

# 101 W. ROY ST.

SDCI# 3036111-LU (3035904-EG)  
DESIGN REVIEW BOARD RECOMMENDATIONS  
TBD

**R**: RUNBERG  
ARCHITECTURE  
GROUP

**SRM**  
DEVELOPMENT

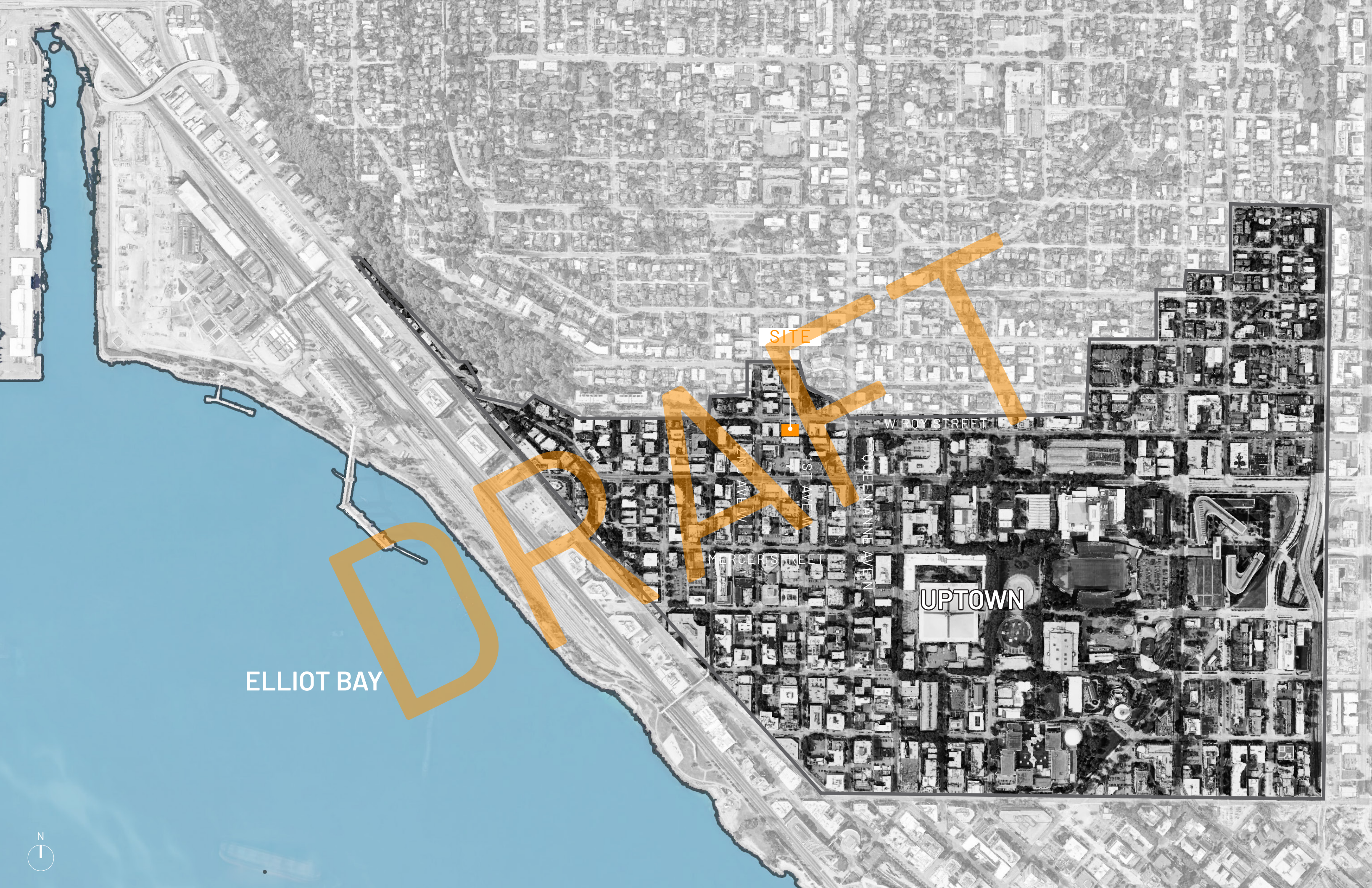
RENDERING IN PROCESS



ON THE  
BOARDS

101 ROY

DRAFT



SITE

W ROY STREET

1ST AVENUE

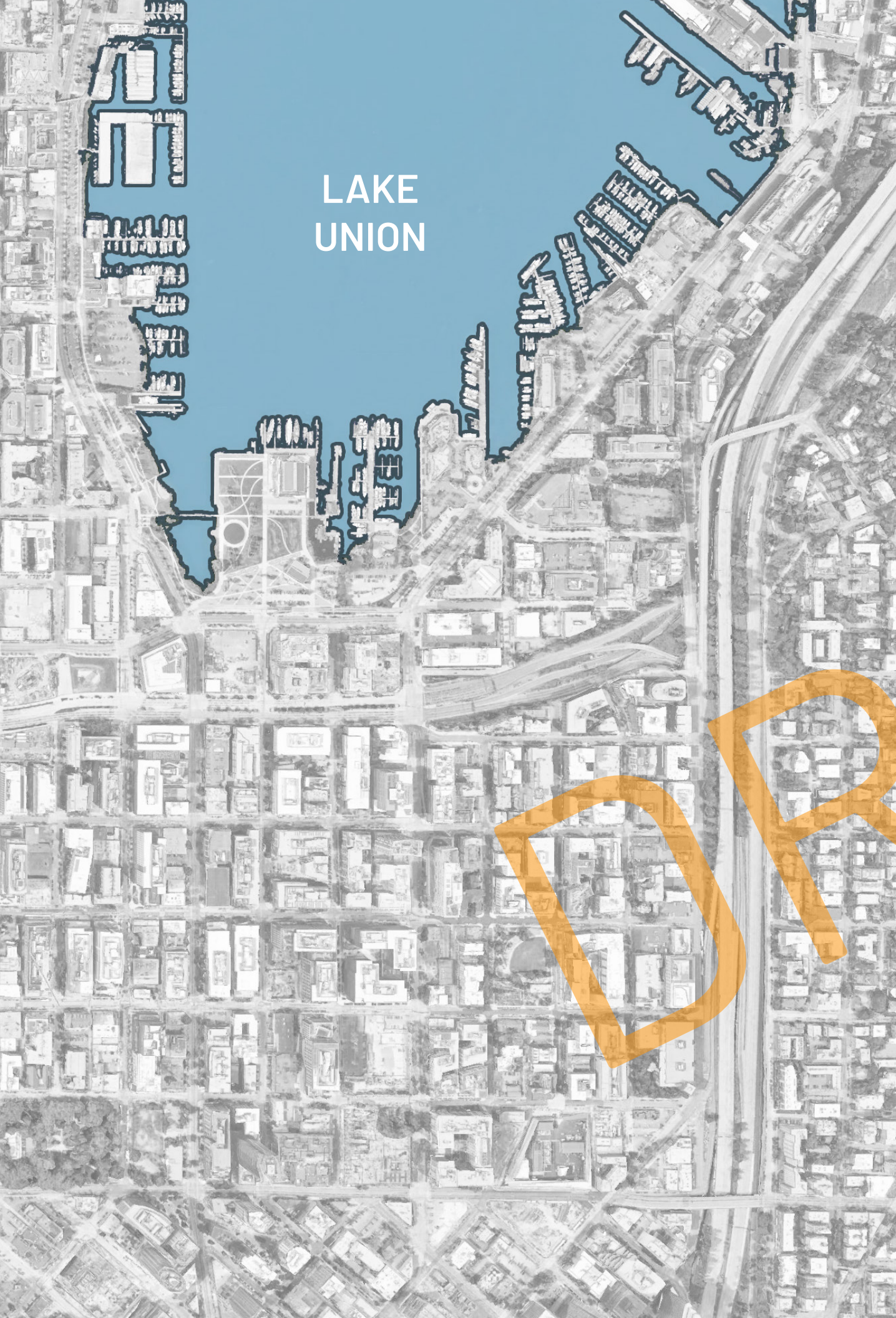
QUEEN ANNE AVENUE

MERCER STREET

UPTOWN

ELLIOT BAY





LAKE  
UNION

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# 01 PROJECT DATA + ZONING

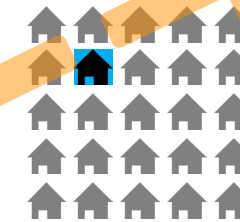


# PROJECT DATA & OBJECTIVES

<b>OWNER:</b>	SRM DEVELOPMENT
<b>DEVELOPER:</b>	SRM DEVELOPMENT
<b>ARCHITECT:</b>	RUNBERG ARCHITECTURE GROUP 1 YESLER WAY, SEATTLE, WA 98104
<b>LANDSCAPE ARCHITECT:</b>	BRUMBAUGH & ASSOCIATES
<b>CONTRACTOR:</b>	SRM CONSTRUCTION
<b>PROPOSED USE:</b>	MULTI-FAMILY RESIDENTIAL
<b>ZONING:</b>	ZONING TYPE: SM-UP 85 (M1)
<b>BUILDING CODE:</b>	2015 SEATTLE BUILDING CODE
<b>TAX ACCOUNT NUMBERS:</b>	387990-0530, 387990-0640
<b>SDCI PROJECT #:</b>	3036111-LU (3035904-EG)
<b>PROJECT ADDRESS:</b>	101 W ROY ST, SEATTLE, WA 98119
<b>SITE AREA:</b>	24,332 SF (0.56 ACRES)
<b>FAR</b>	MAXIMUM: 5.25 PROPOSED: 5.17
<b>GROSS SF:</b>	177,406 SF RESIDENTIAL: 101,775 SF AMENITY: 2,348 SF PARKING: 39,851 SF SUPPORT: 9,361 SF
<b>VEHICLE PARKING:</b>	REQUIRED: NONE PROPOSED: 92 STALLS
<b>UNITS:</b>	TOTAL: 168 STUDIO: 46 OPEN 1: 50 1 BED: 51 2 BED: 21
<b>HEIGHT</b>	ALLOWABLE: 85 FT

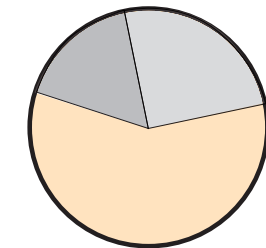
## PROJECT INFO:

This project proposes a multi-family 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 Arts and Culture District through design in various ways.



**UNITS: 168**

- STUDIO: 46
- OPEN 1: 50
- 1-BED: 51
- 2-BED: 21



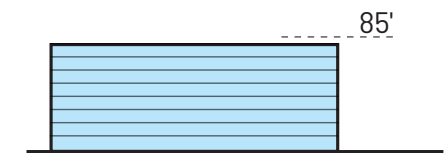
## AREA

GROSS BUILDING AREA: 177,406 SF  
RESIDENTIAL: 101,775 SF  
AMENITY: 2,348 SF  
PARKING: 39,851 SF  
SUPPORT: 9,361 SF

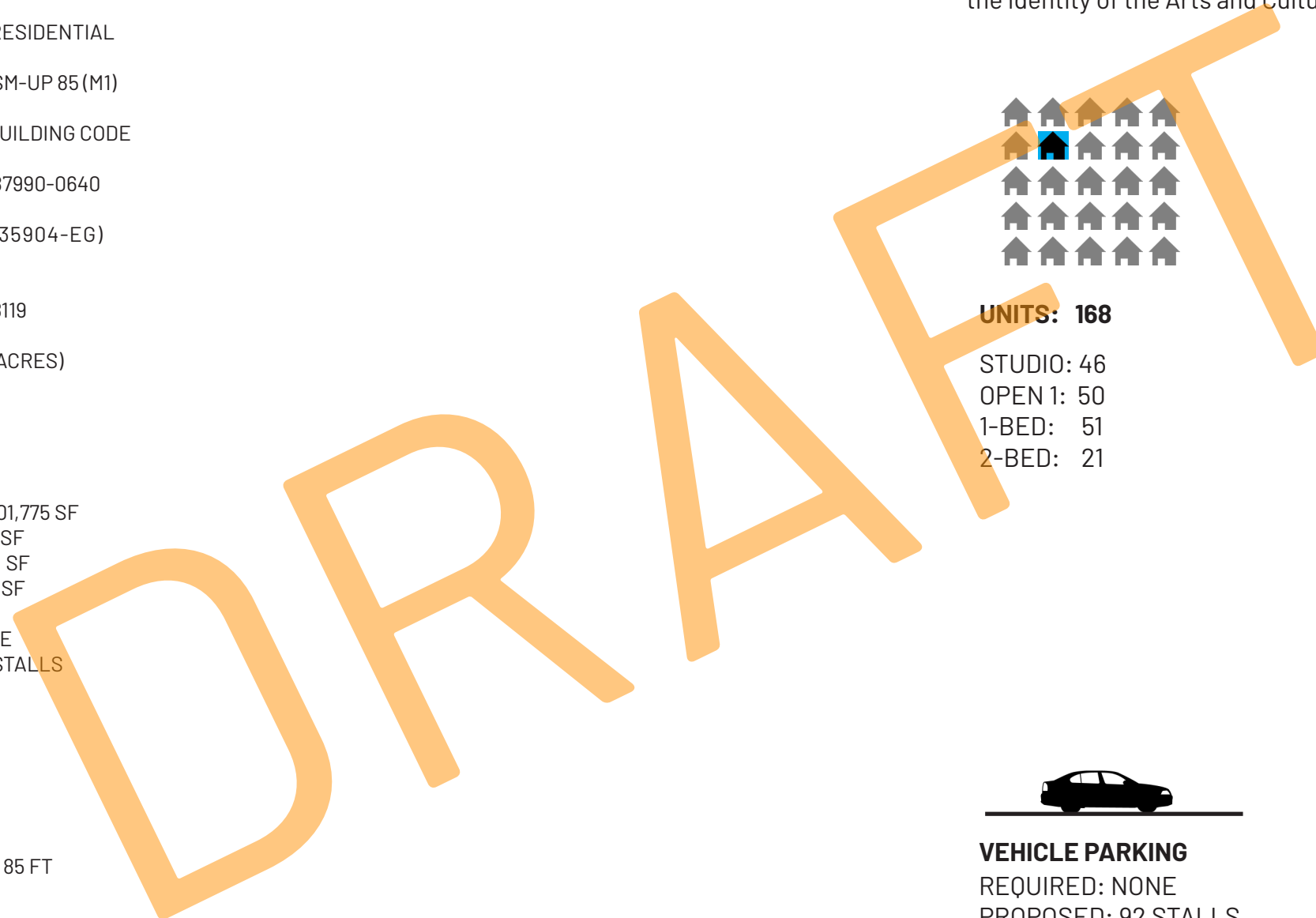


**VEHICLE PARKING**  
REQUIRED: NONE  
PROPOSED: 92 STALLS

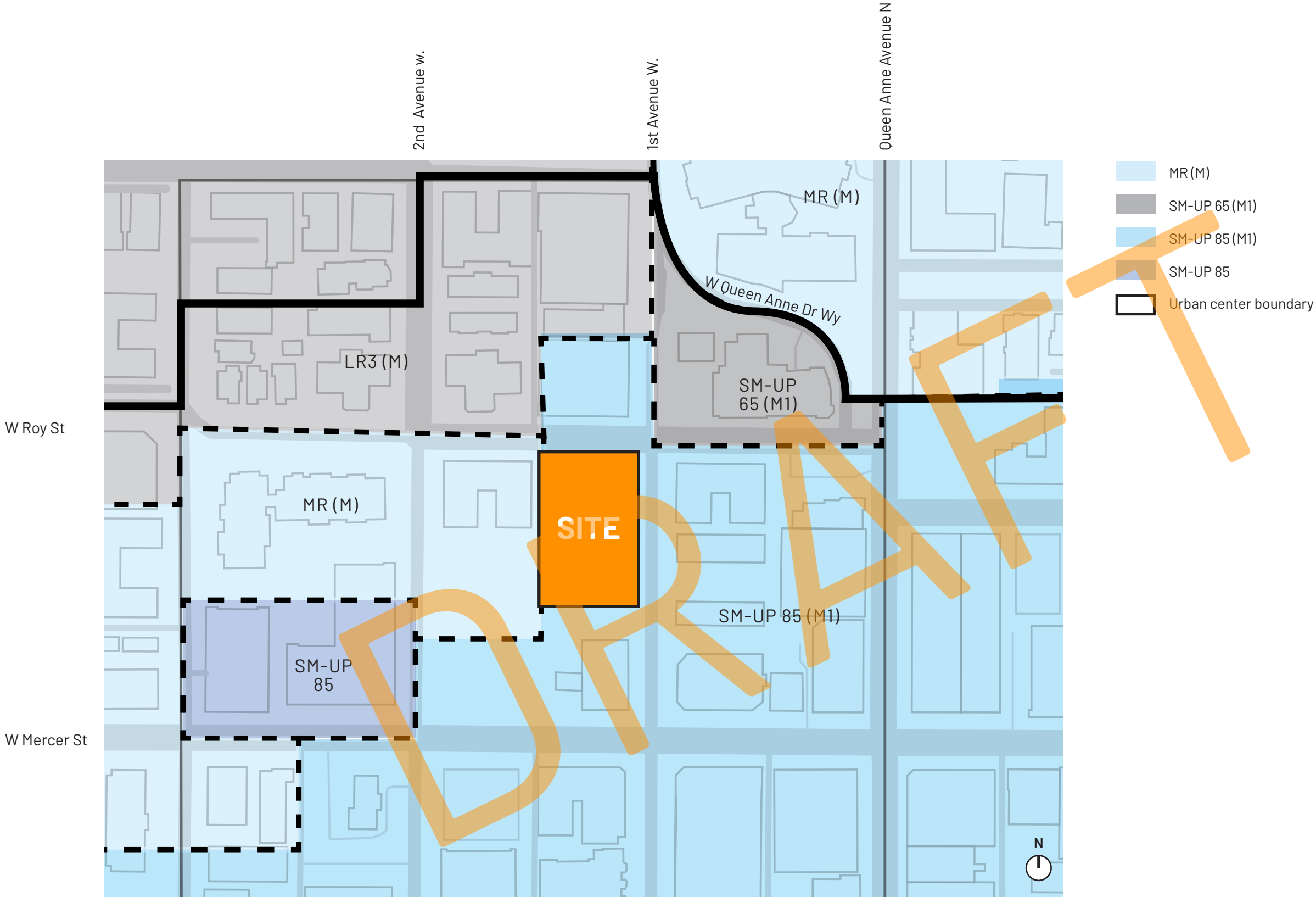
**BIKE PARKING**  
REQUIRED: 139 STALLS  
PROPOSED: 151 STALLS



**HEIGHT**  
ALLOWABLE: 85 FT



# ZONING DATA



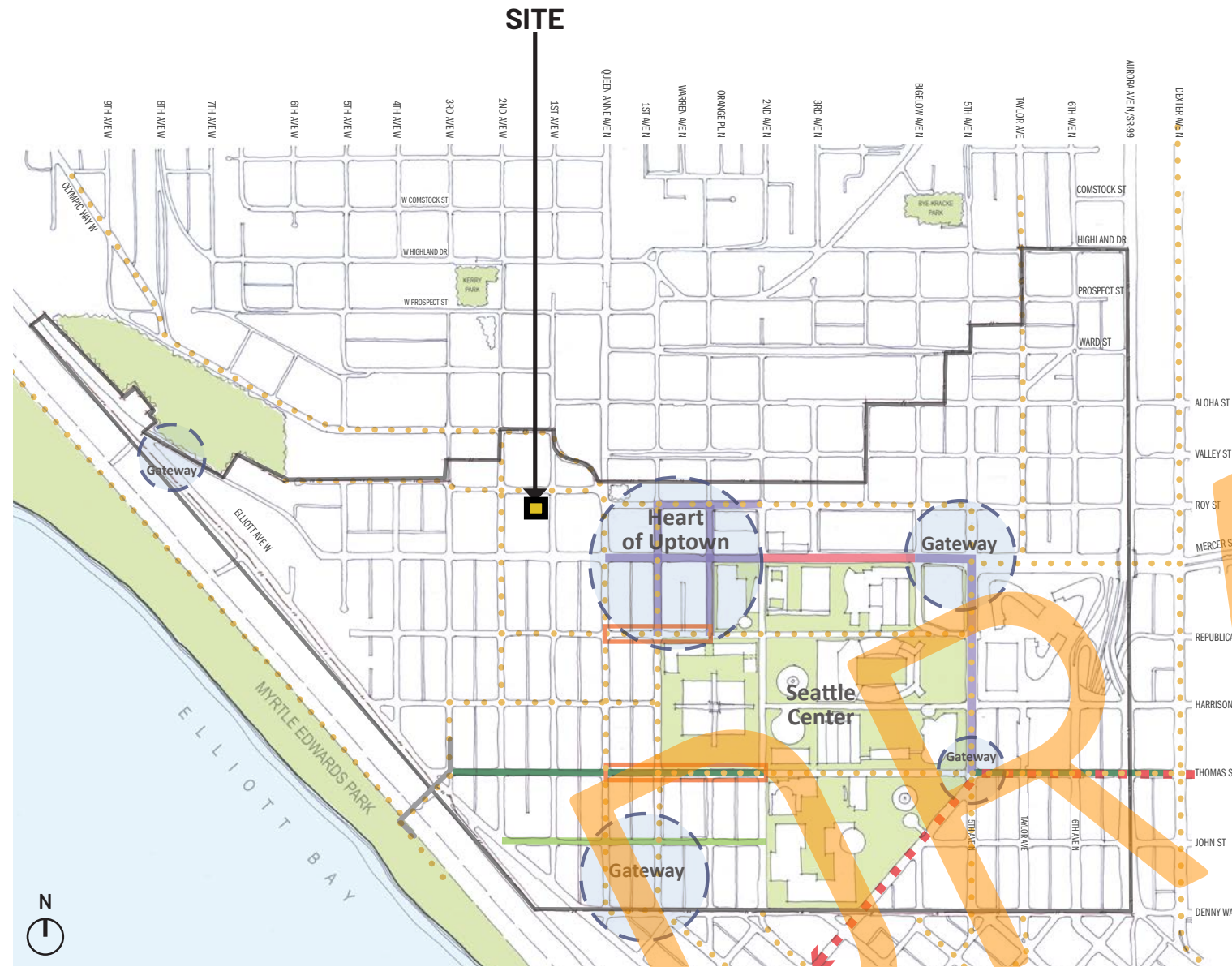
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# 02 SITE CONTEXT

