2120 1ST AVE N



ARCHITECT | SKIDMORE JANETTE ARCHITECTURE PLANNING & DESIGN

OWNER | ARBOR SPACE LLC.

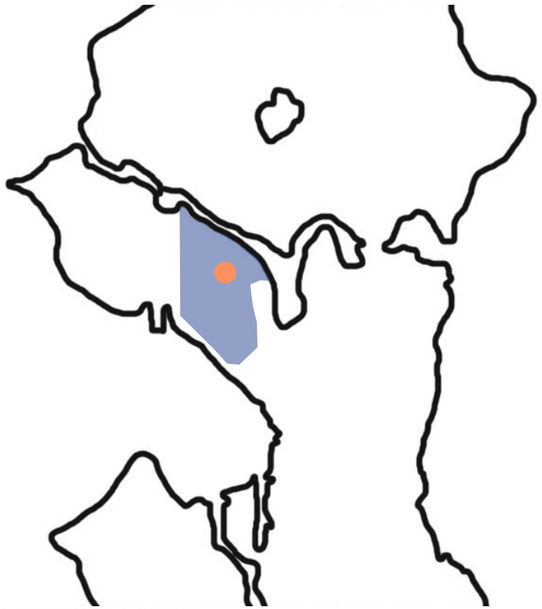
MASTER USE PERMIT # | 3030028

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VICINITY MAP

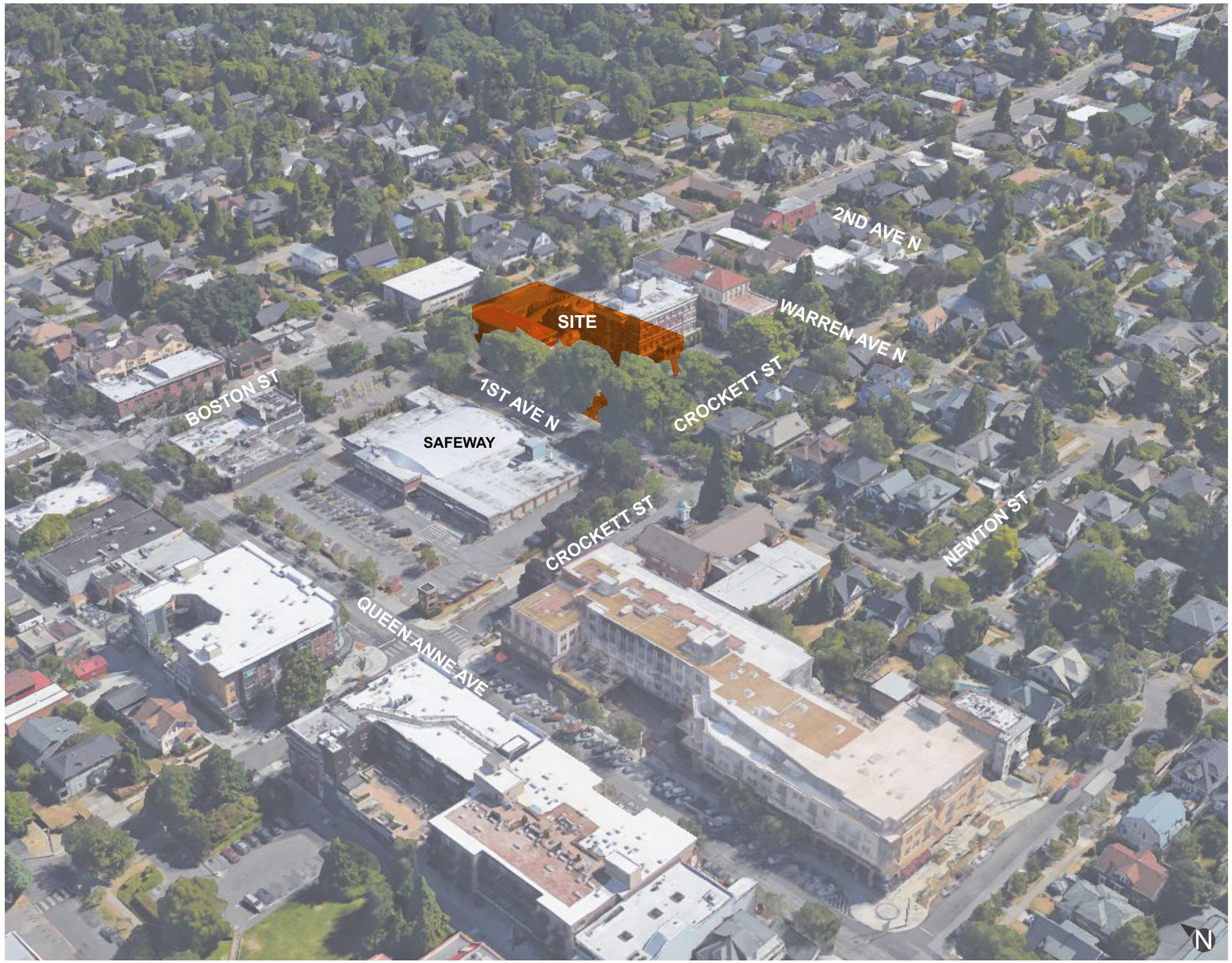
OVERVIEW

Address | 2120 1st Ave N
Site Area | 16,005 SF
Zone | LR2
Maximum FAR | 1.3, Landmark Building FAR Exempt
Maximum Height | 30’
Proposed # of Dwelling Units | Up to 43
Proposed Parking | Up to 16
Existing Building | 12,443 SF Office Use
Floor Area | Up to 19,312 SF
SEDU Mix | From 77% to 91%

PROJECT SUMMARY

The project is a new residential building with up to 43 units with parking below grade. The site has the American Cancer Society Building (ACSB) on the north portion of the lot, which has been nominated for Landmark Status, and a parking lot to the south end of the lot, which will be removed for the new residential building. There is a 12’ easement between the ACSB and the parking lot area that the assisted living facility to the east uses as access for refuse collection.

The site is 16,005 SF and is zoned LR2. It is located a block off of Queen Anne Ave on top of Queen Anne and sits between a large, assisted living facility and daycare to the east, a redevelopment of a Safeway store to the west and residential to the north and south.

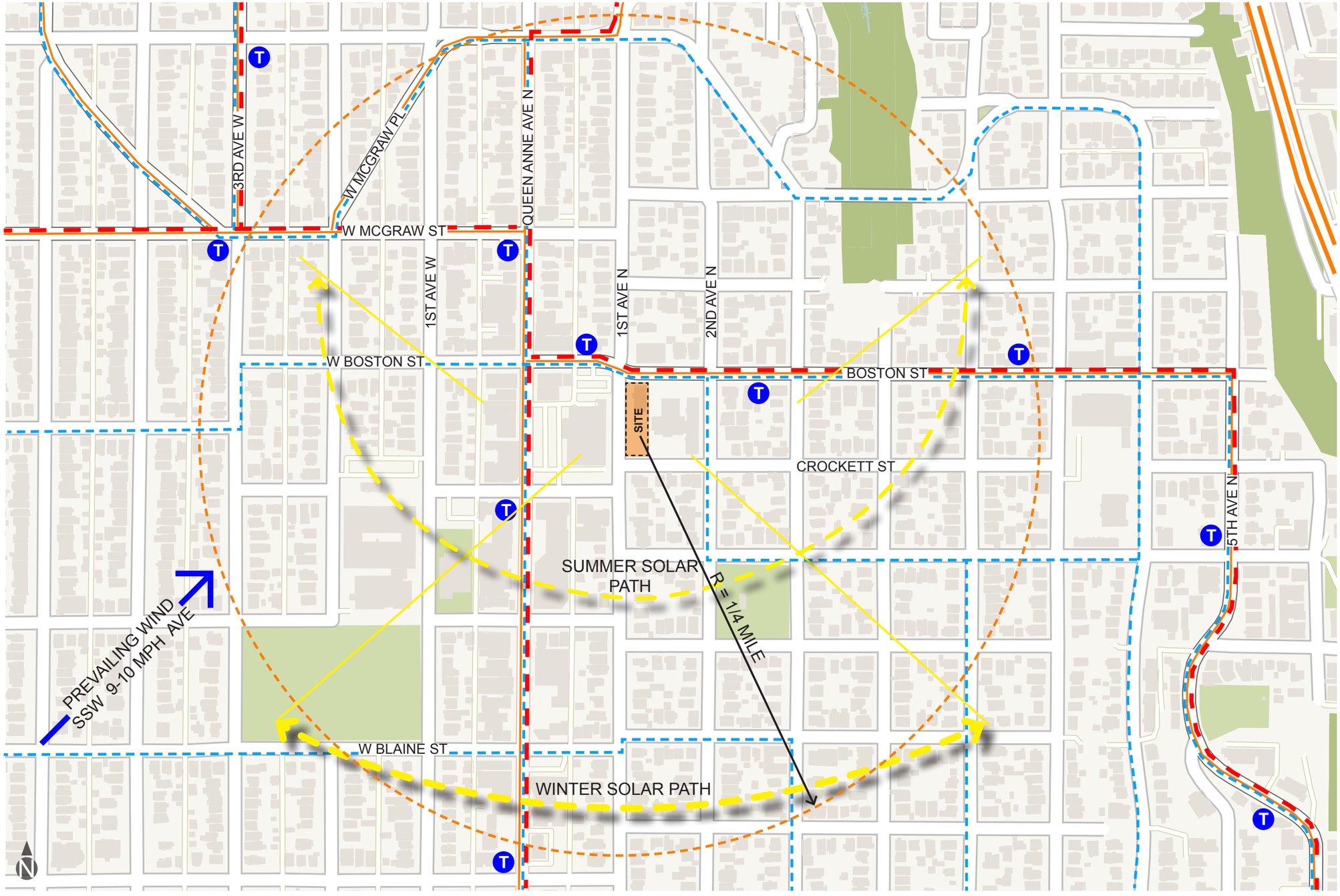


AERIAL MAP

CIRCULATION, TRANSIT, & ENVIRONMENTAL ANALYSIS

KEY

- MAIN ARTERIAL
- SECONDARY ARTERIAL
- BIKE ROUTE / LANES
- NEARBY TRANSIT STOP
- TRANSIT ROUTE



OPEN SPACE & AMENITIES



1 QUEEN ANNE AVE SHOPPING/RESTAURANTS



2 HILLTOP ALE HOUSE



3 QUEEN ANNE POOL



4 QUEEN ANNE BALLPARK



5 MC CLURE MIDDLE SCHOOL



6 QUEEN ANNE PEA PATCH



7 EAST QUEEN ANNE PLAYGROUND



8 SAFEWAY (NEW 5 STORY BUILDING PROPOSED)

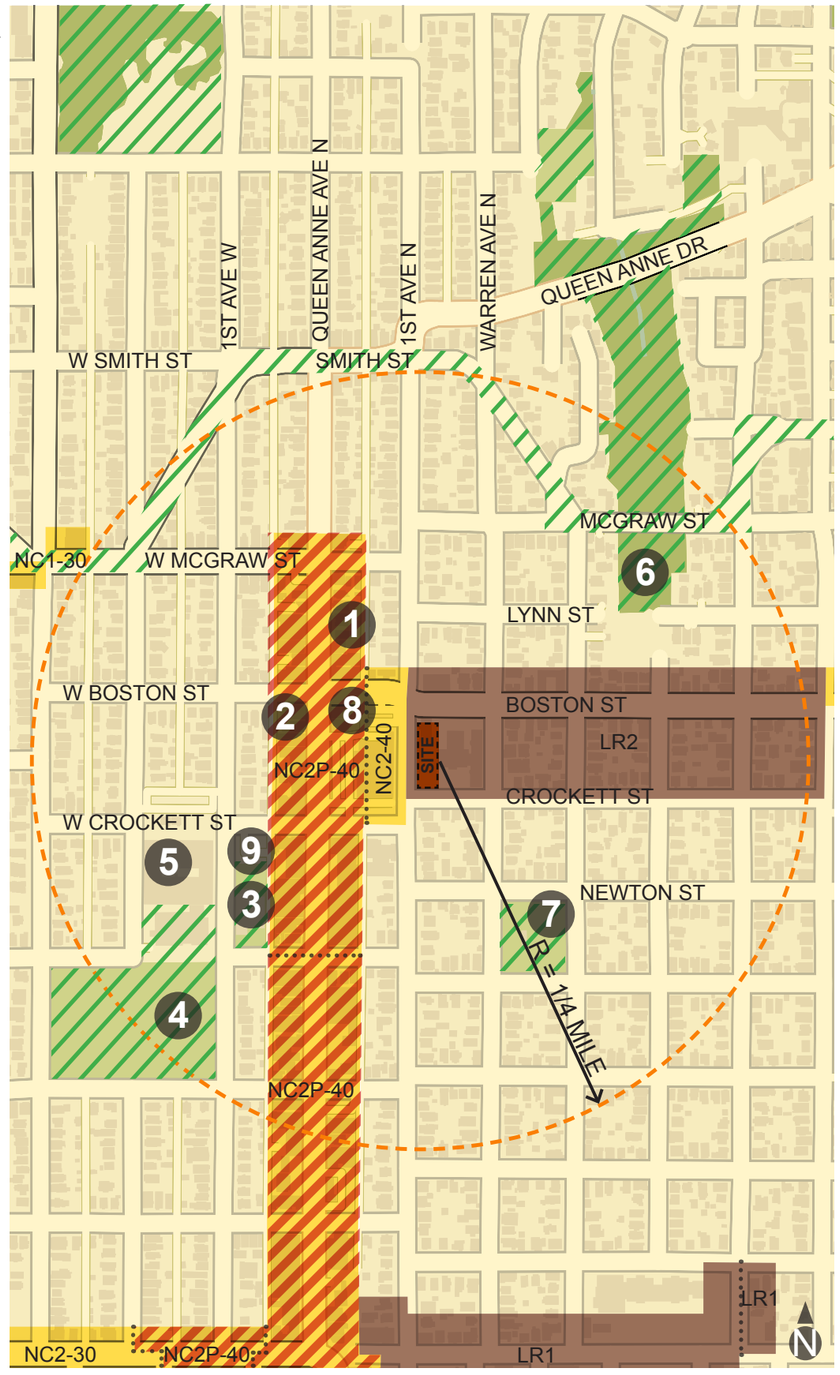


9 QUEEN ANNE FARMERS MARKET

KEY

- SF-5000
- LR ZONES
- NC2
- BOUNDARIES BETWEEN ZONING
- PARKS
- PEDESTRIAN ZONES

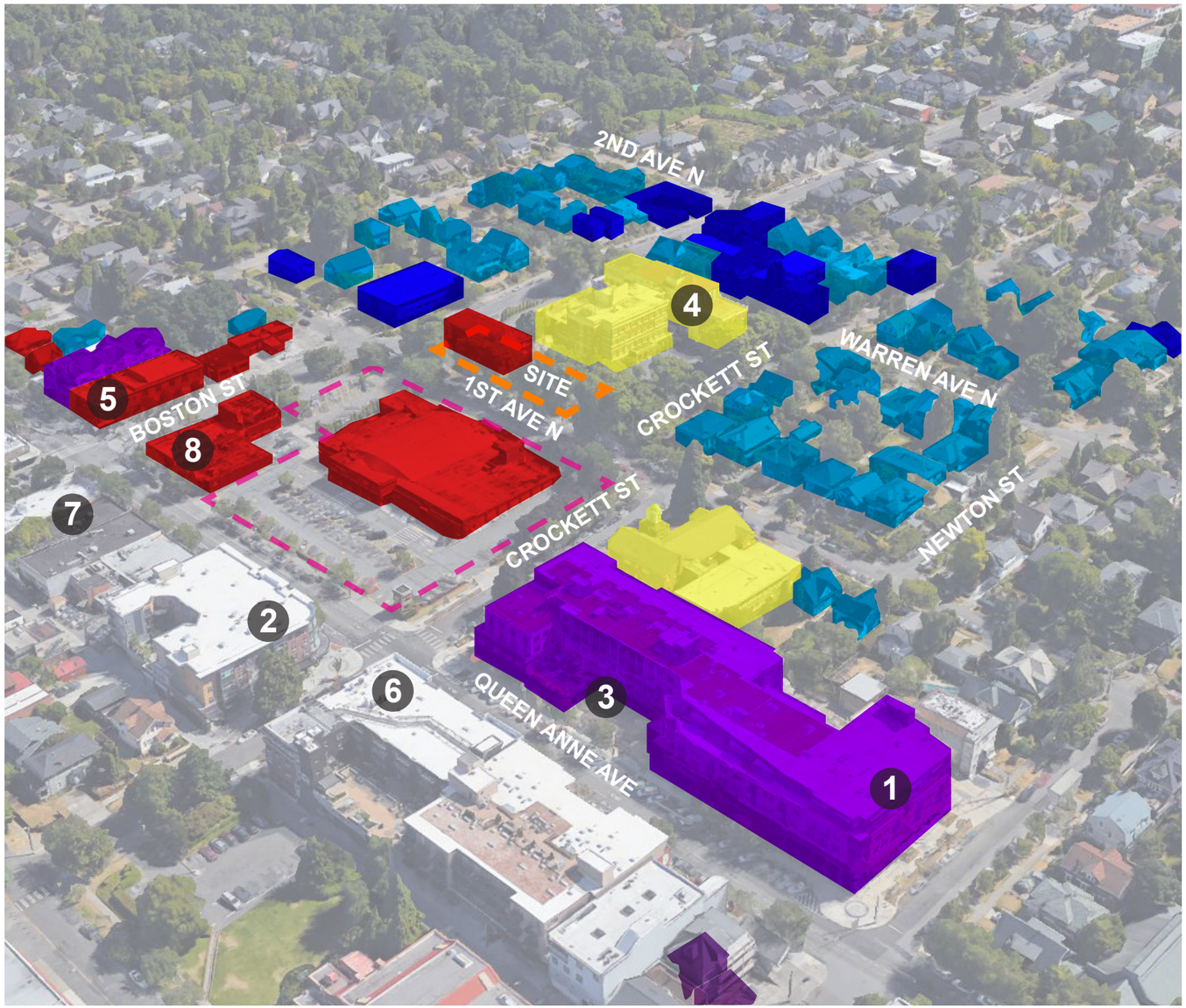
ZONING MAP



ADJACENT USES - PLAN



ADJACENT USES - AERIAL



KEY

- MIXED USE
- MULTI-FAMILY
- SINGLE FAMILY
- PARK / OPEN SPACE
- INSTITUTIONAL
- COMMERCIAL
- PROPOSED REDEVELOPMENT OF SAFEWAY LOT

EXISTING COMMERCIAL ARCHITECTURE

1900 QUEEN ANNE AVE N



1

- JULIETTE RAILINGS AND MATERIAL CHANGE ADD VISUAL INTEREST / DETAIL TO PLANAR FACADE
- UPPER LEVEL SETBACK
- RECESSED GASKET FOR MASSING RELIEF

2101 QUEEN ANNE AVE N



2

- PROMINENT ENTRY W/ OVERHEAD PROTECTION
- MODERN AND CLASSIC MATERIALS
- MODULATED ROOF LINE
- UNIQUE CORNER EXPRESSION

1916 QUEEN ANNE AVE N



3

- OVERHEAD WEATHER PROTECTION
- CLEAR MASSING VOLUMES DEFINED BY MATERIAL
- RECESSED COURTYARD OFF SIDEWALK

100 CROCKETT ST



4

- SIMPLE, CLEAN MASSING
- UPPER LEVEL SETBACKS
- UNIFORM WINDOW SPACING, MINIMAL VARIATION
- SUBSTANTIAL MATERIALITY WITH BRIGHTER COLOR AS RELIEF
- CLASSIC BRICK DETAILING

