

118 MERCER

SDCI #3036517-LU (3036455-EG)

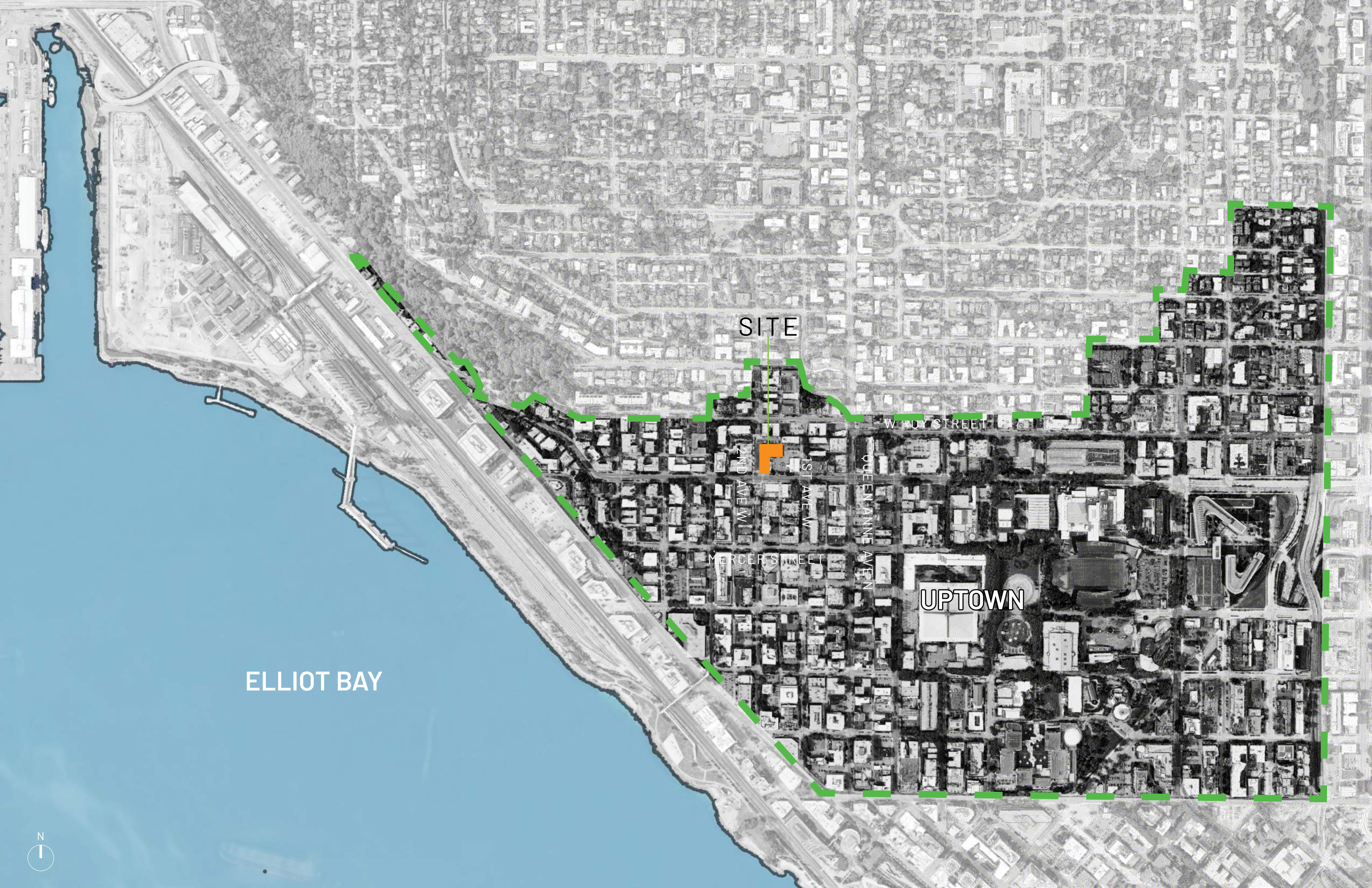
DESIGN REVIEW BOARD RECOMMENDATIONS

08/04/21

R RUNBERG
ARCHITECTURE
GROUP

SRM
DEVELOPMENT





SITE

W ROY STREET

2ND AVE W

1ST AVE W

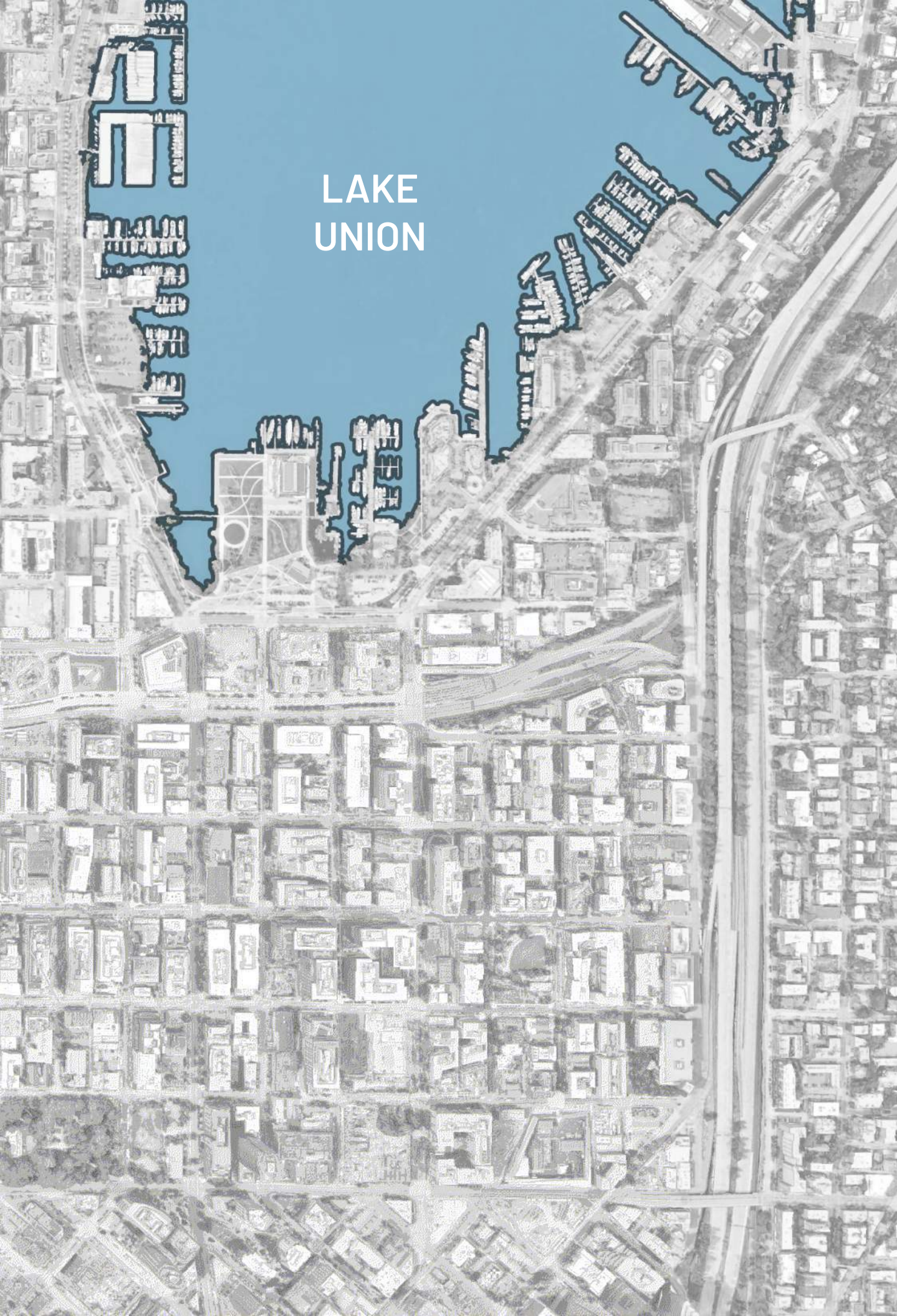
QUEEN ANNE AVEN

MERCER STREET

UPTOWN

ELLIOT BAY





LAKE
UNION

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01 PROJECT DATA + ZONING

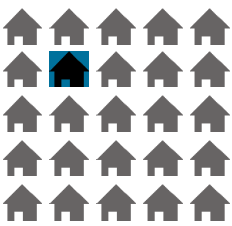


PROJECT DATA & OBJECTIVES

OWNER:	SRM DEVELOPMENT
DEVELOPER:	SRM DEVELOPMENT
ARCHITECT:	RUNBERG ARCHITECTURE GROUP 1 YESLER WAY, SEATTLE, WA 98104
LANDSCAPE ARCHITECT:	BRUMBAUGH & ASSOCIATES
CONTRACTOR:	SRM CONSTRUCTION
PROPOSED USE:	MIXED-USE RESIDENTIAL
ZONING:	ZONING TYPE: SPLIT SM-UP 85 (M1) / MR (M)
BUILDING CODE:	2015 SEATTLE BUILDING CODE
TAX ACCOUNT NUMBERS:	3879900580 & 387990570
SDCI PROJECT #:	#3036517-LU (3036455-EG)
PROJECT ADDRESS:	118 W MERCER ST, SEATTLE, WA 98119
SITE AREA:	19,210 sf (0.44 Acres)
FAR	MAXIMUM: 5.25 (FOR SM-UP 85 (M1) ZONE), 4.5 (FOR (MR)(M) ZONE) PROPOSED: 5.12 (FOR SM-UP 85 (M1) ZONE), 4.47 (FOR (MR)(M) ZONE)
GROSS SF:	123,889 SF RESIDENTIAL: 67, 461 SF AMENITY: 2,328 SF PARKING: 28,561 SF SUPPORT: 4,535 SF
VEHICLE PARKING:	REQUIRED: NONE PROPOSED: 66 STALLS
UNITS:	113 TOTAL STUDIO: 44 OPEN 1: 27 1 BED: 24 2 BED: 18
HEIGHT	ALLOWABLE: 85 FT SM-UP 85 (M1) ZONE 80 FT (MR)(M) ZONE

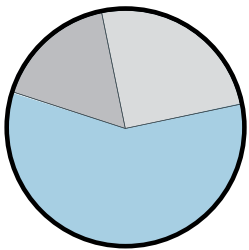
PROJECT INFO:

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.



UNITS: 113

STUDIO: 44
OPEN 1: 27
1-BED: 24
2-BED: 18



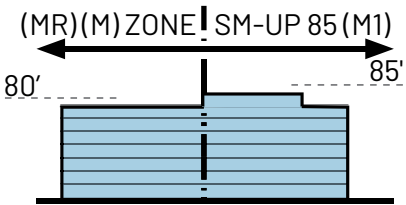
AREA

GROSS BUILDING AREA: 123,889 SF
RESIDENTIAL: 67, 461 SF
AMENITY: 2,328 SF
PARKING: 28,561 SF
SUPPORT: 4,535 SF



VEHICLE PARKING

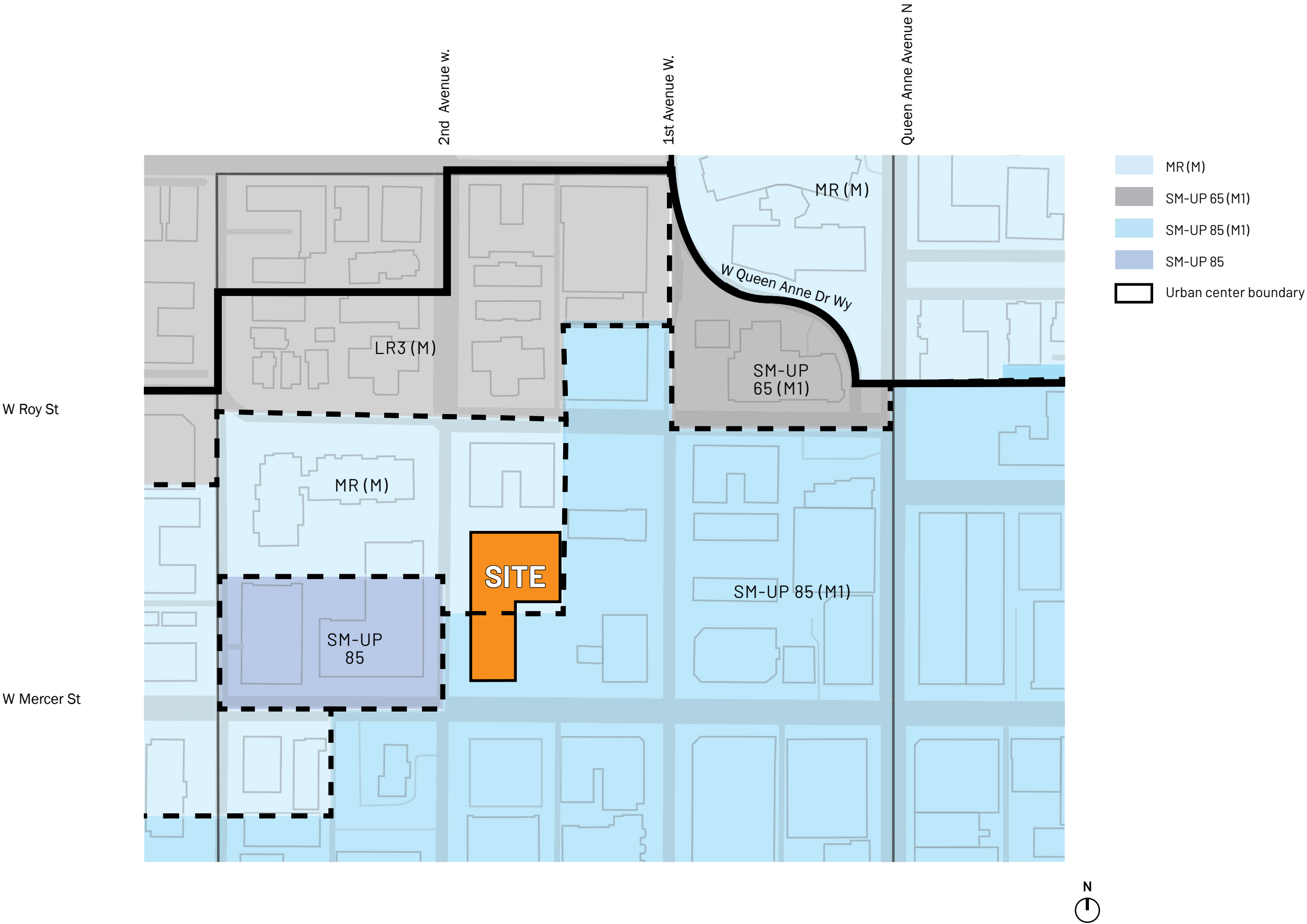
REQUIRED: NONE
PROPOSED: 66 STALLS



HEIGHT

ALLOWABLE: 85 FT - SM-UP 85 (M1) ZONE
80 FT - (MR)(M) ZONE

ZONING DATA

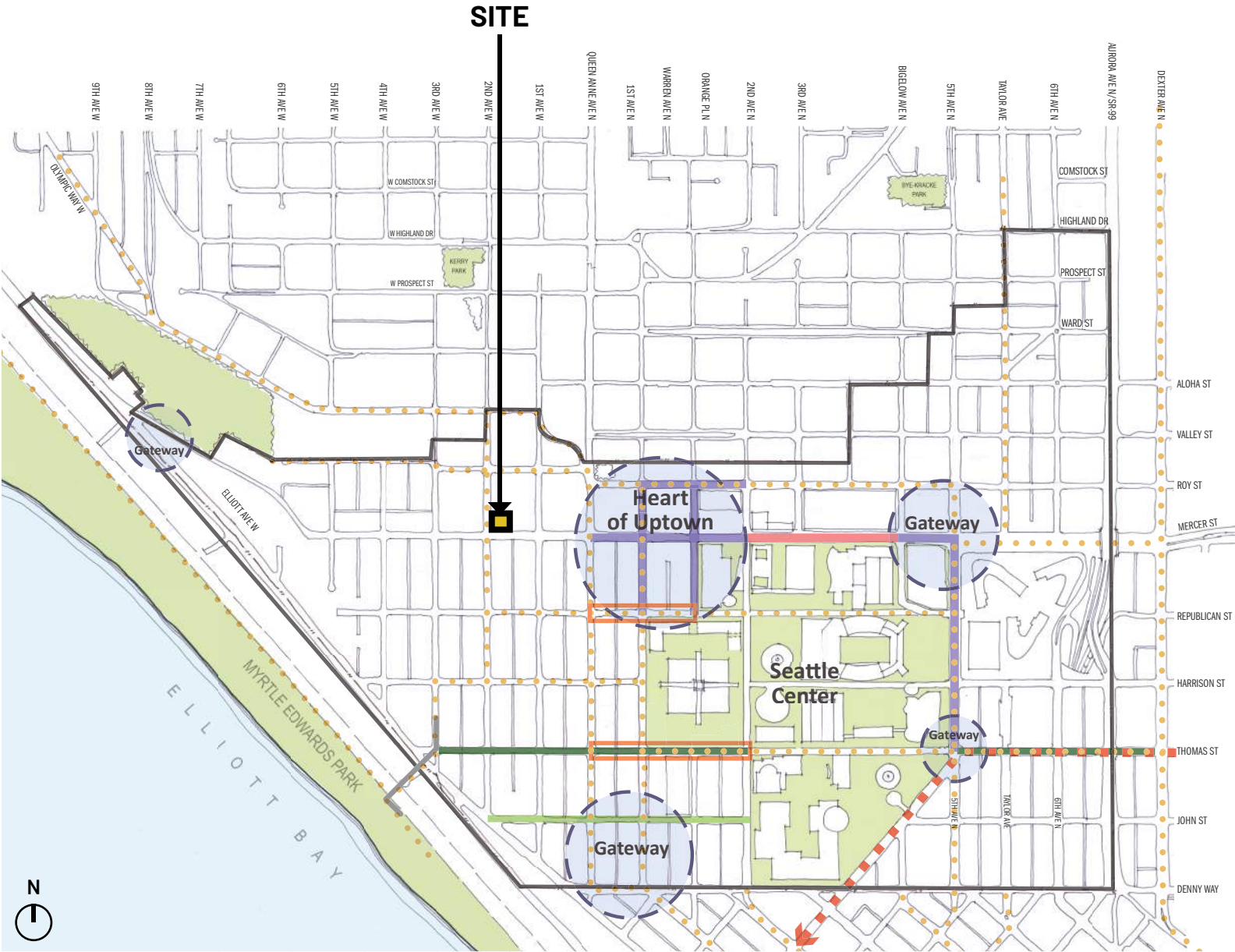


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02 SITE CONTEXT

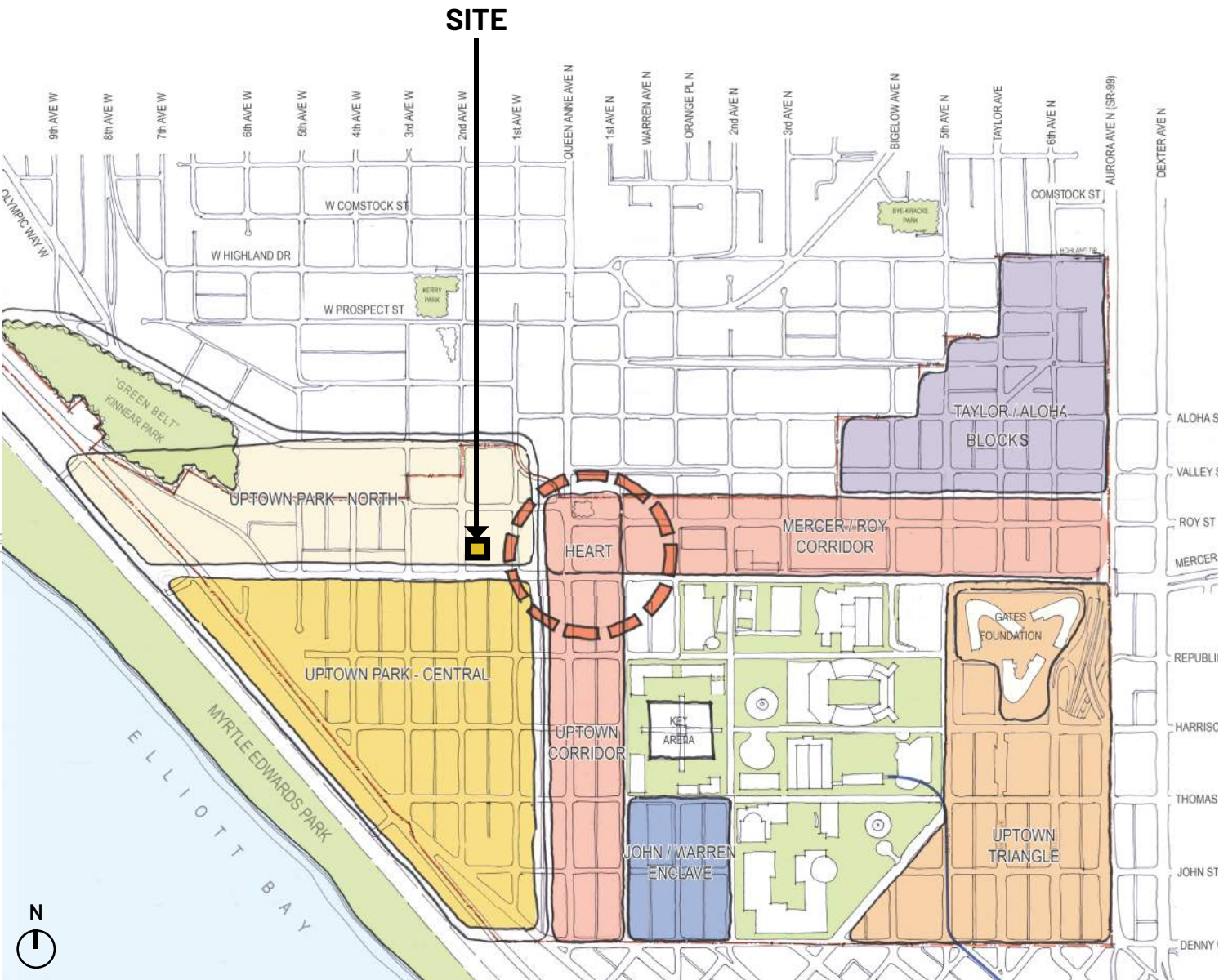


NEIGHBORHOOD ANALYSIS - UPTOWN ART DISTRICT



NEIGHBORHOOD EXTENT

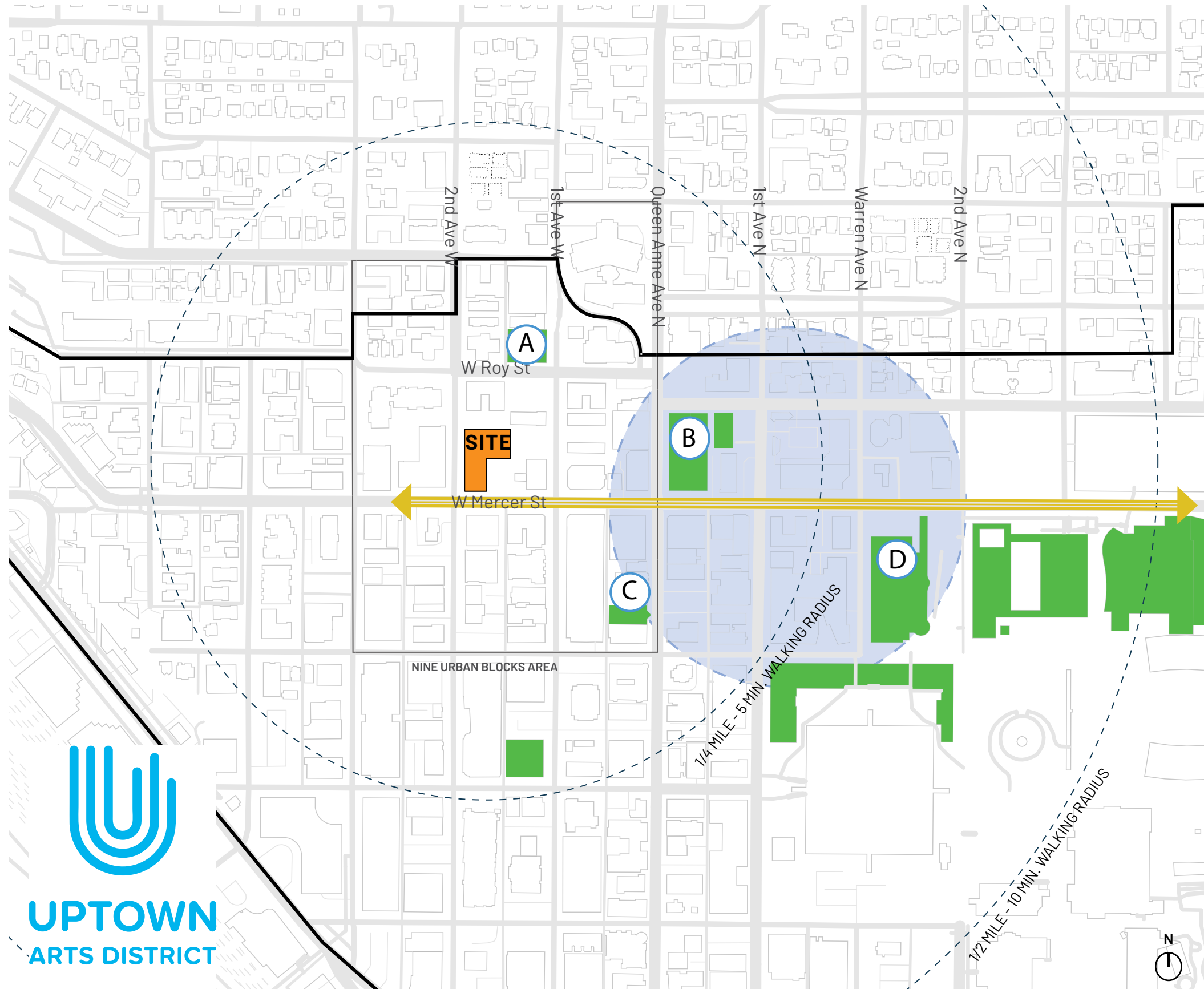
The site is located in the Uptown neighborhood.



