



Queen Anne Ave

412 Queen Anne Avenue N, Seattle, WA 98109

RECOMMENDATION
APRIL 2020
PROJECT # 3033479-LU

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 8-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: 143 units
- Number of parking stalls: 137 stalls
- Retail sales and services: 8460 SF

PROJECT TEAM

- Applicant: 400 Queen Anne LP
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

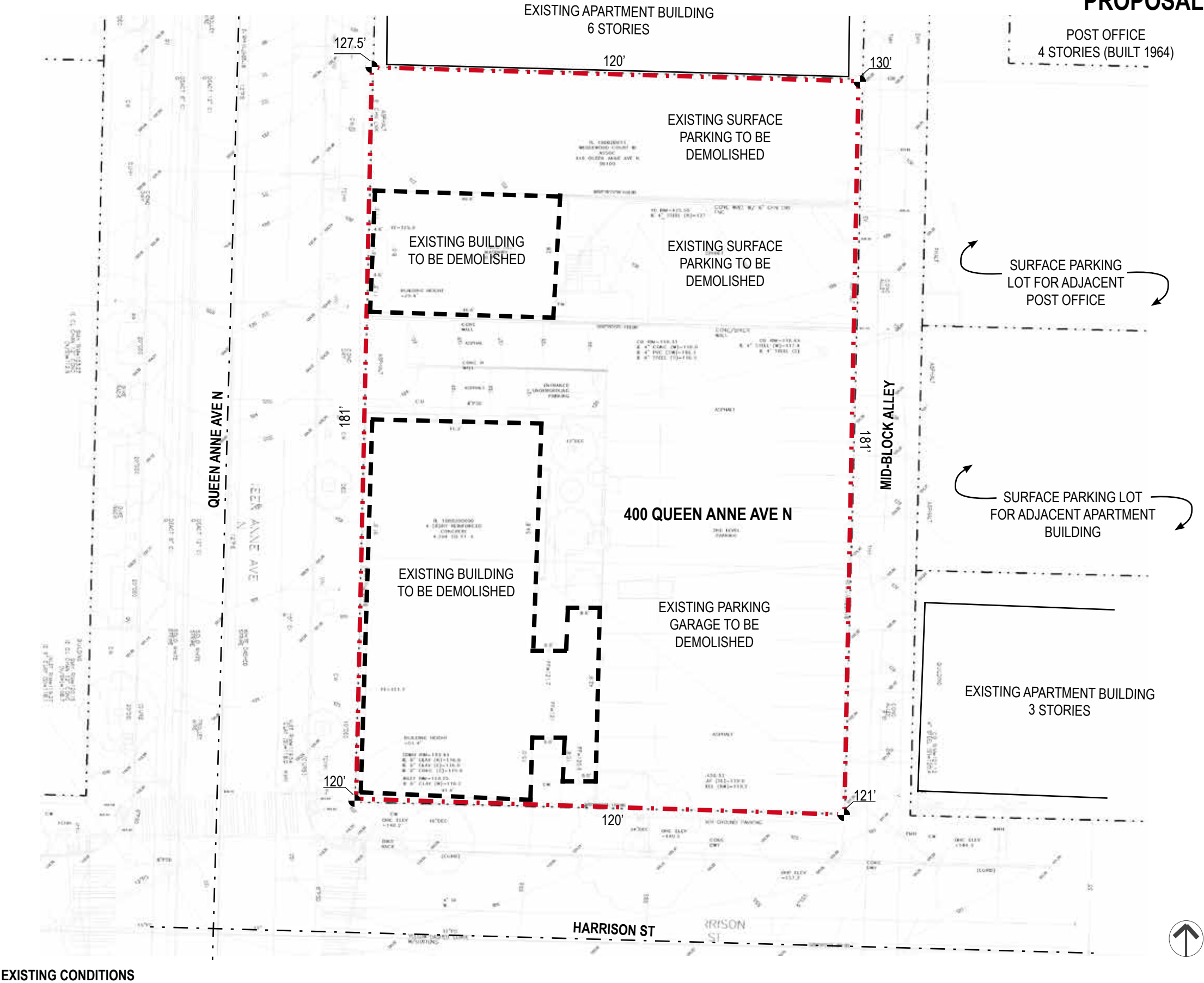
PROJECT INFORMATION

- Zoning: SM-UP 85 (M)
- Lot Size: 14,280 SF + 3,720 SF + 3,600 = 21,600 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
DENNYS D T HOME ADD N 30 FT

PROPOSAL



EXISTING CONDITIONS

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

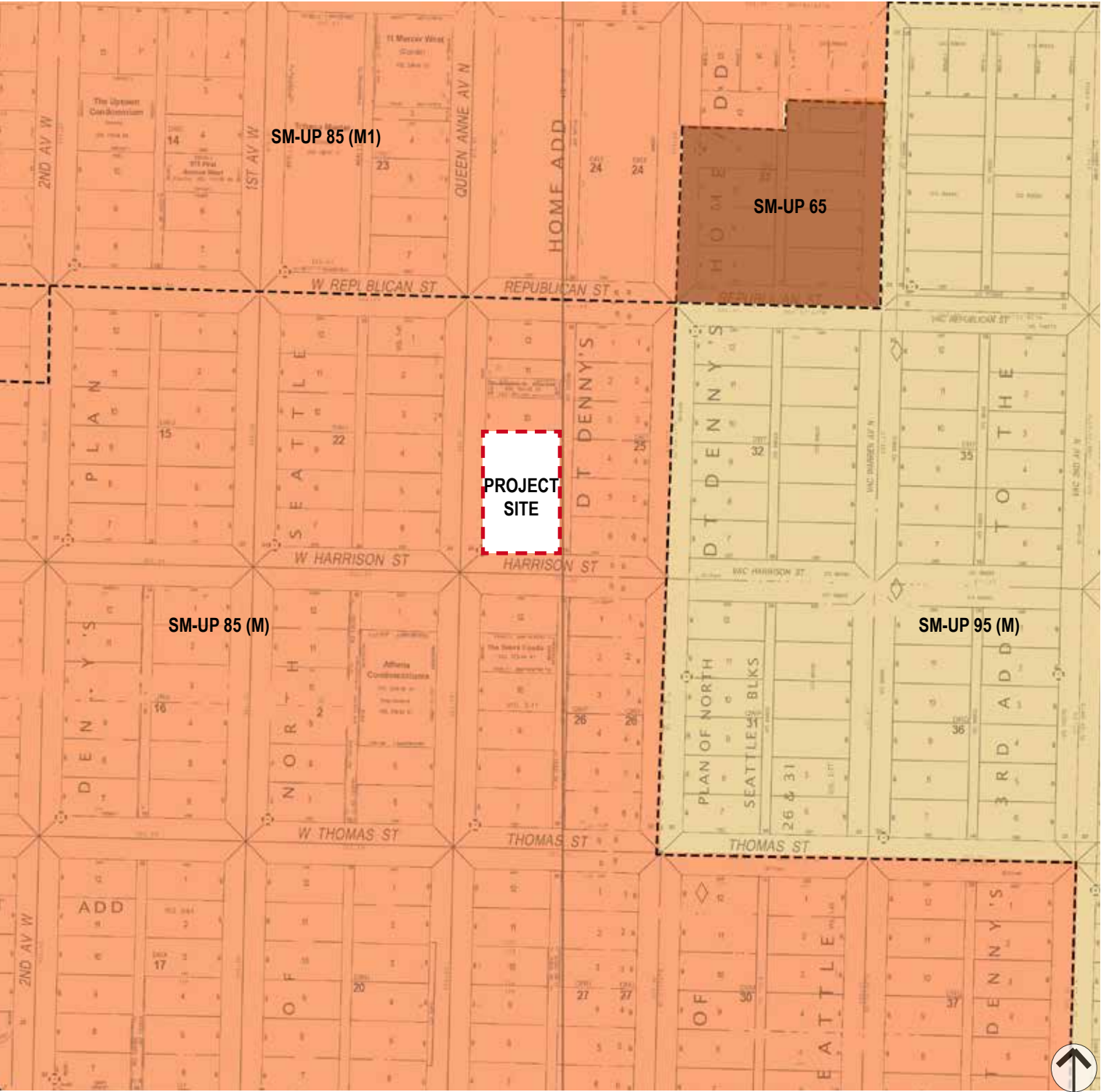
The uptown neighborhood has undergone a rezone evaluation to reflect the desired character as it grows. The proposal has increased the height and density limits of this urban center. The uptown urban design framework, which was released May 2016, utilized community input and created a list of priorities: 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.

URBAN DESIGN: NEIGHBORHOOD CONTEXT

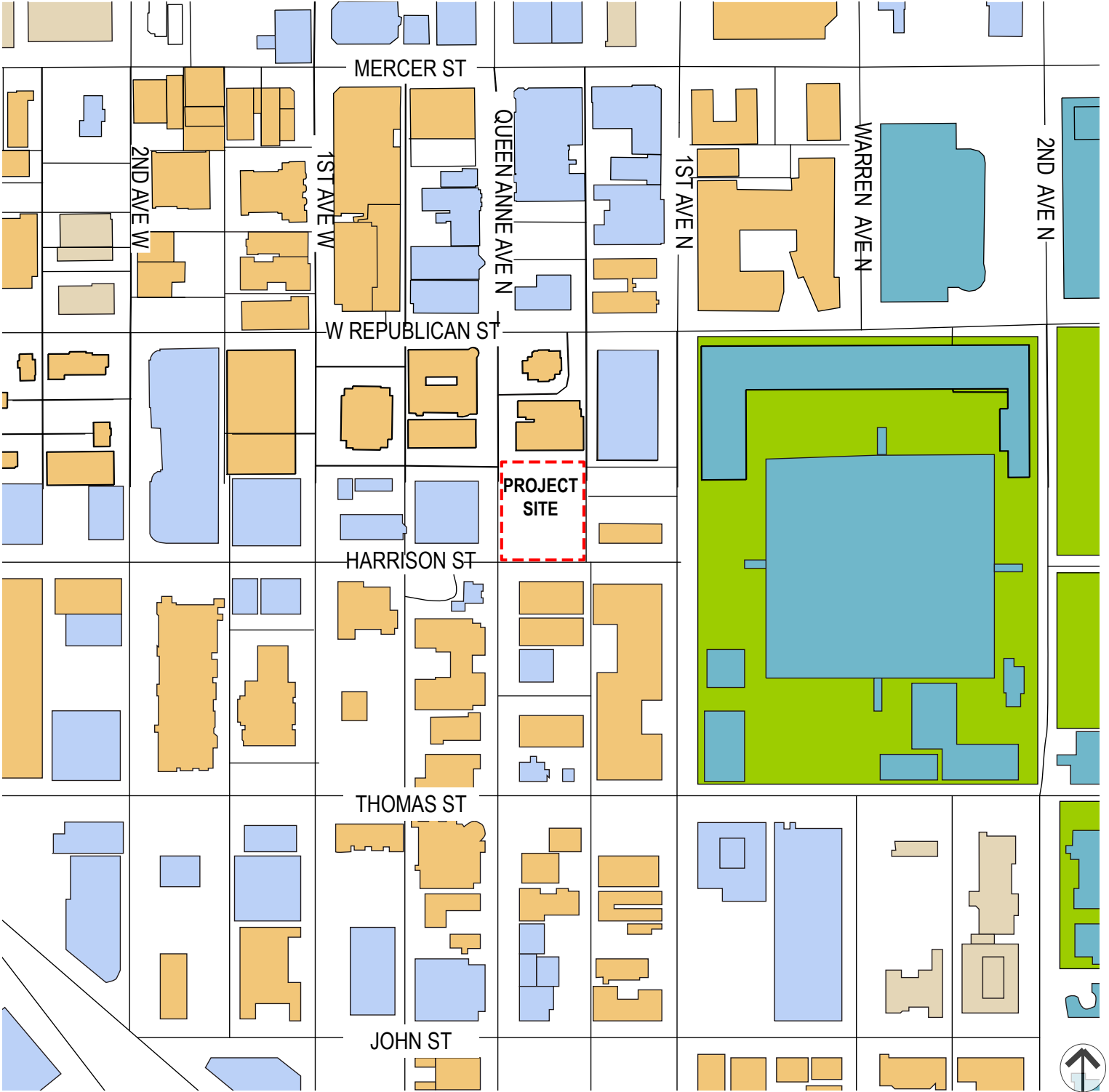
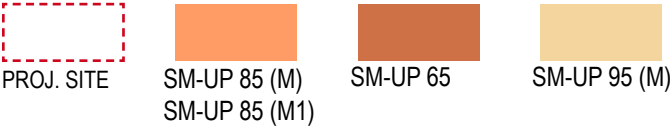


UPTOWN URBAN CENTER NEIGHBORHOOD

URBAN DESIGN ANALYSIS: ZONING & SURROUNDING USES



CURRENT ZONING MAP



ADJACENT USE DISTRIBUTION



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

ZONING DATA

Zoning: SM-UP 85 (M)
Lot Size: 14,280 SF + 3,720 SF + 3,600 SF = 21,600 SF
Overlay: Uptown (Urban Center)

23.48.025 - Height Limits: 85' Height Limit

- 23.48.040 Street-Level Development Standards:
- Transparency minimum of 60% along both street-facing facades
 - Blank facades may not exceed 15' in length
 - 75% of street-facing facade shall be occupied by street level uses (commercial) with a 13' floor to floor ht and 30' min depth. *(departure requested)*

- 23.48.045 - Amenity Area for Residential Uses:
- 5% of residential use gross floor area
 - Maximum 50% of amenity area may be enclosed

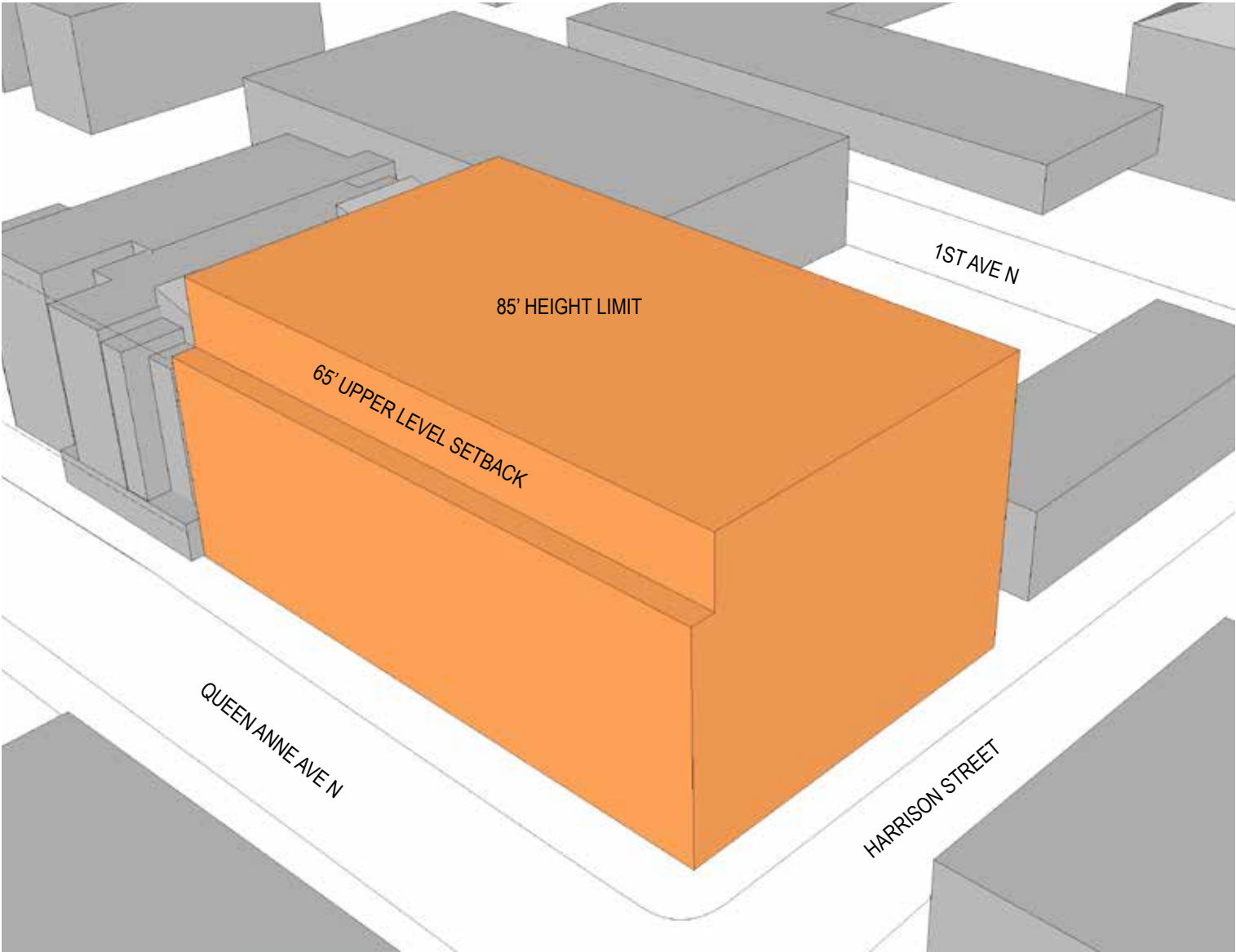
- 23.48.720 FAR - FAR Limits:
- Table A 23.48.720: 5.25 Residential / 5.25 Non-Residential - MAX FAR = 94,500SF
 - Exemptions:
 - Underground area, portions of a story extending no more than 4' above existing or finish grade, and required bicycle parking for SEDUs
 - 23.48.720.C.4: Floor Area of Street-Level Uses per 23.48.005. that meet the Development Standards of 23.48.040.C
 - 23.48.020.B.3: 3.5% of Total Chargeable GFA in Structures 65' or more in height as an allowance for mechanical equipment.

- 23.48.735-Upper-Level Setback Requirements in SM-UP Zones:
- 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:
- At Class III Pedestrian Streets, street-facing facade may be setback max 12'

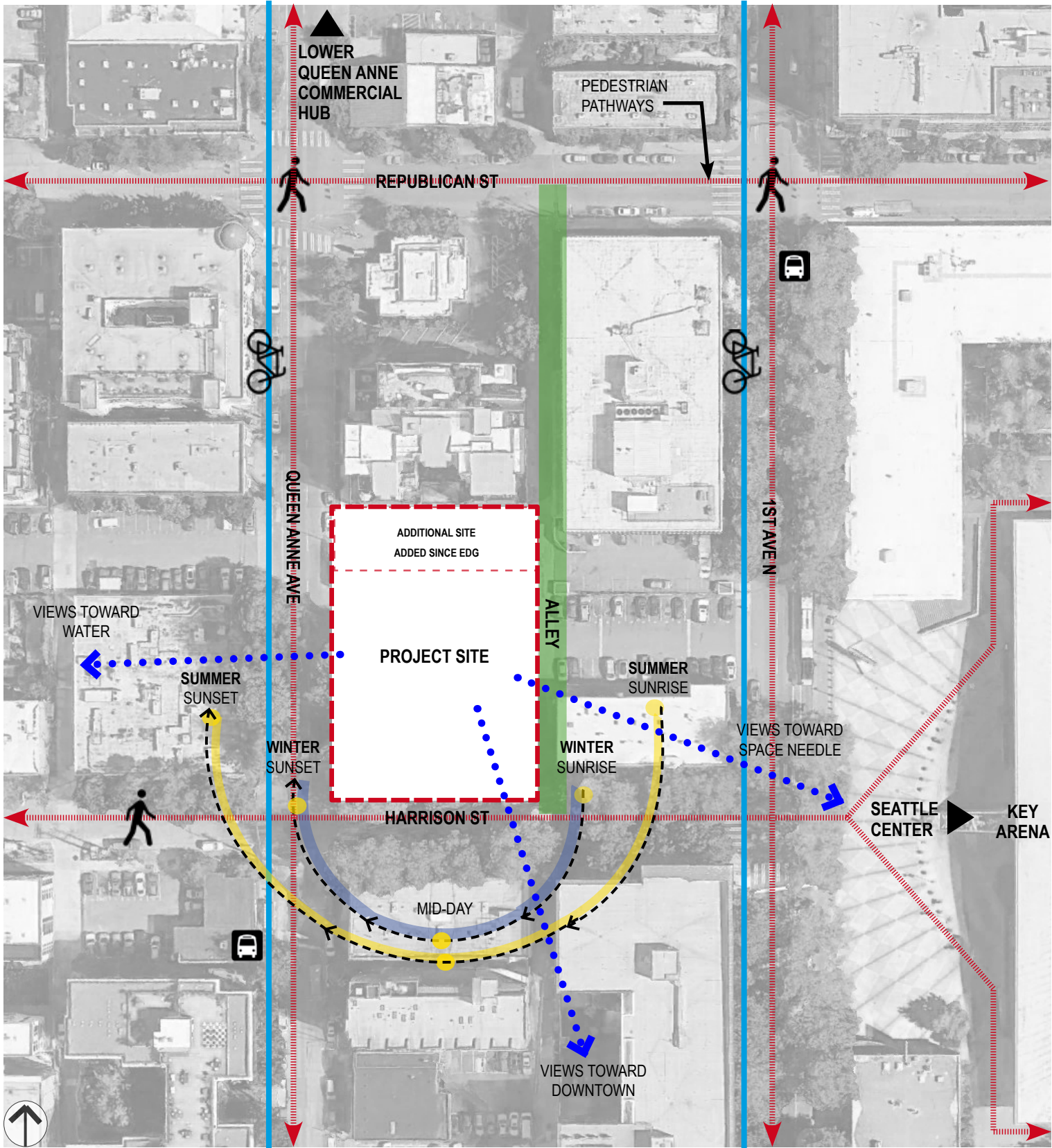
- 23.54.015 Parking:
- No required parking for Residential or Non-Residential use in Urban Center

- 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 ENVELOPE

DEPARTURE NUMBER	LAND USE CODE SECTION	ITEM	CODE REQUIREMENT	DEPARTURE REQUESTED
D1	23.54.030.B.2.b	Required number of non-residential small and large stalls	35-65% of stalls shall be striped for small vehicles. A min. of 35% of stalls shall be striped for large vehicles.	Proposing 18.5% stalls striped for small vehicles and 0.37% for large vehicles.
D2	23.54.030.D.2.a2	Required driveway width for non-residential uses	Minimum width shall be 22 feet for two-way traffic.	Proposing a designated driveway width of 20 feet.
D3	23.54.030.D.3	Maximum driveway slope	Maximum driveway slope shall not exceed 15%.	Proposing a 19.5% driveway slope.
D4	23.48.040.C1	Required street-level uses	75% of frontage shall be retail use. Along Queen Anne Ave N, code minimum retail frontage is 131'-11".	Project proposes 130'-2" of retail frontage along Queen Anne Ave N. (1'-9" below code minimum)
D5	23.48.040.C3	Commercial space depth	Commercial space shall have at least 30 feet in depth.	Along Queen Anne Ave N, project proposes two areas less than 30 feet deep. Non-compliant depths proposed: 5'-5" depth for 2'-9" length of frontage, 11'-1" depth for 2'-10" length of frontage.

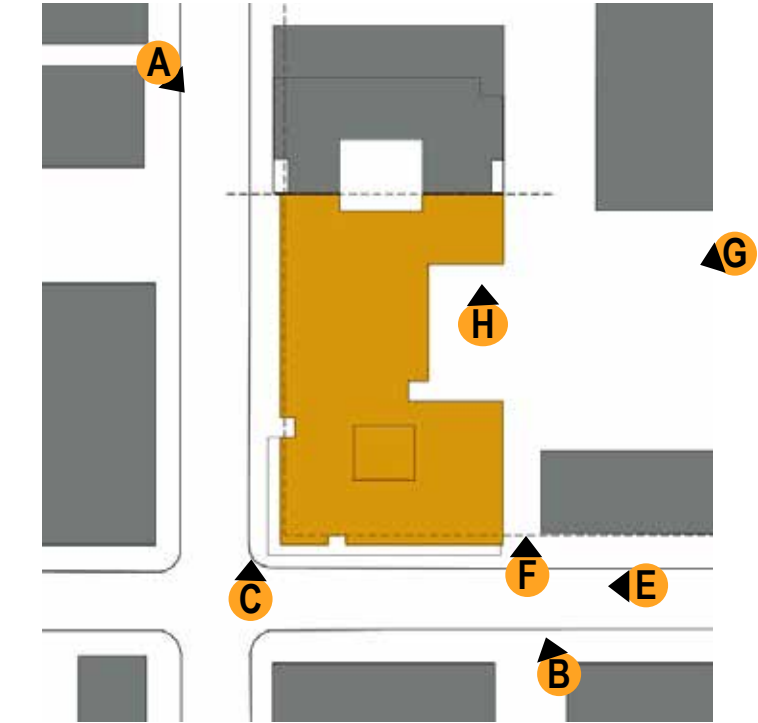


OPPORTUNITIES



CONSTRAINTS

- 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, less car traffic, and has a quieter residential scale quality. Adjacent power line at SE corner requires setbacks.
- C STREET CORNER OF PROPERTY LOOKING NORTH**
Existing street edge along Queen Anne Ave N. Existing building is located at the street lot lines with no setbacks.
- D STREET CORNER OF PROPERTY LOOKING EAST**
Existing street edge along Harrison. Existing building is located at the street lot lines with no setbacks.
- 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 SOUTHWEST**
Site is highly visible from 1st Ave N
- H ADJACENT PROPERTY ON NORTH ON PROPERTY LINE**
Blank walls and a level 2 courtyard of the adjacent building are located along the north property line.



