

CS2 URBAN PLANNING AND FORM

LOCATION IN THE CITY AND NEIGHBORHOOD:

THE SITE FACES NORTH, WITH A GOOD VIEW OF THE FREMONT AND WALLINGFORD HILLSIDES, AND WEST, TOWARDS PUGET SOUND. EAST AND SOUTH VIEW WILL BE TERRITOTIAL AT BEST.

HEIGHT, BULK, SCALE:

THE PROPOSED SOLUTION UTILIZES THE MHA HEIGHT BENEFITS TO MAXIMUM. DUE TO PRESENCE OF HVL ALONG THE NORTH PROPERTY LINE, THE MIDDLE TWO FLOORS ARE RECESSED BY FIVE FEET, CREATING A STRONGLY SCULPTED EFFECT AND DIMINISHING THE BULK OF THE BUILDING. THIS SCULPTED FORM WILL KEY THE NORTH END OF THE UP-ZONED CORRIDOR ALONG THE QUEEN ANNE AVENUE, BEING BIGGER THAN THE RESIDENTIAL AREAS AROUND IT BUT FORETELLING THE FUTURE OF THE AVENUE AS THE RESIDENTIAL AND COMMERCIAL HUB OF THE HILL .

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES:

QUEEN ANNE IS AN OLD SEATTLE NEIGHBORHOOD, HISTORICALLY DOMINATED BY SINGLE FAMILY RESIDENTIAL HOUSING BUILT IN THE FIRST TWO DECADES OF THE TWENTIETH CENTURY, WITH RELATIVELY RICH VARIETY OF CLASSIC FORMS. THE ARTICULATION OF THE FACADES PROPOSED FOR THIS APARTMENT BUILDING REDUCES THE SCALE OF ITS SUB-ELEMENTS TO A LEVEL COMPARABLE IN SCALE WITH SURROUNDINGS. COVERED FRONT PORCHES ARE COMMON, REFLECTED BY THE COVERED DINING DECK OF THE PROPOSED RESTAURANT. ALONG THE BLOCK FRONT OF Q.A. AVENUE THERE ARE NEW, RELATIVELY LARGE MIXED-USE BUILDINGS FROM AROUND THE 2010, AND MORE COME UP EACH YEAR AS THE AVENUE GOES SOUTH, WITH THE LATEST ADDITIONS TO THE STREESCAPE REACHING NEARLY 60 FEET IN HEIHGT. TO AVOID REPETITIVE DESIGN, THIS PROJECT RELIES ON MIXING THE MODERN AND TRADITIONAL ELEMENTS, WITH BUILT-IN PLANTERS FURTHER SOFTENING THE VISUAL IMPACT OF THE ELEVATIONS. TO REDUCE THE CAR IMPACT ON THE STREETS, EVEN THOUGH THE ZONING ALLOWS FOR A NO-PARKING SOLUTION, THE PROJECT INCLUDES 6 STALLS IN THE PARKING GARAGE, INCLUDING AN ADA VAN. TO REDUCE EMISSIONS, THE DESIGN PROPOSES INSTALLING A SOLAR ARRAY ON THE ROOF, PROVIDING POWER TO THE BATTERIES IN THE BASEMENT AND ELECTRICAL CHARGERS FOR ALL STALLS.

PROJECT SITE
2232 QUEEN ANNE



MC GRAW STREET NORTH ELEVATION



QUEEN ANNE EASTH ELEVATION

PUBLIC LIFE

PL2. WALKABILITY:

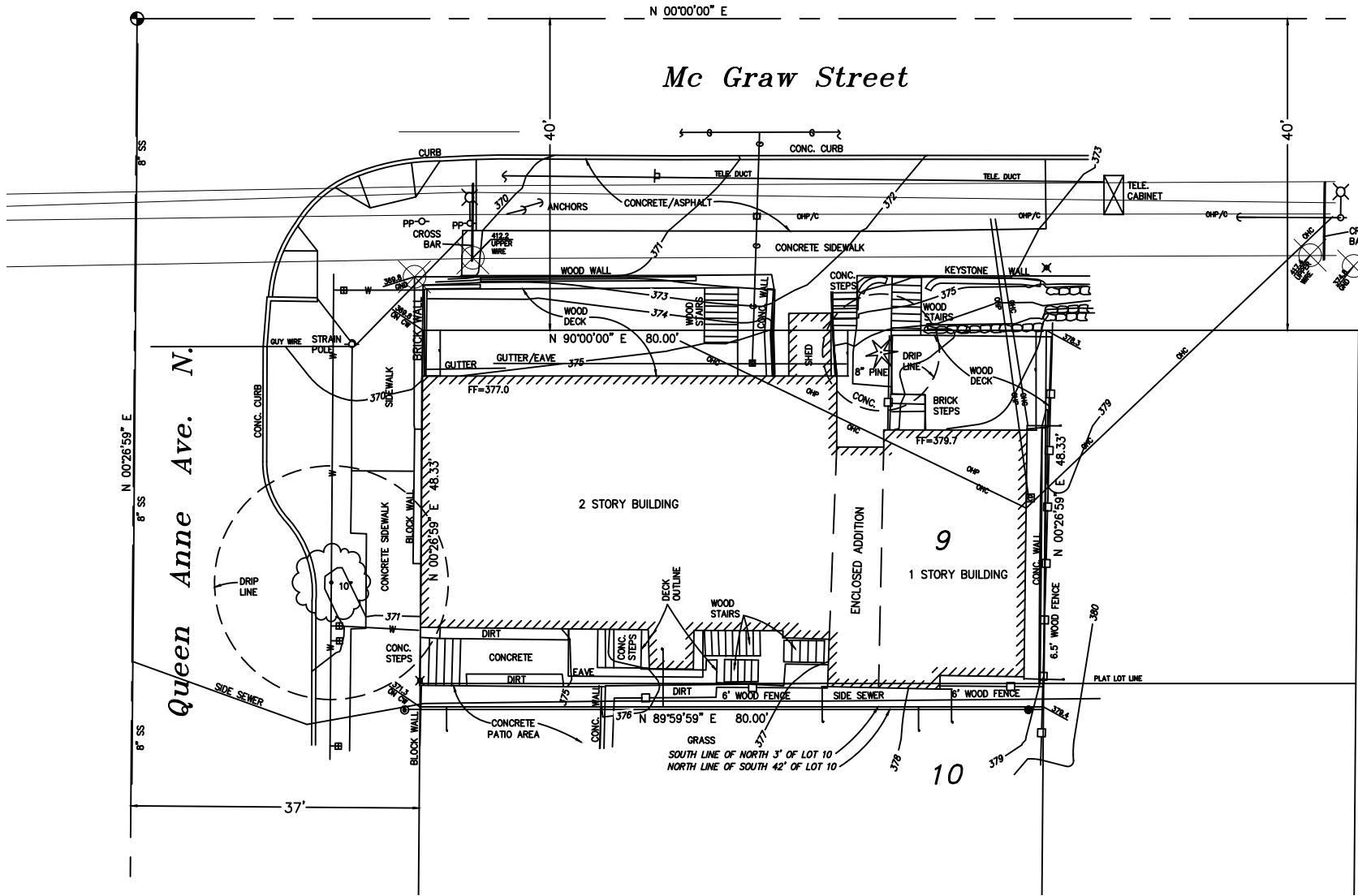
ACCESSIBILITY: THROUGH PROVIDING THE BASEMENT PODIUM WE HAVE BEEN ABLE TO OFFER A BETTER SEPARATION OF THE SIDEWALK AND THE DINING DECK, WHILE STILL PROVIDING AN UNIMPEDED ADA ACCESS TO THE MAIN FLOOR AND TO ALL RESIDENTIAL FLOORS. ALL SERVICE AND STORAGE FUNCTIONS ARE EQUALLY ACCESSIBLE, BE IT BIKE STORAGE, STORAGE LOCKERS OR SOLID WASTE ROOMS ARE ALL ACCESSIBLE VIA THE ELEVATOR TO THE BASEMENT, OR FROM THE MAIN FLOOR HALLWAY, WHICH ALSO SERVES THE TWO ADA-COMPATIBLE OFFICES IN THE S.E. CORNER OF THE FLOOR.