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



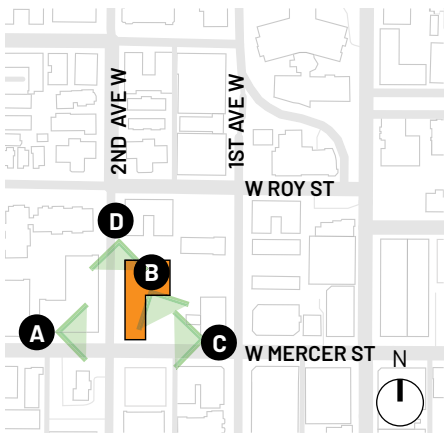
B LOOKING SOUTHWEST



C BANK OF AMERICA PARKING LOT LOOKING SOUTH

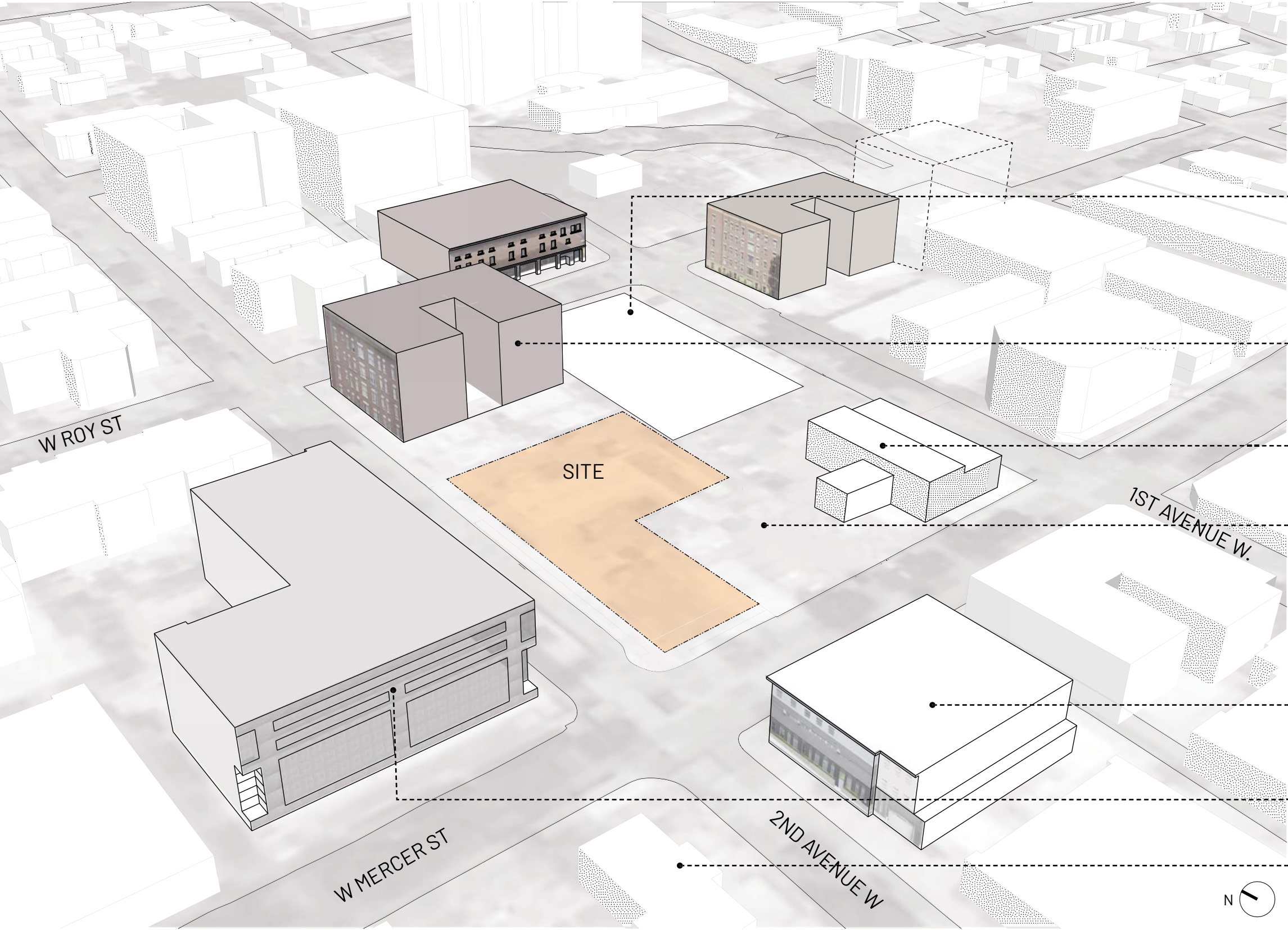


D SIDEWALK NEAR THE SITE LOOKING SOUTH



KEY PLAN

NEIGHBORHOOD ANALYSIS - IMMEDIATE CONTEXT



FUTURE DEVELOPMENT BY SAME OWNER

CHANDLER HALL APARTMENT BUILDING

DRIVE-THRU COMMERCIAL BUILDING

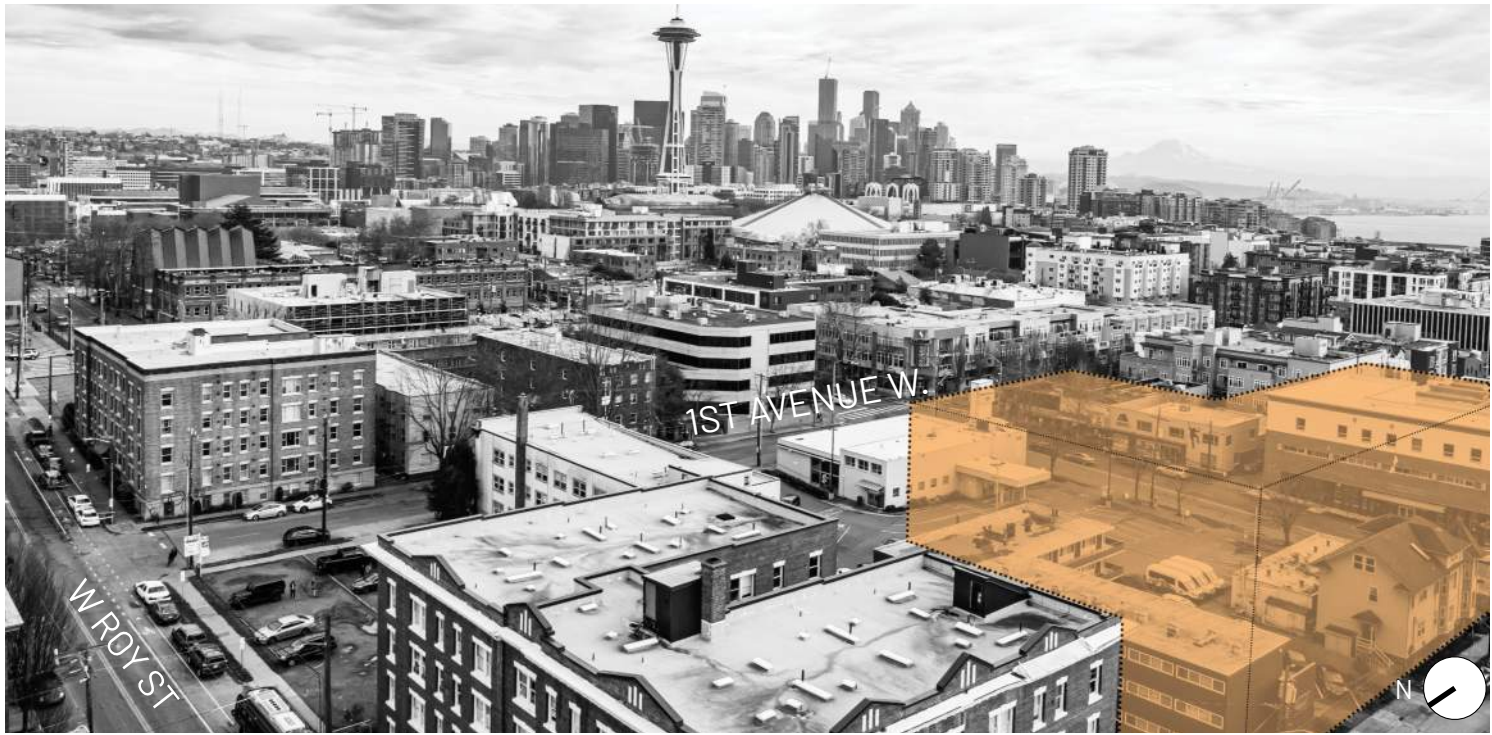
PARKING LOT

CONSULATE GENERAL OF THE REPUBLIC OF KOREA

QUEEN ANNE SQUARE OFFICE BUILDING

DRIVE-THRU COMMERCIAL BUILDING

NEIGHBORHOOD ANALYSIS - SITE VIEWS

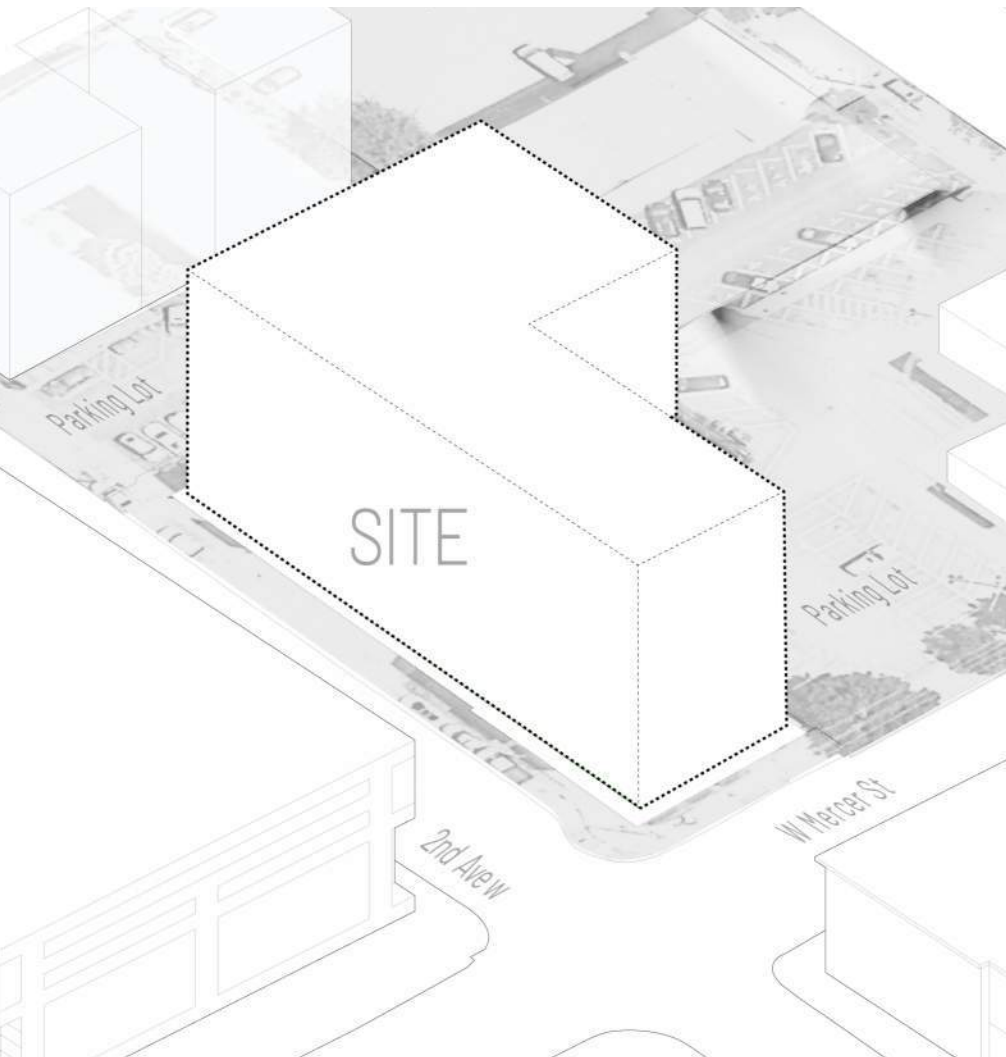


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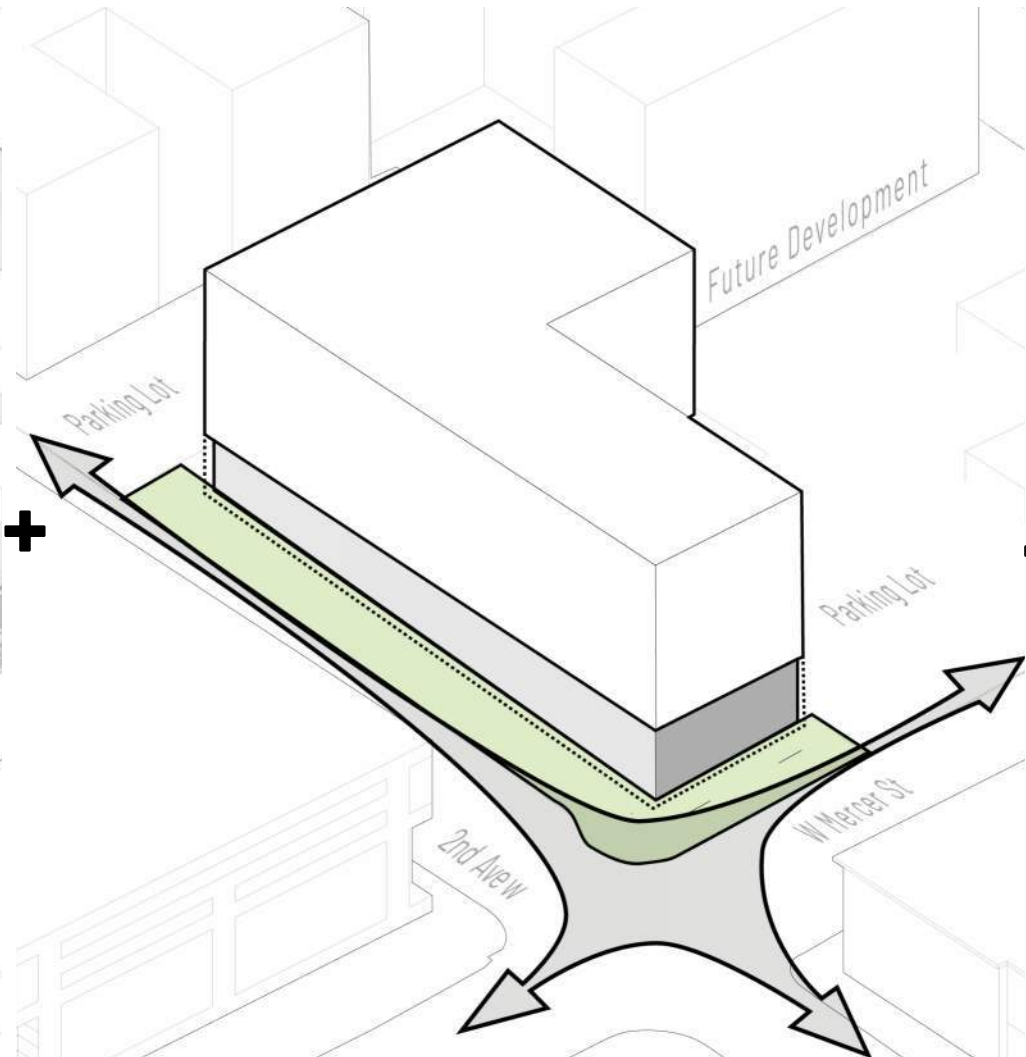
03 CONCEPT



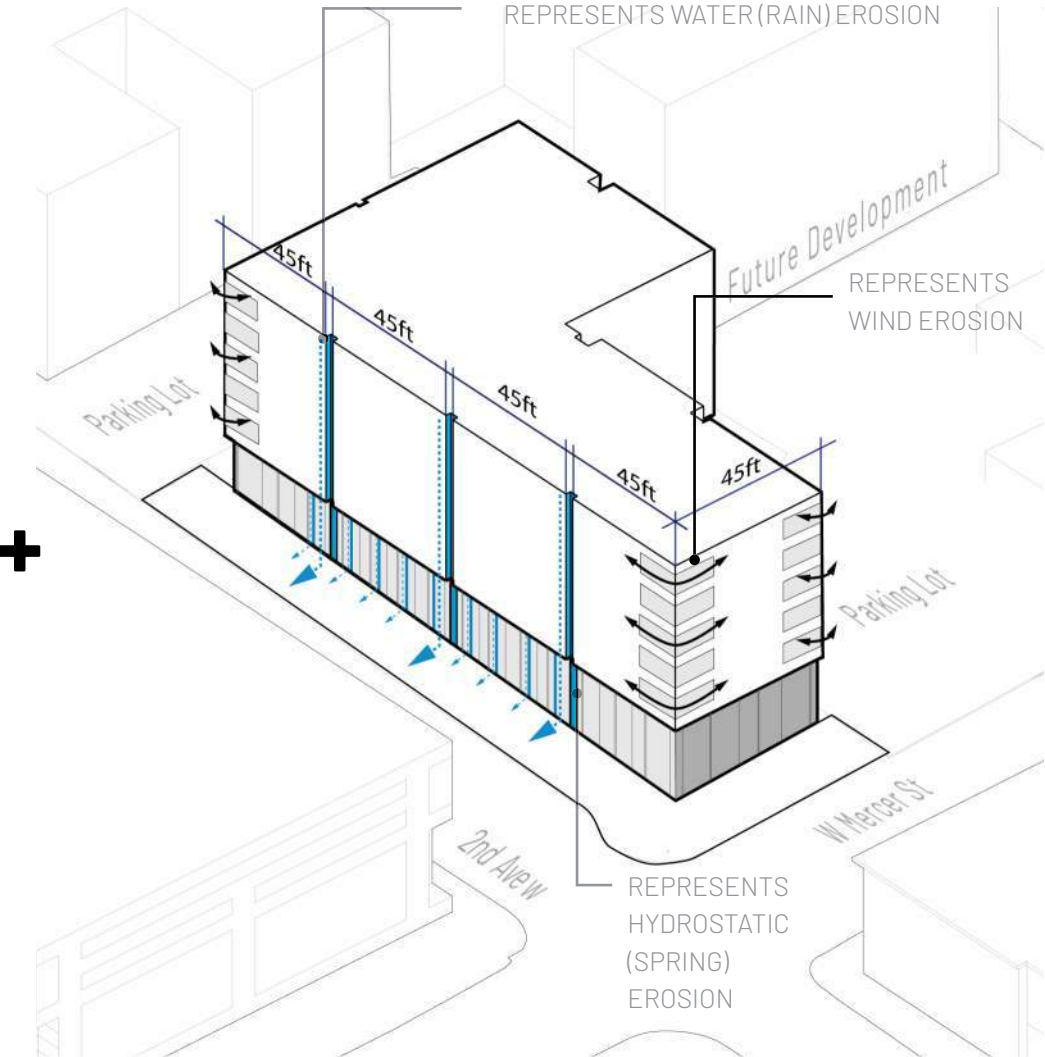
ARCHITECTURAL CONCEPT



I. SITE ISOLATION
ORIGINATING VERTICAL MASS WITHIN A HORIZONTAL LANDSCAPE

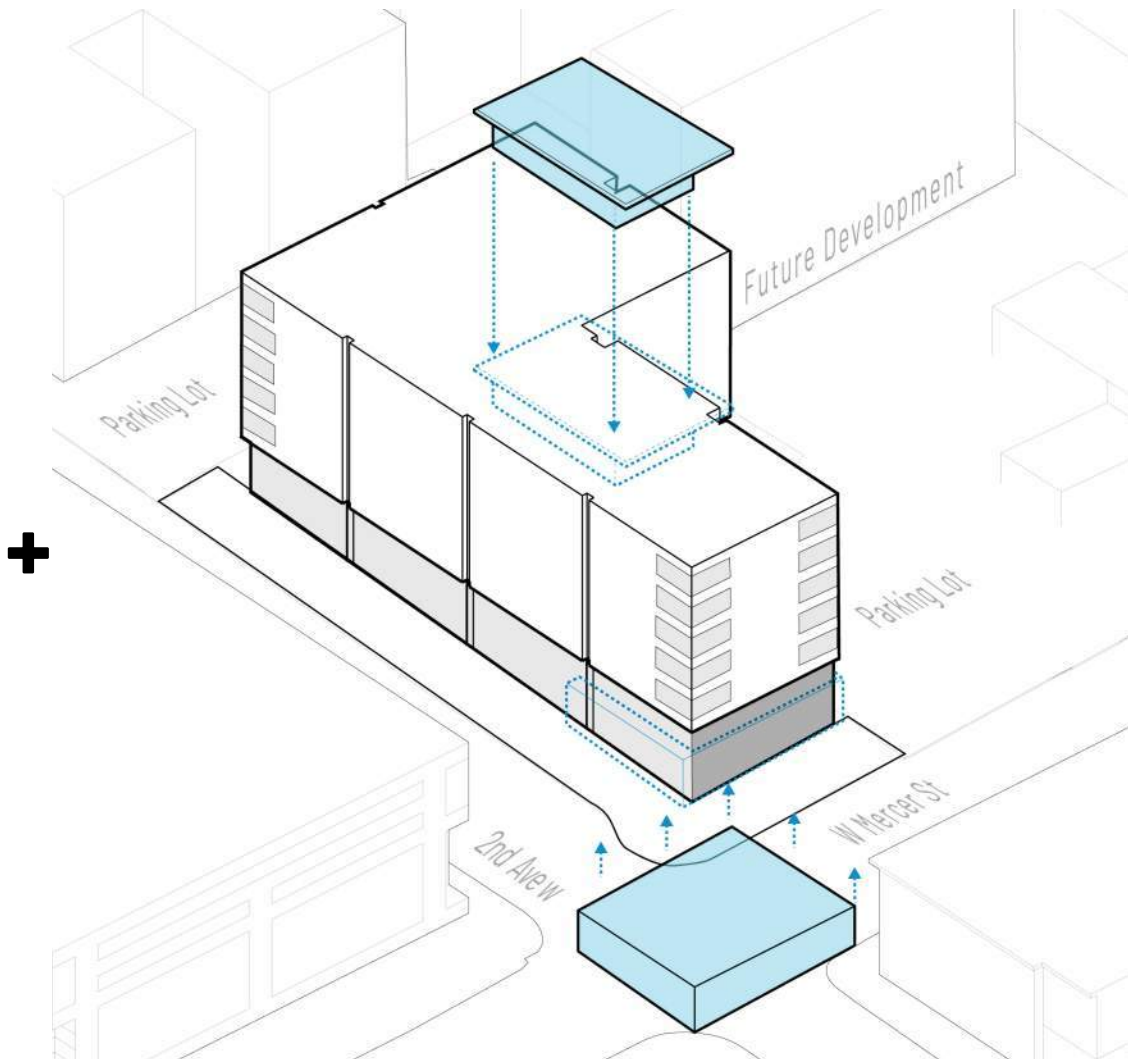


II. BASE EROSION
MOTION OF THE CITY CREATES A ZONE CONDUCTIVE OF LIFE



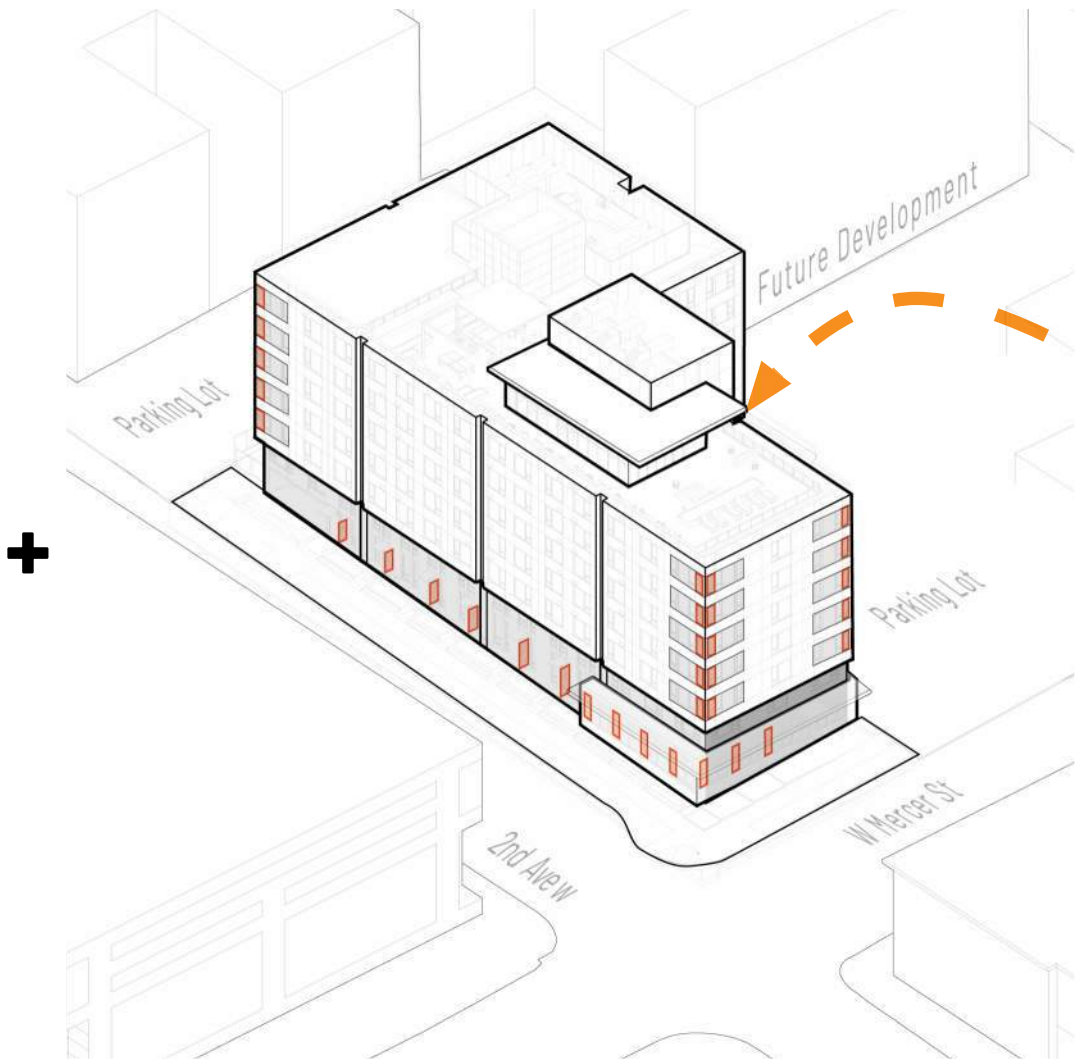
III. NATURAL FORCES
EROSION AND WEATHERING INFORM AN ARCHITECTURAL HIERARCHY





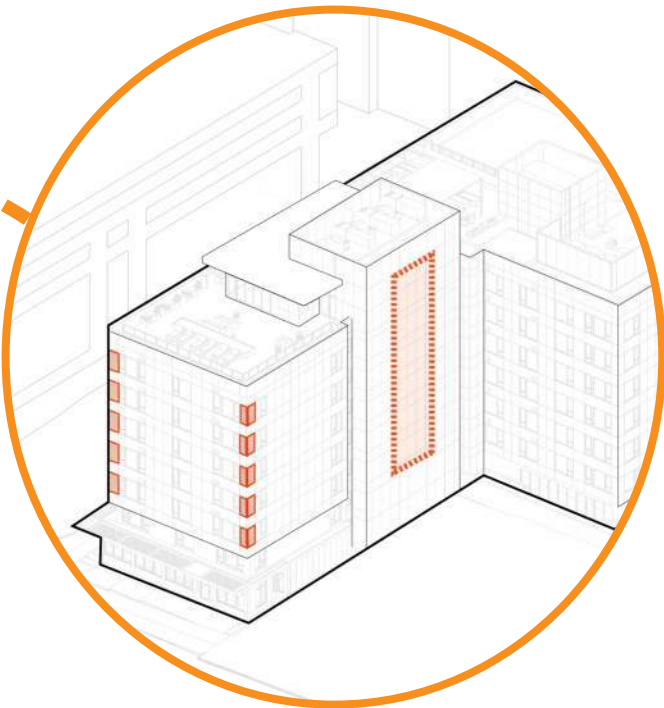
IV. HUMAN HABITATION

MANMADE ADAPTATIONS OFFER REFUGE FROM THE CITY



V. CREATIVE EXPRESSION

ART INFORMS RELATIONSHIPS TO THE NATURAL WORLD



FACADE CONCEPT DIAGRAMS

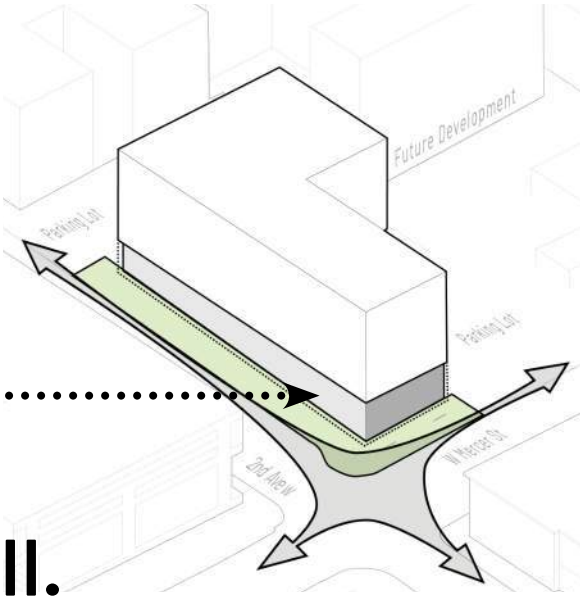


II. CONTRAST OF UPPER AND LOWER LEVEL
SIMPLE/ORDER UPPER FLOOR VS TEXTURED/ORGANIC GROUND LEVEL

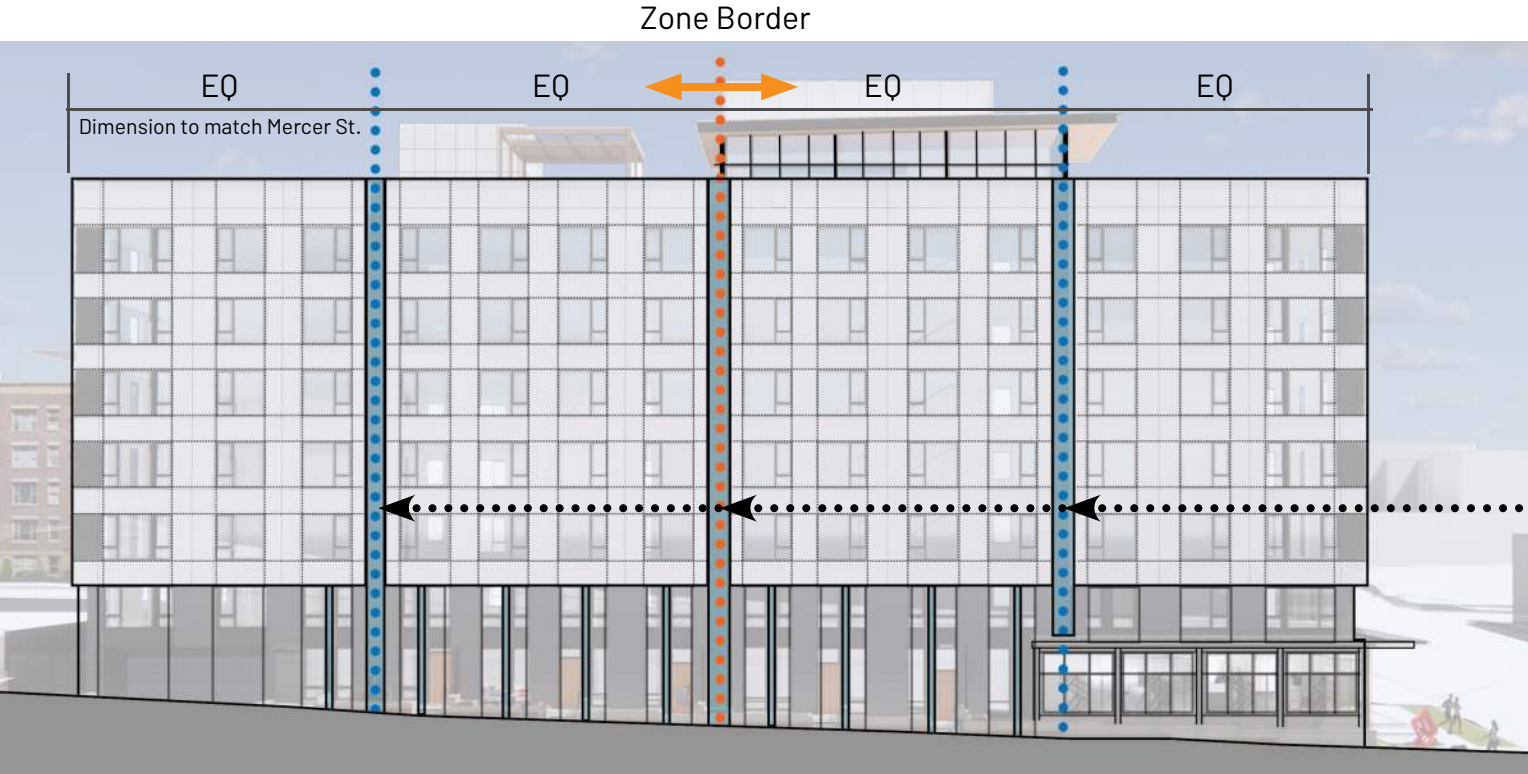
Simple / Order /
Organized by Grid

Ground Level
Textured / Organic
/ Vertical Rhythm

Mercer St

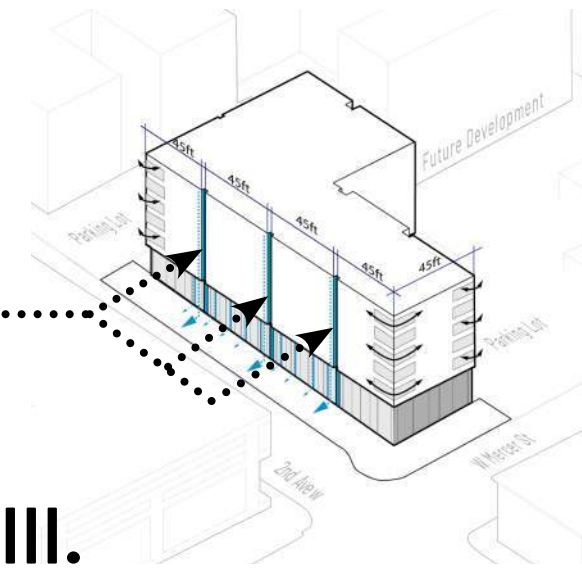


II.

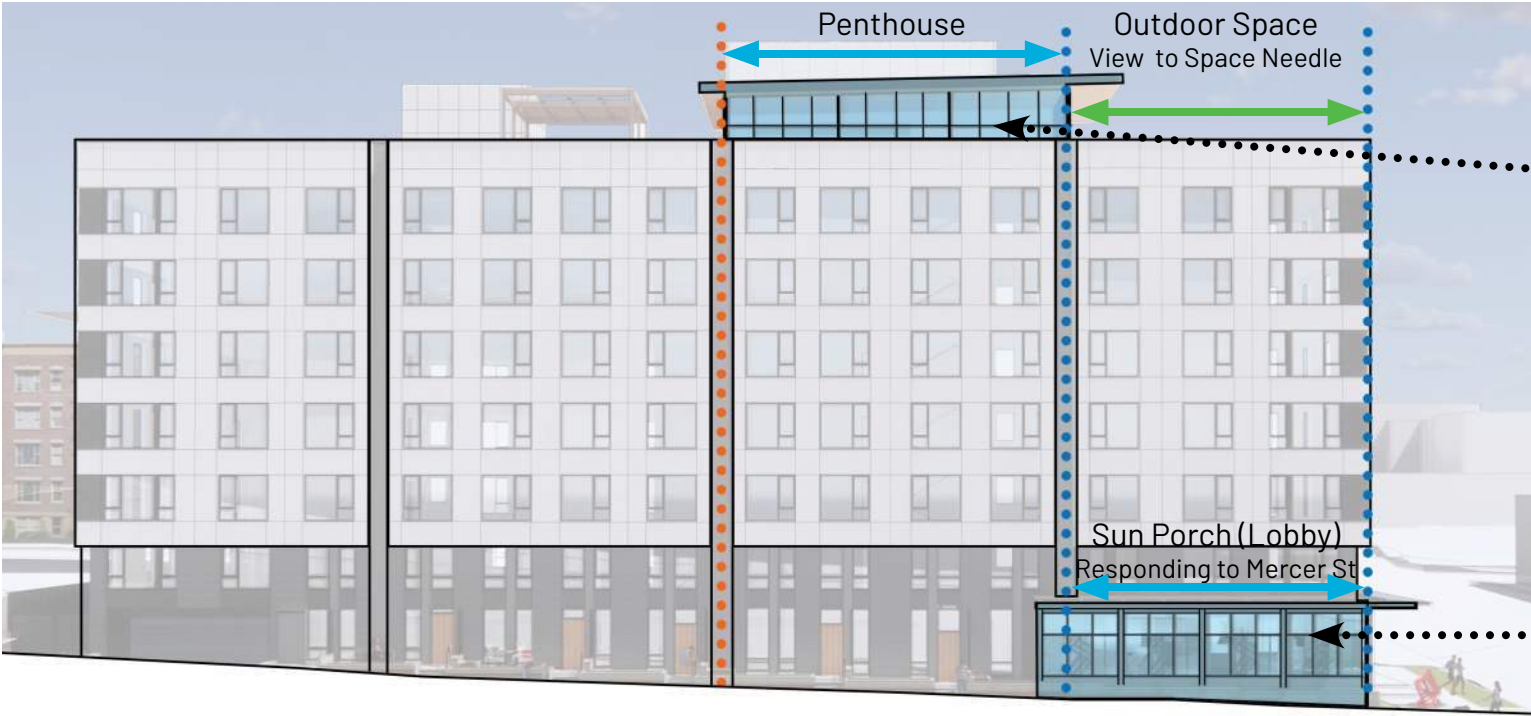


III. NATURAL FORCES
GASKET RESEMBLE WATER SEEPAGE ON CLIFF

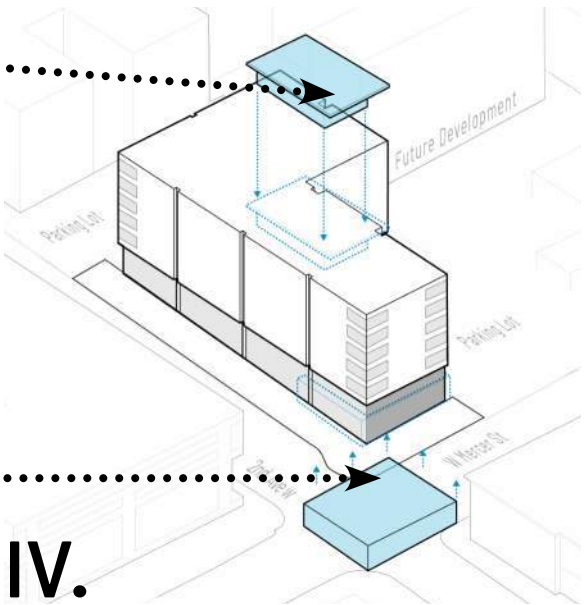
Mercer St



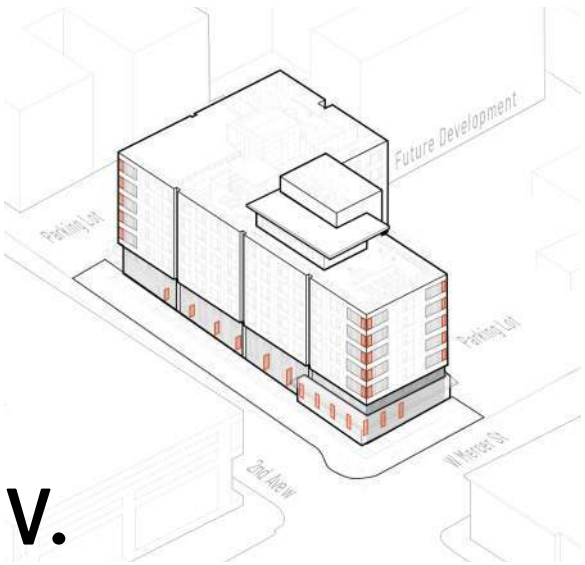
III.



