

Perkins&Will

401 QUEEN ANNE AVENUE NORTH

DRB Recommendation Meeting.2 SDCI #3035412-LU

August 18, 2021

OWNER	ARCHITECT	LANDSCAPE ARCHITECT	PROJECT ADDRESS
Martin Selig Real Estate 1000 Second Avenue Suite 1800 Seattle, WA 98104	Perkins&Will 1301 Fifth Avenue Suite 2300 Seattle, WA 98101	Swift Company 3131 Western Avenue M423 Seattle, WA 98121	401 Queen Anne Avenue North Seattle, WA 98119



01.2

Upper Building Volume (REC.1 Guidance)

- consider materiality as it relates to reconciling the proportions of the building
- consider panel texture and depth as a means for visual interest, legibility, and scale



01.1

Lower Building Volume (REC.1 Guidance):

- consider using same materials from upper building volume for improved proportions and a more cohesive expression
- improve legibility and boldness at street level entrances
- improve upon secondary architectural elements to breakdown scale of lower 3-story volume and create a more cohesive expression

02.2

Signage (REC.1 Guidance):

- detailed signage plan showing how signage can be used to further articulate entries

01. Design Response

1. Lower Building Volume
2. Upper Building Volume
3. Comparative Summary
4. Street Level Views

02. Signage

1. Streetscape Plan + Signage Key
2. Location Options + Character

03. Appendix

1. Exterior Material Palette
2. Massing + Analysis of Proportions
3. Landscape
4. Lighting
5. Street Level Views (without trees)

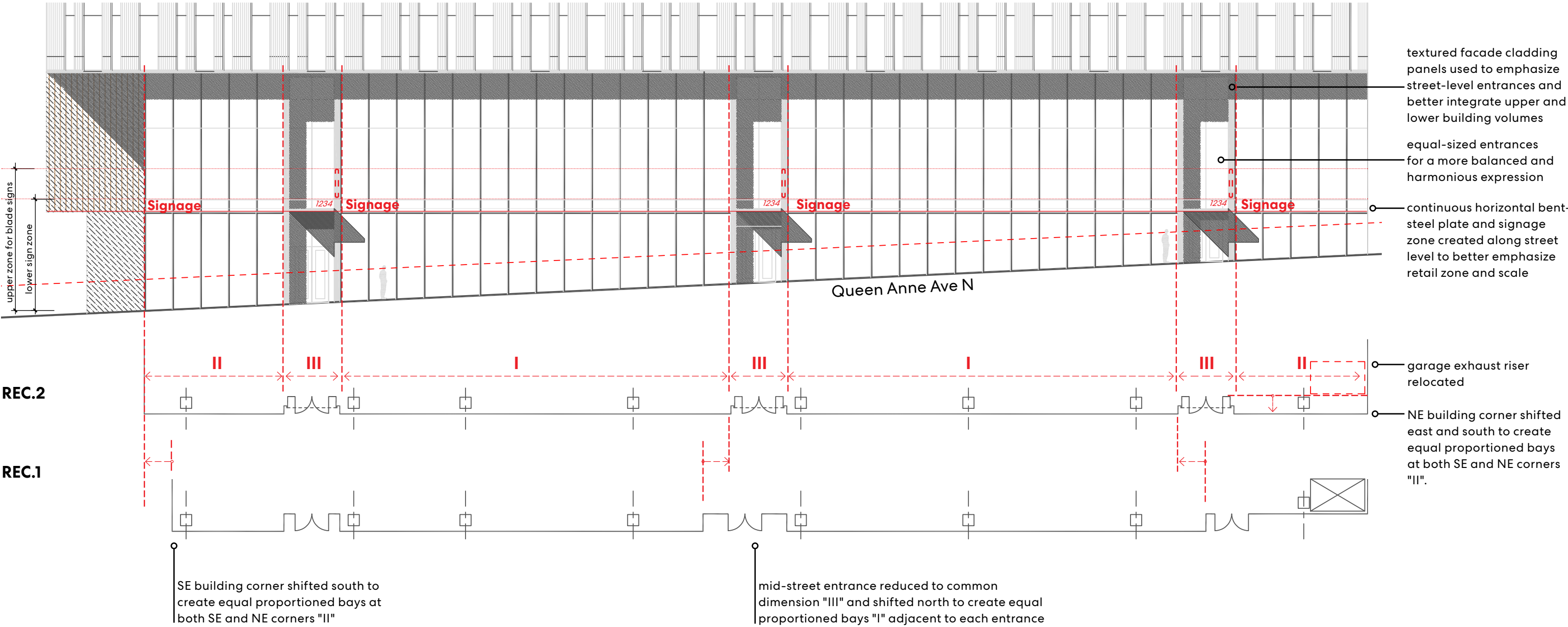
04. Addendum (Departures)

1. Upper Level Setbacks
2. Street Level Development Standards

01.1-3 Design Response

01.1 Design Response | Lower Building Volume

Retail Entrances: adjust and enhance street level expression with materials and details



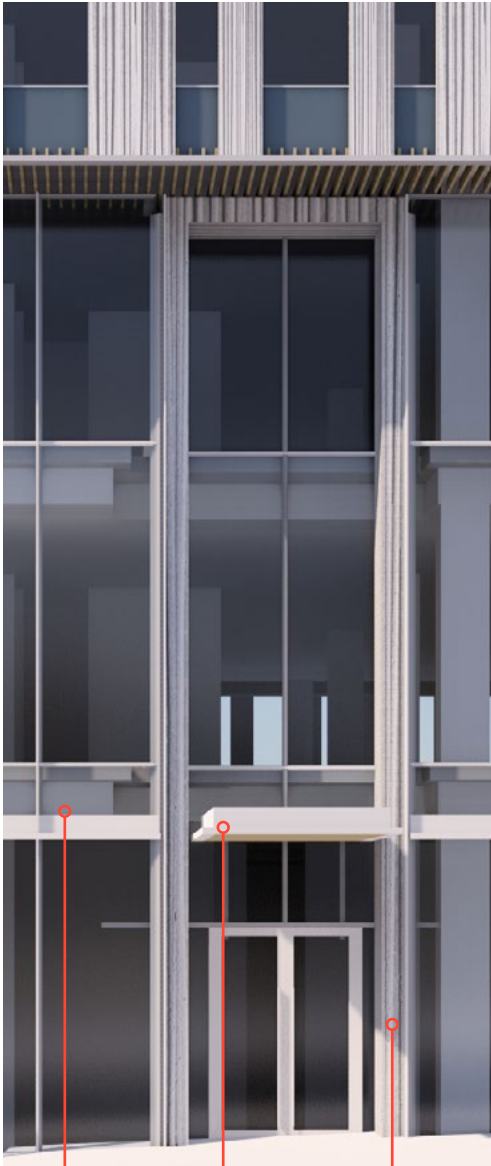
01.1 Design Response | Lower Building Volume

(REC.1)



3 2 1

(REC.2)



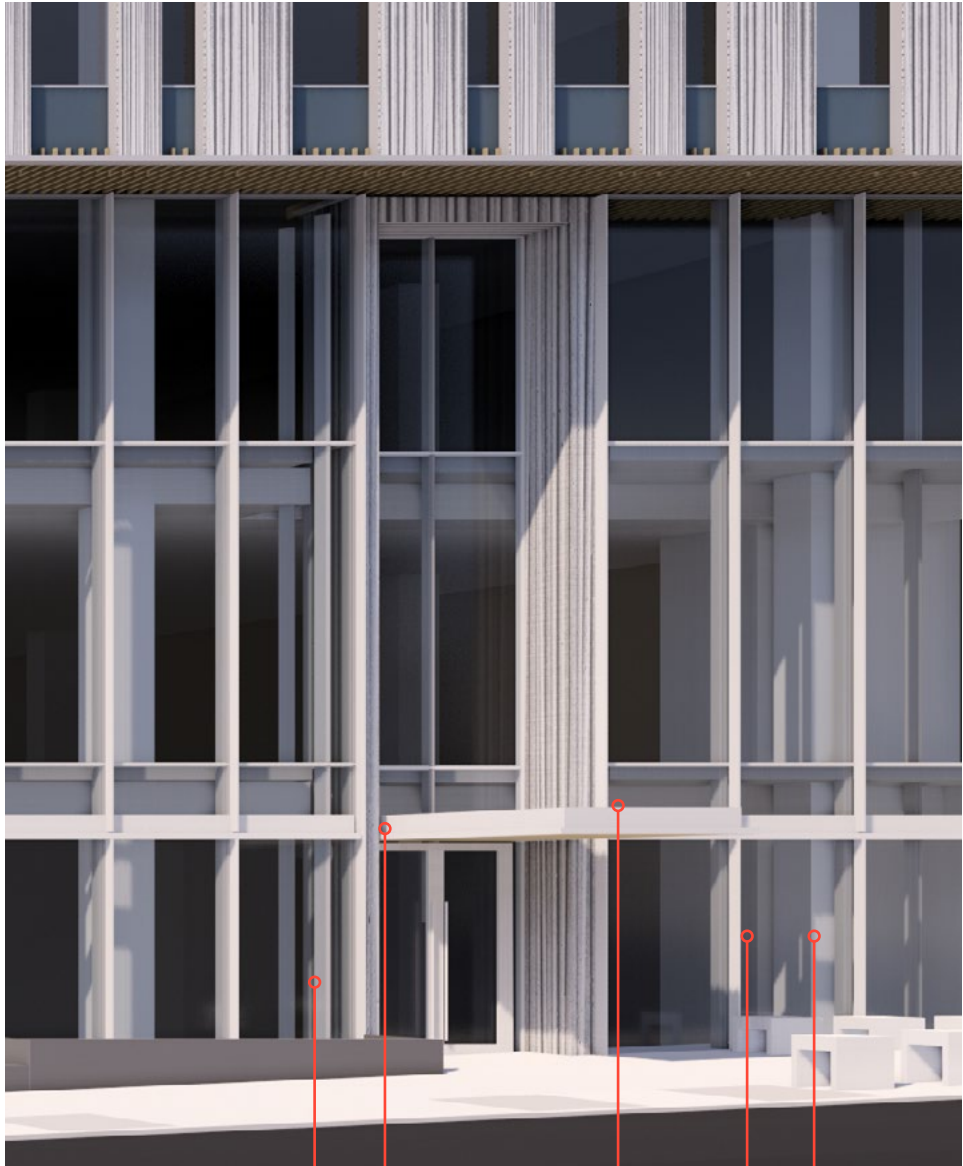
3 2 1

(REC.1)



3 1 2

(REC.2)



1 2 3 4 5

- Key to (REC.1) Design Guidance:

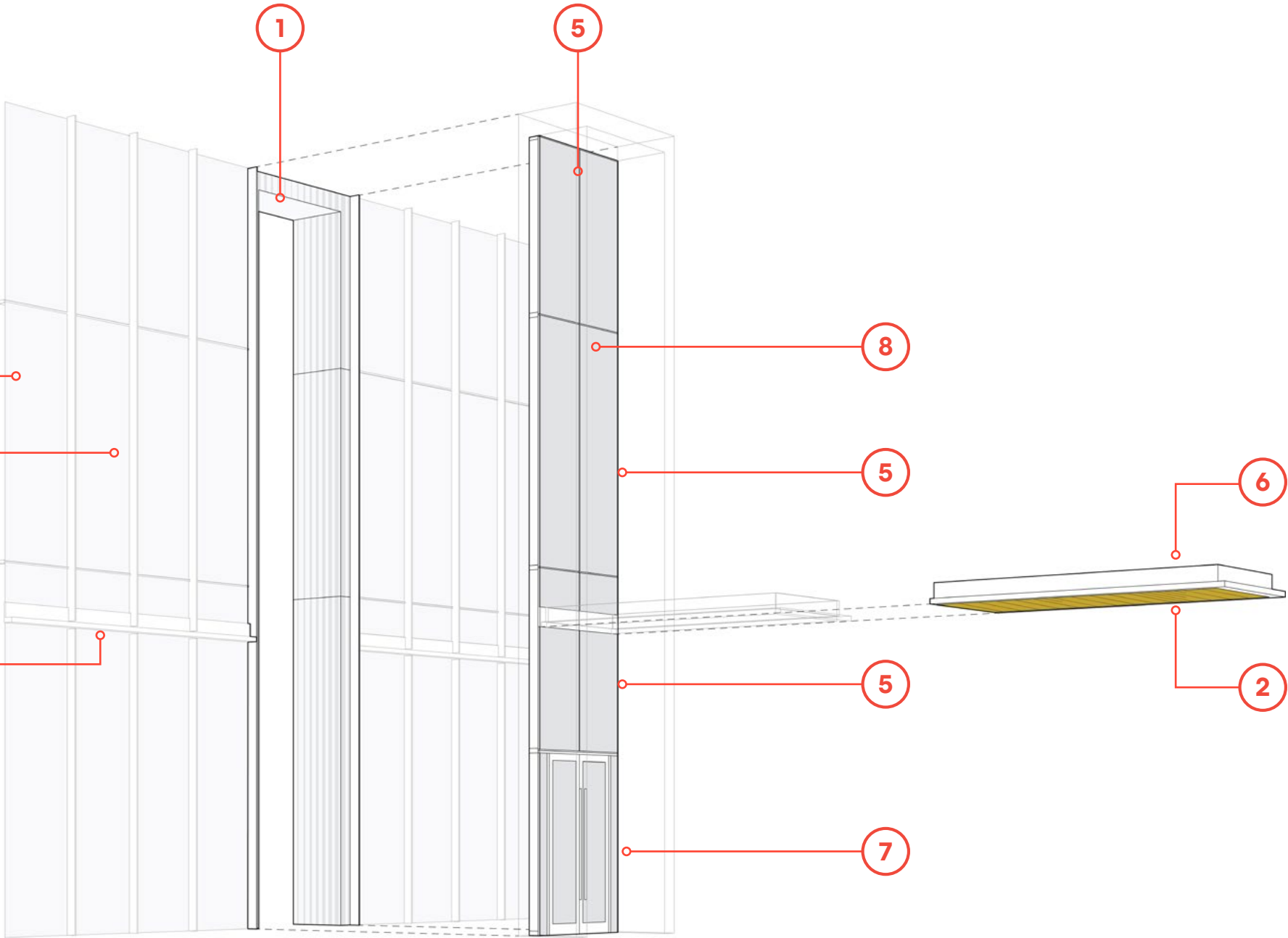
- 1. consider using same materials from upper building volume for improved proportions and a more cohesive expression
- 2. improve legibility and boldness at street level entrances
- 3. improve upon secondary architectural elements to breakdown scale of lower 3-story volume and create a more cohesive expression

- Key to (REC.2) Design Responses:

- 1. textured facade cladding panels used to emphasize street-level entrances and better integrate upper and lower building volumes
- 2. lower volume further broken down with bold entry frames and cantilevered overhead canopies with alum/wood soffit to create more legible entry points along the streetwall
- 3. continuous horizontal bent-steel plate, projecting curtain wall mullion tees, and signage zone provided along street level to better emphasize the retail zone with visual texture and secondary scaling elements
- 4. NE building corner shifted east, SE corner shifted south, and common entry width established along streetwall
- 5. garage exhaust riser relocated



Typical Street Level Entrances



Key to Entrance Elements:

1.

textured pre-cast panel cladding
2.

alum/wood soffit (wd.1)
3.

continuous bent-steel plate (mtl.1)
4.

curtain wall mullion tees (mtl.1)
5.

clear vision glass curtain wall (gl.1)
6.

metal panel canopy cladding (mtl.1)
7.

aluminum entrance doors (mtl.1)
8.

