

118 W Mercer

EARLY DESIGN GUIDANCE 3036455-EG & 3036517-LU

EDG 1 meeting: September 16, 2020

R RUNBERG
ARCHITECTURE
GROUP

SRM
DEVELOPMENT





ELLIOT
BAY



UPTOWN

Site

W Roy Street

W Mercer Street

2nd Ave W

1st Ave W

Queen Anne Ave N

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01 PROJECT DATA + ZONING

Project Data & Information



Team

Owner:	SRM Development
Developer:	SRM Development
Architect:	Runberg Architecture Group 1 Yesler way, Seattle, WA 98104
Landscape architect:	Brumbaugh & Associates
Contractor:	SRM Construction

Project Information

Proposed use:	Mixed-use residential
Project address:	118 W Mercer St, Seattle, WA 98119
Zoning:	Zoning type: Split SM-UP 85 (M1) / MR (M)
Zoning overlay:	Uptown Urban Center Village
Street classifications:	W Mercer St. (Class III Pedestrian) 2nd Ave W. (Class III Pedestrian)
Building code:	2015 Seattle Building Code
Tax account numbers:	3879900580 & 387990570
SDCI project #:	3036517-lu
Site Area:	19,210 sf (0.44 Acres)
FAR Maximum:	5.25 (FOR SM-UP 85 (M1) ZONE), 4.5 (MR)(M)
FAR Proposed:	5.25 (FOR SM-UP 85 (M1) ZONE), 4.5 (FOR (MR)(M) ZONE)

Project Metrics

Gross sf: (Approx.)	120,510sf Residential: 68,362 sf Parking: 27,678 sf Support: 2.965 Sf
Vehicle parking: (Approx.)	P1 Residential: 37 stalls P2 Residential: 37 stalls (All parking below grade Within the structure)
Units: (Approx.)	<u>Total: 113</u> Sedu or studio: 43 Open 1: 28 1-Bed: 24 2-Bed: 18 Open 1: 27



1. Responsible Community Growth

This project proposes a **highly sustainable (LEED gold target) mixed-use apartment building** providing housing in Uptown District of Queen Anne. The proposed development will also provide **needed housing to this increasingly dense neighborhood**.

As Seattle continues to grow, the city council has adopted an ambitious **2035 Comprehensive Plan** (2019) to manage development of the urban environment. As housing in the **Uptown Urban Center, one of Seattle's densest neighborhoods**, it is important that this project incorporate Seattle's related growth strategy goals, including:

- GS 1.5. Encourage **infill development** in underused sites, particularly in urban centers and villages.
- GS 2.1. Plan for a variety of uses and the **highest densities of both housing and employment in Seattle's urban centers**, consistent with their role in the regional growth strategy.
- H 3.1. Identify and implement strategies...to **accommodate an array of housing design that meet the needs of Seattle's varied households**.
- QA-P5. Encourage an attractive **range of housing types** and housing strategies to retain Queen Anne's eclectic residential character and to assure that **housing is available to a diverse population**.



2. Improved Pedestrian-Friendly Experience

The street frontages will provide an **improved pedestrian-friendly experience** with widened sidewalks, landscaping, art, ground related housing with individual porch stoop, and active lobby space.

This project will incorporate Seattle's related growth strategy goals, including:

- GS 1.7 Promote levels of density, mixed uses, and transit improvements in urban centers and villages **that will support walking, biking and use of public transportation**.
- GS 3.15. Design multifamily zones to be appealing residential communities with **high-quality housing and development standards that promote privacy and livability**, such as appropriately scaled landscaping, street amenities, and, in appropriate locations, limited commercial uses targeted for the local population.
- QA-P3. Seek to create and maintain **attractive pedestrian-oriented streetscapes** and enhance Queen Anne's community character with open space, street trees, and other vegetation.



3. Uptown's Character/ Identity

Importantly, the design will seek to **foster the Uptown district unique expressive character and sense of authenticity**. The project will closely adhere to the established Uptown District Guidelines relative to this specific node and adjacencies.

This project will incorporate Seattle's related growth strategy goals, including:

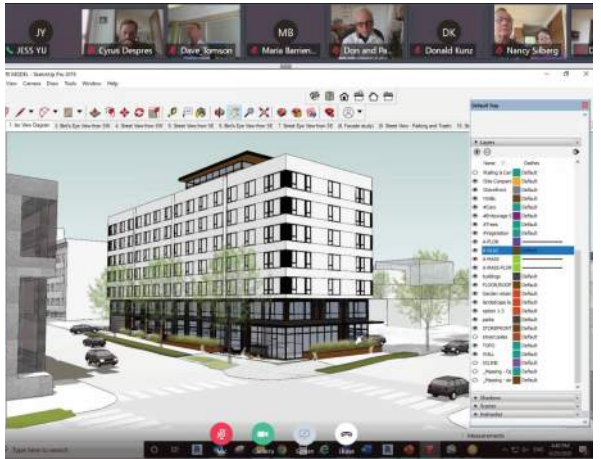
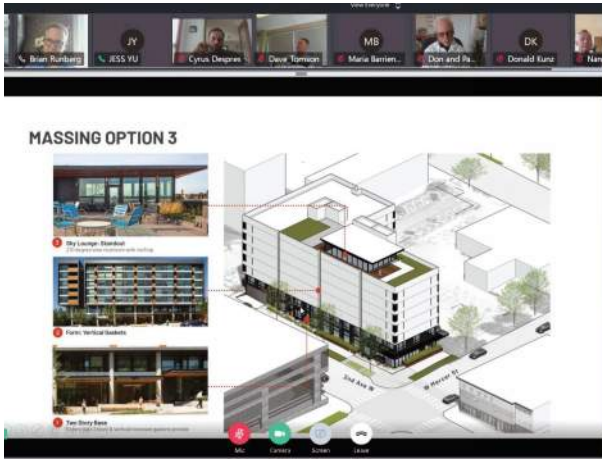
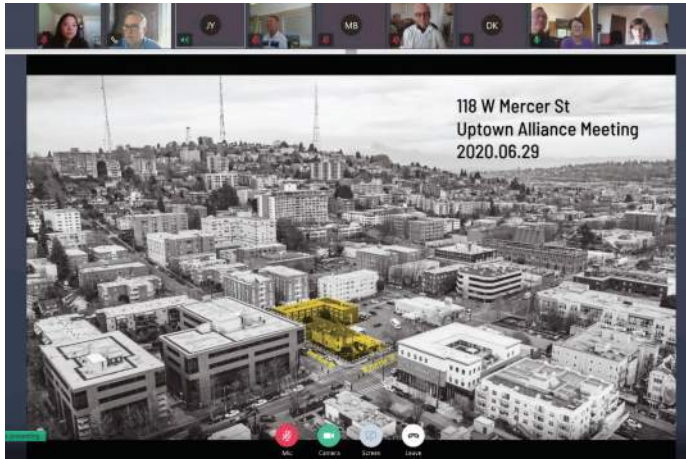
- GS G3. **Maintain and enhance Seattle's unique character** and sense of place, including its natural setting, history, human-scaled development, and community identity, as the city grows and changes.
- GS 3.9. **Preserve characteristics that contribute to communities' general identity**, such as block and lot patterns and areas of historic, architectural, or social significance.
- QA-G1. Queen Anne (Uptown) is recognized for the uniqueness of its different neighborhoods, including the urban center, each with **distinctive physical characteristics** and a strong sense of community.
- QA-P6. Create a unique urban identity in Queen Anne (Uptown)'s Urban Center that includes an attractive multifamily residential neighborhood identified by its **distinctive park-like character and surrounding mixed-use areas**.



Outreach Description

June 29, 2020

The design team held an online meeting with the Uptown Alliance to discuss and generate feedback on the project design. The project was reviewed at the concept design stage.



Community Feedback - Uptown Alliance Land Use Review Committee

The Uptown Alliance Land Use Review Committee (LURC) supported the overall project design during the meeting with the design team. On July 4th, 2020 the LURC provided the design team with a draft Uptown Land Use Review Committee Notes for the project. The full letter from the LURC can be found in EDG Section - 06 Appendix, along with an item-by-item response provided by Runberg Architecture Group to the Uptown LURC on August 6th, 2020, addressing the LURC’s recommendations. Below is a summary of the recommendations from the LURC letter, categorized per the Uptown Guidelines:

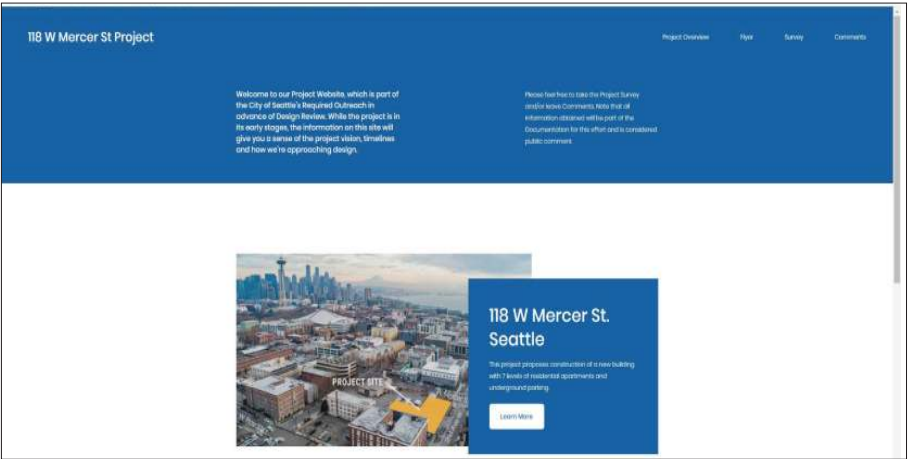
- CS1 Topography and Plants & Habitat
- Recommended the design **incorporate a residential feel for any ground-floor residential (or live/work) units along 2nd Ave W**. Provide an attractive transition to these units that **provides visual privacy and promotes a sense of safety**. Felt a commercial character was unlikely to be successful along 2nd Ave W.
- CS2 Sense of Place
- Recommended the project incorporate **identity art, signage and distinct architecture**.
 - Supported the strong corner** at 2nd Ave W and W Mercer St. and **encourages a small public plaza that promotes activity** at this corner.
- CS3 Placemaking
- Strongly encouraged the project incorporate visual art** into the design concept, especially along W Mercer St.
- PL1 Enhance the Open Space
- Recognized that a small public plaza (CS2) would be difficult due to the small site, but **encouraged the design find other ways to promote a physical and visual connection for pedestrians**.
 - Special attention should be paid to making the design attractive and interesting for pedestrians**.
- PL3/PL4 Street-Level Interaction
- Supported the location of the garage entry and fenced enclosed trash area** at the north end of the building along 2nd Ave W.
 - Recommended **ground-floor unit entries to be designed with defensible spaces and safety features** such as landscape barriers, hedges, decorative fencing and gating.
 - If retail is not viable, there should be special attention to make the area attractive and interesting for pedestrians.
- DC2 Architectural Context
- Emphasized **human scale and quality detailing as more important than consistency with a particular period or style**.
 - Recommended a **continuous residential (or live/work) presence along 2nd Ave W** and suggested swapping the fitness with the residential units facing the Bank of America.
 - Suggested adding a mural, or an inexpensive banner to the east-facing blank wall.
 - Favored **exterior canopies or other weather protection features** for residential and commercial uses.
- DC4 Exterior Elements + Finishes
- Brick, tile/or other **interesting modern, high quality exterior finish materials are strongly preferred at the street level**. [NOTE: No specific material mandated for upper levels].
 - Uptown’s evolution embraces a range of modern, innovative design** that reflects the Uptown Arts District. **Most cladding materials are accepted, with attention to color and detailing**.
 - Suggested **unique and creative storefront signage**.
 - Suggested **lighting that adds visual interest for pedestrians** while not disturbing adjacent properties.



Outreach Description

June 20, 2020 -July 7, 2020

Online surveys were set up as a part of the City of Seattle’s required outreach process in advance of the Design Review. The flyers were mailed to households and businesses within a 500-foot radius of the project site.



Community Feedback – Early Neighborhood Comment Period

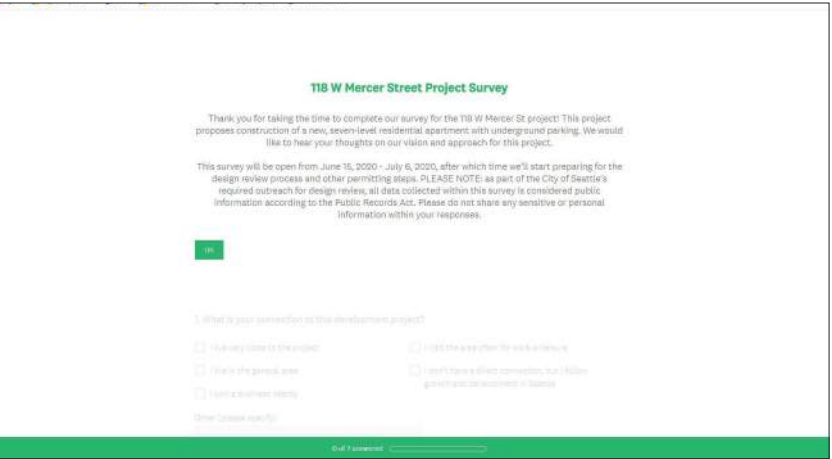
Comment Total:
• From Website: 5
• From Email: 1
• From Survey: 56

Design-Related Comments

- Design. Several respondents noted that lower Queen Anne has many historical buildings and encouraged the project team to match the design to the surrounding area by utilizing a brick exterior that maintains the local character and vibe. One respondent encouraged a modern design with street appeal. **33% of survey respondents said that how the building design reflects the character of the street and surrounding area is most important about a building on this property; 23% said environmentally-friendly features** and 17% said parking; others focused on lighting and art, design on all sides of the project, active and interesting pedestrian lobby and modulation, recesses and other features.
- Height & Scale. Several respondents expressed concern that the building height will obstruct existing views and encouraged the project to utilize a lower height to match the surrounding four-story buildings.
- Eco-Friendly. A few respondents encouraged an eco-friendly building with green energy and green spaces.
- Landscaping/Exterior Space. A couple of respondents encouraged utilizing native plants and landscape that incorporates Lower Queen Anne’s existing style; another respondent encouraged cleaned-up, landscaped pedestrian areas. **32% of survey respondents noted that a generous, vibrant pedestrian environment was the most important consideration for the exterior space**, 18% noted lighting and safety features; 13% noted connection and relationships of the sidewalk to residential at-grade units and 5% stated canopies and other features.
- Garage. One respondent encouraged the garage entrance to be pushed closer to Mercer St as the current location will create noise and pollution that will drift into nearby residential units.
- Public Space. **One respondent noted that it’s a highly walkable, dog-friendly neighborhood with strollers and wheelchairs** and that sidewalk space should not be blocked by benches, garbage cans, bicycle or scooter parking.
- Noise. Several respondents expressed concern that the buildings adjacent to the project are old and have poor sound insulation, requesting that a space not be created that will add more noise to this residential area of the neighborhood and noting that a rooftop deck should be discouraged as that noise travel to the neighbors.

Non-Design-Related Comments

- Existing Tenants. Many respondents noted that Tup Tim Thai is a Seattle treasure/ landmark, and expressed serious concern the project will tear down beloved historic buildings and businesses and displace existing residential tenants.
- Affordability. Several respondents encouraged the project to provide affordable retail space and affordable housing or a mix between high, mid and low-income rents.
- Retail. Several respondents expressed support for retail space on the building’s lower levels and more restaurant and food shops in the area, and noted that retail would be useful for traffic movement and safety



SM-UP 85 (M1) – Zoning Summary | All Proposed Options Code Compliant

23.48.005 Permitted and prohibited uses

- A. Residential use is permitted outright.
- C. No conditional uses proposed.
- D. No required street level uses (Class III pedestrian street).

23.48.020 Floor area ratio (FAR)(see also 23.48.720)

- A.3 If a lot is in more than one zone, the FAR limit applies to each portion per zone.
- B.1. All underground stories or portion of stories exempt (max 4’ above existing or finished grade whichever is lower, excluding access.
- B.3. An allowance for mechanical equipment for any structure 65’ or over of 3.5% of the total chargeable GSF is exempt.
- C. There is no minimum FAR required (Class III pedestrian street).

23.48.021 Extra floor area in SM zones

No extra floor area proposed for this site.

23.48.025 Structure Height

- A.1. The structure height limit is 85’ per the Official Land Use Map.
- C.2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend up to 4’ above the otherwise applicable height limit. Insulation, rooftop decks, etc. may exceed the height limit if enclosed by parapets or walls that comply with 23.48.025.C.2.
- C.3. Solar collectors may extend up to 7’ above the height limit with unlimited rooftop coverage.
- C.4. The following may extend up to 15’ above height limit with a coverage of 20% or 25% if including stair and elevator penthouses and screened mechanical equipment: Solar collectors, mechanical equipment, play equipment, wind-driven power generators, minor communications utilities, stair and elevator penthouses.
- C.7. Items in C.4. may be increased to 65% roof area of all mechanical equipment is screened and no rooftop features are located closer than 10’ to the roof edge.
- C.8. The following must be located at least 10’ from the north lot line: solar collectors, planters, clerestories, greenhouses, minor communications utilities, non-firewall parapets, play equipment.
- C.9. Screening is required or all rooftop mechanical equipment.

23.48.040 Street-level Development Standards

- A. Site faces two (2) Class III pedestrian streets per Map A for 23.48.740.
- B. Transparency and blank facade requirements does not apply to

- residential uses.
- D. Maximum width provisions do not apply (Class III pedestrian street).

23.48.045 Amenity area for residential uses

- A. Amenity area is required for development with more than 20 units.
- B. An area equal to 5% of total gross floor area in residential use shall be provided; parking area and mechanical equipment are excluded from this calculation.
- C.1. All residents shall have access to required amenity areas.
- C.2. A maximum of 50% of the amenity area may be enclosed.
- C.3. The minimum horizontal dimension for amenity areas is 15’, except for landscaped open space at street level (10’).
- C.4. The minimum size of a required amenity area is 225sf.
- C.5. Landscaped areas located at and accessible from street level shall be counted twice.

23.48.050 Mandatory housing affordability (MHA) requirements

Zone is (M1) suffix in a “High” category: and will conform with the payment option.

23.48.055 – Landscaping and screening standards

- A.2. A Green factor of 0.3 is required
- A.3. If development standards require landscaping in setbacks, they shall be planed with trees, shrubs and grass or evergreen ground-cover. Barrier-Free features, decorative pavers, and furnishing may cover maximum 30% of each landscaped area.
- B. Required screening shall be at least 3’ tall and may be a fence, wall, hedge or landscaped berm.
- C.4. Fences or walls associated with utility services are encouraged to provide visual interest and be minimum 5’ between feature and lot line
- D. Street trees are required.

23.48.065 Noise and odor standards:

Noise and odor standards for commercial uses under 23.47.018 & 23.47.020 are not applicable (only residential uses proposed).

23.48.075 – Light and glare standards

- See 23.47A022:
- A. Exterior lighting must be shielded and directed away from adjacent uses.

- B. Interior lighting in parking garages must be shielded to minimize nightline glare.
- C. Driveways and parking areas shall be screened from abutting properties by a fence or wall between 5’ & 6’ in height, or a solid evergreen hedge or landscaped berm at least 5’ in height. At lot lines above the driveway elevation, the screen must be a minimum of 3’ in height.
- E.1. Glare diagrams are required when any structure is proposed with either reflective glass/materials or over 65’ in height with 30% clear or tinted glass.
- E.2. Glare diagrams are required with facade surfaces oriented residential zones within 200’ or oriented toward any arterial more than 15,000 vehicle trips a day within 400’ .

23.48.080 – Required parking and loading

- A. Off-street parking and bicycle parking are required per 23.54.015.
- B. Loading berths shall be provided per 23.54.035.

23.48.085 – Parking location, access and curb cuts

- B.2 Parking at street level within structures may be partially above/below street level without being separated by other uses if the frontage does not abut a Class I Pedestrian street, and the portion above street level (excluding doors) is screened from view, and the street-facing facade is enhanced by visual interest features.
- D. Parking access shall be determined by the Director if the lot abuts more than one right-of-way.
- E.1. Curb cut access is limited to a single two-way curb cut complying with 23.54.030.

23.48.710 – Transportation Management Programs SM-UP zones

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

23.48.720 – Floor area ratio (FAR) in SM-UP zones

- A. The maximum FAR for structures including residential uses is 5.25.

23.48.732 – Maximum structure width and depth in SM-UP zones

- A. Maximum width and depth of a structure is 250’.

23.48.735 – Upper-level setbacks in SM-UP zones

A. Upper-level setbacks not required, site does not abut applicable streets on MAP A for 23.48.735.

23.48.740 – Street-level development standards in SM-UP zones

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

A.3 For Class III Pedestrian Streets, the street-facing facade may be set back up to 12’ from the street lot line subject to the following:

A.3.a. The setback area shall be landscaped per 23.48.055.A.2.

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

A.3.c. Any required outdoor amenity area or open space per 23.48.740.B. may extend beyond the setback limit.

B.1. Usable open space not required as lot is less than 30,000 sf.

C. Through Block pedestrian connections not required as lot is under 40,000 sf.

23.48.755 – Screening in SM-UP zones

A. Parking above street level in a garage shall be screened.

23.48.785 – Parking location, access, and curb cuts

A.1 Parking above street level within structures shall be no more than 50% above grade.

23.54.015 Required parking and maximum parking limits

A. For residential uses within urban centers, there is no minimum parking requirement.

K. Long-term bike parking: 1 per dwelling unit; Short-term bike parking: 1 per 20 dwelling units.

K.2. Long-term bike parking shall be in a secure location, access shall be separate from other vehicular entry points, shall provide signage of not clearly visible from street or sidewalk, shall not be via stairs, and protected from weather.

K.3. Bike parking for residential uses shall be located on site.

K.9. Bike parking within dwelling units or on balconies do not count toward the requirement.

23.54.030 Parking space and access standards

A.1. “Large vehicle” parking shall be 8.5’ x 19’ minimum.

A.2. “Medium vehicle” parking shall be 8’ x 16’ minimum.

A.3. “Small vehicle” parking shall be 7.5’ x 15’ minimum.

A.4. “Barrier-free” parking shall be 8’ x 19’ with a 5’ access aisle, while van-accessible spaces shall of an 8’ access aisle.

A.6. Columns or structure may encroach the space a maximum of 6” on a side, except where a car door opens (5’ from longitudinal center or 4’ from transverse center).

B.1.b. When more than five spaces are provided, 60% of spaces must be sized for medium vehicles; 40% may be striped for any size category.

D.1. Driveways servicing more than 30 parking spaces shall be at least 10’ wide for one-way traffic, 20’ wide for two-way traffic, and meet the minimum turning path radius per Exhibit B.

D.3. Driveway slopes shall not exceed 15 except in special conditions approved by the director.

E.1. Parking aisles shall be provided in accordance with Exhibit C.

E.2. Minimum aisle widths shall be provided for the largest vehicles served.

E.4. Aisle slope shall not exceed 17%.

F.1.a. If two adjoining lots share a common driveway, the combined frontages shall be determined as one (188’ in our case) in determining the permitted curb cuts. Three curb cuts are allowed for residential frontages on non-principal arterials between 160’ and 240’ (one two-way proposed).

F.1.b. One (two-way) curb cut of 20’ may be substituted for two curb cuts.

G.1. For two-way driveways less than 22’, a sight triangle on both sides of the driveway shall be provided and kept clear of any obstruction for 10’ from the intersection with the sidewalk.

G.3 The sight triangle shall be kept clear of obstruction between 32” and 82” from the ground.

K. At least one pedestrian access walkway shall be provided between a garage and public right-of-way.

23.54.035 Loading berth requirements

N/A – Not required for residential uses.

23.54.040 Solid waste and recyclable materials storage and access

A. For multifamily uses with more than 100 dwelling units, 575sf plus 4sf for each additional unit above 100 is required for shared waste storage space.

C. For development with more than 100 dwelling units, the required minimum storage space maybe reduced by 15% if the area provided has a minimum horizontal dimension of 20’.

D.1. The minimum horizontal dimension for developments with nine or more units is 12’.

D.2. The floor shall be level and hard-surfaced, and the floor below compactors shall be concrete.

D.3. If outdoors, the storage space shall be screened from public view and designed to minimize light/glare impacts.

E.1. The storage space shall not be located between the street-facing façade and street.

E.2. The storage space shall not be located in required drives or parking.

E.3. The storage space shall not block any exits or access.

E.4. The storage space shall be located to minimize noise and odor impacts.

E.5. The storage space shall meet the contractor safety requirements.

E.6. The storage space shall not be used for other purposes.

F.1. Containers 2 cubic yards or smaller shall be placed no more than 50’ from a curb or collection location, shall not be within a bus stop or right-of-way, shall not include ramps greater than 6% slope, and shall have gates a minimum of 10’ wide.

F.2. Containers greater than 2 cubic yards and compacted refuse shall be provide direct access to containers, have gates a minimum of 10’ wide, shall not be located in the right-of-way, shall provide a 21’ overhead clearance for a vehicle.

G.1. Direct access for occupants shall be provided from the street to containers,

G.2. A pick-up location within 50’ of a curb cut shall be designated that minimizes blockage of pedestrian movement.

G.3. If a planting strip is designated, required landscaping shall accommodate the containers.

H. Waste storage space, access and pick-up specification, including the number and size of containers, shall be included on plans submitted with the permit application.

MR (M) – Zoning Summary | All Proposed Options Code Compliant

23.45.504 Permitted and prohibited uses

- A. Residential primary use is permitted outright.
- C. Parking is permitted subject to Section 23.54.026.

23.45.510 Floor Area

- A. Balconies, patios and decks associated with single dwelling units and ground-level walking paths are exempt from gross floor area calculations.
- B. FAR limit for the MR zone with an MHA suffix (M) is 4.5.
- D.1. All stories or portions of stories underground are exempt from FAR limits.
- D.4. Portions of a story that extend no more than 4 feet above existing grade is exempt from FAR limits in MR structures.

23.45.514 Structure Height

- B. The structure height limit is 80 feet in MR zones with an MHA suffix.
- G. Roof surfaces completely enclosed by a parapet may exceed the applicable height limit by up to 75% of the parapet height to allow for a slope, provided the lowest elevation meets the height limit.
- H. When a green roof covers over 50% of the roof surface, up to 2 feet of additional height is allowed to accommodate structural, roofing and soil requirements.
- I.2. Open railings, planters, parapets and firewalls may extend 4 feet above the maximum height.
- I.3. Architectural projections that result in additional interior space may extend up to 4’ if no more than 30% of roof area and set back 4 feet from the façade.
- I.5. In MR zones; stair penthouses, mechanical equipment, sun and wind screens, penthouse pavilions for common resident use, and minor communication equipment may extend 15 feet above the maximum height, if the combined coverage does not exceed 20%, or 25% with screened mechanical equipment.
- I.6. in MR zones, elevator penthouses and co-located stairs may extend 16 feet above the maximum height with the same coverage limits as I.5
- I.8. For allowed rooftop features above the maximum height, a 15’ set back from the north lot line or shadow diagrams showing compliance with height limit at max bulk.

23.45.517 Mandatory housing affordability (MHA) in multifamily zones

Zone is (M) suffix in a “High” category: and will conform with the payment option.

23.45.518 Setbacks and separations

- B.1. Required front and side setbacks from street lot lines are 7’ average, 5’ minimum.
- B.1. Required rear setback is 15’, or 10’ abutting an alley.
- B.1. Required side setbacks from an interior lot line are 7’ average and 5’ minimum for a structure 42 feet or less; 10’ average and 7’ minimum for a structure above 42 feet in height.
- B.2.a. For lots abutting a street less than 56’ wide, all portions of the structure above 70 feet in height must be set back 15’. (Not applicable, street greater than 56’).
- H.1. Cornices, eaves, gutters, roofs and other forms of weather protection may project into setbacks a maximum of 4’ if they are no closer than 3’ to any lot line.
- H.3. Bay windows and other features that provide floor area may project up to 2’ into setbacks assuming they are no closer than 5’ to any lot line, are no more than 10’ in width, and combined make up no more than 30% of the façade area.
- H.4. Unenclosed decks up to 18” above existing or finished grade, whichever is lower, may project into required setbacks.
- H.5. Unenclosed porches or steps no higher than 4’ above grade may extend to within 4’ of a street lot line and no higher than 2.5’ may extend to a street lot line; they may also project a maximum of 4’ into rear lot lines provided they are a minimum of 5’ from the lot line. The combined maximum width of such features is limited to 20’ combined width, and cover structure/supports may be no closer than 3’ of a lot line.
- H.7. Unenclosed decks and balconies may project 4’ into setbacks if each is no closer than 5’ to any lot line, no more than 20’ wide and separated by a distance of at least ½ the width of the projection.
- I.2. Ramps or other access for disabled and elderly are permitted in required setbacks.
- I.3. Uncovered, unenclosed pedestrian access bridges 5’ or less in width are permitted in setbacks.
- I.4. Underground structures are permitted in setbacks.
- I.6. Freestanding structures, signs and similar structures 6’ or less may be erected in setbacks provided signs meet the provisions of Chapter 23.55.
- I.7. Fences no greater than 6’ in height are permitted in setbacks, except that fences in front setbacks may not exceed 4’ in height. Fences on top of bulkheads/retaining walls are limited to 4’ with a maximum combined height of 9.5 feet. Up to 2’ of additional height for architectural features is permitted if predominantly open. Fences may be averaged along sloping grades not to exceed 8’ (at 6’) or 6’ (at 4’), respectively.
- I.8. Bulkheads and retaining walls to raise grade may be place in required setback and are limited to 6’ in height.
- I.10. Above grade GSI features are allowed if features are

maximum 4.5’ tall, 4’ wide and have a capacity of max 600 gallons.

I.11. GSI features greater than allowed per I.10. are allowed in setbacks if they do not exceed 10% of the setback area, are no closer than 2.5’ from a side lot line and no closer than 5’ from a front or rear lot line.

I.12. Mechanical equipment complying with Chapter 25.08 are allowed in setbacks but no closer than 3’ from any lot line.

23.45.522 Amenity Area

- C. The required amenity area in MR zones is equal to 5% of the total gross floor area in residential use.
- D.1. All units shall have access to a common or private amenity area.
- D.2. In MR zones, no more than 50% of the amenity area may be enclosed, and this enclosed area shall be provided as common amenity area.
- D.3. Structural projections that do not provide floor area may extend up to 2 feet into an amenity area if they are 8’ above finished grade.
- D.5.a. No common amenity area shall be less than 250 sf in area or 10’ in horizontal dimension.
- D.5.b. At least 50% of a common amenity area at ground level shall be landscaped with grass, ground cover, bushes, bioretention or trees. Elements that enhance the usability and livability, such as seating, lighting, weather protection, or similar shall be provided.
- D.5.c. A required common amenity area at ground level shall be accessible to all apartment units.
- D.6. Parking areas or easements do not qualify as amenity areas.
- D.7. Swimming pools, spas and hot tubs may be counted towards amenity area.
- D.8. Rooftop areas excluded because they are near minor communication utilities or devices per 23.57.011.C.1. do not qualify as amenity areas.

23.45.524 Landscaping standards

- A.2. A green factor score of .5 or greater is required for any lot within the MR zone.
- B. Street trees are required.

23.45.528 Structure width and depth limits for lots greater than 9,000 square feet in Midrise zones

- A. The width of principal structures shall not exceed 150’. [N/A]
- B. The depth of principal structures shall not exceed 80% of the lot depth, except to allow for front setback averaging and courtyards.

23.45.529 Design standards

B. Design standards per 23.45.529 are not applicable as the building falls under design review pursuant to Chapter 23.41.

23.45.530 Green building standards

Green building standards apply in MR zones where buildings have a FAR greater than 3.45.

23.45.534 Light and glare standards

A. Exterior lighting shall be shielded and directed away from adjacent properties.

B. Interior lighting in parking garages shall be shielded to minimize nighttime glare on adjacent properties.

C. Driveways and parking areas shall be screened from abutting properties by a fence or wall between 5' & 6' in height, or a solid evergreen hedge or landscaped berm at least 5' in height. At lot lines above the driveway elevation, the screen must be a minimum of 3' in height.

23.45.536 Parking location, access, and screening

A. Off-street parking spaces are required per Chapter 23.54.

B.3. Parking may be located in or under a structure provided no portion is higher than 4' above grade or closer than the street-level-facing façade.

C.2.a. Street access to parking is required.

C.8. Access shall be provided by a shared driveway.

D.1. Parking shall be screened from direct view by the street-facing façade, garage doors, a fence or wall, or landscaped areas.

E. Garage doors in MR zones shall be set back at least 18' from the street lot line and no closer than the street facing façade.

23.54.015 Required parking and maximum parking limits

A. For residential uses within urban centers, there is no minimum parking requirement.

K. Long-term bike parking: 1 per dwelling unit; Short-term bike parking: 1 per 20 dwelling units.

K.2. Long-term bike parking shall be in a secure location, access shall be separate from other vehicular entry points, shall provide signage of not clearly visible from street or sidewalk, shall not be via stairs, and protected from weather.

K.3. Bike parking for residential uses shall be located on site.

K.9. Bike parking within dwelling units or on balconies do not count toward the requirement.

23.54.030 Parking space and access standards

A.1. "Large vehicle" parking shall be 8.5' x 19' minimum.

A.2. "Medium vehicle" parking shall be 8' x 16' minimum.

A.3. "Small vehicle" parking shall be 7.5' x 15' minimum.

A.4. "Barrier-free" parking shall be 8' x 19' with a 5' access aisle, while van-accessible spaces shall of an 8' access aisle.

A.6. Columns or structure may encroach the space a maximum of 6" on a side, except where a car door opens (5' from longitudinal center or 4' from transverse center).

B.1.b. When more than five spaces are provided, 60% of spaces must be sized for medium vehicles; 40% may be striped for any size category.

D.1. Driveways servicing more than 30 parking spaces shall be at least 10' wide for one-way traffic, 20' wide for two-way traffic, and meet the minimum turning path radius per Exhibit B.

D.3. Driveway slopes shall not exceed 15 except in special conditions approved by the director.

E.1. Parking aisles shall be provided in accordance with Exhibit C.

E.2. Minimum aisle widths shall be provided for the largest vehicles served.

E.4. Aisle slope shall not exceed 17%.

F.1.a. If two adjoining lots share a common driveway, the combined frontages shall be determined as one (188' in our case) in determining the permitted curb cuts. Three curb cuts are allowed for residential frontages on non-principal arterials between 160' and 240' (one two-way proposed).

F.1.b. One (two-way) curb cut of 20' may be substituted for two curb cuts.

G.1. For two-way driveways less than 22', a sight triangle on both sides of the driveway shall be provided and kept clear of any obstruction for 10' from the intersection with the sidewalk.

G.3 The sight triangle shall be kept clear of obstruction between 32" and 82" from the ground.

K. At least one pedestrian access walkway shall be provided between a garage and public right-of-way.

23.54.035 Loading berth requirements

N/A – Not required for residential uses.

23.54.040 Solid waste and recyclable materials storage and access

A. For multifamily uses with more than 100 dwelling units, 575sf plus 4sf for each additional unit above 100 is required for shared waste storage space.

C. For development with more than 100 dwelling units, the required minimum storage space maybe reduced by 15% if the

area provided has a minimum horizontal dimension of 20'.

D.1. The minimum horizontal dimension for developments with nine or more units is 12'.

D.2. The floor shall be level and hard-surfaced, and the floor below compactors shall be concrete.

D.3. If outdoors, the storage space shall be screened from public view and designed to minimize light/glare impacts.

E.1. The storage space shall not be located between the street-facing façade and street.

E.2. The storage space shall not be located in required drives or parking.

E.3. The storage space shall not block any exits or access.

E.4. The storage space shall be located to minimize noise and odor impacts.

E.5. The storage space shall meet the contractor safety requirements.

E.6. The storage space shall not be used for other purposes.

F.1. Containers 2 cubic yards or smaller shall be placed no more than 50' from a curb or collection location, shall not be within a bus stop or right-of-way, shall not include ramps greater than 6% slope, and shall have gates a minimum of 10' wide.

F.2. Containers greater than 2 cubic yards and compacted refuse shall be provide direct access to containers, have gates a minimum of 10' wide, shall not be located in the right-of-way, shall provide a 21' overhead clearance for a vehicle.

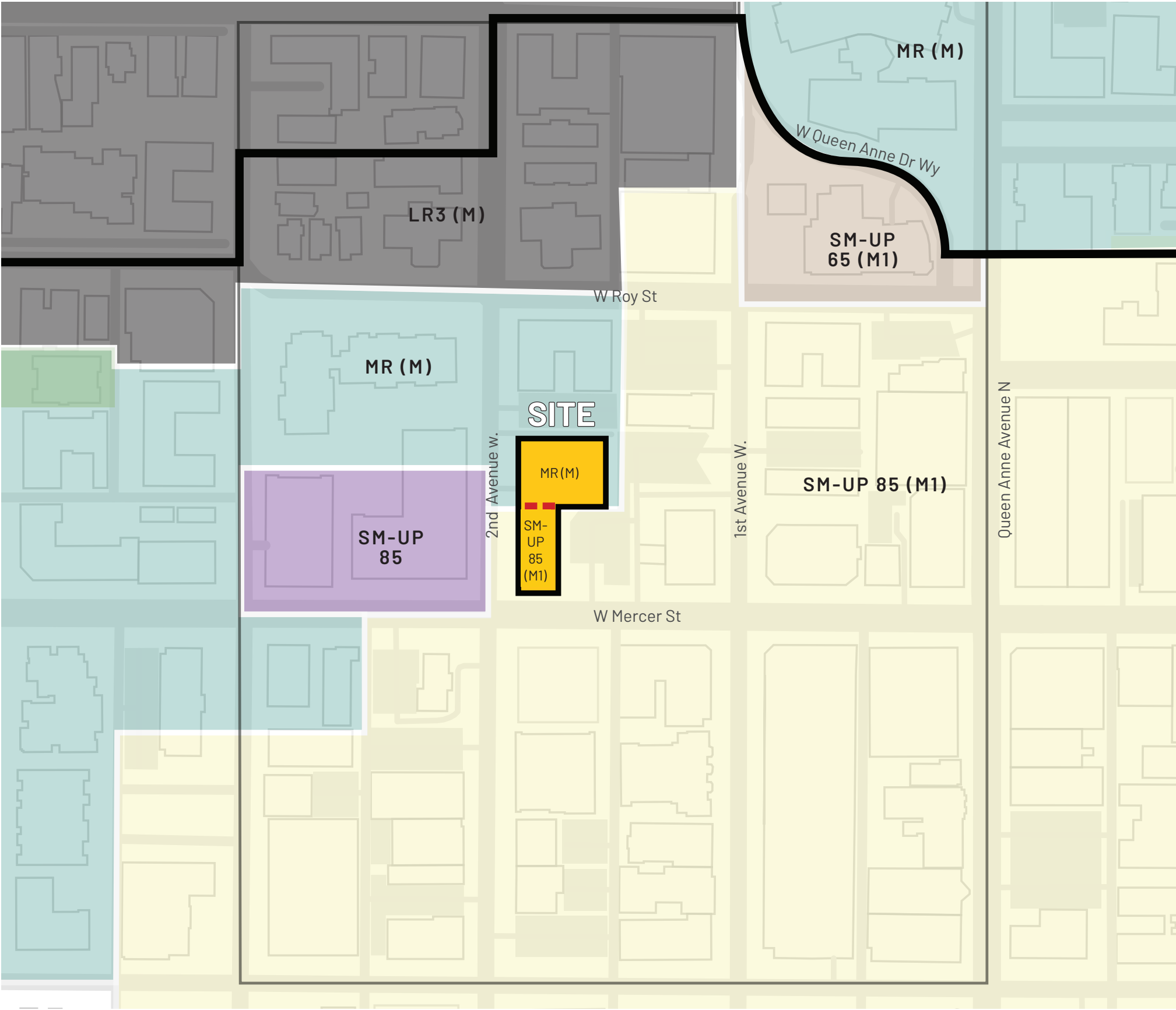
G.1. Direct access for occupants shall be provided from the street to containers,

G.2. A pick-up location within 50' of a curb cut shall be designated that minimizes blockage of pedestrian movement.

