



401 QUEEN ANNE AVENUE NORTH

OWNER

Martin Selig Real Estate
1000 Second Avenue
Suite 1800
Seattle, WA 98104

ARCHITECT

Perkins + Will
1301 Fifth Avenue
Suite 2300
Seattle, WA 98101

LANDSCAPE ARCHITECT

Swift Company
3131 Western Avenue
Suite M423
Seattle, WA 98121

PROJECT ADDRESS

401 Queen Anne
Avenue North
Seattle, WA 98104

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REPUBLICAN STREET

2ND AVENUE W

1ST AVENUE W

SITE

QUEEN ANNE AVE

1ST AVENUE N

W HARRISON STREET

THOMAS STREET

JOHN STREET

1.0 / PROJECT INFORMATION

DEVELOPMENT OBJECTIVES

Extend the energy of nearby commercial Heart of Uptown and Seattle Center.

Enhance the pedestrian experience and urban character of the site through prominent entries, transparency, generous landscape design, and an improved right of way.

Acknowledge the proximity to Seattle Center through materials, massing and articulation.

Provide quality office space with access to views, daylight and exterior amenity areas.

DEVELOPMENT SUMMARY

Located just one block west of Seattle Center, on Queen Anne Avenue North, the 401 QAAN Development is a 156,358 GSF, 6-story mixed-use building with 4 below grade parking levels, and is 85 ft. tall consisting of:

- Approximately 297 below grade parking stalls to serve tenants and Key Arena
- Six levels of commercial office space at 23,000 SF - 26,000 SF per floor



COMMUNITY MEETING POSTER

JOIN US
WED FEB 6
PROJECT HOTLINE: (206) 693-4097

Join us for a community meeting to provide input on the **401/419 Queen Anne Ave N Project**.

The proposed project includes construction of a 156,000 sq. ft. (six-story) office building with underground parking for 156 vehicles and 94 bike stalls. The project includes two parcels: 401 Queen Anne Avenue N and 419 Queen Anne Avenue N. Total project size, including parking, is about 240,000 square feet. The project is zoned SM-UP 85 (M).

What: Let us know what you think! Join the project team and their architects to discuss the vision and approach for this new commercial project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

Time: Event begins promptly at 6pm and will end around 7pm

Date: Wednesday, February 6, 2019

Where: Mediterranean Inn, 425 Queen Anne Ave N, Seattle WA 98109

Project Address: 401/419 Queen Anne Ave N, Seattle WA 98109
 Contact: Natalie Quick
 Applicant: Martin Selig Real Estate
 Additional Project Information on Seattle Services Portal via the Project Address: 401/419 Queen Anne Ave N
 Project Hotline & Email: (206) 693-4097, QueenAnneAveNProject@gmail.com
 Note: Calls and emails are returned within 4-5 business days. Calls and emails are subject to City of Seattle public disclosure laws.

UPTOWN LAND USE REVIEW COMMITTEE



In late May, the team presented the project to the Uptown Land Use Review Committee (UP-LURC). UP-LURC was supportive of the addition of office and daytime use to Uptown as well as the project's proposed entry strategy, the setbacks, entry plaza, architectural design concept and deemed the proposed height, bulk and scale appropriate for the location and use.

CS2 Sense of Place

UP-LURC supported height, bulk and scale and suggested further development of facade materiality, lighting and signage.

CS1 Site and Context

CS1: UP-LURC supported the iconic corner entry, setback along Queen Anne Ave N and encouraged consideration of vehicle drop off locations.

PL1 Public Life and Connectivity

PL1: UP-LURC supported pedestrian volumes and amenities and encouraged exploration of activating Queen Anne Avenue North, storefront design and materiality.

DC2: Architectural Design Concept

DS2: UP-LURC supported proposed massing, design and modulation as drawn.

Design, Permitting, Entitlements		Construction	
Outreach February 6, 2019	EDG June 2019 DRB Autumn 2019	Construction Autumn 2020	Completion Summer 2022

PROJECT HOTLINE

The project team participated in public outreach through printed, electronic and in-person outreach. On February 6, 2019, the project team participated in public outreach at The Mediterranean, no comments or questions have been received through the project hotline or email to date.

2.0 / SITE / EXISTING SITE PLAN

PARCEL A

Address:
419 Queen Anne Ave North
Seattle, WA 98109

Owner's name:
Selig Real Estate Holdings

Legal Description:
DENNY'S D T NORTH SEATTLE ADD
LESS N 6 INCHES

Parcel Number:
198920-1130

PARCEL B

Address:
401 Queen Anne Ave North
Seattle, WA 98109

Owner's name:
Selig Real Estate Holdings

Legal Description:
DENNY'S D T NORTH SEATTLE ADD

Parcel Number:
198920-1140

AREA: PARCEL A + PARCEL B = 28,740SF

ZONE: SM-UP 85 (M)

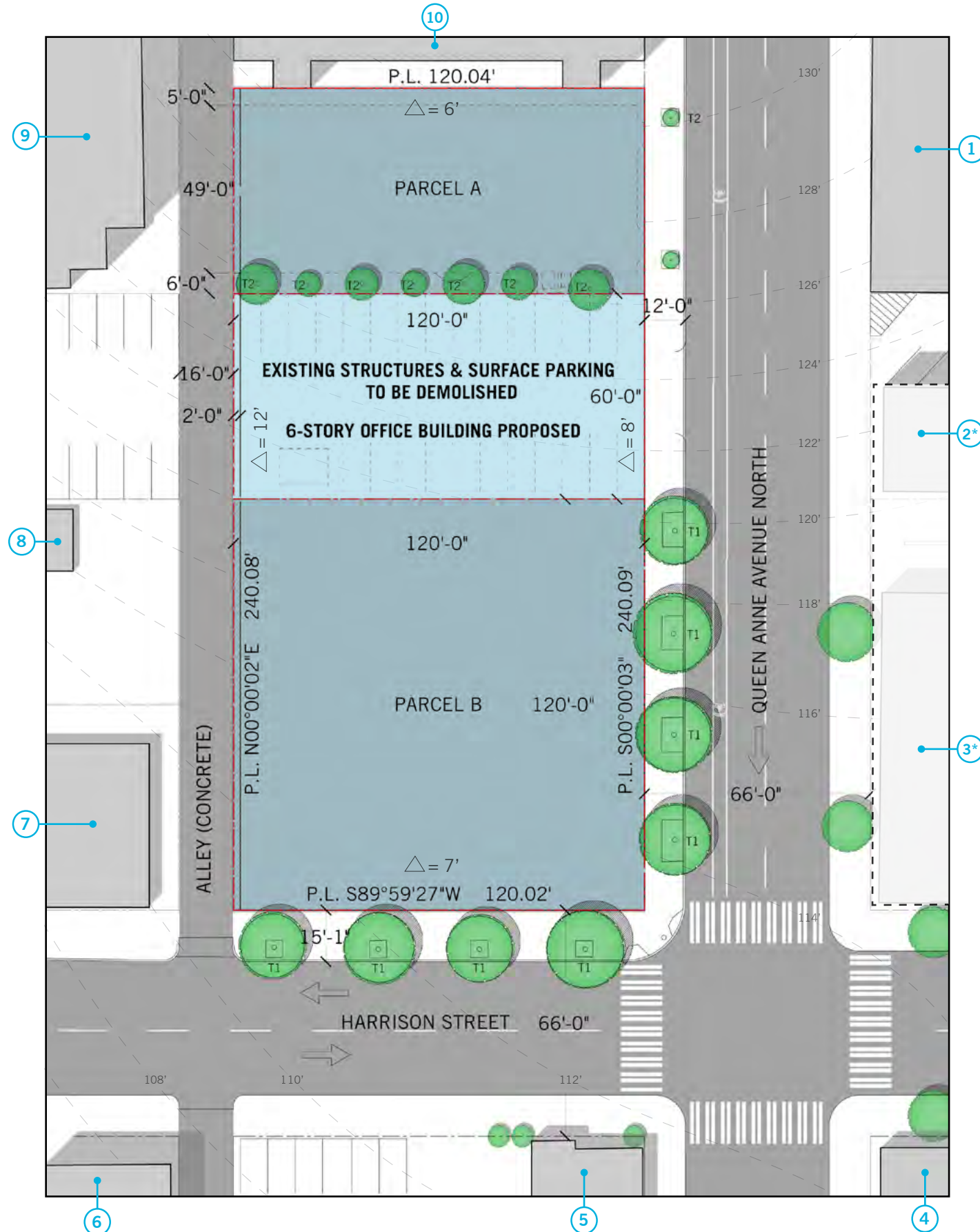
OVERLAY: Uptown Urban Village

HEIGHT LIMIT: 85'

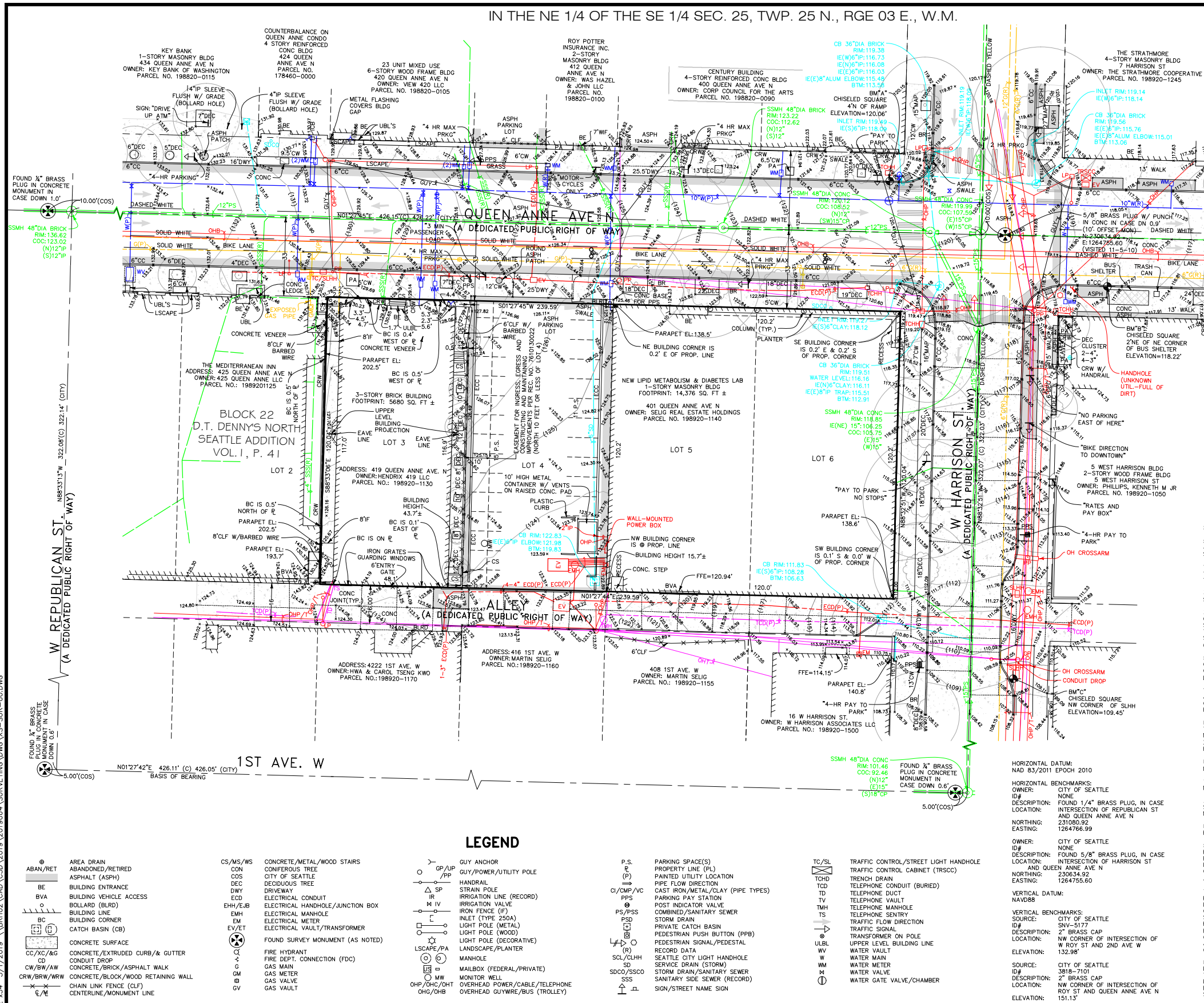
FAR: 5.25

GROUND LEVEL USE:

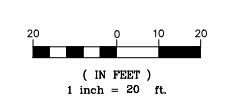
- | | |
|--------------------------------------|--------------------------------|
| 1 Bombsheller..... | 6 Story - Retail + Residential |
| 2 Segway Tours of Seattle..... | 2 Story - Office |
| 3 King FM 98.1..... | 4 Story - Office |
| *Future Use..... | 6 Story - Retail |
| 4 Strathmore Cooperative..... | 4 Story - Residential |
| 5 Vacant Office / Parking..... | 2 Story - Office |
| 6 Cora Apartments..... | 6 Story - Retail + Residential |
| 7 Oak View Group..... | 3 Story - Office |
| 8 Vacant..... | 1 Story - Retail |
| 9 First & Republican Apartments..... | 6 Story - Retail + Residential |
| 10 Mediterranean Inn..... | 6 Story - Hotel |



IN THE NE 1/4 OF THE SE 1/4 SEC. 25, TWP. 25 N., RGE 03 E., W.M.



UTILITY PROVIDERS:
 SANITARY SEWER AND STORM DRAINAGE:
 SEATTLE PUBLIC UTILITIES
 PROJECT MANAGEMENT AND ENGINEERING
 700 5TH AVENUE
 PO BOX 34018
 SEATTLE, WA 98124-4018
 (206) 233-7900
 WATER:
 SEATTLE PUBLIC UTILITIES
 700 5TH AVENUE, SUITE 4900
 PO BOX 34018
 SEATTLE, WA 98124-4018
 (206) 684-3000
 POWER:
 SEATTLE CITY LIGHT
 700 5TH AVENUE, SUITE 3200
 SEATTLE, WA 98124-4023
 (206) 684-3000
 NATURAL GAS:
 PUGET SOUND ENERGY
 10885 NE 4TH STREET, SUITE 1200
 PO BOX 97034
 BELLEVUE, WA 98009-9734
 (425) 454-6363
 (888) 225-5773
 TELEPHONE:
 CENTURY LINK
 1600 7TH AVENUE
 SEATTLE, WA 98191
 (800) 244-1111

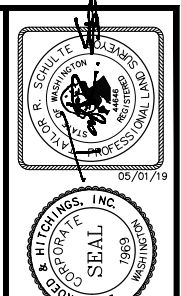


SITE NOTES
 SITE ADDRESS:
 401, 419 QUEEN ANNE AVENUE N.
 SEATTLE, WA 98109
 TAX ACCOUNT NO:
 198920-1140-08
 198920-1130-00
 ZONING:
 SM-UP 85(M)
 ZONING AGENCY:
 CITY OF SEATTLE
 SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
 700 5TH AVENUE, SUITE 2000
 SEATTLE, WA 98104
 (206) 684-8600

SETBACKS:
 CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW.
 CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING
 DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.
**THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING
 JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY
 COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS
 FOLLOWING CONSTRUCTION.**

FLOOD ZONE:
 THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED
 MAY 16, 1995 COMMUNITY PANEL NO.53033C0630F, AND IS SITUATED IN
 ZONE "X". AREA DETERMINED TO BE OUTSIDE THE 500-YEAR
 FLOODPLAIN.
HORIZONTAL DATUM:
 NAD 83/2011 (EPOCH 2010)
VERTICAL DATUM:
 NAVD 88

AREA:
 SITE AS SHOWN CONTAINS 28,760 SQUARE FEET OR 0.6602 ACRES,
 MORE OR LESS.
PARKING SPACE COUNT:
 PARKING SPACES TOTAL 26 INCLUDING 0 DISABLED PARKING SPACES.
SUBSTRUCTURES:
 BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS
 FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES
 LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY
 OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN
 AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.
TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
 RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC
 LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT
 CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS
 SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT
 RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY
 FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER
 OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL
 JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE
 CONSTRUCTION.
DESCRIPTION:
 LOT 3-6, BLOCK 22, NORTH SEATTLE, ACCORDING TO THE PLAT
 THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 41, RECORDS OF
 KING COUNTY, WASHINGTON.
 EXCEPT THE NORTH 6 INCHES THEREOF; SITUATE IN THE CITY OF
 SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.



BUSH, ROED & HITCHINGS, INC.
 LAND SURVEYORS & CIVIL ENGINEERS
 2009 MINOR AVE. EAST
 SEATTLE, WASHINGTON
 98102-5519
 (206) 323-4144
 1-800-935-0505
 FAX# (206) 323-7133

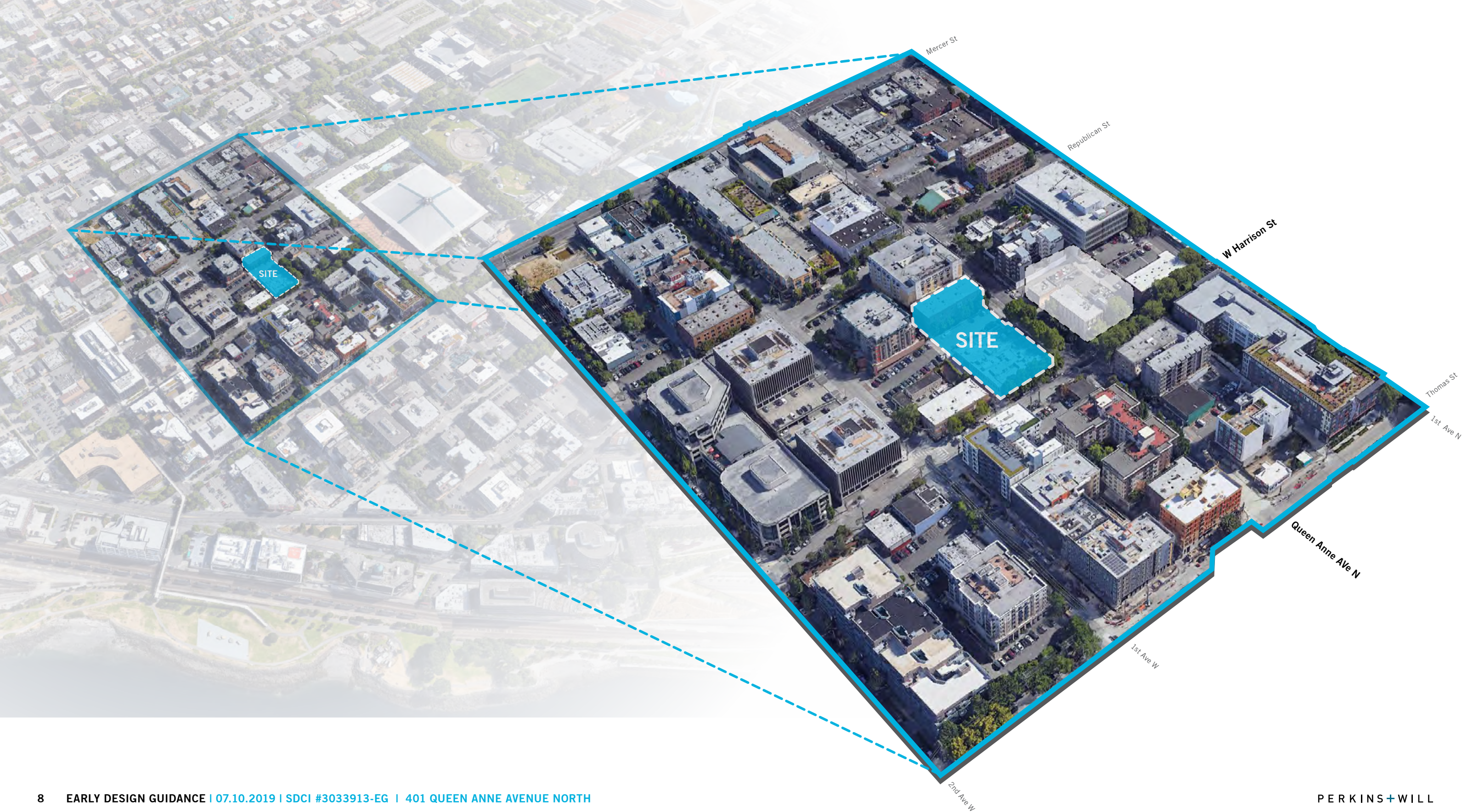
NO.	REVISION	DATE

BOUNDARY AND TOPOGRAPHIC SURVEY
401, 419 QUEEN ANNE AVENUE N.
MSRE MANAGEMENT
 KING COUNTY WASHINGTON
 SEATTLE

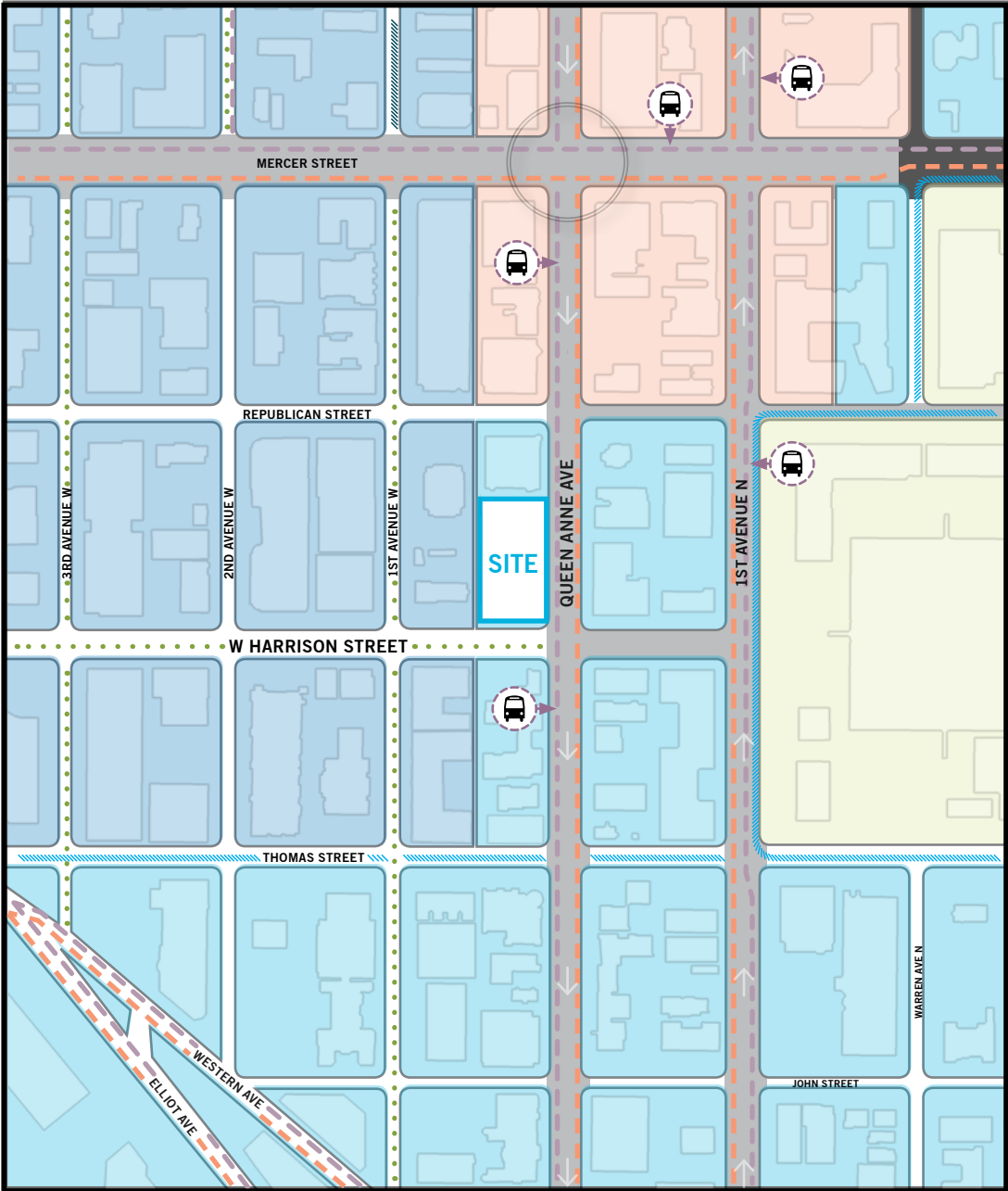
drawn by JRM/HAK checked by TRS
 scale 1"=20' date 5/1/19
 job no. 2019064.00
 sheet 1 of 1

