

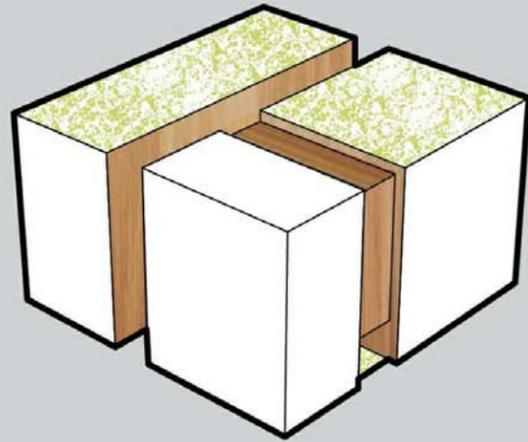
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NIWA
513 1st Avenue N

SOLTERRA
DESIGN

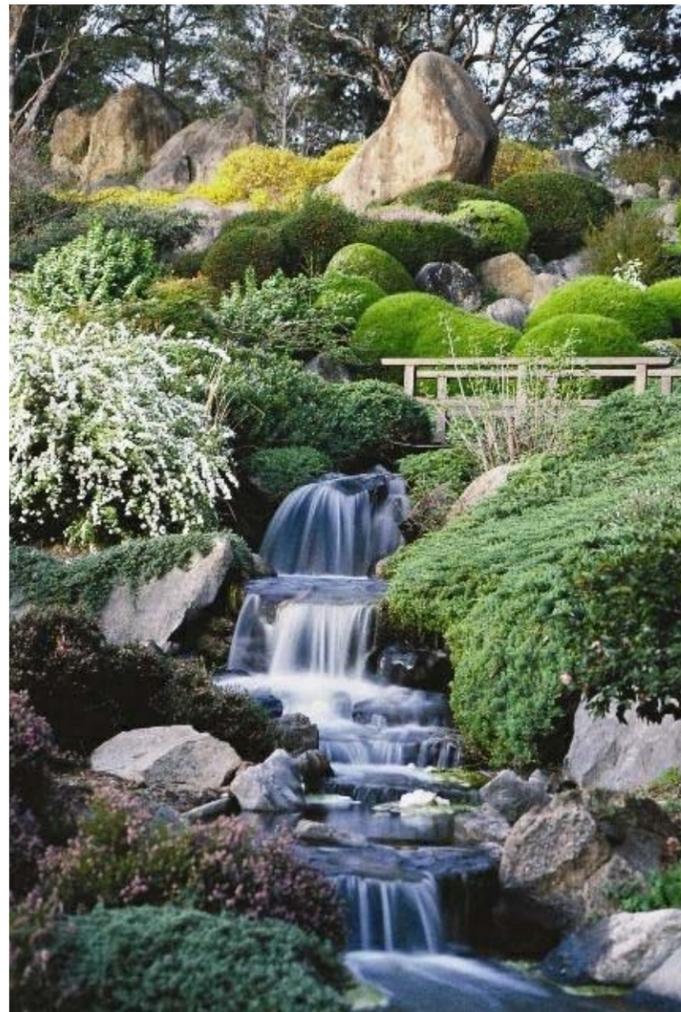
EARLY DESIGN GUIDANCE | 07.15.2015 | DPD #3018022





NIWA

513 1st Avenue N



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WHO WE ARE

SolTerra is a unique, sustainability-driven, design-build. As a fully vertically integrated company, we are able to control every phase of our development, communicate openly and quickly across all departments, and implement long-term technology strategies in order to efficiently build the most beautiful and sustainable structures in the world.

We are a like-minded group of people who are passionate about the environment and the cities we live in, and equally passionate about sharing our vision and expertise with the communities around us.



OUR VALUES

Our designs, as well as our employees are driven by our Core Values: Family, Responsibility, Leadership, and Health.

We respect and realize the importance of family in our lives. We believe our families outside of work and our family of peers at work provide balance, fellowship, and fulfillment in life. We seek opportunities where we are the decision makers and can control the outcomes of our innovations. We take responsibility for our successes and our failures and seek opportunities to impact the world in a positive way. We cherish the health of ourselves, our families, our communities and the environment.



OUR VISION

Our goal is to impact people's lives in a positive way by introducing them to innovative, sustainable structures that help them live healthier lives in urban environments.

In every project, we seek to build a strong connection to nature. Our designs are inspired by the beauty we see in the natural environment, and our buildings are filled with life - from vertically planted green walls and moss gardens to water features and edible plants.





WOODLAWN

Completed February 2014.

This LEED Platinum 18 unit mixed-use apartment building features some of the most innovative design and construction strategies. Woodlawn is constructed with primarily reclaimed and highly renewable materials, and featuring 4500 square feet of ecoroof, an outdoor roof terrace, and 1100 square feet of living wall siding.



THE WOODS

Currently in design.

The woods is an innovative building designed to mimic the beauty and calm of nature within the bustle and energy of urban Portland. Containing 50 apartment units, plus ground floor commercial space, this building will also be targeting LEED Platinum certification.



SOLTERRA PORTLAND HQ

Currently under construction.

Our Portland Headquarters is a 5-story warehouse and office building. It is targeting LEED Platinum and 2030 Challenge, and is the first project in Oregon pursuing Energy Trust's "Path to Net Zero"





Seattle is growing rapidly. A recent influx of office development from large companies like Amazon and Microsoft are bringing new jobs, and new residents, to the city. This growth creates a high demand for housing and increases pressure on the existing housing stock of the city. Our goal is to accommodate this growth in a way that preserves both the unique character of the city and the natural environment it inhabits.



PROJECT GOAL: COMMUNITY

While the immediate surroundings are primarily single story commercial spaces, more recent development in the area is denser, with 4 to 6 story mixed use residential, hotel, and ground level retail. These developments, like this proposed project, are increasing the permanent population of Queen Anne while maintaining the neighborhood village character and sidewalk pedestrian activity that defines this area.

Our proposal continues this trend of density, but more importantly our design is centered around creating and fostering a sense of place and neighborhood community. Our mission is to create a place that is unique, progressive, and beautiful. This is achieved by providing a number of amenities for building residents as well as the general public.

Communal spaces such as upper level gardens and shared lounges create space for residents to socialize with each other. Additionally, community services including an online portal, newsletter, and a "SolTerra Passport" that figuratively and physically connects residents to any other SolTerra developments and their unique amenity spaces. Much of the ground level and basement are accessible to the general public. In addition to commercial retail spaces, open-air passageways are filled with natural materials and plant life. A lower level Moss Museum will be a unique asset for locals and tourists alike. These spaces reinforce our mission as a sustainability leader, and create a sanctuary that reconnects people in an urban environment to nature.



PROJECT GOAL: SUSTAINABILITY

One of our fundamental goals is to create the most sustainable buildings in the world. We achieve this in two ways: by creating beautiful spaces that connect people in the city to nature, and by utilizing local, natural materials and modern technology to build the most efficient structures possible.

An extensive green roof, photovoltaic panels, and vegetated VeraWall green walls are featured throughout, in addition to interior greenspaces and garden courtyards. Directed views toward Puget Sound and the Olympic Mountains beyond establish a relationship with the incredible natural environment that surrounds Seattle, while the nature within the building introduces some of that beauty to the city itself.

NIWA will be a LEED Platinum building at minimum. In addition, we are considering petal certification from the International Living Building Institute or the Seattle Green Building Matrix Pilot Program.





PROJECT DESCRIPTION + DESIGN OBJECTIVES

NIWA is a mid-rise, mixed-use development located in the Uptown Neighborhood. The building will occupy an infill site along 1st Ave North, between Republican St and Mercer St. Located just blocks from Seattle Center and the Space Needle, this block is along a boundary zone between dense urban high-rises to the south and east, and smaller mid-rise, neighborhood oriented development to the north and west. Recent projects, such as the Expo Apartments located across 1st Ave, have brought increased density and pedestrian friendly development into the neighborhood. Our proposal seeks to continue this trend and enhance the character of the Uptown Neighborhood.

Our proposed development aims to further enhance and connect to the existing vibrancy of the Uptown Neighborhood. We always seek local small businesses to fill the retail spaces in our buildings and our goal is to impact people's lives in a positive way by introducing them to innovative, sustainable structures that help them live healthier lives in urban environments.

Inspired by traditional Japanese gardens, NIWA has a series of moss/rock garden miniature idealized landscapes starting at a lower level courtyard, up to a second level courtyard and several roof terraces both public and private. These tranquil moss gardens offer the residents quiet reprieve from the bustle of urban Seattle, connecting them to nature while also keeping them connected to the pulse of city living.

PROPOSAL INFORMATION

NC3P-40 ZONE

- 60 Residential Units
- 2000 SF Ground Level Commercial Space
- 2250 SF Below Grade Commercial Space
- 45 Mechanical Parking Stalls, accessed from adjacent alley
- Dedicated bicycle parking for all residents.

NC3P-65 REZONE

- 95 Residential Units
- 3000 SF Ground Level Commercial Space
- 5000 SF Below Grade Commercial Space
- 45 Mechanical Parking Stalls, accessed from adjacent alley
- Dedicated bicycle parking for all residents.

NOTABLE FEATURES

- Extensive vegetated roof
- Publicly accessible entry court with natural landscaping - rock gardens, trees, planted green walls,
- Publicly accessible 'Moss Museum' in basement commercial space. Intended as both an educational space and a meditative retreat.
- Multiple landscaped courtyards for residents' use, located throughout upper levels.
- On-street commercial spaces curated with local businesses that contribute to the active pedestrian ways.

SEATTLE IS A LEADER IN SUSTAINABILITY

The Pacific Northwest in general, and Seattle in particular, are known globally as being at the forefront of sustainable building. Seattle was an early adopter of LEED certification in the early 2000s, and has been a champion of renewable energy for over a generation. 32 of 34 City owned buildings built since 2000 have achieved LEED certification, 21 of them Gold or better. Code and Zoning incentives for highly sustainable design, and city initiatives such as the Priority Green Pilot Program have also contributed to the rise in environmentally-conscious development happening throughout Seattle.

These precedents are examples of the high caliber of sustainable design found in Seattle. Though not all aesthetically related to NIWA, they are the projects that represent the forward-thinking approach of Seattle architecture, and that we look to as a standard to exceed.



The Gates Foundation HQ (NBBJ) connects the city to nature, and creates a habitat for plants and animals within the urban fabric.



King Street Station Renovation (ZGF) achieved a LEED Platinum rating, the first city building to do so.



Amazon Towers (NBBJ) are rethinking the role an office campus can play in the inner city.

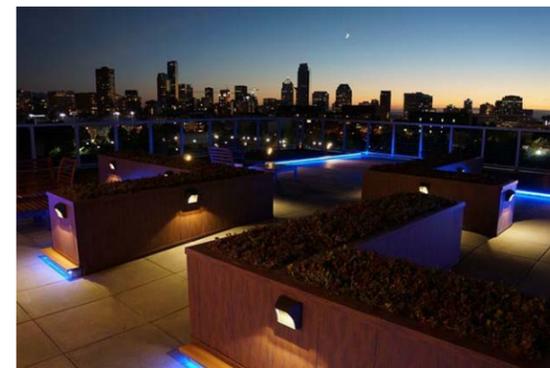
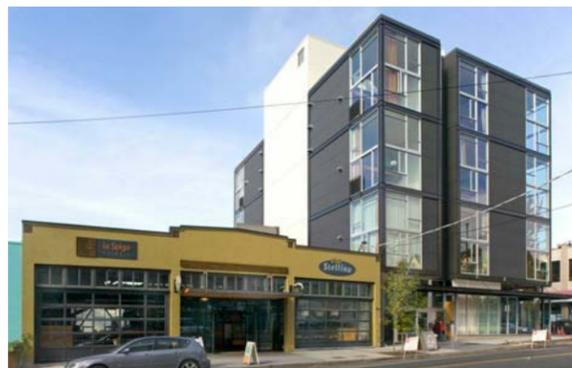


Pine + Minor (Perkins and Will) is a LEED Platinum mixed-use building. Important concepts include the transition at street level to a fully glazed commercial space, and the use of contemporary design and materials while remaining respectful to neighbors and the area character.



SOLTERRA IS PUSHING THE BOUNDARY

Within the already sustainability-conscious climate of Seattle, SolTerra aims to lead the charge towards greener, more ambitious designs.



Agnes Lofts (Weinstein A+U) is an infill development in the Pike-Pine area. Smaller in scale than NIWA, but similar as a minimalist modern building placed into an evolving context. Important concepts include the clean, minimalist detailing + massing, as well as ground level transparency.

Sola24 (Elemental Design) is another mid-size modern infill development in Capitol Hill. Important concepts include the use of wood and other natural materials, and the integration of a contemporary design into a more historic neighborhood.

SITE LOCATION



PANORAMA OF 1ST AVE NORTH



INN AT QUEEN ANNE

SITE LOCATION

GORDON APARTMENTS

1ST AVE NORTH, WEST SIDE



MERCER APTS.

EXPO APARTMENTS

1ST AVE NORTH, EAST SIDE



1



2

(from top-left)

- 1. Seattle Center, with the Space Needle, Key Arena, and other public institutions, is within a short walk of NIWA.
- 2. The historic Queen Anne Inn (1930) is located immediately to the south of the building.
- 3. Across 1st Ave, the Expo apartments are an example of the height and density of new development in lower Queen Anne
- 4-6: Retail and other commercial space in the area is characterized by small storefronts, independently owned businesses, and unique signage + materials.
- 7. The Gordon Apartment (1929) abuts the site to the north.



3



4



5



6



7



LEGEND

- Office
- Institutional
- Commercial
- Residential/
Mixed-use

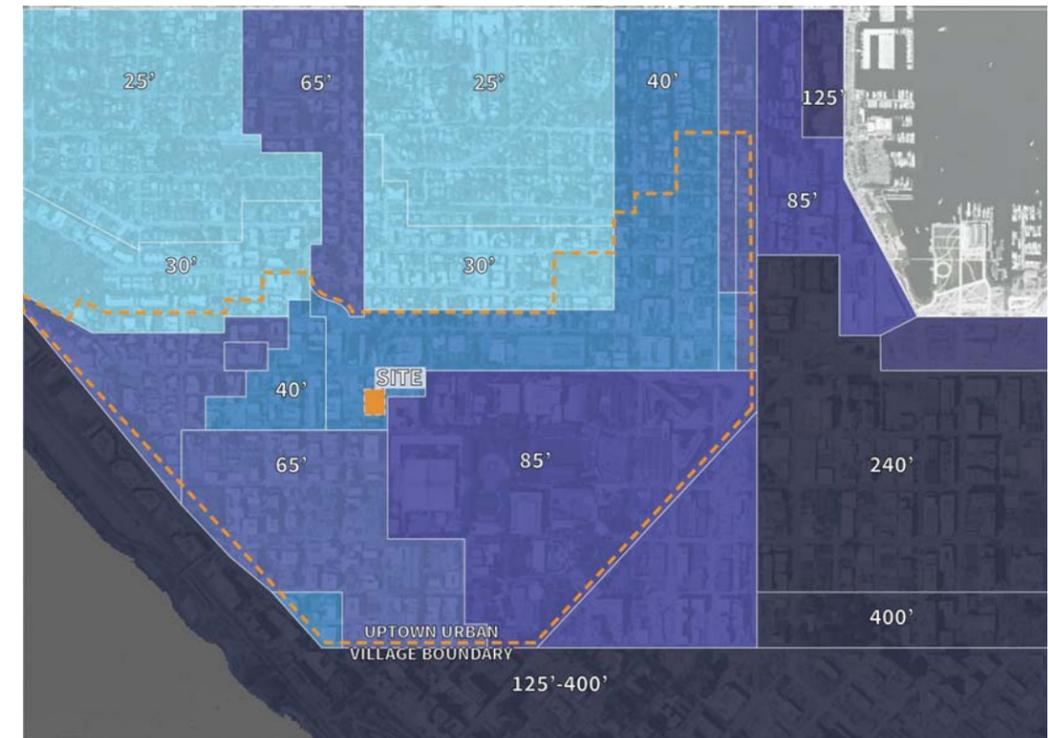
- GORDON APTS.
- PROJECT SITE**
- EXPO APARTMENTS
- INN AT QUEEN ANNE

ST. PAUL'S CHURCH

METRO MARKET

SAFeway

KEY ARENA



EXISTING CONDITIONS

The project site is located on 1st Ave. North, between Republican St and Mercer St., in the heart of the Uptown neighborhood. It is a midblock infill site, flanked by two older brick midrise apartment buildings. Directly across the street are the Expo Apartments, a large mixed use development.