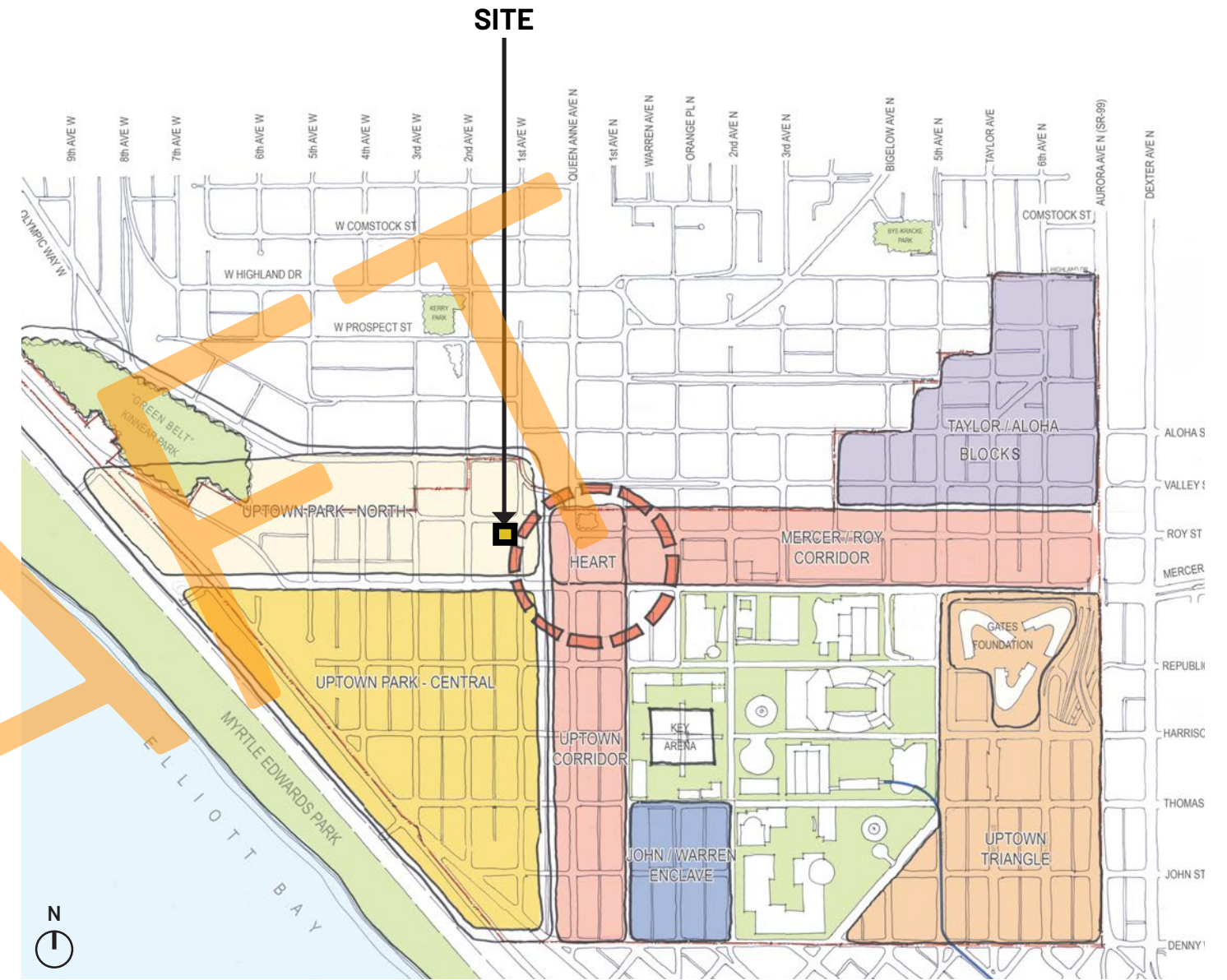


# NEIGHBORHOOD ANALYSIS - UPTOWN ART DISTRICT



## NEIGHBORHOOD EXTENT

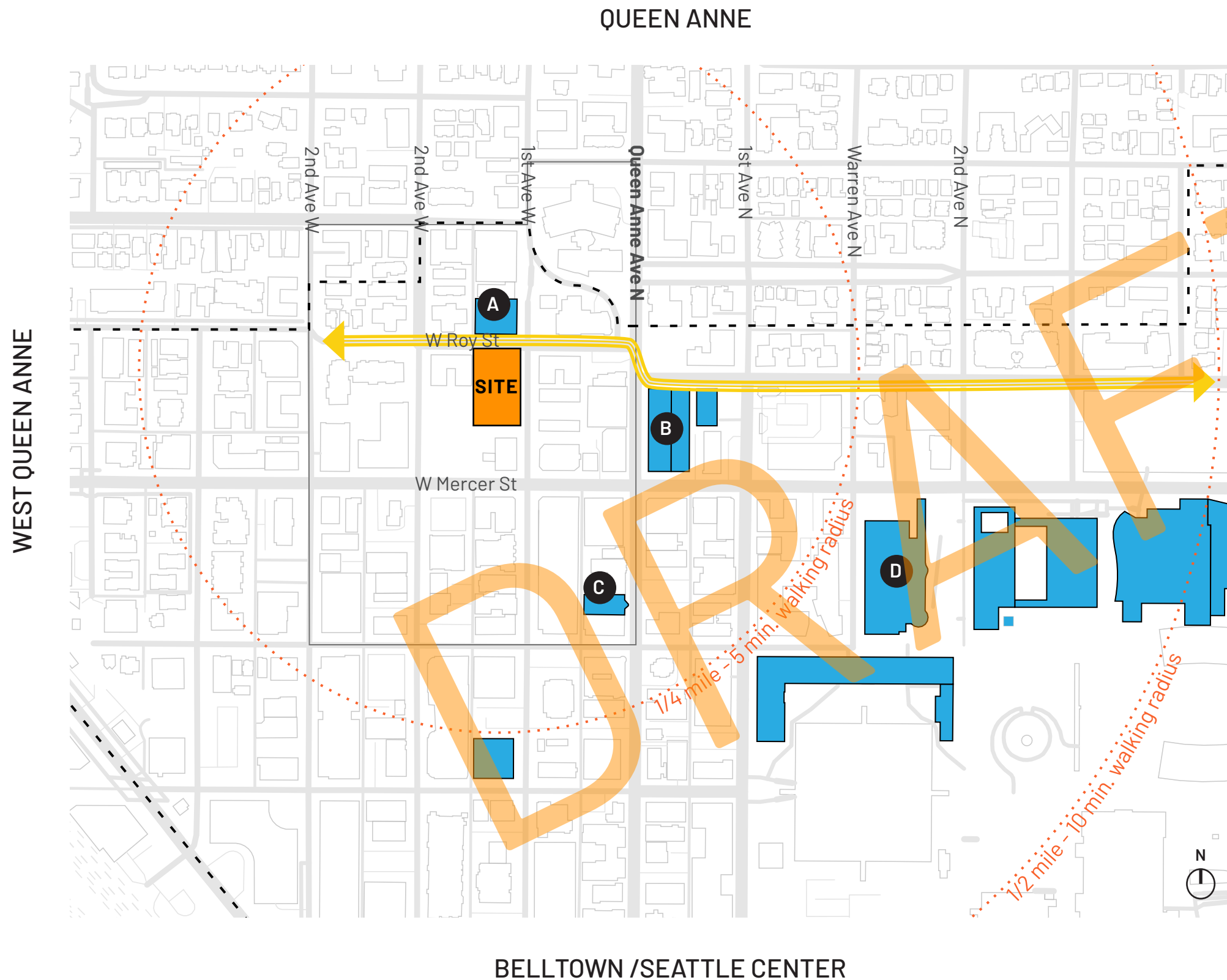
The site is located in the Uptown neighborhood.



## 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 ANALYSIS - UPTOWN ART DISTRICT



**A** ON THE BOARDS, BEHNKE CENTER FOR CONTEMPORARY PERFORMANCE



**B** MARQUEEN HOTEL'S TIN LIZZIE LOUNGE

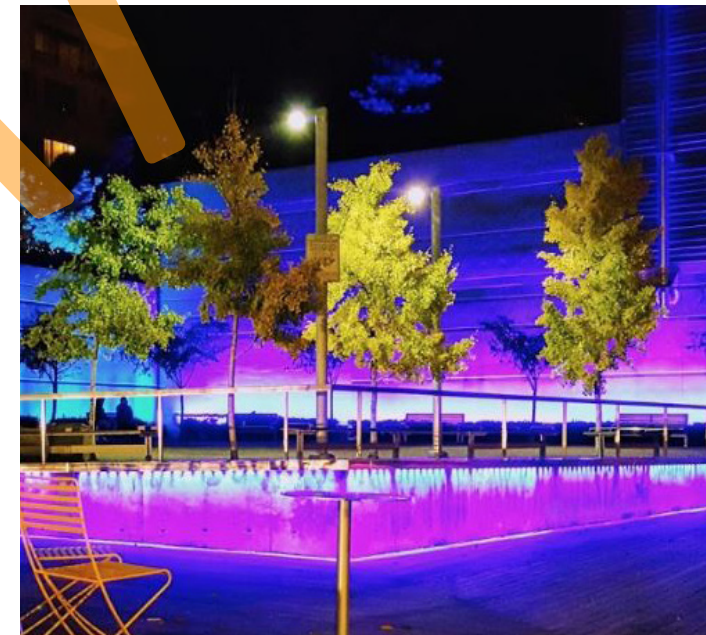


**C** SIFF CINEMA UPTOWN



**D** SEATTLE REPERTORY THEATRE

# NEIGHBORHOOD ANALYSIS - STREET CHARACTER



BANNERS

ARTWORK

LIGHTING

UPTOWN NEIGHBORHOOD IDENTITY/

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.

# NEIGHBORHOOD ANALYSIS - STREET USE



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



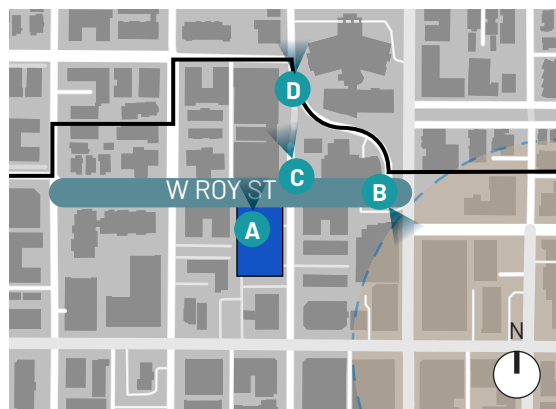
**B** CAFFE LADRO AT MARQUEEN HOTEL WITH OUTDOOR SITTING



**C** ON THE BOARDS, BEHNKE CENTER FOR CONTEMPORARY PERFORMANCE



**D** PEDESTRIAN STAIRCASE CONNECTING 1ST AVE W AND W. QUEEN ANNE DRIVEWAY



STREET SECTION KEY PLAN

# NEIGHBORHOOD ANALYSIS - IMMEDIATE CONTEXT



# NEIGHBORHOOD ANALYSIS - SITE CONDITIONS



**A** PARKING LOT ACROSS ROY ST W LOOKING NORTHEAST



**B** 1ST AVE. W LOOKING SOUTH



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



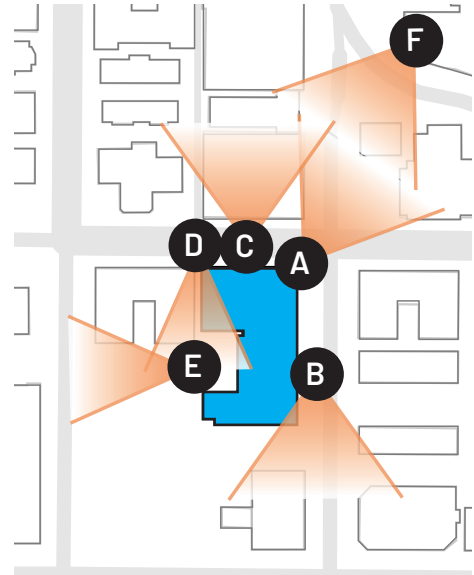
**D** BETWEEN THE SITE AND CHANDLER APARTMENTS



**E** PARKING LOOKING WEST

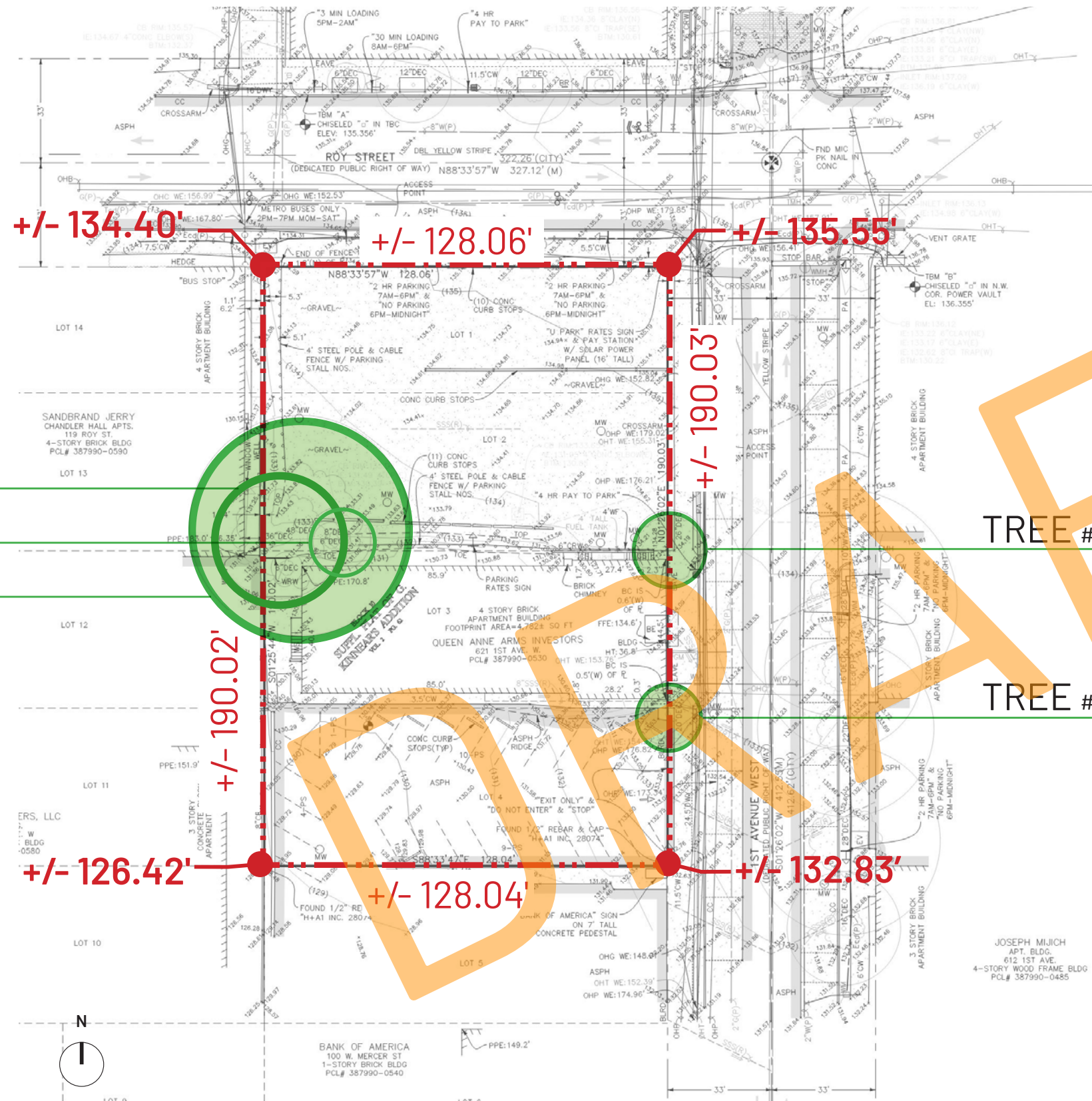


**F** SOUTHWEST AERIAL VIEW OF THE SITE



KEY PLAN

# SURVEY



TREE #103  
 TREE #101  
 TREE #102

TREE #104  
 TREE #105

**Trees #104 and #105 to be removed per SDOT requirement** because they are partially in the city Right Of Way and the species is noted as weeds of concern on the King County Noxious Weed List. (Tree #101 is the same species and is therefore also removed.)

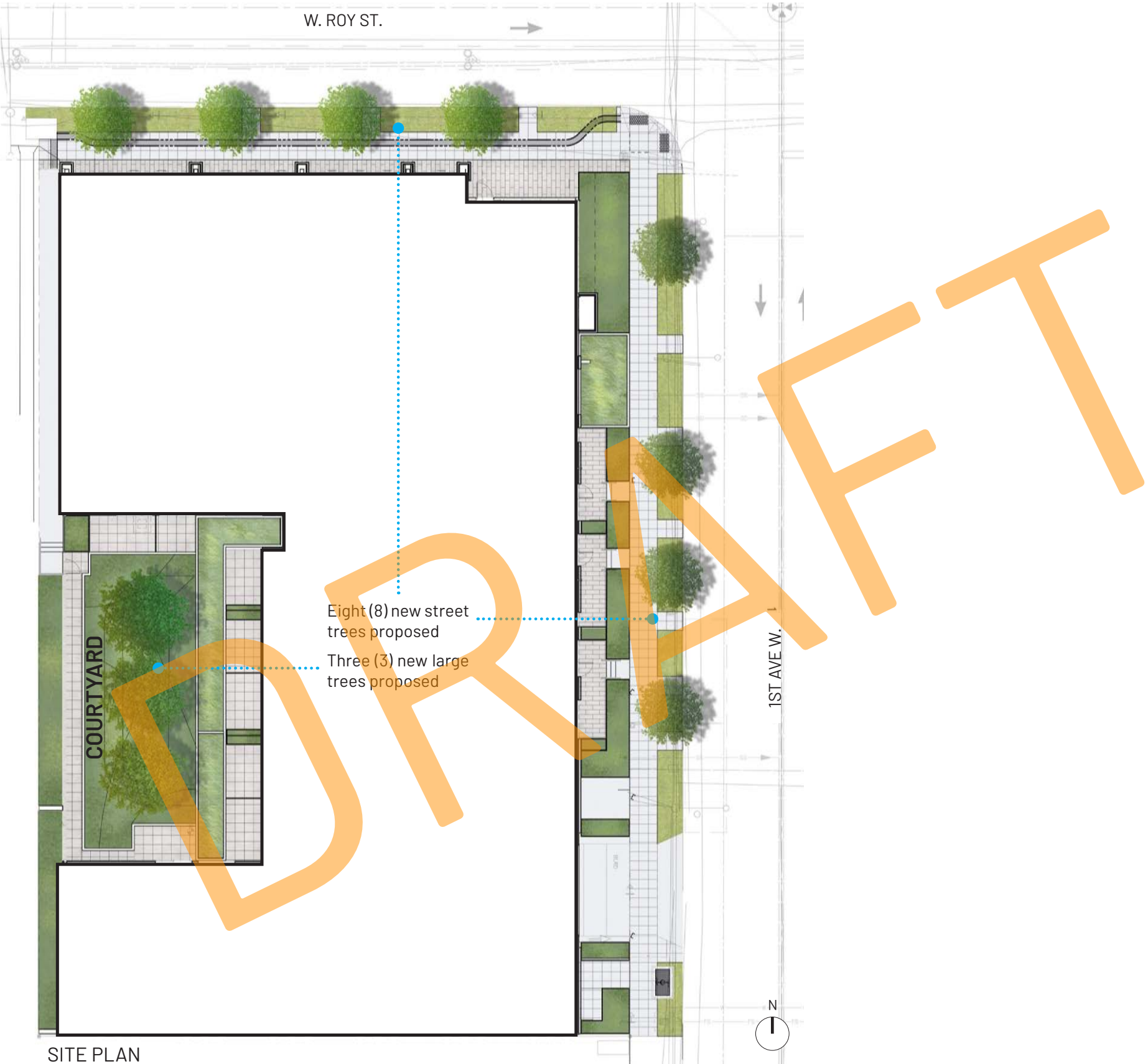
**Trees #102 and #103 are considered significant due to their size but are in poor and fair condition.** The project proposes to remove them and replace them with multiple new street trees as well as at least three (3) large trees in the main courtyard of the proposed building along with several other smaller trees around the site.

## 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

- - - PROPERTY LINE
- CURRENT VEHICULAR ENTRY

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	CV/DEC	#STMS	COMB DBH (IN)	RADIUS (FT)	CONDITION	SNOWICANT	EXCEPTIONAL	NOTES
101	Ilex aquifolium (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 aquifolium (English Holly)	E	1	22.0	13	Good	N	N	80% of RZ covered with pavement.
105	Ilex aquifolium (English Holly)	E	5	11.9	12	Good	N	N	90% of RZ covered with pavement.



SITE PLAN

# STREET ELEVATIONS - W ROY ST



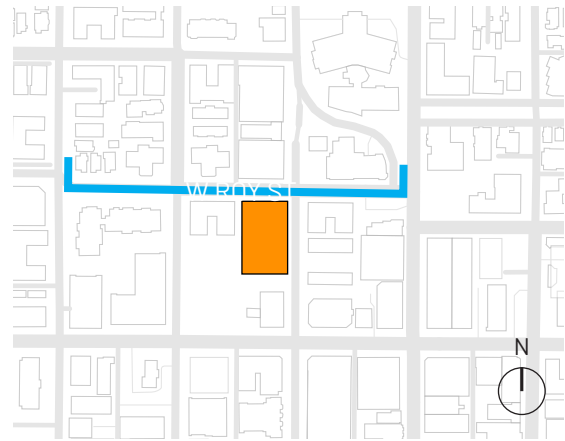
STREET ELEVATIONS - W ROY ST

1ST AVE W

QUEEN ANNE AVE N



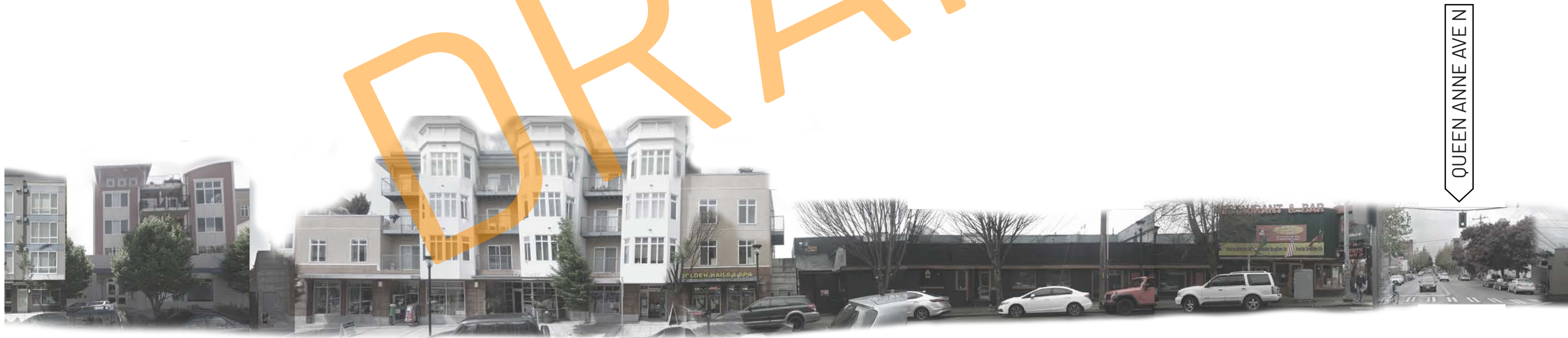
COUNTERBALANCE PARK



3RD AVE W

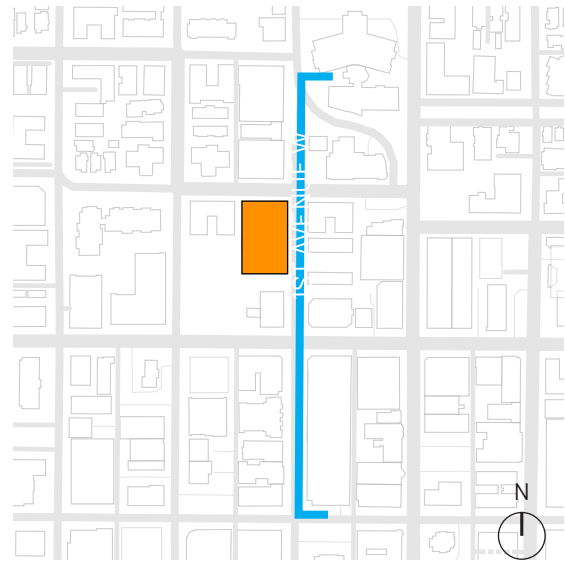


# STREET ELEVATIONS - 1ST AVENUE W



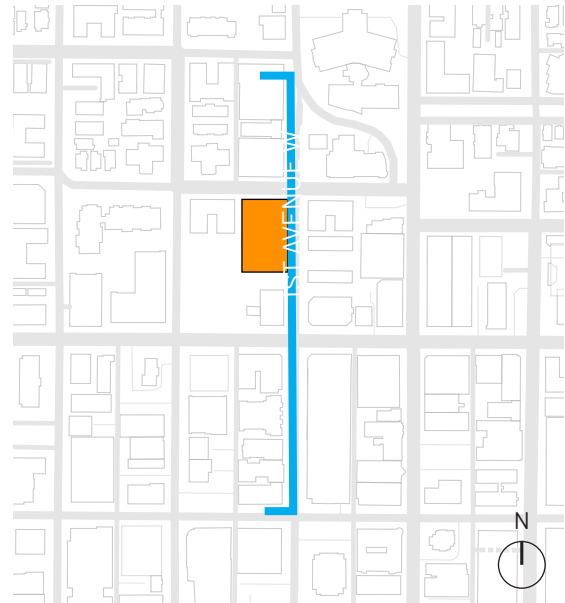
# STREET ELEVATIONS - 1ST AVENUE W

QUEEN ANNE AVEN



ON THE BOARDS THEATER,  
BUILDING CHARACTER

W ROY STREET



BANK OF AMERICA



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# 03 AEDG SUMMARY



## MASSING AND RESPONSE TO CONTEXT

1a

### BUILDING MASSING.

ADR guidance: *The surrounding neighborhood has a strong context of simply shaped buildings clad in masonry. For this reason, staff agrees with public comment regarding context and agrees with the applicant that their preferred option best responds to the surrounding neighborhood and should be used to build future iterations of the proposal.*

**(CS2-A, CS3-A-3, CS2-C-1, CS2-3-a, CS3-A-1, DC2-A-1, DC2-B-1)**

1b

### RESPONSE TO SURROUNDING FABRIC.

ADR guidance: *In agreement with public concerns about scale, staff notes that the proposed gridded frame feature is not in keeping with the surrounding context and is too large to use effectively as a scaling feature. Use masonry as a field material with deeply set windows as a scaling element. This will help respond to the many comments about the proposed building's size.* **(CS3-A-1 CS3-A-3, DC2-A-2, DC2-B-1, DC2-C-1, DC2-D-2, DC2-3-b, DC4-A-1 and DC4-1)**

1c

### BUILDING SCALE AND SECONDARY MODULATION

ADR guidance: *Study the pattern of openings and rhythm of the surrounding context and use your findings to instruct the creation of window modules. Review the proposal for 3025946-EG page (16-27) for an example of a successful examination of façade features along Roy street. Provide a similar exploration at the Recommendation phase.*

**DC2-A-2, DC2-B-1, DC2-C-1, DC2-D-2, DC2-3-b, DC4-A-1 and DC4-1-a)**

*i. The window module examples included in the EDG packet are strong.*

*Explore how to use them with traditional patterning in a field of masonry.*

1d

### HEIGHT, SCALE, & SECONDARY MODULATION

ADR guidance: *Differentiating the top floor could emphasize the height of the building. The size of the building came up frequently in public comment. At Recommendation, please explore bringing masonry up to the higher floor and maintaining a simple shape as this is the context of the neighborhood. You should include an examination of how each treatment responds to guidelines in this exploration.* **(CS3-A-1 and DC2-B-1)**

1e

### CORNER ARTICULATION / PUBLIC ART

ADR guidance: *The metal scrim feature is not in keeping with the context of the neighborhood. Explore more traditional ways of marking the corner that responds specifically to permanent architectural features of the buildings in the surrounding area. Respond to the Uptown Guidelines that request art in a way that does not overwhelm the art across the street.*

**(CS3-A-1, CS2-C-1, CS3-1-b and DC4-1-c)**

1f

### CORNER ENTRY

ADR guidance: *There is a precedent for corner entries in the neighborhood. Explore this feature at the Recommendation phase. This could be a way of defining the corner entry without the scrim feature. Options without the corner entry should be detailed simply, with a masonry column like the buildings in the neighborhood.* **(CS3-A-1, CS2-C-1 and CS3-1-b)**

## GROUND FLOOR AND LANDSCAPE

2a

### AT GRADE UNIT / EXTERIOR BUFFER

ADR guidance: *. Successful ground floor units include a buffer to create a semi-private weather protected, space with stoops wide enough for personalization. At Recommendation, show how this guidance is integrated into your proposal explain and why the units will not present as a blank wall of drawn curtains when completed and occupied.* **(PL2-B-1, PL3-B-2, PL3-A-3P, PL3-A-4 and PL3-3-a)**

2b

### GROUND LEVEL DETAILS

ADR guidance: *The frame element defining the ground floor units makes them look overly commercial. Explore ways to create fine-grained detail at the units. Use brick as a field material that comes all the way to the stoop level.*

**(CS3-A-1 CS3-A-3, DC2-A-2, DC2-B-1, PL3-B-2, PL3-A-3P, PL3-A-4, PL3-3-a DC2-C-1, DC2-D-2, DC2-3-b, DC4-A-1 and DC4-1-a)**