IV. INSERTING MANMADE FEATURES INTO NATURAL LANDSCAPE
GASKET DETERMINE THE LOCATION/ SIZE OF AMENITY SPACES



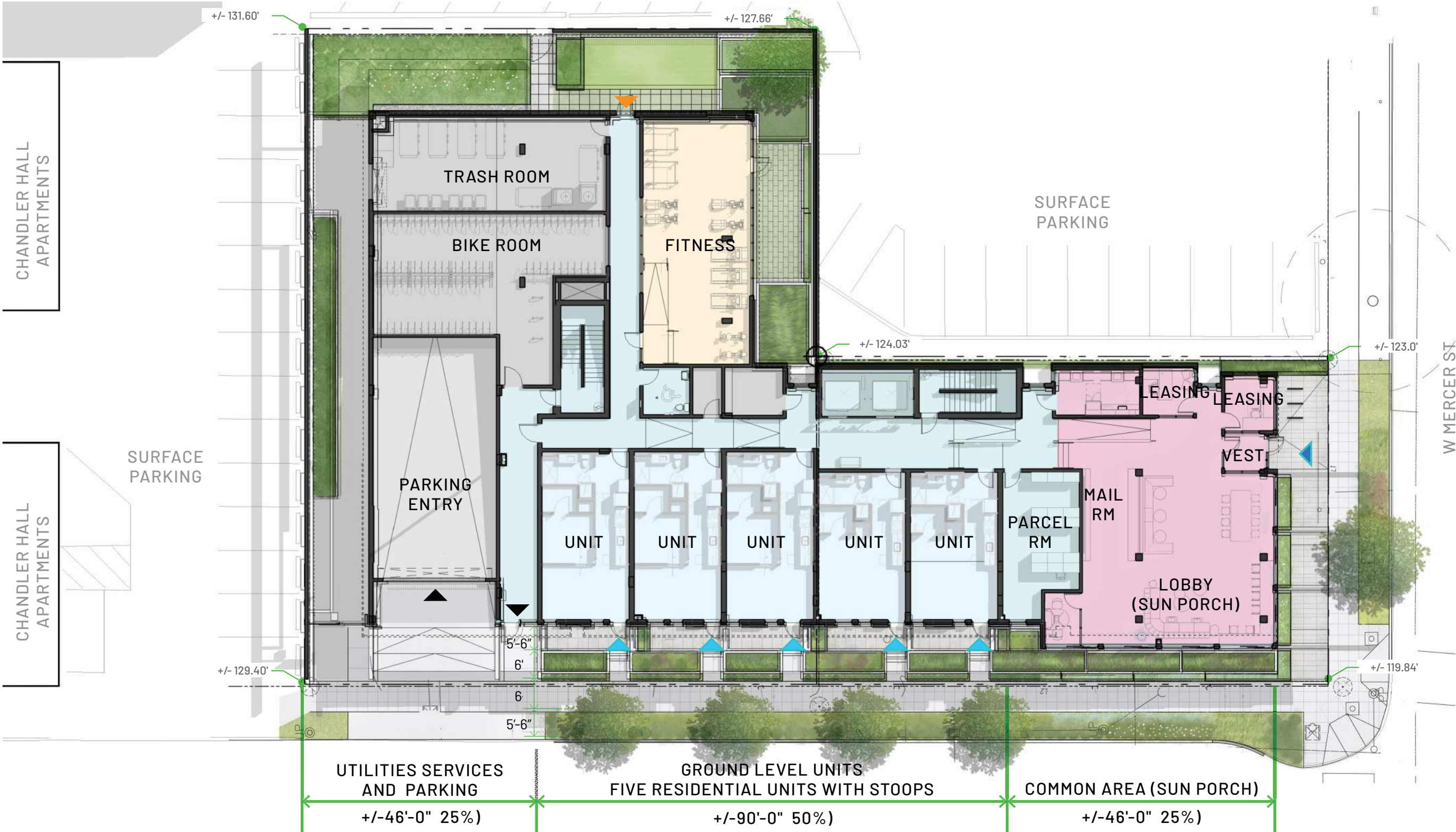
V. ACCOMMODATIONS FOR ART
SPACES FOR EXPRESSION ARISE ORGANICALLY FROM THE BUILDING FORM

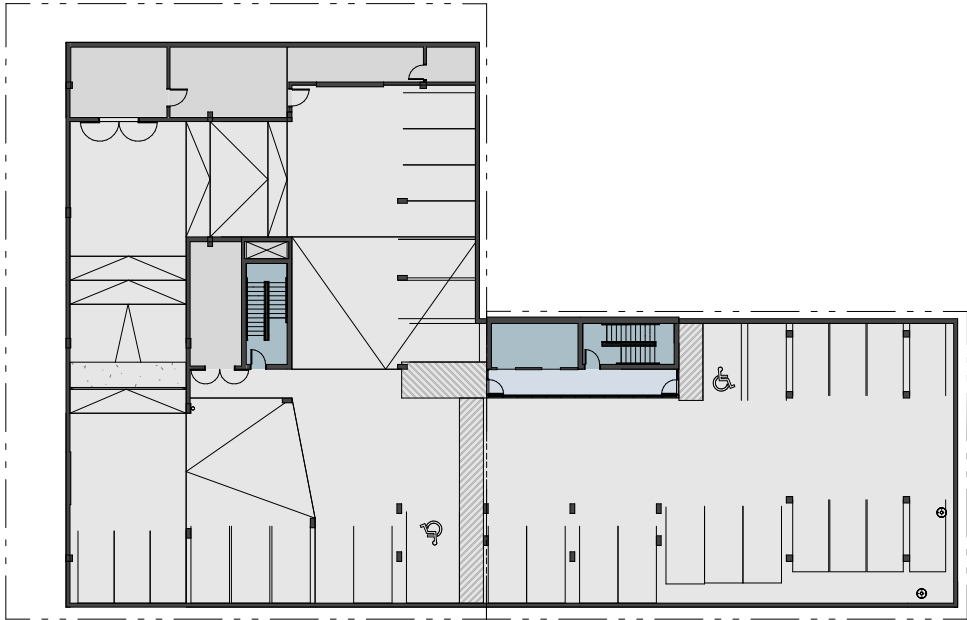


SITE PLAN

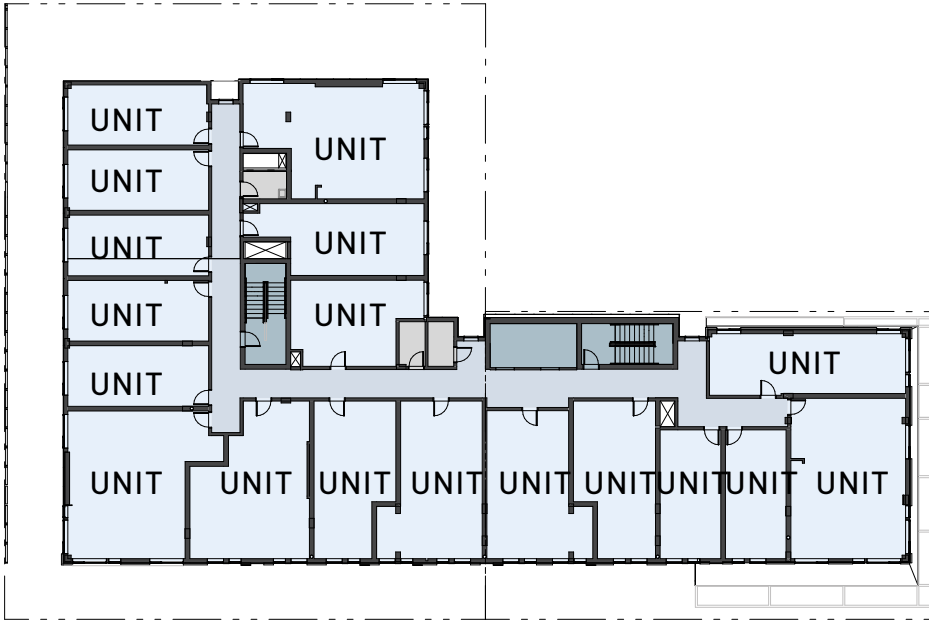
- residential
- lobby
- circulation
- amenity spaces
- mechanical/storage/ trash
- parking
- roof deck/balcony

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

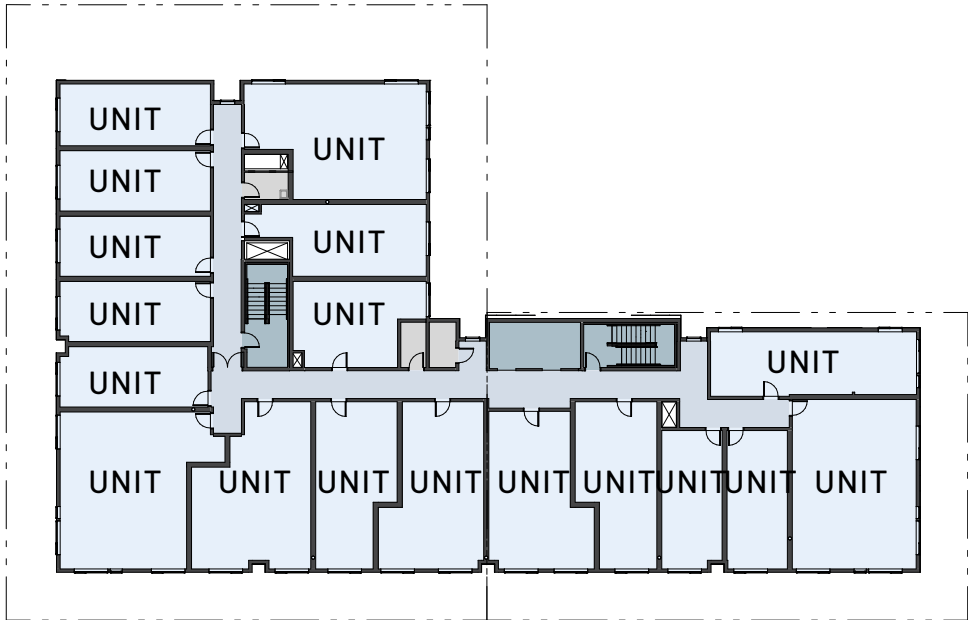




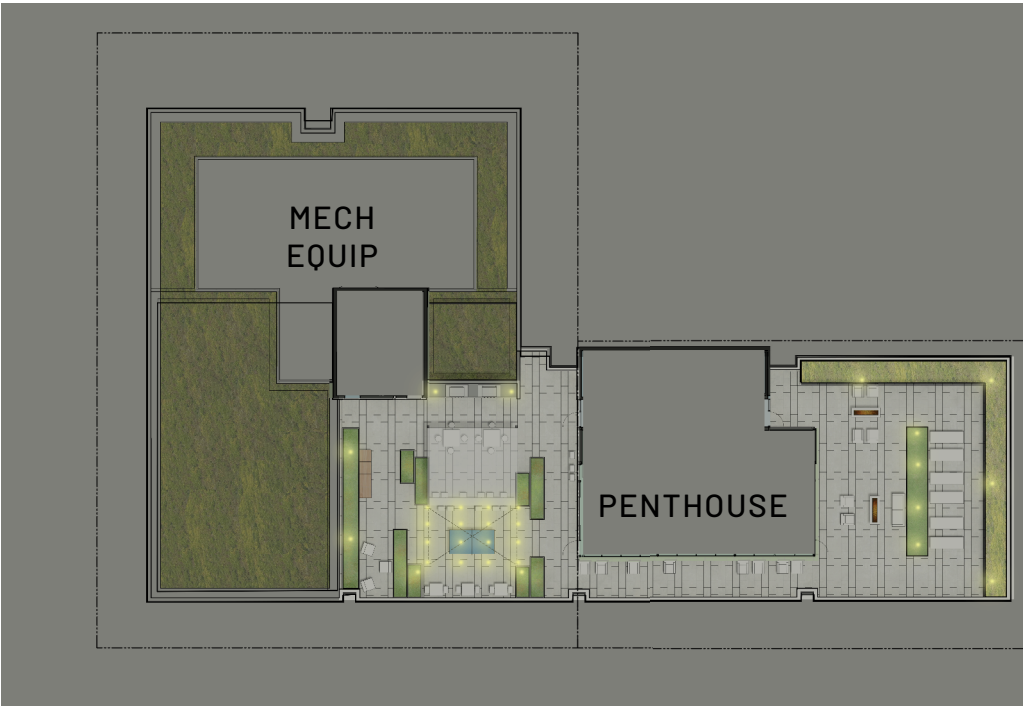
PARKING P1-P2
Scale: 1/64" = 1'-0"



LEVEL 2
Scale: 1/64" = 1'-0"



LEVEL 3-7
Scale: 1/64" = 1'-0"



ROOF LEVEL
Scale: 1/64" = 1'-0"



ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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 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)**

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 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. **(DC2.A.1, DC2.A.2, DC2.C)**

III. TWO STORY BASE

1d 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. 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."

2b 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)**

3a 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)**

3b *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."

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

EDG RESPONSES - 1A PREFERRED MASSING

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)

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.

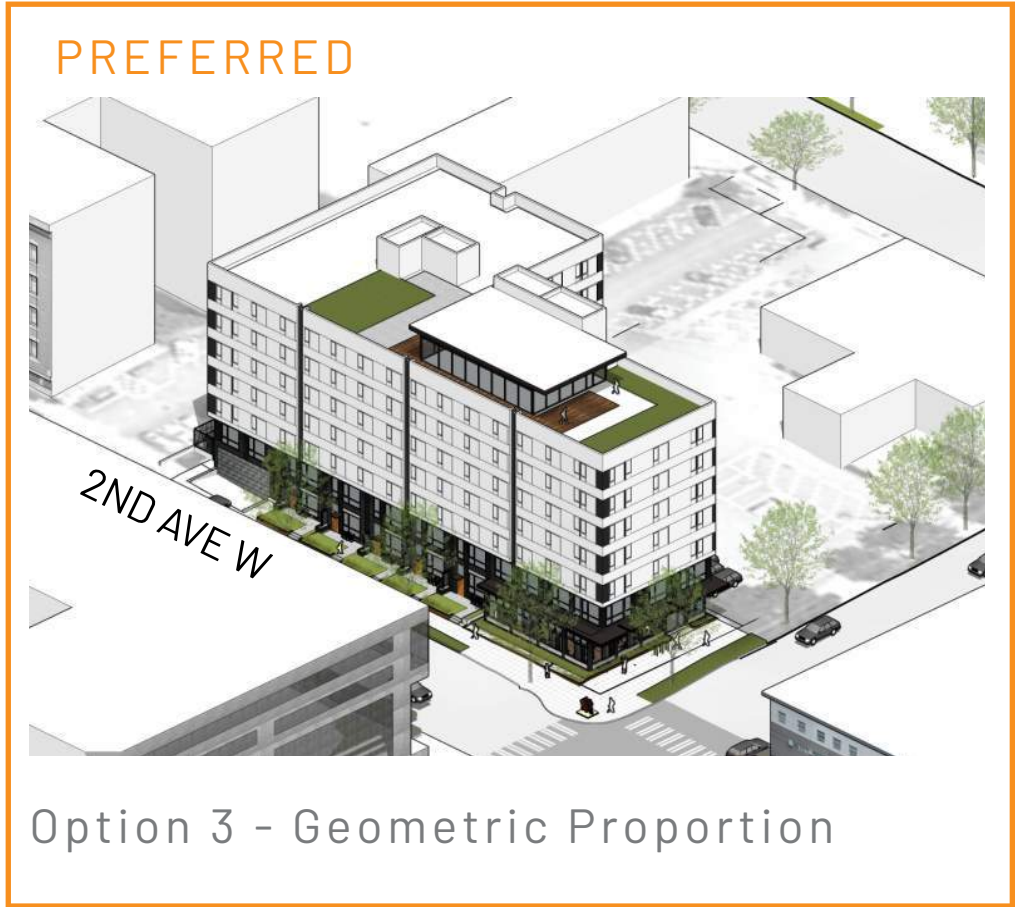
EDG Meeting September 16, 2020



Option 1: Horizontal Reference



Option 2: Splitting Zones



EDG RESPONSES - 2A PREFERRED PROGRAMMATIC LAYOUT

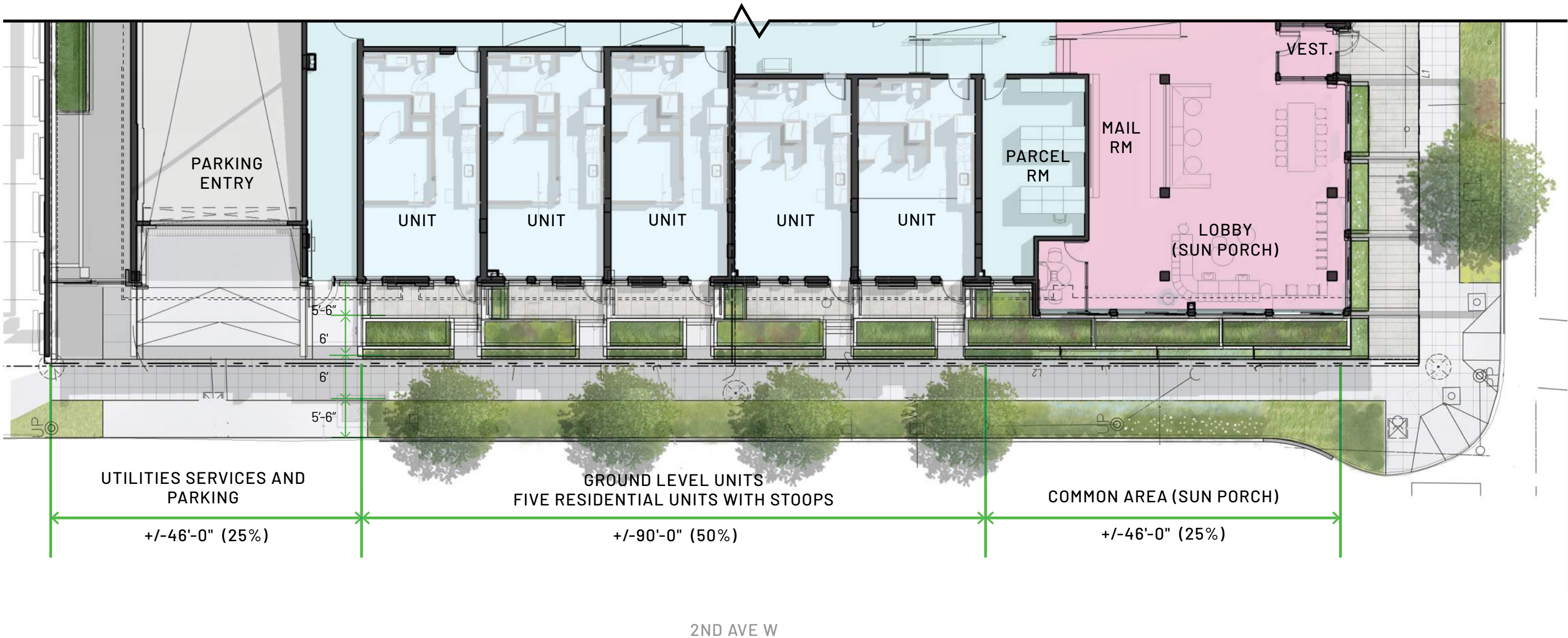
2a

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 PROMIENCE

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 it's **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.



- 1 Sun Porch
- 2 Corner
- 3 Penthouse

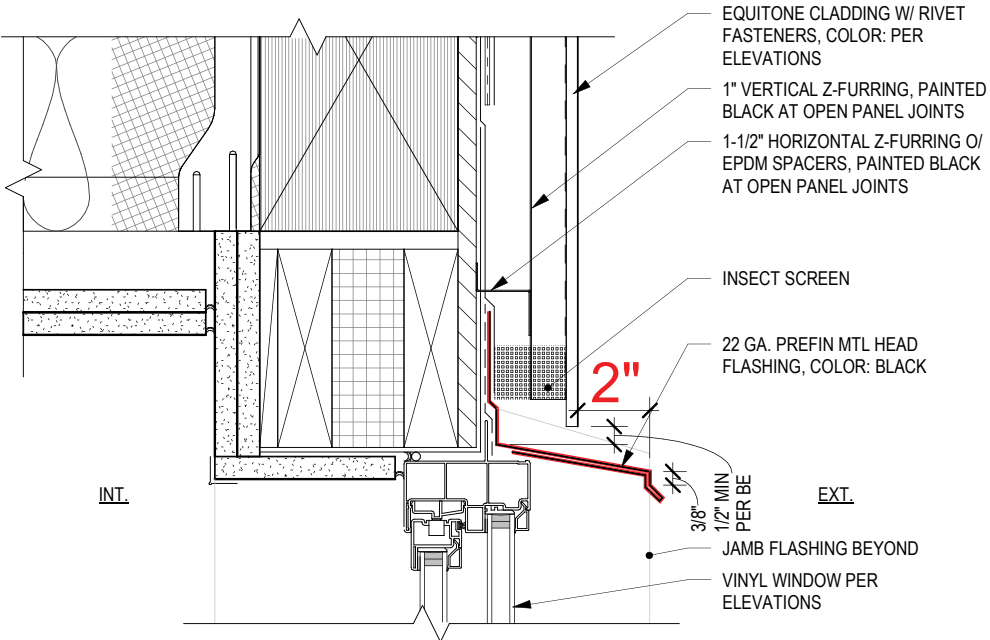
EDG RESPONSES - 1B ARCHITECTURAL PROMIENCE (SUN PORCH)



EDG RESPONSES - 1B ARCHITECTURAL PROMIENCE (CORNER)



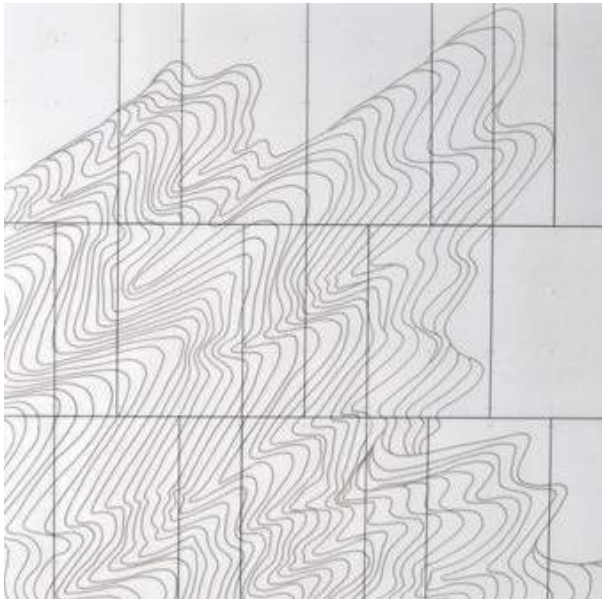
1 Extruded Flange Trim



Extruded Flange Trim Detail



2 Engraved Fiber Cement Panel

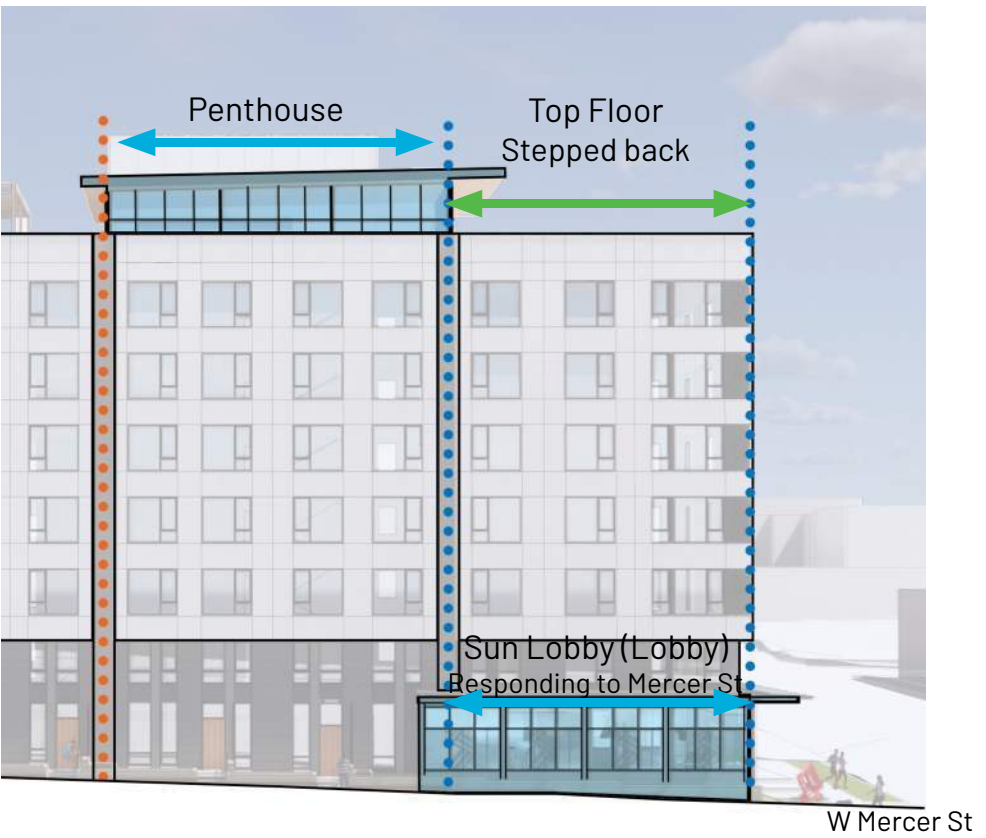
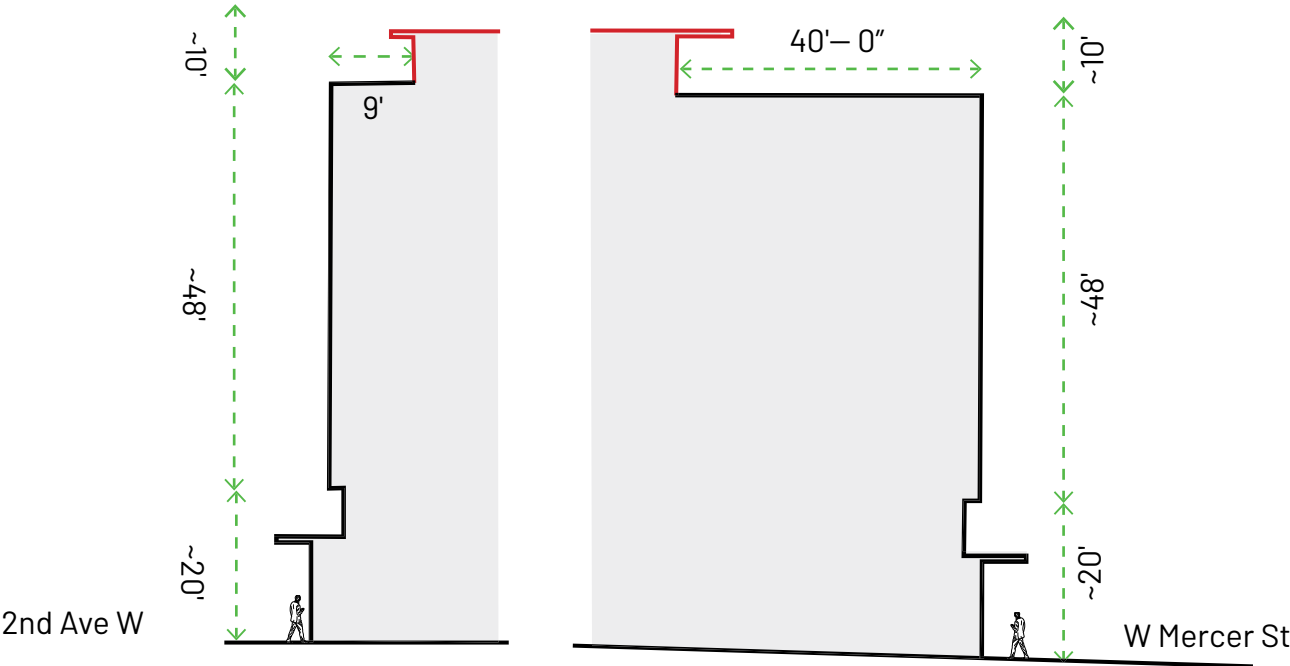


Engraved Fiber Cement Panel Example



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.C)

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 facade. 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.

