

DESIGN REVIEW - RECOMMENDATION PROPOSAL

300 W Republican Street, Seattle, WA 98119

NEW MULTIFAMILY BUILDING | KOZ DEVELOPMENT

SDCI # 3036974-EG
West Design Review Board Meeting Packet
for August 18, 2021



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Project Team

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Kōz Development provides affordable, innovative living, in urban neighborhoods and near universities. Our housing is accessible to students and individuals in the workforce, providing a high quality housing option near work, school, and local amenities. Our projects are intentionally located near transit, requiring little to no dependence on an automobile for transportation.



Koz on Weaver
Snohomish, WA

100 Units



Derby SLU
Seattle, WA

47 Units



1554 Market Street
Tacoma, WA

104 Units



Derby Slabtown
Portland, OR

103 Units



Koz on Killingsworth
Portland, OR

88 Units



KOZ on SE Ankeny
Portland, OR

87 Units



KOZ on 4th
Portland, OR

108 Units



KOZ on Yamhill
Portland, OR

30 Units



Koz on Sandy
Portland, OR

112 Units



KOZ on Broadway
Everett, WA

124 Units



Koz on State Street
Salem, OR

148 Units



EvCC Student Housing
Everett, WA

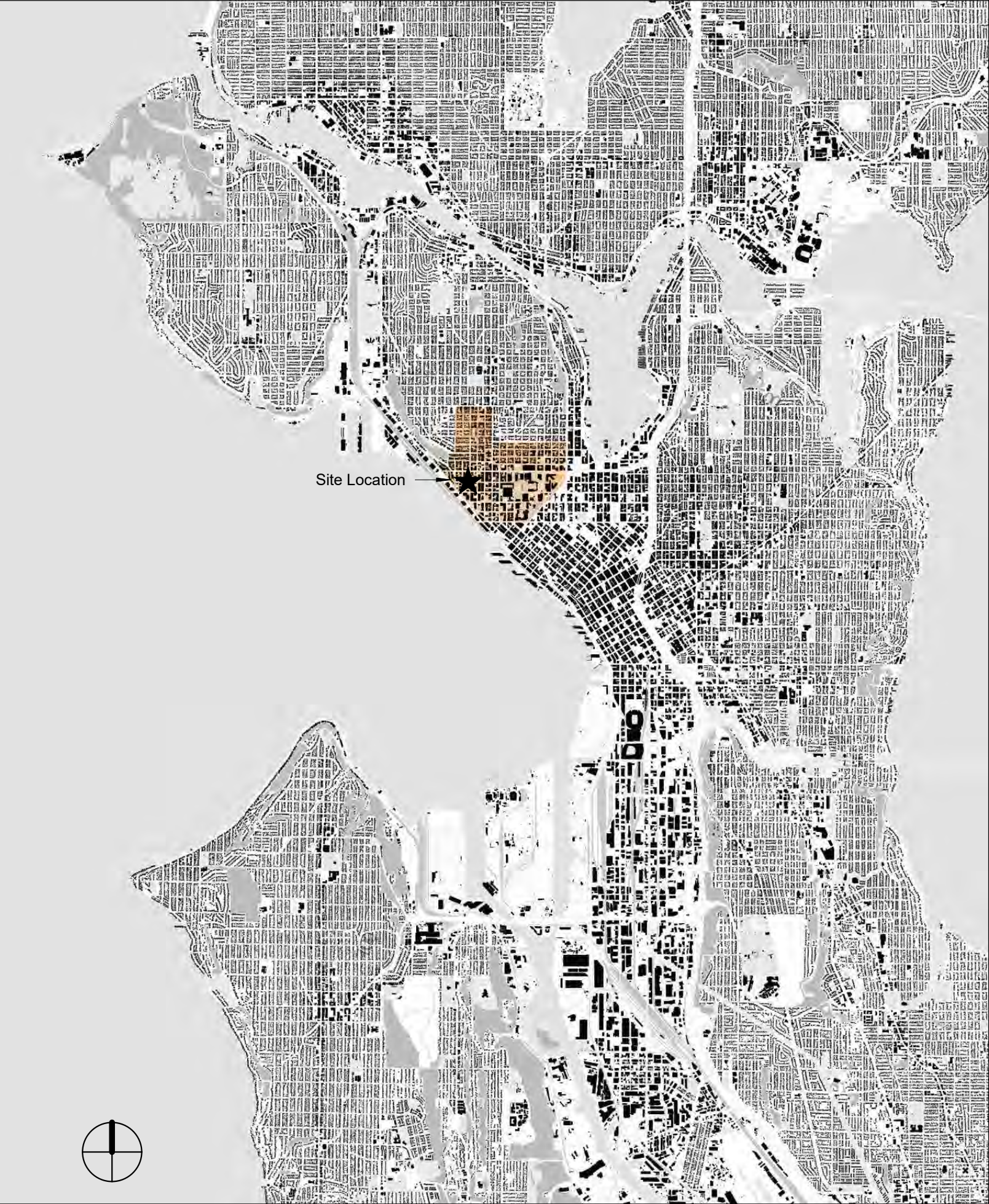
120 Units

Previous Work

Development Goal

PROJECT:
The project proposed at 300 W Republican Street will consist of a 168-unit, 8-story residential apartment building with shared resident amenity spaces at grade level and level 8 roof deck. The majority of the upper level units will have views to Elliott Bay to the west and south and views to downtown and Seattle Center to the east. The majority of the units will be small single occupant studios ranging slightly in size from 258sf to 357sf with a few 2-story 1 and 2-bedroom units ranging approximately from 448sf to 634sf. No retail/commercial space is planned, and no on-site parking is provided. The project will seek to contribute and reinforce the character and identity of the historic uptown area.

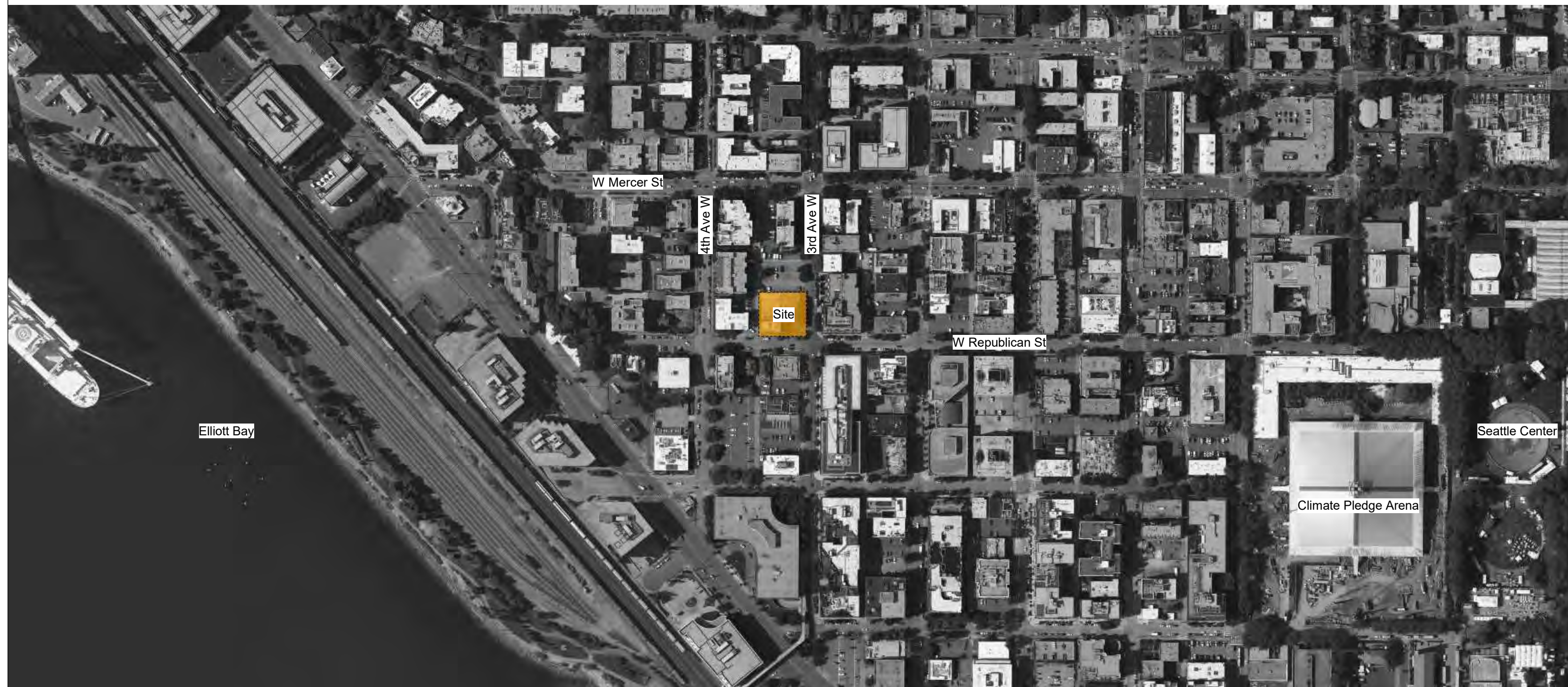
PROJECT DATA	
Parcel Number:	199020-0223 & 199020-0224
Lot Size:	14,408sf (0.33-acres)
Neighborhood:	Uptown
Zoning:	SM-UP 85 (M1)
Overlay:	Uptown Urban Center; Uptown Park Character Area
Height Limit:	85'
Equity Area	No
# Of Units	168 Apartments





Uptown

"The design character of Uptown is dynamic and evolving. The range of housing types is broad; detached single-family residences, townhomes, and apartment buildings. The architectural style of the housing stock is varied. A rich collection of 20's, 30's and 40's era apartment buildings, including the art deco influenced multi-family housing along Roy Street, is mixed with a rapidly growing number of new, contemporary, mixed-use apartments and condominiums."



Existing Site Conditions

EXISTING SITE:
The existing site is fully developed, and the proposed project would take the place of an existing 2-story brick building, a single-story concrete/wood structure, and a small surface parking lot. The site is bounded by a parking lot to the north, 3rd Ave to the east, Republican Street to the south, and a paved Alley to the west. The project site will have views to Elliott Bay, downtown, and Seattle Center.

ADJACENT PROPERTIES:
The project site abuts only one other lot to the north which is currently a pay-per-use gravel parking lot. To the west accross the alley is a 4-story apartment building with a courtyard facing the alley, to the north (accross the adjacent parking lot) is a 9-story brick apartment building. East of the site across 3rd Ave is a 5-story apartment building, and directly accross Republican Street is a single story office building.

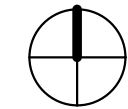
- Mid/Low Rise Residential Apartments
- Single Family Residential 2-Stories or Less
- High-Rise Residential
- Commercial Use 2 stories or less
- Commercial Use Mid-Rise 4-5 Stories

SITE BUILDING CONTEXT		
1.	530 4th Ave W	5-Stories
2.	510 4th Ave W	4-Stories Over Basement
3.	320 W Republican St	4-Stories
4.	323 W Republican St	5-Stories
5.	Center West Housing	9-Stories
6.	Surface Parking Lot	Undeveloped
7.	Private Single Family Houses	2-Stories
8.	Pacific Maritime Association	Single Story
9.	Betty May Apartments	3-Stories
10.	528 3rd Ave W	4-Stories
11.	520 3rd Ave W	3-Stories Over Basement
12.	Latitude Queen Anne Apartments	5-Stories
13.	Holland America Group	5-Stories

Site Overview

W MERCER ST

W REPUBLICAN ST



4TH AVE W

3RD AVE W

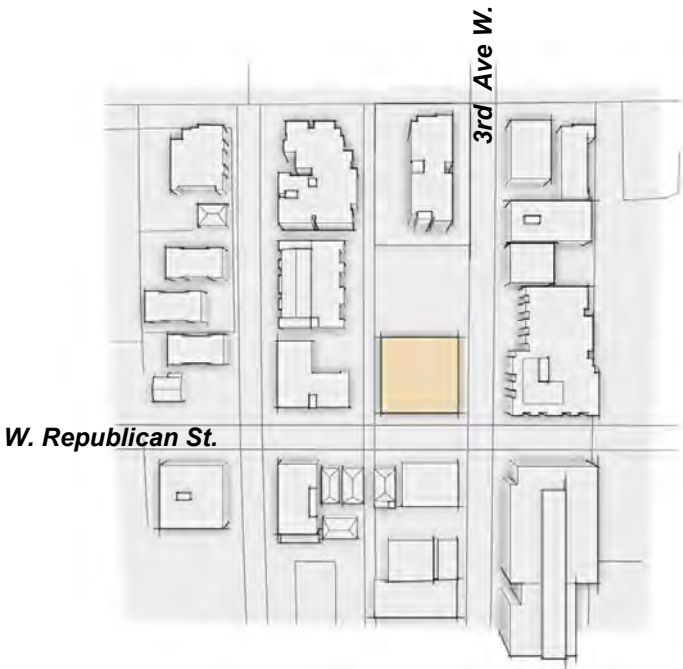


Northeast View



Site Context

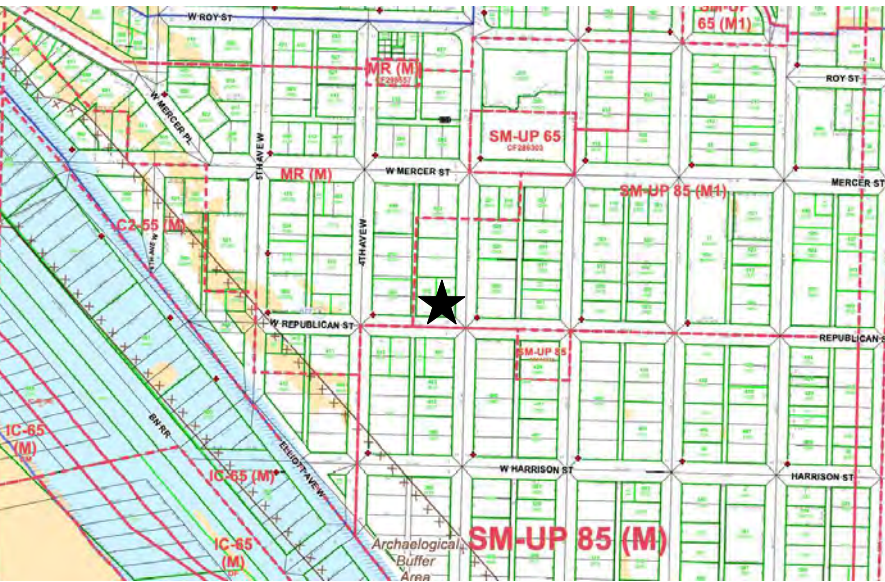
BUILDING CONTEXT
As with much of the Seattle area uptown is a neighborhood in transition and currently consists of an eclectic mix of building types and uses, ranging from large, early-twentieth century warehouses and various apartment buildings to new modern commercial office buildings and recent mixed-use multifamily projects. There are also many sites of low density with surface parking lots, single family homes and single story office and commercial buildings. The area also consists of small commercial establishments, such as gas stations, bars, grocery stores, general retail, hotels, and small restaurants. There is a broad variety of building materials used in the area.



Section 5
Existing Site Conditions

Location and Vicinity

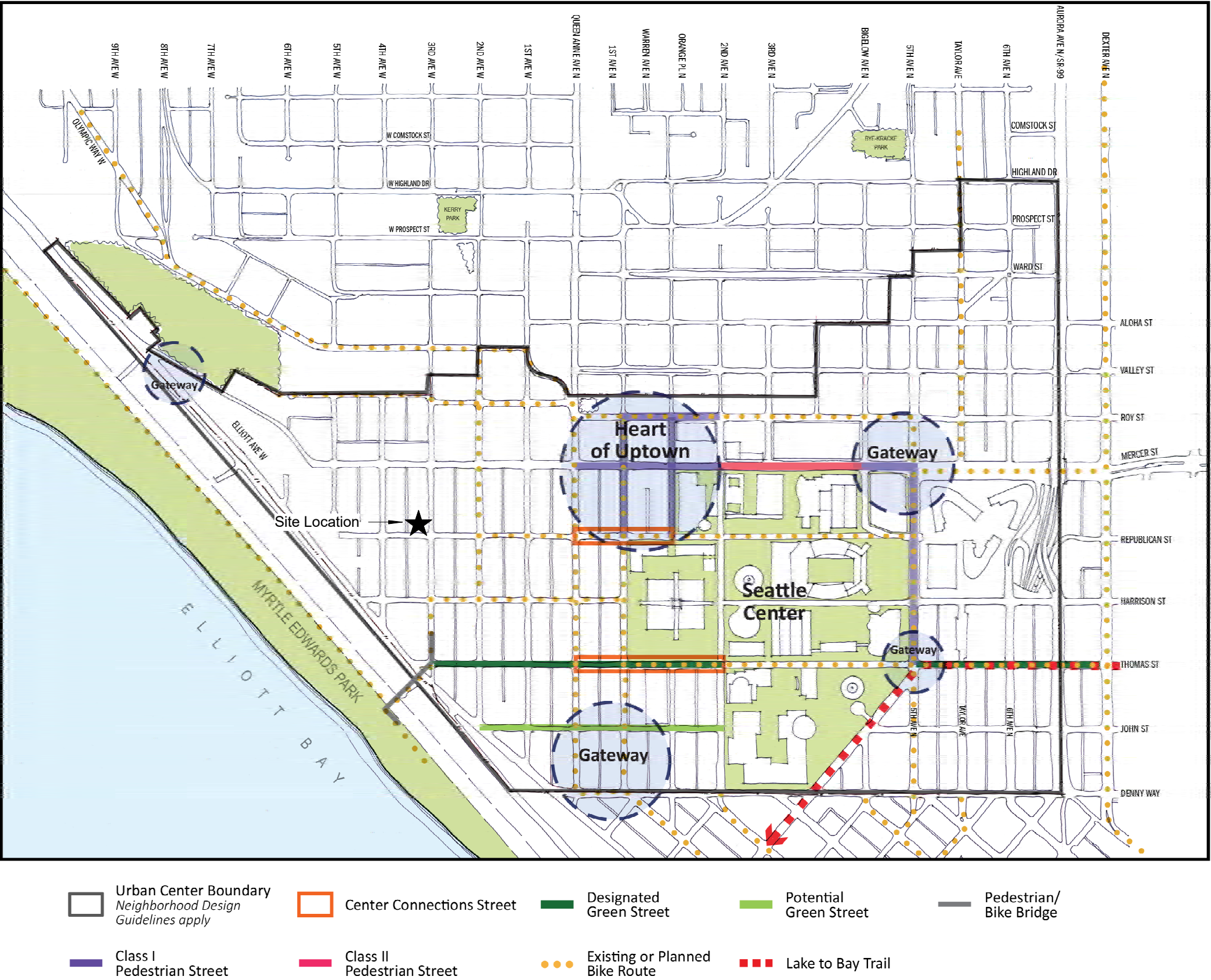
SITE OVERVIEW:
The site consists of two parcels totaling 14,408sf. The project site is located within the Uptown Urban Center at the base of Lower Queen Anne at the corner of 3rd Avenue West and West Republican Street. Key features within the surrounding area are; Seattle Center and Climate Pledge Area to the east, Myrtle Edwards Park and Elliott Bay to the west, Belltown and the Central business district to the south, and Queen Anne Hill to the north.



SITE ZONING:
The site is zoned SM-UP 85 (M1)
The alley adjacent to the west of the site is the boarder of the MR (M) zone

ZONING:
The area's recent upzone is anticipated to encourage density with new development to infill underutilized sites with existing commercial uses and surface parking lots. The 85ft height limit will allow an 8-story structure.

LAND USE:
The Neighborhood consists primarily of commercial office and multi-family residential land uses. To the east the area contains a large number of school and institutional uses that consist of the Seattle Center, various churches and other entities. The site has a direct connection to Myrtle Edwards Park via the W Thomas St Overpass to the south via 3rd Ave W. There are a significant number of new projects and projects under construction in the nearby area and further development of similar scale and size will likely follow. One candidate for future development is the adjacent parking lot directly to the north of the project site.



Site Overview



Existing Site/Area Conditions

THE UPTOWN URBAN CENTER:
"Seattle's Uptown neighborhood is one of the City's oldest neighborhoods. Initially settled by the Denny family in the late 1800's, the neighborhood has been shaped by several significant development periods, including the World's Fair of 1962 which established Seattle Center. Uptown today is a destination for visitors throughout the region. Uptown is home to Seattleites seeking to live close to downtown, a center for the performing arts, a place for families and the locaton of a growing workforce."

TRANSIT:
The neighborhood is served by automobile traffic as well as 5 different main tranist lines and other readily available public transportation systems. The site has a strong connection to pedestrain and bike paths, such as the W Thomas St overpass. The overpass connection along with public transit encourages a pedestrian oriented environment with easy access to Myrtle Edwards Park, Olympic Sculpture Park, Seattle Center, and other close by neighborhoods and parks. With the recent upzone, it is anticipated that the area will become even more pedestrian and bike-friendly as new developments occur.

- PLAN NOTES:**
- 1. Street Facing Entry
 - 2. Private Courtyard
 - 3. Alley Facing Residential Unit Windows

Section 6
Zoning Data

SEATTLE ZONING CODE SUMMARY

Section 6

Zoning Data

SEATTLE ZONING CODE SUMMARY

Parcel Number Lot Area Zoning Overlay Permitted Uses	99020-0224; 199020-0223 14,408sf (0.33 acres) SM-UP 85 (M1) Uptown Urban Center; Uptown Park Character Area All uses permitted outright						
Street Level Standards	- A min. of 60 percent of the street-facing facade must be transparent if slope is less than 7.5 percent, minimum 45 percent transparent if slope exceeds 7.5 percent. - Except for institutional uses, nothing shall completely block views into and out of the structure between 4 ft and 7 ft above adjacent grade. - Blank facades are limited to segments 15 ft wide. - The total width of all blank facade segments shall not exceed 40 percent of the width of the street-facing facade of the structure on each street frontage. - Any blank segment of a street-facing facade shall be separated by transparent areas that are at least 2 ft wide			The design intent of the Republican St. facade shall have storefront glazing for the lobby and ground level functions that would meet or exceed the minimum requirements. The 3rd Ave facade will have residential units facing the street with a large amount of glazing which would meet or exceed the minimum glazing requirements.			
Structure Height	85 ft as zoned. - Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and frewalls permitted up to 4 ft above height limit. - Solar collectors may extend up to 7 ft above maximum height limit with unlimited rooftop coverage. - Mechanical equipment, stair and elevator penthouses allowed to extend up to 15 ft above height limit. - Total coverage of stairs, elevators, and mechanical equipment not to exceed 25 percent of roof area. - Rooftop features require 10 ft set back from edge, not including stairs, elevators, and mechanical equipment. - Rooftop mechanical equipment and elevator penhouses shall be screened with fencing, enclosures, or other structures.			The project will take advantage of the 85' height limit to get 8 levels.			
FAR	- Maximum FAR for structures that include residential use: 5.25 The following exemptions per 23.48.020 apply. - Exemption B.2 - Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access. - Exemption B.3 - As an allowance for mechanical equipment, in any structure 65 feet in height or more, 3.5 percent of the total chargeable gross floor area in a structure is exempt from FAR calculations. - Exemption B.6 - The floor area of required bicycle parking for small efficiency dwelling units or congregate residence sleeping rooms, if the bicycle parking is located within the structure containing the small efficiency dwelling units or congregate residence sleeping rooms. Floor area of bicycle parking that is provided beyond the required bicycle parking is not exempt from FAR limits.			Preliminary floor area calculations indicate the project as currently proposed will come in under the max 5.25 FAR ratio.			
Amenity Area	- Amenity areas are required in an amount equal to 5 percent of the total gross foot area in residential use. - Gross foot area excludes areas used for mechanical equipment and accessory parking. - Bioretention areas qualify as amenity areas. - All residents shall have access to the required amenity area. - A maximum of 50 percent of required amenity area may be enclosed. - Common amenity areas shall have a minimum horizontal dimension of 15 ft or 10 ft for landscaped open space located at street level and accessible from the street. - Minimum size for required amenity area is 225 sf. - Amenity provided as landscaped open space located at street level and accessible from the street shall be counted as twice the actual area towards the requirement.			Amenity space will be provided by a few options. 1.) Upper level roof deck. 2.) Interior lobby sitting area. 3.) Exterior street level courtyard, located at street level with landscaped area. Counts as twice the area.			
Landscaping	- Landscaping must achieve a Green Factor score of 0.30 or greater. - Existing street trees shall be retained unless the Director of Transportation approves their removal.			Ample landscaping shall be provided to meet the minimum standard. The base of the project will use landscape planters to help contend with grading issues, provide screening between public and private space, and to soften the base of the structure at the pedestrian level.			
Light and Glare	- Exterior lighting must be shielded and directed away from adjacent uses. - Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.			Exterior lighting shall be thoughtful and appropriately designed.			
Parking	- No vehicle parking is required in Urban Centers. - Bike Parking (For residential uses, after the first 50 spaces for bicycles are provided, additional spaces are required at three-quarters the ratio shown in Table D.) - Short Term: 1 Space Per 20 Dwelling Units.			Long term bike parking: 50+(118 @.75 per unit = 89) = 139 Total Short term bike parking: 168/20 = 8			
Setbacks	A 2 ft setback is required along the west side of the site for an alley ROW.			2' setback has been provided.			
10	06 Zoning Data		DRB Packet August 18, 2021	300 W Republican St, Seattle, WA		Koz on 3rd Ave	SDCI # 3037114-LU

Section 7

Composite Site Plan

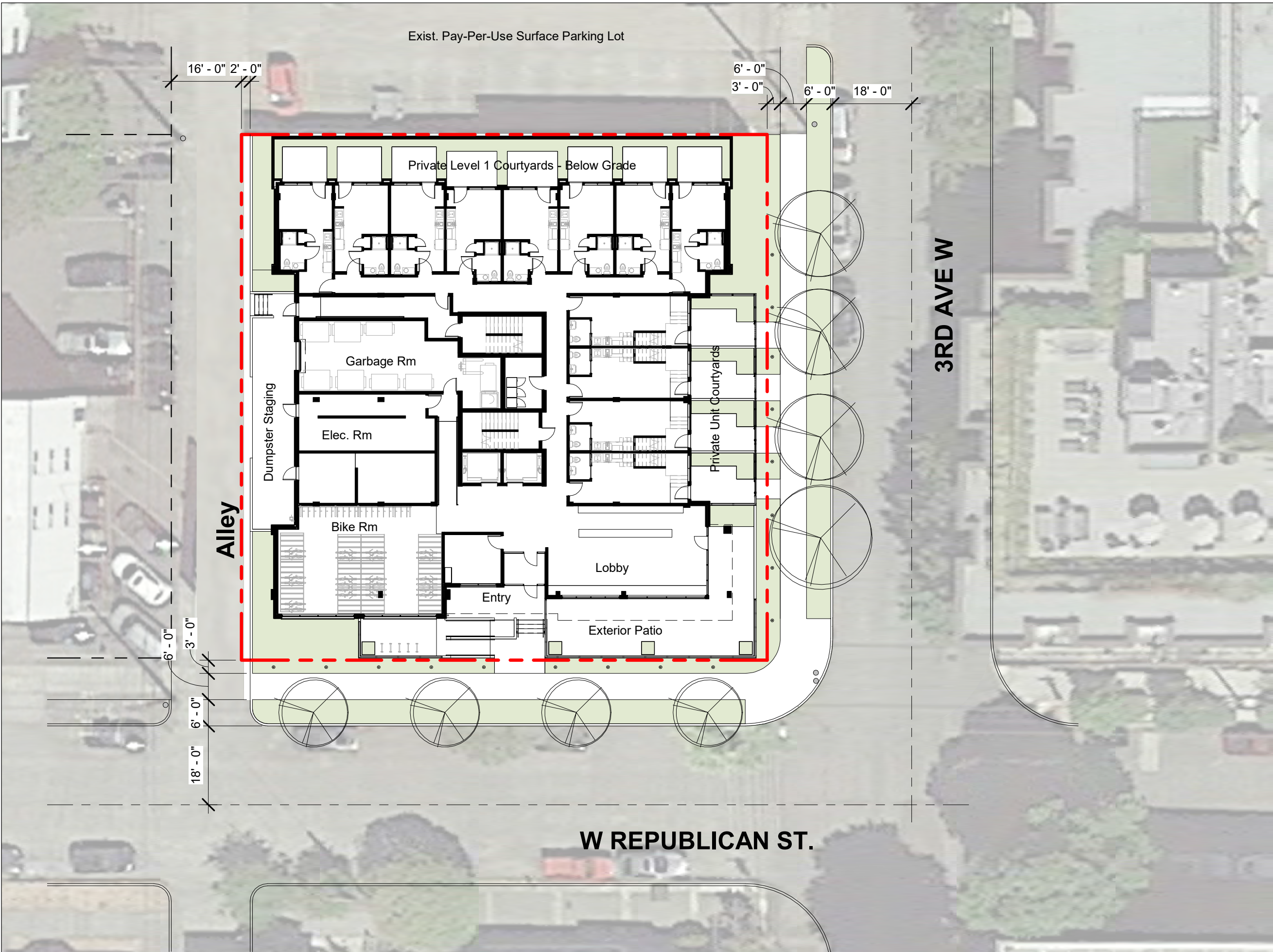
GRADING:

The site has a grade change of approximately 10' diagonally across the site, with the lowest point at the southwest corner and the highest point at the northeast corner.

LANDSCAPE:

The vast majority of the existing site is developed impervious surface with only a couple of overgrown planters. There is a single row of existing trees along W Republican St in small square cut-outs between the sidewalk and the street. A double row of trees exist in two long planter strips along 3rd Ave W. on either side of the sidewalk. All trees and landscaping are outside of the property line.

The urban forestry preference is to keep both rows along 3rd however due to the proximity of the property line the inner row is not feasible to retain. The outer row nearest to the street are deemed "significant" and are requested to remain. Trees along West Republican Street are non significant and will be removed and replaced.



① Composite Site Plan
3/64" = 1'-0"



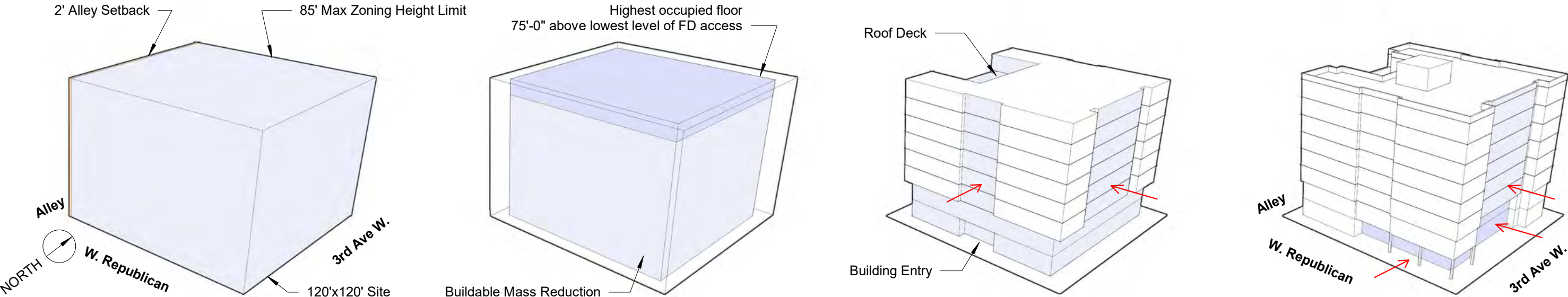
Section 8

Response to EDG Comments

Massing & Facade Treatment

a.) The Board was concerned that the proposal lacked a strong design concept and was divided in their support for Option B and Option C. The Board majority ultimately supported Option C – the applicant’s preferred massing option – for further development in response guidance and priority Design Guidelines. (DC2)

Response
Facade massing articulation is a direct function of the interior program and external site constraints. The form follows the function.



- SITE**
- The site is comprised of two parcels, totaling approximately 14,408sf, and is roughly 120'x120'.
 - Site boundaries are 3rd Ave West on the east side, West Republican St. on the south, an improved alley on the west, and a shared property line with a private parcel (gravel parking lot) to the north.
 - The upper extent of the site volume is bound by an 85' height limit.
 - The grade change across the site is roughly 10'-0" from the northeast corner to the lowest point at the southwest corner.
 - A 2' setback is required along the alley.

- VOLUME REDUCTION**
- High voltage power lines exist along the east, south, and west sides of the site and require a setback consisting of a 14' radius to the structure from the nearest permanent overhead line.
 - +/-8'-0" Along 3rd Ave
 - +/-9'-0" Along Republican Street
 - +/-7'-0" Along the Alley Including the Setback
 - A self-imposed +/-10' setback at the north side of the site is used for constructability, allowable unprotected openings for residential units, and site circulation.
 - All occupied levels are set below a 75' threshold for the lowest level of fire department access.
 - Level 1 was set at grade to match the southeast corner for ease of access into the building.

MASS ARTICULATION I

The massing is organized around a central vertical circulation core which maximizes residential unit placement along the exterior walls. The units are tightly packed around the circulation core in an ordered efficient method that stacks up the building. Building functions such as the main entry and lobby were located along republican street while “back of house” functions such as the electrical, mechanical, and garbage rooms were placed along the alley. 2-story units are located at the base level along 3rd and at the north façade which faces the adjacent parcel. The roof deck was located at the upper level west façade for views to downtown and Elliot bay. The articulation in the massing is largely a function of the interior program as it relates to the interior core. Because of the site shape and the organization around a central core, the floor plans and exterior façades are mostly symmetrical for the North/South elevations and East/West elevations. The lower 2 levels are articulated and clad differently for the purpose of scale at the pedestrian level and follow the concept of modulation from interior program and also emphasize the change of construction type.

MASS ARTICULATION II

The massing articulation is pushed as deep as the interior functions will allow along the East and West elevations. An additional increase in depth is used along 3rd avenue at the 2-story units to increase exterior courtyard space and provide additional modulation at the base. The level 1 building entry mass has also been pushed as deep as the internal program will allow to provide exterior courtyard space and interest at the building corner. Adjacency of the level 1 exterior courtyard with the interior lobby is used to activate and provide visual interest at the building corner.

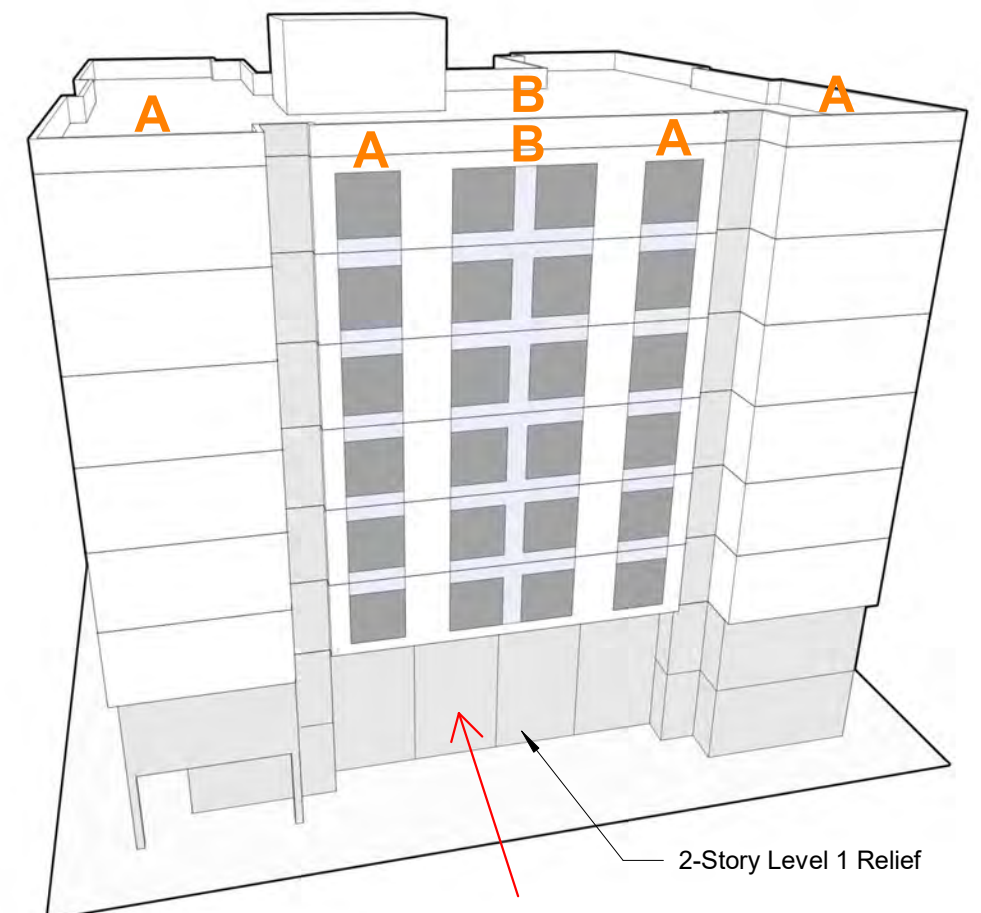


Massing & Facade Treatment

b.) The Board directed further development of a clearly articulated mass and façade composition in a manner that emphasizes the “A-B-A” rhythm of the east façade, improves the legibility of modulation on all sides of the building, and breaks down the perceived bulk of the mass. To resolve this guidance, the Board recommended increasing the depth of the “B” façade and exploring other design solutions, such as materiality, secondary architectural elements, fenestration patterns, etc. (DC2, DC2-B-1, DC2-C, DC2-D-2)

Response

The East and West elevations articulate in an A-B-A rhythm. Per the board’s guidance the depth of the “B” portion of the façade has been increased from 2’-0” in the previous massing model to 4’-0” in the current scheme (as much as the interior program will allow). The fenestration on the “B” portion of the façade furthers the A-B-A rhythm concept by grouping the windows in an A-B-A pattern. This pattern will be further supported by the cladding materials. In an attempt to further break down the perceived bulk, the 2-story units at the base level have been pushed back another 5’-10” from the upper B portion of the façade. In addition to a more articulated façade this move allows more landscaping and private courtyard space at the pedestrian level.



Design Progression

A-B-A Patterning
To further support the A-B-A concept established by the massing and window grouping, the secondary cladding material around the windows have been organized to directly respond in an A-B-A configuration. The proportions of the panels between the windows remains consistent along the entire façade but changes coloring as it relates to each 'A' or 'B' section. This subtle change in material coloring supports the façade organization but also provides interest and movement in a clear intentional scheme.





Massing & Facade Treatment

c.) The Board directed further development of a high-quality material palette and fenestration pattern that creates depth and texture, and wraps all facades for a consistent overall architectural expression. In response to public comment, the Board supported the proposed use of brick and metal panel, and specifically prioritized Uptown Design Guideline DC4-1, Building Materials. (DC2-B-1, DC4-A, DC4-1).

Response

The materials chosen for the cladding have been selected for reasons of durability, quality, and low maintenance. Brick and metal are the two primary cladding materials on all façades. The brick and metal are coupled with a high-quality fiber cement accent material produced by Nichiha. The Nichiha panels are prefinished and durable, and are intended to be used as visual accents around the design. Fenestration for the units are maximized and are planned to be roughly 7'x7' operable black vinyl windows. The window composition and mullion design has a slightly different language between windows placed within the brick facade massing and windows placed in the metal facade massing. The window composition is further defined within their massing areas by the treatment of the accent fiber cement panels which differ slightly between the two primary chosen cladding options.



Color Study 1
Restrained simple palette of materials.



Color Study 2
Blue/Gray color and panel proportions to the accent cement panels.



Color Study 3
Brown/White color and panel proportions to the accent cement panels.



Color Study 4
Multi color and panel proportions to the accent cement panels.



Color study 5 (Preferred option) uses a restrained color palette and changes the color of the brick to a gray color but uses panel proportions to create interest and variation. This option divides the language of the brick massing from the metal massing through the use of window color. White windows are used in the metal massing and black windows are used in the brick.

Color Study 5 (White Windows)
White/Gray color and panel proportions to the accent cement panels.

