

ROXETTE APARTMENTS

DPD PROJECT # 3015044
EARLY DESIGN GUIDANCE
MARCH 19, 2014

PROJECT GOALS

1. Develop the site to its full potential while preserving the existing exceptional trees.
2. Create infill with an orderly development pattern compatible with the existing neighborhood building fabric and streetscape.
3. Provide a successful example of LR3 infill that integrates four-story new development into a three-story context.



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PROJECT LOCATION
1720 E. DENNY WAY



PROJECT DESCRIPTION

DEVELOPMENT OBJECTIVES

This application proposes the development of a 4 story, 20-unit, 12,000 SF apartment building in the vacant northern portion of an existing parcel. No commercial area and no new parking is proposed.

- Requested departures include:
- A rear-yard setback of less than 15'-0" (Options B + C).
 - Less than 10'-0" structure separation on the same lot (Options B + C).
 - Less than the total required amenity area (Option C).

EXISTING SITE CONDITIONS

The existing site is located in Capitol Hill on parcel number 808090-0110. The site is a 14,400 SF lot that includes an existing 3 story 25-unit 18,000 SF apartment building with a vacant area to the north. The existing grade is raised above the street level in a manner similar to adjacent single family residences. There is a 40" white poplar exceptional tree located along the northern property line and another large poplar street tree. Although no yards were designated for the existing apartment at the time of its construction in 1922, the pattern of use on the site requires a front yard designation on E. Denny Way.

ZONING + OVERLAY DESIGNATIONS

The site and its immediately adjacent blocks are zoned LR3. It sits along the western edge of the Madison-Miller Residential Urban Village. The alley to the west of the site serves as the border with the Capitol Hill Urban Center Village. The dense commercial and transit corridor along E. Madison Street is located a few blocks to the south.

NEIGHBORING DEVELOPMENT

This area of Capitol Hill slopes down towards the east, providing views of the Cascade Mountains from the upper floors of many buildings. The site area to be developed in this proposal does not have any views due to a number of large street trees along 18th Avenue. The neighboring developments in this area are a mix of multi-family and single-family residences, as well as a few institutional uses. The existing 2-3 story single family homes along the western edge of 18th Avenue are typically raised above the street level, while the buildings on the eastern edge of 18th Avenue are typically sited at street level. The adjacent buildings are an eclectic mix of architectural styles, including early century single family homes and apartment buildings dating from throughout the past century. There are several existing 3-4 story apartments, as well as two proposed 4 story apartment buildings along 18th Avenue E. that are currently in the Design Review process.

PROJECT INFORMATION

OWNER: HUP ROXBOROUGH, LLC.

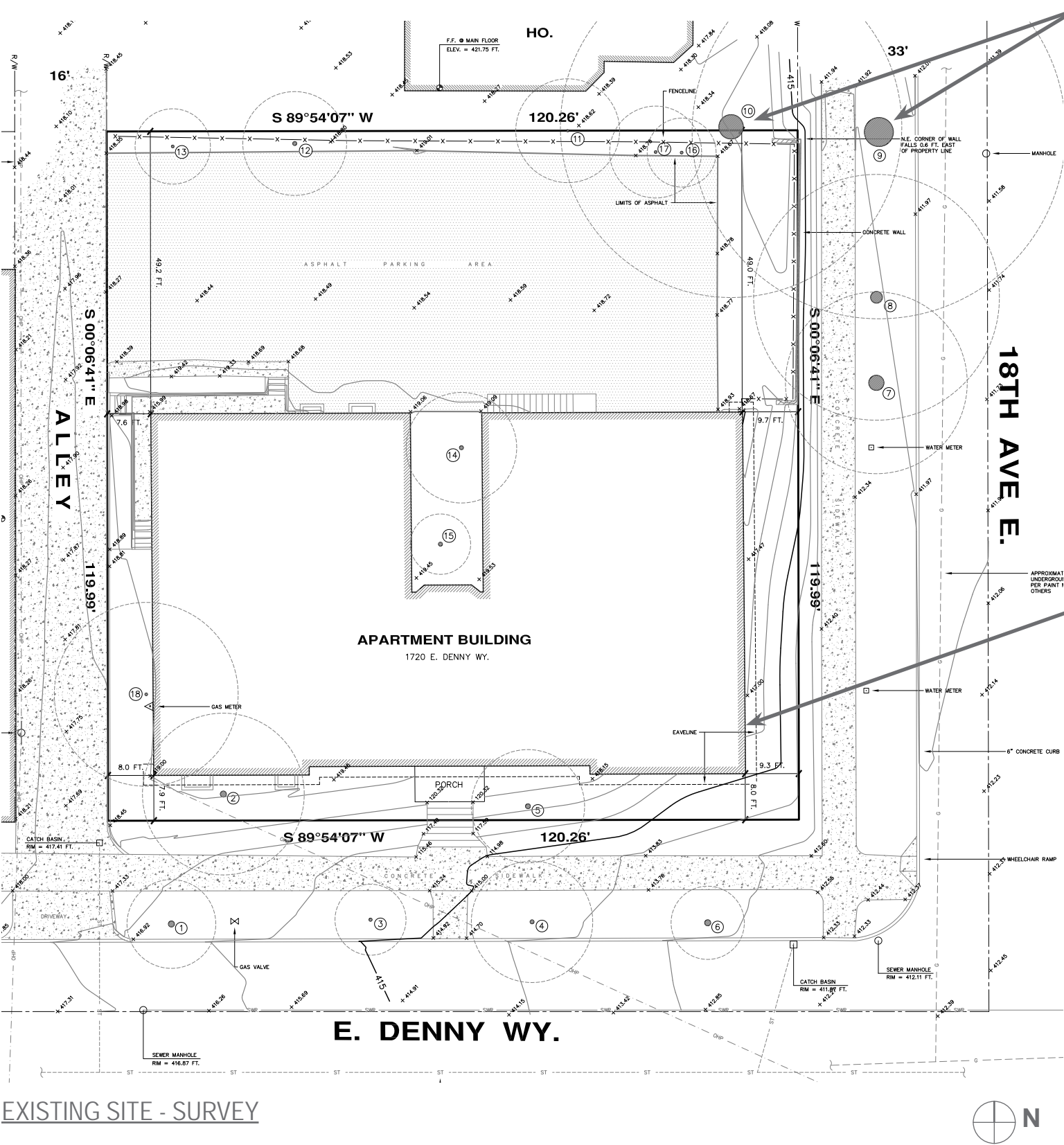
SITE ADDRESS: 1720 E. DENNY WAY

PARCEL NUMBER: 808090-0110

APPLICANT: DAVID NEIMAN ARCHITECTS
1421 34TH AVENUE, SUITE 100
SEATTLE, WA 98122
(206) 760-5550

CONTACT: DAVID NEIMAN
david@neimanarchitects.com

PROJECT DATA



EXISTING
EXCEPTIONAL TREES

EXISTING APARTMENT
18,000 GSF

DEVELOPMENT POTENTIAL ANALYSIS

LOT AREA:	14,400 GSF
EXISTING APARTMENT:	18,000 GSF
EXISTING FAR:	1.25
ALLOWABLE FAR:	2.0
REMAINING DEVELOPMENT POTENTIAL:	10,582 GSF

EXISTING SITE - SURVEY

ZONING CODE ANALYSIS

PARCEL #:	808090-0110
ZONING DESIGNATION:	LR3
OVERLAY:	Madison-Miller Residential Urban Village
LOT AREA:	14,400 SF

CODE SUMMARY

23.45.510 FAR LIMITS

FAR limited to 2.0 for LR3 Apartments within Urban Villages that meet the requirements of 23.45.510.C.

23.45.512 DENSITY LIMITS

For apartments that meet the standards of subsection 23.45.510.C, there is no density limit in LR3 zones.

23.45.514 STRUCTURE HEIGHT

LR3 Urban Village: 40' above average grade

Height increases allowed:

- +4 feet added to height limit for a structure with a story partially below-grade
- +4 feet above limit for open railings, planters, skylights, clerestories, greenhouses not dedicated to food production, parapets and firewalls on the roofs
- +10 feet above limit for stair penthouses
- +16 feet above limit for elevator penthouses

23.45.518 SETBACK REQUIREMENTS

- Front: 5 feet min.
Side: 5 feet min. (less than 40 feet facade length)
7 feet average (great than 40 feet facade length)
Rear: 10 feet min. at alley, 15 feet min. typical

Cornices, eaves, gutters, roofs and other forms of weather protection may project up to 4 feet into setbacks, as long as they are not within 3 feet of property line.

- Unenclosed decks and balconies may project a maximum of 4 feet into required setbacks if each one is:
1. no closer than 5 feet to any lot line;
 2. no more than 20 feet wide

Min. 10 feet separation between principal structures required.

23.45.522 AMENITY AREAS

Residential amenity area required to be 25% of lot area, 50% must be common space accessed at ground level. Min. 250 SF area and min. 10 feet wide.

23.45.524 LANDSCAPING

Green Factor score of 0.6 or greater required. Vegetated walls may count to max. 25%.

Existing street trees shall be retained unless SDOT approves removal.

23.45.526 LEED, BUILT GREEN, AND EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS

Built Green 4-star rating compliance must be demonstrated per 23.45.510.C.

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES

- Max. structure width for apartments in LR3: 150 feet
Max. facade length within 15 feet of property line: 65% of lot depth

23.45.534 LIGHT AND GLARE STANDARDS

Design to minimize glare on adjacent properties

23.54.015 PARKING REQUIREMENTS

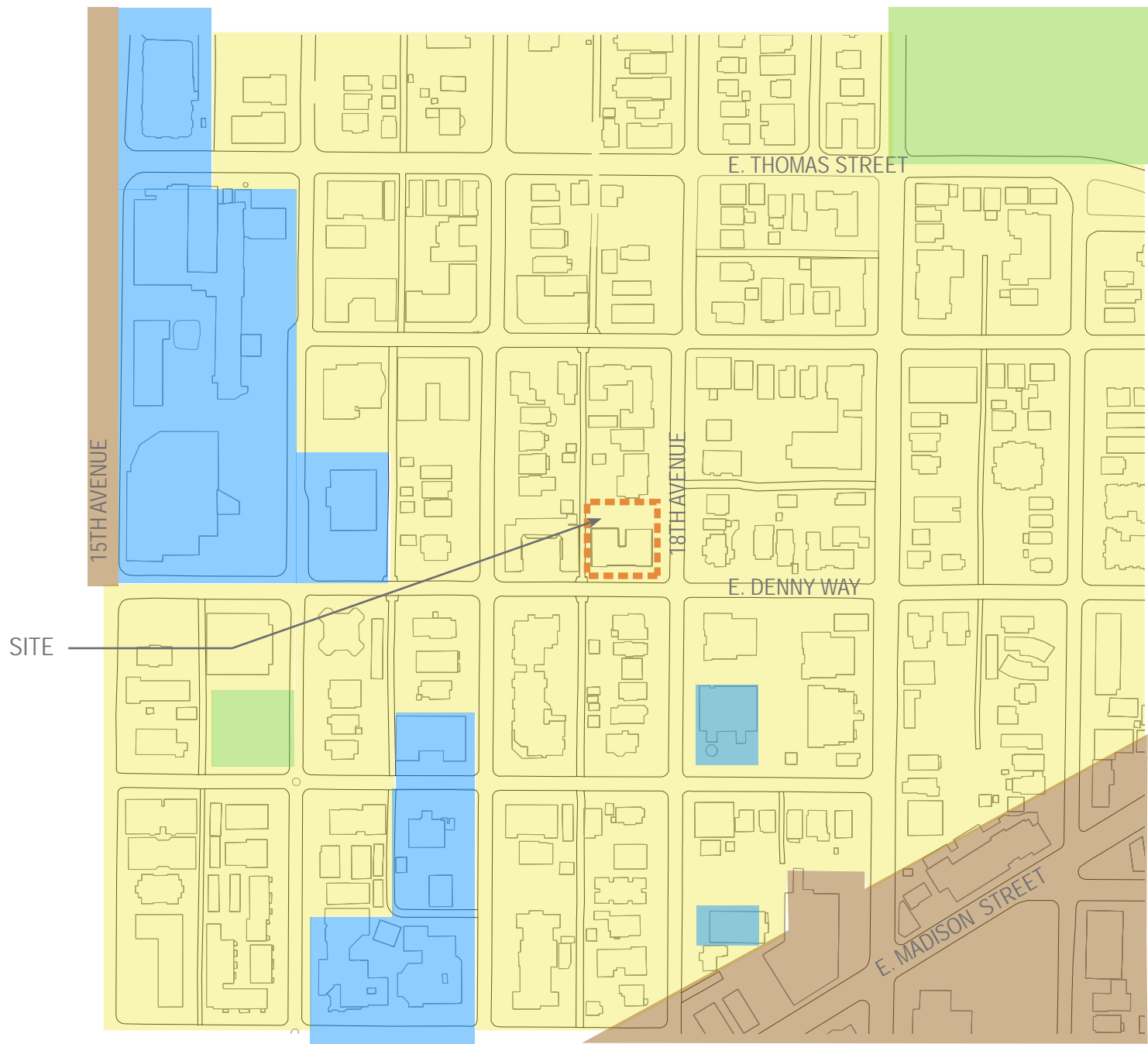
No minimum requirement for all residential uses multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service.

Long term bicycle parking is required at a rate of 1 space per 4 units.

23.54.040 SOLID WASTE + RECYCLABLE MATERIALS STORAGE + ACCESS

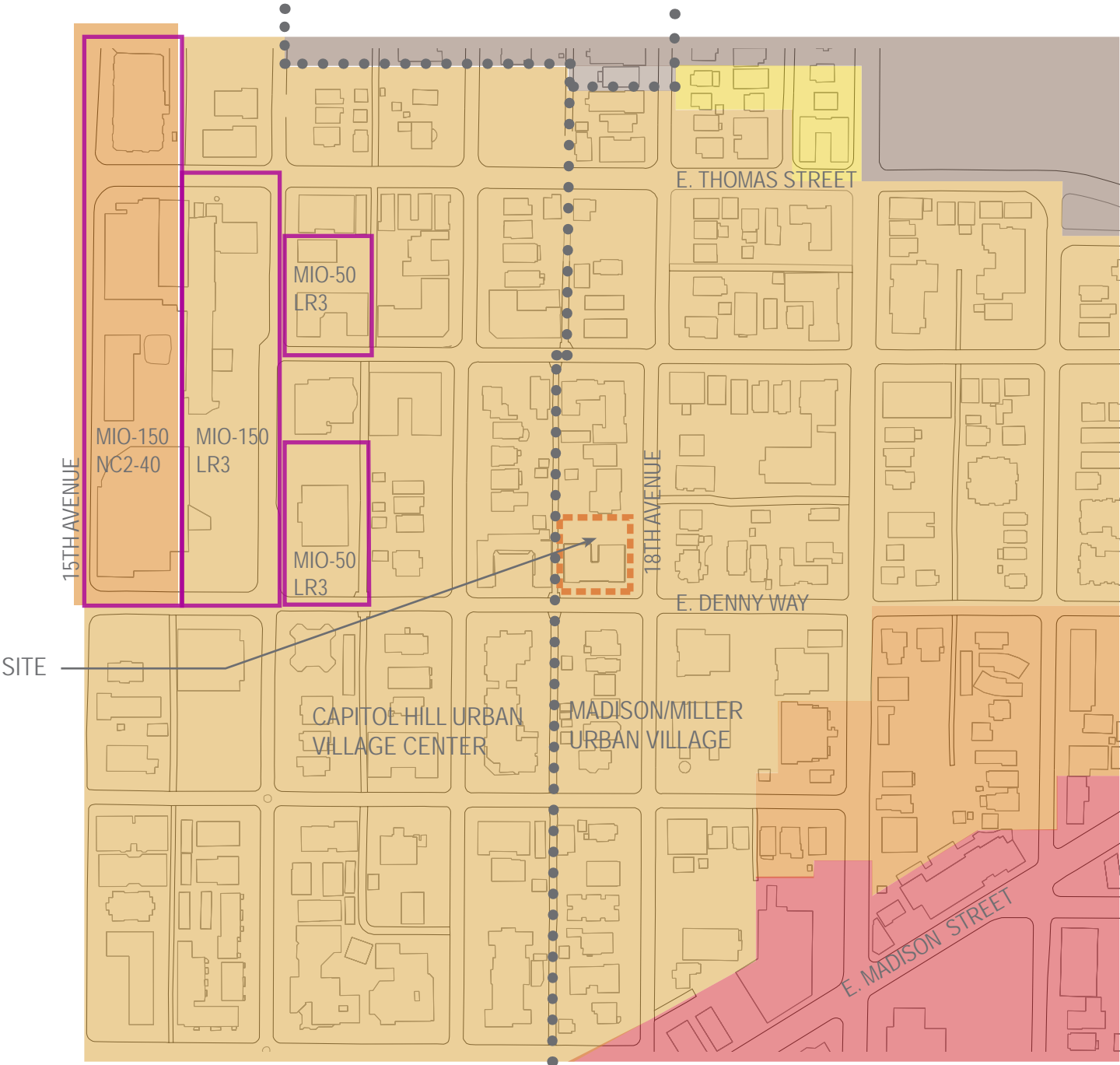
225 SF min. area for 16-25 dwelling units

ZONING + VICINITY MAP



VICINITY USE MAP

- LEGEND:
- | | | | |
|--|---------------|--|------------|
| | RESIDENTIAL | | OPEN SPACE |
| | COMMERCIAL | | |
| | INSTITUTIONAL | | |



ZONING

- LEGEND:
- | | | | |
|--|--------|--|---------|
| | LR3 | | MIO |
| | NC2-40 | | LR2 |
| | NC3-65 | | SF 5000 |
- URBAN VILLAGE BOUNDARY

URBAN ANALYSIS

ADJACENT USES

This site is located in a primarily residential neighborhood that includes a mix of single family homes and apartment buildings. The nearby retail and transit corridors include East Madison Street to the south and 15th Avenue to the west. Adjacent institutions include the Group Health Campus, Seattle Mental Health, Union Gospel Mission, and the Miller Community Center.