- ABAN/RET AREA DRAIN ABANDONED/RETIRED
- CON ASPHALT (ASPH)
- BE BUILDING ENTRANCE
- BVA BUILDING VEHICLE ACCESS
- BLRD BOLLARD (BLRD)
- BLDNG LINE BUILDING LINE
- BC BUILDING CORNER
- CB CATCH BASIN (CB)
- CC/CC/CC/CC CONCRETE SURFACE
- CC/CC/CC/CC CONCRETE/EXTENDED CURB/& GUTTER
- CC/CC/CC/CC CONDUIT DROP
- CC/CC/CC/CC CONCRETE/BRICK/ASPHALT WALK
- CC/CC/CC/CC CONCRETE/BLOCK/WOOD RETAINING WALL
- CLF CHAIN LINK FENCE (CLF)
- CLM CENTERLINE/MONUMENT LINE
- CS/MS/WS CONCRETE/METAL/WOOD STAIRS
- CON CONIFEROUS TREE
- CITY CITY OF SEATTLE
- DEC DECIDUOUS TREE
- DWY DRIVEWAY
- ECD ELECTRICAL CONDUIT
- EHH/EAB ELECTRICAL HANDHOLE/JUNCTION BOX
- EMH ELECTRICAL MANHOLE
- EM ELECTRICAL METER
- EV/ET ELECTRICAL VAULT/TRANSFORMER
- FOUND SURVEY MONUMENT (AS NOTED)
- FIRE HYDRANT
- FIRE DEPT. CONNECTION (FDC)
- G GAS MAIN
- GM GAS METER
- GV GAS VALVE
- GW GAS VAULT
- GP/UP GUY ANCHOR
- GP/UP GUY/POWER/UTILITY POLE
- HANDRAIL
- IR IRRIGATION LINE (RECORD)
- IR IRRIGATION VALVE
- IN V IRON FENCE (IF)
- INLET (TYPE 250A)
- LP LIGHT POLE (METAL)
- LP LIGHT POLE (WOOD)
- LP LIGHT POLE (DECORATIVE)
- LSCAPE/PA LANDSCAPE/PLANTER
- MANHOLE
- MAILBOX (FEDERAL/PRIVATE)
- MONITOR WELL
- OHP/OHC/OHT OVERHEAD POWER/CABLE/TELEPHONE
- OHW/OHB OVERHEAD GUYWIRE/BUS (TROLLEY)
- P.S. PROPERTY LINE (PL)
- PAINTED UTILITY LOCATION
- PIPE FLOW DIRECTION
- CAST IRON/METAL/CLAY (PIPE TYPES)
- PARKING PAY STATION
- POST INDICATOR VALVE
- COMBINED/SANITARY SEWER
- STORM DRAIN
- PRIVATE CATCH BASIN
- PEDESTRIAN PUSH BUTTON (PPB)
- PEDESTRIAN SIGNAL/PEDESTAL
- SCL/CL/HF SEATTLE CITY LIGHT HANDHOLE
- SD SERVICE DRAIN (STORM)
- STORM DRAIN/SANITARY SEWER
- SANITARY SEWER (RECORD)
- SSS SIGN/STREET NAME SIGN
- TC/SL TRAFFIC CONTROL/STREET LIGHT HANDHOLE
- TRC TRAFFIC CONTROL CABINET (TRSC)
- TRENCH DRAIN
- TELEPHONE CONDUIT (BURIED)
- TD TELEPHONE DUCT
- TV TELEPHONE VAULT
- TMH TELEPHONE MANHOLE
- TELEPHONE SENTRY
- TS TRAFFIC FLOW DIRECTION
- TRF TRAFFIC SIGNAL
- TRANSFORMER ON POLE
- UPPER LEVEL BUILDING LINE
- UV WATER VAULT
- W WATER MAIN
- WM WATER METER
- WV WATER VALVE
- WG WATER GATE VALVE/CHAMBER

LEGEND



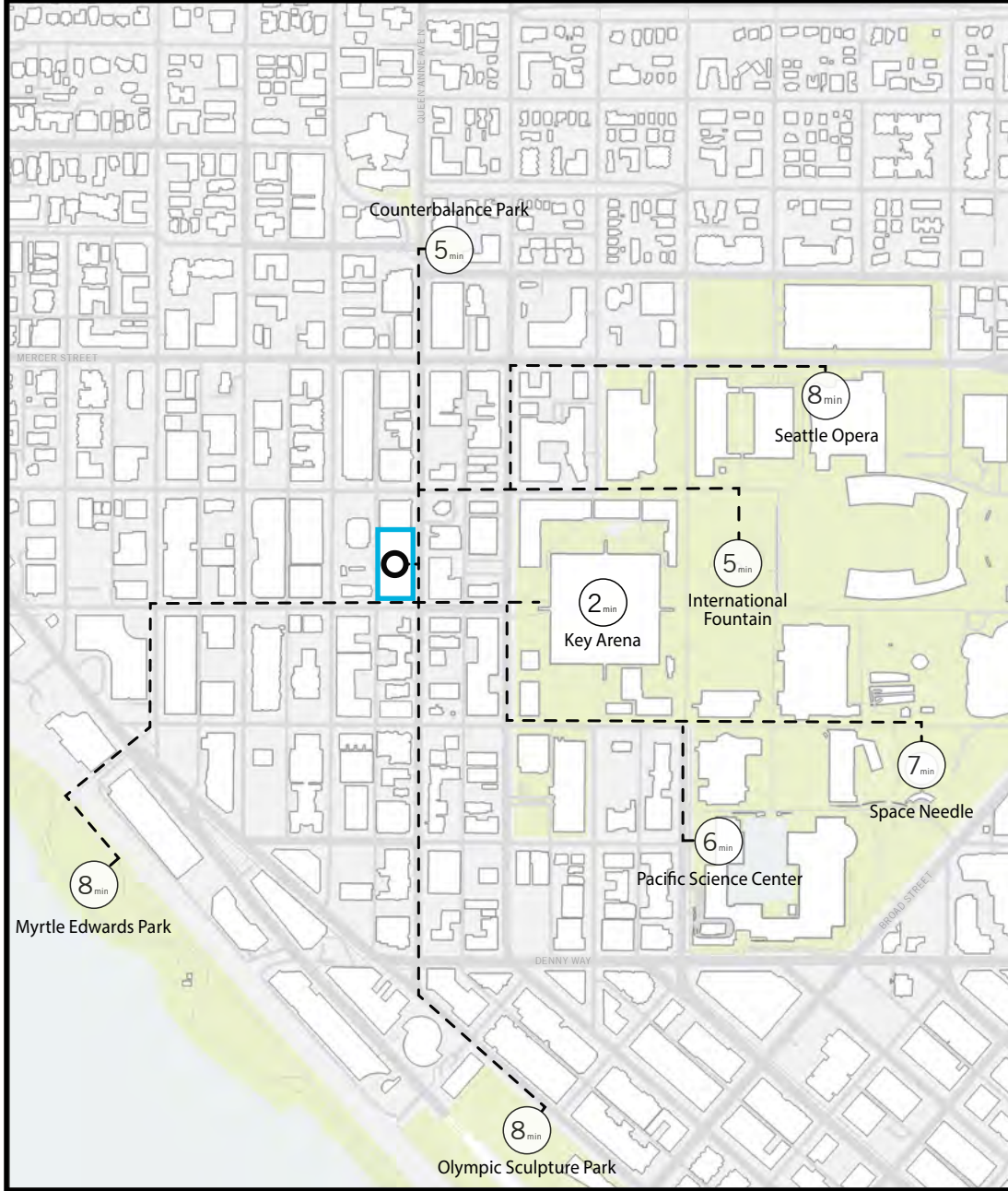
STREET CLASSIFICATION



LEGEND

- Main Street Commercial Corridor
- Large Scale Commercial Corridor
- Pedestrian Corridor
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Major Transit Route
- Bus Stop
- Uptown Urban Character Area
- Uptown Park Character Area
- Heart of Uptown Character Area
- Civic / Institutional

GENERAL WALKING RADIUS



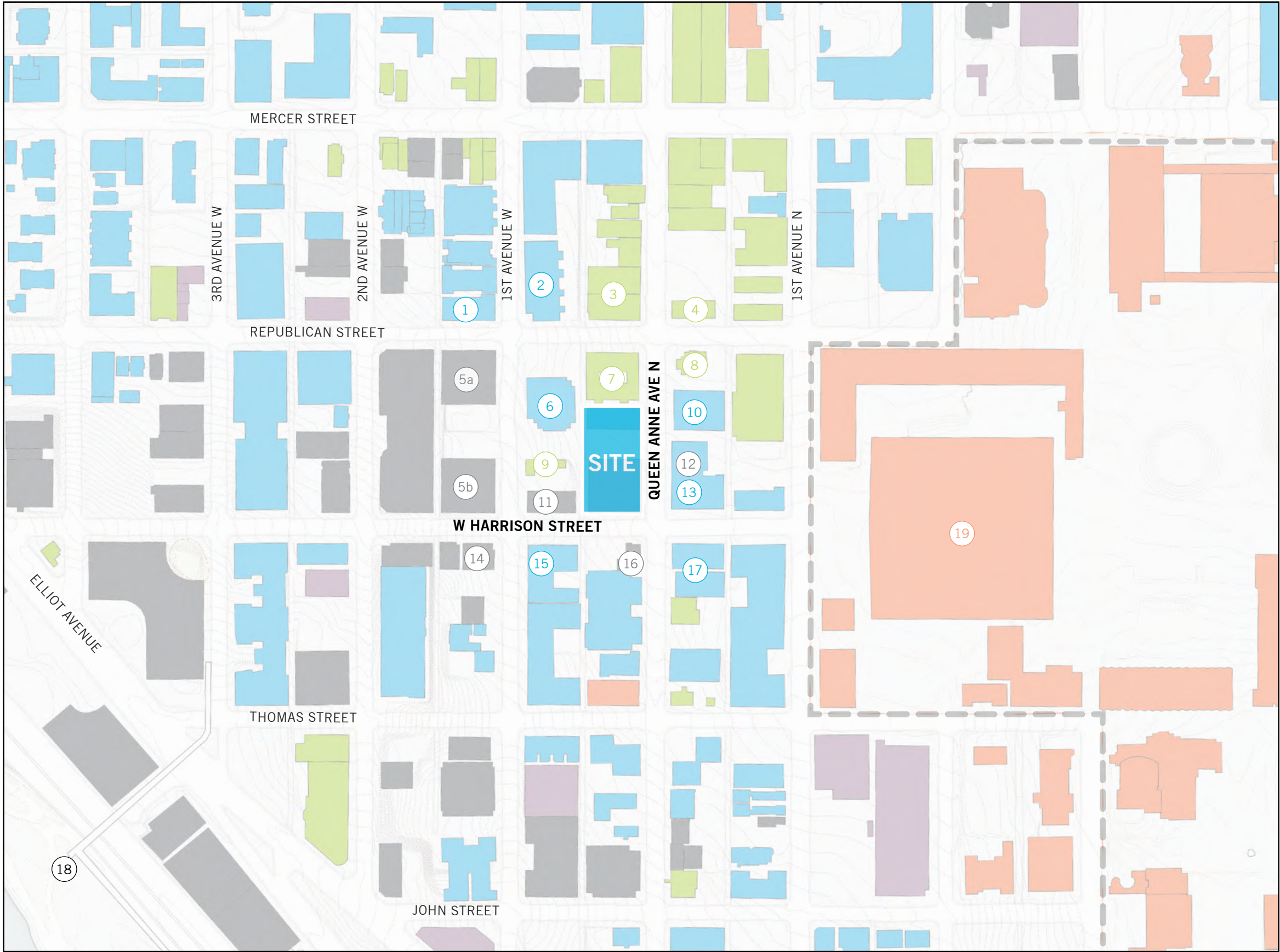
LEGEND

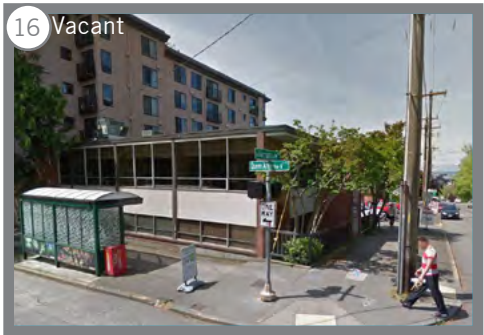
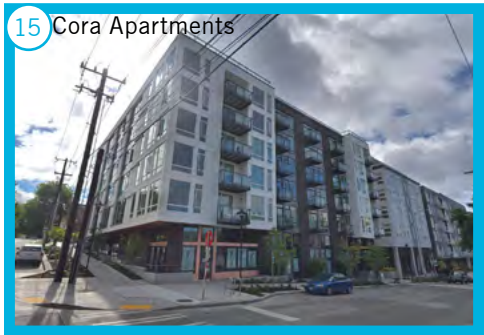
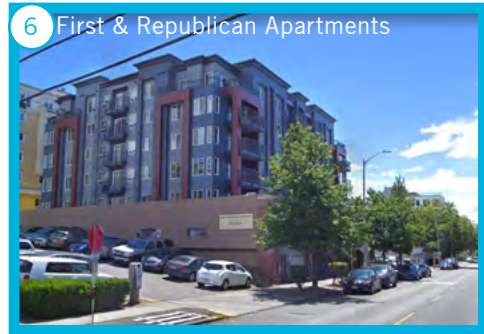
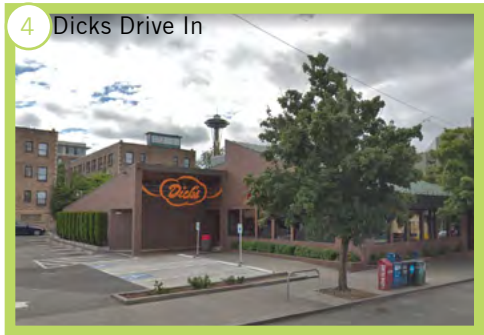
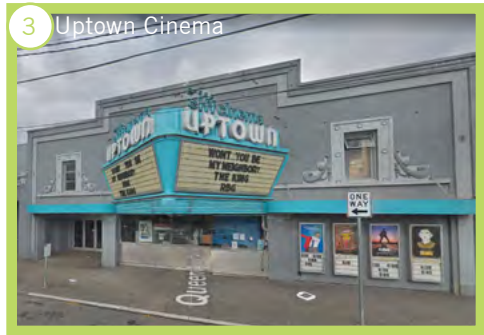
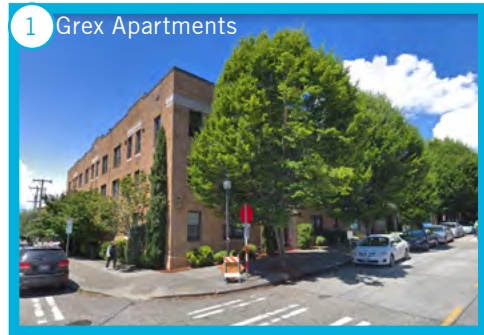
- Main Walking Paths
- Time in minutes to destination

3.0 / URBAN DESIGN ANALYSIS / USES AND CHARACTER

Seattle's Uptown neighborhood is one of the City's oldest neighborhoods. Initially settled by the Denny family in the 1800's, Uptown has been shaped by the World's Fair of 1962 which established the Seattle Center. The Uptown Urban Center today is approximately 297 acres in size and is home to approximately 7,300 residents and 14,800 jobs. Uptown has a energetic retail district that is located at Queen Anne Avenue and Mercer Street. To the west is a residential neighborhood with the Puget sound beyond. Uptown is centrally located with Queen Anne to the north, Belltown to the south and South Lake Union to the east.

- Residential
- Commercial / Retail
- Office Space
- Cultural
- Light Industrial/Warehouse
- Seattle Center



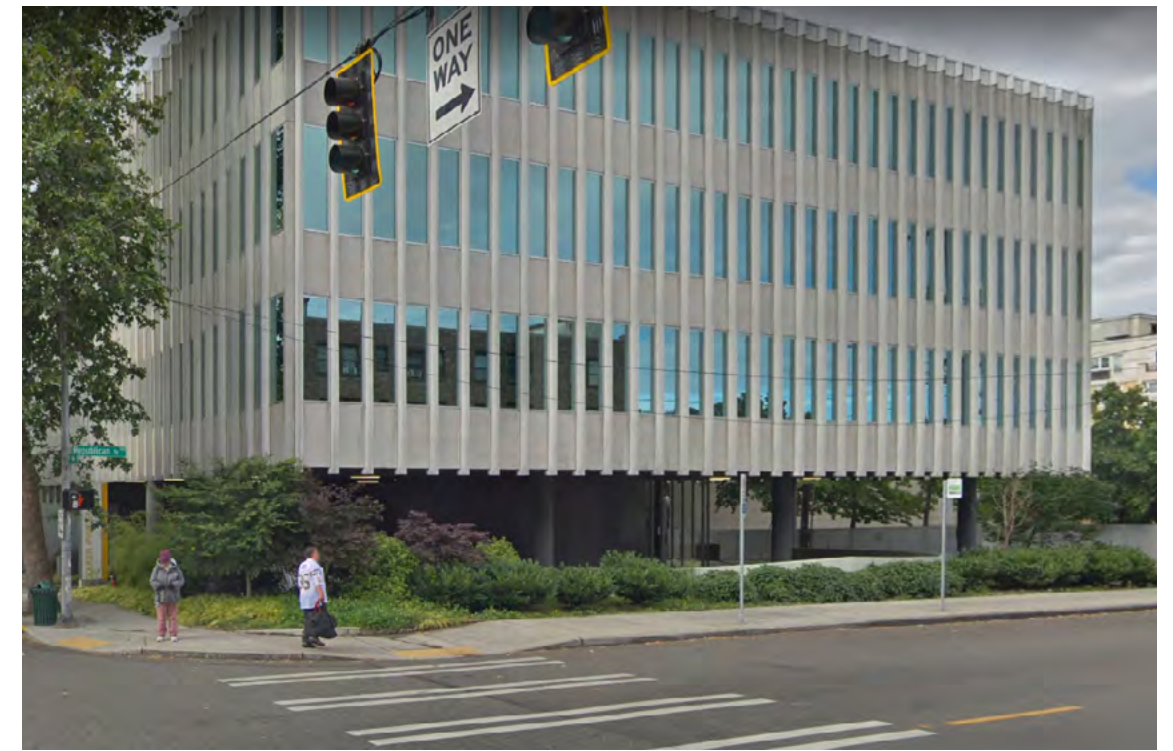


3.0 / URBAN DESIGN ANALYSIS / COURTYARDS AND COVERED PUBLIC SPACE

Various sizes and forms of courtyards and covered public space have been identified in the neighborhood. These fine grain open spaces provide views to the sky and daylight access to more of these buildings' perimeter, creating visual comfort, enhancing security and fostering places for people to gather in some cases. Covered public spaces enhance the pedestrian experience by setting back the buildings on the ground level and offering a symbolic and functional threshold zone from indoors to outdoors at a civic scale along public spaces.

-  Light Courts
-  Covered Open Spaces





3.0 / URBAN DESIGN ANALYSIS / HISTORICAL CONTEXT AND CHARACTER

Buildings throughout Uptown honestly convey their use through festestration and materiality suited to the internal program and contribute to the neighborhood's eclectic character.

Masonry Residential & Retail

World's Fair Futurist

Modern Office

Contemporary Type V over I

Strathmore Coop - 1908



Seattle Center - 1962



Queen Anne Post Office - 1965



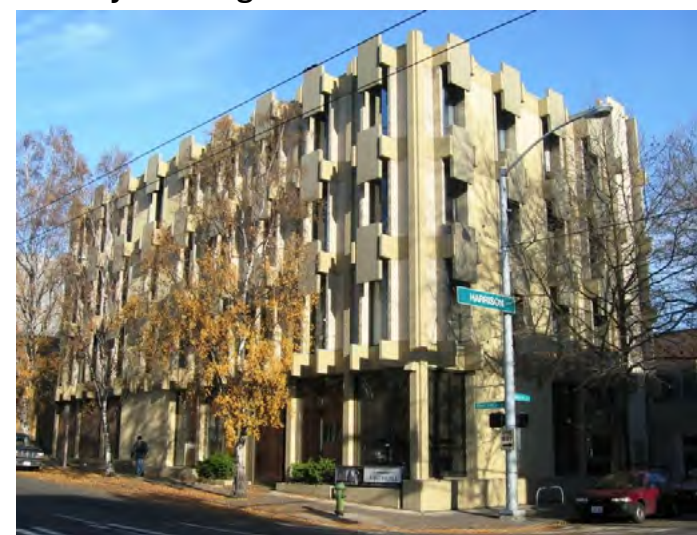
420 Queen Anne Ave North - 2011



Uptown Theater - 1926



Century Building - 1964



Cora - 2017



A 3-4 story datum is established throughout the denser parts of Uptown. This datum contributes to the pedestrian environment and is reinforced in the preferred massing.

