

# 101 W. ROY ST.

SDCI# 3036111-LU (3035904-EG)

DESIGN REVIEW BOARD RECOMMENDATION MEETING

08/04/21

**R:** RUNBERG  
ARCHITECTURE  
GROUP

**SRM**  
DEVELOPMENT







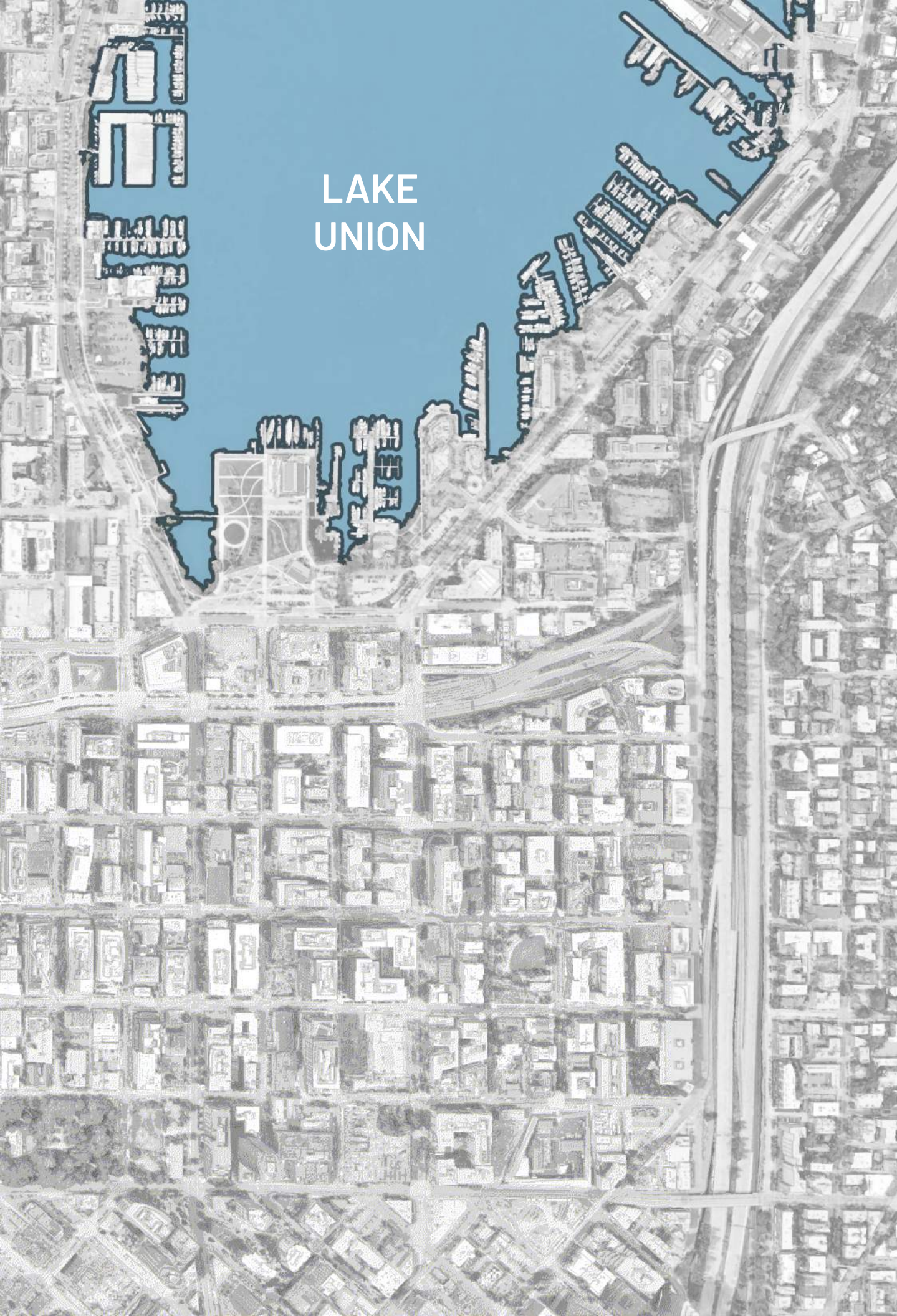
ELLIOT BAY

SITE

UPTOWN







LAKE  
UNION

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# 01 PROJECT DATA + ZONING



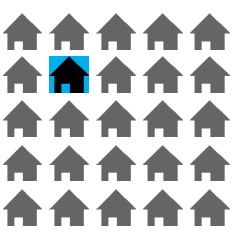


# PROJECT DATA & OBJECTIVES

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:	MULTI-FAMILY RESIDENTIAL
ZONING:	ZONING TYPE: SM-UP 85 (M1)
BUILDING CODE:	2015 SEATTLE BUILDING CODE
TAX ACCOUNT NUMBERS:	387990-0530, 387990-0640
SDCI PROJECT #:	3036111-LU (3035904-EG)
PROJECT ADDRESS:	101 W ROY ST, SEATTLE, WA 98119
SITE AREA:	24,332 SF (0.56 ACRES)

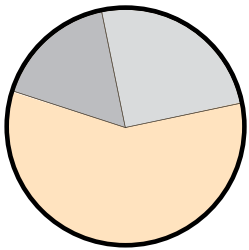
## PROJECT INFO:

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



### UNITS: 168

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



### AREA

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

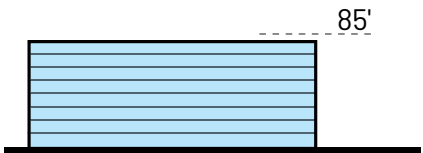


### VEHICLE PARKING

REQUIRED: NONE  
PROPOSED: 92 STALLS

### BIKE PARKING

REQUIRED: 139 STALLS  
PROPOSED: 151 STALLS

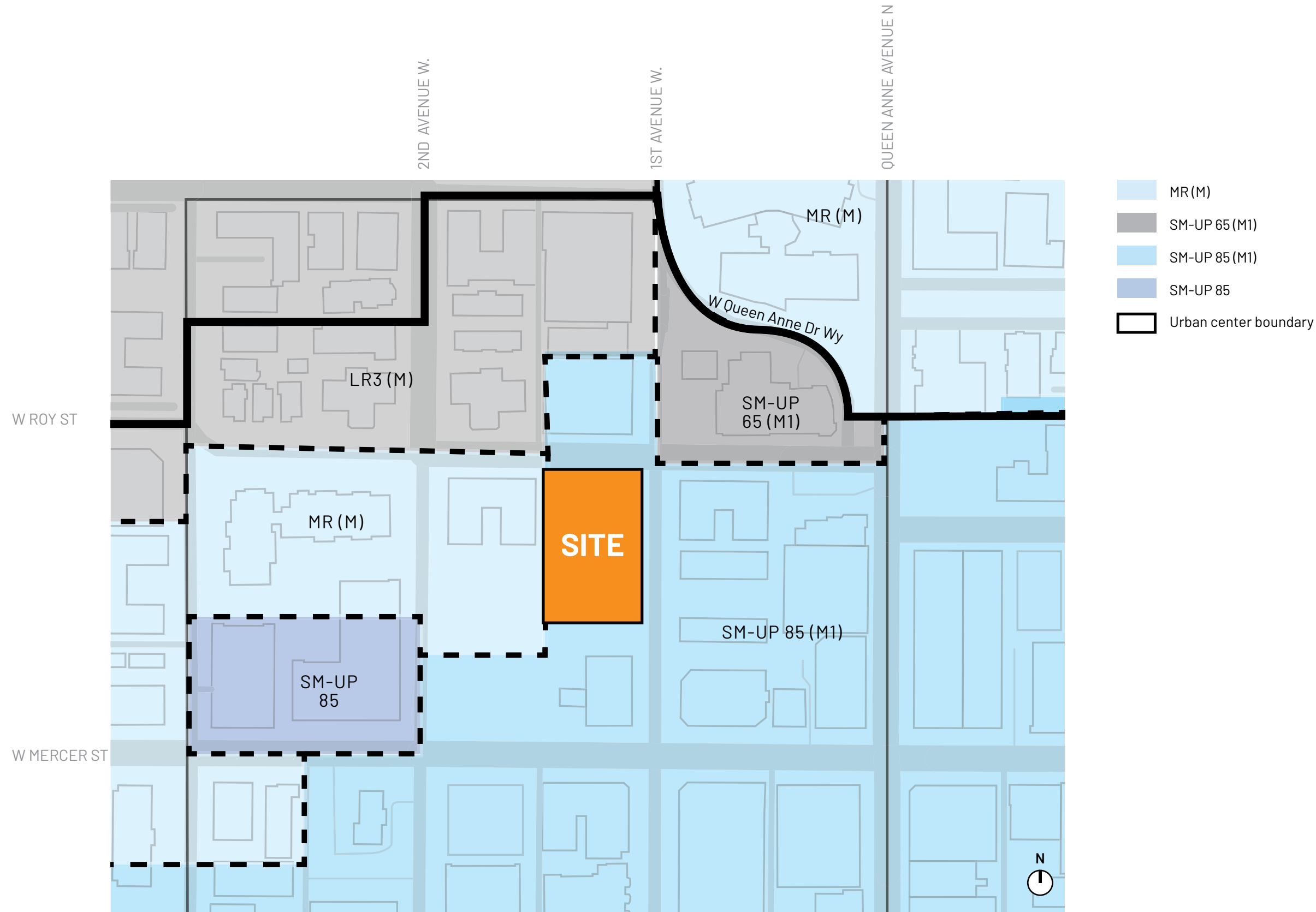


### HEIGHT

ALLOWABLE: 85 FT



ZONING DATA



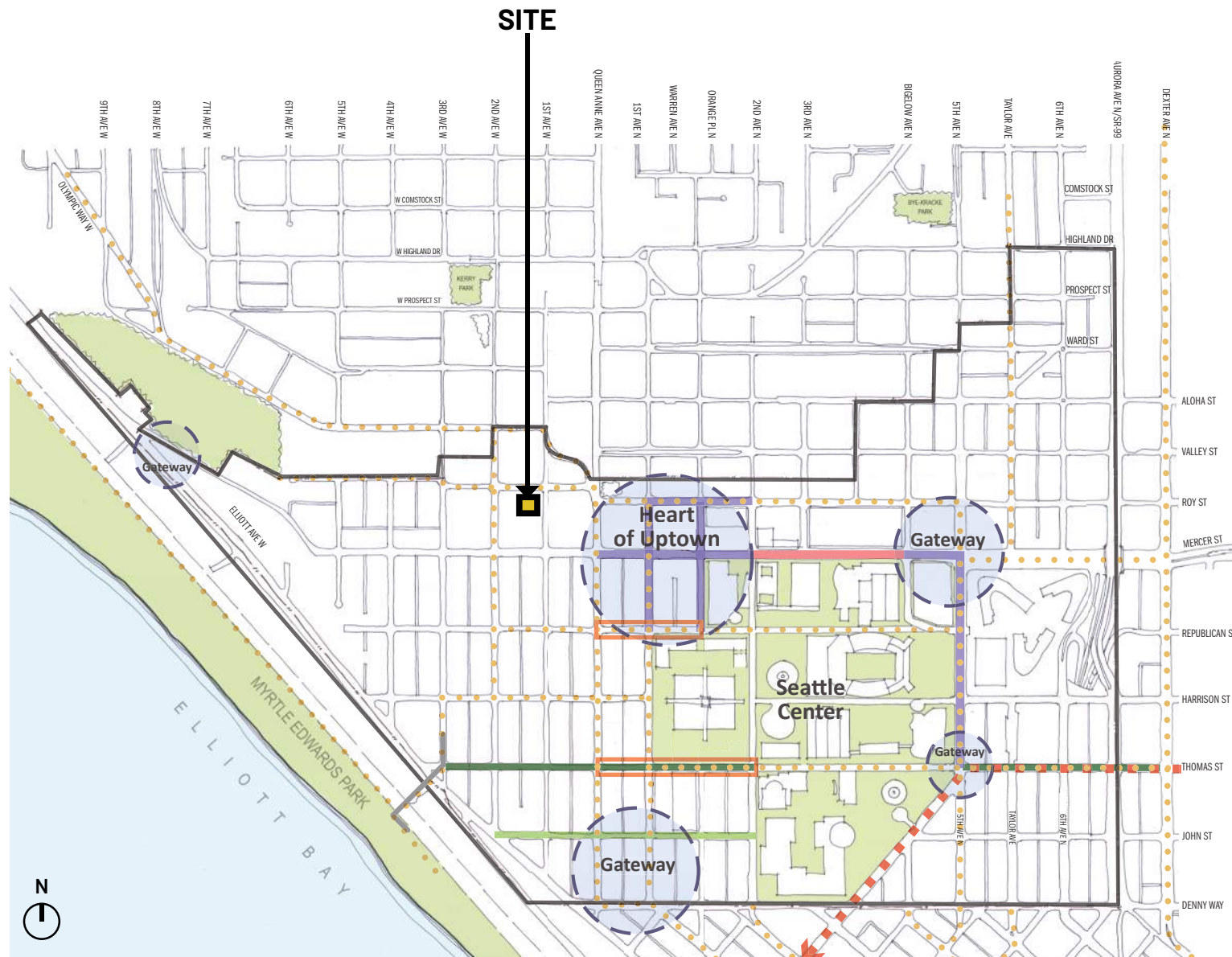


# 02 SITE CONTEXT



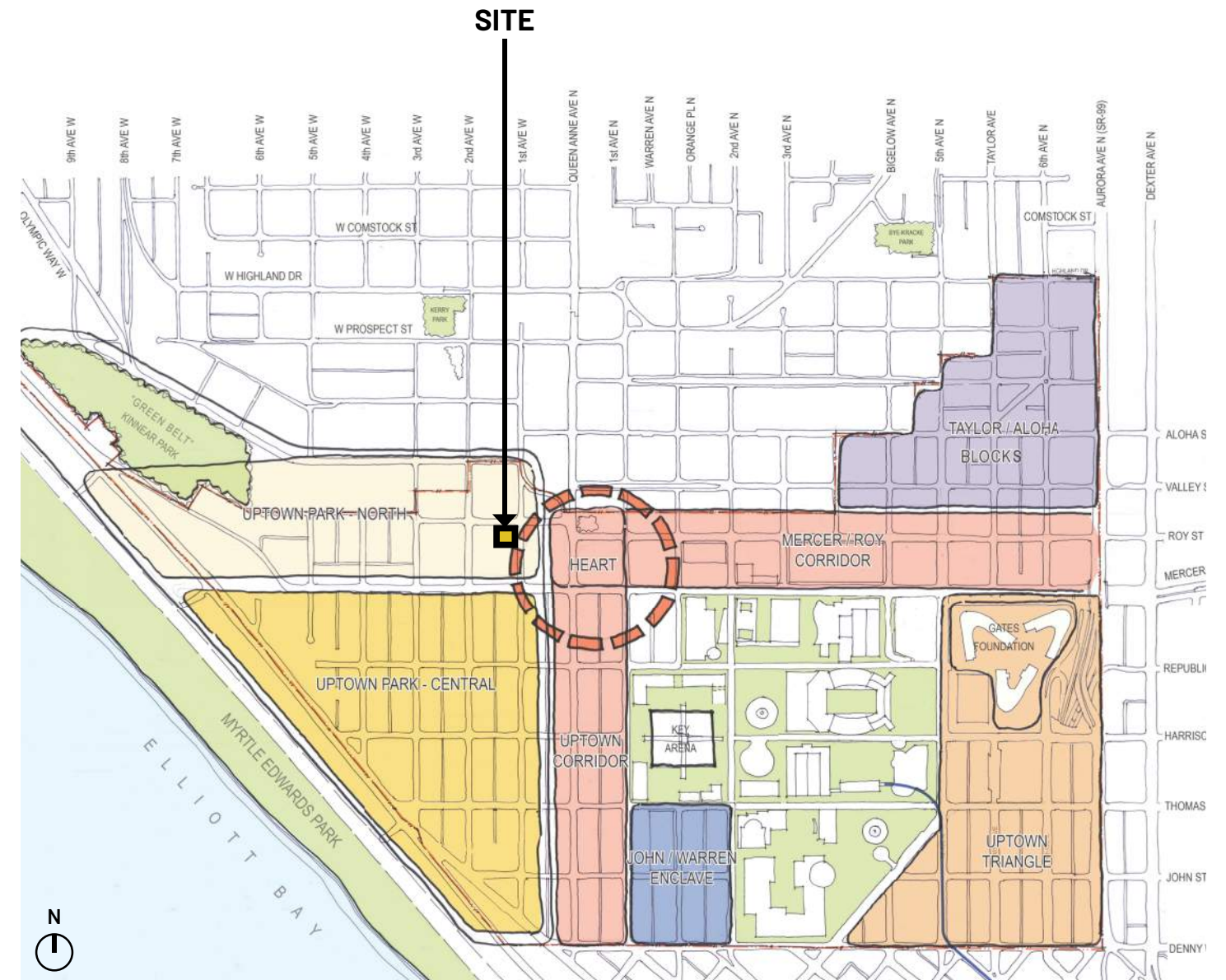


# NEIGHBORHOOD ANALYSIS - UPTOWN ART DISTRICT



## 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



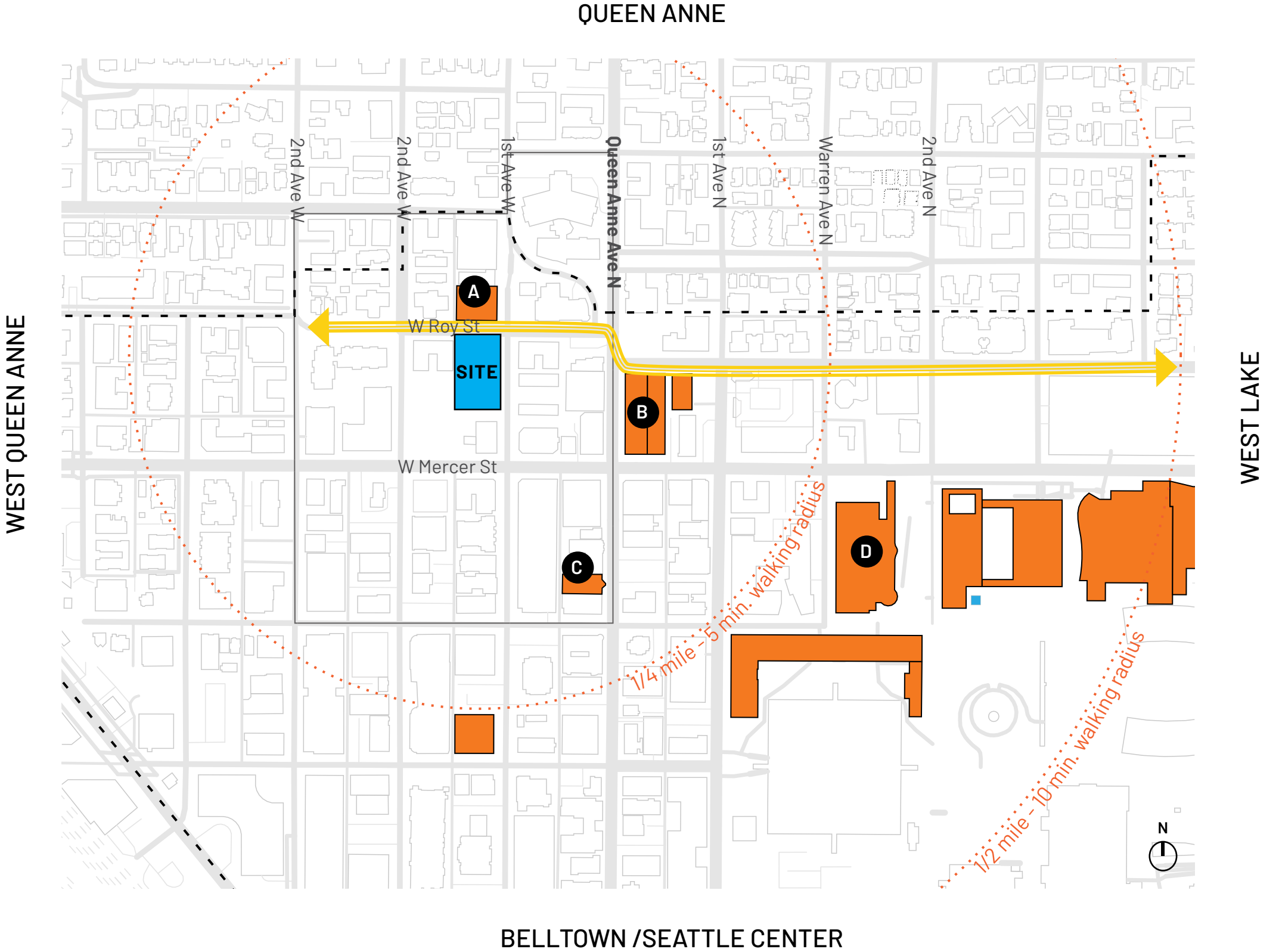
B MARQUEEN HOTEL'S TIN LIZZIE LOUNGE



C SIFF CINEMA UPTOWN



D SEATTLE REPERTORY THEATRE





# NEIGHBORHOOD ANALYSIS - ON THE BOARDS THEATER

On the Boards Behnke Center for Contemporary Performance is one of the earliest theaters in Uptown arts district. The proposed project draws inspiration from this important anchor to the neighborhood community.

