SIXTH & THOMAS APARTMENTS

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PROJECT INFORMATION

PROPERTY ADDRESS

605 & 609 Thomas Street Seattle, WA 98109

OWNER

Sixth & Thomas Partners LLC

DEVELOPER

Meriwether Partners LLC
T (206) 816-1570

ARCHITECT

Weinstein A+U LLC
T (206) 443-8606

LANDSCAPE

Karen Kiest Landscape Architects
T (206) 323-6032

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DEVELOPMENT OBJECTIVES

Development Objectives

- Develop a thoughtfully-designed, new building composed of quality materials
- Establish new use patterns in the neighborhood along both the 6th Avenue N and Thomas Street frontages
- Develop a ground floor that engages with the streetscapes of both Thomas Street and 6th Avenue North, adding to the public life of the area and serving to support connections from the uptown neighborhood to South Lake Union and to Downtown.

Project Location

The project site is comprised of two parcels, totaling 6,479-sf or approximately 0.15-acres. The site is zoned Seattle Mixed within the Uptown Urban Center with a 160-foot height limit and an “M” Mandatory Housing Affordability suffix—SM-UP 160 (M). It is located at the northwest corner of the block bounded by Thomas Street to the north, 6th Avenue N to the west, John Street to the south, and 7th Avenue N to the east.

The site is surrounded by a variety of uses and building types including the SR-99 Tunnel North Portal Operations Building and the Seattle City Light Broad Street Substation to the north, one and two story office buildings to the west, and the Quality Inn & Suites Seattle Center to the east. A surface parking lot is located immediately to the south of the site with the Travelodge By The Space Needle further south.

Project Overview

The proposed project will be a single, seven-story, multi-family apartment building. The building will have apartments located above a single story of residential amenities located at street-level. Total gross square footage, depending on massing, will range from approximately 41,700 to 42,800 GSF.

The residential levels will have 48 to 54 apartments comprised of a mix of one-bedroom, open one-bedroom, and possibly studio flats. An on-site leasing and management office and building support spaces will be located at street level or below-grade in a partial basement. Residential amenities will be located primarily at street level with the exception of an exterior residential roof terrace. No commercial uses are proposed.

Parking is not required as the site is located within an Urban Center, but a single surface parking space will be provided with access from the adjacent alley on the east side of the site.

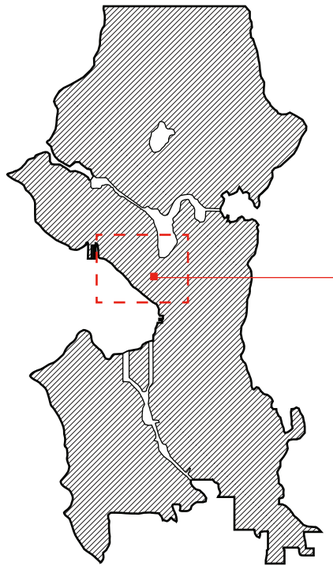
SUMMARY OF OUTREACH METHODS

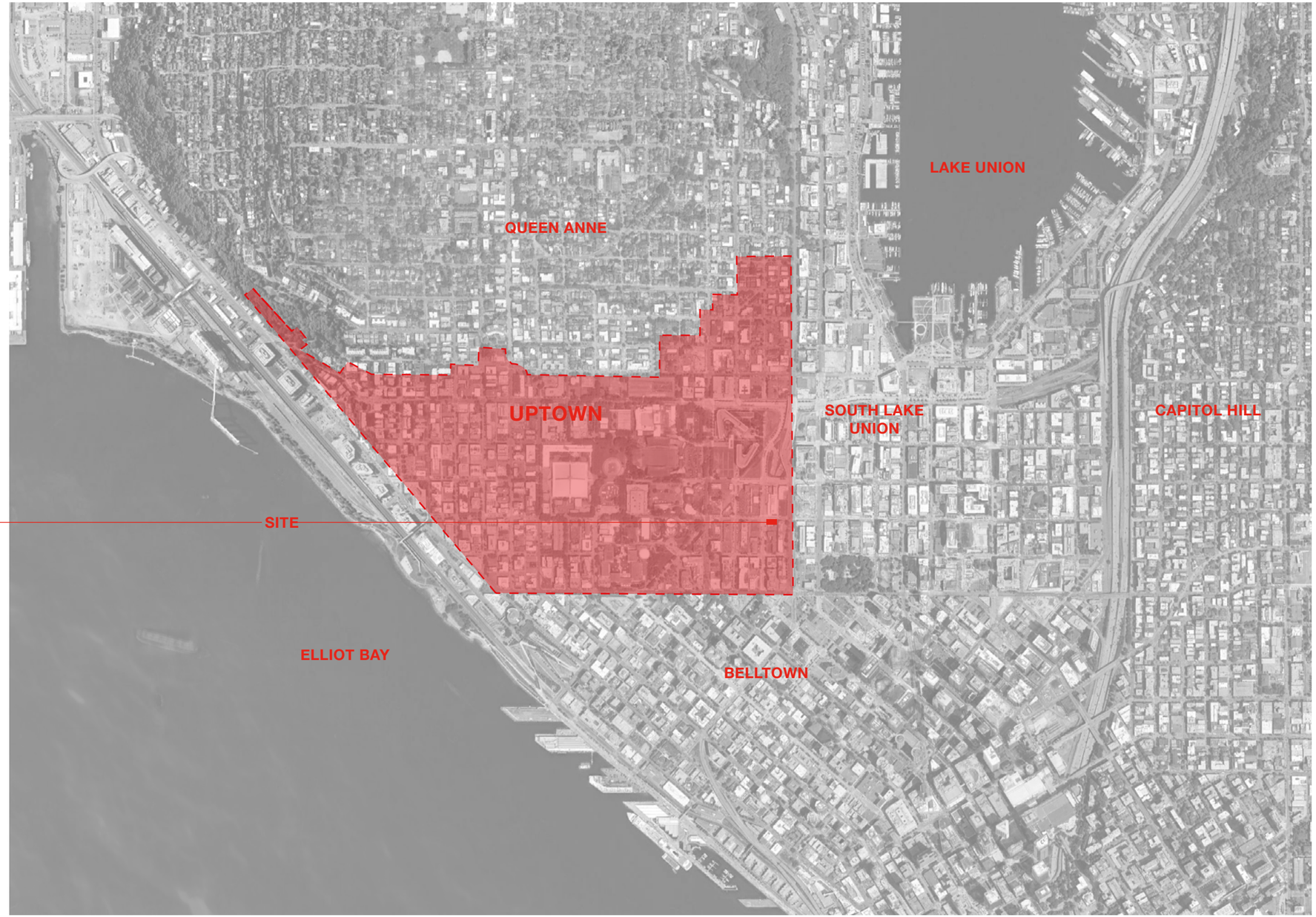
OUTREACH METHOD	MEDIA	ACTION
Printed Outreach	Direct Mailing (High Impact)	Posters were mailed to 86 residences and businesses within approximately a 500’ radius of the proposed project site. Completed 2/24/2021.
Electronic / Digital Outreach	Project Website (High Impact)	An interactive project website with project information and public commenting function was established and publicized via the direct mailed posters. Website was monitored daily for comments. Website was available between 2/24/2021-3/17/2021.
	Survey (High Impact)	Online survey was established to allow for feedback on the proposed project. Survey was publicized via the direct mailed poster, and was linked to on the project website. Survey was available between 2/24/2021-3/17/2021.

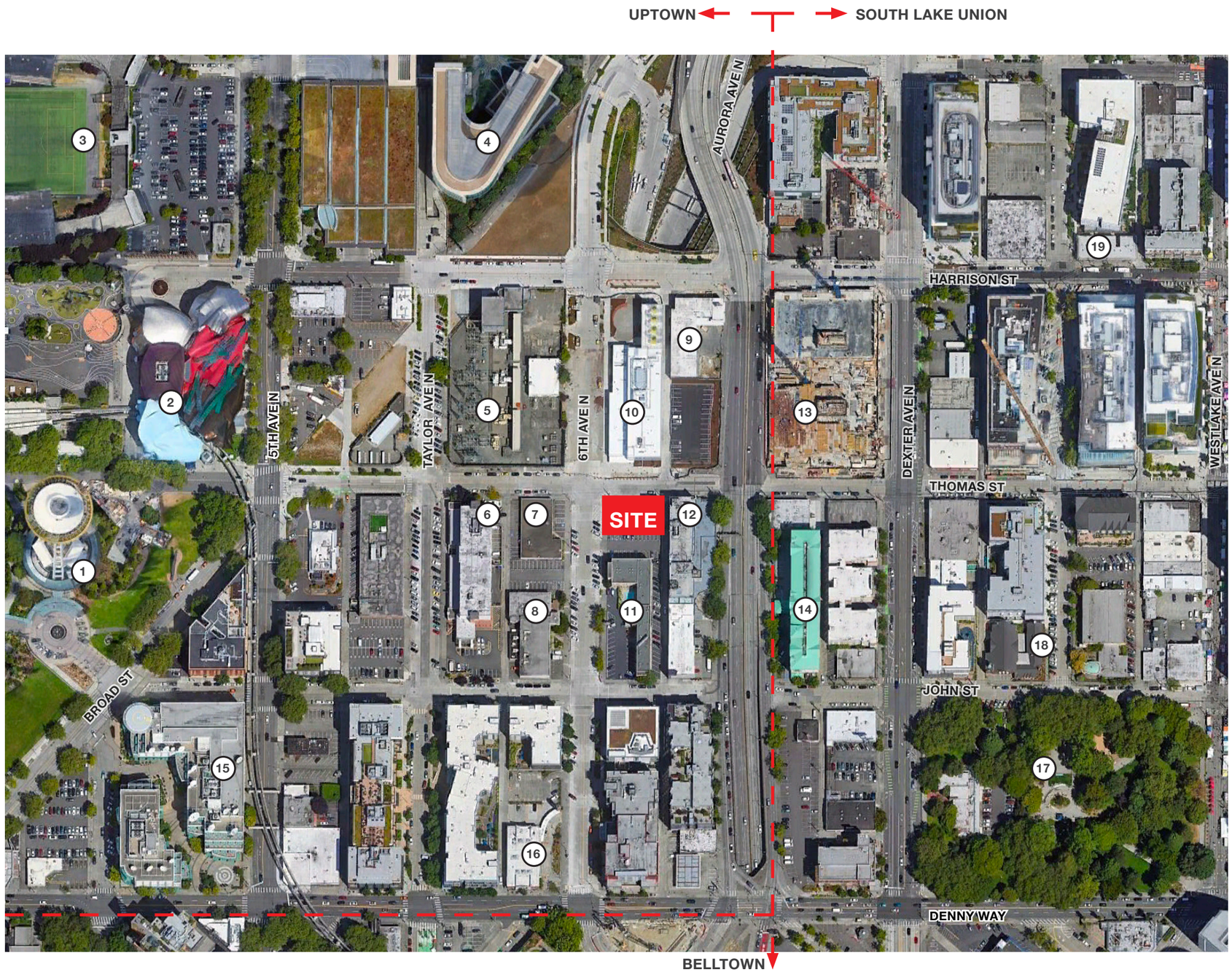
COMMUNITY COMMENTS / QUESTIONS

DESIGN-RELATED COMMENTS	COMMENTS / QUESTIONS	RESPONSE
	No comments or questions received	N/A
NON DESIGN-RELATED COMMENTS	**COMMENTS / QUESTIONS**	**RESPONSE**
	No comments or questions received	N/A

URBAN DESIGN ANALYSIS: CITY CONTEXT







NEIGHBORHOOD CONTEXT

1. Space Needle
2. Museum of Pop Culture
3. Memorial Stadium
4. Bill and Melinda Gates Foundation
5. Seattle City Light Broad Street Substation
6. Executive Inn
7. The Arc of King County
8. VVW Warehouse
9. Civic Hotel
10. SR-99 North Portal Operations Building
11. Travelodge
12. Quality Inn & Suite
13. 333 Dexter Office Building
14. Holiday Inn
15. KOMO Plaza
16. Walgreens
17. Denny Park
18. Denny Park Lutheran Church
19. 8th + Republican

URBAN DESIGN ANALYSIS: NEIGHBORHOOD CONTEXT

The surrounding neighborhood is undergoing a tremendous amount of change. Many large office, apartment and mixed-use buildings are in the midst of the city Design Review process and are planned to be built nearby. These planned projects will change the aesthetic character of the neighborhood from that of primarily low-rise commercial buildings and hotels to a much denser neighborhood with a variety of uses. Many of the proposed projects have residential components which will increase the pedestrian presence. We expect the planned green street on Thomas Street will quickly become a primary pedestrian route between SLU and Seattle Center.

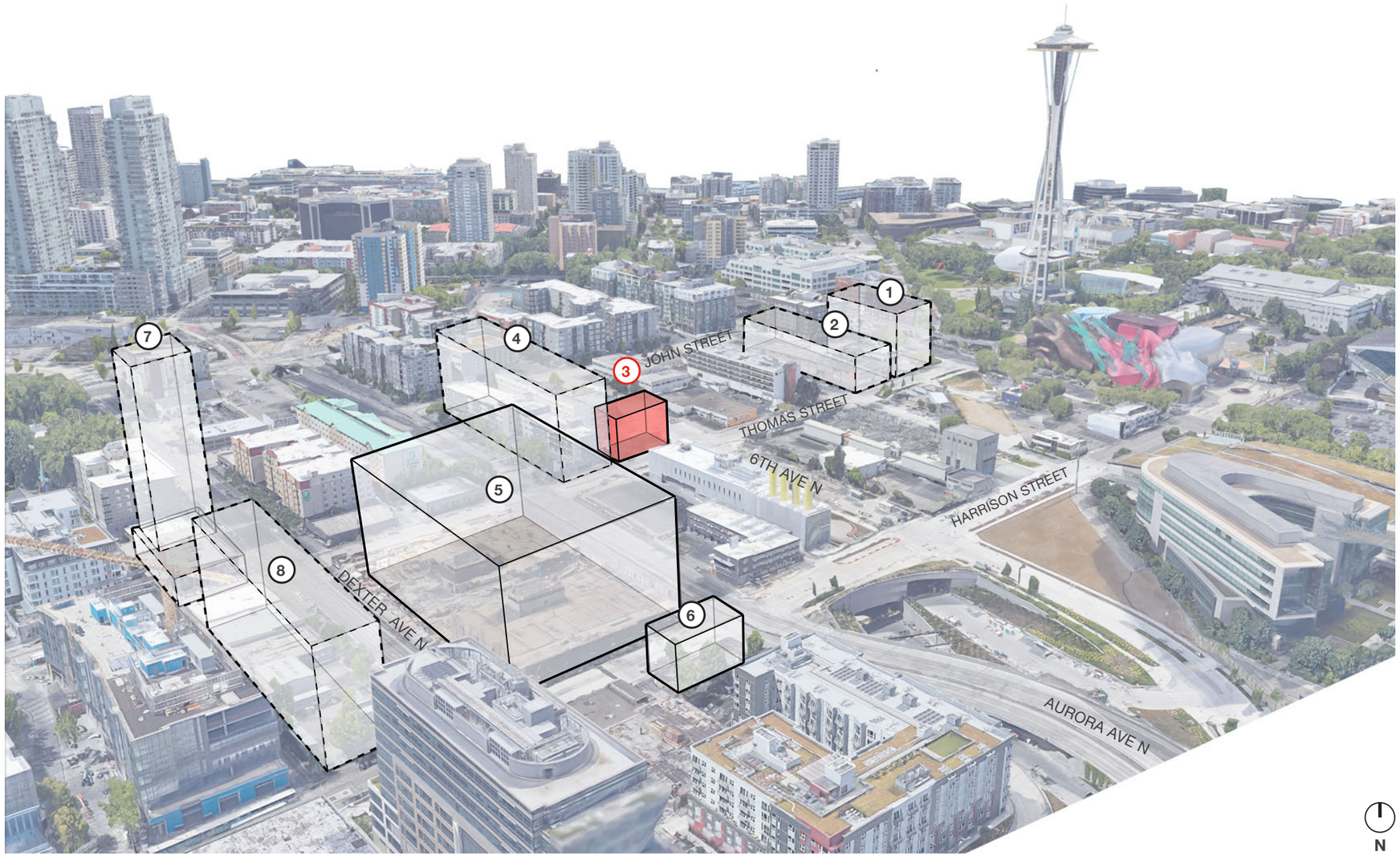
NEW NEIGHBORHOOD CONTEXT

1. 222 5th Avenue N, Seattle, WA 98109
   - New 9-story, 188,000 SF office building with ground floor retail and 8 levels of office.
2. 223 Taylor Ave N
   - New 8-story mixed-used residential building with approximately 216 stalls and 34,100 sf of retail and office area.
3. **Project Site**
4. 618 John St
   - New 10-story 234,00 SF tower for the half block between John and Thomas Street.
5. 333 Dexter
   - New 12-story 5635,000 SF mixed-use office building.
6. 408 Aurora Ave North
   - New 7-story, 75-unit apartment.
7. 222 Dexter
   - New 29-story mixed-use + 160’ mixed-use structure
8. 300 Dexter Ave North
   - New 11-story 198,800 SF office + retail building.