G.3. If a planting strip is designated, required landscaping shall accommodate the containers.

H. Waste storage space, access and pick-up specification, including the number and size of containers, shall be included on plans submitted with the permit application.

Zoning



Zoning

- LR3 (M)
- MR (M)
- SM-UP 65 (M1)
- SM-UP 85 (M1)
- SM-UP 85
- Nine Urban Blocks Area (3 X 3 Grid)
- Urban center boundary

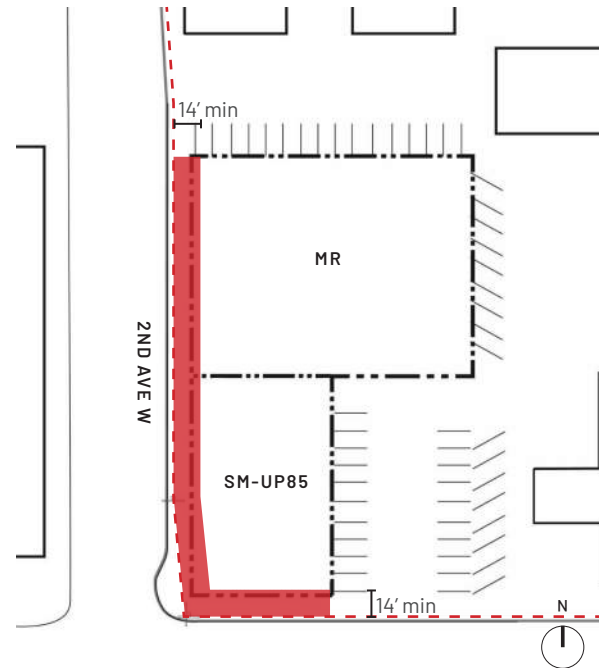


Diagram - Electric Utility Clearance

PER WAC 296-155-428/WAC 296-24-960 - 14' Line Clearance

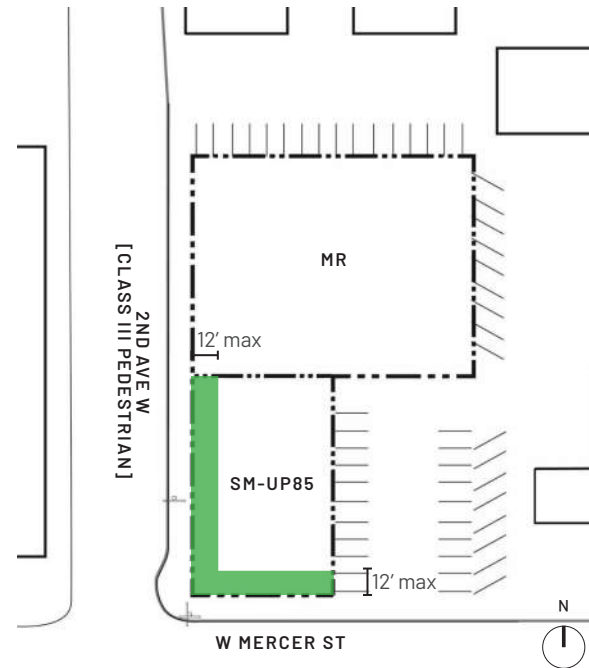


Diagram - SM-UP85 - Class III Street Setback

PER [23.48.740] - Class III Pedestrian Streets in SM-UP85 zones may be set back up to 12' max from the street lot line.

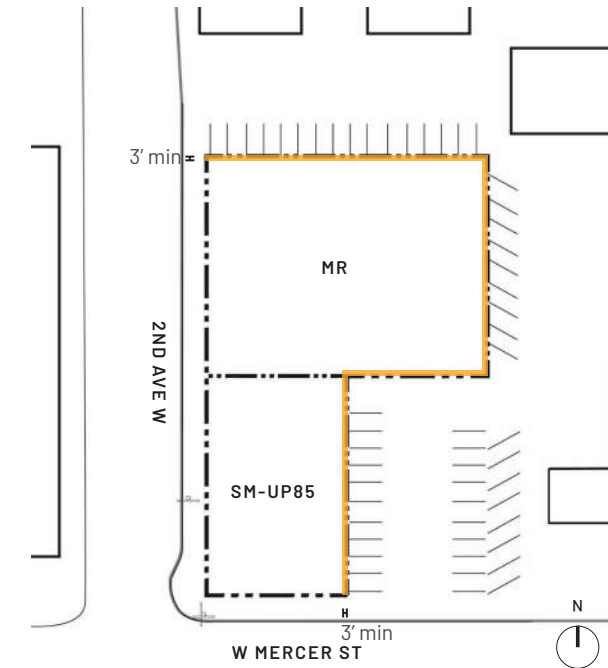


Diagram - Setback from Interior Lot Lines

PER SBC TABLE 705.8 - 3' min setback to allow minimal window openings (up to 15%).

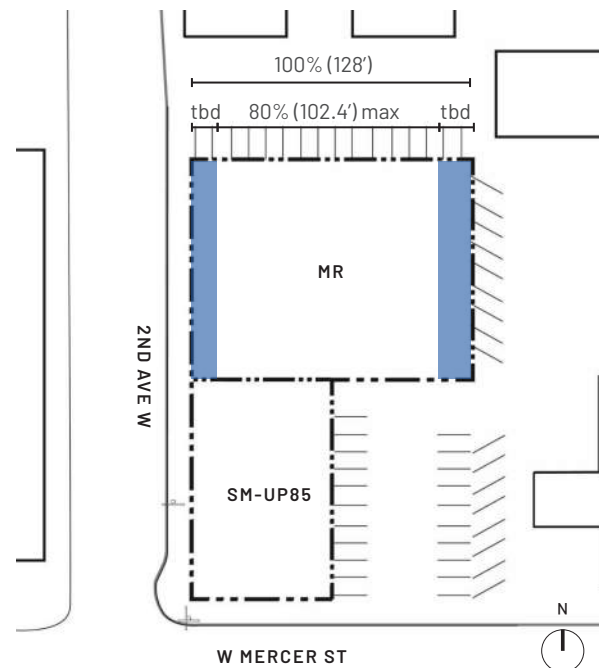


Diagram - MR - Max Lot Depth

PER [23.45.528] - The depth of principal structures shall not exceed 80% of the lot depth.

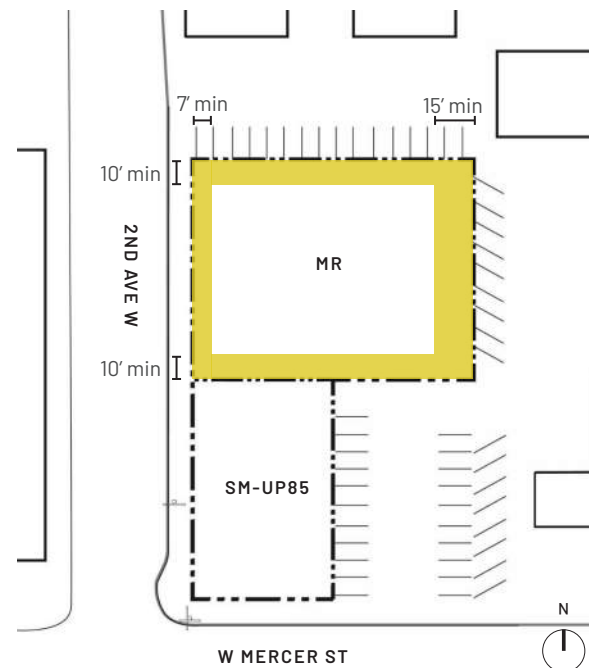


Diagram - Required Setbacks

Per [23.45.518] - See above.*

Required (MR) Setbacks:
Front - 7' min avg
Side - 10' min avg
Rear - 15' min (no alley)

*No additional SM-UP85 setbacks required.

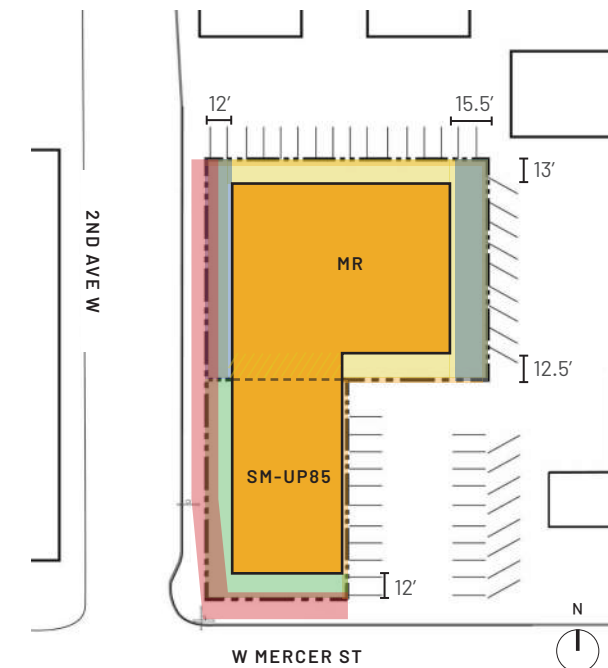


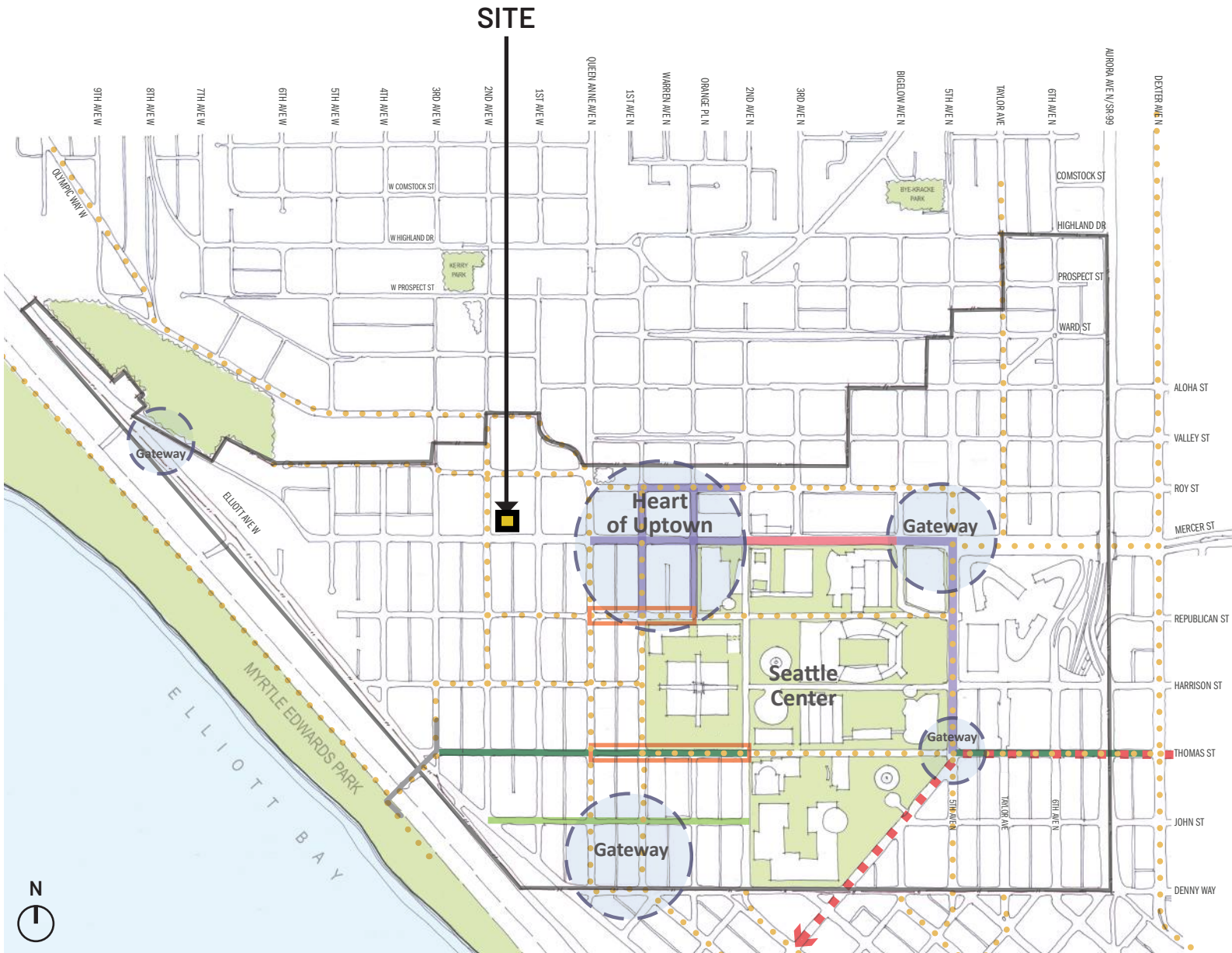
Diagram - Buildable Area

See above.

Proposed Setbacks:
Front (2ND AVE W) - 12'
Front (W MERCER) - 12'
Side (North) - 13'
Side (South) - 12.5'
Rear - 15.5'

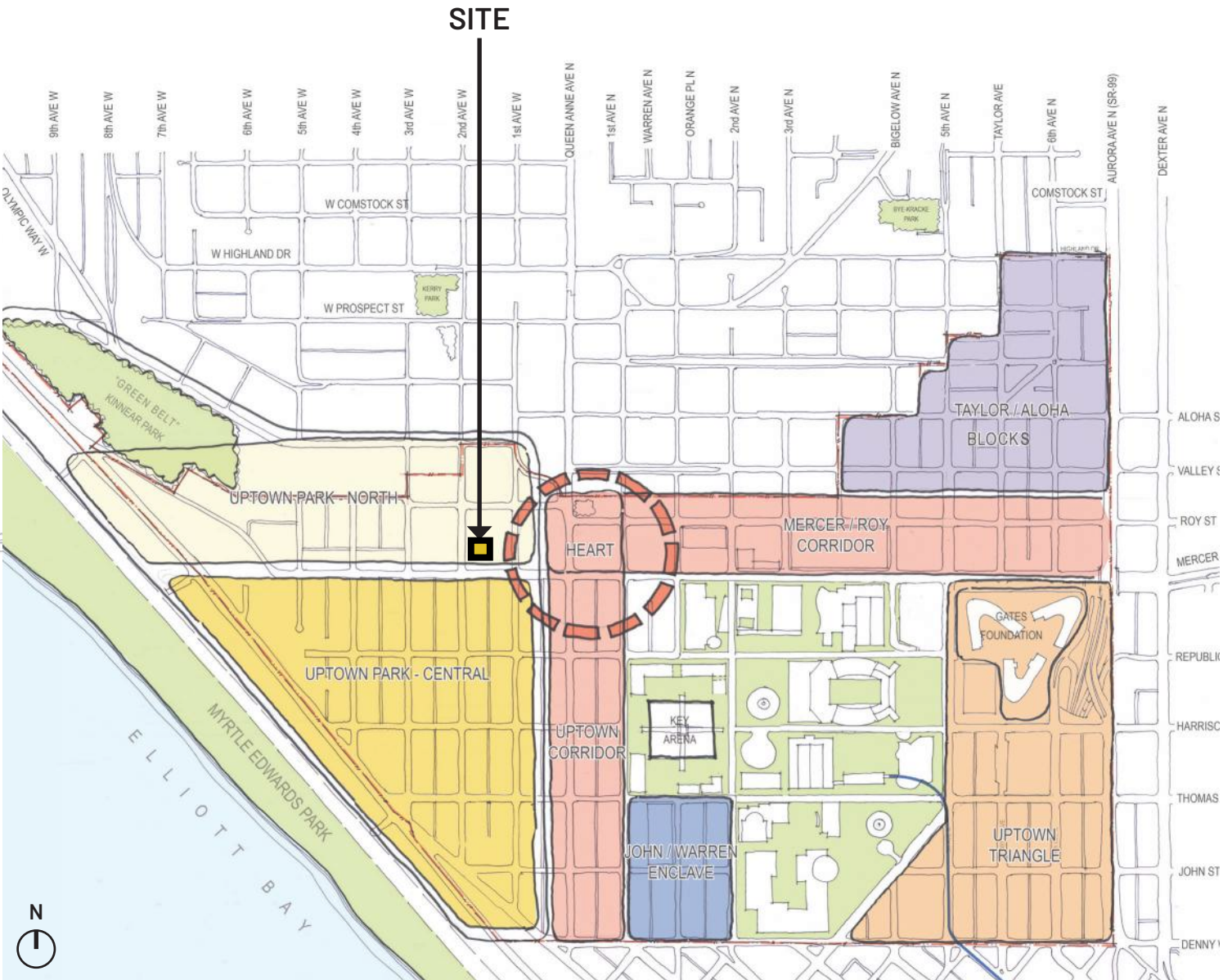
02 NEIGHBORHOOD ANALYSIS + SITE CONTEXT





Neighborhood Extent

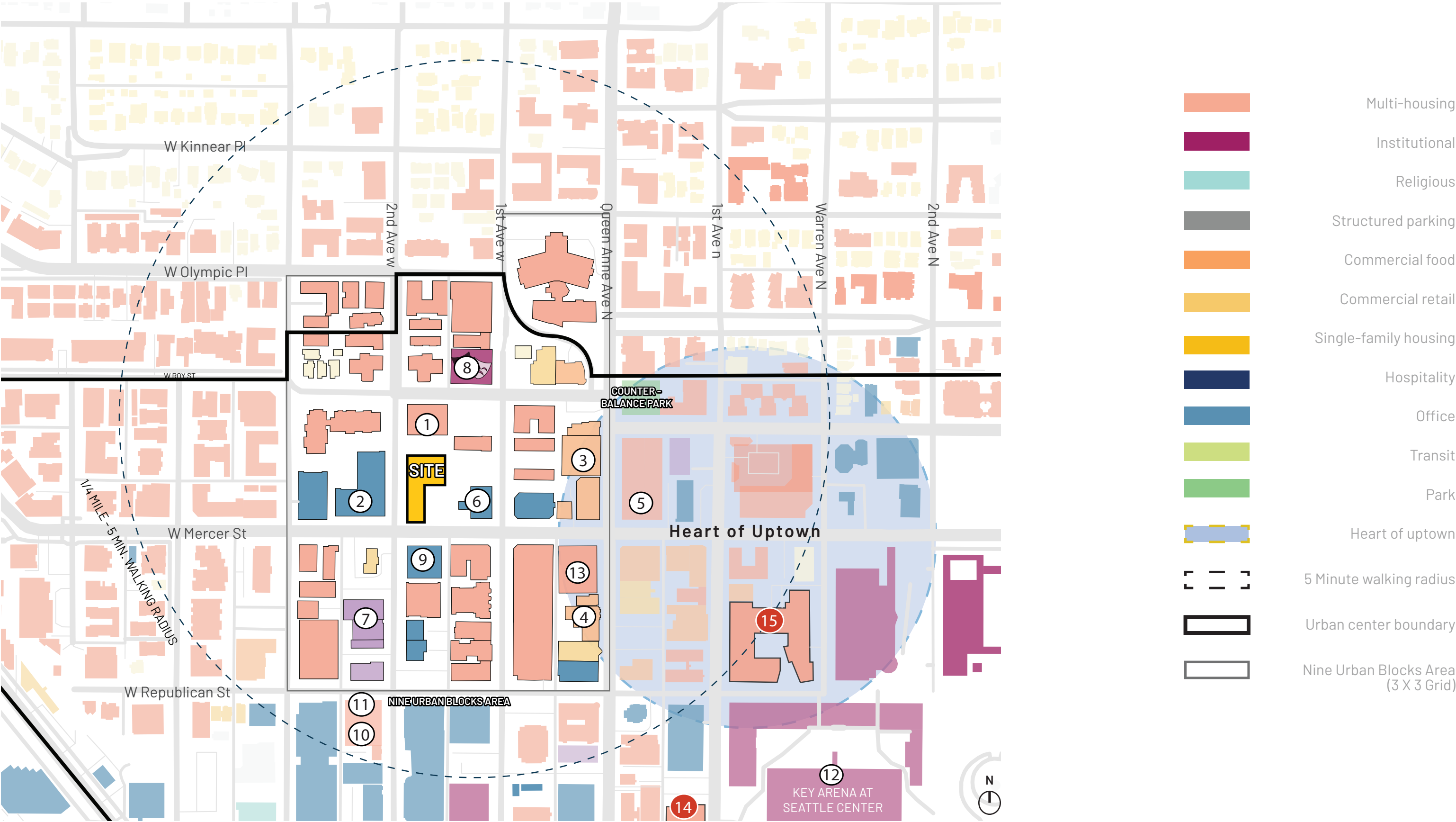
The site is located in the Uptown neighborhood.



Neighborhood Character

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

Neighborhood Analysis + Site Analysis | Neighborhood Development and Uses





1. Chandler Hall Apartments
(Seattle Historical Site)



2. Queen Anne Square
Office Building



3. Roystone Apartments
(Future Development)



4. Uptown Theater



5. Marqueen Hotel
(Seattle Historical Site)



6. Bank of America



7. Seattle Firefighters Local 27



8. On the Boards, Behnke Center for
Contemporary Performance
(Seattle Historical Site)



9. Consulate General of the Republic of
Korea



10. 95-unit apartment building
(Future development)



11. Zella - Mixed use - 128 units



12. Key Arena
(Planned renovation)



13. Uptown 11 - Mixed use

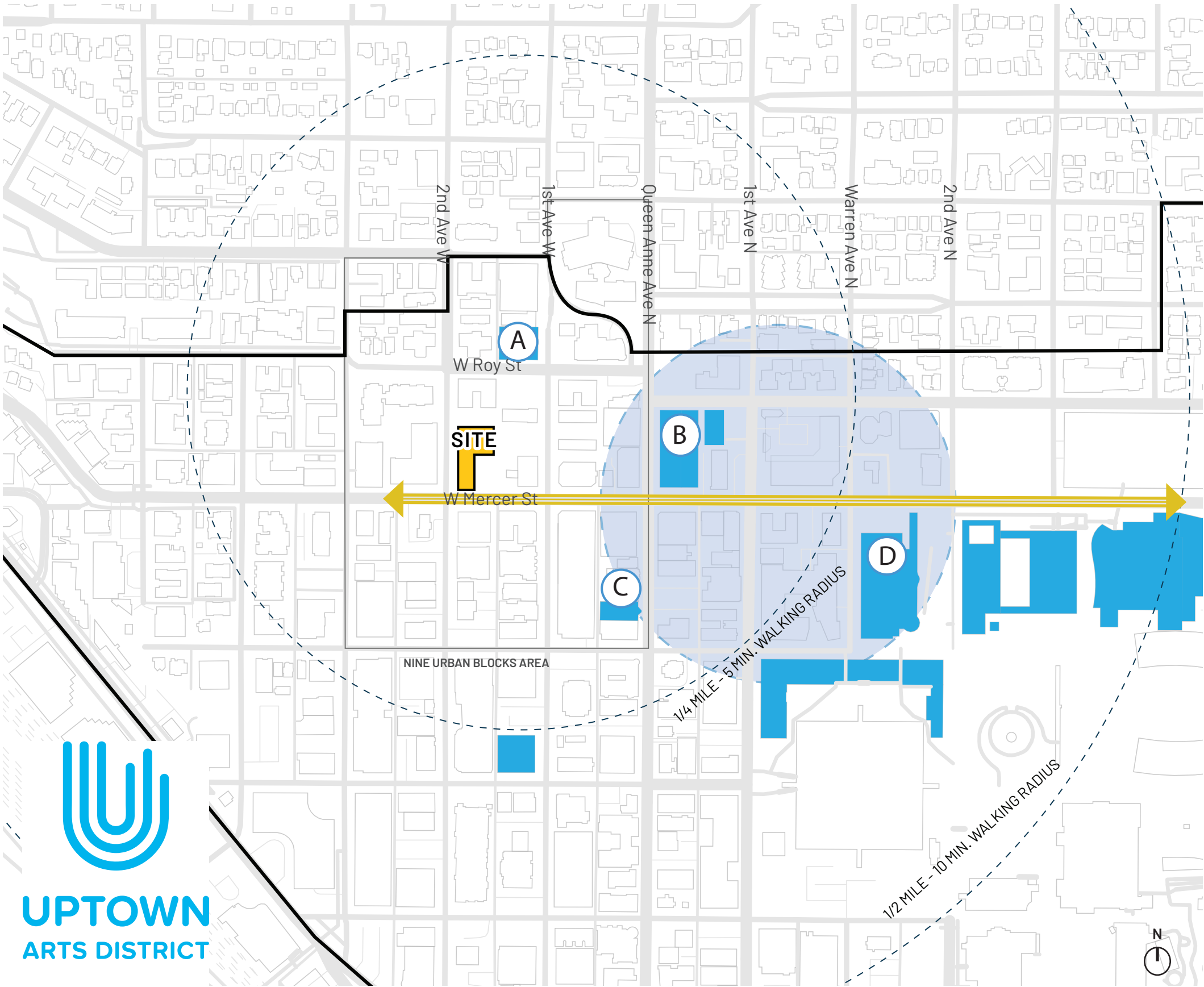


14 Astro - Mixed use
Runberg and SRM



15 Expo - Mixed use
Runberg

Neighborhood Analysis + Site Analysis | Uptown Arts & Culture Coalition/ Uptown Arts District



A On The Boards, Behnke center for Contemporary Performance



B MarQueen Hotel's Tin Lizzie Lounge



C Siff Cinema Uptown



D Seattle Repertory Theatre

Banners



Banner and Signage at the Seattle Center

Artwork



Wayfinding at one of Uptown's gateways

Lighting



100 Alexan Apartment, Clark Barnes



Uptown banner by Uptown Art Alliance



Queen Anne Market Place mural



Counterbalance Park at night

Neighborhood Analysis + Site Analysis | Opportunities and Constraints

Opportunities

- 1 Corner lot with high visibility
- 2 Close proximity to Seattle Center and Heart of Uptown Neighborhood
- 3 Solar access
- 4 Highly walkable (walkscore = 95)
- 5 Opportunity to create vibrant pedestrian activity at the intersection of 2nd Ave w and W Mercer St

Constraints

- 6 Utility poles Along 2nd Ave W and W Mercer St
- 7 Heavy traffic and noise at W Mercer St
- 8 Harsh pedestrian area with surface parking surrounding the site

↔

Major arterial / major transit route

↔

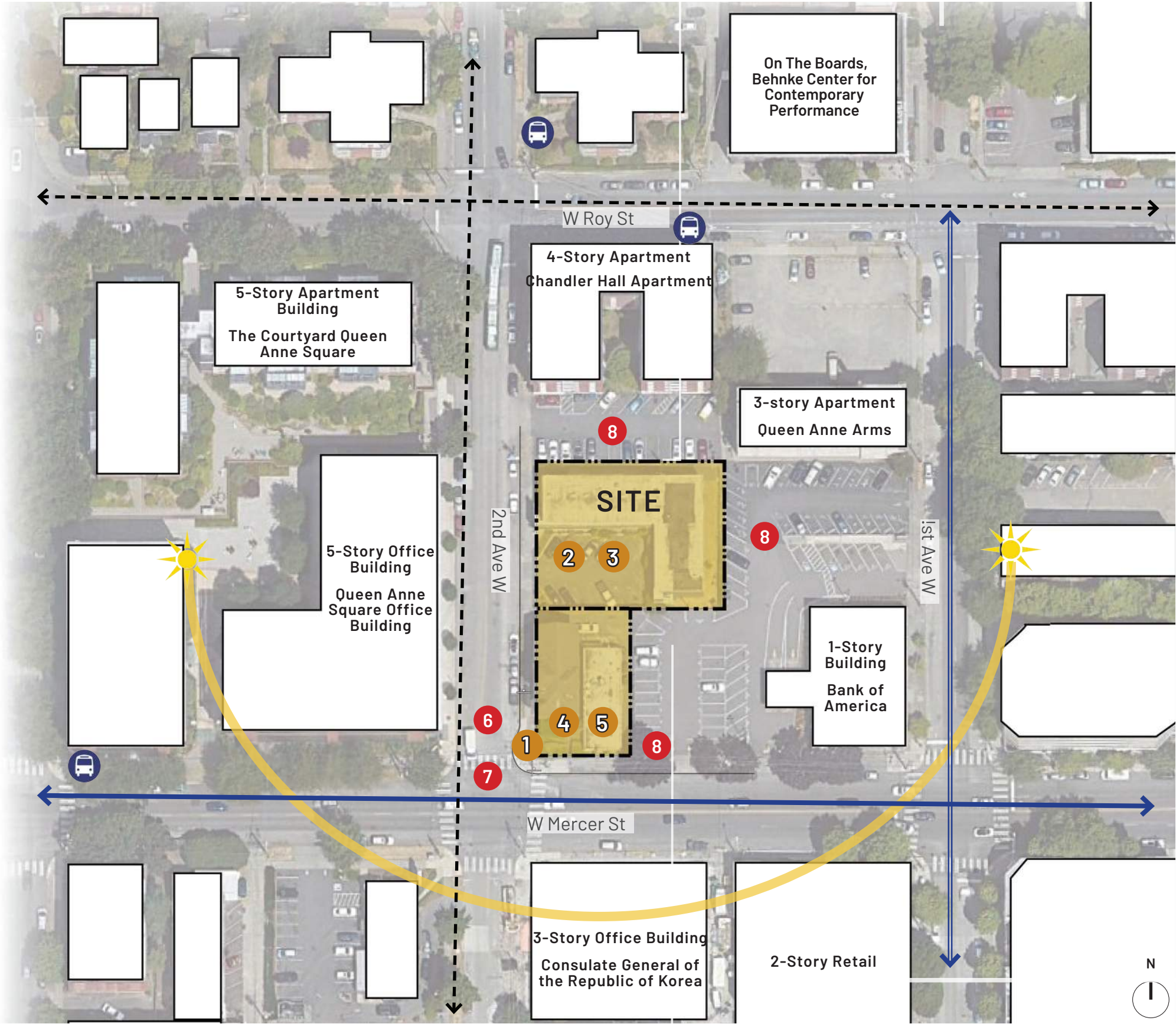
Minor arterial / minor transit route

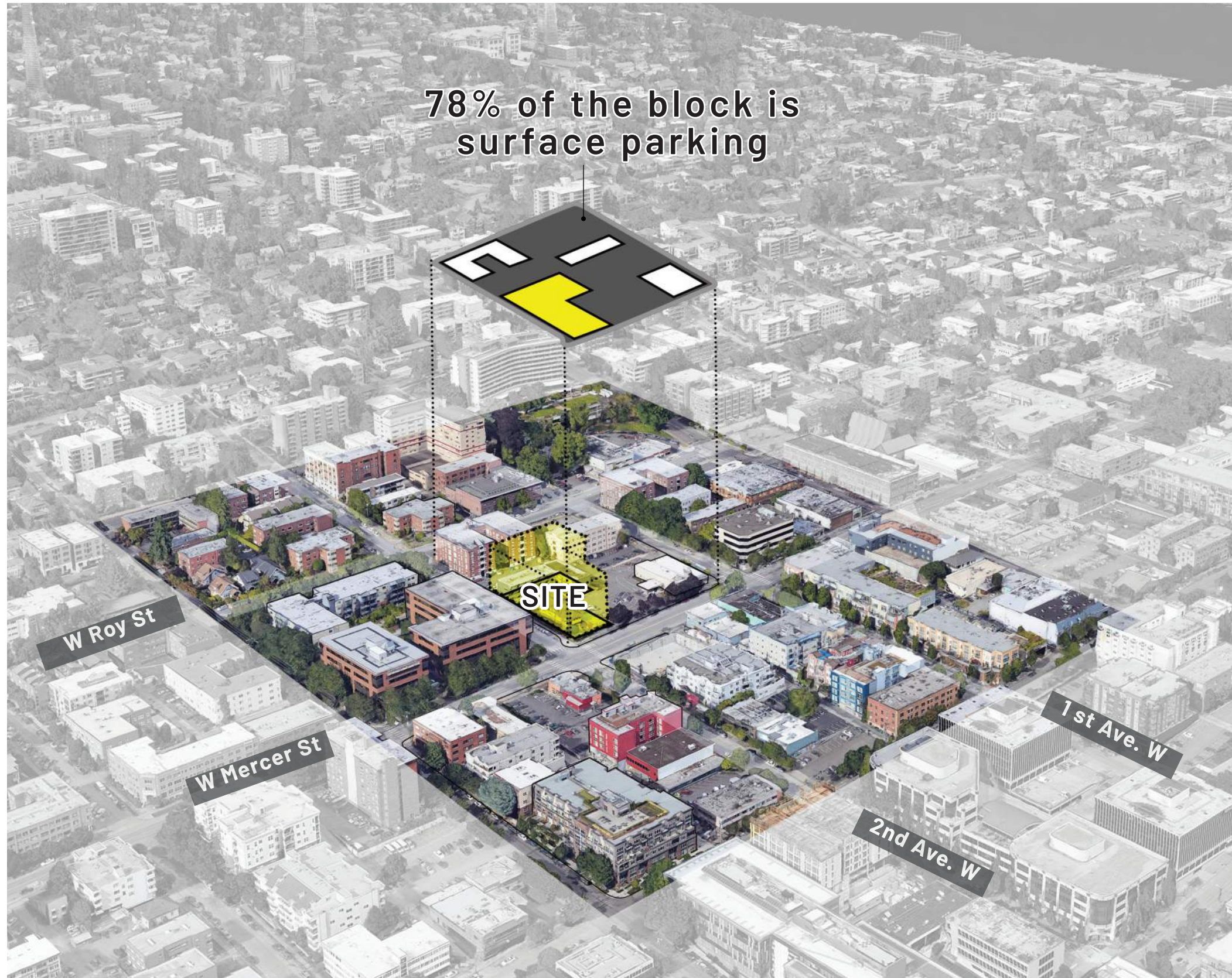
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Bike traffic

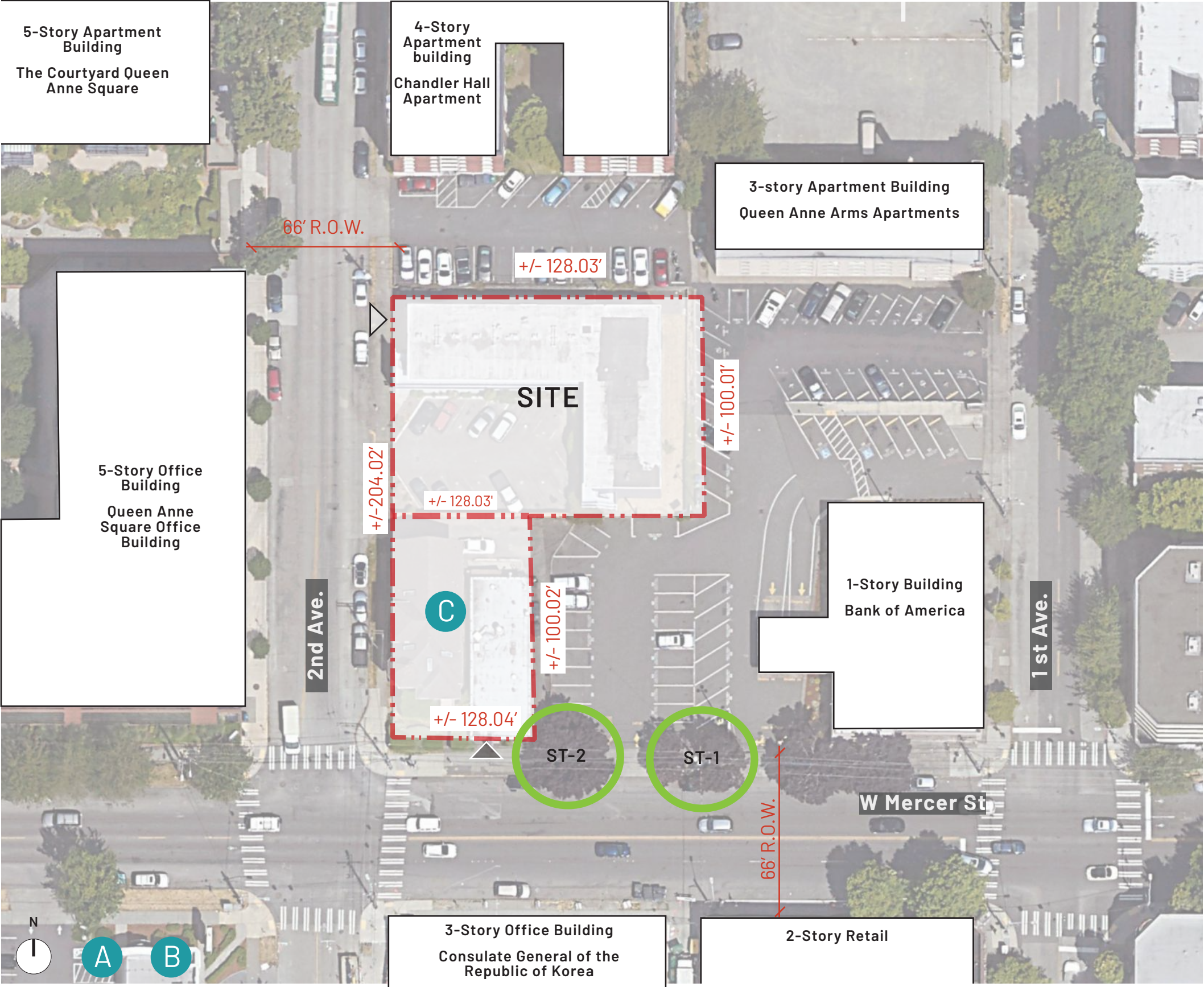
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Bus stop





Following images shows amount of open space and surface parking in 9 blocks. The analysis shows the site has high amount of surface parking compare to other blocks.

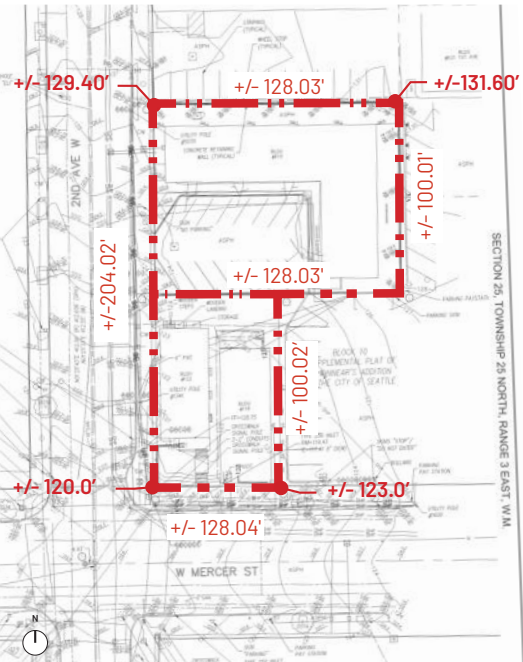


Existing Site Plan

- Property Line
- Current Vehicular Entry
- Residential Entry
- Existing Trees
 - ST-1 Norway Maple [DBH=10.5in; Exceptional? N]
 - ST-2 Norway Maple [DBH=20.8in; Exceptional? N]

Legal Description

Parcel #3879900570:
Lots eight (8) and nine (9), block ten (10), supplemental plat of g. Kinnear's addition to the city of Seattle, according to plat thereof recorded in volume two (2) of plats, page sixty-two (62), records of king county, Washington;
Save and except -the following described real estate situate in the county of king, state of Washington; east sixty-four (64) feet of lots 8 and 9, block 10, supplemental plat of g. Kinnear's addition to the city of Seattle, according to the plat recorded in volume 2 of plats, page 62, in king county, Washington.
Parcel #3879900580: lots 10 and 11 in block 10 of g. Kinnear supplemental addition to the city of Seattle, as per plat recorded in volume 2 of plats, page 62, records of king county auditor; situate in the city of Seattle, county of king, state of Washington. Per statutory warranty deed a.F. #20030418001388.





