ROXETTE APARTMENTS

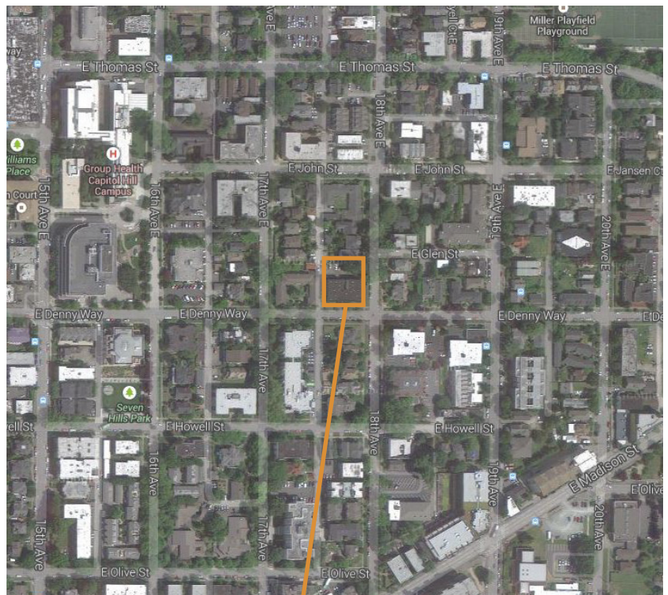
DPD PROJECT # 3015044
STREAMLINED DESIGN REVIEW

PROJECT GOALS

1. Design an addition to an existing apartment that enhances its function and compliments its historic character.

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 into the neighborhood residential context.



PROJECT LOCATION
1720 E. DENNY WAY

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NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST
1421 34TH AVENUE, SUITE 100
SEATTLE, WA 98122
(206) 760-5550
www.neimantaber.com

PROJECT DESCRIPTION

DEVELOPMENT OBJECTIVES

This application proposes the development of a 3 story, 20-unit, 12,000 SF addition to an existing corner lot apartment building. No commercial area is proposed. Enclosed and stacked parking on the alley is proposed for a total of seven spaces..

Requested departures include:
-Portions of the rear-yard setback at less than 15'-0" (Option B).

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 27-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 20th 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.

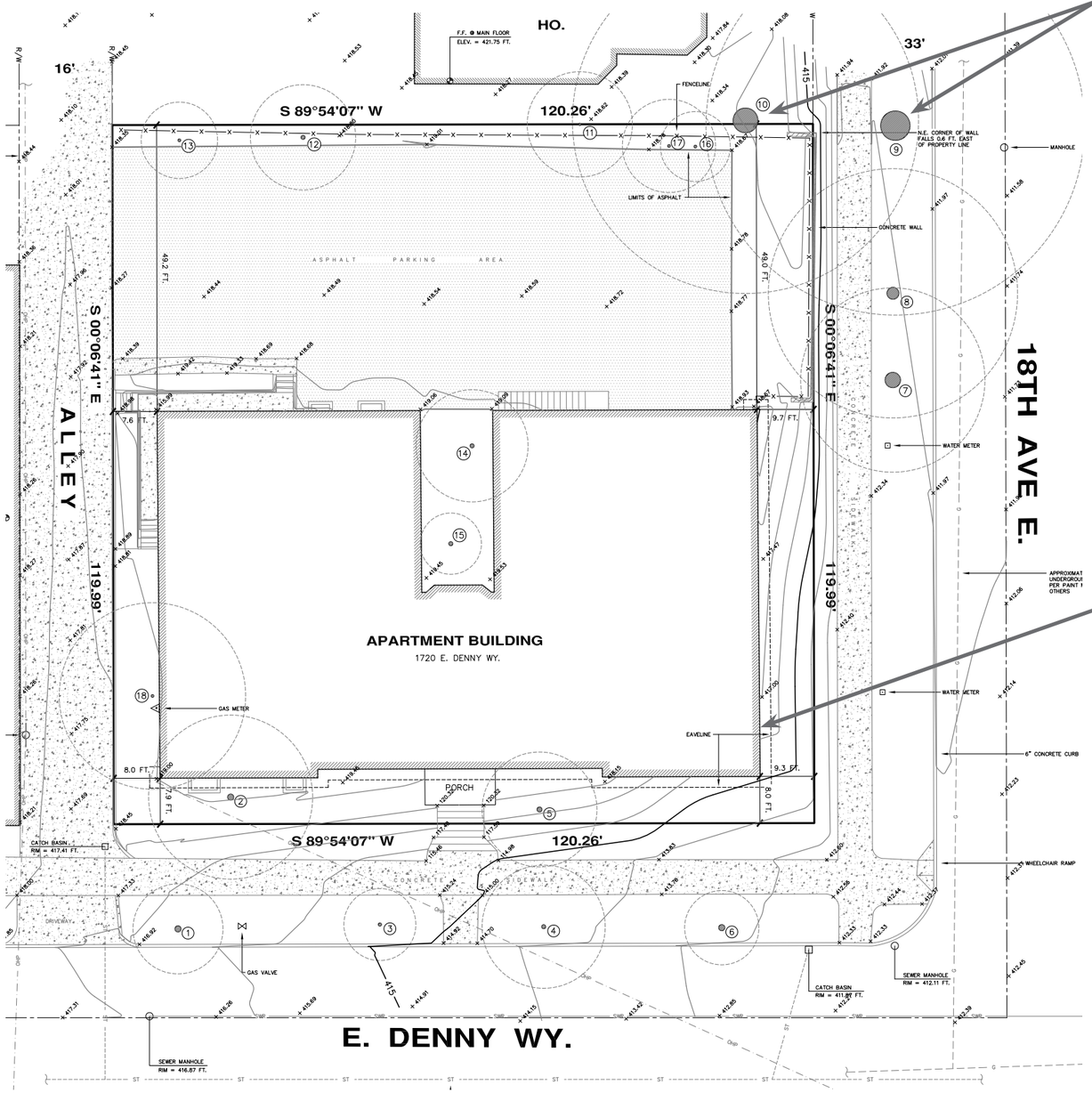
SITE ADDRESS: 1720 E. DENNY WAY

PARCEL NUMBER: 808090-0110

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

CONTACT: DAVID NEIMAN
dn@neimantaber.com

PROJECT DATA



EXISTING SITE - SURVEY

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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

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

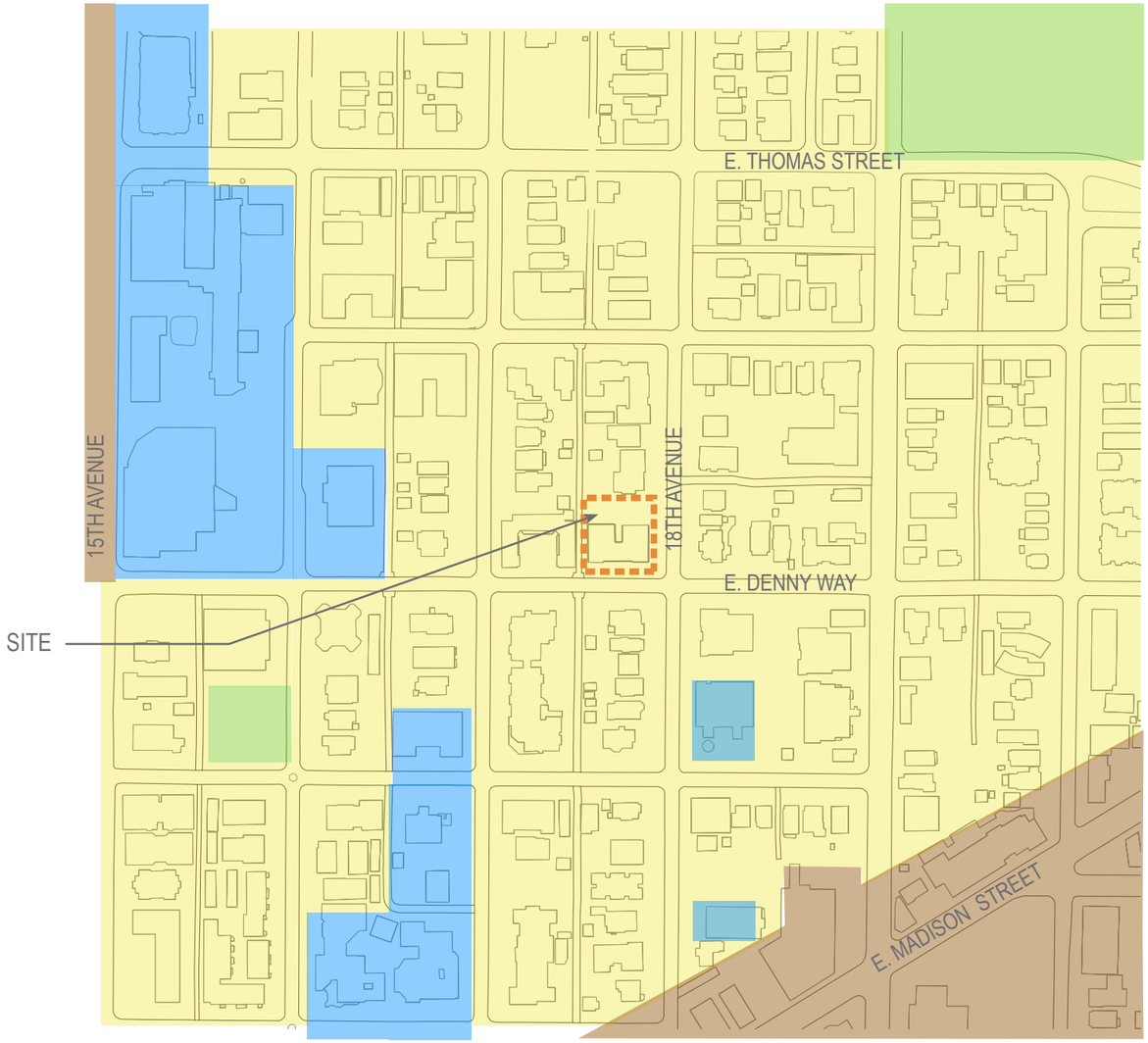
23.45.534 LIGHT AND GLARE STANDARDS
Design to minimize glare on adjacent properties