SAFETY AND SECURITY: ACCESS TO THE BUILDING FOR PEDESTRIANS IS VIA THE ELEVATOR OR THE FRONT DOOR AT THE NORTH SIDE OF THE BUILDING, BOTH LOCKABLE AND EQUIPPED WITH A SECURITY CAMERA, AS WELL AS MOTION DETECTOR-ACTIVATED SECURITY LIGHTING. THE SAME MOTION DETECTION SYSTEM GUARDS THE ACCESS TO THE GARAGEFOR CARS AND FOR BICYCLISTS, VIA A ROLL-UP DOOR, OPERATED WITH A REMOTE FOB AND LIKEWISE EQUIPPED WITH A SECURITY CCTV.

PL3. STREET LEVEL INTERACTION:

THE CURRENT EXISTENCE OF A 7-FOOT WIDE LANDSCAPED STRIP IN THE McGRAW RIGHT OF WAY ALONG THE NORTH PROPERTY LINE ALLOWS FOR A LANDSCAPED SEPARATION BETWEEN THE SIDEWALK AND THE ACCESS POINTS TO THE BUILDING. ACROSS THE SIDEWALK THERE IS AN AMPLE SPACE FOR FURTHER LANDSCAPING AND FOR A PAVED CURBSIDE PICKUP PAD, TO WHICH THE REFUSE BINS CAN BE BROUGHT ON PICKUP DAYS, FOLLOWED BY IMMEDIATE RETURN TO THE STORAGE ROOM, EFFECTIVELY ELIMINATING THE VISUAL SCOURGE OF GARBAGE BINS IN THE STREET. THE WEST END OF THIS STRIP IS USED AS A DECK FOR THE EXISTING RESTAURANT, A USE WE WANTCONTINUE, FURTHER SOFTENING THE DIRECT IMPACT OF THE EDGE OF THE BUILDING ON PEDESTRIANS. THE MAIN DECK OF THE RESTAURANT, FACING QUEEN ANNE AVENUE, IS COVERED AND THUS PROVIDES AN OPPORTUNITY FOR AL FRESCO DINING EVEN ON WARM RAINY DAYS, FURTHER DEFINING THIS EDGE OF THE DEVELOPMENT AS SEMI-PUBLIC.

PL4. ACTIVE TRANSIT: ENTRY LOCATION AND RELATIONSHIP: THE MAIN ENTRY FOR RESIDENTS IS LOCATED MID-LENGTH OF THE PROPERTY'S NORTH EDGE, DIRECTLY FACING THE STREET AND SIDEWALK, AT A POINT ALMOST LEVEL WITH THE SIDEWALK. THIS ALLOWS EASY PEDESTRIAN AND ADA ACCESS. ADA ACCESS TO THE MAIN LEVEL IS VIA THE ELEVATOR. THE SITE IS WITHIN AN EASILY WALKABLE DISTANCE TO THE FREQUENT TRANSIT STOPS ALONG THE QUEEN ANNE AVENUE NORTH.



P.I.N: 179450-0055

LEGAL DESCRIPTION: THE W. 80' OF LOT 9 AND W. 80' OF THE N. 3' OF OLT 10, BL1. COVE ADD TO SEATTLE. PER PLAT REC'D IN VOL.1 OF PLATS, P.73, RECORDS OF KING COUNTY. WASHINGTON.

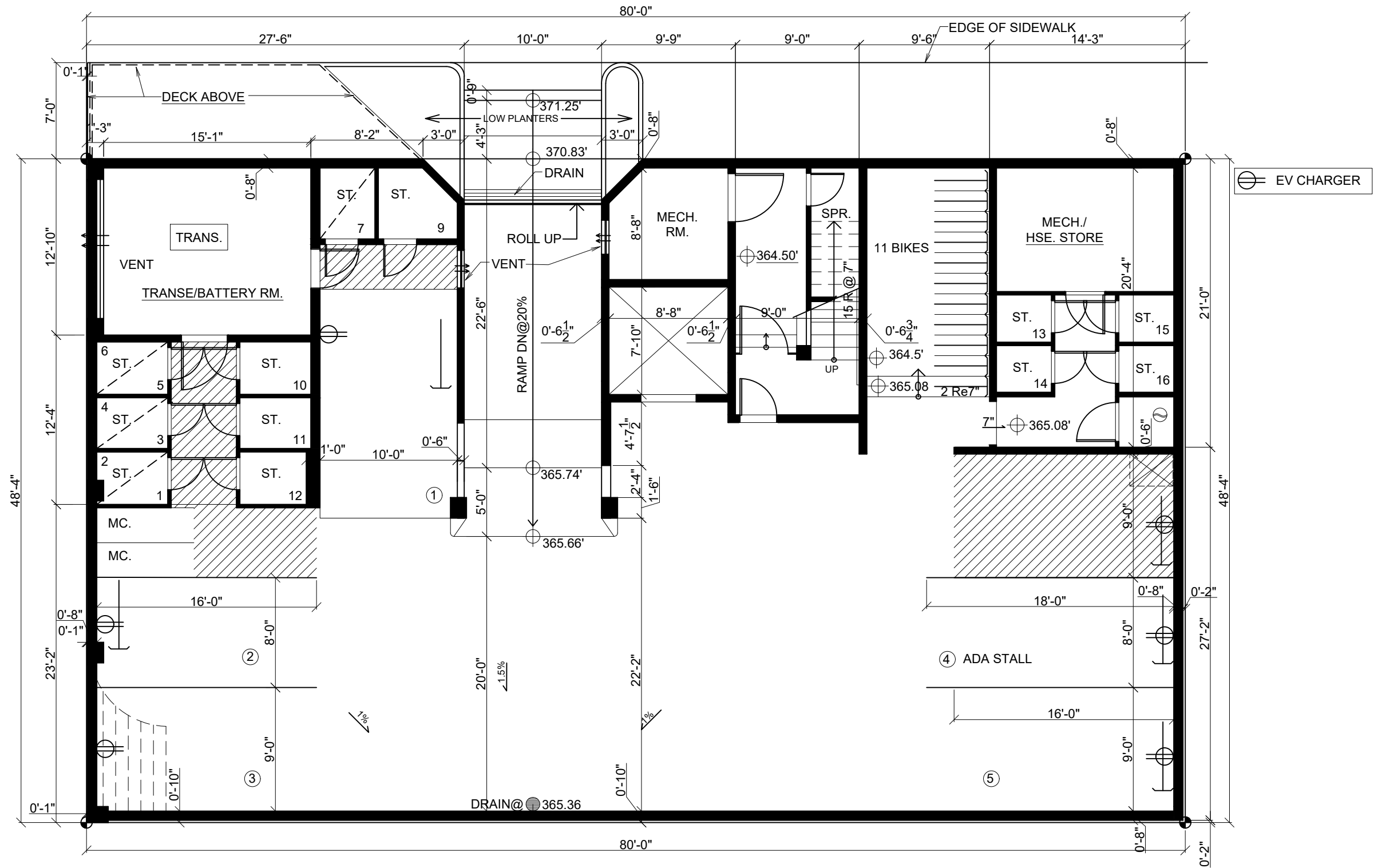
OWNER: PETROV PROPERTIES, LLC.