A. Northwest Aerial View of the Site

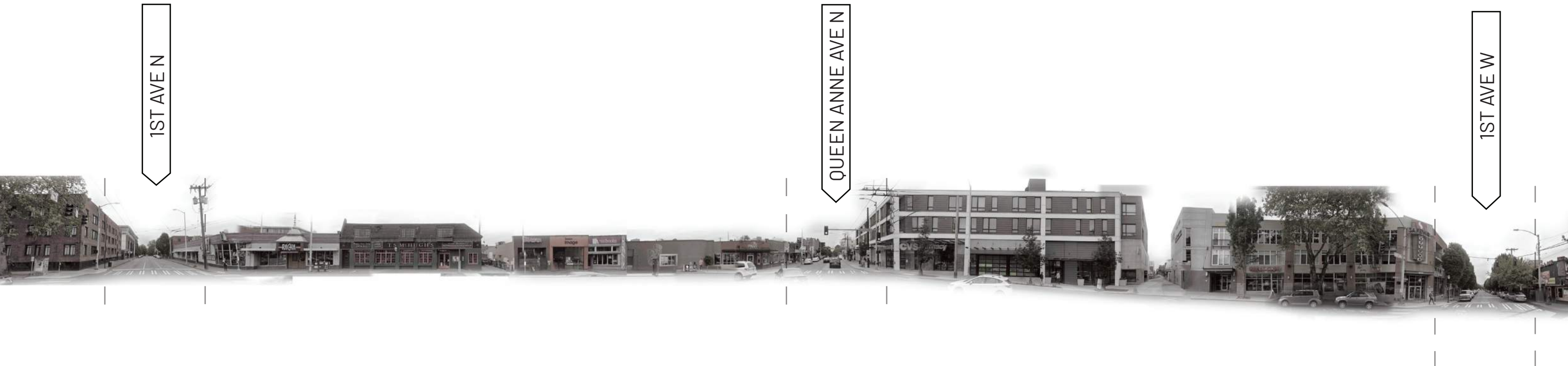
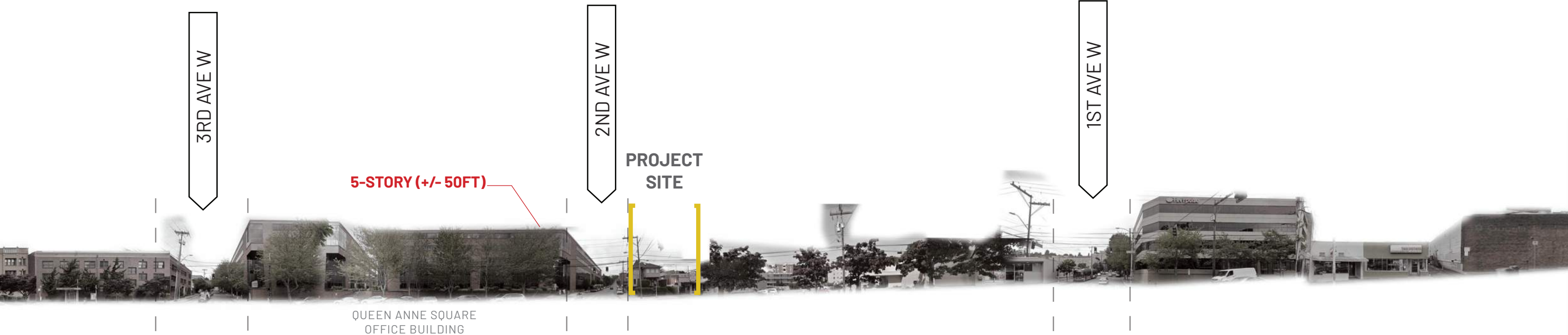


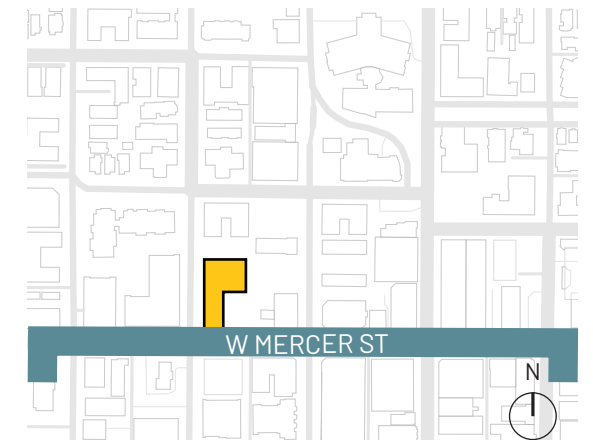
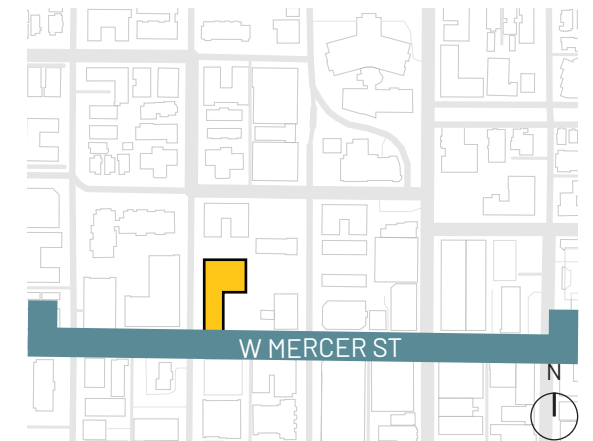
B. View of the site across the intersection of W Mercer St and 2nd Ave. W



C. View of Seattle Center from site

Street Elevation | W Mercer Street





Chandler Hall Apartment

Building Characteristics

- Brick Material
- Simple Form





Consulate General of the Republic of Korea

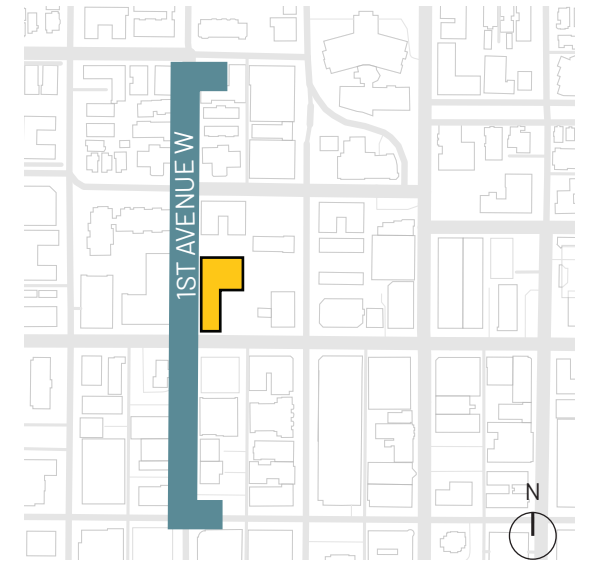
Building Characteristics

- Vertical Rhythm at ground level
- Simple material/colors

PROJECT SITE

W MERCER STREET

W REPUBLICAN ST.

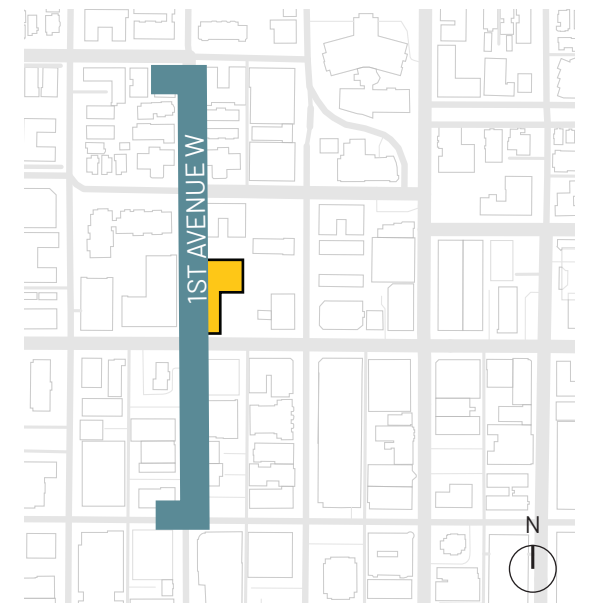


OPPOSITE OF SITE

W MERCER STREET

W ROY STREET

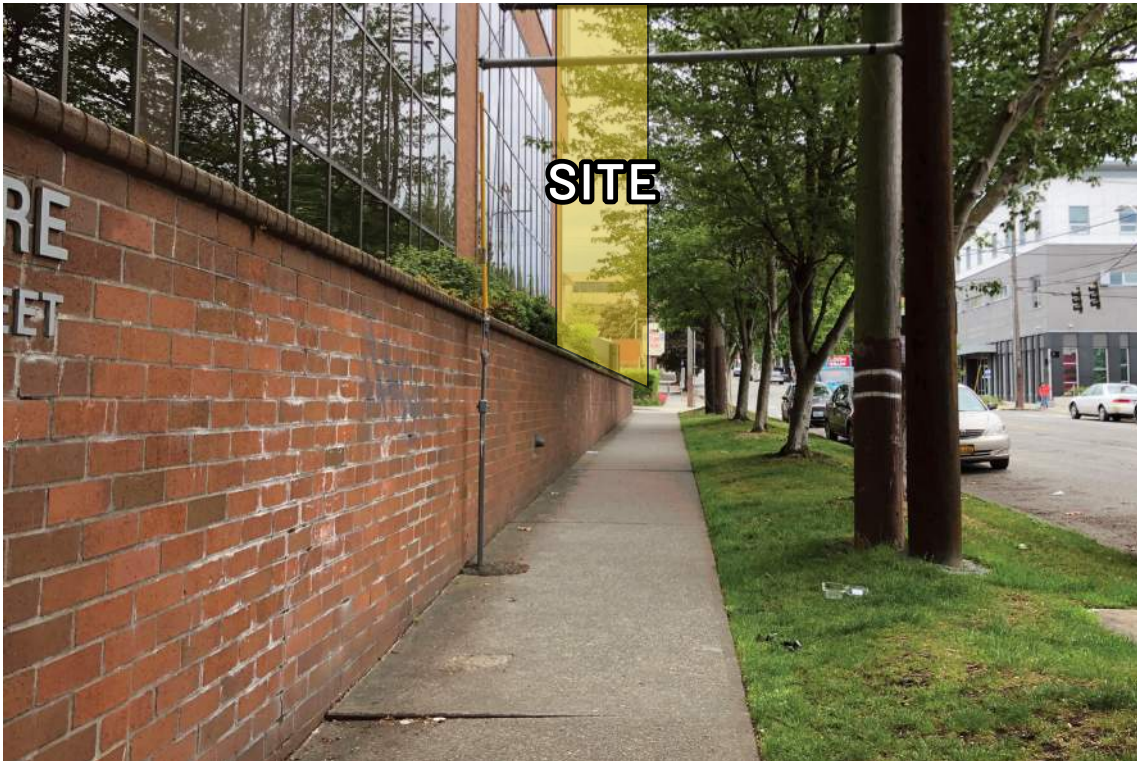
W OLYMPIC PL



Street Character Studies | W Mercer Street

Specific Design Features to avoid:

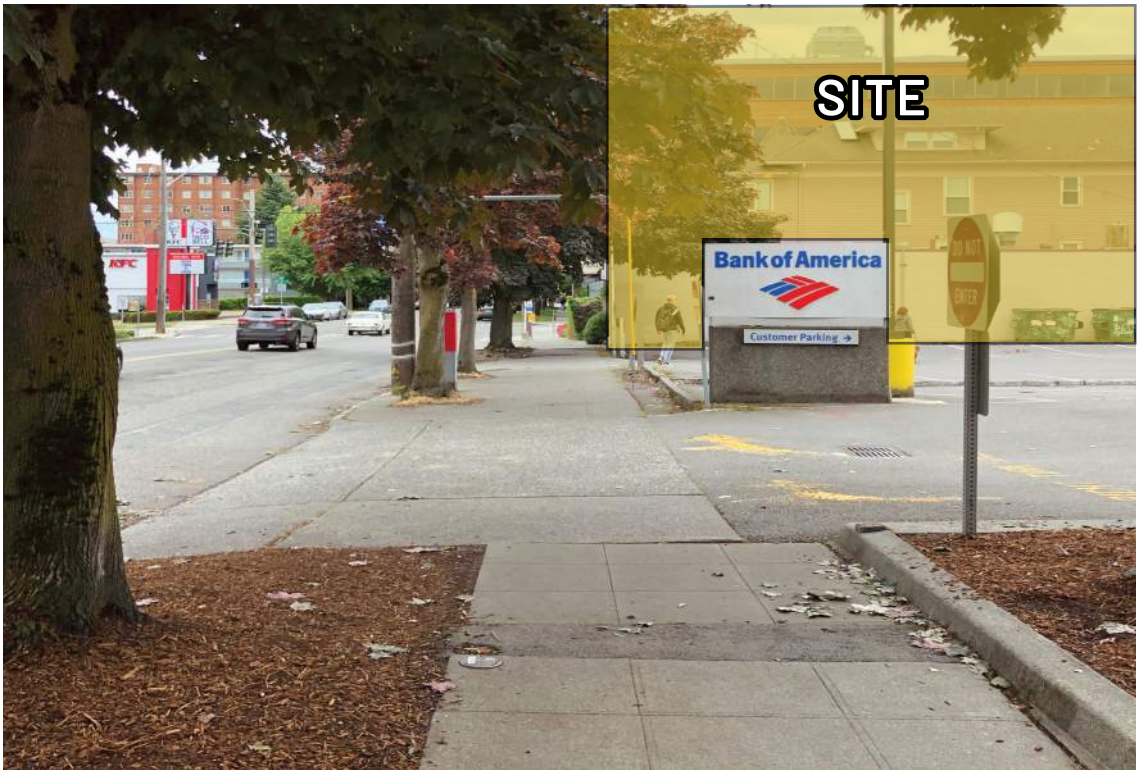
- Blank Walls**
Queen Anne Square Office Building has uninterrupted blank walls at ground level
Bank of American building has little landscape and blank facades.
- Surface Parking with Minimum Landscape**
Picture shows adjacent parking lot and harsh pedestrian experience near the site



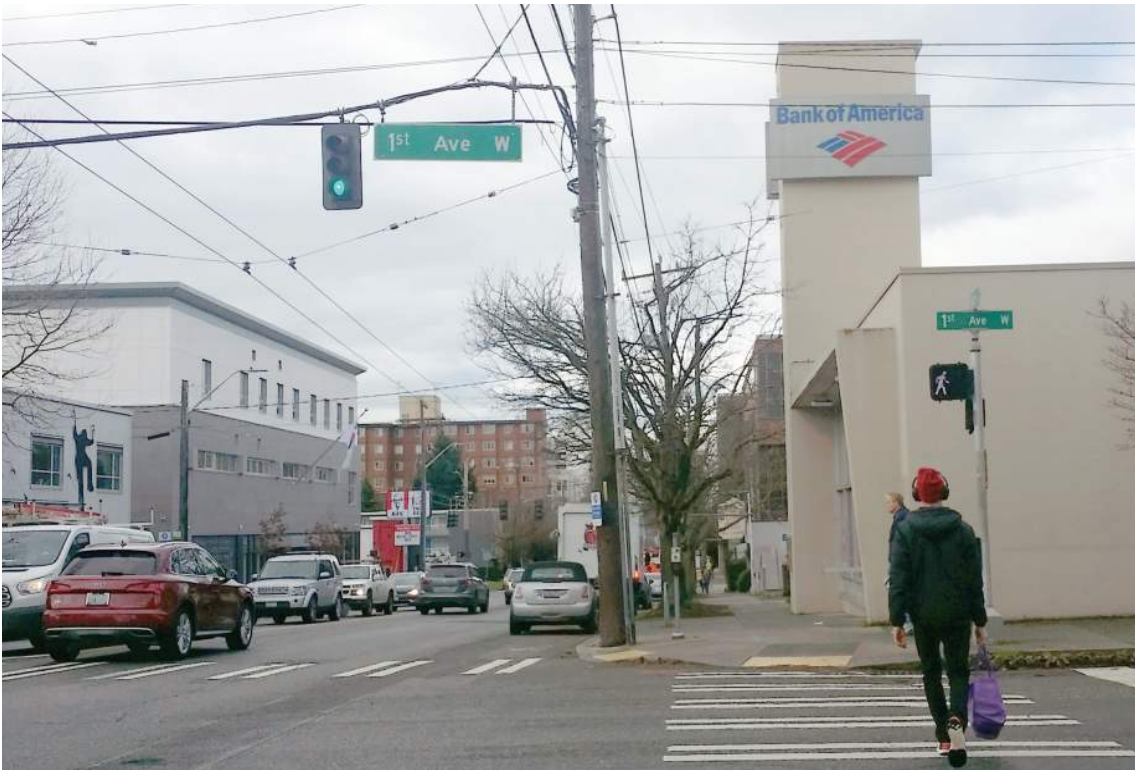
A. Sidewalk along Queen Anne Square office building



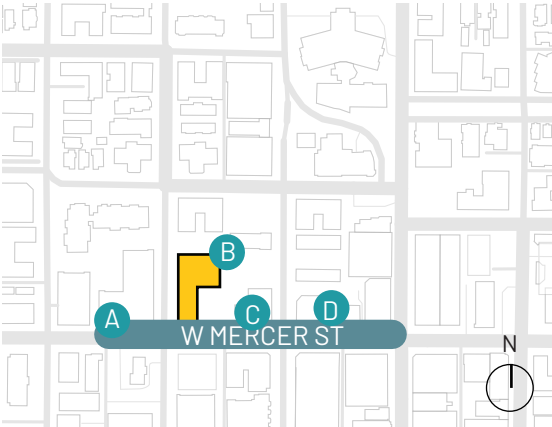
B. Looking southwest



C. Looking at Bank of America on W Mercer st looking west



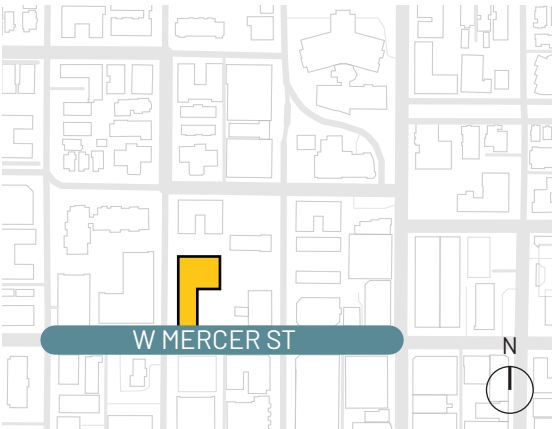
D. Bank of America parking lot looking south



Street Section Key Plan

Urban Village Main

According to the Seattle Right Of Way Improvement Manual, Mercer Street is labeled as an Urban Village Main Street. Mercer Street lacks pedestrian experience due to powerlines and parking lots.



Street Section Key Plan



Streetscape Section: W Mercer St

Street Character Studies | 2nd Avenue W

Specific design features to use in design:

Brick Material

Picture residential character north of the site. Brick is main characteristic in the area

Specific Design Features to avoid:

Surface Parking with Minimum Landscape

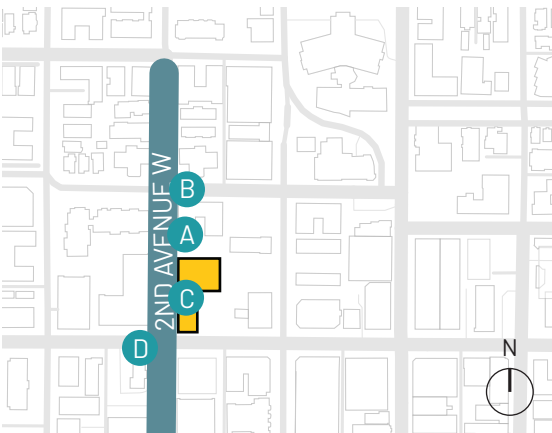
Picture shows adjacent parking lot and harsh pedestrian experience near the site



A. At intersection of W Roy St and 2nd Ave W looking south



B. At intersection of W Roy St and 2nd Ave W looking north



Street Section Key Plan



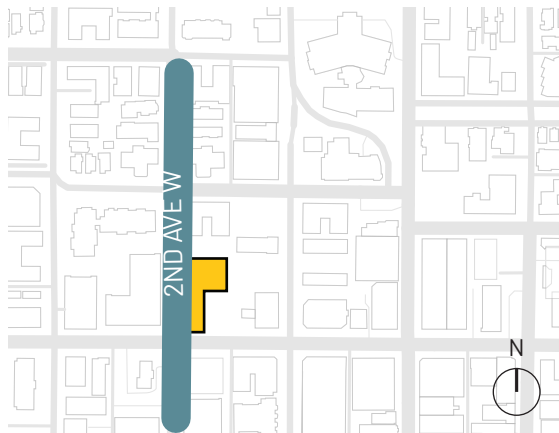
C. Sidewalk near the site looking south



D. Near fast food place looking north

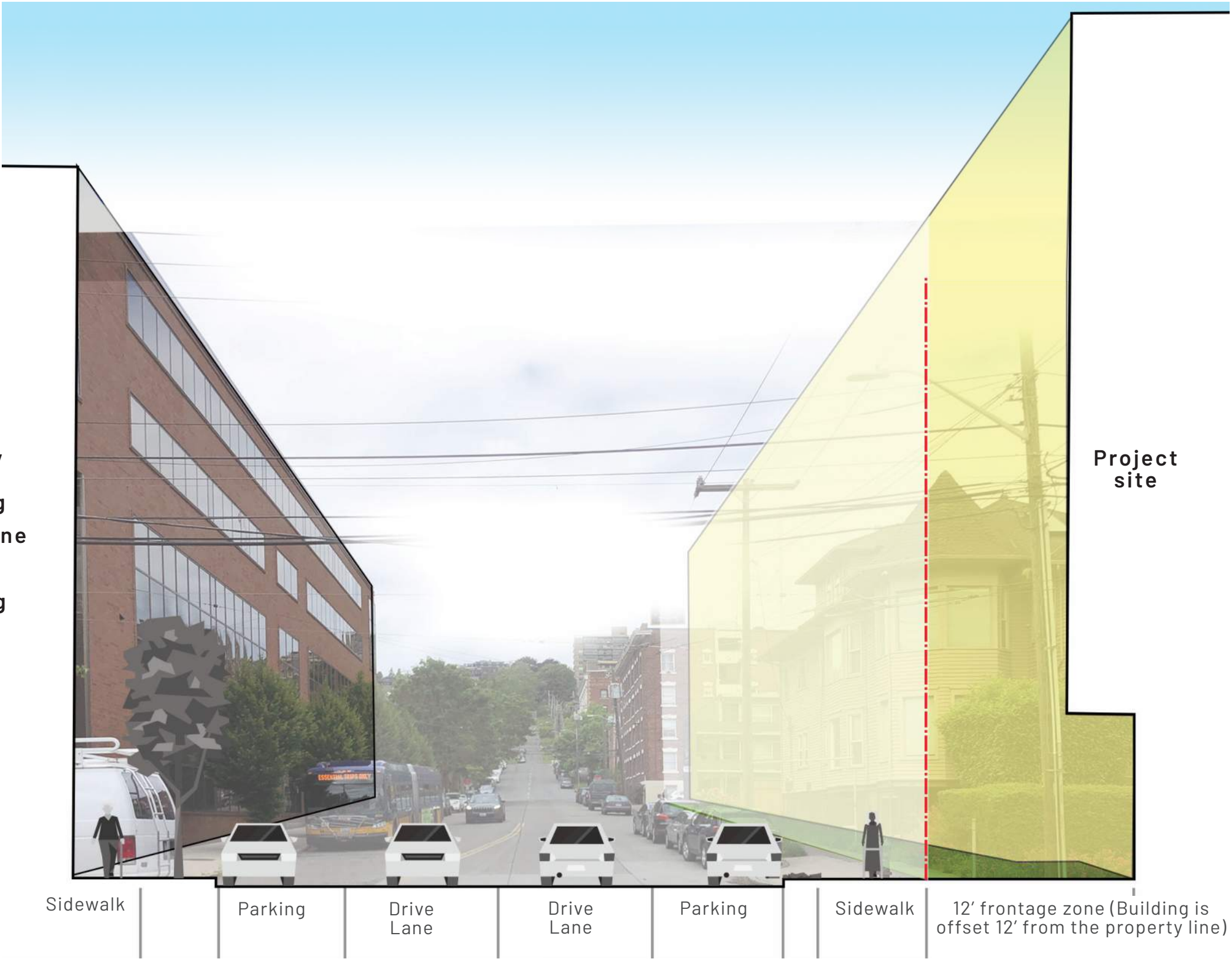
Urban Village Neighborhood Street

According to the Seattle Right Of Way Improvement Manual, Urban Village Neighborhood Streets put emphasis on residential uses and curbside uses. Like Mercer Street, 2nd Avenue near the site has powerlines and parking lots. The office building across the site has a flat facade that lacks visual interest for pedestrians.



Street Section Key Plan

5-Story
office
building
Queen Anne
Square
Office
Building



Streetscape Section: 1st Avenue W

03 DESIGN GUIDELINES

Neighborhood Design Guidelines

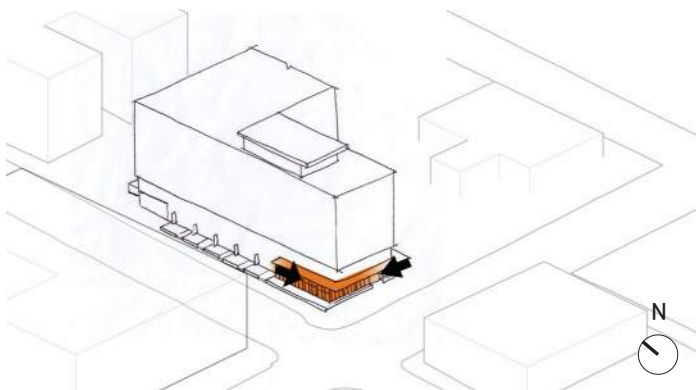
CS2 Urban pattern and form



Citywide Guideline:
CS2.1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2.2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.

Uptown Supplemental Guideline:
CS2.3.a. Corner Sites: Generally, buildings within Uptown should meet the corner and not be set back. Buildings, retail treatments, and open spaces should address the corner and promote activity.



Approach:
CS2.1. & CS2.2: The building will address the different nature of the streets. Residential units face a quieter residential street (2nd Avenue W) while the active residential lobby faces a busier street (West Mercer Street).

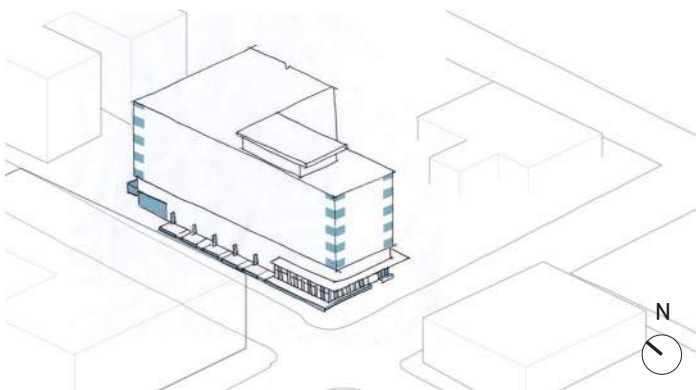
CS2.3.a: The upper levels of the building meet the corner and the residential lobby entrance is located at the corner.

CS3 Architectural Context and Character



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

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



Approach:
CS3.A.2 This project will develop a facade composition that compliments and enhances the neighborhood in massing, fenestration and materials.

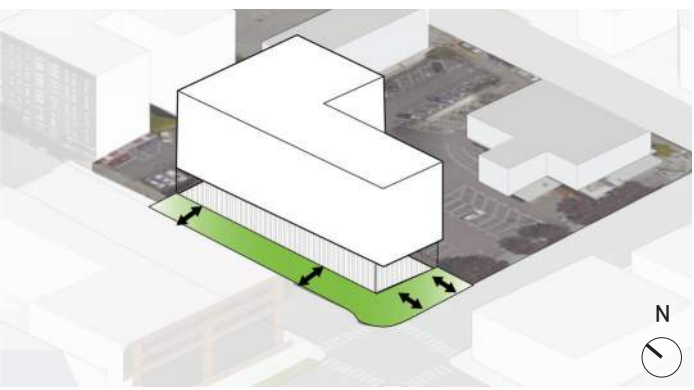
CS3.1.a The project will include art and lighting features that tie it into the Uptown Arts District identity.

PL1 Connectivity



Citywide Guideline:
PL1.A.2 Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, or art.

Uptown Supplemental Guideline:
PL1.3.C All of Uptown should be considered a “walking district.” New development should strive to support outdoor uses, activities and seating that create an attractive and vibrant pedestrian environment. Consider widening narrow sidewalks through additional building setback at street level.



Approach:
PL1.A.2 & PL1.3.C The increased setbacks along 2nd Avenue W and W Mercer Street will provide a chance to improve the pedestrian experience with widened sidewalks, increased planting area and increased sunny, active open space at the lobby entrance.

PL3 Street Level Interaction



Citywide Guideline:

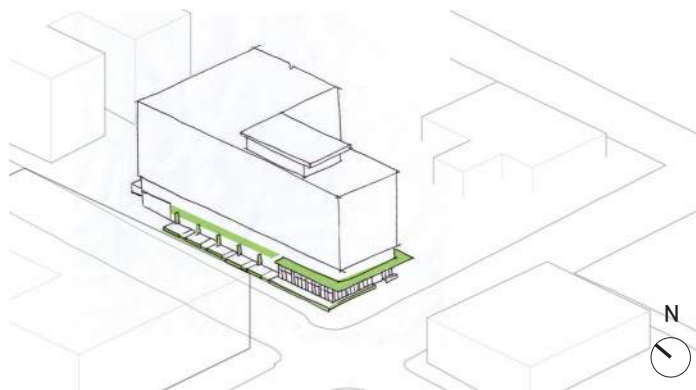
PL3.B.1 Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

Uptown Supplemental Guideline:

PL3.1.a. Entries: Design entries to be pedestrian-friendly. Consider how the position, scale, architectural detailing and materials will create an entry that is clearly discernible to the pedestrian.

PL3.1.b. Entries: Individual or unit entrances in buildings that are accessed from the sidewalk or other public spaces should consider safety sight-lines as well as safety features such as decorative fencing and high visibility gating. Landscaping should be consistent with these features.

PL3.1.c. Ground Level Residential Edge: Provide a physical "threshold" feature such as a hedge, retaining wall, rockery, stair, railing, or a combination of such elements on private property that defines and bridges the boundary between public right-of-way and private yard or patio.



Approach:

PL3.1.a: Building features such as tall ceilings, transparent glass, additional building recess, and canopies highlight the residential entry.

PL.B.1, PL3.1.b & PL3.1.c: Planters and stoops in front of the ground level units provide a soft edge that will give a boundary between public and private spaces. These elements also help achieve eyes on the street.

DC2 Architectural Concept



Citywide Guideline:

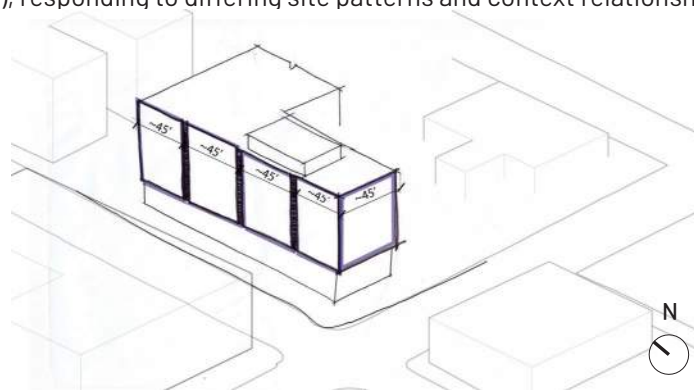
DC2.A.1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space

Uptown Supplemental Guideline:

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

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

DC2.5. e Shape & Design All Sides: Because tall forms are visible from many viewpoints/ distances, intentionally shape the form and design of all sides (even party walls), responding to differing site patterns and context relationships.



Approach:

DC2.B.2, DC2.5.d, & DC2.5.e: All facades of the building will be designed to be attractive with potentially blank walls along property lines broken into smaller areas and broken up with glazing recesses

DC2.1: The dynamic nature of the Uptown District inspires the texture and pattern of the facade. The facade allows the opportunity to create shadows and variations that break down the long flat facade.

DC4 Exterior Elements & Finishes



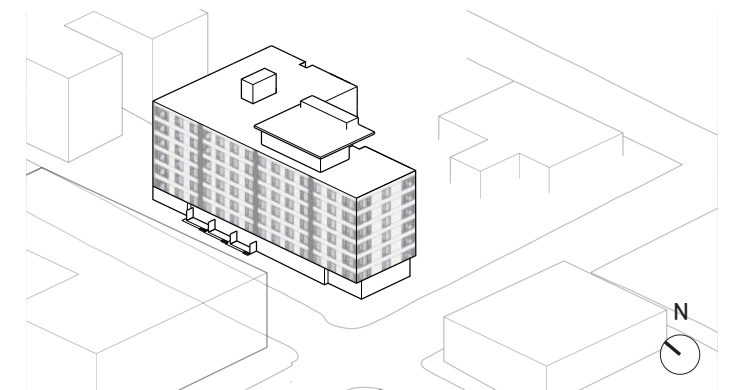
Citywide Guideline:

1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Uptown Supplemental Guideline:

DC4.1.b. Use materials, colors, and details to unify a building's appearance; buildings and structures should be clad with compatible materials on all sides. Where buildings have side setbacks adjacent to other buildings, materials and design treatments should intentionally 'wrap the corner' of window and door openings, and at building corners, so cladding materials and treatments appear substantial, and not two-dimensional or paper thin.

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



Approach:

DC4.1.b.: The design will incorporate durable, high-quality materials and details to make cladding materials appear substantial. Materials and treatments will be consistent with a specific design approach.

Neighborhood Design Guidelines (Cont.)

Uptown Priority Design Guidelines:

Priority Issues

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

A SAFE, ATTRACTIVE, INVITING PEDESTRIAN ENVIRONMENT.



A STRONG AND VIBRANT HEART OF UPTOWN



INTRODUCING TALLER BUILDING INTO UPTOWN



A TRUE MIXED-USE URBAN CENTER



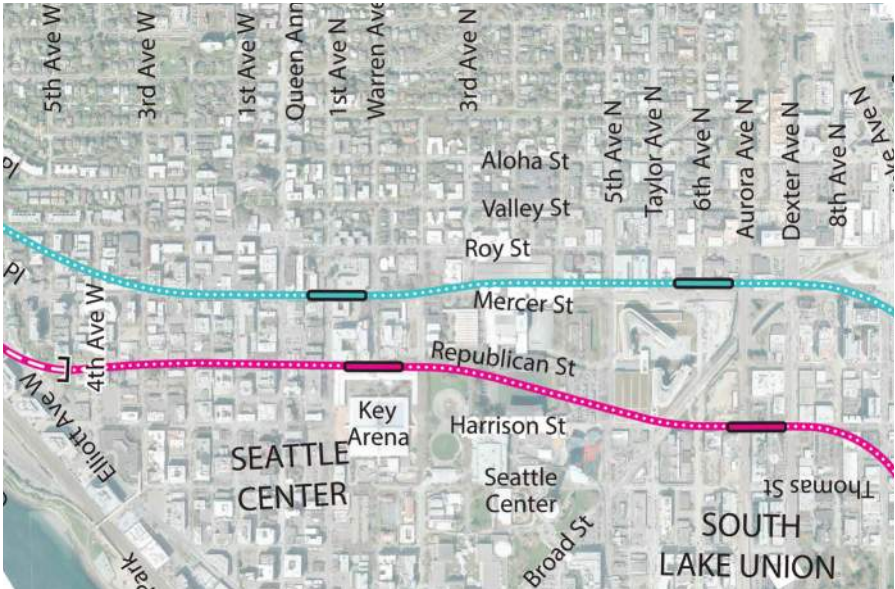
WELCOMING EDGES SURROUNDING THE SEATTLE CENTER



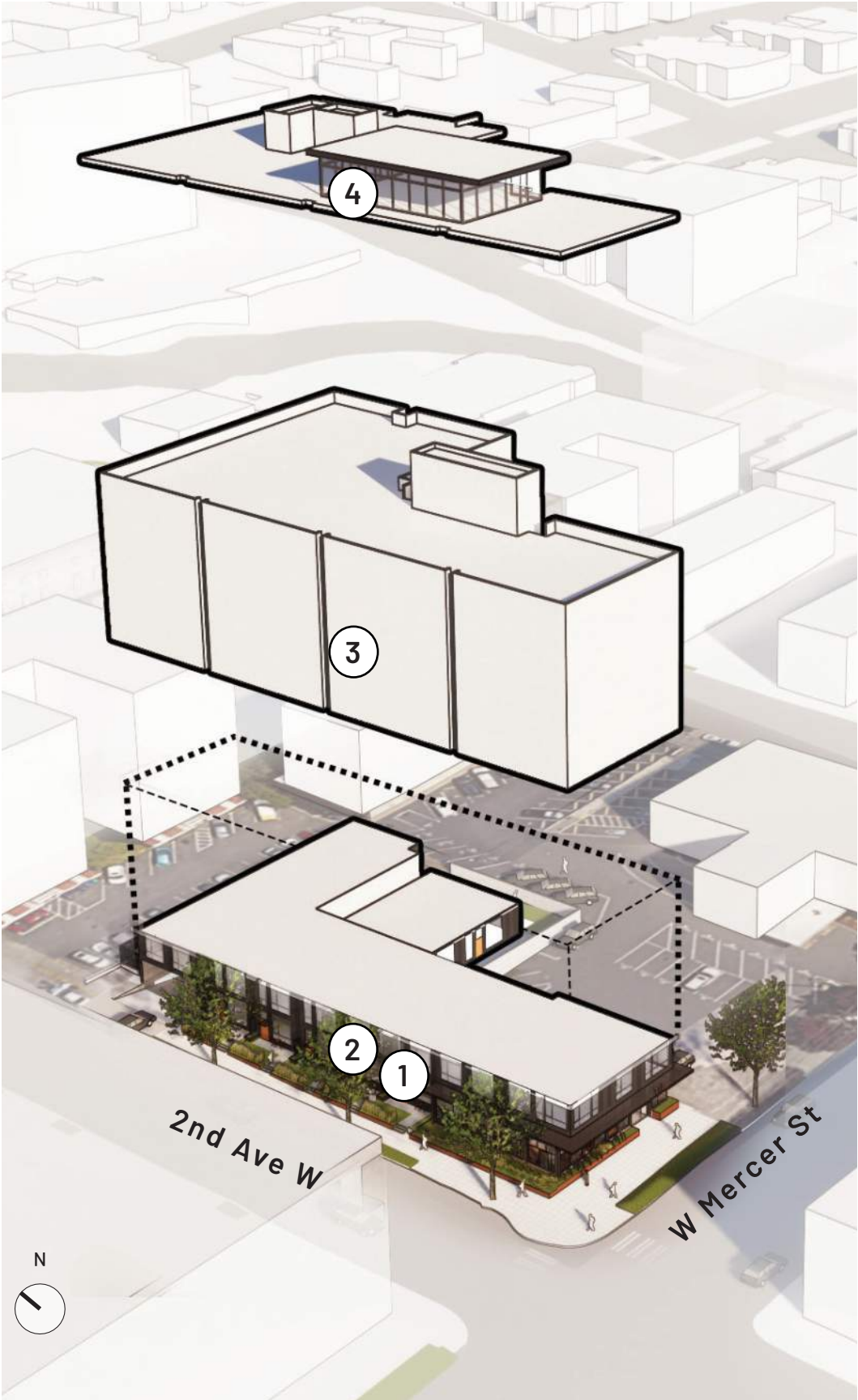
NEW UPTOWN ARTS AND CULTURAL COALITIONS



ANTICIPATING NEW LIGHT RAIL STATION



The Draft EIS map (April 2020) above shows a planned Ballard light-rail tunnel from downtown Seattle to Ballard. The extension is currently in the planning stage. The pink and blue lines show alternate routes. The pink line is a preferred alternative and the blue link is the other alternative/ design option.



4

DC2

Sky Lounge

The roof lounge should provide an intentional, clear roof form to enhance the skyline.



3

CS2

Skin/Form

The design has the opportunity to include wayfinding tools, signage, and art.

CS3

The skin of the building can make subtle changes in rhythm and texture.

DC2

DC4

Cladding materials and treatments appear substantial and not two-dimensional or paper-thin.