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

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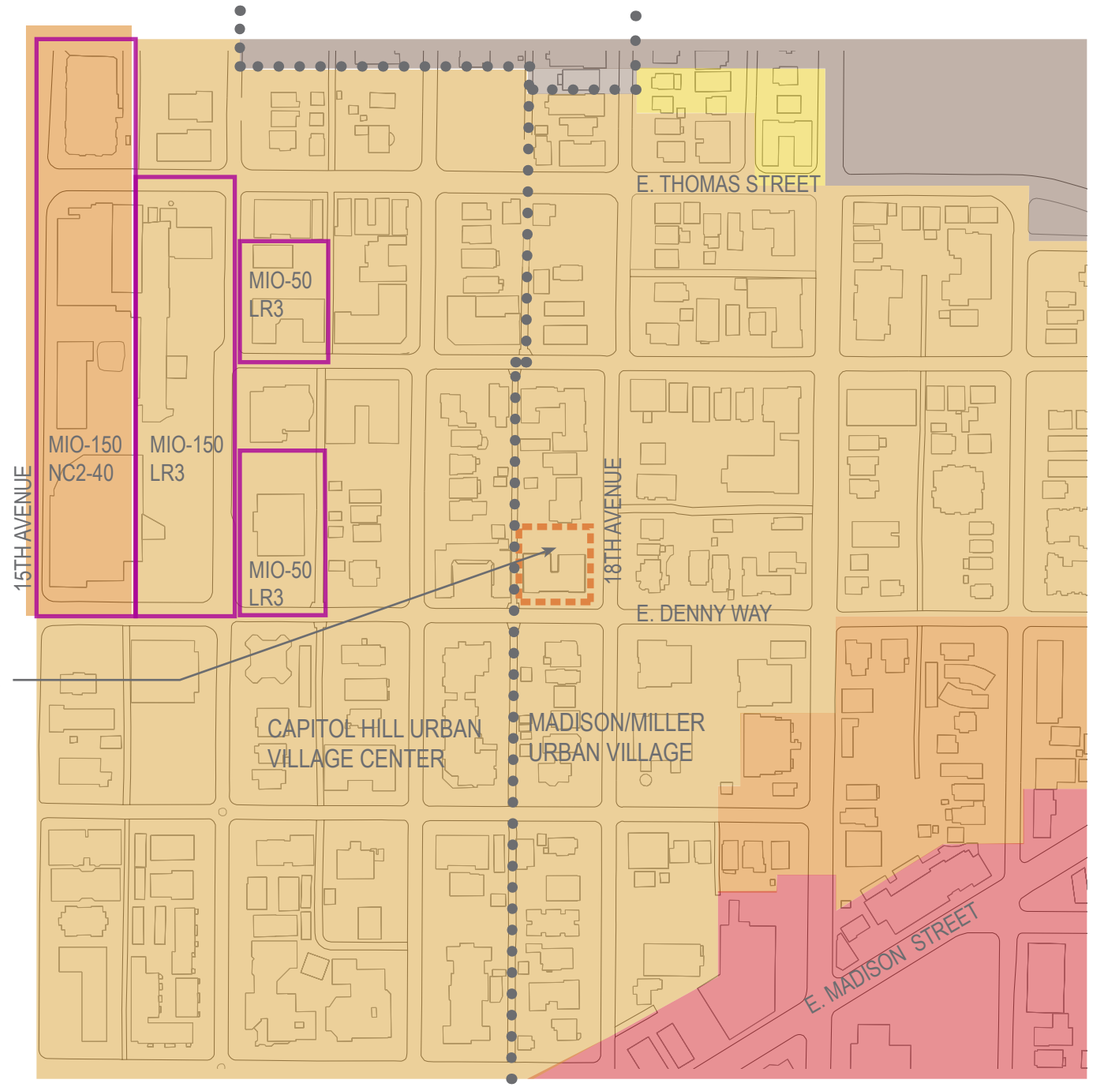
LEGEND:

- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- OPEN SPACE



ZONING

URBAN VILLAGE BOUNDARY

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LEGEND:

- LR3
- NC2-40
- NC3-65
- MIO
- LR2
- SF 5000

SITE OVERVIEW: ELEVATIONS

18TH AVENUE (EASTERN SIDE)

18TH AVENUE (WESTERN SIDE)

PROJECT SITE

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SITE OVERVIEW: ELEVATIONS

ALLEY

18TH AVE.

NEIGHBOR TO NORTH

18TH AVE.

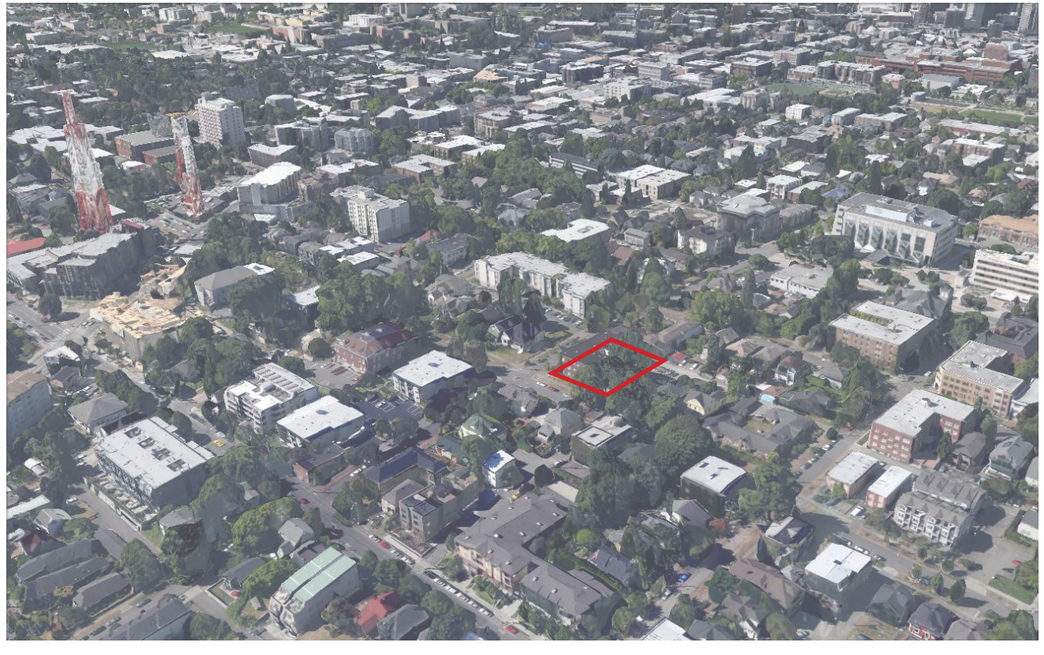
ALLEY

EXISTING BUILDING TO SOUTH

E. DENNY WAY

EXISTING BUILDING TO WEST (ACROSS ALLEY)

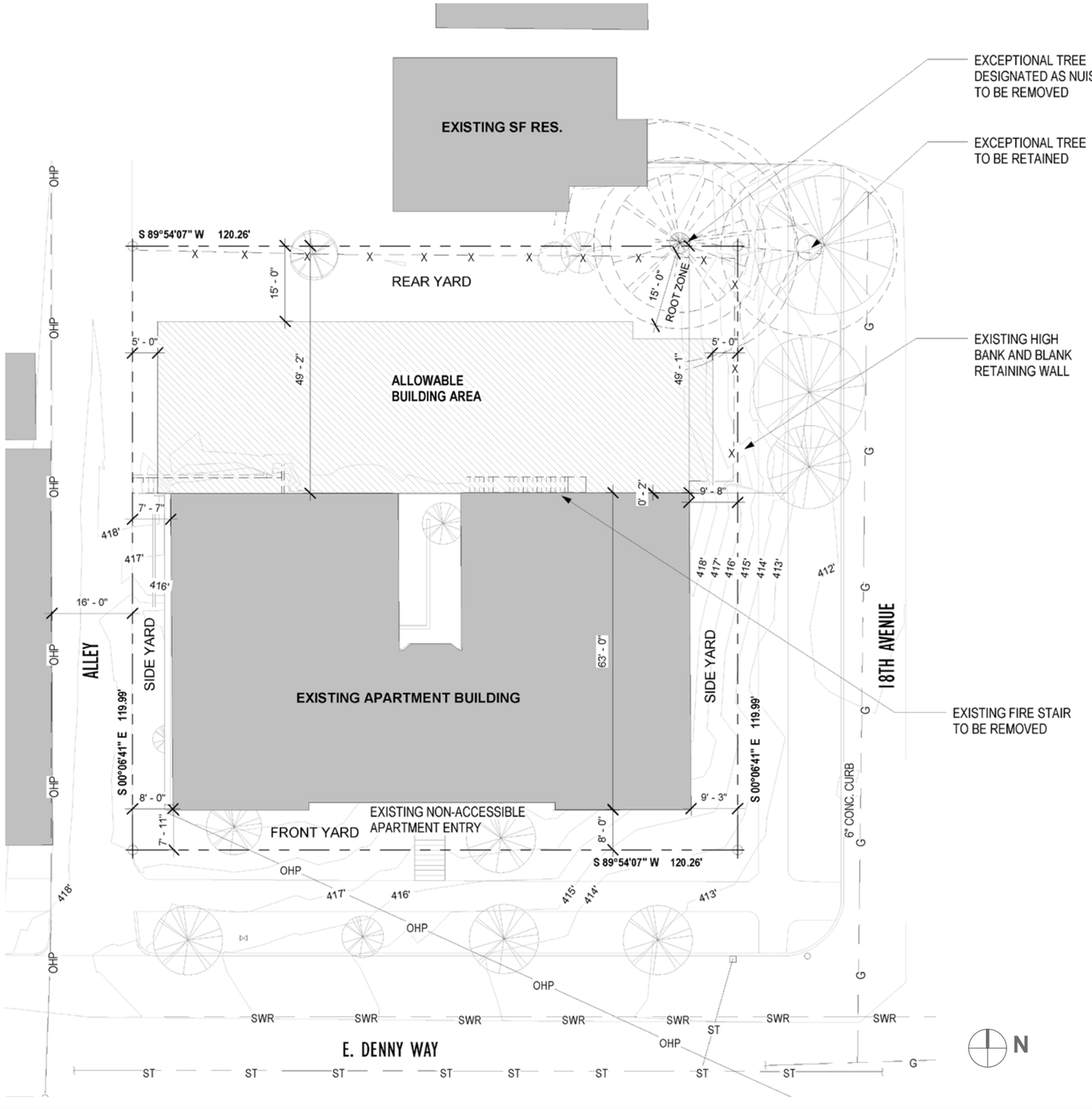
SITE OVERVIEW: AXONOMETRIC



9-BLOCK AXONOMETRIC LOOKING SW

9-BLOCK AXONOMETRIC LOOKING NW

SITE OVERVIEW: OPPORTUNITIES + 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 extend the existing apartment building to better utilize the entire site, to fill in the gap in the urban context and to improve the accessibility of the site.

-Lowering the grade for the proposed building entry on 18th Avenue increases human activity and security at street level.

-Providing parking and a building entry on the alley side supports the pattern of neighborhood alley use.

CONSTRAINTS

-Two existing exceptional trees. The tree in the right of way will be protected. The tree along the northern property line has been identified as a nuisance tree and a plan for removal is being pursued with the neighbors.

-The zoning setbacks required for a freestanding building would result in a long, narrow building with massing that is unresponsive to the adjacent context.

-Privacy and noise concerns exist at the adjacent single family residence.

2013 DESIGN GUIDELINE PRIORITIES

CONTEXT AND SITE

CS-2 Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

B. Adjacent Sites, Streets, and Open Spaces

B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

C. Relationship to the Block

C-1. Corner Sites: Corner sites can serve as gateways or focal points; both from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

D. Height, Bulk, and Scale

D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS-3 Architectural Context and Character

Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes

A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

PUBLIC LIFE

PL-2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

A. Accessibility

A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations.