2 BOSTON ST



5

- NON-UNIFORM WINDOW SPACING FOR VARIOUS USES
- WINDOWS OVER STREET CANOPY FOR ADDED SUNLIGHT
- BRICK FACADE SPEAKS TO TIME OF CONSTRUCTION

1935 QUEEN ANNE AVE N



6

- CLEAR MASSING VOLUMES DEFINED BY MATERIAL / COLOR
- UNIQUE CORNER EXPRESSION
- MODERN AND CLASSIC MATERIALS

1936 QUEEN ANNE AVE N



7

- CLEAR MASSING VOLUMES
- UPPER LEVEL MASSING SETBACK
- MODERN AND CLASSIC MATERIALS

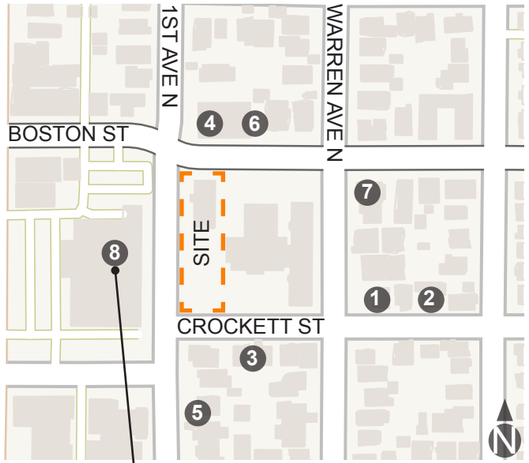
2128 QUEEN ANNE AVE N



8

- INSET ENTRYWAY CREATES PROTECTED STREET CORNER
- VERTICAL BANDS TO BREAK UP MASS
- HIGH VISIBILITY ON GROUND PLANE

EXISTING NEIGHBORHOOD ARCHITECTURE



PAGE 9

1



- CLEAR MASSING APPORTIONED BY MATERIAL CHANGES AND MINOR SETBACKS
- PROTECTED AND VISIBLE ENTRYWAYS
- LARGE WINDOWS BREAK UP FACADE
- ROOFTOP ACCESS WITH FLAT ROOF LINE
- BUILT IN 2011

2



- ELEVATED GLASS BOX FEATURE
- DEFINED ENTRY WITH PROTECTED OVERHANG
- ROOF LINE USED AS FEATURE TO SEPARATE MASSING
- BUILT IN 2008

3



- GABLE ROOFS
- ELEVATED PORCHES WITH SUNKEN GARAGE
- MATERIALITY AND COLOR CHANGE PER SITE
- BUILT IN 1907 AND 1909

4



- MASSING BROKEN UP BY MATERIALITY
- ROOF LINE FOLLOWS FLAT PROFILE
- BUILT IN 1959

5



- NEWER HOMES IN AREA REMODELED FROM EXISTING BUILDINGS ON SITE
- FLATTER ROOF LINE
- MATERIAL CHANGE AND SETBACKS TO BREAK UP MASSING
- BUILT IN 1905, REMODELED LATE 1990s.

6



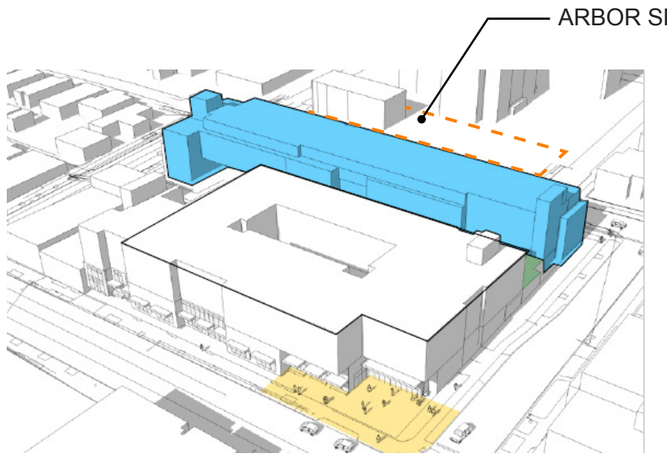
- LARGE WINDOWS BREAK UP FACADE
- ELEVATED ENTRYWAY
- FLATTER ROOF LINE PROVIDES POSSIBLE TRANSITION BETWEEN GABLE AND FLAT ROOF LINES IN THE AREA
- BUILT IN 1918

7



- EXAMPLE OF CRAFTSMAN HOMES IN THE AREA
- PREDOMINANT ROOF LINE FOLLOWS GABLED ROOF LINE OF NEIGHBORING HOUSES
- FACADE BROKEN UP BY WINDOWS
- BUILT IN 1903

PROPOSED MIXED USED WEST OF SITE INCLUDING NEW SAFEWAY

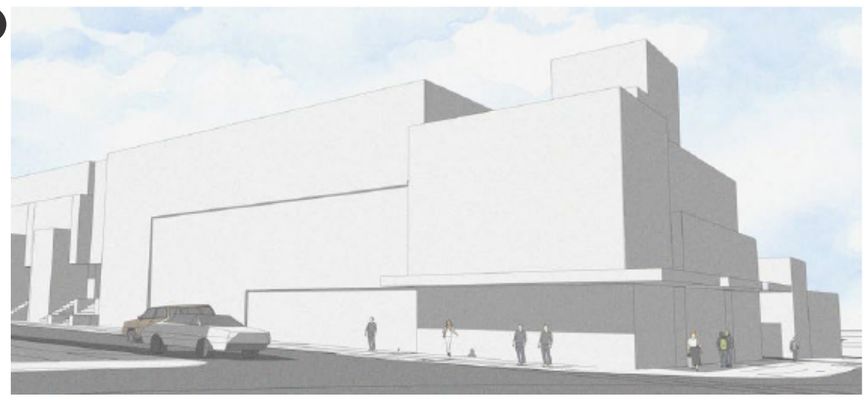


SOUTH WEST ENTRY OF SITE



ENTRY ALONG BOSTON ST

- MODERN ENTRY EXPRESSION

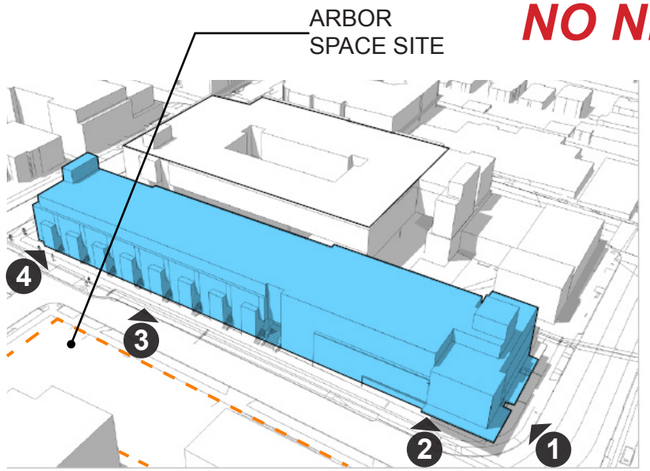


STREET VIEW OF NORTH EAST MASSING ACROSS 1ST AVE N

- LARGE MASS AT CORNER

THIS PROPOSED MIXED USE PROJECT HAS BEEN SOLD IS CURRENTLY UNDER REDEVELOPMENT - PROJECT #3028696 IS NO LONGER ACTIVE AND IS REPLACED BY PROJECT #3031691-LU. INFORMATION ON THE NEW PROJECT WILL BE PROVIDED AS IT IS RELEASED

NO NEW INFORMATION AS OF JULY 11TH, 2018.



RESIDENTIAL BLOCK ALONG EAST OF SITE

- LARGE FULL BLOCK MASS



RESIDENTIAL ENTRIES ALONG 1ST AVE

- ELEVATED ENTRIES
- LANDSCAPE BUFFER AT SIDEWALK



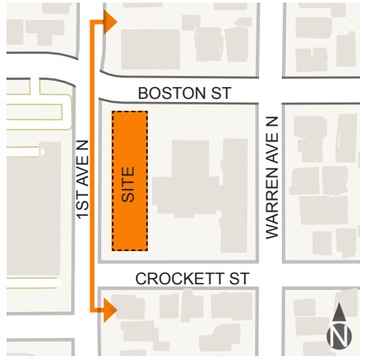
PERSPECTIVE ALONG 1ST AVE N

- FLAT FACADE WITH PROTECTED BAYS DEFINE UNIT ENTRIES

*IMAGES FROM PROJECT #3028696
http://web6.seattle.gov/DPD/permitstatus/project.aspx?id=3028696

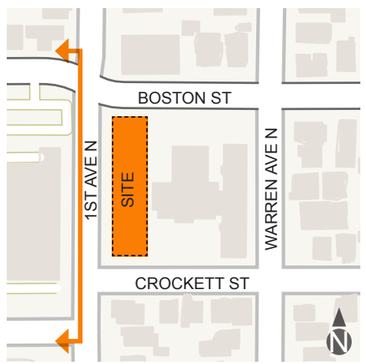
STREETSCAPES

LOOKING EAST ACROSS 1ST AVE N





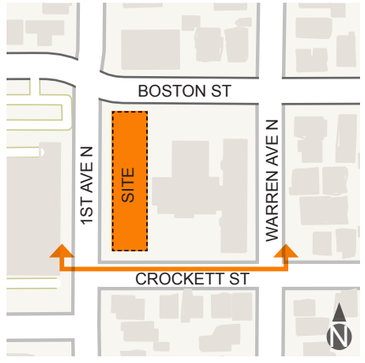
LOOKING WEST ACROSS 1ST AVE N





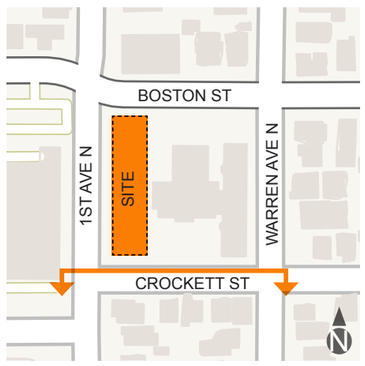
STREETSCAPES

LOOKING NORTH ACROSS CROCKETT ST





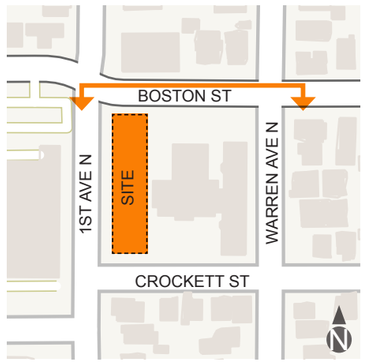
LOOKING SOUTH ACROSS CROCKETT ST





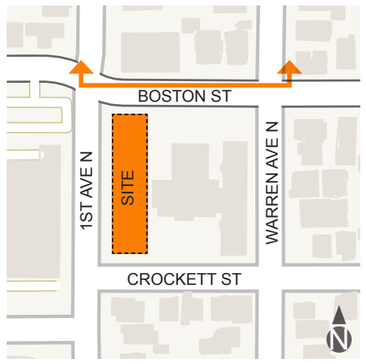
STREETSCAPES

LOOKING SOUTH ACROSS BOSTON ST



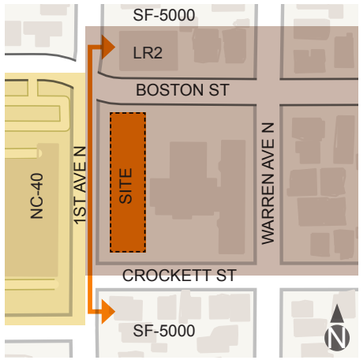


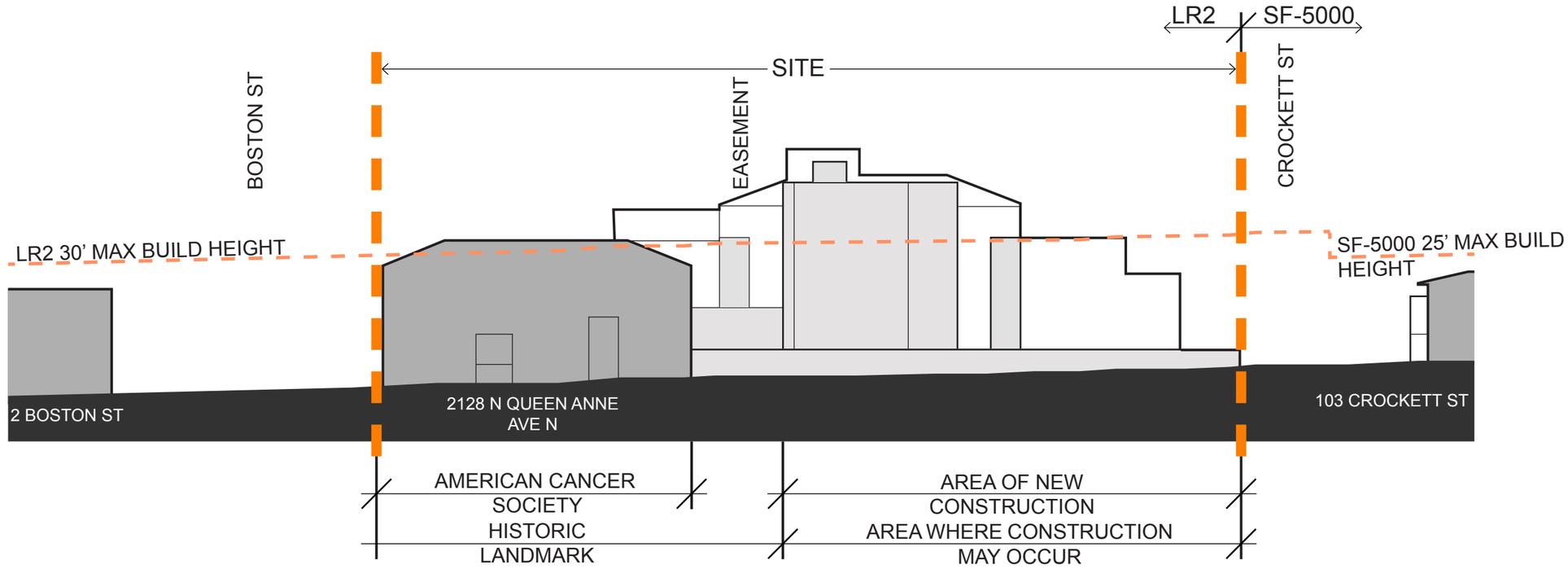
LOOKING NORTH ACROSS BOSTON ST

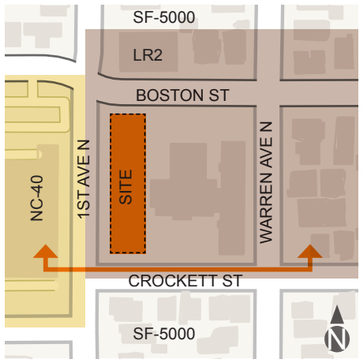


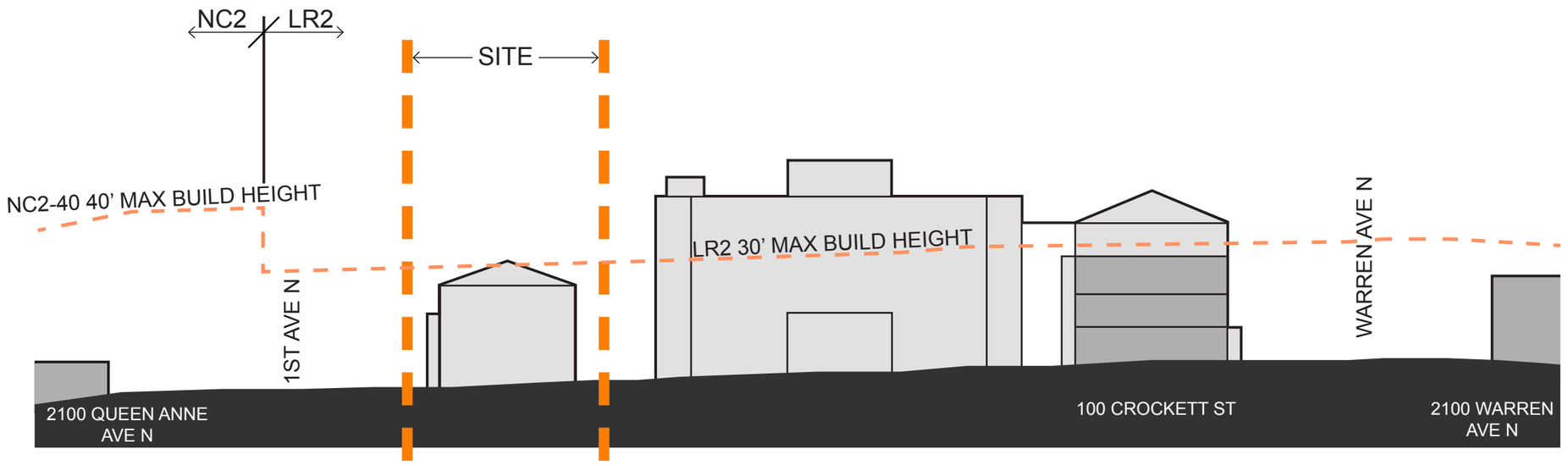


SITE SECTIONS

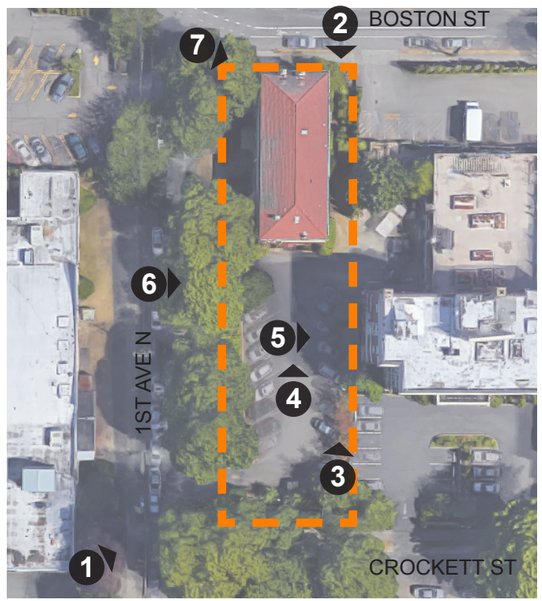








AMERICAN CANCER SOCIETY
SITE PHOTOS





1 SITE FROM SOUTH WEST



2 SOUTH VIEW FROM BOSTON ST OF THE AMERICAN CANCER SOCIETY ON PROPERTY



3 LOOKING NORTH ALONG EASTERN EDGE



4 AMERICAN CANCER SOCIETY BUILDING AT NORTH OF PROPERTY



5 QUEEN ANNE MANOR BUILDING TO THE EAST



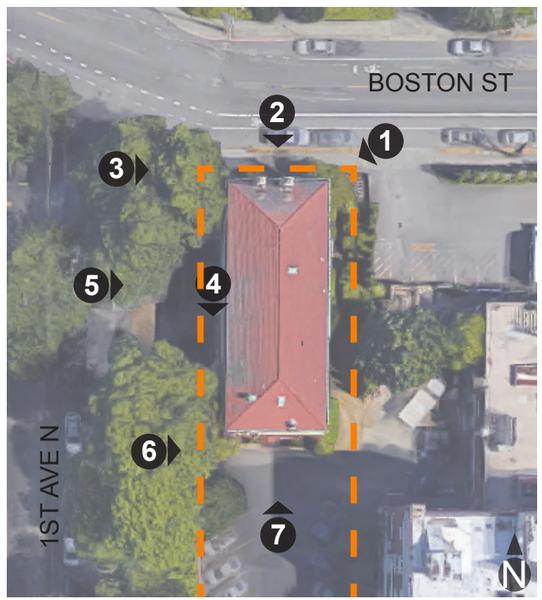
6 EASEMENT BISECTING NORTH-SOUTH OF SITE TO REMAIN



7 SOUTH EAST VIEW FROM BOSTON ST OF THE AMERICAN CANCER SOCIETY BUILDING ON PROPERTY

Historic Note:
The American Cancer Society building was originally built in 1923 originally called Frances Skinner Edris Nurses Home. It's intended use was to house the adjacent Seattle Children's Orthopedic Hospital's nursing staff in congregate housing. The building is now known as Queen Anne Manor Building. The architectural style of the building is Colonial-Georgian Revival which was popular during the time due to its characteristic elements reminiscent of periods where America was still being settled. In 1947 UW Medical took over the property and continued to use the building in it's original intended use. King County purchased the building in 1953 and used it as a health department clinic. The American Cancer Society purchased the building in 1978 and has been using it as offices until the present. Designated Landmark Structure on May 16, 2018.

