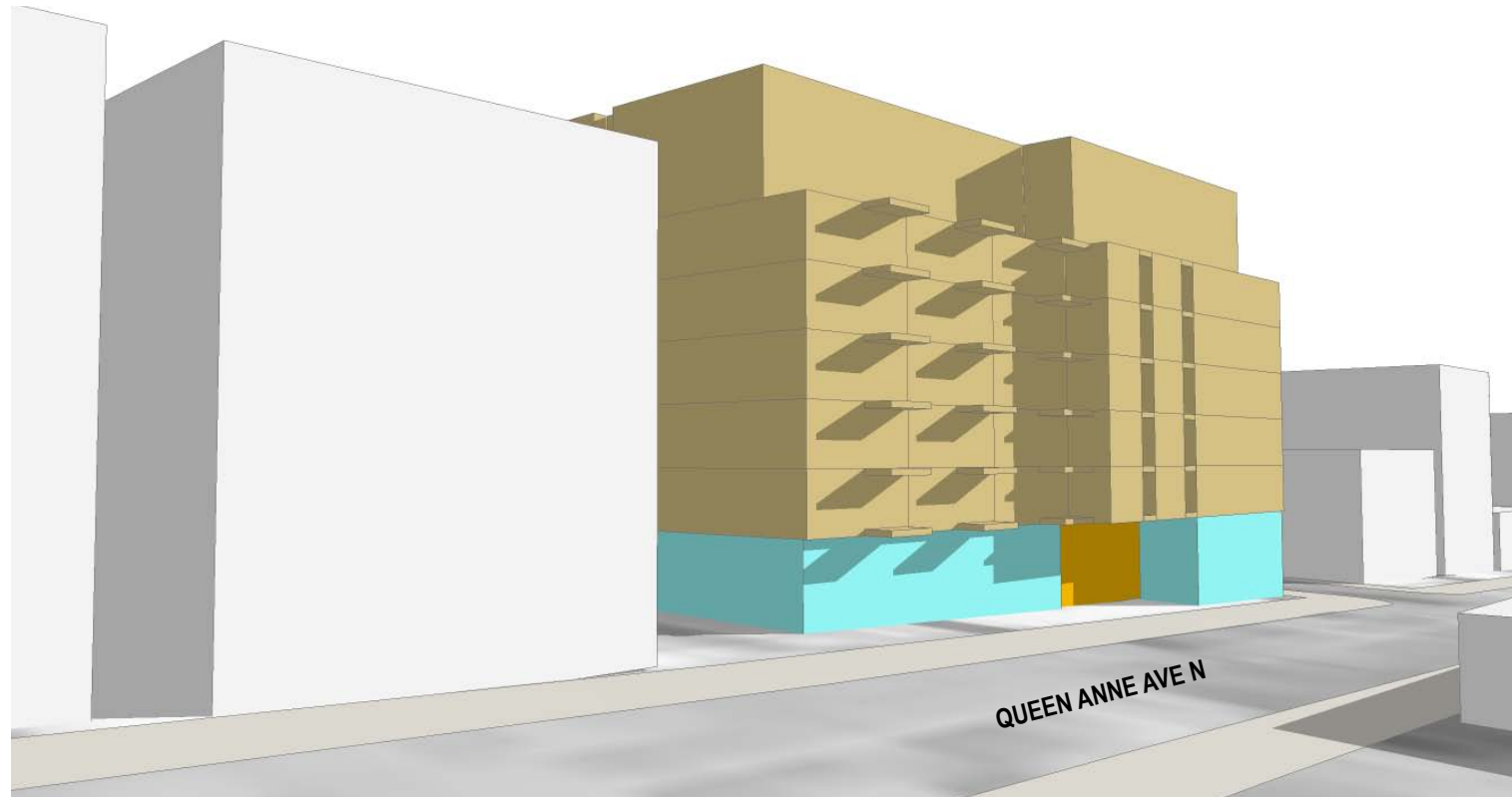


LEVELS 2-6 FLOOR PLAN



LEVEL 7 FLOOR PLAN

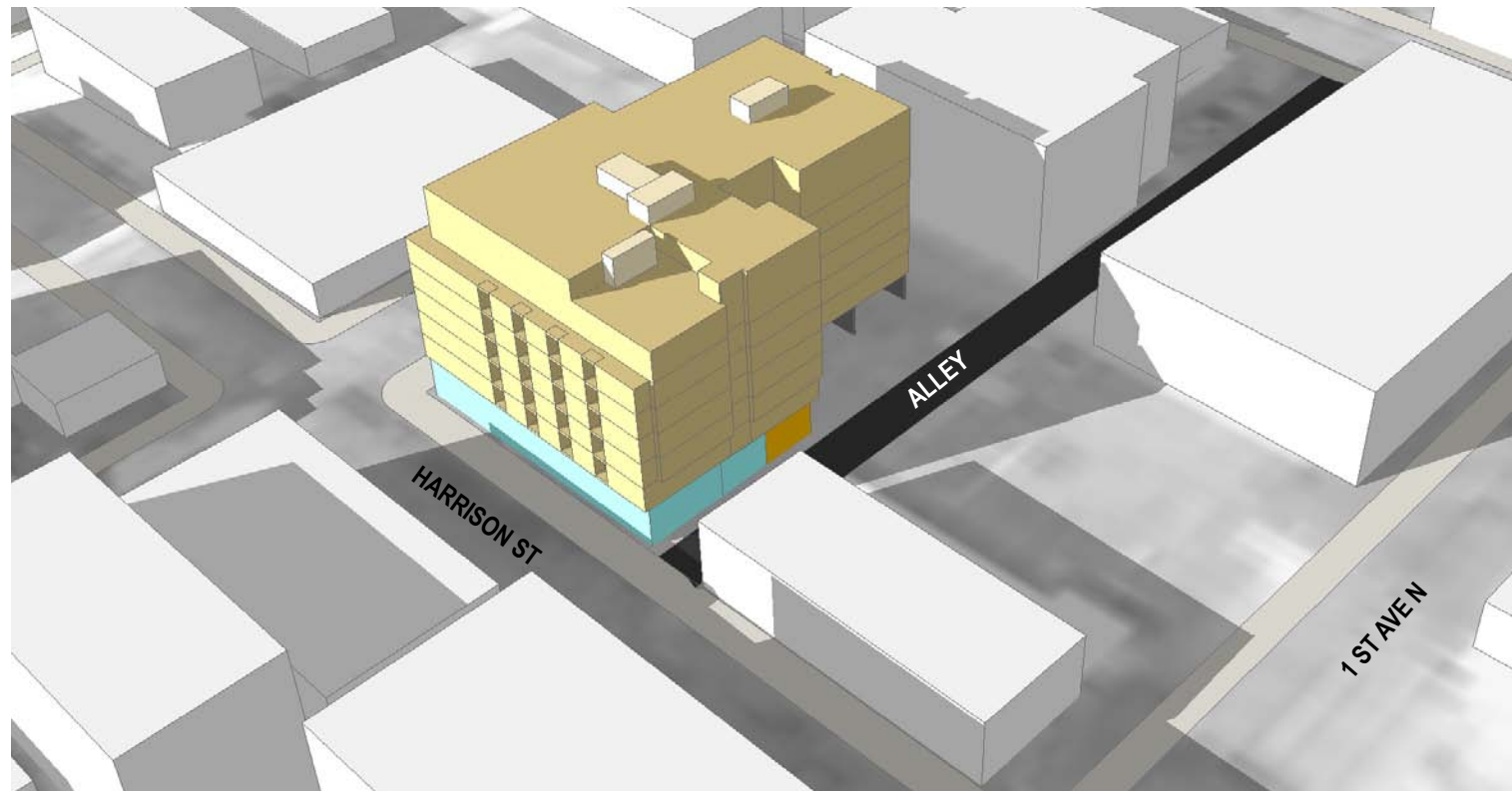




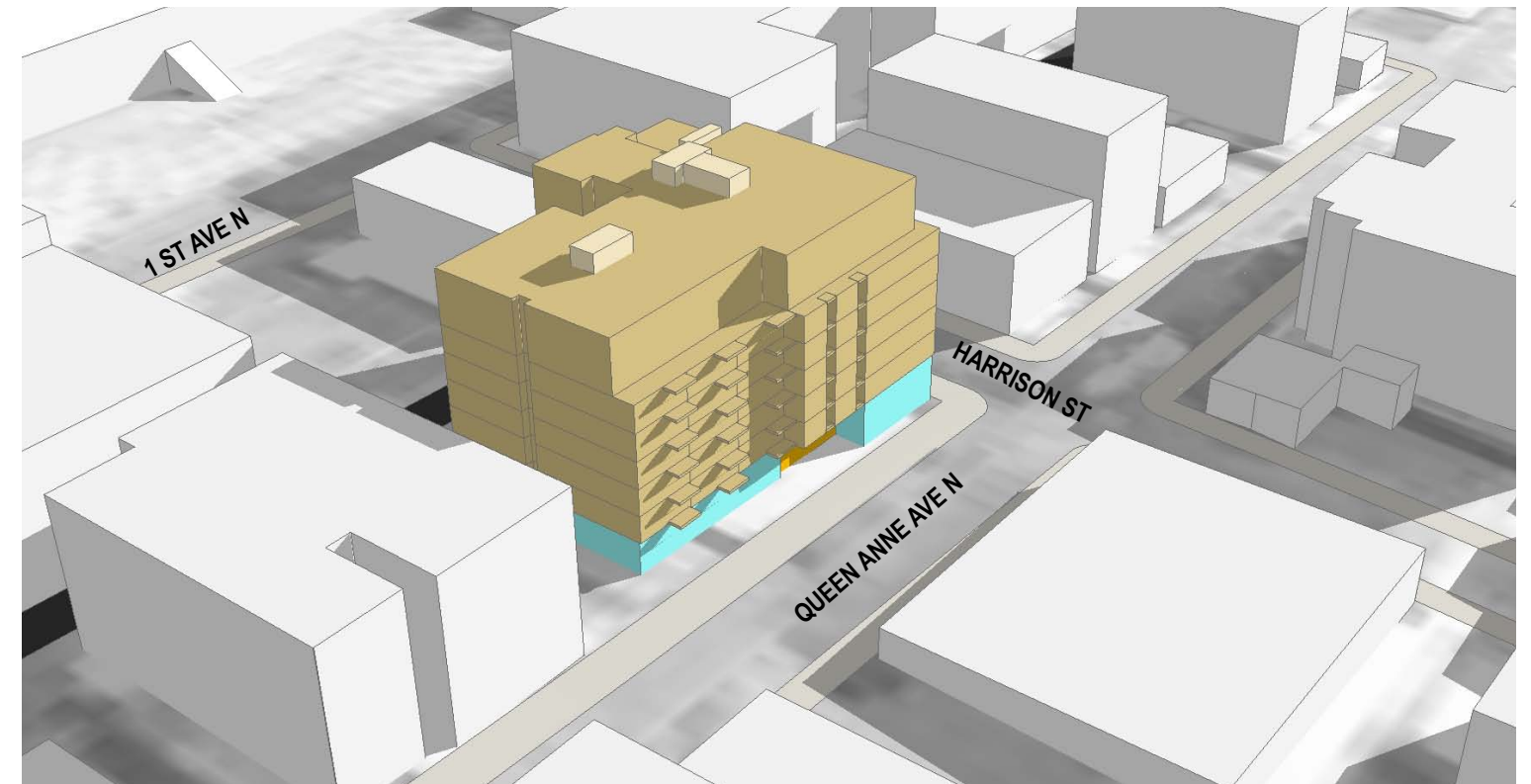
STREET PERSPECTIVE LOOKING SOUTHEAST



STREET PERSPECTIVE LOOKING NORTHEAST

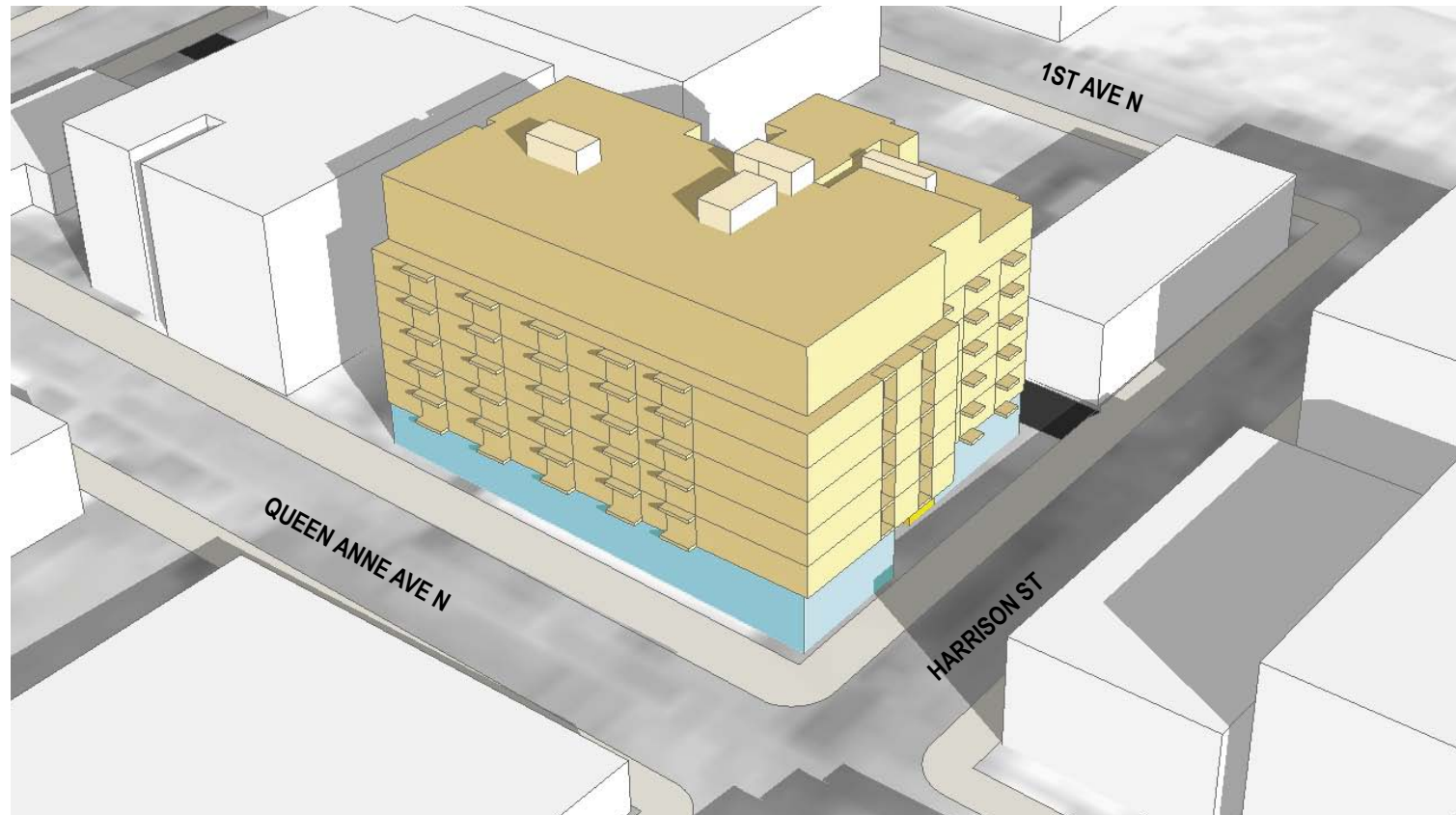


AERIAL PERSPECTIVE LOOKING NORTHWEST



AERIAL PERSPECTIVE LOOKING SOUTHEAST

# ARCHITECTURAL CONCEPTS: OPTION B



AERIAL PERSPECTIVE LOOKING NORTHEAST

## DISTINGUISHING FEATURES

- T-shape with strong street-edges