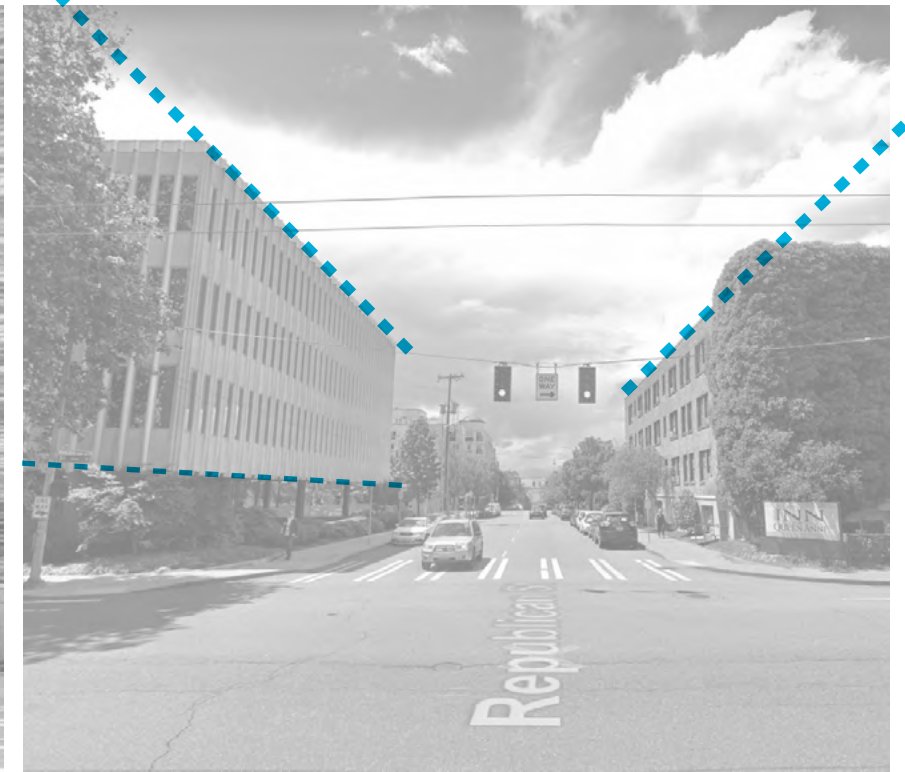
3-4 Story Urban Datum Throughout Uptown



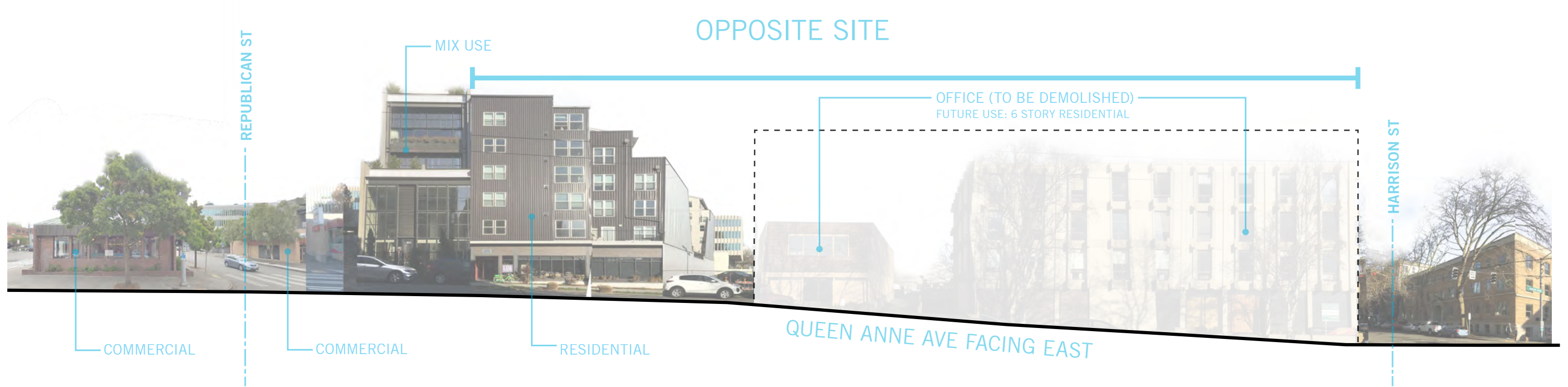
Queen Anne Avenue North & Mercer

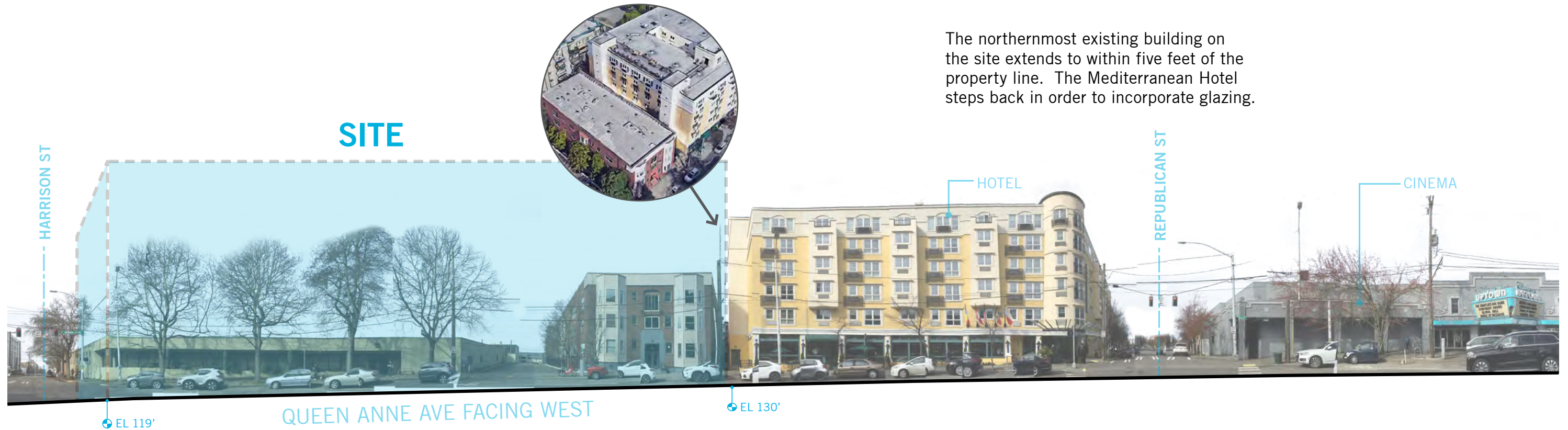


Strathmore Coop at West Harrison & Queen Anne Avenue North

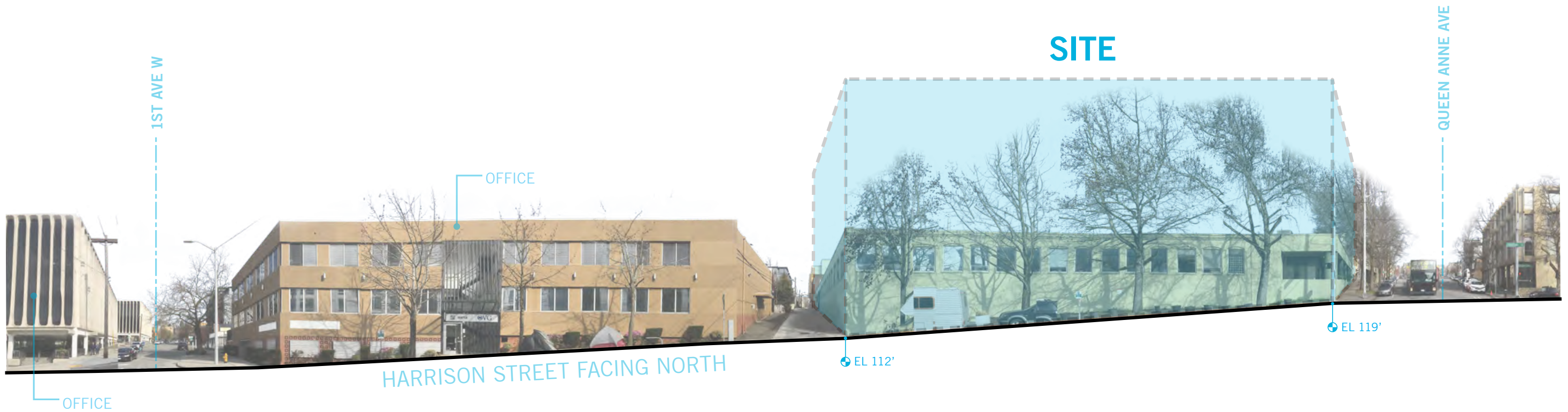


West Republican & 1st Avenue North



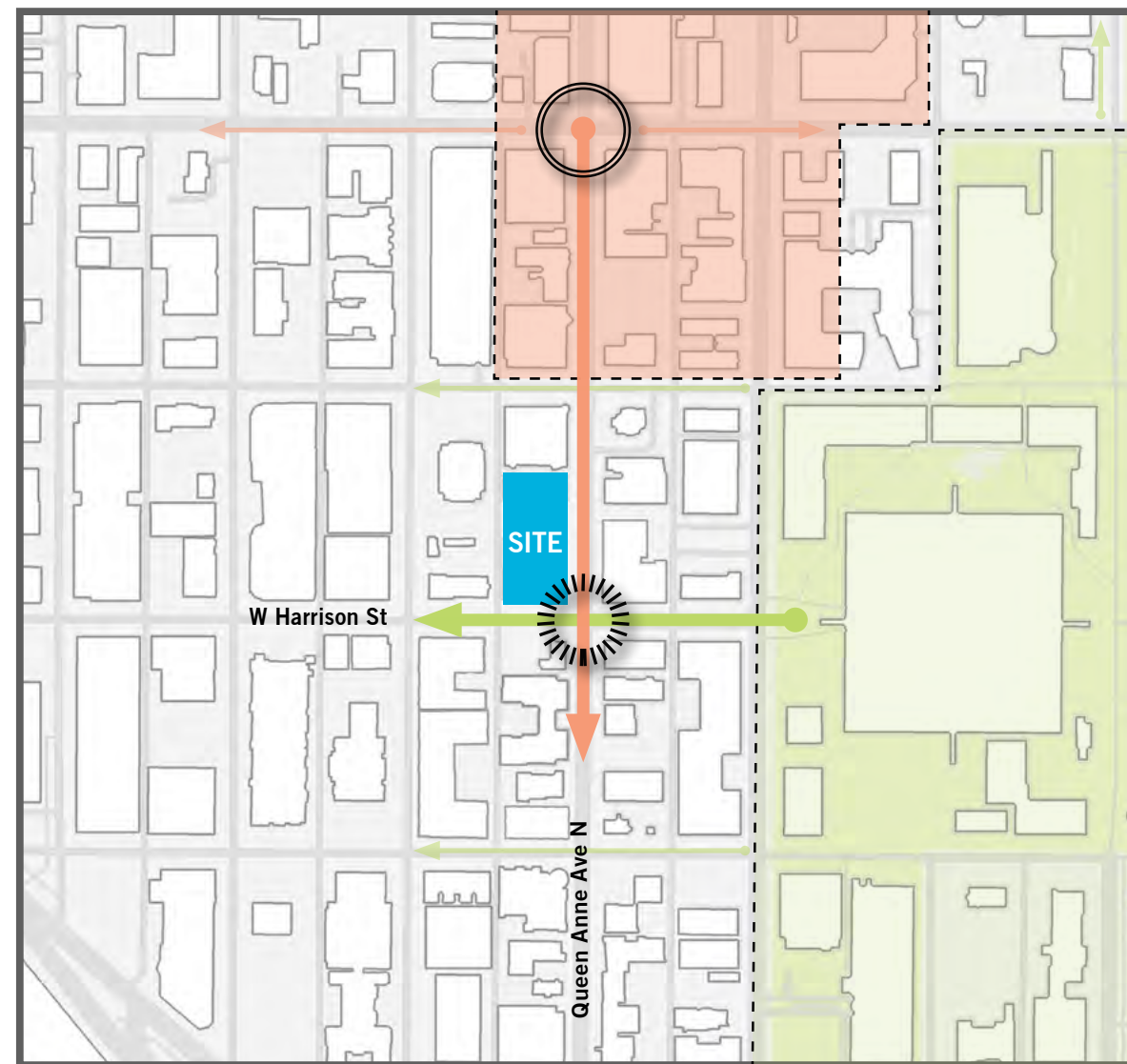


The northernmost existing building on the site extends to within five feet of the property line. The Mediterranean Hotel steps back in order to incorporate glazing.

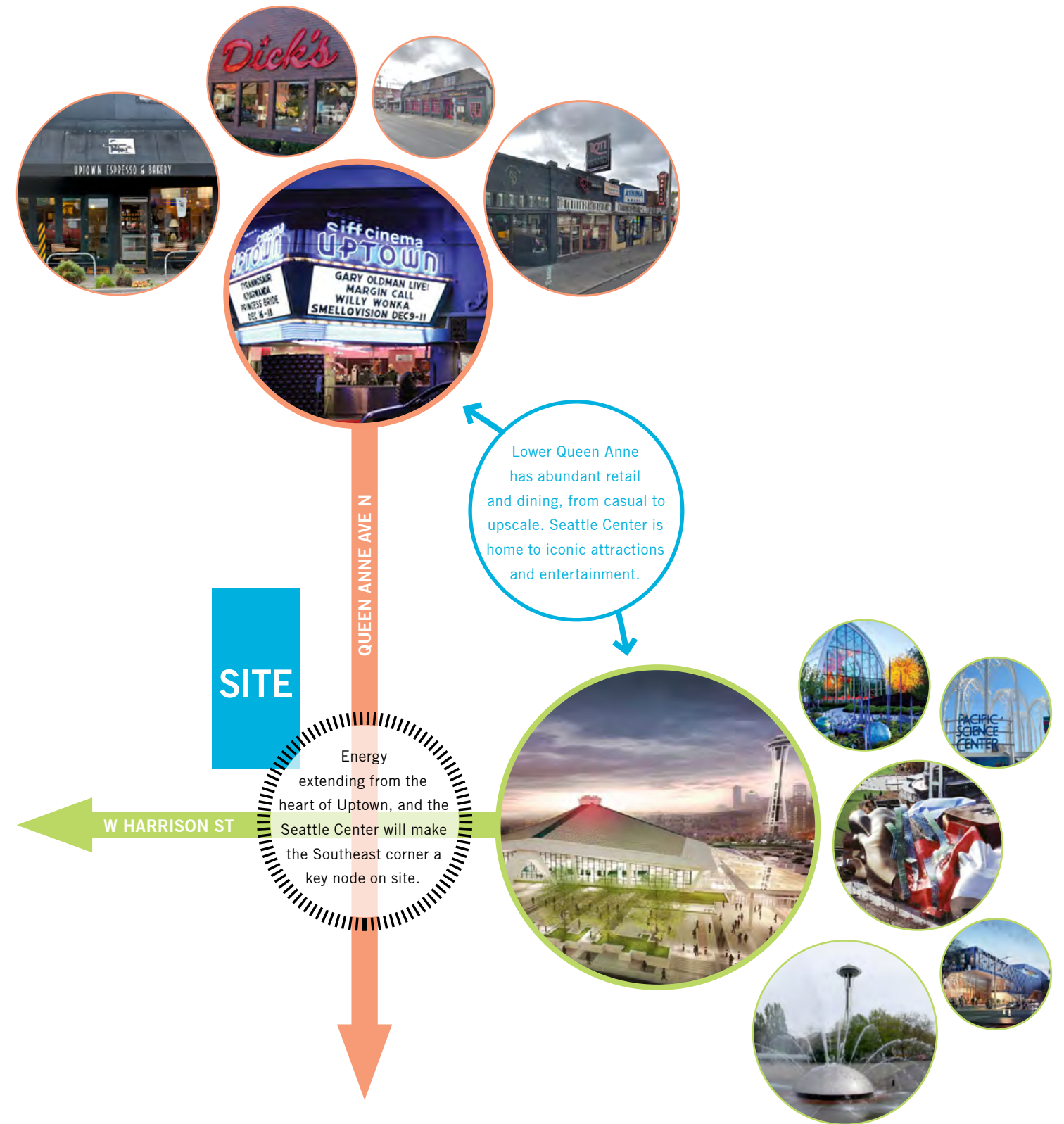


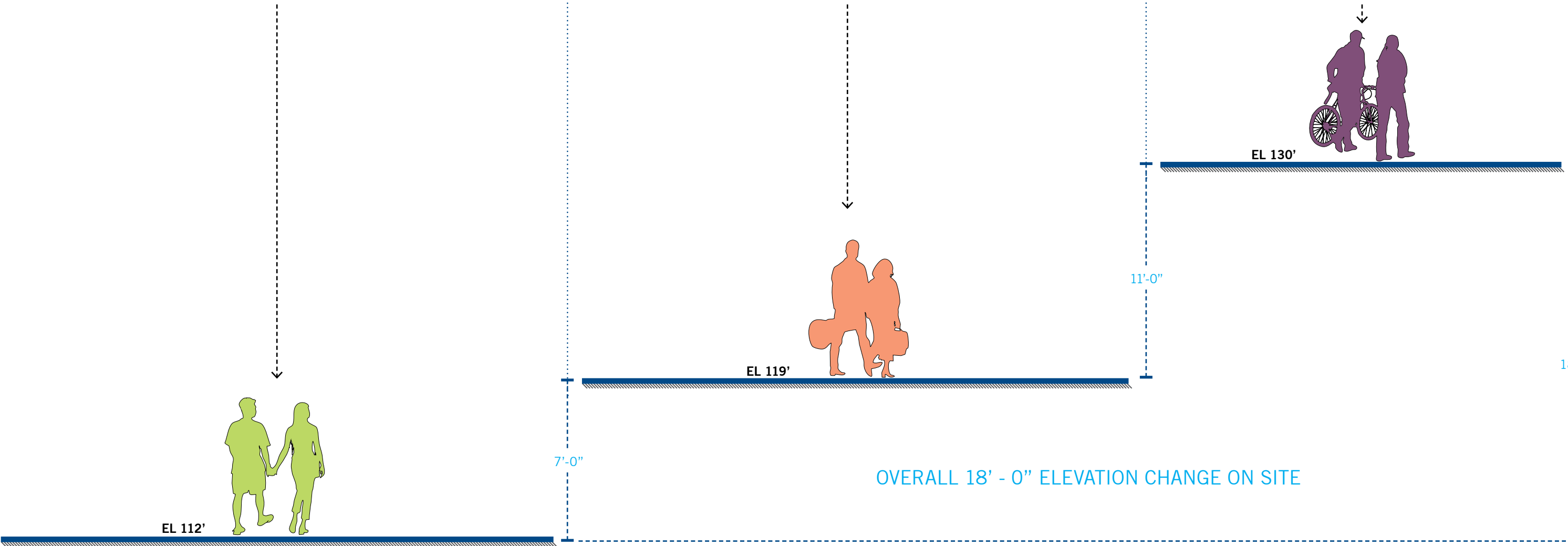
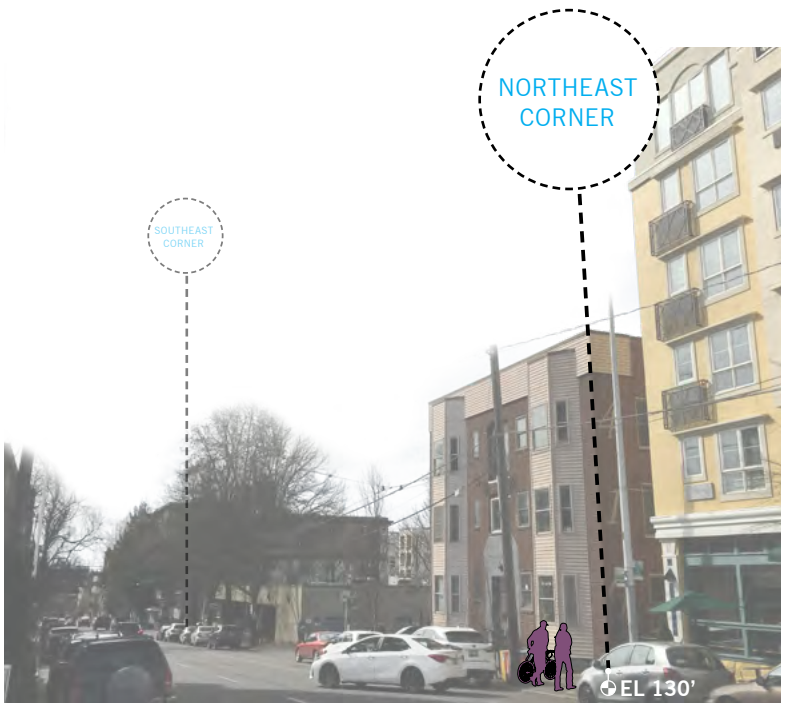
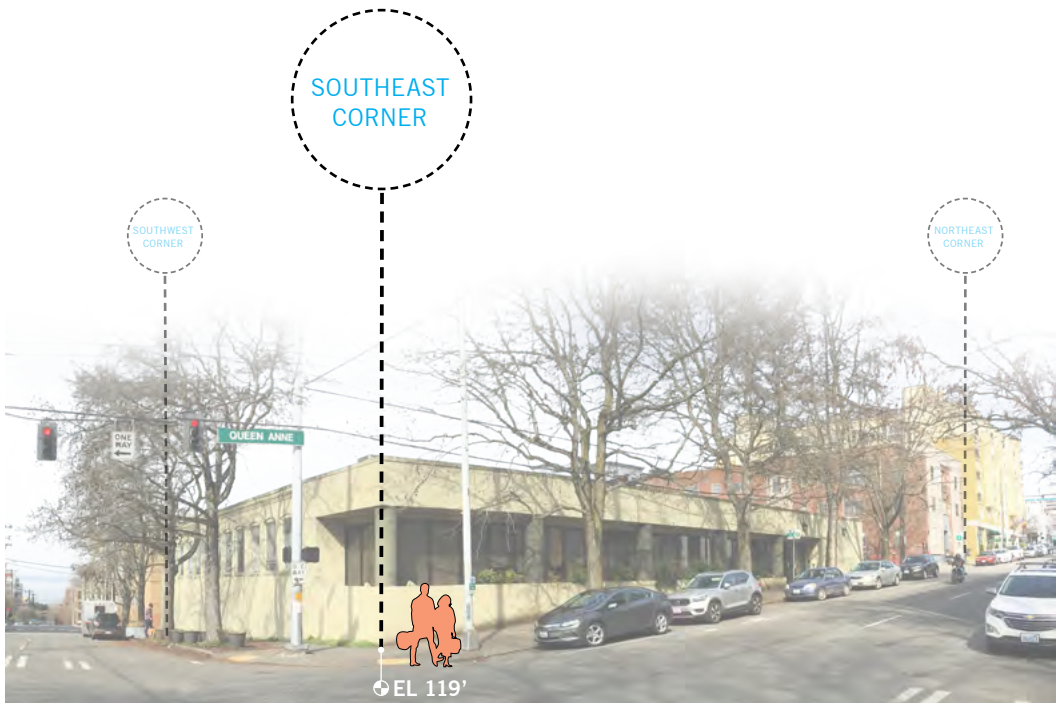
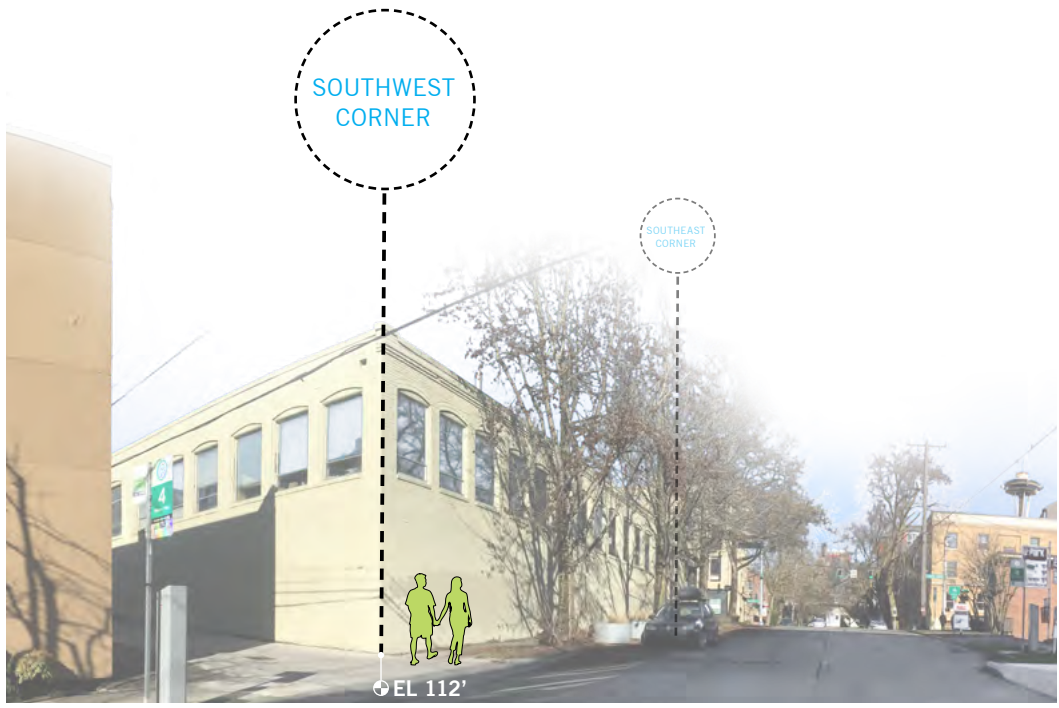
3.0 / URBAN DESIGN ANALYSIS / STREET LEVEL CONNECTIONS

