

# 118 MERCER

SDCI #3036517-LU (3036455-EG)

DESIGN REVIEW BOARD RECOMMENDATIONS

TBD

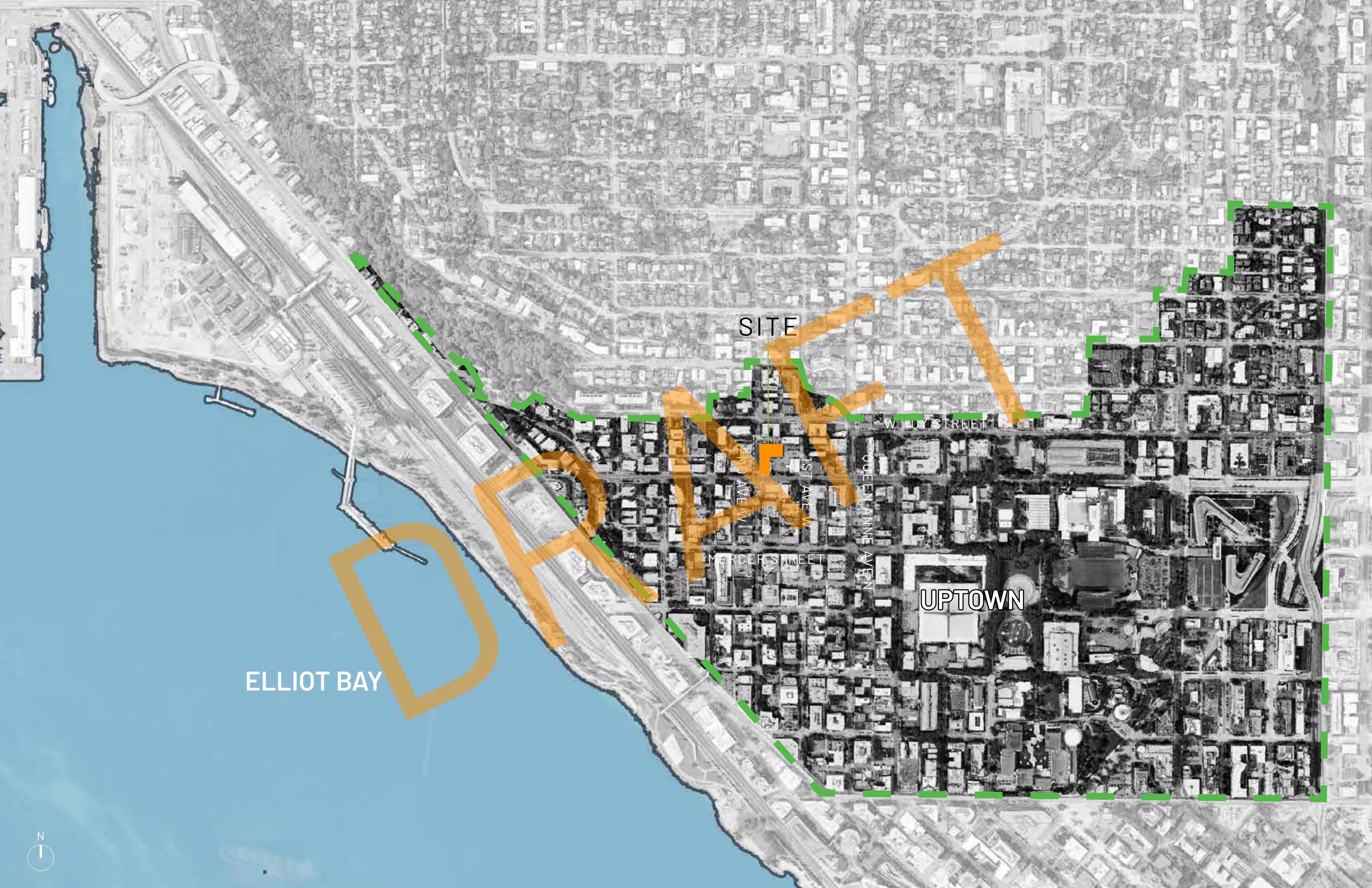
**R** RUNBERG  
ARCHITECTURE  
GROUP

**SRM**  
DEVELOPMENT

RENDERING IN PROGRESS

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SITE

W ROY STREET

2ND AVENUE

1ST AVENUE

QUEEN ANNE AVENUE

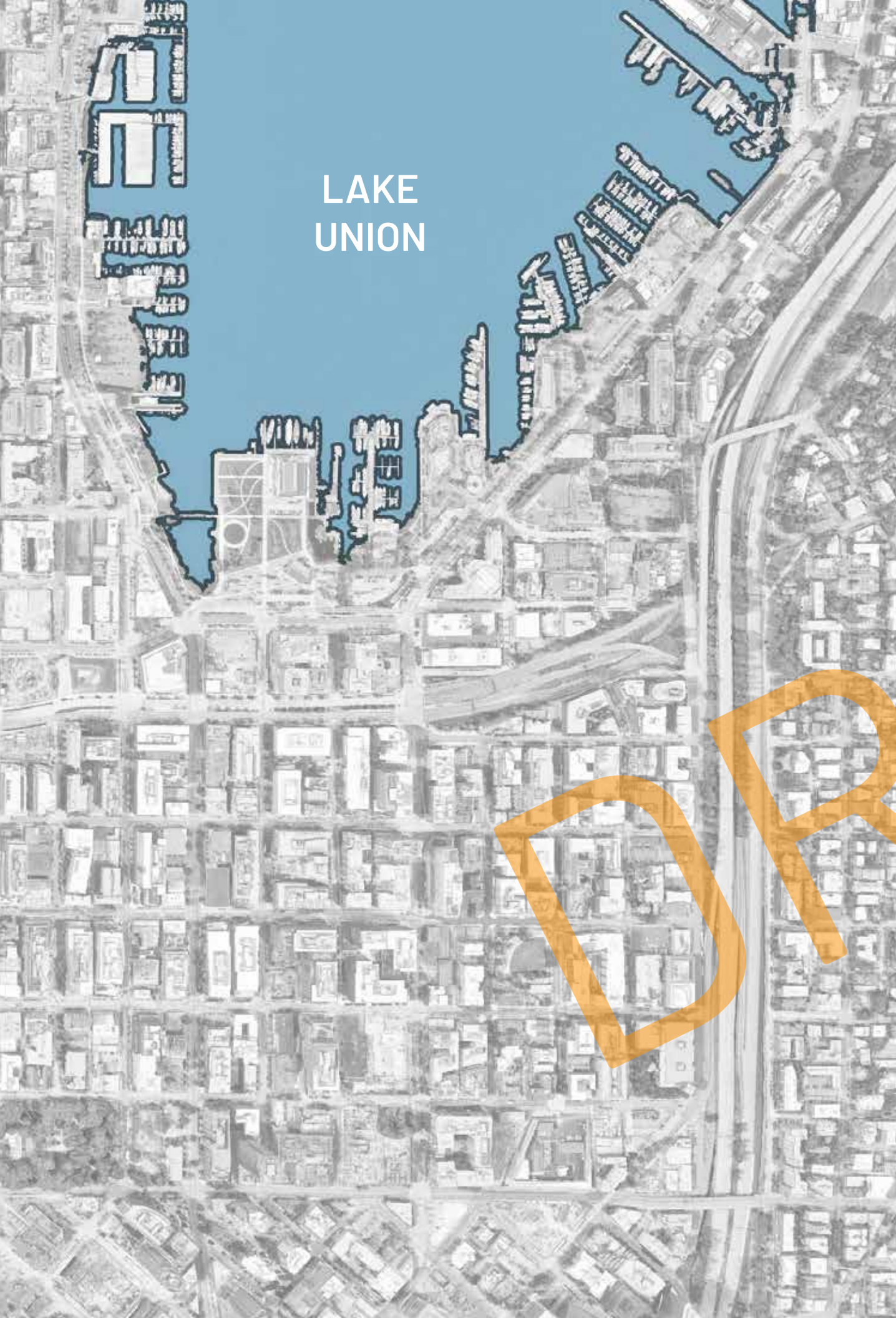
MERCER STREET

UPTOWN

ELLIOT BAY







LAKE  
UNION

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# 01 PROJECT DATA + ZONING





# PROJECT DATA & OBJECTIVES

OWNER:	SRM DEVELOPMENT
DEVELOPER:	SRM DEVELOPMENT
ARCHITECT:	RUNBERG ARCHITECTURE GROUP 1 YESLER WAY, SEATTLE, WA 98104
LANDSCAPE ARCHITECT:	BRUMBAUGH & ASSOCIATES
CONTRACTOR:	SRM CONSTRUCTION
PROPOSED USE:	MIXED-USE RESIDENTIAL
ZONING:	ZONING TYPE: SPLIT SM-UP 85 (M1) / MR (M)
BUILDING CODE:	2015 SEATTLE BUILDING CODE
TAX ACCOUNT NUMBERS:	3879900580 & 387990570
SDCI PROJECT #:	#3036517-LU (3036455-EG)
PROJECT ADDRESS:	118 W MERCER ST, SEATTLE, WA 98119
SITE AREA:	19,210 sf (0.44 Acres)
FAR	MAXIMUM: 5.25 (FOR SM-UP 85 (M1) ZONE), 4.5 (FOR (MR)(M) ZONE) PROPOSED: 5.12 (FOR SM-UP 85 (M1) ZONE), 4.47 (FOR (MR)(M) ZONE)
GROSS SF:	123,889 SF RESIDENTIAL: 67, 461 SF AMENITY: 2,328 SF PARKING: 28,561 SF SUPPORT: 4,535 SF
VEHICLE PARKING:	REQUIRED: NONE PROPOSED: 66 STALLS
UNITS:	113 TOTAL STUDIO: 44 OPEN 1: 27 1 BED: 24 2 BED: 18
HEIGHT	ALLOWABLE: 85 FT SM-UP 85 (M1) ZONE 80 FT (MR)(M) ZONE

**PROJECT INFO:** This project proposes a highly sustainable (LEED) mixed-use apartment building providing housing in the Uptown District of Queen Anne. The proposed development will also provide needed housing to this increasingly dense neighborhood. 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. Importantly, the design will seek to foster the Uptown district unique expressive character and sense of authenticity.

## UNITS: 113

STUDIO: 44  
OPEN 1: 27  
1-BED: 24  
2-BED: 18

## AREA

GROSS BUILDING AREA: 123,889 SF  
RESIDENTIAL: 67, 461 SF  
AMENITY: 2,328 SF  
PARKING: 28,561 SF  
SUPPORT: 4,535 SF

## VEHICLE PARKING

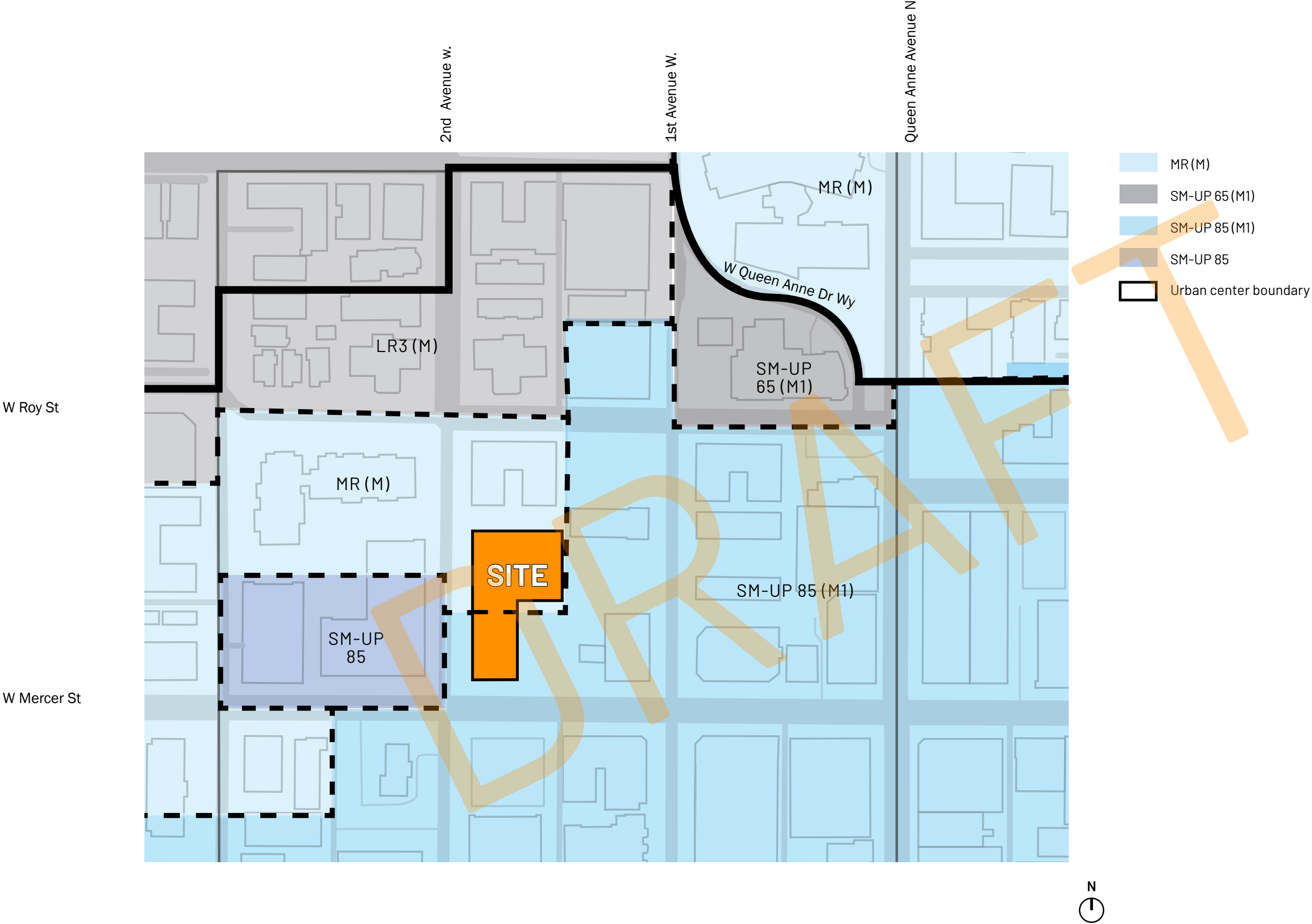
REQUIRED: NONE  
PROPOSED: 66 STALLS

## HEIGHT

ALLOWABLE: 85 FT - SM-UP 85 (M1) ZONE  
80 FT - (MR)(M) ZONE



ZONING DATA





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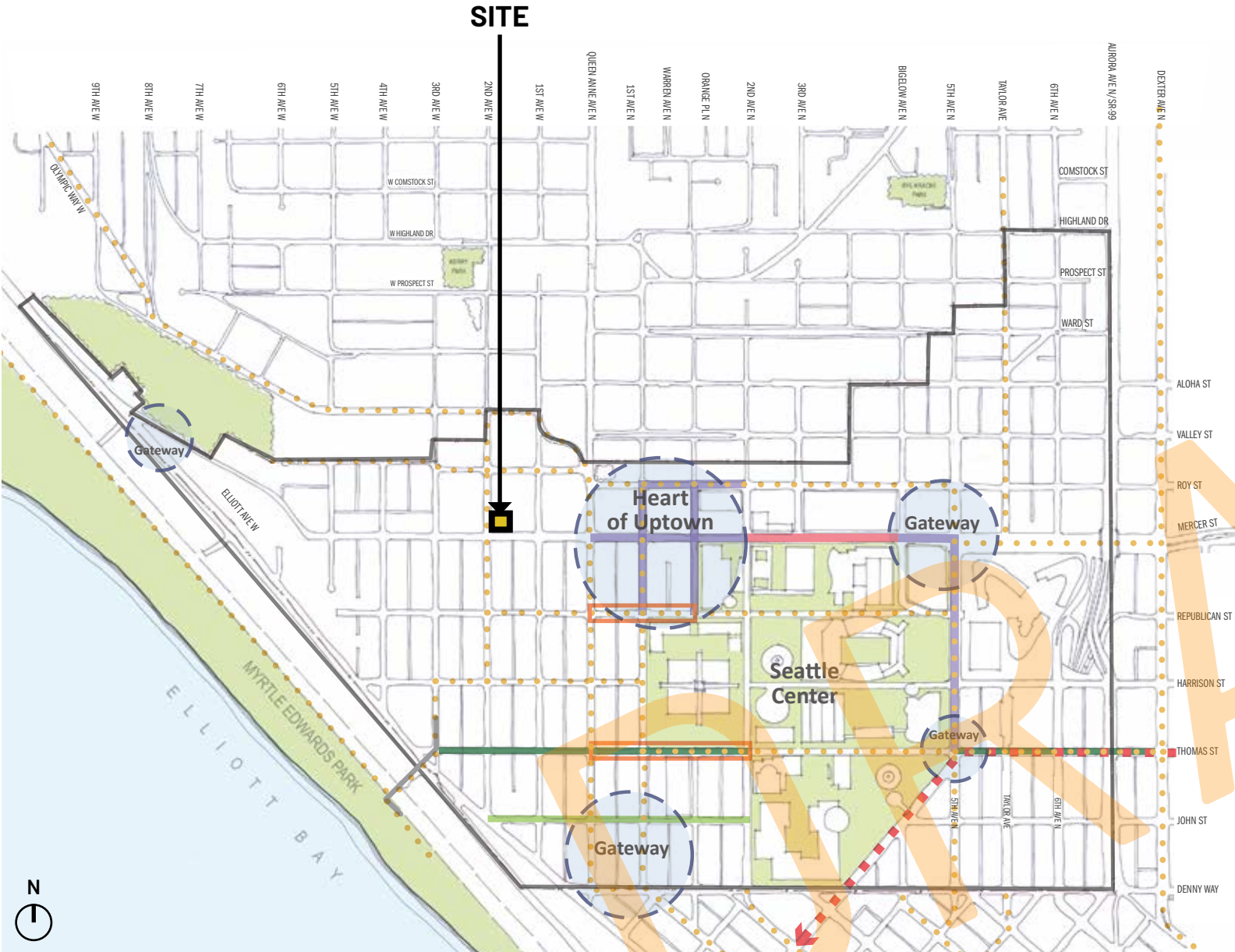


# 02 SITE CONTEXT



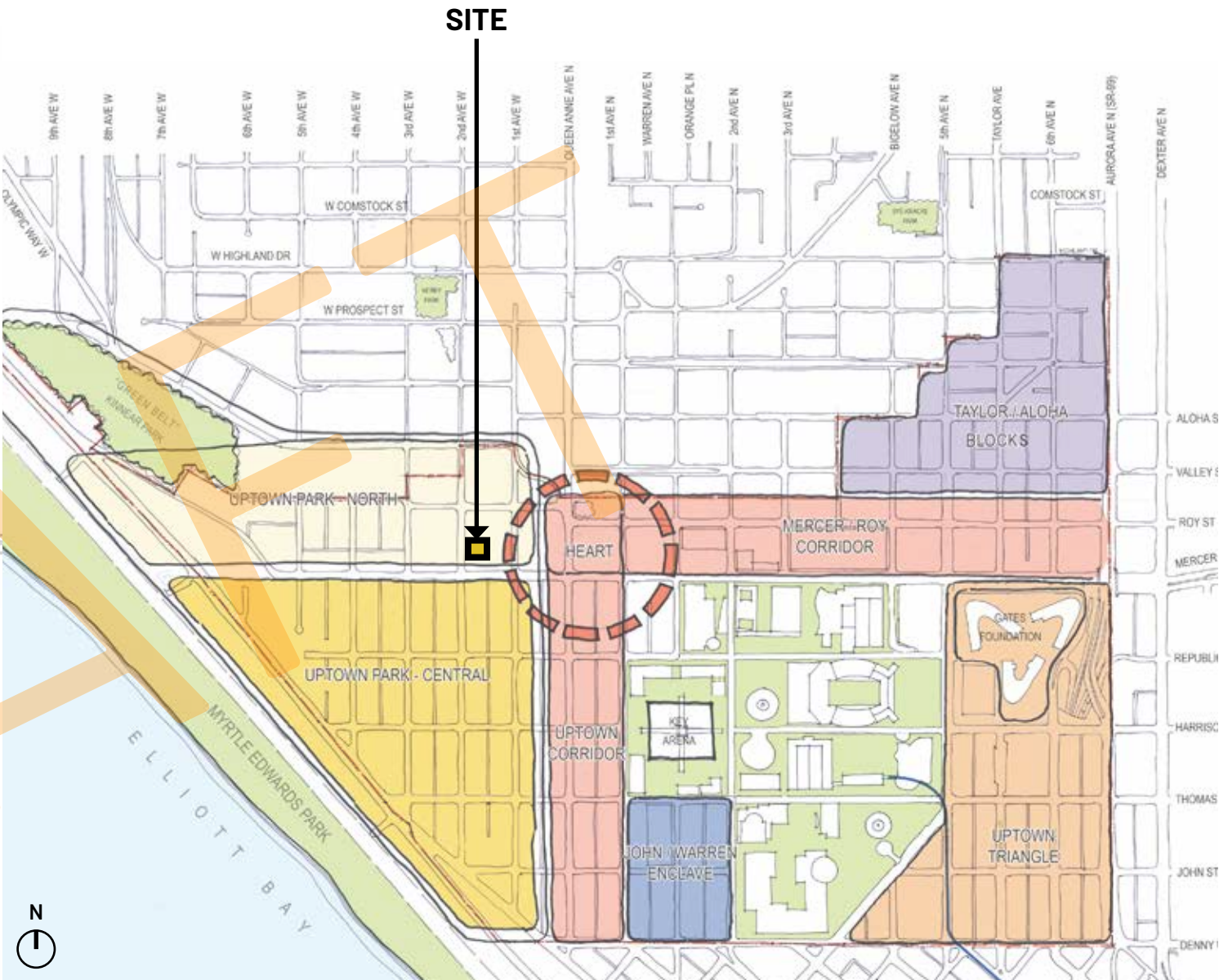


# NEIGHBORHOOD ANALYSIS - UPTOWN ART DISTRICT



## NEIGHBORHOOD EXTENT

The site is located in the Uptown neighborhood.