2

PL3

Pedestrian Experience

The ground level incorporates depth, interest, and variation to create an inviting pedestrian environment.

The ground level transitions from the private garage entry on the north to the public lobby on the south.



1

CS3

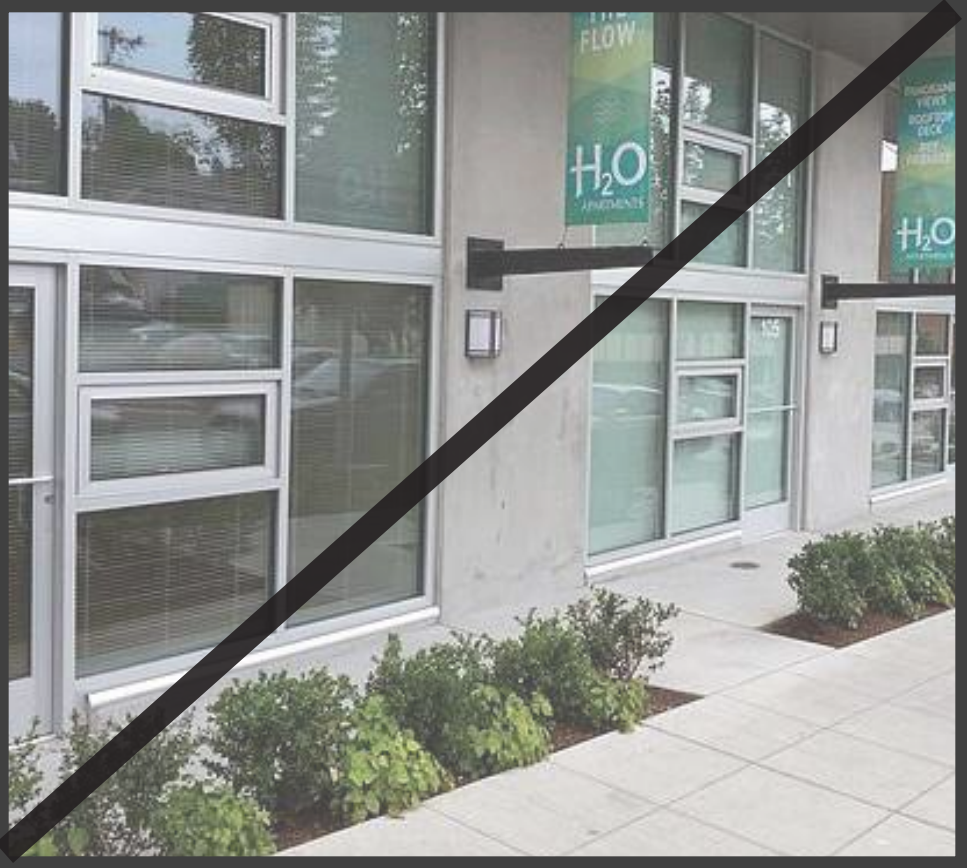
Site Constraints and Opportunities

Surrounded by parking lots, the design does not have historical buildings or contexts to reference. The design can express a unique character while integrating itself into the neighborhood.



Neighborhood Design Guidelines | **PL3** Focus - Poor Examples of Ground Level Units

Because of the importance the **Uptown Alliance** places on creating attractive and interesting pedestrian experiences, we chose to focus additional study on **Neighborhood Design Guideline PL3 - Pedestrian Experience**. This guideline is about encouraging human interaction and activities at the street-level with clear connections to building entries and edges. The following images show examples of design features **not to emulate**.



1. H2O Apartments
Location: Uptown Neighborhood, Seattle, WA



2. 509 Apartments
Location: Uptown Neighborhood, Seattle, WA



3. Harrison Square Apartments
Location: Uptown Neighborhood, Seattle, WA

Specific Design Features to avoid:

Flat surface
Units with no screen or wall separation

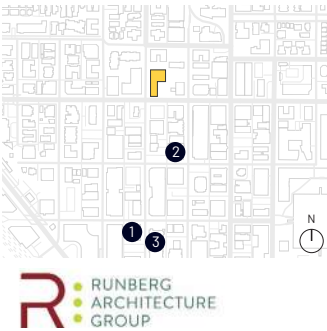
Units with at grade access
Ground Level units are directly at grade, which compromises privacy

Specific Design Features to avoid:

Units with no exterior spaces
No exterior spaces creates little interaction between private and public realms

Specific Design Features to avoid:

Heavy columns and planting in front of units
Heavy columns and plantings block views to the street.



Because of the importance the **Uptown Alliance** places on creating attractive and interesting pedestrian experiences, we chose to focus additional study on **Neighborhood Design Guideline PL3 - Pedestrian Experience**. This guideline is about encouraging human interaction and activities at the street-level with clear connections to building entries and edges. The following images show examples of design features **to emulate**.



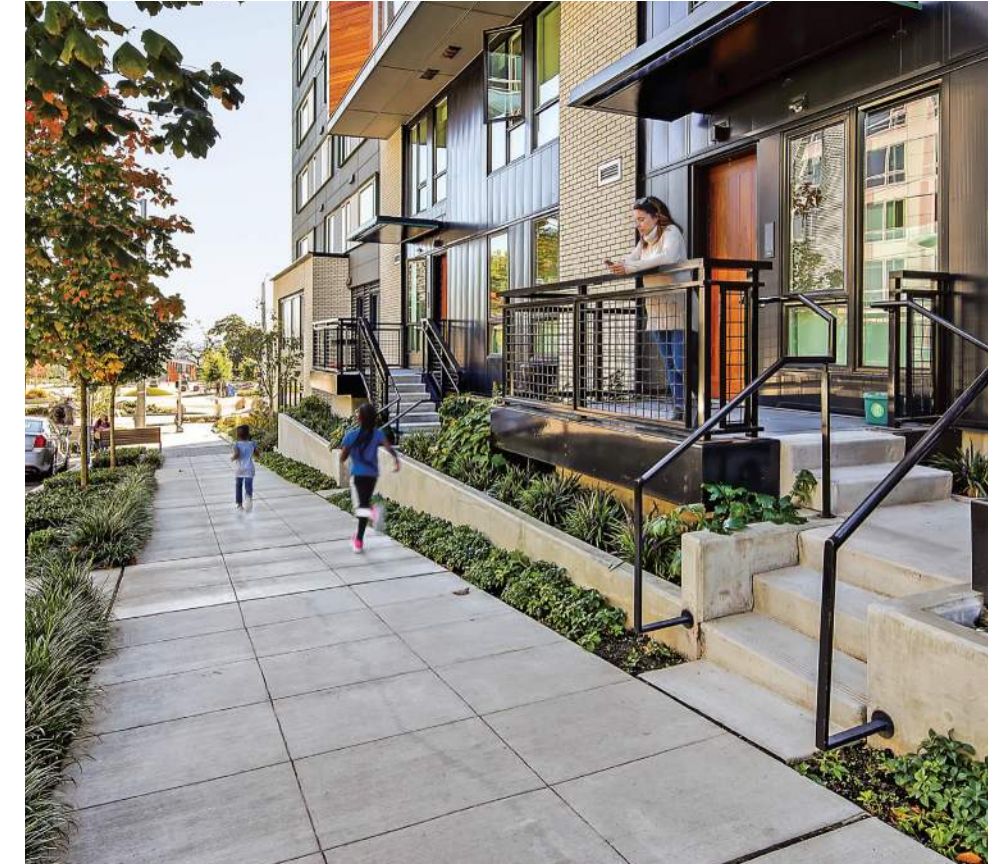
4. Elan Uptown Flats Apartments

Location: Uptown Neighborhood, Seattle, WA
Architect: Weber Thompson
Developer: Graystar



5. Zella Apartments

Location: Uptown Neighborhood, Seattle, WA
Architect: Encore Architects
Developer: Pastakia + Associates



6. Batik Apartments

Location: Yesler Terrace Neighborhood, Seattle, WA
Architect: Runberg Architecture Group
Developer: Vulcan Real Estate

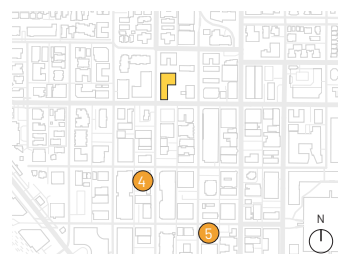
PL3 Specific design features to use:

Low Walls

Low walls provide sitting and define setbacks and transitions between public and private spaces

Screen dividers

Screen dividers create privacy and preserve openness between units



PL3 Specific design features to use:

Canopies and material variation

Canopies and brick material highlight unit entrances

Low Walls

Low walls define setbacks and transitions between public and private spaces

Porches

Generous setbacks create usable porches for units

PL3 Specific design features to use:

Low Walls

Low walls provide sitting and define setbacks and transitions between public and private spaces

Stoops

Raised entrances provide a sense of protection and a view to the street

Neighborhood Design Guidelines | **PL3** Focus - Poor Examples of Building Lobbies and Sidewalks

Because of the importance the **Uptown Alliance** places on creating attractive and interesting pedestrian experiences, we chose to focus additional study on **Neighborhood Design Guideline PL3 - Pedestrian Experience**. This guideline is about encouraging human interaction and activities at the street-level with clear connections to building entries and edges. The following images show examples of design features **not to emulate**.



1. Queen Anne Square Office
Location: Uptown Neighborhood, Seattle, WA



1. Queen Anne Square Office
Location: Uptown Neighborhood, Seattle, WA



2. Retail on W Mercer St.
Location: Uptown Neighborhood, Seattle, WA



Specific Design Features to avoid:

High Planter/ Blank Walls

The planter walls are about five feet tall. Tall planters wall block views to the street.



Specific Design Features to avoid:

Blank Walls/Lack of Transparency

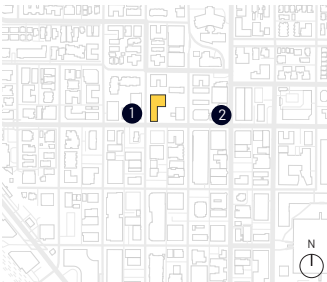
Tall, unarticulated facades with dark reflective storefront rule out activation between pedestrians and the building interior. No entry is provided near a prominent corner.



Specific Design Features to avoid:

Blank Walls

Tall, blank walls create a harsh environment for pedestrians. No potential for “eyes on the street”.



Neighborhood Design Guidelines | PL3 Focus – Good Examples of Building Lobbies and Sidewalks

Because of the importance the **Uptown Alliance** places on creating attractive and interesting pedestrian experiences, we chose to focus additional study on **Neighborhood Design Guideline PL3 – Pedestrian Experience**. This guideline is about encouraging human interaction and activities at the street-level with clear connections to building entries and edges. The following images show examples of design features **to emulate**.



3. Cypress Apartments

Location: Yesler Terrace Neighborhood, Seattle, WA
Architect: Runberg Architecture Group
Developer: Vulcan Real Estate

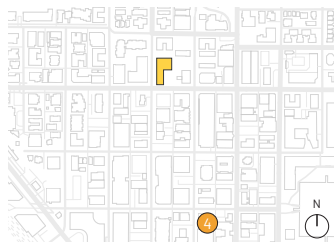
PL3 Specific design features to use:

Deep Canopy

Deep Canopy and transparent storefront create an entry that is clearly discernible to the pedestrian.

Elevated deck

Elevated deck along sidewalk has safety sight-lines and fosters open space to the public life.



4. Elan Uptown Flats Apartments

Location: Uptown Neighborhood, Seattle, WA
Architect: Weber Thompson
Developer: Graystar

PL3 Specific design features to use:

Urban Porch

The elevated porch fosters human interaction between lobby and sidewalk.

Railing and Screens

The lobby entry has railing and screens to mark the difference between public and private space



5. SOLIS Capitol Hill

Location: Capitol Hill Neighborhood, Seattle, WA
Architect: Weber Thompson
Developer: 13 Pike LLC

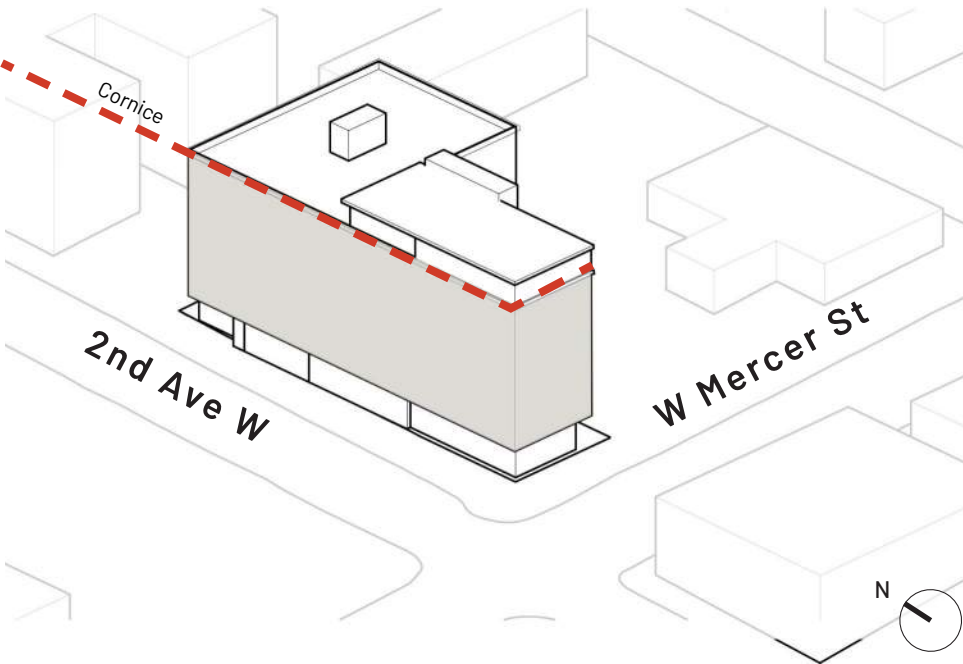
PL3 Specific design features to use:

Operable Doors

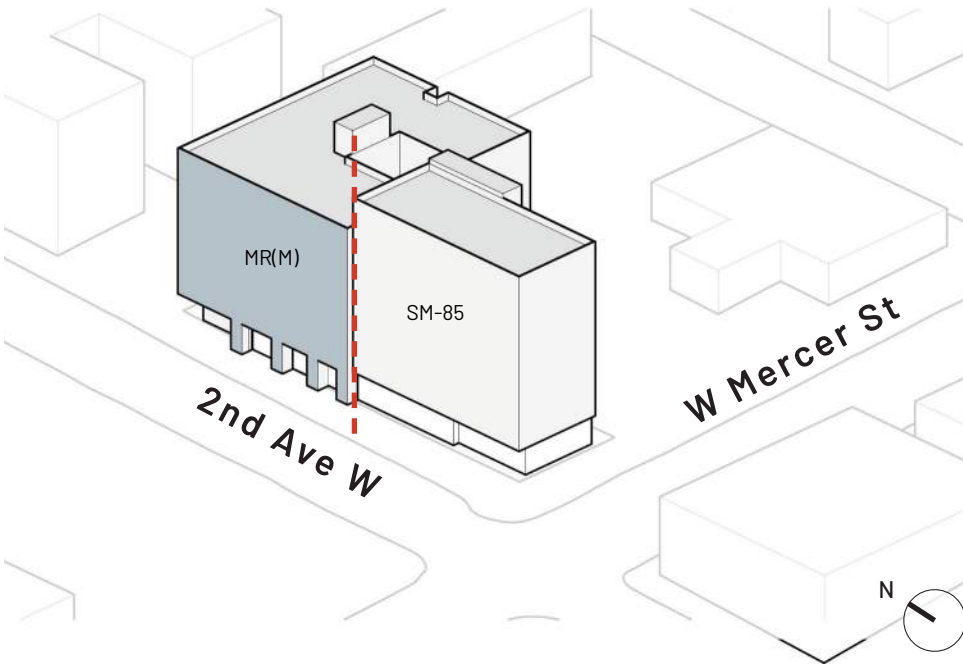
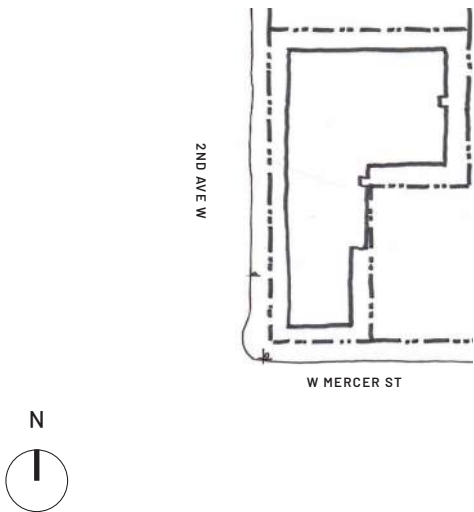
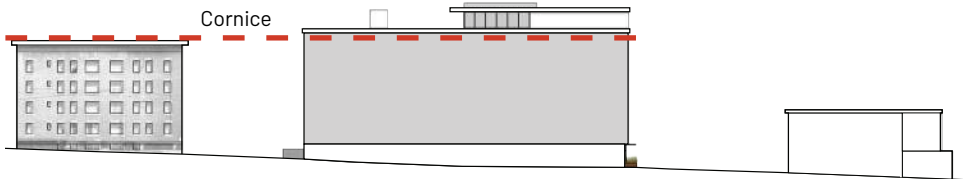
An enclosed courtyard on the neighborhood corner combines a residential entry lobby and a landscaped, outdoor space.

04 MASSING OPTIONS

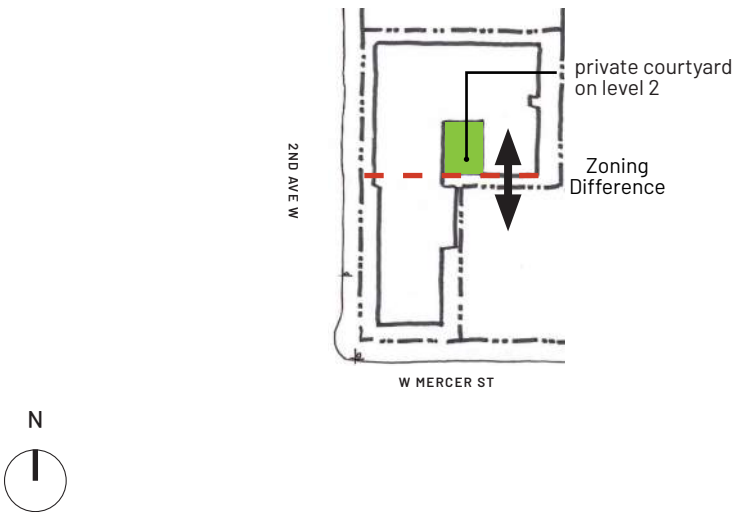
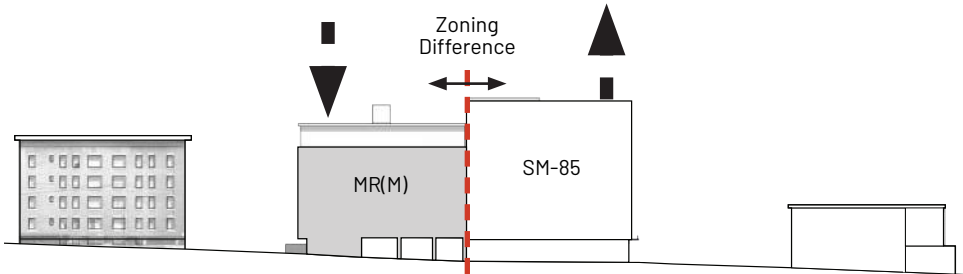
Massing Options



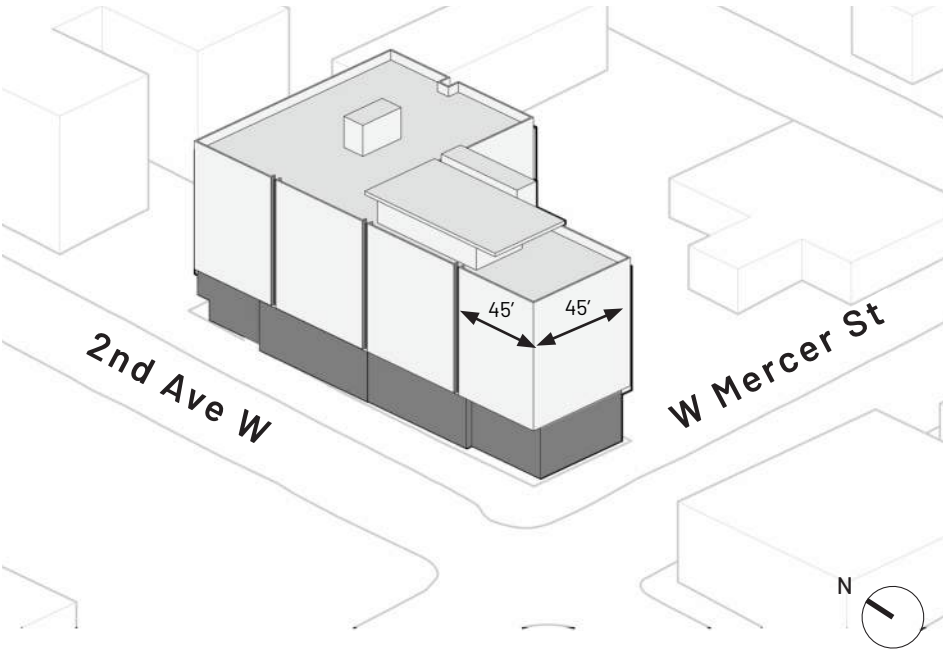
Option 1: Horizontal Reference



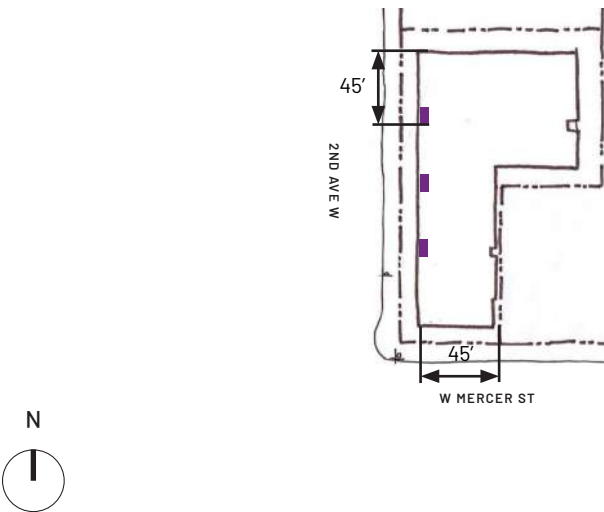
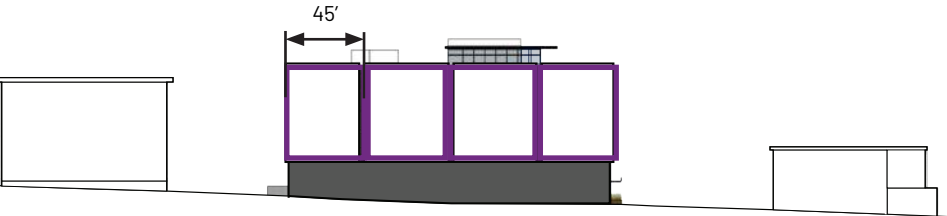
Option 2: Splitting Zones



PREFERRED



Option 3 - Geometric Proportion





Option 1: Horizontal Reference

- Unit Count = 110
- GSF total = 118,679 SF
- Stories = 8
- FAR: 5.09 (FOR SM-UP 85 (M1) ZONE), 4.49 (FOR (MR)(M) ZONE)
- Parking = 74

Pros:

- Code Compliant
- Massing has rooftop units

Cons:

- Massing has a long facade along 2nd Ave W
- Roof lounge is hidden with adjacent units and has limited views to the north
- Seven-story over one-story building provides an odd scale and proportion
- The building base ignores W Mercer St.



Option 2: Splitting Zones

- Unit Count = 113
- GSF total = 119,160 SF
- Stories = 8
- FAR: 5.09 (FOR SM-UP 85 (M1) ZONE), 4.47 (FOR (MR)(M) ZONE)
- Parking = 74

Pros:

- Massing has a break in the center of the long facade along 2nd Ave W
- The single corridor has more natural lighting inside.
- Massing has rooftop units

Cons:

- Roof lounge has limited views to the north
The courtyard is small and has little direct light
- Roof lounge is hidden with adjacent units
- No setback on the top floor makes the overall building appear larger.
- Seven story over one-story building provides an odd scale and proportion

PREFERRED



Option 3 - Geometric Proportion

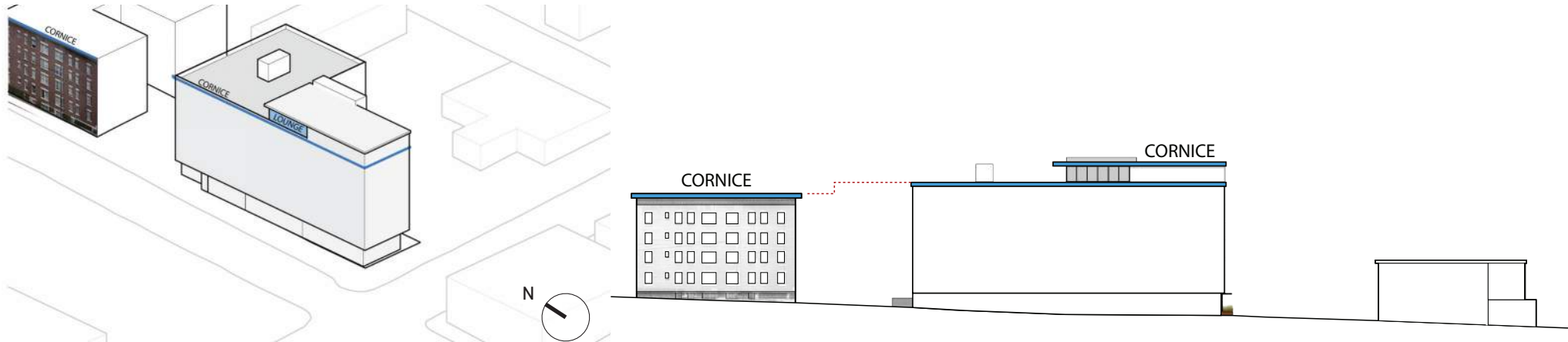
- Unit Count = 113
- GSF total = 120,510 SF
- Stories = 8
- FAR: 5.25 (FOR SM-UP 85 (M1) ZONE), 4.5 (FOR (MR)(M) ZONE)
- Parking = 74

Pros:

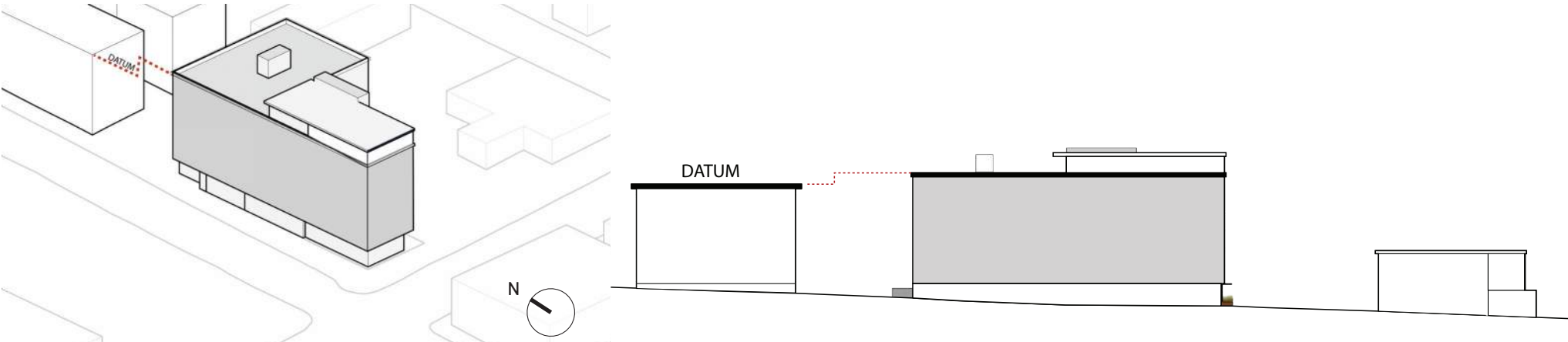
- Massing maximizes the number of units
- The setback of the single use sky lounge on the top floor greatly mitigates the overall building height, mass and scale.
- The sky lounge has 270-degree views of the city and a clear roof form.
- Massing has gaskets to break the long facade along 2nd Ave W
- Five-story with penthouse over two-story & vertical recessed gaskets provide appropriate scale and proportion

Massing Option 1 | Horizontal Reference

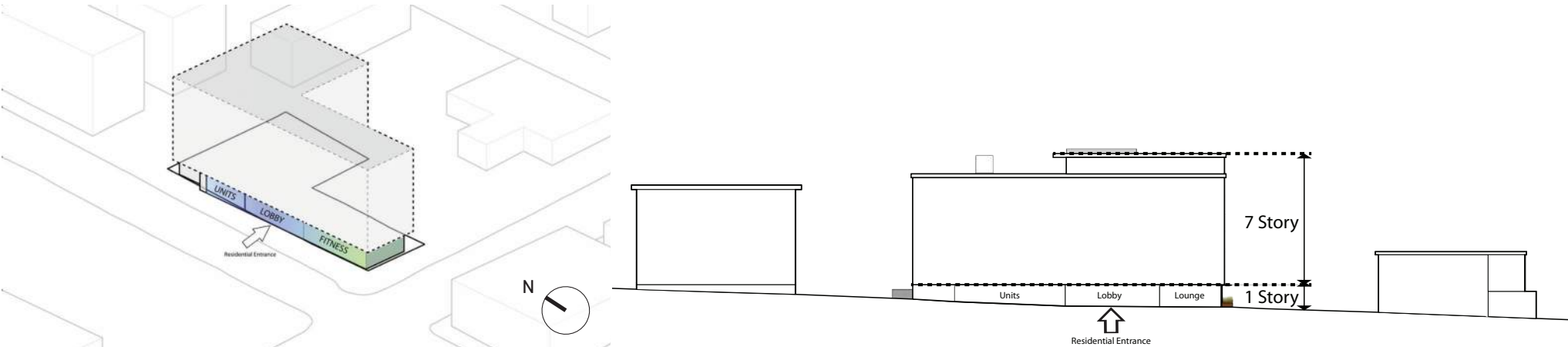
Option 1 shows continuation of a strong, horizontal cornice line and punched window openings, relating to the building to the north (Chandler Hall Apartments).



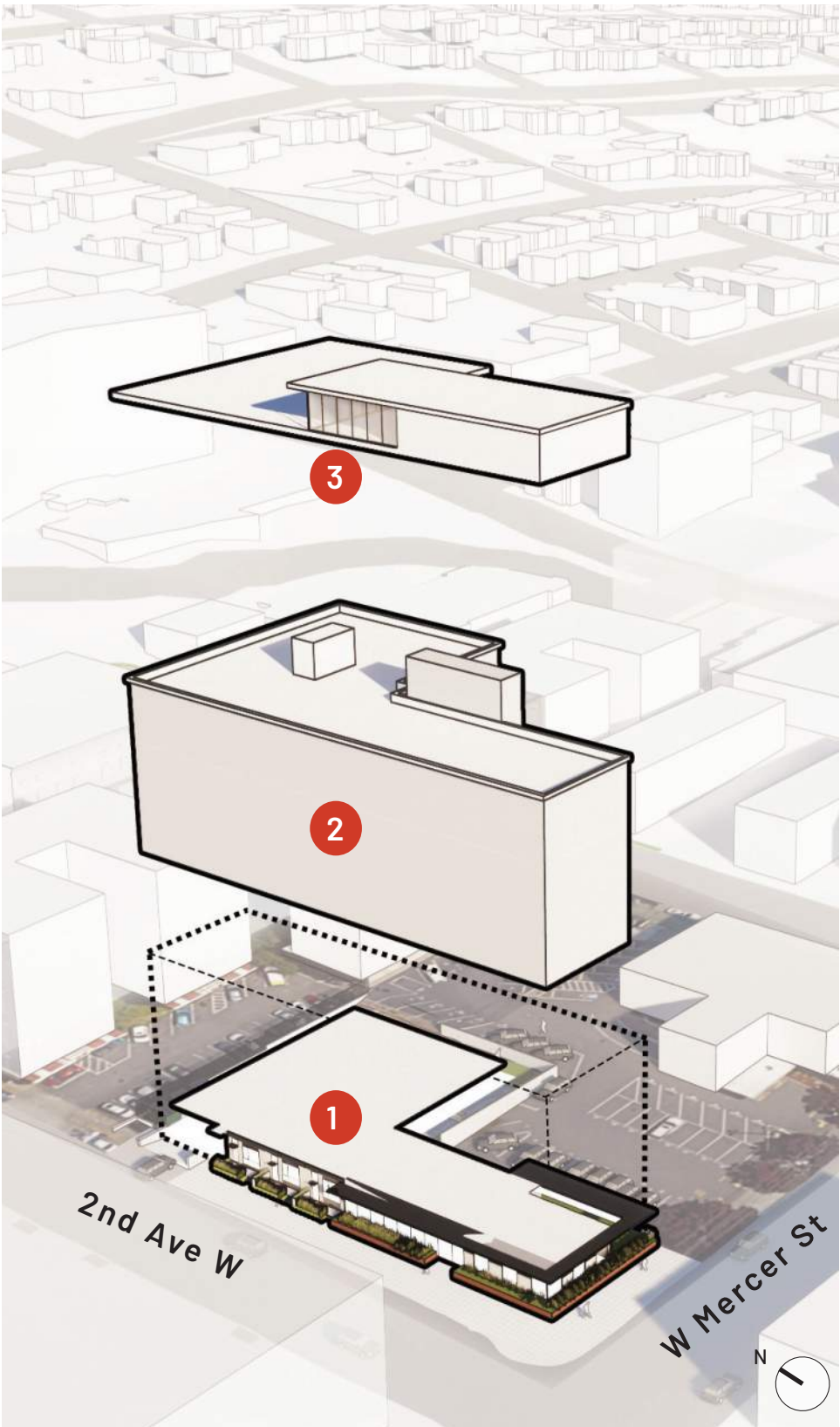
3 Sky Lounge : Continuation of Cornice Horizontal Datum



2 Form: Boxy with Punched Openings
Recessed windows to create shadow line around each window



1 Seven Story Over 1 Story Base





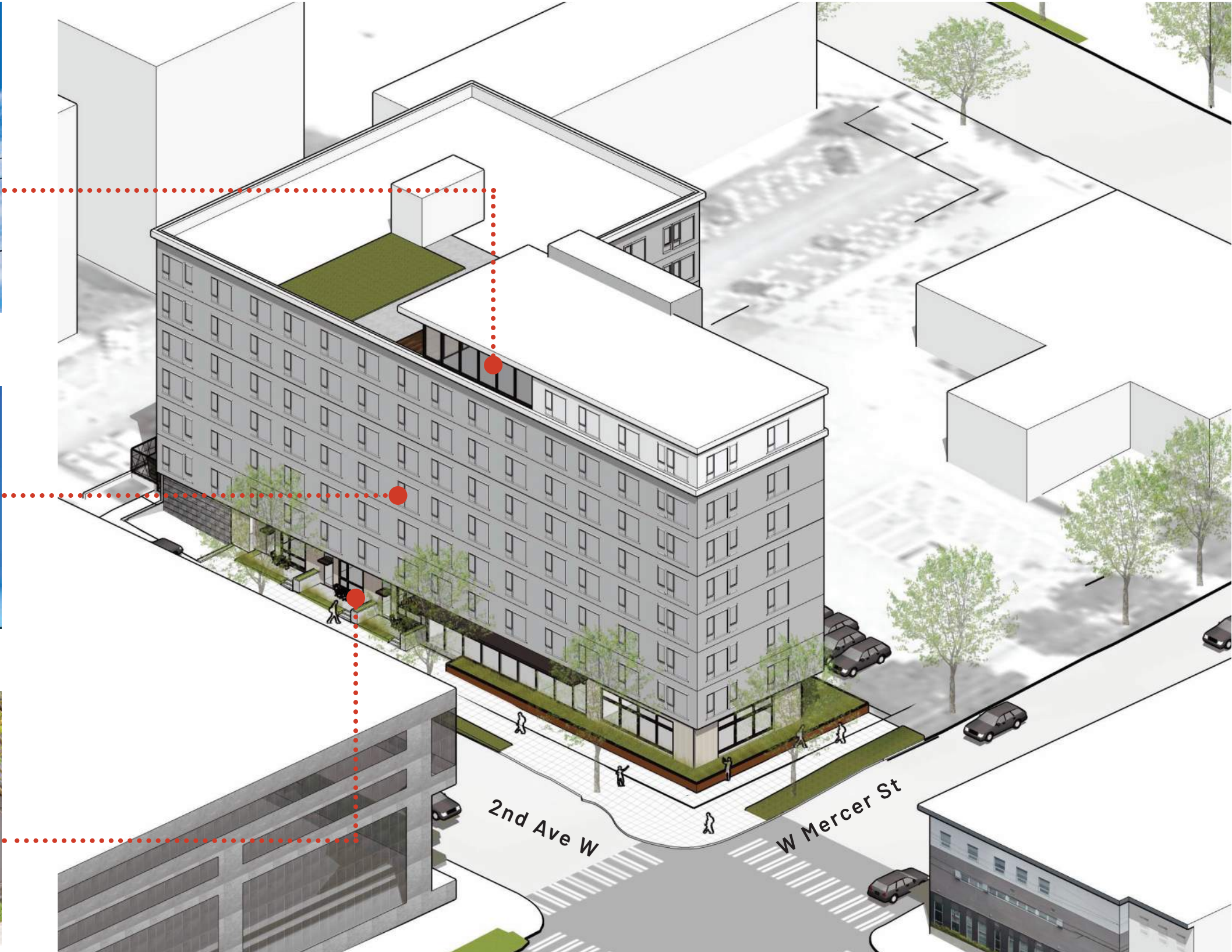
3 Sky Lounge : Continuation of Horizontal Datum



2 Form: Boxy with Punched Openings
Recessed windows to create shadow line around each window



1 Seven Story over 1 Story Base



Massing Option 1(Cont.) | Horizontal Reference



1. Street View Looking Northeast



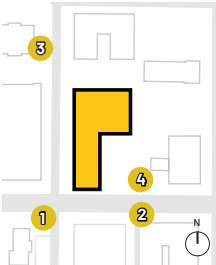
2. Street View Looking Northwest



3. Bird Eye View Looking Northwest

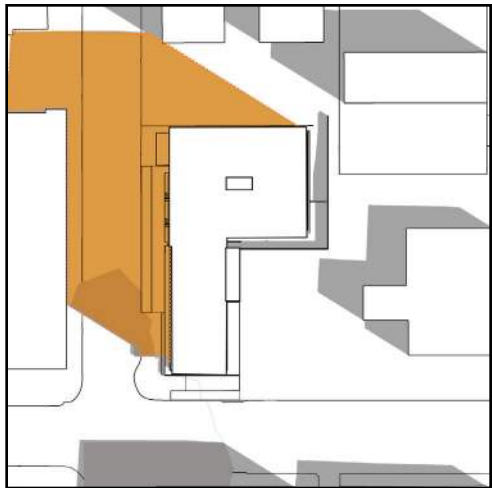


4. Street View Looking Southeast

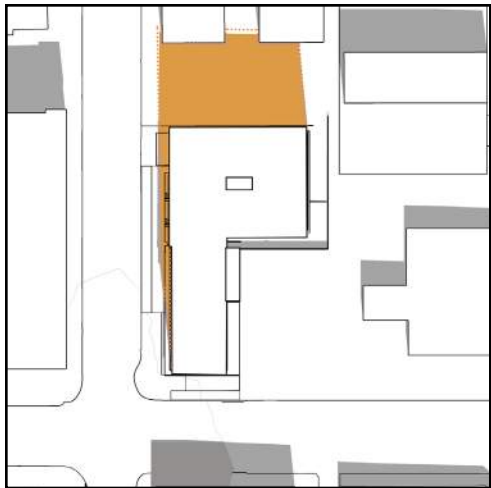


SPRING / FALL EQUINOX

9 AM



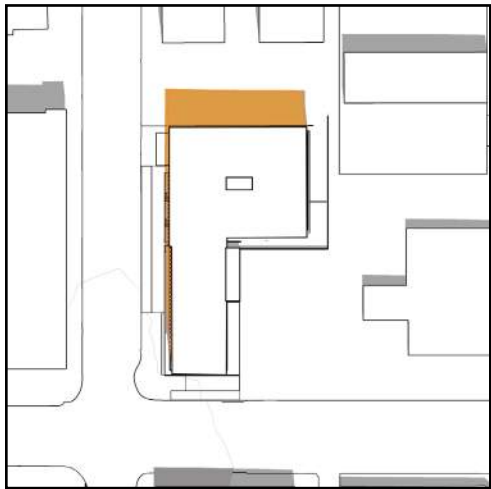
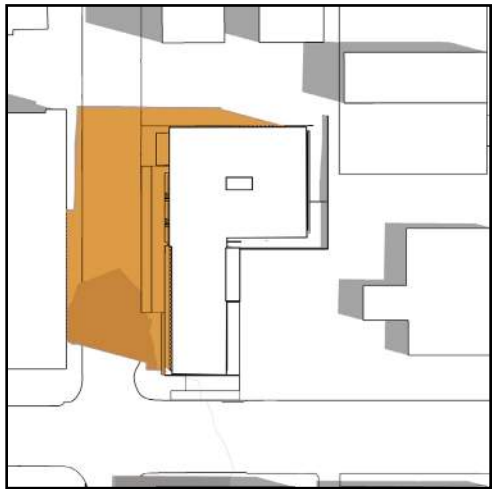
12 PM