RESPONDING TO NEIGHBORHOOD CHARACTERISTICS

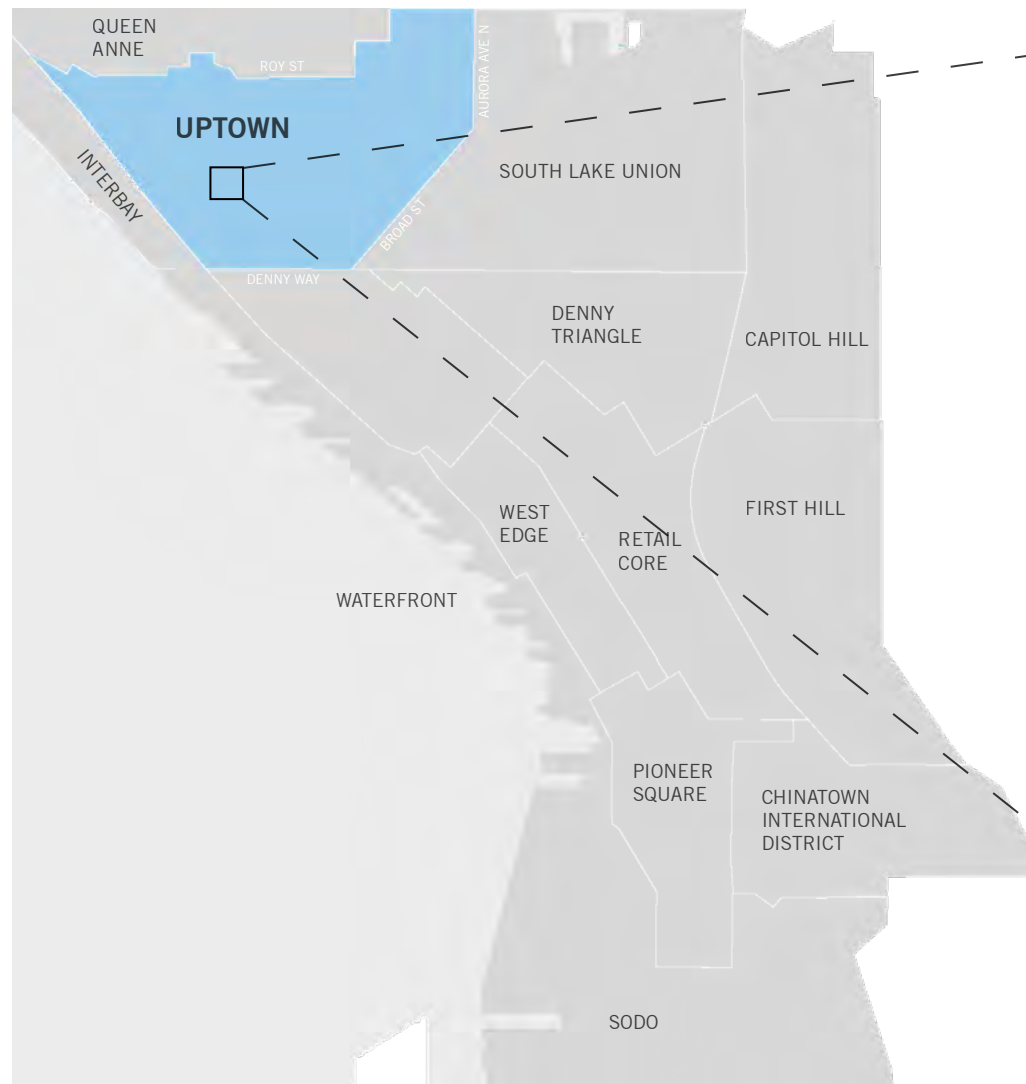


- LEGEND**
- Paths from Heart of Uptown
 - Paths from Civic / Institutional Area
 - Uptown Neighborhood Gateway Location
 - Heart of Uptown Character Area
 - Civic / Institutional Area
 - Connection Point

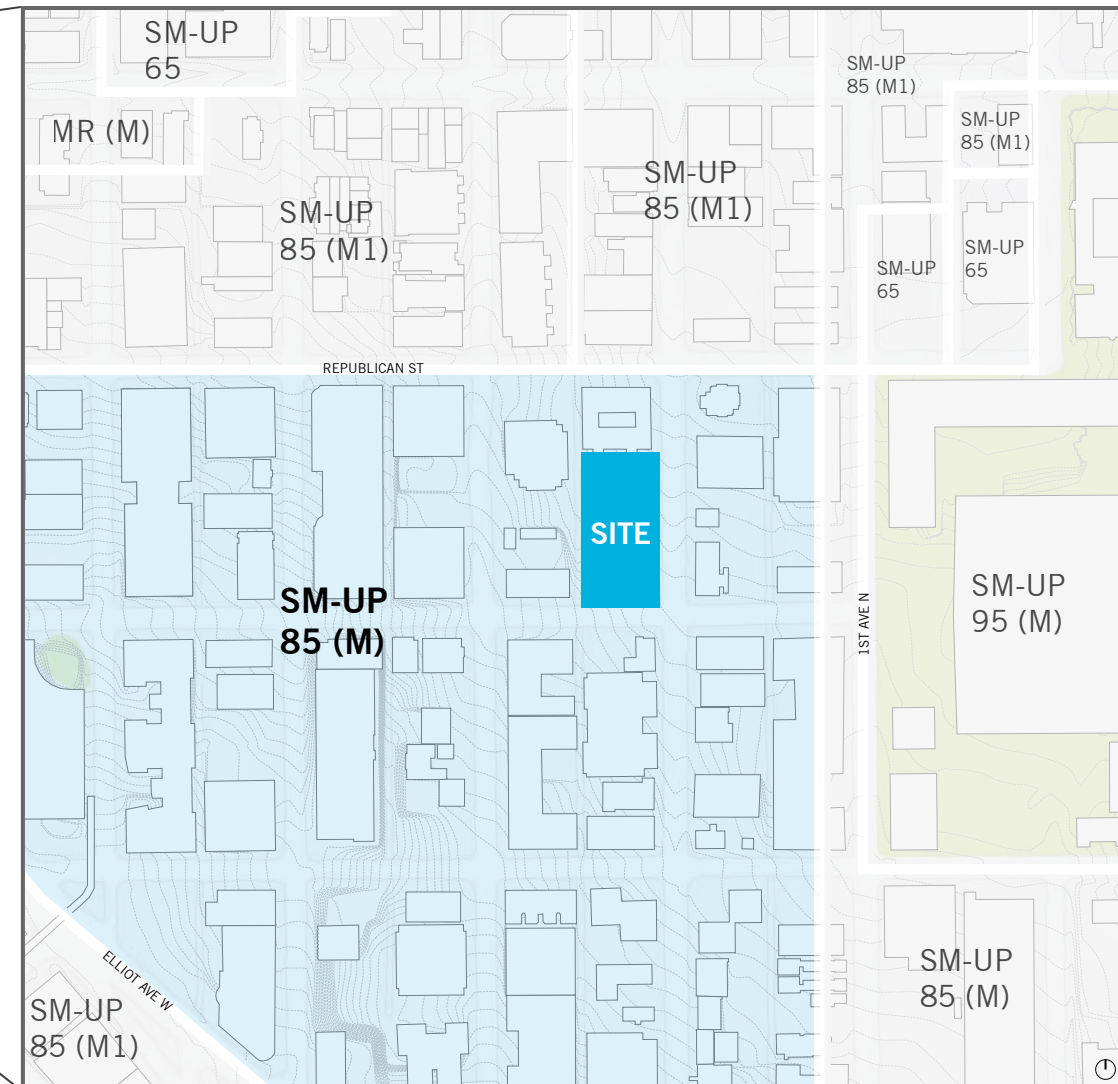




4.0 / ZONING / OVERLAY DESIGNATIONS & SUMMARY

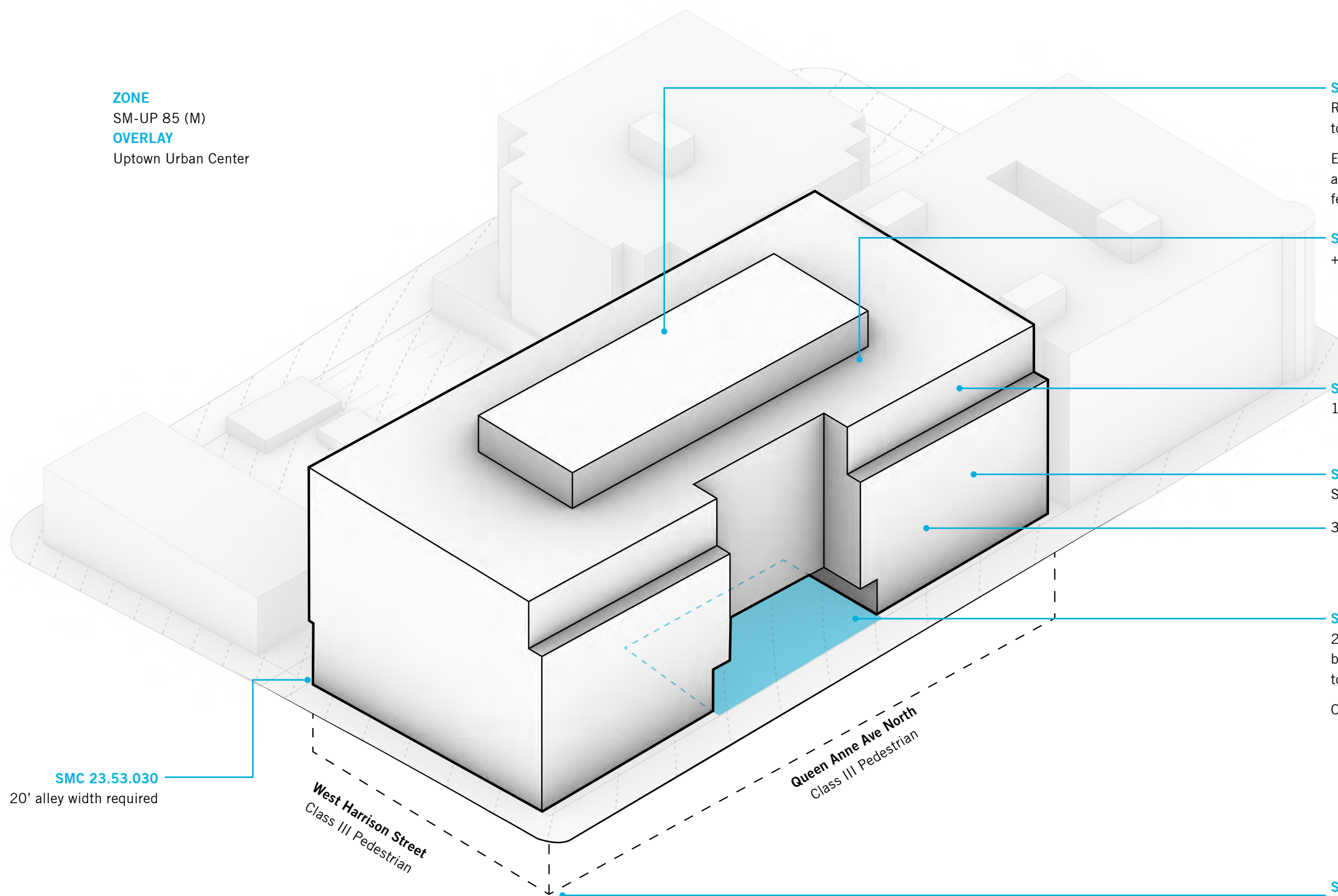


DESIGNATIONS



SUMMARY

ZONE
SM-UP 85 (M)
OVERLAY
Uptown Urban Center



SMC 23.48.025
Rooftop features including stair and elevator penthouses permitted to exceed height limit by 15' with 25% roof coverage;

Exception: Max combined total coverage of all features 65% of roof area permitted with all mechanical equipment screened and no rooftop features located closer than 10' to the roof edge.

SMC 23.48.025
+85' Maximum Height

SMC 23.48.735
10' setback above +65' required along Queen Anne Ave N

SMC 23.48.005
Street level uses not required

3'-6" setback at Queen Anne Avenue North for right of way widening

SMC 23.48.750
20 SF of open space per 1000 GFA in office use required which can be located anywhere on the site at grade (open space is not required to be at the center of the frontage as shown for illustrative purposes)

- Open Space = 3,127 SF
- Can be provided off-site within a quarter of a mile
 - 10' minimum horizontal dimension, average 20' dimension
 - Minimum 45% shall be exterior space open to the sky and be accessible by pedestrians
 - 35% can be enclosed
 - Up to 10% can abut a sidewalk and extend pedestrian area onto the lot

SMC 23.48.705
Flexible-use parking prohibited
Parking accessory to office limited to 1 parking stall per 1000 SF of GFA in office use

SMC 23.53.030
20' alley width required

West Harrison Street
Class III Pedestrian

Queen Anne Ave North
Class III Pedestrian

CS - CONTEXT & SITE

Uptown 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.

2. Adjacent Sites Buildings adjacent to the Seattle Center campus should be sited to create synergistic relationships and reinforce connections between the Seattle Center and the surrounding Uptown neighborhood.

3.c. Corner Sites Corner lots are often desirable locations for small publicly-accessible plazas, art, and other special features.

Uptown CS3: Architectural Context & Character

Contribute to the architectural character of the neighborhood

1b. Placemaking Make visual art an integral part of the design concept, especially along Mercer/Roy Street corridor, near theaters and other cultural venues and in the Heart of Uptown.

RESPONSE

All three schemes anticipate foot traffic to and from Key Arena and the Heart of Uptown and create interest at the corner intersection of Queen Anne Avenue North and West Harrison Street through form and publicly accessible open space. The open space and carved form of the preferred option creates a frame for activity and visual art.

PL - PUBLIC LIFE

Uptown PL1: Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

1. Enhancing Open Spaces Locate plazas intended for public use at or near grade to promote both a physical and visual connection to the street.

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

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

Uptown PL3: Street-Level Interaction

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

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.

RESPONSE

Schemes locate public plazas at the elevation of the sidewalk at the corner of West Harrison Street and Queen Anne Avenue North for ease of pedestrian access. In the preferred scheme, generous planting and sidewalk widening along Queen Anne Avenue North contributes to an attractive and vibrant pedestrian environment. Primary entry is made legible through setback at grade in all schemes.

DC - DESIGN CONCEPT

Citywide DC1: Project Uses and Activities

Optimize the arrangement of uses and activities on site.

A.3. Arrangement of Interior Uses Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

B.1.a. Vehicular Access and Circulation Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists...using existing alleys for access.

Uptown 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.

5.c. Tall Form Design ...Consider curved, angled, shifting and/or carved yet coherent forms. Shape and orient tall floorplates based on context, nearby opportunities and design concepts, not simply to maximize internal efficiencies.

5.d. Intermediate Scales To mediate the extra height/scale, add legible, multi-story intermediate scale elements: floor groupings, gaskets, off-sets, projections, sky terraces, layering, or other legible modulations to the middle of tall forms. Avoid a single repeated extrusion from base to top.

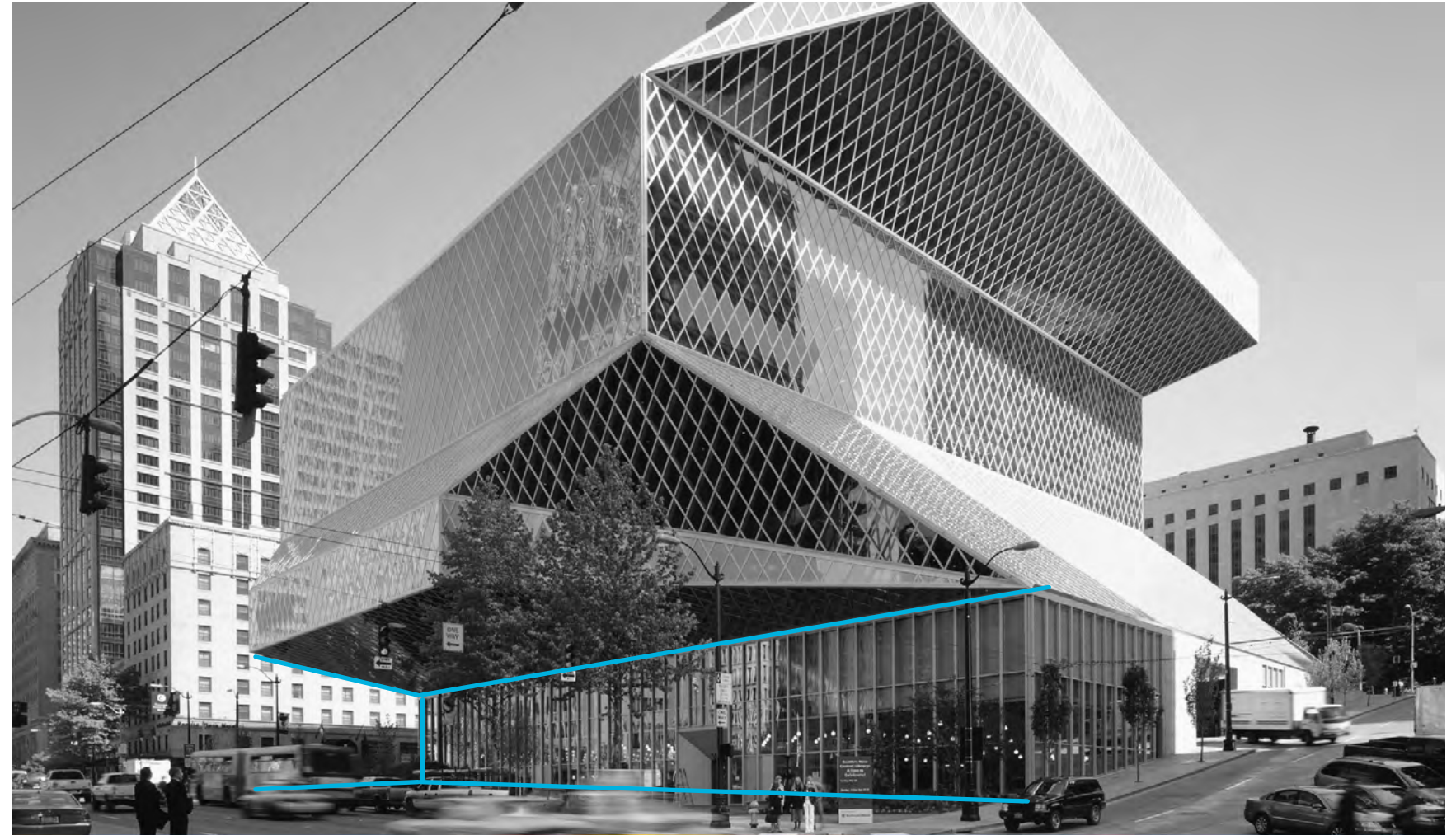
5.f. Adjusted Base Scale To mediate the form’s added height, design a 1-3 story base scale, and /or highly legible base demarcation to transition to the ground and mark the ‘street room’ proportion.

RESPONSE

All three schemes could accommodate retail or office accessed from the south end of the site and have ample transparency at street level. Parking is proposed to be below grade and all vehicular access is from the alley. Groupings of 2-3 floors with curves and/or setbacks, shifts, or subtractions that create intermediate scales define the proposals. To varying degrees, all three schemes have a legible base demarcation that creates an outdoor room.

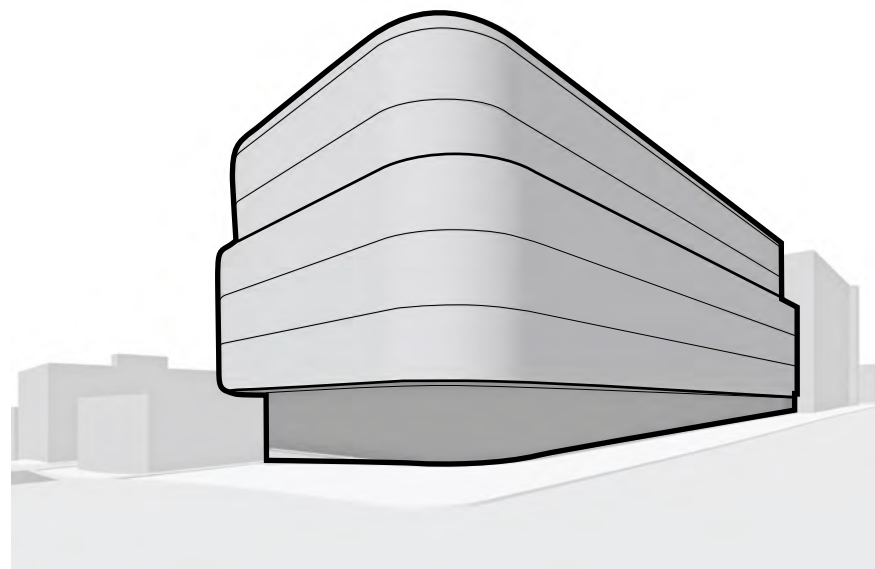


Intimate scale, outdoor room.
NorthEdge

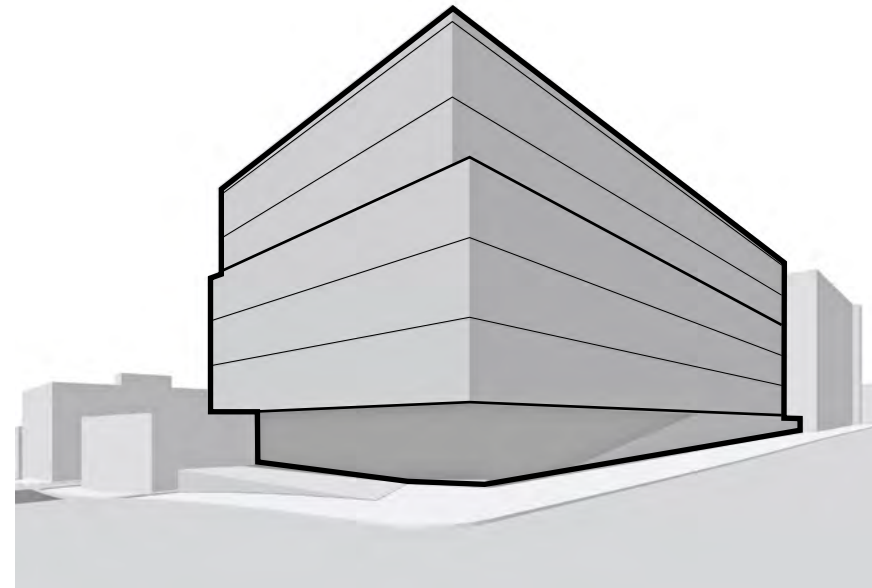


Building massing creating outdoor space
Seattle Central Library

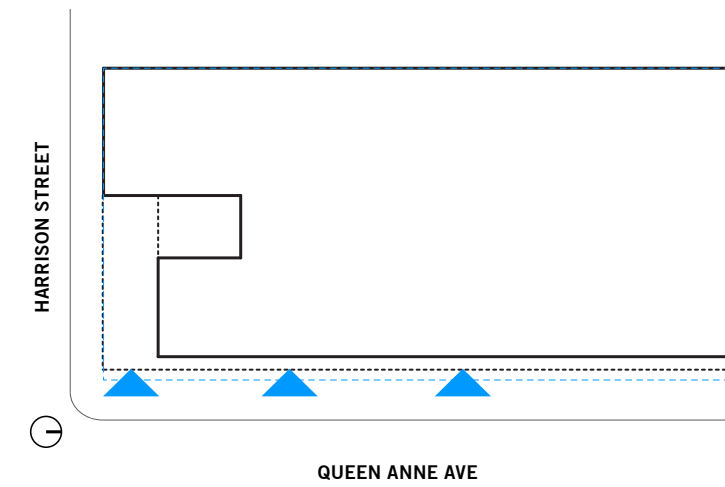
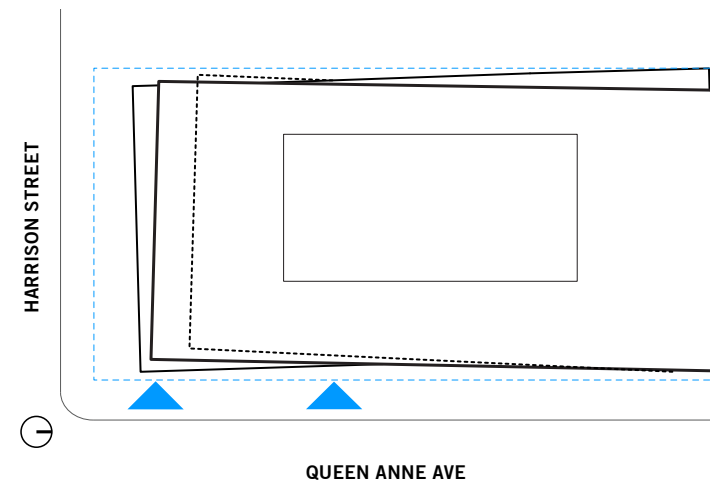
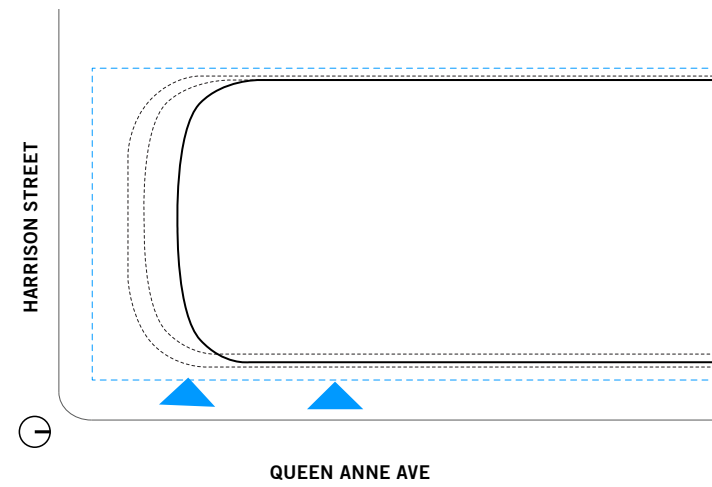
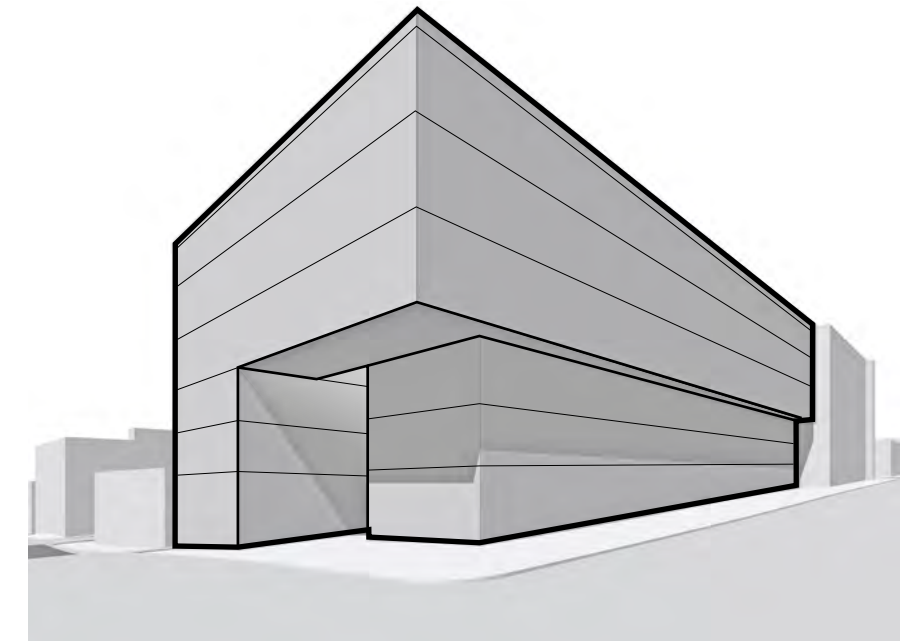
SCHEME 01 / FLOW