- Strong massing at corner intersection
- Loft units at top / penthouse floor

## PROS

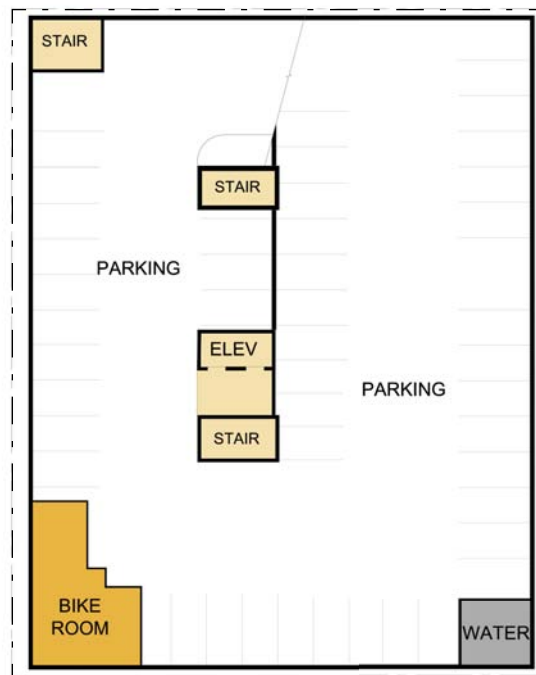
- Strong street-level pedestrian experience along Queen Anne Ave N
- Loft units take advantage of required upper level setback

## CONS

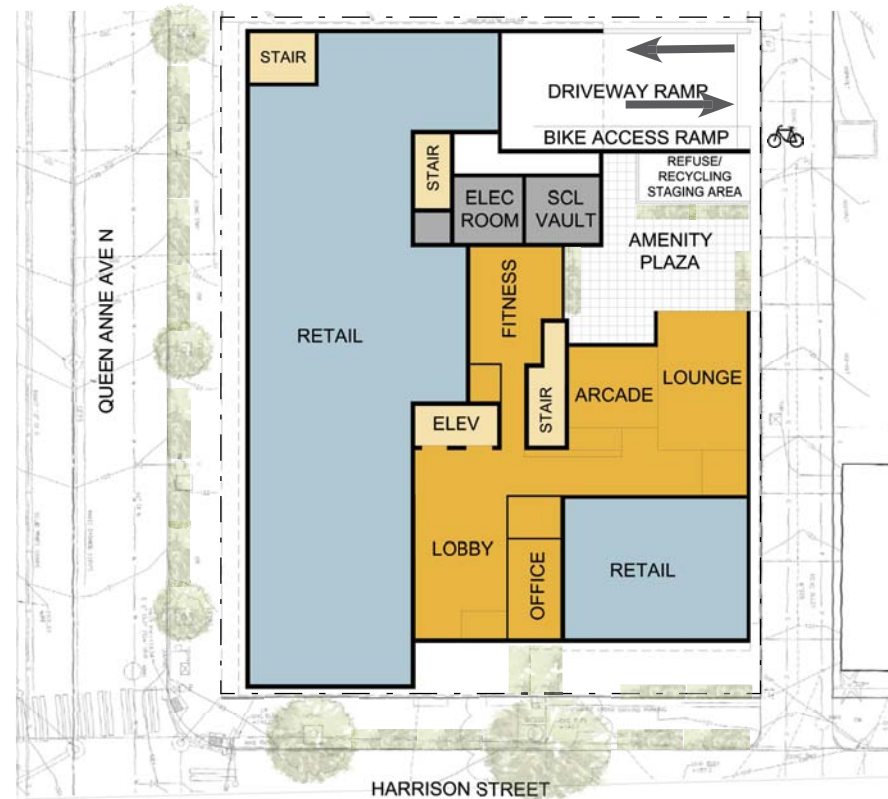
- Outdoor open space along Harrison does not benefit retail frontage / pedestrians along Queen Anne Ave N
- Height variation from Harrison to the middle of the site creates accessibility issues for residential lobby