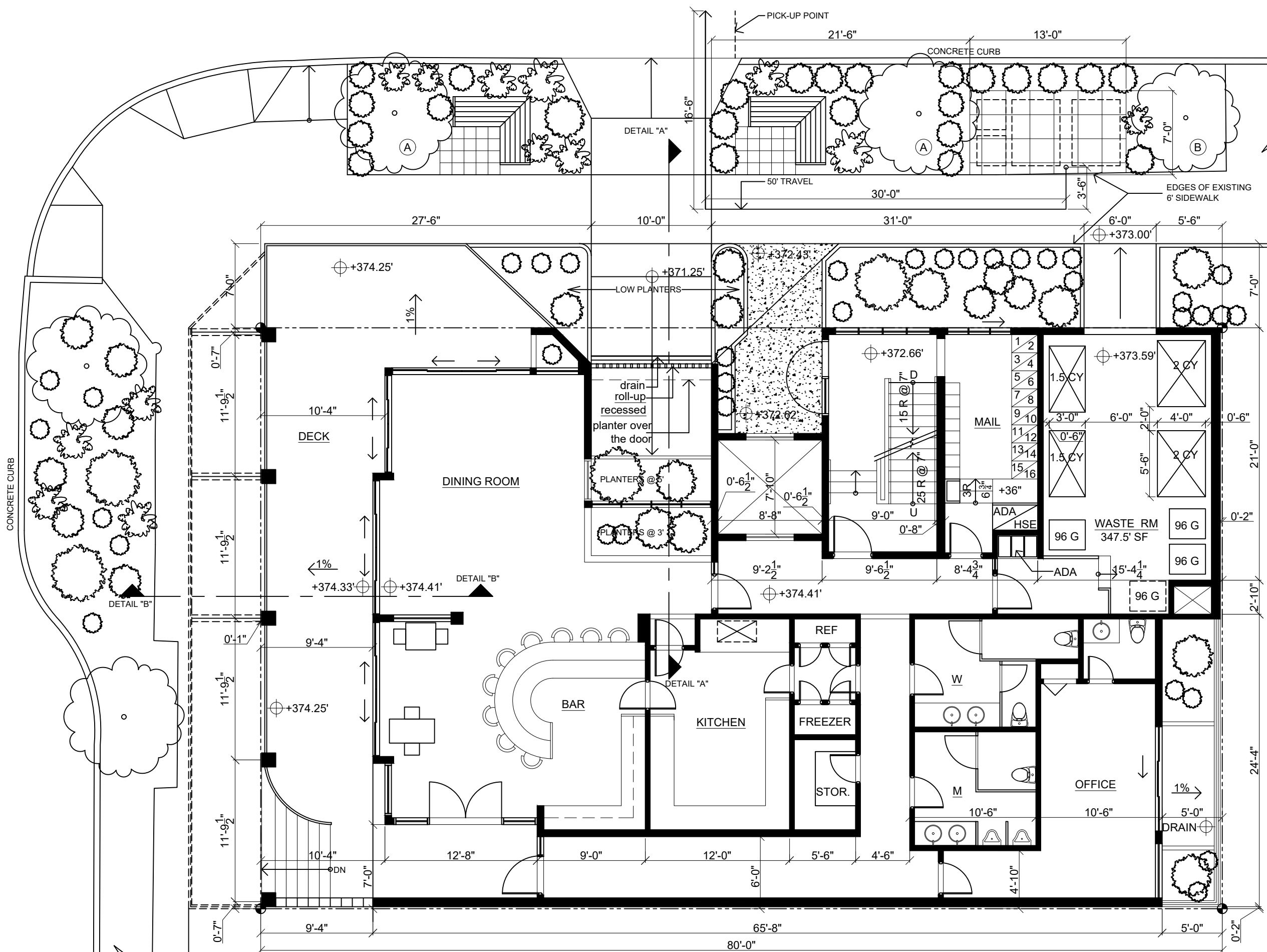
ARCHITECT : INTERUBAN ARCHITECTS

SURVEY
SCALE: 1"=20'-0"