structural-silicone glazed joint

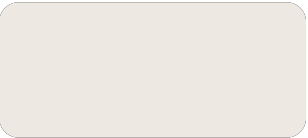
Material Key:



pnl.1
"bone white" textured
pre-cast panel cladding



wd.1
alum/wood slats with
"white ash" wood finish

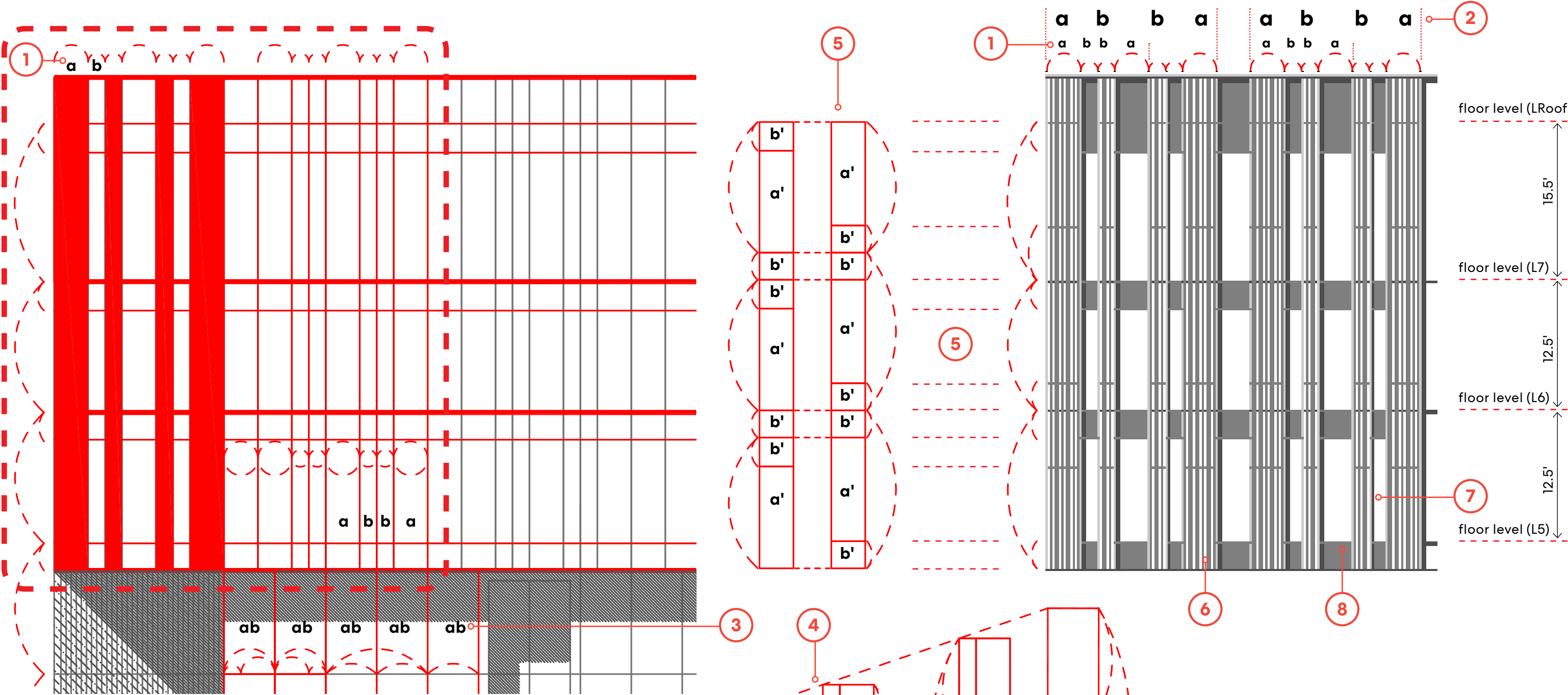


mtl.1
"PPG:Polar White" powder
coated finish

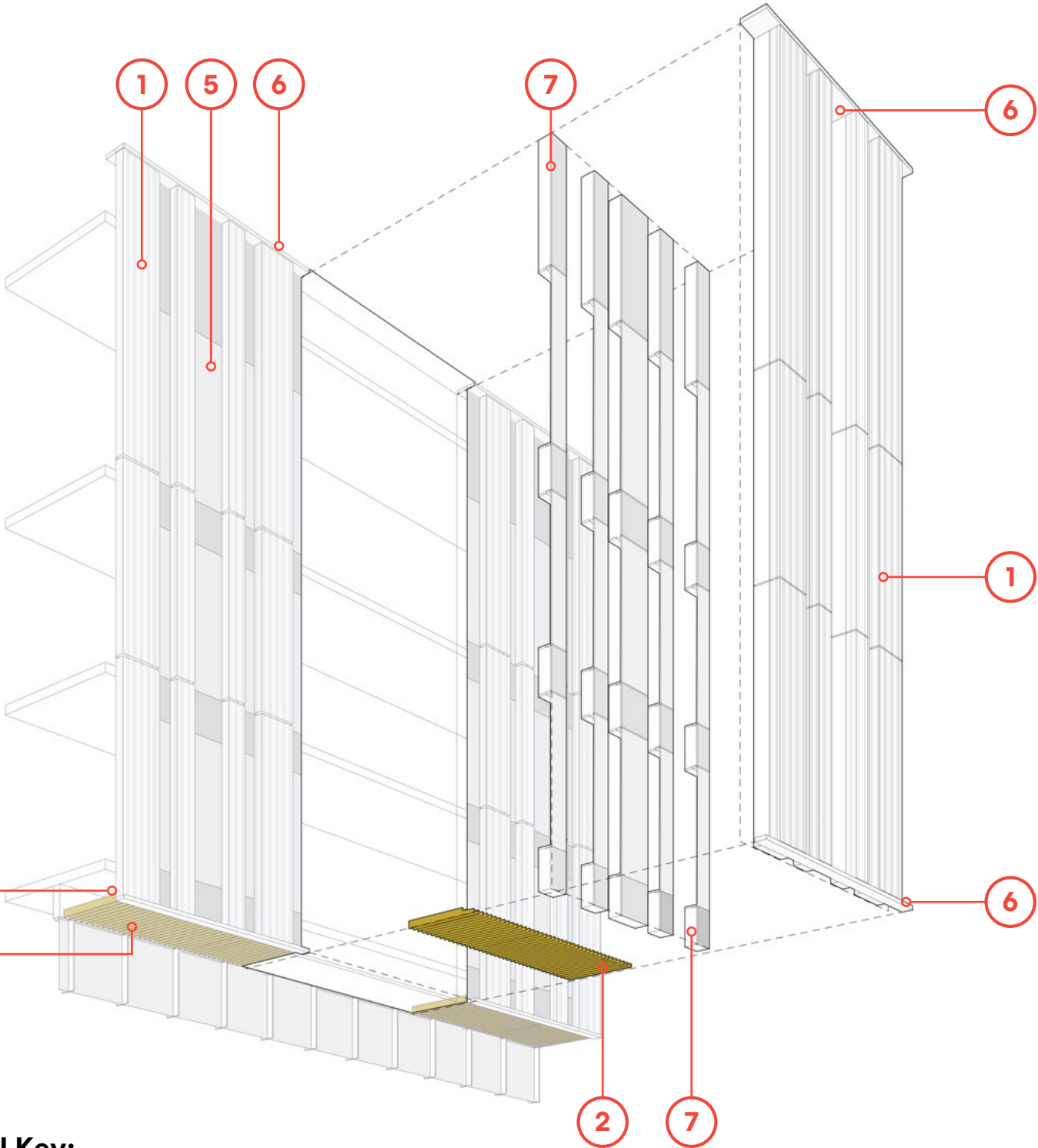


gl.1
neutral-gray insulating
glass

Harmony: adjust and enhance rhythm and balance with proportional subdivisions



Typical Facade Cladding



- Key to Facade Cladding Elements:

1. textured pre-cast panel cladding (pnl.1)

2. alum/wood soffit (wd.1)

3. symmetrical rhythmic scheme

4. curtain wall mullion tees (mtl.1)
5. clear vision glass curtain wall (gl.1)

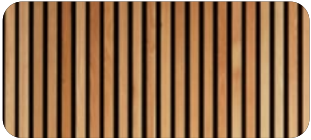
6. continuous bent-steel plate (mtl.1)

7. shadow-box spandrel (gl.2)

Material Key:



pnl.1
"bone white" textured pre-cast panel cladding



wd.1
alum/wood slats with "white ash" wood finish



mtl.1
"PPG:Polar White" powder coated finish



gl.1
neutral-gray insulating glass



gl.2
gl.1 with painted metal back pan (shadow-box)



- Key to (REC.1) Design Guidance:

1.

consider using same materials from upper building volume for improved proportions and a more cohesive expression
2.

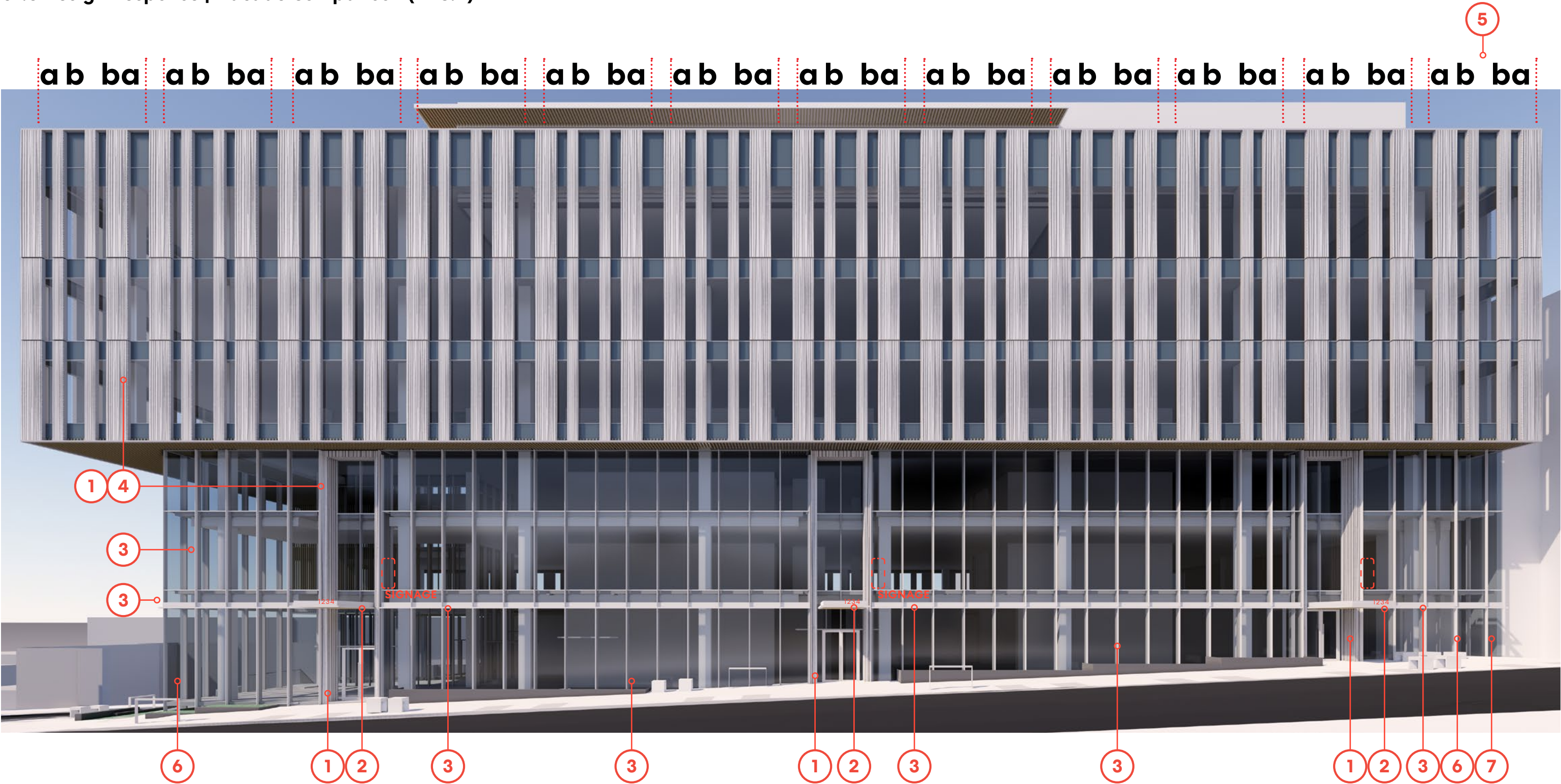
improve legibility and boldness at street level entrances
3.

improve upon secondary architectural elements to breakdown scale of lower 3-story volume and create a more cohesive expression
4.

consider panel texture and depth as a means for visual interest, legibility, and scale
5.

the board requested that the design team consider modifying the syncopated rhythm to a more repeating and recognizable pattern





- Key to (REC.2) Design Responses:

- | | |
|--|--|
| 1. facade cladding panels used to emphasize street-level entrances and better integrate upper and lower building volumes | 4. textured pattern added to facade cladding panels to provide greater visual interest, legibility, and scale |
| 2. lower volume further broken down with bold entry frames and cantilevered overhead canopies with alum/wood soffit to create more legible entry points along the streetwall | 5. cladding rhythm modified to repeating "abba" pattern |
| 3. continuous horizontal bent-steel plate, projecting curtain wall mullion tees, and signage zone provided along street level to better emphasize the retail zone with visual texture and secondary scaling elements | 6. NE building corner shifted east, SE corner shifted south, and common entry width established along streetwall |
| | 7. garage exhaust riser relocated |



01.4 Street Level Views













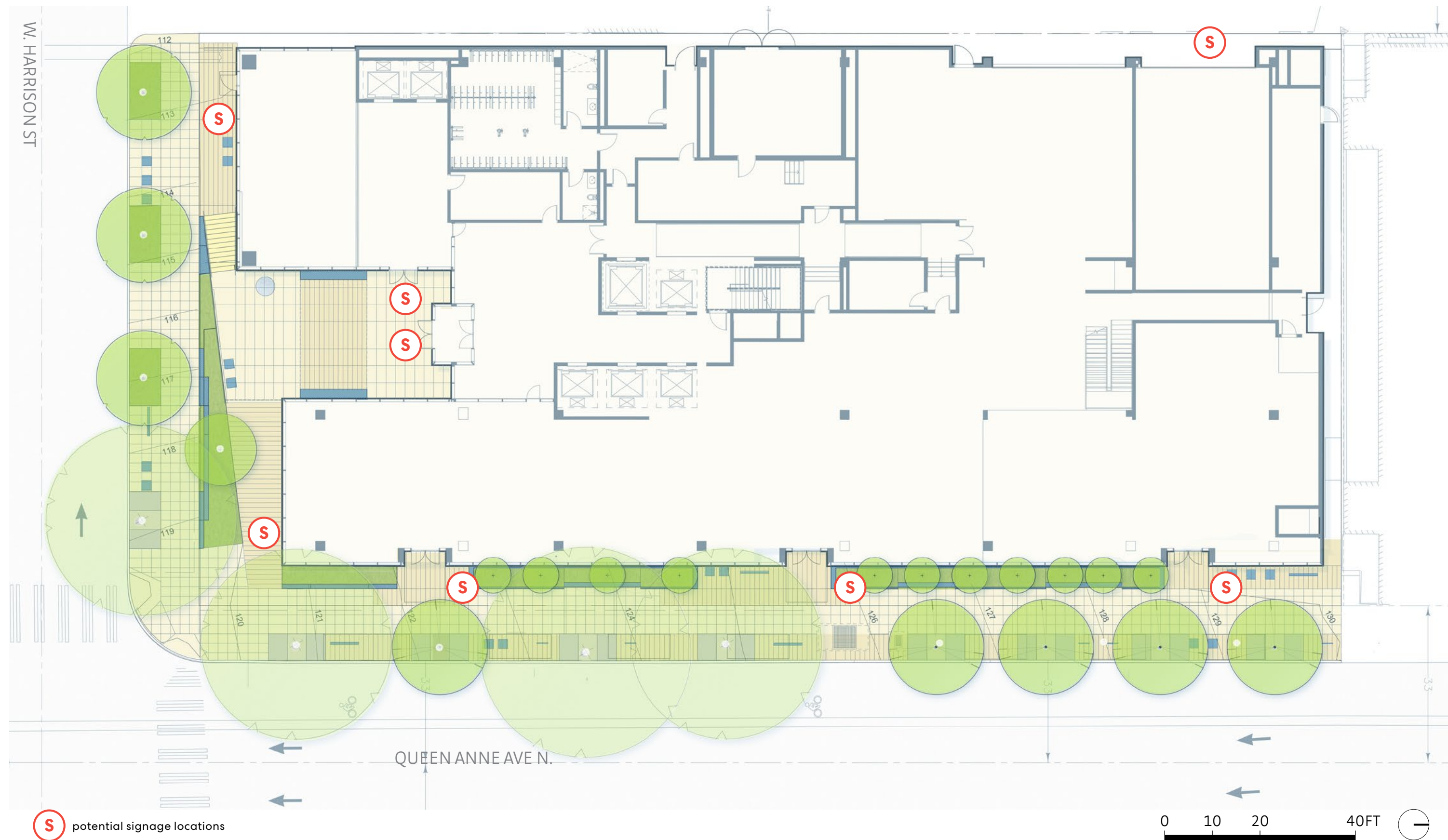




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02.1-2 Signage

02.1 Signage | Streetscape Plan + Signage Key



02.2 Signage | Location Options + Character



3 1

1

2

1

individual tenant address numbers with integral lighting, located along fascia of canopy

2

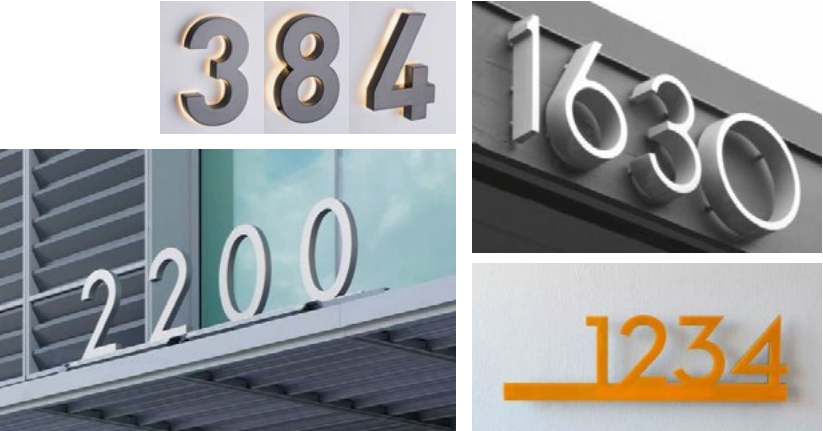
signage composed of individual letters with integral lighting, located parallel to street level facade