CONTEXT PHOTOS



1 ROXBOROUGH APARTMENTS



2 SINGLE FAMILY RESIDENCE



3 SINGLE FAMILY RESIDENCE



4 FRED LIND RETIREMENT HOME



5 APARTMENT BUILDING



6 LA QUINTA APARTMENTS



7 MILLER COMMUNITY CENTER



8 E. MADISON RETAIL CORRIDOR



9 PROPOSED APARTMENT

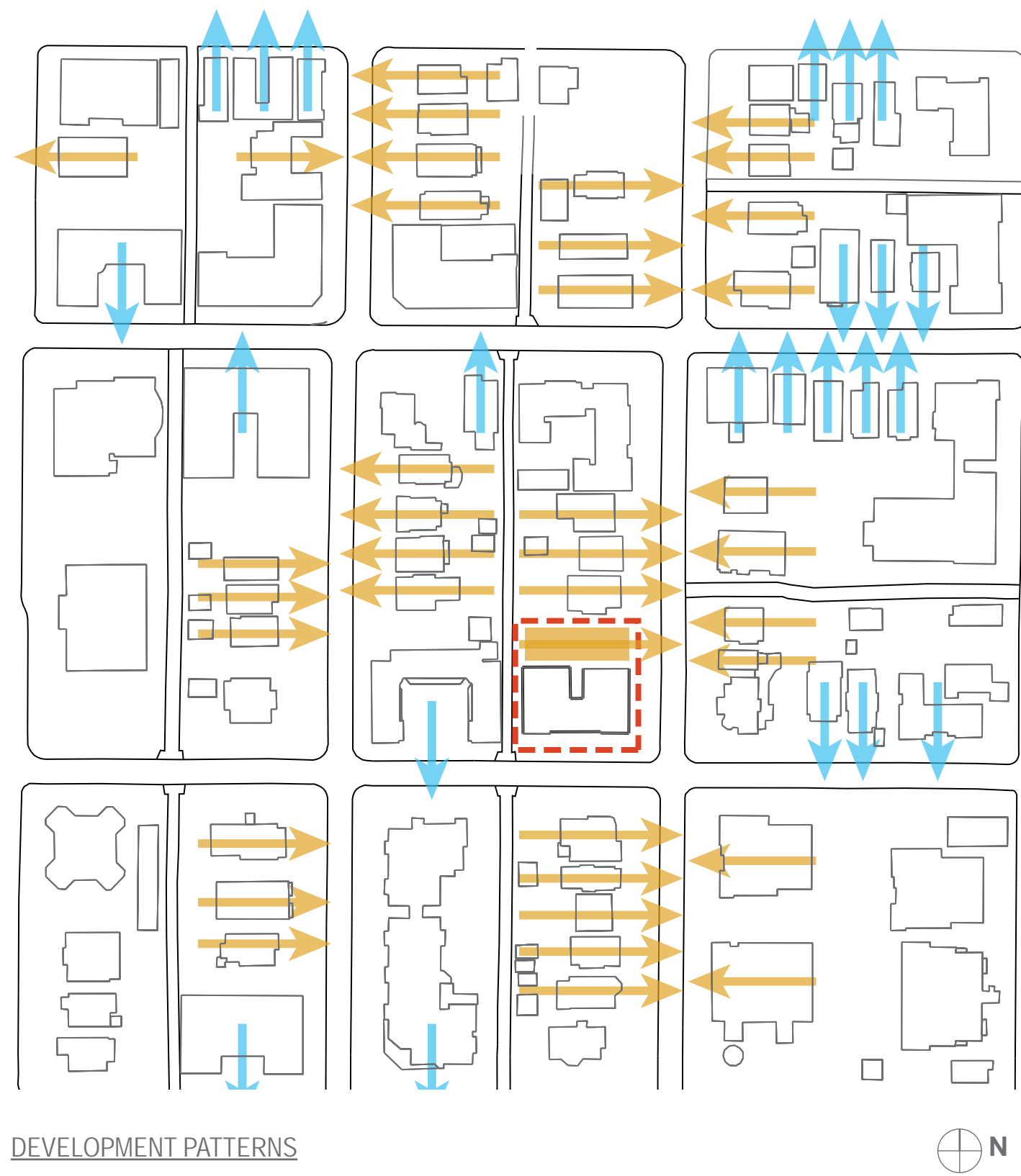


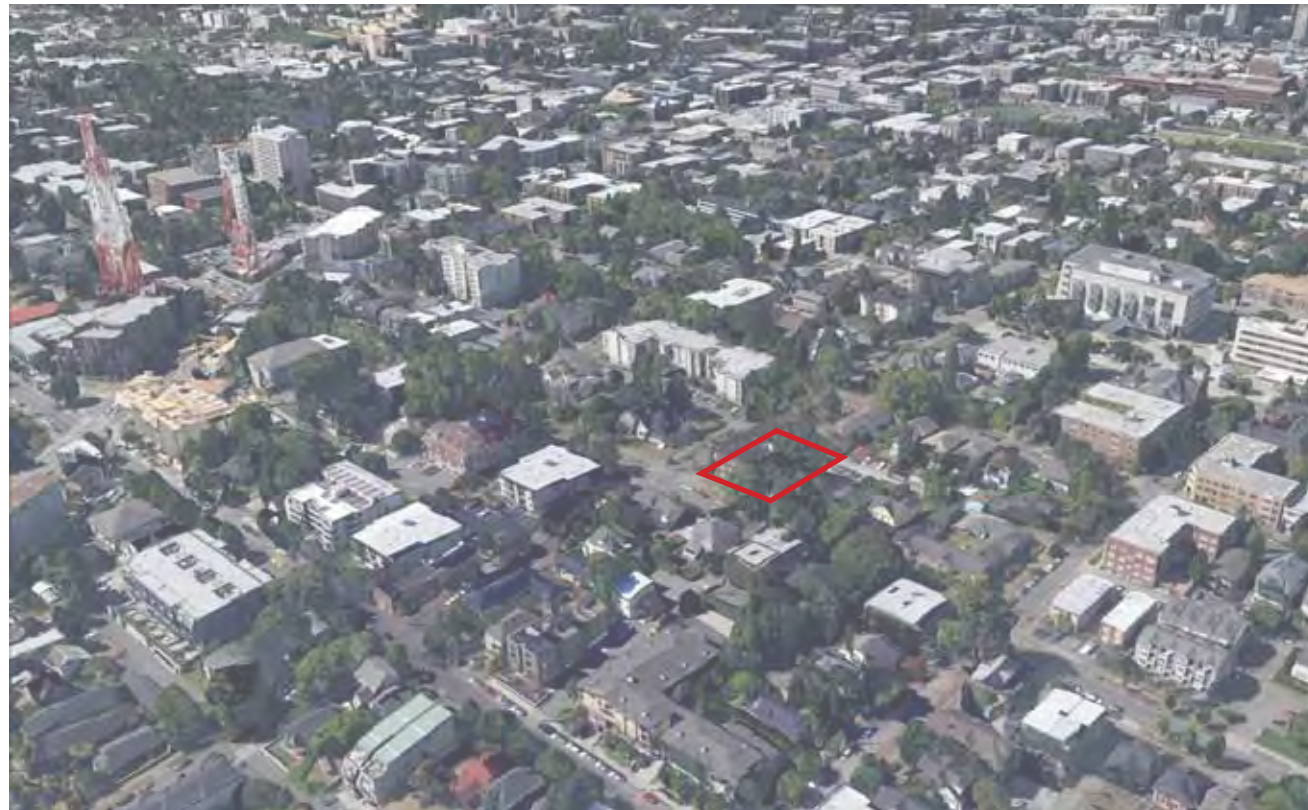
10 PROPOSED APARTMENT

URBAN ANALYSIS

DEVELOPMENT PATTERNS

The predominant pattern of urban development in the area is for mid-block buildings along north-south streets to have an east-west orientation, shown by orange arrows in the diagram below. The blue arrows indicate the typical north-south orientation along east-west streets.





9-BLOCK AXONOMETRIC LOOKING SW



9-BLOCK AXONOMETRIC LOOKING NW

STREET ELEVATIONS

E. JOHN STREET

E. DENNY WAY



18TH AVENUE (EASTERN SIDE)

PROPOSED 4
STORY APARTMENT
#3012667

E. DENNY WAY

PROPOSED
ROXETTE
APARTMENTS

PROPOSED 4
STORY APARTMENT
DPD #3014594

E. JOHN STREET



18TH AVENUE (WESTERN SIDE)

PROJECT SITE

SIDE ELEVATIONS

ALLEY



18TH AVE.

NEIGHBOR TO NORTH

18TH AVE.



ALLEY

EXISTING BUILDING TO SOUTH

E. DENNY WAY



EXISTING BUILDING TO WEST (ACROSS ALLEY)

DESIGN GUIDELINE ANALYSIS

DESIGN PRIORITIES - 1998 GUIDELINES

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way. Efforts will be made to align the proposed development with existing development along 18th Avenue to reinforce the spatial characteristics of the streetscape.

A-3 Entrances Visible from Street

Entries should be clearly identifiable and visible from the street. The proposed building entry will be clearly visible at grade with the sidewalk.

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street. Units will be designed with balconies, living spaces, and operable windows and doors facing the street.

B-1 Height Bulk + Scale Compatibility

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less intensive zones. This proposal will be designed to be compatible with the surrounding scale of development.

C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings. Compatibility with the existing architectural context will be a component of this design proposal.

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural concept. This project will be designed and detailed to create a unified architectural concept.

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. The finish selection and specification for this project will aim to create an attractive and durable building.

D-3 Retaining Walls

Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where high retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscape. This project will reduce the amount and visual impact of retaining walls along the street edge.

D-6 Screening of Dumpsters, Utilities and Services

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. The alley to the west of the site will be utilized to locate service areas away from the street.

D-7 Personal Safety + Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review. This proposal will activate currently under-utilizes spaces to enhance safety and security.

DESIGN PRIORITIES - 2013 GUIDELINES

CS-2 Urban Pattern and Form

This guideline calls for an effort to strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area. In this proposal the existing block pattern of orientation building towards 18th Avenue for mid-block sites is maintained. The continuation of the building street edge and response to the height and scale of surrounding buildings are priorities in this proposal.

CS-3 Architectural Context and Character

Contribute to the architectural character of the neighborhood. This proposal explores how contemporary designs can contribute to the development of attractive new forms and architectural styles, while fitting together old and new forms and materials.

PL-3 Street-Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges. The primary entry will be designed to be visible, identifiable, and to have clear lines of sight between the lobby and the street. The proposal will provide opportunities for interaction among residents and neighbors.

DC-1 Project Uses and Activities

Optimize the arrangement of uses and activities on site, including locating gathering areas and amenities to compliment the building design, and locating vehicle and service areas away from pedestrian circulation.

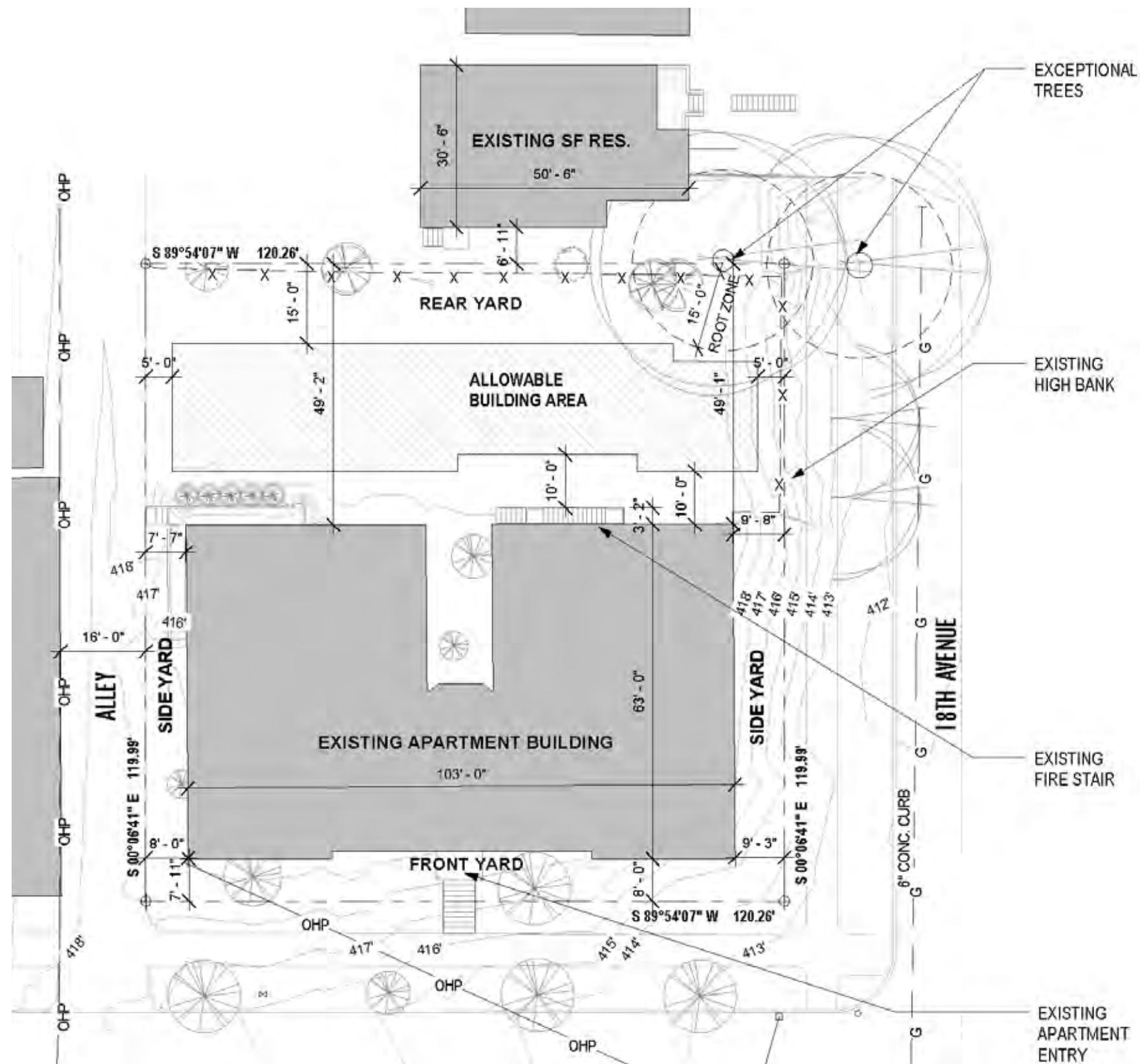
DC-2 Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings. The massing of the proposed building will take into consideration the characteristics of the site and context, and will use secondary architectural elements to reduce the perceived mass of larger projects and fit in with neighboring buildings.

DC-4 Exterior Elements and Finishes

Use appropriate and high quality elements and finishes for the building and its open spaces. The proposed building will be constructed of durable and maintainable materials that are attractive and climate appropriate. Lighting, landscaping, and hardscaping will be used to enhance the building and its outdoor spaces.

SITE CONSTRAINTS



OPPORTUNITIES

- The northern half of the existing corner parcel at E. Denny Way and 18th Avenue is currently vacant.
- There is an opportunity to align the proposed building with this context to fill in the gap in this context and support human activity at the new building entry.
- Lowering the grade for the proposed building entry on 18th increases human activity and security at street level.



CONSTRAINTS

- The retention of an existing significant tree along the northern property line limits the development area along 18th Avenue.
- The existing site orientation along E. Denny Way to the south works well for the existing apartment building, but not well for the proposed development.
- The zoning setbacks required result in a long, narrow building with massing that is unresponsive to the adjacent context.
- Code required yard designation creates an unusual massing with a rear yard designated in a location where the typical pattern would expect a side yard.
- Privacy concerns exist at both the existing apartment building to the south and the single family residence to the north.