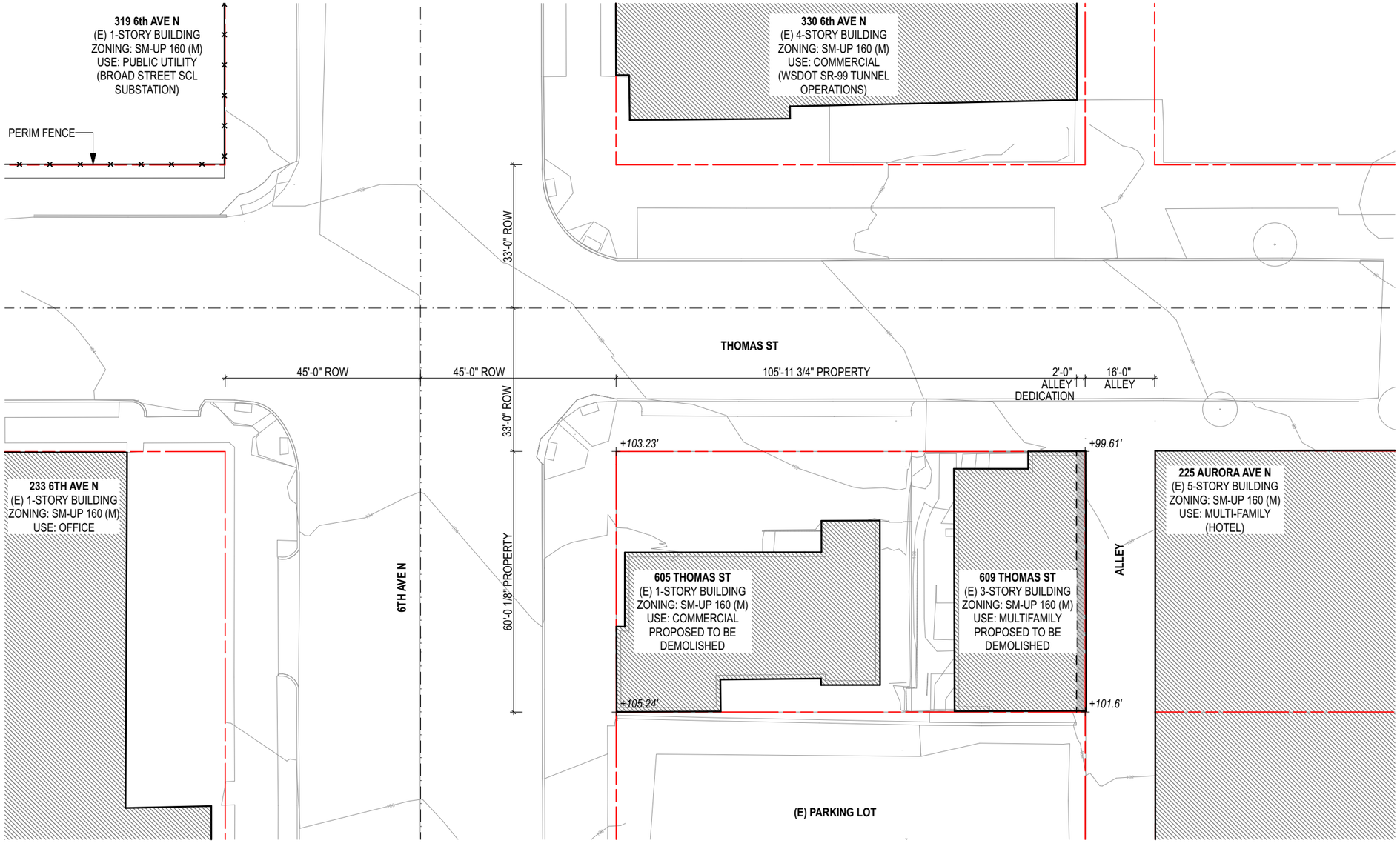
LEGEND

Built

Unbuilt



EXISTING SITE PLAN



PARCEL NUMBERS:

Parcel A: 199120-0790 (605 Thomas Street)

Parcel B: 199120-0795 (609 Thomas Street)

LEGAL DESCRIPTION

Parcel A: Lot 12,Block 70, D.T. Denny's Park Addition to North Seattle, according to plat recorded in Volume 2 of Plats, Page 46, in King County, Washington;

Except the east 40 feet thereof;

Also except the west 12 feet thereof condemned for widening of 6th Avenue North, under King County Superior Court Case No. 193437, as provided by Ordinance No. 50890:

Also except that portion conveyed to the City of Seattle by deed recorded under Recording Number 20120709001411.

Parcel B: The east 40 feet of Lot 12, Block 70, D.T. Denny's Park Addition to North Seattle, according to the plat recorded in Volume 2 of Plats, page 46, in King County, Washington.

URBAN DESIGN ANALYSIS: NEIGHBORHOOD CHARACTER

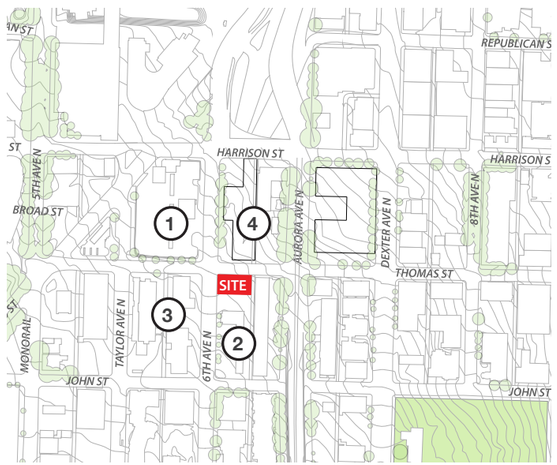
The character of the buildings immediately surrounding the project site are primarily commercial and low-rise. Hotels and low-rise commercial, built around the time of the 1962 Seattle World's Fair, sit to the south and west of the project site. To the north and northwest are buildings associated with two infrastructural operations: an SCL substation and an operations building for the SR-99. Although the SCL Broad Street Substation and SR-99 Portal Building are unique and interesting structures, their primary facades face Harrison St to the north. The Arc of King County building to the east is surrounded by surface parking which extends to the property corner; parking that surrounds the Travelodge to the south makes it not especially welcoming to pedestrians, either. Therefore, by comparison, the proposed project has an opportunity to be an especially welcoming presence to the pedestrians who will be traveling through this area more and more as development nearby increases.

1 **SEATTLE CITY LIGHT BROAD STREET SUBSTATION**
565 Harrison Street

2 **TRAVELODGE**
200 6th Ave N

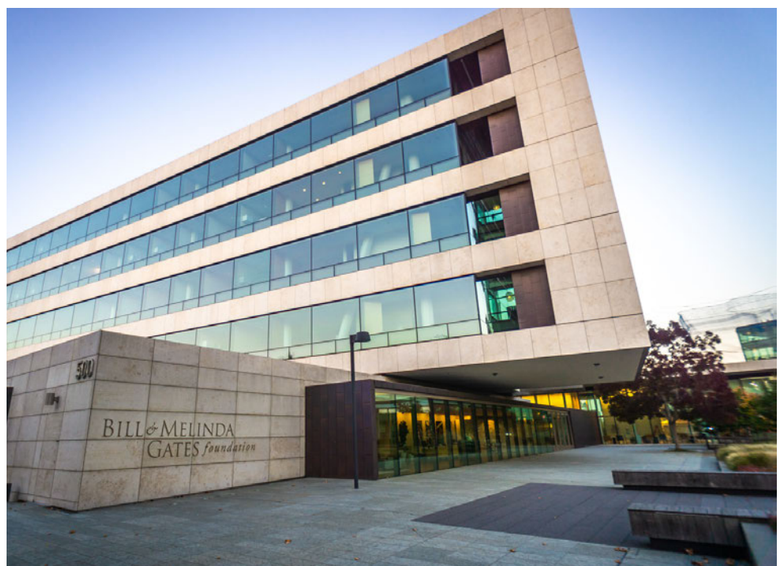
3 **THE ARC- KING COUNTY**
233 6th Ave N

4 **SR-99 NORTH PORTAL OPERATIONS BUILDING**
330 6th Ave N



URBAN DESIGN ANALYSIS: NEIGHBORHOOD CHARACTER

1 **SEATTLE CENTER**
305 Harrison Street



2 **BILL AND MELINDA GATES FOUNDATION**
500 Harrison Street

3 **TAYLOR 28 APARTMENTS**
100 Taylor Ave N

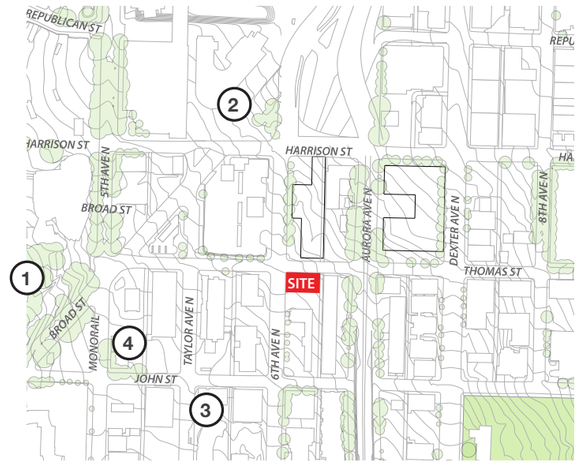
4 **APERTURE ON FIFTH APARTMENTS**
206 5th Ave N

Existing nearby multi-family buildings are typically considerably larger in scale than the proposed project.

The Taylor 28 Apartments are a full block development. Due to the scale of this building, a large amount of massing and material modulation were employed to break down the apparent project scale.

By comparison, the nearby Aperture on Fifth Apartments is on a significantly smaller site, which is approximately two times the size of the proposed project's site. As such this building has very minimal massing modulation

Also nearby to the site are the Bill and Melinda Gates Foundation and the Seattle Center, unique modern landmarks.



URBAN DESIGN ANALYSIS: PROPOSED NEIGHBOR BUILDINGS

Many large office, apartment and mixed-use buildings are in the midst of the city Design Review process and are planned to be built nearby.

- 223 Taylor Ave will be a 220 unit apartment building with retail and office space
- 300 Dexter Ave will be an 11-story office building with ground floor retail
- 222 5th Ave N will be an 8-story office building with ground floor retail
- 222 Dexter Ave will be a 29-story, 340-unit apartment building with retail.

These projects are large and modern, most designed to be landmarks in an area undergoing dramatic change. They help to clarify the different goals of this project: to respond to its comparatively small site with a modest, elegant building with minimal massing and material changes.

2 **223 TAYLOR AVE**

3 **300 DEXTER AVE**

4 **222 5TH AVE N**

1 **222 DEXTER AVE N**

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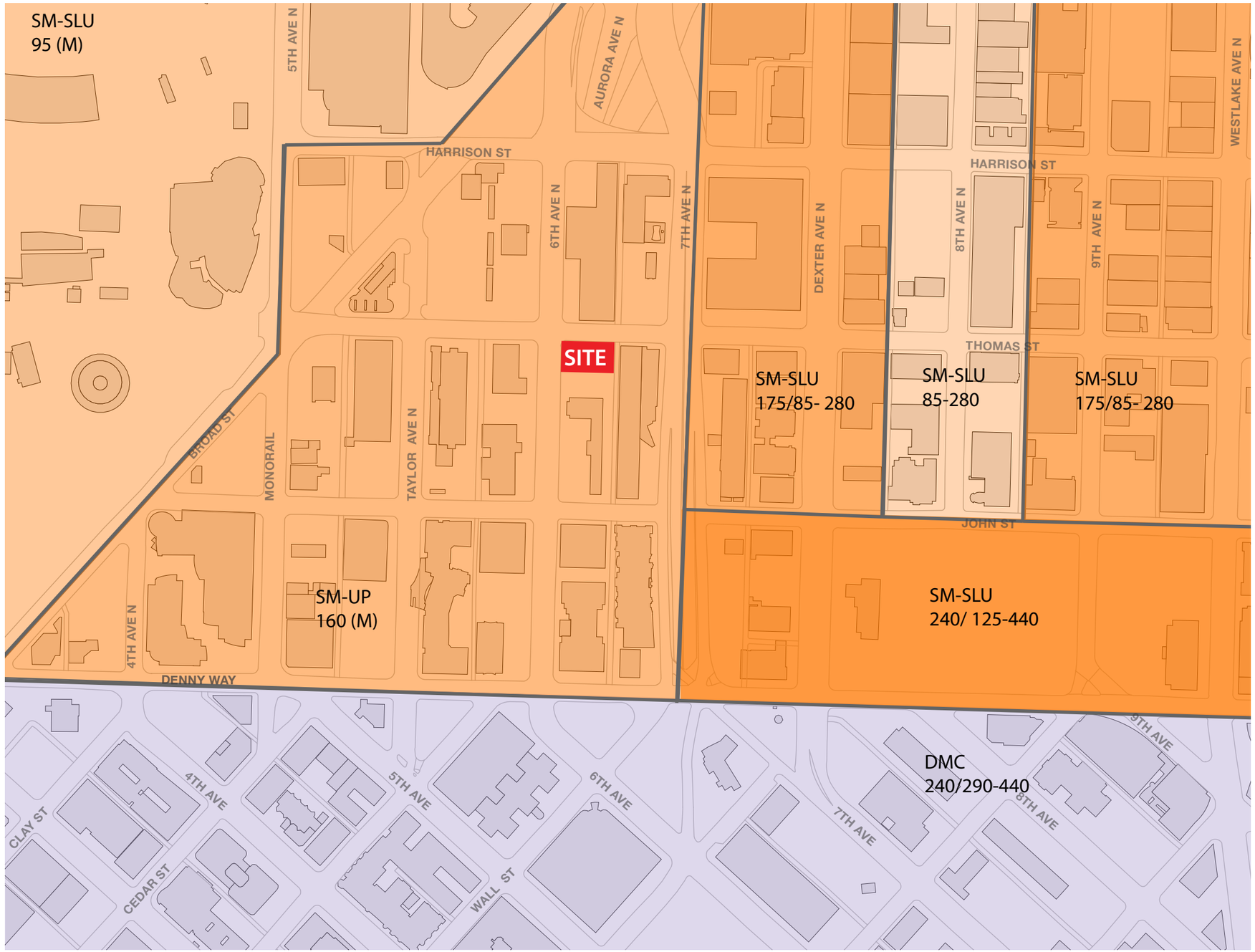
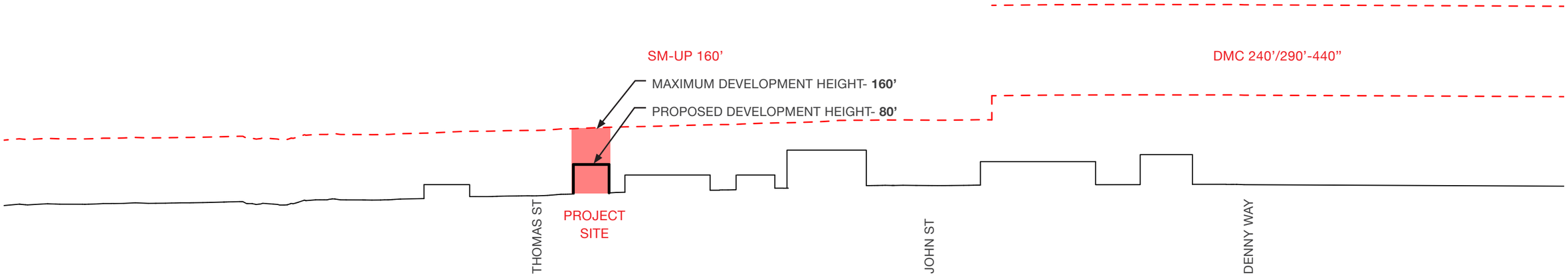
CONTEXT ANALYSIS: EXISTING ZONING