3

blade signage with integral lighting, located perpendicular to facade and cantilevered from building face or entrance canopy

1

House Number Character:



2

Letter Signage Character:



3

Blade Signage Character:

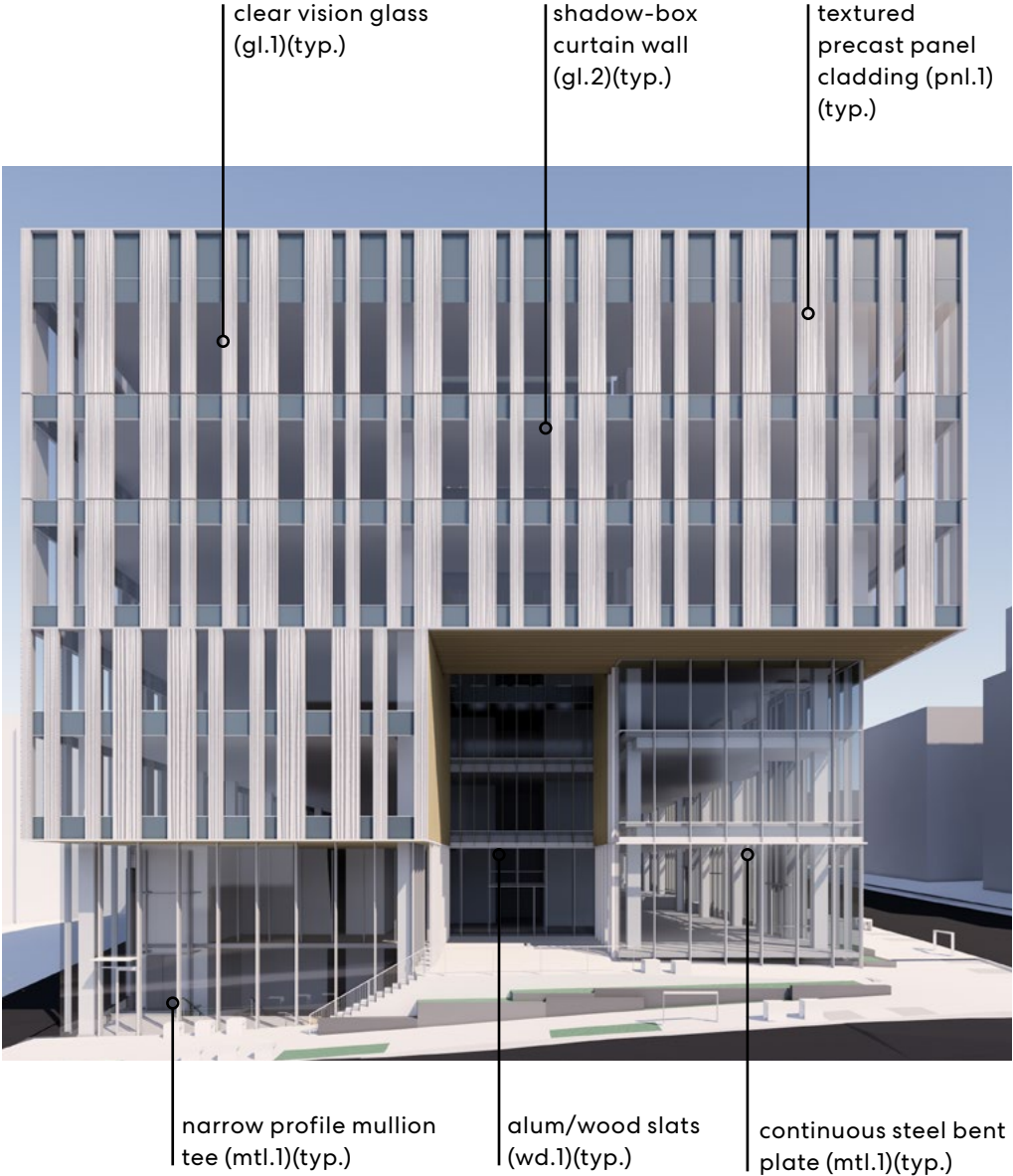


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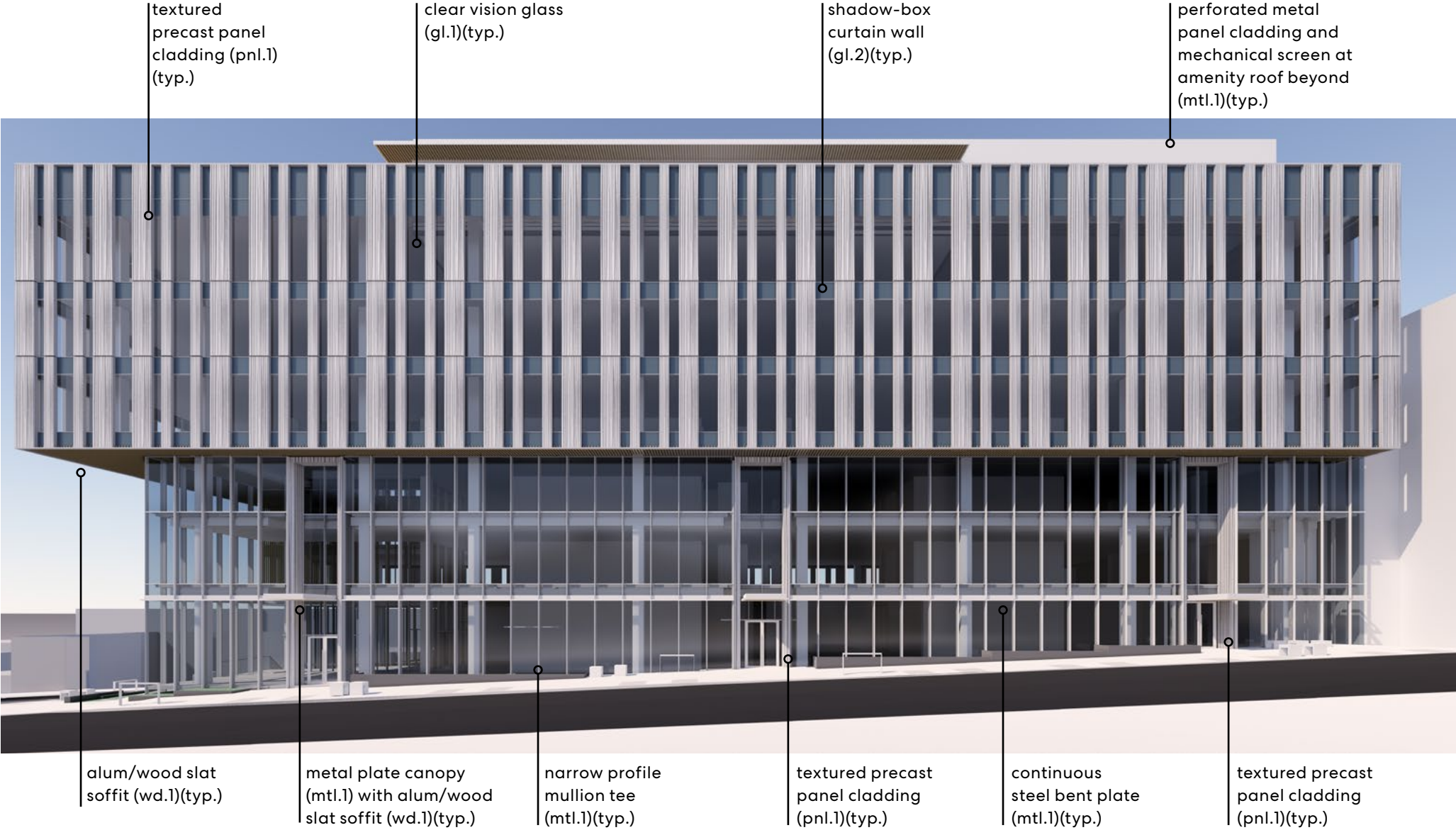
03.1-5 Appendix

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03.1 Appendix | Exterior Material Palette (W. Harrison St + Queen Anne Ave N)



South Building Elevation (W. Harrison St)



East Building Elevation (Queen Anne Ave N)



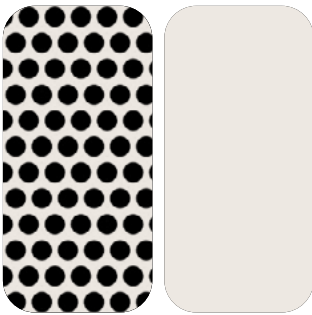
pnl.1

"bone white" textured pre-cast panel cladding



wd.1

aluminum slats with sublimated "white ash" wood finish



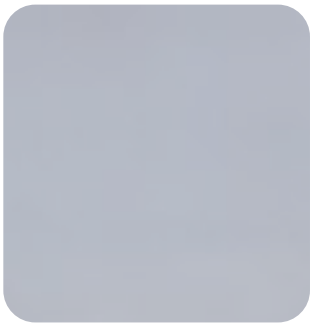
mtl.1

"PPG:Polar White" powder coated metal panel and perforated panel cladding, curtain mullion tee caps, and canopy framing



mtl.2

"PPG:Medium Gray" powder coated metal panel and perforated panel cladding, and profiled mech. louvers



gl.1

neutral-gray insulating glass unit with Low-E coating, and low-reflectivity (typ.)



gl.2

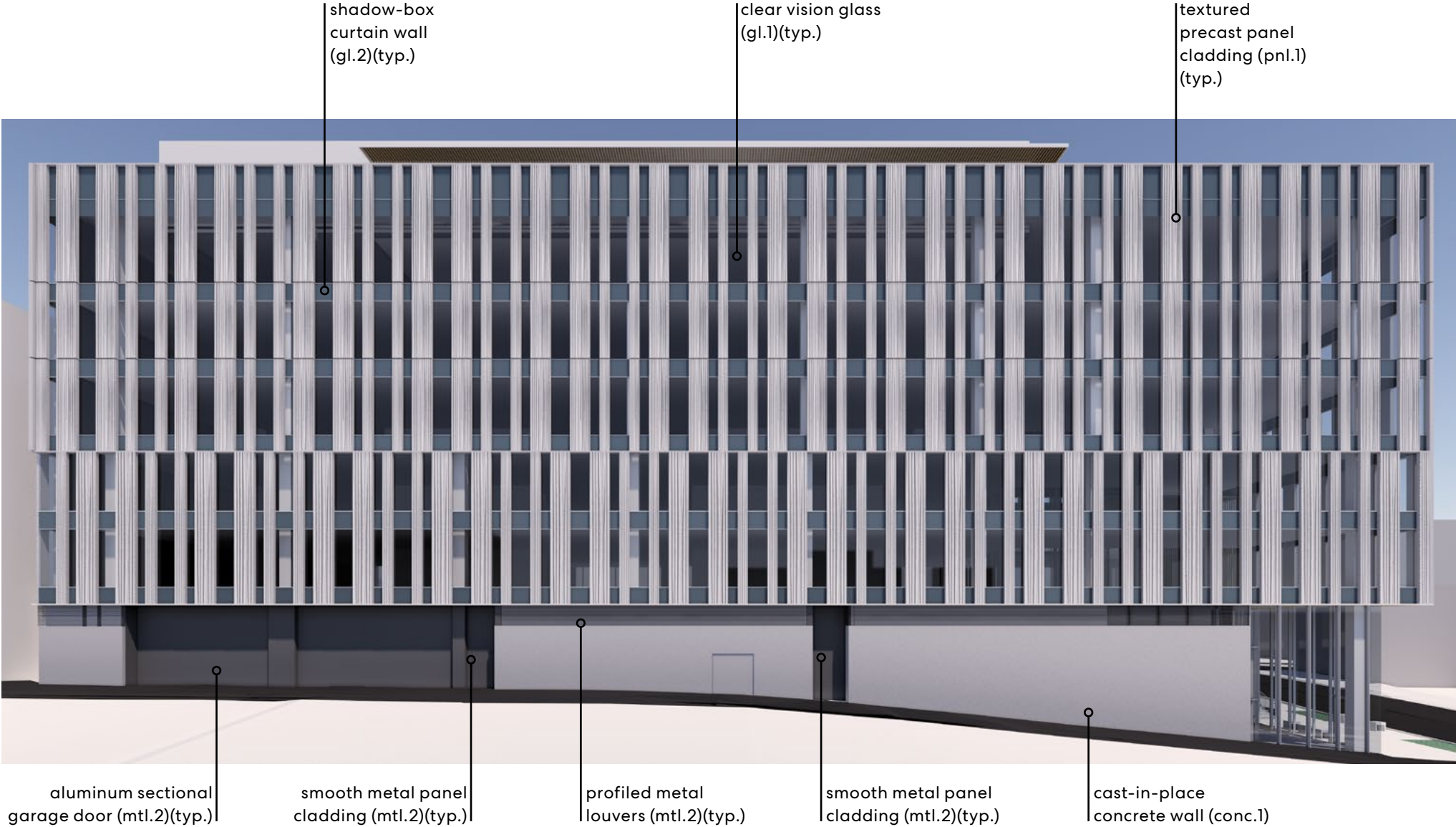
shadow box spandrel with painted metal back pan and neutral-gray insulating glass unit with Low-E coating, and low-reflectivity (typ.)



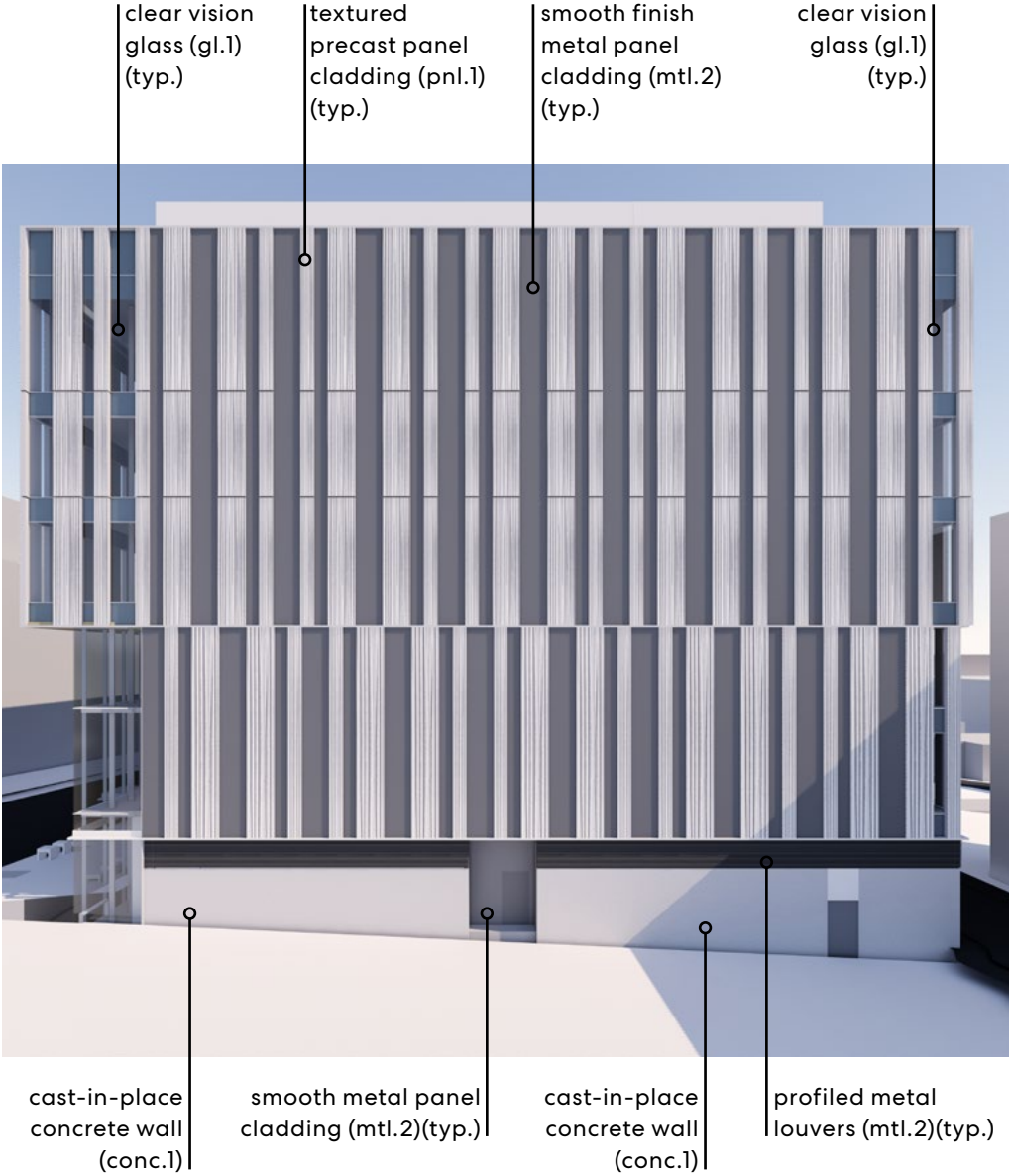
conc.1

cast-in-place architectural concrete with smooth-formed finish along street level at alley and north facade

03.1 Appendix | Exterior Material Palette (Alley)



West Building Elevation (alley)



North Elevation



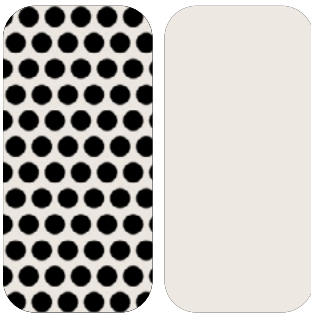
pnl.1

"bone white" textured pre-cast panel cladding



wd.1

aluminum slats with sublimated "white ash" wood finish



mtl.1

"PPG:Polar White" powder coated metal panel and perforated panel cladding, curtain mullion tee caps, and canopy framing



mtl.2

"PPG:Medium Gray" powder coated metal panel and perforated panel cladding, and profiled mech. louvers



gl.1

neutral-gray insulating glass unit with Low-E coating, and low-reflectivity (typ.)



gl.2

shadow box spandrel with painted metal back pan and neutral-gray insulating glass unit with Low-E coating, and low-reflectivity (typ.)