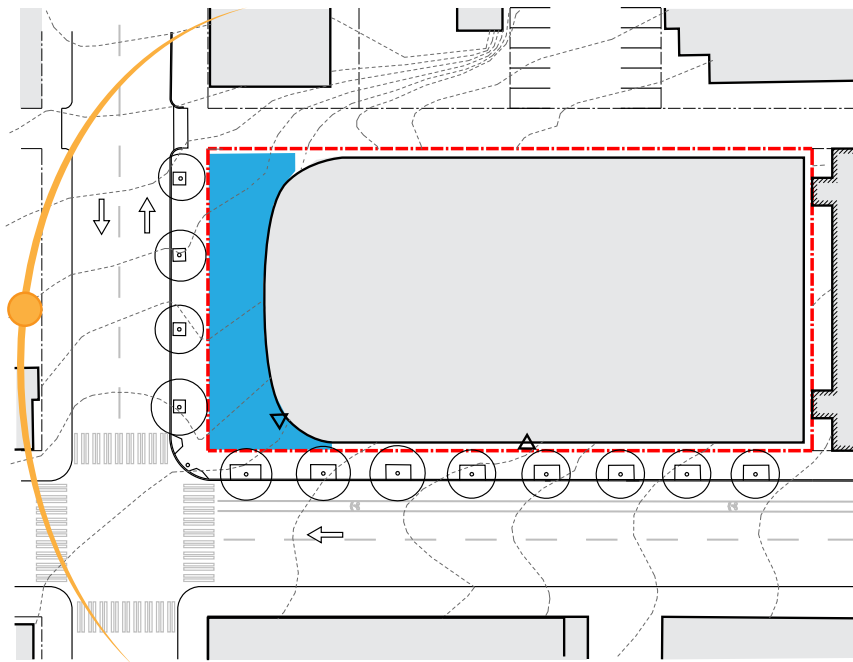
SCHEME 02 / SHIFT



SCHEME 03 / NEST (PREFERRED)



SCHEME 01 / FLOW



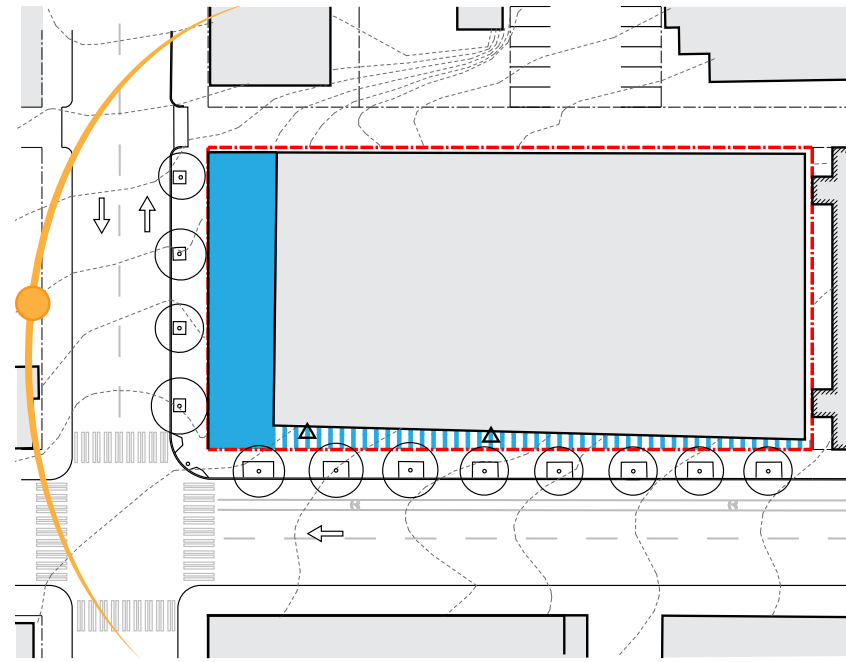
Pros:

- Open space follows sidewalk grade on Harrison
- Simplest construction

Cons:

- Open space is less accessible and does not allow access to interior uses due to topography
- Open space is less defined, less programmed, and less purposeful than in preferred scheme (03, Nest)
- Less relevant to immediate context

SCHEME 02 / SHIFT



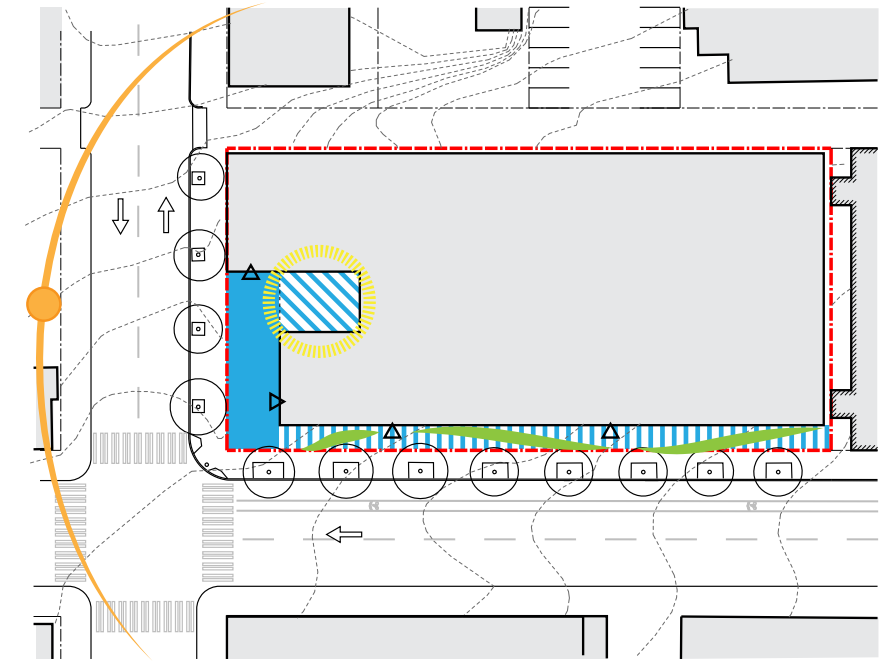
Pros:

- Open space is level along Harrison from SE corner
- Additional open space is provided along Queen Anne
- Open space allows access to interior uses

Cons:

- Open space is not visually or spatially well defined, and lacks a sense of place
- A blank wall is created at the SW corner, interior uses feel separated from the street at Harrison
- Complex to build

SCHEME 03 / NEST (PREFERRED)



Pros:

- Porous massing with many points of entry that frames approach to Key Arena and creates a sense of place
- Wider pedestrian space along Queen Anne Avenue North with accessible seating and places to pause integrated with landscape planting
- Increased active frontage along public space
- Opportunity created for public art
- Edge along Harrison is engaging and creates inviting and unique “urban beach”
- Most relevant to immediate context

Cons:

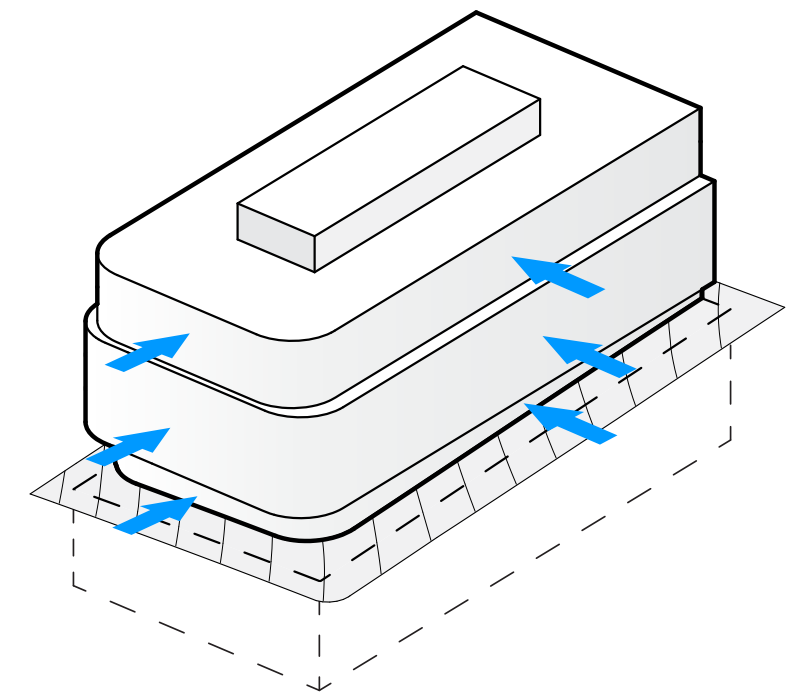
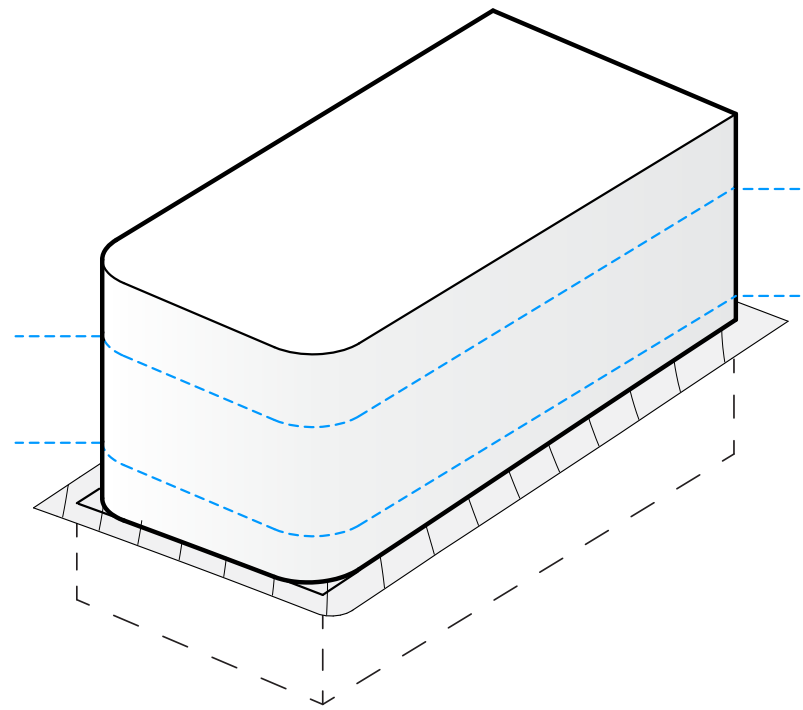
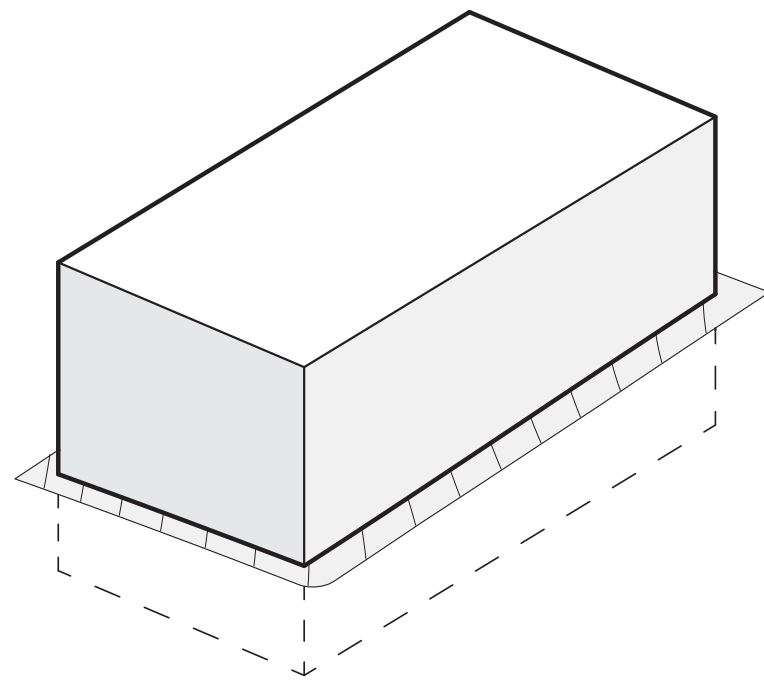
- More complex construction due to cantilever and increased skin area
- Requires a departure

FORMAL GESTURES:

Flow is bold but simple form that responds to the building's proximity to the Seattle Center and anticipates heavy pedestrian traffic to and from the area.

CURVED FORM RESPONDS TO CONTEXTUAL CUES

SET BACK TO DEFINE VERTICAL SCALE



SEATTLE REP



MEDITERRANEAN INN



INTERNATIONAL FOUNTAIN

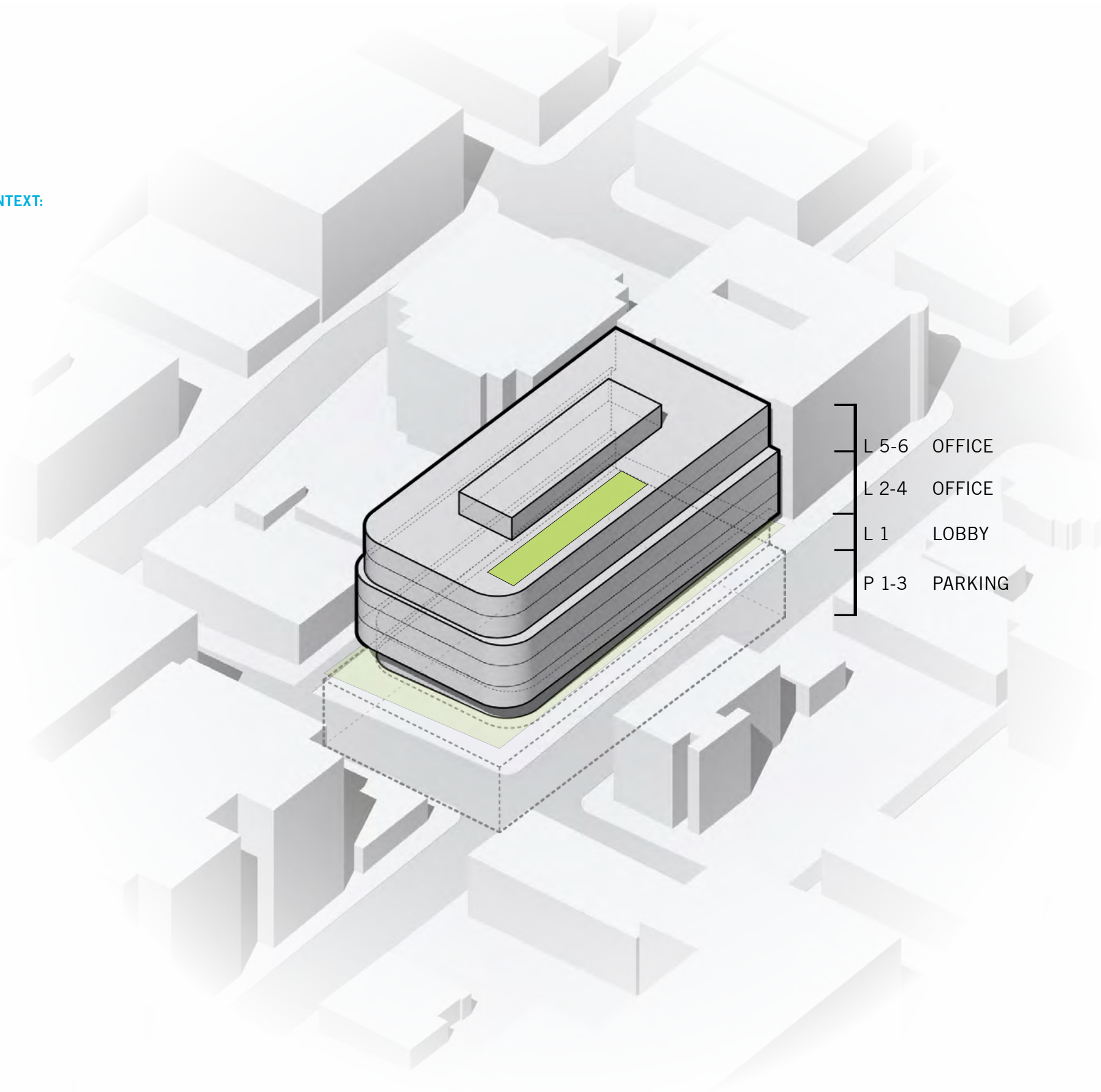


3101 WESTERN AVE

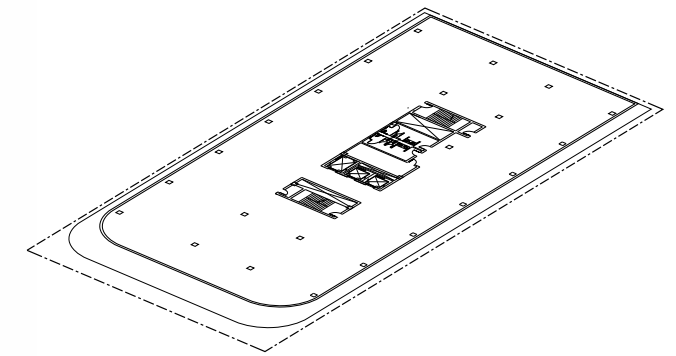
CURVED VOLUMES ON QUEEN ANNE AVENUE TO LEAD PEDESTRIANS TO OPEN SPACE

DIFFERING SET BACKS PROVIDE PROTECTED OVERHANGS TO ENHANCE STREET CONNECTIONS

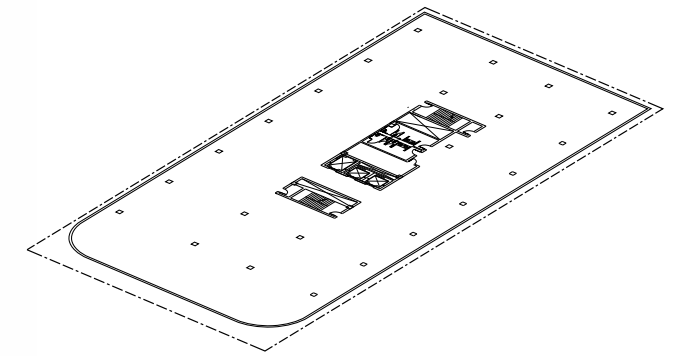
SITE CONTEXT:



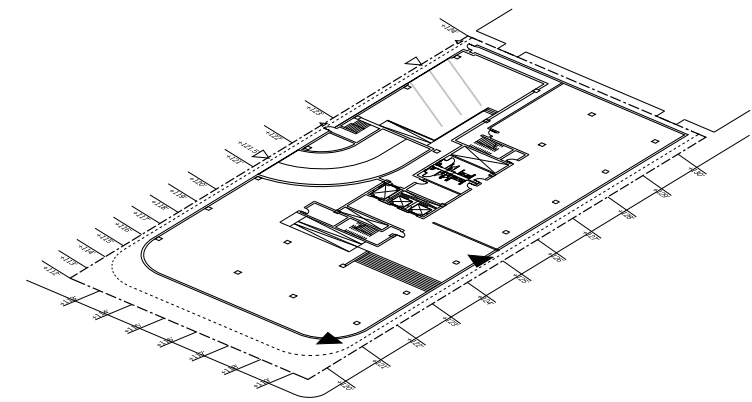
- L 5-6 OFFICE
- L 2-4 OFFICE
- L 1 LOBBY
- P 1-3 PARKING



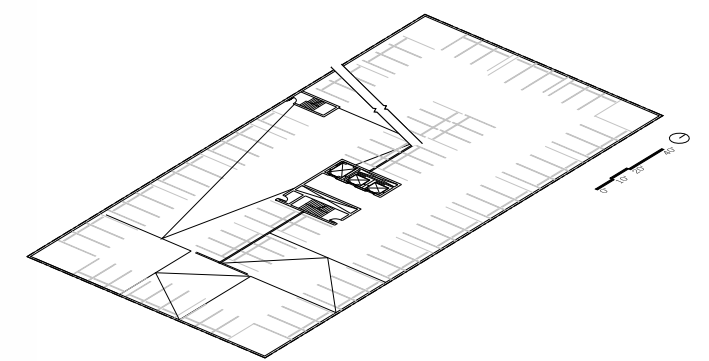
L 5-6



L 2-4



L 1



Typical Parking



SOUTHEAST

CS2 - 3.c. Corner Sites Publicly accessible open space is located at south side of building.

DC2 - 5.c. Tall Form Design The curved form is a contemporary response to the rounded corner of the hotel building to the north of the site.



SOUTHWEST

CS2 - 2. Adjacent Sites Bold but simple form responds to the building's proximity to Key Arena and anticipates foot, bike and motorized traffic to and from the arena.

PL1 - 1. Enhancing Open Spaces The open space located along Harrison steps down with grade and is accessible from multiple grades along the right of way.

PL1 - 3.c. Pedestrian Volumes and Amenities An "outdoor room" with southern exposure is created by the partially covered open space along West Harrison Street, but due to its grade change does not support outdoor uses as well as the other schemes.

