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This project proposes a highly sustainable (LEED) mixed-use apartment building providing housing in the Uptown District of Queen Anne. The proposed development will also provide needed housing to this increasingly dense neighborhood. The street frontages will provide an improved pedestrian-friendly experience with widened sidewalks, landscaping, art, ground related housing with individual porch stoop, and active lobby space. Importantly, the design will seek to foster the Uptown district unique expressive character and sense of authenticity.
NEIGHBORHOOD ANALYSIS - UPTOWN ART DISTRICT

NEIGHBORHOOD EXTENT

The site is located in the Uptown neighborhood.

NEIGHBORHOOD CHARACTER

Based on the Uptown Urban Design Framework Study 2016, Six distinct subareas comprise the Uptown Urban Center: Uptown park, Heart of Uptown, Mercer Roy Corridor, Aloha/Taylor, Uptown Triangle, and Aloha/Taylor Blocks.
NEIGHBORHOOD ANALYSIS - UPTOWN ART DISTRICT

A) On The Boards, Behnke center for Contemporary Performance
B) MarQueen Hotel’s Tin Lizzie Lounge
C) Siff Cinema Uptown
D) Seattle Repertory Theatre
NEIGHBORHOOD ANALYSIS - STREET CHARACTER / UPTOWN NEIGHBORHOOD IDENTITY

OLYMPIC ILIAD AT SEATTLE CENTER BY ALEXANDER LIBERMAN

THREE CRESCENTS AT EXPO APARTMENTS BY AUSTIN SMITH

SEATTLE OPERA HOUSE

NEOTOTEMS OF WHALES AT SEATTLE CENTER NEAR INTERNATIONAL FOUNDATION BY GLORIA BORNSTEIN

EL SOL ELEVATE AT CENTRAL STEPS APARTMENTS BY MIGUEL EDWARDS

COUNTERBALANCE PARK
NEIGHBORHOOD ANALYSIS + SITE ANALYSIS - STREET CHARACTER

A. SIDEWALK ALONG QUEEN ANNE SQUARE OFFICE BUILDING

B. LOOKING SOUTHWEST

C. BANK OF AMERICA PARKING LOT LOOKING SOUTH

D. SIDEWALK NEAR THE SITE LOOKING SOUTH
NEIGHBORHOOD ANALYSIS - SITE VIEWS
ARCHITECTURAL CONCEPT

I. SITE ISOLATION
ORIGINATING VERTICAL MASS WITHIN A HORIZONTAL LANDSCAPE

II. BASE EROSION
MOTION OF THE CITY CREATES A ZONE CONDUCIVE OF LIFE

III. NATURAL FORCES
EROSION AND WEATHERING INFORM AN ARCHITECTURAL HIERARCHY
IV. HUMAN HABITATION
MANMADE ADAPTATIONS OFFER REFUGE FROM THE CITY

V. CREATIVE EXPRESSION
ART INFORMS RELATIONSHIPS TO THE NATURAL WORLD
II. CONTRAST OF UPPER AND LOWER LEVEL
SIMPLE/ORDER UPPER FLOOR VS TEXTURED/ORGANIC GROUND LEVEL

III. NATURAL FORCES
GASKET RESEMBLE WATER SEEPAGE ON CLIFF
IV. INSERTING MANMADE FEATURES INTO NATURAL LANDSCAPE
GASKET DETERMINE THE LOCATION/ SIZE OF AMENITY SPACES

V. ACCOMMODATIONS FOR ART
SPACES FOR EXPRESSION ARISE ORGANICALLY FROM THE BUILDING FORM
SITE PLAN

- residential
- lobby
- circulation
- amenity spaces
- mechanical/storage/trash
- parking
- roof deck/balcony

- main lobby entry
- at-grade unit entry
- parking/bike entry
- egress

LEVEL 1
Scale: 1/32" = 1'-0"

UTILITIES SERVICES AND PARKING
+/-46'-0" 25%

GROUND LEVEL UNITS
FIVE RESIDENTIAL UNITS WITH STOOPS
+/-90'-0" 50%

COMMON AREA (SUN PORCH)
+/-46'-0" 25%

2ND AVE W

DESIGN REVIEW BOARD RECOMMENDATION SDCI #303617-LU/3086455-EG | 118 W MERCER ST, | DRB - DATE 08/04/21
04 EDG SUMMARY / EDG RESPONSES
EARLY DESIGN GUIDANCE - EDG SUMMARY (09.16.2020)

The Design Review Board members provided the following design guidances:

I. SUPPORTED CONCEPTS

1a PREFERRED MASSING

The board preferred Option 3 over the other two massing options due to its taller two-story base height compared to the other options and its incorporation of regular façade reveals on the street-facing upper-facades. (CS2.A, DC2.1.A)

2a PREFERRED PROGRAMMIC LAYOUT

The board supported the programmatic layout of the ground level and intent for residential frontages along 2nd Avenue W. with stoop entrances. (PL3.A.1.d, PL3.1, PL2.3.A)

II. OVERALL MASSING

1b STRENGTHEN THE SOUTHERN MASSING EXPRESSION. “ADD ARCHITECTURAL PROMINENCE.”

The Board specified that adding prominence through height should express the southern massing without being imposing to surrounding development (CS2.A, CS2.D.3, DC2.C.3)

1c BREAK-UP THE UPPER FACADE AT 2ND AVE W. “INCLUDE LARGER MASSING MOVES & SECONDARY ARCHITECTURAL FEATURES.”

The board emphasized the need to break-up the relatively long upper-facade along 2nd Avenue W. of Option 3 using both larger massing moves, such as increased width and depth of façade reveals, and secondary architectural features. (DC2.A.1, DC2.A.2, DC2.C)

III. TWO STORY BASE

1d PROVIDE ADDITIONAL MODULATION OF THE TWO-STORY BASE FACADE AT 2ND AVE W. “PROVIDE MORE SUFFICIENT VISUAL SEGMENTATION.”

The board supported the conceptual two-story base height of Option 3. The board promoted strategies such as extending massing moves from the upper-façade to the base and adding secondary architectural features to achieve sufficient visual segmentation of the façade. (CS2.C.1, DC2.A.1, DC2.A.2, DC2.C, DC4.1)

IV. SUN PORCH/PLAZA

STUDY THE INTERACTIONS BETWEEN THE SUN PORCH, PUBLIC PLAZA AND SIDEWALK. “SHOW IT FUNCTIONS AS A NUANCED SPACE.”