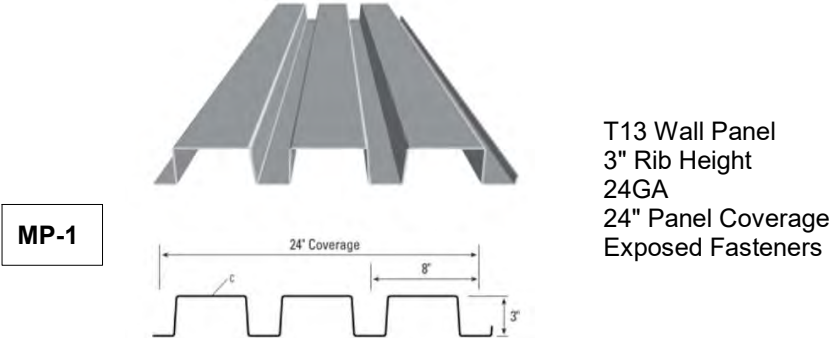


Color study 6 is similar to study 5 but uses black windows in both brick and metal massing areas.

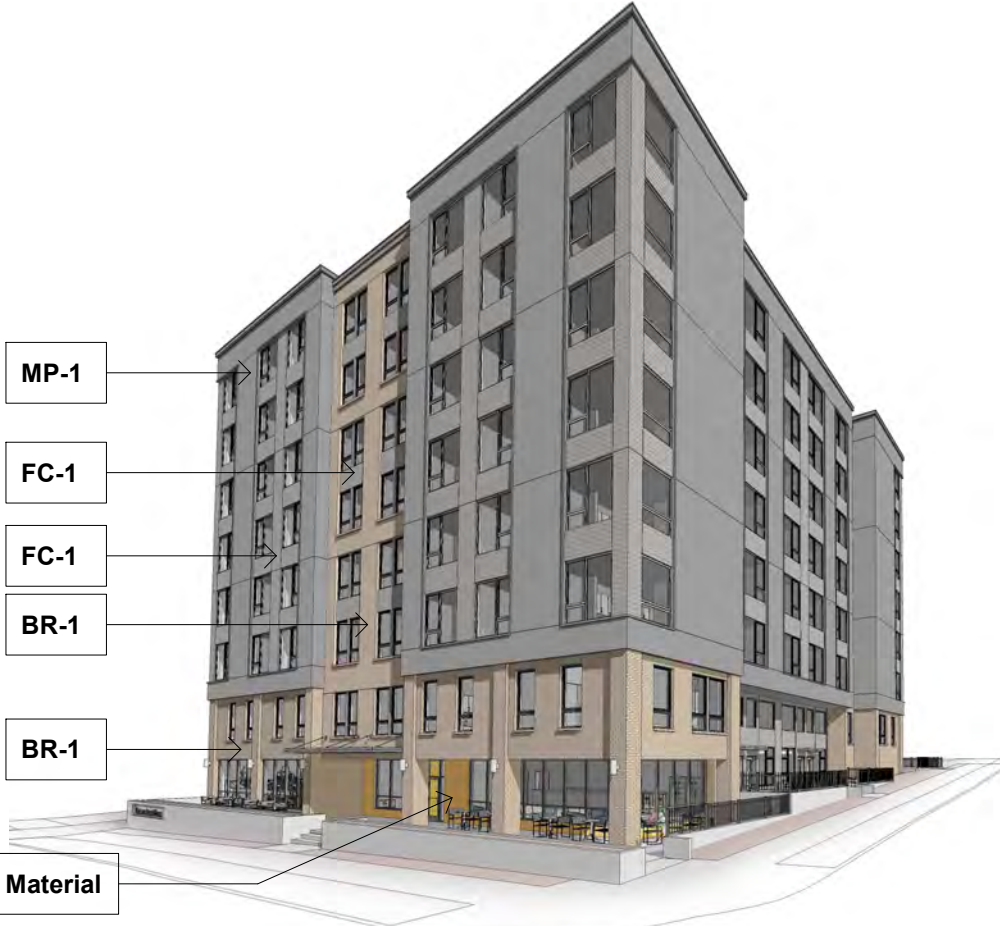
Color Study 6 (Black Windows)
White/Gray color and panel proportions to the accent cement panels.

Facade Treatment Option 1

Option 1 uses a restrained simple palette of materials. The fiber cement panels are consistent throughout without a change in texture or color. The intent is to provide a more homogenous cohesive façade with two distinct massing materials (brick and metal), the two massing materials are unified with the fiber cement accent panels and consistent black window frames.



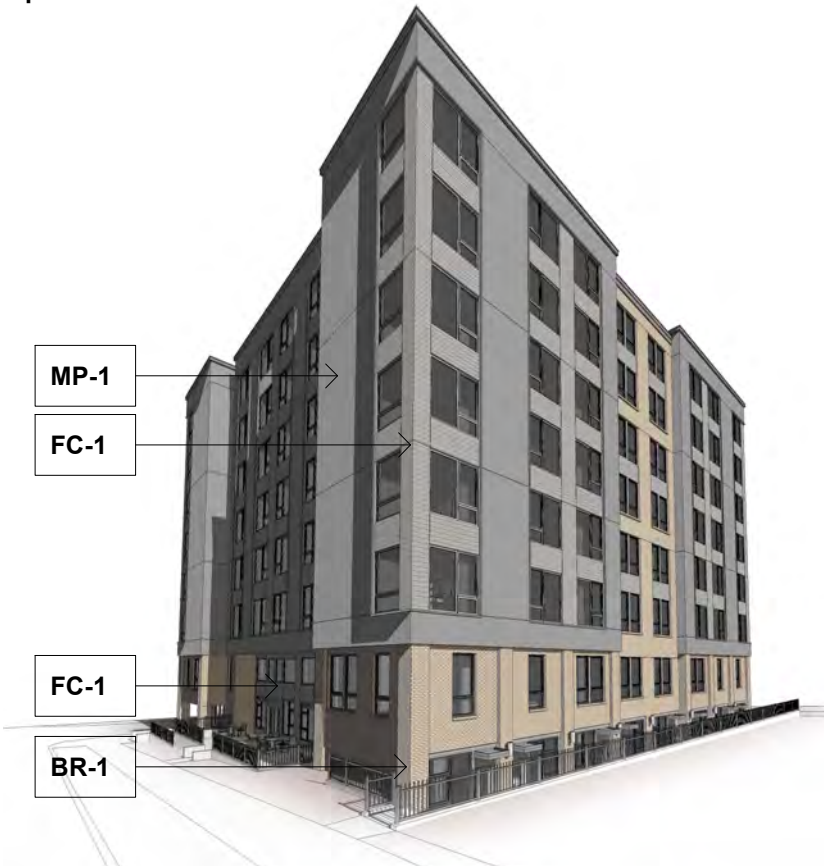
01 Southwest Perspective



02 Southeast Perspective



03 Northwest Perspective



04 Northeast Perspective



01 Southwest Perspective



02 Southeast Perspective



03 Northwest Perspective



04 Northeast Perspective

Facade Treatment Option 2 (Color)

Option 2 builds off of the option 1 base materials of brick, metal, black windows, and cement panels but introduces color and panel proportions to the accent cement panels within the metal portions of the façade. The use of colored panels provides additional interest and playfulness to the façade and also furthers the design concept of the massing rhythm by changing/alternating the colors within the larger massing areas. Massing rhythm is highlighted by the change of panel color but is unified by the panel proportions (which remain consistent). This option separates the language of the brick massing from the metal massing creating two distinct cladding languages. Because of the building proportion and symmetry, the two different façade languages work well to help divide up the overall mass and to create a cohesive building.

FC-2



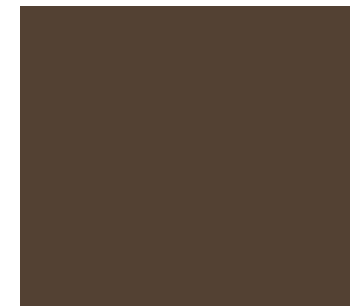
Nichiha
Fiber Cement Panels
Style: Illumination
Color: Bay Blue

FC-3



Nichiha
Fiber Cement Panels
Style: Illumination
Color: Fog

FC-3
(Alt)



Nichiha
Fiber Cement Panels
Style: Illumination
Color: Russet

Facade Treatment Option 5 (Preferred Option)

Color study 5 (Preferred option) is similar to the other options in massing and materials but uses a subtle restrained color palette for the overall design, changes the color of the brick to a gray color, and uses panel proportions to create interest and variation. The use of colored panels provides interest and playfulness to the façade and also furthers the design concept of the massing rhythm by alternating the color scheme within the larger massing areas. Massing rhythm is highlighted by the change of panel color but is unified by the panel proportions (which remain consistent). This option expands the language divide of the brick massing from the metal massing through the use of window color. While the window configuration/pattern is different between the brick and metal façade areas, white vinyl windows are used in the metal/cement panel massing and black vinyl windows are used in the areas of brick which creates two very distinct cladding languages. This version also proposes a black brick windowsill below the black windows to provide additional detailing/interest.

FC-2

Nichiha
Fiber Cement Panels
Style: Illumination
Color: Cotton

FC-3

Nichiha
Fiber Cement Panels
Style: Illumination
Color: Fog

BR-1

Mutal Materials
Color: Redondo Gray
Texture: Mission
Mortar: Gray (natural)



01 Southwest Perspective



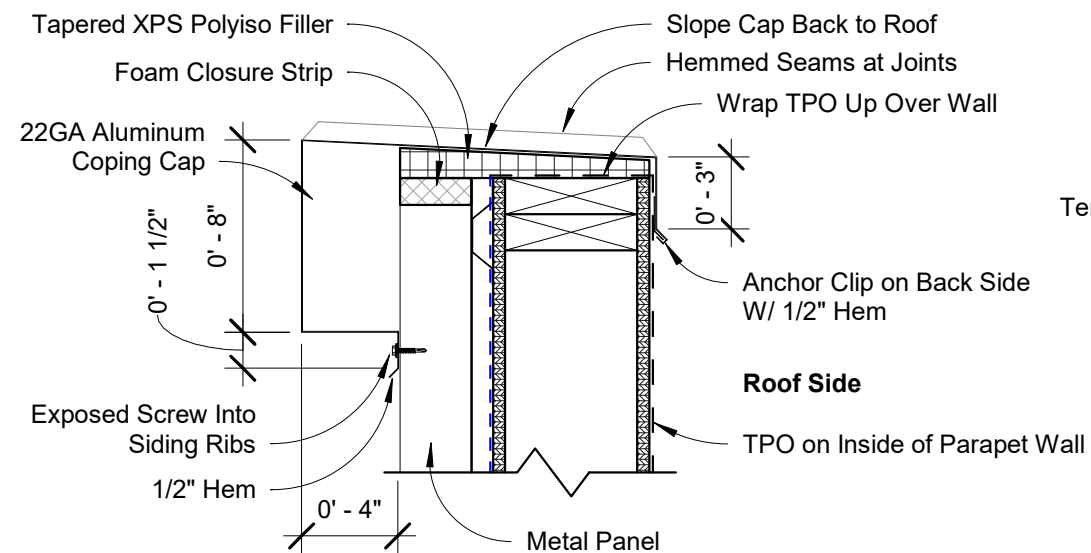
02 Southeast Perspective



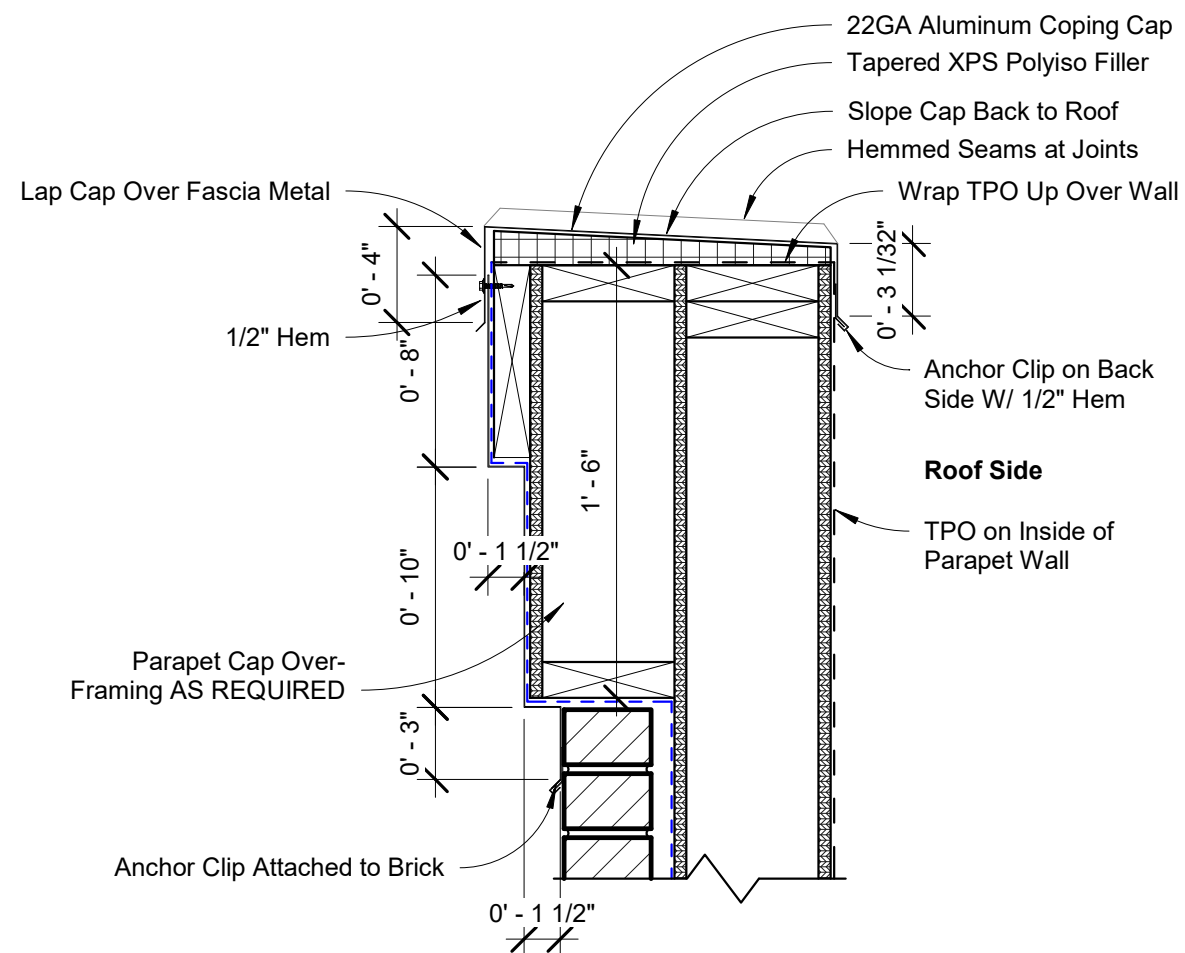
03 Northwest Perspective



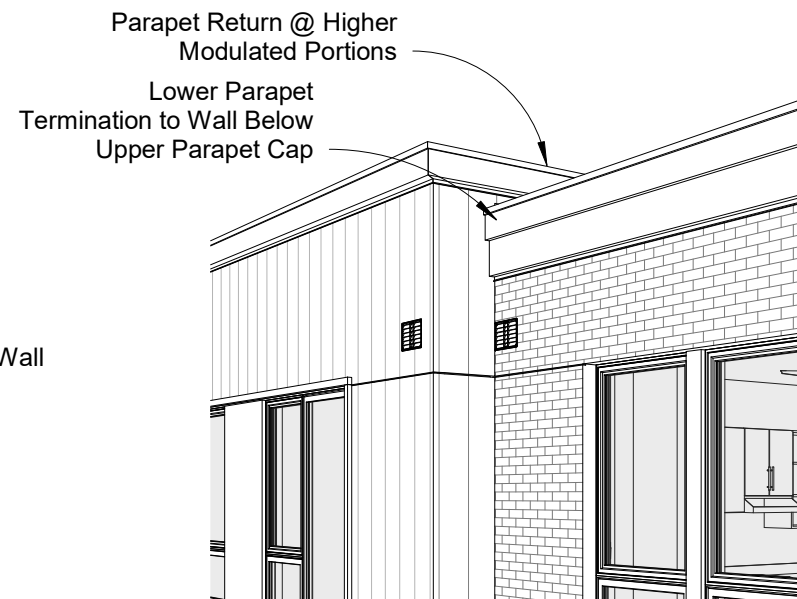
04 Northeast Perspective



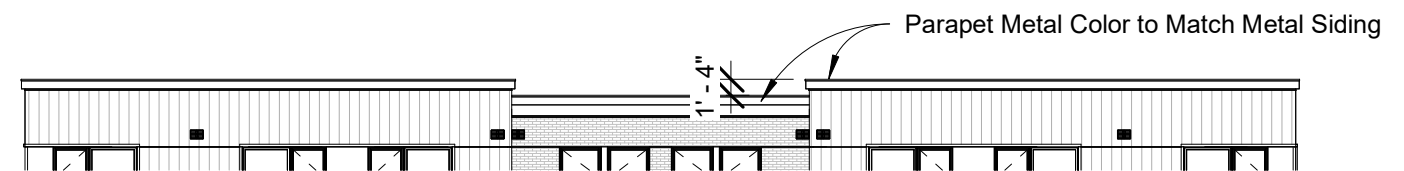
① Parapet Coping @ Metal Siding
1 1/2" = 1'-0"



② Parapet Coping @ Brick
1 1/2" = 1'-0"



③ Parapet View



④ North/South Parapet Modulation
1/16" = 1'-0"



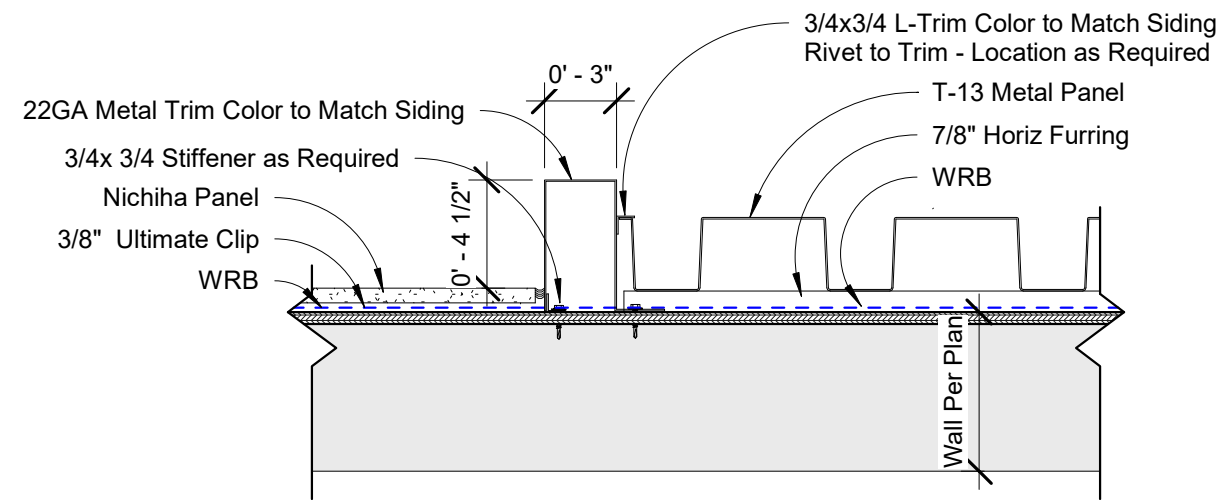
⑤ East Parapet Modulation
1/16" = 1'-0"

Massing & Facade Treatment

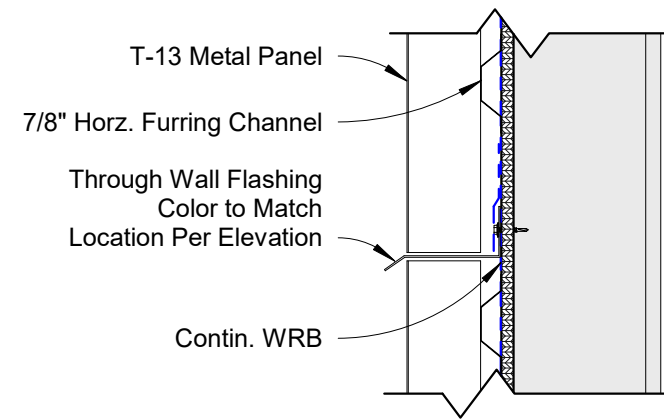
d.) The Board noted that the strength of the architectural expression will depend on high-quality detailing, and requested that material details be provided in the Recommendation packet. (DC2-B-1, DC4-A, DC4-1)

Response

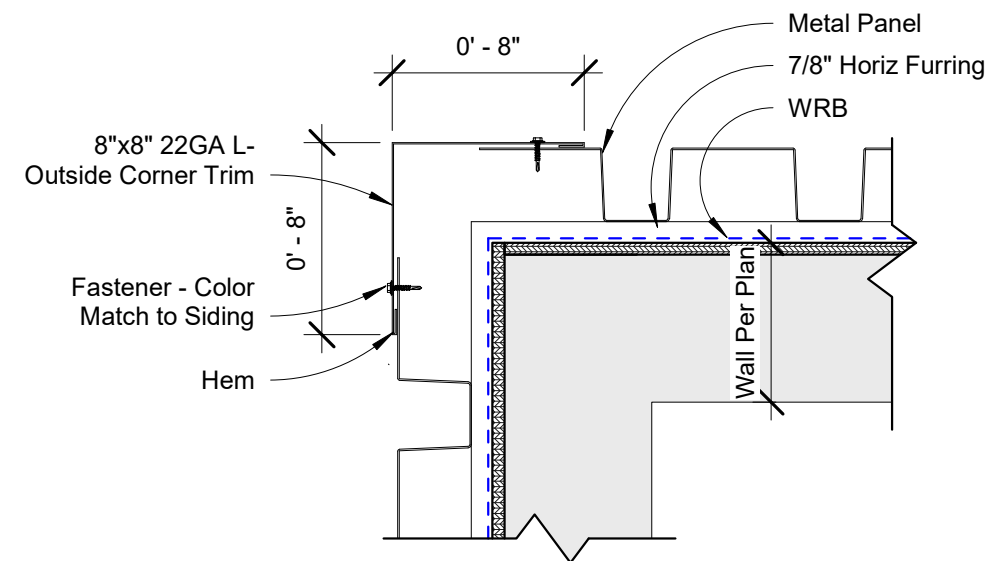
Material transition details, parapet profile, brick detailing, and various other details pertaining to the overall appearance and success of the facade treatment are provided on the following sheets.



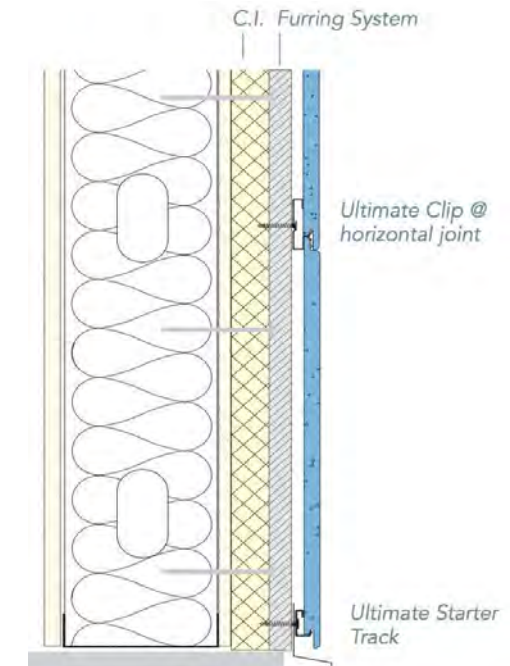
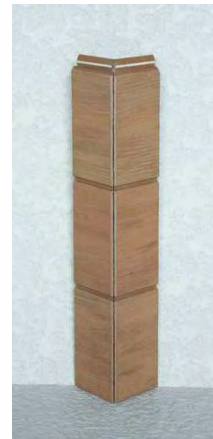
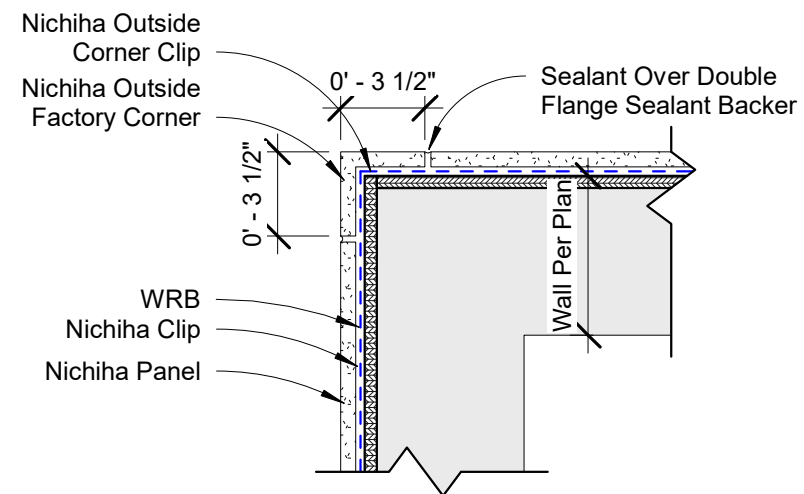
① Metal Nichiha Transition
1 1/2" = 1'-0"



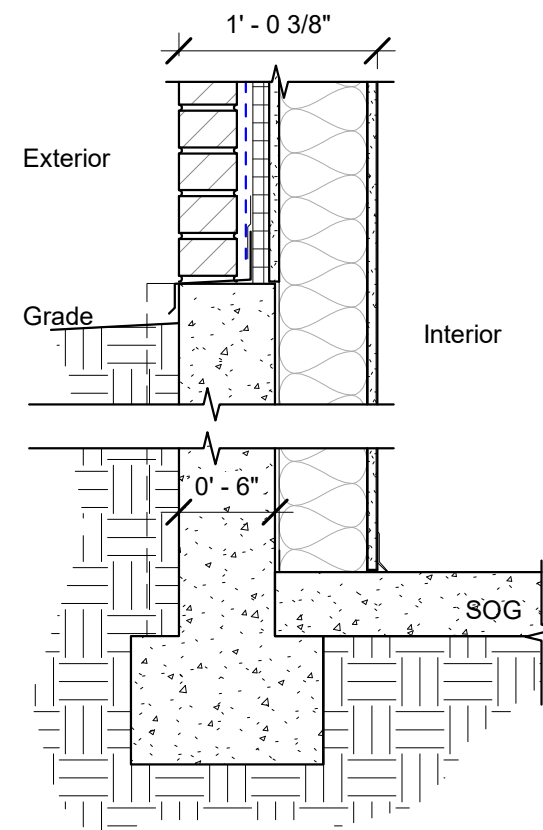
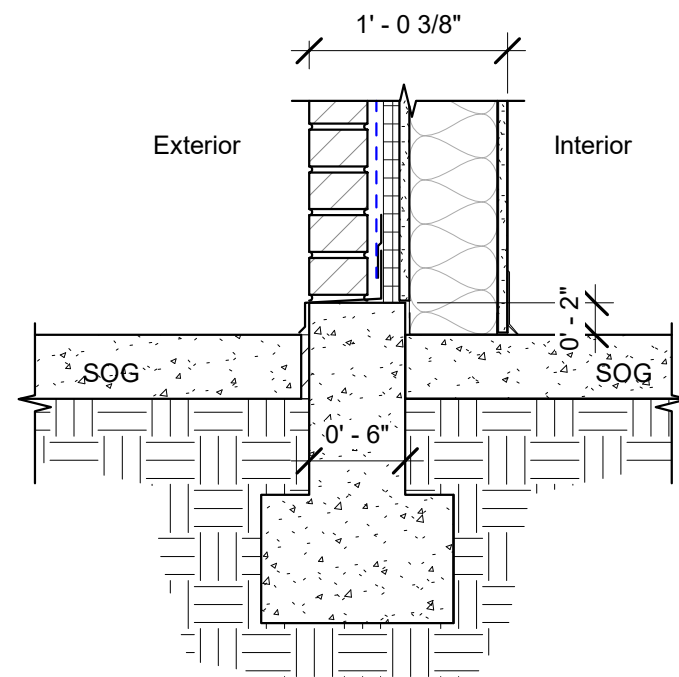
③ Metal Through Wall Flashing
1 1/2" = 1'-0"



② Metal Outside Corner
1 1/2" = 1'-0"



① Nichiha Outside Corner
1 1/2" = 1'-0"



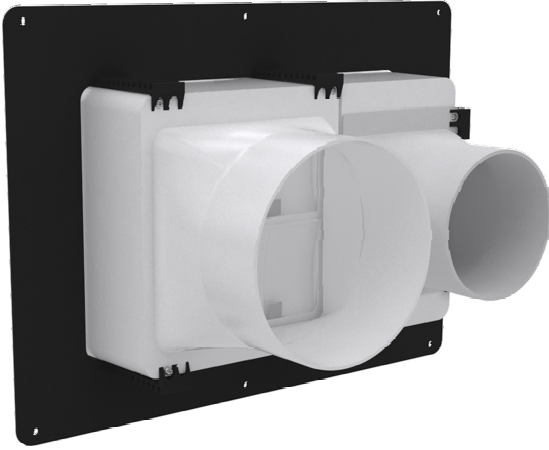
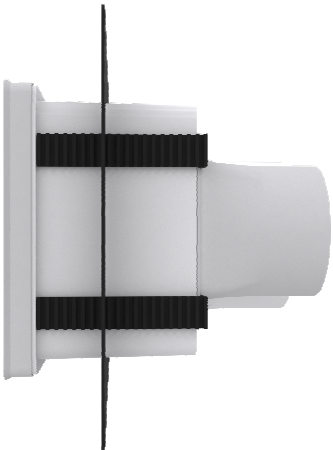
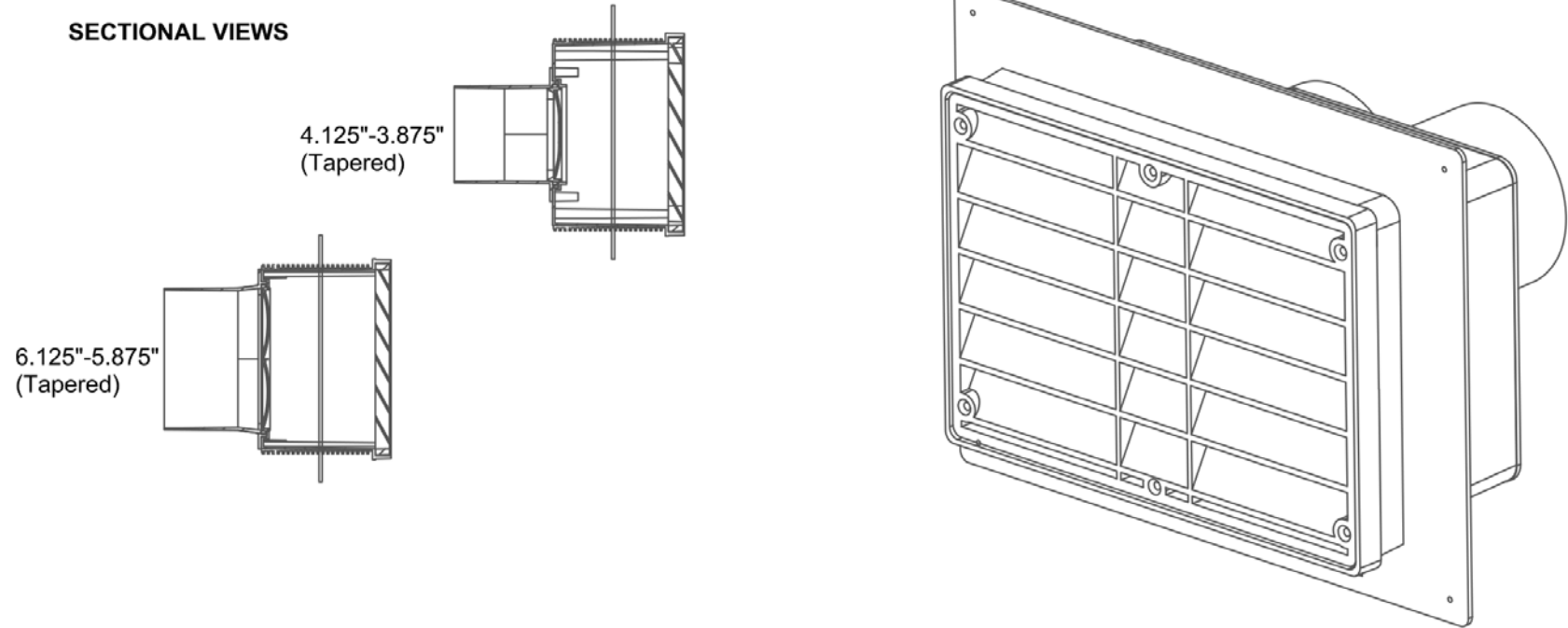
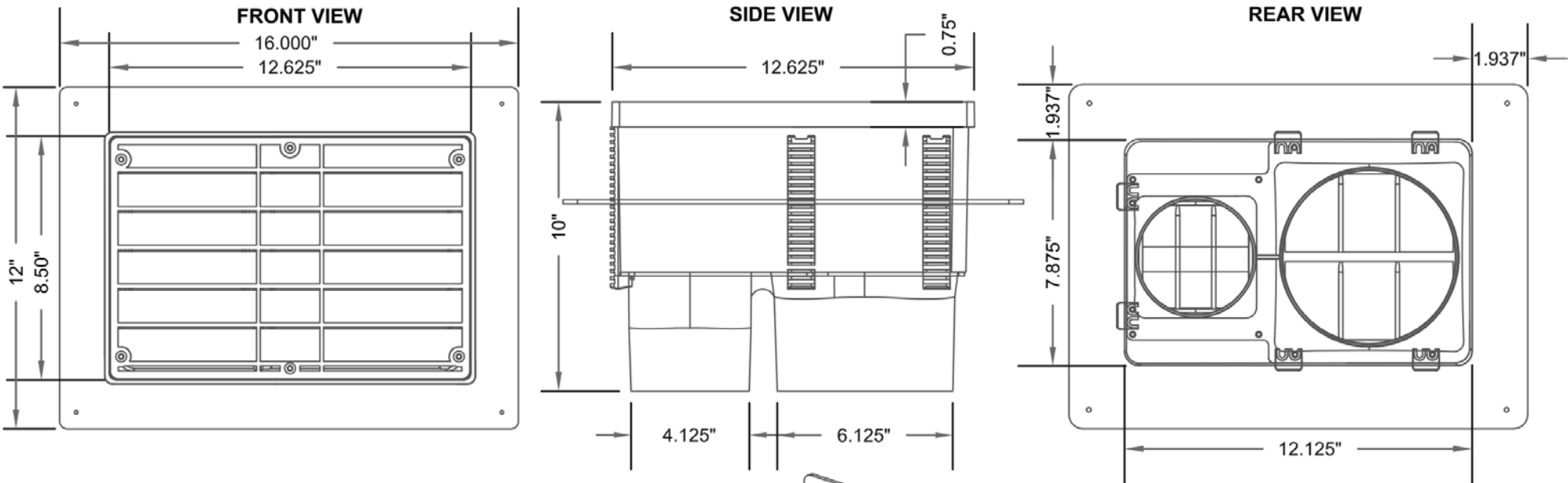
② Exterior Wall Sill TYP.
1" = 1'-0"

Exterior Venting

XVent Box Ventilation Systems
Model # DHEB-64R-BR
The DHEB Xvent option has an adjustable flange to allow the face louver to be adjusted to mount flush with the exterior surface of the building regardless of the depth of facade material. The construction is a durable impact resistant, UV stabilized plastic available in any custom color. Gravity backdraft dampers and a separator fin prevents exhaust from mingling inside the box and also prevents air returning into the ducting.