Currently the site is occupied by a single story retail building, containing a liquor store and two small restaurants.

While the immediate surroundings are primarily single story commercial spaces, more recent development in the area is denser, with 4 to 6 story mixed use residential, hotel, and ground level retail filling in to the west of the project block. These developments, like this proposed project, increase the permanent population of Uptown while maintaining the neighborhood village character and sidewalk pedestrian activity that defines this area.

REZONE CRITERIA

The site is zoned NC3P-40, intended for pedestrian-oriented, neighborhood scale uses. The 'P' overlay requires non-residential ground level uses, and a highly-transparent ground-level facade. There is a 40' height limit with 3.25 FAR. There are no other overlays or environmental critical area (ECA) restrictions on this site.

We are currently intending to pursue a contract rezone for our project site. We initially considered rezoning the entire block between the alley and 1st Ave North. However, we are adjacent on both sides to historic properties that are unlikely to be redeveloped soon. The Inn At Queen Anne (originally Wedgewood Apts, c.1930) to the south and the recently restored classic brick Gordon Apartments (built 1929) to the north.

Re-zoning our site to NC3P-65 will further bring this area adjacent to the Seattle Center (NC3-85) into conformance with the existing zoning to the east and south (currently NC3/NC3P-65)

23.34.008 General Rezone Criteria

B. Match Between Zone Criteria and Area Characteristics – The immediate area surrounding this block has a number of single story commercial buildings. However, the recent development in the area is much denser 4 to 6 story mixed use residential and hotel with ground level retail that have been adding to the pedestrian oriented neighborhood village character of the area.

The block immediately to the east is zoned NC3-65 (65' height limit), as is the block immediately south. Diagonally southeast from the project site is the Key Arena, part of a large NC3-85 zone (85' height limit). Along both North-South and East-West axes, this block is zoned at a lower density and height limit than areas on either side (refer to the building height map at top right).

C. Zoning History and Precedential Effect - The site is located in a “valley” of 40' height limits that separates two areas of 65' height limits. In addition, the blocks directly to the East and the South have 65' height limits. Adjacent sites (directly across 1st Ave.) have been changed to 65' height limits along the border with the 85' height limits of the NC3-85 zoning to the East. By changing the zoning on this block to the NC3P-65 designation, this area becomes more in line with the adjacent properties.

D. Neighborhood Plans – This block is located within the Uptown Center within the Uptown Queen Anne Urban Center within the Queen Anne Neighborhood Plan Area.

Uptown Center – “Uptown Center is envisioned as a thriving and active mixed use urban center village.” – Queen Anne Plan

The proposed re-zone to NC3P-65 will further support the Queen Anne Plan and the intentions to intensify the combination of residential and commercial uses in this pedestrian-oriented urban center.

A-1 Responding To Site Characteristics – The proposed re-zone will support the site characteristics by allowing this site to more closely fit into the adjacent zoning and to enhance the character of this block within the very center of the Uptown Queen Anne Urban Center.

A-2 Streetscape Compatibility - The proposed re-zone will support these goals by allowing potential new development more options regarding building massing that can allow for future courtyards and plazas along the streetscape. The increased density will support future retail and active uses along the pedestrian routes.

A-4 Human Activity - The increased density will support future retail and active uses along the pedestrian routes.

A-8 Parking and Vehicle Access - The increased height will encourage off street structured parking within future development and away from the public sidewalks.

B-1 Height Bulk and Scale Compatibility - The proposed re-zone will support these goals by allowing potential new development more options regarding building massing that can allow for the buildings to step back from the street at the top levels and break down the massing as it reaches the pedestrian level.

REZONE CRITERIA (CONT'D)

C-1 Architectural Context - The proposed development within the block to be re-zoned will address the neighborhood context with respect to materials, delineation of residential and commercial components and will engage the sidewalk and help define the street wall.

C-3 Human Scale - The proposed development within the block to be re-zoned will incorporate features in proportion with the human scale including storefronts, building entries, signage and lighting.

C-4 Exterior Finish Materials - The proposed development within the block to be re-zoned will use durable and easily maintained materials that enhance the character of the district.

D-1 Pedestrian Open Spaces and Entrances – The proposed development within the block to be re-zoned will incorporate pedestrian oriented retail uses at the ground floor and include lighting and signage that will mesh with the character of the neighborhood.

D-2 Blank Walls - The proposed development within the block to be re-zoned will incorporate green living walls and/or eco-roofs in ways that add to the pedestrian experience without creating unsafe conditions along the street façade.

D-3 Retaining Walls - This item does not apply to the proposed re-zone or development.

D-4 Design of Parking Lots Near Sidewalks - This item does not apply to the proposed re-zone or development.

D-5 Visual Impacts of Parking Structures - The proposed development within the block to be re-zoned will incorporate parking that is accessed along the alley and not along the pedestrian way.

D-8 Treatment of Alleys - The proposed development within the block to be re-zoned includes trash and recycling areas that are recessed off of the alley.

D-9 Commercial Signage - This item does not apply to the proposed re-zone or development.

D-10 Commercial Lighting - The proposed development within the block to be re-zoned will include lighting that supports the character and scale of the neighborhood.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites - The proposed development within the block to be re-zoned will include street landscaping that improves the pedestrian experience on 1st Ave North.

E-2 Landscaping to Enhance the Building and/or Site - The proposed development within the block to be re-zoned will include street landscaping that includes living walls and/or eco roofs, street trees, and other enhancements that will contribute to the character of the neighborhood.

E. Zoning Principles – Changing the zoning on this block to NC3P-65, will allow a more gradual transition between the NC3-40/NC3P-40 zoning and the adjacent NC3-85 zoning around the Seattle Center area.

The proposed block for this zone change is within the Uptown Center (urban village) and is therefore in compliance for a location for heights over 65'.

H. Overlay Districts – This site falls within a P (Pedestrian) overlay district. We propose the zone change to retain the P overlay designation.

CODE ANALYSIS

PRIORITY LAND USE CODE SECTIONS ADDRESSED:

- 23.47A.008 - STREET-LEVEL DEVELOPMENT STANDARDS
 - 60% Transparency on street-facing facade (23.47A.008.B2)
 - Non residential uses shall extend an average depth of at least 30' (23.47A.008.B3)
 - Approved street-level uses (23.47A.005) on at least 80% of street-facing facade(23.47A.008.C)

- 23.47A.012 - STRUCTURE HEIGHT
 - Height limit: 65' (pending rezone approval), 40' without rezone
 - Height may exceed limit by up to 4 feet,
 - floor-to-floor height of 13' or more for nonresidential use at street level

- 23.47A.016 - LANDSCAPING AND SCREENING STANDARDS
 - Achieve a Green Factor score of 0.3 of greater pursuant to 23.86.019 (23.47A.016.A2)
 - Street Trees (23.47A.016.B1)

- 32.47A.024 - AMENITY AREA
 - Amenity areas must equal 5% of gross floor area in residential use.
 - Accessible to all residents, unenclosed, >250 square feet, minimum dimension >10'
 - Private balconies minimum area >60 square feet, minimum dimension 6'
 - Rooftop areas do not qualify



NEIGHBORHOOD

The building site is well connected to downtown Seattle and other neighborhoods via several local bus routes. The RapidRide D line stops within feet of the building and the monorail terminal is just a few blocks away. The area is also very bike friendly, with dedicated bicycle lanes running north, south, and east to and from the site.

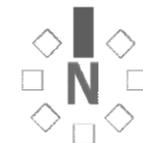
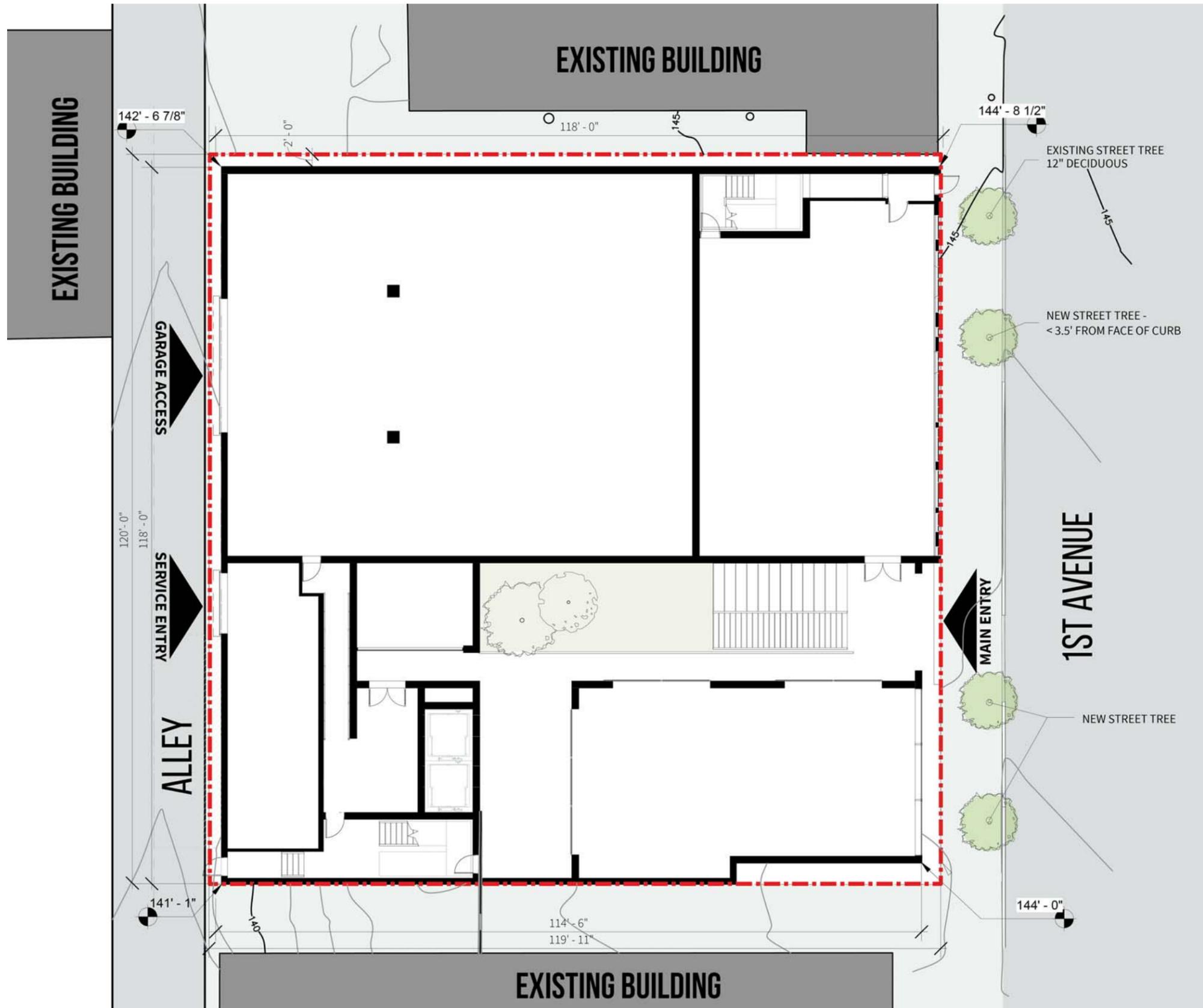
The adjacent area is a mix of older low-rise and newer mid-rise buildings. The map to the left is shaded to indicate building heights. Most blocks, especially to the south and east, are more densely developed than the block in which the building site is located.

CONTEXT AND DESIGN CUES

- Gordon Apartments, built 1929, is a 3.5 story brick building directly north of the building site.
 - Inn at Queen Anne, built 1930, is a historic 3.5 story brick building directly south of the building site.
 - The recently built, 6-story **Expo Apartments** steps down to 4-stories and articulates facade materials and thickness to the north in a nod to the adjacent brick-clad Mercer Apartment. Expo includes a combination of metal panel, brick veneer and wood in the facade facing our site. Wood and metal/glass awnings are used at street level to soften the pedestrian experience.
 - **420 Queen Anne Apartments** employs a combination of breaks in massing and articulation of materials to reduce the perceived scale of the 6-story building. These techniques allow the building to exist within surrounding single-story commercial buildings without appearing imposing.
- Our proposal** will utilize design features similar to these and other area precedents - material variations, facade articulation, divided massing, and street-level pedestrian-scale elements - in order to break down the scale of the street elevation. These features will respect the adjacent historic brick buildings, addressing the difference in scale and drawing cues from elevation and datum lines established by them.

LEGEND

- 1-story
- 2-story
- 3-story
- 4-story
- 5-story
- 6-story
- 7+
- 🚌 Bus Line / Stop
- Dedicated Bike Lane
- ⋯ 'Bike Friendly' Street
- Public open space



CS1 - NATURAL SYSTEMS + SITE FEATURES

B: SUNLIGHT + NATURAL VENTILATION

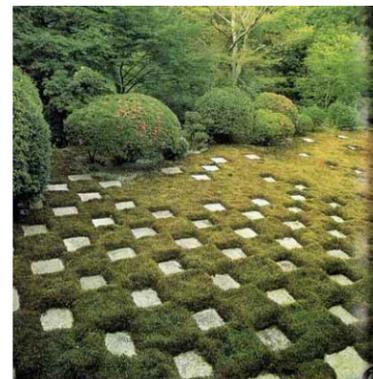
1. SUN AND WIND / 2. DAYLIGHT AND SHADING / 3. MANAGING SOLAR GAIN
The residential levels are oriented along two parallel bars running north-south, with a light-well courtyard in the center. The courtyard is connected to ground level and below-grade open spaces to bring natural light deep into the building core. Due to site constraints, glazing is exclusively along the east and west facades. Each facade is shaded appropriately to minimize solar gains in warmer months while allowing for ample daylighting in every unit.

D: PLANTS + HABITAT

1. ON SITE FEATURES
This proposal features multiple planted courtyards throughout the building on multiple levels, in addition to a fully covered extensive vegetated roof. Currently, the site is occupied by a single story commercial building with no open space or planting. This building will reintroduce natural systems to the site through native plantings and curated greenspaces. A 'Moss Museum' in the basement will be open to the public, existing street trees will be preserved, and full-sized native trees will be planted in upper level courtyards.



Natural light and plantings throughout the building



CS2 - URBAN PATTERN + FORM

A: LOCATION IN THE CITY + NEIGHBORHOOD

2. ARCHITECTURAL PRESENCE
As a mid-block infill site in a midrise urban area, the site lends itself to a non-monumental building. The proposed design is a minimal, modern building with high-quality, clean detailing. The east facade, along 1st Ave North, maintains a continuous street line established by the adjacent buildings. The upper levels are built to the lot-line, with projections and recesses to reduce the scale of the facade, enhancing the existing urban, pedestrian-scale character of the avenue. The west facade, while not street facing, is highly visible from sites to the west and is designed with an equally high quality of detail.

B: ADJACENT SITES, STREETS, AND OPEN SPACES

2. CONNECTION TO THE STREET
The ground floor along 1st Ave N is built out to the lot line, with fully glazed commercial storefront. An open-air publicly accessible passageway connects to interior commercial space on the ground floor and basement, allowing passersby to explore and experience the natural features within the building.

3. CHARACTER OF OPEN SPACE
Voids, wells, and courtyards throughout the building provide intimate, interesting open space for both residents and the public. These spaces are intended as small, serene, introspective 'rooms' that counterbalance the vibrant urban activity along the street-front and the neighborhood beyond.

C: Relationship to the Block

2. MID BLOCK SITES
The building maintains the street-edge established by the apartment buildings to the north and south of the site.

CS3 - ARCHITECTURAL CONTEXT + CHARACTER

A: EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

2. CONTEMPORARY DESIGN
This design will fit into the scale and type of the neighborhood, but will feature a much more contemporary, minimalist aesthetic. Modern materials and clean details are utilized throughout.

4. EVOLVING NEIGHBORHOODS
Lower Queen Anne is quickly changing in style and density. This building intends to establish a progressive, forward-thinking standard that can be seen as a positive precedent for future development. This is achieved through a high standard of design, as well as unique public amenities, public access, sustainability certification, and a presence of nature throughout the building



Contemporary urban infill within older context.



Ground level public spaces: covered from the elements but open-air, unconditioned

PL1 - CONNECTIVITY

A: NETWORK OF OPEN SPACES

2. ADDING TO PUBLIC LIFE
Street trees are preserved along the sidewalk, and the street front will be well-lit. However, this design adds to the public sphere uniquely by encouraging passersby to explore the building beyond just the sidewalk. A highly transparent street-face and open passageways are welcoming and inviting to curious visitors. Within these passageways, gardens, courtyards, and public amenities create intriguing and meditative new places for the public to inhabit.

