101 W ROY

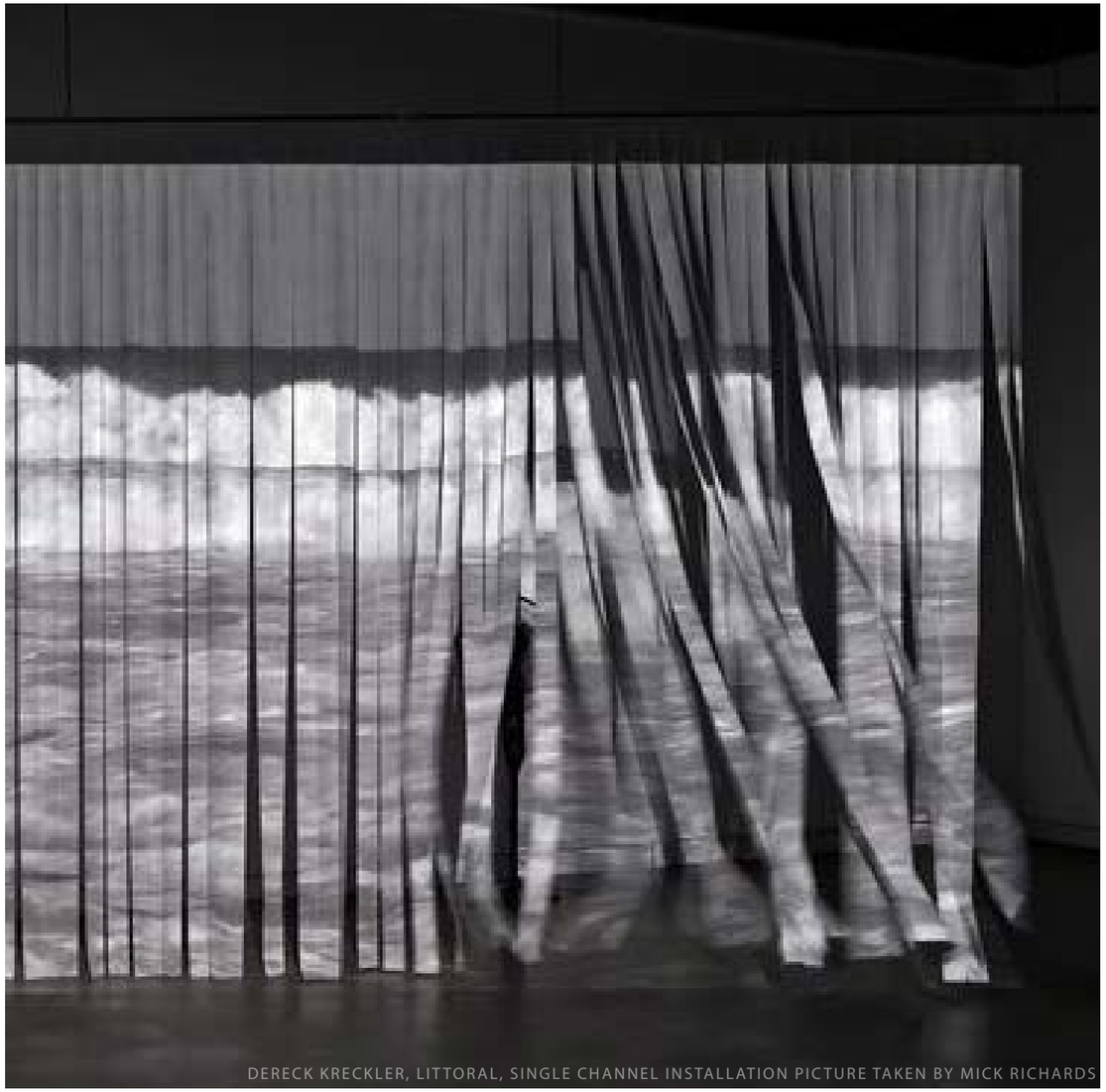
EARLY DESIGN GUIDANCE 3035904-EG

EDG 1 MEETING: MAY 6, 2020

RUNBERG ARCHITECTURE GROUP

SRM DEVELOPMENT





DERECK KRECKLER, LITTORAL, SINGLE CHANNEL INSTALLATION PICTURE TAKEN BY MICK RICHARDS


W ROY STREET
MERCER STREET
2ND AVE W
1ST AVE W
QUEEN ANNE AVE N
UPTOWN
ELLIOT BAY
SITE
N

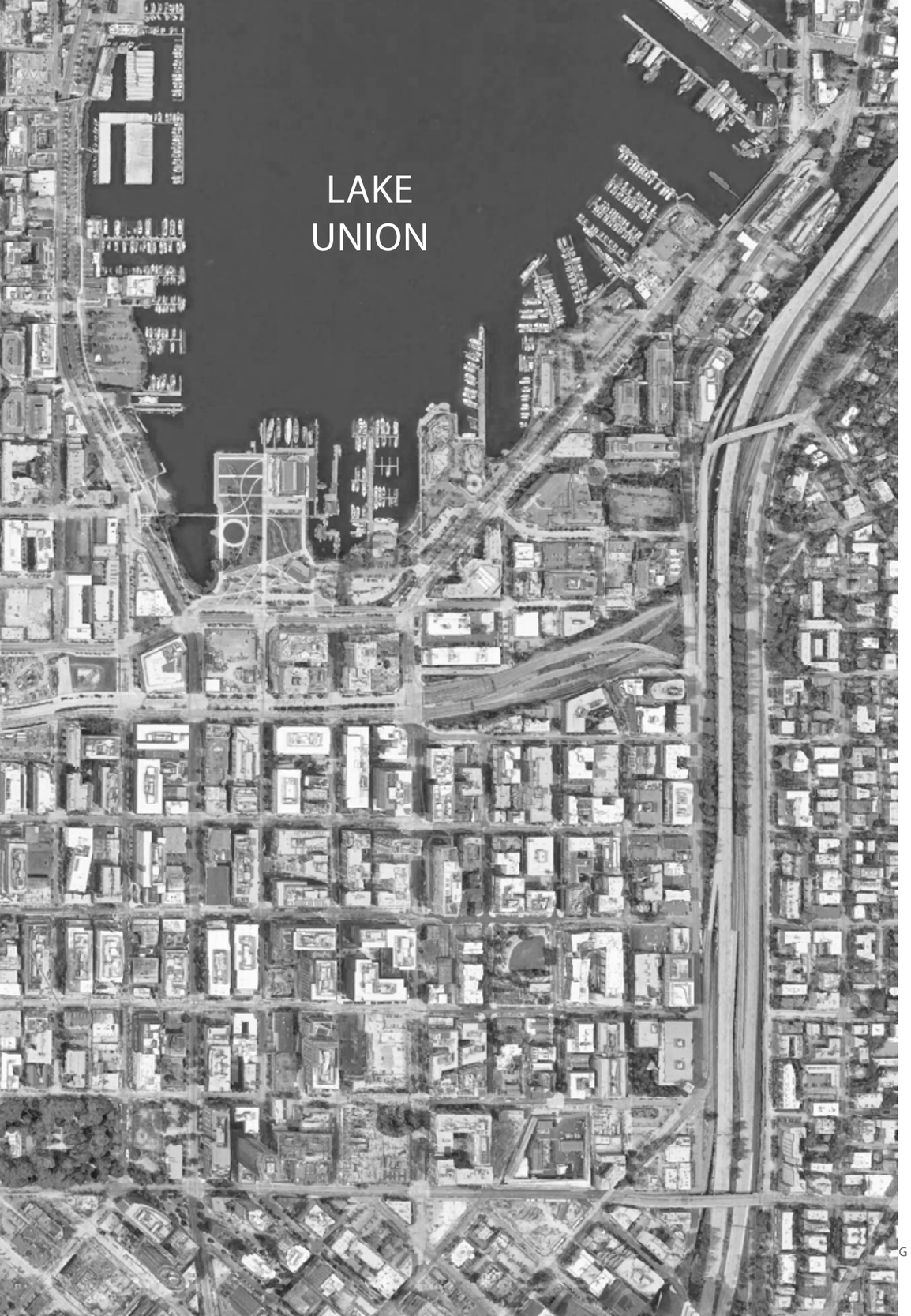


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1ST AVE W
W ROY ST
SITE
On the Boards Behnke Center for Contemporary Performance Building

01 PROJECT DATA + ZONING

PROJECT DATA & OBJECTIVES

OWNER:	SRM DEVELOPMENT
DEVELOPER:	SRM DEVELOPMENT
ARCHITECT:	RUNBERG ARCHITECTURE GROUP 1 YESLER WAY, SEATTLE, WA 98104
LANDSCAPE ARCHITECT:	BRUMBAUGH & ASSOCIATES
CONTRACTOR:	SRM CONSTRUCTION
PROPOSED USE:	MIXED-USE RESIDENTIAL
PROJECT ADDRESS:	101 W ROY ST, SEATTLE, WA 98119
ZONING:	ZONING TYPE: SM-UP 85 (M1)
ZONING OVERLAY: STREET CLASSIFICATIONS: OTHER CONSIDERATIONS:	UPTOWN URBAN CENTER VILLAGE CLASS III PEDESTRIAN
BUILDING CODE:	2015 SEATTLE BUILDING CODE
TAX ACCOUNT NUMBERS:	387990-0530, 387990-0640
SDCI PROJECT #:	3035904-EG
SITE AREA:	24,320 SF (0.56 ACRES)
FAR MAXIMUM: PROPOSED:	5.25 5.15
GROSS SF: (Approx.)	168,239 SF RESIDENTIAL: 102,621 SF PARKING: 33,478 SF SUPPORT: 5,847 SF
VEHICLE PARKING: (Approx.)	P1 RESIDENTIAL: 42 STALLS P2 RESIDENTIAL: 63 STALLS (ALL PARKING BELOW GRADE WITHIN THE STRUCTURE)
UNITS: (Approx.)	TOTAL: 169 SEDU or Studio: 49 OPEN 1: 50 1-BED: 49 1-BED +: 01 2-BED: 20 OPEN 1: 49

PROJECT INFO:

This project proposes a mixed-use apartment building providing housing for a diverse community in Uptown. As Uptown develops, there are opportunities to contribute to the Arts & Cultural District by incorporating art, signage, and enriched pedestrian experience. The street frontages will create pedestrian-friendly experience by providing widened sidewalks, landscaping, and ground-related housing. The building design evokes design cues from neighboring historic apartment buildings and the On the Boards Behnke Center for Contemporary Performance Building across the site. The project will reinforce the identity of the Uptown Arts and Culture District through design in various ways.


SITE LOCATION
UPTOWN

COMMUNITY OUTREACH

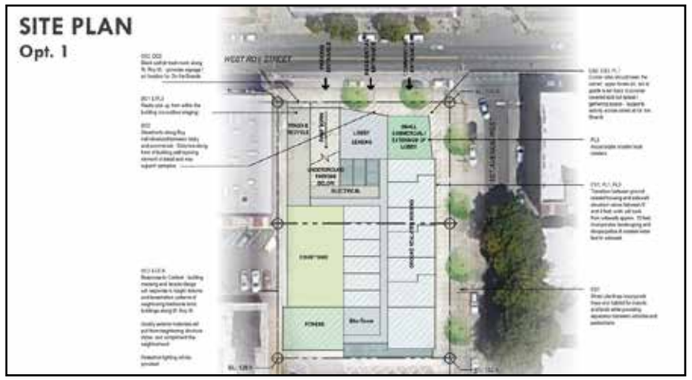
The applicant team met conducted community outreach. The following is a list of meetings held to date and the design feedback received:

01/21/2020 - Design team met with Uptown Alliance

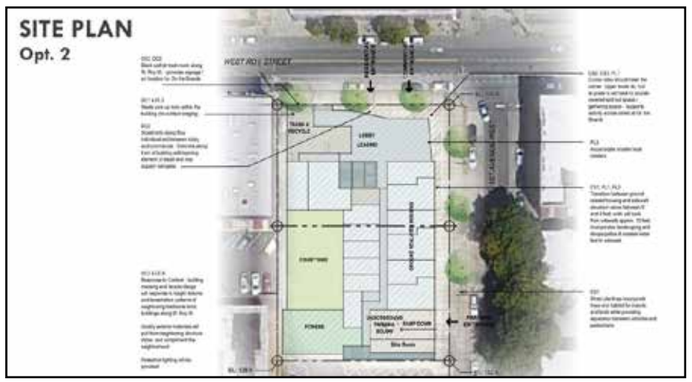
Feedback included:

1. Garage entry from 1st Ave West preferred over entry from West Roy St.
2. Active use / feel at corner is important. Small retail desired in future but likely not viable currently. Prefer active building space over vacant retail space.
3. Setting back at grade façade at corner is supported for community space and safety (vehicles v. pedestrians at corner)
4. Supports residential use at street along 1st. Ave. West paired with high quality landscape design including privacy screening.
5. Limit exposure of trash room as much as possible.
6. Incorporate high level of detail especially at pedestrian levels
7. Incorporate art into façade, lighting, and landscape









Some PowerPoint Slides presented at the Community Meetings

01/30/2020 - Community Meeting
Aproved by Dept. of Neighborhoods 2/13/2020 for the project's code required public outreach

Feedback included:

1. Supports density in Uptown
2. Supports small business but agrees this site may not be best fit at this time.
3. Prefers long term hold owners and their attention to retaining tenants
4. Project should find a balance between security and convenience for tenant
5. Likes the fitness center
6. Supports a good ratio of parking (not too much or too little).





Photographs from the Community Meeting

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SM-UP 85 (M1) ZONING - SUMMARY - All PROPOSED OPTIONS CODE COMPLIANT (NO DEPARTURES)

23.48.005 PERMITTED AND PROHIBITED USES

Residential use is permitted
Live-work units, retail sales and services are permitted, (not planned)

No conditional uses proposed.

23.48.020 FAR (see also 23.48.720)

All underground stories or portion of stories exempt (max 4' above existing or finished grade whichever is lower, excluding access.

An allowance for mechanical equipment for any structure 65' or over of 3.5% of the total chargeable GSF is exempt.

Floor area for required bicycle parking for SEDU units is exempt

23.48.021 Extra floor area in SM zones

Not allowed for this site, not providing incentive art space.

23.48.025 Structure height

85' above ave grade

C.2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend up to 4 feet above the otherwise applicable height limit. Insulation, rooftop decks, etc. may exceed the height limit if enclosed by parapets or walls that comply with 23.48.025.C.2.

C.3. Solar collectors may extend up to 7 feet above the height limit with unlimited rooftop coverage.

C.4. The following may extend up to 15 feet above height limit with a coverage of 20% or 25% if including stair and elevator penthouses and screened mechanical equipment: Solar collectors, mechanical equipment, play equipment, wind-driven power generators, minor communications utilities, stair and elevator penthouses.

C.8. The following must be located at least 10 feet from the north lot line: solar collectors, planters, clerestories, greenhouses, minor communications utilities, non-firewall parapets, play equipment

C.9 Screening is required or all rooftop mechanical equipment.

23.48.040 STREET-LEVEL DEVELOPMENT STANDARDS

A. Site faces two (2) Class III pedestrian streets per Map A for 23.48.740

A.2.c Minimum height for street-facing facades is 15 feet.

B. Transparancy and blank facade requirements (does not apply to residential uses)

Entire building is residential - does not apply.

23.48.045 Amenity area for residential uses

5% of total gross floor area in residential use

Max 50% enclosed, all residents shall have access

Landscaped areas located at and accessible from street level shall be counted twice.

23.48.050 MHA SUFFIX

Zone is (M1) suffix in a "High" category: and will conform with payment option

23.48.055 – LANDSCAPING AND SCREENING STANDARDS

A.2 Green factor of 0.3 is required

D Street trees are required

23.48.065 NOISE AND ODOR STANDARDS:

See 23.47A022

None apply to this project

23.48.075 – LIGHT AND GLARE STANDARDS

see 23.47A022

A. Exterior lighting must be shielded and directed away from adjacent uses

23.48.080 – REQUIRED PARKING AND LOADING

A. Off-street parking and bicycle parking required per 23.54.015

B. Loading berths shall be provided per 23.54.035.

23.48.085 – PARKING LOCATION, ACCESS AND CURB CUTS

B.2 Parking at street level within structures may be partially above/below street level without being separated by other usese if:

B.2.a if the frontage does not abut a Class 1 ped streeet (Compliant) and

B.2.b if the portion above street level is screened from view (Compliant) and

B.2.c the street facing facade is enhanced by architectural detailing, artwork, landscaping, stoops, porches providing access to residential uses or similar visual interest features (compliant)

D. Parking access shall be determined by the Director if the lot abuts more than one right-of-way

E.1 Curb cut limited to a single two-way curb cut complying with 23.54.030.

23.48.710 – TRANSPORTATION MANAGEMENT PROGRAMS SM-UP ZONES

B. Multifamily developments that expect to generate 50 or more vehicle trips in any one p.m. hour or demand for 25 or more vehicles parking on the street overnight shall prepare and impement a TMP.

23.48.720 – FAR IN SM-UP ZONES

TABLE A: SM-UP 85 Base limit is NA. Max FAR for residential structures: 5.25

23.48.732 – MAXIMUM STRUCTURE WIDTH AND DEPTH IN SM-UP ZONES

A. Maximum width and depth of a structure is 250 feet (Compliant)

23.48.735 – UPPER-LEVEL SETBACKS IN SM-UP ZONES

Not required as site does not abut any of the applicable streets on MAP A for 23.48.735

23.48.740 – STREET-LEVEL DEVELOPMENT STANDARDS IN SM-UP ZONES

A. Street facing facades of a structure must be built to the lot line except as follows:

A.3 For Class III pedestrian streets as shown on MAP A for 23.48.740, the street-facing facade of a structure may be set back up to 12 feet from the street lot line subject to the following:

A.3.a the setback area shall be landscaped

A.3.b Additional setbacks are permitted for up to 30% of the length of portions of the street-facing facade that are set back from the street lot line, provided that the additional setback is located 20 feet or more from any street corner.

B. Required usable open space (not required because lot is under 30,000 sf)

C. Through Block pedestrian connections (not required because lot is under 40,000 sf)

23.48.755 – SCREENING IN SM-UP ZONES

A.Parking in structures located above street level in a garage shall be screened on class III pedestrian streets as shown on Map A foor 23.48.740.

23.48.785 – PARKING LOCATION, ACCESS, AND CURB CUTS

A.1 No more than 50% of all the parking may be located above grade;

23.54.015 REQUIRED PARKING AND MAXIMUM PARKING LIMITS

Table B - Residential required parking:
All residential uses within urban centers have no minimum requirement

K BICYCLE PARKING

Table D – Bicycle Parking:
Multi-family = 1 long term / dwelling unit + 1 / 20 dwelling units short term
For residential uses, after the first 50 spaces are provided, additional spaces are required at 3/4 the ratio shown in this table D.
K.2 Provide long-term in secure locations, accessed separately from vehicles, no carrying of bicycles allowed, long-term shall have full weather protection
K.3 Bicycle parking for residential uses shall be located on-site
K.9 parking spaces within dwelling units or on balconies do not count toward the required bicycle parking.

23.54.030 PARKING SPACE STANDARDS

B.1.b Residential Uses: provide minimum 60% medium stalls. When parking spaces are striped for large vehicles, the minimum required aisle width shall be as shown for medium vehicles.

D.1.c Residential Driveways that serve 30 or more spaces shall be at least 20 feet wide for 2-way traffic.

E.1 Parking aisle for 90 degree stalls small = 20', medium = 22', large = 24' (22' in residential uses per B.1.b above)

F.8 Sight triangles not required when access to parking is from alley

K. Pedestrian access to garage - flexible-use parking: min one (1) pedestrian access walkway or route shall be provided from public ROW (includes alley, fire exit doors or lobbies.

L. Electronic Vehicle charging infrastructure: Residential parking in garage for multiple residences min 20% of provided spaces shall be EV-ready. Must include at least one accessible parking space.

23.54.035 Loading Berth

N/A - not required for residential, commercial spaces too small (under 40,000 sf)

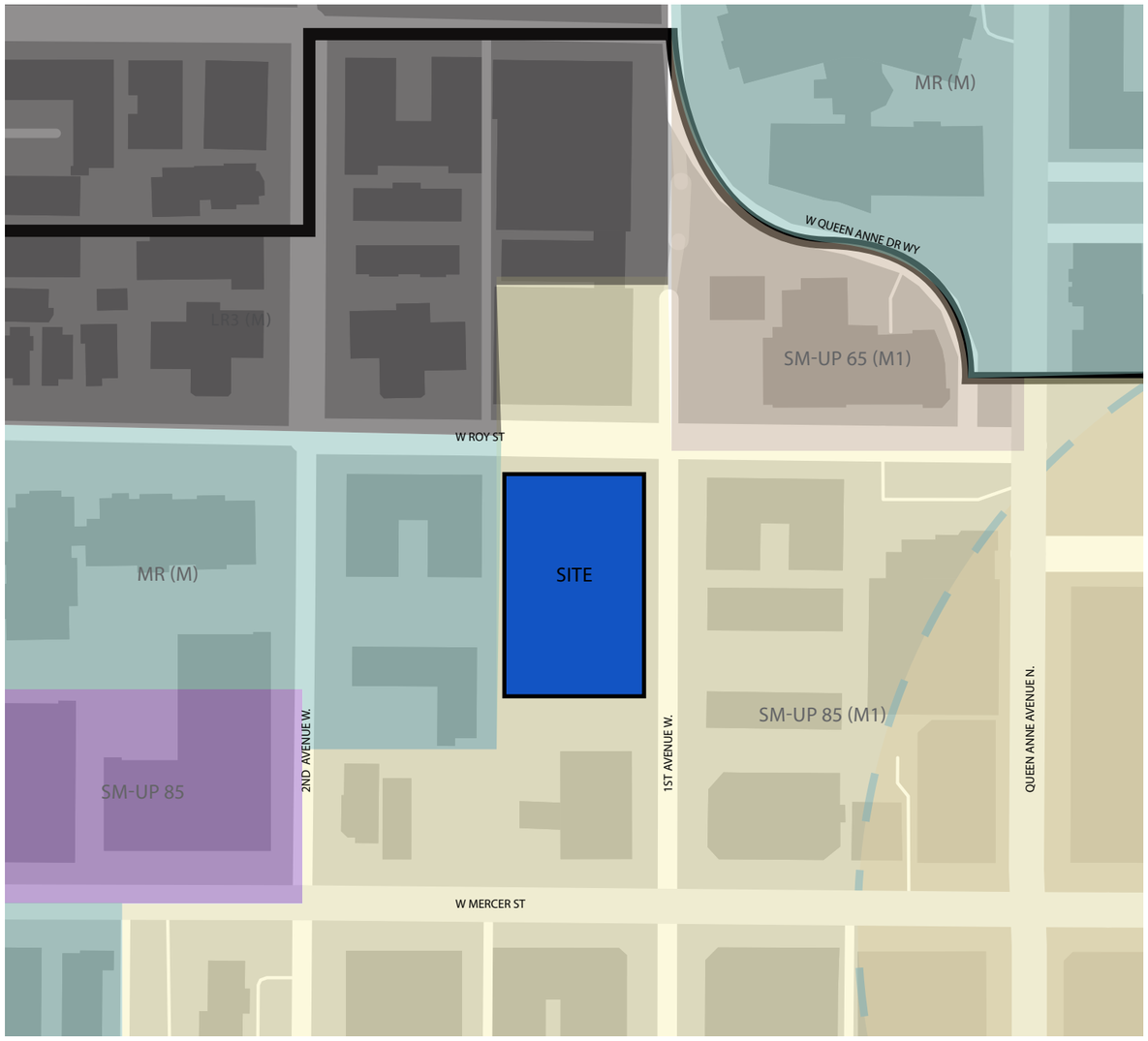
23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE

Table A -
More than 100 dwelling units = 575 sf + 4 sf for each add'l unit above 100

C. Minimum area for storage space may be reduced by 15% if minimum horizontal dimension is 20'

D. Minimum horizontal dimension of required storage is 12'

F. 2 Cu. Yd. containers placed no more than 50' from collection location, ramps 6% max. Note that per Solid Waste Checklist un-compacted 2 Cu. Yd. containers may be picked up from within trash room.