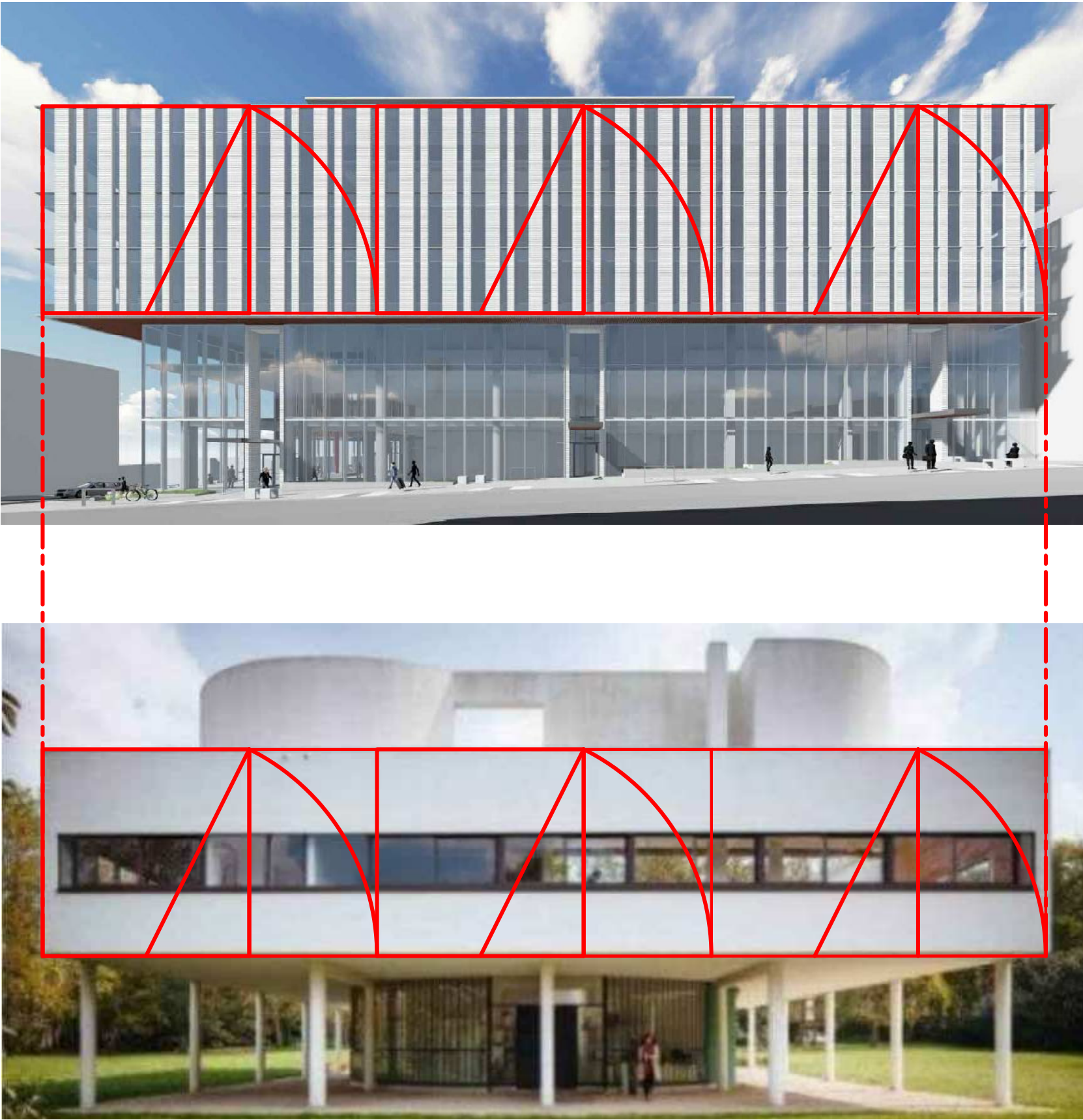


conc.1

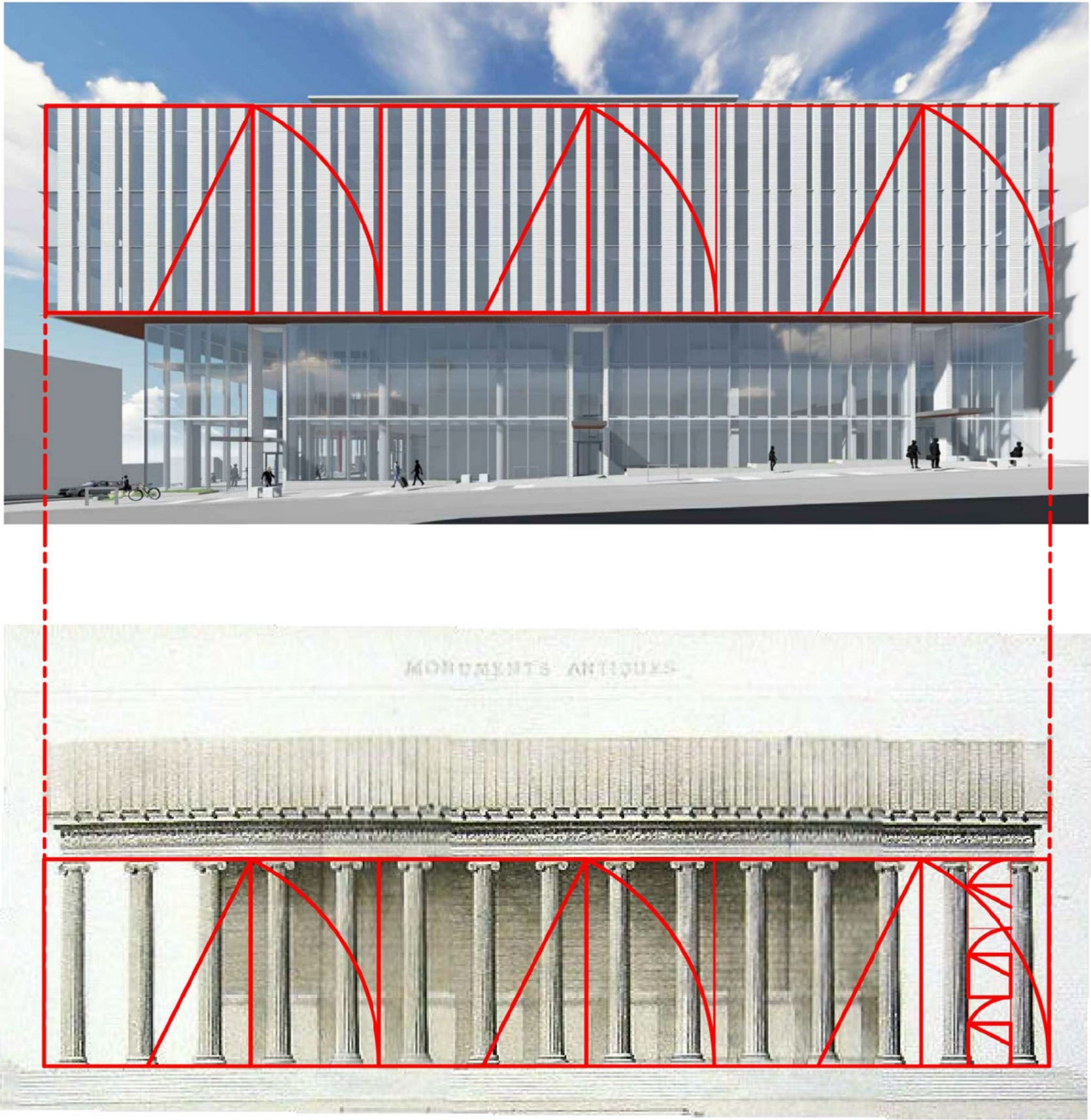
cast-in-place architectural concrete with smooth-formed finish along street level at alley and north facade

03.2 Appendix | Massing + Analysis of Proportions

Evidence Based Design: Villa Savoye (Poissy, France)



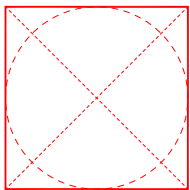
Evidence Based Design: Temple of Diana (Leukophyrene at Magnesia Ad Maeandrum)



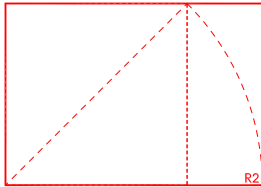
03.2 Appendix | Massing + Analysis of Proportions

Classical Proportions:

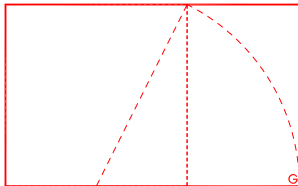
1. Overall Composition: double root, two rectangles



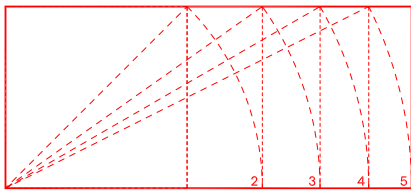
1. Square



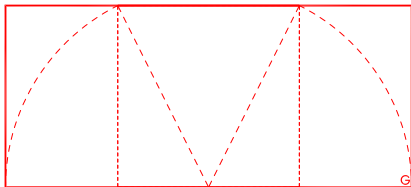
2. Root 2



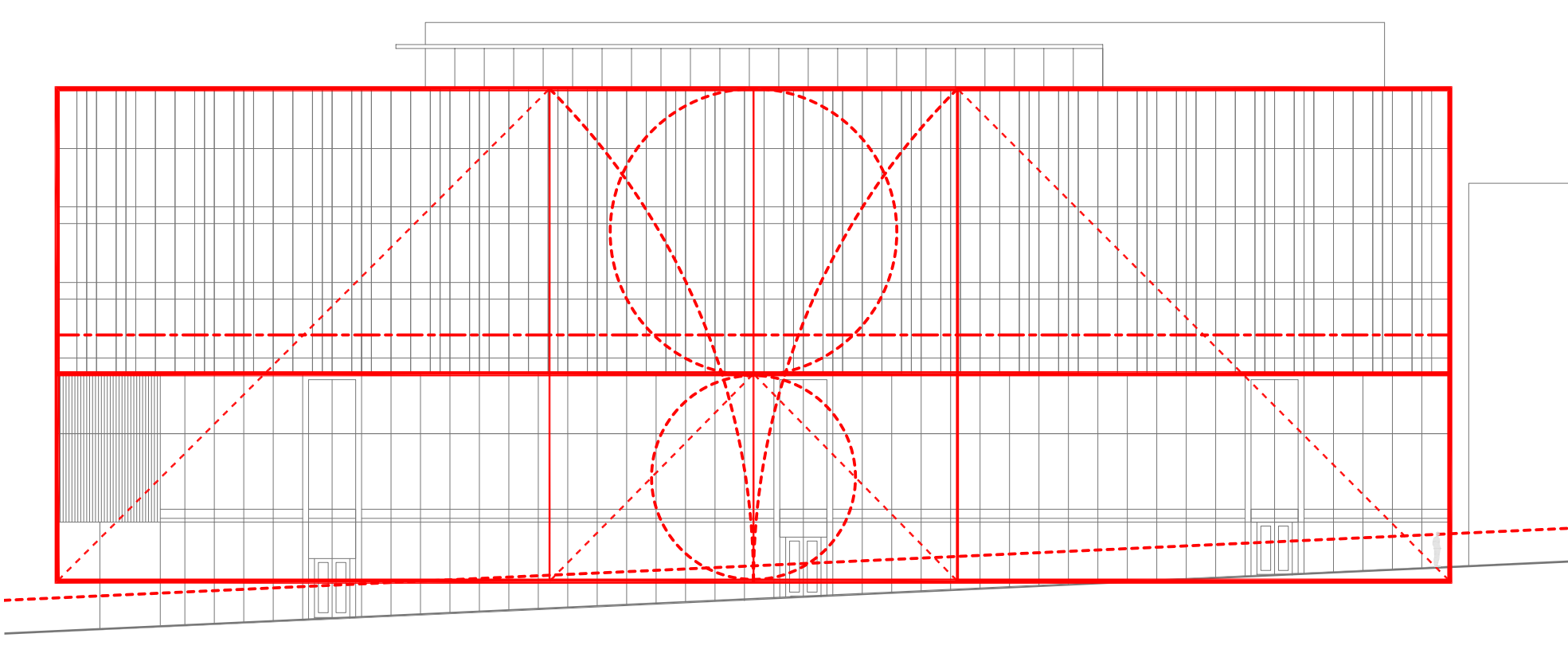
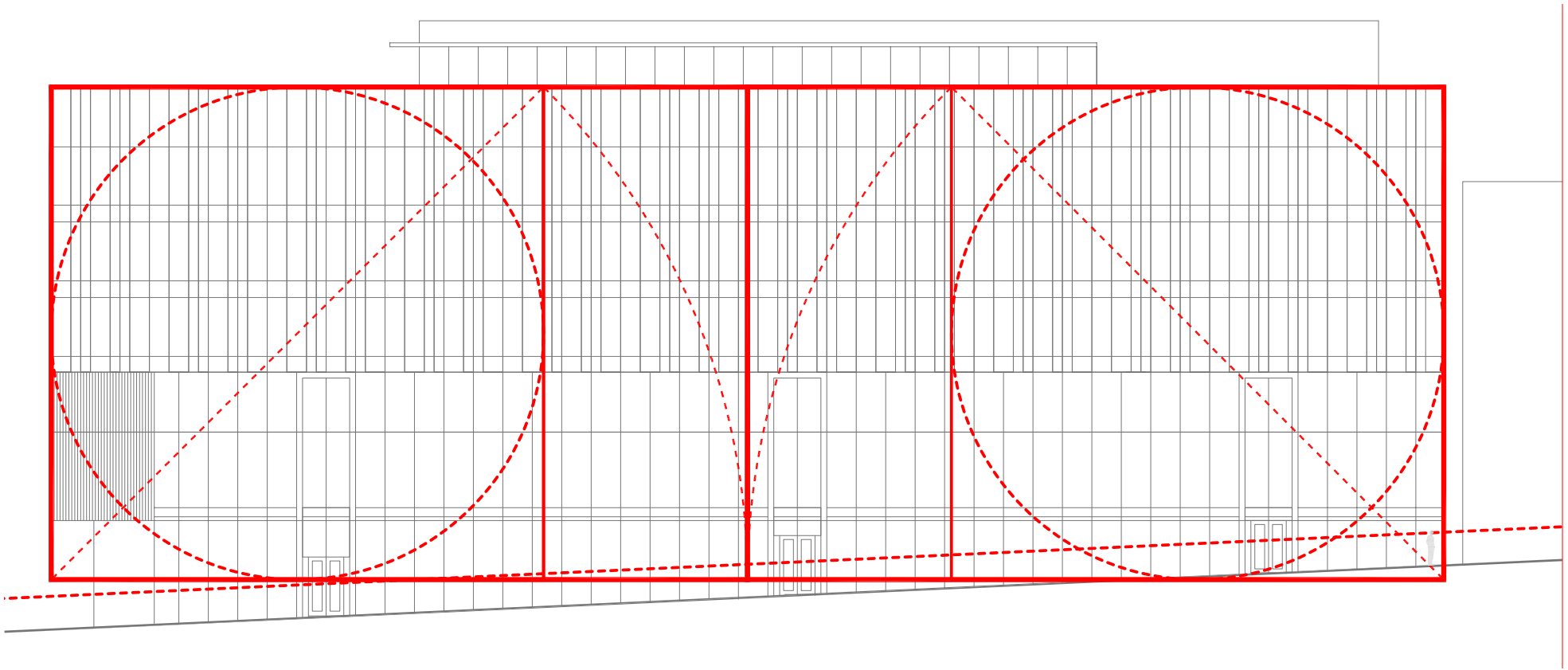
3. Golden Rectangle