BASEMENT FLOOR PLAN, EL +365.08
SCALE: 1/8"=1'-0"
3224 SF, FAR - EXEMPT



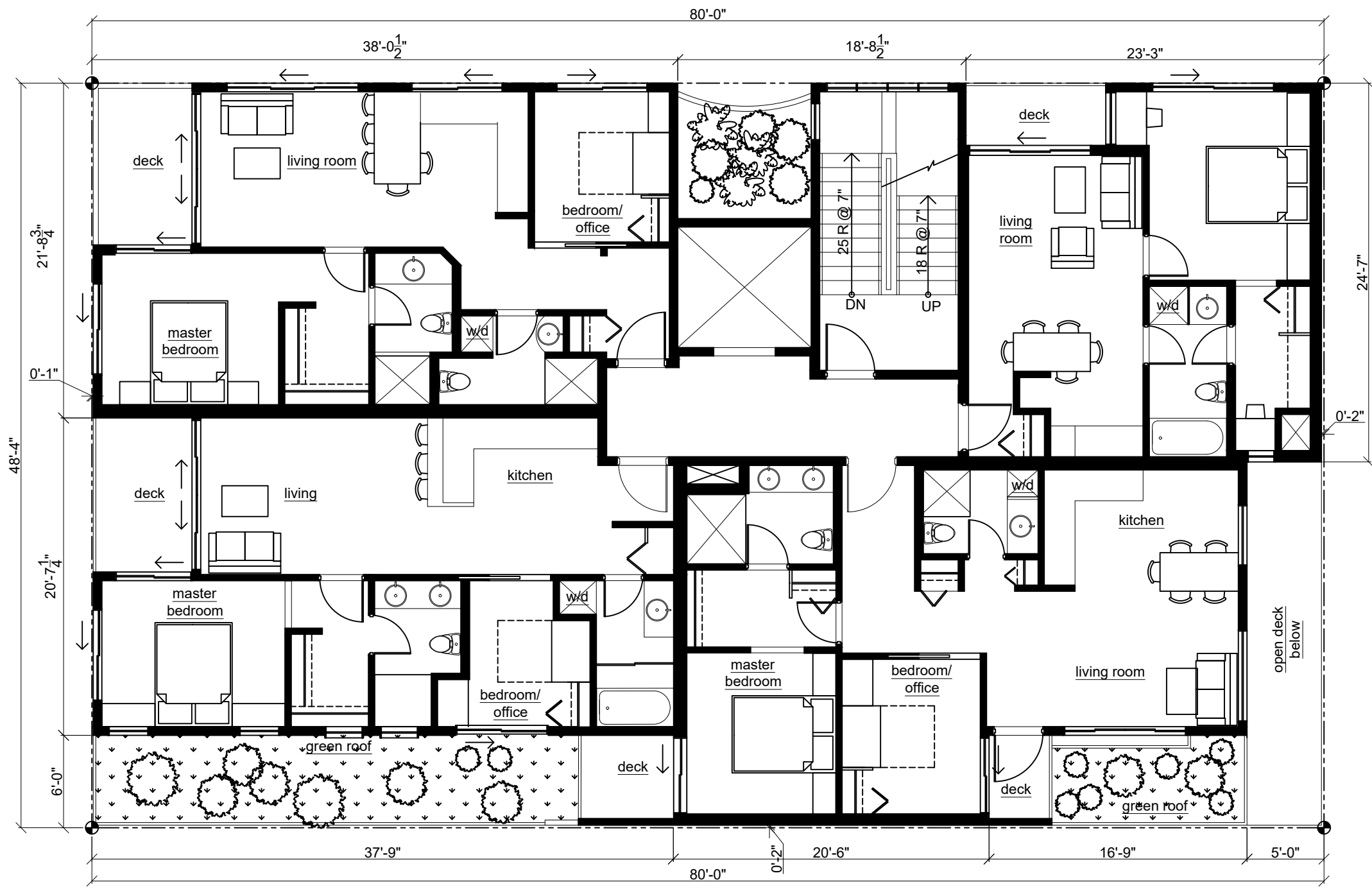


- A - ACER RUBRUM / OCTOBER GLORY
- B - BETULA ALBA PENDULA / WEEPING BIRCH

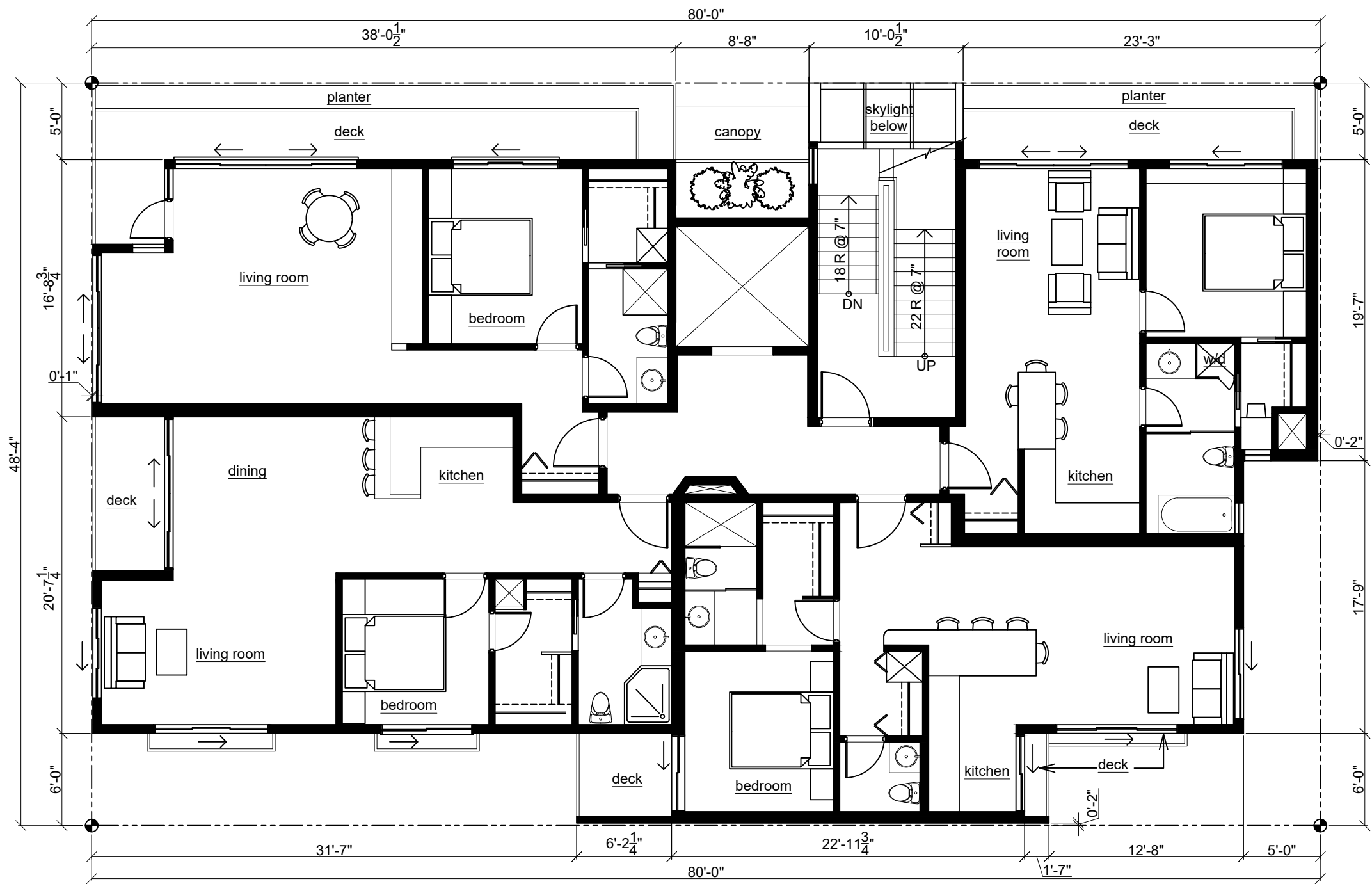
1ST FLOOR PLAN, EL +374.99
SCALE: 1/8"=1'-0"
2685.22 SF, FAR - GFA



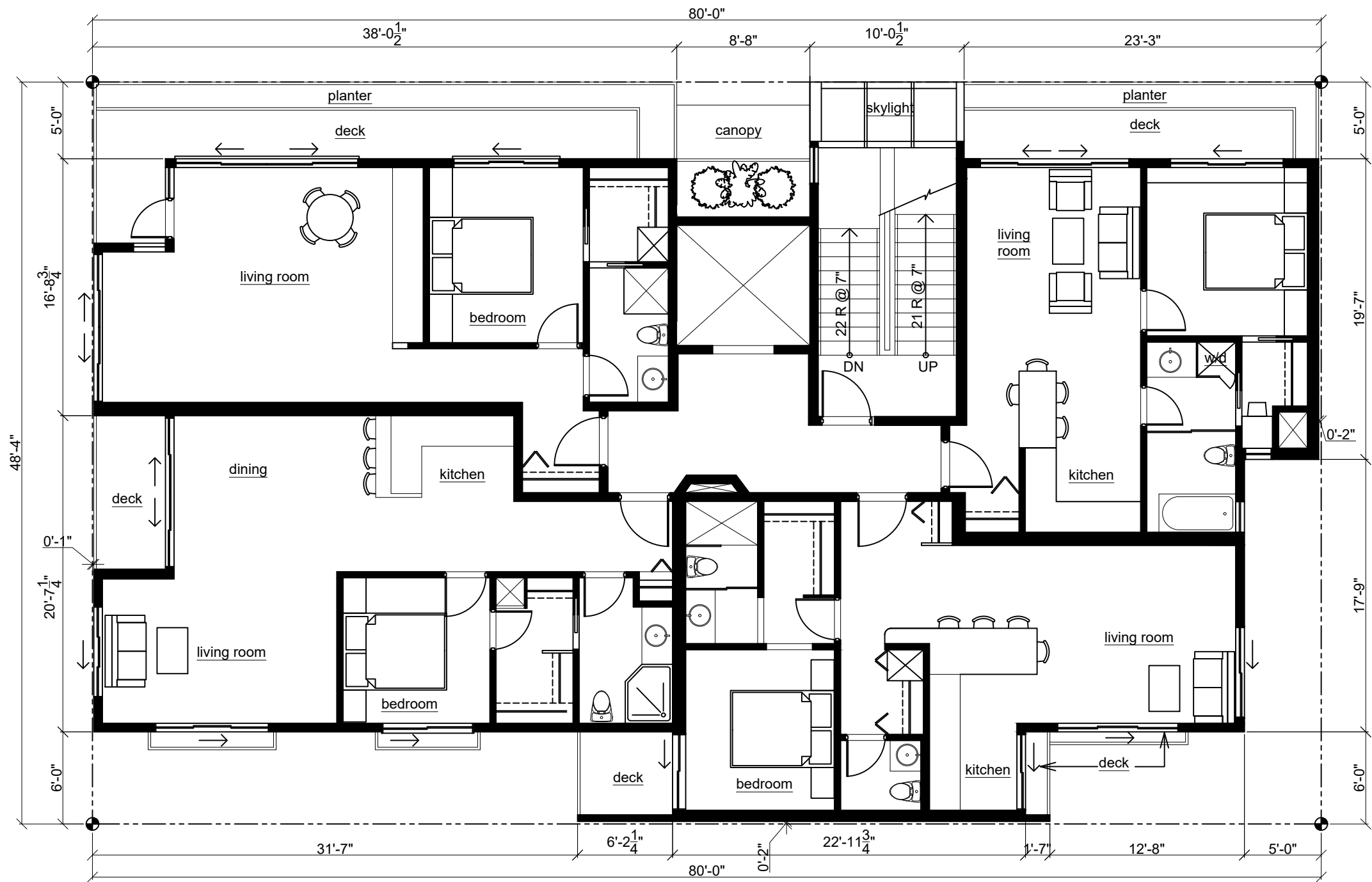
2ND FLOOR PLAN, EL +389.58
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2997.07 SF, FAR - GFA