### HISTORY

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

### CURRENT PROGRAM

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

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

### PROGRAMS OUTSIDE OF PERFORMANCES

In addition to performance, the organization has programs such as:

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





NEIGHBORHOOD ANALYSIS - STREET CHARACTER / UPTOWN NEIGHBORHOOD IDENTITY



BANNERS



ARTWORK



LIGHTING

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





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



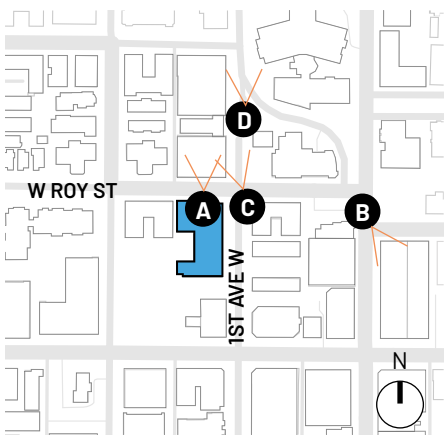
**B** CAFFE LADRO AT MARQUEEN HOTEL WITH OUTDOOR SITTING



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



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



STREET SECTION KEY PLAN



NEIGHBORHOOD ANALYSIS - IMMEDIATE CONTEXT





NEIGHBORHOOD ANALYSIS - SITE CONDITIONS



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



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



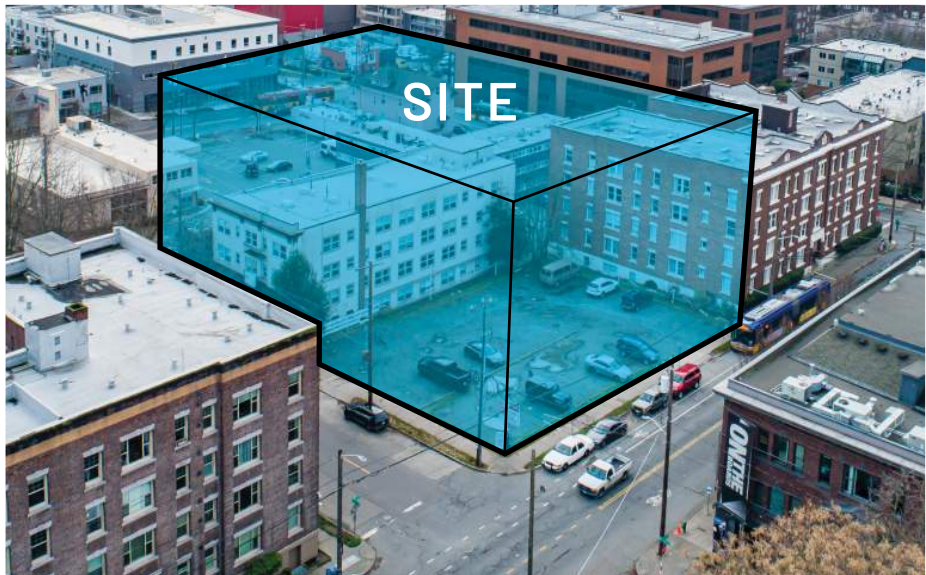
**C** ON THE BOARDS, BEHNKE CENTER FOR CONTEMPORARY PERFORMANCE (SEATTLE HISTORICAL SITE) ACROSS ROY ST W LOOKING NORTH



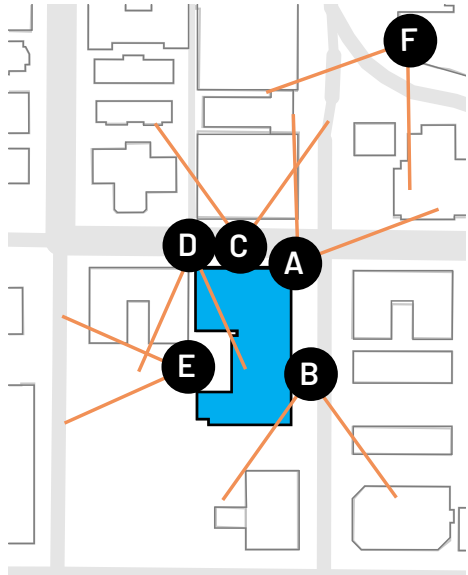
**D** BETWEEN THE SITE AND CHANDLER APARTMENTS



**E** PARKING LOOKING WEST



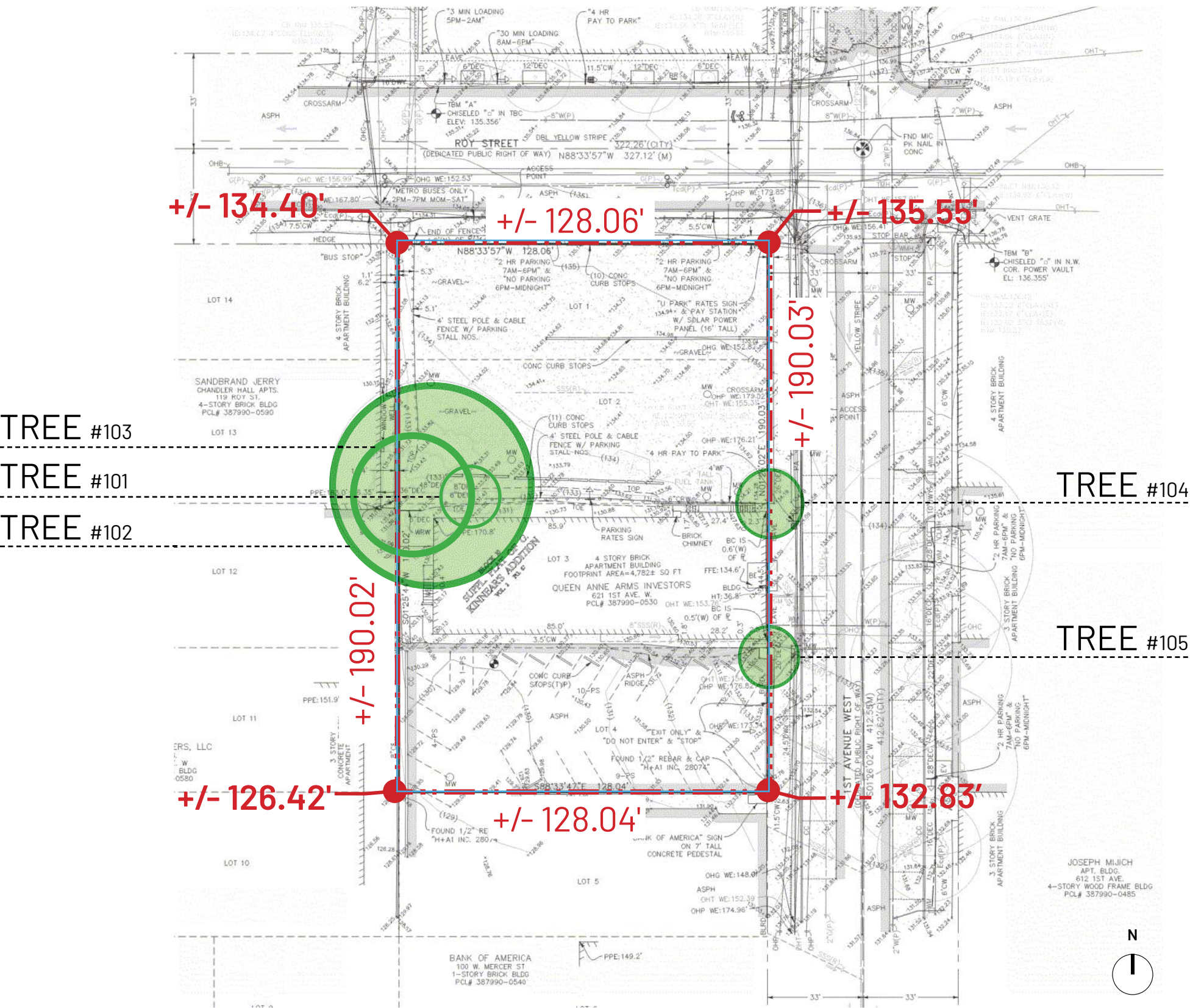
**F** SOUTHWEST AERIAL VIEW OF THE SITE



KEY PLAN



SURVEY

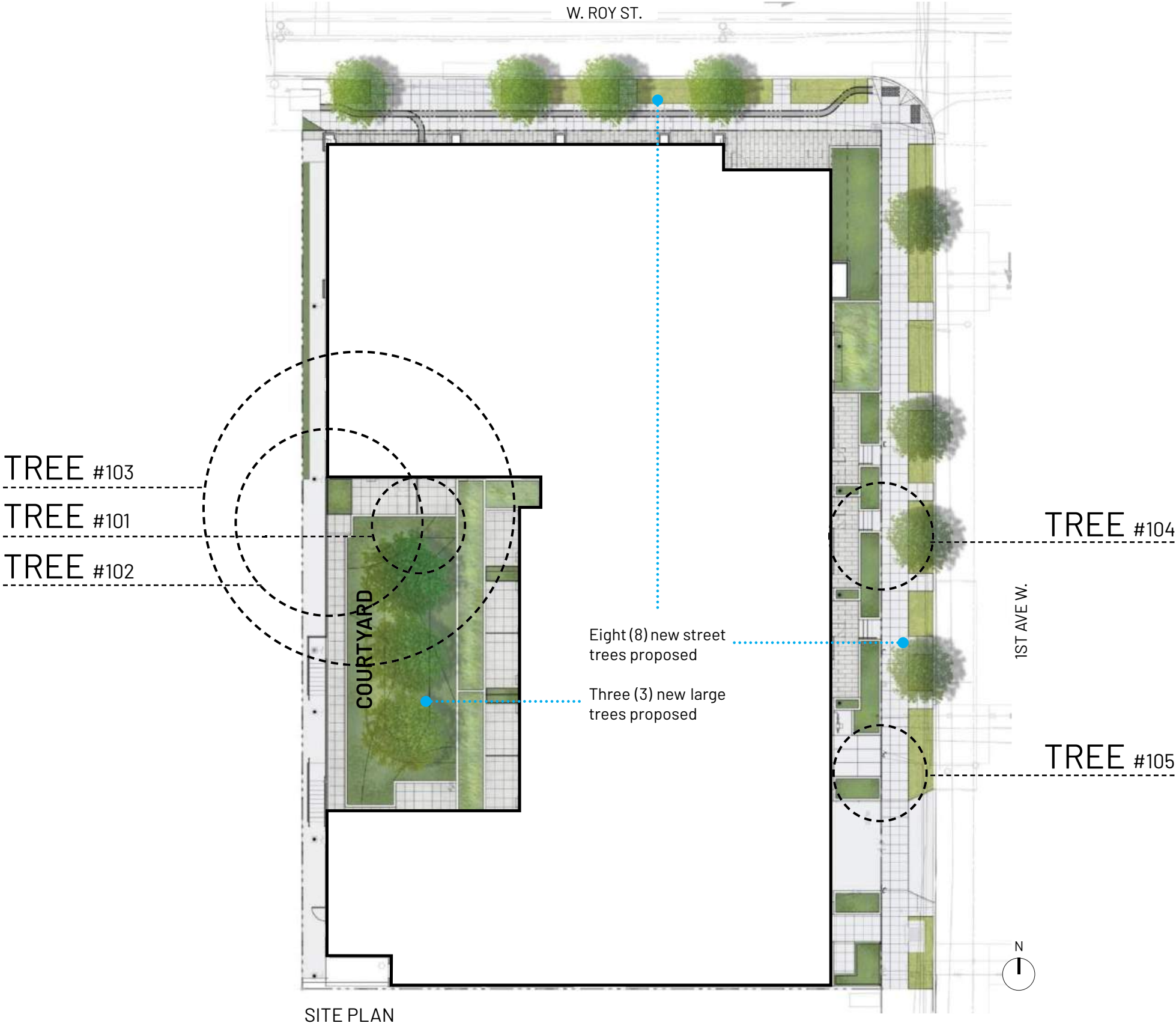


LEGAL DESCRIPTION

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

- PROPERTY LINE
- △ CURRENT VEHICULAR ENTRY







SRM Roy

100 W Roy St.

Seattle, WA (parcel #3879900640)

Tree Inventory Table

Table Issued: 1/31/2020

Site Visit: 01/14/2020

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

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

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



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# 03 AEDG SUMMARY





**I. MASSING AND RESPONSE TO CONTEXT**

1a

**BUILDING MASSING.**

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

1b

**RESPONSE TO SURROUNDING FABRIC.**

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

1c

**BUILDING SCALE AND SECONDARY MODULATION**

ADR guidance: **Study the pattern of openings and rhythm of the surrounding context** and use your findings to instruct the creation of window modules. Review the proposal for 3025946-EG page (16-27) for an example of a successful examination of façade features along Roy street. Provide a similar exploration at the Recommendation phase.  
**DC2-A-2,DC2-B-1, DC2-C-1, DC2-D-2, DC2-3-b, DC4-A-1 and DC4-1-a)**  
*i. The window module examples included in the EDG packet are strong.  
Explore how to use them with traditional patterning in a field of masonry.*

1d

**HEIGHT, SCALE, & SECONDARY MODULATION**

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

1e

**CORNER ARTICULATION / PUBLIC ART**

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

1f

**CORNER ENTRY**

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

**II. GROUND FLOOR AND LANDSCAPE**

2a

**AT GRADE UNIT / EXTERIOR BUFFER**

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

2b

**GROUND LEVEL DETAILS**

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

2c

**PROJECT SUSTAINABILITY / TREE MITIGATION**

ADR guidance: Members of the public commented that the buildings should include **eco-friendly design and features.** At recommendation, illustrate how the proposal responds to Chapter CS1 of the design guidelines. Public comment also requested the preservation of a significant tree on site. If it is lost, in the proposal, consider plantings as a buffer at ground floor units as a way of mitigating the loss of canopy. (CS1-A, CS1-B, CS1-C, CS1-D, CS1-E, CS1-2, DC4-D and DC4-E)



# ADMINISTRATIVE EARLY DESIGN GUIDANCE - BUILDING MASSING

1a

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

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

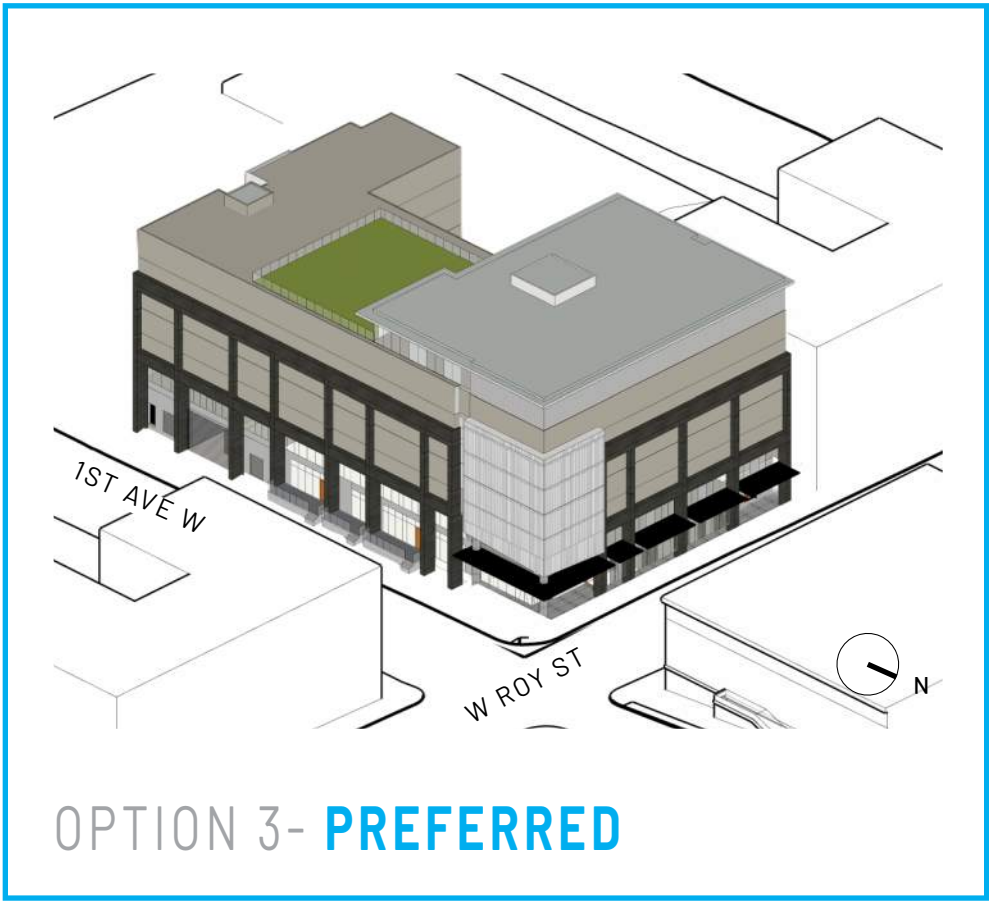
**RESPONSE:**  
The site has a unique location; positioned between two historic buildings (Chandler Hall and Del Roy) and adjacent to On the Boards theater across the street provides a great opportunity to “stitch” the existing historic fabric.  
  
We have pursued the preferred option 3 and maintained the simple overall form. As a response to the neighborhood character, the brick is raised and occupies more of the building facade following and re-interpreting facade concepts found in surrounding buildings. **The current design enhances the historic attributes that give the Uptown neighborhood a distinctive sense of place**, referencing and respecting, but using modern forms and materials mixed in..



OPTION 1 - "C - SHAPE"



OPTION 2 - "H - SHAPE"



OPTION 3- **PREFERRED**



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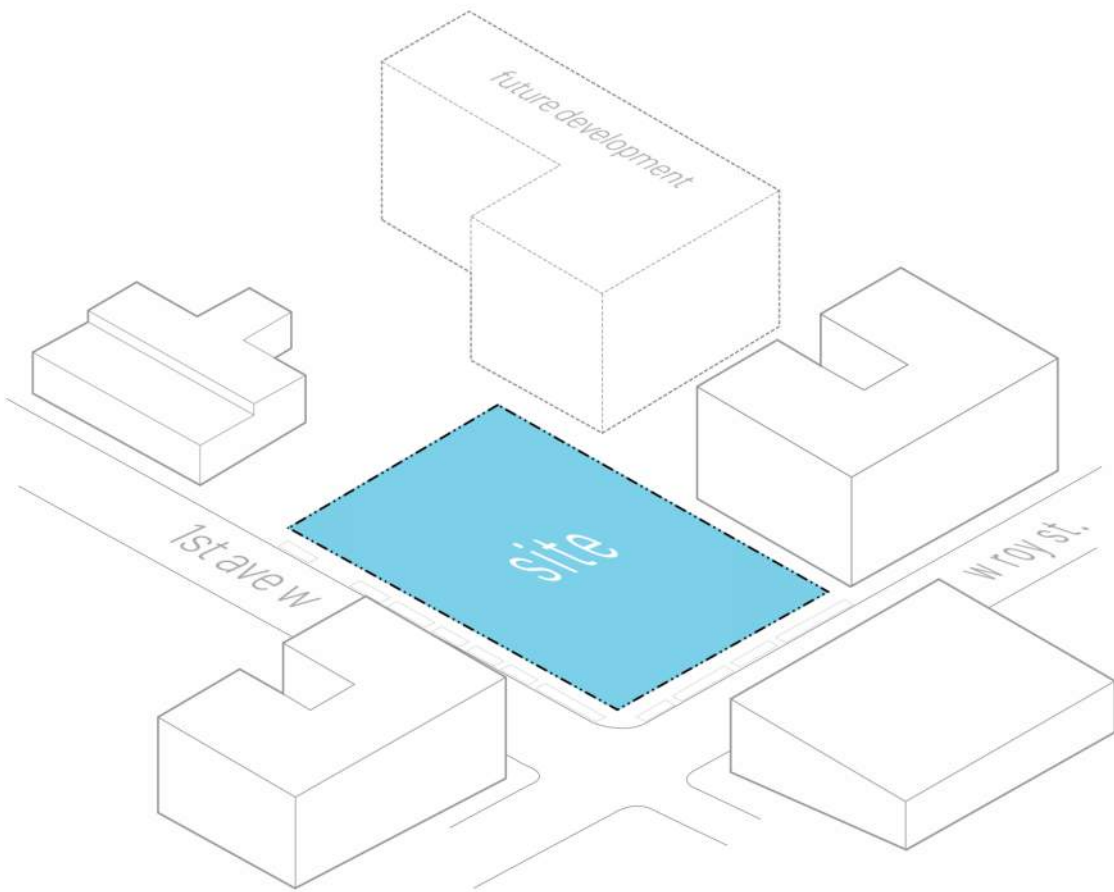