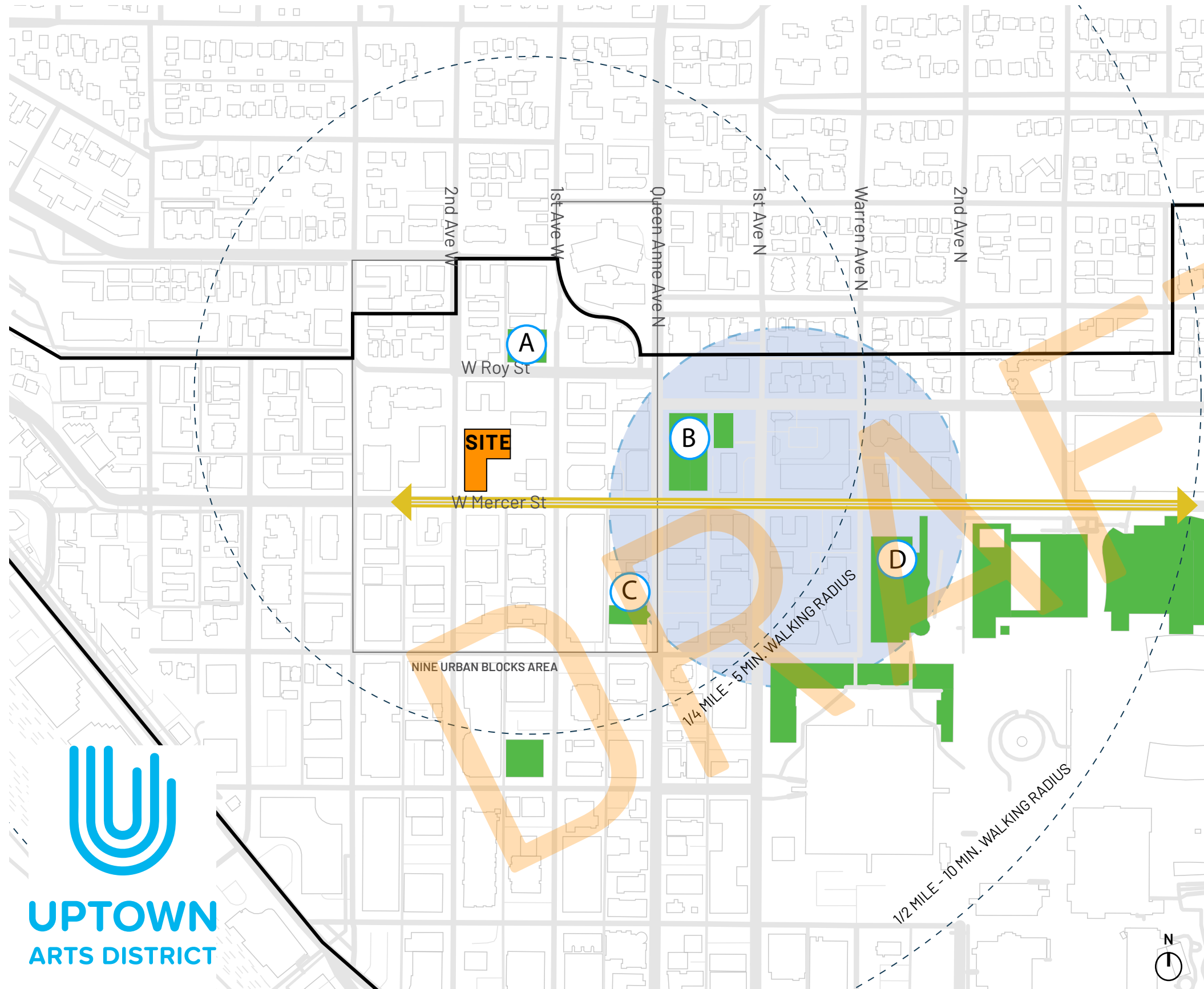


## NEIGHBORHOOD CHARACTER

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



# NEIGHBORHOOD ANALYSIS - UPTOWN ART DISTRICT



A On The Boards, Behnke center for Contemporary Performance



B MarQueen Hotel's Tin Lizzie Lounge

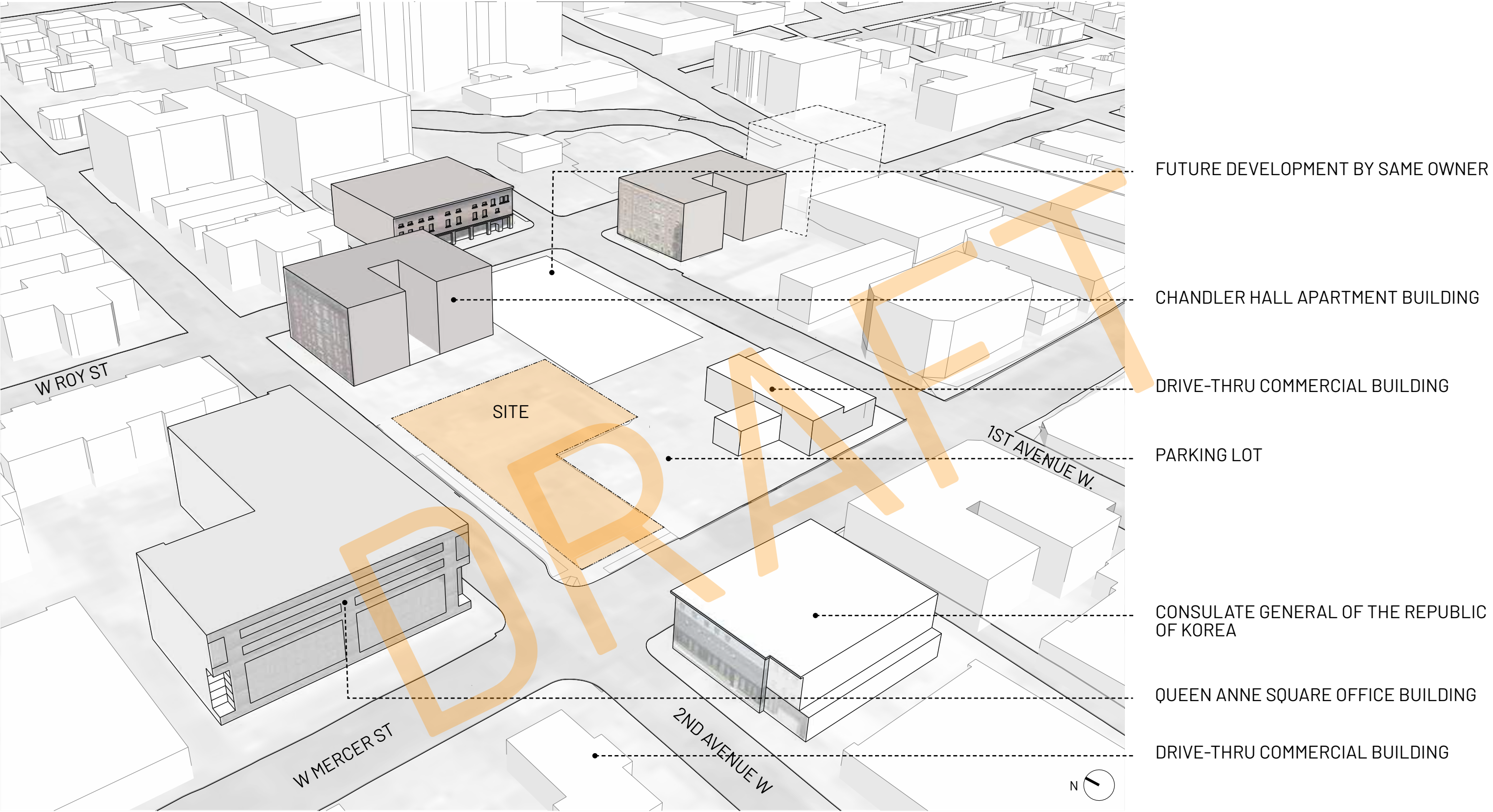


C Siff Cinema Uptown



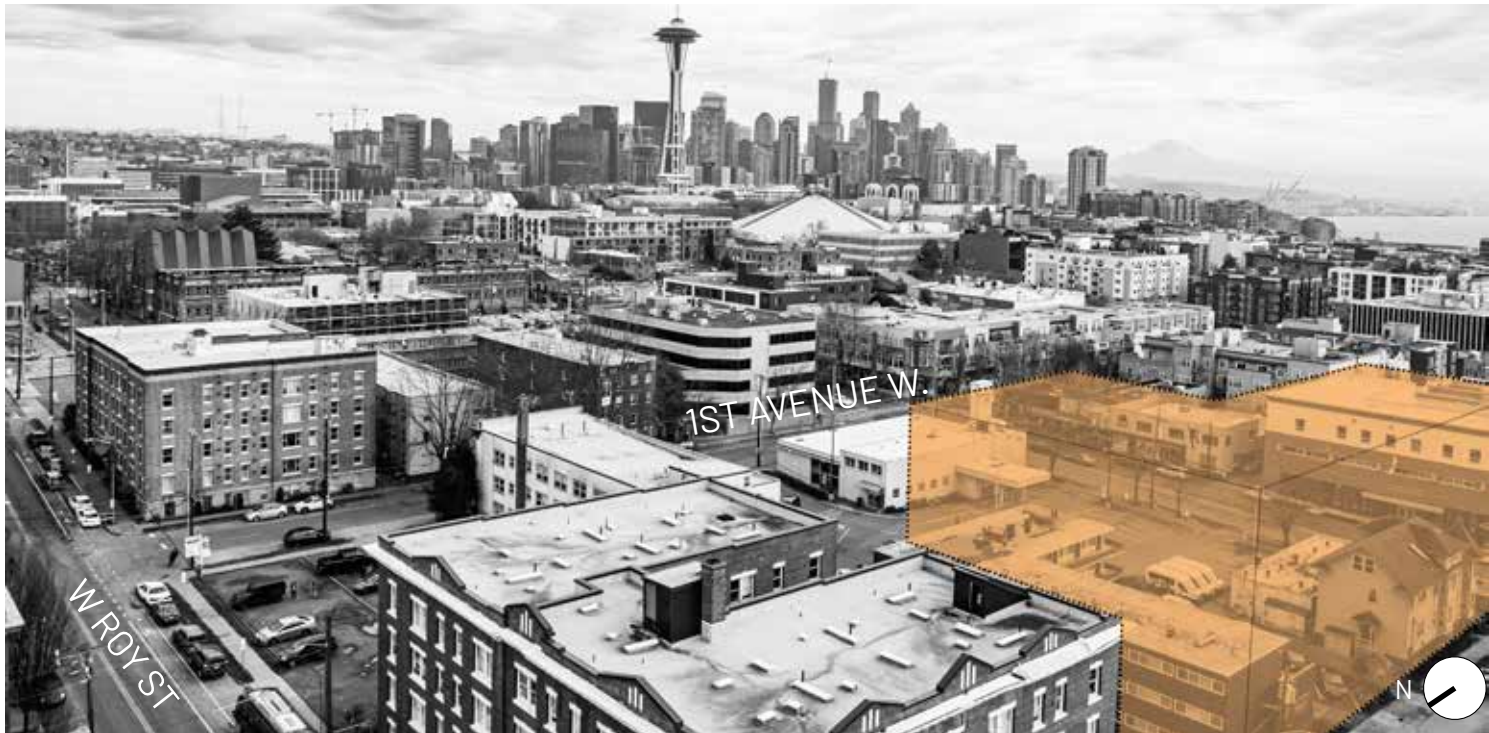
D Seattle Repertory Theatre

NEIGHBORHOOD ANALYSIS - IMMEDIATE CONTEXT





# NEIGHBORHOOD ANALYSIS - SITE VIEWS



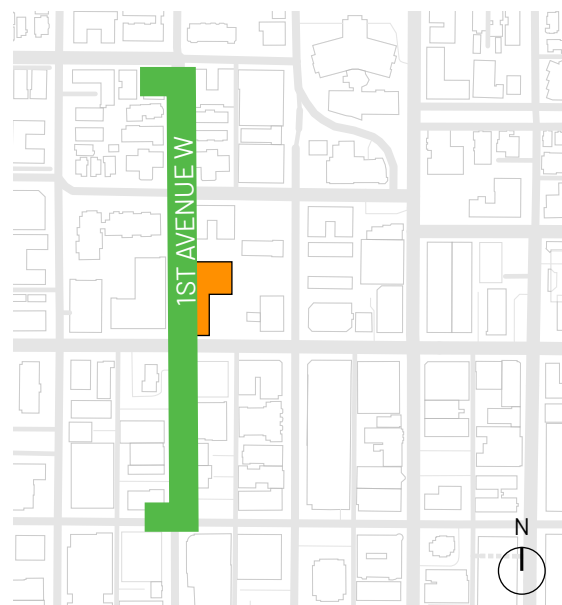
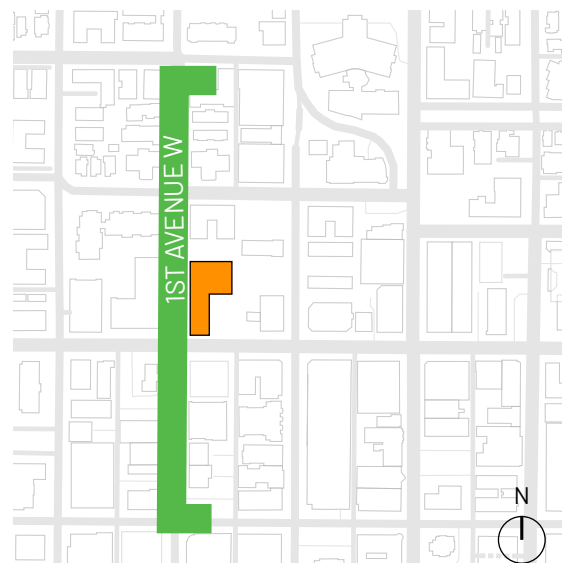
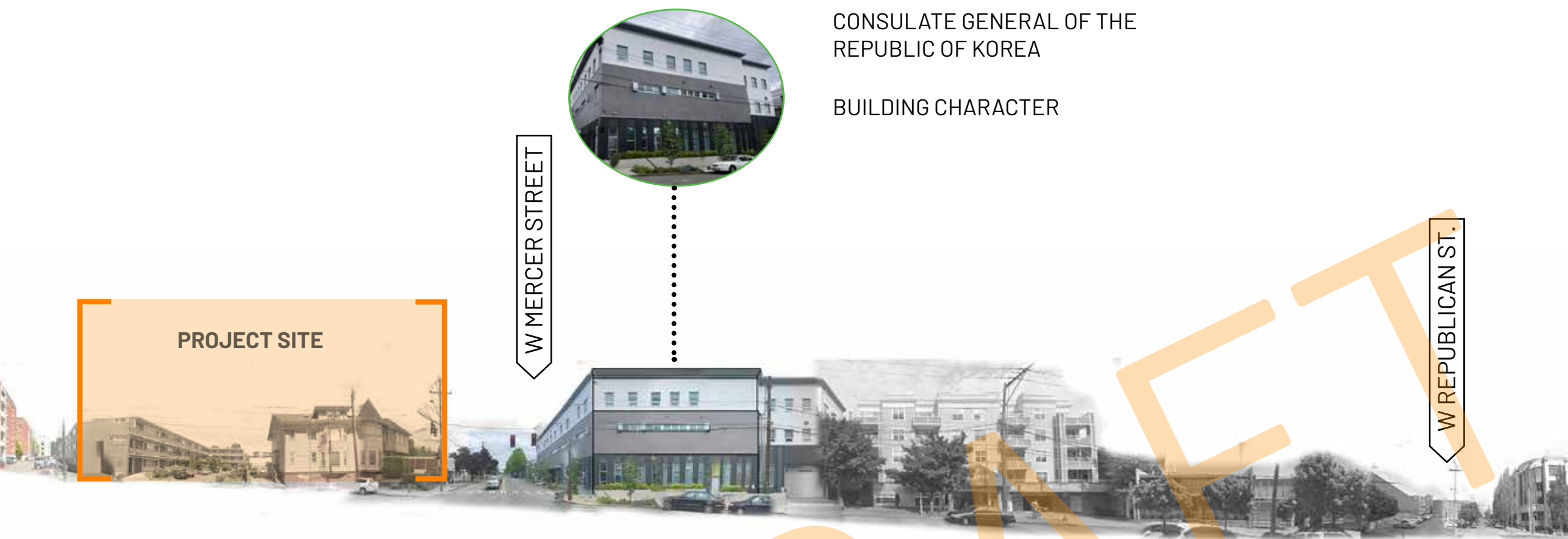


STREET ELEVATION - 2ND AVENUE W

CHANDLER HALL APARTMENT  
BUILDING CHARACTER

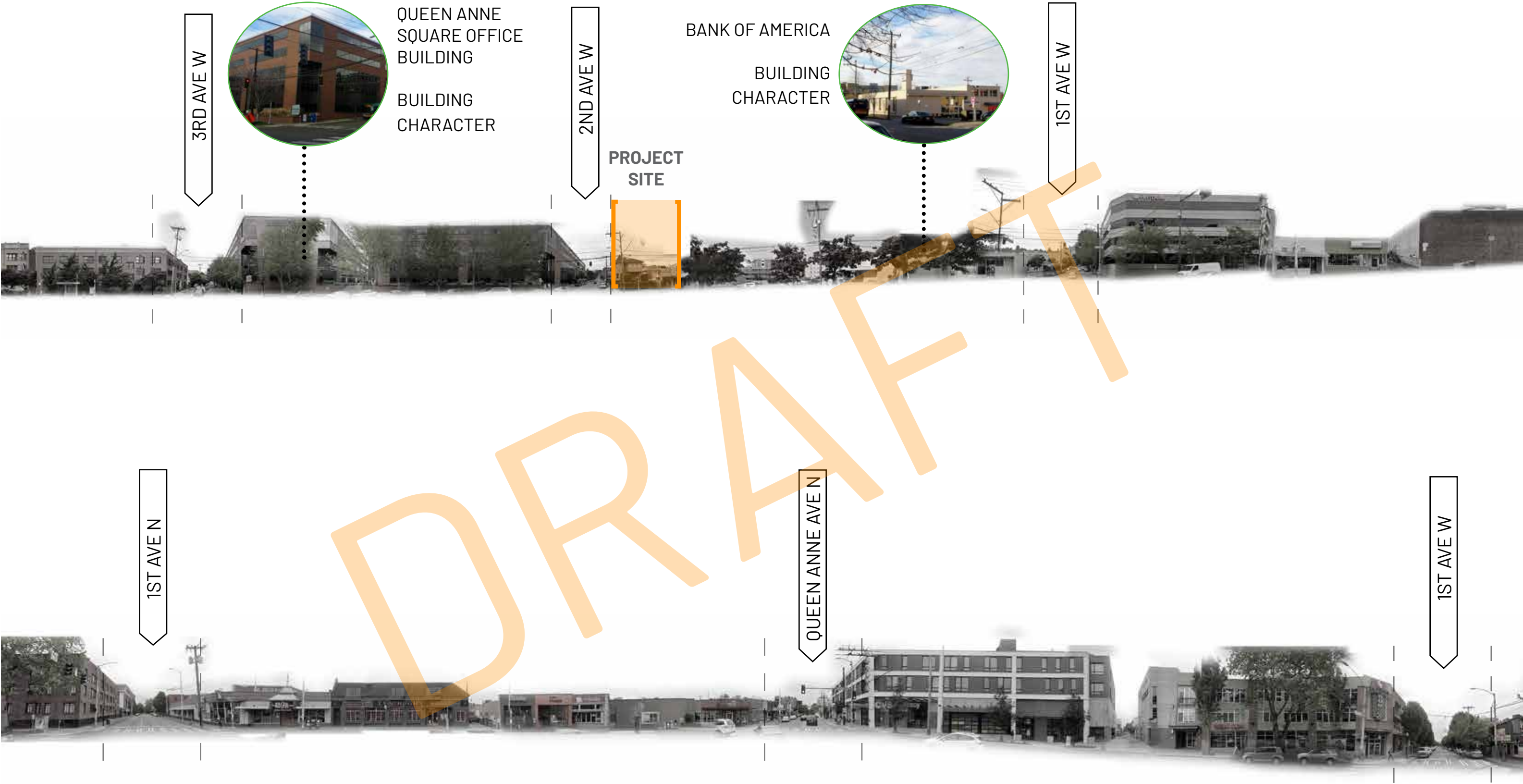




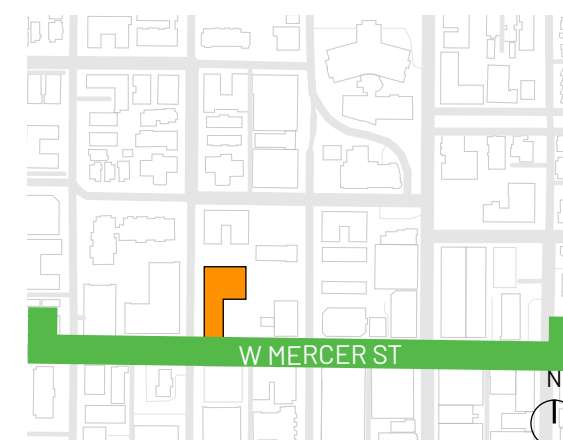




STREET ELEVATION - W MERCER STREET







CONSULATE  
GENERAL OF THE  
REPUBLIC OF  
KOREA

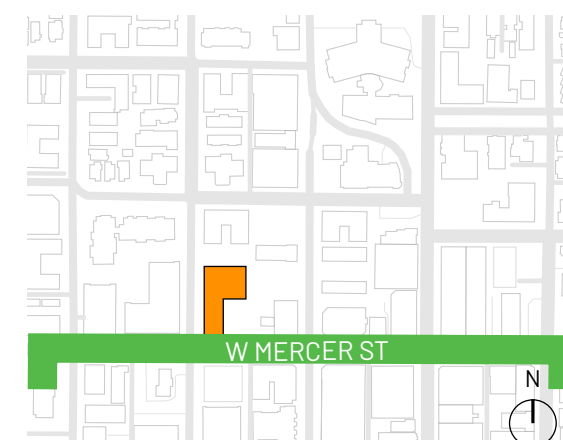
BUILDING  
CHARACTER



OPPOSITE  
OF SITE

2ND AVE W

3RD AVE W





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# 03 EDG SUMMARY





# EDG PRIORITIES AND BOARD RECOMMENDATIONS – DESIGN OPTIONS AND MASSING

The Design Review Board members provided the following design guidances for design options and massing

## Design Options and Massing

### 1a Preferred Massing

The board preferred Option 3 over the other two massing options due to its taller two-story base height compared to the other options and its incorporation of regular façade reveals on the street-facing upper-facades. (CS2.A, DC2.1.A)

### 1b Strengthen the southern massing expression. “Add architectural prominence.”

The Board specified that adding prominence through height should express the southern massing without being imposing to surrounding development (CS2.A, CS2.D.3, DC2.C.3)

### 1c Break-up the upper façade at 2nd Ave W. “Include larger massing moves & secondary architectural features.”

The board emphasized the need to break-up the relatively long upper-façade along 2nd Avenue W. of Option 3 using both larger massing moves, such as increased width and depth of façade reveals, and secondary architectural features. (DC2.A.1, DC2.A.2, DC2.C)

### 1d Provide additional modulation of the two-story base façade at 2nd Ave W. “Provide more sufficient visual segmentation.”

The board supported the conceptual two-story base height of Option 3. The board promoted strategies such as extending massing moves from the upper-façade to the base and adding secondary architectural features to achieve sufficient visual segmentation of the façade. (CS2.C.1, DC2.A.1, DC2.A.2, DC2.C, DC4.1)

### 1e Expand on proposed artwork. “Elaborate on the intent & integration with the design.”

The board identified (Artwork & Murals) as priorities, but didn't offer specific guidance related to these items. (CS3.1.b, DC2.2.a)



RENDERING IN PROGRESS



# EDG PRIORITIES AND BOARD RECOMMENDATIONS – GROUND LEVEL USES AND OUTDOOR FRONTAGE

The Design Review Board members provided the following design guidances for ground level uses and outdoor street frontage

## Ground-Level Uses:

### 2a Preferred Programmatic Layout

The board supported the programmatic layout of the ground level and intent for residential frontages along 2nd Avenue W. with stoop entrances. (PL3.A.1.d, PL3.1, PL2.3.A)

### 2b Study the interactions between the sun porch, public plaza and sidewalk. "Show it functions as a nuanced space."

The board supported the sun porch concept at the ground level of the building near the intersection instead of commercial space, and asked the applicant to study the interaction of the sun porch with the adjacent public space, with the intent to maximize street activation and connection between the indoor and outdoor spaces (PL1.3.C, DC1.A.1)



RENDERING IN PROGRESS

## Outdoor Street Frontage

### 3a Study the interactions between the sun porch, public plaza and sidewalk. "Show it functions as a nuanced space."

The board requested additional study of the design and programming of the plaza along W. Mercer Street. (CS2.3.C, PL1.1.A, PL1.3.C, PL4.2)

### 3b The board requested additional study showing how the public would occupy or use this landscaped area and adjacent public space and how this landscape area will aid in connection indoor and outdoor spaces surrounding the sun porch (CS2.3.C, PL1.1.A, PL1.3.C)



# EDG PRIORITIES AND BOARD RECOMMENDATIONS - 1A PREFERRED MASSING

1a

Preferred Massing

The board preferred Option 3 over the other two massing options due to its taller two-story base height compared to the other options and its incorporation of regular façade reveals on the street-facing upper-facades. (CS2.A, DC2.1.A)

RESPONSE:

The design continues developing option 3. Option 3 is defined by its two-story base, standalone penthouse (sky lounge), and gaskets. Compared to the other massing studies, the preferred massing option 3 provides an appropriate scale and proportion.

The design was inspired by a geological interpretation of the site. The site is isolated and surrounded by surface parking and flat surface buildings. The project takes abstract inspirations of the eroding vertical features and applies them to the building design. The setback of the sky lounge significantly mitigates the overall building height, mass, and scale. The gaskets create repeating horizontal bays. The dimension of the small street facade along W. Mercer determines the interval distance between the gaskets.

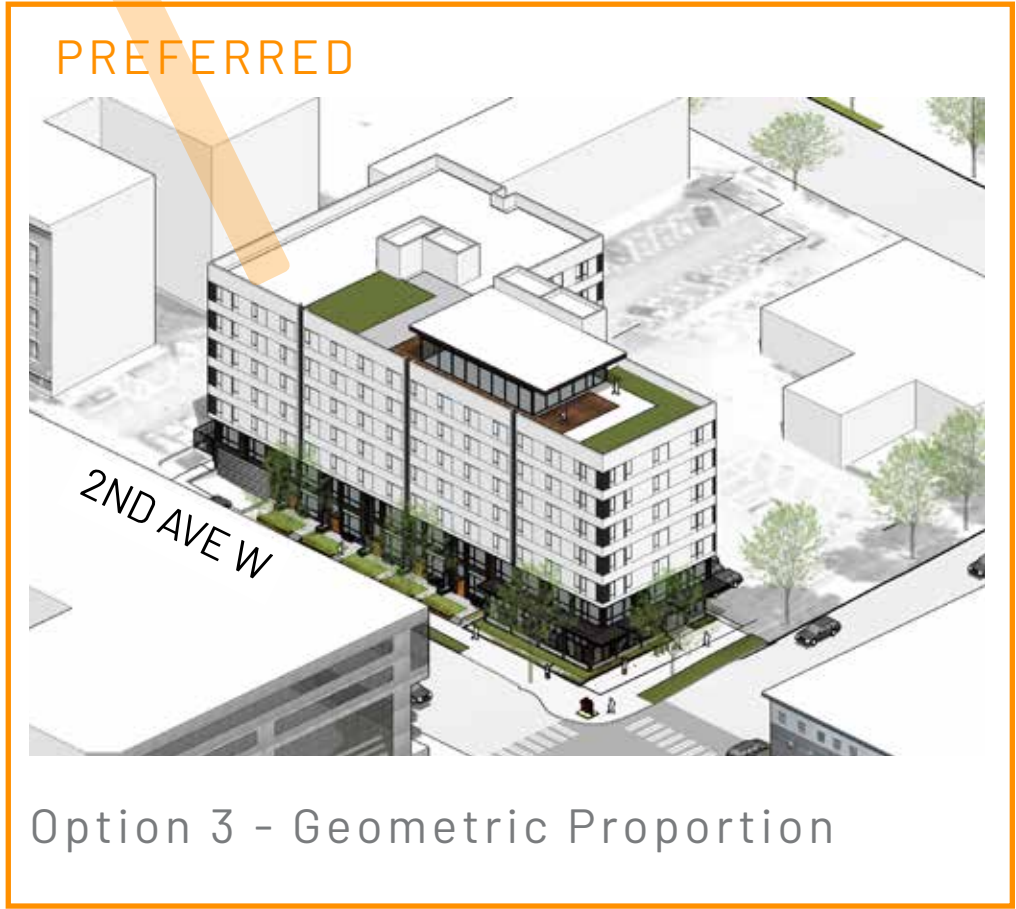
EDG Meeting September 16, 2020



Option 1: Horizontal Reference



Option 2: Splitting Zones



Option 3 - Geometric Proportion



# EDG PRIORITIES AND BOARD RECOMMENDATIONS - 2A PREFERRED PROGRAMMATIC LAYOUT

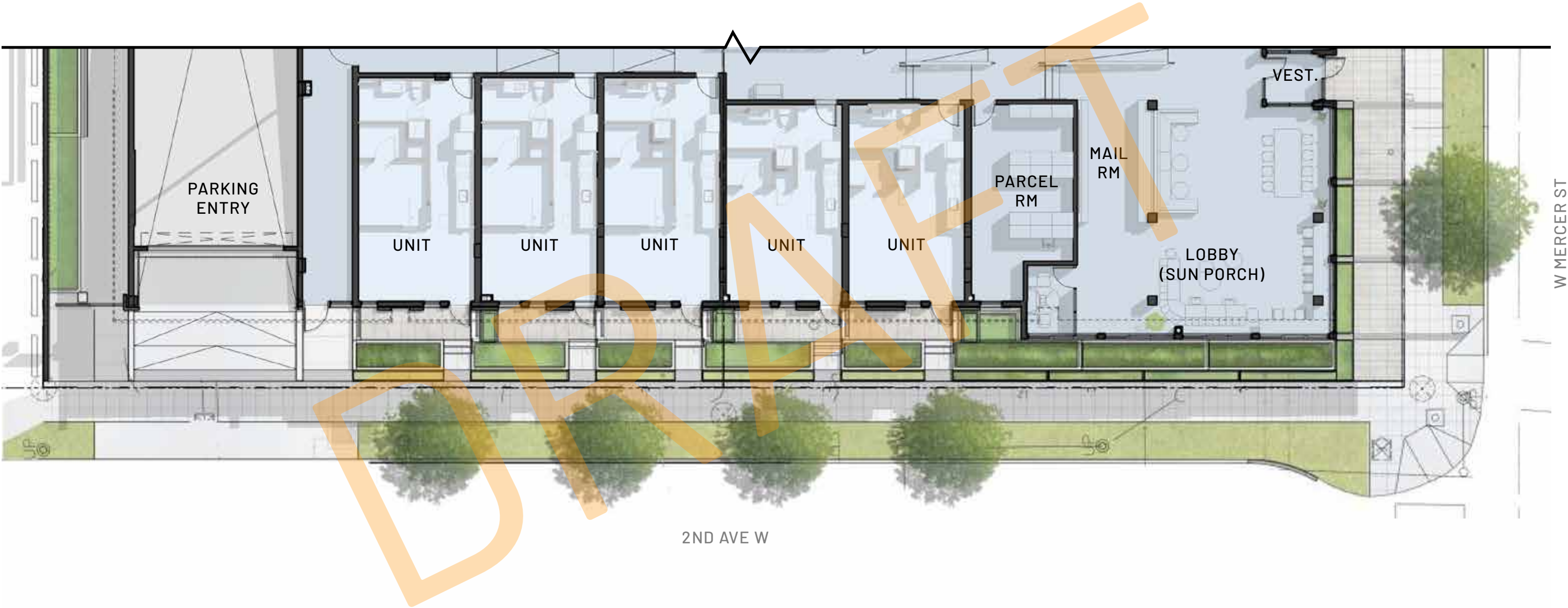
2a

## Preferred Programmatic Layout

The board supported the programmatic layout of the ground level and intent for residential frontages along 2nd Avenue W. with stoop entrances. (PL3.A.1.d, PL3.1, PL2.3.A).