DESIGN OPTION A

OVERVIEW

Code compliant - no departures requested

Number of residential units: 20

Total amenity area: 3,600 SF total, 2,350 SF at grade

PROS

- Increased setback from neighboring residence to the north
- Exceptional tree is retained

CONS

- Development extends along the root zone of the exceptional tree
- Extremely long facade lengths along neighboring structures
- Lacks massing articulation; massing does not respond well to context or streetscape pattern of development (Guidelines A-2, B-1; CS2)
- Long, narrow plan creates many units with poor natural light and poor privacy relationships with adjacent uses (Guideline A-5; DC1)
- Very limited outdoor space at entry (Guideline A-6, PL3)
- Building is located very close to the street property line.
- Project cannot meet FAR 2.0, inefficient layout has poor net/gross area ratio and low unit count
- No practical loading or service area at the alley (Guideline D-6; DC1)

LEGEND:

RESIDENTIAL

CIRCULATION/UTILITY

COMMON AREA

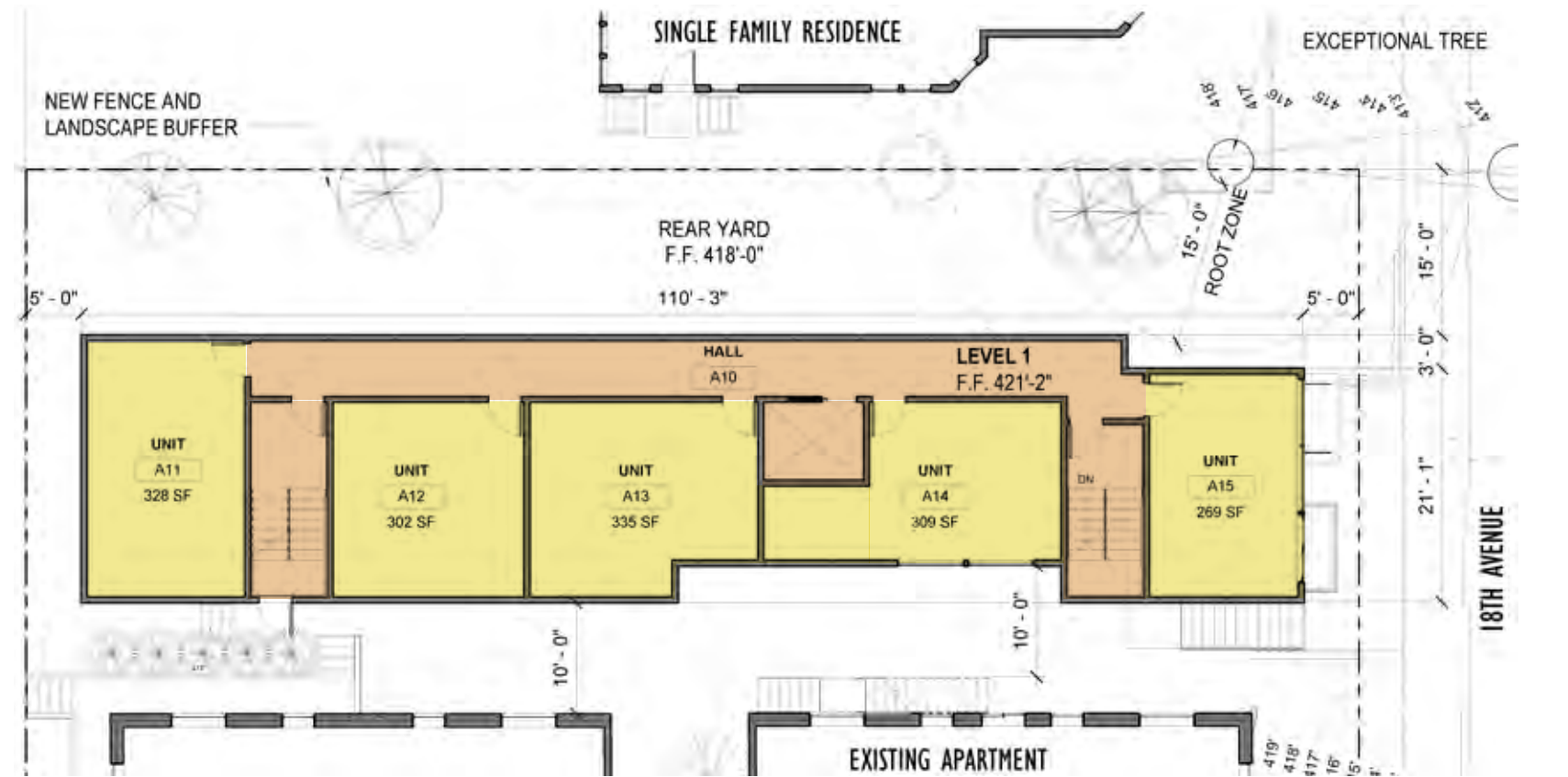
FAR CALCULATION

GROSS SF & FAR CALCULATION - OPTION A							
ENCLOSED FLOOR AREAS							
SPACE	GROUND	LEVEL1	LEVEL2	LEVEL 3	LEVEL 4	ROOF	TOTAL
ALL	1500	2382	2382	2382	2382	300	11328
APTS	0	1563	1563	1563	1563		6252
RETAIL	0						0
LOBBY	848						848
CIRC	215	819	819	819	819		3491
GARAGE	0						0
UTILITY	437						437
NON-FAR	-1500						-1500
GRAND TOTAL							11328
LOT AREA							5291
EXT WALLS							1.00
FAR							1.86

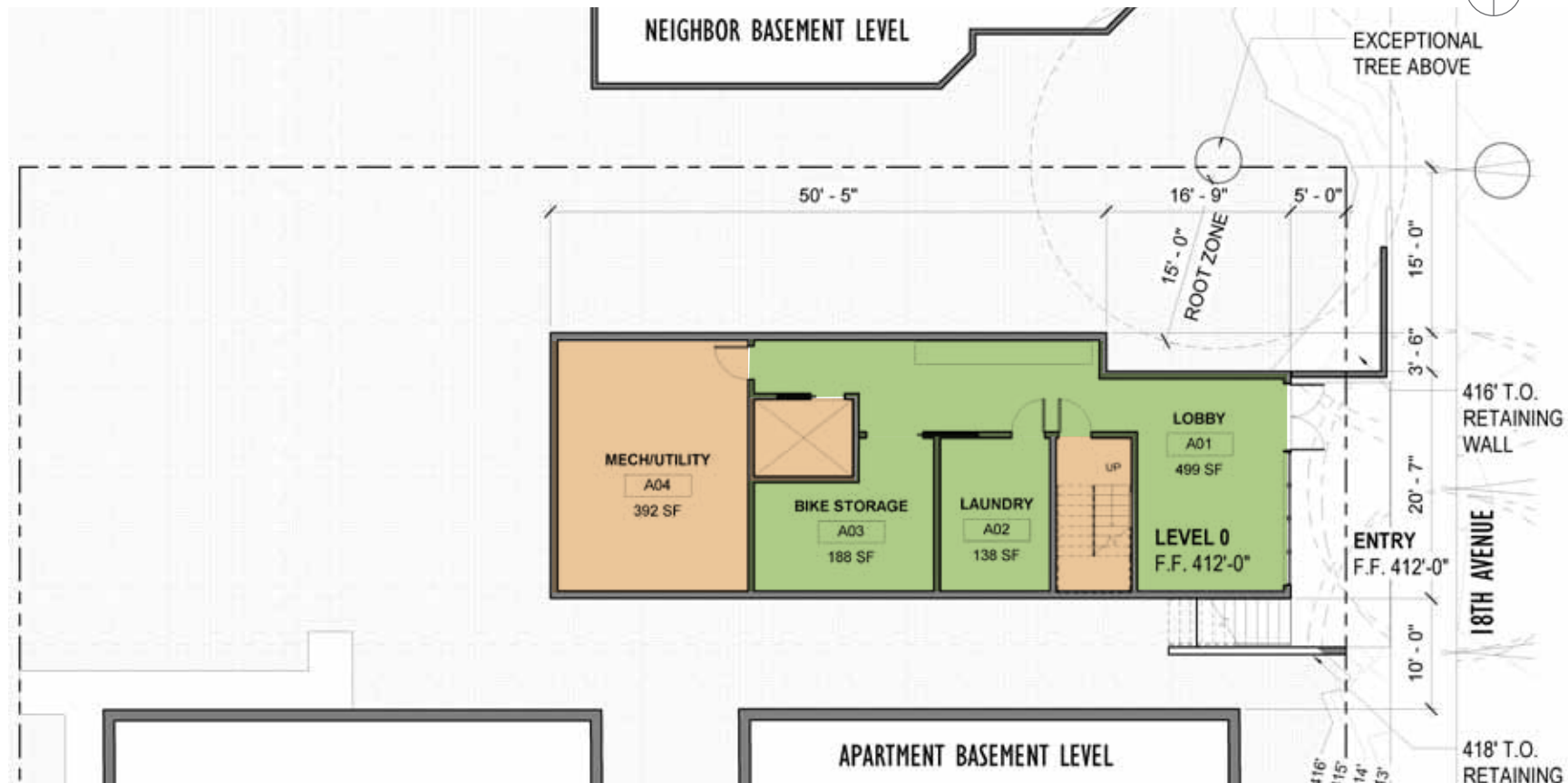


MASSING STUDY

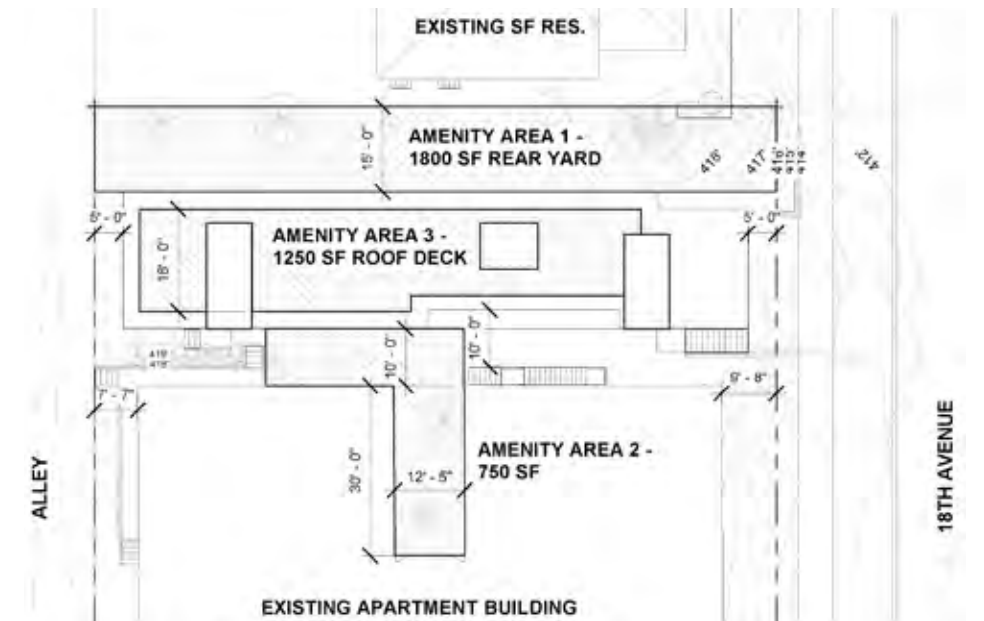
DESIGN OPTION A



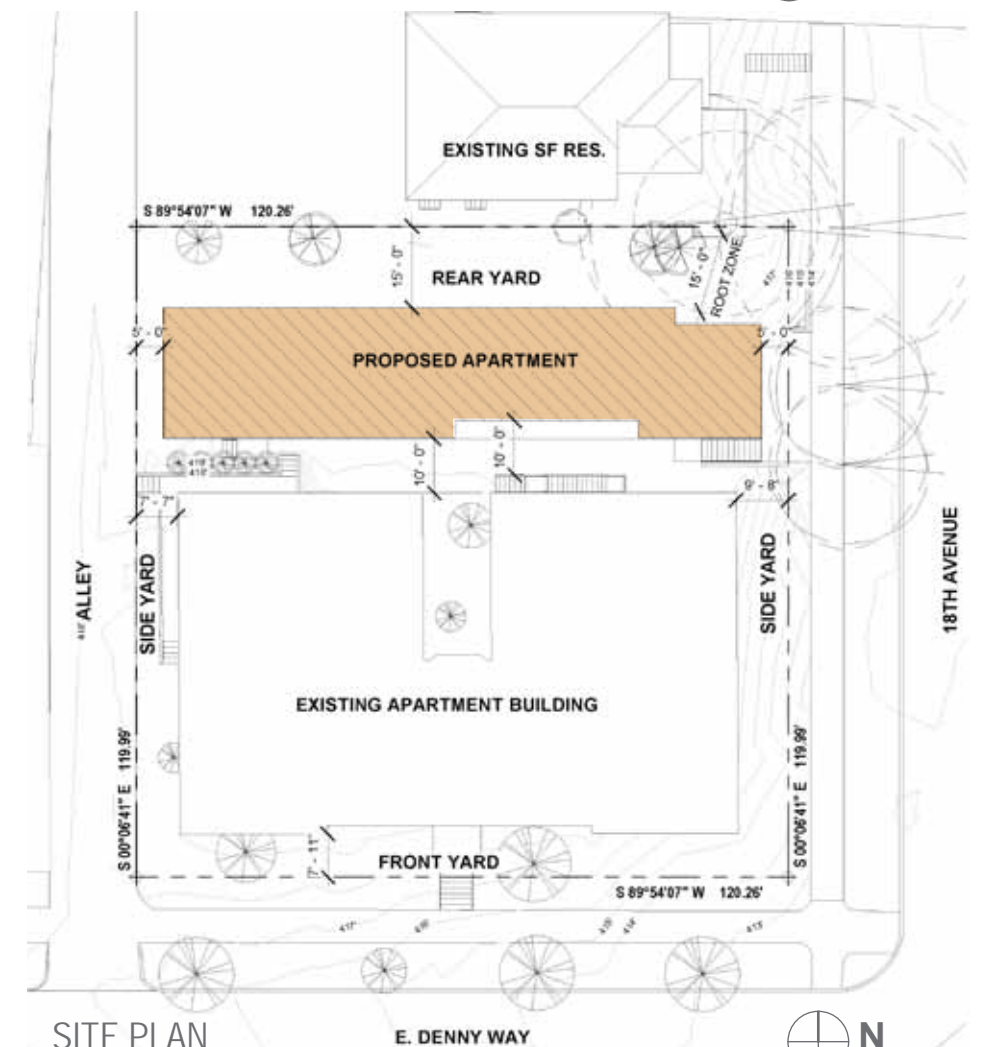
TYPICAL UPPER FLOOR PLAN



GROUND FLOOR PLAN



AMENITY AREA

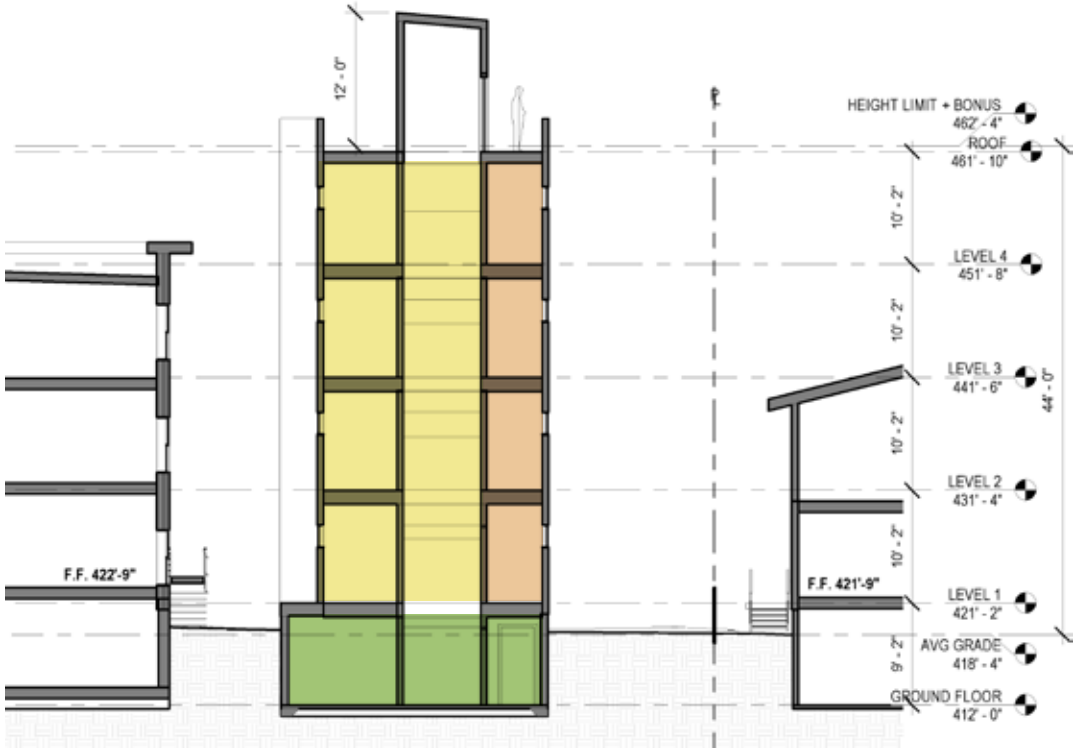


SITE PLAN

DESIGN OPTION A

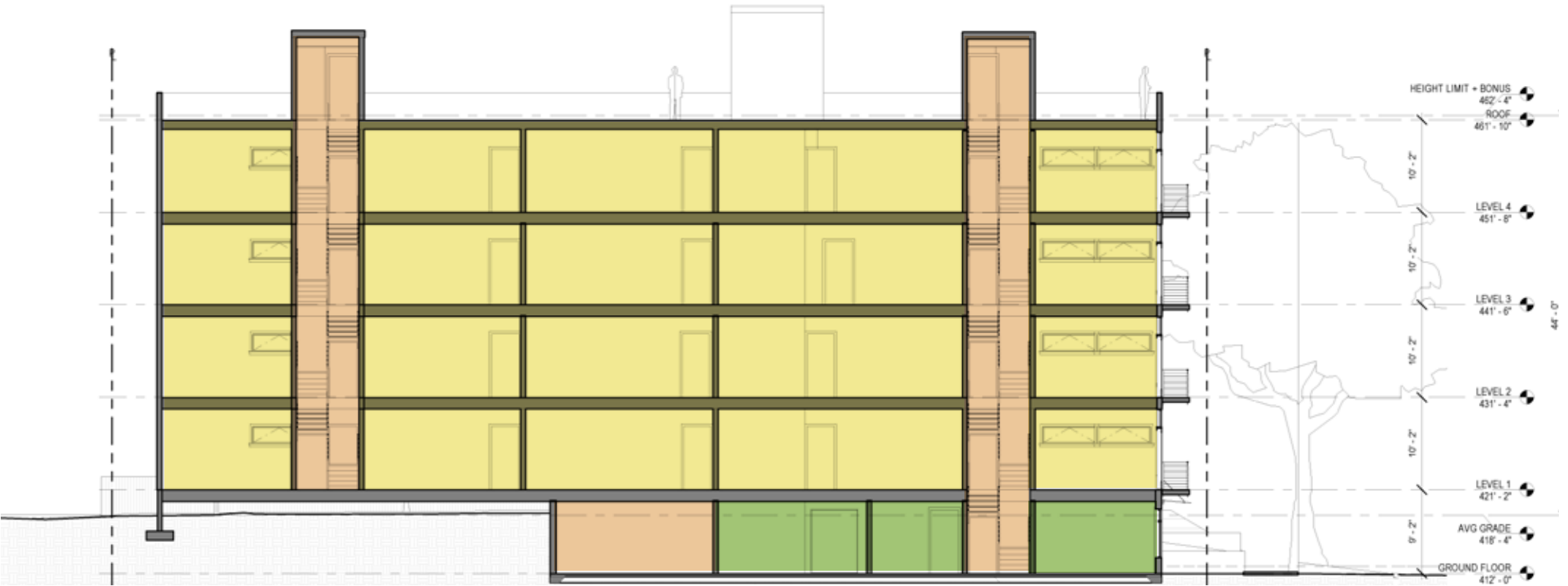


ELEVATION AT 18TH AVENUE



SECTION SOUTH TO NORTH

- LEGEND:
- RESIDENTIAL
 - CIRCULATION/UTILITY
 - COMMON AREA



SECTION WEST TO EAST



STREET VIEW



STREET VIEW

DESIGN OPTION B

OVERVIEW

Some departures requested (details in Departure Matrix, p. 27):