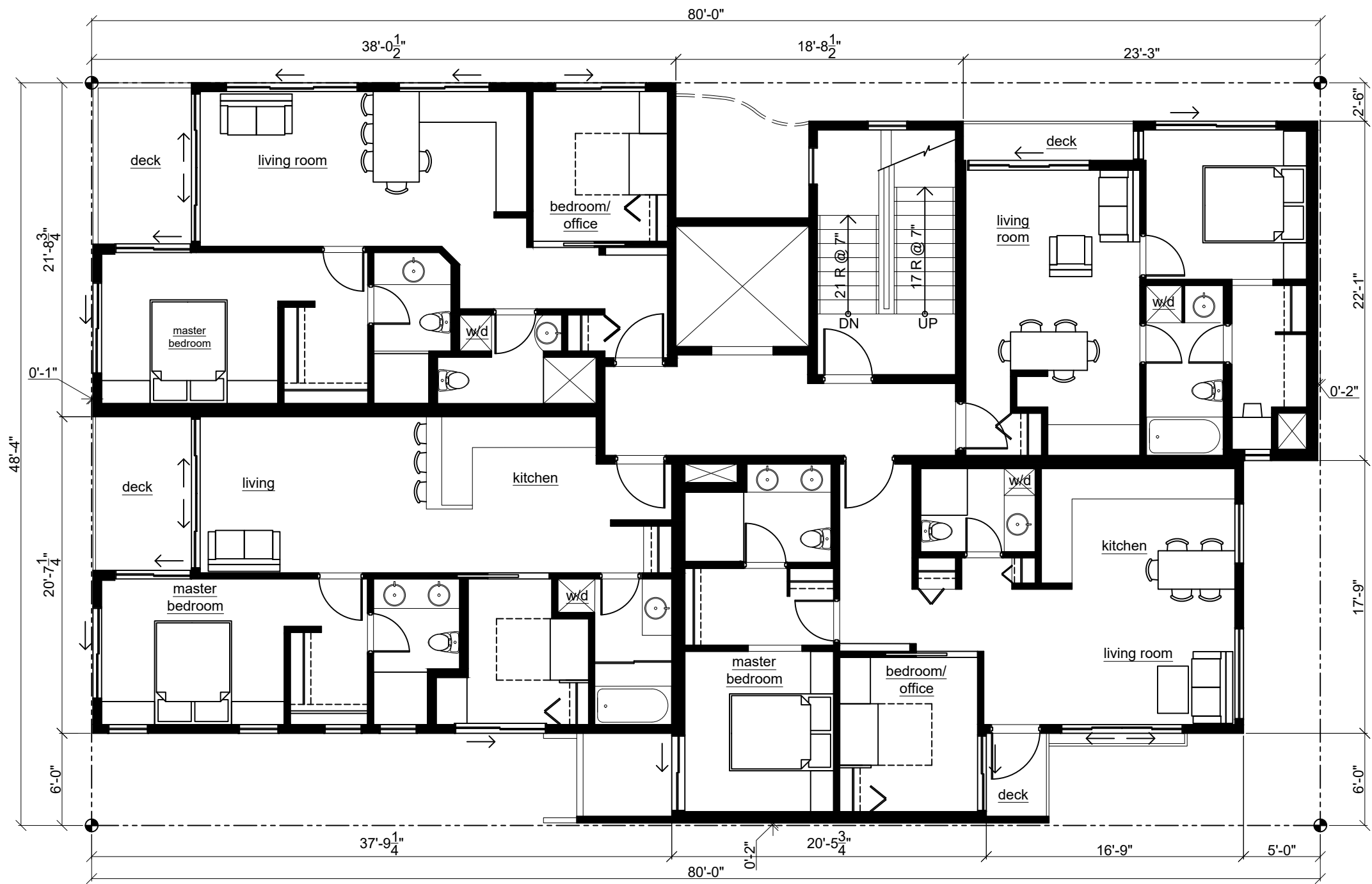
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2818.72 SF, FAR - GFA



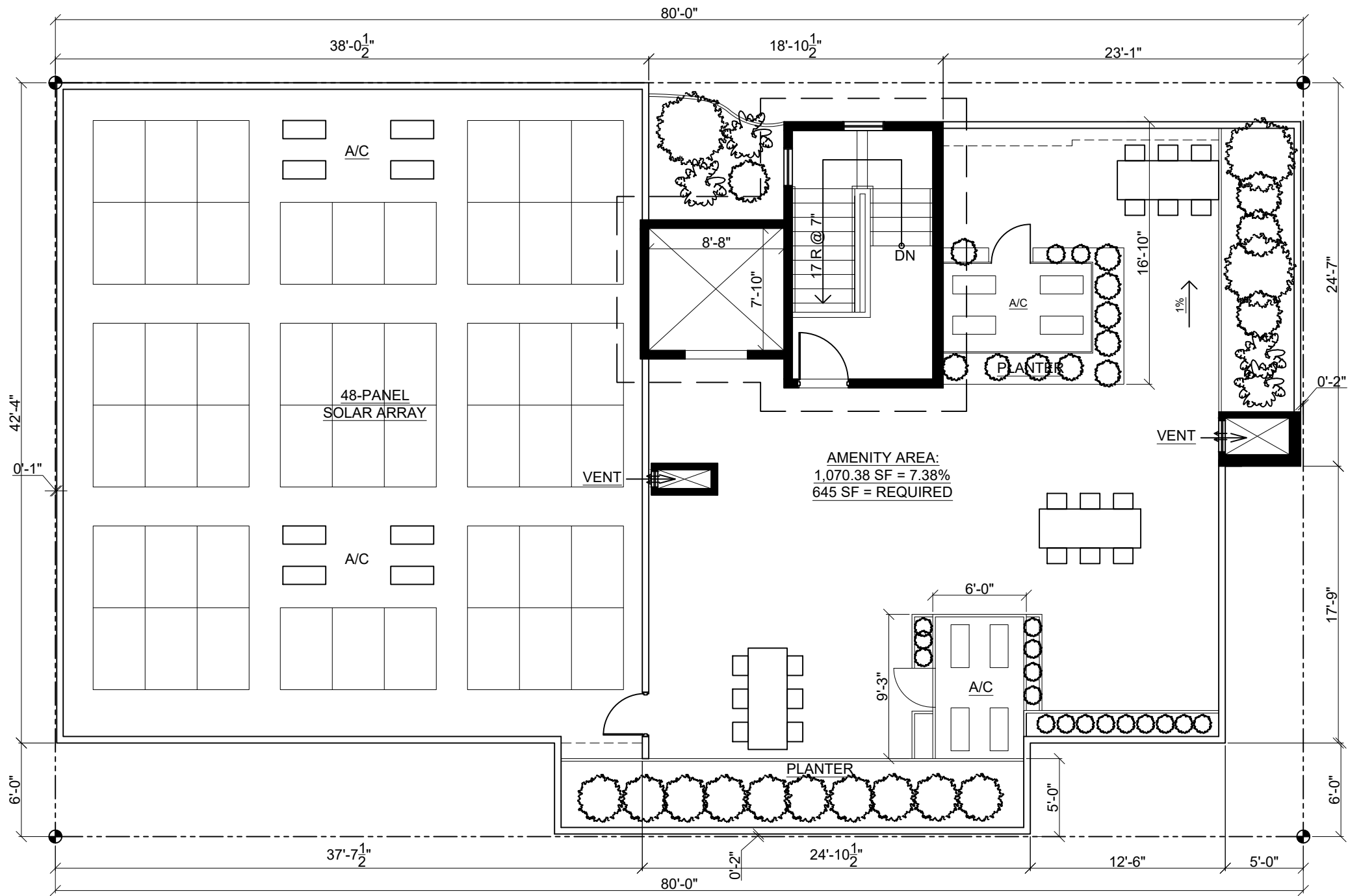
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SCALE: 1/8"=1'-0"
2785.9 SF, FAR - GFA



