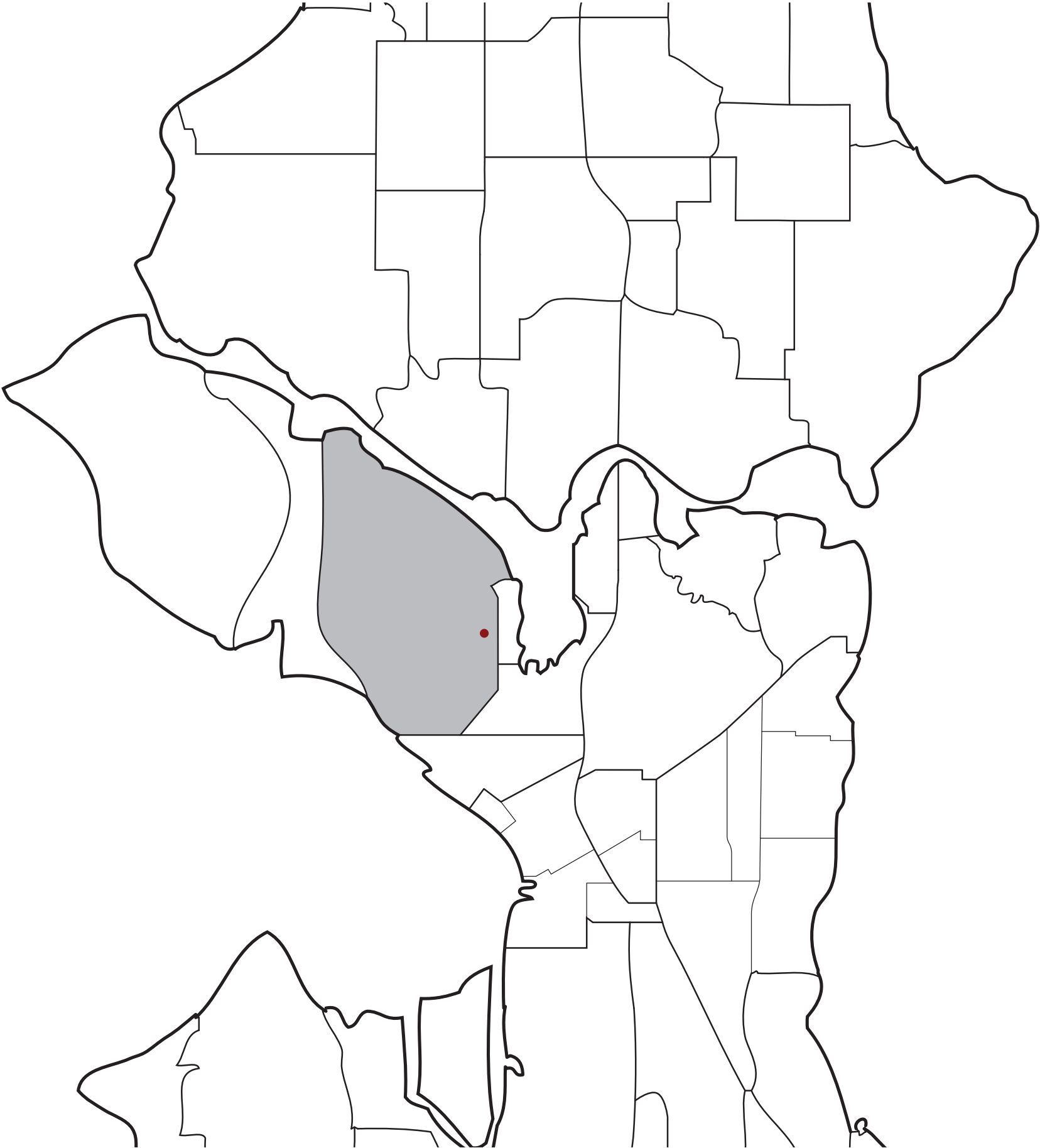


#3022623

800 5TH AVE NORTH **RECOMMENDATION MEETING**





ADDRESS

800 5TH AVE N
SDCI# 3022623

PROJECT TEAM

OWNER	Blueprint 800, LLC
ARCHITECT	SHW
LANDSCAPE	Root of Design
SURVEYOR	GeoDimensions, Inc.

PROJECT INFO

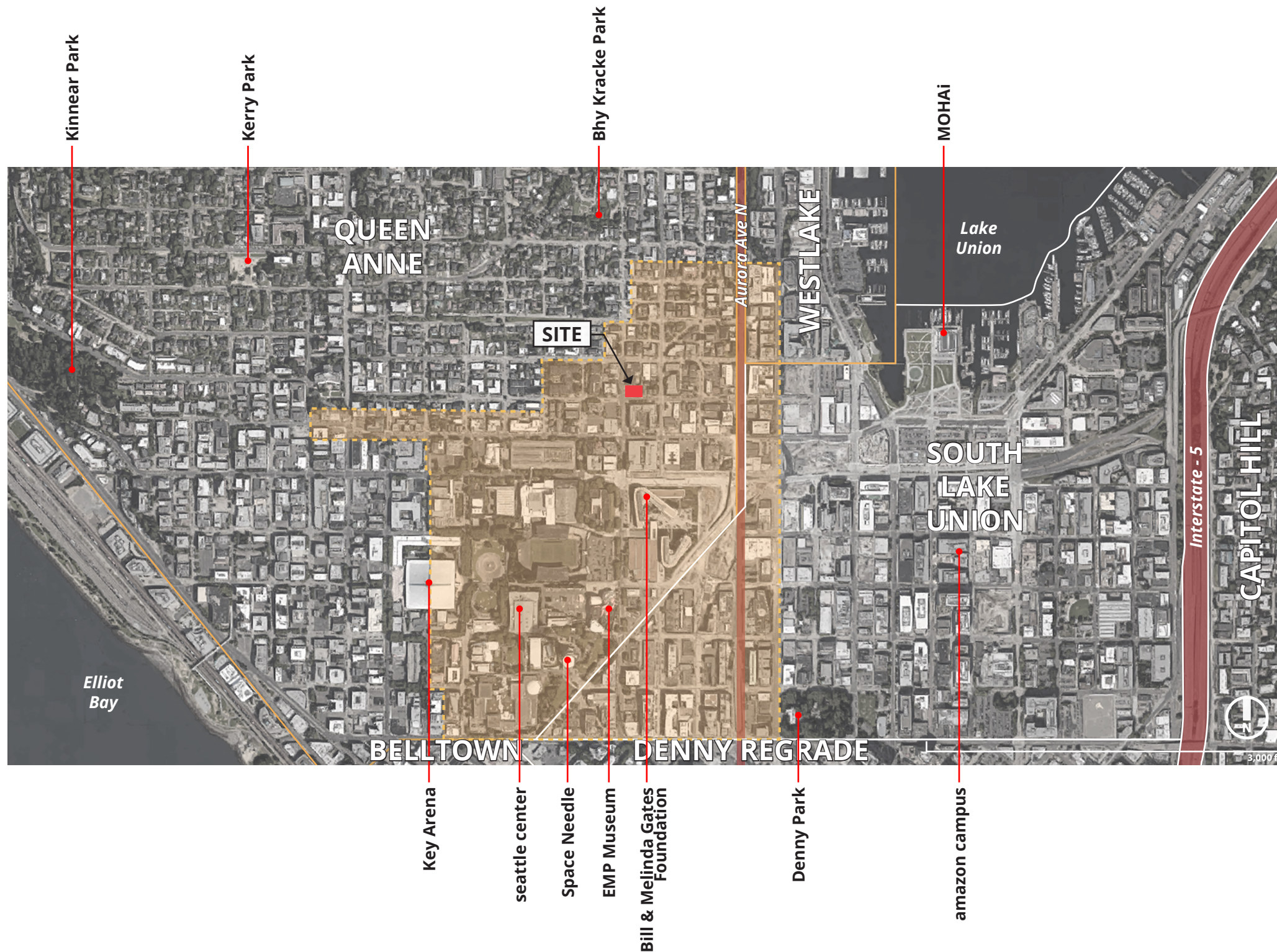
ZONING	NC2-40
OVERLAYS	Frequent Transit, Uptown Urban Center
LOT SIZE	9,596 sf
PROPOSED FAR	3.19
ALLOWABLE FAR	3.25
PROPOSED GFA	30,647 sf
RESIDENTIAL UNITS	63
LIVE-WORK UNITS	5
COMMERCIAL GFA	1,684 sf
PARKING STALLS	N/A
BICYCLE PARKING	48

PROJECT DESCRIPTION

This project involves the demolition of a vacant convenience store and construction of a four-story mixed-use building.

INDEX

PROJECT INFO / PROPOSAL	II
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VICINITY ANALYSIS

The project is located on the south eastern slope of Queen Anne Hill within the Uptown Urban Center. The Uptown neighborhood is one of the city's oldest neighborhoods, established in the late 1800's. It is home to 7,300 residents and 14,801 jobs. 78% of the housing units are renter occupied*. There are restaurants, grocery store and shops nearby the site. In addition, the site lies within a close proximity to Seattle Center, Lake Union, and South Lake Union. Transit to downtown Seattle and beyond are available just across the street. Several large scale projects are already in progress within the project's immediate vicinity and the area expects for more development in the future.

* Information from the Uptown Urban Design Framework Background Report - January 2014.

- Site
- Queen Anne Neighborhood
- UPTOWN URBAN CENTER
- Neighborhood boundary

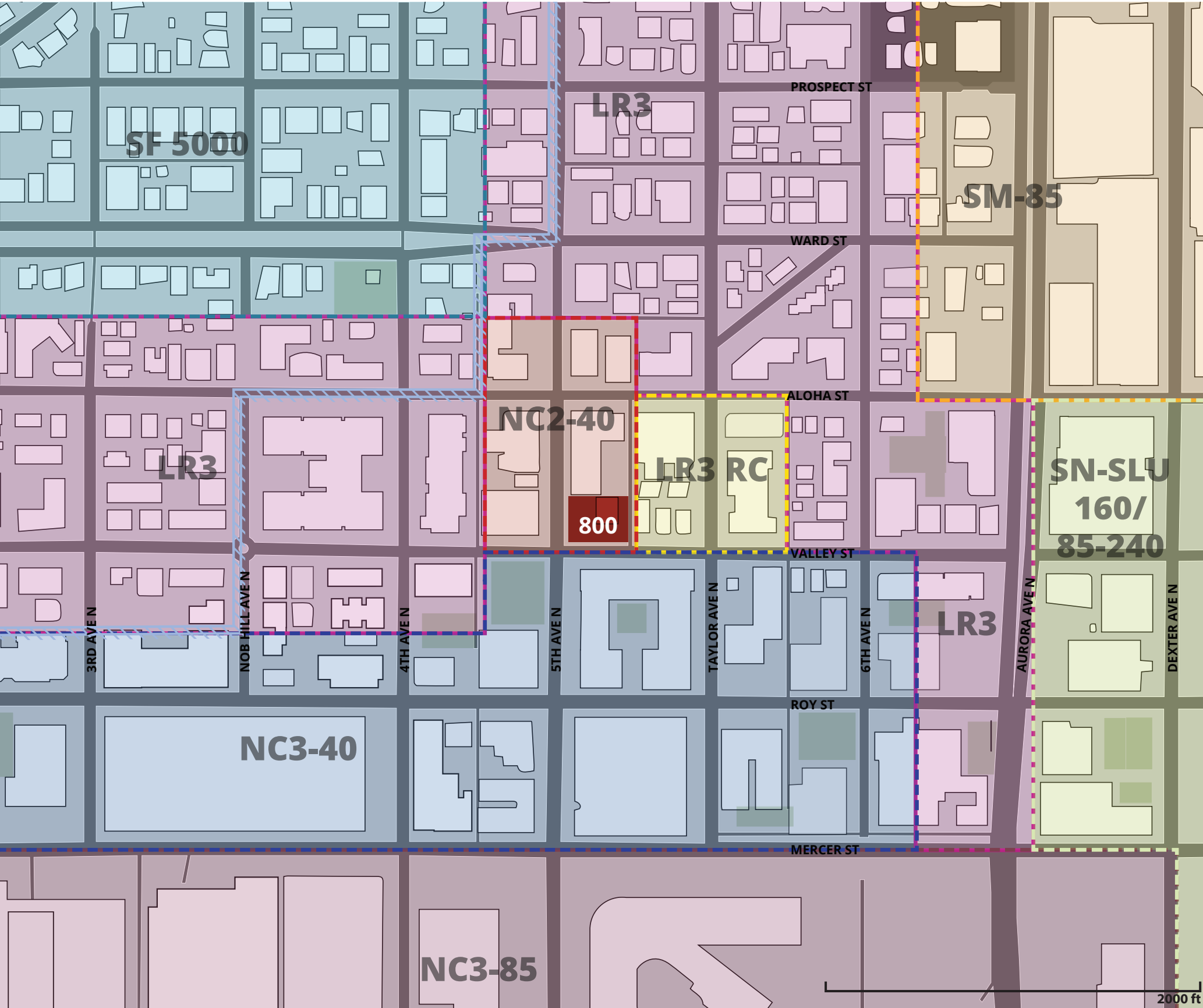
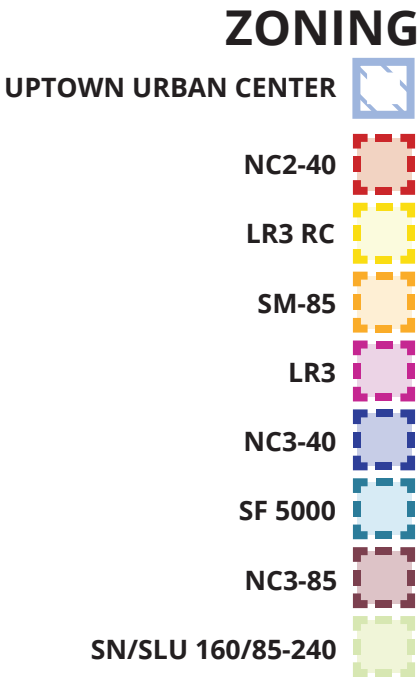
ZONING

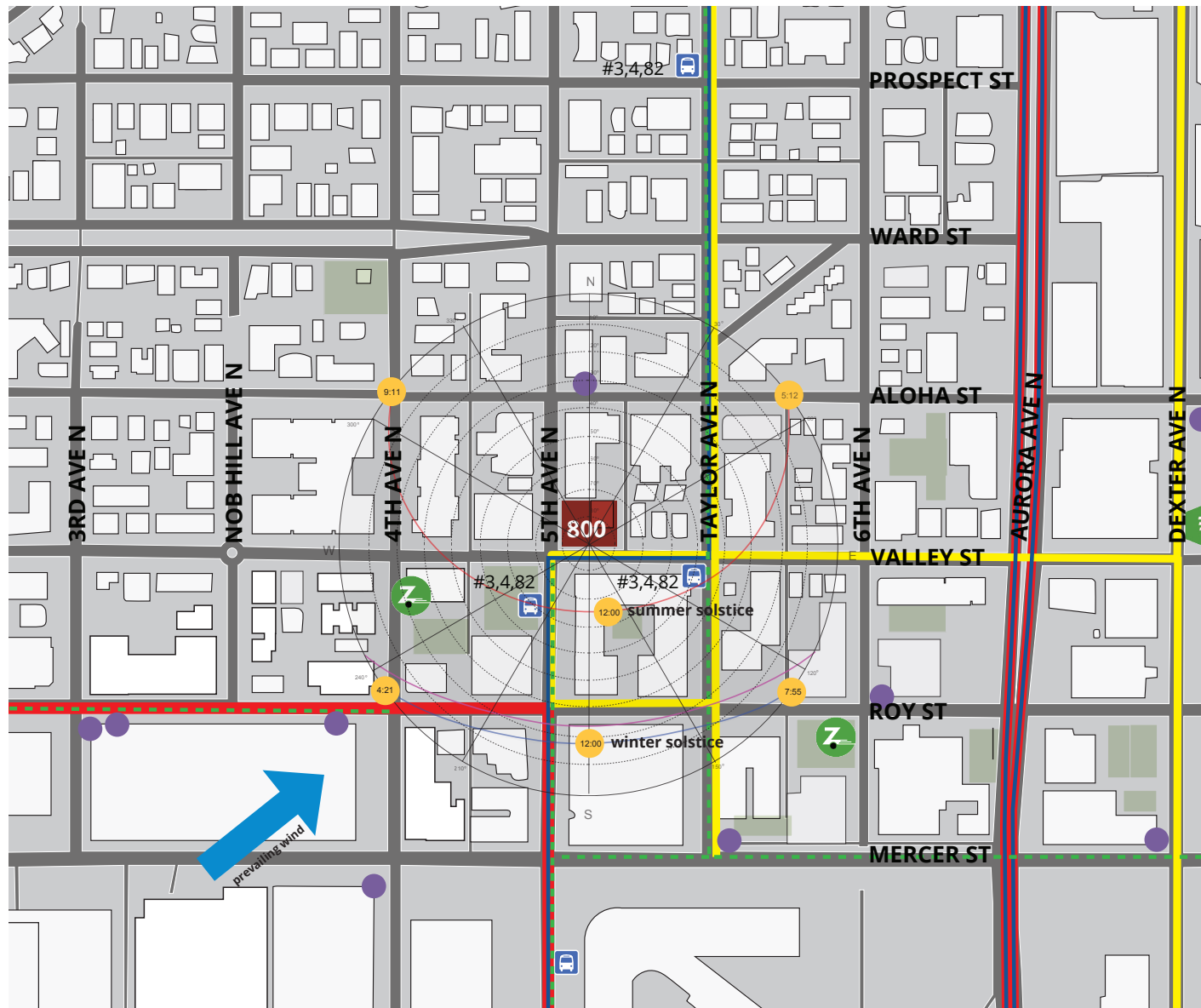
This site is zoned NC2-40 and lies within the Uptown Urban Center. Neighboring zoning includes LR3-RC across the alley to the east and NC3-40 across Valley St. Neighbors to the north and west remain within the site's NC2-40 pocket.

NC2 Zoning: "A moderately sized pedestrian oriented shopping area that provides a full range of retail sales and services to the surrounding neighborhood." (SDCI Handout)

Future zoning aspects under consideration by the Uptown Urban Design Framework include the following:

- Changing the street classification of 5th Ave N to a Class I Street.
- Upgrading both 5th Ave N and Valley St to Class II Pedestrian Streets.
- Increasing height limits to 65' - 160' (pending Environmental Impact Statement process).