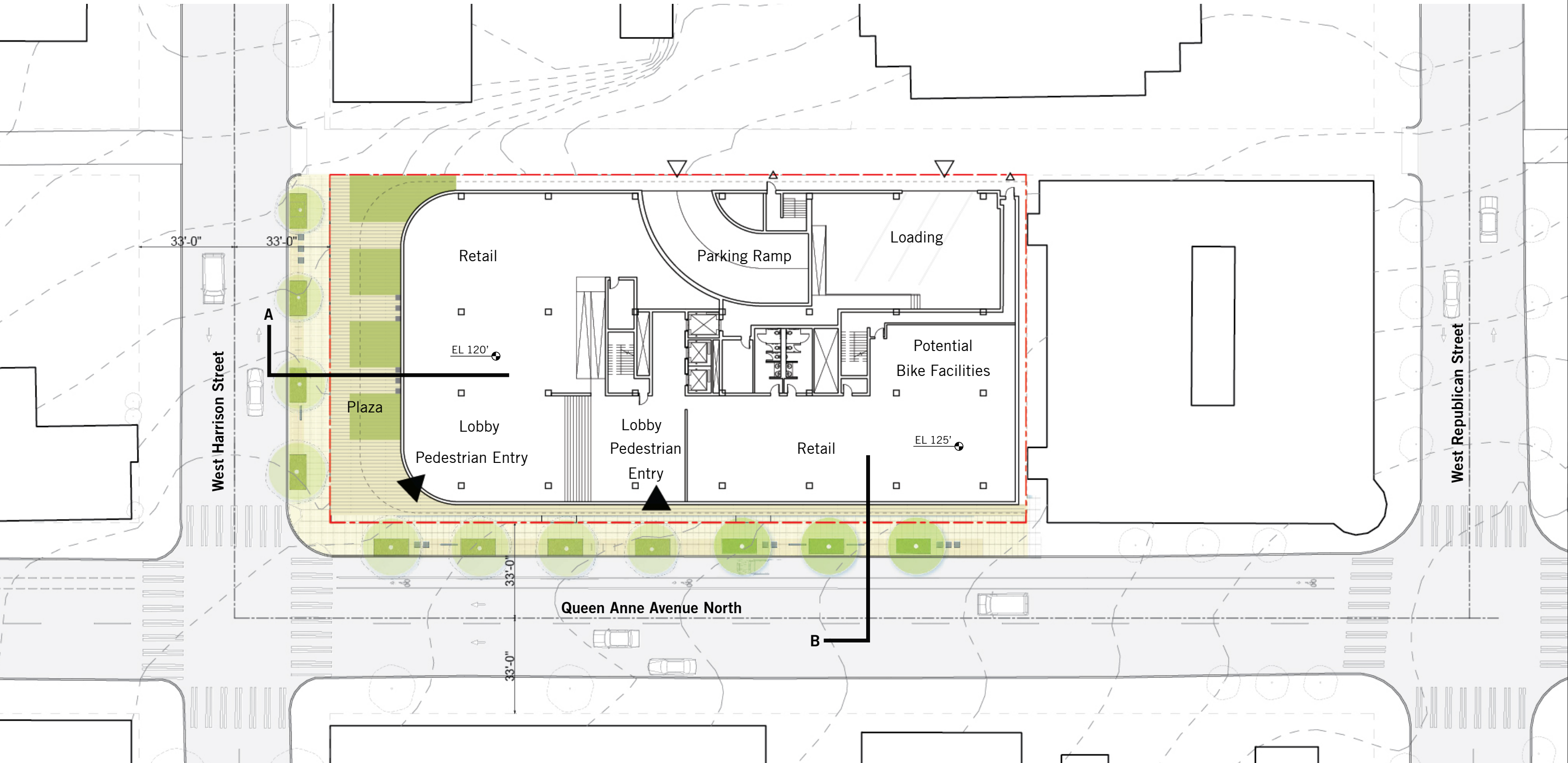


EAST

DC1 - A.3. Arrangement of Interior Uses The ground floor tenant space is split into two elevations to address grade and contribute to flexibility over time (see ground level plan on page 26).

DC2 - 5.d. Intermediate Scales Floor groupings and setbacks create volumes with intermediate scale.

DC2 - 5.f. Adjusted Base Scale A highly legible, demarcated 1-story base creates a transition between the ground plane and volume above.





SECTION A



SECTION B

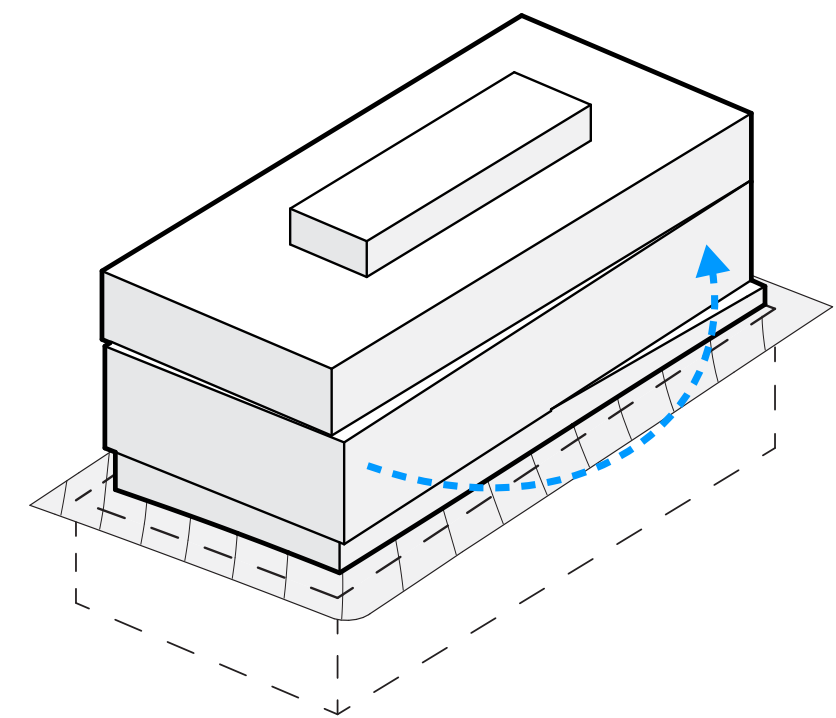
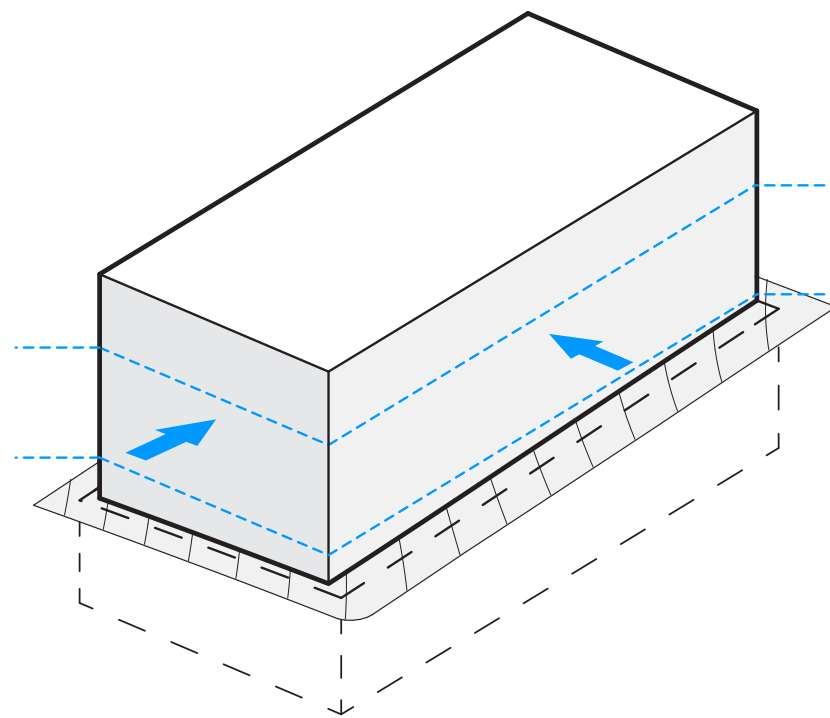
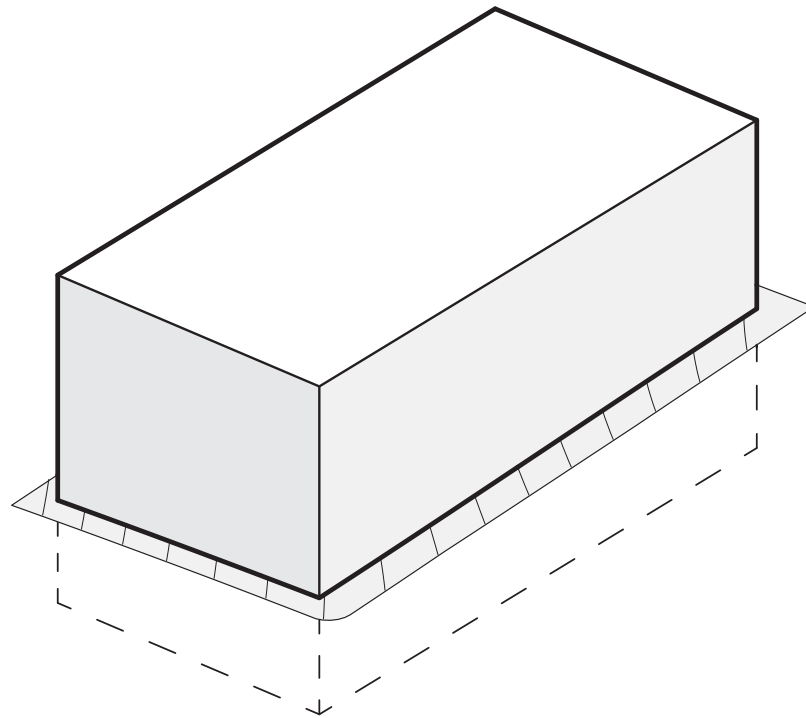
FORMAL GESTURES:

Shift provides revolving form that brings visual interest to the corner of Queen Anne Avenue North and reduces the scale of the building.

SET BACK 10' TO REDUCE SCALE ALONG QUEEN ANNE AVENUE NORTH

SET BACK AT HARRISON FOR PUBLIC SPACE

REVOLVE TO DEFINE VERTICAL SCALE



SLANT VOLUMES ON QUEEN ANNE AVENUE TO LEAD PEDESTRIANS TO OPEN SPACE

SHIFT PROVIDES PROTECTED OVERHANGS TO ENHANCE STREET CONNECTIONS

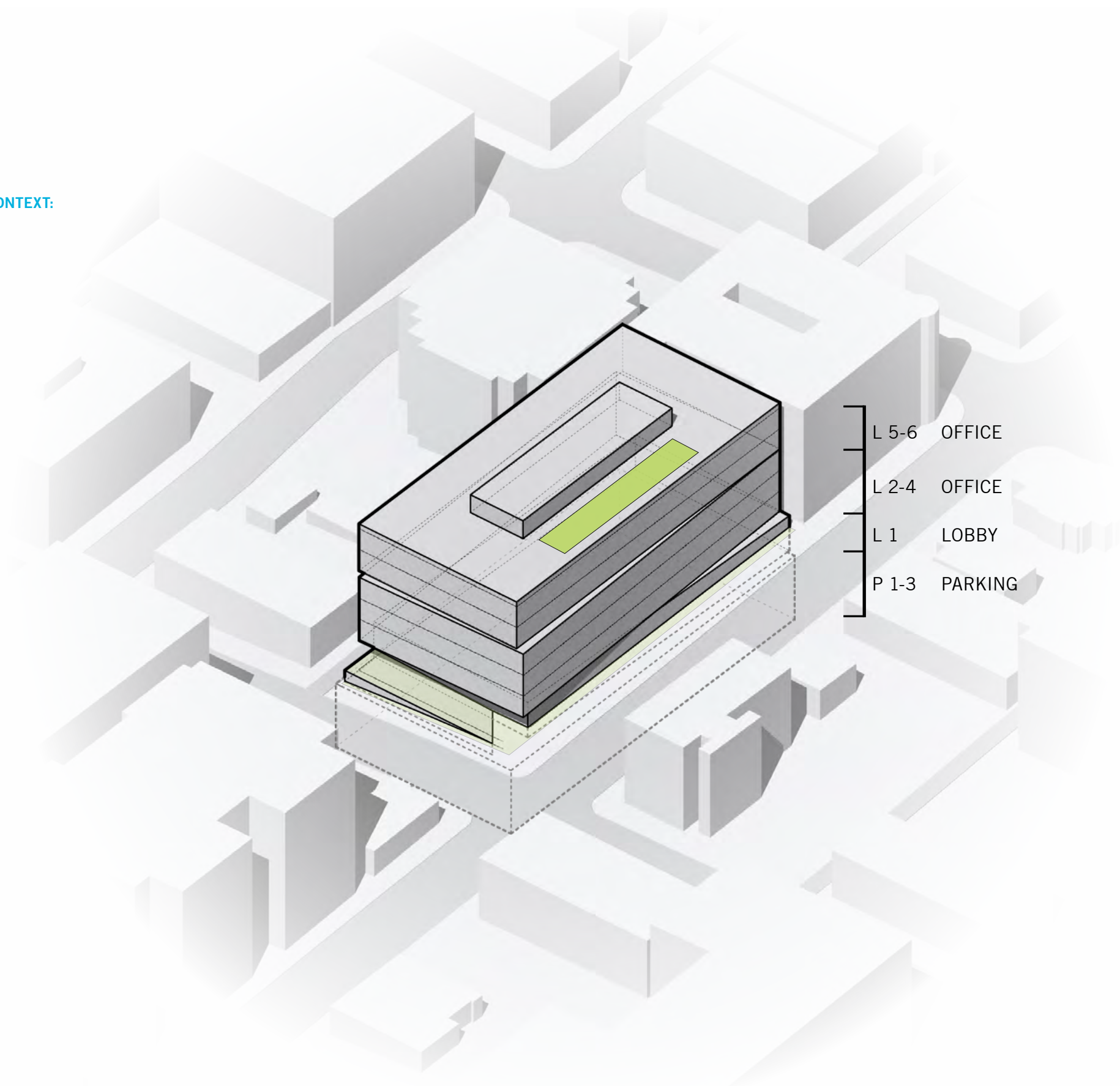


NEXUS

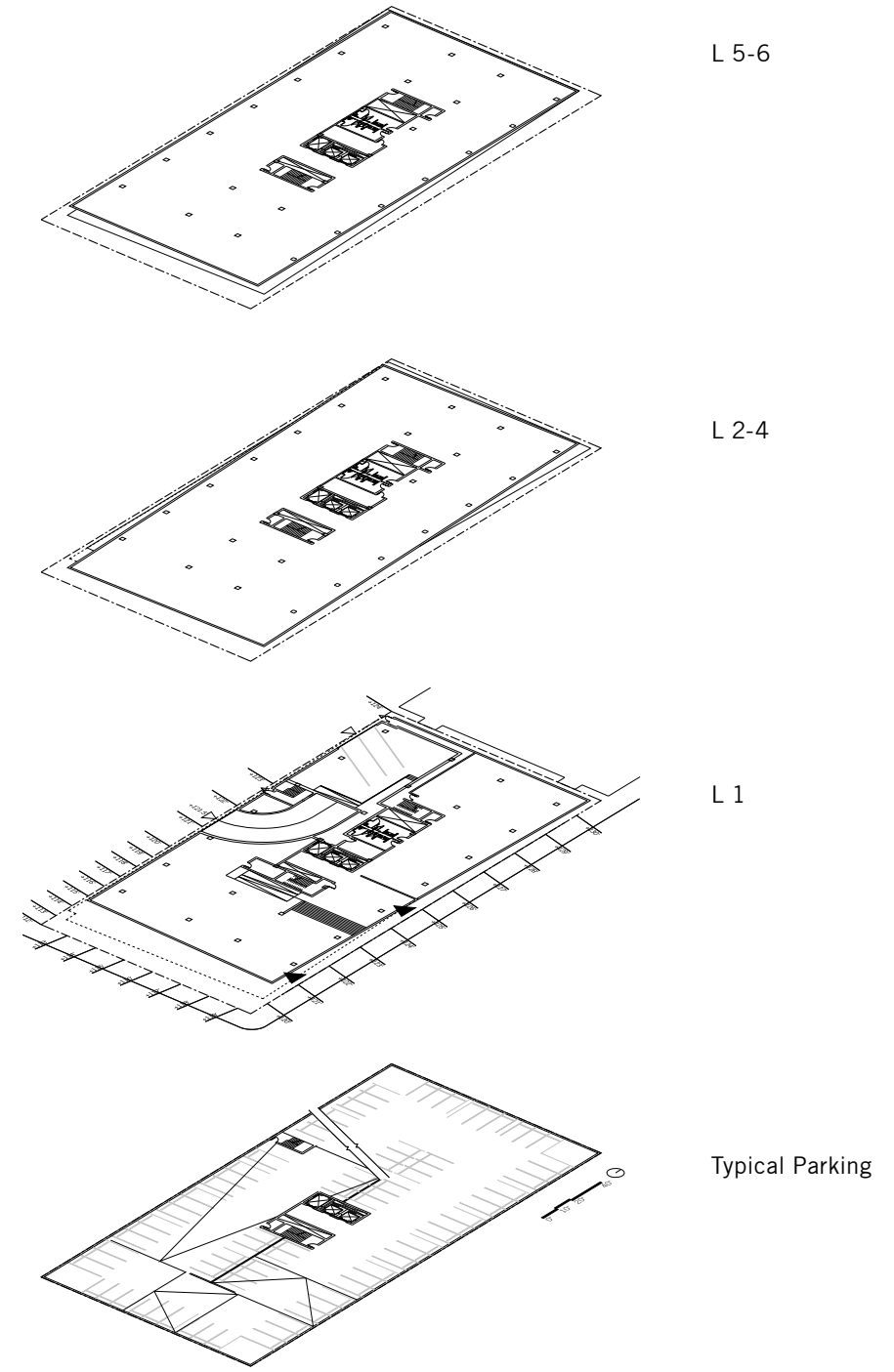


THOMPSON HOTEL

SITE CONTEXT:



- L 5-6 OFFICE
- L 2-4 OFFICE
- L 1 LOBBY
- P 1-3 PARKING





SOUTHEAST

CS2 - 3.c. Corner Sites Publicly accessible open space is located at south side of building.

PL1 - 3.b. Pedestrian Volumes and Amenities The flat pedestrian plaza is accessed from the corner.

DC2 - 5.c. Tall Form Design Rectilinear, shifting form brings visual interest to the corner of Queen Anne Avenue North and reduces the scale of the building.



SOUTHWEST

CS2 - 2. Adjacent Sites Bold but simple form responds to the building's proximity to Key Arena and anticipates foot, bike and motorized traffic to and from the arena.

PL1 - 3.c. Pedestrian Volumes and Amenities An "outdoor room" with southern exposure is created by the partially covered open space along West Harrison Street. The flat walking surface can support potential outdoor uses. Constant grade enables maximum flexibility and potential to create indoor-outdoor relationships.

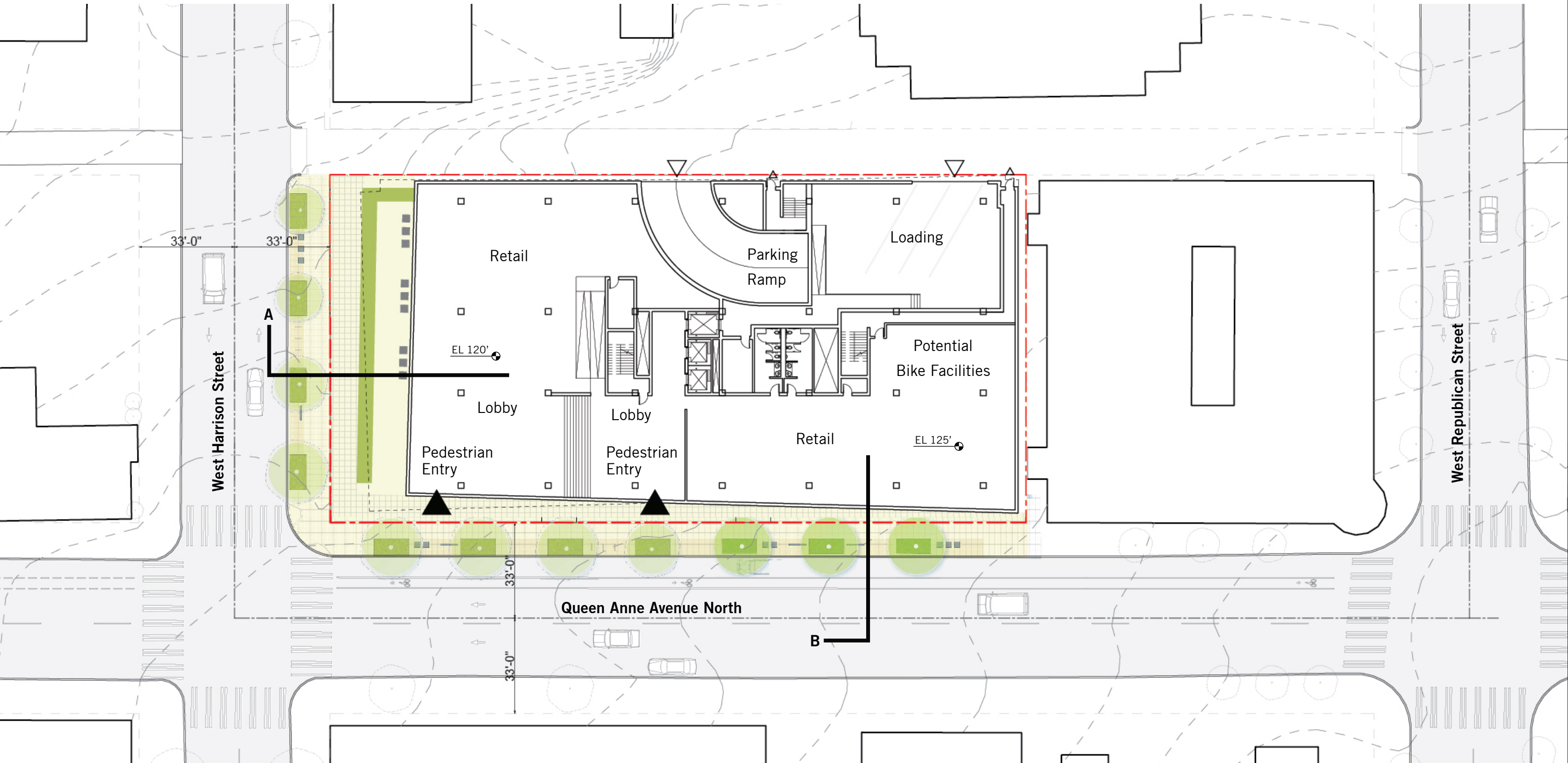


EAST

DC1 - A.3. Arrangement of Interior Uses The ground floor tenant space is split into two elevations to address grade and contribute to flexibility over time (see ground level plan on page 32). The flat terrace space enables potential for flexible indoor-outdoor use.

DC2 - 5.d. Intermediate Scales Floor groupings and setbacks create volumes with intermediate scale.

DC2 - 5.f. Adjusted Base Scale A shift and setback contribute to a highly legible, demarcated 1-story base.