The board supported the sun porch concept at the ground level of the building near the intersection instead of commercial space, and asked the applicant to study the interaction of the sun porch with the adjacent public space, with the intent to maximize street activation and connection between the indoor and outdoor spaces (PL1.3.C, DC1.A.1)

The board requested additional study of the design and programming of the plaza along W. Mercer Street. (CS2.3.C, PL1.1.A, PL1.3.C, PL4.2)

The board requested additional study showing how the public would occupy or use this landscaped area and adjacent public space and how this landscape area will aid in connection indoor and outdoor spaces surrounding the sun porch (CS2.3.C, PL1.1.A, PL1.3.C)

V. INTEGRATED ARTWORKS

EXPAND ON PROPOSED ARTWORK. “ELABORATE ON THE INTENT & INTEGRATION WITH THE DESIGN.”

The board identified (Artwork & Murals) as priorities, but didn’t offer specific guidance related to these items. (CS3.1.b, DC2.2.a)
Preferred Massing

The board preferred Option 3 over the other two massing options due to its taller two-story base height compared to the other options and its incorporation of regular façade reveals on the street-facing upper-facades. (CS2.A, DC2.1.A)

RESPONSE:

The design continues developing option 3. Option 3 is defined by its two-story base, standalone penthouse (sky lounge), and gaskets. Compared to the other massing studies, the preferred massing option 3 provides an appropriate scale and proportion.

The design was inspired by a geological interpretation of the site. The site is isolated and surrounded by surface parking and flat surface buildings. The project takes abstract inspirations of the eroding vertical features and applies them to the building design. The setback of the sky lounge significantly mitigates the overall building height, mass, and scale. The gaskets create a design rigor with repeating horizontal bays. The dimension of the small street facade along W. Mercer determined the interval distance between the gaskets.

EDG Meets September 16, 2020

Option 1: Horizontal Reference

Option 2: Splitting Zones

Option 3 - Geometric Proportion
Preferred Programmatic Layout

The board supported the programmatic layout of the ground level and intent for residential frontages along 2nd Avenue W. with stoop entrances. (PL3.A.1.d, PL3.1, PL2.3.A).

RESPONSE:
The programmatic layout of the ground floor and residential frontages along 2nd Ave has been retained. The design further develops the strength of the stoop elements by adding appropriate thresholds of space between private and public spaces.
EDG RESPONSES - 1B ARCHITECTURAL PROMINENCE

1b Strengthen the southern massing expression. “Add architectural prominence.”

The Board identified the need to strengthen the massing expression of the southern portion of the Option 3 building design near the street intersection. The taller massing of Option 2 was cited by the Board as a possible solution that would add architectural prominence at the street corner and better relate to contextual building heights. The Board specified that adding prominence through height should express the southern massing without being imposing to surrounding development (CS2.A, CS2.D.3, DC2.C.3).

RESPONSE:

Per recommendation, the design team completed a handful of massing studies to explore techniques which add prominence to the southern massing.

Adding mass to the southern volume created an imposing condition at the corner upon the intersection and pedestrian environment (Study 5).

Adding a top element at the corner unduly weakened the design parti (Study 6). Different methods of articulating the corner through erosion were explored within the more appropriate 7-story corner volume (Study 2/3/4), however none of these studies yielded a more striking upper volume than that which had been previously provided.

As shown on this page, the design is best served by the increased prominence of the sun porch element and its connection to the ground floor plaza which reinforces the scale of the pedestrian realm. The contrast of the highly articulated "jewel-box" and the clean rigor of a consistent 5-story upper volumes appropriately celebrates the corner, while upper art panels both soften and highlight the facade transitions.
EDG RESPONSES - 1B ARCHITECTURAL PROMIENCE (SUN PORCH)
EDG RESPONSES - 1B ARCHITECTURAL PROMIENCE (CORNER)

1. Extruded Flange Trim

2. Engraved Fiber Cement Panel

Extruded Flange Trim Detail

Engraved Fiber Cement Panel Example

Engraved Fiber Cement Panel Close Up
EDG RESPONSES - 1B ARCHITECTURAL PROMIENCE (SKY LOUNGE)
**EDG RESPONSES - 1C SECONDARY ARCHITECTURAL FEATURES**

**1c Break-up the upper façade at 2nd Ave W. Include larger massing moves & secondary architectural features.**

The board emphasized the need to break-up the relatively long upper façade along 2nd Avenue W. of Option 3 using both larger massing moves, such as increased width and depth of façade reveals, and secondary architectural features. The board specifically identified the vertical gaskets along the east building façade as sufficiently-sized massing elements that could be implemented on the west façade. (DC2.A.1, DC2.A.2, DC2.6)

**RESPONSE:**

Gasket depth along 2nd Ave W have been increased by **20%** (from 1'-8" to 2'-0") and widened by **33%** (from 2'-0" to 2'-8") with an additional gasket added along the north facade. Per recommendation, the design team completed a handful of massing studies to explore techniques that incorporated larger massing moves into the upper façade, including using similar size gaskets to those on the east façade. We were therefore able to observe that wider gaskets (Study 3) in fact weaken the strength of the upper form, while deeper gaskets (Study 5) weaken the contrast between the two-story base and five-story upper façade. Additional studies of facade proportion (Study 4) and accent materials (Study 2) were undertaken in order to test other techniques, however within the context of the design concept these moves became arbitrary.

1. **Gasket**
2. **Window Trim Frame**
EDG RESPONSES - 1C SECONDARY ARCHITECTURAL FEATURES (GASKETS)

Textured Fiber Cement Panel

Fiber Cement Panel
Smooth
Color: White

Brick
Mutual Materials Color: Clicker

Detail
2'-6"
1'-8"

Axon
2'-6"
EDG RESPONSES - 1C SECONDARY ARCHITECTURAL FEATURES (WINDOW TRIM FLANGE)

Extruded Flange Trim

Extruded Flange Trim Detail

Extruded Flange Trim

Extruded Flange Trim Detail
EDG RESPONSES - 1D TWO STORY BASE

Provide additional modulation of the two-story base façade at 2nd Ave W. “Provide more sufficient visual segmentation.”