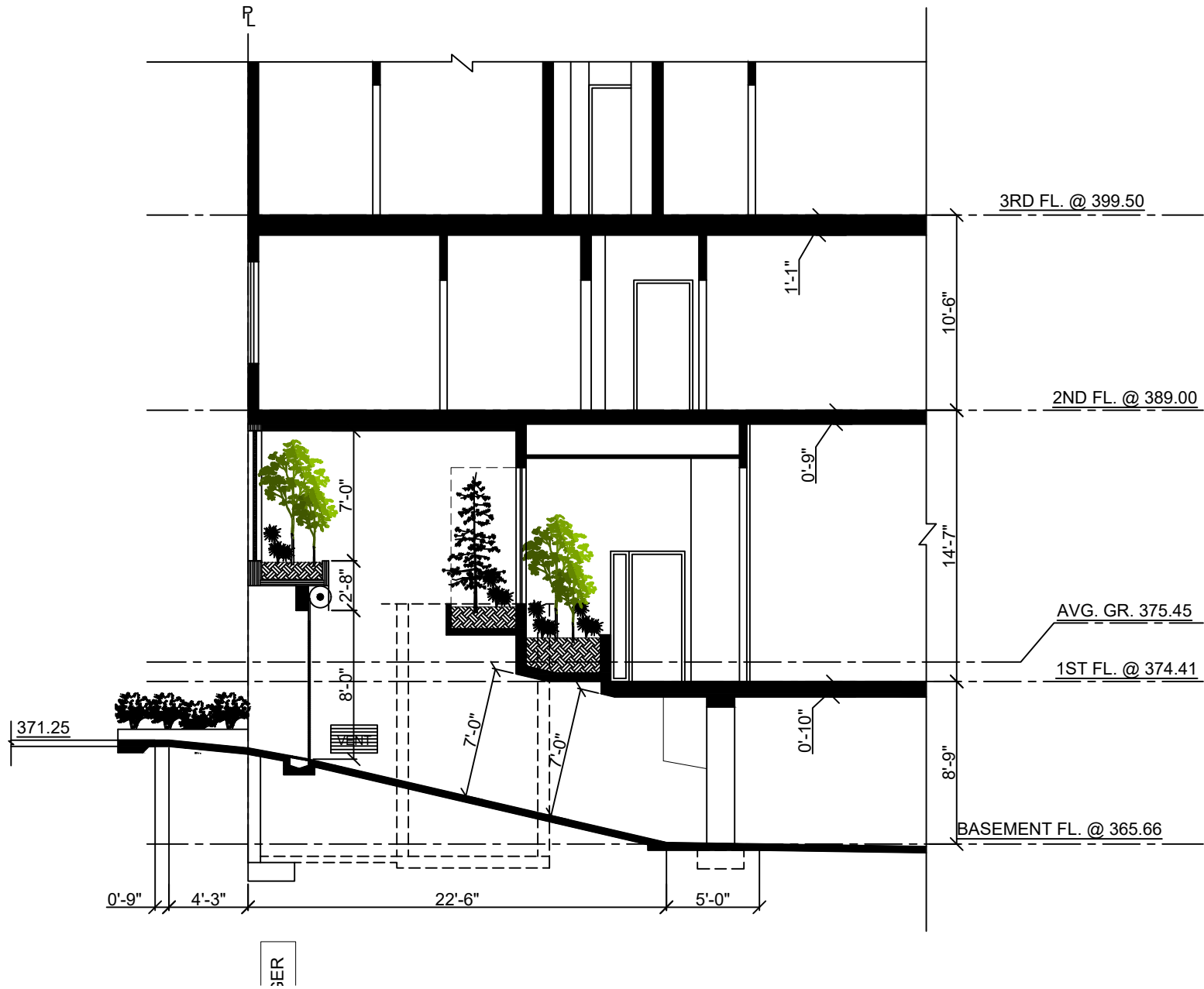
5TH FLOOR PLAN, EL + 414.08
SCALE: 1/8"=1'-0"
2947.03 SF, FAR - GFA



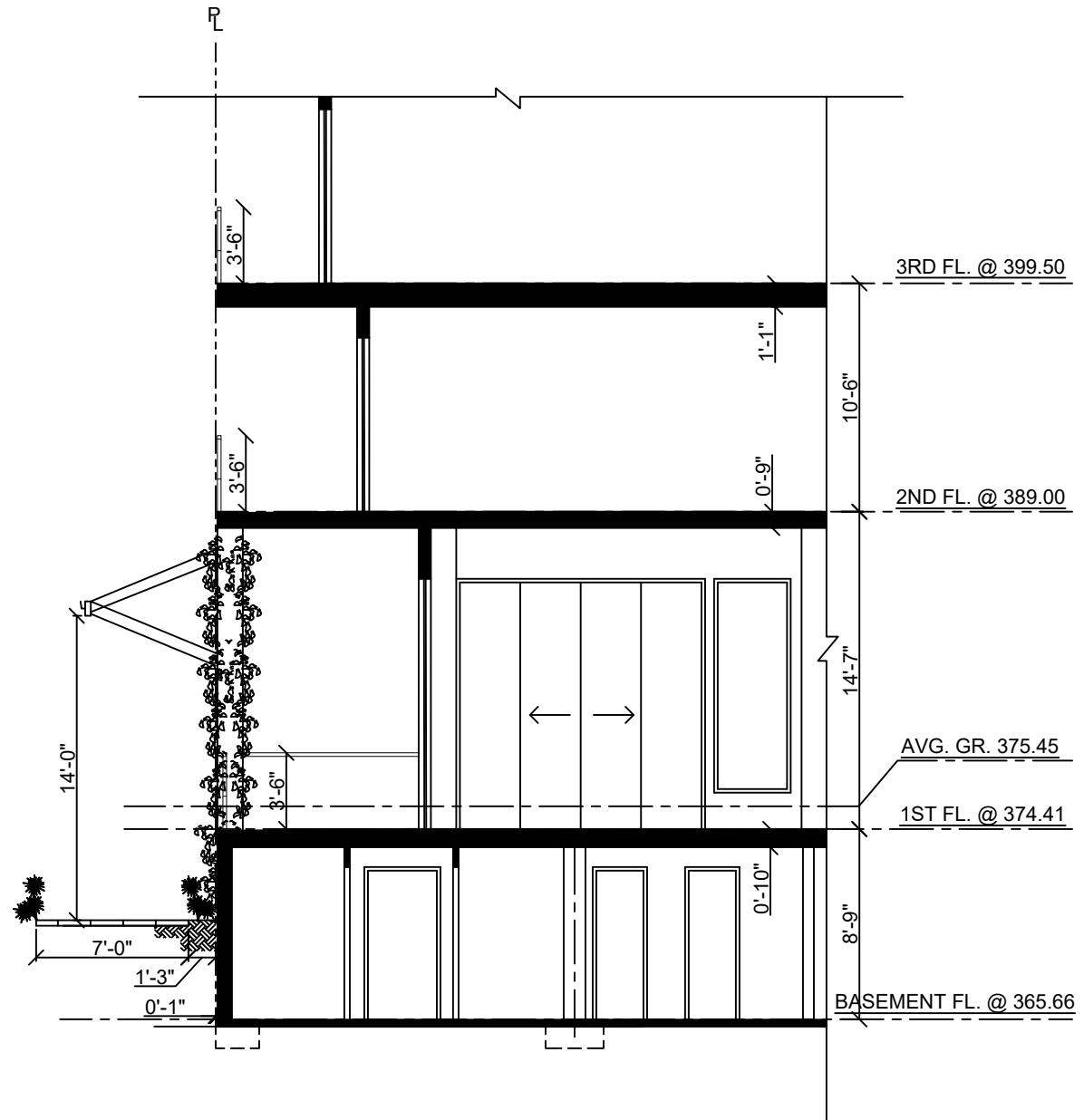
ROOF PLAN
SCALE: 1/8"=1'-0"
1070.38 SF, FAR - GFA