CIRCULATION

The site is well connected, within blocks of bus connections, major arterials, and Zipcar stalls. Valley St is a mapped arterial with street-level parameter per SMC 23.47A.00S.C.1g (map 4)

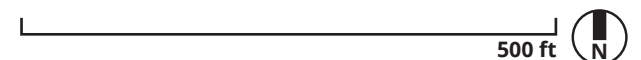


- Major Arterial ■
- Minor Arterial ■
- Bicycle Friendly Route ■
- Transit Route ■
- Designated Bus Stop ■
- Zipcar Locations Z
- pronto bike locations P
- CITY OWNED BIKE RACKS ●

TPOLOGY / ADJACENCIES

The immediate vicinity is dominated by commercial, mixed-use and multifamily buildings. A variety of institutional uses are within a few blocks, including the Seattle Center.

- Permitting / Permitted / Under Construction ■
- Commercial ■
- Mixed-use ■
- Multi-family ■
- Institutional ■
- Single Family ■



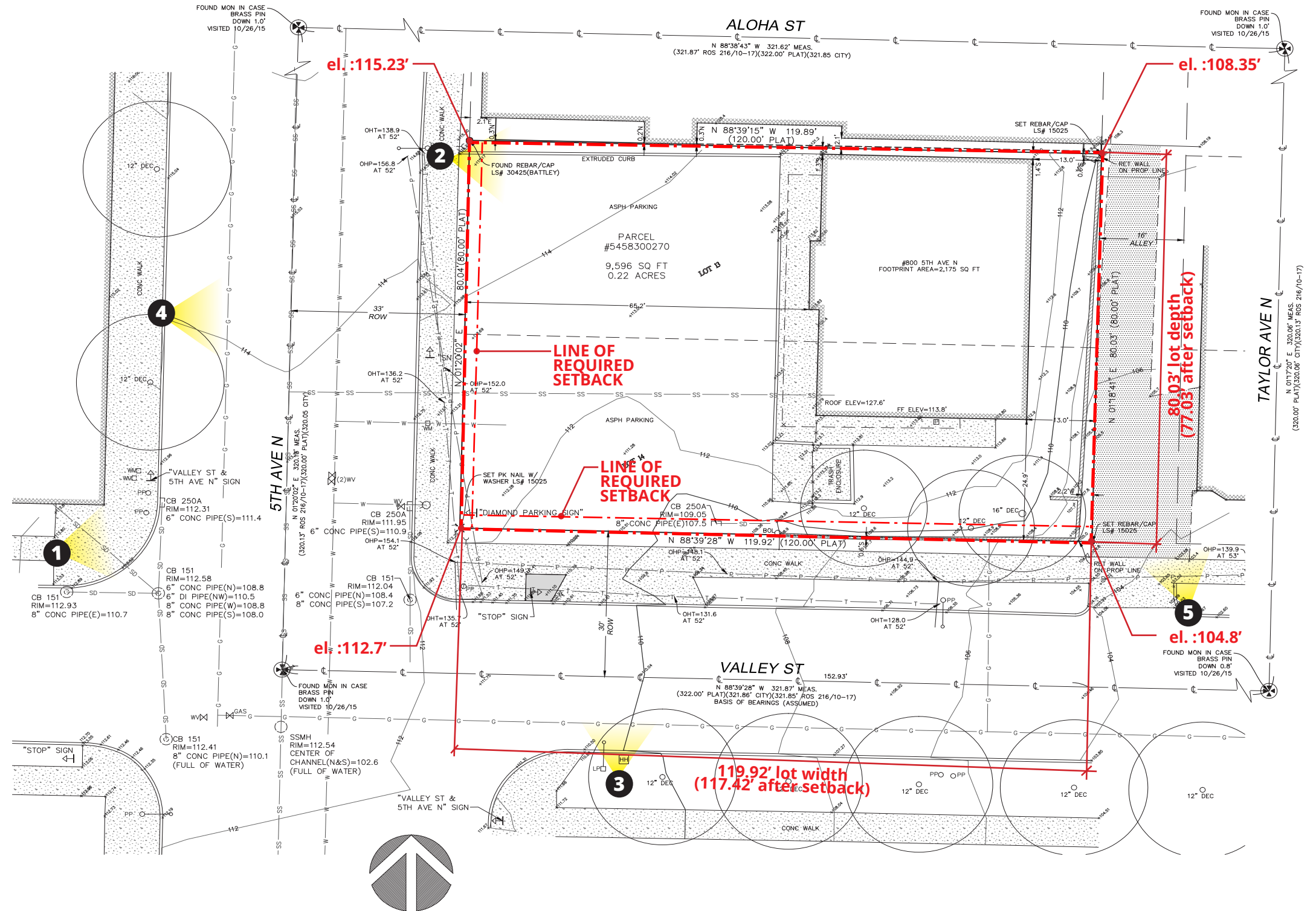
EXISTING CONDITIONS

The site is currently occupied by a vacant convenience store and parking lot. A retaining wall along the east/southeast property line will be removed to bring the building down to sidewalk grade.

A 3 foot R.O.W. setback is required along Valley Street and a 2.5 foot R.O.W. setback required along 5th ave N. The existing curb cuts along 5th Ave N and Valley St will be filled as part of the project improvements. A planting strip and street trees will be provided, pending the City Arborist and sidewalk requirements.

The north neighbor is a 4 story mixed use building. A portion of the structure provides a zero-lot line condition, while other portions are set back 5' for windows. To the east is an elevated plaza over structured parking.

Power lines run along the south and west portions of the site. The required clearances for these lines greatly impact the design of the project.



LEGAL DESCRIPTION

Lots 13 and 14, block 46 of replat of blocks 44 to 53, Mercer's second addition to North Seattle, according to the plat recorded in volume 9 of plats, page 54, records of King County, Washington.

SURVEY

Surveyor: GeoDimensions Date: 10/27/15

SCALE: $3/32'' = 1'-0''$

EXISTING SITE CONDITIONS



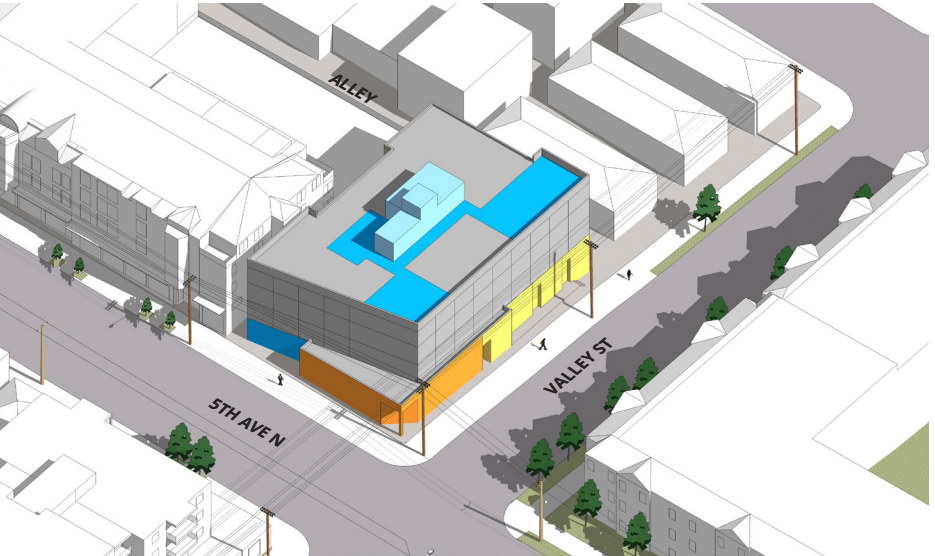
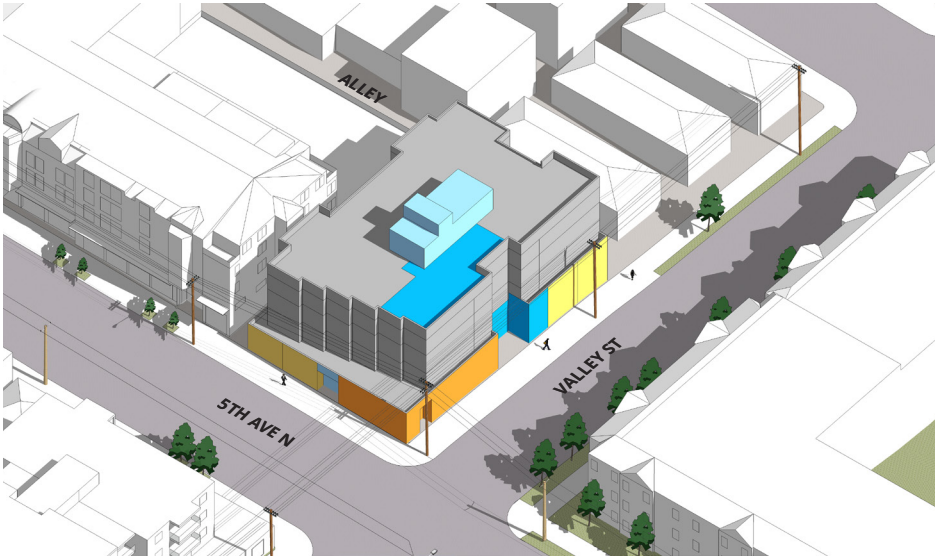
EDG SCHEME SUMMARY

SCHEME A (COMPLIANT)

SCHEME B

SCHEME C (PREFERRED)

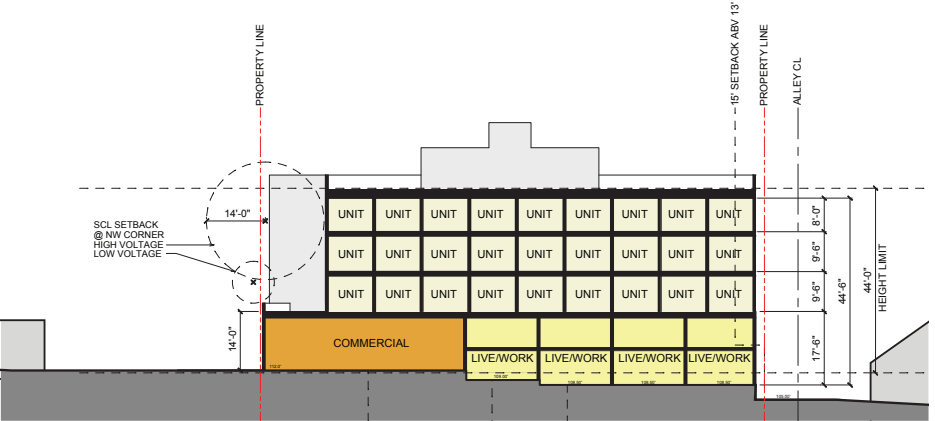
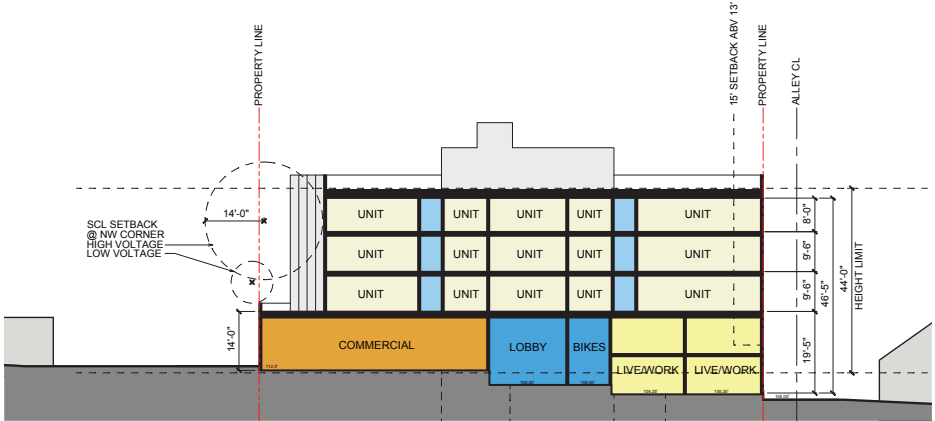
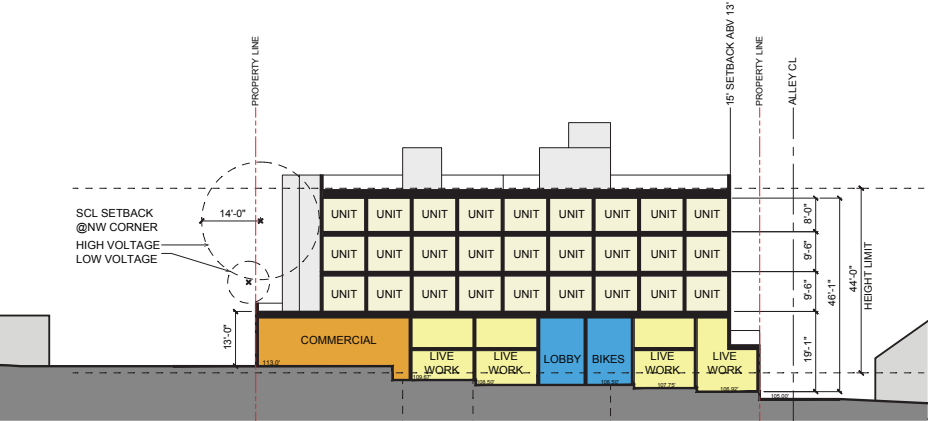
AERIAL PERSPECTIVE



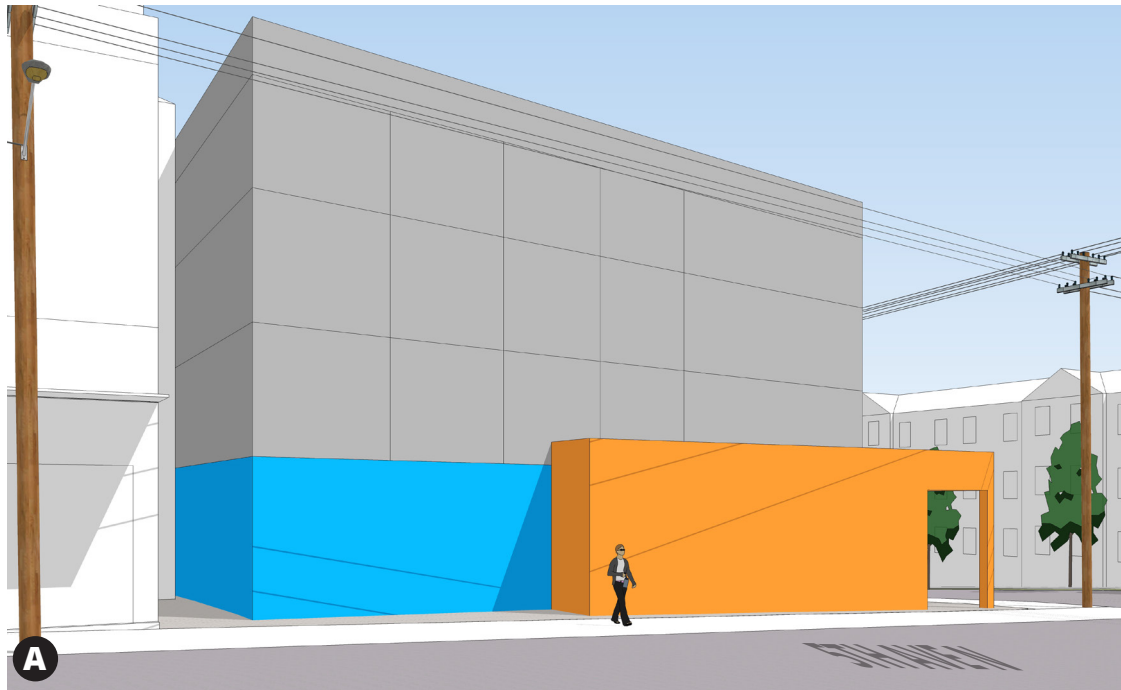
SITE PLAN



SECTION



EDG PERSPECTIVES: SCHEME C (PREFERRED)



PERSPECTIVE LOOKING AT NORTHWEST CORNER OF BUILDING



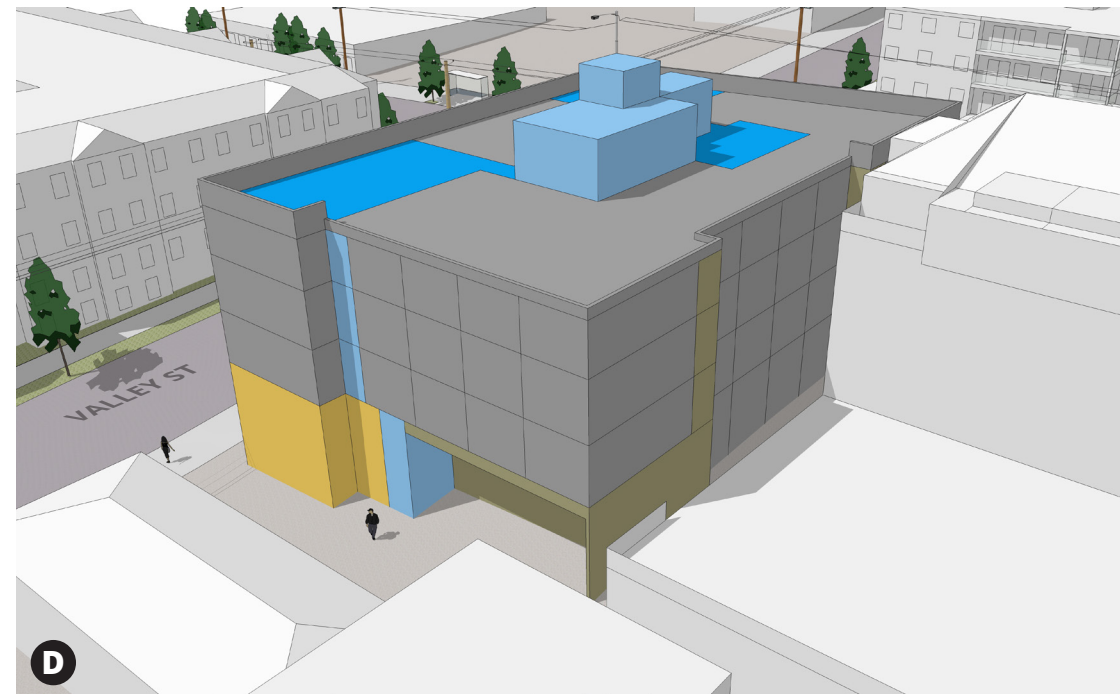
PERSPECTIVE LOOKING AT SOUTHEAST CORNER OF BUILDING

BOARD COMMENTS OF SUPPORT:

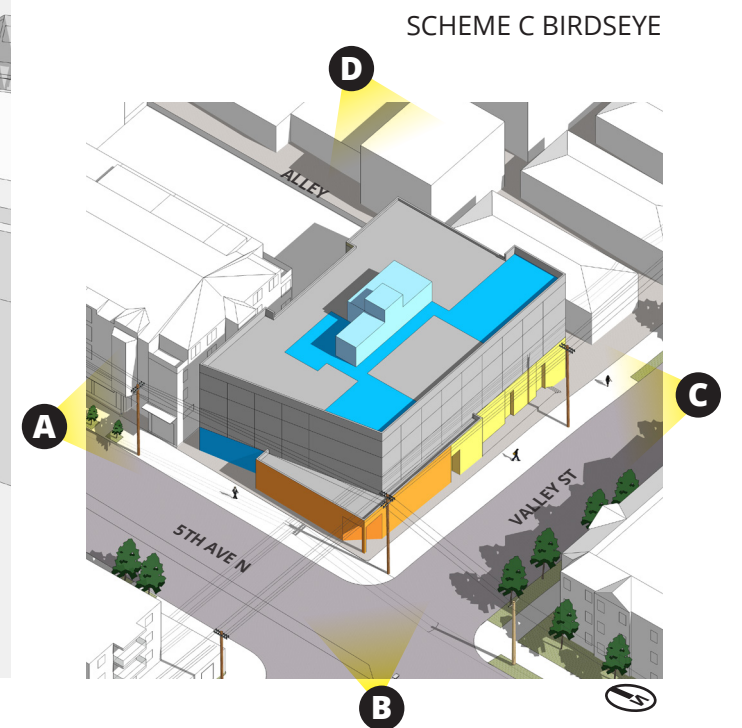
- SIMPLIFIED MASSING, SEEING POTENTIAL FOR A SOPHISTICATED AND ELEGANT FACADE COMPOSITION.
- PODIUM/CORNER EMPHASIS AND NOT WRAPPING THE PODIUM ALL THE WAY AROUND THE BUILDING.
- ASYMMETRY OF THE PROPOSED MASSING AND GENERAL SCALE AS APPROPRIATE FOR THE LOCATION.
- ORIENTATION OF UNITS, SPECIFICALLY FACING NORTH NEIGHBOR.