## POTENTIAL DEPARTURES

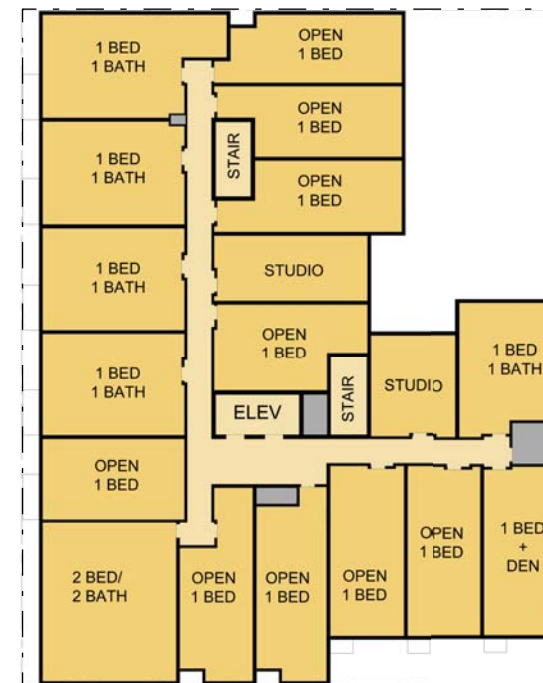
- None anticipated



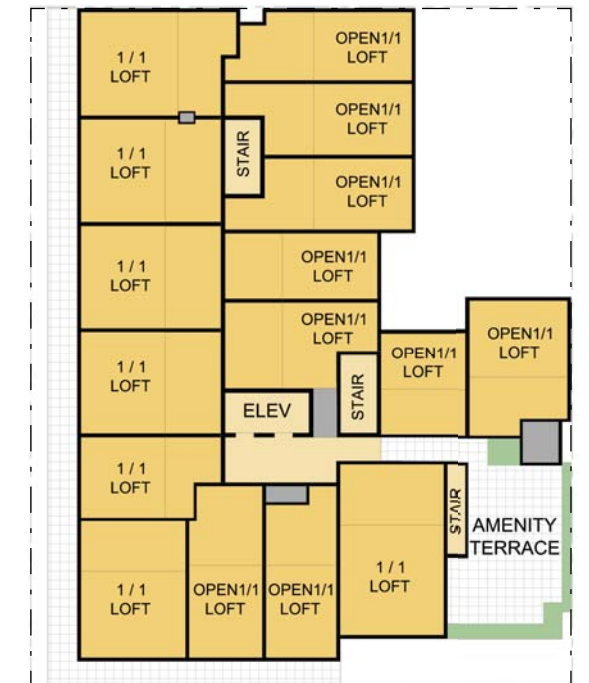
P1 LEVEL



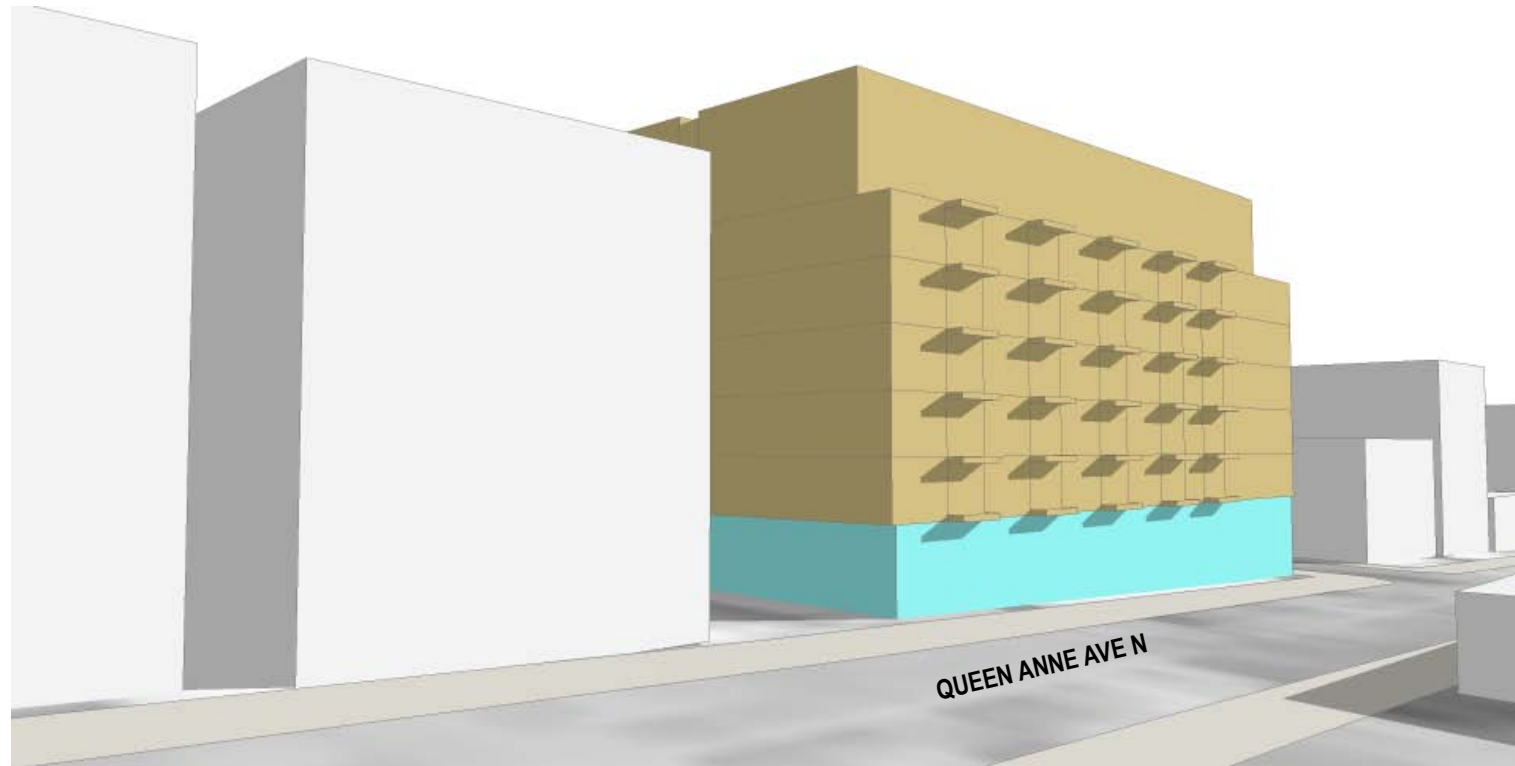
LEVEL 1 FLOOR PLAN



LEVELS 2-6 FLOOR PLAN



LEVEL 7 FLOOR PLAN



STREET PERSPECTIVE LOOKING SOUTHEAST



STREET PERSPECTIVE LOOKING NORTHEAST

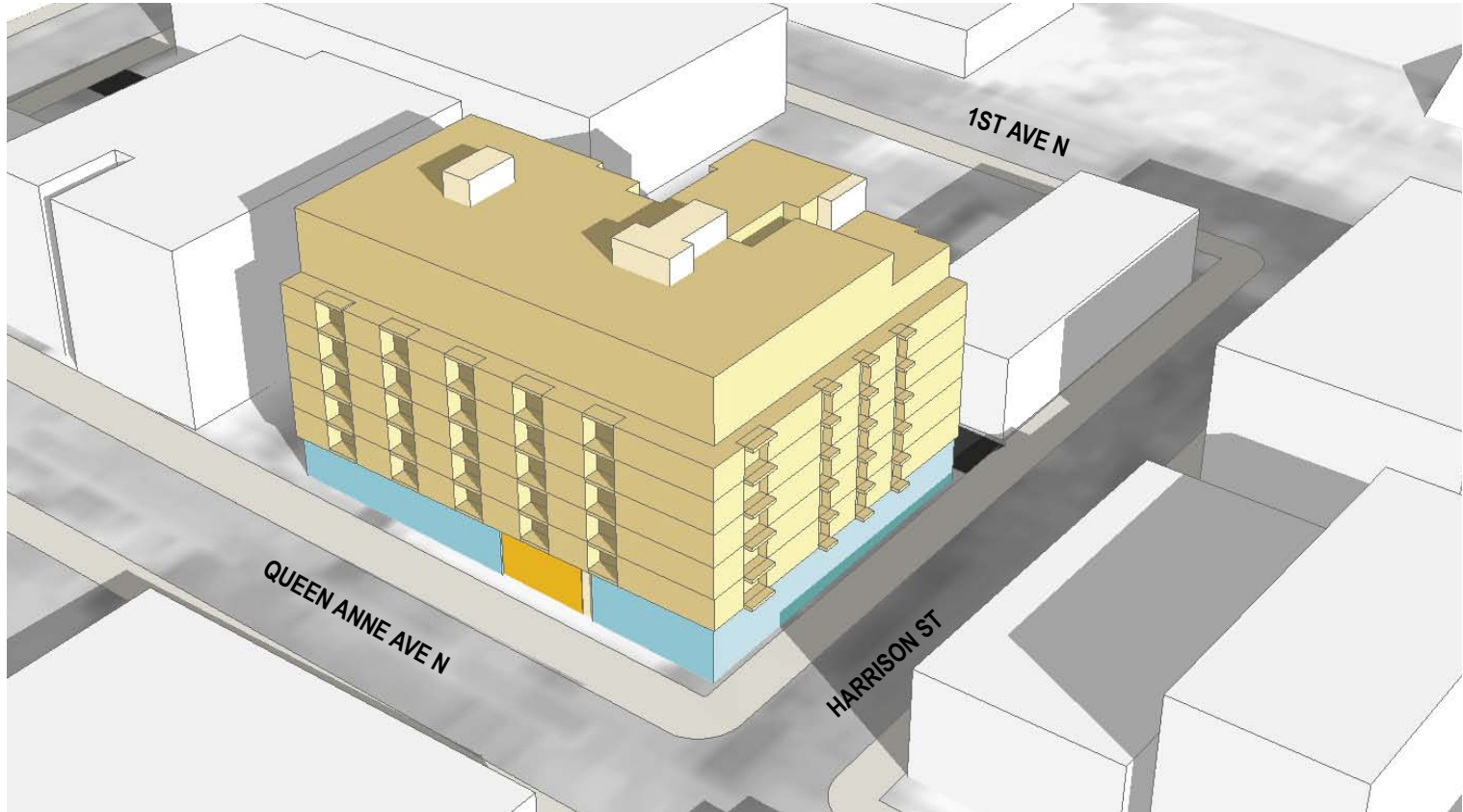


AERIAL PERSPECTIVE LOOKING NORTHWEST



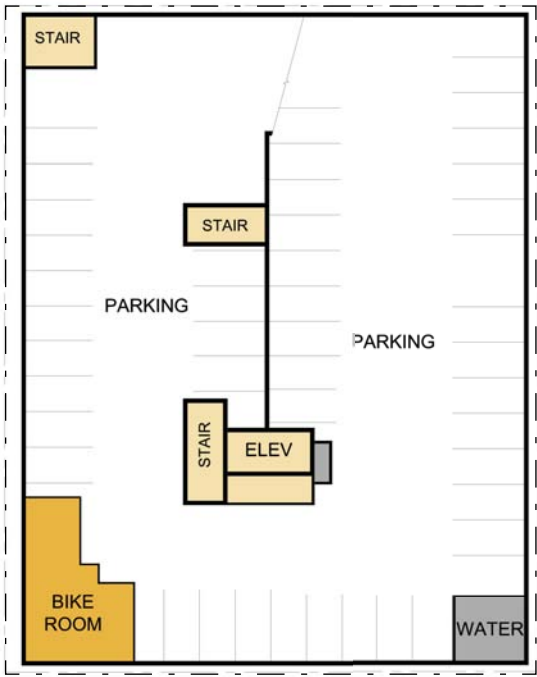
AERIAL PERSPECTIVE LOOKING SOUTHEAST

# ARCHITECTURAL CONCEPTS: OPTION C (PREFERRED)

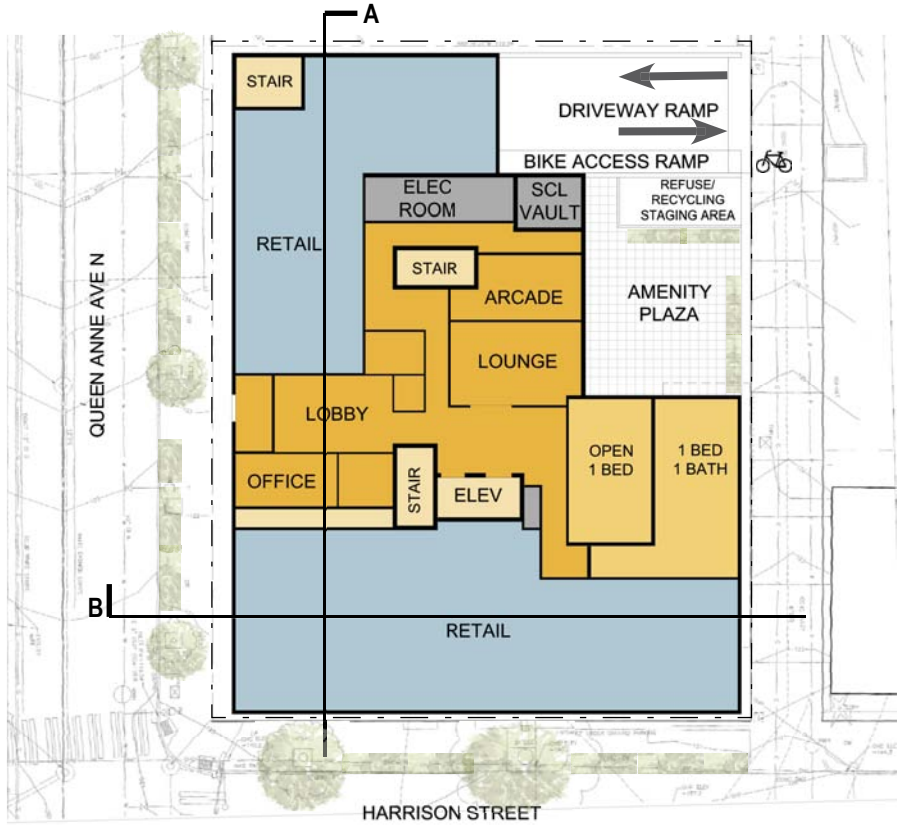


AERIAL PERSPECTIVE LOOKING NORTHEAST

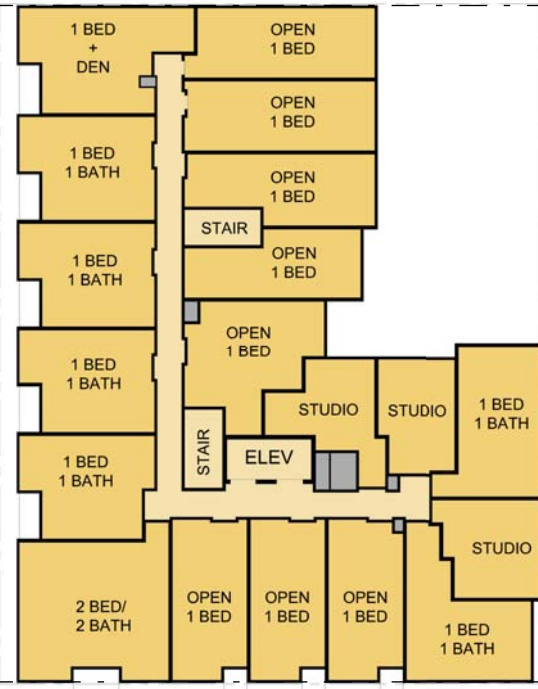
- DISTINGUISHING FEATURES**
- L-shape massing with strong corner at intersection
  - Strong pedestrian - level retail frontage along both streets
  - Loft units at top / penthouse floor
- PROS**
- Strong street - level pedestrian experience along Queen Anne Ave N and Harrison Street
  - Retail anchors prominent corner frontage
  - Residential entry fronts Queen Anne Ave N
  - Loft units take advantage of required upper level setback
- CONS**
- Solid building massing will rely entirely on decks / individual units and exterior cladding transitions for building modulation
- POTENTIAL DEPARTURES**
- None anticipated