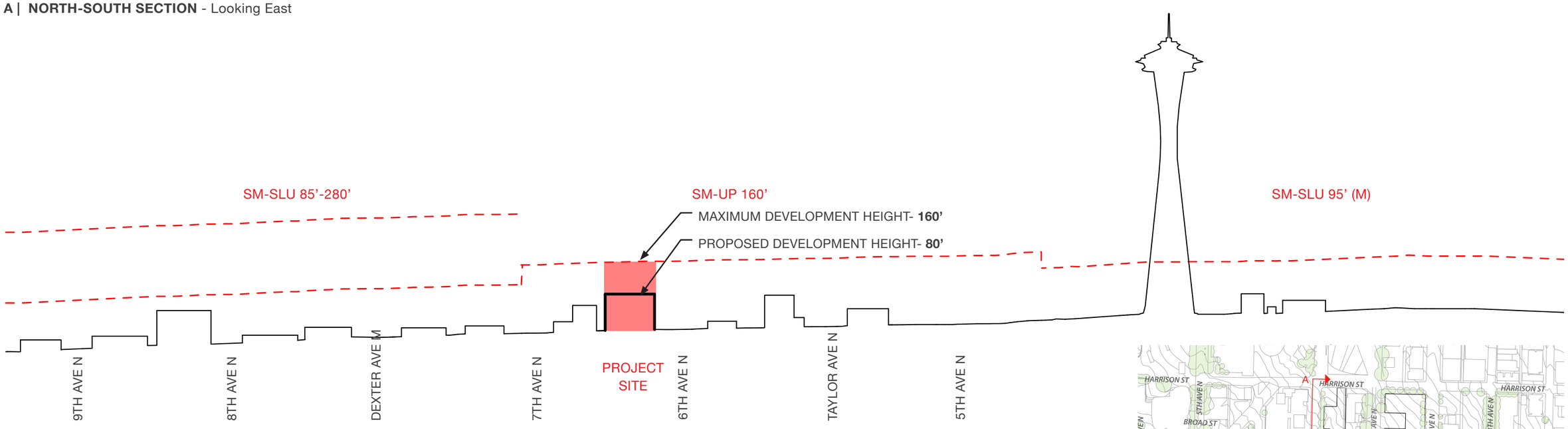
LEGEND

- SM-SLU 85-280
- SM-SLU 95 (M)
- SM-UP 160 (M)
- SM-SLU 175/ 85-280
- SM-SLU 240/ 125-440
- DMC 240/290-440
- Zone Boundaries

CONTEXT ANALYSIS: ZONING ENVELOPE



A | NORTH-SOUTH SECTION - Looking East



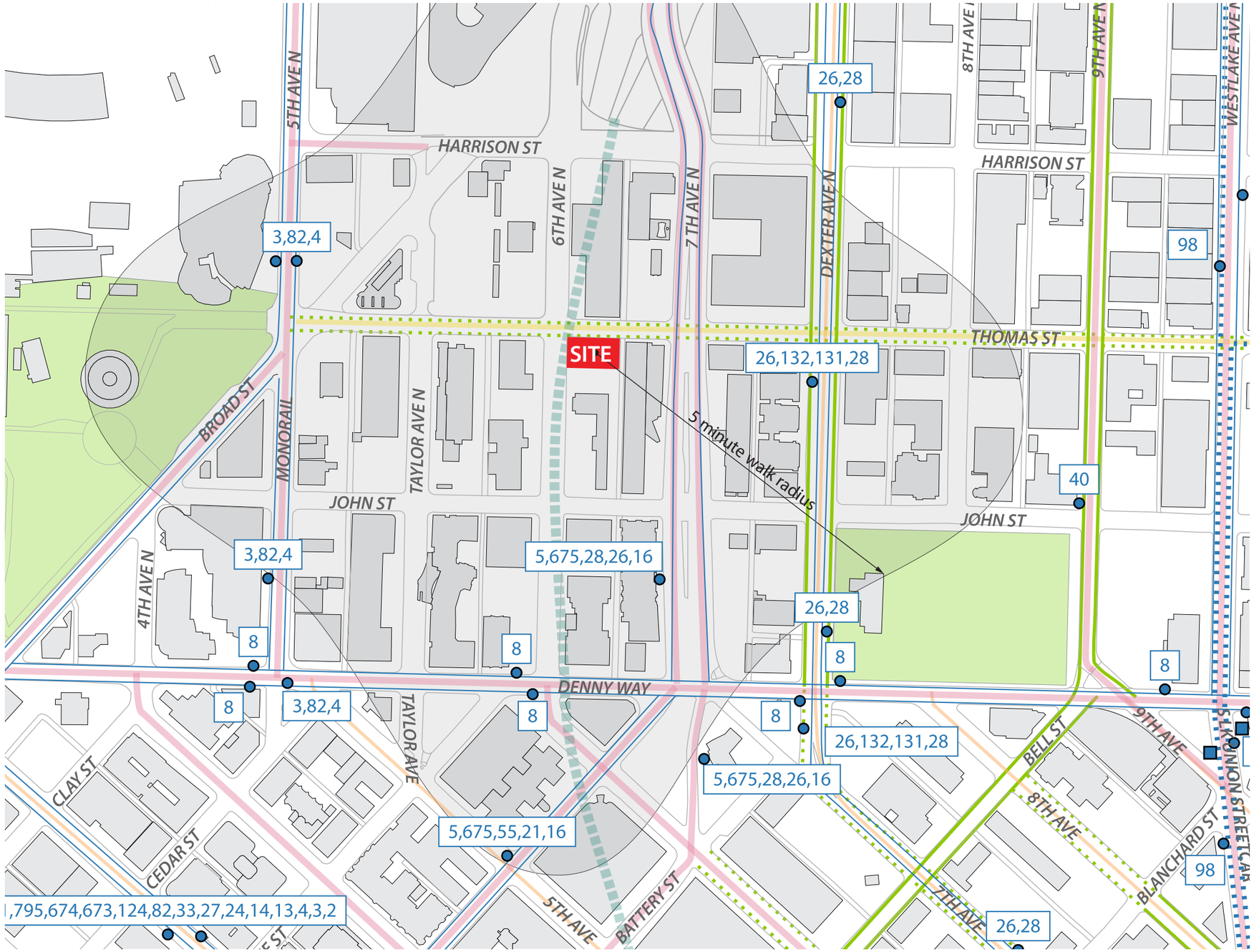
B | EAST-WEST SECTION - Looking South

CONTEXT ANALYSIS: CURRENT USE

LEGEND

- Single Family
- Multi Family
- Hotel
- Mixed-Use
- Office
- Retail
- School/Institutional
- Religious
- Utility
- Parks/Open Space
- Site

CONTEXT ANALYSIS: TRANSIT MODES



LEGEND

- 99 Tunnel
- Green Street
- Principal Arterial
- Minor Arterial
- South Lake Union Streetcar
- Bus Routes
- Bus Numbers (4)
- Bicycle Dedicated Lanes
- Bicycle Friendly Roads
- 5 Minute Pedestrian Walkshed (approx.)

CONTEXT ANALYSIS: 6TH AVENUE N

A | NORTH-SOUTH SECTION - Looking East

SR-99 North Portal Operations Building
330 6th Ave N

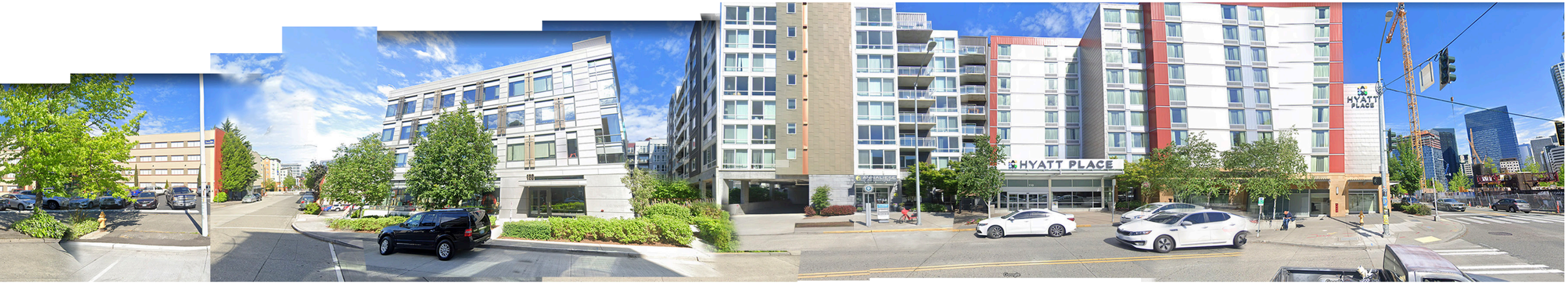
PROJECT SITE
605 Thomas St

Travelodge
200 6th Ave N

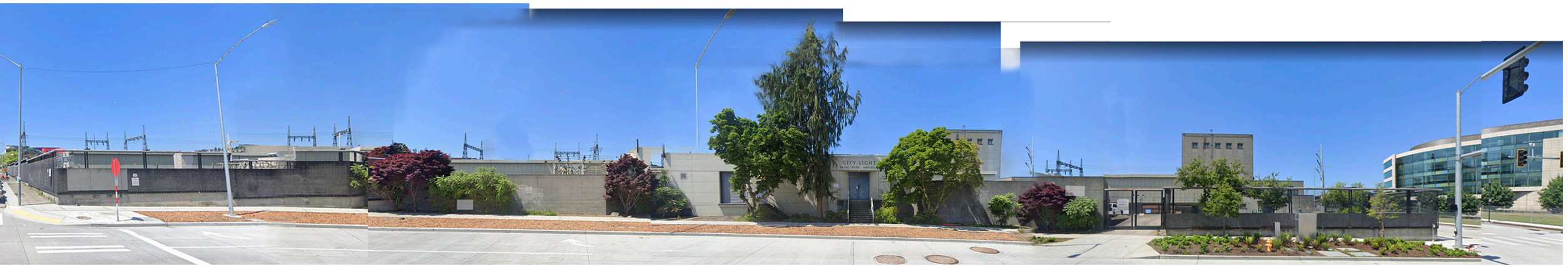
B | NORTH-SOUTH SECTION - Looking West

205 6th Ave N

OPPOSITE OF **PROJECT SITE**
The Arc of King County- 233 6th Ave N



A | NORTH-SOUTH SECTION - Looking East - Continued

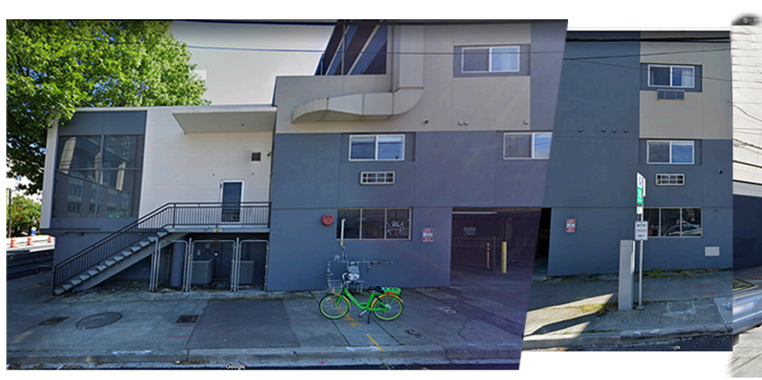


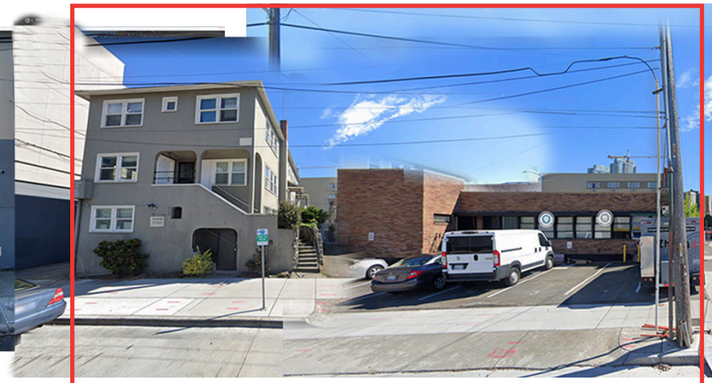
B | NORTH-SOUTH SECTION - Looking West - Continued

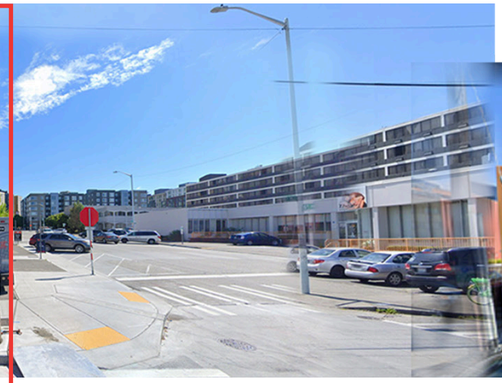
Broad Street Substation
319 6th Ave North

CONTEXT ANALYSIS: THOMAS STREET

C | EAST-WEST SECTION - Looking North







D | EAST-WEST SECTION - Looking South

225 Aurora Ave N

PROJECT SITE
605 Thomas St

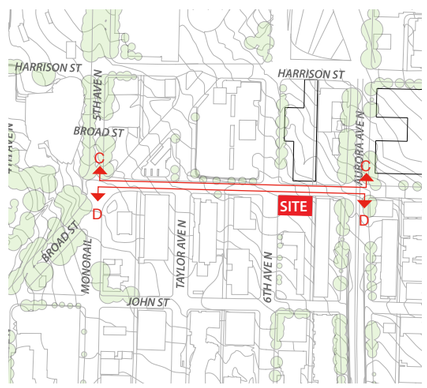
The Arc of King County
233 6th Ave N

C | EAST-WEST SECTION - Looking North - Continued

Broad Street Substation
319 6th Ave North

OPPOSITE OF **PROJECT SITE**
SR-99 North Portal Operations Building
330 6th Ave N