B: WALKWAYS + CONNECTIONS

3. PEDESTIRAN AMENITIES
In addition to the features described in PL1-A2, the ground level will be highly interactive with the public. Large windows / doors on commercial spaces can be opened to allow the commercial activity to expand to the sidewalk. Within the ground level courtyard, a feature stair visible from the street signals that the lower level is publicly accessible. This stair can also be used for seating. The passageways and courtyards throughout are arranged to create interesting zones of light and shadow to define public, private, transitional, and active spaces.

C: OUTDOOR USES + ACTIVITIES

3. YEAR ROUND ACTIVITY
Much of the publicly accessible exterior space is covered to shield from rain in the winter months. Significant interior public space is also provided, including commercial retail along 1st Avenue, and a 'Moss Museum' in the lower level.

PL2 - WALKABILITY

A: ACCESSIBILITY

1. ACCESS FOR ALL

Main entrances for commercial spaces and apartments are at grade. The public passageways within the building are either at grade or accessible via an elevator, which is centrally located such that visitors of all abilities are provided a similar, welcoming experience.

B: SAFETY + SECURITY

1. EYES ON THE STREET

Between ground level commercial spaces and the open-air main entryway, the entire street length of the site is glazed and well lit. Additionally, many of the street facing units have balconies that look onto the street.

2. LIGHTING FOR SAFETY

The sidewalk will be comfortably lit, with highlights at the main entryway and exterior lighting throughout the public passageways. Lighting design will avoid harsh glare or dramatic shadows to create a space that feels safe, warm, and inviting.

3. STREET LEVEL TRANSPARENCY

As mentioned, the entire street level facade is open to the street either with storefront glazing or open air entryway.

C: WEATHER PROTECTION

2. DESIGN INTEGRATION

Overhangs at commercial entrances, projections over the public sidewalk, and publicly accessible covered spaces within the building are all major features of this design that provide shelter from inclement weather.

Additionally, the green roof and other vegetated features throughout the building will capture, filter, and store rainwater, reducing the volume of drainage and overflow during rainstorms.

D: WAYFINDING

1. DESIGN AS WAYFINDING

Variations in building massing are intended to frame the main entrance, providing clear wayfinding cues while also reducing the apparent scale of the building. On a smaller level, insets at commercial entrances and material changes create distinction between public, semipublic, and private zones. Open-air courtyards and passages within the building define circulation and organize public and private zones.



Transparent, well-lit storefronts

PL3 - STREET LEVEL INTERACTION

A: ENTRIES

All entries, commercial and residential, are designed as described in the Design Guidelines

C: RETAIL EDGE

1. POROUS EDGE

Commercial storefronts are fully glazed, providing visual connection to inside activity. The ground level is subdivided into smaller shops with multiple entries to create a variety of activity throughout the day.

PL4 - ACTIVE TRANSPORTATION

A: ENTRY LOCATIONS + RELATIONSHIPS

2. CONNECTIONS TO ALL MODES

All non-car traffic accesses the building through the same main entry. Bicycle parking is located off the public passage, accessible by the main front entrance. Car parking for residents is accessed from the rear alley so that the street edge along 1st Ave remains unbroken.

B: PLANNING AHEAD FOR BICYCLISTS

2. BIKE FACILITIES

Short term bike racks will be provided along 1st Ave for retail patrons and visitors. Long-term bike parking will be provided for all residents in a secure bike room easily accessible via the main entry.



Storefront glazing can be opened to utilize the sidewalk.



A secure bicycle room is provided for all residents' use

DC1 - PROJECT USES + ACTIVITIES

A: ARRANGEMENT OF INTERIOR USES

1. VISIBILITY

Publicly accessible spaces are accessed either directly from the street or from ground level open space. An open-passageway with a stair visible from the sidewalk directs the public to lower-level amenities.

B: VEHICULAR ACCESS AND CIRCULATION

1. ACCESS LOCATION AND DESIGN

All vehicular access – for residents' parking, commercial deliveries, and building facilities – is via the rear alleyway. The street frontage along 1st Ave is unbroken and pedestrian dominated.

DC2 - ARCHITECTURAL CONCEPT

A: MASSING

2. REDUCING PERCEIVED MASS

At the ground level, material changes and slight insets create a human-scale environment that is comfortable to people on the sidewalk. On the upper levels, the building is broken into multiple mass-blocks, and each block is further articulated with a varied window pattern and recesses for unit balconies. These features in combination work to reduce the monotony and monolithic appearance of the otherwise minimal facade.

B: ARCHITECTURAL + FACADE COMPOSITION

1. FACADE COMPOSITION

The east (street facing) and west (alley facing) facades are designed with matching aesthetics and detailing. Differences account for solar shading and directed views while maintaining a unified style on all sides, including any publicly-visible courtyards. North and South party walls are abutted by buildings of similar height, but are broken in several places to provide light to the interior units and to reduce the scale of blank walls.

D: SCALE + TEXTURE

1. HUMAN SCALE

Human scale elements and materials are featured heavily throughout the building, especially on the ground floor.

2. TEXTURE

In concert with human scale features, much of the building material choices are driven by a fine-grain texture. These features include intricate mullion patterns, offset windows, and wood accents in recesses.



Material changes and facade articulation reduces the perceived mass of the building.



Screening and wood material for human-scale features and natural texture.

DC3 - OPEN SPACE CONCEPT

B: OPEN SPACE USES + ACTIVITIES

4. MULTIFAMILY OPEN SPACE

Communal amenities for residents are located throughout the building and vary from floor to floor to encourage interaction and exploration. These include shared kitchens, a fitness center, exterior courtyards, and roof decks.

C: DESIGN

2. AMENITIES + FEATURES

Creating a connection to nature is the driving feature of all SolTerra designs. As a result much of the building organization and programming is centered around outdoor and naturally vegetated spaces.



DC4- EXTERIOR ELEMENTS + FINISHES

A: BUILDING MATERIALS

1. EXTERIOR FINISH MATERIALS

The facade materials envisioned for NIWA are primarily wood and glass. These are applied to give a clean, minimal appearance from afar while maintaining a 'natural', appealing texture close up.

D: TREES, LANDSCAPE + HARDSCAPE MATERIALS

1. CHOICE OF PLANT MATERIALS

All planting at NIWA will consist of resilient, native species that will grow and change over time as the building ages. Our choice of plants is always conscious of orientation, exposure, and the use / intensity of the space in which it is situated.



Design features and material choices are made based on creating a connection to nature in the city.



A wood rainscreen facade projects a clean, minimal, modern aesthetic from a distance while preserving a natural texture and inviting warmth.



Operable screening blends with the facade while introducing an element of chaos and randomness to the building.



Greenery - primarily moss - in public amenity spaces creates a unique sensation of nature and life in an urban building.



Inspired by Japanese Minimalism, the courtyards and gardens are intended to be serene and meditative sanctuaries.



Naturally inspired materials and plant life are featured heavily throughout interiors as well.

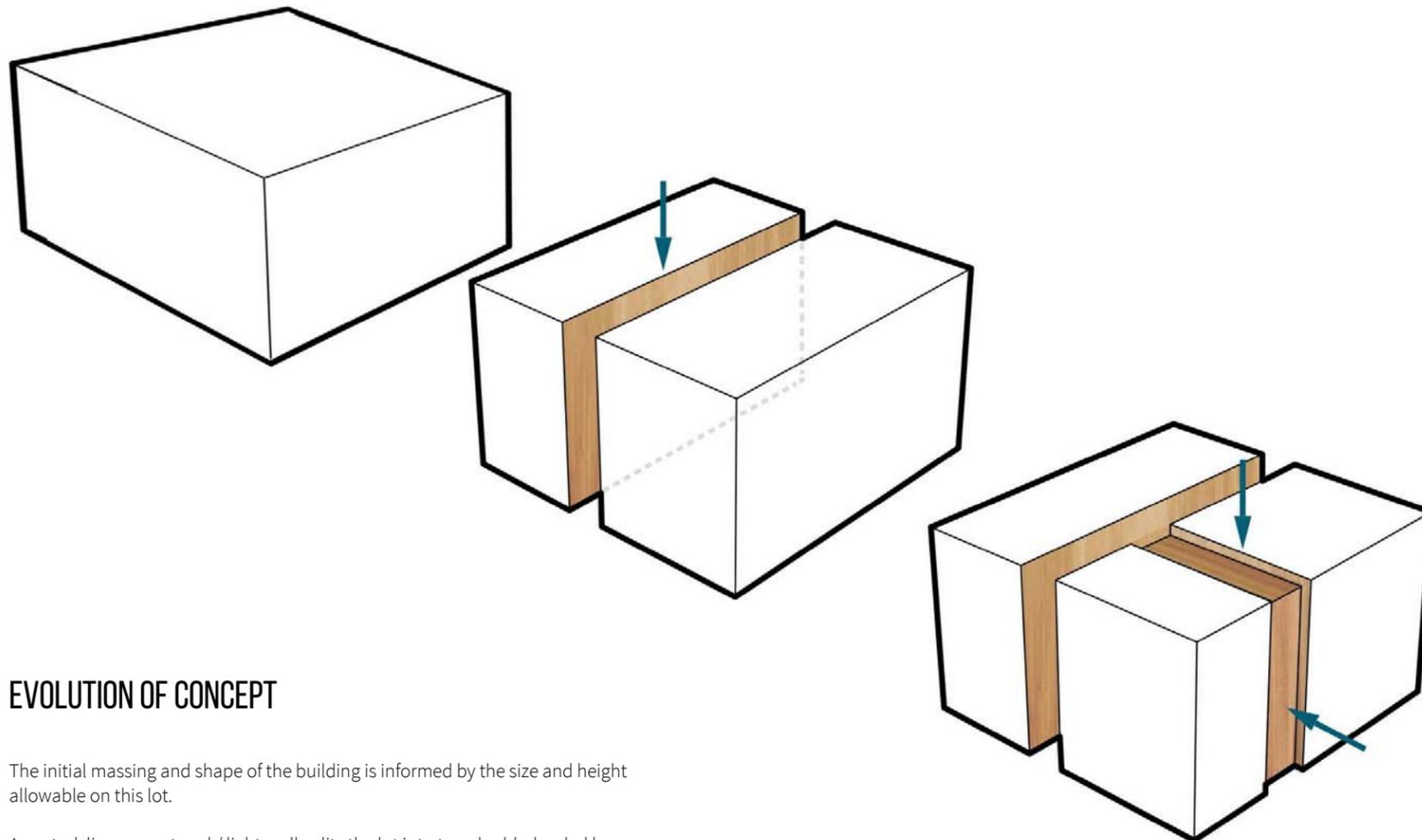


Unit spaces are thoughtfully, intentionally designed with the aim of creating comfortable, livable spaces in a compact urban environment.



Courtyard and zen garden inspiration.





MAIN ENTRY CONCEPT

EVOLUTION OF CONCEPT

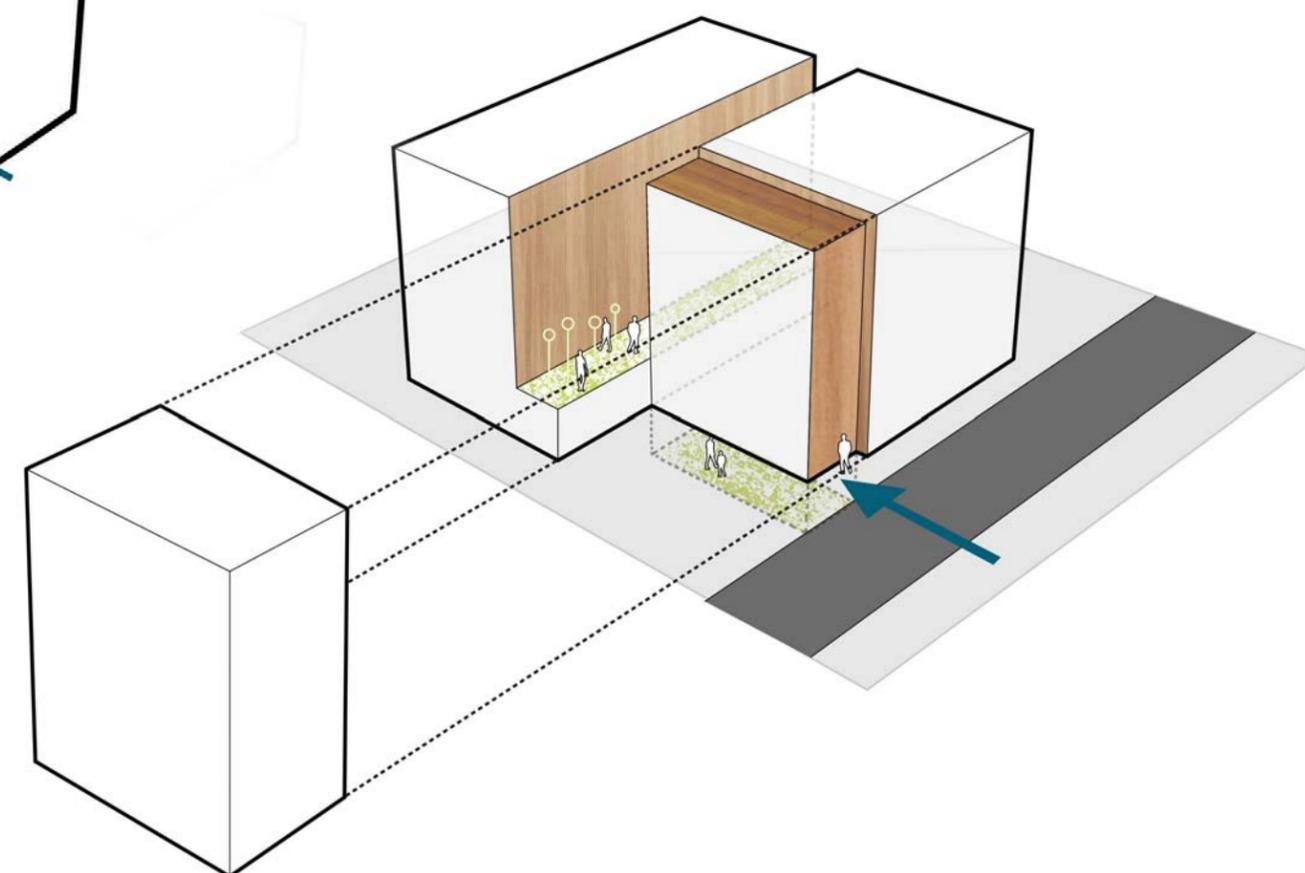
The initial massing and shape of the building is informed by the size and height allowable on this lot.

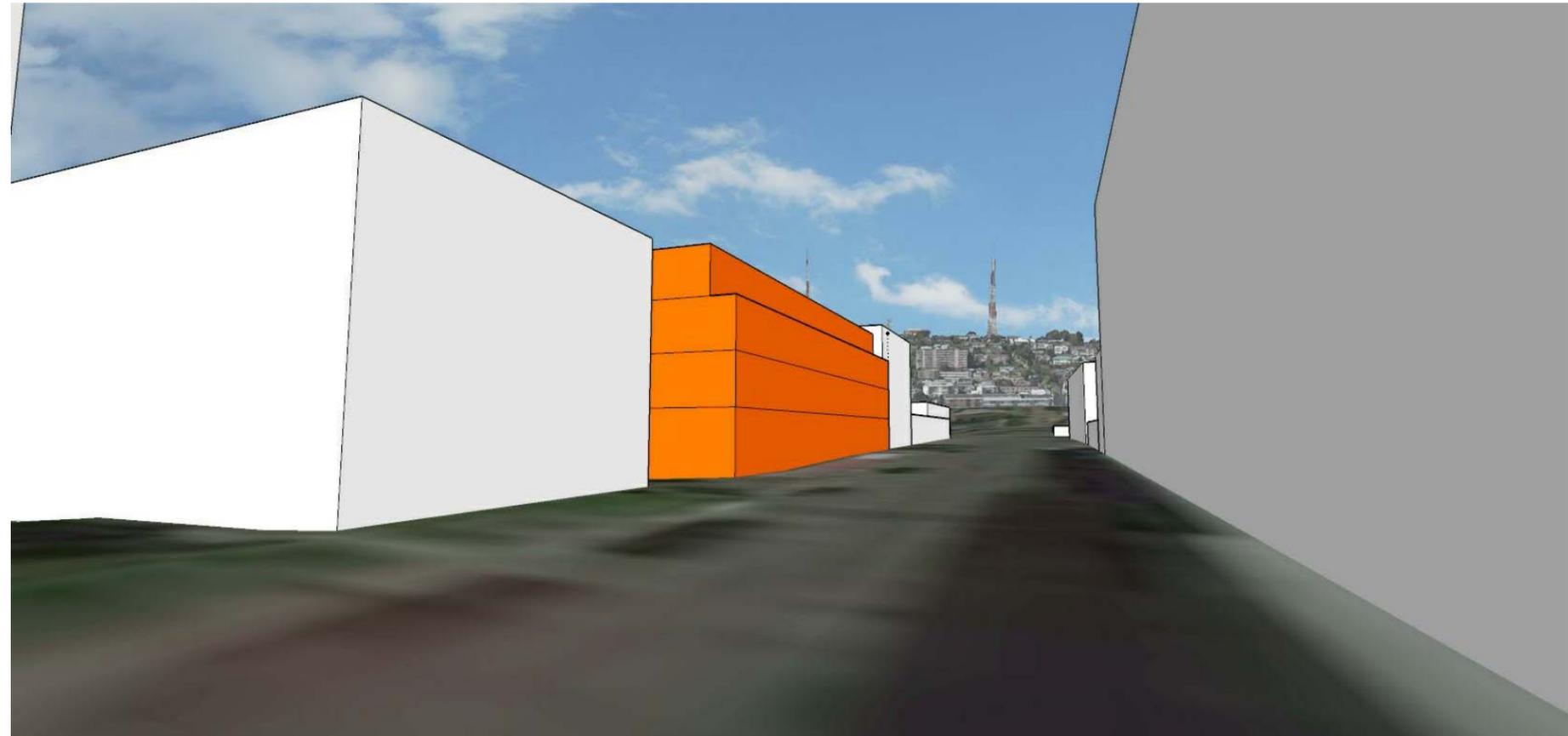
A central, linear courtyard / light-well splits the lot into two double-loaded bars and brings natural light into the middle of the building, down to the basement level.