4. Root 2, 3, 4, 5...

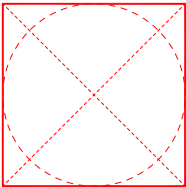


5. Golden Rectangle

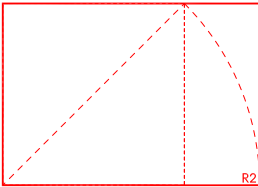


2. Division: secondary square from origin to line of symmetry

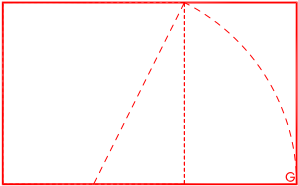
Classical Proportions:



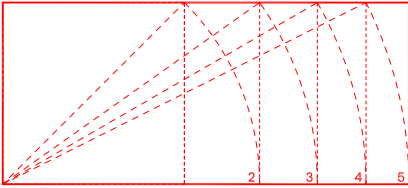
1. Square



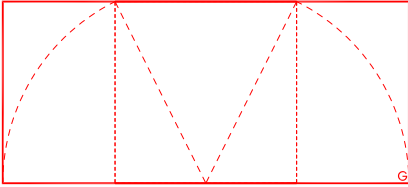
2. Root 2



3. Golden Rectangle

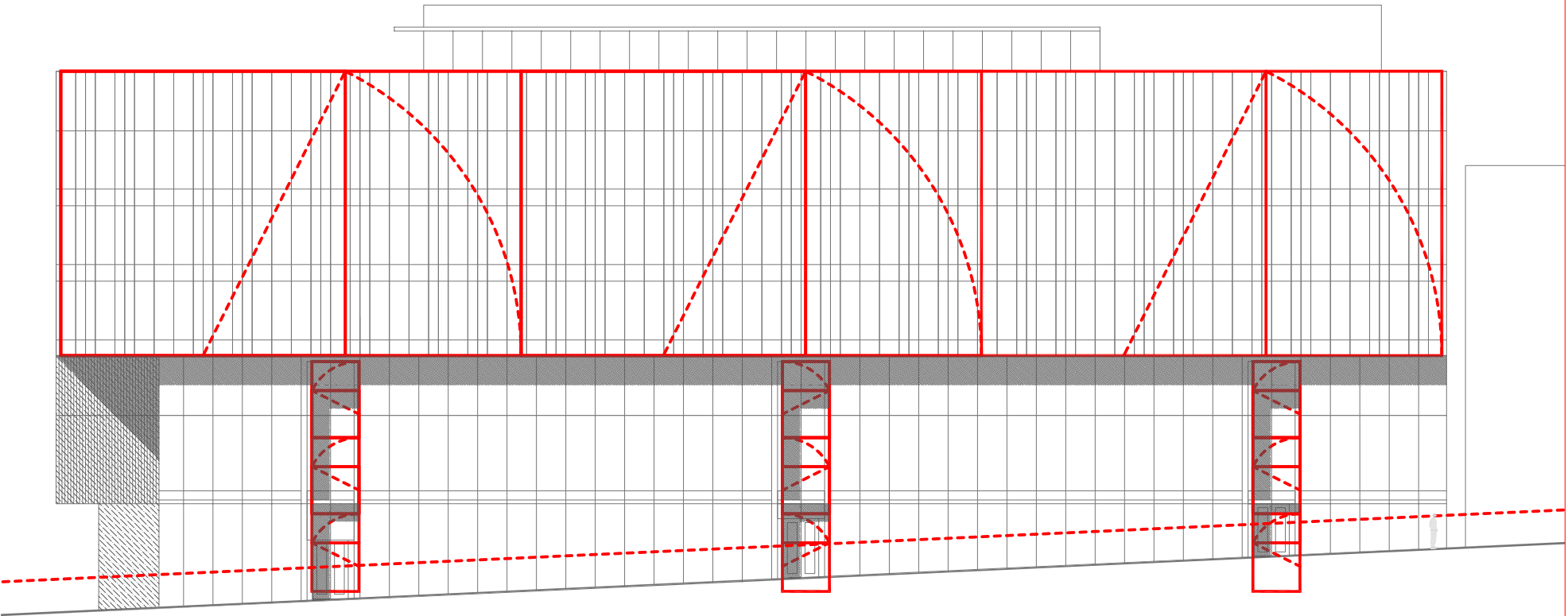
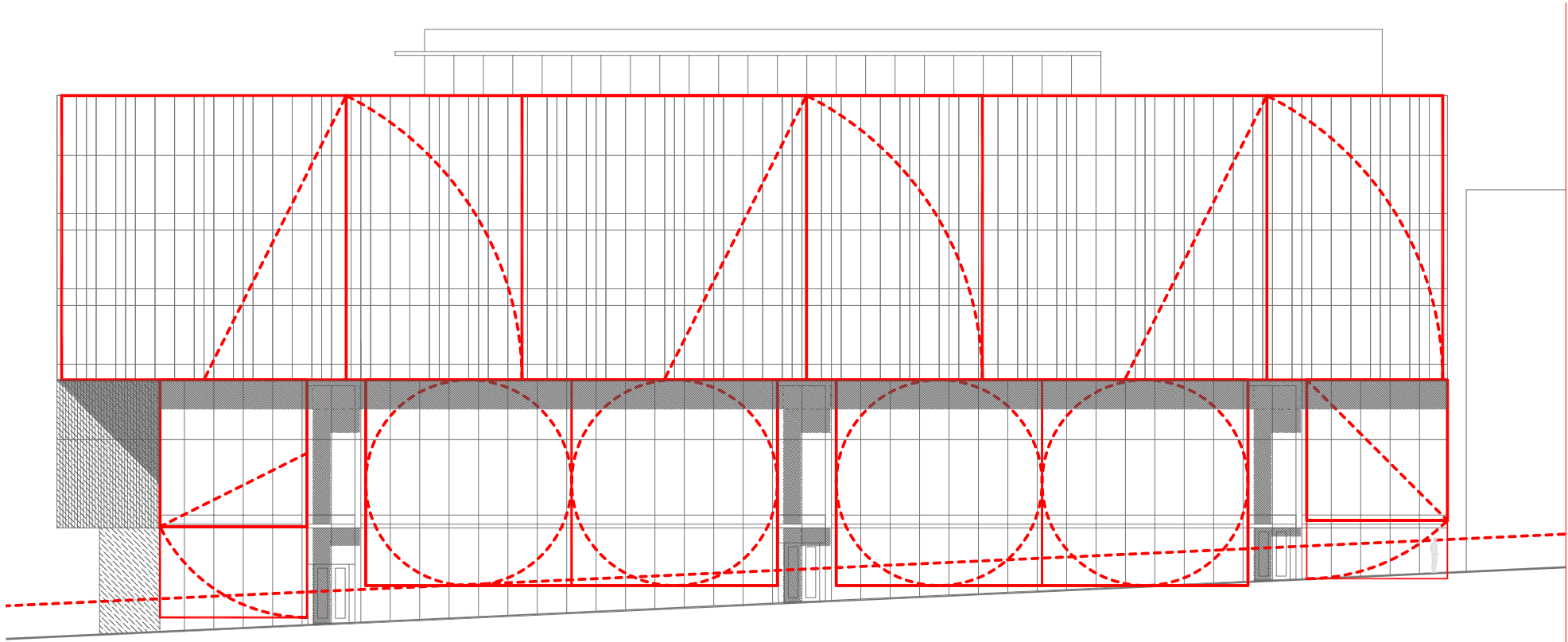


4. Root 2, 3, 4, 5...



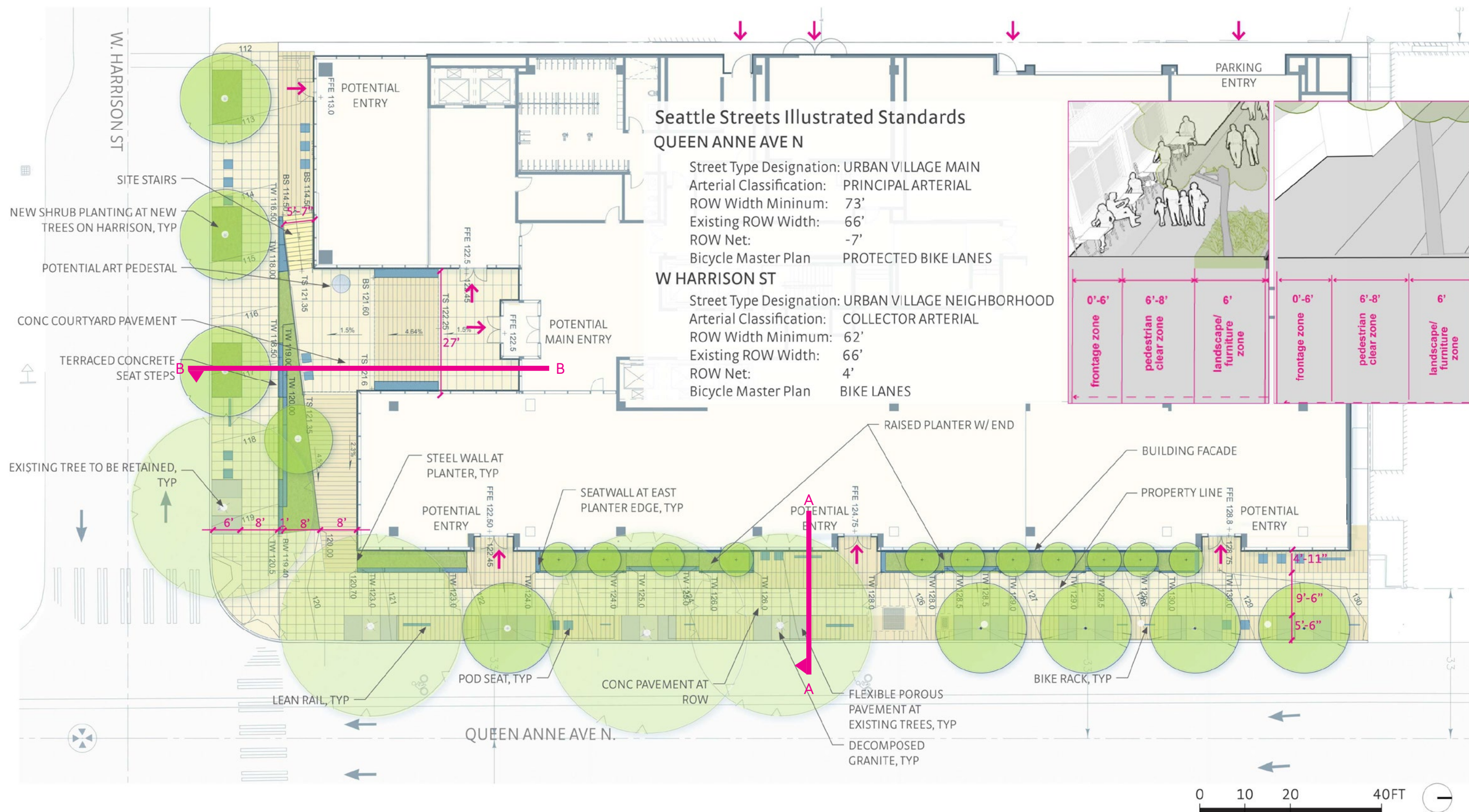
5. Golden Rectangle

3. Upper + Lower Volumes: three golden rectangles (upper) + double squares, root two and golden rectangle (lower)



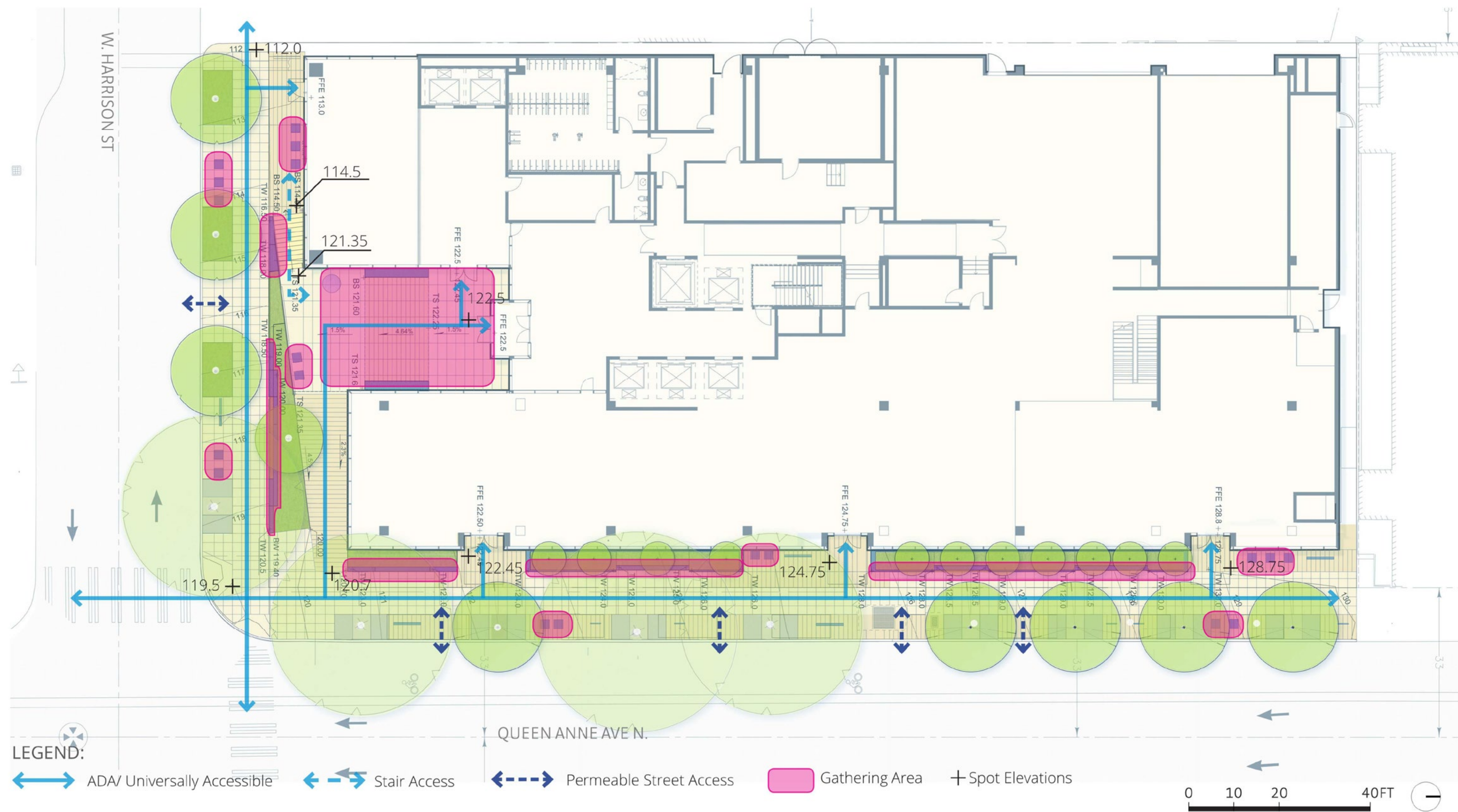
4. Retail Entrances: three golden rectangles on proportionate intervals