### RESPONSE:

The programmatic layout of the ground floor and residential frontages along 2nd Ave has been retained. The design further develops the strength of the stoop elements.





# EDG PRIORITIES AND BOARD RECOMMENDATIONS - 1D TWO STORY BASE

**1d Provide additional modulation of the two-story base façade at 2nd Ave W. "Provide more sufficient visual segmentation."**

The board supported the conceptual two-story base height of Option 3 and added that the changes in exterior materials would not be sufficient for segmenting the visual length of the façade along 2nd Avenue W. The board promoted strategies such as extending massing moves from the upper-façade to the base and adding secondary architectural features such as columns and canopies in the base to achieve sufficient visual segmentation of the façade. (CS2.C.1, DC2.A.1, DC2.A.2, DC2.C, DC4.1)

**RESPONSE:**

Through refinement of the design concept as depicted on this page, the design team has shown that finely articulated materials and more subtle facade depths provide sufficient visual segmentation for a building of this scale.

Textured cladding in the gaskets tie together the upper mass and the two-story base. Material depth and edge detailing is an appropriate secondary architectural feature at this fine-grain scale, and is supplemented by refined stoop elements such as art screen dividers, integrated seating, tiered planters and horizontal canopies.

Additional ornamentation or arbitrary articulation would only serve to weaken the carefully cultivated pedestrian-scale rhythm.

DRB Meeting TBD



RENDERING IN PROGRESS



EDG Meeting September 16, 2020





## EDG PRIORITIES AND BOARD RECOMMENDATIONS - 2B SUN PORCH

2b

**Study the interactions between the sun porch, public plaza and sidewalk. "Show it functions as a nuanced space."**

The board supported the sun porch concept at the ground level of the building near the intersection instead of commercial space, and asked the applicant to study the interaction of the sun porch with the adjacent public space, with the intent to maximize street activation and connection between the indoor and outdoor spaces (PL1.3.C, DC1.A.1)

### RESPONSE:

Acting as the "jewel box" at the corner, the sun porch is a finely detailed bridging element at the plaza with articulated canopies and unique materiality. Building elements such as operable windows and weather protection create a visual connection between the indoors and outdoors. A connection between the indoors and outdoors is empathized by the warm-colored louvers and wood interior ceiling. The urban sun porch provides a variety of seating arrangements such as bar seating and egg chairs to encourage gatherings similar to a cafe. Diagrams on page 26 and 27 provide further analysis on the connection between the indoor and outdoor spaces.





EDG PRIORITIES AND BOARD RECOMMENDATIONS - 3A & 3B OUTDOOR STREET FRONTAGE

3a

Study the interactions between the sun porch, public plaza and sidewalk. "Show it functions as a nuanced space."

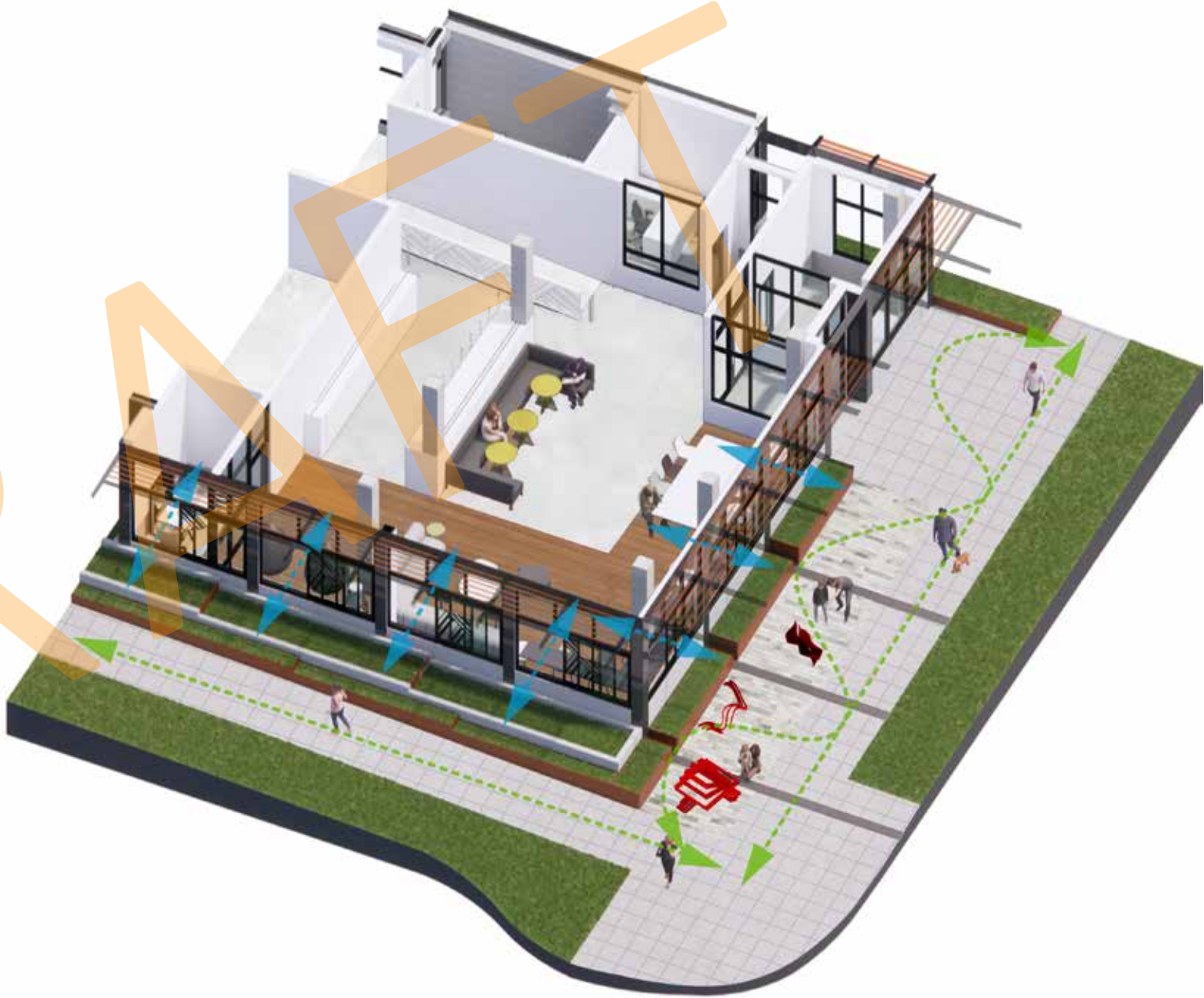
The Board requested additional study of the design and programming of the plaza along W. Mercer Street to show that it will effectively function as a nuanced space that allows for congregation and effectively connects the sun porch to the sidewalk and, instead of serving only as an extension of the sidewalk. The additional study should include examination of pedestrian movements and design details like planter dimensions and plant sizes (Uptown CS2.3.C. Corner Sites-Special features, Uptown PL1.1.A. Connections, Uptown PL1.3.C. Pedestrian Uses, Uptown PL4.2. Planning Ahead for Bicyclists)



3b

Study the interactions between the sun porch, public plaza and sidewalk. "Show it functions as a nuanced space."

Related to comment 2b, the Board expressed concern that a significant amount of the street frontage was designed as a landscape buffer separating the building from sidewalk and plaza areas. The Board requested additional study showing how the public would occupy or use this landscaped area and adjacent public space and how this landscape area will aid in connecting indoor and outdoor spaces surrounding the sun porch (Uptown CS2.3.C. Special features, Uptown PL1.1.A. Connections, Uptown PL1.3.C. Pedestrian Uses)





## EDG PRIORITIES AND BOARD RECOMMENDATIONS - 3A & 3B OUTDOOR STREET FRONTAGE



### PAVERS

PAVEMENT ARTICULATION DEFINE A SERIES OF SPACES AT GRADE ALIGNING WITH THE SUN PORCH STRUCTURE AND EXTENDING THROUGH THE SIDEWALK



### LANDSCAPE

LOW PLANTINGS BUFFER THE TRANSITIONAL SPACE.



### BUILDING ELEMENTS

OPERABLE WINDOWS & WEATHER PROTECTION BLUR THE ZONE BETWEEN THE INTERIOR AND EXTERIOR



### ARTWORK

SCULPTURE PROVIDES VISUAL INTEREST WITHIN THE PLAZA WHILE SHARING ELEMENTS WITH THE BUILDING SCREENS

### RESPONSE:

The design team has continued to study and refine the relationship between the sun porch and the public space with the goal of encouraging connection. A cohesive strategy of specialized paving, landscape features, building elements and artwork installations have been developed to connect the interior and exterior spaces.

Rather than treat the plaza as an extension of the sidewalk, the sidewalk is reclaimed as part of the plaza and sun porch element. Like a wide point in a river, the current of the pedestrian experience within the space is slowed down by providing a meandering path filled with points of visual interest (paving, landscape, art) as well as active connection to the sun porch interiors (operable windows).



# EDG PRIORITIES AND BOARD RECOMMENDATIONS – 1B ARCHITECTURAL PROMINENCE

## 1b Strengthen the southern massing expression. “Add architectural prominence.”

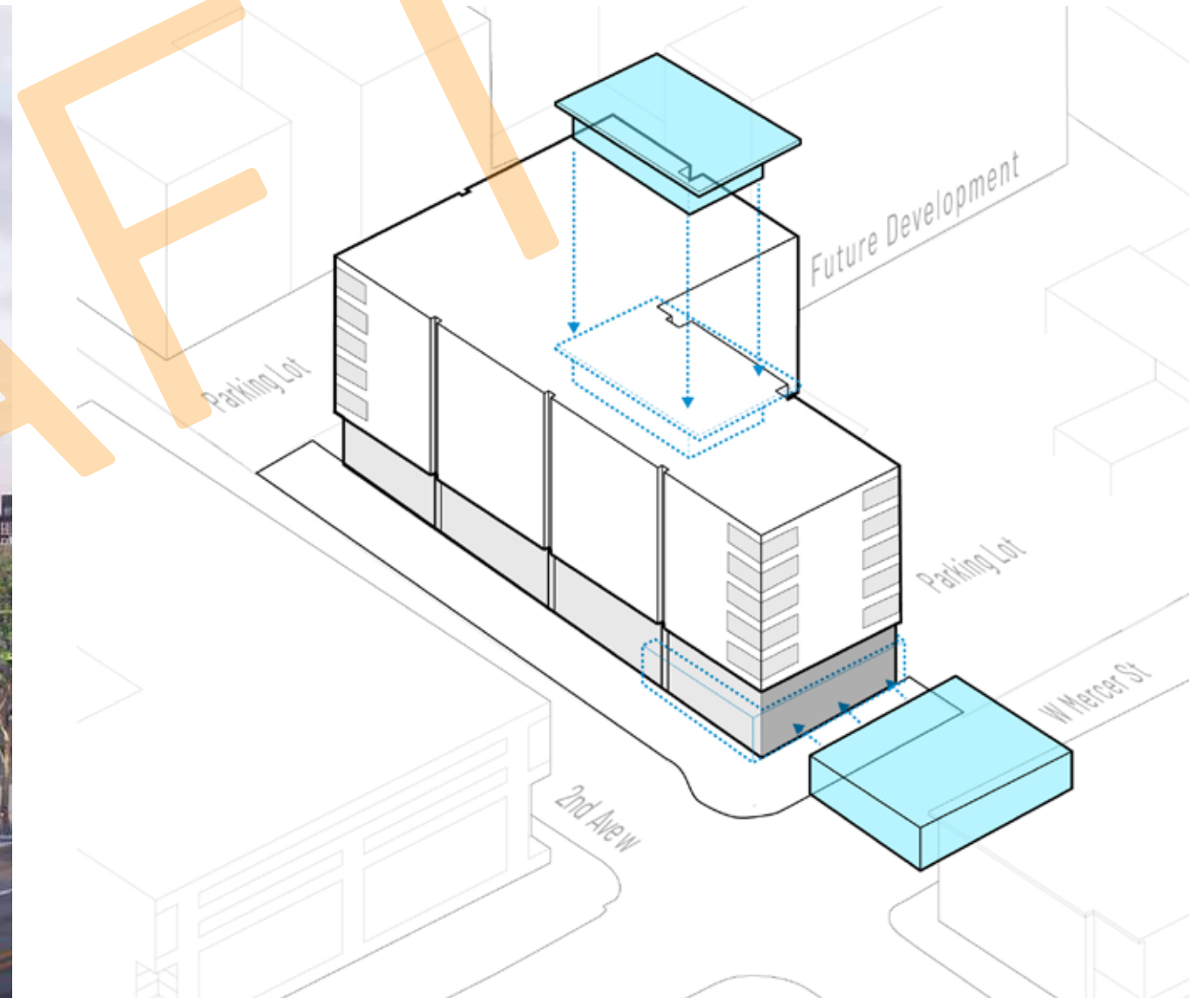
The Board identified the need to strengthen the massing expression of the southern portion of the Option 3 building design near the street intersection. The taller massing of Option 2 was cited by the Board as a possible solution that would add architectural prominence at the street corner and better relate to contextual building heights. The Board specified that adding prominence through height should express the southern massing without being imposing to surrounding development (CS2.A, CS2.D.3, DC2.C.3)

### RESPONSE:

Per recommendation, the design team completed a handful of massing studies to explore techniques which add prominence to the southern massing.

As suspected by the Board, adding mass to the southern volume created an imposing condition at the corner upon the intersection and pedestrian environment (Study 5). Adding a top element at the corner unduly weakened the design parti (Study 6). Different methods of articulating the corner through erosion were explored within the more appropriate 7-story corner volume (Study 2/3/4), however none of these studies yielded a more striking upper volume than that which had been previously provided.

As shown on this page, the design is best served by the increased prominence of the sun porch element and its connection to the ground floor plaza which reinforces the scale of the pedestrian realm. The contrast of the highly articulated “jewel-box” and the clean rigor of a consistent 5-story upper volumes appropriately celebrates the corner, while upper art panels both soften and highlight the facade transitions.





# ALTERNATE MASSING STUDIES - 1B ARCHITECTURAL PROMINENCE

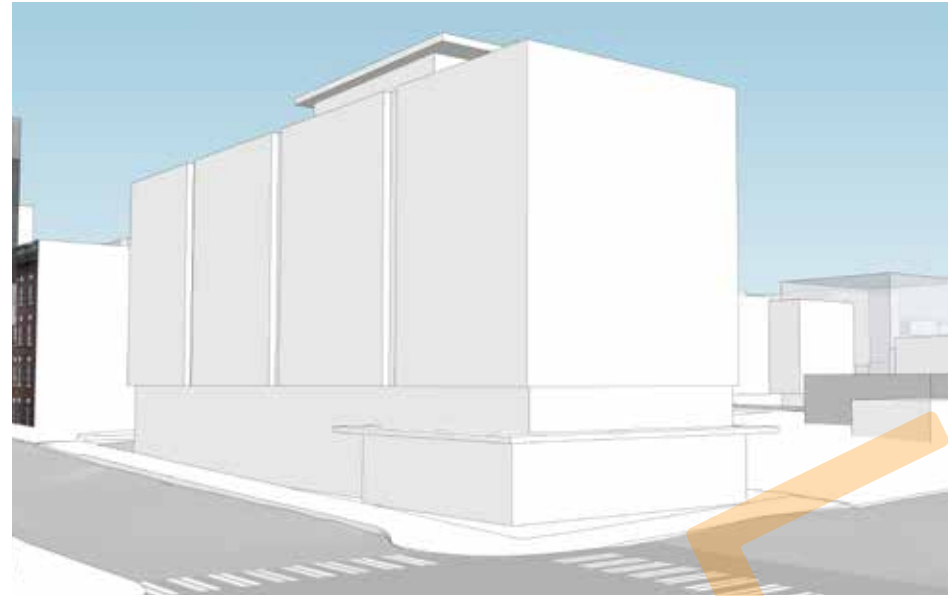
**STUDY 1 PREFERRED**



**PRO**

Form clearly expressed  
Corner is highlighted on the upper floors

**STUDY 2 - NO CORNER EROSION**



**PRO**

Form clearly expressed

**CON**

Less emphasis on the corner on the upper floors

**STUDY 3 - UPPER STORY EROSION**



**CON**

Corner expression overpowers the form as a whole

**STUDY 4 - COMPLETE CORNER EROSION**



**CON**

Upper floor massing form expression is lost

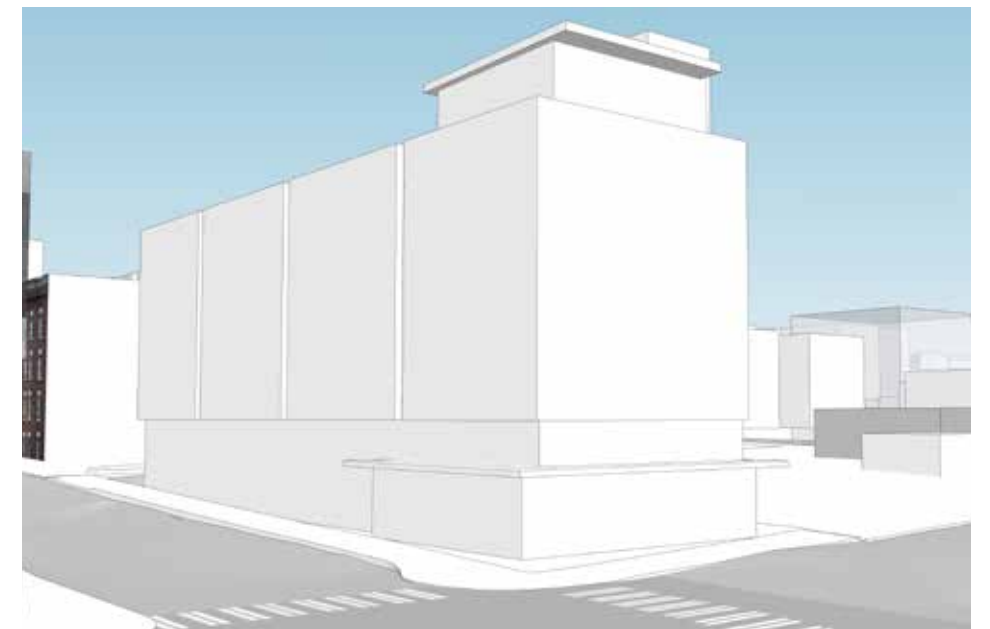
**STUDY 5 - ADDITIONAL MASSING**



**CON**

Massing provides an odd scale and proportion  
Massing is imposing to surrounding development

**STUDY 6 - LIGHT HOUSE**



**CON**

Massing provides an odd scale and proportion  
Massing is imposing to surrounding development



# EDG PRIORITIES AND BOARD RECOMMENDATIONS – 1C SECONDARY ARCHITECTURAL FEATURES

## 1c Break-up the upper façade at 2nd Ave W. "Include larger massing moves & secondary architectural features."

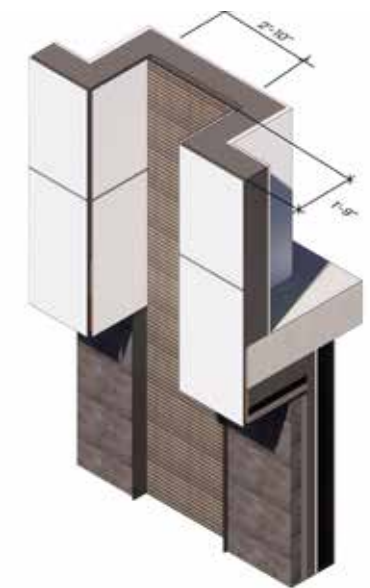
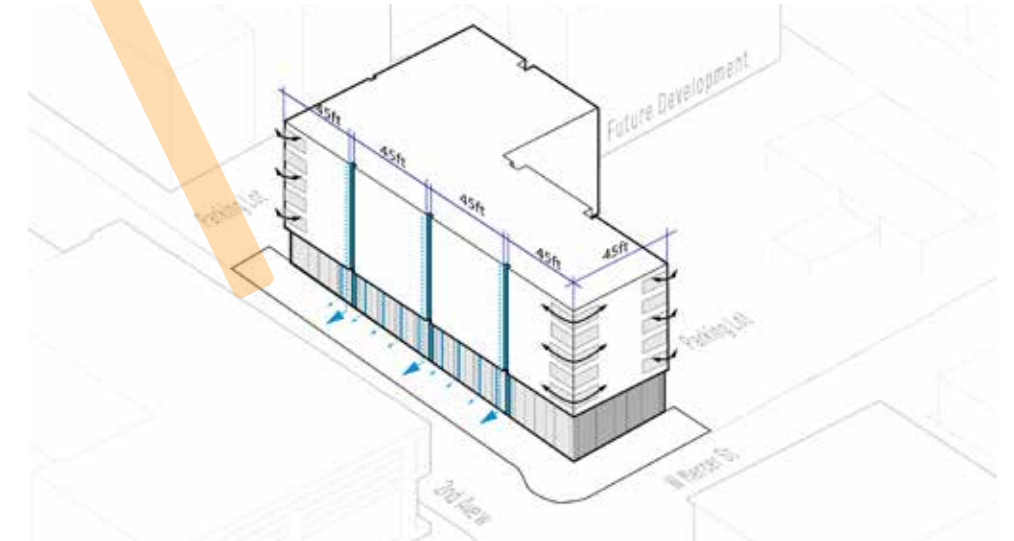
The board emphasized the need to break-up the relatively long upper-façade along 2nd Avenue W. of Option 3 using both larger massing moves, such as increased width and depth of façade reveals, and secondary architectural features. The board specifically identified the vertical gaskets along the east building façade as sufficiently-sized massing elements that could be implemented on the west façade. (DC2.A.1, DC2.A.2, DC2.C)

### RESPONSE:

Gasket depth along 2nd Ave W have been increased by 20% (from 1'-8" to 2'-0") and widened by 33% (from 2'-0" to 2'-8") with an additional gasket added along the north facade.

Per recommendation, the design team completed a handful of massing studies to explore techniques that incorporated larger massing moves into the upper facade, including using similar size gaskets to those on the east facade. We were therefore able to observe that wider gaskets (Study 3) in fact weaken the strength of the upper form, while deeper gaskets (Study 5) weaken the contrast between the two-story base and five-story upper facade.

Additional studies of facade proportion (Study 4) and accent materials (Study 2) were undertaken in order to test other techniques, however within the context of the design concept these moves became arbitrary, detracting from the overall rigor of the parti.





# ALTERNATE MASSING STUDIES - 1C SECONDARY ELEMENTS

## STUDY 1 PREFERRED



### PRO

Form clearly expressed  
Corner is highlighted on the upper floors

## STUDY 2 - ACCENTS



### CON

Color accents add other elements that make the facade appear busy

## STUDY 3 - INCREASED WIDTH OF GASKETS



### CON

Increasing the size of the gaskets will affect the interior function of the units and facade proportion

## STUDY 4- MORE GASKETS



### CON

More gaskets make the facade appear busy.

## STUDY 5 - DEEPER GASKETS



### CON

Deeper gaskets break up the continuity of the ground level  
Increasing the depth of the gaskets affects the function of the units



## EDG PRIORITIES AND BOARD RECOMMENDATIONS – 1E ART INTEGRATION

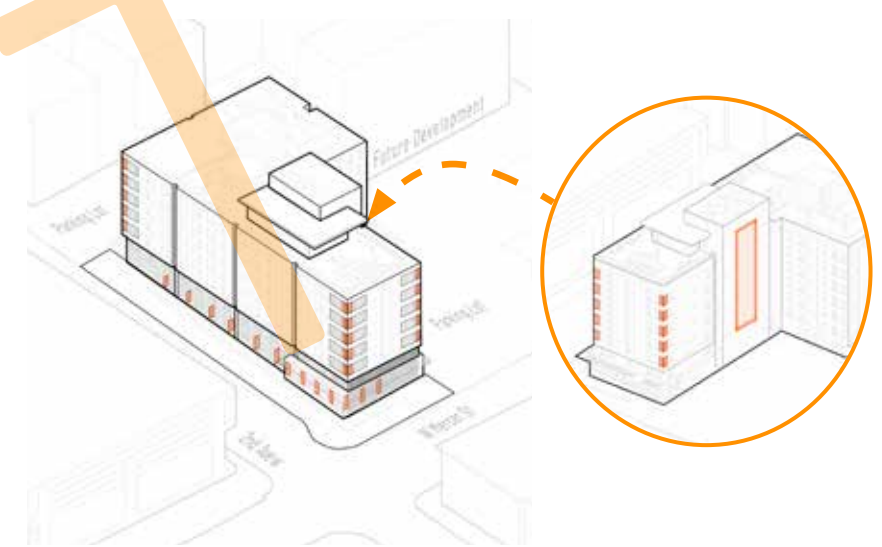
### 1e Expand on proposed artwork. “Elaborate on the intent & integration with the design.”

The board identified (Artwork & Murals) as priorities, but didn’t offer specific guidance related to these items. (CS3.1.b, DC2.2.a)

#### RESPONSE:

As noted in the previous EDG responses and throughout this DRB package, artwork remains an integral part of the design concept. Outreach to muralists and sculptors underway, with the goal of presenting final concepts to the Uptown Alliance for neighborhood approval in early summer.

The design team does not intend to limit the artists' thematic approach, but has instead requested a holistic concept proposal that utilizes strong geometries that lends to pattern recognition between three dimensions (sculpture) and two dimensional (art panels/mural). Suggested inspirations include the greater Pacific Northwest, Uptown's history and the forms of the nearby Pacific Science Center.