2c

### PROJECT SUSTAINABILITY / TREE MITIGATION

ADR guidance: *Members of the public commented that the buildings should include eco-friendly design and features. At recommendation, illustrate how the proposal responds to Chapter CS1 of the design guidelines. Public comment also requested the preservation of a significant tree on site. If it is lost, in the proposal, consider plantings as a buffer at ground floor units as a way of mitigating the loss of canopy.*

**(CS1-A, CS1-B, CS1-C, CS1-D, CS1-E, CS1-2, DC4-D and DC4-E)**

# ADMINISTRATIVE EARLY DESIGN GUIDANCE - BUILDING MASSING

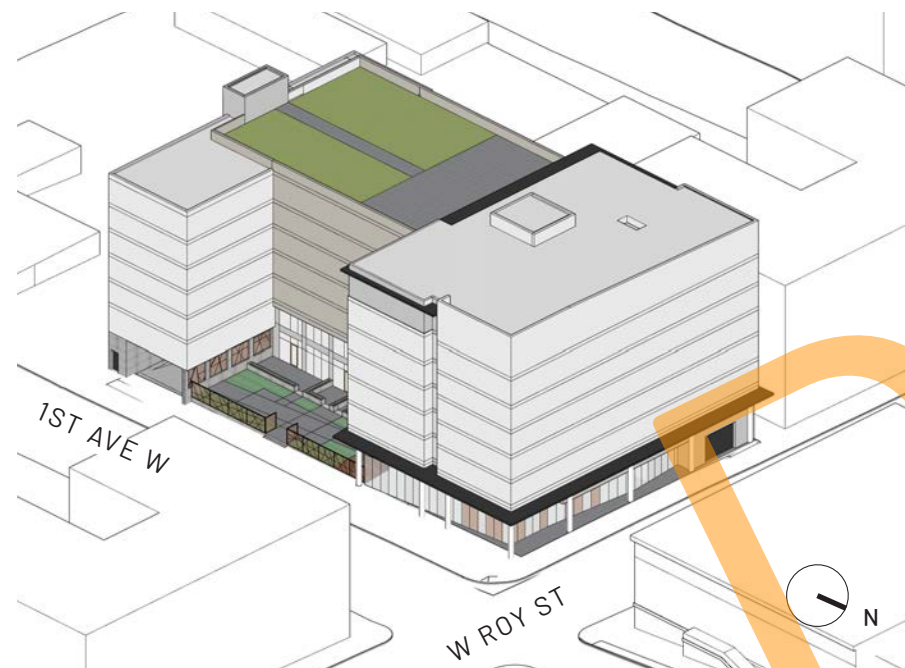
1a

**ADR GUIDANCE:** The surrounding neighborhood has a strong context of simply shaped buildings clad in masonry. For this reason, staff agrees with public comment regarding context and agrees with the applicant that their preferred option best responds to the surrounding neighborhood and should be used to build future iterations of the proposal. (CS2-A, CS3-A-3, CS2-C-1, CS2-3-a, CS3-A-1, DC2-A-1, DC2-B-1)

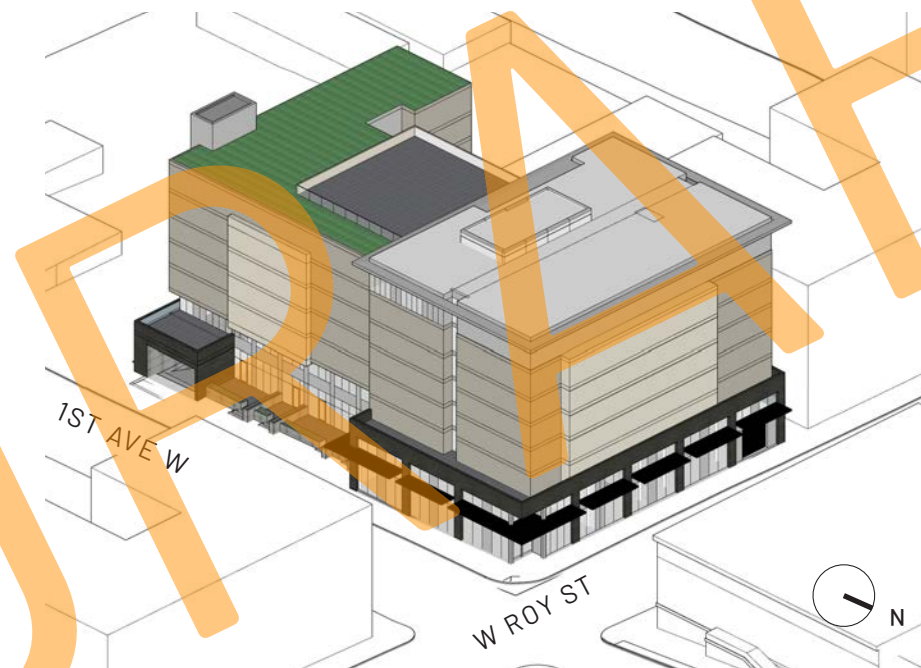
## RESPONSE:

The site has a unique location; positioned between two historic buildings (Chandler Hall and Del Roy) and adjacent to On the Boards theater across the street provides a great opportunity to “stitch” the existing historic fabric.

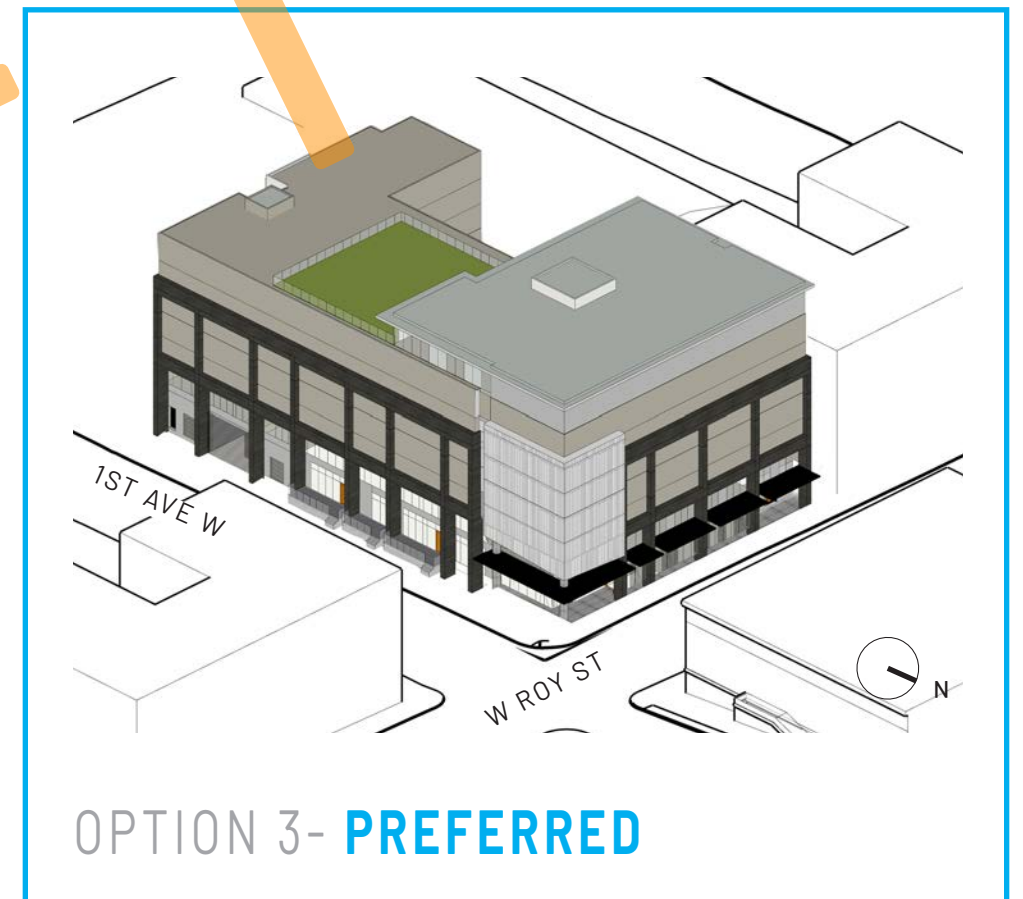
We have pursued the proffered option 3 and maintained the simple overall form. As a response to the neighborhood character, the brick is raised and occupies more of the building facade following and re-interpreting facade concepts found in surrounding buildings. The current design enhances the historic attributes that give the Uptown neighborhood a distinctive sense of place, referencing and respecting but using modern forms and materials mixed in..



OPTION 1 - "C - SHAPE"



OPTION 2 - "H - SHAPE"



OPTION 3- **PREFERRED**

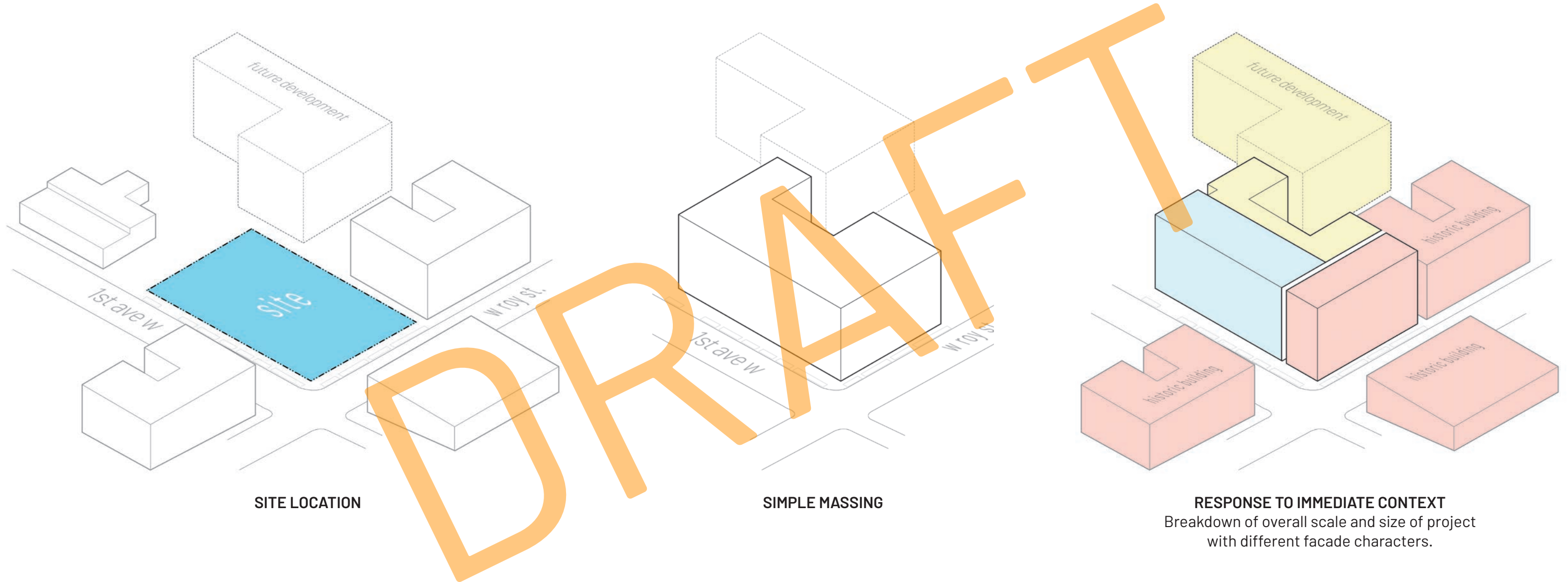
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# 04 DESIGN / AEDG RESPONSES



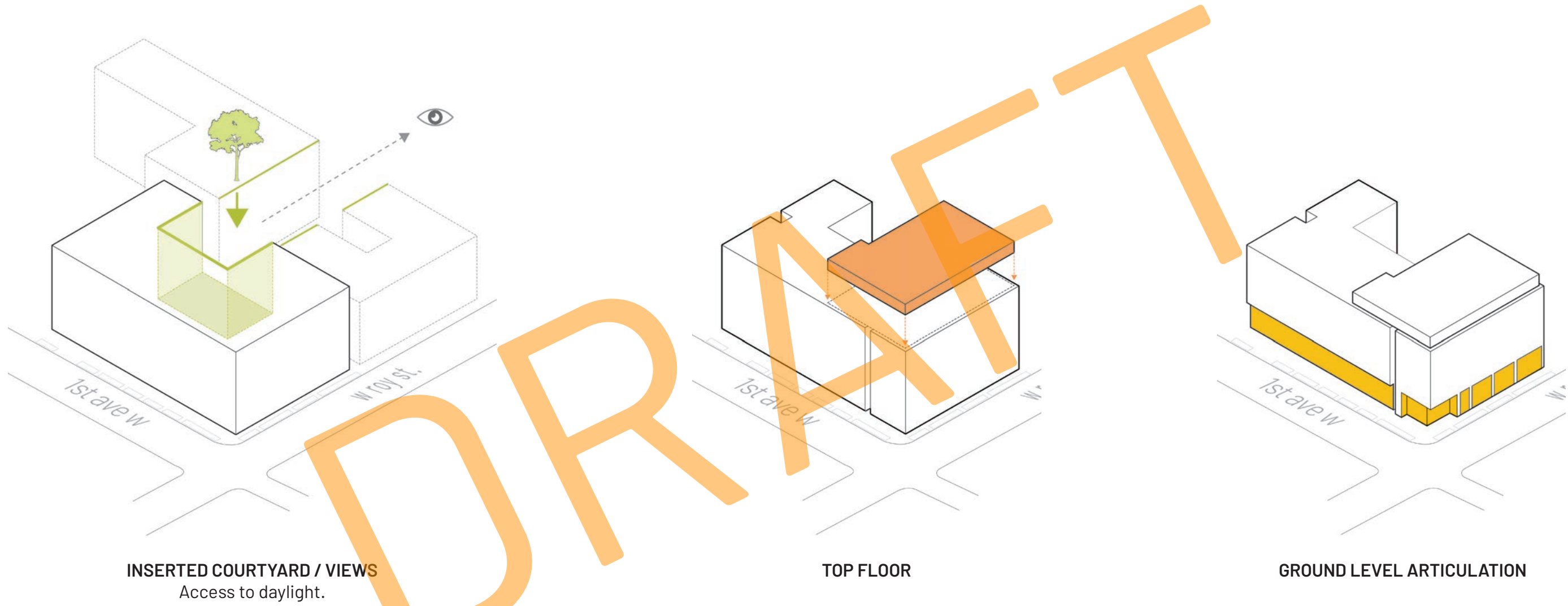
# ARCHITECTURAL CONCEPT



**SITE LOCATION**

**SIMPLE MASSING**

**RESPONSE TO IMMEDIATE CONTEXT**  
Breakdown of overall scale and size of project with different facade characters.





- 1d** **ADR COMMENT**  
*Differentiating the top floor could emphasize the height of the building*
- 1e** **ADR COMMENT:**  
*The metal scrim feature is not in keeping with the context of the neighborhood.*
- 1b** **ADR COMMENT:**  
*The proposed gridded frame feature is not in keeping with the surrounding context and is too large to use effectively as a scaling feature*
- 1c** **ADR COMMENT:**  
*Study the pattern of openings and rhythm of the surrounding context*
- 2b** **ADR COMMENT:**  
*The frame element defining the ground floor units makes them look overly commercial.*
- 1f** **ADR COMMENT:**  
*... f defining the corner entry without the scrim feature.*

- 1d** **RESPONSE**  
Top story steps back and changes material reducing the overall bulk of the building
- 1c** **RESPONSE**  
Bringing brick up to 7th story to simplify the overall building massing
- 1e** **RESPONSE**  
Metal scrim removed and art moved to at-grade, not competing with On the Boards.
- 1b** **RESPONSE**  
Transition to two different but related interpretations of neighboring historic building facade organizations on the north and further to the south
- 2a** **RESPONSE**  
Brick frame removed at base along residential unit area, differentiating it and linking it to contemporary apartment buildings further south on 1st Ave W.
- 1f** **RESPONSE**  
Recessed residential entry/lobby



# HISTORIC CONTEXT ANALYSIS - RESPONSE TO SURROUNDING FABRIC

1b

**ADR GUIDANCE:** *In agreement with public concerns about scale, staff notes that the proposed gridded frame feature is not in keeping with the surrounding context and is too large to use effectively as a scaling feature. Use masonry as a field material with deeply set windows as a scaling element. This will help respond to the many comments about the proposed building's size.*

(CS3-A-1 CS3-A-3, DC2-A-2, DC2-B-1, DC2-C-1, DC2-D-2, DC2-3-b, DC4-A-1 and DC4-1)

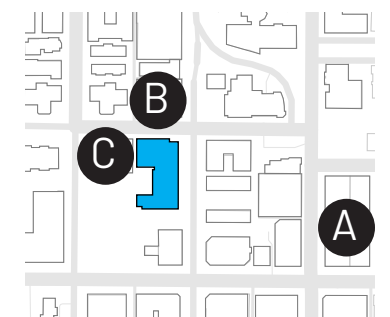
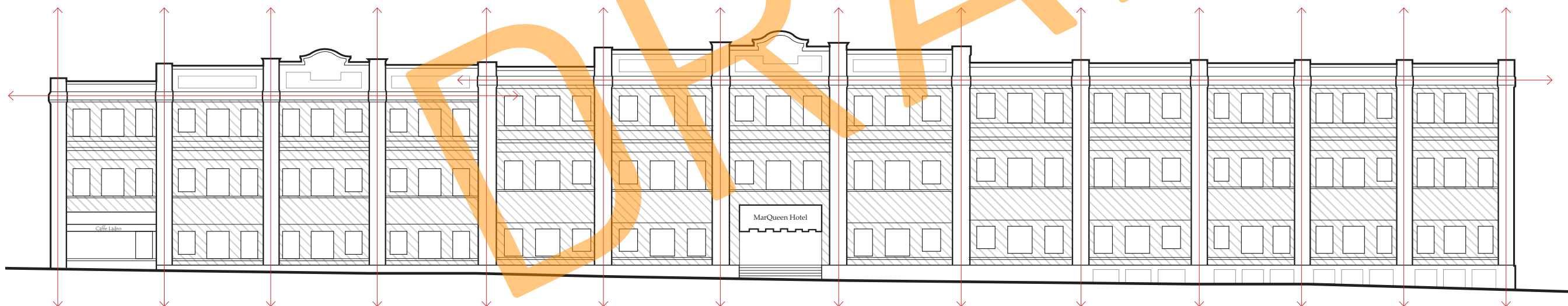
**RESPONSE:**

The proposed design uses historic references such as arcade on the ground level, strong vertical pier expression, and the brick mixed with other materials to inform the secondary facade modulation. This results into a feeling of punched windows, but in layered facades like many of the masonry buildings around the site.

The overall building is broken into three main parts relating to different neighboring characters. The main corner (NE) is accented with an area of "masonry as a field with true punched windows". The other brick facades begin to break this down incorporating other materials, but keeping the facade organizations found in the historic brick buildings.



A MARQUEEN HOTEL. 1918



KEY PLAN

**BUILDING FACADE ARTICULATIONS - INFILL**

- punched openings on masonry field
- strongly expressed vertical piers
- layered facade - the punched openings are located between the piers inside the infill

# HISTORIC CONTEXT ANALYSIS - RESPONSE TO SURROUNDING FABRIC



**B** ON THE BOARDS (org. REDDING HALL), 1912

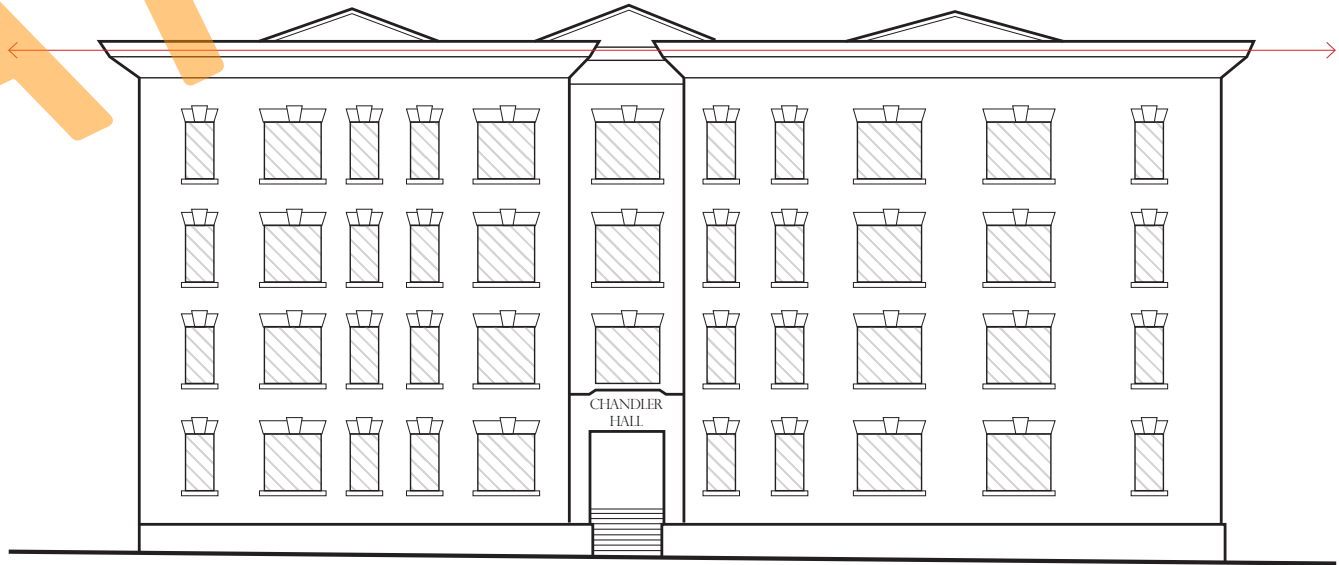


**C** CHANDLER HALL APARTMENTS, 1924



**GROUND LEVEL EXPRESSION - ARCADE**

- punched openings on masonry field
- groupings of four windows.
- public base creates a arcade with the deeply recessed glazing behind it.
- cornice caps the building form.



**WINDOW FENESTRATION - PUNCHED OPENINGS**

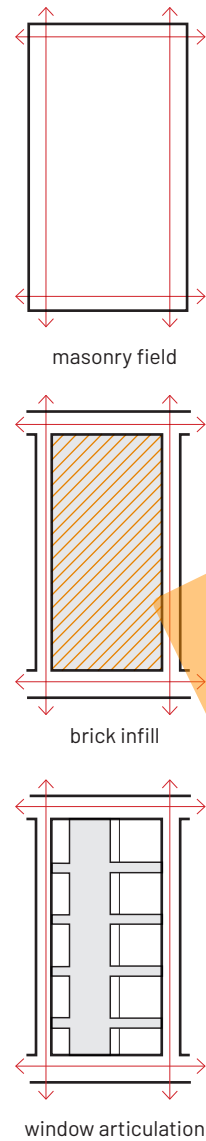
- masonry field with individual punched openings
- the building is split into two forms with a "gasket" in-between

# BUILDING DESIGN - BUILDING SCALE AND SECONDARY MODULATION

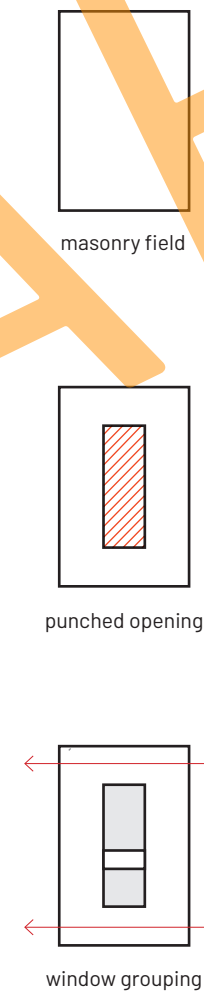
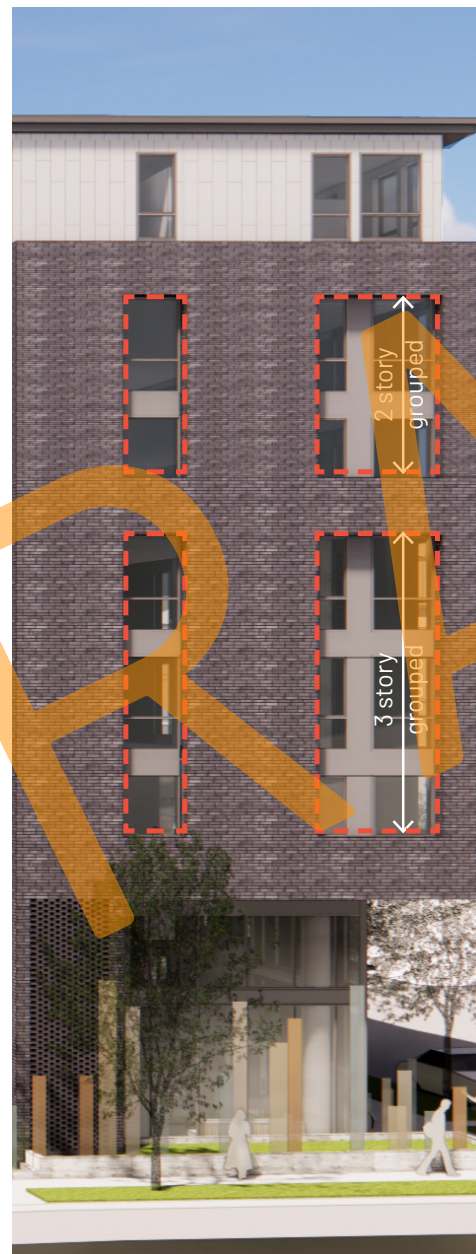
1c

**ADR GUIDANCE:** Study the pattern of openings and rhythm of the surrounding context and use your findings to instruct the creation of window modules. Review the proposal for 3025946-EG page (16-27) for an example of a successful examination of facade features along Roy street. Provide a similar exploration at the Recommendation phase.  
**(CS3-A-1 CS3-A-3, DC2-A-2, DC2-B-1, DC2-C-1, DC2-D-2, DC2-3-b, DC4-A-1 and DC4-1-a)**

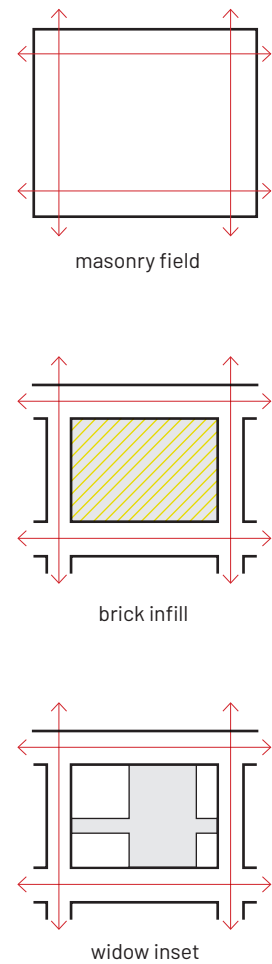
**RESPONSE:**  
 The project brick facades reflect surrounding historic facade patterns and concepts using a range of modern materials. The corner element keeps to the most simple punched windows deeply set in a plain field of brick, similar to On The Boards building. The north facade keeps the same colors but mixes in layering and uses some additional materials but keeping the deep set windows. The south portion of the East facade uses the same detailing and materials as the north but begins to reflect the modern apartment buildings found further south along 1st Ave W. The East elevation raises the brick up from the ground, removes the horizontal datum, and emphasizes the taller pillars with material color infills.