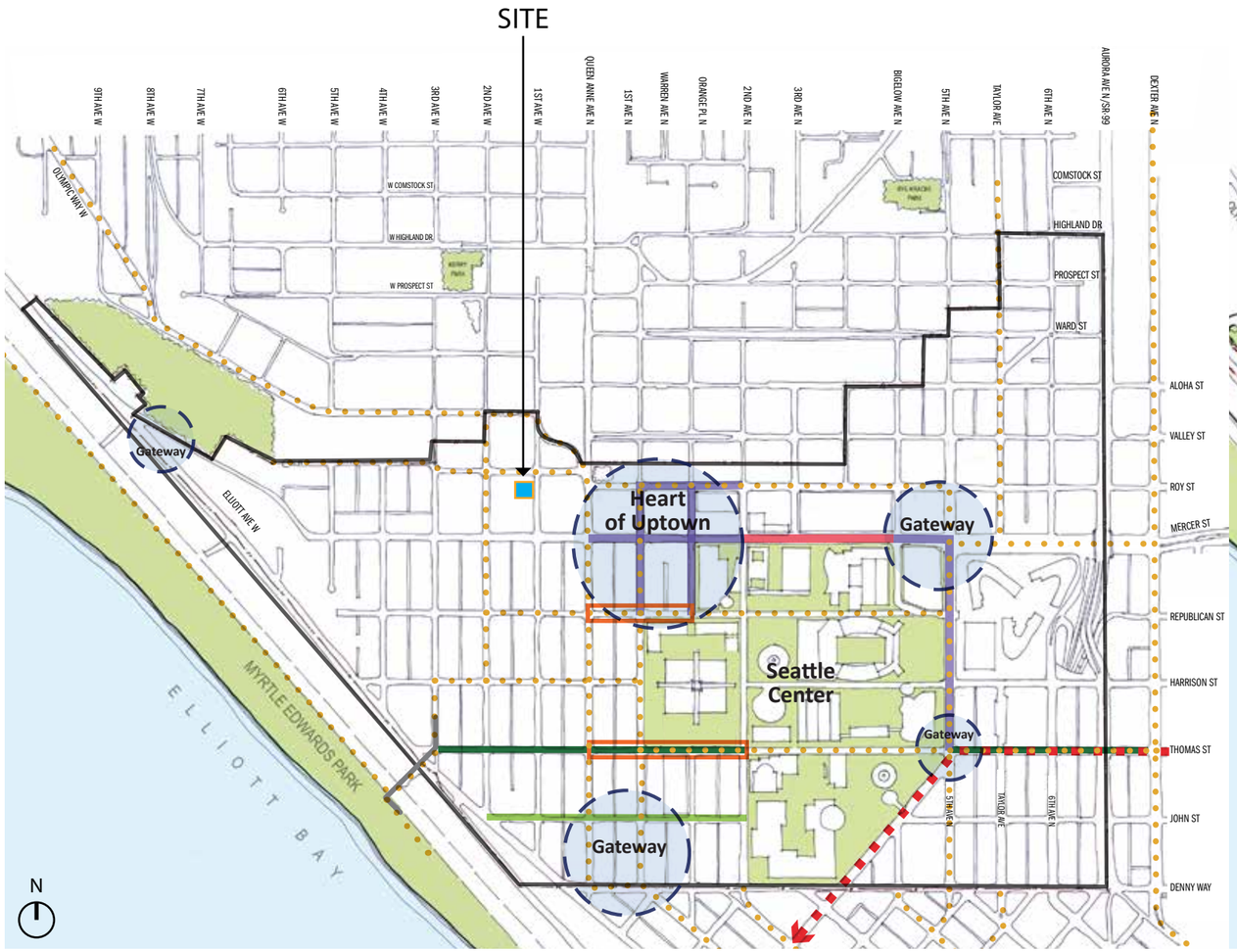


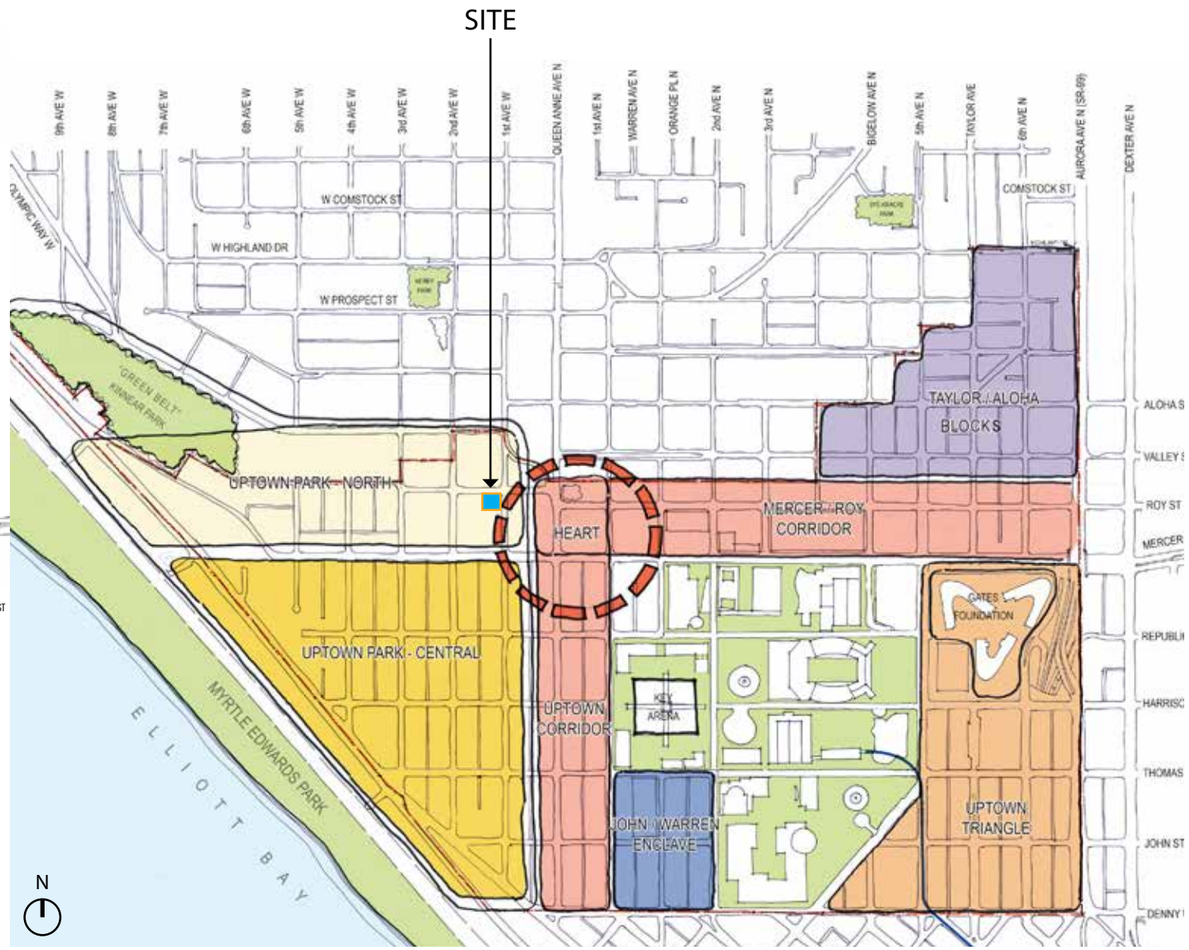

BAYVIEW
W ROY ST
SITE

02 NEIGHBORHOOD ANALYSIS + SITE CONTEXT

NEIGHBORHOOD ANALYSIS







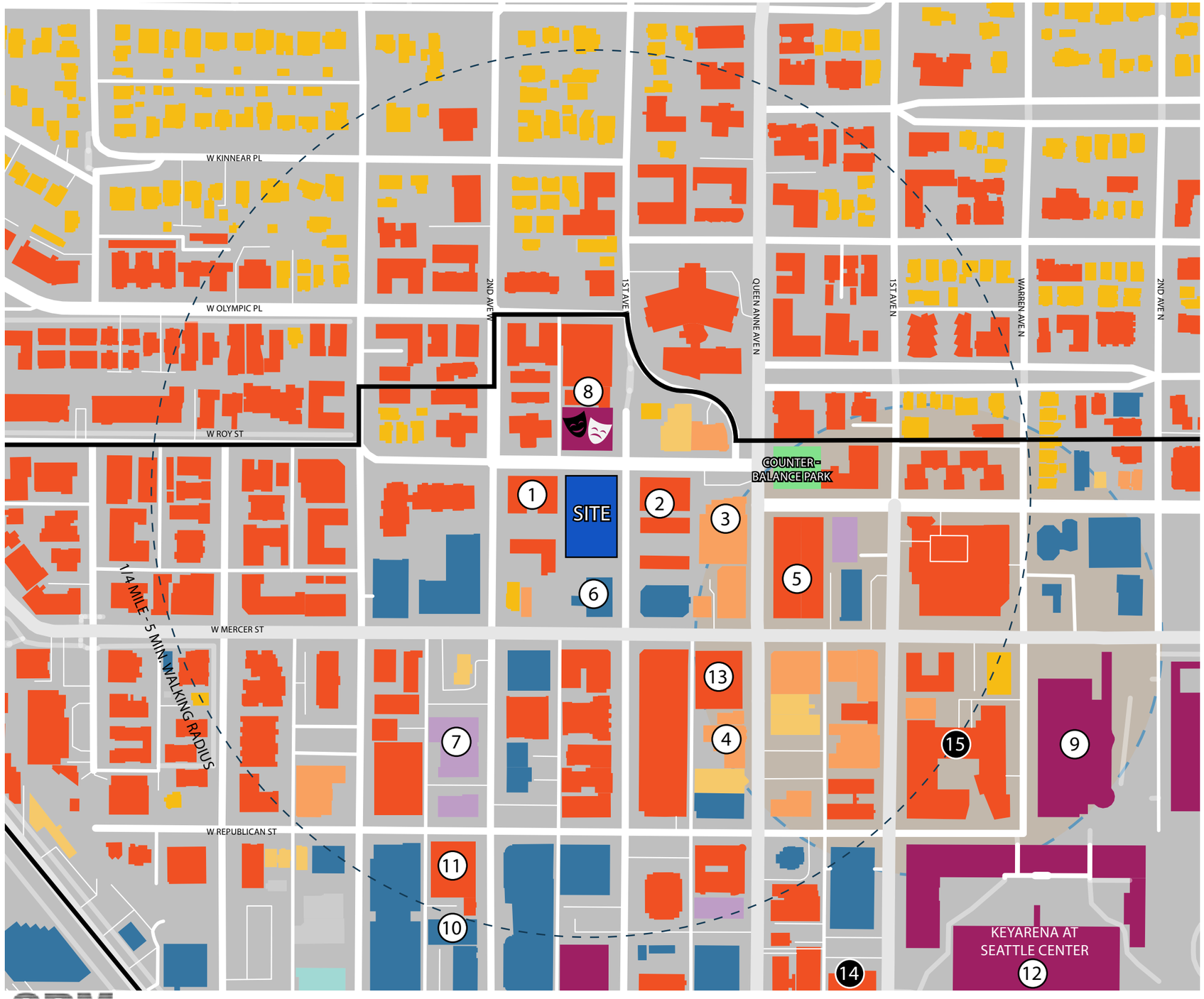
NEIGHBORHOOD EXTENT

The site is located in the Uptown neighborhood.

NEIGHBORHOOD CHARACTER

Based on the Uptown Urban Design Framework Study 2016, Six distinct subareas comprise the Uptown Urban Center: Uptown park, Heart of Uptown, Mercer Roy Corridor, Aloha/Taylor, Uptown Triangle, and Aloha/Taylor Blocks.

NEIGHBORHOOD DEVELOPMENT & USES



MULTI-HOUSING

INSTITUTIONAL

RELIGIOUS

STRUCTURED PARKING

COMMERCIAL FOOD

COMMERCIAL RETAIL

SINGLE-FAMILY HOUSING

HOSPITALITY

OFFICE

TRANSIT

PARK

HEART OF UPTOWN

5 MINUTE WALKING RADIUS

URBAN CENTER BOUNDARY

N



1. CHANDLER HALL APARTMENTS
(SEATTLE HISTORICAL SITE)



2. DEL ROY APARTMENTS
(SEATTLE HISTORICAL SITE)



3. ROYSTONE APARTMENTS
(FUTURE DEVELOPMENT)



4. UPTOWN THEATER



5. MARQUEEN HOTEL
(SEATTLE HISTORICAL SITE)



6. BANK OF AMERICA



7. SEATTLE FIREFIGHTERS LOCAL 27



8. ON THE BOARDS, BEHNKE CENTER FOR CONTEMPORARY PERFORMANCE (SEATTLE HISTORICAL SITE)



9. SEATTLE REPERTORY THEATRE



10. 95-UNIT APARTMENT BUILDING
(FUTURE DEVELOPMENT)



11. ZELLA - MIXED USE - 128 UNITS



12. KEYARENA
(PLANNED RENOVATION)



13. UPTOWN 11 - MIXED USE



14 ASTRO - MIXED USE
RUNBERG AND SRM

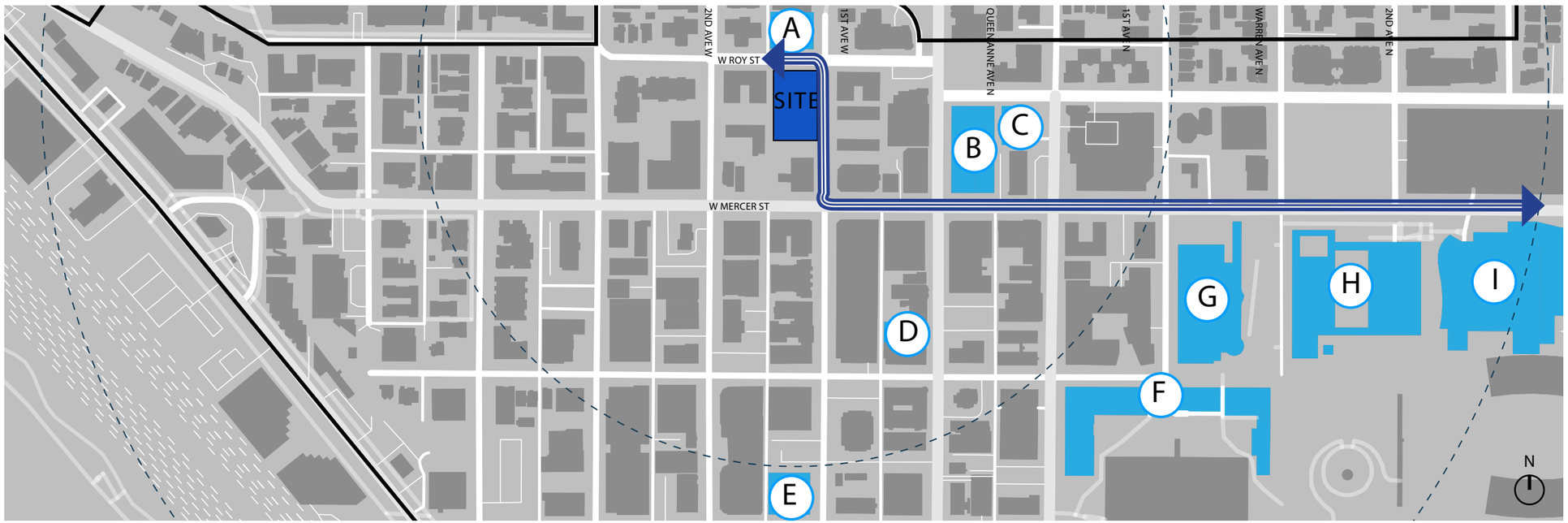


15 EXPO - MIXED USE
RUNBERG

UPTOWN ARTS & CULTURE COALITION/ UPTOWN ARTS DISTRICT

UPTOWN

Uptown Arts & Culture Coalition Members within 1/2 mile radius of the project. The Uptown Arts & Culture Coalition is a Seattle non-profit organization for advancing the Arts in Uptown. It supports artists, businesses, neighborhood residents, and civic leaders to increase the participation in and growth of arts and culture in the Uptown neighborhood and across Seattle.





A ON THE BOARDS, BEHNKE CENTER FOR CONTEMPORARY PERFORMANCE



B MARQUEEN HOTEL'S TIN LIZZIE LOUNGE



C ST. PAUL'S EPISCOPAL CHURCH



D SIFF CINEMA UPTOWN

ARTSFUND

E ARTS FUND



F KEXP, SIFF FILM CENTER, THE VERA PROJECT



G SEATTLE REPERTORY THEATRE





H INTIMAN THEATRE, PACIFIC NORTHWEST BALLET



I MCCAW HALL

EXAMPLES OF ART AND CULTURE IN THE DISTRICT









The installation of street signs, artwork, lighting, and banners are some of the ways Uptown identifies themselves as an Art and Culture District. Uptown Alliance noted to the design team that they support the inclusion of these features in the design and the integration of the Uptown logo in signage to help create a neighborhood identity.