ART PIECE WHERE THE EROSION OCCURRED







RENDERING IN PROGRESS

DRAFT



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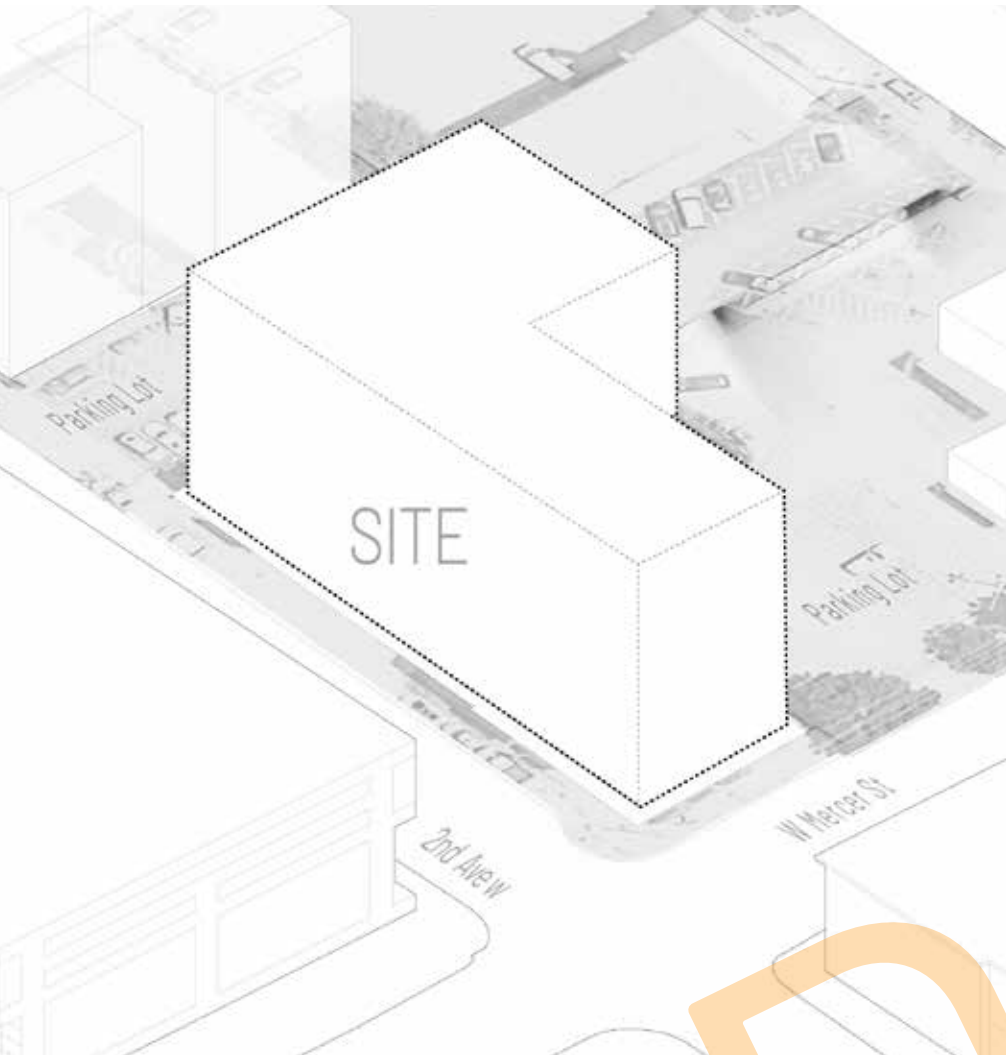
04 DESIGN

RENDERING IN PROGRESS

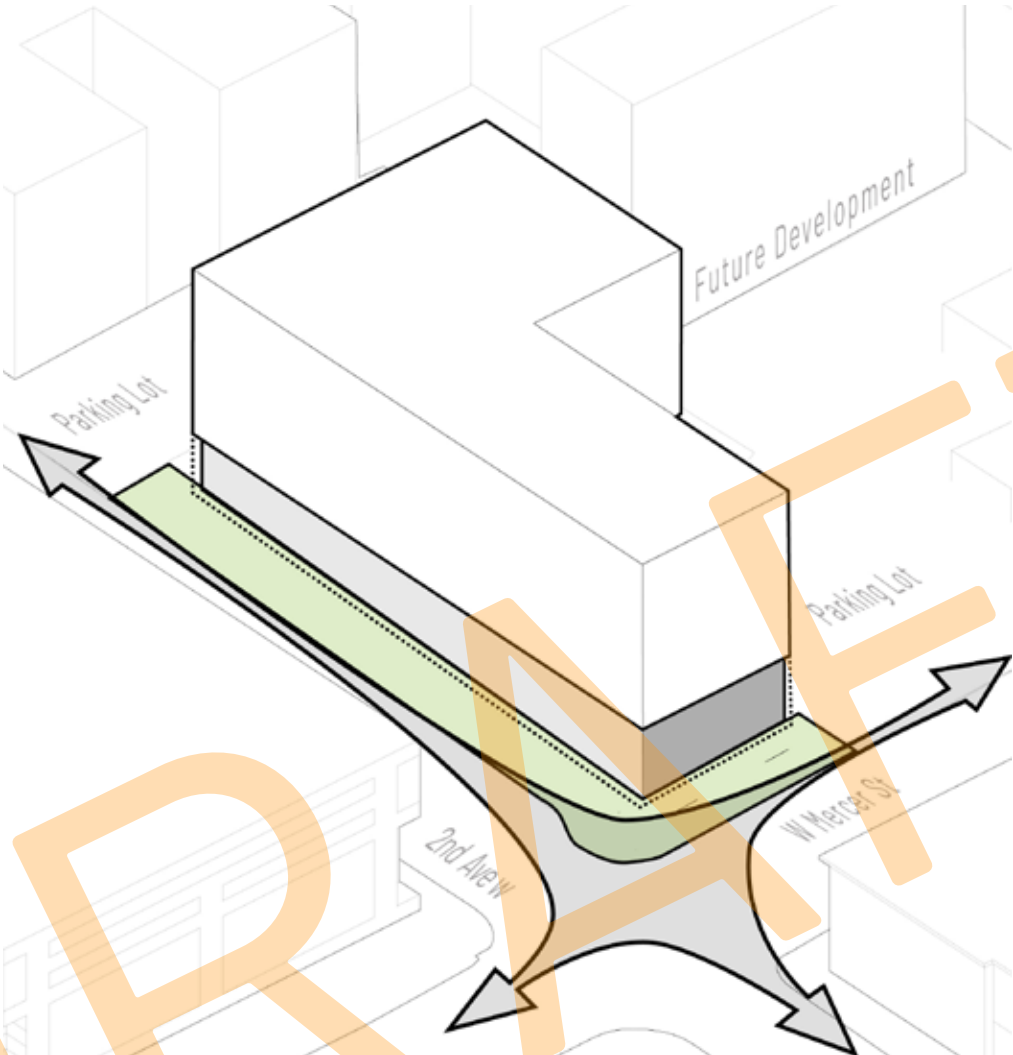
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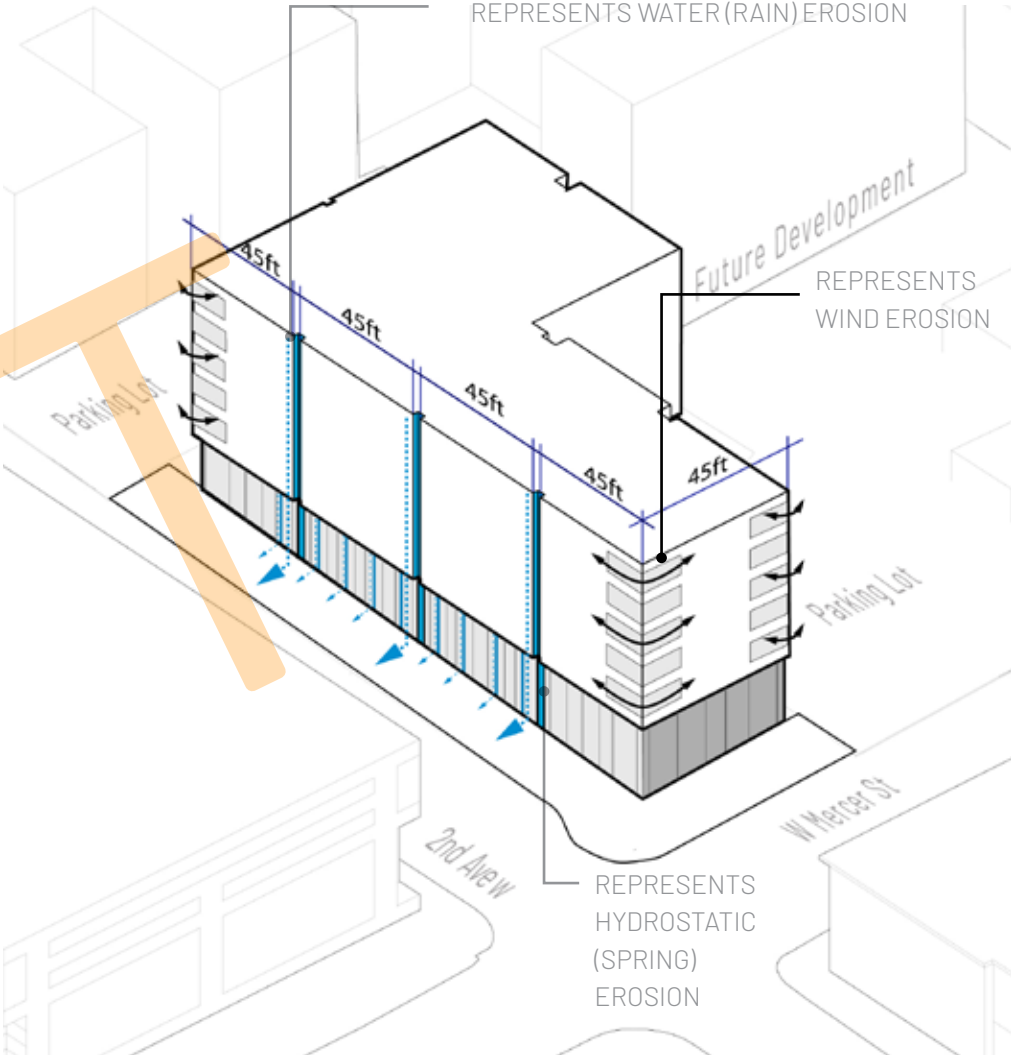
ARCHITECTURAL CONCEPT



**SITE ISOLATION**  
ORIGINATING VERTICAL MASS WITHIN A HORIZONTAL LANDSCAPE



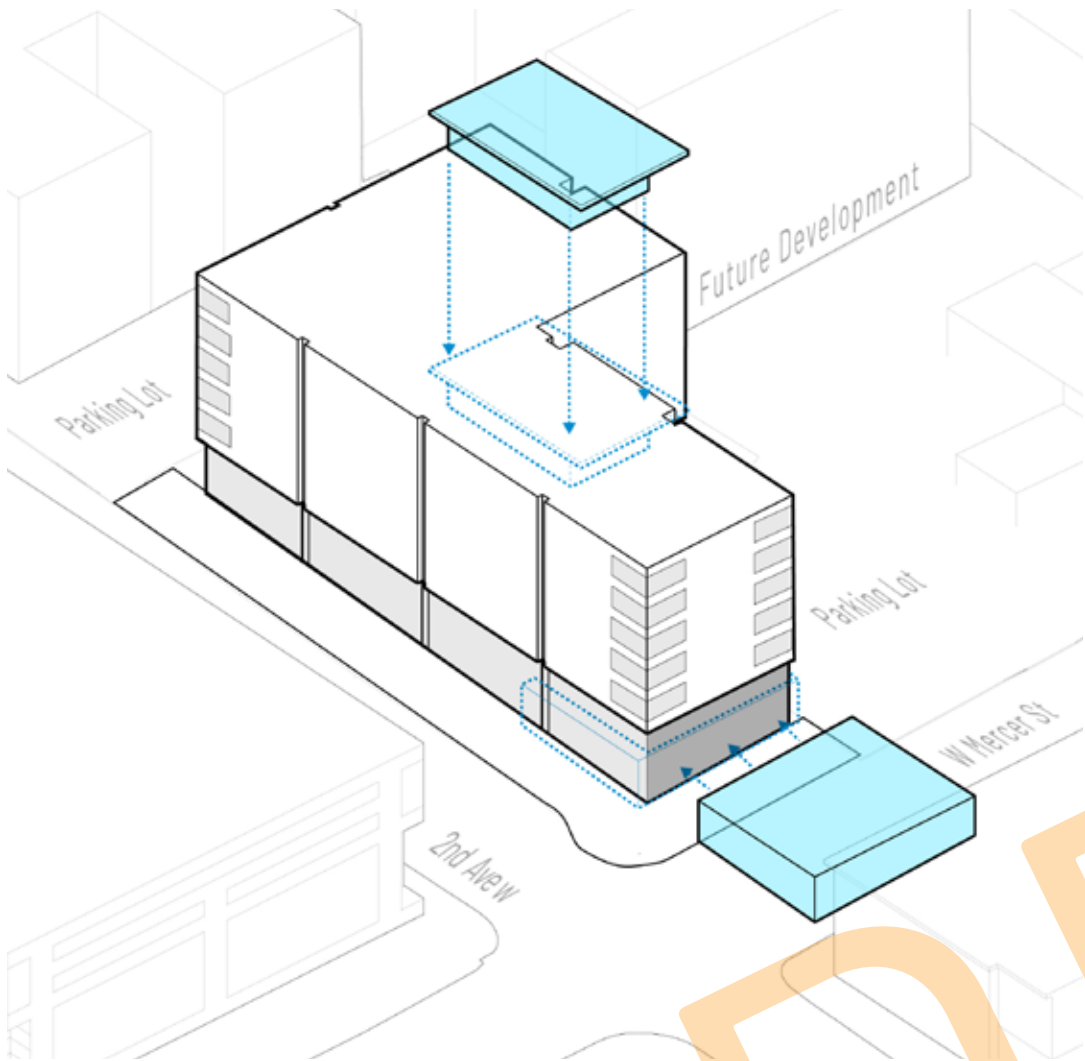
**BASE EROSION**  
MOTION OF THE CITY CREATES A ZONE CONDUCTIVE OF LIFE



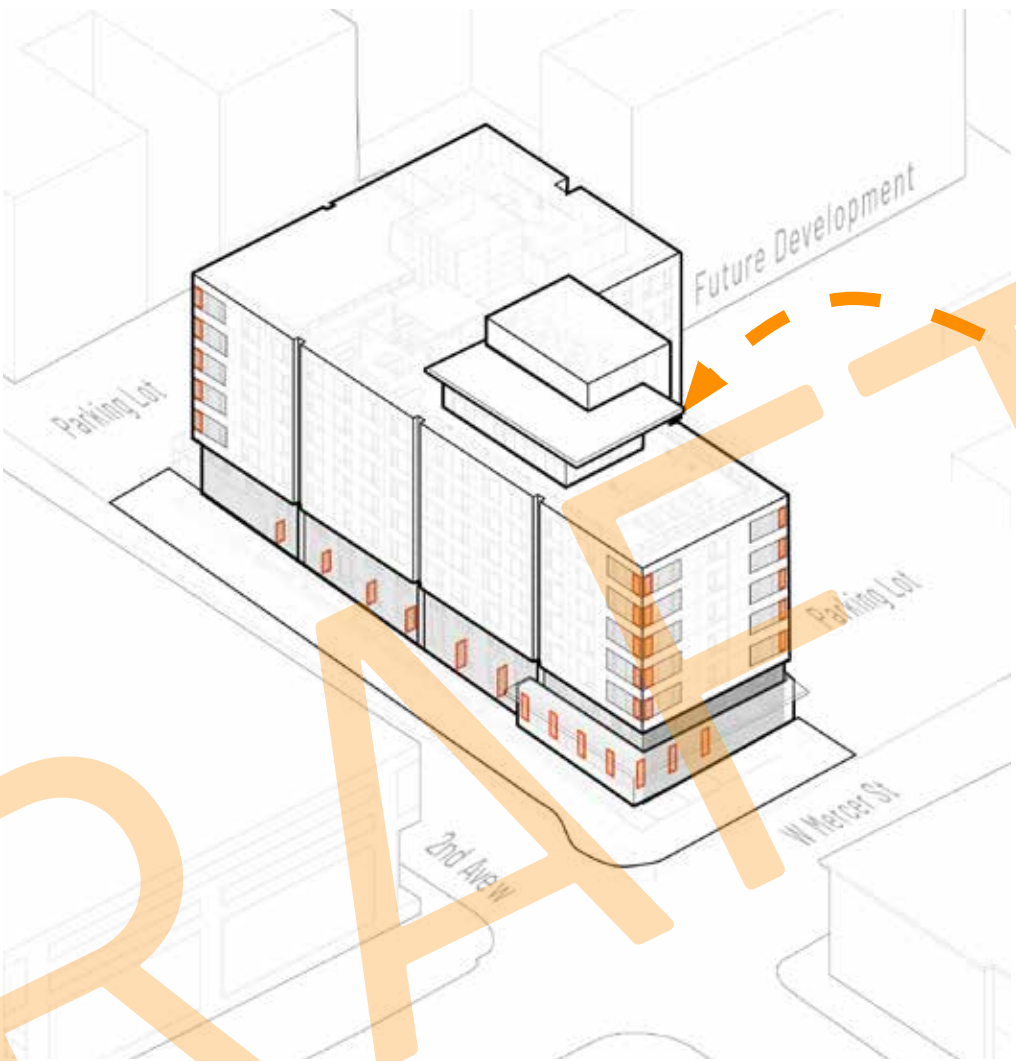
**NATURAL FORCES**  
EROSION AND WEATHERING INFORM AN ARCHITECTURAL HIERARCHY







**HUMAN HABITATION**  
MANMADE ADAPTATIONS OFFER REFUGE FROM THE CITY



**CREATIVE EXPRESSION**  
ART INFORMS RELATIONSHIPS TO THE NATURAL WORLD





SITE PLAN

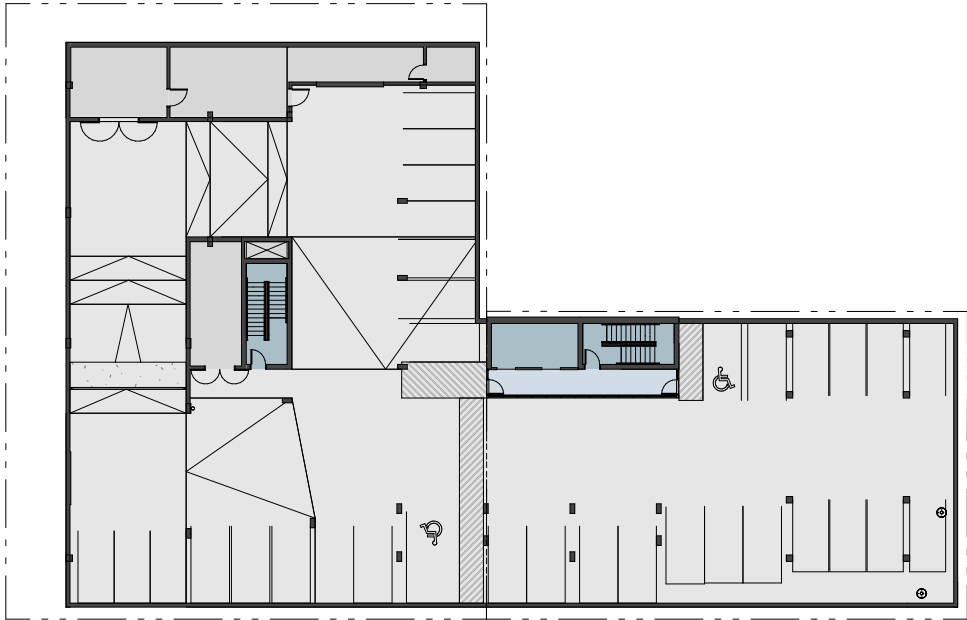
- Residential
- Lobby
- Circulation
- Amenity spaces
- Mechanical/storage
- Parking
- Roof deck/balcony
- Commercial



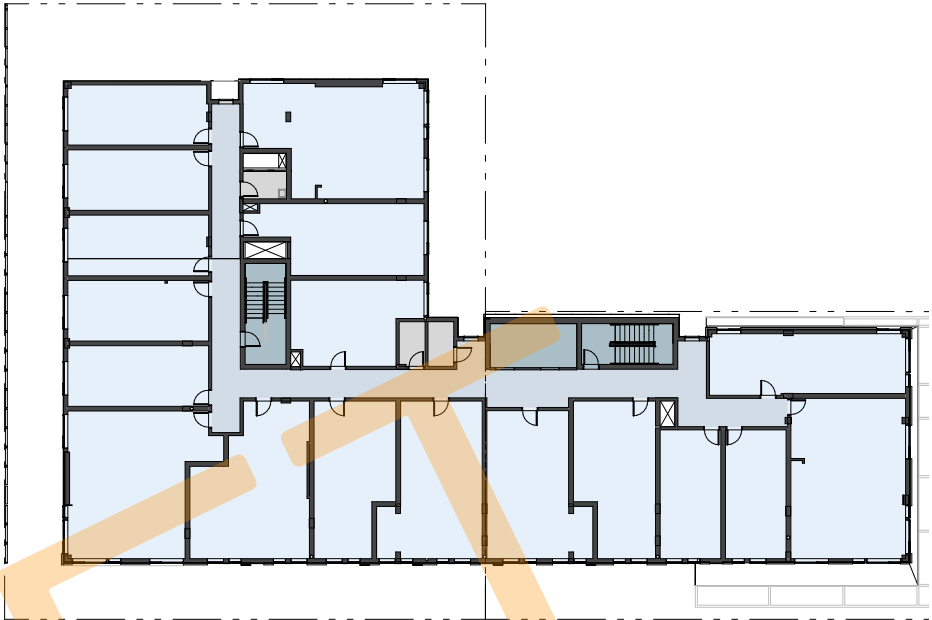
LEVEL 1  
Scale: 1/32" = 1'-0"



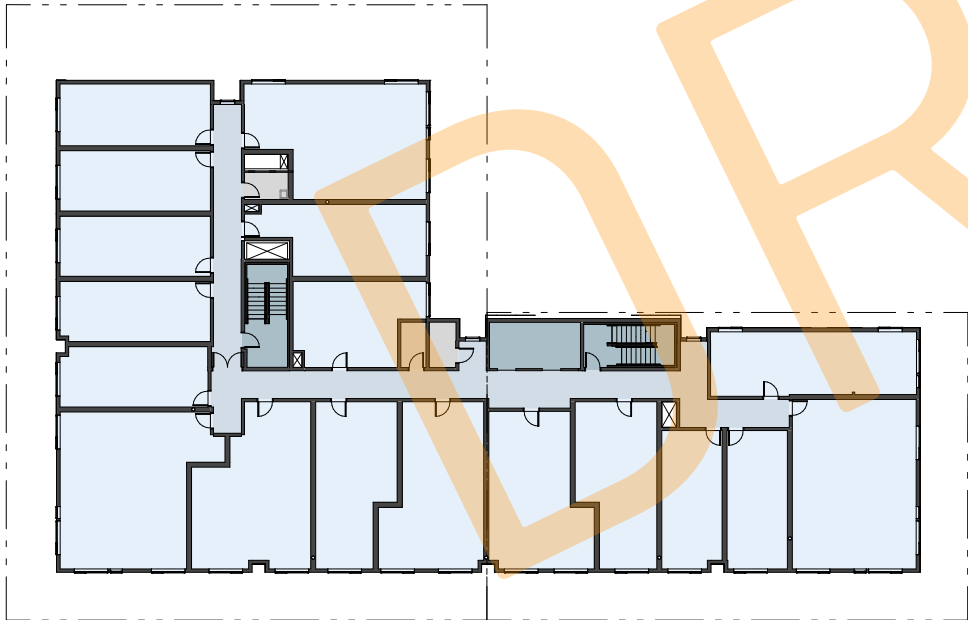




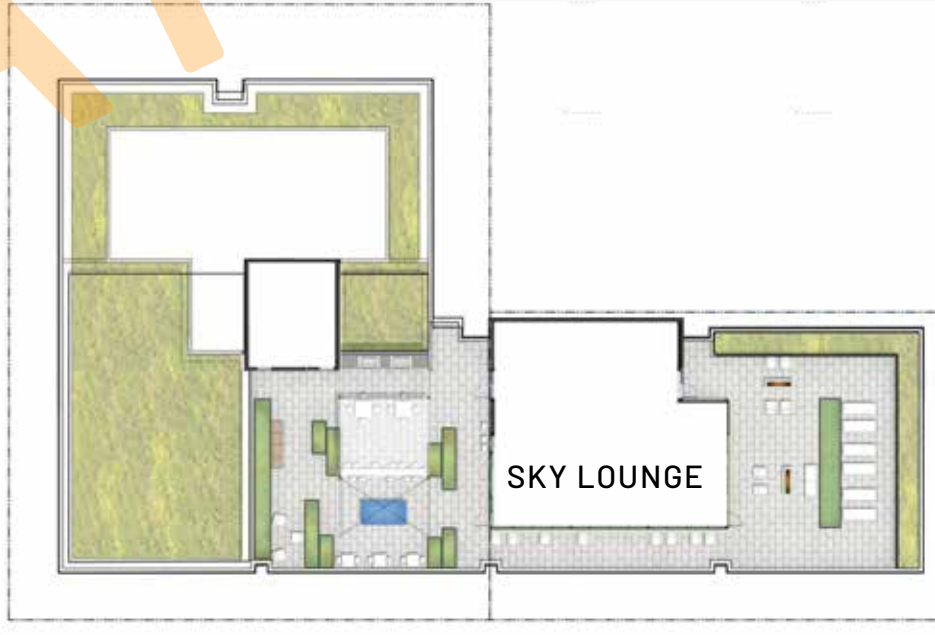
PARKING P1-P2  
Scale: 1/64" = 1'-0"



LEVEL 2  
Scale: 1/64" = 1'-0"



LEVEL 3-7  
Scale: 1/64" = 1'-0"



ROOF LEVEL  
Scale: 1/64" = 1'-0"



GROUND LEVEL CONCEPT - THE URBAN SUN PORCH



1 Banquette Seating



6 Intimate Seating Areas





2 Refectory table



3 Bar Seating



4 Semi-open mailboxes



7 Enclosed Work Room



8 Sliding Windows on Low Sill



9 Landscaped Sidewalk Buffer

2b Study the interactions between the sun porch, public plaza and sidewalk. "Show it functions as a nuanced space."