The board supported the conceptual two-story base height of Option 3 and added that the changes in exterior materials would not be sufficient for segmenting the visual length of the façade along 2nd Avenue W. The board promoted strategies such as extending massing moves from the upper façade to the base and adding secondary architectural features such as columns and canopies in the base to achieve sufficient visual segmentation of the façade. (CS2.C.1, DC2.A.1, DC2.A.2, DC2.C, DC4.1)

RESPONSE:
Through refinement of the design concept as depicted on this page, the design team has shown that finely articulated materials and subtle facade depths provide visual segmentation for a building of this scale.

Textured cladding in the gaskets tie together the upper mass and the two-story base. Material depth and edge detailing is an appropriate secondary architectural feature at this fine-grain scale, and augmented by refined stoop elements such as art screen dividers, integrated seating, tiered planters and horizontal canopies.

EDG Meeting September 16, 2020

DRB Meeting August 4, 2020
EDG RESPONSES - 1D TWO STORY BASE

Building Overhang
Weather Protection
Screening Elements
Unit entries
Stair to patio
Rain garden
Elevated patio
Cast-in-place planters
Landscape buffer
Corten planters
Sidewalk

5’-6” Patio
6’ Planters
6’ Sidewalk
6” Plantings

SITKA APARTMENTS
RUNBERG ARCHITECTURE GROUP

EXPO APARTMENTS
RUNBERG ARCHITECTURE GROUP

JUKT APARTMENTS
RUNBERG ARCHITECTURE GROUP

BATIK APARTMENTS
RUNBERG ARCHITECTURE GROUP

TYPICAL RESIDENTIAL PATIO
EDG RESPONSES -

1D TWO STORY BASE

2ND AVE W

UNIT
UNIT
UNIT
UNIT
UNIT
PARCEL
RM

LOBBY
(SUN PORCH)
EDG RESPONSES - 1D TWO STORY BASE

WEST ELEVATION

SOUTH ELEVATION

LEVEL 1

LEVEL 2

LEVEL 3

UTILITIES SERVICES AND PARKING

GROUND LEVEL UNITS FIVE RESIDENTIAL UNITS WITH STOOPS

COMMON AREA (SUN PORCH)

+/-10'

+/-10'

+/-10'

+/-6'

+/-10'

COMMON AREA (SUN PORCH)

+/-54'-0" (100%)

GROUND LEVEL UNITS FIVE RESIDENTIAL UNITS WITH STOOPS

+/-90'-0" (50%)

UTILITY SERVICES AND PARKING

+/-46'-0" (25%)

+/-46'-0" (25%)
EDG RESPONSES - 2B SUN PORCH

2b **Study the interactions between the sun porch, public plaza and sidewalk. “Show it functions as a nuanced space.”**

The board supported the sun porch concept at the ground level of the building near the intersection instead of commercial space, and asked the applicant to study the interaction of the sun porch with the adjacent public space, with the intent to maximize street activation and connection between the indoor and outdoor spaces (PL1.3.C, DC1.A.1).

**RESPONSE:**
Acting as the “jewel box”, this protruded form turns the corner as unifying element. The sun porch is a expressed bridging element at the plaza with articulated canopies and unique materiality. Building elements such as large operable windows and weather protection create a visual connection between the indoors and outdoors. A connection between the indoors and outdoors is empathized by the warm-colored louvers and wood interior ceiling. The urban sun porch provides a variety of seating arrangements such as bar seating and egg chairs to encourage the “third place” type of gatherings similar to a cafe. Diagrams on pages 46-47 provide further analysis on the connection between the indoor and outdoor spaces.

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HISTORIC SUN PORCH 1914

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[Diagram showing floor plan and floor numbers]
Function & Form: The Urban Sun Porch

The urban sun porch is a common workspace that provide a holistic environment for community members where they can begin to rebuild a sense of normalcy at home while connecting with the outside world in comfort and safety. The urban sun porch both figuratively and literally anchors the project at an intersection of the Uptown community. It provides a dynamic nexus where the inspirations of natural planes, vertical geometry, and integrated art can meet and be experienced by tenants and pedestrians. As an amenity within the building and a visual focus for sidewalk activation, the urban sun porch provides a variety of seating with varying degrees of privacy, scale, and proximity to the public realm. A combination of enclosed workrooms and fixed banquettes are set back from the windows to provide quieter and more controlled environments for single-user introspection and a more private environment to take video/phone calls. Generous glazing and more flexible open seating are provided via the large refectory table, linear bar seating, and intimate seating arrangements (hanging egg chairs) to allow the public-private transitional zone to take on the “buzz” of a cafe or coffee shop.

1 Banquette Seattle
2 Intimate Seating Areas
3 Bar Seating
4 Intimate Seating Areas
5 Intimate Seating Areas
6 Intimate Seating Areas
7 Hanging egg chairs
8 Sliding Windows on Low Sill (inside - outdoor)
9 Landscaped Sidewalk Buffer
EDG RESPONSES - 2B SUN PORCH

EDG Meeting September 16, 2020

EDG COMMENT:
study the interaction of the sun porch with the adjacent public space, with the intent to maximize street activation and connection between the indoor and outdoor spaces.

RECOMMENDED GUIDELINE (PL1.3.C. PEDESTRIAN USES):
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 though additional building setback at street level.

RECOMMENDED GUIDELINE (DC1.A.1. VISIBILITY):
Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.
EDG RESPONSES - 2B SUN PORCH

DRB Meeting August 4, 2020

2b RESPONSE
Operable windows and large storefront

2b RESPONSE
Adding plants in front of the storefront attract passers-by while provide a subtle buffer between public-private spaces.

2b RESPONSE
Additional art pieces and widened sidewalk encourage activities along Mercer.
Study the interactions between the sun porch, public plaza and sidewalk. "Show it functions as a nuanced space."

The Board requested additional study of the design and programming of the plaza along W. Mercer Street to show that it will effectively function as a nuanced space that allows for congregation and effectively connects the sun porch to the sidewalk and, instead of serving only as an extension of the sidewalk. The additional study should include examination of pedestrian movements and design details like planter dimensions and plant sizes (Uptown CS2.3.C. Corner Sites-Special features, Uptown PL1.1.A. Connections, Uptown PL1.3.C. Pedestrian Uses, Uptown PL4.2. Planning Ahead for Bicyclists)

Study the interactions between the sun porch, public plaza and sidewalk. "Show it functions as a nuanced space."