ELEVATED BRICK / INFILL



FIELD BRICK / PUNCHED OPENINGS

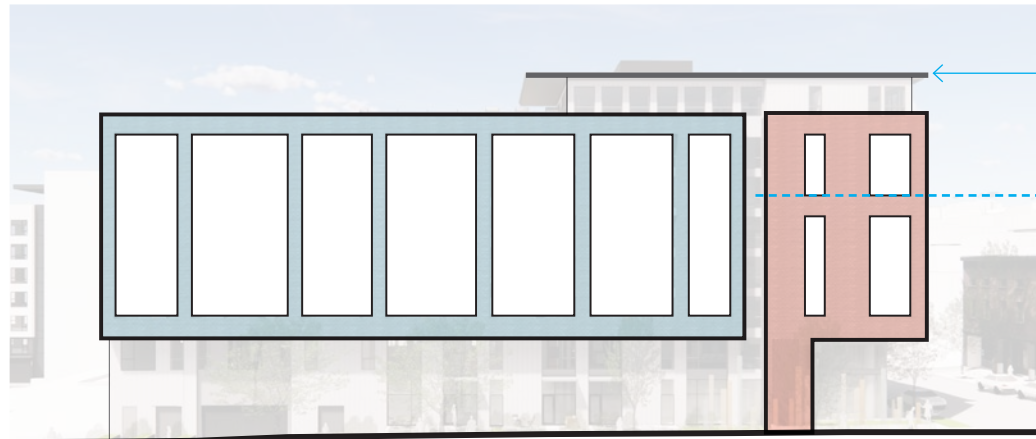


BRICK PIERS AND HORIZONTAL DATUMS / INFILL

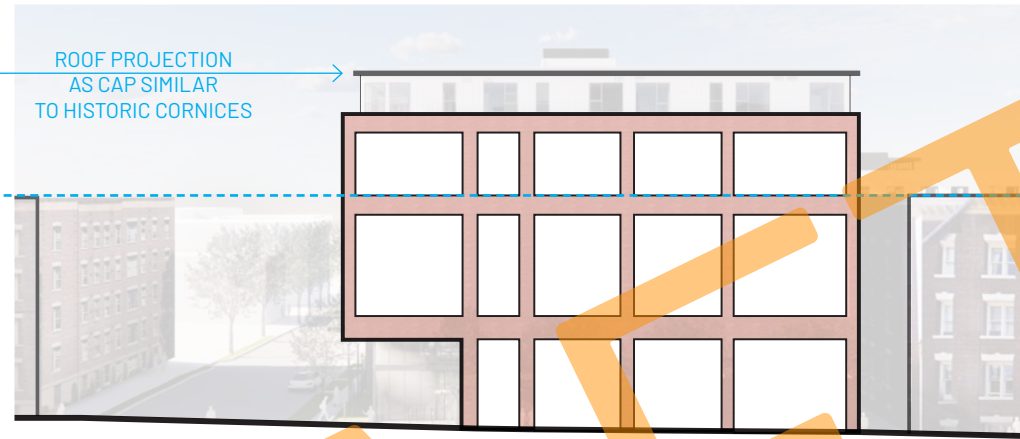
BUILDING DESIGN - BUILDING SCALE AND SECONDARY MODULATION



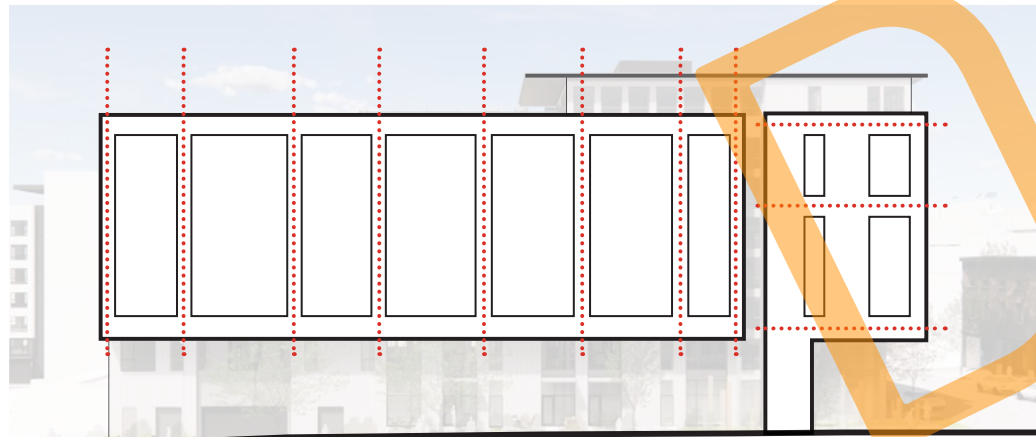
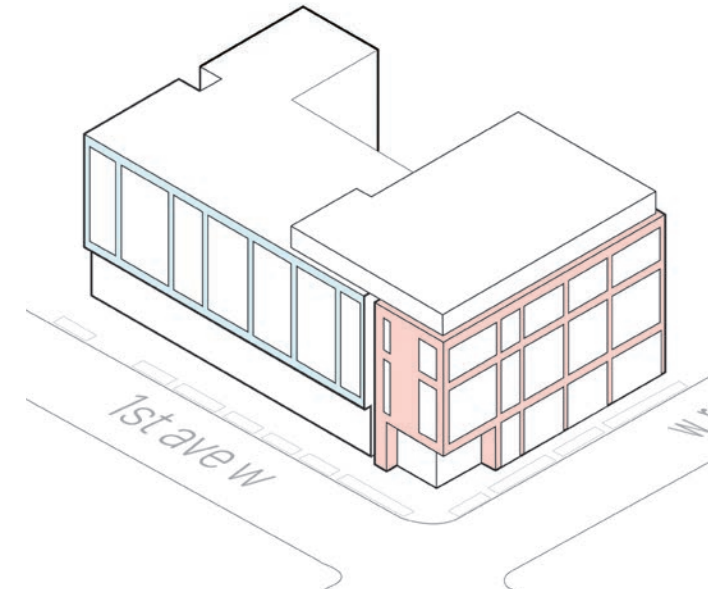
# FACADE CONCEPT DIAGRAMS



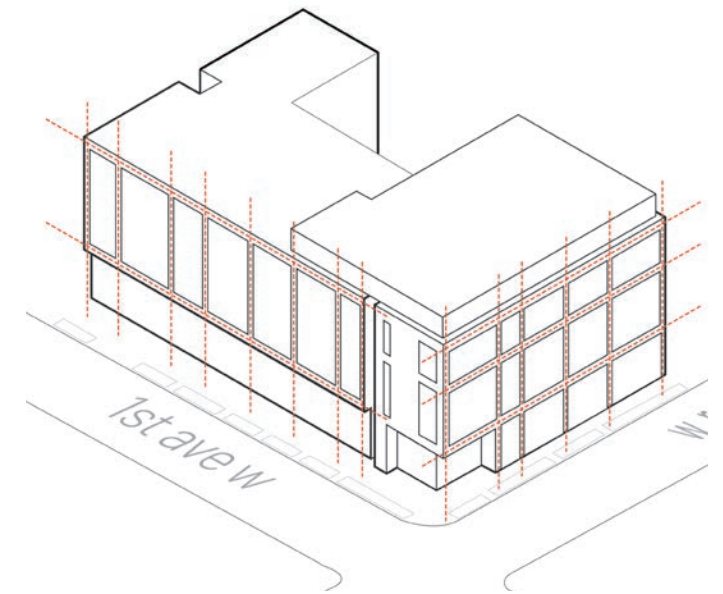
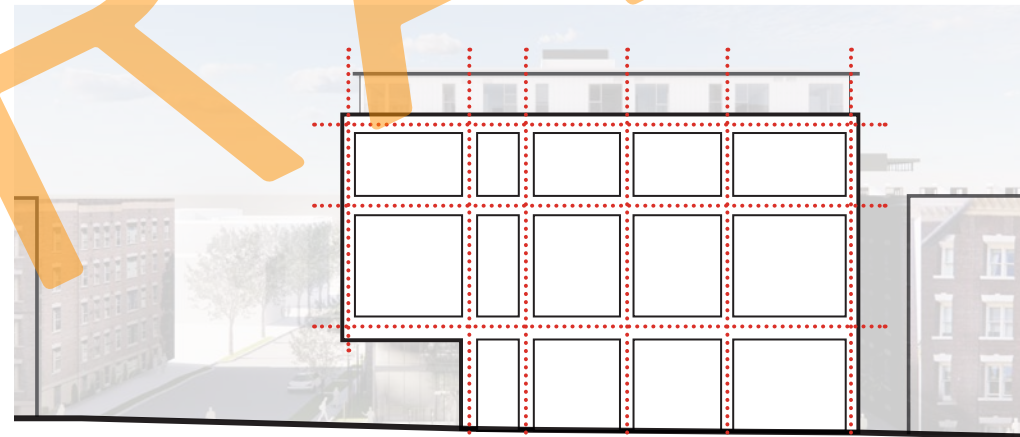
FACADE ARTICULATION: ELEVATED MASS



FACADE ARTICULATION: GROUNDED MASS WITH BRICK INFILL

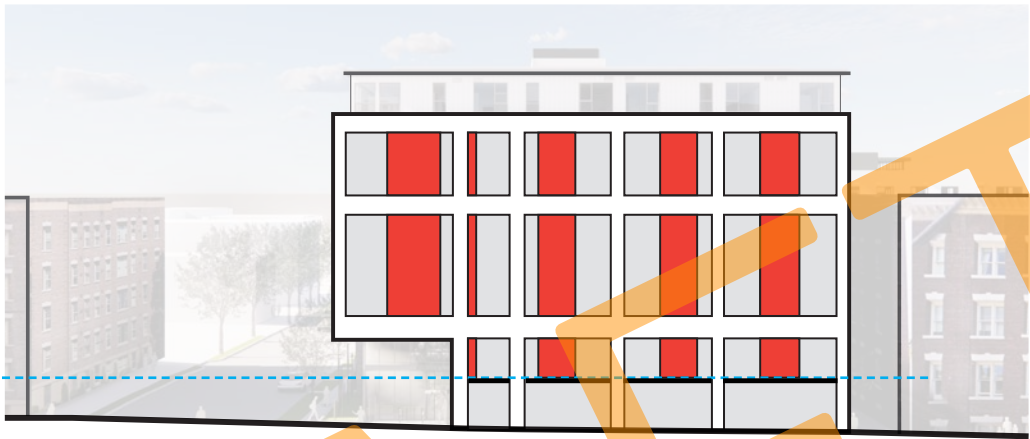


VERTICAL/HORIZONTAL RHYTHMS

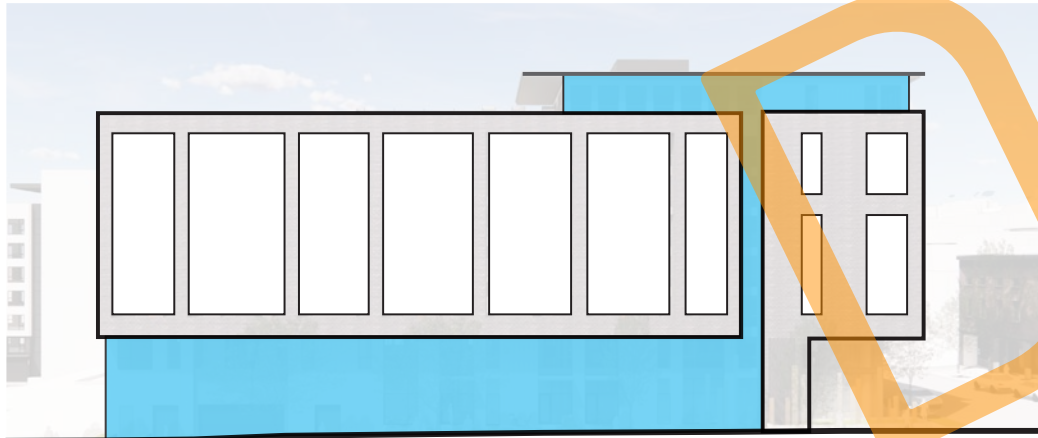
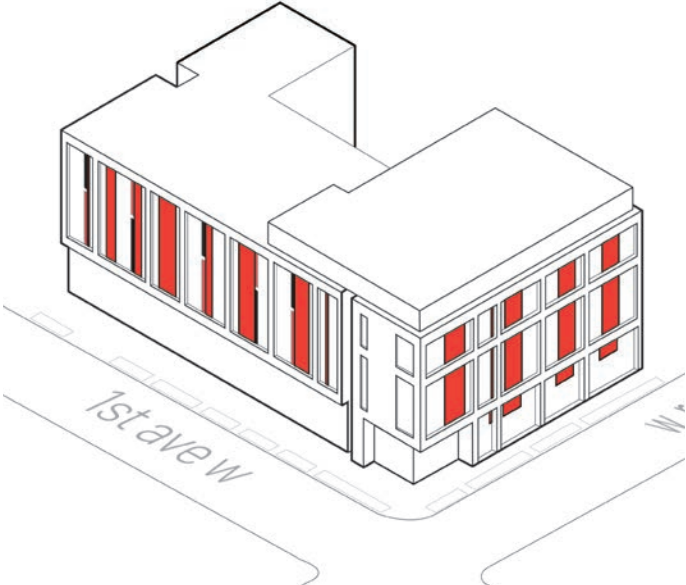




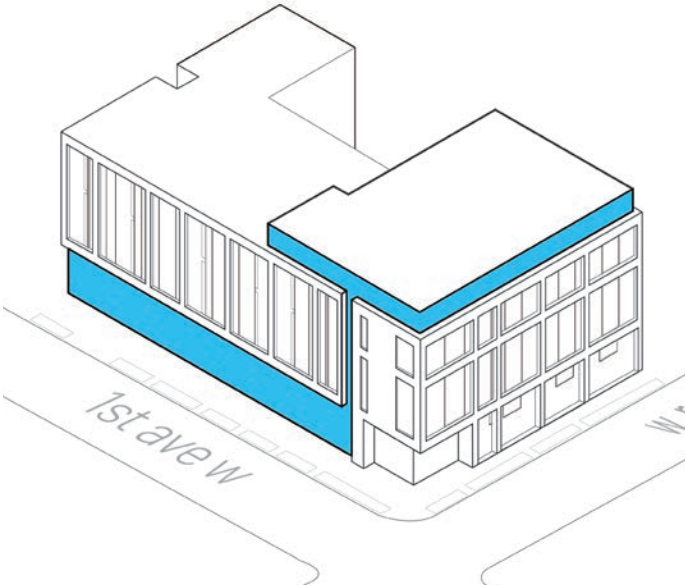
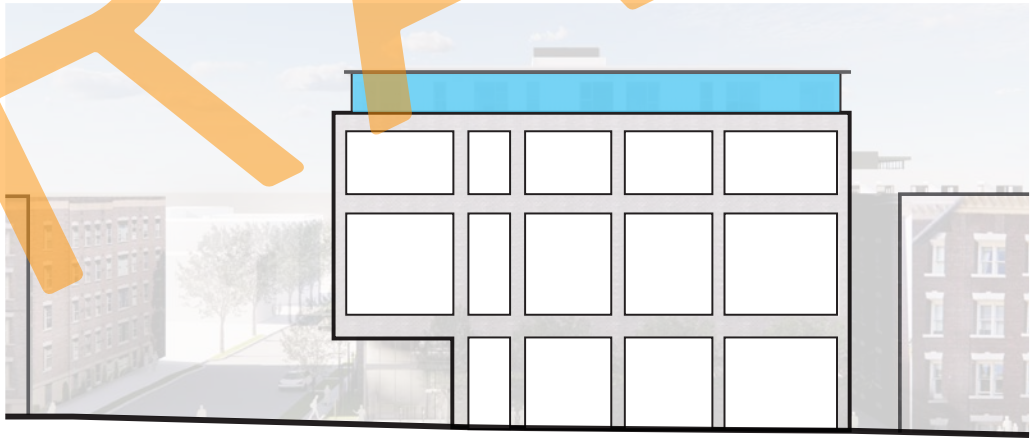
SECONDARY INFILL MODULATION



OVERHEAD PROTECTION



BUILDING MATERIALS



# BUILDING DESIGN - HEIGHT, SCALE, & SECONDARY MODULATION

**1d** **ADR GUIDANCE:** Differentiating the top floor could emphasize the height of the building. The size of the building came up frequently in public comment. At Recommendation, please explore bringing masonry up to the higher floor and maintaining a simple shape as this is the context of the neighborhood. You should include an examination of how each treatment responds to guidelines in this exploration. **(CS3-A-1 and DC2-B-1)**

## RESPONSE:

Brick materials have been extended up to a consistent height around North and East facades of the building to simplify the overall form. We explored extending the brick to the very top but found that it had the opposite effect, making the building feel overly large. The top floor (partial) is stepped back and sided in a lighter colored smooth fiber cement panel. The result is a simpler form that still picks up the datum of the cornice line from adjacent historic buildings.



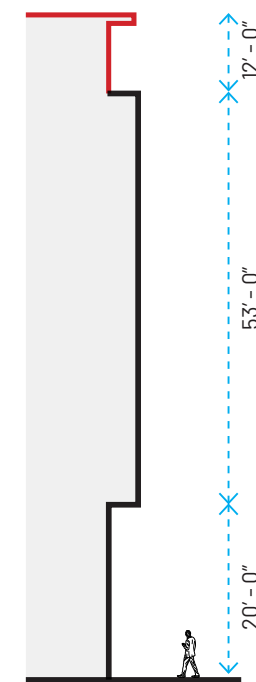
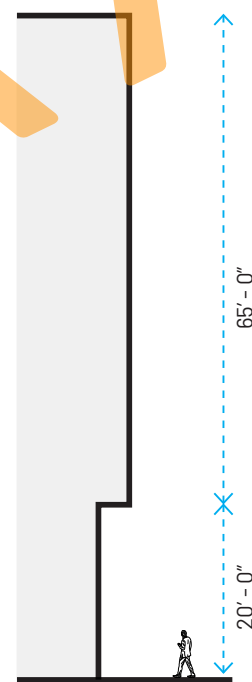
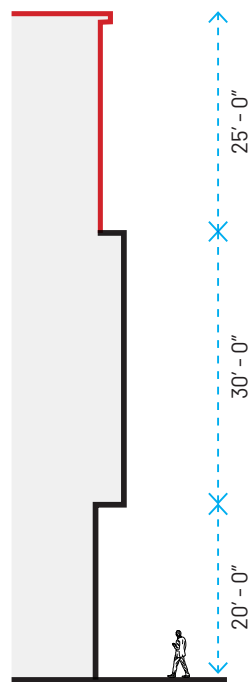
ADR APPROVED OPTION 1



ALTERNATIVE OPTION 2



PREFERRED OPTION 3



DRB DATE TBD

# FACADE STUDY PROGRESSION



STUDY 1 - GRID



STUDY 2 - LIGHT AND DARK BRICK



STUDY 3 - LIGHT BRICK AND EXTENDED DARK BRICK



STUDY 4 - DARK BRICK AND METAL CLAD CORNER



PREFERRED OPTION

# BUILDING DESIGN - CORNER ARTICULATION / PUBLIC ART

1e

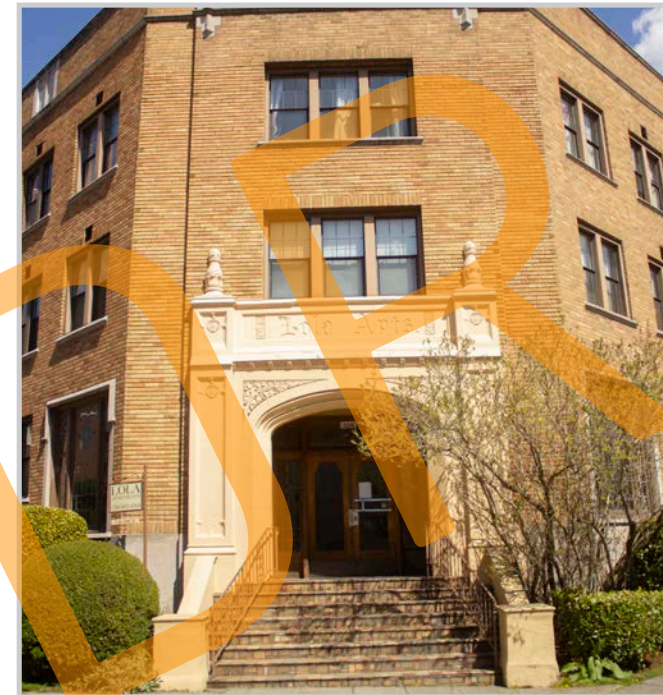
**ADR GUIDANCE:** The metal scrim feature is not in keeping with the context of the neighborhood. Explore more traditional ways of marking the corner that responds specifically to permanent architectural features of the buildings in the surrounding area. Respond to the Uptown Guidelines that request art in a way that does not overwhelm the art across the street. (CS3-A-1, CS2-C-1, CS3-1-b and DC4-1-c)

**RESPONSE:**

The metal scrim element at the NE corner is removed and replaced with field of masonry that completes the simple building massing, similar to surrounding buildings.

Corner conditions throughout the neighborhood are pictured here including entries at corners and recessed entries forming near porticoes or porches. The corner here serves as the entry “porch” with the actual door and small canopy off-center giving more prominence to the new at-grade art and the “stage” behind the art with it’s accent lighting and feature light fixture in the double height space.”





NEIGHBORHOOD PRECEDENTS OF CORNER ENTRY CONDITIONS AND BUILDING ENTRY PORTICOS/PORCHES

PROPOSED CORNER ENTRY

# BUILDING DESIGN - CORNER ARTICULATION / PUBLIC ART

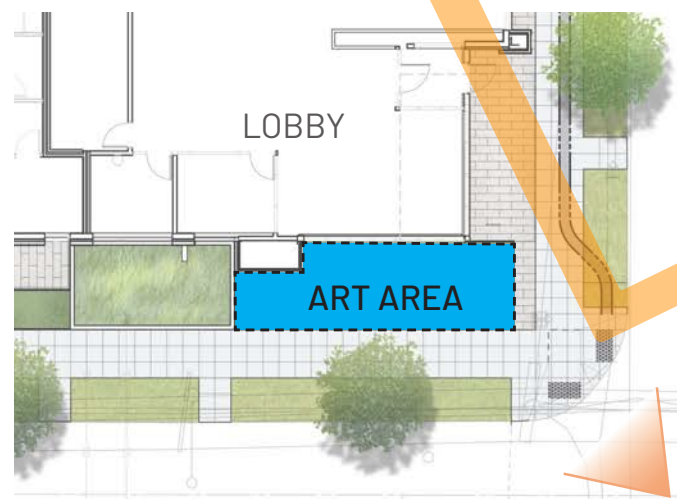
1e

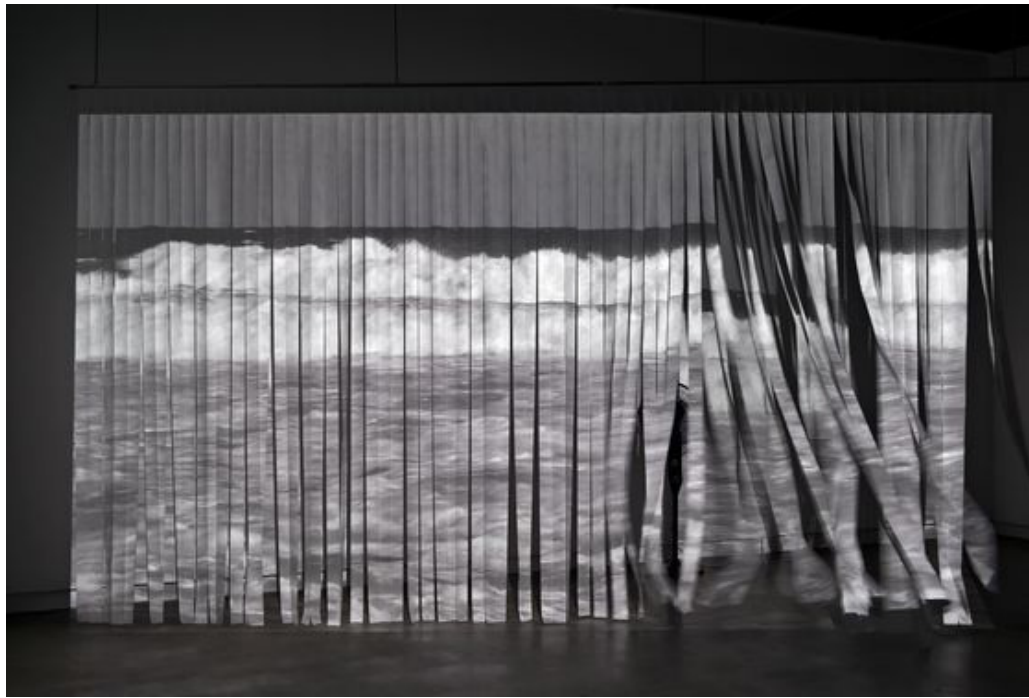
**ADR GUIDANCE:** *The metal scrim feature is not in keeping with the context of the neighborhood. Explore more traditional ways of marking the corner that responds specifically to permanent architectural features of the buildings in the surrounding area. Respond to the Uptown Guidelines that request art in a way that does not overwhelm the art across the street. (CS3-A-1, CS2-C-1, CS3-1-b and DC4-1-c)*

## RESPONSE:

The public art sculptural feature is placed at the NE corner as a focal point marking the significant street intersection as well as relating to the entry of On the Boards theater across the street. The sculptural art and lighting is an integral part of the design concept, linking to theater district as well as the "Blades of Grass" sculpture at the opposite end of W. Roy Street in Uptown (at Seattle Center).