D | EAST-WEST SECTION - Looking South - Continued



ZONING DATA

SEATTLE LAND USE CODE SUMMARY

Parcel Nos	199120-0790; 199120-0795	
Lot Area	6,479-sf (±0.15-acres)	
Zoning	SM-UP 160 (M)	
Overlay	Uptown Urban Center Village, Parking Flexibility Area, Airport Height Overlay Outer Transitional Surface	
Permitted Uses	Residential uses permitted outright.	Will comply
Street Level Uses	Specific uses required at street-level / facing façades along Class 1 and 2 streets	Does not apply
Street Level Standards	Street level frontage to comply with transparency and blank façade provisions except for portions of structure in residential use: - Minimum 60% of street-facing façade 2-ft to 8-ft above sidewalk to be transparent - Blank façades limited to 15-ft lengths and not to exceed 40% of façade width Street facing façades must be built to the lot line except Class 3 Pedestrian Streets and Neighborhood Green Streets may be set back up to 12-ft - Setbacks are to be landscaped - Required outdoor amenity area or open space are not considered part of setback area and may extend beyond setback limits	Will comply Will comply
Structure Height	Maximum structure height as zoned: 160-ft Rooftop features: - Open railings, planters, skylights, clerestories, greenhouses, parapets and firewalls permitted to exceed maximum height limit up to 4-ft - Solar collectors, stair penthouses, and mechanical equipment may extend 15-ft above maximum height limit provided roof coverage does not exceed 25% - Roof coverage of features in 23.48.025.C.4 increased to 65% provided all mechanical equipment is screened and no feature located closer than 10-ft to roof edge - Mechanical equipment and elevator penthouses to be screened	Will comply Will comply
FAR	Floor Area Ratio: - Base FAR limit: 5.0 - Maximum FAR for structures with residential uses: 7.0 Floor area exemptions: - All underground stories or portions of stories - Portions of a story less than 4-ft above existing or finished grade - For structures 65-ft or higher, 3.5% of floor area is exempt as an allowance for mechanical equipment	Base area limit: 32,395-sf Maximum area limit: 45,353-sf
Setbacks	No required setbacks	
Landscaping And Screening	Green Factor of ≥0.30 required Street trees required with any development proposal. Existing street trees to be retained Standards for landscaping and screening where required for certain uses to consist of fences, walls, or landscaped areas including bio-retention facilities	
Light and Glare	Exterior lighting to be shielded and directed away from adjacent uses	Will comply
Parking	No parking required for residential in urban centers Bicycle parking required for multi-family structures as follows: - 1 space per DU long-term - 1 space per 20 DUs short-term - For residential uses, after first 50 parking spaces provided rate is reduced to 3/4 the ratio specified	No parking required Will comply

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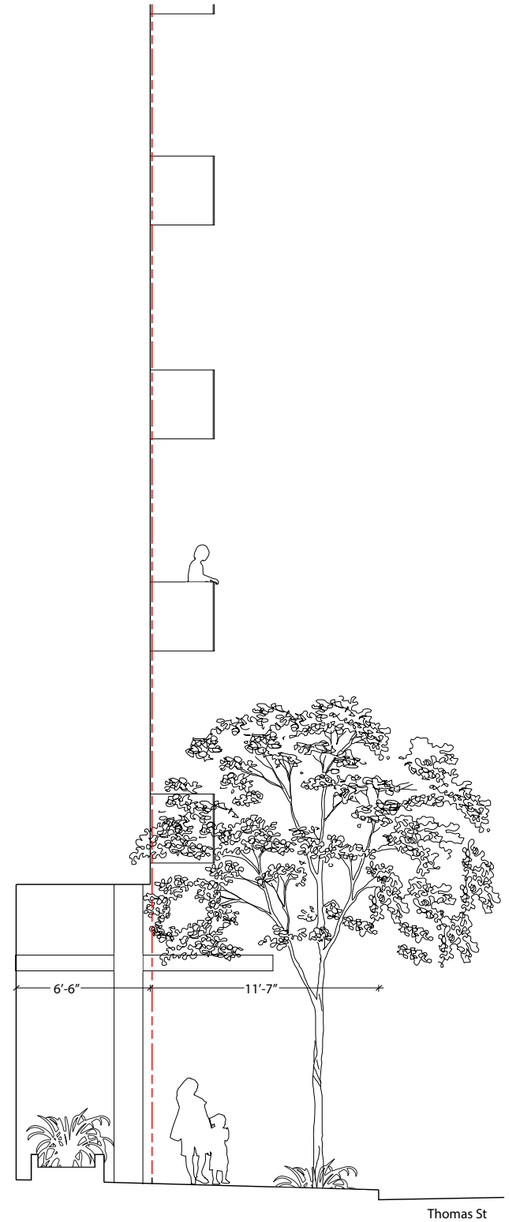
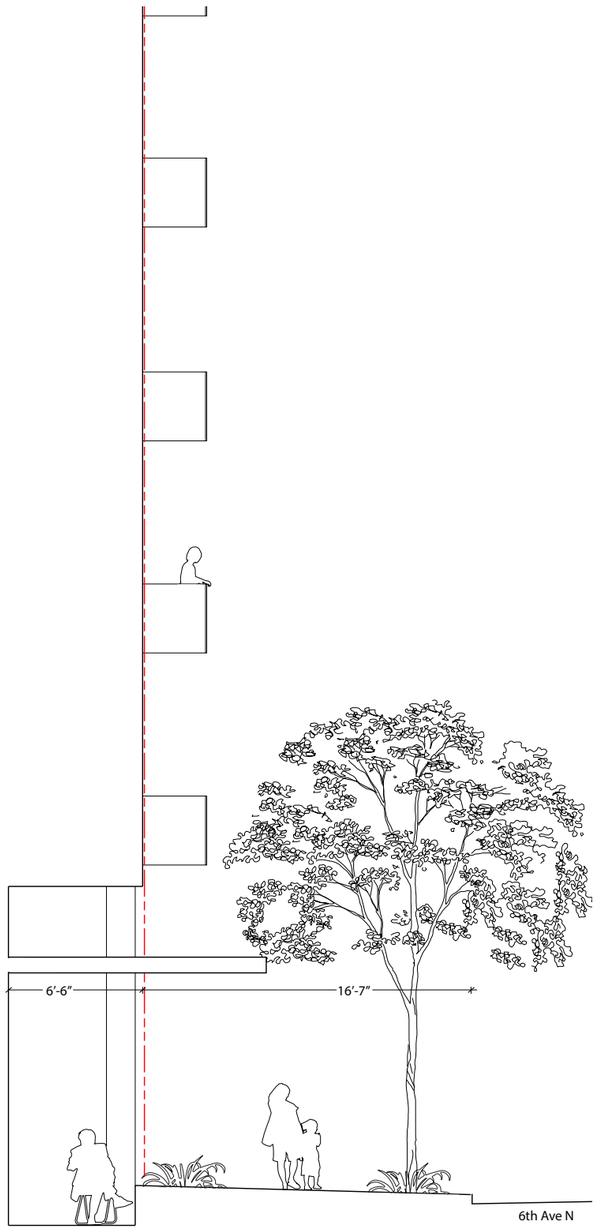
PRIORITY DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES / UPTOWN NEIGHBORHOOD DESIGN GUIDELINES		RESPONSES
CS2. Urban Pattern and Form Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area. **CS2. Uptown Supplemental Guidance**	**C.1. Relationship to the Block, Corner Sites.** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block. **3.a. Corner Sites.** Generally, buildings within Uptown should meet the corner and not be set back, except for Gateway locations. Buildings, retail treatments, and open spaces should address the corner and promote activity.	The preferred alternate undercuts the building at level 1, providing generous landscaped areas, recessed building entries, and an outdoor seating area associated with the building amenity lounge, activating the corner. A canopy extending beyond this undercut wraps the corner, highlighting the building entry and providing generous weather protection. Above level 1, the building comes out to the corner, giving the block a strong urban edge.
PL1. Connectivity Complement and contribute to the network of open spaces around the site and the connections among them. **PL1. Uptown Supplemental Guidance**	**A.2. Network of Open Spaces, 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, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3. **1. Adding to Public Life.** Opportunities to add to public life are especially important for street-facing facades that are adjacent to the Seattle Center.	The preferred alternate proposes a building undercut at level 1 which yields a higher quality pedestrian experience due to an at-grade bioretention planter, recessed building entries, and outdoor seating associated with the ground floor resident amenity, the latter of which provides activation and eyes on the street. The building undercut expands the street level environment even though the sidewalk itself is not widened. (See section diagram this page and next.)
PL3. Street-Level Interaction Encourage human interaction and activity at the street-level with clear connections to building entries and edges. **PL3. Uptown Supplemental Guidance**	**A.1 Entries, Design Objectives.** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each. **1.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	The preferred alternate locates the main entry along Thomas street, on which the building has the majority of its facade frontage, and pulls the entry close to the building corner which is wrapped in a canopy to highlight the entry and provide extended weather protection. The entry is located between the building amenity lounge and the fitness center, activating the area and providing clear lines of site from these active spaces to the entry.

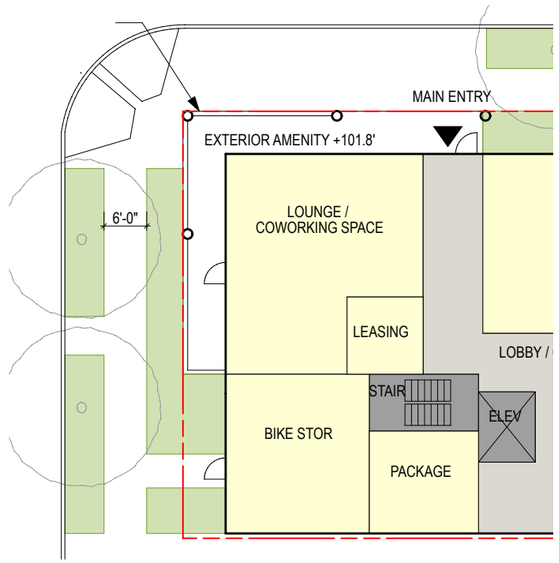


DC2. Uptown Supplemental Guidance **DC2. Architectural Concept** Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	**1. Architectural Context.** Architecture that emphasizes human scale, streetscape rhythm, quality 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 innovate design that reflects the Uptown Arts and Cultural District. **C.1. Secondary Architectural Features, Visual Depth and Interest.** Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.	The preferred alternate proposes a colonnade along Thomas St and 6th Avenue, introducing a streetscape rhythm at the pedestrian scale. This colonnade and the building overhang under which it sits provides a visual depth to the facade at the street level. The colonnade simultaneously expands the street level environment while also clearly defining areas for residential use. (See section diagram this page and next.) Profiled metal panel is proposed to be the primary facade material (see image on following page), and balconies are proposed at certain locations to provide additional depth and texture.
DC2. Uptown Supplemental Guidance	**3.b. Secondary Architectural Features.** Encourage substantial window detailing and recessed windows. Discourage flush window treatments.	The proposed profiled metal panel provides a thickness to the facade that aids in a more substantial window detailing. (See image on following page).
DC4. Exterior Elements and Finishes Use appropriate and high quality elements and finishes for the building and its open spaces. **DC4. Uptown Supplemental Guidance**	**A.1 Building Materials – 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. **1.c. Building Materials.** 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.	Profiled metal panel is proposed to be the primary facade material (See image on following page). Balconies are proposed at certain locations to provide additional depth and texture; the railings for these balconies are proposed to be durable perforated metal. The profiled metal panel is proposed to wrap all building corners.

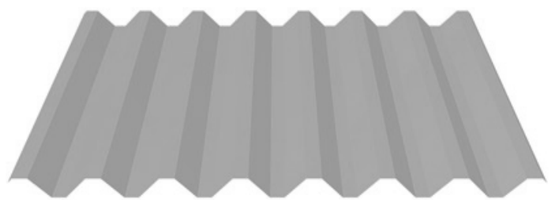


PRIORITY DESIGN GUIDELINES

PL4. Active Transportation Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit. **PL4. Uptown Supplemental Guidance**	**B.2. Planning Ahead for Bicyclists, Bike Facilities.** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety. **2.a. Planning Ahead for Bicyclists, Bike Facilities.** Placement of long-term bicycle storage should consider cyclist safety and ease of access. Provide the required short-term bike racks near main building entrance to accommodate private and shared bicycles. Consider customizing the SDOT approved racks (“inverted U” or “staple” style) to reflect Uptown Arts and Cultural District branding such as colors, distinctive place-names, plaques, or other design elements.	The preferred alternate proposes a large bike storage room for the building that is located directly off of the 6th Avenue frontage, providing convenient and direct access for bicyclists. Additional temporary parking stalls are proposed along Thomas St. near to the main building entry.
CS1. Natural Systems and Site Features Use natural systems and features of the site and its surroundings as a starting point for project design. **CS1. Uptown Supplemental Guidance**	**D.1. Plants and Habitat, On-Site Features.** Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible. **2. Plants and Habitat.** Create habitat landscapes of native species in building setbacks, right-of-ways, green roofs, walls and gardens. Look for opportunities to contribute to neighborhood and citywide connective habitats for insects and birds, while providing a safe environment for pedestrians.	Native vegetation is proposed beneath the building undercut at level 1 in a bioretention planter, as well as on the roof terrace.



Plan snippet of preferred option showing bike storage room location. See page 35 for complete plan.



Proposed profile of primary facade material. Color TBD.

CONCEPTUAL REFERENCES

1


1a

2

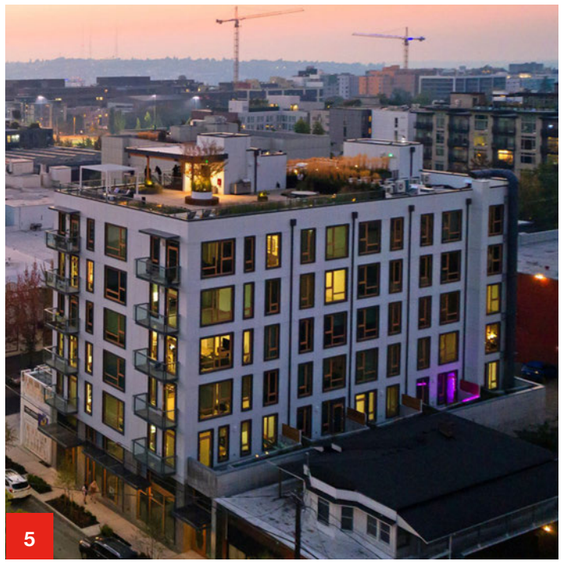
The projects on these pages are precedents that align with our vision for this project: they respond to their small sites by using minimal material variation and massing modulation, yielding elegant, cohesive buildings. The modulation that is provided (protruding balconies and ground floor setbacks) is subtle. The facade materials are of high quality.

The similarly small size of the project site and the resulting, proposed massings are human scaled and readily relatable without the need for additional articulation of the massing. Materials, proportions of components, and the building's details will take prominance, similar to the reference projects here.