# 04 DESIGN / AEDG RESPONSES



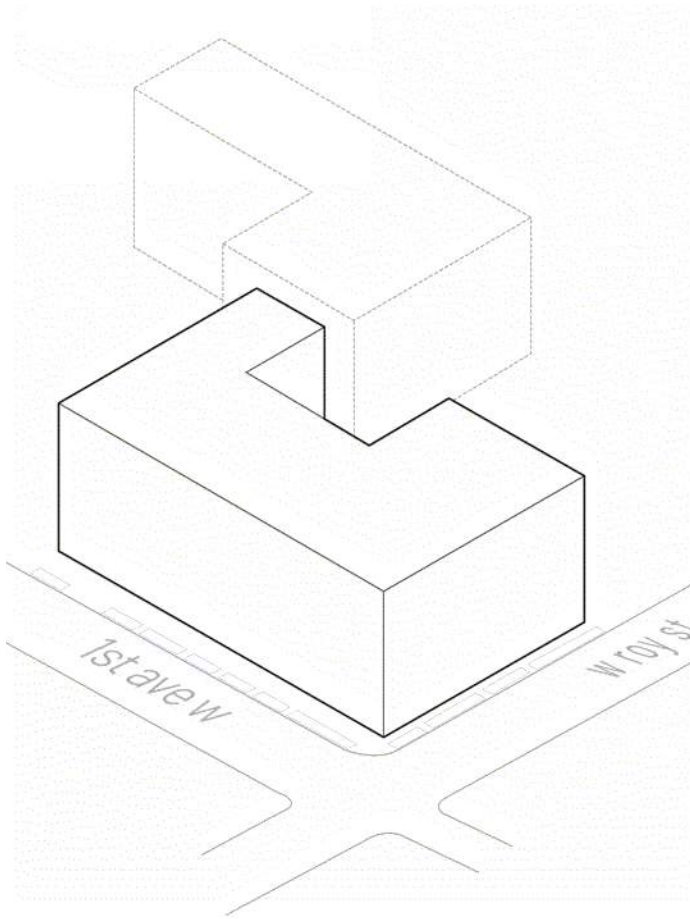


ARCHITECTURAL CONCEPT



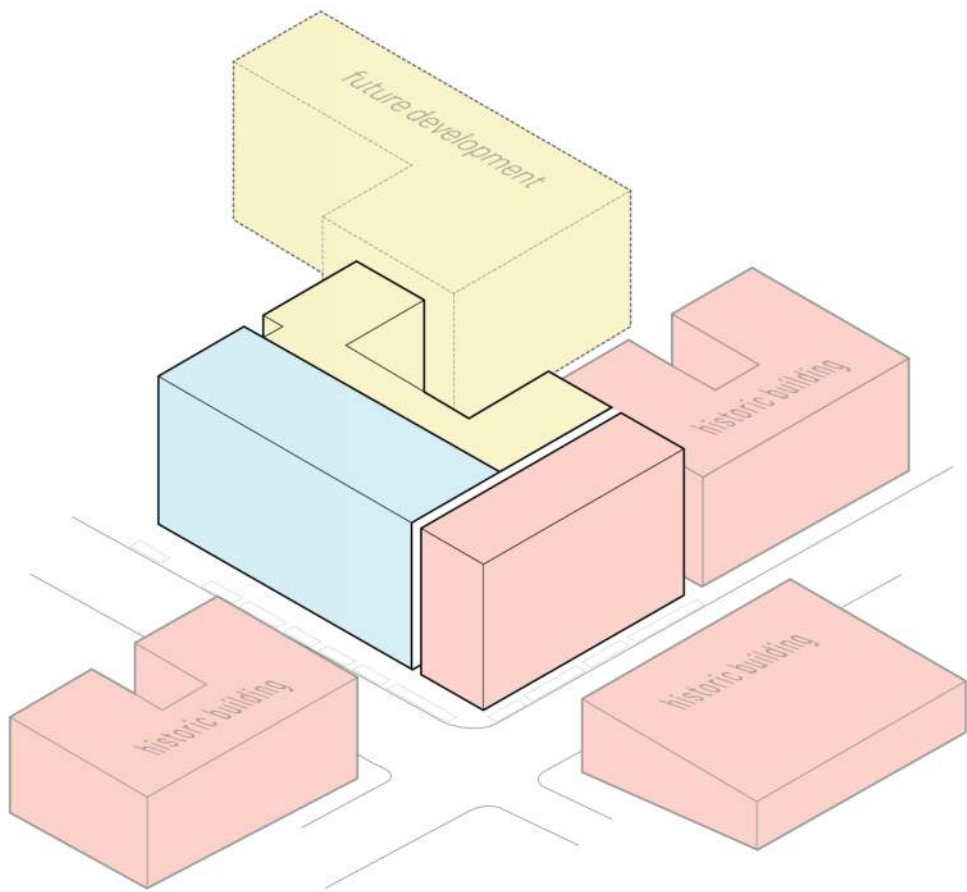
I. SITE LOCATION

+



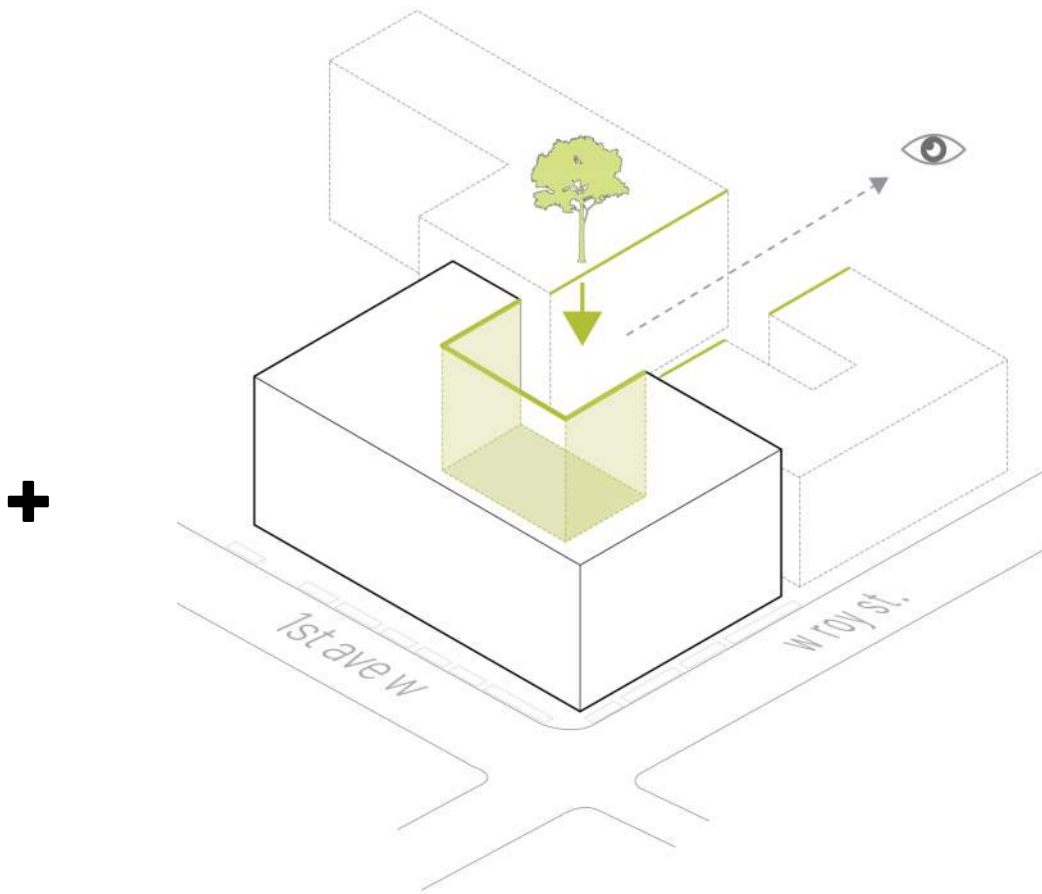
II. SIMPLE MASSING

+

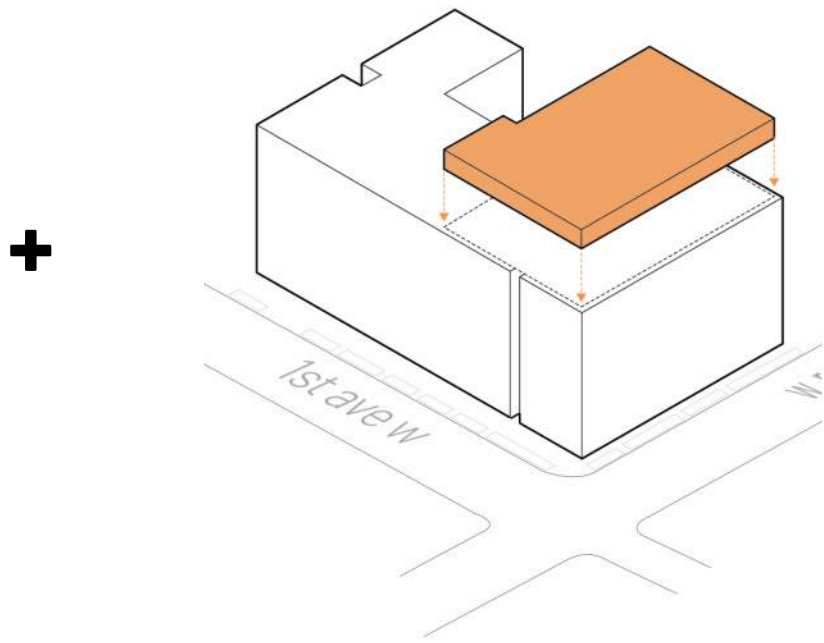


III. RESPONSE TO IMMEDIATE CONTEXT  
Breakdown of overall scale and size of project  
with different facade characters.

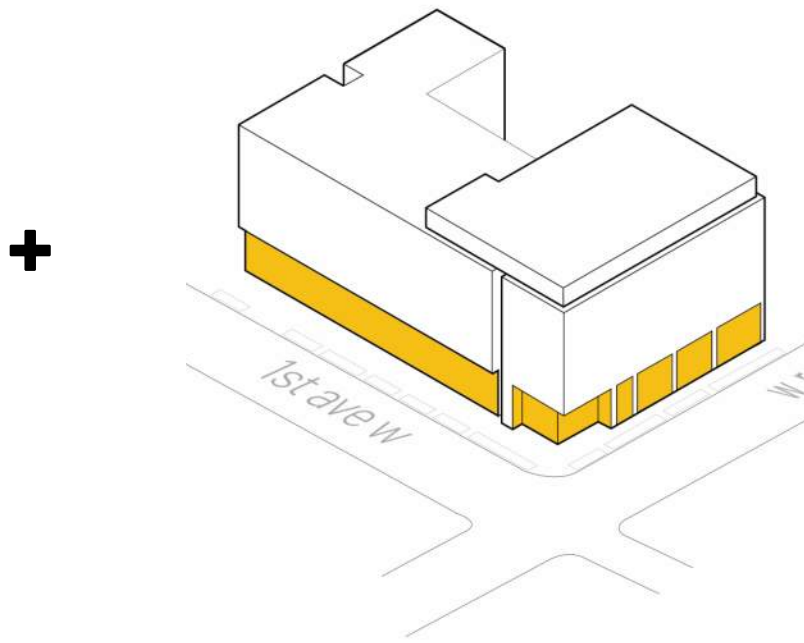




IV. INSERTED COURTYARD / VIEWS  
Access to daylight.



V. TOP FLOOR



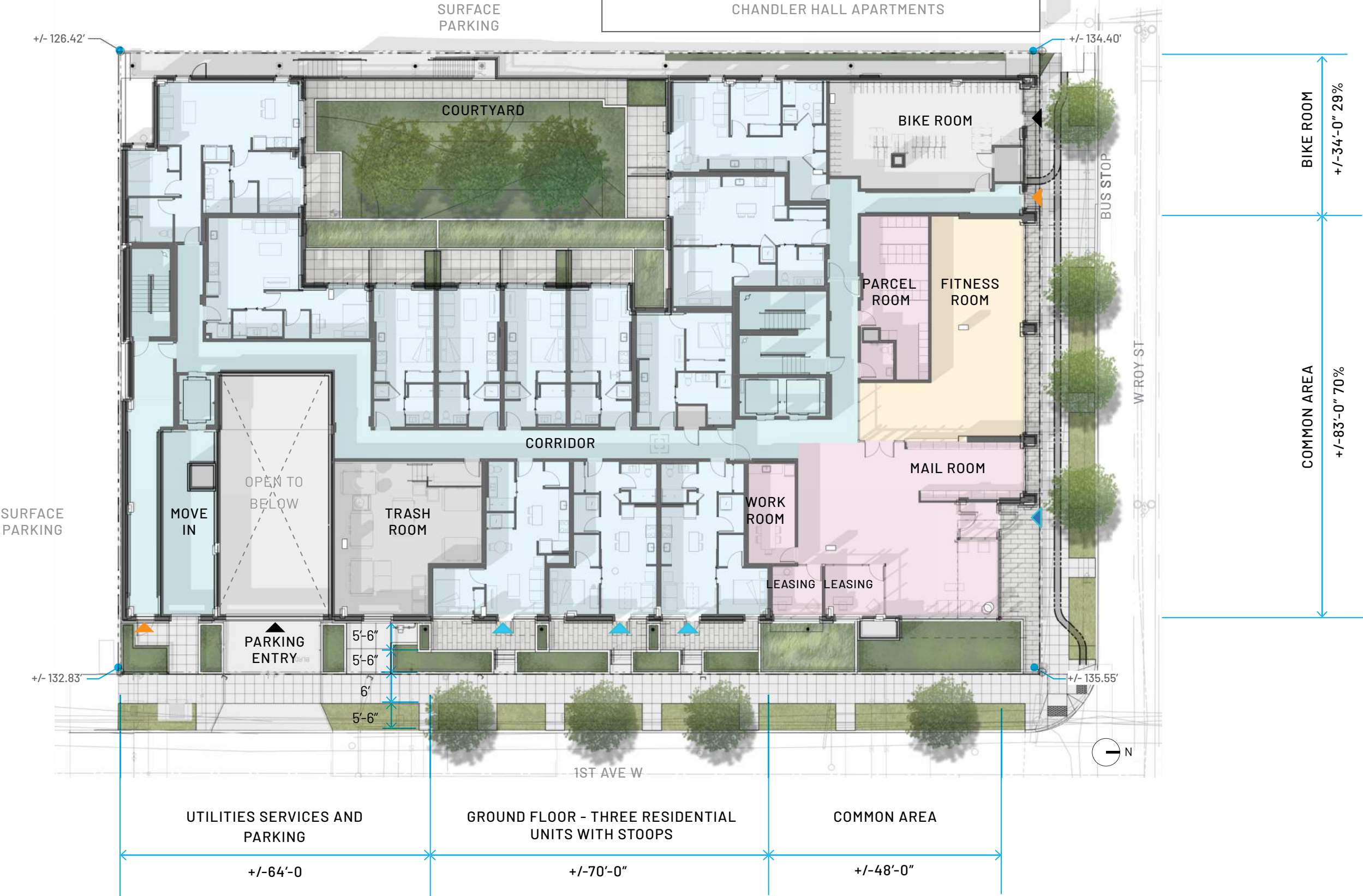
VI. GROUND LEVEL ARTICULATION



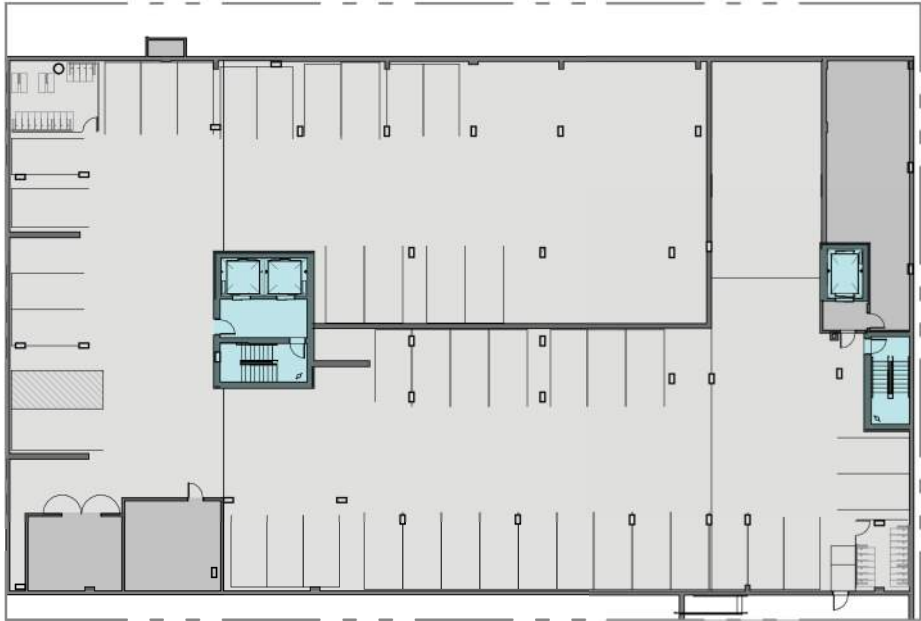
# SITE PLAN

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

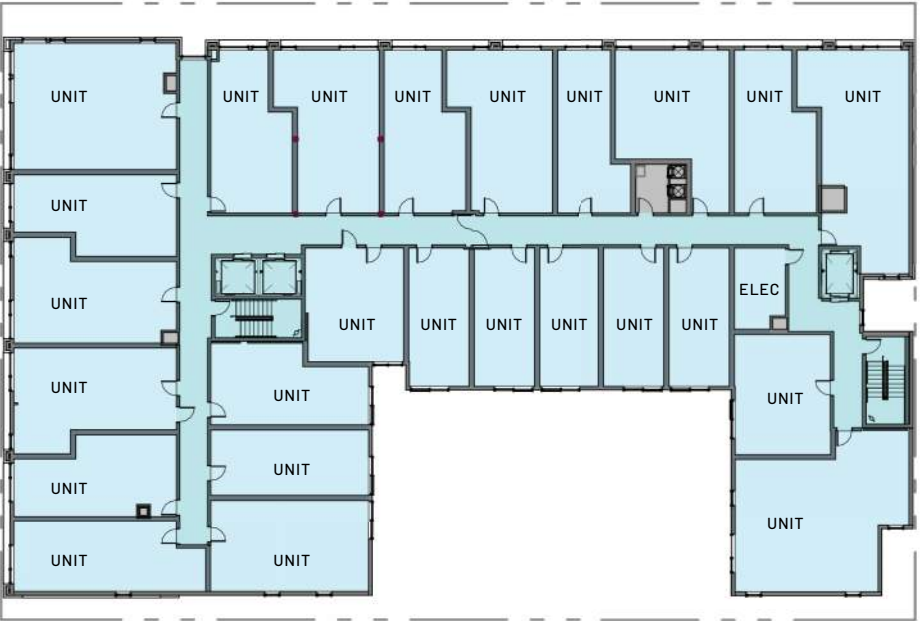
- main lobby entry
- at-grade unit entry
- parking/bike entry
- egress



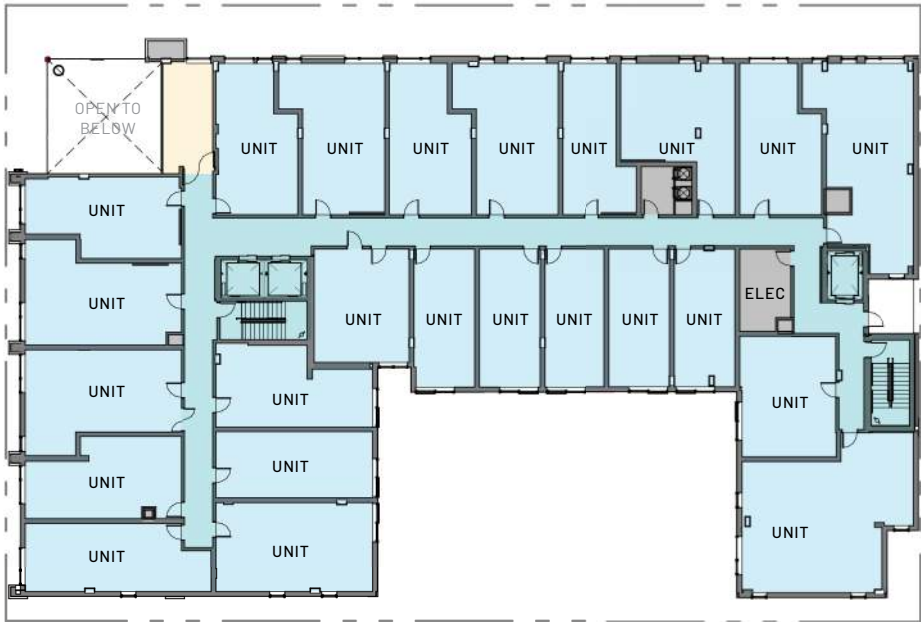




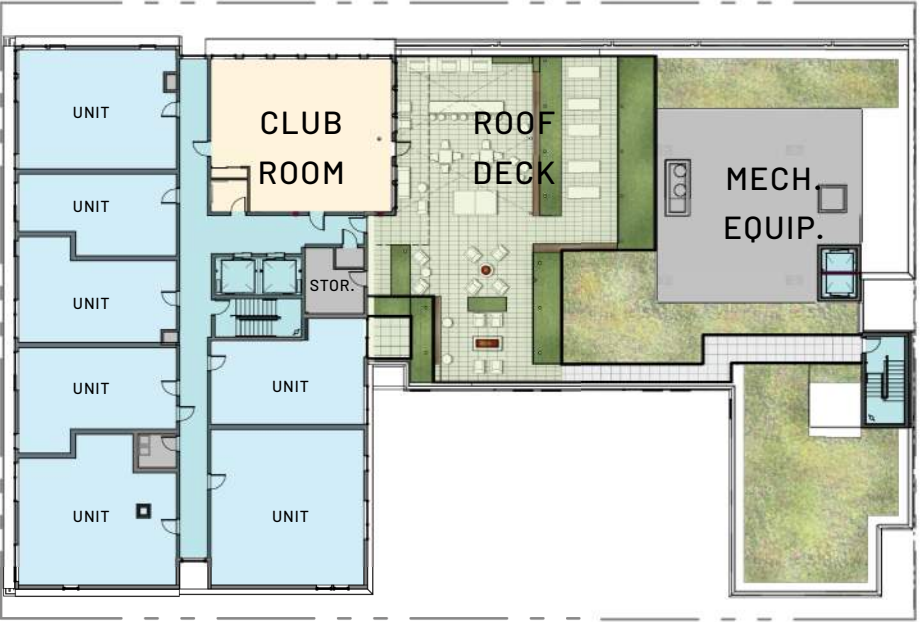
LEVEL P1  
Scale: 1" = 40'



LEVEL 3-7  
Scale: 1" = 40'



LEVEL 2  
Scale: 1" = 40'



ROOF DECK LEVEL  
Scale: 1" = 40'







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



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





# HISTORIC CONTEXT ANALYSIS - RESPONSE TO SURROUNDING FABRIC

**1b** **ADR GUIDANCE:** *In agreement with public concerns about scale, staff notes that the proposed gridded frame feature is not in keeping with the surrounding context and is too large to use effectively as a scaling feature. Use masonry as a field material with deeply set windows as a scaling element. This will help respond to the many comments about the proposed building's size.*

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

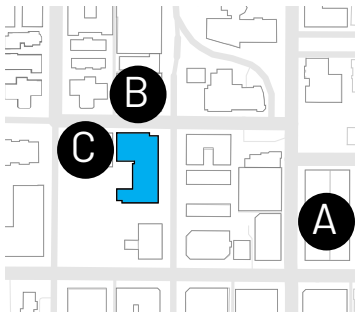
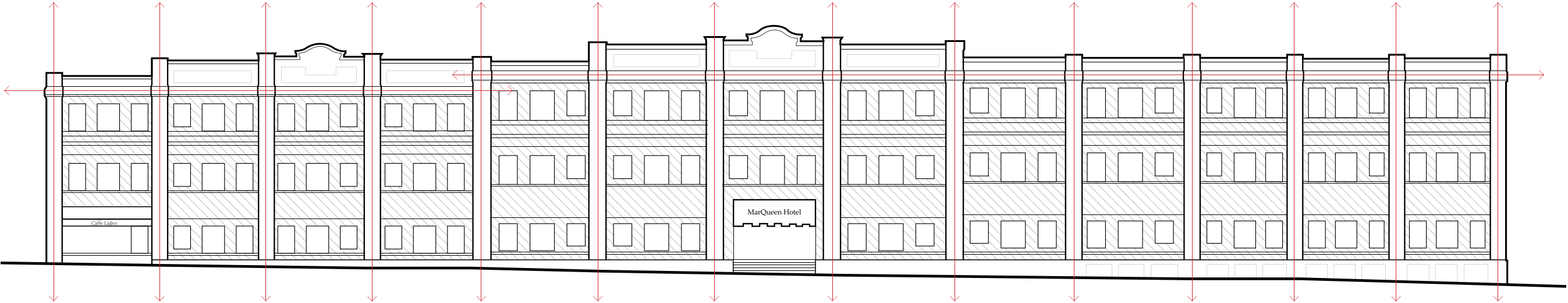
**RESPONSE:**

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

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



**A** MARQUEEN HOTEL. 1918



## BUILDING FACADE ARTICULATIONS - BRICK PIERS AND INFILL

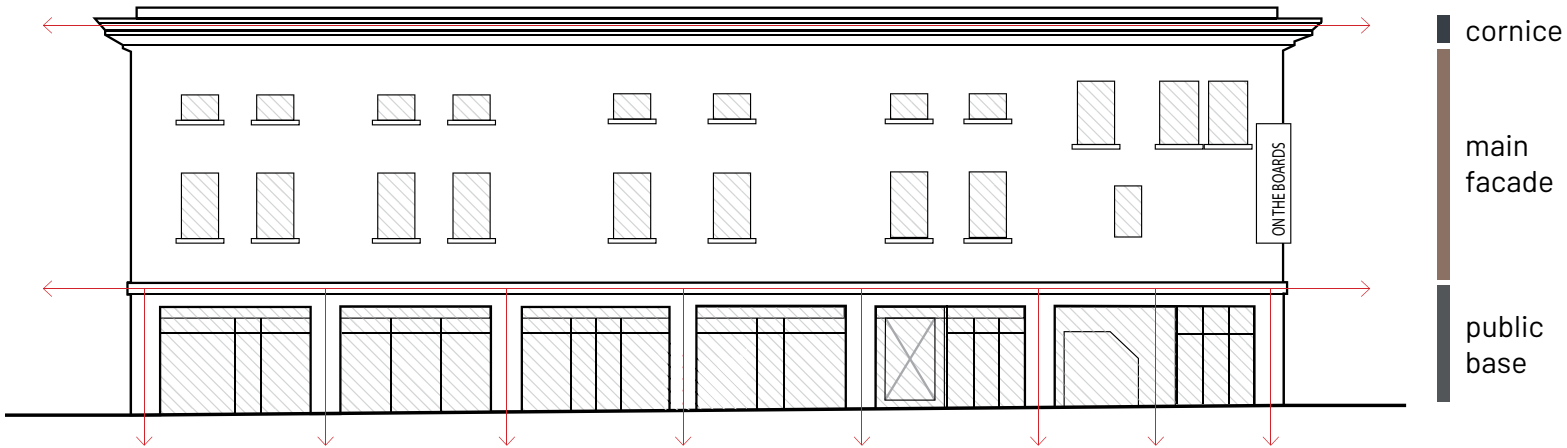
- Punched openings in masonry field
- Strongly expressed vertical brick piers
- Layered facade - the infill between piers incorporates horizontal elements as secondary modulation.