Color Matched Xvent Installation in Metal Siding



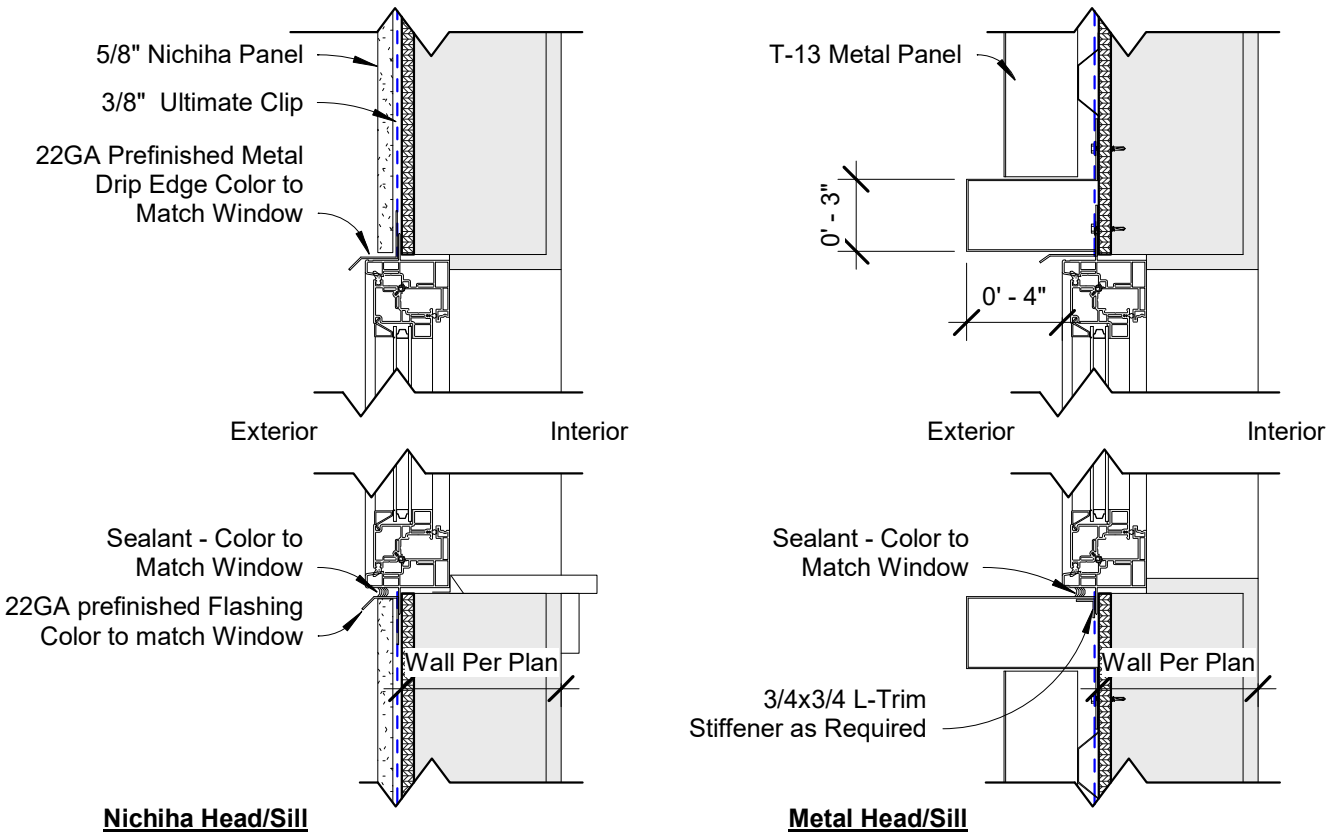
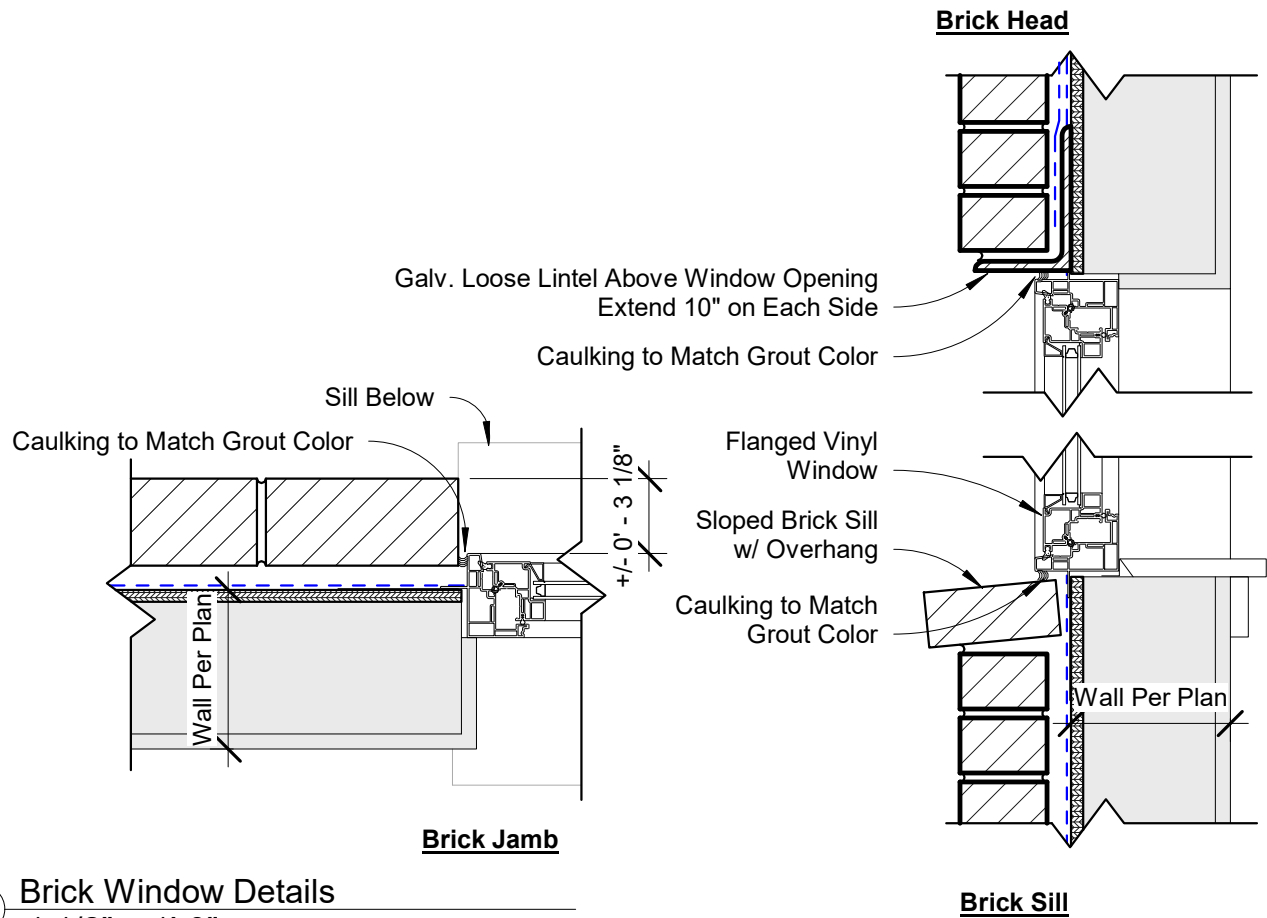
Massing & Facade Treatment

e.) The Board specifically prioritized Uptown Design Guideline DC2-3-b, Window Design, which encourages “substantial window detailing and recessed windows” and discourages “flush window treatments”. (DC2-3-b)

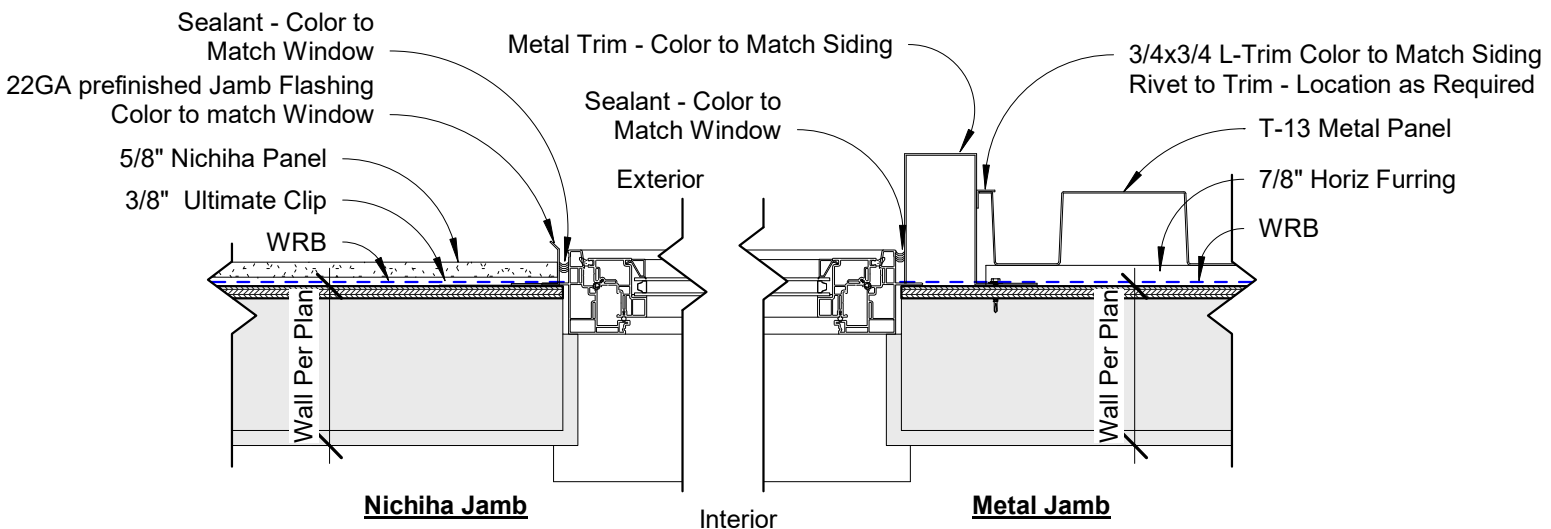
Response

Window detailing has been provided on the following sheets to illustrate design intent, depth, and treatment of the cladding around the windows. Flanged vinyl windows are proposed for cost effectiveness, durability, and ease of waterproofing. The typical window area/size has been maximized based on the north elevation proximity to the property line which allows a maximum 45% unprotected opening with a 10’ minimum setback to the structure. Windows have been standardized for a consistent architectural language around the building on each façade. The proposed design uses the exterior cladding materials to create depth, rhythm, and an architectural language around the grouping of the exterior fenestration. The composition of the windows and patterning changes are based on the façade cladding, primarily between the brick and metal but also at the lower level grade units with patios. Nichiha panels are used as an accent in both the metal portions of the façade and the brick. Metal trim and brick provide a deeper reveal (between 3-4”), while the Nichiha panel intentionally has the window +/-1/2” proud of the exterior surface. The difference in depth between materials creates a language and pattern in the façade that helps reinforce variation in planes without complicated and wasteful over-framing. While the design guidelines “discourages” flush window treatments, the 1/2” reveal using the Nichiha is sparingly used and is used very deliberately for effect and an emphasis on depth around the windows.

1 Brick Window Details
1 1/2" = 1'-0"



2 Window Details
1 1/2" = 1'-0"





Example of Nichiha panel with vinyl flanged VPI window.



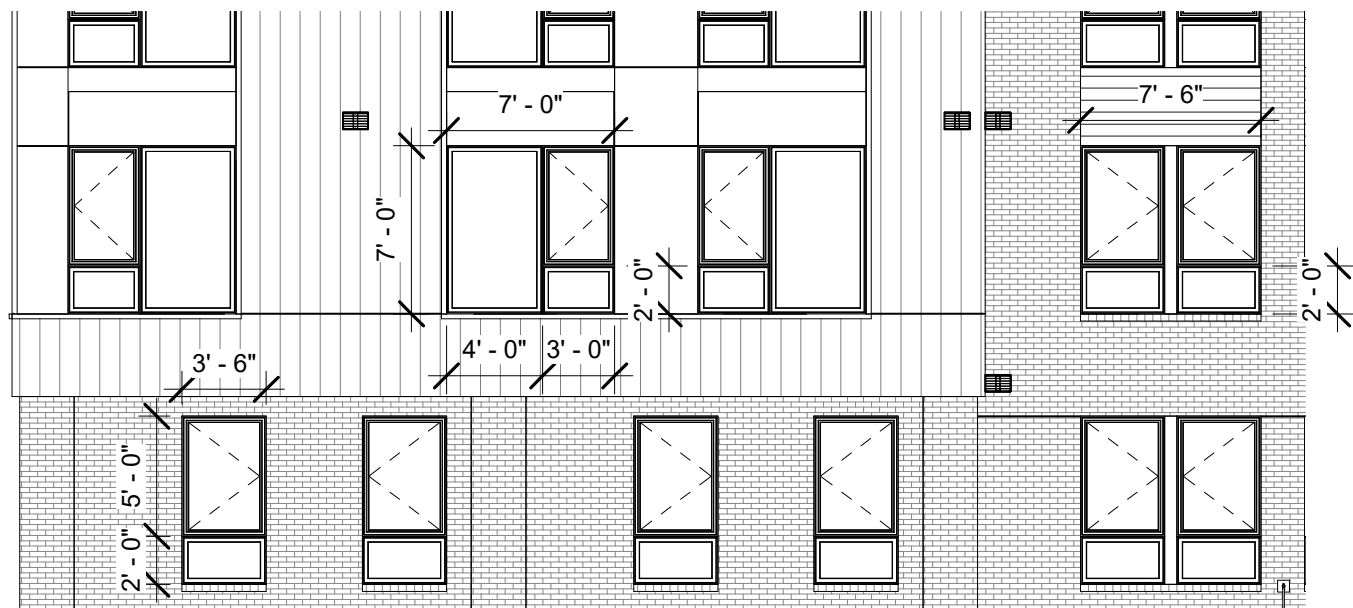
Example of vinyl flanged window with proposed brick detailing.



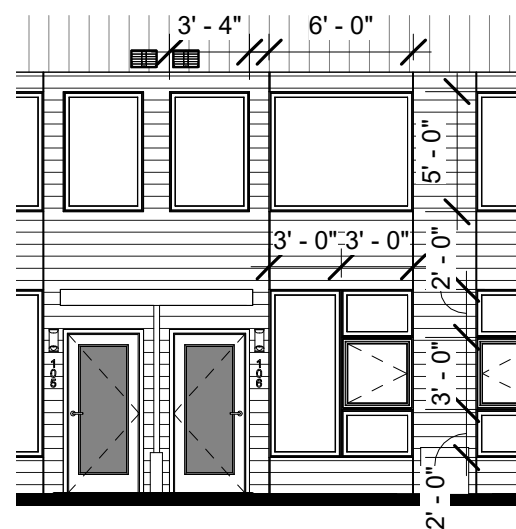
Example of Metal Trim Used for Depth



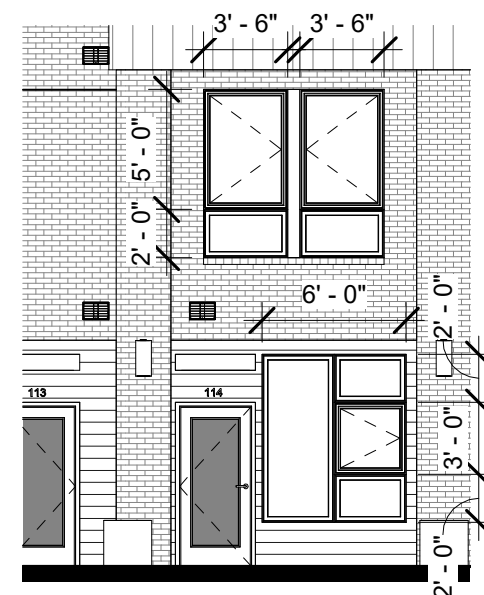
Sketch of window composition.



① Window Composition Typ.
1/8" = 1'-0"



② Window Composition Lower Level Units East
1/8" = 1'-0"



③ Window Composition Lower Level Units North
1/8" = 1'-0"



Example of street landscaping with boulders.



Example of layered landscaping features.



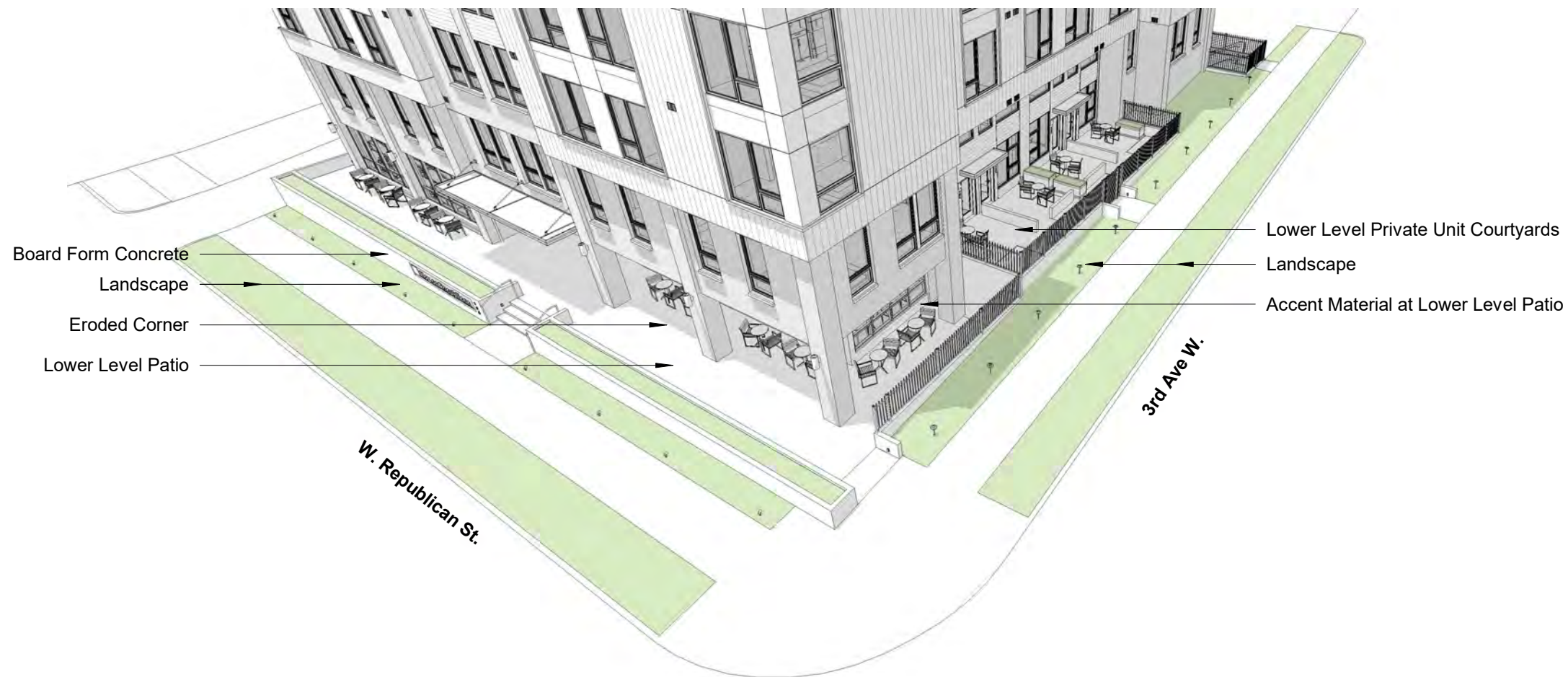
Example of an eroded corner with street level patio.

Massing & Facade Treatment

f.) In response to public comment, the Board specifically prioritized Uptown Design Guidelines **CS2-1**, Sense of Place; **CS3-1**, Placemaking; and **DC2-1-a**, Arts and Cultural District. (CS2-1, CS3-1, DC2-1-a)

Response

Site identity, placemaking, and architectural context; The façade relief of the building at the corner of 3rd and Republican, large patio area, and the treatment of the ground level interface around the building at the public way emphasizes human scale, character, and identity. The large patio at the corner has a bright accent material at the eroded portion of the façade, this material change is intended to add character, interest, and color. Layering of the landscape, board form concrete walls, lighting, and other landscape features provide interest between the public ROW and the structure. The façade along 3rd avenue at the ground level units is set back to provide additional area for landscaping features and activates the ground level with a private courtyard space which is screened from the sidewalk for privacy but is also transparent enough to allow sightlines to and from the ROW.



Design Progression

Further develop the corner exterior amenity space.
The other design options created “barriers” between the public way and the building amenity spaces (lobby and patio). Columns are large, fence is used at the SW concrete wall, and the planters have large concrete walls which block views. The next design progression was to explore ways to better activate the corner patio space, increase the visual connection and transparency from the sidewalk.

The provided study explores a new configuration of the corner patio. The concrete planters and picket fence have been removed and the wall of the interior lobby has been moved out several feet towards the sidewalk. The exterior patio has also been extended out closer to the property line and a cable railing is proposed to increase transparency and visual connection to the ROW. The large columns have been reconfigured and have been hidden or blend with the new arrangement. The east portion of the patio has been redesigned such that the main access point onto the patio is located along the east façade from the lobby and the storefront glazing along this façade has been taken all the way to the ground for a greater sense of transparency. This study resulted in a positive change and is now considered the preferred option.



Previous Design



Preferred Revision



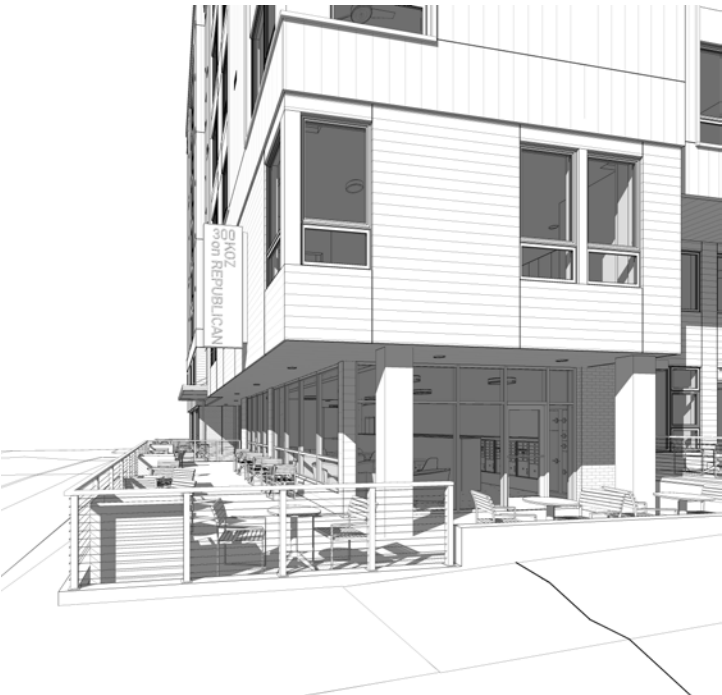
Example of Exposed Concrete



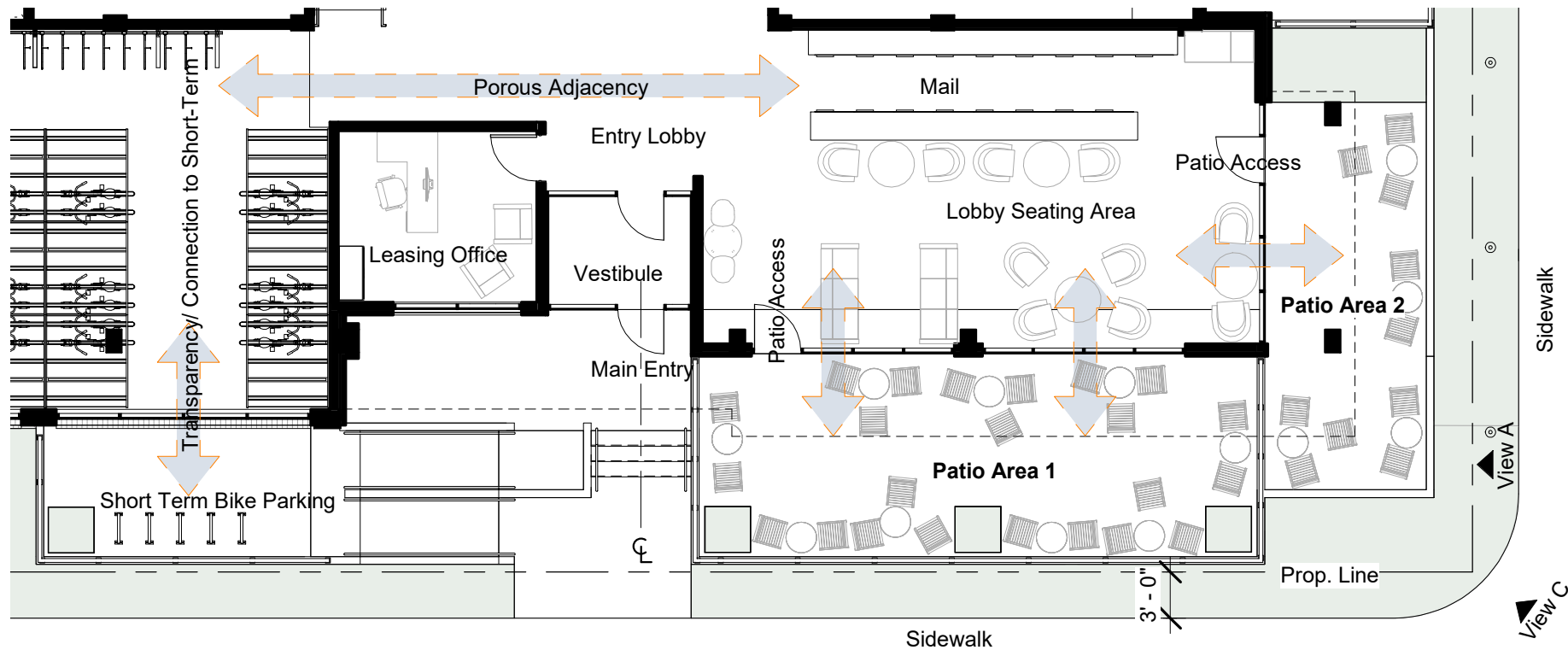
Example of Stones Proposed in Planter Beds



Previous Design



Preferred Revision



① Corner Layout Design Revision Study Option II
3/32" = 1'-0"



Design Study II - View C

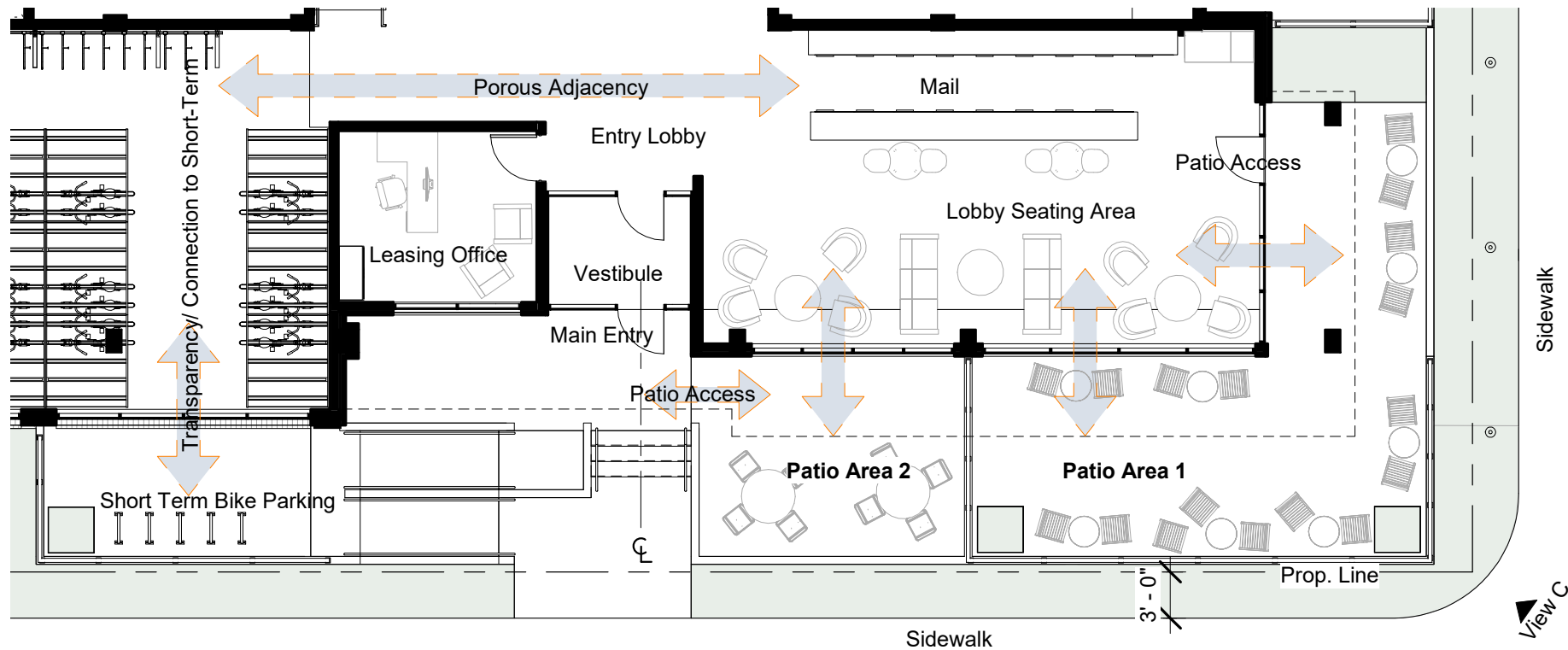
Design Progression - Study Option II



Study Option II explores dividing the patio into separate seating areas so that the outdoor amenity space better responds to the corner condition. The strategy of the response is to create two distinct seating areas, one which is private and the other that engages more with the corner. The overall strategy of both outdoor seating areas is to remain private (not for public use), therefore no direct connection to the sidewalk is provided to the amenity space. Seating area 1 uses a cable rail for transparency and security and is situated to align with the lobby amenity beyond for a direct connection. Seating area 2 removes the cable railing and steps back from Republican to provide slightly more landscape for security and privacy. Although this study does have a direct response to the corner it has not been selected as a preferred option.



Design Study II - View A



① Corner Layout Design Revision Study Option III
3/32" = 1'-0"



Design Study III - View C

Design Progression - Study Option III



Study Option III explores dividing the patio area into separate seating areas comparable to study II but changes the strategy so that the division responds more to the functionality of the project and is not as specifically directed at the corner condition. Although this study claims that the design is not "specifically directed" at the corner it does respond to the corner in its own way. Like study II the overall strategy of the outdoor spaces is to remain private (not open to the public), and no direct connection is made to the sidewalk however study III does provide a barrier free connection to the entry patio. In this version the more private area and less private area are reversed. The more private area with cable railings is situated at the corner and the less private area with removed cable railings is located adjacent to the entry. This area division is designed to provide a less private space that would accommodate visitors or residents waiting temporarily just outside the main entry. A different type of seating would be provided at this location (table bench fixed to the patio) both for definition of a different type of seating area and for security. Although this study does have positive benefits it has not been selected as a preferred option.



Example of Area 2 Seating

Design Progression

Better response to topography.

The preferred design changes the material and apparent massing of the level 2 units along the south façade to better respond to the site. This change establishes a difference in the perceived massing from the south end to the north and delivers a more elegant window layout for the level 2 units. A “datum line” was used previously for façade organization and although this line continues around the building and does not directly respond to the slopes of the site but it does respond to the interior program and the functions within the building and responds honestly to its construction type. The datum line is not entirely continuous and is interrupted by the base cladding where interior layout permits. The window types and layout reflect the interior program and if the massing were adjusted to erase the datum line it would also delete the developed language and would create complications and compromise the interior layout. The interior program, arrangement of functions, massing, and the interaction of the architecture at the base level as it relates to the topography all respond directly to the site and its unique setting. There were some massing options presented in the early EDG studies that did consider massing changes in relation to site elevation but none of these variations were noted as being worthy of further study and so the preferred option was approved and pursued. At this point we feel the overall façade treatment, organization, and massing is strong and works well for this building. This study resulted in a positive change and is now considered our preferred option.



Preferred Revision



Entry and Republican St amenity area reworked on the current design

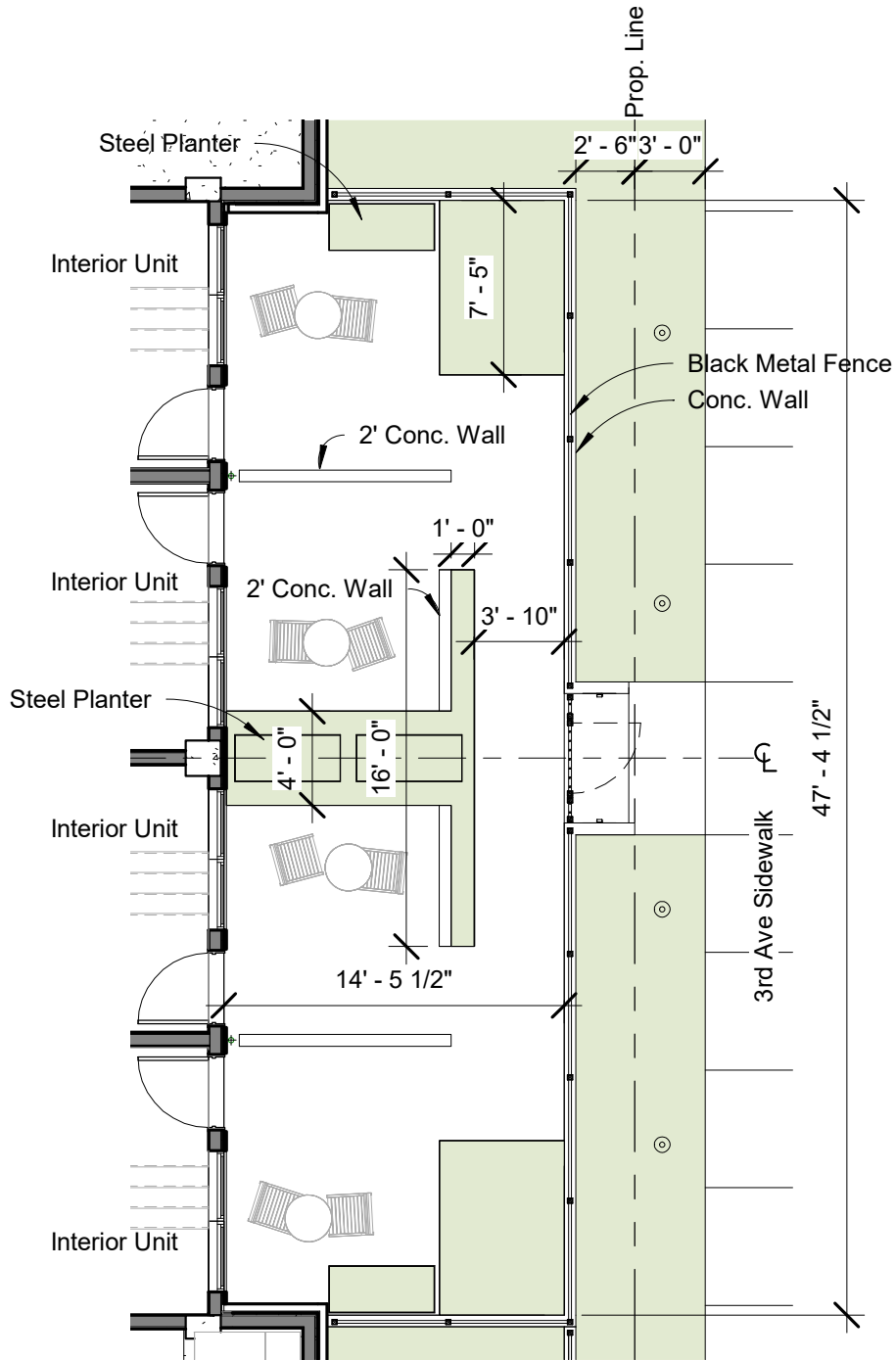
Material change on current design for perceived massing in response to topography.
3rd Ave Elevation reworked on current design

Column line is moved back on the current design

Previous Design

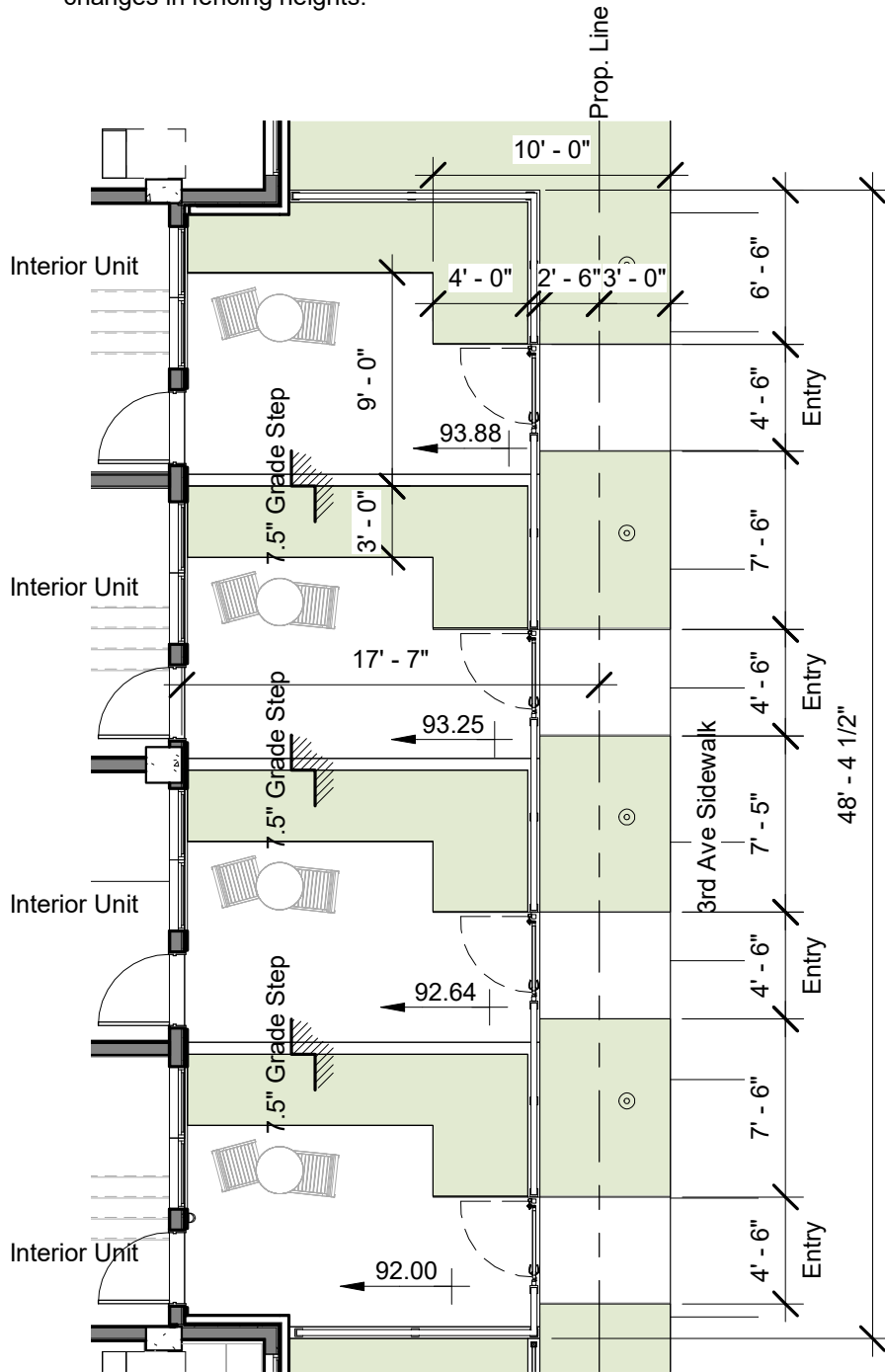


This option uses a single access point for the lower level units into the private courtyard from the ROW a single gate would be installed as a threshold point along the public way. The single entry point from the sidewalk is centered on the units beyond. Selecting the average point at the center of the courtyard puts a portion of the courtyard slightly below grade and a portion slightly above.



① East Private Patio Plan
1/8" = 1'-0"

The preferred option for the treatment of the street level courtyards at the 3rd avenue units uses multiple entry points off the sidewalk. A similar size landscape buffer is preserved from the previous design however the fence has been lowered in height and changed to a cable railing for increased transparency. The individual patios step at a regular interval of 7 1/2" at each unit which responds closely to the grade change. The consistent stepping creates an ordered rhythm for the changes in fencing heights.



② East Private Patio Plan Stepped Option
1/8" = 1'-0"

Street-Level Uses & Entry Experience

a.) The Board was divided in their support of the two alternative approaches to access to ground-level units (Options A/C versus Option B) and encouraged further study of the entry experience along 3rd Ave W. The Board heard public comment and stated that the final design should be supported by these studies; informed by the rigorous façade composition; as well as contribute to privacy for ground level units, functionality, and a comfortable pedestrian experience. The Board specifically prioritized Uptown Design Guideline PL3-3, Ground Level Residential Edges. (PL3-A, PL3-B, PL3-3)

Response

The ground level façade of the lower 2-story units along 3rd Avenue is stepped back from the 3rd level façade above approximately 4'-0" to increase courtyard space, increase façade modulation at the pedestrian level, and help with privacy for the lower level units. There is a material change at the lower level recessed portion of the façade to accent the 2-level private units and enrich the overall façade composition. Canopies are proposed over each of the exterior entries for weather protection (PL-3-a) and exterior lighting is provided at each door. A landscape buffer is proposed along the sidewalk between the public way and the private courtyards, and a low concrete wall and metal picket fence is proposed adjacent to the courtyard. The concept of this arrangement is to have a private, safe, and secure courtyard that is also visually connected to the public way.



① EAST - Partial Elevation - Single Entry Point
1/8" = 1'-0"



② EAST - Partial Elevation Stepped Option - Tall Picket Fence
1/8" = 1'-0"

Design Progression

3rd Avenue Residential Entries.

The previous design both design for the residential entries created tall barriers between the ROW and the building with walls, fence, and gates. Can these barriers work better to connect the building with the ROW?

The preferred option is a stepped approach which creates individual patios for the ground level residential units. To decrease the appearance of barriers all the concrete walls around the courtyards have been reduced to be as low as possible. The metal picket fence previously proposed has been changed to a cable railing to increase visibility and to compliment the rail used along the south façade. The overall height of the rail has been lowered to 3' and a gate is used to provide residents a sense of privacy and security without creating an imposing barrier.

This study resulted in a positive change and is now considered our preferred option.



Lowered wall, Fence, and Gate. Regular stepping of patios with existing grades.



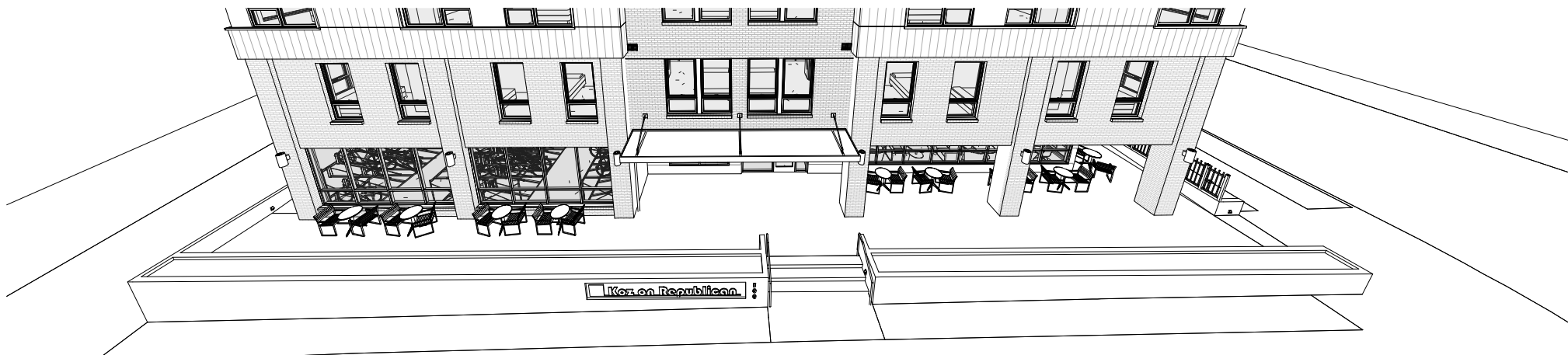
1 EAST - Partial Elevation Stepped Option II - Current Design
3/16" = 1'-0"

Original Design



Stepped Option I





South: Republican Street



East: 3rd Avenue



West: Alley



North: Adjacent Parcel

Street-Level Uses & Entry Experience

b.) The Board specifically prioritized Uptown Design Guideline CS1-1, Topography; to be considered in the resolution of how the mass meets the ground plane, design of entries and circulation, and relationship to the public realm. (CS1-1)

Response

The interface of the building base with the natural topography is handled a bit differently on each street façade. Each condition is a response to the site grades and also to the functionality of the building program. Below is a brief description of the various conditions.