The street facing facade is divided to reduce the apparent scale of the street wall. This recess and material change also frames the main entry, an open air passage perpendicular to the center courtyard.

Greenery is brought into these courtyards, resulting in 'natural' voids that permeate the constructed mass. Major entry and circulation paths are placed where these voids intersect. Views along and between the paths create a series of intriguing and inviting spaces for the public to discover.

Facade materials are intended to be clean, modern, and minimal while maintaining a natural feeling and fine-grain texture. This concept rendering shows the entrance framed by natural wooden slats and darker stained or painted slats on the larger facade.





MASSING OPTION 1 (CODE COMPLIANT)

- Maximum building volume per zoning code
- 40' height
- 3.25 FAR
- No required setback

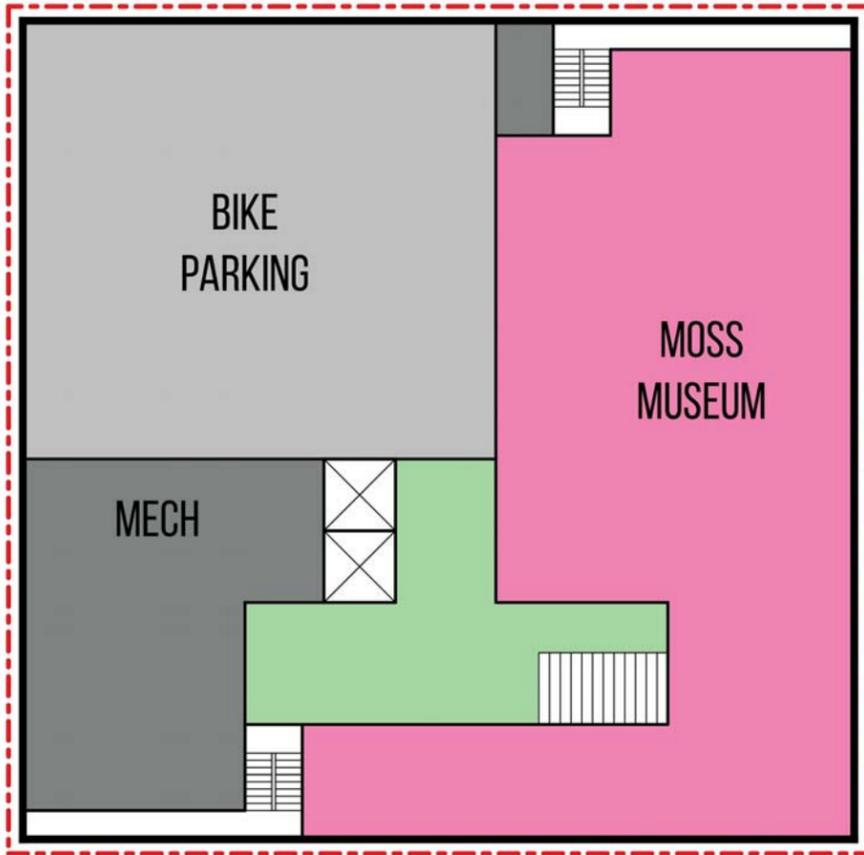
- 60 Residential Units
- 2000 SF Ground Level Commercial Space
- 2250 SF Below Grade Commercial Space
- 45 Mechanical Parking Stalls, accessed from adjacent alley
- Dedicated bicycle parking for all residents.

OPPORTUNITIES

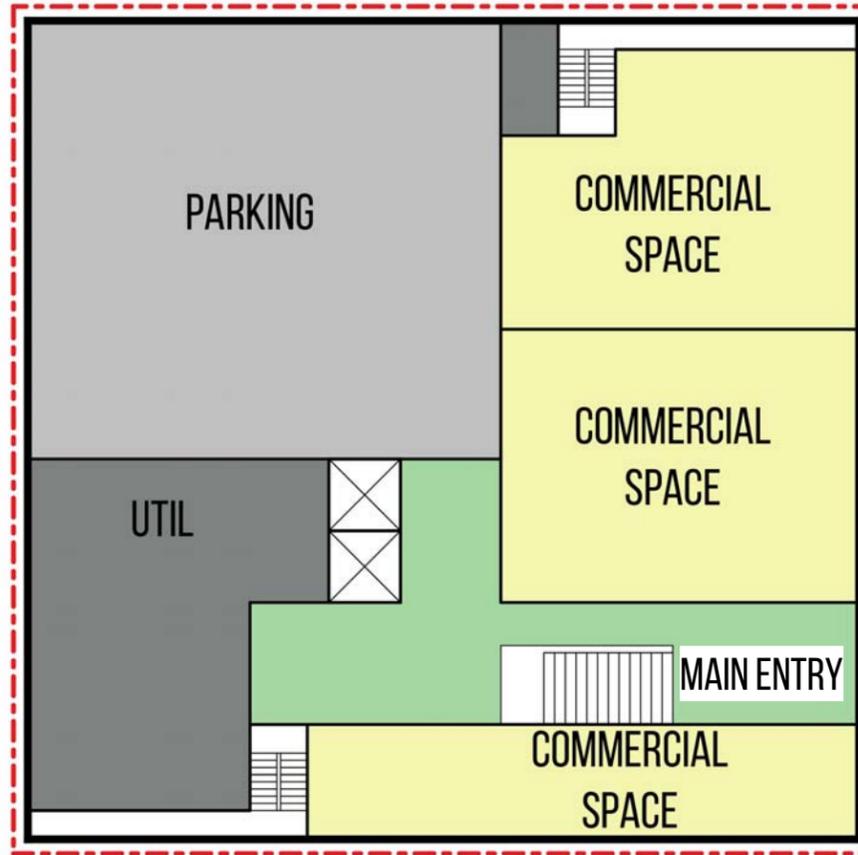
- Maintains street-edge and urban pedestrian character along First Ave

CONSTRAINTS

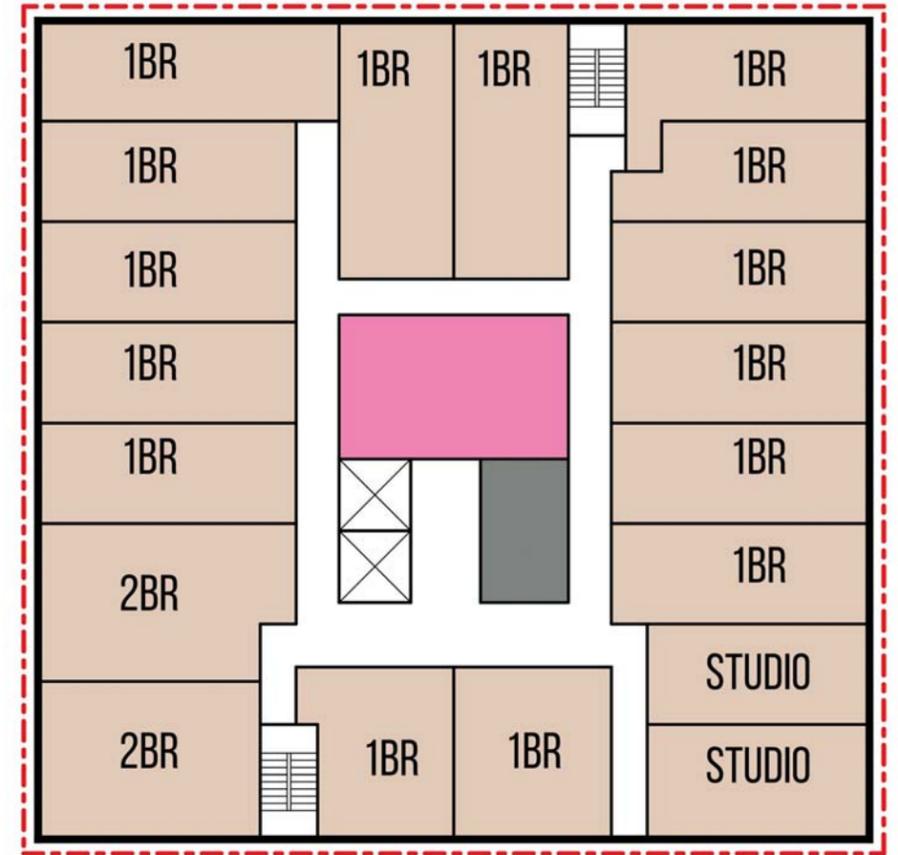
- Restricts access to daylight and fresh air in the building core
- Massing is monolithic and uninviting
- Street facade is not at a human scale



OPTION 1 - BASEMENT
(NOT TO SCALE)



OPTION 1 - GROUND LEVEL
(NOT TO SCALE)



OPTION 1 - UPPER LEVEL (TYP)
(NOT TO SCALE)





MASSING OPTION 2

Four-story massing with recesses for views and daylighting.

- Street-facing entry court, U-shaped mass
- Inset ground level storefront.

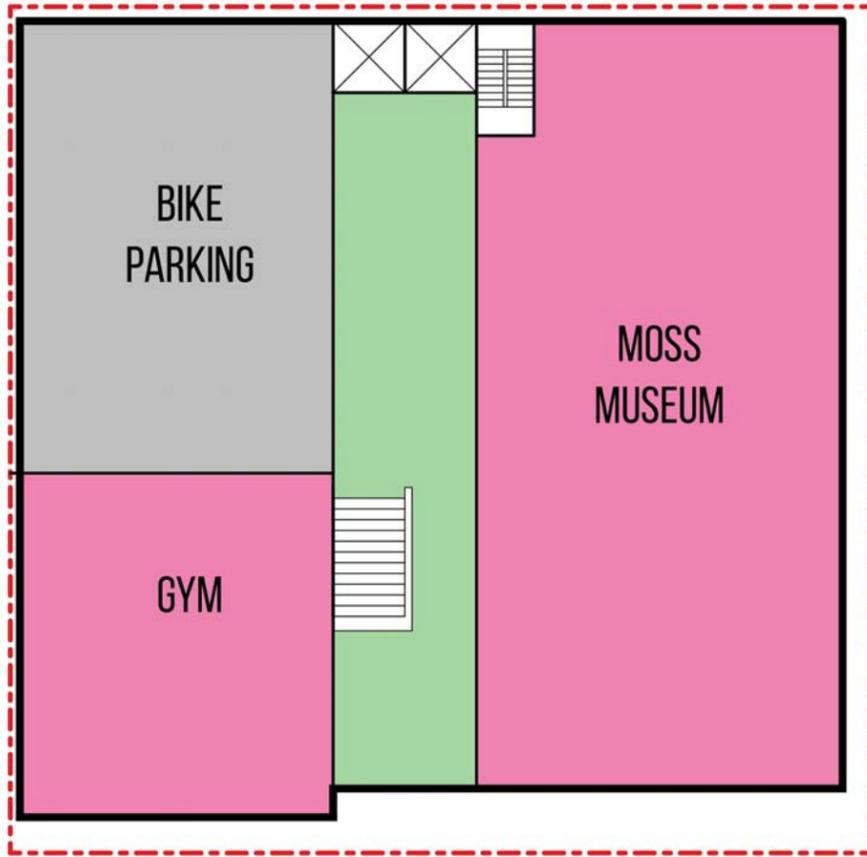
60 Residential Units
2000 SF Ground Level Commercial Space
2250 SF Below Grade Commercial Space
45 Mechanical Parking Stalls, accessed from adjacent alley
Dedicated bicycle parking for all residents.

OPPORTUNITIES

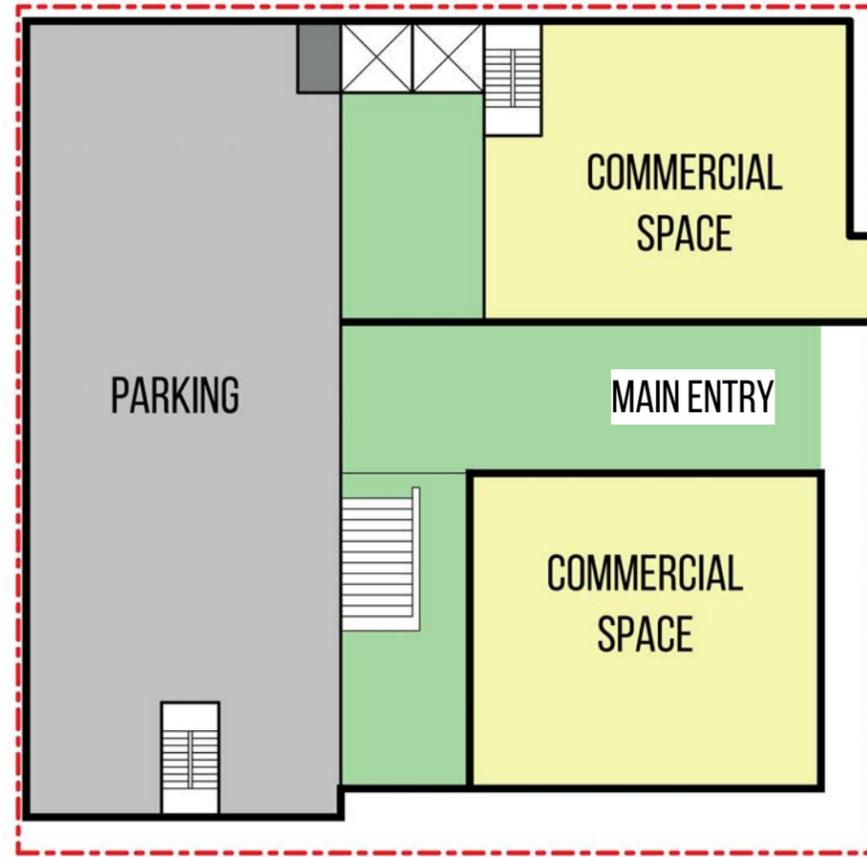
- Respects historic typology of the entry court, with a modern language
- Allows light and fresh air into the building core.
- 12' wide projection defines main entry and provides space + daylight for north corner units.
- Inset at storefront provides cover for patrons entering and exiting, enlarges sidewalk for public and patron use.