HISTORIC CONTEXT ANALYSIS - **RESPONSE TO SURROUNDING FABRIC**



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



GROUND LEVEL EXPRESSION - **PUBLIC BASE / ARCADE**

- Punched openings on masonry field
- Groupings of four windows.
- Public base creates an arcade with pushed in glazing.
- A cornice caps the building form.



**C** CHANDLER HALL APARTMENTS, 1924



WINDOW FENESTRATION - **PUNCHED OPENINGS**

- Masonry field with individual punched openings
- The building is split into two forms with a “gasket” in-between
- A cornice caps the building form.

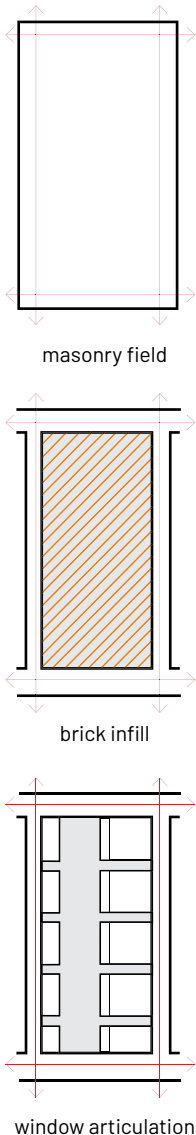


BUILDING DESIGN - BUILDING SCALE AND SECONDARY MODULATION

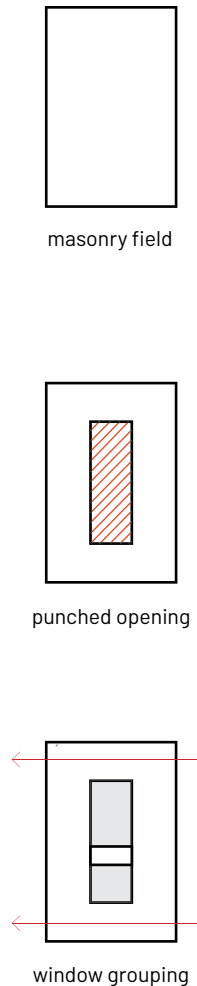
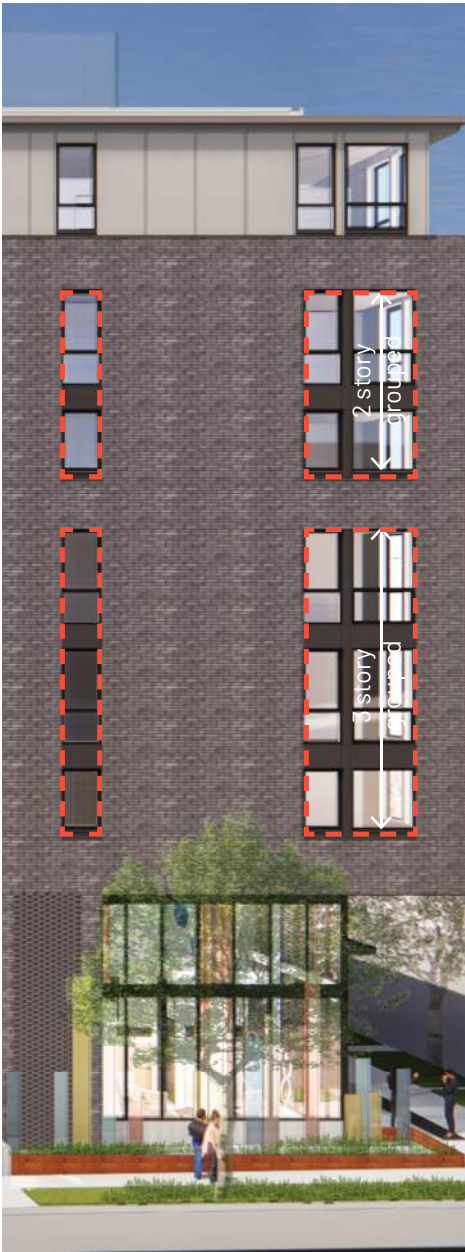
1c **ADR GUIDANCE:** Study the pattern of openings and rhythm of the surrounding context and use your findings to instruct the creation of window modules. Review the proposal for 3025946-EG page (16-27) for an example of a successful examination of facade features along Roy street. Provide a similar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

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

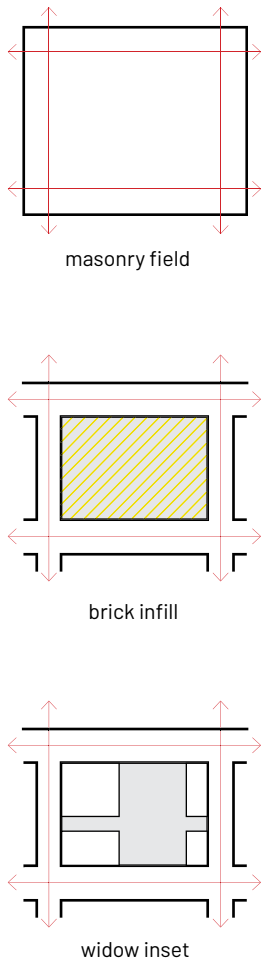
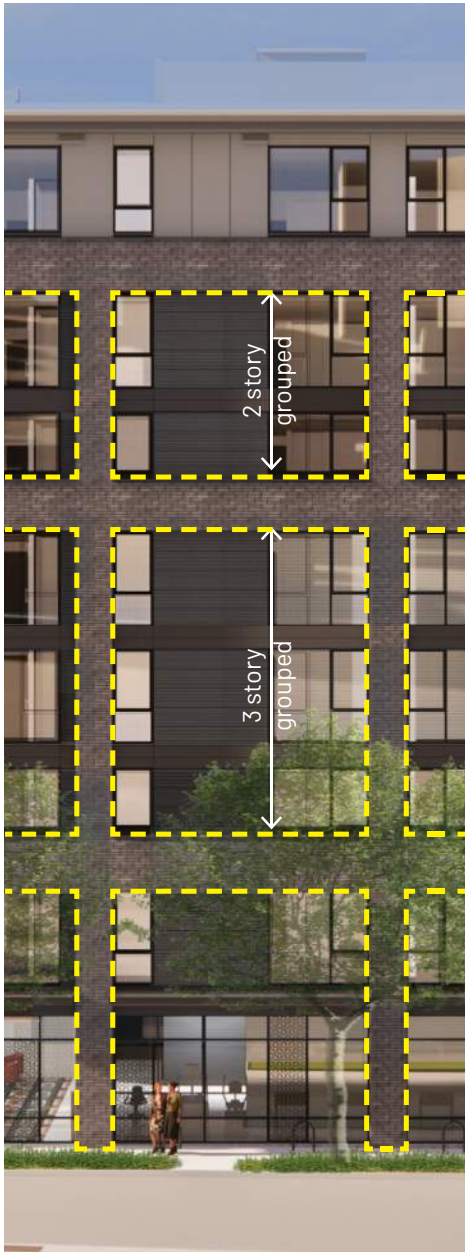
**RESPONSE:**  
**The project brick facades reflect surrounding historic facade patterns and concepts using a range of modern materials.** The corner element keeps to the most simple punched windows deeply set in a plain field of brick, similar to On The Boards building. The north facade keeps the same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



ELEVATED BRICK / INFILL



FIELD BRICK / PUNCHED OPENINGS



BRICK PIERS AND HORIZONTAL DATUMS / INFILL



BUILDING DESIGN - BUILDING SCALE AND SECONDARY MODULATION



CORA QUEEN ANNE APARTMENT



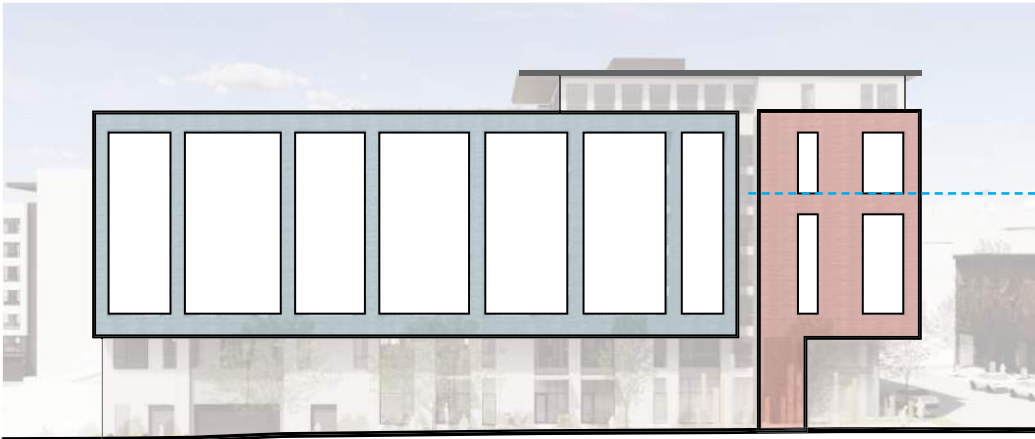
CHANDLER HALL APARTMENTS



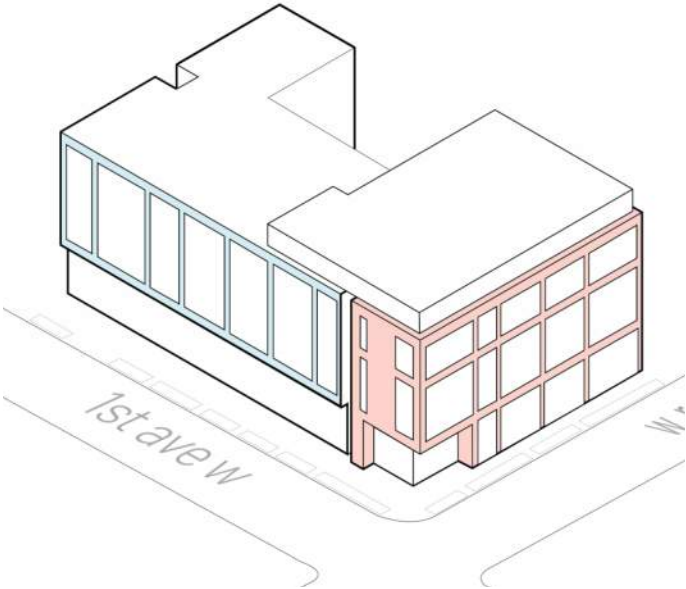


# FACADE CONCEPT DIAGRAMS

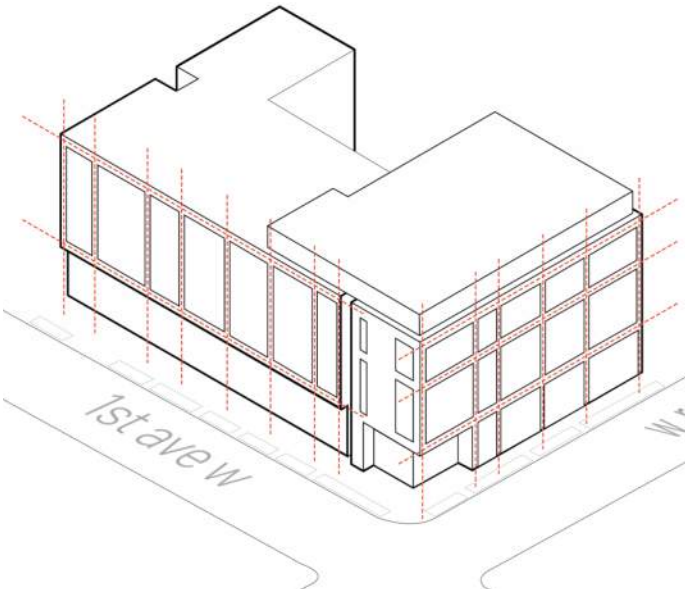
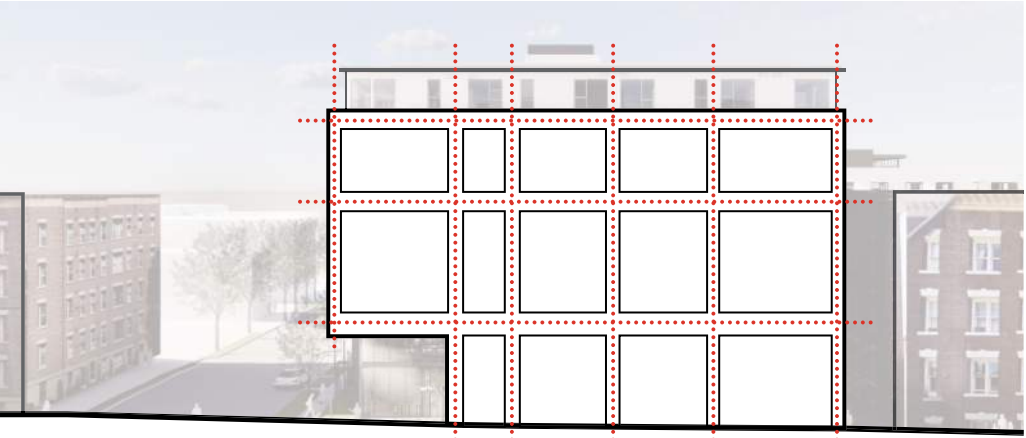
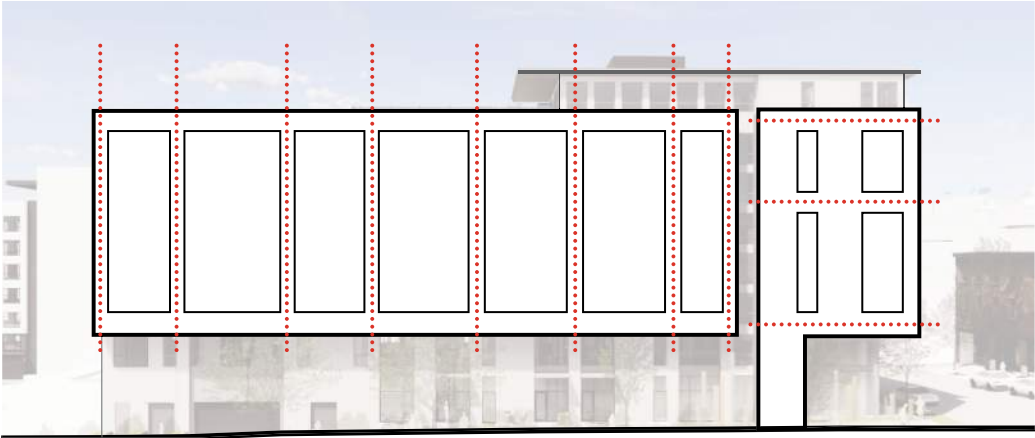
**A** BUILDING MASSING



HISTORIC  
DATUM

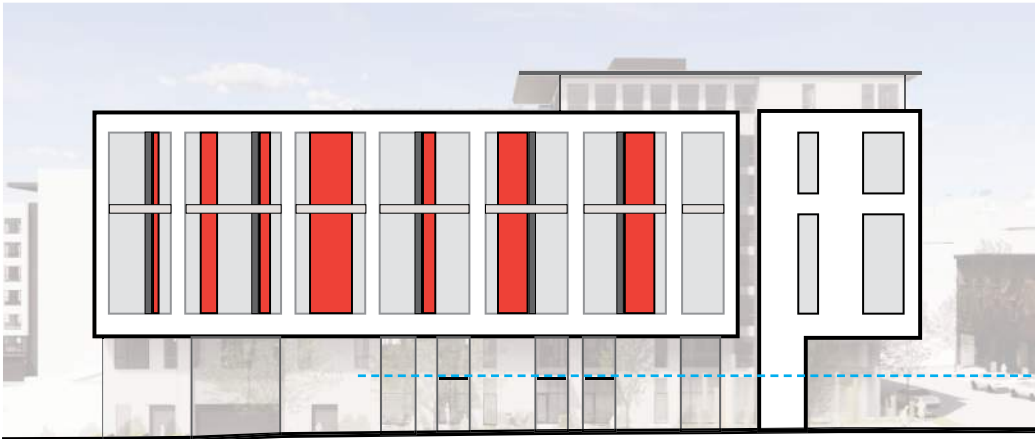


**B** VERTICAL & HORIZONTAL RHYTHMS

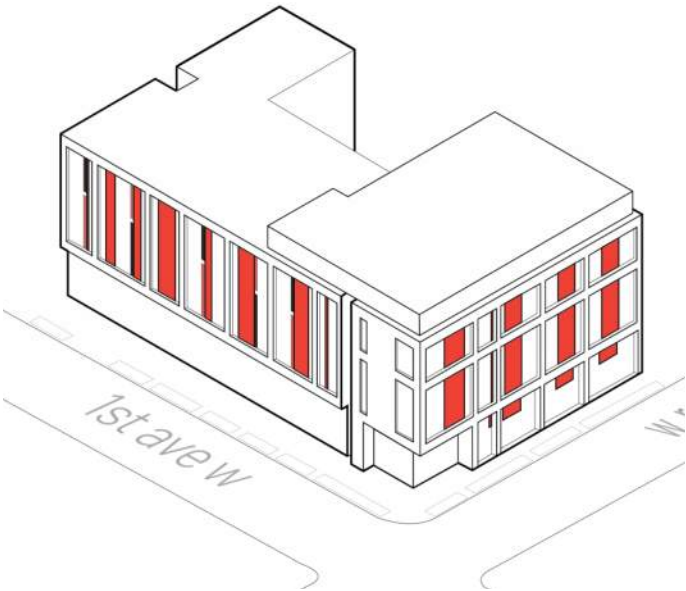
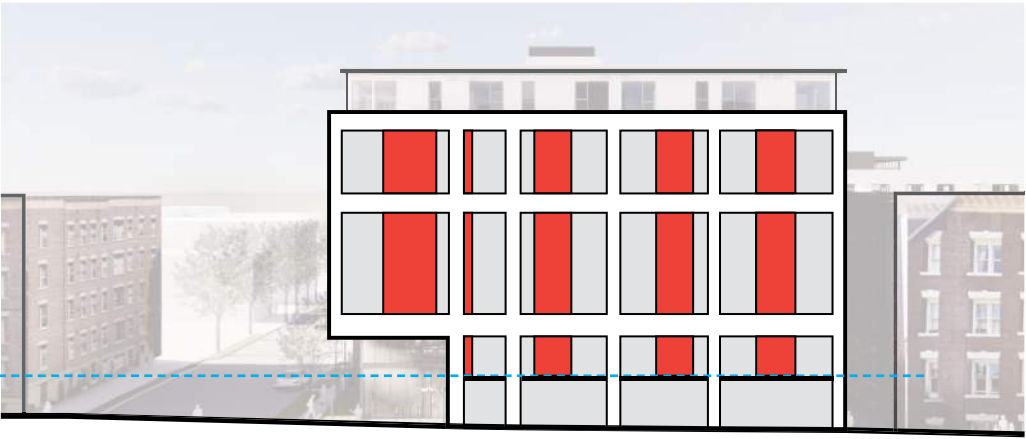