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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 LOOKING SOUTHWEST FROM 1ST AVE N

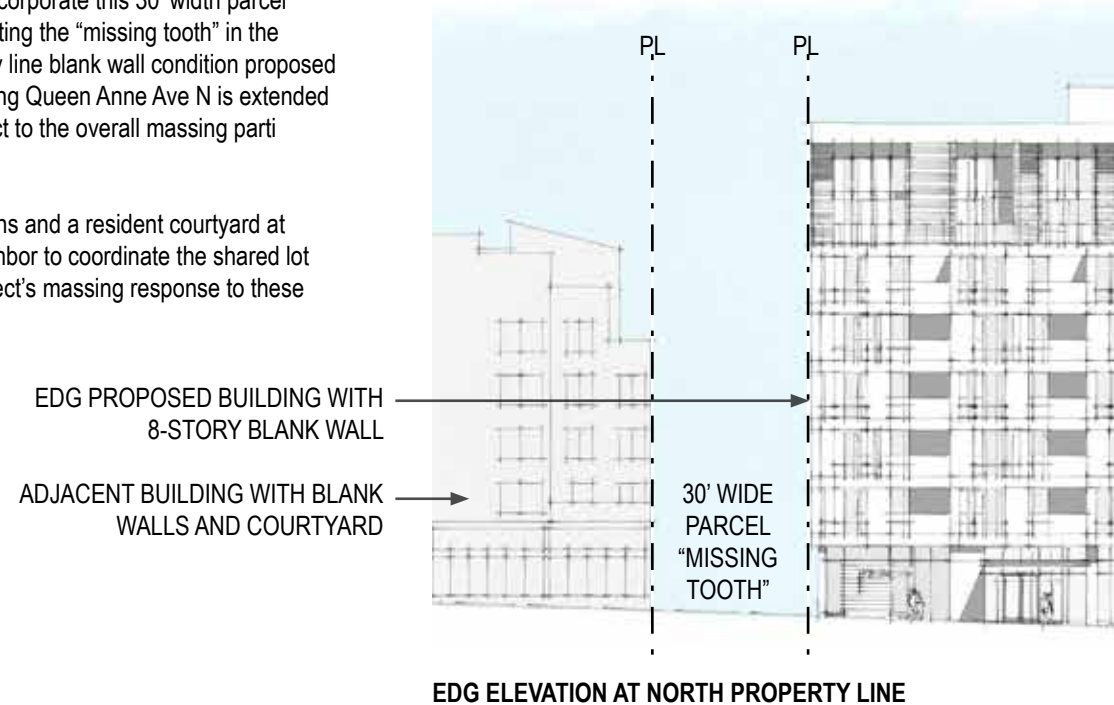


H ADJACENT PROPERTY ON NORTH

LOT ADDITION

At the EDG meeting, a 30' wide surface parking parcel to remain was located between the proposed site and the six-story apartment building to the North. This parcel was unfortunately a "missing tooth" in the establishment of a consistent street edge along Queen Anne Ave N. Between EDG and Recommendation, the project was able to incorporate this 30' width parcel into the overall project development, eliminating the "missing tooth" in the streetscape and eliminate the North property line blank wall condition proposed at EDG. The proposed streetwall facade along Queen Anne Ave N is extended to the North property line with minimal impact to the overall massing parti concepts.

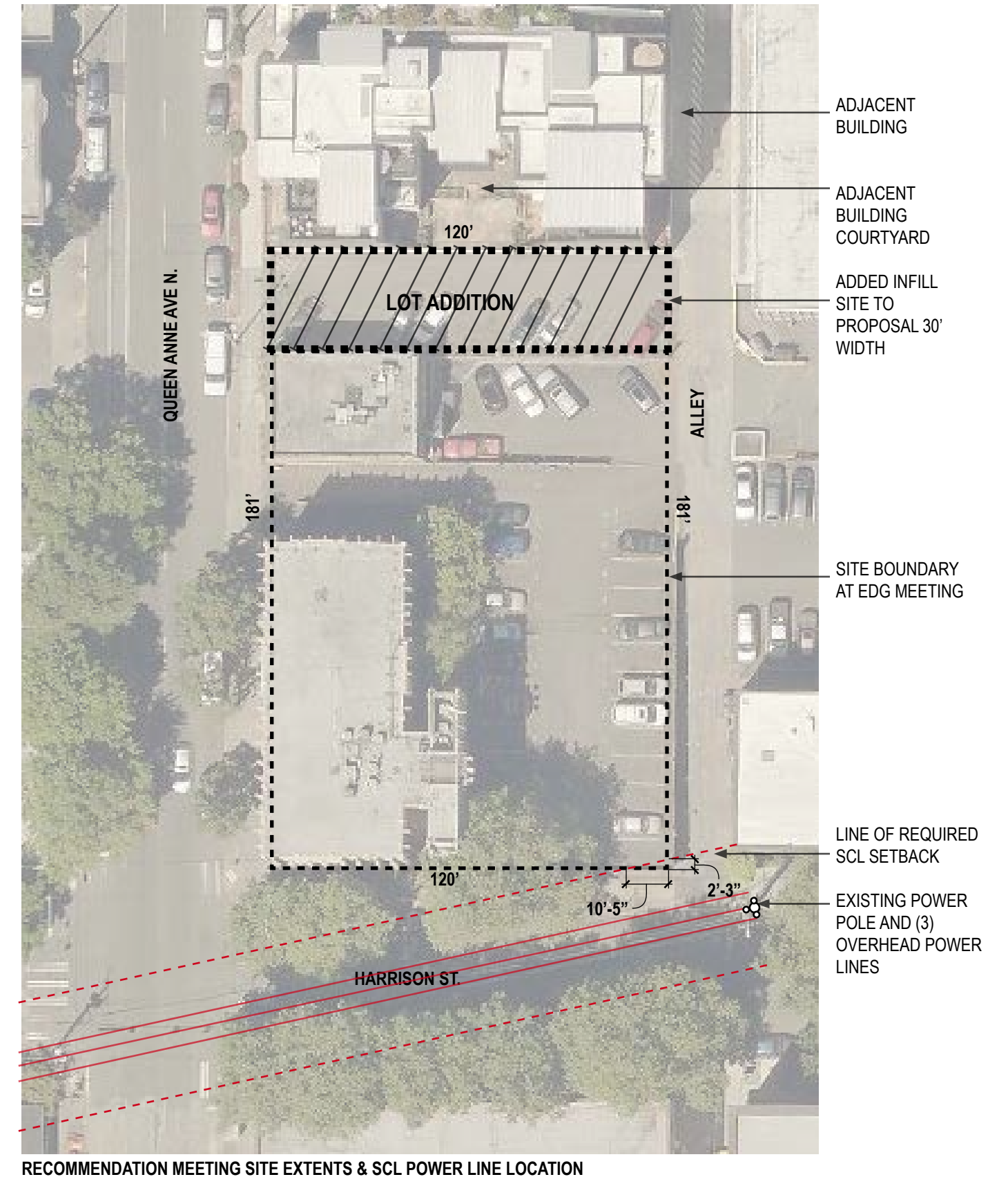
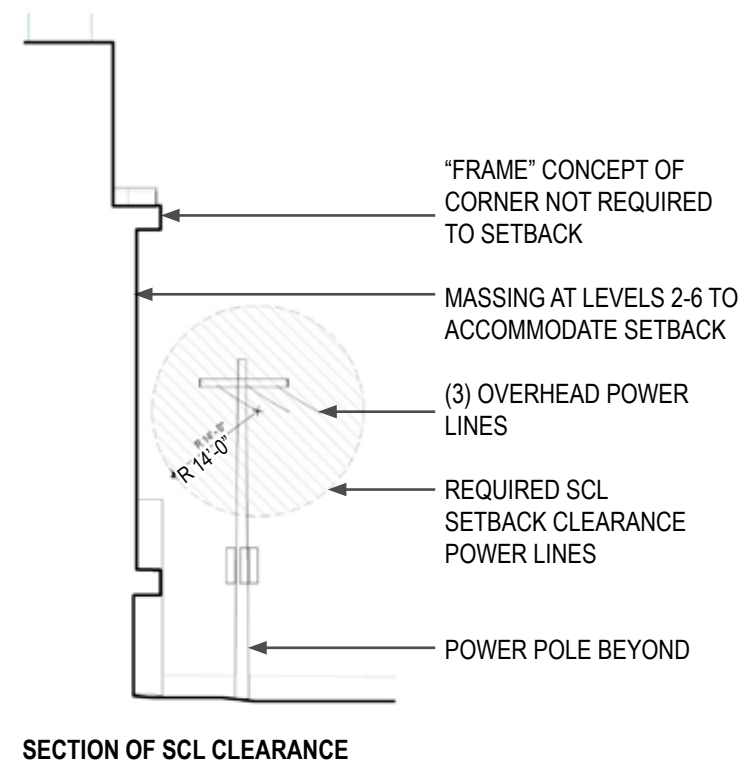
The existing building has blank wall conditions and a resident courtyard at level 2. The applicant has engaged the neighbor to coordinate the shared lot line condition. Analysis of the proposed project's massing response to these conditions is studied on pages 31 and 32.



SEATTLE CITY LIGHT SETBACK

Since the EDG Meeting, it has been determined that the Seattle City Light powerlines and pole near the Southeast corner of the site may not be relocated. There is a SCL setback requirement of 14' from the power lines. The setback clips the SE corner of the site, necessitating a massing response to accommodate the clearance.

The massing responds by providing an inset at levels 2 through 6. The facade "frame" is allowed to be continuous above and below this inset to maintain architectural facade concept consistency with the building's massing overall.



EDG OPTIONS SUMMARY



OPTION A :

DISTINGUISHING FEATURES (No anticipated departures)

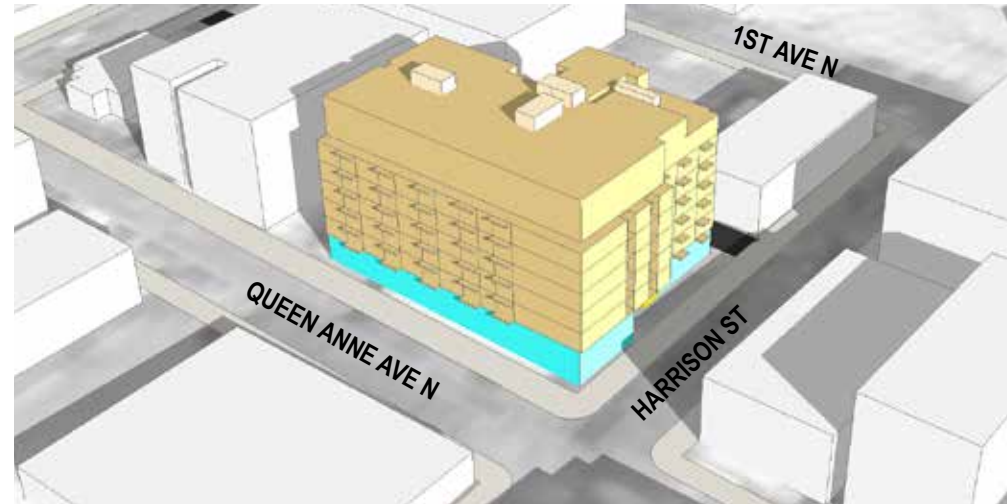
- T-shape with strong street-edges and dominate Harrison St mass
- Tower and retail massing recessed along Queen Anne Avenue N for pedestrian space
- Loft units at top / penthouse floor
- Queen Anne Ave N residential entry

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



OPTION B :

DISTINGUISHING FEATURES (No anticipated departures)

- 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



OPTION C : (PREFERRED)

DISTINGUISHING FEATURES (No anticipated departures)

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

PROS

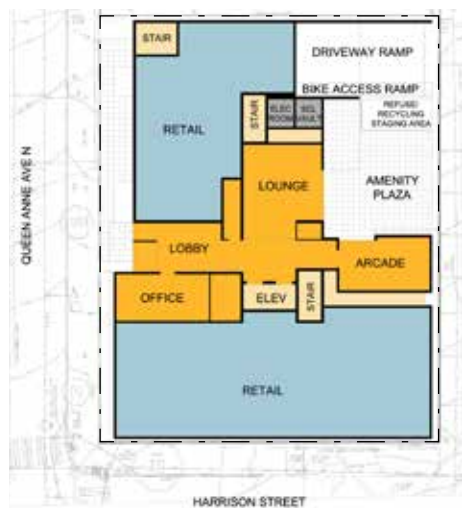
- Strong street - level pedestrian experience along Queen Anne Ave N and Harrison Street
- Retail anchors prominent corner frontage
- Residential entry fronts Queen Anne Ave N
- Loft units take advantage of required upper level setback

CONS

- Building massing will rely on unit decks & material transitions for building modulation

BOARD SUPPORTED MERITS OF OPTION C, Including:

- Continuous streetwall
- Upper level setbacks
- Residential and commercial entry locations
- Recessed balconies



OPTION A - STREET LEVEL PLAN AND TYPICAL TOWER PLAN



OPTION B - STREET LEVEL PLAN AND TYPICAL TOWER PLAN



OPTION C - STREET LEVEL PLAN AND TYPICAL TOWER PLAN

Queen Anne Ave

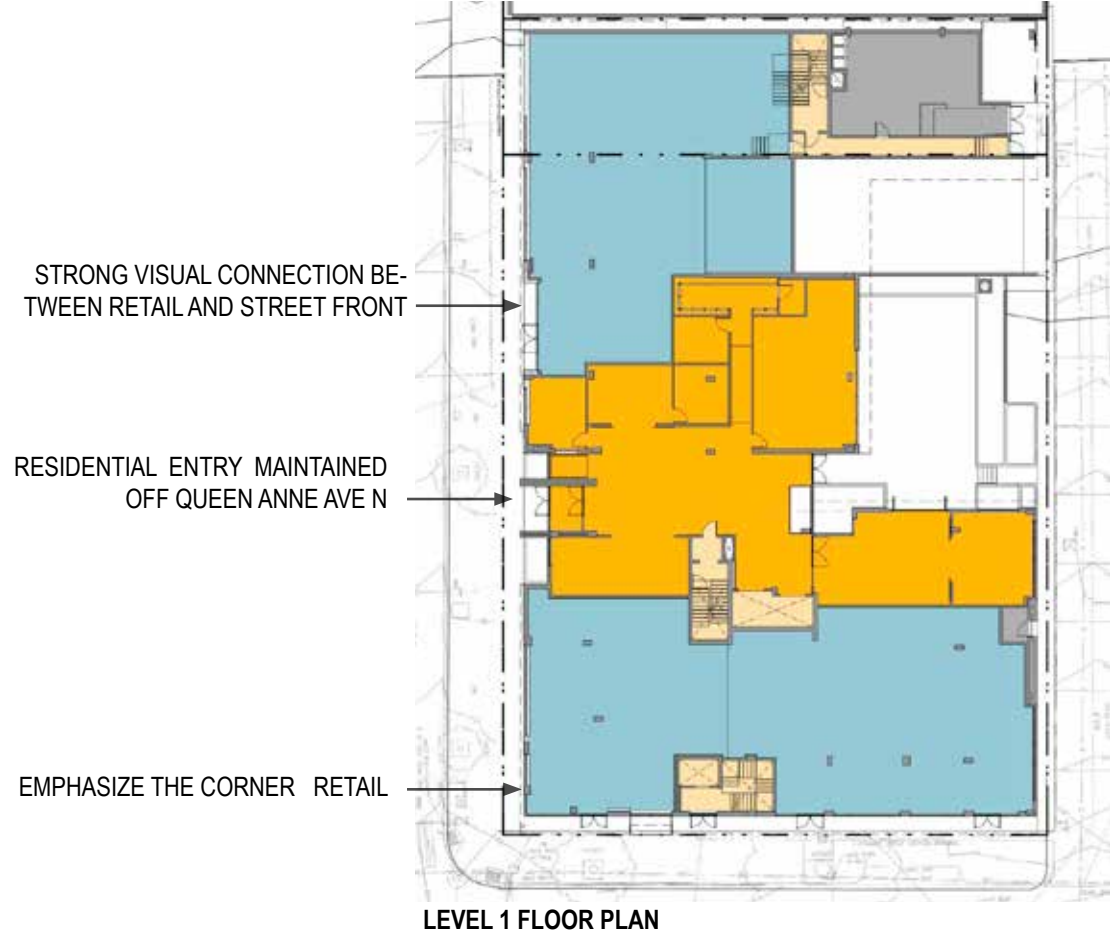
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SUMMARY OF PROPOSAL CHANGES

- ADDED NEW EMPHASIS TO THE CORNER MASSING WITH RECESSED VERTICAL SLOTS AND STRONG MATERIAL ARTIULATION WHILE STILE MAINTAINING A STRONG STREET EDGE.
- SIMPLIFIED AND REFINED THE ARTICULATION OF SECONDARY FEATURES SUCH AS WINDOWS AND ACCENT MATERIALS TO EMPHASIZE THE RECESSED BALCONIES AND CREATE A RHYTHM ALONG THE STREET FACADES.
- DEVELOPED THE MASS ALONG QUEEN ANNE AVE N TO RESPOND TO THE ADJACENT BUILDING CREATING A CONTINUITY OF MASS, SCALE AND RHYTHM ALONG THE STREET FRONT.
- DEVELOPED THE MASSING TO RESPOND TO THE COURTYARD BUILDING ALONG THE NORTH PROPERTY LINE.
- INCREASED THE DEPTH OF THE SIDEWALKS ALONG BOTH STREET FRONTS TO INCREASE THE AREA FOR PEDESTRIAN MOVEMENT.
- REORGANIZED THE RESIDENTIAL LOBBY TO BETTER RELATE TO THE EXTERIOR PLAZA BY CREATING A VISUAL LINK FROM THE MAIN ENTRY TO THE PLAZA AND ACTIVATING THE PLAZA BY PLACING THE MAIN AMENITY SPACES AROUND THE PLAZA CREATING BOTH VISUAL AND DIRECT CONNECTIONS TO THE EXTERIOR SPACE.
- HIGH QUALITY MATERIALS ARE USED THROUGHOUT THE BUILDING, INCLUDING BRICK, ARCHITECTURAL CONCRETE, ALUMINUM STOREFRONT, TEXTURED METAL PANELS, AND PARKLEX WOOD PANELS ALONG THE STREET LEVEL FACADES, ALONG WITH METAL CANOPIES WITH SYNTHETIC WOOD SOFFITS.
- CHANGED UPPER LEVEL LOFTS TO TWO LEVELS OF UNITS. HEIGHT AND SETBACKS REMAIN UNCHANGED
- SEATTLE CITY LIGHT SETBACK MASSING RESPONSE AT SE CORNER



SOUTHWEST PERSPECTIVE



NORTHWEST PERSPECTIVE

BOARD COMMENTS - ARCHITECTURAL CONCEPT:

- 1a** 1a: The Board questioned the design progression from context analysis to the preferred massing. The Board commented that a clear illustration of the architectural concept was not provided, and worried the project moved too quickly into thinking about the details of the building before solidifying the conceptual driver(s) for the project. The Board was concerned with how the project would progress without an underlying concept to anchor the design. (DC2 Architectural Concept)
- 1b** 1b: At the next meeting the Board expects to see strong parti/concept diagram, which addresses the guidance provided below and creates a clear framework that will anchor the project moving forward. (DC2 Architectural Concept)

RESPONSE: The project team reviewed the project's concept phase and worked to clarify the project's concept parti. Since the Early Design Guidance meeting, the surface parking lot site to the north was added to the project area, and the proposed massing expanded to the north creating a new zero lot line condition. A modified massing diagram based on the Option C scheme was developed and became the conceptual anchor for the further development of the building's placement on the site and relationship to its surrounding neighborhood. This parti, in combination with the Uptown and Seattle Design Guidelines and the Board comments, helped to form the framework for the underlining building concept; and provided the organization which resulted in the current design.

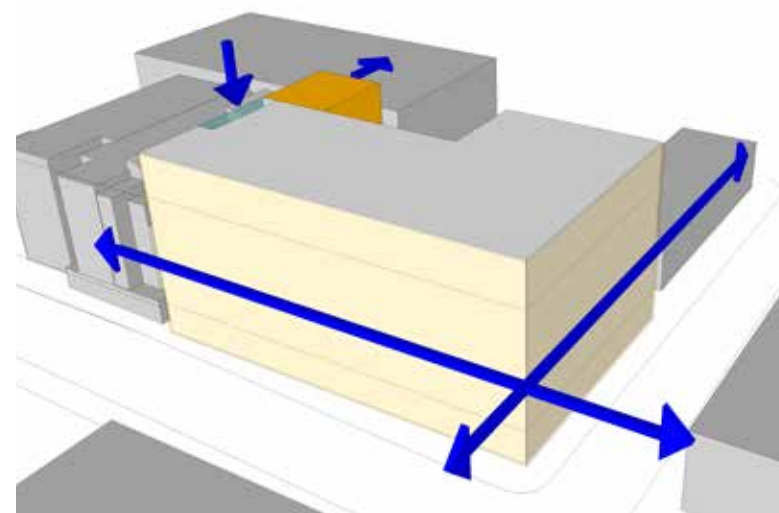
The refined parti diagram started with a simple form set to the urban edges of Queen Anne Ave N and Harrison Street. The northern portion of the mass was extended to match the depth of the adjacent building, and a notch was created to correspond with the northern building's courtyard. The mass was then divided into 3 horizontal segments, with the upper and lower segments being recessed along the two street fronts to provide for a distinct zoning of the mass and increased pedestrian space at street level. The recess at the upper levels is used to reduce the perceived building scale creating a massing relationship to the surrounding context. The upper section is also recessed along the northern property line to reduce the massing impact on the adjacent building. The middle section was then further defined by the use of vertical slots which subdivide the zone into clearly definable segments emphasizing connections between the levels, entry points, and corner elements. Lastly the residential entry and roof terrace are defined within the massing to highlight connections and links through the building and to surrounding views. Recessed deck elements are added to further articulate the middle zone creating modulation and rhythm along the street facades.



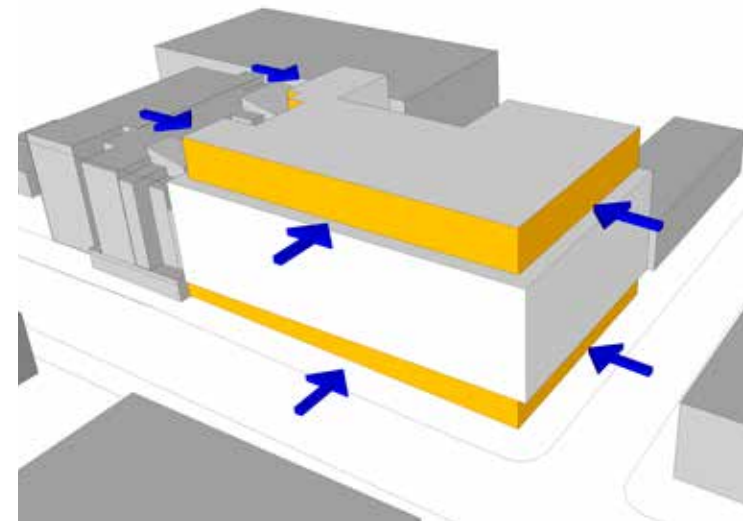
EDG MASSING DIAGRAM

1b URBAN EDGE

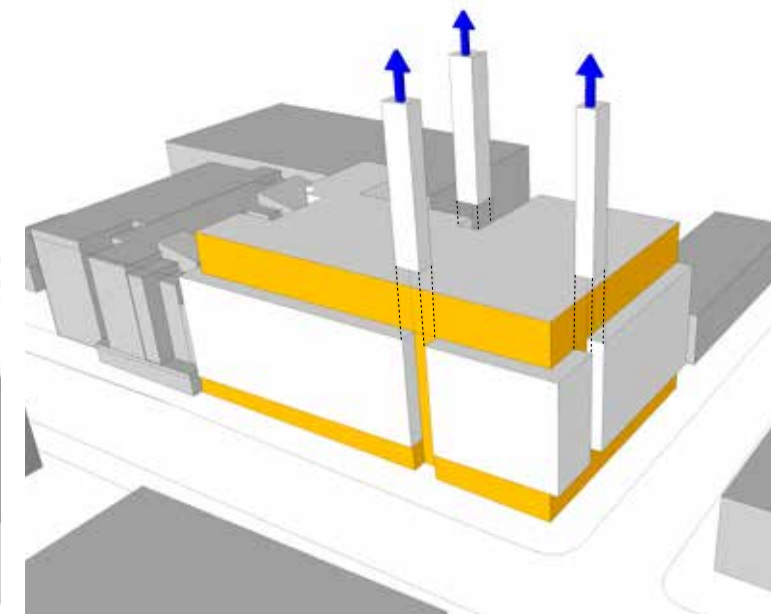
- THE MASSING ACTIVATES THE STREET EDGE WHILE RESPONDING TO THE ZERO LOT LINE CONDITION ALONG THE NORTH PROPERTY LINE
- THE MODULARITY OF THE BUILDING MASS FURTHER EMPHASIZES THE CORNER
- MATERIAL SELECTION AND ADDITIONAL SEGMENTATION OF THE MASS ENERGIZES PUBLIC SPACES



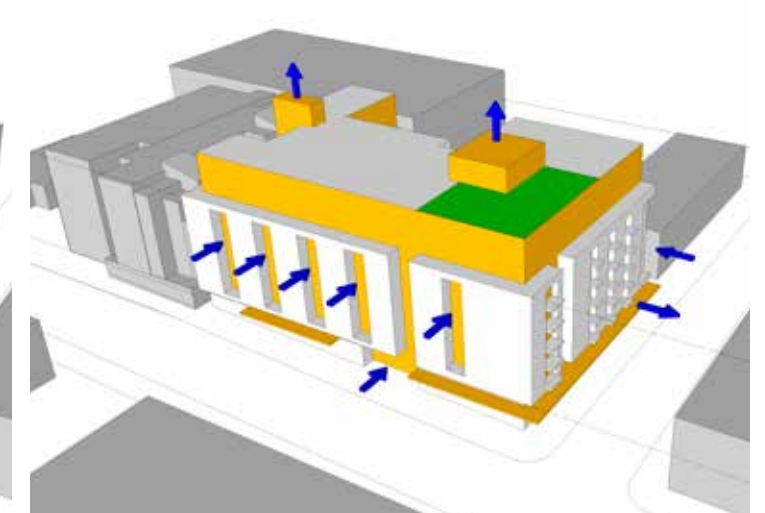
MAINTAIN THE URBAN EDGE
RESPECT THE NORTHERN NEIGHBOR



CREATE ACTIVE SPACE AT SIDEWALK
REDUCE PERCEIVED MASS AT UPPER FLOORS



ENHANCE STRONG PRESENCE AT CORNER
CONNECTION OF LEVELS



CREATE A FACADE RHYTHM
ENERGIZE THE ENTRY WITH MATERIAL SELECTION

1a ARCHITECTURAL CONCEPT DIAGRAM DEVELOPMENT

Queen Anne Ave

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BOARD COMMENTS - MASSING OPTIONS:

2a 2a: Option A. The Board acknowledged pulling back a portion of the massing along Queen Anne Avenue seemed to reduce the height bulk and scale impacts along the longer street frontage, as well as reducing height bulk and scale impacts along the narrower Queen Anne Ave N right-of-way. The Board supported the wider ground-level setbacks, upper level setbacks, location of the residential entry, and retail at the corner. (DC2-A-2. Reducing Perceived Mass)

RESPONSE: Although Option A was not selected, the proposal response looked at some of the merits of this diagram and the Board's comments by recessing the main street level façade an additional 1'-0" back from the 3'-6" required street ROW dedication, for a total minimum of 4'-5" additional width to the existing sidewalk (only 3'-6" proposed at EDG). The residential entry was further recessed, emphasizing its location within the Queen Anne Ave N façade.