- 1. 5 foot min, 9.5 foot average rear yard setback
- 2. Less than 10 foot structure separation

Number of residential units: 22
Total amenity area: 3,600 SF total, 1,250 SF at grade

PROS

- Retention of the exceptional tree
- Massing better aligns with existing street edge on 18th Avenue (Guideline A-2; CS2)
- Visible entry and lobby on 18th Avenue (Guideline A-3; DC1, PL3)
- Shorter side facade length on northern property line than code compliant option (Guidelines B1; DC2)
- Improved unit count and efficiency
- Massing responds to height and formal qualities of the adjacent apartment cornice line (Guidelines A-2 and B-1; CS2)
- Loading zone in alley provides functional staging areas that meet practical needs of resident and building operations (Guidelines A-8 and D-6; DC1)
- Enclosed waste area (Guidelines D-6; DC1)

CONS

- Long side facade length along existing apartment building

FAR CALCULATION

GROSS SF & FAR CALCULATION - OPTION B							
ENCLOSED FLOOR AREAS							
SPACE	GROUND	LEVEL1	LEVEL2	LEVEL3	LEVEL4	ROOF	TOTAL
ALL	1572	2490	2685	2685	2400	300	12132
APTS	318	1695	2027	2027	1778		7845
RETAIL	0						0
LOBBY	745						745
CIRC	234	795	658	658	622		2967
GARAGE	0						0
UTILITY	275						275
NON-FAR	-1572						-1572
GRAND TOTAL							12132
LOT AREA							5291
EXT WALLS							1.00
FAR							2.00

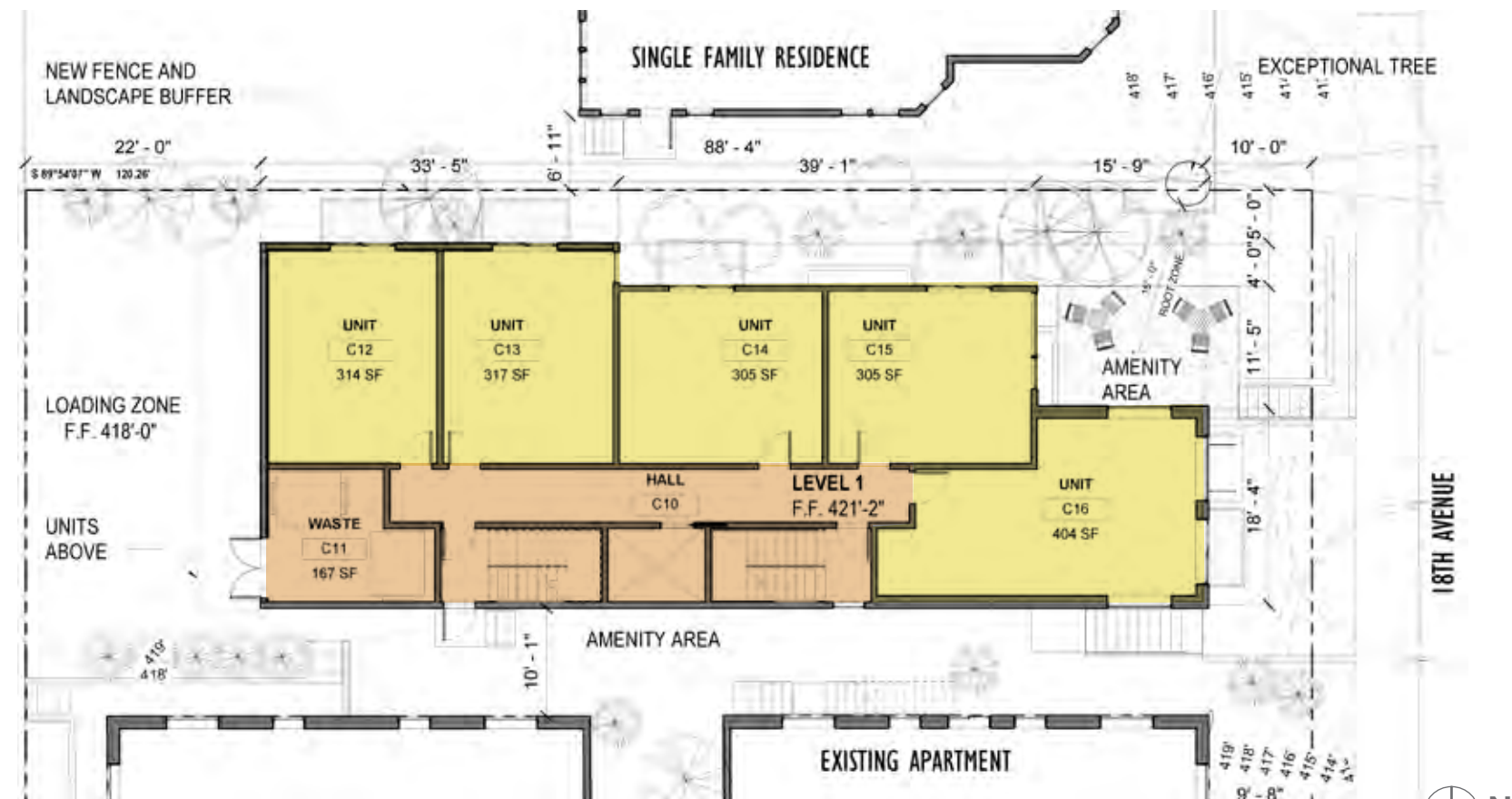


LEGEND:

- RESIDENTIAL
- CIRCULATION/UTILITY
- COMMON AREA

MASSING STUDY

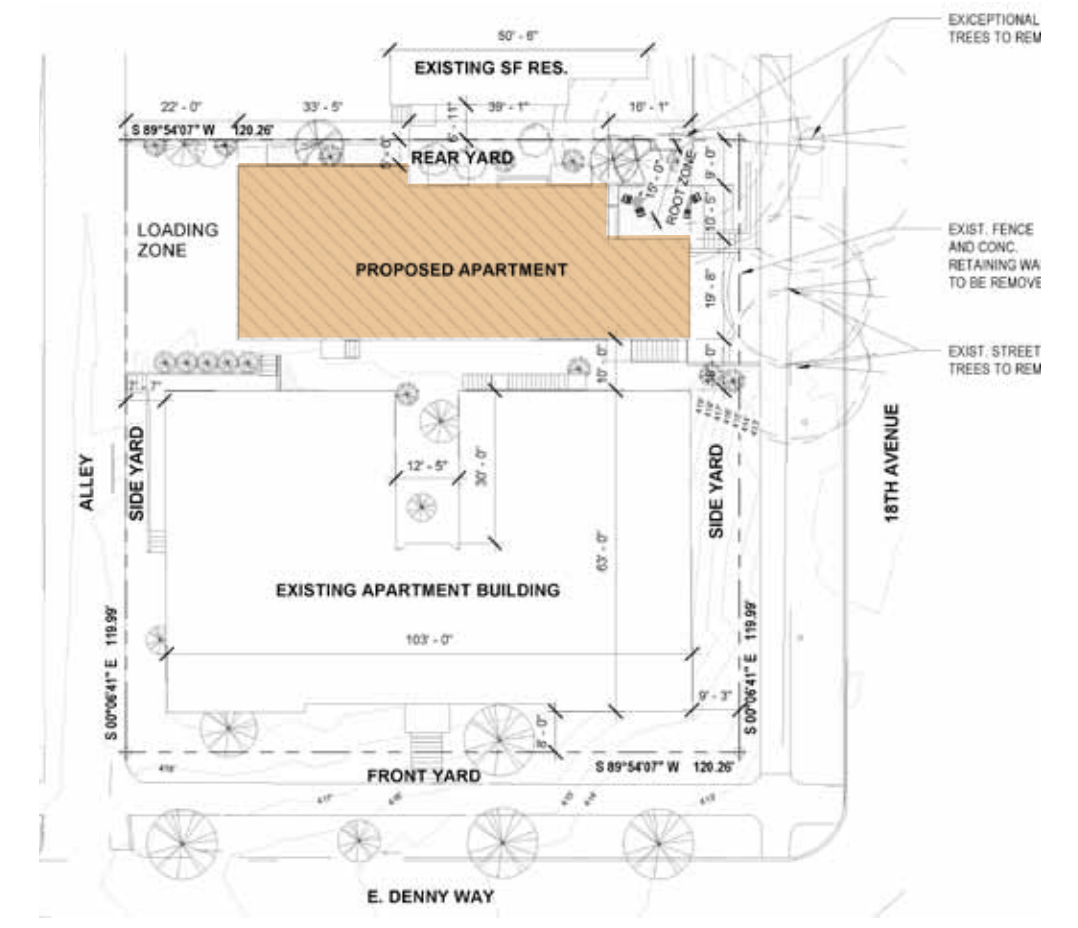
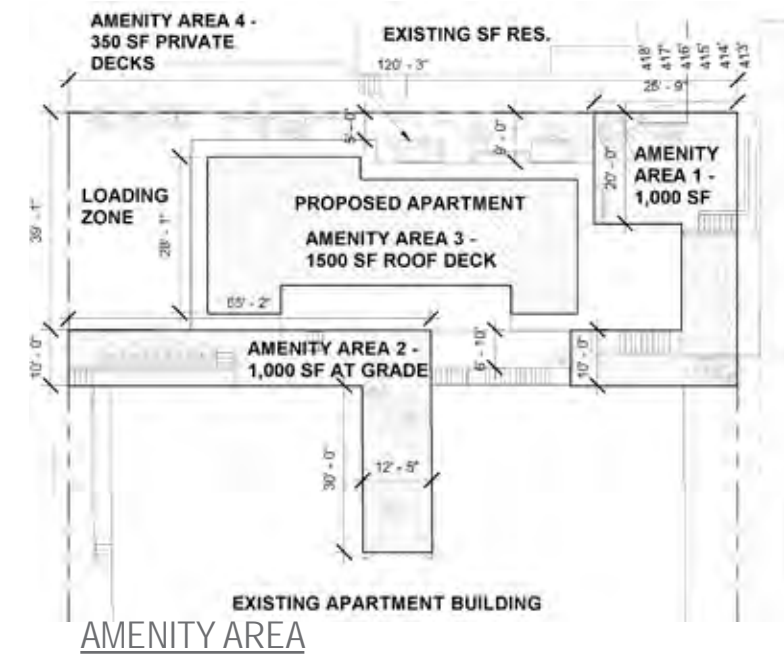
DESIGN OPTION B



TYPICAL UPPER FLOOR PLAN



GROUND FLOOR PLAN

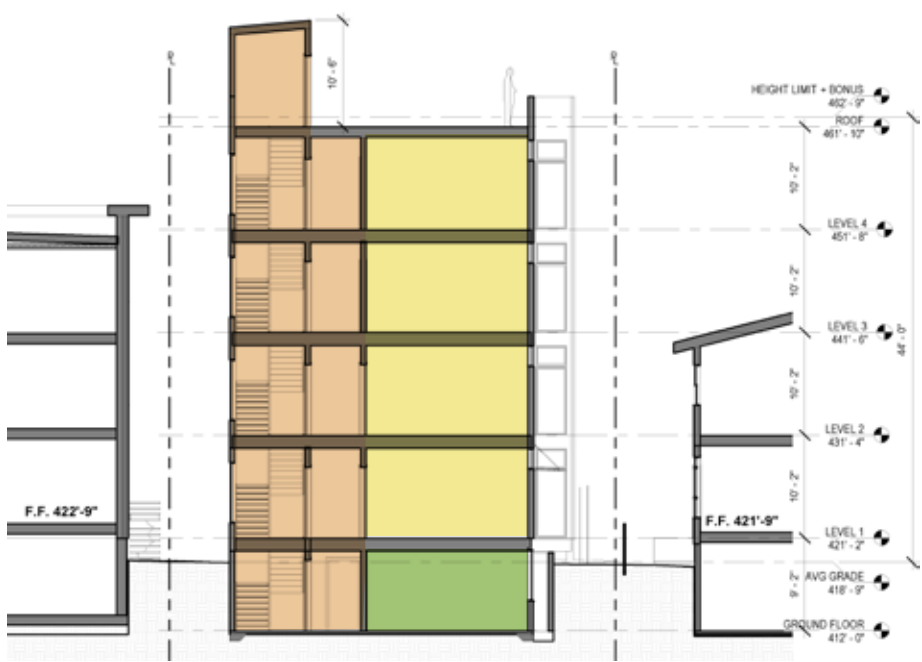


SITE PLAN

DESIGN OPTION B

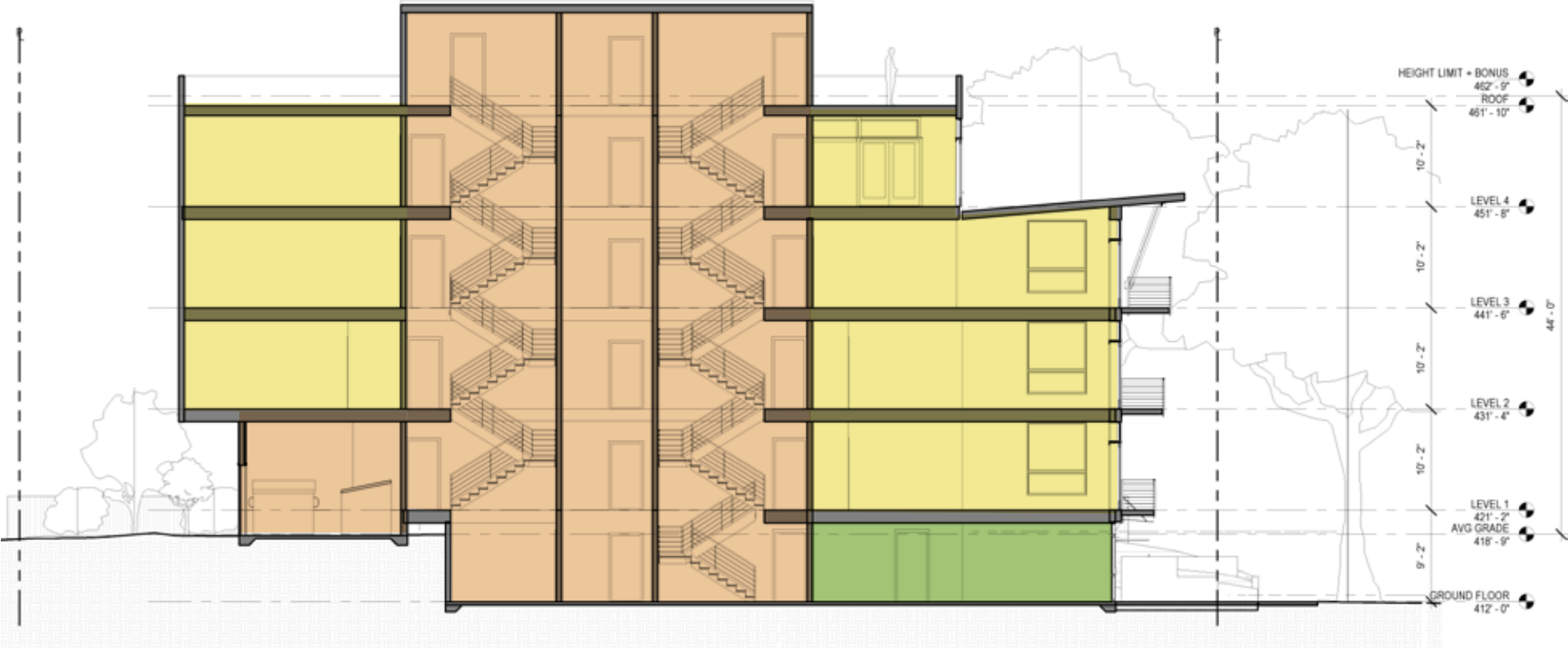


ELEVATION AT 18TH AVENUE



SECTION SOUTH TO NORTH

- LEGEND:
- RESIDENTIAL
 - CIRCULATION/UTILITY
 - COMMON AREA



SECTION WEST TO EAST



STREET VIEW



STREET VIEW

DESIGN OPTION C - PREFERRED

OVERVIEW

Some departures requested (details in Departure Matrix, p. 29):

- 1. 5 foot rear yard setback
- 2. Less than 10 feet clearance between principal structures
- 3. Less than 25% of site provided as amenity area

Number of residential units: 23
Total amenity area: 2,780-3,600 SF total, 2,100 SF at grade