- Small project size allows for minimal massing moves; subtle building modulation provided by -
  - projecting balconies **1, 2, 5**
  - undercutting the massing at level 1 **1, 3**
  - differences in material depth **1a**
- Pared down material palette; minimal material variation. **1, 2, 3, 4, 5**


3

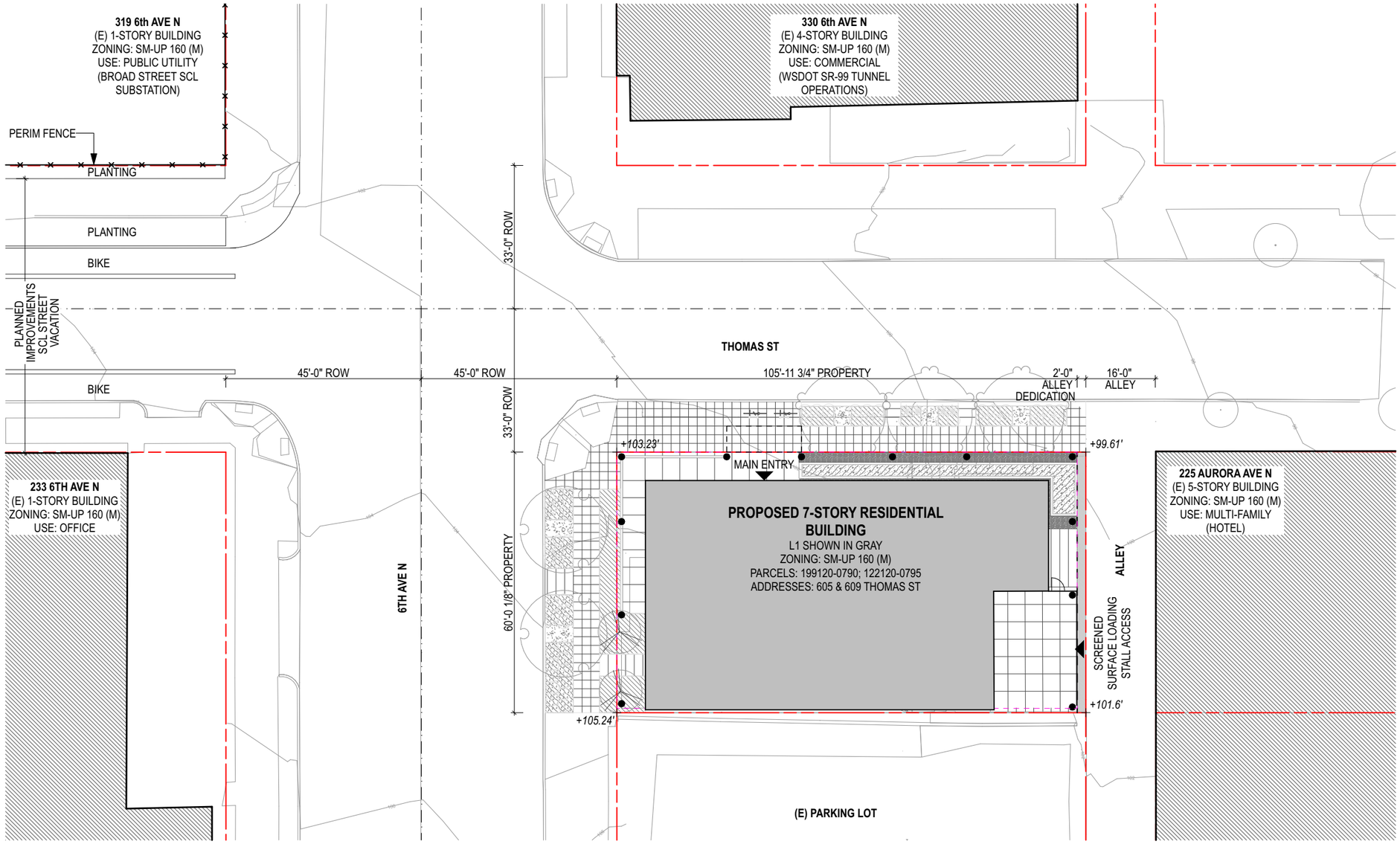
4


5

BUILDING PRECEDENTS

1. **The Shea,** Public 47 Architects
   - 1830 E Mercer St
2. **Agnes Lofts, Weinstein A+U**
   - 1433 12th Ave
3. **800 E Denny Way (Unbuilt),** Workshop AD
   - 800 E Denny Way
4. **15th (Unbuilt),** Workshop AD
   - 2258 15th Ave. W
5. **Solis Apartments,** Weber Thompson
   - 300 E Pike St

PROPOSED SITE PLAN



Given the small size of the project site, the primary building modulation at the upper floors, for all options shown on the following pages, is proposed to be along the south of the site. This modulation has the advantage of creating light wells adjacent to the shared south property line in anticipation of future redevelopment of the surface parking lot. The light well provides necessary access to light and air for the adjacent units and aids wayfinding by providing views to the exterior at the elevator lobby. Due to the relatively small size of the project site, further modulation of the building massing would not achieve the full development potential of the site and would compromise the livability of the apartment units.

In two of the three options, additional modulation is provided at the ground floor, where a building undercut is proposed. In one option, the light well at the south of the site is extended towards 6th Avenue. With the need for south-facing light wells, creating additional modulation at the upper levels along the street frontages would put additional dimensional constraint on this already constrained site, at the expense of unit and project viability.

CONCEPT 1

Stories	7 above-grade 1 partial below-grade (mechanical)
Floor Area	Total FAR Area: 40,076-sf Commercial: 0-sf Residential: 40,076-sf Parking: 0-sf Total FAR: 6.0
Unit Count	54 apartments
Parking	1 space (loading, exterior, at-grade)
Potential Departures	None
Advantages	- Building massing at all levels meets the corner - Main entry on Thomas St, a green street and connector between SLU and Seattle Center - Upper level modulation visible from 6th Ave N.
Disadvantages	- No exterior amenity provided at L1 - Massing modulation comes at the expense of a potentially dark, narrow light well visible from 6th Ave N. if the property to the south is developed. - Unit organization yeilds a facade lacking clear rhythm along both Thomas and 6th.

CONCEPT 2

Stories	7 above-grade 1 partial below-grade (mechanical)
Floor Area	Total FAR Area: 40,076-sf Commercial: 0-sf Residential: 40,076-sf Parking: 0-sf Total FAR: 6.0
Unit Count	54 apartments
Parking	1 space (loading, exterior, at-grade)
Potential Departures	None
Advantages	- Street level facade relief is provided, allowing for outdoor amenity space and landscaping
Disadvantages	- Main entry is off of 6th Avenue, likely a less active connector than Thomas St as the green street plan is developed - One stack of units would access light solely from the light well adjacent to the alley, which would be in deep shade if the lot to the south were to be developed. - Unit organization yields a facade lacking clear rhythm along Thomas, the primary facade.

CONCEPT 3 (PREFERRED)

Stories	7 above-grade 1 partial below-grade (mechanical)
Floor Area	Total FAR Area: 39,157-sf Commercial: 0-sf Residential: 39,157-sf Parking: 0-sf Total FAR: 5.8
Unit Count	48 apartments
Parking	1 space (loading, exterior, at-grade)
Potential Departures	None
Advantages	- Street level facade relief is provided, allowing for outdoor amenity space and landscaping; colonnade provides rhythm to the streetscape. - Main entry is on Thomas St., a green street and connector between SLU and Seattle Center - Organization of units provides regular rhythm along Thomas Street; larger unit at corner affords greater flexibility of window placement

8.0 ARCHITECTURAL MASSING CONCEPT(S)

CONCEPT 1

Given the small size of the site, there is limited opportunity for massing modulation at the upper levels that does not adversely affect the viability of the apartment units or prevent the project from reaching its development potential. In Concept 1, this massing modulation creates light wells adjacent to the shared south property line for providing increased access to light and air to the units, and to the building circulation.

This concept begins with referencing the CS2-3a Uptown Design Guideline which states that for corner sites, “generally, buildings within Uptown should meet the corner and not be set back...”. This concept therefore brings the massing to the ground with no ground-level setbacks along 6th Ave N. or Thomas Street.

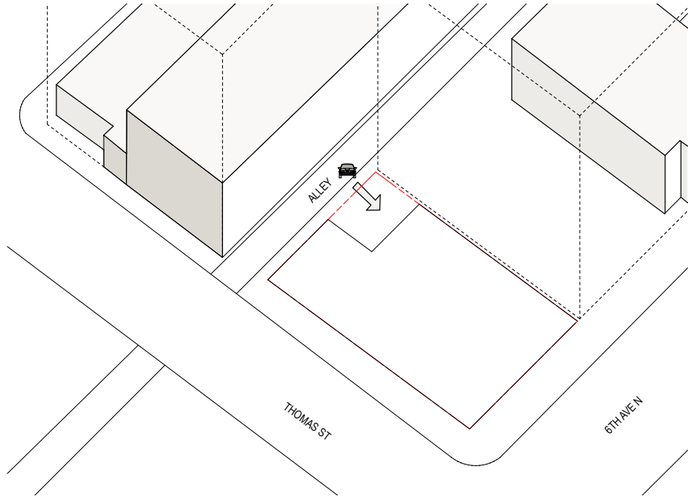
The main entry is proposed to be from Thomas Street, a green street and primary connector route from SLU to Seattle Center. Up above, the building proposes an L-shaped unit organization with the primary light well along the south extending through to 6th Avenue.

An L-shaped plan facing this direction provides a bit of modulation visible from the right of way, but it does not serve units well, which would face primarily towards Thomas Street and towards the alley in this scheme. In addition, the modulation visible from 6th Avenue would not be an ideal location for an exterior amenity or private terraces, as the property to the south could be developed, making this zone a very deep and narrow recess, deprived of direct sunlight.

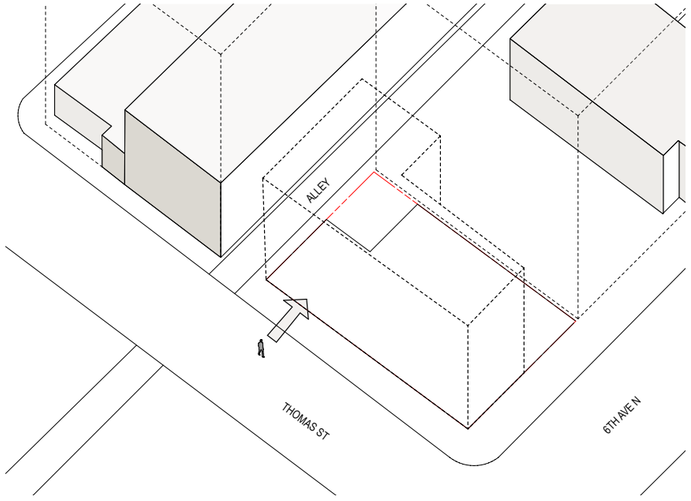
We belive the primary downsides of this alternate are the following:

- Although holding the corner appears to be consistent with design guideline CS2, this approach provides no activated outdoor space adjacent to building amenities, and less generous landscaping adjacent to the sidewalk. We believe this to be inconsistent with design guidelines PL1 (network of open spaces; outdoor uses and activites), and PL3 (interaction between interior uses and pedestrians).
- The provision of building modulation visible from the right of way comes at the detriment of unit livability and would yield an unwelcome and dark recess, visible from 6th Ave N., in the event of the development of the site to the south.

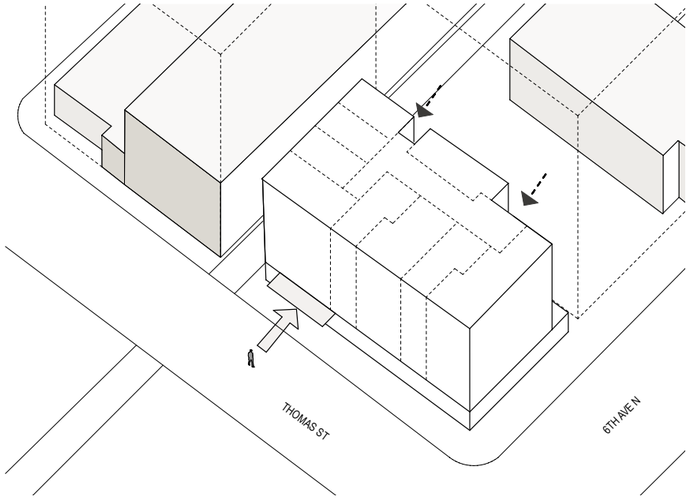
MASSING CONCEPT



1 The building footprint holds all corners of the site, except the southeast corner at the alley to allow for a small surface loading area.



2 The main pedestrian entry is proposed to be from Thomas St., a primary connector between SLU and Seattle Center, as well as a green street. The floors above are organized in an L-scheme. The entry aligns with the turn of the “L” and resulting corridor.



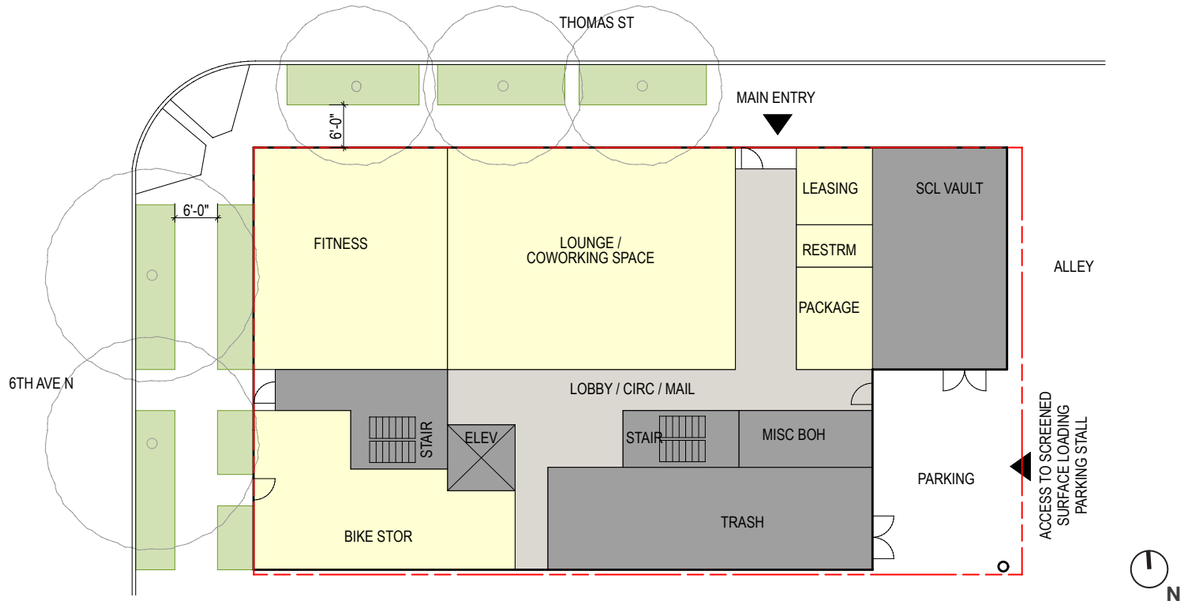
3 The L-scheme is inflected twice at the south property line to provide light wells benefiting units and circulation space. The primary light well extends to 6th Ave N.