CONSTRAINTS

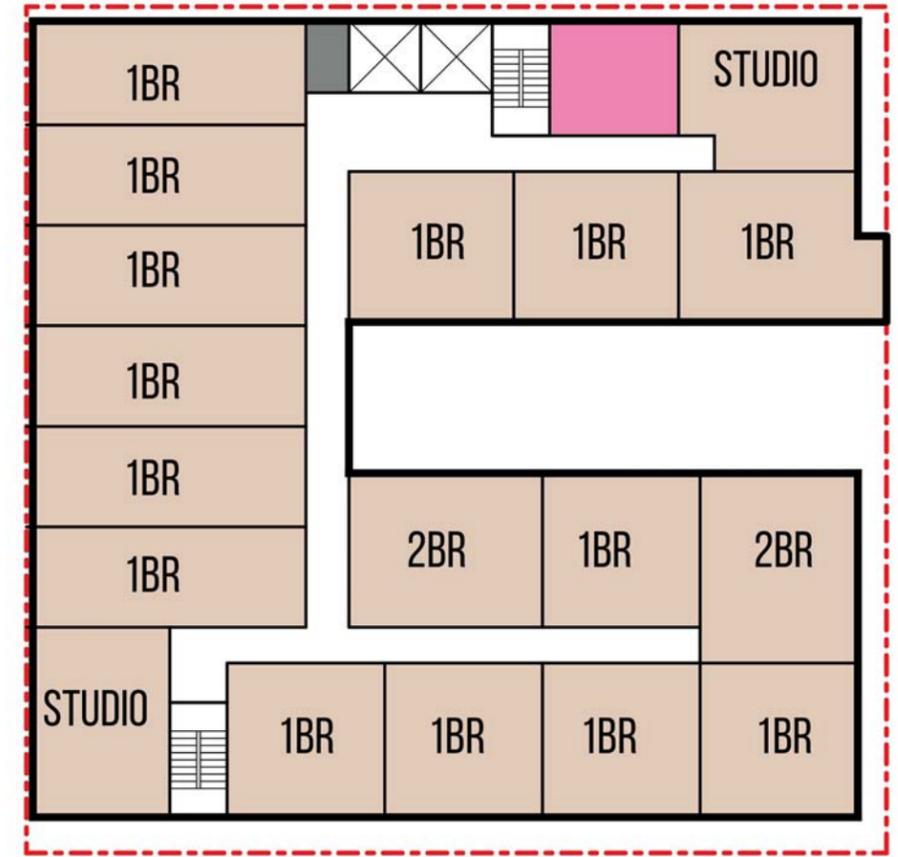
- Pedestrian street-edge is broken for the central courtyard. A void is created where activity could be.
- Major exposures are to the north and south, which creates thermal comfort issues as well as uneven distributions of direct sunlight.
- The east-west running courtyard will be shaded most of the time.



OPTION 2 - BASEMENT
(NOT TO SCALE)



OPTION 2 - GROUND LEVEL
(NOT TO SCALE)



OPTION 2 - UPPER LEVEL (TYP)
(NOT TO SCALE)



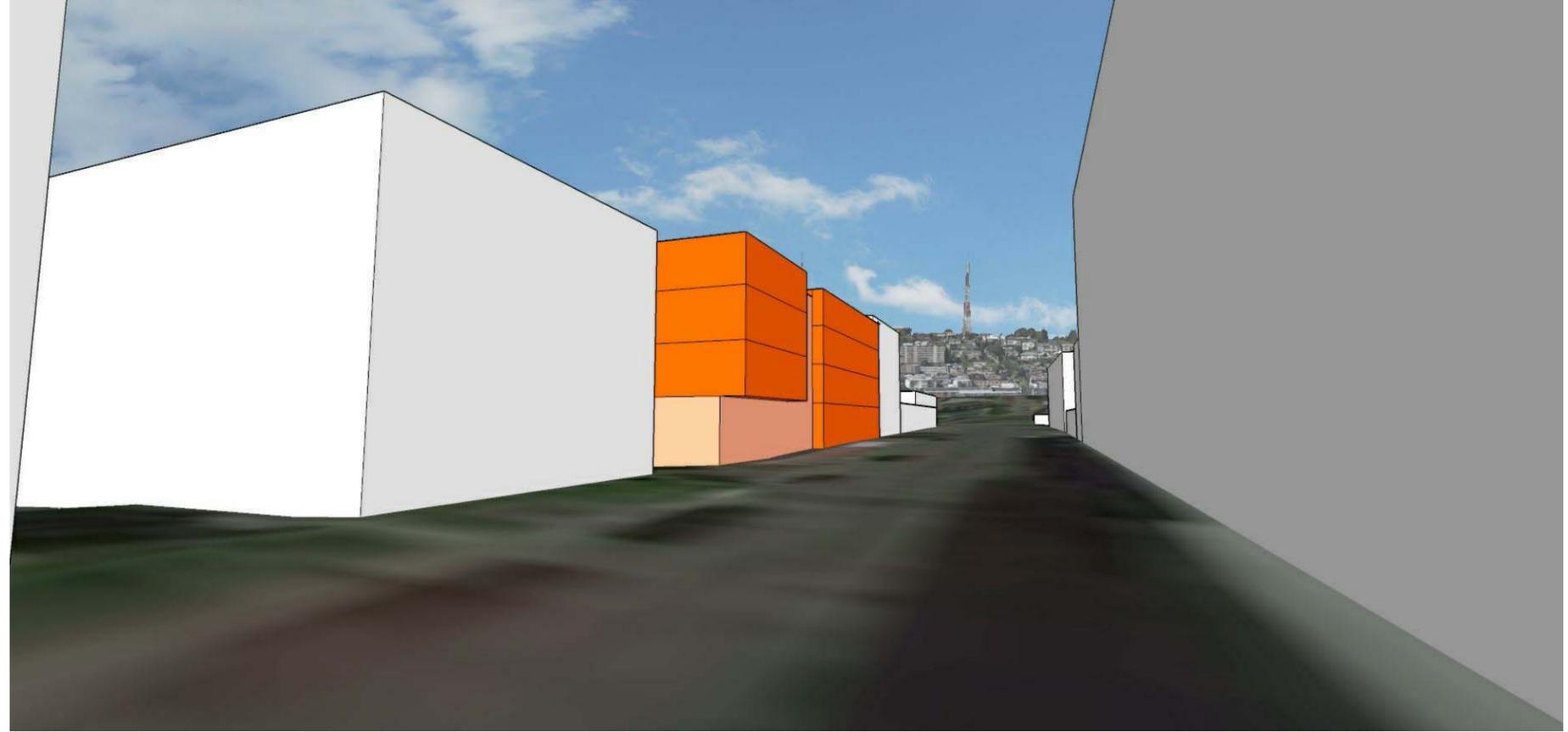


MASSING OPTION 3 (PREFERRED)

Four-story massing with multiple volumes.

- Continuous street edge is maintained along the site
- Multiple masses and materials along the street-facing facade
- North/South courtyard

- 60 Residential Units
- 2000 SF Ground Level Commercial Space
- 2250 SF Below Grade Commercial Space
- 45 Mechanical Parking Stalls, accessed from adjacent alley
- Dedicated bicycle parking for all residents.

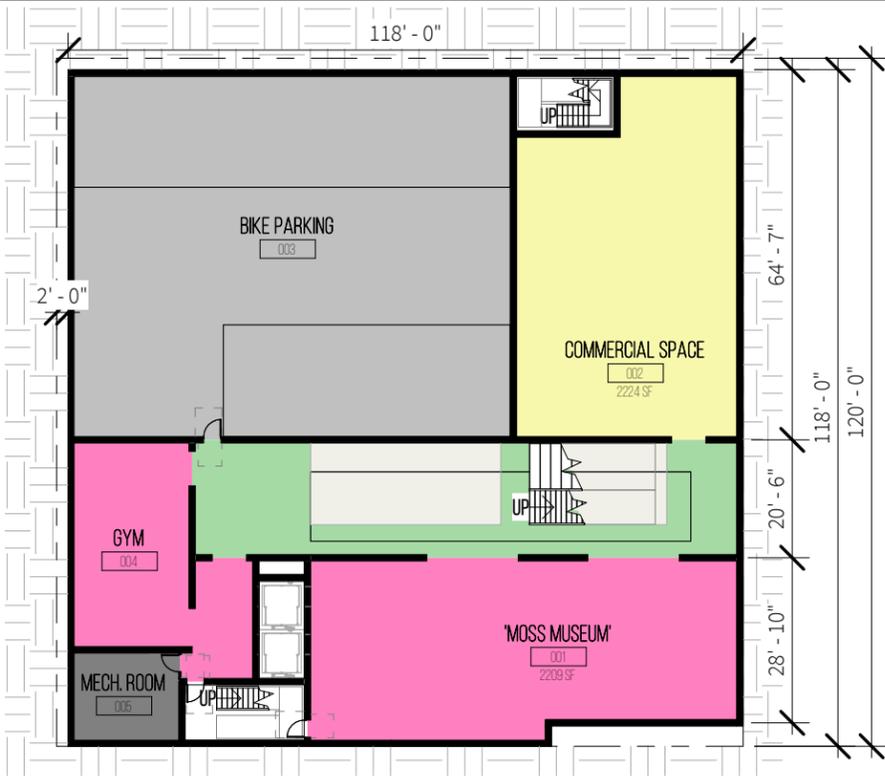


OPPORTUNITIES

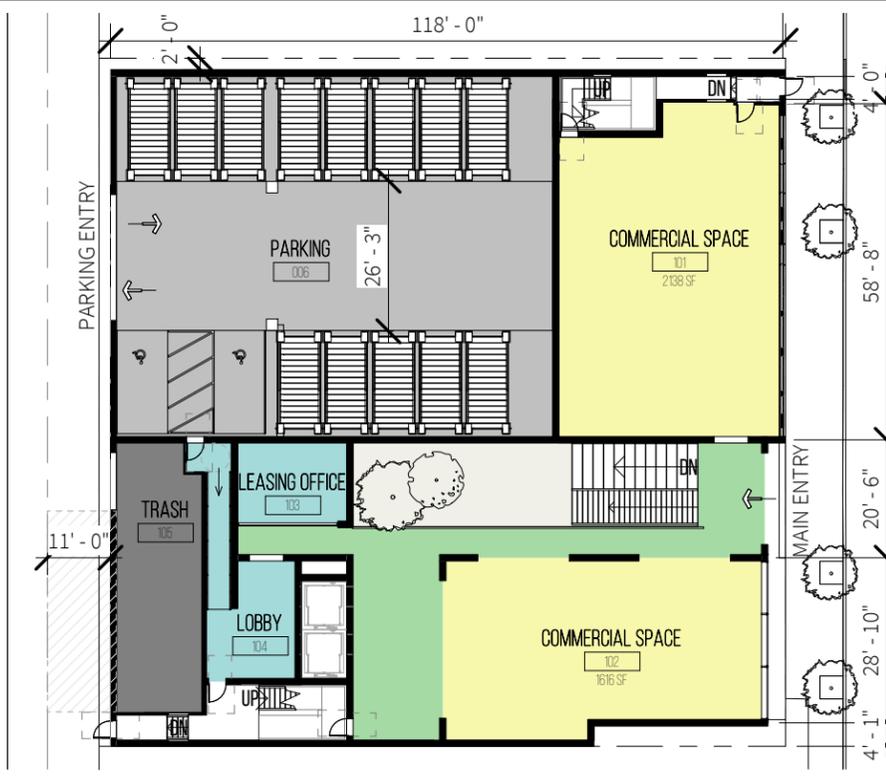
- Maintains street-edge and urban pedestrian character along the sidewalk
- Massing is divided into unimposing sections to reduce the apparent scale of the building
- Ground level material changes create a human scale, bringing a comfortable space to the sidewalk.
- The main courtyard opens to the south, and will be well-lit throughout the year.
- Main residential exposure to the east and west. This is desirable for energy reasons, but also puts more windows toward the street, and creates expansive views to Puget Sound and the mountains to the west



This scheme has no code departures



1 BASEMENT FLOOR PLAN
1/32" = 1'-0"



2 GROUND LEVEL FLOOR PLAN
1/32" = 1'-0"

LEGEND

- Admin
- Amenity
- Commercial
- Outdoor Space
- Parking / Bike Storage
- Residences
- Utility

LOT AREA

14,397 SQUARE FEET

ZONING CONSTRAINTS

40' HEIGHT LIMIT (60' possible with Living Building Petal Certification)
3.25 FAR (46,790.25 SQUARE FEET)

PER REZONE TO NC3P-65

65' HEIGHT LIMIT (85' possible with Living Building Petal Certification)
4.75 FAR (68,385.75 SQUARE FEET)

FLOOR AREAS

NAME	AREA
1ST LEVEL	6589 SF
2ND LEVEL	12239 SF
3RD LEVEL	12326 SF
4TH LEVEL	11819 SF
	42974 SF = 2.98 FAR

PER REZONE TO NC3P-65

5TH LEVEL	11871 SF
6TH LEVEL	11859 SF
	23730 SF = 4.63 FAR



3 SECOND LEVEL FLOOR PLAN
1/32" = 1'-0"

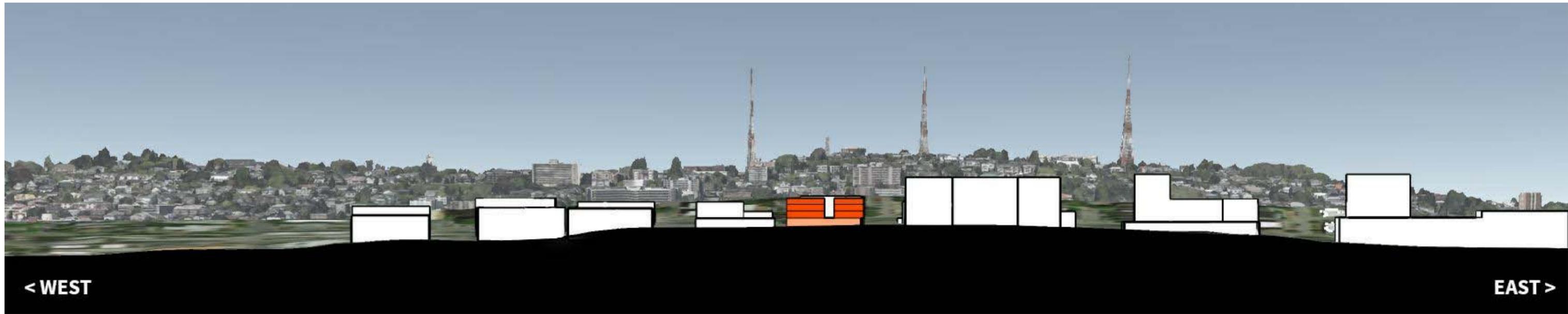


4 UPPER LEVEL FLOOR PLAN
1/32" = 1'-0"



5 ROOF PLAN
1/32" = 1'-0"







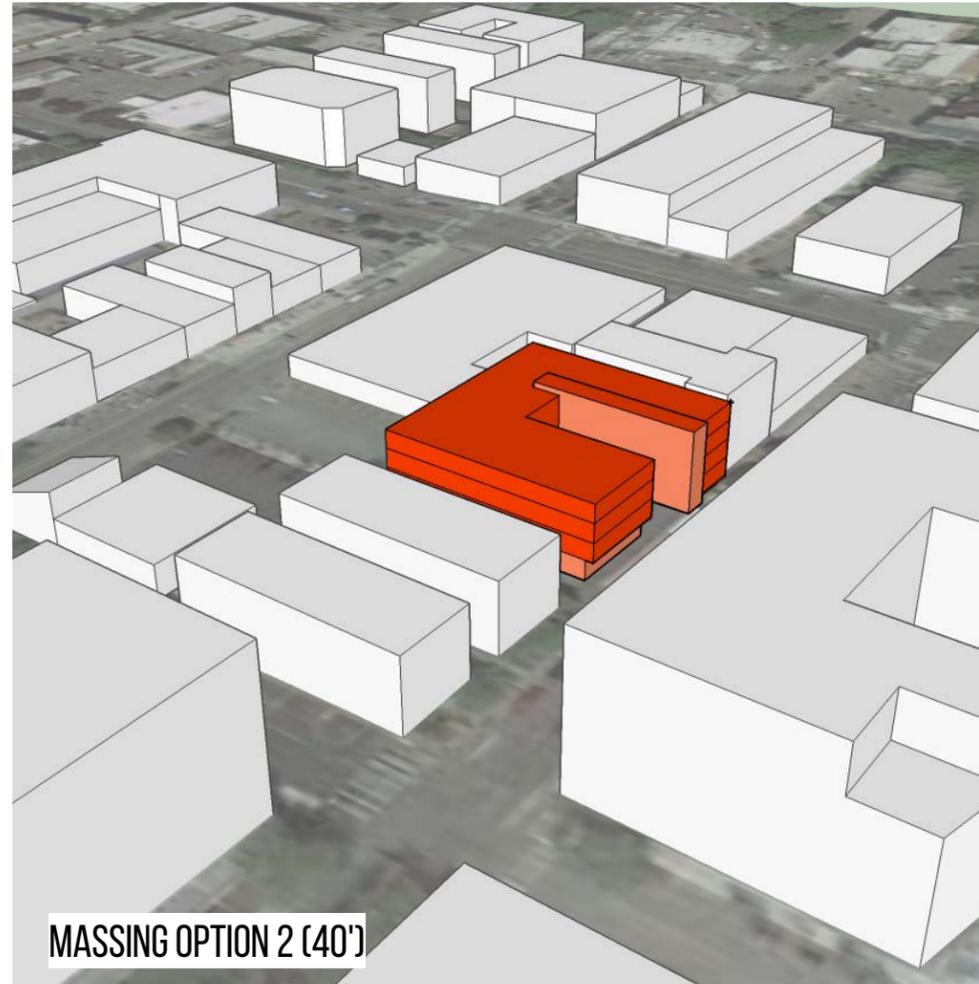
MASSING OPTION 1 (40') (CODE COMPLIANT)

OPPORTUNITIES

- Maintains street-edge and urban pedestrian character along First Ave

CONSTRAINTS

- Restricts access to daylight and fresh air in the building core
- Massing is monolithic and uninviting
- Street facade is not at a human scale



MASSING OPTION 2 (40')

OPPORTUNITIES

- Respects historic typology of the entry court, with a modern language
- Allows light and fresh air into the building core.
- 12' wide projection defines main entry and provides space + daylight for north corner units.
- Inset at storefront provides cover for patrons entering and exiting, enlarges sidewalk for public and patron use.