PL-3 Street-Level Interaction

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

A. Entries

A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

DESIGN CONCEPT

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.

B. Architectural and Facade Composition

B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

C. Secondary Architectural Features

C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC-3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

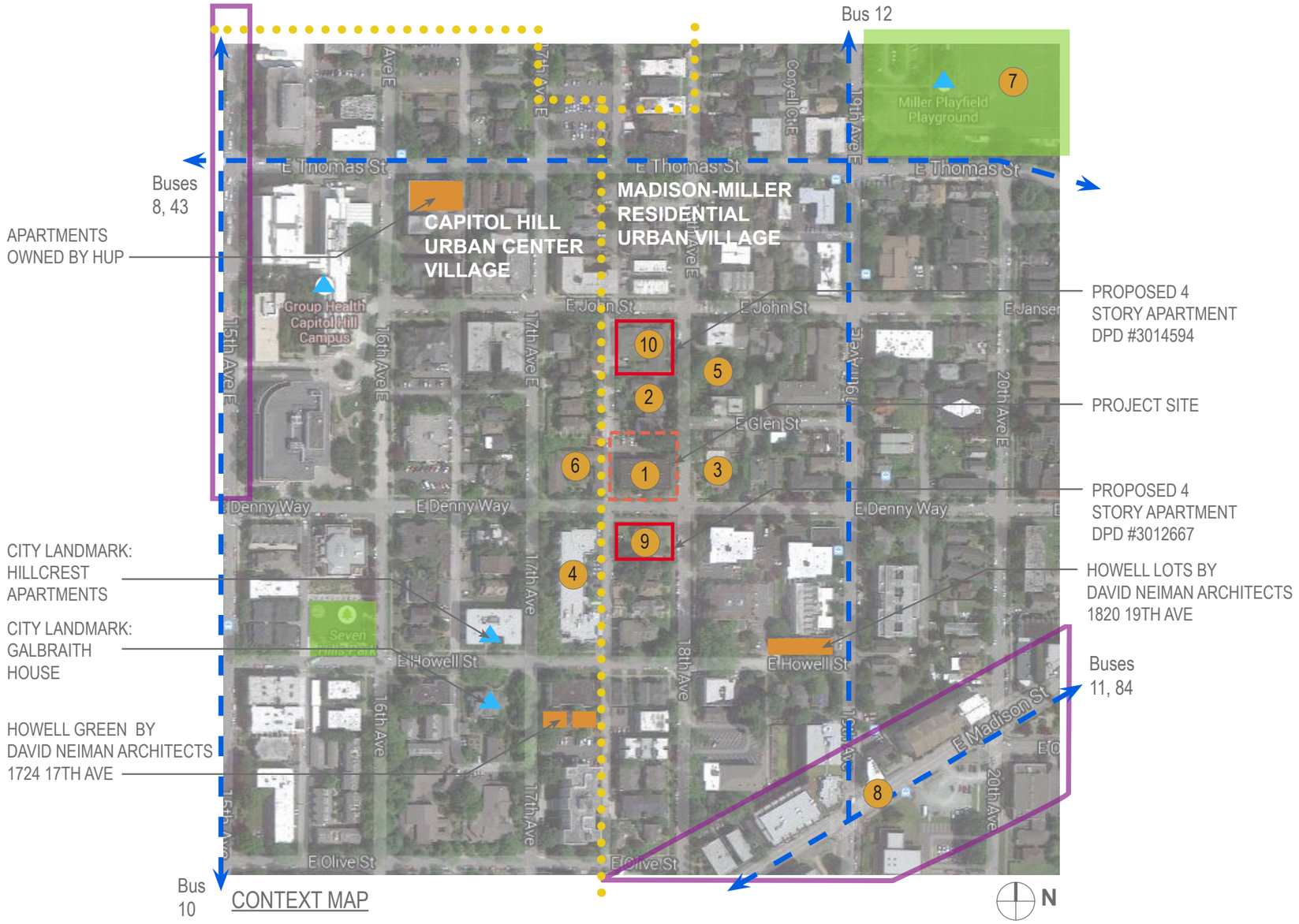
C. Design

C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

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 MAP

LEGEND:

- BUS ROUTES
- URBAN VILLAGE BOUNDARY
- PARK
- LANDMARK
- WALKABLE RETAIL
- PROPOSED DEVELOPMENT

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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 APARTMENTS

10 PROPOSED APARTMENTS

URBAN ANALYSIS

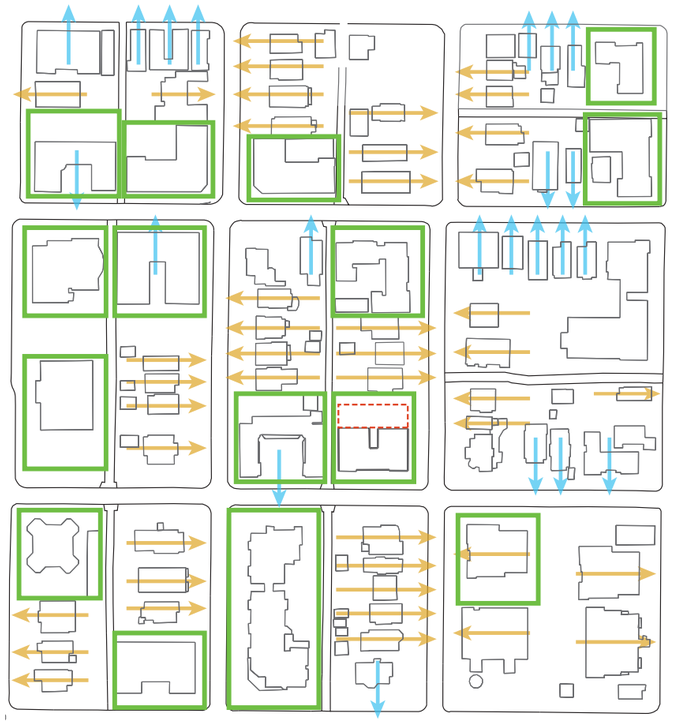
ANALYSIS #1: DEVELOPMENT PATTERNS

The predominant patterns of urban development in the immediate site context are illustrated in the diagram to the right.

Typical east-west orientation along north-south streets

Typical north-south orientation along east-west streets

Corner sites



DEVELOPMENT PATTERNS - 9 BLOCK CONTEXT

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CORNER SITES

To inform the strategy for full development of the proposal site, a further study of corner sites developed with an apartment building adjacent to an alley was conducted. Buildings on corner sites take a variety of forms, but are typically iconic and often have zero-lot line development on at least one side. The development patterns documented include a minimal rear yard setback, typically with a larger setback at the center of the yard, resulting a C-shaped massing along that facade and parking accessed from the alley.

RELEVANT GUIDELINE PRIORITIES

CS-2 Urban Pattern and Form

A. Location in the City and Neighborhood

B. Adjacent Sites, Streets, and Open Spaces

C. Relationship to the Block

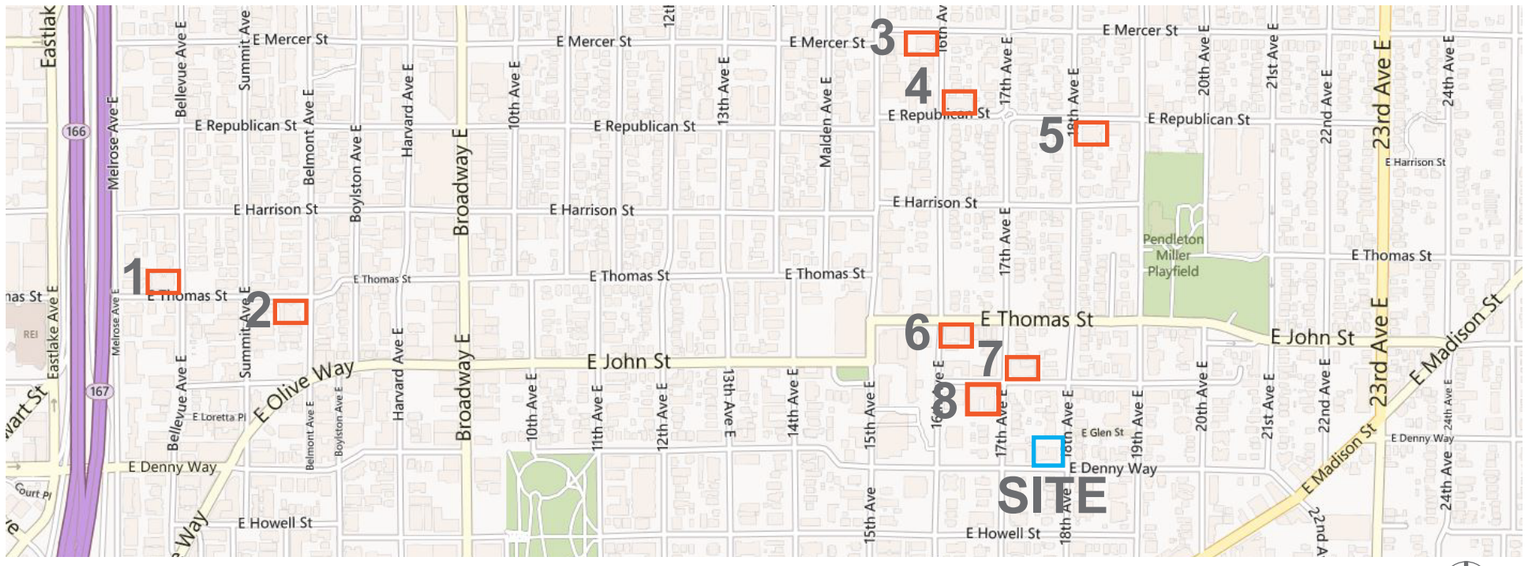
D. Height, Bulk, and Scale

PL3 Street-Level Interaction

A. Entries

DC-3 Open Space Concept

A. Building-Open Space Relationship



DEVELOPMENT PATTERNS - APARTMENTS ON CORNER SITES AT ALLEYS

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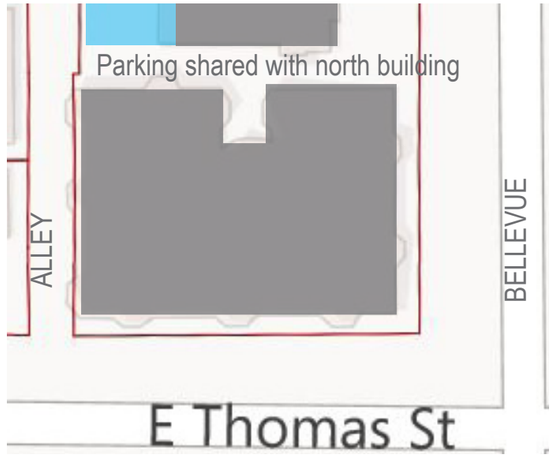
URBAN ANALYSIS