3a

3b

## Function & Form: The Urban Sun Porch

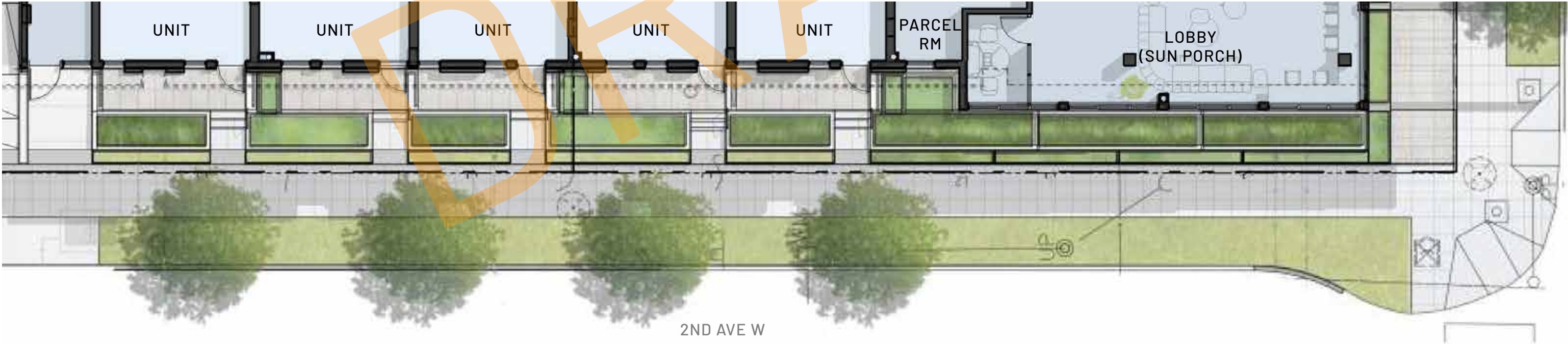
The urban sun porch seeks to provide a holistic environment for community members where they can begin to rebuild a sense of normalcy at home while connecting with the outside world in comfort and safety. The urban sun porch both figuratively and literally anchors the project at an intersection of the 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 and a visual focus for sidewalk activation, the urban sun porch provides a variety of seating with varying degrees of privacy, scale, and proximity to the public realm. A combination of enclosed workrooms 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. Generous glazing and more flexible open seating are provided via the large refectory table, linear bar seating, and intimate seating arrangements (hanging egg chair) to allow the public-private transitional zone to take on the "buzz" of a cafe or coffee shop.



GROUND LEVEL CONCEPT - NEIGHBORHOOD STOOPS



RENDERING IN PROGRESS







1 Stepped planters



2 Bench Sitting



3 Water Feature



4 Screening Elements



5 Stoops

1d Provide additional modulation of the two-story base façade at 2nd Ave W. "Provide more sufficient visual segmentation."

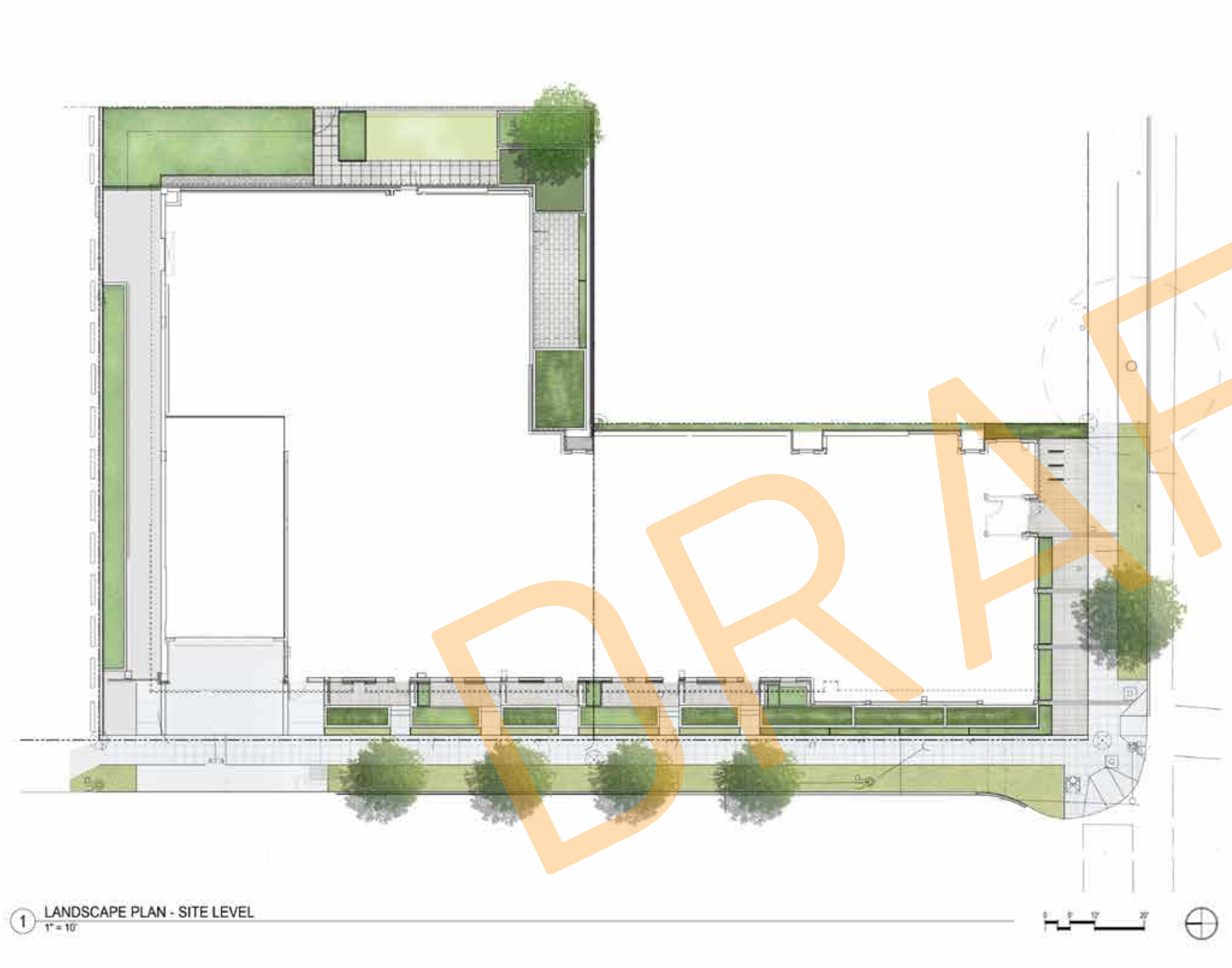
2a Preferred Programmatic Layout

## Function & Form: Neighborhood Stoops

text TBD



LANDSCAPE DESIGN - **GROUND LEVEL**





## WINTER • FALL



Acer Saccaharum



Liriope Winter



Sarcococca



Hellebore



Bowles Golden



Juniperus Monam



Cornus Sericea  
Kelsey



Stewartia



Lonicera Pileata



Variegated Liriope  
Muscari



Deta



Escallonia



Rush Common or  
Juncus Effusus  
Bog Plan

## SPRING • SUMMER



Acer Saccaharum



Ligularia



Eupatorium



Panicum



Bowles Golden



Sedum Angelina



Molinia



Rush Common or  
Juncus Effusus



Variegated  
Liriope Muscari



Liriope



Cornus Sericea  
Kelsey Flower



Sedum Matrona



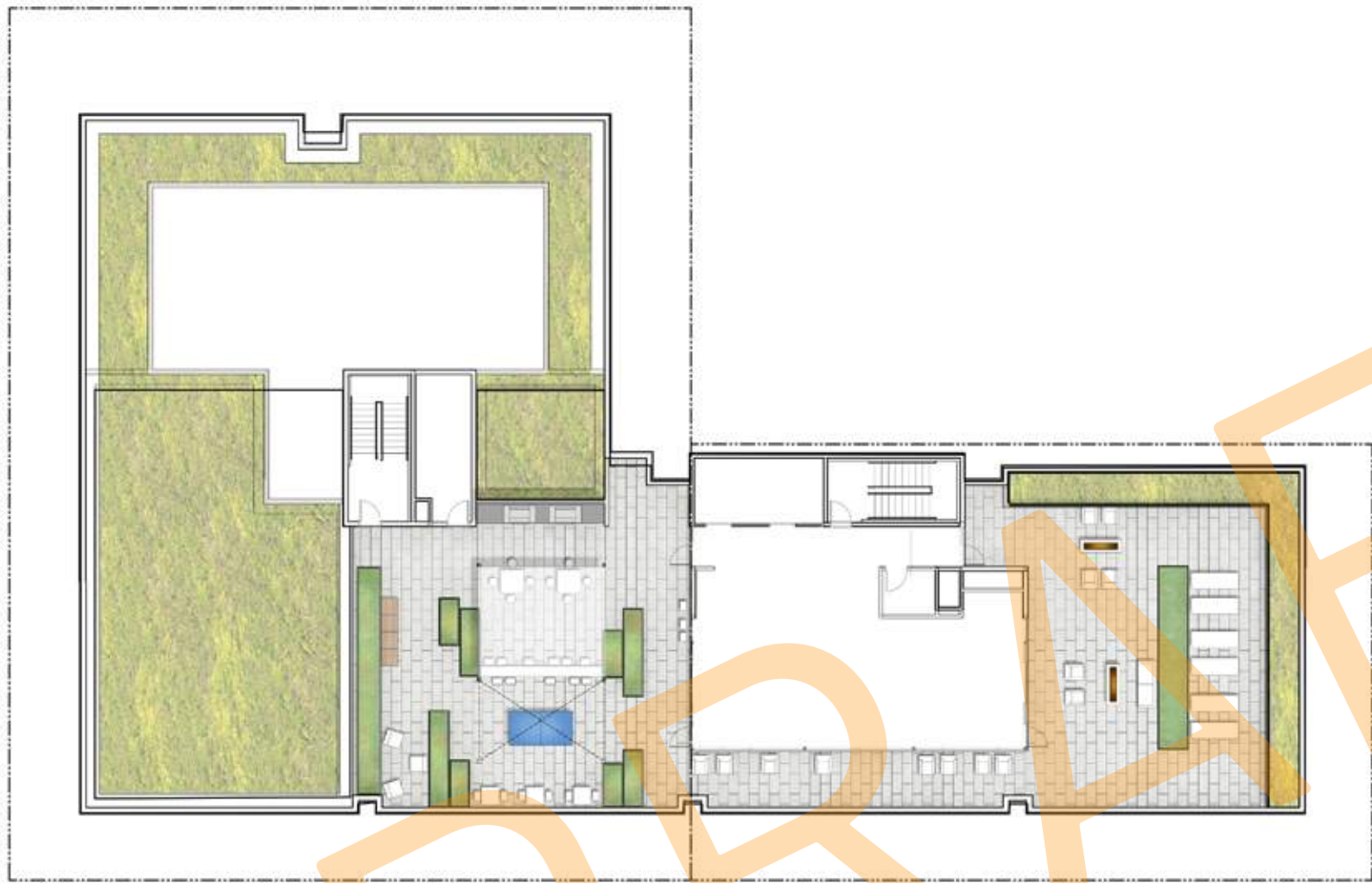
Deta



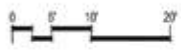
Cotinus Ancot



LANDSCAPE DESIGN - ROOF



1 LANDSCAPE PLAN - ROOF LEVEL  
1" = 10'





SPRING • SUMMER • FALL



Phomis Lanata



Miscanthus



Geum



Green Roof  
Succulents



Sedum Matrona



Pennisetum



Sedum Angelina



Stachys



White Swan



Helictotrichon  
Sempervirens Blue oat  
Grass



Bonariensis



Juniperus Monam



Lavender



Thymus Vulgaris



PERSPECTIVE VIEW



Design Options and Massing

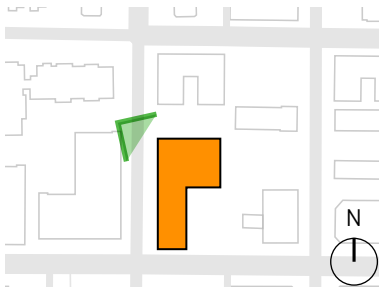
1c

The gaskets break down the scale of the upper floors, and their locations are based on the W Mercer façade dimension. The gasket material is carried down to the ground level. (DC2.A.1. Site Characteristics and Uses)

Design Options and Massing

1c

The contrast of simple white upper-level facade and textured ground level highlights the importance of human-scale experience. The two-story base materials have verticality that relates to the active streetscape rhythm. (DC2.A.1. Site Characteristics and Uses)



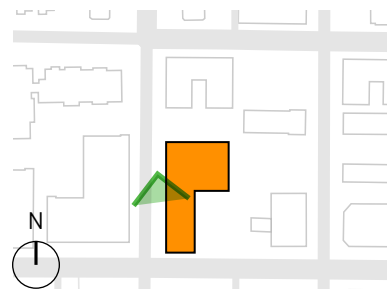
VIEW LOOKING SOUTHWEST



## Design Options and Massing / Ground-Level Uses

1d 2a

Material striation (brick, textured fiber cement, and glazing) and flashing detailing segment the visual length of the two-story base along 2nd Avenue W. The two-story base incorporates residential canopies, art screens and terracing planters to create visual interest for the pedestrian. DC2.A.1. Site Characteristics and Uses, DC2.A.2. Reducing Perceived Mass, DC2.C. Secondary Architectural Features, Uptown DC4.1. Building Materials)



RENDERING IN PROGRESS

VIEW OF RESIDENTIAL UNITS LOOKING WEST



PERSPECTIVE VIEW



Ground-Level Uses

2b

The lobby canopy provides street-level scale and detail. A connection between indoors and outdoors is empathized by the warm-colored louvers and wood interior ceiling. (DC1.A.1. Visibility)

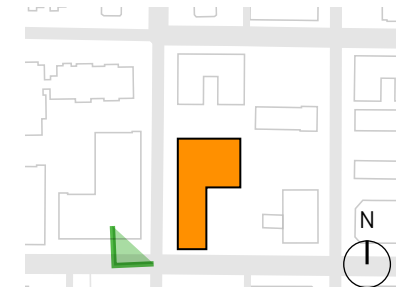
Outdoor Spaces

2b

3a

3b

Geometrical artworks expressed on the ground-level glazing portions relate to the overall building proportion and human scale. Operable Windows provide opportunities for an indoor and outdoor connection. (Uptown PL1.3.C. Pedestrian Uses, DC1.A.1. Visibility)



RENDERING IN PROGRESS

VIEW OF SUN PORCH (LOBBY) AT THE INTERSECTION OF WEST MERCER STREET AND 2ND AVENUE WEST



### Ground-Level Uses

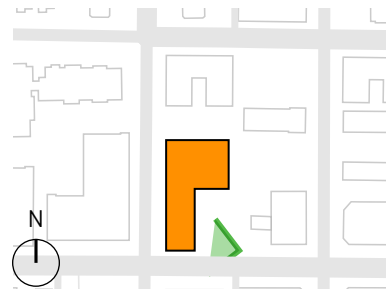
3a 3b

Along West Mercer St., different textured floorings create three series of staged arts. (Uptown CS23.C. Corner Sites-Special Features, Uptown PL1.1.A. Connections)

### Outdoor Spaces

3a 3b

A bio-retention planter creates a closure to the back end of the plaza, improving the feel of the plaza a space for occupation as opposed to pass-through



RENDERING IN PROGRESS

VIEW OF SUN PORCH (LOBBY) LOOKING EAST



PERSPECTIVE VIEW



Design Options and Massing

1b

The sky lounge is located on the zone transition MR(M)and SM-UP 85 (M1). The sky lounge is set back to reduce the bulk and scale along West Mercer Street. (CS2.D.3. Zone Transitions, DC2.C.3. Fit with Neighboring Buildings)

Design Options and Massing

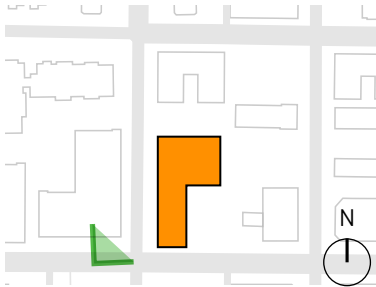
1b

Art panels at the corners of the southern (and northern) massing soften the façade transitions. (CS2.A Architectural Presence)

Design Options and Massing

1b

A strong street edge is created in the lobby. The lobby faces a public space that invites social interaction. (CS2.A Architectural Presence)



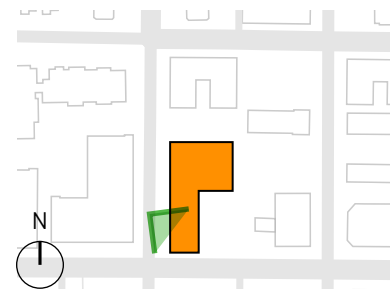
VIEW AT INTERSECTION OF WEST MERCER STREET AND 2ND AVENUE WEST



## Design Options and Massing

1b

The sky lounge is set back to provide rooftop space to downtown Seattle. (CS2.D.3. Zone Transitions, DC2.C.3. Fit with Neighboring Buildings)



VIEW OF SKY LOUNGE



ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION





EAST ELEVATION



NORTH ELEVATION

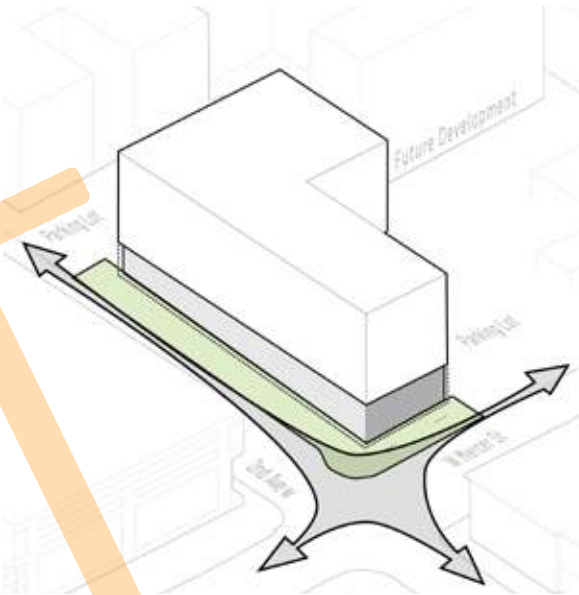


FACADE CONCEPT DIAGRAMS

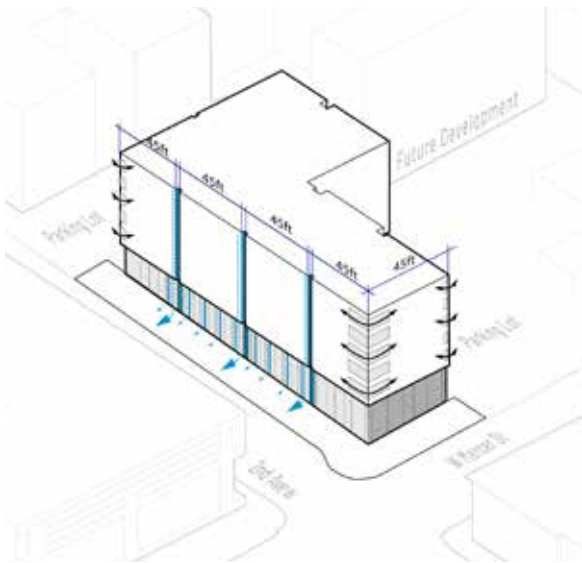
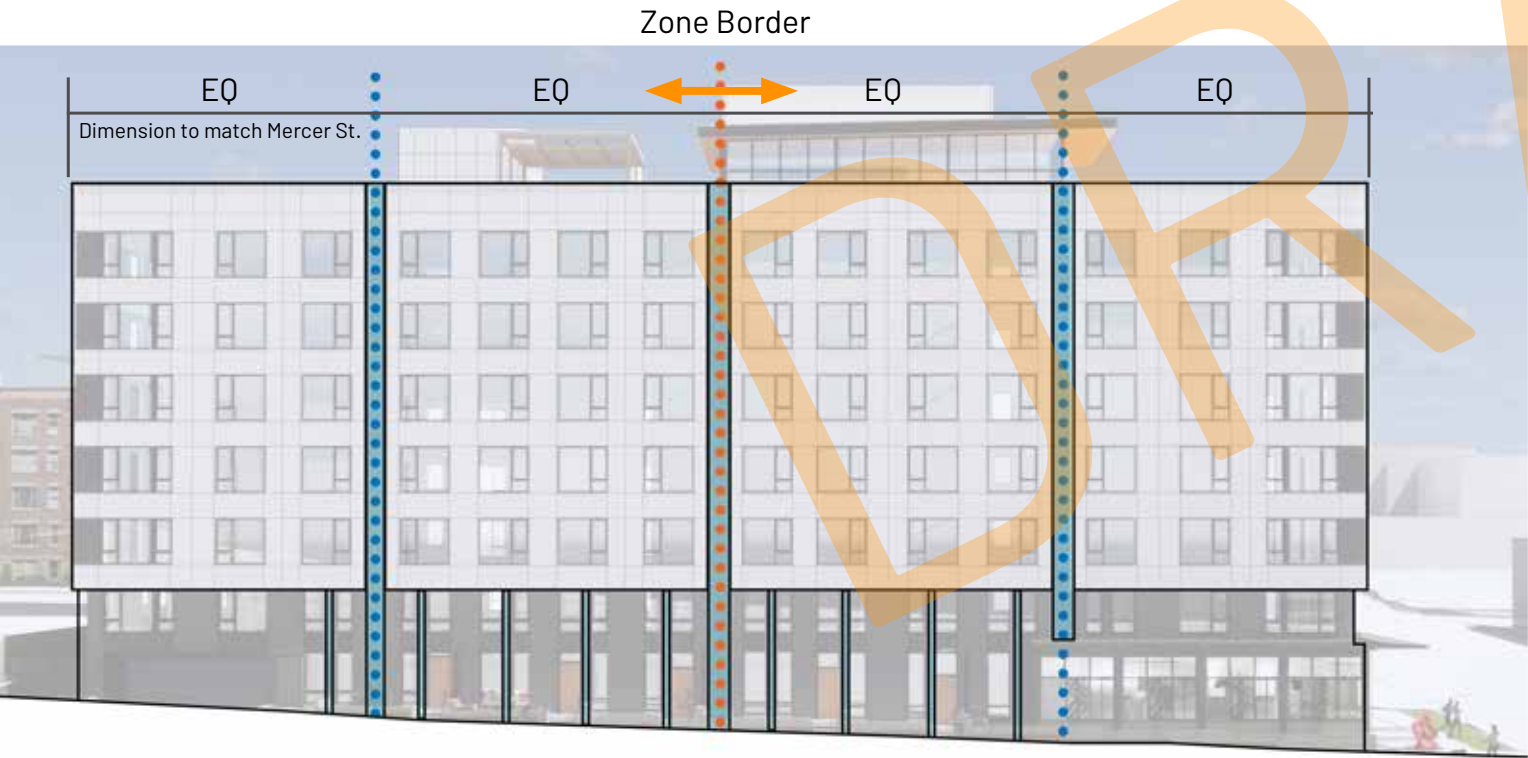


Simple / Order /  
Organized by Grid

Ground Level  
Textured / Organic  
/ Vertical Rhythm



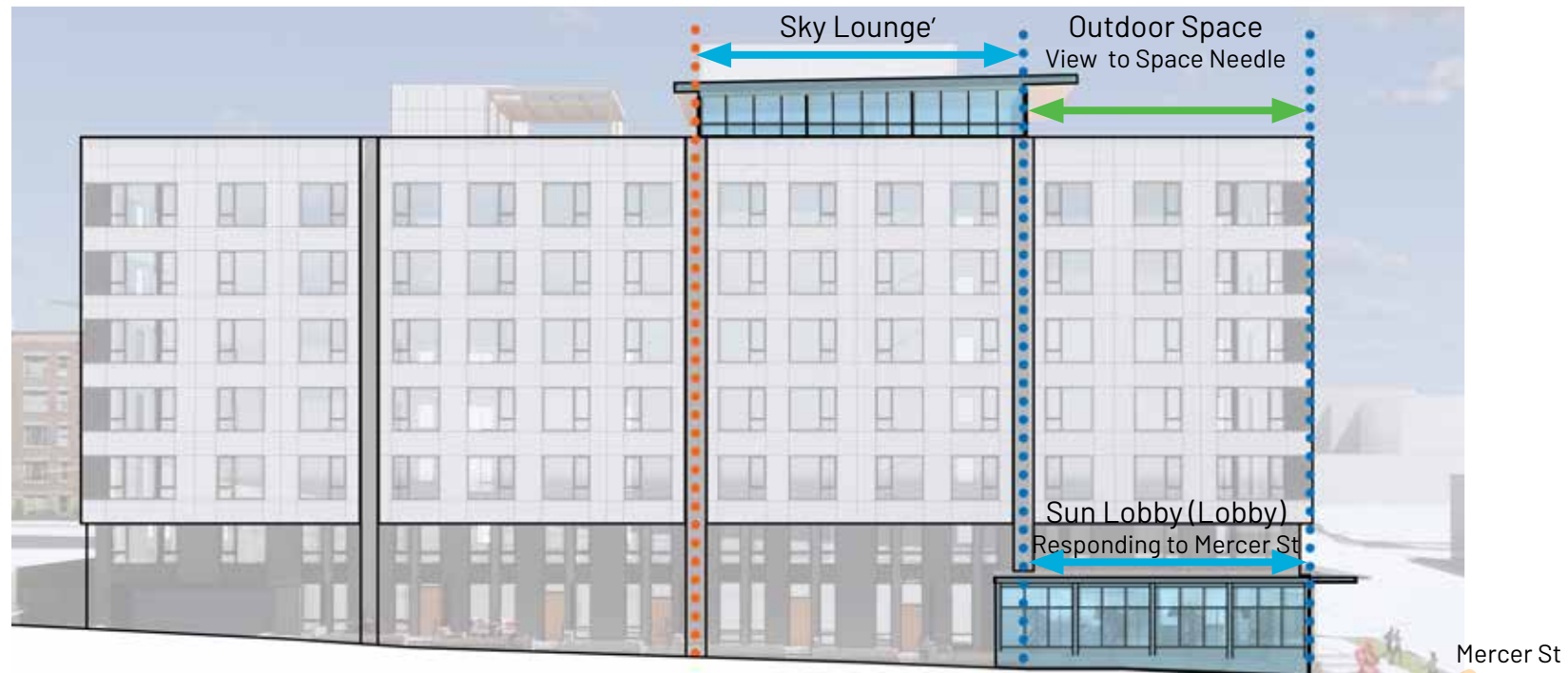
CONTRAST OF UPPER AND LOWER LEVEL  
SIMPLE/ORDER UPPER FLOOR VS TEXTURED/ORGANIC GROUND LEVEL