PROS

- Outdoor amenity space provided on 18th Avenue (Guideline A-7; PL3)
- Massing better aligns with existing street edge on 18th Avenue (Guideline A-2; CS2)
- Highly visible entry on 18th Avenue (Guideline A-3; DC1, PL3)
- Shorter side facade length on northern property line than code compliant option (Guidelines B1; DC2)
- Improved unit count and efficiency
- Massing responds to height and formal qualities of the adjacent apartment cornice line (Guidelines A-2 and B-1; CS2)
- Loading zone in alley provides functional staging areas that meet practical needs of resident and building operations (Guidelines A-8 and D-6; DC1)
- Enclosed waste area (Guideline D6; DC1)

CONS

- Un-modulated building face is closer to single family neighbor
- Exceptional tree is removed

LEGEND:

RESIDENTIAL

CIRCULATION/UTILITY

COMMON AREA

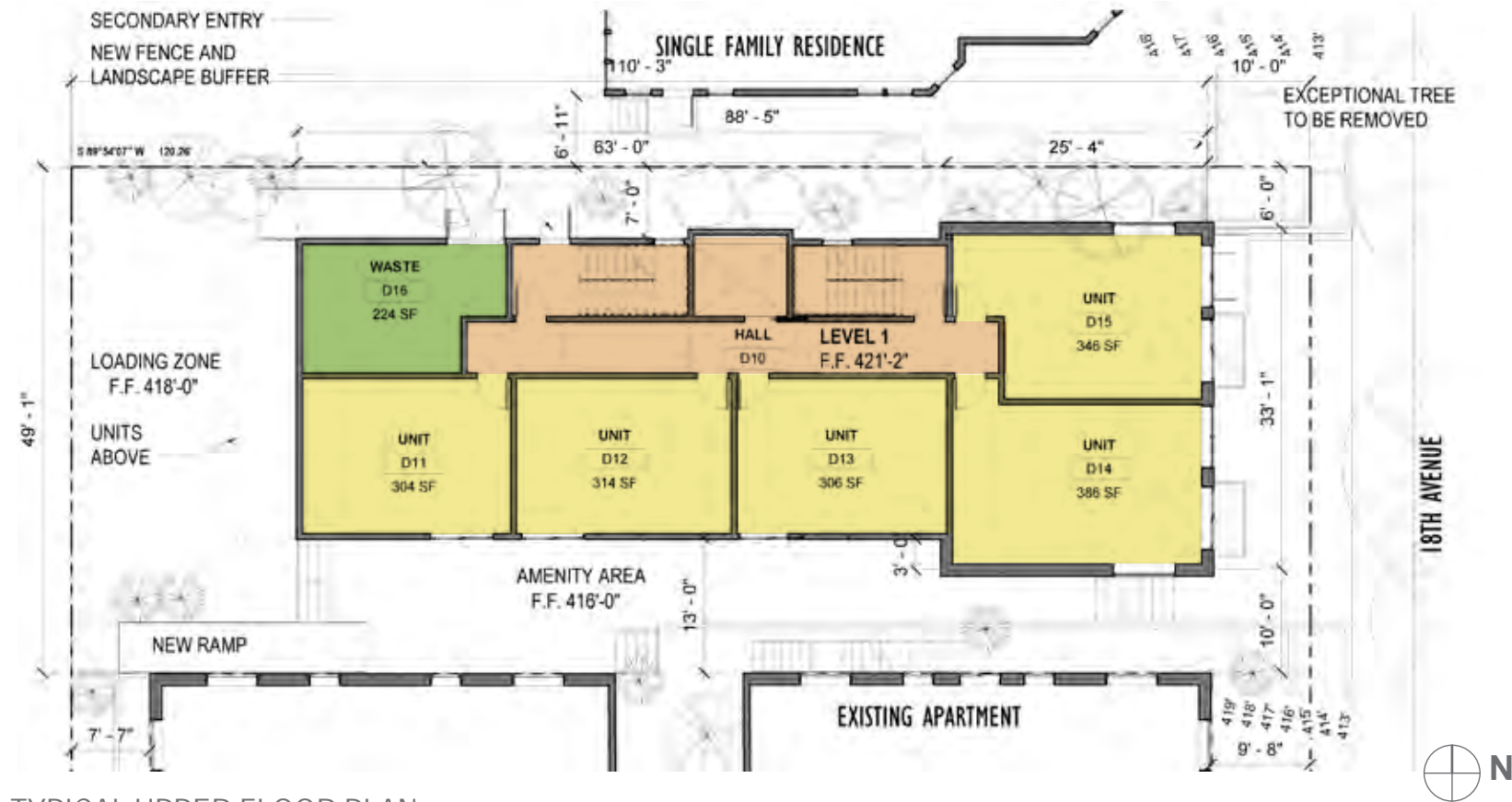
FAR CALCULATION

ENCLOSED FLOOR AREAS							
SPACE	GROUND	LEVEL1	LEVEL2	LEVEL 3	LEVEL 4	ROOF	TOTAL
ALL	2547	2563	2730	2730	1700	300	12570
APTS	925	1658	2059	2059	1386		8087
RETAIL	0						0
LOBBY	643						643
CIRC	293	669	671	671	314		2618
GARAGE	0						0
UTILITY	686	236					922
NON-FAR	-2547						-2547
GRAND TOTAL							12570
LOT AREA							5291
EXT WALLS							1.00
FAR							1.89



MASSING STUDY

DESIGN OPTION C



DESIGN OPTION C - PREFERRED



ELEVATION AT 18TH AVENUE



SECTION SOUTH TO NORTH

- LEGEND:
- RESIDENTIAL
 - CIRCULATION/UTILITY
 - COMMON AREA



SECTION WEST TO EAST

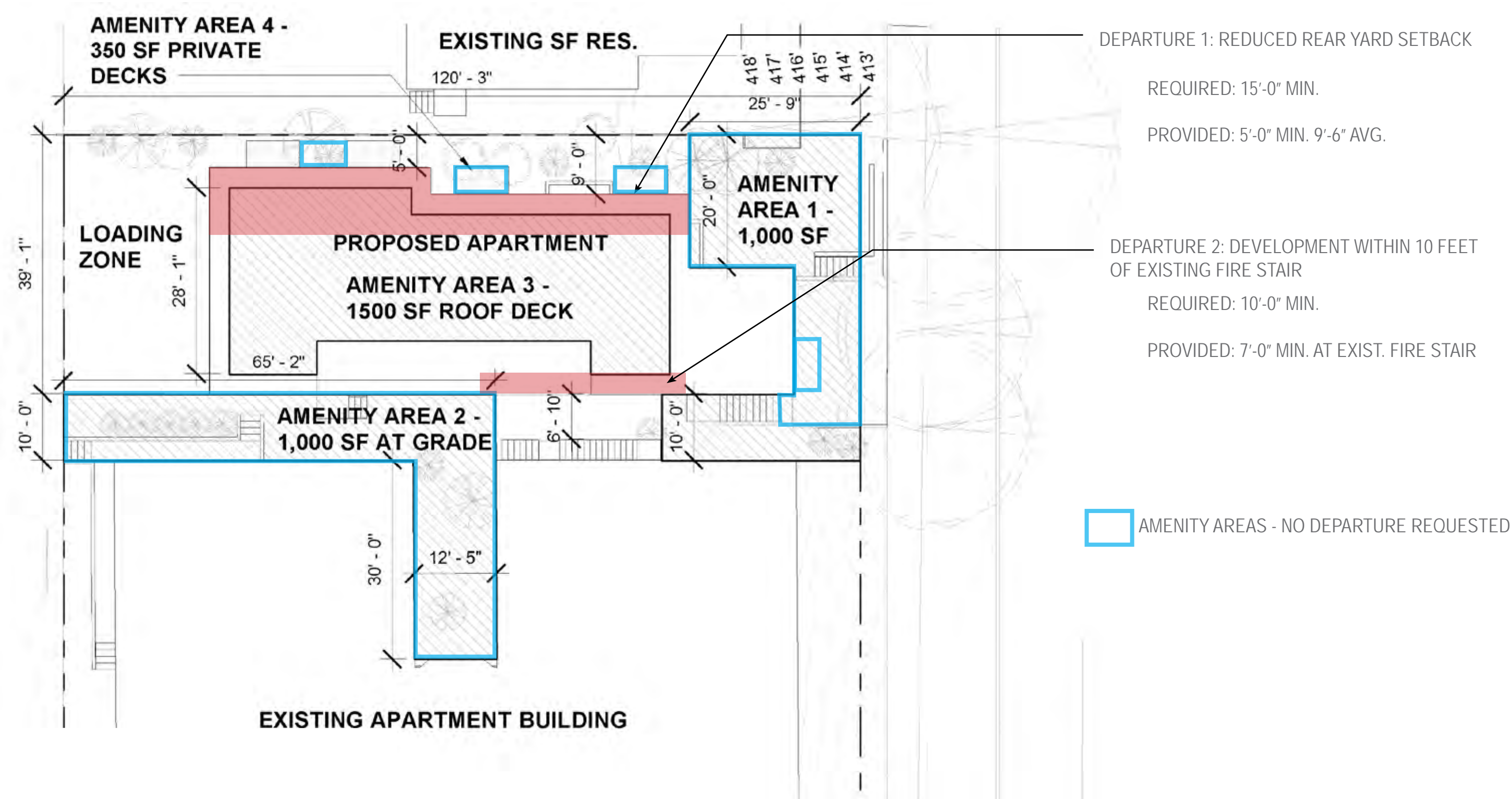


STREET VIEW



STREET VIEW

DEPARTURE DIAGRAM - OPTION B



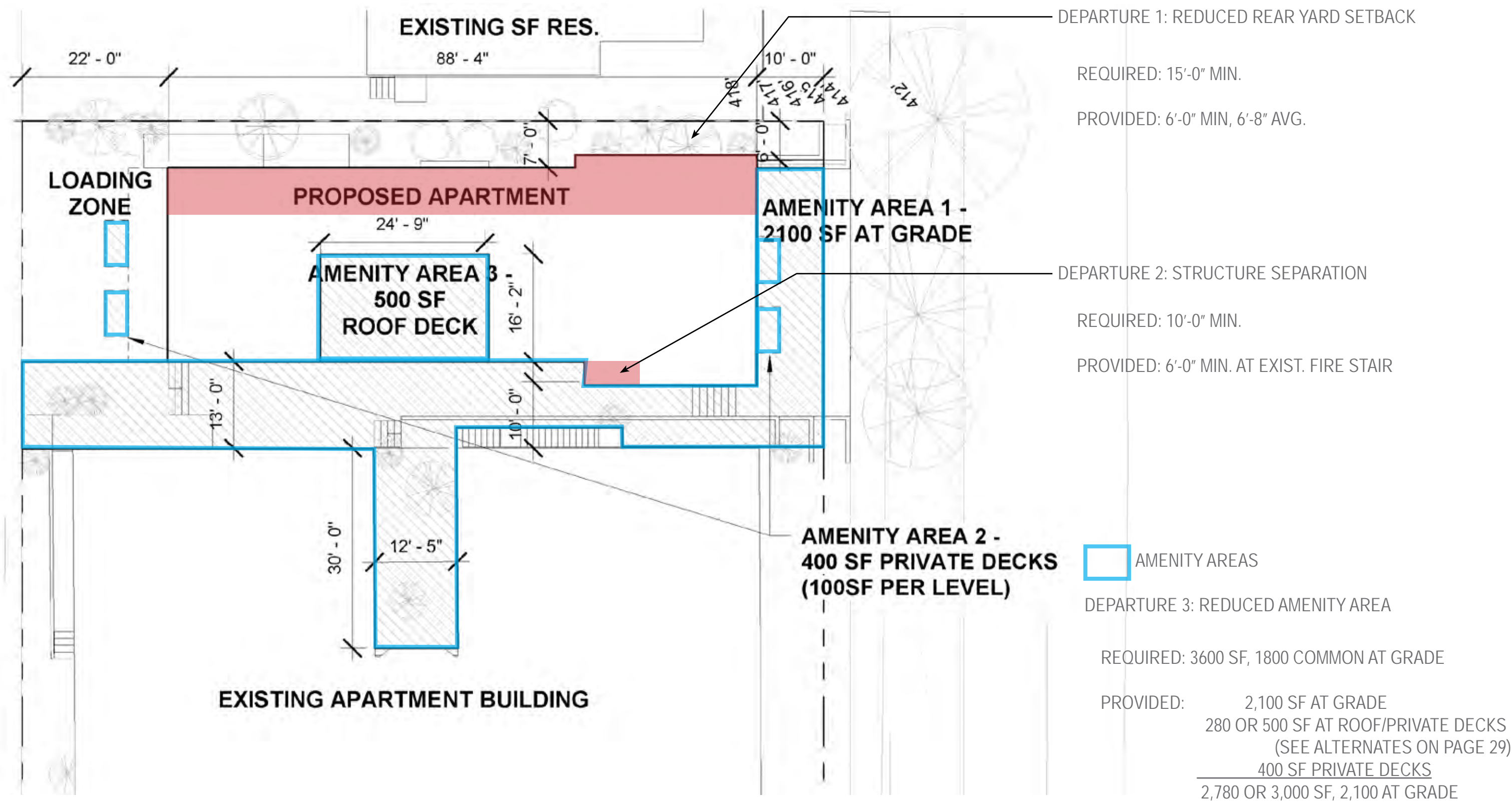
OPTION B



DEPARTURE MATRIX - OPTION B

NUMBER	CODE SECTION	CODE ITEM	DEPARTURE REQUESTED	RATIONALE	GUIDELINE
1	23.45.518.A	15'-0" min. rear yard setback	Rear yard setback of 5'-0" min. 9'-6" average (66% departure)	Orientation of proposed apartment to follow the predominant development pattern and align with existing street frontage on 18th Avenue requires a setback departure at the rear yard. This allows a better proportioned massing and achieves 2.0 FAR in the proposed development.	A-2 and B1 (1998); CS2 and DC2 (2013)
2	23.45.518.F.1	Min. required separation of 10'-0" between principal structures	Proposed building is within 6'-10" from the existing fire stair on the north facade of the existing apartment (32% departure)	Maintaining a 10'-0" setback around the fire stair results in an inability to preserve a setback at the alley that will allow for loading, service areas and future parking while achieving 2.0 FAR.	D-6 (1998) DC1 (2013)

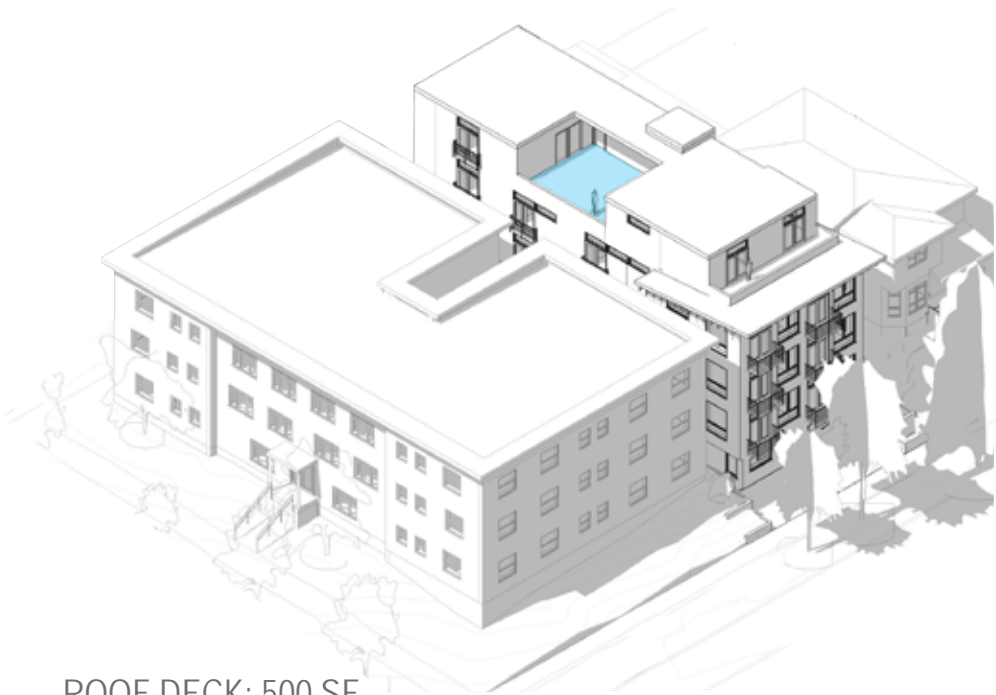
DEPARTURE DIAGRAM - OPTION C



DEPARTURE MATRIX - OPTION C

NUMBER	CODE SECTION	CODE ITEM	DEPARTURE REQUESTED	RATIONALE	GUIDELINE
1	23.45.518.A	15'-0" min. rear yard setback	Rear yard setback of 6'-0" min. 6'-8" average (60% departure)	Orientation of proposed apartment to follow the predominant development pattern and align with existing street frontage on 18th Avenue requires a setback departure at the rear yard. This allows a better proportioned massing and achieves 2.0 FAR in the proposed development.	A-2 and B1 (1998); CS2 and DC2 (2013)
2	23.45.518.F.1	Min. required separation of 10'-0" between principal structures	Proposed building is within 6'-10" of the fire stair on the north facade of the existing apartment (32% departure)	Maintaining a 10'-0" setback around the fire stair results in an inability to preserve a setback at the alley that will allow for loading, service areas and future parking while achieving 2.0 FAR.	D-6 (1998) DC1 (2013)
3	23.45.522	Residential amenity area required to be 25% of lot area, 50% must be common space accessed at ground level. Min. 250 SF area and min. 10 feet wide.	Total amenity area to be reduced by 600 or 820 SF. (17% or 23% departure) See alternates below for details.	The building mass steps back at the neighbor to the north and holds the street edge of the Roxborough apartment, reducing available ground floor that meets all the qualifications for at grade amenity area.	A-2 and B1 (1998); CS2 and DC2 (2013)