BUILDING

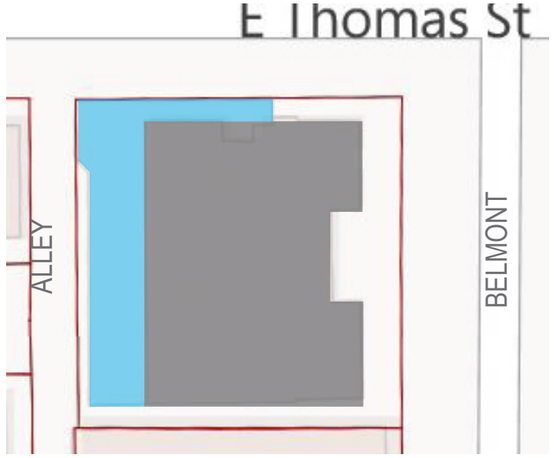
PARKING

N

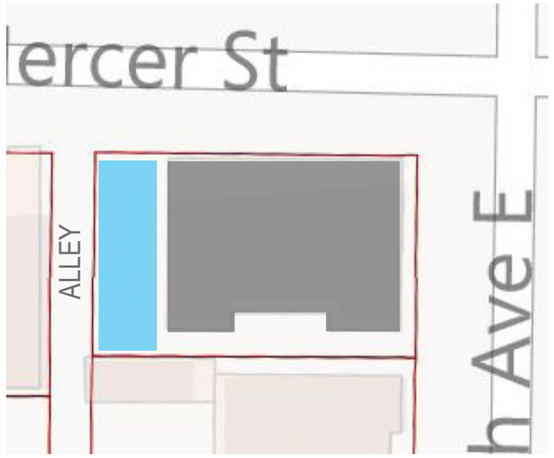
1 THOMAS + BELLEVUE - NW CORNER



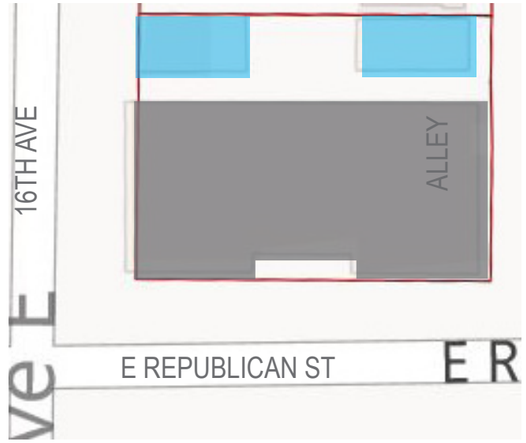
2 THOMAS + BELMONT - SW CORNER



3 16TH + MERCER - SW CORNER



4 16TH + REPUBLICAN - NE CORNER



URBAN ANALYSIS

BUILDING

PARKING

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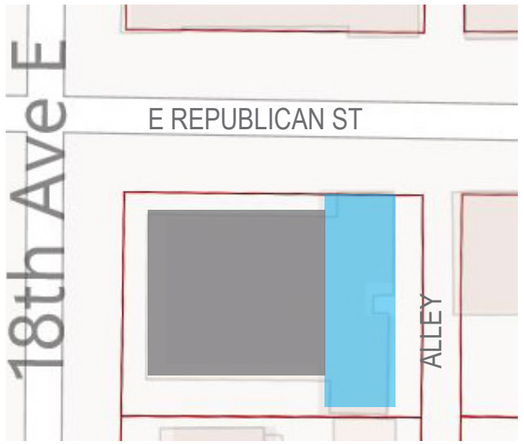
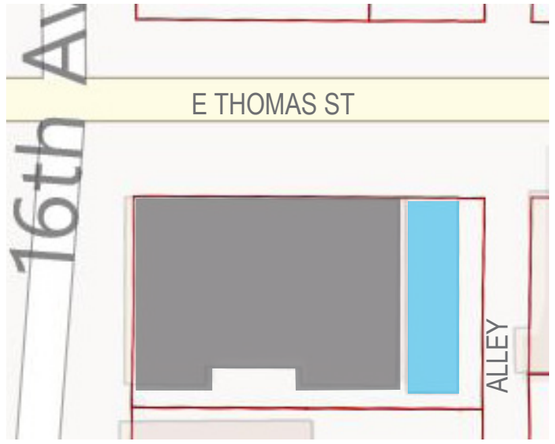
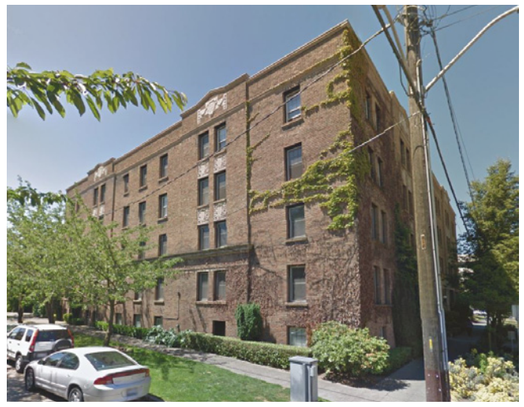
5 18TH + REPUBLICAN - SE CORNER

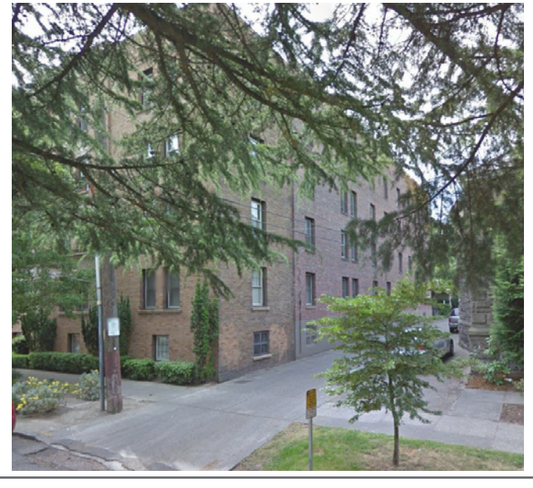


6 16TH + THOMAS - SE CORNER



7 17TH + JOHN - SW CORNER





8 17TH + JOHN - NE CORNER

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#	LOCATION	SETBACKS AT STREETS	SETBACK AT ALLEY	SETBACK AT INTERIOR YARD	PARKING
1	THOMAS + BELLEVUE - NW CORNER	10’, 5’	4’	5’	YES, ALLEY
2	THOMAS + BELMONT - SW CORNER	12’, 2’	2’	4’	YES, ALLEY
3	16TH + MERCER - SW CORNER	5’, 1’	6’	8’	YES, ALLEY
4	16TH + REPUBLICAN - NE CORNER	1’, 3’	0’	0’	YES, INT YARD
5	18TH + REPUBLICAN - SE CORNER	10’, 10’	10’	8’	YES, ALLEY
6	16TH + THOMAS - SE CORNER	2’, 3’	2’	6’	YES, ALLEY
7	17TH + JOHN - SW CORNER	2’, 3’	0’	10’	YES, UNDER
8	17TH + JOHN - NE CORNER	1’, 1’	0’	3’	YES, INT YARD
SITE	18TH + DENNY - NW CORNER	8’, 10’	7.5’	10’ MIN, 15’ MAX, 12.6’ AVG	YES, ALLEY

CONCLUSION

The proposed design is of a form that is compatible with the prevailing pattern of development seen for similar sites in the surrounding area. (CS-2.C-1 Relationship to the Block, Corner Sites). The proposed building footprint and the associated departure request provide setbacks that follow this prevailing pattern on development. With regard to setbacks at neighboring properties, the proposed setbacks are more generous than any of the context examples. (CS-2.D-5 Respect for Adjacent)

URBAN ANALYSIS

ANALYSIS #1B: ALLEY PARKING
Examples within the 9-block context of alley parking






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CORNICES + PARAPETS


Clean and simple, express framing


Ornate, decorative


Traditional simple brick


Shaped stone


String course


Simplified cornice


Capped brick


Abstracted string course


Parapet with partial railing


Open railing between parapets


Open railing at roof deck


Kickers supporting projecting roof


Large overhang, plain soffit

ANALYSIS #3 : FACADE COMPOSITION

In a neighborhood where old and new construction must fit together, a well composed facade can create visual connections where materials and massing may differ. This study focuses on the elements of a cornice, modulation of bays, and window proportion.

RELEVANT GUIDELINE PRIORITIES

CS-3 Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes

DC-2 Architectural and Facade Composition

B. Architectural and Facade Composition

C. Secondary Architectural Features

URBAN ANALYSIS

ANALYSIS #3 : FACADE COMPOSITION

RELEVANT GUIDELINE PRIORITIES

CS-3 Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes

DC-2 Architectural Concept

B. Architectural and Facade Composition

C. Secondary Architectural Features

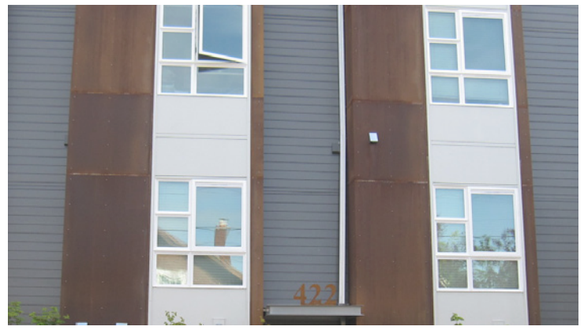
BAYS + MODULATION

Expressed bays grouped vertically

Material change around windows

Grouped openings

Material by massing



Accent materials

Massing articulation

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WINDOW PATTERNS

Traditional punched, two sizes

Connected openings

Scaled up traditional

Grouped/multiple

Incorporate compatible window proportions into a larger grouping

ANALYSIS #3 : FACADE COMPOSITION

RELEVANT GUIDELINE PRIORITIES

CS-3 Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes

DC-2 Architectural Concept

B. Architectural and Facade Composition

C. Secondary Architectural Features

URBAN ANALYSIS

ANALYSIS #4: ENTRIES

In a multifamily housing project, the character of the entry is determined by a balance of visibility and identity with privacy and shelter.

RELEVANT GUIDELINE PRIORITIES

PL-3 Street-Level Interaction
A. Entries

DC-2 Architectural Concept
C. Secondary Architectural Features

Recessed massing

Vertical articulation

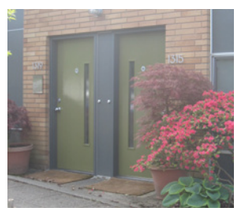
Increased detailing

Material change

Increased glazing

Canopies

Projecting bay



Color

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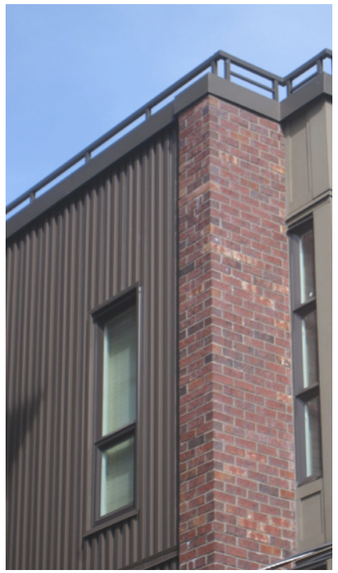
Brick sills


Multicolored and reoriented brick


Brick base


Brick fin


Metal siding

ANALYSIS #5: MATERIALS

In material selection, consideration must be given to factors such as human scale, texture, durability, and visual interest.