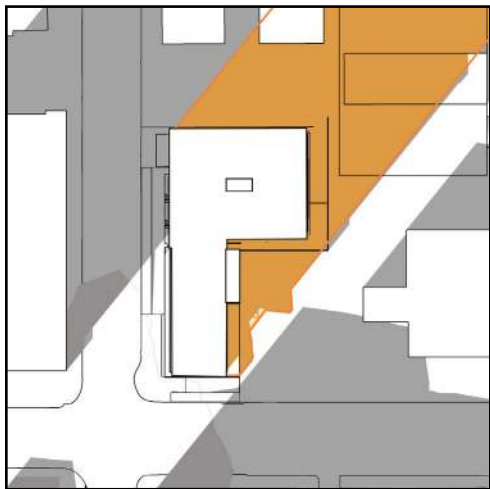
3 PM



SUMMER SOLSTICE



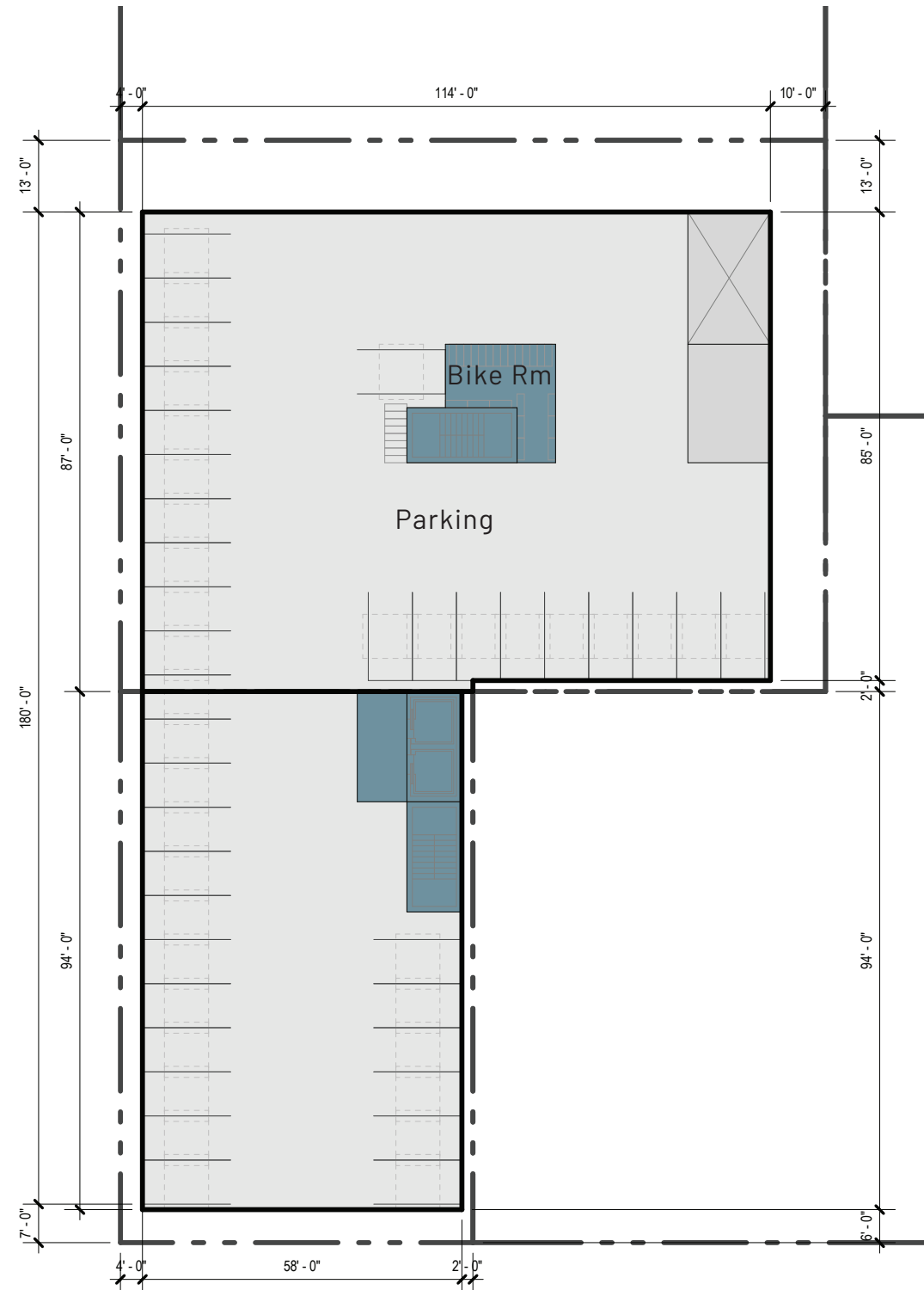
WINTER SOLSTICE



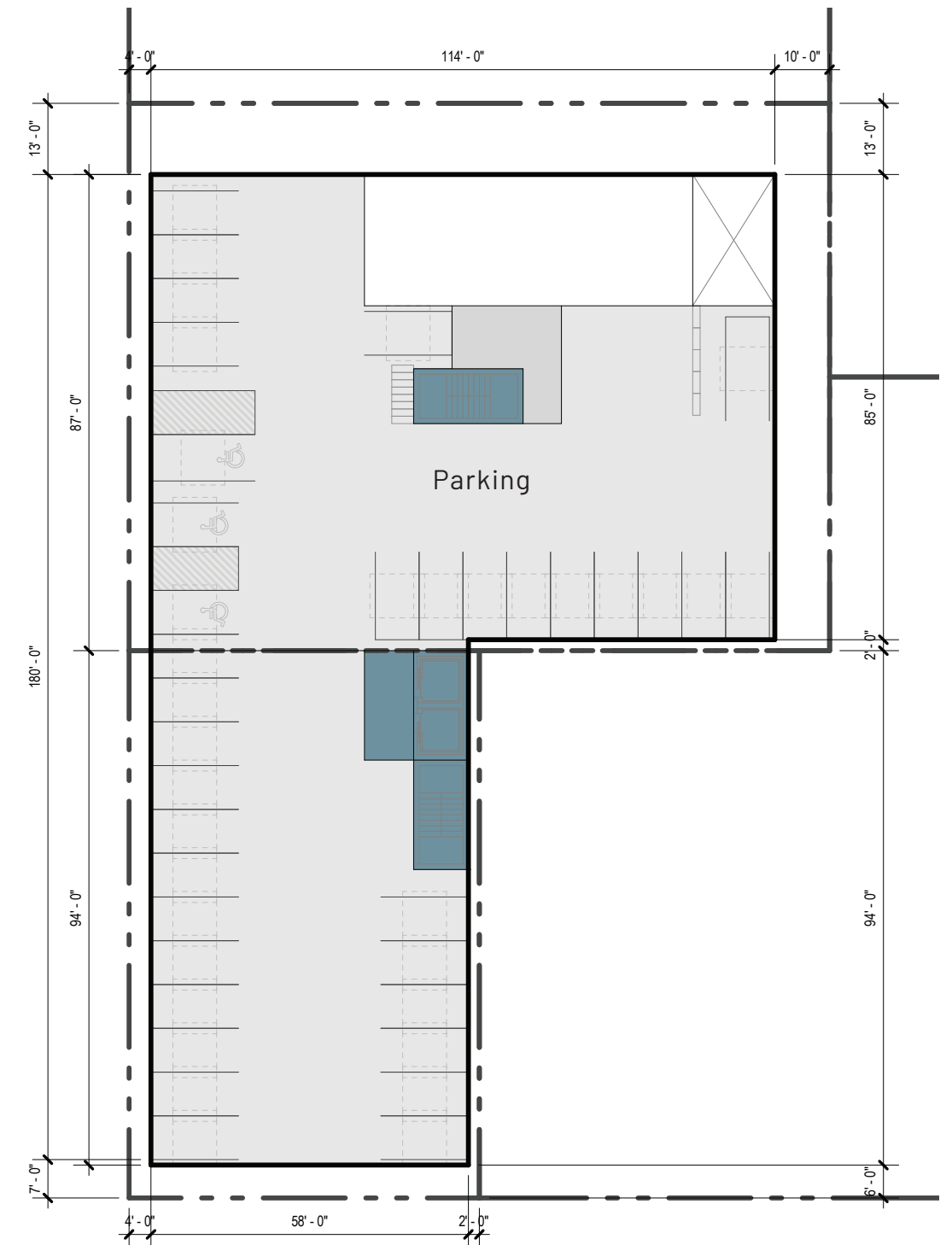
Massing Option 1 (Cont.) | Horizontal Reference

Floor plans

- Residential
- Lobby
- Circulation
- Amenity spaces
- Mechanical/storage
- Parking
- Roof deck/balcony

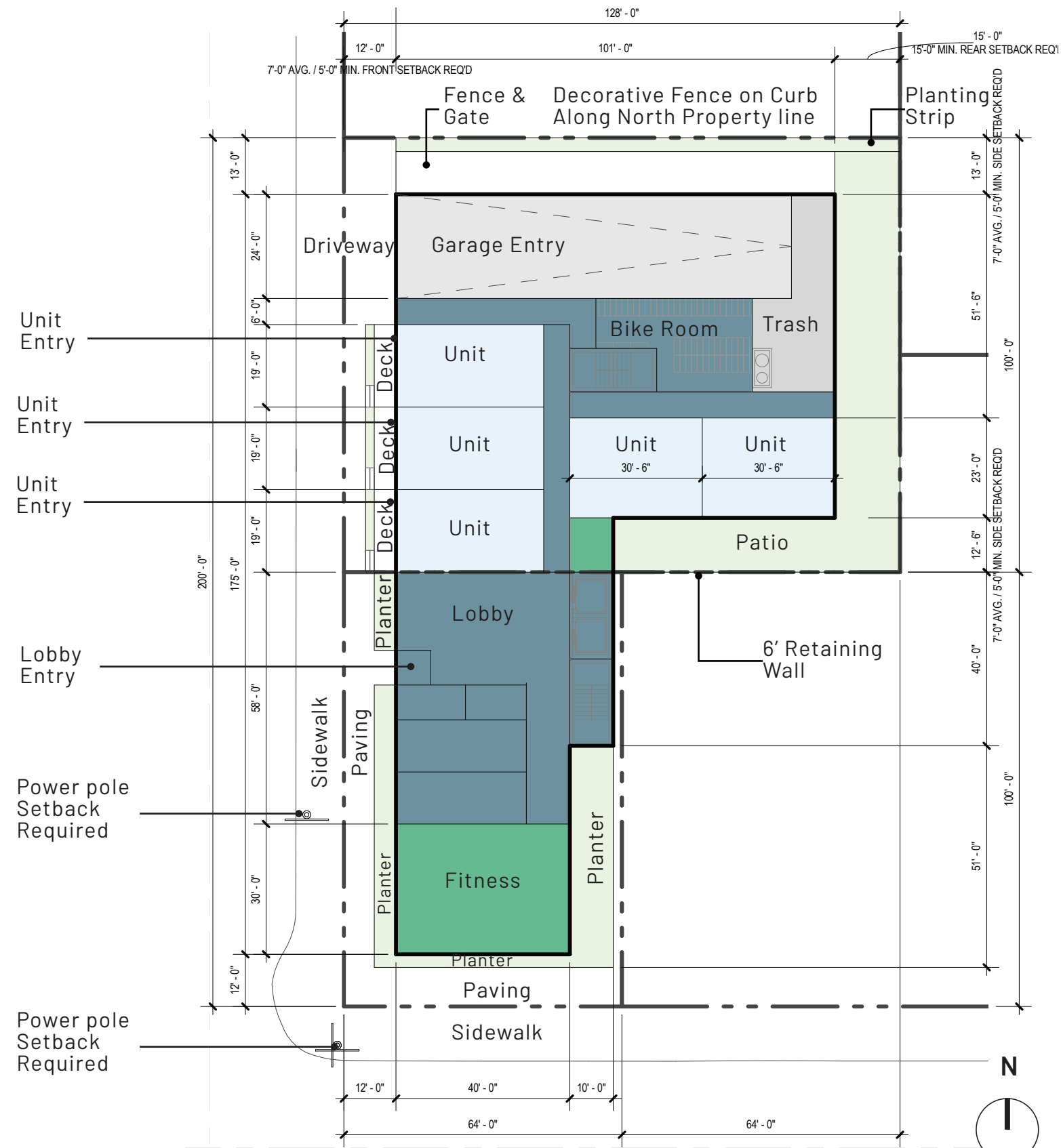


Level P2

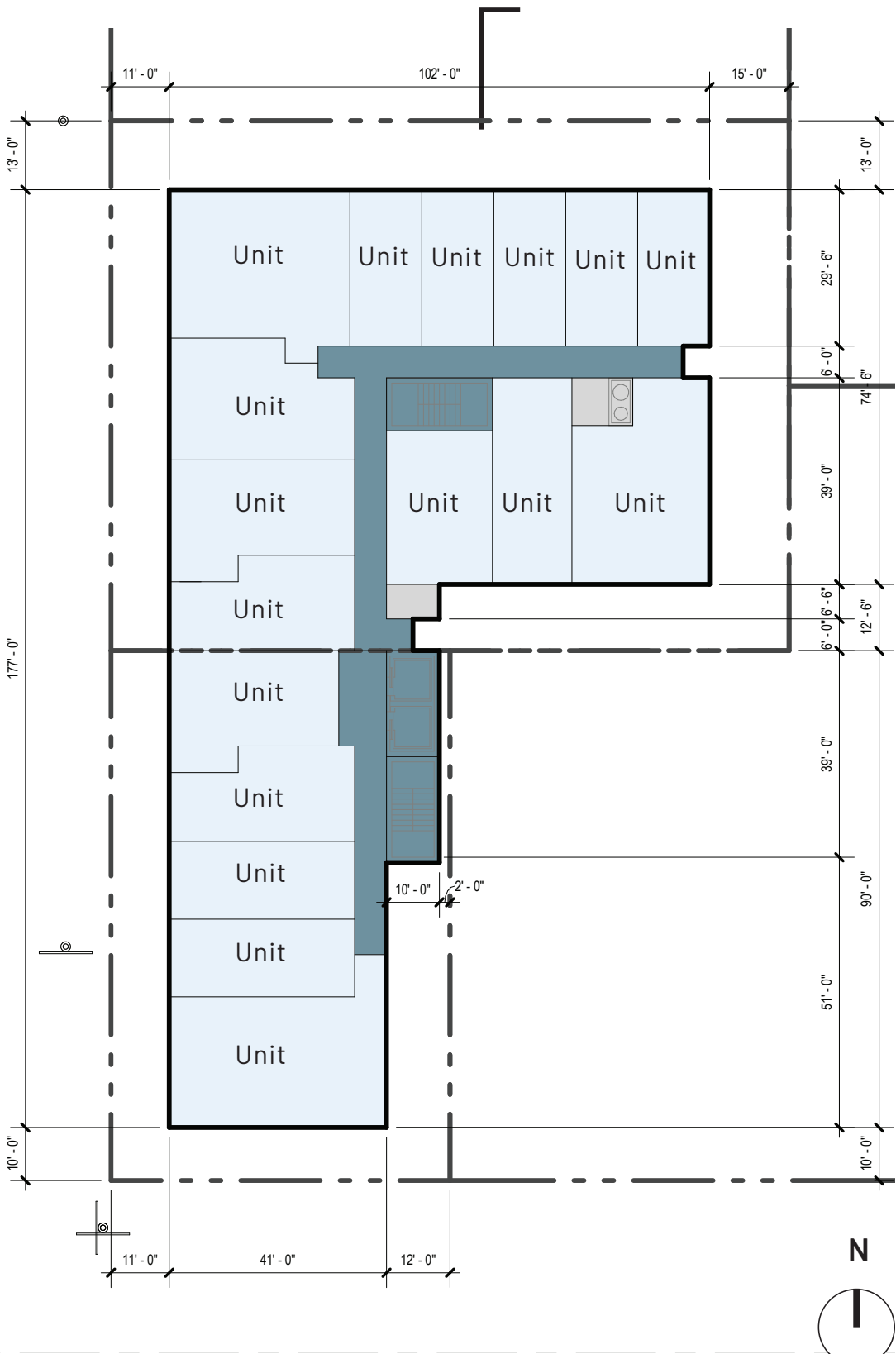


Level p1





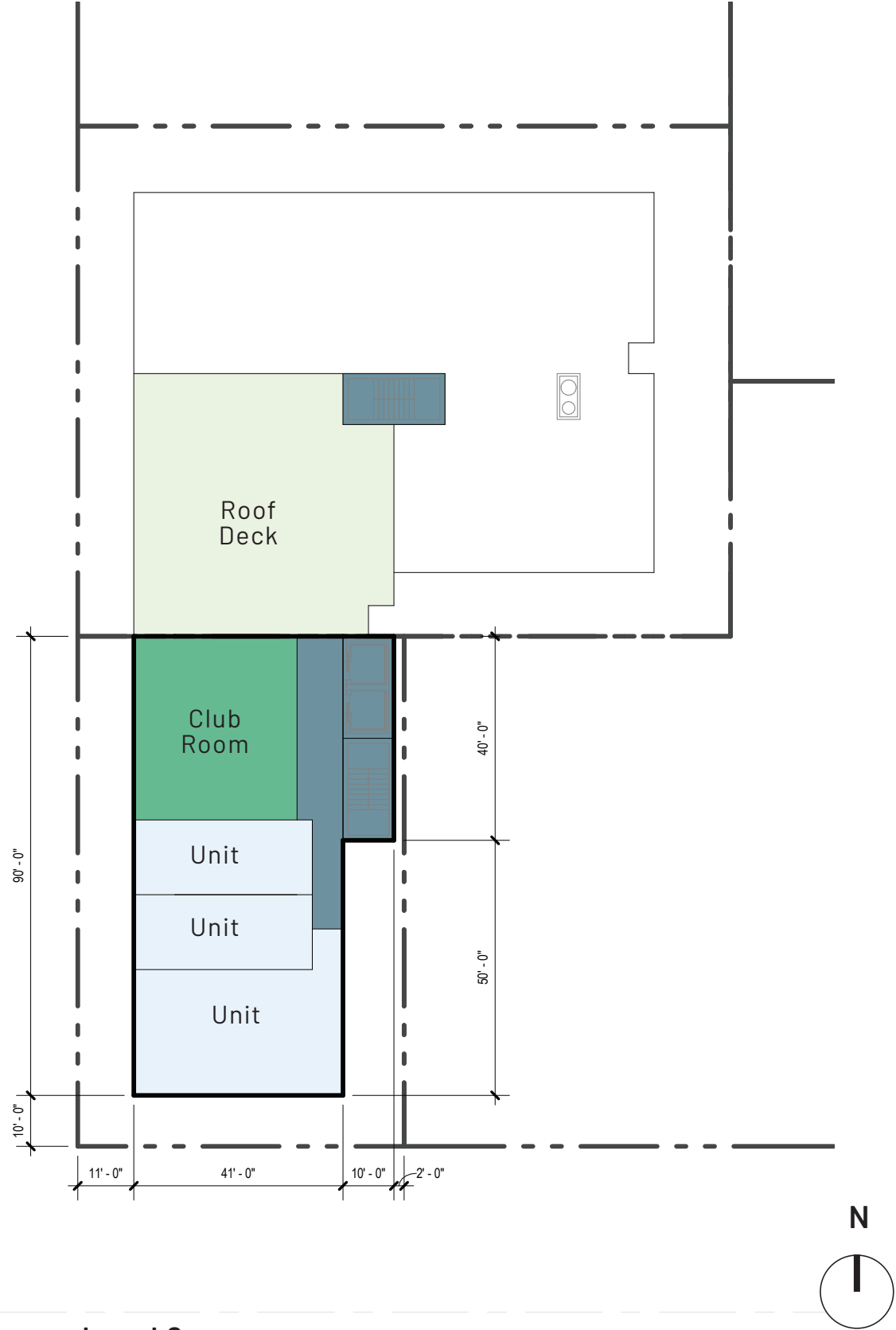
Level 1 (at grade level)



Level 2-7

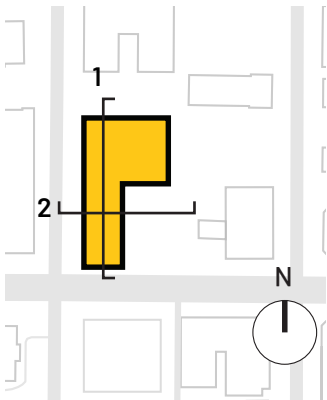
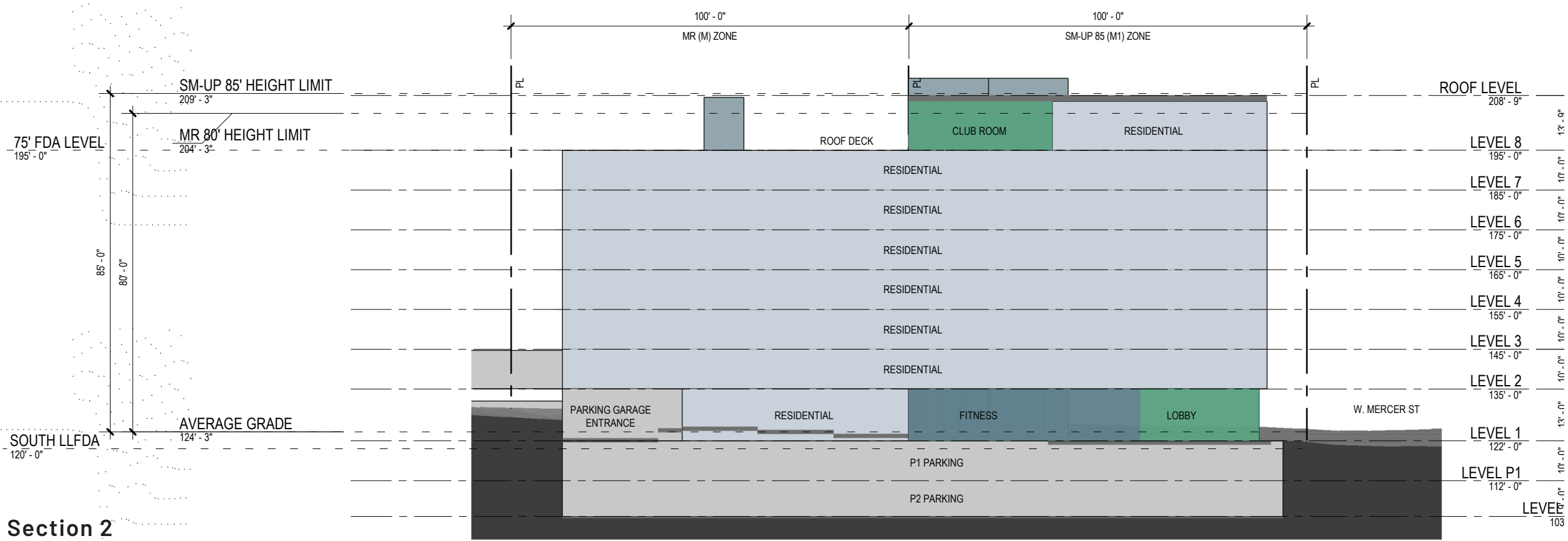
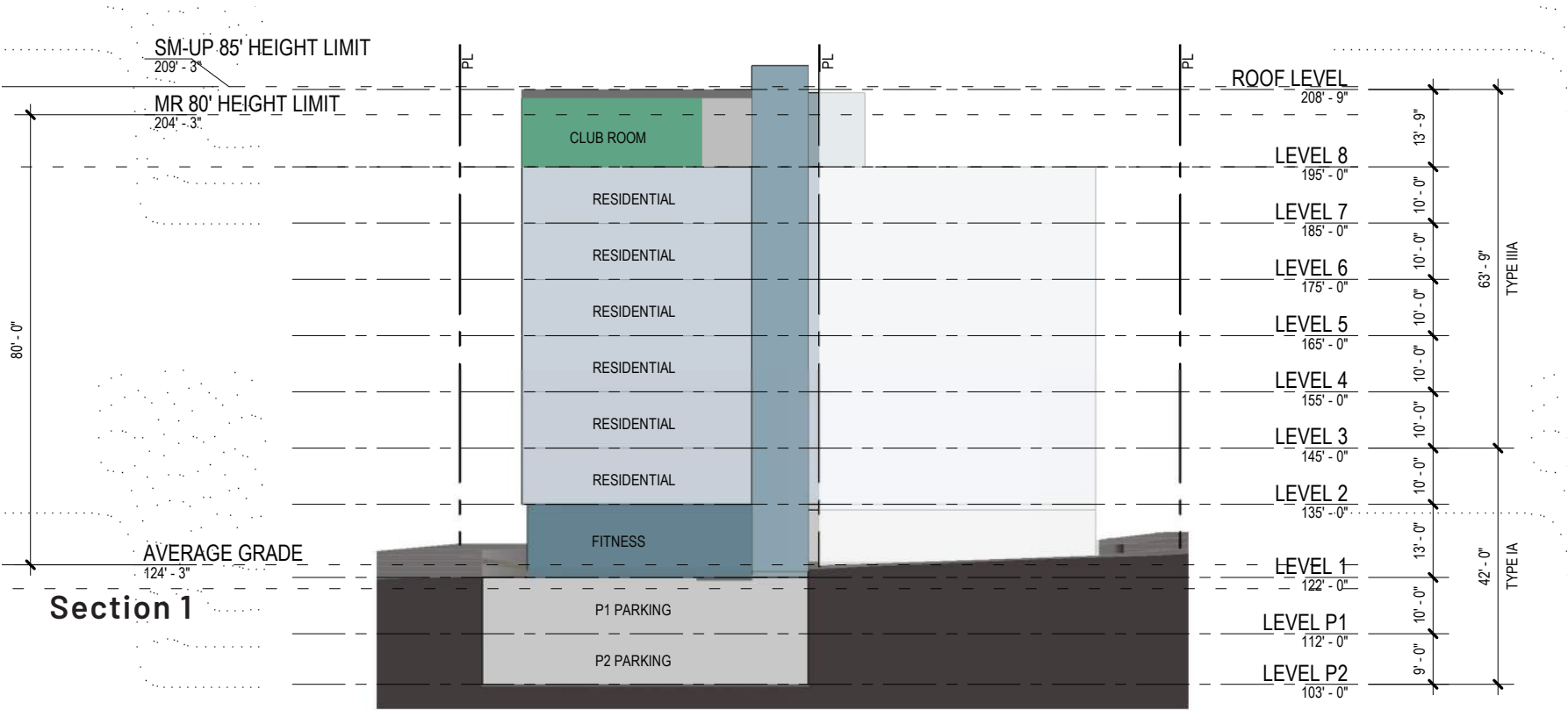
Massing Option 1(Cont.) | Horizontal Reference

- Floor plans
- Residential
 - Lobby
 - Circulation
 - Amenity spaces
 - Mechanical/storage
 - Parking
 - Roof deck/balcony



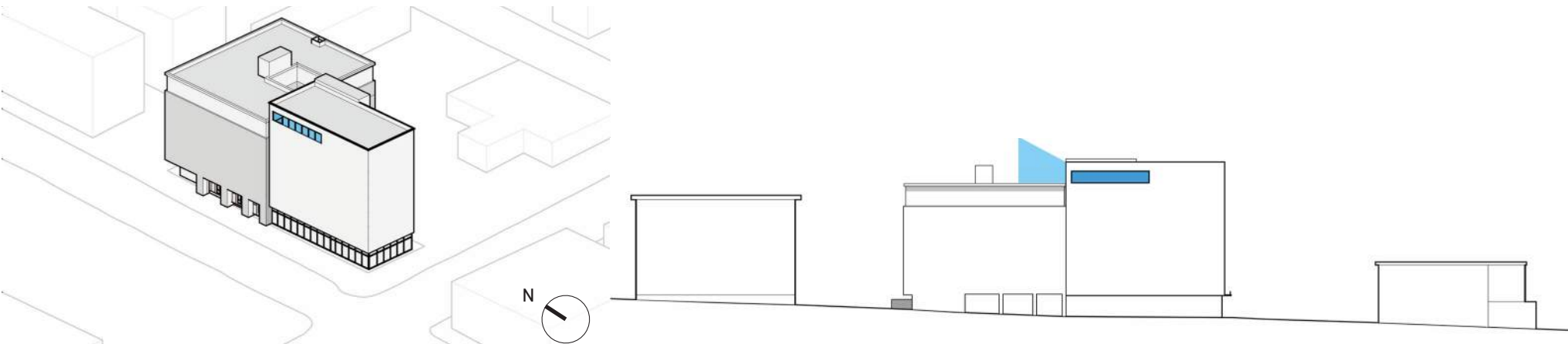
Level 8

- Sections
- Residential
 - Lobby
 - Circulation
 - Amenity spaces
 - Mechanical/storage
 - Parking
 - Roof deck/balcony

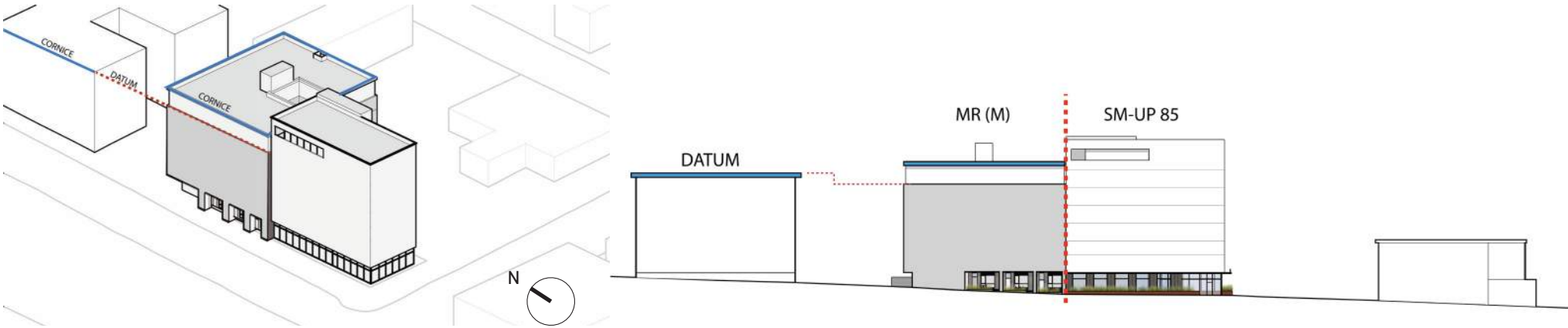


Massing Option 2 | Splitting Zones

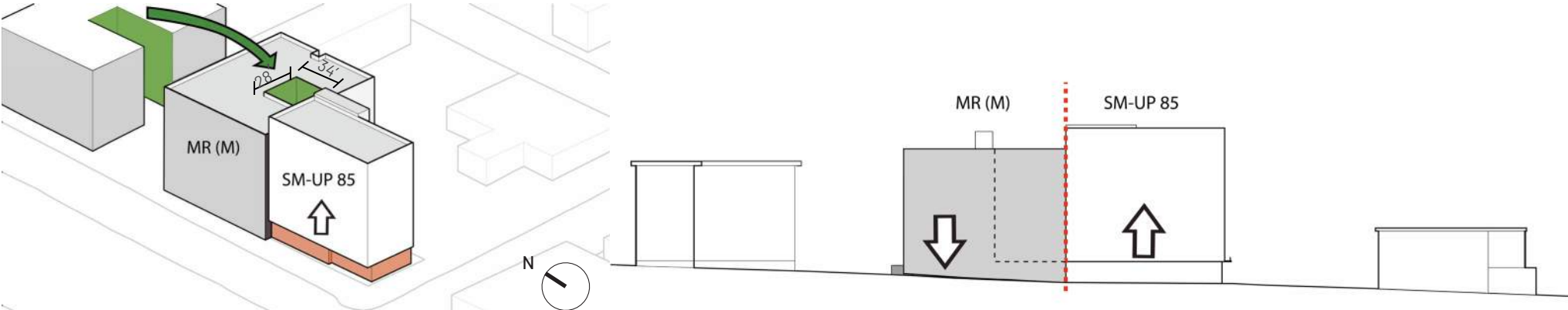
Option 2 shows two distinct massing emphasizing two different zoning types



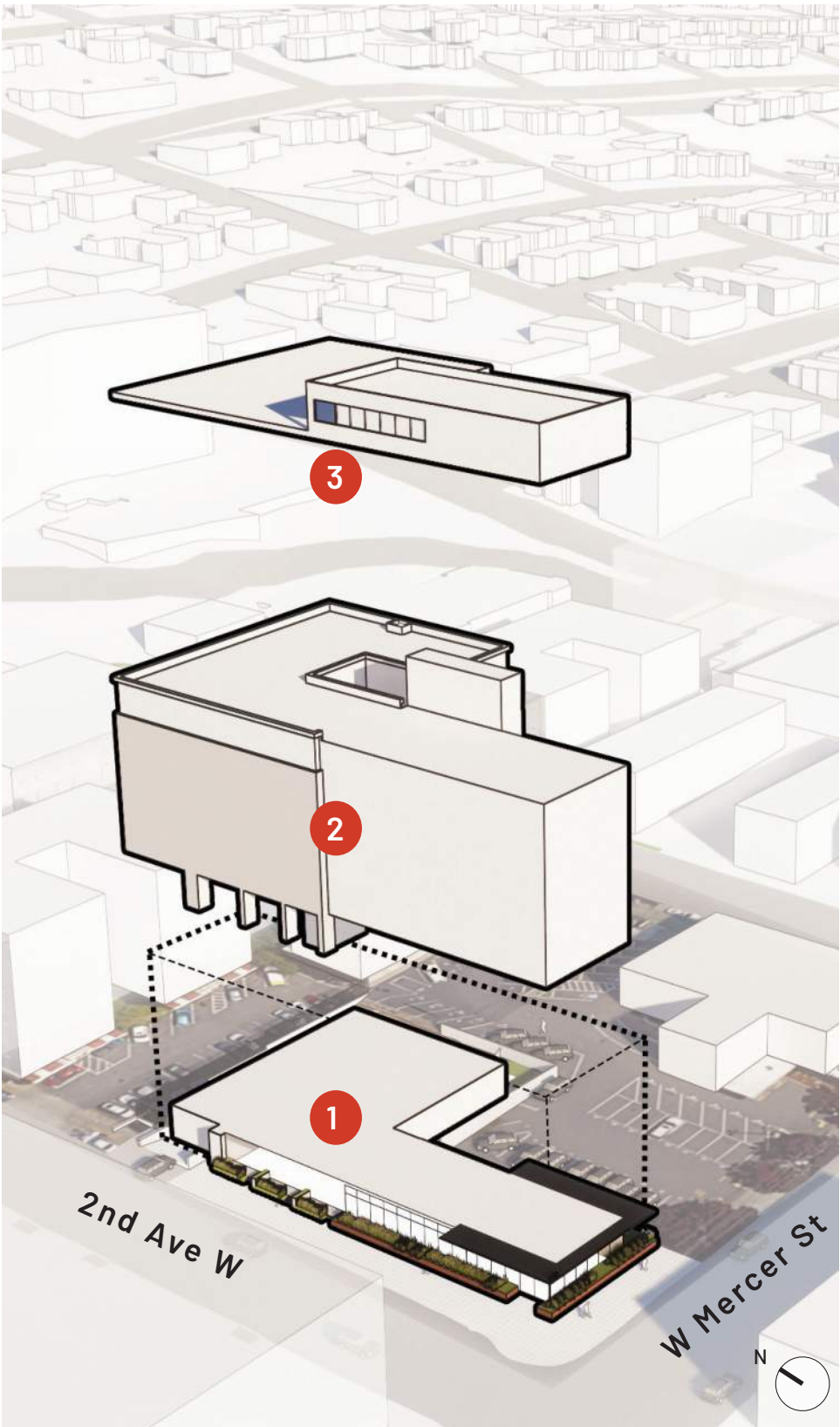
3 Sky Lounge: Punched Opening
Club room facing North