South: Republican Street

The Republican street façade uses a single level “porch” or patio that starts even with the grade at the southeast corner of 3rd and Republican and is roughly 3’ higher than existing grade further west at the southwest corner of the site. This approach, along with the treatment of landscaping, creates a simple gesture that responds to the grades in a more functional form.

East: 3rd Avenue

Along 3rd avenue the base condition steps with the grade as the topography increases to the north. The 3rd avenue elevation is broken into 3 pieces (A,B,A pattern that responds to the façade), the first part begins at the southeast corner and is relative to the front patio elevation, the second (middle) elevation is the private ground floor residential unit patios set an equal elevation to the existing grade centered on the units, the third and highest portion of the elevation is the access point to the private unit north courtyards. Fencing is used for privacy and security and steps with the grades relative to the portions of the façade.

West: Alley

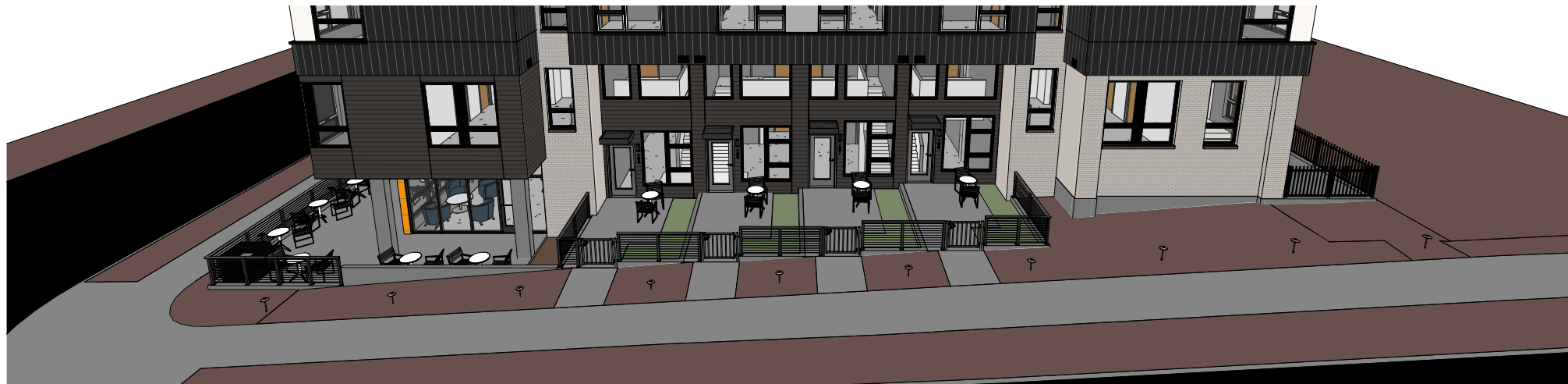
The alley façade is mostly functional in its response to the changing grade. The privacy/security fencing at the north steps in regular rhythm with the topography as it lessens to the south. The middle of the site is set at the garbage room elevation (roughly 1’-6” above level 1) at a point even with the alley so that the dumpsters can be staged and emptied via the alley. The lowest portion of the façade is relative to the republican street patio. The stepping and grading of this façade permits an accessible ramp at the north and south for access to the north courtyard and the republican street patio.

North: Adjacent Parcel

The north façade is below grade and is a single level positioned flush with the level 1 units. The choice to place the lower level courtyards below grade was made in an effort to maximize courtyard space for the north level 1 units. Utilizing stairs within the units or outside the units used valuable real estate and made some spaces less than ideal. The elimination of the stairs also allows for an accessible path from both the exterior and the interior to the courtyard space. Accessible access to the courtyard at the exterior is via a ramp at the northwest corner. Because the building is set back from the property line approximately 10’ and the north property wall is roughly 7’ reasonable courtyards can be provided with site circulation without feeling cavernous.



South: Republican Street



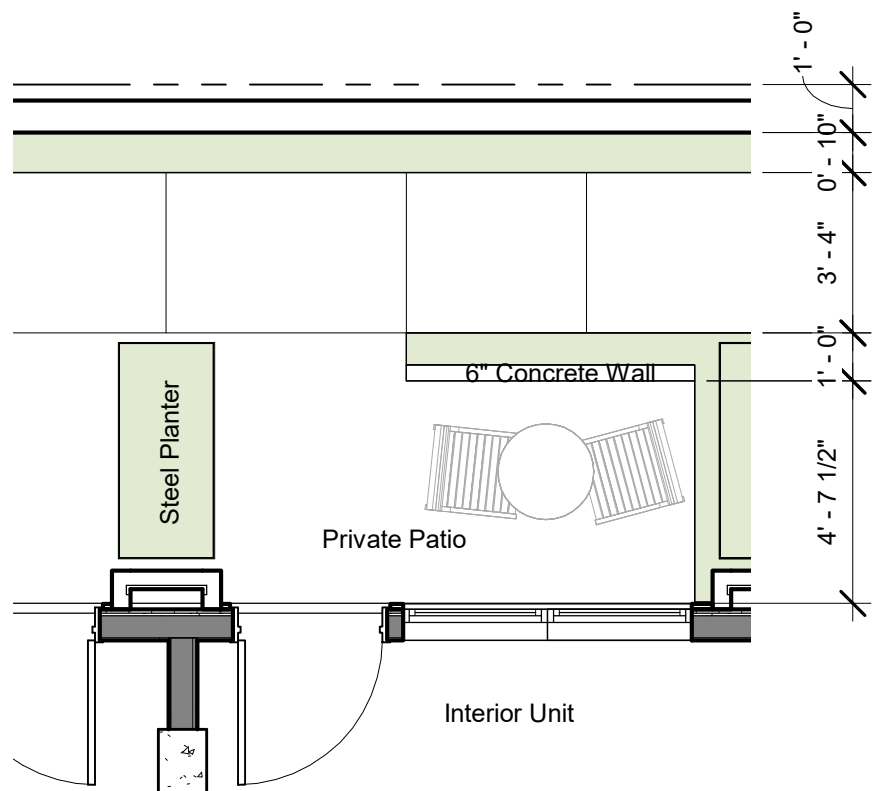
East: 3rd Avenue



West: Alley



North: Adjacent Parcel



② North Private Unit Courtyard
1/4" = 1'-0"



Example of North Wall Planting
Shade loving wall vine such as *Clematis viticella*, *Ivy*, *Rosa 'Wedding Day'* or similar attractive climber to cover the barrier wall.



View Into North Courtyard From 3rd



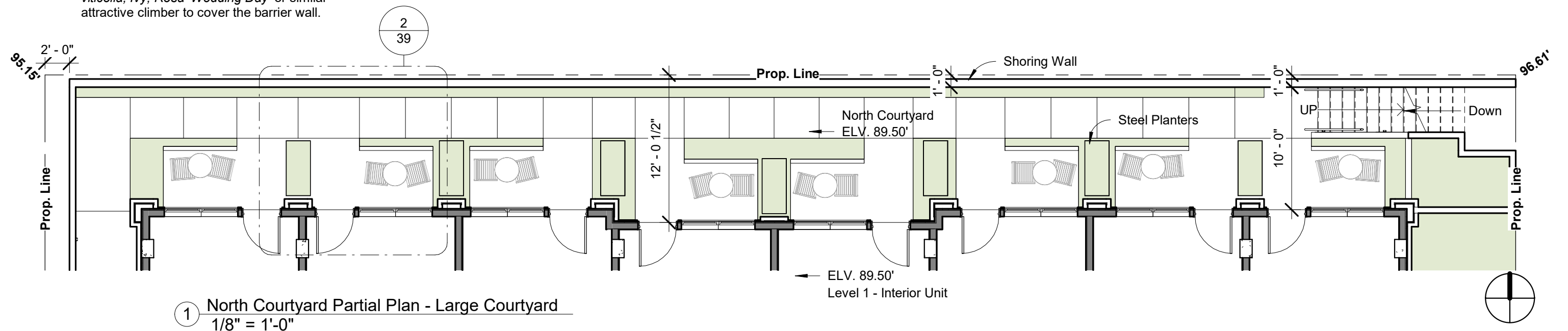
View From North Courtyard to 3rd

Street-Level Uses & Entry Experience

c.) The Board directed further study of the entry experience and design of the private patios along the north property line in response to Uptown Design Guideline PL3-3, Ground Level Residential Edges, and requested more detail on the design of these individual ground-level units in the Recommendation packet. (PL3-A, PL3-B, PL3-3)

Response

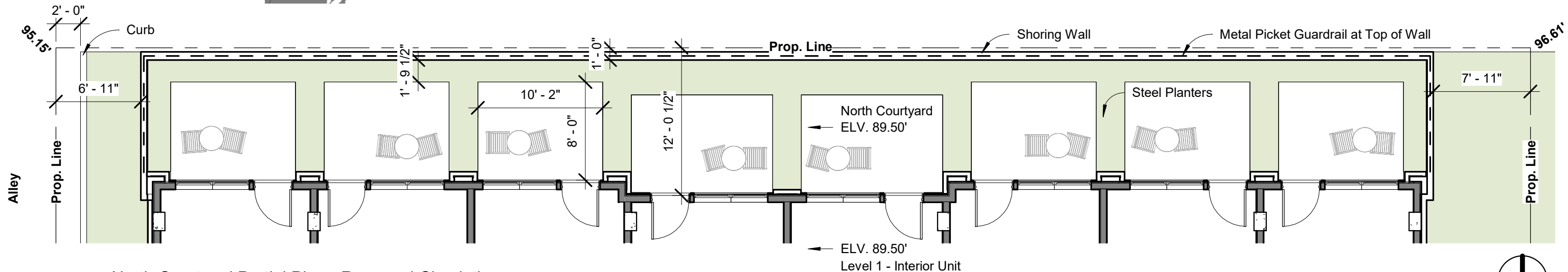
The north building façade abuts an adjacent parcel, which will likely be developed in the future. To achieve large windows for the north facing units the façade was set back from the property line a minimum of 10' to take advantage of the 45% allowable unprotected openings and to provide "breathing" room from the adjacent parcel. This setback allows the units at level 1 to take advantage of the ground area for private courtyard space and will have direct access to the exterior from the units. Due to height constraints and interior program the level 1 units and courtyards are proposed to be set below grade at the level 1 elevation of 89.5, which is 7.11' below grade at the northeast corner, and 5.65' below grade at the northwest corner. The north courtyard layout was studied in two different ways; the first methodology was to use a higher pathway +/-30" above level 1 which lessens the severity of the height transition by providing a "stepped" approach to the grade transition but this greatly impacts the usable area of the courtyard spaces and crowds the circulation. The transition methodology is not the preferred approach. The second methodology approach to the layout looked at a single stair access up to the sidewalk level at the northeast corner. The full courtyard methodology maximizes the courtyard spaces, which also allows for more planting area and a greater feel of openness in the courtyard area. The full courtyard option will require a thoughtful treatment of the shoring wall along the north property line. The current design intent of the shoring wall will be to use textured concrete and climbing vines to soften the look and feel.



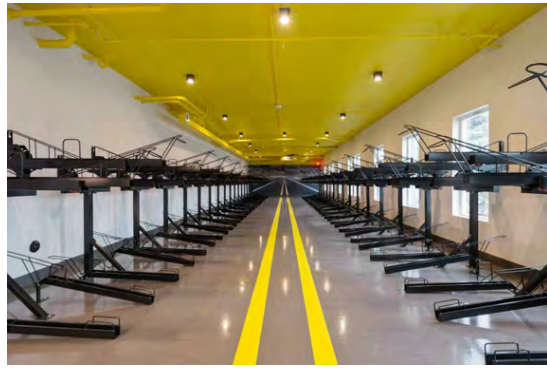
① North Courtyard Partial Plan - Large Courtyard
1/8" = 1'-0"

Design Progression

North End Residential Courtyards:
Although the size of the previously proposed north courtyards felt adequate, a new study was completed which investigated the removal of the site circulation to maximize courtyard space. This change did result in a positive cleaner looking northern end and yielded some nice large functional courtyards for the north units. Although there are some strong benefits to this study it is not entirely clear if this would be the preferred approach or not. The additional landscape and privacy gained for these courtyards would certainly enhance the experience for the residents but would remove the ability to come and go from an exterior entrance. Exterior entrances are a very marketable function for studio units on the ground floor. An additional exit out of the north end via a hallway to the east was explored but is not feasible and would severely compromise the interior spaces unless significant changes were made to the overall design at the north. From the sidewalk along 3rd and along the alley this change results in an increase of planter area and a reduction in concrete walls and fencing, which could be argued as a positive change for the pedestrian experience. This study resulted in a positive change and is now considered our preferred option.



1 North Courtyard Partial Plan - Removed Circulation
1/8" = 1'-0"

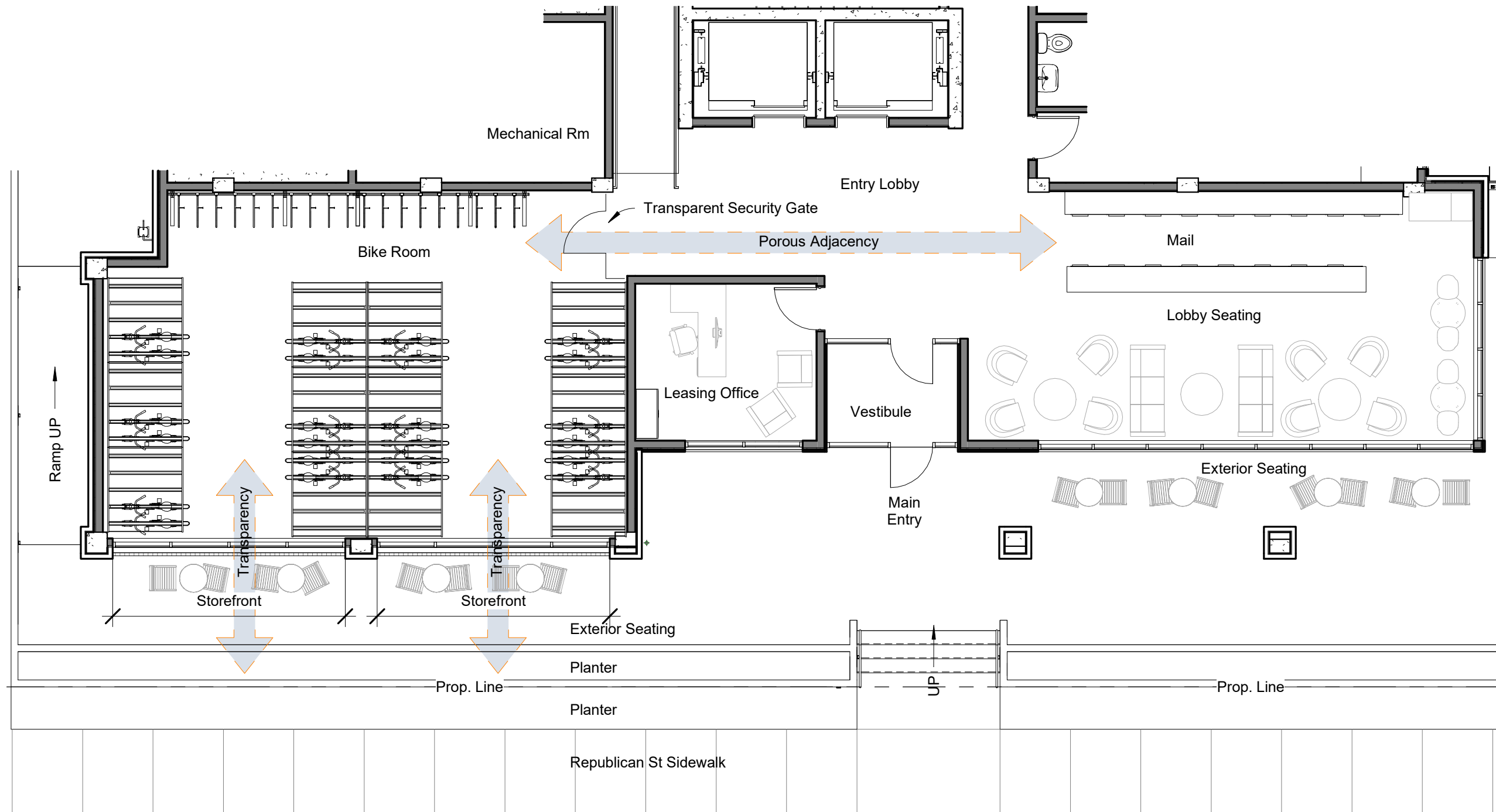


Street-Level Uses & Entry Experience

d.) The Board stated the bike storage room should be designed to be porous and transparent to engage the lobby and public realm. The Board specifically prioritized Uptown Design Guideline PL4-2, Planning Ahead for Bicyclists, and requested more information on the design of the bike storage room in the Recommendation packet. (PL4-2)

Response

The main level primary entry is prominently located to be obvious, identifiable, and distinctive with clear lines of sight to the public right-of-way. The bike room and interior lobby seating area bookend either side of the building entry to create a porous interconnected space between the bike room, entry, and lobby areas. Generous glazing is used along the south façade to promote a storefront/retail like feel and also to increase the visual connection between interior and exterior. The choice of showcasing the bike room at such a prominent location punctuates the hierarchy of the function, supports the message that the bike room is not an “afterthought, and promotes the area’s goals of pedestrian activity and the message of using efficient transportation methods. Along with the location significance, security of the bike room is an important factor of the design; placing the bike room in a highly visible location adjacent to high traffic building functions increases security. A transparent security gate at the entry of the bike room will add additional protection for the bike storage and will support a visual connection to the overall lobby space. Lastly, the look and feel of the room will be designed as a playful space with graphics and bright color to further support the idea that the bike room is part of the overall space and is intentional vs an “afterthought”.



① Bike Room Layout
1/8" = 1'-0"

Open Space & Landscape

a.) The Board supported the concept of the corner courtyard, but noted there was not much information in the EDG packet to comment on. The Board specifically prioritized Uptown Design Guidelines CS2-3-a, Address the Corner; CS2-3-c, Special Features; and PL1-1, Enhancing Open Spaces, to be applied as the design evolves. (CS2-3-a, CS2-3-c, PL1-1, DC3)

Response
The placement of the exterior porch on the corner of 3rd and Republican at the southeast corner of the site seeks to create an architectural gesture that becomes a focal point for the project and addresses the corner location. The exterior patio is accentuated with a unique recessed portion of the façade at the corner and the use of an accent cladding material. The recessed façade creates a covered area for seating and also makes a larger patio area. The use of the open space at the main level serves to promote activity and to "activate" the corner at the pedestrian level. The interior common space and lobby are located adjacent to the exterior open space to further promote additional engagement with the public ROW. A raised planter and landscape bed provide both privacy and transparency from the adjacent sidewalk along republican and a privacy fence and landscape planter provide a similar effect along 3rd avenue.



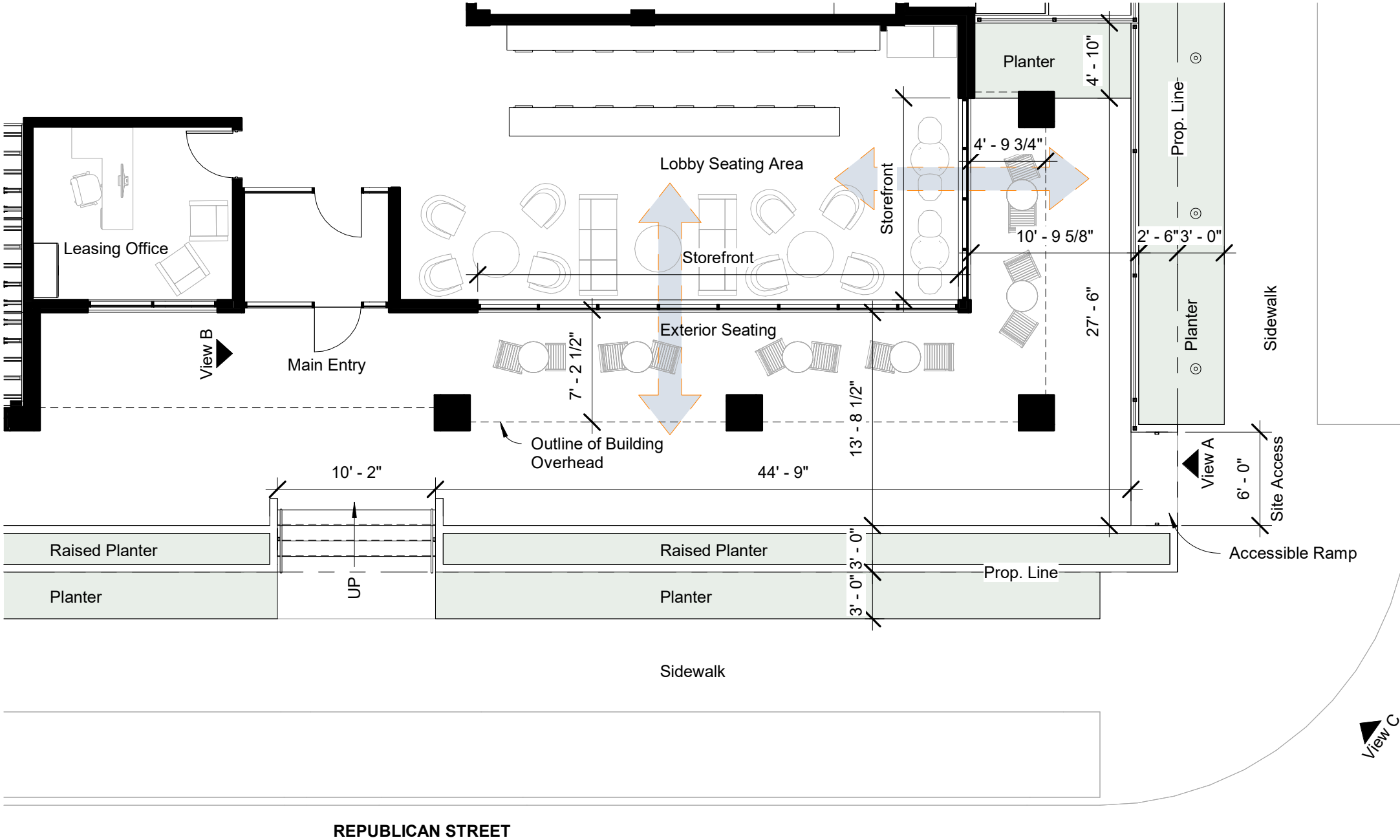
View A



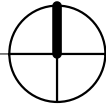
View B



View C



1 Corner Layout
1/8" = 1'-0"





View C



View A

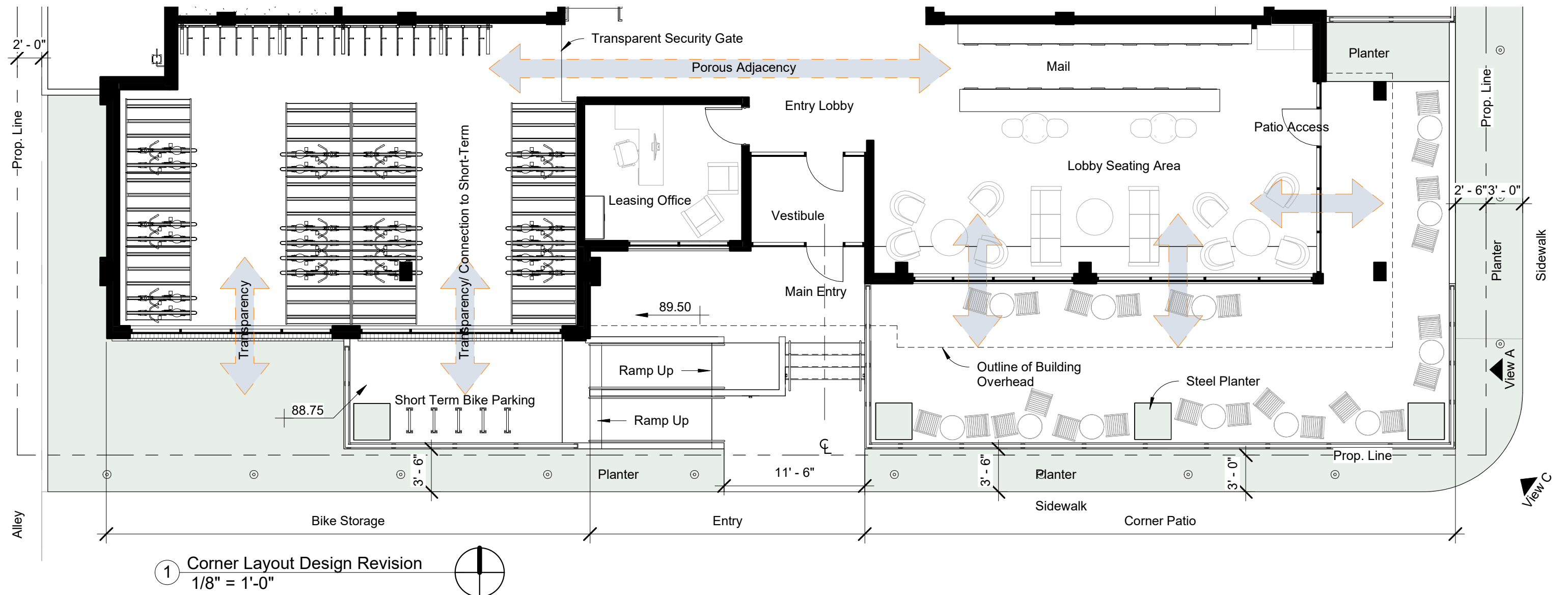
Design Progression

Republican street main entrance.

The previous design had an alignment of the main entry stair which appeared divorced from the main entry door and the overall entry arrangement seemed to lack prominence. The goal was to change the entry sequence to enhance and improve the approach to the main entry and create a distinctive identifiable main entry experience?

In the provided study the entry stair has been aligned with the main entry door and a ramp has been added adjacent to the stair. The ramp and stair have been pushed back from the property line to allow for a better approach onto the site. The ramp, stair, and entry path create a clear identifiable entry sequence and have been aligned to relate to the recessed portion of the main level façade; all of which create a better entry experience and relationship with the primary entry into the building.

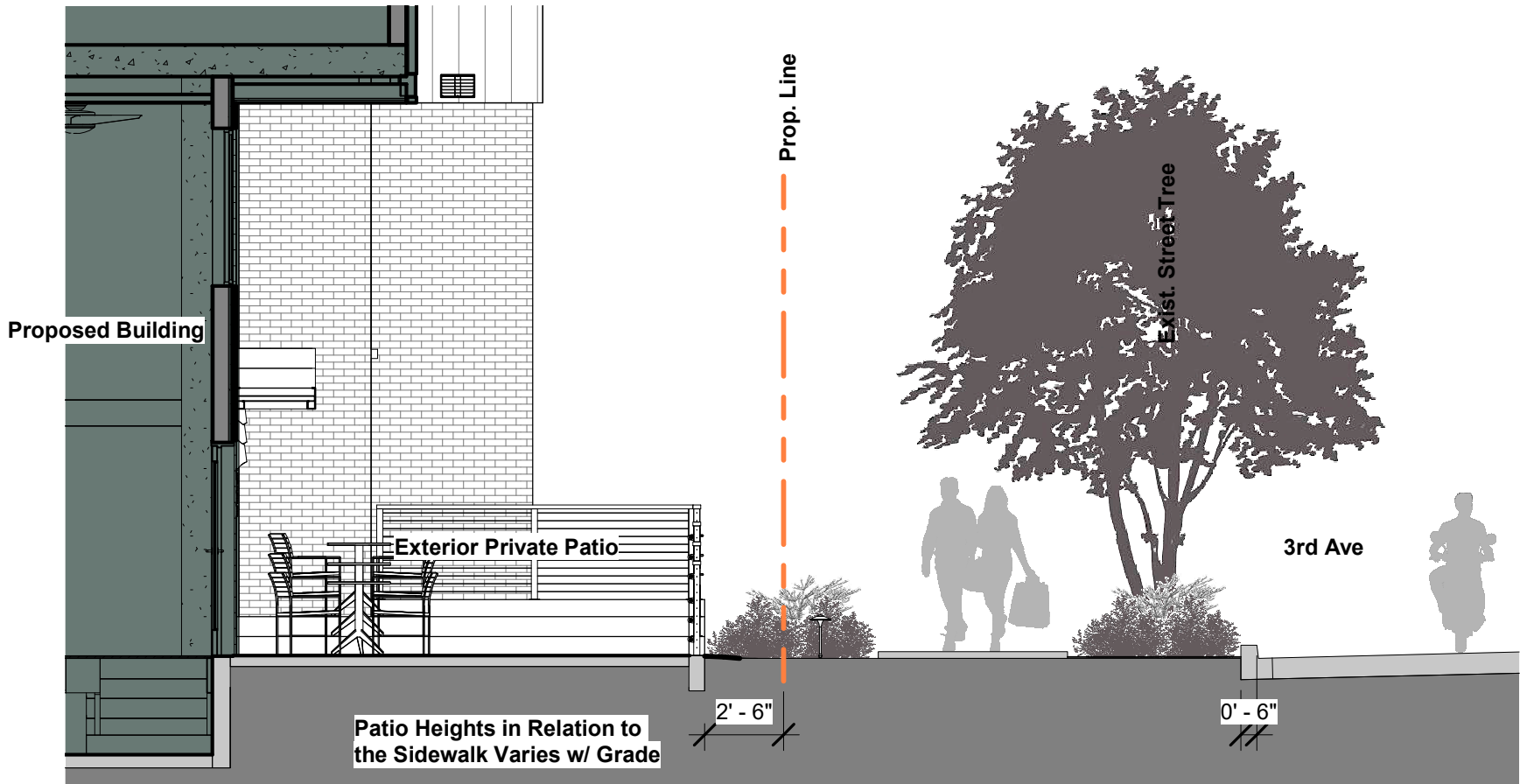
This study resulted in a positive change and is now considered our preferred option.



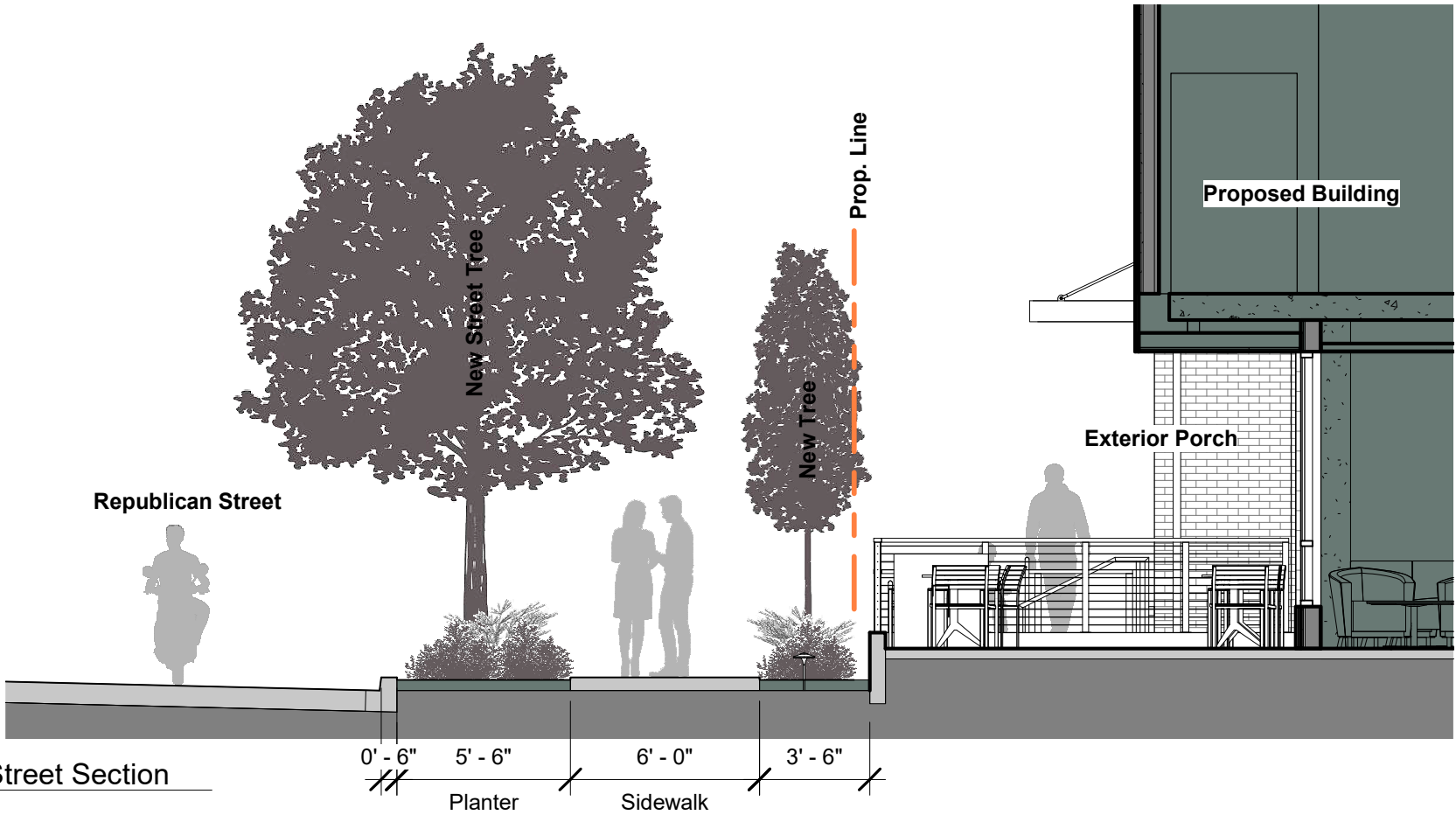
Open Space & Landscape

b.) In response to SDOT and public comment, the Board specifically prioritized Uptown Design Guideline PL1-3-c, Pedestrian Uses, which states, “All of Uptown should be considered a “walking district.” New development should strive to ... create an attractive and vibrant pedestrian environment. Consider widening narrow sidewalks...” (PL1-B, PL1-3-c)

Response
The current design proposes a 6’ wide sidewalk along both street frontages with a 5’-6” street tree planting buffer on the street side of the sidewalk and a 3’-0” planter between the walk and the property line. Additional planting and open space are proposed between the property line and the building to enhance the pedestrian experience. The overall intent of the pedestrian level design is to provide an attractive, lively, and vibrant landscaped sidewalk experience along the sidewalk. Exposed concrete walls are proposed to be textured for visual interest and other landscape features such as lighting and boulders are proposed within the planting beds adjacent to the sidewalk.



2 Partial 3rd Ave Section
3/16" = 1'-0"



1 Partial Republican Street Section
3/16" = 1'-0"

Open Space & Landscape

c.) *The Board specifically prioritized Uptown Design Guideline DC4-4, Trees, Landscape and Hardscape Materials, and requested a landscape plan in the Recommendation packet that identifies plantings and hardscape materials.*
(DC4-D, DC4-4)

Response

A detailed landscape plan that identifies plant species has been provided. A "green roof" is also proposed for this project (See roof plan for information).

The vast majority of the existing site is currently developed impervious surface with only a couple of overgrown planters. There is a single row of existing trees along Republican Street in small square cut-outs between the sidewalk and the street which are proposed to be removed and replaced with a long planter and new trees. A double row of trees exist in two long planter strips along 3rd Ave on either side of the sidewalk. The outer row of trees along 3rd Avenue nearest to the street are proposed to remain and new ground planting will be planted. All other plantings have been strategically placed to soften the building base, provide color interest and texture, or to provide privacy between the ROW and building functions.

Refer to the following sheets for plant species and sizes.

PRELIMINARY PLANT SCHEDULE (SEE SHEET L1 FOR STREET LEVEL PLAN)

PLANT SCHEDULE NOTES + SYMBOLS

DECIDUOUS TREES

QTY	BOTANICAL / COMMON NAME	CONT.	SIZE
2	ACER CIRCINATUM 'PACIFIC FIRE' / PACIFIC FIRE VINE MAPLE * + # SPECIMEN QUALITY, SYMMETRICAL, SINGLE STRAIGHT LEADER, BRANCHED TO 5'; MULTISTEM AS APPROVED - SUBMIT PHOTOS	B & B	1.5" CAL
4	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE MULTI-TRUNK SPECIMEN QUALITY, SYMMETRICAL, SINGLE STRAIGHT LEADER, BRANCHED TO 5' * +	B & B	1.5" CAL.
4	STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA *** + FULL AND MATCHING, STAKE AND GUY ONE GROWING SEASON, NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 5' HT.	B & B	2" CAL
2	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC ** + SPECIMEN QUALITY, SYMMETRICAL, SINGLE STRAIGHT LEADER, BRANCHED TO 5'	B & B	1.5" CAL.

EVERGREEN TREES

QTY	BOTANICAL / COMMON NAME	CONT.	SIZE
2	CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI FALSE CYPRESS * + FULL TO BASE, SINGLE, UN-CUT LEADER.	B & B	6" MIN. HT.
2	PICEA OMORIKA 'SKY TRAILS' / SKY TRAILS SERBIAN SPRUCE * + FULL TO BASE, SINGLE, UN-CUT LEADER.	B & B	6" MIN. HT.
4	TSUGA MERTENSIANA / MOUNTAIN HEMLOCK * + # FULL TO BASE, SINGLE, UN-CUT LEADER, NURSERY GROWN	B & B	6" MIN. HT.

FERNS

QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE	FOLIAGE
20	BLECHNUM SPICANT / DEER FERN + # MIN. 6 FRONDS, WELL ROOTED	2 GAL.	LOW	EVERGREEN 24" o.c.
69	POLYSTICHUM MUNITUM / WESTERN SWORD FERN ^ + # MIN. 6 FRONDS, WELL ROOTED	2 GAL.	LOW	EVERGREEN 33" o.c.
24	POLYSTICHUM SETIFERUM 'DIVISOLOBUM' / DIVIDED SOFT SHIELD FERN ^ + MIN. 6 FRONDS, WELL ROOTED	2 GAL.	LOW	EVERGREEN 30" o.c.

GRASSES

QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE	FOLIAGE
19	CAREX ELATA 'BOWLES GOLDEN' / BOWLES GOLDEN SEDGE ^ FULL TOP GROWTH, WELL ROOTED	1 GAL.	MEDIUM	SEMI-EVERGREEN 24" o.c.
11	HAKONECHLOA MACRA 'ALBO-STRATA' / WHITE STRIPED JAPANESE FOREST GRASS WELL ROOTED, FULL TOP GROWTH	1 GAL.	MEDIUM	DECIDUOUS 21" o.c.
8	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF FULL TOP GROWTH, WELL ROOTED	1 GAL.	LOW	EVERGREEN 18" o.c.
7	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT EULALIA GRASS ^ + FULL TOP GROWTH, WELL ROOTED	1 GAL.	LOW	DECIDUOUS 30" o.c.

LARGE & MEDIUM SHRUBS

QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE	FOLIAGE
9	AMELANCHIER ALNIFOLIA 'NORTHLINE' / NORTHLINE SERVICEBERRY ^ + # FULL AND BUSHY	18" MIN. HT.	LOW	DECIDUOUS 42" o.c.
2	CORNUS ALBA 'BAILHALO' TM / IVORY HALO DOGWOOD ^ + # FULL AND BUSHY	18" MIN. HT.	LOW	DECIDUOUS 42" o.c.
30	ILEX GRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY ^ + FULL AND BUSHY	24" MIN. HT.	MEDIUM	EVERGREEN 18" o.c.
49	ILEX X MESERVEAE 'MONNIEVES' TM / SCALLYWAG HOLLY ^ + FULL AND BUSHY	24" MIN. HT.	LOW	EVERGREEN 34" o.c.
9	MAHONIA AQUIFOLIUM / OREGON GRAPE ^ + # FULL AND BUSHY	18" MIN. HT.	LOW	EVERGREEN 42" o.c.
12	NANDINA DOMESTICA 'GULF STREAM' TM / GULF STREAM HEAVENLY BAMBOO ^ + FULL AND BUSHY	18" MIN. HT.	LOW	EVERGREEN 42" o.c.
1	RIBES SANGUINEUM / RED FLOWERING CURRANT ^ + # FULL AND BUSHY	24" MIN. HT.	LOW	DECIDUOUS 42" o.c.
3	SALIX PURPUREA 'NANA' / DWARF PURPLE OSIER WILLOW ^ + FULL AND BUSHY	18" MIN. HT.	MEDIUM	DECIDUOUS 42" o.c.
4	SAMBUCUS NIGRA 'EIFFEL 1' / BLACK TOWER ELDERBERRY ^ FULL & BUSHY, STRAIGHT LEADER	16" HT. MIN.	MEDIUM	DECIDUOUS 30" o.c.
5	SARCOCOCCA RUSCIFOLIA / FRAGRANT SARCOCOCCA ^ + FULL AND BUSHY	18" MIN. HT.	LOW	EVERGREEN 42" o.c.
9	TAXUS BACCATA 'STANDISHII' / GOLDEN COLUMNAR YEW ^ + FULL TO BASE, SINGLE STRAIGHT LEADER	24" MIN. HT.	MEDIUM	EVERGREEN 22" o.c.