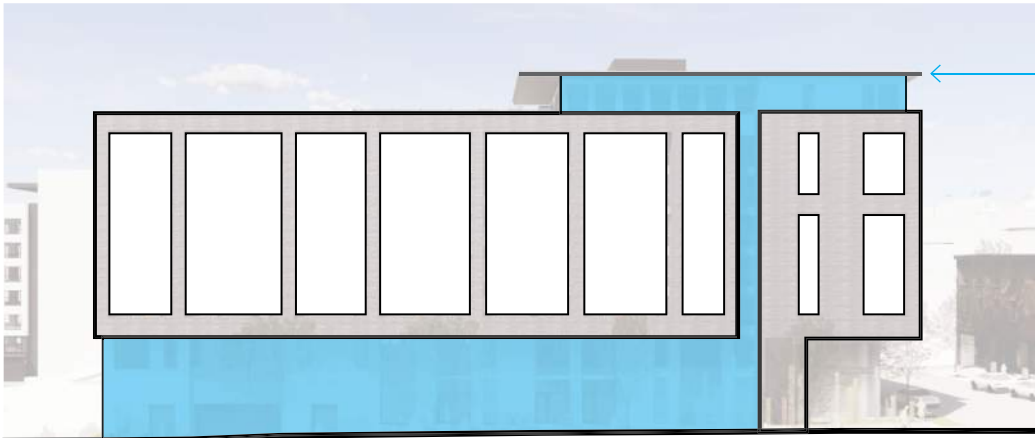
C SECONDARY INFILL MODULATION



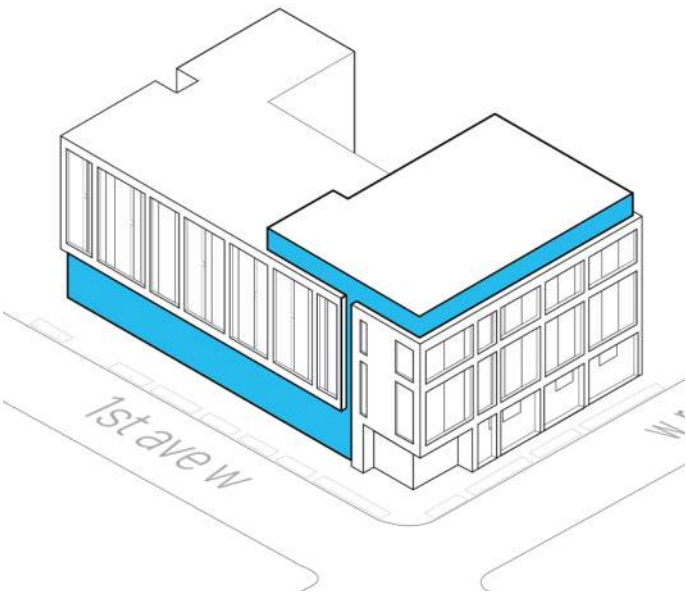
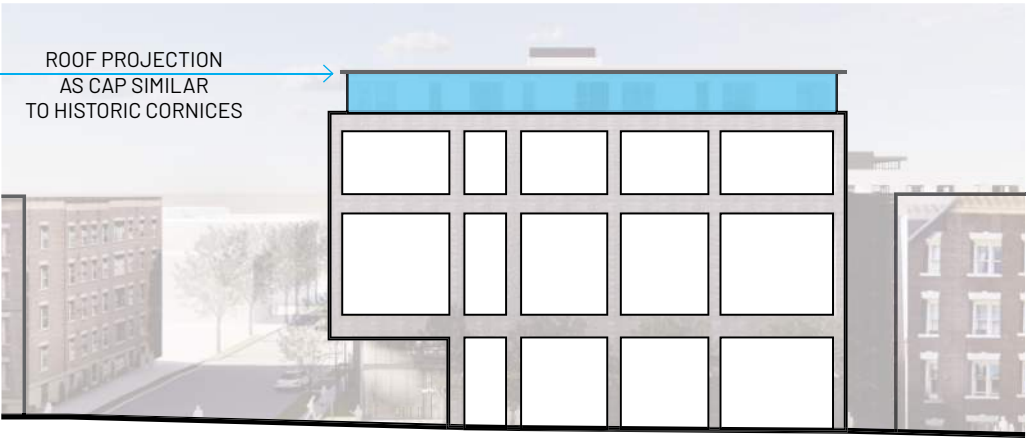
OVERHEAD PROTECTION



D BUILDING MATERIALS



ROOF PROJECTION  
AS CAP SIMILAR  
TO HISTORIC CORNICES





# BUILDING DESIGN - HEIGHT, SCALE, & SECONDARY MODULATION

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

(CS3-A-1 and DC2-B-1)

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



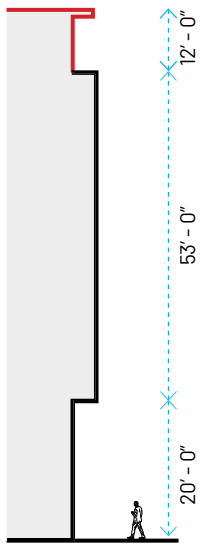
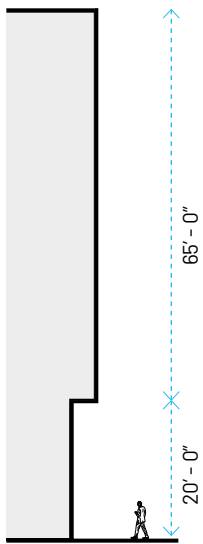
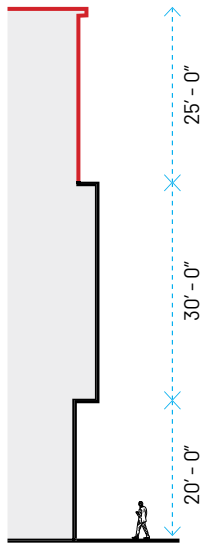
ADR APPROVED OPTION 1



ALTERNATIVE OPTION 2



PREFERRED OPTION





# FACADE STUDY PROGRESSION



**STUDY 1 - GRID**



**STUDY 2 - LIGHT AND DARK BRICK**



**STUDY 3 - LIGHT BRICK AND EXTENDED DARK BRICK**



**STUDY 4 - DARK BRICK AND METAL CLAD CORNER**



**STUDY 5 - WARM AND DARK BRICK**



**PREFERRED OPTION**



BUILDING DESIGN - **FACADE COLOR STUDY**









BUILDING DESIGN - CORNER ARTICULATION / PUBLIC ART

1e

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

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

RESPONSE:

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

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







PRECEDENTS OF CORNER ENTRY CONDITIONS AND BUILDING ENTRY PORTICOS/PORCHES



PROPOSED CORNER ENTRY



BUILDING DESIGN – CORNER ARTICULATION / PUBLIC ART

1e

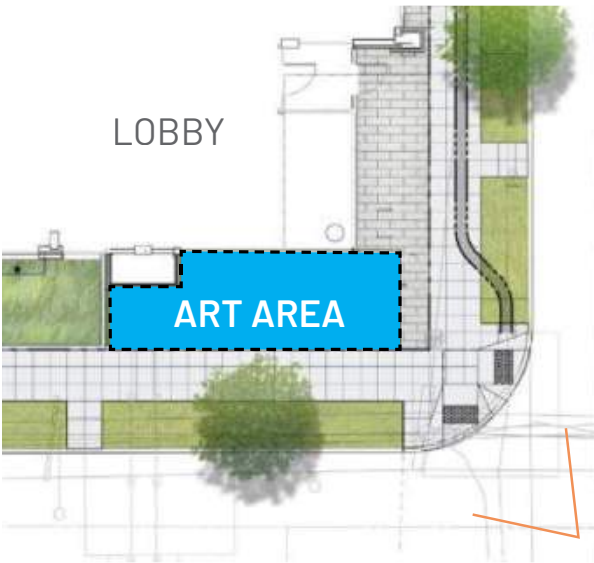
**ADR GUIDANCE:** *The metal scrim feature is not in keeping with the context of the neighborhood. Explore more traditional ways of marking the corner that responds specifically to permanent architectural features of the buildings in the surrounding area. Respond to the Uptown Guidelines that request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

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

**RESPONSE:**

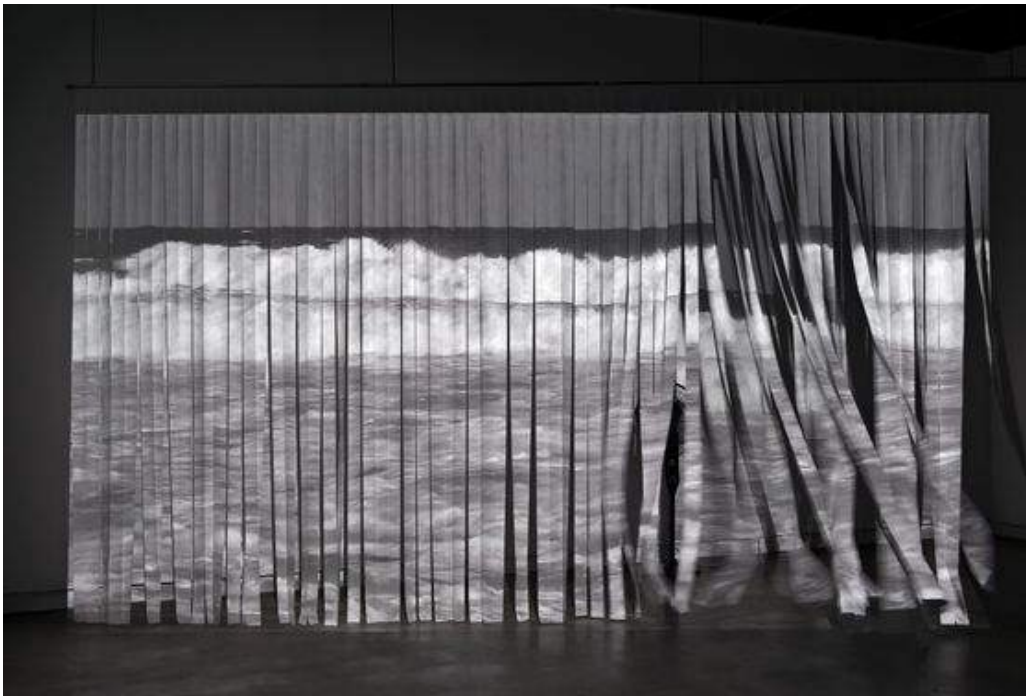
The public art sculptural feature is placed at the **NE corner as a focal point marking the significant street intersection** as well as relating to the entry of On the Boards theater across the street. The sculptural art and lighting is an integral part of the design concept, linking to theater district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

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



ART SCULPTURE RENDERED HERE IS A PLACEHOLDER, THE TEAM IS WORKING WITH AN ARTIST TO DEVELOP FINAL DESIGN.





INSPIRATION FROM THEATER CURTAIN  
Littoral, single channel installation by Dereck Kreckler. Picture taken by Mick Richards

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



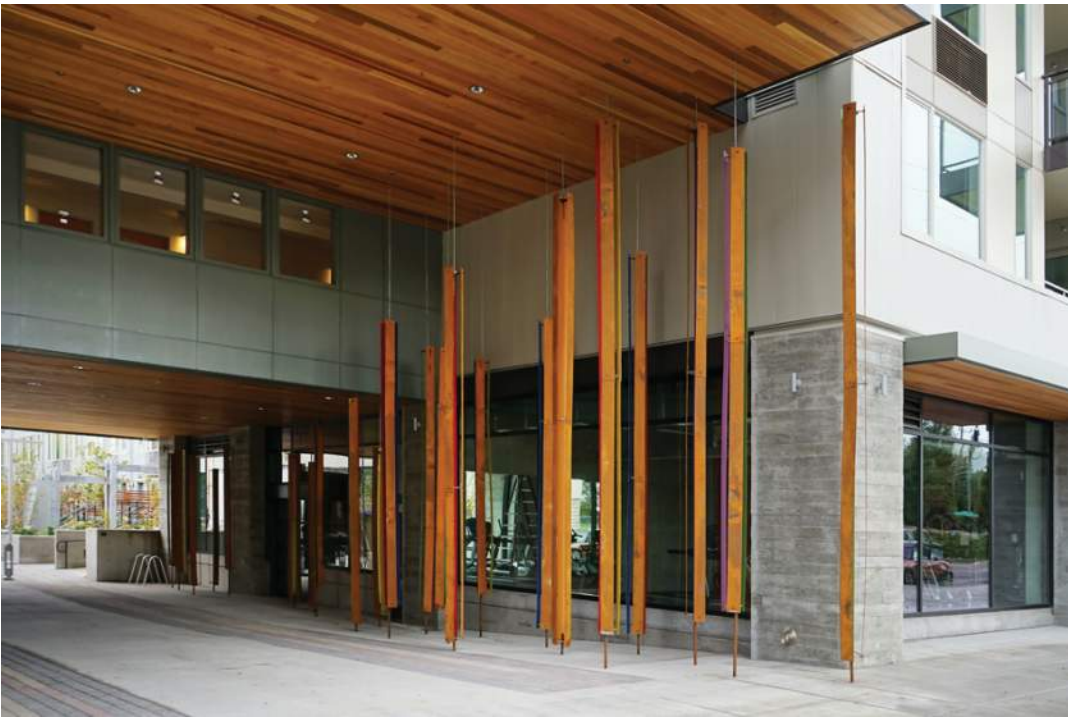
SCULPTURAL INSPIRATION  
150 Media Stream, Chicago By Leviathan



SCULPTURAL INSPIRATION  
Grass Blades, Seattle Center, Harrison Street Entrance, by John Fleming. 2002



SCULPTURAL INSPIRATION  
Grand Canal Square, Dublin, Ireland by Martha Schwartz. 2007.



SCULPTURAL INSPIRATION  
Color Cane – Peloton – Portland, OR by John Fleming



BUILDING DESIGN - MURAL ART



ADJACENT FUTURE PROJECT  
118 W. MERCER ST.

MURAL RENDERED HERE IS A PLACEHOLDER, THE TEAM IS WORKING WITH AN ARTIST TO DEVELOPE FINAL DESIGN.



## MURAL INSPIRATIONS



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

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

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

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



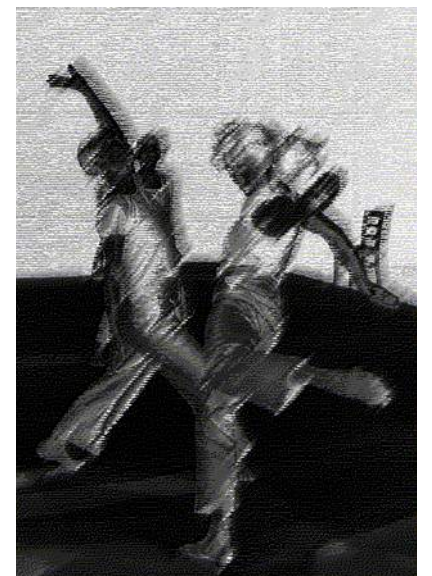
## MURAL ART INSPIRATIONS



The Interesting Notion of Self by John Arthur Ligo



The Dance Ballet by Catherine Jettes





BUILDING ELEVATIONS



EAST ELEVATION



NORTH ELEVATION



BUILDING ELEVATIONS



WEST ELEVATION

- PENTHOUSE
- HEIGHT LIMIT
- ROOF LEVEL
- LEVEL 8
- LEVEL 7
- LEVEL 6
- LEVEL 5
- LEVEL 4
- LEVEL 3
- LEVEL 2
- LEVEL 1

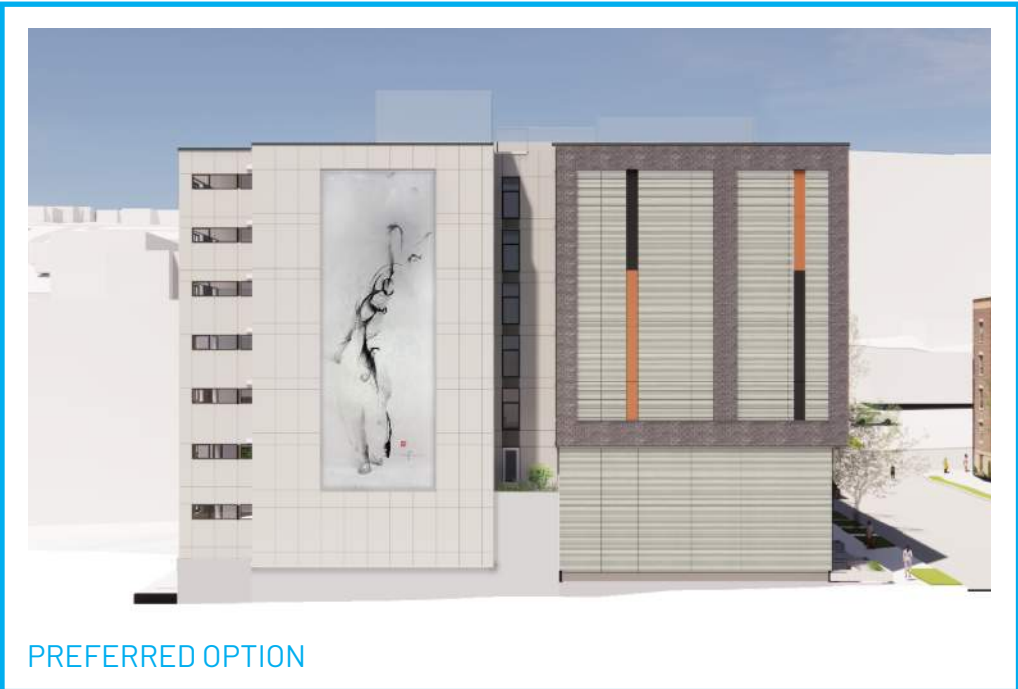


SOUTH ELEVATION

- PENTHOUSE
- HEIGHT LIMIT
- ROOF LEVEL
- LEVEL 8
- LEVEL 7
- LEVEL 6
- LEVEL 5
- LEVEL 4
- LEVEL 3
- LEVEL 2
- LEVEL 1



BUILDING ELEVATIONS - SOUTH ELEVATION STUDIES





## PERSPECTIVE VIEW - W ROY ST



**1e RESPONSE**  
Metal scrim removed and art moved to at-grade, not competing with On the Boards.

**1b RESPONSE**  
Transition to two different but related interpretations of neighboring historic building facade organizations on the north and further to the south



PERSPECTIVE VIEW - 1ST AVE W



2a

RESPONSE

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

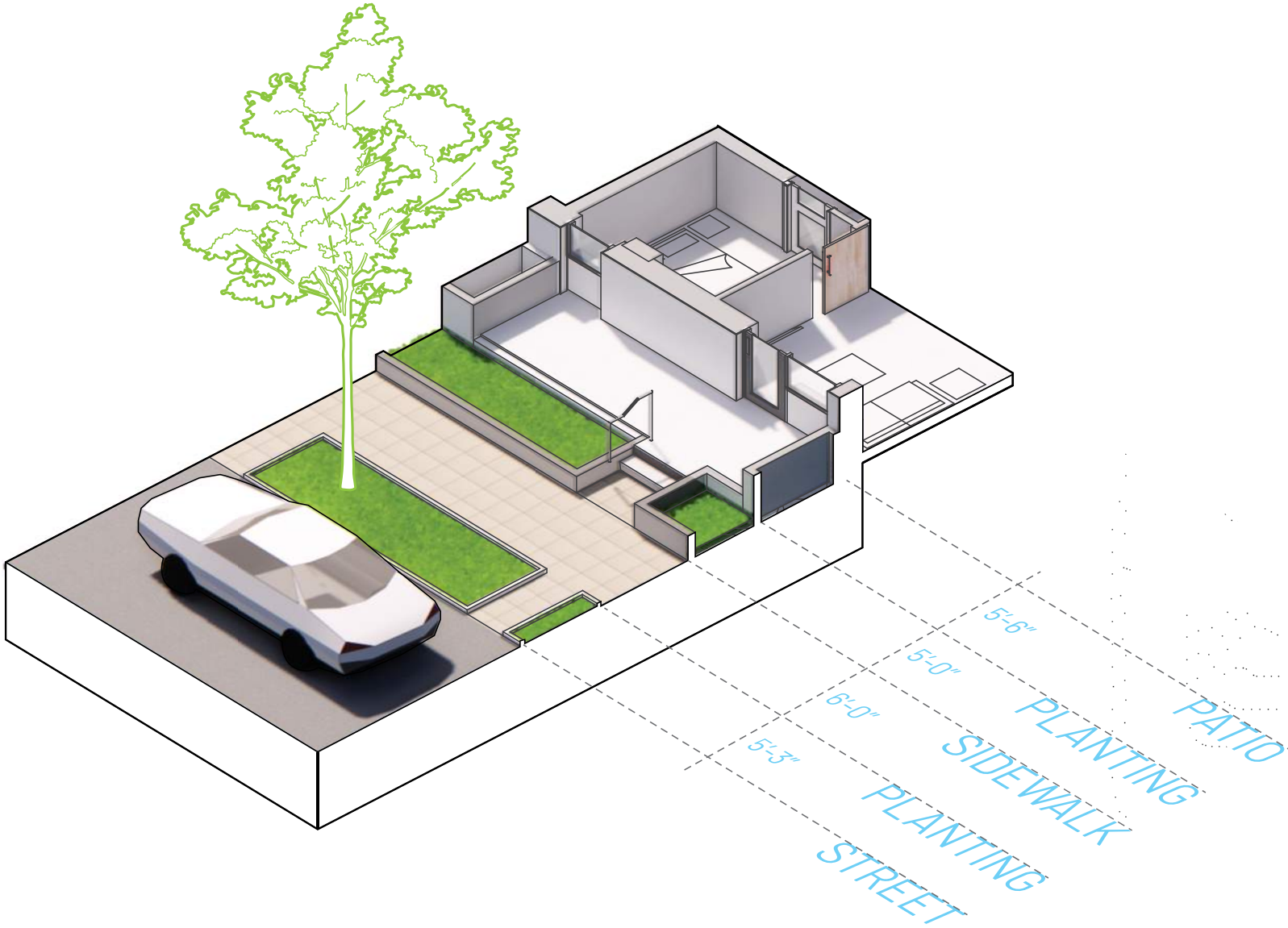


BUILDING DESIGN - AT GRADE UNIT / EXTERIOR BUFFER

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

(PL2-B-1, PL3-B-2, PL3-A-3P, PL3-A-4 and PL3-3-a)

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





BUILDING DESIGN - AT GRADE UNIT / EXTERIOR BUFFER



RESIDENTIAL STOOPS ALONG 1ST AVE W



BUILDING DESIGN - AT GRADE UNIT / EXTERIOR BUFFER



EXPO APARTMENTS.  
RUNBERG ARCHITECTURE GROUP



SITKA APARTMENTS.  
RUNBERG ARCHITECTURE GROUP



BATIK APARTMENTS  
RUNBERG ARCHITECTURE GROUP



LYRIC APARTMENTS  
RUNBERG ARCHITECTURE GROUP

- building overhang .....
- inset color accents .....
- weather protection .....
- unit entries .....
- rain garden .....
- elevated patio .....
- stair to patio .....
- landscape buffer .....
- cast-in-place planters .....
- sidewalk .....