AMERICAN CANCER SOCIETY BUILDING
SITE PHOTOS





1 NORTH EAST CORNER

- ELEVATED SIDE YARD FROM BOSTON STREET



2 NORTH FACADE FROM BOSTON ST

- BRICK WITH UPPER LEVEL SETBACK



3 LOOKING EAST ALONG NORTHERN PROPERTY EDGE

- BASE OF CONCRETE WHERE EXPOSED
- ACCESS TO ENTRY



4 LOOKING SOUTH FROM BUILDING ENTRY

- BAY PROJECTION OF ALTERNATE MATERIAL
- LANDSCAPE BUFFER BETWEEN SIDEWALK AT BUILDING



5 LOOKING EAST FROM ACROSS 1ST AVE N OF ENTRY

- REGULAR RHYTHM OF WINDOWS
- MODEST ENTRY DEFINITION



6 LOOKING EAST TOWARDS SOUTH SIDE OF BUILDING AND EASEMENT

- SITE ACCESS WITH 12’ EASEMENT



7 SOUTH FACADE FROM SOUTH EDGE OF SITE

- STRONG DATUM LINE BETWEEN 2ND AND 3RD FLOOR

EXISTING SITE CONDITIONS

SIZE |
16,004.48 SF, 64’ X 250.07’

RIGHT OF WAYS / STREETS |
Site has 250.07’ of frontage along 1st Ave N to the west. There is 64’ of frontage along Crockett St and Boston St. There is an easement bisecting the site from 1st Ave N which serves the building to the East.

TOPOGRAPHY |
The site is on a slope, with about 10’-0” of rise from northwest to southeast. The topography flattens near the middle of the site where a parking lot is located.

ADJACENT ON SITE BUILDINGS / USES |
The building to the north houses the American Cancer Society. The building to the east is the Seattle Learning Center and Senior Assisted Living. To the south, across Crockett Street, sits a large, two-story plus basement, single family house. To the west of the property is currently a single story Safeway Grocery store, but a five-story mixed use building is proposed.

POWER LINES |
There are power lines running along the west side of 1st Ave N. They will not affect our site.

TREES |
There are street trees on two frontages of the site along Crockett St and 1st Ave N. The site has no significant trees that will need to be preserved.

VIEWS |
The adjacent neighborhood has a diverse mix of building heights, from single story residences to 4 & 5 story mixed use buildings. Many of the regional views (Mt. Rainer, Olympic Mountains, Cascades, etc...) will already be blocked or partially blocked by existing structures.

LEGAL DESCRIPTION |
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-871980-WA1)

PARCEL A OF CITY OF SEATTLE SHORT SUBDIVISION NO. 77-96, RECORDED DECEMBER 13, 1977 UNDER RECORDING NUMBER 7712130694, AS AMENDED BY DOCUMENT RECORDED JANUARY 31, 1978 UNDER RECORDING NUMBER 7801311074, IN KING COUNTY, WASHINGTON

HISTORIC LANDMARKS DESIGNATION |
THE NORTH 116’ OF THE SITE & THE EXISTING 3 STORY BRICK BUILDING IS A DESIGNATED HISTORIC LANDMARK STRUCTURE & WILL BE PRESERVED IN ITS EXISTING STATE. NO CONSTRUCTION IS ALLOWED IN THE EASEMENT.

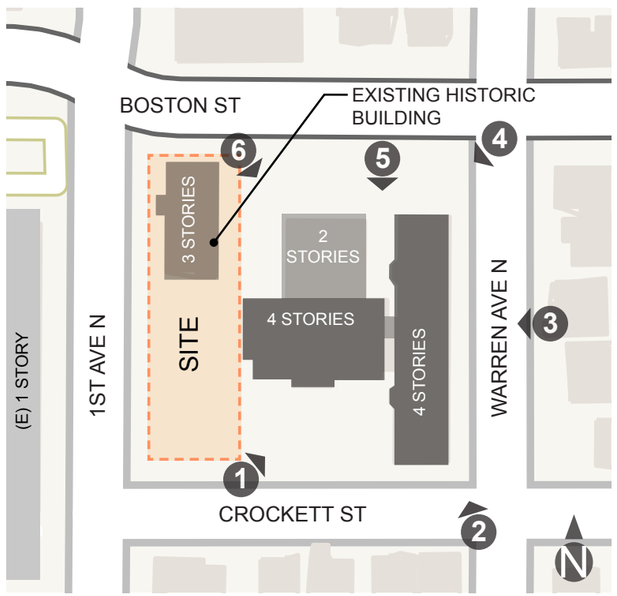
KEY

- PROPERTY LINE
- TOPOGRAPHY CONTOURS
- POWER LINES
- ACCESS EASEMENT
- AREA OF SITE & EXISTING BUILDING DESIGNATED HISTORIC LANDMARK

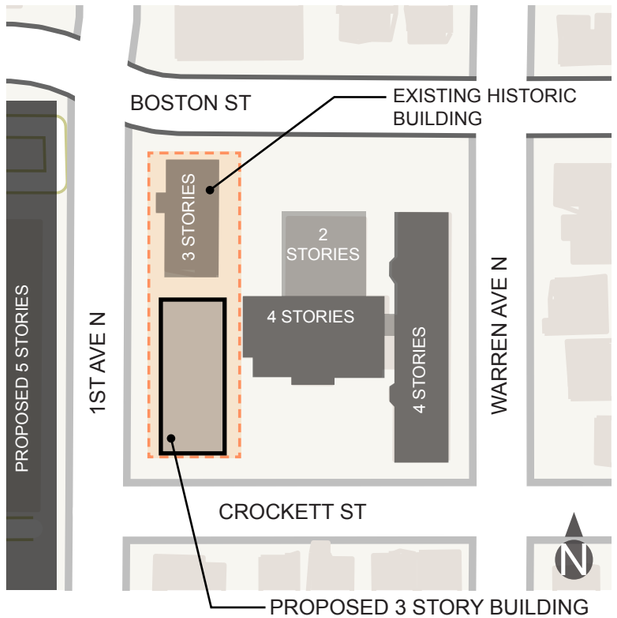


COMPLETING THE BLOCK

EXISTING



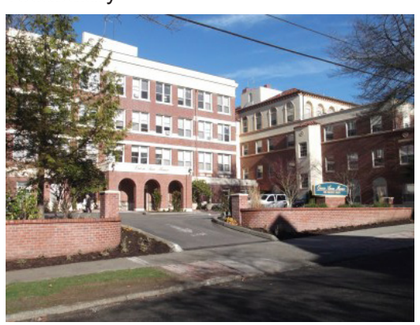
PROPOSED



The city block is bound by 1st Ave N, Boston St, Warren Ave N, and Crockett St and has a strong NW and SE corner with existing buildings at 3-4 stories plus high basements. The proposed design follows the massing of the “finished” corners, though not as tall due to zoning, as the existing buildings. There is an existing mid block relief on Crockett Street and the proposed design also includes a mid-block relief on 1st Ave N. All buildings on site use a brick planar facade style with punched windows. Contrast between brick and alternate facade materials provide facade articulation. There is strong horizontal banding on all buildings.

The existing American Cancer Society Building (ACSB) on site has been nominated for Landmark status and will remain. Our design solutions use the ACSB as a design cue to inform the massing & planer vocabulary

1



2



3



4



5



6



ZONING & LAND USE SUMMARY

LR-2 | LOW RISE ZONING (SMC 23.45A)
NOT WITHIN UPPER QUEEN ANNE RESIDENTIAL URBAN VILLAGE

23.45.504 - Permitted Uses: (Apartments permitted outright)
Residential use (Apartments) are permitted outright, per Table A 23.45.504
Uses not otherwise permitted in Landmark Structures, Existing use in Landmark Structure is Office Use

SMC 23.45.506 – Administrative Conditional Uses (Office use in a Landmark Building permitted conditionally)
– Existing use in Existing Building is Office Use
D. A use not otherwise permitted in the zone within a structure designated as a Seattle landmark that is subject to controls and incentives imposed by a designating ordinance, when the owner of the landmark has executed and recorded an agreement acceptable in form and content to the Landmarks Preservation Board providing for the restoration and maintenance of the historically significant features of the structure, may be permitted subject to the following:
1. The use is compatible with the existing design and/or construction of the structure without significant alteration; and
2. Uses permitted by the zone are impractical because of structure design and/or that no permitted use can provide adequate financial support necessary to sustain the structure in reasonably good physical condition.

SMC 23.45.508 – General Provisions (Off Street Parking provided)
Off street Parking shall be provided pursuant to 23.54.015

23.45.510 – Floor area ratio (FAR) limits. (1.3 FAR Required / 1.18 - 1.21 Shown)
Maximum FAR in LR2 for Apartments 1.3 FAR if meets 23.45.510.C, per Table A 23.45.510
E. Exempt from FAR Limits
1. All underground stories
2. Floor area contained in a landmark structure

23.45.512 – Density Limits (None required)
For apartments in LR2 zones that meet standards of 23.45.510.C there is no density limit.

23.45.514 – Structure Height (34'-0 Max Required / 30'-6" Shown)
The base height limit for apartments in LR2 zone is 30' per Table A 23.45.514
Applicable height exceptions are:
- Green Roofs that cover 50% of the surface of the roof, up to 2 feet additional height above maximum height allowed for roof.
- Open Railings, Planters, and Parapets may extend up to 4'above height limit.
- Stair penthouses & Mechanical equipment may extend up to 10' above height limit if all features do not exceed 15% of roof area or 20% of roof area if the total includes screened mechanical equipment.
- Elevator penthouses may extend up to 16 feet above height limit.

23.45.518-Setbacks and Separations (Meets Setbacks except Option B)
Setbacks for apartments in LR Zones, per table A SMC 23.45.518
- Front: 5' minimum
- Side for facades greater than 40' in length: 7' average, 5' minimum
  Separation between principal structures: 10' minimum or required driveway width + 2'.
  Projections permitted into required setbacks and separations:
- Cornices, eave, gutters, roofs and other forms of weather protection: Maximum 4' but no closer than 3' to lot line
- Unenclosed decks up to 18" above grade: to lot line
- Underground structures are permitted in any required setback

23.45.522- Amenity Area (4,001.24 SF Required / 4,371 SF - 4,761 SF Shown)
- The required amenity area for apartments in LR zone is 25% of lot area.
- Minimum of 50% of required amenity area shall be provided at ground level, except that amenity area provided on the roof that meet 23.45.510.E may be counted as amenity area provided at ground level.
- For apartments amenity area required at ground level shall be provided as common space.
- All units shall have access to a common or private amenity area
- No minimum dimension for private amenity area except when abuts a side lot line, then a 10' minimum horizontal dimension measured from side lot line.
- No common amenity area shall be less than 250 SF in area and shall have a minimum horizontal dimension of 10'
- 50% of common amenity area at grade shall be landscaped
- Common amenity area at grade for apartments shall be accessible to all apartments

23.45.524 – Landscaping Standards (.6 requirement will be met)
- Green Factor of 0.6 required for LR zones
- Street trees are required, in consultation with SDOT

23.45.527 – Structure width and facade length limits in LR zones (< 90' W - < 162.5' L Required / 51' W - 129' L Shown)
- Structure width for apartments may not exceed 90' in LR zone per table A for 23.45.527
- The maximum facade length of all portions of facades within 15' of a lot line that is neither a rear lot nor a street lot line shall not exceed 65% of the length of that lot line.

23.45.536- Parking location, access and screening (Parking provided in Underground Garage)
- Parking when required shall be provided on the same lot as the use requiring parking.
- Parking may be provided in a structure or under a structure provided no portion of the garage is higher than 4 feet above finished or existing grade.
- Parking shall be screened from direct street view.
- Garage doors in LR zones facing the street shall be set back at least 15' from the street lot line.

23.54.015 – Parking required (12 Stalls - 30-39 Bikes Required / 16 Stalls - 40 Bikes Shown)
- From Table A 23.54.015 - required parking for office use is 1 space per 1,000 SF
- From table B 23.54.015 – required parking for apartment use is 1 space per dwelling unit or 1 space for each 2 small efficiency dwelling units.
- From Table D 23.54.015 – required bicycle parking for office use is 1 per 4,000 SF long term and 1 per 40,000 SF Short-Term
- From Table D 23.54.015 – required bicycle parking for apartment use is 1 per 4 dwelling units or .75 per small efficiency dwelling unit long term. None required for short term.

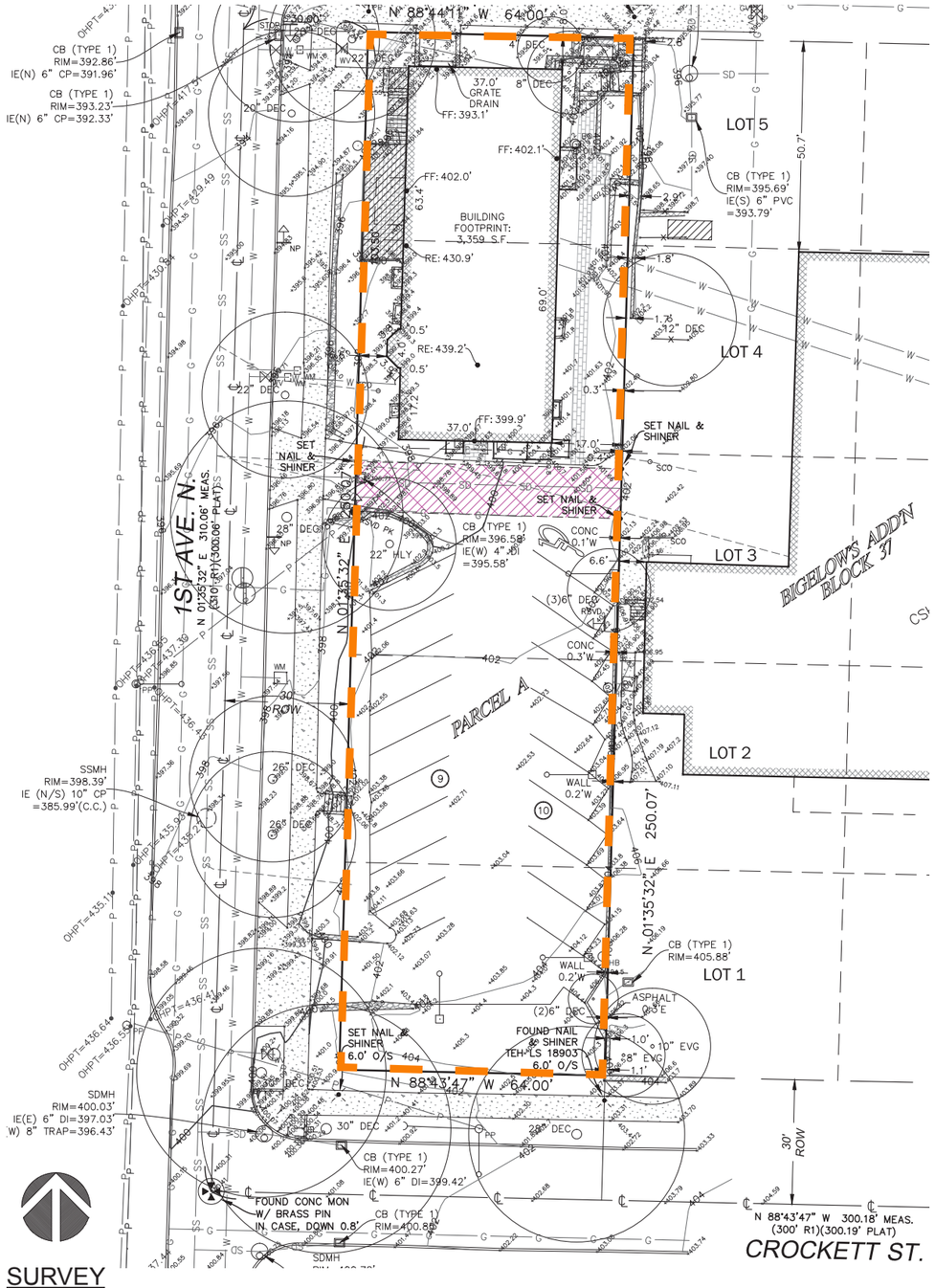
23.54.020- Parking quantity exceptions (No Parking provided for Landmark Structure, 50% reduction taken)
- Director may reduce or waive the minimum accessory off-street parking requirements for a use permitted in a Landmark structure.
- Minimum parking requirements for all uses is reduced by 50 percent if the use is located within 1,320 feet of a street with frequent transit service

23.54.030 – Parking space standards (10 Medium Stalls Required / 11 Medium Stalls Shown)
- When more than five parking spaces is provided for residential use a minimum of 60 percent of the parking spaces shall be striped for medium vehicles. Forty percent of the parking spaces may be striped for any size.

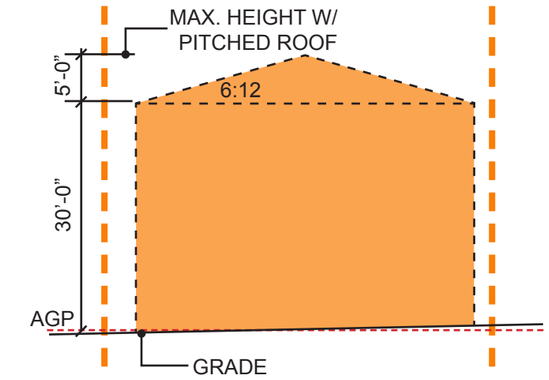
23.54.035 – Loading berth requirements and space standards (Not required)
- From Table A for 23.54.035 – Not required for low demand (office) use less than 40,000 SF

23.54.040 – Solid waste and recyclable materials storage and access (375 SF Required / 387 SF - 480 SF Shown)
- From Table A for 23.54.040 – 375 SF required for between 26 and 50 dwelling units.
- From Table A for 23.54.040 – 125 SF required for non-residential use between 5,001 SF and 15,001 SF.
- For mixed use developments that contain both residential and non-residential uses shall meet the storage space shown in Table A for residential use, plus 50 percent of the requirement for non-residential development. Garbage may be shared but recycling must be separate.