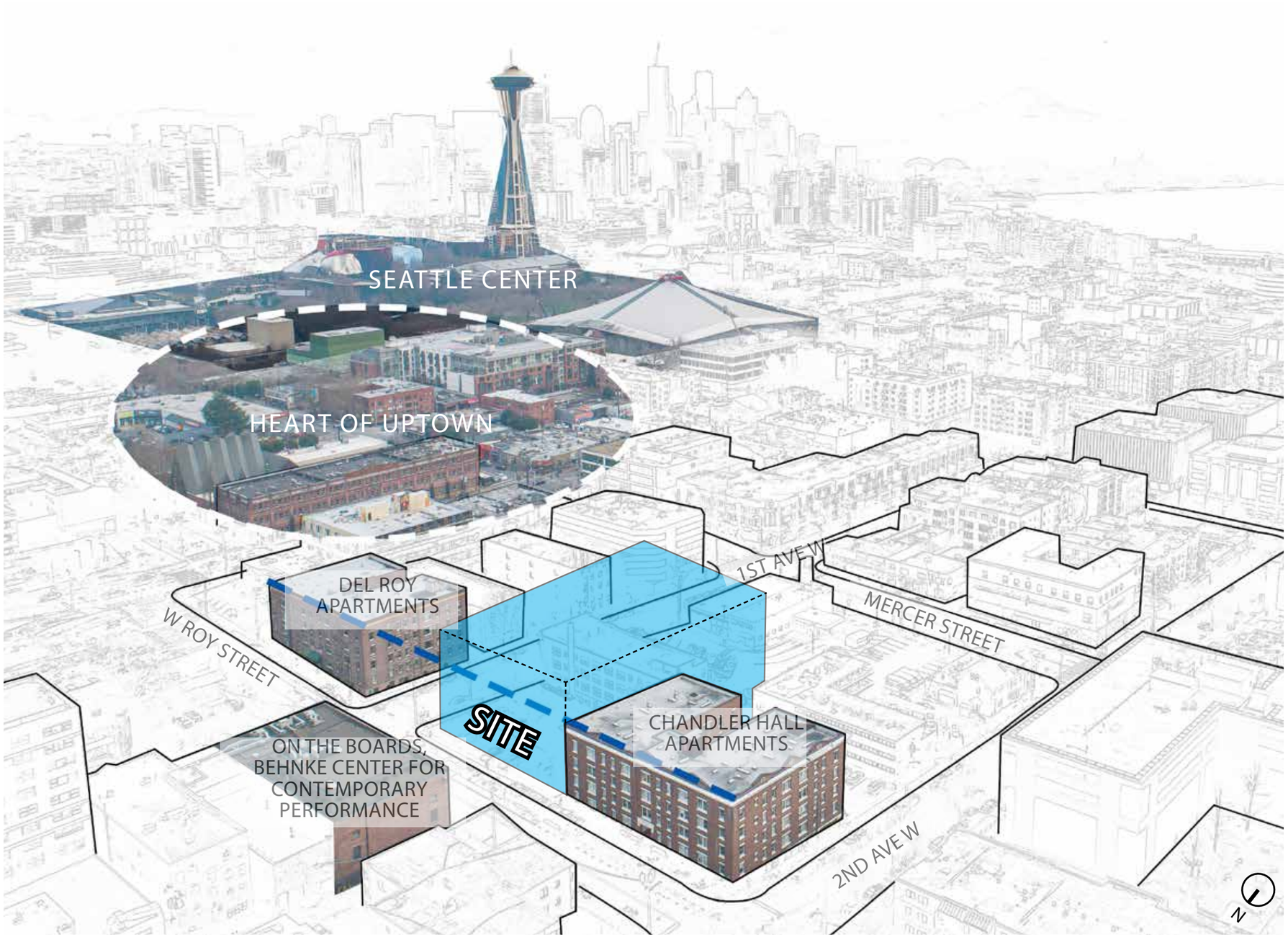
BANNERS



ARTWORK



LIGHTING


SEATTLE CENTER
HEART OF UPTOWN
DEL ROY APARTMENTS
W ROY STREET
1ST AVE W
MERCER STREET
SITE
CHANDLER HALL APARTMENTS
ON THE BOARDS, BEHNKE CENTER FOR CONTEMPORARY PERFORMANCE
2ND AVE W
N

OPPORTUNITIES

1. CORNER LOT WITH HIGH VISIBILITY
2. CLOSE PROXIMITY TO SEATTLE CENTER AND HEART OF UPTOWN
3. EASY ACCESS TO PUBLIC TRANSIT - TWO BUS STOPS ARE LOCATED NEAR THE INTERSECTION OF W ROY ST AND 2ND AVE W
4. SOLAR ACCESS
5. HIGHLY WALKABLE / VERY BIKEABLE SITE (WALKSCORE = 96, BIKESCORE = 82)
6. OPPORTUNITY TO CREATE VIBRANT PEDESTRIAN ACTIVITY AT THE INTERSECTION OF W ROY ST AND 1ST AVE W
7. OPPORTUNITY TO RELATE TO THE BEHNKE CENTER FOR CONTEMPORARY PERFORMANCE ACROSS THE STREET AND EXPAND UPTOWN'S ART AND CULTURAL IDENTITY

CONSTRAINTS

8. UTILITY POLES ALONG 1ST AVE W
9. CLOSE PROXIMITY TO ADJACENT CHANDLER HALL APARTMENTS

URBAN CENTER BOUNDARY

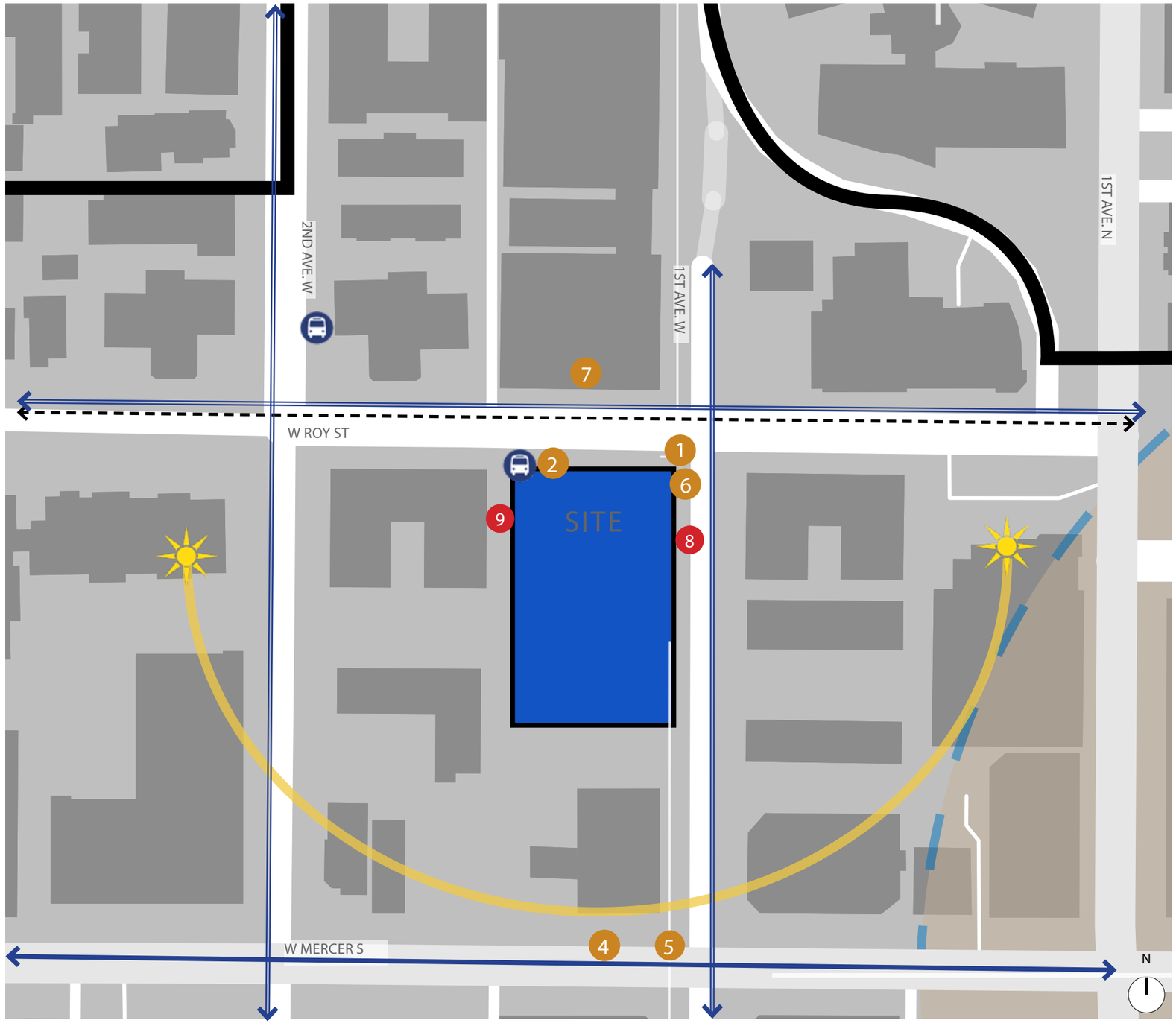
HEART OF UPTOWN

MINOR ARTERIAL / MAJOR TRANSIT ROUTE

MINOR ARTERIAL / MINOR TRANSIT ROUTE

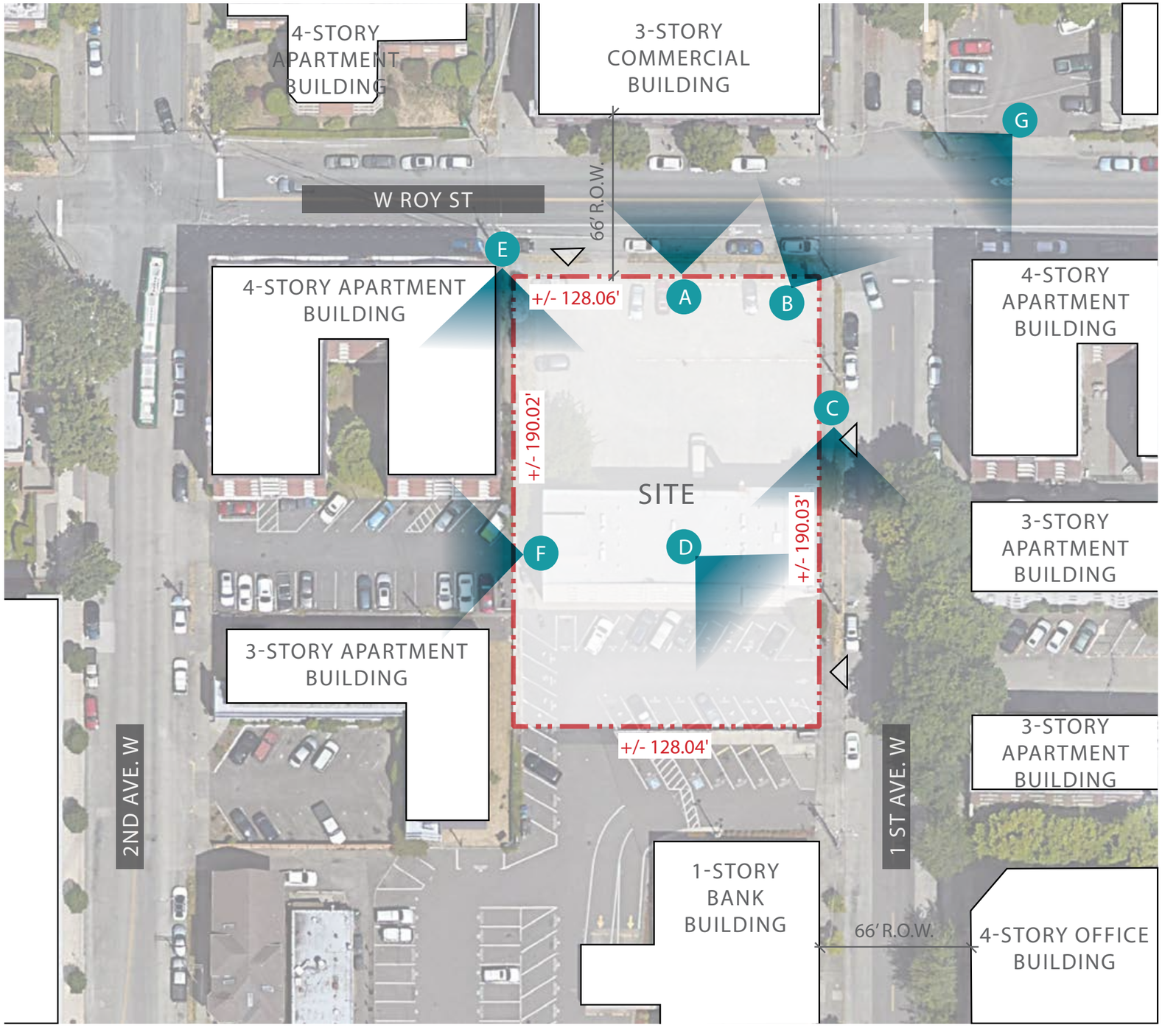
BIKE TRAFFIC

BUS STOP



RUNBERG ARCHITECTURE GROUP

EXISTING SITE PLAN / SURVEY / TREE SURVEY



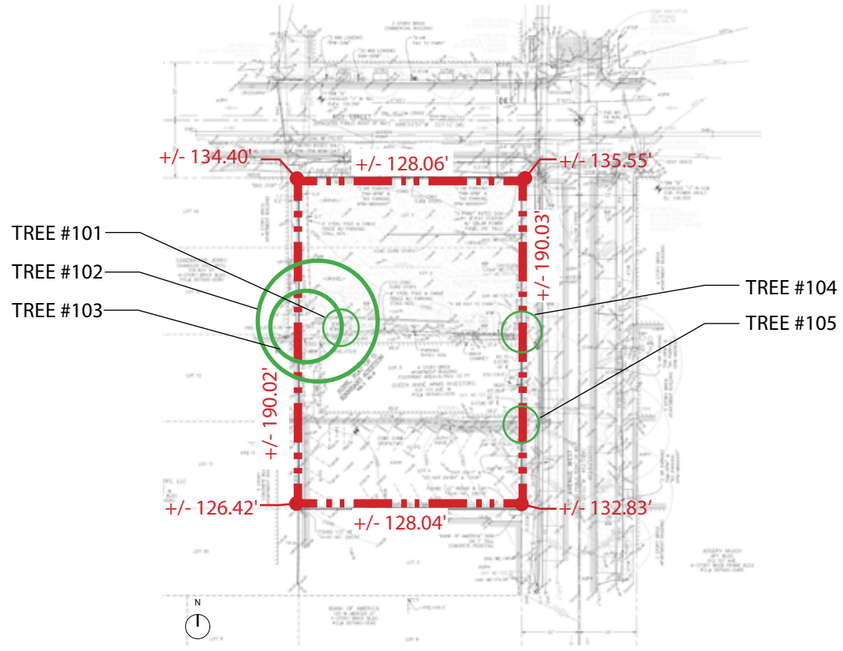
EXISTING SITE PLAN

PROPERTY LINE

CURRENT VEHICULAR ENTRY

LEGAL DESCRIPTION

LOTS 1 THROUGH 4, BLOCK 10, SUPPLEMENTAL PLAT OF G. KINNEAR'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 62, IN KING COUNTY WASHINGTON



THE WATERSHED COMPANY

SRM Roy
100 W Roy St.
Seattle, WA (parcel #3879900640)

Tree Inventory Table
Table Issued: 1/31/2020
Site Visit: 01/14/2020

TAG #	TREE NAME	E / D/C	# STEMS	DBH (IN)	CANOPY (FT)	CONDITION	SIGNIFICANT	EXCEPTIONAL	NOTES
101	Ilex aquafolium (English Holly)	E	1	**7.5**	14	Fair	N	N	Has lean toward parking lot.
102	Prunus sp. (Cherry species)	D	4	**19.6**	32	Poor	Y	N	Pruned. Suckers. Presence of decay.
103	Prunus sp. (Cherry species)	D	3	**18.0**	27	Fair	Y	N	Large roots.
104	Ilex aquafolium (English Holly)	E	1	**22.0**	13	Good	N	N	80% of RZ covered with pavement.
105	Ilex aquafolium (English Holly)	E	5	**11.9**	12	Good	N	N	90% of RZ covered with pavement.



A. ON THE BOARDS, BEHNKE CENTER FOR CONTEMPORARY PERFORMANCE (SEATTLE HISTORICAL SITE) ACROSS ROY ST W LOOKING NORTH



B. PARKING LOT ACROSS ROY ST W LOOKING NORTHEAST



C. 1ST AVE. W LOOKING SOUTH



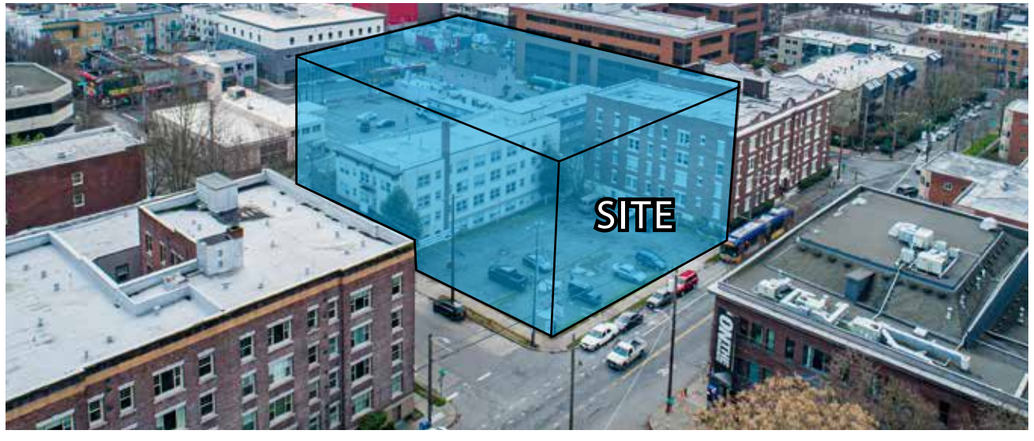
D. VIEW OF SEATTLE CENTER FROM SITE



E. BETWEEN THE SITE AND CHANDLER APARTMENTS



F. PARKING LOOKING WEST



G. SOUTHWEST AERIAL VIEW OF THE SITE

STREET CHARACTER STUDIES - W ROY ST



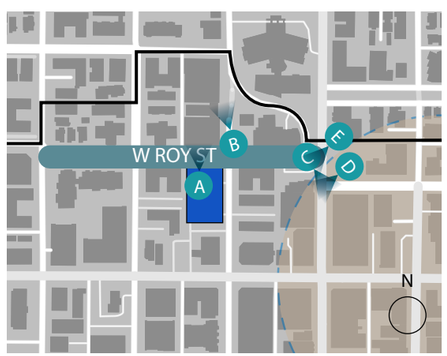
A. THE SITTING ROOM AT ON THE BOARDS, BEHNKE CENTER FOR CONTEMPORARY PERFORMANCE



B. ON THE BOARDS, BEHNKE CENTER FOR CONTEMPORARY PERFORMANCE



C. CAFFE LADRO AT MARQUEEN HOTEL WITH OUTDOOR SITTING



STREET SECTION KEY PLAN



D. FUTURE PROJECT - A TWO-STORY 30-UNIT ADDITION TO EXISTING TWO-STORY APARTMENT BUILDING



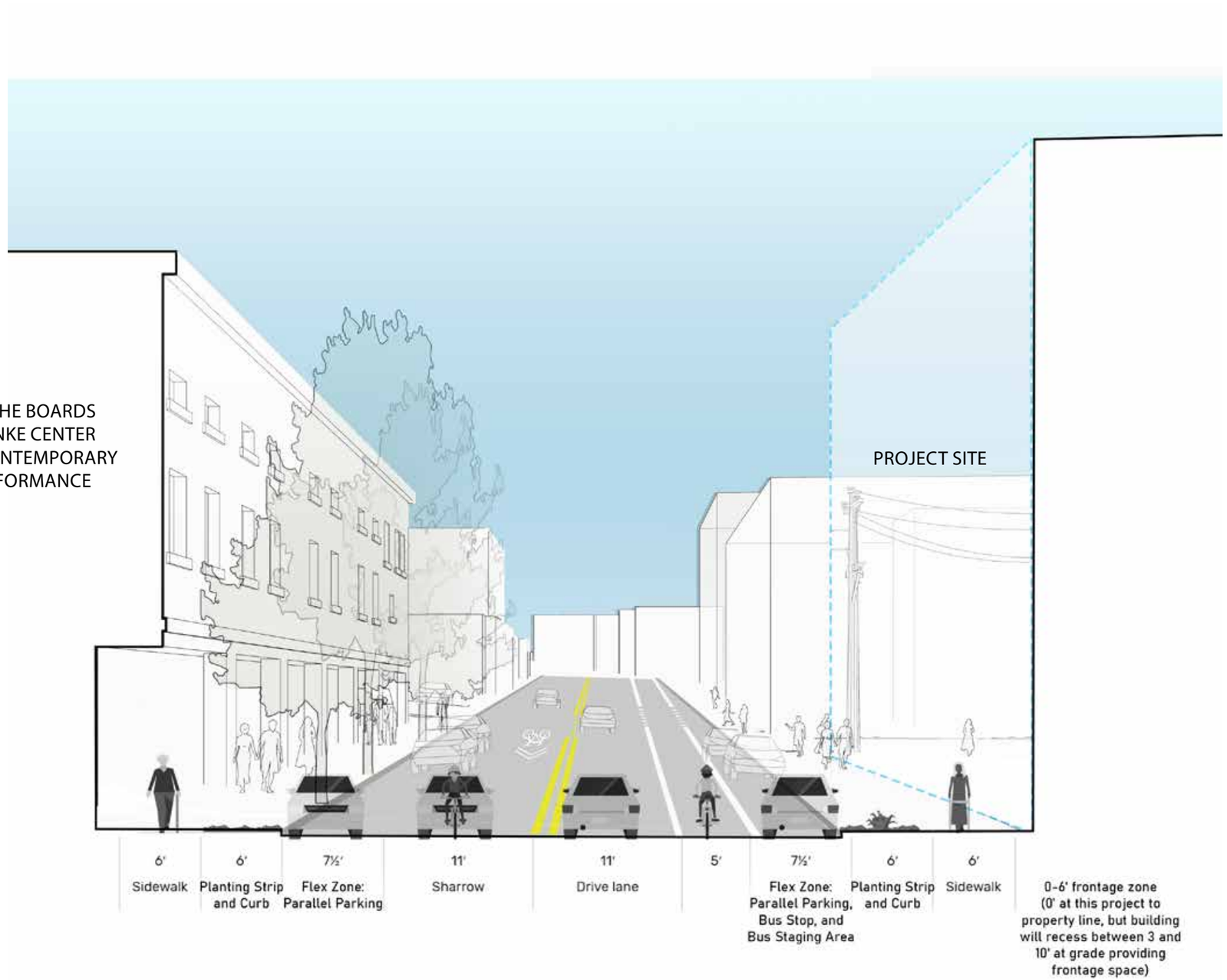
E. FUTURE PROJECT - 8-STORY, 93-UNIT APARTMENT BUILDING WITH GENERAL RETAIL SALES AND SERVICE

URBAN VILLAGE NEIGHBORHOOD
STREET

W Roy St is a Minor arterial with bus stops and bike lanes. Between 2nd Avenue W and Queen Anne Avenue N, few retail stores are lined up along W Roy St. Residential uses become more pronounced west of 2nd Avenue W. with more low rise apartments and single-family houses. Future projects on the intersection of W Roy Street and Queen Anne Avenue N can potentially make W Roy Street more active. The streetscape section on the right shows the On Boards building directly opposite of the project site.