RELEVANT GUIDELINE PRIORITIES

CS-3 Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes

DC-2 Architectural Concept

B. Architectural and Facade Composition

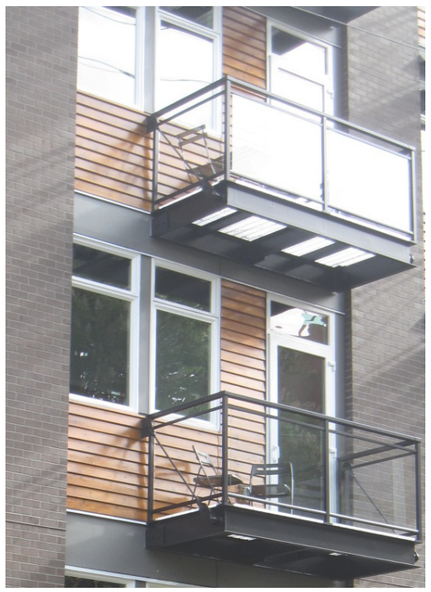
C. Secondary Architectural Features


Rotated brick texture


Masonry with wood accents

Cement board panels


Horizontal siding


Wood rainscreen

DESIGN PROPOSAL

OVERVIEW

Departure requested (details in Departure Matrix):

1. 10 foot min. (12.6 foot avg.) rear yard setback

Number of residential units: 20
Parking spaces provided: 7

Total amenity area: 3,600 SF total, 1,800 SF at grade

PROS

-Addition fully activates corner site consistent with urban context (CS2-C).

-Height, bulk and scale is reduced by adding to existing apartment instead of building a freestanding apartment (CS2-D, DC2-A).

-Preserve rear yard setback at neighboring residence to the north (CS2-D).

-New accessible entries at 18th Avenue and the alley improve site and building accessibility (PL2-A).

-Existing historic apartment is preserved, while incorporated into proposal with complimentary addition (CS3-A+B, DC2-B,C,D).

-Vehicle access is off of the alley and parking is enclosed (DC1-B+C).

-At grade amenity areas and accessible roof deck provide diverse open spaces for residents while respecting neighbor privacy (DC3-A,B,C).

-Waste area at the alley is enclosed, reducing visual and potential olfactory impact neighbors and common amenity area (DC1-C, DC3-A)

CONS

-Rear yard setback at neighbor's front and rear yard is reduced.

LEGEND:

- RESIDENTIAL
- CIRCULATION/UTILITY
- COMMON AREA

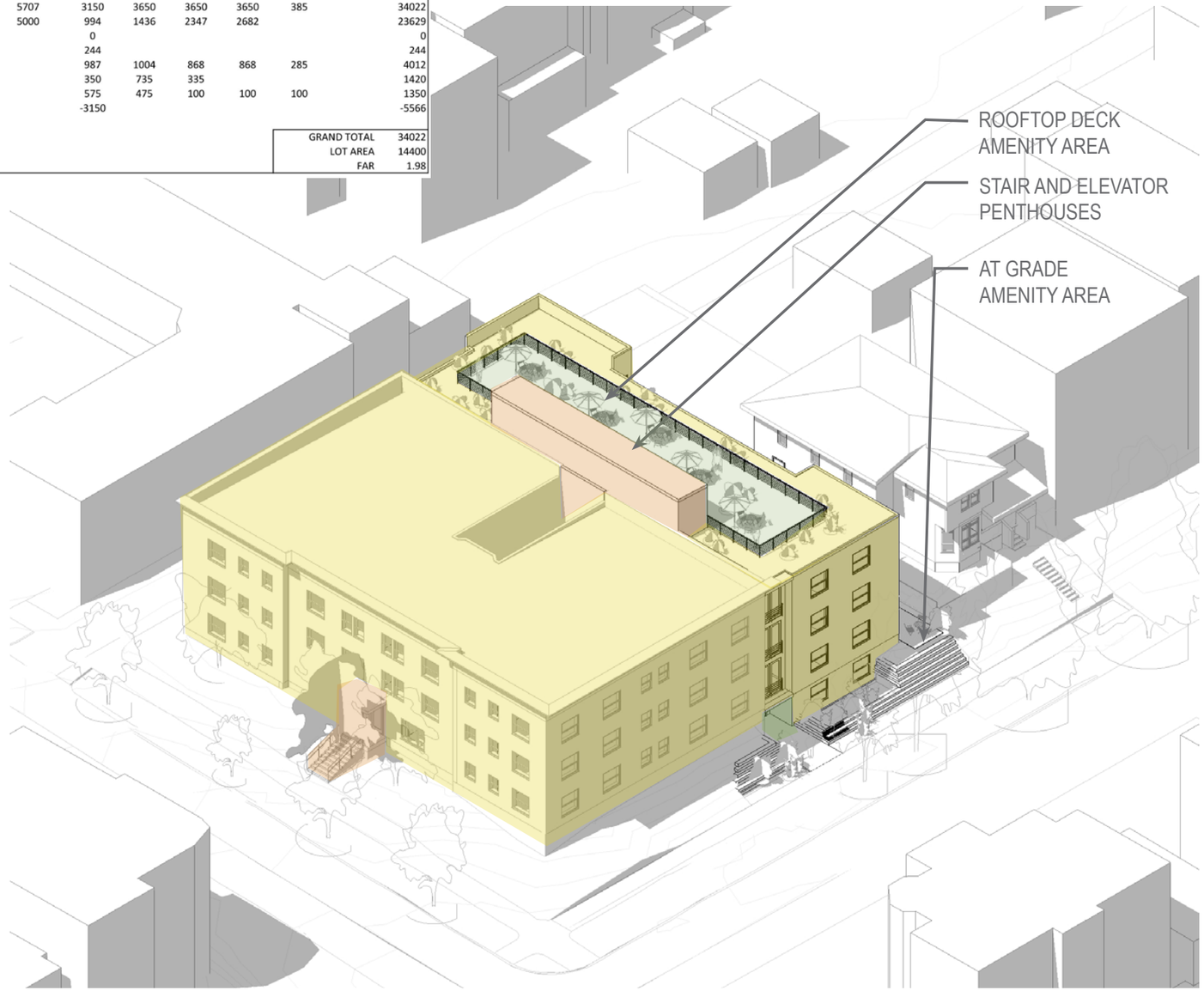
FAR CALCULATION

GROSS SF & FAR CALCULATION - OPTION E3 - Addition

ENCLOSED FLOOR AREAS

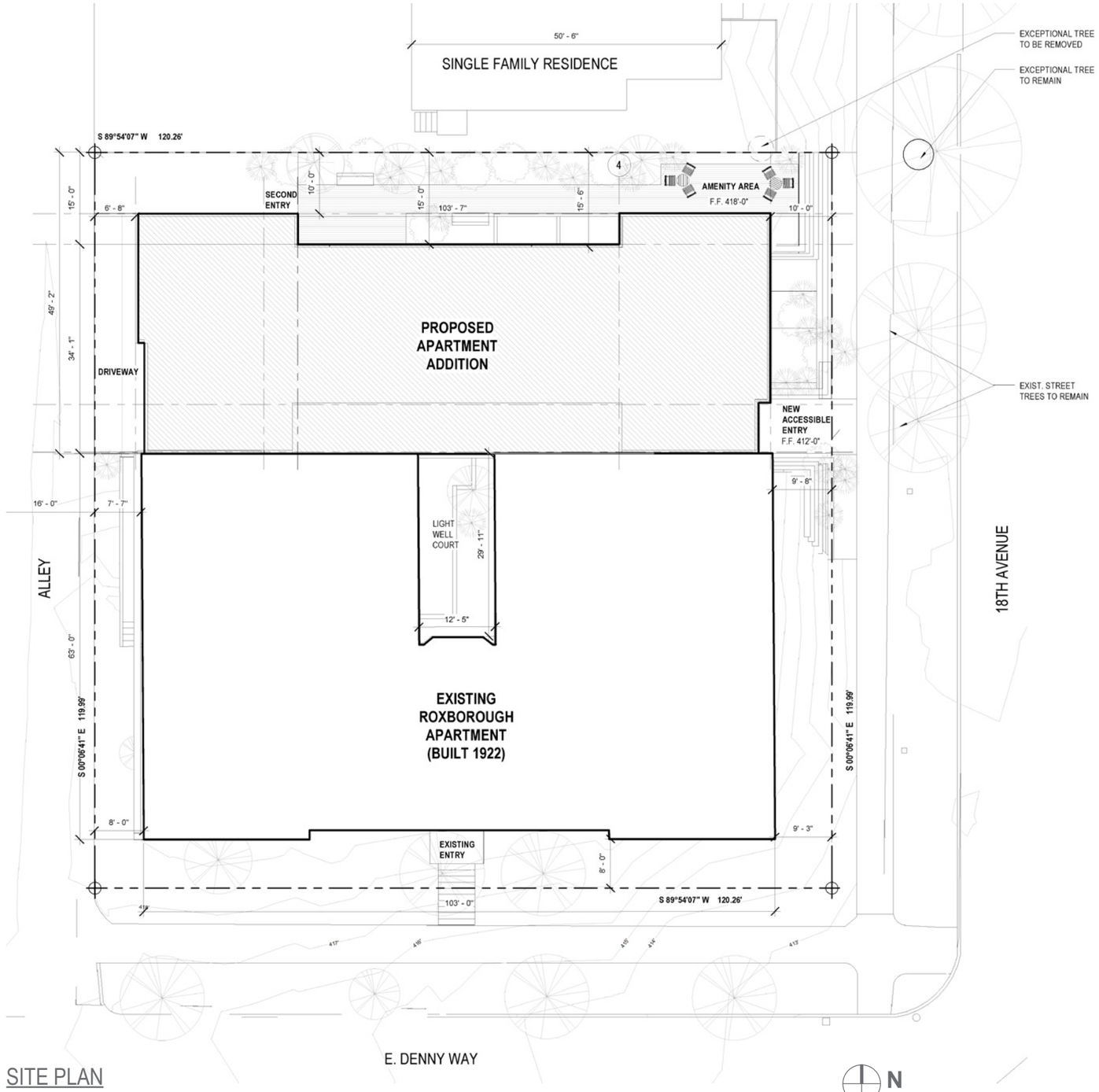
		ROXBOROUGH						ROXETTE		
SPACE	BASEMENT	LEVEL 1	LEVEL 2	LEVEL 3	GROUND	LEVEL1	LEVEL2	LEVEL 3	ROOF	TOTAL
ALL	2416	5707	5707	5707	3150	3650	3650	3650	385	34022
APTS	1170	5000	5000	5000	994	1436	2347	2682		23629
RETAIL					0					0
LOBBY					244					244
CIRC					987	1004	868	868	285	4012
GARAGE					350	735	335			1420
UTILITY					575	475	100	100	100	1350
NON-FAR	-2416				-3150					-5566