Related to comment 2b, the Board expressed concern that a significant amount of the street frontage was designed as a landscape buffer separating the building from sidewalk and plaza areas. The Board requested additional study showing how the public would occupy or use this landscaped area and adjacent public space and how this landscape area will aid in connecting indoor and outdoor spaces surrounding the sun porch (Uptown CS2.3.C. Special features, Uptown PL1.1.A. Connections, Uptown PL1.3.C. Pedestrian Uses)
RESPONSE:
The design team has continued to study and refine the relationship between the sun porch and the public space with the goal of encouraging connection. A cohesive strategy of specialized paving, landscape features, building elements and artwork installations have been developed to connect the interior and exterior spaces.

Rather than treat the plaza as an extension of the sidewalk, the sidewalk is reclaimed as part of the plaza and sun porch element. Like a wide point in a river, the current of the pedestrian experience within the space is slowed down by providing a meandering path filled with points of visual interest (paving, landscape, art) as well as active connection to the sun porch interiors (operable windows).
EDG RESPONSES - 3A & 3B OUTDOOR STREET FRONTAGE

SECTION PERSPECTIVE AT W MERCER ST

SECTION PERSPECTIVE AT 2ND AVENUE W

6'-6" Plantings
6' Sidewalk
7'-4" Plaza
2'-6" Planters

6' Plantings
6' Sidewalk
1'-6" Planters
4'-6" Planters

Planters
Plantings
Sidewalk
Plaza

1'-6" Planters
4'-6" Planters
6' Sidewalk
6' Plantings

N

EDG RESPONSES - 1E ART INTEGRATION

Expand on proposed artwork. “Elaborate on the intent & integration with the design.”

The board identified (Artwork & Murals) as priorities, but didn’t offer specific guidance related to these items. (CS3.1.b, DC2.2.a)

RESPONSE:
As noted in the previous EDG responses and throughout this DRB package, artwork remains an integral part of the design concept. Outreach to muralists and sculptors underway, with the goal of presenting final concepts to the Uptown Alliance for neighborhood approval in early summer.

The design team does not intend to limit the artists’ thematic approach, but has instead requested a holistic concept proposal that utilizes strong geometries that lends to pattern recognition between three dimensions (sculpture) and two dimensional (art panels/mural). Suggested inspirations include the greater Pacific Northwest, Uptown’s history and the forms of the nearby Pacific Science Center.

TYPE OF ARTWORKS

A COMMISSIONED ART
Sculptures at Outdoor Space

B ART INTEGRATED WITH THE ARCHITECTURE DRAWN FROM COMMISSIONED ART
Art panels on the Building's Facade

C MURAL
Art on the Blank Facade
EDG RESPONSES - 1E ART INTEGRATION

INSPIRATION FROM THE USE OF ABSTRACT / GEOMETRIC ARTWORK AROUND UPTOWN NEIGHBORHOOD

Chi by Miguel Edwards
Chicane by Miguel Edwards
Cadence by Miguel Edwards
Red Yucca by Miguel Edwards
EDG RESPONSES - 1E ART INTEGRATION

DECORATIVE ART SCREENS AT RESIDENTIAL UNITS [METAL]

DECORATIVE ART SCREENS IN SUN PORCH [WOOD]
MURAL INSPIRATIONS

EDG RESPONSES - 1E ART INTEGRATION
LANDSCAPE DESIGN - GROUND LEVEL

- Pet Turf
- Fitness Patio
- Bioretention Planter
- Bioretention Planter
- Landscape Screening and Metal Fence
- Bike Racks
- Entry
- Steel Planters w/Year
- Accent Paving: Concrete, Linear Paving Pattern with Bands, Textured Finish.
- Round Seasonal Interest
- Terraced Planters at Stoops w/Garden Plantings
- New Street Trees and Planting Strip
- Landscape Screening and Metal Fence
LANDSCAPE DESIGN - GROUND LEVEL - IMAGERY

IN-GROUND LED ACCENT LIGHTING

LINEAR CONCRETE PATTERN/TEXTURES

BIKE RACKS
TREE PLANTING DESIGN - GROUND LEVEL

SPRING • SUMMER

VINE MAPLE
LEOPARD PLANT
EUPATORIUM
BLUE SWITCH GRASS
GOLDEN CAREX
JUNCUS
VARIEGATED LIRIOPE
BIG BLUE LIRIOPE
KELSEY DOGWOOD
SEDUM
MATRONA SEDUM
MOOR GRASS
LAMBS EAR
GREEN SMOKE BUSH
TREE PLANTING DESIGN - GROUND LEVEL

**WINTER • FALL**

- ACER SACCHARUM
- LIRIOPE
- VANILLA PLANT
- LENTEN ROSE
- GOLDEN CAREX
- EVERGREEN HONEYSUCKLE
- VARIEGATED LIRIOPE
- LAMBS EAR
- BLUE JUNIPER
- DWARF RHAPHIOLEPIS
- KELSEY DOGWOOD
- JUNCUS
- STEWARTIA

DESIGN REVIEW BOARD RECOMMENDATION #LU NUMBER  | ADDRESS | DRB - DATE

Winter • Fall

- Acer Saccharum
- Liriope
- Vanilla Plant
- Lenten Rose
- Golden Carex
- Evergreen Honeysuckle
- Variegated Liriope
- Lambs Ear
- Blue Juniper
- Dwarf Rhaphiolepis
- Kelsey Dogwood
- Juncus
- Stewartia
LANDSCAPE DESIGN - ROOF

- Green Roof
- Grill Stations
- Bar Height Table
- String Lights
- 18" ht. Planter with Blooming Plants
- 24" ht. Planter with Drought Tolerant Seasonal Plantings
- Low Edge Planter with Sedum and Blooming Drought Tolerant Plantings
- Fire Pit
- 18" ht. Planter with Blooming Plants

Low Edge Planter with Sedum and Blooming Drought Tolerant Plantings
18" ht. Planter with Blooming Plants
Fire Pit
String Lights
18”, 24” ht. planters with Drought Tolerant Seasonal Plantings
Grill Stations
Bar Height Table
TREE PLANTING DESIGN