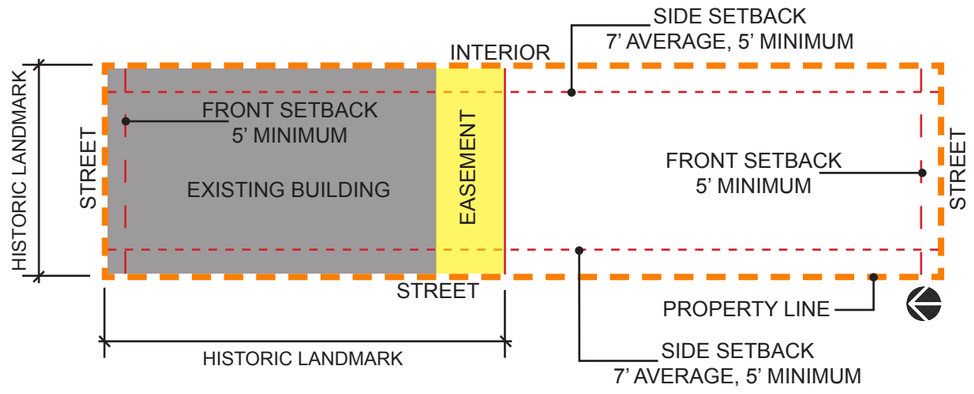
SURVEY & BUILDING MASS DIAGRAMS



SURVEY



MAX HEIGHT DIAGRAM



LOT SETBACK DIAGRAM

20 0 10 20
(IN FEET)
1 INCH = 20 FT.

PRIORITY DESIGN GUIDELINES - CONTEXT & SITE



CS2.A2 | ARCHITECTURAL PRESENCE

Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity.

Encourage all building facades to incorporate design detail, articulation and quality materials.

- **The proposed site sits on the east side of the Queen Anne Residential Urban Village**
- **Substantial brick building currently located on site**
- **This project seeks to “finish” the block**
- **The intent is to provide a strong corner to the block which respects the past but addresses the residential use to the south**



CS2.B2 | CONNECTION TO THE STREET

Identify opportunities for the project to make a strong connection with the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape - it’s physical features, and it’s function - in siting the building.

- **The proposed design curates a strong street edge along 1st Ave with respect to the single family residences to the south**
- **On the preferred option the building entry is mid block and utilizes the existing access easement for entry to the garage.**



CS2.D5 | RESPECT FOR ADJACENT SITES

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

- **The facade on the non-street facing side reflect the large massing present to the north**
- **The Crockett St side of the building steps down and modulates to respect the residences directly to the south**



CS3 A.1 | FITTING OLD AND NEW TOGETHER

Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

- **The project proposes to take the existing form on site and incorporate a modern aesthetic**
- **Respecting the brick materiality and horizontal patterns in the block of the existing building**

PRIORITY DESIGN GUIDELINES - CONTEXT & SITE, PUBLIC LIFE





CS3 B.2 | HISTORICAL/CULTURAL REFERENCES

Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

- **Maintaining the existing American Cancer Society building**
- **Setting the new structure off the access easement to set apart from the existing building**
- **Use of brick vernacular which takes queue from the block**



PL3.A.1 | 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.

c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

- **Clear identified main residential entry**
- **Scale of facade opening and articulation**



PL3.B.2 | GROUND LEVEL RESIDENTIAL

Privacy and security issues are particularly
Important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in PL3.B1, design strategies include:

Use design elements to achieve a successful fit between a building and its neighbors, such as:

a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials.
b. using trees and landscaping to enhance the building design and fit with the surrounding context.

- **All options utilize facade and massing shifts to reflect the residential uses within**
- **Massing shifts play off existing datum lines and residential shifts adjacent to the site**



DC1.B.1 I ACCESS LOCATION AND DESIGN

Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:

a. using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use;
b. where driveways and curb cuts are unavoidable, minimize the number and width as much as possible.

- **The preferred option utilize the existing easement for garage access**
- **Locating garage access off easement provides a stronger sidewalk presence for pedestrian traffic**

PRIORITY DESIGN GUIDELINES - DESIGN CONCEPT



DC1.C.1 | BELOW-GRADE PARKING

Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.



DC2.D.1 I HUMAN SCALE

Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.



DC2.D.2 I TEXTURE

Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC4.A.1 I 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.

- **Garage access is set either off the easement or Crockett St with setbacks and material changes**

- **Garage entry off of existing access easement allows for the sidewalk to be maintained**
- **The corner of Crockett St and 1st ave N to be more accessible for pedestrian activity by isolating garage access**

- **Blending of classic and modern materials to create a varied texture across the building facade**
- **Classic and modern materials are reflected in different scales to provide opportunities for cross referencing datum lines from neighboring projects.**

DESIGN CONCEPTS I
OVERVIEW



OPTION A
“VERTICAL ARTICULATION”

FAR | 1.18 = 18,849 SF
UNITS | 40
32 SEDUS, 1 STUDIOS & 7 1-BEDS

REQUIRED DEPARTURE:
None, Code Compliant

OPPORTUNITIES

- Modulates facade to emulate rhythm of the residential neighborhood
- Strong street corner presence with residential entry
- Building modulation to allow Landmark Building to have proper separation

CONSTRAINTS

- Garage entry along Crockett Street - adjacent to residential
- Scale of south facade across from residential



OPTION B
“CAPTURED CORNER”

FAR | 1.21 = 19,312 SF
UNITS | 39
30 SEDUS, 5 STUDIOS & 4 1-BEDS

REQUIRED DEPARTURE:
Average street side setback (SMC 23.45.518)

OPPORTUNITIES

- Facade facing Crockett Street pared down to more residential scale
- Garage access off of existing easement
- Facade datums relate to existing adjacent structures
- Strong street facade on 1st Avenue with minimal articulation to match ACSB facade

CONSTRAINTS

- Less density
- Does not meet setback requirements on 1st Avenue



OPTION C
“RESIDENTIAL END” PREFERRED

FAR | 1.19 = 19,057 SF
UNITS | 43
39 SEDUS. 4 1-BEDS

REQUIRED DEPARTURE:
None, Code Compliant

OPPORTUNITIES

- Facade facing Crockett Street pared down to more residential scale
- Garage access off of existing easement
- Facade datums relate to existing adjacent structures
- Greatest density
- Facade modulation to allow Landmark Building to maintain presence

CONSTRAINTS

- Garbage / Recycle separated to fulfill required space
- Units at NW corner at Grade not ideal width

CONCEPTUAL DESIGN OPTION A - “VERTICAL ARTICULATION”

OPTION A | STREET PERSPECTIVES

"VERTICAL ARTICULATION"

Massing and materials take cues from the adjacent Landmarks Building.
(SEATTLE CS2.D5, CS3.A1, CS3.B2)

Large fenestration on street facing facade provides views of adjacent neighborhood & opportunities for "eyes on the street".
(SEATTLE CS2.B2)

Parking, service and mechanical uses located in below grade basement.
(SEATTLE DC1.B1, DC1.C1)



Three-story massing creates a height, bulk, and scale that is compatible with adjacent buildings.
(SEATTLE CS2.A2, *DC2.D1)*

Street facing facade is broken into smaller faces with modulation & materiality to reflect "townhouse" expression common in the neighborhood.
(SEATTLE PL3.A1, PL3.B2, DC2.D2, DC4.A1)

Prominent entry is visible with high transparency & marked with overhead canopy.
(SEATTLE PL3.A1, DC2.D1)

Possible street level entry into Residential Units
(SEATTLE CS2.B2, PL3.B2)

VIEW FROM THE CORNER OF 1ST AND CROCKETT ST

OPPORTUNITIES

- Modulates facade to emulate rhythm of the residential neighborhood
- Strong street corner presence with residential entry
- Building modulation to allow Landmark Building to have proper separation

CONSTRAINTS

- Garage entry along Crockett Street - adjacent to residential
- Scale of south facade across from residential



Traditional brick material at north end of the building



Vertical elements to emulate rhythm of residential neighborhood



Mix of modern materials at south end of the building

CHARACTER IMAGES -

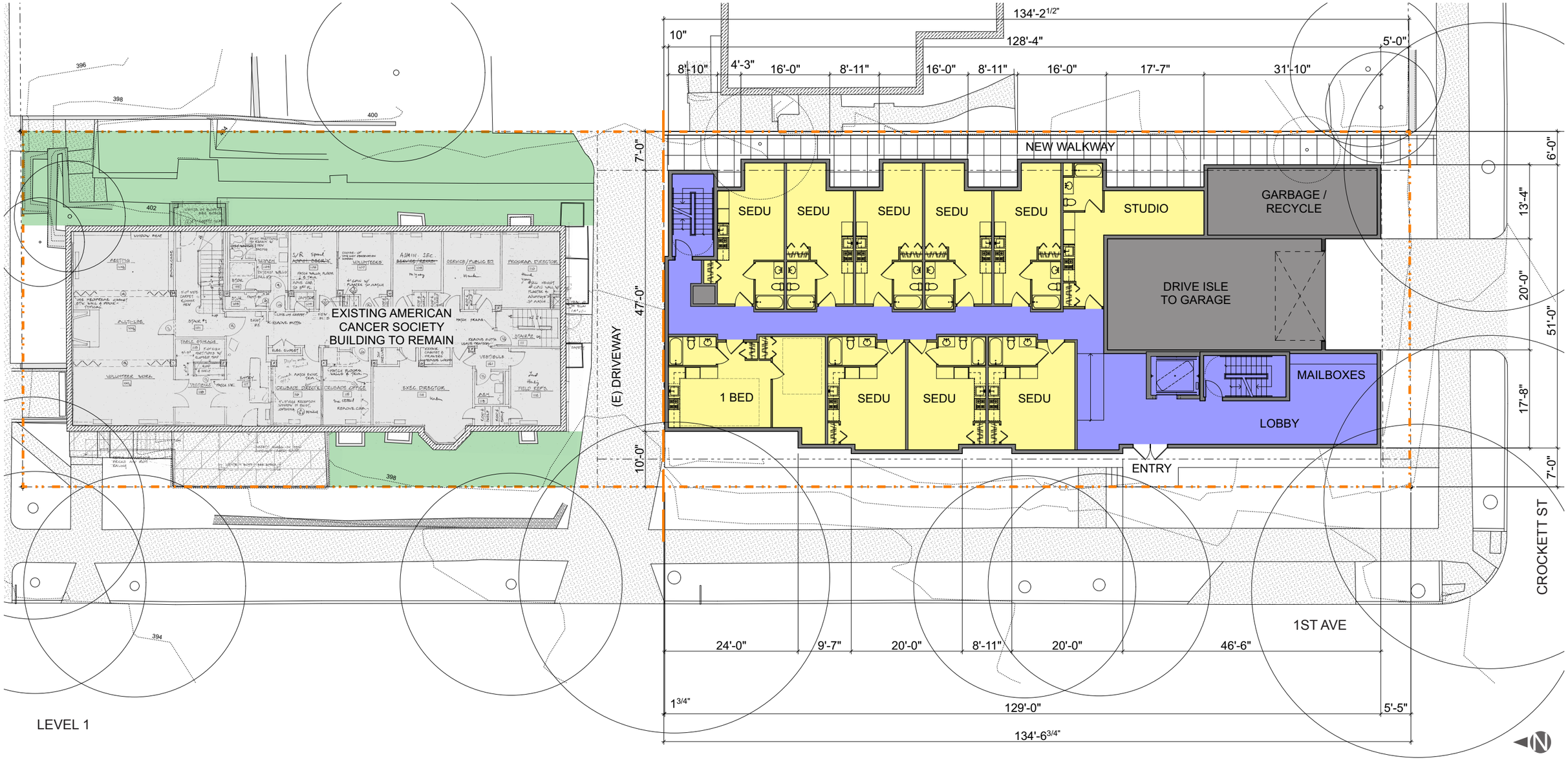
OPTION A | PLANS

"VERTICAL ARTICULATION"

FAR | 18,849 SF
UNITS | 40
32 SEDUS, 1 STUDIO & 7 1-BEDS
COMMON AMENITY | 4,761 SF

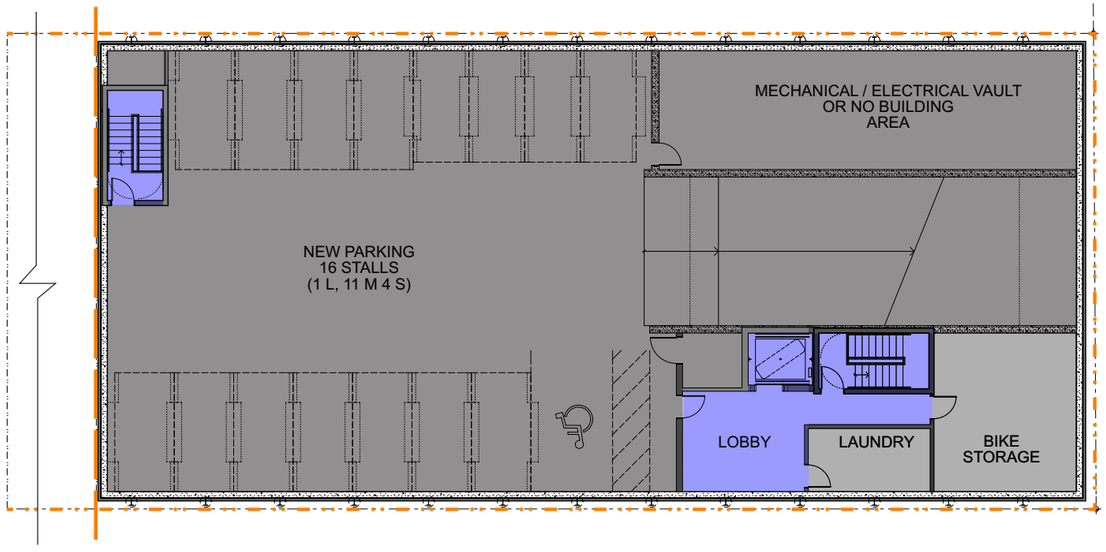
KEY

- RESIDENTIAL
- EXISTING OFFICE
- LANDSCAPE / GREEN ROOF / AMENITY
- COMMON / CIRCULATION
- PARKING / SERVICE
- PROPERTY LINE

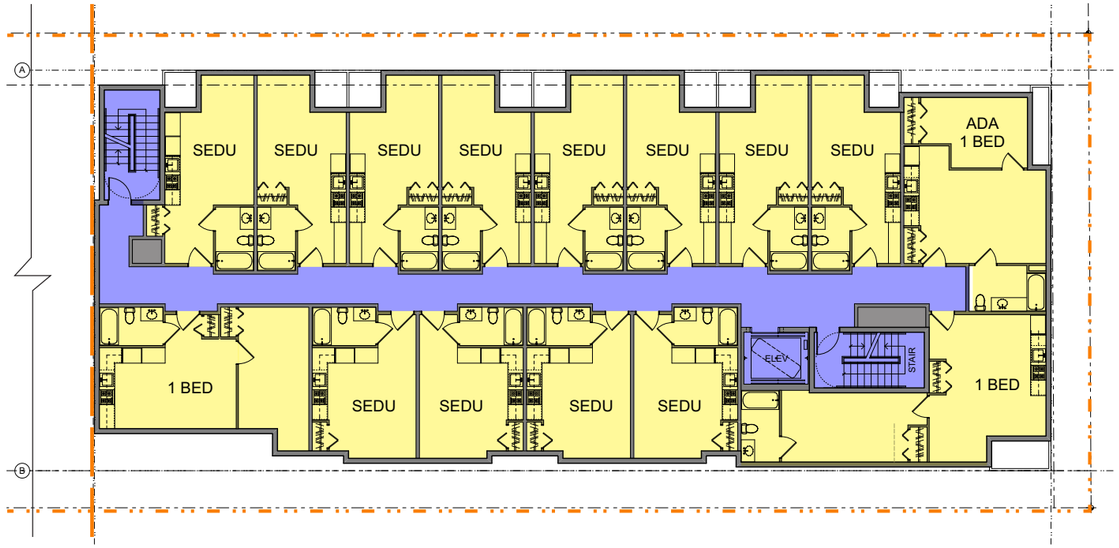


OPTION A | PLANS

"VERTICAL ARTICULATION"



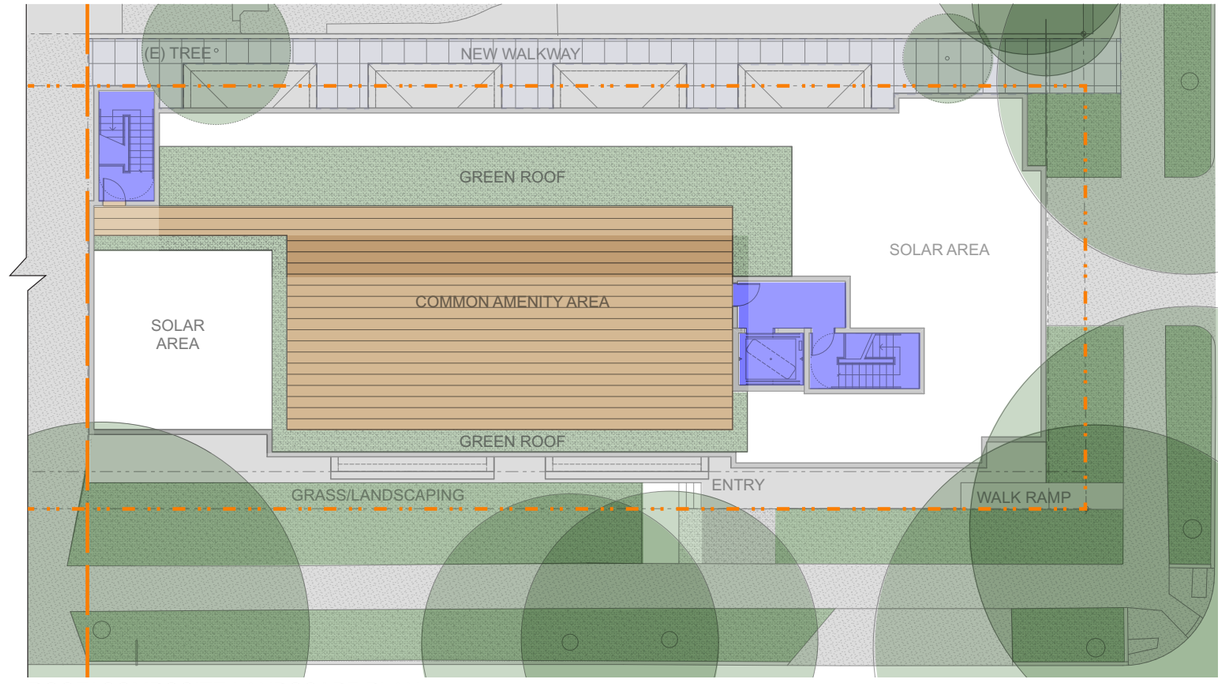
BASEMENT



LEVEL 2 (L3 SIM.)