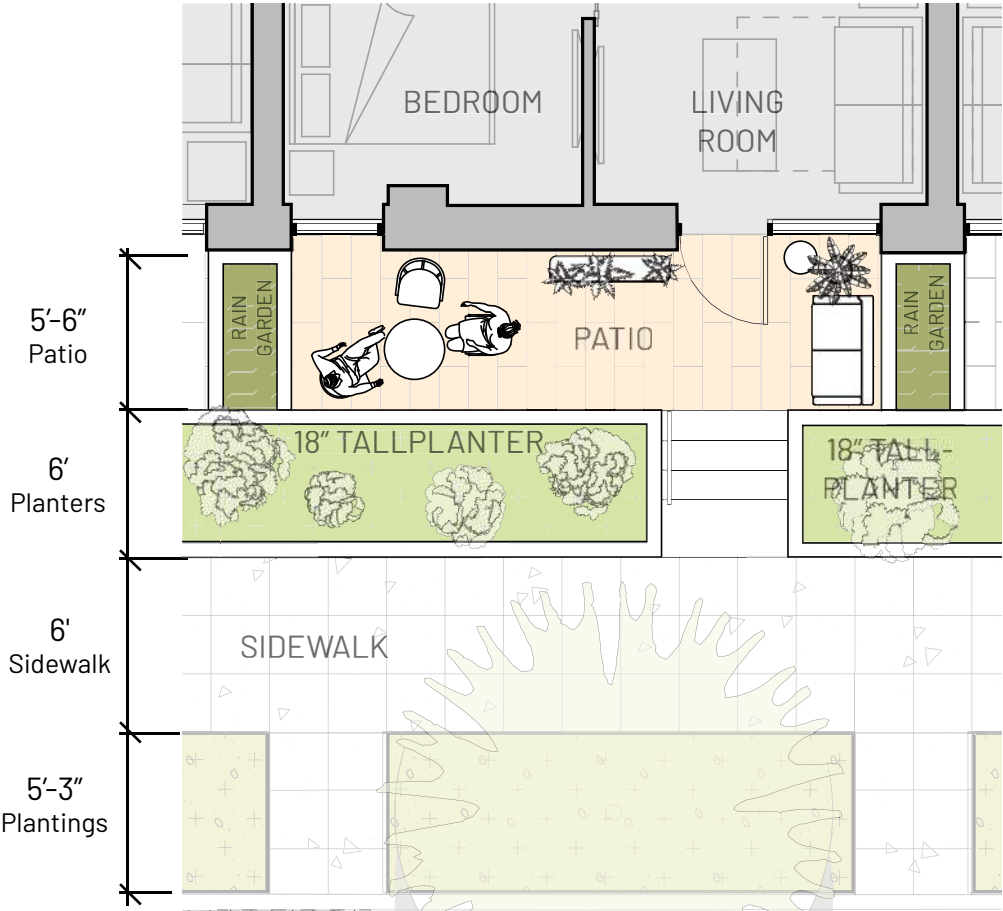
# SITE PLAN - GROUND LEVEL DETAILS

**2b** **ADR GUIDANCE:** The frame element defining the ground floor units makes them look overly commercial. Explore ways to create fine-grained detail at the units. Use brick as a field material that comes all the way to the stoop level.

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

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

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

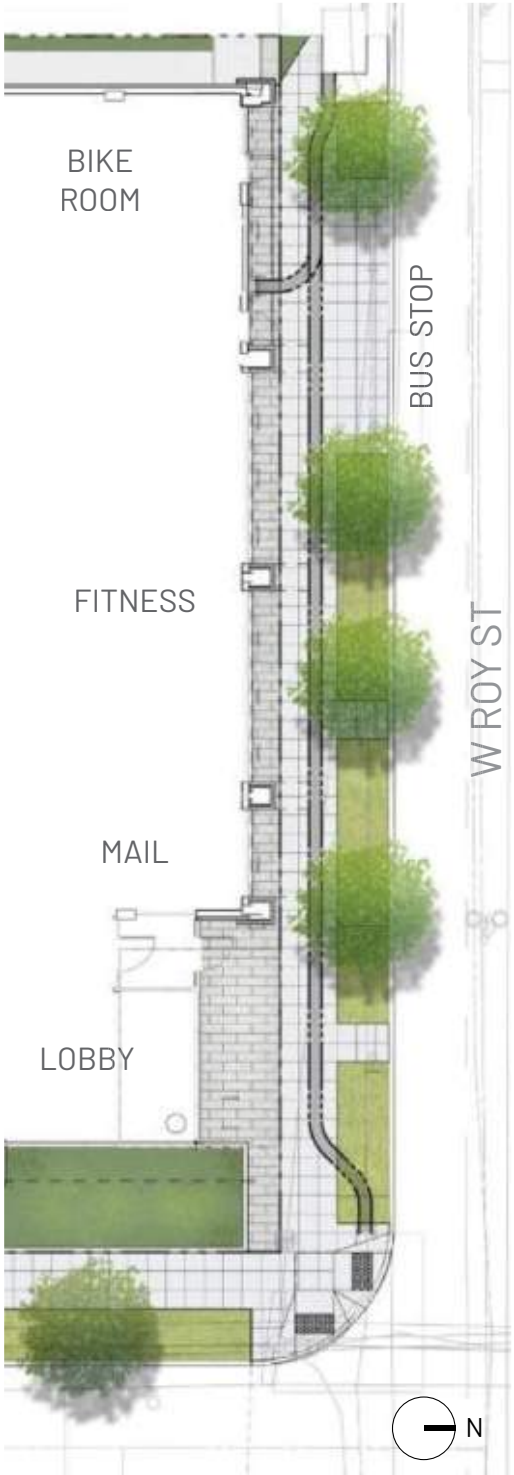


TYPICAL RESIDENTIAL PATIO



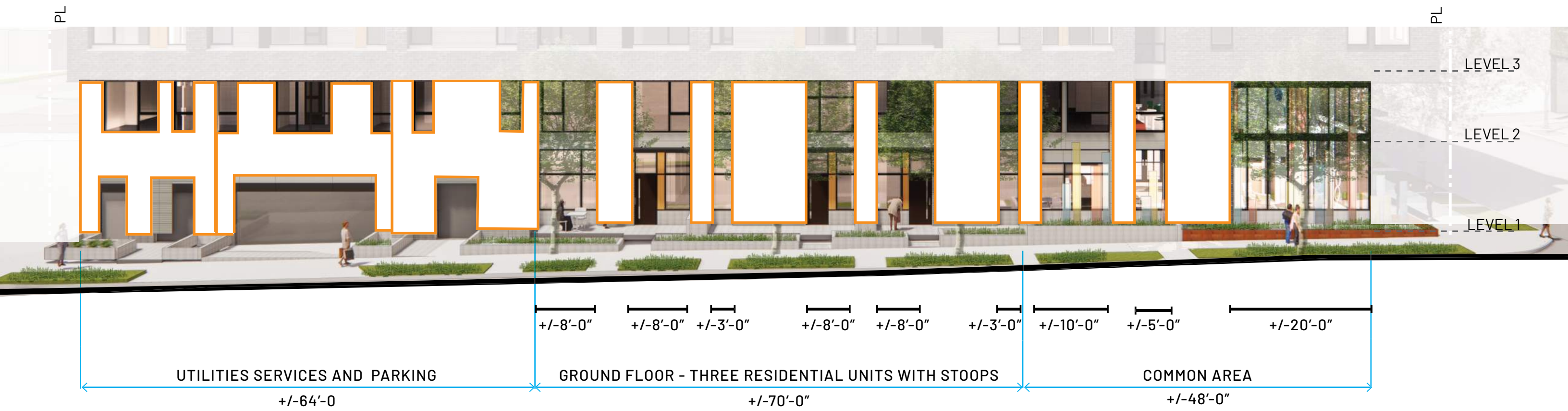


SITE PLAN - GROUND LEVEL DETAILS



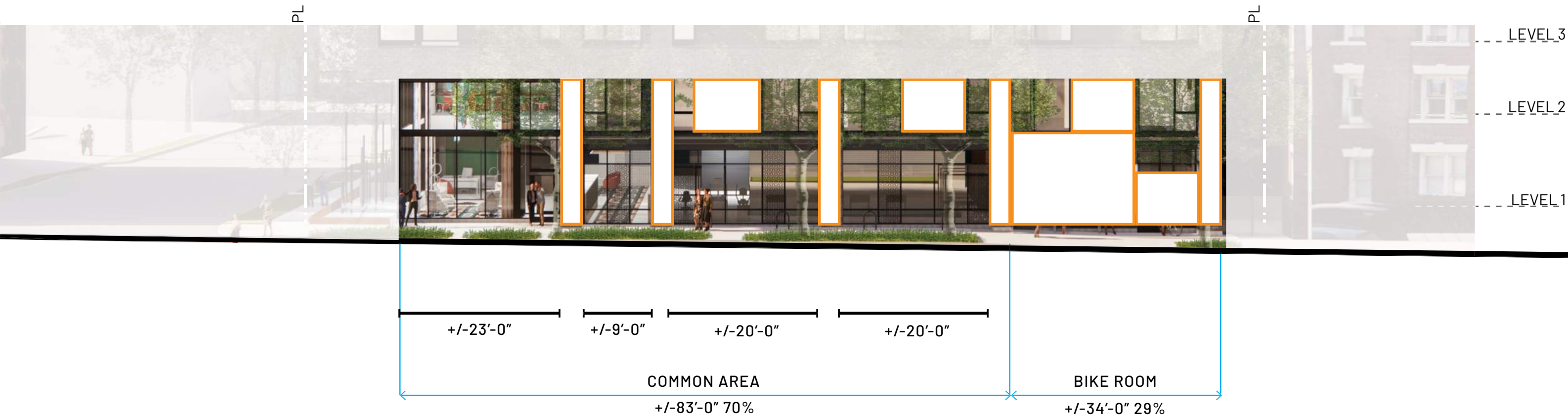


SITE PLAN - GROUND LEVEL DETAILS



EAST ELEVATION

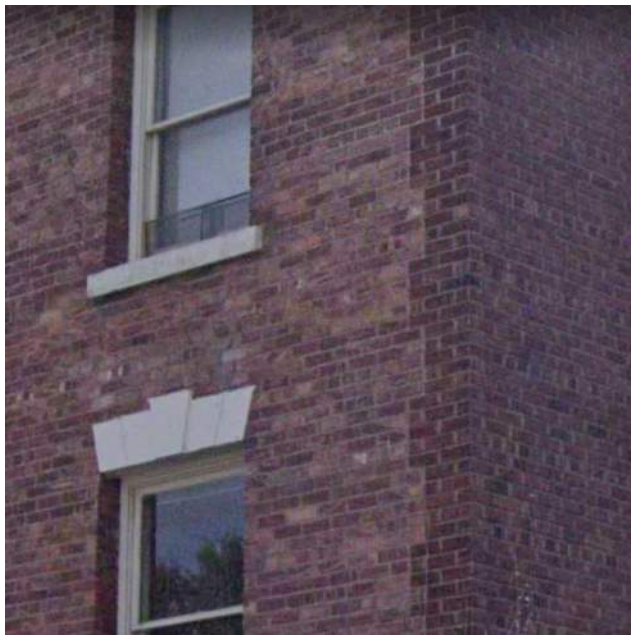
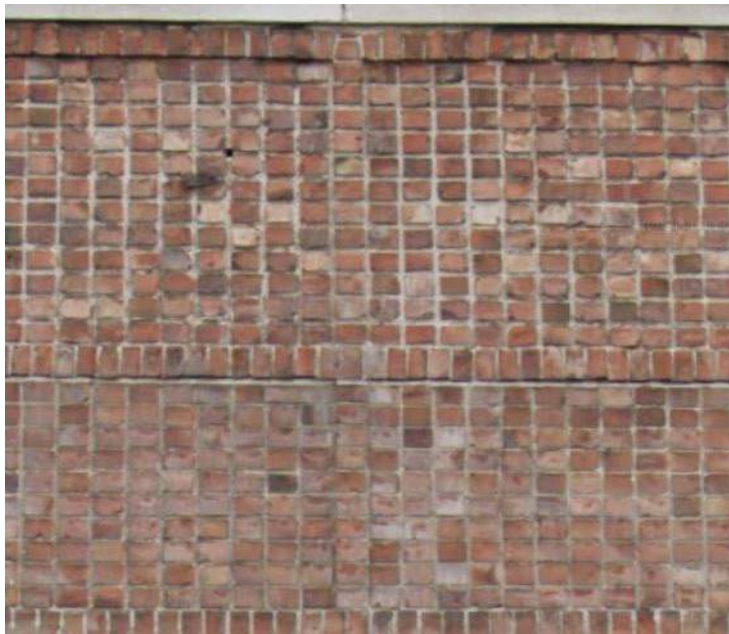




NORTH ELEVATION



NEIGHBORHOOD BRICK DETAIL PRECEDENTS

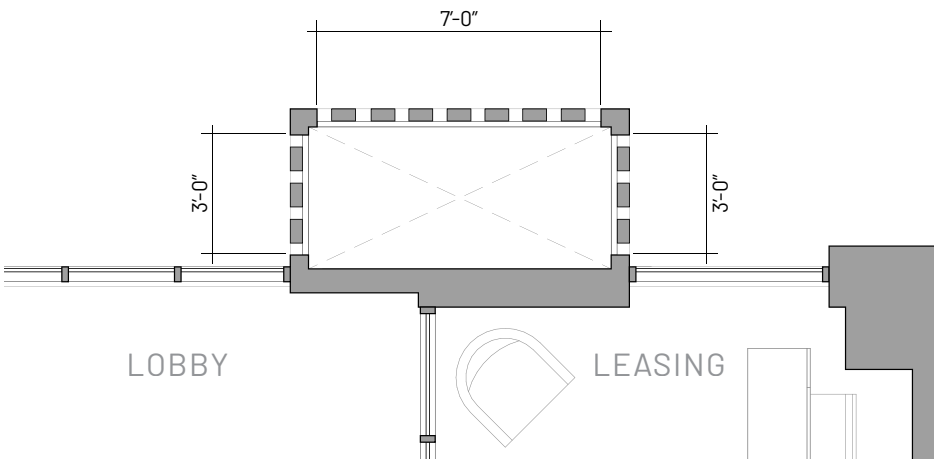




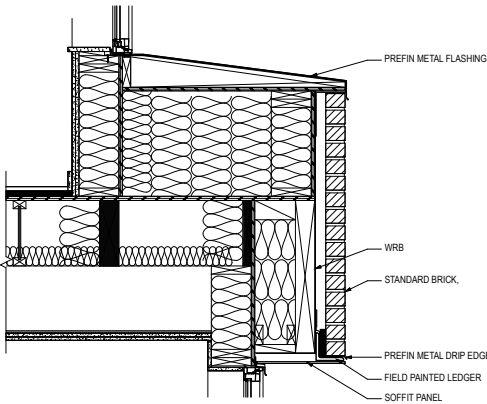
BRICK DETAILS



PERFORATED BRICK AIR INTAKE



AIR INTAKE DETAIL



BRICK PARAPET WITH FURRING AT WINDOW SILL



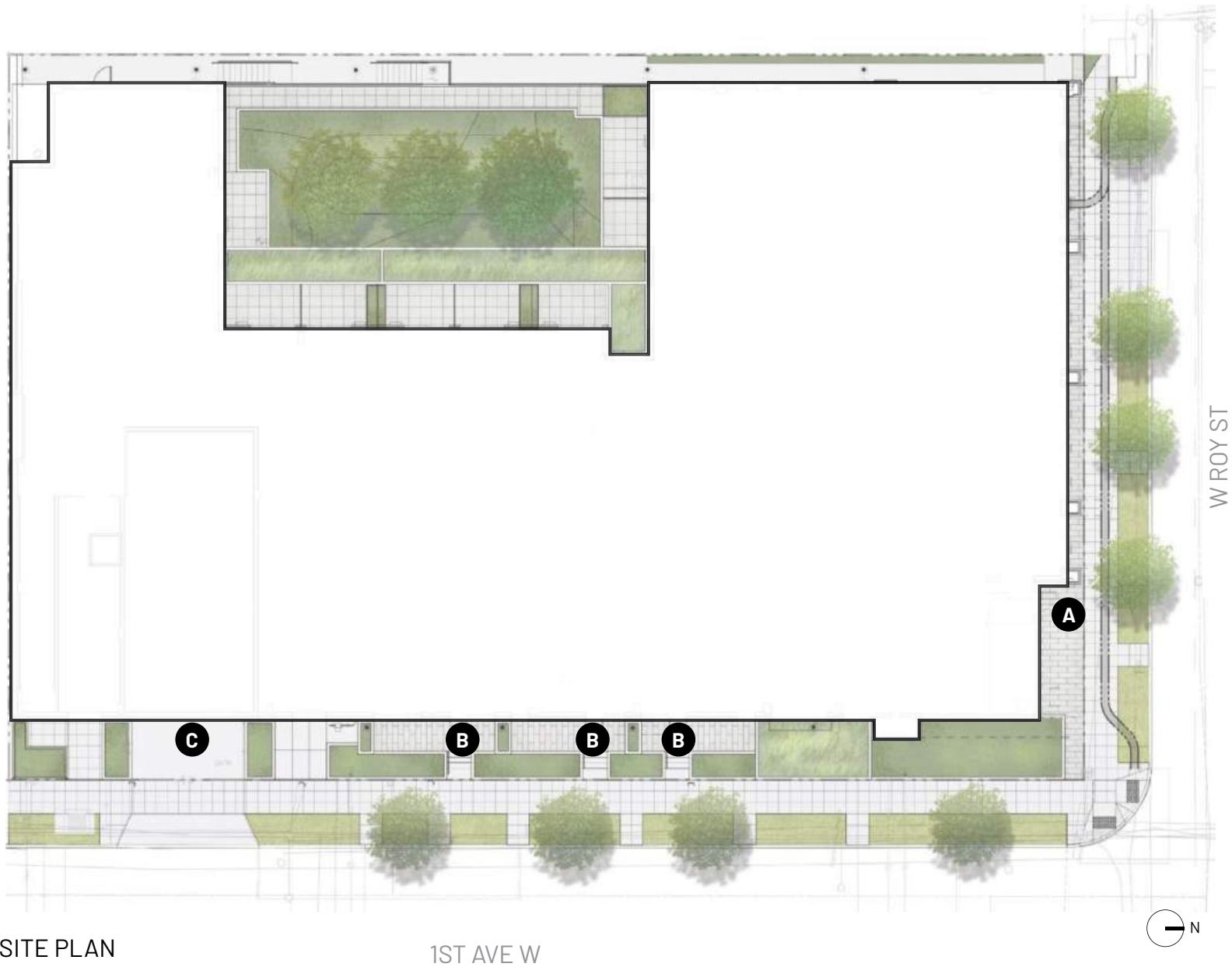
AIR INTAKE BRICK PATTERN



COPING AT TOP OF BRICK



GROUND LEVEL - SIGNAGE DESIGN



SITE PLAN 1ST AVE W

B AT-GRADE UNIT SIGNAGE



A BUILDING SIGNAGE



C PARKING SIGNAGE





GROUND LEVEL - CANOPY DESIGN



SITE PLAN

1ST AVE W

W ROY ST



A. PRE-FINISHED METAL CANOPY (BLACK)



B. EXTRUDED METAL CANOPY WITH COLOR SOFFIT



# BUILDING DESIGN - SUSTAINABILITY

2.c

## PROJECT SUSTAINABILITY

ADR guidance: prefers to see how proposed project highlights sustainability aspects related to overall form , water features, and significant tree removal.

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

## PROJECT SUSTAINABILITY OBJECTIVES

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

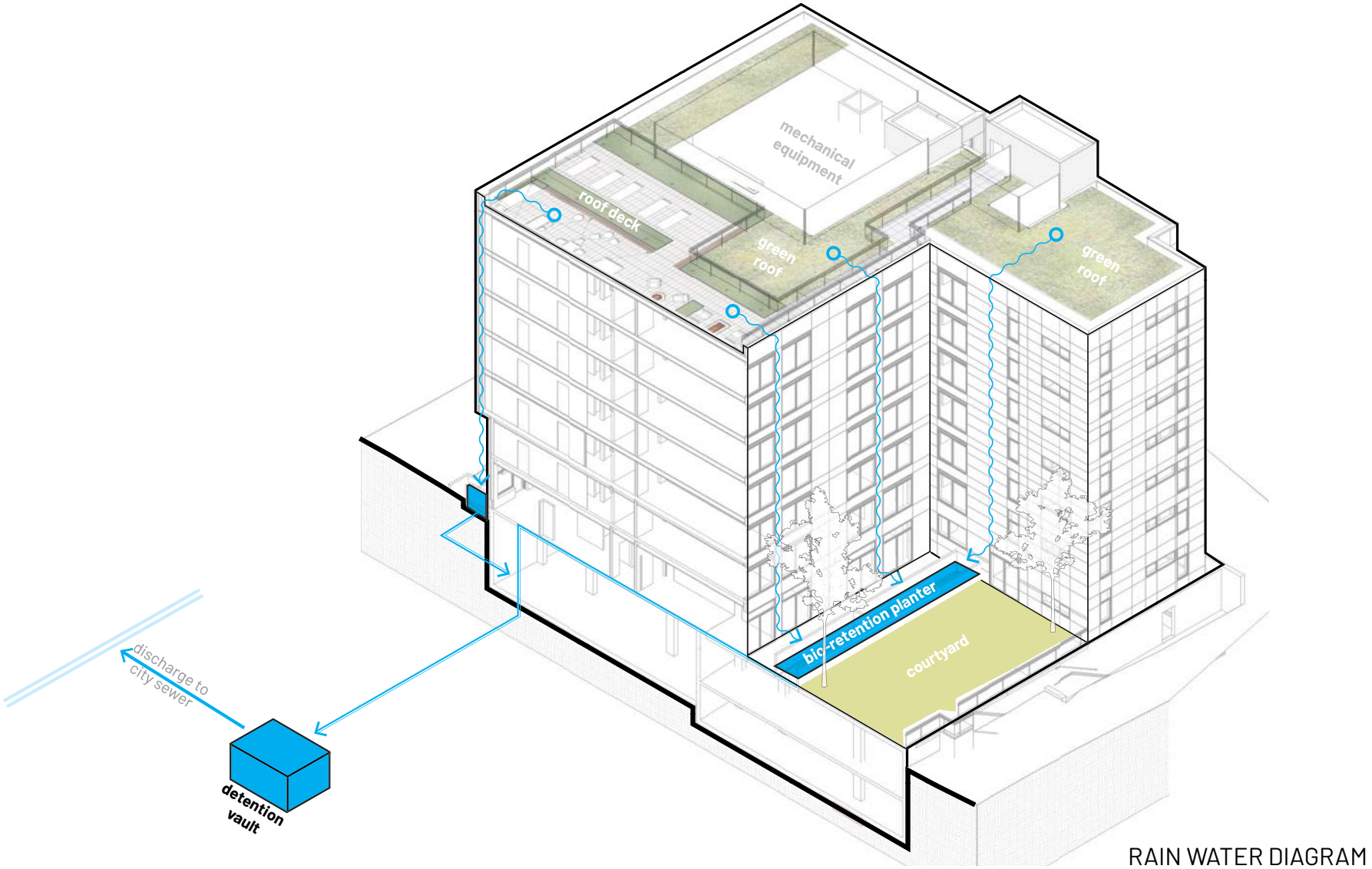
- Heat pump hot water heaters,
- Low flow fixtures and water closets,
- Electric vehicle charging stations
- Large bike rooms with easy access to street and adjacent bike lanes
- Coordinating with a bus stop adjacent to one of the lobby doors.