SPRING • SUMMER • FALL

FEATHER REED GRASS

JERUSALEM SAGE DWARF

MAIDEN GRASS

TANGERINE GEUM

SEDUM CARPET

MATRONA SEDUM

FOUNTAIN GRASS

SEDUM

LAMBS EAR

WHITE ECHINACEA

BLUE OAT GRASS

FEATHER GRASS

BLUE JUNIPER

LAVENDER

THYME
Design Options and Massing

1c

The gaskets break down the scale of the upper floors, and their locations are based on the W Mercer façade dimension. The gasket material is carried down to the ground level. (DC2.A.1. Site Characteristics and Uses)

Design Options and Massing

1c

The contrast of simple white upper-level facade and textured ground level highlights the importance of human-scale experience. The two-story base materials have verticality that relates to the active streetscape rhythm. (DC2.A.1. Site Characteristics and Uses)
Design Options and Massing / Ground-Level Uses

Material striation (brick, textured fiber cement, and glazing) and flashing detailing segment the visual length of the two-story base along 2nd Avenue W. The two-story base incorporates residential canopies, art screens and terracing planters to create visual interest for the pedestrian.

Ground-Level Uses

The lobby canopy provides street-level scale and detail. A connection between indoors and outdoors is empathized by the warm-colored louvers and wood interior ceiling. (DC1.A.1. Visibility)

Outdoor Spaces

Geometrical artworks expressed on the ground-level glazing portions relate to the overall building proportion and human scale. Operable Windows provide opportunities for an indoor and outdoor connection. (Uptown PL1.3.C. Pedestrian Uses, DC1.A.1. Visibility)
Ground-Level Uses

Along West Mercer St., different textured floorings create three series of staged arts.
(Uptown CS23.C. Corner Sites-Special Features, Uptown PL1.1.A. Connections)

Outdoor Spaces

A bio-retention planter creates a closure to the back end of the plaza, improving the feel of the plaza a space for occupation as opposed to pass-through.
Design Options and Massing

1b

The sky lounge is located on the zone transition MR(M)and SM-UP 85 (M1). The sky lounge is set back to reduce the bulk and scale along West Mercer Street. (CS2.D.3. Zone Transitions, DC2.C.3. Fit with Neighboring Buildings)

Design Options and Massing

1b

Art panels at the corners of the southern (and northern) massing soften the façade transitions. (CS2.A Architectural Presence)

Design Options and Massing

1b

A strong street edge is created in the lobby. The lobby faces a public space that invites social interaction. (CS2.A Architectural Presence)
Design Options and Massing

The sky lounge is set back to provide rooftop space to downtown Seattle. (CS2.D.3. Zone Transitions, DC2.C.3. Fit with Neighboring Buildings)
Concrete
Cast In Place

Brick
Mutual Materials
Color: Clicker

Fiber Cement Panel
Color: White

Textured Fiber Cement Panel

Fiber Cement Panel
Color: Black

Vinyl Window
Color: Black

Storefront
Color: “Matte Black”

Wood Door
Wood-Like Soffit

Brake-shape, Black

Corten Planters

Perforated Screen
BUILDING MATERIAL - STOOP CONDITIONS

1c

Concrete/Corten Planters

1d

2'-6" 1'-8" 3 2

2

5

5

Fiber Cement Panel
Smooth Color: White

Residential Unit Glass Canopies

Textured Fiber Cement Panel

Brick Mutual Materials Color: Clicker

1

Concrete/Corten Planters

Vent Detail
BUILDING MATERIAL - PENTHOUSE

1. Black Aluminum Storefront
2. Fiber Cement Panel Smooth Color: Black
3. Wood-Like Soffit
4. Fiber Cement Panel Smooth Color: White

Black Aluminum Storefront
BUILDING MATERIAL - SUN PORCH

1. Concrete/Corten Planters
2. Concrete, Cast-In-Place
3. Black Aluminum Storefront
4. Operable Door/Windows
5. Lobby Glass Canopy w/ Aluminum Louvers & Aluminum Frames
1. Fiber Cement Panel
   - Smooth
   - Color: Black

2. Vinyl Window
   - Color: Black

3. Fiber Cement Panel
   - Engraved
   - Color: White
CANOPY DESIGN - GROUND LEVEL

A. LOBBY - CANOPY WITH ALUMINUM LOUVERS

B. LOBBY - CANOPY WITH WOOD SOFFIT

C. RESIDENTIAL UNIT - GLASS CANOPY
SIGNAGE DESIGN - GROUND LEVEL

BUILDING SIGNAGE - LOBBY CANOPY
MONUMENT SIGNAGE
AT-GRADE UNIT SIGNAGE
PARKING SIGNAGE

AT-GRADE UNIT SIGNAGE
PARKING SIGNAGE

2ND AVE W
EXTERIOR LIGHTING DESIGN - GROUND LEVEL

Main lobby entry  Parking entry  Bike entry  At-grade unit entry

A PLANTER WALL LIGHT
B PLANTER LIGHT
C IN-GROUND LED ACCENT LIGHTING
D GARDEN/PATHWAY BOLLARD
E THIN LED STRIP ON TOP OF THE RESIDENTIAL DIVIDER PANELS
F UP-DOWN SCONCE LIGHTING
G IN-GROUND LED ACCENT LIGHTING
EXTERIOR LIGHTING DESIGN - ROOF LEVEL

A. GARDEN/PATHWAY BOLLARD
B. CEILING MOUNTED DOWN LIGHTS
C. CATENARY LIGHTING

2ND AVE W
W MERCER ST
N
THANK YOU!
05 DEPARTURES
DEPARTURE REQUEST #1 - DRIVEWAY

DEVELOPMENT STANDARD REQUIREMENT

SMC 23.54.030.D.1.e. Driveways with a turning radius of more than 35 degrees shall conform to the minimum turning path radius. The drive aisle requirement is for two 12 foot wide lanes (24 feet total) for a two-way drive aisle with a minimum turning radius of 18 feet when the drive way turns more then 35 degrees.

DEPARTURE REQUEST / PROPOSAL

Request that the driveway is allowed to use two one-way radii with paths that overlap slightly, supplemented by safety features such as corner mirrors to provide visibility.

JUSTIFICATION

In order to provide garage access at the north end of the site as requested by both the neighborhood and required by SDCI staff review, the driveway placement in relation to the interior drove the interior building design.

Requiring a two-way radius would unduly impact the function of the parking garage and would create a structural infeasible condition with the horizontal constraints of the site.