VIEW FROM 1ST AND BOSTON ST

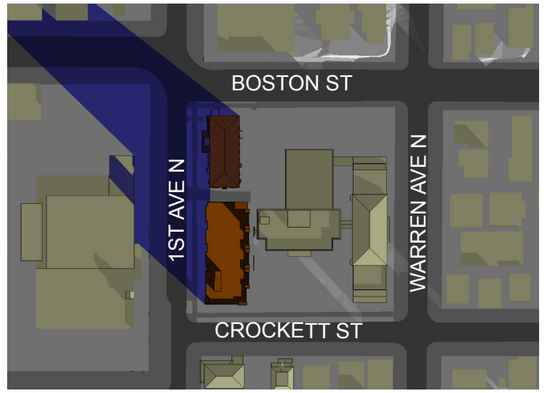


ROOF/ COMPOSITE LANDSCAPE PLAN

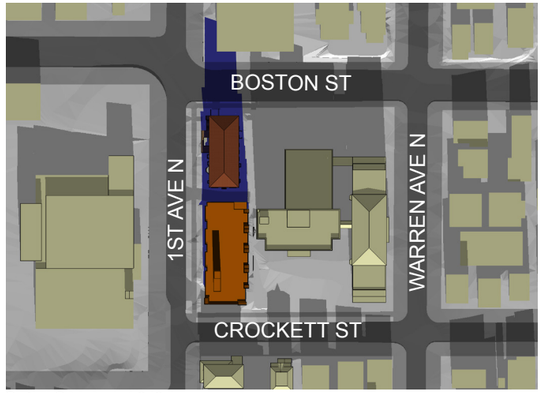
OPTION A | SHADOW ANALYSIS

"VERTICAL ARTICULATION"

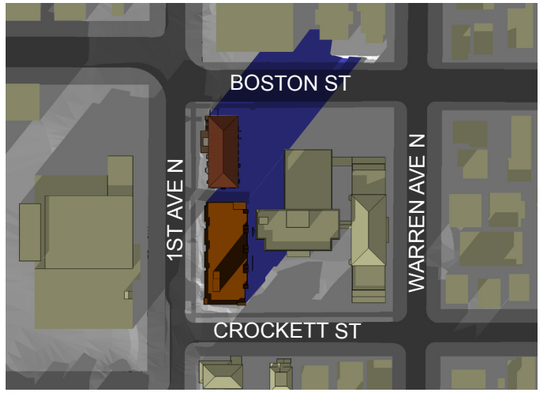
WINTER SOLSTICE



OPTION A | 12/21
9 AM

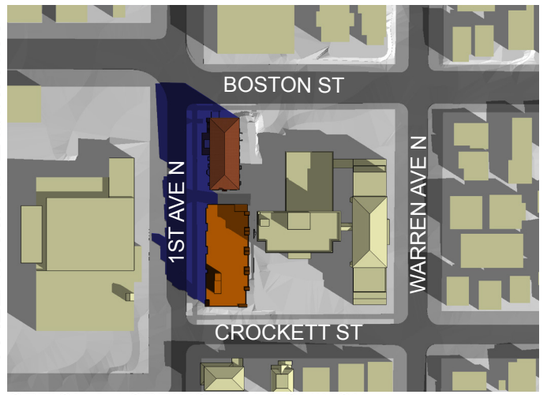


OPTION A | 12/21
12 PM

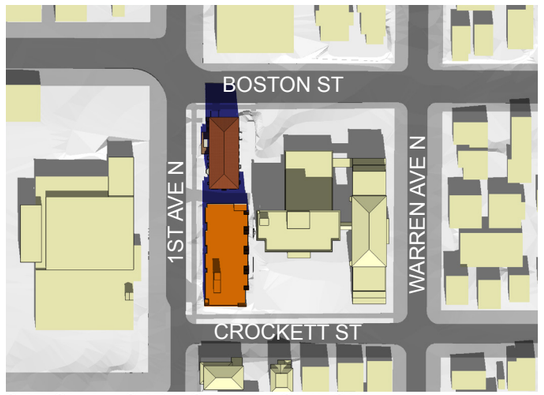


OPTION A | 12/21
3 PM

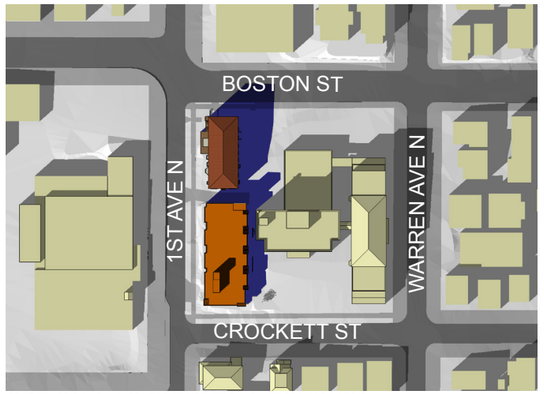
FALL/SPRING EQUINOX



OPTION A | SPRING/FALL EQUINOX
9 AM

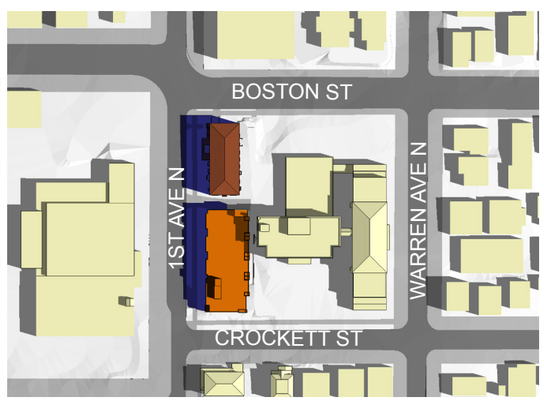


OPTION A | SPRING/FALL EQUINOX
12 PM

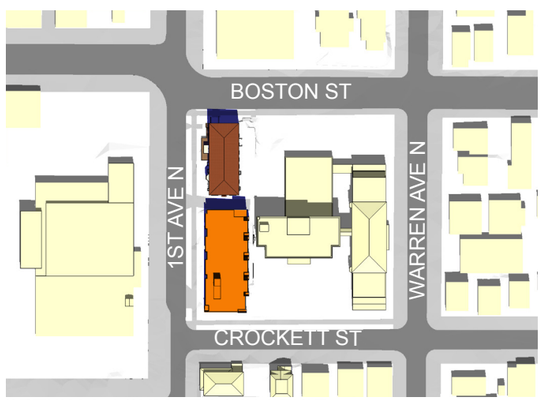


OPTION A | SPRING/FALL EQUINOX
3 PM

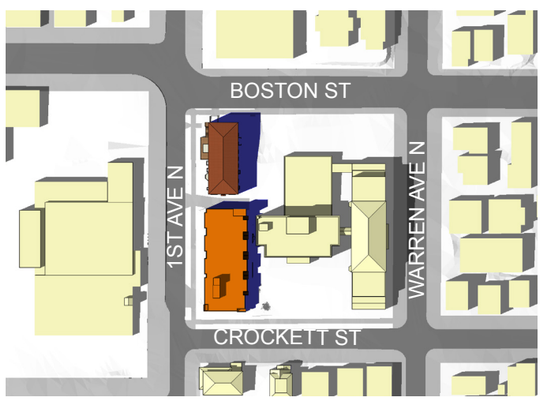
SUMMER SOLSTICE



OPTION A | SUMMER SOLSTICE
9 AM



OPTION A | SUMMER SOLSTICE
12 PM



OPTION A | SUMMER SOLSTICE
3 PM

OPTION A | MASSING

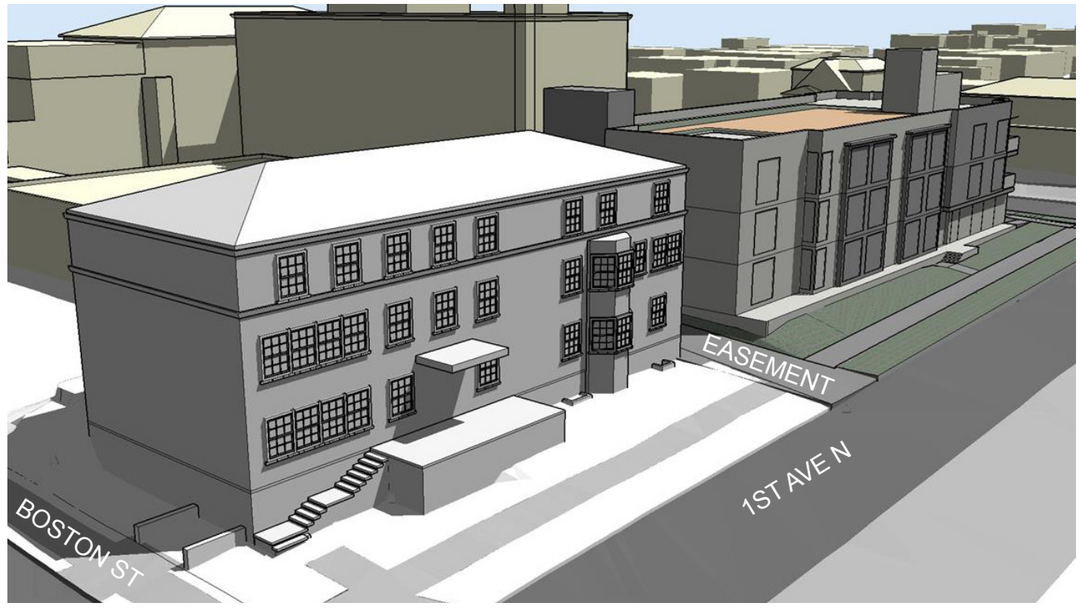
"VERTICAL ARTICULATION"



LOOKING NW



LOOKING SW



LOOKING SE



LOOKING NE

CONCEPTUAL DESIGN OPTION B - “CAPTURED CORNER”

OPTION B | STREET PERSPECTIVES

"CAPTURED CORNER"

Massing and materials take cues from the adjacent Landmarks Building, including strong datum. *(SEATTLE CS2.D5, CS3.A1, CS3.B2)*

Large fenestration on street facing facade provides views of adjacent neighborhood & opportunities for "eyes on the street". (SEATTLE CS2.B2)

Parking, service and mechanical uses located in below grade basement. *(SEATTLE DC1.B1, DC1.C1)*



Three-story massing creates a height, bulk, and scale that is compatible with adjacent buildings. (SEATTLE CS2.A2, *DC2.D1)*

Prominent entry is visible with high transparency & marked with overhead canopy. *(SEATTLE PL3.A1, DC2.D1)*

Possible street level entry into Residential Units *(SEATTLE CS2.B2, PL3.B2)*

VIEW FROM 1ST AND BOSTON ST

OPPORTUNITIES

- Facade facing Crockett Street pared down to more residential scale
- Garage access off of existing easement
- Facade datums relate to existing adjacent structures
- Strong street facade on 1st Avenue with minimal articulation to match ACSB facade

CONSTRAINTS

- Less density
- Does not meet setback requirements on 1st Avenue

REQUESTED DEPARTURES

Average street side setback (SMC 23.45.518)
Per code 5'-0" min & 7'-0" ave side yard setback

As shown, side yard on 1st Avenue:
5.6' ave @ 1st Floor
5.2 ave @ L2 & L3
- Creates strong street facade on 1st Avenue



Traditional brick material at north end of the building



Vertical elements to emulate rhythm of residential neighborhood



Mix of modern materials at south end of the building

CHARACTER IMAGES -

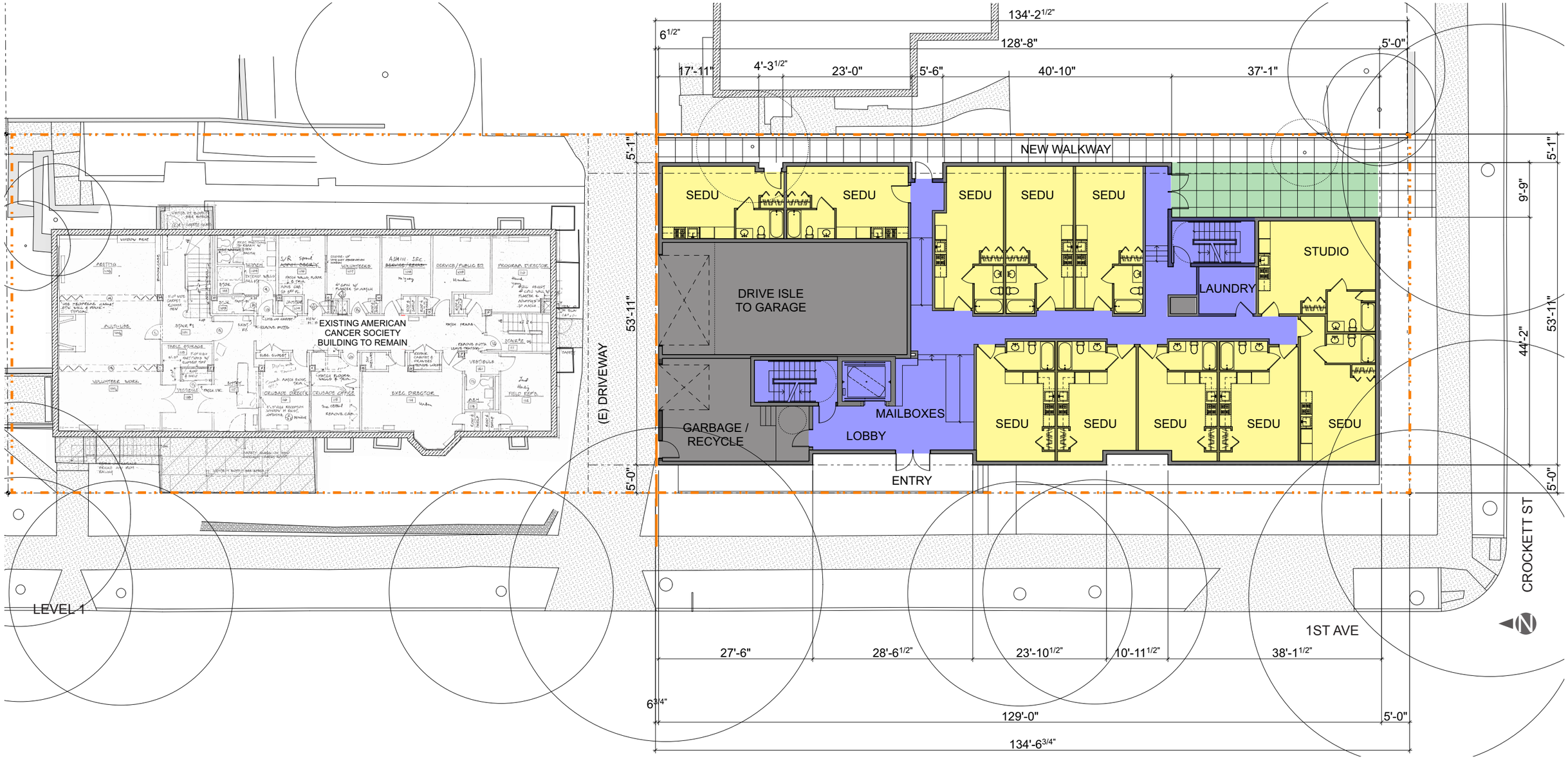
OPTION B | PLANS

"CAPTURED CORNER"

FAR | 19,312 SF
UNITS | 39
30 SEDUS, 5 STUDIOS & 4 1-BEDS
COMMON AMENITY | 4,543 SF

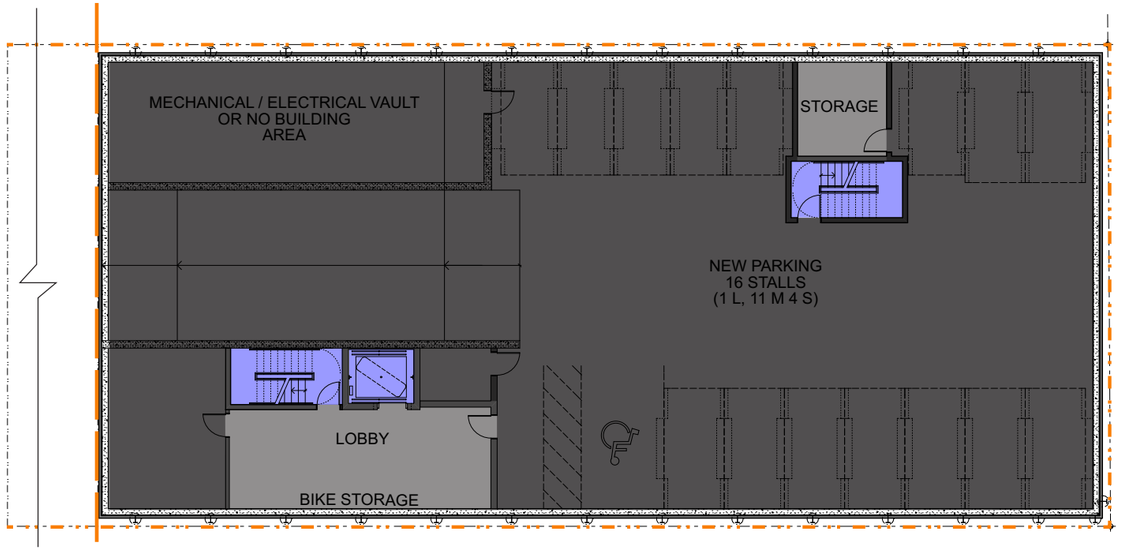
KEY

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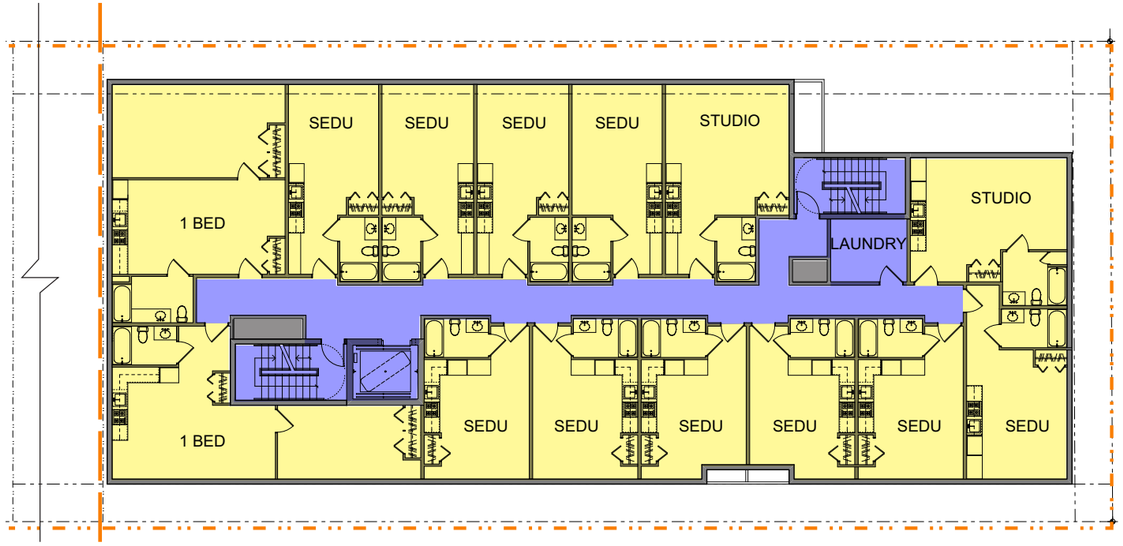


OPTION B | PLANS

"CAPTURED CORNER"



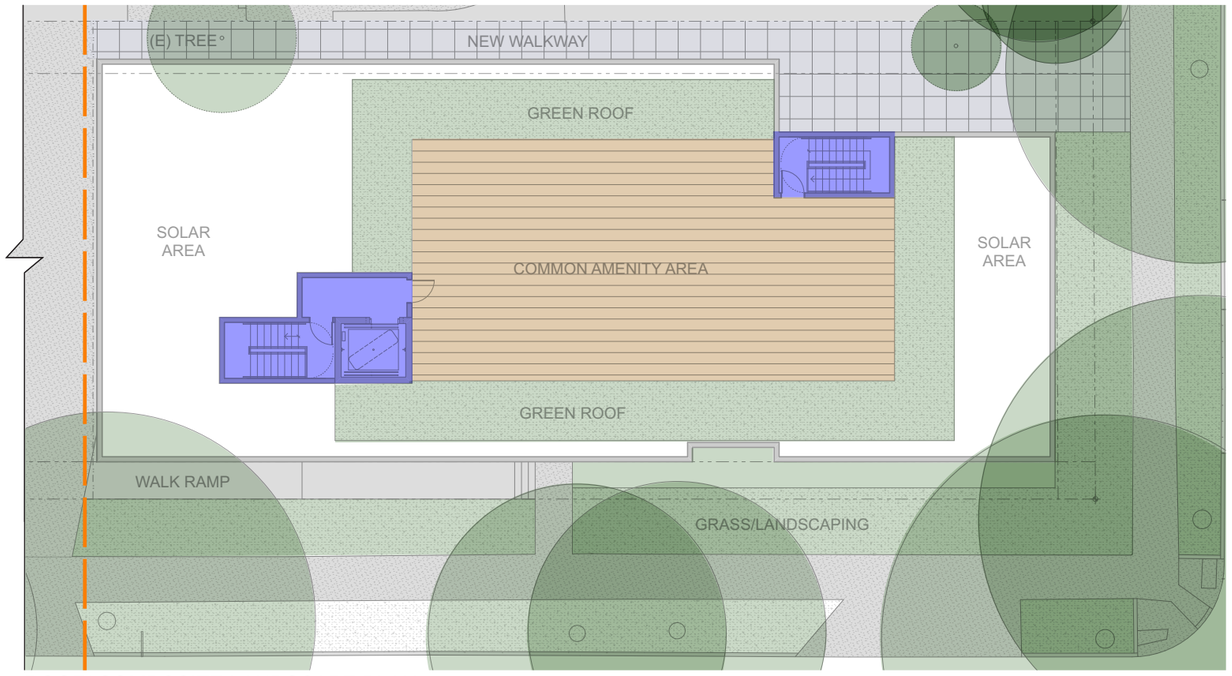
BASEMENT



LEVEL 2 (L3 SIM.)