CONSTRAINTS

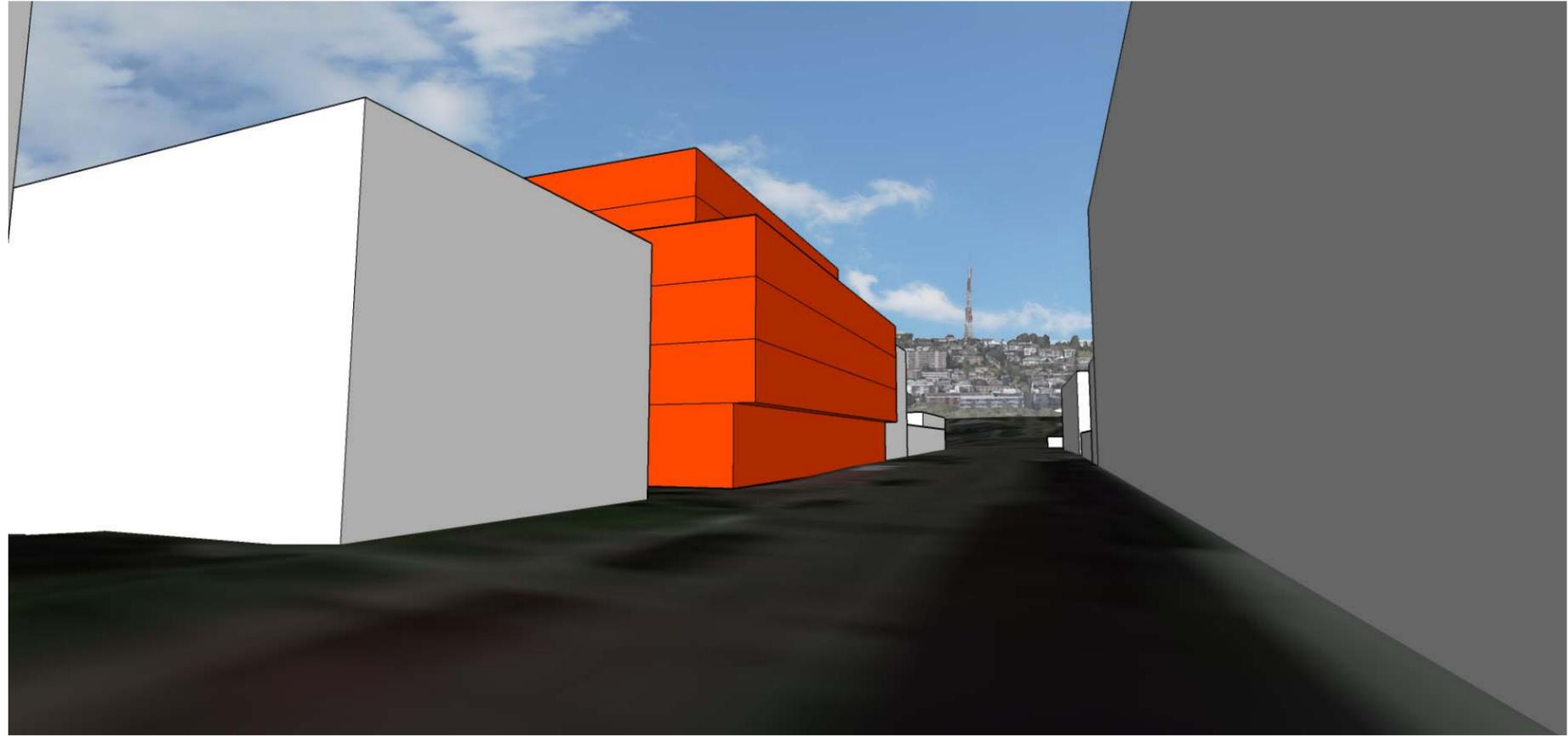
- Pedestrian street-edge is broken for the central courtyard. A void is created where activity could be.
- Major exposures are to the north and south, which creates thermal comfort issues as well as uneven distributions of direct sunlight.
- The east-west running courtyard will be shaded most of the time.



MASSING OPTION 3 (40') (PREFERRED)

OPPORTUNITIES

- Maintains street-edge and urban pedestrian character along the sidewalk
- Massing is divided into unimposing sections to reduce the apparent scale of the building
- Ground level material changes create a human scale, bringing a comfortable space to the sidewalk.
- The main courtyard opens to the south, and will be well-lit throughout the year.
- Main residential exposure to the east and west. This is desirable for energy reasons, but also puts more windows toward the street, and creates expansive views to Puget Sound and the mountains to the west



MASSING OPTION 1 (CODE COMPLIANT PER NC3P-65)

Maximum building volume per zoning code (with re-zone to NC3P-65).

- 65' height
- 4.75 FAR
- No required setback
- Inset ground floor
- Top level set back to maximize FAR

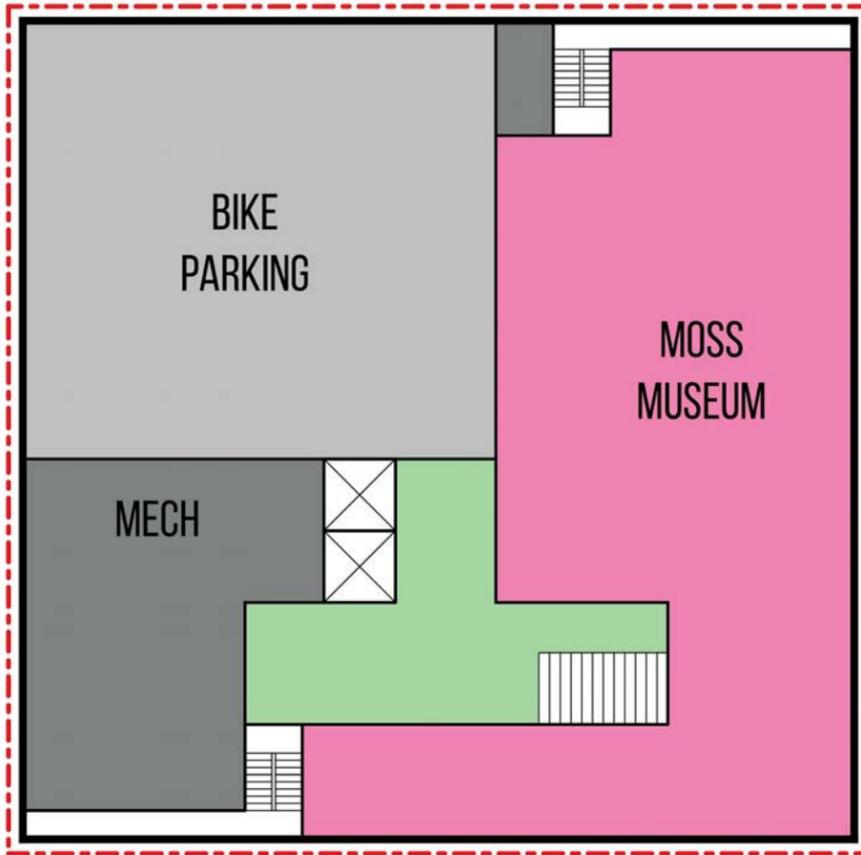
- 95 Residential Units
- 3000 SF Ground Level Commercial Space
- 5000 SF Below Grade Commercial Space
- 45 Mechanical Parking Stalls, accessed from adjacent alley
- Dedicated bicycle parking for all residents.

OPPORTUNITIES

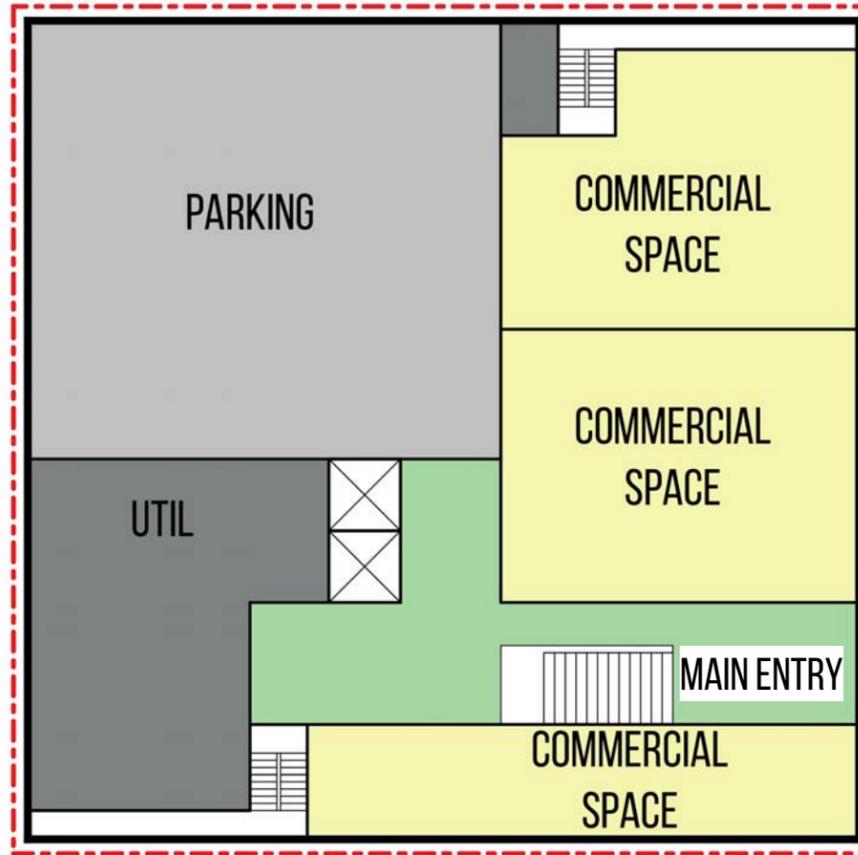
- Maintains street-edge and urban pedestrian character along First Ave
- Fifth + Sixth level setback reduces apparent mass along First Ave and respects the roof lines of adjacent buildings.

CONSTRAINTS

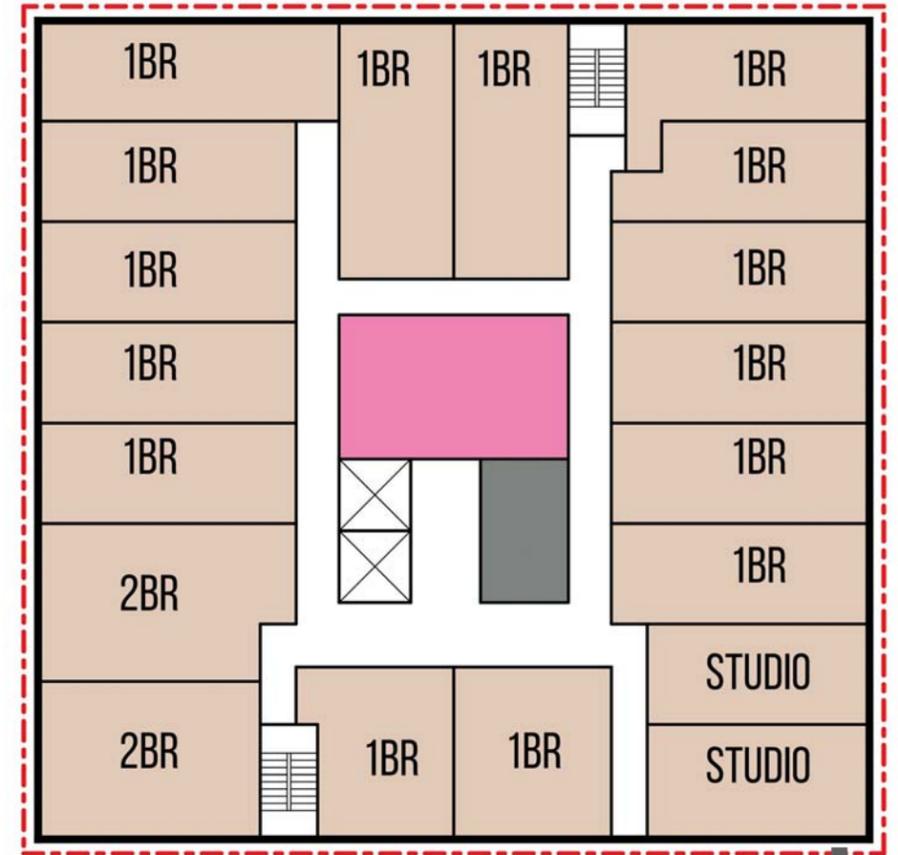
- Restricts access to daylight and fresh air in the building core
- Massing is monolithic and uninviting
- Street facade is not at a human scale



OPTION 1 - BASEMENT
(NOT TO SCALE)



OPTION 1 - GROUND LEVEL
(NOT TO SCALE)



OPTION 1 - UPPER LEVEL (TYP)
(NOT TO SCALE)





MASSING OPTION 2

Six-story massing with recesses for views and daylighting.

- Street-facing entry court, U-shaped mass
- Inset ground level storefront.

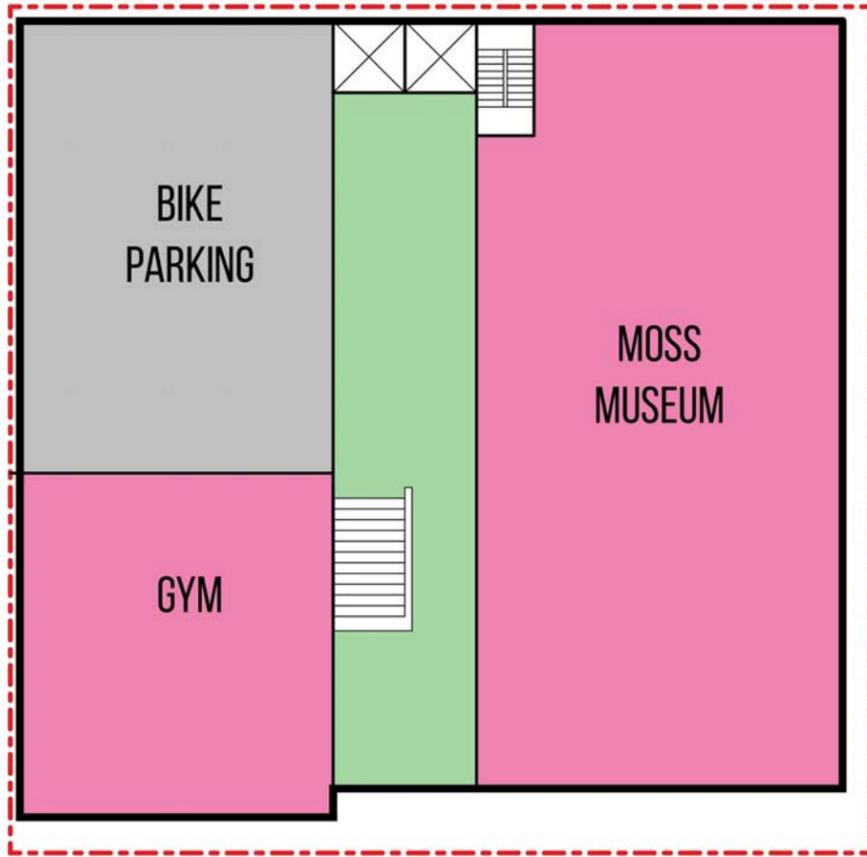
95 Residential Units
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5000 SF Below Grade Commercial Space
45 Mechanical Parking Stalls, accessed from adjacent alley
Dedicated bicycle parking for all residents.

