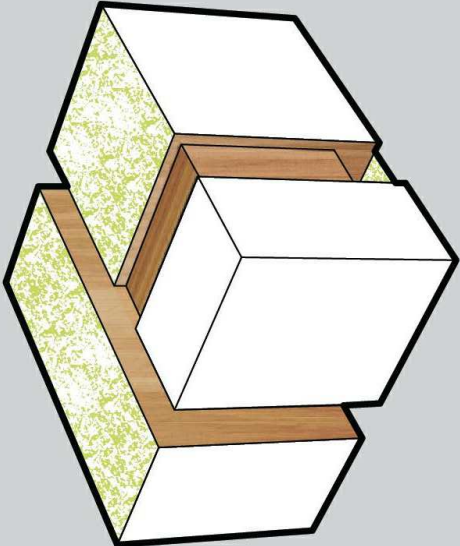
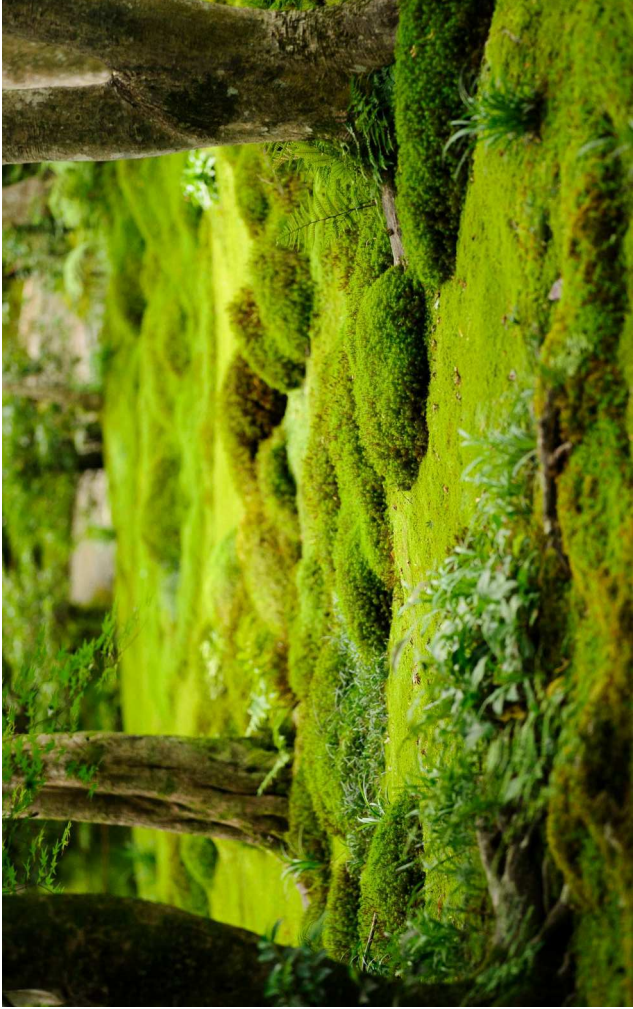






NIWA
513 1st Avenue N



OBJECTIVES	
EDG002	EDG 1 RESPONSES
EDG003	ABOUT SOLTERRA
EDG004	RELEVANT WORK
EDG005	PROJECT OBJECTIVES
EDG006	DESIGN OBJECTIVES
EDG007	PRECEDENTS
EXISTING CONDITIONS	
EDG010	STREETSCAPES
EDG011	EXISTING SITE PLAN
CONTEXT	
EDG020	NEIGHBORHOOD CONTEXT
EDG021	NEIGHBORHOOD PHOTOS
EDG022	NEIGHBORHOOD ANALYSIS
EDG023	BLANK WALL PRECEDENTS
EDG024	ADJACENT BUILDING CONTEXT
DESIGN GUIDELINES	
EDG030	PRIORITY DESIGN GUIDELINES-CONTEXT AND SITE
EDG031	PRIORITY DESIGN GUIDELINES-PUBLIC LIFE
EDG032	PRIORITY DESIGN GUIDELINES-DESIGN CONCEPT
EDG033	REZONE ANALYSIS
EDG034	REZONE ANALYSIS
ARCHITECTURAL CONCEPT	
EDG040	MATERIAL INSPIRATION
EDG041	PRELIMINARY MASSING OPTION STUDY
EDG042	MASSING OPTION 1 (40') ('H' MASSING)
EDG043	OPTION 1 (40') FLOOR PLANS ('H' MASSING)
EDG044	MASSING OPTION 2 (40') ('C' MASSING)
EDG045	OPTION 2 (40') FLOOR PLANS ('C' MASSING)
EDG046	MASSING OPTION 3 (40') (PREFERRED SCHEME)
EDG047	OPTION 3 (40') FLOOR PLANS (PREFERRED SCHEME)
EDG048	OPTION 3 (40') FLOOR PLANS (PREFERRED SCHEME)
EDG049	STREET SECTIONS (40') (PREFERRED SCHEME)
EDG050	SOLAR STUDY (40')
EDG051	SUMMARY OF MASSING OPTIONS (40')

ARCHITECTURAL CONCEPT - REZONE	
EDG060	MASSING OPTION 1 (85') ('H' MASSING)
EDG061	OPTION 1 (85') FLOOR PLANS ('H' MASSING)
EDG062	MASSING OPTION 2 (85') ('C' MASSING)
EDG063	OPTION 2 (85') FLOOR PLANS ('C' MASSING)
EDG064	MASSING OPTION 3 (85') (PREFERRED)
EDG065	OPTION 3 (85') FLOOR PLANS (PREFERRED SCHEME)
EDG066	OPTION 3 (85') FLOOR PLANS (PREFERRED SCHEME)
EDG067	NEIGHBORHOOD MASSING STUDIES
EDG068	NEIGHBORHOOD MASSING STUDIES
EDG069	MATERIAL MASSING ELEVATIONS - OPTION 3
EDG070	MATERIAL MASSING ELEVATIONS - OPTION 3
EDG071	PROPOSED SITE PLAN
EDG072	CIRCULATION DIAGRAMS (PREFERRED SCHEME)
EDG073	BUILDING SECTIONS (85') (PREFERRED SCHEME)
EDG074	STREET SECTIONS (85') PREFERRED SCHEME
EDG075	SOLAR STUDIES 85'
EDG076	SUMMARY OF MASSING OPTIONS (85')

EDG 1 - RESPONSE TO DESIGN REVIEW BOARD RECOMMENDATIONS

1. MASSING AND RELATIONSHIP TO ADJACENT DEVELOPMENT:

1a)

Early Massing Option A (Sheet EDG 41):

Option A uses an 'L' shape for the massing, allowing for an open area on one corner, benefiting one of the neighboring buildings and not the other. This option eliminates the internal courtyard which allows light and air into the interior units as well as it would restrict light into the basement and ground floors. This configuration also restricts the flexibility of the interior spaces and provides for an even larger side alley, but limits the ability to articulate the massing on the other elevations.

Early Massing Option B (Sheet EDG 41):

Option B was explored by pulling back each corner of the building in an 'T' shape, which allows for both neighboring buildings to have only partial space in corner locations, not sufficient for the units with windows along the property line. This option also doesn't allow for flexibility of floor layout with the units being long and dark without sufficient light and air reaching the interior spaces. Forcing more light (---- ? ---) that are less desirable. This also pushes the facade closer to our neighbors, constricting their light and air.

Early Massing Option C (Sheet EDG 41):

Option C pulls back from two corners of the building in a 'Z' shape to allow for more area of layout design with a small interior courtyard. The courtyard at this size wouldn't allow for enough light or air to reach interior units nor light into the core ground and basement levels. As well would encroach on the light and air for the neighboring buildings.

EDG Option 1 - Revised 'H' Massing (EDG42/60):

We replaced the zoning envelope massing (as seen in EDG 1) with this exploration of an 'H' massing shape. This option ends up with an inefficient unit layout with a large amount of corridor space and forces the maximization of the massing, and so limits the amount of we can ease the edges adjacent to the Inn at Queen Anne and the Gordon Apartments.

EDG Option 2 - 'C' Massing (EDG44/62):

Option 2 explores a 'C' or 'U' shaped massing, typically seen in apartment buildings in the early part of the century. This massing has potential in that it allows light and air into the center of the mass, however this courtyard is oriented East/West and so does not give the units as much access to light as a North/South courtyard would allow.

EDG Option 3 - PREFERRED OPTION (EDG46/64):

The preferred scheme offers both neighboring buildings space for light and air with the elevation pulled back on the north and south side, and preserving the greenspace on the south side. By orienting the courtyard in the north/south direction, it provides light for the interior units, while breaking up the massing for the north and south adjacencies, as well as brings significant light to the ground and basement levels, creating a dynamic effect for the commercial businesses and pedestrian activity. The proposed configuration also allows for the flexibility to texturize and articulate all elevations with only minimal restrictions. The preferred scheme utilizes stepped upper levels, multiple levels having projected and inset openings and balconies, and multiple locations of vegetated walls and planted balconies creating interest and offering an articulated facade. By respecting the pedestrian realm and increasing the area of the pedestrian way and providing first floor commercial with dynamic spaces increases the walkability of the neighborhood. By continuing the window and elevation datum of the surrounding buildings, our proposed building will compliment them and integrate into the context.

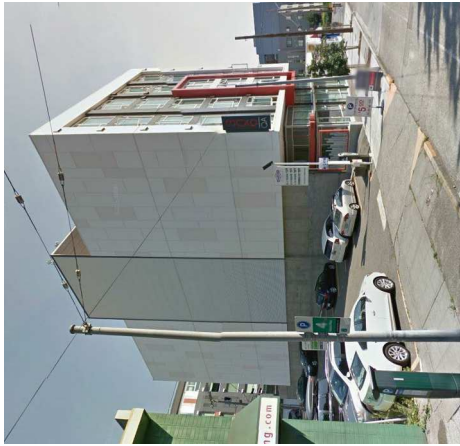
1b) We have addressed the adjacent properties by pulling the elevation back on both the north and south sides from the property line. As you go up in height, the building pulls back even more. This allows for more windows on the north and south elevations and also for some exterior terraces for tenants' use that eliminate the "blank wall" syndrome. In addition we intend to plant bamboo along the north property line that will help to buffer the Gordon Apartment units with windows on the property line. See EDG 24 for more analysis of adjacent buildings and revised elevations on EDG 69 and 70 and revised plans on EDG 65 and 66.

1c) We did some further analysis of the adjacent developments, see EDG 24 for existing adjacent building analysis and EDG 67 and 68 for sectional and elevation study of adjacent properties showing the relationship of the proposed building to the neighborhood context. The proposed building relates to the adjacent development at the ground through 3rd floor with window and openings and steps back at the North and the South to allow for space adjacent to the existing Inn at Queen Anne and Gordon Apartments. At the East, the building relates to the 65' Expo apartments and echoes some of the setbacks at the top floor.

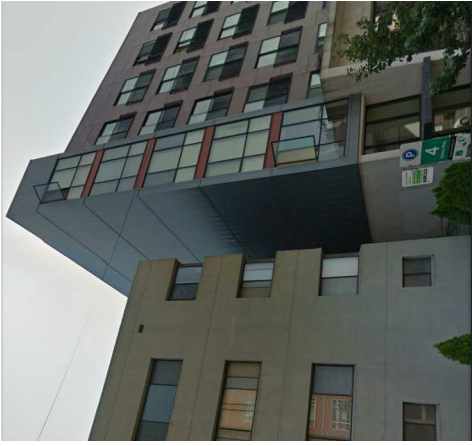
1d) We are avoiding expanses of blank facades by stepping the massing back enough to allow for some window openings and terraces on the North and South elevations. In addition the mass is broken up with the courtyard and changes in materials, screening and vegetated walls. We looked at some precedents for treatment of blank walls in Uptown, see this page and EDG 23.

1e) Sustainability and developing a sense of community will continue to be the main focus for this development. Living walls, the moss museum, the green courtyard and eco-roofs will bring our urban tenants closer to nature. Eco-roofs and living walls will aid in reducing the heat load, while using captured rainwater for landscaping and low-flow toilets, aids in reduction of city water use. Solar arrays on the roof will aid in reducing the energy demand. Incorporating high-efficiency mechanical systems, lighting and plumbing with sustainable finishes and recycled external materials and we hope will be an inspiration to future development in Uptown and the region.

1f) We maintain preference for our Option 3 with an asymmetrical massing.



AVOID - CONCRETE BLANK WALL



TEXTURED BLANK WALL



MURAL ON A BLANK WALL - LOWER QUEEN ANNE



EXAMPLED COURTYARD



HIGH-LEVEL DETAILING - WOODLAWN



VISUAL INTEREST, INTEGRATING NATURE THROUGHOUT

2. ENTRIES/ACCESS AND SECURITY

2a) We re-arranged the ground floor to clarify some of the access control. Including the lobby access from both 1st Avenue and the alley. Move in/move out will happen on the alley entry.

We were able to maintain the main entry with a large opening on 1st Avenue and by utilizing a glass folding wall with access door we will provide security while preserving the visual interest and pedestrian access. The folding wall system will be open during the restaurant/moss museum hours of operation and after hours it will be closed. A single person door will be integrated into the system so that 24/7 access is provided for the tenants. See EDG 72.

2b) Bicycle parking is located in the basement. Tenants can access the secure parking in the basement or their units via the elevator. Access to the elevator is available from 1st Avenue or the alley. See EDG 72.

2c) The circulation for the residents can be accessed from the main entrance on 1st Ave, or directly into the lobby from the alley entry. The retail on 1st Ave have access directly to the sidewalk and the interior marketplace. The basement restaurant/moss museum is accessed via a grand open stair from the main at grade entry or the elevator. Access will be controlled by use of a card/fob access control system. See EDG 72.

2d) See EDG 72.

3. PEDESTRIAN REALM, STREETSCAPES AND USES

3a) We have altered the layout of the southern retail spaces by pulling them back from the sidewalk to allow more space for sidewalk seating / dining. In addition the retail to the north includes inset entries that further widen the pedestrian path at the entry locations. See EDG 71 and 72.

3b) We are including the pedestrian lighting standard for the Uptown Urban area for the new pedestrian scaled streetlamps per Seattle City Light. See EDG 69.

3c) The retail spaces on 1st Avenue include almost fully glazed frontage, including glass entry doors and side lites. The interior oriented retail shops have large glass roll-up storefronts and glass frontage, maximizing the visual connection between the pedestrians and the interior shops. In addition, the marketplace retail steps back from 1st Ave. to allow for outdoor seating and activity area. See EDG 71 and 72.

4.ARCHITECTURAL CHARACTER

4a) Developing the NIWA concept will continue to progress towards our goal of creating a connection to nature for all the residents and local community to experience and in particular the idea of a "moss museum" that will be a public amenity and continued in the theme of the underground restaurant/bar. We continue to develop our idea of the moss walls and will be building a mock-up to test out what will be most successful. See EDG 69 and 70.

4b) We have started to develop the elevations and began to look at the composition of the exterior elements including the living walls, bamboo siding and the bamboo screens. We are looking at how the different level of plantings of the cascading garden from the exterior vegetated walls and eco-roofs, into the marketplace and interior courtyards. See EDG 69 and 70.

4c) The massing for the rooftop mechanical equipment and elevator overrun are now included in the massing options. See EDG 60-66.



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.

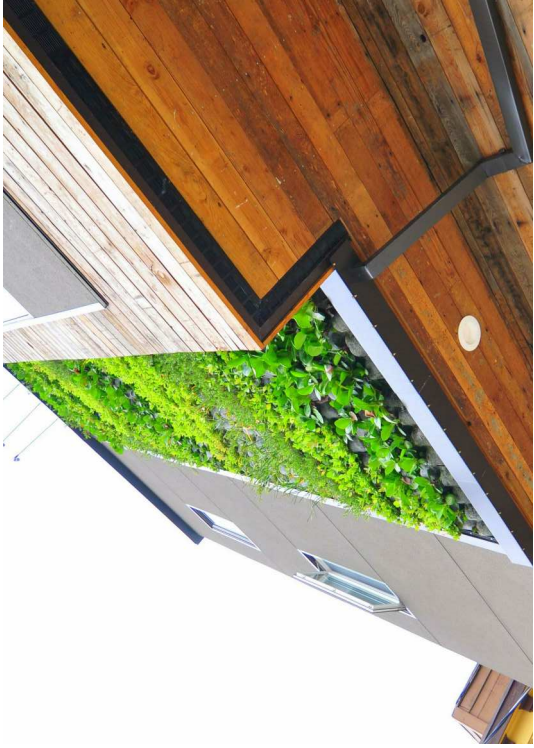


OUR VISION

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.

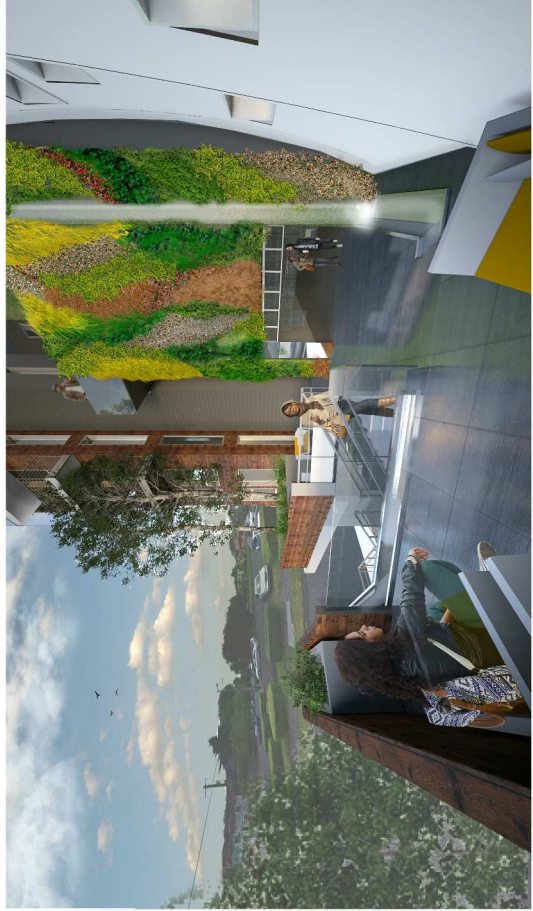
This LEED Platinum 18 unit mixed-use apartment building features some of the most innovative design and construction strategies. Woodlawn is constructed with primarily reclaimed and highly renewable materials, and featuring 4500 square feet of ecoroof, an outdoor roof terrace, and 1100 square feet of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



THE WOODS

Currently in design.

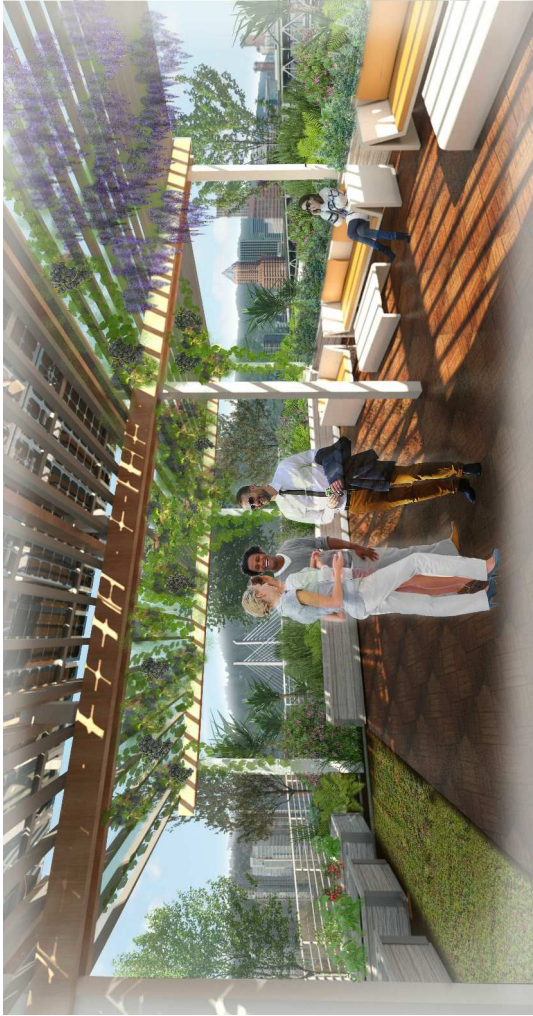
The woods is an innovative building designed to mimic the beauty and calm of nature within the bustle and energy of urban Portland. Containing 50 apartment units, plus ground floor commercial space, this building will also be targeting LEED Platinum certification.