GRAND TOTAL	34022
LOT AREA	14400
FAR	1.98



MASSING STUDY

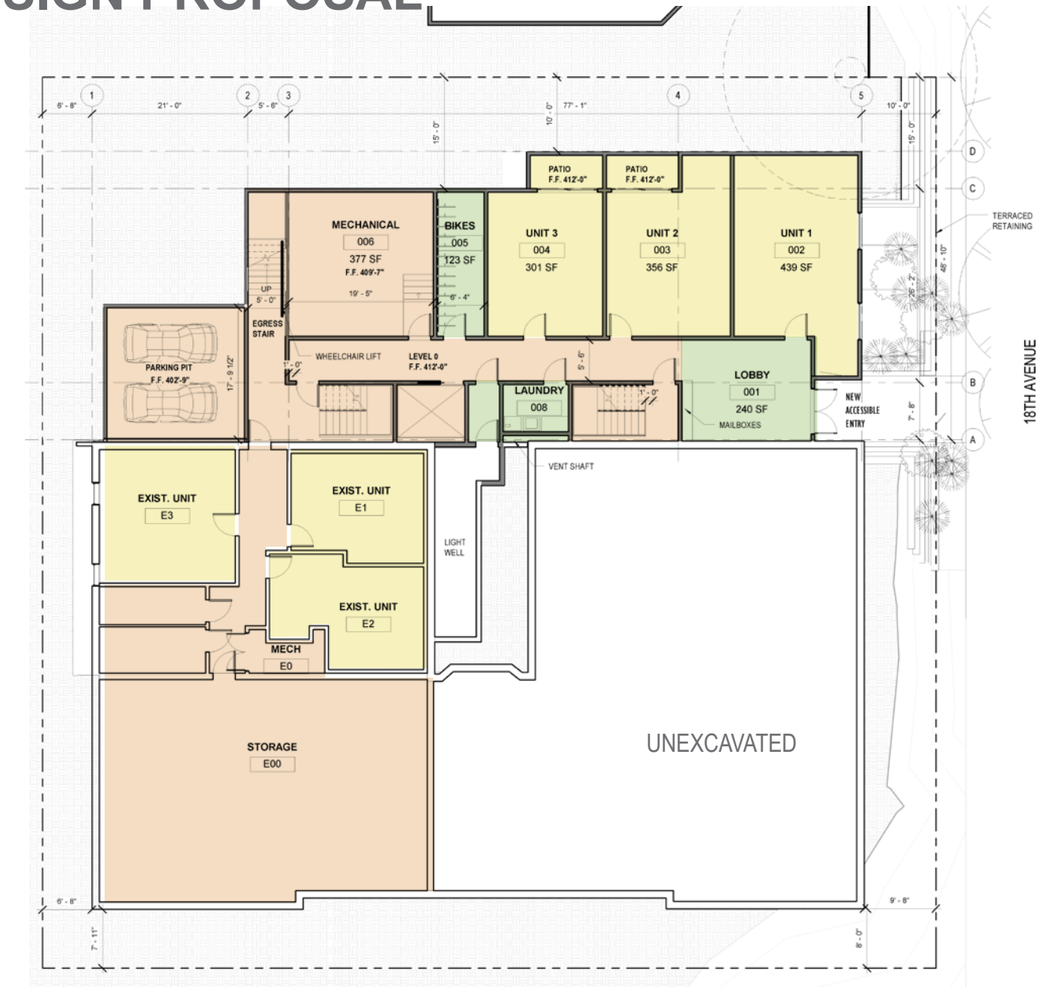
NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST



SITE PLAN

STREET VIEWS

DESIGN PROPOSAL



GROUND FLOOR PLAN

N

MAIN FLOOR PLAN

N

LEGEND:

- RESIDENTIAL
- CIRCULATION/UTILITY
- COMMON AREA

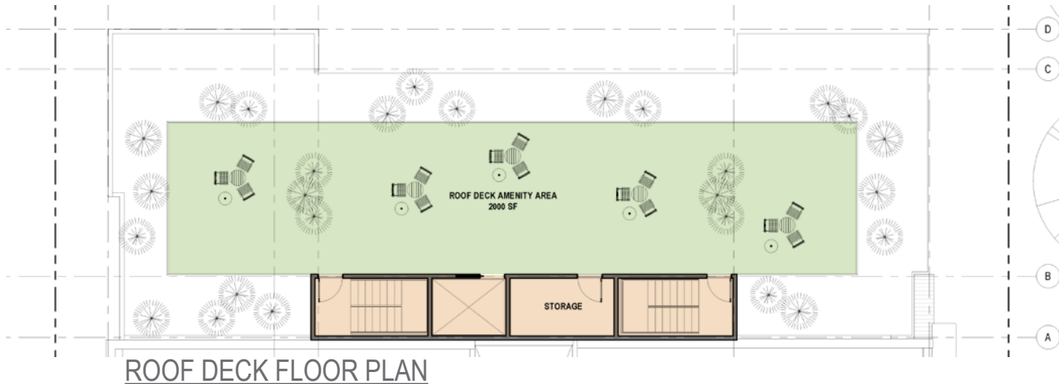
NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