2 Two Facades
Two massing: six story over 1 story base (MR) and seven story over 1 story base (SM-UP)



1 Form: Two Massing





3 Sky Lounge: Punched Opening



2 Form: Two Facades
Two massing: six story over 1 story base (MR) and seven story over 1 story base (SM-UP)



1 Massing Meets the Ground



Massing Option 2 (Cont.) | Splitting Zones



1. Street View Looking Northeast



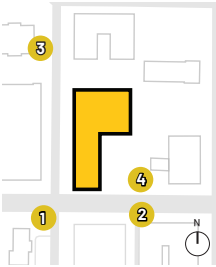
2. Street View Looking Northwest



3. Bird Eye View Looking Northwest

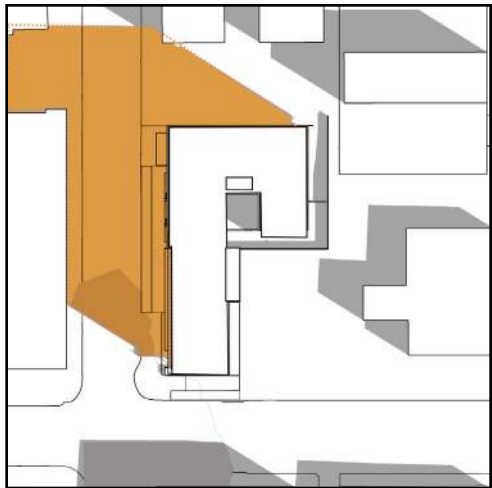


4. Street View Looking Southeast



SPRING / FALL EQUINOX

9 AM



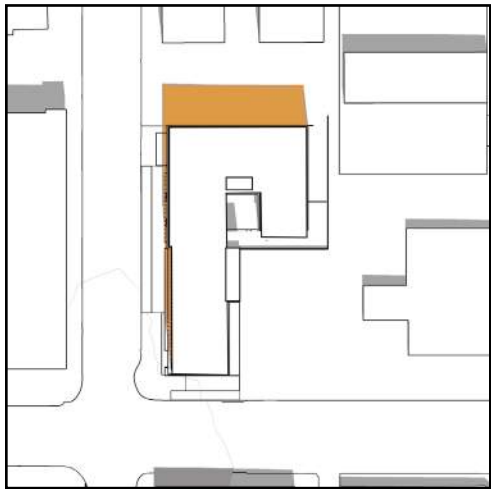
12 PM



3 PM



SUMMER SOLSTICE

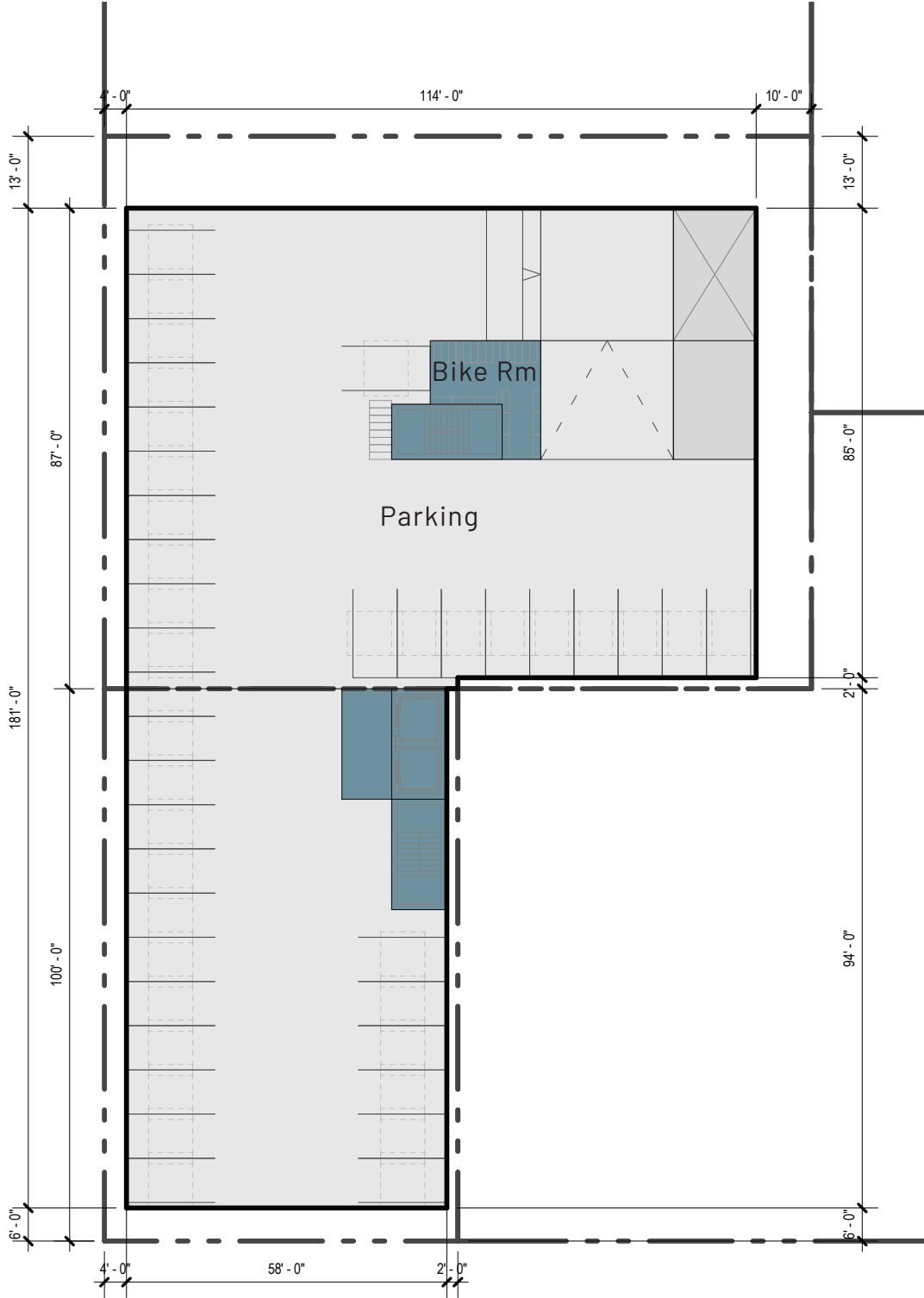


WINTER SOLSTICE

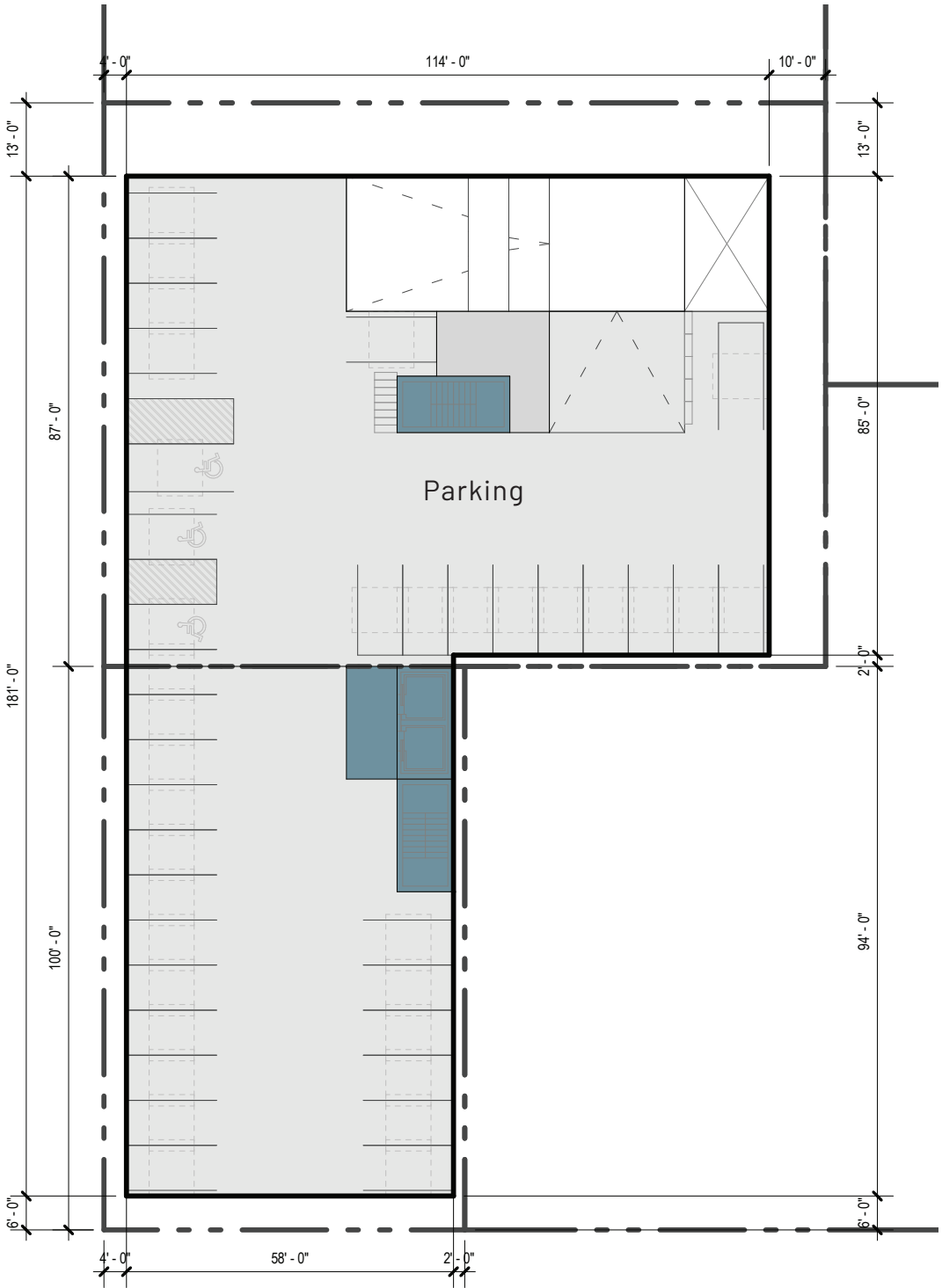


Massing Option 2 (Cont.) | Splitting Zones

- Floor plans
- Residential
 - Lobby
 - Circulation
 - Amenity spaces
 - Mechanical/storage
 - Parking
 - Roof deck/balcony

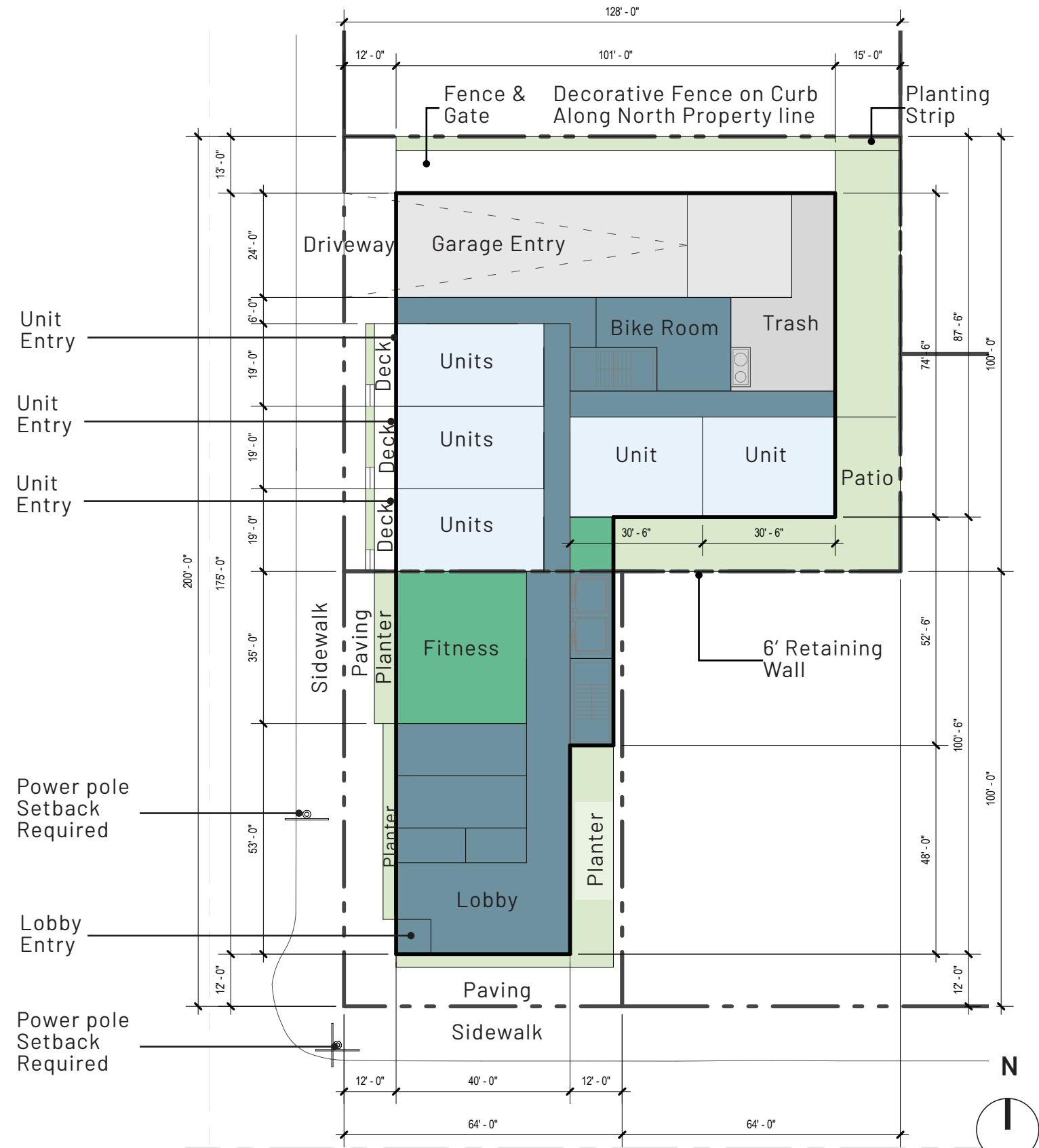


Level P2

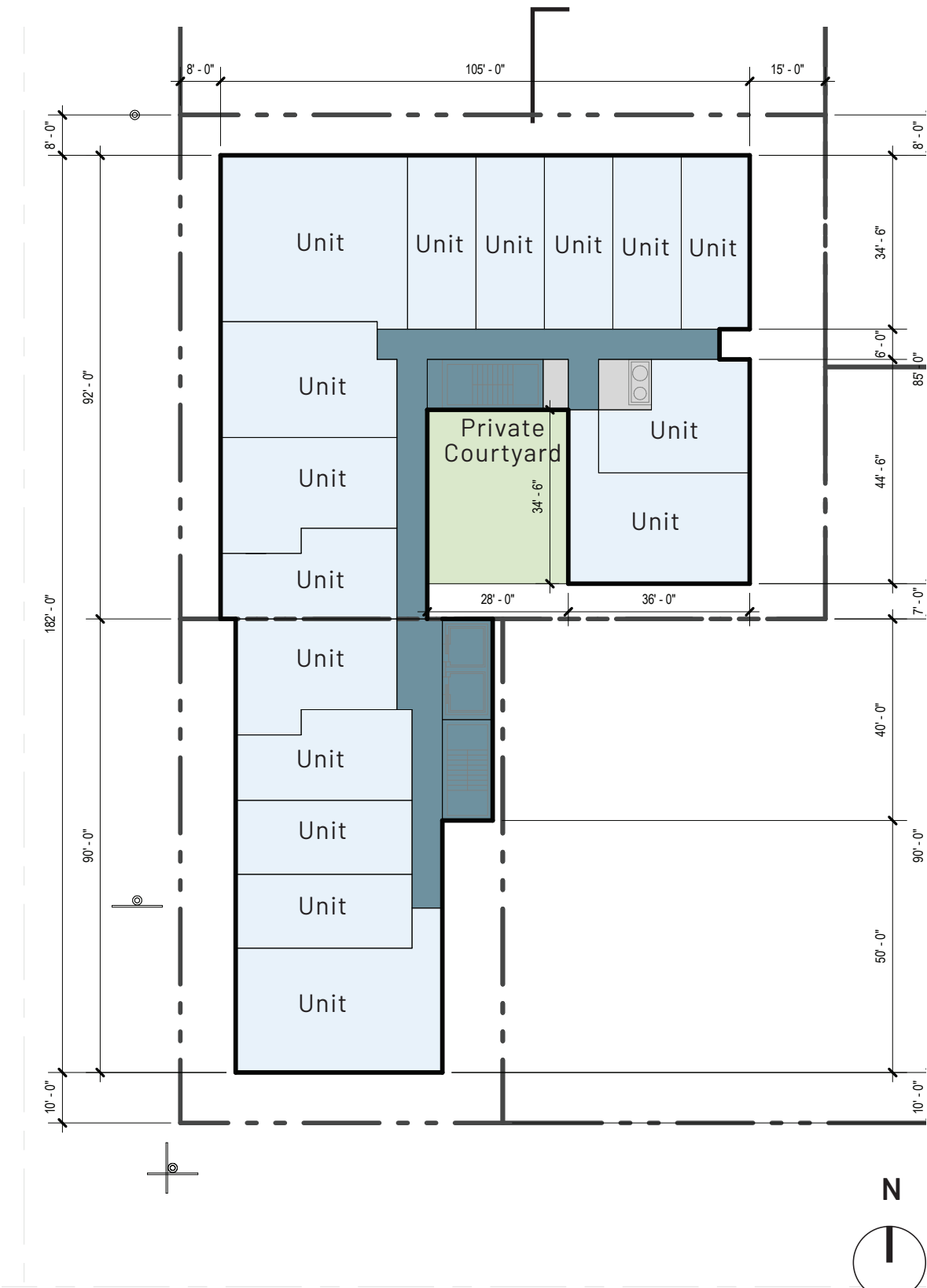


Level P1





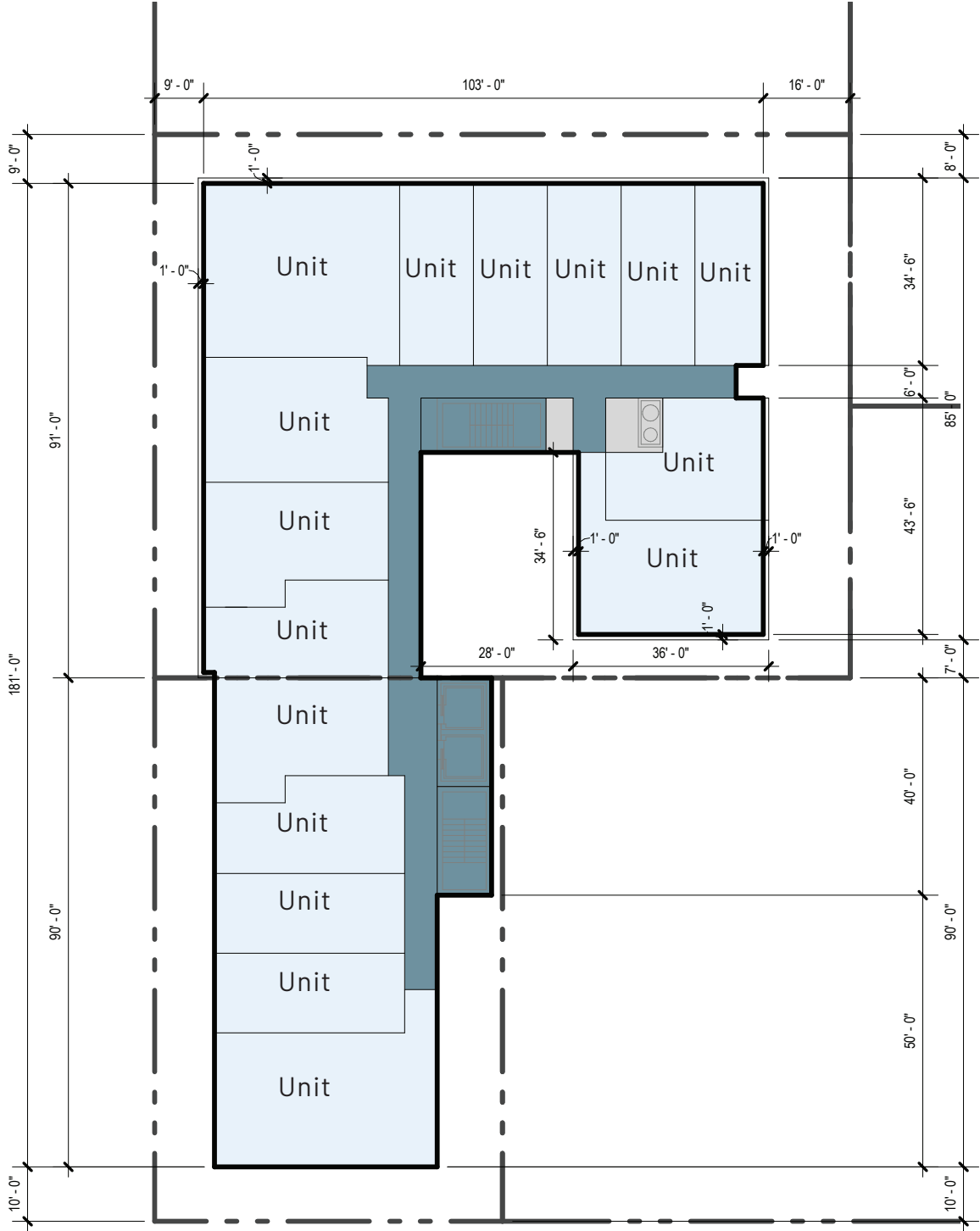
Level 1 (at grade level)



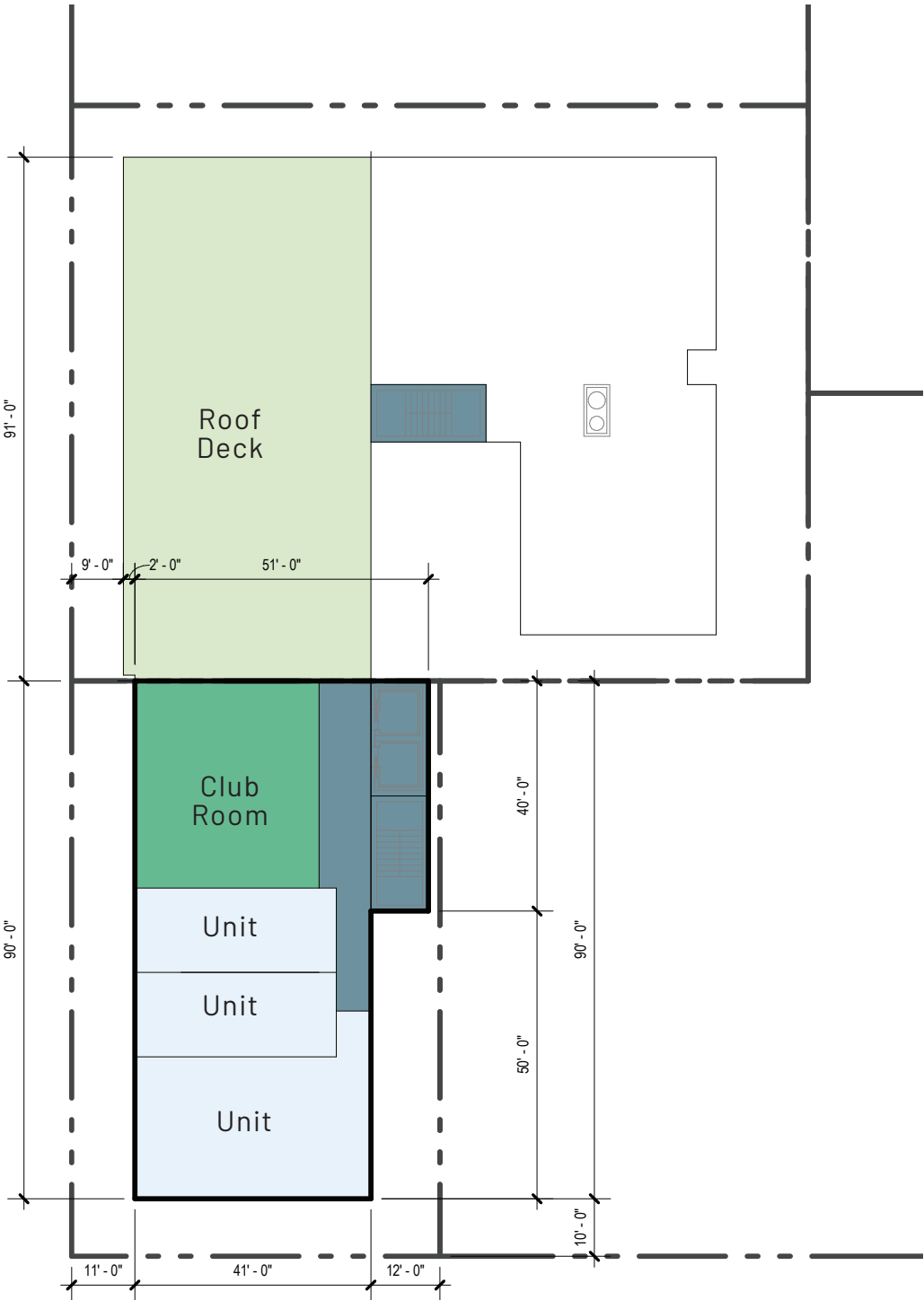
Level 2

Massing Option 2 (Cont.) | Splitting Zones

- Floor plans
- Residential
 - Lobby
 - Circulation
 - Amenity spaces
 - Mechanical/storage
 - Parking
 - Roof deck/balcony



Level 3-7

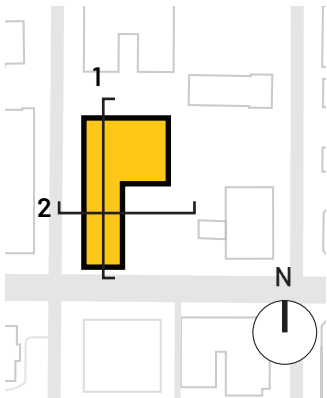
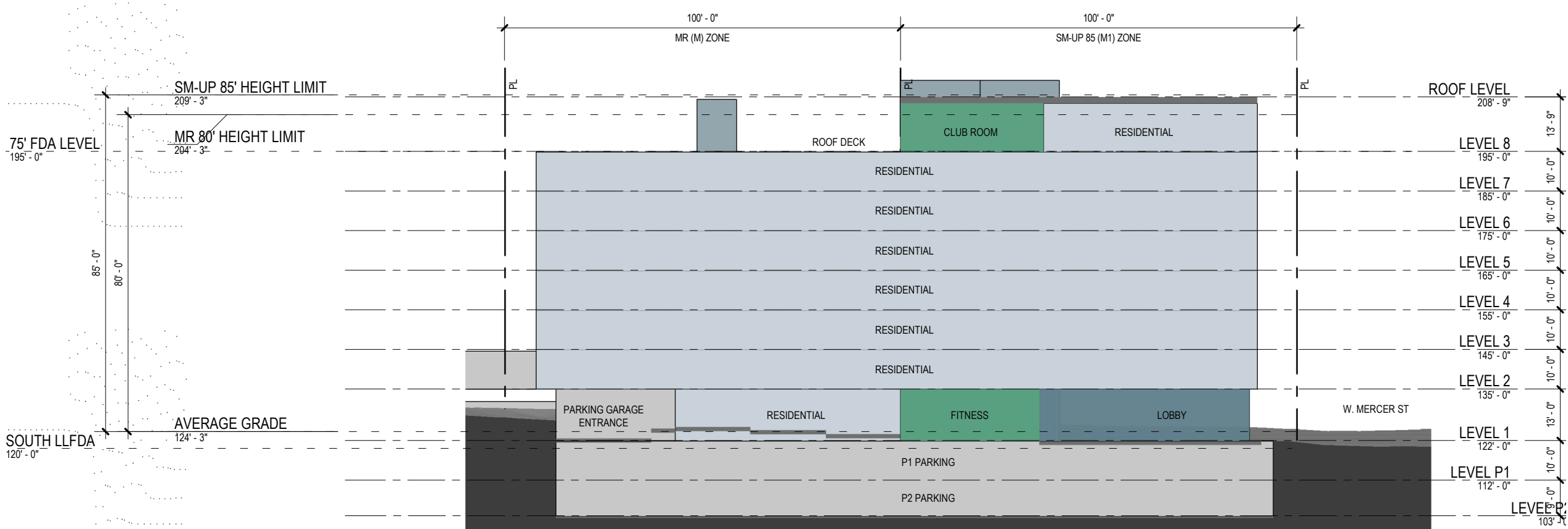
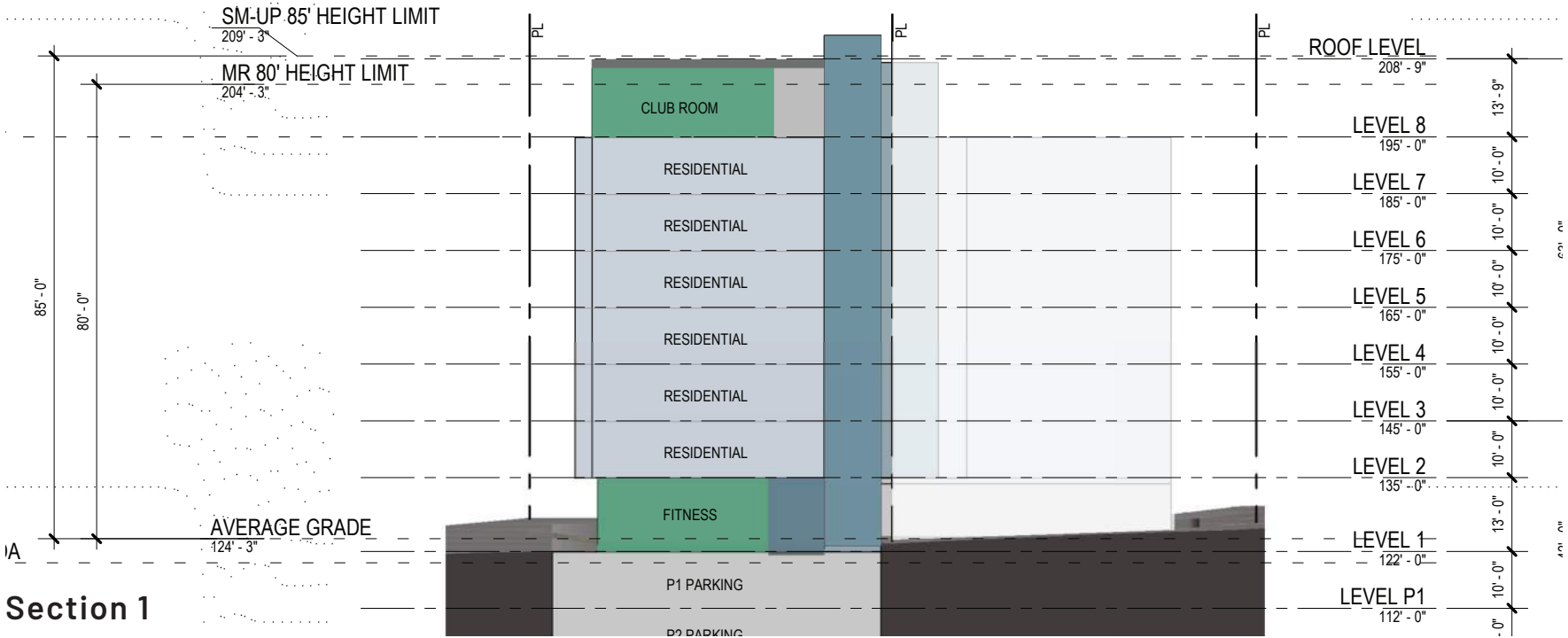


Level 8



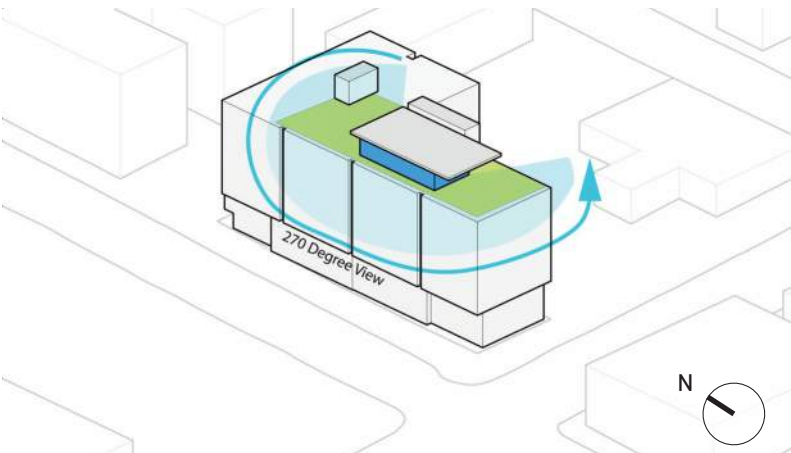
Sections

- Residential
- Lobby
- Circulation
- Amenity spaces
- Mechanical/storage
- Parking
- Roof deck/balcony

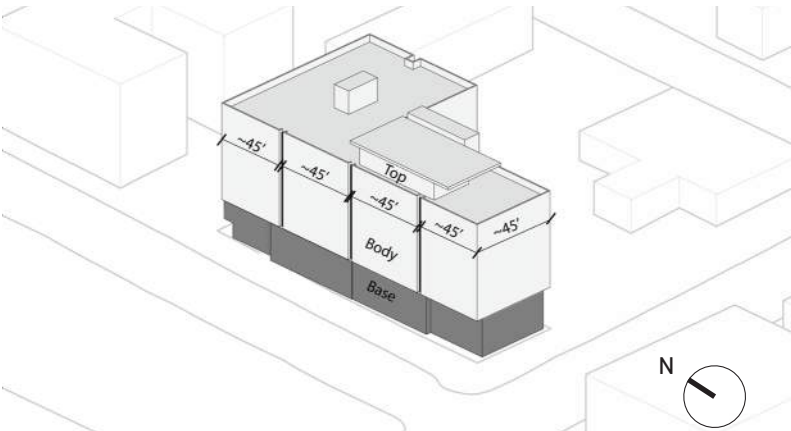


Massing Option 3 | Geometric Proportion

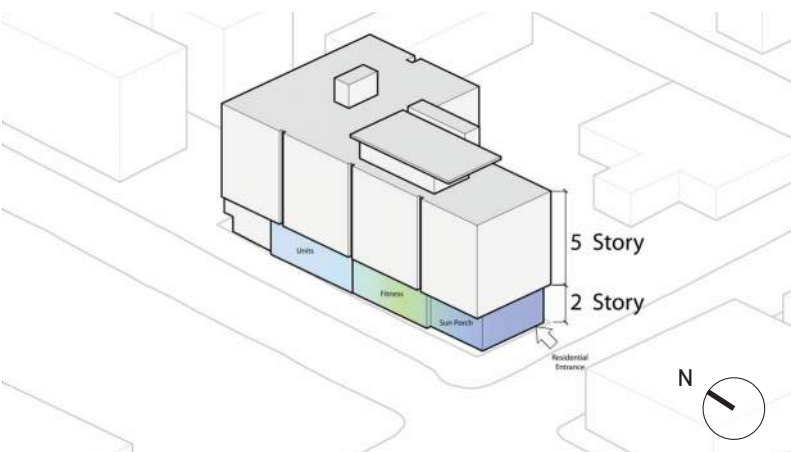
Option 3 shows balance of scale and proportion with vertical recessed gaskets



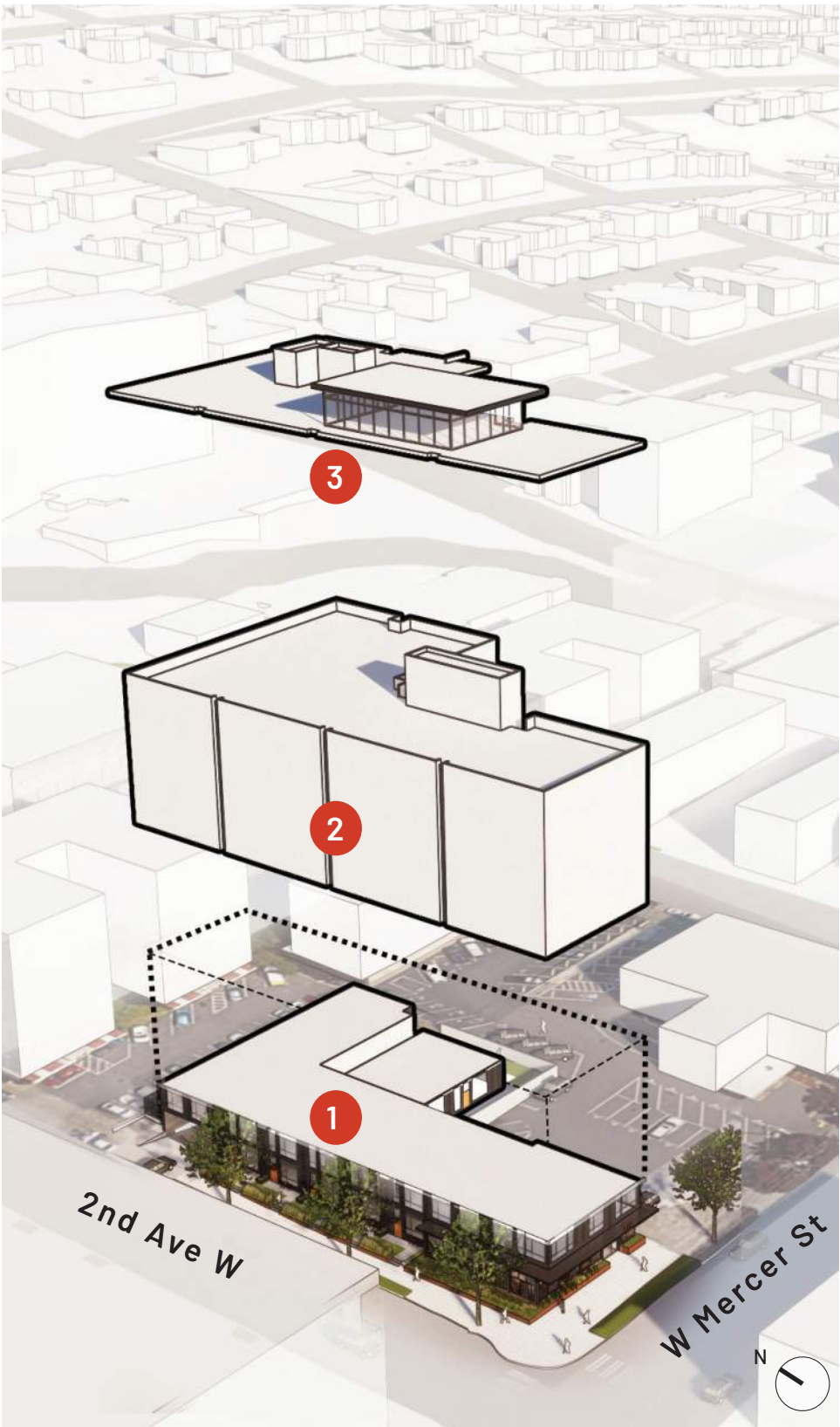
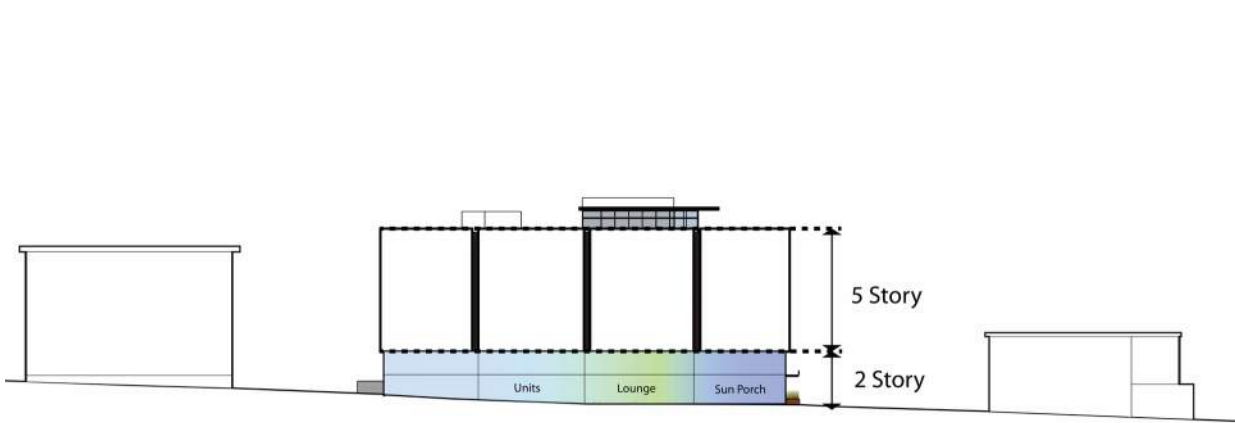
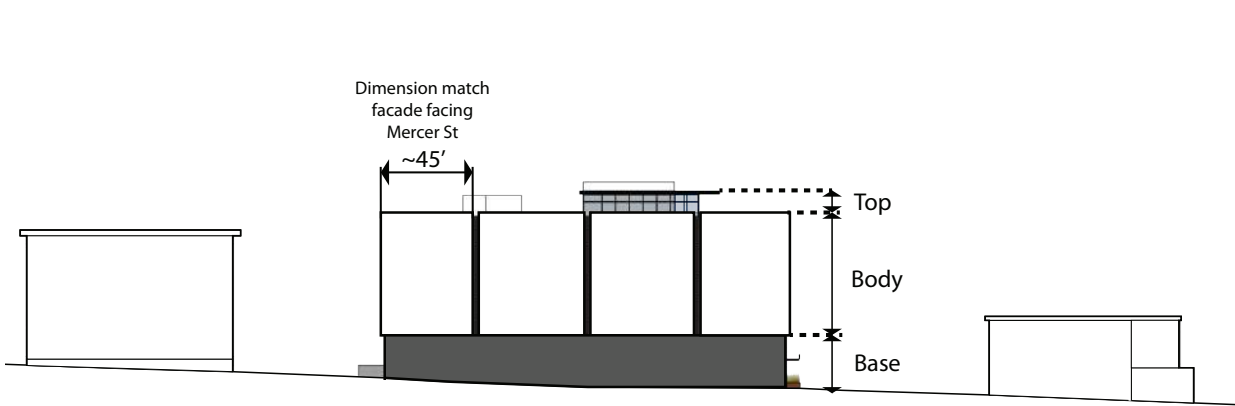
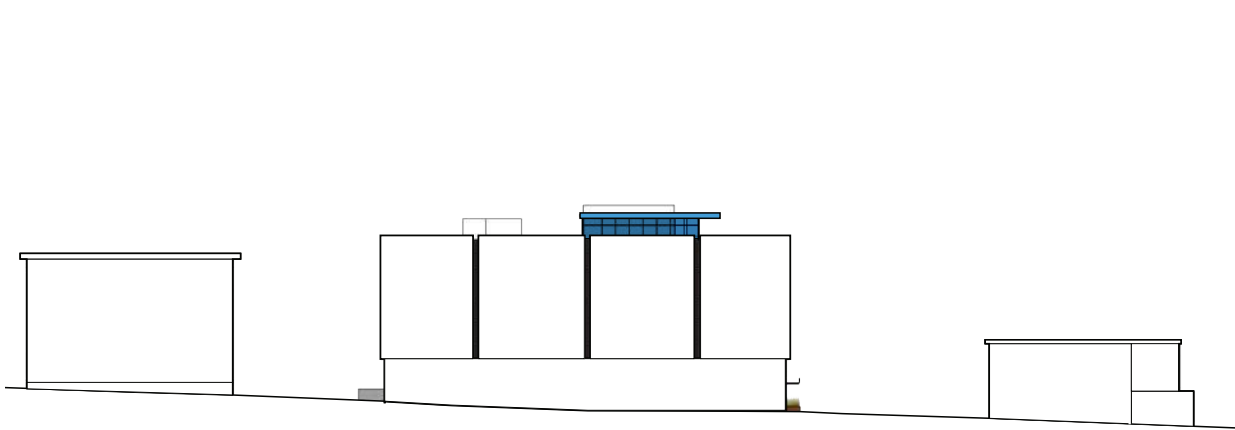
3 Sky Lounge: Standout
270 Degree View Club Room