SECTION A

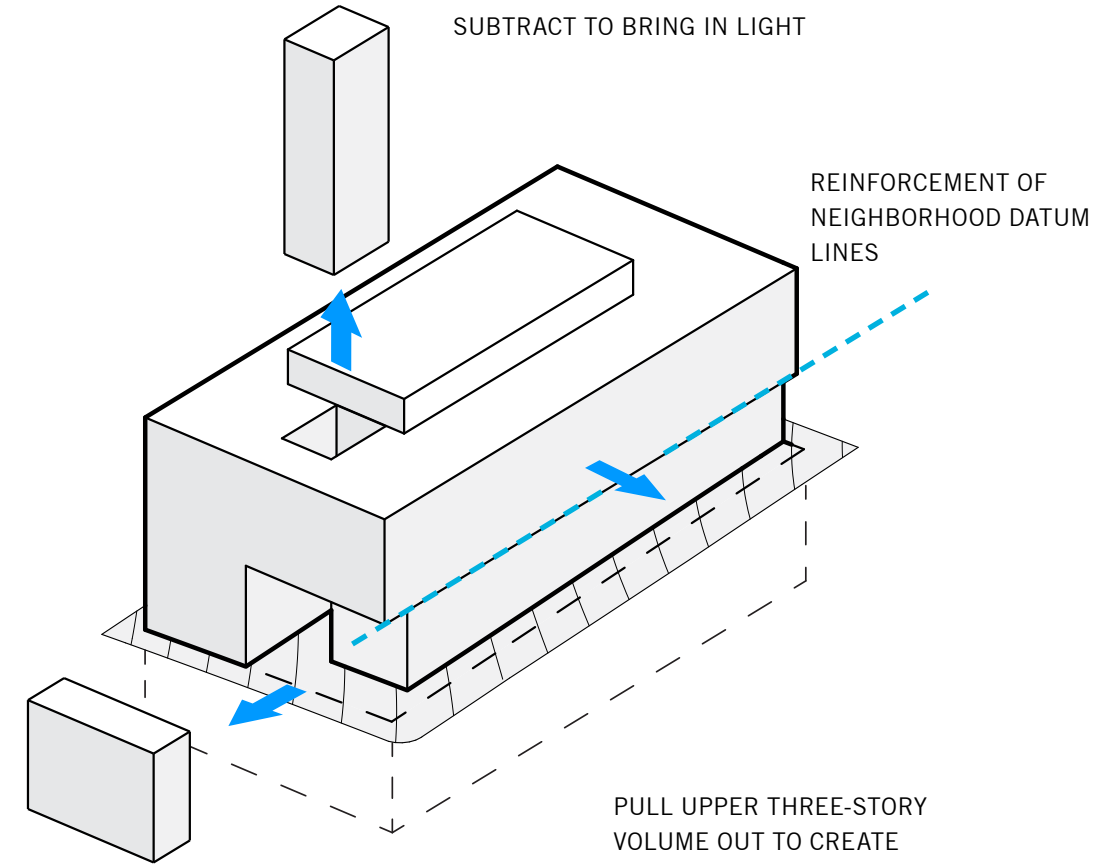
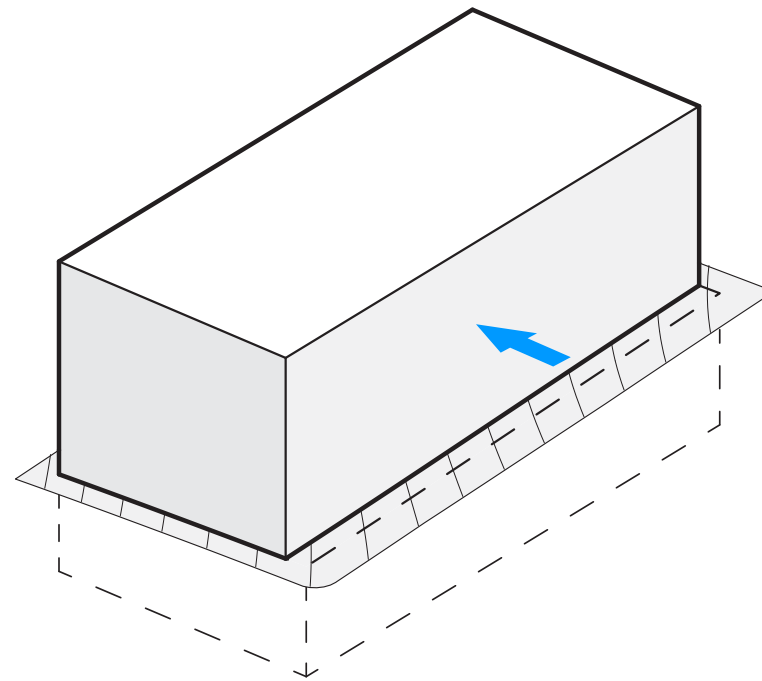
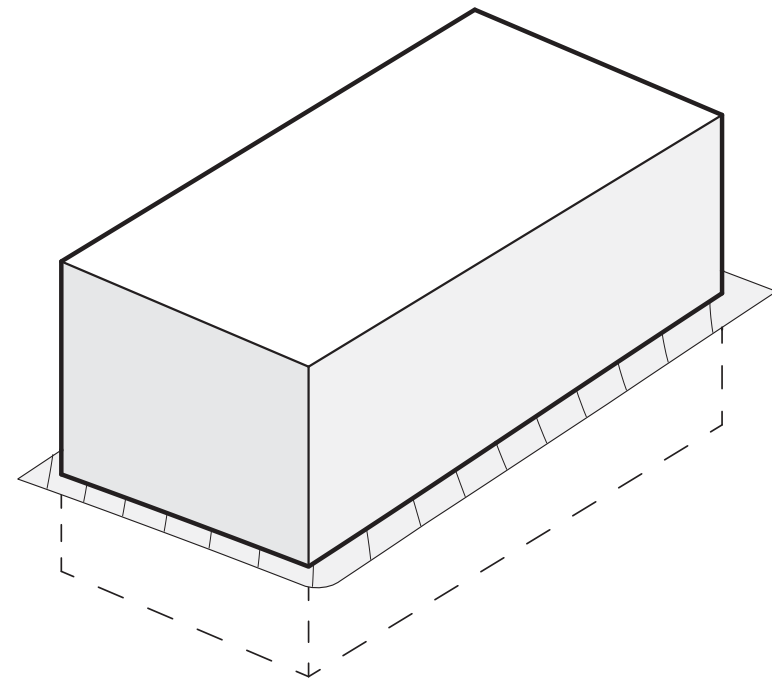


SECTION B

FORMAL GESTURES:

Nest provides clear and prominent entry at the corner of West Harrison Street and Queen Anne Avenue North and sets back at the first floor.

SET BACK 10' TO CREATE SOFT EDGE ALONG QUEEN ANNE AVENUE NORTH



SUBTRACT TO BRING IN LIGHT

REINFORCEMENT OF NEIGHBORHOOD DATUM LINES

PULL UPPER THREE-STORY VOLUME OUT TO CREATE PEDESTRIAN VOLUME ALONG QUEEN ANNE AVENUE

SUBTRACT TO CREATE OPEN SPACE AND LEGIBLE CORNER ENTRY



SEATTLE LIBRARY



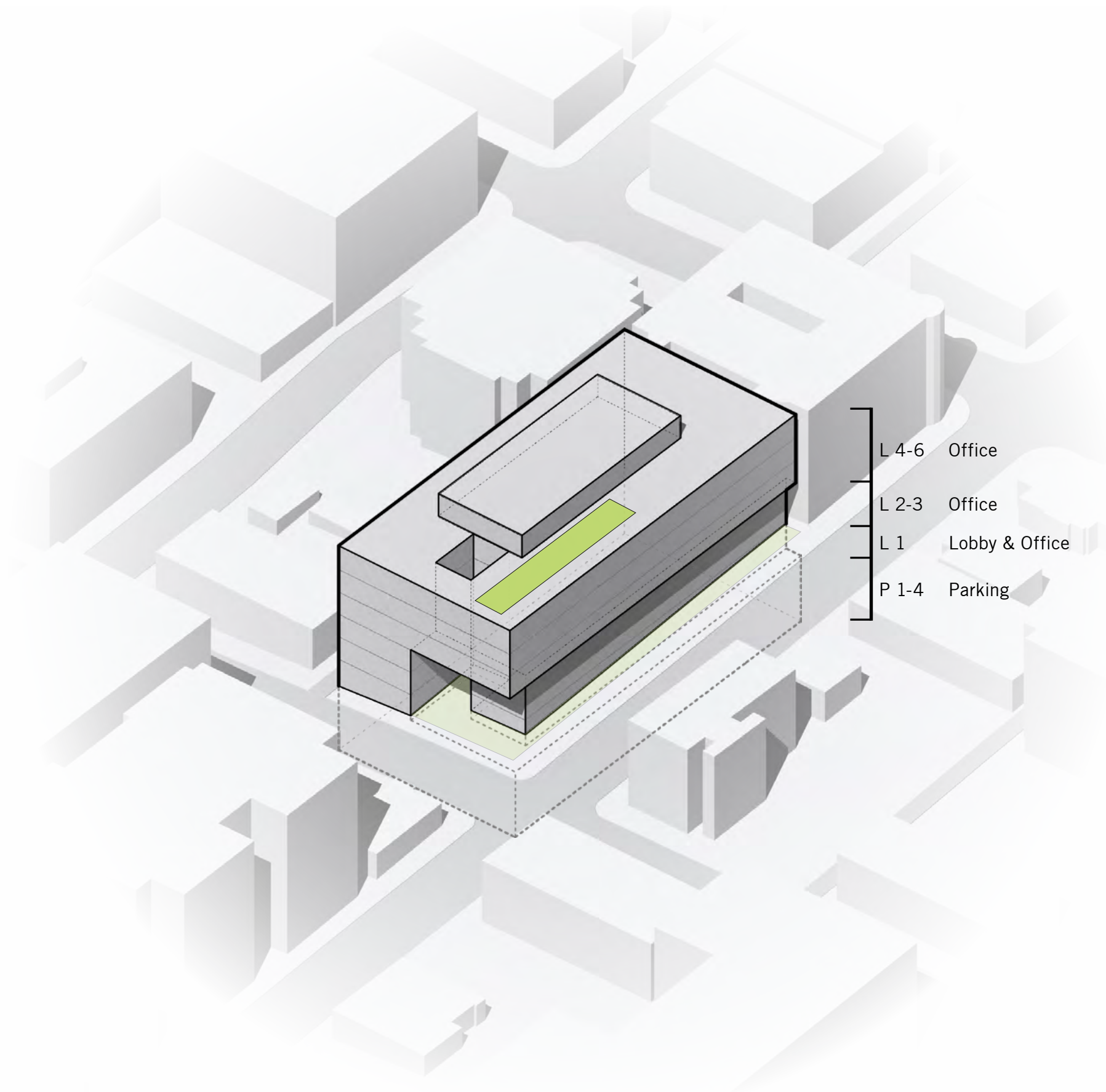
KEY ARENA



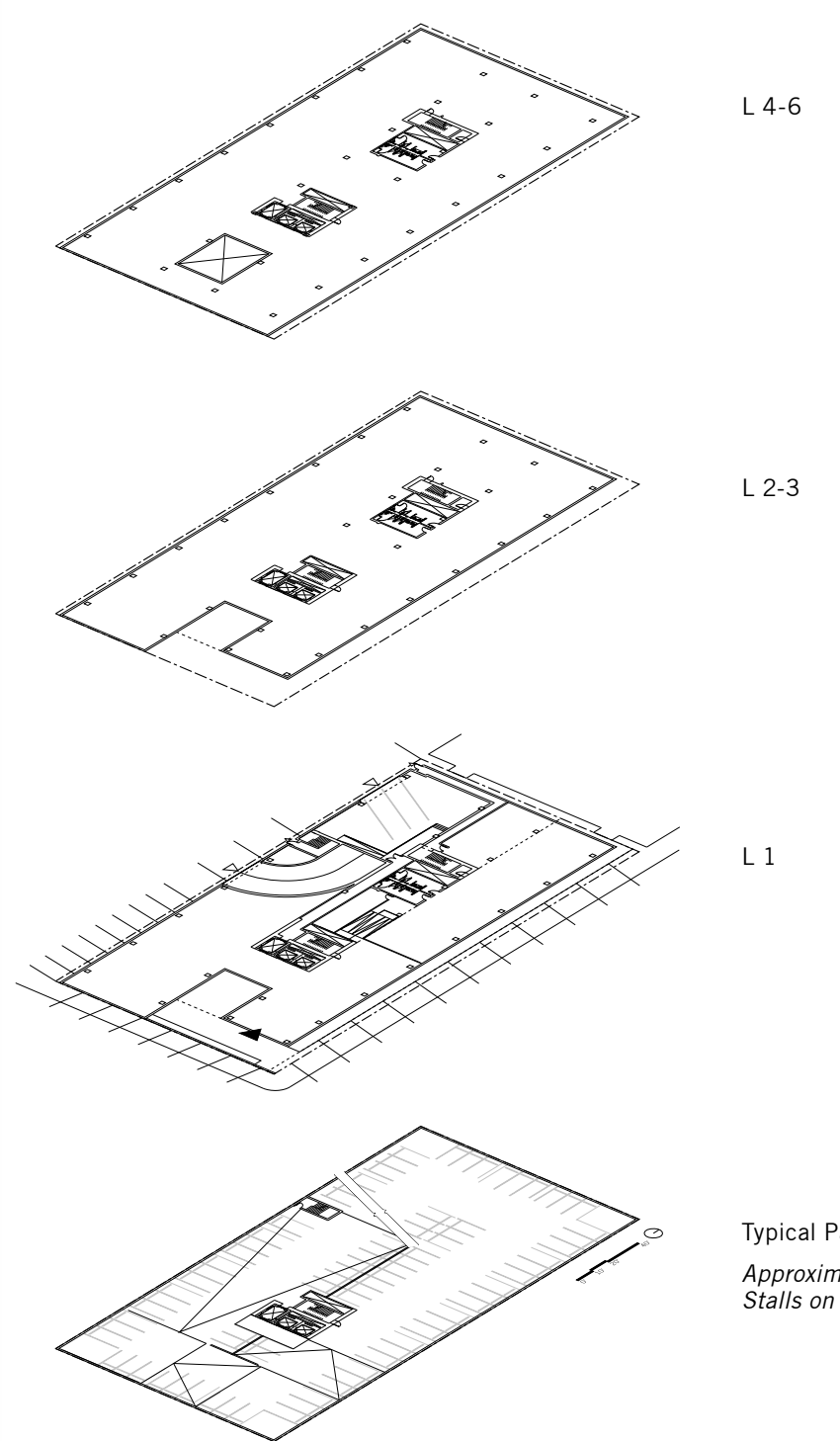
OPERA HOUSE



NORTHEdge



- L 4-6 Office
- L 2-3 Office
- L 1 Lobby & Office
- P 1-4 Parking



L 4-6

L 2-3

L 1

Typical Parking
Approximately 290
Stalls on 4 levels



SOUTHEAST

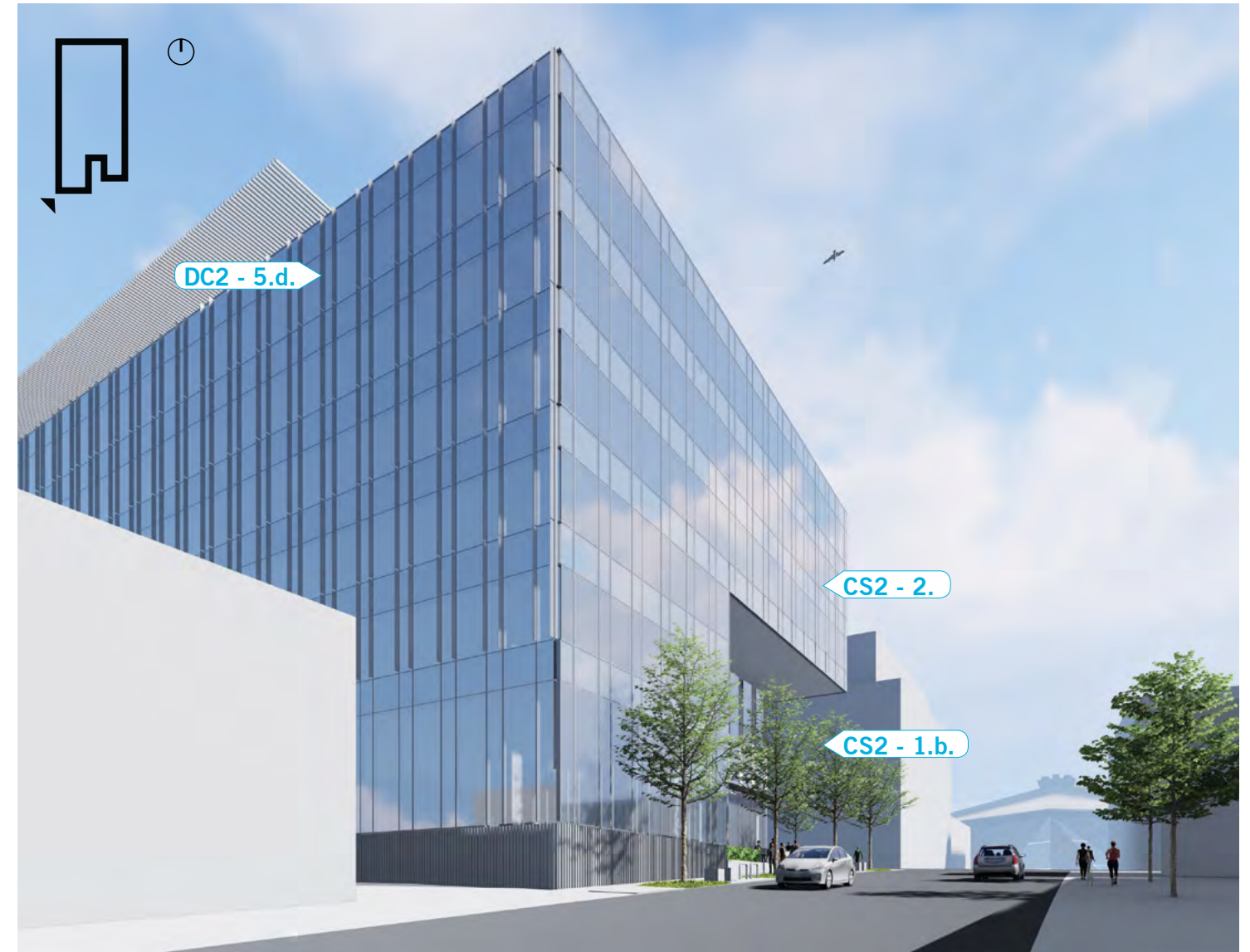
CS2 - 3.c. Corner Sites Publicly accessible open space is located at south side of building.

PL1 - 1. Enhancing Open Spaces The open space is integral to the expression of the building and is accessed from the corner.

PL3 - 1a. Entries The massing clearly suggests entry and activity at the south end of the site.

DC1 - A.3. Arrangement of Interior Uses Potential accessibility between the interior spaces and the exterior plaza as well as two elevations within the first floor tenant space contribute to flexibility.

DC2 - 5.c. Tall Form Design The carved and coherent form responds to the creation of a corner node at the intersection of Queen Anne Avenue North and West Harrison Street. The three-story tall setback along Queen Anne Avenue North expands and enhances the experience of the public right of way.



SOUTHWEST

CS2 - 1b. Placemaking The form creates a frame for potential plaza sculpture that would strengthen sense of place and the urban character of the immediate vicinity.

CS2 - 2. Adjacent Sites Bold but simple form responds to the building's proximity to Key Arena and anticipates foot, bike and motorized traffic to and from the arena.

DC2 - 5.d. Intermediate Scales A rooftop terrace creates additional interest and perception of human scale at the top of the building in addition to creating a valuable amenity for tenants.



EAST

PL1 - 3.b. & c. Pedestrian Volumes and Amenities The first three levels along Queen Anne Avenue North are set back in addition to the required 3'-6" right of way widening and create the opportunity for lush planting, seating and exterior bike racks.

DC2 - 5.d. Intermediate Scales Setbacks and a volumetric carve at the south end of the building create parts of a unified whole.

DC2 - 5.f. Adjusted Base Scale The three-story set back at the base of the building along Queen Anne Avenue creates a clearly demarcated base that is well scaled to the proportion of the building and creates opportunity for enhanced pedestrian amenities along the sidewalk.





Texture and modulation.
Third and Harrison



Texture and modulation.
Allen Institute



Color and composition.
Third and Battery





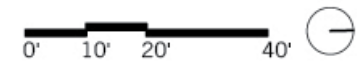
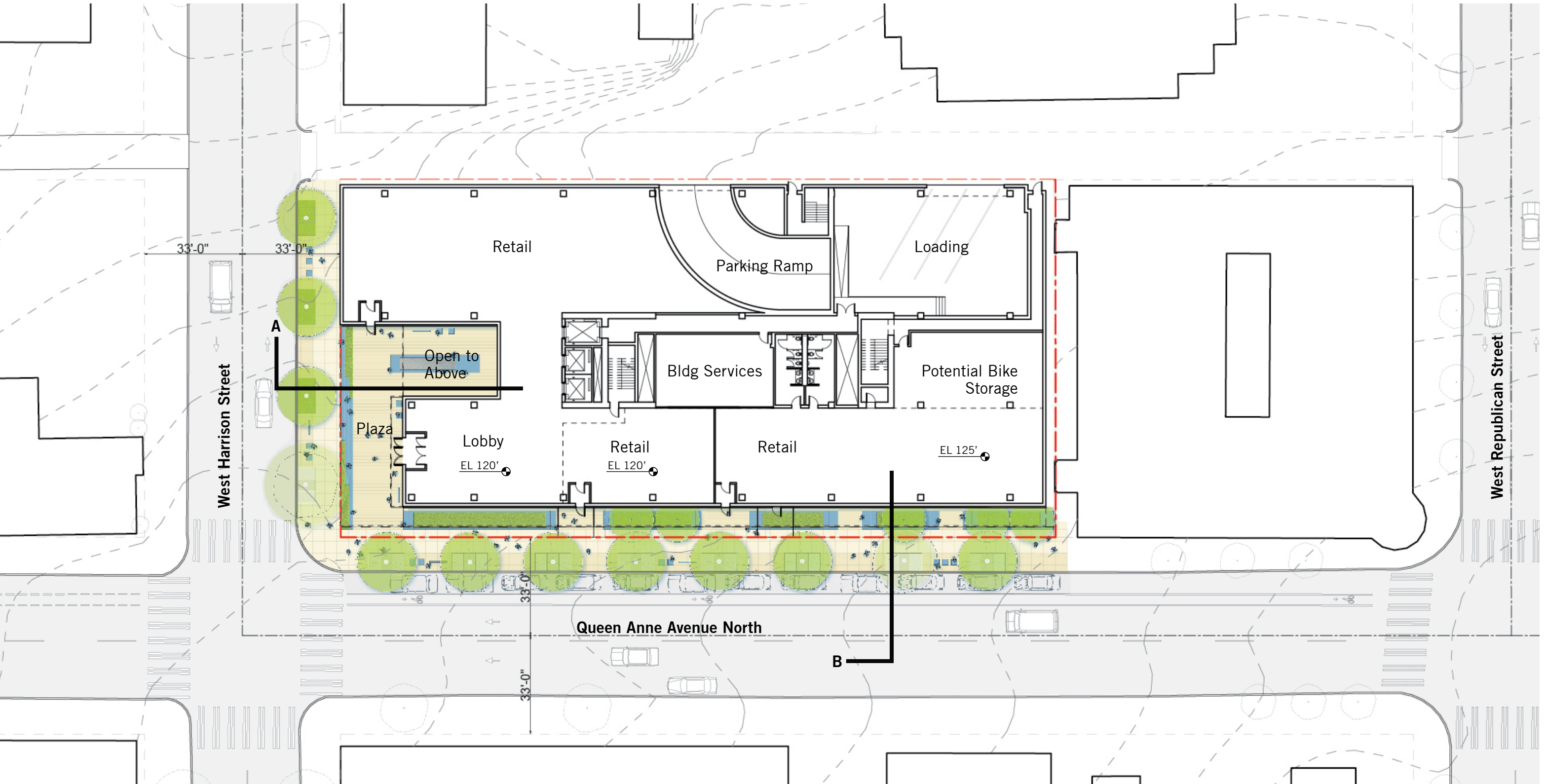
Composition, contrast.
Yale and Harrison