STREET SECTION KEY PLAN



STREETSCAPE SECTION:ROY ST W

STREET CHARACTER STUDIES - 1ST AVENUE W



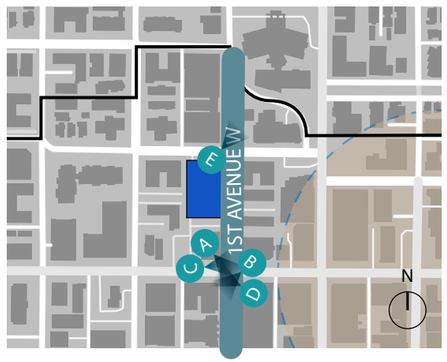
A. SAFEWAY



B. RETAIL ALONG 1ST AVE. W



C. OFFICE BUILDING



STREET SECTION KEY PLAN



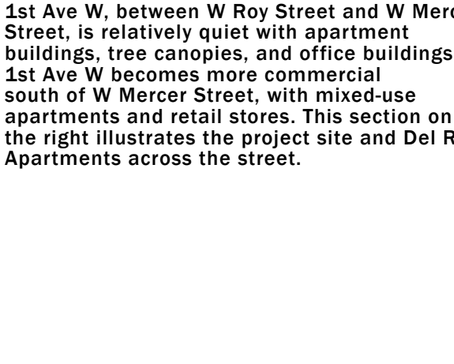
D. BANK OF AMERICA



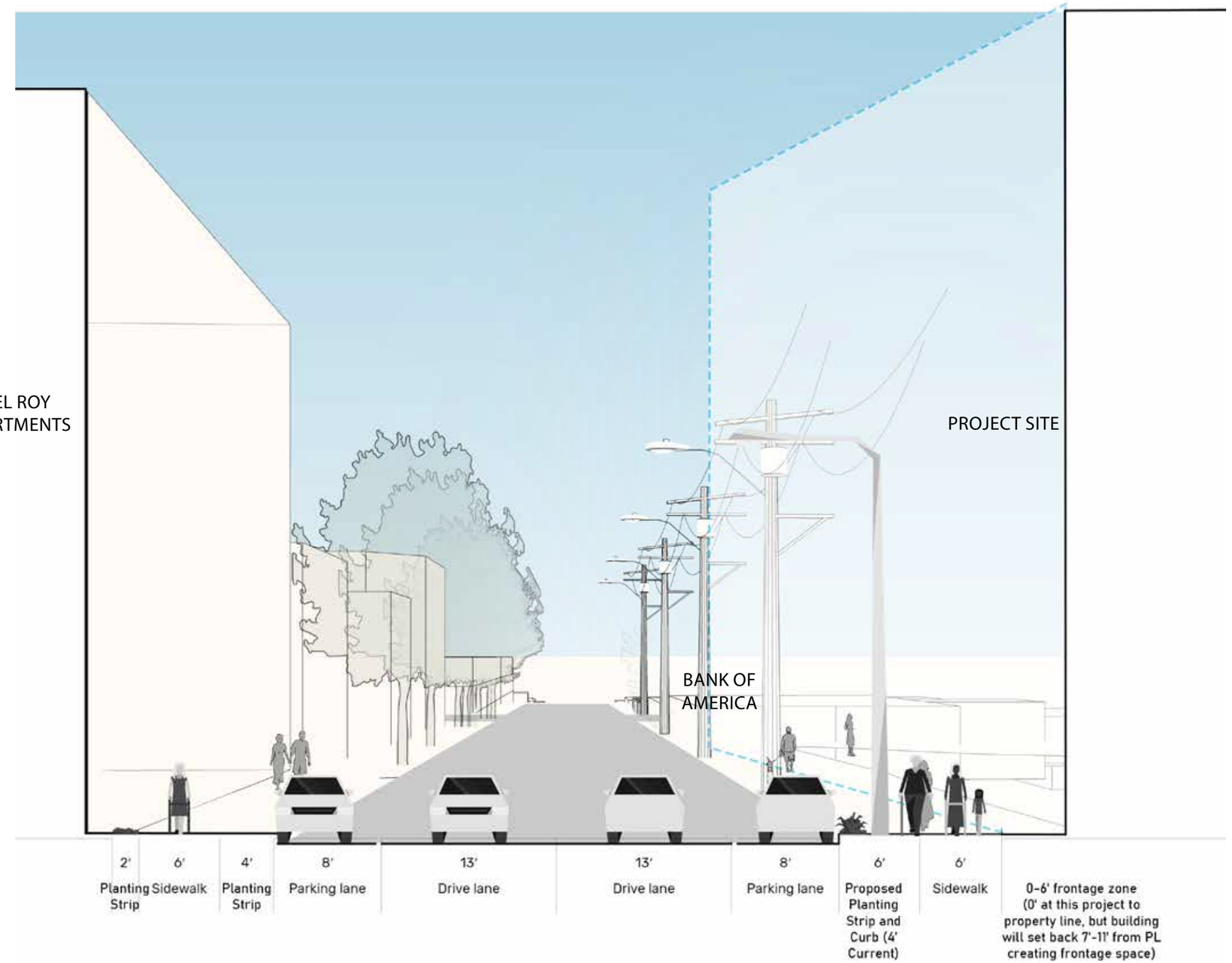
E. 1ST AVE W ENDING AT HILL CLIMB

URBAN VILLAGE NEIGHBORHOOD STREET

1st Ave W, between W Roy Street and W Mercer Street, is relatively quiet with apartment buildings, tree canopies, and office buildings. 1st Ave W becomes more commercial south of W Mercer Street, with mixed-use apartments and retail stores. This section on the right illustrates the project site and Del Roy Apartments across the street.



STREET SECTION KEY PLAN



STREETSCAPE SECTION:1ST AVENUE W



03 DESIGN GUILDLINES + CONCEPT DEVELOPMENT



NEIGHBORHOOD DESIGN GUIDELINES

CS1 NATURAL SYSTEMS & SITE FEATURES



Approach: Planters and stoops in front of the ground level units along 1st Ave W create a transition between public and private spaces.

CS1.B SUNLIGHT AND NATURAL VENTILATION

CS1.B.2 Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

CS1.B.3 Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

UPTOWN SUPPLEMENTAL GUIDANCE:

CS3.1.a. Topography: Step the elevation of ground floors so hat building entrances and ground floors rough match the street grade.

CS3.1. b. Design the building massing to steep with grade using techniques such as changes in breaks in the roof-line, vertical and horizontal modulation and stepping facades.

CS3.1. e. Design ground-level treatments that create a safe, attractive transition between the building, site and the sidewalk such as terraces, stoops, rockeries, stairs, and landscaping, or other positive approaches used on adjacent properties. Create a transition between ground level interior and adjacent pedestrian areas and public sidewalks that achieves a balance of transparency for safety (eyes on the street) and screening for privacy.

CS3.2. Plants and Habitat: Create habitat landscapes of native species in building setbacks, right-of-ways, green roofs, walls and gardens. Look for opportunities to contribute to neighborhood and citywide connective habitats for insets and bird, while providing a safe environment for pedestrians.

CS2 URBAN PATTERN AND FORM



Approach: The building establishes a horizontal datum line that matches with the adjacent buildings: Del Roy apartments and Chandler Hall Apartments. A strong corner expression relates to the On the Boards, Behnke Center for Contemporary Performance across the street. Brick is proposed to form this datum and create a historic tie to the neighborhood character.

CS2.A LOCATION IN THE CITY AND NEIGHBORHOOD

CS2.A.1 Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place.

CS2.B ADJACENT SITES, STREETS AND OPEN SPACES

CS2.B.2 Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape- its physical features and its function- in sitting and designing the building.

CS2.D HEIGHT, BULK, AND SCALE

CS2.D.1 Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2.D.5 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.

UPTOWN SUPPLEMENTAL GUIDANCE:

CS2.3.a. Corner Sites: Generally, buildings with Uptown should meet the corner and not be set, except for gateway locations. Buildings, retail treatments, and open spaces should address the corner and promote activity.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER



Approach: The design explores both the contemporary design and the existing character of neighboring buildings. The corner of the building includes signage that refers to Uptown's art and cultural identity.

CS3.A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

CS3.A.2 Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials and other means.

CS3.A.3 Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

UPTOWN SUPPLEMENTAL GUIDANCE:

CS3.1.a. Placemaking: include design features that make the Arts and Cultural District visible to pedestrian such as interpretive panels, banners, plaques, building names, way-finding, signage and art.

PL1 CONNECTIVITY



Approach: Transparency and at-grade open space along the lobby and residential units provide visual connections to the street

PL1.A NETWORK OF OPEN SPACES

PL1.A.2 Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life.

UPTOWN SUPPLEMENTAL GUIDANCE:

PL1.1. Enhancing Open Spaces: Locate plazas intended for public use at or near grade to promote both a physical and visual connection to the street. Where publicly accessible plazas abut private open space, use special paving materials, landscaping and other element to provide clear definition between the public and private realms.

PL3 STREET LEVEL INTERACTION



Approach: The lobby entrance is clearly marked with a double height setback and corner facade treatment. Weather protection is provided and changes to accent the entry

PL3.B RESIDENTIAL EDGES

PL3.B.1 Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches...to indicate the transition from one type of space to another.

UPTOWN SUPPLEMENTAL GUIDANCE:

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

PL3.I.b. Entries: Individual or unit entrances in buildings that are accessed from the sidewalk or other public spaces should consider safety sightlines as well as safety features such as decorative fencing and high visibility gating. Landscaping should be consistent with these features.

PL3.I.c. Entries: The use of distinctive paving, detailing, materials and landscaping, and artistic designs with cultural references is strongly encouraged. Building addresses and names (if applicable) should be located at entrances, and tastefully crafted

PL4 ACTIVE TRANSPORTATION



Approach: Bike storage is provided indoors and out at grade with easy access to the existing bike path on W. Roy Street.

PL4 ACTIVE TRANSPORTATION

PL4.B.1 Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

UPTOWN SUPPLEMENTAL GUIDANCE:

PL4.2.b Bike Connections. Facilitate connections to major bicycle infrastructure

DC2 ARCHITECTURAL CONCEPT



Approach: The facade reflects the Uptown Arts and Cultural District by empathizing the idea of rhythm and movement, using textured materials and facade design features inspired by theater curtains

DC2.D SCALE AND TEXTURE

DC2.D.1 Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining wall, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

DC2.D.2 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.

UPTOWN SUPPLEMENTAL GUIDANCE:

DC2.1 Architectural Context Architecture that emphasizes human scale, streetscape rhythm, quality detailing and materials is more important than consistency with a particular period or style. Uptown's evolving and dynamic architectural context embraces a range of historical styles, and modern innovative design that reflects the Uptown Arts and Cultural District.

DC2.4 Dual Purpose Elements: The use of exterior canopies or other weather protection features is favored throughout Uptown for residential and commercial uses. Canopies and awnings should be sized to the scale of the building and the pedestrian, and blend well with the building and surroundings.

DC2.5.a Response to Context: Integrate and transition to a surrounding fabric of differing heights; relate to existing visual datums, the street wall and parcel patterns. Respond to prominent nearby sites and/or sites with axial focus or distant visibility, such as waterfronts, public view corridors, street ends.

DC2.5.c Tall Form Design: Avoid long slabs and big, unmodulated boxy forms, which cast bigger shadows and lack scale or visual interest. Consider curved, angled, shifting and/or carved yet coherent forms. Shape and orient tall floor plates based on context, nearby opportunities and design concepts, not simply to maximize internal efficiencies. Modulation should be up-sized to match the longer, taller view distances.

DC2.5.d Intermediate Scales: To mediate the extra height/scale, add legible, multi-story intermediate scale elements: floor groupings, gaskets, off-sets, projections, sky terraces, layering, or other legible modulations to the middle of tall forms. Avoid a single repeated extrusion from base to top.

DC2.5. e Shape & Design All Sides: Because tall forms are visible from many viewpoints/ distances, intentionally shape the form and design of all sides (even party walls), responding to differing site patterns and context relationships. Accordingly, not all sides may have the same forms or display identical cladding

DC4 EXTERIOR ELEMENTS & FINISHES



Approach: The project will incorporate durable high quality materials.

UPTOWN SUPPLEMENTAL GUIDANCE:

DC4.1.a. Decorative exterior treatments using brick, tile, and/or other interesting more modern exterior finish materials are strongly preferred.

DC4.1.b. Quality exterior finish materials should be incorporated at all levels and on all exterior walls. Materials at the street level should be of the highest quality.

DC4.1.d. The use of stucco is strongly discouraged.

DC4.4 Trees, Landscape and Hardscape Materials Consider the use of permeable pavement or artistic design elements where landscaped design elements are not feasible or sustainable.

UPTOWN PRIORITY DESIGN GUIDELINES:

PRIORITY ISSUES

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

A SAFE, ATTRACTIVE, INVITING PEDESTRIAN ENVIRONMENT.



A STRONG AND VIBRANT HEART OF UPTOWN



INTRODUCING TALLER BUILDING INTO UPTOWN



A TRUE MIXED-USE URBAN CENTER



WELCOMING EDGES SURROUNDING THE SEATTLE CENTER



NEW UPTOWN ARTS AND CULTURAL COALITIONS



ANTICIPATING NEW LIGHT RAIL STATION





CONCEPT: THEATER IN A HISTORIED NEIGHBORHOOD

THE ARCHITECTURAL CONCEPT TAKES THE DESIGN GUIDELINES, CITY AND NEIGHBORHOOD, AND OVERLAYS THEM WITH THE UPTOWN ARTS DISTRICT PRIORITIES.

INSPIRATION IS FOUND IN THE THEATERS, STAGES AND PERFORMANCE HALLS THAT MAKE UP THIS DISTRICT.

THE HISTORIC FABRIC OF QUEEN ANNE IS REFERENCED AND USED TO HELP BREAK DOWN THE MASS OF THE BUILDING AS WELL AS RELATE IT TO ITS NEIGHBORS MAKING IT A PART OF THE FABRIC.

THE STREET LEVEL PEDESTRIAN EXPERIENCE IS CHERISHED AND SUPPORTED BY GENEROUS LANDSCAPING AND ARCHITECTURAL DETAILING.









CONCEPT: ONE OF THE HISTORIC NEIGHBORHOODS OF SEATTLE



A one-room log cabin on the bluff overlooking Elliott Bay, near Denny Way and Western, 1900



The counterbalance north from intersection of Queen Anne Avenue and W Roy St ca 1940.



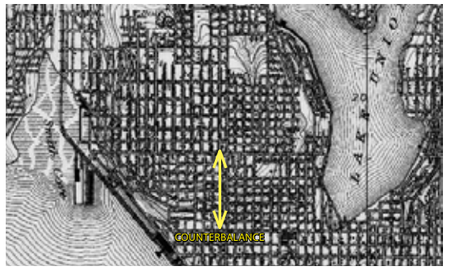
The Uptown Theatre {511 Queen Anne Ave N) opened c 1926



Potlatch Meadows, future site of Seattle Center, 1896



QUEEN ANNE AVENUE -CA. 1902





Cable car on 2nd Ave and W Roy St c 1939

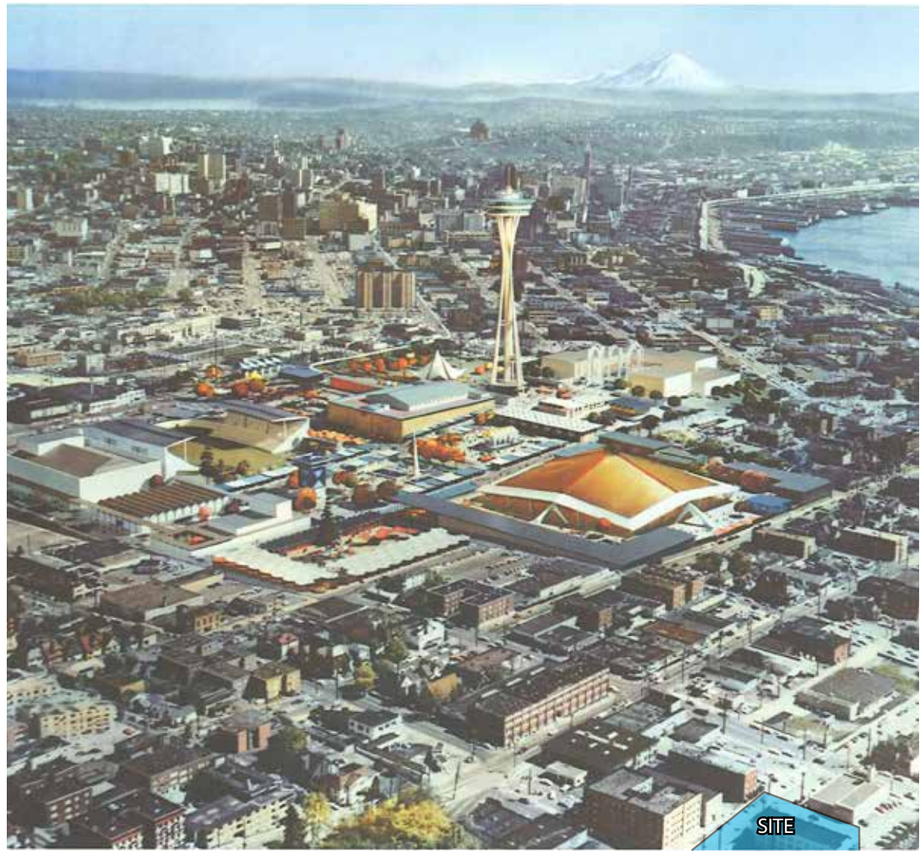
In 1902, a streetcar line was constructed to connect the top of Queen Anne Hill with the remainder of Seattle. A counterbalance system was used to make this possible. A 16-ton underground weight counterbalanced the trolley. The trolley and counterbalance remained on opposite ends of the track. When the trolley is at the bottom moving up, the counterbalance is released from the top of the hill and descends down as the trolley moves up and vice versa.

1800 — SETTLEMENT

1902 — THE COUNTERBALANCE

1912 — REDDING HALL BUILT (USED AS A ASSEMBLY/DANCE HALL)

1926



Conceptual Plan of Seattle World's Fair



In 1965, Redding Hall was acquired by one of Seattle's earliest major theater companies, A Contemporary Theater (ACT). They remodeled the hall for theater use.

In 1998 Redding Hall was acquired by arts organization, On the Boards, for modern dance presentations. The name was changed to the Behnke Center for Contemporary Performance





West Seattle and Ballard Link Extensions

- Preferred alternatives
- Preferred alternatives with third-party funding
- Other Draft EIS alternatives

The Sound Transit Board is currently studying alternatives in a Draft Environmental Impact Statement (EIS) for the West Seattle and Ballard Link Extensions. The studies involve placing a stop at either 1st Ave N and Mercer St or 1st Ave N and Republican St.

1962

1962 SEATTLE WORLD'S FAIR

1998-2020

PRESENT DAY

2035

FUTURE

CONCEPT: THEATER - ON THE BOARDS, BEHNKE CENTER FOR CONTEMPORARY PERFORMANCE

Across from the site is the Behnke Center for Contemporary Performance Building run by On the Boards, a performing art organization. This is the furthest west and also one of the earliest theaters in this arts district. The proposed project draws inspiration from this important anchor to the community.

HISTORY
The Behnke Center for Contemporary Performance Building has a long history of performing arts since the 1910s. Initially, it was constructed as an assembly/dance hall in 1912. During the 1920s and 1930s it continued to operate as a dance hall and lodge room. In 1965, the building was remodeled into a theater for the A Contemporary Theater (ACT) company. In 1998, it was acquired by the On the Boards.

CURRENT PROGRAM
The main entry for the theater is located on the east elevation facing 1st Avenue West, across Roy just north of the proposed project. The first floor has small businesses and the theater ticket office. The space has a 300 seat main theater (Merill Wright Theater) and an 84 seat studio theater. The building has several programs/performances including:

- Annual performances- featuring artists from the Northwest and around the world
- Festivals – NW New Works, Small Human Festivals

PROGRAMS OUTSIDE OF PERFORMANCES
In additional to performance, the organization has programs such as:

- Artist-In-Residence Program – a program that provides chosen Northwest-based artists development support, free rehearsal spaces, and technical residencies
- Studio Suppers – fundraiser dinner events
- Children Art Workshops during Sunday Performances
- On theBoard Tv – an online platform that distributes/creates contemporary performance films





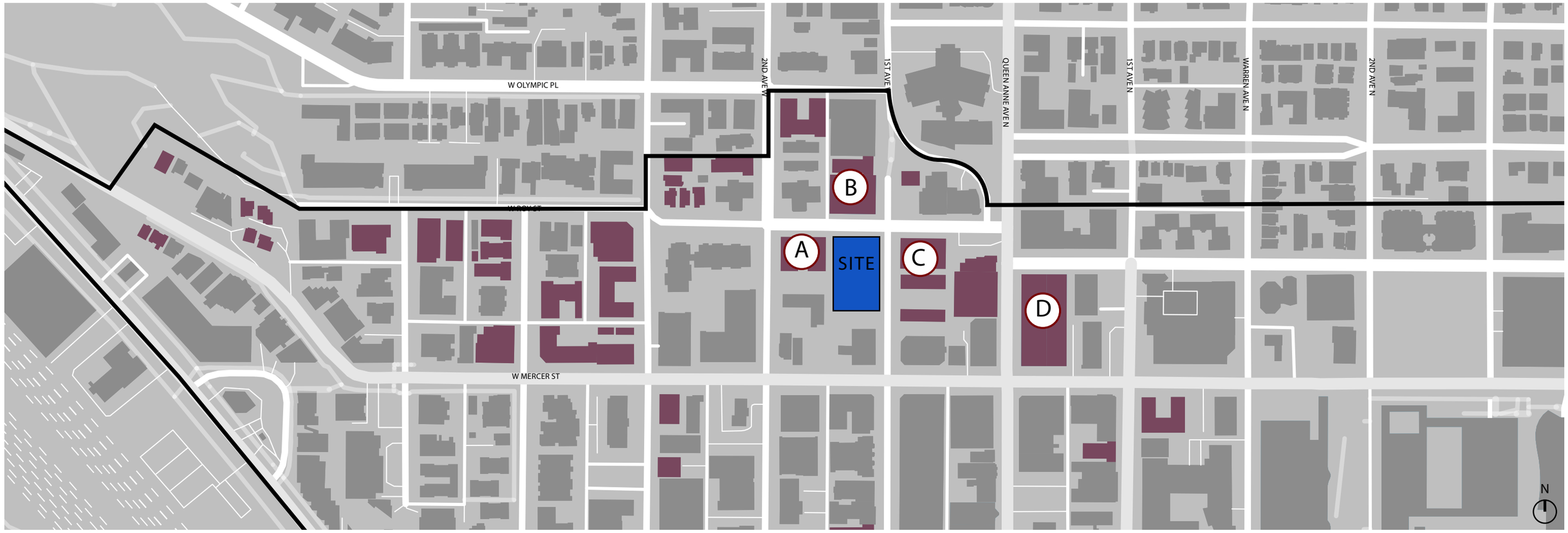








CONCEPT: HISTORIC FABRIC - BUILDINGS BUILT PRIOR TO 1940s





A CHANDLER HALL APARTMENTS
(SEATTLE HISTORICAL SITE)



B ON THE BOARDS, BEHNKE CENTER FOR CONTEMPORARY PERFORMANCE
(SEATTLE HISTORICAL SITE)



C DEL ROY APARTMENTS
(SEATTLE HISTORICAL SITE)