SECOND FLOOR PLAN

N

THIRD FLOOR PLAN

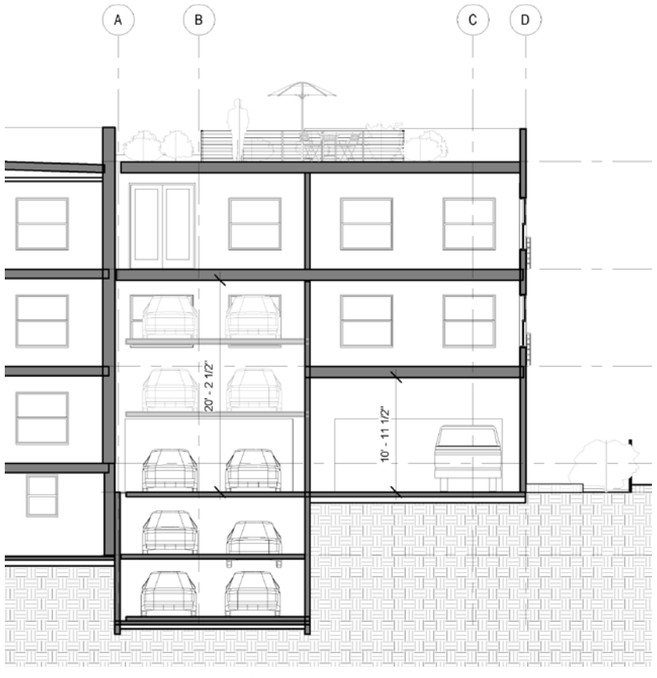
N



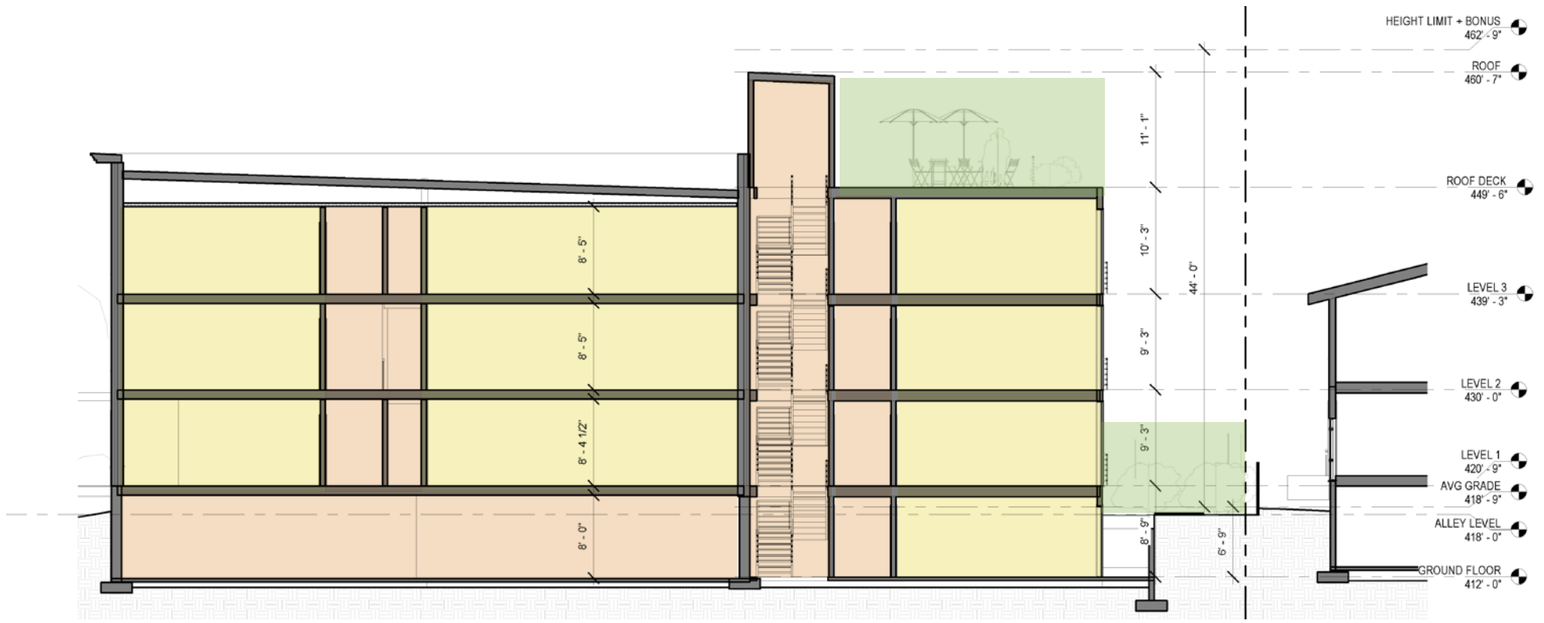
ROOF DECK FLOOR PLAN

N

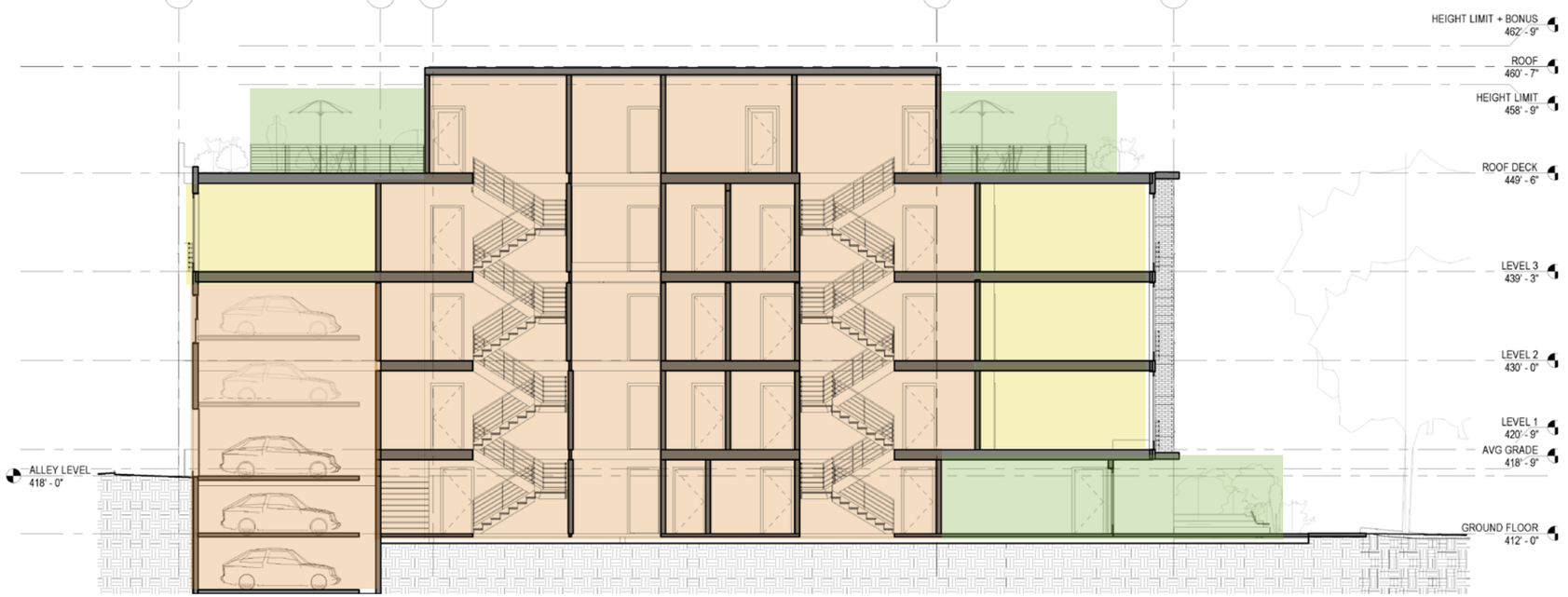
DESIGN PROPOSAL



SECTION AT PARKING



SECTION SOUTH TO NORTH



SECTION WEST TO EAST

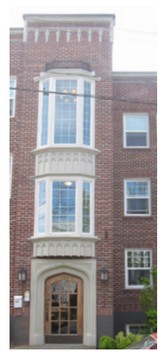
LEGEND:

- RESIDENTIAL
- CIRCULATION/UTILITY
- COMMON AREA

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

FACADE COMPOSITION

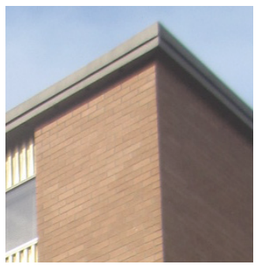
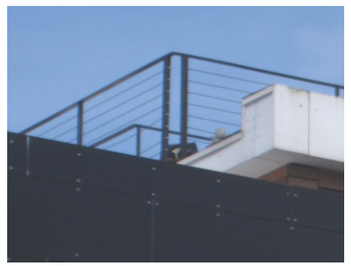
-Respect existing cornice without copying form (CS3-A)
-Utilize brick texture and align masonry levels to historic (DC2-D)
-Carry over window proportions, while introducing new style with doors and balconies (CS3-A)
-Create vertical articulation at entry with massing and material change (PL3-A)
-Terrace landscape to avoid blank retaining walls and follow banked landscape pattern (DC2-B and DC3-C)
-Enclose waste area at alley (DC1-C)
-Connect to development pattern of providing parking at alley (CS2-C)



ELEVATION AT 18TH AVE (EAST)

DESIGN PROPOSAL

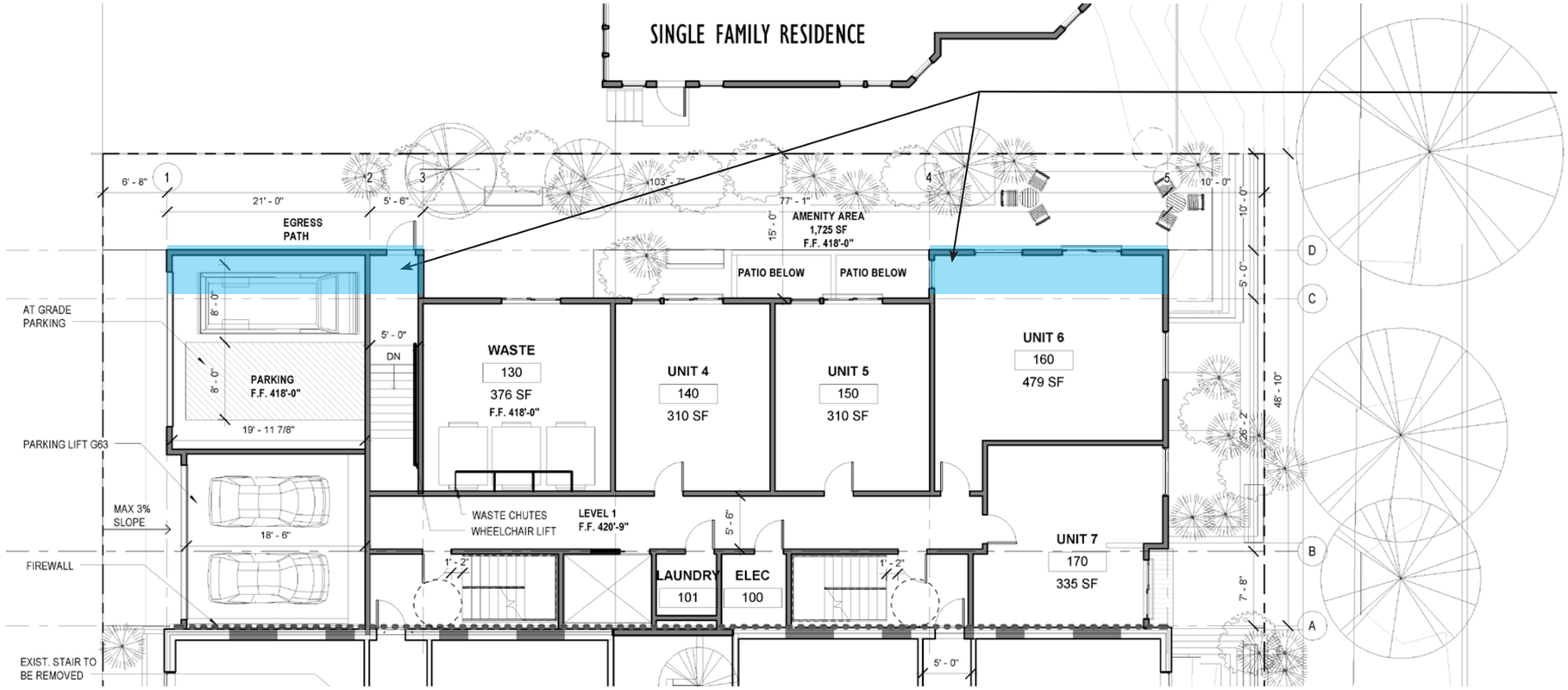
ELEVATION AT NEIGHBOR (NORTH)

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

ELEVATION AT ALLEY (WEST)

DEPARTURE DIAGRAM + MATRIX



DEPARTURES

NUMBER	CODE SECTION	CODE ITEM	DEPARTURE REQUESTED	RATIONALE	GUIDELINE
1	23.45.518.A	15'-0" min. rear yard setback	Rear yard setback of 10-0" min. 12'-7" average (33% max. departure)	Orientation of the apartment addition to follow the predominant development pattern for corner sites at an alley requires a setback departure at the rear yard. This allows for maximized parking at the alley, with an accessible circulation path, usable amenity area, and an enclosed waste area.	CS2-D , PL2-A and DC2-A

SHADOW STUDIES

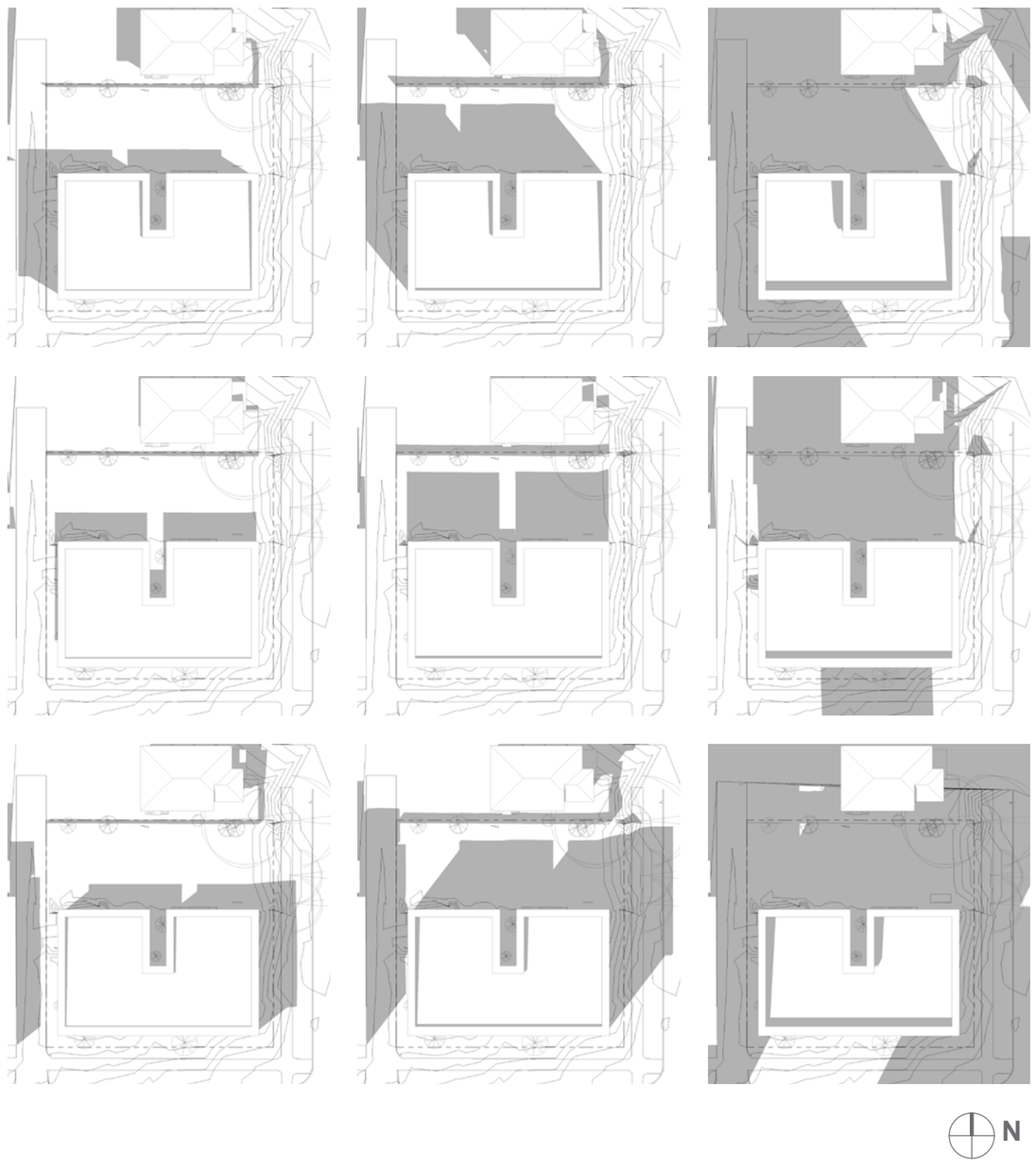
EXISTING CONDITION

JUNE 21 | MAR/SEPT 21 | DEC 21

10 AM

12 PM

2 PM



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DESIGN PROPOSAL

JUNE 21 | MAR/SEPT 21 | DEC 21

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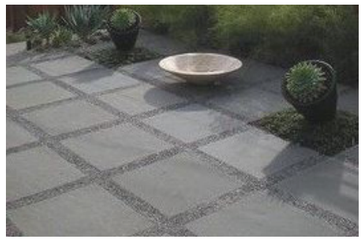
LANDSCAPE CONCEPTS