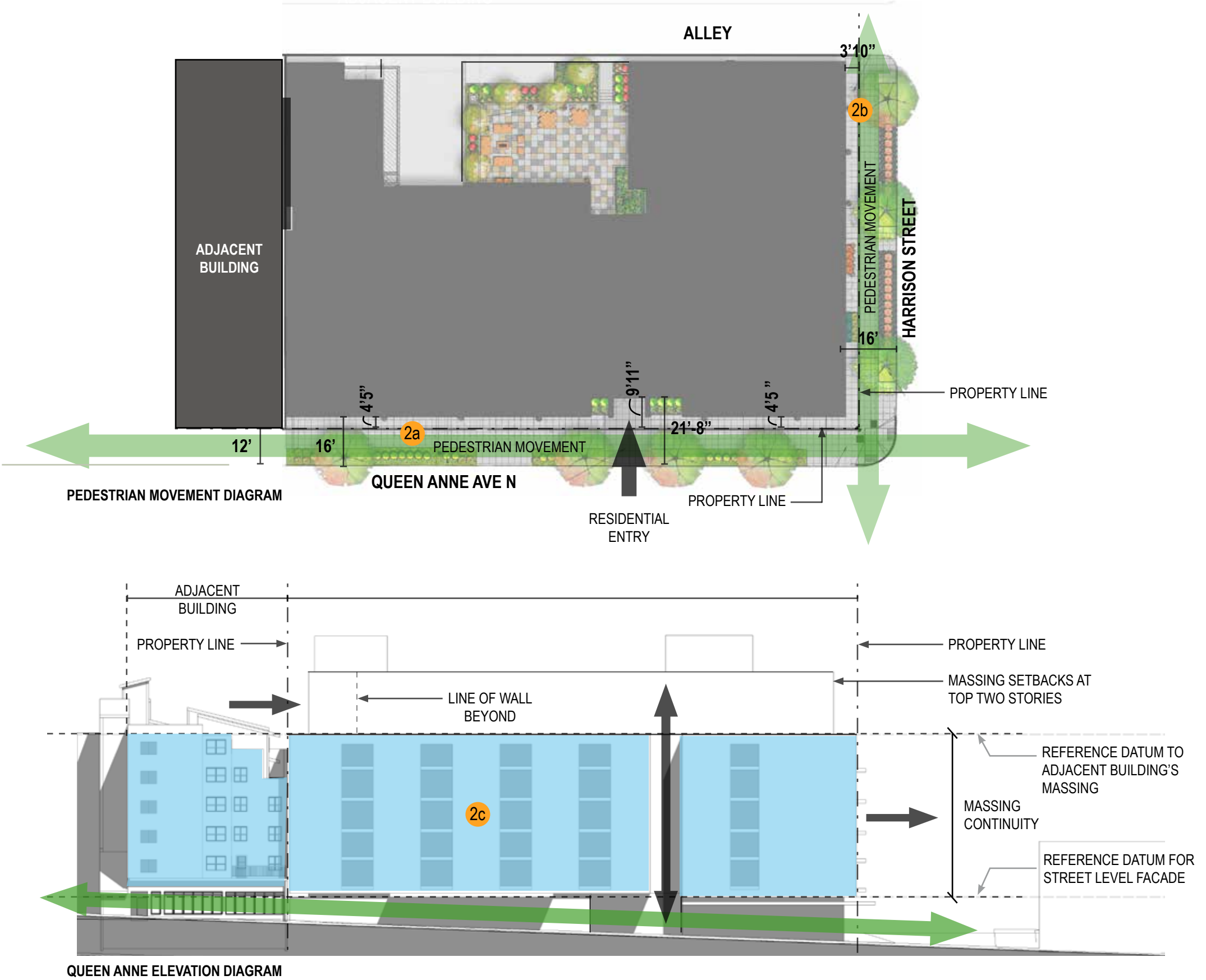
2b 2b: Option B. There was some support for pulling back massing along Harrison street to create a courtyard as shown on page 17 of the initial massing diagram. However, the final B massing form pushed back out to the street, contradicting this conceptual massing move, which supported the applicant's narrative for a pedestrian oriented response at street-level. The Board was less supportive of moving the lobby entry to Harrison Street. (PL1-3Pedestrian Volumes and Amenities)

RESPONSE: Although Option B was not selected, the proposal looked at the merits of this diagram and considered the Board's comments about the setback along Harrison St and responded by recessing the street level façade 3'-10" (an additional 2'-4" from proposed at EDG) back from the property line, increasing the sidewalk width as a move to increase the area allocated to pedestrian movement from Key Arena.

2c 2c: Option C. The Board acknowledged the merits in the L-shaped building response, which seemed the most historically appropriate response by creating a continuous street-wall. The Board supported the upper-level setbacks, location of residential entry and retail, and recessed balconies. (DC2-A Massing, CS3-A Emphasizing Positive Neighborhood Attributes)

RESPONSE: The revised Option C concept maintains the historic street-wall concept while also responding to the scale and massing of the new adjacent building condition. Setbacks were maintained at the upper floor level to help reduce the overall building mass, the middle section maintains the historic street wall nature of the Uptown neighborhood, and the street level façades recess providing for increased pedestrian movement and interactions. Additional upper level setbacks were introduced along the northern property line to reduce the massing impact on the adjacent building's internal courtyard.

DESIGN RESPONSE: MASSING OPTIONS



BOARD COMMENTS - MASSING OPTIONS:

- 2d. Board Supported Option. After a thoughtful discussion, the Board voted 3-1 to move the project forward with Option C and provided the following guidance:
- i. Maintain the upper level setbacks along Harrison St and Queen Anne Ave N. (DC2-A Massing)

RESPONSE: Upper level setbacks along both street facades are provide as well as along the interior lot lineto the North.

- ii. The Board supported the residential lobby on Queen Anne Ave N. (PL3-A Entries)

RESPONSE: Residential Lobby remains on Queen Anne Ave N. The entry use is recessed at the street level. The recess has a direct relationship with the “vertical slot” in the main tower massing of the building, reinforcing the entry location within the project.

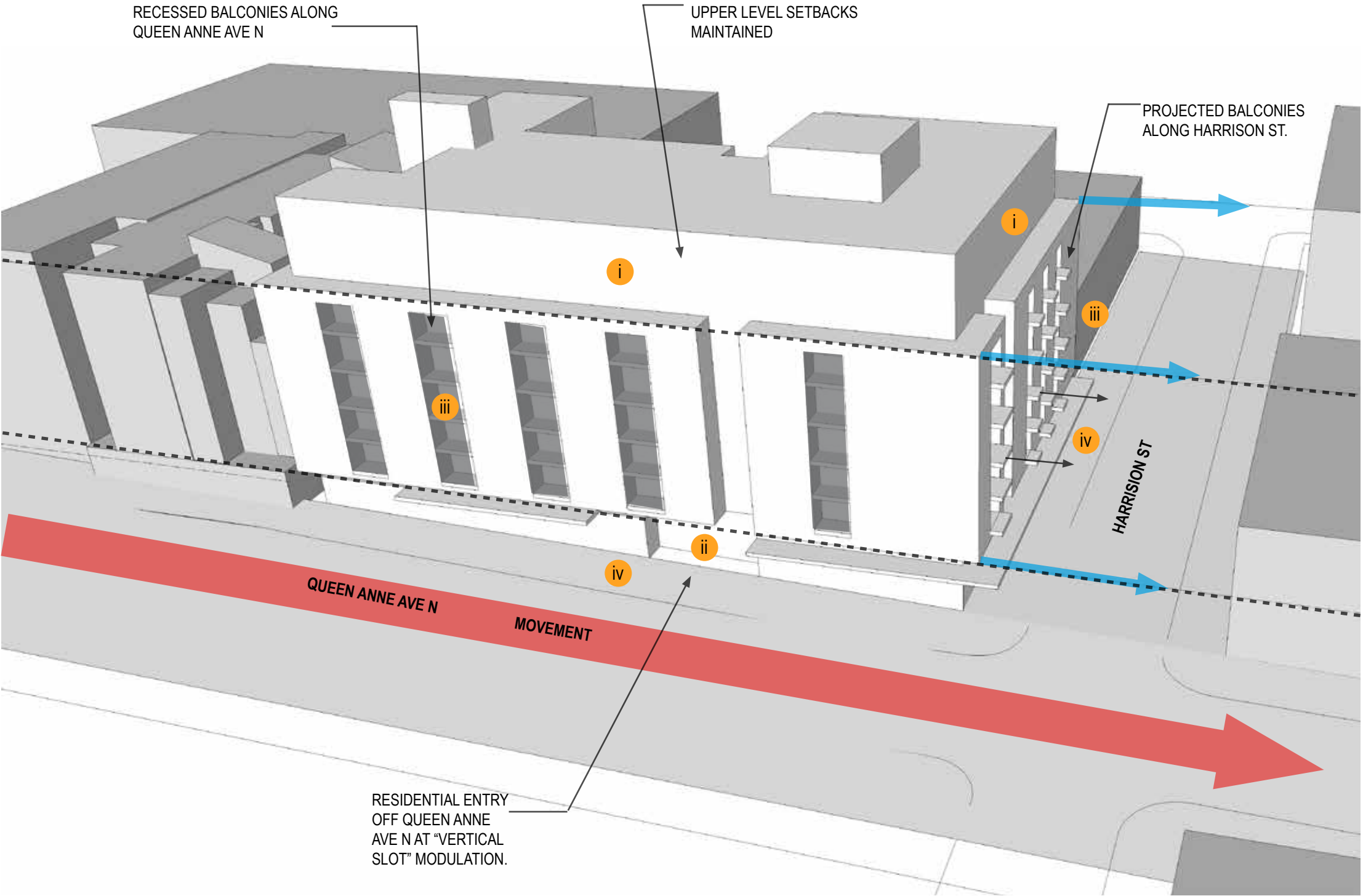
- iii. Regarding the balconies, the Board noted they could be supportive of street projecting balconies on one façade and recessed balconies on another façade, so long as there is consistency in concept and a clear relationship between the two. Balconies should read as an actual modulation element, a legible void, as shown in the massing diagrams. The Board noted the recessed expression as critical to establishing the rhythm along the Queen Anne Ave N façade as illustrated by the diagrams, rather than the sketch which filled the void and diminished this expression. (CS2-D Height, Bulk, and Scale, DC2-A-2. Reducing Perceived Mass, DC2-B-1. Façade Composition)

RESPONSE: The building responds to the slope and high traffic movement down Queen Anne Ave N. Recessed balcony slots are used to create a rhythm along Queen Anne but also to give a sense of protection and separation from the high traffic and noise of the street. Where as along the quieter Harrison Street both the middle mass and balconies cantilever out over the sidewalk as if they are slipping down the hill, responding to the movement on Queen Anne. In both cases, the accent material and window alignment are simplified creating a clear rhythm along the street frontage and emphasizing the “void”. The voids created by the balconies read as part of this modulation providing shadow, rhythm and depth within the facades.

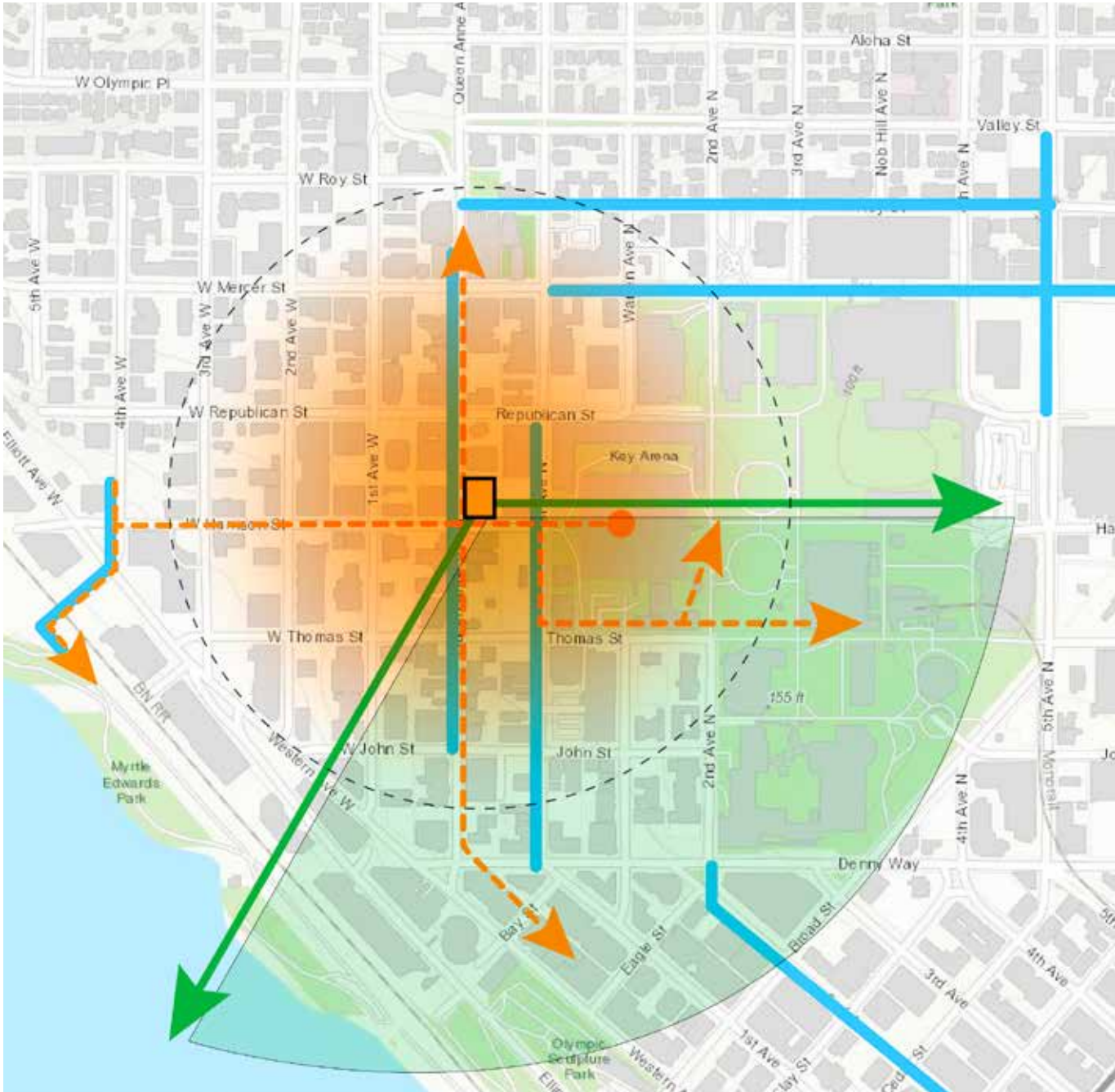
- iv. The Board was concerned with the setbacks provided at street-level in Option C, as the reduced setback seemed to contradict the design team’s focus on accommodating event day pedestrian traffic resulting from Key Arena activities. The Board noted setbacks in Options A and B were more consistent with this concept. At the next meeting, the Board would like to see studies of how the design would provide greater space along the street for retail and pedestrians through increased setbacks or other moves. In addition, the Board would like information further documenting the anticipated increase in pedestrian volumes. (PL1-3Pedestrian Volumes and Amenities)

RESPONSE: The setbacks of both street level façades has been increase creating about a 16’ deep sidewalk area along both streets. This area will include street trees, planting strips, raised planters and wide walking areas. Large canopies provide weather protection along most of the street front facade. Please refer to sheet 14 for a study analysis of the anticipated urban foot traffic routes and mass transit opportunities.

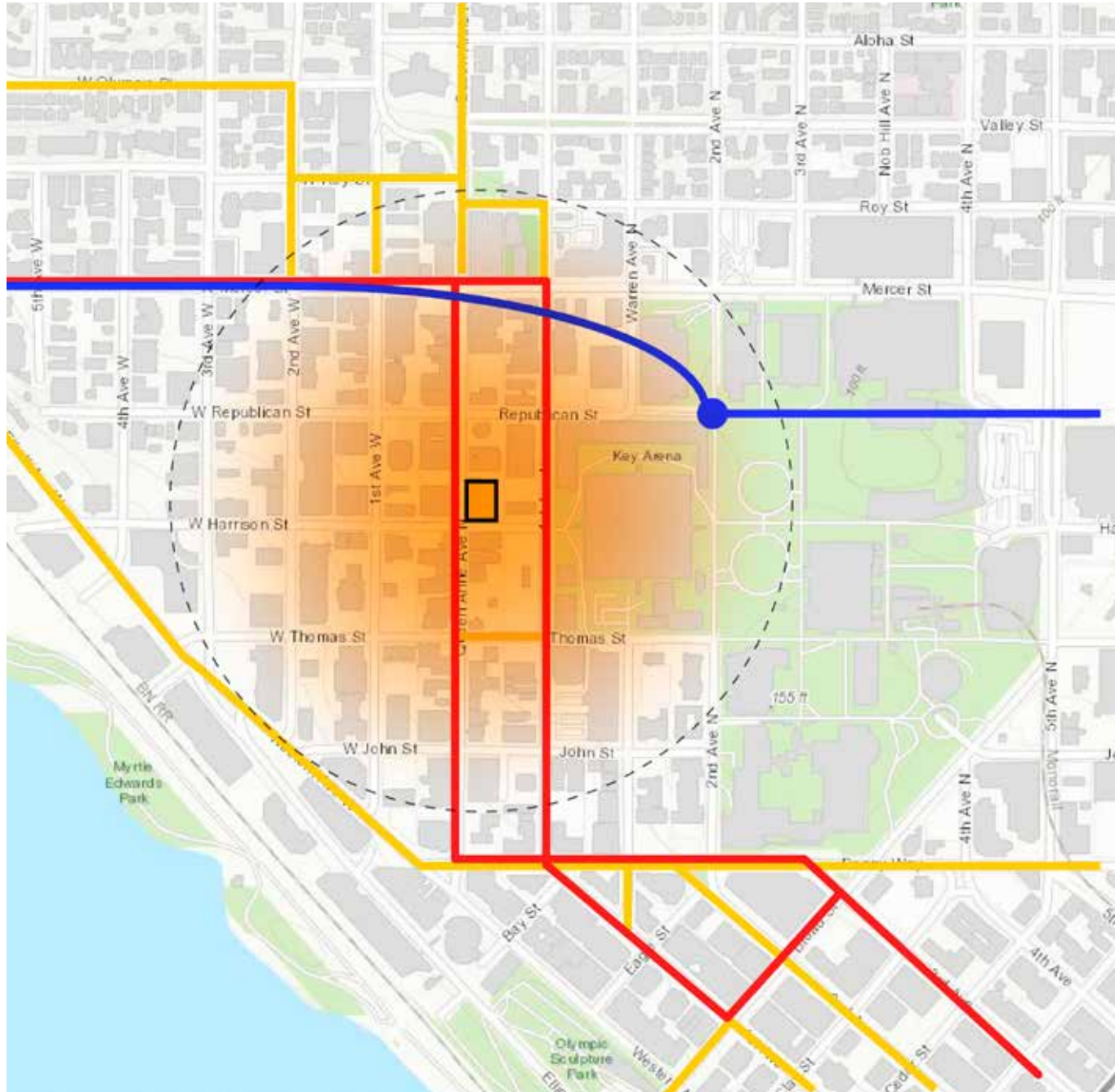
DESIGN RESPONSE: MASSING OPTIONS



- PEDESTRIAN ROUTES
- DESIGNATED BIKE LANES
- VIEW CORRIDOR
- 10 MINUTE WALK RADIUS



- FUTURE LIGHT RAIL (2035)
- BUS ROUTES
- RAPID RIDE
- 10 MINUTE WALK RADIUS



BOARD COMMENTS - MASSING OPTIONS:

V v. The Board expects to see high quality materials and detailing applied to the entire building, especially at the street-level.
(DC2-D Scale and Texture)

RESPONSE: Brick, architectural grade concrete, aluminum storefront, textured metal panels and Parklex wood paneling are proposed for the exterior finishes along the street-level facades, along with metal canopies with synthetic wood soffits. The upper levels are proposing large glazing areas, painted cement board panels, synthetic wood accent boards, painted metal and glass railings, and large windows. Special attention will be given to panel reveals details and material transitions, especially at the corner massing.



ACTIVE RETAIL



METAL AND GLASS BALCONIES

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



PERSPECTIVE OF CORNER MASSING AND ARTICULATION

400 QUEEN ANNE LP

DESIGN RESPONSE: MASSING OPTIONS



BRICK AND CONCRETE ELEMENTS



TEXTURED METAL PANELS AT STREET-LEVEL



CANOPY DETAILING AND STOREFRONT

Recommendation
April 2020

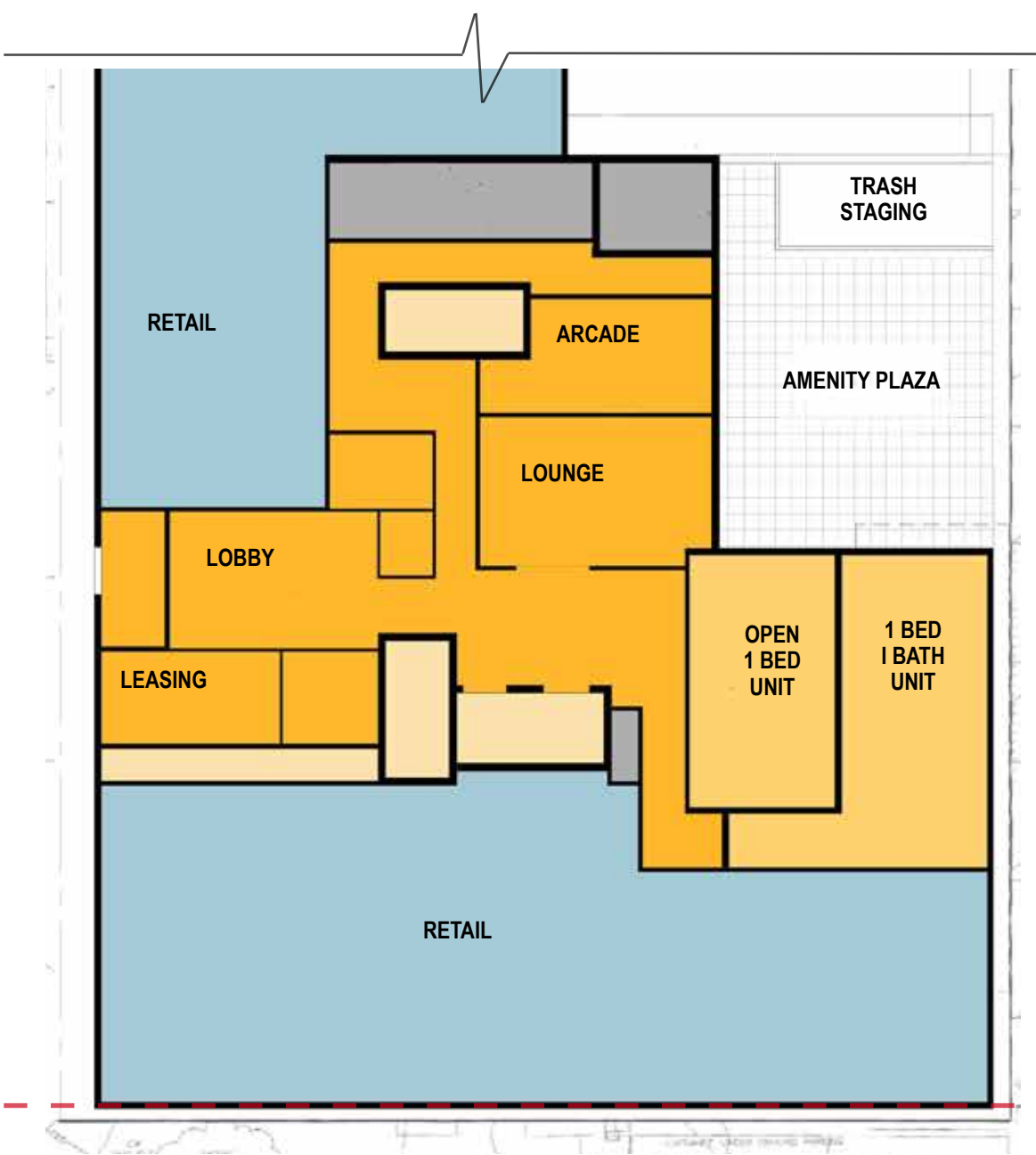
BOARD COMMENTS - MASSING OPTIONS:

vi. The Board was concerned with the lack of light into the proposed amenity space resulting from the location at ground floor and tucked between tall walls. The Board was also concerned with the proximity of the amenity area to the trash area. At Recommendation stage of review, the Board expects to see a study of other locations (especially if this was a code required amenity meant to be a habitable area for residents); design strategies to create a lively, pleasant space; and consideration of the interior/exterior relationships of the amenity and ground floor uses. The Board suggested a connection from the amenity space to the lobby if feasible. (DC3-A-1. Interior/Exterior Fit, PL1-C-1. Selecting Activity Areas, CS1-B-2. Daylight and Shading)

RESPONSE: Special attention was given to the development of the residential entry, lobby, and amenity spaces. The main entry off Queen Anne Ave N was shifted to the north in order to provide a clear visual connection through the lobby to the exterior plaza on the east side of the building. The residential units that were located at level 1 were removed, and the exterior plaza area is surrounded by the fitness room and lounge. The main lobby and the lounge will have direct access to the plaza area, making it an extension of the interior spaces and activities. The trash staging area was shifted to the north and is buffered from the common area with stepped concrete planters and a metal fence element with textured panel accents.