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
	EXISTING EVERGREEN TREE TO REMAIN, PRESERVE AND PROTECT. DASHED LINE REPRESENTS THE DRIP LINE.
	EXISTING DECIDUOUS TREE TO REMAIN, PRESERVE AND PROTECT. DASHED LINE REPRESENTS THE DRIP LINE.
	EXISTING EVERGREEN TREE TO BE REMOVED
	EXISTING DECIDUOUS TREE TO BE REMOVED

PRELIMINARY PLANT SCHEDULE (CONTINUED)

PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE	FOLIAGE
	11	ASTER X FRIKARTII 'MONCH' / MONCH FRIKART'S ASTER ^ + # FULL TOP GROWTH, WELL ROOTED	1 GAL.	LOW	PERENNIAL 30" o.c.
	12	HELLEBORUS NIGER 'COSEH 220' / HGB JONAS CHRISTMAS ROSE + FULL TOP GROWTH, WELL ROOTED	1 GAL.	LOW	EVERGREEN 24" o.c.
SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE	FOLIAGE
	7	CORNUS SERICEA 'KELSEYI' / KELSEYI DWARF REDTWIG DOGWOOD ^ + # FULL AND BUSHY	12" MIN. HT.	MEDIUM	DECIDUOUS 30" o.c.
	8	EUONYMUS FORTUNEI 'EMERALD 'N GOLD' / EMERALD 'N GOLD WINTERCREEPER ^ + FULL AND BUSHY	12" MIN. HT.	LOW	EVERGREEN 30" o.c.
	17	MAHONIA EURYBRACTEATA 'SOFT CARESS' / SOFT CARESS MAHONIA ^ + FULL AND BUSHY	12" MIN. HT.	LOW	EVERGREEN 30" o.c.
	71	PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON LAUREL + FULL AND BUSHY	12" MIN. HT.	LOW	EVERGREEN 30" o.c.
	16	VACCINIUM OVATUM 'VACSID1' TM / SCARLET OVATION EVERGREEN HUCKLEBERRY ^ + ; FULL AND BUSHY	18" MIN. HT.	LOW	EVERGREEN 30" o.c.

VINES

QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE	FOLIAGE
4	CLEMATIS X CARTMANII 'BLAAVAL' / AVALANCHE EVERGREEN CLEMATIS ^ + MIN. 3 LONG RUNNERS, WELL ROOTED, PROVIDE WIRE SUPPORT FOR VINE CONNECTING BASE OF VINE TO FENCE ON TOP OF WALL	1 GAL.	LOW	EVERGREEN 12" o.c.
12	HYDRANGEA ANOMALA PETIOLARIS 'MIRANDA' / CLIMBING HYDRANGEA ^ + MIN. 3 LONG RUNNERS, WELL ROOTED, STAKE UP TO ADJACENT RETAINING WALL	1 GAL.	LOW	DECIDUOUS 12" o.c.

GROUND COVERS

QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE	FOLIAGE
132	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK + # MIN. 3 RUNNERS, WELL ROOTED	1 GAL.	LOW	EVERGREEN 24" o.c.
62	EUONYMUS FORTUNEI 'KEWENSIS' / KEW EUNONYMUS + MIN. 3 RUNNERS, WELL ROOTED, LOCATE MIN. OF 4 GROUNDCOVERS IN EACH OF THE SQUARE POTS ON THE SOUTH SIDE OF THE BUILDING	4" POT	LOW	EVERGREEN 18" o.c.
165	FRAGARIA CHILOENSIS / BEACH STRAWBERRY + # MIN. 3 RUNNERS, WELL ROOTED	1 GAL.	LOW	EVERGREEN 24" o.c.
65	LIRIOPE MUSCARI 'SILVER DRAGON' / SILVER DRAGON LILYTURF + MIN. 3 RUNNERS, WELL ROOTED			
40	PACHYSANDRA TERMINALIS 'GREEN CARPET' / GREEN CARPET JAPANESE PACHYSANDRA MIN. 3 RUNNERS, WELL ROOTED			

GREEN ROOF **+** 8,496 SF
TRAY SYSTEM WITH 2" TO 4" DEPTH
GROWING MEDIUM AS
MANUFACTURED BY COLUMBIA
GREEN OR APPROVED EQUAL.
PLANT SPECIES MIX TO BE
DETERMINED AND SHALL BE
DROUGHT TOLERANT AND ADAPTED
TO LOCAL CLIMATE.
(SEE SHEET L2 FOR ROOF LEVEL PLAN)

NO SYMBOL
PROVIDE 2"-4" DEPTH ARBORIST WOOD CHIP
MULCH PER CITY OF SEATTLE GREEN FACTOR
REQUIREMENTS THROUGHOUT PLANT BEDS,
TYP.
3,539 SF PLANTED AREAS -
32.8 CY MULCH AT 3" DEPTH

Open Space & Landscape

d.) The Board specifically prioritized Design Guidelines DC4-B, Signage, and DC4-C, Lighting, and stated the lighting plan should avoid “up lighting”. (DC4-B, DC4-C)

Response

Attention has been given to the pedestrian level lighting adjacent to the sidewalks within the landscaping, building mounted lighting, and illumination for the building signage. The previously proposed landscape uplighting has been deleted. For additional details on lighting design, type, and locations refer to the lighting site plan and lighting elevations within this packet. For signage location, lighting, and details refer to the signage concept plan within this packet.



Section 9

Floor Plans

UTILITIES AND IMPROVEMENTS:

Sewer availability will likely come from 3rd Ave where a combined sanitary/storm exists; 15" nearside and 18" farside.

Several existing gas lines come to the site from Republican Street and 3rd Avenue. If possible the project will reuse one of these existing lines, and the others will be capped.

Water availability is still TBD but is thought to likely come from the 8" line on the near side of Republican Street.

Overhead power lines exist along 3rd Avenue, Republican Street, and the alley. A 14' radial clearance is required from overhead power lines to the permanent structure. There are currently several overhead strikes to the structures coming from the alley and from 3rd Avenue south of Republican. New power will likely come from the northeast pole on 3rd Avenue.

ADA paired ramps shall be assessed by a civil engineer. The ramp at the corner of 3rd and Republican adjacent to the project site will need to be replaced.

The alley surface is paved with concrete - no improvements will be required other than patching and repair.

Building Demo: The buildings on the site are planned to be demolished and no salvage of architectural elements are planned.

Parcel Number

199020-0223

199020-0224

Legal Description

Parcel A:

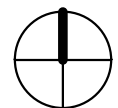
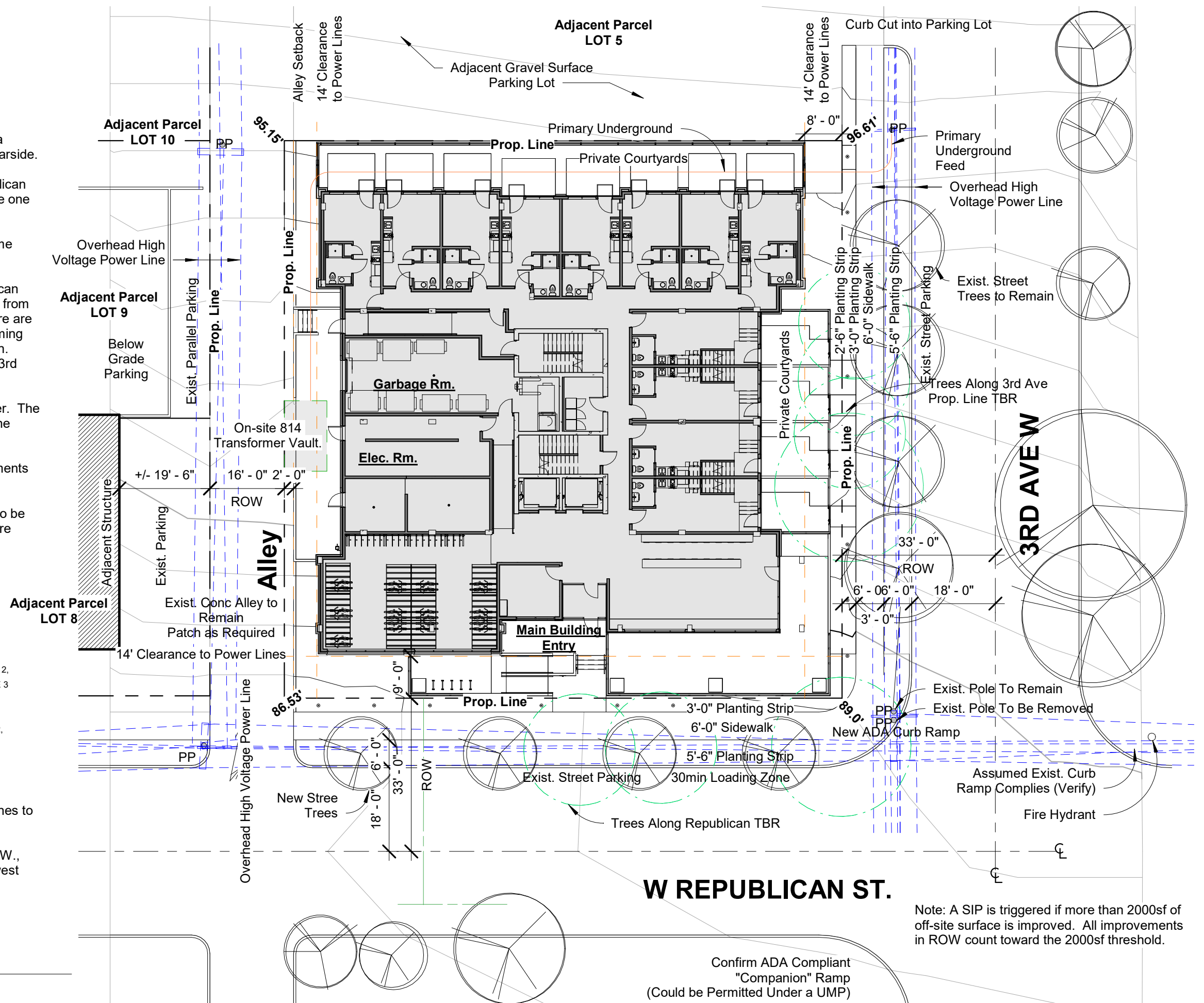
THE EAST HALF OF LOTS 6 AND 7 IN BLOCK 7 OF A REPLAT OF BLOCKS 1, 2, 6, 7, 13, 14 AND 23 NORTH SEATTLE, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 81, RECORDS OF KING COUNTY, WASHINGTON.

Parcel B:

THE WEST 60 FEET OF LOTS 6 AND 7, BLOCK 7, A REPLAT OF BLOCKS 1, 2, 6, 7, 13, 14 & 23 OF NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 81, IN KING COUNTY, WASHINGTON

14' radial clearance is required from overhead power lines to the permanent structure.

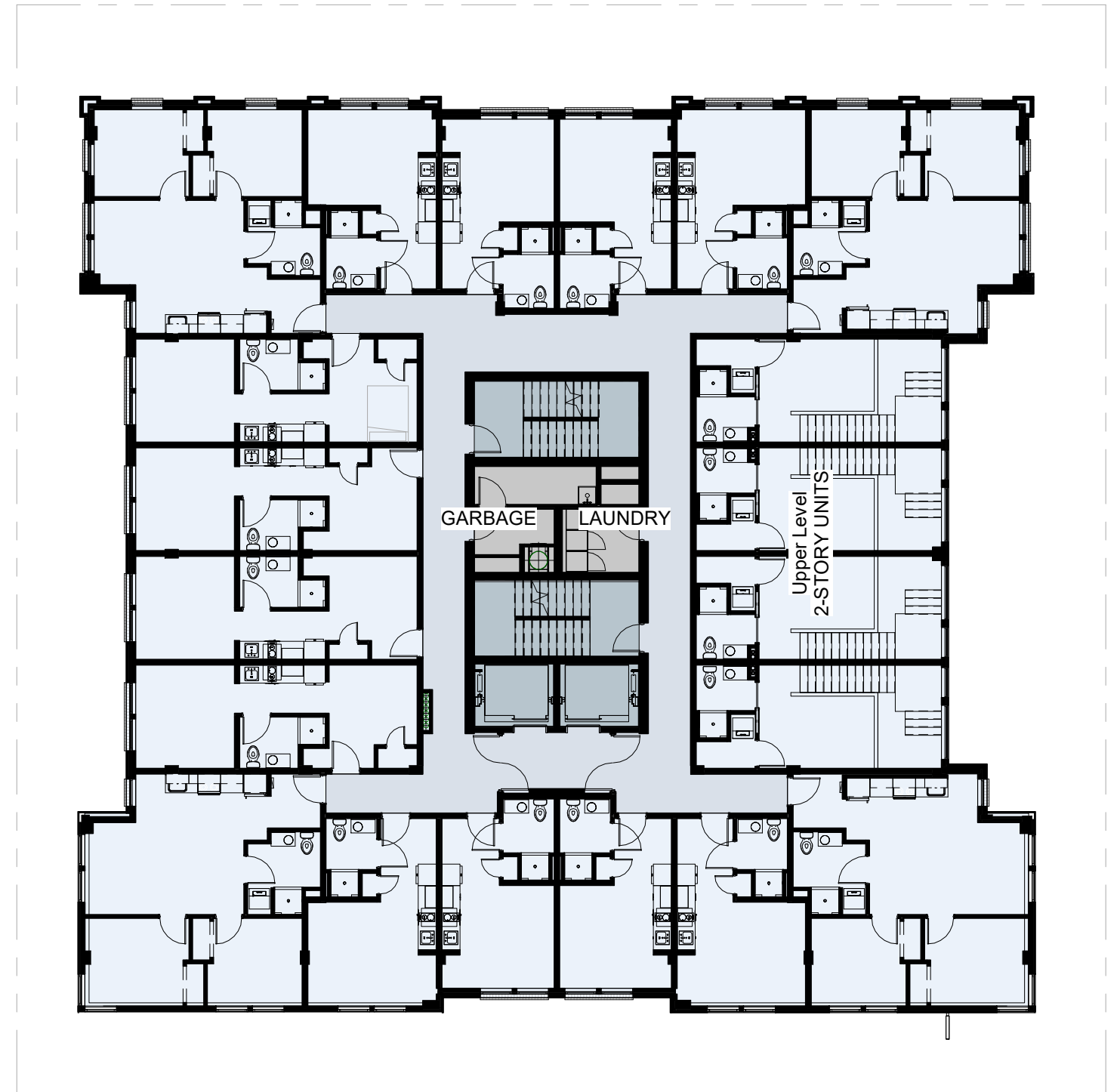
High voltage lines exist along the west side of 3rd Ave W., on the North side of W Republican St., and along the west side of the alley.



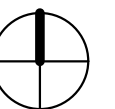
1 Overall Site Plan
3/64" = 1'-0"

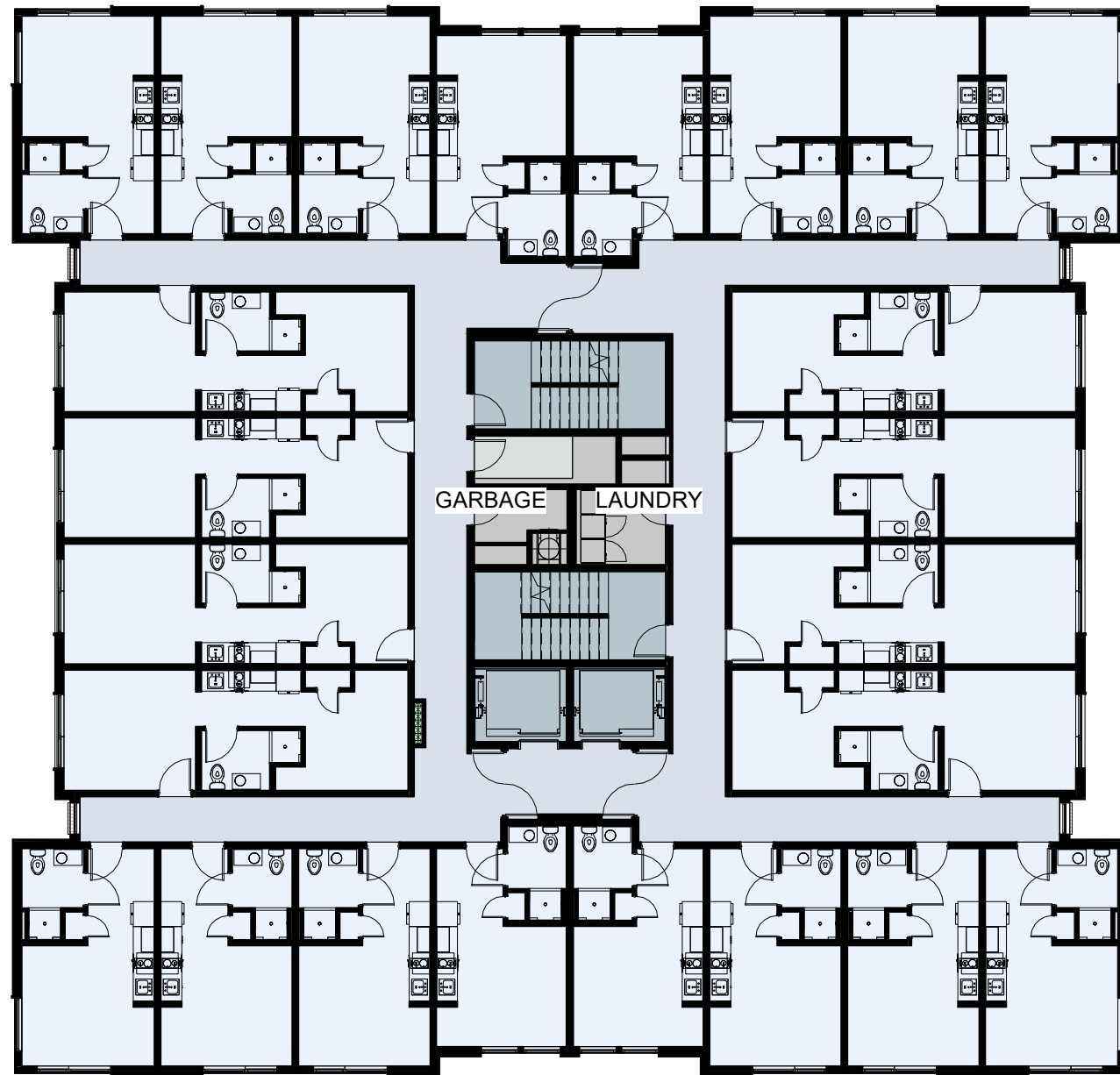


1 Floor Plan Level 1
1/16" = 1'-0"

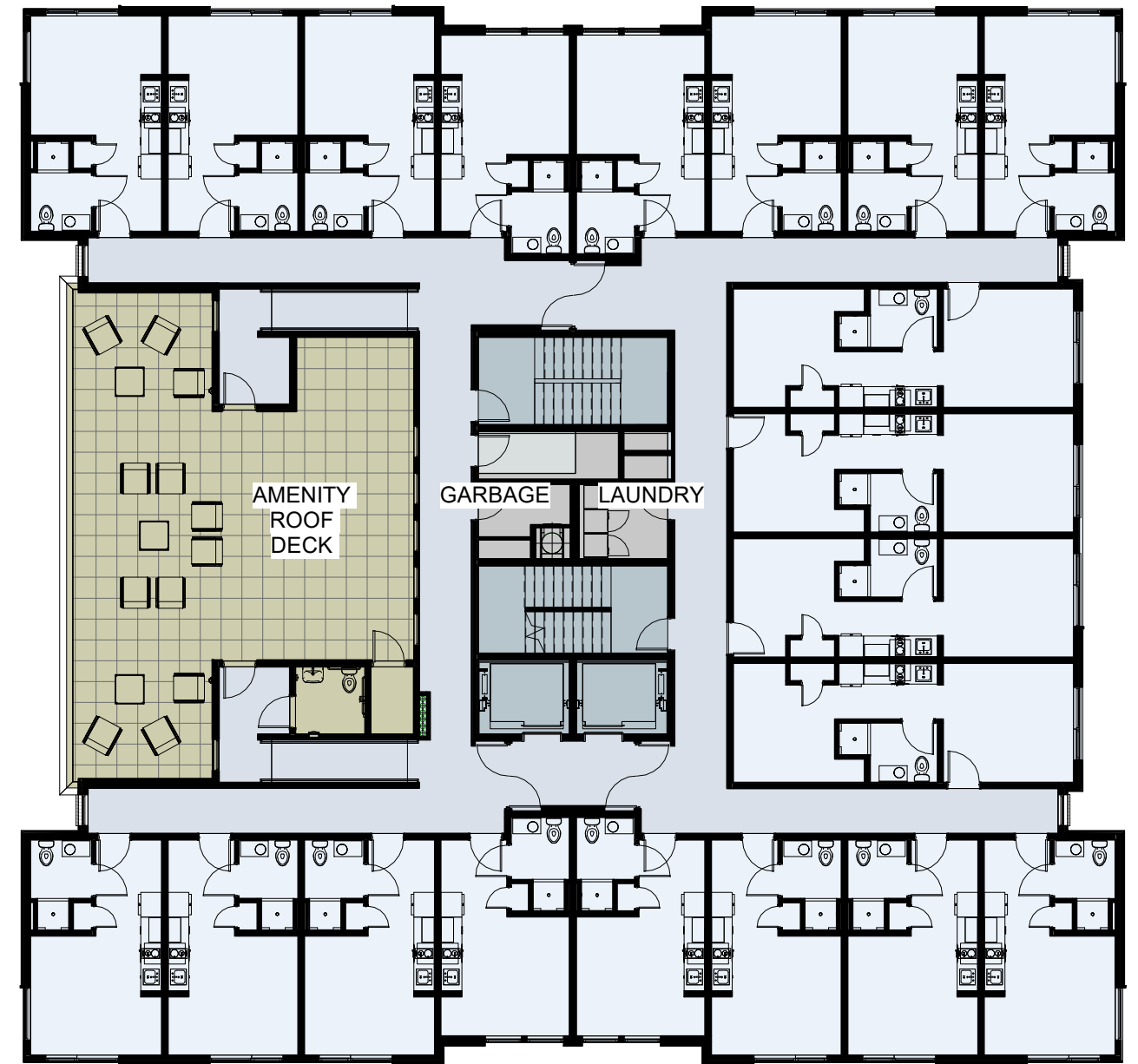


2 Floor Plan Level 2
1/16" = 1'-0"



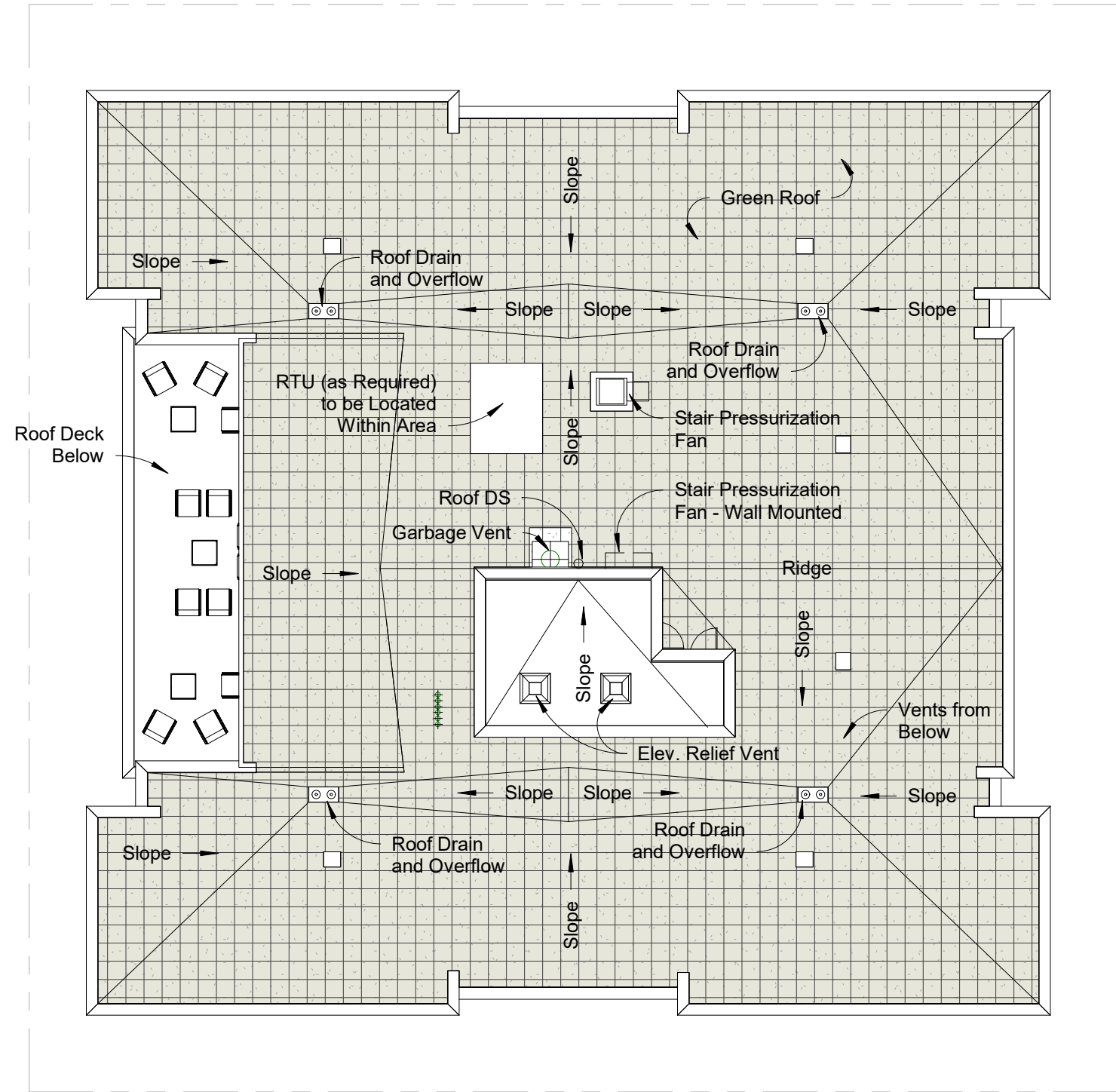


1 Floor Plan Levels 3-7
1/16" = 1'-0"



2 Floor Plan Level 8
1/16" = 1'-0"





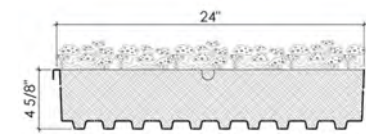
1 Floor Plan Roof
1/16" = 1'-0"



Example of "Columbia Green Technologies" Green Roof



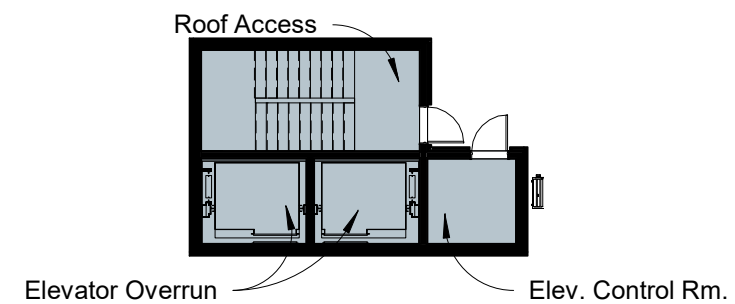
Wall Mounted Pressurization Fan and Elevator Control Room Cooling Unit.



Columbia Green Technologies Pre-Grown Tray System



Tan TPO Roofing



2 Floor Plan Roof Penthouse
1/16" = 1'-0"



Section 10

Composite Landscape/Hardscape Plan

Bioretention Planter Calculation

Roof Area Including Penthouse	9,040sf
Uncovered Level 8 Roof Deck	621sf
Total On-Site Roof Area	9,660sf
5.6% Sizing Factor	
Bioretention Area Required	541sf

Project proposes a green roof for on-site storm water management.

80% of roof coverage required	7,728sf
Green Roof Provided	8,504sf





① EAST ELEVATION - Facing 3rd Ave W
1/16" = 1'-0"



② EAST - Partial Elevation
1/16" = 1'-0"

Section 11

Elevations





① NORTH ELEVATION - Facing Adjacent Property
1/16" = 1'-0"

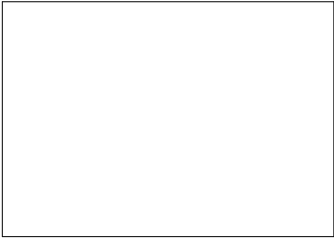


② NORTH - Partial Elevation
1/16" = 1'-0"



① WEST ELEVATION - Facing Alley
1/16" = 1'-0"

Section 12
Material and Color Palette



Nichiha
Fiber Cement Panels
Style: Illumination
Color: Cotton



Nichiha
Fiber Cement Panels
Style: Illumination
Color: Fog



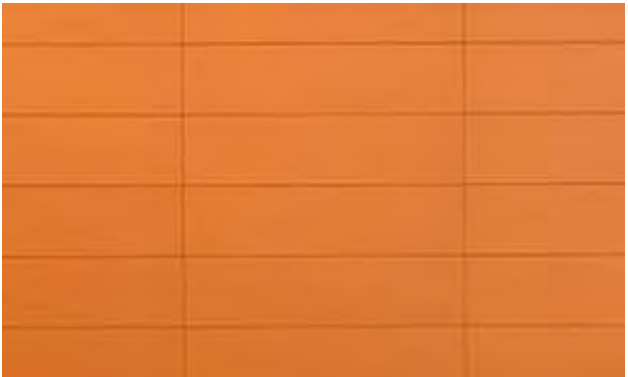
Nichiha
Fiber Cement Panels
Style: Vintagewood
Color: Bark



Storefront Glazing
Color: Dark Bronze



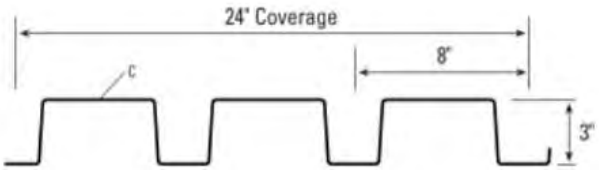
Mutal Materials
Color: Redondo Gray
Texture: Mission
Mortar: Gray (natural)



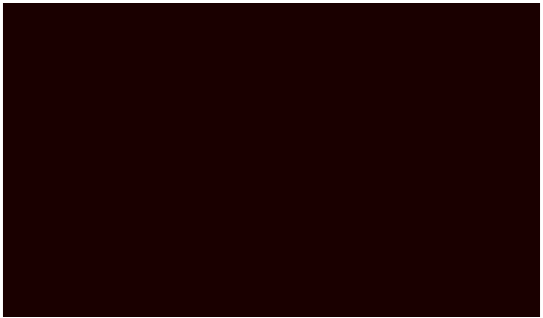
Nichiha
Fiber Cement Panels
ENTRY ACCENT PANEL
Style: Illumination
Designer Series
Color: Custom (Orange)



Tilt/Turn Unit Glazing
Flanged Vinyl windows
Color: Black & White (Per Elev)



T13 Wall Panel
3" Rib Height
24GA
24" Panel Coverage
Exposed Fasteners
Acrylic Coated Galvalume Finish



Dark Bronze (50)



42" Black Metal Picket Fence - North End



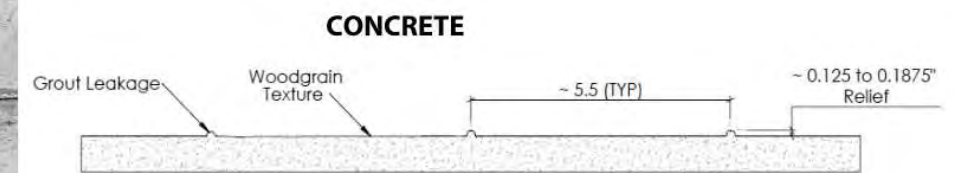
36" Black Cable Railing - South and East Facades



Example of Concrete w/
Graffiti Coating



Exposed Concrete Walls









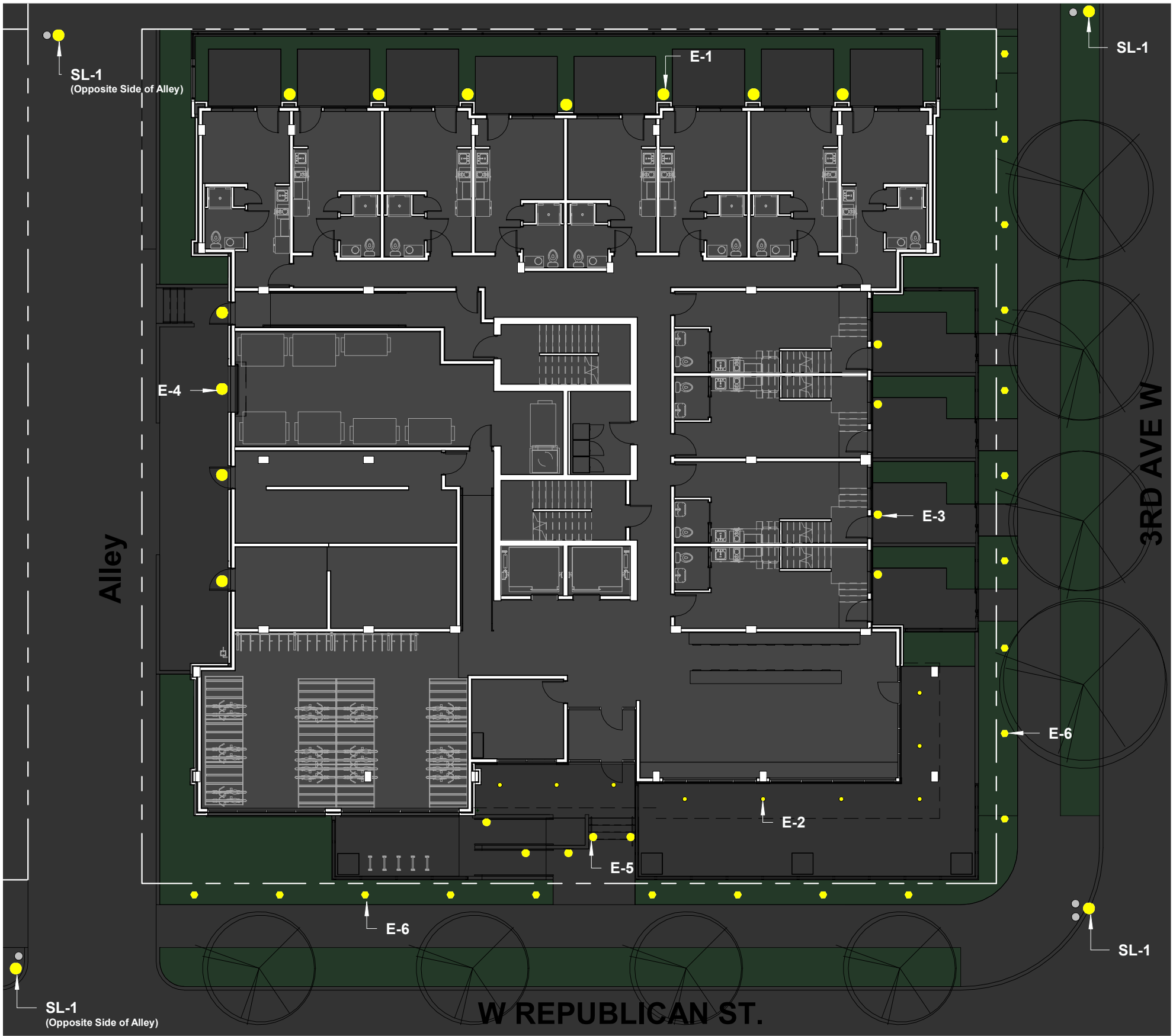


Section 14

Exterior Lighting Plan

DC4 - Commercial Lighting

A rhythm of up/down wall mounted building lighting is proposed along the base of the building. At the lower level residential units the fixture type would change type to help create an individual expression and residential feel. The concrete landscape # 2 planters along 3rd Ave and Republican Street shall have appropriate pedestrian-scaled lighting within the planters. All lighting is intended to provide both security and visual interest to the building.



SL-1 Existing Pole mounted "Cobra head" Street Light



E-1 Wall Mounted Sconce Up/Down building Light



E-2 Soffit Surface Mount



E-3 Wall Mounted Sconce



E-4 Wall Mounted Downlight



E-5 Cast-In Place Step Light



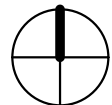
E-6 Low Voltage Landscape Lighting



E-7 Low Voltage Wall-Wash Landscape *Removed*



E-8 Sign Lighting *Removed*



1 Site Lighting Plan - Current Proposal
1/16" = 1'-0"



Previous Proposal
Partial 3rd Ave Elevation - Conceptual Lighting

Notes:
Some trees and plantings have been omitted for clarity. Existing street lighting is not shown, and the light from the streetlamps has not been factored. Lighting shown in the rendering is conceptual; the light has been overemphasized with a long exposure for effect to show location of fixtures and overall lighting design.



Previous Proposal
Partial Republican Street Elevation - Conceptual Lighting



Current Proposal
Partial 3rd Ave Elevation - Conceptual Lighting

Design Progression

Notes:
Some trees and plantings have been omitted for clarity. Existing street lighting is not shown, and the light from the streetlamps has not been factored. Lighting shown in the rendering is conceptual; the light has been overemphasized with a long exposure for effect to show location of fixtures and overall lighting design.