PERMEABLE PAVING

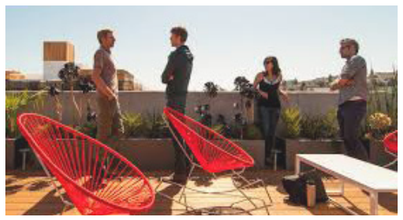


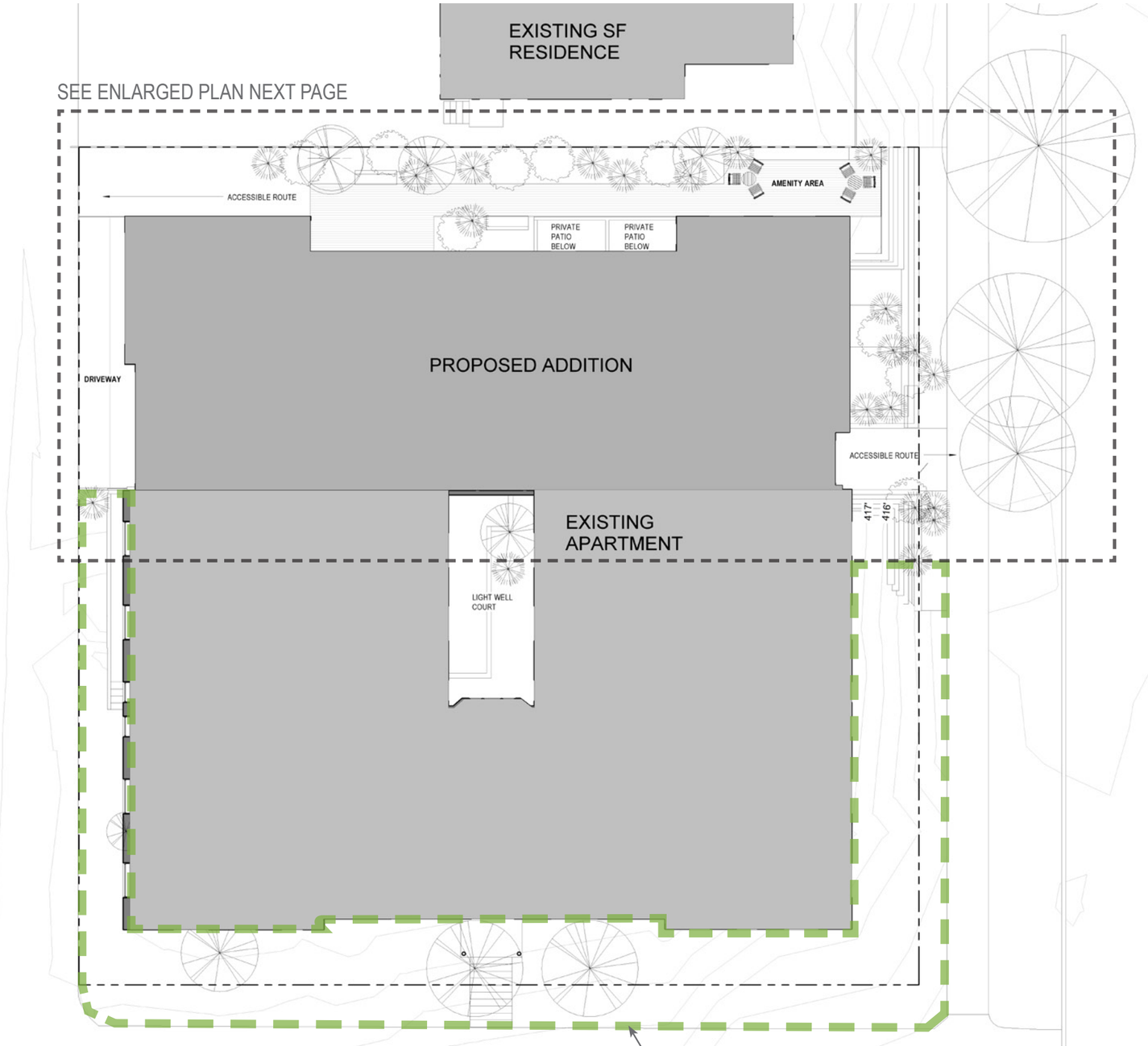
TERRACED RETAINING

LANDSCAPE SCREENS

LAYERED PUBLIC AND PRIVATE SPACE

ROOFTOP AMENITY AREAS





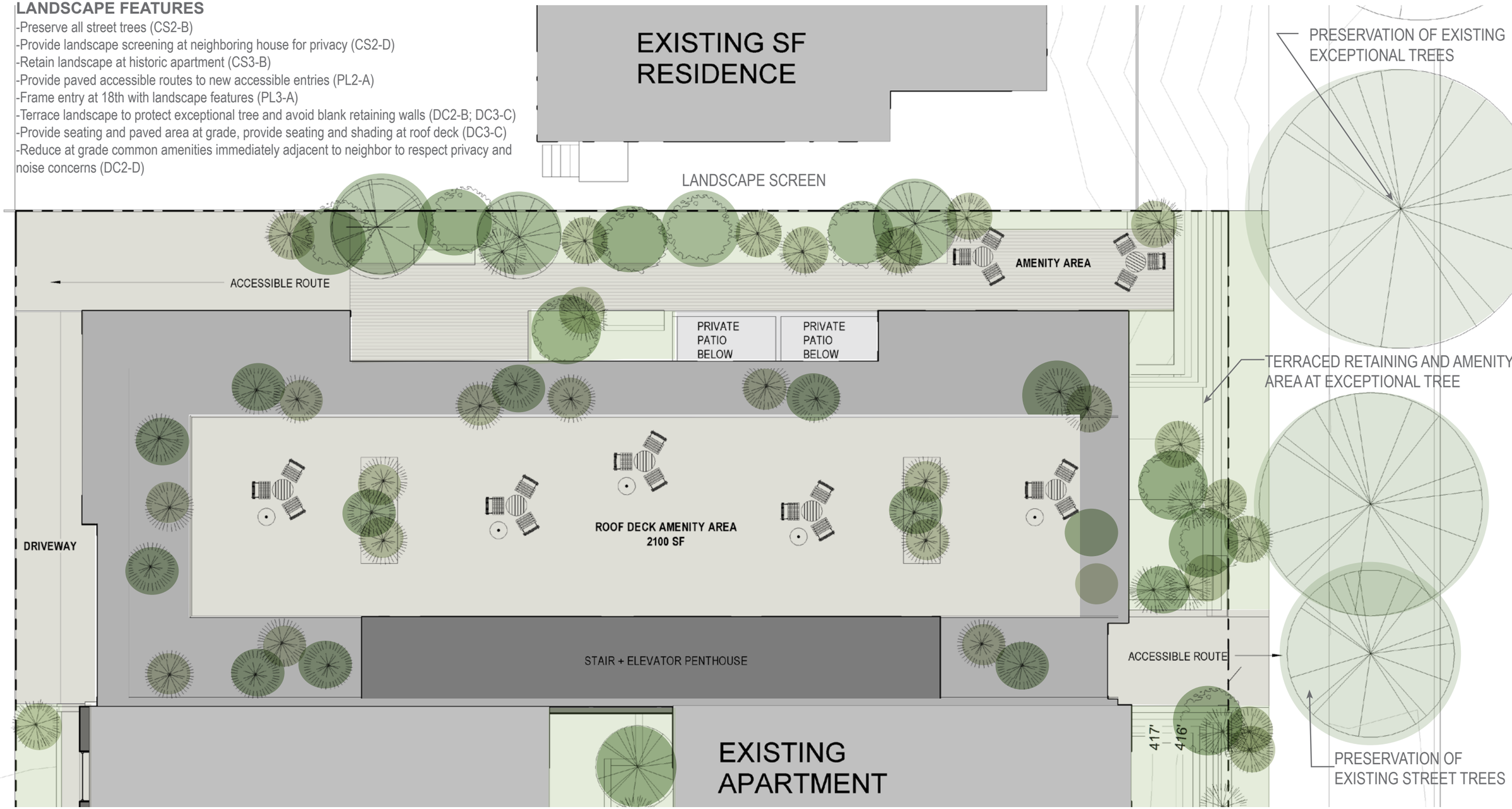
FULL SITE LANDSCAPE CONCEPT PLAN

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

LANDSCAPE CONCEPTS

LANDSCAPE FEATURES

-Preserve all street trees (CS2-B)
-Provide landscape screening at neighboring house for privacy (CS2-D)
-Retain landscape at historic apartment (CS3-B)
-Provide paved accessible routes to new accessible entries (PL2-A)
-Frame entry at 18th with landscape features (PL3-A)
-Terrace landscape to protect exceptional tree and avoid blank retaining walls (DC2-B; DC3-C)
-Provide seating and paved area at grade, provide seating and shading at roof deck (DC3-C)
-Reduce at grade common amenities immediately adjacent to neighbor to respect privacy and noise concerns (DC2-D)



ENLARGED ADDITION - GROUND PLANE AND ROOF DECK

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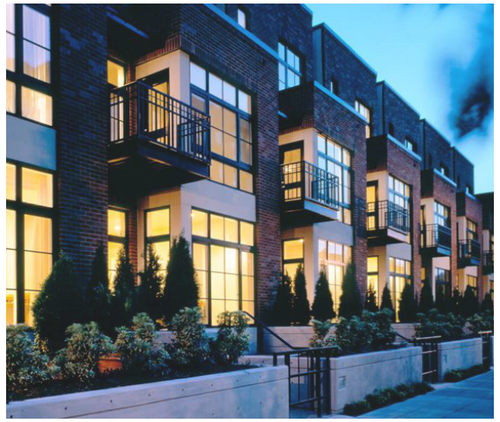
CONCEPT IMAGES

INSPIRATIONAL PROJECTS

ACTIVATION 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

MASONRY WITH INFILL PANELS

FACADE MODULATION

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

NEIMAN TABER ARCHITECTS - RELATED WORK

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

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

COMMUNITY ORIENTED AMENITY AREAS (1734 13TH AVENUE S)

ACTIVATED AND MODULATED FACADES (922 14TH AVENUE)