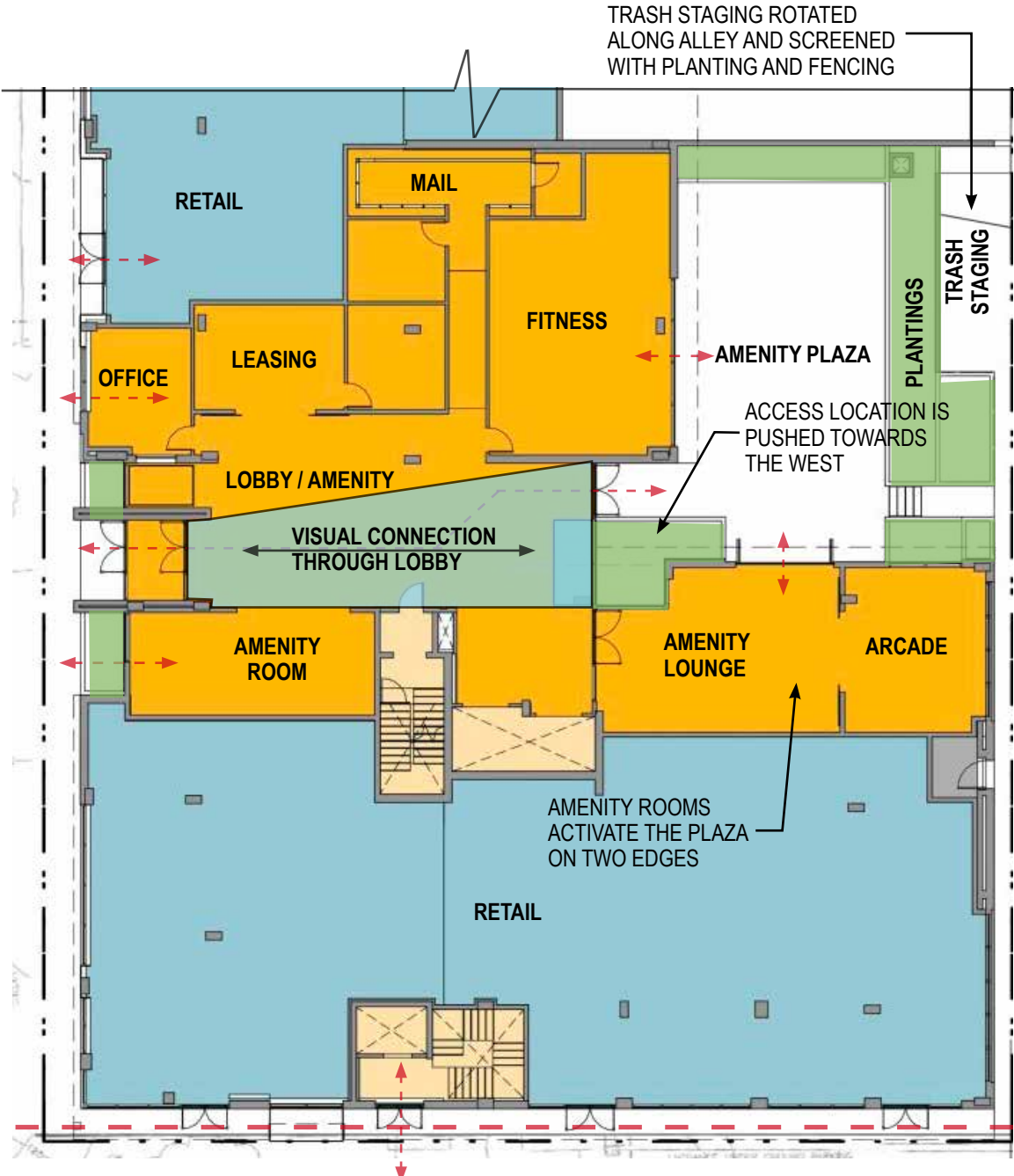
vii. The Board expects to see further development of the east blank wall condition at the next meeting. The Board commented this wall would be very visible and warranted further study including breaking up the mass and/or integrating glazing where feasible (perhaps down the hallway). (DC2-B-2. Blank Walls)

RESPONSE: The north blank wall has become a zero lot line condition with the addition of the northern lot. Where visible, the north wall is treated with both material variations and changes in the plane to provide some visual interest and continuity in design concept established on the other facades. The blank wall condition is minimized by matching the adjacent building blank wall existing conditions and with upper level setbacks to the massing.



EDG MEETING: LEVEL 1 PLAN

DESIGN RESPONSE: MASSING OPTIONS

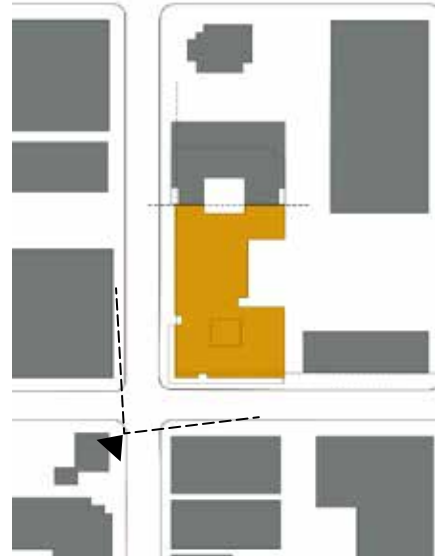


vi RECOMMENDATION MEETING: LEVEL 1 PLAN

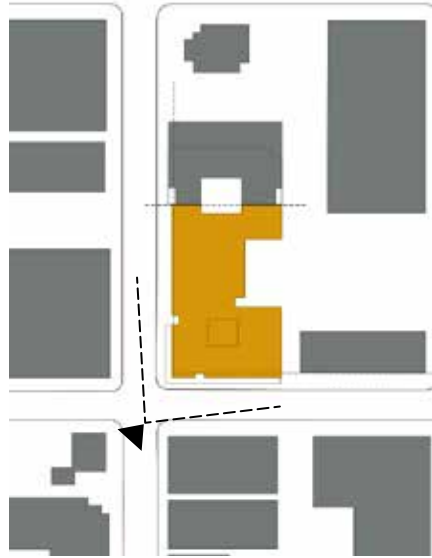
- Changes from EDG:
- Added recessed lobby entry at Queen Anne Ave N to emphasis location
 - Established a direct visual connection between street entry and plaza access through the lobby space
 - Shifted amenity plaza access wall massing West to shorten the distance between street and plaza entry points, pushing residential program uses North and South of the lobby area.
 - Removed ground level residential units which were de-emphasizing the common use of the plaza space
 - Added amenity rooms with direct exterior access, creating engaging active areas on two sides of the plaza.
 - Rotated the trash staging area and provided planter buffers and metal fencing with textured panel accents.