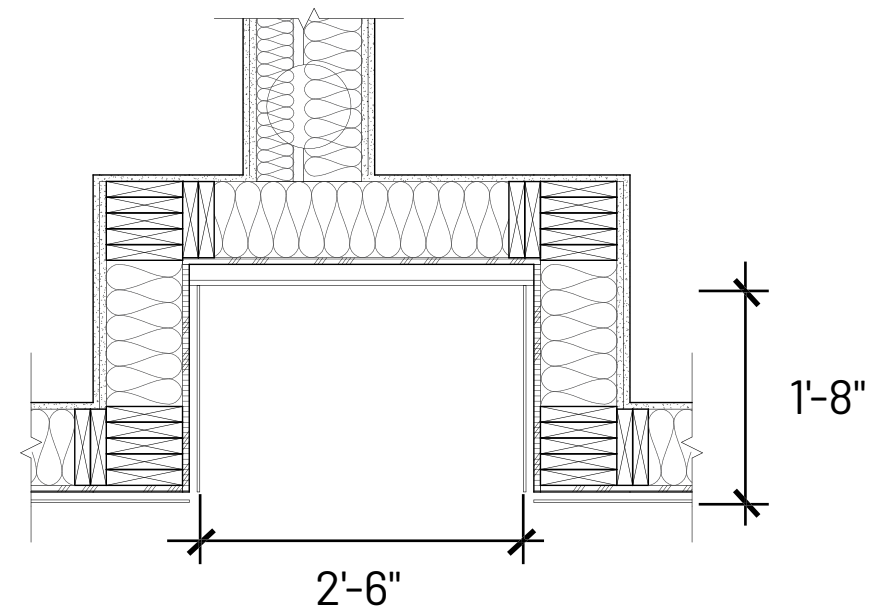
Additional studies of façade proportion (Study 4) and accent materials (Study 2) were undertaken in order to test other techniques, however within the context of the design concept these moves became arbitrary,

1 Gasket

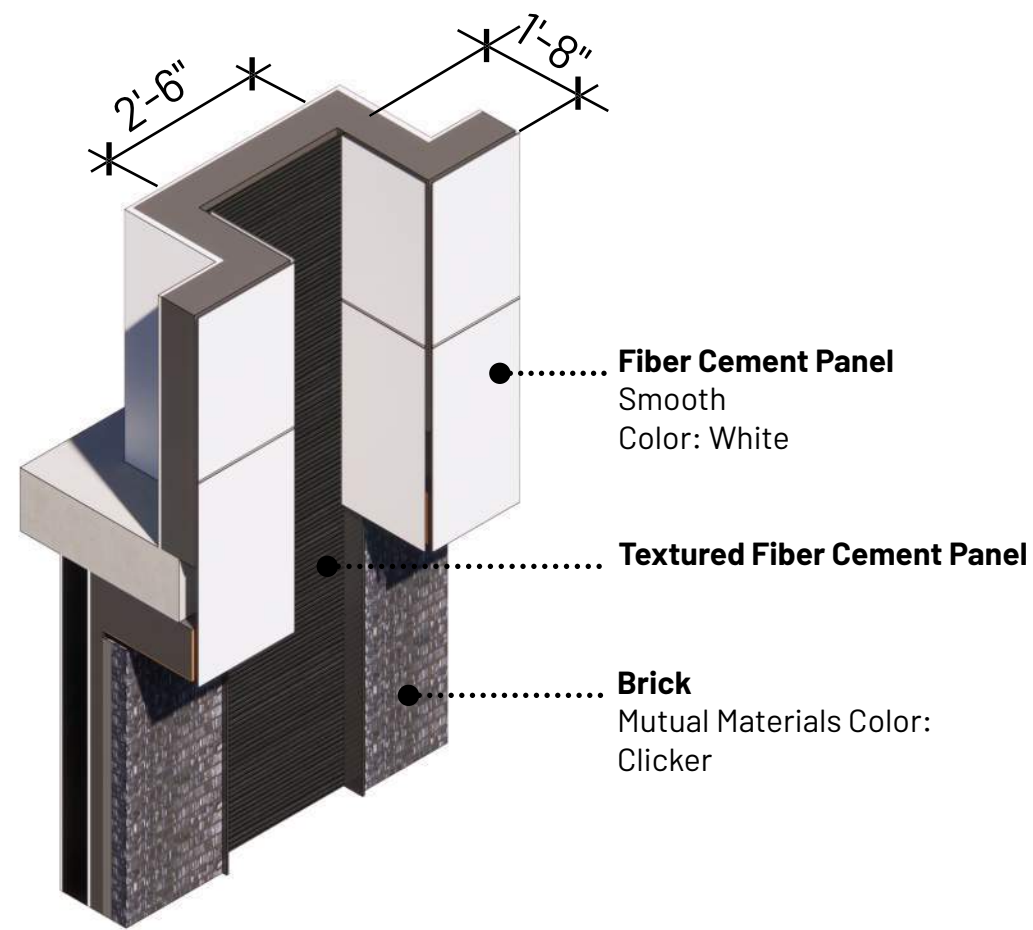
2 Window Trim Frame



EDG RESPONSES - 1C SECONDARY ARCHITECTURAL FEATURES (GASKETS)



Detail



Axon

EDG RESPONSES - 1C SECONDARY ARCHITECTURAL FEATURES (WINDOW TRIM FLANGE)



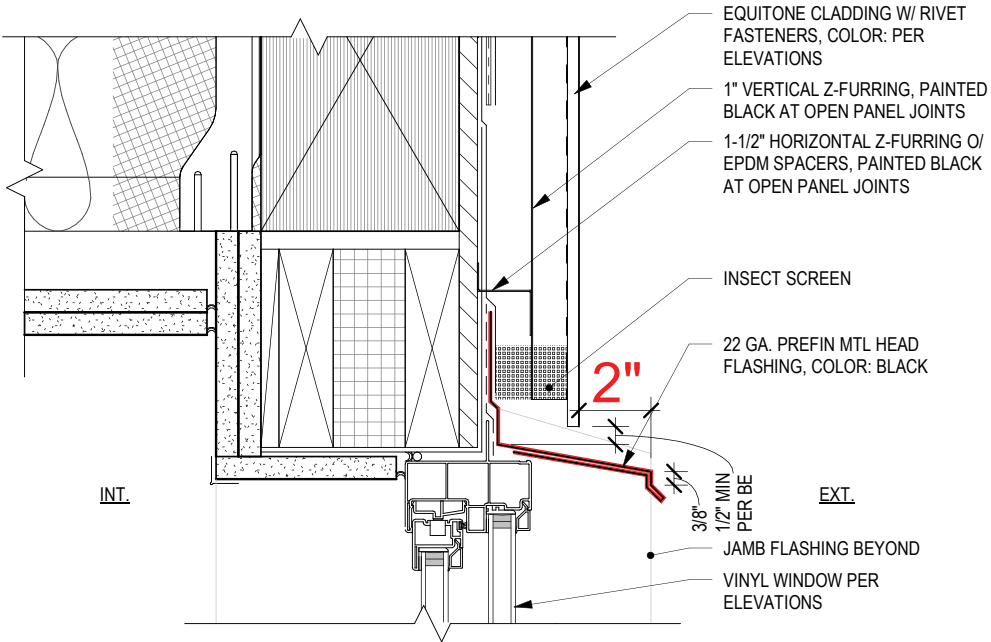
Extruded Flange Trim

Extruded Flange Trim

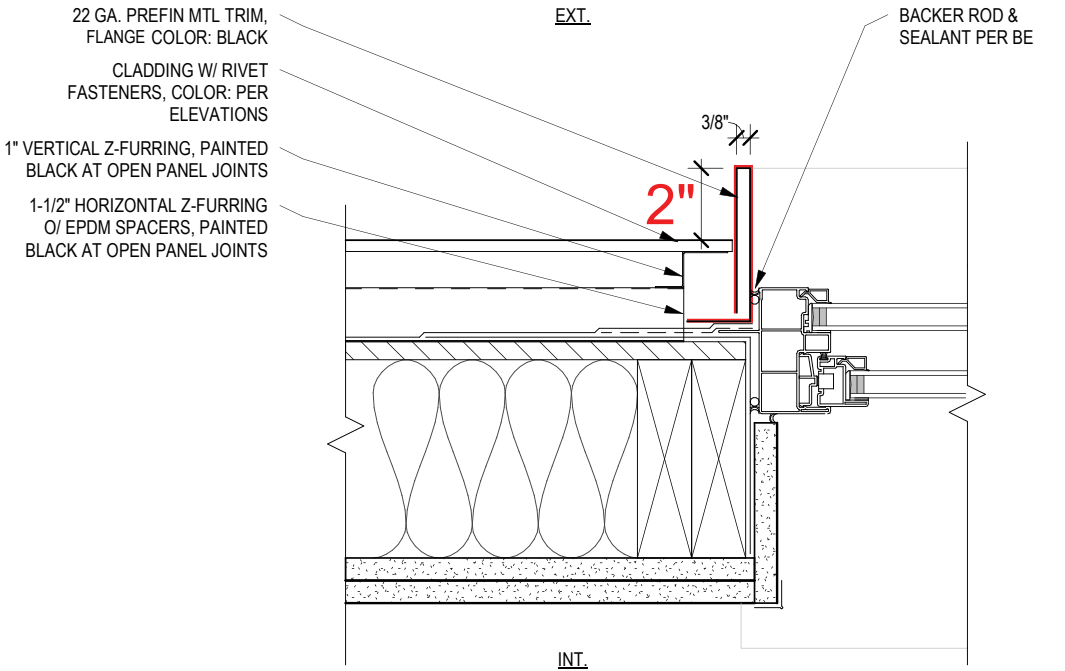


Extruded Flange Trim

Extruded Flange Trim



Extruded Flange Trim Detail



Extruded Flange Trim Detail

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EDG RESPONSES - 1D TWO STORY BASE

1d 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



SITKA APARTMENTS.
RUNBERG ARCHITECTURE GROUP



EXPO APARTMENTS.
RUNBERG ARCHITECTURE GROUP



JUXT APARTMENTS
RUNBERG ARCHITECTURE GROUP



BATIK APARTMENTS
RUNBERG ARCHITECTURE GROUP

Building
Overhang

Weather
Protection

Screening
Elements

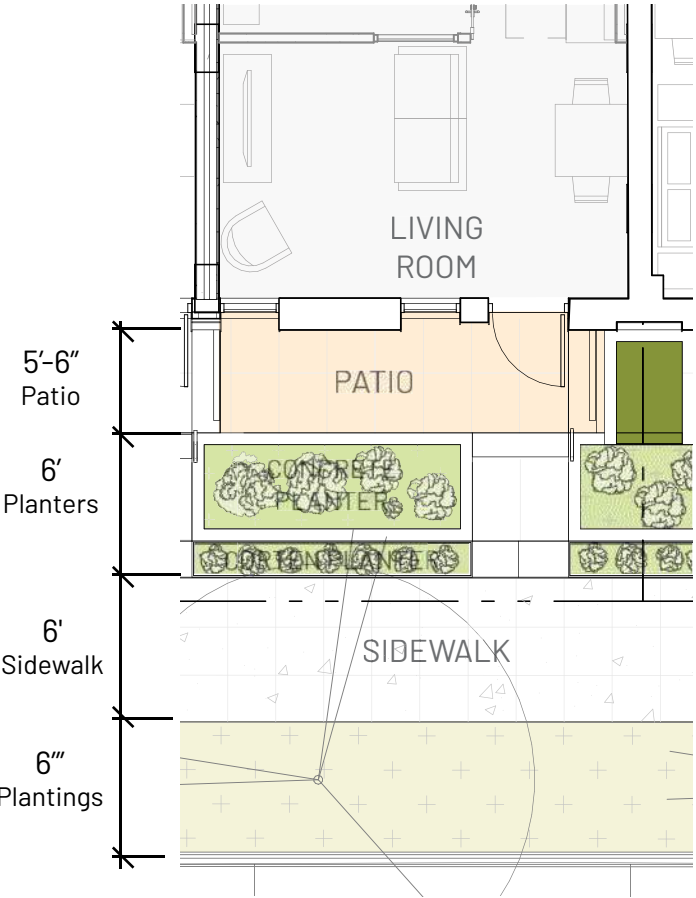
Unit entries

Stair to patio

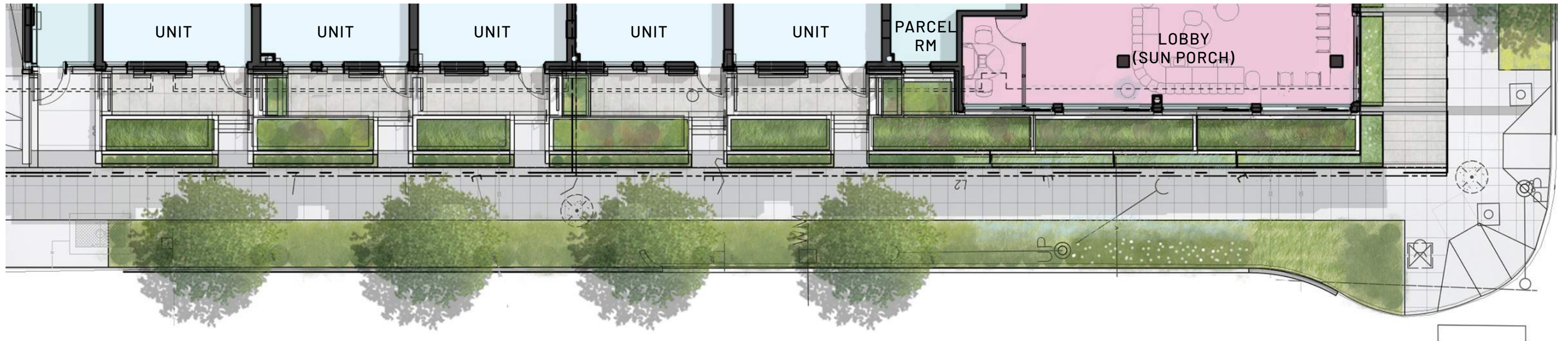
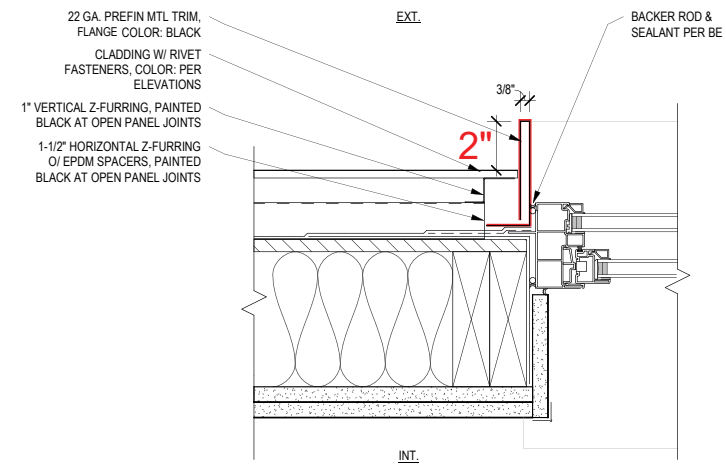
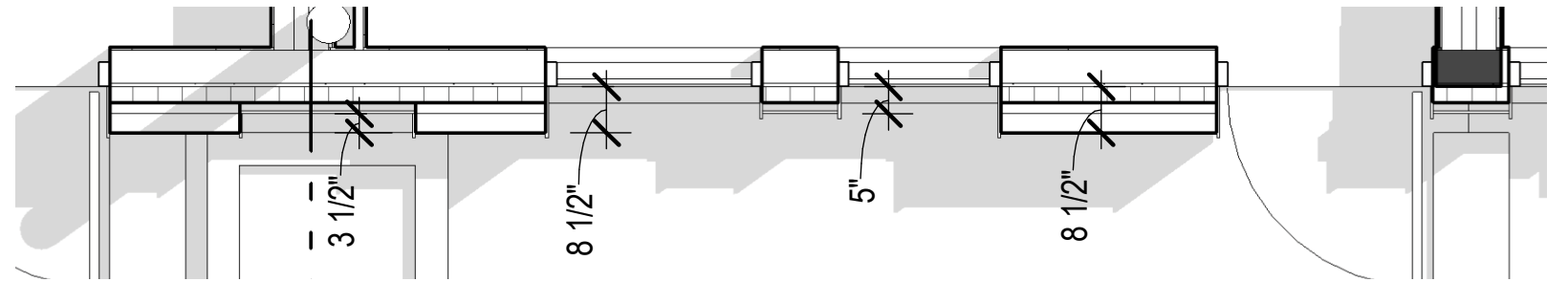
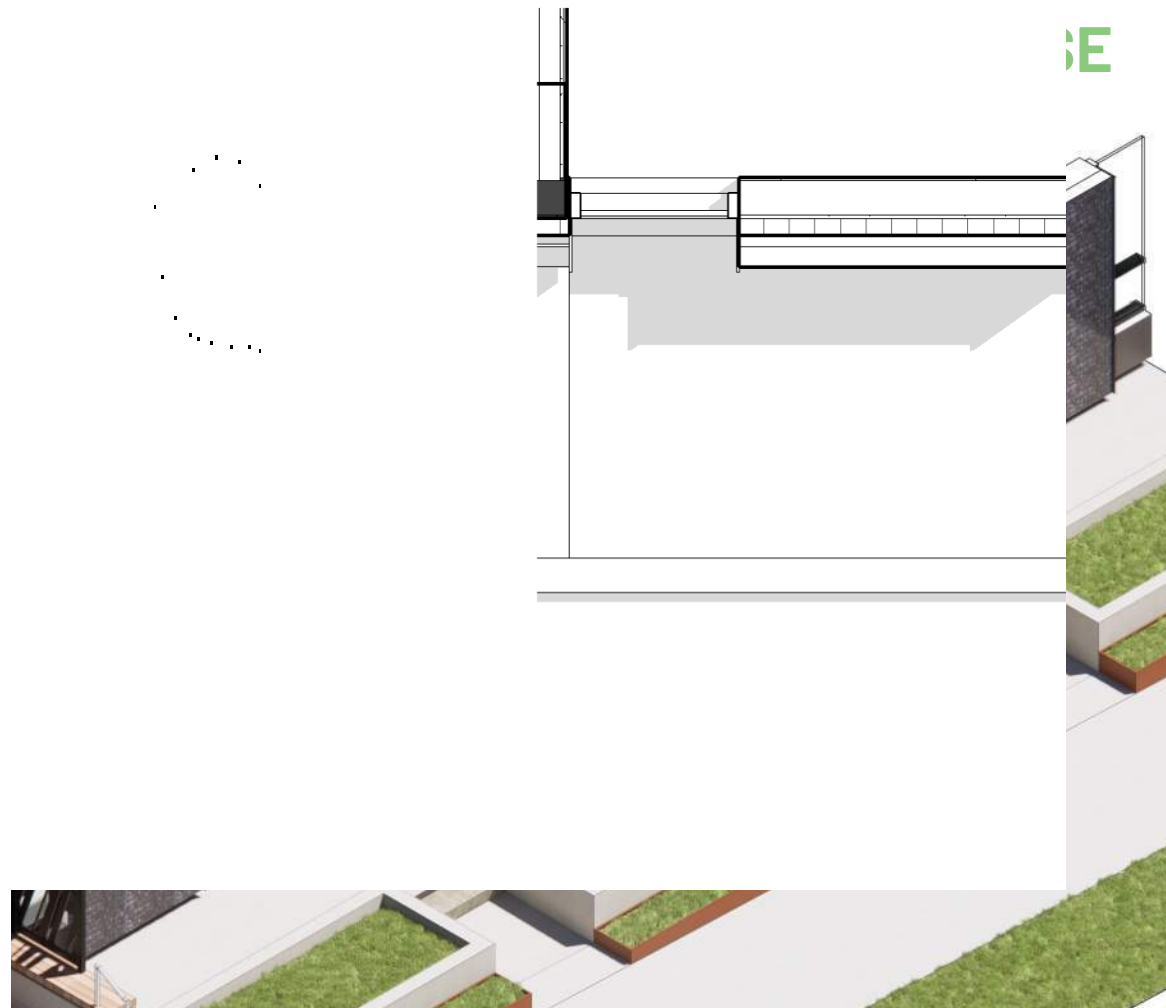
Rain garden

Elevated patio
Cast-in-place...
planters
Landscape buffer
Corten planters

Sidewalk

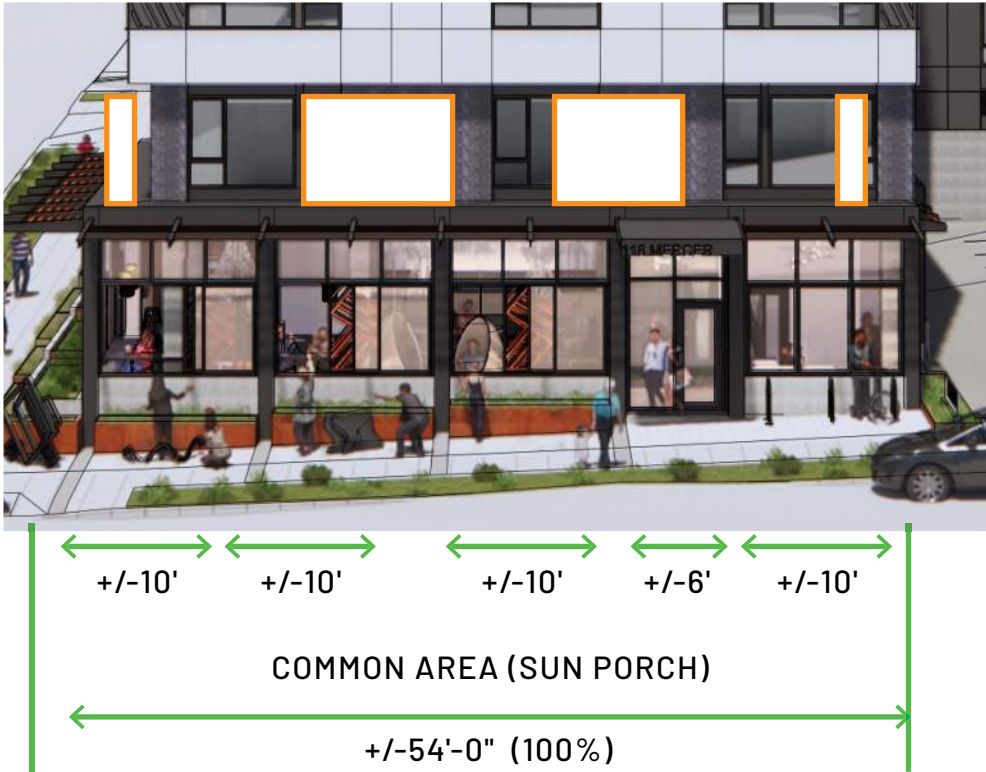


TYPICAL RESIDENTIAL PATIO

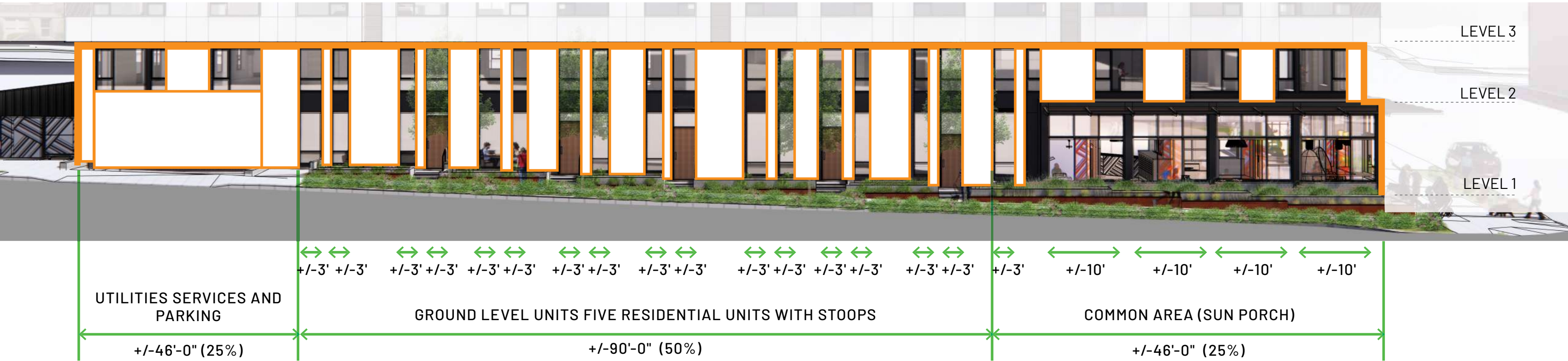


2ND AVE W

EDG RESPONSES - 1D TWO STORY BASE



SOUTH ELEVATION



WEST ELEVATION

EDG RESPONSES - 2B SUN PORCH

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

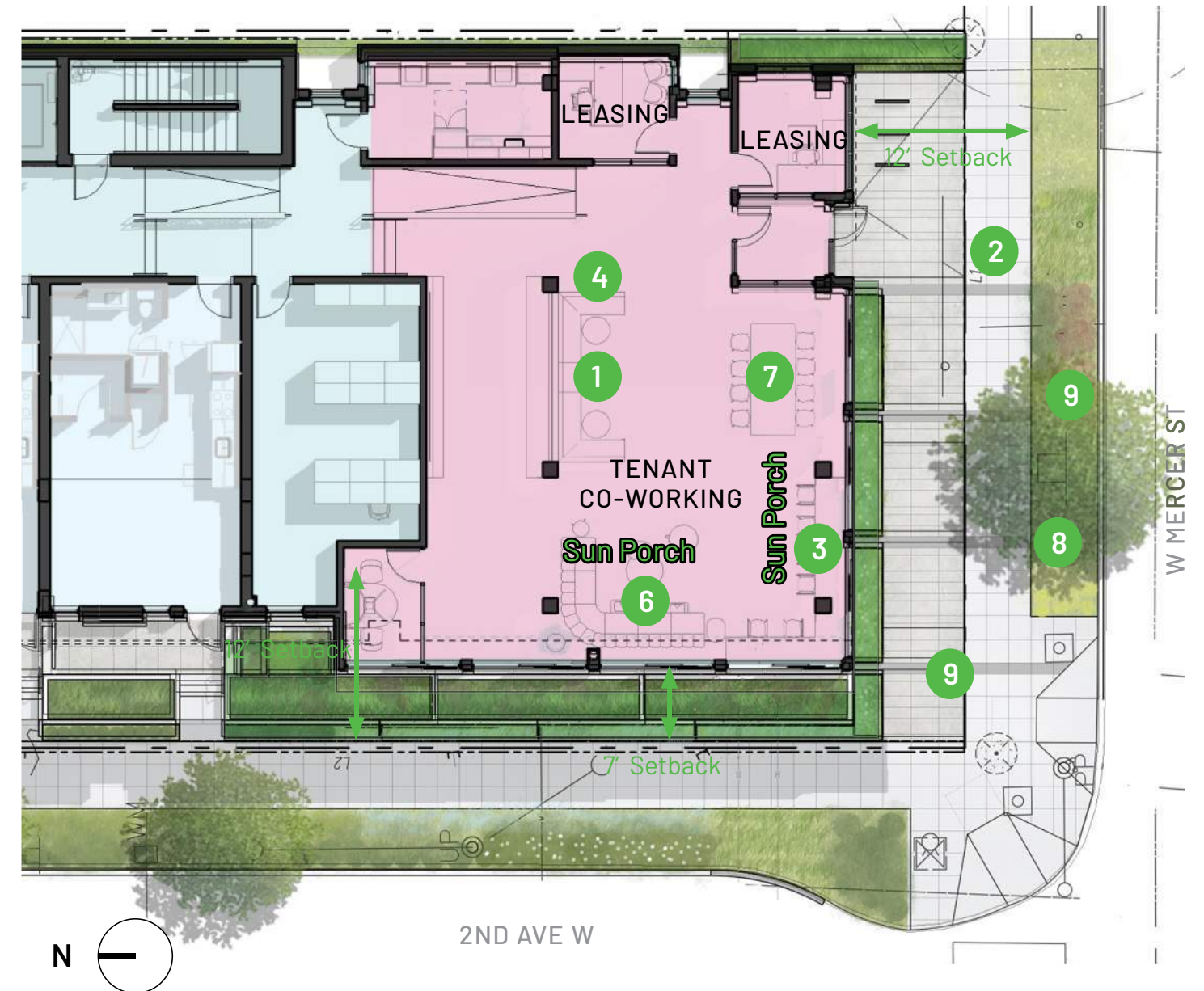
The board supported the sun porch concept at the ground level of the building near the intersection instead of commercial space, and asked the applicant to study the interaction of the sun porch with the adjacent public space, with the intent to maximize street activation and connection between the indoor 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.



HISTORIC SUN PORCH 1914



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



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



2b 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

2b 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.

2b 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.

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.

EDG RESPONSES - 3A & 3B OUTDOOR STREET FRONTAGE

3a 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)



+



I. PAVERS

PAVEMENT ARTICULATION DEFINE A SERIES OF SPACES AT GRADE ALIGNING WITH THE SUN PORCH STRUCTURE AND EXTENDING THROUGH THE SIDEWALK

+

II. LANDSCAPE
LOW PLANTINGS BUFFER THE TRANSITIONAL SPACE.

+

3b 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)



+



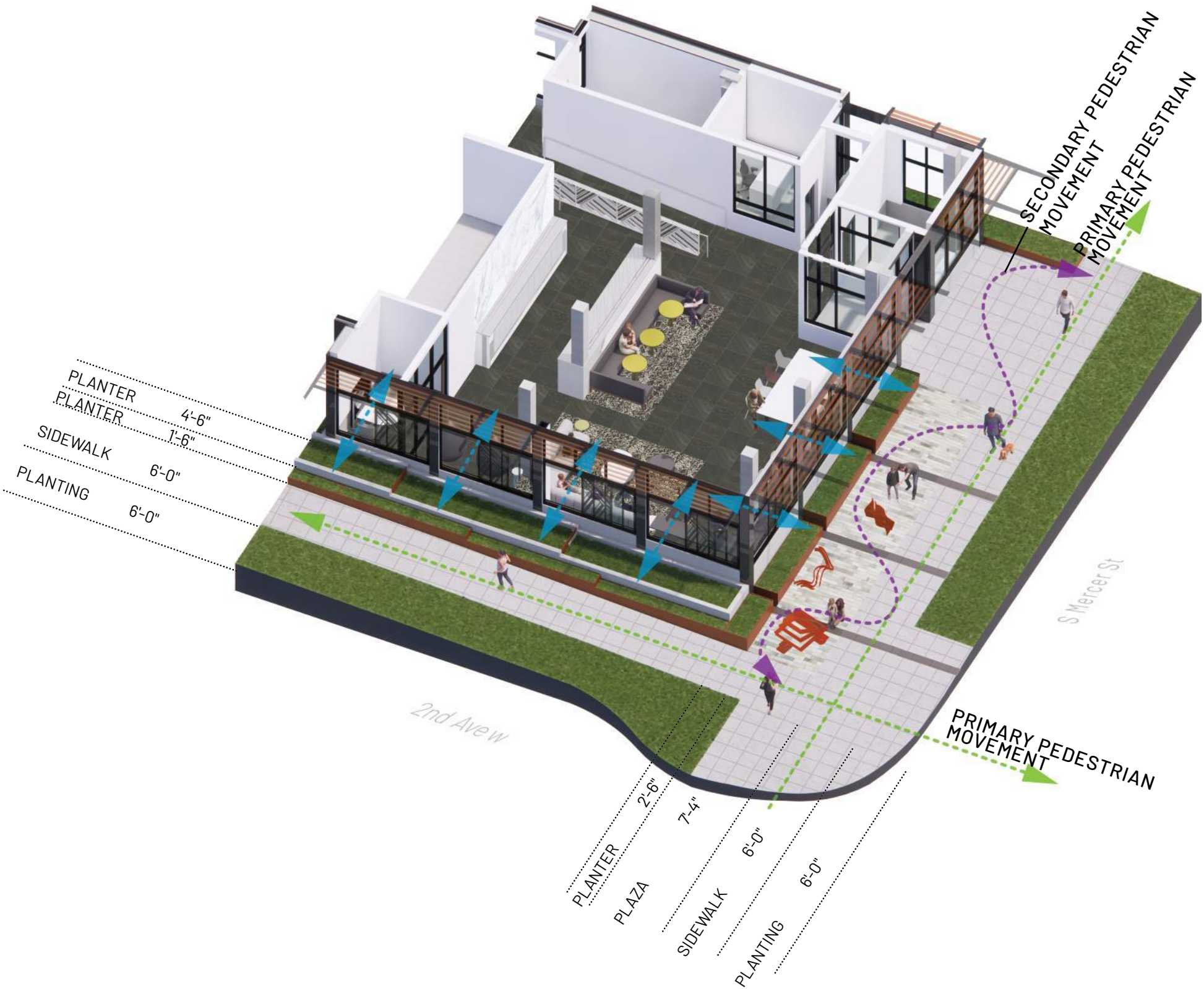
III. BUILDING ELEMENTS

OPERABLE WINDOWS & WEATHER PROTECTION BLUR THE ZONE BETWEEN THE INTERIOR AND EXTERIOR

IV. ARTWORK

SCULPTURE PROVIDES VISUAL INTEREST WITHIN THE PLAZA WHILE SHARING ELEMENTS WITH THE BUILDING SCREENS

EDG RESPONSES - 3A & 3B OUTDOOR STREET FRONTAGE



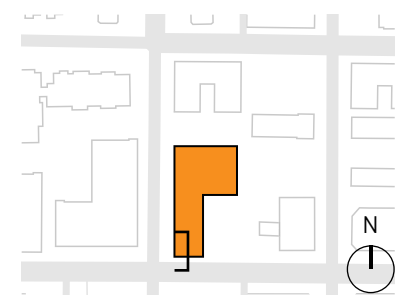
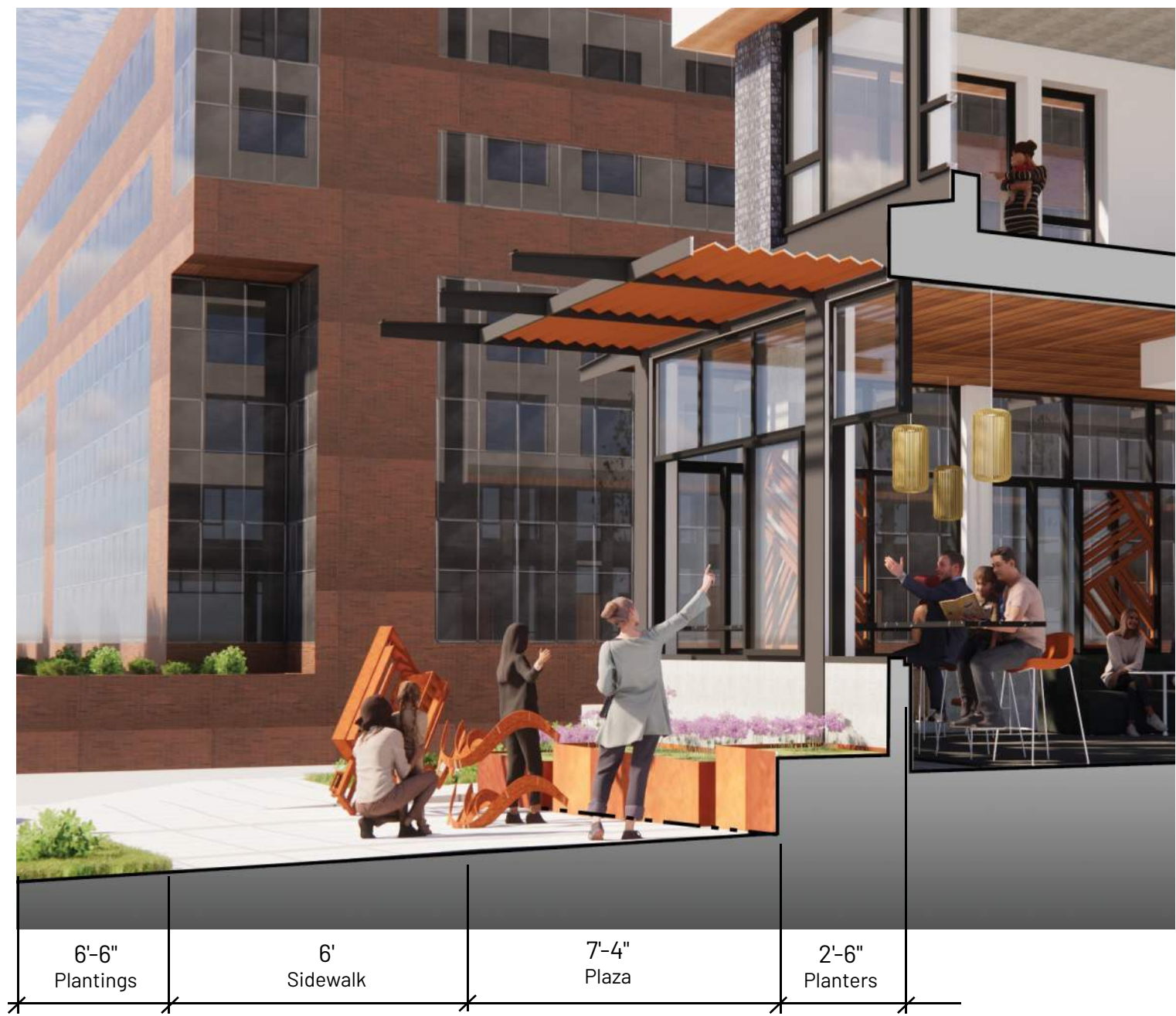
RESPONSE:

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.