NATURAL FORCES  
GASKET RESEMBLE WATER SEEPAGE ON CLIFF



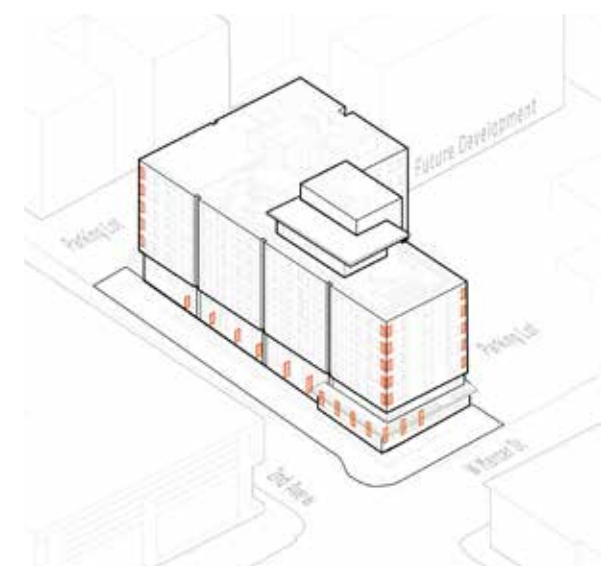
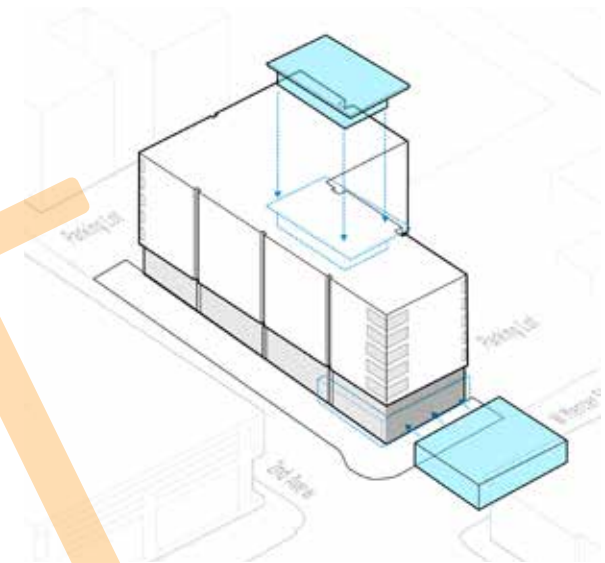
## FACADE CONCEPT DIAGRAMS



**INSERTING MANMADE FEATURES INTO NATURAL LANDSCAPE**  
GASKET DETERMINE THE LOCATION/ SIZE OF AMENITY SPACES



**ACCOMODATIONS FOR ART**  
SPACES FOR EXPRESSION ARISE ORGANICALLY FROM THE BUILDING FORM



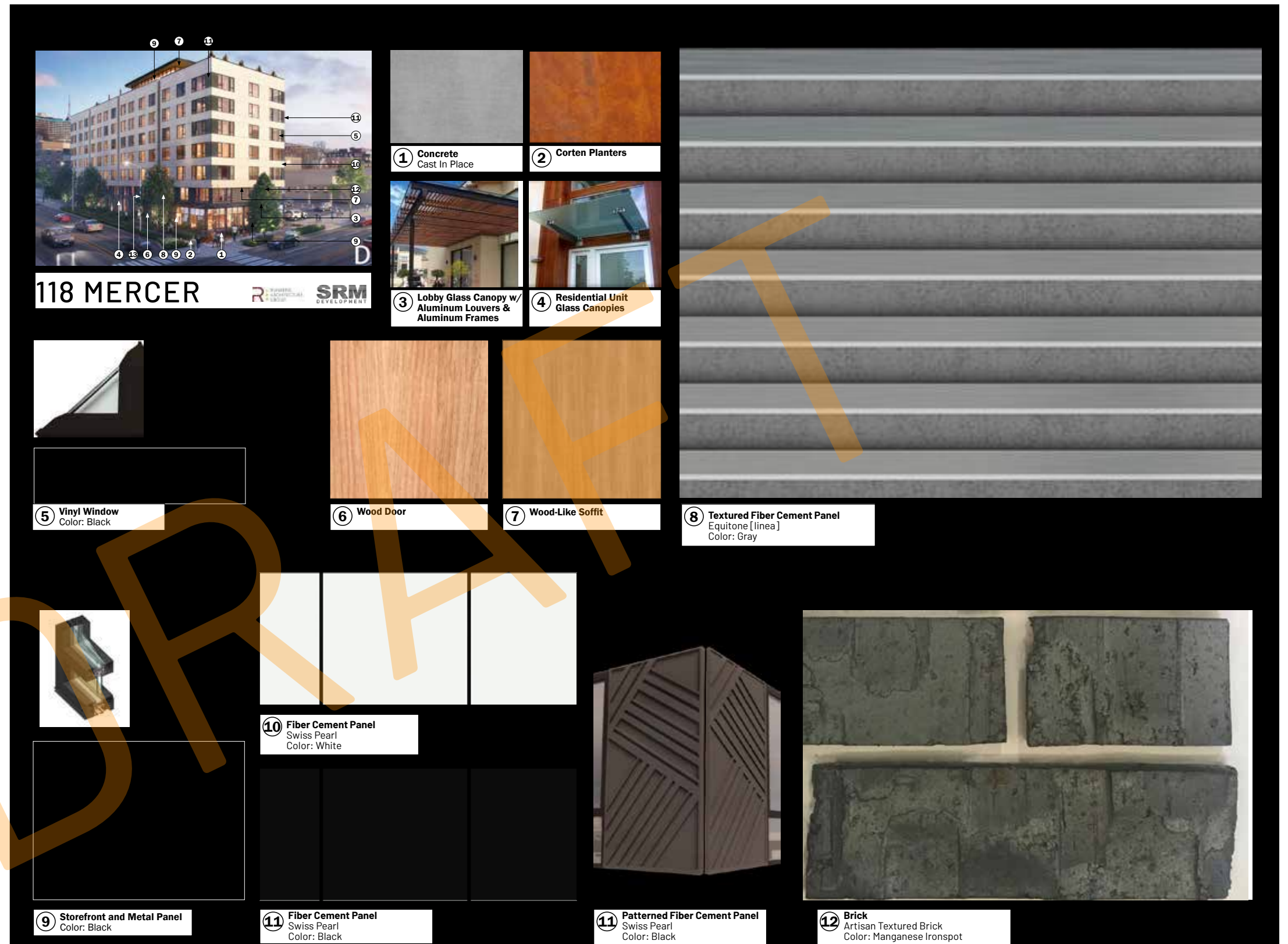


BUILDING MATERIAL - MATERIAL BOARD





- 1 **Concrete**  
Cast In Place
- 2 **Corten Planters**
- 3 **Lobby Glass Canopy w/Aluminum Louvers & Aluminum Frames**
- 4 **Residential Unit Glass Canopies**
- 5 **Vinyl Window**  
Color: Black
- 6 **Wood Door**
- 7 **Wood-Like Soffit**  
Stonewood
- 8 **Textured Fiber Cement Panel**  
Equitone [linea]  
Color: Gray
- 9 **Storefront and AEP Metal Panel**  
Color: "Matte Black"
- 10 **Fiber Cement Panel**  
Swiss Pearl  
Color: White
- 11 **Fiber Cement Panel**  
Swiss Pearl  
Color: Black
- 12 **Brick**  
ArtisanTextured Brick  
Color: Manganese Ironspot



DIGITAL MATERIALS BOARD WILL BE REPLACED WITH REAL LIFE PHOTOS OF PHYSICAL MATERIALS BOARD FOR THE FI-



BUILDING MATERIAL - **STOOPS**

1c

1d





5

Fiber Cement Pane

Swiss Pearl

Color: White

4

Residential Unit Glass Canopies

3

Textured Fiber Cement Panel

Equitone [linea]

Color: Gray

2

Brick

ArtisanTextured Brick

Color: Manganese Ironspot

1

Concrete/Corten Planters

5



4



3



2

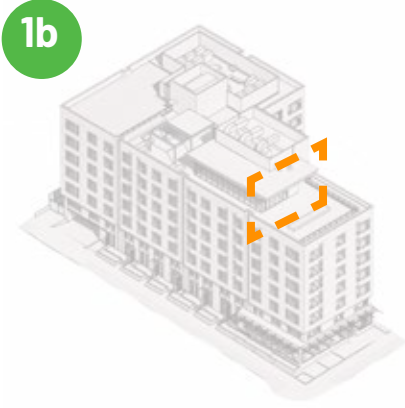
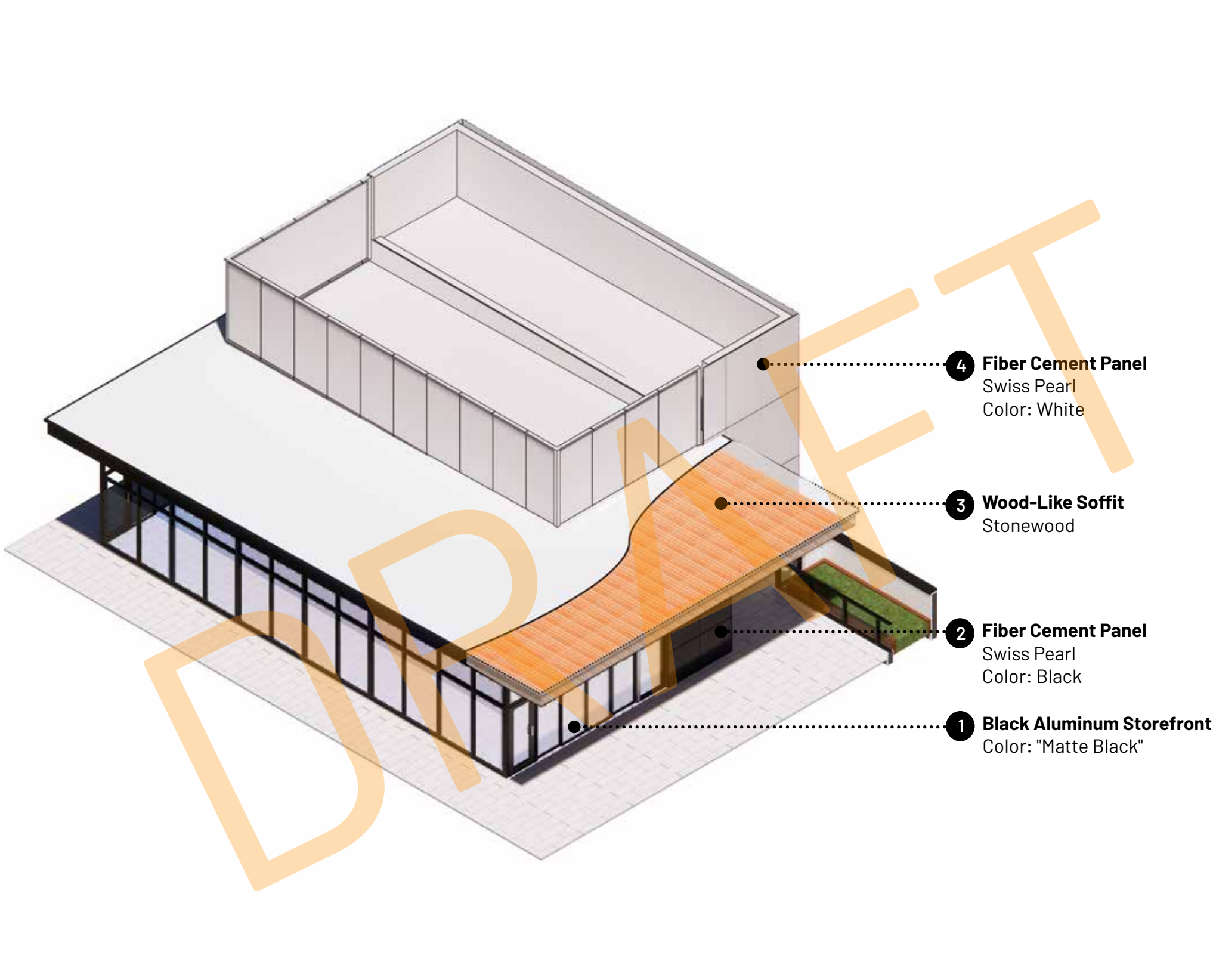


1



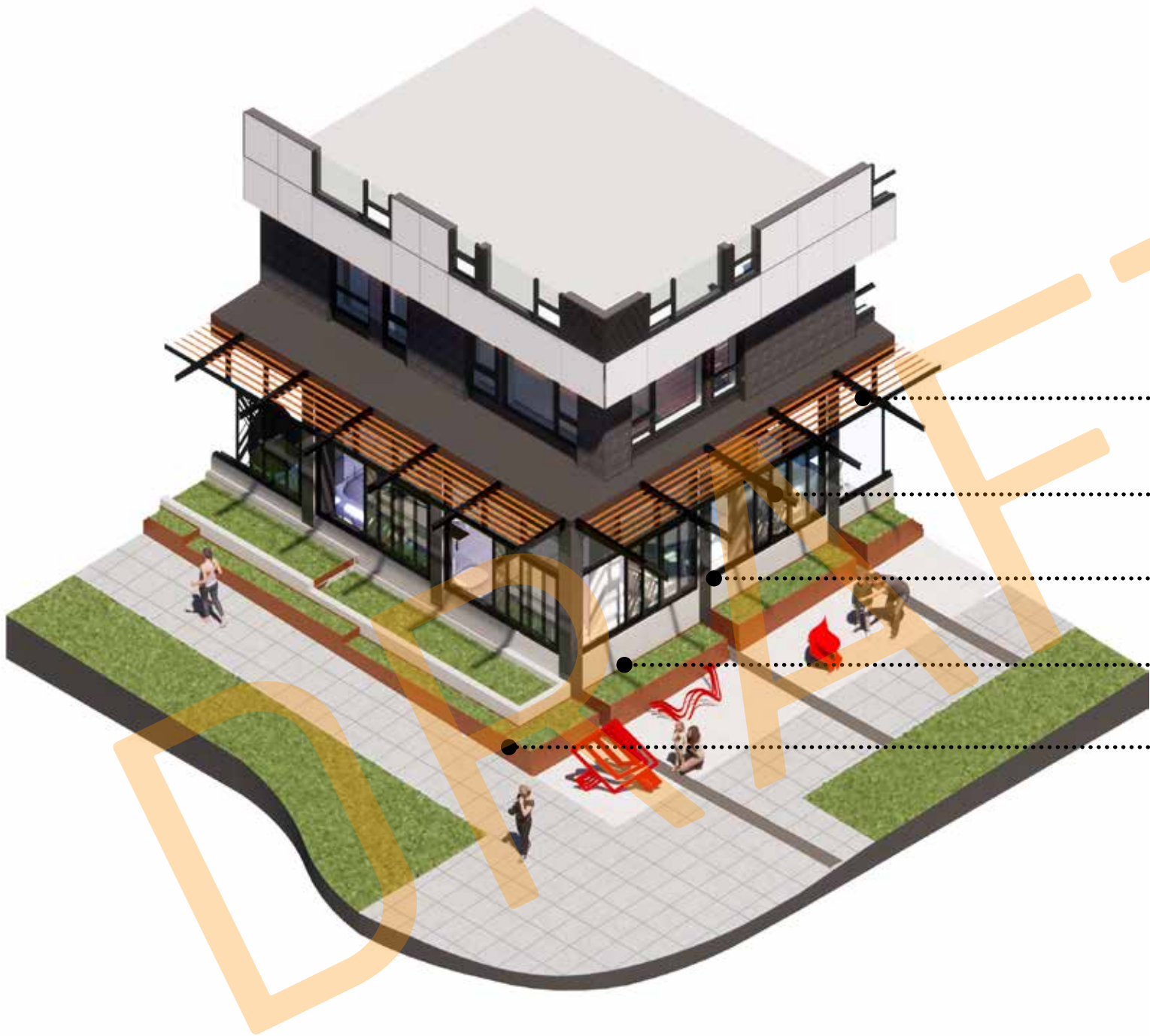
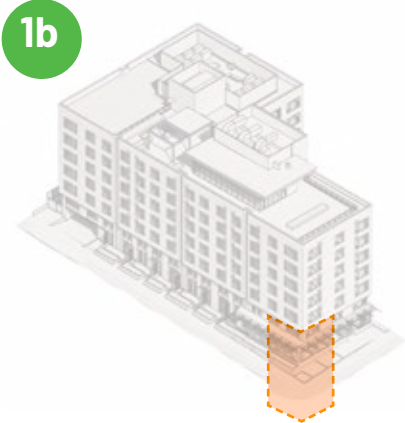


BUILDING MATERIAL - SKY LOUNGE

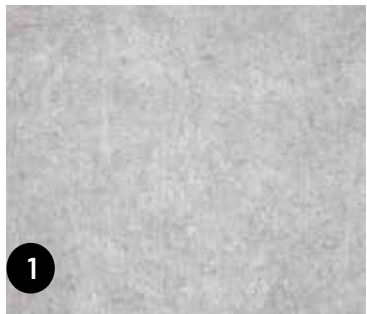




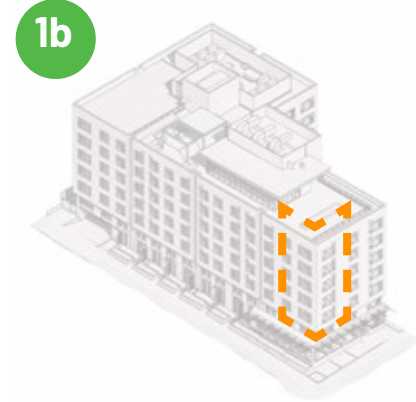
BUILDING MATERIAL - **SUN PORCH**



- 5 Lobby Glass Canopy w/Aluminum Louvers & Aluminum Frames
- 4 Operable Door/Windows
- 3 Black Aluminum Storefront Color: "Matte Black"
- 2 Concrete Cast-In-Place
- 1 Concrete/Corten Planters

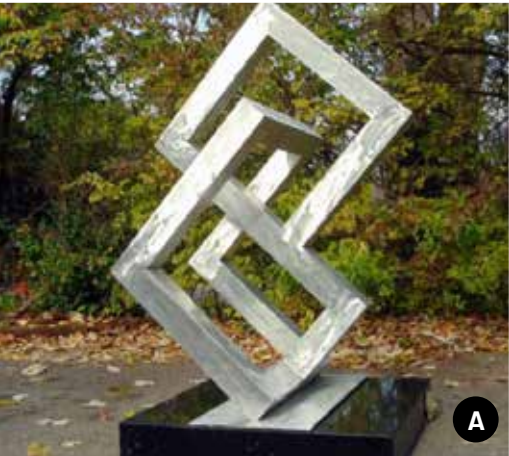




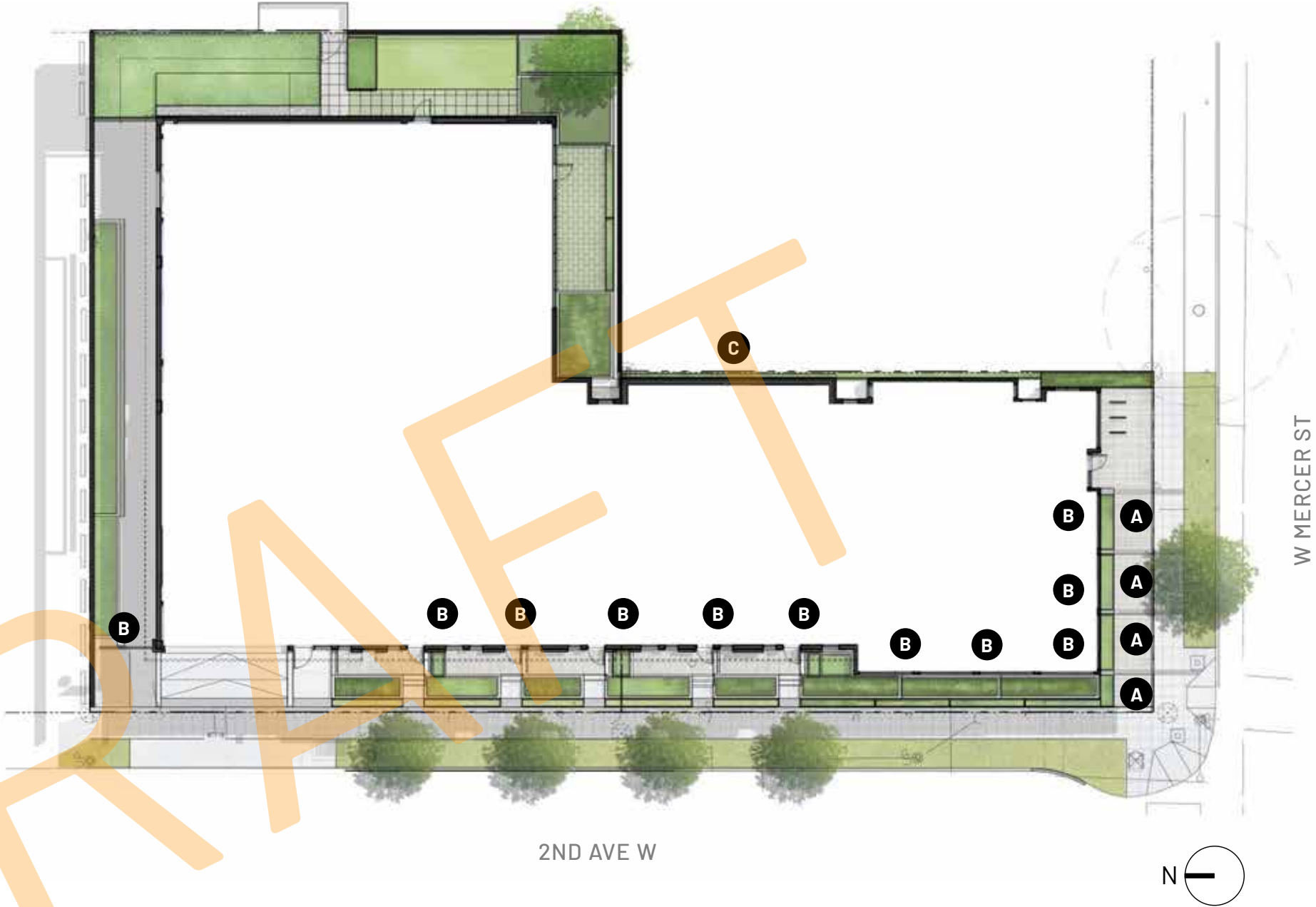




BUILDING DESIGN - ART INTEGRATION



RENDERING IN PROGRESS







1e

### "Expand on the proposed artwork

The different flooring textures will define different stages for artwork facing W Mercer St. The east facade stair blank wall will have a mural. The mural theme will relate to modernism arches in the Pacific Science Center and Seattle Center.