PERSPECTIVE LOOKING AT SOUTHEAST CORNER



PERSPECTIVE LOOKING AT NORTHEAST CORNER

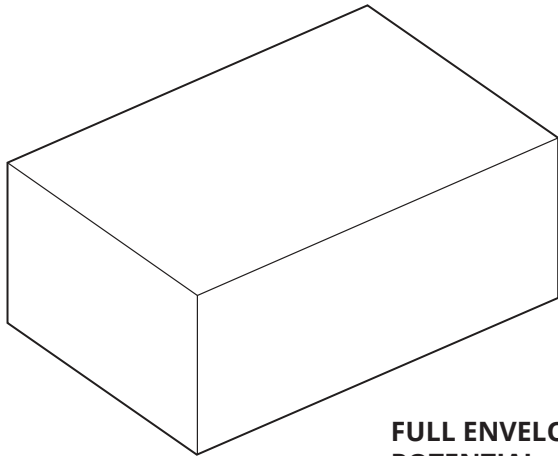


EDG CONCEPT DEVELOPMENT: SCHEME C (PREFERRED)

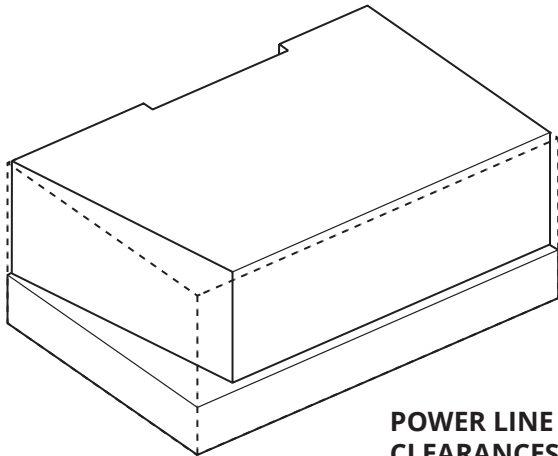


SOUTH ELEVATION

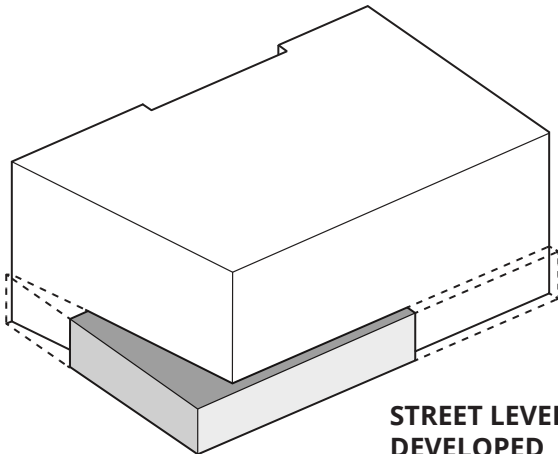
RESPONSIVE MASSING



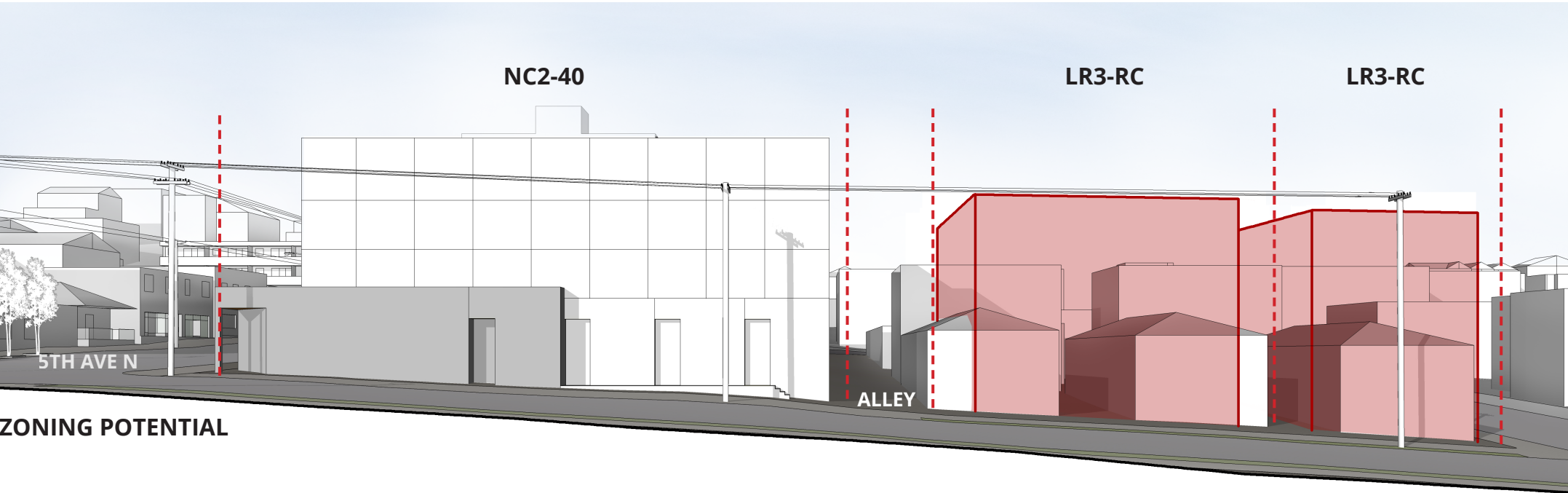
FULL ENVELOPE
POTENTIAL



POWER LINE
CLEARANCES
APPLIED



STREET LEVEL
DEVELOPED



ZONING POTENTIAL

BOARD FEEDBACK/GUIDANCE

1

MASSING/DESIGN

1A

MASSING

- GUIDELINES: CS3, DC2-A, DC2-B, DC2-C, CS2-B, DC2, CS3-A-4

 - BOARD SUPPORTED SIMPLIFIED MASSING OF EDG OPTION C.
 - EMPHASIZE THE CORNER PODIUM. THE BOARD SUPPORTED NOT WRAPPING THE PODIUM ALL THE WAY AROUND THE BUILDING.
 - RESOLVE THE DISCONNECTED RELATIONSHIP OF THE COMMERCIAL PODIUM SPACE WITH THE REST OF THE MASSING.
 - BOARD SUPPORTED THE ASYMMETRY AND GENERAL SCALE OF THE BUILDING AS APPROPRIATE FOR THE NEIGHBORHOOD.

1B

MATERIALS/ COMPOSITION

- GUIDELINES: CS3, DC2-A, DC2-B, DC2-C

 - CREATE DEPTH AND REINFORCE THE ARCHITECTURAL FORM.
 - EVOLVE DESIGN COMPOSITION THROUGH THE USE OF MATERIALS, FENESTRATION AND SECONDARY ARCHITECTURAL ELEMENTS.
 - UTILIZE A MIX OF HIGH QUALITY MATERIALS WITH LEGIBLE TEXTURE AND SCALE TO ADD TO THE VISUAL INTEREST OF THE BUILDING. MATERIAL SELECTION IS AN IMPORTANT ELEMENT TO THE SUCCESS OF THE COMPATIBILITY OF THE BUILDING WITH THE NEIGHBORHOOD.
 - THOUGHTFUL TREATMENT OF BLANK FACADE AT NORTH NEIGHBOR.

2

PROGRAMMATIC EXPRESSION

2A

PROGRAM LEGIBILITY/ ORIENTATION

- GUIDELINES: CS3, DC2-A, DC2-B, DC2-C, PL4-B

 - RESOLVE THE COMPOSITION OF THE BUILDING FACADE IN RELATION TO THE INTERIOR USES INFORMING PLACEMENT OF FENESTRATION AND ARCHITECTURAL ELEMENTS.
 - BOARD PREFERRED EDG SCHEME C UNIT ORIENTATION AND CONFIGURATION IN RELATIONSHIP TO THE NORTH NEIGHBOR.
 - CONSIDER ALTERNATE LOCATIONS FOR BICYCLE STORAGE THAT ENSURE A SAFE AND CONVENIENT LOCATION FOR THIS USE.

2B

STREET LEVEL INTERACTION

- GUIDELINES: CS2-IM PL2-II, PL3

 - FURTHER RESOLVE THE VALLEY STREET LIVE/WORK UNITS AND CONNECTION TO THE STREET.
 - EXPLORE BREAKING UP THE LANDSCAPING TO PROVIDE INDIVIDUAL ENTRIES. STUDY AND RESOLVE HOW LIVE/WORK SPACES CAN BE ACTIVATED.
 - CONSIDER WAYS TO ACTIVATE GROUND FLOOR COMMERCIAL - THE USE OF ROLL UP WINDOWS FOR THE COMMERCIAL SPACE AS A METHOD OF BLURRING THE BARRIER BETWEEN INDOOR AND OUTDOOR SPACES.

2C

SIGNAGE/ LIGHTING

- GUIDELINES: DC4-B, DC4-C, CS2-I

 - CONSIDER THE THOUGHTFUL USE OF SIGNAGE AND LIGHTING AS IMPORTANT ELEMENTS IN THE ACTIVATION OF THE COMMERCIAL AND LIVE/WORK SPACES.

APPLICANT RESPONSE

1

MASSING/DESIGN

1A

MASSING

- THE SITE RESPONSIVE MASSING PROPOSED IN EDG HAVE BEEN MAINTAINED.
 - BRICK, METAL AND CONCRETE MATERIAL PALETTE, SUBSTANTIAL CANOPY PROFILES AND LARGE OPERABLE STOREFRONT GLAZING PROVIDE DEPTH AND TEXTURE AT THE CORNER MASSING AT GRADE.
 - THE LIVE-WORK ADJACENT TO COMMERCIAL HAS TAKEN ON A MORE SUBSTANTIAL COMMERCIAL CHARACTER PROVIDING FLEXIBILITY IN USE AND DISTINCTION ALONG THE VALLEY ST. FRONTAGE.
 - THE ASYMMETRY AND SCALE OF THE BUILDING HAVE BEEN MAINTAINED. FURTHER DEVELOPMENT OF MATERIALS, FENESTRATION AND ARCHITECTURAL FEATURES ENHANCE THE DESIGNS CONNECTION TO THE STREET AND THE BROADER NEIGHBORHOOD.

1B

MATERIALS/ COMPOSITION

- MATERIALS CHOSEN FOR VARIETY IN TEXTURE AND DEPTH AS IT RELATES TO LOCATION AND VISIBILITY. SUPPLEMENTAL MATERIALS CHOSEN TO PROVIDE CONTRAST AND A BOLD ELEMENT TO THE DESIGN COMPOSITION.
 - CURRANT RED ACCENT COLOR USED AT LIMITED LOCATIONS. THE ACCENT COLOR INFORMED PLANTINGS, LIGHTING AND SIGNAGE CHOICES.
 - DURABLE, NO-MAINTENANCE MATERIALS PROPOSED FOR PROPERTY LINE CONDITION WITH LOW IMPACT DURING CONSTRUCTION. BRIGHT MATERIALS CHOSEN TO PROVIDE AMBIENT LIGHT. PANELS AND MASONRY TRANSITIONS CARRY THROUGH PATTERNS EXPRESSED ON STREET-FACING ELEVATIONS.

2

PROGRAMMATIC EXPRESSION

2A

PROGRAM LEGIBILITY/ ORIENTATION

- UNIT ORIENTATION DRIVES FENESTRATION EXPRESSION AT MAIN BUILDING MASS.
 - UNIT ORIENTATION AND CONFIGURATION IN RELATIONSHIP TO THE NORTH NEIGHBOR HAS NOT CHANGED.
 - RESIDENTIAL BIKE STORAGE IS VISIBLE FROM THE SIDEWALK AT THE RESIDENTIAL ENTRANCE. THE LOCATION HAS BEEN MODIFIED SINCE EDG PRESENTATION AND HAS BECOME A FEATURE AMENITY LOCATED DIRECTLY OFF OF THE LOBBY.

2B

STREET LEVEL INTERACTION

- INDIVIDUAL ENTIRES NOT FEASIBLE OFF VALLEY STREET DUE TO GRADE CHANGE AND ACCESSIBILITY CHALLENGES. LANDSCAPING, BRIGHT MATERIALS AND LARGE STOREFRONT WINDOWS DEMARCATATE LIVE-WORK ENTRIES. LIGHTING, SIGNAGE AND OVERHEAD PROTECTION WERE THOUGHTFULLY COMPOSED TO EXPRESS COMMERCIAL CHARACTER AND PROVIDE INDIVIDUALITY.
 - CORNER COMMERCIAL PROVIDED WITH SUBSTANTIAL SLIDING GLASS DOORS FOR FUTURE OUTDOOR PATIO AREA. CANOPY AT THIS LOCATION IS OVERSIZED TO ACCOMMODATE THIS FUTURE USE.

2C

SIGNAGE/LIGHTING

- LIGHTING IS CONSIDERED BOTH FOR SECURITY AND AS A FEATURE TO ENHANCE THE BUILDING FORM, HIGHLIGHTING ENTRIES AND AMENITIES.
 - SIGN AND ADDRESSING LOCATIONS CONSIDERED BOTH FOR LEGIBILITY AND FLEXIBILITY IN COMMERCIAL AND LIVE-WORK USES.

VIEW FROM THE SOUTHWEST

DESIGN RESPONSE

MASSING/DESIGN:

- 1A** MASSING:
- CORNER COMMERCIAL WILL BE A FOCAL POINT AT THE INTERSECTION.
 - MASSING IS GROUNDED AT THE CORNER AND ANCHORED BY WELL PROPORTIONED AND ARTICULATED BUILDING ENTRANCES.

- 1B** MATERIALS/COMPOSITION:
- DYNAMIC MATERIAL PALETTE CHOSEN TO MATCH STRONG MASSING CONCEPT.
 - WINDOW FENESTRATION HAS BEEN DEVELOPED AND REFINED TO COMPLIMENT THE MASSING AND MATERIALS.

PROGRAMMATIC EXPRESSION

- 2A** PROGRAMMATIC LEGIBILITY/COMPOSITION
- VARIETY OF TEXTURES AND COLORS DRAW THE EYE TO BUILDING ENTRANCES.
 - NO BLANK WALLS OR RESIDENTIAL UNITS AT GRADE FACING THE STREET.

- 2B** STREET-LEVEL INTERACTION
- LANDSCAPING AT R.O.W. CHOSEN FOR DURABILITY, COLOR, TEXTURE AND SCALE SO NOT TO INTERFERE WITH VISIBILITY.
 - COMMERCIAL FRONTAGE AT VALLEY STREET DESIGNED TO ACCOMMODATE SOUTH FACING OUTDOOR DINING.
 - CANOPIES DELINEATE ENTRIES AND EXPRESS HIERARCHY OF INTERIOR USES.



*POWER LINES NOT SHOWN FOR CLARITY

VIEW FROM THE SOUTHEAST



*POWER LINES NOT SHOWN FOR CLARITY

DESIGN RESPONSE

MASSING/DESIGN:

- 1A** MASSING:
 - EXTENDED THE BUILDING MODULATION TO THE ALLEY TO CREATE COHERENT MASSING, LOGICAL TERMINATION TO THE BUILDING, AND A STRONG CORNER.
- 1B** MATERIALS/COMPOSITION:
 - MATERIALS AND MASSING CLEARLY DISTINGUISH THE BUILDING, WHILE MAINTAINING A STRONG STREET RHYTHM.
 - COMPOSITIONAL LANGUAGE CARRIES OVER FROM SOUTH STREET-FACING FACADE TO TURN THE ALLEY.