03.3 Appendix | Landscape -Site Plan

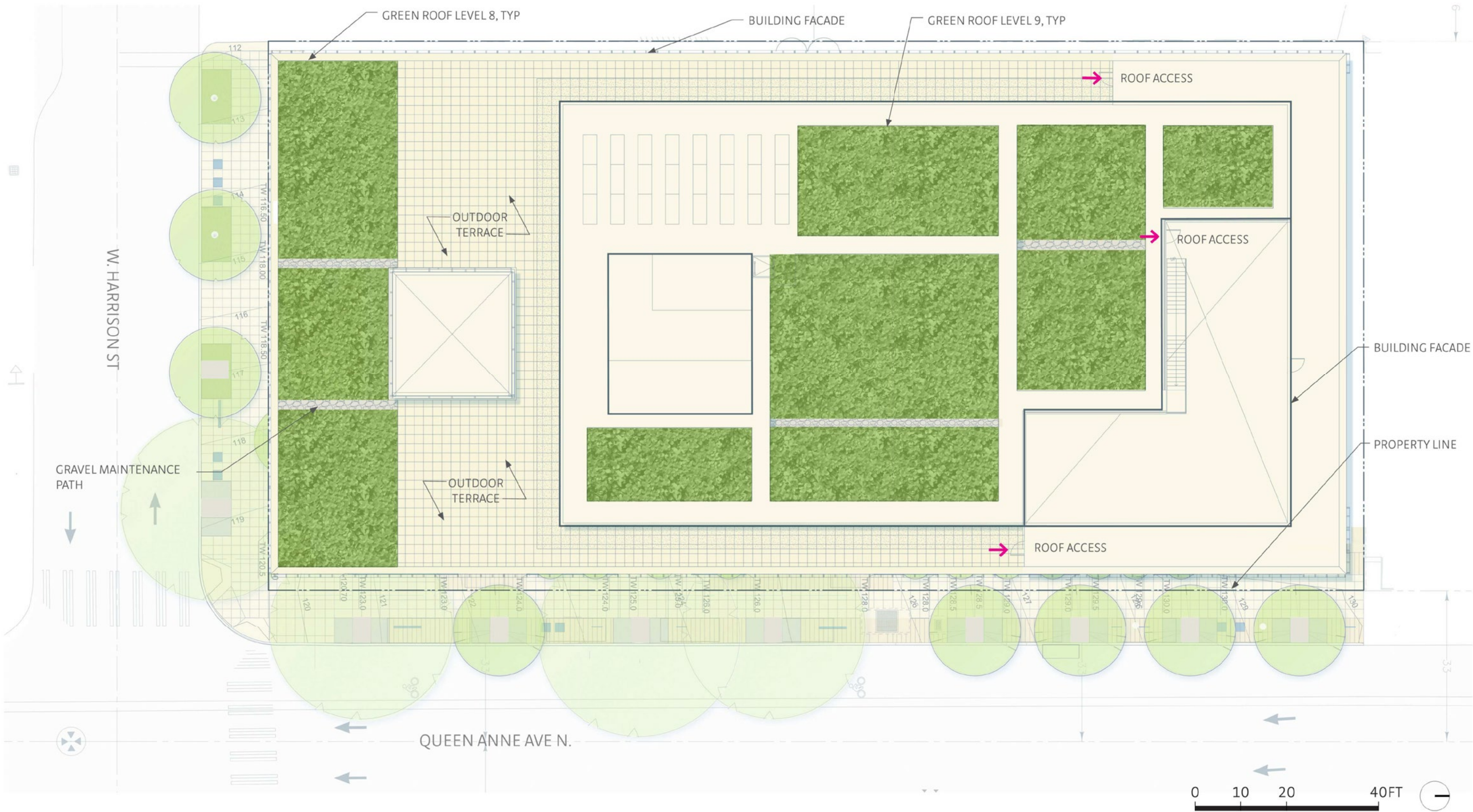




03.3 Appendix | Landscape -Circulation and Gathering



03.3 Appendix | Landscape -Roof Level Plan



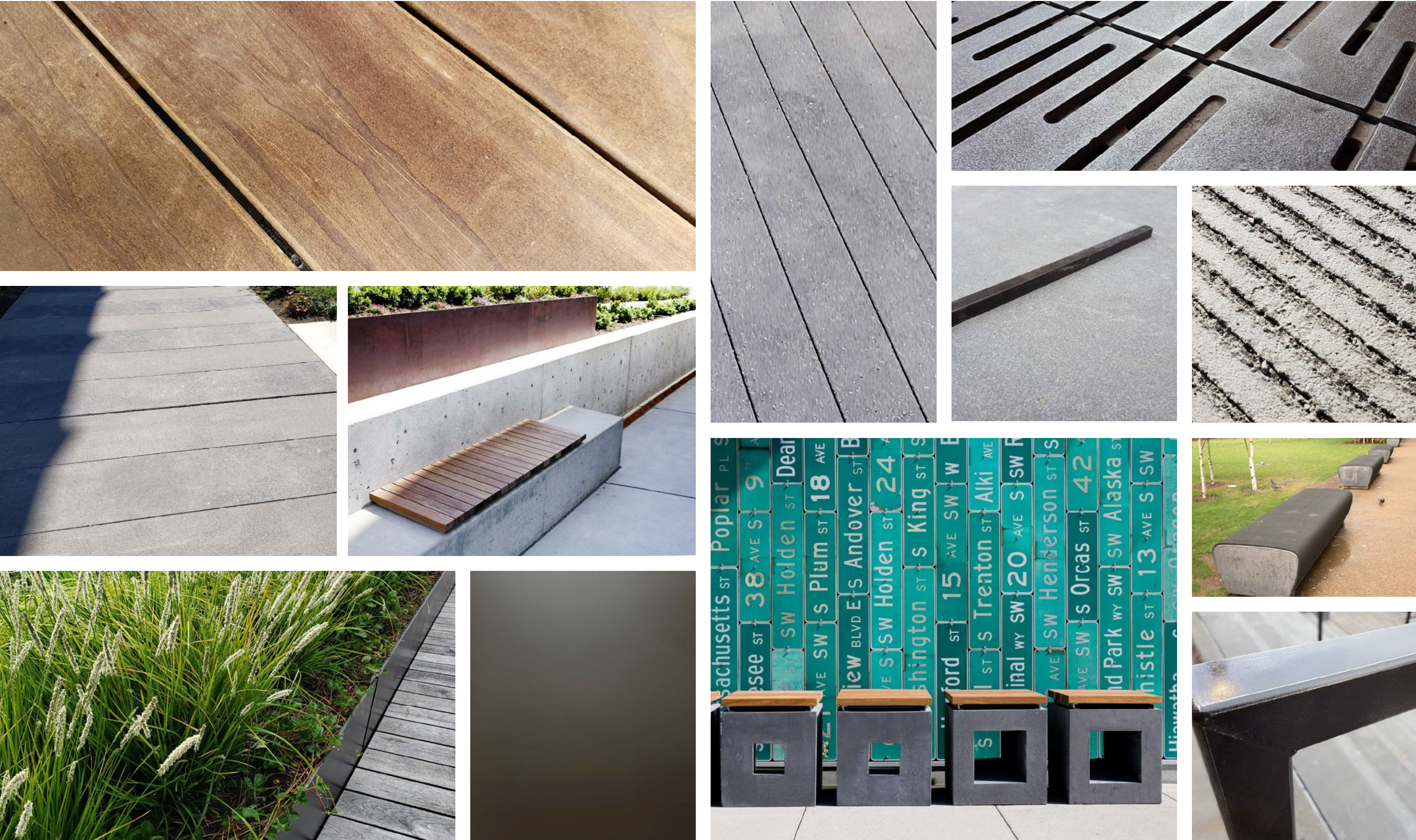
03.3 Appendix | Landscape -Site Form + Materials Concepts

Fostering Engagement Between Public and Private Spaces



03.3 Appendix | Landscape -Site Form + Materials Concepts

Fostering Engagement Between Public and Private Spaces



03.3 Appendix | Landscape -Concept Plant Palette - Trees

Urban Canopy and Seasonal Variety

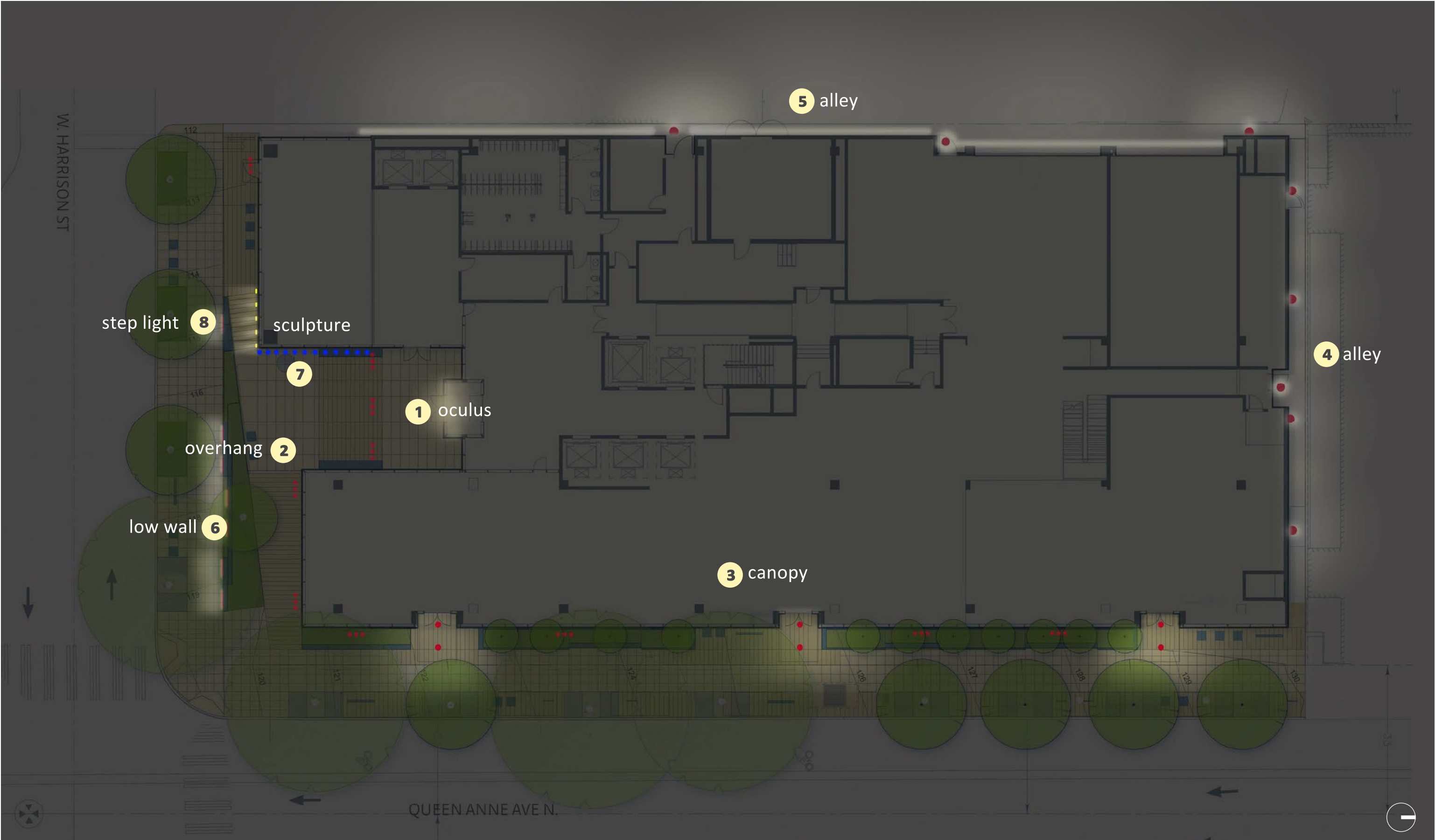


03.3 Appendix | Landscape -Concept Plant Palette - Shrubs + Understory

Urban Canopy and Seasonal Variety



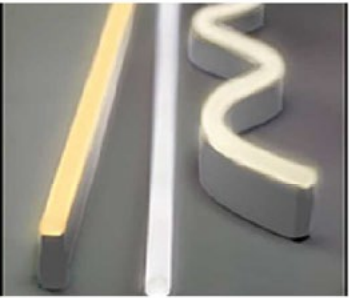
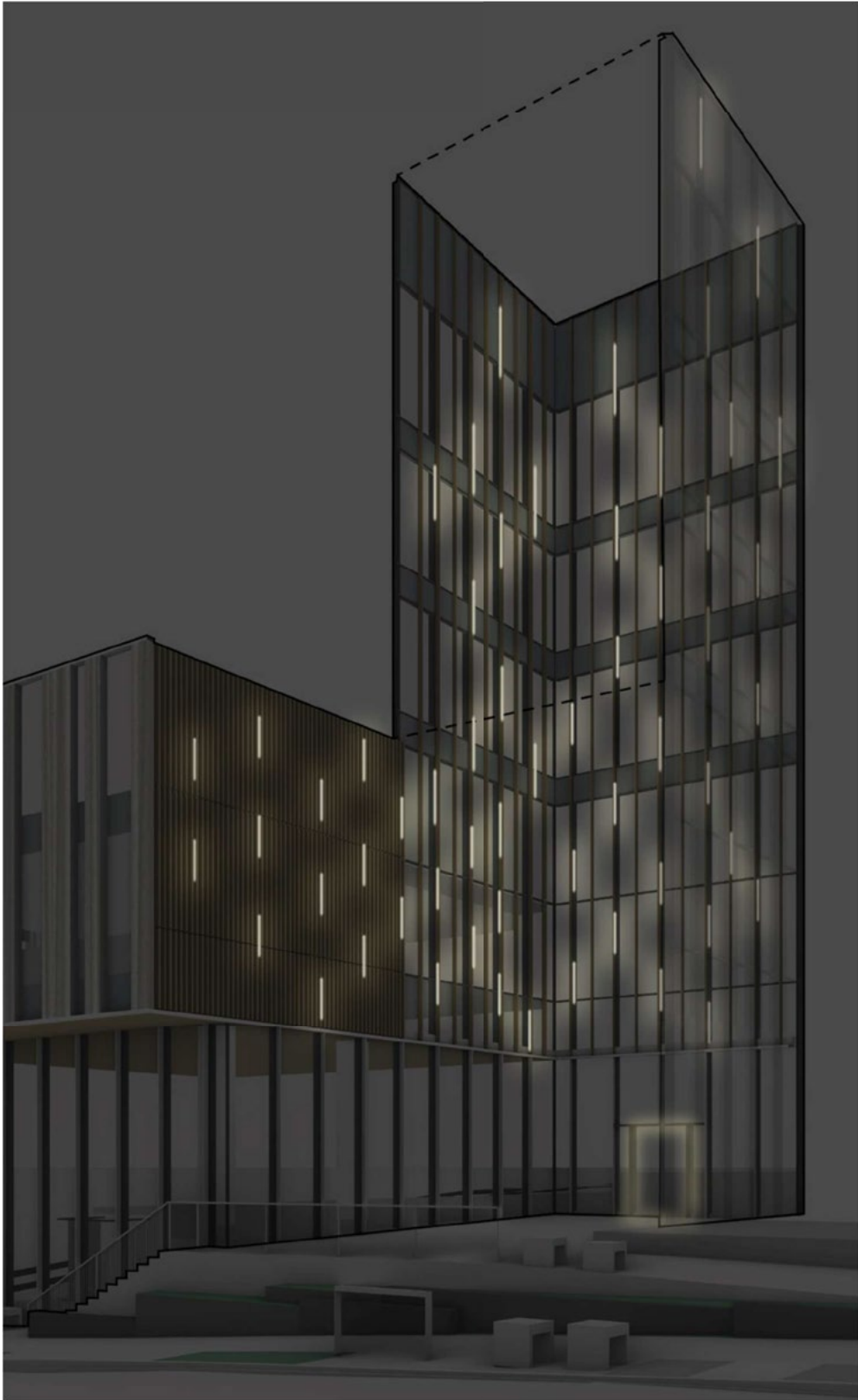




03.4 Appendix | Exterior Building Lighting

Entry Plaza + Oculus

Featured Art Lighting [As an object of visual delight and focus within the Oculus]

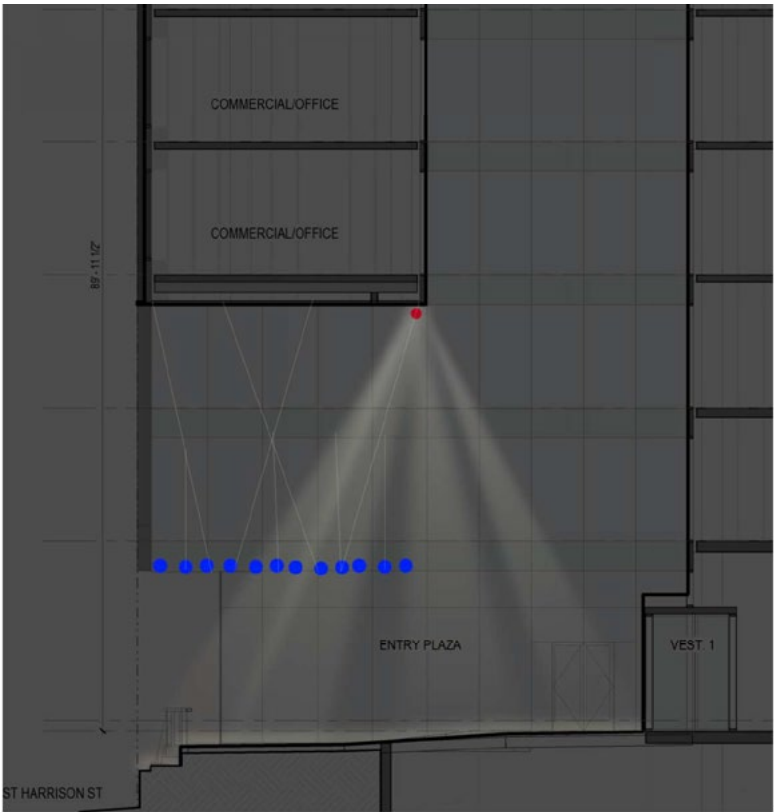
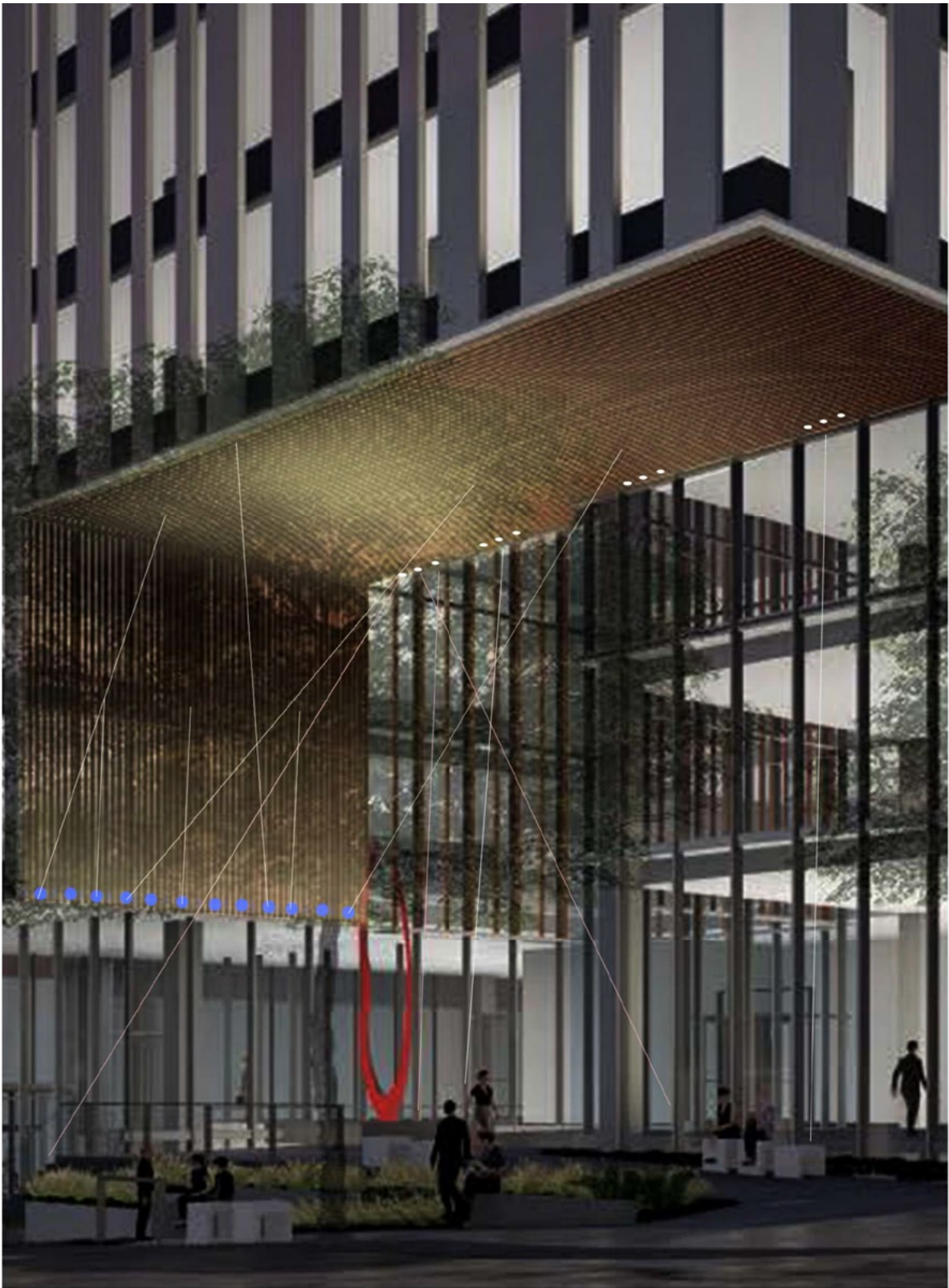