AMENITY ALTERNATE 1:
ROOF DECK



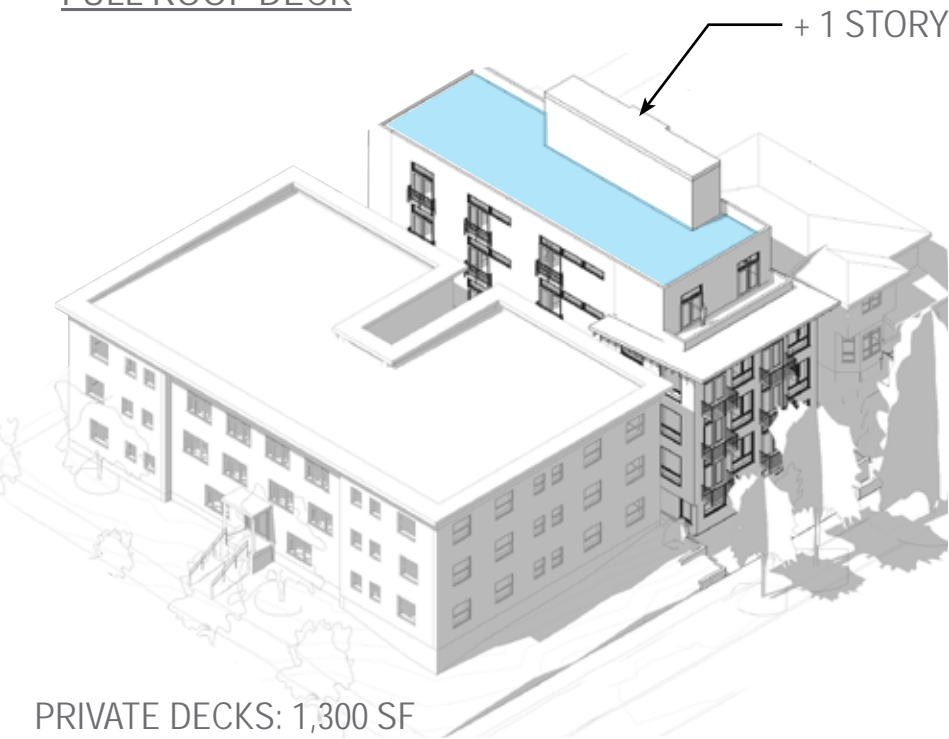
ROOF DECK: 500 SF
TOTAL AMENITY AREA: 3,000 SF (17% DEPARTURE)
IMPROVED SOLAR ACCESS + PRIVACY FOR NEIGHBORS

AMENITY ALTERNATE 2:
PRIVATE DECKS (PREFERRED)



PRIVATE DECKS: 280 SF
TOTAL AMENITY AREA: 2,780 SF (23% DEPARTURE)
REDUCED UPPER LEVEL MASSING

NO DEPARTURE REQUIRED:
FULL ROOF DECK



PRIVATE DECKS: 1,300 SF
TOTAL AMENITY AREA: 3,800 SF
EXCESSIVE HEIGHT + PRIVACY ISSUES FOR NEIGHBOR

SHADOW STUDIES

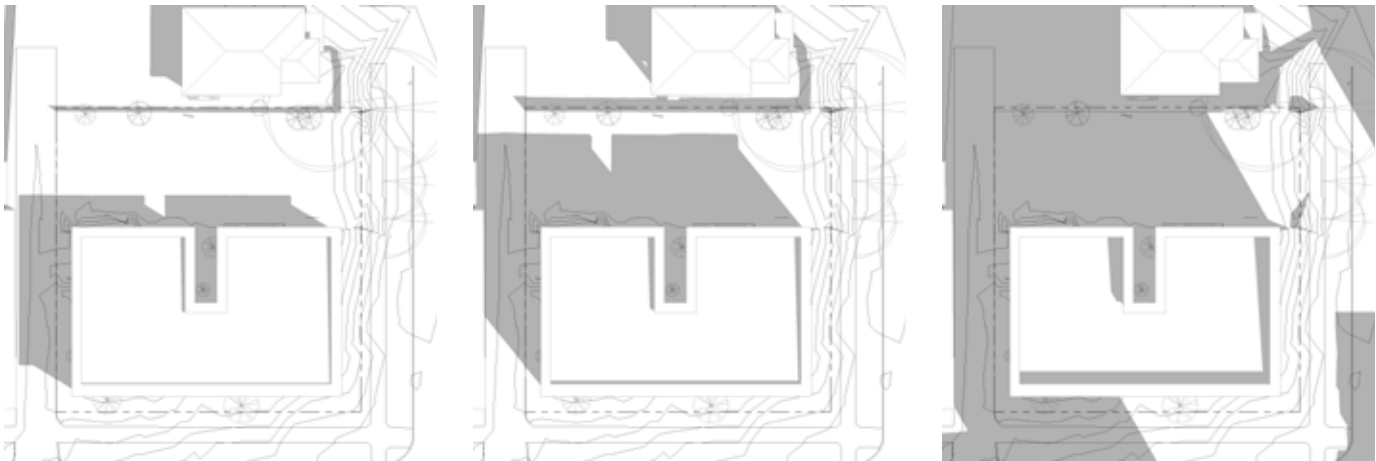
EXISTING CONDITION

JUNE 21

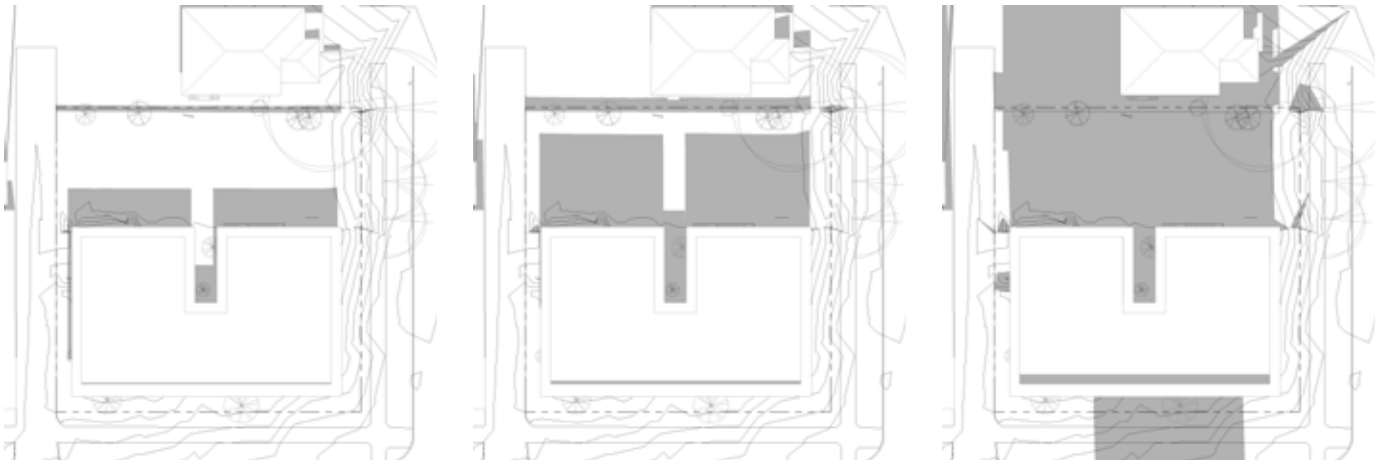
MAR/SEPT 21

DEC 21

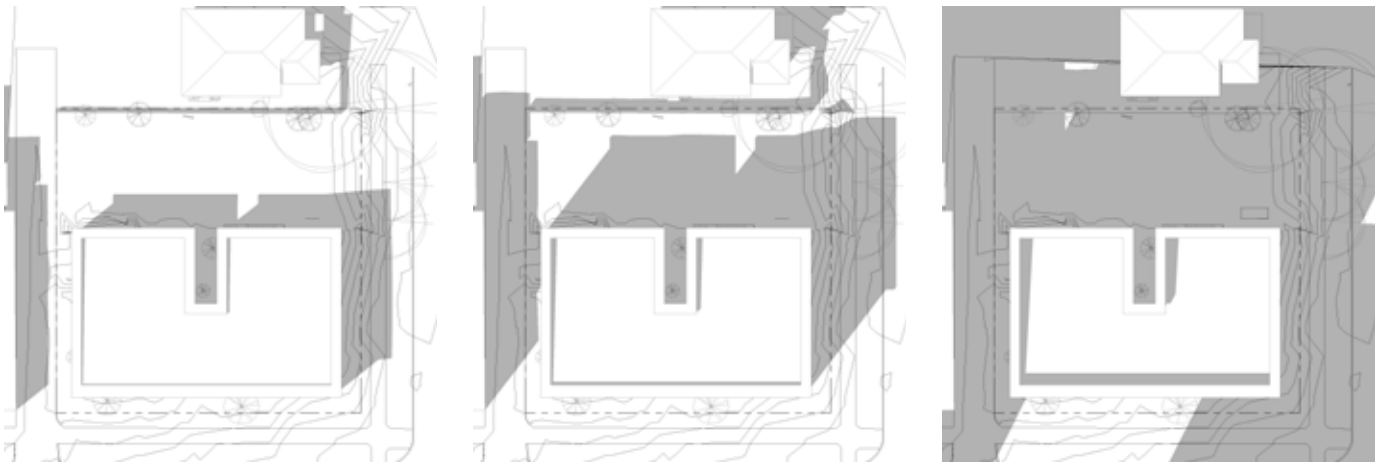
10 AM



12 PM



2 PM

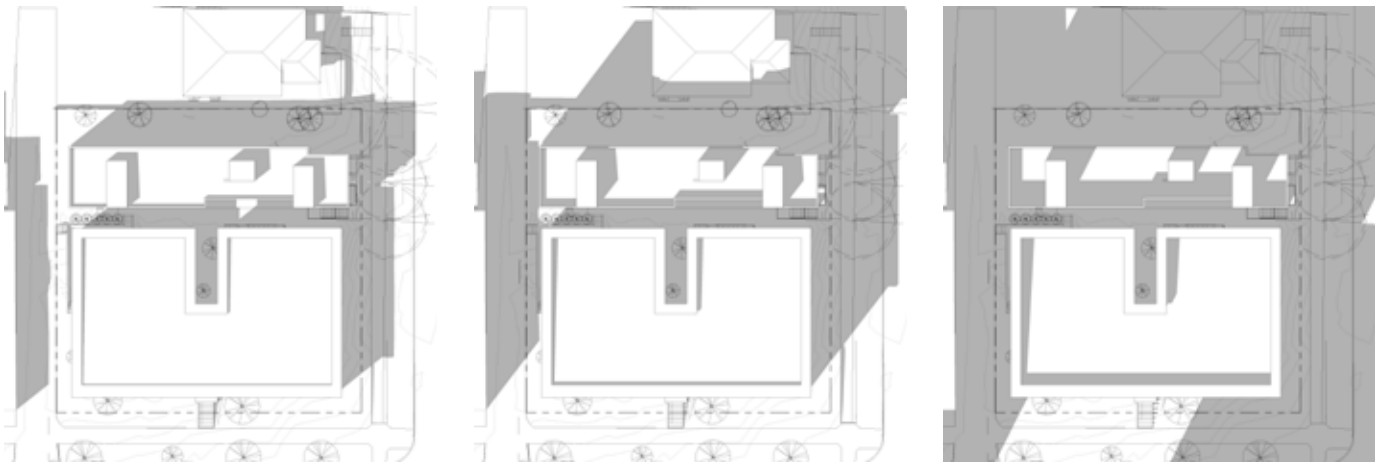
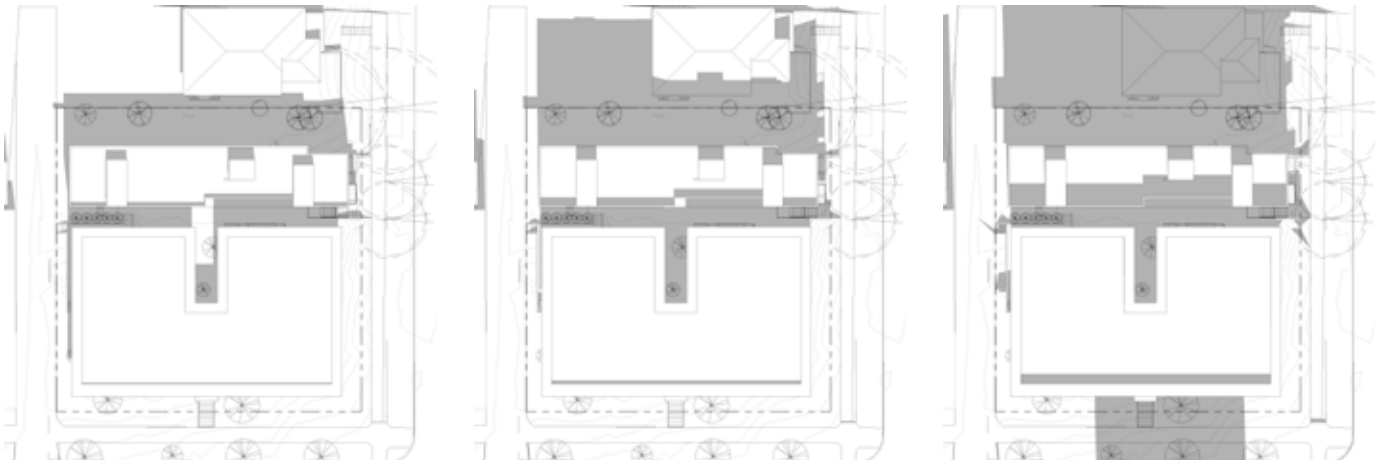
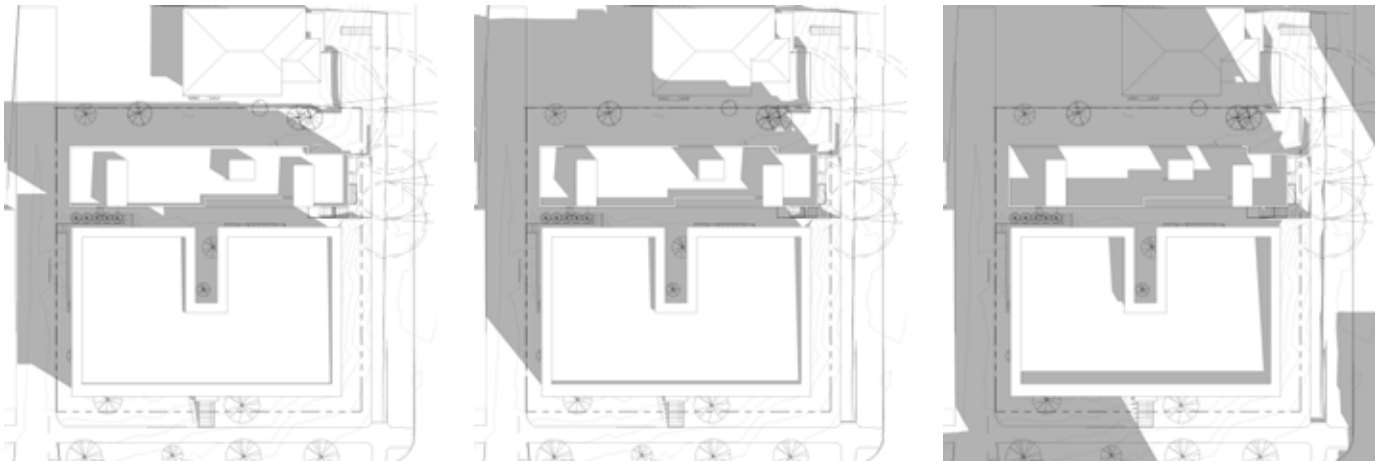