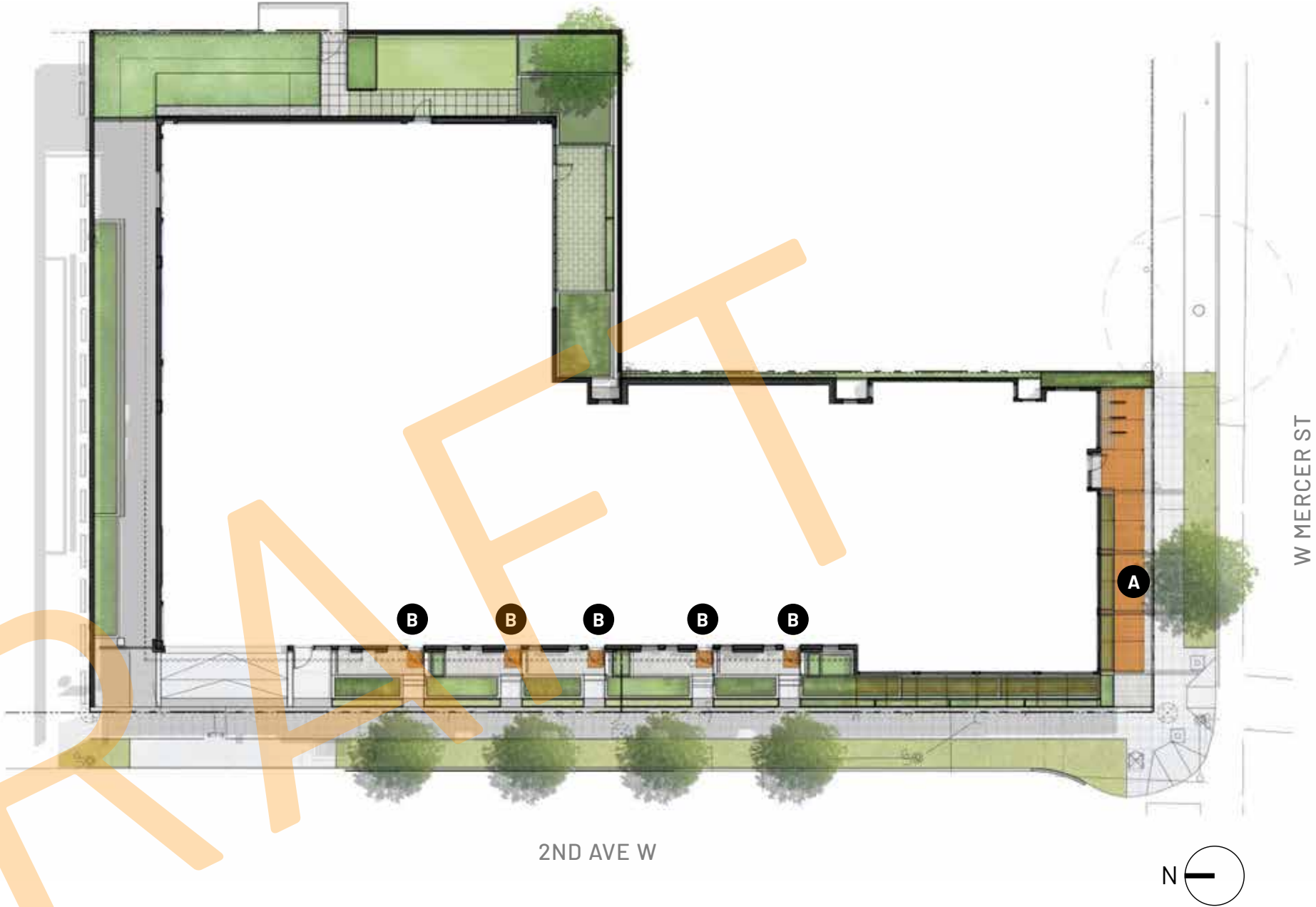


CANOPY DESIGN - **GROUND LEVEL**

**A** LOBBY - GLASS CANOPY

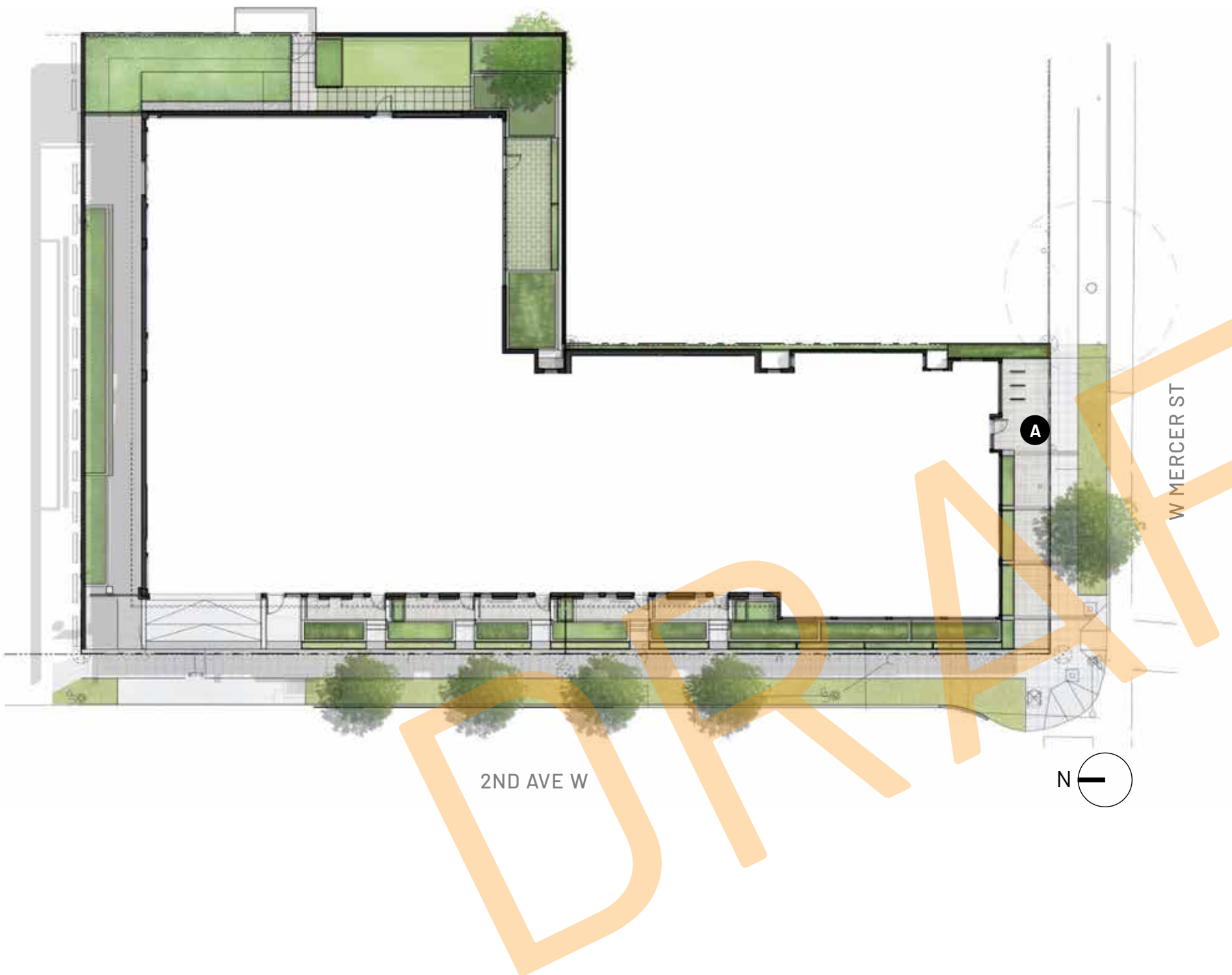


**B** RESIDENTIAL UNIT - GLASS CANOPY





SIGNAGE DESIGN - **GROUND LEVEL**



**A** LASER CUT SIGNAGE





EXTERIOR LIGHTING DESIGN - **GROUND LEVEL**

**A** DIRECTIONAL LIGHTS



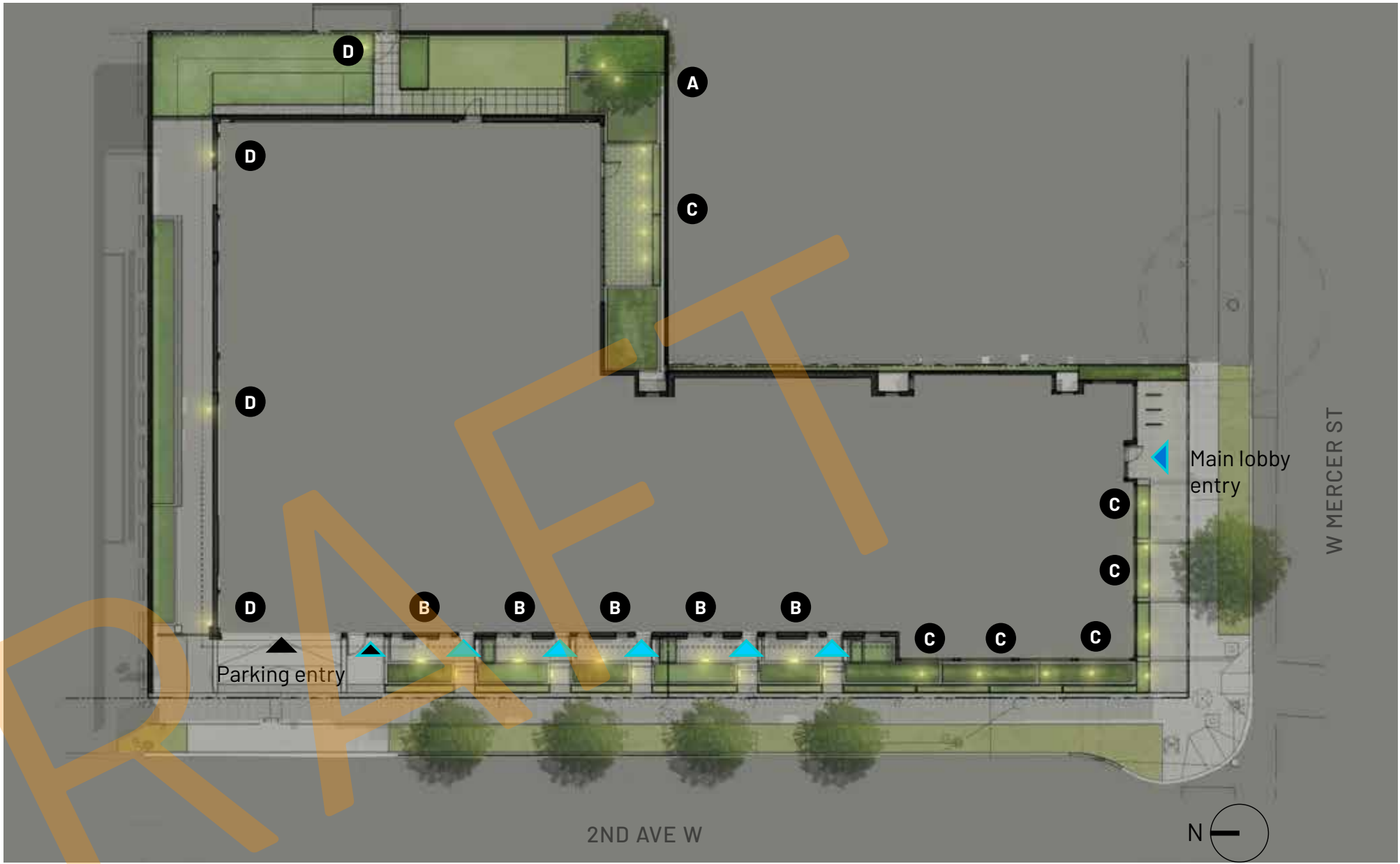
**B** PLANTER WALL LIGHT



**C** PLANTER LIGHT



**D** GARDEN/PATHWAY BOLLARD



▶ Main lobby entry

▶ Parking entry

▶ Bike entry

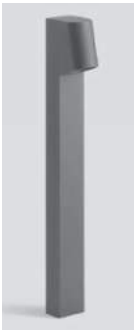
▶ At-grade unit entry



# EXTERIOR LIGHTING DESIGN - ROOF LEVEL



**A** GARDEN/PATHWAY BOLLARD



**B** CEILING MOUNTED DOWN LIGHTS



**C** OUTDOOR LIGHTING STRING







RENDERING IN PROGRESS

DRAFT





THANK YOU!

RENDERING IN PROGRESS

DRAFT



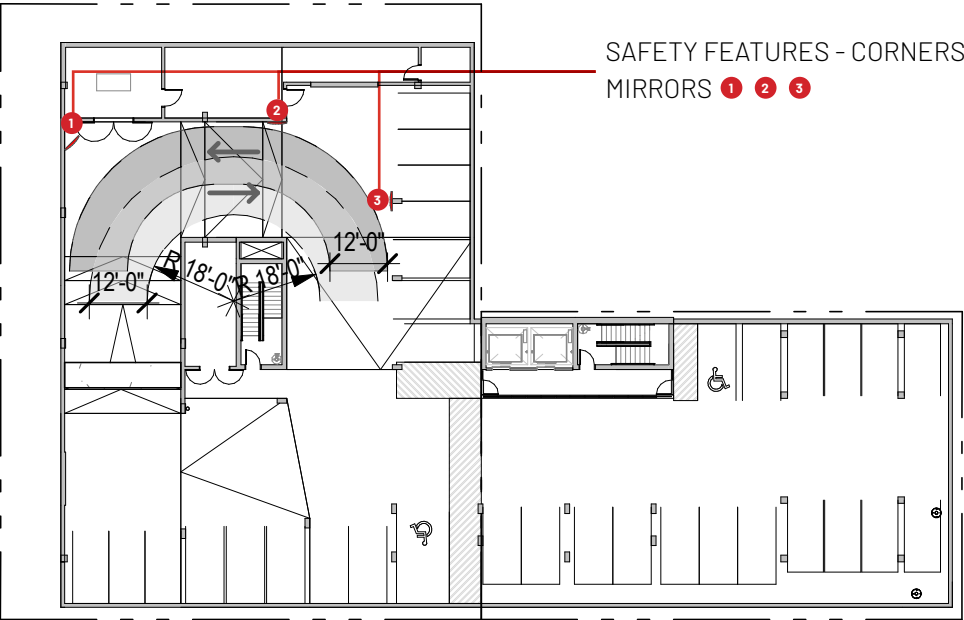
DRAFT

05 DEPARTURES

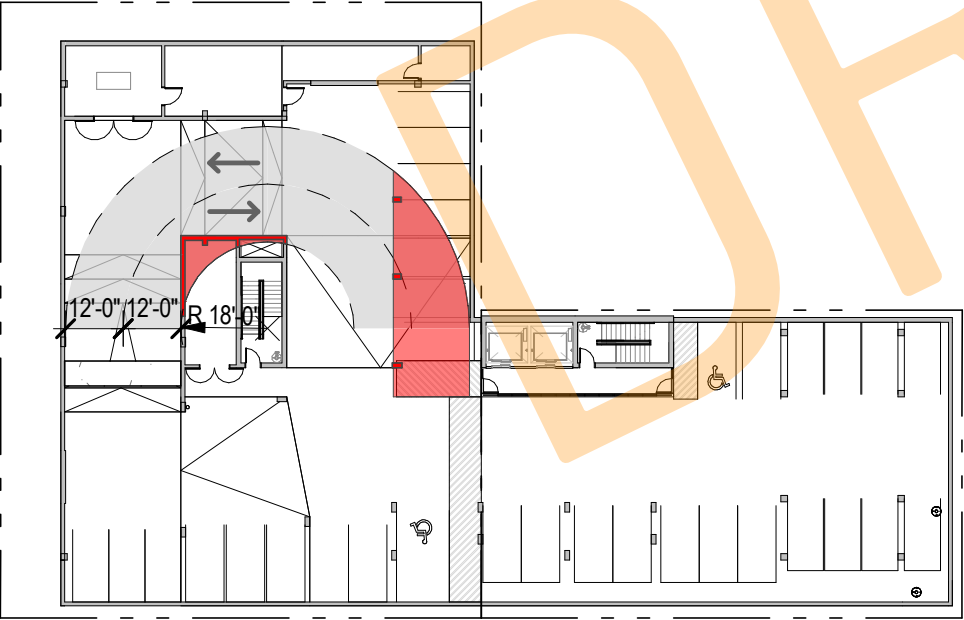


# DEPARTURE REQUEST #1 - DRIVEWAY

## PROPOSED

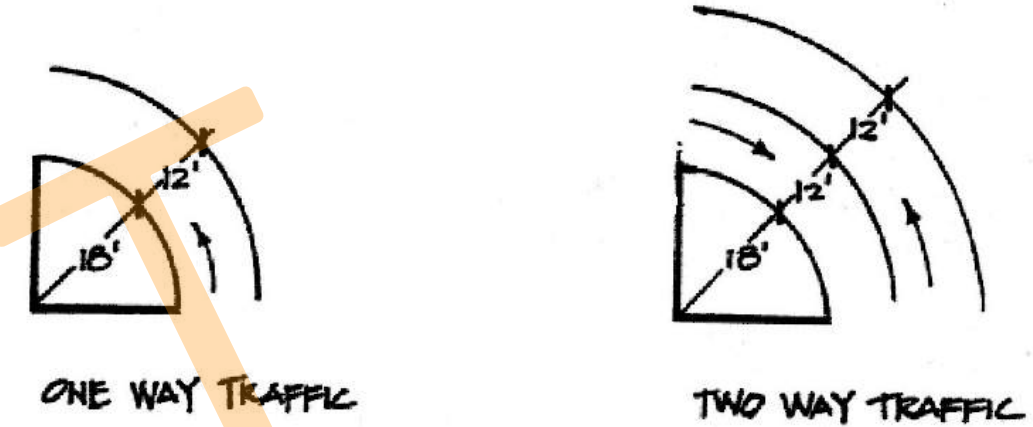


## CODE-COMPLIANT



## DEVELOPMENT STANDARD REQUIREMENT

SMC 23.54.030.D.1.e. Driveways with a turning radius of more than 35 degrees shall conform to the minimum turning path radius.



## DEPARTURE REQUEST / PROPOSAL

Request that the driveway is allowed to use two one-way radii with paths that overlap slightly, supplemented by safety features such as corner mirrors to provide visibility.

## JUSTIFICATION

In order to provide garage access at the north end of the site as requested by both the neighborhood and required by SDCI staff review, the driveway placement in relation to the exterior drove the interior building design.

Requiring a two-way radius would unduly impact the function of the parking garage and would create a structural infeasible condition with the horizontal constraints of the site.

As a private, resident-only garage with secure access, two-way traffic would rarely need to be accommodated and building users will be familiar with the location of the safety mirrors and the radius conditions, creating an equivalently safe driving scenario.



DRAFT

06 APPENDIX



Massing Option 2 (Cont.) | Splitting Zones





W Kinneer Pl

W Olympic Pl

W Roy St

W Mercer St

W Republican St

2nd Ave W

1st Ave W

Queen Anne Ave N

1st Ave N

Warren Ave N

2nd Ave N

1/4 MILE - 5 MIN. WALKING RADIUS

COUNTER-BALANCE PARK

HEART OF UPTOWN

NINE URBAN BLOCKS AREA

KEY ARENA AT SEATTLE CENTER

1

2

3

4

5

6

7

8

9

10

11


12

13

14

15

SITE

- 





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 - OPPORTUNITIES AND CONSTRAINTS

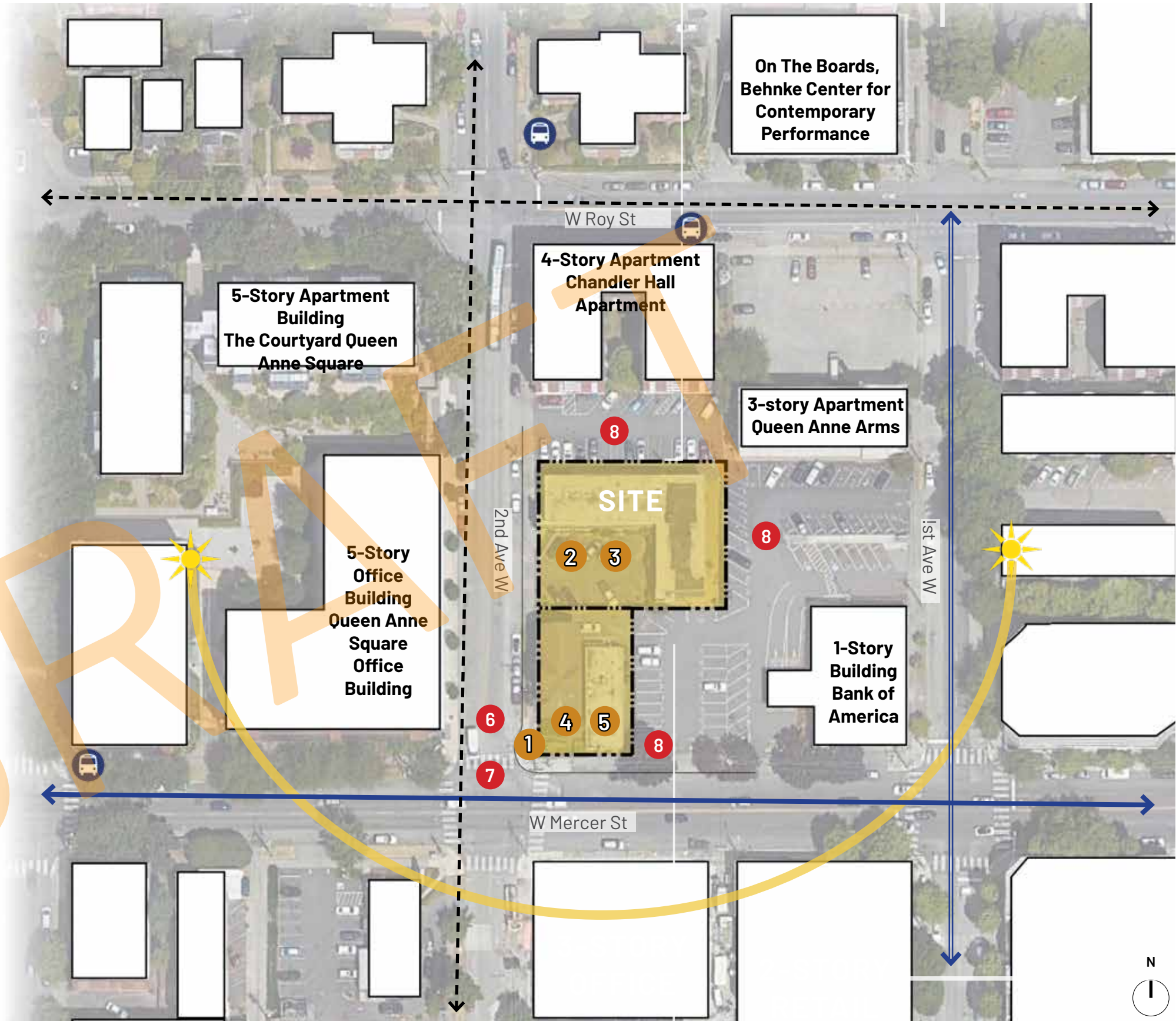
## OPPORTUNITIES

- 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

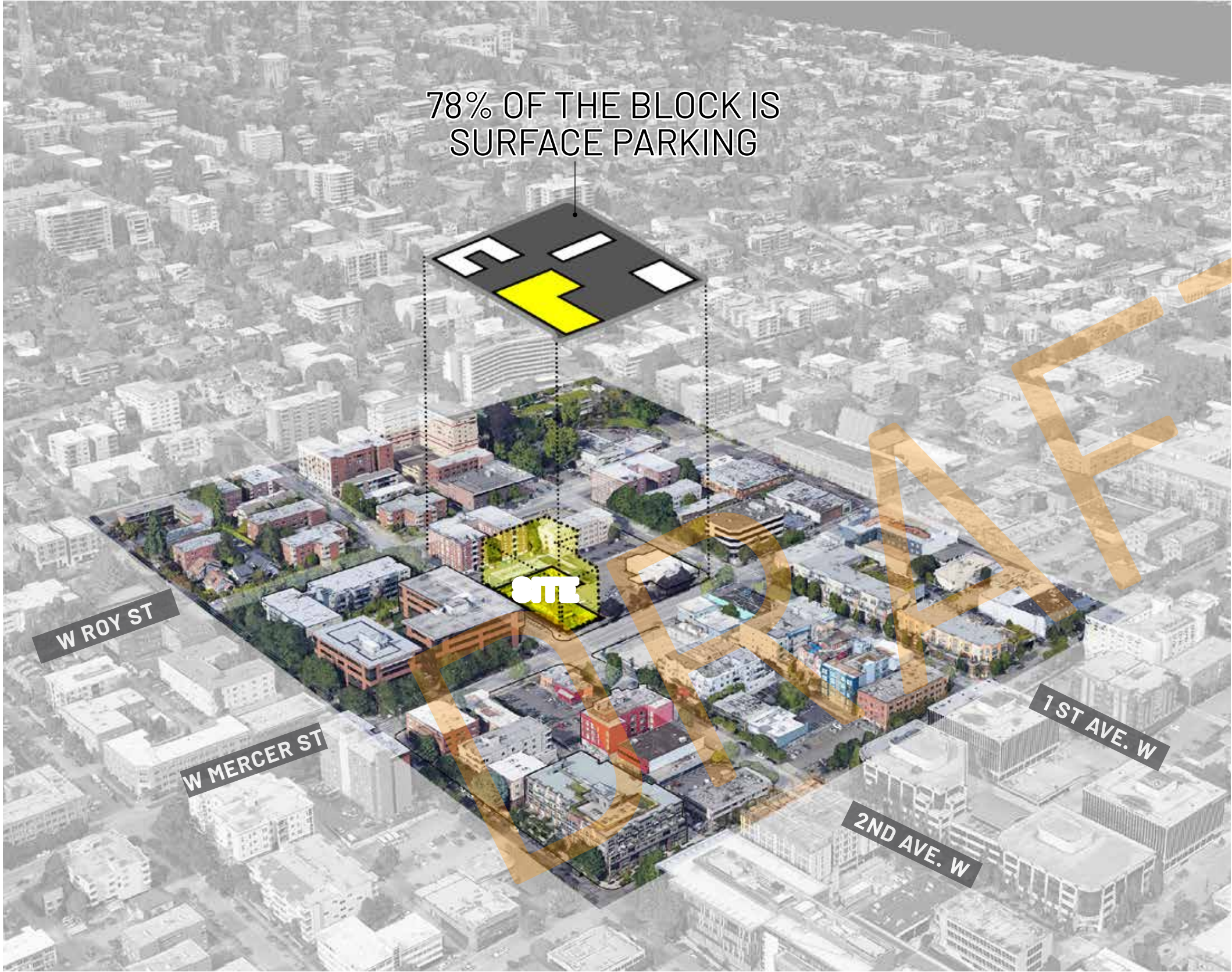
- 6 Utility poles Along 2nd Ave W and W Mercer St
- 7 Heavy traffic and noise at W Mercer St
- 8 Harsh pedestrian area with surface parking surrounding the site

- ↔ Major arterial / major transit route
- ↔ Minor arterial / minor transit route
- ←--> Bike traffic
- Bus stop





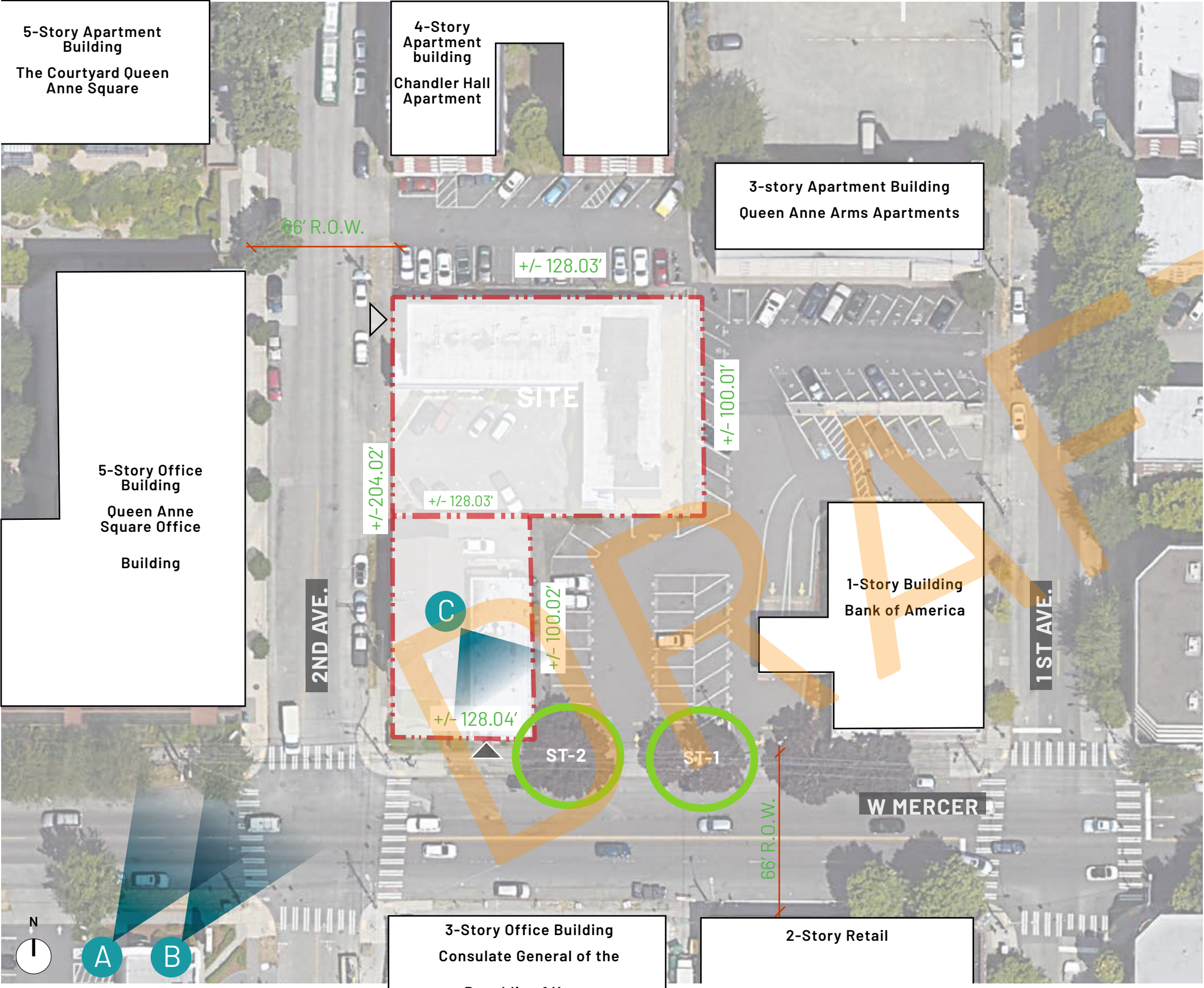
NEIGHBORHOOD ANALYSIS + SITE ANALYSIS | OPEN SITE ANALYSIS



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.