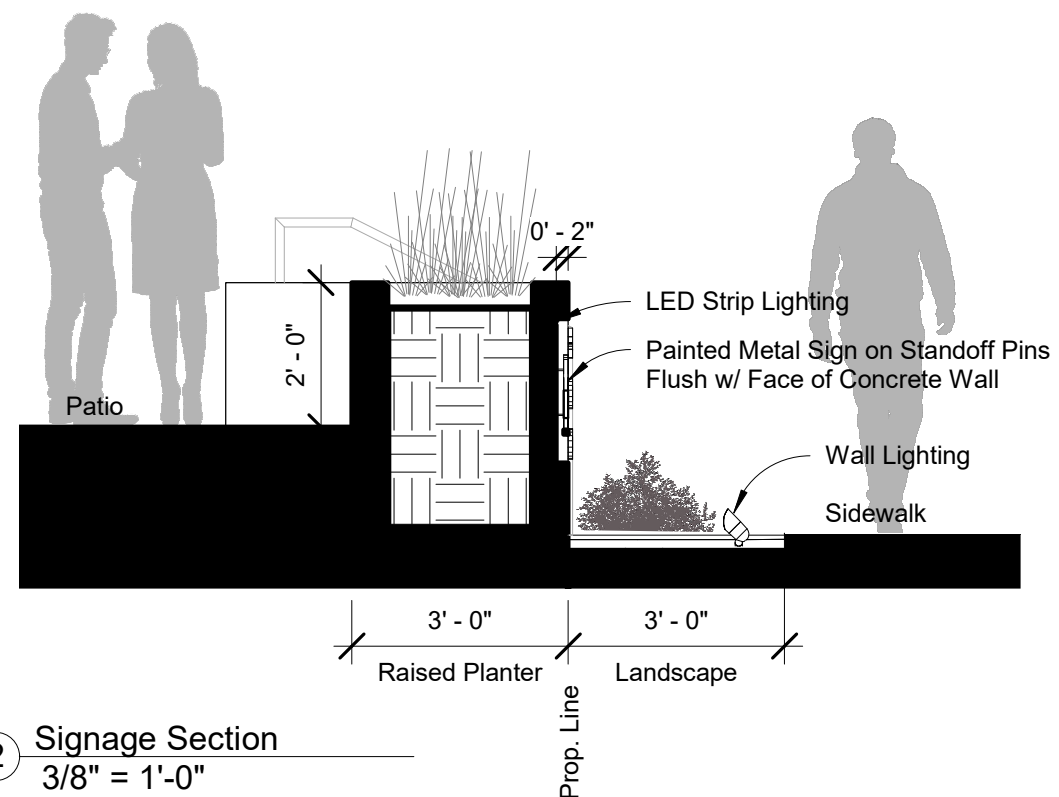


Current Proposal
Partial Republican Street Elevation - Conceptual Lighting

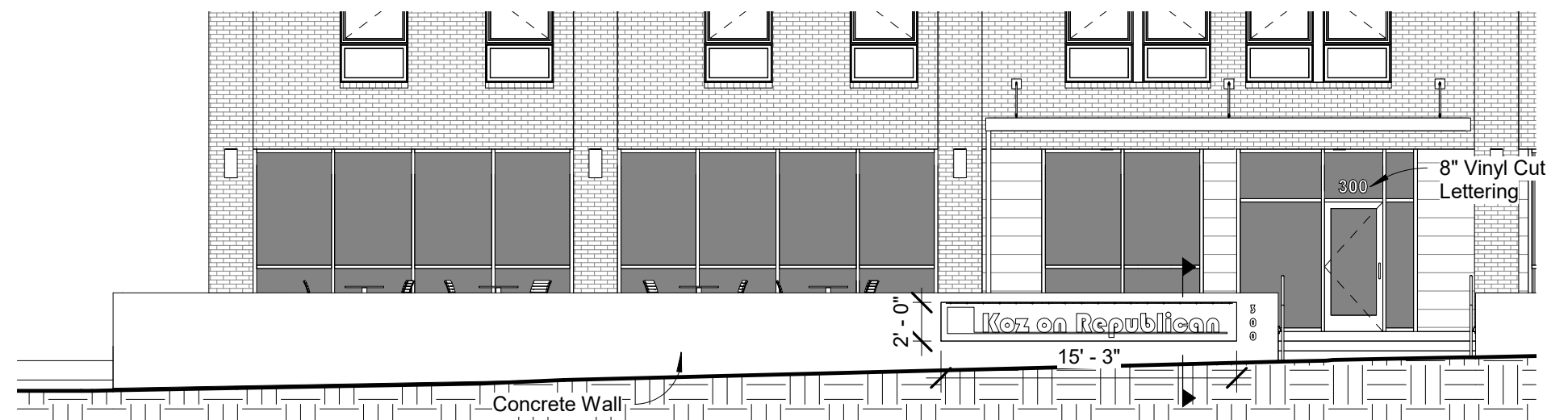
Signage Concept Plan

Signage Concept - Previous Design

The building signage is intended to provide building identity and branding for the project but is not intended to be an overwhelming architectural design feature or as advertisement. The signage is proposed to be integrated into the concrete planter walls near the main entry facing Republican Street and backlit at night with LED strip lighting washing down the wall behind the lettering. The overall signage design is very simple; painted metal lettering with a logo on standoff pins set within a 2" recess in the concrete wall.



② Signage Section
3/8" = 1'-0"



① Signage Elevation
1/8" = 1'-0"

Design Progression

The signage concept has changed from the previous design of an integrated concrete planter with stand-off lettering to a backlit building mounted blade sign. The decision to move the signage location from its former location along the sidewalk supports other design decisions of removing barriers between the project and ROW to increase transparency. The current location works to create building branding and is more visible to visitors approaching from further away.

DC4 EXTERIOR ELEMENTS & FINISHES (Uptown Neighborhood Supplemental Guidance)

2. Commercial Signage

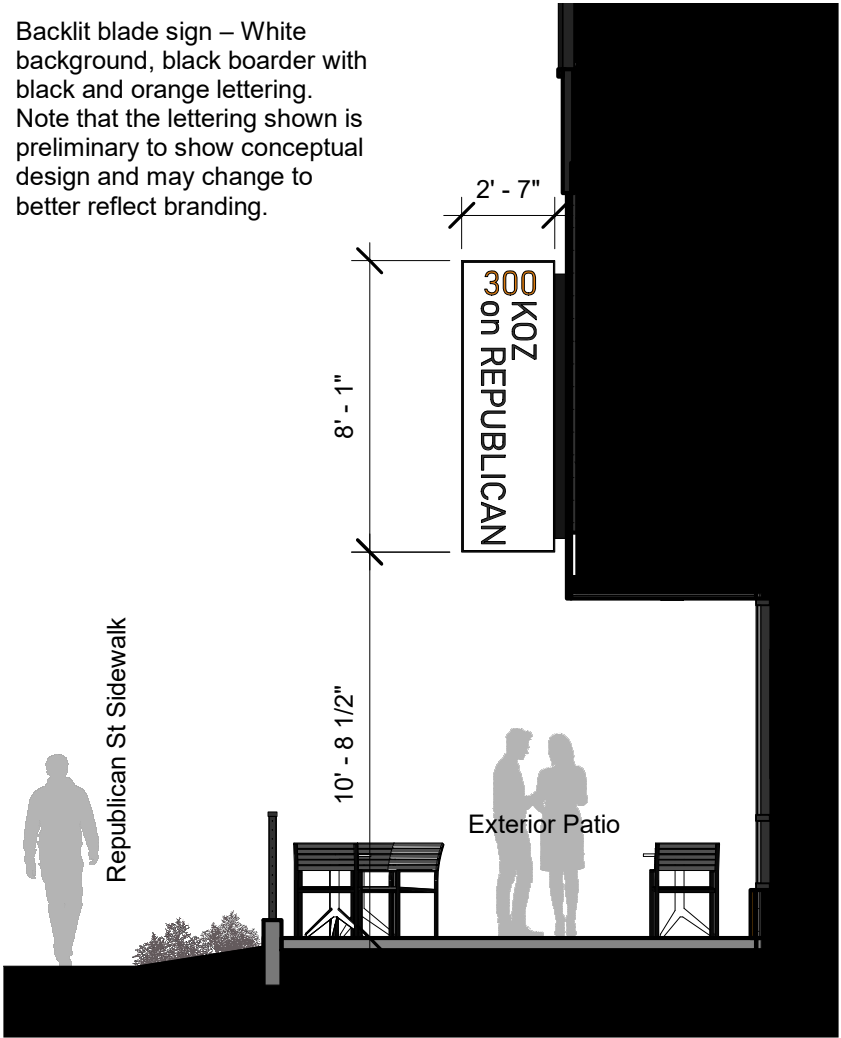
a. Pedestrian-scale commercial signage such as blade signs, wall-mounted signs, and signs below awnings, are encouraged. Signs for arts and cultural uses that incorporate elements of color and light are also encouraged



Example of Signage

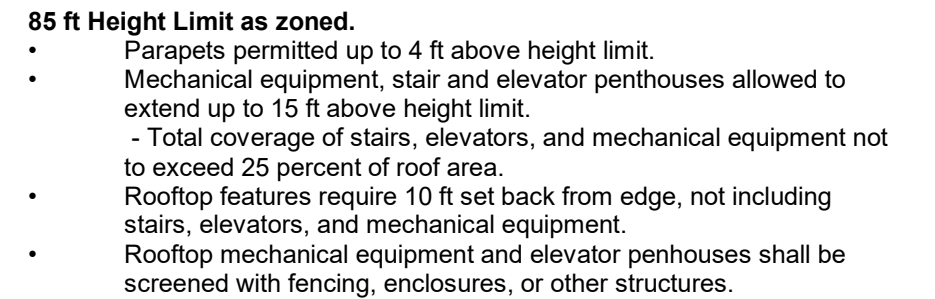


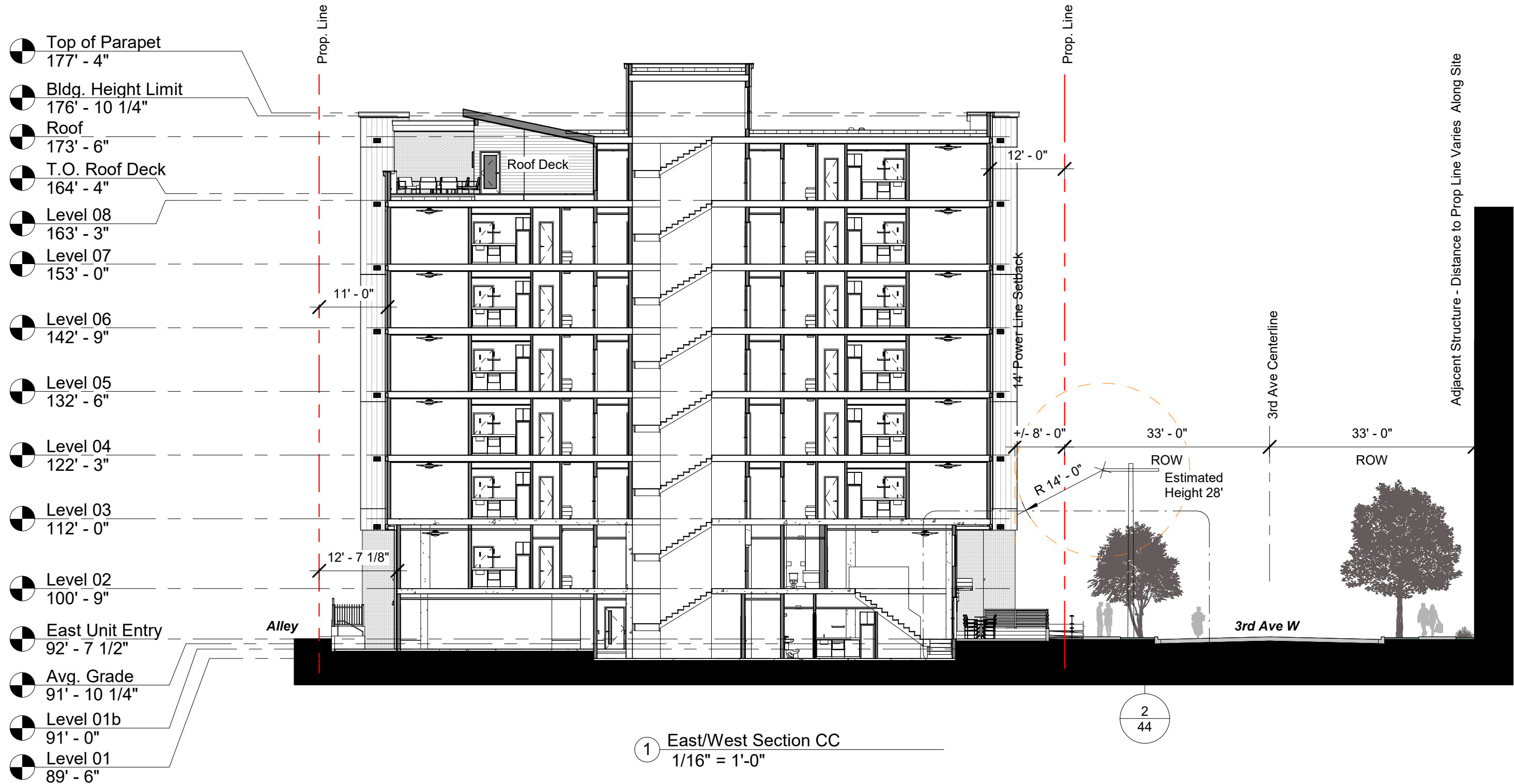
Perspective of Proposed Building Signage



Partial Section @ Exterior Patio

Building Sections

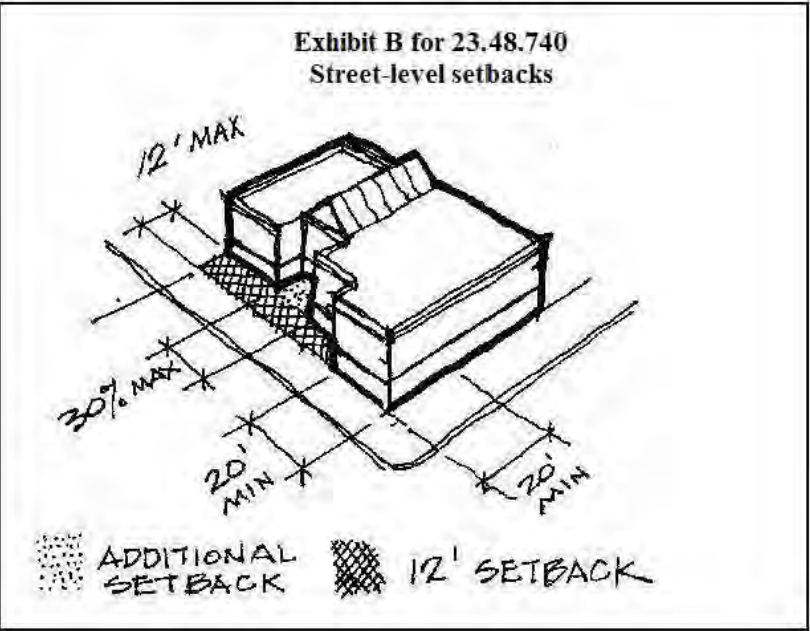




Massing & Facade Treatment

3.) For streets designated as Class II and Class III Pedestrian Streets and Green Streets as shown on Map A for 23.48.740, and as specified in subsection 23.48.740.B.1, the street-facing facade of a structure may be set back up to 12 feet from the street lot line subject to the following (as shown on Exhibit B for 23.48.740.

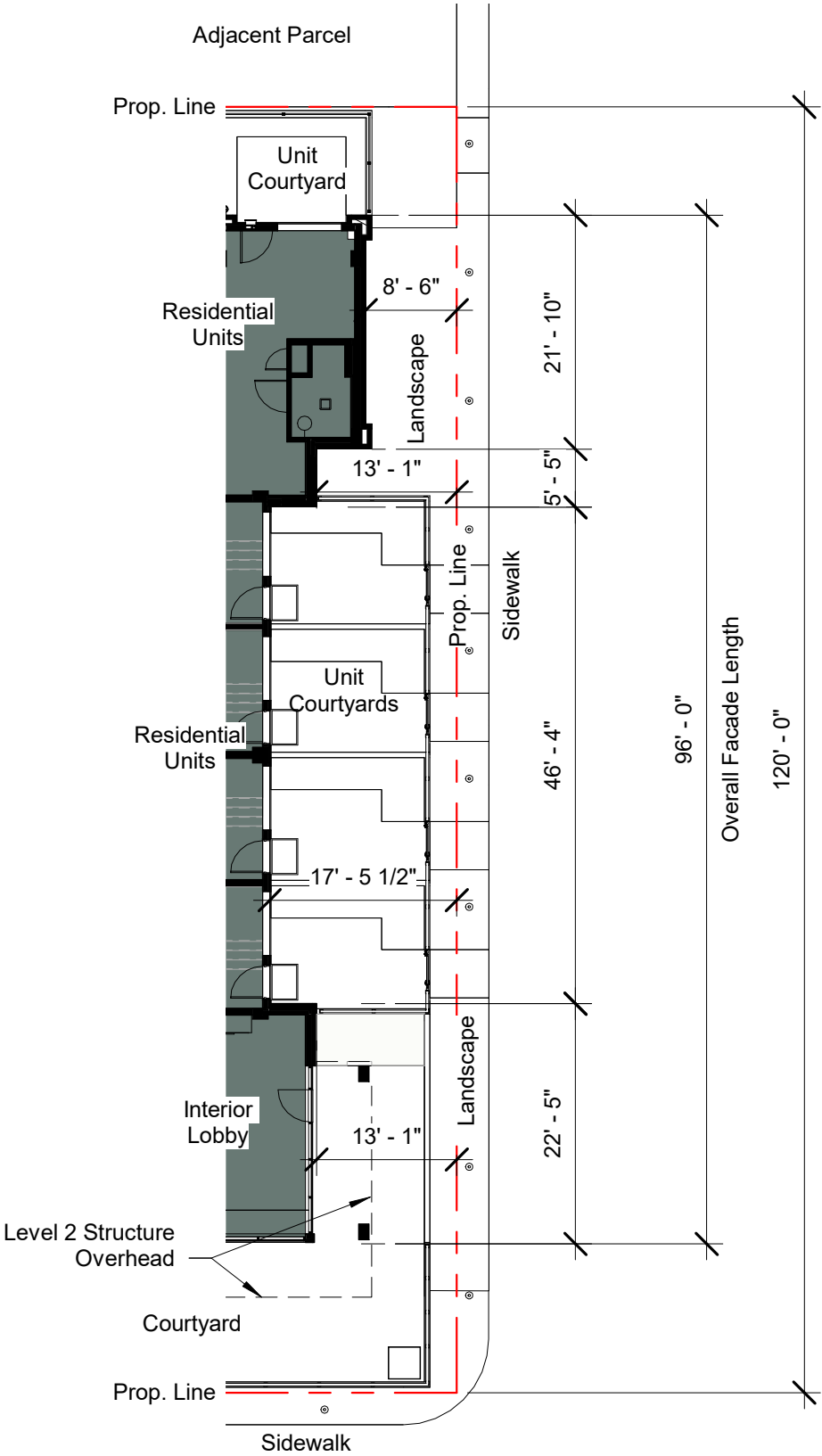
- a.) The setback area shall be landscaped according to the provisions of subsection 23.48.055.A.3;
- b.) Any required outdoor amenity area, other required open space, or usable open space provided in accordance with subsection 23.48.740.B is not considered part of the setback area and may extend beyond the limit on setbacks from the street lot line that would otherwise apply under subsection 23.48.740.B.
- c.) Any required outdoor amenity area, other required open space, or usable open space provided in accordance with subsection 23.48.740.B is not considered part of the setback area and may extend beyond the limit on setbacks from the street lot line that would otherwise apply under subsection 23.48.740.B.



Rationale for departure

Per zoning code 23.48.740 #3 above the distance from the face of the building to the property line has a limitation "may be set back up to 12ft". The EDG board requested that the modulation of the east facade facing 3rd be increased as much as possible (pushed back) to reduce the overall mass and accentuate the A-B-A rhythm of the facade. Complying with the board's request will result in a facade distance from the property line of about (+/-)17'-4" (approximately 5' past the 12' limitation).
Note: In the pre-submittal conference meeting minutes (under zoning) this departure was mentioned and was noted as being something that probably could be supported.

After further study of the overall massing, the board's recommendation on increased modulation by pushing back the "B" portion of the facade created a positive result for the design. The increased space at the ground level will be used for courtyard area and additional landscaping.



1 Partial East Site Plan
1/16" = 1'-0"



Level 1&2 Facade
Departure Area

APPENDIX

THE FOLLOWING PAGES ARE TAKEN FROM THE FEBRUARY 17, 2021
EDG PACKET AND ARE INCLUDED FOR REFERENCE ONLY.
NO NEW INFORMATION



Existing Southwest Corner.
Little to no response to planned minor node.
Little to no response to planned green street.



Existing Street View Facing North on 3rd Ave W
Planting strips are evident on both sides of the street between the sidewalk and the road.

Urban Design

BUILDING SITE CONTEXT

The project site is located on a minor community node corner a few blocks west of the "heart of uptown".



Existing Northeast Corner of 3rd and Republican.
Minimal response to planned minor node.
Street trees and planting seem to respond to planned green street concepts.



Existing Southeast Corner of 3rd and Republican.
Minimal response to planned minor node.
Street trees and planting seem to respond to planned green street concepts.



A sketch of activity nodes, gateways, view corridors, open space, and transportation. (City of Seattle)

Project Site



A: 3rd Avenue West Street Elevation Looking west.

Opposite of Site



B: 3rd Avenue West Street Elevation Looking east.



Existing street elevation images taken from the previous EDG design packet created by WeinsteinA+U

Project Site



A: West Republican Street Elevation Looking north.

Opposite of Site



B: West Republican Street Elevation Looking south.



Site Map

Existing street elevation images taken from the previous EDG design packet created by WeinsteinA+U



A: Alley Elevation Looking west.



B: Alley Elevation Looking east.



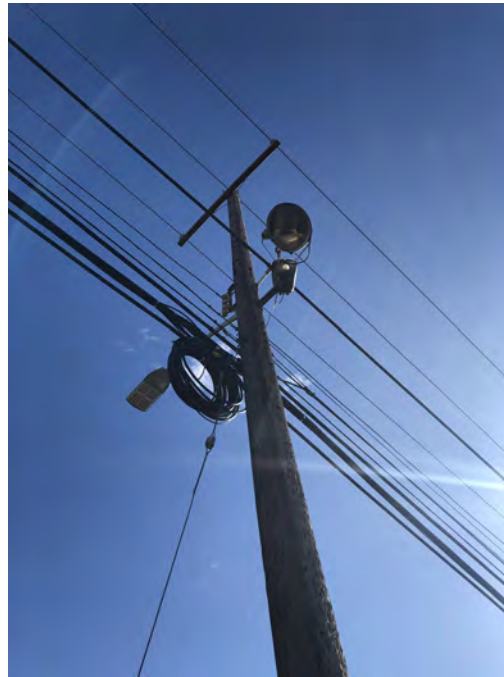
View looking South Down Alley

The adjacent properties facing the alley, opposite the project site, all have comparable building features; A row of vehicle parking in front of the building, dumpster staging in various locations, pockets of landscaping, open balconies or walkways, and unit windows looking onto the alley.

Parking and dumpster staging in the alley is common on all sites.



Site Map



A) View of northeast power pole on 3rd. Showing existing street lighting and high voltage lines along 3rd Ave.



B) View facing north showing the southeast power pole with high voltage lines running up 3rd Ave.



C) Site view facing northwest showing the southeast power pole with high voltage lines running up 3rd Ave and along Republican Street.



D) Southeast power pole with high voltage lines running up 3rd Ave and along Republican Street.



E) Site view facing south from the adjacent parking lot.



F) Site view facing north into the alley showing the southwest power pole with high voltage lines running up the alley.



G) Site view facing north showing the northwest power pole with high voltage lines running up the alley.



H) Architectural character on the existing 3rd street building.



I) View of existing brick building facing north along Republican street.



J) Existing wood and masonry building.

Site Photos



Site Map



A) Single story business on the south side of Republican Street directly across from the project site.



B) 2-story residential single family homes on the south side of Republican across from project site.



C) 5-story residential building on the south side of Republican Street, southwest of the project site.



D.1) 4-story residential building on the west side of the alley facing Republican street.



D.2) 4-story residential building on the west side of the alley. Courtyard facing the alley.



E) Multi-family residential buildings northeast of the site facing the alley.



F) 9-story residential building directly north of the project site with the pay-per-use parking lot in the foreground.



Site Map



G) Multi-family residential building northeast of the project site along the east side of 3rd Ave.



H.1) 5-story residential building on 3rd Avenue directly across from the project site.



H.2) 5-story residential building on the the corner of Republican Street and 3rd Avenue facing Republican Street.



I) Holland America Group Building southeast across Republican and 3rd.

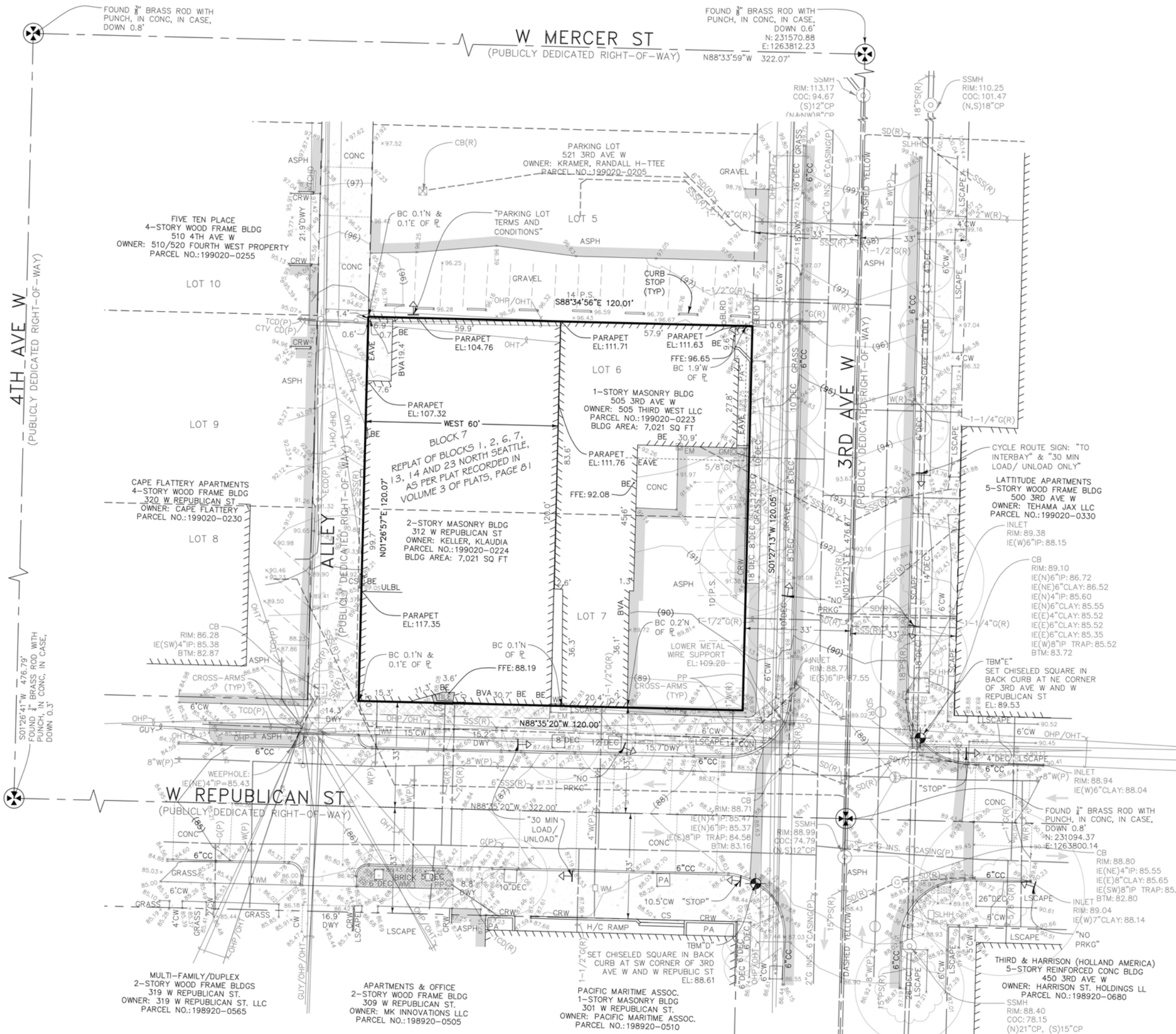


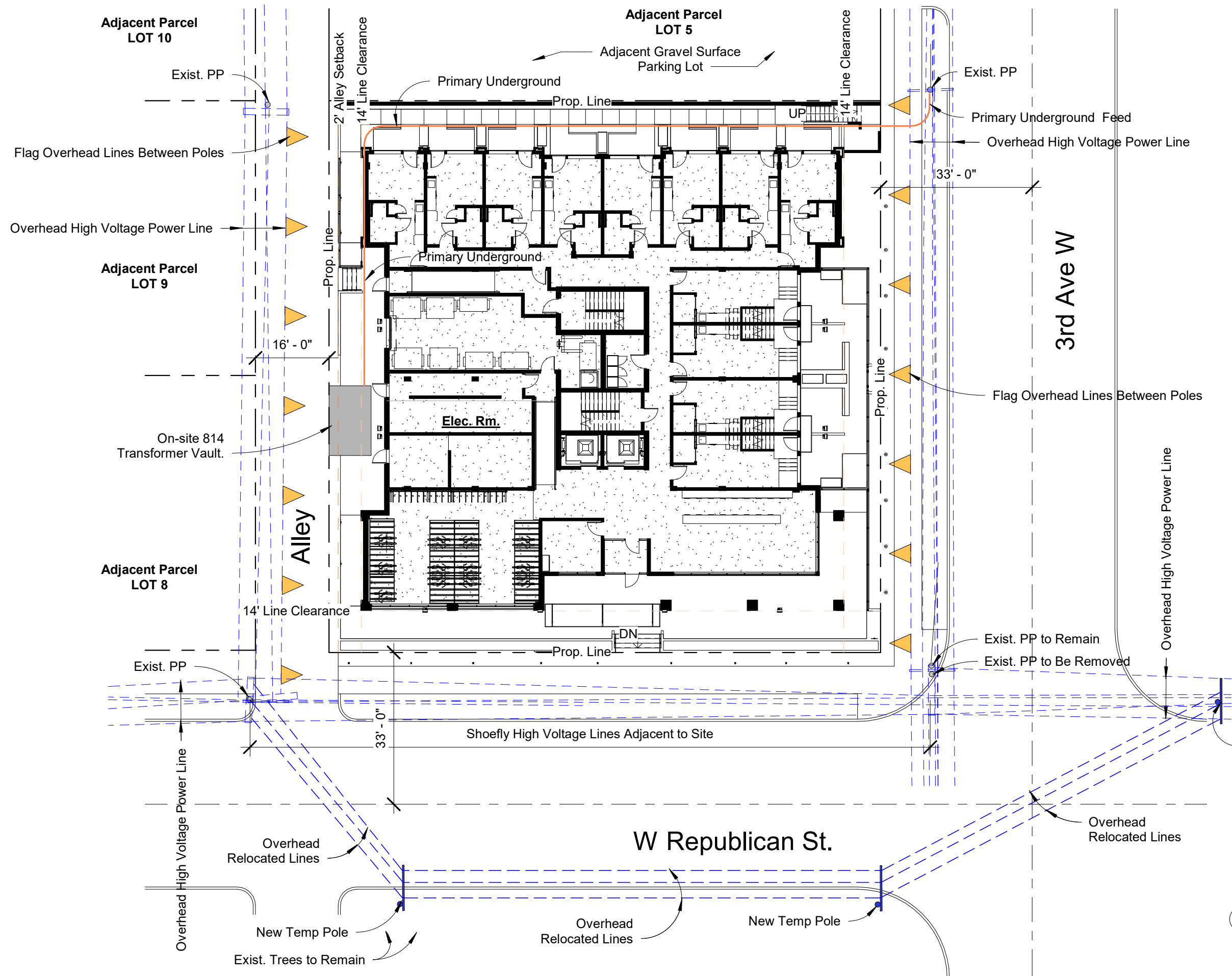
J) New Multi-family residential building southeast along the south side of site along Republican.



Site Map

Site Survey



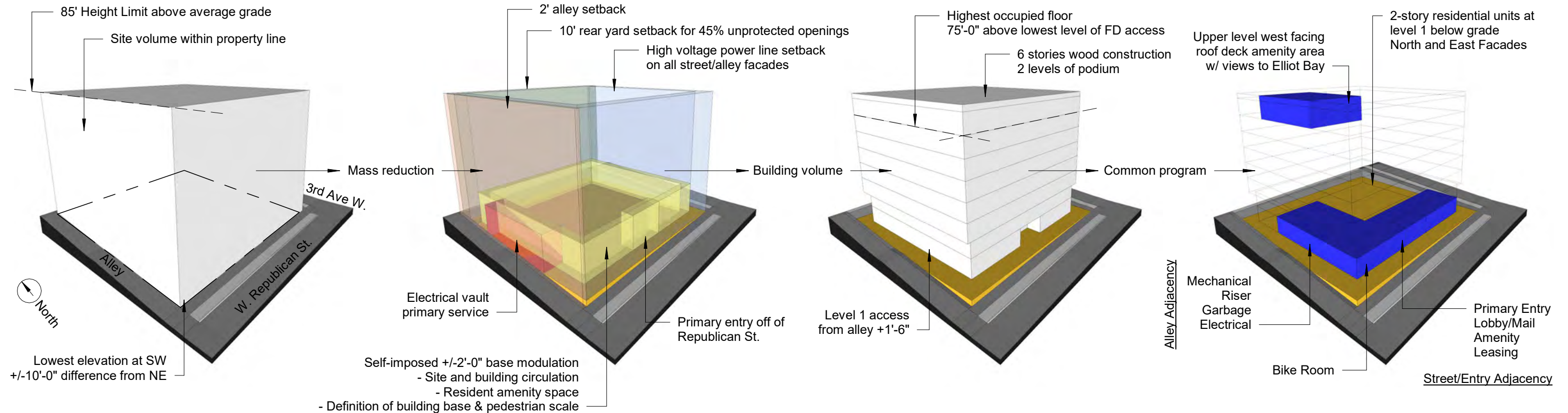


Preliminary Electrical Site Plan Notes

- The high voltage lines along Republican Ave. in front of the project site are proposed to be temporarily relocated to the south side of the street for the duration of construction. This "shoefly" will require at *least* 3 temporary poles; SCL to evaluate if an additional pole is needed at the alley due to congestion on the alley pole at Republican St. Lines will be relocated to thier original position and temp poles removed after construction.
- New service to the building is proposed to be routed from the Pole on 3rd Ave. at the NE corner of the site. The "Face" of the 3rd Ave. pole is facing south; (3) 90's *should* work to avoid adding a 577 pull vault.
- Lines will be routed underground to an 814 transformer vault located at grade on the west side of the site adjacent to the alley. A traffic rated lid will be required at this location.
- The transformer is proposed to be located at the property line within the 2' building setback.
- The transformer vault requires 10' clearance to all operable openings. A water stopping closet should not be required if the transformer vault is below the level of the electrical room.
- Primary lines are routed along the north side of the site (no easement required) to the transformer vault. Primary lines will need to be concrete encased +/- 6".
- 480v power is available 1-pole south of Republican Street (approx mid-block) for temp construction power. Temp power is assumed to be located on the southeast corner.
- There are currently 3-4 existing electrical service feeds to the various structures on the site. These feeder lines are overhead and come from the alley pole and from the 480 pole south of Republican. The transformer will need to be evaluated if used for temp service.
- All existing poles to be evaluated by SCL for replacement.
- Flagging for overhead lines along the alley and 3rd Ave.
- The building is designed to comply with the minimum 14' clearance from the existing high voltage lines along the alley, 3rd Ave, and Republican.



1 Preliminary Electrical Site Plan
3/64" = 1'-0"



01 SITE VOLUME

- The site is comprised of two parcels, totaling approximately 14,408sf, is roughly 120'x120'.
- Site boundaries are 3rd Ave West on the east side, West Republican St. on the south, an improved alley on the west, and a shared property line with a private parcel (gravel parking lot) to the north.
- The upper extent of the site volume is bound by an 85' height limit.
- The grade change across the site is roughly 10'-0" from the northeast corner to the lowest point at the southwest corner.

02 SITE EXTERNAL SHAPING

- The allowable building volume is formed by external and internal factors, some of these factors such as the alley dedication, and high voltage power lines are inflexible whereas others are self-imposed such as the entry location and base setback and are less rigid.
- Factors influencing building volume:
 - High voltage power lines exist along the east, south, and west sides of the site and require a setback consisting of a 14' radius to the structure from the nearest permanent overhead line.
 - A 2' setback is required along the alley.
 - An on-site electrical vault is required for a service transformer.
 - A self-imposed 10' setback at the north side of the site is used for constructability, allowable unprotected openings for residential units, and fire separation.
 - The main building entry was selected to be from West Republican Street due to grades.
 - Self-imposed setback at the building base is flexible but was factored into the volume to allow for site circulation around the building, constructability, resident amenity space, and a definition of the building base/mass and pedestrian scale.

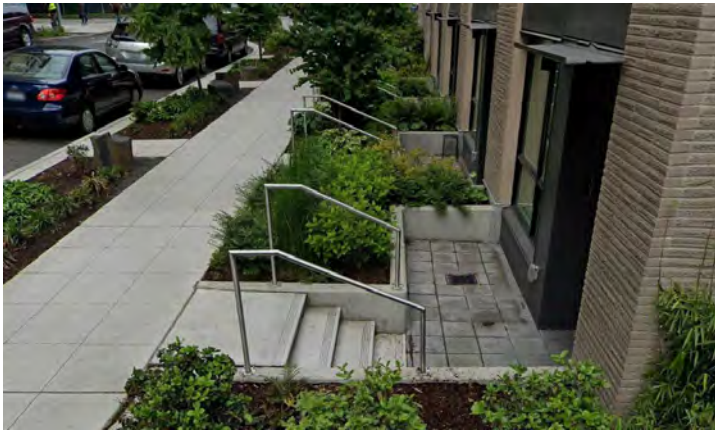
03 BUILDING VOLUME

- The building mass is further influenced by program and code factors. The construction of the building will be 2 levels of noncombustible podium construction with 6 levels of wood construction, totaling 8 levels.
- All occupied levels are set below a 75' threshold for the lowest level of fire department access.
- Level 1 was set at grade to match the southeast corner for ease of access into the building.
- Alley access will likely be +/-1'-6" above level 1.

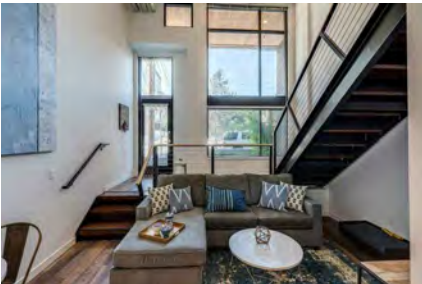
04 BUILDING PROGRAM

- The project proposes a +/-162-unit residential apartment building with no retail or parking.
- The given building program is simple, comprising of the typical MEP functions, garbage, bike, amenity, and lobby spaces.
- The adjacency factors for these functions are flexible but also straightforward; "back-of-house" functions are situated along the alley and more public front-facing functions are located along the street adjacent to the proposed entry.
- A roof deck is proposed at the uppermost level and is planned to face west to capitalize on views towards Elliot bay and downtown, and also to maximize unit views along the street facades.
- Level 1 residential units are planned along the north and east facades; these units will be below adjacent grade and will be planned as 2-story 1- and 2-bedroom units. The ground level residential units are planned to have exterior entries with small private courtyards which are meant to activate and engage the street level in an effort to provide a vibrant interesting base.

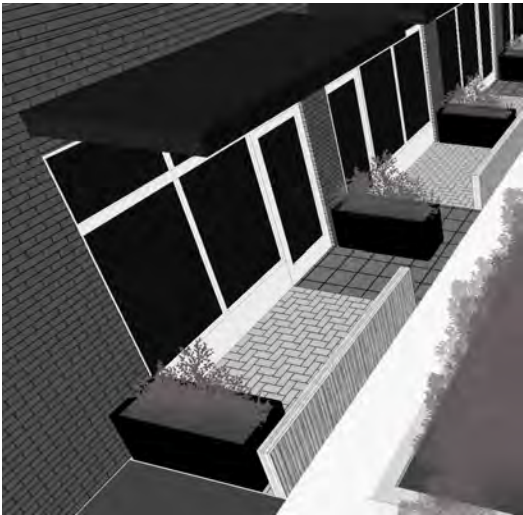
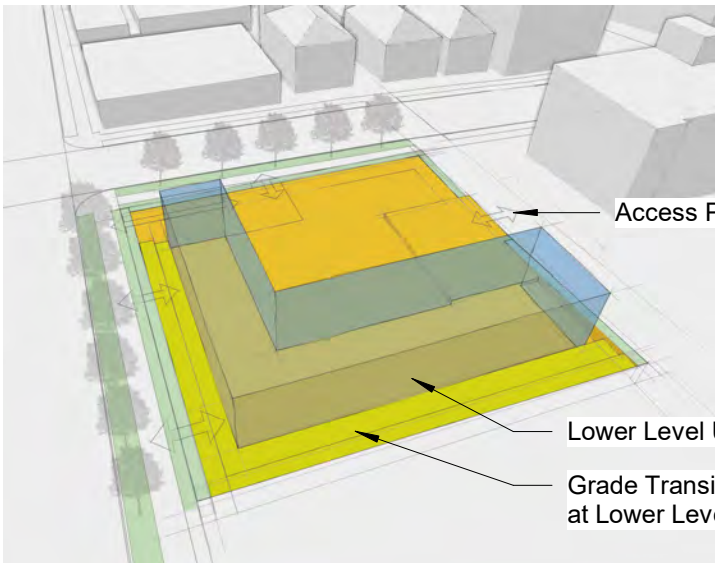
Responding to Design Guidelines



Example of Grade Transition at Residential Units.



Example of Interior Unit Grade Transition.