L1
Thin LED profile with direct-view optics. Art installation Integrated with the mullion system. 3000 K CCT

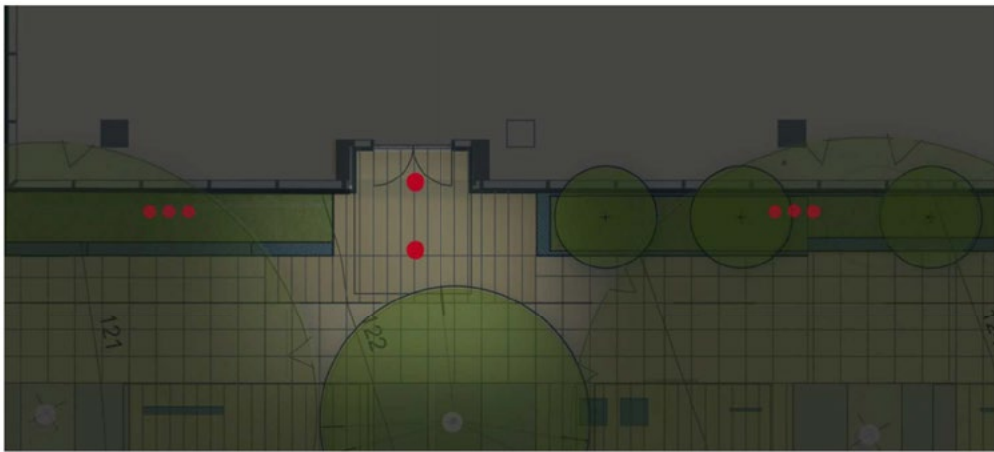
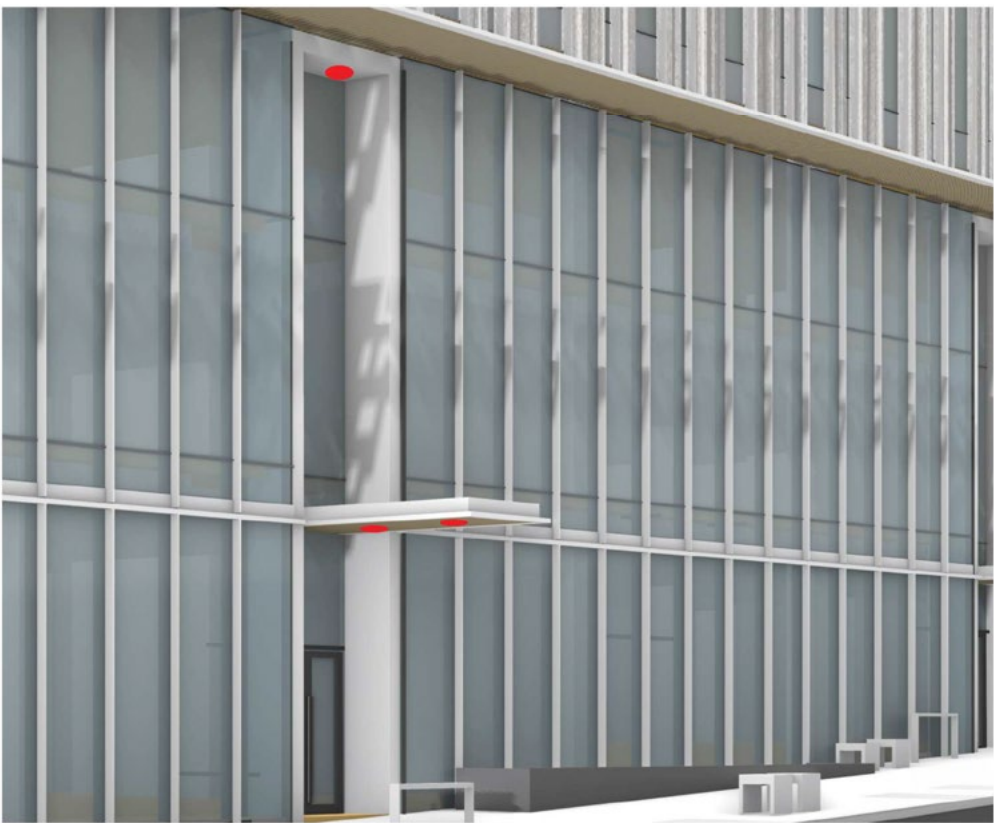
03.4 Appendix | Exterior Building Lighting

Overhang and Canopies

General Illumination & Wayfinding [For providing layer of ambient illumination at the Plaza and the Entry points]



L2
Compact form factor, adjustable aiming luminaire, concealed and integrated within the slate system for providing general illumination in the plaza (downlighting) and for accenting the underside of the slatted system (uplighting).
3000 K CCT

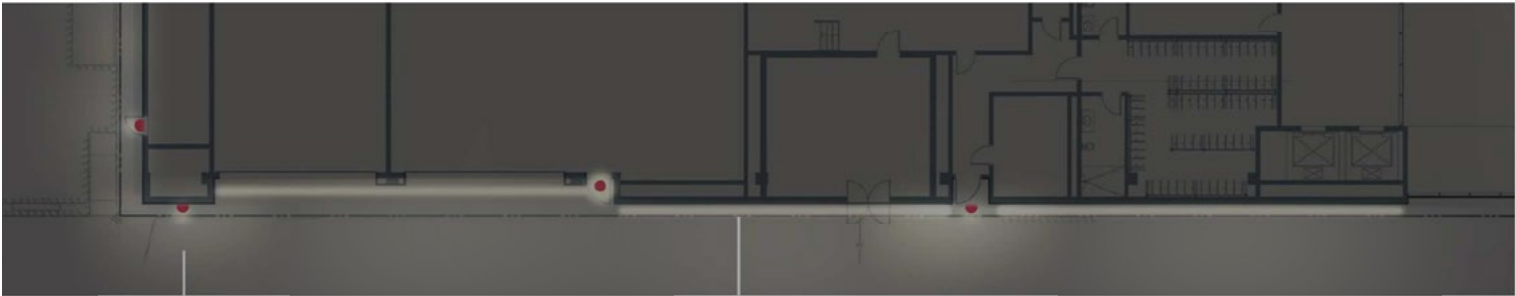
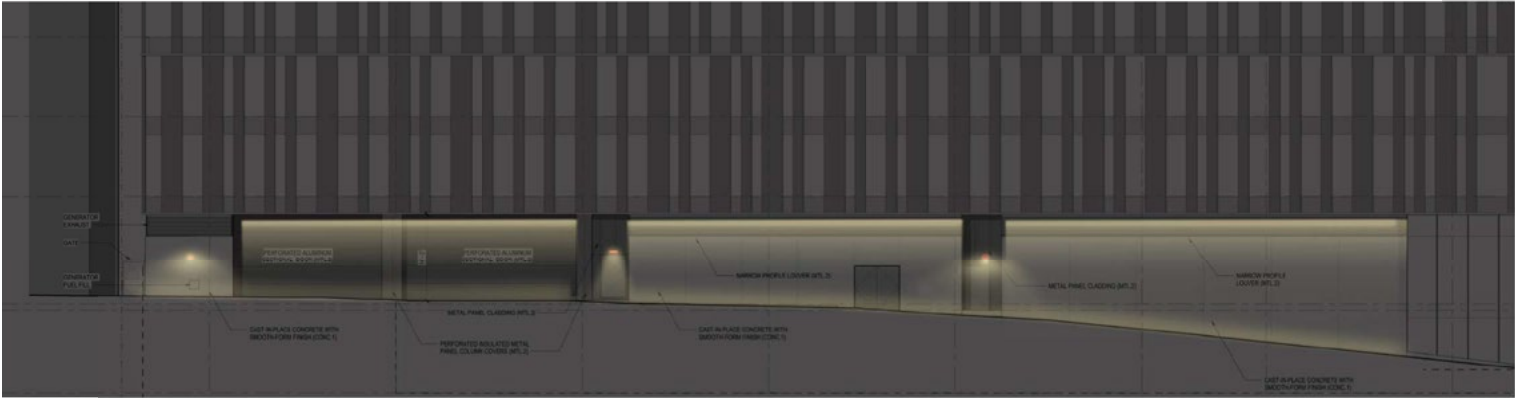


L3
LED downlights recessed in canopy to visually serve a purpose of wayfinding and general illumination at the entry points.
3000 K CCT

03.4 Appendix | Exterior Building Lighting

Alley

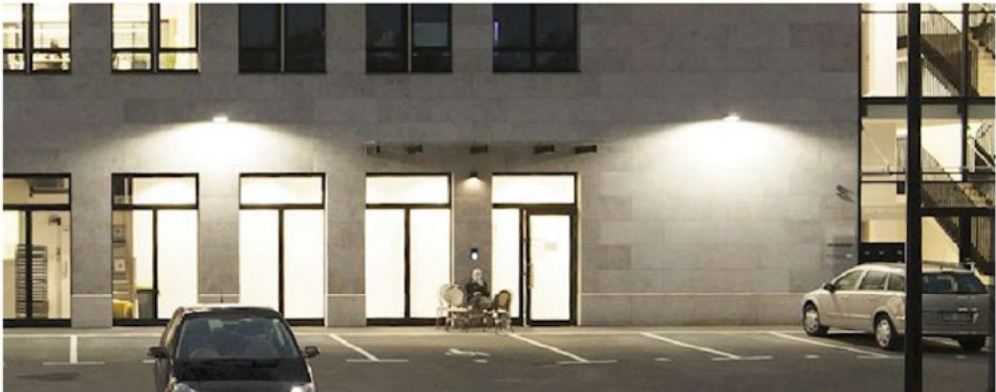
For safety and security



L4
Wall-pack with cut-off optics and forward light distribution, also serving egress illumination. 4000 K CCT



L5
Linear LED luminaire, concealed with the soffit, delivering uniform soft illumination on the face of the façade. 4000 K CCT