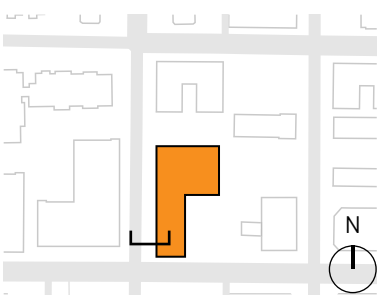
Rather than treat the plaza as an extension of the sidewalk, the sidewalk is reclaimed as part of the plaza and sun porch element. Like a wide point in a river, the current of the pedestrian experience within the space is slowed down by providing a meandering path filled with points of visual interest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

- Primary Pedestrian Movement
- Secondary Pedestrian Movement
- Interior and Exterior Connections

EDG RESPONSES - 3A & 3B OUTDOOR STREET FRONTAGE



SECTION PERSPECTIVE AT W MERCER ST



SECTION PERSPECTIVE AT 2ND AVENUE W

EDG RESPONSES - 3A & 3B OUTDOOR STREET FRONTAGE



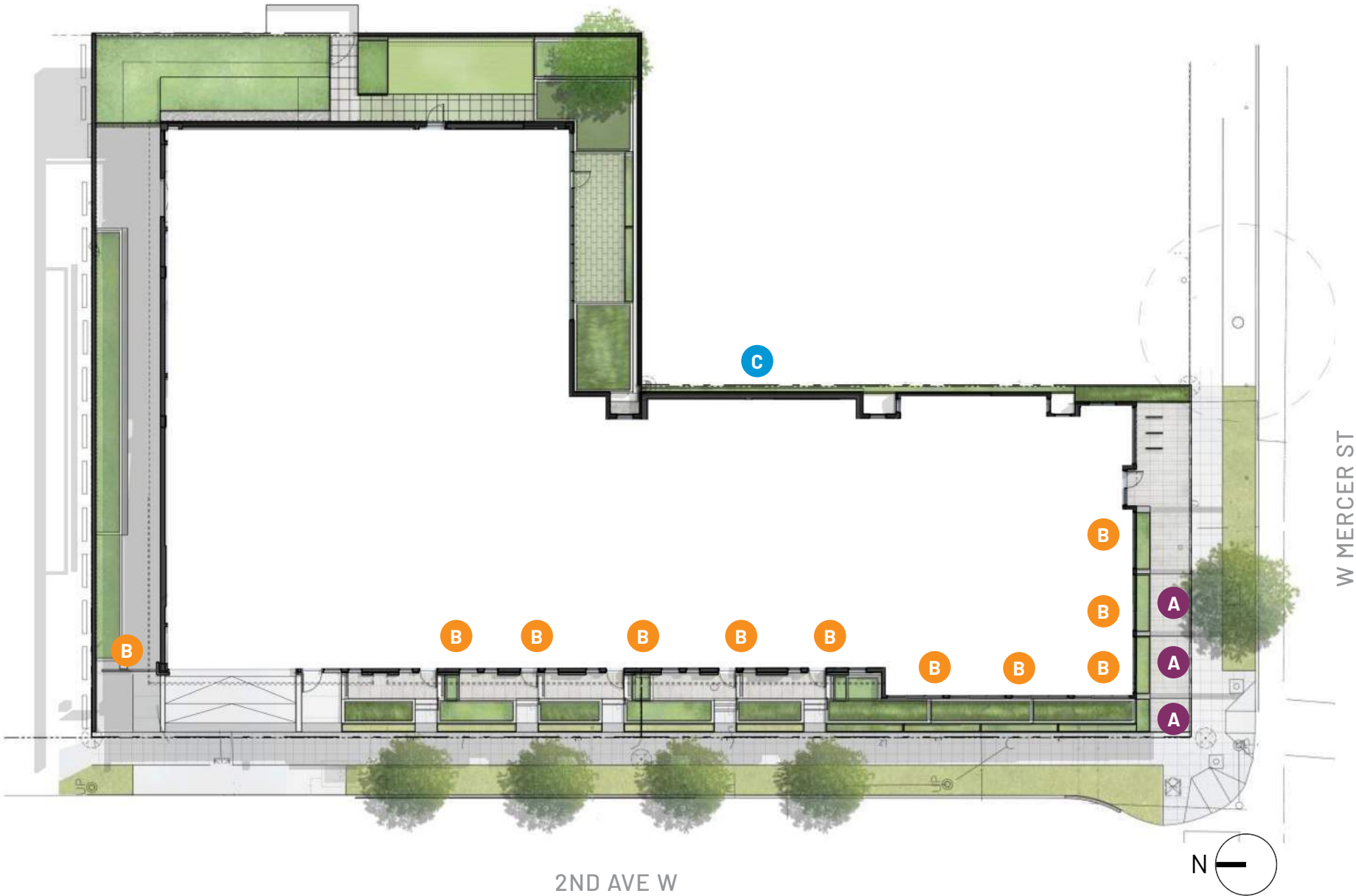
EDG RESPONSES - 1E ART INTEGRATION

1e 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)

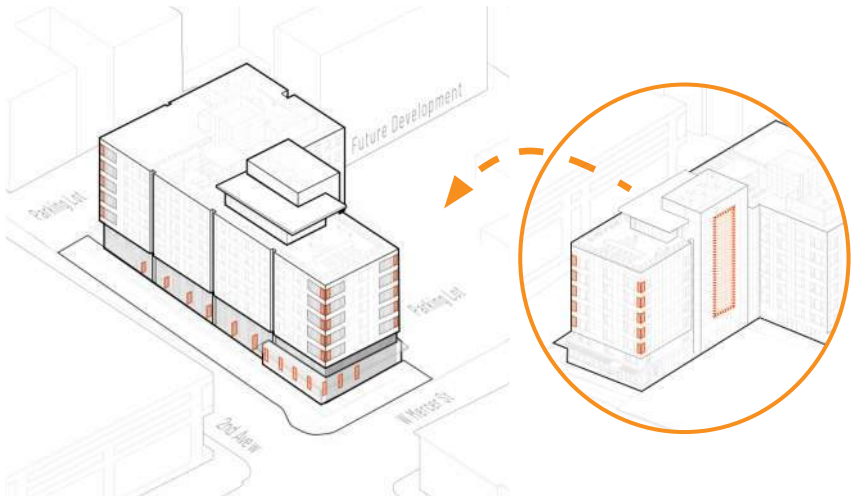
RESPONSE:

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]

ART SCREEN INSPIRATIONS

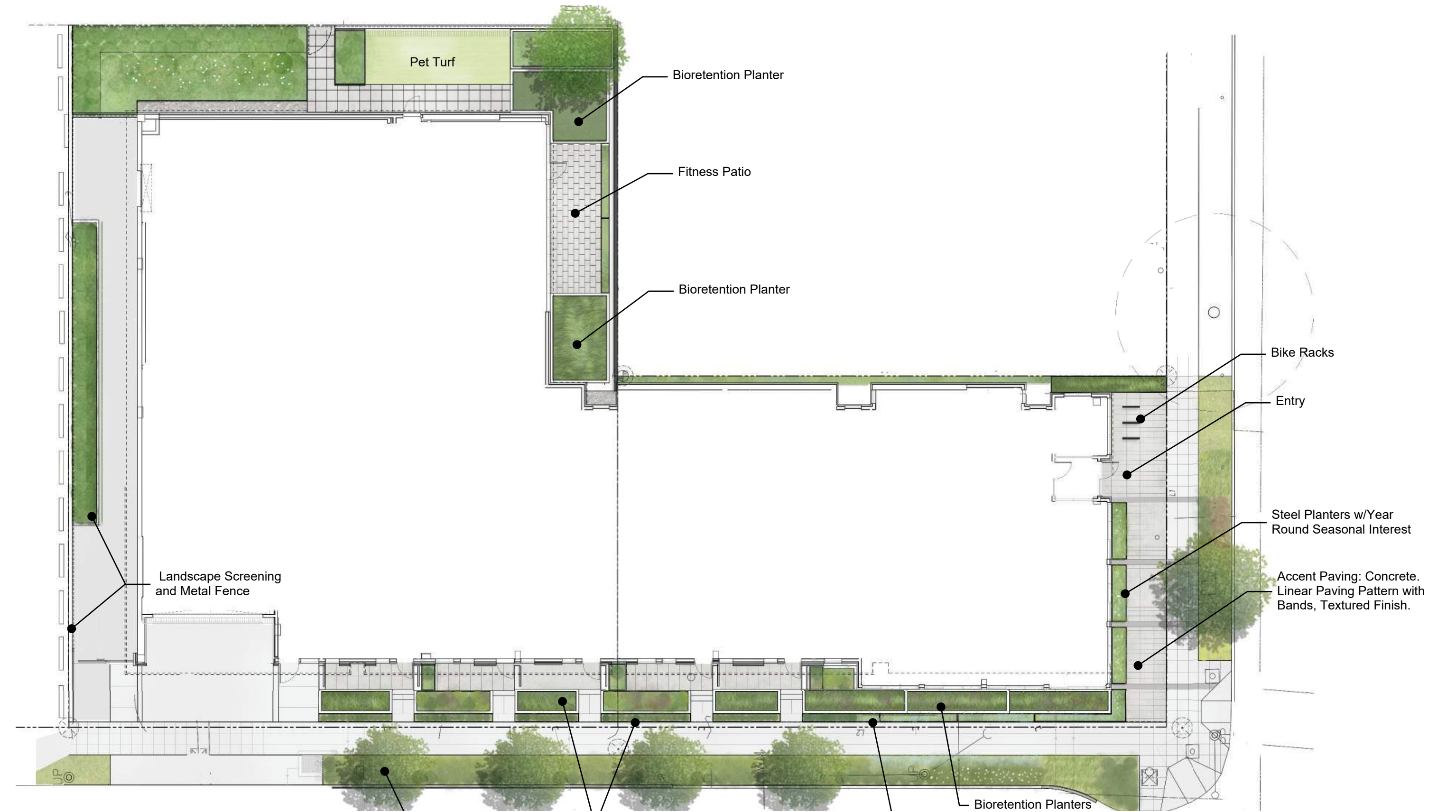


DECORATIVE ART SCREENS IN SUN PORCH [WOOD]

MURAL INSPIRATIONS



LANDSCAPE DESIGN - **GROUND LEVEL**



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



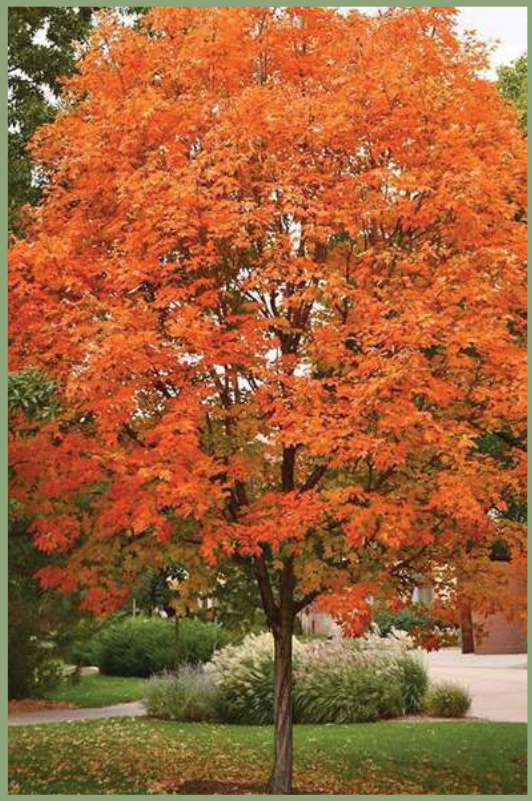
LAMBS EAR



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

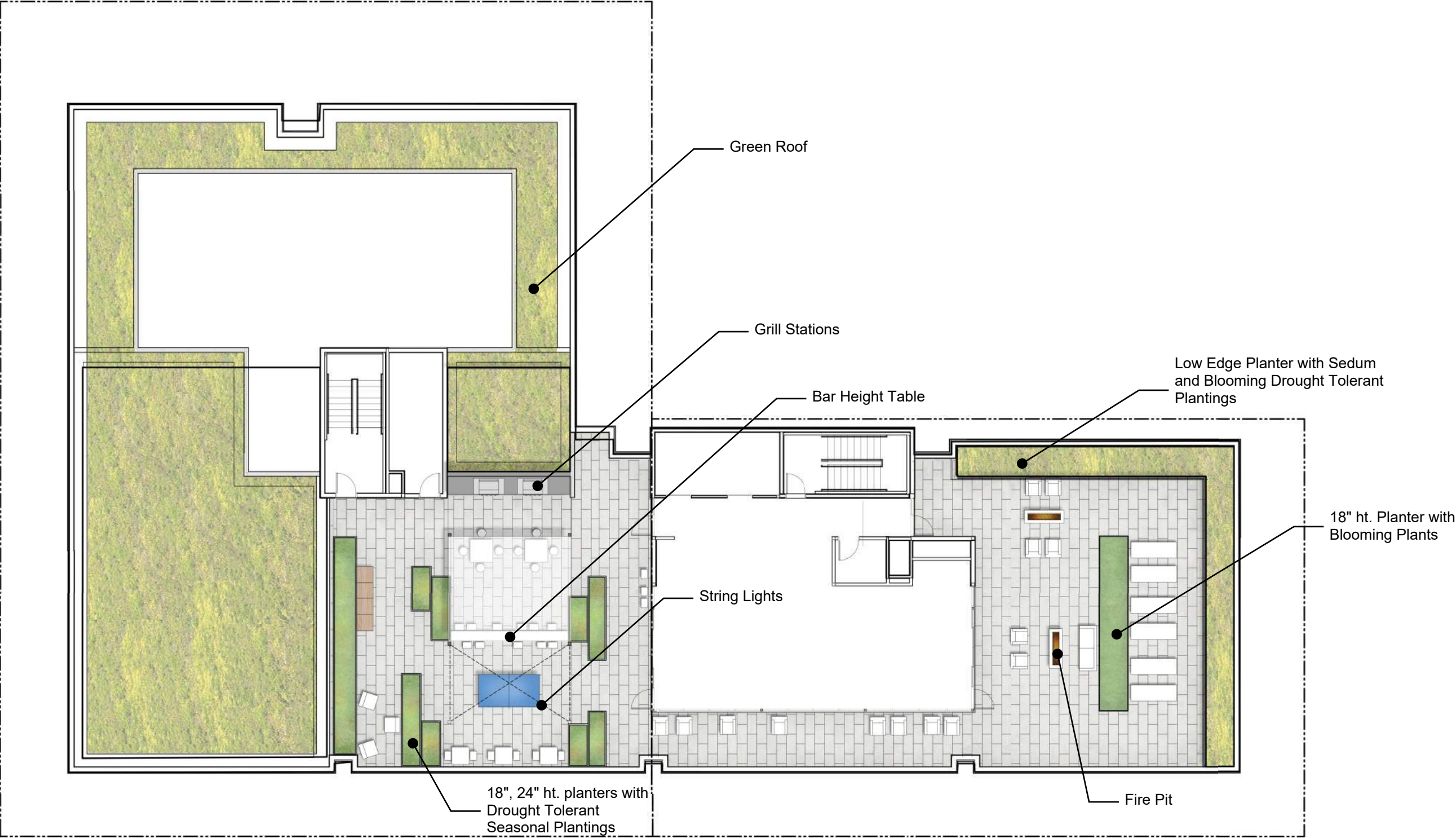


JUNCUS



STEWARTIA

LANDSCAPE DESIGN - ROOF



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

PERSPECTIVE VIEW



Design Options and Massing

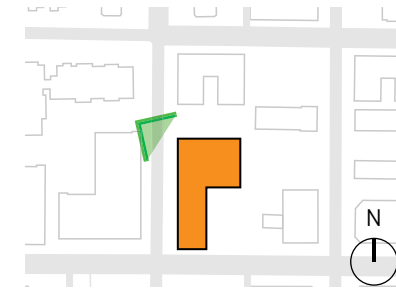
1c

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)

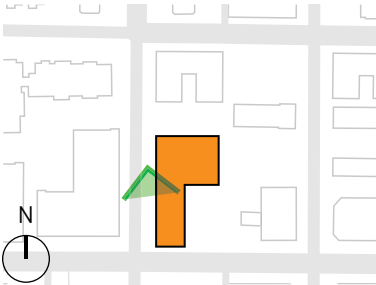


VIEW LOOKING SOUTHWEST

Design Options and
Massing / Ground-Level
Uses

1d 2a

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. DC2.A.1. Site Characteristics and Uses, DC2.A.2. Reducing Perceived Mass, DC2.C. Secondary Architectural Features, Uptown DC4.1. Building Materials)



VIEW OF RESIDENTIAL UNITS LOOKING WEST

PERSPECTIVE VIEW



Ground-Level Uses

2b

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)

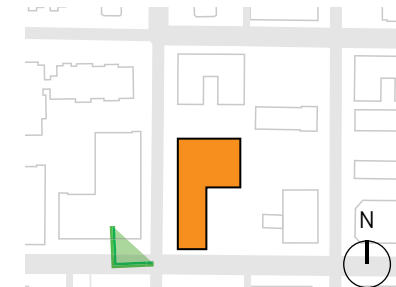
Outdoor Spaces

2b

3a

3b

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)



VIEW OF SUN PORCH (LOBBY) AT THE INTERSECTION OF WEST MERCER STREET AND 2ND AVENUE WEST

Ground-Level Uses

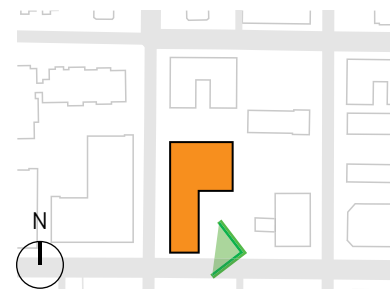
3a 3b

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

3a 3b

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



VIEW OF SUN PORCH (LOBBY) LOOKING EAST

PERSPECTIVE VIEW



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

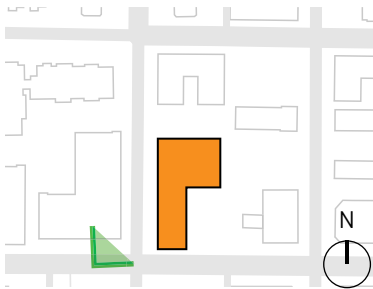
1b

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)

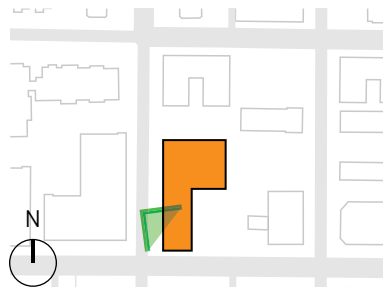


VIEW AT INTERSECTION OF WEST MERCER STREET AND 2ND AVENUE WEST

Design Options and Massing

1b

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)

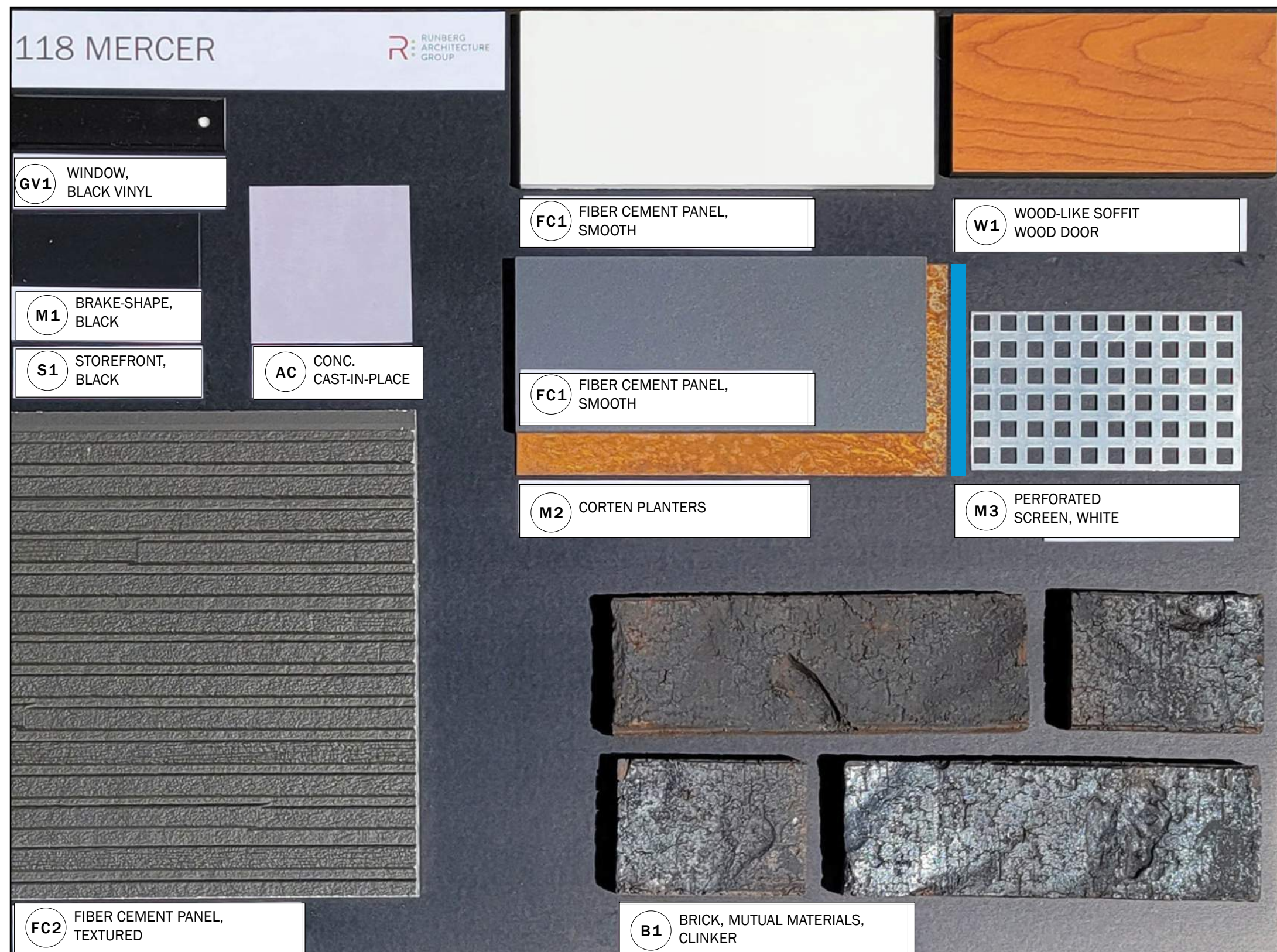


VIEW OF SKY LOUNGE

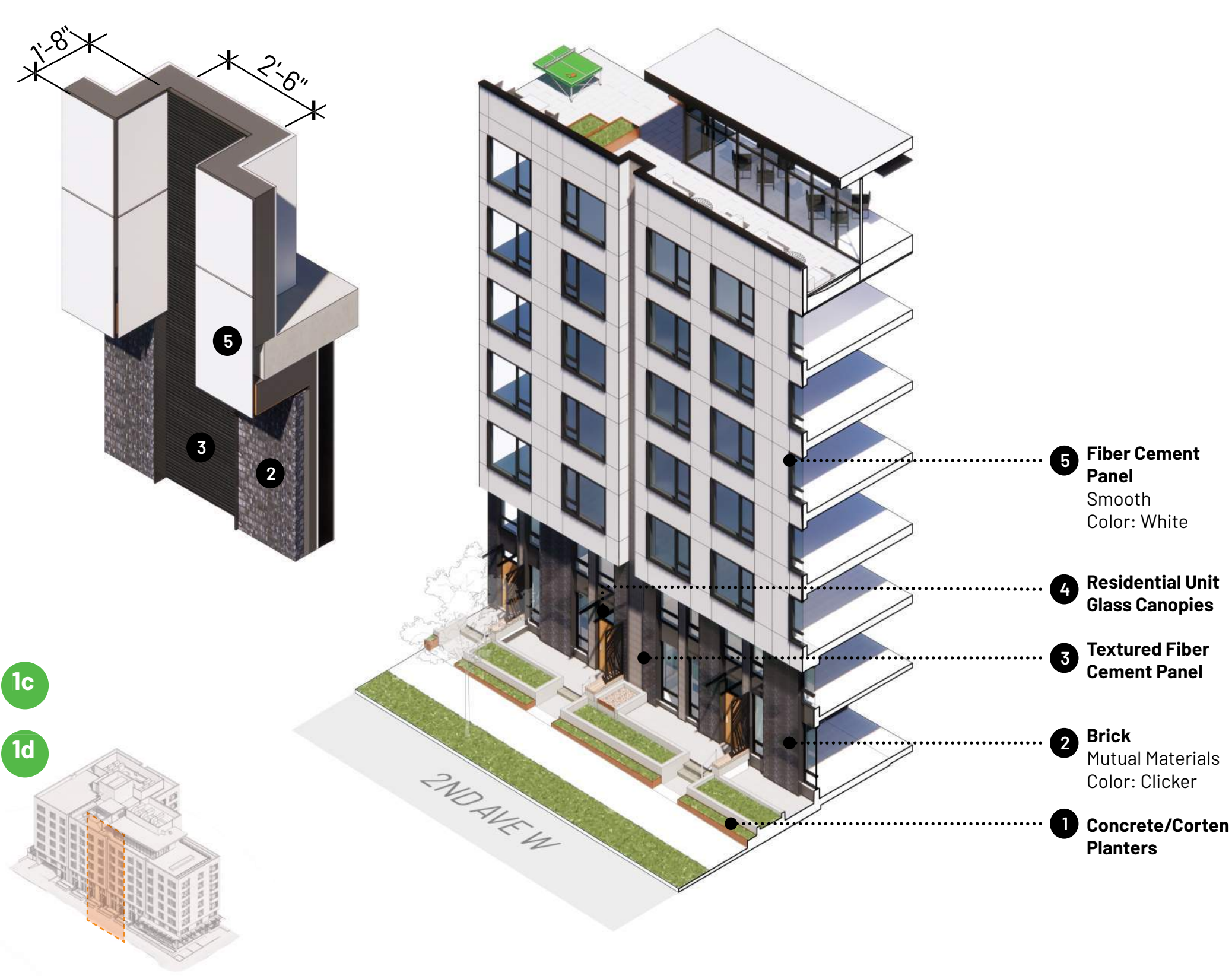
BUILDING MATERIAL - MATERIAL BOARD



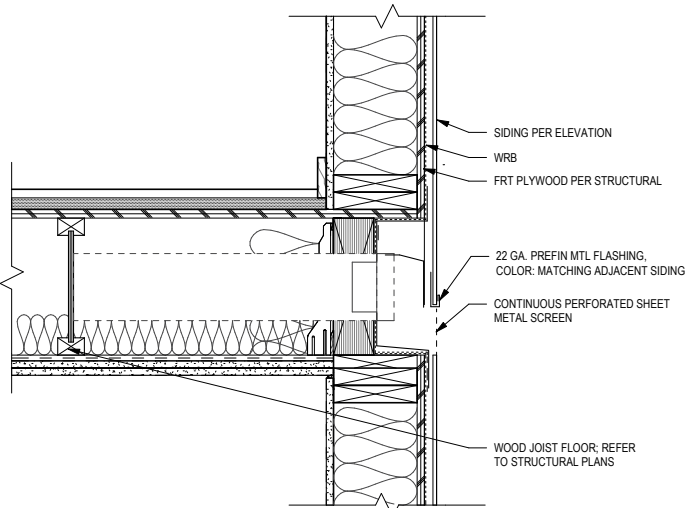
- AC Concrete**
Cast In Place
- B1 Brick**
Mutual Materials
Color: Clicker
- FC1 Fiber Cement Panel**
Color: White
- FC2 Textured Fiber Cement Panel**
- FC3 Fiber Cement Panel**
Color: Black
- GV1 Vinyl Window**
Color: Black
- S1 Storefront**
Color: "Matte Black"
- W1 Wood Door**
Wood-Like Soffit
- M1 Brake-shape, Black**
- M2 Corten Planters**
- M3 Perforated Screen**



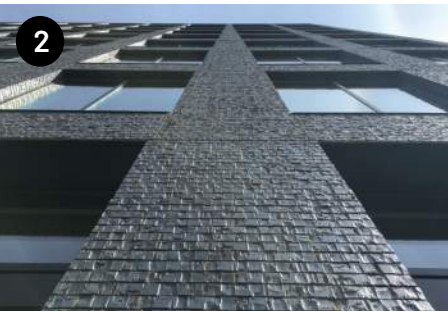
BUILDING MATERIAL - **STOOP CONDITIONS**