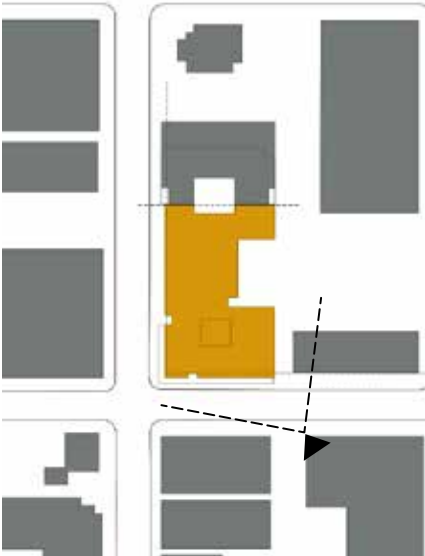


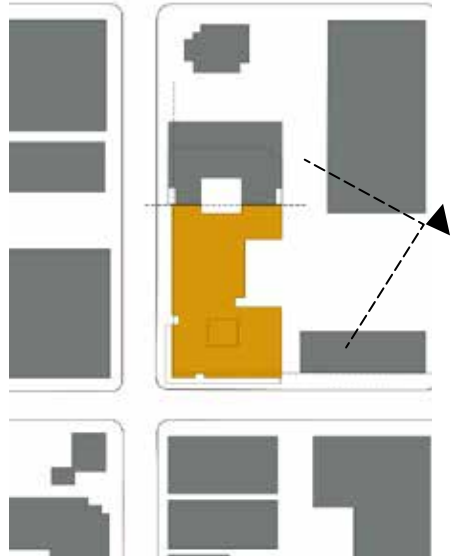












LEGEND

- AMENITY
- RESIDENTIAL
- CIRCULATION
- COMMERCIAL
- UTILITY

PLANS



LEGEND

AMENITY

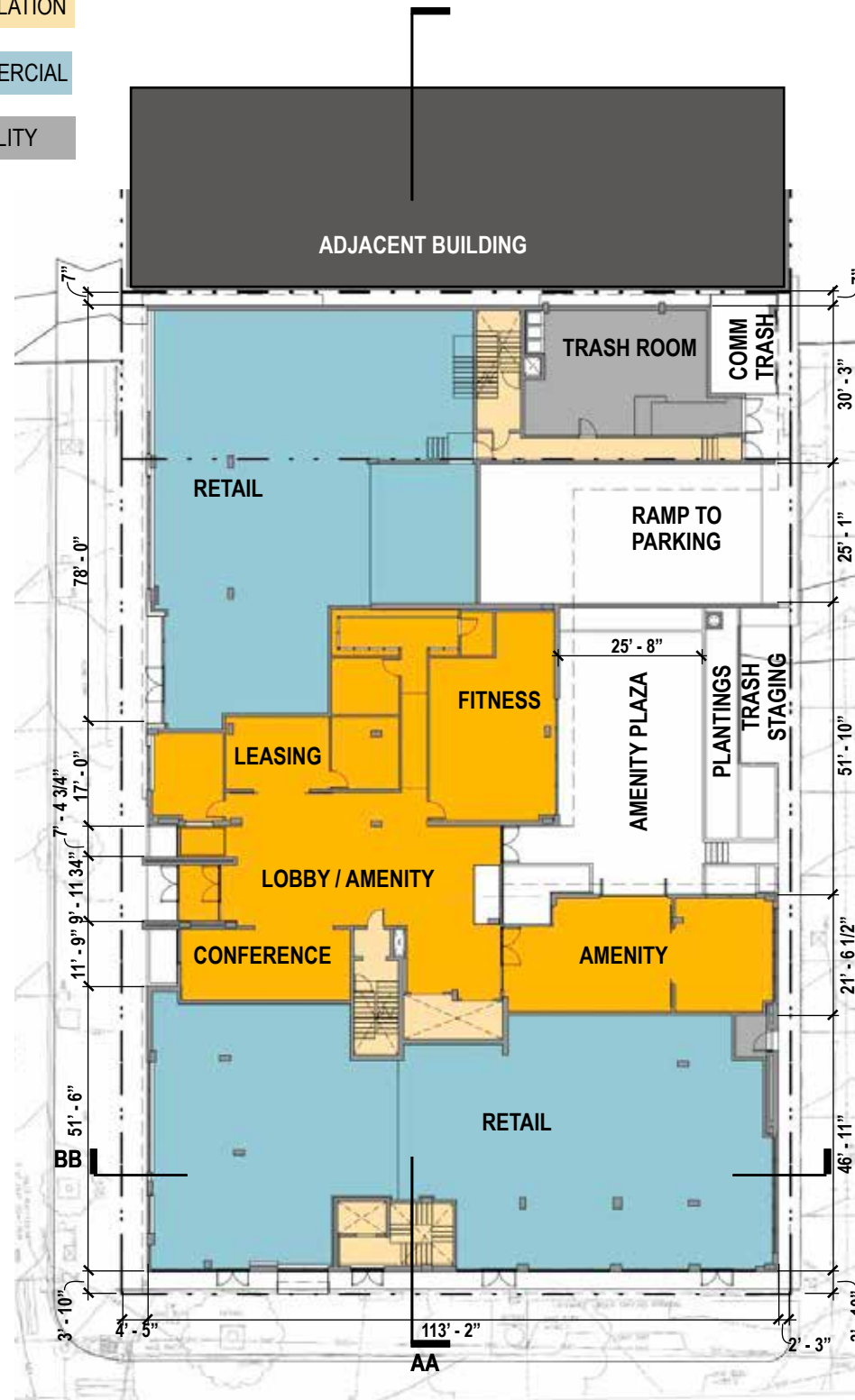
RESIDENTIAL

CIRCULATION

COMMERCIAL

UTILITY

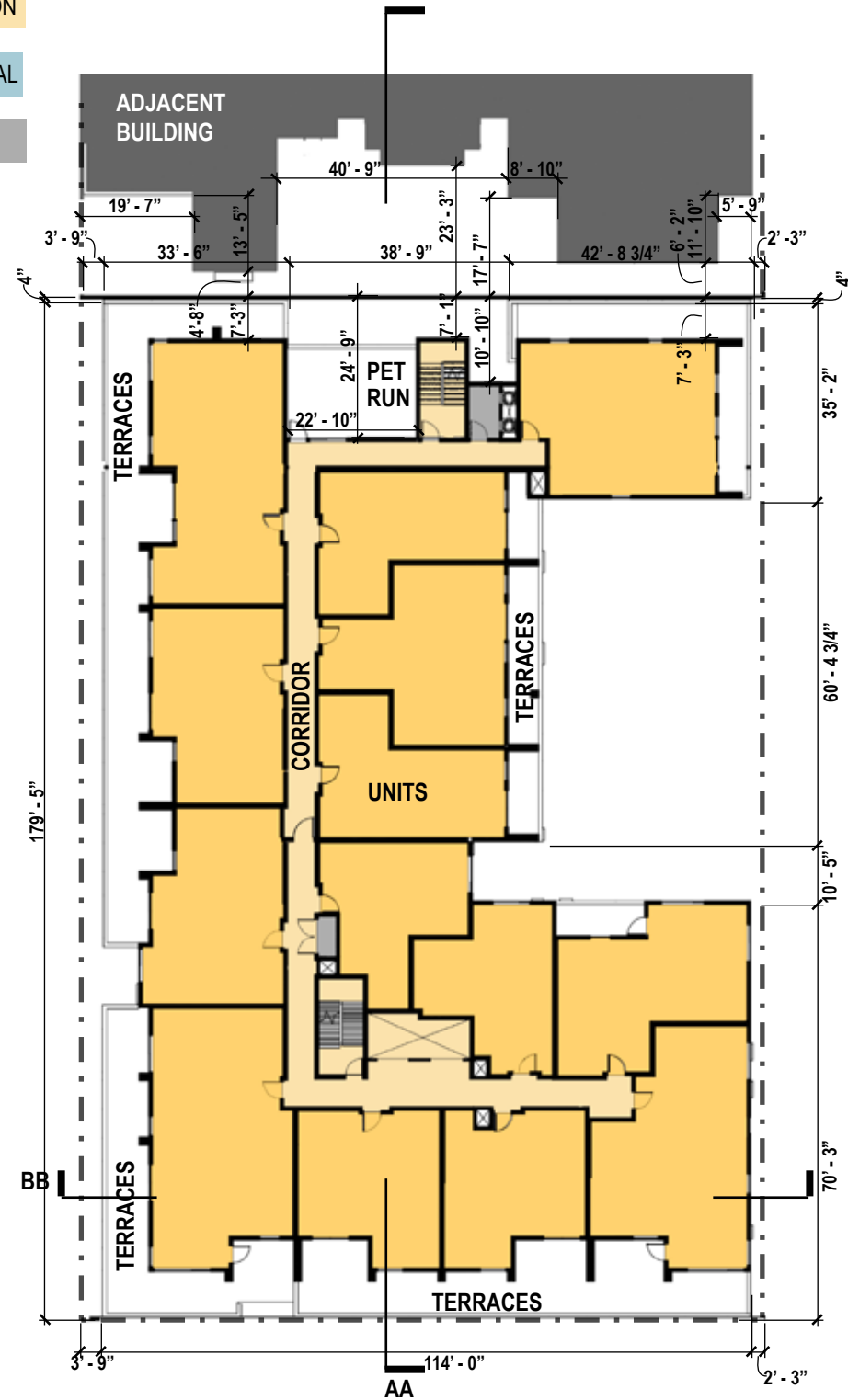
PLANS



LEGEND

- AMENITY
- RESIDENTIAL
- CIRCULATION
- COMMERCIAL
- UTILITY

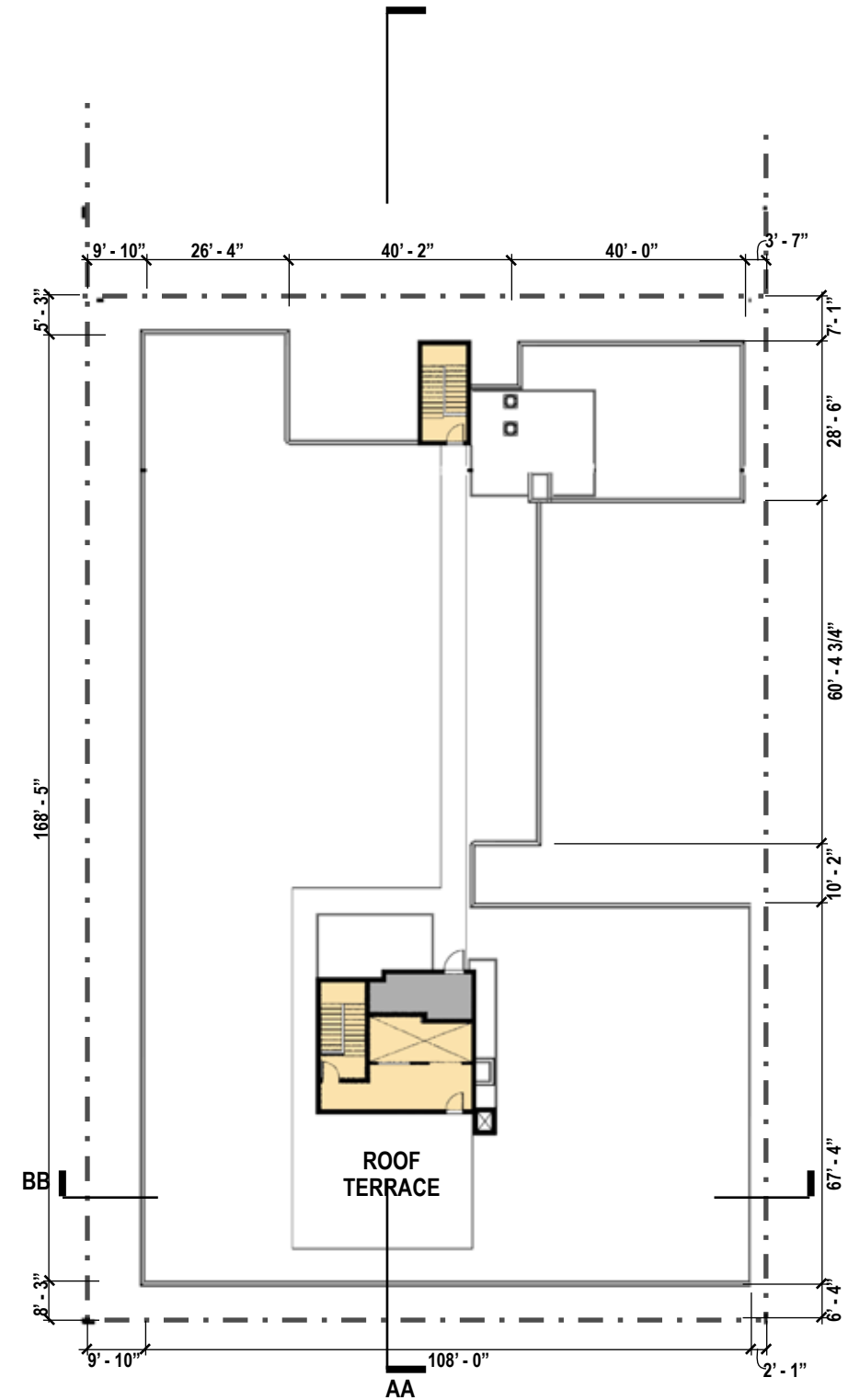
PLANS



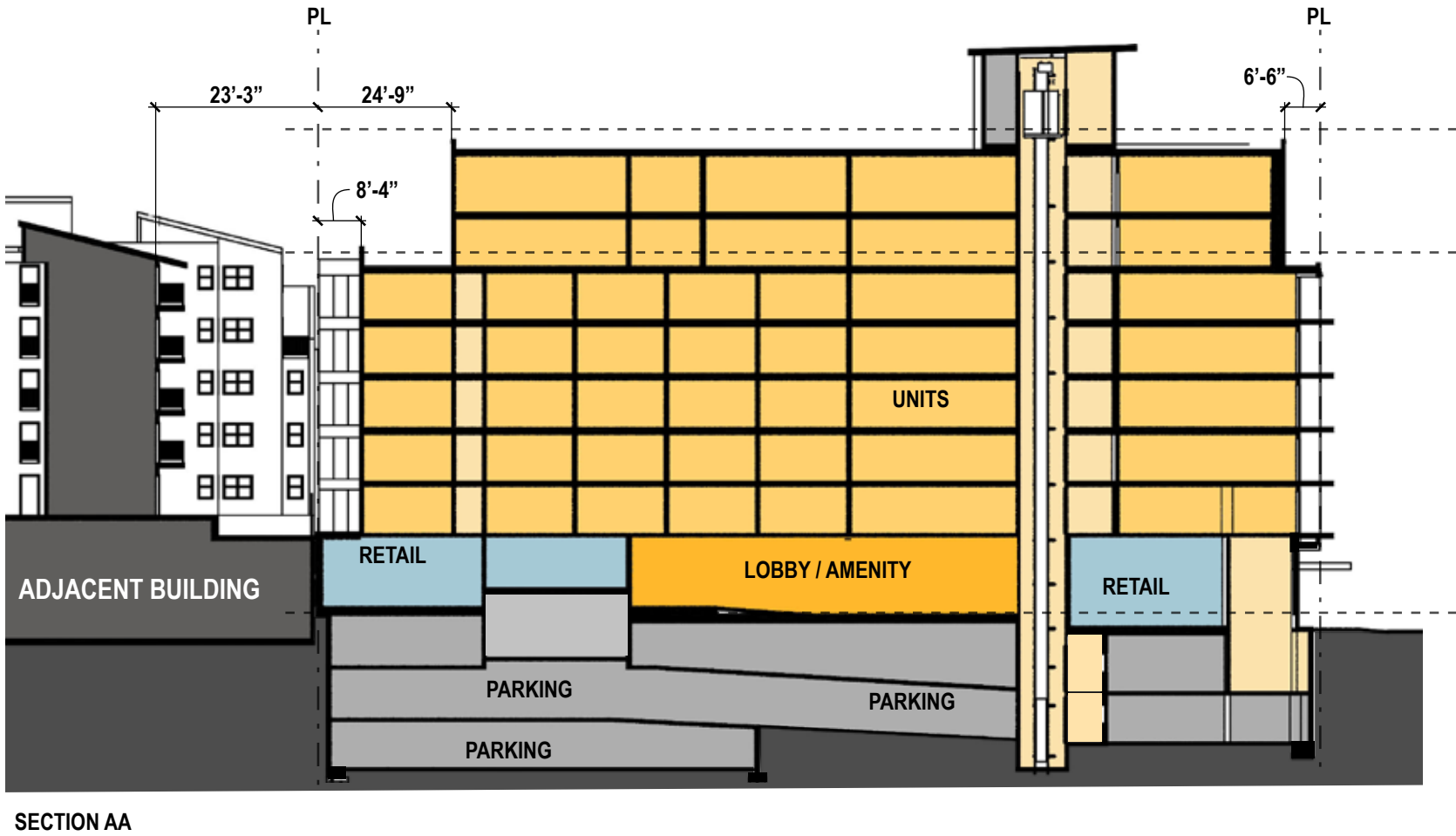
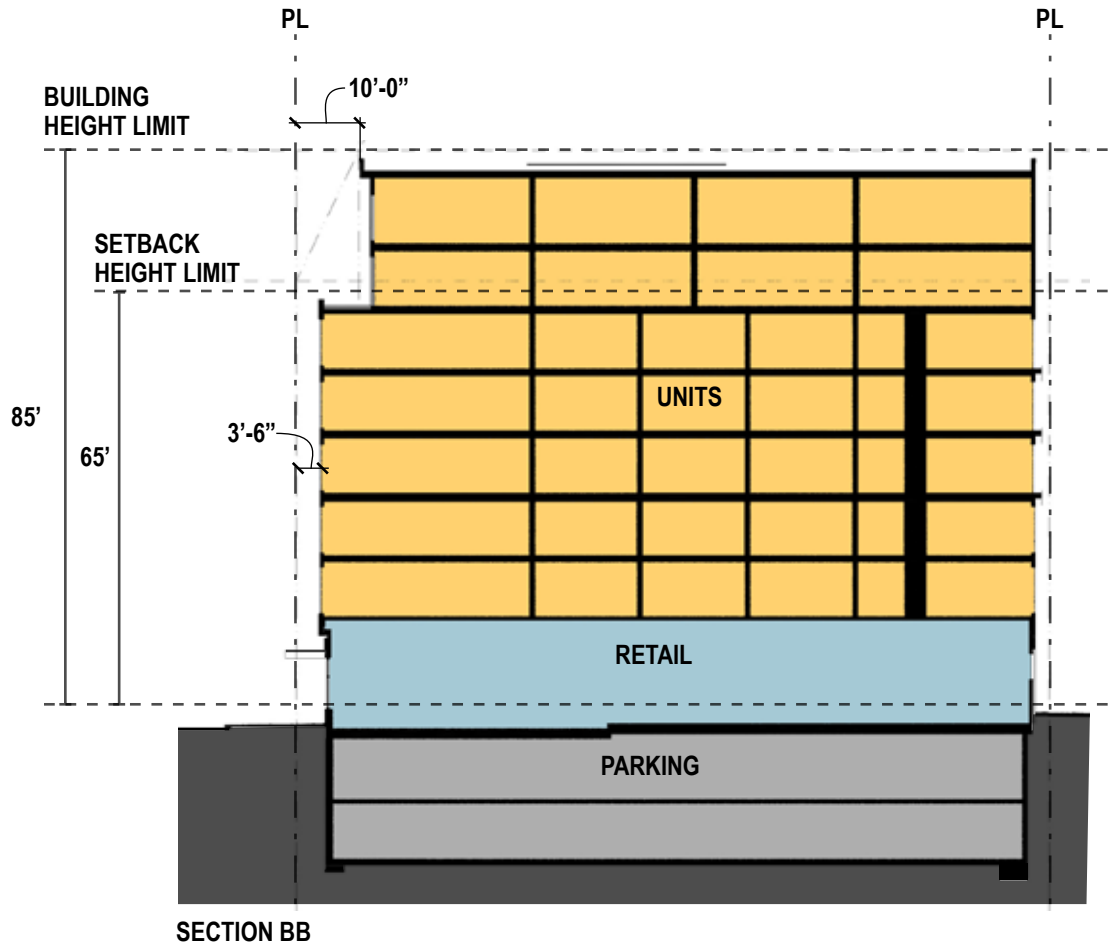
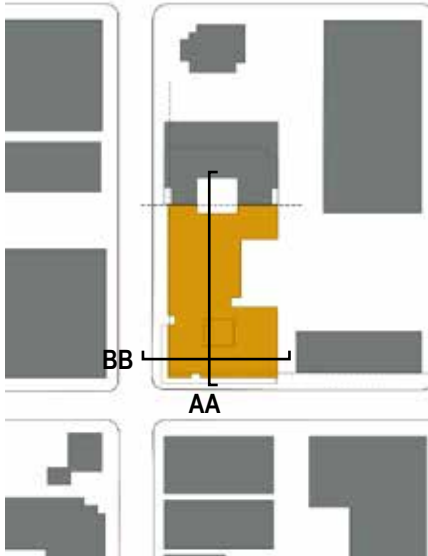
LEVEL 7 FLOOR PLAN



LEVEL 8 FLOOR PLAN



ROOF PLAN







COURTYARD PLAN ENLARGEMENT



ROOFTOP PLAN ENLARGEMENT

CANDIDATE PLANT IMAGES



FERNLEAF FULL MOON MAPLE



AMERICAN SYCAMORE



KOREAN BOXWOOD



NEW ZEALAND FLAX



PRAIRIE FIRE SEDGE



WESTERN SWORD FERN



CREEPING JENNY



HOSTA



HICKS YEW



KELSEYI DOGWOOD



TUFTED HAIR GRASS



FIREPOWER NANDINA



BLACK MONDO GRASS



GULF STREAM HEAVENLY BAMBOO



LEMON LIME NANDINA

PLANT SCHEDULE					
TREES	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	
5	BETULA NIGRA "LITTLE KING" TM / FOX VALLEY BIRCH	B & B	2" CAL.		
5	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	2" CAL.		
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING
36	BUXUS MICROPHYLLA KOREANA / KOREAN BOXWOOD	5 GAL		30"	o.c.
82	CAREX TESTACEA "PRAIRIE FIRE" / PRAIRIE FIRE SEDGE	1 GAL		24"	o.c.
16	CORNUS SERICEA "KELSEYI" / KELSEYI DOGWOOD	2 GAL		30"	o.c.
18	DESCHAMPSIA DESPITOSA / TUFTED HAIR GRASS	5 GAL		36"	o.c.
7	DIANELLA TASMANICA "VARIEGATA" / VARIEGATED FLAX LILY	2 GAL		18"	o.c.
18	HOSTA FORTUNEI "AUREOMARGINATA" / HOSTA	5 GAL		30"	o.c.
18	LIRIOPE MUSCARI "SUPER BLUE" / SUPER BLUE LIRIOPE	4"POT		12"	o.c.
24	NANDINA DOMESTICA "FIRE POWER" / FIREPOWER NANDINA	5 GAL		30"	o.c.
22	NANDINA DOMESTICA "GULF STREAM" / HEAVENLY BAMBOO	5 GAL		30"	o.c.
24	NANDINA DOMESTICA "LEMON LIME" / LEMON LIME NANDINA	5 GAL		30"	o.c.
136	OPHIOPOGON PLANISCAPUS "NIGRESCENS" / BLACK MONDO GRASS	4" POT		12"	o.c.
7	PHORMIUM TENAX / NEW ZEALAND FLAX	2 GAL		18"	o.c.
19	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	2 GAL		36"	o.c.
3	TAXUS X MEDIA "HICKSI" / HICKS YEW	5 GAL		42"	o.c.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING
358	LYSMACHIA NUMMULARIA / CREEPING JENNY	4"POT		18"	o.c.

LANDSCAPE PLAN AND CONCEPTS



PAVEMENT SCORING PATTERNS



PEDESTAL PAVERS



WOOD BOARDWALK



STRING LIGHTING OVER DECK



FIRE TABLE SEATING



PLANTER POTS



RECTANGLE PLANTER



MASSING RESPONSE

Between EDG and Recommendation, the project was able to incorporate an isolated 30' width parcel into the overall project development. This eliminates the “missing tooth” in the streetscape and eliminates the exposed blank wall conditions of the EDG proposed massing and the ones flanking the existing adjacent building’s courtyard.

The Recommendation proposal responds to the adjacent six-story building condition by taking the following into account:

A BLANK WALLS

The existing adjacent building has two blank wall segments flanking the opening to a level 2 courtyard. The blank walls consist of angled “fins” that overlaps a portion of their courtyard open space. The project proposes to locate blank walls approximately at the same location as the existing blank walls while maintaining a consistent vertical edge to the massing. The Eastern “fin” is entirely covered by the proposed massing. The Western “fin” is left partially exposed to proposed project’s massing recess.

B NORTH FACADE RECESS AT COURTYARD

The existing building has a South facing courtyard at level 2. The project proposes a massing setback within the North facing facade that relates to the neighbor’s courtyard in plan. A 8’-4” setback is provided at levels 2-6. Where the proposed building’s height exceeds the adjacent building at levels 7 and 8, the setback increases to 24’-9”.

C UPPER LEVEL SETBACKS

The existing building is six-stories. In order to reduce perceived massing, the upper stories of levels 7 and 8 of the proposed development are setback from the Northern property line by 7’-3” at the West and East ends (the center of the massing is pulled back further as discussed above). This also allows light and air to the existing buildings upper level deck locations. The existing building upper stories have a very eclectic form, with varied sloped roofs, deck locations, and random modulations. The upper level setbacks proposed are consistent with the project’s overall concept while allowing visual space between the clean and clear massing of the proposed project and the whimsical composition of the adjacent building.

D OFFSET WINDOWS FOR PRIVACY

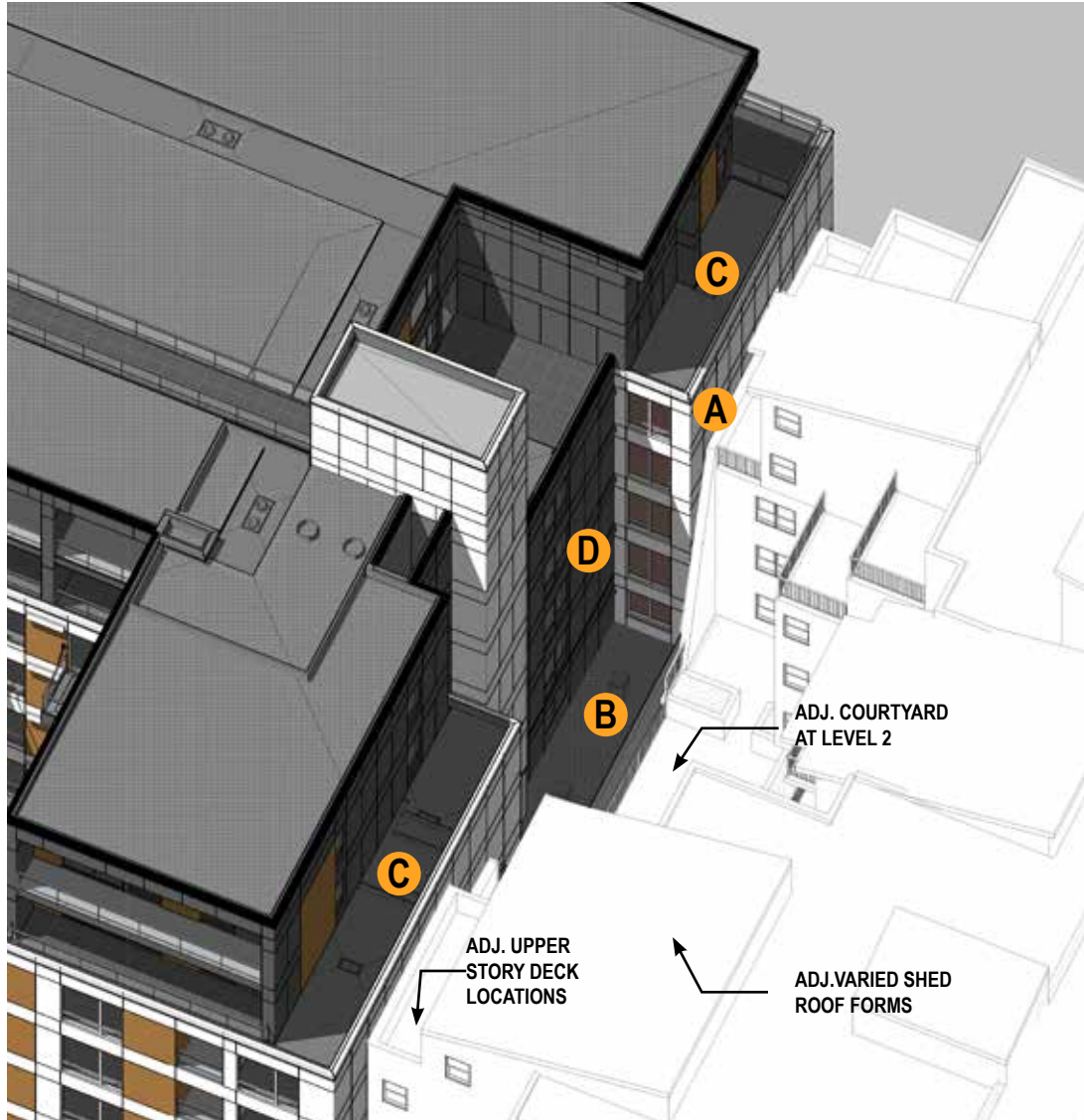
Care was taken to locate windows in offset locations from the adjacent building to ensure privacy to the units and outdoor deck areas. The proposed buildings primarily face West and East. Please see the Privacy Study on the next sheet.

E QUEEN ANNE STREET WALL

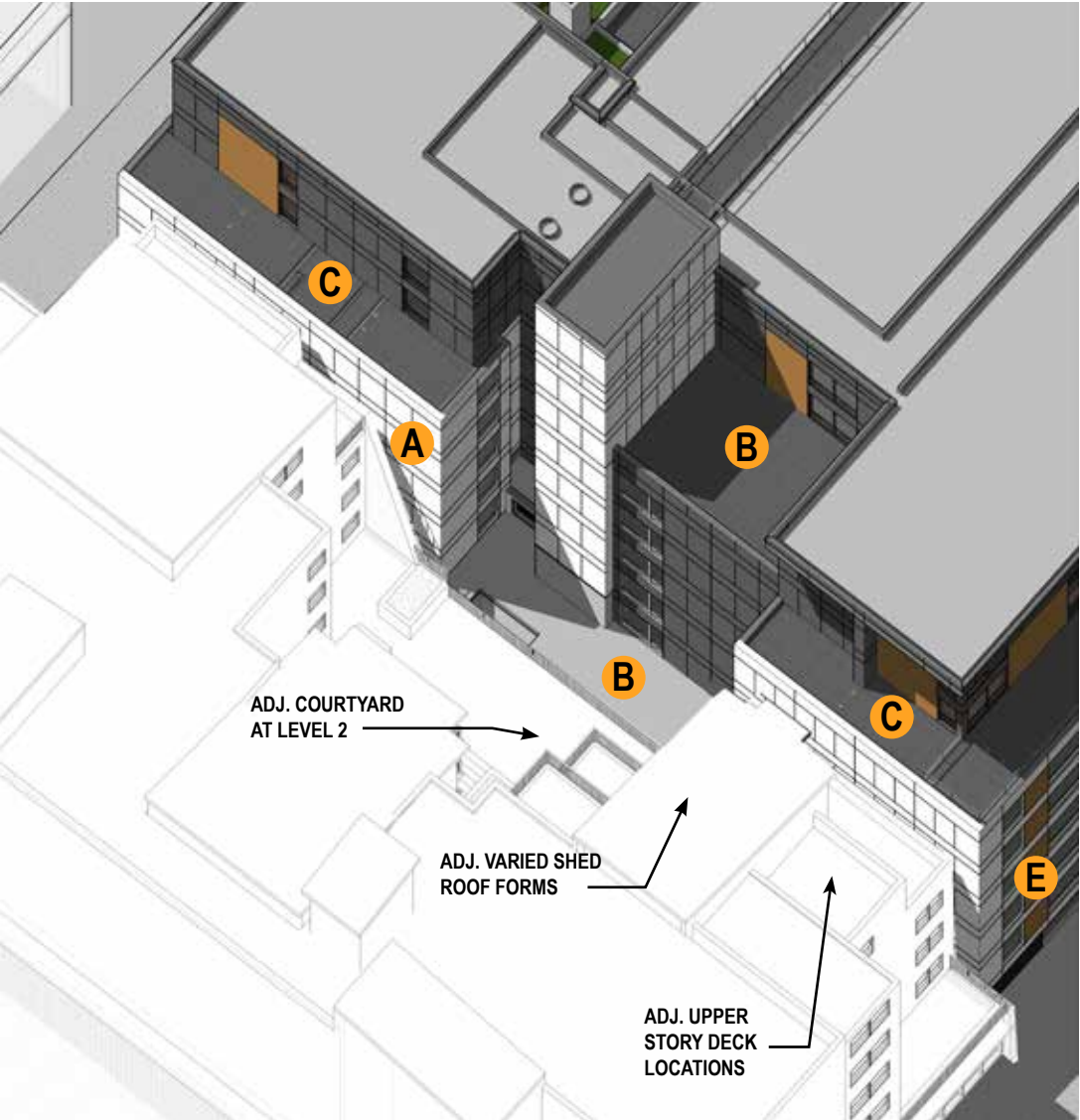
The existing building has a Queen Anne Ave N setback, as well as varied horizontal datum lines at the roof line. The project elects to maintain a clear and consistent street-wall concept up to the property-line. The upper level setback along Queen Anne Ave N and the interior lot line are set approximately to one of the datums set by the adjacent building.



ADJACENT BUILDING’S SOUTH ELEVATION



BIRD’S EYE PERSPECTIVE: FROM ALLEY

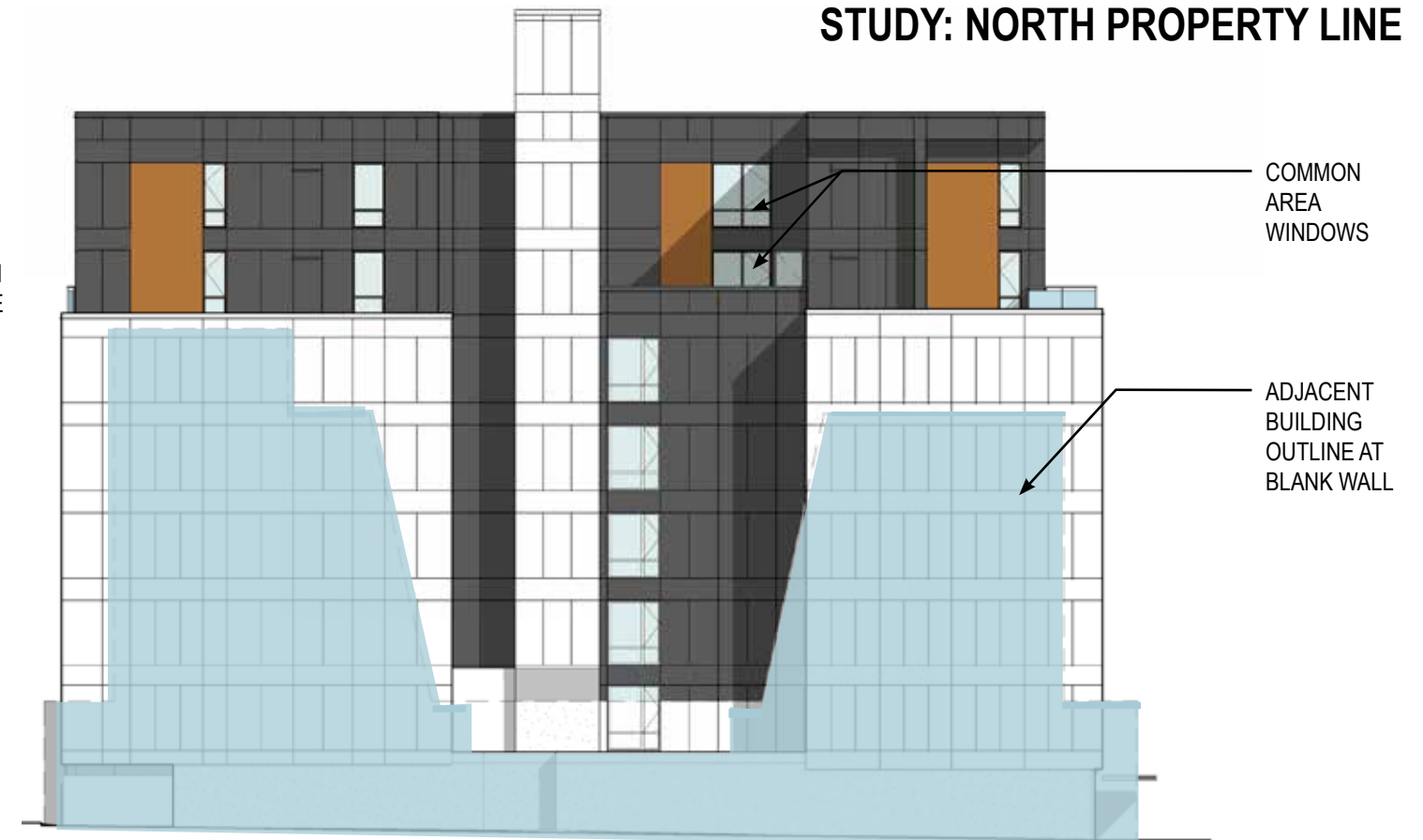


BIRD’S EYE PERSPECTIVE: FROM QUEEN ANNE AVE N

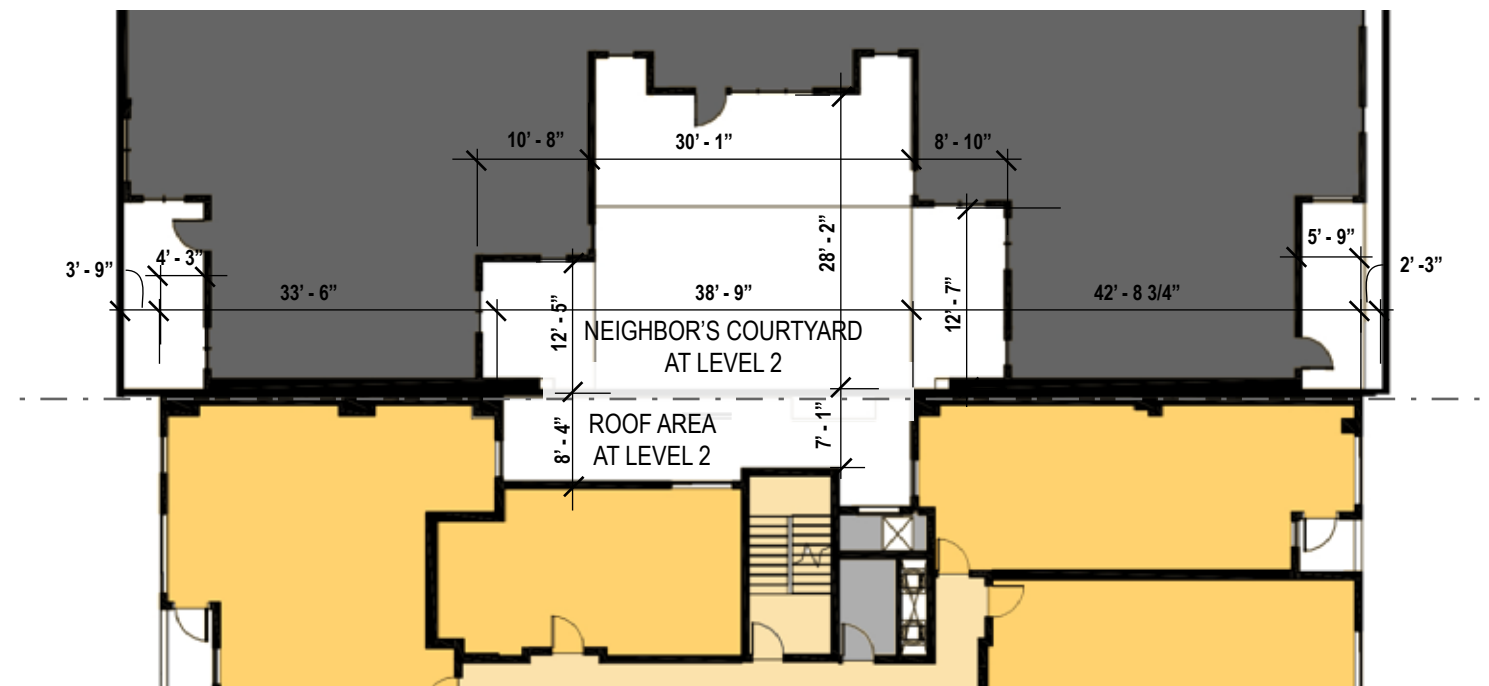
STUDY: NORTH PROPERTY LINE



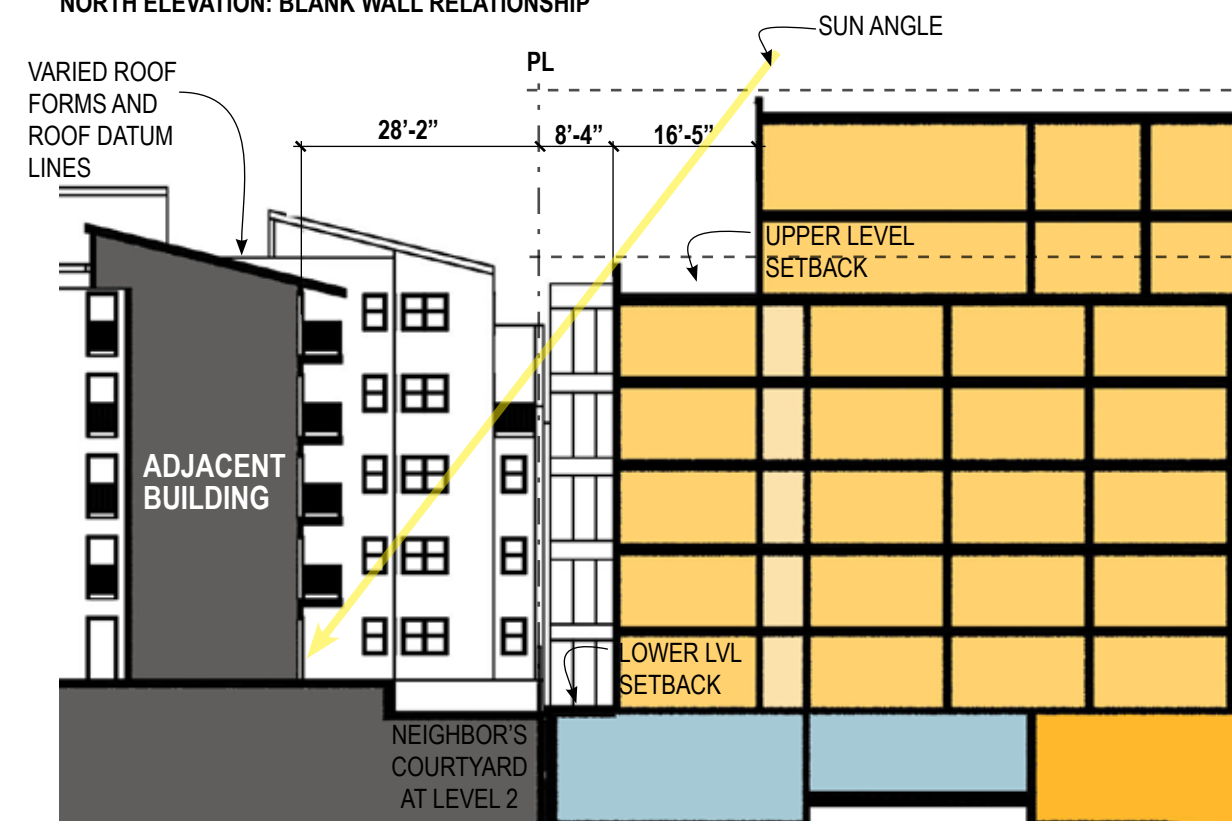
PRIVACY STUDY: NORTH ELEVATION WITH OVERLAY OF WINDOWS FROM NORTHERN NEIGHBOR
KEY: NEIGHBOR'S WINDOWS PROJECT'S WINDOWS