As a private, resident-only garage with secure access, two-way traffic would rarely need to be accommodated and building users will be familiar with the location of the safety mirrors and the radius conditions, creating an equivalently safe driving scenario.
SHADOW STUDIES

SPRING / FALL EQUINOX

SUMMER SOLSTICE

WINTER SOLSTICE
ALTERNATE MASSING STUDIES - 1B ARCHITECTURAL PROMINENCE

**STUDY 1 PREFERRED**

**PRO**
- Form clearly expressed
- Corner is highlighted on the upper floors

**CON**
- Upper floor massing form expression is lost

**STUDY 2 - NO CORNER EROSION**

**PRO**
- Form clearly expressed

**CON**
- Less emphasis on the corner on the upper floors

**STUDY 3 - UPPER STORY EROSION**

**CON**
- Corner expression overpowers the form as a whole

**STUDY 4 - COMPLETE CORNER EROSION**

**CON**
- Upper floor massing form expression is lost

**STUDY 5 - ADDITIONAL MASSING**

**CON**
- Massing provides an odd scale and proportion
- Massing is imposing to surrounding development

**STUDY 6 - LIGHT HOUSE**

**CON**
- Massing provides an odd scale and proportion
- Massing is imposing to surrounding development
ALTERNATE MASSING STUDIES - 1C SECONDARY ELEMENTS

**STUDY 1 PREFERRED**

**PRO**
Form clearly expressed
Corner is highlighted on the upper floors

**STUDY 2 - ACCENTS**
**CON**
Color accents add other elements that make the facade appear busy

**STUDY 3 - INCREASED WIDTH OF GASKETS**
**CON**
Increasing the size of the gaskets will affect the interior function of the units and facade proportion

**STUDY 4 - MORE GASKETS**

**CON**
More gaskets make the facade appear busy.

**STUDY 5 - DEEPER GASKETS**

**CON**
Deeper gaskets break up the continuity of the ground level
Increasing the depth of the gaskets affects the function of the units
STREET ELEVATION - 2ND AVENUE W

CHANDLER HALL APARTMENT
BUILDING CHARACTER
1. Chandler Hall Apartments (Seattle Historical Site)
2. Queen Anne Square Office Building
3. Roystone Apartments (Future Development)
4. Uptown Theater
5. Marquee Hotel (Seattle Historical Site)
6. Bank of America
7. Seattle Firefighters Local 27
8. On the Boards, Behnke Center for Contemporary Performance (Seattle Historical Site)
9. Consulate General of the Republic of Korea
10. 95-unit apartment building (Future development)
11. Zella - Mixed use - 128 units
12. Key Arena (Planned renovation)
13. Uptown 11 - Mixed use
14. Astro - Mixed use Runberg and SRM
15. Expo - Mixed use Runberg
NEIGHBORHOOD ANALYSIS + SITE ANALYSIS - OPPORTUNITIES AND CONSTRAINTS

OPPORTUNITIES

1. Corner lot with high visibility
2. Close proximity to Seattle Center and Heart of Uptown Neighborhood
3. Solar access
4. Highly walkable (walkscore = 95)
5. Opportunity to create vibrant pedestrian activity at the intersection of 2nd Ave W and W Mercer St

CONSTRAINTS

6. Utility poles Along 2nd Ave W and W Mercer St
7. Heavy traffic and noise at W Mercer St
8. Harsh pedestrian area with surface parking surrounding the site

Directions:
- Major arterial / major transit route
- Minor arterial / minor transit route
- Bike traffic
- Bus stop
Following images shows amount of open space and surface parking in 9 blocks. The analysis shows the site has high amount of surface parking compare to other blocks.

78% OF THE BLOCK IS SURFACE PARKING
NEIGHBORHOOD ANALYSIS + SITE ANALYSIS | EXISTING SITE PLAN/ SURVEY / TREES SURVEY

LEGAL DESCRIPTION
Parcel #3879800570; Lots eight (8) and nine (9), block ten (10), supplemental plat of g. Kinnear’s addition to the city of Seattle, according to plat thereof recorded in volume two (2) of plats, page sixty-two (62), records of king county, Washington.
Save and except -the following described real estate situate in the county of king, state of Washington; east sixty-four (64) feet of lots 8 and 9, block 10, supplemental plat of g. Kinnear’s addition to the city of Seattle, according to the plat recorded in volume 2 of plats, page 62, in king county, Washington.
Parcel #3879800580; lots 10 and 11 in block 10 of g. Kinnear supplemental addition to the city of Seattle, as per plat recorded in volume 2 of plats, page 62, records of king county auditor; situate in the city of Seattle, county of king, state of Washington. Per statutory warranty deed a.F. #20030418001388.

SELECTED BUILDINGS
- 5-Story Apartment Building
  The Courtyard Queen Anne Square
- 4-Story Apartment building
  Chandler Hall Apartment
- 3-story Apartment Building
  Queen Anne Arms Apartments
- 5-Story Office Building
  Queen Anne Square Office
- 3-Story Office Building
  Consulate General of the Republic of Korea
- 2-Story Retail
- 3-Story Office Building
  The Courtyard Queen Anne Square
- 5-Story Apartment Building
  Chandler Hall Apartment
- 3-story Apartment Building
  Queen Anne Arms Apartments
- 1-Story Building
  Bank of America
- 1-Story Building
  Queen Anne Arms Apartments
- 3-Story Office Building
  Consulate General of the Republic of Korea
- 2-Story Retail

SELECTED TREES
- ST-1 Norway Maple [DBH=10.5in; Exceptional? N]
- ST-2 Norway Maple [DBH=20.8in; Exceptional? N]
NEIGHBORHOOD ANALYSIS + SITE ANALYSIS | EXISTING SITE CONDITIONS

A. Northwest Aerial View of the Site
B. View of the site across the intersection of W Mercer St and 2nd Ave. W
C. View of Seattle Center from site
STREET CHARACTER STUDIES | W MERCER STREET

SPECIFIC DESIGN FEATURES TO AVOID:

BLANK WALLS
Queen Anne Square Office Building has uninterrupted blank walls at ground level. Bank of America building has little landscape and blank facades.

SURFACE PARKING WITH MINIMUM LANDSCAPE
Picture shows adjacent parking lot and harsh pedestrian experience near the site.