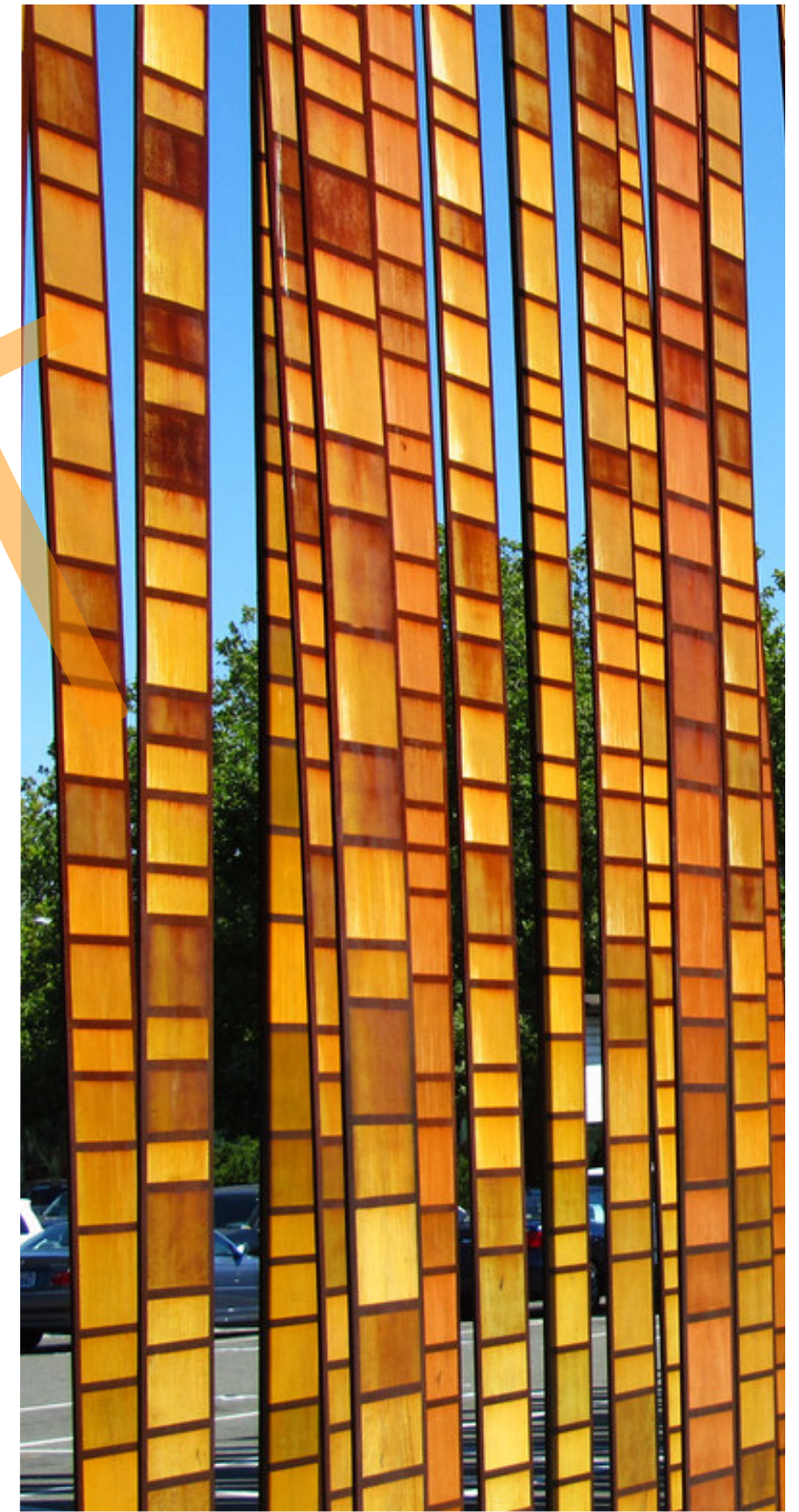
Inspired by the theater curtain, the art feature will incorporate 3D elements and lighting to create visual interest and become a way-finding element for the guests and residents of the neighborhood. The sculpture will give a sense of activity to an otherwise quiet corner.

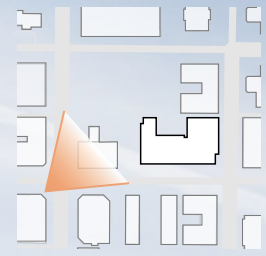




INSPIRATION FROM THEATER CURTAIN

Sculptural element and building will include artistic lighting accents to further enhance night time (theater district) experience. The lighting will wash vertical sculptural elements evoking a sense of movement.





RENDERING IN PROCESS

ADJACENT FUTURE PROJECT 118 W. MERCER ST.



DRAFT

MURAL RENDERED HERE IS A PLACEHOLDER, DESIGN TEAM IS WORKING WITH AN ARTIST TO DEVELOP FINAL ELEMENT

MURAL INSPIRATIONS



Mural and siding patterns used at south facade blank wall along internal property line (no windows allowed except at limited set back light wells) to provide visual interest until such time as bank and parking lot are developed.

Mural art is being developed but themes will be around theater, dance and movement. The images to the right indicate styles (color mixed with black and white) as well as expression of movement. They are not the final art.

The mural will be painted and fabricated on polycloth that can be applied to the facade fiber cement panels similarly to vinyl.

A lighting concept for the mural is being developed and may involve wall wash lighting and/or a glow from around the sides.



MURAL ART INSPIRATIONS



The Interesting Notion of Self is a drawing by John Arthur Ligd



# ELEVATIONS



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

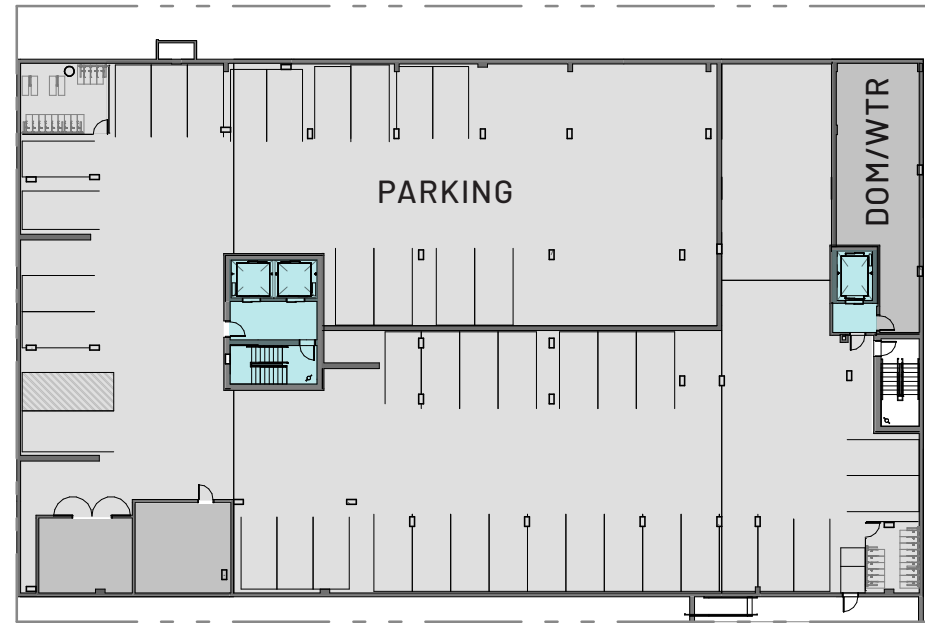
# SITE PLAN

- residential
- lobby
- circulation
- amenity spaces
- mechanical/storage/trash
- parking
- roof deck/balcony

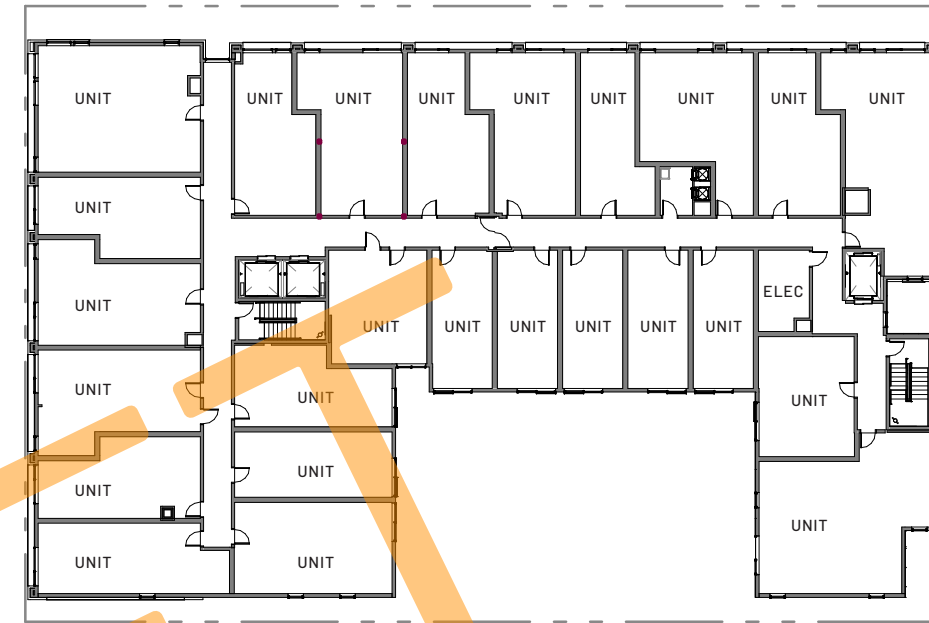
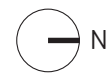
- main lobby entry
- at-grade unit entry
- parking/bike entry
- egress



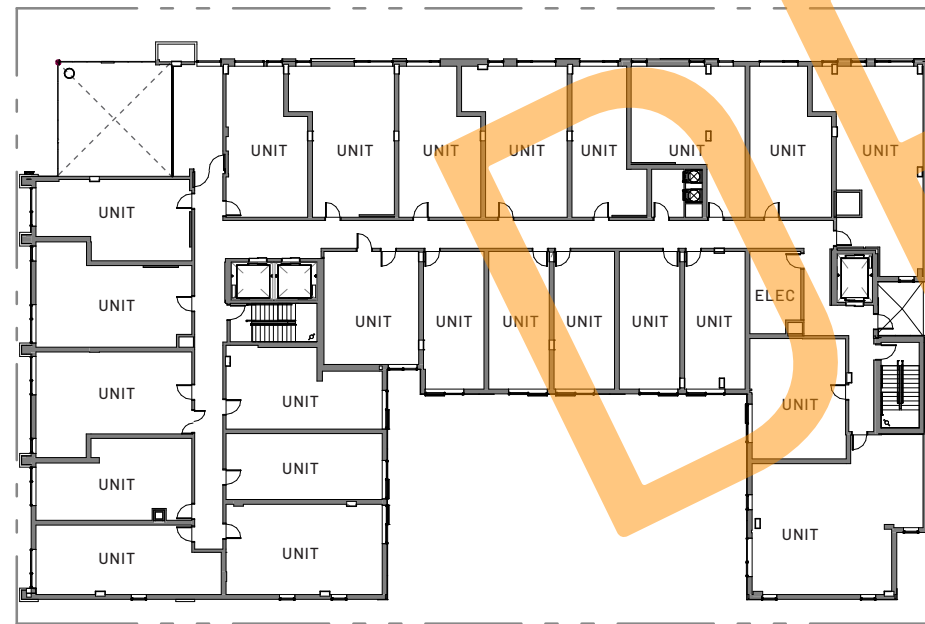
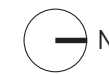
LEVEL 1  
Scale: 3/32" = 1'-0"



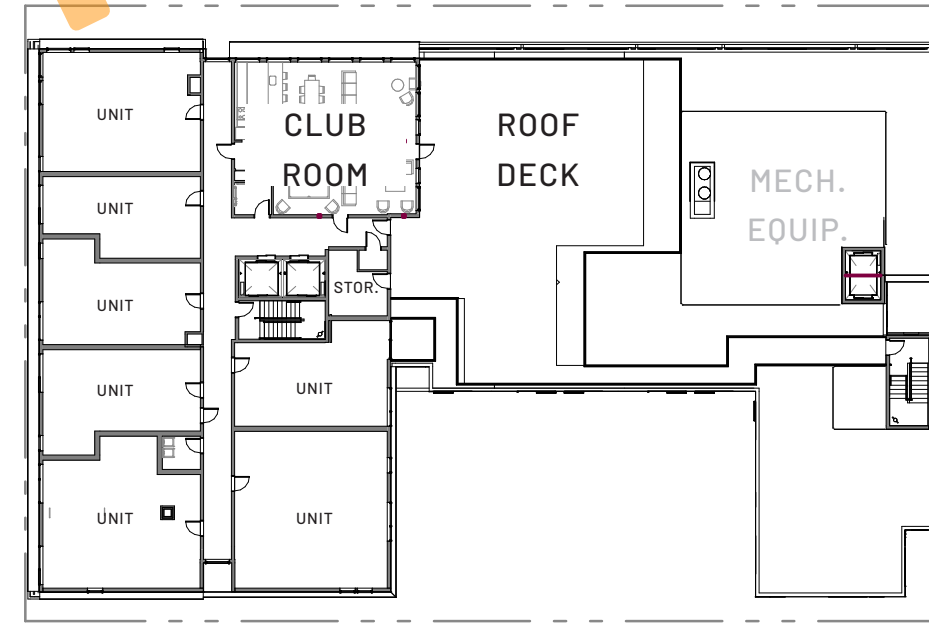
LEVEL P1  
Scale: 1" = 40'



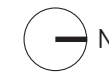
LEVEL 3-7  
Scale: 1" = 40'



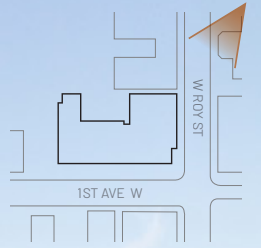
LEVEL 2  
Scale: 1" = 40'



ROOF DECK LEVEL  
Scale: 1" = 40'



RENDERING IN PROCESS



DRAFT

**DRAFT**

ROOFTOP DECK RENDERING  
WILL BE PLACED HER

# PERSPECTIVE VIEW



- 1d RESPONSE**  
Top story steps back and changes material reducing the overall bulk of the building
- 1c RESPONSE**  
Bringing brick up to 7th story to simplify the overall building massing

RENDERING IN PROCESS

LABEL



2a

**RESPONSE**

Brick frame removed at base along residential unit area, differentiating it and linking it to contemporary apartment buildings further south on 1st Ave W.

LABEL

# PERSPECTIVE VIEW



**1c** **RESPONSE**  
Bringing brick up to 7th story to simplify the overall building massing

**1f** **RESPONSE**  
Recessed residential entry/lobby

1e

**RESPONSE**

Metal scrim removed and art moved to at-grade, not competing with On the Boards.

1b

**RESPONSE**

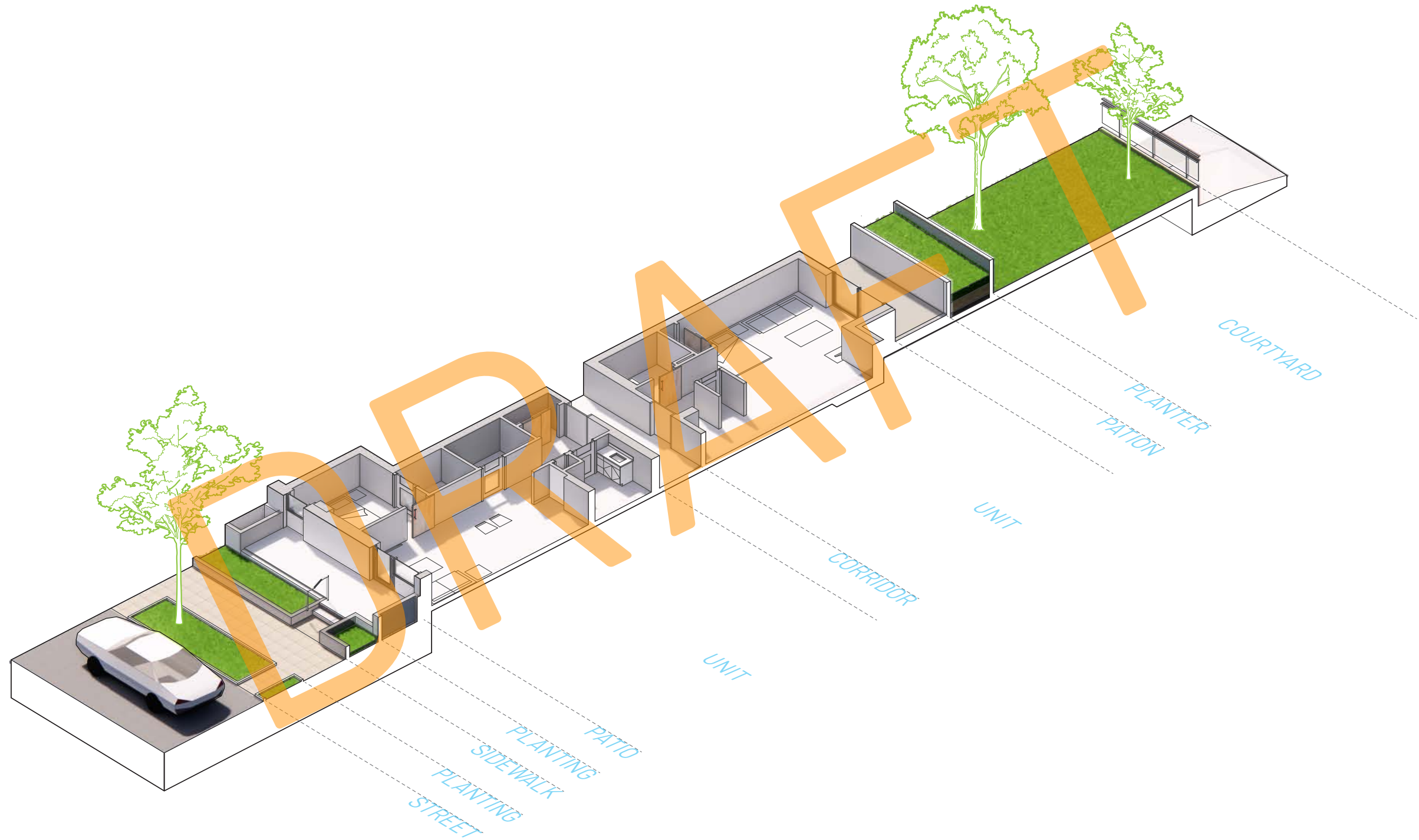
Transition to two different but related interpretations of neighboring historic building facade organizations on the north and further to the south



# BUILDING DESIGN - AT GRADE UNIT / EXTERIOR BUFFER

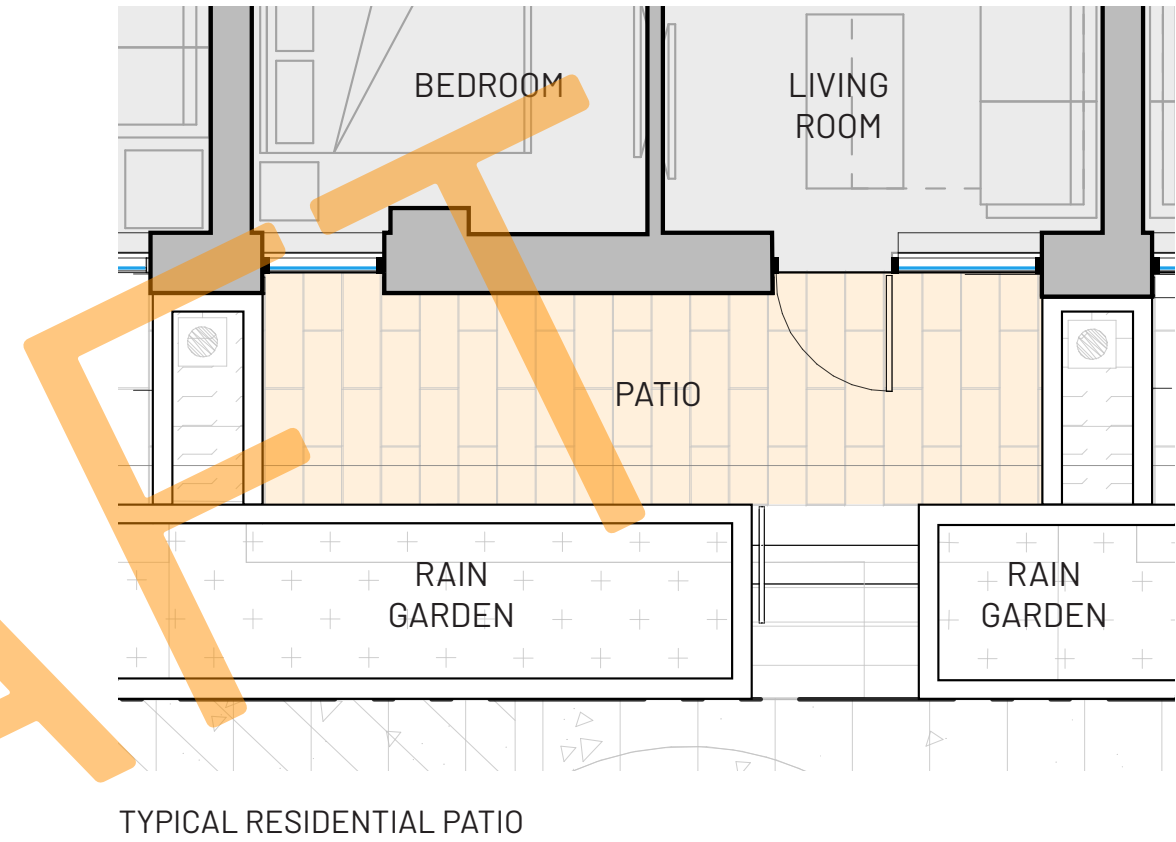
**2a** **ADR GUIDANCE:** Successful ground floor units include a buffer to create a semi-private weather protected, space with stoops wide enough for personalization. At Recommendation, show how this guidance is integrated into your proposal explain and why the units will not present as a blank wall of drawn curtains when completed and occupied. (PL2-B-1, PL3-B-2, PL3-A-3P, PL3-A-4 and PL3-3-a)

**RESPONSE:**  
The at-grade unit design incorporates landscape feature to create layers of separation from the public realm, creating appropriate buffer for the residents. The large unit patios are raised above the adjacent sidewalk to provide additional privacy.





RESIDENTIAL STOOPS ALONG 1ST AVE W



# SITE PLAN - GROUND LEVEL DETAILS

**2b** **ADR GUIDANCE:** *The frame element defining the ground floor units makes them look overly commercial. Explore ways to create fine-grained detail at the units. Use brick as a field material that comes all the way to the stoop level. (CS3-A-1 CS3-A-3, DC2-A-2, DC2-B-1, PL3-B-2, PL3-A-3P, PL3-A-4, PL3-3-a DC2-C-1, DC2-D-2, DC2-3-b, DC4-A-1 and DC4-1-a)*

## RESPONSE:

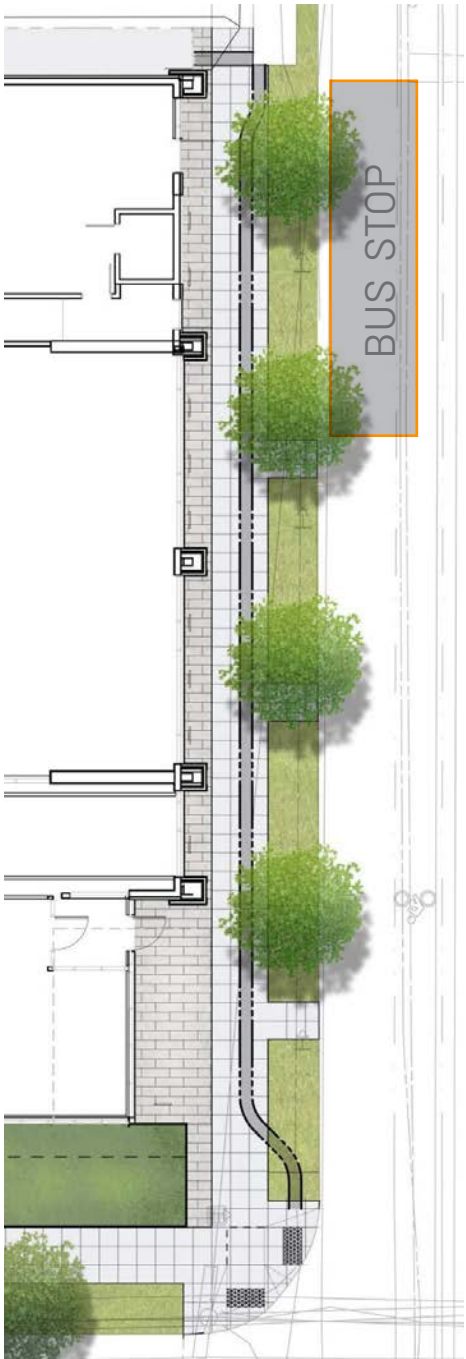
The design of ground level units incorporate canopies for the overhead protection, stepped rain-gardens, and significant insets in the facade, indicating the unit entry points as well as creating secondary modulation of the first two stories of the building.