## RESPONSE:

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

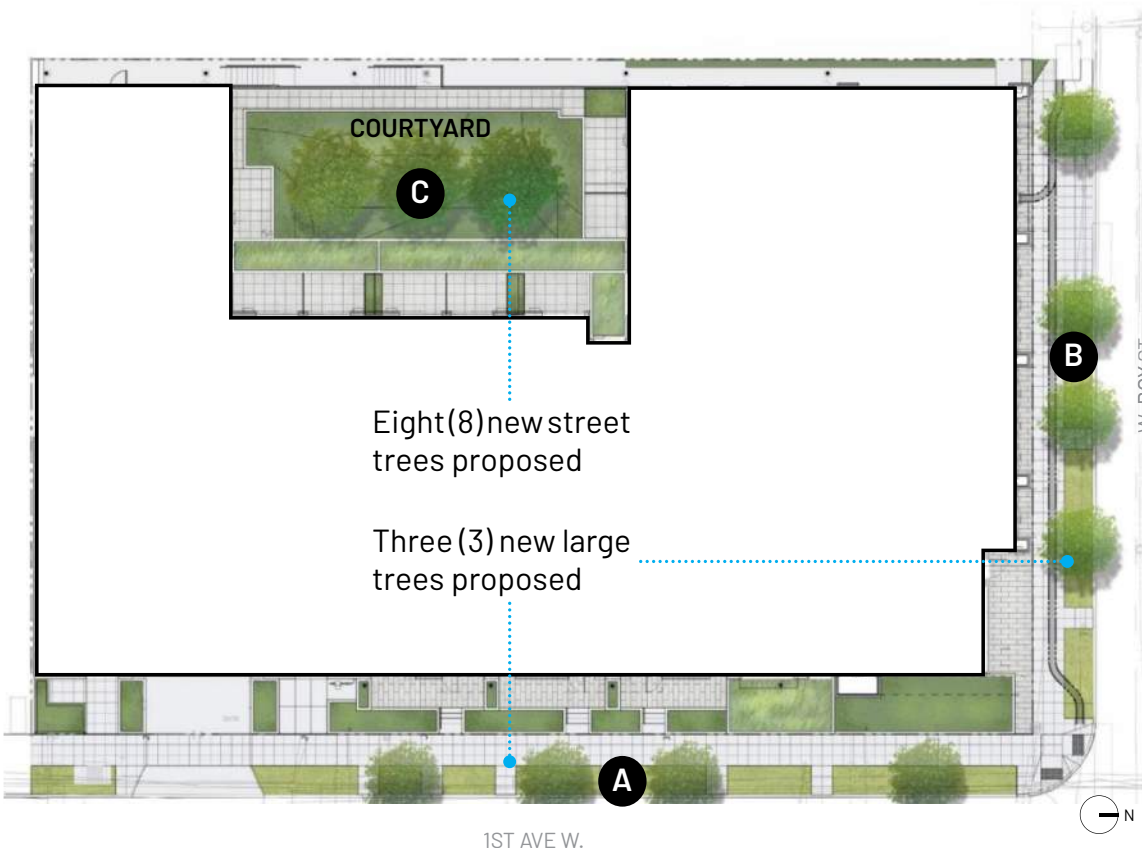
The building design incorporate architectural and **landscape features to highlight the natural processes of rain water collection and its movement through the site.** The bio-retention planters, green roofs, and rain-gardens provide a sustainable ways of water retention, bringing the natural elements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

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



RAIN WATER DIAGRAM





SITE PLAN



**B** NEW TREES ALONG W ROY ST



**A** NEW TREES ALONG 1ST AVE W



**C** NEW TREES IN THE COURTYARD



BUILDING MATERIAL - MATERIAL BOARD





B1

Brick

Mutual Materials : "Coal Creek", standard size

FC1

Fiber Cement Panel

Textured

FC2

Fiber Cement Panel

Smooth

FC4

Fiber Cement Panel

Smooth

FC5

Fiber Cement Panel

Smooth

FC6

Fiber Cement Panel

Textured

GV1

Vinyl Windows

Color - Black

CA

Pre-Finished Metal - "Matte Black"

AEP SPAN (Canopies)

S1

Aluminum Storefront

Color - Black


RA

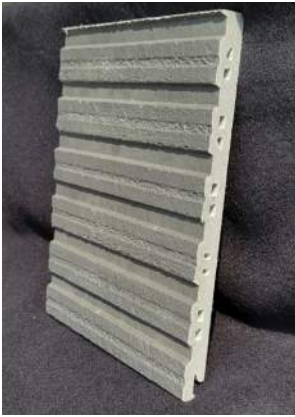
Guardrail

Metal and glass

AC

Concrete





101 Roy

R

RUNBERG  
ARCHITECTURE  
GROUP

GV1

WINDOW,  
BLACK VINYL

M1

BLACKEN STEEL  
PLANTER, BLACK

S1

STOREFRONT,  
BLACK

FC6

FIBER CEMENT  
PANEL, SMOOTH

RA

GUARDRAIL  
METAL AND GLASS

B1

BRICK, MUTUAL MATERIALS,  
COAL CREEK

FC1

FIBER CEMENT  
PANEL, TEXTURED

FC2

FIBER CEMENT  
PANEL, SMOOTH

FC3

FIBER CEMENT  
PANEL, SMOOTH

FC4

FIBER CEMENT  
PANEL, SMOOTH

FC5

FIBER CEMENT  
PANEL, TEXTURED

M2

PERFORATED  
SCREEN

AC

CONC.  
CAST-IN-PLACE

DESIGN REVIEW BOARD RECOMMENDATION #LU 3036111-LU (3035904-EG) | 101 W. ROY ST. | DRB - DATE 08/04/21

SRM

DEVELOPMENT

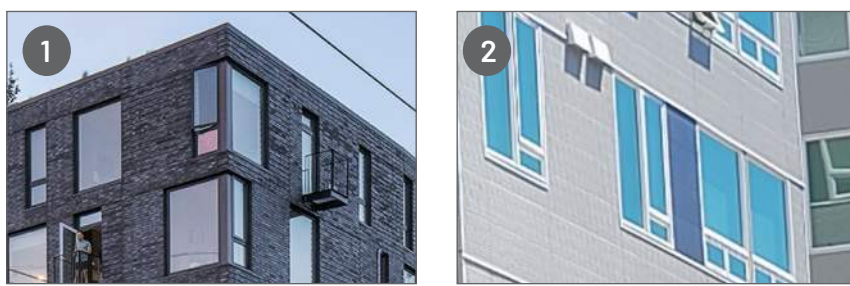
R

RUNBERG  
ARCHITECTURE  
GROUP

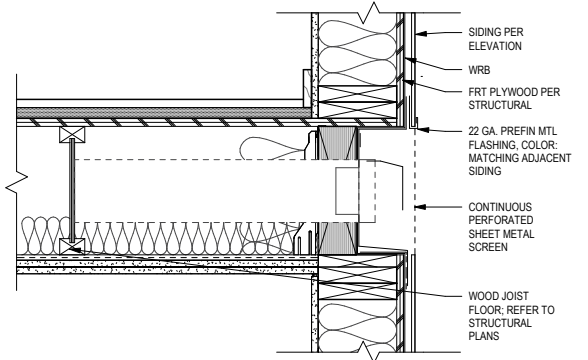
65



BUILDING SECTION - EAST ELEVATION

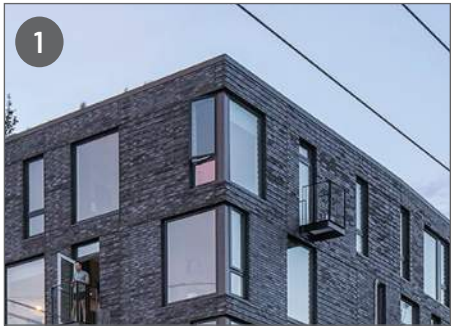
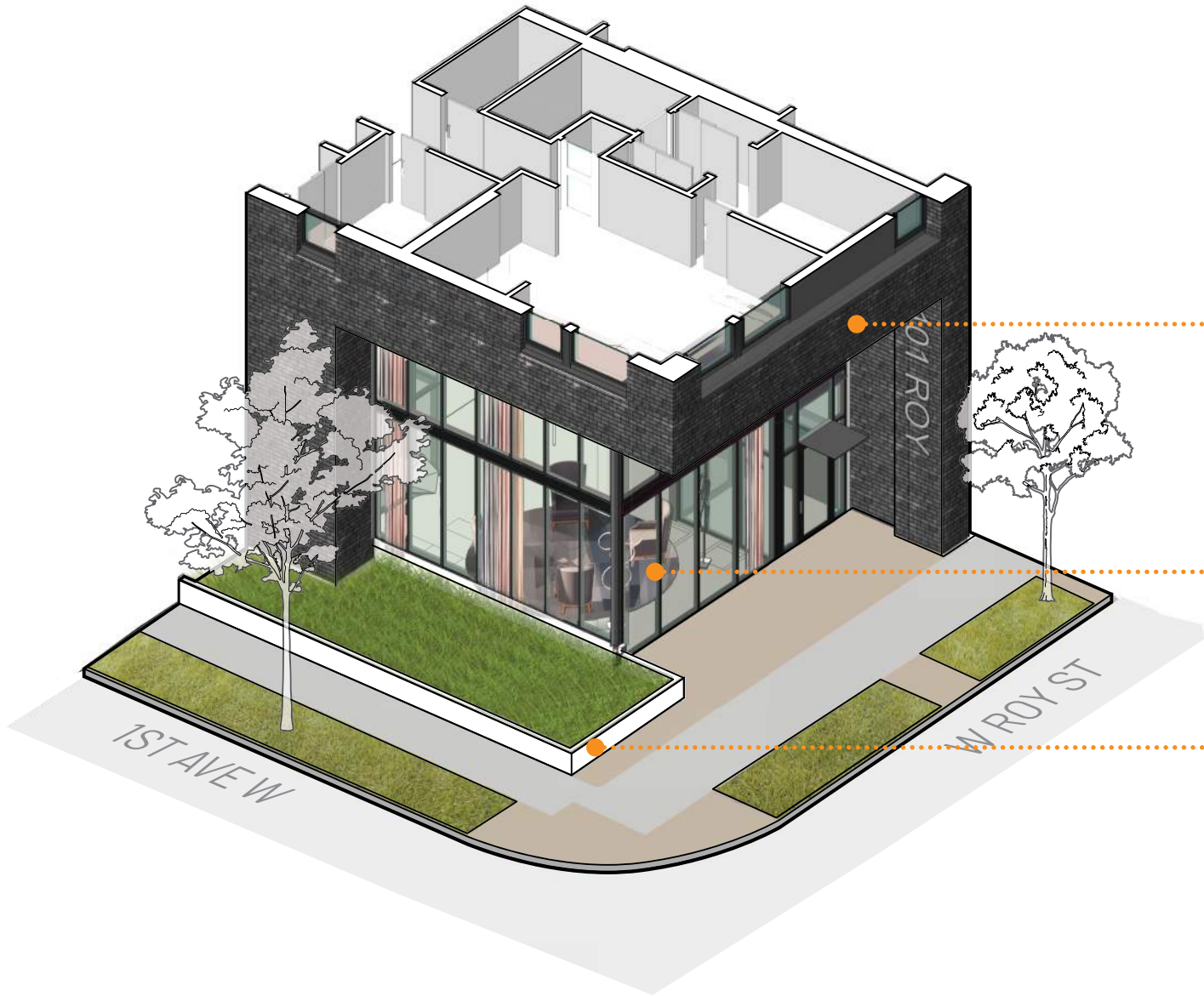


Shea Apartments. Seattle





BUILDING SECTION - LOBBY



Shea Apartments. Seattle



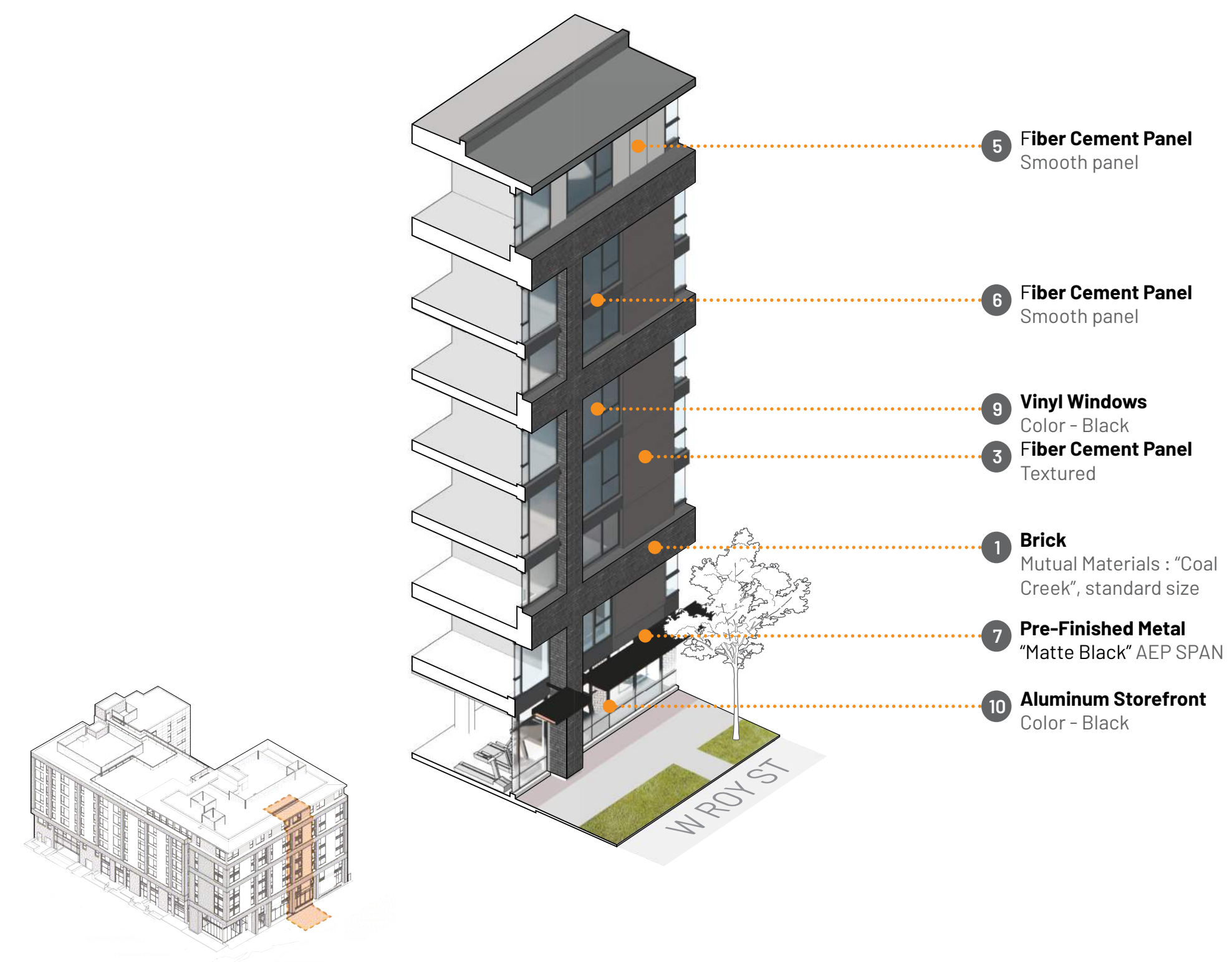
1 **Brick**  
Mutual Materials : "Coal Creek", standard size

10 **Aluminum Storefront**  
Color - Black

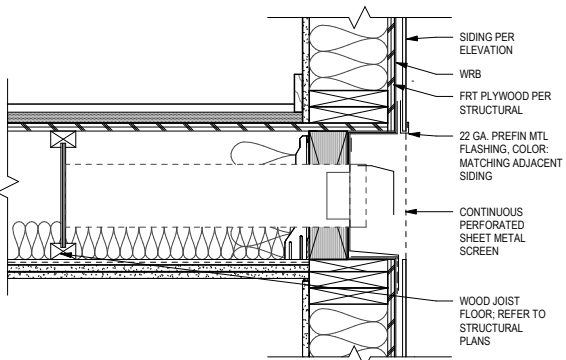
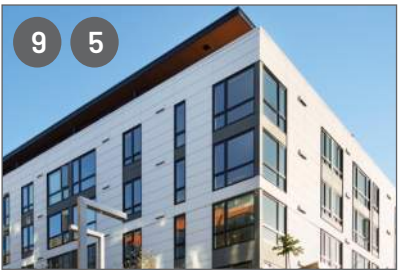
12 **Blacken Steel Planter**



BUILDING SECTION - NORTH ELEVATION



Shea Apartments. Seattle





BUILDING SECTION - COURTYARD

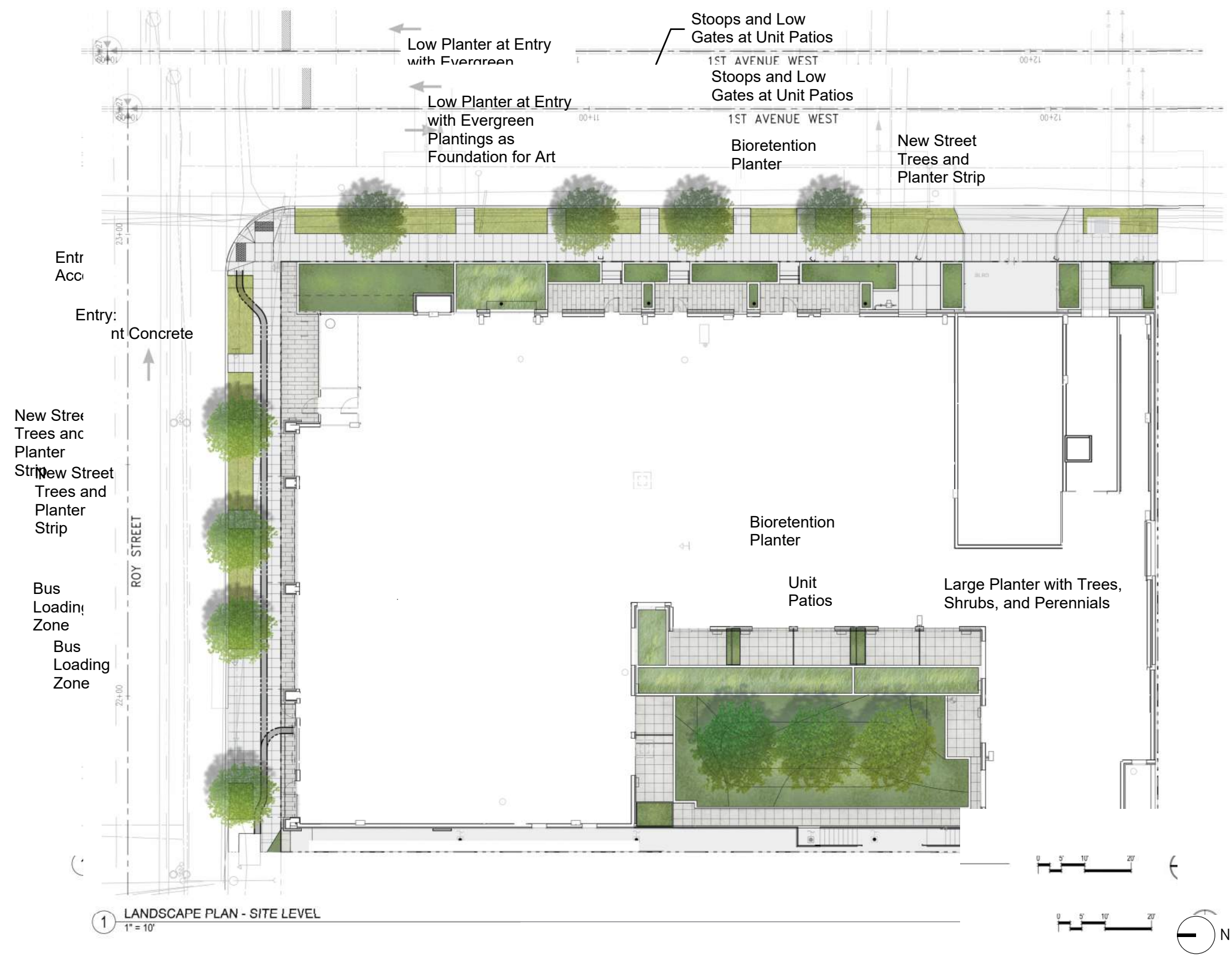




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LANDSCAPE DESIGN - SITE LEVEL