PROGRAMMATIC EXPRESSION

- 2A** PROGRAMMATIC LEGIBILITY/COMPOSITION
 - THE SCALE OF COMMERCIAL FRONTAGE TRANSITIONS TO DEVELOPMENT POTENTIAL FOR NEIGHBORING LR3-RC.
- 2B** STREET-LEVEL INTERACTION
 - CLEARLY DEFINED ENTRIES AND WINDOW PALETTE ACTIVATE THE STREET. WINDOWS WRAP THE BUILDING CORNER FOR ADDITIONAL TRANSPARENCY.
 - WHERE BLANK WALLS OCCUR ALONG THE ALLEY FACADE, LANDSCAPING IS USED TO SOFTEN THE BUILDING EDGE.
- 2C** SIGNAGE/LIGHTING
 - STRONG RHYTHM ALONG VALLEY STREET FACADE. HUMAN SCALE ELEMENTS INCLUDING CANOPIES, RECESSED ENTRIES, LIGHTING AND SIGNAGE ENHANCE THE PEDESTRIAN EXPERIENCE.

SCALE: 1/16" = 1'-0"

DESIGN RESPONSE

1A MASSING:

- BEVELED COMMERCIAL ENTRY PROVIDES VISIBILITY AROUND CORNER.
- BUILDING ANGLE AT UPPER STORIES IS EXPRESSED AT THE RESIDENTIAL ENTRY AT GRADE.

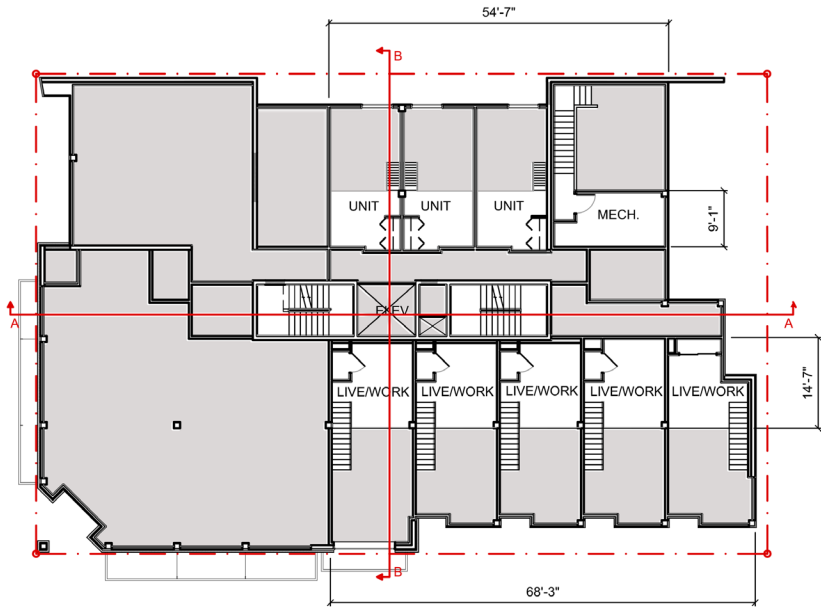
2A PROGRAMMATIC LEGIBILITY/ COMPOSITION

- RECESSED BUILDING ENTRIES ARE IDENTIFIABLE AND CONNECT TO THE STREET.
- LIMITED NUMBER OF UNITS FACING NORTH NEIGHBOR.
- LANDSCAPING FRAMES ENTRANCES AND SOFTENS EDGES AT HARDSCAPES.

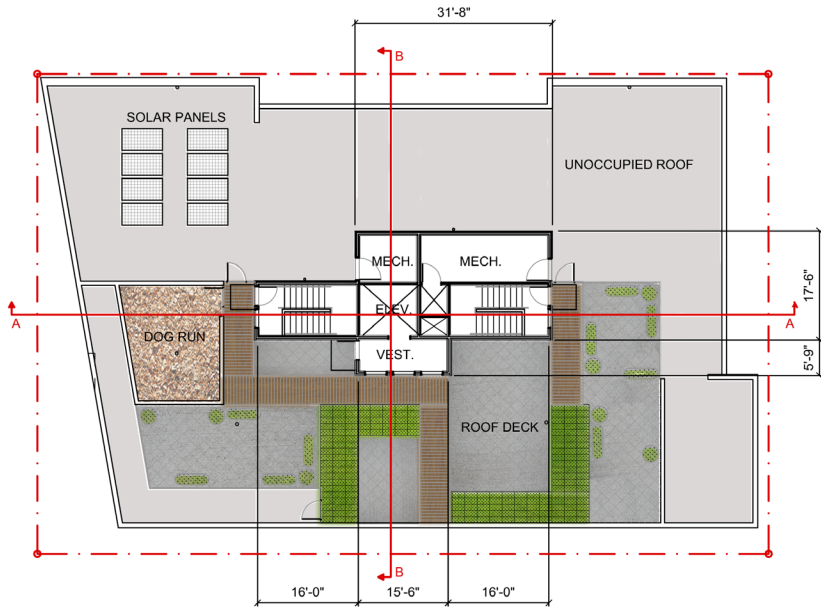
- SCORED PAVING MARKS BUILDING ENTRANCES.
- CANOPIES PROVIDE OVERHEAD WEATHER PROTECTION AT AREAS WHERE HIGH PEDESTRIAN ACTIVITY IS ANTICIPATED.



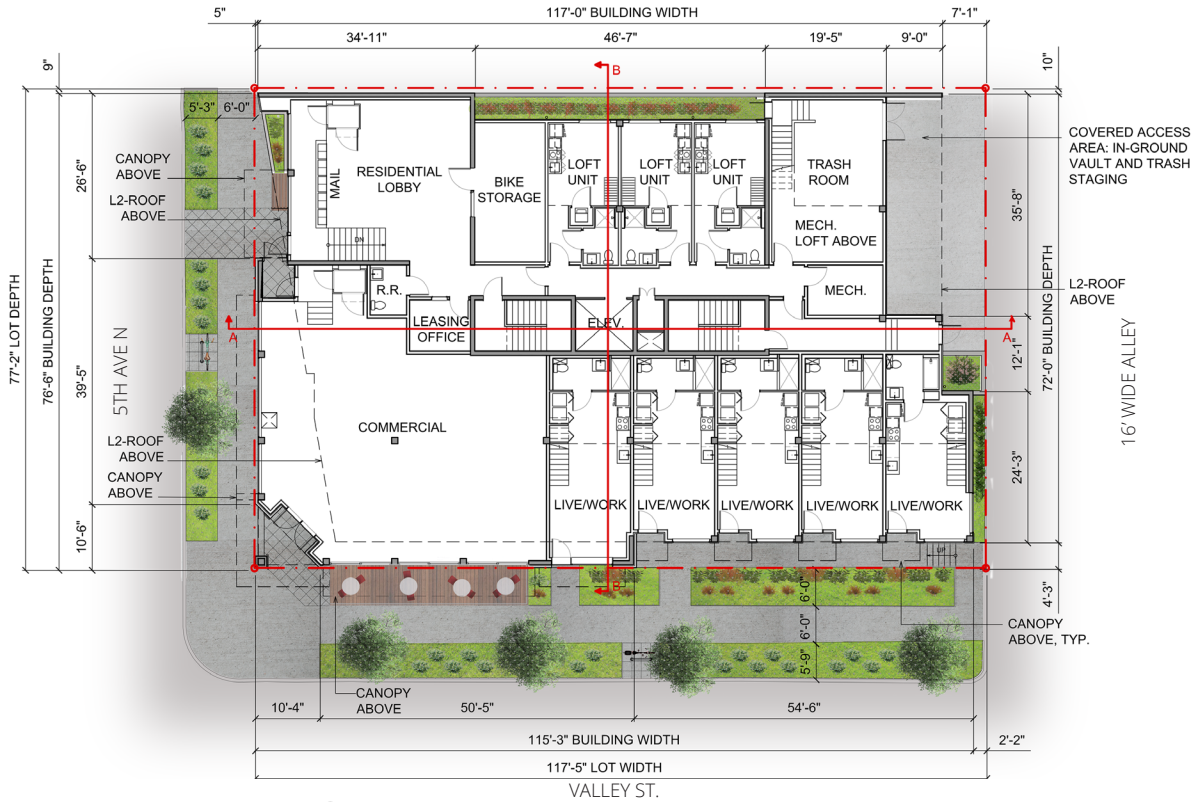
BUILDING PLANS
SCALE: 1/32" = 1'-0"



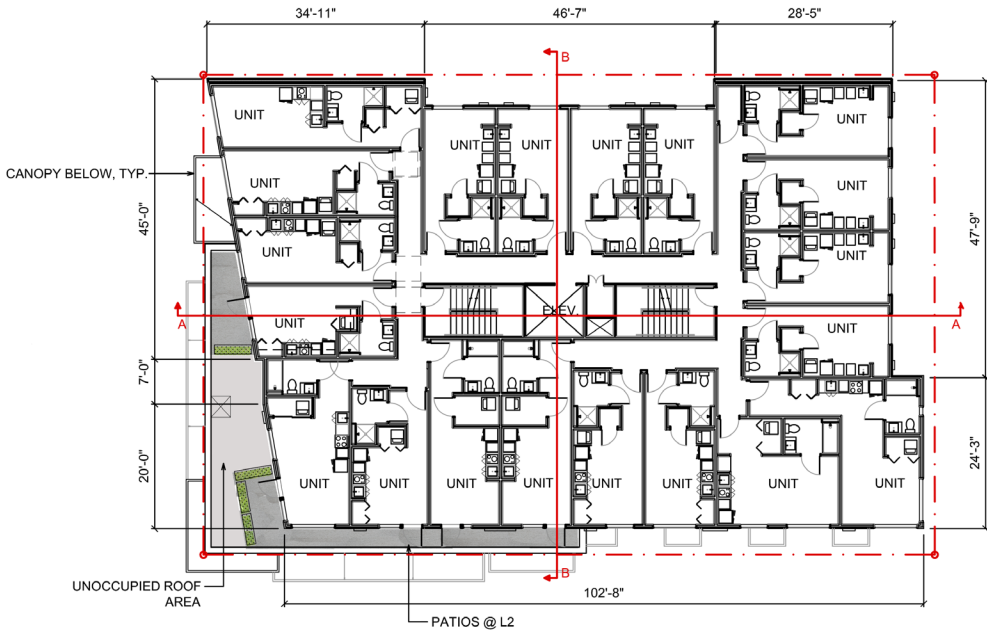
LEVEL 1-LOFT



ROOF



LEVEL 1



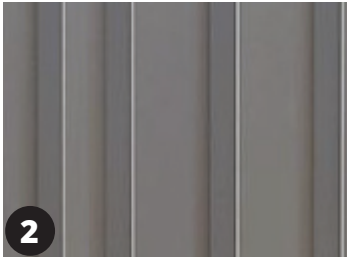
LEVEL 2 (3-4 SIM.)

WEST ELEVATION (5TH AVE N)

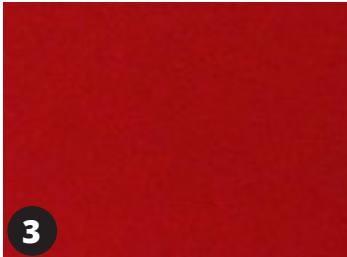
SCALE: N.T.S.



CHARCOAL BRICK



VERTICAL METAL PANEL WITH REVEAL VARIATION, PREFINISHED <COOL GRAY>



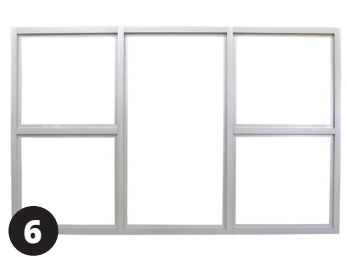
FIBER CEMENT PANEL, CURRANT RED



FIBER CEMENT PANEL, WHITE



WHITE VINYL WINDOW



ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED



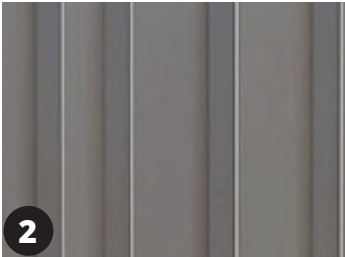
CONCRETE, GRAFFITI COATING

SOUTH ELEVATION (VALLEY ST.)

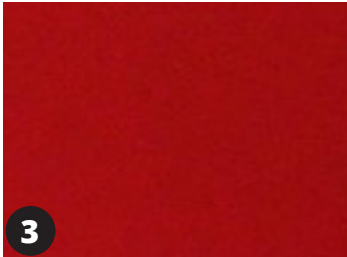
SCALE: N.T.S.



CHARCOAL BRICK



VERTICAL METAL PANEL WITH REVEAL VARIATION, PREFINISHED <COOL GRAY>



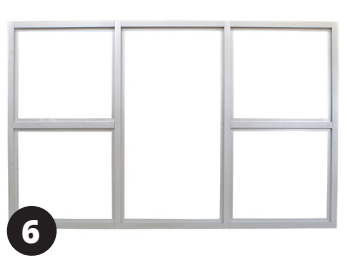
ACCENT COLOR DOOR, CURRANT RED



FIBER CEMENT PANEL, WHITE



WHITE VINYL WINDOW



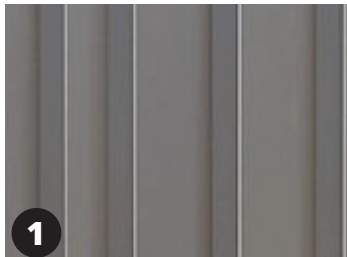
ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED



ALUMINUM GUARDRAIL WITH PERFORATED INFILL PANELS

EAST ELEVATION (ALLEY)

SCALE: N.T.S.



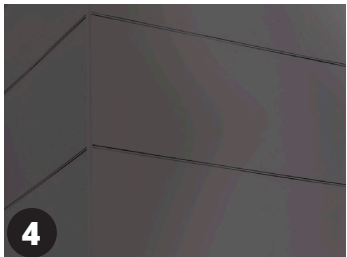
1 VERTICAL METAL PANEL WITH REVEAL VARIATION, PREFINISHED <COOL GRAY>



2 FIBER CEMENT PANEL, WHITE



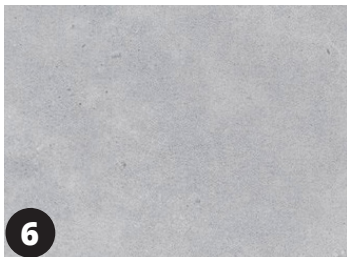
3 FIBER CEMENT PANEL, LIGHT GRAY



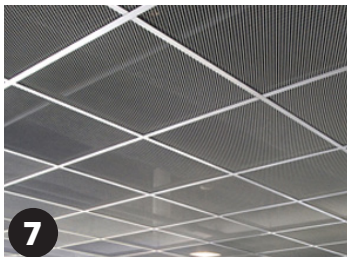
4 FIBER CEMENT PANEL, SLATE



5 WHITE VINYL WINDOW



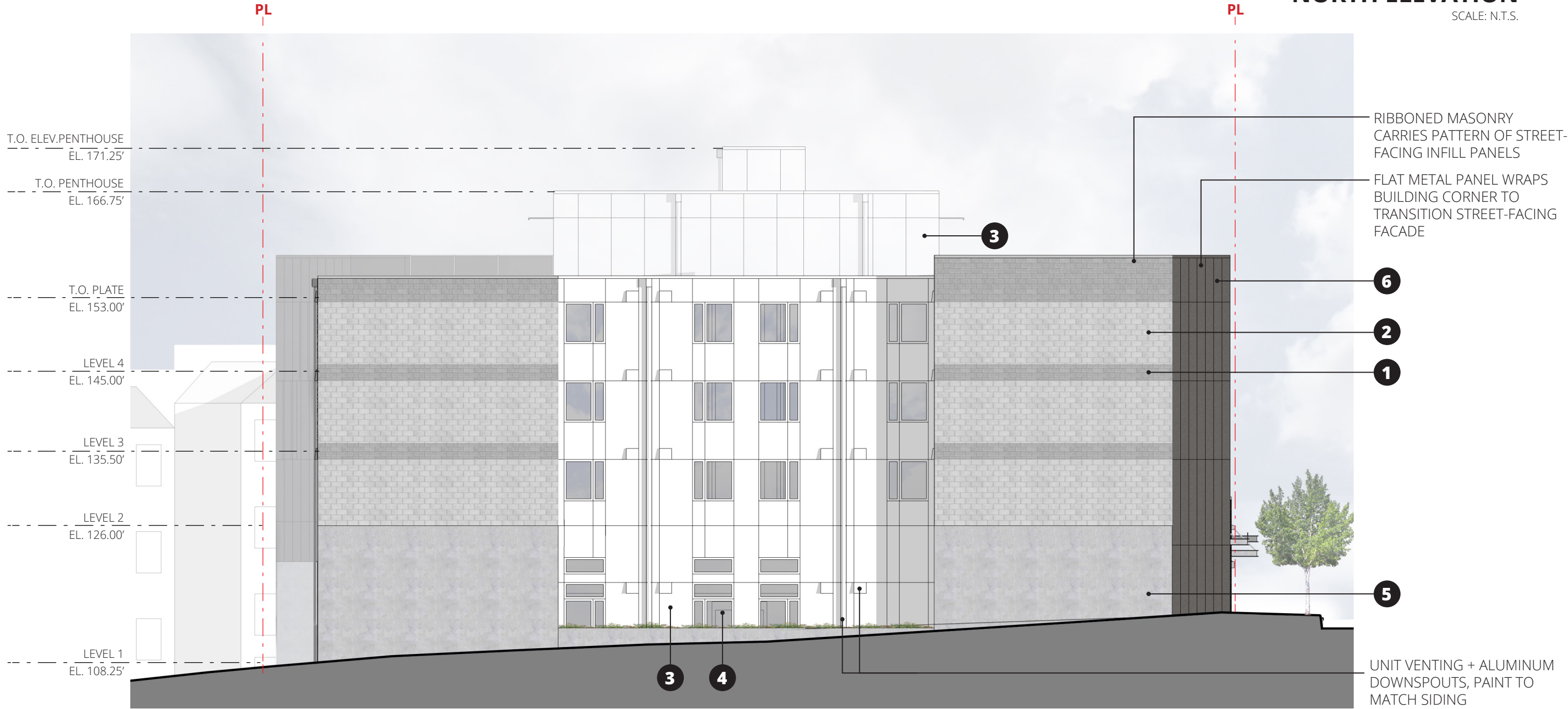
6 CONCRETE, GRAFFITI COATING



7 ALUMINUM FRAME WITH PERFORATED METAL INFILL PANELS

NORTH ELEVATION

SCALE: N.T.S.