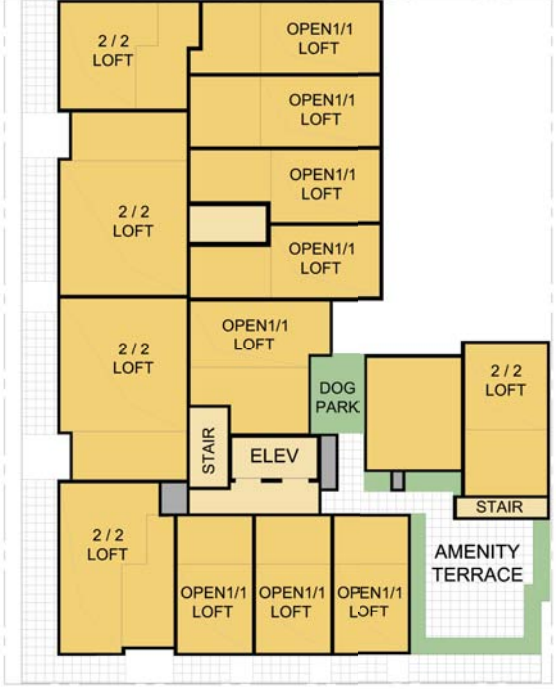
P1 LEVEL



LEVEL 1 FLOOR PLAN



LEVELS 2-6 FLOOR PLAN



LEVEL 7 FLOOR LOFT PLAN





STREET PERSPECTIVE LOOKING SOUTHEAST



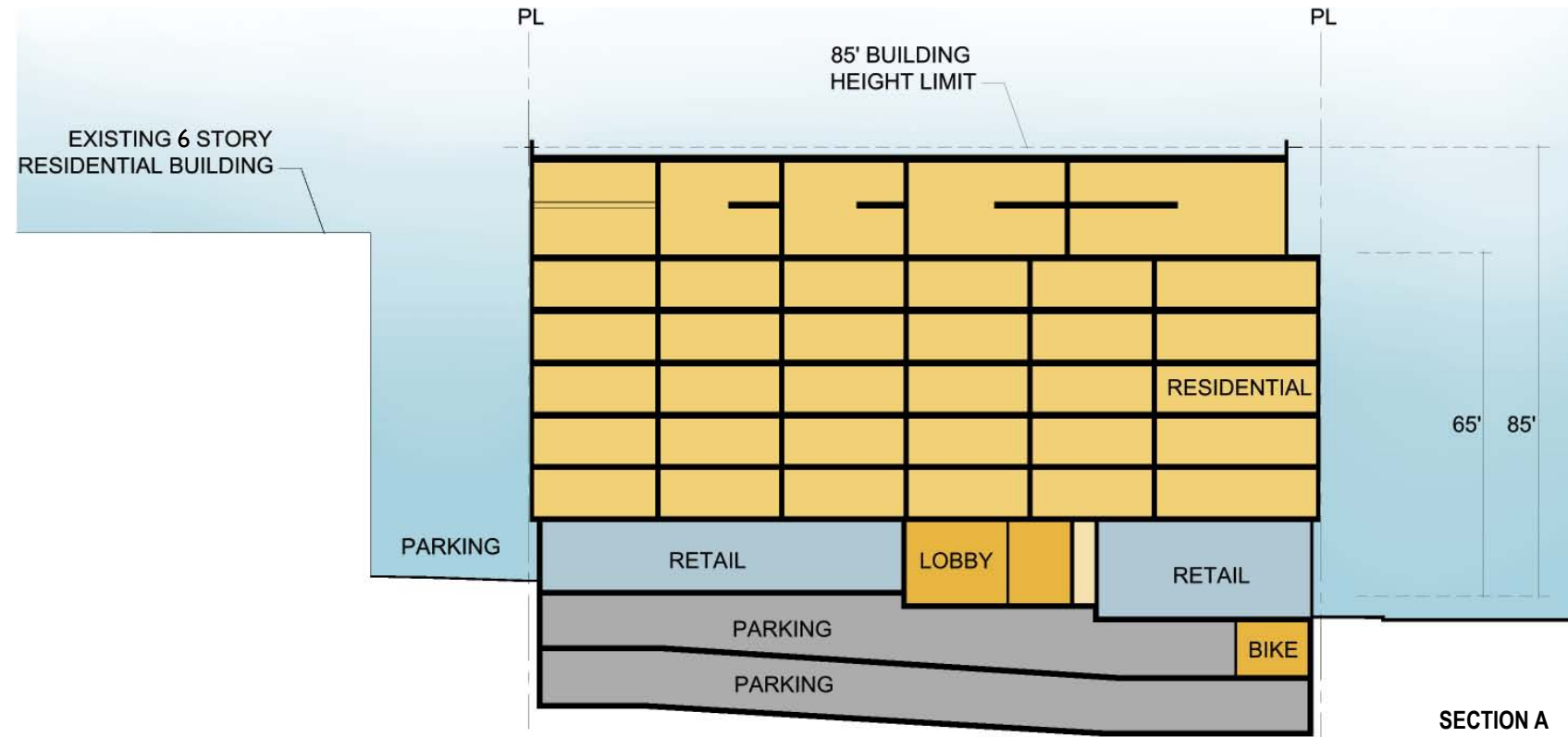
STREET PERSPECTIVE LOOKING NORTHEAST



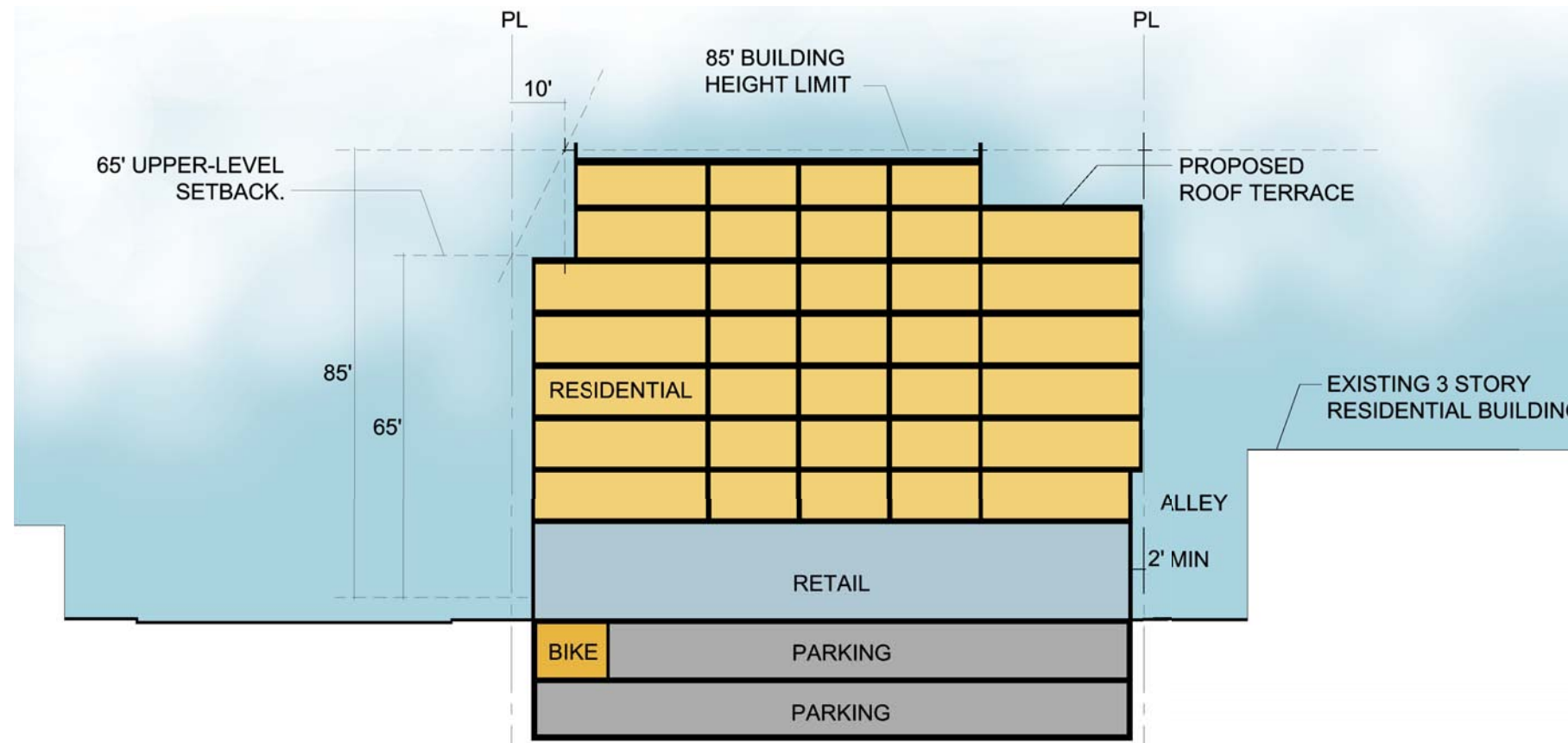
AERIAL PERSPECTIVE LOOKING NORTHWEST



AERIAL PERSPECTIVE LOOKING SOUTHEAST



SECTION A



SECTION B





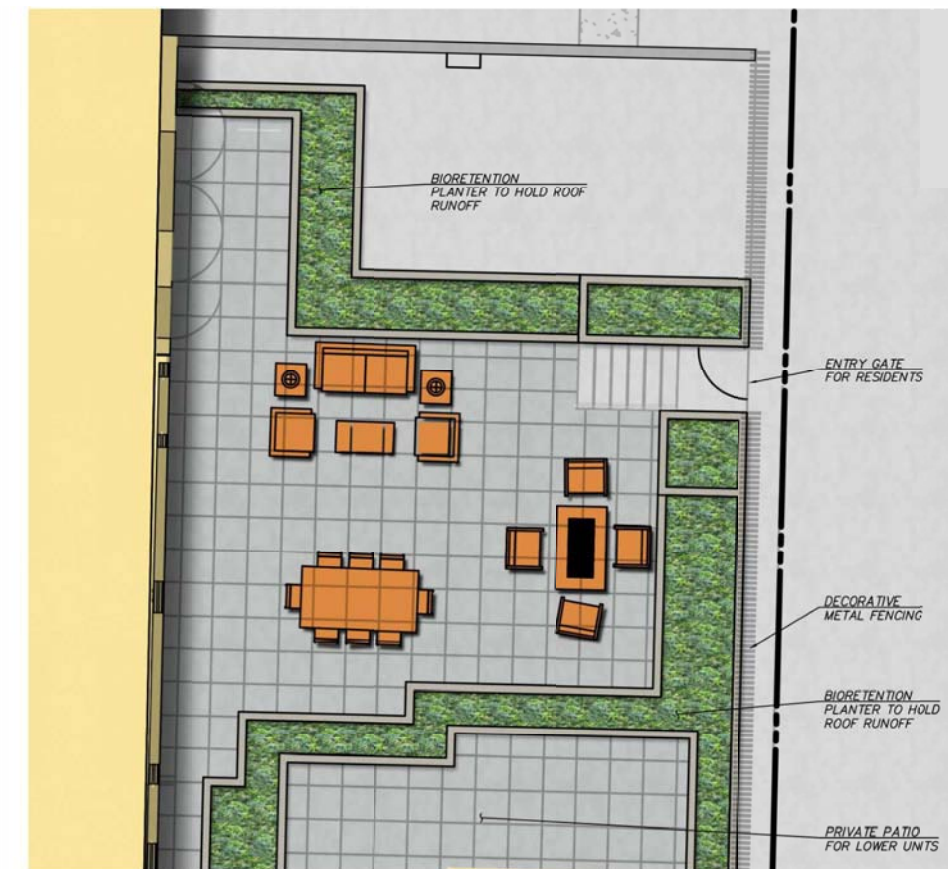
**ROOF DECK PERSPECTIVE**



**COURTYARD PERSPECTIVE**



**COMMON ROOF DECK**



**GROUND LEVEL PATIO**



TREES

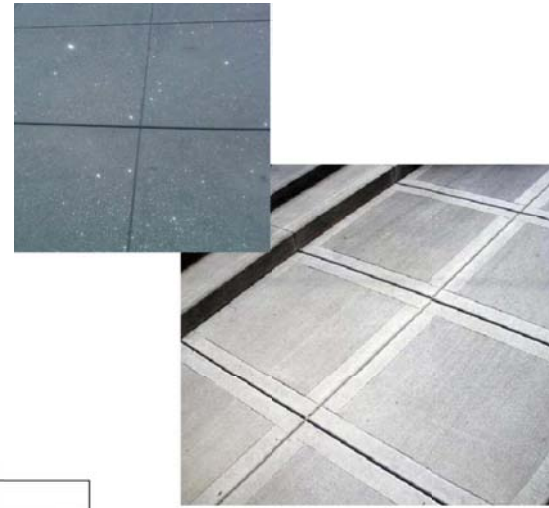


NATIVE & ORNAMENTAL PLANT MIX



PROPOSED PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME
<b>STREET TREES</b>	
PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE
BETULA PENDULA	(EUROPEAN) WHITE BIRCH
<b>SHRUBS</b>	
ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE
BERBERIS SP.	BARBERRY
CEANOTHUS SP.	BLUEBLOSSOM
CISTUS VAR.	ROCKROSE
CORNUS SERICEA 'KELSEYI'	KELSEY DOGWOOD
ESCALLONIA 'COMPAKTA'	COMPACT ESCALLONIA
GAULTHERIA SHALLOON	SALAL
HEBE VAR.	HEBE
ILEX CRENATA VAR.	JAPANESE HOLLY
LAVANDULA SP.	LAVENDER
LONICERA SP.	HONEYSUCKLE
MAHONIA AQUIFOLIUM	OREGON GRAPE
MAHONIA REPENS	CREeping OREGON GRAPE
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE
NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM DWARF HEAVENLY BAMBOO
RIBES SANGUINEUM	RED FLOWERING CURRANT
ROSMARINUS SP.	ROSEMARY
SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA
<b>GROUNDCOVERS</b>	
CALLUNA VULGARIS VAR.	HEATHER
FRAGARIA CHILOENSIS	BEACH STRAWBERRY
RUBUS PENTALOBUS	CREeping BRAMBLE
LYSIMACHIA NUMMULARIA 'AUREA'	GOLDEN CREeping JENNY
<b>PERENNIALS, FERNS, &amp; GRASSES</b>	
BLECHNUM SPICANT	DEER FERN
CAREX SP.	SEDGE
COREOPSIS VAR.	TICKSEED
GERANIUM MACRORRHIZUM	HARDY GERANIUM
HEUCHERA VAR.	CORAL BELLS
JUNCUS SP.	RUSH
LIRIOPE MUSCARI VAR.	LILYTURF
MISCANTHUS VAR.	MAIDEN GRASS
PANICUM VIRGATUM VAR.	SWITCH GRASS
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE
NEPETA SP.	CATMINT
PENNISETUM VAR.	FOUNTAIN GRASS