SOL TERRA PORTLAND HQ

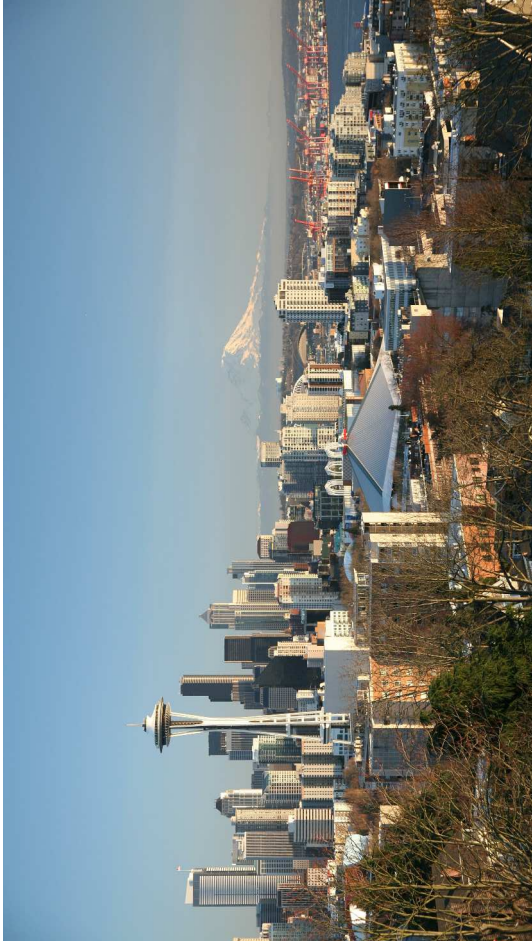
Currently under construction.

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.

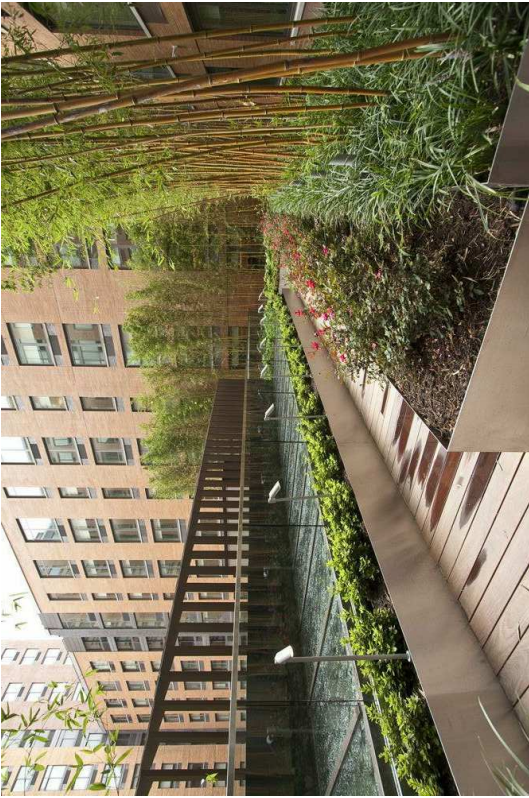
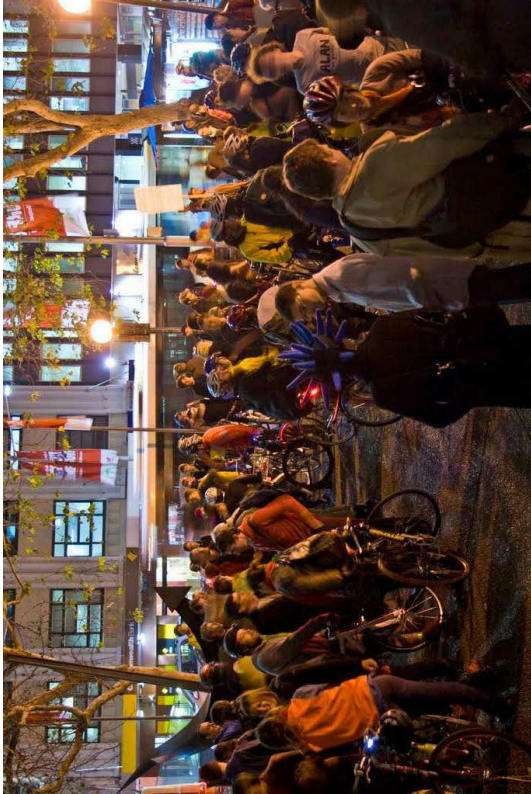


PROJECT GOAL: COMMUNITY

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
- 4000 SF Below Grade Commercial Space
- 30 Mechanical Parking Stalls, accessed from adjacent alley
- Dedicated bicycle parking for all residents.

NC3P-85' REZONE

- 110 with 85' rezone
- 3000 SF Ground Level Commercial Space
- 5000 SF Below Grade Commercial Space
- 33 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' restaurant/bar in basement commercial space.
- Multiple landscaped courtyards for residents' use, located throughout upper levels.
- On-street commercial spaces curated with small 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.

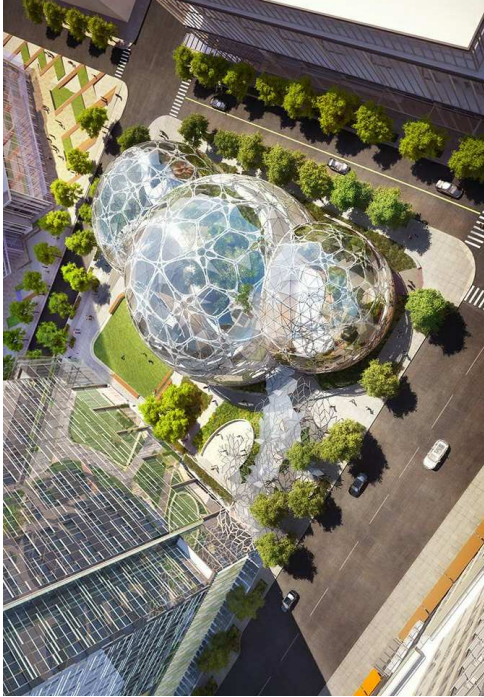
These precedents are examples of the high caliber of sustainable design found in Seattle. Though not all aesthetically related to NIWA, they are the projects that represent the forward-thinking approach of Seattle architecture, and that we look to as a standard to exceed.



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.

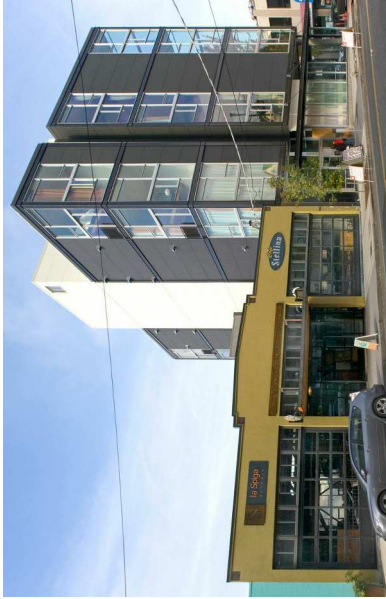


Pine + Minor (Perkins and Will) is a LEED Platinum mixed-use building. Important concepts include the transition at street level to a fully glazed commercial space, and the use of contemporary design and materials while remaining respectful to neighbors and the area character.



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



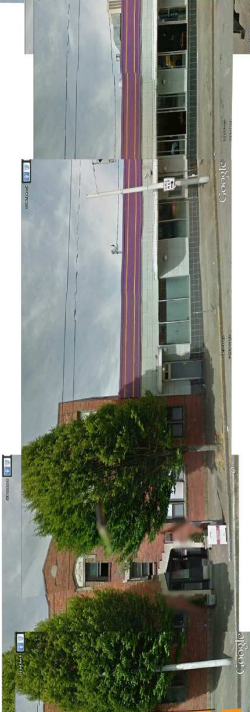
PANORAMA OF 1ST AVE NORTH



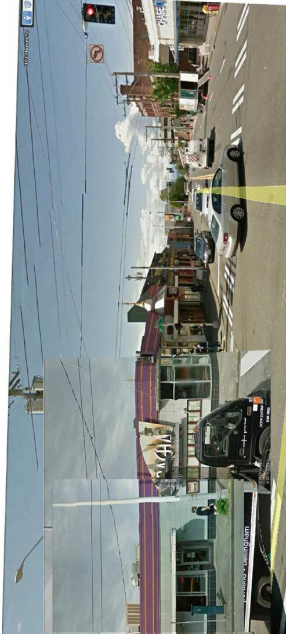
INN AT QUEEN ANNE



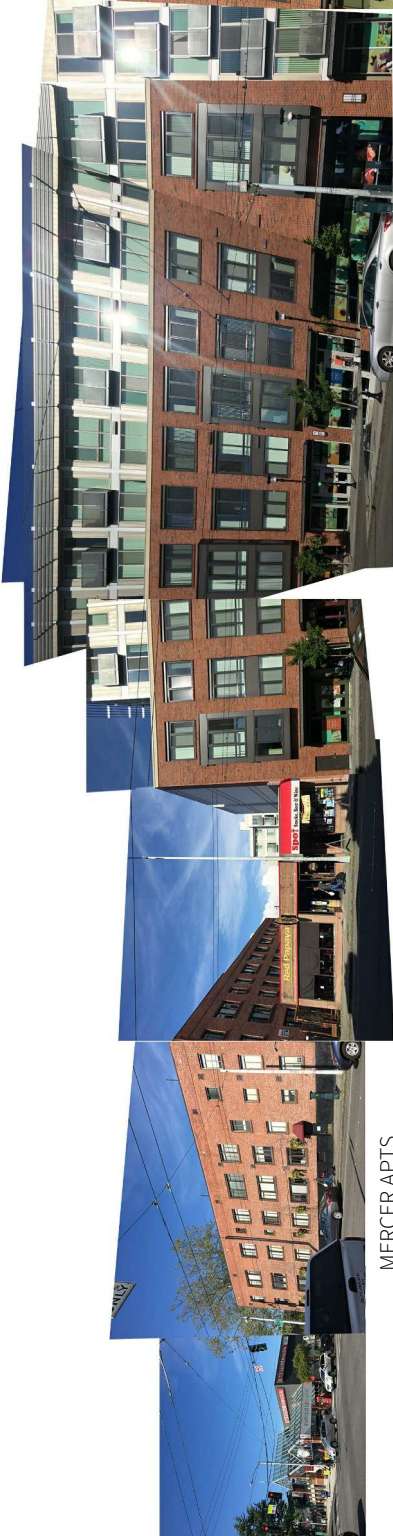
SITE LOCATION



GORDON APARTMENTS



1ST AVE NORTH, WEST SIDE



MERCER APTS.



EXPO APARTMENTS

1ST AVE NORTH, EAST SIDE





(from top-left)

1. Seattle Center, with the Space Needle, Key Arena, and other public institutions, is within a short walk of NIWA.

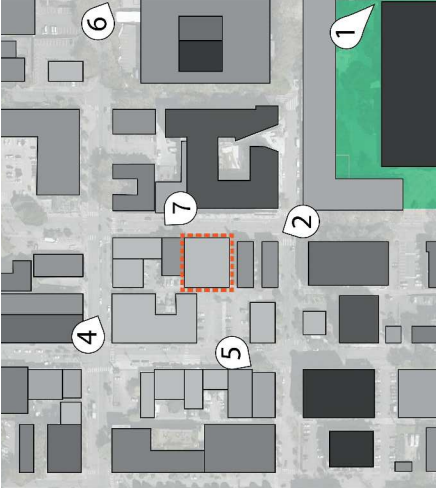
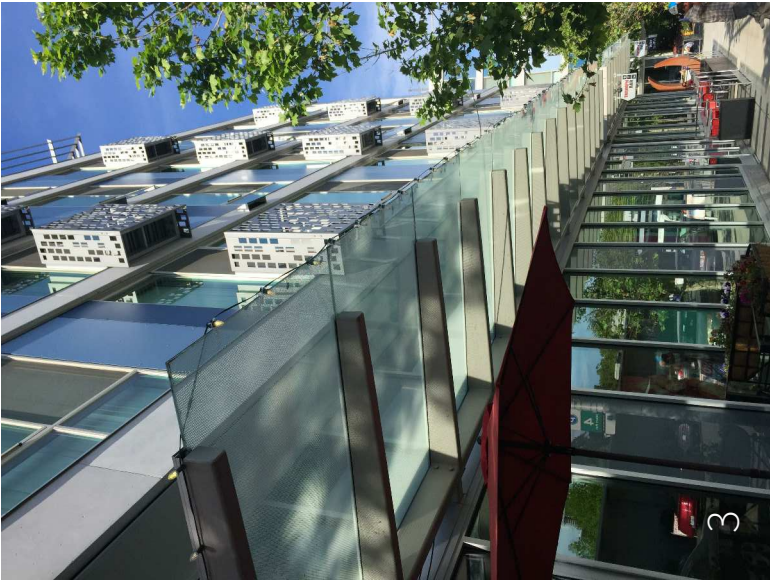
This proposal increases the sidewalk width along the pedestrian path leading to the event site.

2. The historic Queen Anne Inn (1930) is located immediately to the south of the building.

This project includes areas of living walls that echo the vegetation growing on buildings in the district.

3. Across 1st Ave, the Expo apartments are an example of the height and density of new development in lower Queen Anne.

This project fits into the density goals for Uptown by adding residential units and small retailers to this already vibrant district.



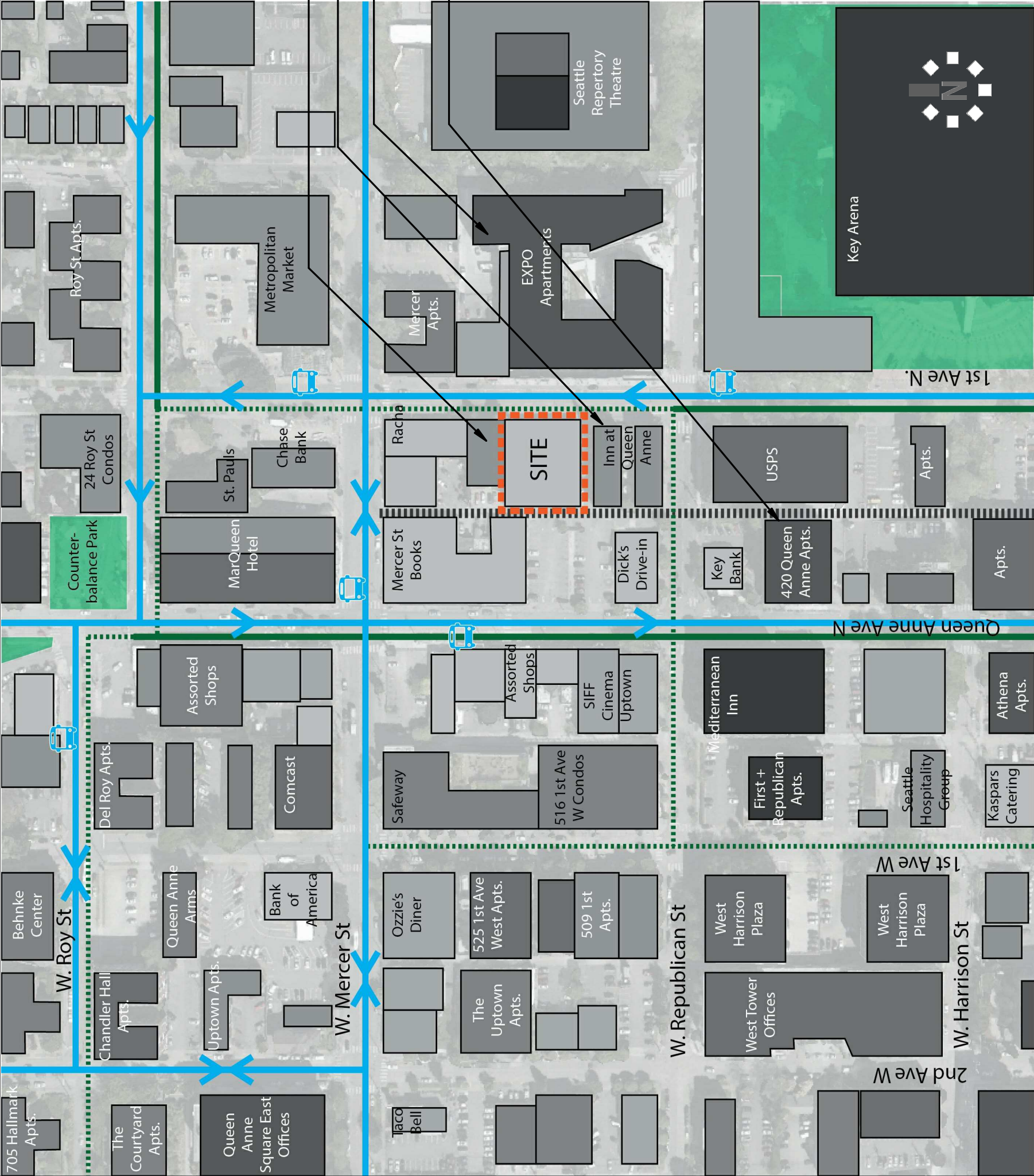
4-6: Retail and other commercial space in the area is characterized by small storefronts, independently owned businesses, and unique signage + materials.

Our proposal will include curating the retail space for small local businesses. The 1st Ave. elevation will include large amounts of glazing, unique blade signs and awnings that echo the character of the neighborhood.

7. The Gordon Apartment (1929) abuts the site to the north.

This proposal eases the edges of the building to allow space for these historic buildings on either side with massing, material and plantings.





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.

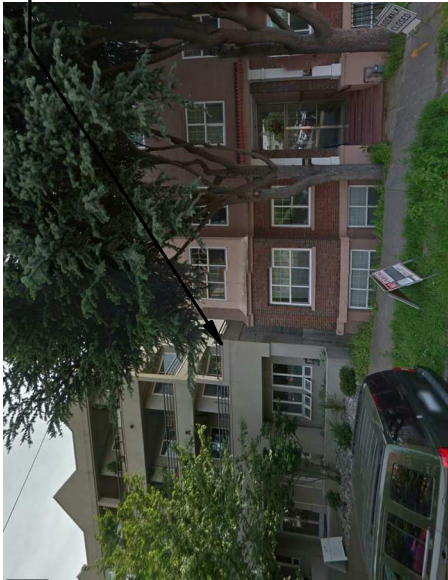
Our proposal will utilize design features similar to these and other area precedents - material variations, facade articulation, divided massing, and street-level pedestrian-scale elements - in order to break down the scale of the street elevation. These features will respect the adjacent historic brick 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

520 3RD AVE W BUILDING



Pulling back from property line allows for windows on this facade.

617 3RD AVE W BUILDING



Newer building is offset from property line to allow for windows on this elevation, and light and air to both buildings.