The siding material is textured and color "pop" is provided at reveal to storefront windows. The multi-level planting adds further interest and only simple stair handrails are provided rather than full guardrails and/or fences that would be too heavy-handed.



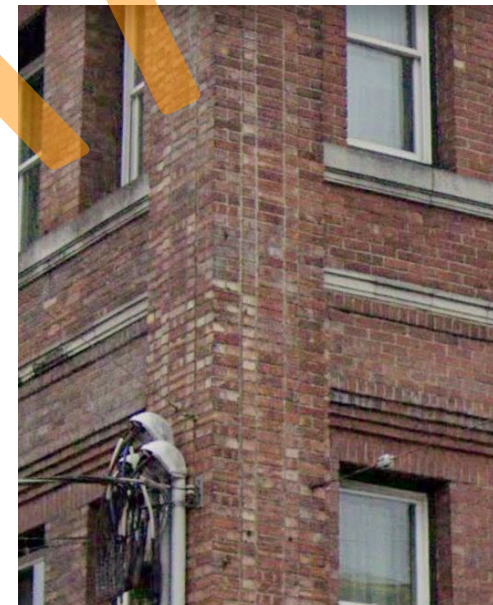
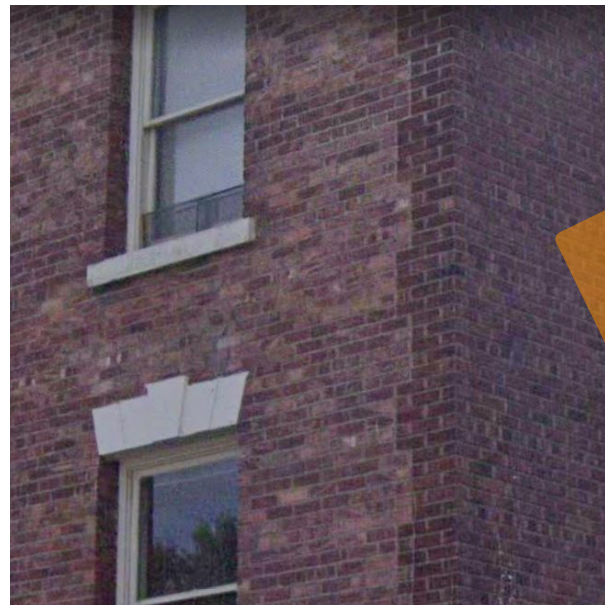
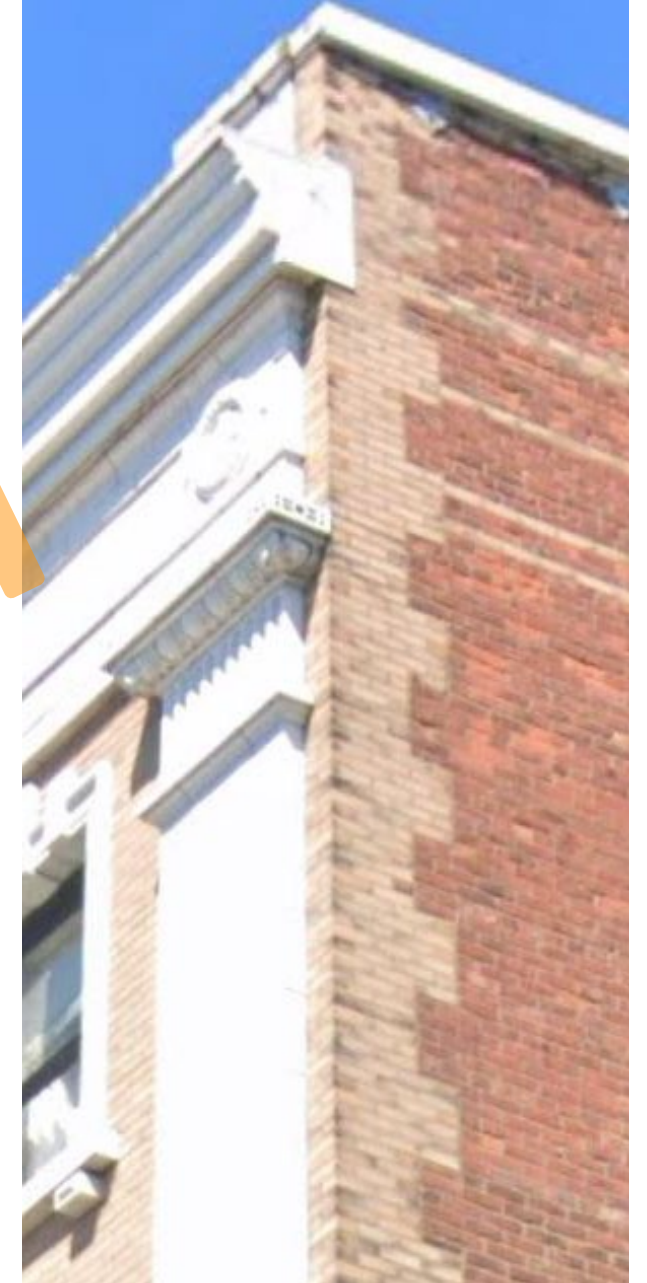
EXPO  
RUNBERG ARCHITECTURE GROUP AND SRM DEVELOPMENTS





PROJECT IS WORKING WITH KING COUNTY METRO TO PROVIDE A BUS STOP AT THIS LOCATION WITH A BENCH AND WEATHER PROTECTION IN FRONT OF THE BIKE ROOM AREA. THERE WILL BE SECURITY CAMERAS AND SHARED EYES ON THE AREA WITH USERS OF THE BIKE ROOM FREQUENTING THIS ENTRY.

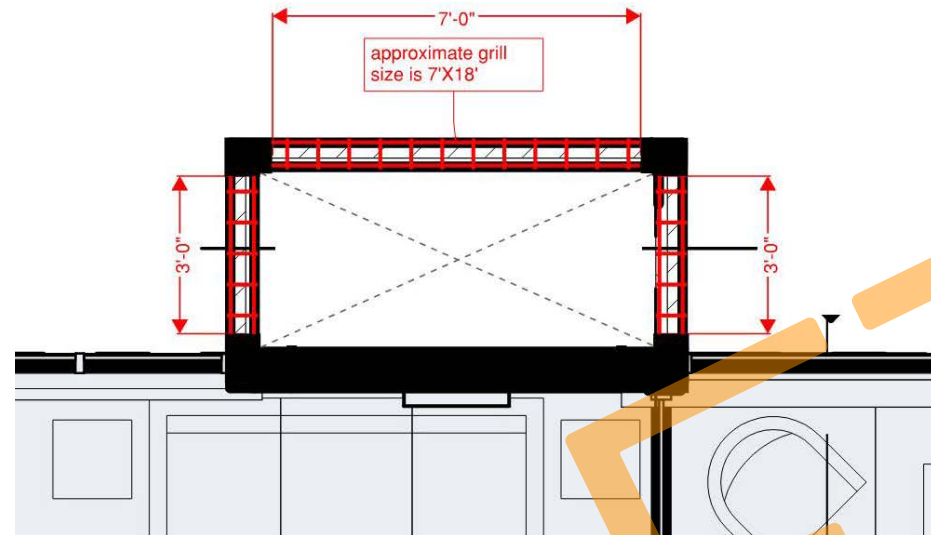
# NEIGHBORHOOD BRICK DETAIL PRECEDENTS



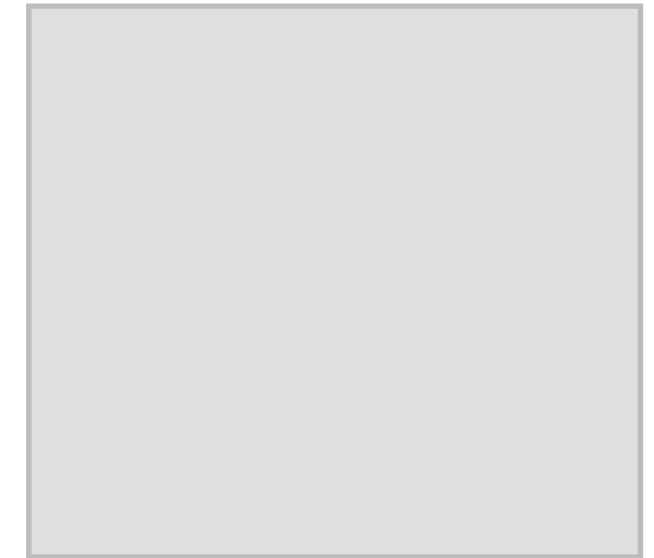


RENDERING IN PROCESS

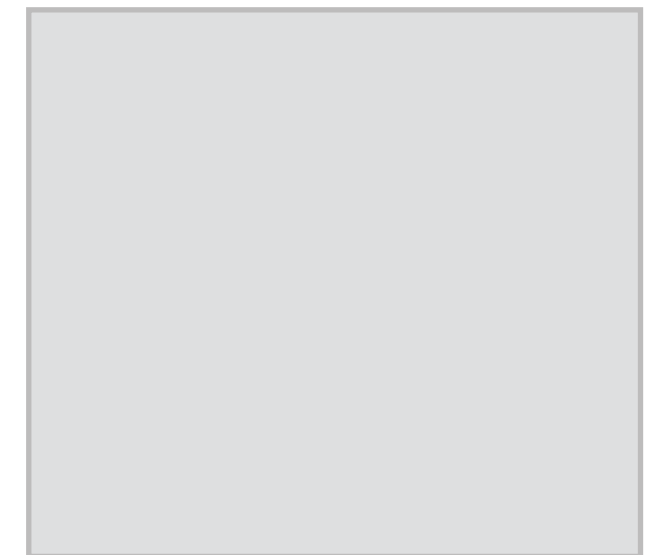
PERFORATED BRICK AIR INTAKE



AIR INTAKE DETAIL

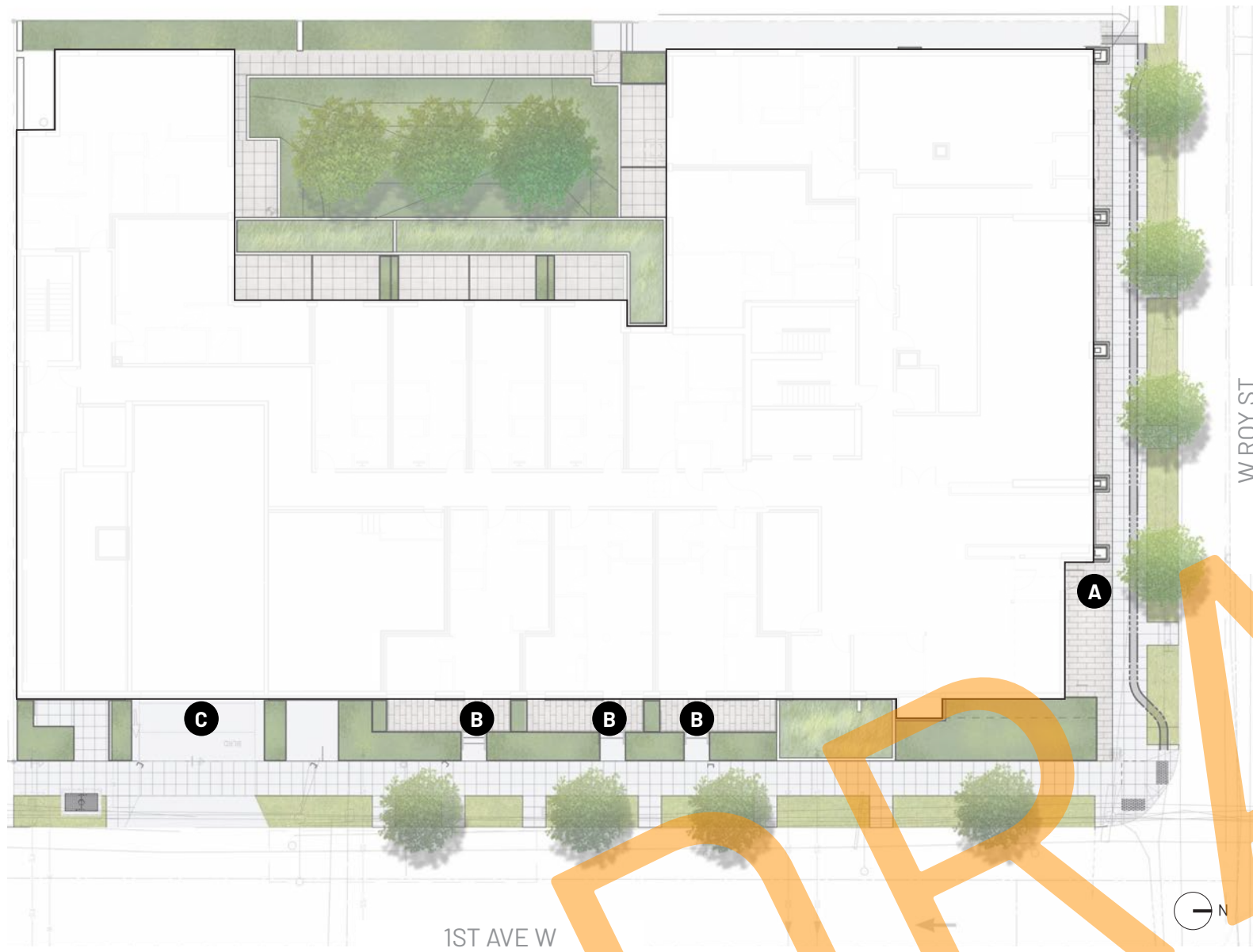


COPING AT TOP OF BRICK



COPING AT TOP OF BRICK DETAIL

# GROUND LEVEL - SIGNAGE DESIGN



**A** BUILDING SIGNAGE



**B** AT-GRADE UNIT SIGNAGE



**C** PARKING SIGNAGE



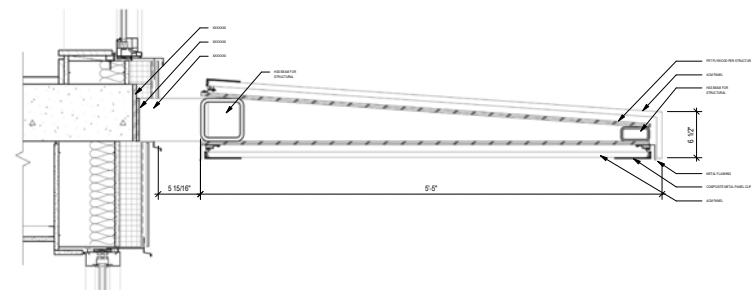
# GROUND LEVEL - CANOPY DESIGN



SITE PLAN

1ST AVE W

W ROY ST



CANOPY DETAIL



A. PRE-FINISHED METAL CANOPY (METALIC)



B. PRE-FINISHED METAL CANOPY (BLACK)

# BUILDING DESIGN - SUSTAINABILITY

2.c

## PROJECT SUSTAINABILITY

ADR guidance: prefers to see how proposed project highlights sustainability aspects related to overall form, water features, and significant tree removal. (CS1-A, CS1-B, CS1-C, CS1-D, CS1-E, CS1-2, DC4-D and DC4-E)



The project is also pursuing LEED Gold certification and includes multiple sustainable systems including:

- heat pump hot water heaters,
- low flow fixtures and water closets,
- electric vehicle charging stations
- large bike rooms with easy access to street and adjacent bike lanes
- coordinating with a bus stop adjacent to one of the lobby doors"

IMAGE EXAMPLE.

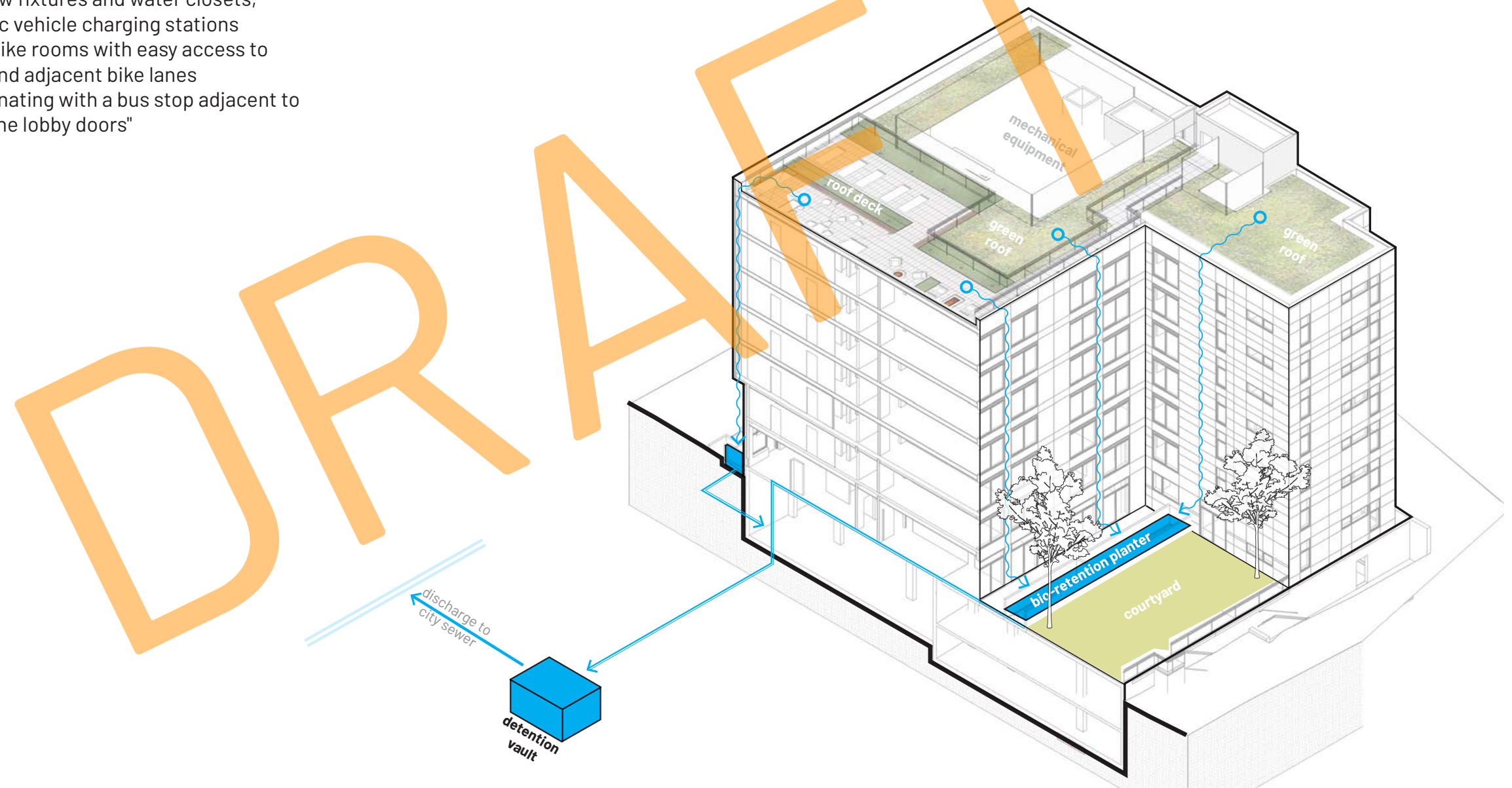


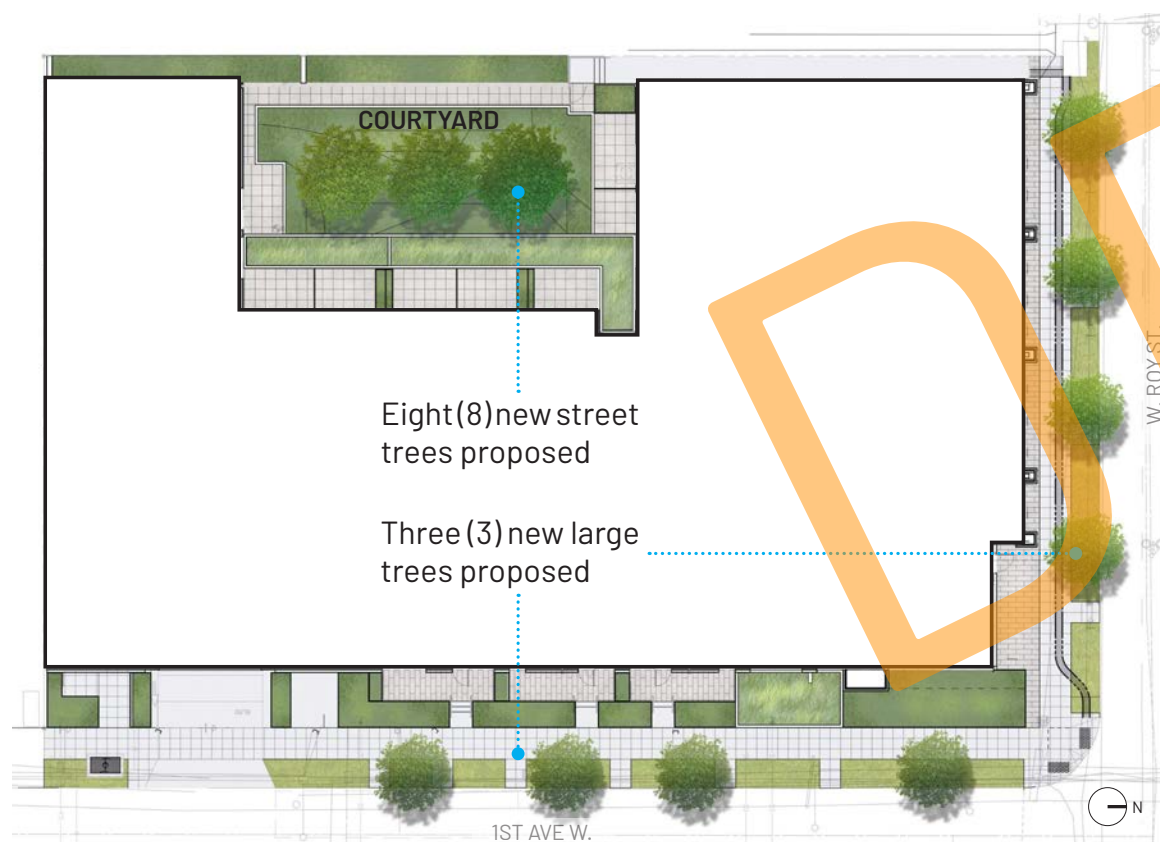
### RESPONSE:

The form of the building is organized to provide a significant courtyard facing west bringing light and air to the most units. Large trees are planted in this courtyard to shade and assist with solar gain

The building design incorporate architectural and landscape features to highlight the natural processes of rain water collection and its movement through the site. The bio-retention planters, green roofs, and rain-gardens provide a sustainable ways of water retention, bringing the natural elements into the urban setting.

The proposed design provided 8 new trees along 1st Ave W. and W. Roy St., and 3 new large trees in the courtyard, along with significant planting and other smaller trees and shrubs mixed in. All of this mitigates the loss of two significant trees on site and three other trees considered noxious weeds by King County.