2 Form: Vertical Gaskets



1 Two Story Base
5 story over 2 story & vertical recessed gaskets provide appropriate scale and proportion





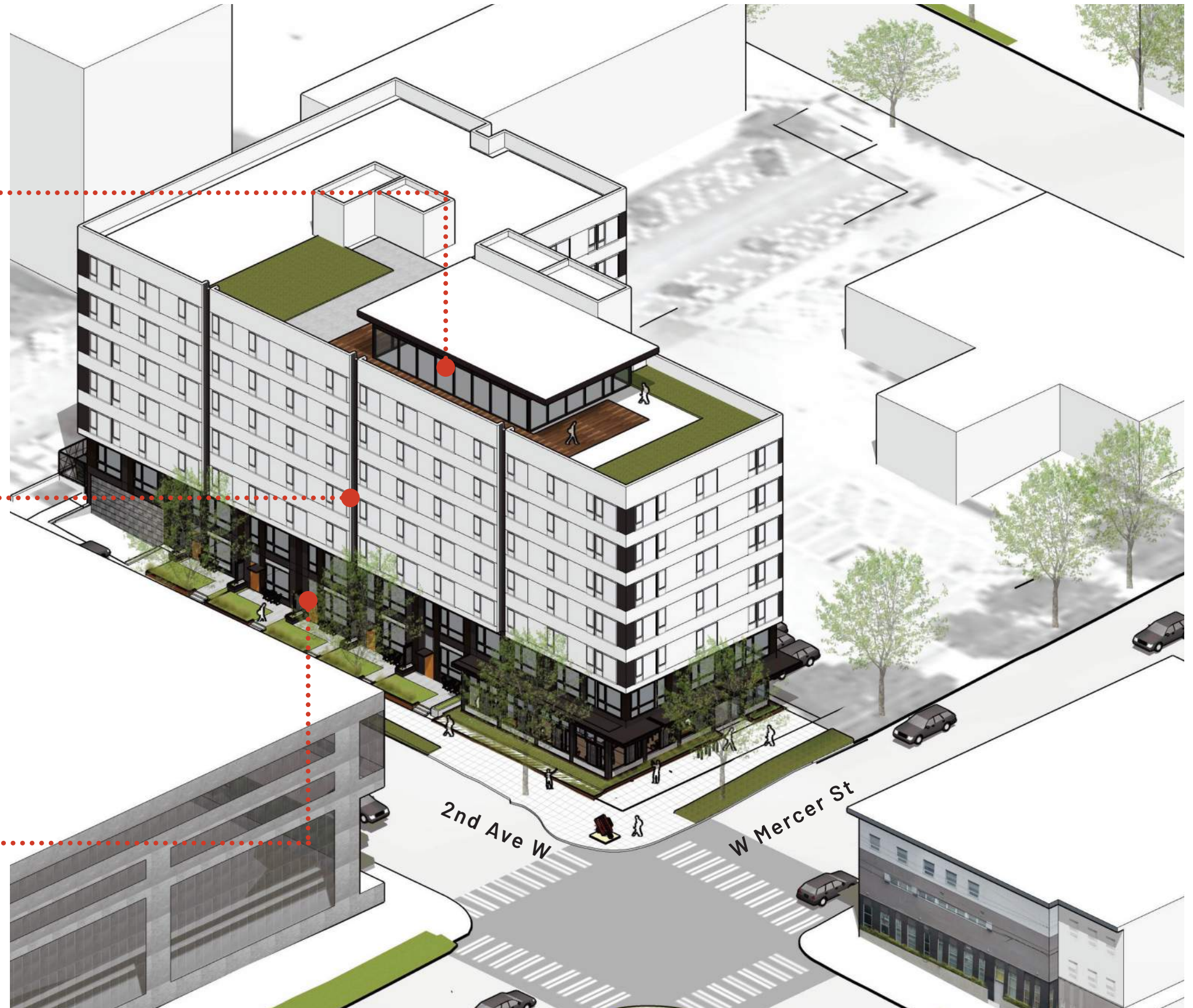
3 Sky Lounge: Standout
270 degree view clubroom with rooftop



2 Form: Vertical Gaskets



1 Two Story Base
5 story over 2 story & vertical recessed gaskets provide appropriate scale and proportion





1. Street View Looking Northeast



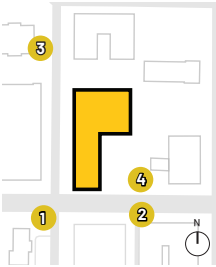
2. Street View Looking Northwest



3. Bird Eye View Looking Northwest

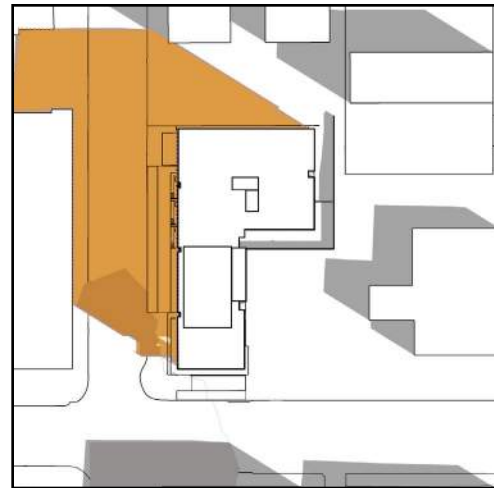


4. Street View Looking Southeast

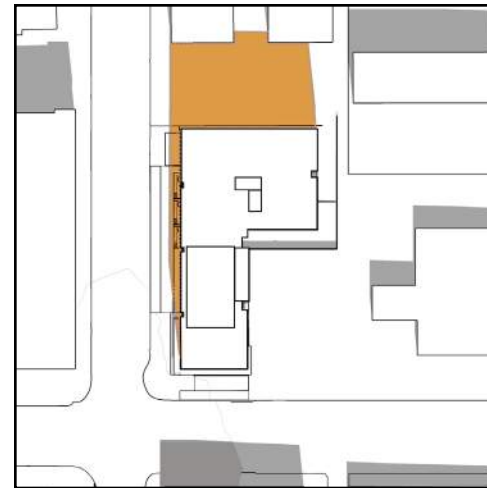


SPRING / FALL EQUINOX

9 AM



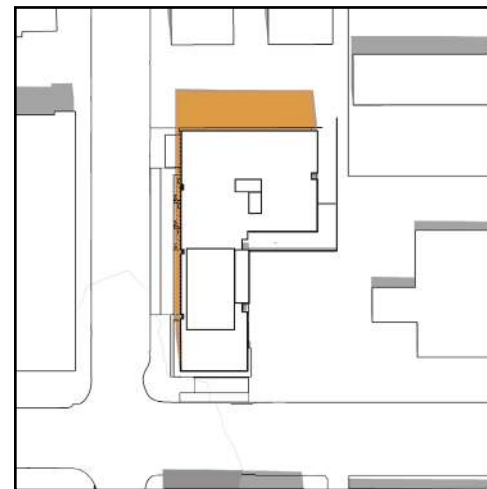
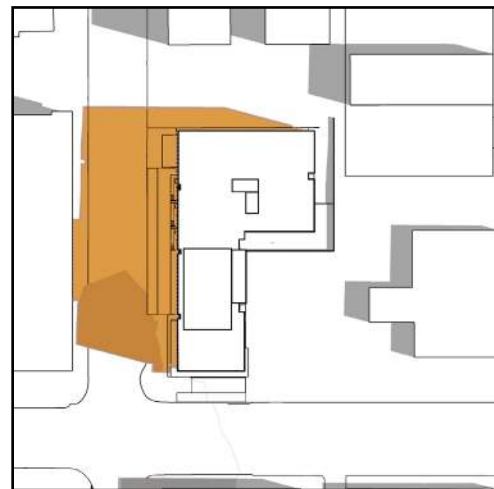
12 PM



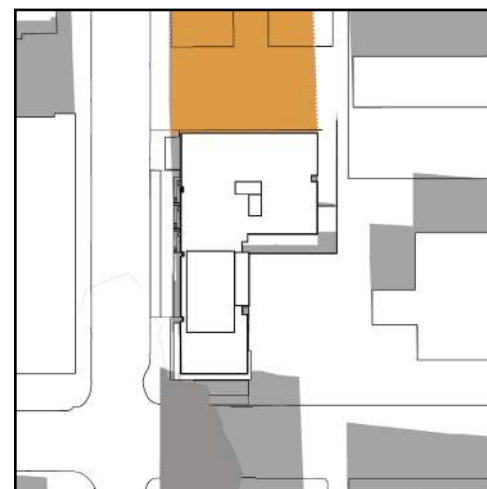
3 PM



SUMMER SOLSTICE



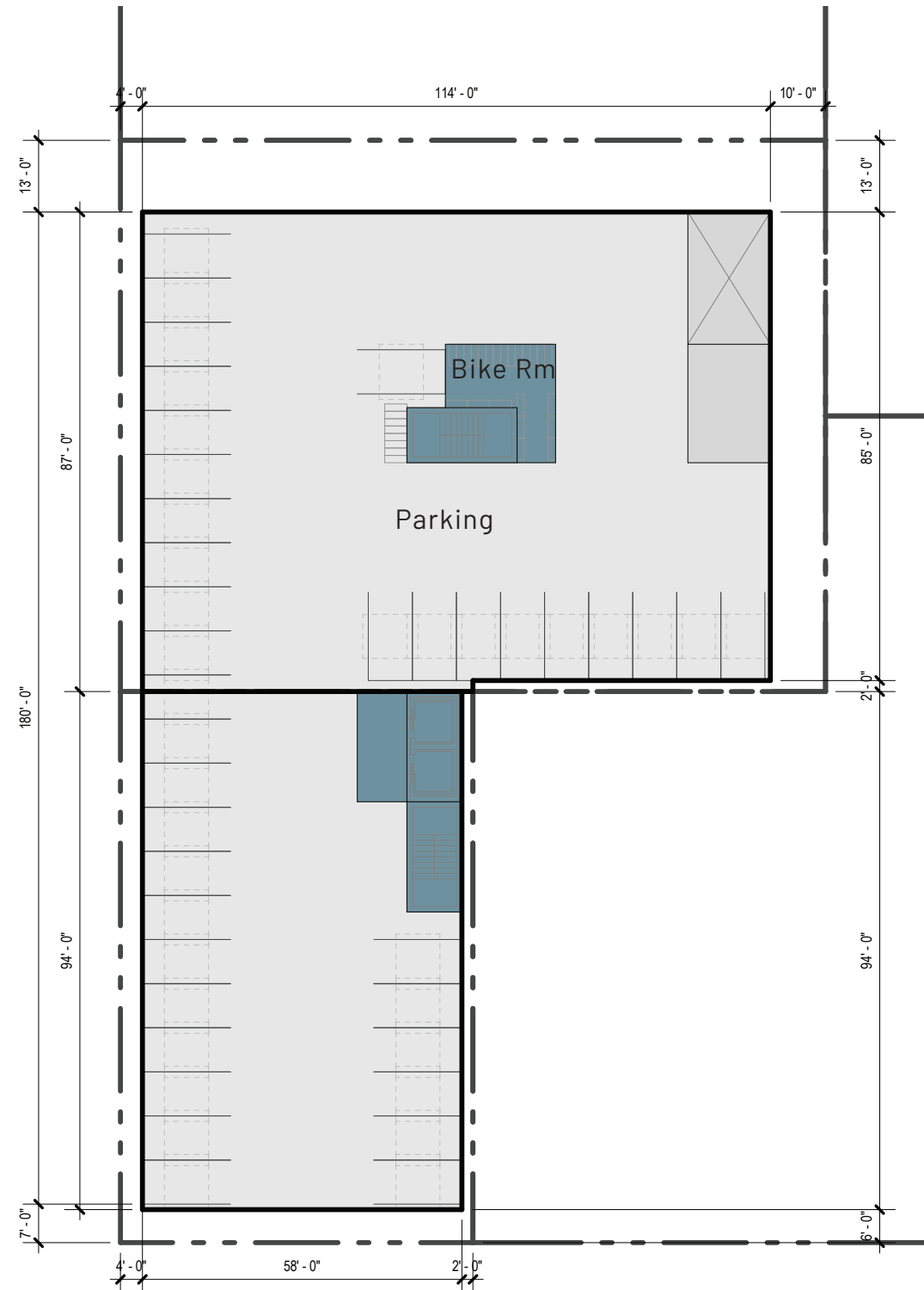
WINTER SOLSTICE



Massing Option 3 (Cont.) | Geometric Proportion

Floor plans

- Residential
- Lobby
- Circulation
- Amenity spaces
- Mechanical/storage
- Parking
- Roof deck/balcony



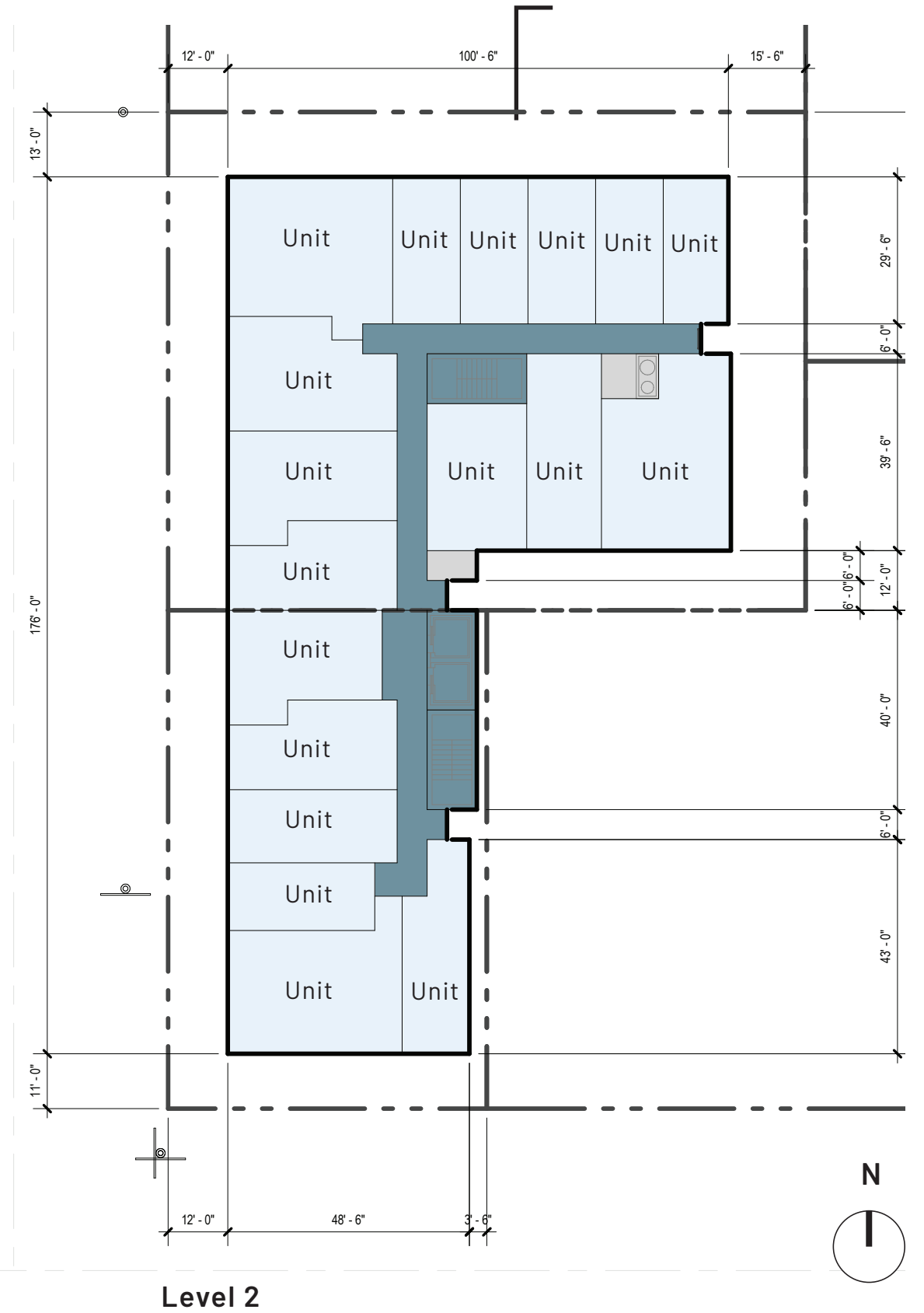
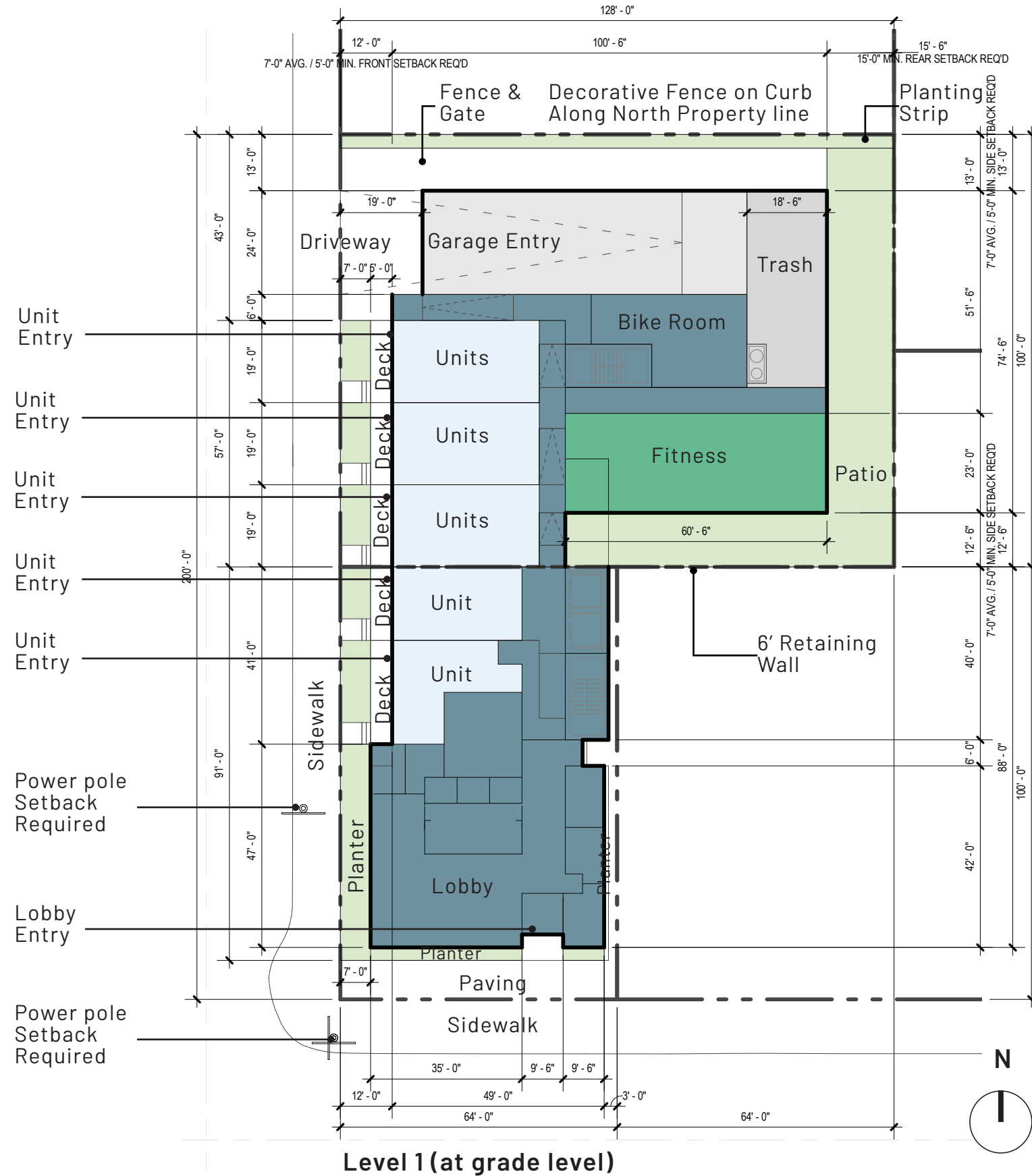
Level P2



Level P1



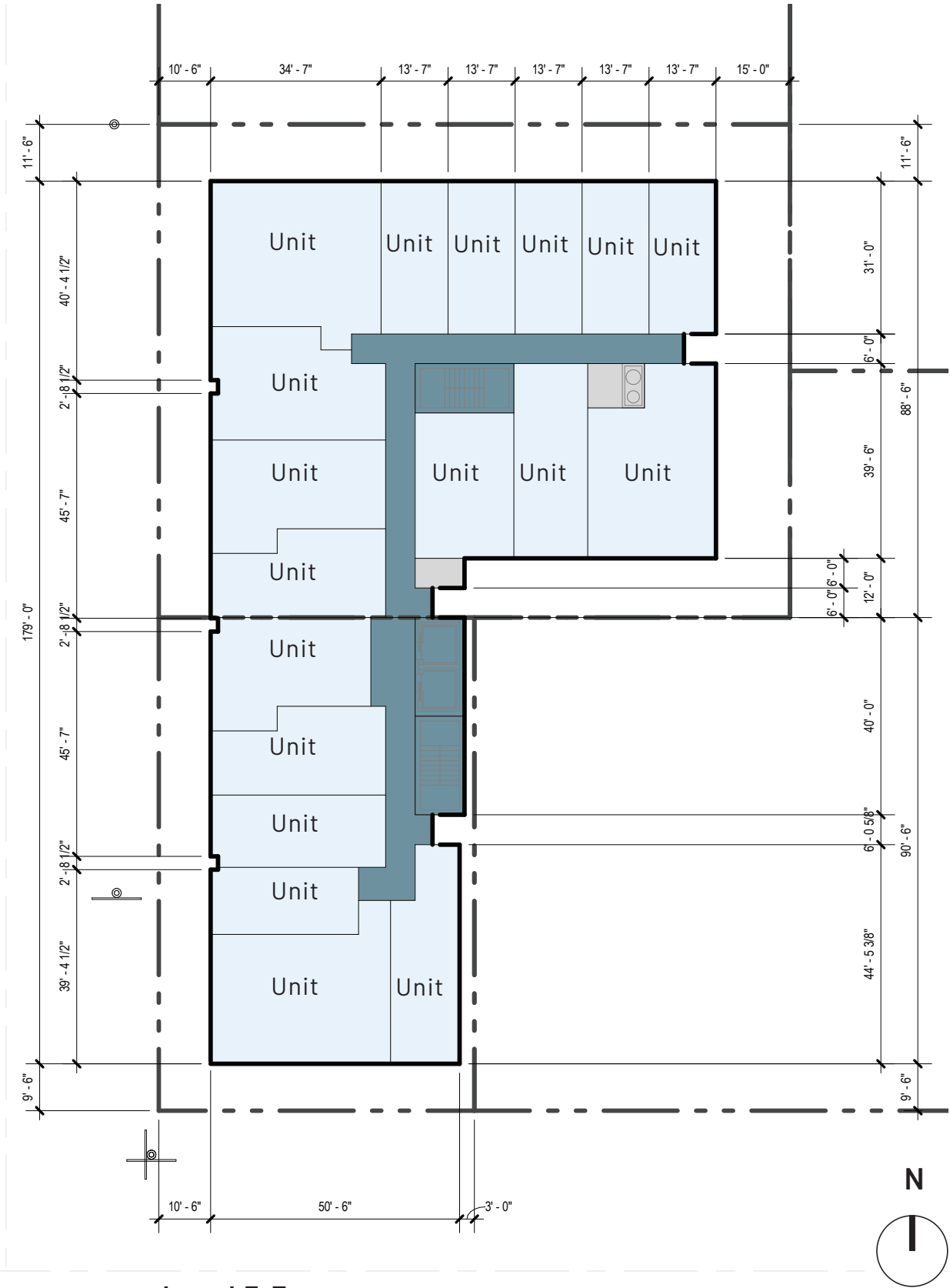
Massing Option 3 (Cont.) | Geometric Proportion



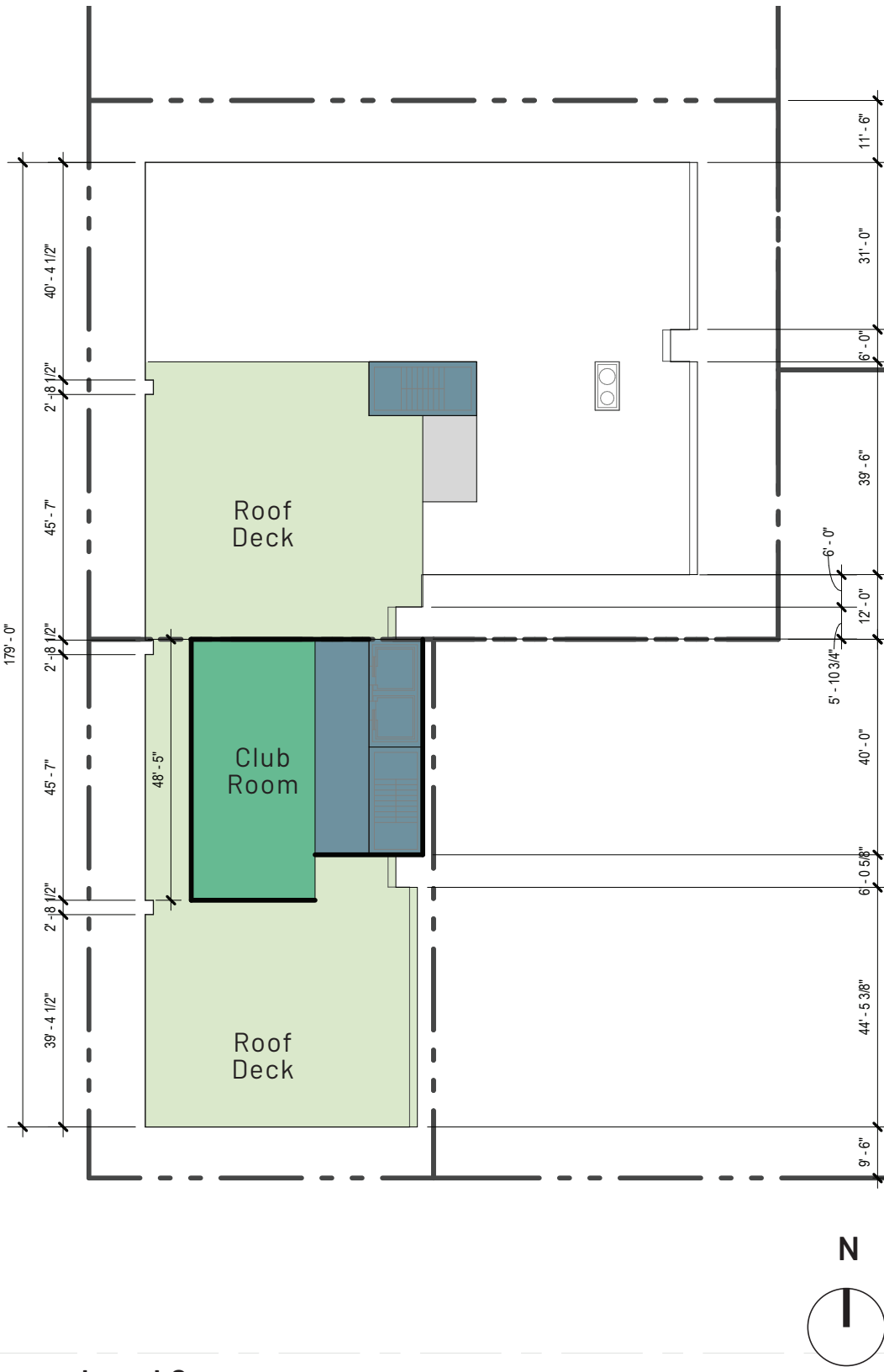
Massing Option 3 (Cont.) | Geometric Proportion

Floor plans

- Residential
- Lobby
- Circulation
- Amenity spaces
- Mechanical/storage
- Parking
- Roof deck/balcony



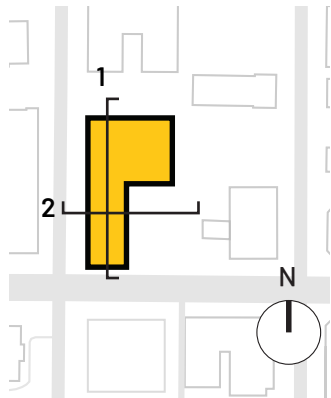
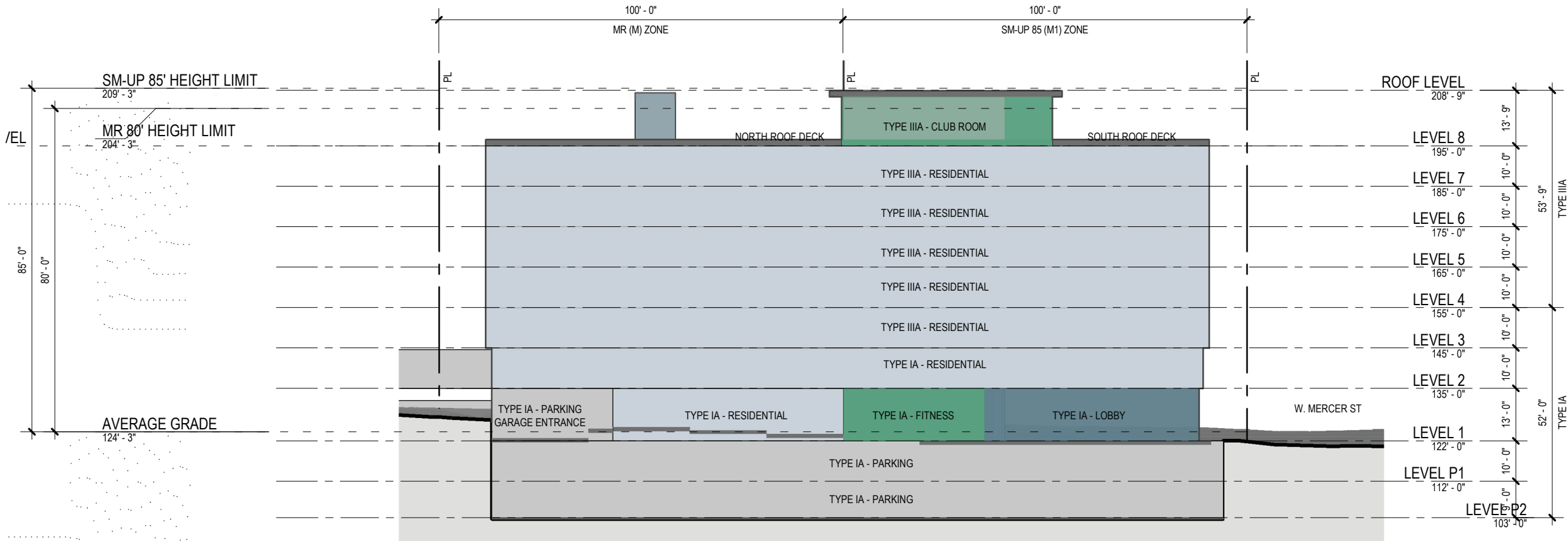
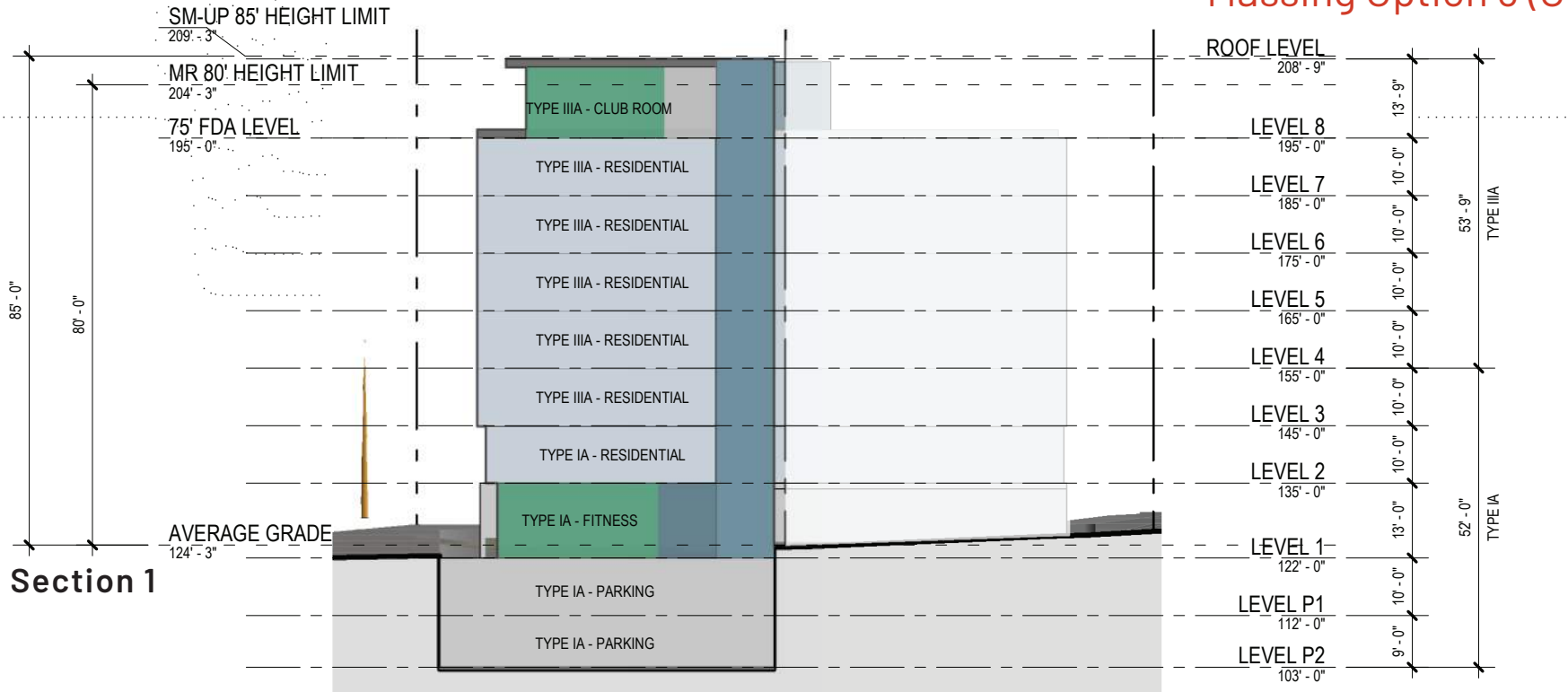
Level 3-7



Level 8

Sections

- Residential
- Lobby
- Circulation
- Amenity spaces
- Mechanical/storage
- Parking
- Roof deck/balcony



05 PREFERRED OPTION 3 CONCEPT REFINEMENT



Examples of Horizontal Elements Meeting Vertical Plane

From left to right: Devil's tower, Wyoming, Mt. Roraima, Venezuela

Example of Building Meeting Inserted Nature

Vanke Center by Steven Holl, Shenzhen

1. Horizontal Meeting the Vertical.

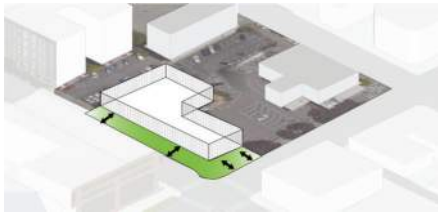
In nature, geological forces occasionally manifest in vertical monolith rising from an otherwise horizontal backdrop. At the foot and summit of such peaks, it is not unusual for verdant ecosystems to develop in stark contrast with the perpendicular stone faces and the surrounding geography.

We can reference this phenomenon in the context of our barren concrete site through the insertion of lush greenery and landscaping to greatly enhance the pedestrian realm and to provide interest at the rooftop level, separated by a smooth, refined vertical façade.

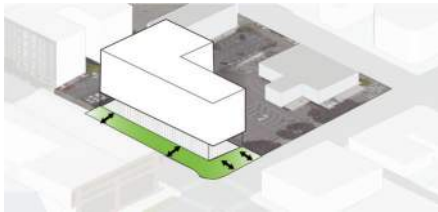
- A. Insertion of Nature
- B. Simple Skin Surface
- C. Rooftop Greenery



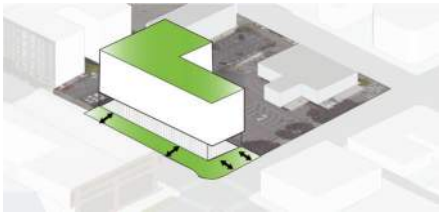
Existing Site/
Surface Parking



A. Insertion of nature



B. Simple Skin Surface



C. Rooftop Greenery



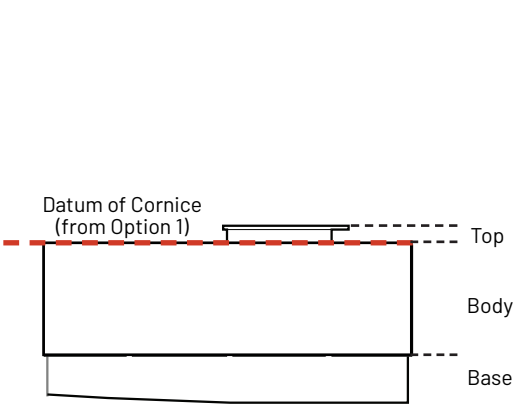
Historic Building with Geometric Proportion
Dexter Horton Building, Seattle



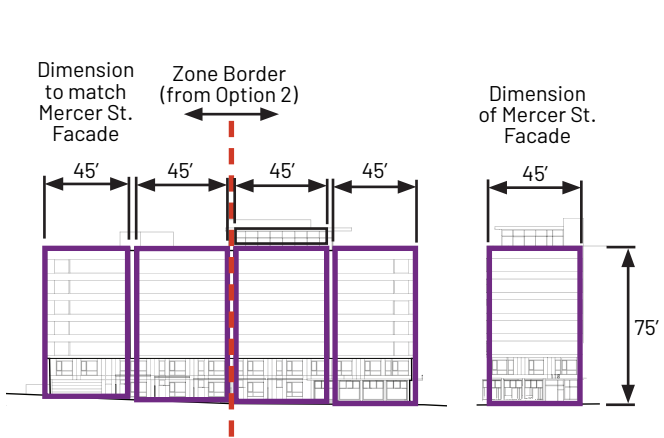
Modern Building with Geometric Proportion



Contemporary Facade with Geometric Proportion



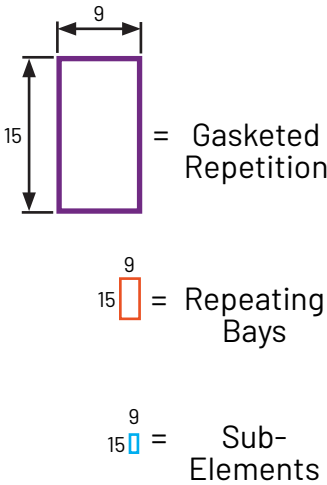
Break Down the Facade by Vertical Hierarchy



Break Down the Facade by Geometric Repetition



Breaking Down the Bays by Geometries of Scale



2. Geometric Proportion.

Within the nearby urban context of Uptown/ Lower Queen Anne, we can observe a pattern of more densely built partial-block sites containing a combination of midrise historic apartments and contemporary infill.