OPPORTUNITIES

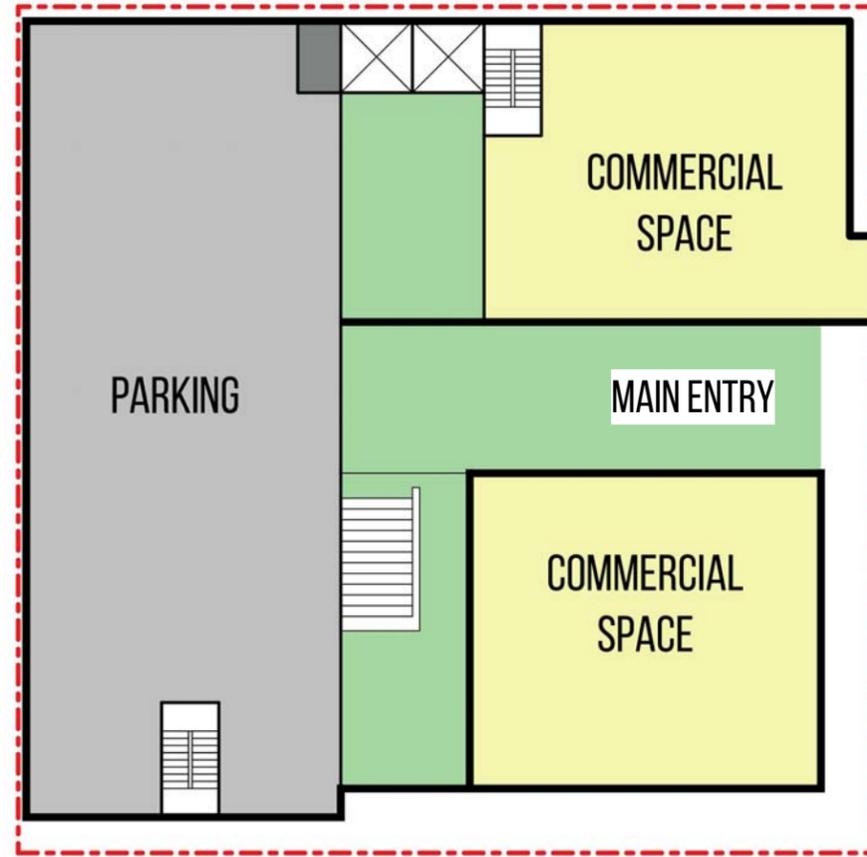
- Respects historic typology of the entry court, with a modern language
- Allows light and fresh air into the building core.
- 12' wide projection defines main entry and provides space + daylight for north corner units.
- Inset at storefront provides cover for patrons entering and exiting, enlarges sidewalk for public and patron use.
- South wing is lowered to step down to adjacent Queen Anne Inn and provides an accessible roof for residents.

CONSTRAINTS

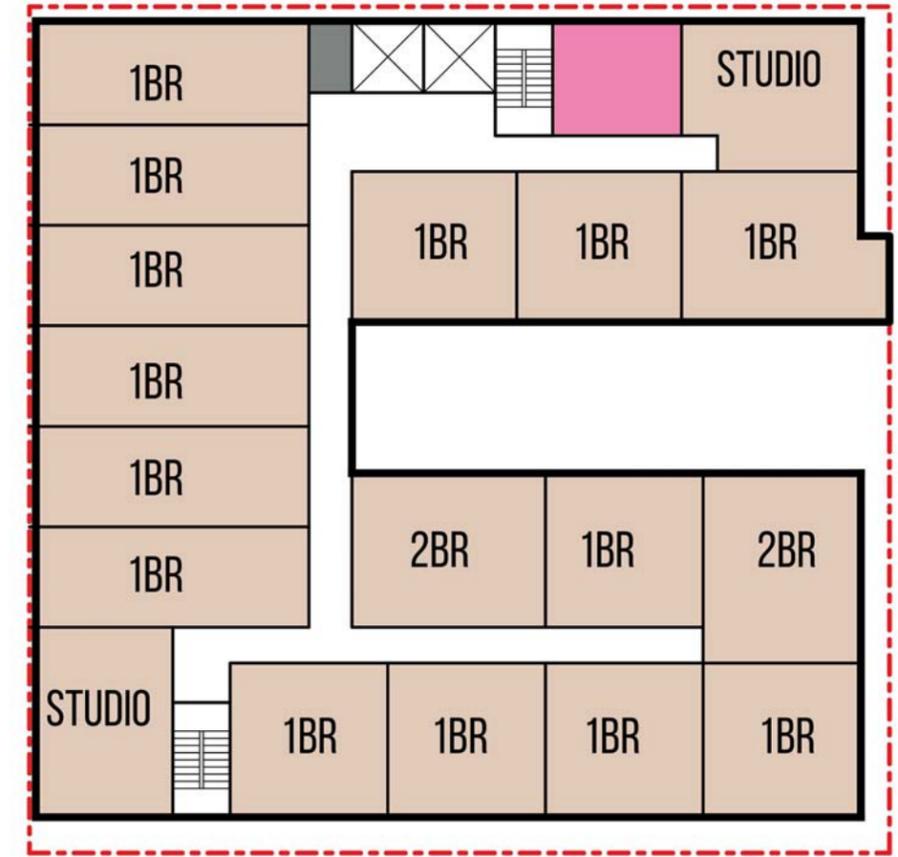
- Pedestrian street-edge is broken for the central courtyard. A void is created where activity could be.
- Major exposures are to the north and south, which creates thermal comfort issues as well as uneven distributions of direct sunlight.
- The east-west running courtyard will be shaded most of the time.



OPTION 2 - BASEMENT
(NOT TO SCALE)



OPTION 2 - GROUND LEVEL
(NOT TO SCALE)



OPTION 2 - UPPER LEVEL (TYP)
(NOT TO SCALE)



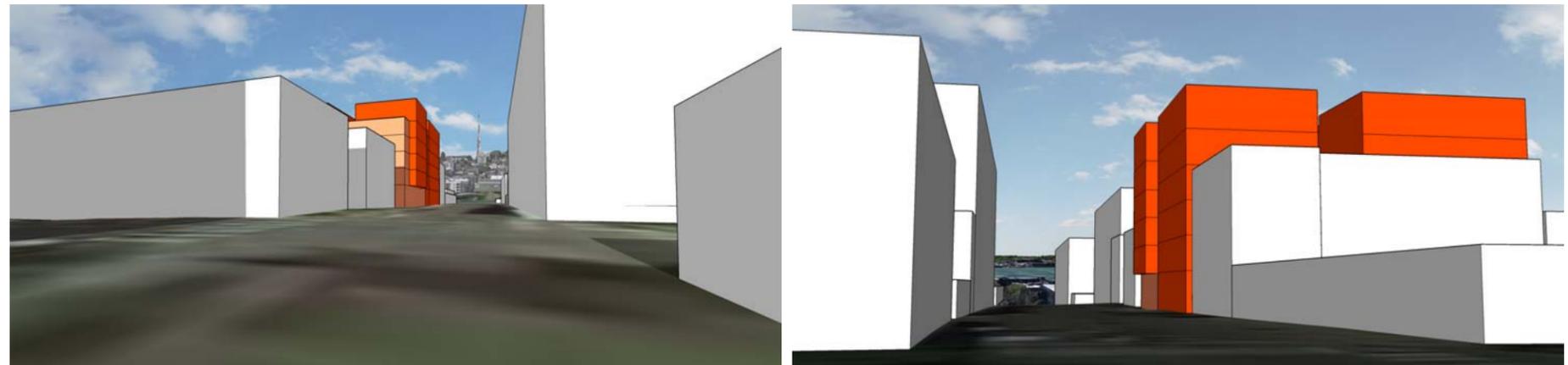
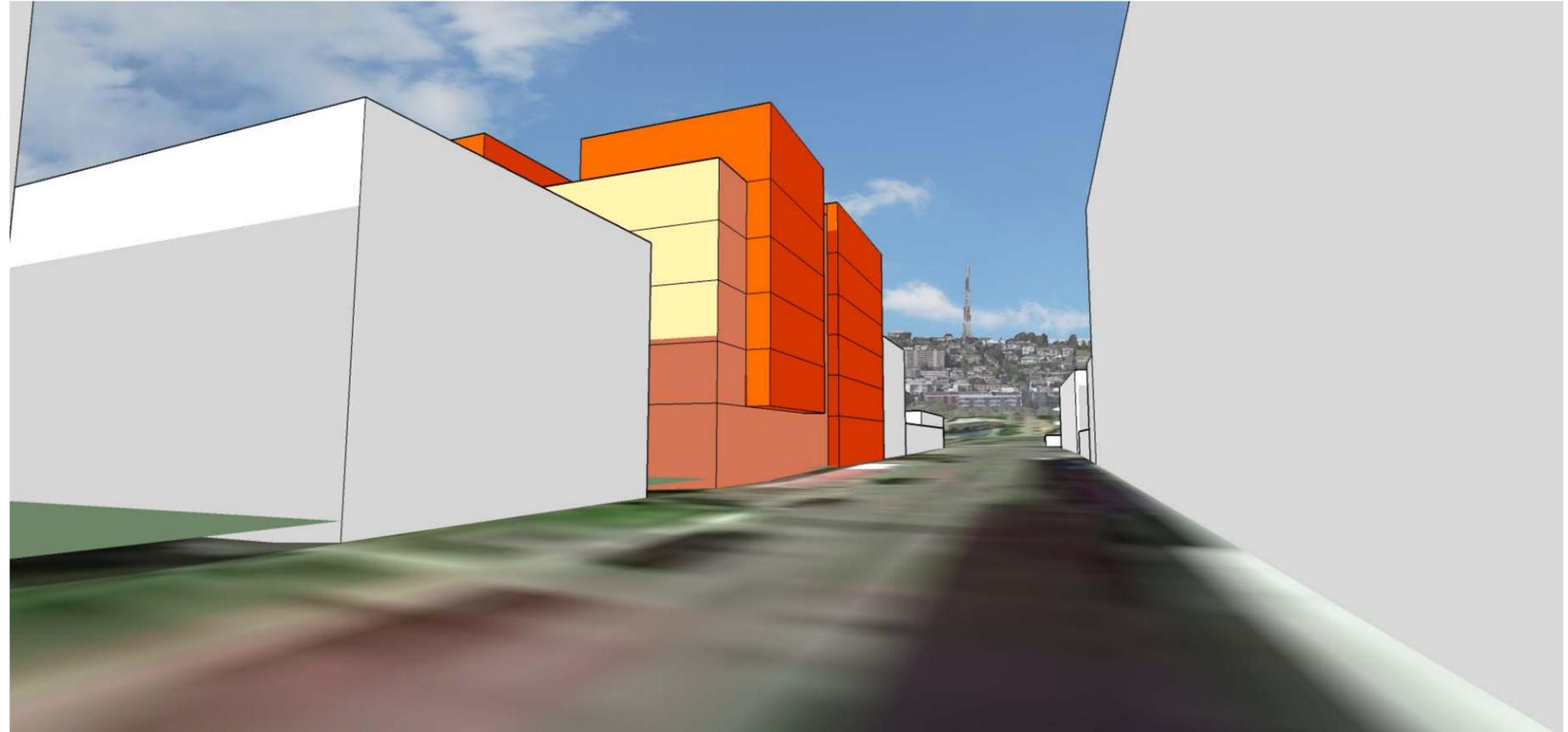


MASSING OPTION 3 (PREFERRED)

Six-story massing with multiple volumes.

- Continuous street edge is maintained along the site
- Multiple masses and materials along the street-facing facade
- North/South courtyard

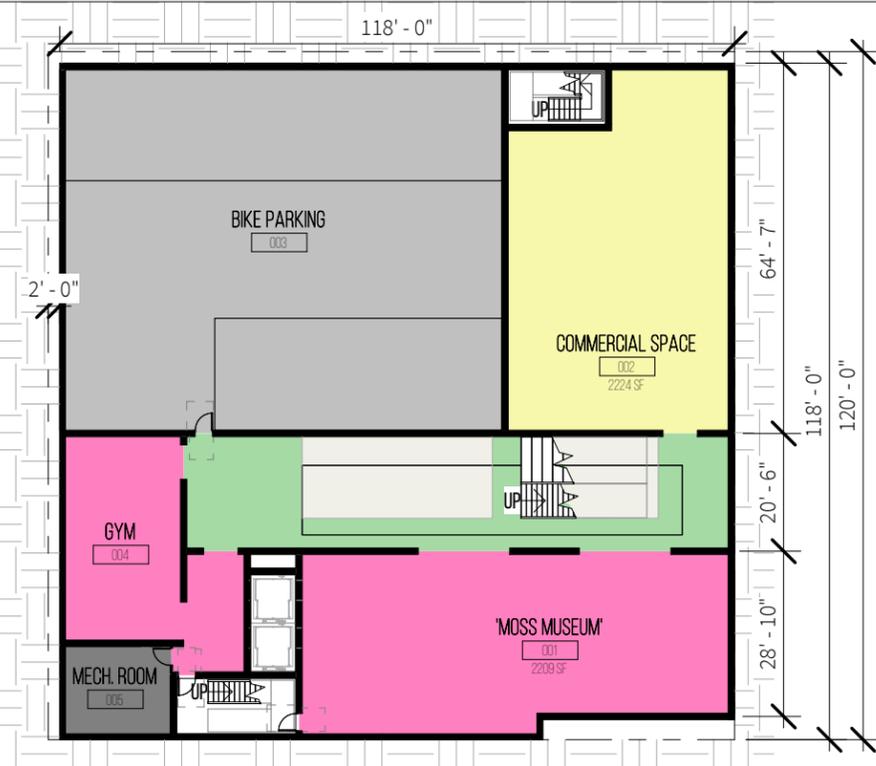
- 95 Residential Units
- 3000 SF Ground Level Commercial Space
- 5000 SF Below Grade Commercial Space
- 45 Mechanical Parking Stalls, accessed from adjacent alley
- Dedicated bicycle parking for all residents.



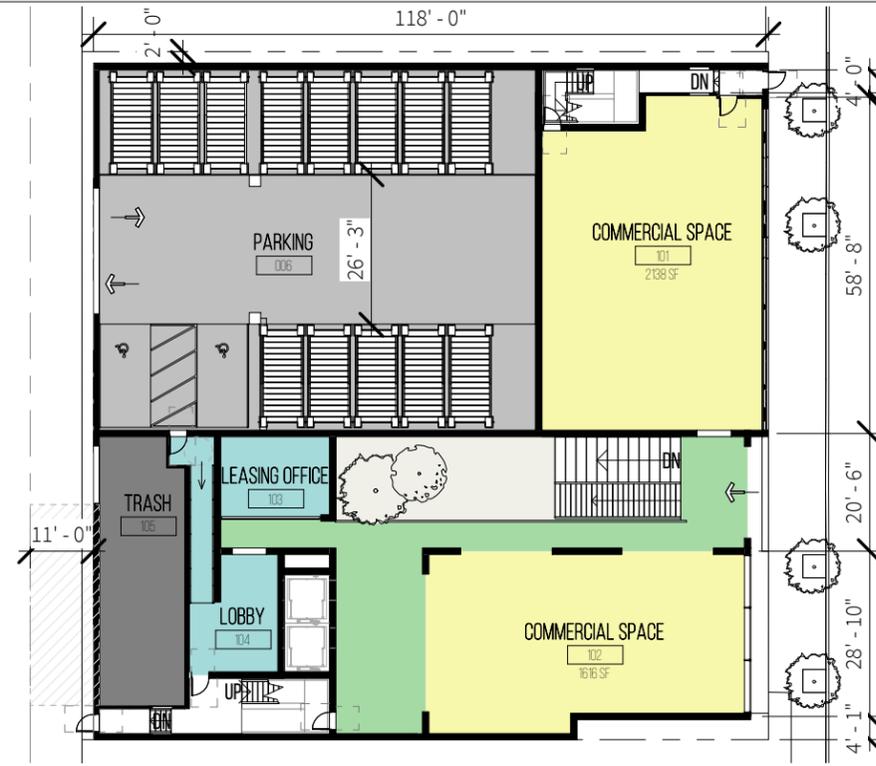
OPPORTUNITIES

- Maintains street-edge and urban pedestrian character along the sidewalk
- Massing is divided into unimposing sections to reduce the apparent scale of the building.
- Lowered massing and material changes reflect datum lines established by the adjacent historic buildings.
- Ground level material changes create a human scale, bringing a comfortable space to the sidewalk.
- The main courtyard opens to the south, and will be well-lit throughout the year.
- Main residential exposure to the east and west. This is desirable for energy reasons, but also puts more windows toward the street, and creates expansive views to Puget Sound and the mountains to the west