VIEW FROM THE CORNER OF 1ST AND CROCKETT ST

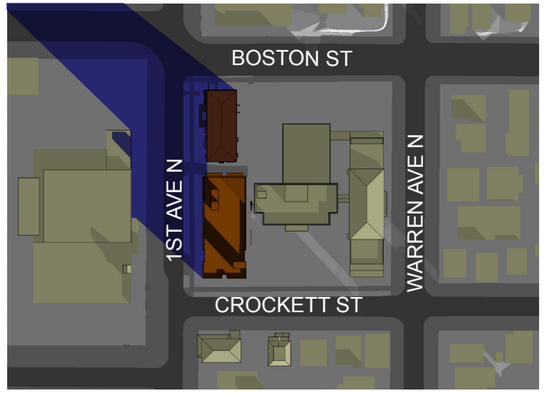


ROOF/ COMPOSITE LANDSCAPE PLAN

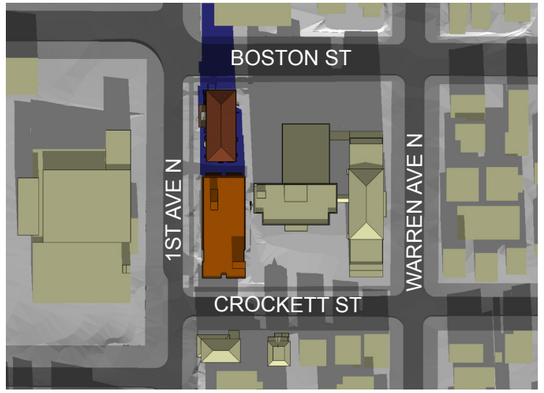
OPTION B | SHADOW ANALYSIS

"CAPTURED CORNER"

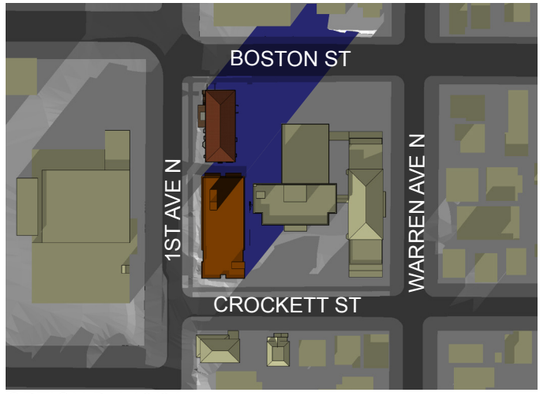
WINTER SOLSTICE



OPTION B | 12/21
9 AM

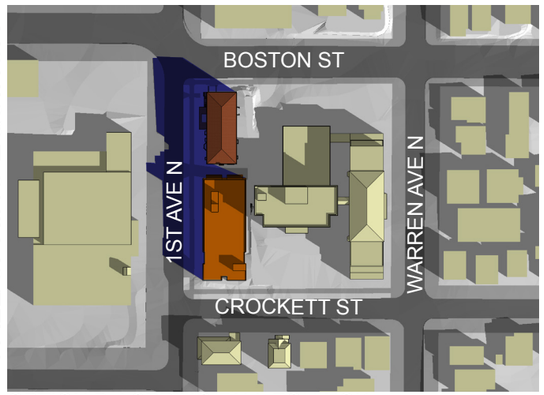


OPTION B | 12/21
12 PM

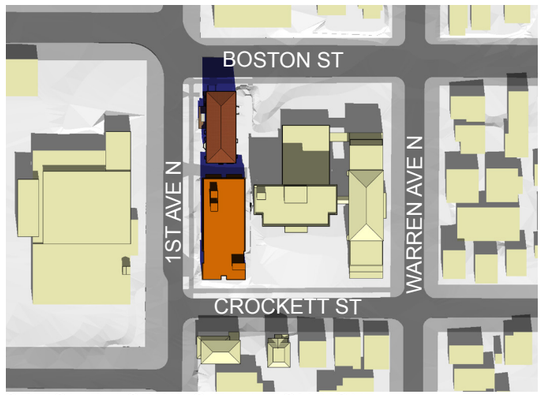


OPTION B | 12/21
3 PM

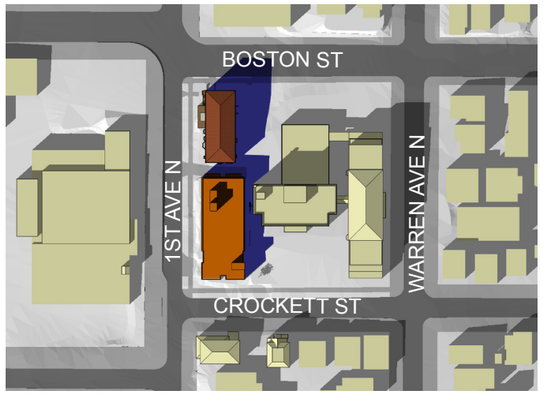
FALL/SPRING EQUINOX



OPTION B | SPRING/FALL EQUINOX
9 AM

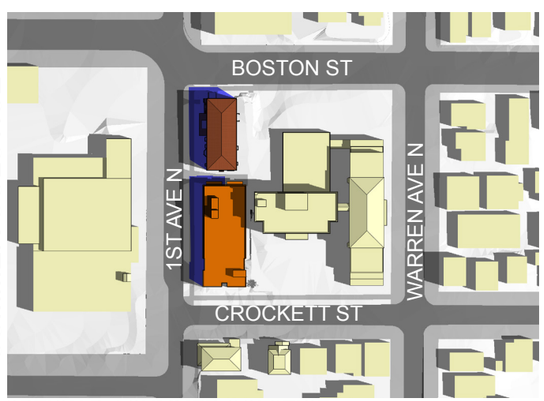


OPTION B | SPRING/FALL EQUINOX
12 PM

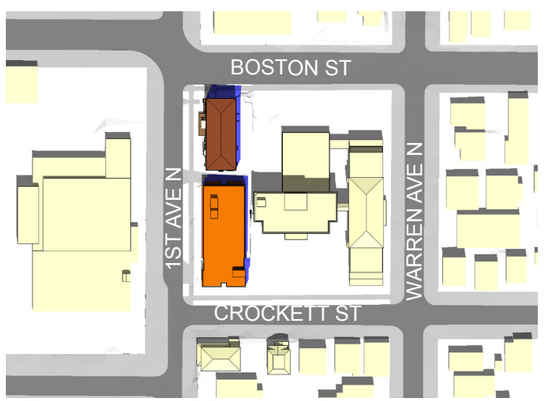


OPTION B | SPRING/FALL EQUINOX
3 PM

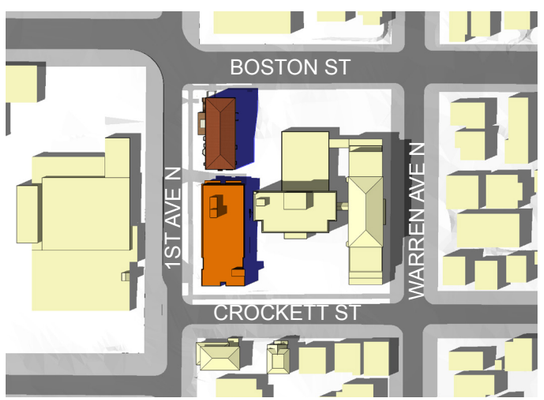
SUMMER SOLSTICE



OPTION B | SUMMER SOLSTICE
9 AM



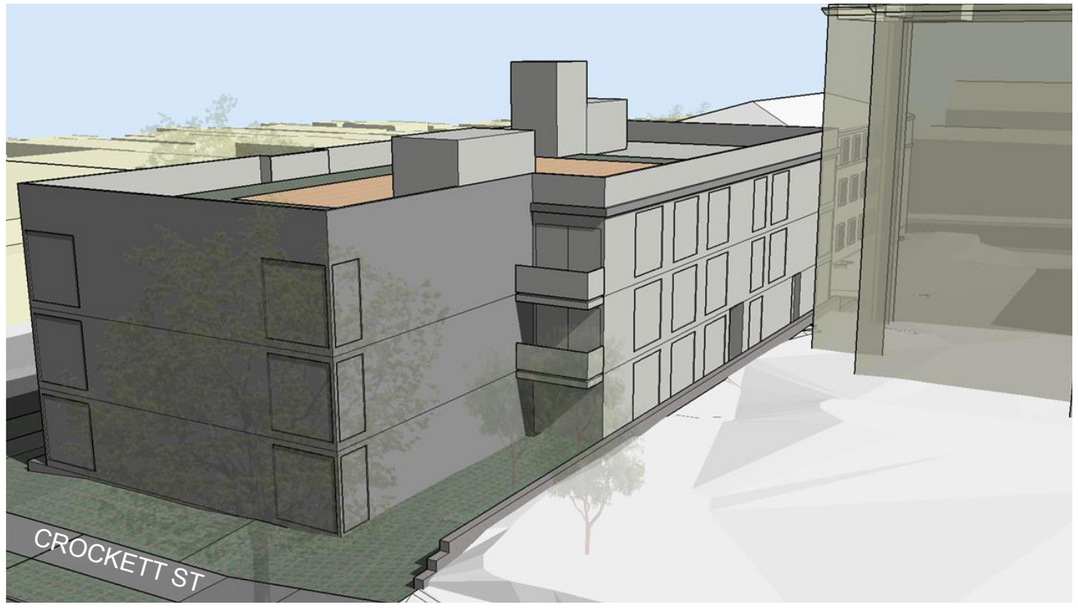
OPTION B | SUMMER SOLSTICE
12 PM



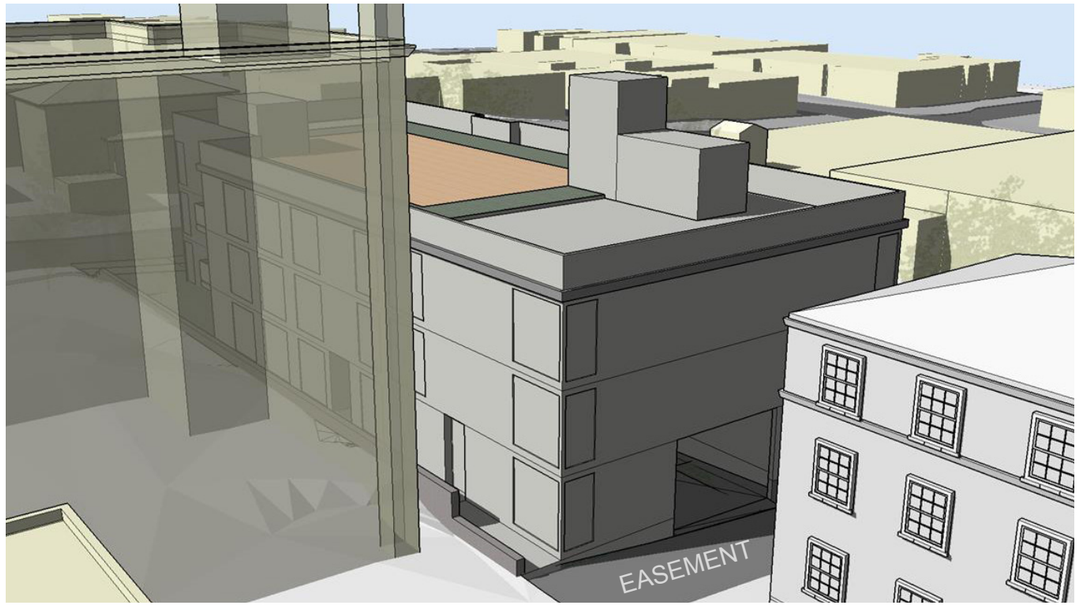
OPTION B | SUMMER SOLSTICE
3 PM

OPTION B | MASSING

"CAPTURED CORNER"



LOOKING NW



LOOKING SW



LOOKING SE



LOOKING NE

CONCEPTUAL DESIGN OPTION C - “RESIDENTIAL END”

OPTION C | STREET PERSPECTIVES

"RESIDENTIAL END"

Massing and materials take cues from the adjacent Landmarks Building, including strong datum. *(SEATTLE CS2.D5, CS3.A1, CS3.B2)*

Prominent entry is visible with high transparency & marked with overhead canopy. *(SEATTLE PL3.A1, DC2.D1)*

Parking, service and mechanical uses located in below grade basement. *(SEATTLE DC1.B1, DC1.C1)*



Three-story massing creates a height, bulk, and scale that is compatible with adjacent buildings. (SEATTLE CS2.A2, *DC2.D1)*

Street facing facade is broken into smaller faces with modulation & materiality to reflect "townhouse" expression common in the neighborhood. *(SEATTLE PL3.A1, PL3.B2, DC2.D2, DC4.A1)*

Large fenestration on street facing facade provides views of adjacent neighborhood & opportunities for "eyes on the street". (SEATTLE CS2.B2)

Possible street level entry into Residential Units *(SEATTLE CS2.B2, PL3.B2)*

VIEW FROM THE CORNER OF 1ST AND CROCKETT ST

OPPORTUNITIES

- Facade facing Crockett Street pared down to more residential scale
- Garage access off of existing easement
- Facade datums relate to existing adjacent structures
- Greatest density
- Facade modulation to allow Landmark Building to maintain presence

CONSTRAINTS

- Garbage / Recycle separated to fulfill required space
- Units at NW corner at Grade not ideal width



Traditional brick material at north end of the building



Vertical elements to emulate rhythm of residential neigh-borhood



Mix of modern materials at south end of the building

CHARACTER IMAGES -

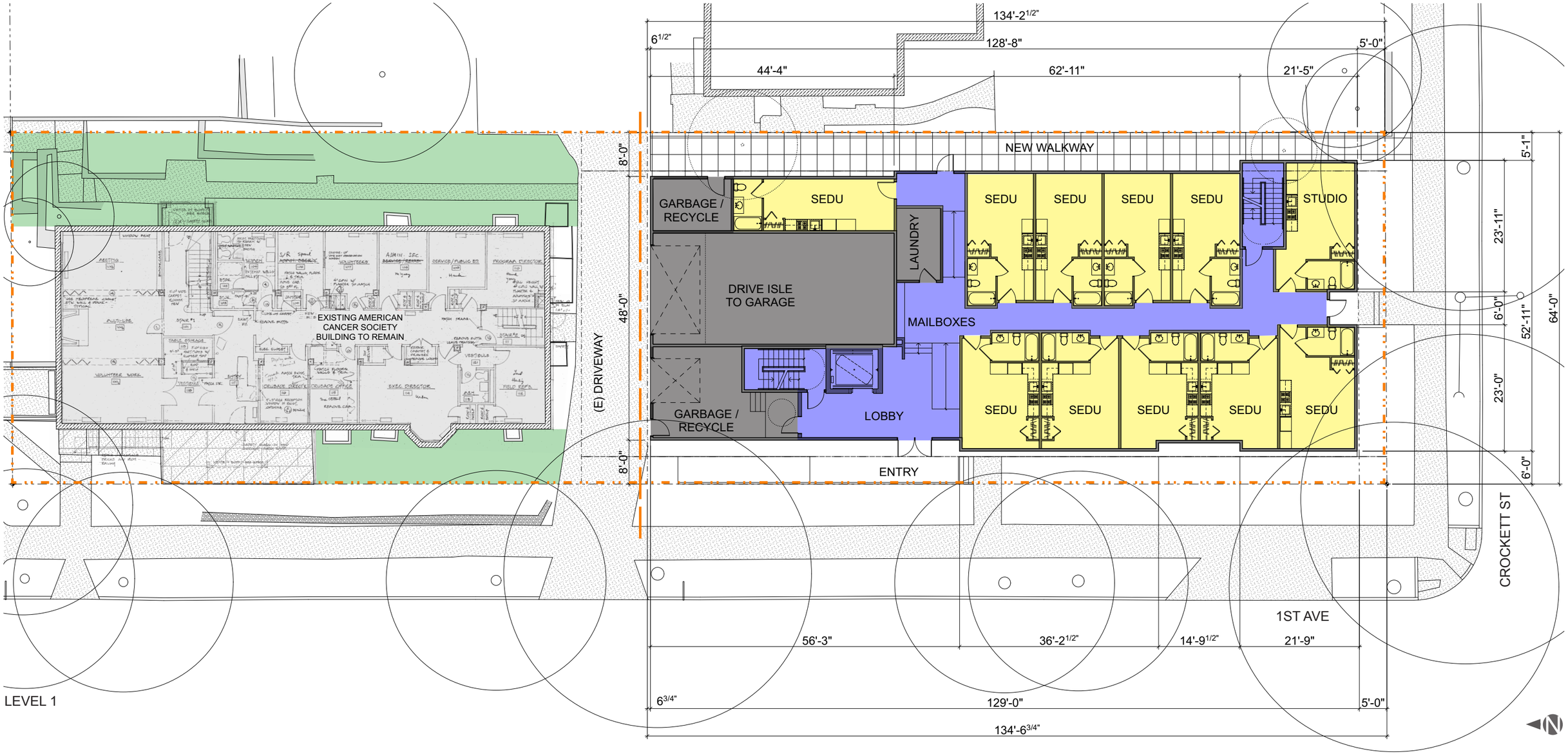
OPTION C - PREFERRED | PLANS

"RESIDENTIAL END"