Shown with optional Wind Guard and LED Light Set





65' HIGH 10' SETBACK REQUIREMENT  
ALONG QUEEN ANNE AVE N

RECESSED DECKS ALONG QUEEN  
ANNE AVE N ADD VISUAL DEPTH TO THE  
FACADE

RESIDENTIAL ENTRY IS CLEARLY  
DISCERNIBLE WITHIN THE BUILDING  
FACADE

ROOF TOP TERRACE WITH SOUTHERN  
EXPOSURE AND VIEWS OF THE CITY AND  
SEATTLE CENTER

LOFT UNITS SET BACK FROM MAIN  
BUILDING EDGE REDUCE THE PERCEIVED  
MASSING OF THE STRUCTURE

PROJECTING DECKS ADD VARIATION  
ALONG SOUTH FACADE

CANOPIES AT ENTRY POINTS PROVIDE  
PROTECTION FOR PEDESTRIANS

RHYTHMIC RETAIL EDGE WITH A  
DIVERSITY OF MATERIALS AND VARIOUS  
ENTRY POINTS ADD A HUMAN SCALE TO  
THE STREET FRONT

STRONG CORNER AND RETAIL EDGE  
PROVIDES A LIVELY PEDESTRIAN  
ENVIRONMENT ALONG BOTH STREET  
FRONTS



ROOF TOP TERRACE WITH SOUTHERN EXPOSURE AND VIEWS OF THE CITY AND SEATTLE CENTER

7TH FLOOR LOFT UNITS

MATERIAL ARTICULATION AND VARIATION ON NORTH PARTY WALL