Pending rezone approval to NC3P-65, this scheme has no code departures



1 BASEMENT FLOOR PLAN
1/32" = 1'-0"



2 GROUND LEVEL FLOOR PLAN
1/32" = 1'-0"



3 SECOND LEVEL FLOOR PLAN
1/32" = 1'-0"

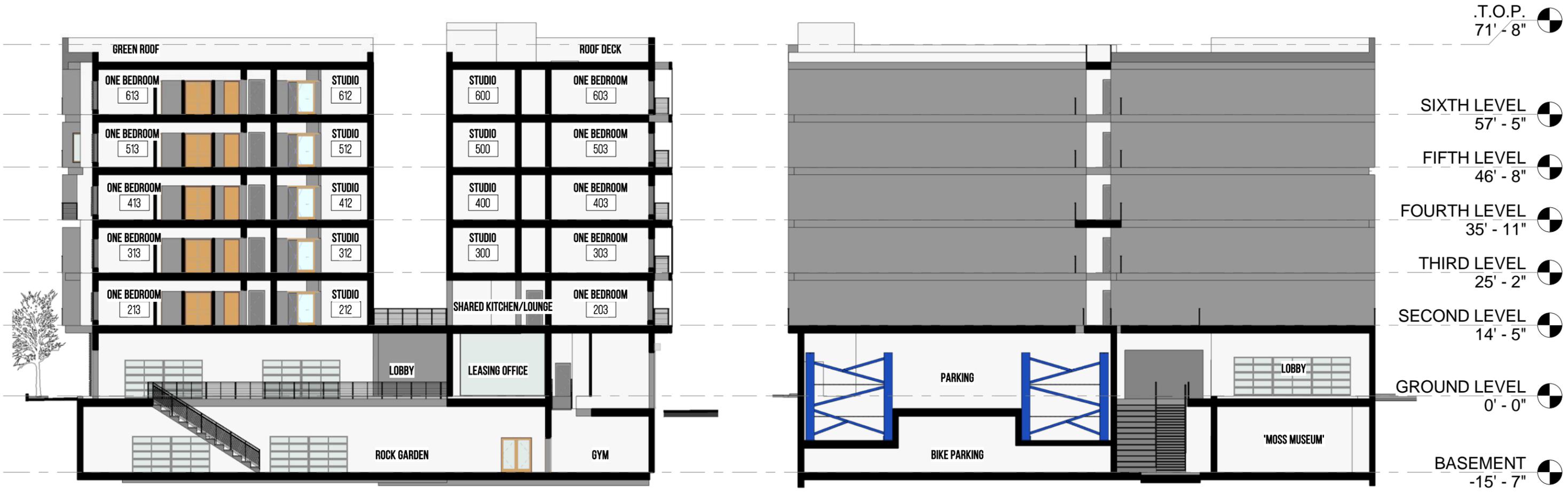
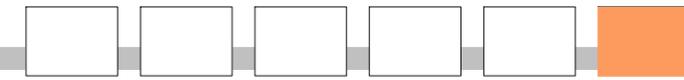


4 UPPER LEVEL FLOOR PLAN
1/32" = 1'-0"



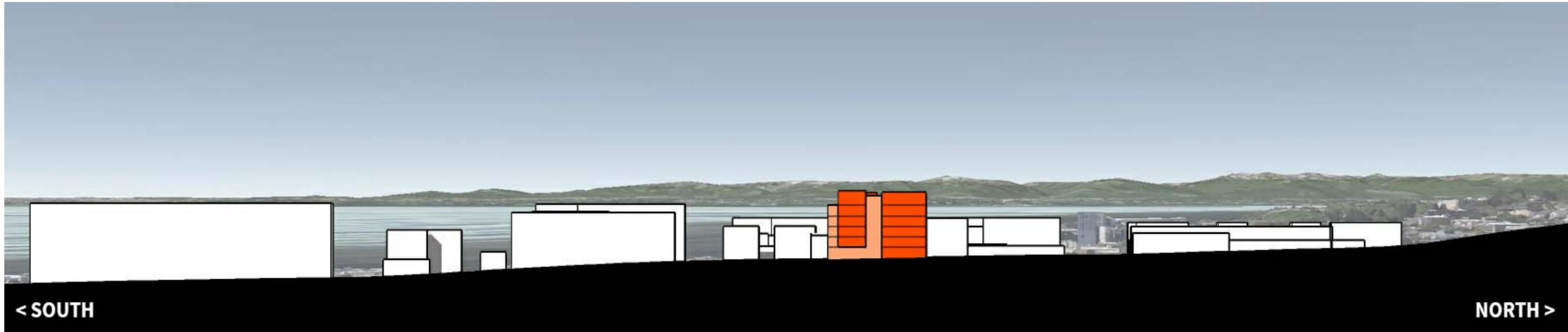
5 ROOF PLAN
1/32" = 1'-0"



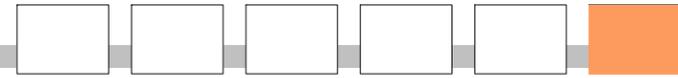


1 E-W SECTION THROUGH ENTRY
1" = 20'-0"

2 N-S SECTION THROUGH COURTYARD
1" = 20'-0"



The proposed building height (65') is in scale with surrounding development. The site is located at the bottom of a slope to the north, so the added height will not restrict southern views from upper Queen Anne buildings. To the west, clear views toward Puget Sound are provided from upper floors, especially from resident amenity spaces.



Equinox (3/21 + 9/21)



Summer Solstice (6/21)



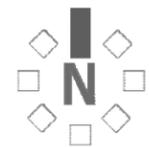
Winter Solstice (12/21)

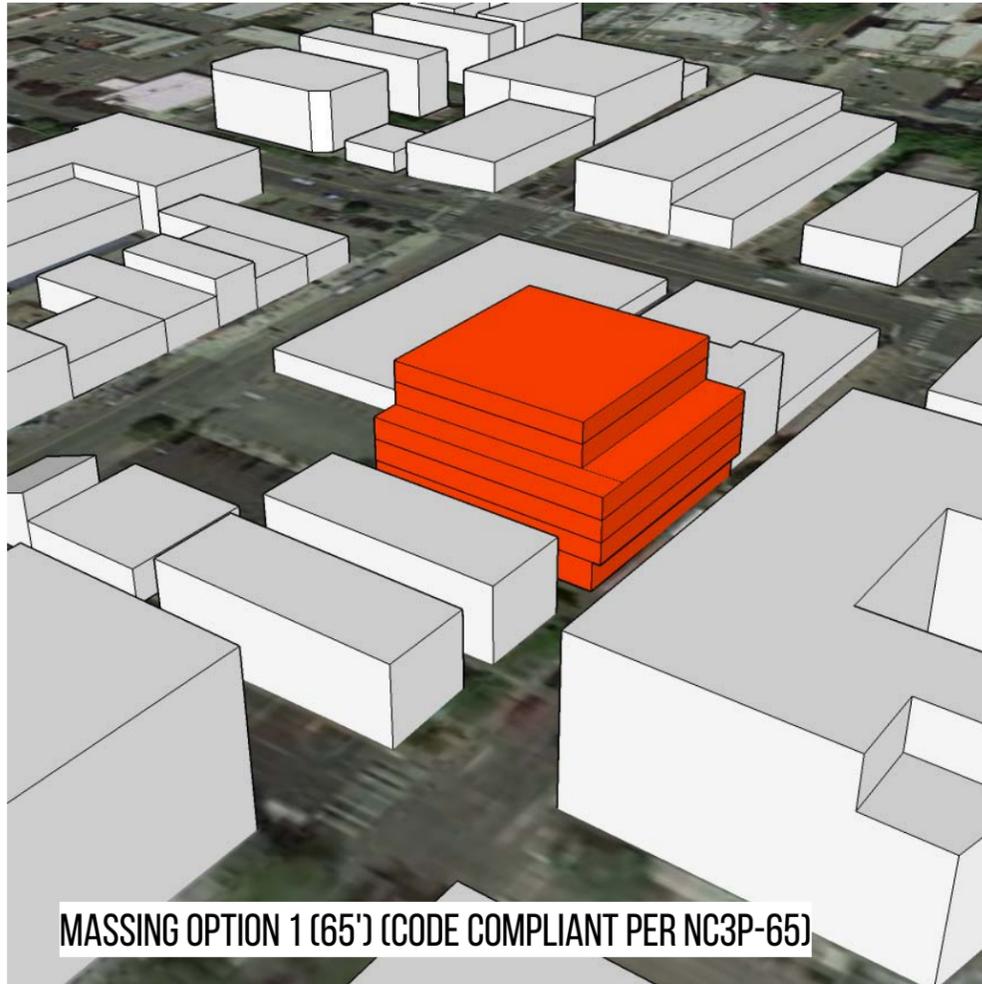


10:00 am

12:00 pm

2:00 pm





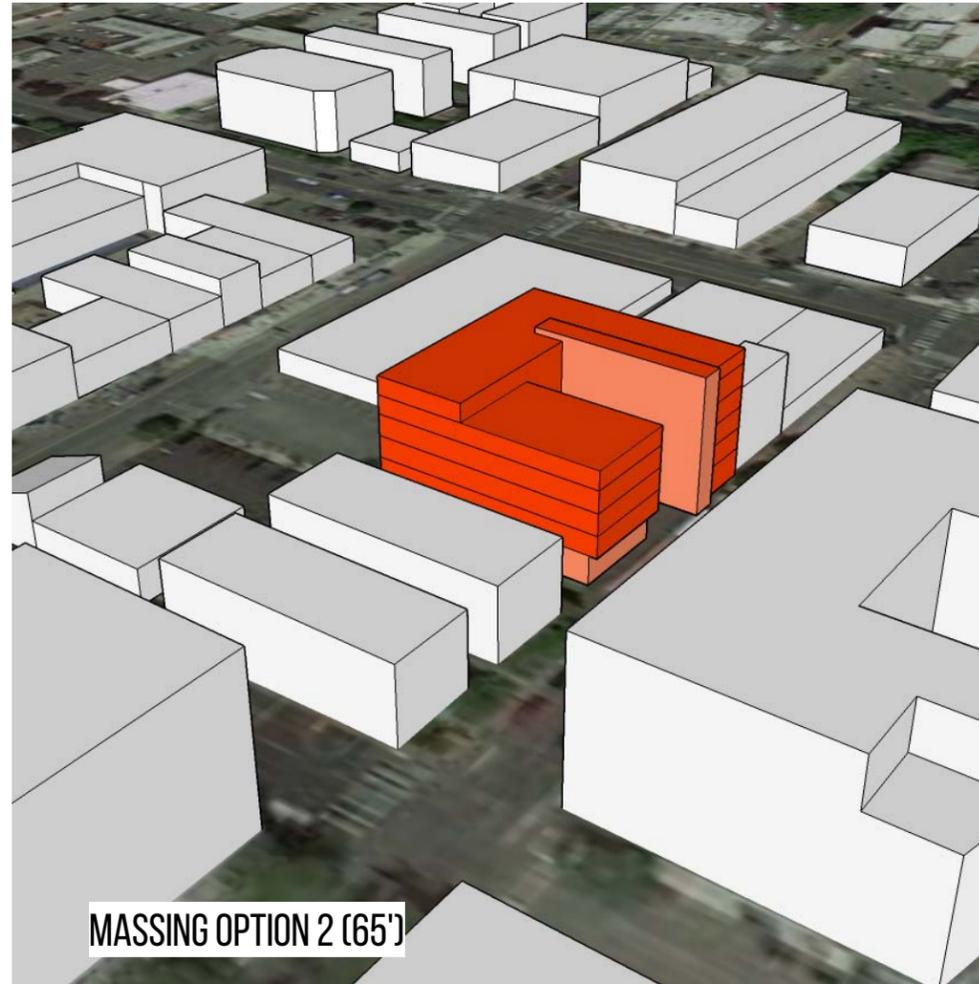
MASSING OPTION 1 (65') (CODE COMPLIANT PER NC3P-65)

OPPORTUNITIES

- Maintains street-edge and urban pedestrian character along First Ave

CONSTRAINTS

- Restricts access to daylight and fresh air in the building core
- Massing is monolithic and uninviting
- Street facade is not at a human scale



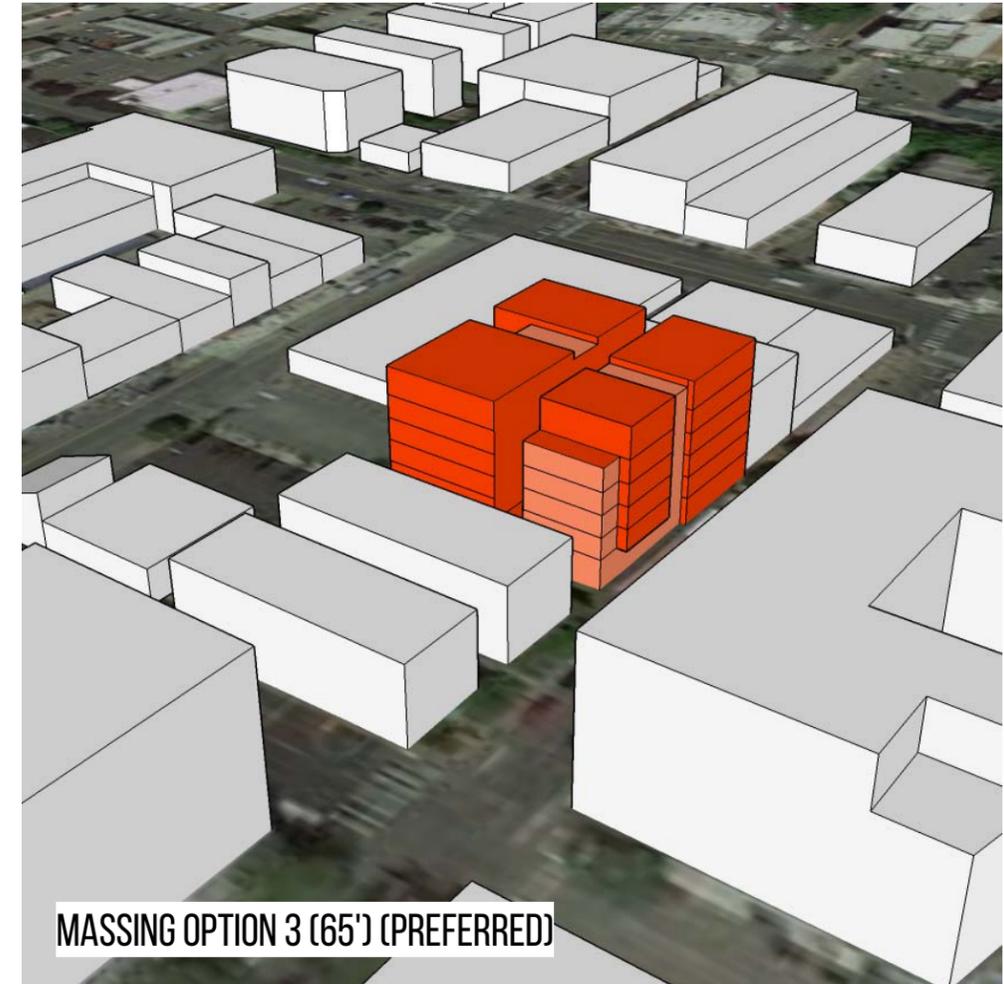
MASSING OPTION 2 (65')

OPPORTUNITIES

- Respects historic typology of the entry court, with a modern language
- Allows light and fresh air into the building core.
- 12' wide projection defines main entry and provides space + daylight for north corner units.
- Inset at storefront provides cover for patrons entering and exiting, enlarges sidewalk for public and patron use.

CONSTRAINTS

- Pedestrian street-edge is broken for the central courtyard. A void is created where activity could be.
- Major exposures are to the north and south, which creates thermal comfort issues as well as uneven distributions of direct sunlight.
- The east-west running courtyard will be shaded most of the time.



MASSING OPTION 3 (65') (PREFERRED)

OPPORTUNITIES

- Maintains street-edge and urban pedestrian character along the sidewalk
- Massing is divided into unimposing sections to reduce the apparent scale of the building
- Ground level material changes create a human scale, bringing a comfortable space to the sidewalk.
- The main courtyard opens to the south, and will be well-lit throughout the year.
- Main residential exposure to the east and west. This is desirable for energy reasons, but also puts more windows toward the street, and creates expansive views to Puget Sound and the mountains to the west