GROUND-FACE CMU, CHARCOAL BLEND



GROUND-FACE CMU, WHITE BLEND



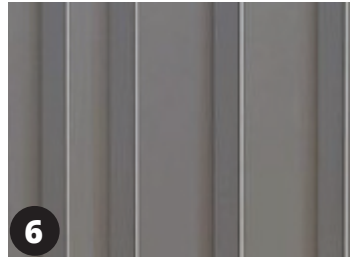
FIBER CEMENT PANEL, WHITE



WHITE VINYL WINDOW



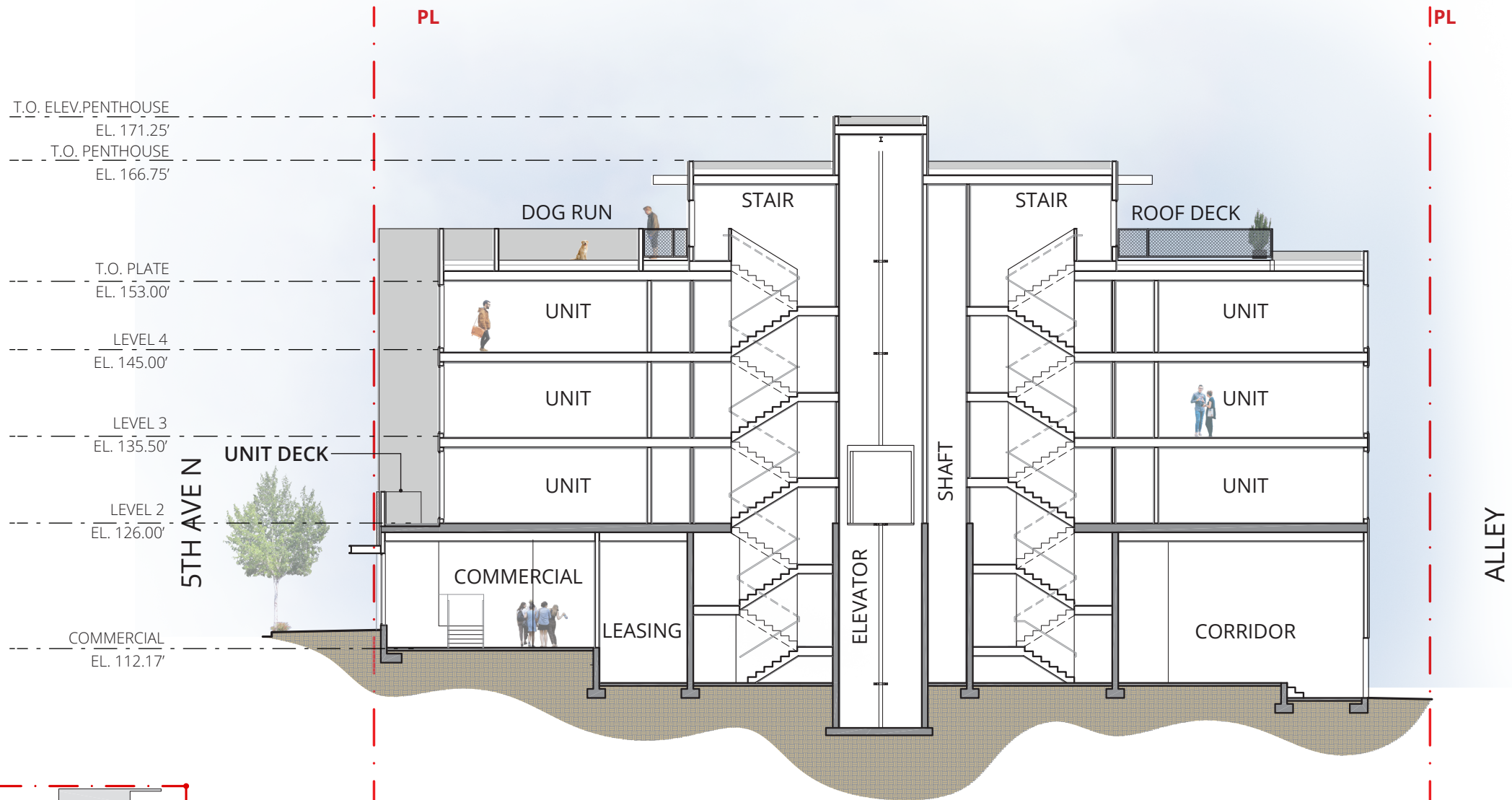
CONCRETE, GRAFFITI COATING



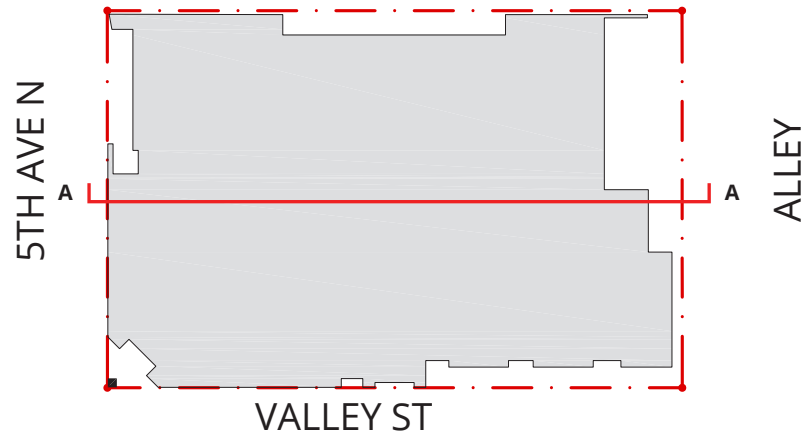
VERTICAL METAL PANEL WITH REVEAL VARIATION, PREFINISHED <COOL GRAY>

BUILDING SECTION A

SCALE: 1/16" = 1'-0"

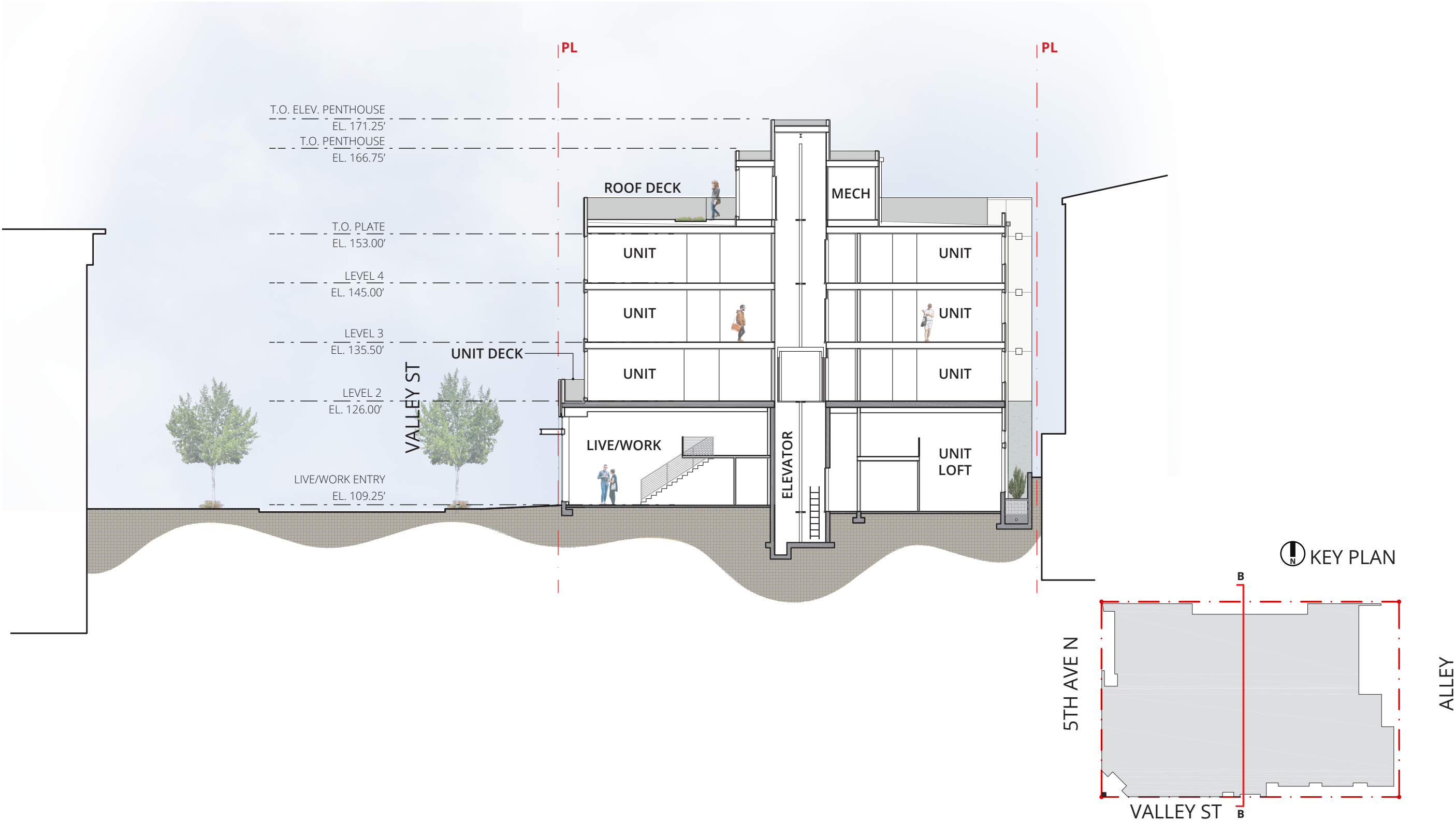


KEY PLAN



BUILDING SECTION B

SCALE: 1/16" = 1'-0"



STREET-LEVEL DEVELOPMENT: RESIDENTIAL ENTRY

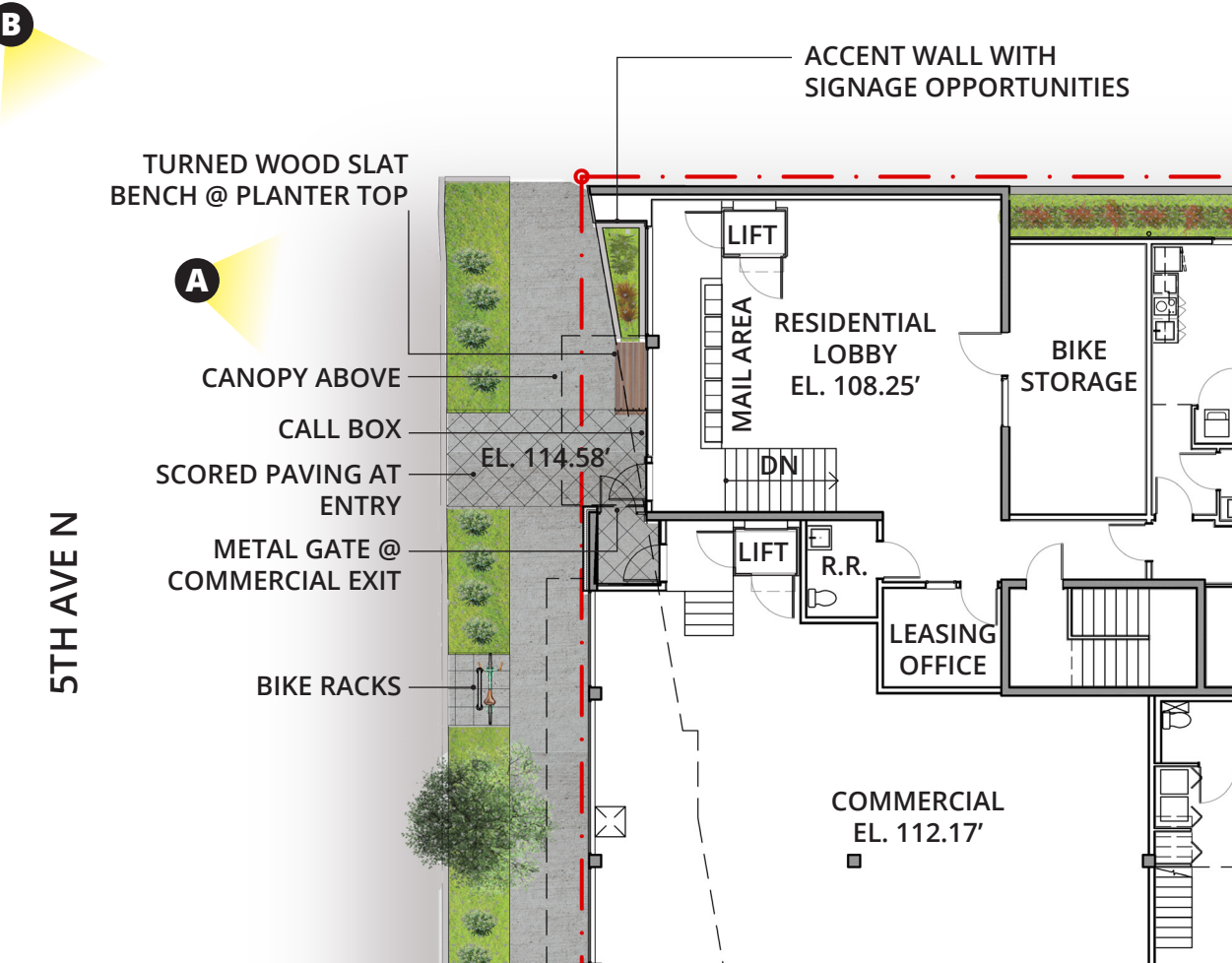
DESIGN RESPONSE

MASSING/DESIGN:

- 1B** MATERIALS/COMPOSITION:
- MATERIAL EXPRESSION AND ANGLED FORMS AT MAIN BUILDING MASS CARRIES DOWN AT RESIDENTIAL ENTRANCE VISIBLY CONNECTING THE RESIDENTIAL USE ABOVE TO THE STREET BELOW.

PROGRAMMATIC EXPRESSION

- 2A** PROGRAMMATIC LEGIBILITY/COMPOSITION
- OVERSIZED CANOPY MARKED WITH ASYMMETRICAL TIE BACK AND WARM WOOD SOFFIT DIFFERENTIATES THE RESIDENTIAL ENTRY FROM THE COMMERCIAL FRONTAGE.
 - WINDOWS AT RESIDENTIAL FRONTAGE PROVIDE VIEWS INTO LARGE DOUBLE-HEIGHT LOBBY SPACE.
 - BICYCLE STORAGE IS VISIBLE FROM THE SIDEWALK AND ACCESSED DIRECTLY OFF THE LOBBY.
- 2B** STREET-LEVEL INTERACTION
- INTENTIONAL USE OF ACCENT MATERIAL, SIGNAGE AND LIGHTING TO DEFINE RESIDENTIAL ENTRY.
 - ETCHED PAVING FROM STREET EDGE TO BUILDING EDGE MARKS THE ENTRY AND DEFINES THE BREAK BETWEEN COMMERCIAL AND RESIDENTIAL FRONTAGE.



1 PARTIAL PLAN: 5TH AVE N FRONTAGE



B APPROACH VIEW HEADING SOUTH ON 5TH AVE N



A RESIDENTIAL LOBBY ENTRANCE (NIGHT VIEW)

STREET-LEVEL DEVELOPMENT: COMMERCIAL ENTRY

DESIGN RESPONSE

MASSING/DESIGN:

- 1A** MASSING:
- PROMINENT CORNER ENTRY WILL BE VISIBLE FROM MULTIPLE APPROACHES. ACTS AS ANCHOR FOR THE BLOCK.
 - BEVELED CORNER ENTRY IS PREFERRED IN UPTOWN NEIGHBORHOOD GUIDELINES.

- 1B** MATERIALS/COMPOSITION:
- MATERIAL PALETTE (BRICK, METAL AND CONCRETE) AT CORNER MASS IS COMPATIBLE WITH COMMERCIAL AND RETAIL NEIGHBORS.
 - BRICK PROVIDES FINE-GRAINED TEXTURE AT STREET-LEVEL FACADES; SECONDARY MATERIALS FRAME AND BALANCE MASS TO HUMAN SCALE.

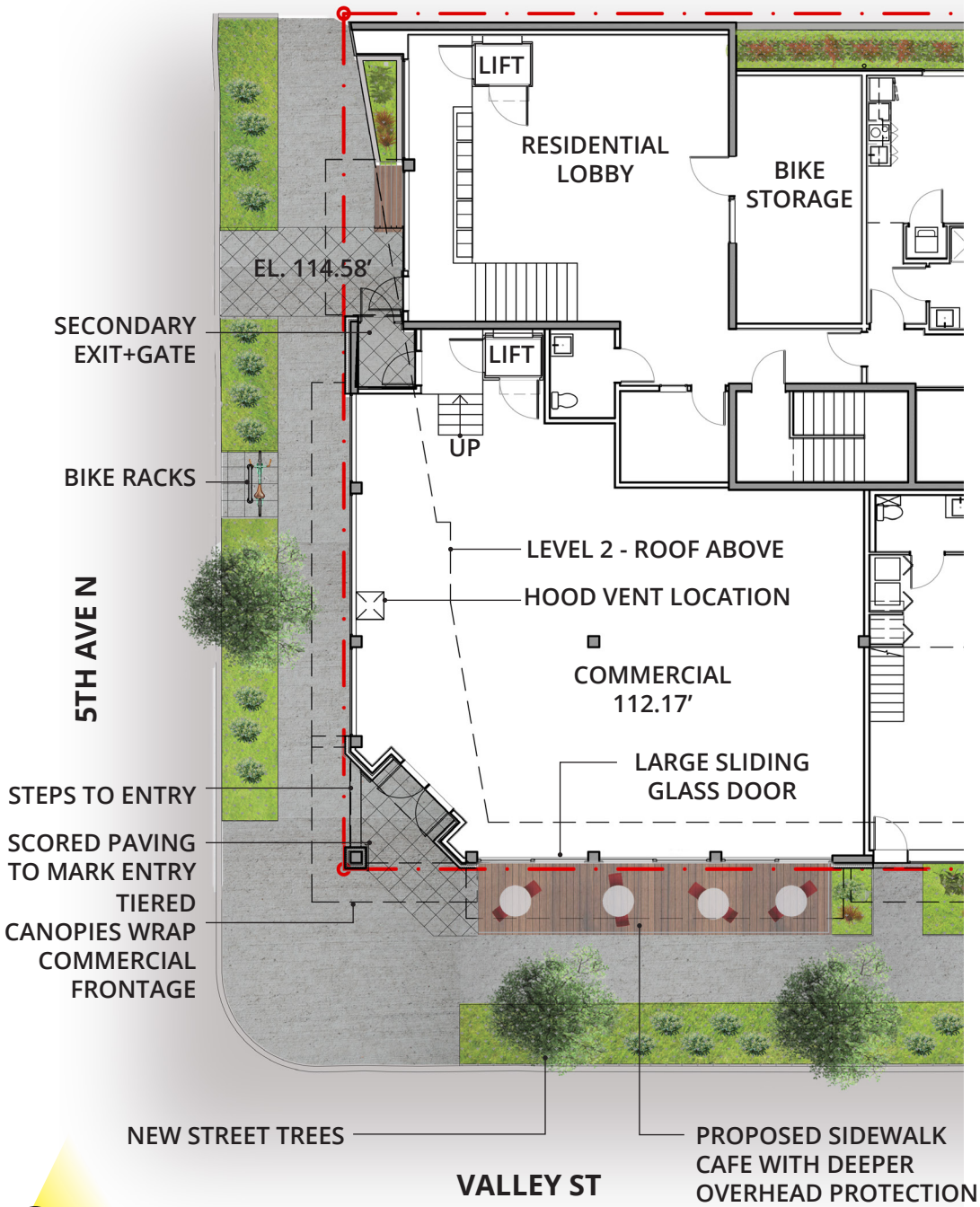
PROGRAMMATIC EXPRESSION

- 2A** PROGRAMMATIC LEGIBILITY/COMPOSITION
- CANOPIES RESPOND TO VARIOUS STREET CONDITIONS AND ORIENTATION, PROVIDE WEATHER PROTECTION, AND MARK THE COMMERCIAL ENTRY.
 - FUTURE OUTDOOR SEATING AREA WILL RECEIVE SOUTHERN EXPOSURE.