FAR | 19,057 SF
UNITS | 43
COMMON AMENITY | 4,371 SF

KEY

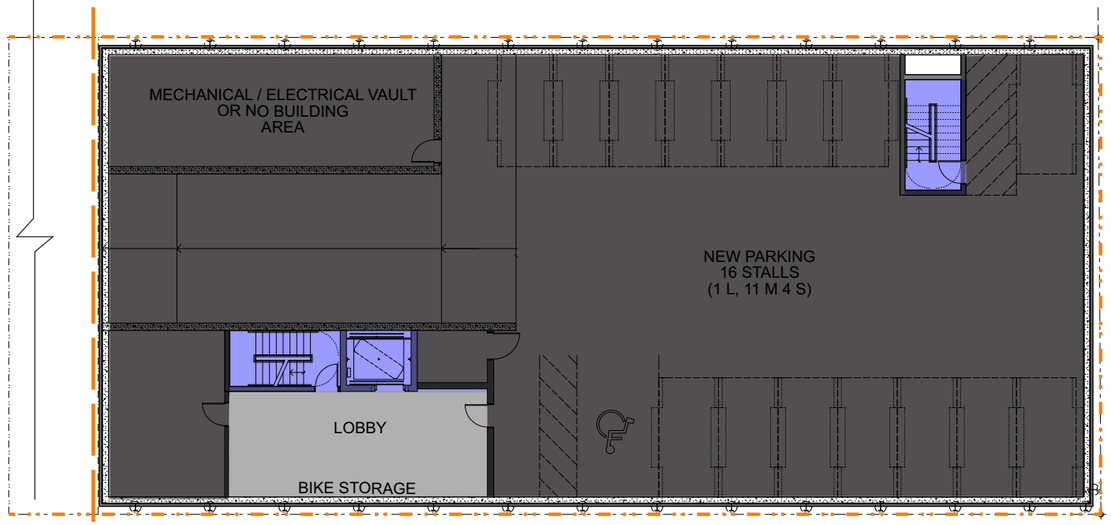
- RESIDENTIAL
- EXISTING OFFICE
- LANDSCAPE / GREEN ROOF / AMENITY
- COMMON / CIRCULATION
- PARKING / SERVICE
- PROPERTY LINE



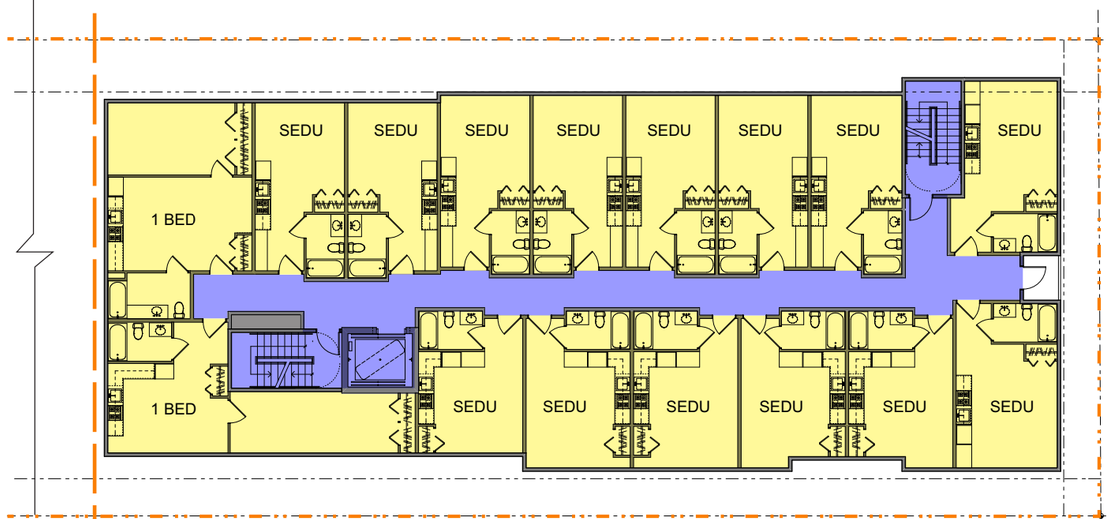
LEVEL 1

OPTION C | PLANS

"RESIDENTIAL END"



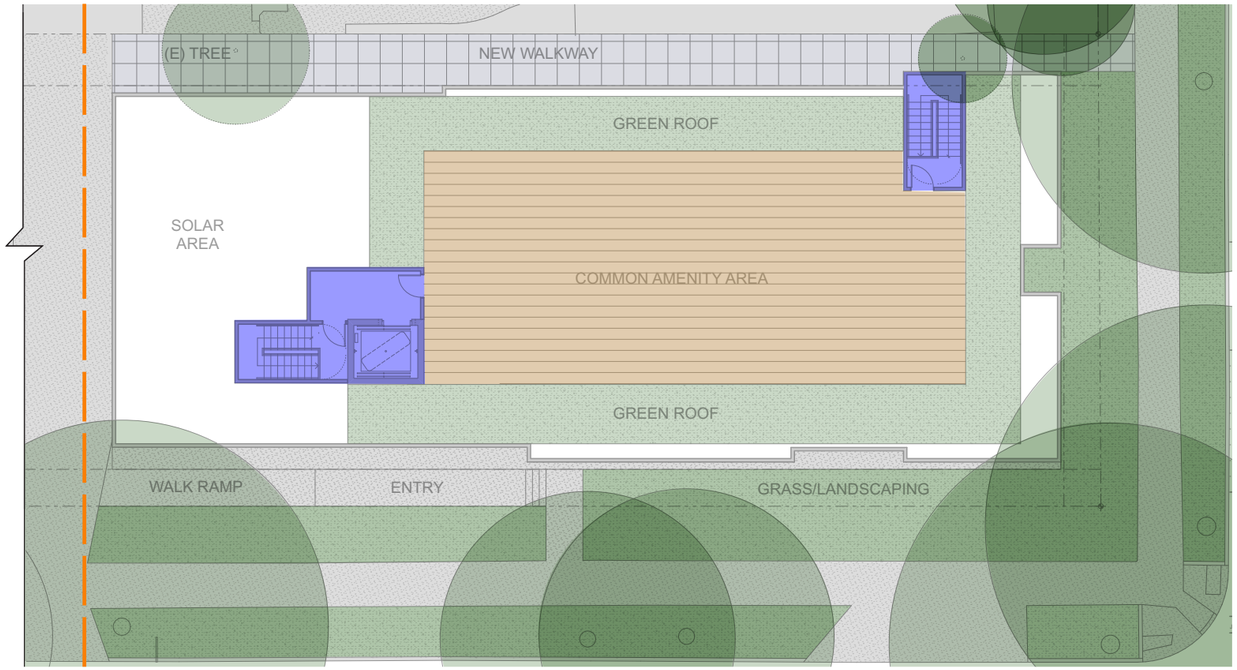
BASEMENT



LEVEL 2 (L3 SIM.)



VIEW FROM 1ST AND BOSTON ST

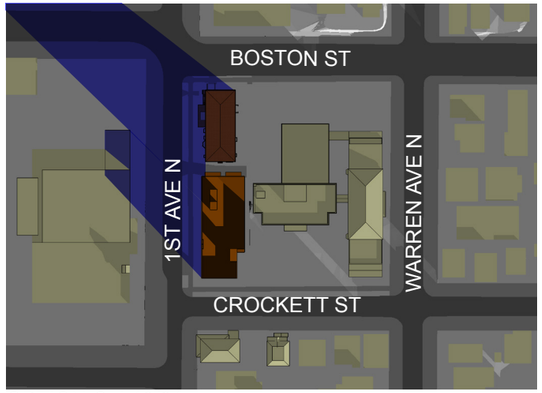


ROOF/ COMPOSITE LANDSCAPE PLAN

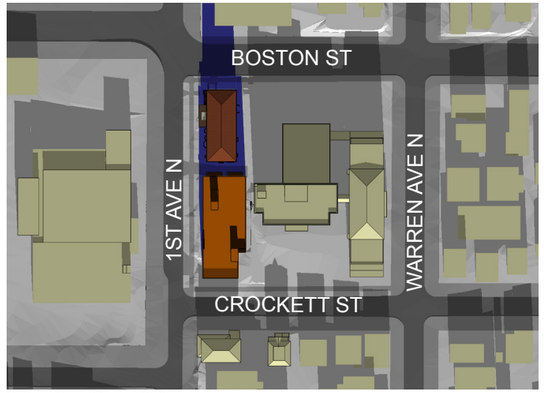
OPTION C - PREFERRED | SHADOW ANALYSIS

"RESIDENTIAL END"

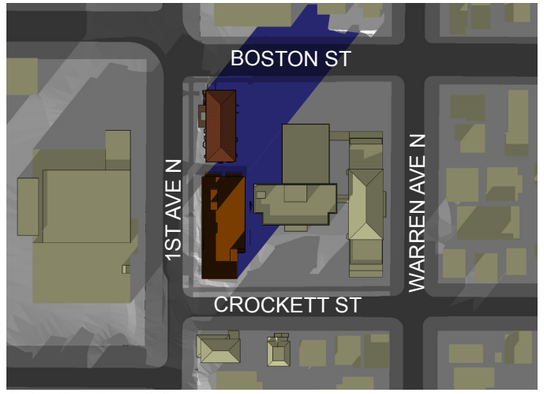
WINTER SOLSTICE



OPTION C | 12/21
9 AM

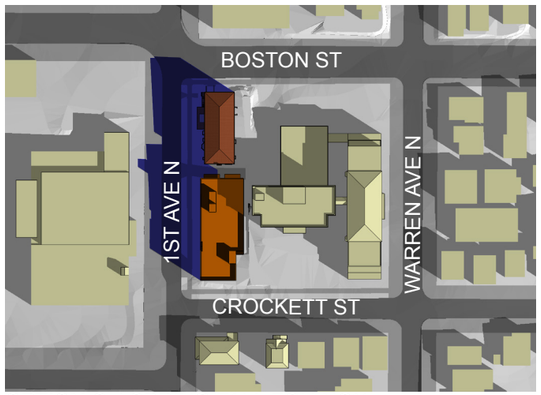


OPTION C | 12/21
12 PM

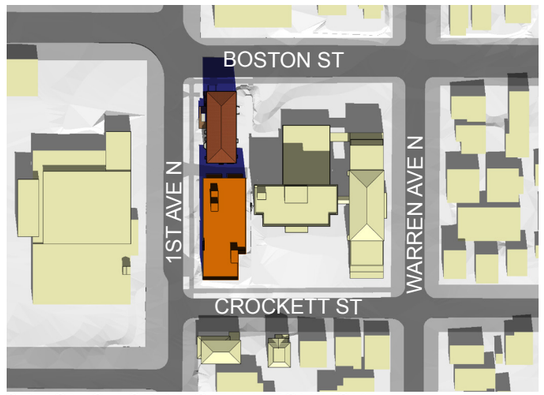


OPTION C | 12/21
3 PM

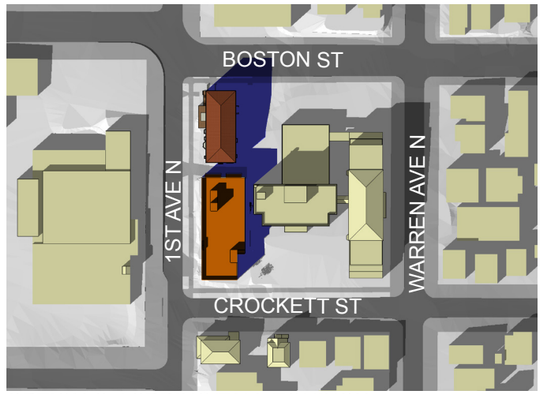
FALL/SPRING EQUINOX



OPTION C | SPRING/FALL EQUINOX
9 AM

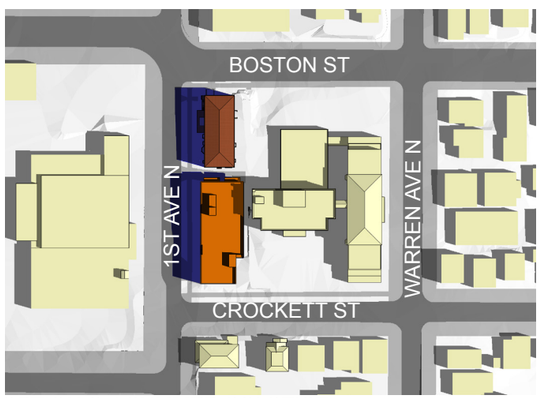


OPTION C | SPRING/FALL EQUINOX
12 PM

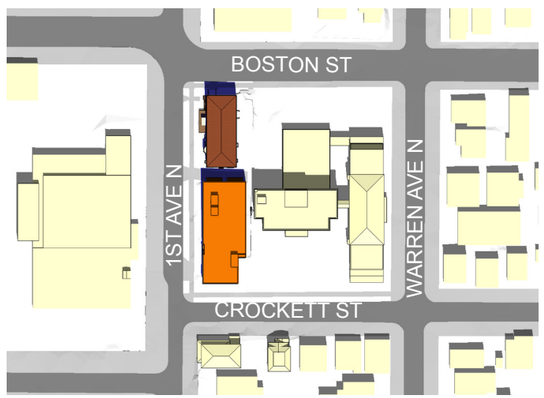


OPTION C | SPRING/FALL EQUINOX
3 PM

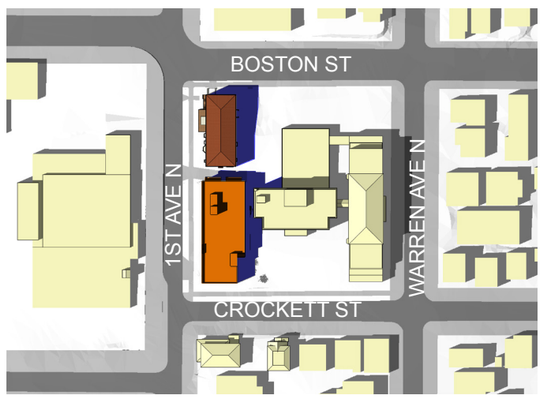
SUMMER SOLSTICE



OPTION C | SUMMER SOLSTICE
9 AM



OPTION C | SUMMER SOLSTICE
12 PM



OPTION C | SUMMER SOLSTICE
3 PM

OPTION C - PREFERRED | MASSING

"RESIDENTIAL END"



LOOKING NW



LOOKING SW



LOOKING SE



LOOKING NE

CONCEPTS I OVERVIEW



OPTION A
“VERTICAL ARTICULATION”

FAR | 1.18 = 18,849 SF
UNITS | 40
32 SEDUS, 1 STUDIOS & 7 1-BEDS

REQUIRED DEPARTURE:
None, Code Compliant

OPPORTUNITIES

- Modulates facade to emulate rhythm of the residential neighborhood
- Strong street corner presence with residential entry
- Building modulation to allow Landmark Building to have proper separation

CONSTRAINTS

- Garage entry along Crockett Street - adjacent to residential
- Scale of south facade across from residential



OPTION B
“CAPTURED CORNER”

FAR | 1.21 = 19,312 SF
UNITS | 39
30 SEDUS, 5 STUDIOS & 4 1-BEDS

REQUIRED DEPARTURE:
Average street side setback (SMC 23.45.518)

OPPORTUNITIES

- Facade facing Crockett Street pared down to more residential scale
- Garage access off of existing easement
- Facade datums relate to existing adjacent structures
- Strong street facade on 1st Avenue with minimal articulation to match ACSB facade

CONSTRAINTS

- Less density
- Does not meet setback requirements on 1st Avenue



OPTION C
“RESIDENTIAL END” PREFERRED

FAR | 1.19 = 19,057 SF
UNITS | 43
39 SEDUS. 4 1-BEDS

REQUIRED DEPARTURE:
None, Code Compliant

OPPORTUNITIES

- Facade facing Crockett Street pared down to more residential scale
- Garage access off of existing easement
- Facade datums relate to existing adjacent structures
- Greatest density
- Facade modulation to allow Landmark Building to maintain presence

CONSTRAINTS

- Garbage / Recycle separated to fulfill required space
- Units at NW corner at Grade not ideal width

OPTION B DEPARTURE

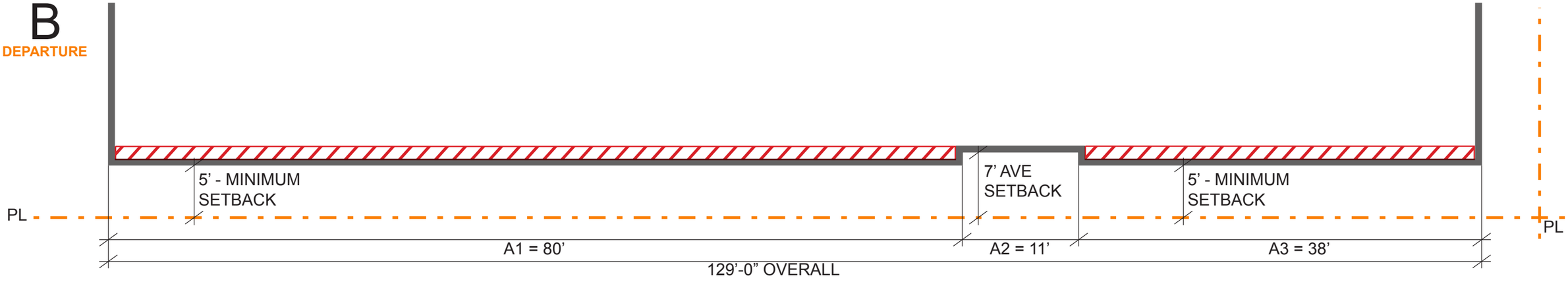
SETBACK CALCULATIONS

SEC - DIMS
A1 - 5’ X 80’ = 400’
A2 - 7’ X 11’ = 77’
A3 - 5’ X 38’ = 190’

$$\frac{667'}{129'} \quad \frac{\text{SUM TOTAL AREA}}{\text{SUM TOTAL LENGTH}} = \frac{667'}{129'} = 5.17' \text{ AVERAGE SETBACK}$$

OPTION B AVERAGE SETBACK = (5.17’)
NOT CODE COMPLIANT

AREA OF DEPARTURE
CODE COMPLIANT AVERAGE SETBACK



REQUESTED DEPARTURES

Average street side setback (SMC 23.45.518)
Per code 5’-0” min & 7’-0” ave side yard setback

As shown, side yard on 1st Avenue:
5.6’ ave @ 1st Floor
5.2 ave @ L2 & L3

Creates strong street facade on 1st Avenue with minimal articulation to match the American Cancer Society Building facade

(SEATTLE CS2.A2, CS2.D2, CS3.A1, CS3.B2)