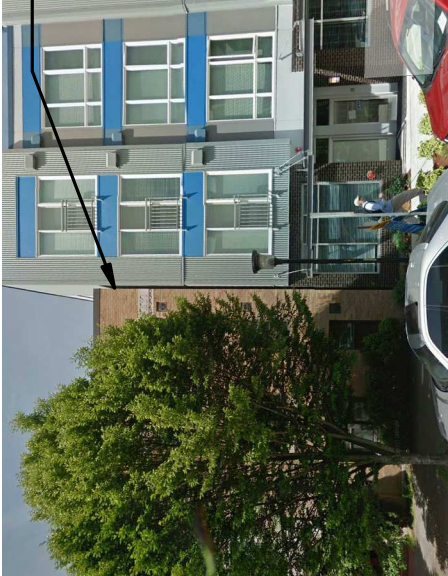
THE ATHENA CONDOMINIUMS



Form of the building is pulled back at neighboring building to allow light and ventilation for both buildings, along with a new raised garden space for both buildings to look onto and enjoy.

Material textures and colors relate to the neighboring historic building, without mimicking or recreating.

509 1ST AVE W BUILDING



Minimum setback at property lines limits access to light and ventilation. Does not show regard for existing building inhabitants.



Maximum build-out at property lines take away access to light and ventilation from windows in adjacent building. Minimal articulation of materials above elevation of historic building requires neighborhood to live with blank walls for years to come.

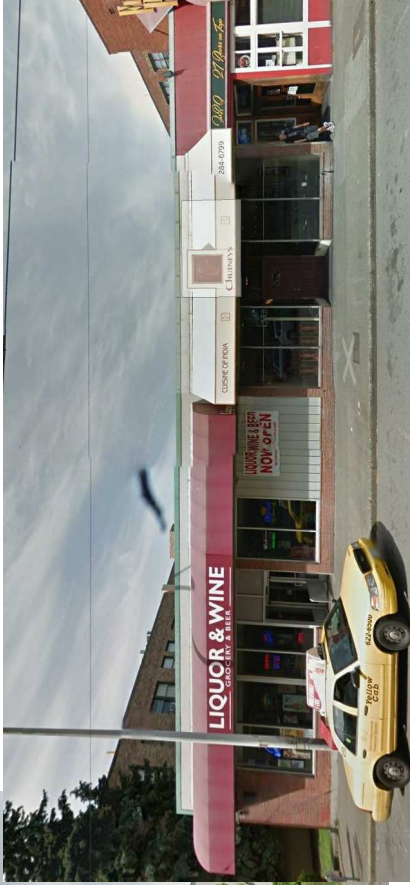


Blank wall facing alley at first floor creates a deadzone for pedestrian activity, and does not promote safety in the neighborhood.

1ST AVENUE
[VIEW WEST]



The Inn at Queen Anne abuts the project site to the south. There is an existing 18' buffer between the buildings. The Inn has North facing windows overlooking the existing greenspace.



The existing one-story retail building will be replaced with 4-7 stories.



The Gordon Apartments abuts the site to the north. The apartment building abuts directly on the property line on the East at 1st Avenue and steps back approximately 9' from the South property line. The Gordon Apartments has (2) units with windows directly on its South property line.

VIEW NORTHEAST
& SOUTHEAST
[FROM ROOF]

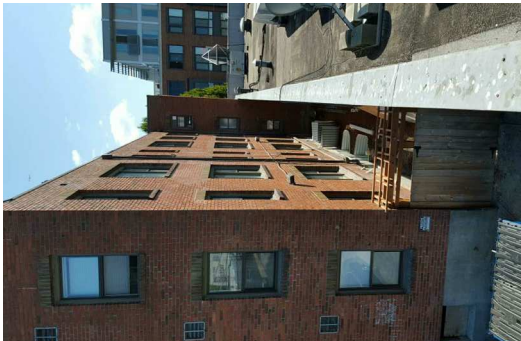


Gordon Apartments to the north - view from roof.



Inn at Queen Anne to the southeast - view from roof.

ALLEY
[VIEW EAST]



Gordon Apartments to the north has an approx. 7' setback from the property line with windows facing South.



The existing building is a 'U' shape off the alley to allow for loading and parking for the commercial tenants.



Inn at Queen Anne to the south has an existing 18' buffer with a ramp off the alley.

CONTEXT AND SITE

CITYWIDE DESIGN GUIDELINES

CS1 - NATURAL SYSTEMS + SITE FEATURES

B: SUNLIGHT + NATURAL VENTILATION

2. DAYLIGHT AND SHADING

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.

The building massing is pulled away from the Gordon Apartments to the North to ease the impact of the new building on the existing 3-story structure and allow daylight into the South facing windows, including those located on the property line. Bamboo will be planted along the property line to add some natural softness and green views to the windows on the proprrty line.

3. MANAGING SOLAR GAIN

Each facade is partially shaded with inset balconies 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 trees will be planted in upper level courtyards.

CS2 - URBAN PATTERN + FORM

B: ADJACENT SITES, STREETS, AND OPEN SPACES

2. CONNECTION TO THE STREET

The ground floor along 1st Ave N is partially set back from the lot line to allow more pedestrian space and allow for more connections between the sidewalk and the commercial spaces. The commercial spaces include fully glazed commercial storefront - some with entries along 1st Ave. and a few with entries off of an open-air publicly accessible passageway that connects to interior commercial space on the ground floor and basement, allowing passersby to explore and experience the natural features within the building. Awnings or building insets will further protect pedestrians from the elements at the commercial spaces with entries on 1st Ave.

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. However it pushes and pulls the street edge to enhance the pedestrian experience with recessed retail entries off the sidewalk, large amounts of glazing and the open entry to the building and the retail "marketplace" and interior public green spaces. The changes in facade materials and window placement respond to the datum lines of the adjacent Gordon Apartments and Inn at Queen Anne. The North facade steps back from where the Gordon Apartments align with the property line - giving those units access to light and air.



Natural light and plantings throughout the building



Living walls on another SolTerra project in Portland



Contemporary urban infill within older context.



Green walls on the adjacent Inn at Queen Anne.

D: HEIGHT, BULK AND SCALE

1. EXISTING DEVELOPMENT AND ZONING / 5. RESPECT FOR ADJACENT SITES

The existing adjacent buildings are 3-story apartments and hotels with windows facing the proposed site. The Gordon Apartments has windows actually on the property line. The Inn at Queen Anne to the South sits over 1.1 feet South of the property line.

The current zoning allows for a 40' building. This proposal is pursuing a zone change beyond the 40'. The proposed building pulls in the mass in the elevation on the North side to allow space for the existing Gordon Apartments that border the property line and give those windows continued access to light and air. The South facade is over 11' away from the historic Inn at Queen Anne. This facade opens at the ground floor with a protectd outdoor gathering space for the "marketplace" retailers that faces the green space between the buildings. Both North and South elevations are broken down the middle by the North-South courtyard that breaks up the massing and eases the new buildings affect on the adjacent sites. Beyond the massing, the materials used on the elevations will further break down the mass and add articulation to the walls facing adjacent properties.

UPTOWN SUPPLEMENTAL GUIDANCE

CS2-1 RESPONDING TO SITE CHARACTERISTICS

i: PEDESTRIAN CHARACTER

The proposed building will enhance the pedestrian character and experience of Uptown. The addition of generous amounts of ground floor retail with glazing and entries that front directly on 1st Avenue will help to enliven and add to the vibrancy of the street character in Uptown. Addition of inset entries and possible awnings and stepping part of the retail back from the property line allow for more space for pedestrian activities along 1st Avenue. The proposed building restricts vehicle access to the alley side of the property and frees up the 1st Ave. elevation for pedestrian activity.

CS2-II STREETSCAPE COMPATIBILITY

iii: UPTOWN URBAN AREA and iv: UPTOWN HEART AREA

The project site sits one block away from Seattle Center. The proposed development steps the retail storefronts at ground level back from the existing 10 foot sidewalk to allow for more sidewalk space during events at Seattle Center. This proposal does not include any street furniture that will impede the flow of pedestrians during events. The "marketplace" allows for an expansion of the pedestrian way into the semi-public ground floor of the building and generously adds vibrancy to the street.

CITYWIDE DESIGN GUIDELINES

CS3 - ARCHITECTURAL CONTEXT + CHARACTER

A: EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

4. Lower Queen Anne/Uptown 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.

UPTOWN SUPPLEMENTAL GUIDANCE

CS3-1 ARCHITECTURAL CONTEXT

i. HISTORIC CONTINUITY

The proposed project site is located between two 90 year old buildings, the Inn at Queen Anne to the South and the Gordon Apartments to the North. We intend to enhance the relationship of built structures over time by acknowledging the adjacent historic structures by easing the edges of the proposed building where it is in close proximity to the neighboring structures, using durable materials and detailing that give the building a sense of permanence and human scale and enhancing the pedestrian experience on 1st Avenue. We are echoing some of the existing material patterns in the neighborhood of green walls, ground level canopies and retail spaces, human scaled street lamps and street trees.

PUBLIC LIFE

CITYWIDE DESIGN GUIDELINES

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. PEDESTRIAN 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

The street level facade is open to the street either with storefront glazing or open air entryway.

C: WEATHER PROTECTION

1. LOCATIONS + COVERAGE

The entries to retail from 1st Avenue include insets inside the building line and also canopies to protect pedestrians from weather. The main building entry is open to the public at the "marketplace" and is protected from weather by the building above.



Transparent, well-lit storefronts



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



Awnings and canopies over the sidewalk occur throughout Uptown.



Storefront glazing can be opened to utilize the sidewalk.



Solar streetlamp



A secure bicycle room is provided for all residents' use

UPTOWN SUPPLEMENTAL GUIDANCE

PL2-II PEDESTRIAN OPEN SPACES + ENTRANCES

iii: PEDESTRIAN EXPERIENCE

The proposed building will enhance the pedestrian character and experience of Uptown. The addition of generous amounts of ground floor retail with glazing and entries that front directly on 1st Avenue will help to enliven and add to the vibrancy of the street character in Uptown. Addition of inset entries and awnings and stepping part of the retail back from the property line allow for more space for pedestrian activities along 1st Avenue. The proposed building restricts vehicle access to the alley side of the property and frees up the 1st Ave. elevation for pedestrian activity.

iv: LIGHTING

This project will incorporate one or two pedestrian scaled streetlamps along 1st Avenue.

CITYWIDE DESIGN GUIDELINES

PL3 - STREET LEVEL INTERACTION

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.

UPTOWN SUPPLEMENTAL GUIDANCE

PL3 - STREET LEVEL INTERACTION

I: HUMAN ACTIVITY

1. ACTIVE, CUSTOMER-ORIENTED RETAIL STOREFRONTS

The proposed project includes multiple small, ground floor retail spaces oriented to 1st Avenue and also an interior "marketplace" street that is open to 1st Avenue and the public. The retail spaces front onto and open up to the street to activate and enhance the vibrant street character of the heart of Uptown.

CITYWIDE DESIGN GUIDELINES

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 and down a bike tunnel next to the stair to the basement level. 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 lobby entry via the elevators to the basement.

DESIGN CONCEPT

UPTOWN SUPPLEMENTAL GUIDANCE

DC1 - PROJECT USES + ACTIVITIES

II: BLANK WALLS

ii. ARTISTIC/DECORATIVE SURFACING

The proposed project takes its name "Niwa" from the japanese word for garden. This idea permeates the entire building from the exterior skin that incorporates living wall systems and screening through the marketplace to the basement "moss museum" and the tenant courtyard incorporating moss gardens and small trees.

The exterior walls are broken up with massing, inset balconies, bamboo resin siding and screens, stucco and bamboo (at North wall).

The Inn at Queen Anne and some other buildings in Uptown have plants growing up the walls- this project includes many areas of vegetated walls that echo this pattern in the neighborhood.

CITYWIDE DESIGN GUIDELINES

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. The edges and top levels are set back from the property line at locations that ease the presence of this building on the adjacent properties. 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.

2. BLANK WALLS

This project avoids blank walls by incorporating multiple materials - bamboo resin siding, bamboo screens, stucco, and living walls into the elevations in ways that provide interest and respond to the activity of the building and adjacent properties. The facade is further broken up with massing. The North and South facades are split by a courtyard that incorporates eco roof systems and small trees. The North facade is further set back from the property line to ease the affect of the height of this new building on its 3-story neighbors.

D: SCALE + TEXTURE

1. HUMAN SCALE

Human scale elements are incorporated into the building from the ground floor retail spaces, public spaces and "moss museum" to the upper level terraces and green spaces for the residents. The concept of Niwa is pulled throughout the building with various locations of living walls both interior and exterior and eco-roofs and material choices.

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.

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. The materials are incorporated throughout areas that are close to human interaction including the public marketplace on the ground floor and the balconies above.



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



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

UPTOWN SUPPLEMENTAL GUIDANCE

DC2 - ARCHITECTURAL CONCEPT

III: HUMAN SCALE

ii. REDUCE VISUAL BULK

The elevations are broken down with massing into three non-symmetrical parts on 1st Avenue. The central section helps to denote the main entry to the residents and the public. The massing is further broken down and softened with inset balconies, material articulation and living wall systems.

The three other elevations incorporate similar elements to break down mass. The North and South elevations are spaced apart by a shared courtyard for the residents that features eco roof and small trees.

iii. WEATHER PROTECTION

This project includes canopies integrated into the building over the retail entries to protect pedestrians from weather and also mesh with the character of Uptown.

iv. INTEGRATED EXTERIOR FEATURES

We propose to include a unique blade signs for each of the retail spaces and signage incorporated onto the main entry area for the residential building.

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, roof decks and a VIP lounge in the "moss museum" restaurant/bar located in the basement level.

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. The main entry incorporates a cascading garden into the basement level with living moss walls. The courtyard, balconies and upper level terraces all incorporate eco-roof and living wall areas to bring nature to this urban environment.

CITYWIDE DESIGN GUIDELINES

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.

2. CLIMATE APPROPRIATENESS

The materials being considered for this site include a bamboo composite resin product that will age well in this Pacific Northwest climate - used as both a siding system and a screen system, living walls and eco-roof system with integrated irrigation that we have installed in many projects throughout the PNW successfully, and limited areas of stucco system that performs well in our climate.

D: TREES, LANDSCAPE + HARDSCAPE MATERIALS

1. CHOICE OF PLANT MATERIALS

All plantings 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.

UPTOWN SUPPLEMENTAL GUIDANCE

DC4- EXTERIOR ELEMENTS + FINISHES

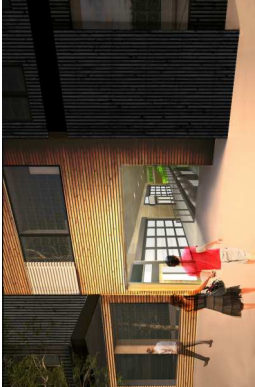
III: COMMERCIAL SIGNAGE

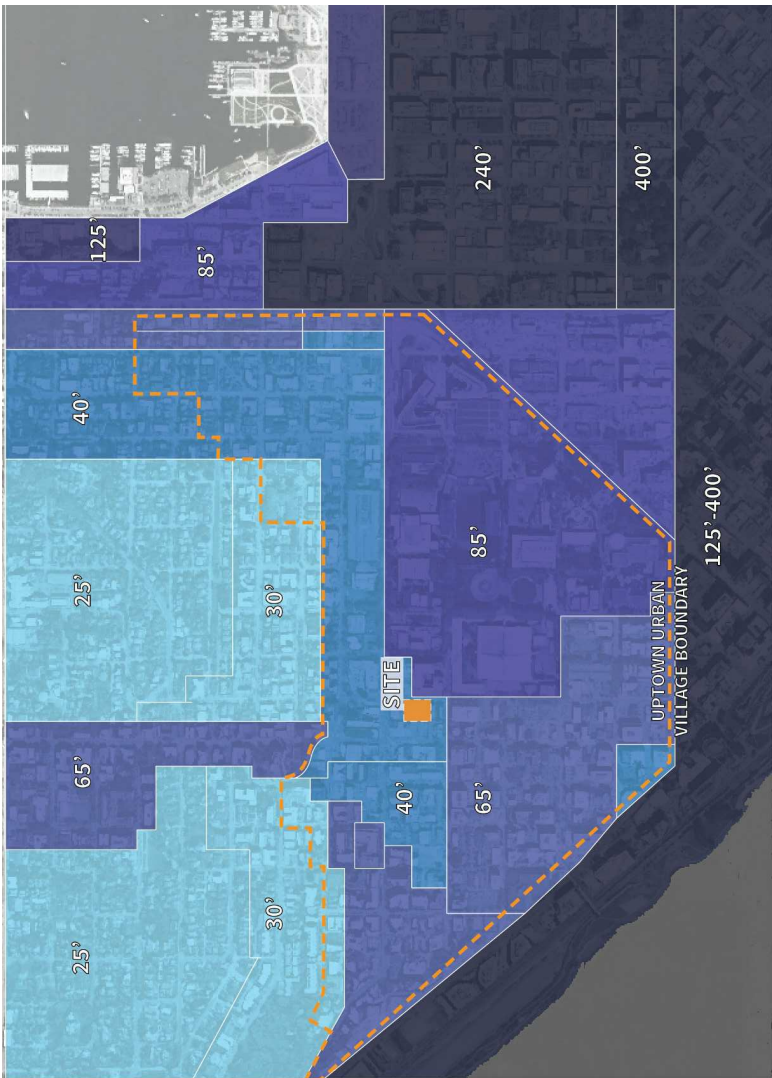
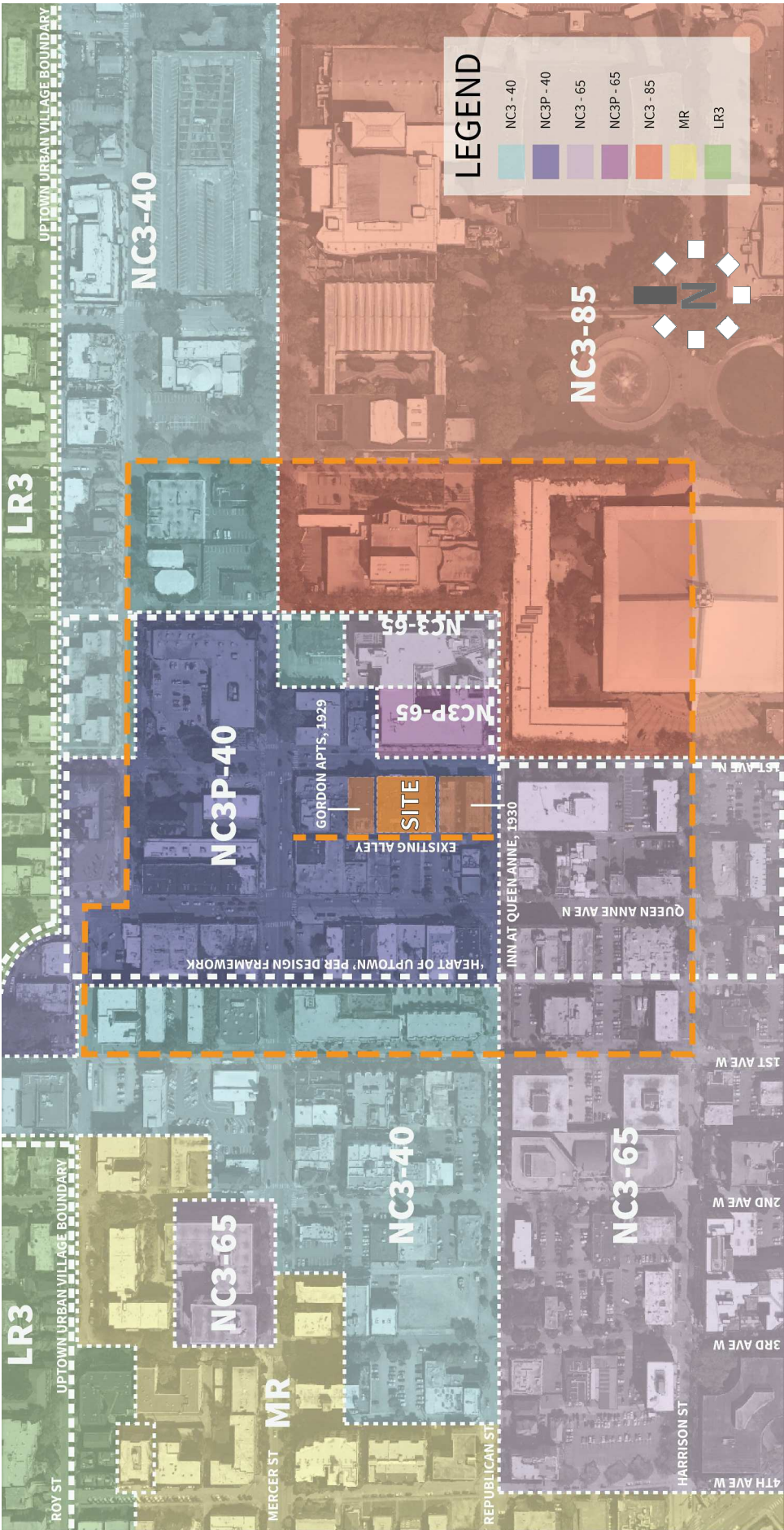
i. PREFERRED SIGNAGE

We propose to include unique blade signs for each of the retail spaces and signage incorporated onto the main entry area for the residential building.