Vent Detail

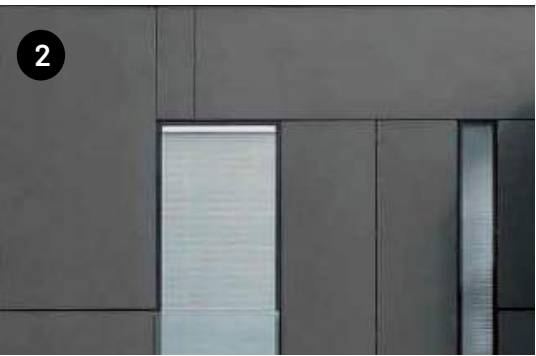


Vent Detail

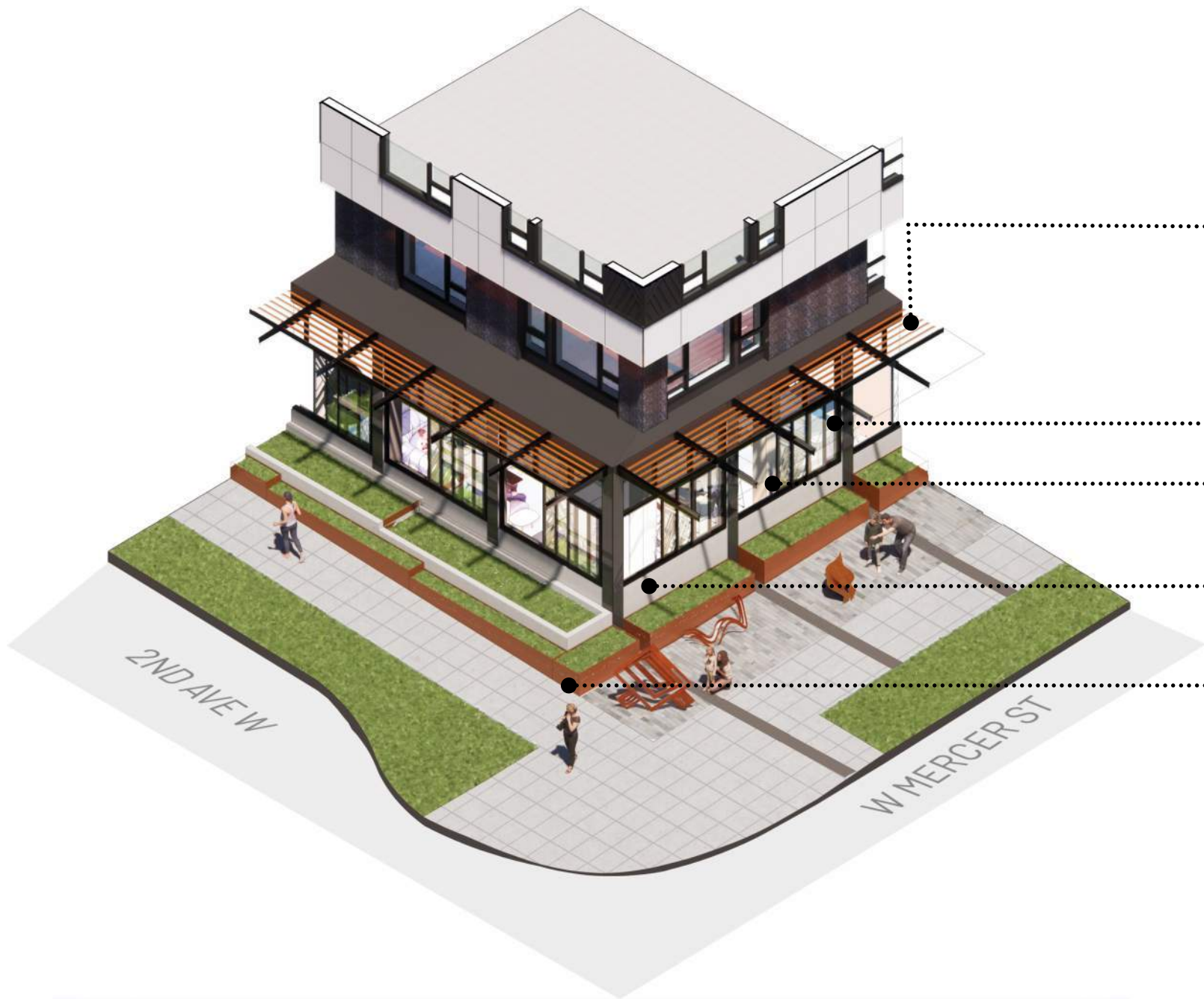
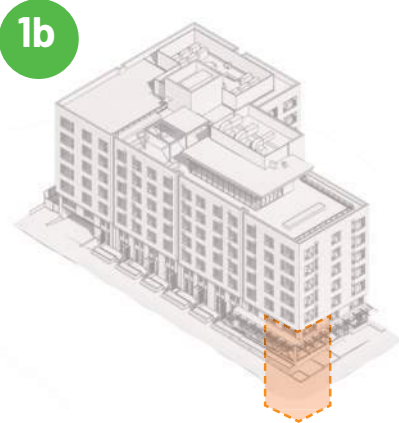




- 4 Fiber Cement Panel
Smooth
Color: White
- 3 Wood-Like Soffit
- 2 Fiber Cement Panel
Smooth
Color: Black
- 1 Black Aluminum
Storefront



BUILDING MATERIAL - **SUN PORCH**



- 5 Lobby Glass Canopy w/
Aluminum Louvers &
Aluminum Frames
- 4 Operable Door/
Windows
- 3 Black Aluminum
Storefront
- 2 Concrete
Cast-In-Place
- 1 Concrete/Corten
Planters

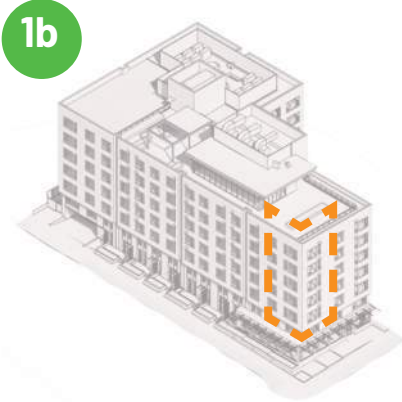




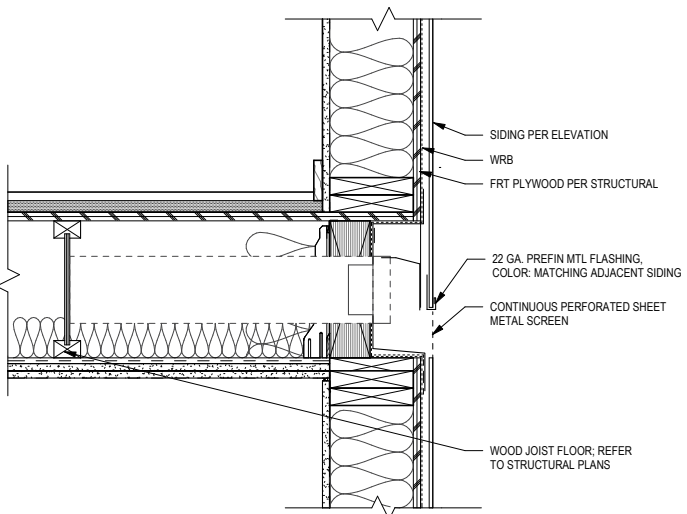
3 Fiber Cement Panel
Smooth
Color: White

2 Vinyl Window
Color: Black

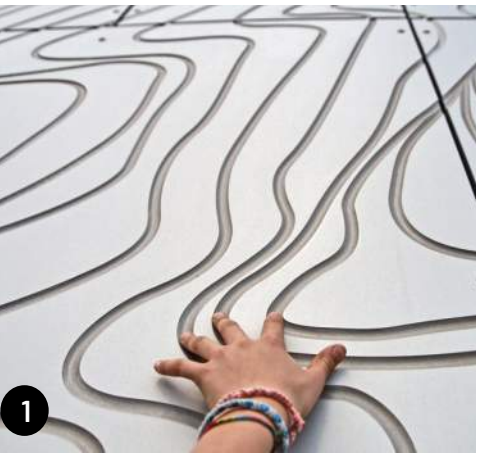
1 Fiber Cement Panel
Engraved
Color: Black



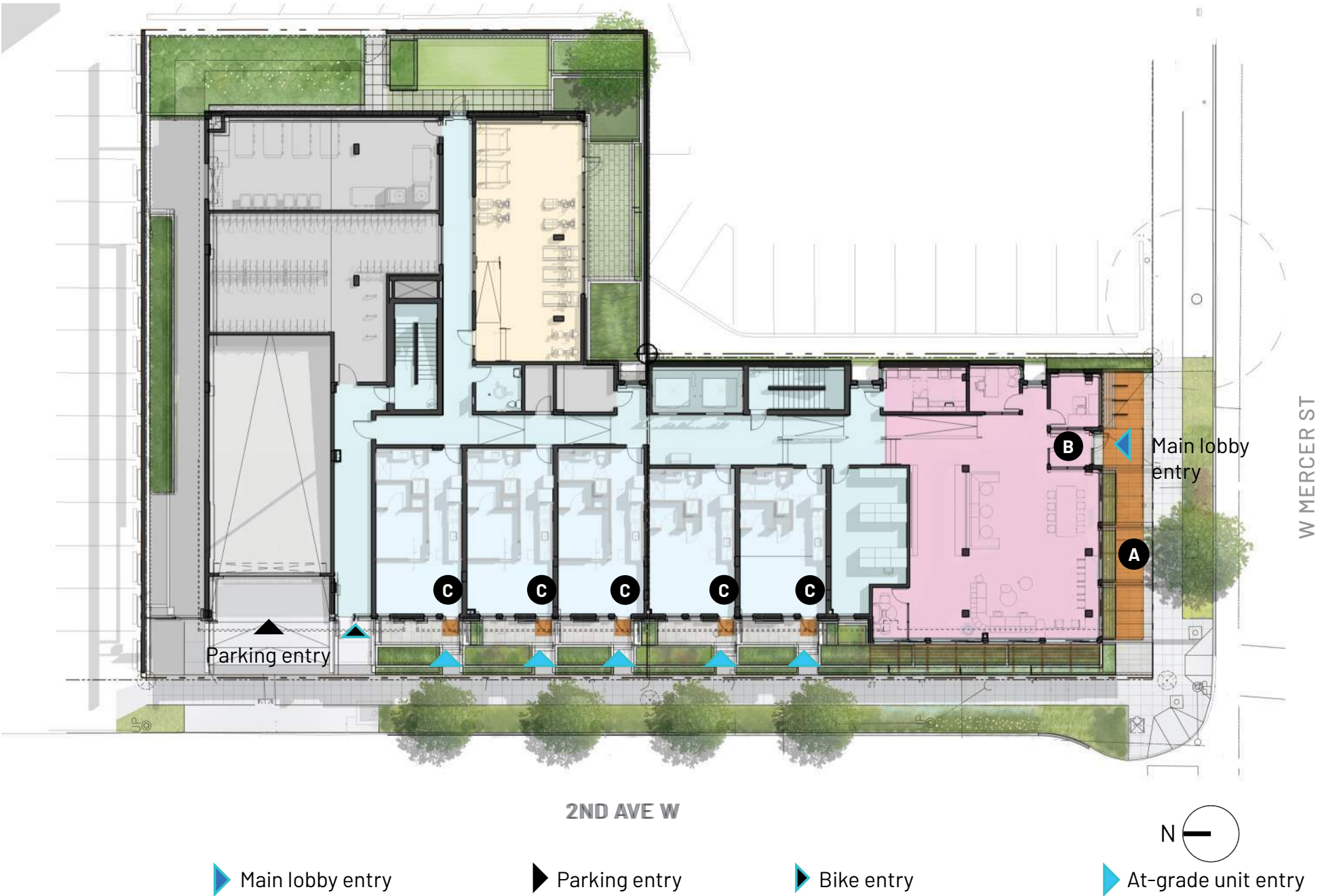
Vent Detail



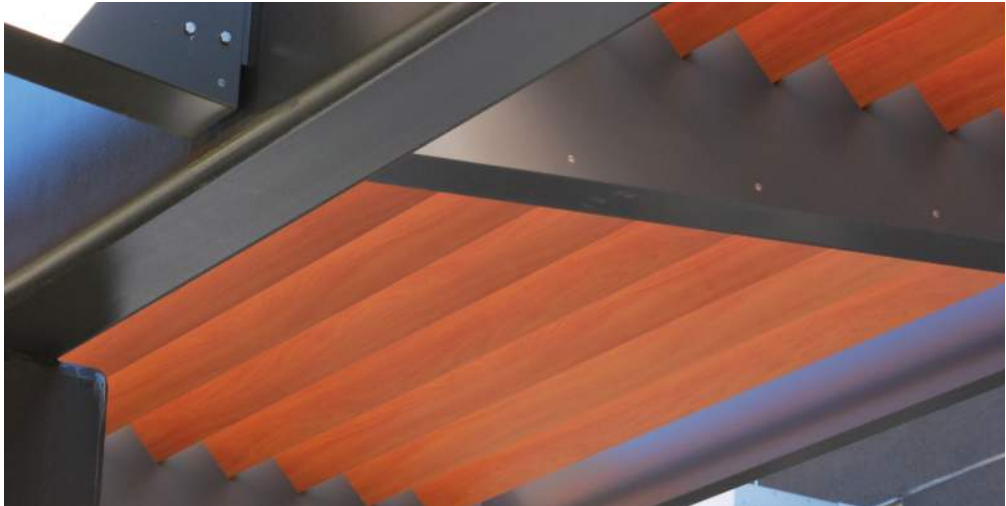
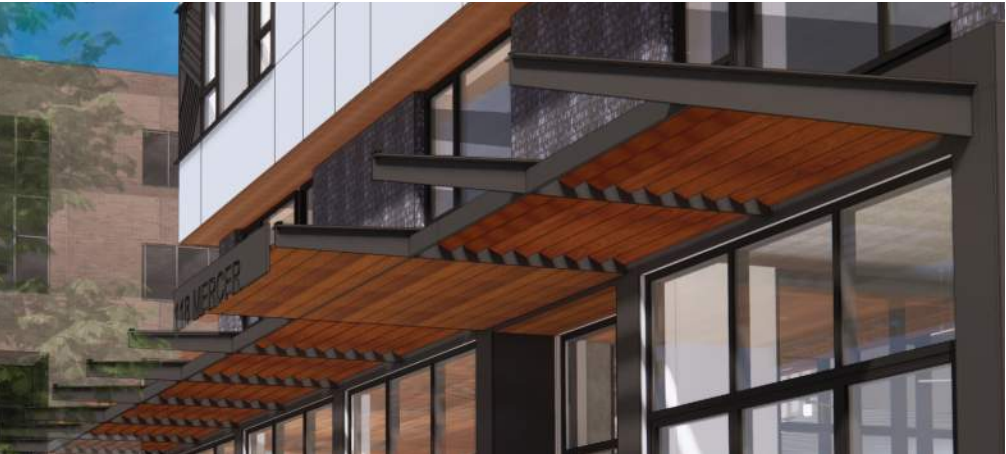
Vent Detail



CANOPY DESIGN - **GROUND LEVEL**



A LOBBY - CANOPY WITH ALUMINUM LOUVERS



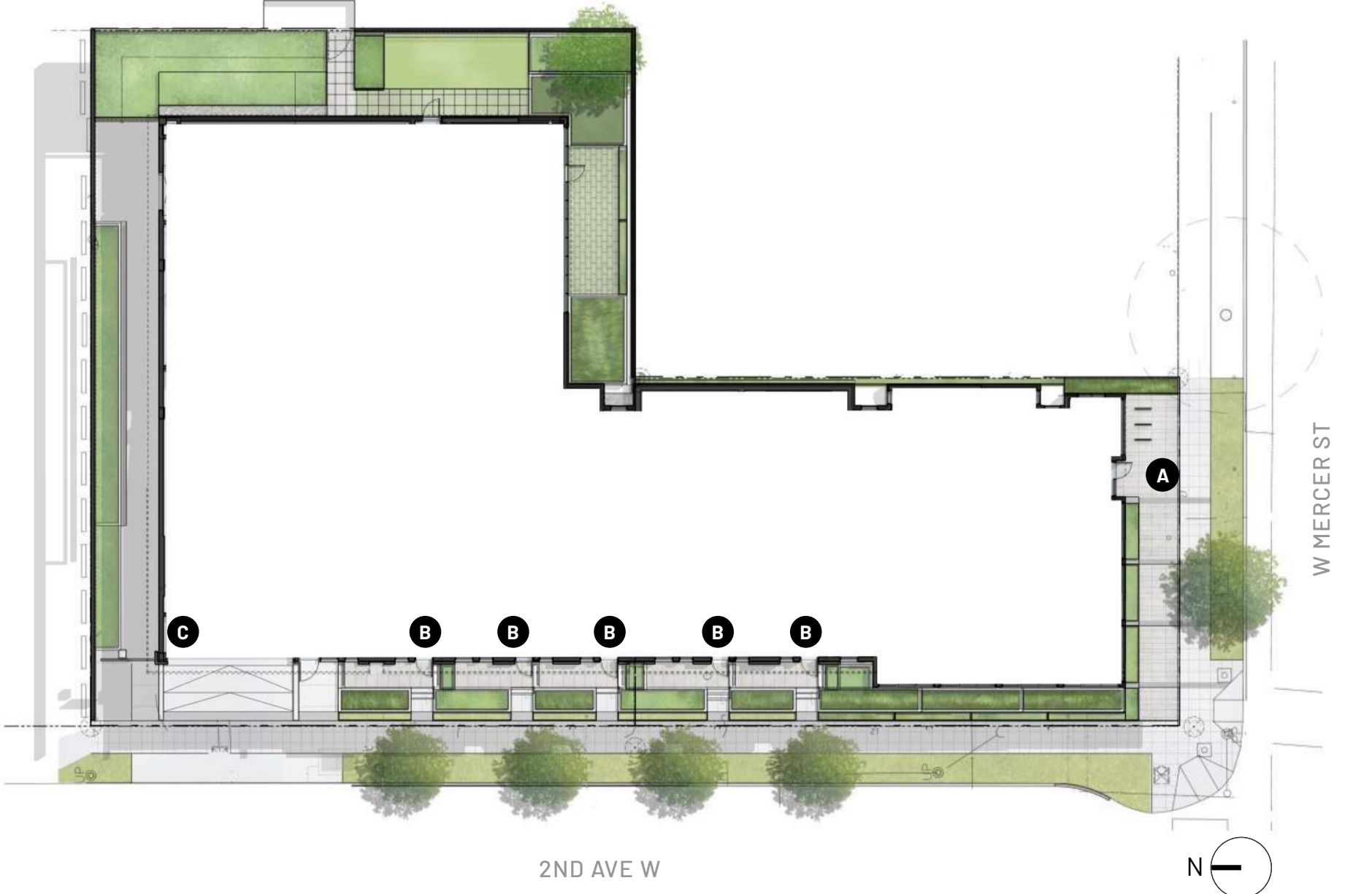
B LOBBY - CANOPY WITH WOOD SOFFIT



C RESIDENTIAL UNIT - GLASS CANOPY



SIGNAGE DESIGN - **GROUND LEVEL**



A BUILDING SIGNAGE - LOBBY CANOPY

A MONUMENT SIGNAGE

B AT-GRADE UNIT SIGNAGE

C PARKING SIGNAGE



EXTERIOR LIGHTING DESIGN - **GROUND LEVEL**



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



ALL LIGHTS



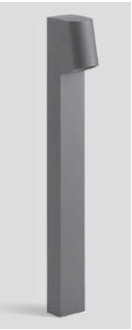
B PLANTER WALL LIGHT



C PLANTER LIGHT



D GARDEN/PATHWAY BOLLARD



E THIN LED STRIP ON TOP OF THE RESIDENTIAL DIVIDER PANELS

F UP-DOWN SCENCE LIGHTING



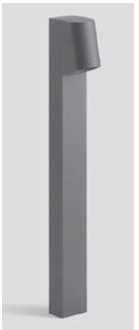
G IN-GROUND LED ACCENT LIGHTING



EXTERIOR LIGHTING DESIGN - ROOF LEVEL



A GARDEN/PATHWAY BOLLARD



B CEILING MOUNTED DOWN LIGHTS



C CATENARY LIGHTING





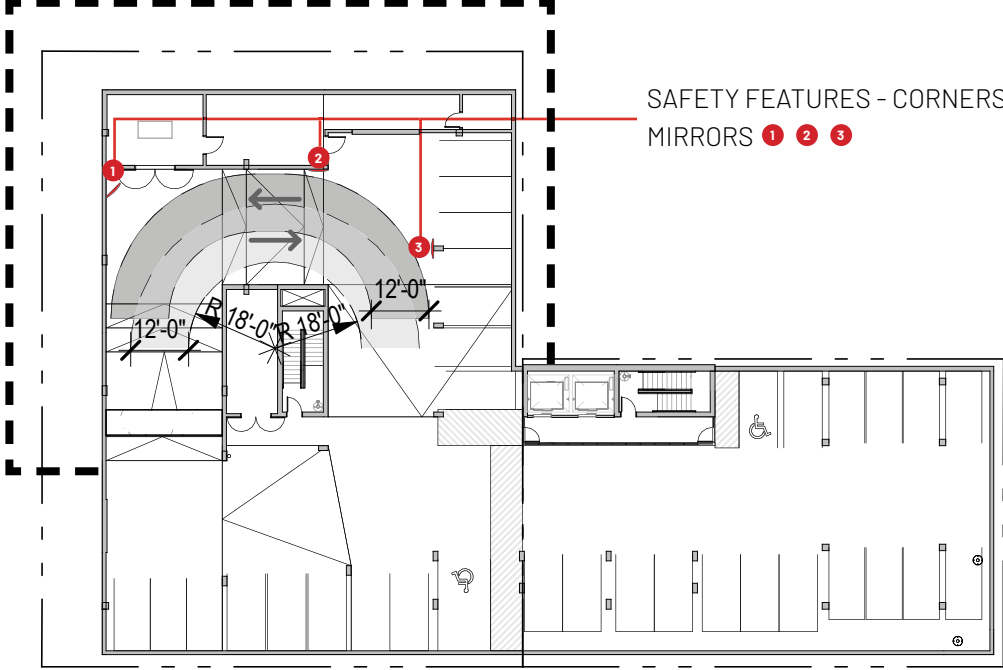


THANK YOU!

05 DEPARTURES

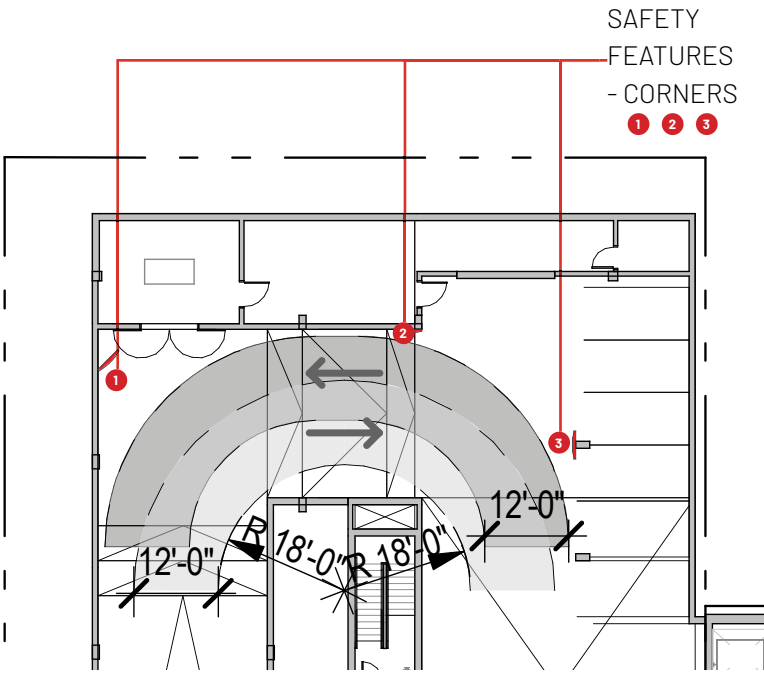
DEPARTURE REQUEST #1 - DRIVEWAY

PROPOSED



SAFETY FEATURES - CORNERS
MIRRORS 1 2 3

PARKING LEVEL 1 - FLOOR PLAN

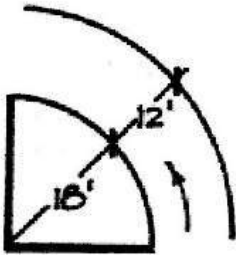


SAFETY
FEATURES
- CORNERS
1 2 3

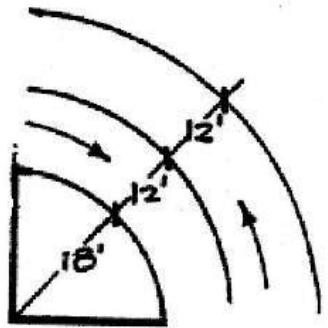
PARKING LEVEL 1 - ENLARGE PLAN

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 than 35 degrees.

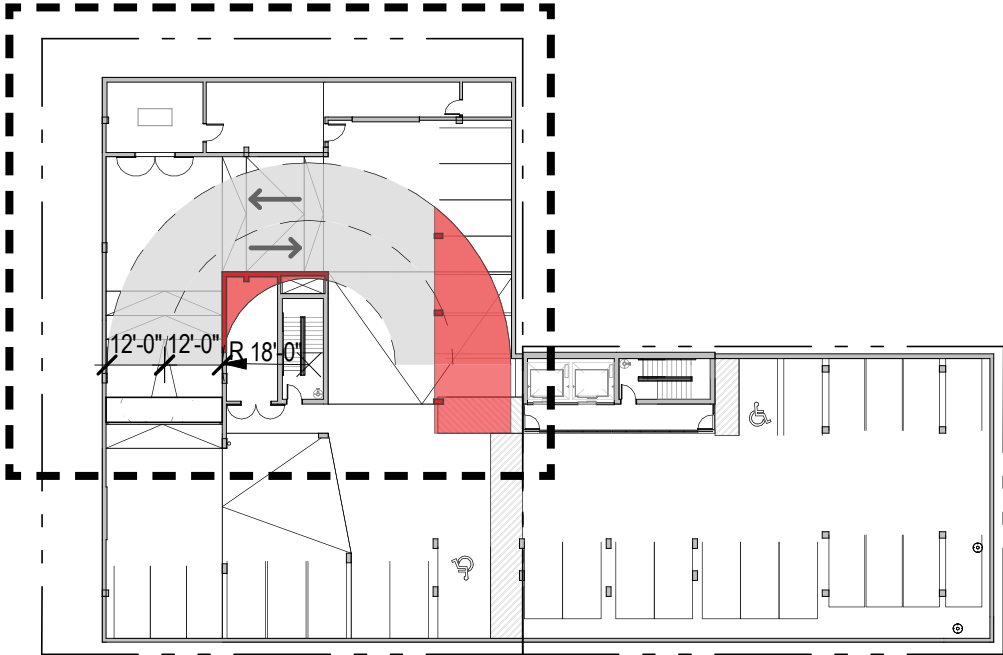


ONE WAY TRAFFIC

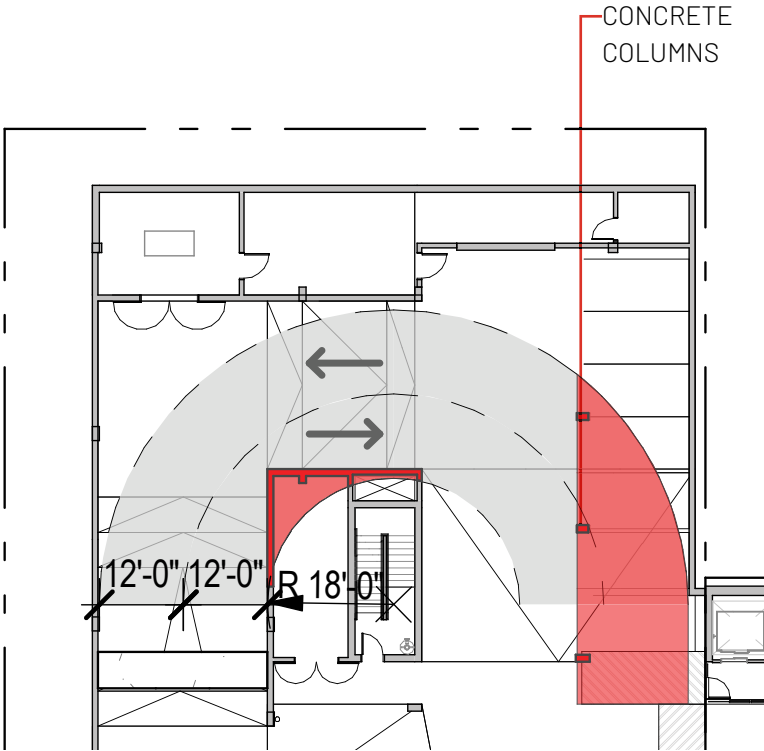


TWO WAY TRAFFIC

CODE-COMPLIANT



PARKING LEVEL 1 - FLOOR PLAN



CONCRETE
COLUMNS

PARKING LEVEL 1 - ENLARGE PLAN

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 exterior 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.