[illegible]



DETAIL "A"
SCALE: 1/8"=1'-0"



DETAIL "B"
SCALE: 1/8"=1'-0"

PL4. PLANNING AHEAD FOR BICYCLISTS: THE PROPOSAL PROVIDES SECURE STORAGE FOR 15 BICYCLES, WITH EASY ACCESS FROM INSIDE AND OUTSIDE THE BUILDING.

DESIGN CONCEPT:

DC2. ARCHITECTURAL CONCEPT:

MASSING: AS PREVIOIUSLY STATED, THE BUILDING IS BASED ON A CONCRETE PODIUM MODEL, WHICH ALLOWS FOR THE UPPER STRUCTURES TO BE FRAMED INTO FORMS DICTATED BY CIRCUMSTANCES, WITH A PORTION OF THE NORTH FACADE CARVED OUT FOR POWER LINES. CLOSE IN SIZE TO THE NEW BUILDINGS FURTHER SOUTH ON THE BLOCK, AND SIGNIFICANTLY MORE MODULATED, THE TWO STREETFRONTS OF THE BUILDING OFFER VISUAL INTEREST IN FORM AND COLOR, WHILE STAYING VISUALLY COMPATIBLE WITH TE NEW ARCHITECURE ALONG THE AVENUE.

ARCHITECTURAL AND FACADE COMPOSITION: THE STREET FACADES ARE THE DOMINANT ELEMENTS OF THE PROJECT, RELYING ON ARTICULATION OF PLANES, PARTICULARLY THE HORIZONTAL RECESS NEEDED FOR THE POWER LINES. THIS AGGRESSIVE SCULPTING, WHEN SOFTENED BY THE PLANTERS WITHIN THE ELEVATION, MAKES FOR AN ATTRACTIVE AND UNUSUAL URBAN FORM. COUPLED WITH LIGHT COLORS OF THE FINISH MATERIALS AND WITH GREEN-TINTED GLAZING, THE BUILDING WILL PROVIDE A VISUAL RELIEF FROM THE HARSHNESS OF MANY CONTEMPORARY DESIGNS IN THE CITY. THE RECESSED PLANE OF THE NORTH WALL IS DOMINATED AT THE BASE BY PLANTERS ALONG THE DECKS. THE SECURITY-GLAZED ENTRY DOORS AND THE TWO GLAZED ROLL UP DOORS WHICH ARE RELATED IN APPEARANCE, ALL ADD COLOR AND TRANSPARENCY, WHILE THE WEST WALL OF THE RESTAURANT CONSISTS OF THREE LARGE ALL-GLASS NANAWALLS, MAKING THE BUILDING EVEN LIGHTER.

SCALE AND TEXTURE: SEE “MASSING”. GREAT EFFORT WAS SPENT ENSURING THAT THE SCALE AND LIVELINESS OF THE VISIBLE PARTS OF THE BUILDING WOULD BE COMPATIBLE WITH WHAT WE ANTICIPATE AS THE FUTURE OF THE AVENUE. TEXTURE IS ALSO ADDRESSED WITH CAREFUL SELECTION OF FINISH MATERIALS AND THEIR COMPATIBILITY WITH THE EXPOSED AND STAINED CONCRETE WALLS OF THE BASEMENT.



NORTH ELEVATION



WEST ELEVATION

DC3. OPEN SPACE CONCEPT:
BUILDING-OPEN SPACE RELATIONSHIPS AND DESIGN: THE BEINGN ZONING, ALLOWING THE BASE OF THE BUILDING TO REACH THE PROPERTY LINES, DOESN'T PROVIDE FOR THE ON-GRADE AMENITY AREAS. IT DOES, HOWEVER, ALLOW FOR A VERY GENEROUS OPEN SPACE ON THE ROOF, WHERE BENCHES AND PLANTERS WILL FUNISH THE AMENITY AREA OVER TWICE THE REQUIRED SIZE. THE TWO MINI-SPLIT CLUSTERS IN THAT PORTION OF THE ROOF WILL BE SCREENED WITH LIVE SCREENS OF CLIMBING PLANTS, WHICH WILL FURTHER DIVIDE THE SPACE INTO MORE INTIMATE AND PRIVATE SPACES, YET STILL CREATING A SENSE OF COMMUNITY WITHIN THE BUILDING.