A. Sidewalk along Queen Anne Square office building
B. Looking southwest
C. Looking at Bank of America on W Mercer st looking west
D. Bank of America parking lot looking south
According to the Seattle Right Of Way Improvement Manual, Mercer Street is labeled as an Urban Village Main Street. Mercer Street lacks pedestrian experience due to powerlines and parking lots.
STREET CHARACTER STUDIES | 2ND AVENUE W

SPECIFIC DESIGN FEATURES TO USE IN DESIGN:

BRICK MATERIAL
Picture residential character north of the site. Brick is main characteristic in the area

SPECIFIC DESIGN FEATURES TO AVOID:
SURFACE PARKING WITH MINIMUM LANDSCAPE
Picture shows adjacent parking lot and harsh pedestrian experience near the site

A. At intersection of W Roy St and 2nd Ave W looking south
B. At intersection of W Roy St and 2nd Ave W looking north
C. Sidewalk near the site looking south
D. Near fast food place looking north
URBAN VILLAGE NEIGHBORHOOD STREET

According to the Seattle Right Of Way Improvement Manual, Urban Village Neighborhood Streets put emphasis on residential uses and curbside uses. Like Mercer Street, 2nd Avenue near the site has powerlines and parking lots. The office building across the site has a flat facade that lacks visual interest for pedestrians.

Street Section Key Plan

5-STORY OFFICE BUILDING
QUEEN ANNE SQUARE OFFICE

12’ frontage zone (Building is offset 12’ from the property line)
Citywide Guideline: CS2.1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2.2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.

Uptown Supplemental Guideline: CS2.3.a. Corner Sites: Generally, buildings within Uptown should meet the corner and not be set back. Buildings, retail treatments, and open spaces should address the corner and promote activity.

Approach:
CS2.1. & CS2.2: The building will address the different nature of the streets. Residential units face a quieter residential street (2nd Avenue W) while the active residential lobby faces a busier street (West Mercer Street).

CS2.3.a: The upper levels of the building meet the corner and the residential lobby entrance is located at the corner.

Citywide Guideline: CS3.A.2 Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials and other means.

Uptown Supplemental Guideline: CS3.1.a. Placemaking: include design features that make the Arts and Cultural District visible to pedestrian such as interpretive panels, banners, plaques, building names, way-finding, signage and art.

Approach:
CS3.A.2 This project will develop a facade composition that compliments and enhances the neighborhood in massing, fenestration and materials.

CS3.1.a The project will include art and lighting features that tie it into the Uptown Arts District identity.

Citywide Guideline: PL1.A.2 Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, or art.

Uptown Supplemental Guideline: PL1.3.C All of Uptown should be considered a “walking district.” New development should strive to support outdoor uses, activities and seating that create an attractive and vibrant pedestrian environment. Consider widening narrow sidewalks through additional building setback at street level.

Approach:
PL1.A.2 & PL1.3.C The increased setbacks along 2nd Avenue W and W Mercer Street will provide a chance to improve the pedestrian experience with widened sidewalks, increased planting area and increased sunny, active open space at the lobby entrance.
PL3 STREET LEVEL INTERACTION

Citywide Guideline:
PL3.3.1.a Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

Uptown Supplemental Guideline:
PL3.3.1.b Entries: Individual or unit entrances in buildings that are accessed from the sidewalk or other public spaces should consider safety sight-lines as well as safety features such as decorative fencing and high visibility gating. Landscaping should be consistent with these features.

PL3.3.1.c Ground Level Residential Edge: Provide a physical “threshold” feature such as a hedge, retaining wall, rockery, stair, railing, or a combination of such elements on private property that defines and bridges the boundary between public right-of-way and private yard or patio.

Approach:
PL3.3.1.a: Building features such as tall ceilings, transparent glass, additional building recess, and canopies highlight the residential entry.
PL3.3.1.b & PL3.3.1.c: Planters and stoops in front of the ground level units provide a soft edge that will give a boundary between public and private spaces. These elements also help achieve eyes on the street.

DC2 ARCHITECTURAL CONTEXT

Citywide Guideline:
DC2.2.1 Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

Uptown Supplemental Guideline:
DC2.2.1 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.

DC2.5.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.

DC2.5.e Shape & Design All Sides: Because tall forms are visible from many viewpoints/distances, intentionally shape the form and design of all sides (even party walls), responding to differing site patterns and context relationships.

Approach:
DC2.2.2, DC2.5.d, & DC2.5.e: All facades of the building will be designed to be attractive with potentially blank walls along property lines broken into smaller areas and broken up with glazing recesses.
DC2.2.1: The dynamic nature of the Uptown District inspires the texture and pattern of the facade. The facade allows the opportunity to create shadows and variations that break down the long flat facade.

DC4 EXTERIOR ELEMENTS & FINISH

Citywide Guideline:
DC4.1 Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Uptown Supplemental Guideline:
DC4.1.b. Use materials, colors, and details to unify a building’s appearance; buildings and structures should be clad with compatible materials on all sides. Where buildings have side setbacks adjacent to other buildings, materials and design treatments should intentionally ‘wrap the corner’ of window and door openings, and at building corners, so cladding materials and treatments appear substantial, and not two-dimensional or paper thin.

DC4.1.d. The use of stucco is strongly discouraged.

Approach:
DC4.1.b: The design will incorporate durable, high-quality materials and details to make cladding materials appear substantial. Materials and treatments will be consistent with a specific design approach.

DC4.1.d: The use of stucco is strongly discouraged.

NEIGHBORHOOD DESIGN GUIDELINES (CONT.)
The Draft EIS map (April 2020) above shows a planned Ballard light-rail tunnel from downtown Seattle to Ballard. The extension is currently in the planning stage. The pink and blue lines show alternate routes. The pink line is a preferred alternative and the blue link is the other alternative/design option.
1. **SITE CONSTRAINTS AND OPPORTUNITIES**
   Surrounded by parking lots, the design does not have historical buildings or contexts to reference. The design can express a unique character while integrating itself into the neighborhood.

2. **PEDESTRIAN EXPERIENCE**
   The ground level incorporates depth, interest, and variation to create an inviting pedestrian environment. The ground level transitions from the private garage entry on the north to the public lobby on the south.

3. **SKIN/FORM**
   The design has the opportunity to include wayfinding tools, signage, and art. The skin of the building can make subtle changes in rhythm and texture. Cladding materials and treatments appear substantial and not two-dimensional or paper-thin.