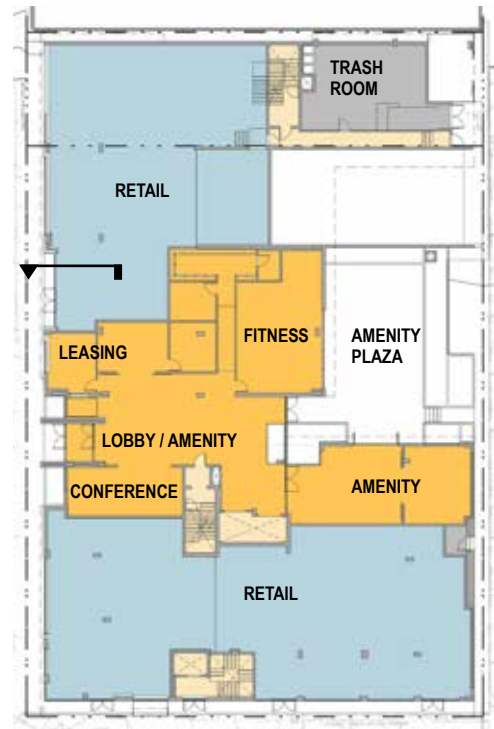
NORTH ELEVATION: BLANK WALL RELATIONSHIP



LEVEL 2 PLAN DIAGRAM AT NORTH PROPERTY LINE

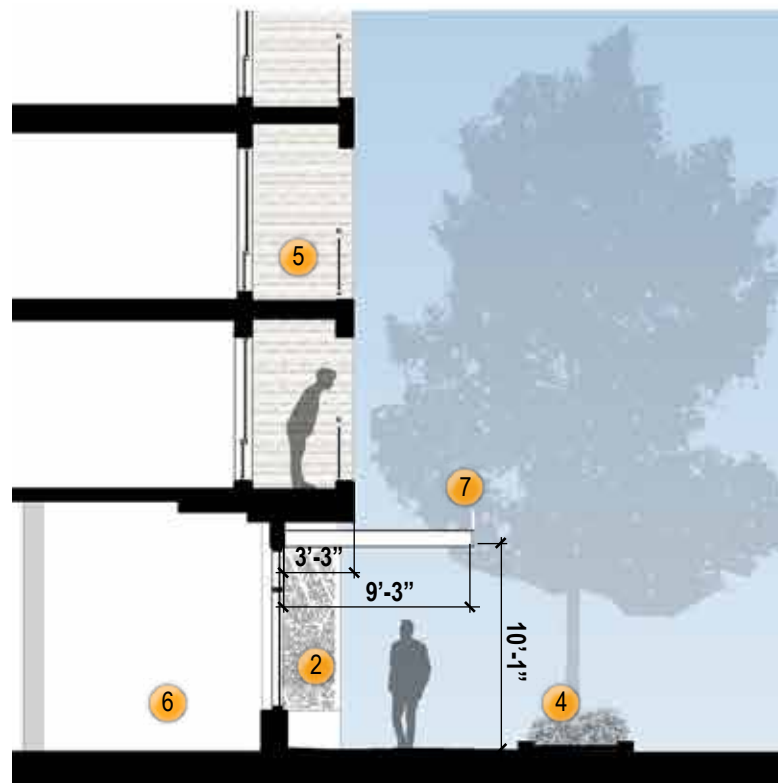


SECTION: ADJACENT COURTYARD AND PROJECT SETBACK



- 1 RESIDENTIAL ENTRY
- 2 TEXTURED METAL PANELS
- 3 METAL PLANTERS
- 4 PLANTING STRIP
- 5 RESIDENTIAL BALCONIES
- 6 RETAIL SPACE
- 7 RETAIL SIGNAGE

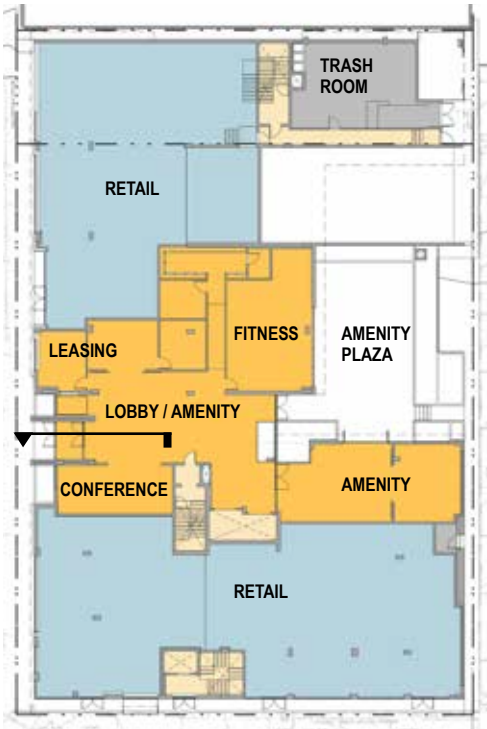
KEY PLAN



SECTION AT WEST RETAIL

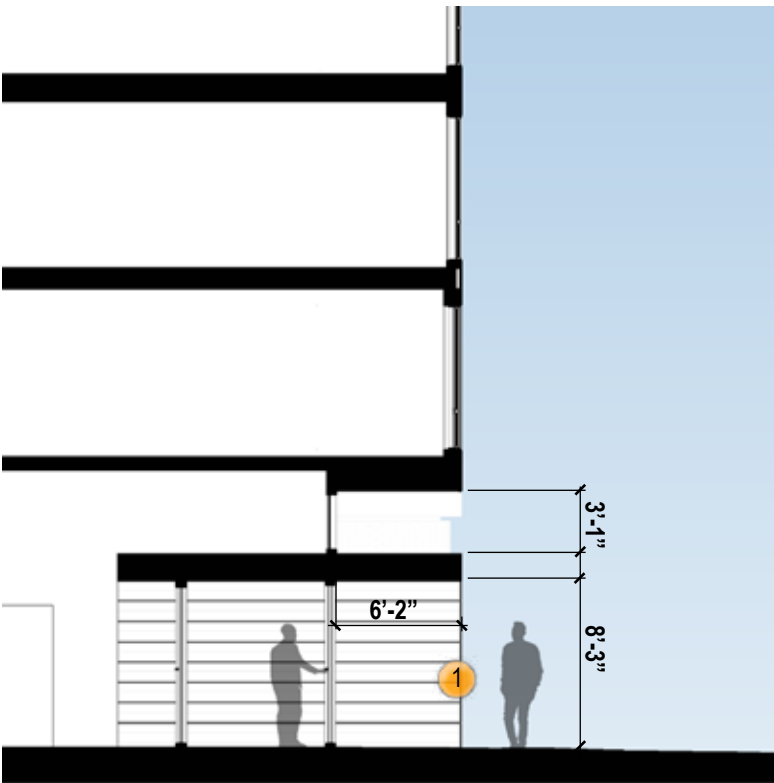


QUEEN ANNE AVE LOOKING SOUTH



- 1 RESIDENTIAL ENTRY
- 2 TEXTURED METAL PANELS
- 3 PLANTERS
- 4 PLANTING STRIP
- 5 RESIDENTIAL BALCONIES
- 6 RETAIL SPACE
- 7 RETAIL SIGNAGE

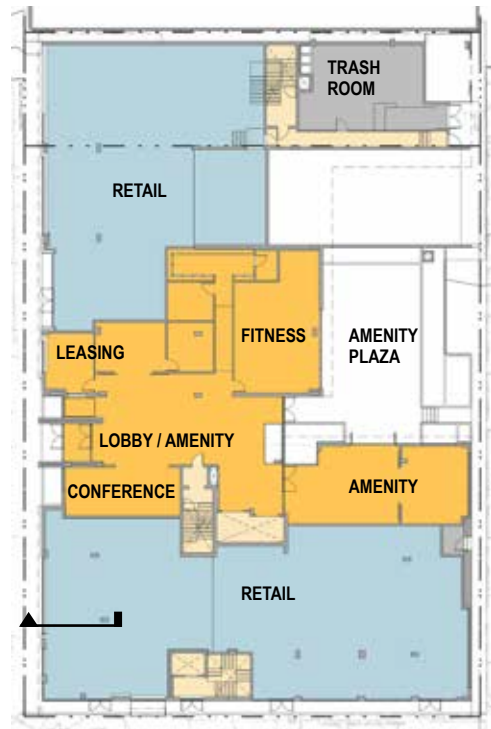
KEY PLAN



SECTION AT MAIN RESIDENTIAL ENTRY

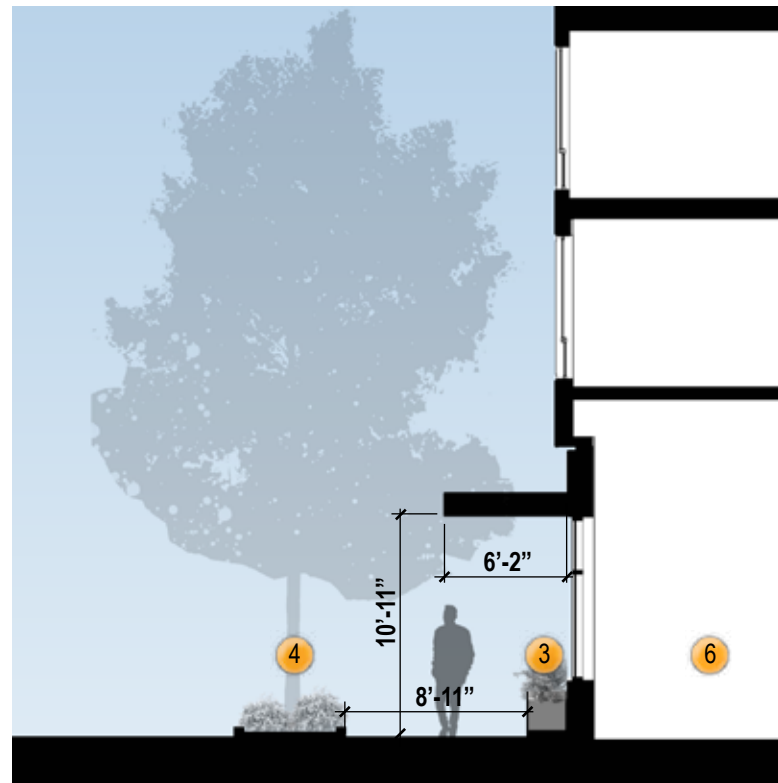


QUEEN ANNE AVE LOOKING NORTH



- 1 RESIDENTIAL ENTRY
- 2 TEXTURED METAL PANELS
- 3 METAL PLANTERS
- 4 PLANTING STRIP
- 5 RESIDENTIAL BALCONIES
- 6 RETAIL SPACE
- 7 RETAIL SIGNAGE

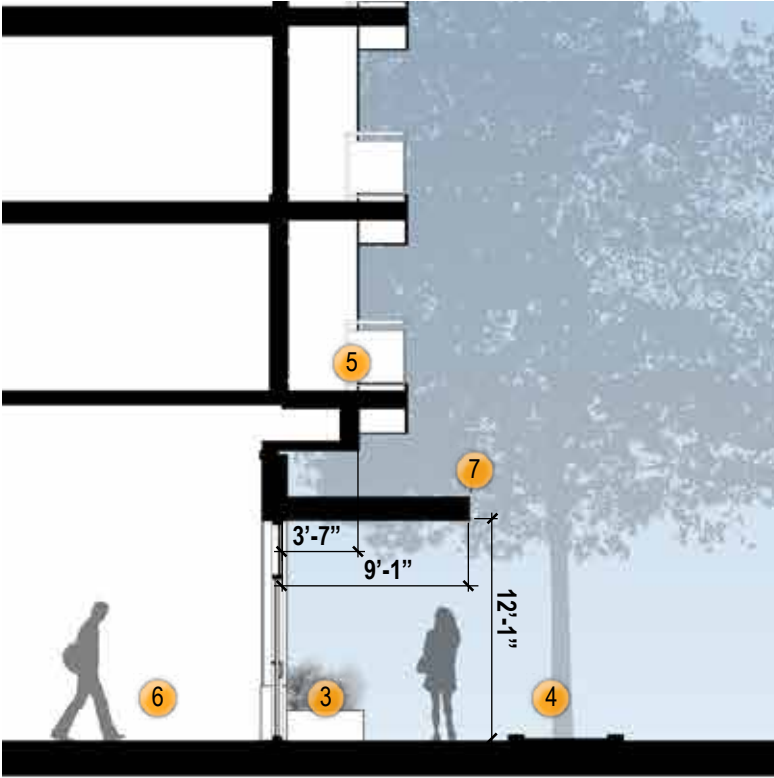
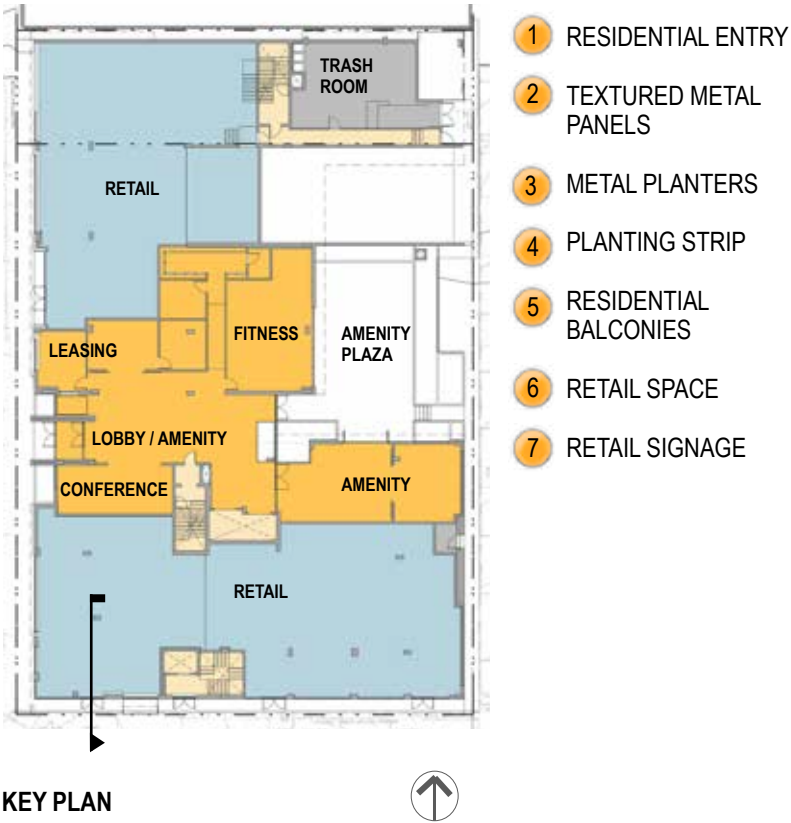
KEY PLAN



SECTION AT SOUTH RETAIL



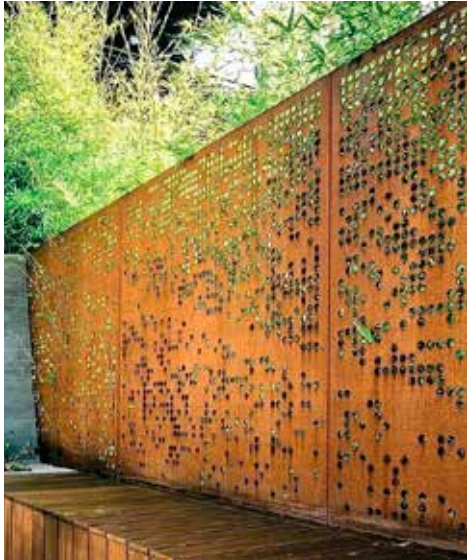
QUEEN ANNE AVE LOOKING NORTH



SECTION AT SOUTH RETAIL

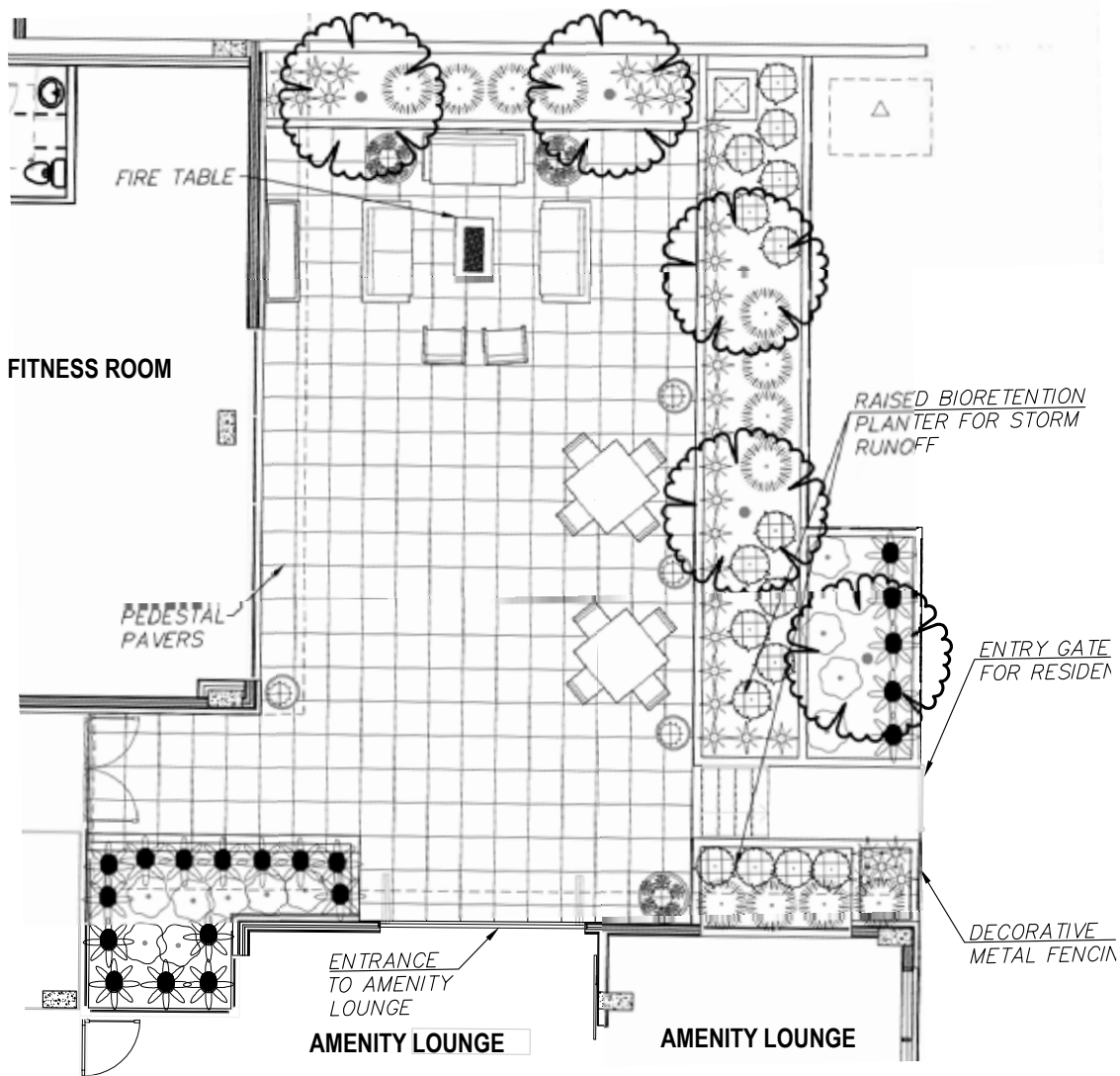


HARRISON STREET LOOKING EAST



- 1 TEXTURED METAL PANEL
- 2 GATE
- 3 CONCRETE PLANTER
- 4 CONCRETE PAVERS
- 5 METAL FENCE

PRECEDENCE IMAGES FOR TEXTURED METAL PANEL



COURTYARD PLAZA PLAN



COURTYARD PLAZA PERSPECTIVE FROM ALLEY



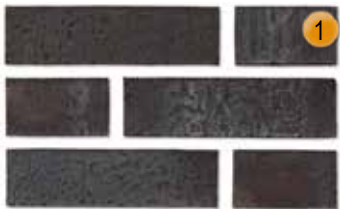
COURTYARD PLAZA PERSPECTIVE FROM ENTRY DOORS



PRECEDENCE IMAGE - ORDERED MATERIALITY



PRECEDENCE IMAGE - DECKS



BRICK VENEER “COAL CREEK” AT RETAIL
Brick veneer, running bond at retail frontage. “Coal Creek” by Mutual Materials.



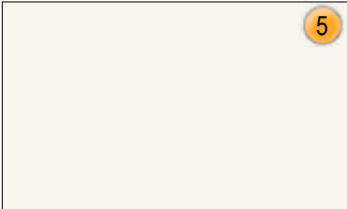
METAL LAP SIDING “DARK FIR”
Metal lap siding with wood grain texture and horizontal reveals at tower.



LAMINATED WOOD SIDING “COPPER”
Accent panels.



CEMENT BOARD SIDING “IRON ORE”
Cement board panel siding with prefabricated flashing reveals painted to match wall and a closed-joint rain screen system. SW7069 “Iron Ore” by Sherwin Williams.



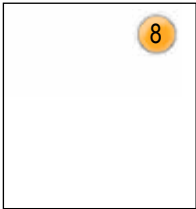
CEMENT BOARD SIDING “HIGH REFLECTIVE WHITE”
Cement board panel siding with prefabricated flashing reveals painted to match wall and a closed-joint rain screen system. SW7757 “High Reflective White” by Sherwin Williams.



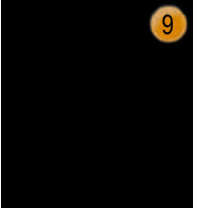
CONCRETE
Architectural concrete walls with cast reveal joints.



METAL
Clear Anodized at: Storefront Systems
Parapet Caps
Railings
Awnings



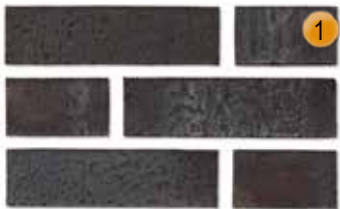
VINYL WINDOWS AT “HIGH REFLECTIVE WHITE” SIDING LOCATIONS
White



VINYL WINDOWS AT “IRON ORE” FACADE LOCATIONS
Black



PRECEDENCE IMAGE - ENTRY PORTAL



BRICK VENEER “COAL CREEK” AT RETAIL
Brick veneer, running bond at retail frontage. “Coal Creek” by Mutual Materials.