OPTION A

JUNE 21

MAR/SEPT 21

DEC 21



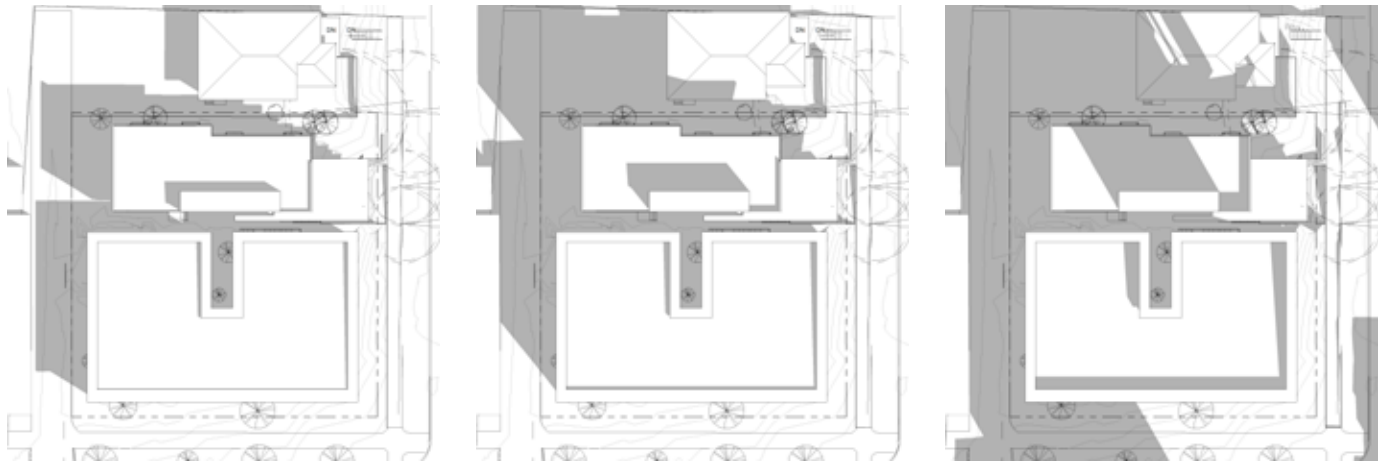
OPTION B

JUNE 21

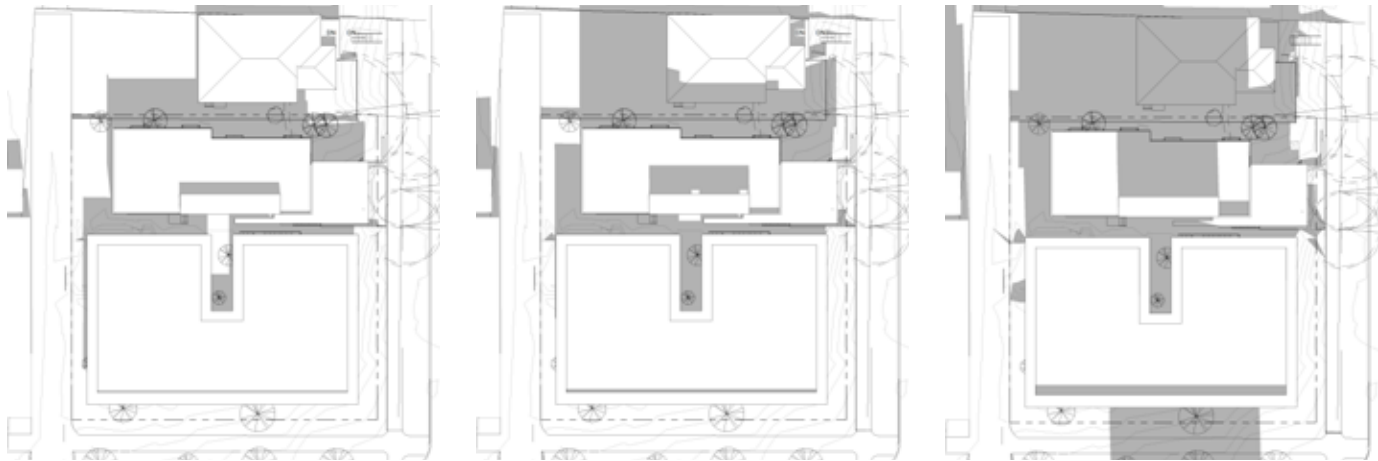
MAR/SEPT 21

DEC 21

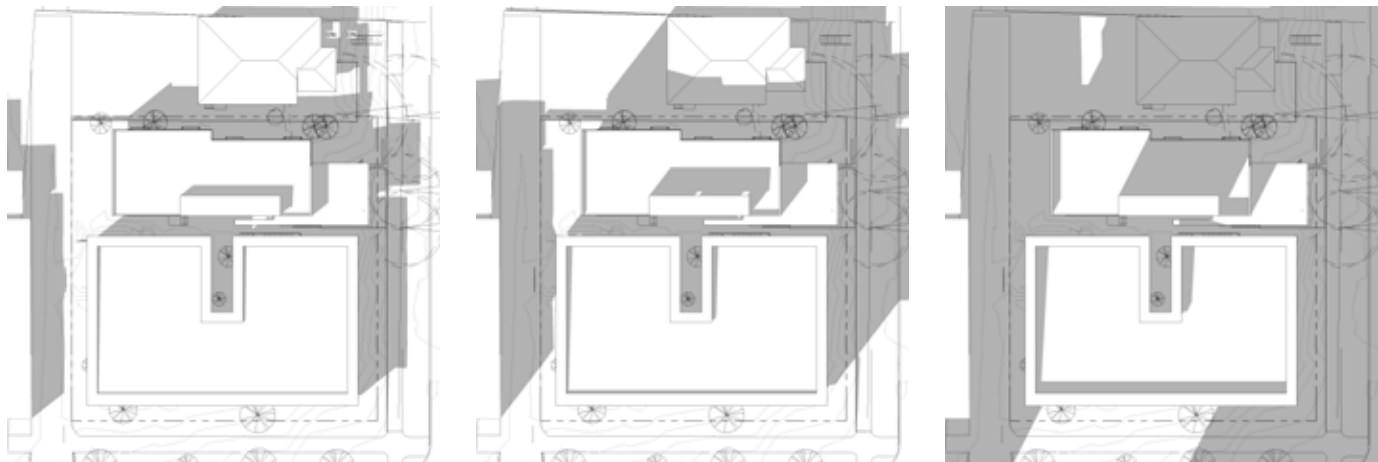
10 AM



12 PM



2 PM

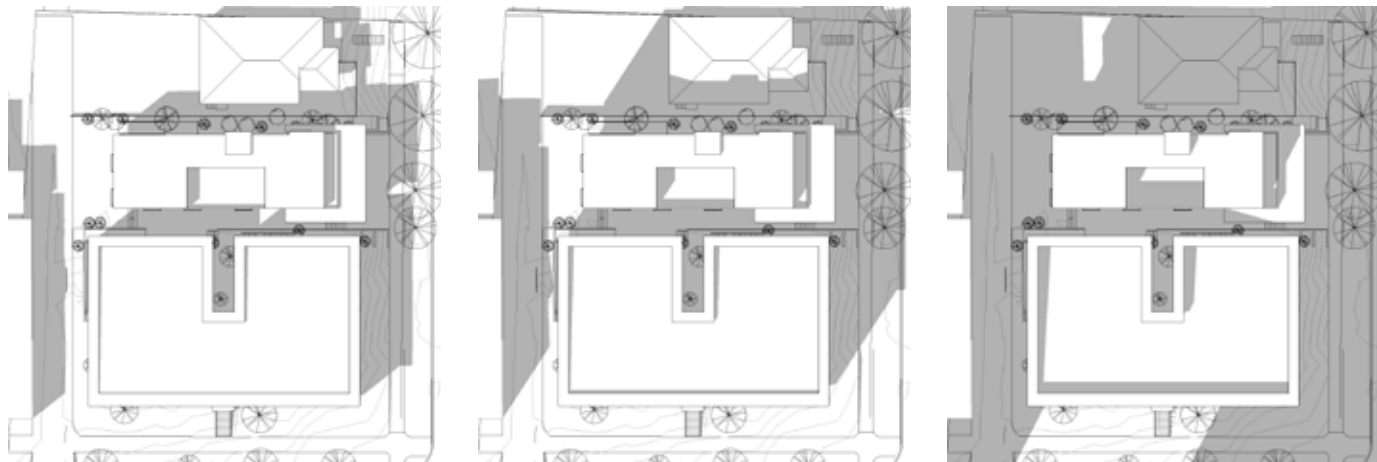
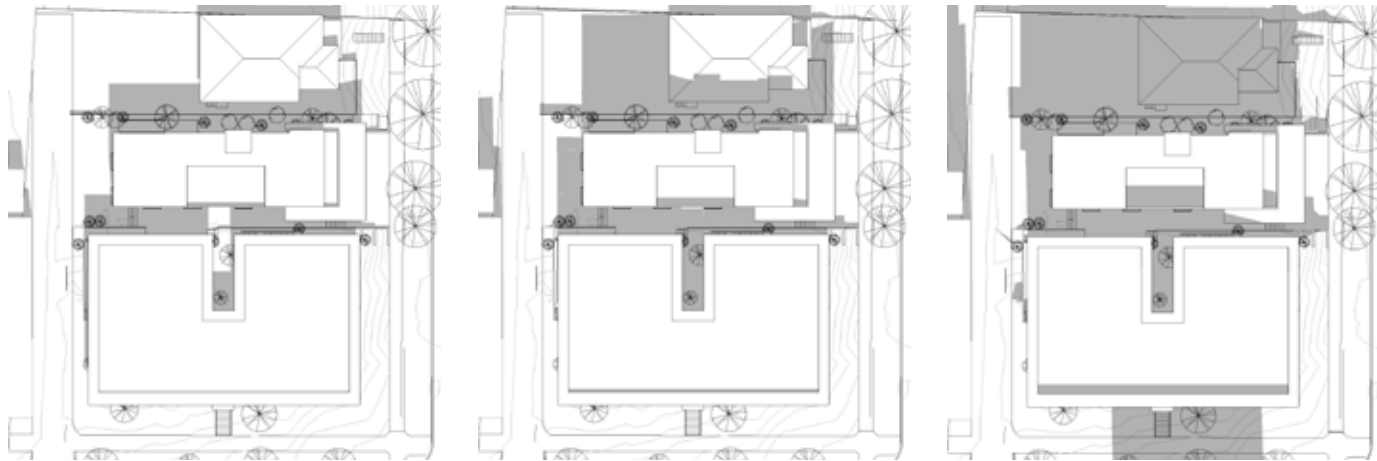
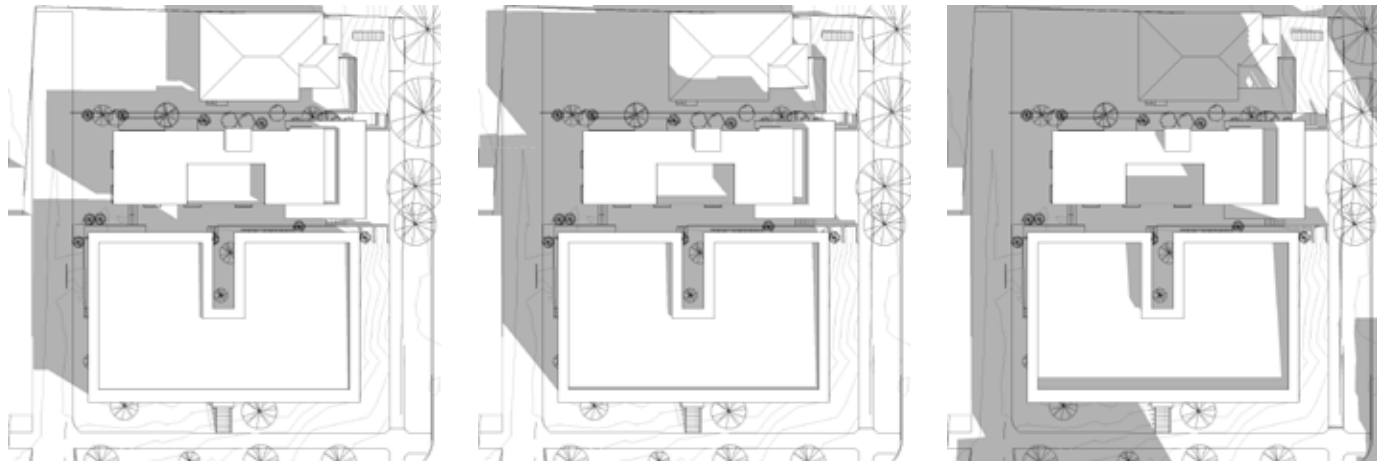


OPTION C

JUNE 21

MAR/SEPT 21

DEC 21

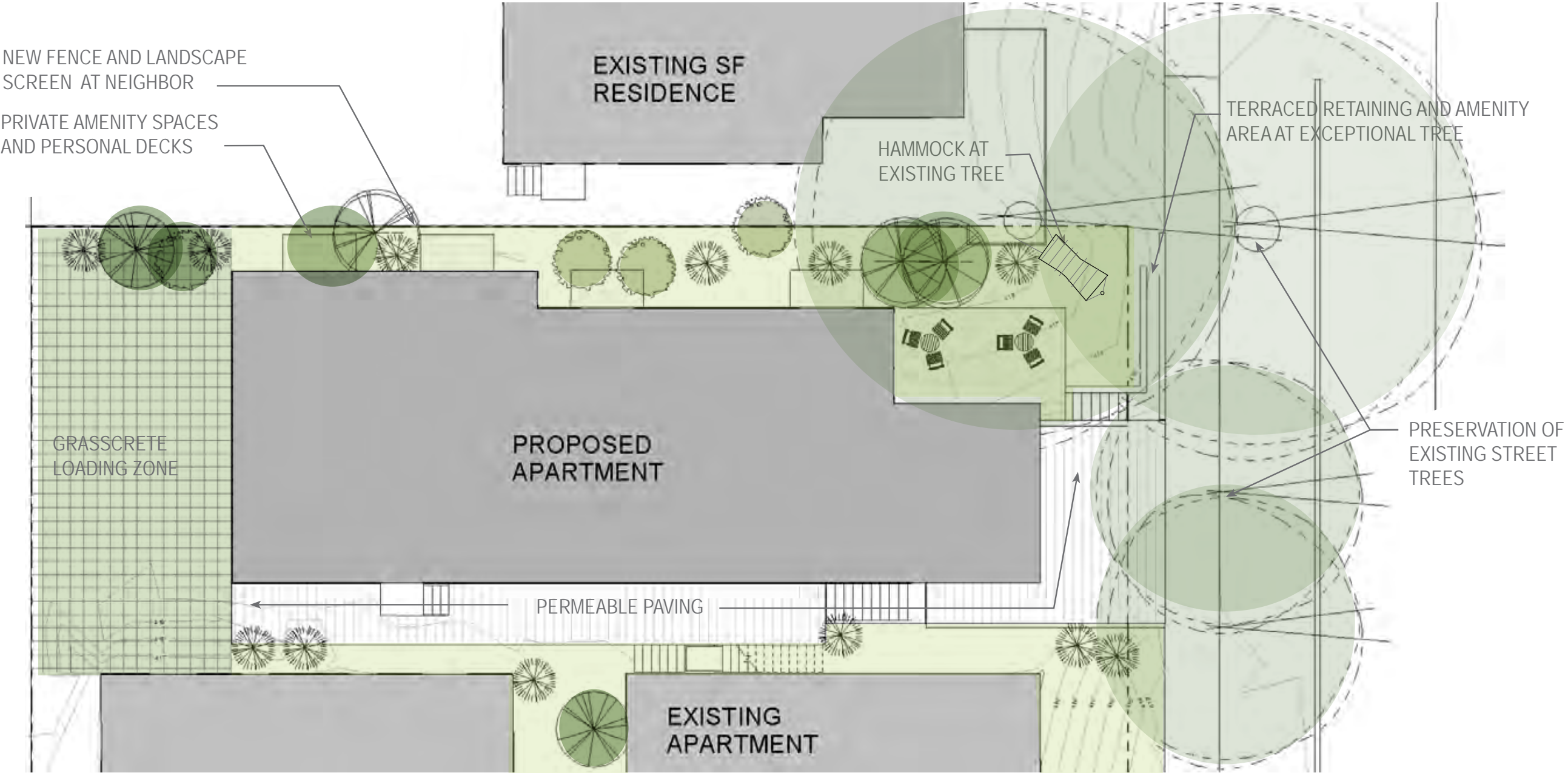


LANDSCAPE CONCEPTS

PERMEABLE PAVING



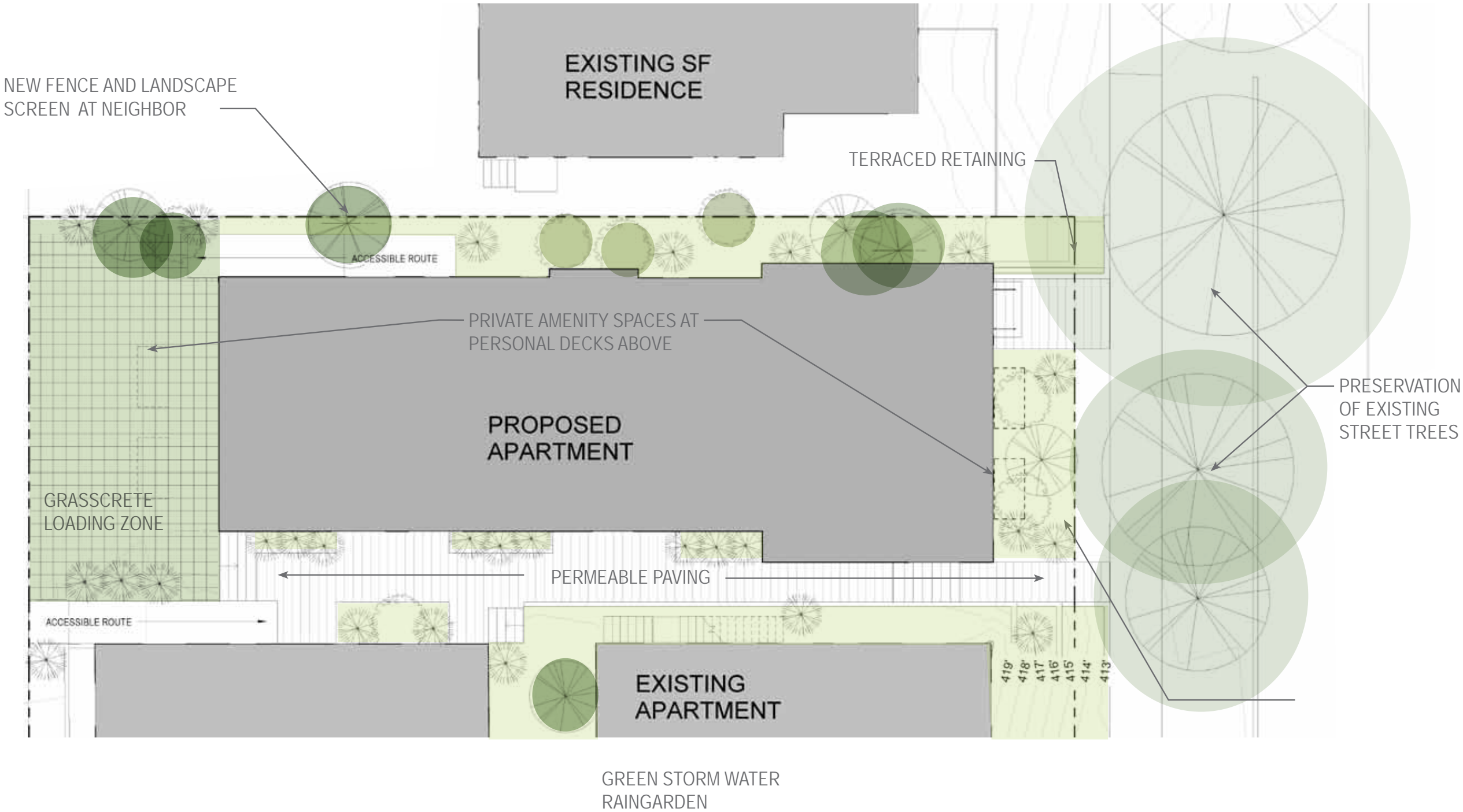
LANDSCAPE SCREENS



OPTION B



LANDSCAPE CONCEPTS



TERRACED RETAINING



LAYERED PUBLIC AND PRIVATE SPACE



ROOFTOP AMENITY AREAS



OPTION C



CONCEPT IMAGES

INSPIRATIONAL PROJECTS



EXPRESSION OF THE BUILDING TOP



MASONRY INTEGRATED WITH RESIDENTIAL SCALE MATERIALS



HUMAN ACTIVITY DRAWN TO THE STREET FACADE



CORNICE EMPHASIZES THE BUILDING TOP

DESIGN CONTEXT - CAPITOL HILL



EXPANSIVE GLAZING



ACTIVATED STREET EDGES



VISIBLE ENTRIES



FACADE MODULATION

DAVID NEIMAN ARCHITECTS - RELATED WORK



ROOF OVERHANGS AND EXPOSED TIMBER FRAMING CREATE AN EXPRESSIVE AND DETAILED BUILDING TOP (1724 17TH AVENUE)