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





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 this 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-85 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) and in addition fit into the long range plan for Uptown per the Uptown Development Framework in process currently.

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 or 85 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- 85 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-85, 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.

LAND USE CODE CRITERIA

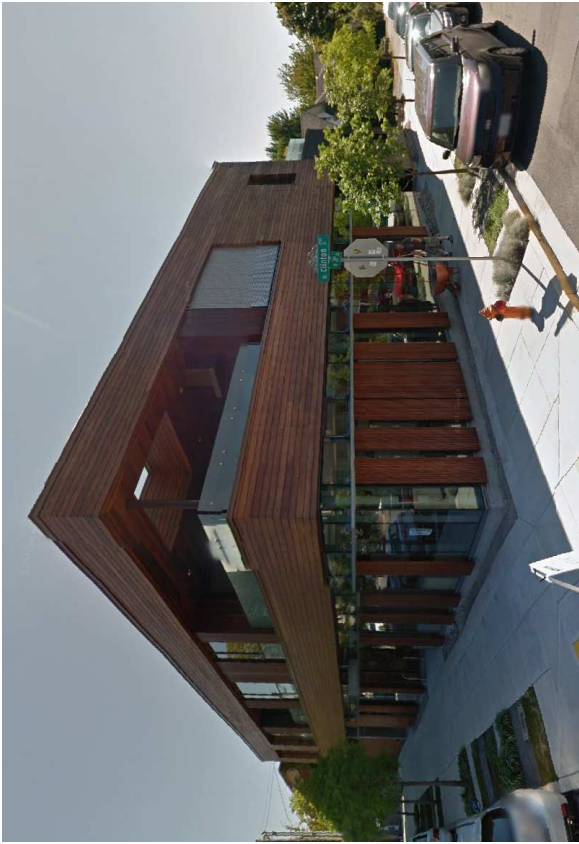
PRIORITY LAND USE CODE SECTIONS ADDRESSED:

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: 85’ (pending rezone approval), 40’ without rezone
At 40’, 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.016A2)
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



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.

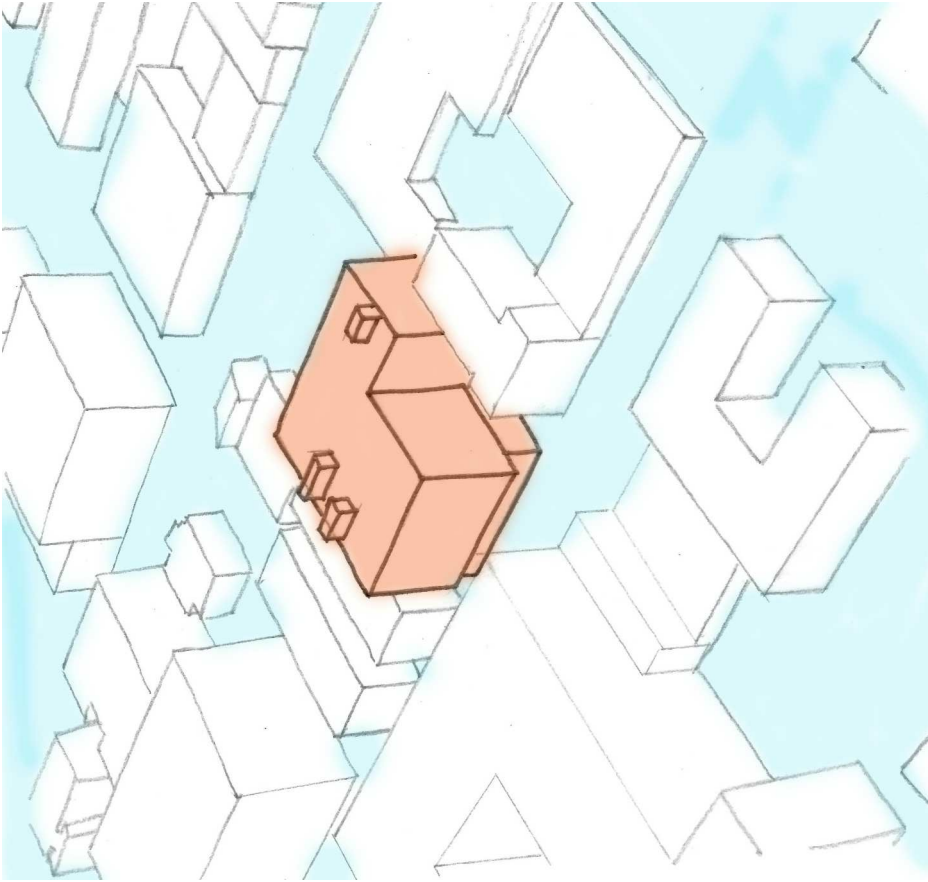


Courtyard and zen garden inspiration.





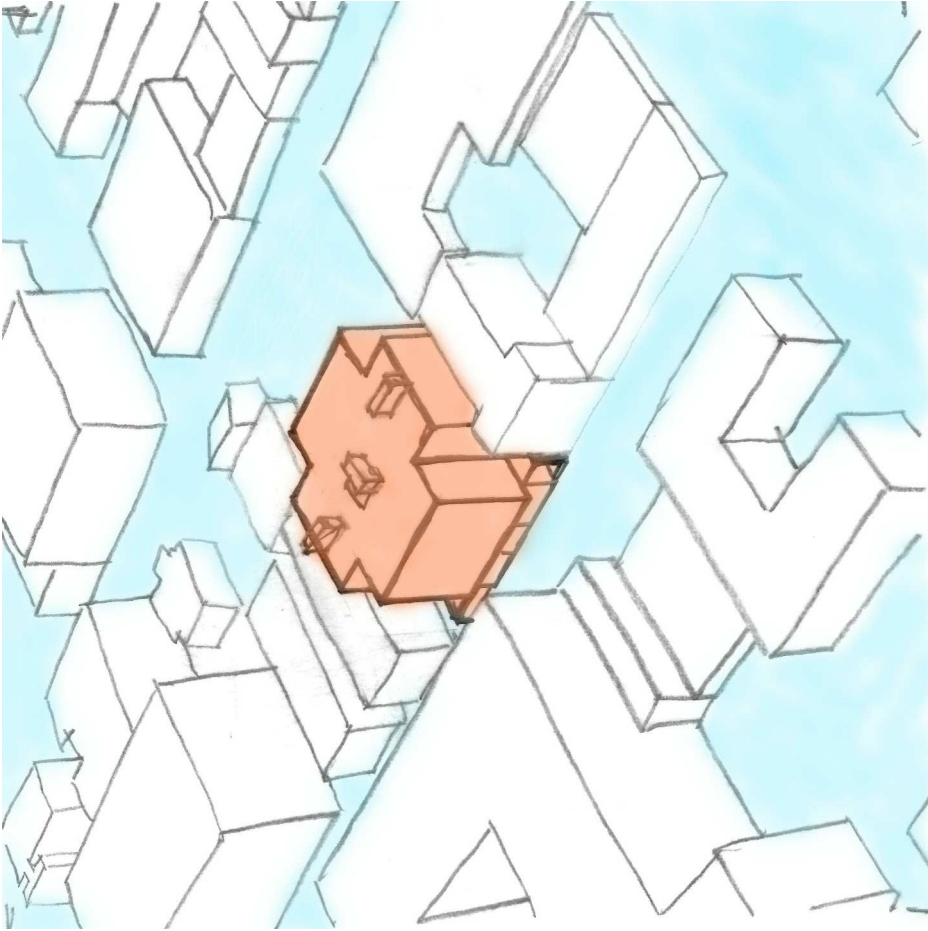
PRELIMINARY MASSING STUDIES



PRELIMINARY MASSING STUDY A

CONSTRAINTS

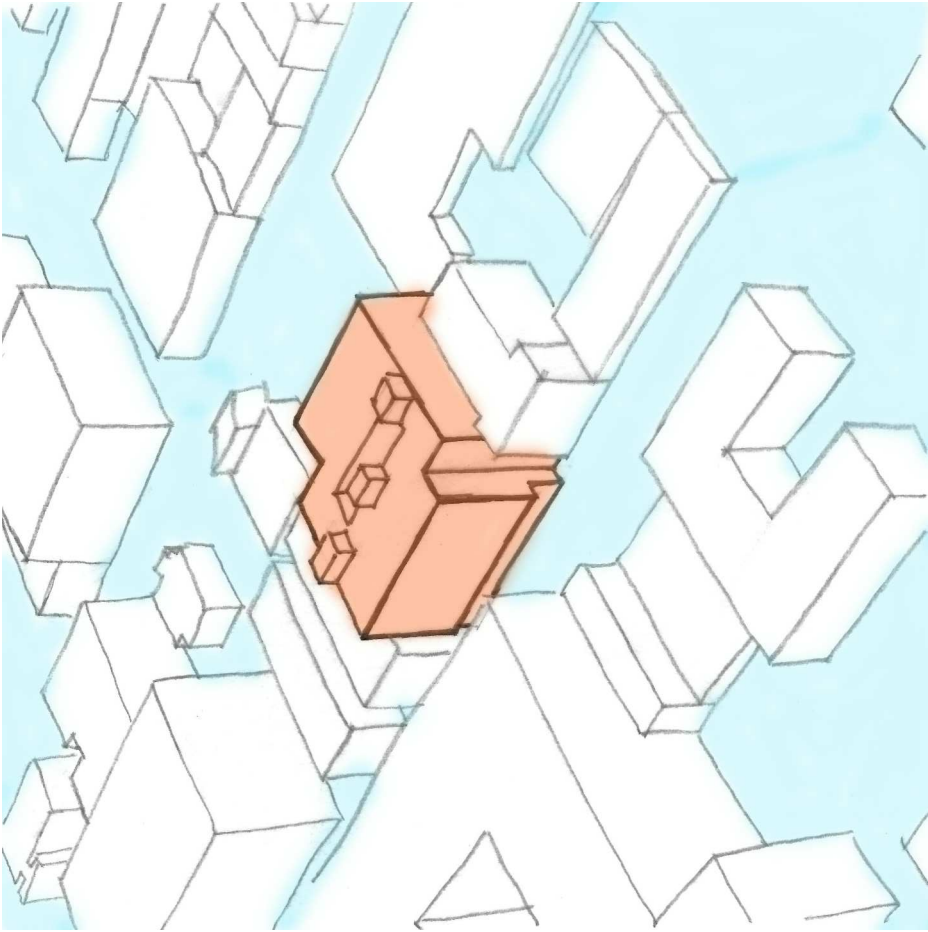
- Does not allow for a central courtyard or a meaningful lightwell to penetrate the basement level.
- Locating main entrance at corner of building does not invite pedestrian traffic into core of building, rather gives a sense of private access only.
- Massing along street is not broken up, beyond corner entrance.
- Lack of available floorspace does not allow facades to be setback from property line.



PRELIMINARY MASSING STUDY B

CONSTRAINTS

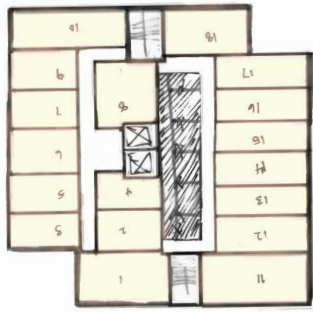
- Overabundance of dark interior space, with a lack of accessible facade with window access.
- Lack of specific needs in relating to neighboring properties.
- Lack of flexible floor area to allow for texturized and non-blank street-facing facades.

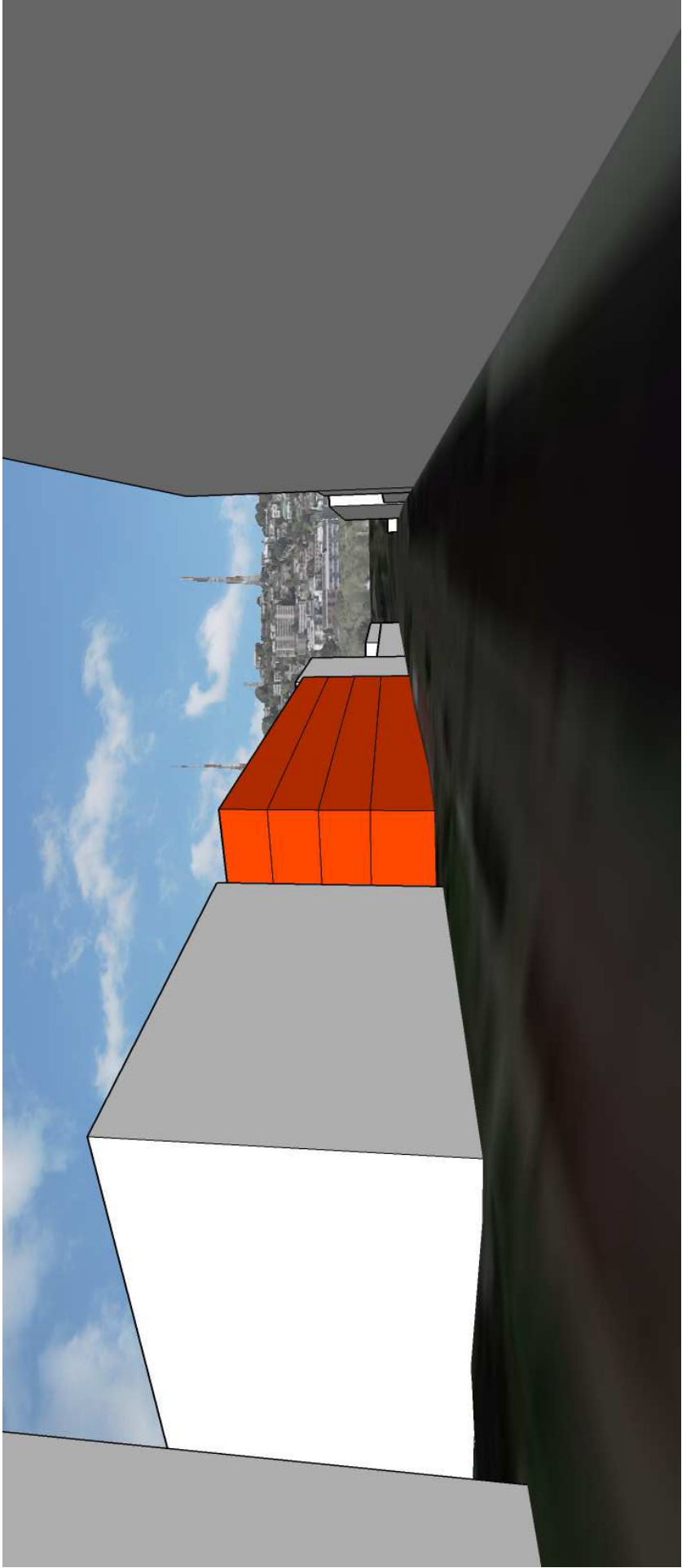
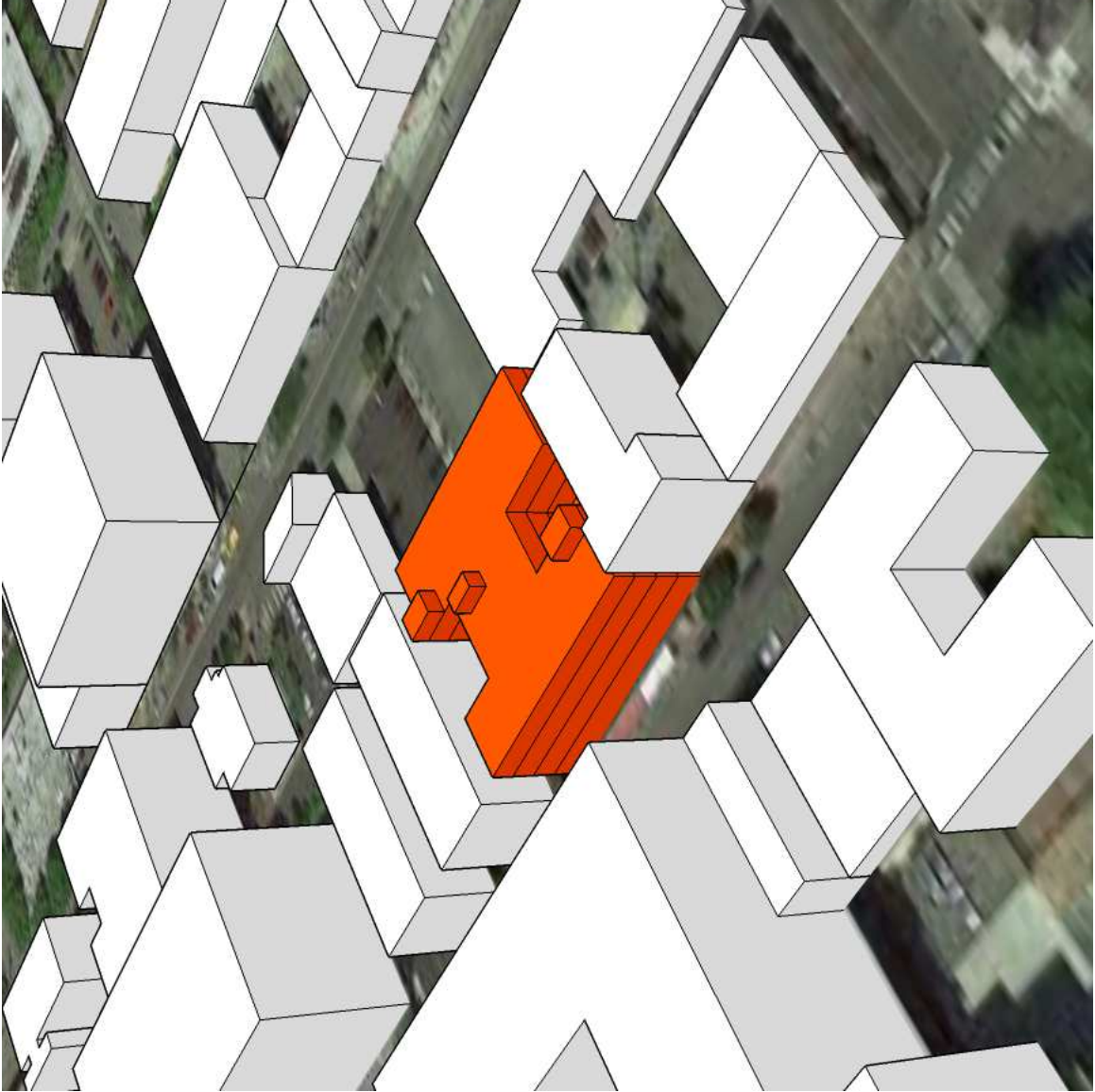


PRELIMINARY MASSING STUDY C

CONSTRAINTS

- Lack of precise and particular relations needed at neighboring properties
- Lack of flexible floor area to allow for texturized and non-blank street-facing facades.
- Lack of usable floorspace to create liveable units.