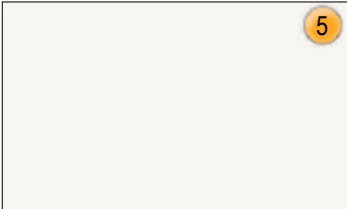
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Accent panels.



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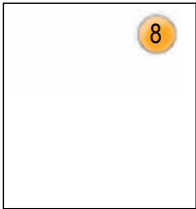
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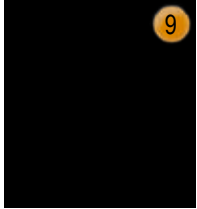
CONCRETE
Architectural concrete walls with cast reveal joints.



METAL
Clear Anodized at: Storefront Systems Parapet Caps Railings Awnings



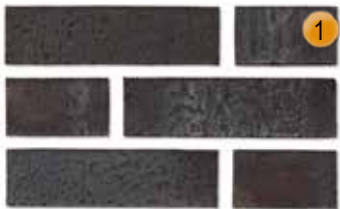
VINYL WINDOWS AT “HIGH REFLECTIVE WHITE” SIDING LOCATIONS
White



VINYL WINDOWS AT “IRON ORE” FACADE LOCATIONS
Black



PRECEDENCE IMAGE - SIDING



BRICK VENEER "COAL CREEK" AT RETAIL
Brick veneer, running bond at retail frontage. "Coal Creek" by Mutual Materials.



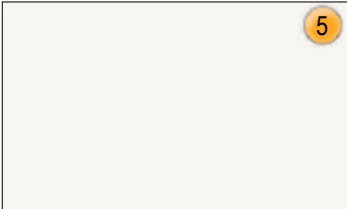
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LAMINATED WOOD SIDING "COPPER"
Accent panels.



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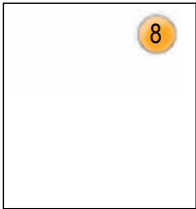
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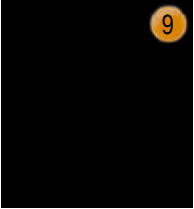
CONCRETE
Architectural concrete walls with cast reveal joints.



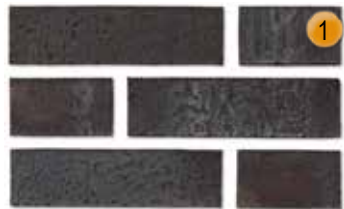
METAL
Clear Anodized at: Storefront Systems
Parapet Caps
Railings
Awnings



VINYL WINDOWS AT "HIGH REFLECTIVE WHITE" SIDING LOCATIONS
White



VINYL WINDOWS AT "IRON ORE" FACADE LOCATIONS
Black



BRICK VENEER "COAL CREEK" AT RETAIL
Brick veneer, running bond at retail frontage. "Coal Creek" by Mutual Materials.



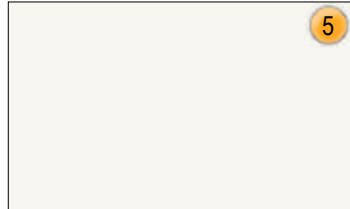
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LAMINATED WOOD SIDING "COPPER"
Accent panels. .



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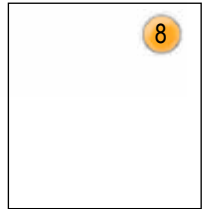
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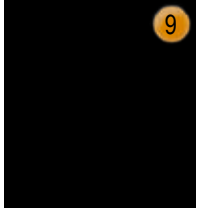
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Architectural concrete walls with cast reveal joints.



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Clear Anodized at: Storefront Systems
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White



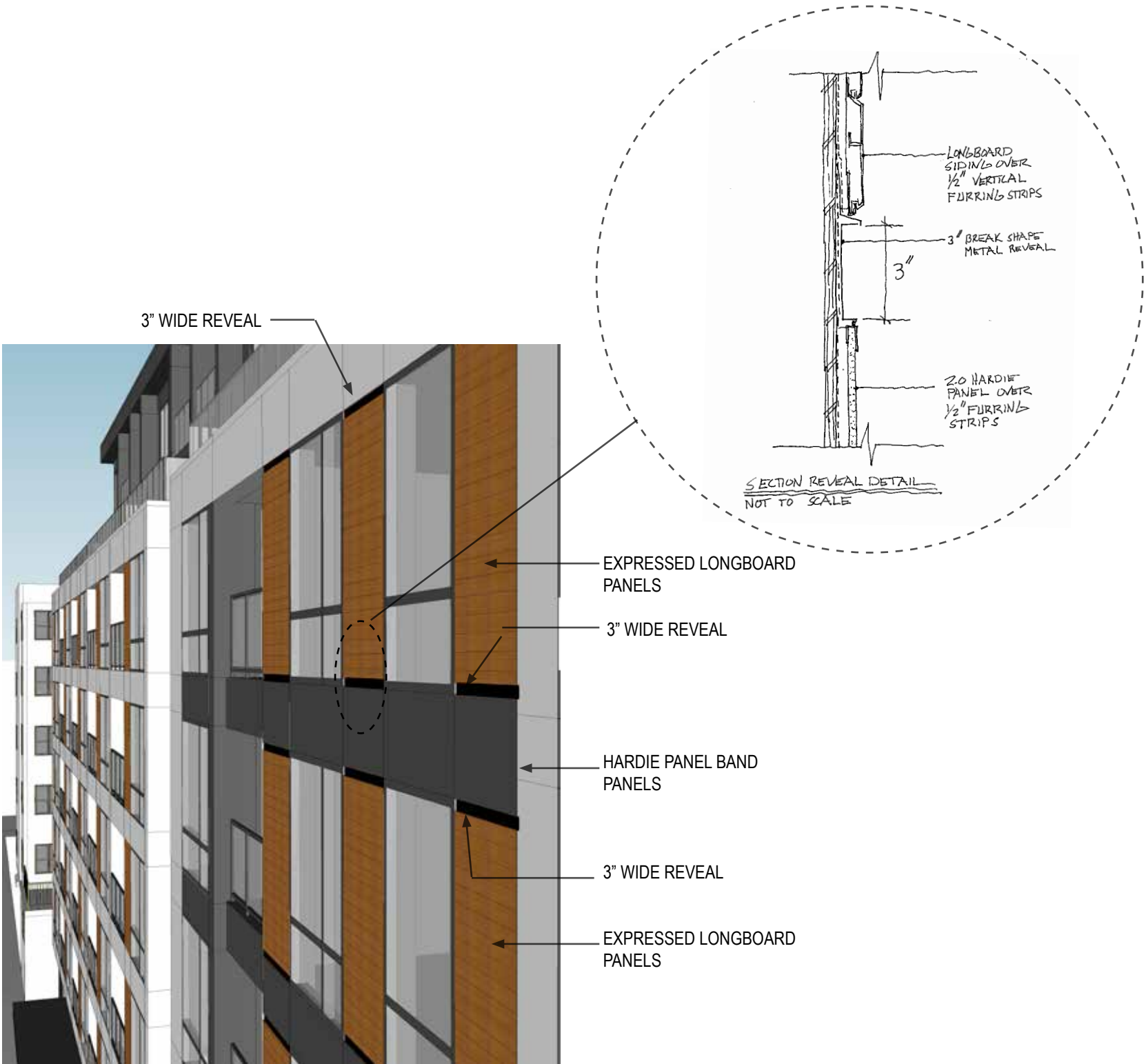
VINYL WINDOWS AT "IRON ORE" FACADE LOCATIONS
Black



CORNER PERSPECTIVE

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

400 QUEEN ANNE LP



SECTION DETAIL

EXTERIOR LIGHTING PLAN



1 TEXTURED METAL PANEL - BACKLIT



2 EXTERIOR SCENCE



3 DOWNLIGHT SOFFIT / AWNING LIGHTING



4 STEP LIGHTING



5 LANDSCAPING UP-LIGHTING



6 STRING LIGHTING





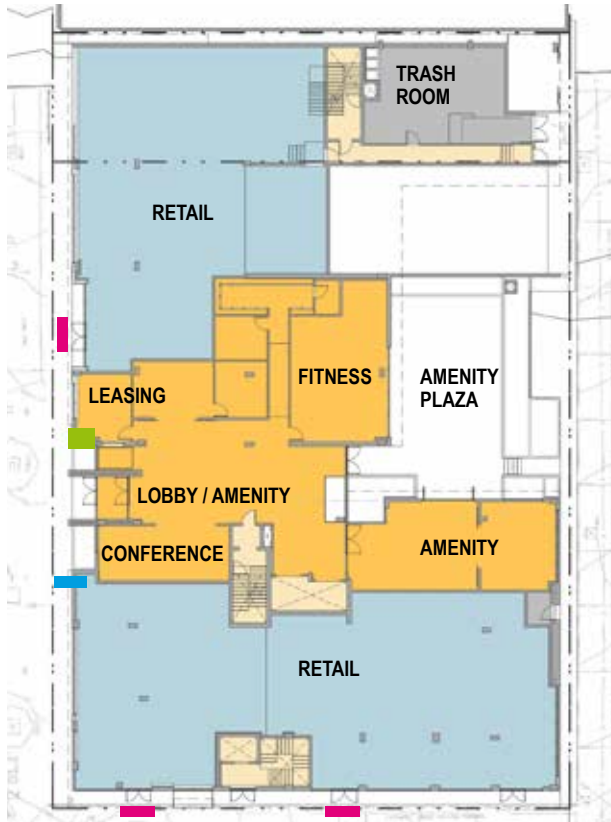
QUEEN ANNE AVENUE BLADE SIGNAGE



AWNING SIGNAGE FOR RETAIL LOCATIONS



RESIDENTIAL ENTRY SIGNAGE: INTEGRATED INTO WALL



KEY PLAN



PRECEDENCE IMAGE: BLADE SIGN



PRECEDENCE IMAGE: AWNING SIGNAGE



PRECEDENCE IMAGE: WALL MOUNTED SIGNAGE





10AM - SUMMER SOLSTICE



10AM - EQUINOX



10AM - WINTER SOLSTICE



NOON - SUMMER SOLSTICE



NOON - EQUINOX



NOON - WINTER SOLSTICE



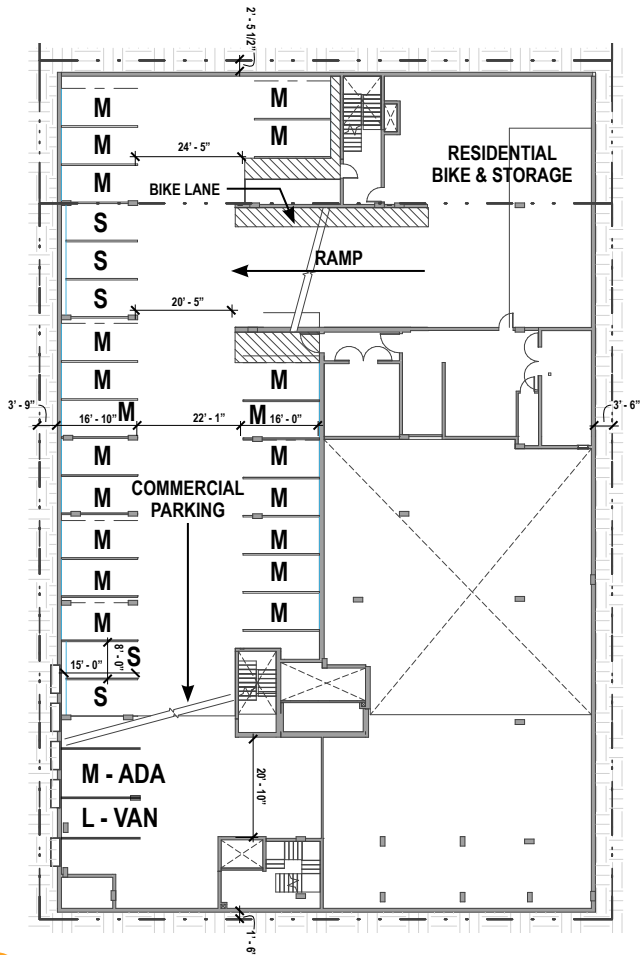
2PM - SUMMER SOLSTICE



2PM - EQUINOX



2PM - WINTER SOLSTICE



D1 P1 LEVEL NON-RESIDENTIAL PROPOSED

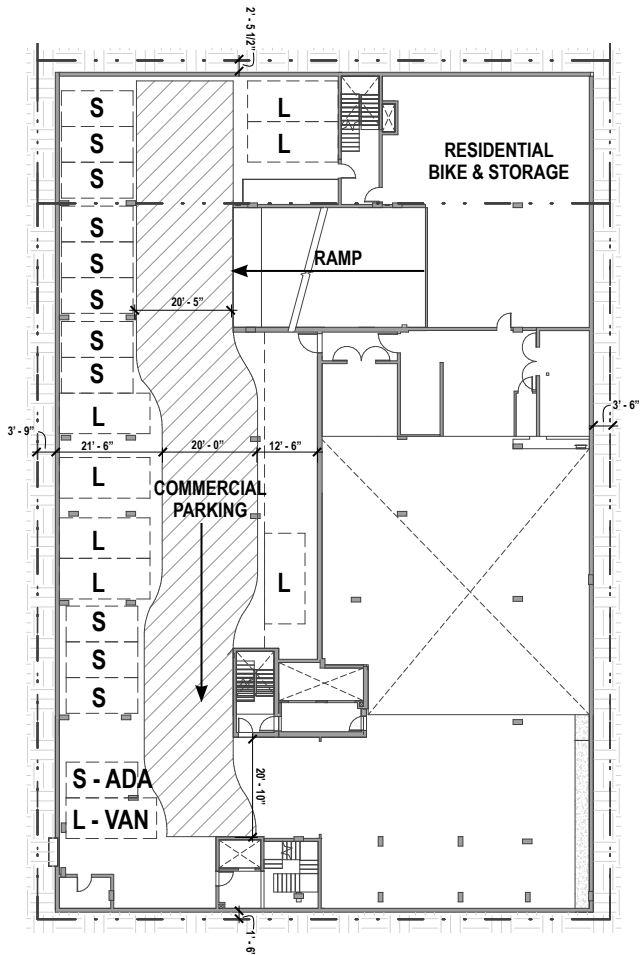
Provides (27) Parking Stalls of Commercial Use

PROS

- Maximizes stall count within available dimensions of site and structure. (Please note that structure proposed accommodates Residential parking layouts at levels below. Residential parking zoning dictates primary use of medium sized stalls)
- Efficient and clear aisle location for ease of use
- Minimal loss of floor area maximizing efficiency
- More parking stalls contributes to more successful retail use and less impact to off-site street parking demand.

CONS

- Requires departure



P1 LEVEL NON-RESIDENTIAL CODE COMPLIANT

Provides (20) Parking Stalls of Commercial Use

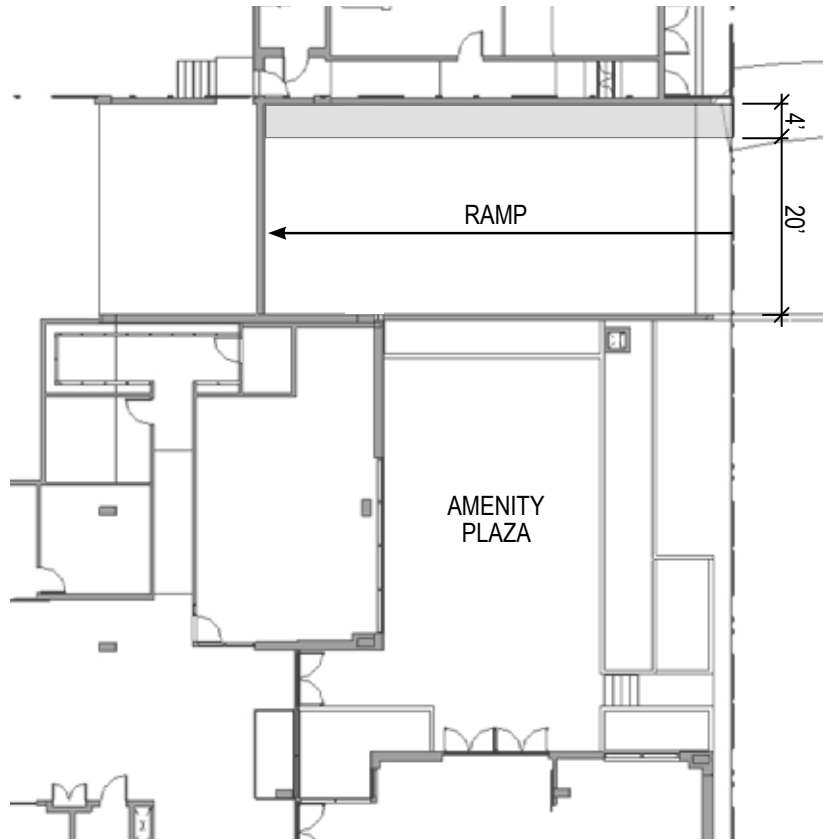
PROS

- Meets zoning code

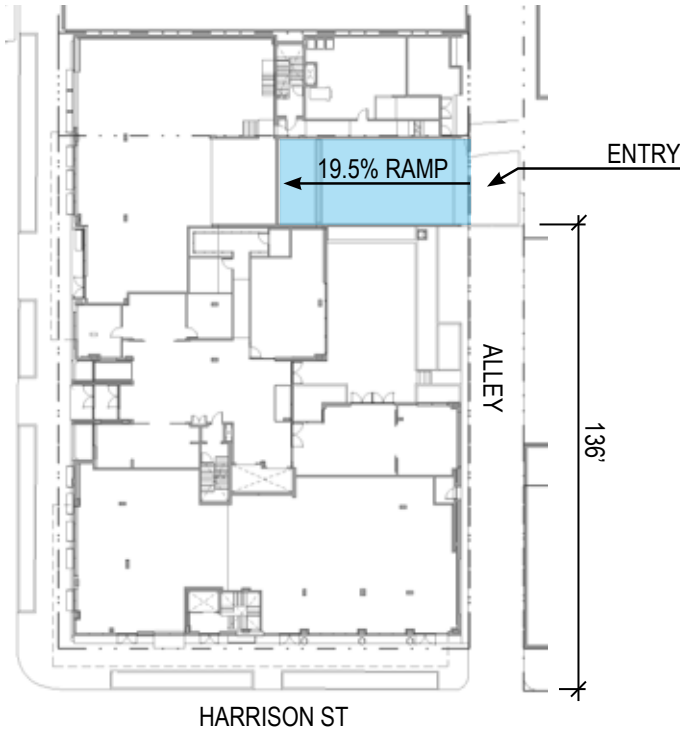
CONS

- Less parking stalls available, displacing parking demand burden into the surrounding neighborhood
- Awkward non-linear aisle configuration and not user friendly
- Inefficiency: Floor area is unused along aisle that does not meet stall standards

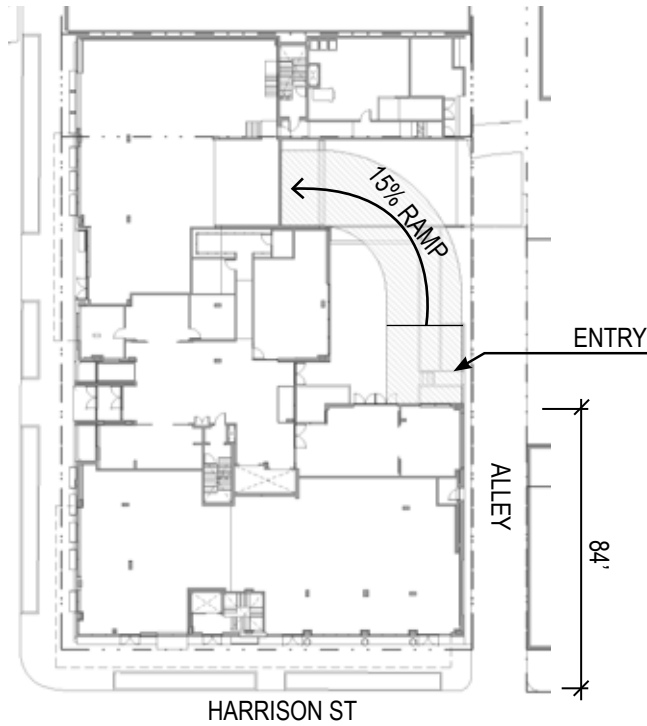
DEPARTURE NUMBER	LAND USE CODE SECTION	ITEM	CODE REQUIREMENT	DEPARTURE REQUESTED	DESIGN RATIONALE
D1	23.54.030.B.2.b	Required number of non-residential small and large stalls	35-65% of stalls shall be striped for small vehicles. A min. of 35% of stalls shall be striped for large vehicles	Proposing 18.5% striped for small vehicles & 0.37% for large vehicles	Due to the site width of the project, the opportunity to provide the required distribution is limited. The project proposes to provide as much parking as possible while maintaining an efficient layout within the dimensions of the site (DC1.C1 Below-Grade Parking)



- D2 DRIVEWAY WIDTH DEPARTURE**
- PROS
- Meets driveway width for Residential traffic use
 - Lessens visual impact of parking use, maximizing exterior amenity space
 - Provides 24' width of visibility overall, reducing conflicts vehicle/pedestrian conflicts
 - Benefit of including Commercial parking opportunity in the project
- CONS
- Requires departure

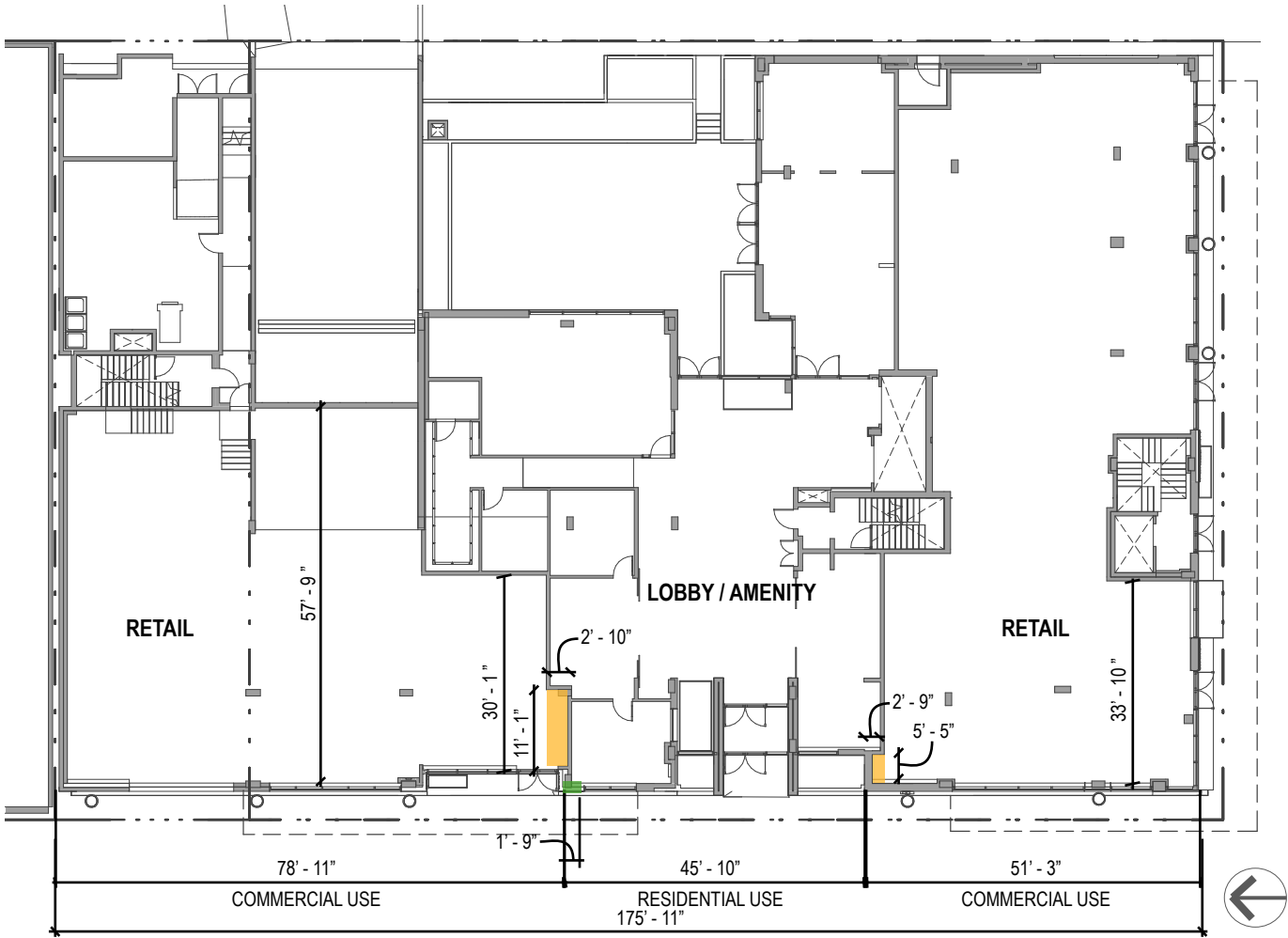


- D3 RAMP PLAN - PROPOSED**
- PROS
- Least visual impact to alley facade, maximizing exterior amenity space
 - Visibility for incoming / outgoing traffic
 - Visibility of bicyclists and pedestrians
 - Furthest garage entry from Harrison Street
 - Retail entries match sidewalk grade
- CONS
- Steeper grade
 - Requires departure



- RAMP PLAN - CODE COMPLIANT**
- PROS
- Meets zoning code
- CONS
- Loss of Amenity Plaza and activation of alley
 - Increased visual impact of parking use on East facade
 - Safety concerns for users due to lack of visibility and tight turns
 - Garage entry closer to Harrison Street
 - A straight ramp at 15% or less slope would require retail floors to be above sidewalk grade to accommodate vehicular clearance below.