- 2B** STREET-LEVEL INTERACTION
- STOREFRONT WINDOWS RESPONDS TO EACH STREET. SLIDING GLASS DOORS ON VALLEY ST. OFFER FLEXIBILITY AT RETAIL/ RESTAURANT USE.
 - CLEARLY DEFINED ENTRIES AND WINDOW PALETTE ACTIVATE THE STREET.
 - BIKE RACKS PROVIDED AT BOTH 5TH AVE N AND VALLEY STREET.



A CORNER COMMERCIAL ENTRANCE



! PARTIAL PLAN: STREET CORNER FRONTAGE

STREET-LEVEL DEVELOPMENT: LIVE-WORK FRONTAGE

DESIGN RESPONSE

MASSING/DESIGN:

- 1A** MASSING:
 - ARTICULATION AT ENTRIES PROVIDES DEPTH AND RELIEF TO LIVE-WORK FACADE.
- 1B** MATERIALS/COMPOSITION:
 - LIVE-WORK UNIT AT BRICK MASS ACTS AS TRANSITION BETWEEN RECESSED LIVE-WORK FRONTAGE AND LARGE CORNER COMMERCIAL SPACE.
 - INTEGRATION OF ACCENT COLOR AT LIVE-WORK ENTRIES BALANCES SOUTH AND WEST ELEVATION COMPOSITIONS.

PROGRAMMATIC EXPRESSION

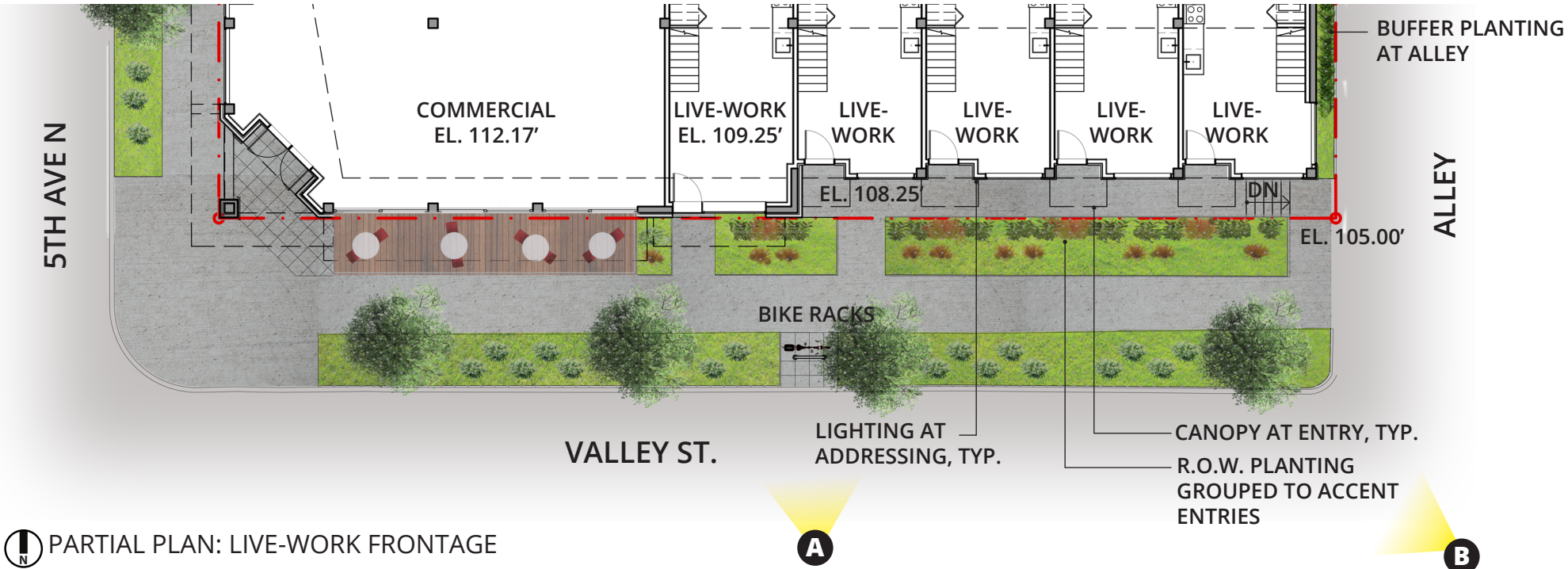
- 2A** PROGRAMMATIC LEGIBILITY/COMPOSITION
 - LARGE STOREFRONT WINDOWS HIGHLIGHT DOUBLE-HEIGHT SPACE. TRANSPARENCY ESTABLISHES VISUAL CONNECTION.
- 2B** STREET-LEVEL INTERACTION
 - STRONG RHYTHM OF RECESSED ENTRIES, CANOPIES AND PLANTING AREAS ENHANCE THE PEDESTRIAN SCALE EXPERIENCE.
 - ENSEMBLE OF ELEMENTS ENHANCES LIVE-WORK LEGIBILITY AND EMPHASIZES INDIVIDUAL ENTRIES.



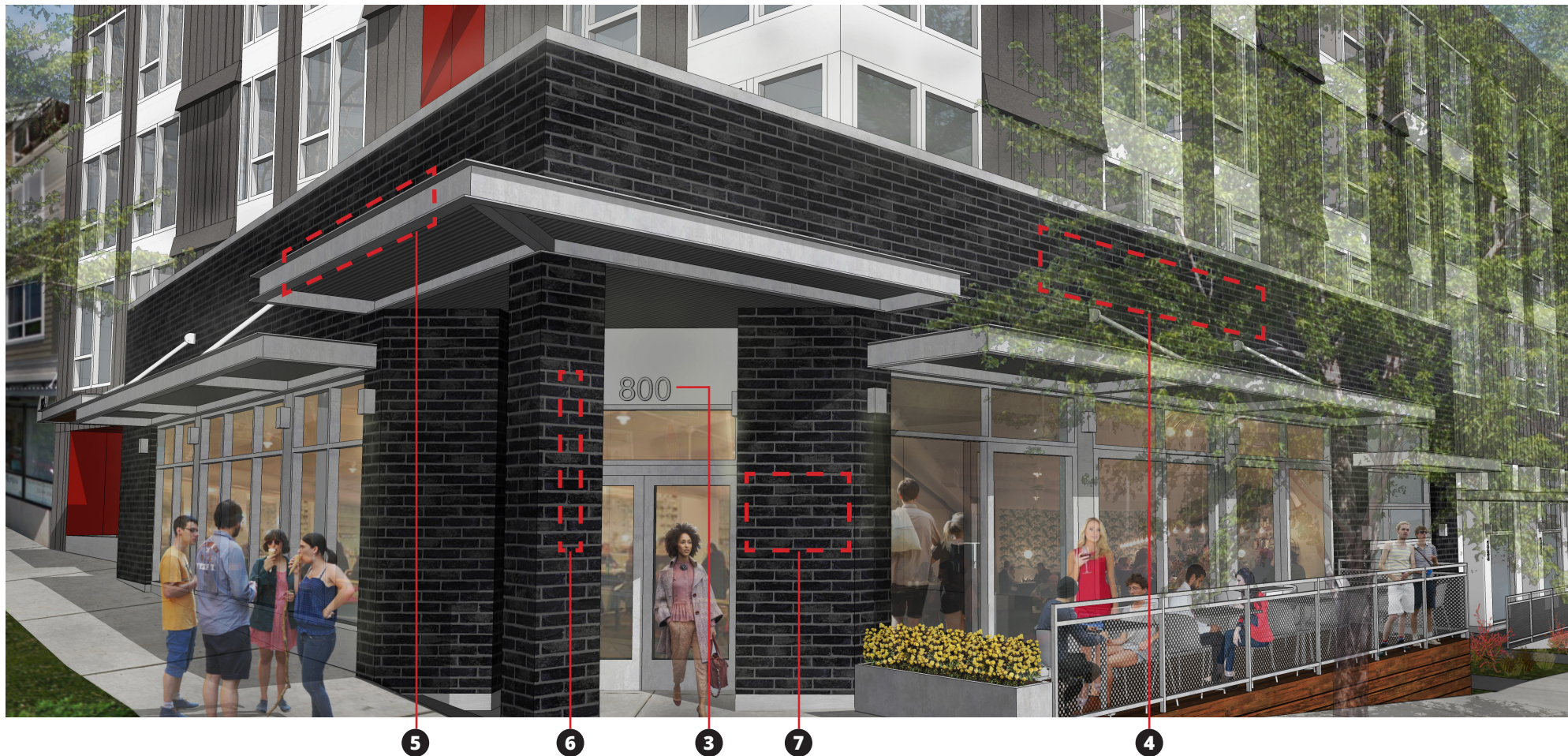
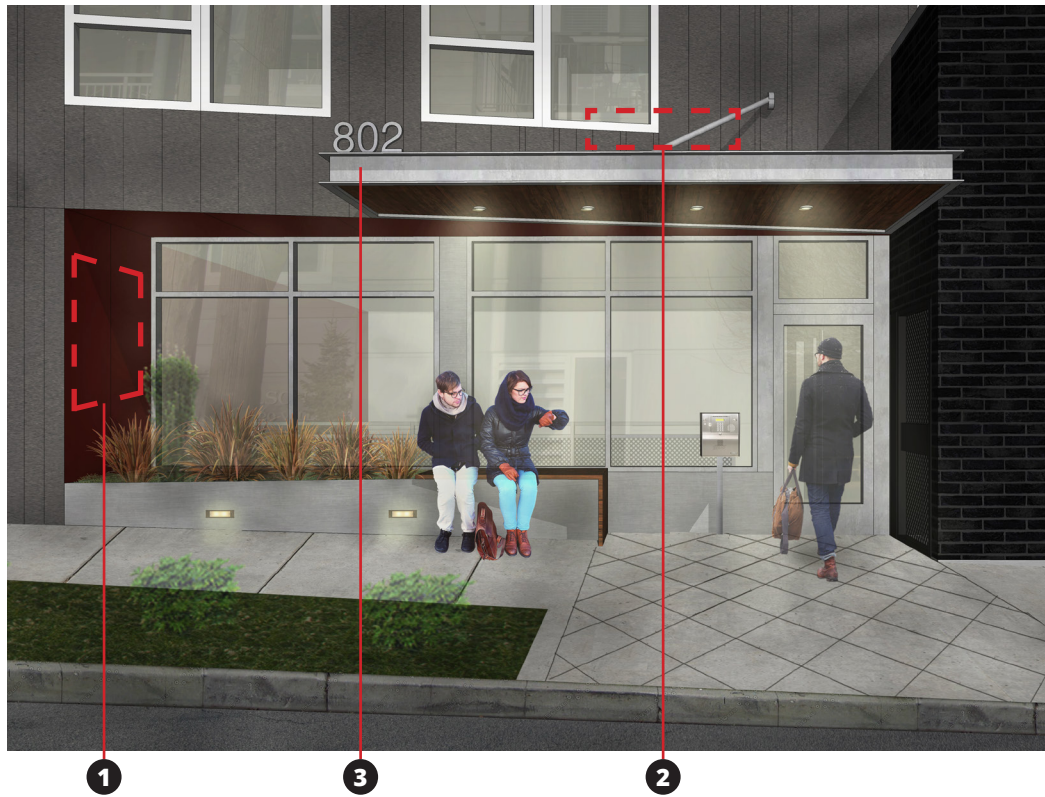
B APPROACH VIEW HEADING WEST ON VALLEY ST.



A ENLARGED SOUTH ELEVATION



I PARTIAL PLAN: LIVE-WORK FRONTAGE



CONCEPT DEVELOPMENT: SIGNAGE

CONCEPT IMAGES REPRESENT A VARIETY OF APPLICATIONS FOUND THROUGHOUT THE UPTOWN NEIGHBORHOOD. THE PROPOSAL'S DESIGN OFFERS VARIOUS BACKDROPS INCLUDING:

- BUILDING RECESSES,
- OVERHEAD CANOPY PROFILES,
- AND TEXTURED/BRIGHT COLORED EXTERIOR FINISHES.



1 RESIDENTIAL BRANDING SIGNAGE



2 RESIDENTIAL BRANDING SIGNAGE



3 ADDRESS SIGNAGE



4 ILLUMINATED/NEON SIGNAGE



5 RETAIL CANOPY SIGNAGE



6 RETAIL BLADE SIGNAGE



7 RETAIL PLAQUE SIGNAGE

CONCEPT DEVELOPMENT: MATERIALITY

RESIDENTIAL STREET-FACING MASS

MASSING/DESIGN:

1B MATERIALS/COMPOSITION:

- REVEAL VARIATION AT METAL PANELS CREATES VISUAL INTEREST AND DEPTH THAT FLUCTUATES THROUGHOUT THE DAY AND YEAR. WITH THIS APPLICATION TECHNIQUE THE BUILDING WILL NEVER LOOK EXACTLY THE SAME.
- VENT SHROUDS ARE USED AS A FEATURE IN THE FACADE COMPOSITION TO PROVIDE A SECONDARY HORIZONTAL SHADOW LINE.
- WHITE INFILL PANELS GROUP WINDOWS AND SET FENESTRATION RHYTHM. THE MATERIAL CONTRAST BREAKS DOWN BUILDING MASS.

METAL PANEL REVEAL COMPOSITION:

- 70% 12" FLAT PANEL
- 15% 10" FLAT / 2" REVEAL
- 15% 6" FLAT / 6" REVEAL

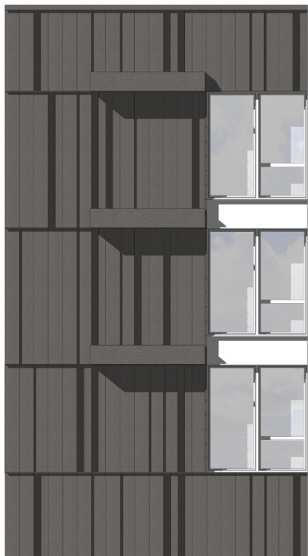
*PERCENTAGES FAVOR THE 12" FLAT METAL PANEL SO NOT TO OVERWHELM THE ELEVATION.



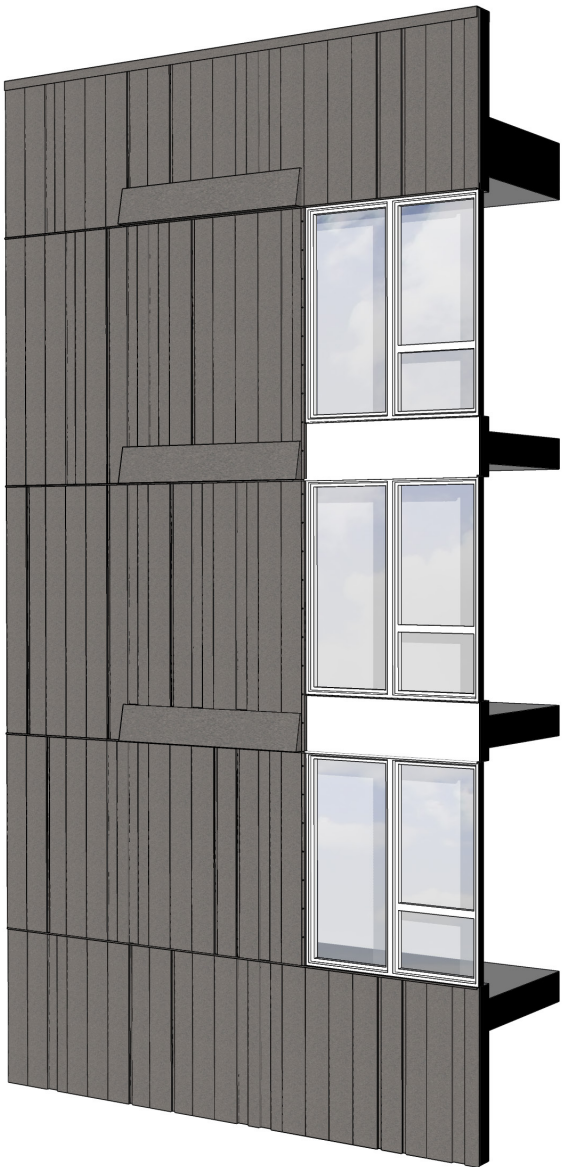
9 AM



12 NOON



4 PM



PARTIAL ELEVATION / PERSPECTIVE



WHITE VINYL WINDOW



FIBER CEMENT INFILL
PANEL, PAINTED <WHITE>



VERTICAL METAL PANEL WITH
REVEAL VARIATION, PREFINISHED
<COOL GRAY>

CORNER COMMERCIAL MASS

MASSING/DESIGN:

1B MATERIALS/COMPOSITION:

- THE COMBINATION OF BRICK AND CONCRETE ARE APPROPRIATE FOR THE NEIGHBORHOOD, ARTICULATE THE MASS AND PROVIDE VISUAL INTEREST AND HUMAN SCALE AT GRADE.
- ENSEMBLE OF FABRICATED ELEMENTS FRAME AND SHOWCASE BRICK AND CONCRETE.