Example of Residential Unit Patios.

CONTEXT & SITE
CS1 NATURAL SYSTEMS AND SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

1.) Topography

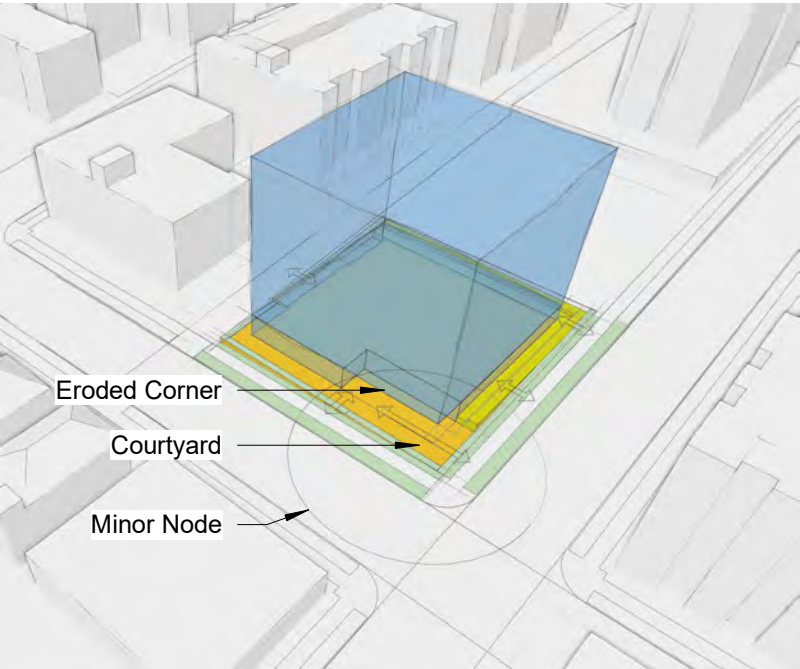
- The ground level of the building will respond to the existing topography of the site, particularly along 3rd Ave. Entry points onto the site will be located at strategic points that work with the existing grades.
- The transition between the sidewalk and entry stoops will incorporate landscaping, stairs, and rockeries to provide a visual connection and a boundary between private and public. The goal will be to provide screening and privacy to the units while still creating an attractive pedestrian experience.
- Fencing is planned to be used as additional screening and security, and will step or respond with grade changes.
- Screening, fencing and gates will be open and transparent to the public way for a balance of privacy and visibility that promotes safety via "eyes on the street".

PUBLIC LIFE
PL3 STREET LEVEL INTERACTION

Encourage human interaction and activity at the street level with clear connections to building entries and edges.

2.) Residential Edges on Pedestrian Streets

- Level 1 unit entries shall incorporate ground floor "porch" features such as low-level landscaping, paving, lighting, and stoops to create individual safe private outdoor spaces.
- Window shades for ground floor units shall raise and lower from the top and bottom to provide interior natural light and privacy.
- Operable windows shall be provided at all ground floor units. Glazing to be maximized as allowable by code to enhance security and provide natural interior light.
- All entrances, courtyards, walkways, and usable spaces shall be designed for accessibility and universal access.
- Weather protection shall be proposed at level 1 unit entries.
- A physical "threshold" along 3rd ave and Republican with a wide +/-6' planter is proposed to provide separation and pedestrian interest.



Example of Eroded Corner and Street Level Courtyard

CONTEXT & SITE
CS2 URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics and patterns of the surrounding area.

1.) Sense of Place: Placemaking

3.) Corner Sites

- Pedestrian level lighting within the planters and around the building will be used to enhance, encourage, interest and provide security for pedestrians.
- Create a unique architectural gesture at the corner of 3rd and Republican that becomes a focal point for the project that addresses the unique corner location.
- Use open space at the main level to promote activity and "activate" the corner at the pedestrian level.
- Locate interior common space adjacent to the exterior open space to add interest and promote additional engagement at the pedestrian level (potential for spatial connection).
- Integrate the building entry along with the exterior open space.
- The primary building entry shall engage the street, sidewalk and shall be identifiable using key features such as storefront glazing, canopy for weather protection, changes in materials, and articulation of the building mass. The building entry shall be a pedestrian focal point.

Responding to Design Guidelines



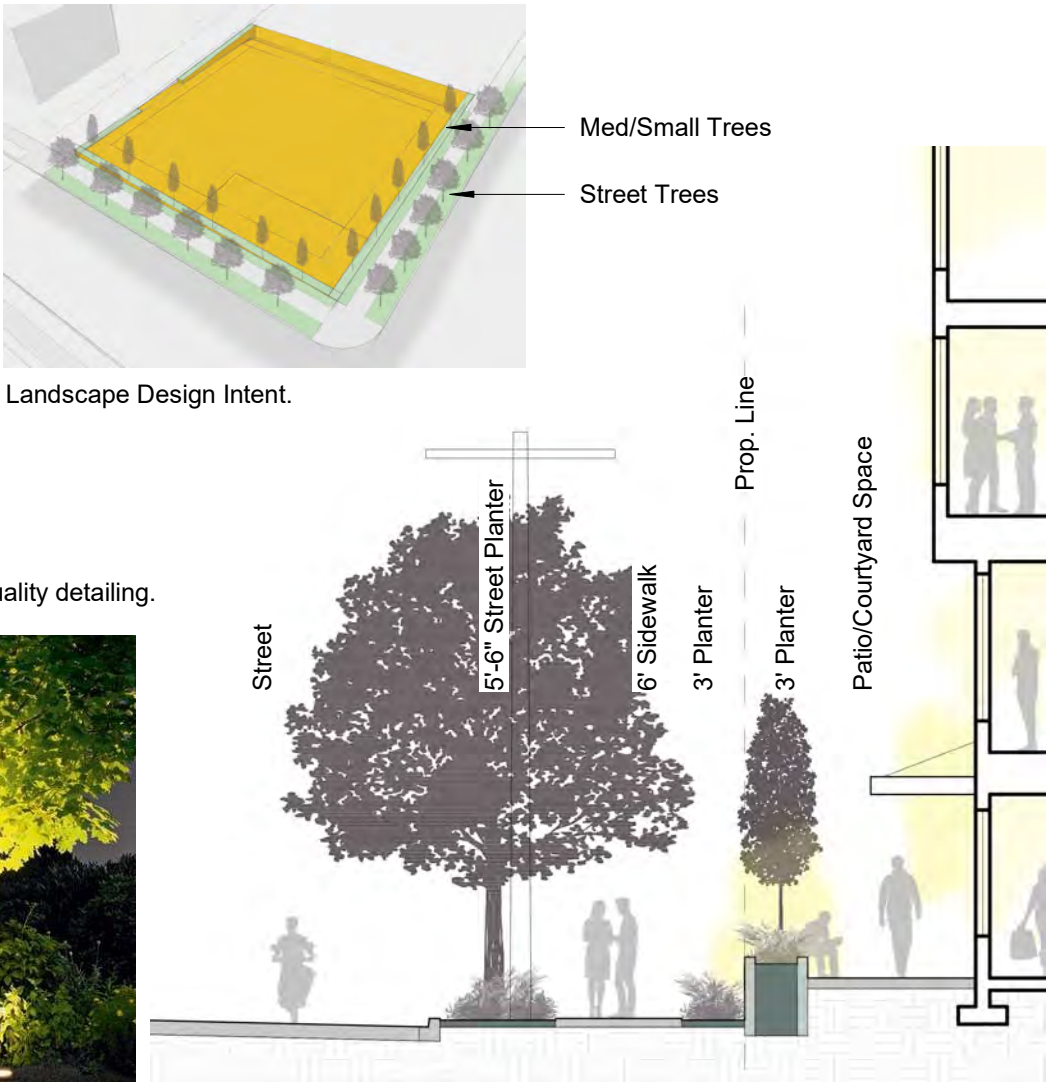
Example of an "edge" using architectural features and landscaping.



Example of architectural scale and quality detailing.



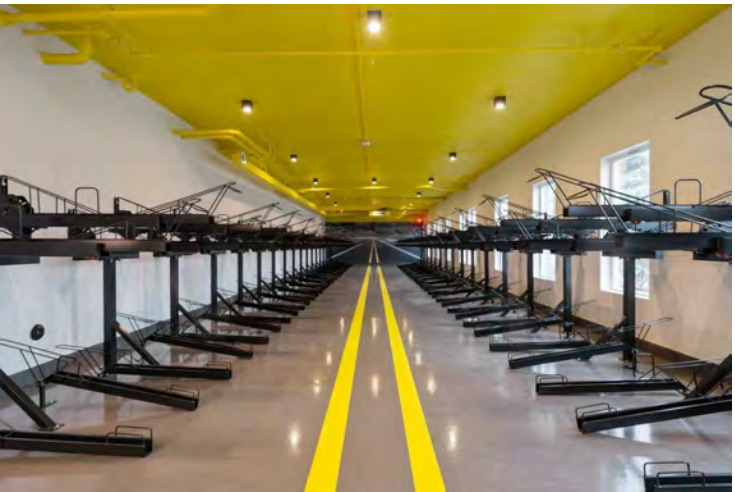
Example of landscape lighting.



Lighting used for security and pedestrian engagement/interest.



Short-term bike storage strategically placed to encourage usage.



Example of well lit and well designed bike storage

DESIGN CONCEPT
DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

1.) Architectural Context

- Building materials and architecture shall emphasize human scale, streetscape rhythm, and quality detailing.
- Design considerations shall be given to all facades of the project. Materials, massing, and form shall be translated around all corners and intentionally wrapped and detailed to continue the design concept on all parts of the structure.
- Ground level courtyards shall engage the public ROW and will encourage interaction at the pedestrian level.
- Low level landscaping and other architectural features provide an "edge" at the interface of the courtyards and public ROW.
- Street trees and yard trees will be proposed to add texture, color, screening, and scale at the pedestrian level.

DESIGN CONCEPT
DC4 EXTERIOR ELEMENTS & FINISHES

Use appropriate and high-quality elements and finishes for the building and its open spaces

1. Building materials
2. Signage
3. Lighting
4. Landscaping

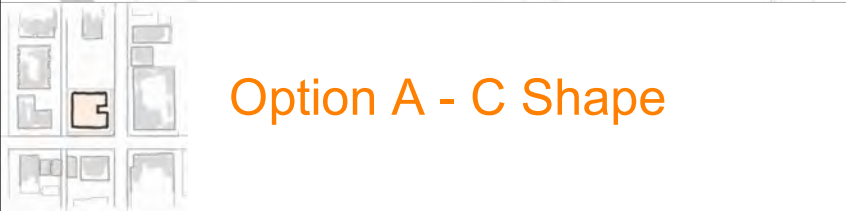
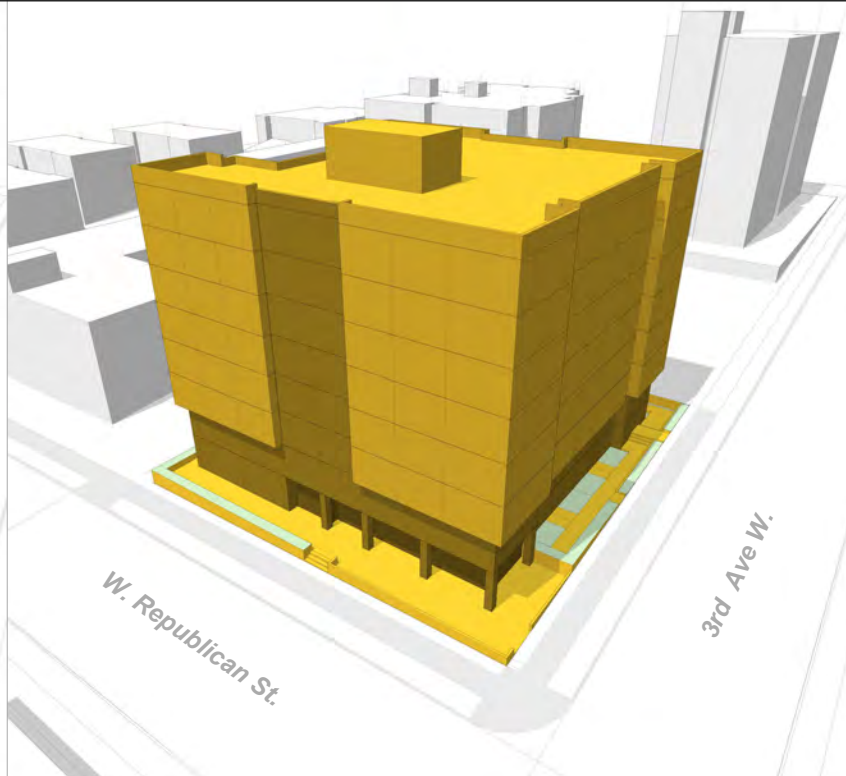
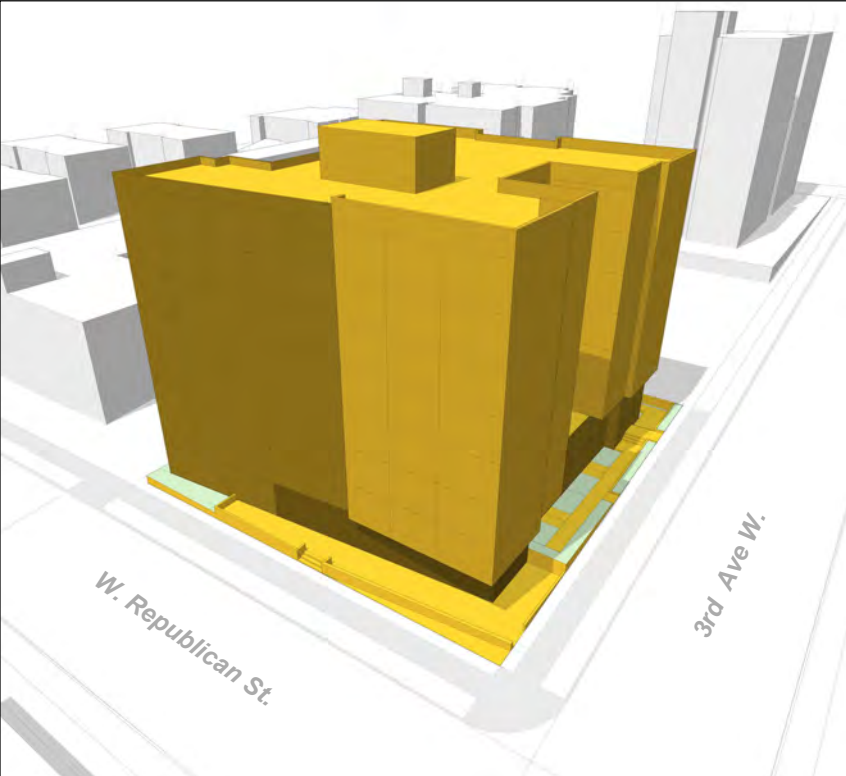
- Wall mounted building lighting shall be proposed along the base of the building. At the lower level units the fixture type would change style to help create an individual expression and residential feel.
- The landscape planters along the sidewalks shall have appropriate pedestrian-scaled lighting within the planters.
- Lighting shall be used to provide security, safety, and interest to outdoor spaces and building features such as entries and feature walls. Warm tone diffuse lighting shall be used to prevent unneeded light pollution to the surrounding area.
- Building signage: A building sign will be used to identify the building and will incorporate elements of color and light to create a unique, creative, and individual expression for the project.
- Material choices will reflect quality, durability, and shall consider maintenance and longevity, such as materials that do not require re-painting or continuous maintenance.
- Materials shall provide texture and help to emphasize mass and scale.
- Plant selection shall consider height, texture, durability, and species variation. Native, low maintenance, low resource planting shall be proposed. Planting shall be used to emphasize edges and create zones at the pedestrian level.

PUBLIC LIFE
PL4 ACTIVE TRANSPORTATION

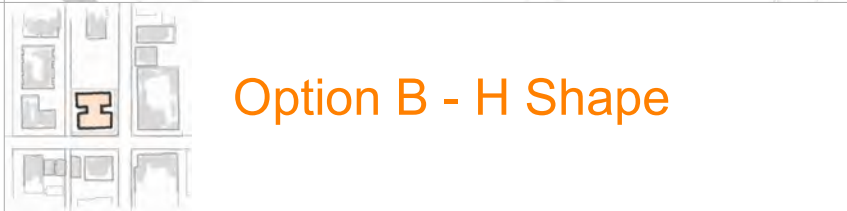
Incorporate design features that facilitate active forms of transportation such as walking, bicycling and use of transit.

2.) Planning Ahead for Bicyclists

- Long-term bike storage shall be conveniently located for the bicycle riders ease of use (towards the front of the project adjacent to the entry).
- Safety and security of long-term bike parking will be a design priority. Natural light, security cameras, room location/design and locking doors shall be proposed.
- Short-term bike parking to be located at or near the main entry within the ROW and will have "Uptown" branding on the "inverted U" racks.
- Parking is not provided for the project and vehicle ownership for the tenants is not encouraged.



Option A - C Shape



Option B - H Shape



Option C - Full Square Preferred Option

Pros:

- Activates the corner at the pedestrian level with a moderately sized courtyard adjacent to interior amenity.
- Deep recess in the east facade creates visual interest.
- Angled wall creates drama and pulls attention to the corner.
- Level 1 base relief and facade treatment responds to the corner and provides pedestrian level scale.
- Base level around the site responds to grade conditions.

Cons:

- Unit views within the recessed area of the building along 3rd Ave will be compromised.
- Although the recessed C shape provides visual interest to the east facade; the massing feels forced and does not respond to the internal program as well as the preferred option.
- Smallest ground level courtyard of all options.
- Due to site constraints and internal program the angled wall may be difficult to achieve and would be more successful if the angle were greater or more acute.
- Lack of articulation in the South facade will need to rely on detailing and window placement.

Pros:

- Activates the corner at the pedestrian level with a large courtyard space adjacent to interior amenity.
- Level 1 base relief and facade treatment responds to the corner and provides pedestrian level scale.
- Greatest number of desirable corner units.
- Alley courtyard responds to the adjacent building courtyard.
- Base level around the site responds to grade conditions with Individual unit entries along 3rd Ave.

Cons:

- Complicated overall form.
- Least variation in unit type. This building option deletes an entire unit type from the program.
- Upper level roof deck is extremely compromised by the building form.
- Unit views within the two recessed areas of the building will be compromised.
- Facade modulation of the exterior does not respond to internal program and layout.

Pros:

- Activates the corner at the pedestrian level with a large courtyard space adjacent to interior amenity.
- Level 1 base relief and facade treatment responds to the corner and provides pedestrian level scale.
- All units are outward facing.
- Base level around the site responds to grade conditions.
- Facade modulation of the exterior responds to internal program and layout.
- The massing form is simple, restrained, and effective.
- Greatest variation in unit types; Note that variation in unit type is one of uptown's encouraged priorities.

Cons:

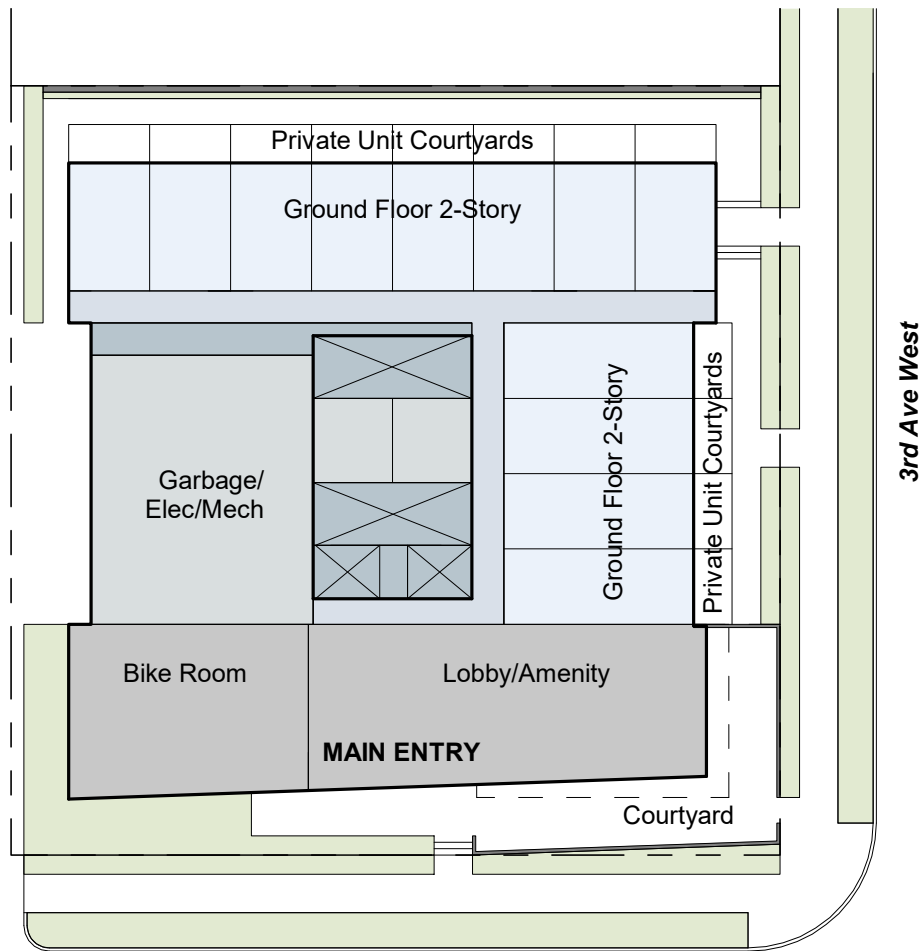
- Lack of deep reliefs may make the structure feel larger than the other options.

Note:
Coloring depicted in the massing model is meant to show possible material variation only and is not representative of the final building material color.

All options:

- The proposed building mass for all options is set back from the property lines +/-12' along 3rd and Republican due to overhead power line constraints adjacent to the site. The adjacent structures to the east and west are also set back from their property lines approximately equal distance for the same reason and if the parcel to the north is developed in the future the power line constraint will likely set that project back from the property line as well. The alley facade is similarly constrained by overhead lines and is set back from the property line however, this constraint allows "breathing room" from the adjacent structure.
- All design options have units facing the alley which is a common theme along this alley; all buildings on the block have alley facing residential units.
- Adjusted base scale; the building scale has been adjusted on all options with a 2' step at level 3 to provide visual interest, modulation, patio space, and pedestrian scale at the lower two levels. The lower level base materials will differ from the materials used above to further emphasize the "base" condition from the overall structure.

Design Options
A, B, & C



West Republican St.



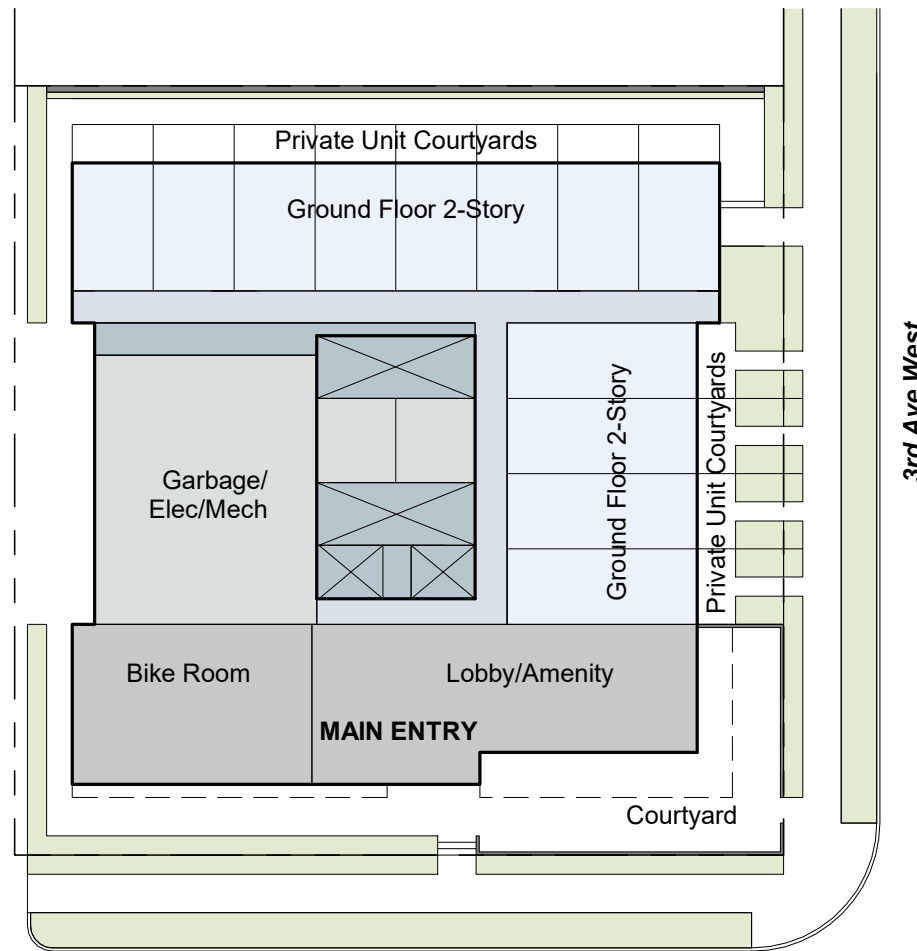
Option A - C Shape

Pros:

- Activates the corner with a courtyard adjacent to interior amenity.
- Angled wall creates drama and pulls attention to the corner.
- Base level around the site responds to grade conditions.
- Grade level units with individual courtyards arranged around the North and East facades create vibrancy, interest and scale at the pedestrian level.
- Garbage and other building functions arranged in the alley.
- Bike room is prevalent and forward facing.

Cons:

- Smallest ground level courtyard of all options.



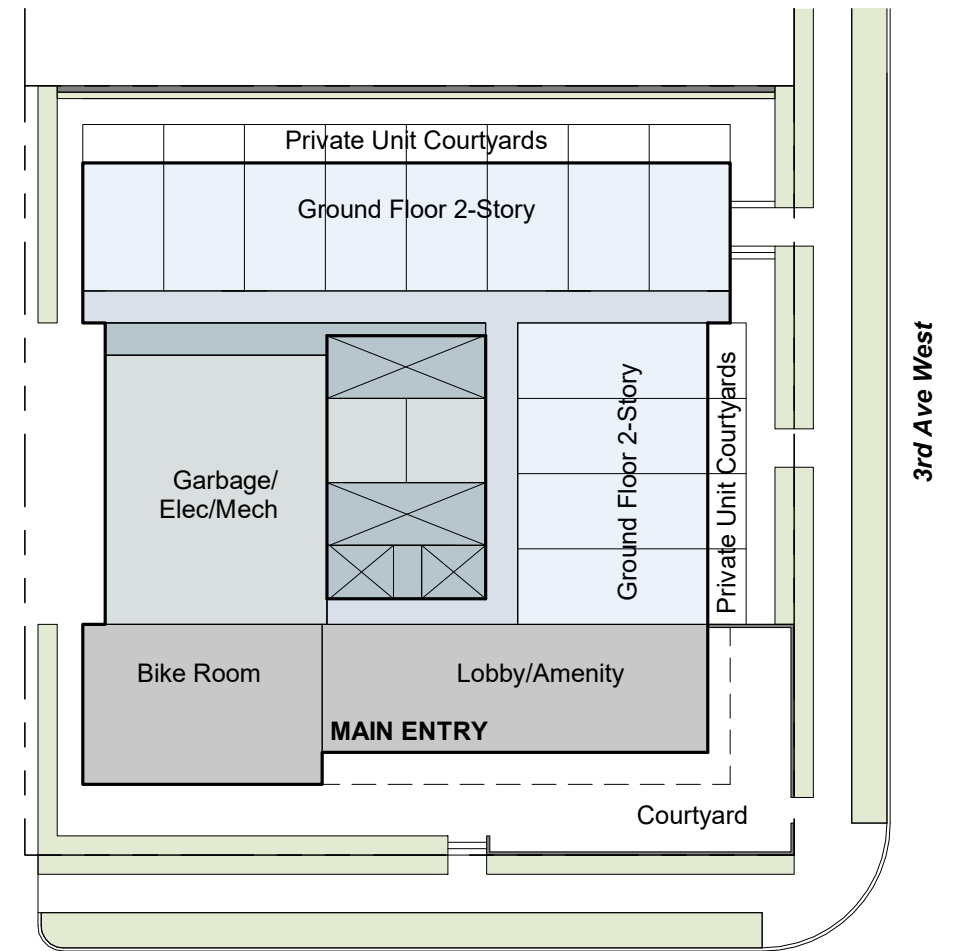
West Republican St.



Option B - H Shape

Pros:

- Activates the corner with a courtyard adjacent to interior amenity.
- Base level around the site responds to grade conditions with Individual unit entries along 3rd Ave.
- Grade level units with individual courtyards arranged around the North and East facades create vibrancy, interest and scale at the pedestrian level.
- Garbage and other building functions arranged in the alley.
- Bike room is prevalent and forward facing.



West Republican St.



Option C - Full Square Preferred Option

Pros:

- Activates the corner with a courtyard adjacent to interior amenity.
- Base level around the site responds to grade conditions with Individual unit entries along 3rd Ave.
- Grade level units with individual courtyards arranged around the North and East facades create vibrancy, interest and scale at the pedestrian level.
- Garbage and other building functions arranged in the alley.
- Bike room is prevalent and forward facing.

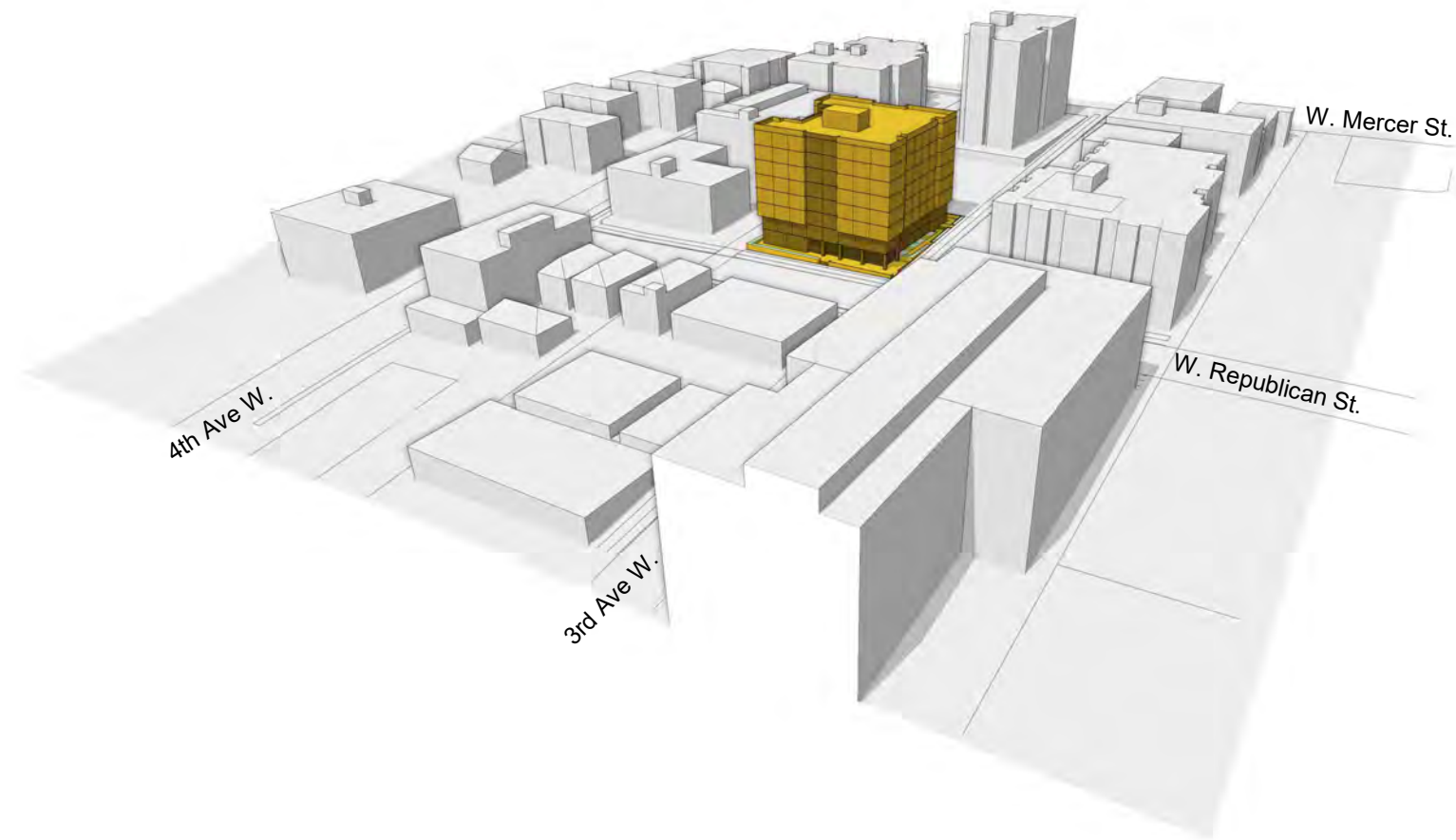
All options:

Neighborhood Green Street and Minor Node Goals:

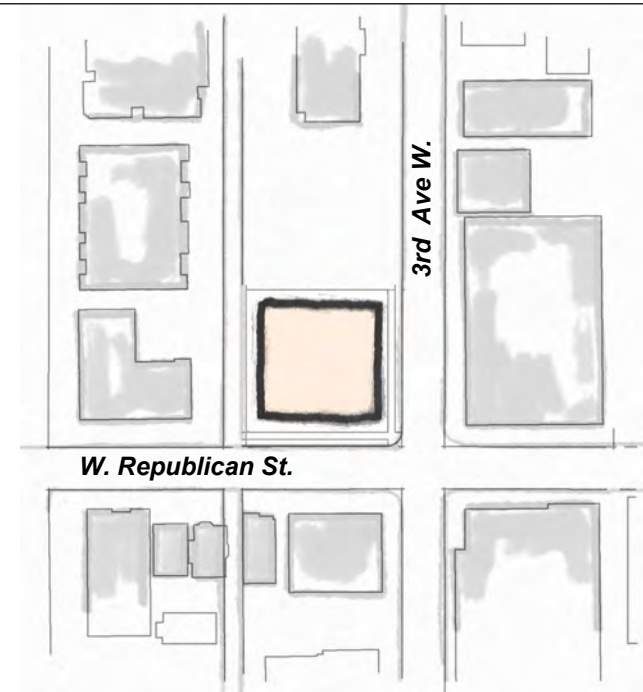
- Reflect the local area's specific streetscape design and patterning landscaping. Maximize where possible. All options propose a 5'-6" planter at the street, 6' Sidewalk, and 3' planter at the property line.
- All options use grade level courtyards and individual porch entries to enhance the pedestrian environment and attract pedestrians.
- Open space opportunities in all options have been maximized as much as possible at the ground level.



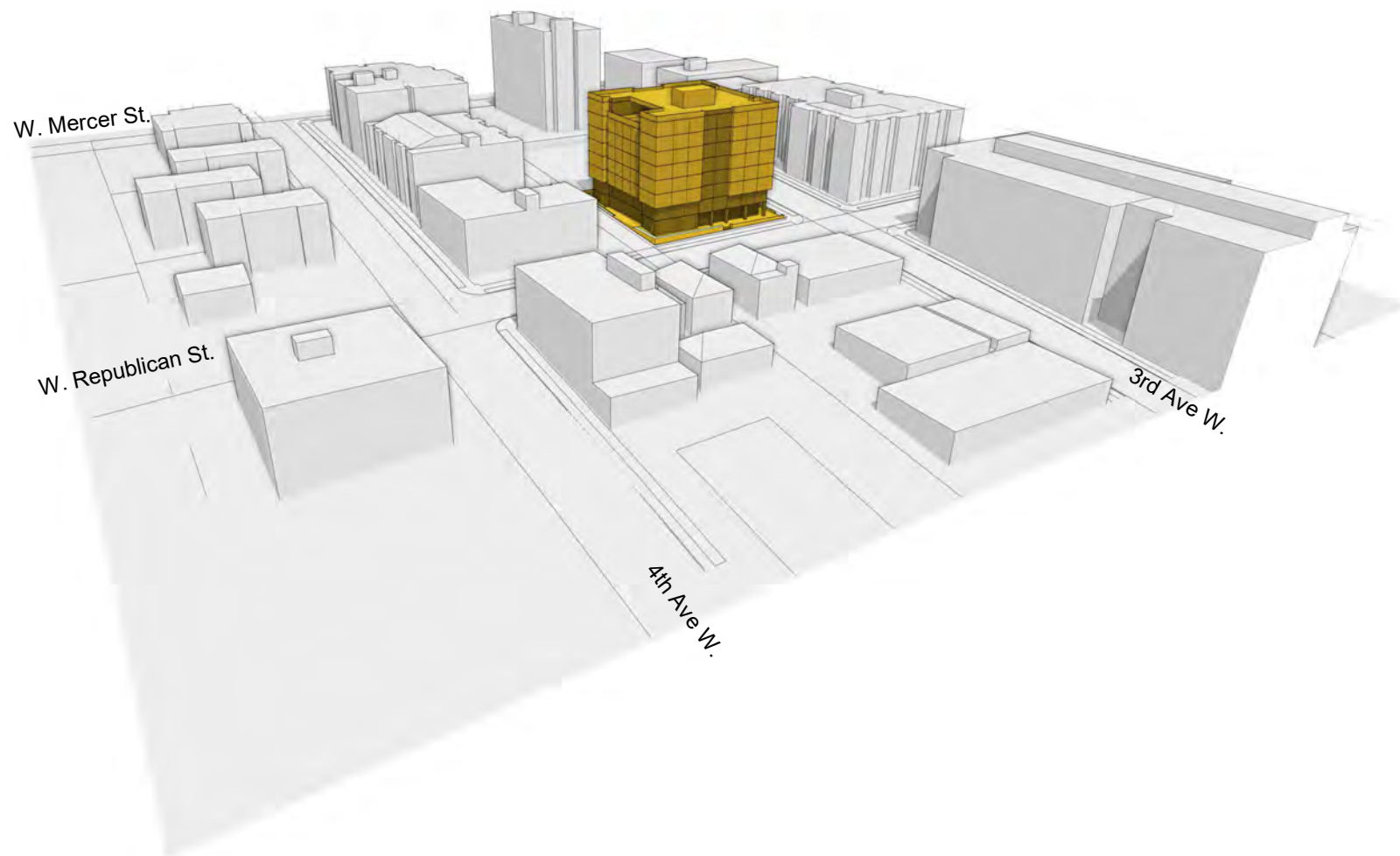
Design Options A, B, & C Site Plan



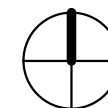
- 162-units.
- Greatest variation of unit sizes of all options.
- Organized central core with vertical circulation.
- Views from all units are outward facing.
- Maximizes units facing south along Republican.
- Minor modulation of the exterior facades is allowed by the internal program and layout.
- Desirable corner units (4) per floor.
- Large roof deck on west facade.