MASSING OPTION 1 'H' SCHEME

- H shaped massing allows for courtyards facing both the North and South properties.
- 55 Residential Units
- 2000 SF Ground Level Commercial Space
- 4000 SF Below Grade Commercial Space
- 30 Parking Stalls, accessed from adjacent alley
- Dedicated bicycle parking for all residents.

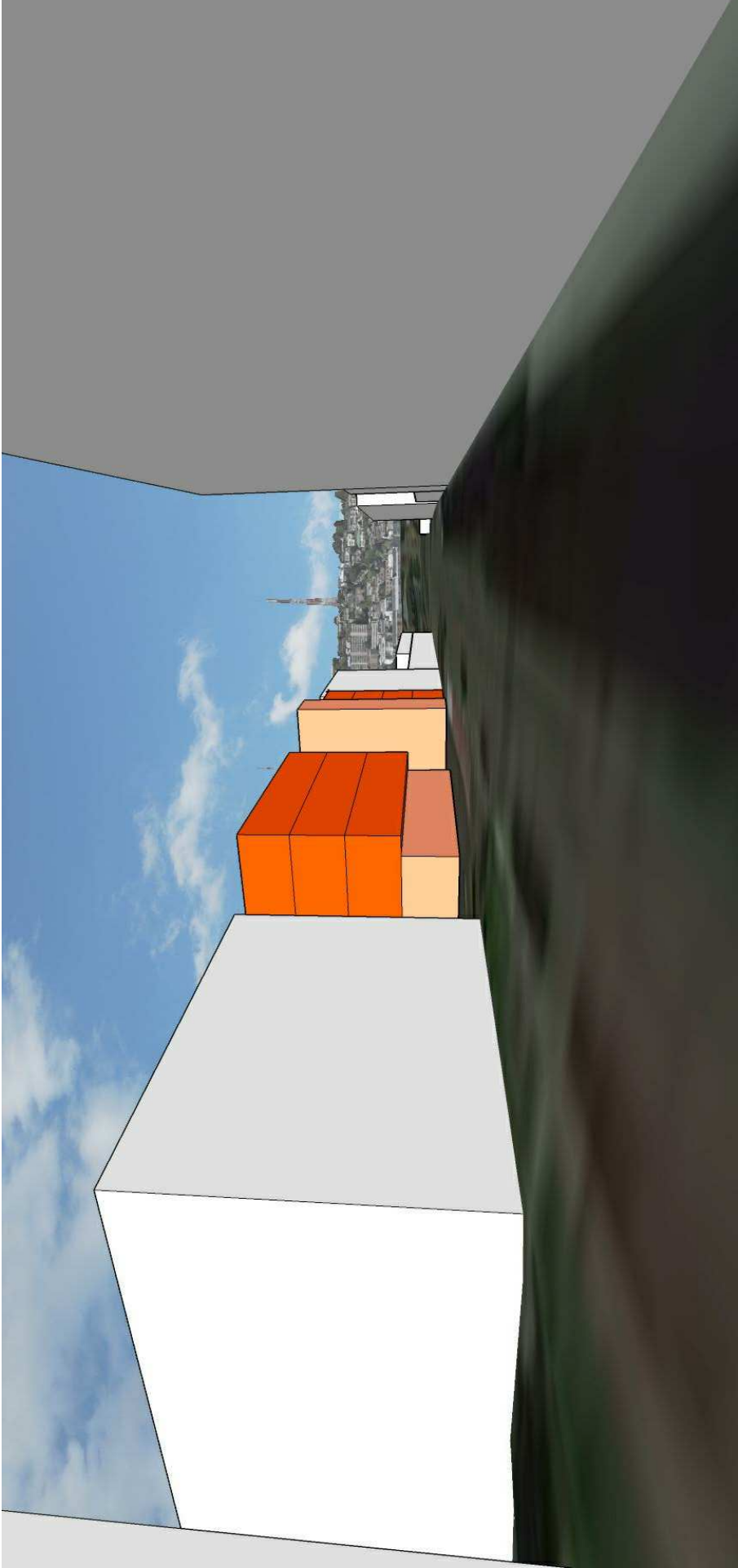
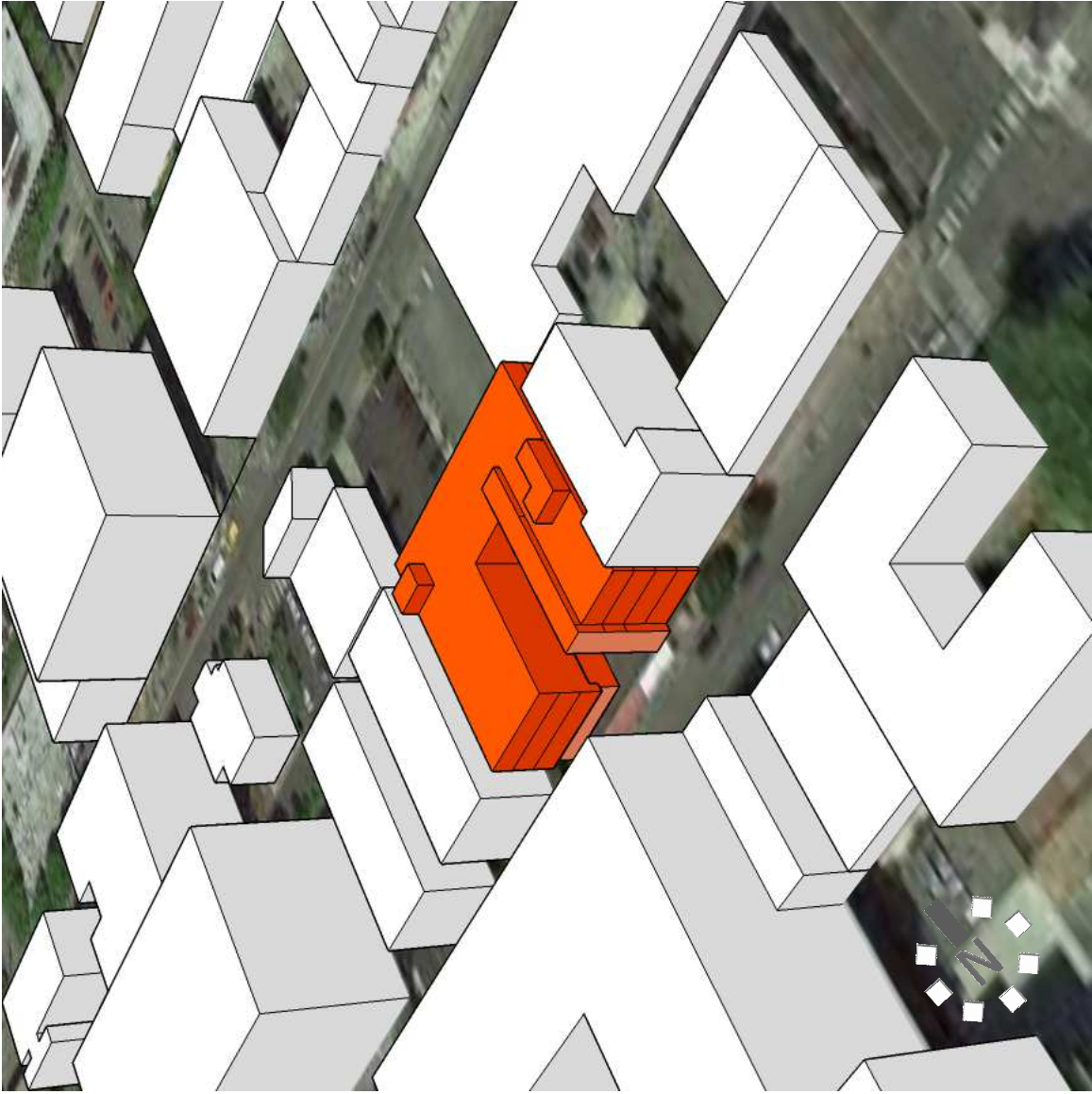
OPPORTUNITIES

- Maintains street-edge and urban pedestrian character along First Ave
- Gives space to adjacent buildings at middle of massing.

CONSTRAINTS

- Limits the amount of step back that can happen at 1st Avenue and alley elevations.
- Massing is monolithic and uninviting from street view
- Street facade is potentially not at a human scale
- Building is inefficient from a unit layout perspective, ends up with too much corridor and core space.





MASSING OPTION 2 - 'C' SCHEME

Four-story massing with recesses for views and daylighting.

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

55 Residential Units
2000 SF Ground Level Commercial Space
4000 SF Below Grade Commercial Space
30 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.

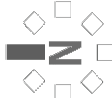
CONSTRAINTS

- 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.



LEGEND

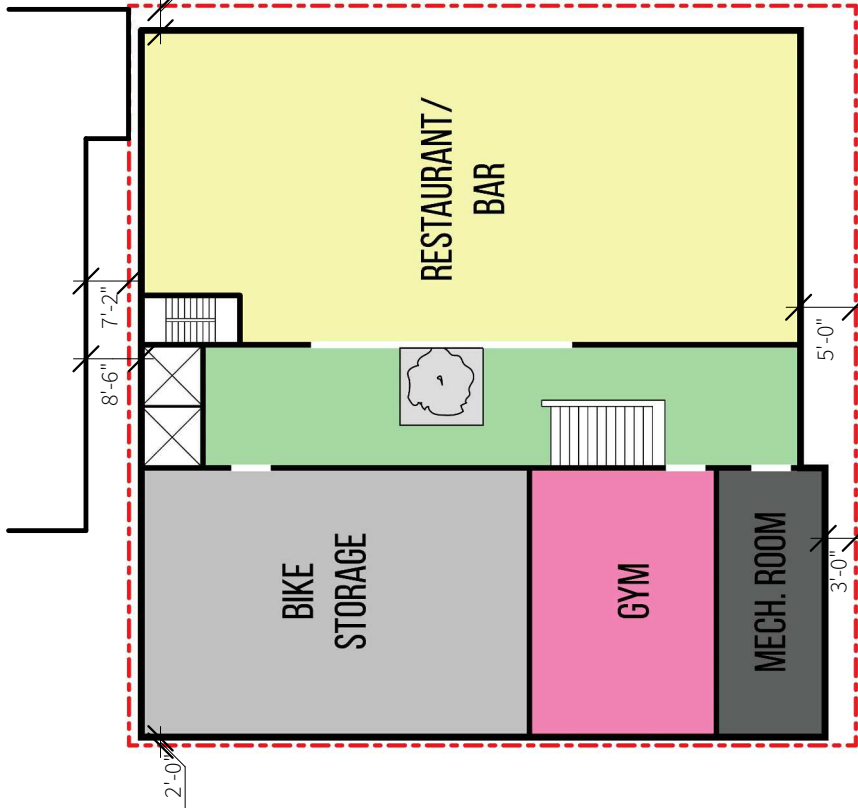
- Admin
- Amenity
- Commercial
- Outdoor Space
- Parking / Bike Storage
- Residences
- Utility



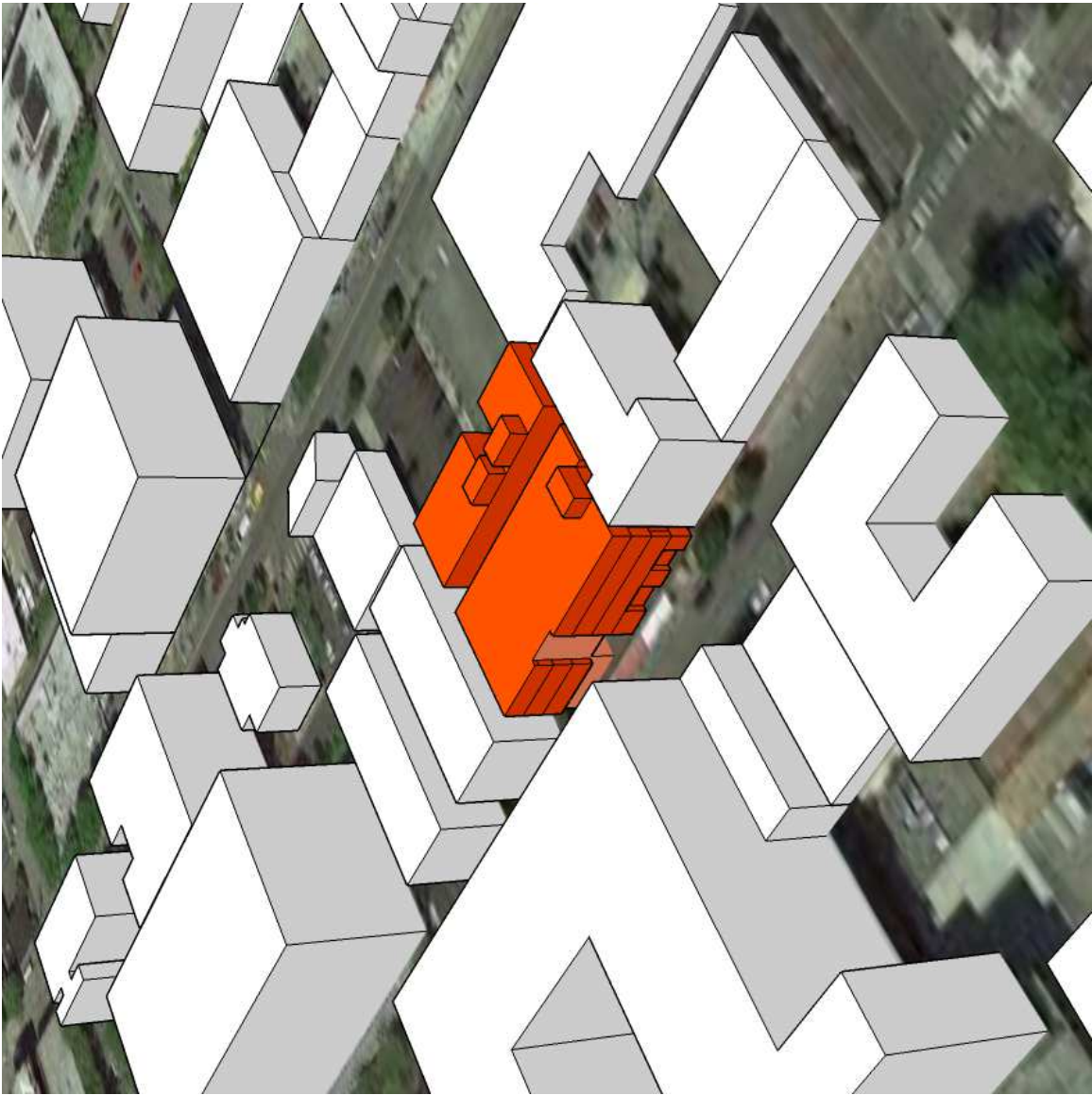
OPTION 2 - UPPER LEVEL (TYP)
(NOT TO SCALE)



OPTION 2 - GROUND LEVEL
(NOT TO SCALE)



OPTION 2 - BASEMENT
(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
33 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

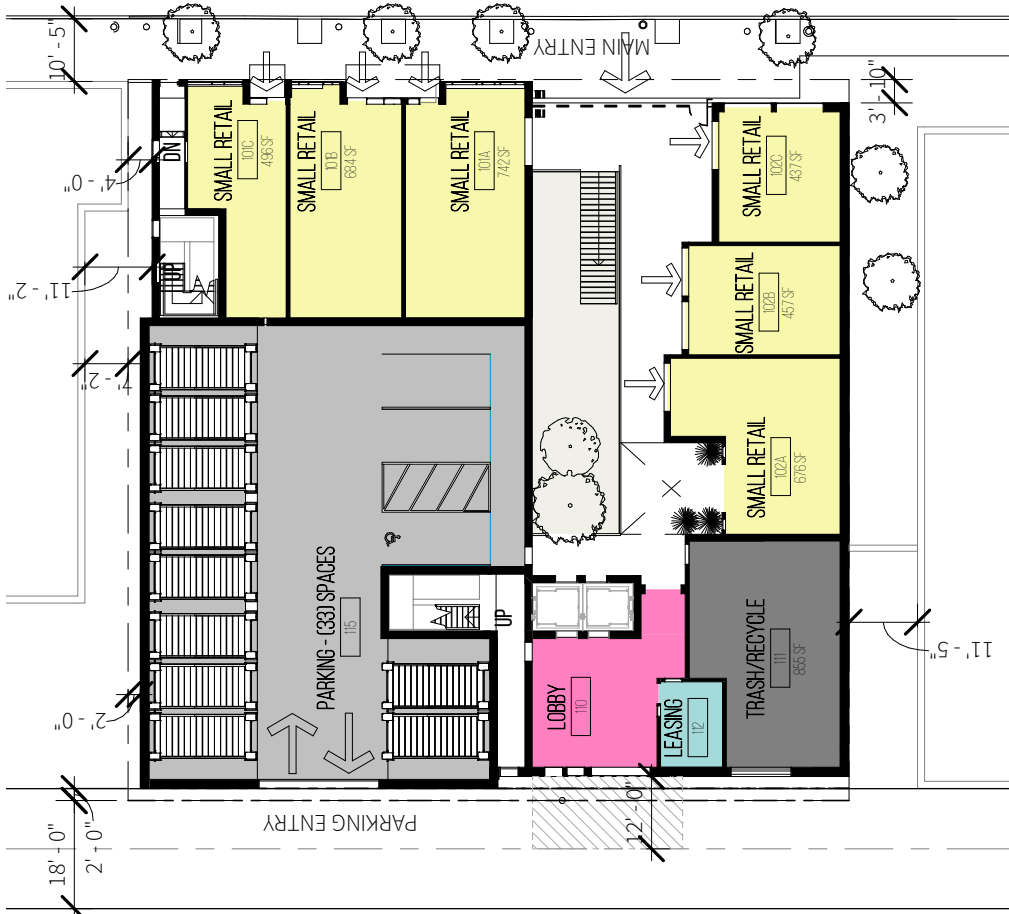


This scheme has no code departures



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

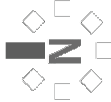
ZONING CONSTRAINTS

40' HEIGHT LIMIT
3.25 FAR (46,790.25 SQUARE FEET)