Landscape

For enhancing the night-time atmosphere of the outdoor public spaces



L6
wall recessed linear step-light 3000 KCCT



L7
Ingrade recessed adjustable uplight 3000 KCCT

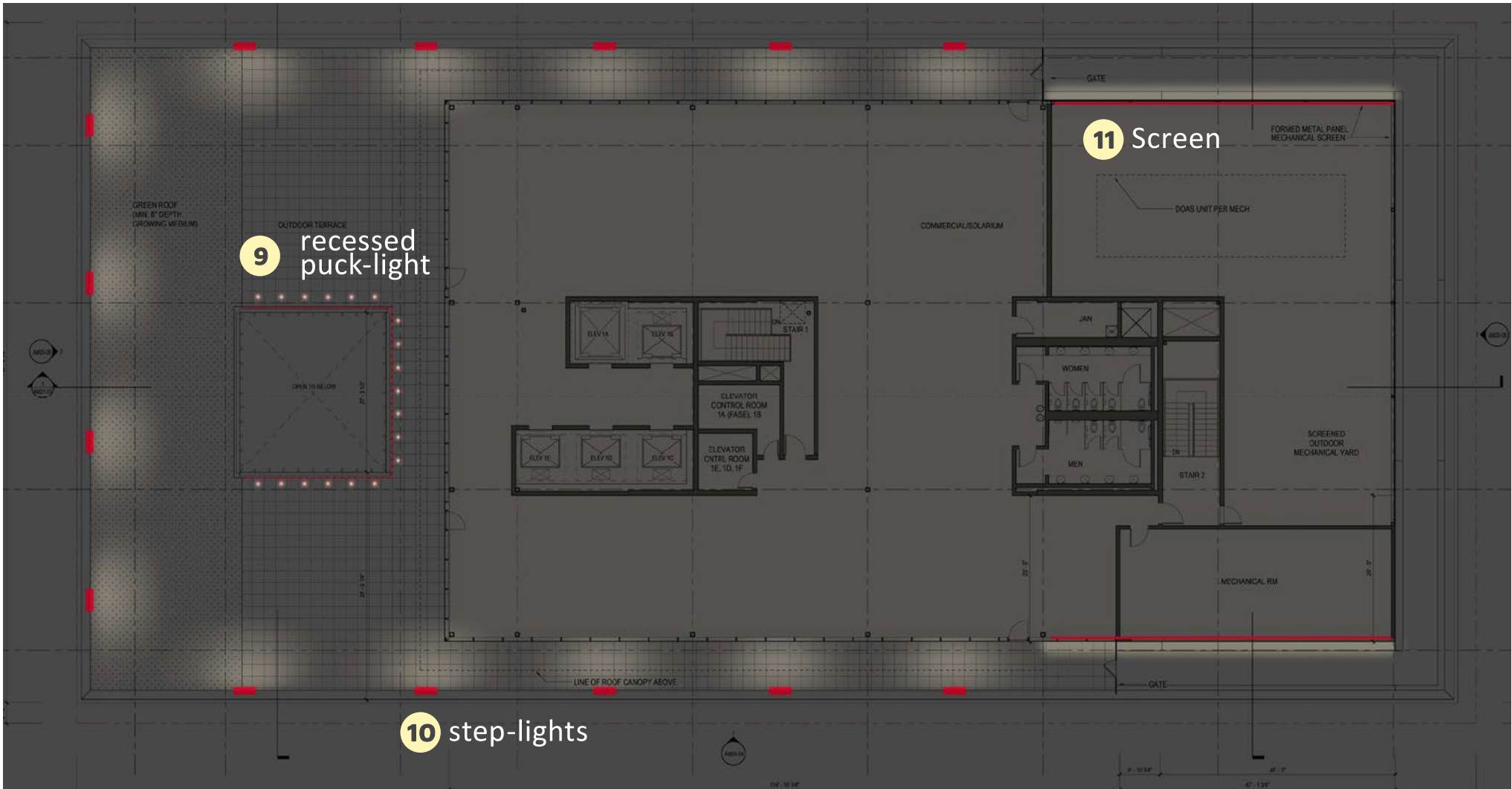


L8
wall mounted step-light 3000 KCCT

03.4 Appendix | Exterior Building Lighting

Rooftop Amenity + Solarium

For general illumination and enhancing the night-time atmosphere of the roof-top



L9
recessed puck-light
3000 KCCT



L10
wall recessed square shaped step-
light
3000 KCCT

L11



Back-lighting of the screen
3000 KCCT















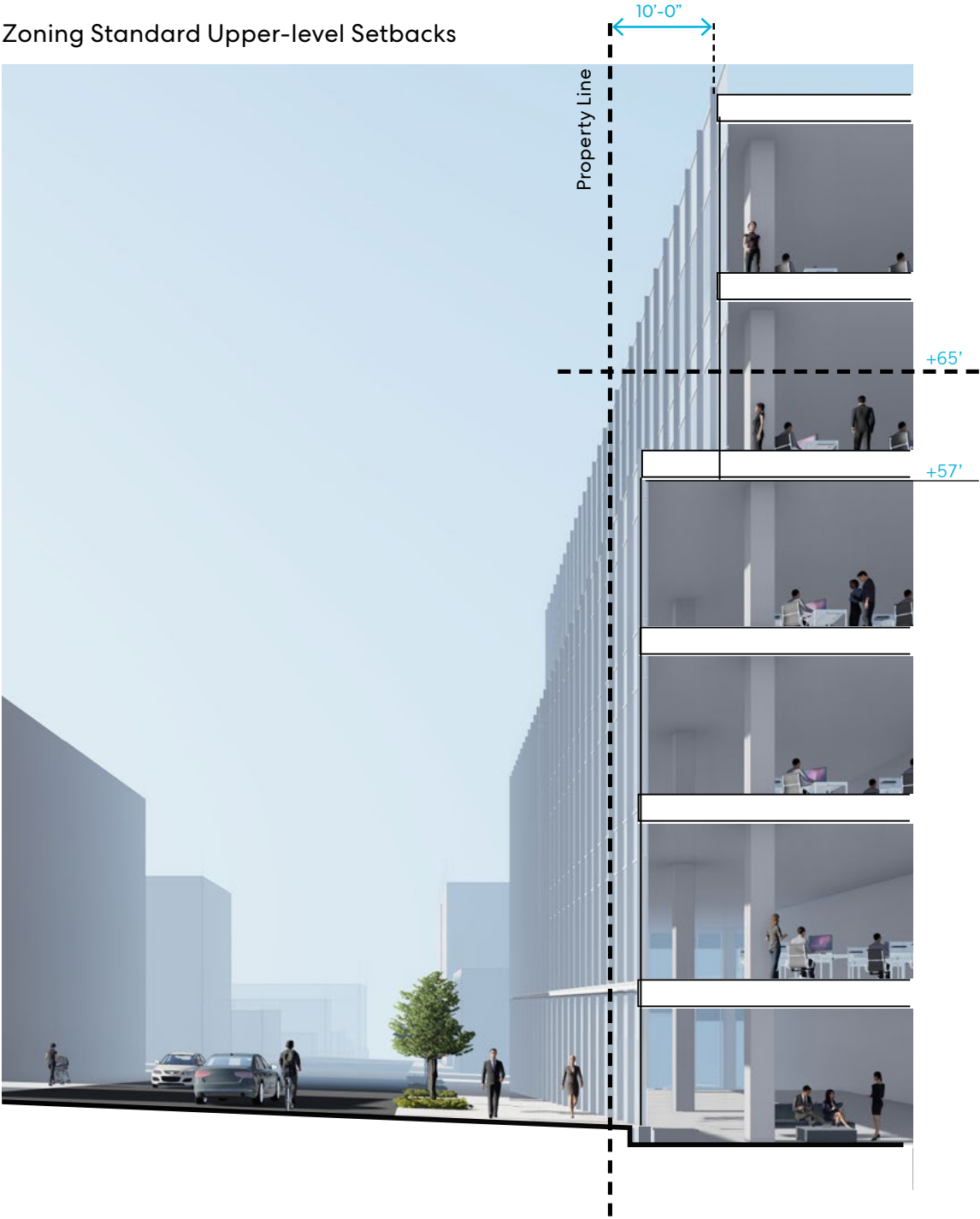
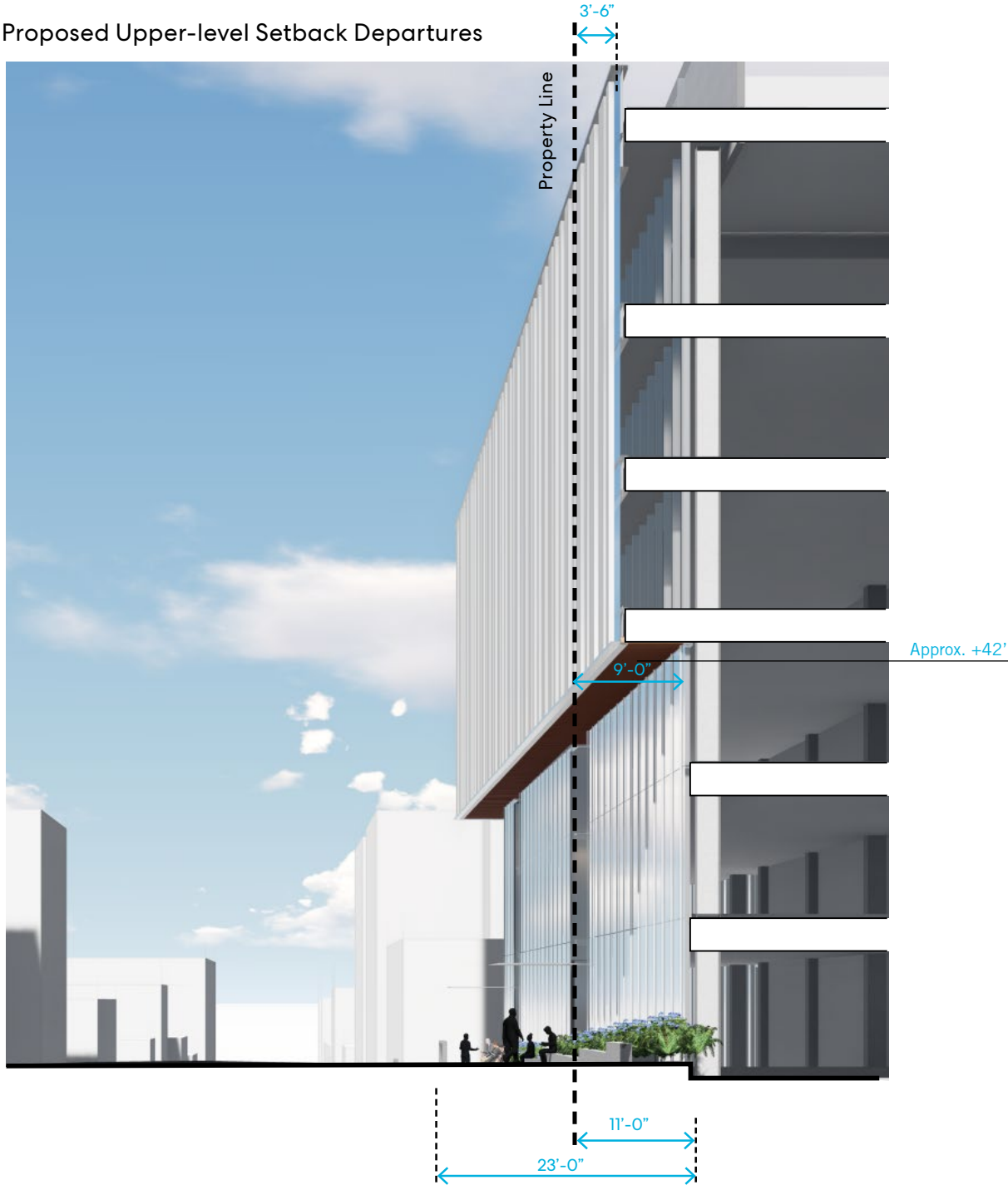


04.1-2 Addendum (Departures)

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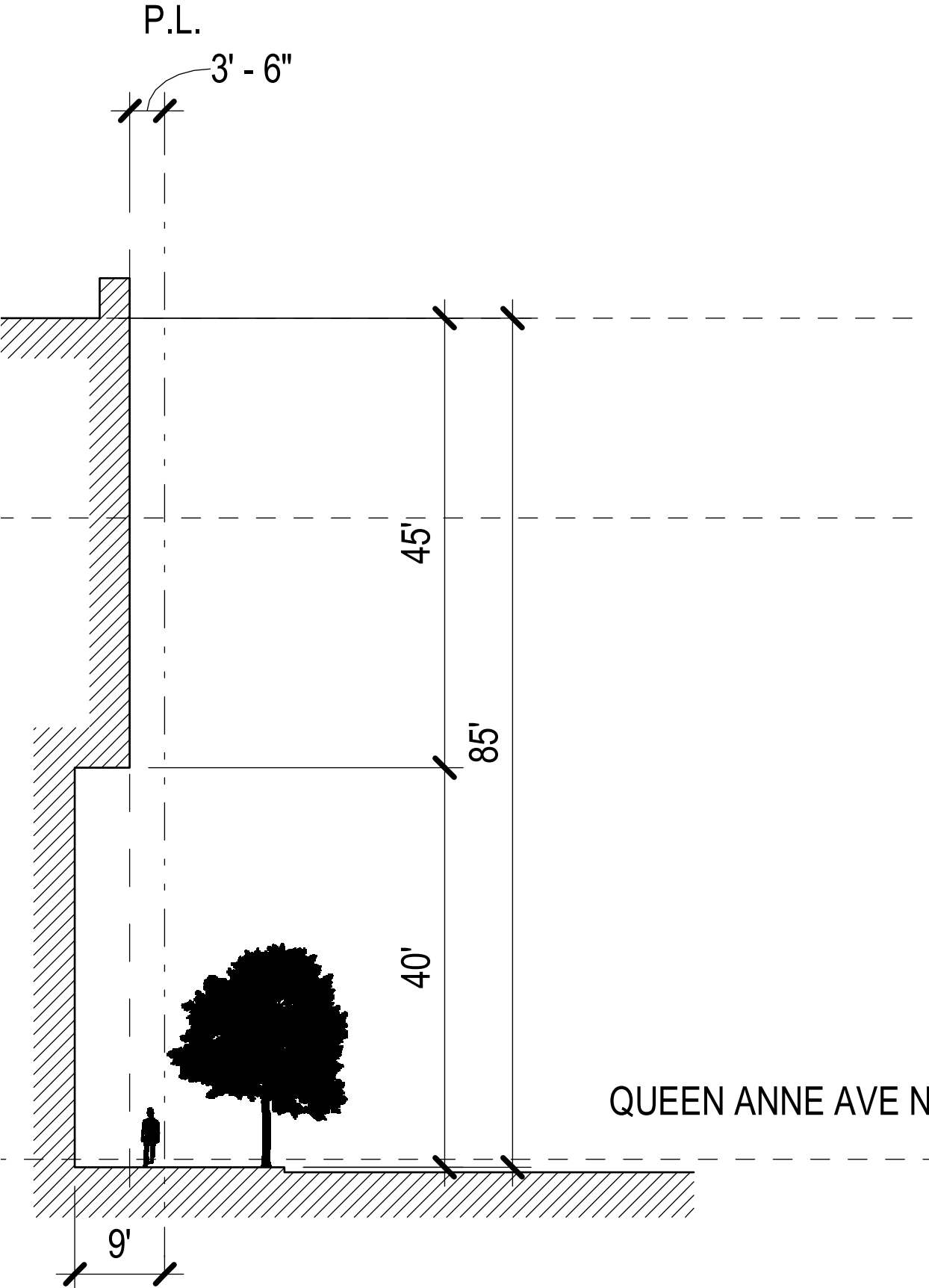
04.1 Addendum (Departure.1) | Upper Level Setbacks

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.</p> <p>Per Map A, a 10' setback is required along Queen Anne Avenue North above 65' in height</p>	<p>Per the right-of-way minimum width requirements, a 3'-6" setback is required along Queen Anne Ave N. In lieu of providing the additional upper level setbacks complying with the 10-foot average requirement, the additional setbacks are instead proposed at street level to meet the intent of design guideline PL1-3c to create and strive for an attractive and vibrant pedestrian environment.</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 guidelines 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>

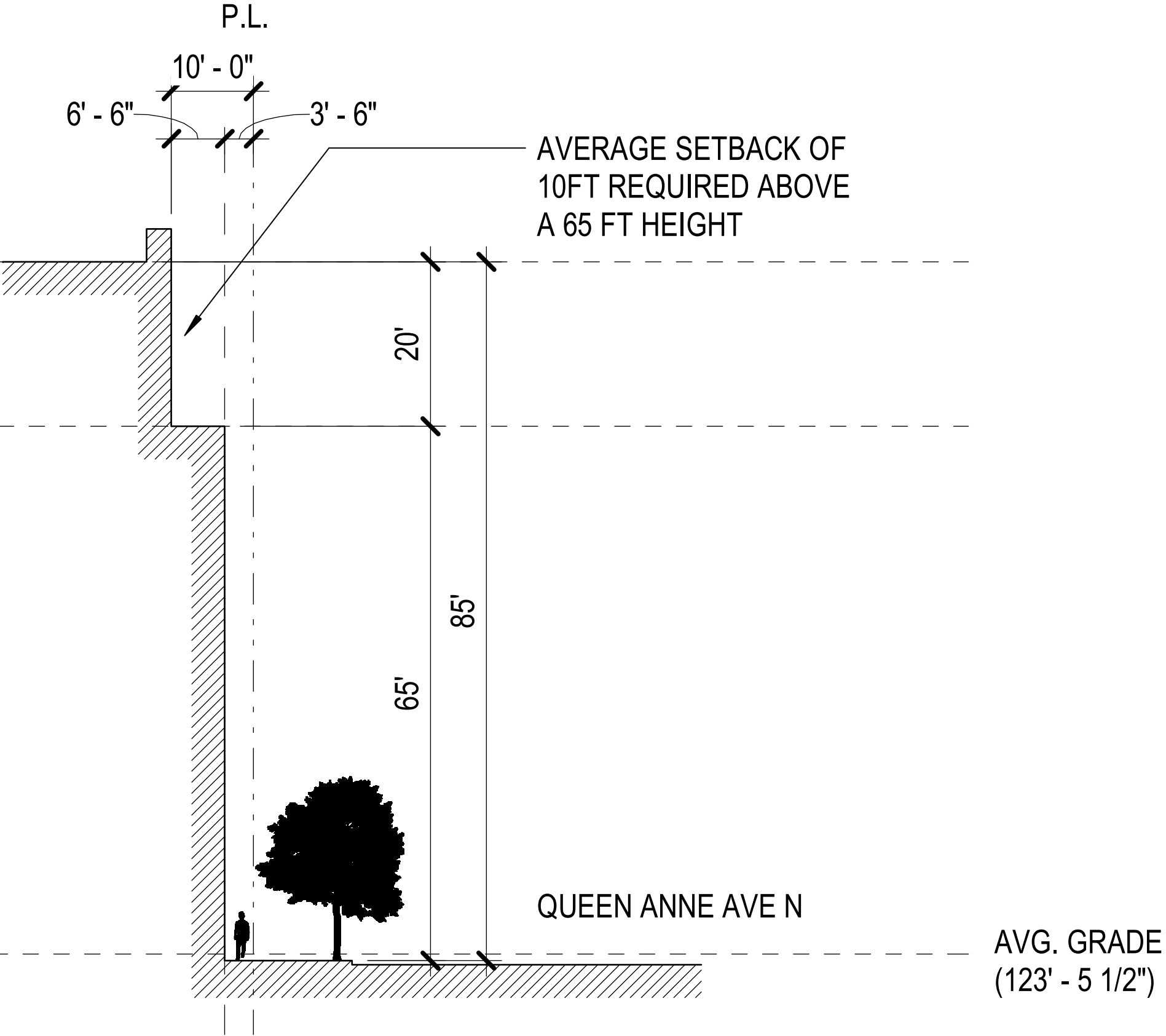


04.1 Addendum (Departure.1) | Upper Level Setbacks

Proposed Upper-level Setback Departures



Zoning Standard Upper-level Setbacks



04.2 Addendum (Departure.2) | Street Level Development Standards

Code Citation & Requirement (Excerpt)	Proposed Departures	Rationale
<p>23.48.740.A.3 - Street level development standards For streets designated as Class II and Class III Pedestrian Streets and Green Streets as shown on Map-A for 23.48.740, and as specified in subsection 23.48.740.B.1, the street-facing facade of a structure may be set back up to 12 feet from the street lot line subject to Exhibit B for 23.48.740:</p> <p>a. the setback area shall be landscaped according to the provisions of subsection 23.48.055.A.2 (landscaping that achieves a green factor score of .30 or greater)</p> <p>b. additional setbacks are permitted up to 30 percent of the length of portions of the street-facing facade that are set back from the street lot line, provided that the additional setback is located 20 feet or more from any street corner</p> <p>c. N/A</p>	<p>Approximately 66'-0", or (55%) of the street-facing façade along W. Harrison St is proposed to be set back more than 12'-0" from the street lot line, and located within 20'-0" of the street corner. The proposed setback areas will be provided with landscaping elements in accordance with SMC 23.48.055.A.2.</p>	<p>The proposed setback area will be stepped and landscaped, and will form the primary building entrance plaza. Per design guideline PL1-3c, which states in part that new development should "consider widening narrow sidewalks through additional building setback at street level" and "should strive to support outdoor uses, activities and seating that create an attractive and vibrant pedestrian environment", the proposed design approach will enhance the pedestrian experience, improve the public realm character and activation, and will provide street level public amenity in the form of seating and gathering areas.</p>