View from 6th and Thomas corner, looking southeast
(potential maximum building area of adjacent sites shown with translucent massing)

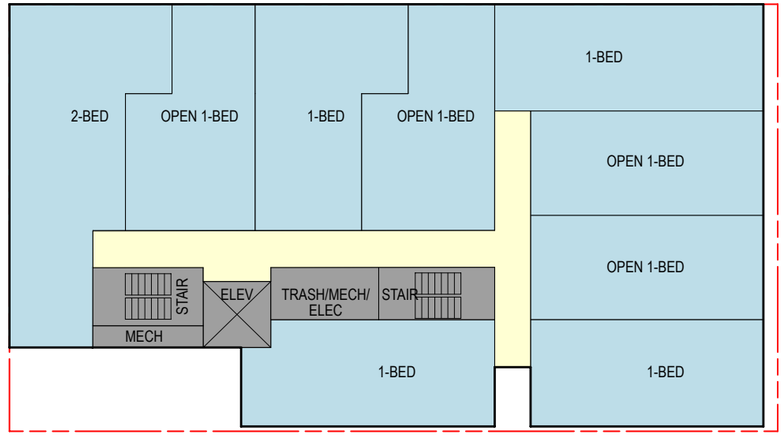
View from Thomas St, looking southwest
(potential maximum building area of adjacent sites shown with translucent massing)

View from 6th Ave N, looking northeast; light well visible
(potential maximum building area of adjacent sites shown with translucent massing)

LEVEL 1 PLAN



TYPICAL RESIDENTIAL PLAN (L2-L7)



8.0 ARCHITECTURAL MASSING CONCEPT(S)

CONCEPT 2

As noted in the previous Concept 1, the small site limits opportunities for meaningful massing modulation at the upper floors. In Concept 2, the a light well is locate at the rear of the site. This location has the advantage of creating light wells adjacent to the shared south property line and along the alley to increase access to light and air for the units, provide additional separation for privacy and introduce light to the building circulation.

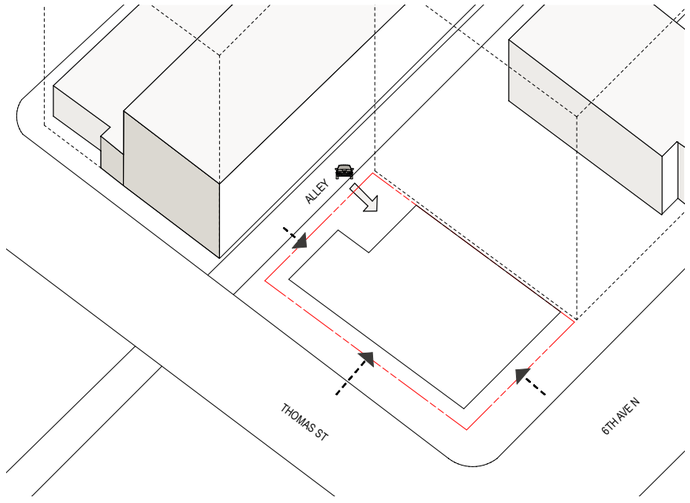
At the ground floor, this concept begins with the premise that a ground floor set back may be appropriate for a corner site if it provides an attractive, welcoming pedestrian zone where activity from the adjacent building amenity space can spill outdoors, and landscaping under the building overhang provides more elbow room, depth and interest along the sidewalk. On such a small site, this ground floor set back has the benefit of providing additional massing modulation while realizing the site's development potential above.

The main entry in this version is proposed to be from 6th Ave N, a pedestrian street and connector route towards downtown. Up above, this west facing entry is tied to regularly spaced west facing units that are arranged, along with north facing units, in an L configuration with the light well this time against the alley.

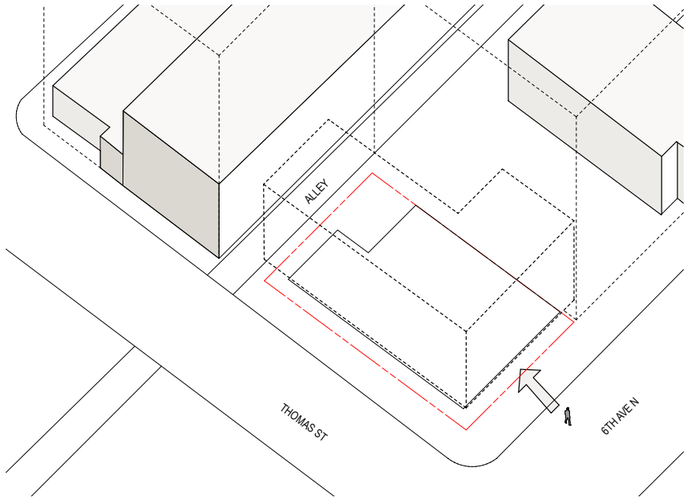
We belive the primary downsides of this alternate are the following:

- The entry off of 6th Ave N. is inconsistent with design guidelines DC1 (arrangement of interior uses) and PL2 (wayfinding) in that it would be located on the less active, less primary street, and also on the much shorter, less primary end of the building.
- One stack of units would access light solely from the narrow light well adjacent to the alley, which would be in deep shade if the lot to the south were to be developed.
- The breakup of units above, to relate to the west facing entry, would yield a less regular rhythm on the primary facade of Thomas St which is the more active street. This would create more difficulty in achieving guideline DC2 (facade composition).
- The site dimensions are not quite ideal for an efficent yet comfortable breakup of units to face in the 6th Ave N. direction.

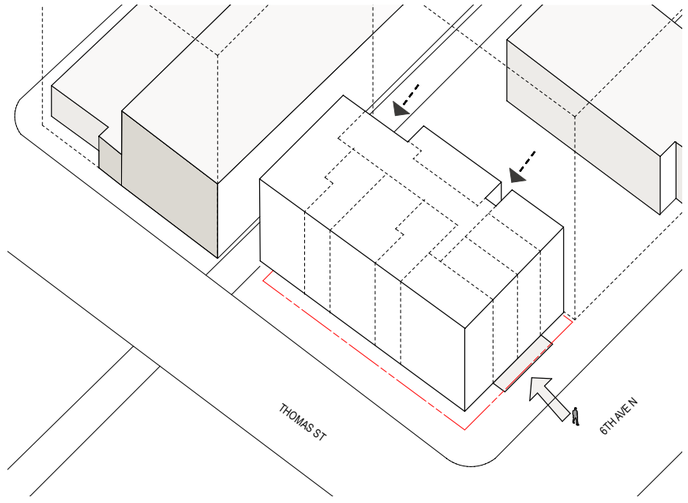
MASSING CONCEPT



1 The building footprint at ground level sets back 6-8' along 6th Ave, Thomas St and the alley. A small loading zone is accessed from the alley.



2 The main pedestrian entry is proposed to be from 6th Ave. N., a connector to downtown. The floors above are organized in an L-scheme with a light well adjacent to the alley. The regular unit rhythm along 6th aligns with the building entry.



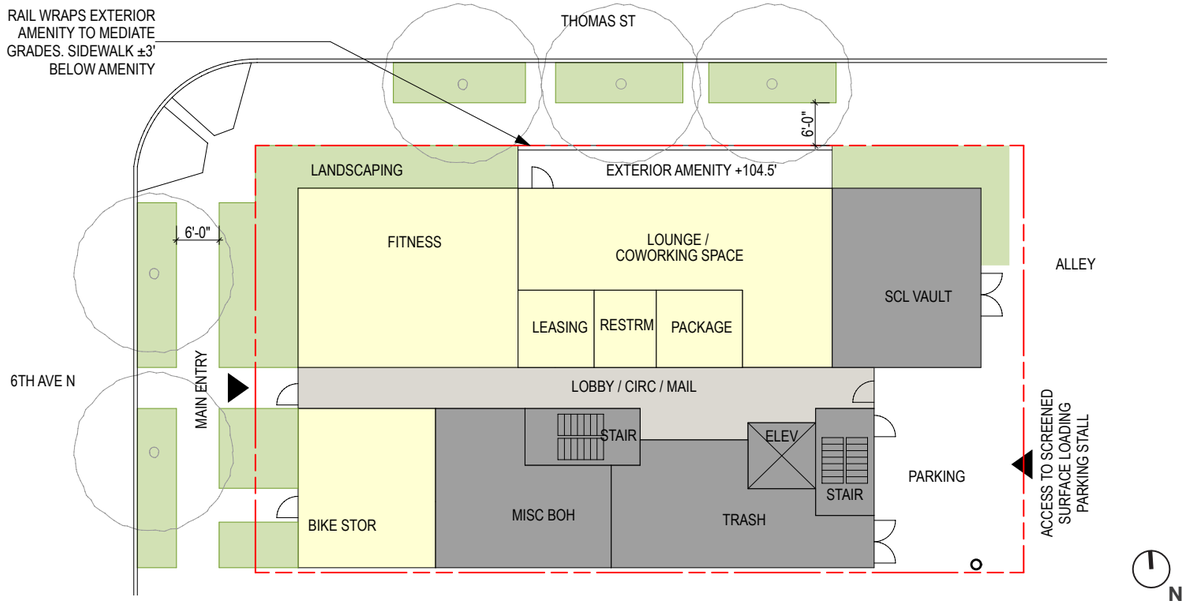
3 The L-scheme is inflected twice at the south property line to provide light wells benefiting units and circulation space.

View from 6th and Thomas corner, looking southeast
(potential maximum building area of adjacent sites shown with translucent massing)

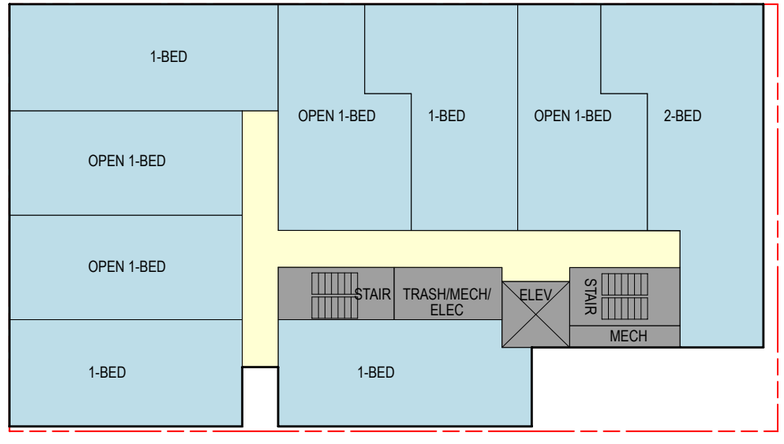
View from Thomas St, looking southwest
(potential maximum building area of adjacent sites shown with translucent massing)

View from 6th Ave N, looking northeast
(potential maximum building area of adjacent sites shown with translucent massing)

LEVEL 1 PLAN



TYPICAL RESIDENTIAL PLAN (L2-L7)



8.0 ARCHITECTURAL MASSING CONCEPT(S)

CONCEPT 3 (PREFERRED)

Like the previous concepts, a light well is located along the south property line, which increases access to light and air for the surrounding units and to the building circulation.

At the ground floor, as in Concept 2, this concept begins with the premise that a ground floor set back may be appropriate for a corner site if it provides an attractive, welcoming pedestrian zone, where activity from the adjacent building amenity space can spill outdoors, and landscaping under the building overhang provides more elbow room, depth and interest along the sidewalk. In this concept we have made the addition of a colonnade that would provide a rhythm to the streetscape. On such a small site, this ground floor set back has the benefit of providing additional massing modulation while realizing the site's development potential.

The main entry in this version is proposed to be from Thomas St, a green street and connector route between SLU and Seattle Center. Up above, this north facing entry is tied to primarily north facing units, arranged in a C configuration with the light well centered against the south property line. This light well location allows for a bit of daylight adjacent to the elevator lobby on every floor, and secondary daylight access to the two unit stacks located on the south.

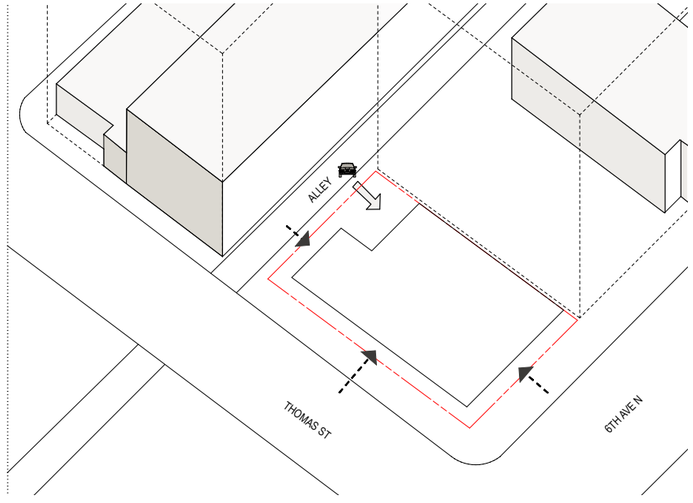
This option also has fewer units than the previous two, allowing for larger, true 1-bedrooms along the primary facade.

Bolt on decks overhanging the right of way are elements that are planned to add additional modulation to the facade. The patterning of these decks is still being determined.

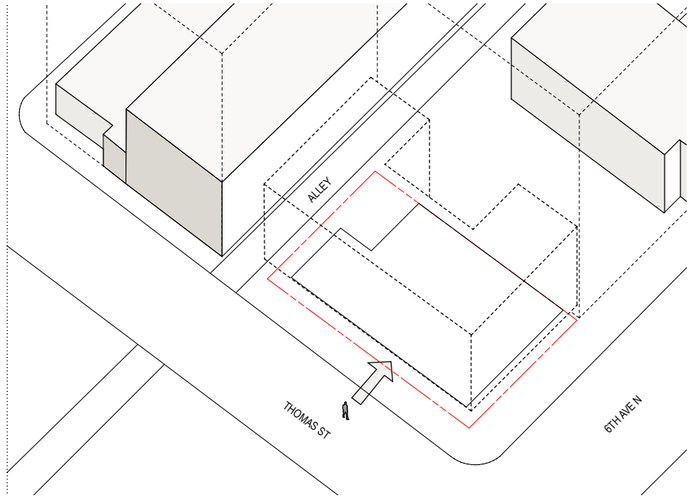
We believe this is the best alternative for the site for the following reasons:

- The ground level setbacks allow for an improved pedestrian experience on both Thomas Street and 6th Avenue N (consistent with guidelines CS2 and PL3);
- This concept locates the main entry on, and orients units towards, Thomas St. which helps to activate the Green Street, and is consistent with guideline DC1;
- The Thomas St. facade is nearly twice as long as the 6th Ave N. facade and is likely to be the more active street. Locating the entry here also better achieves guidelines PL1, PL2, PL3.
- This concept provides larger residential units and allows for more variation in patterning the glazing and opaque wall areas accordingly. The symmetry of the north facade provides a rhythm within which to more gracefully add subtle secondary materials and detailing. These elements are consistent with guidelines DC1 and DC2.
- No units rely solely on a light well for their access to light and air; development of the site to the south would be less impactful to the comfort and livibility of the units.

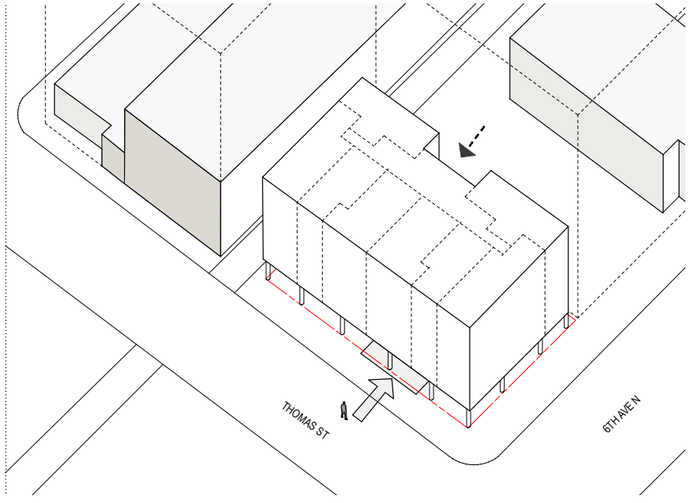
MASSING CONCEPT



1 The building footprint at ground level sets back 6-8' along 6th Ave, Thomas St and the alley. A small loading zone is accessed from the alley.



2 The main pedestrian entry is proposed to be from Thomas St., a primary connector between SLU and Seattle Center, as well as a green street. The floors above are in a C-shape, centered on Thomas St.