GROUND LEVEL RESIDENTIAL UNITS

LOBBY LEVEL AMENITY PLAZA WITH ACCESS TO ALLEY

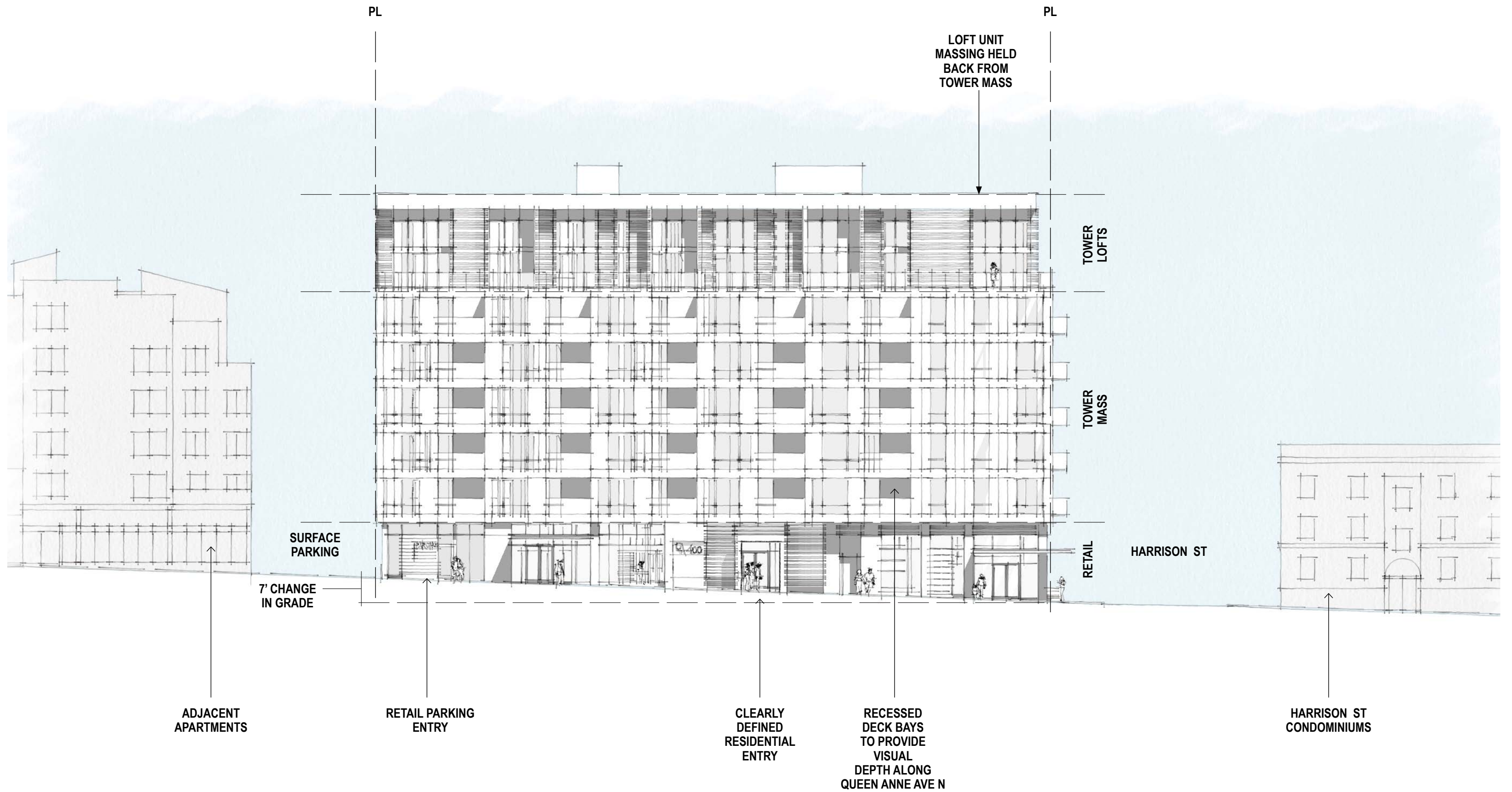
METAL SECURITY FENCE AND GATE

SCREENED REFUSE/RECYCLE STAGING AREA OFF ALLEY

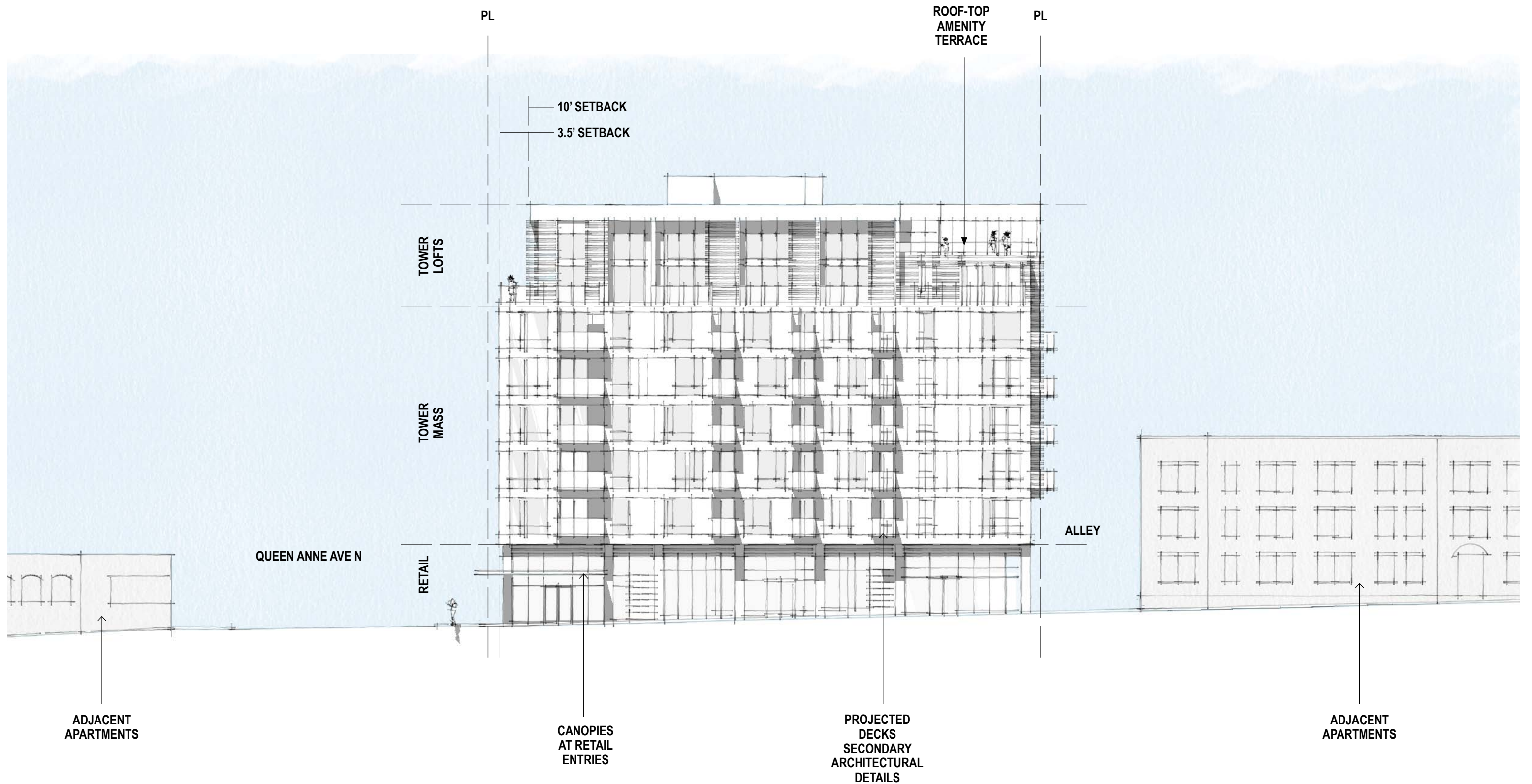
ALLEY

PARKING AND BIKE ACCESS OFF ALLEY

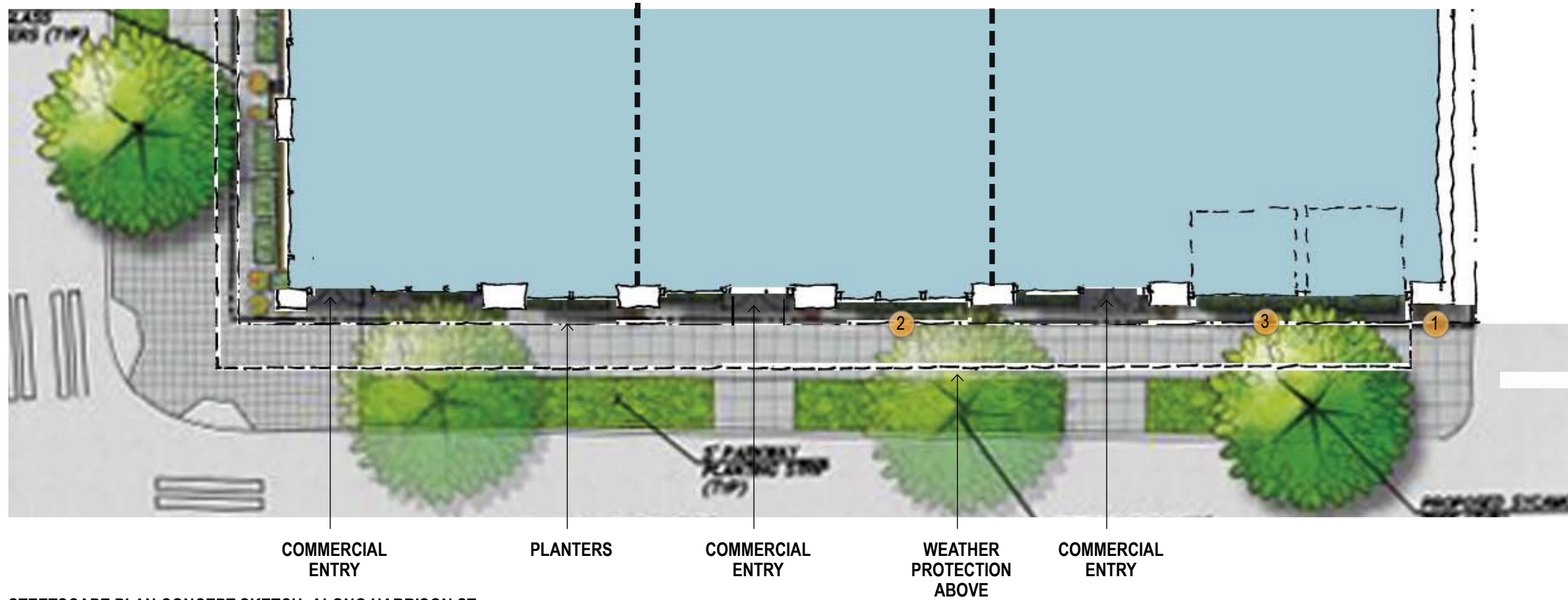
EXISTING SURFACE PARKING LOT



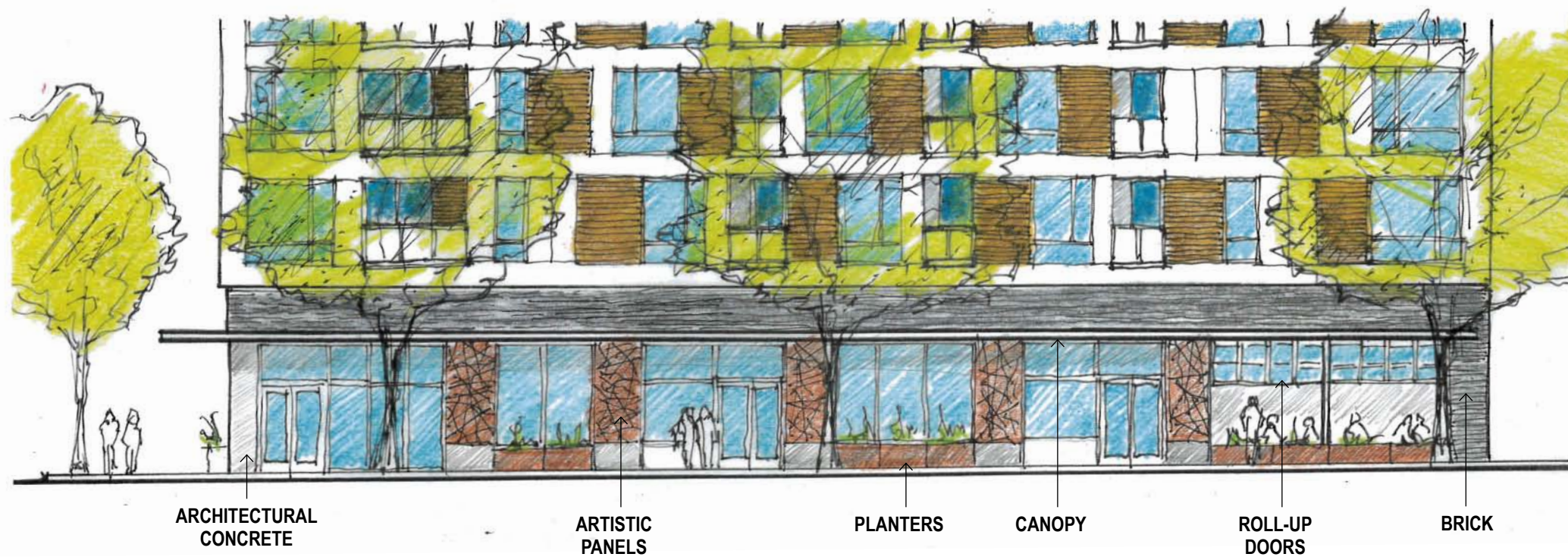




**STREETSCAPE STUDY: HARRISON ST**



STREETSCAPE PLAN CONCEPT SKETCH: ALONG HARRISON ST



ELEVATION CONCEPT SKETCH: STREET-LEVEL FACADE ALONG HARRISON ST



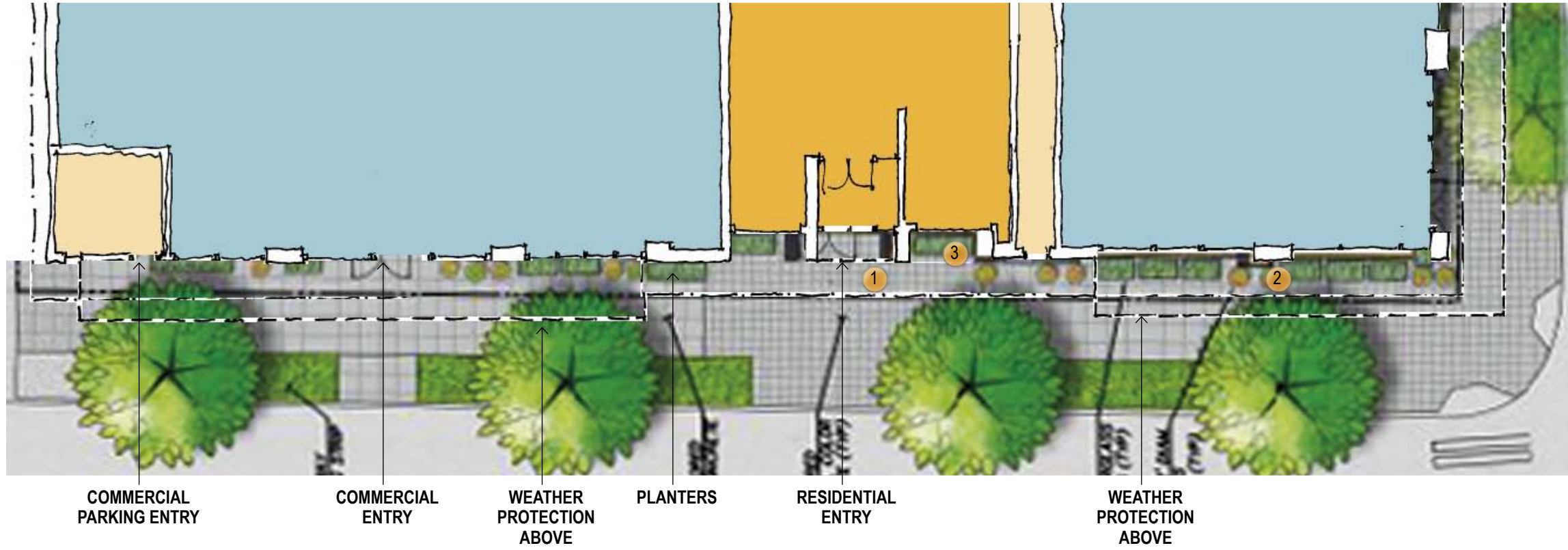
1 EXTERIOR BRICK VENEER: REFERENCE ADJACENT BUILDINGS



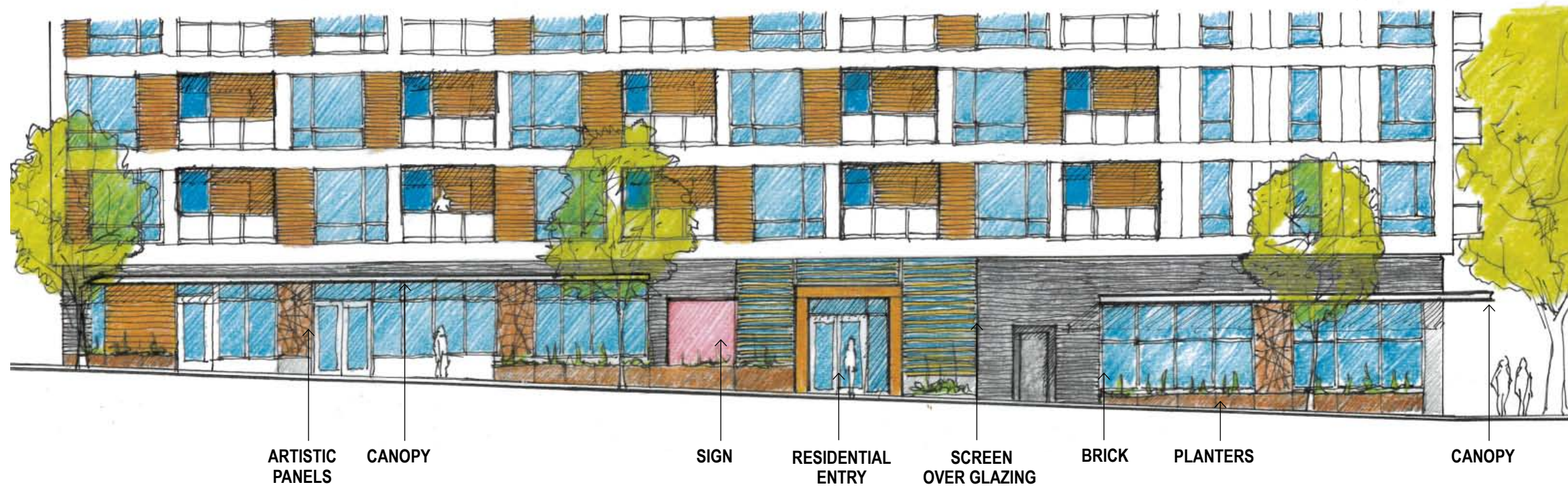
2 STOREFRONT GLAZING: RETAIL TRANSPARENCY



3 ROLL UP DOORS AND METAL/WOOD CANOPY: USE ACTIVATION ALONG SIDEWALK



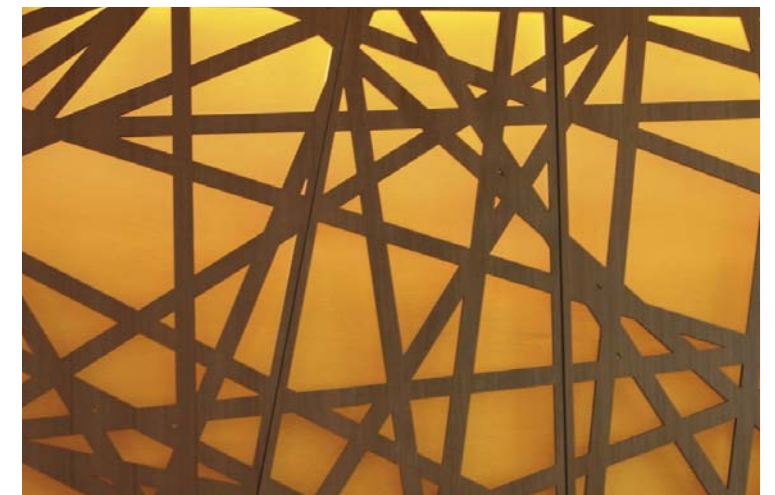
STREETScape PLAN CONCEPT SKETCH: ALONG QUEEN ANNE AVE N