Materiality, composition, modulation.
NorthEdge



Materiality, layering, scale.
NorthEdge



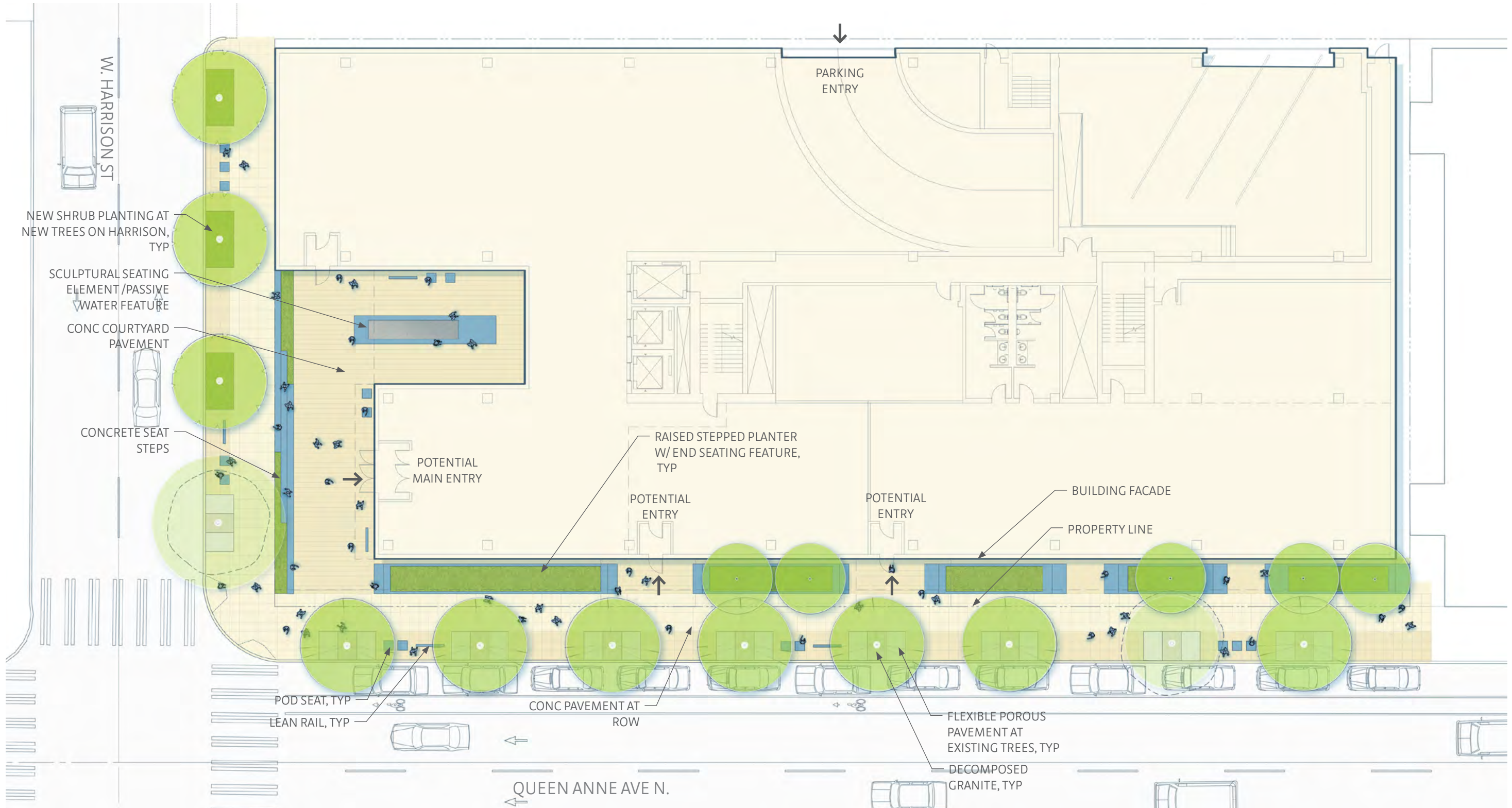


SECTION A



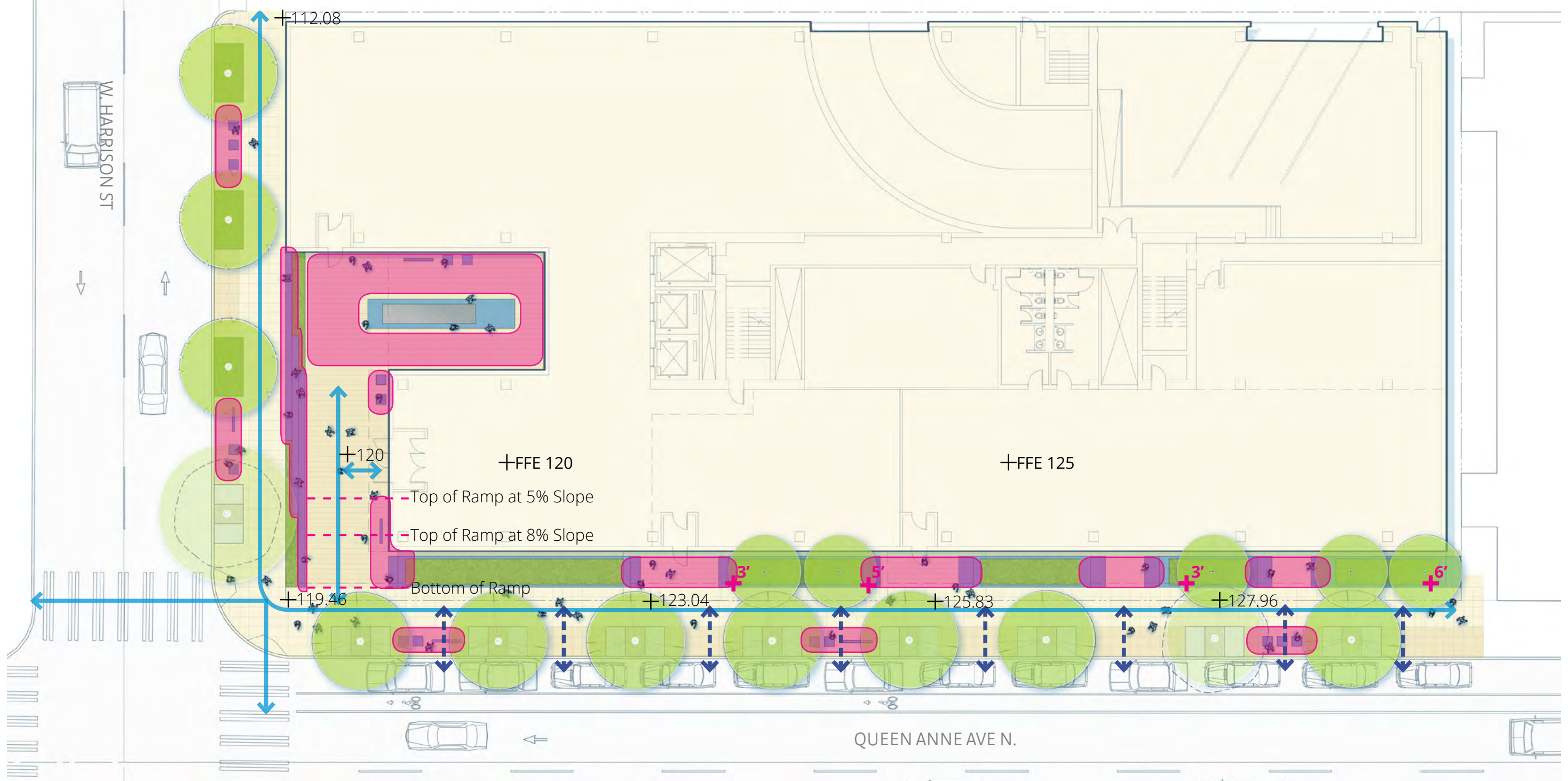
SECTION B

SITE PLAN



SWIFT COMPANY LLC

Circulation + Gathering Spaces



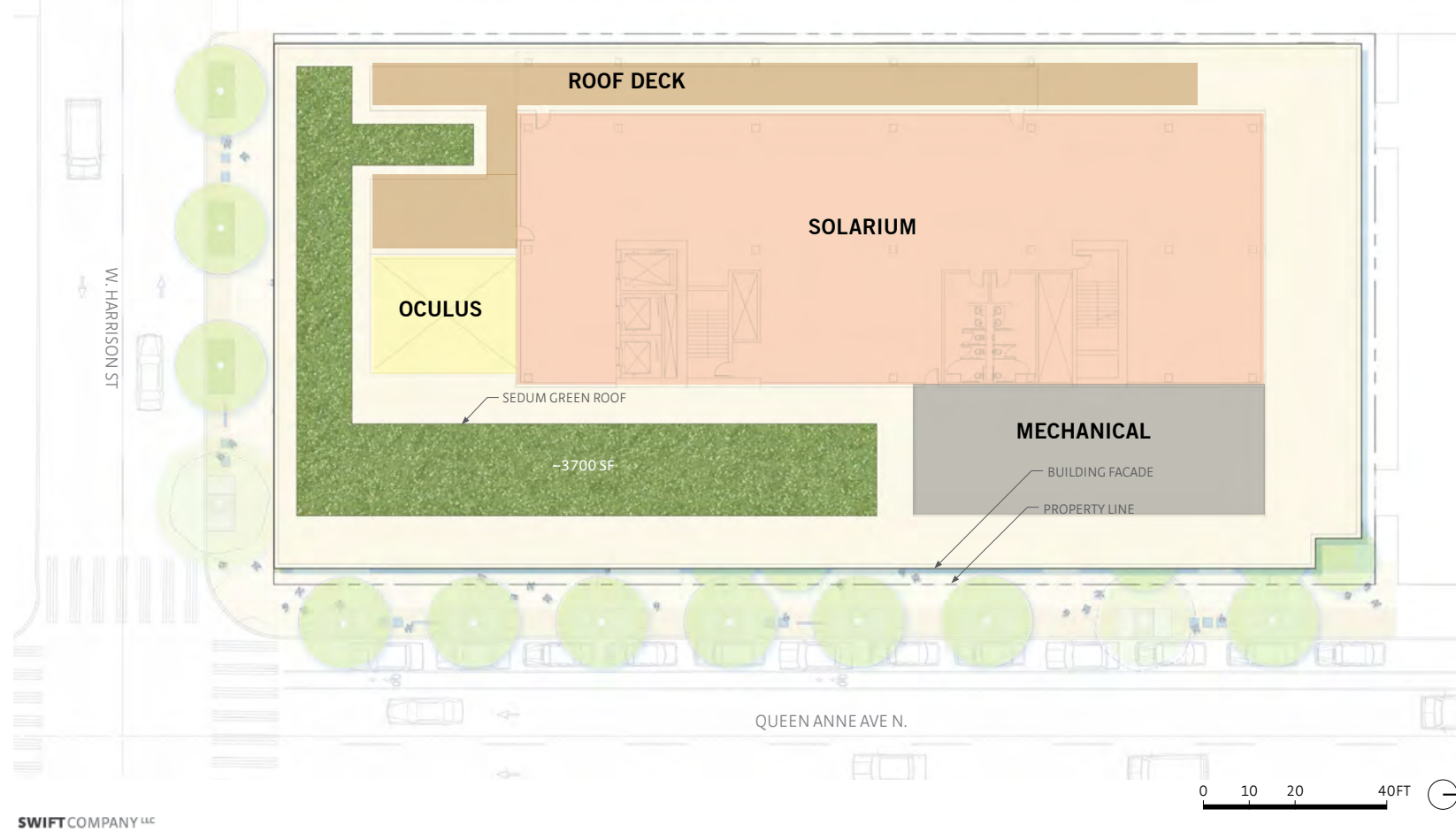
LEGEND:

- ↔ Accessible Pedestrian Routes
- ↔--↔ Permeable Street Access
- Gathering Area
- + Spot Elevations
- + Approximate Soil Depth Assuming Planting Flush w/ Grade



SWIFT COMPANY LLC

ROOF SITE PLAN



SWIFT COMPANY LLC

Queen Anne Streetscape + Planter Options



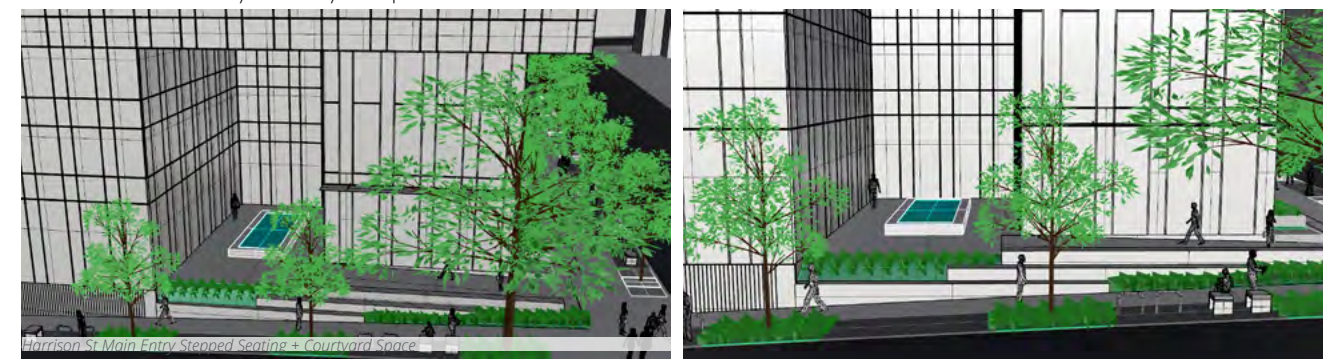
Queen Anne Streetscape Options



Queen Anne Streetscape Planter Options + Stair Study

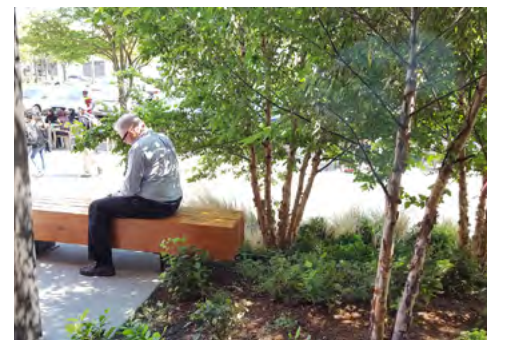
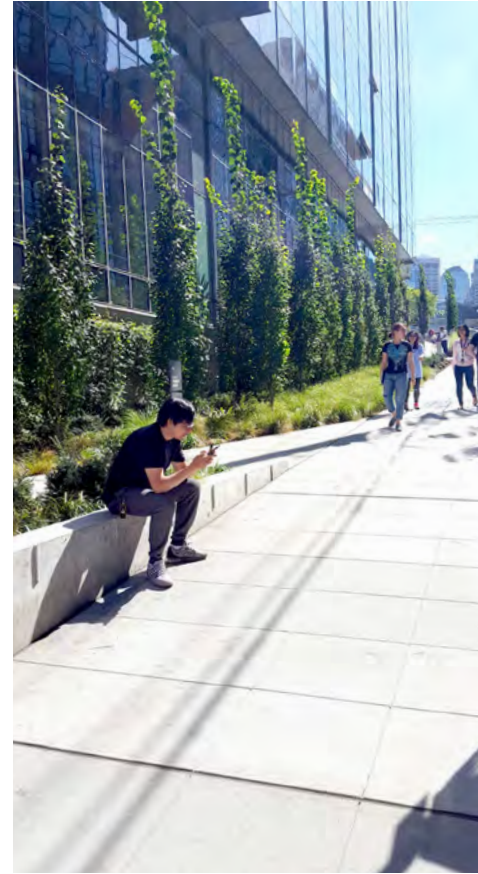


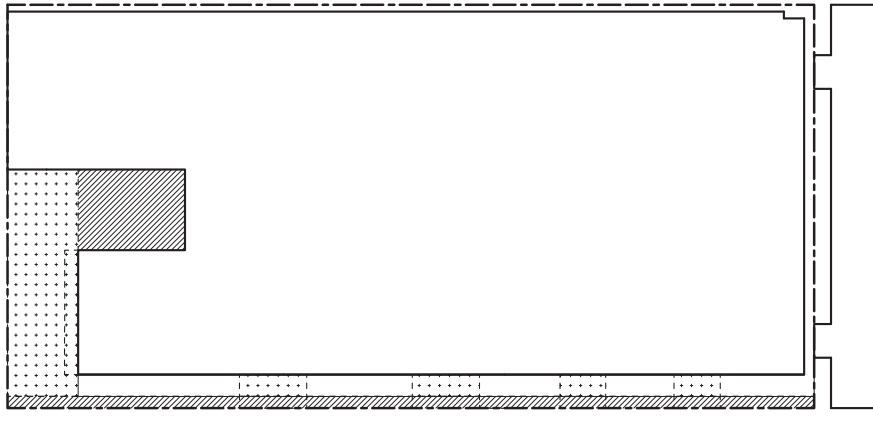
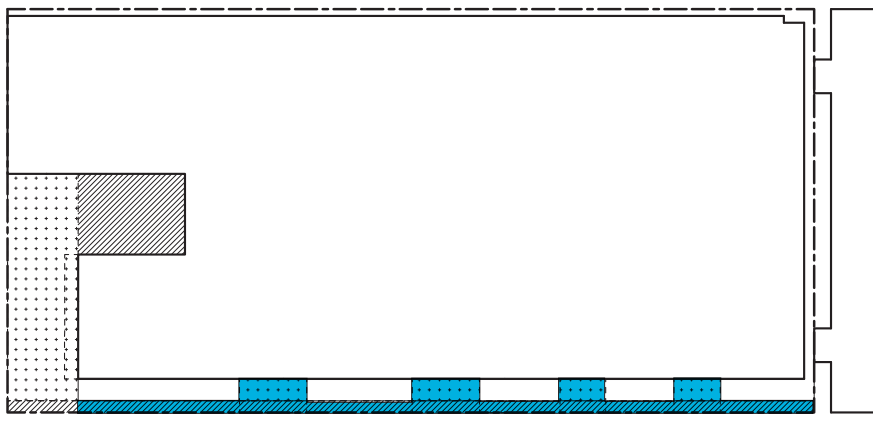
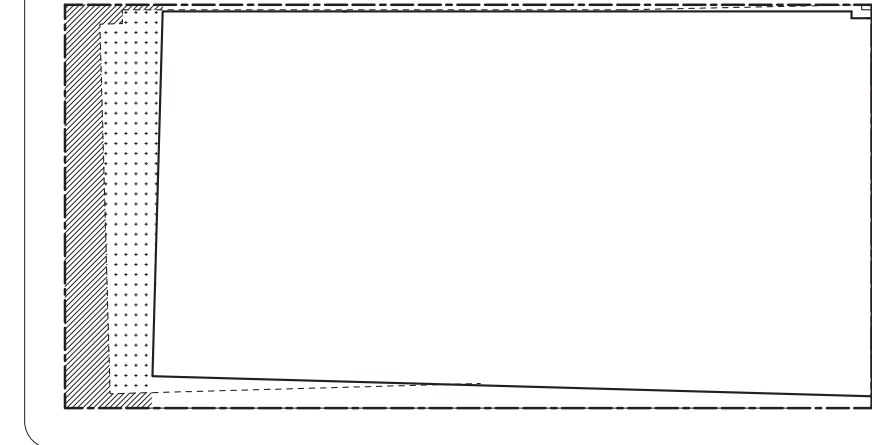
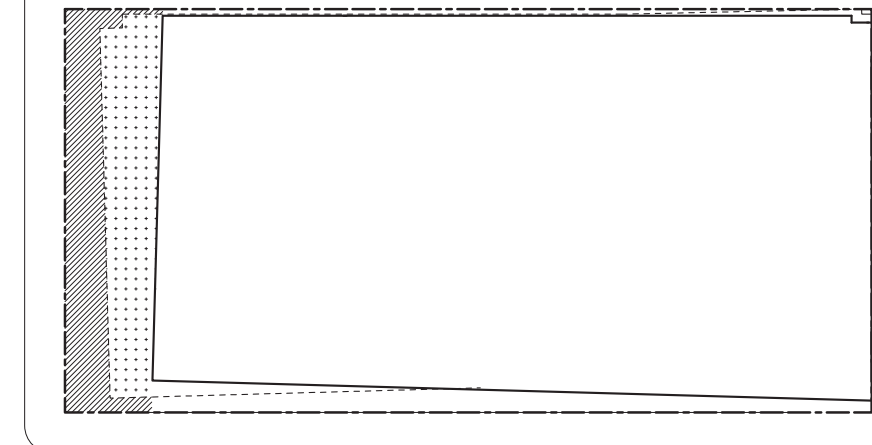
Harrison St Main Entry + Courtyard Space



Harrison St Main Entry Stepped Seating + Courtyard Space





Code Citation & Requirement (Excerpt)	Proposed Departures	Rationale
<p>SMC 23.48.750 Open Space</p> <p>A. Quantity of open space. Open space in the amount of 20 square feet for each 1,000 SF of gross floor area in office use is required for the following projects:</p> <ol style="list-style-type: none"> 2. The project includes 85,000 or more square feet of gross floor area in office use. <p>B. Standards for open space. Open space may be provided on-site or on an adjacent lot, as follows.</p> <ol style="list-style-type: none"> a. Open space on-site...shall satisfy the requirement of this section 23.48.750 if it meets the standards of subsection 23.48.740.B and the open space is accessible to all occupants of the building b. <i>Not seeking amenity feature bonuses, so this provision does not apply.</i> 	<p>SMC 23.48.740B.1.c. Less than 45% of the open space is open to the sky and in excess of 20% of the open space is covered. See diagram below.</p> <p>SMC 23.48.740B.1.d. At areas abutting the Queen Anne Avenue North Sidewalk, more than 20% of the area is covered.</p> <p>SMC 23.48.740B.1.f. More than 10% of the required usable open space is provided as an area abutting a sidewalk that extends the pedestrian area onto the lot or accommodates landscape or extensions of the right-of-way green factor treatment. See diagram below.</p>	<p>In the preferred scheme proposal, the open space concept is integral to the massing of the building and tenant amenities. The “carved, yet coherent” form responds to provision of a widened sidewalk and pedestrian amenities along Queen Anne Avenue North and creation of a public plaza at the corner in alignment with Design Guidelines CS2 - 3.c., PL1 - 3.b., PL1 - 3.c. In total square footage, the size of the open space provided exceeds what is required and the portions that are covered are three-story tall exterior volumes.</p>
<p>SMC 23.48.740 Street-level development standards in SM-UP zones</p> <p>B. Required usable open space in the SM-UP 65, SM-UP 85 and SM-UP 160 zones</p> <ol style="list-style-type: none"> 1. In the SM-UP 65, SM-UP 85, and SM-UP 160 zones, on lots exceeding 30,000 square feet in area, proposed development shall provide usable open space as follows: <ol style="list-style-type: none"> a. <i>Quantity does not apply as site is < 30,000 SF and is defined in section 23.48.50...</i> and shall generally be accessible at street level, with variations in elevation allowed to accommodate changes in topography; b. The average horizontal dimension for any area qualifying as required usable open space is 20 feet, and the minimum horizontal dimension is 10 feet, except that there is no minimum horizontal dimension for additional pedestrian area abutting a sidewalk that is provided according to subsection 23.48.740.B.1.c; areas with less than 20’ in width about a sidewalk c. A minimum of 45 percent of the required usable open space shall be exterior space open to the sky and shall abut a street along at least one street frontage and provide both visual and physical access from the street lot line to pedestrians, including persons with disabilities; d. Up to a maximum of 20 percent of the required usable open space may be covered, if the open space abuts a street lot line and is open and accessible to pedestrians along the sidewalk; f. Up to a maximum of ten percent of the required usable open space may be provided as an area abutting a sidewalk that extends the pedestrian area onto the lot or accommodates landscaping or extensions of right-of-way green factor treatment. Minor changes between the sidewalk elevation and the elevation of the abutting sidewalk area are permitted to accommodate changes in topography, or to provide for features such as ramps that improve access for persons with disabilities. 	<p>Proposed Open Space Departures</p>  <p> 1,852 SF Open space - covered / 65% 1,593 SF Open space - open to sky / 35% </p> <p>3,446 SF Open space - TOTAL / 100%</p>  <p> + 831 SF Open space - abutting sidewalk along Queen Anne Ave N= 24% Of that space, 435 SF is covered = 52% </p>	<p>Code Compliant Open Space</p>  <p> 1,760 SF Open space - covered / 54% 1,490 SF Open space - open to sky / 46% </p> <p>3,250 SF Open space - TOTAL / 100%</p>  <p>0 SF Open space abutting sidewalk along Queen Anne Ave N</p> <p><i>Space along the Queen Anne Ave N sidewalk is not needed for open space requirements as they are satisfied at south space.</i></p>

Code Citation & Requirement (Excerpt)	Proposed Departures	Rationale
<p>23.48.735 - Upper-level setback requirements in SM-UP zones</p> <p>A. In all SM-UP zones, any portion of a structure greater than 45 feet in height or 65 feet in height must be set back from a lot line that abuts a designated street shown on Map A for 23.48.735. A setback of an average of 10 feet from the lot line is required for any portion of a structure exceeding the maximum height that is permitted without a setback. Per Map A, a 10' setback is required along Queen Anne Avenue North above 65' in height.</p>	<p>The building is set back 3'-6" from the property line above 65' instead of 10'-0". A 10'-0" setback occurs at grade.</p>	<p>The proposed setback places the area at grade for pedestrian use instead of above a height of 65'. This allows for the creation of an additional pedestrian volumes per Design Guideline PL1-3c which states that "all of Uptown should be considered a "walking district." New development should strive to support outdoor uses, activities and seating that create an attractive and vibrant pedestrian environment. Consider widening narrow sidewalks through additional building setback at street level".</p>

Proposed Upper-level Setback Departures



Code Compliant Upper-level Setbacks