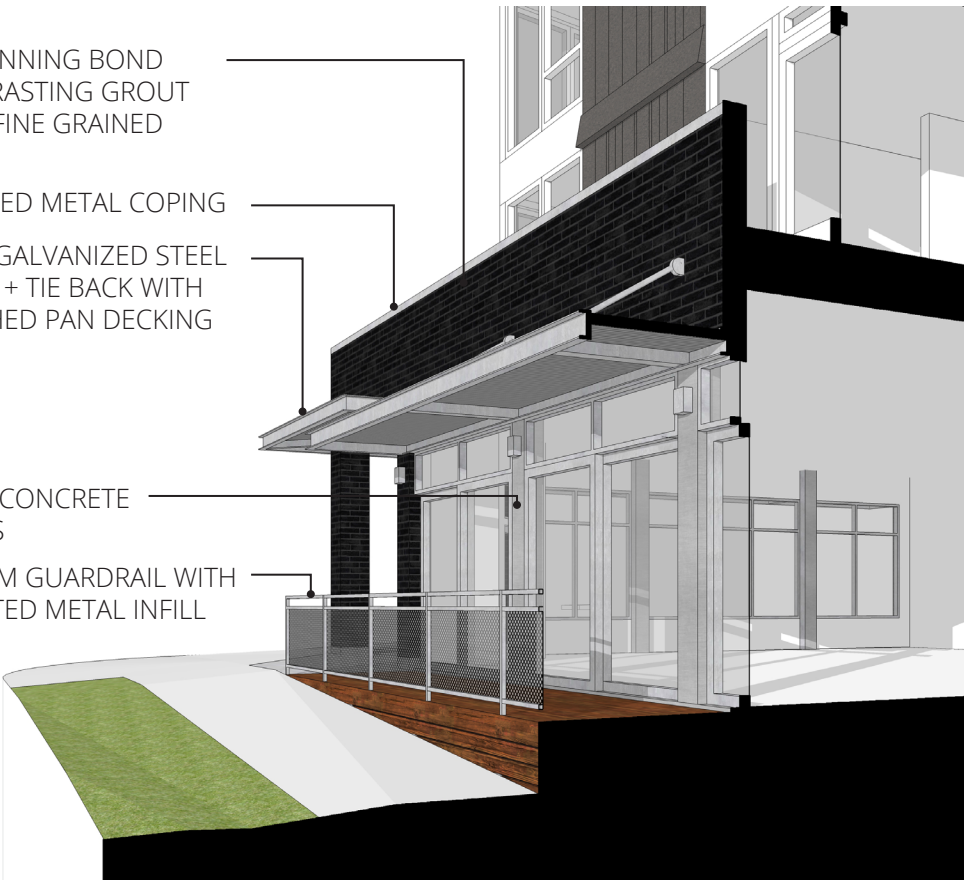
BRICK: RUNNING BOND
W/ CONTRASTING GROUT
CREATES FINE GRAINED
TEXTURE

GALVANIZED METAL COPING

CANOPY: GALVANIZED STEEL
CHANNEL + TIE BACK WITH
PREFINISHED PAN DECKING

EXPOSED CONCRETE
COLUMNS

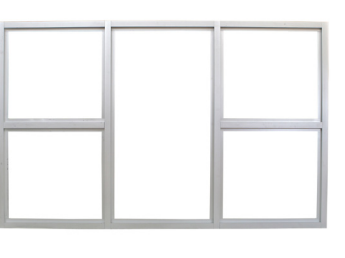
ALUMINUM GUARDRAIL WITH
PERFORATED METAL INFILL
PANELS



PARTIAL SOUTH ELEVATION / PERSPECTIVE



CHARCOAL BRICK

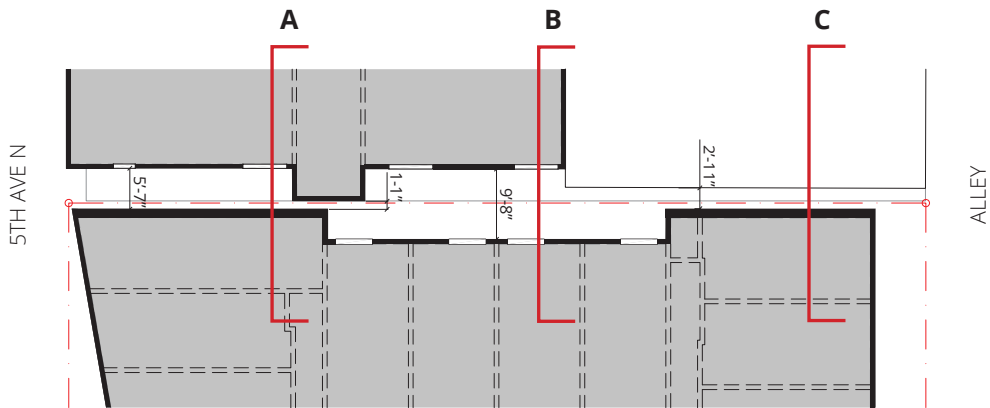


ALUMINUM STOREFRONT
SYSTEM, CLEAR ANODIZED



CONCRETE, GRAFFITI
COATING

ADJACENCIES



PARTIAL PLAN
SCALE: N.T.S.



NORTH ELEVATION
SCALE: N.T.S.

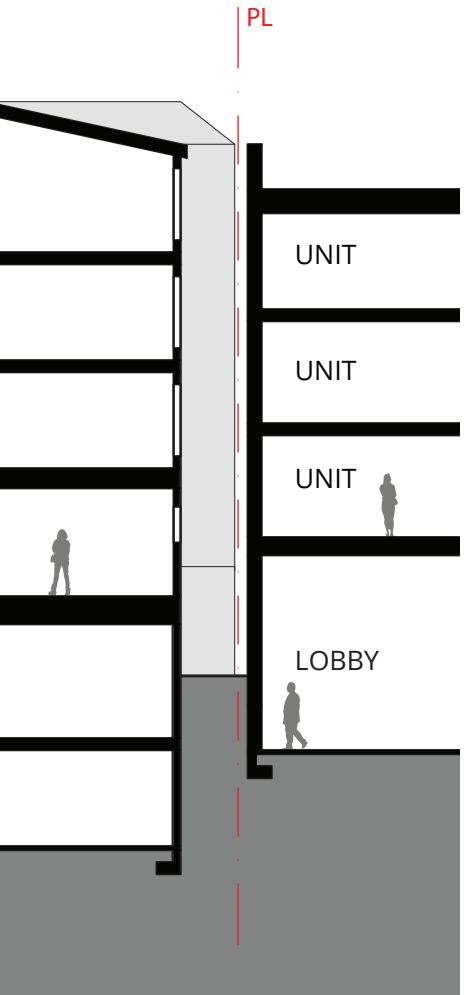
KEY: ■ NEIGHBORING STRUCTURE OPENINGS ■ PROPOSED STRUCTURE OPENINGS



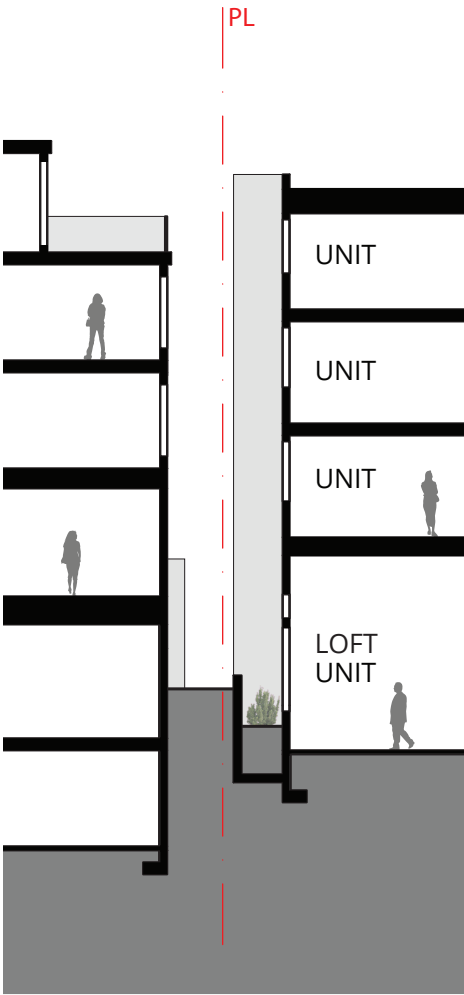
NORTH ELEVATION (REFLECTED)
SCALE: N.T.S.

BOARD FEEDBACK AND GUIDANCE:
THE BOARD PREFERRED THE ORIENTATION OF UNITS IN THE PREFERRED OPTION WHICH PROTECTED PRIVACY IMPACTS WHERE BUILDINGS ARE CLOSEST. THOUGHTFUL TREATMENT OF THIS ELEVATION IS NEEDED AS NEIGHBORING WINDOWS FACE THIS PORTION OF THE STRUCTURE.

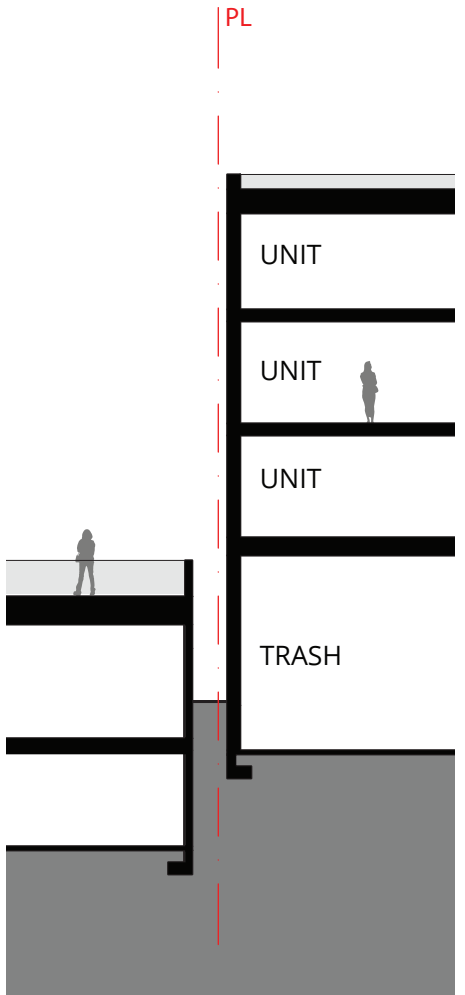
- DESIGN RESPONSE:**
- THE MASSING AND NUMBER OF UNITS FACING THE NORTH NEIGHBOR PRESENTED IN EDG HAS BEEN MAINTAINED.
 - THE NW BUILDING EDGE ALIGNMENT WITH THE NORTH NEIGHBOR HAS BEEN MAINTAINED TO PROVIDE A SEAMLESS TRANSITION AT THE STREET.
 - DURABLE, MASONRY MATERIALS PROVIDED AT PROPERTY LINE CONDITIONS WHICH REQUIRE LITTLE MAINTENANCE LONG TERM AND PROVIDE THE LEAST AMOUNT OF IMPACT ON THE NEIGHBOR DURING CONSTRUCTION.
 - MASONRY BANDING ALIGNS WITH MATERIAL TRANSITIONS AT BOTH THE ALLEY AND STREET-FACING ELEVATIONS.
 - ALL MATERIALS FACING NORTH NEIGHBOR ARE LIGHT IN COLOR TO PROVIDE THE GREATEST AMOUNT OF AMBIENT LIGHT.



SECTION A



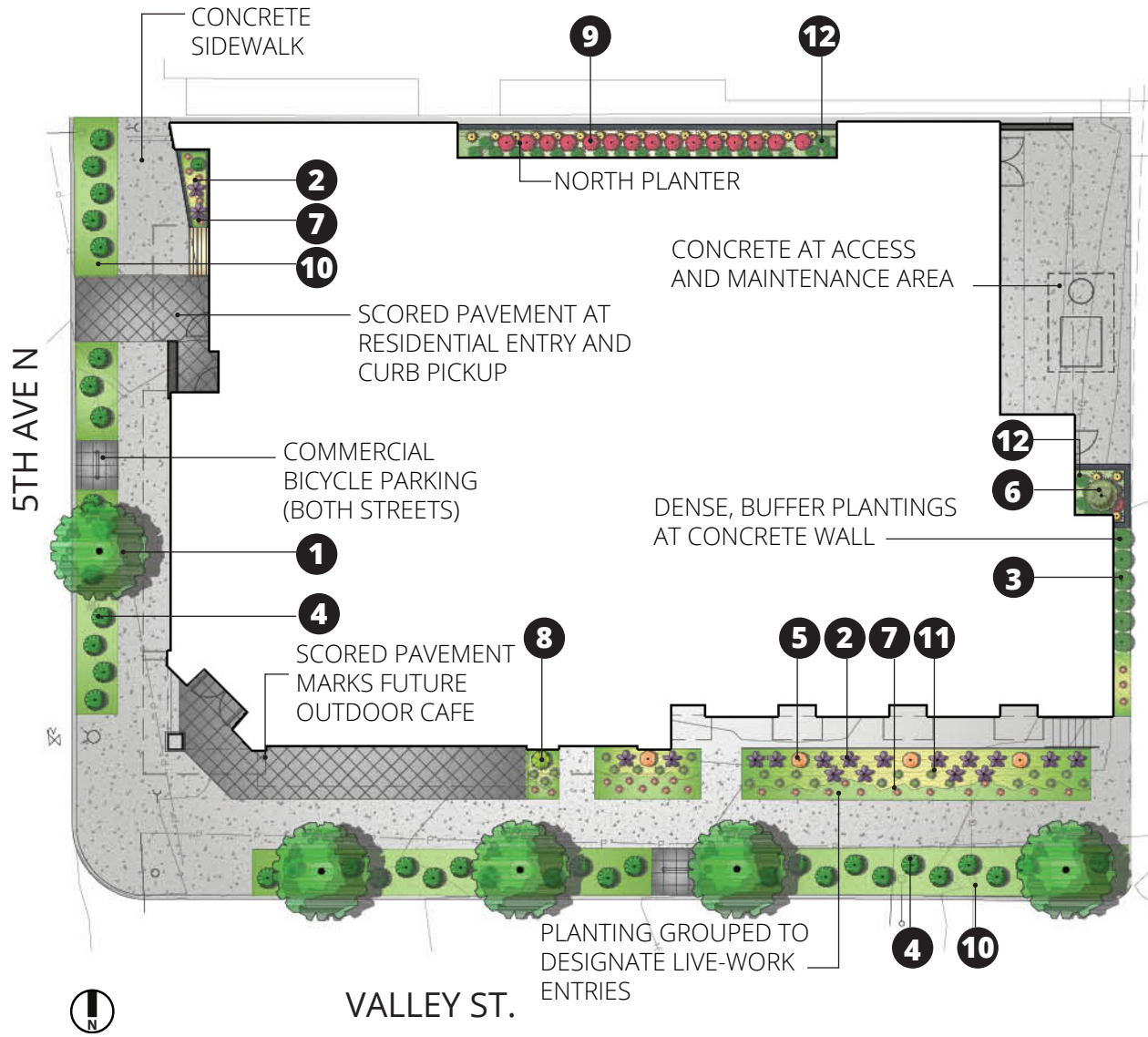
SECTION B



SECTION C

LANDSCAPE PLAN: GRADE

SCALE: N.T.S



R.O.W.



LIVE-WORK FRONTAGE



BUILDING EDGES



- (left to right)
- 1. AMERICAN HORNBEAM (STREET TREE)
 - 2. MOUNT VERNON LAUREL
 - 3. HICKS YEW



- 4. MOUNT VERNON LAUREL
- 5. ORANGE ROCKET BARBERRY
- 6. BLACK LACE ELDERBERRY



- 7. ORANGE SEDGE
- 8. SWANE'S GOLDEN ITALIAN CYPRESS
- 9. VARIEGATED RED TWIG DOGWOOD



- 10. RUPTUREWORT GROUND COVER
- 11. MEXICAN FEATHER GRASS
- 12. WESTERN SWORD FERN

PLANT SCHEDULE STREET LEVEL

TREES	BOTANICAL NAME / COMMON NAME
	<i>Carpinus caroliniana</i> / American Hornbeam Street Tree
GROUND COVERS	BOTANICAL NAME / COMMON NAME
	<i>Herniaria glabra</i> / Rupturewort
	<i>Sedum</i> x 'Angella' / Angella Sedum
	<i>Viola minor</i> 'Illumination' TM / Illumination Dwarf Periwinkle

PLANT SCHEDULE STREET LEVEL

SHRUBS	BOTANICAL NAME / COMMON NAME
	<i>Berberis thunbergii</i> 'Orange Rocket' / Orange Rocket Barberry
	<i>Carex testacea</i> / Orange Sedge
	<i>Cupressus sempervirens</i> 'Swane's Golden' TM / Swane's Golden Italian Cypress
	<i>Ilex crenata</i> 'Sky Pencil' / Sky Pencil Japanese Holly
	<i>Nassella tenuissima</i> / Mexican Feather Grass
	<i>Phormium tenax</i> 'Platt's Black' / New Zealand Flax
	<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon Laurel
	<i>Taxus x media</i> 'Hicksii' / Hicks Yew
BIORETENTION	BOTANICAL NAME / COMMON NAME
	<i>Acorus gramineus</i> 'Ogon' / Golden Variegated Sweetflag
	<i>Cornus alba</i> 'Elegantissima' / Variegated Red Twig Dogwood
	<i>Polystichum munitum</i> / Western Sword Fern
	<i>Sambucus nigra</i> 'Black Lace' / Black Lace Elderberry



LANDSCAPE PLAN: ROOF
SCALE: N.T.S.