4. **SKY LOUNGE**
   The roof lounge should provide an intentional, clear roof form to enhance the skyline.
NEIGHBORHOOD DESIGN GUIDELINES | PL3  FOCUS - POOR EXAMPLES OF GROUND LEVEL UNITS

Because of the importance the Uptown Alliance places on creating attractive and interesting pedestrian experiences, we chose to focus additional study on Neighborhood Design Guideline PL3 - Pedestrian Experience. This guideline is about encouraging human interaction and activities at the street-level with clear connections to building entries and edges. The following images show examples of design features not to emulate.

1. H2O APARTMENTS  
Location: Uptown Neighborhood, Seattle, WA

2. 509 APARTMENTS  
Location: Uptown Neighborhood, Seattle, WA

3. HARRISON SQUARE APARTMENTS  
Location: Uptown Neighborhood, Seattle, WA

SPECIFIC DESIGN FEATURES TO AVOID:

FLAT SURFACE  
Units with no screen or wall separation

UNITS WITH AT GRADE ACCESS  
Ground Level units are directly at grade, which compro-

SPECIFIC DESIGN FEATURES TO AVOID:

UNITS WITH NO EXTERIOR SPACES  
No exterior spaces creates little interaction between private and public realms

SPECIFIC DESIGN FEATURES TO AVOID:

HEAVY COLUMNS AND PLANTING IN FRONT OF UNITS  
Heavy columns and plantings block views to the street.
Because of the importance the Uptown Alliance places on creating attractive and interesting pedestrian experiences, we chose to focus additional study on Neighborhood Design Guideline PL3 - Pedestrian Experience. This guideline is about encouraging human interaction and activities at the street-level with clear connections to building entries and edges. The following images show examples of design features to emulate.

**NEIGHBORHOOD DESIGN GUIDELINES PL3**  
**FOCUS - GOOD EXAMPLES OF GROUND LEVEL UNITS**

4. **ELAN UPTOWN FLATS APARTMENTS**  
Location: Uptown Neighborhood, Seattle, WA  
Architect: Weber Thompson  
Developer: Graystar

**SPECIFIC DESIGN FEATURES TO USE:**

- **LOW WALLS**  
  Low walls provide sitting and define setbacks and transitions between public and private spaces

- **SCREEN DIVIDERS**  
  Screen dividers create privacy and preserve openness between units

5. **ZELLA APARTMENTS**  
Location: Uptown Neighborhood, Seattle, WA  
Architect: Encore Architects  
Developer: Pastakia + Associates

**SPECIFIC DESIGN FEATURES TO USE:**

- **CANOPIES AND MATERIAL VARIATION**  
  Canopies and brick material highlight unit entrances

- **LOW WALLS**  
  Low walls define setbacks and transitions between public and private spaces

- **PORCHES**  
  Generous setbacks create usable porches for units

6. **BATIK APARTMENTS**  
Location: Yesler Terrace Neighborhood, Seattle, WA  
Architect: Runberg Architecture Group  
Developer: Vulcan Real Estate

**SPECIFIC DESIGN FEATURES TO USE:**

- **LOW WALLS**  
  Low walls provide sitting and define setbacks and transitions between public and private spaces

- **STOOPS**  
  Raised entrances provide a sense of protection and a view to the street
NEIGHBORHOOD DESIGN GUIDELINES | PL3  FOCUS - POOR EXAMPLES OF BUILDING LOBBIES AND SIDEWALKS

Because of the importance the Uptown Alliance places on creating attractive and interesting pedestrian experiences, we chose to focus additional study on Neighborhood Design Guideline PL3 - Pedestrian Experience. This guideline is about encouraging human interaction and activities at the street-level with clear connections to building entries and edges. The following images show examples of design features not to emulate.

1. QUEEN ANNE SQUARE OFFICE
Location: Uptown Neighborhood, Seattle, WA

SPECIFIC DESIGN FEATURES TO AVOID:
HIGH PLANTER/ BLANK WALLS
The planter walls are about five feet tall. Tall planters wall block views to the street.

SPECIFIC DESIGN FEATURES TO AVOID:
BLANK WALLS/LACK OF TRANSPARENCY
Tall, unarticulated facades with dark reflective storefront rule out activation between pedestrians and the building interior. No entry is provided near a prominent corner.

2. RETAIL ON W MERCER ST.
Location: Uptown Neighborhood, Seattle, WA

SPECIFIC DESIGN FEATURES TO AVOID:
BLANK WALLS
Tall, blank walls create a harsh environment for pedestrians. No potential for "eyes on the street".
NEIGHBORHOOD DESIGN GUIDELINES | PL3

FOCUS - GOOD EXAMPLES OF BUILDING LOBBIES AND SIDEWALKS

Because of the importance the Uptown Alliance places on creating attractive and interesting pedestrian experiences, we chose to focus additional study on Neighborhood Design Guideline PL3 - Pedestrian Experience. This guideline is about encouraging human interaction and activities at the street-level with clear connections to building entries and edges. The following images show examples of design features to emulate.

3. CYPRESS APARTMENTS
Location: Yesler Terrace Neighborhood, Seattle, WA
Architect: Runberg Architecture Group
Developer: Vulcan Real Estate

SPECIFIC DESIGN FEATURES TO USE:

- **DEEP CANOPY**
  Deep Canopy and transparent storefront create an entry that is clearly discernible to the pedestrian.

- **ELEVATED DECK**
  Elevated deck along sidewalk has safety sight-lines and fosters open space to the public life.

4. ELAN UPTOWN FLATS APARTMENTS
Location: Uptown Neighborhood, Seattle, WA
Architect: Weber Thompson
Developer: Graystar

SPECIFIC DESIGN FEATURES TO USE:

- **URBAN PORCH**
  The elevated porch fosters human interaction between lobby and sidewalk.

- **RAILING AND SCREENS**
  The lobby entry has railing and screens to mark the difference between public and private space.

5. SOLIS CAPITOL HILL
Location: Capitol Hill Neighborhood, Seattle, WA
Architect: Weber Thompson
Developer: 13 Pike LLC

SPECIFIC DESIGN FEATURES TO USE:

- **OPERABLE DOORS**
  An enclosed courtyard on the neighborhood corner combines a residential entry lobby and a landscaped, outdoor space.