SITE PLAN



NEW TREES ALONG W ROY ST



NEW TREES ALONG 1ST AVE W



NEW TREES IN THE COURTYARD

RENDERINGS IN PROCESS

BUILDING MATERIAL - MATERIAL BOARD

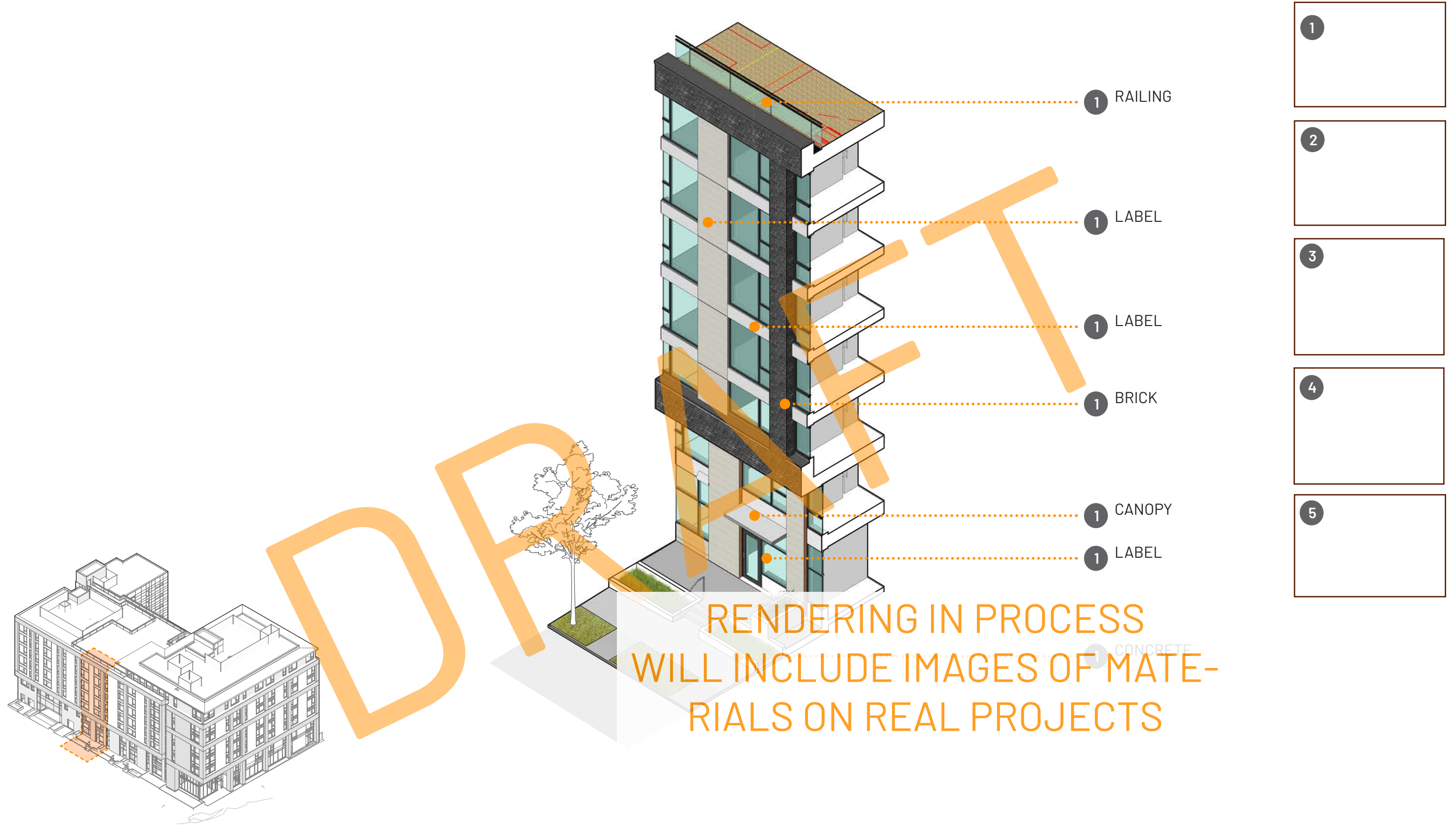


- 1 **Brick**  
Mutual Materials : "Coal Creek", standard size
- 2 **Ceraclad** Ceramic coated - Zen Garden "Ash"
- 3 **Ceraclad** Ceramic coated - Zen Garden "Charcoal"
- 4 **Ceraclad** Ceramic Coated - Contemporary Smooth "Saffron"
- 5 **Fiber Cement Panel - Hardie** :  
Smooth panel, concealed fasteners  
Field Paint - Sherwin Williams: 7657 "Tinsmith"
- 6 **Fiber Cement Panel - Hardie**  
Smooth panel, concealed fasteners  
Field Paint - Sherwin Williams: 2848 "RoyCroft Pewter"
- 7 **Pre-Finished Metal - "Matte Black"**  
AEP SPAN (North Elev. Canopies)
- 8 **Pre-Finished Metal - "Metallic Silver"**  
AEP SPAN (East Elev. Canopies)
- 9 **Vinyl Windows**  
Color - Black
- 10 **Storefront in Brick**  
Color - Black
- 11 **Guardrail**  
Color - Black

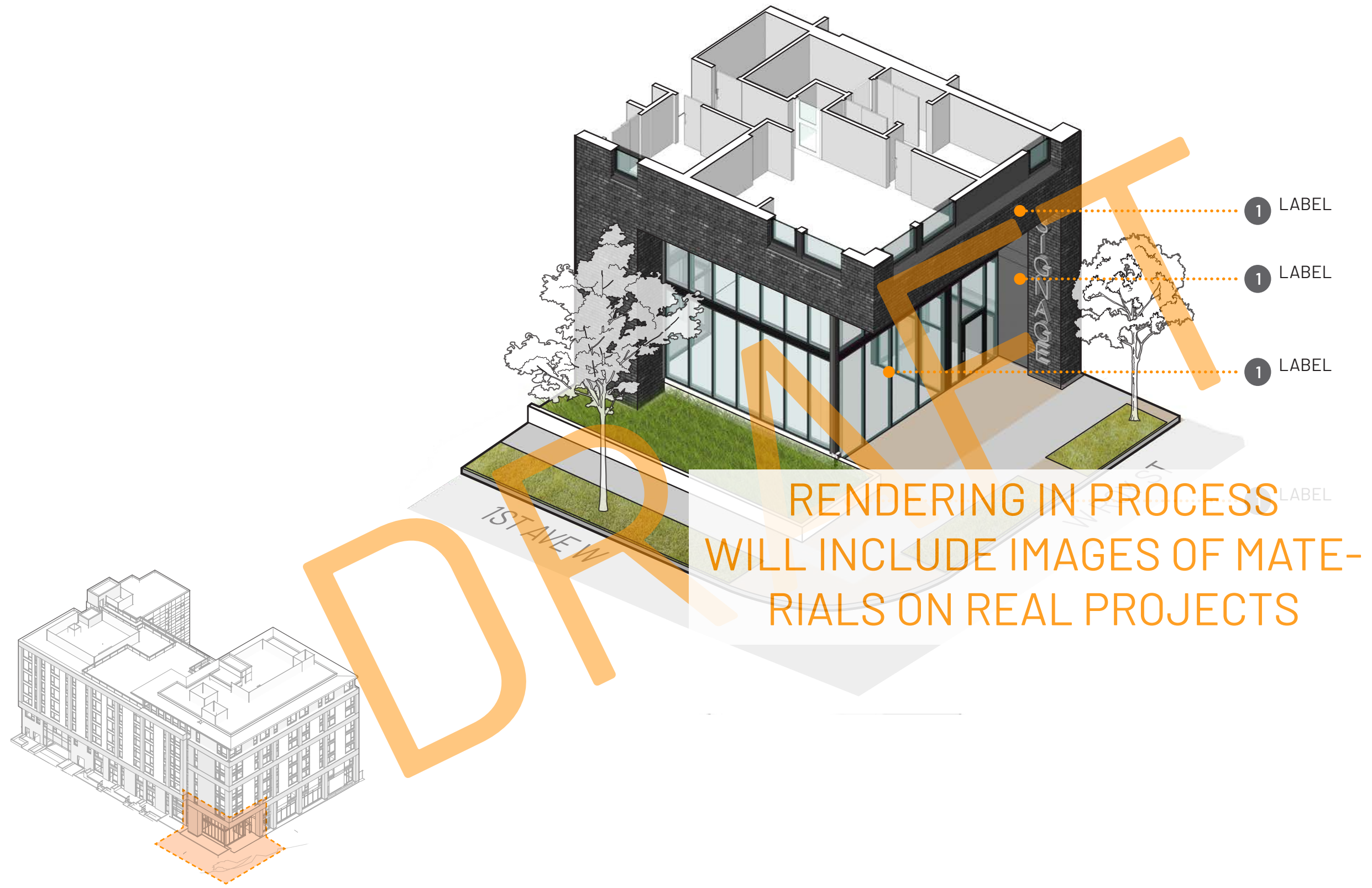


IN PROCESS - WILL BE REPLACED WITH ACTUAL BOARD

# BUILDING SECTION - EAST ELEVATION



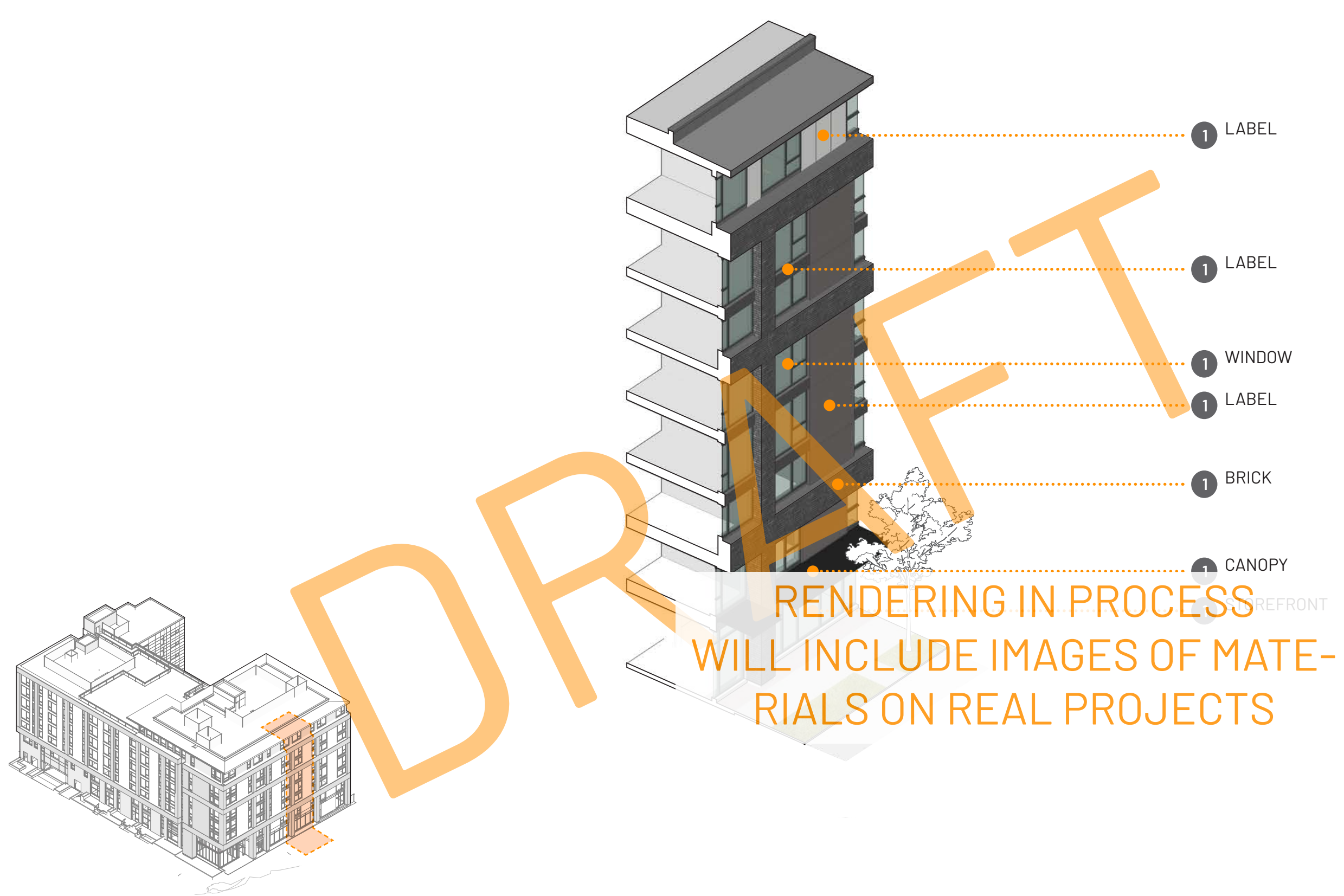
RENDERING IN PROCESS  
WILL INCLUDE IMAGES OF MATERIALS ON REAL PROJECTS



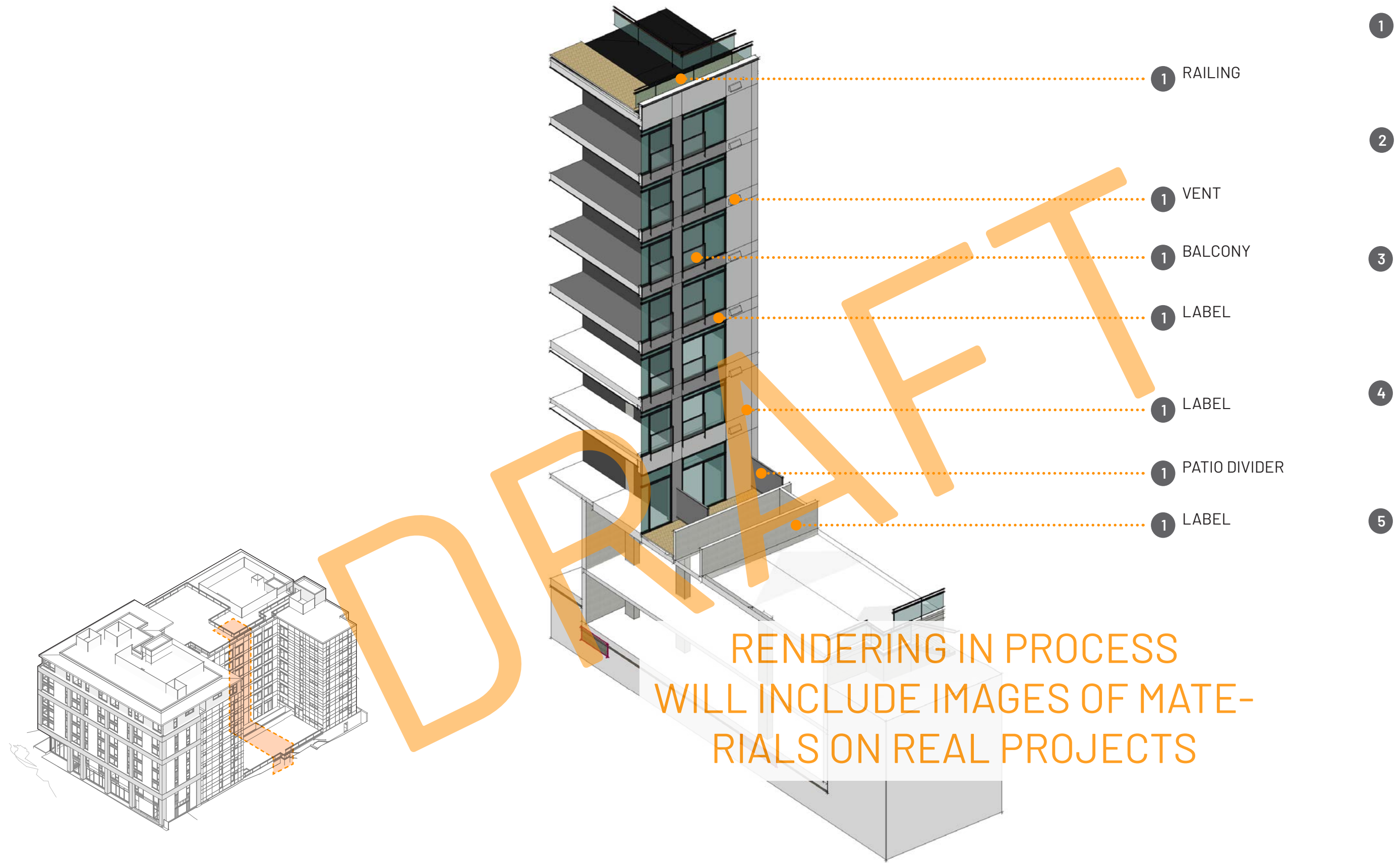
RENDERING IN PROCESS  
WILL INCLUDE IMAGES OF MATERIALS ON REAL PROJECTS

- 1
- 2
- 3
- 4
- 5

# BUILDING SECTION - NORTH ELEVATION



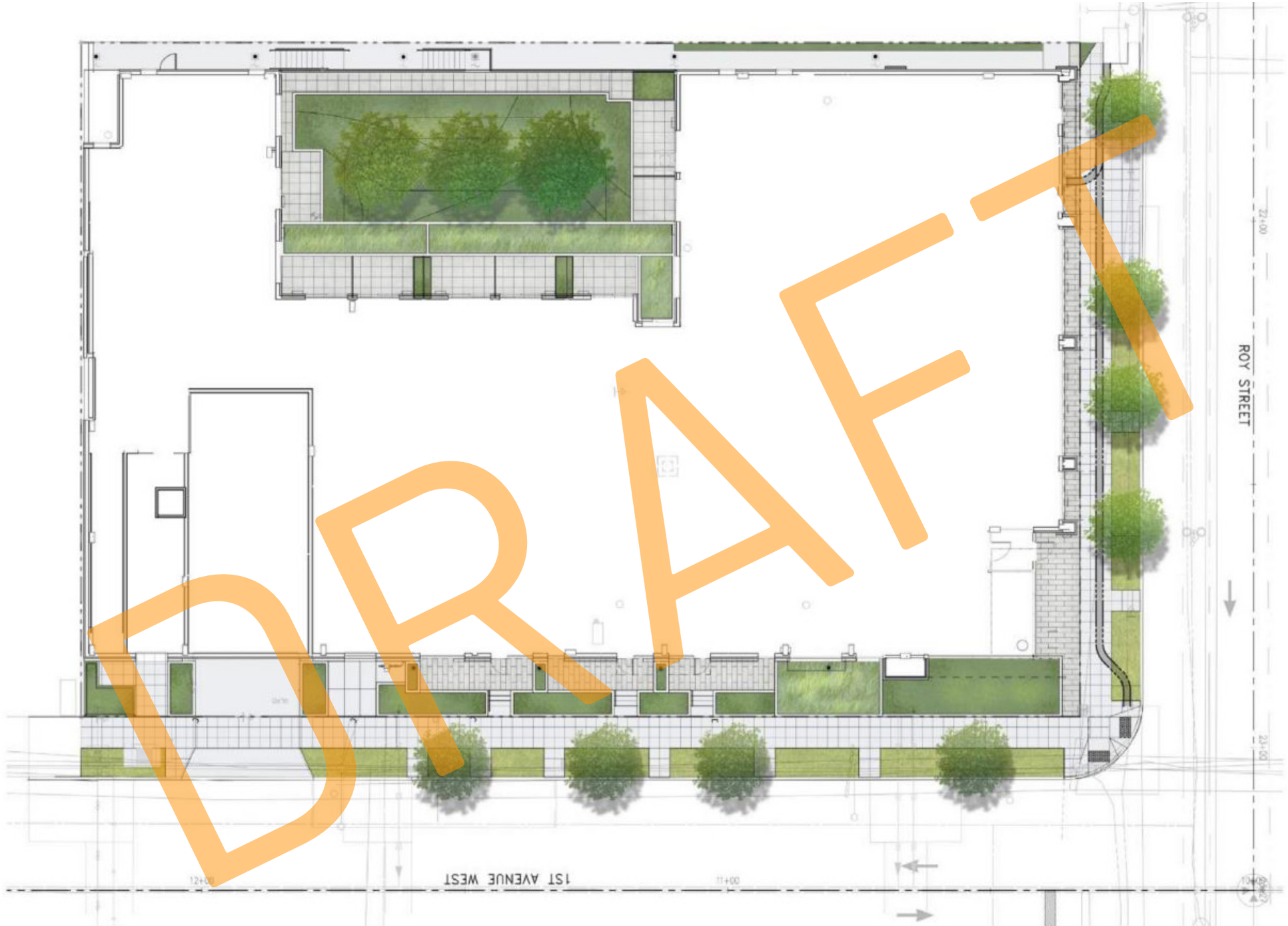
# BUILDING SECTION - COURTYARD



RENDERING IN PROCESS  
WILL INCLUDE IMAGES OF MATERIALS ON REAL PROJECTS

DRAFT

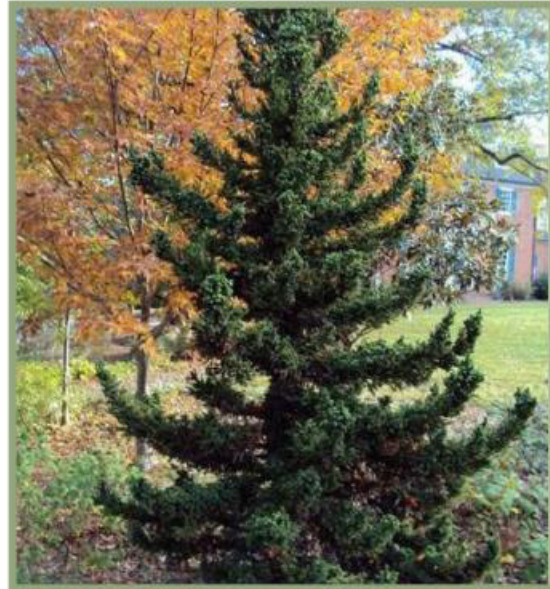
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LANDSCAPE PLAN - SITE LEVEL

# LANDSCAPE DESIGN - SITE LEVEL

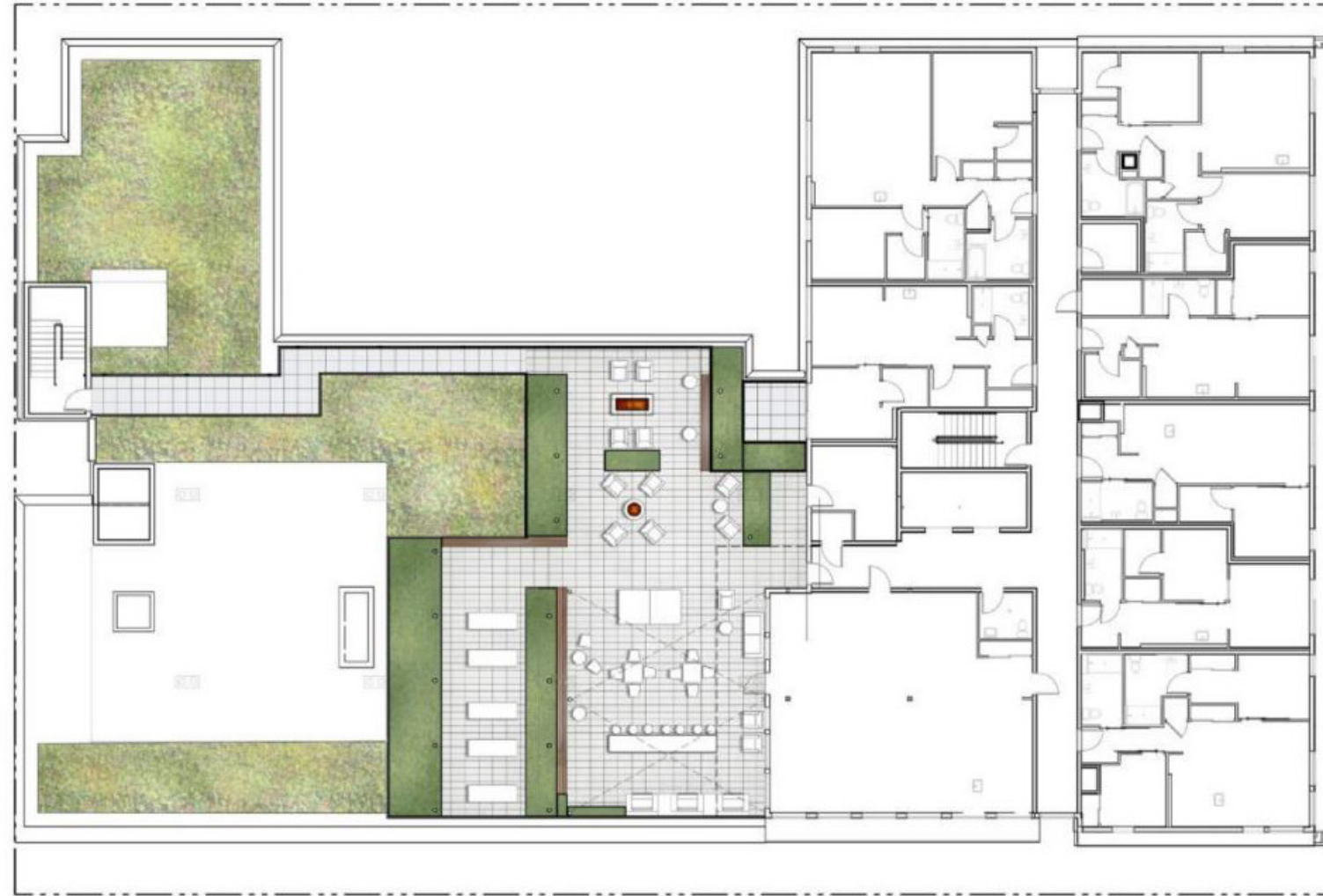
## WINTER • FALL



SPRING • SUMMER



# LANDSCAPE DESIGN - ROOF LEVEL



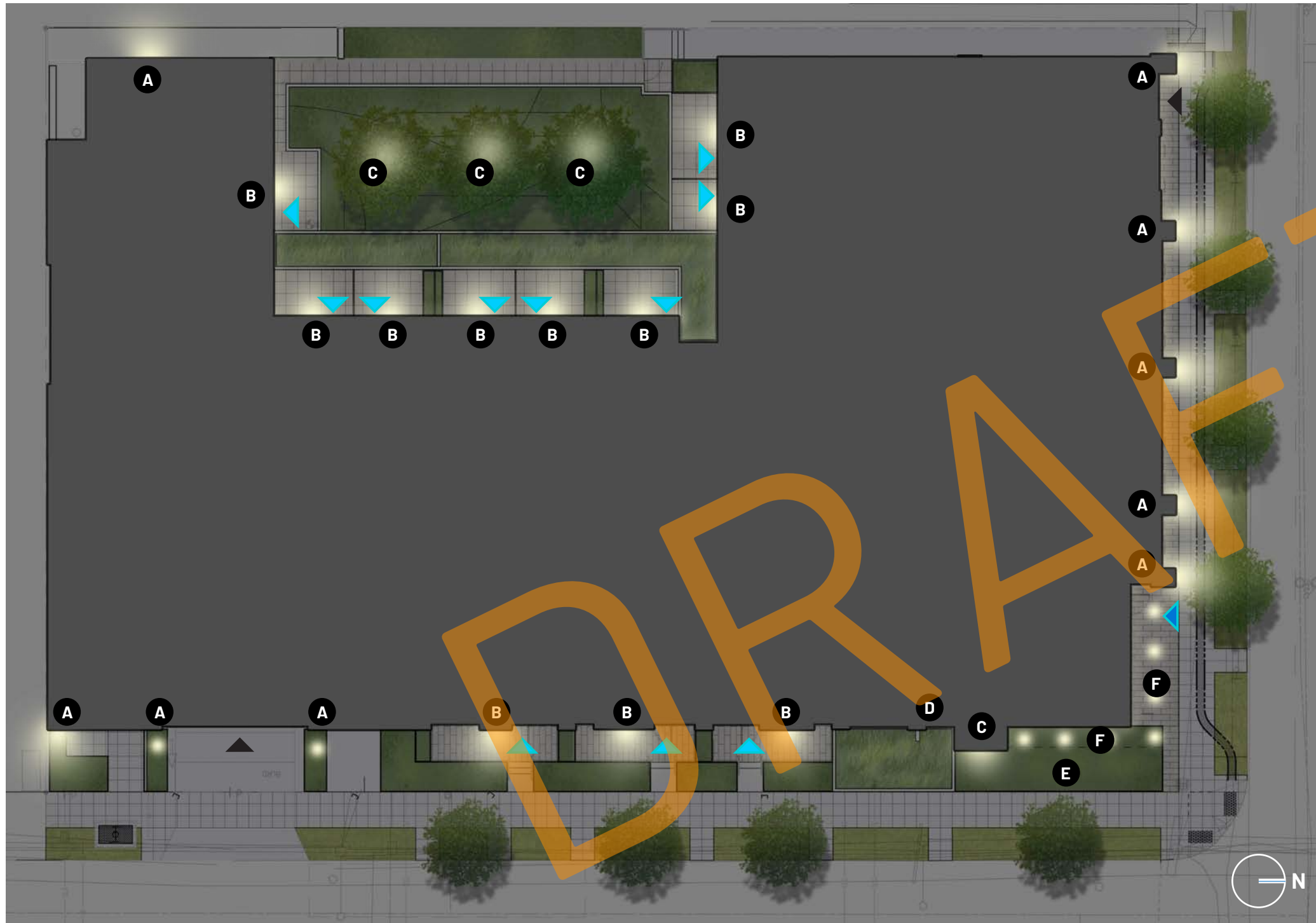
LANDSCAPE PLAN - ROOF LEVEL



SPRING • SUMMER • FALL




# EXTERIOR LIGHTING DESIGN - SITE LEVEL




- ▶ main lobby entry
- ▶ parking/bike entry
- ▶ at-grade unit entry


LIGHTING PLAN - SITE LEVEL




**A** UP-DOWN SCONCE LIGHTING




**B** SCONCE LIGHTING




**C** LANDSCAPE UPLIGHT



**D** WALL WASH LIGHT



**E** LED UP-LIT SCULPTURE



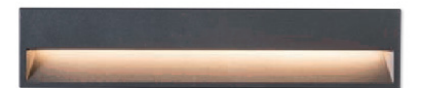
**F** RECESSED DOWN LIGHT



LIGHTING PLAN - ROOF LEVE



**B** SCONCE LIGHTING



**H** STEP & PLANTER WALL LIGHT



**I** LED BOLLARD



**J** CATENARY LIGHTING

DRAFT

NO DEPARTURES

THANK YOU!