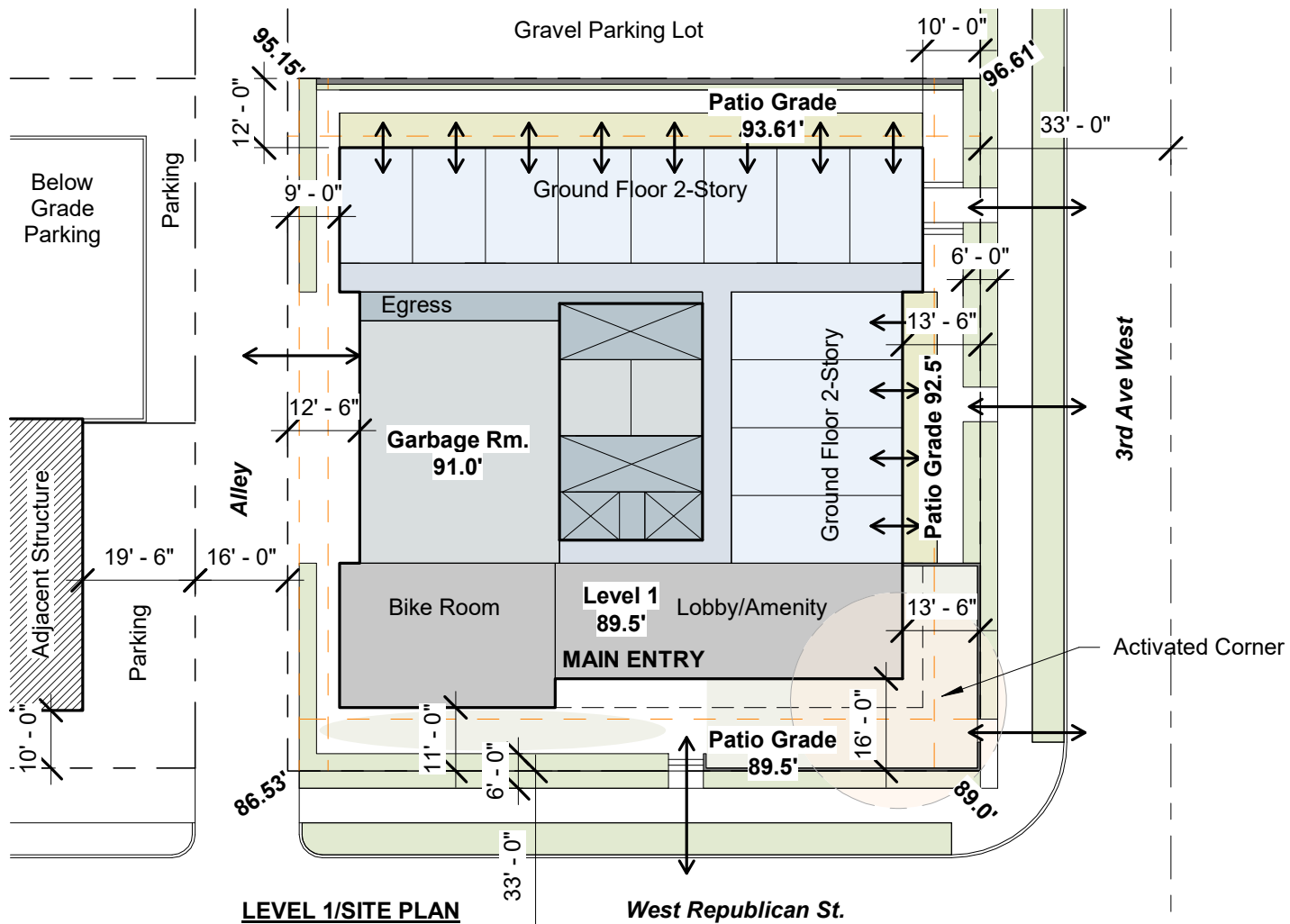


Option C - Full Square



Vicinity Map

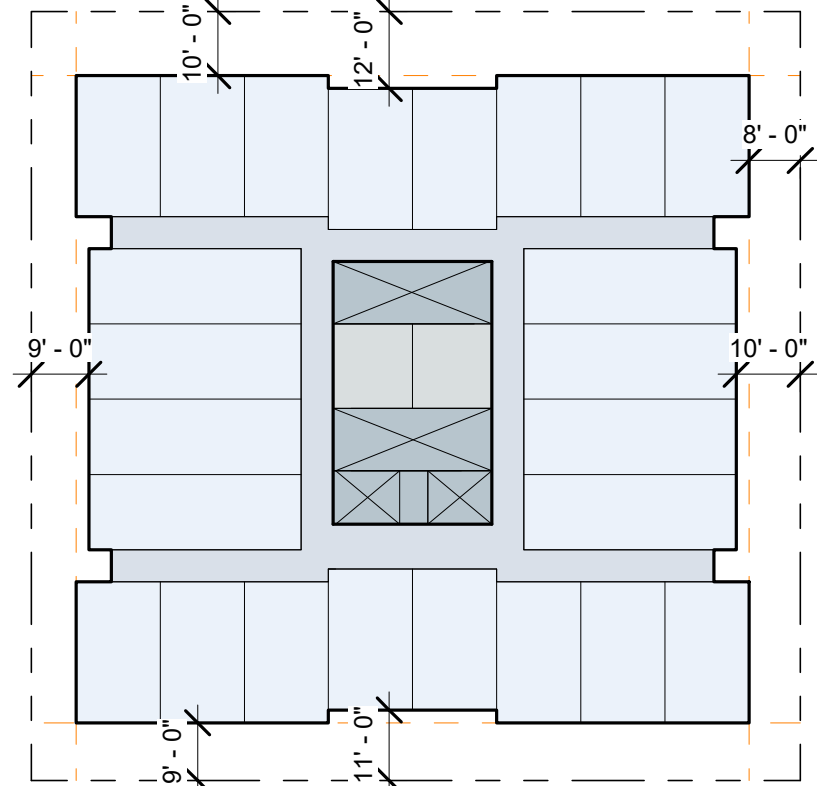




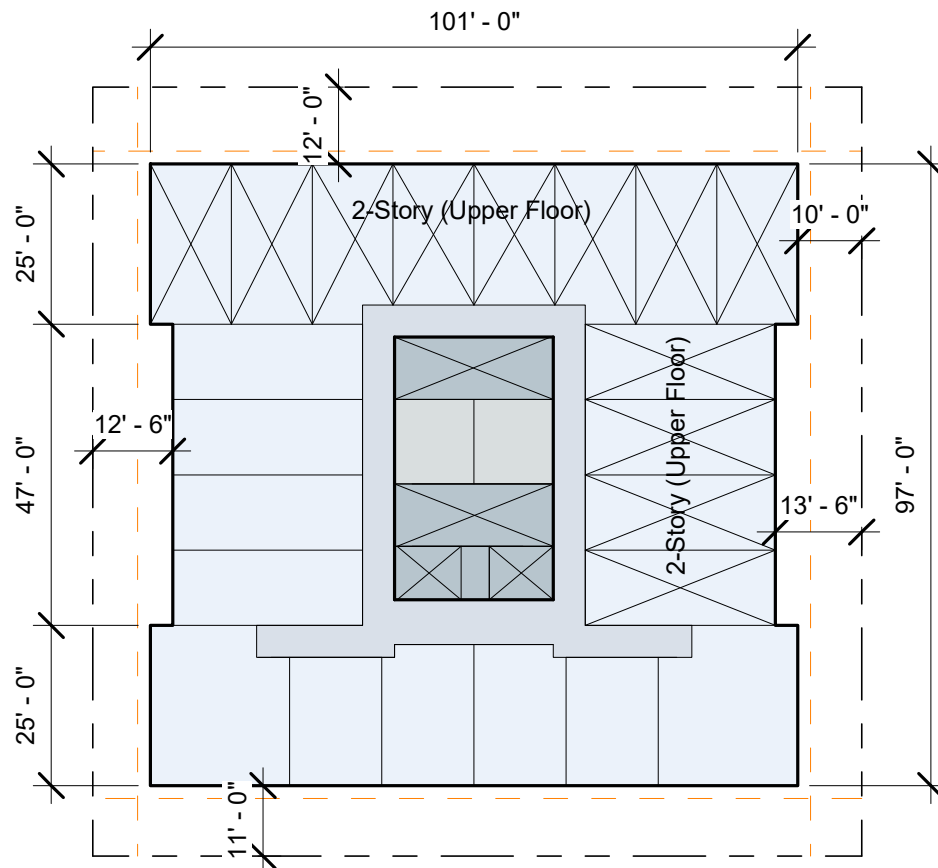
LEVEL 1/SITE PLAN

West Republican St.

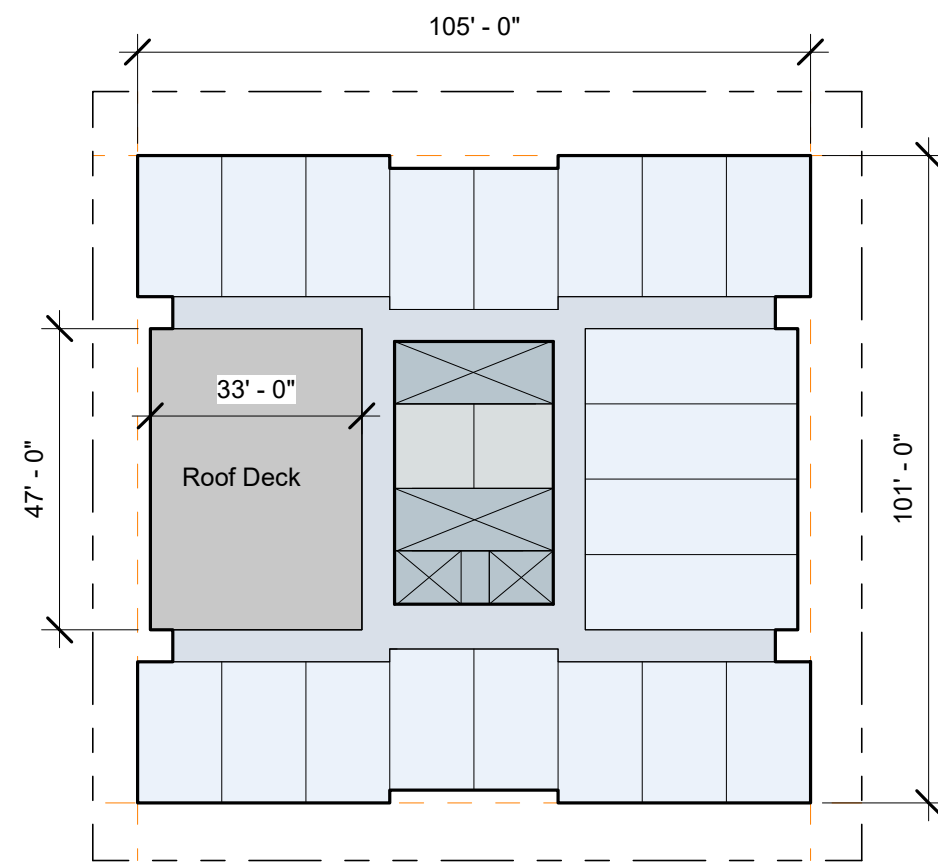
3rd Ave West



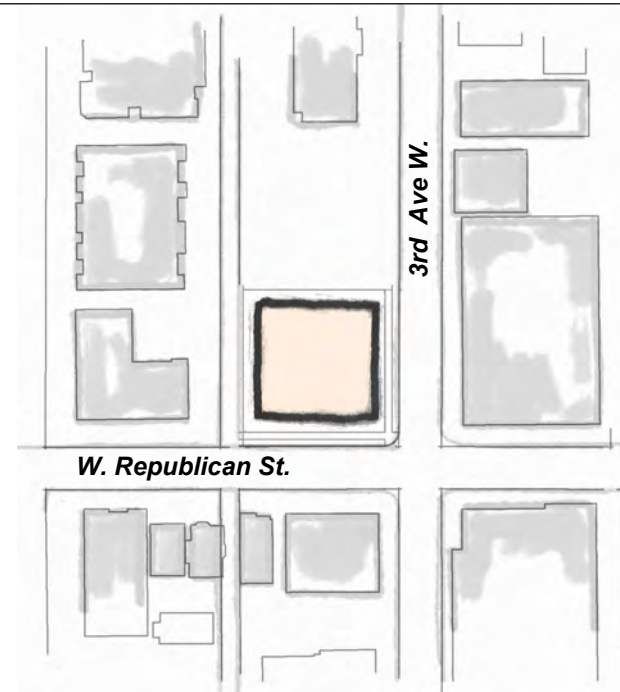
LEVELS 3,4,5,6,7



LEVEL 2



LEVEL 8



Option C - Full Square

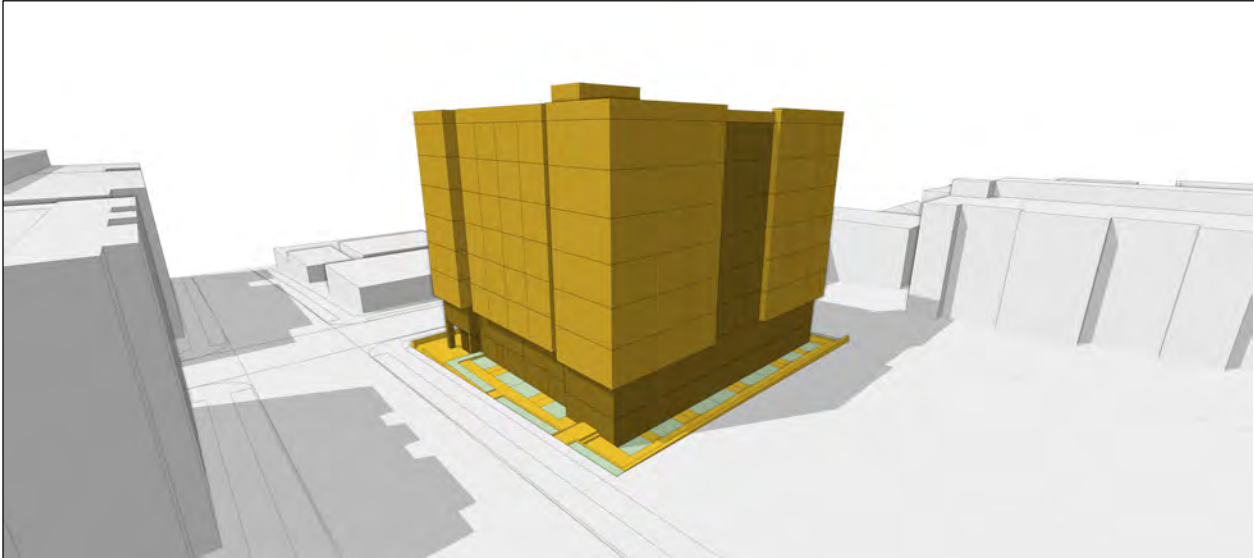
Option A Summary

Total Units: **162 Units**

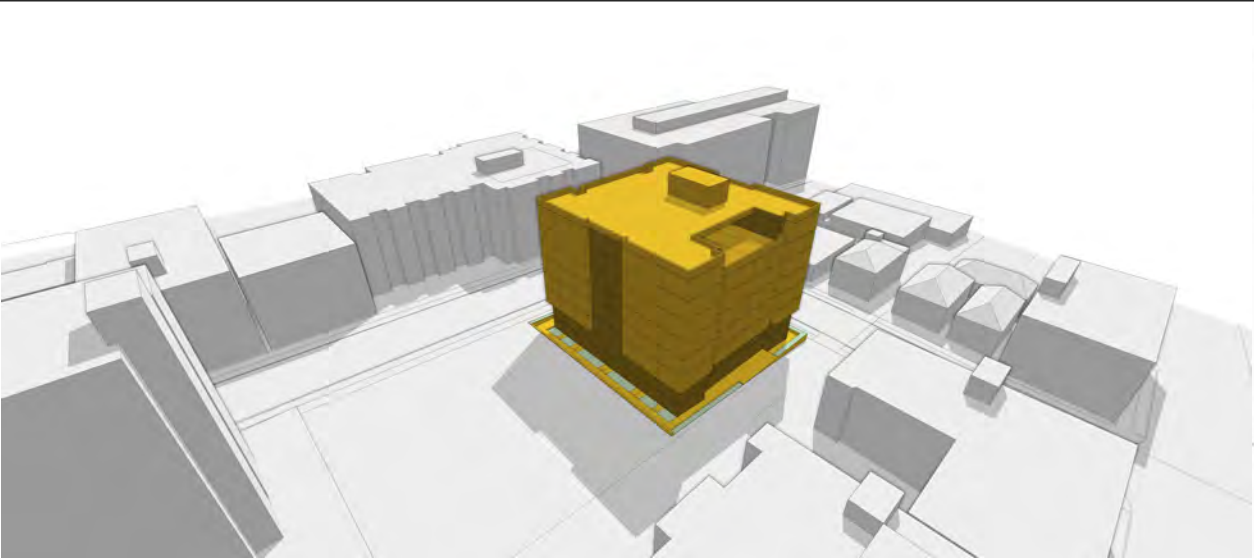
- (10) 1br
- (4) 2br
- (48) Urban
- (100) Studio

- Building Setback
- Building Circulation
- Residential Units
- Amenity Space
- Garbage/Laundry/MEP
- Exterior Patio/Amenity
- Exterior Residential Patio

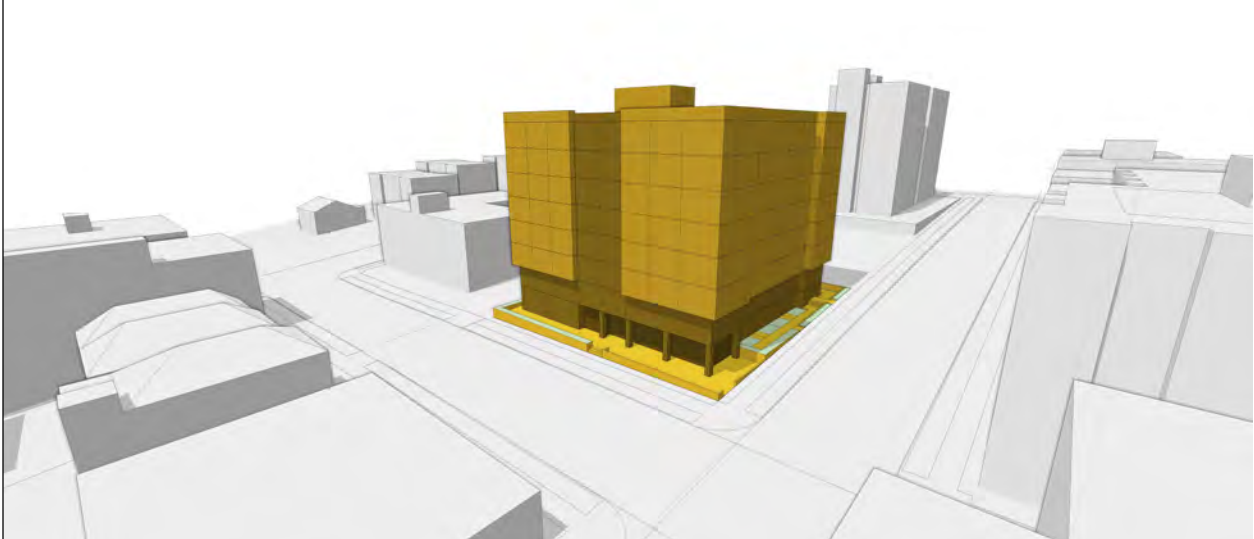
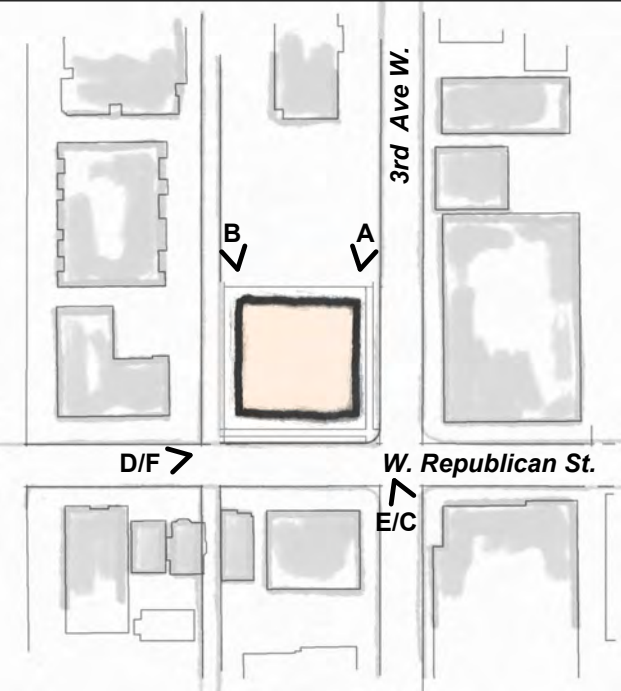




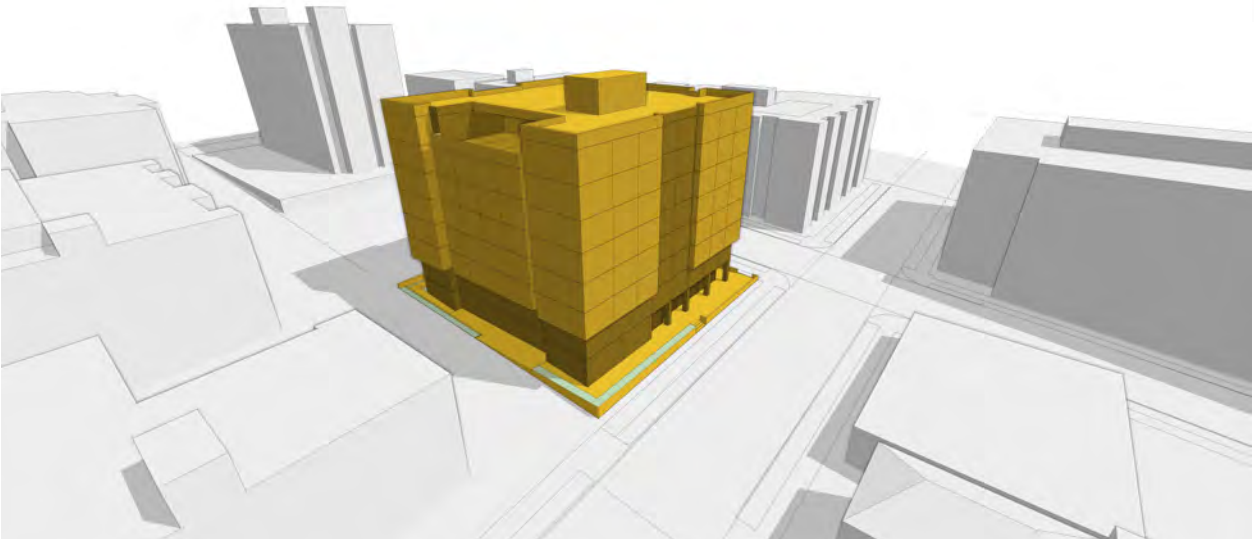
View A: Northeast Corner



View B: Northwest Corner

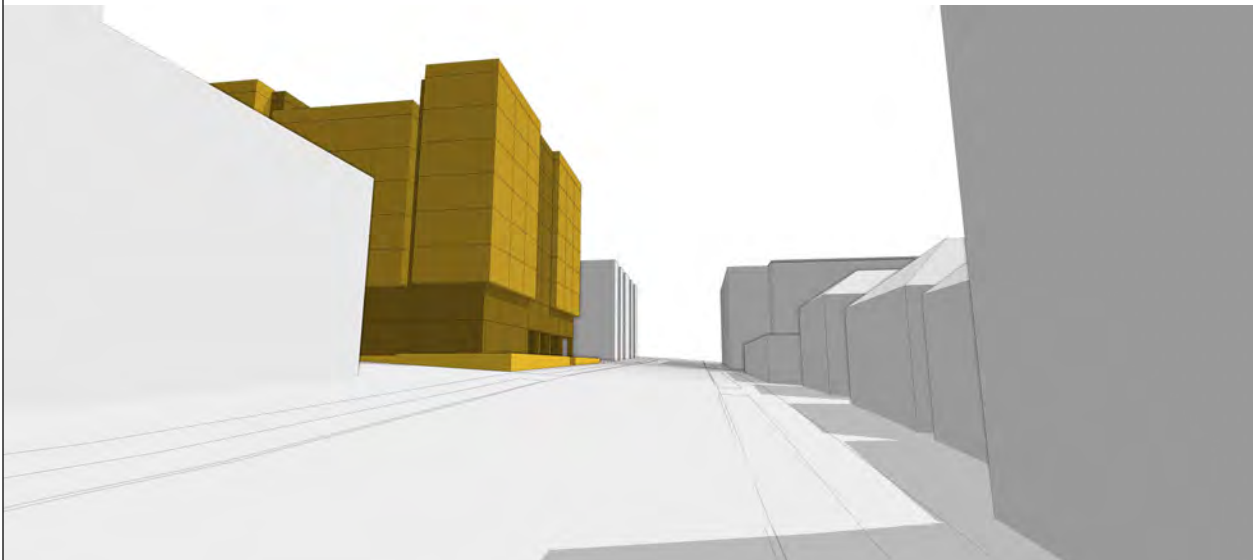


View C: Southeast Corner

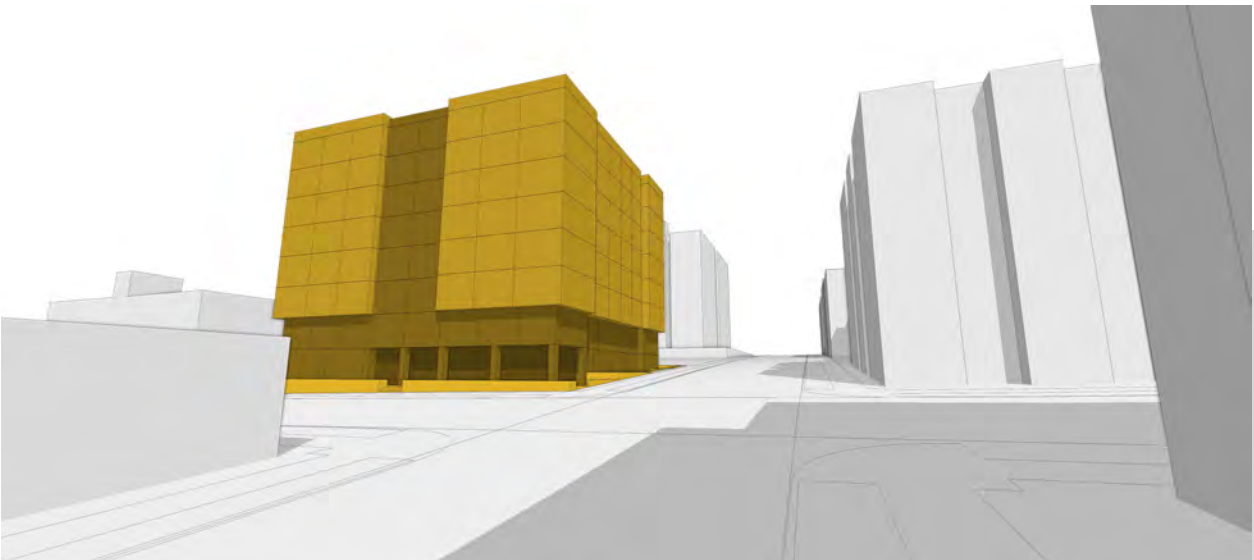


View D: Southwest Corner

Option C - Full Square



View E: Southeast Street Level



View F: Southwest Street Level

C

Preferred Option

Level 3 modulation is consistent around the entire structure

Level 1 Courtyard **89.5'**

Exist. Grade **89.0'**

Private Unit Patio Grade **92.5'**

Site Access

Site Access

3' Landscape Planter

6' Sidewalk
5'-6 Planter

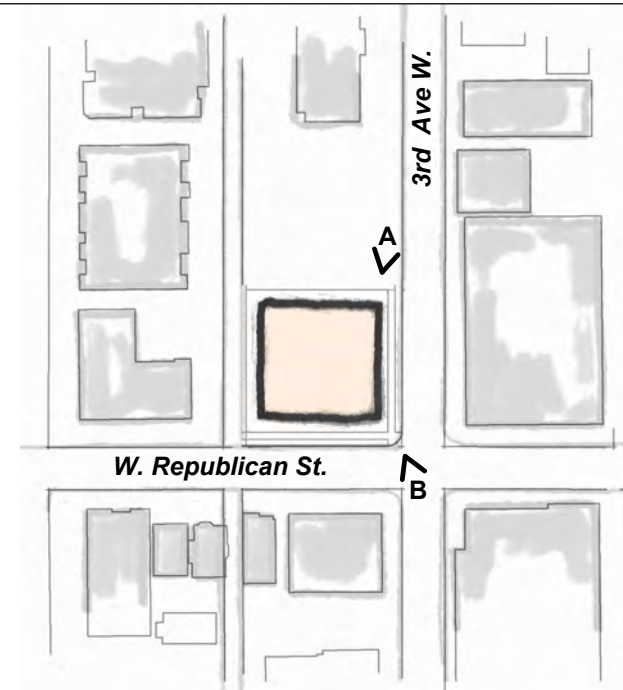
Walkway Grade **93.61'**

Exist. Grade **96.61'**

Exist. Grade **95.15'**

Building Level 1 **89.5'**

Private Unit Patio Grade **92.5'**



Option C - Full Square

Level 3 modulation is consistent around the entire structure

Level 1&2 Base Relief for Pedestrian Level Scale

Exist. Grade **86.53'**

W. Republican St.

6' Sidewalk
5'-6 Planter

3' Planter

Level 1 Courtyard **89.5'**

Exist. Grade **89.0'**

Massing Relief at Corner

Private Unit Patio Grade **92.5'**

Exist. Grade **96.61'**

3rd Ave W.



Option A: Dec 21th 9:00



Option B: Dec 21th 9:00



Option C: Dec 21th 9:00



Option A: Dec 21th 12:00



Option B: Dec 21th 12:00



Option C: Dec 21th 12:00



Option A: Dec 21th 3:00



Option B: Dec 21th 3:00



Option C: Dec 21th 3:00



Option A: Mar 21th 9:00



Option B: Mar 21th 9:00



Option C: Mar 21th 9:00



Option A: Mar 21th 12:00



Option B: Mar 21th 12:00



Option C: Mar 21th 12:00



Option A: Mar 21th 3:00



Option B: Mar 21th 3:00



Option C: Mar 21th 3:00



Option A: Jun 21th 9:00



Option B: Jun 21th 9:00



Option C: Jun 21th 9:00



Option A: Jun 21th 12:00



Option B: Jun 21th 12:00



Option C: Jun 21th 12:00



Option A: Jun 21th 3:00



Option B: Jun 21th 3:00



Option C: Jun 21th 3:00



Winter Solstice

Equinox

Summer Solstice

Summary of Outreach Methods:

KOZ Development LLC has recently conducted the following outreach activities for the early design guidance process in order to gain community input for the proposed project development at 505 3rd Avenue West, Seattle, WA. Below is a list of chosen methods.

Electronic/Digital Outreach

Department of neighborhoods Blog Post: Information was provided to (DON) for the community blog. Project was posted to the blog on September 15, 2020.

Project website and email (High impact): A project website and email was established on September 01, 2020 to provide information about the project and to collect comments and or suggestions. Both email and website are both active as of today’s date. A few emails have been received requesting to be put on a list for future notifications. Project email: mailto:Kozon3rd@gmail.com Project Website: https://koz-on-3rd-neighborhood.webnode.com

Online Survey (High Impact): An online survey was created on September 01, 2020 to collect information for the proposed project. The survey could be found by either an address provided on the posted flyers or from a link provided on the project web site. The survey is still active as of today’s date. There were 2 responses from this survey. https://www.surveymonkey.com/r/MJY6MQG

Printed Outreach

Outreach posters (High Impact): Roughly 30 posters were placed in various locations in and around the site area on 09/14/20 (3 weeks in advance of the meeting) in an attempt to reach out to people and neighbors that might use, live, or work in the area. Posters were hung in high traffic areas on poles as well as off-path intersections, businesses, bus stops, community boards, and other locations likely to attract attention. The posters provided information about the project as well as contact information, website, survey, and the date of a community outreach event. Many of these posters are still visible as of today’s date. At the community meeting it was noted that the posters were an effective method to alert the community.

In-Person Outreach

Community meeting (High Impact): An open community informational meeting was held via virtual “Zoom” meeting on Monday, September 28, 2020 from 4:00-5:00. The meeting was held to inform attendees about the project, address any questions or concerns about the project, and collect input from the community. 6 attendees from the area joined the meeting and provided a lot of great discussions, and useful comments.

Local neighborhood group meeting (High Impact): Prior to the outreach process KOZ met and presented to the Uptown Land Use Review Committee (LURC) on August 19, 2020 from 5:00-6:00 with roughly 13 attendees. This meeting was very helpful and yielded some great discussions and useful feedback.

Comments:

lower level Program:

- One attendee asked if retail will be part of the project?
- One attendee commented that uptown has enough retail and although smaller retail shops are desirable in the area, this location does not seem right for retail at this time.
- One attendee commented that planning for future retail would be a good idea.
- One attendee commented that street level engagement is important and if retail is not proposed a plan for activating the street level should be given consideration.
- One attendee commented that a commercial feel at the base with flexible common space would be good.

Parking:

- One attendee asked if there had been any thought given to parking and where residents are going to park?
- One attendee commented that tenants will be stressed to find parking in the area and that not providing parking for the project does not make sense since residents will not find street parking near the building.
- Two attendees commented that the lack of parking in the project is a good thing to help discourage more cars coming into the area.
- One attendee commented that they moved into the area because there are 5 different main transit lines in the immediate vicinity so owning a car was not essential.
- One attendee commented that the demand for parking in smaller unit buildings is usually lower.

Design:

- Several attendees commented that an activated base is very important.
- One attendee asked if operable doors could be used to open the lobby to the outdoors creating an alcove to further activate the base and create indoor/outdoor space?
- One attendee commented about the need for common area space, and what the plan will be for this building?
- One attendee commented about the lack of common space in their own building and that common area space is important. Covered common space is very useful.
- Nearly all attendees commented/agreed that exterior neon lighting should not be used as a design element (referenced project to the southeast of this site).

Building program:

- One attendee asked about the occupancy and demographic of the units? Longer term residents are more desirable than short term residents.
- One attendee commented that the smaller units seem to be needed in the area.
- One attendee asked if there were any age or income specific reduced offerings for rent in this building? Area is in need of these types of offerings?
- One attendee asked about the general project and program?
- One attendee asked if there will be HALA restricted rent units?
- One attendee asked how likely are we to adjust unit sizes in the future?
- One attendee asked about bike parking and if bike parking will be provided?
- One attendee commented that bike parking should be secure.

General Comments:

- One attendee commented that the flyers where really effective and nice to see.
- A couple of attendees asked if there will be additional opportunities in the future to comment on the project?
- One attendee asked if a mailing list or some kind of alert could be sent out as a notification on the project status?
- One attendee asked if the EDG packet could be presented at an uptown community meeting? (Note: *Koz Development stated in the meeting that they would be willing to present an early version of the EDG packet at an uptown community meeting around the 28th of October and that notifications would be sent out*).

Response

Summary of response to issues raised:

Lower Level Program:

No retail is proposed, however the lower level Republican Street facade will propose a large amount of storefront glazing similar to a commercial/retail storefront condition. The lower level space could feasibly be configured to convert into retail/commercial if future needs arise. The programming of the lower level functions will be situated to activate and engage the building at the street level.

Parking:

No parking is proposed in this project. The response seemed mixed about this issue but overall supportive over the lack of provided parking.

Design:

Activated base; ground level units are currently planned for the 3rd street and north elevations. The concept is that small courtyards, planters, walkways, and exterior entries will activate the lower level along these facades. Planters and landscaping will be proposed to soften the base and create a soft barrier between the private space and public space. Lighting of the exterior will be thoughtful and used as accents vs. a feature element. Common amenity space will be provided via roof deck, interior lobby space, and exterior landscaped patio area. Providing exterior covered space will be a goal of the project.

Building Program:

Bike parking will be provided and will likely be proposed as an interior secured element adjacent to the lobby.

UP-LURC COMMITTEE PROJECT REVIEW: August 19, 2020 505 3rd W

Project was evaluated based on the new Uptown-specific Design Guidelines approved by City Council in February 2019

CS1: Site and Context

Design ground-level treatments that create a safe, attractive transition between the building, site and the sidewalk.

- The site topography presents some challenges that need to be taken into account with electrical lines along both 3rd Ave W and the alley and a 10ft grade. Residential units are proposed at ground level. The challenge will be how to provide screening and privacy to those units while still creating an attractive pedestrian experience.
- The residential entry location was discussed along Republican or 3rd Ave W. There was no consensus at this time siting opportunities and challenges each street represents. Republican offers other existing storefronts, calmer pedestrian flow and an opportunity to increase safety with more activity; 3rd Ave W has more drive-by traffic which may better support commercial uses.
- Back of House space off the alley is good.
- Separate entry for bicycles is strongly supported.

CS2: Sense of Place

Use site identity features with art, welcoming signage, distinct architecture or public open space to celebrate this neighborhood as an Arts District.

- While this is not a gateway location, there is pedestrian traffic running north and south along 3rd west and east-west along Republican so special attention needs to be taken designing the lighting and pedestrian-feel around the building. The developer should take special effort to incorporate the Arts + Culture designation of the community.
- Corner Site: Uptown Design Guidelines encourage strong corners with buildings that meet the corner.

CS2: Sense of Place: Placemaking:

- The developers stated that the landscape plan will eliminate the sense of blank facades however no landscape plan was presented. LURC members will need more information to evaluate this. A large landscape barrier is recommended for the residential units at grade to separate them from the sidewalk.
- LURC also encouraged the developer to incorporate creative signage and other opportunities to advance the Uptown-specific logo and incorporation of the new Uptown Branding developed by the UACC.
- LURC encouraged the developer to instead focus on creative pedestrian level lighting.
- The developer's recognition of the multitude of design era and styles in Uptown and comment that they wanted the building to "reflect a little of everything" brought comments from LURC members to maintain a focus and choose selectively.

PL: Public Life and Connectivity:

PL 1: ADD TO PUBLIC LIFE

Opportunities to add to public life are especially important for street-facing facades that are adjacent to the Seattle Center.

- Development along Republican offers an opportunity to help meet the "connectivity goals" with Seattle Center. It is important that the design team address ways to create an attractive pedestrian experience along this frontage.

PEDESTRIAN VOLUMES + AMENITIES

Uptown LURC encourages streetscapes that respond to unique conditions which needs to be addressed.

PL 1: ADD TO PUBLIC LIFE

ENTRIES, RESIDENTIAL EDGES + GROUND LEVEL USES/DESIGN:

- The entries along 3rd W and Republican need to be designed to provide privacy and screening from pedestrians yet still provide a pleasant visual connection at the sidewalk level.
- Design entries must be pedestrian friendly and the design team should review the Uptown specific guidelines identified in PL3

DC: ARCHITECTURAL DESIGN CONCEPT:

DC 2: 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 is more reflective of the Uptown Arts and Cultural District.

- The proposed preferred design is appropriate and supported by UP-LURC. Noted was the need for architecture detail and a landscape plan as the design progresses.

SECONDARY ARCHITECTURAL FEATURES:

Need to see how this evolves.

DC 4: EXTERIOR ELEMENTS + FINISHES BUILDING MATERIALS:

Developer's design has not progressed enough to comment on this.

COMMERCIAL SIGNAGE:

Developer's design has not progressed enough to comment on this.

- Signs for arts and cultural uses that incorporate elements of color and light are also highly encouraged.
- Storefront signs and lighting that are unique, integrate creativity and individual expression are desired.

COMMERCIAL LIGHTING:

Pedestrian-scale lighting for both the public sidewalks and private pathways is encouraged.

ADDITIONAL UPTOWN PRIORITIES:

Uptown desires a diversity of units, incomes, and uses. To that end, we encourage every developer to provide as much affordable and work force housing as possible by participating in the city's Multi-Family Tax Exemption Program and the city's MHA on-site performance option.

- Developer intends to include MFTE units & onsite MHA units which LURC strongly supports.

Response

Summary of response to issues raised:

A follow up meeting with the UP-LURC was held on November 11, 2020 from 4:30-5:30 via virtual zoom meeting. The draft EDG submittal package was presented at the meeting which held responses to most of the previous meeting comments. The following is a brief summary of some of the comments we heard.

- 1.) It was noted that most of the design solutions presented looked like a good acceptable option. No particular design option was favored.
- 2.) The proposed ornamental trees (if used) should be small enough to avoid creating a "tunnel effect" with the street trees. Currently the trees along 3rd avenue have created a dark tunnel-like condition which is not conducive to pedestrian traffic, particularly in the evening when light is low or dark.
- 3.) The front patio area could be a very successful building feature but the treatment of the concrete wall should be thoughtful and deliberate.
- 4.) Ground floor units and courtyards along 3rd ave are supported, privacy seems to have been considered in the current design. The design and screening should encourage tenants to keep window blinds open rather than frequently closed due to lack of privacy.
- 5.) Pedestrian lighting as currently proposed seems to be thoughtfully considered. The final design should encourage pedestrian traffic in the dark.
- 6.) The final landscape design should consider "features" such as boulders or other elements that break up the continuous planters adjacent to the sidewalk.
- 7.) Landscaping planters are favored and consideration should be given to the plant species. It was noted that the project up the block on Republican to the southeast has a nice landscaping treatment.

End of Packet