ACTIVATED FACADES (918 14TH AVENUE)



VISUAL TEXTURE/EXPOSED FRAMING



MODERN APPLICATION AND REINTERPRETATION OF BRICK MASONRY (535 16TH AVENUE)



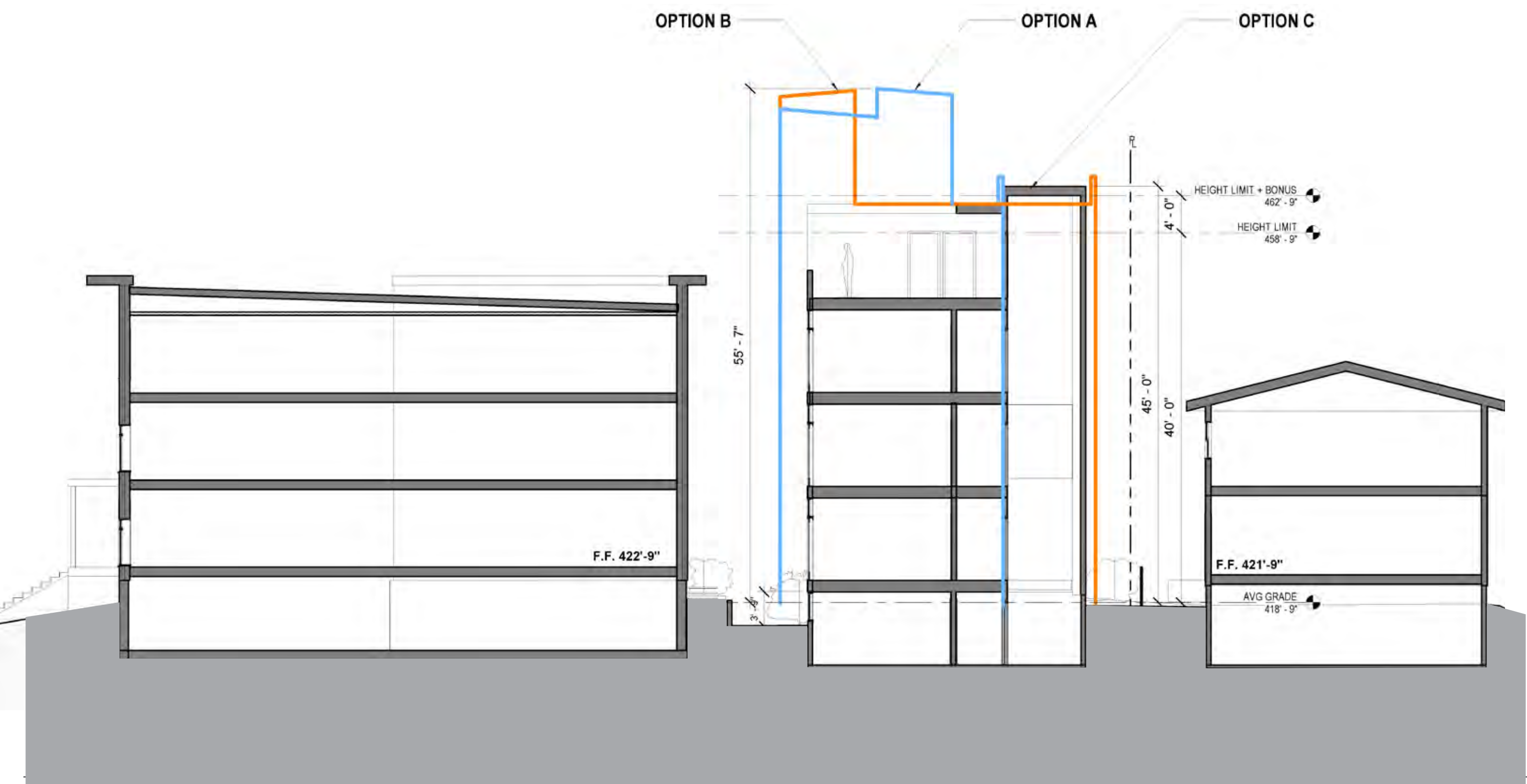
ROOF OVERHANGS ON BRICK FACADES

SUMMARY

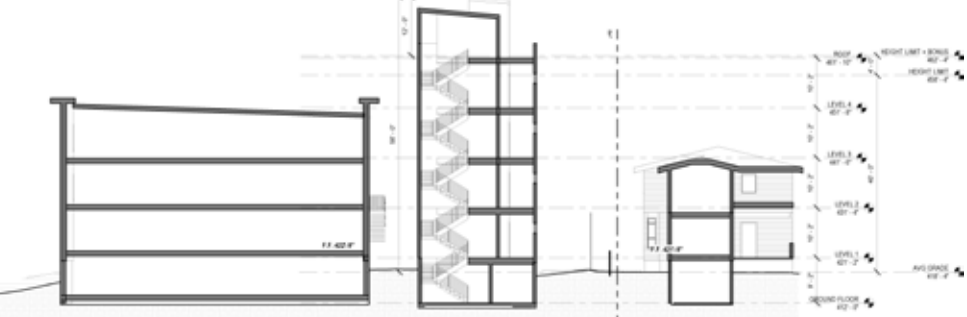
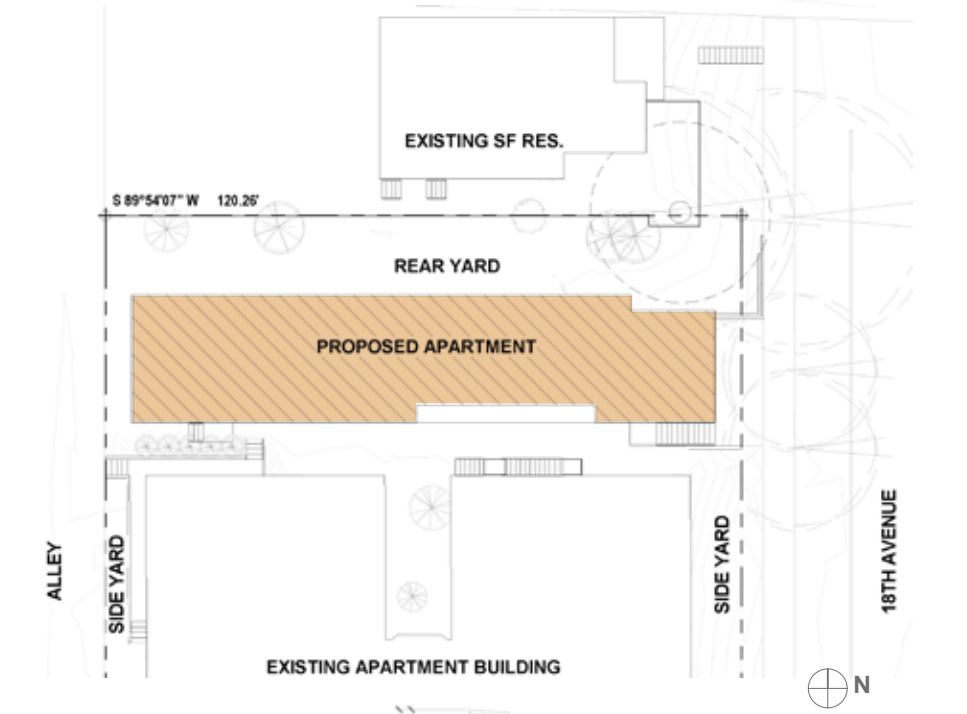
ROXBOROUGH APARTMENT

ROXETTE APARTMENT

NEIGHBORING RESIDENCE

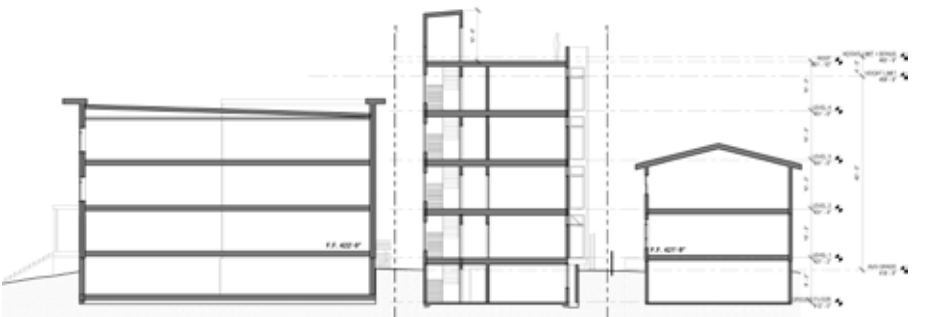
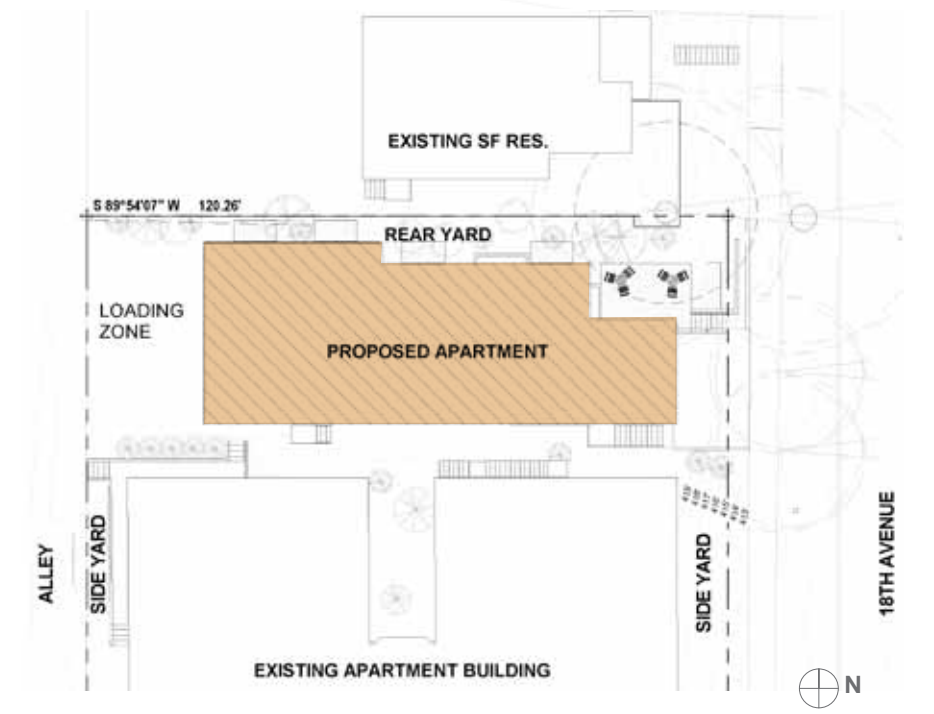


DESIGN OPTION A
CODE COMPLIANT



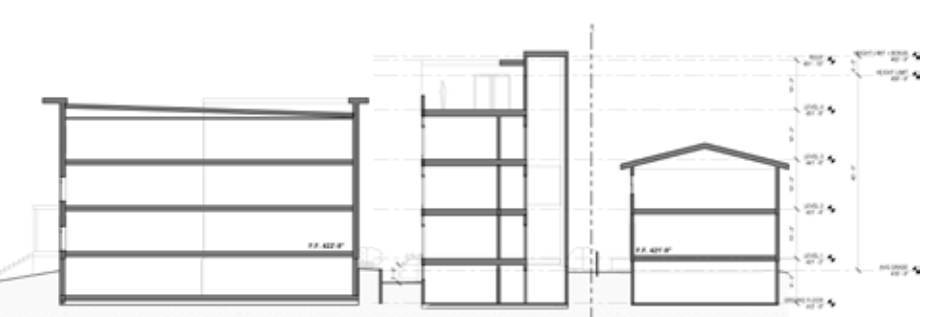
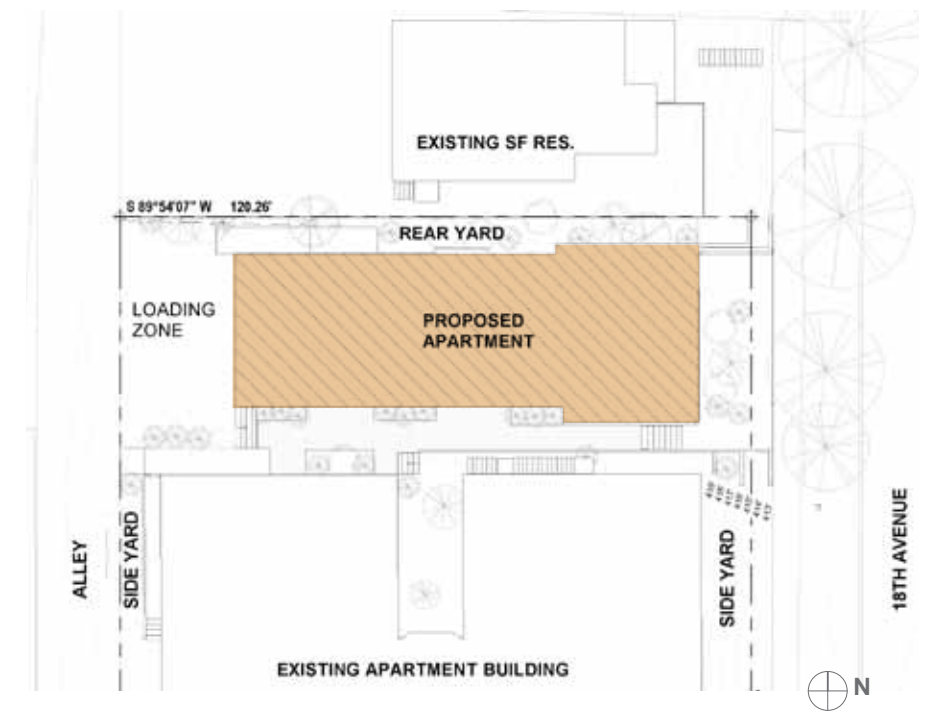
GROSS SF & FAR CALCULATION - OPTION A											
ENCLOSED FLOOR AREAS											
ROXBOROUGH				ROXETTE							
SPACE	BASEMENT	LEVEL 1	LEVEL 2	LEVEL 3	GROUND	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	ROOF	TOTAL
ALL	2416	5707	5707	5707	1500	2382	2382	2382	2382	300	30865
APTS					0	1563	1563	1563	1563		6252
RETAIL					0						0
LOBBY					848						848
CIRC					215	819	819	819	819		3491
GARAGE					0						0
UTILITY					437						437
NON-FAR -2200					-1500						-3700
GRAND TOTAL											30865
LOT AREA											14400
FAR											1.89

DESIGN OPTION B



GROSS SF & FAR CALCULATION - OPTION B											
ENCLOSED FLOOR AREAS											
ROXBOROUGH				ROXETTE							
SPACE	BASEMENT	LEVEL 1	LEVEL 2	LEVEL 3	GROUND	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	ROOF	TOTAL
ALL	2416	5707	5707	5707	1572	2490	2685	2685	2400	300	31669
APTS					318	1695	2027	2027	1778		7845
RETAIL					0						0
LOBBY					745						745
CIRC					234	795	658	658	622		2967
GARAGE					0						0
UTILITY					275						275
NON-FAR -2200					-1572						-3772
GRAND TOTAL											31669
LOT AREA											14400
FAR											1.94

DESIGN OPTION C
PREFERRED



GROSS SF & FAR CALCULATION - OPTION C											
ENCLOSED FLOOR AREAS											
ROXBOROUGH				ROXETTE							
SPACE	BASEMENT	LEVEL 1	LEVEL 2	LEVEL 3	GROUND	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	ROOF	TOTAL
ALL	2416	5707	5707	5707	2547	2563	2730	2730	1700		31807
APTS					925	1658	2059	2059	1386		8087
RETAIL					0						0
LOBBY					643						643
CIRC					293	669	671	671	314		2618
GARAGE					0						0
UTILITY					686	236					922
NON-FAR -2200					-2547						-4747
GRAND TOTAL											31807
LOT AREA											14400
FAR											1.88