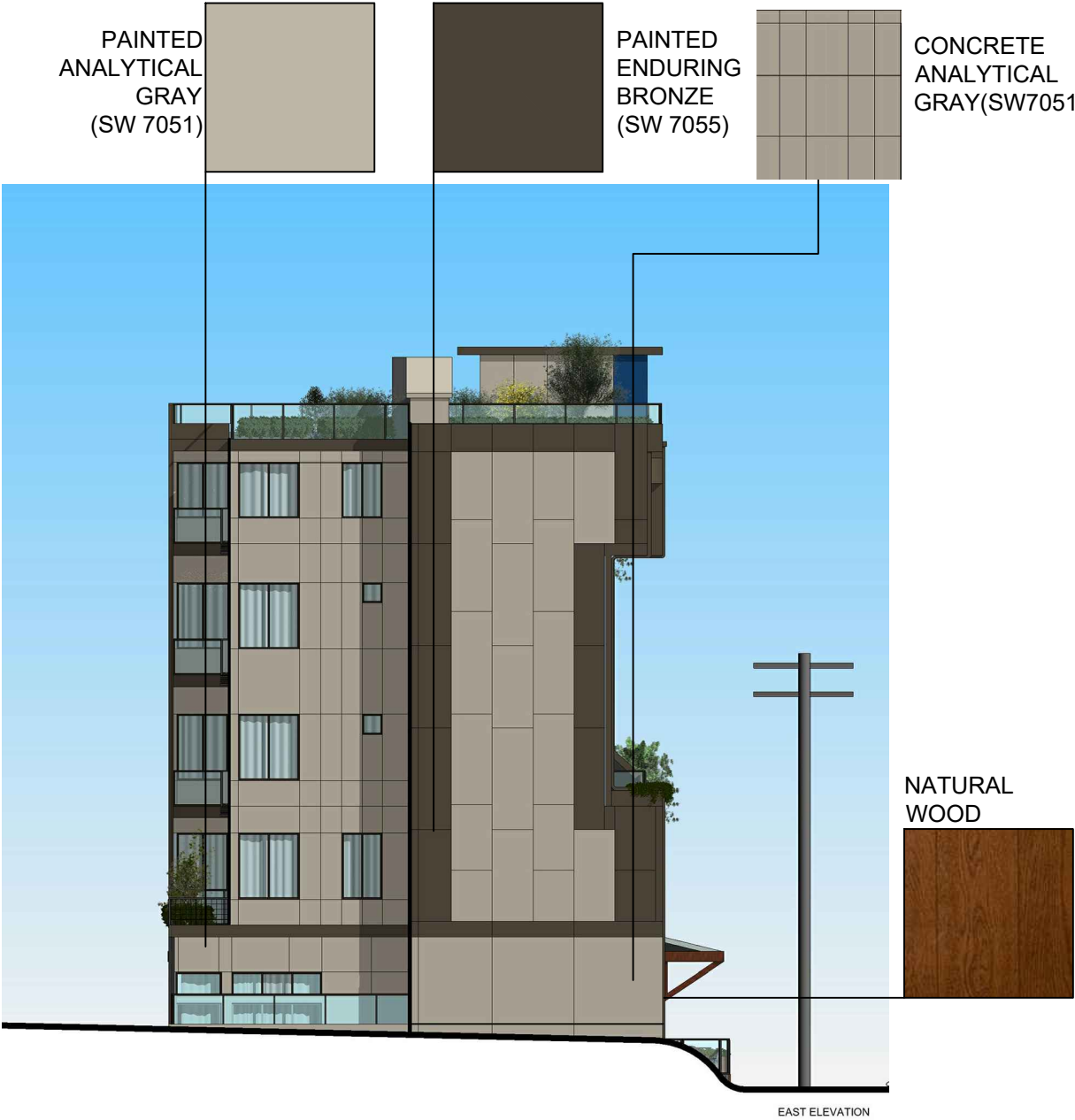
DC4. EXTERIOR ELEMENTS AND MATERIALS:
EXTERIOR ELEMENTS AND FINISHES: THE DESIGN REVOLVES AROUND THE FEELING OF NATURAL MATERIALS, THE PODIUM WALLS ARE EXPOSED CONCRETE, STAINEDTO A WARMER HUE, PERHAPS SIMILAR TO SANDSTONE. THE PRINCIPAL SIDING MATERIAL WILL BE LARGE HARDIE PANELS, OFFERING A VISUAL CONNECTION TO THE TRADITIONAL STUCCO SIDING METHODS USED ON THE BEST BUILDING AROUND OLD QUEEN ANNE, WHILE BENEFITING FROM THE DURABILITY OF THE PRODUCT ITSELF. LARGE PORTIONS OF THE FACADES WILL BE GLAZED WITH LIGHT-GREEN GLAZING, PROTECTING THE INTERIORS FROM UV RADIATION WHILE PROVIDING A NICE VISUAL ACCENT. THE WEST HALF OF THE ROOF IS COVERED WITH 30-YEAR WHITE TPO COVERING, OVER WHICH THE SOLAR ARRAY WILL BE ARRANGED, AND WITH “KEBONY” WOOD PLANKS IN THE AMENITY AREAS, OFFERING WARMTH AND COMFORT UNDERFOOT.

SIGNAGE: THE DESIGN TEAM’S PREFERENCE WOULD BE TO USE BLACK METAL NUMBERS, ATTACHED TO THE CONCRETE FRONT WALL WITH SPACERS, WHICH ALLOW A LOW-INTENSITY BACKLIGHTING AT NIGHT, AND FULL LEGIBILITY DURING DAYLIGHT HOURS.

LIGHTING: ALL EXTERIOR LIGHTING SHALL BE BY LED BULBS, RECESSED INTO CONCRETE WALLS FOR ILLUMINATING THE STAIRS AND PATHWAYS FROM THE SIDE WITH A LOW-INTENSITY, LOW-GLARE GLOW. MAIN ENTRANCES WILL HAVE LED UNITS RECESSED INTO THE SOFFITS OF THE FLOOR ABOVE, OR SUSPENDED FROM PROTECTIVE CANOPIES, PROVIDING SAFE ACCESS LIGHTING.



SOUTH ELEVATION



EAST ELEVATION



MC GRAW STREET VIEW

CS1. PLANTS AND HABITAT:
THERE ARE NO TREES ON THE SITE CURRENTLY AND, WITH FULL GROUND COVERAGE, THERE WILL NOT BE ANY WHEN THE PROJECT IS FINISHED. THERE IS NO PLANT MATERIAL OF SGNIFICANCE WITHIN THE PROPERTY LINES AND WE ARE PROPOSING ENTIRELY NEW LANDSCAPING, AS SUBMITTED, RELYING ON ENHANCING THE PLANTING STRIPS IN THE RIGHT-OF-WAY AND THE ELEVATED PLANTERS ON ALL LEVELS.

DC4. TREES. LANDSCAPE AND HARDSCAPE:
THE LANDSCAPE DESIGN BY DEVIN PETERSON PROVIDES FOR ALL NEW PLANTING MATERIAL AT ALL LEVELS, PARTICULARLY AT GRADE ALONG THE NORTH EDGE OF THE PROPERTY. THE ELEVATED PLANTERS WILL HAVE IRRIGATION, TO ENSURE THAT THEY ARE NOT DEPENDENT ON TENANTS' ATTENTION TO SURVIVE. EXPOSED SURFACES FOR NEW PLANTS AND TREES. USING EVERGREEN ORNAMENTALS ADDS TO THE LASTING EFFECTS OF THIS DESIGN. THE HARDSCAPE MATERIALS AT GRADE WILL BE TILES, EXCEPT AT THE STAIRS WHERE CONCRETE WILL BE USED FOR DURABILITY. ALL TILES INSTALLED OUTSIDE THE BUILDING PERIMETER WILL BE PLACED OVER A GRAVEL BED TO ENSURE MAXIMUM PERMEABILITY.



BIRD'S EYE VIEW

STREAMLINED DESIGN REVIEW
2232 QUEEN ANNE AVE. NORTH
SEATTLE, 98109

INTERURBAN ARCHITECTS, LLC
600 NORTH 36TH STREET, SUITE 328
SEATTLE, 98109, 206.372.1015

SDR.15



EXISTING BIRD'S EYE VIEW

STREAMLINED DESIGN REVIEW
2232 QUEEN ANNE AVE. NORTH
SEATTLE, 98109

INTERURBAN ARCHITECTS, LLC
600 NORTH 36TH STREET, SUITE 328
SEATTLE, 98109, 206.372.1015

SDR.16

Opportunity to Provide Online Input on the 2232 Queen Anne Project

ABOUT THE PROJECT

Queen Anne is an old Seattle neighborhood, historically dominated by single family residential housing built in the first two decades of the twentieth century, with relatively rich variety of classic forms. The articulation of the facades proposed for this apartment building reduces the scale of its sub-elements to a level comparable in scale with surroundings. To avoid repetitive design, this project relies on mixing the modern and traditional elements, with built-in planters further softening the visual impact of the elevations. The corner location and articulation of the upper structure allows for good exposure to sun and view 12 out of 16 units, while 4 units receive direct sunlight from East and South.

What: Let us know what you think! Visit our website at www.2232QueenAnneProject.com to learn more about this new project, including the team's proposed vision and approach.

Survey: Take our online survey to share your thoughts about the project site and components.
(Survey located on the project website.)

Comments: Provide additional comments via our comment form or by email at 2232QueenAnne@earlyDRoutreach.com.



CITY OF SEATTLE REQUIRED OUTREACH FOR 2242 QUEEN ANNE AVE

ADDITIONAL PROJECT DETAILS

Project Address:
2232 Queen Anne Ave. North,
Seattle 98109

Contact: Natalie Quick

Applicant: XX, XXX

**Additional Project Information on Seattle
Services Portal via the Project Number:**
XXX-XXX

Project Hotline & Email: 206-284-2506
XXX-XXX

Note that calls and emails are returned within 2-3 business days, and are subject to City of Seattle public disclosure laws.

This effort is part of the City of Seattle's required outreach process, in advance of Design review.