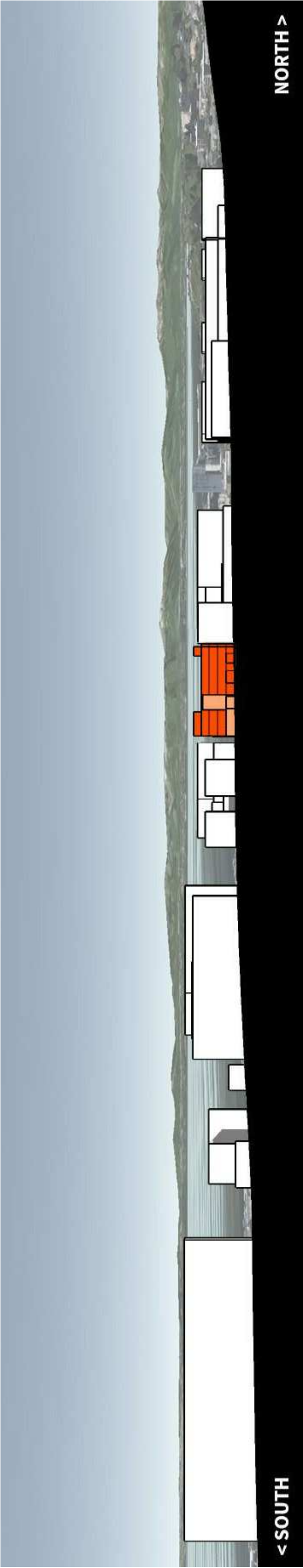
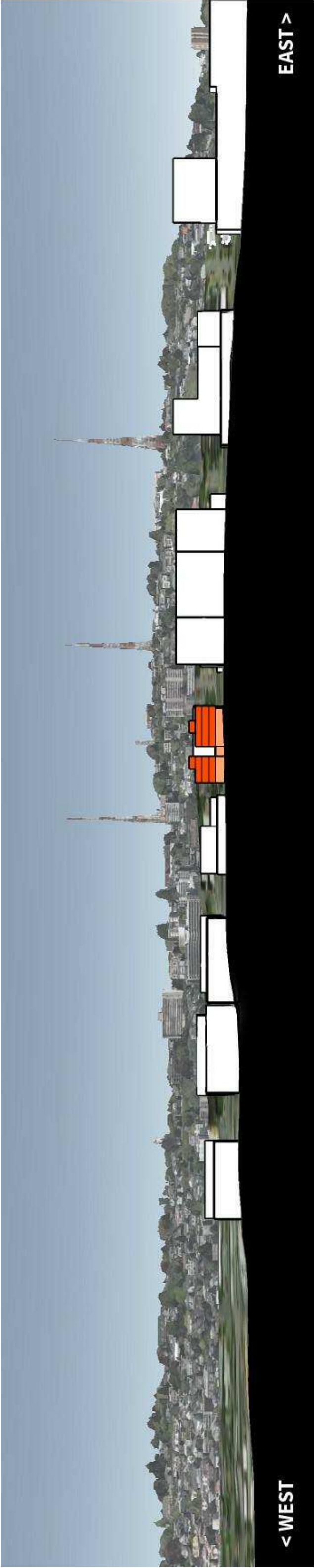
FLOOR AREAS

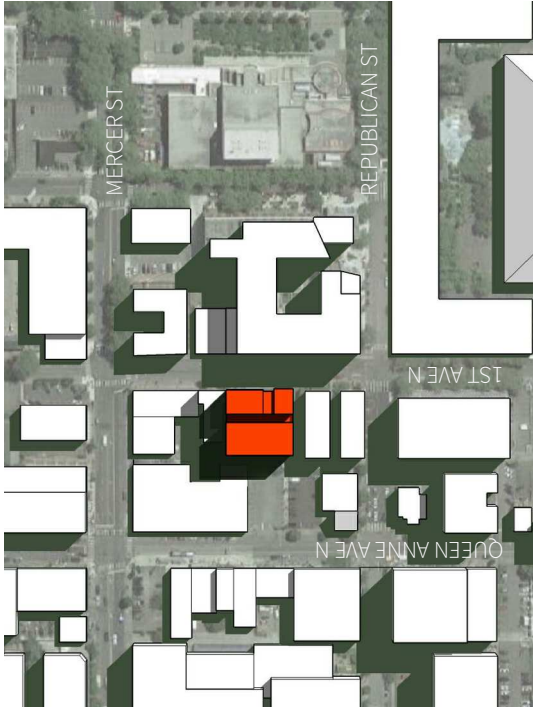
1ST LEVEL 12139 SF
2ND LEVEL 10751 SF
3RD LEVEL 10751 SF
4TH LEVEL 10751 SF

44,392 SF = 3.09 FAR TOTAL (3.25 MAX)





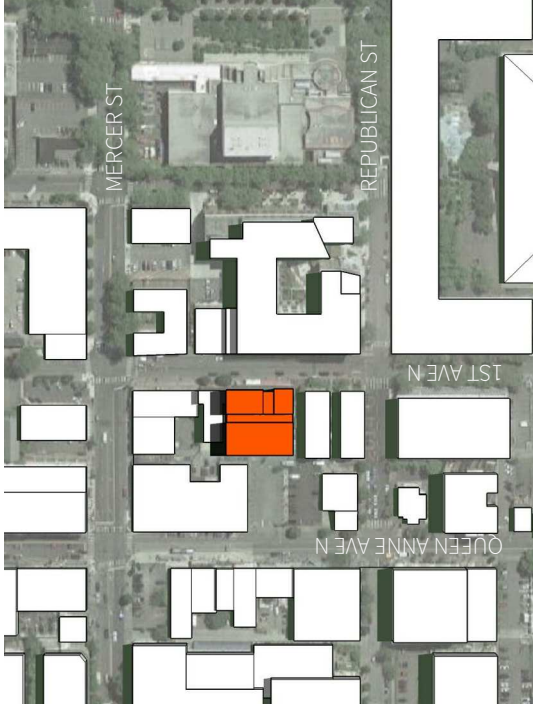




Equinox (3/21 + 9/21)



Summer Solstice (6/21)



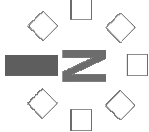
Winter Solstice (12/21)

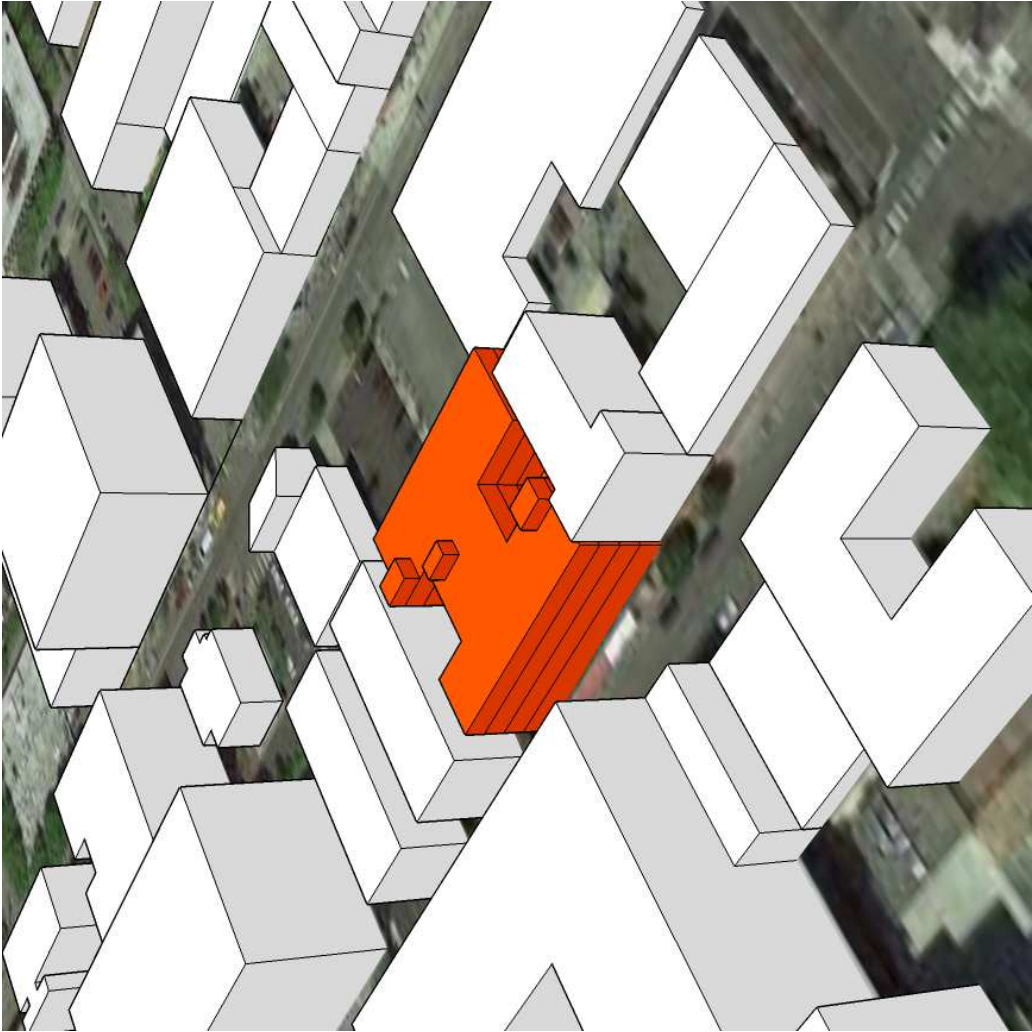


10:00 am



2:00 pm





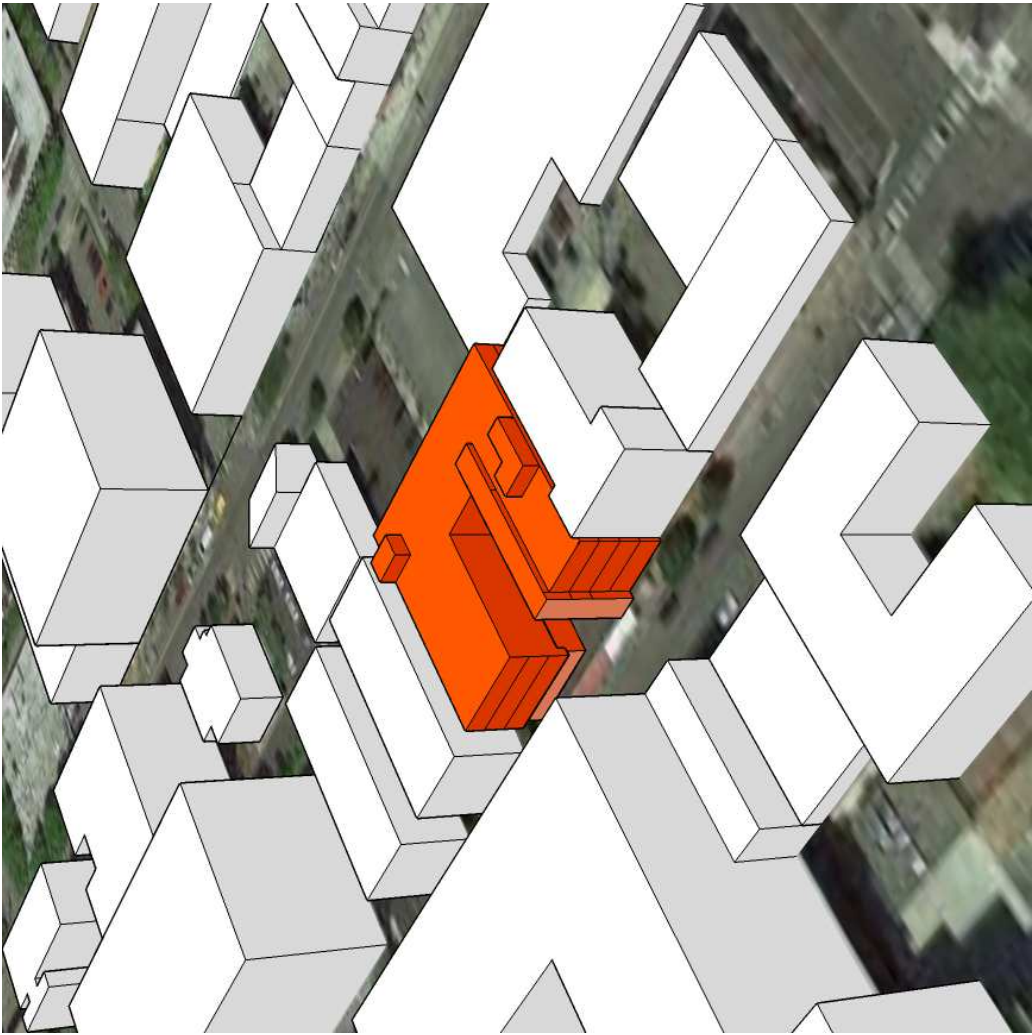
MASSING OPTION 1 (40') (H' MASSING)

OPPORTUNITIES

- Maintains street-edge and urban pedestrian character along First Ave
- Gives space to adjacent buildings at middle of massing.

CONSTRAINTS

- Limits the amount of step back that can happen at 1st Avenue and alley elevations.
- Restricts access to daylight and fresh air in the building core
- Massing is monolithic and uninviting from street view
- Street facade is not at a human scale
- Units at courtyard lack privacy from adjacent units
- Proforma requirements are not met- unit count too low



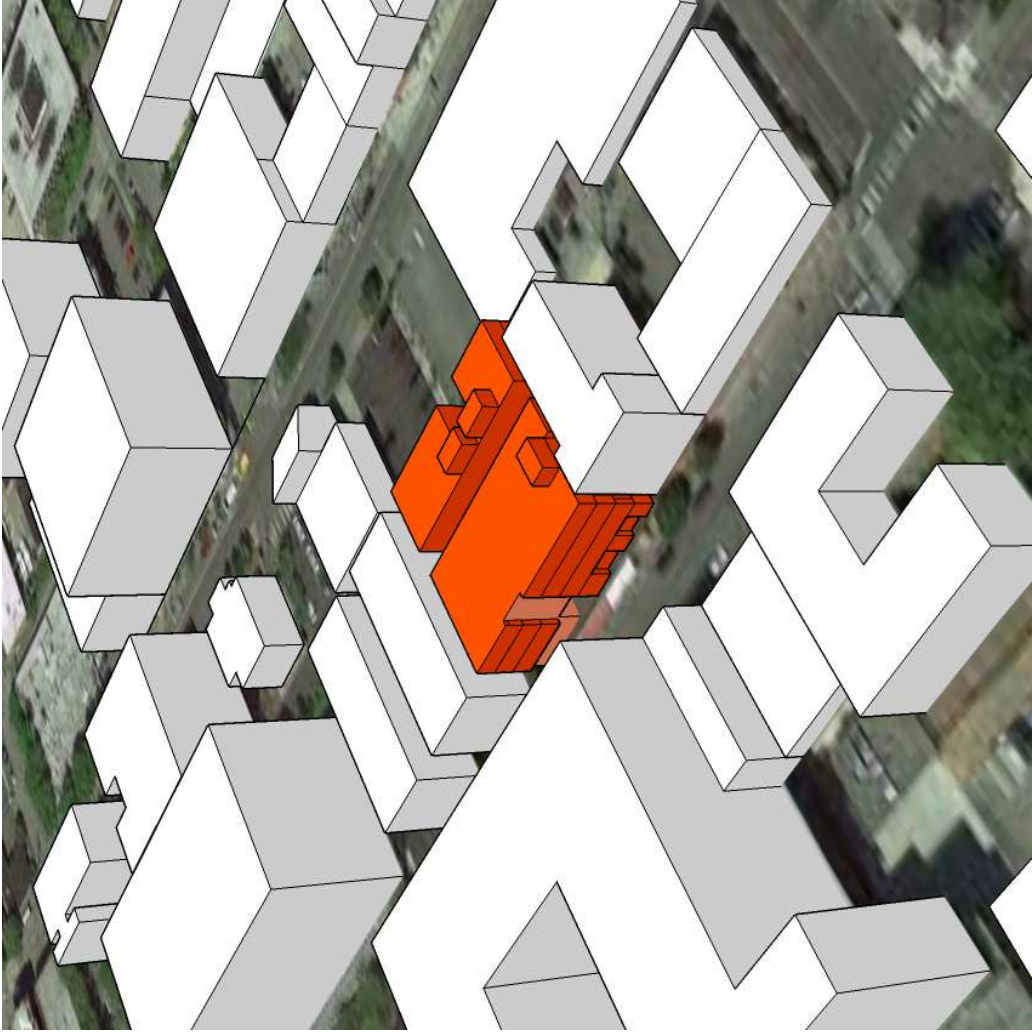
MASSING OPTION 2 (40') (C' MASSING)

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

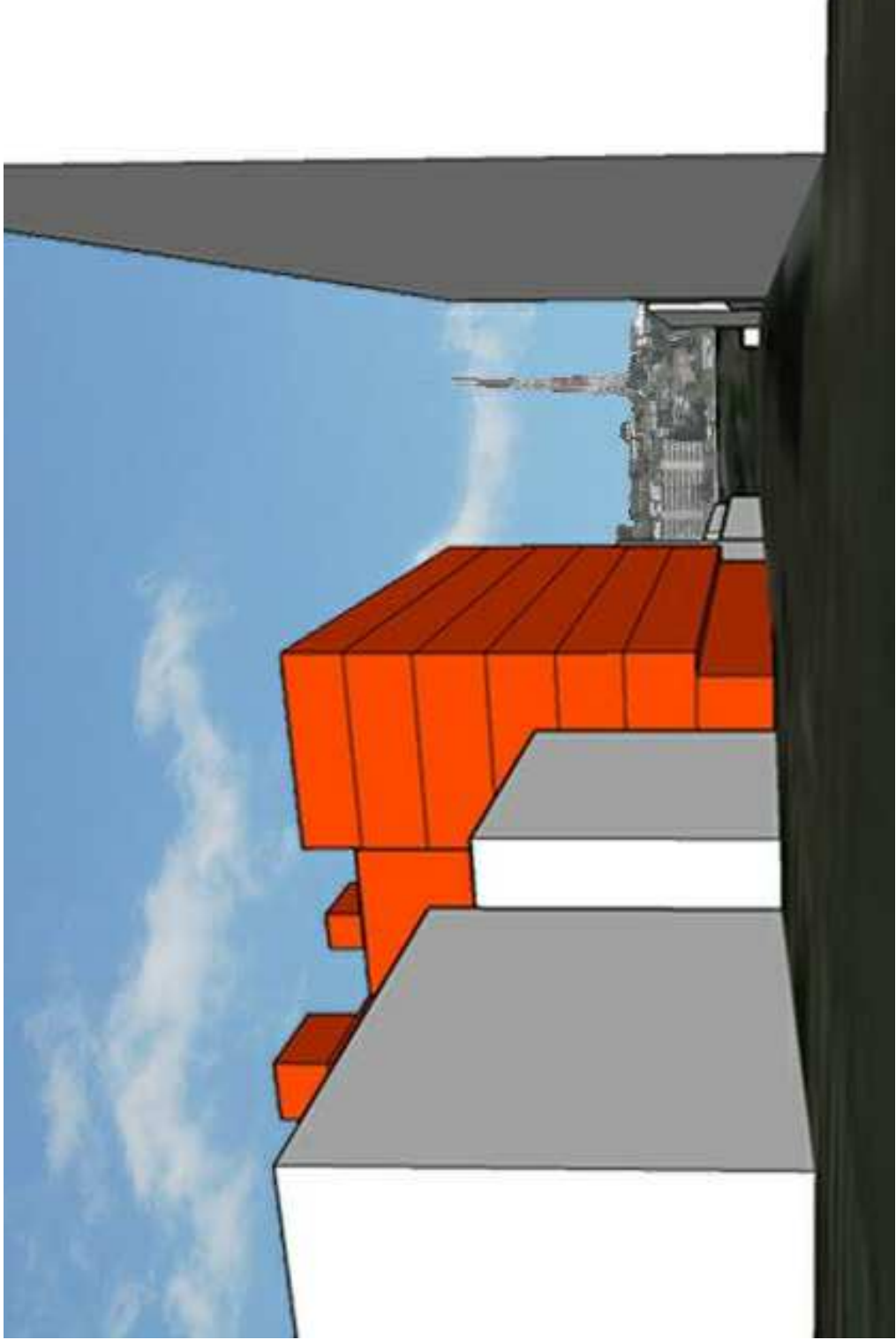
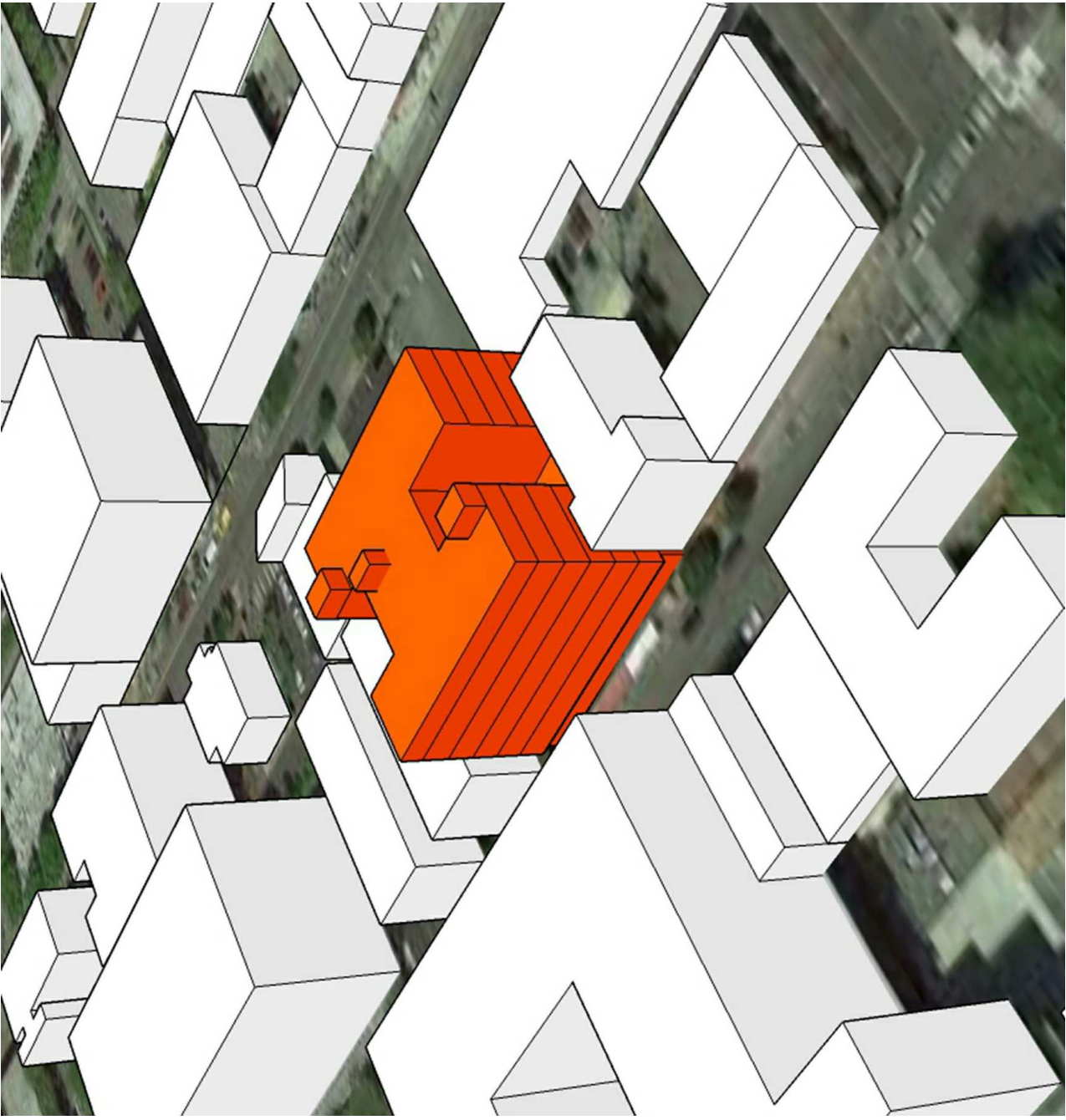
- Pedestrian street-edge is broken for the central courtyard. A void is created where activity could be.
- Major exposures are to the north and south, which creates thermal comfort issues as well as uneven distributions of direct sunlight.
- The east-west running courtyard will be shaded most of the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