LANDSCAPE @ PLANTERS

(left to right)

- 1. ROYAL PURPLE SMOKE TREE
- 2. PLANK DECKING



- 3. AUTUMN MOON MAPLE
- 4. CONCRETE PEDESTAL PAVERS



- 5. GOLDEN VARIEGATED SWEETFLAG
- 6. ALL SEASON SEDUM TRAYS



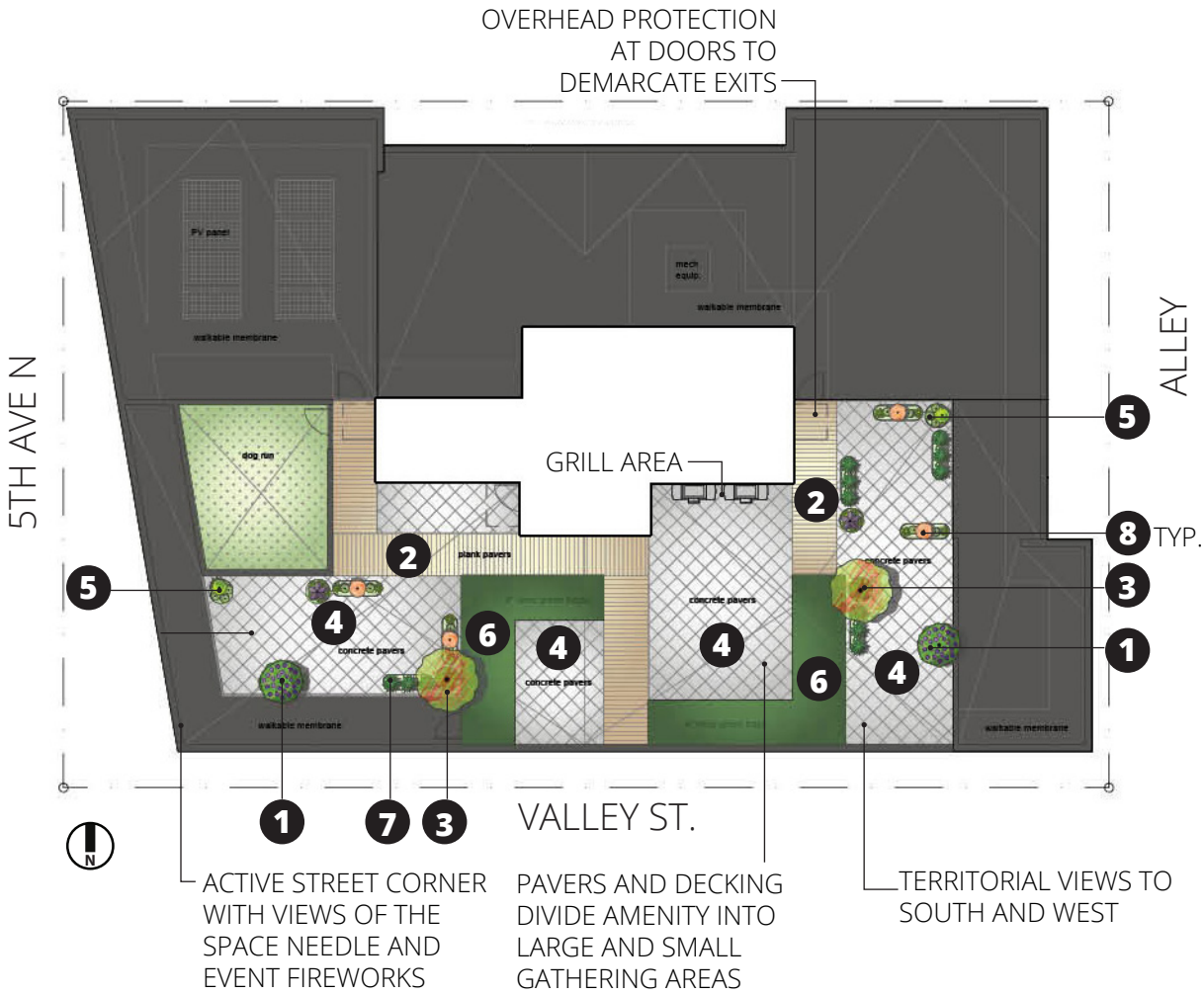
- 7. HEAVENLY BAMBOO
- 8. FREE-STANDING TROUGH PLANTERS



HARDSCAPE AND COVERS



FURNITURE CONCEPTS



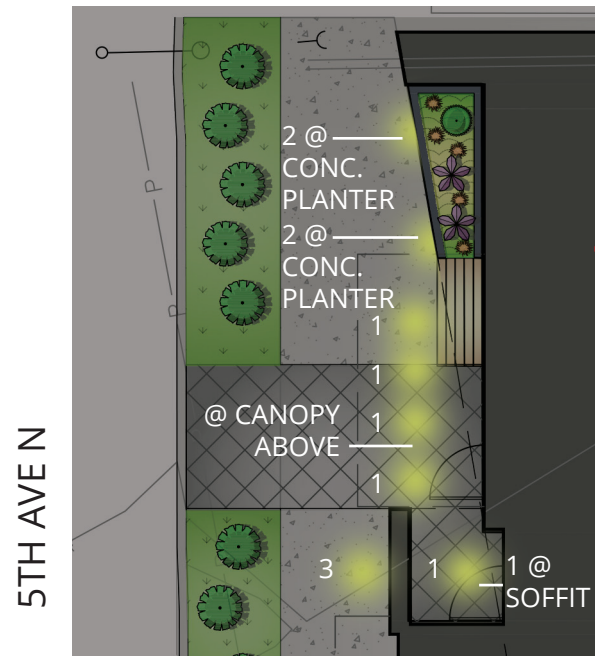
PLANT SCHEDULE ROOF LEVEL

TREES	BOTANICAL NAME / COMMON NAME
	Acer japonicum 'Autumn Moon' / Autumn Moon Maple
SHRUBS	BOTANICAL NAME / COMMON NAME
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Berberis thunbergii 'Orange Rocket' / Orange Rocket Barberry
	Calluna vulgaris 'Wickwar Flame' / Wickwar Flame Heather
	Cotinus coggygria 'Royal Purple' / Royal Purple Smoke Tree
	Cupressus macrocarpa 'Wilma Goldcrest' / Wilma Goldcrest Cypress
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Phormium tenax 'Platt's Black' / New Zealand Flax
GREEN ROOF	BOTANICAL NAME / COMMON NAME
	Etera Sedum Tile / All Seasons Sedum Tile

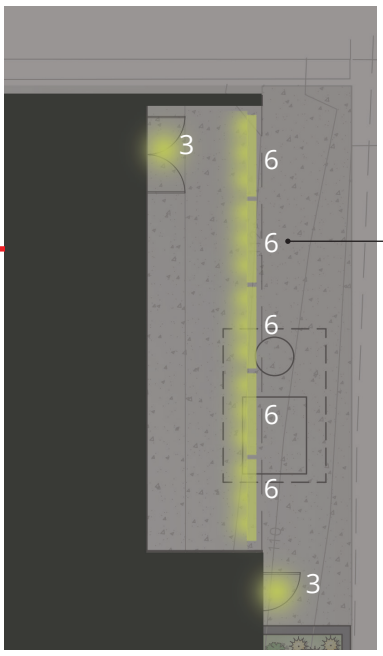


SITE: LIGHTING
SCALE: N.T.S.

COMPOSITE ROOF/SITE PLAN



**ENLARGED PLAN:
RESIDENTIAL ENTRY**



**ENLARGED PLAN:
ACCESS AREA**

STRIP LIGHTS
CONCEALED BE-
HIND SOFFIT WALL
TO ILLUMINATE
PERFORATED METAL

VALLEY ST.



1 CAN LIGHT



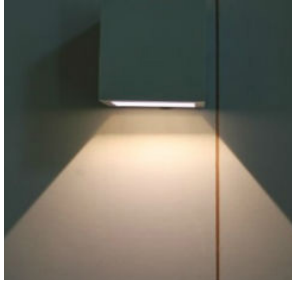
2 STEP LIGHT



3 WALL LIGHT



4 PATHWAY & PLANTER
LIGHTING



5 LANDSCAPE LIGHT



6 CONCEALED WALL
WASHER STRIP LIGHT



1 DEPARTURE

SMC 23.47A.014.B.3: SIDE SETBACK ABUTTING LR3-RC ZONE

ALLOWED:
15' setback above 13' up to 40' from centerline of alley

PROPOSED:
10' setback above 13' up to 40' for 657 sf of east elevation.

GUIDELINES: PL3/B.3: Buildings w/ Live-Work Uses
DC2/B.1: Façade Composition
Uptown DC1/M: Treatment of Alleys
PL2/B.1: Eyes on the Street

JUSTIFICATION: The request to decrease the setback allows for building modulation, creating a more dynamic elevation in keeping with the design language used at the other prominent, visible building facades. The entrance to the alley is activated by encouraging transparency at the non-residential portion of the live-work unit. Turning the glazing at the corner provides more eyes on the street and allows for increased visibility at the alley. Because of the alley there is already a significant setback between our proposed project and the adjacent LR3 zone.

*Board indicated preliminary support in EDG granted the proposed design supports a strong architectural concept (wrapping windows, carrying over language of the south facade).

2 DEPARTURE

SMC 23.47A.014.B.3: SIDE SETBACK ABUTTING LR3-RC ZONE

ALLOWED:
15' setback + 2' for every 10' of height above 40' from centerline of alley.

PROPOSED:
13'-9" above 40' in height requires 2'-9" additional setback = 17'-9"
10'-0" setback above 40' for 324 sf of east elevation

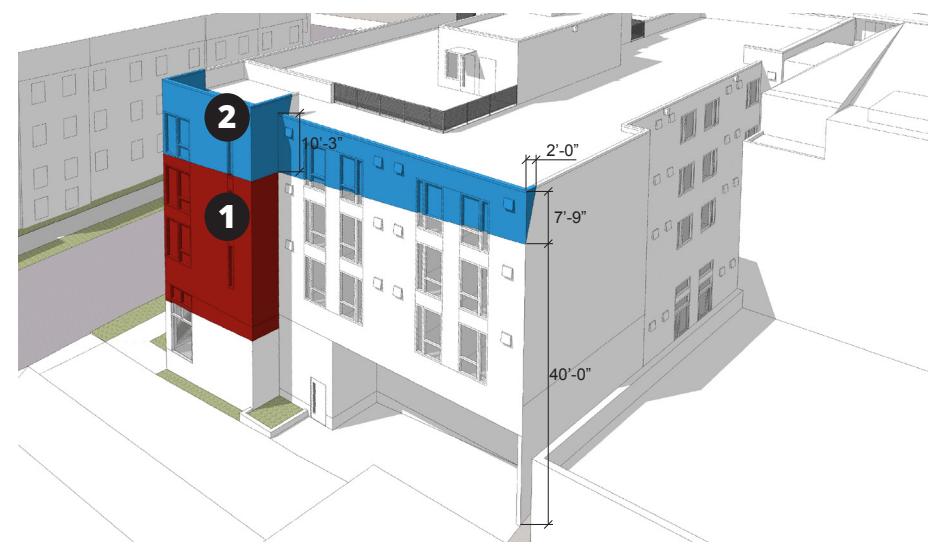
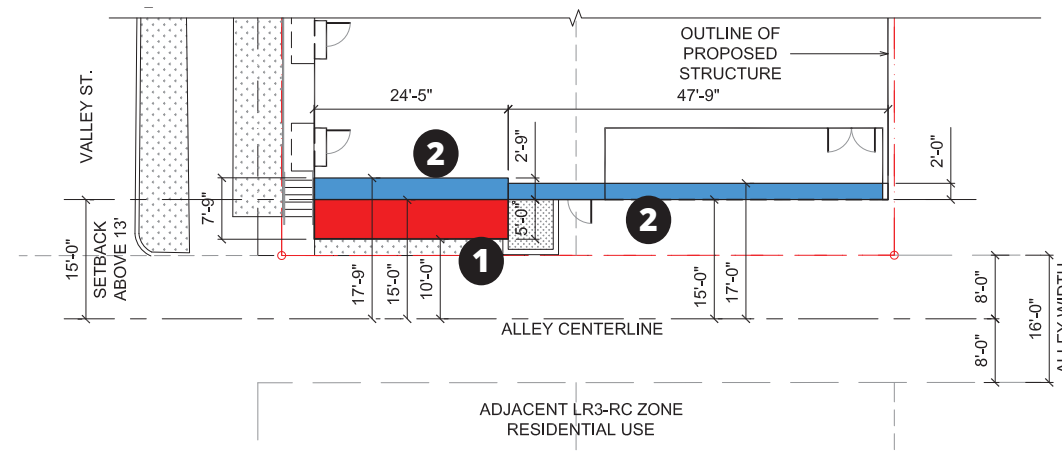
10'-3" above 40' in height requires 2'-0" additional setback = 17'-0"
15'-0" setback above 40' for 430 sf of east elevation

GUIDELINES: Uptown DC2/II: Architectural Concept + Consistency
CS2/D.1: Height, Bulk and Scale

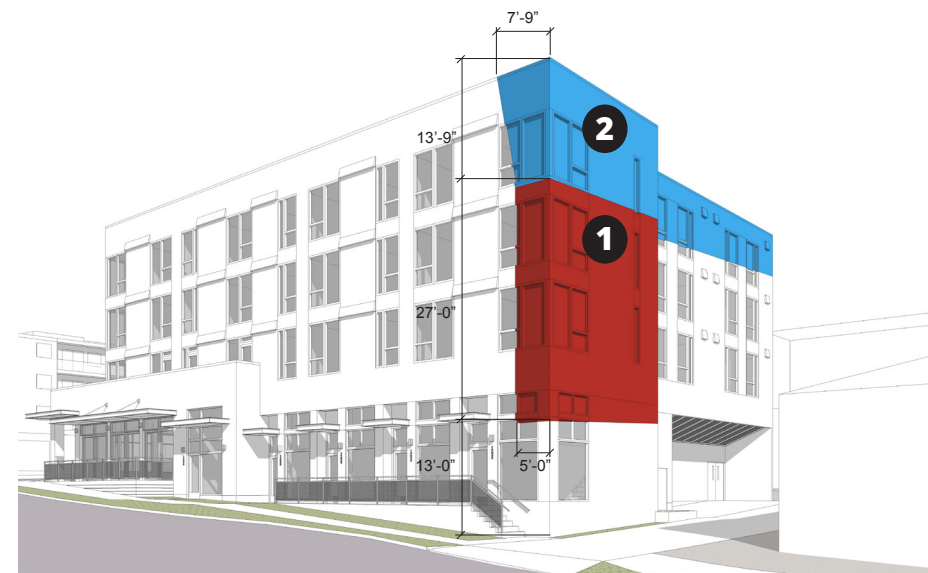
JUSTIFICATION: Extending the building modulation allows for more coherent massing and a logical termination to the building at the SE building corner where the parcel corner is at the lowest elevation. Throughout Uptown buildings and landscaping should strive to create projects with an overall neat and cohesive appearance. Providing a strong building edge at the alley connects landscaping at the street with common amenity at the roof. Stepping the upper levels would go against having a strong, coherent design concept. This departure request is an extension of departure #1.

*Board indicated preliminary support in EDG granted the proposed design supports a strong architectural concept (wrapping windows, carrying over language of the south facade).

PARTIAL PLAN: SITE



AERIAL VIEW OF NORTHEAST BUILDING CORNER



PERSPECTIVE OF SOUTHEAST BUILDING CORNER

DEPARTURES: PROPOSED

3 DEPARTURE

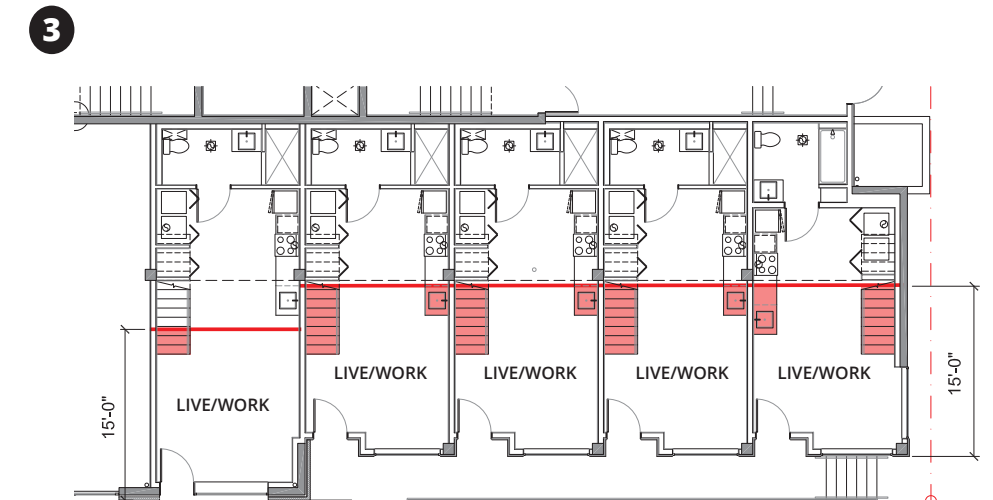
SMC 23.47A.008.E.1: NON-RESIDENTIAL PORTION OF LIVE-WORK DEPTH

ALLOWED:
Non-residential portion shall extend min. 15' from street-level street-facing façade and shall not include primary features of the residential portion. Stairs to the loft portion of a Live-Work unit are considered a residential feature.

PROPOSED:
Allow portions of the loft stairs and kitchen cabinetry to extend into the 15' non-residential portion.

GUIDELINES: PL3/B.3: Buildings with Live-Work Uses

JUSTIFICATION: Stairs are placed in a logical location for access to the mezzanine. A commercial, industrial treatment at the stair and railings will be provided to mitigate the technical residential nature of this feature. The primary residential features like the bathroom and sleeping areas do not encroach into the required non-residential portion and are composed to create a clean, clear double height space which opens up more commercial floor area and relates to the large storefront glazing facing the street.



PARTIAL PLAN: LIVE-WORK UNITS

SHW RECENT WORK



5902 22ND AVE NW



2418 NW 58TH ST



6301 15TH NW (UNDER CONSTRUCTION)



116 13TH AVE E



1806 23RD AVE



1404 BOYLSTON AVE (UNDER CONSTRUCTION)



1728 12TH AVE