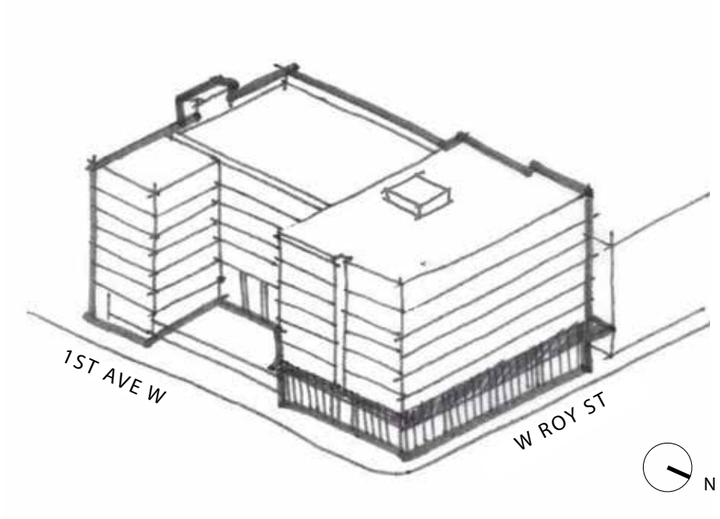
D MARQUEEN HOTEL
(SEATTLE HISTORICAL SITE)


SITE
W ROY ST

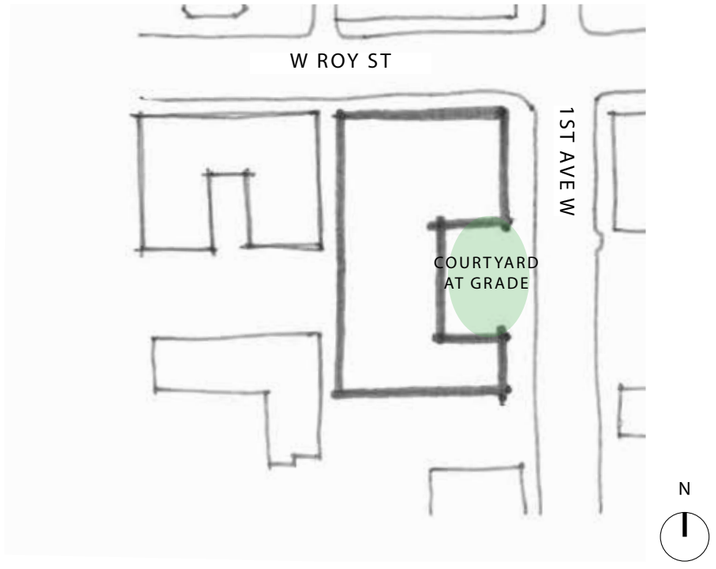
04 MASSING OPTIONS

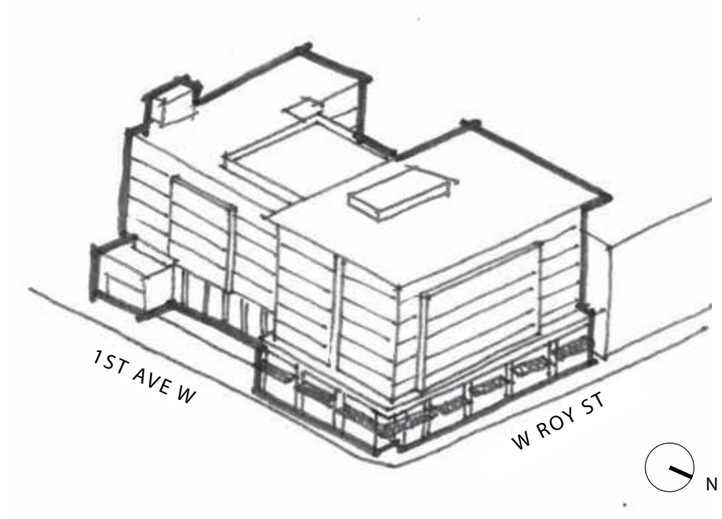


MASSING OPTIONS

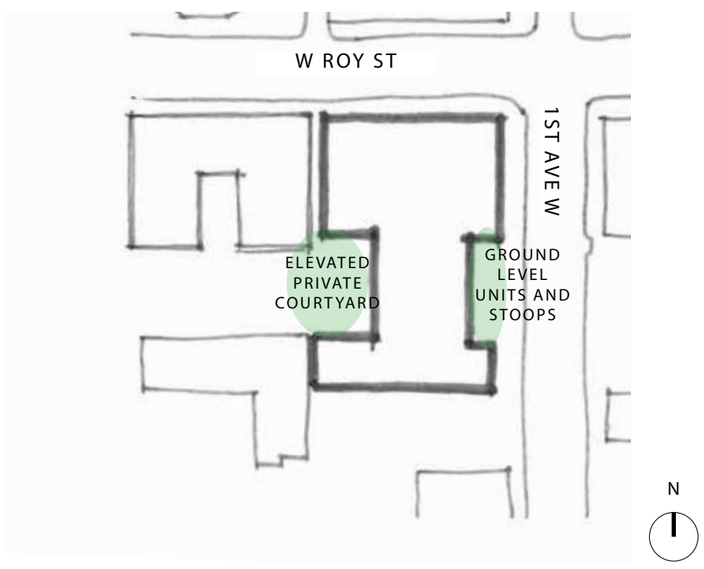


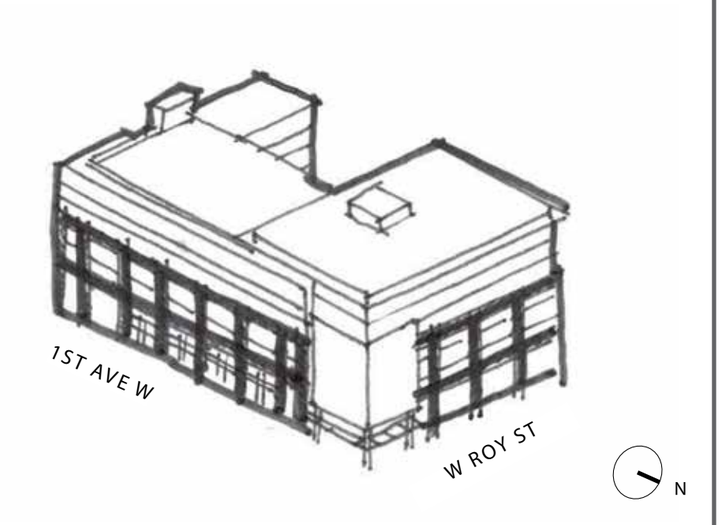
OPTION 1 - "C - SHAPE"



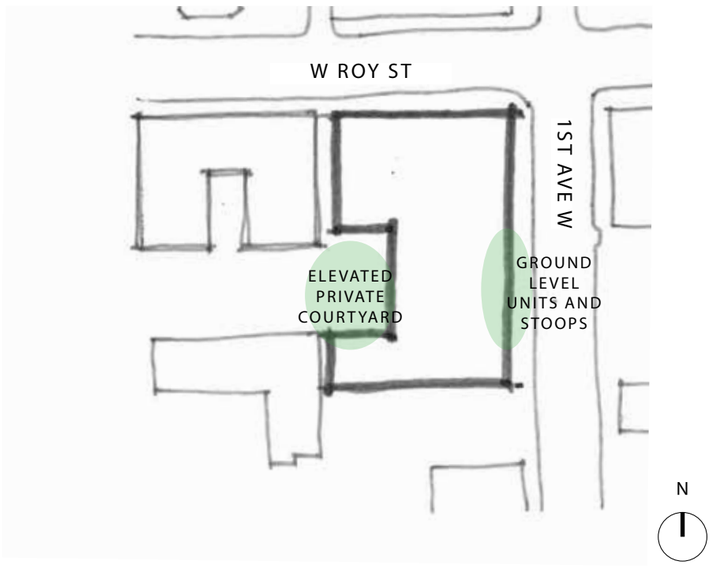


OPTION 2 - "H - SHAPE"





OPTION 3 - PREFERRED





OPTION 1 - "C - SHAPE"

- Unit Count = 168
- GSF total = 165,129 SF
- Stories = 8
- FAR: 5.25
- Parking = 105

PROS:

- Has planting to define ground floor residential entries
- Has a courtyard
- No departures, code compliant scheme

CONS:

- Fencing along 1st Ave West to define public and private spaces for residents
- Weak response to street corner
- Facade datums do not relate to existing adjacent structures
- Residential entries are pushed away from the street
- Trash room location at NE corner not approved by SPU



OPTION 2 - "H - SHAPE"

- Unit Count = 151
- GSF total = 161,677 SF
- Stories = 8
- FAR: 5.11
- Parking = 105

PROS:

- Uses planting and setbacks to define ground floor residential entries
- Lobby has strong base expression toward 1st Avenue West and West Roy Street
- Building massing steps down hill.
- No departures, code compliant scheme

CONS:

- Weak response to street corner
- Provides less units and low FAR
- Facade datums do not relate to existing adjacent structures
- Setback along 1st Ave becomes overly large compared to other buildings in area interrupting the pedestrian feel, garage entry is emphasized
- Trash room location at NE corner not approved by SPU



OPTION 3- PREFERRED

- Unit Count = 169
- GSF total = 167,429 SF
- Stories = 8
- FAR: 5.12
- Parking = 105

PROS:

- Strong street corner presence with lobby entry, signage and upper level modulation
- Relates to the On the Boards, Behnke Center for Contemporary Performance Building across West Roy Street
- Building massing steps down the hill.
- Facade datums and materials relate to existing adjacent structures
- Street level setbacks provide opportunity for site activation and public engagement.
- Ground related residential units have extra height to create easily identifiable and defined entrances. Residential Stoops along 1st Avenue W allow sufficient privacy and enhanced livability while providing setback making a pleasant pedestrian experience.
- No departures, code compliant scheme

OPTION 1

“C - SHAPE”



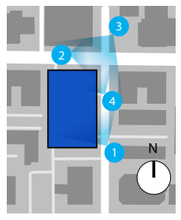
Overall View



1. Street View on 1st Ave W looking northwest



2. Street View on 2nd Ave W looking east





3. Street View from the Intersection of 1st Ave W and W Roy Street looking Southwest

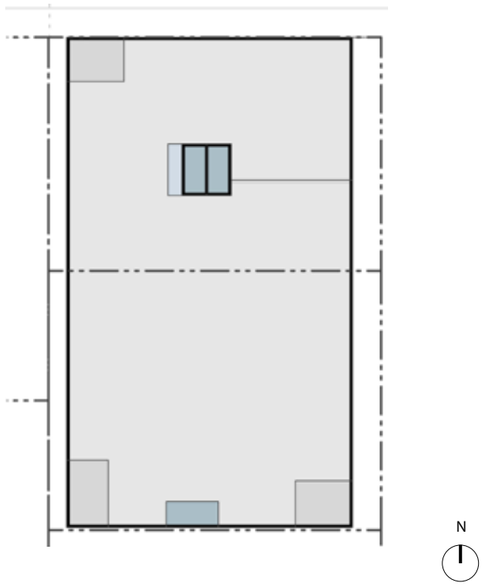


4. Street View on 1st Ave W looking northwest

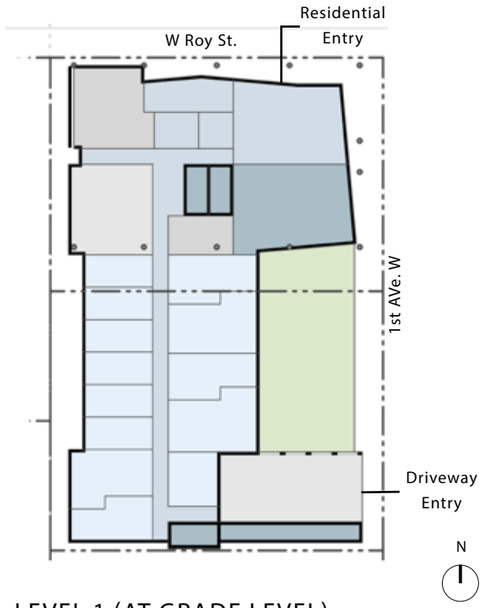
OPTION 1 - BUILDING PLANS

FLOOR PLANS

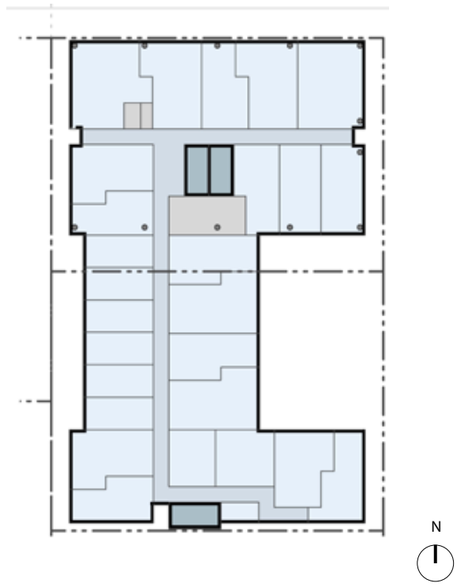
- RESIDENTIAL
- LOBBY/CIRCULATION
- AMENITY SPACES
- MECHANICAL/STORAGE
- PARKING
- ROOF DECK/BALCONY



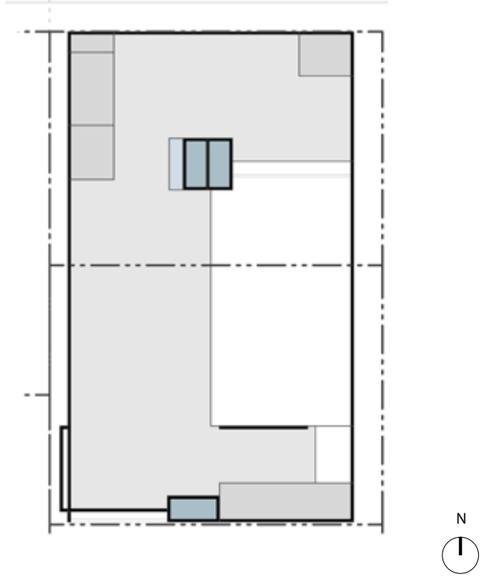
LEVEL P2



LEVEL 1 (AT GRADE LEVEL)



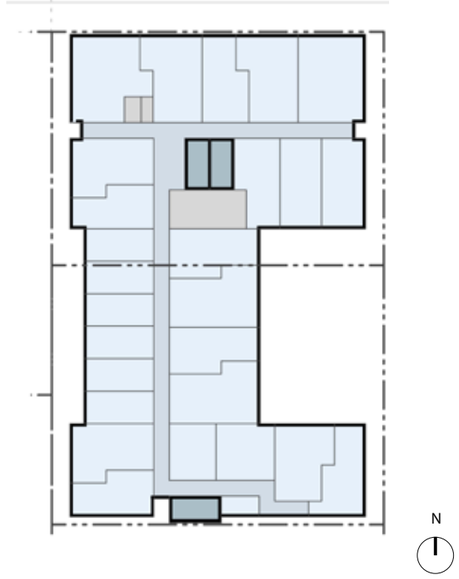
LEVEL 3-5



LEVEL P1



LEVEL 2

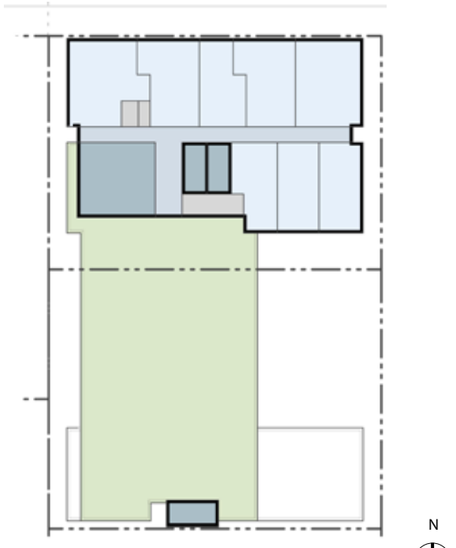


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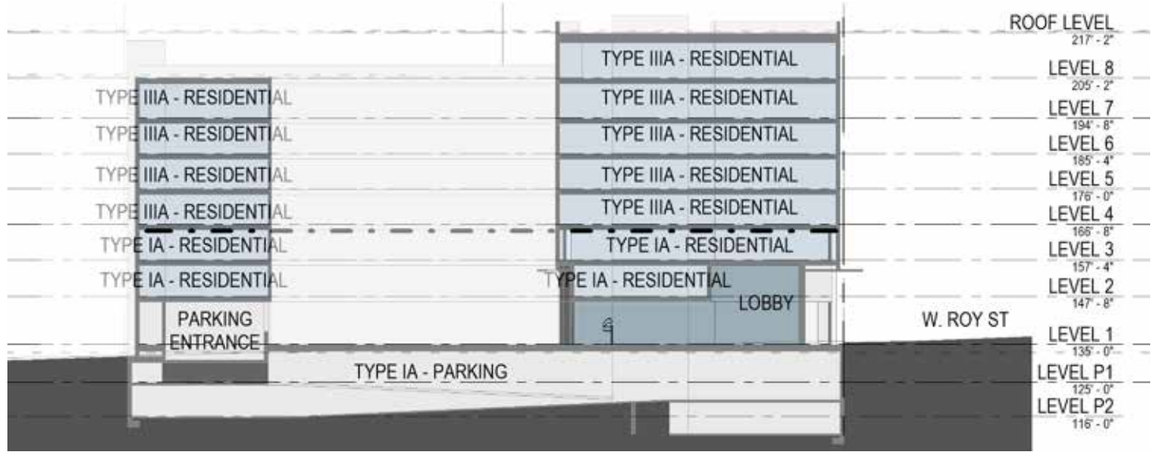
OPTION 1 - BUILDING PLANS

FLOOR PLANS

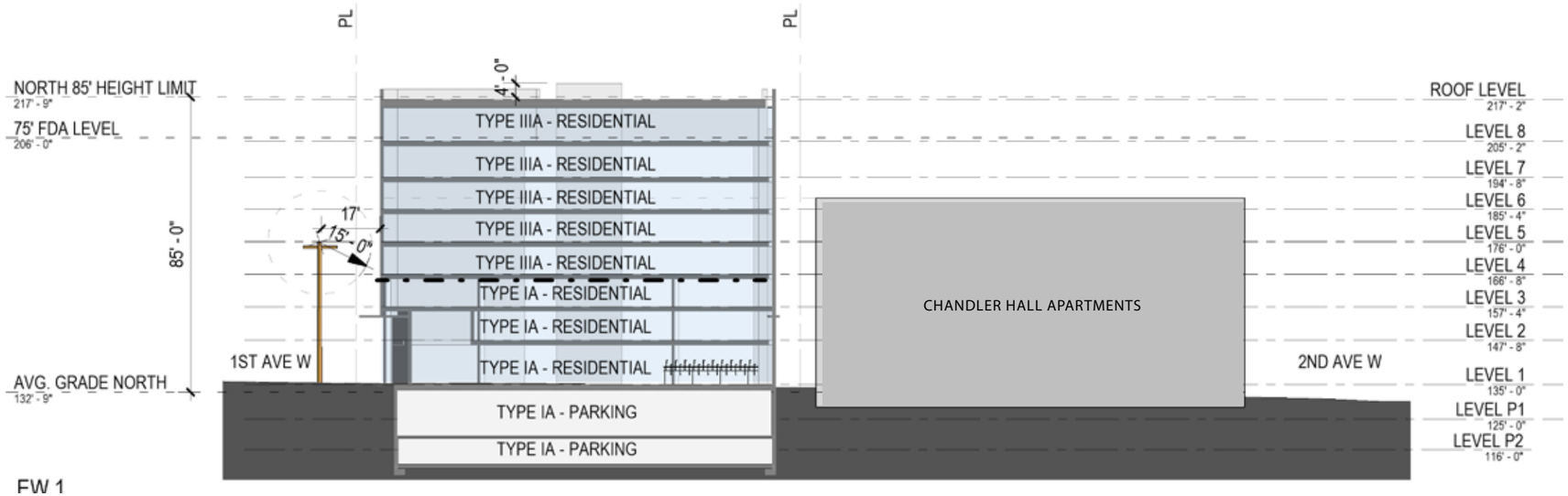
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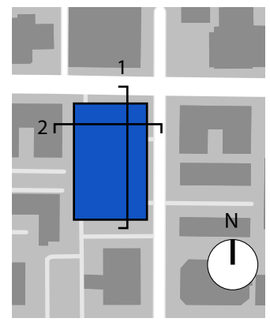
LEVEL 8



SECTION 1



FW 1
SECTION 2



OPTION 2

“H - SHAPE”



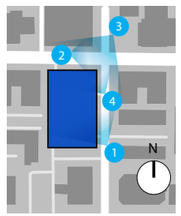
Overall View



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3. Street View from the Intersection of 1st Ave W and W Roy Street looking Southwest

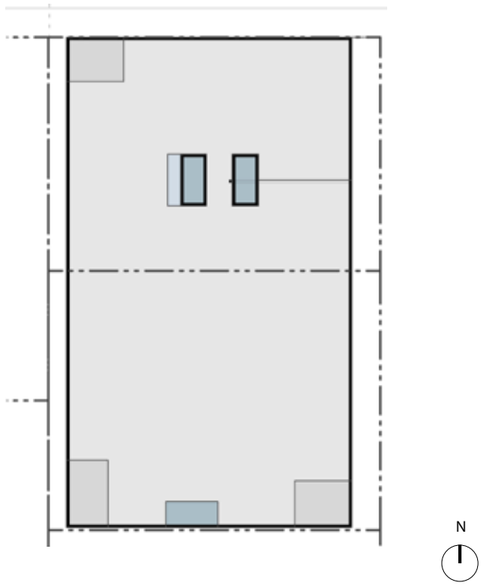


4. Street View on 1st Ave W looking northwest

OPTION 2 - BUILDING PLANS

FLOOR PLANS

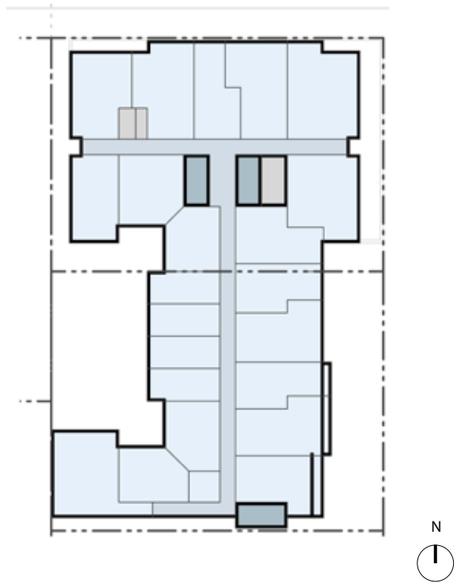
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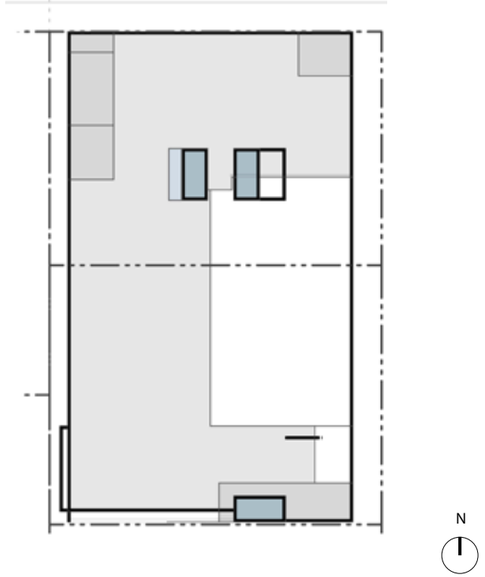
LEVEL P2