ELEVATION CONCEPT SKETCH: STREET-LEVEL FACADE ALONG QUEEN ANNE AVE NORTH



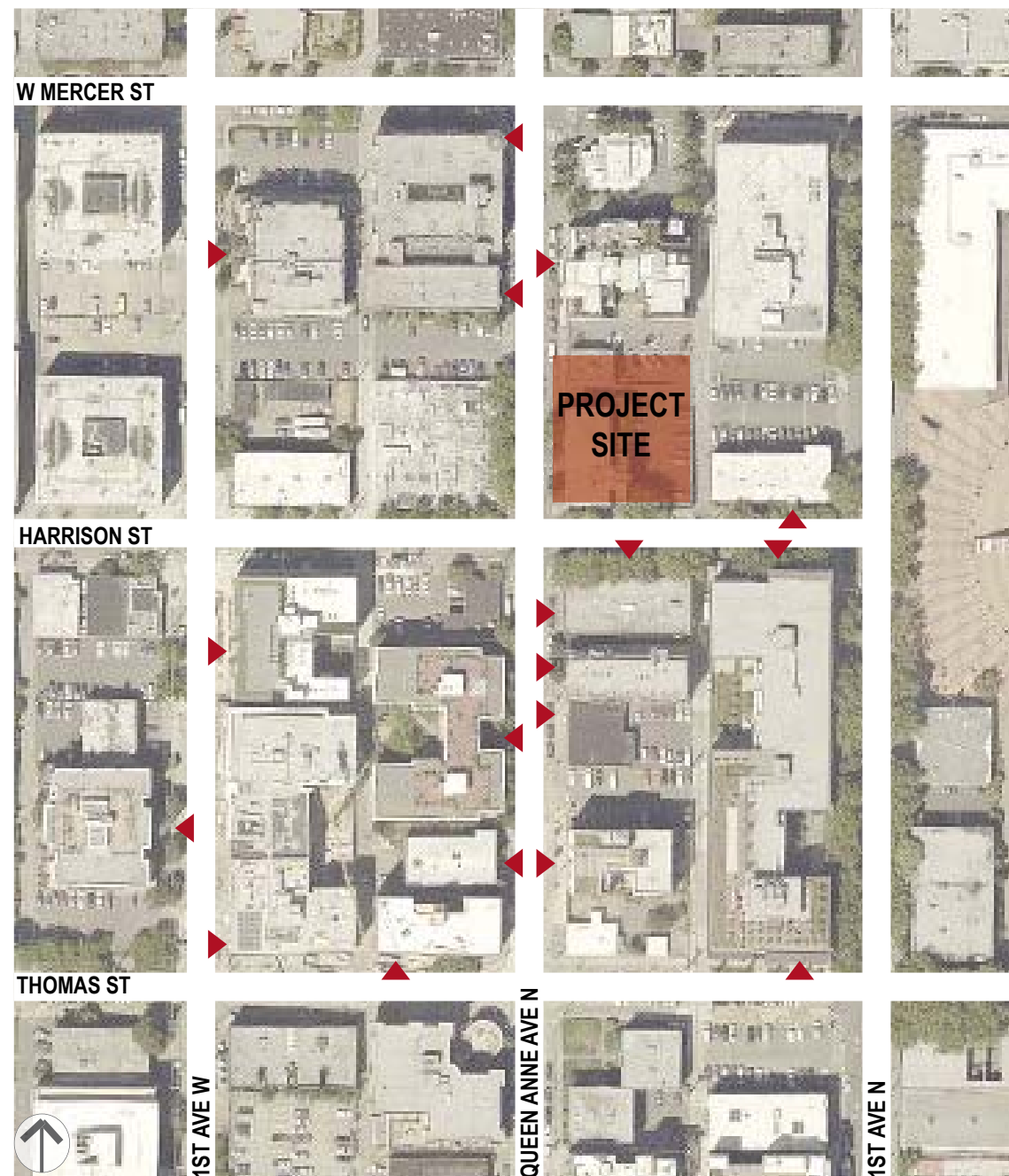
1 PROMINENT RESIDENTIAL ENTRY



2 ARTISTIC METAL PANELS



3 SCREENED GLAZING AT RESIDENTIAL ENTRY



**STUDY: SURROUNDING RESIDENTIAL ENTRY LOCATIONS**

Residential entries occur along both Queen Anne Ave N and Harrison St. adjacent to the project site. Harrison St has mature trees along both sides of the street, which could obscure entries and signage from both pedestrian and vehicular traffic along Queen Anne Ave N. The west side of the site along Queen Anne Ave N is the more open and visible street frontage. There are currently several residential entries off Queen Anne Ave N both north and south of the site.



PRIVACY STUDY: EAST ELEVATION WITH OVERLAY OF WINDOWS FROM EASTERN NEIGHBOR



PRIVACY STUDY: NORTH ELEVATION WITH OVERLAY OF WINDOWS FROM NORTHERN NEIGHBOR

**KEY**

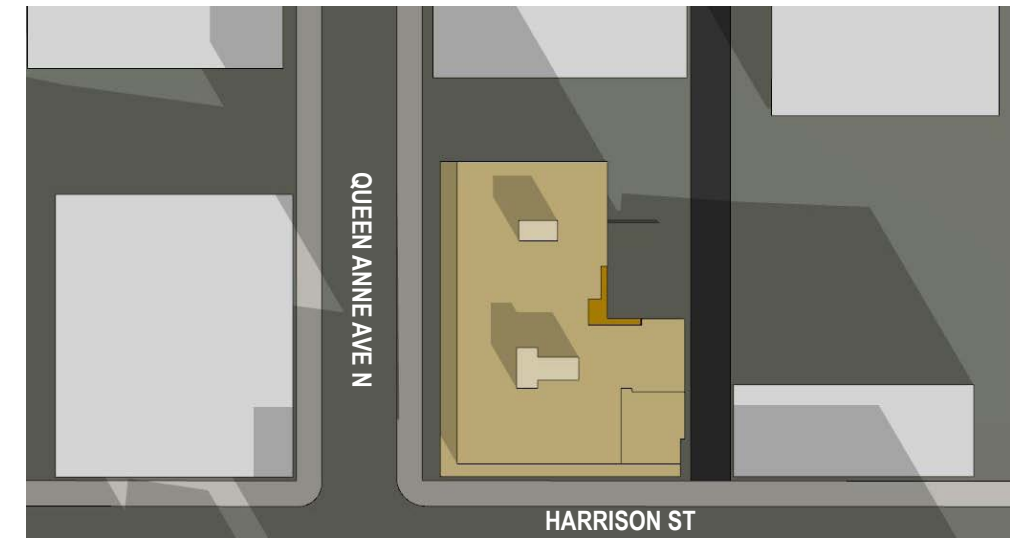
- WINDOWS FROM ADJACENT NEIGHBOR
- OUTLINE OF ADJACENT NEIGHBOR



10AM - SUMMER SOLSTICE



10AM - EQUINOX



10AM - WINTER SOLSTICE



NOON - SUMMER SOLSTICE



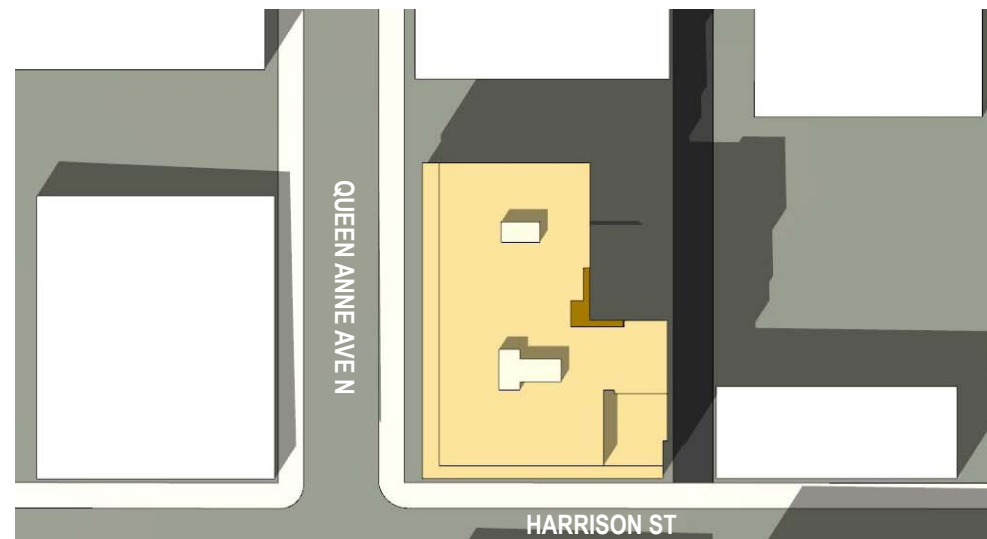
NOON - EQUINOX



NOON - WINTER SOLSTICE



2PM - SUMMER SOLSTICE



2PM - EQUINOX



2PM - WINTER SOLSTICE