In recognizing this pattern, we seek to optimize geometric proportions to reduce the perceived mass and to create a unified architectural expression. This is achieved by: defining a vertical hierarchy through use of floor setbacks and materials; using gaskets to create repeating horizontal bays based on our smallest façade (W. Mercer); further break down the bays by utilizing the previous geometrical proportions at a smaller scale via sub-elements such as glazing, canopies and art panels.



Examples of Geometric Art
From left to right: Black and White Geometric Pattern, Frank Sella painting, Sol LeWatt painting

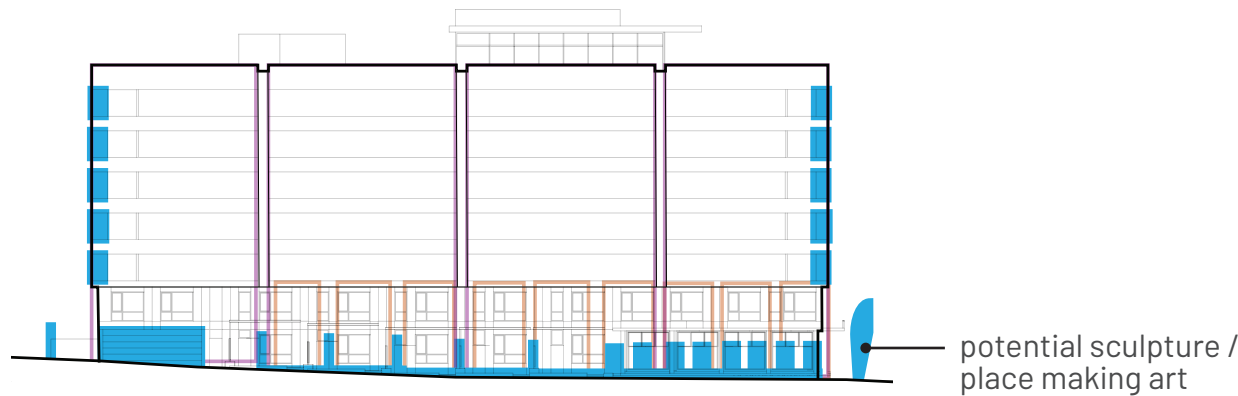
3. Integration of Art

Since the 1962 World’s Fair, Uptown has been known for its diverse Arts & Culture activities. Just as geometric proportions inspire the overall massing of the façade, the project seeks to integrate the timeless yet contemporary look of geometric art.

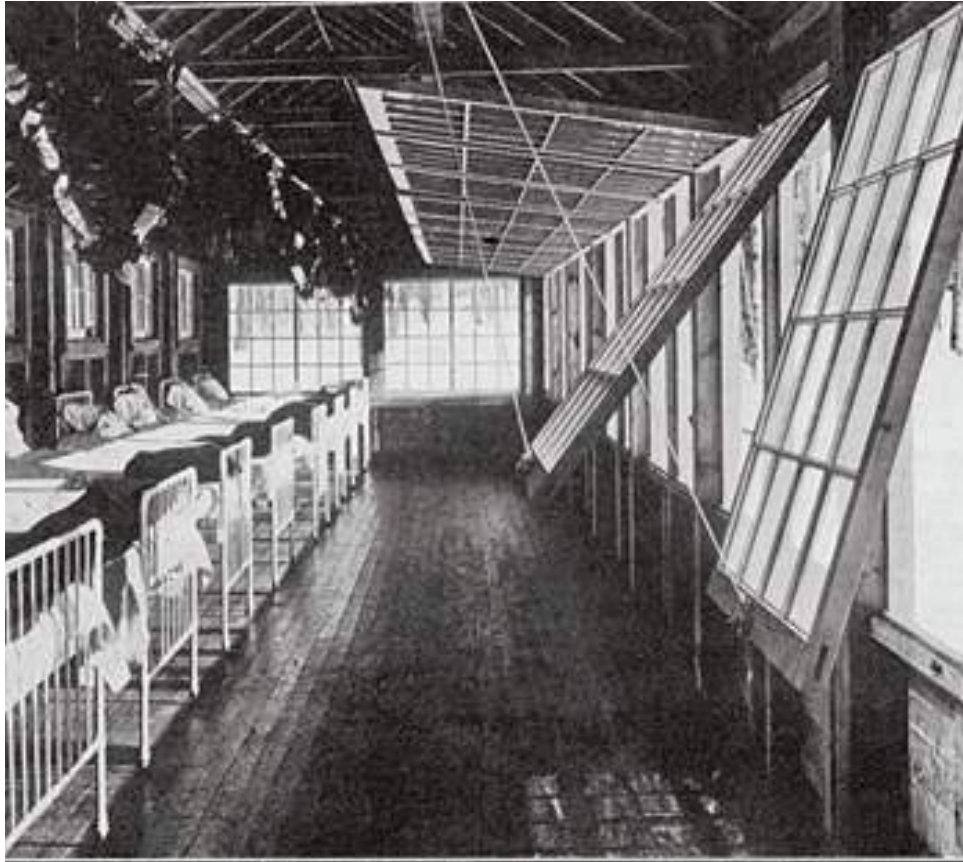
We propose utilizing human-scale geometric patterning referential to the overall building proportions in pedestrian elements such as: residential dividers, portions of the ground-level glazing, canopies, and the garage entry. There are also opportunities to carry this design up the façade to celebrate building corners, as well as into the interior spaces and rooftop amenities. Most prominently, a “placemaking” piece featuring a similar motif will be selected to highlight the corner of 2nd Ave & W Mercer.



Application of Geometric Patterning (Screens/Dividers/Privacy)



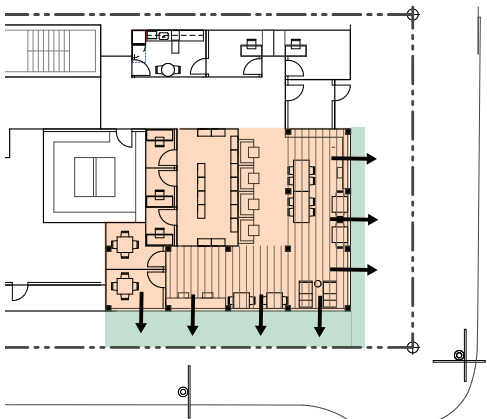
Application of Geometric Art



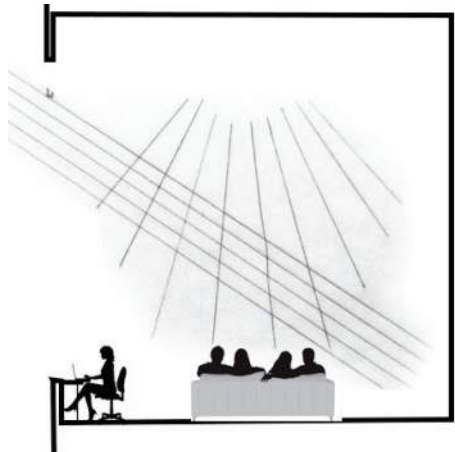
Learning from the Previous Pandemic (1920s)
Historical Use of Heliotherapy
(Air & Sunlight Connection)



Examples of Contemporary Urban Porches



Urban Sun Porch
Sidewalk Connections



Urban Sun Porch Diagram
(Air & Sunlight Connection)



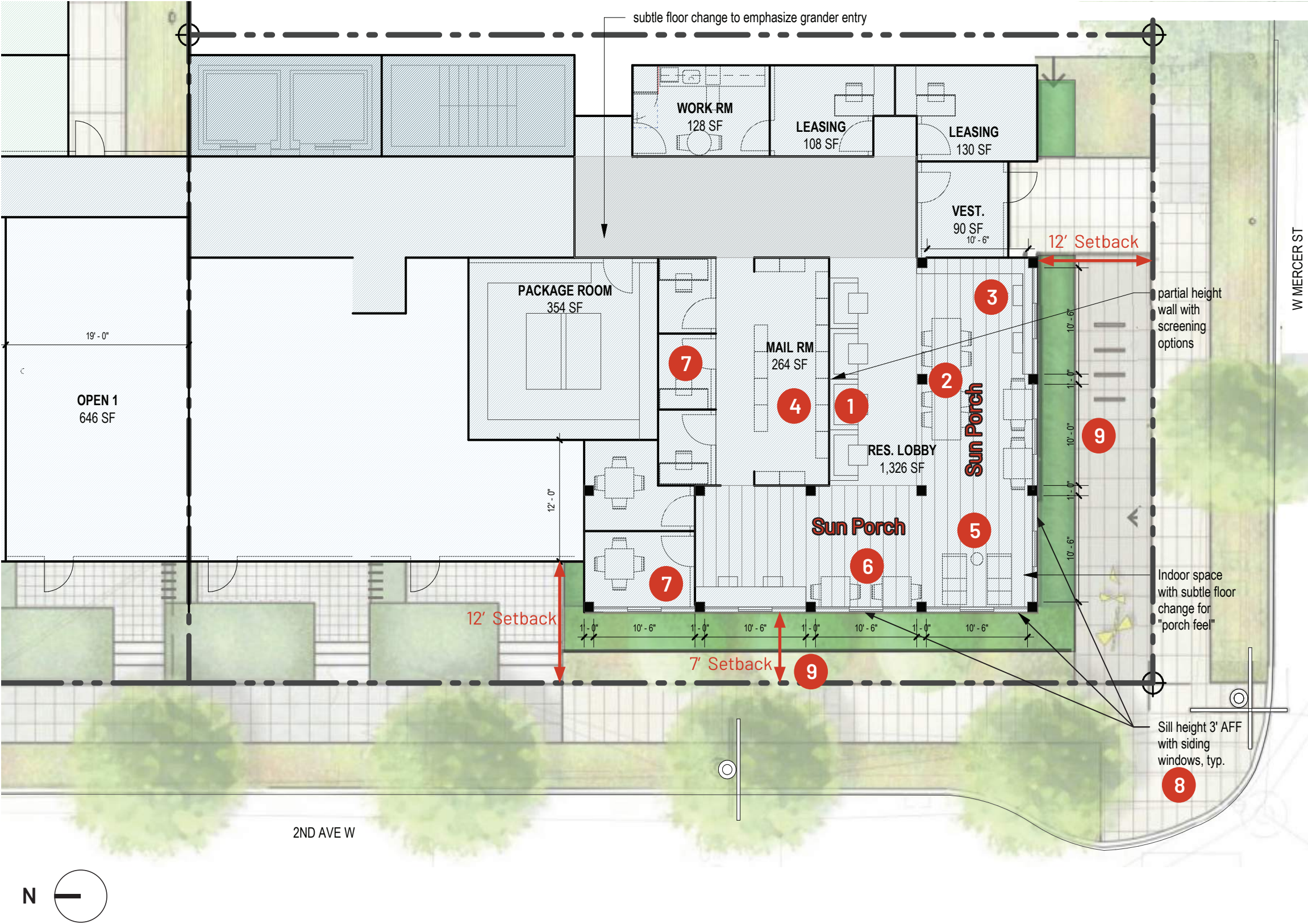
Example of a Historic Sun Porch

4. The Urban Sun Porch

Access to sunlight and fresh air as promoters of good health and healing is an ancient idea. In a post-COVID world, we expect to see a move away from sealed, mechanically ventilated buildings and instead a focus on more intimate environments with indoor/outdoor connections.

Rather than treating the ground-level lobby as an inward-looking amenity, we propose the Urban Sun Porch: an intermediate space for work or socialization between the bustle of the city and the privacy of the home. Wrapping the corner from W Mercer to 2nd Ave W, the "porch" will be fully protected from the elements and feature extensive operable windows and large transparent glass that provide pedestrian level activation. A vegetated buffer zone is utilized to soften the sidewalk edge while still providing an open feel that encourages conversation with a neighbor.

Preferred Option 3 Concept Refinement | The Urban Sun Porch "Reimagining a Healthy Home/Work Environment Post-COVID"



1 Banquette Seating



5 Adirondack Chairs



9 Landscaped Sidewalk Buffer



2 Refectory table



3 Bar Seating



4 Semi-open mailboxes



6 Intimate Seating Areas



7 Enclosed Work Room



8 Sliding Windows on Low Sill

Function & Form: The Urban Sun Porch

COVID-19 has disrupted the daily life of the urban dweller in unprecedented ways. Where previously there was a clear definition between the three realms of social space (Home - Work - Community), the boundary between the first two realms has been all but obliterated by work-from-home, while the third realm has been largely eliminating due to persistent social distancing requirements. In response, the urban sun porch seeks to provide a holistic environment for community members where they can begin to rebuild a sense of normalcy at home while connecting with the outside world in comfort and safety.

The urban sun porch both figuratively and literally anchors the project at an intersection of the Uptown community. It provides a dynamic nexus where the inspirations of natural planes, vertical geometry and integrated art can meet and be experienced by tenants and pedestrians. As an amenity within the building, as well as a visual focus for sidewalk activation, it is vital for the urban sun porch to provide a variety of seating with varying degrees of privacy, scale and proximity to the public realm. A combination of enclosed work rooms and fixed banquettes are set back from the windows to provide quieter and more controlled environments for single-user introspection and a more private environment to take video/phone calls. Moving closer towards the generous glazing, more flexible open seating is provided via the large refectionary table, linear bar seating and intimate seating arrangements (two person tables & Adirondack chairs) allowing the public-private transitional zone to take on the "buzz" of a cafe or coffee shop.

Preferred Option 3 Concept Refinement | Landscape Concept Plan - Grade/Level 1



CS1 Natural Systems and Site Features

• Plants and Habitat

Create habitat landscapes of native species while providing a safe environment for pedestrians.

CS2 Urban Pattern & Form

• Corner sites are often desirable locations for small publicly accessible plazas, art, and other special features.

CS3 Architectural Context & Character

• Make visual art an integral part of the design concept, especially along Mercer/Roy Street corridor, near theaters and other cultural venues, and in the Heart of Uptown.

PL1 Connectivity

• All of Uptown should be considered a “walking district.” New development should strive to support outdoor uses, activities and seating that create an attractive and vibrant pedestrian environment. Consider widening narrow sidewalks though additional building setback at street level.

PL3 Street-Level Interaction

• The use of distinctive paving, detailing, materials and landscaping, and artistic designs with cultural references is strongly encouraged.

PL4 Active Transportation

• Bike Facilities. Placement of long-term bicycle storage should consider cyclist safety and ease of access. Provide the required short-term bike racks near main building entrance to accommodate private and shared bicycles.

DC4 Exterior Elements & Finishes

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

• Creative distinct lighting fixtures and schemes that enhance the unique identity of the Uptown Arts and Cultural District is strongly encouraged.

• Consider the use of permeable pavement or artistic design elements where landscaped design elements are not feasible or sustainable.





Preferred Option 3 Concept Refinement | Overall Perceptive

[DC2] The roof lounge provides an intentional, clear roof form to **enhance the skyline.**

[DC1, DC2] - The design optimizes geometric proportions to **reduce the perceived mass and to create a unified architectural expression.**

First, the design creates a clear hierarchy: base, skin, and top.

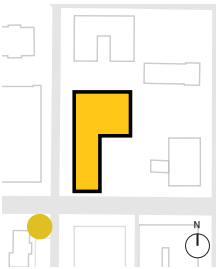
Second, gasket locations, based on the W Mercer façade dimension, are added to create repeating horizontal bays.

Sub-elements such as glazing, canopies, dividers, and art panels further break down the bays' scale.

[CS3] The project includes a small public plaza with public art that promotes **visual and pedestrian activities.**



Overall View
View looking Southeast

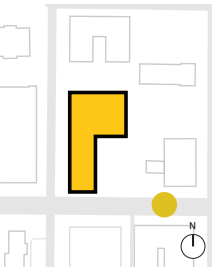


[DC1, DC2] – All facades of the building will be designed to be attractive with potentially blank walls along property lines broken into smaller areas and broken up with glazing recesses or planned banner feature.

[CS3] The project proposes a planned banner feature that celebrates Uptown’s status as Art District. The banner feature was recommended by Uptown Alliance.



Overall View
View looking Northwest



Preferred Option 3 Concept Refinement | Streetscape Perceptive

[DC2, DC4] The design incorporates **durable materials** such as brick and corrugated metal panels to create shadows and **variations for lively pedestrian experiences**.

[CS2] - The units have more solid materials and less glazing to reflect the quiet residential nature of 2nd Avenue W.

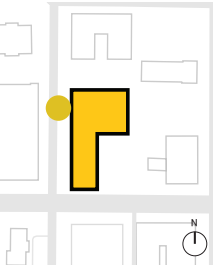
[CS3] - **Geometrical artworks**, expressed on the residential dividers, canopies, and garage entry, refer to **how the human scale relates the overall building proportion**.

[PL3,DC2] - The ground level units are **slightly raised** above the sidewalk to allow a **separation between public and private spaces**.

The decks are placed at regularly spaced intervals to create vertical rhythms and visual interests along 2nd Avenue.



Ground Level Units
View looking South



[PL3, DC1] - Pedestrian-friendly canopies and awnings are sized to the scale of the building and the pedestrian.

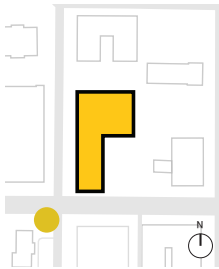
[CS3] - Geometrical artworks expressed on the portions of the ground-level glazing refer to how the human scale relates the overall building proportion.

[PL3] - The lobby at the corner serves as an “urban sun porch” with access to open-air, light, and social interaction in a post-COVID world.

[PL3] The landscaping incorporates a small public plaza that promotes pedestrian activities at the corner.



Lobby Entrance
View looking North



[DC2, DC4] Transparent glass, signage, canopy and warm tone soffit highlight the residential entry.

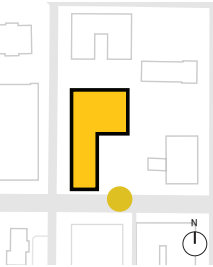
[PL3] - The urban porch is designed with operable windows, transparent glazing, and art panels to encourage interaction between indoor and outdoor.

[CS2] - The lobby facade has more glazing to reflect the active nature of Mercer St.

[PL3] - The plantings provide a soft moat like edge between public and private spaces.



Lobby Entrance
View looking Northwest



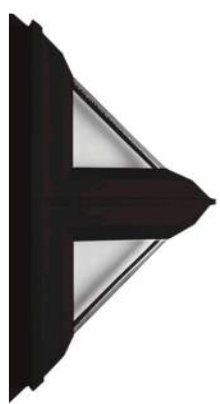
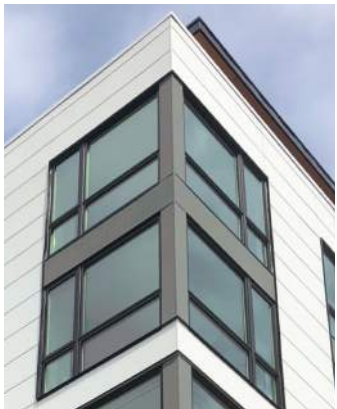
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Preferred Option 3 Concept Refinement | Material Board

Material Board



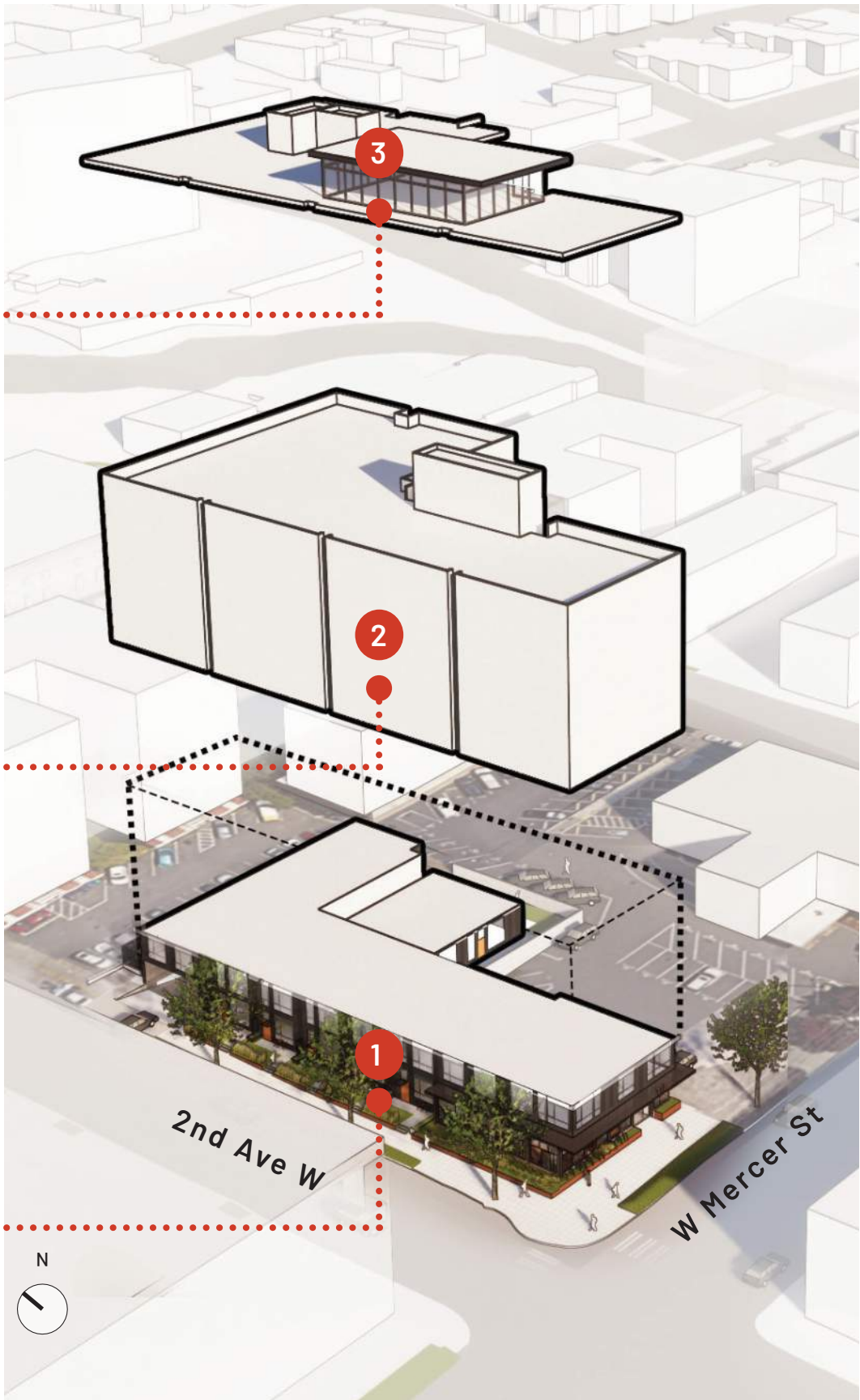
3 Sky Lounge: Material Storefront



2 Skin: Material White Fiber Cement with Gray Fiber Cement in Gaskets



1 Base Dark Brick, Corrugated Metal



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06 APPENDIX

Projects by SRM development and Runberg Architecture Group



Astro, Uptown (2014)



Lyric, Capitol Hill (2010)



The Corydon, University Village (2009)



The Century, South Lake Union (2011)

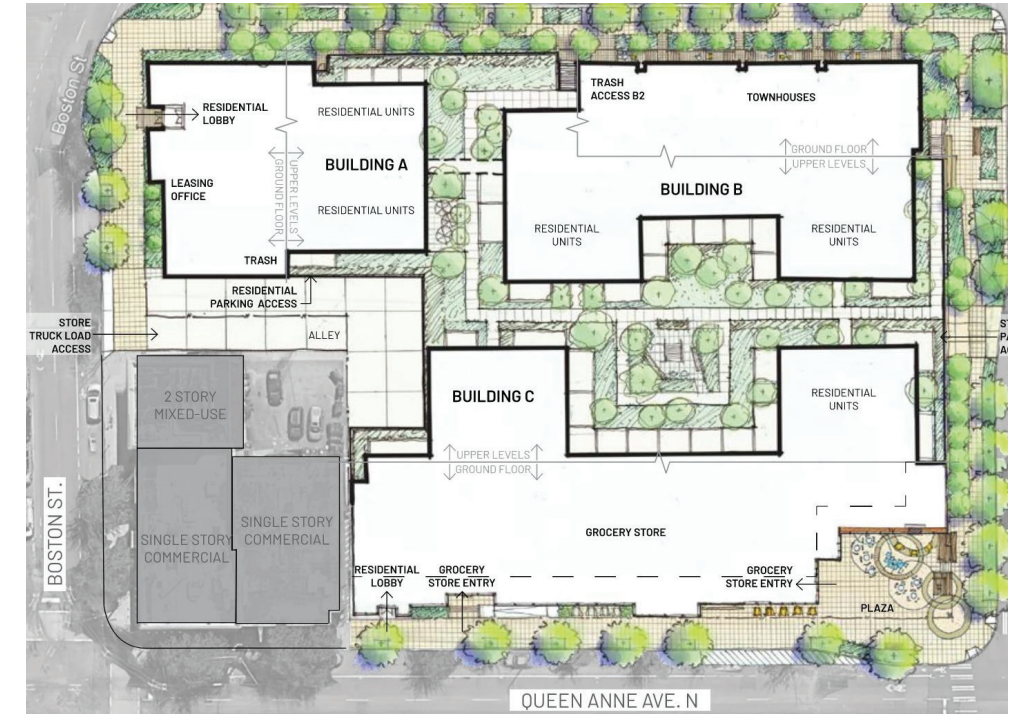
Projects by Runberg Architecture Group in the Queen Anne/ West Design Review



Expo, 1st Ave N & Republican St.



Just, 810 Dexter Avenue



Queen Anne Safeway (Zoning Entitlement),
Queen Anne Ave N & Crockett St.



Expo, 1st Ave N & Republican St.



Mera, 630 Boren Ave N



Queen Anne Safeway (Zoning Entitlement),
Queen Anne Ave N & Crockett St.

Uptown Land Use Review Committee (LURC) Notes



Uptown is a vibrant and dynamic neighborhood. Uptown businesses, restaurants, shops, parks, arts and cultural activities remain open during construction of the New Arena at Seattle Center.

UPTOWN LAND USE REVIEW COMMITTEE NOTES
Reviewed: 118 W. Mercer on June 29, 2020

	<p>This project was reviewed at concept design stage.</p> <p>113 units on 19,210 SF. Zoning is split with half the site at MR and the other half at SM-UP and 12 blocks from the intersection of Queen Anne Ave and Mercer.</p>
	CONTEXT + SITE
CS1	<p>TOPOGRAPHY AND PLANTS & HABITAT</p> <p>There is very little slope on this site. The applicant has suggested including live-work units along 2nd Ave W which is desired and preferred by LURC. The design needs to incorporate both a residential feel to these units as well as visually safe and attractive transitions into these units. To be successful for the residents to have both visual privacy and a sense of safety. Using plants and plantings could provide some of this.</p> <p>Half the site is zoned MR and thus a residential feel is preferred on most of 2nd, we understand the land use designation requiring transparency and commercial or LW, however 2nd Ave is a calmer residential feeling block & commercial is unlikely to be successful. Live-Work units on this ground level is an appropriate use.</p>
CS2	<p>SENSE OF PLACE</p> <p>LURC members recommended the project design incorporate site identity with art, welcoming signage and distinct architecture.</p> <p>LURC members recommended and preferred the corner design & program promote visual and human activity.</p> <p>LURC supports the building’s strong corner and promotes the inclusion of small public plazas at corners encourages pen space along the sidewalk</p>
CS3	<p>PLACEMAKING</p> <p>There are two facades for this building, as it is on the corner of Mercer St. and 2nd Ave W. LURC members reiterated the language in the Uptown specific design guidelines to incorporate and include design features that enhance and celebrate the Arts District with banners, building names, wayfinding, signage and art. LURC members strongly encourage the design team to make visual art an integral part of the design concept, especially along Mercer.</p>
PL	PUBLIC LIFE - CONNECTIVITY
PL1	<p>ENHANCE OPEN SPACE</p> <p>This is a small site and LURC members understand creating open space and a plaza would be difficult but does encourage the applicant to promote a physical and visual connection for pedestrians.</p>

	All of Uptown is a “walking district.” New development needs to support outdoor uses, activities and seating that create an attractive and vibrant pedestrian environment.
PL3	<p>STREET-LEVEL INTERACTION – has been addressed above</p> <p>Garage entry at north end of the building along 2nd Ave W is supported by LURC members.</p> <p>The fenced, enclosed trash area at north end located in the MR setback is an appropriate place for trash</p> <p>RESIDENTIAL AND LIVE-WORK ENTRIES</p> <p>LURC members recommend the design team design entries to be important. Individual unit entries that are accessed from the sidewalk or other public spaces should consider appropriate designs for defensible space as well as safety features such as landscape barriers, hedges, decorative fencing and gating. Landscaping should be consistent with these features.</p> <p>RETAIL ALONG MERCER was recommended as desirable by some LURC members. If retail is not programmatically viable for the applicant, then special attention should be paid to make the design attractive and interesting for pedestrians.</p>
PL4	<p>ENTRY LOCATIONS + RELATIONSHIPS</p> <p>This has been addressed above</p>
DC	ARCHIETCURAL DESIGN CONCEPT
DC2	<p>ARCHITECTURAL CONTEXT</p> <p>LURC members emphasized human scale and quality detailing as more important than consistency with a particular period or style.</p> <p>Corner lobby entry, leasing and fitness room. Several LURC members recommended the developer consider swapping the fitness center location with the residential units facing the BofA parking lot on the east and including more residential units along 2nd.</p> <p>BLANK WALLS – LURC members suggested incorporation of artwork whether a mural or an inexpensive banner be added to the east facing blank wall.</p> <p>The use of exterior canopies or other OH weather protection features is favored throughout Uptown for residential and commercial uses.</p>
DC4	<p>EXTERIOR ELEMENTS + FINISHES</p> <p>BUILDING MATERIALS</p> <p>Brick, tile, and/or other interesting more modern (high quality) exterior finish materials are strongly preferred at street level</p> <p>Uptown’s evolving and dynamic architectural context embraces a range of modern innovative design that reflects the Uptown Arts District. Most cladding materials are accepted, with attention to color and detail to promote good design features</p> <p>Storefront signs that are unique, integrate creativity and individual expression are desired.</p> <p>EXTERIOR LIGHTING</p> <p>Creative distinct lighting fixtures and schemes that enhance the unique identity of the Uptown Arts and Cultural District is strongly encouraged. Lighting should add visual interest for both pedestrians and drivers while not disturbing any adjacent residential properties.</p>



RUNBERG
ARCHITECTURE
GROUP

RUNBERG ARCHITECTURE GROUP PLLC

MEMORANDUM

TO: Uptown Alliance Land Use Review Committee
FROM: David Donaldson
DISTRIBUTION: Digital
DATE: August 5, 2020
PROJECT: 19-147 – 118 W Mercer
SUBJECT: 118 W Mercer – Early Design Guidance Package and Note Response

To the members of the Uptown Alliance Land Use Review Committee (LURC):

Thank you for your continued valuable feedback on the proposed mixed-use development at 118 W Mercer Street, provided during the online meeting held June 29th, 2020 and subsequent follow-up Uptown Land Use Review Committee Notes. We are now at the stage where we are prepared to submit a draft Early Design Guidance (EDG) Package to our assigned land use planner, Greg Johnson, at the *Seattle Department of Construction and Inspections*. On the following pages, you can find an item-by-item breakdown of how the design team has sought to address your specific concerns and recommendations in the preferred design concept we have presented.

Moving forward, we would soon like to schedule another presentation with your group as the project design continue to advance to seek ways to further align with the Uptown Neighborhood Design Guidance. Please let us when might be a convenient opportunity.

Sincerely,

David Donaldson

David Donaldson, AIA
Runberg Architecture Group

One Yesler Way | Seattle, WA 98104 | 206.956.1970 Main | 206.956.1971 Fax | www.runberg.com



Uptown Alliance
118 Mercer Street
August 6, 2020

CS	CONTEXT + SITE
CS1	<p>TOPOGRAPHY AND PLANTS & HABITAT</p> <p>There is very little slope on this site. The applicant has suggested including live-work units along 2nd Ave W which is desired and preferred by LURC. The design needs to incorporate both a residential feel to these units as well as visually safe and attractive transitions into these units. To be successful for the residents to have both visual privacy and a sense of safety. Using plants and plantings could provide some of this.</p> <p>Half the site is zoned MR and thus a residential feel is preferred on most of 2nd, we understand the land use designation requiring transparency and commercial or LW, however 2nd Ave is a calmer residential feeling block & commercial is unlikely to be successful. Live-Work units on this ground level is an appropriate use.</p> <p><i>During further development, the design team focused on increasing the residential feel of the ground-floor units along 2nd Ave. The number of true residential units (no longer Live-Work) has increased from (3) to (5), now lining the majority of the 2nd Ave frontage. Generously landscaped setbacks (12') from the property line were implemented and raised, screened stoops were created to provide privacy from neighbors while still providing eyes on the street.</i></p>
CS2	<p>SENSE OF PLACE</p> <p>LURC members recommended the project design incorporate site identity with art, welcoming signage and distinct architecture.</p> <p><i>Because of the importance of art to the Uptown Neighborhood identity, the inclusion of artwork was selected as one of the defining inspirations for the submitted design. A simple yet refined geometric form was chosen as an “art concept” to be later pursued by a professional artist. The concept seeks to be unique and distinctive within the Uptown Arts District objectives, yet could be woven holistically into several aspects of the project, such as screens, gates, etc.</i></p> <p>LURC members recommended and preferred the corner design & program promote visual and human activity.</p> <p><i>Per your feedback, and in continued focus on corner activation, we have shifted the lobby entry to W Mercer and instead placed the feature amenity of our ground floor, as noted, an urban sun porch, which wraps the intersection at 2nd Ave W. Extensive glazing, operable windows and varied interior lounge seating within the porch will provide true open-air visual activation akin to a café at the corner. As also suggested, this space is future proofed and could be converted to café retail in the future. It also addresses very current and relevant concerns about how multi-family housing can provide safe “at home” common work and flex space in a healthy environment.</i></p> <p>LURC supports the building’s strong corner and promotes the inclusion of small public plazas at corners encourages pen space along the sidewalk</p> <p><i>A generous paved setback (12') along W Mercer widens the sidewalk to provide an extended pedestrian zone with a focal art sculpture (yet to be determined) at the corner of the property.</i></p>

Runberg Architecture Group Response Memo to Uptown LURC (Cont.)



CS3	<p>PLACEMAKING</p> <p>There are two facades for this building, as it is on the corner of Mercer St. and 2nd Ave W. LURC members reiterated the language in the Uptown specific design guidelines to incorporate and include design features that enhance and celebrate the Arts District with banners, building names, wayfinding, signage and art. LURC members strongly encourage the design team to make visual art an integral part of the design concept, especially along Mercer.</p> <p><i>As noted in CS2, the incorporation of artwork is a defining inspiration of the design. With a focus on the pedestrian experience, the design team will further develop a unifying motif to be applied to elements such as screens, fences, windows and canopies, as well as integrated into other elements of the architectural expression. Additionally, this motif will be applied to the selection of a feature sculpture highlighting the corner of W Mercer St and 2nd Ave W.</i></p>
PL	<p>PUBLIC LIFE – CONNECTIVITY</p>
PL1	<p>ENHANCE OPEN SPACE</p> <p>This is a small site and LURC members understand creating open space and a plaza would be difficult but does encourage the applicant to promote a physical and visual connection for pedestrians.</p> <p>All of Uptown is a “walking district.” New development needs to support outdoor uses, activities and seating that create an attractive and vibrant pedestrian environment.</p> <p><i>Despite the constraints, the design team has endeavored to incorporate generous, landscaped setbacks containing patio stoops along 2nd Ave W, an extended pedestrian zone along W Mercer St and an activating, café-like co-working environment of the sun porch to promote physical and visual connection between the building users and the pedestrian zone.</i></p>
PL3	<p>STREET-LEVEL INTERACTION – has been addressed above</p> <p>Garage entry at north end of the building along 2nd Ave W is supported by LURC members.</p> <p><i>The garage entry remains at the north end of the site along 2nd Ave W and provides an opportunity for incorporation of the art theme described in CS3.</i></p> <p>The fenced, enclosed trash area at north end located in the MR setback is an appropriate place for trash.</p> <p><i>The fenced, enclosed trash area remains at the north end of the site within the MR setback and provides an opportunity for incorporation of the art theme described in CS3.</i></p>



PL3	<p>RETAIL ALONG MERCER was recommended as desirable by some LURC members. If retail is not programmatically viable for the applicant, then special attention should be paid to make the design attractive and interesting for pedestrians.</p> <p><i>Though retail was not programmatically feasible along Mercer in the near term, the design team sought to activate the pedestrian zone with the café-like qualities of the wrap-around sun porch and interior co-working lounge. Thoughtful landscaping in low planters along with integrated art and an extended pedestrian zone will provide an attractive alternative that could potentially be converted to commercial use down the line.</i></p>
PL4	<p>ENTRY LOCATIONS + RELATIONSHIPS</p> <p>This has been addressed above.</p>
DC	<p>ARCHITECTURAL DESIGN CONCEPT</p>
DC2	<p>ARCHITECTURAL CONTEXT</p> <p>LURC members emphasized human scale and quality detailing as more important than consistency with a particular period or style.</p> <p><i>The design team agrees with and appreciated this emphasis. The proposed design does not seek to match a particular period or style, but rather should speak as a well-designed and detailed building of its own time.</i></p> <p>Corner lobby entry, leasing and fitness room. Several LURC members recommended the developer consider swapping the fitness center location with the residential units facing the BofA parking lot on the east and including more residential units along 2nd.</p> <p><i>This recommendation was indeed incorporated in the preferred option, increasing the number of residential units along 2nd Ave W to (5) and moving the fitness center.</i></p> <p>BLANK WALLS – LURC members suggested incorporation of artwork whether a mural or an inexpensive banner be added to the east facing blank wall.</p> <p><i>This recommendation was incorporated in the preferred option and will be further explored.</i></p> <p>The use of exterior canopies or other OH weather protection features is favored throughout Uptown for residential and commercial uses.</p> <p><i>A prominent canopy is provided along W Mercer St and developed to be incorporated into the ceiling of the urban sun porch, further bridging the interior/exterior zones. Smaller scale steel canopies are provided at the ground-floor unit entries, emphasizing the pedestrian scale.</i></p>



Uptown Alliance
118 Mercer Street
August 6, 2020

DC4	<p>EXTERIOR ELEMENTS + FINISHES</p> <p>BUILDING MATERIALS</p> <p>Brick, tile, and/or other interesting more modern (high quality) exterior finish materials are strongly preferred at street level.</p> <p><i>Brick and other high-quality, modern materials will be used to accentuate the double-height pedestrian zone while recognizing this building as a distinct element of the Uptown District.</i></p> <p>Uptown’s evolving and dynamic architectural context embraces a range of modern innovative design that reflects the Uptown Arts District. Most cladding materials are accepted, with attention to color and detail to promote good design features.</p> <p><i>Proposed cladding materials, both at the pedestrian zone and above are to be a high-quality and well-detailed combination of brick at levels 1 and 2, and a combination of metal panel, fiber cement and glazed units for upper levels. They will be used within the overall design to emphasis its simple lines and contemporary nature.</i></p> <p>Storefront signs that are unique, integrate creativity and individual expression are desired.</p> <p><i>As storefront signs are developed further as part of the design, special attention will be paid to the creativity and individual expression of the sign, how it ties into the building and the overall neighborhood feel.</i></p> <p>EXTERIOR LIGHTING</p> <p>Creative distinct lighting fixtures and schemes that enhance the unique identity of the Uptown Arts and Cultural District is strongly encouraged. Lighting should add visual interest for both pedestrians and drivers while not disturbing any adjacent residential properties.</p> <p><i>As exterior lighting is developed further as part of the design, special attention will be paid to the effects on the sidewalk to provide a safe, interesting and low-impact environment.</i></p>
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