06 APPENDIX

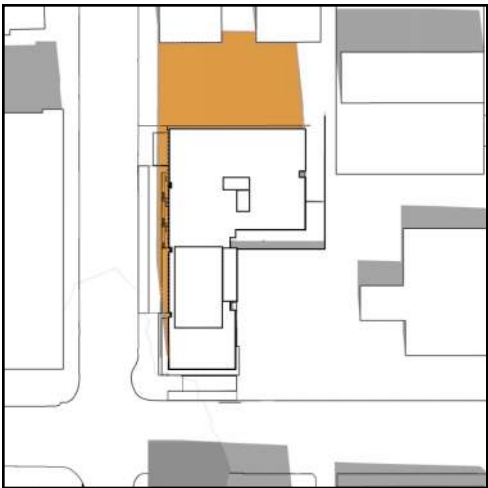
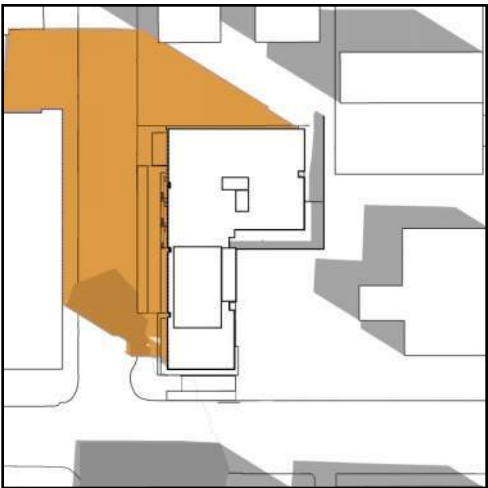
SHADOW STUDIES

9 AM

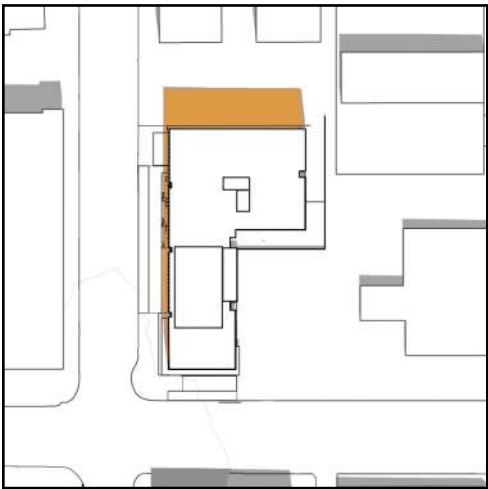
12 PM

3 PM

SPRING / FALL EQUINOX



SUMMER SOLSTICE

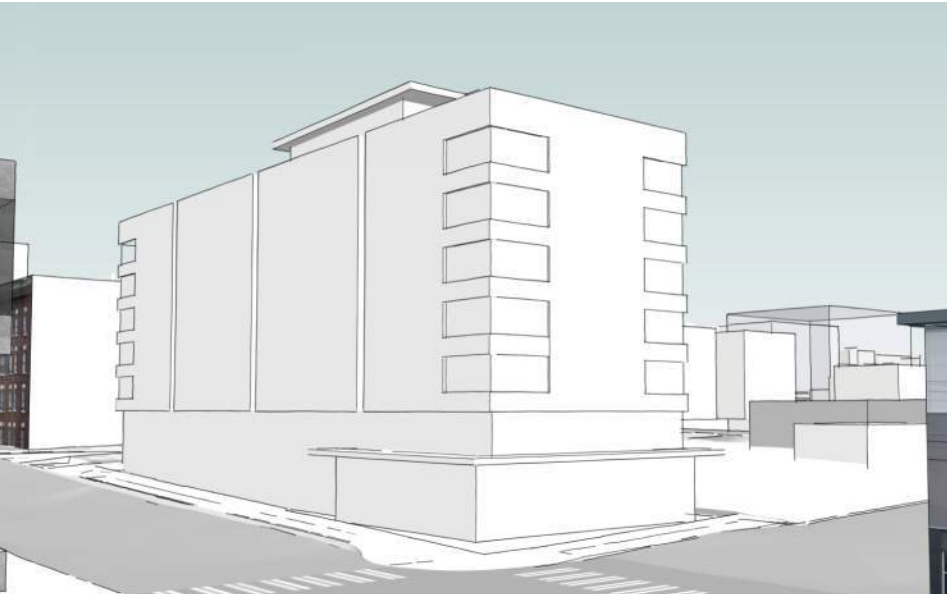


WINTER SOLSTICE



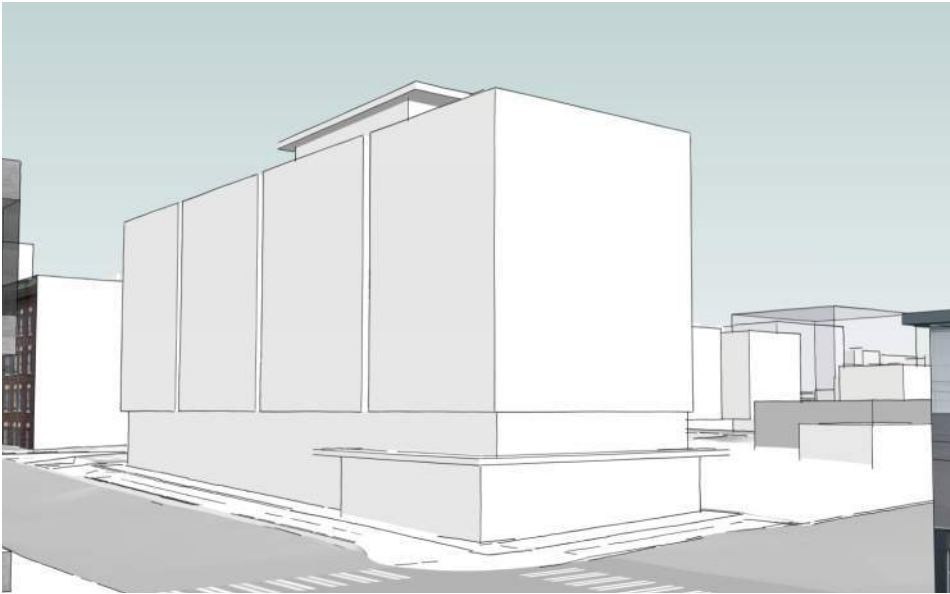
ALTERNATE MASSING STUDIES - 1B ARCHITECTURAL PROMIENANCE

STUDY 1 **PREFERRED**



PRO
Form clearly expressed
Corner is highlighted on the upper floors

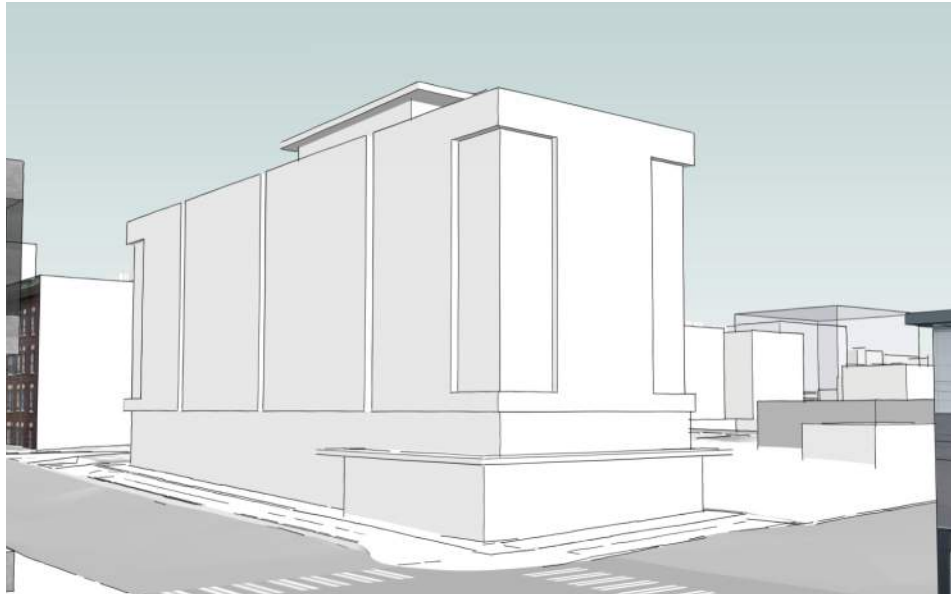
STUDY 2 - NO CORNER EROSION



PRO
Form clearly expressed

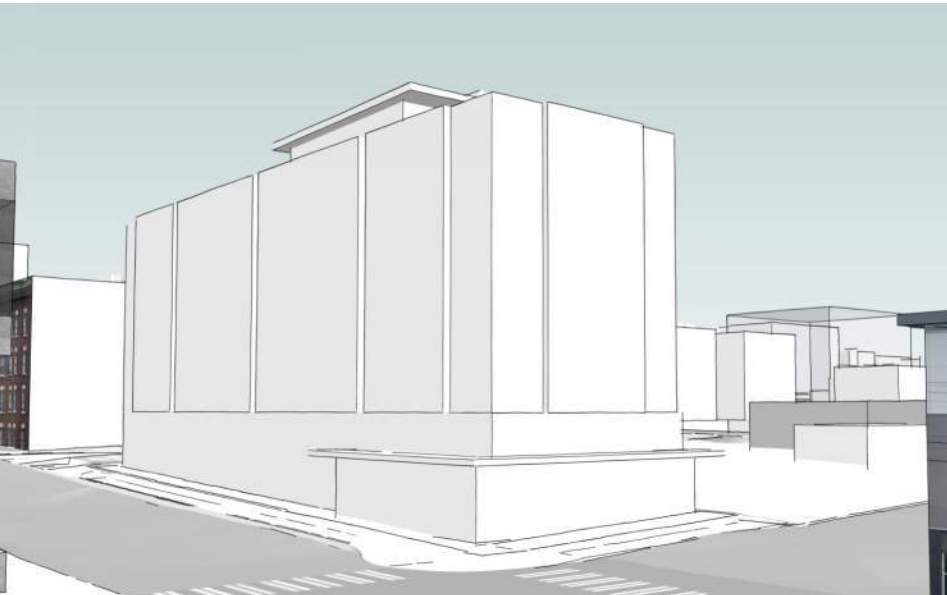
CON
Less emphasis on the corner on the upper floors

STUDY 3 - UPPER STORY EROSION



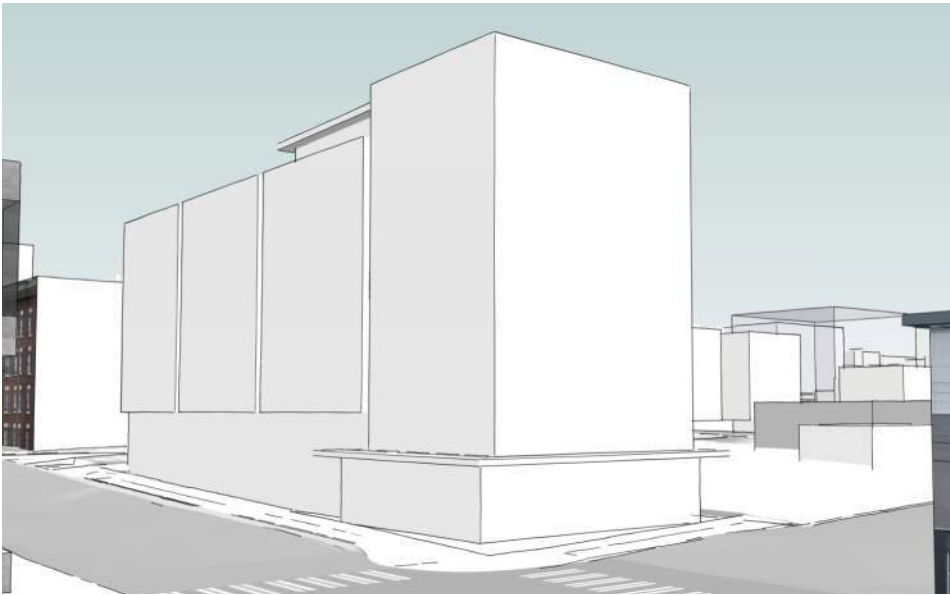
CON
Corner expression overpowers the form as a whole

STUDY 4 - COMPLETE CORNER EROSION



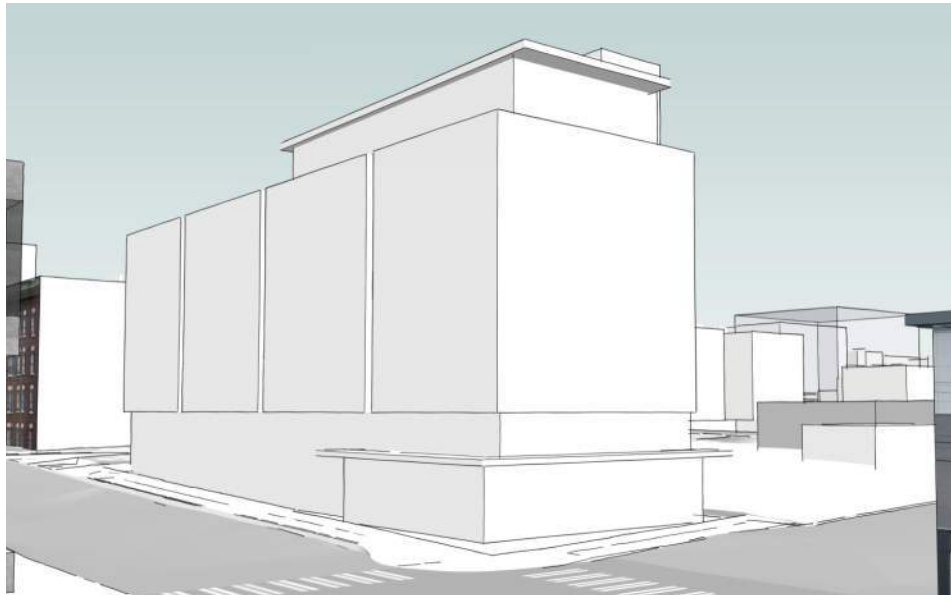
CON
Upper floor massing form expression is lost

STUDY 5 - ADDITIONAL MASSING



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

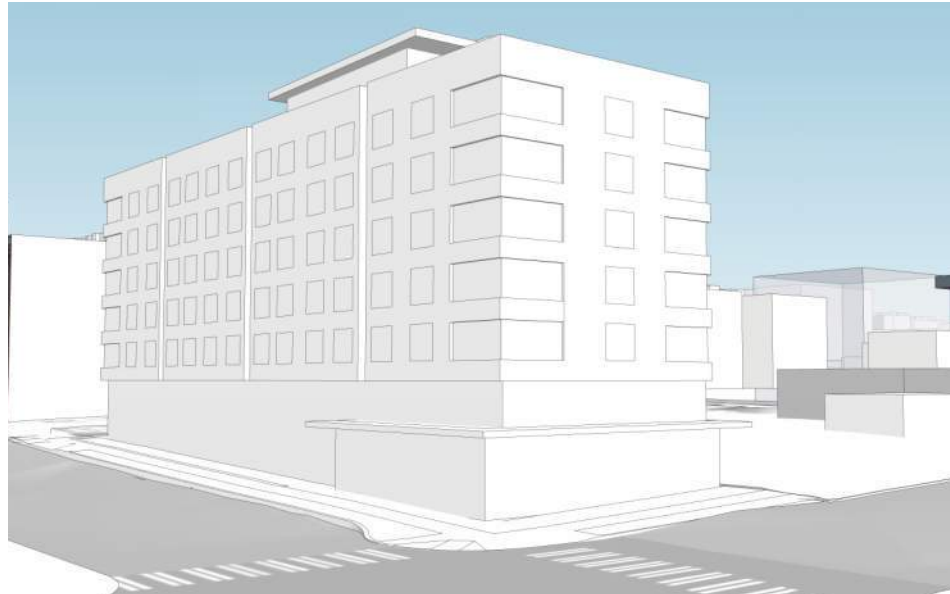
STUDY 6 - LIGHT HOUSE



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

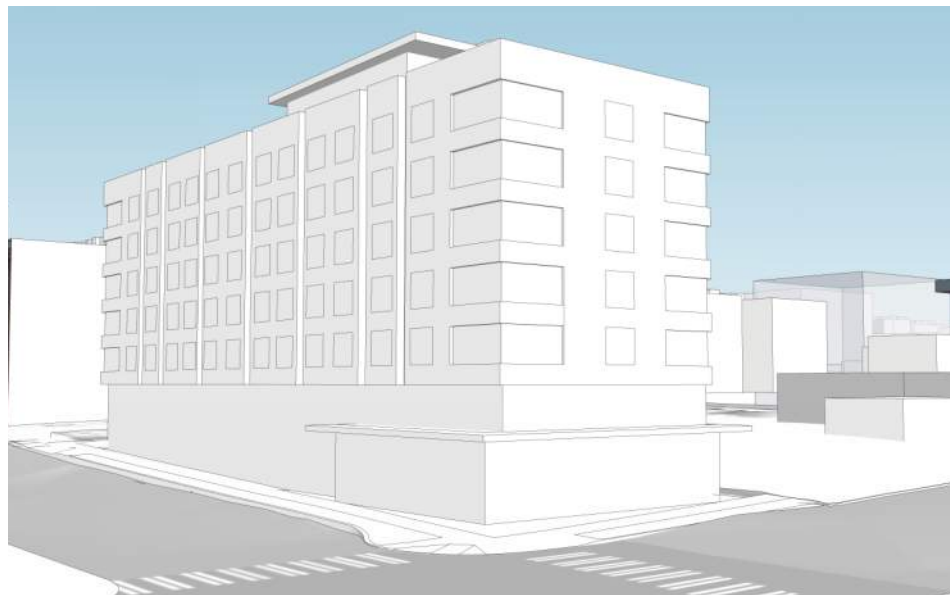
STUDY 3 - INCREASED WIDTH OF GASKETS



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



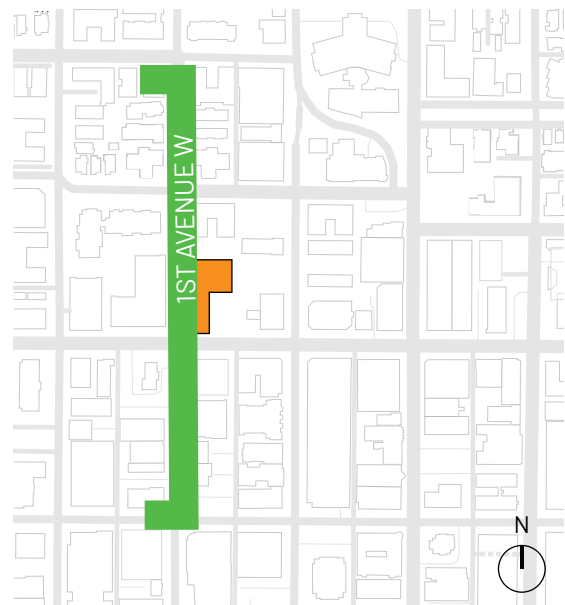
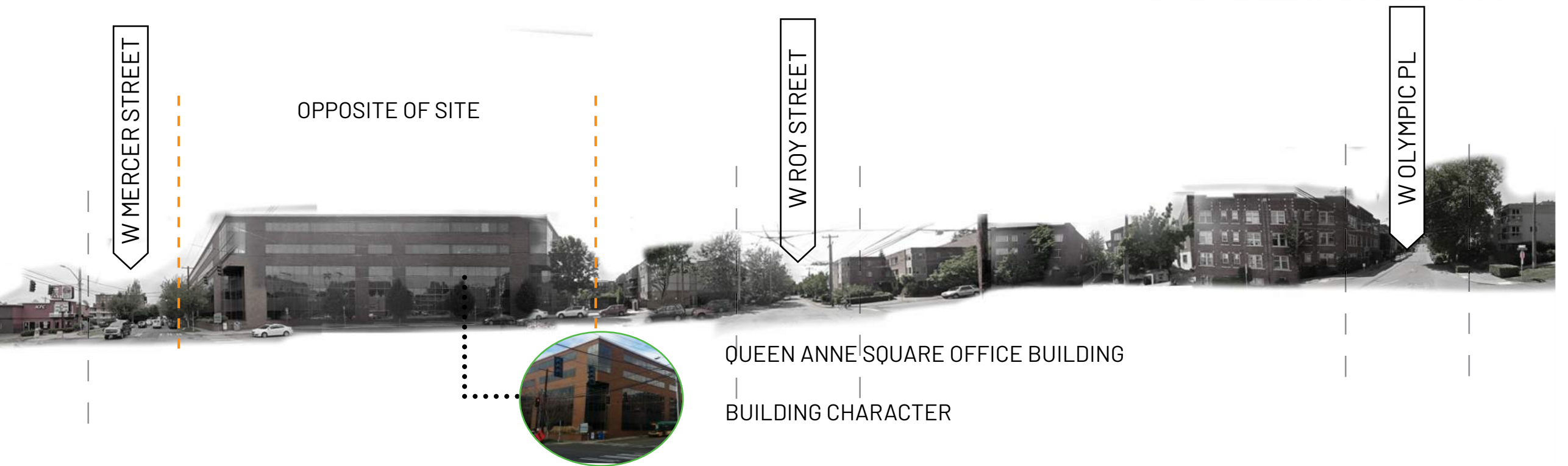
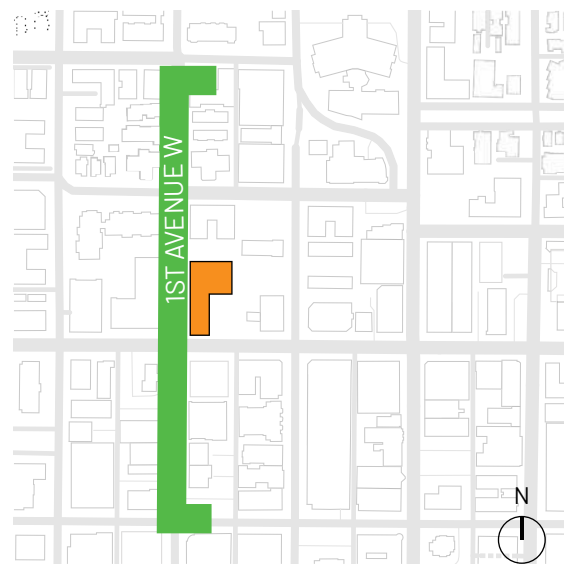
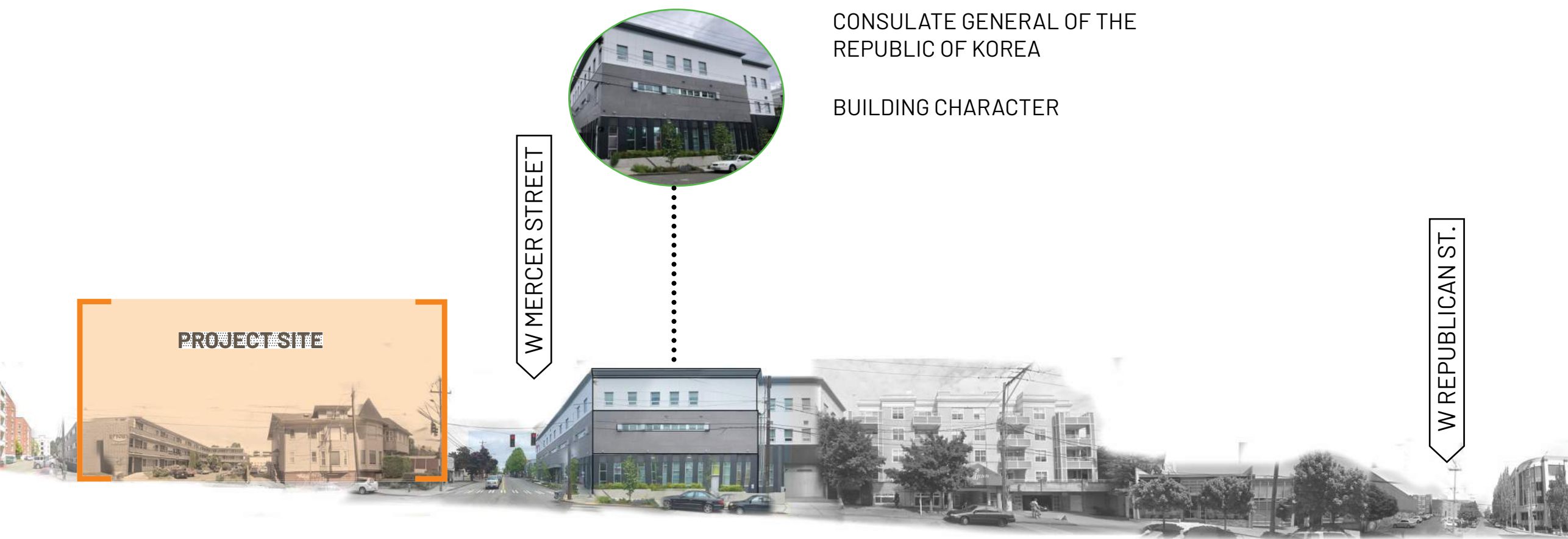
CON

Deeper gaskets break up the continuity of the ground level
Increasing the depth of the gaskets affects the function of the units

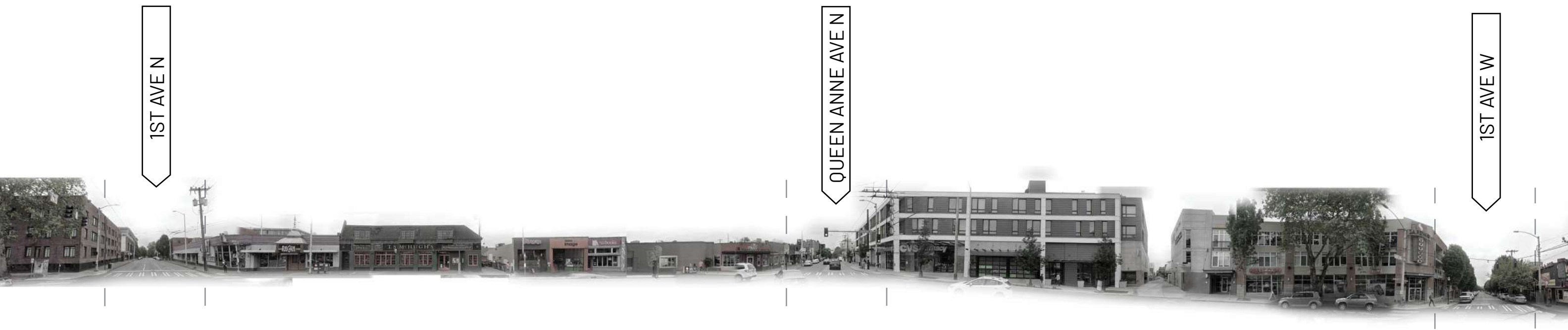
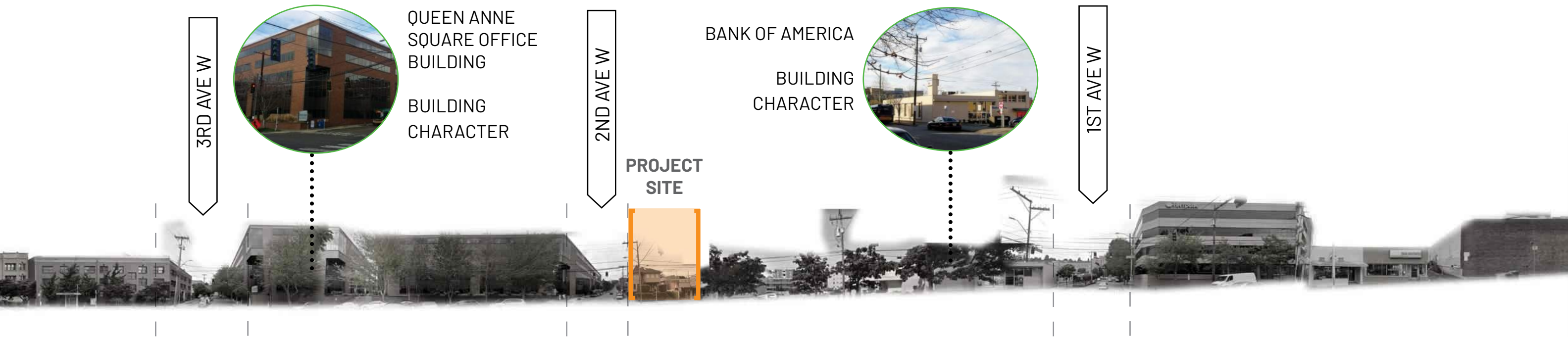
STREET ELEVATION - 2ND AVENUE W

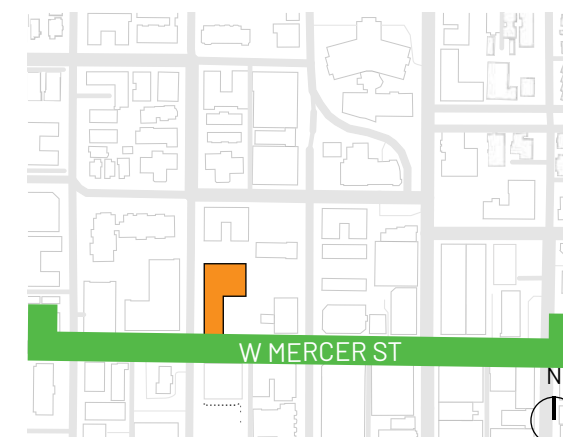
CHANDLER HALL APARTMENT
BUILDING CHARACTER





STREET ELEVATION - W MERCER STREET



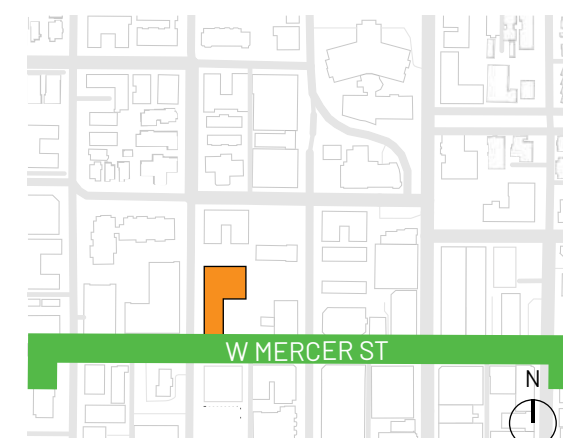
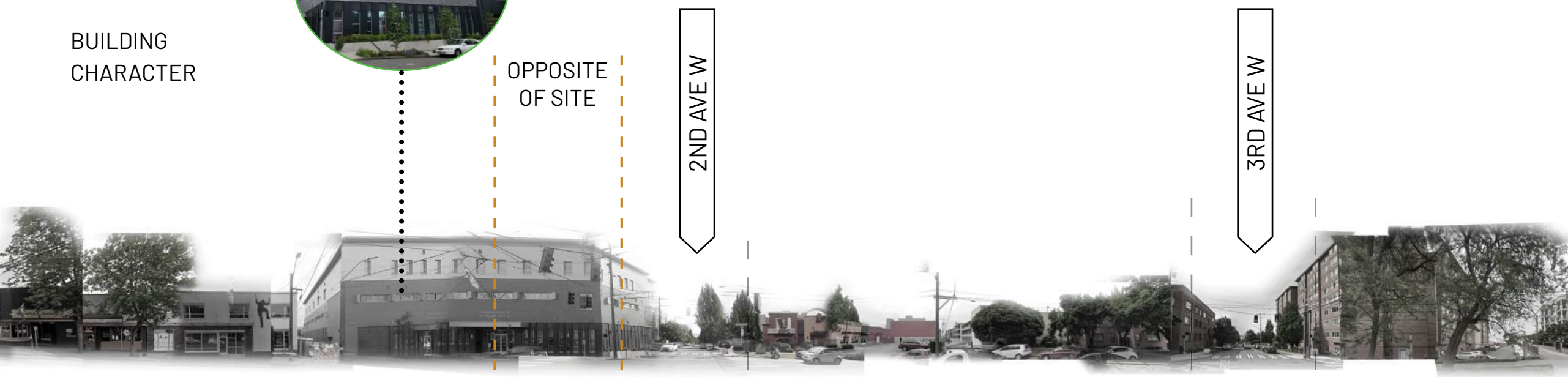


CONSULATE
GENERAL OF THE
REPUBLIC OF
KOREA

BUILDING
CHARACTER



OPPOSITE
OF SITE



W Kinneer Pl

W Olympic Pl

W ROY ST

W Mercer St

W Republican St

2nd Ave W

1st Ave W

Queen Anne Ave N

1st Ave N

Warren Ave N

2nd Ave N

COUNTER-BALANCE PARK

HEART OF UPTOWN

NINE URBAN BLOCKS AREA

KEY ARENA AT SEATTLE CENTER

1/4 MILE - 5 MIN. WALKING RADIUS

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

SITE

- 



1. Chandler Hall Apartments
(Seattle Historical Site)



2. Queen Anne Square
Office Building



3. Roystone Apartments
(Future Development)



4. Uptown Theater



5. Marqueen 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

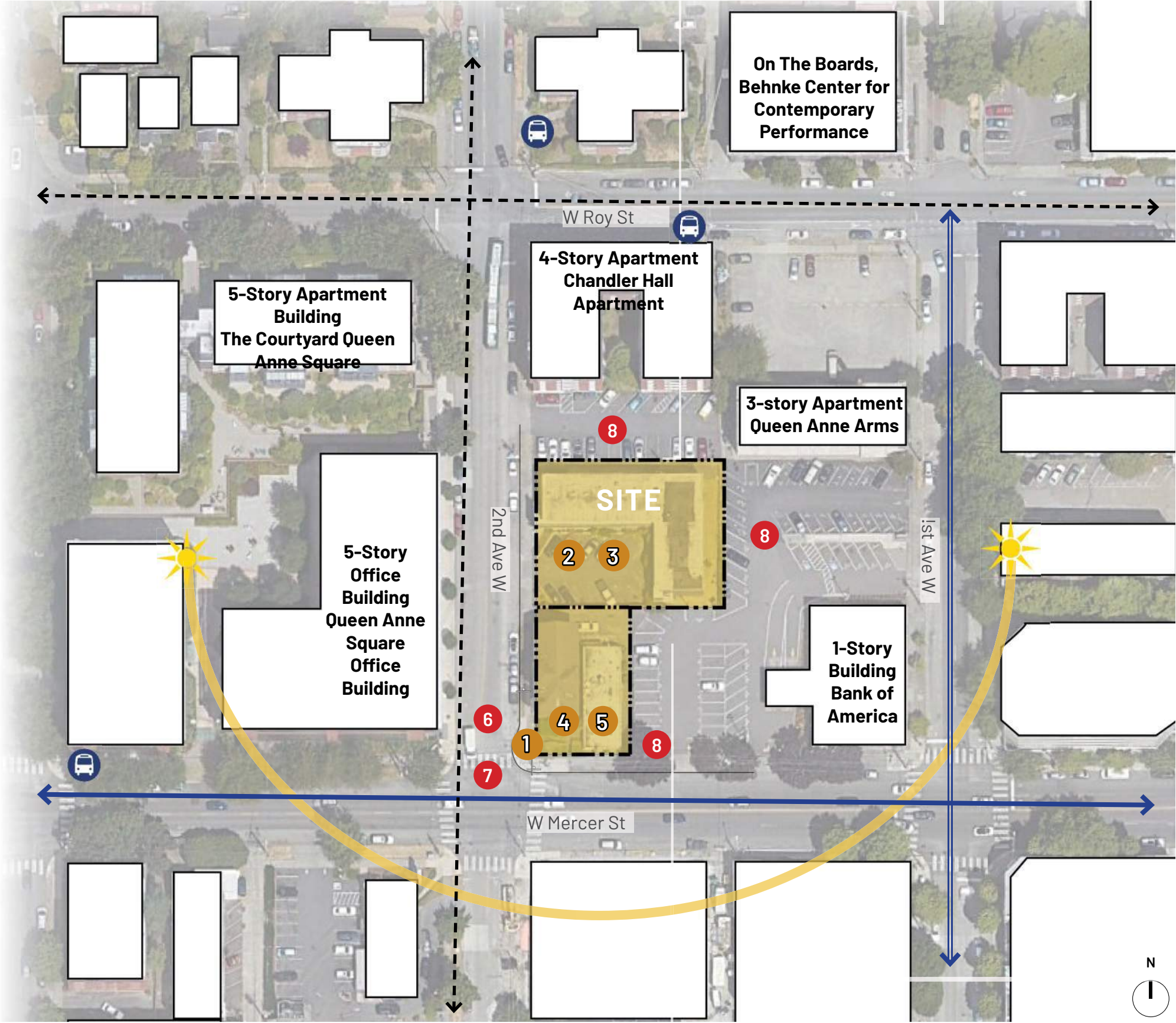
- 6 Utility poles Along 2nd Ave W and W Mercer St
- 7 Heavy traffic and noise at W Mercer St
- 8 Harsh pedestrian area with surface parking surrounding the site