APPLICANT WORK SAMPLES

SKIDMORE JANETTE APD







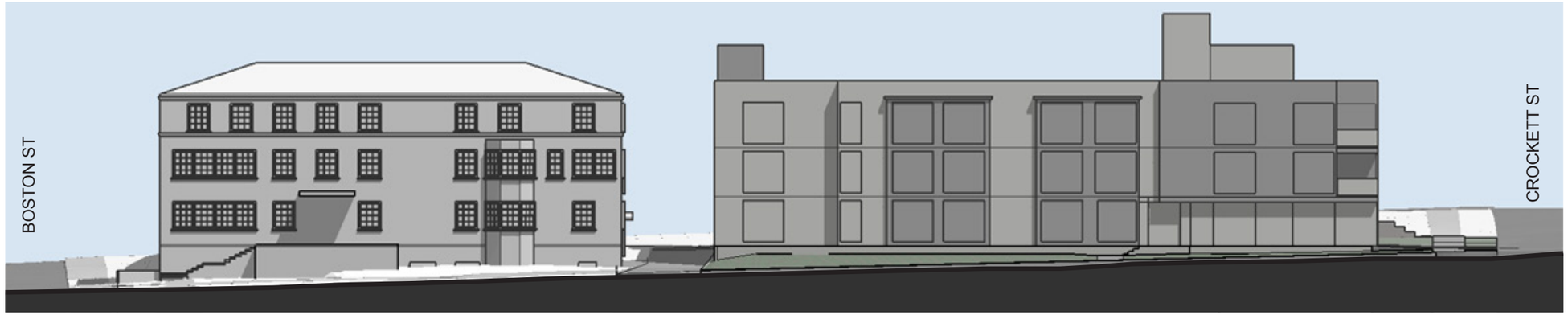




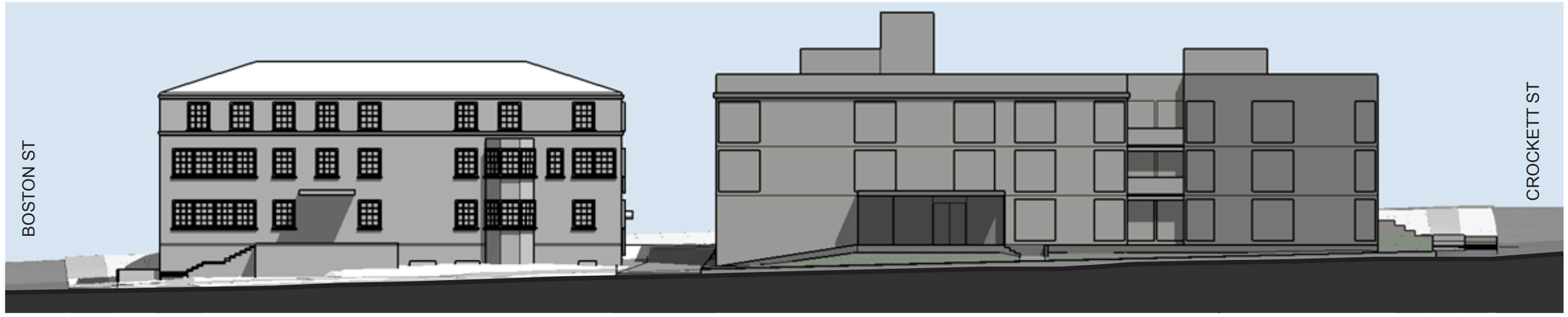


ADDENDUM

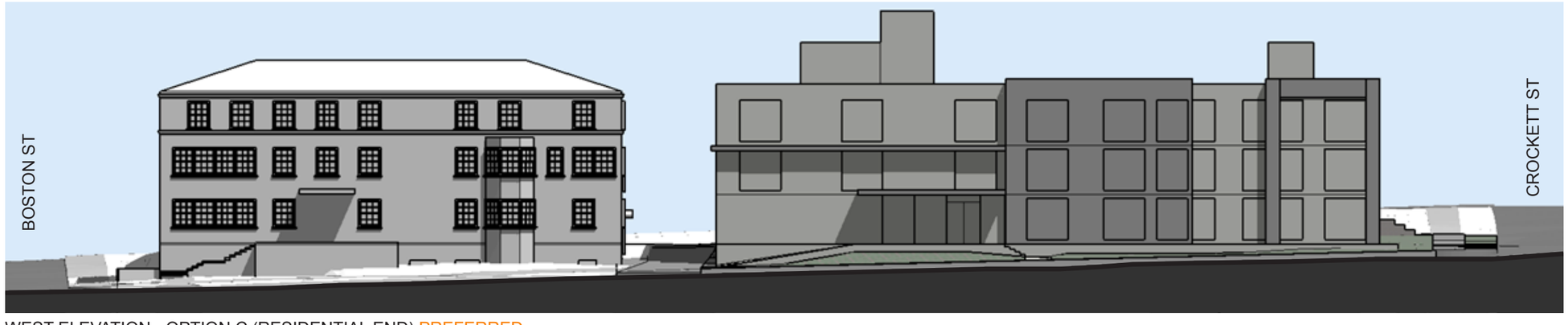
1ST AVE ELEVATIONS



WEST ELEVATION - OPTION A (VERTICAL ARTICULATION)



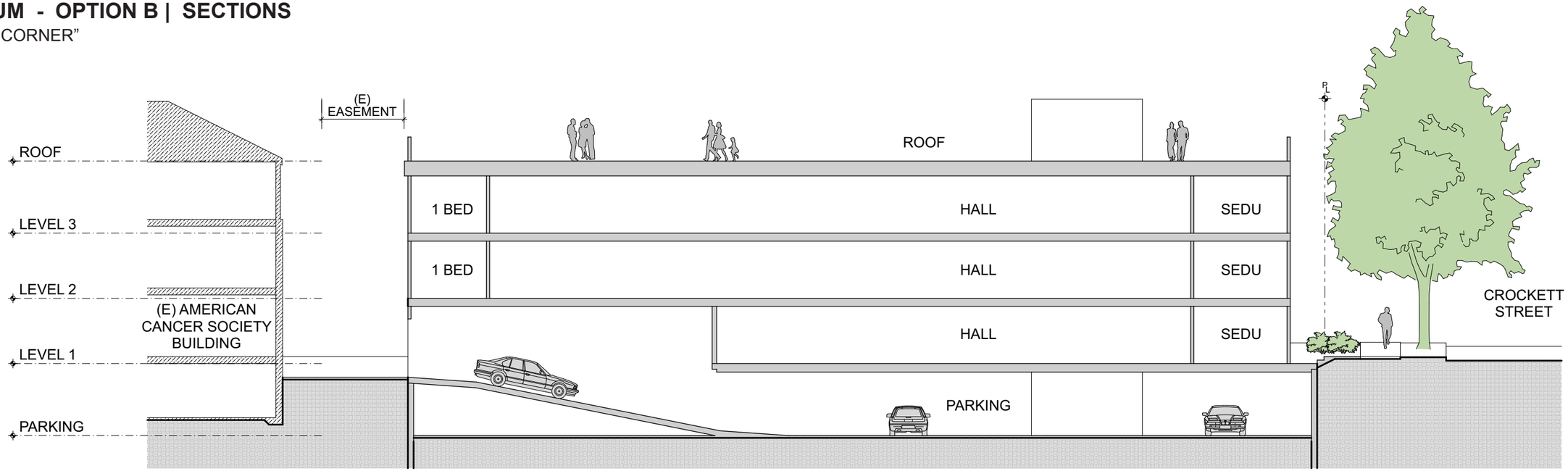
WEST ELEVATION - OPTION B (CAPTURED CORNER)



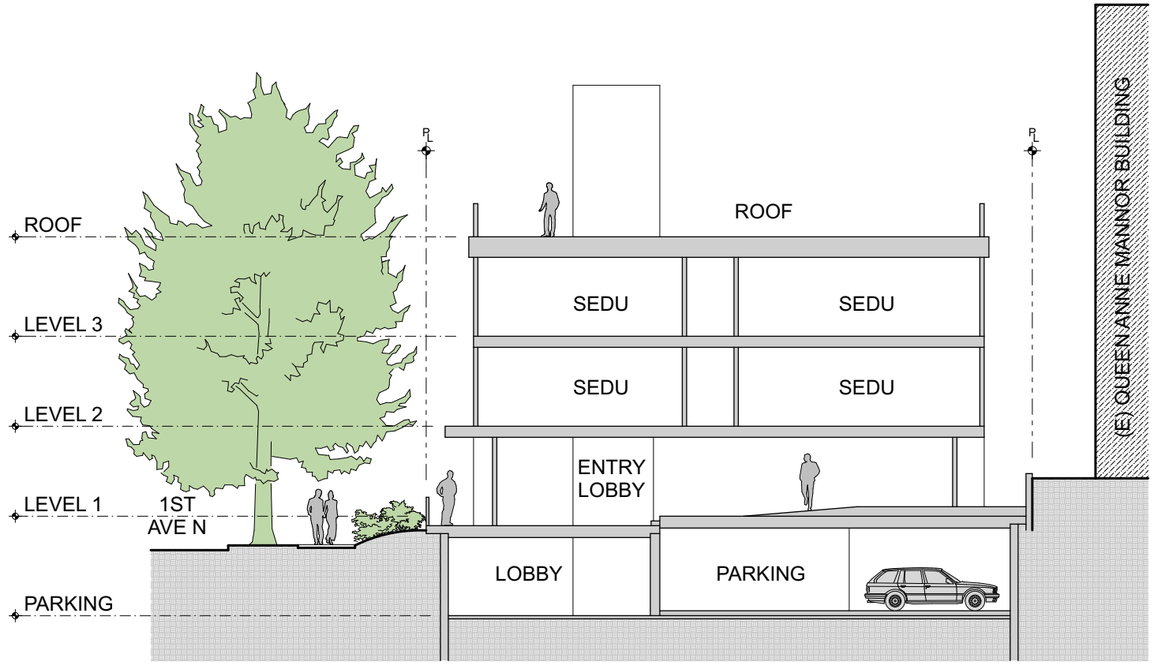
WEST ELEVATION - OPTION C (RESIDENTIAL END) PREFERRED

ADDENDUM - OPTION B | SECTIONS

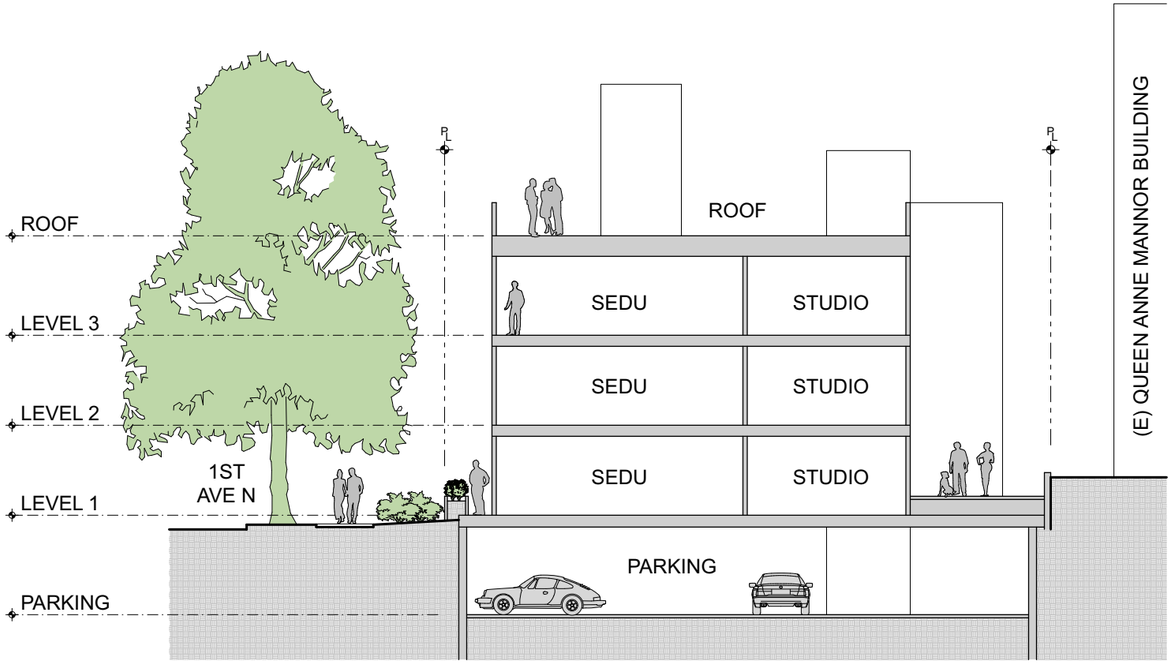
"CAPTURED CORNER"



NORTH / SOUTH SECTION



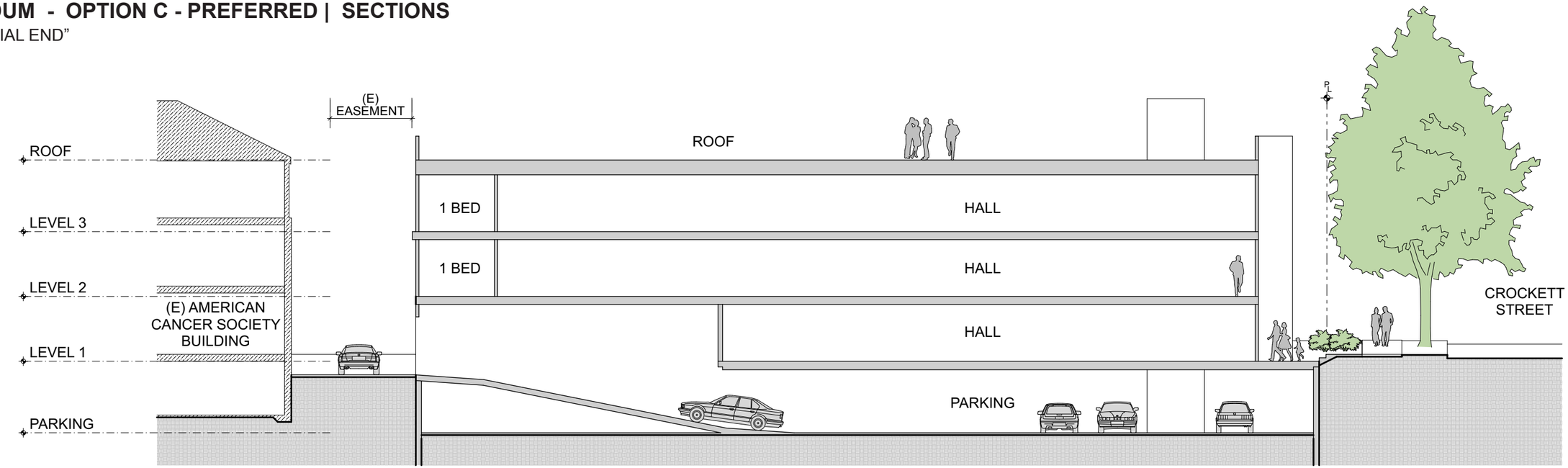
EAST / WEST SECTION - THROUGH ENTRY



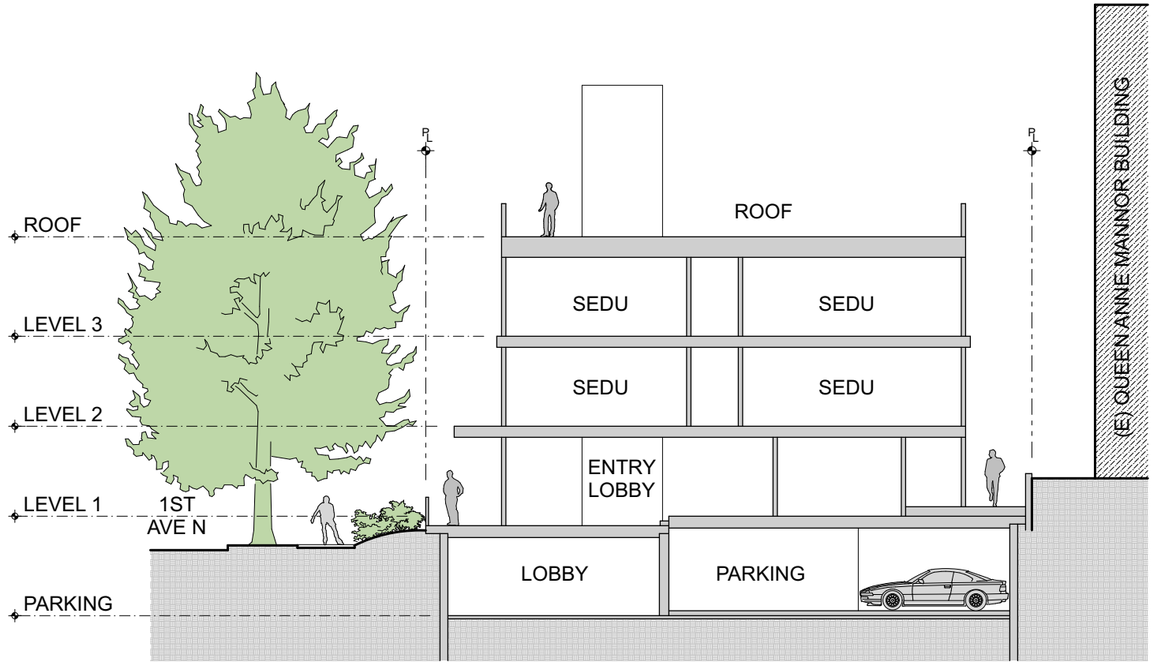
EAST / WEST SECTION - THROUGH UNITS

ADDENDUM - OPTION C - PREFERRED | SECTIONS

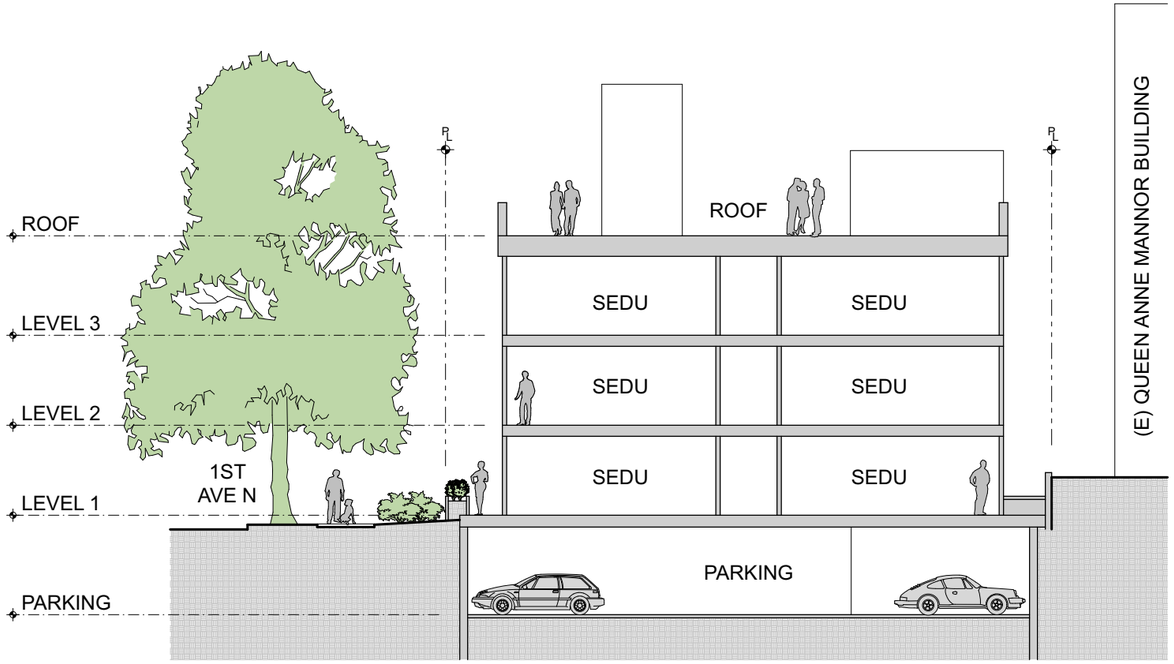
"RESIDENTIAL END"



NORTH / SOUTH SECTION



EAST / WEST SECTION - THROUGH ENTRY



EAST / WEST SECTION - THROUGH UNITS