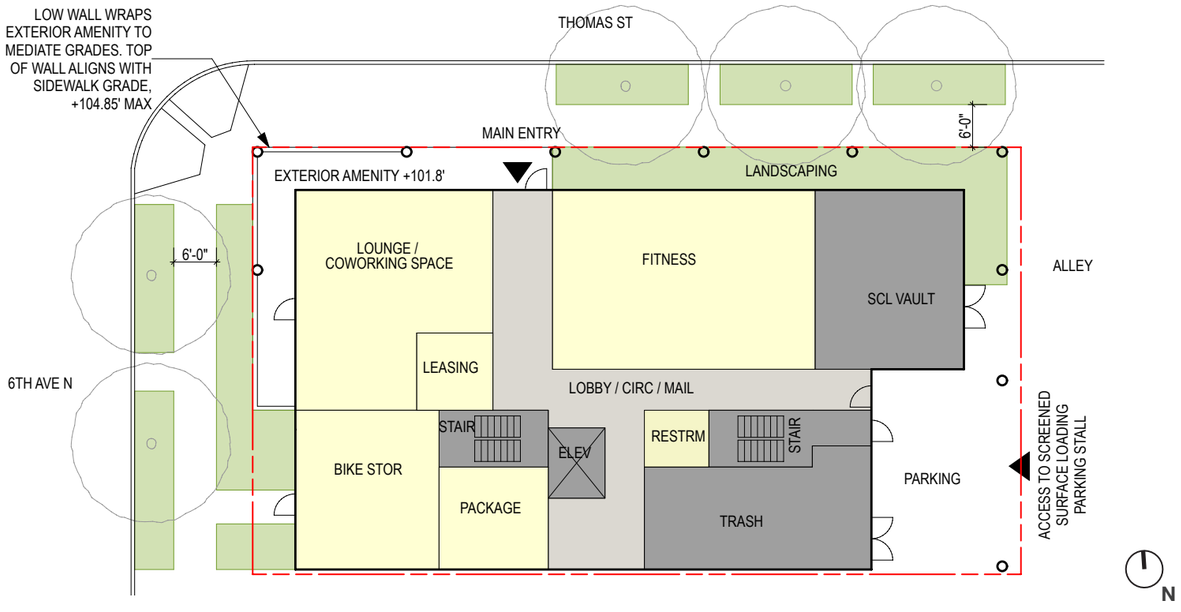
3 Units above are organized in a more spacious arrangement of 8 units per floor. The massing is inflected at the south property line to provide a light well benefiting units and circulation space.

View from 6th and Thomas corner, looking southeast
(potential maximum building area of adjacent sites shown with translucent massing)

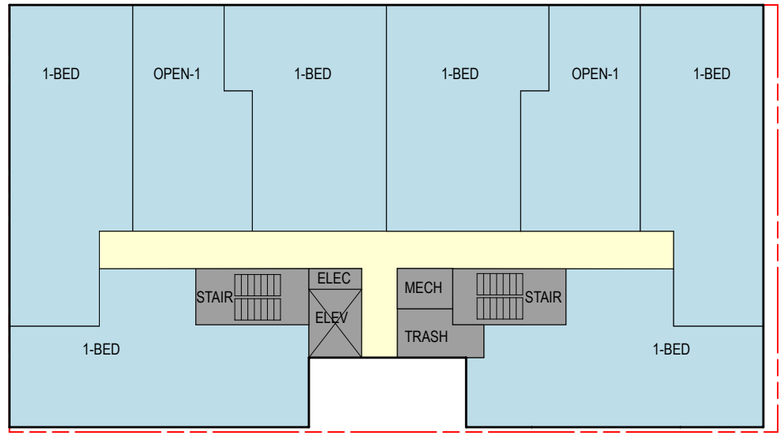
View from Thomas St, looking southwest
(potential maximum building area of adjacent sites shown with translucent massing)

View from 6th Ave N, looking northeast
(potential maximum building area of adjacent sites shown with translucent massing)

LEVEL 1 PLAN



TYPICAL RESIDENTIAL PLAN (L2-L7)



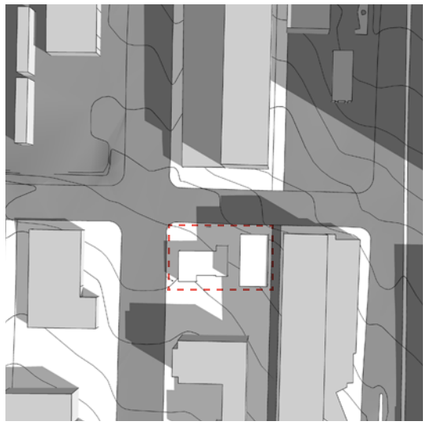
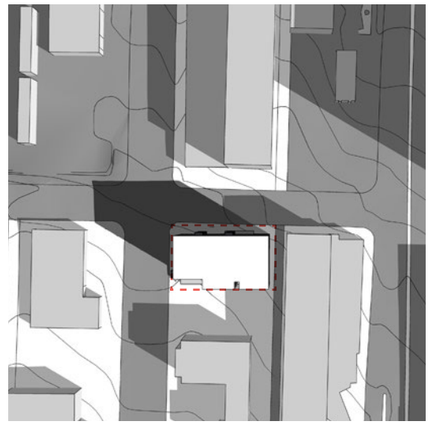
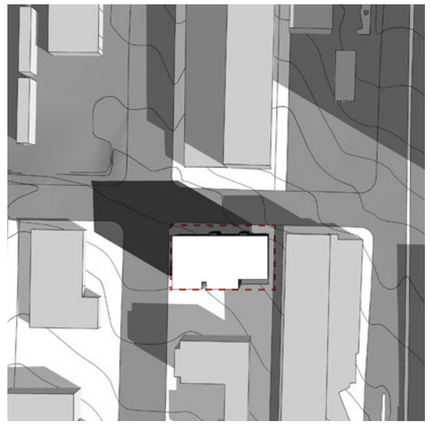
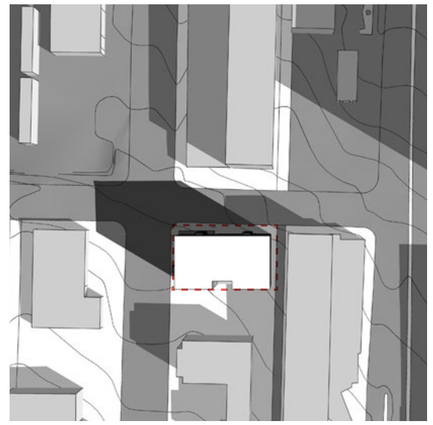
SUN/SHADOW ANALYSIS: MARCH 21/SEPTEMBER 21

EXISTING SITE

CONCEPT 1

CONCEPT 2

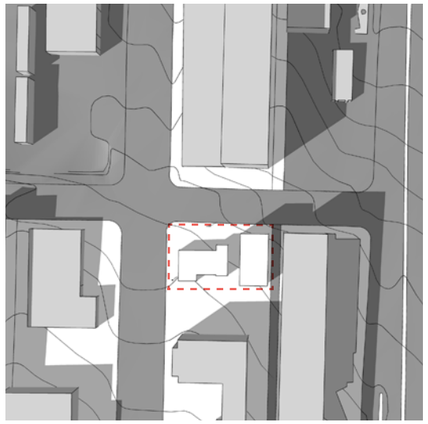
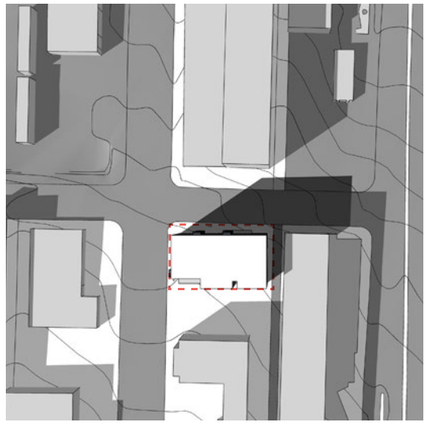
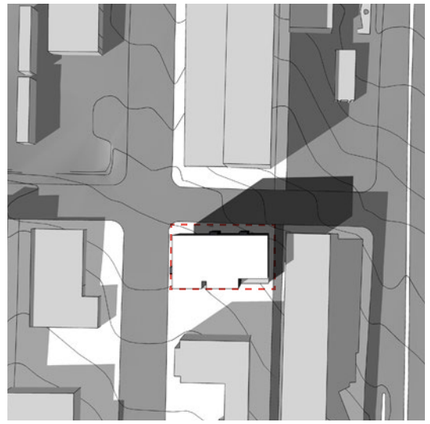
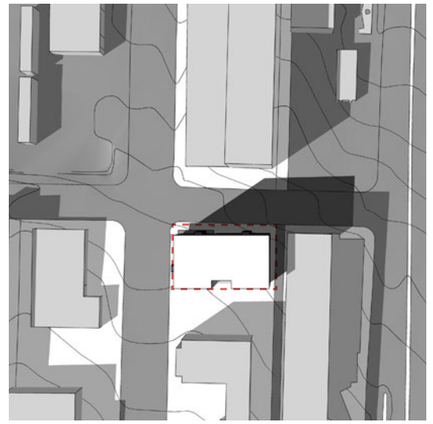
CONCEPT 3 (PREFERRED)

9:00AM




12:00 NOON

3:00PM

SUN/SHADOW ANALYSIS: JUNE 21

EXISTING SITE

CONCEPT 1

CONCEPT 2

CONCEPT 3 (PREFERRED)

9:00AM

12:00 NOON

3:00PM

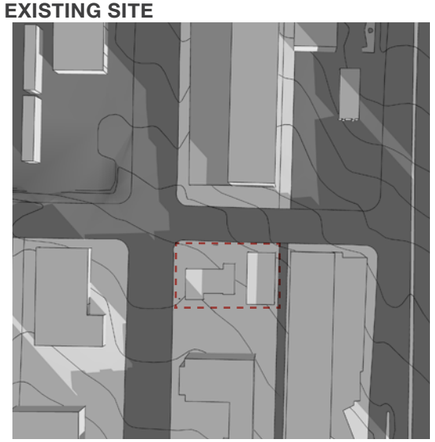
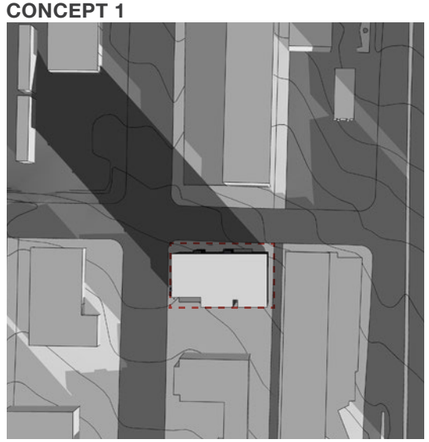
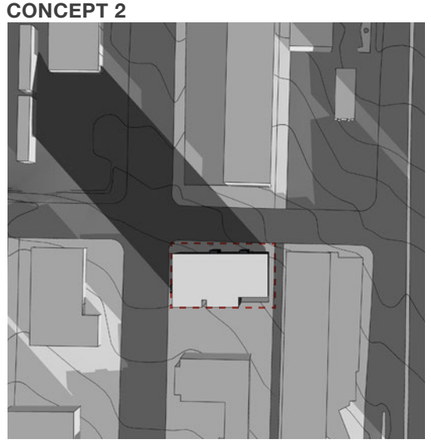
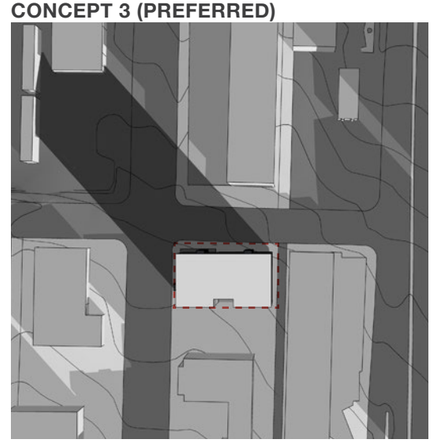
SUN/SHADOW ANALYSIS: DECEMBER 21

EXISTING SITE

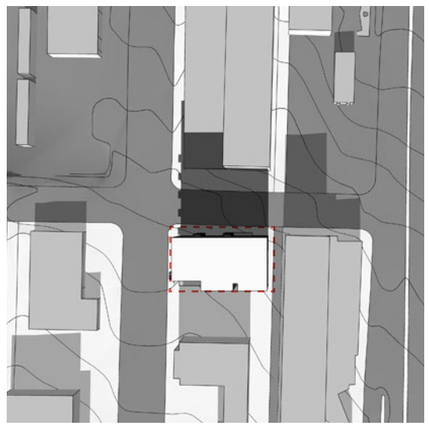
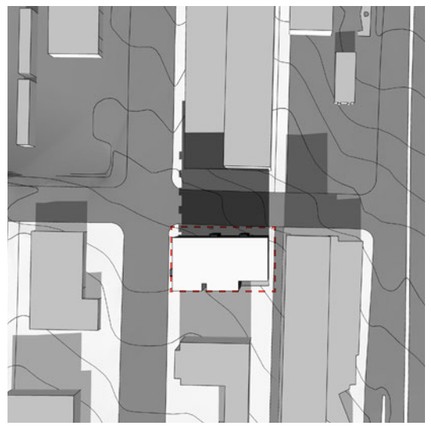
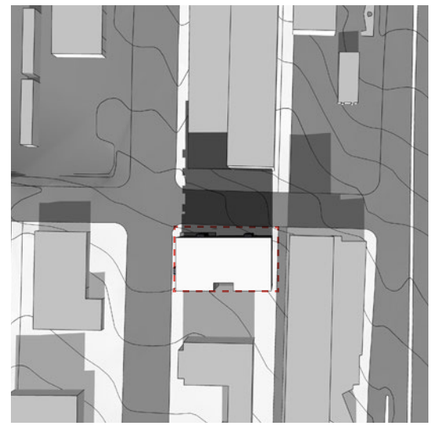
CONCEPT 1

CONCEPT 2

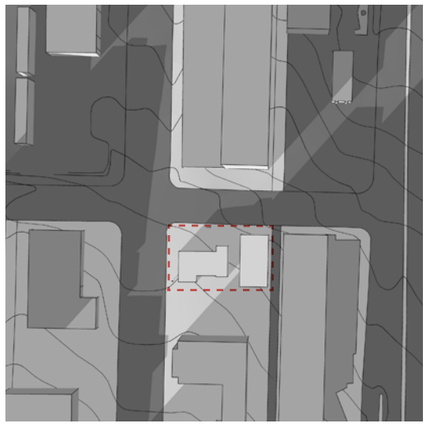
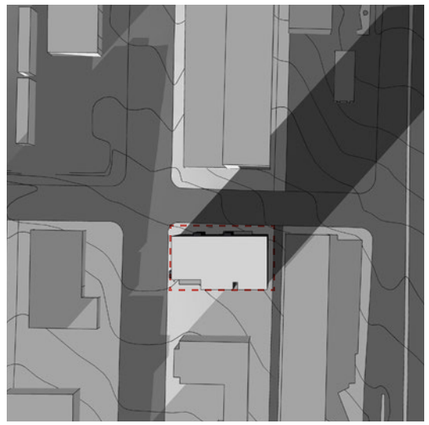
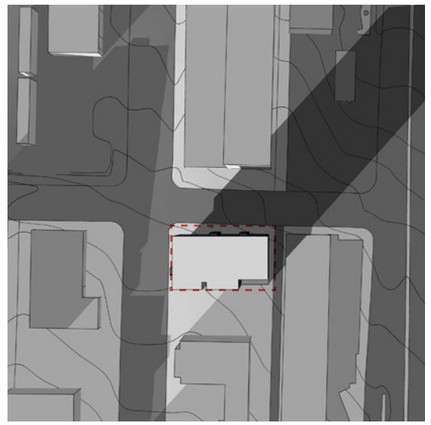
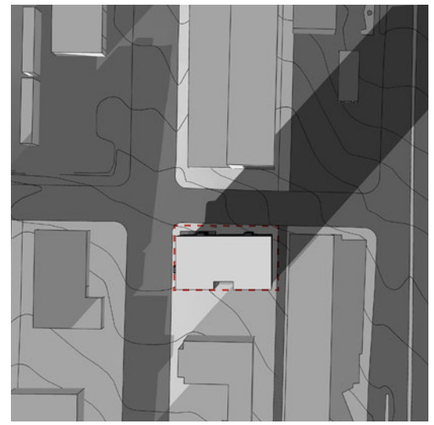
CONCEPT 3 (PREFERRED)