LEVEL 1 (AT GRADE LEVEL)



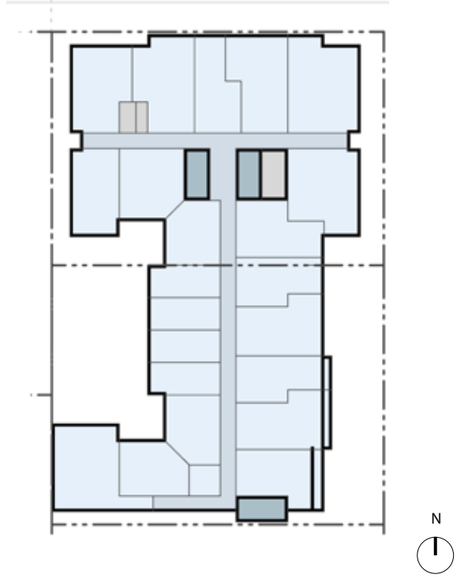
LEVEL 3-5



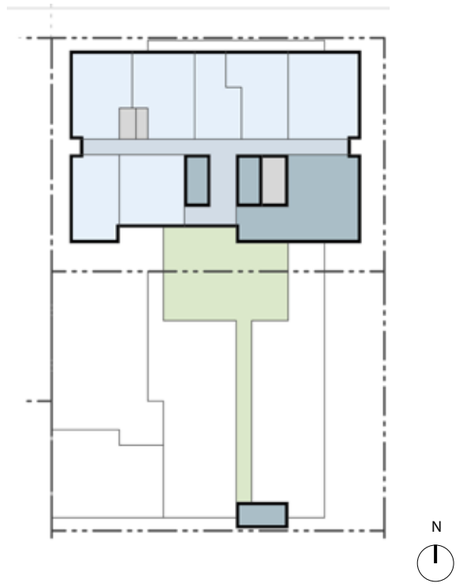
LEVEL P1



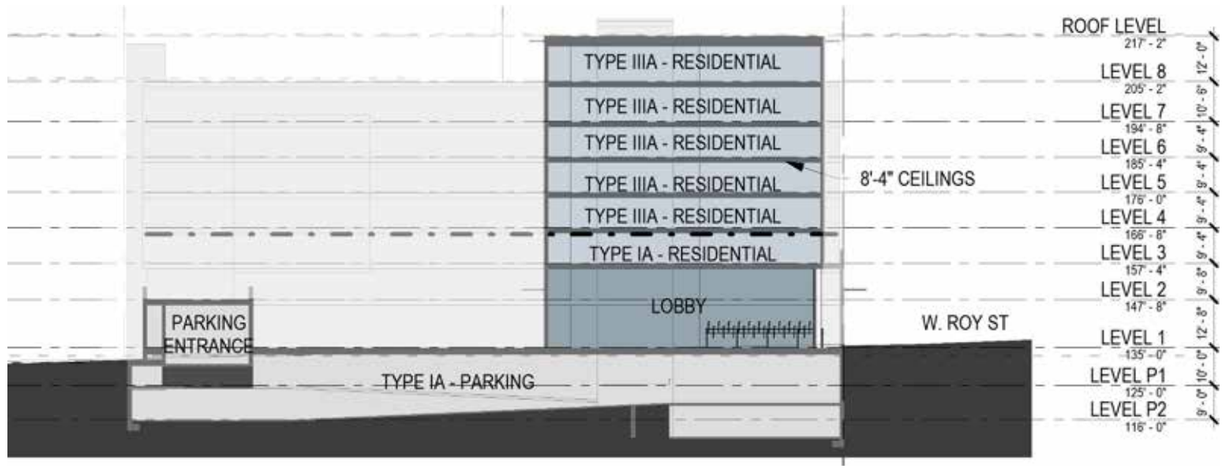
LEVEL 2



LEVEL 6-7



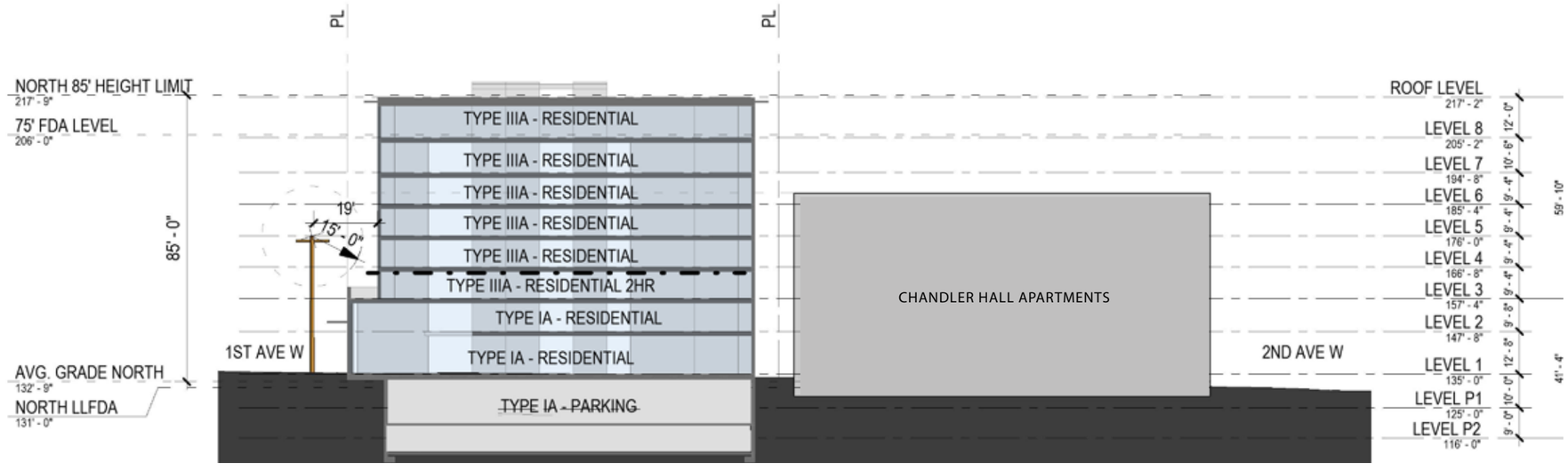
LEVEL 8



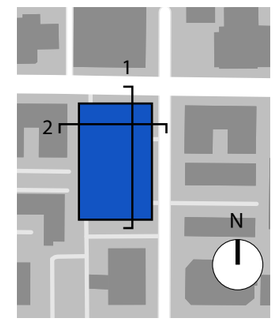
SECTION 1

FLOOR PLANS

- RESIDENTIAL
- LOBBY/CIRCULATION
- AMENITY SPACES
- MECHANICAL/STORAGE
- PARKING
- ROOF DECK/BALCONY



SECTION 2



OPTION 3
PREFERRED SCHEME



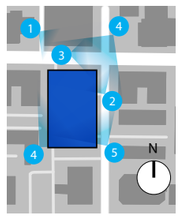
Overall View



2. Street View on 1st Ave W looking northwest



3. Street View on 2nd Ave W looking east





4. Street View from the Intersection of 1st Ave W and W Roy Street looking Southwest



5. Street View on 1st Ave W looking northwest

OPTION 3 - BUILDING PLANS

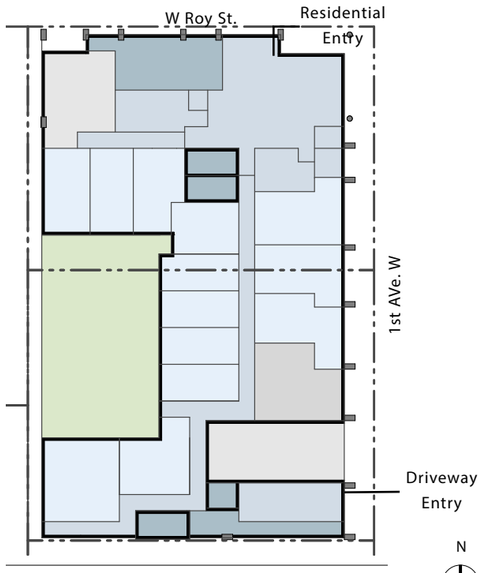
FLOOR PLANS

- RESIDENTIAL
- LOBBY/CIRCULATION
- AMENITY SPACES
- MECHANICAL/STORAGE
- PARKING
- ROOF DECK/BALCONY



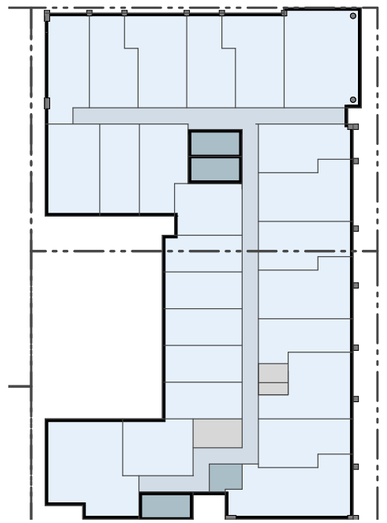
N

LEVEL P2



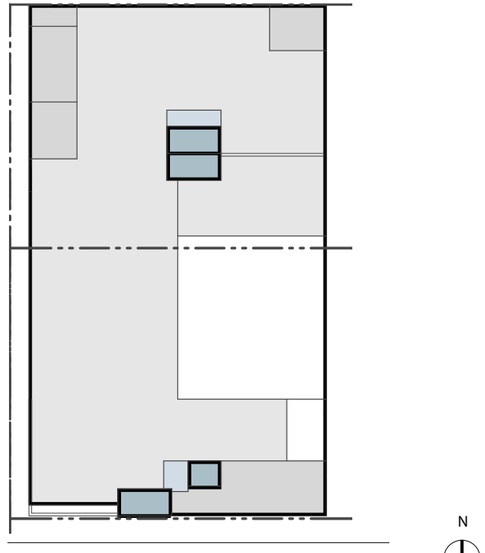
N

LEVEL 1 (AT GRADE LEVEL)



N

LEVEL 3-5



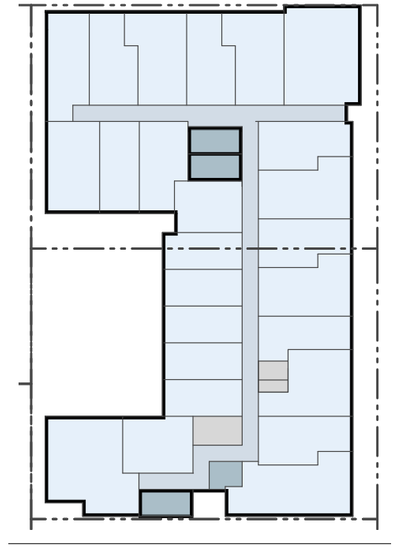
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LEVEL P1



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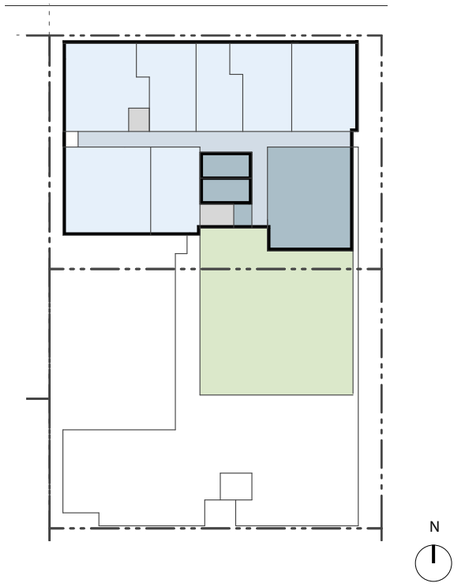
LEVEL 2



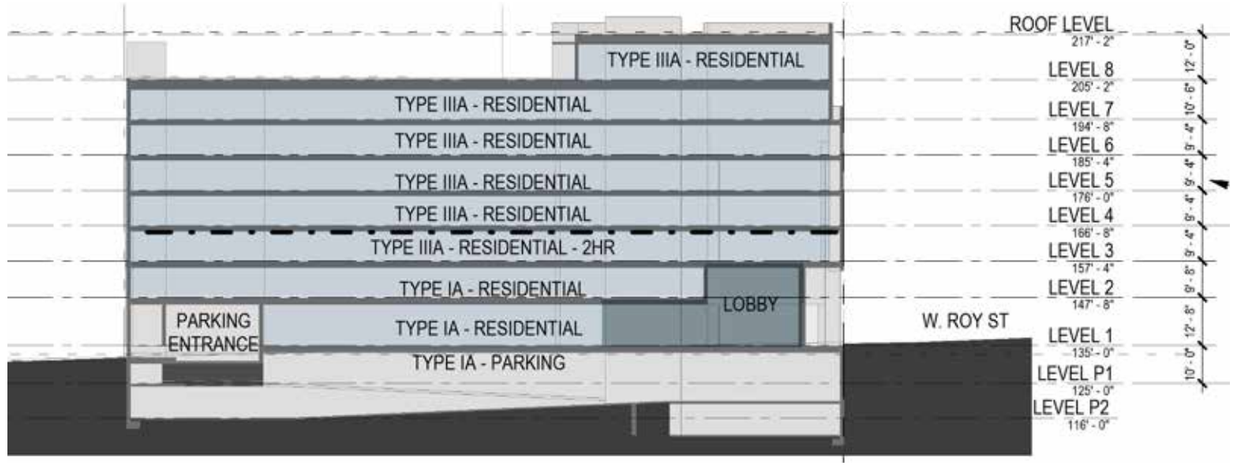
N

LEVEL 6-7

OPTION 3 - BUILDING PLANS



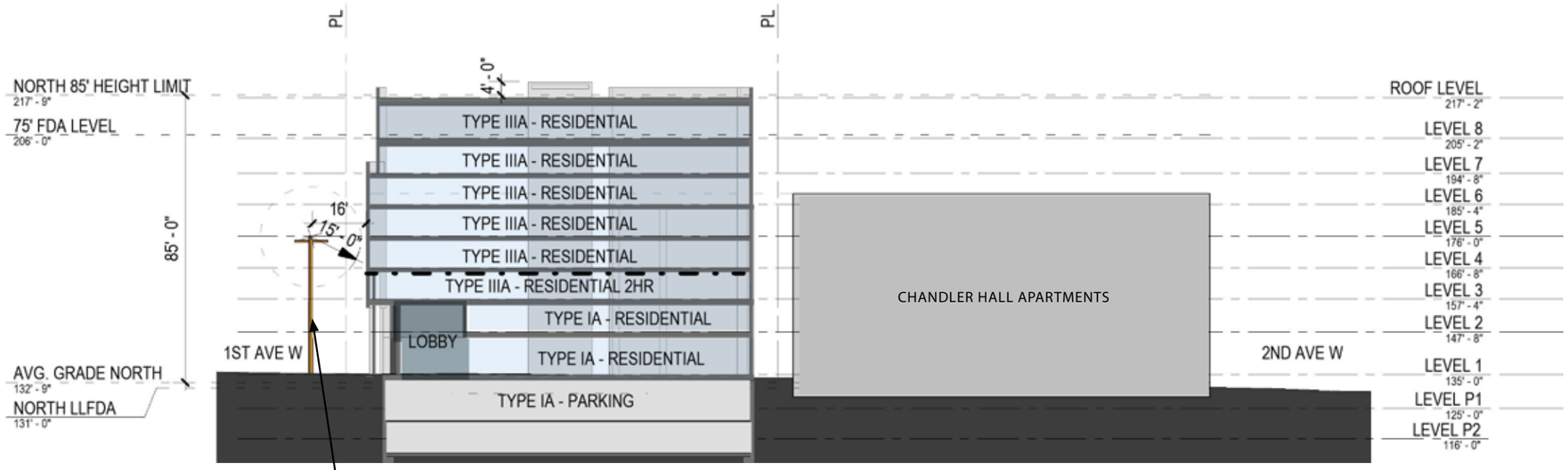
LEVEL 8



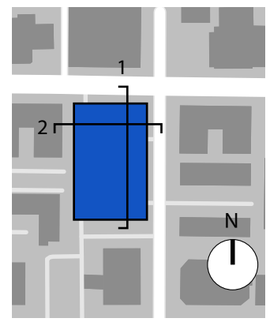
SECTION 1

FLOOR PLANS

- RESIDENTIAL
- LOBBY/CIRCULATION
- AMENITY SPACES
- MECHANICAL/STORAGE
- PARKING
- ROOF DECK/BALCONY



SECTION 2



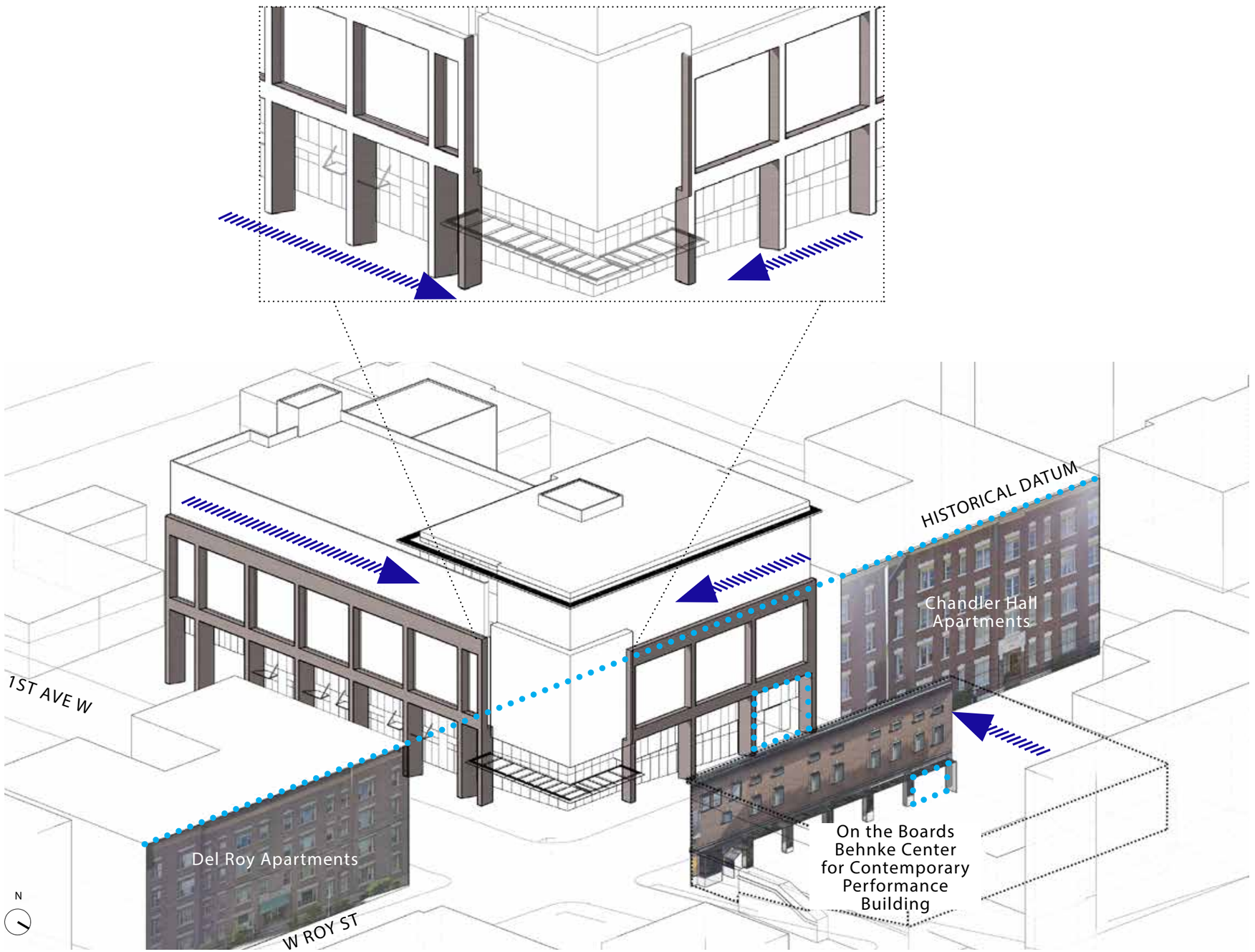

1ST AVE W

05 MASSING EVOLUTION + LANDSCAPE PLANS

SITE

W ROY ST

TRADITIONAL / HISTORICAL REFERENCE



MODERN INTERPRETATION OF TRADITIONAL ELEMENTS

The design employs modern interpretation of adjacent traditional buildings. The brick columns create a regular grid to ballance the movement expressed by the infill siding and glass areas.