H shaped massing allows for courtyards facing both the North and South properties.

- 85' height
- 6.0/4.5 FAR
- No required setback
- Inset ground floor

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

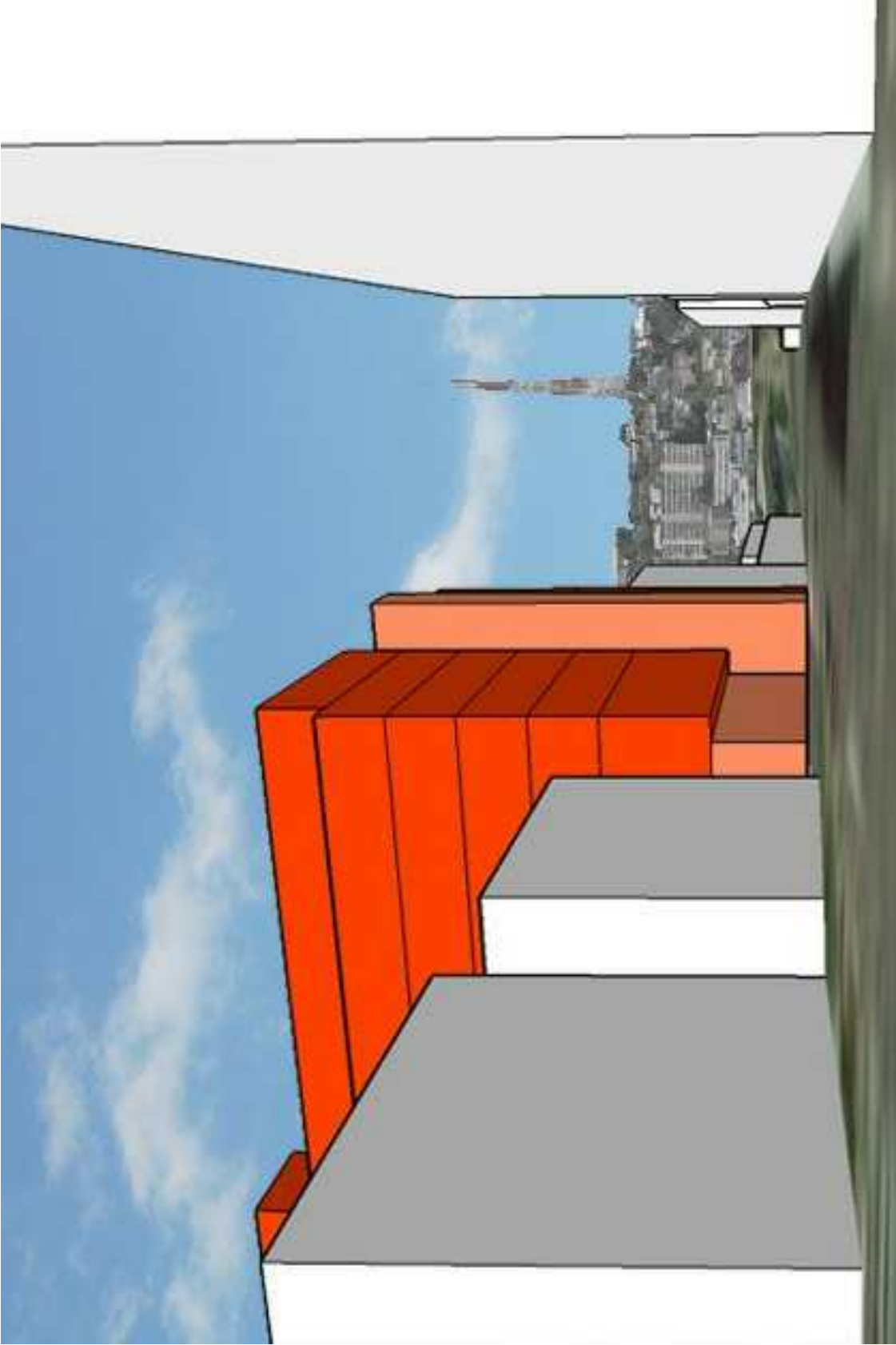
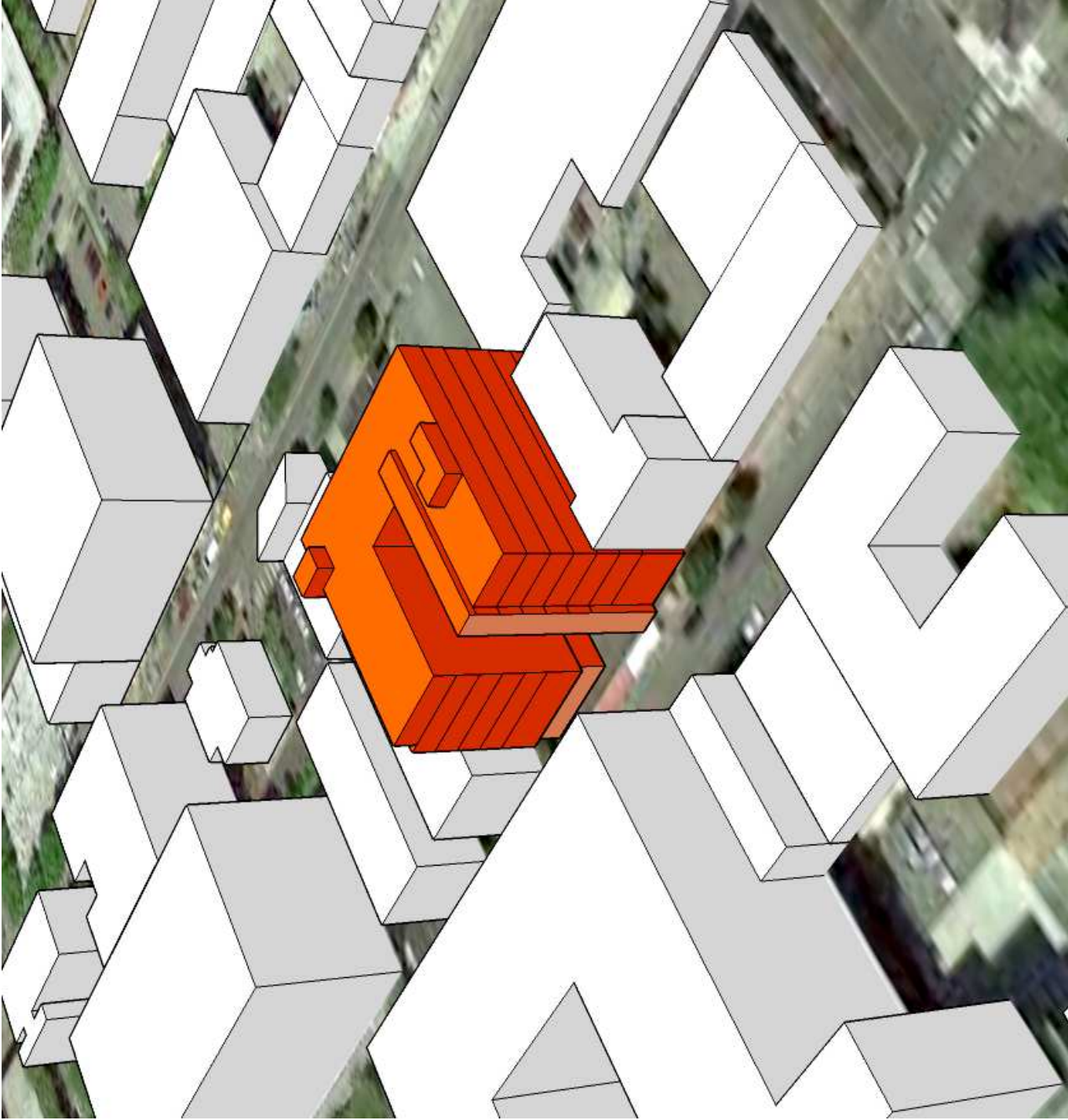
OPPORTUNITIES

- Maintains street-edge and urban pedestrian character along First Ave
- Gives space to adjacent buildings at middle of massing.

CONSTRAINTS

- Massing is monolithic and uninviting from street view
- Street facade is not at a human scale
- Units at courtyard lack privacy from adjacent units
- Proforma requirements are not met- unit count too low





MASSING OPTION 2 - 'C' SCHEME

- Seven story massing with recesses for views and daylighting.
- Street-facing entry court, U-shaped mass
- Inset ground level storefront.

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

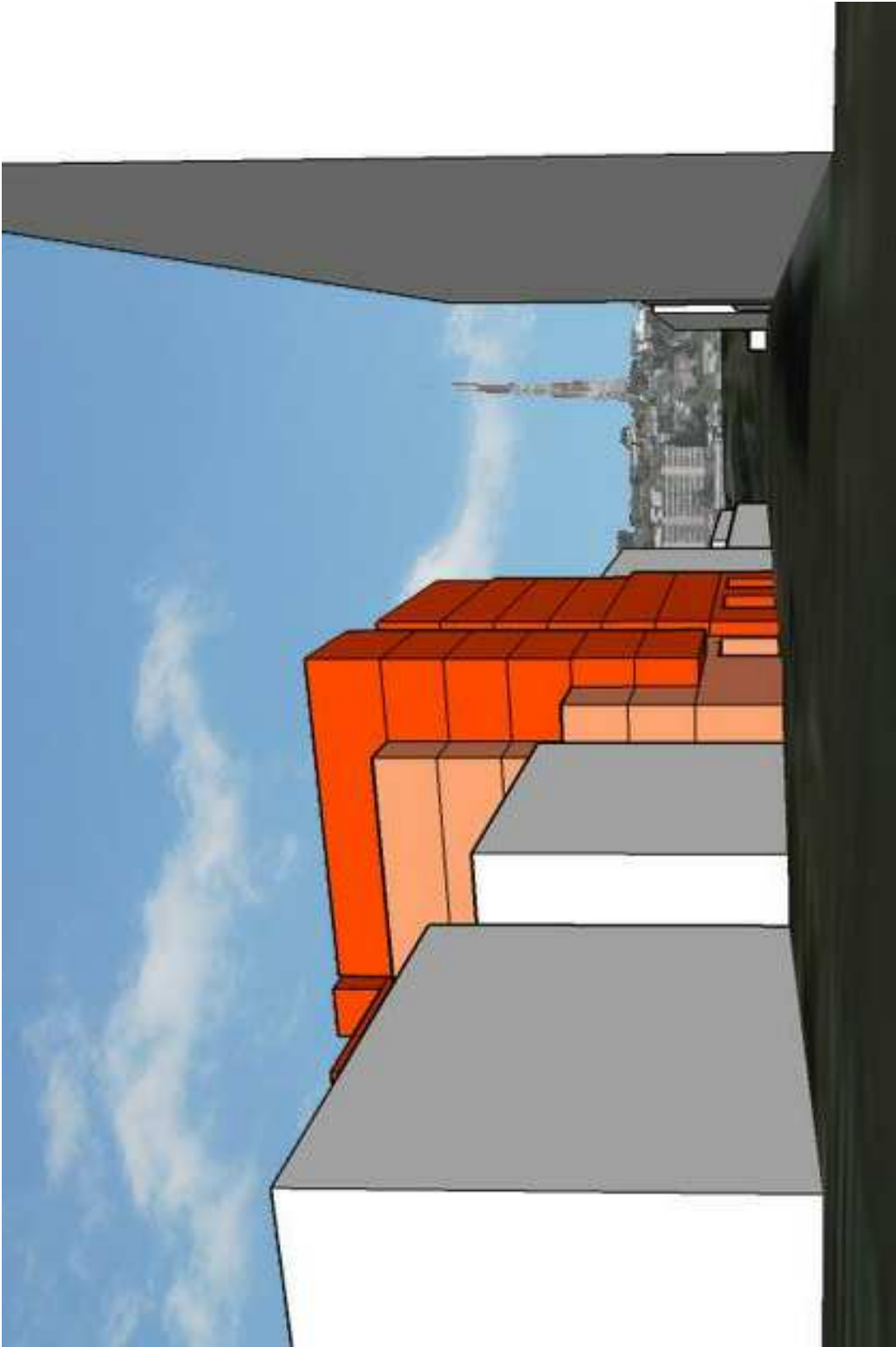
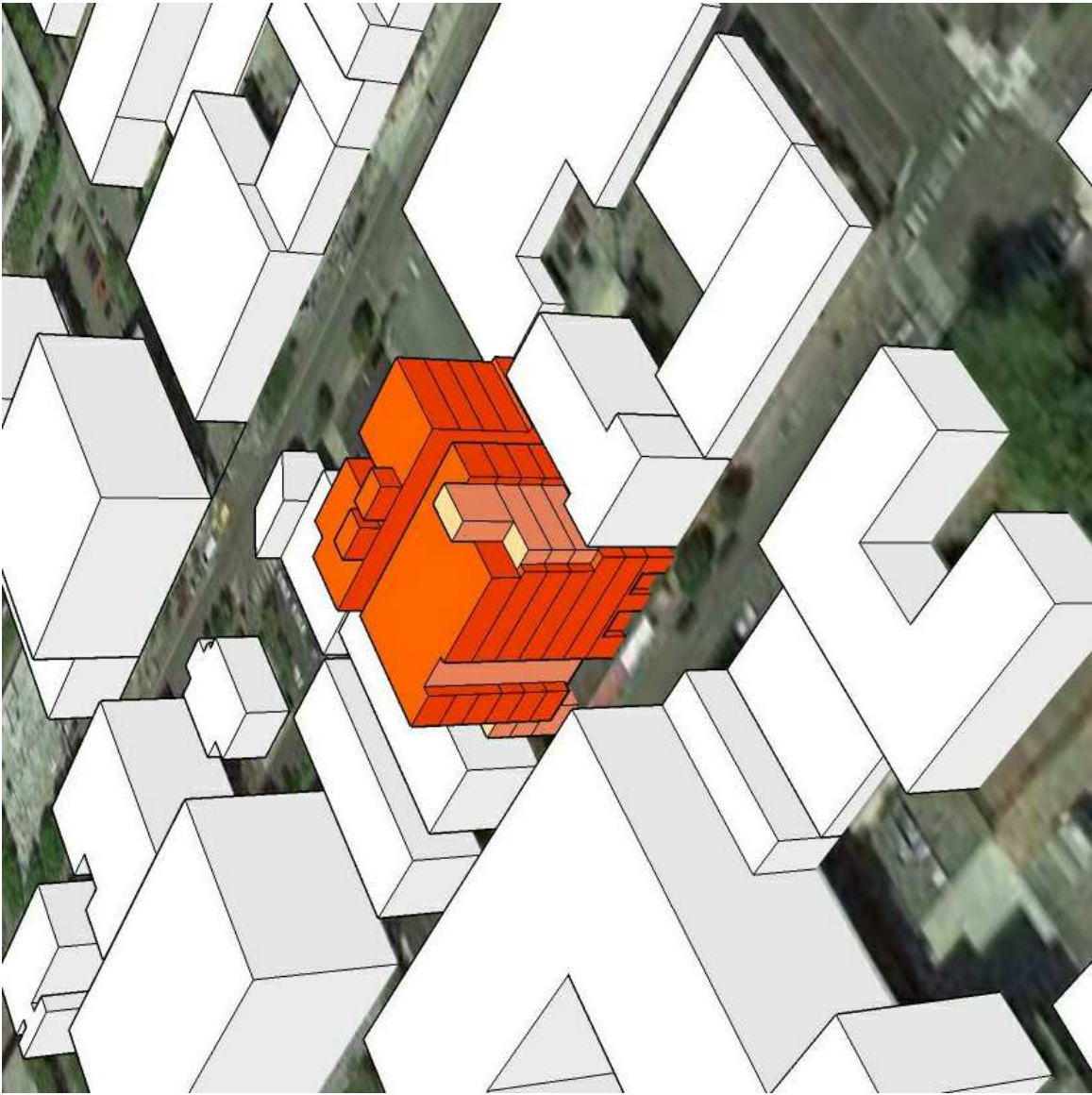
OPPORTUNITIES