1 LANDSCAPE PLAN - SITE LEVEL  
1" = 10'

2



DESIGN REVIEW BOARD RECOMMENDATION #LU NUMBER | ADDRESS | DRB - DATE

2



BOARD RECOMMENDATION #LU 3036111-LU (3035904-EG) | 101 W. ROY ST. | DRB - DATE 08/04/21

DESIGN REVIEW BOARD RECOMMENDATION #LU NUMBER | ADDRESS | DRB - DATE





LANDSCAPE DESIGN - SITE LEVEL

WINTER • FALL



PAPERBARK MAPLE



CRYPTOMERIA



LIRIOPE



EVERGREEN HONEYSUCKLE



HOLLY FERN



FERNS



VARIEGATED LIRIOPE



BEESIA



LENTEN ROSE



LAMBS EAR



GREEN SPIRE EUONYMUS



SPREADING YEW



SWORD FERN



MAHONIA



SPRING • SUMMER



HOP HORNBEAM



GREEN SMOKE BUSH



HOSTA



OREGON GRAPE



MAHONIA



FOUNTAIN GRASS



HYDRANGEA



LIRIOPE



WINTERHAZEL



MAGNOLIA



SORBARIA



TUFTED HAIR GRASS



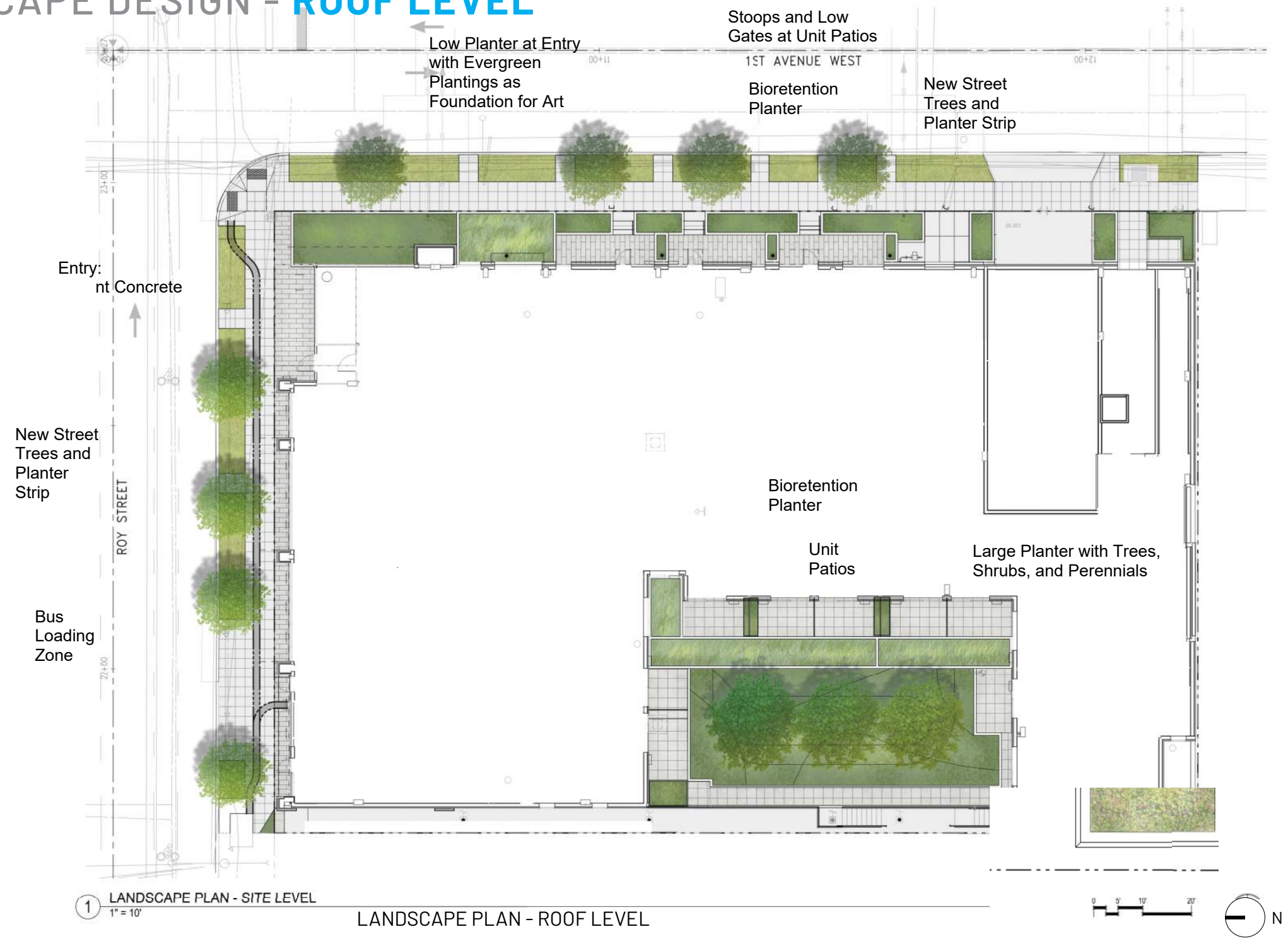
ROSA RUGOSA



BEESIA



LANDSCAPE DESIGN - ROOF LEVEL



1 LANDSCAPE PLAN - SITE LEVEL  
1" = 10'

LANDSCAPE PLAN - ROOF LEVEL

1 LANDSCAPE PLAN - ROOF LEVEL  
1" = 10'

2



DESIGN REVIEW BOARD RECOMMENDATION #LU NUMBER | ADDRESS | DRB - DATE

DESIGN REVIEW BOARD RECOMMENDATION #LU NUMBER | ADDRESS | DRB - DATE





SPRING • SUMMER • FALL



FEATHER REED GRASS



WHIRLING BUTTERFLIES GAURA



JERUSALEM SAGE DWARF



SEDUM



ALLIUM



MATRONA SEDUM



FOUNTAIN GRASS



LAVENDER



LAMBS EAR



WHITE ECHINACEA



BLUE OAT GRASS



GREEN ROOF SEDUM



BLUE JUNIPER



TUFTED HAIR GRASS









THYME



EXTERIOR LIGHTING DESIGN - SITE LEVEL



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

-  **A** UP-DOWN SCONCE LIGHTING
-  **B** SCONCE LIGHTING
-  **C** LANDSCAPE UPLIGHT
-  **D** WALL WASH LIGHT
-  **E** LED UP-LIT SCULPTURE
-  **F** RECESSED DOWN LIGHT

LIGHTING PLAN - SITE LEVE





LIGHTING PLAN - ROOF LEVE



H STEP & PLANTER WALL LIGHT



J CATENARY LIGHTING



NO DEPARTURES



THANK YOU!





# 05 APPENDIX









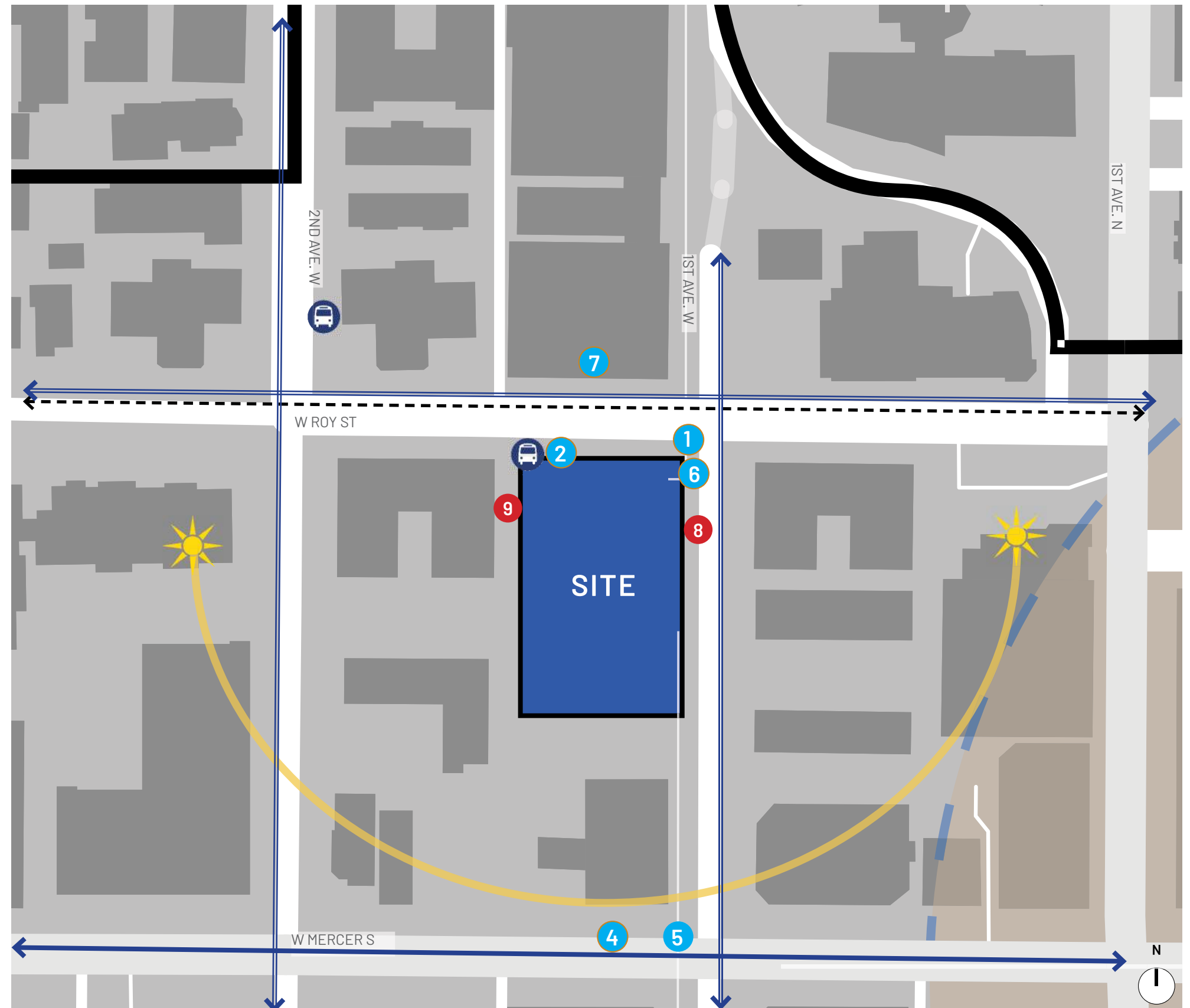
## OPPORTUNITIES

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

## CONSTRAINTS

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

-  URBAN CENTER BOUNDARY
-  HEART OF UPTOWN
-  MINOR ARTERIAL / MAJOR TRANSIT ROUTE
-  MINOR ARTERIAL / MINOR TRANSIT ROUTE
-  BIKE TRAFFIC
-  BUS STOP



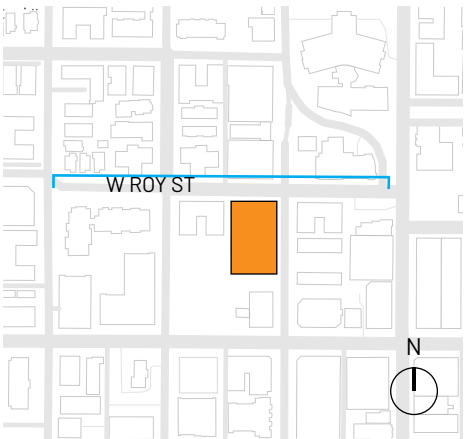
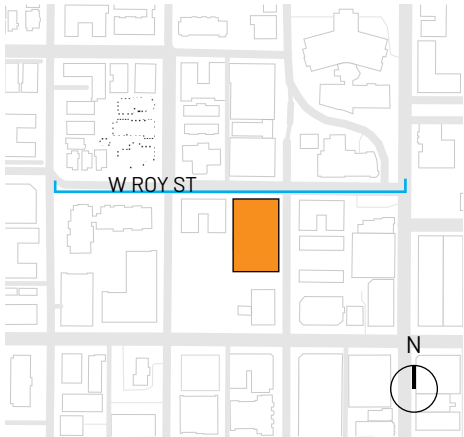


STREET ELEVATIONS - W ROY ST





STREET ELEVATIONS - W ROY ST



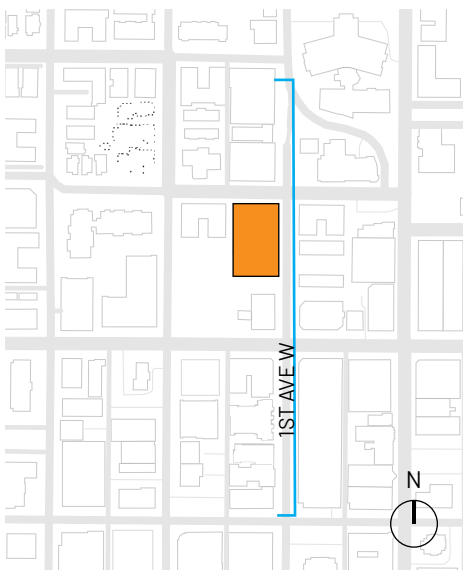
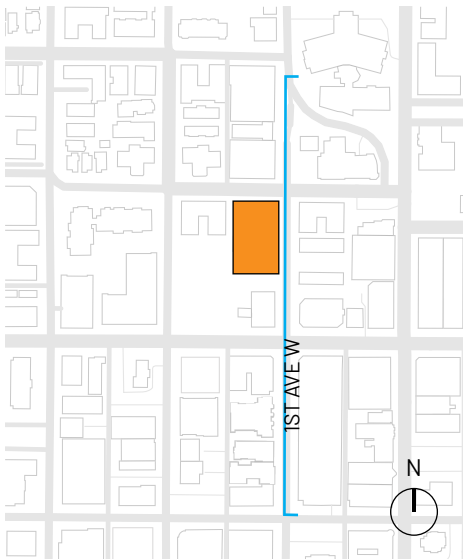


STREET ELEVATIONS - 1ST AVENUE W





STREET ELEVATIONS - 1ST AVENUE W

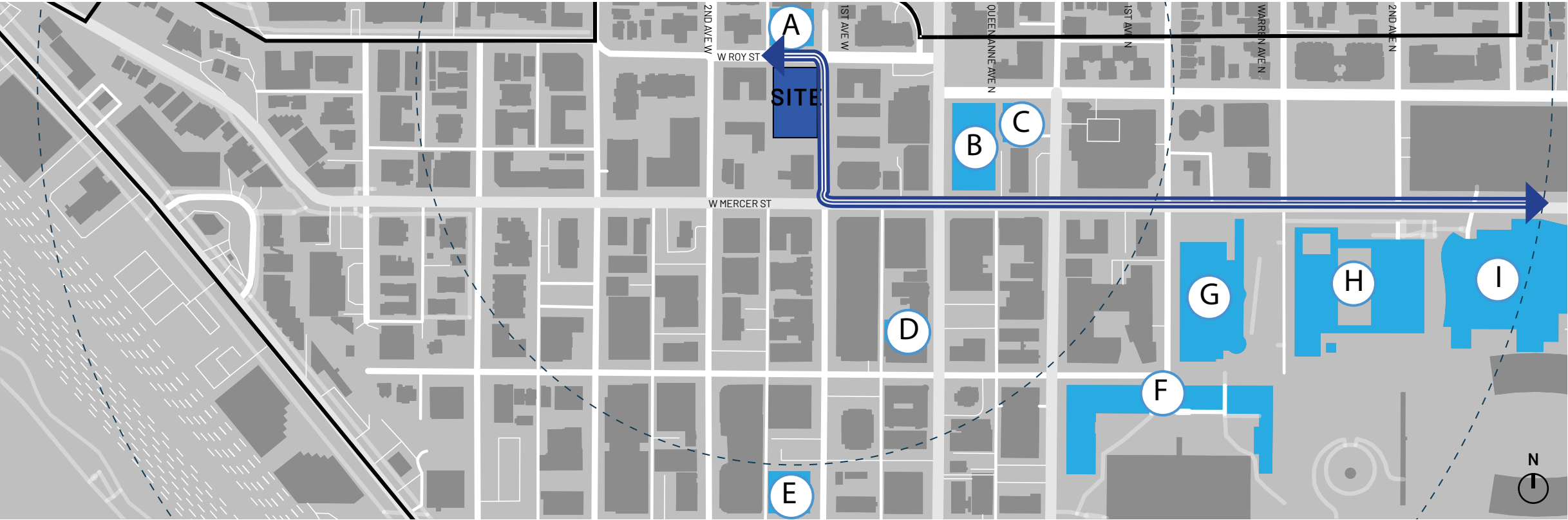




# UPTOWN ARTS & CULTURE COALITION / UPTOWN ARTS DISTRICT



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



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



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



**C** ST. PAUL'S EPISCOPAL CHURCH



**D** SIFF CINEMA UPTOWN



**E** ARTS FUND



**F** KEXP, SIFF FILM CENTER, THE VERA PROJECT



**G** SEATTLE REPERTORY THEATRE



**H** INTIMAN THEATRE, PACIFIC NORTHWEST BALLET



**I** MCCAW HALL



EXAMPLES OF ART AND CULTURE IN THE DISTRICT



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



BANNERS



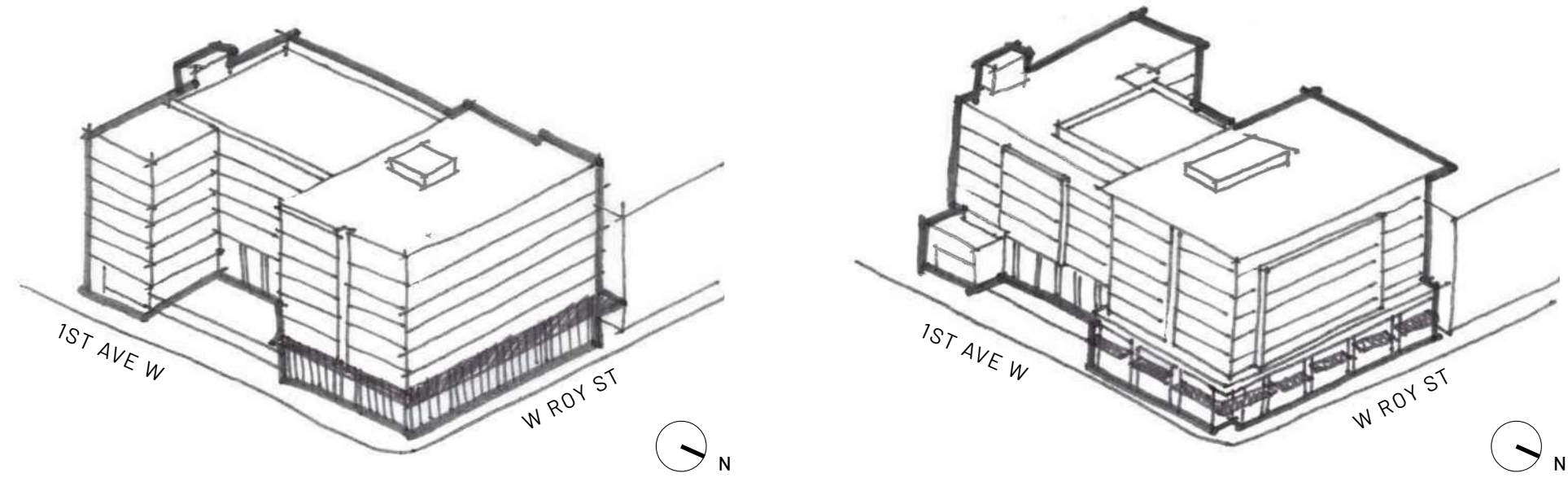
ARTWORK



LIGHTING



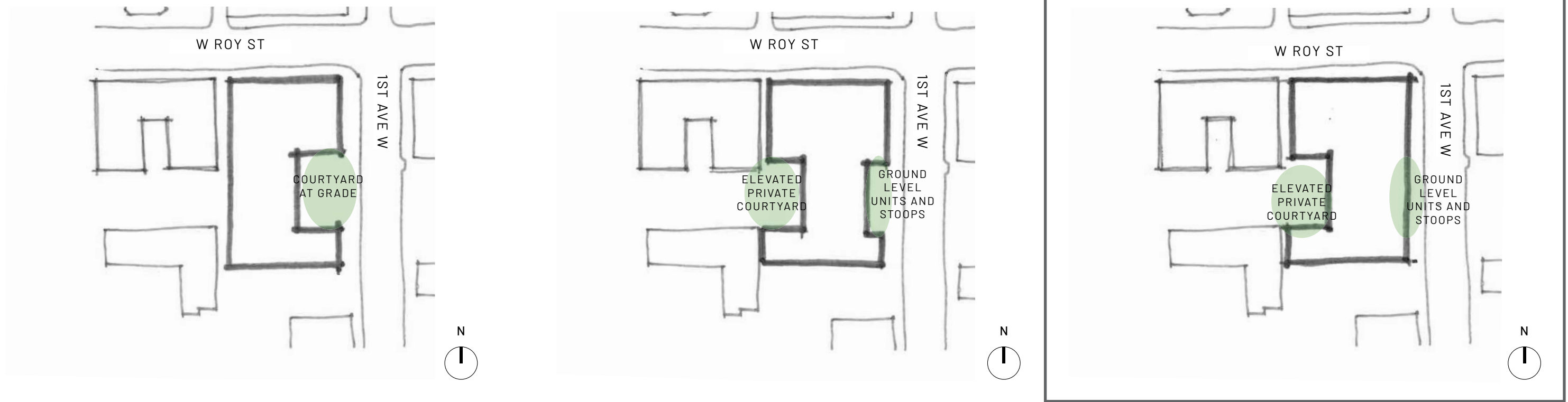
LANDSCAPE DESIGN - **GROUND LEVEL**



OPTION 1 - "C - SHAPE"

OPTION 2 - "H - SHAPE"

OPTION 3 - PREFERRED







## OPTION 1 - "C - SHAPE"

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

### PROS:

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

### CONS:

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



## OPTION 2 - "H - SHAPE"

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

### PROS:

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

### CONS:

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



## OPTION 3- PREFERRED

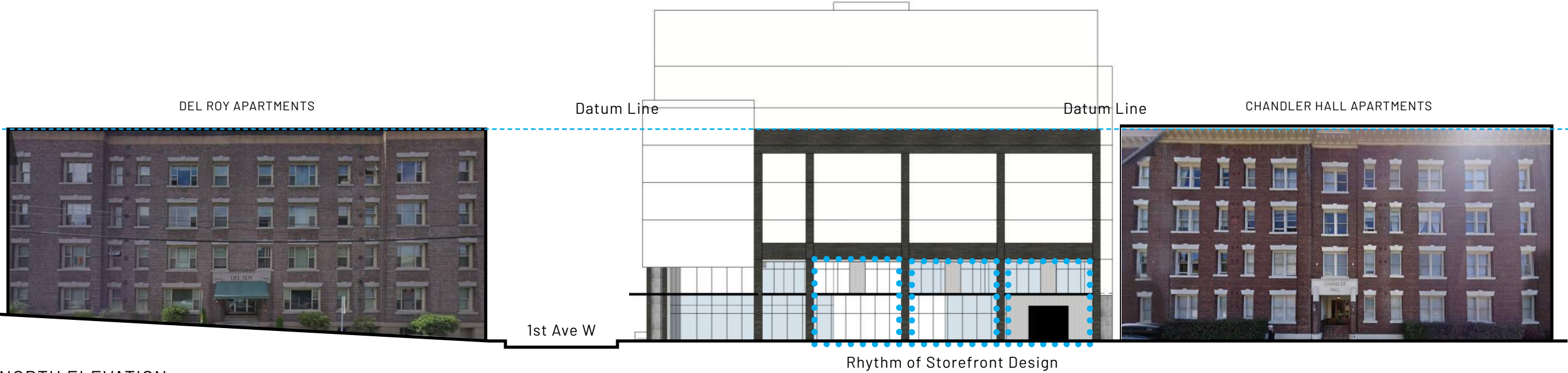
- Unit Count = 169
- GSF total = 167,429 SF
- Stories = 8
- FAR: 5.12
- Parking = 105

### PROS:

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



HISTORIC REFERENCE



NORTH ELEVATION

ON THE BOARDS BEHNKE CENTER FOR CONTEMPORARY PERFORMANCE BUILDING



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



# SOLAR STUDIES