RENDERING IN PROCESS

DRAFT

101 ROY

ON THE  
BOARDS

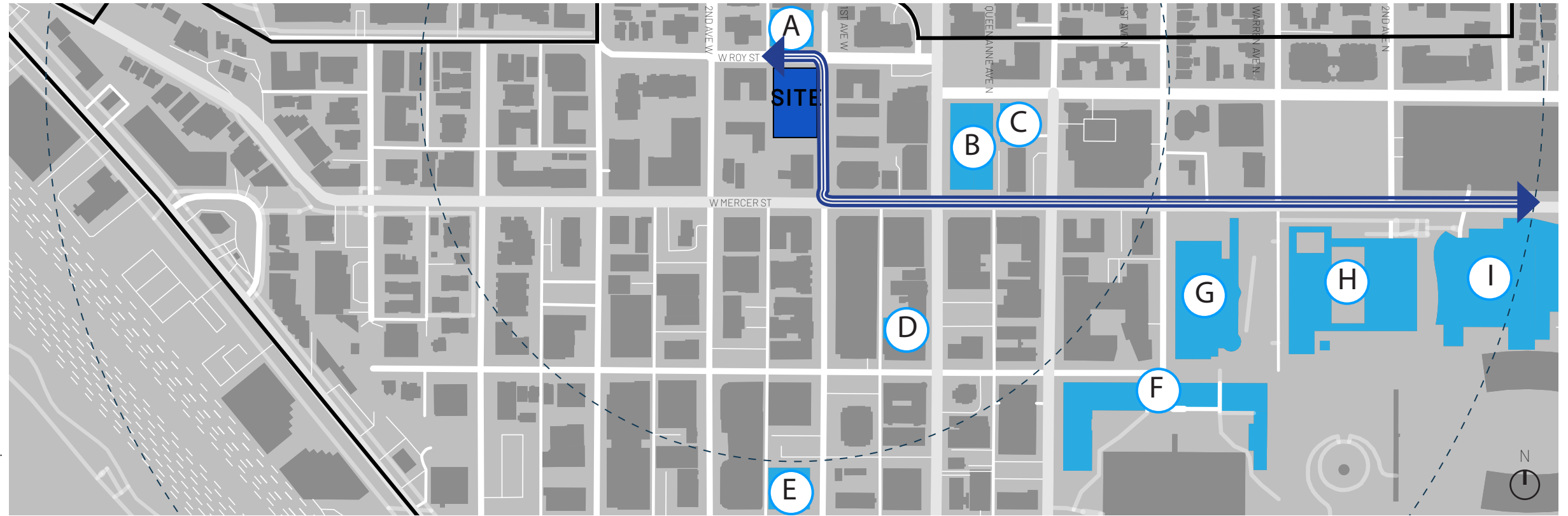
DRAFT  
05 APPENDIX

DRAFT

# UPTOWN ARTS & CULTURE COALITION / UPTOWN ARTS DISTRICT



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



**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.

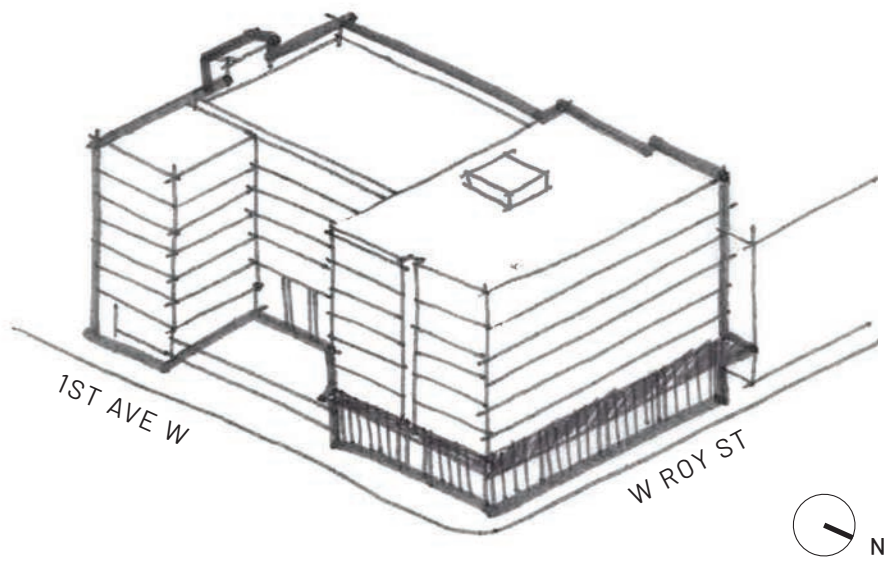


BANNERS

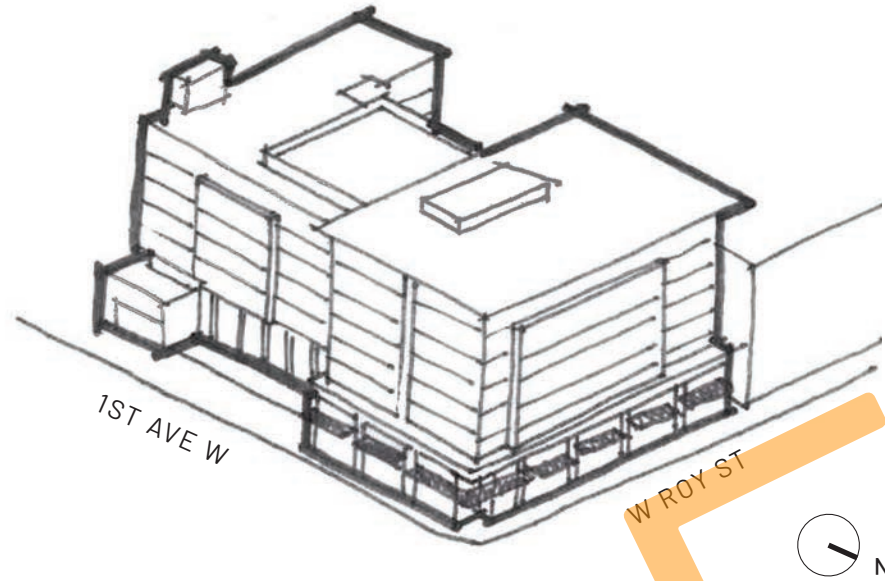
ARTWORK

LIGHTING

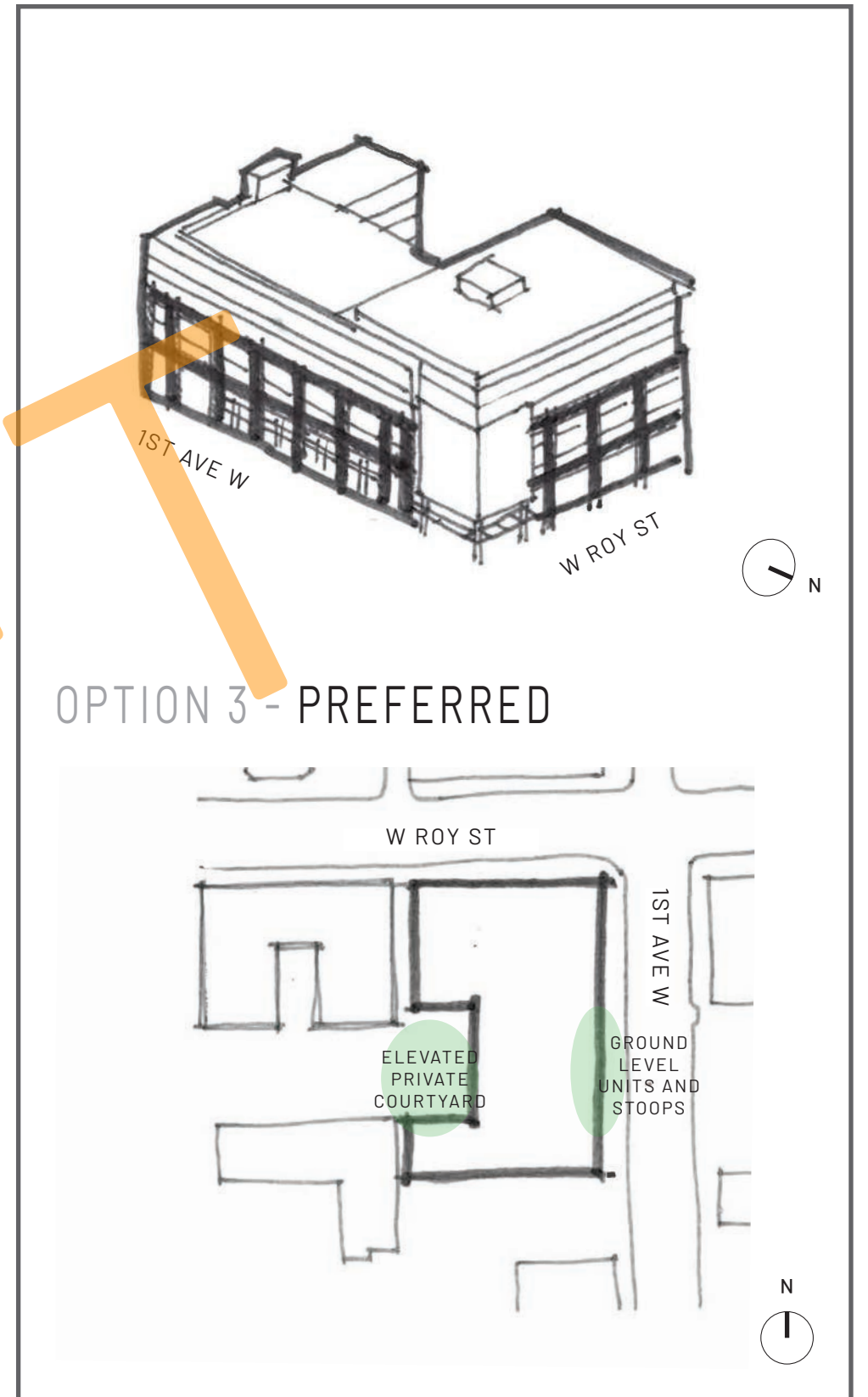
# LANDSCAPE DESIGN - **GROUND LEVEL**



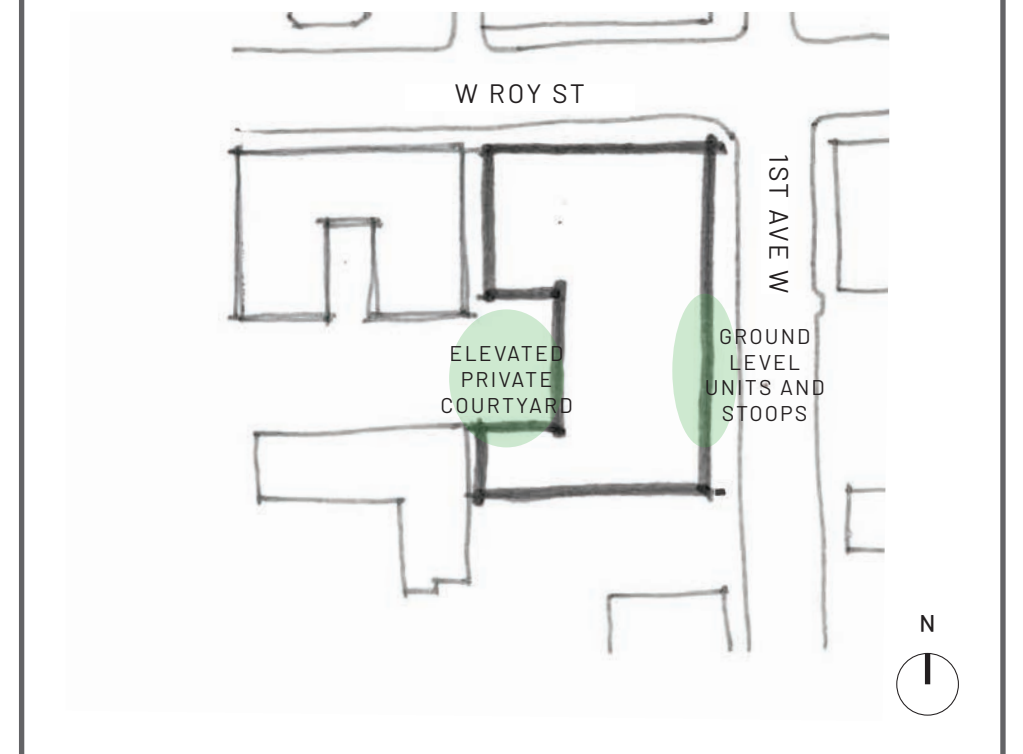
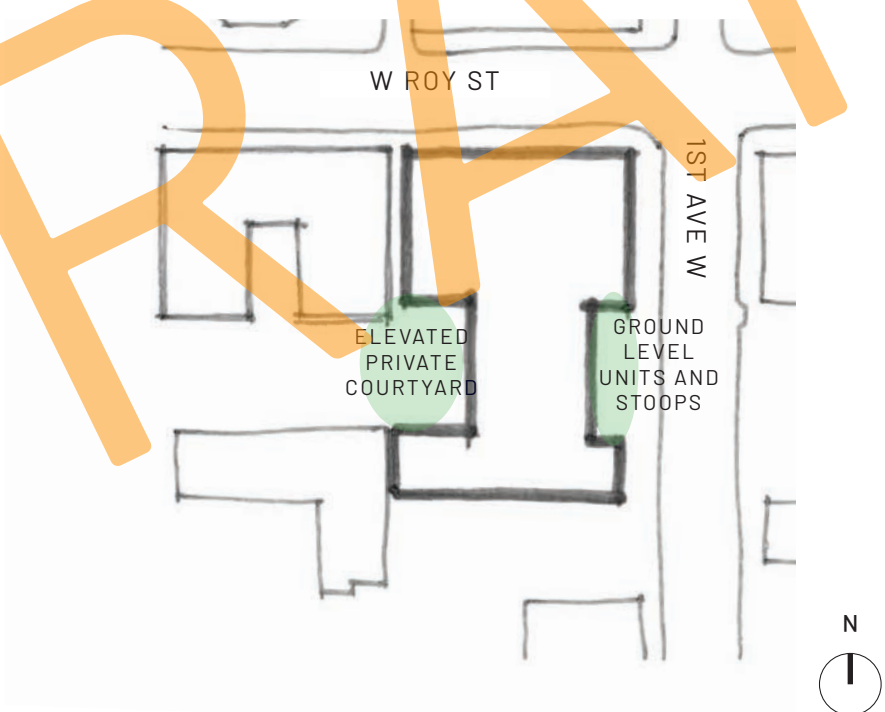
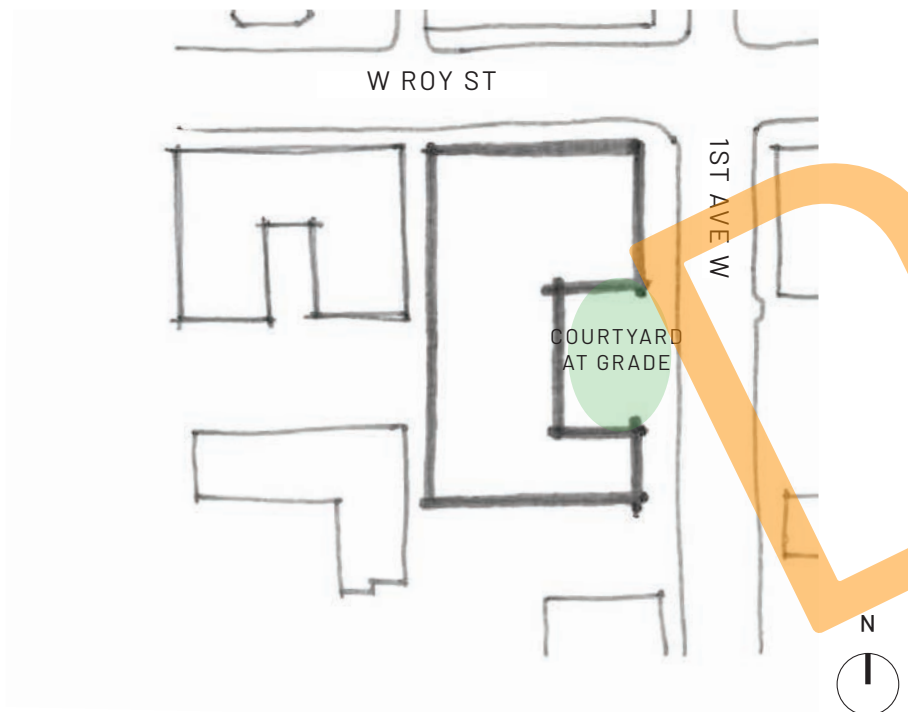
OPTION 1 - "C - SHAPE"



OPTION 2 - "H - SHAPE"



OPTION 3 - PREFERRED





OPTION 1 - "C - SHAPE"

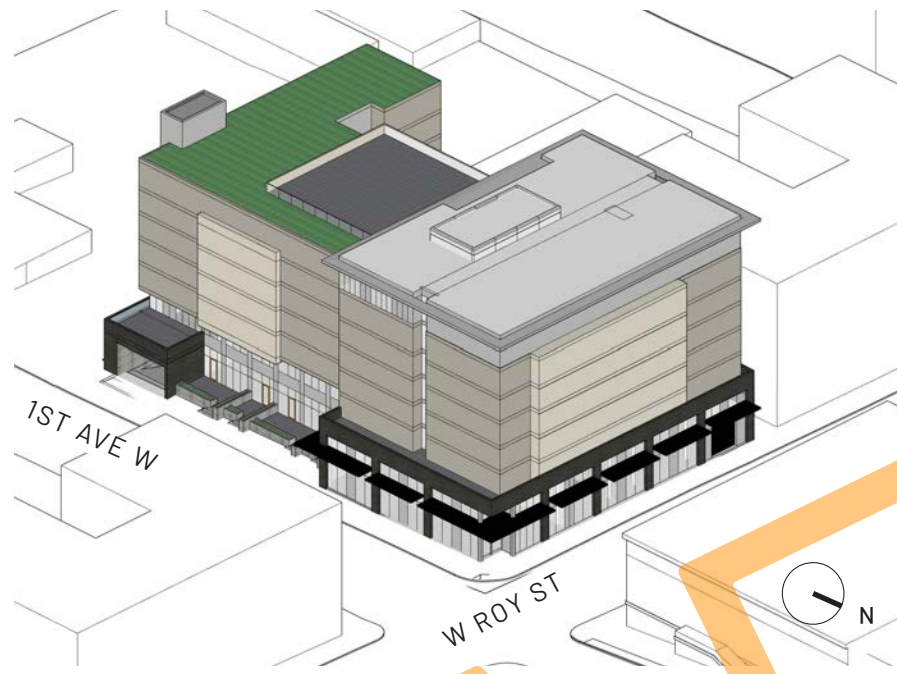
- Unit Count = 168
- GSF total = 165,129 SF
- Stories = 8
- FAR: 5.25
- Parking = 105

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"

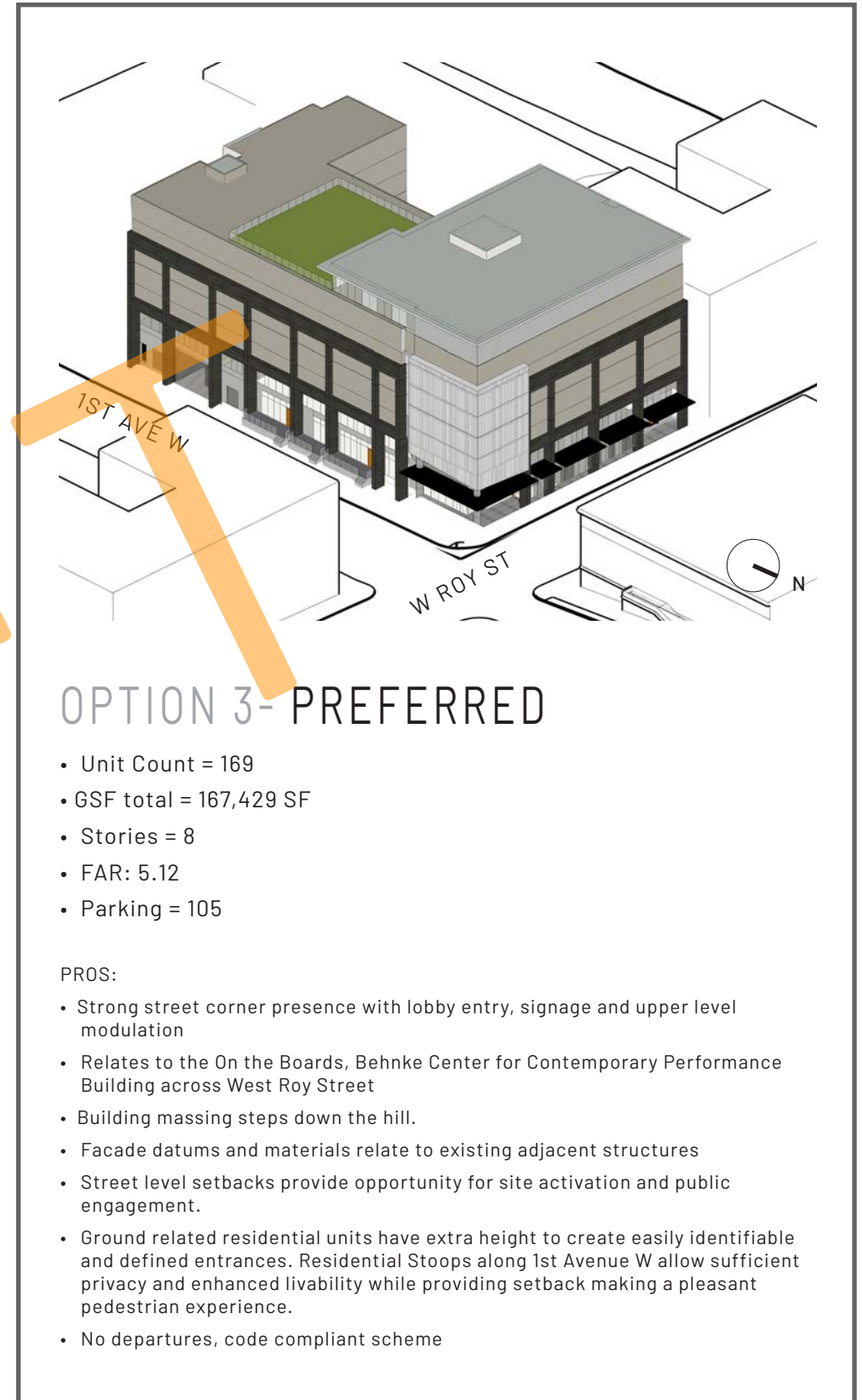
- Unit Count = 151
- GSF total = 161,677 SF
- Stories = 8
- FAR: 5.11
- Parking = 105

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



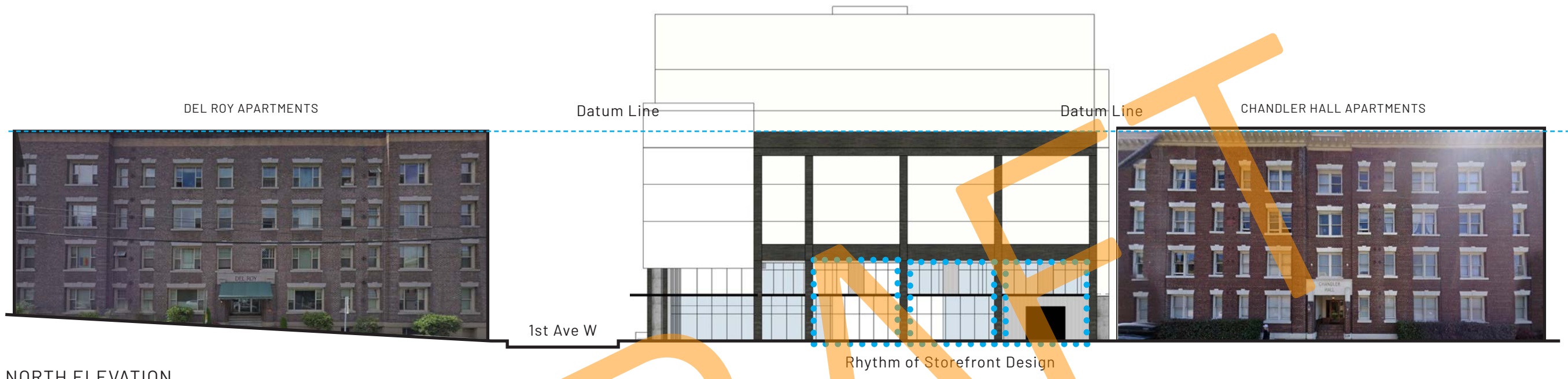
OPTION 3- PREFERRED

- 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

# HISTORIC REFERENCE



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