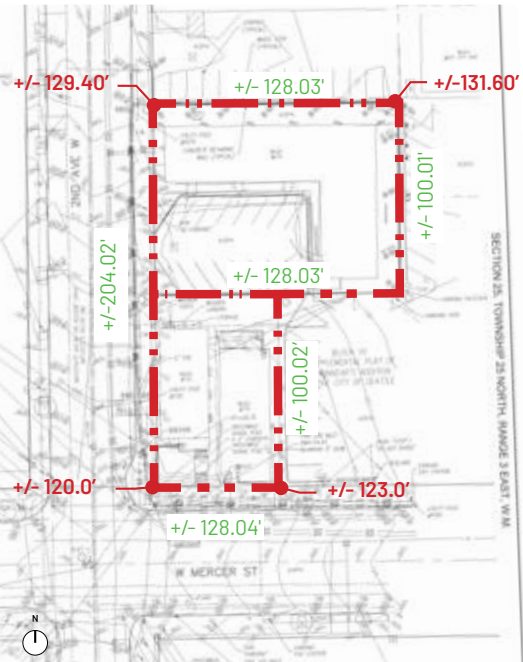
NEIGHBORHOOD ANALYSIS + SITE ANALYSIS | EXISTING SITE PLAN/ SURVEY / TREES SURVEY



- 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.

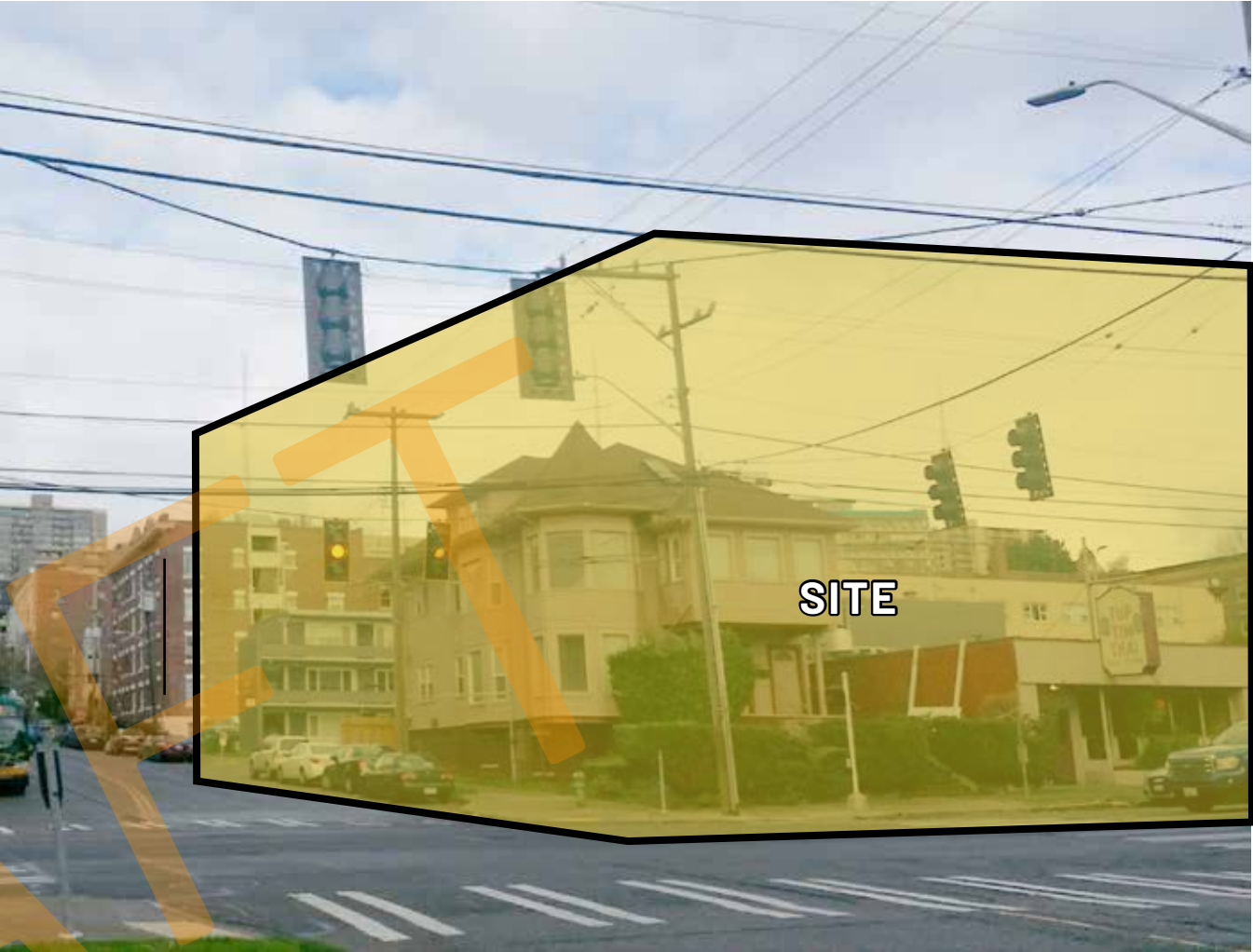




NEIGHBORHOOD ANALYSIS + SITE ANALYSIS | EXISTING SITE CONDITIONS



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 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



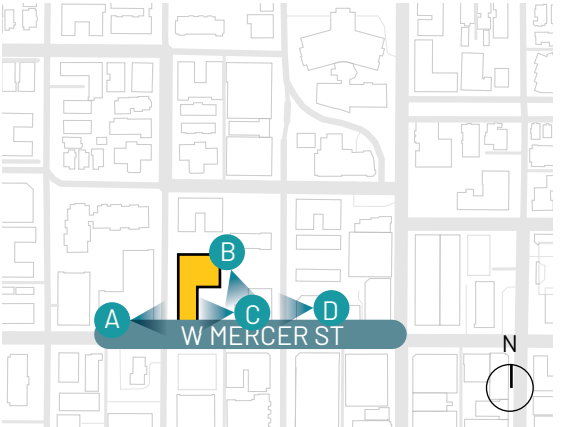
B. Looking southwest



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



D. Bank of America parking lot looking south

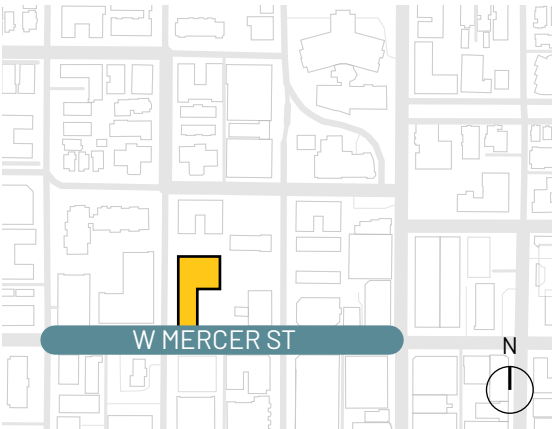


STREET SECTION KEY PLAN

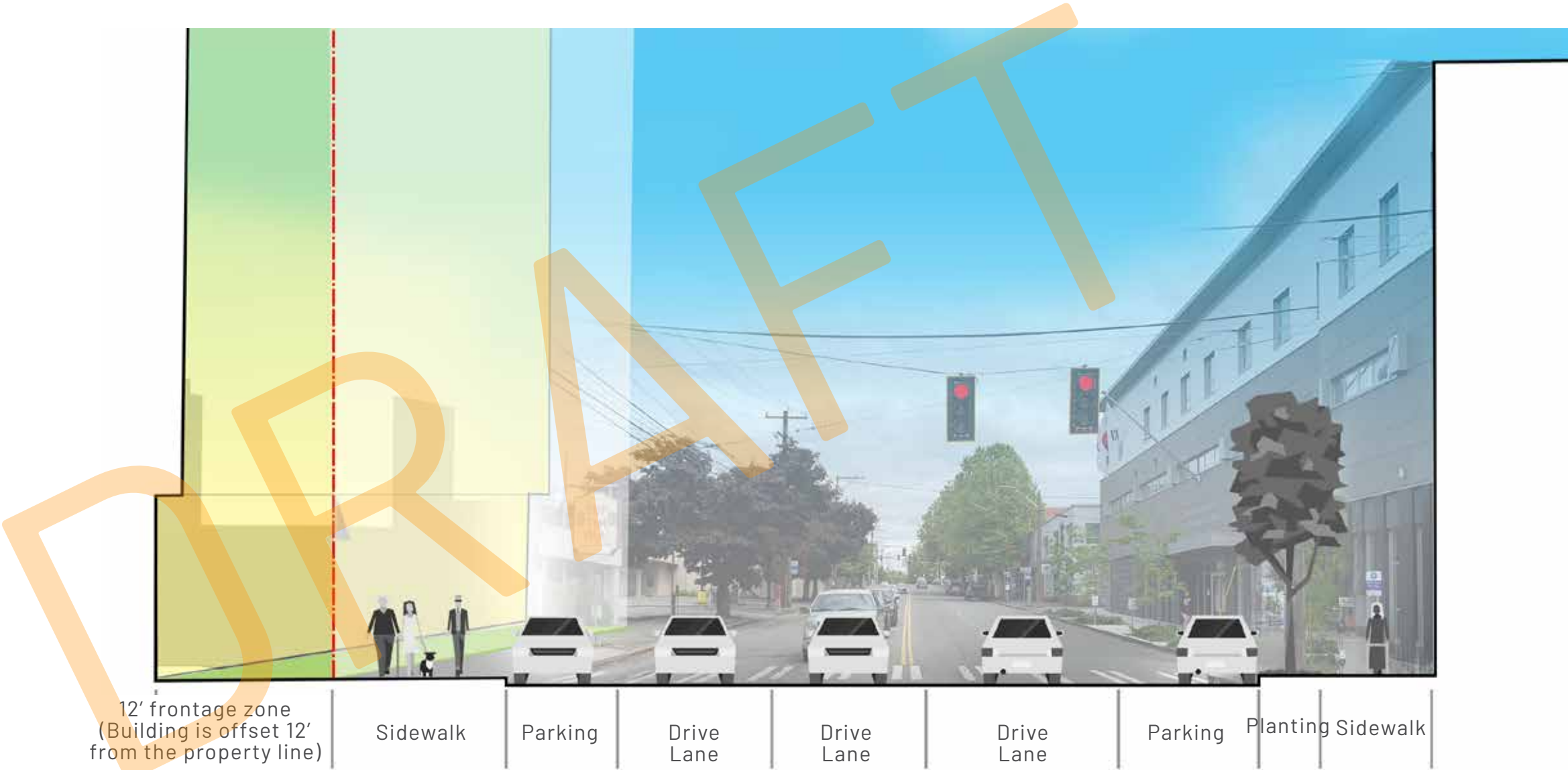


URBAN VILLAGE MAIN

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



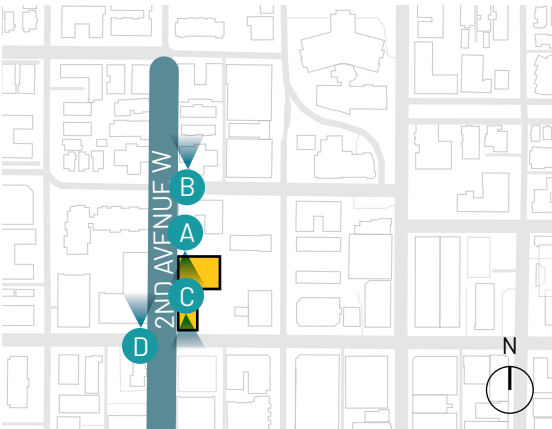
B. At intersection of W Roy St and 2nd Ave W looking north



C. Sidewalk near the site looking south



D. Near fast food place looking north

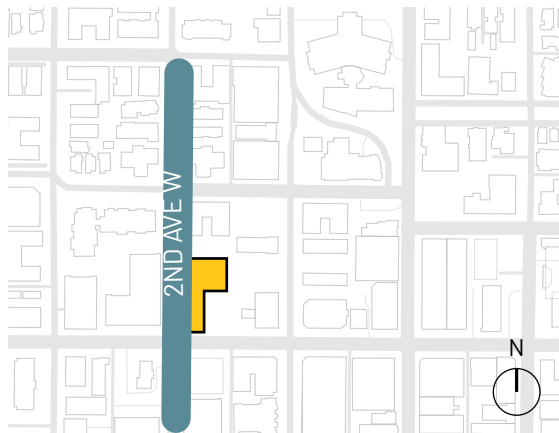


Street Section Key Plan



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



Streetscape Section: 1st Avenue W



NEIGHBORHOOD DESIGN GUIDELINES

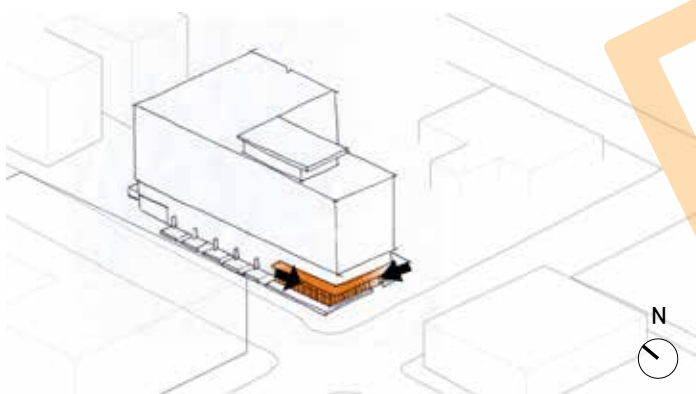
CS2 URBAN PATTERN AND FORM



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).

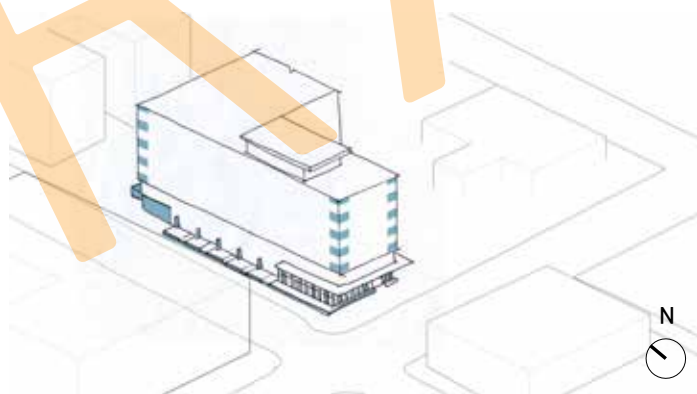
CS2.3.a: The upper levels of the building meet the corner and the residential lobby entrance is located at the corner.

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.

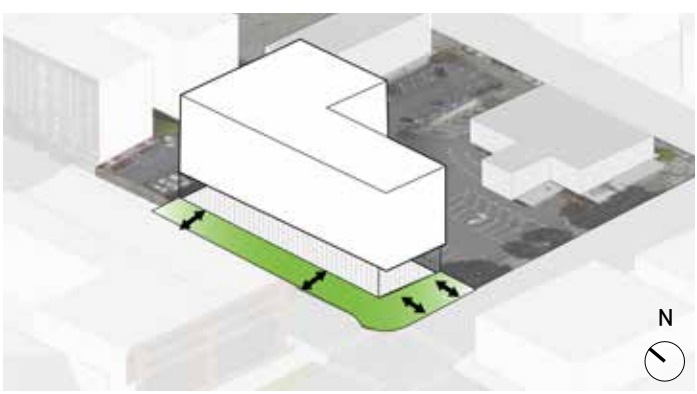
CS3.1.a The project will include art and lighting features that tie it into the Uptown Arts District identity.

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 INTERAC-

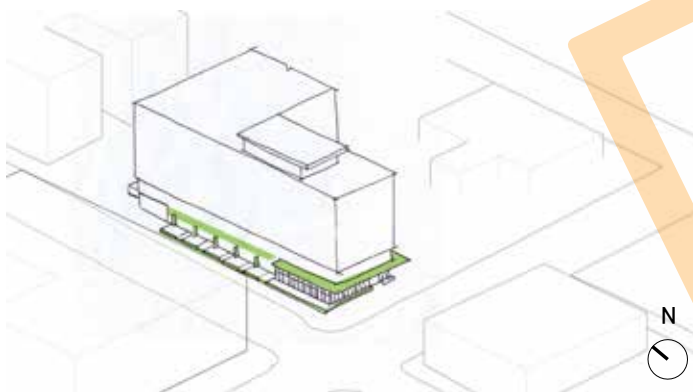


Citywide Guideline:  
PL3.B.1 Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

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

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

PL3.I.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 CON-

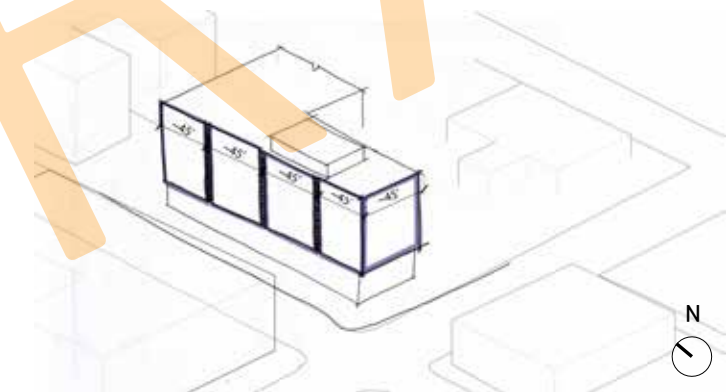


Citywide Guideline:  
DC2.A.1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space

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.

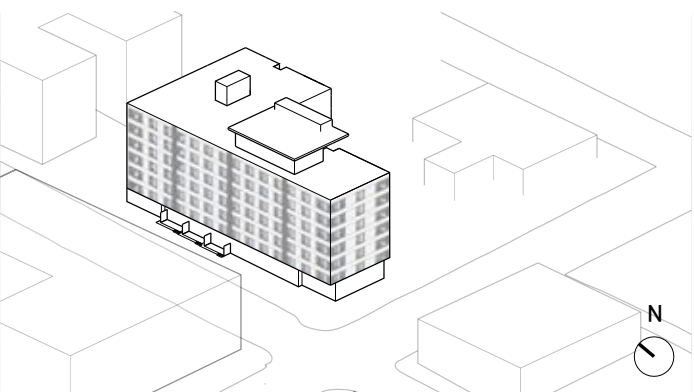
DC4 EXTERIOR ELEMENTS & FINISH-



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



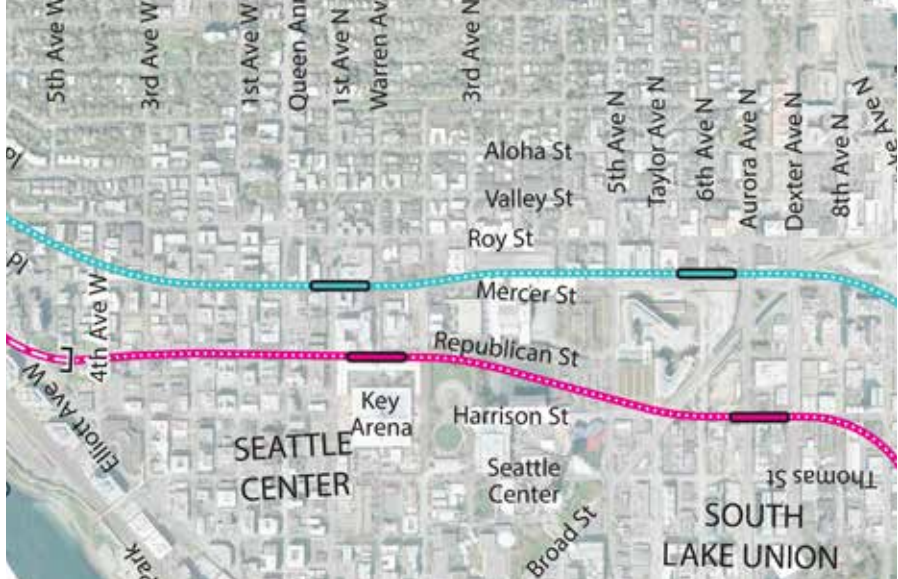
WELCOMING EDGES SURROUNDING THE SEATTLE CENTER



NEW UPTOWN ARTS AND CULTURAL COALITIONS



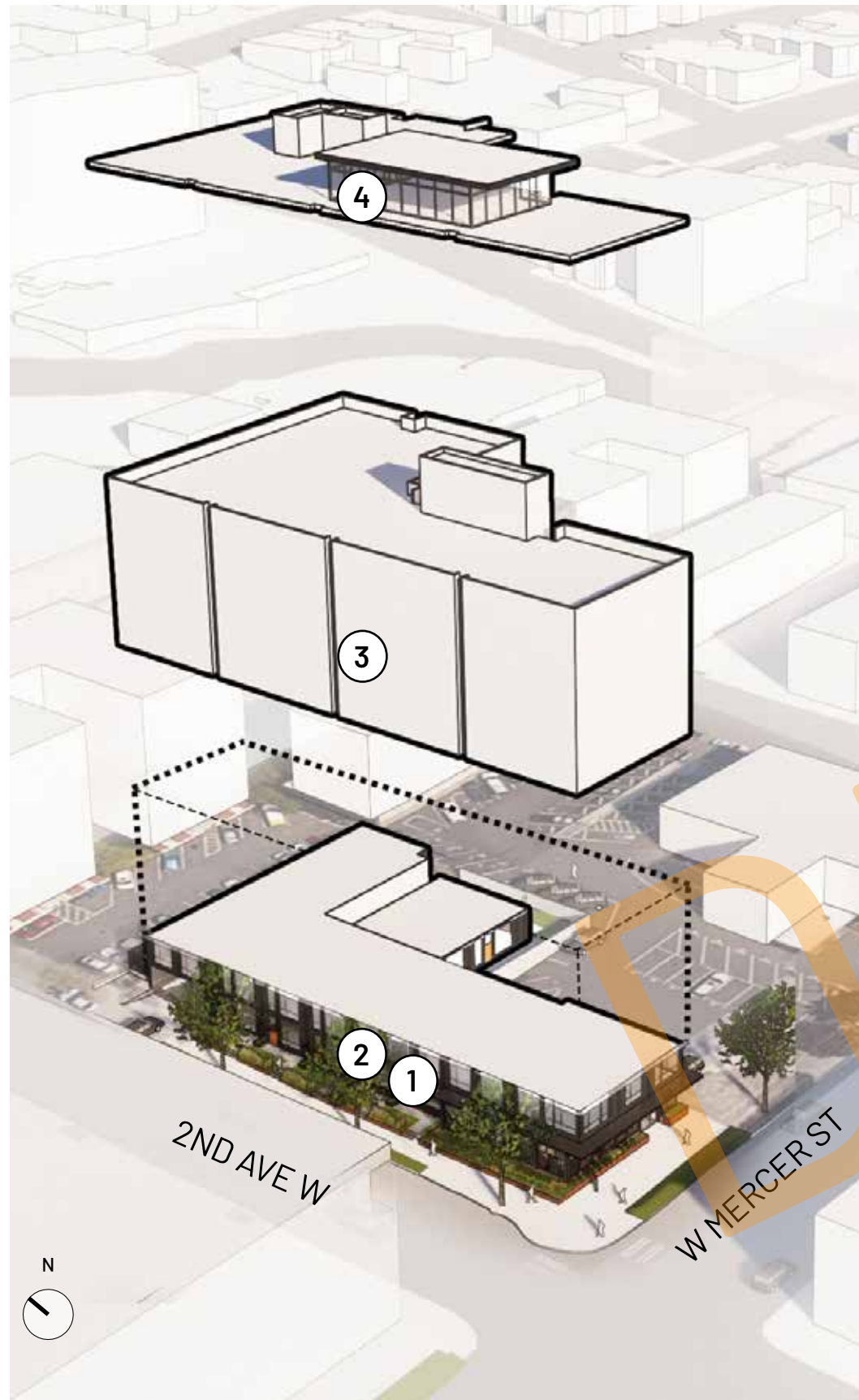
ANTICIPATING NEW LIGHT RAIL STATION



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.



# NEIGHBORHOOD DESIGN GUIDELINES – APPLYING GUIDELINES TO THE DESIGN



- 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

**PL3** 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 compro-

**PL3** SPECIFIC DESIGN FEATURES TO AVOID:

**UNITS WITH NO EXTERIOR SPACES**  
No exterior spaces creates little interaction between private and public realms

**PL3** SPECIFIC DESIGN FEATURES TO AVOID:

**HEAVY COLUMNS AND PLANTING IN FRONT OF UNITS**  
Heavy columns and plantings block views to the street.





NEIGHBORHOOD DESIGN GUIDELINES **PL3** FOCUS - GOOD 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 **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

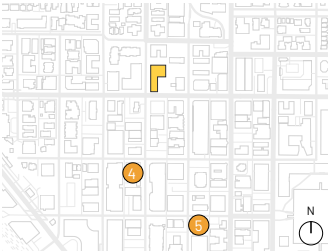
**PL3** SPECIFIC DESIGN FEATURES TO USE:

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

**PL3** SPECIFIC DESIGN FEATURES TO AVOID:

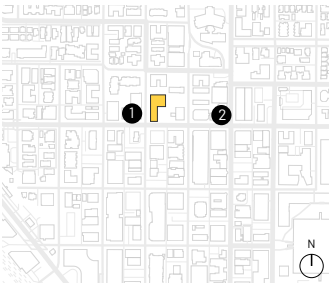
**HIGH PLANTER/ BLANK WALLS**  
The planter walls are about five feet tall. Tall planters wall block views to the street.

**PL3** 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.

**PL3** 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

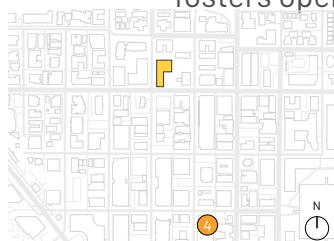
### PL3 SPECIFIC DESIGN FEATURES TO USE:

#### 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.