DEPARTURE NUMBER	LAND USE CODE SECTION	ITEM	CODE REQUIREMENT	DEPARTURE REQUESTED	DESIGN RATIONALE
D2	23.54.030.D.2.a2	Required driveway width for non-residential uses	Minimum width shall be 22 feet for two-way traffic	Proposing a designated driveway width of 20'	A driveway width of 24' overall is provided, however, the project proposes to stripe 4' of the driveway area as designated bicycle pathway access to the parking garage and bike parking areas. (PL4.B Planning Ahead for Bicyclists / DC1.C1 Below-Grade Parking / DC1.C3 Multiple Uses)
D3	23.54.030.D.3	Maximum driveway slope	Maximum driveway slope shall not exceed 15%	Proposing a 19.5% driveway slope	The entrance to the parking garage has been placed near the North edge of the site. This location places the driveway entry significantly away the alley entrance at Harrison Street reducing the visual impacts of parking and pedestrian conflicts at the sidewalk. The Northern placement also allows space for an amenity plaza in the center of the site along the alley and in direct relationship to interior amenity areas. The highest point of the site is also located along the North property line creating a steeper driveway slope condition to access the below-grade parking levels. A reduced sloped driveway could be provided at the Southern edge, but the impacts to pedestrian experience and safety would be significant. (DC1.A Arrangement of Interior Uses / DC1.B1 Vehicular Access Location and Design / DC3.A Building-Open Space Relationship)



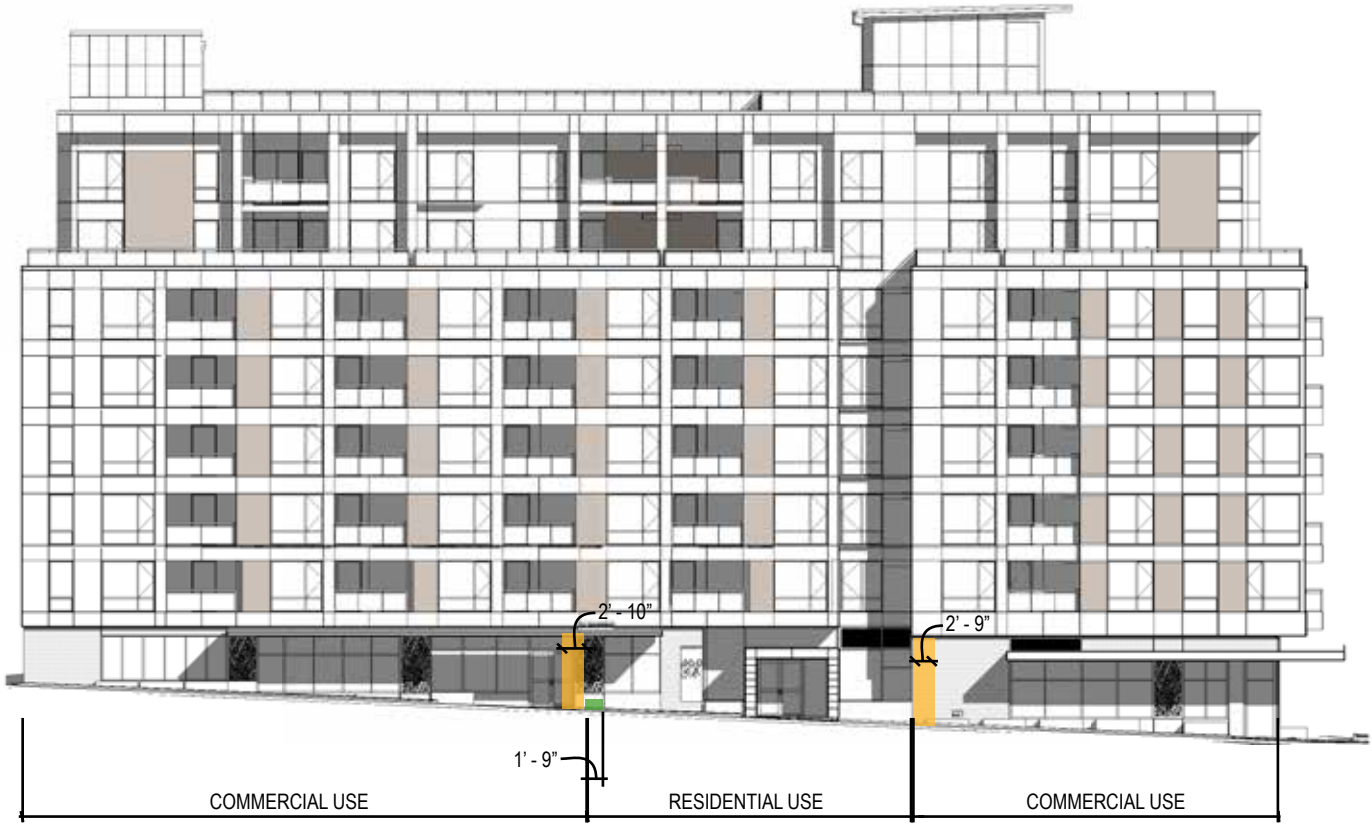
LEVEL 1 FLOOR PLAN - STREET LEVEL USES & COMMERCIAL SPACE DEPTH

- D4 GREEN HIGHLIGHT = AREA OF LENGTH DEPARTURE
- D5 ORANGE HATCH = AREA OF DEPTH DEPARTURE

COMMERCIAL SPACE LENGTH/DEPTH PROPOSED

- PROS
- Enhanced indoor/outdoor interaction with direct views between street and amenity plaza
 - Street level articulation relates to tower modulations for architectural consistency

- CONS
- Requires departure



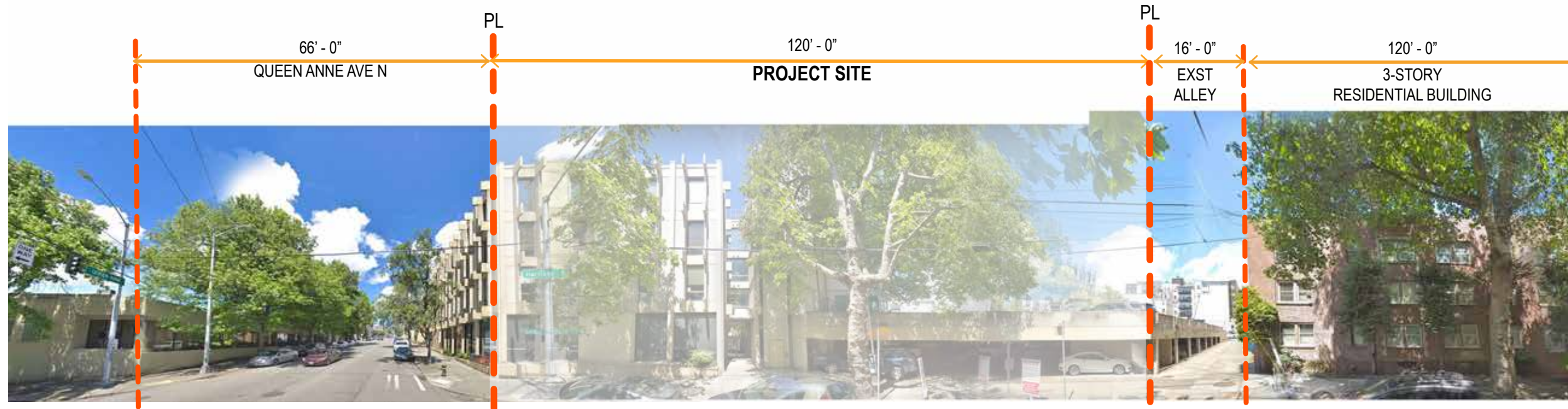
QUEEN ANNE AVE N ELEVATION - STREET LEVEL USES & COMMERCIAL SPACE DEPTH

- D4 GREEN HIGHLIGHT = AREA OF LENGTH DEPARTURE
- D5 ORANGE HATCH = AREA OF DEPTH DEPARTURE

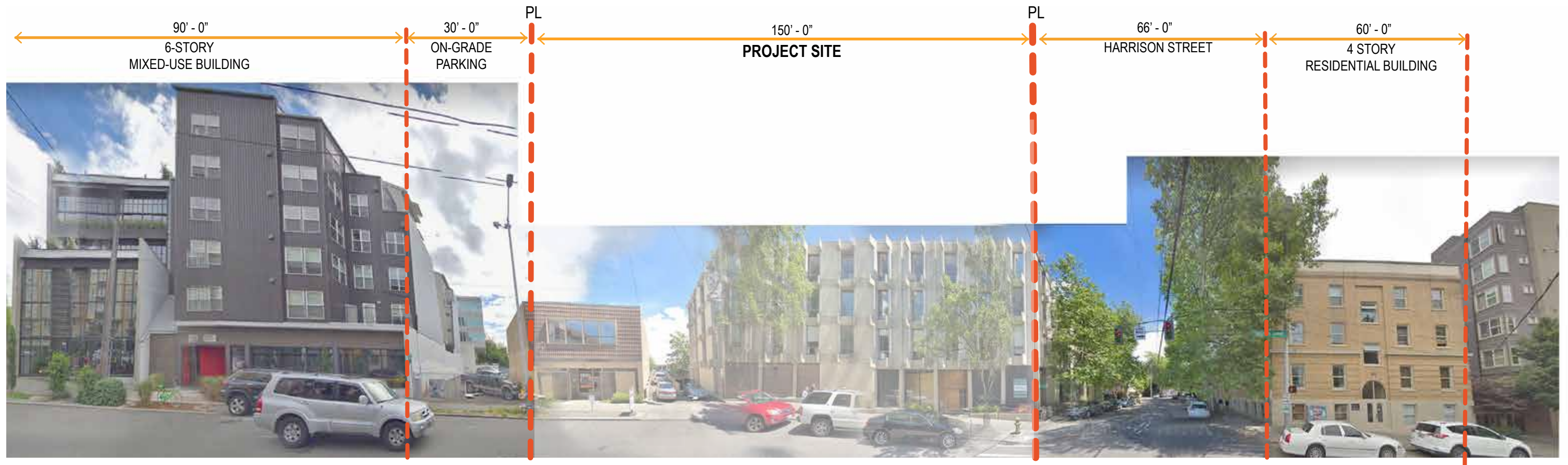
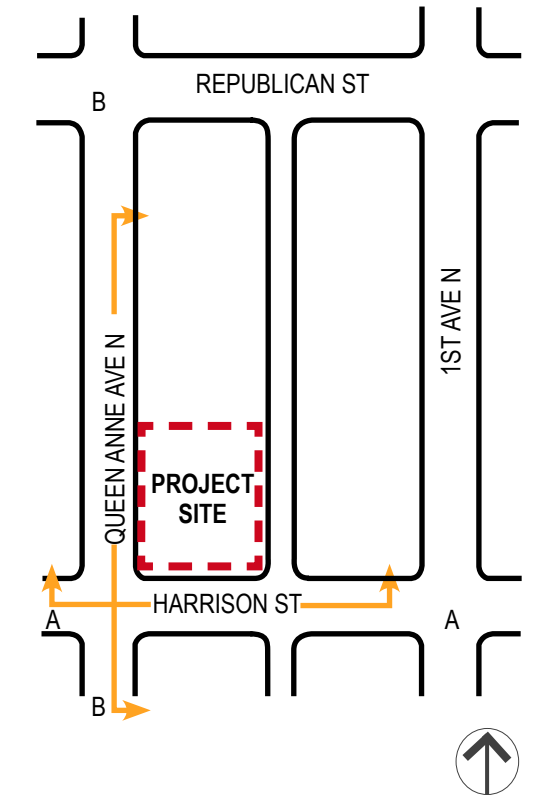
DEPARTURE NUMBER	LAND USE CODE SECTION	ITEM	CODE REQUIREMENT	DEPARTURE REQUESTED	DESIGN RATIONALE
D4	23.48.040.C1	Required street-level uses	75% of frontage shall be retail use. Along Queen Anne Ave N, code minimum retail frontage is 131'-11".	Project proposes 130'-2" of retail frontage along Queen Anne Ave. N. (1'-9" below code minimum)	The project proposes an arrangement of interior uses to create a clear line of sight between the residential entry along Queen Anne Ave N and the exterior amenity areas located to the East along the alley. The entry itself is placed within a rhythm modulation set by the tower above. Due to the composed position of the entry within the facade and the desired connection between the street and the project's outdoor spaces, additional width is needed to provide these strong relationships. (DC1.A Arrangement of Interior Uses / DC2.B1 Facade Composition / DC3.A Building-Open Space Relationship)
D5	23.48.040.C3	Commercial space depth	Commercial space shall have at least 30 feet in depth	Along Queen Anne Ave N, project proposes two areas less than 30' deep. Non-compliant depths proposed: 5'-5" depth for 2'-9" length of frontage 11'-1" depth for 2'-10" length of frontage	In order to decrease the impact of the residential uses proposed along Queen Anne Ave N, project proposes to extend the commercial frontages and glazing around the flanking residential rooms. This creates a couple of shallow "niches" that are less than the 30' deep retail space required, however they still contribute to the overall viability of the retail spaces and are preferred to a wider residential use along the street than proposed in departure #4. The composition of the glazing and walls of the shallow niches allow the street facade to create desired alignments with the tower above in massing and secondary features. (DC1.A Arrangement of Interior Uses / DC2.B1 Facade Composition / PL3.C Retail Edges)

APPENDIX

URBAN DESIGN ANALYSIS: STREET ELEVATIONS



STREET ELEVATION A: HARRISON ST LOOKING NORTH

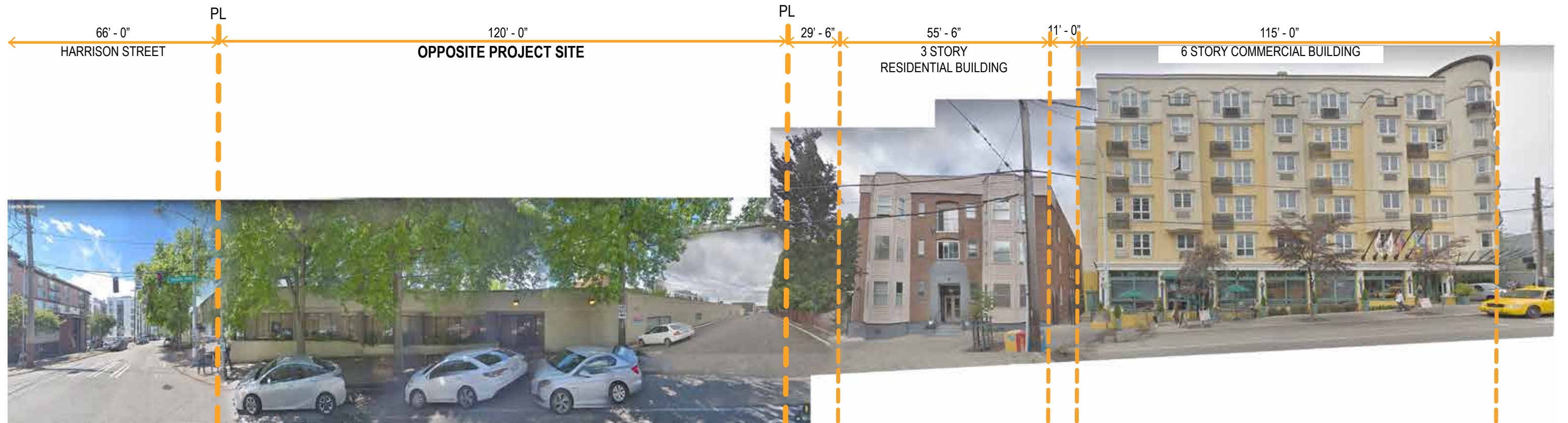
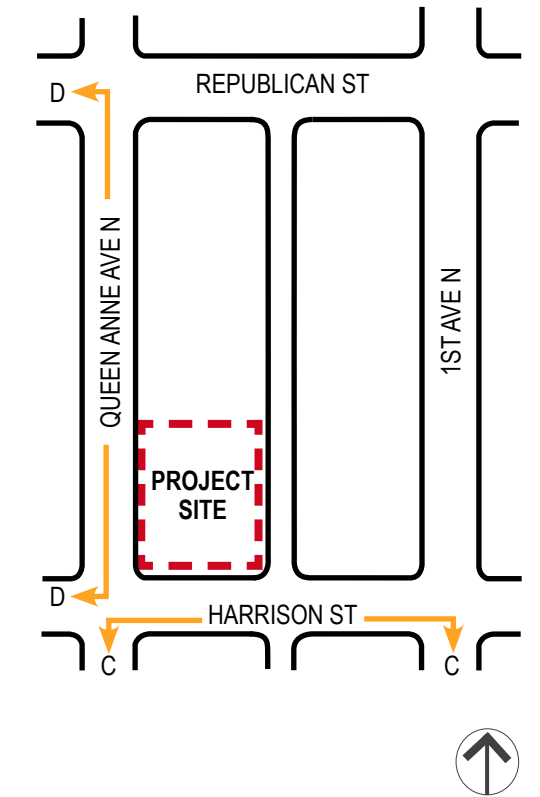


STREET ELEVATION B: QUEEN ANNE AVE N LOOKING EAST

URBAN DESIGN ANALYSIS: STREET ELEVATIONS

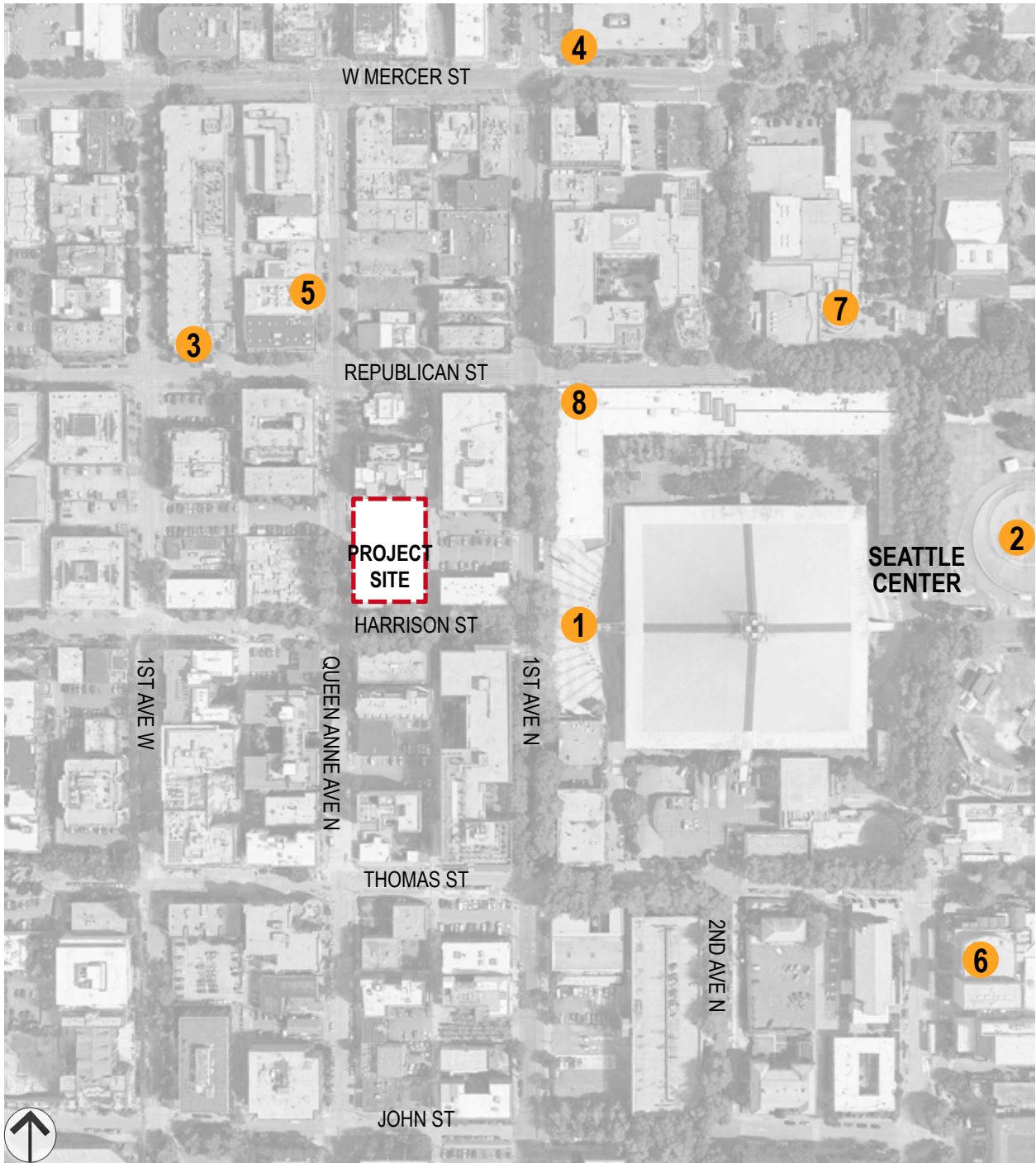


STREET ELEVATION C: HARRISON ST LOOKING SOUTH



STREET ELEVATION D: QUEEN ANNE AVE N LOOKING WEST

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

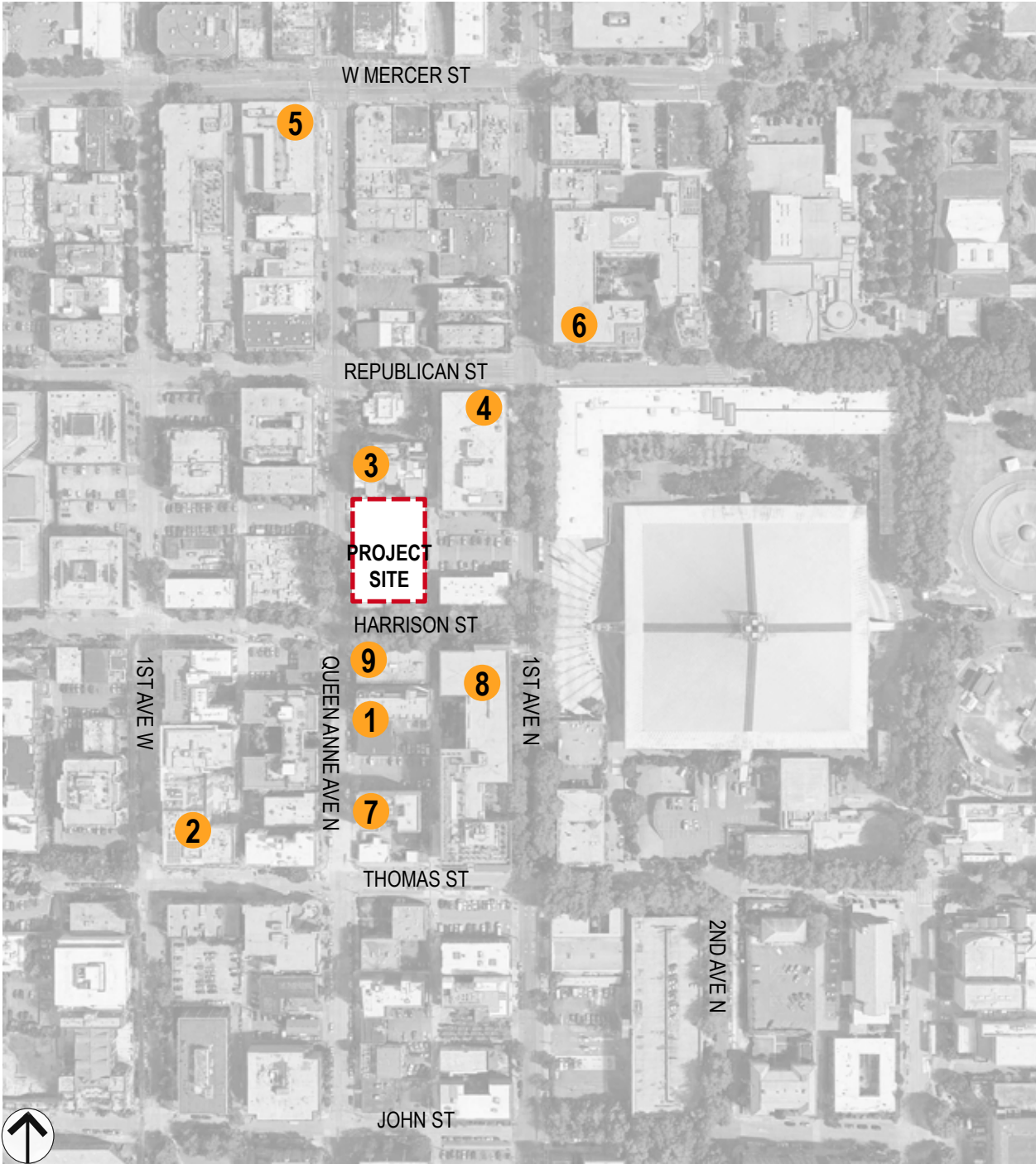


7 SEATTLE REPERTORY THEATER



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

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 through-fares 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 payed 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.