9:00AM

12:00 NOON

3:00PM

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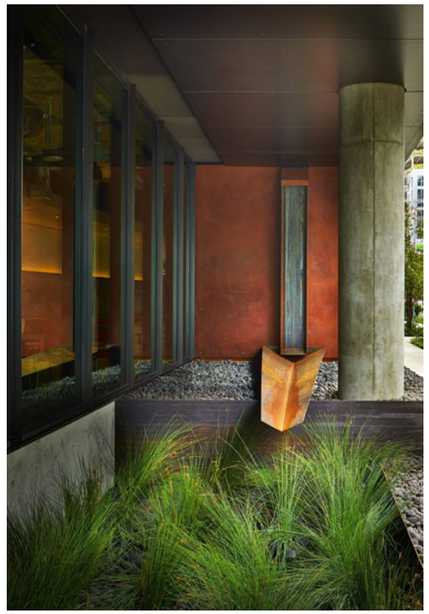
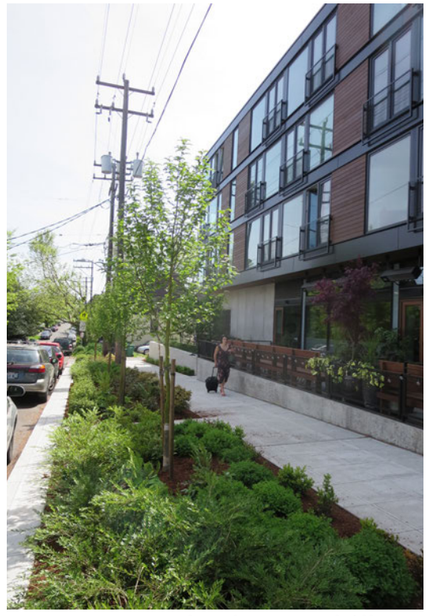
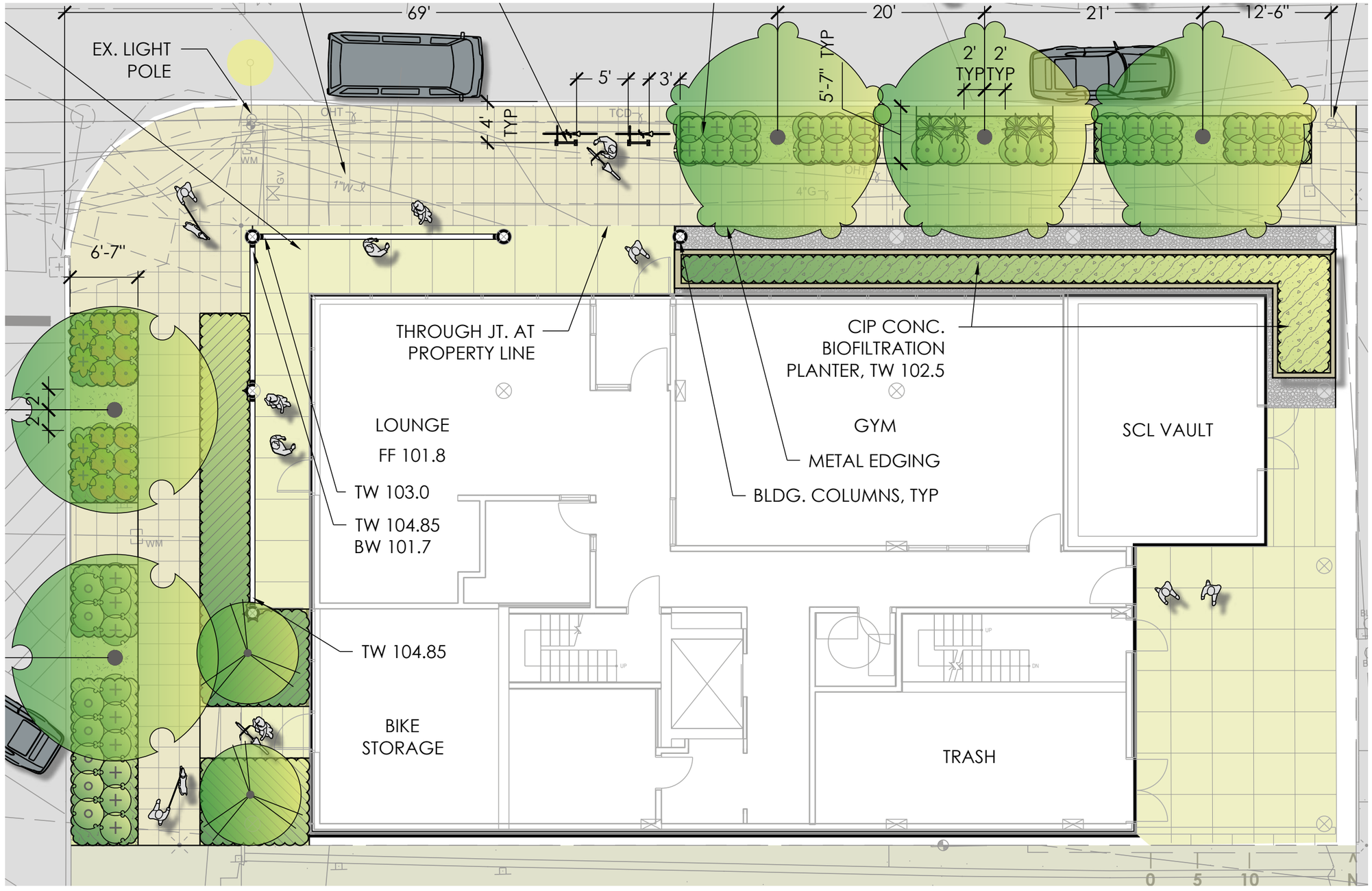
SITE LANDSCAPE PLAN AND INSPIRATION



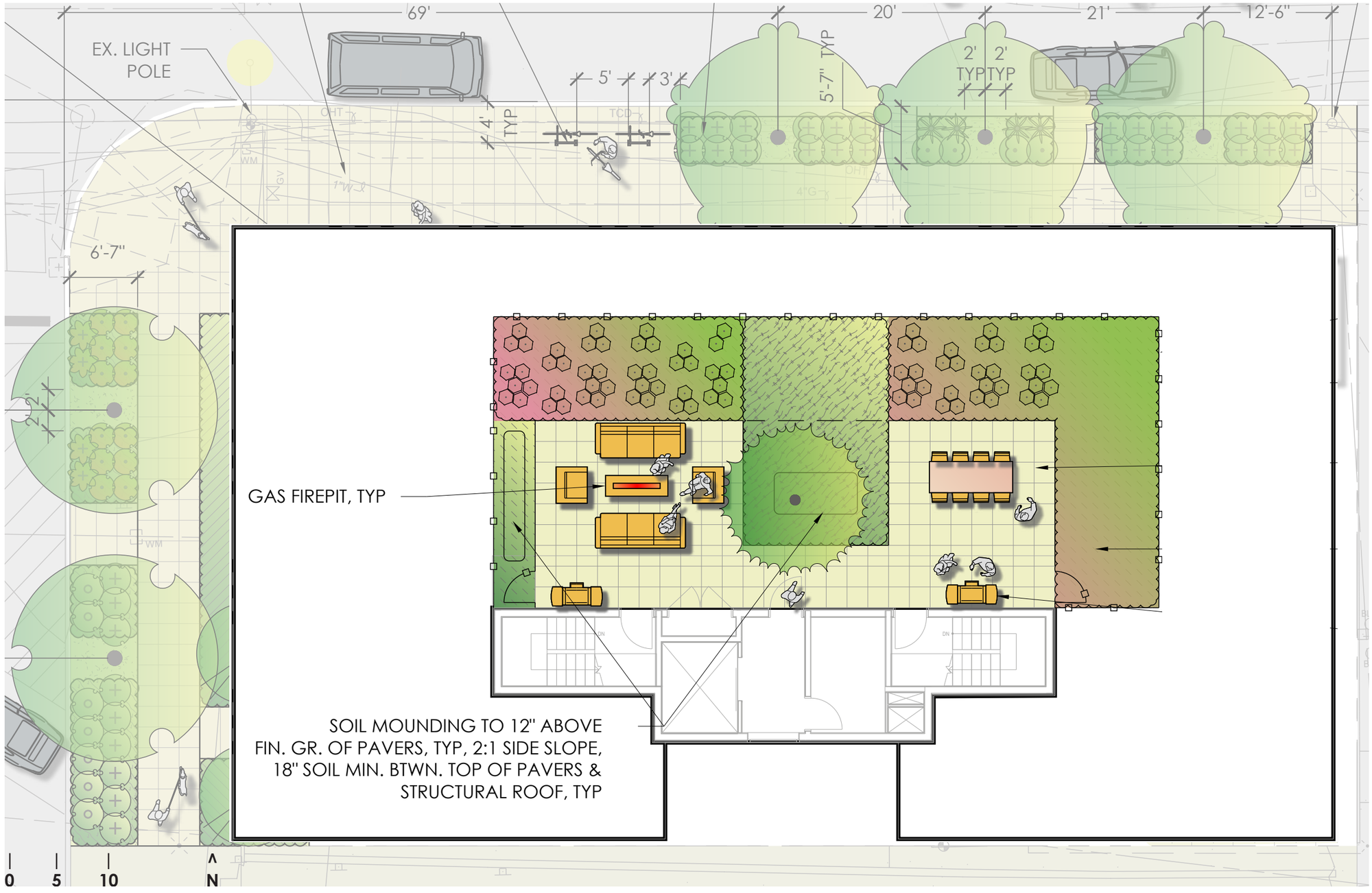
streetside storm planter at Thomas

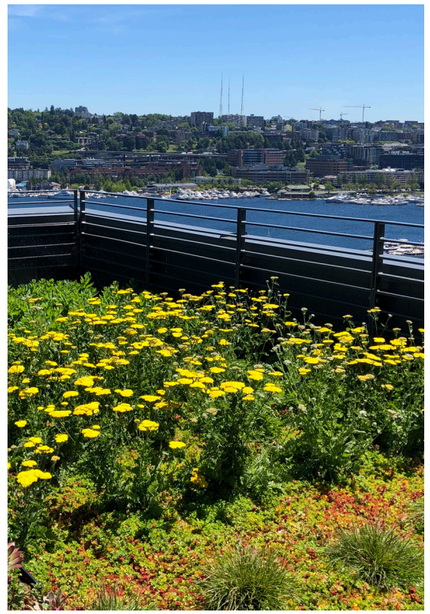


new generous streetscape at 6th

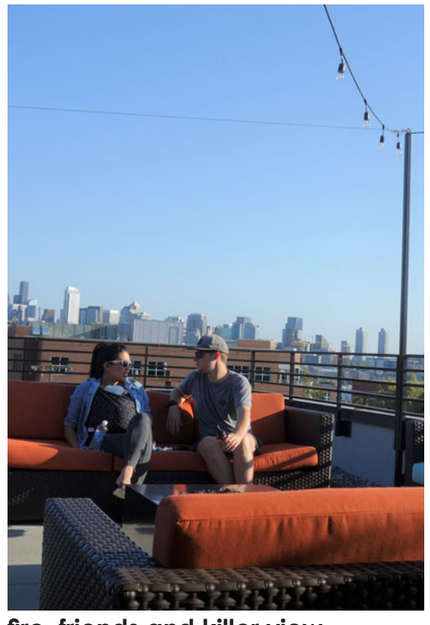


ROOF LANDSCAPE PLAN AND INSPIRATION





green roof with perennials



fire, friends and killer view

REPRESENTATIVE PROJECTS

Weinstein A+U is recognized as one of the Northwest's leading design firms and has continually demonstrated design excellence on a broad array of projects for State, City, Federal, private, and not-for-profit clients. We are passionate about our city and the shaping of its urban neighborhoods through the integration of architecture and urban design is central to our practice.

Well-designed and thoughtful urban housing is a special concern of ours, and we have worked aggressively to advance the expectations of mixed-use projects in Seattle, both technically and aesthetically. While each project presents very specific challenges, a number of recurring themes inform much of our work and form the basis of our approach to housing design:

- All of our buildings are situational and are inseparable from their sites. They sit comfortably amongst their established neighbors, drawing from established precedents while looking to the future
- Well-designed unit plans are essential to the success of a housing project. While the functionality of each unit type is important, the organization of units across a floor plate and their influence on building elevations is equally important
- Appropriately located and proportioned open space is a significant design determinant for most mixed-use and urban housing projects
- We avoid arbitrary façade embellishment. Instead we utilize the organization of individual units and their aggregation to establish the pattern and rhythm of multi-family facades that is furthered informed by site organization and orientation. Plans correlate to elevations and variation occurs within an established system
- The constrained budgets for typical mixed-use projects demand careful consideration of a project's primary orientation and configuration to provide cost effective sustainable design strategies
- The scale and proportion of new mixed-use buildings must address, but need not directly reflect, those of adjacent structures. Plan, section, and elevation strategies should be integrated to provide a comprehensible "read" of the building's composition and organization

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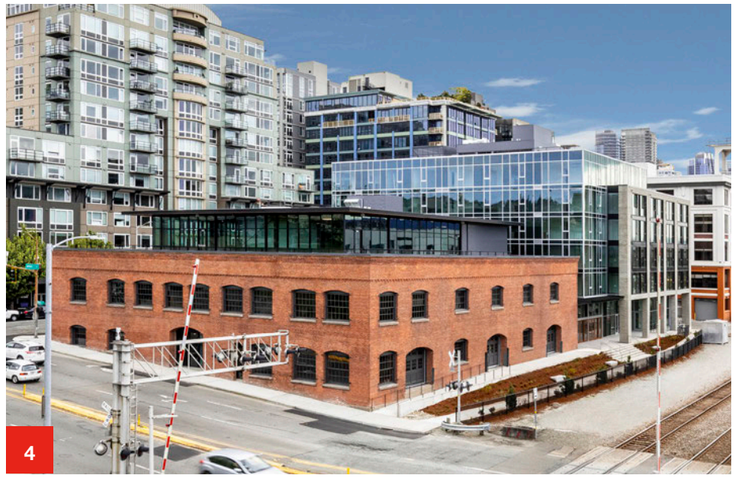
4


5


6

1. **Agnes Lofts**, 1433 12th Ave
2. **19th and Mercer Mixed-Use Building**, 526 19th Ave E
3. **Seattle Fire Station 6**, 405 Martin Luther King Jr Way S
4. **Ainsworth & Dunn**, 2815 Elliott Ave
5. **Jewish Family Service Campus**, 1601 16th Ave
6. **Plymouth Supportive Housing**, 501 Rainier Ave S
7. **Seattle Public Library Montlake Branch**, 2401 24th Ave E
8. **Belroy Apartments**, 703 Bellevue Ave E
9. **Banner Building**, 2600 Western Ave


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8


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