↔ Major arterial / major transit route

↔ Minor arterial / minor transit route

↔ Bike traffic

Bus stop

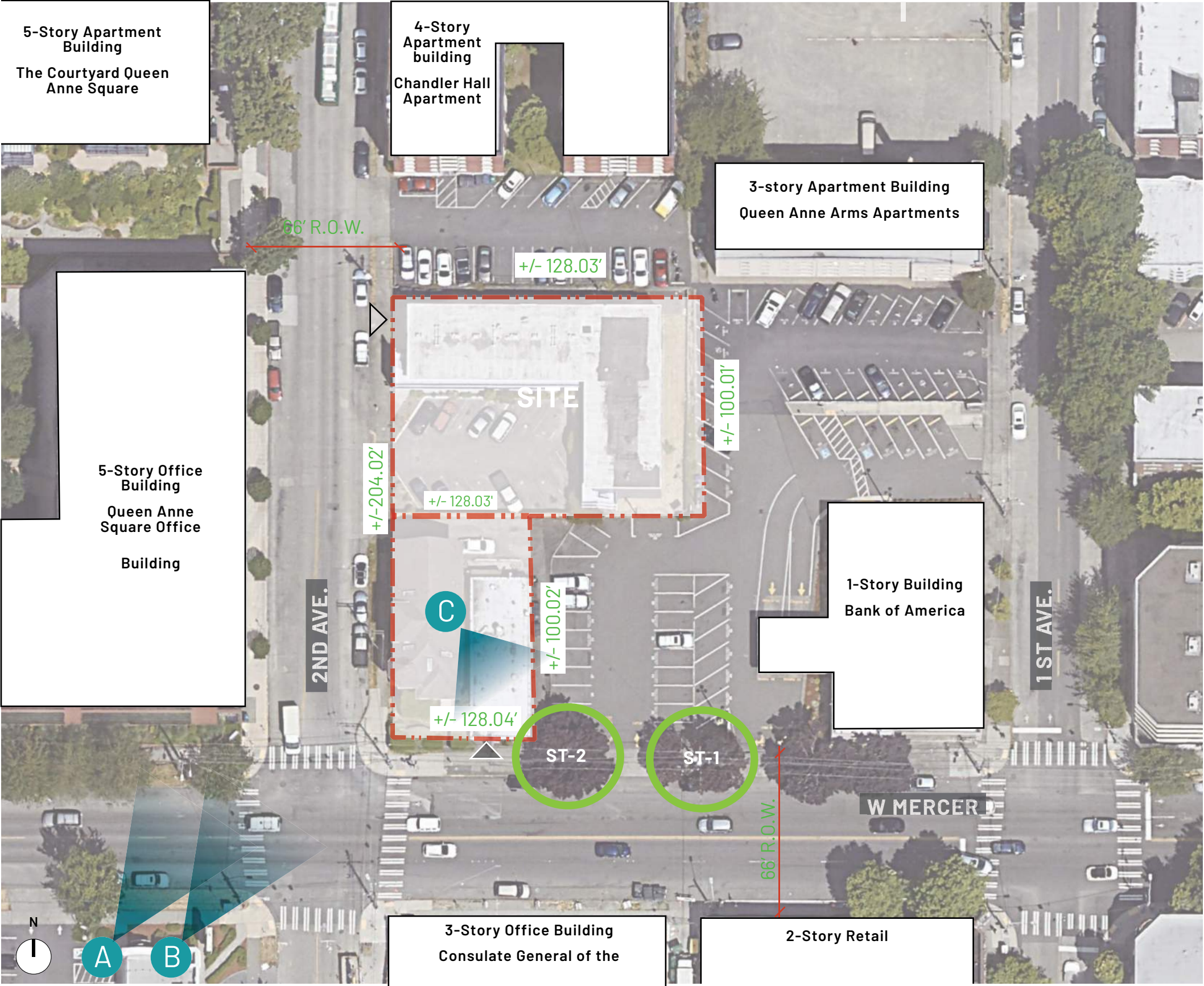


NEIGHBORHOOD ANALYSIS + SITE ANALYSIS | OPEN SITE ANALYSIS



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.

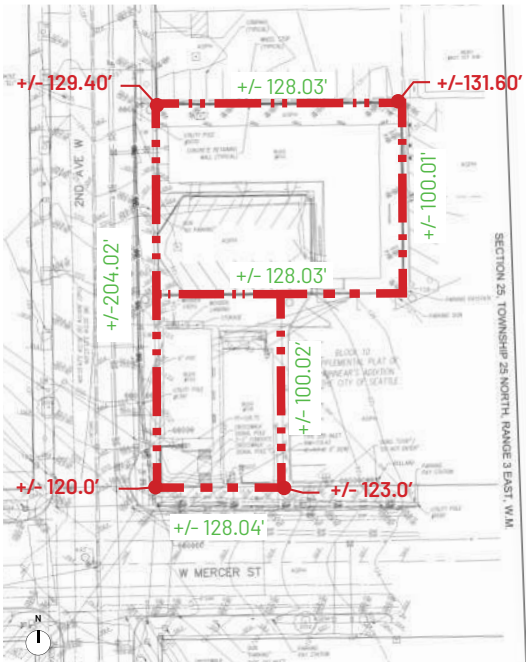
NEIGHBORHOOD ANALYSIS + SITE ANALYSIS | EXISTING SITE PLAN/ SURVEY / TREES SURVEY



- Property Line
- Current Vehicular Entry
- Residential Entry
- Existing Trees
 - ST-1 Norway Maple [DBH=10.5in; Exceptional? N]
 - ST-2 Norway Maple [DBH=20.8in; Exceptional? N]

LEGAL DESCRIPTION

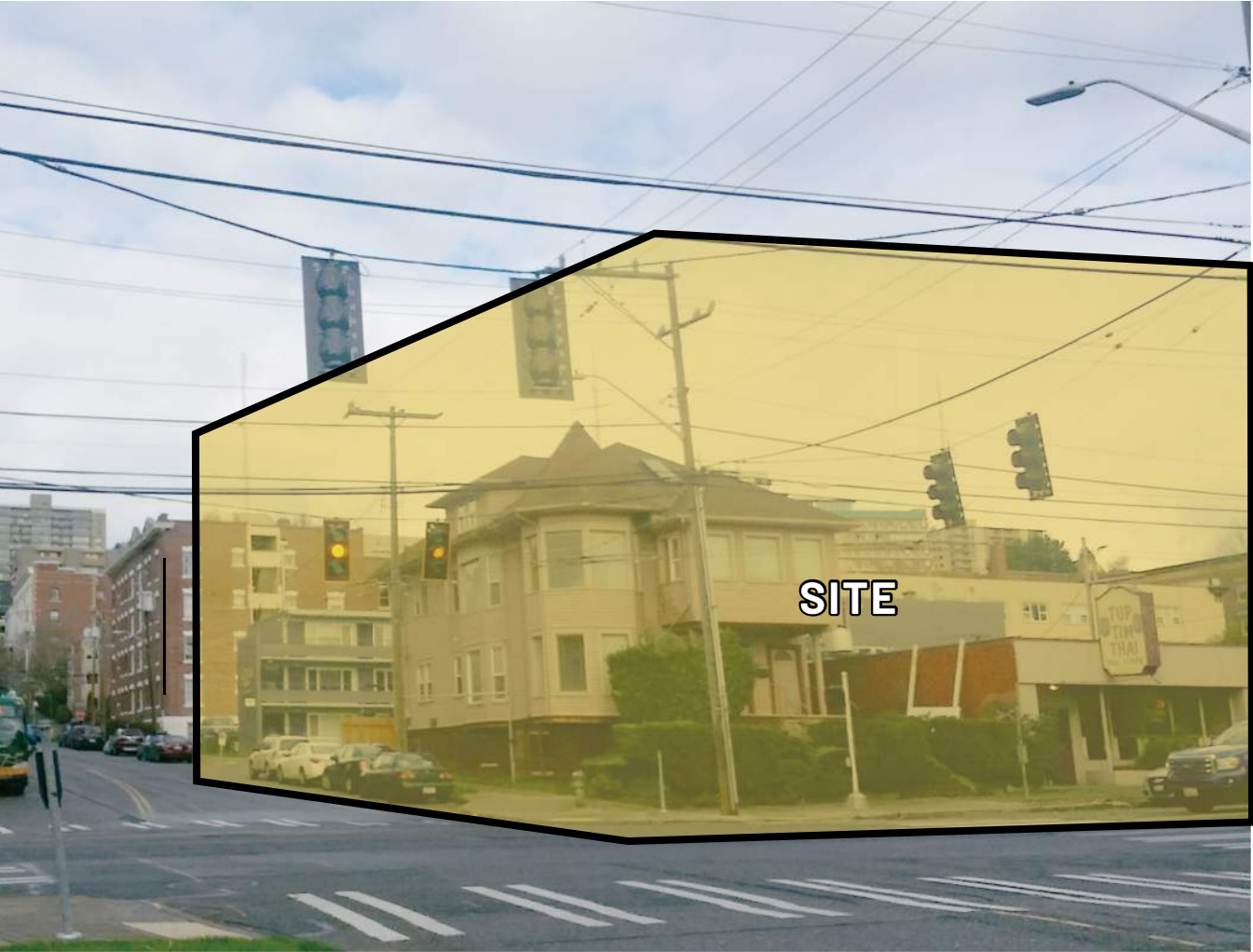
Parcel #3879900570:
Lots eight (8) and nine (9), block ten (10), supplemental plat of g. Kinnear's addition to the city of Seattle, according to plat thereof recorded in volume two (2) of plats, page sixty-two (62), records of king county, Washington;
Save and except -the following described real estate 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 #3879900580: 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.



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 American building has little landscape and blank facades.

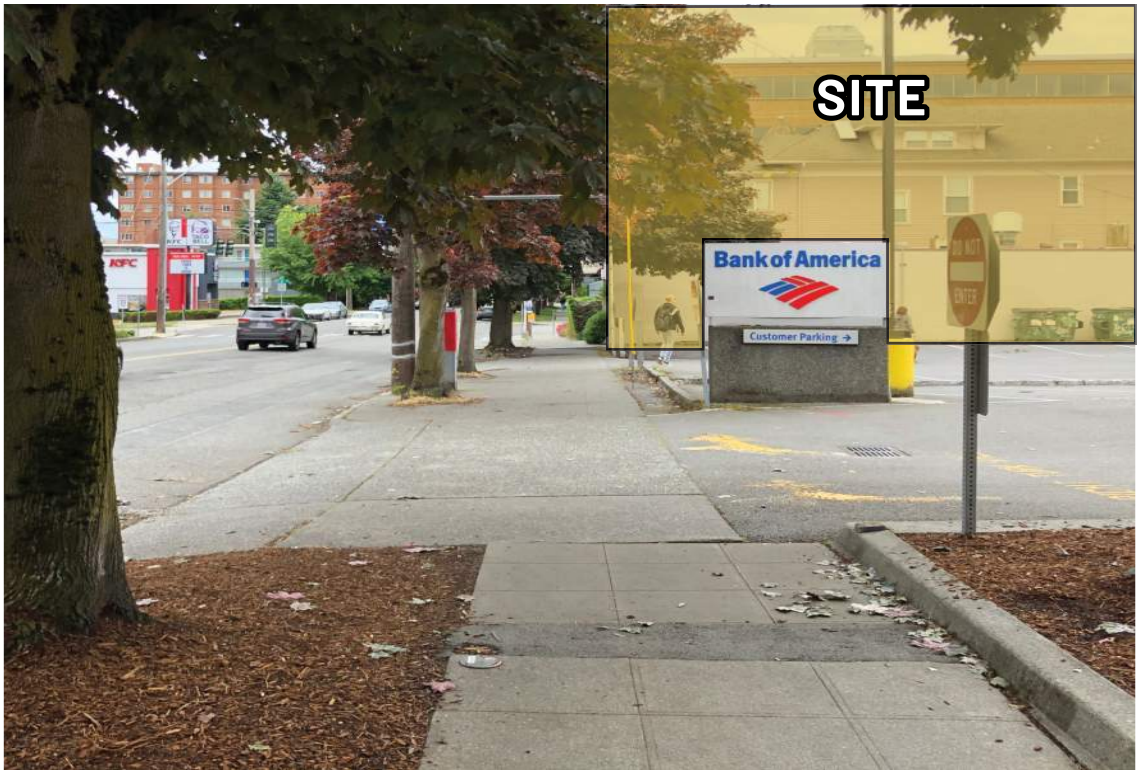
SURFACE PARKING WITH MINIMUM LANDSCAPE
Picture shows adjacent parking lot and harsh pedestrian experience near the site



A. Sidewalk along Queen Anne Square office building



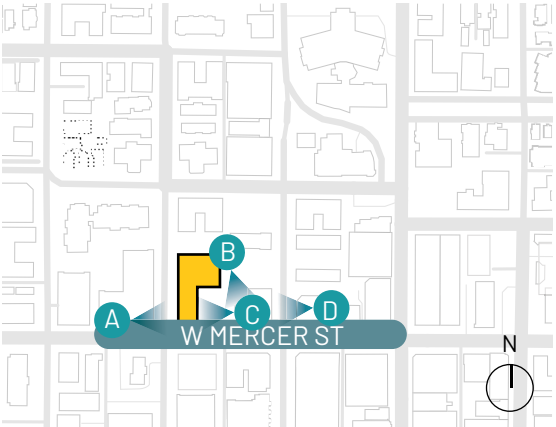
B. Looking southwest



C. Looking at Bank of America on W Mercer st looking west



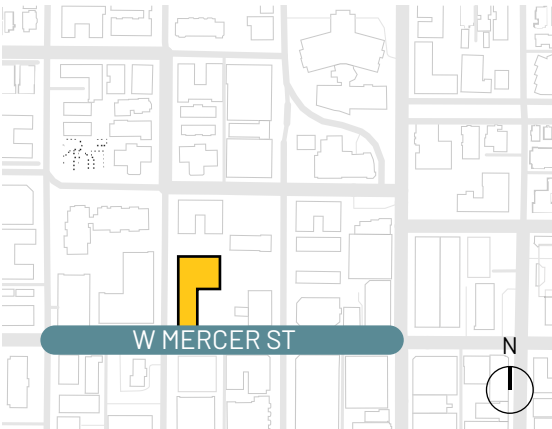
D. Bank of America parking lot looking south



STREET SECTION KEY PLAN

URBAN VILLAGE MAIN

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 Section Key Plan



Streetscape Section: W Mercer St

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

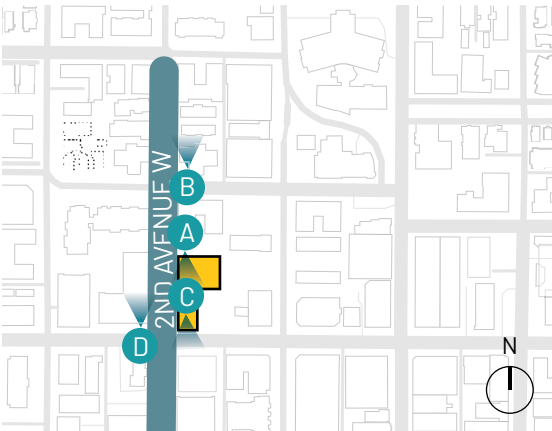
Picture shows adjacent parking lot and harsh pedestrian experience near the site



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



Street Section Key Plan



C. Sidewalk near the site looking south



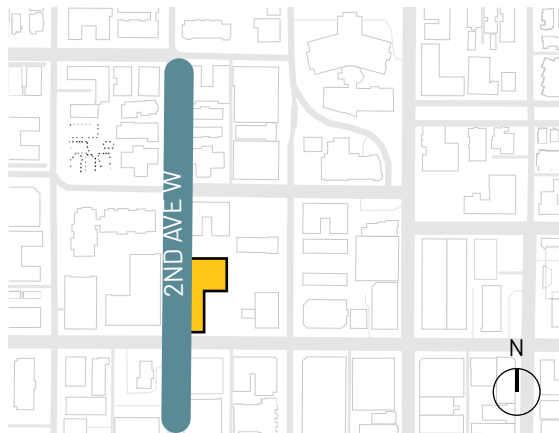
D. Near fast food place looking north

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.

5-STORY
OFFICE
BUILDING

QUEEN
ANNE
SQUARE
OFFICE



Street Section Key Plan



Streetscape Section: 1st Avenue W

NEIGHBORHOOD DESIGN GUIDELINES

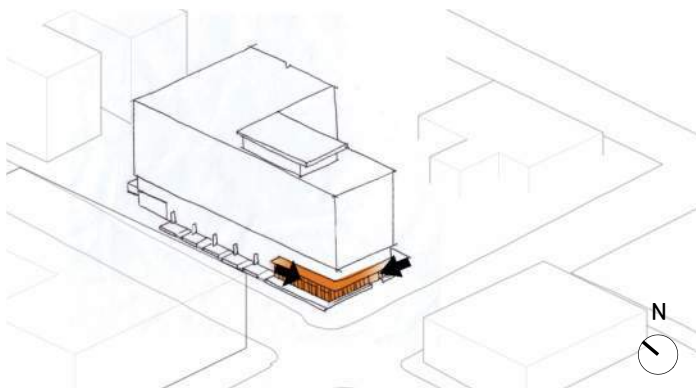
CS2 URBAN PATTERN AND FORM



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).

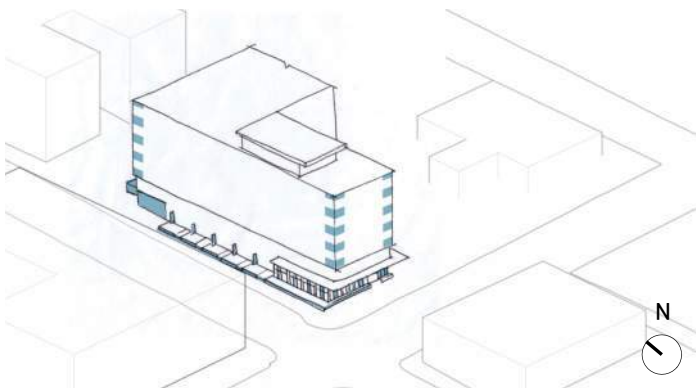
CS2.3.a: The upper levels of the building meet the corner and the residential lobby entrance is located at the corner.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER



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.

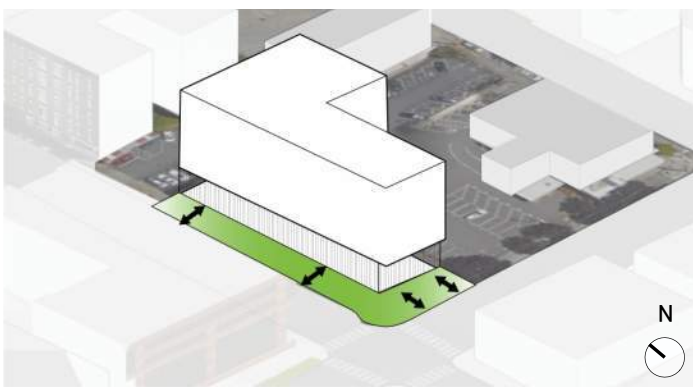
CS3.1.a The project will include art and lighting features that tie it into the Uptown Arts District identity.

PL1 CONNECTIVITY



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 INTERAC-

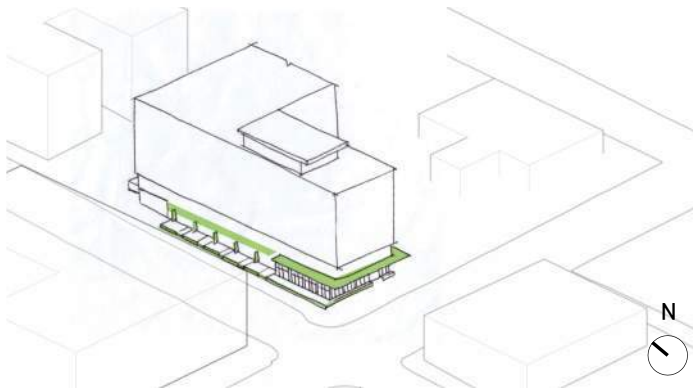


Citywide Guideline:
 PL3.B.1 Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

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

PL3.I.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.I.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:
 PL3.1.a: Building features such as tall ceilings, transparent glass, additional building recess, and canopies highlight the residential entry.
 PL.B.1, PL3.1.b & PL3.1.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 CON-

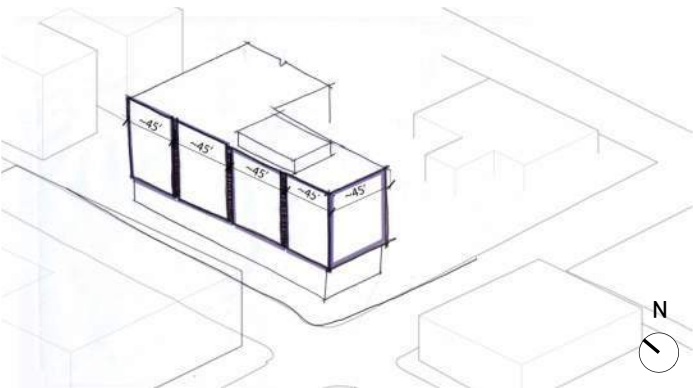


Citywide Guideline:
 DC2.A.1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space

Uptown Supplemental Guideline:
 DC2.1 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.B.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
 DC2.1: 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.

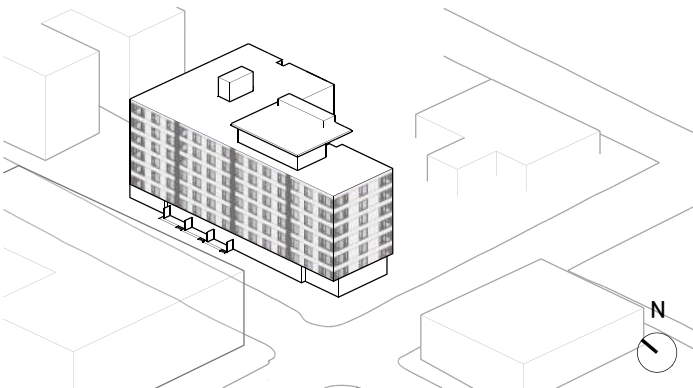
DC4 EXTERIOR ELEMENTS & FINISH-



Citywide Guideline:
 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.

NEIGHBORHOOD DESIGN GUIDELINES (CONT.)

UPTOWN PRIORITY DESIGN GUIDELINES:

PRIORITY ISSUES

The Uptown Neighborhood Design Guidelines build upon previous design guidelines by focusing on the physical design features and future development in the neighborhood. Updated in 2019 by the community led by Uptown Alliance

A SAFE, ATTRACTIVE, INVITING PEDESTRIAN ENVIRONMENT.



A STRONG AND VIBRANT HEART OF UPTOWN



INTRODUCING TALLER BUILDING INTO UPTOWN



A TRUE MIXED-USE URBAN CENTER



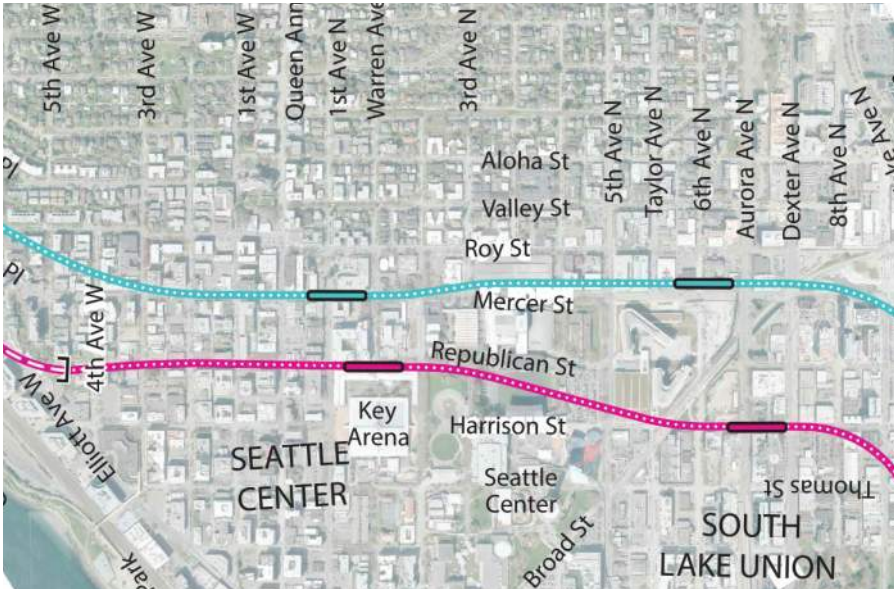
WELCOMING EDGES SURROUNDING THE SEATTLE CENTER



NEW UPTOWN ARTS AND CULTURAL COALITIONS

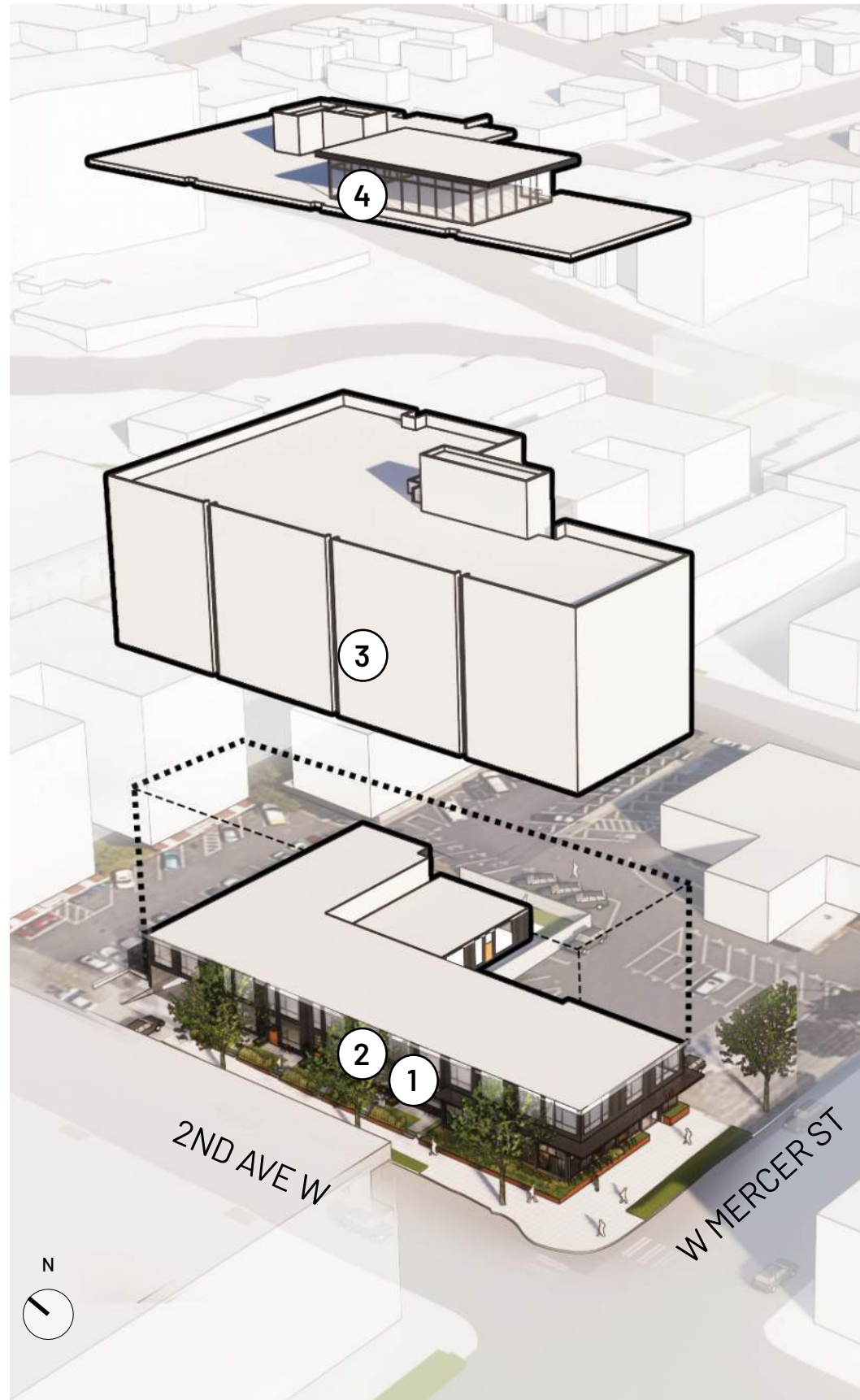


ANTICIPATING NEW LIGHT RAIL STATION



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.

NEIGHBORHOOD DESIGN GUIDELINES – APPLYING GUIDELINES TO THE DESIGN



- ④ **DC2** **SKY LOUNGE**
The roof lounge should provide an intentional, clear roof form to enhance the skyline.



- ③ **CS2** **SKIN/FORM**
The design has the opportunity to include wayfinding tools, signage, and art.
- CS3**
The skin of the building can make subtle changes in rhythm and texture.
- DC2**
- DC4** Cladding materials and treatments appear substantial and not two-dimensional or paper-thin.



- ② **PL3** **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.



- ① **CS3** **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.



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.



NEIGHBORHOOD DESIGN GUIDELINES **PL3** FOCUS - GOOD 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 **to emulate**.



4. ELAN UPTOWN FLATS APARTMENTS

Location: Uptown Neighborhood, Seattle, WA
Architect: Weber Thompson
Developer: Graystar



5. ZELLA APARTMENTS

Location: Uptown Neighborhood, Seattle, WA
Architect: Encore Architects
Developer: Pastakia + Associates



6. BATIK APARTMENTS

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

PL3 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



PL3 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

PL3 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



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



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

PL3 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.

PL3 SPECIFIC DESIGN FEATURES TO AVOID:

BLANK WALLS/LACK OF TRANSPARENCY
Tall, unarticulated facades with dark reflective store-front rule out activation between pedestrians and the building interior. No entry is provided near a prominent corner.

PL3 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

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3. CYPRESS APARTMENTS

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



4. ELAN UPTOWN FLATS APARTMENTS

Location: Uptown Neighborhood, Seattle, WA
Architect: Weber Thompson
Developer: Graystar



5. SOLIS CAPITOL HILL

Location: Capitol Hill Neighborhood, Seattle, WA
Architect: Weber Thompson
Developer: 13 Pike LLC

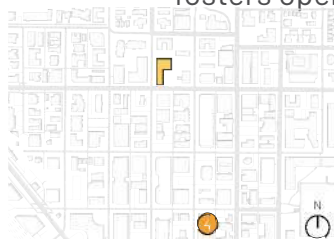
PL3 SPECIFIC DESIGN FEATURES TO USE:

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.



PL3 SPECIFIC DESIGN FEATURES TO USE:

URBAN PORCH

The elevated porch foster 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

PL3 SPECIFIC DESIGN FEATURES TO USE:

OPERABLE DOORS

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