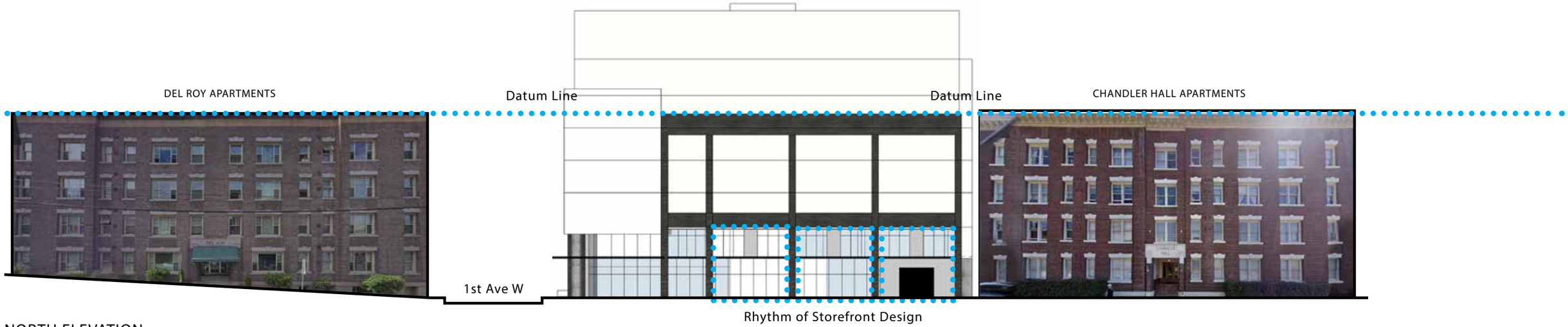






HISTORICAL REFERENCE

The design incorporates brick frames and columns that match the datum of historical buildings.



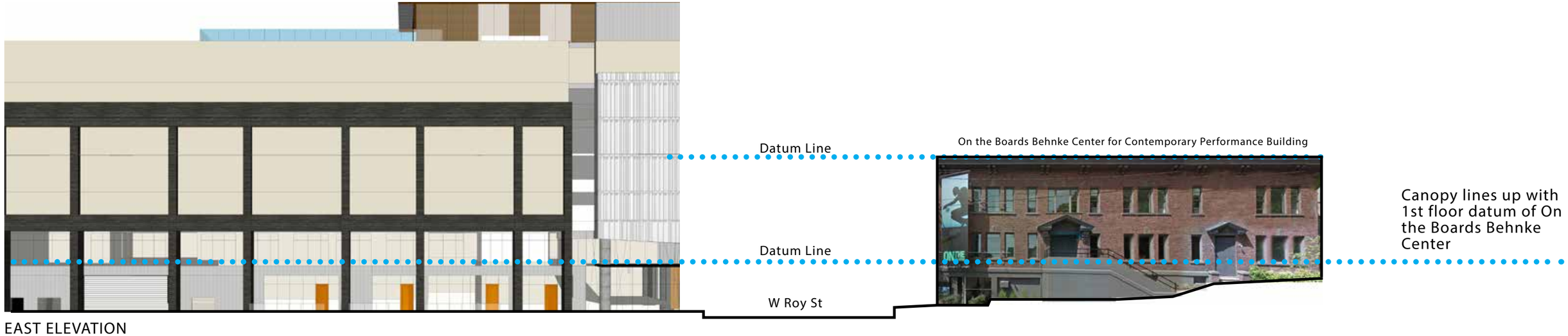
NORTH ELEVATION

ON THE BOARDS BEHNKE CENTER FOR CONTEMPORARY PERFORMANCE BUILDING



Rhythm of Storefront Design

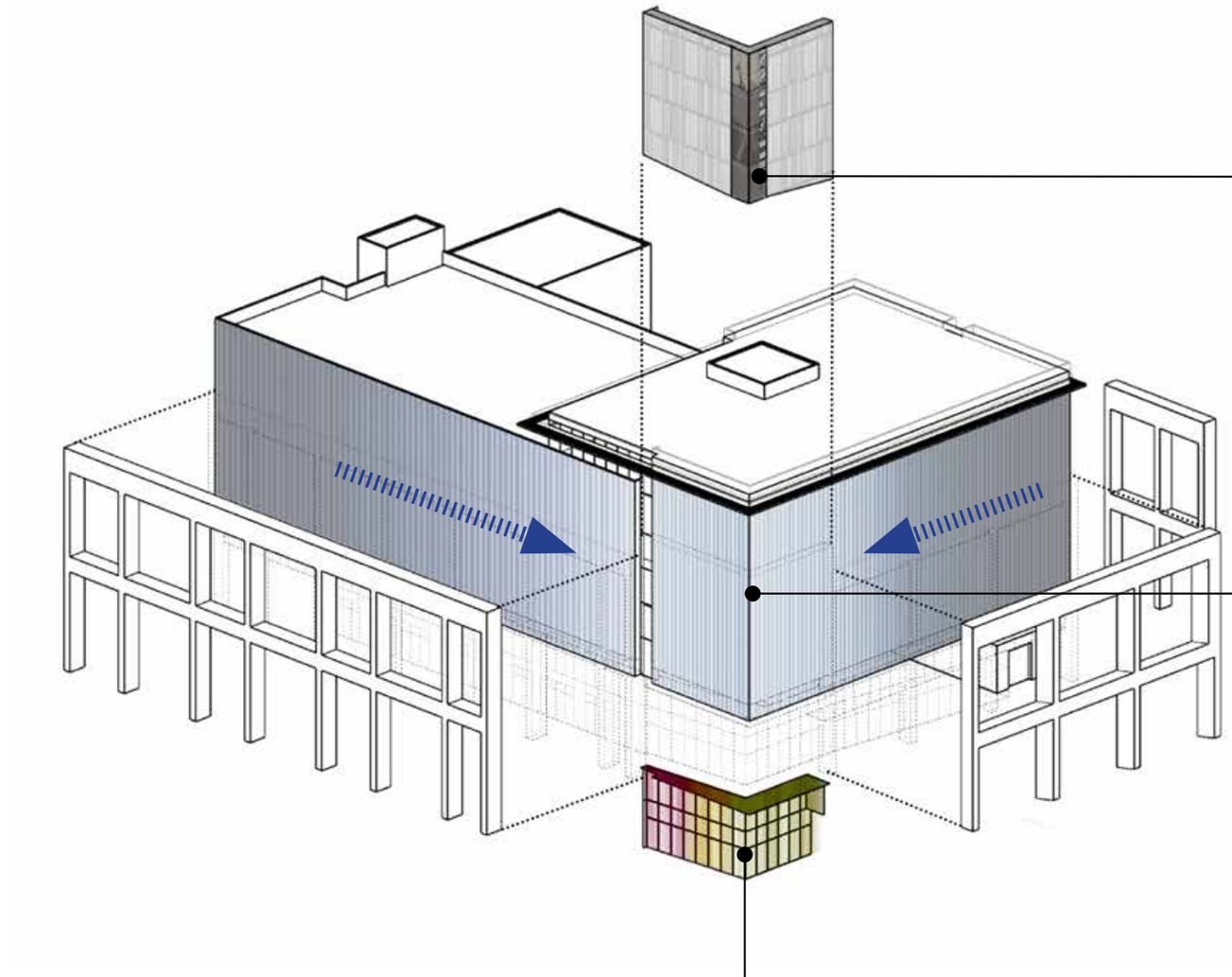
Base (level 1-2) relates in ratio to the width and spacing of columns On the Boards Behnke Center



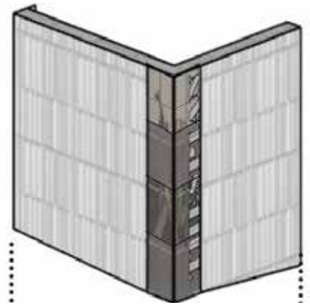
EAST ELEVATION

Take Inspiration from the Theater

Behind the brick frame, the facade consists of three elements -"banner", "corner", and "scrim" - that draw inspiration from the theatrical aspects of the On the Boards Behnke Center for Contemporary Performance Building and Seattle Opera House.



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"Banner"

Inspired by banner used in Behnke Center, the usage of signage and lighting can create a strong corner expression.





"Corner Stage"

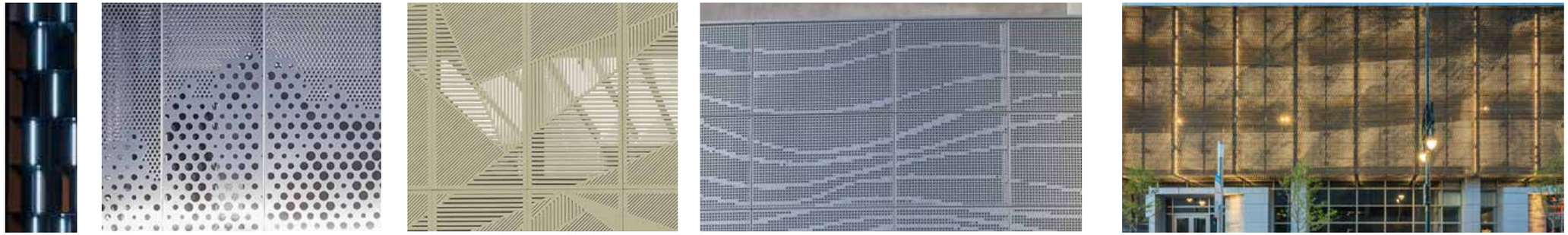
Inspired by the movement of dancing, the skin of the building will change in rhythm and texture to empathize the corner; Going from order to more random to the corner.



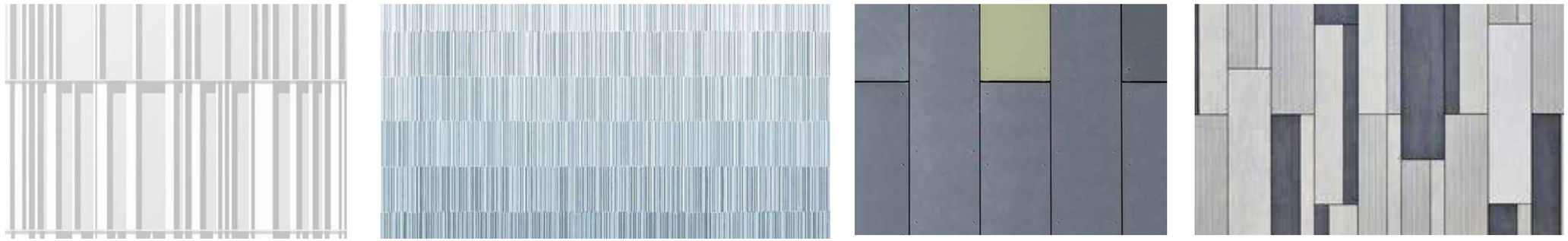


"Scrim"

Inspired by curtains, fabric and scrim used in theater and lobby of Seattle Opera, the ground level has the opportunity to use scrim, lighting, screening in a playful expression.



Signage Inspirations
texture, relief, movement, and imagery

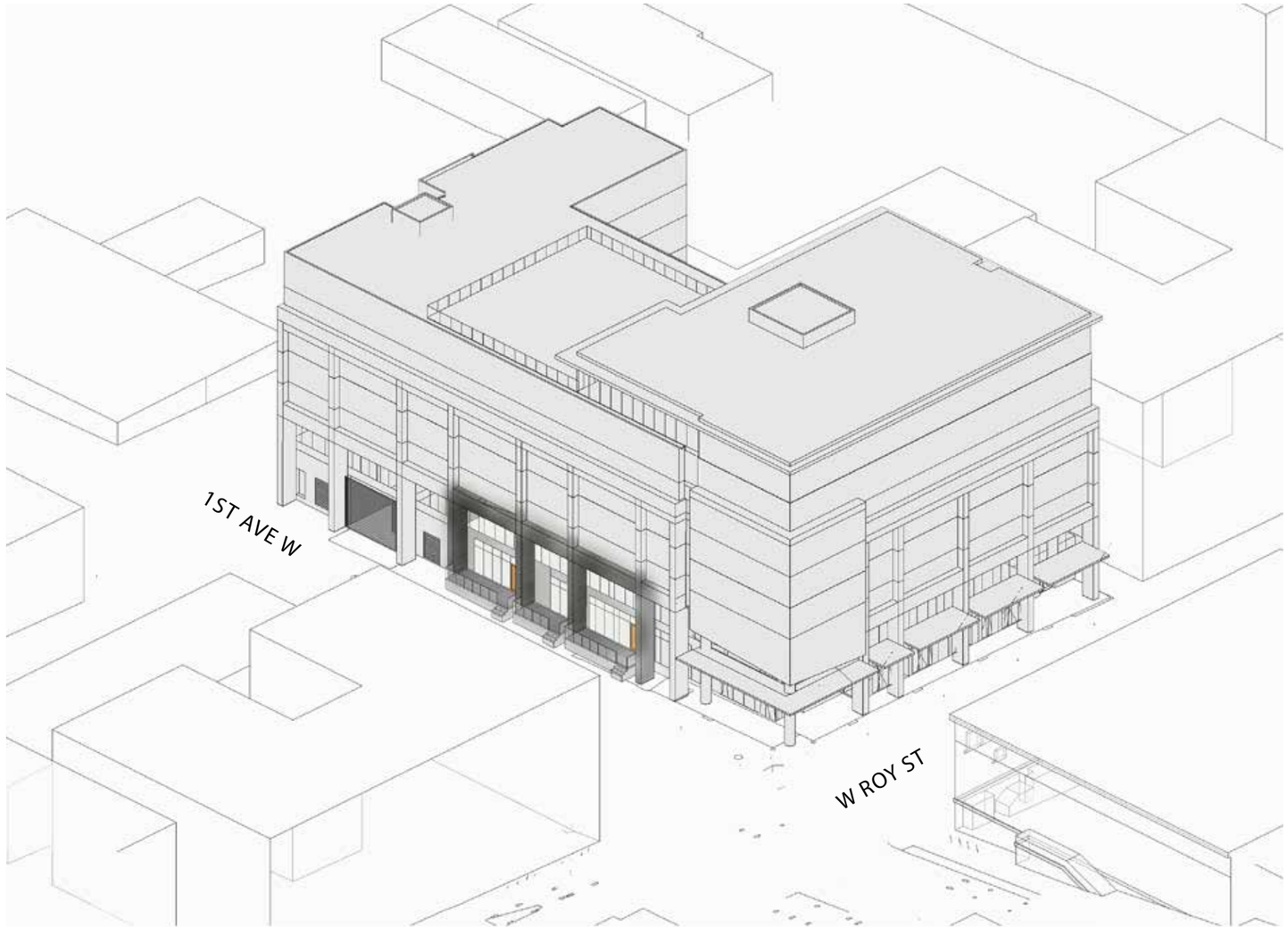


Texture Inspirations
texture, relief and color



Facade “Scrim” Inspirations
texture, relief and color

RESIDENTIAL ELEMENTS - STOOPS





N



STACKHOUSE
RUNBERG ARCHITECTURE GROUP



LYRIC APARTMENTS
RUNBERG ARCHITECTURE GROUP AND SRM DEVELOPMENTS



EXPO
RUNBERG ARCHITECTURE GROUP AND SRM DEVELOPMENTS



BATIK
RUNBERG ARCHITECTURE GROUP

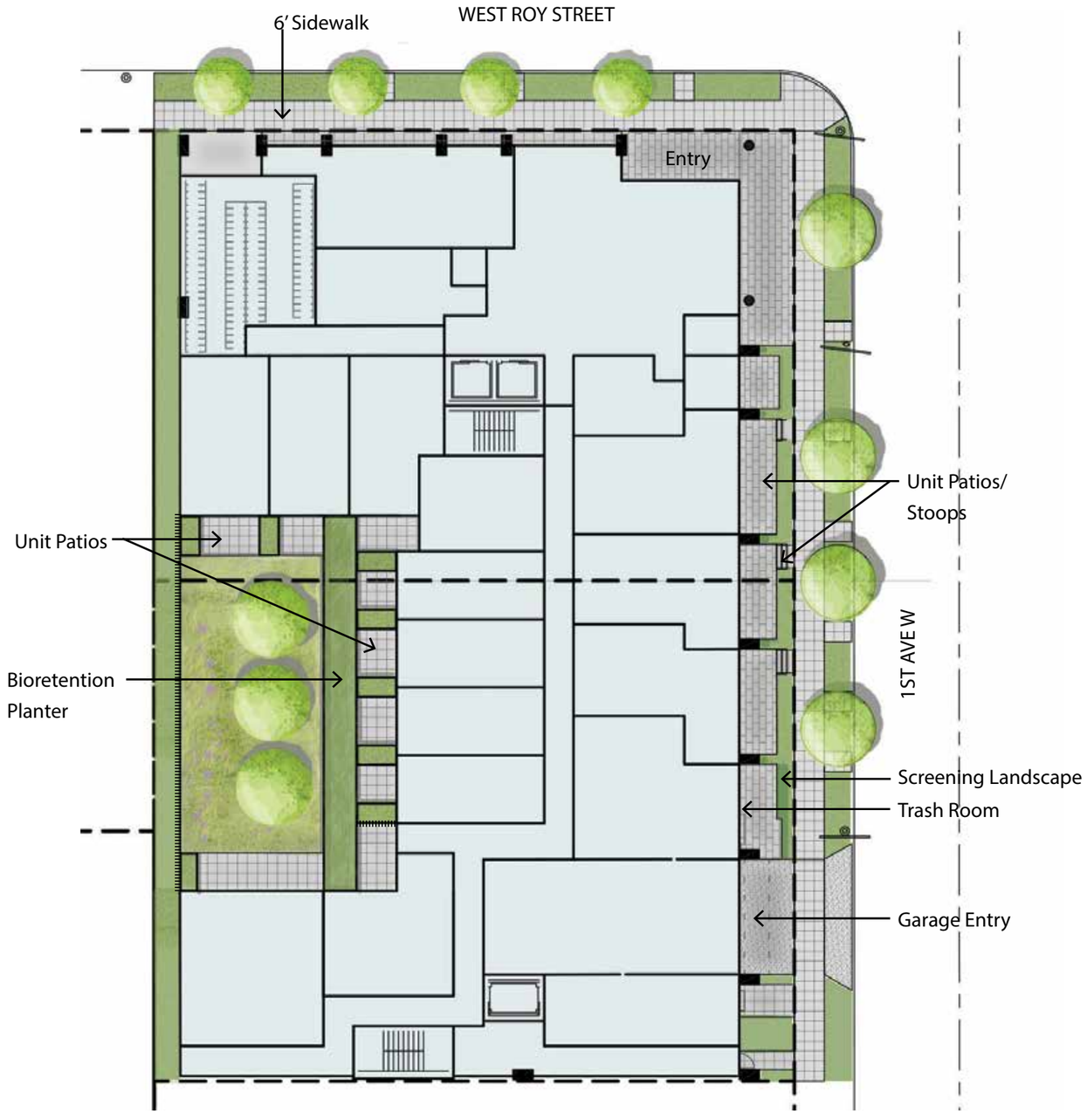


JUXT APARTMENTS
RUNBERG ARCHITECTURE GROUP

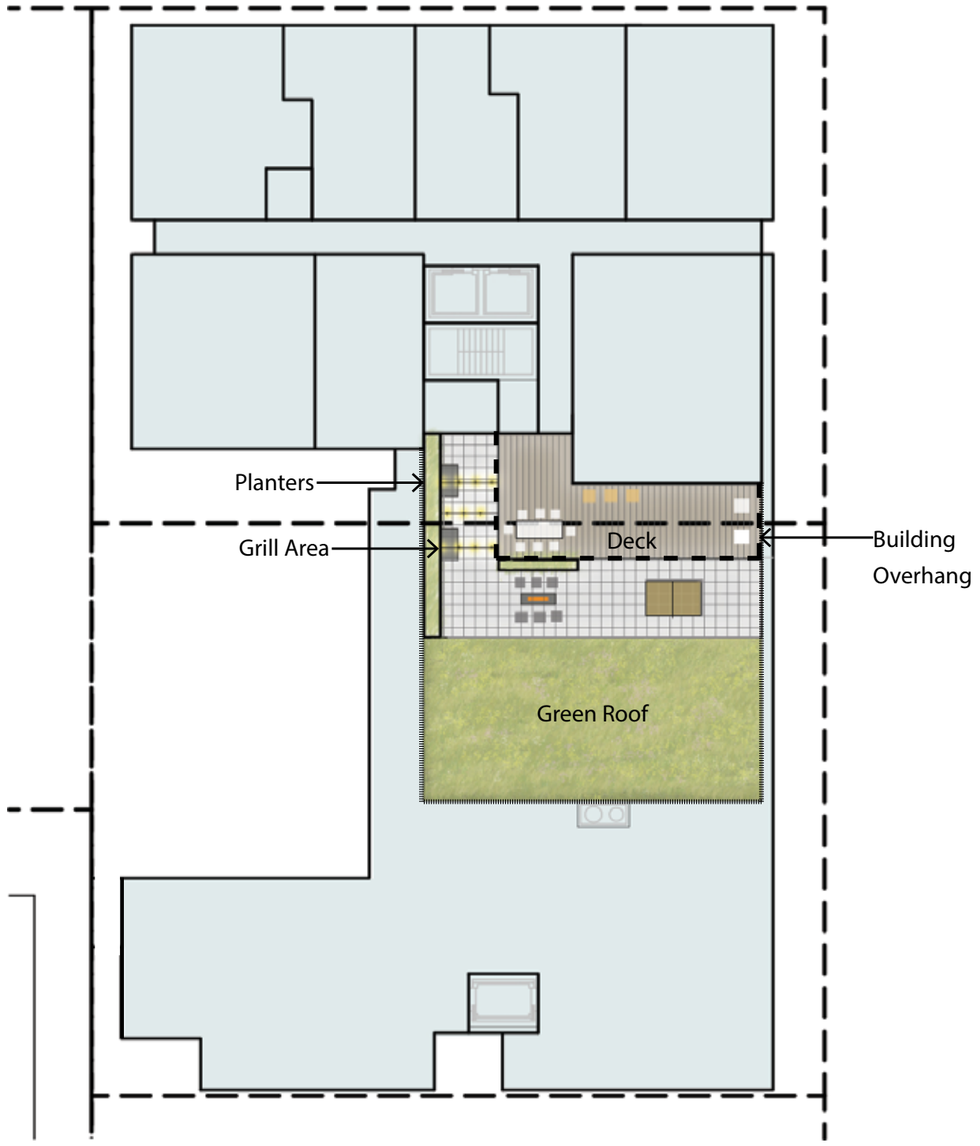


8th and Republican
RUNBERG ARCHITECTURE GROUP, Miller Hull

LANDSCAPE PLAN - AT GRADE/LEVEL 1



LANDSCAPE PLAN - ROOF LEVEL



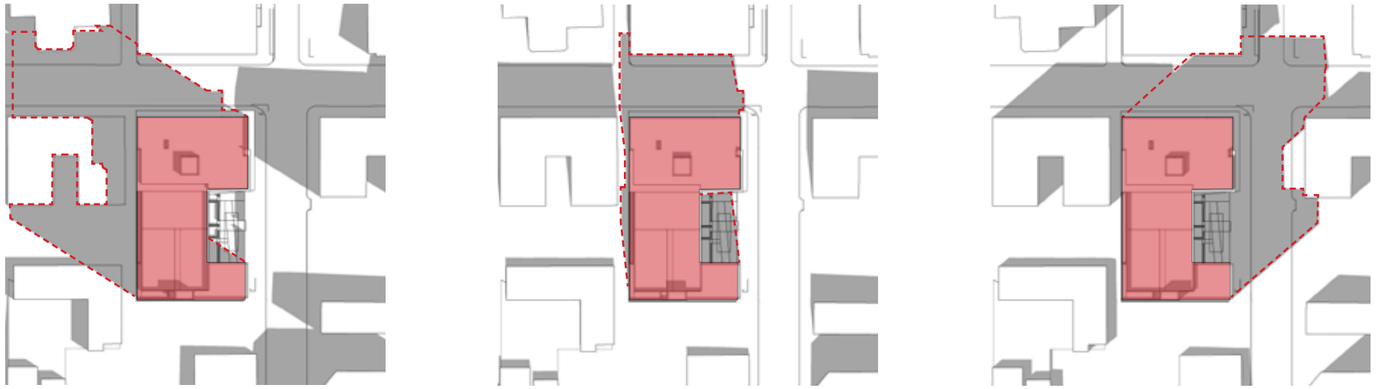
06 APPENDIX:
SHADOW STUDIES, STREET ELEVATIONS,
PAST WORK EXAMPLES

9 AM

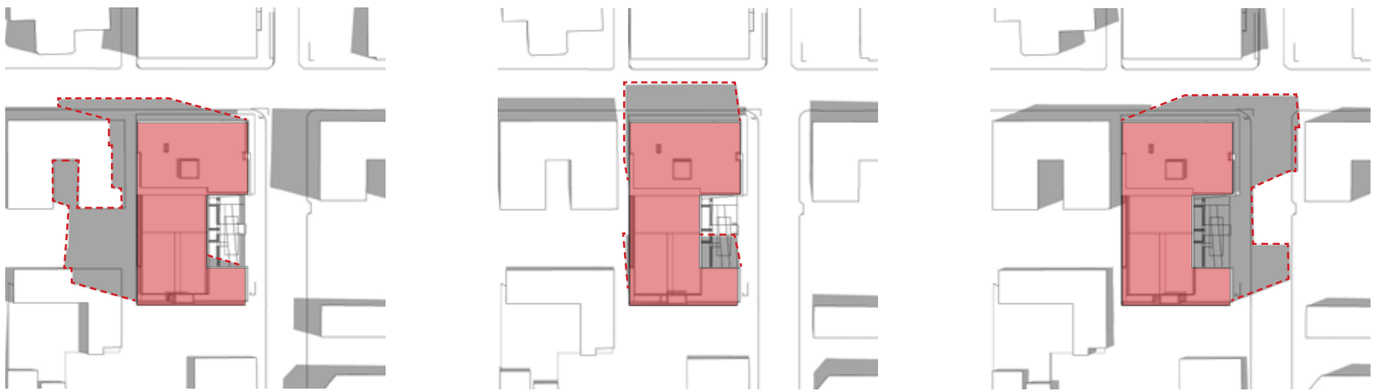
12 PM

3 PM

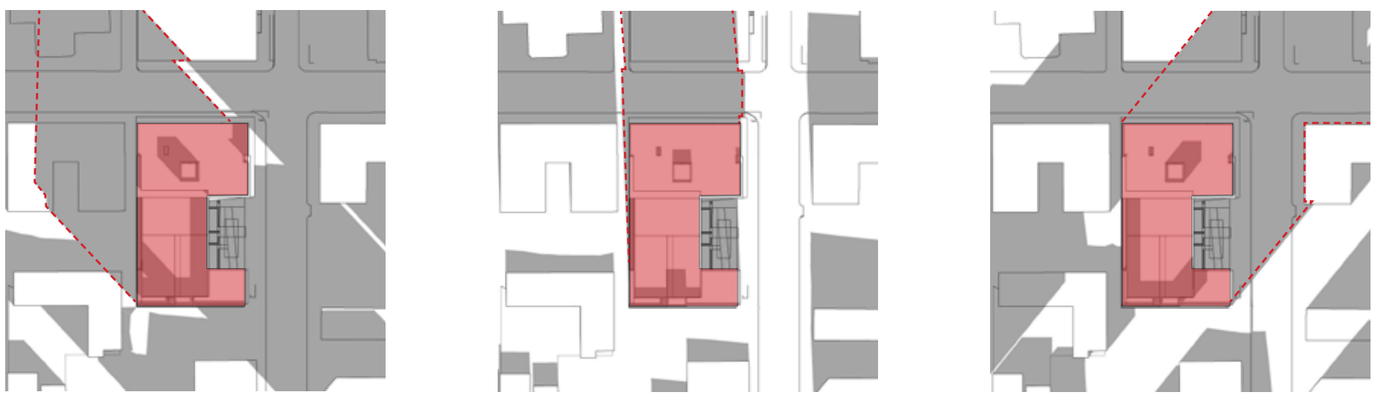
SPRING / FALL EQUINOX



SUMMER SOLSTICE



WINTER SOLSTICE



N

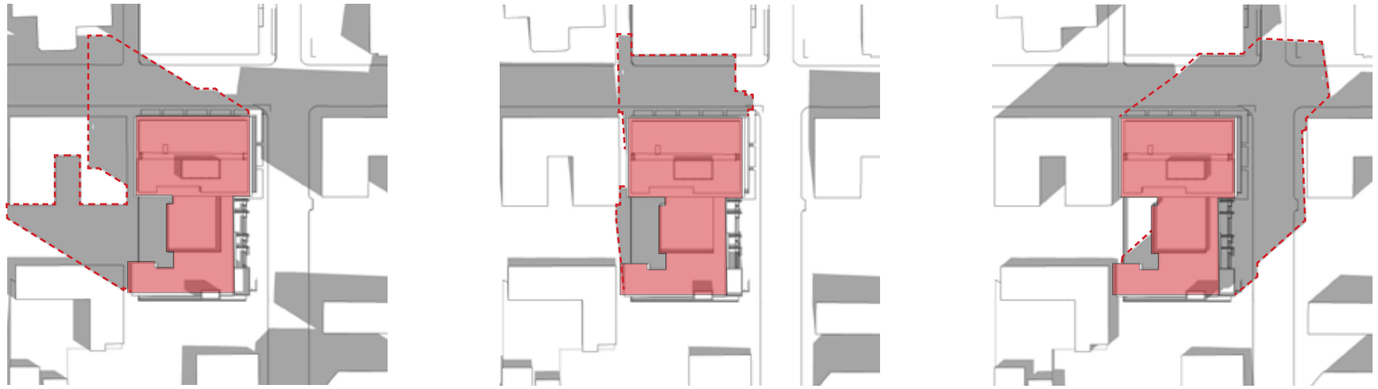
OPTION 2 - SOLAR STUDIES

9 AM

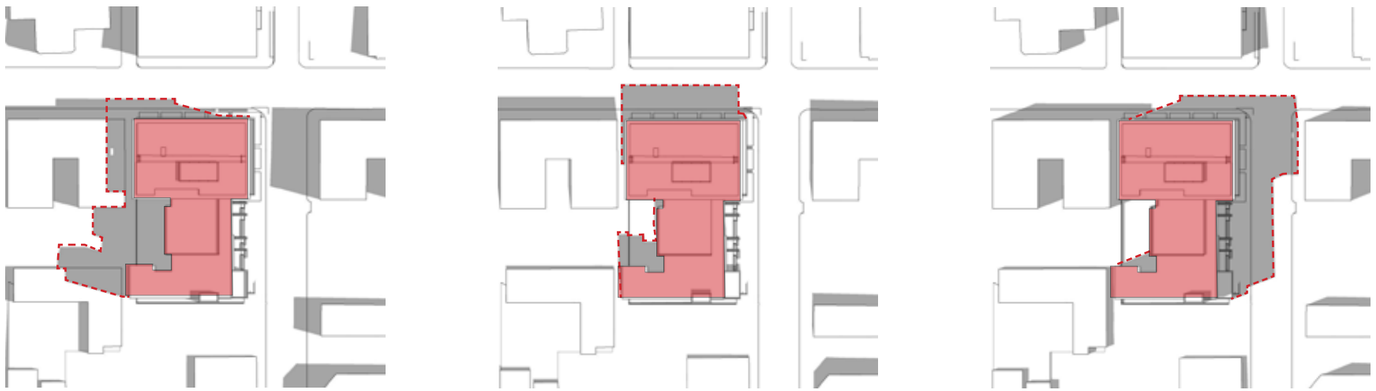
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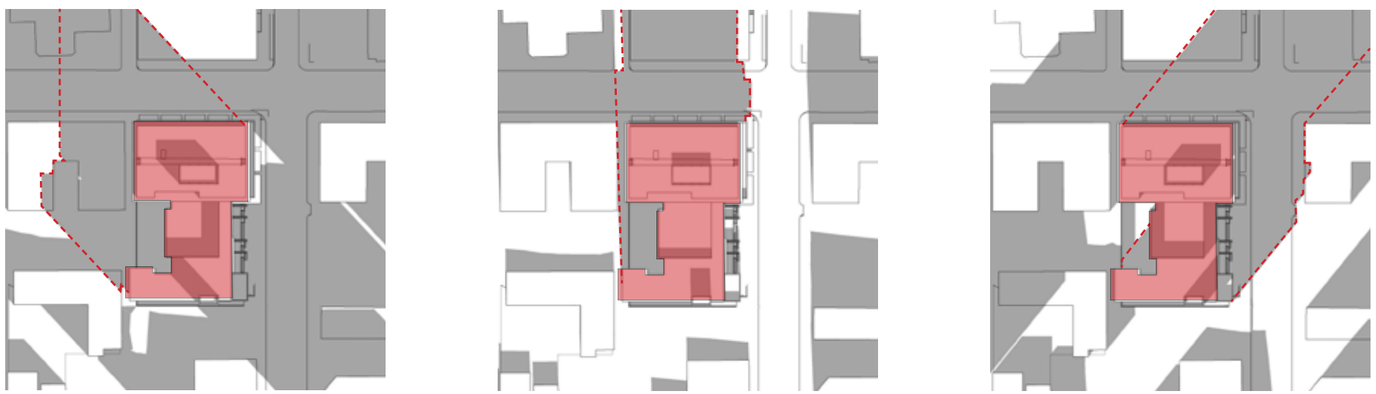
SPRING / FALL EQUINOX



SUMMER SOLSTICE



WINTER SOLSTICE



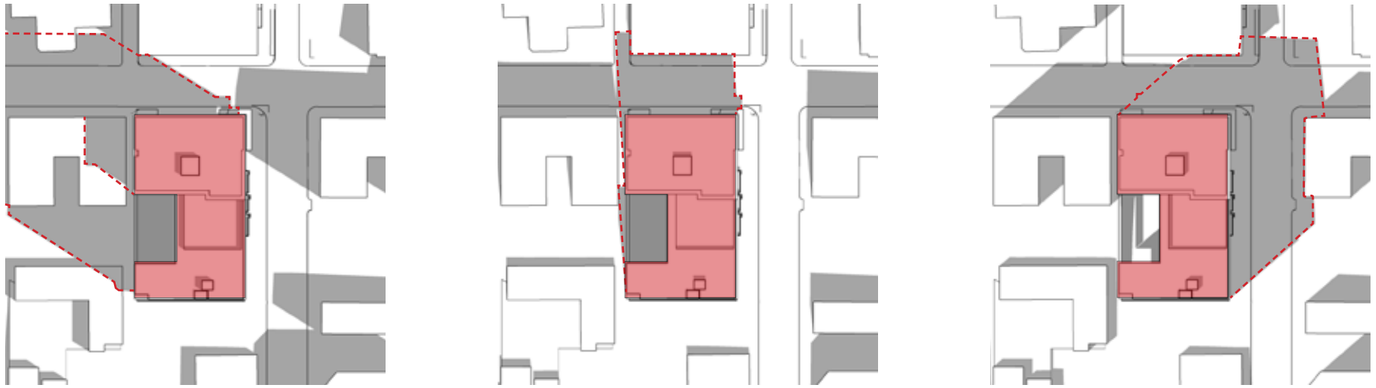
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9 AM

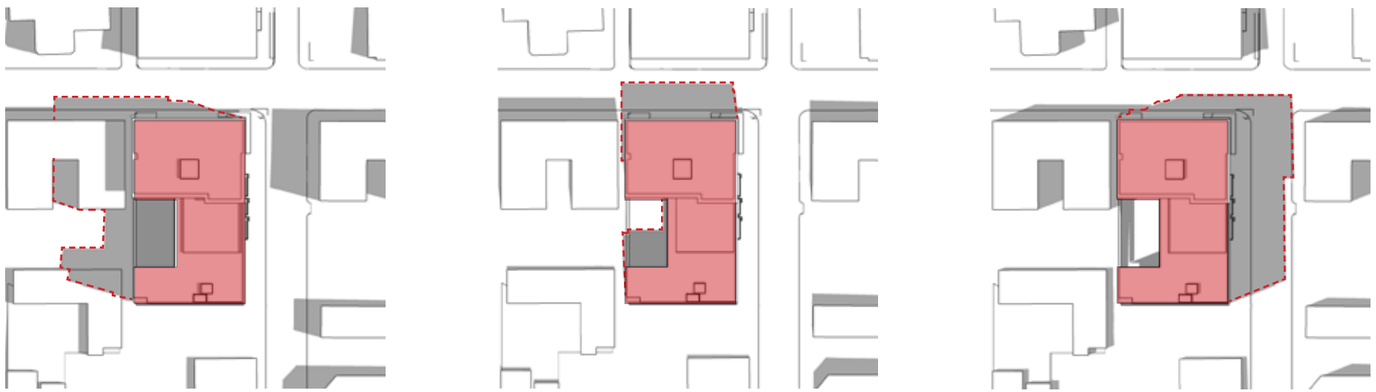
12 PM

3 PM

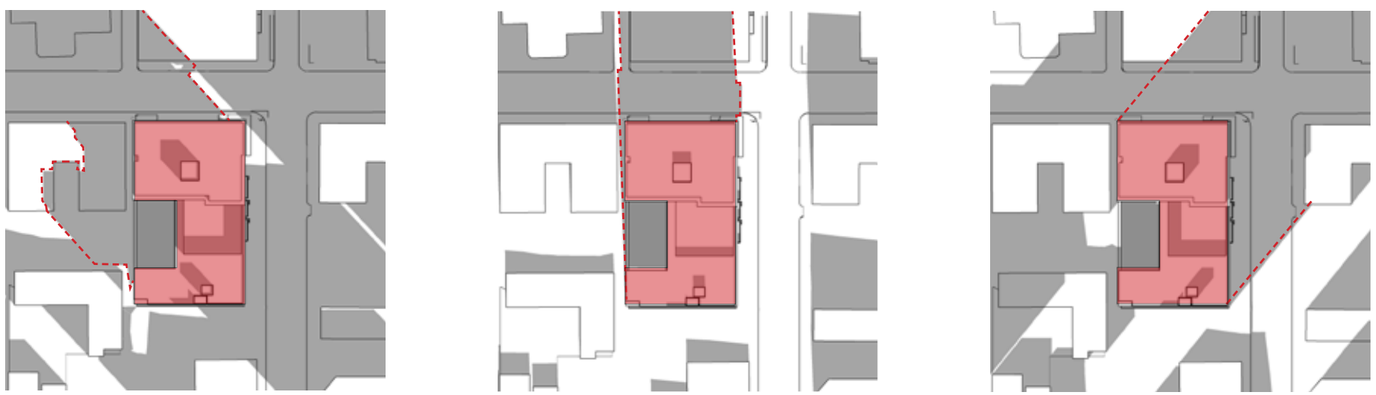
SPRING / FALL EQUINOX



SUMMER SOLSTICE



WINTER SOLSTICE



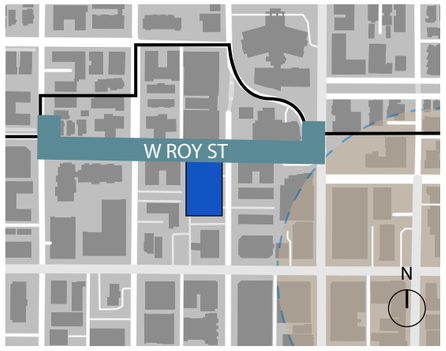
N

STREET ELEVATIONS - W ROY ST

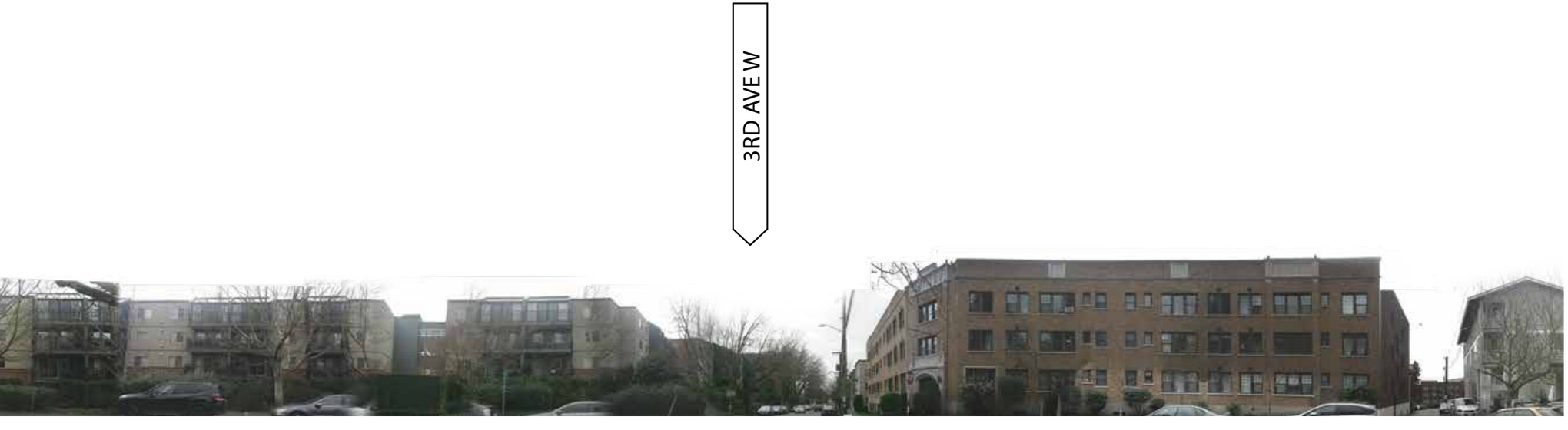


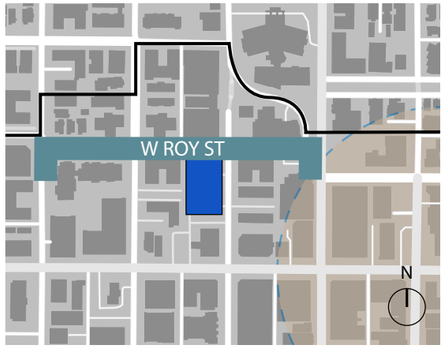






COUNTERBALANCE PARK

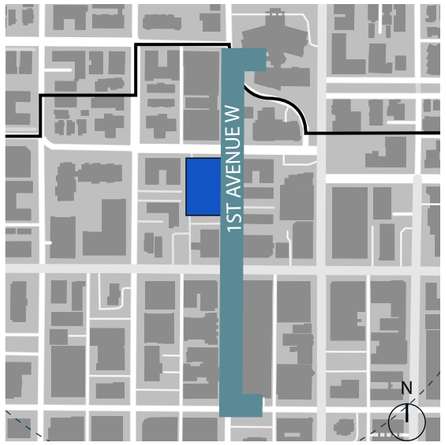




STREET ELEVATIONS - 1ST AVENUE W





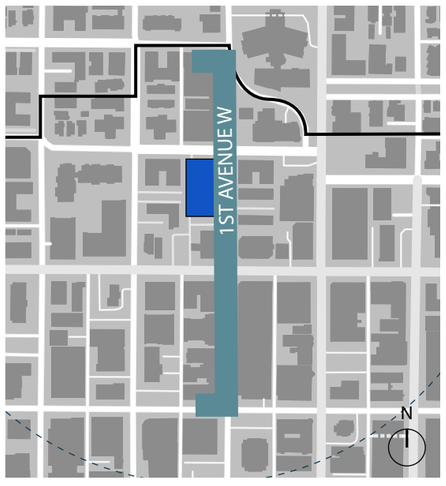


TIBECA CONDOMINIUMS
(SAFEWAY)

PROJECT SITE

BANK OF AMERICA

ON THE BOARDS, BEHNKE CENTER
FOR CONTEMPORARY PERFORMANCE





ASTRO, UPTOWN (2016)



LYRIC, CAPITOL HILL (2010)



THE CORYDON, UNIVERSITY VILLAGE (2009)



THE CENTURY, SOUTH LAKE UNION (2011)



EXPO, 1ST AVE N & REPUBLICAN ST.



JUXT, 810 DEXTER AVENUE



QUEEN ANNE SAFEWAY (ZONING ENTITLEMENT),
QUEEN ANNE AVE N & CROCKETT ST.



EXPO, 1ST AVE N & REPUBLICAN ST.



MERA, 630 BOREN AVE N



QUEEN ANNE SAFEWAY (ZONING ENTITLEMENT),
QUEEN ANNE AVE N & CROCKETT ST.