- 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.
- Proforma requirements are not met- unit count too low





MASSING OPTION 3 (PREFERRED)

Seven-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

- 110 Residential Units
- 3000 SF Ground Level Commercial Space
- 5000 SF Below Grade Commercial Space
- 33 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-85, 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

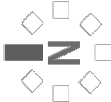
ZONING CONSTRAINTS - NC3P-85

- 85' HEIGHT LIMIT
- 6.0 FAR (86,382 SQUARE FEET)
- 4.5 FAR (ANY ONE USE - 131,231.5 SF)

FLOOR AREAS

- | | |
|-----------|----------|
| 1ST LEVEL | 12139 SF |
| 2ND LEVEL | 10751 SF |
| 3RD LEVEL | 10751 SF |
| 4TH LEVEL | 8860 SF |
| 5TH LEVEL | 8860 SF |
| 6TH LEVEL | 8860 SF |
| 7TH LEVEL | 8860 SF |
- 56,942 SF = 3.95 FAR
(4.5 MAX Residential)

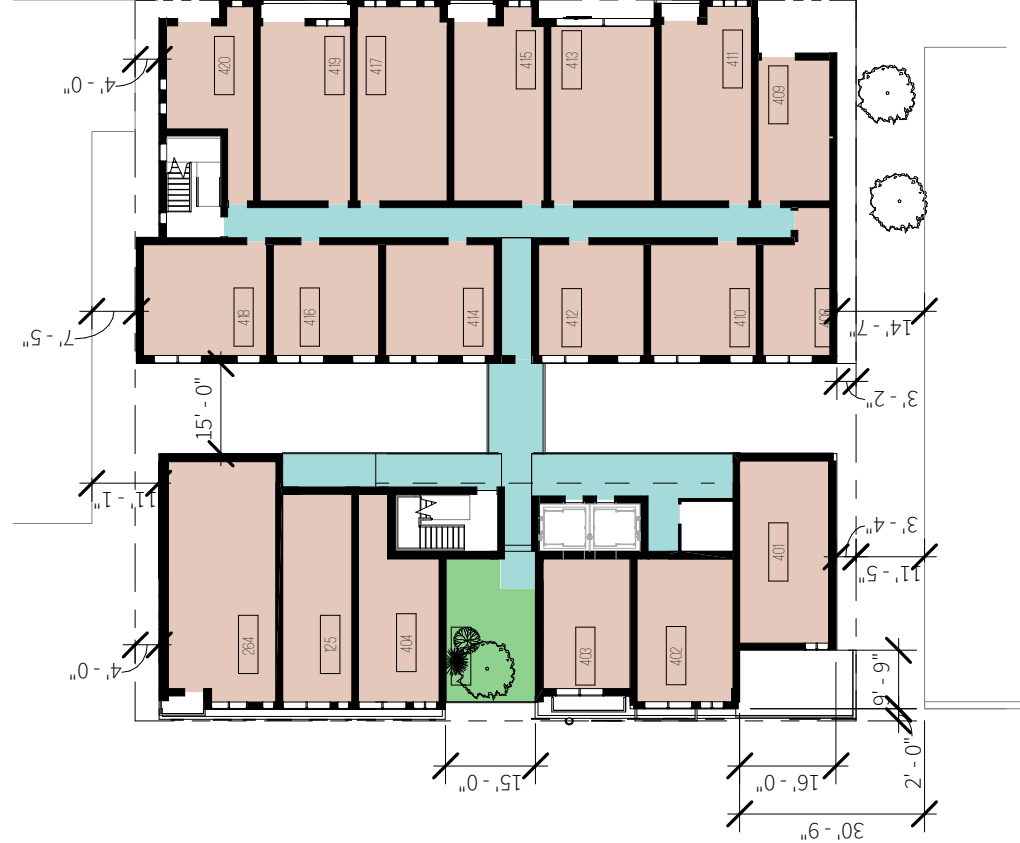
69,081 SF = 4.77 FAR TOTAL (6.0 MAX)





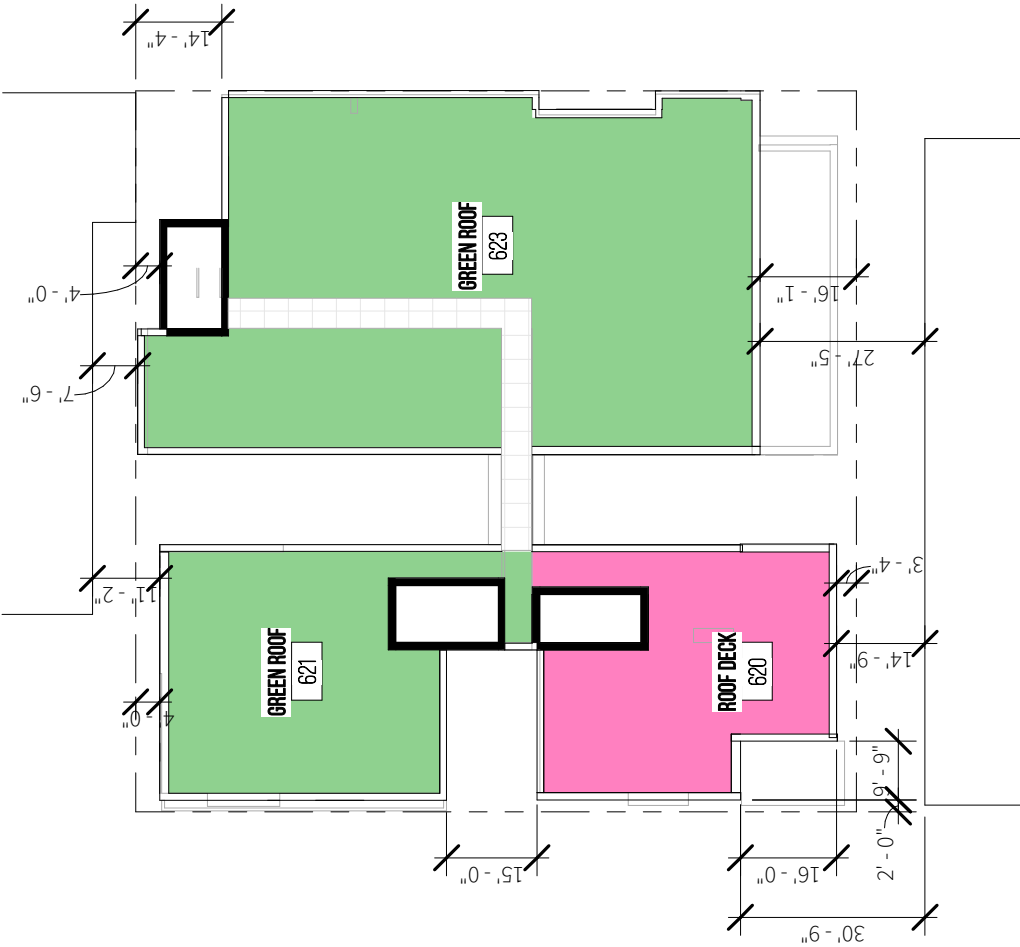
1 SECOND LEVEL FLOOR PLAN

1/32" = 1'-0"



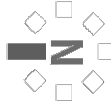
2 UPPER LEVEL FLOOR PLAN

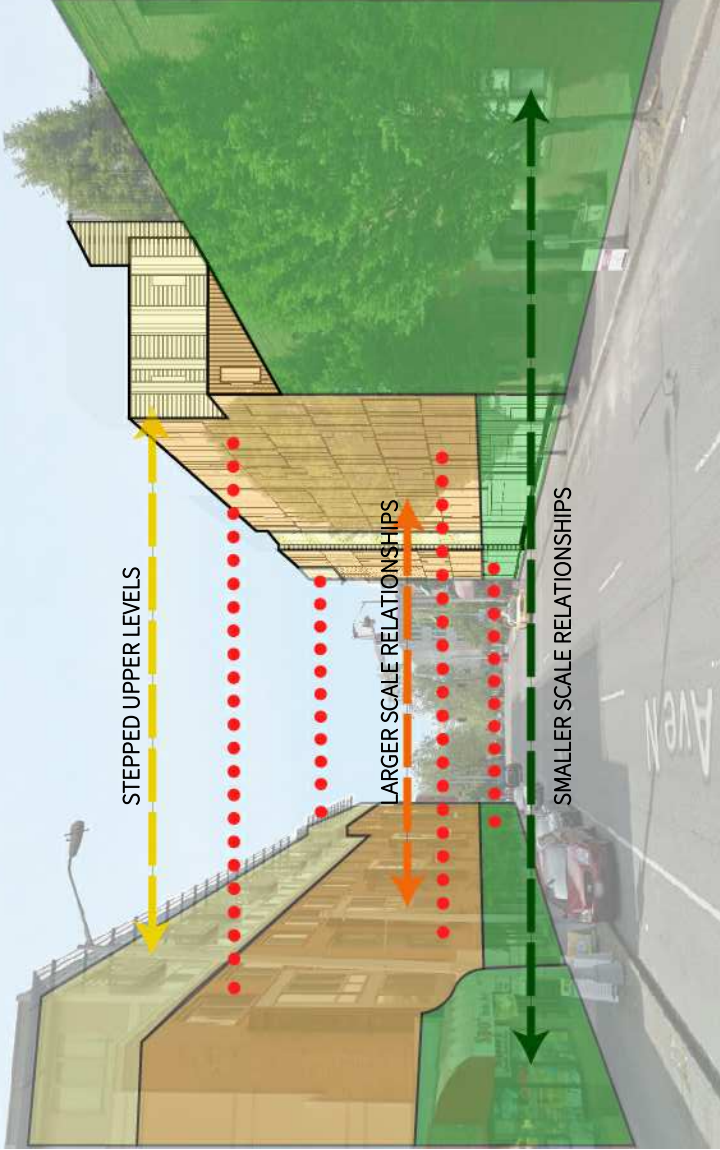
1/32" = 1'-0"



3 ROOF PLAN

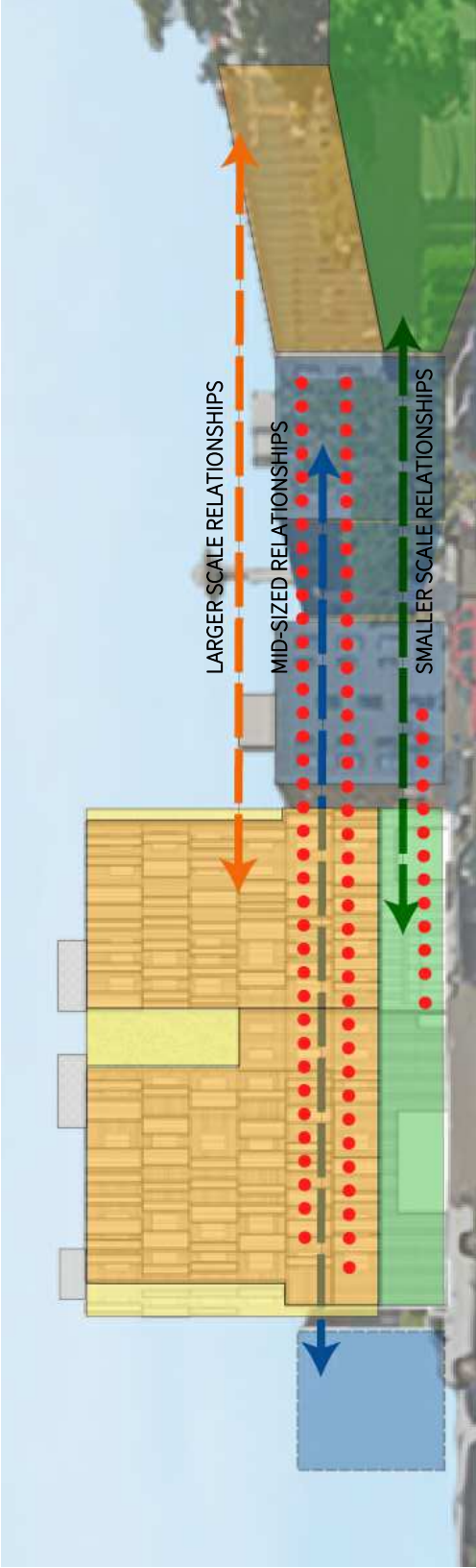
1/32" = 1'-0"



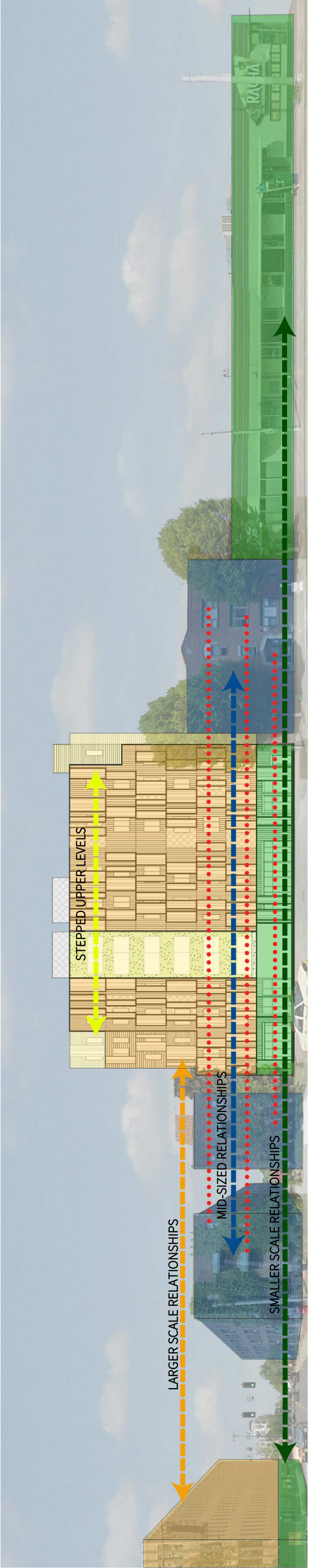


NORTH - SECTION PERSPECTIVE

1ST AVENUE N.

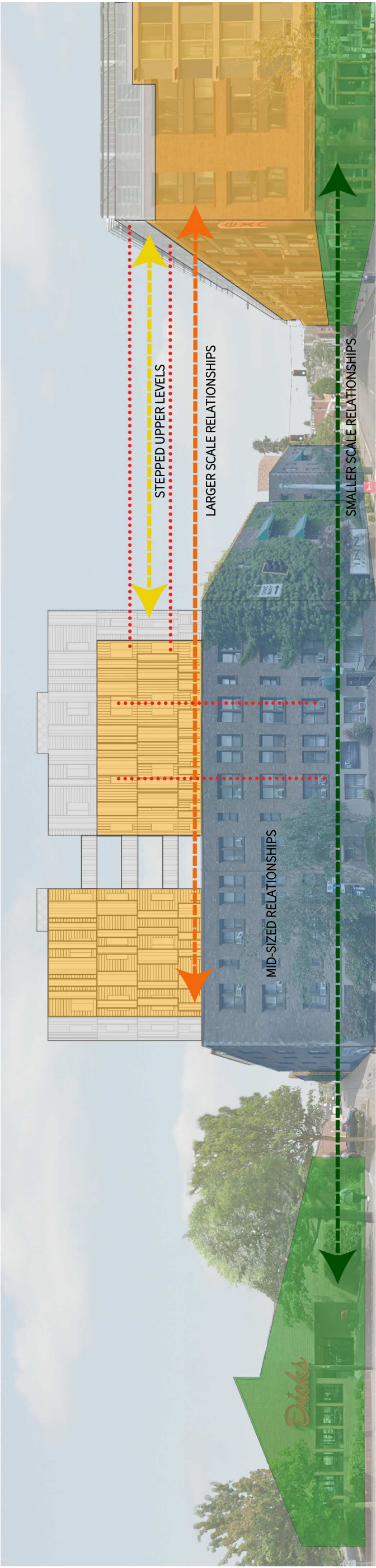


WEST ELEVATION



EAST ELEVATION W. REPUBLICAN STREET

MERCER STREET



SOUTH ELEVATION

1ST AVENUE N.



SEATTLE CITY LIGHT Material Standard 5723.19

STREET LAMP



BARRIO Restaurant- custom built folding panel w/ egress door



LA CANTINA folding panel w/ egress door



NANA DOOR folding panel w/ egress door

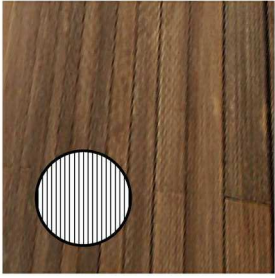
FOLDING DOORS - BUILDING ENTRANCE
(EXAMPLES)



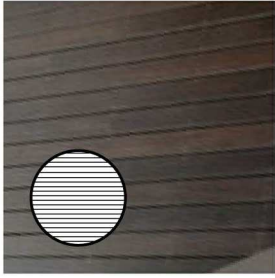
EAST MATERIAL MASSING ELEVATION - OPTION 3 (NOT TO SCALE)



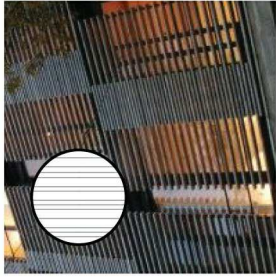
SOUTH MATERIAL MASSING ELEVATION - OPTION 3 (NOT TO SCALE)



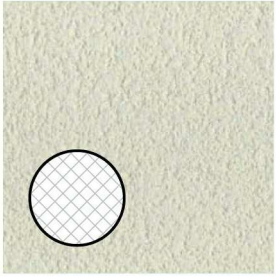
BAMBOO horizontal rainscreen and cladding



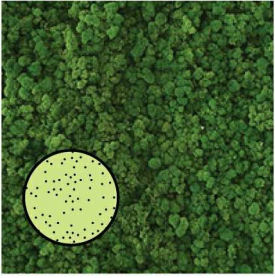
BAMBOO vertical rainscreen and cladding



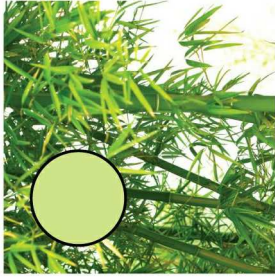
OPERABLE BAMBOO SCREENING blends with the facade



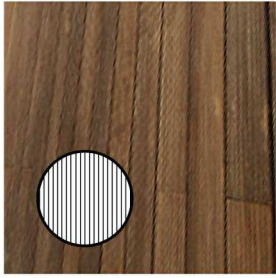
STUCCO system in light, neutral color --in limited locations



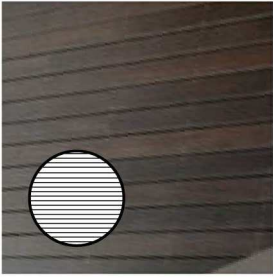
MOSS indoor and outdoor living walls



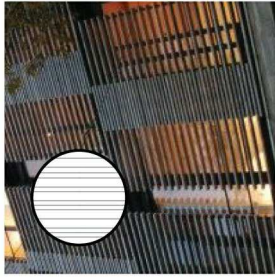
BAMBOO screening between buildings



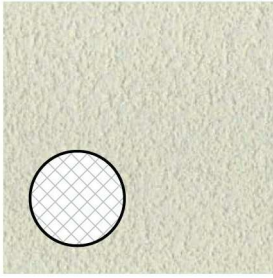
BAMBOO horizontal rainscreen and cladding



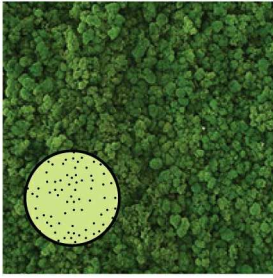
BAMBOO vertical rainscreen and cladding



OPERABLE BAMBOO SCREENING blends with the facade



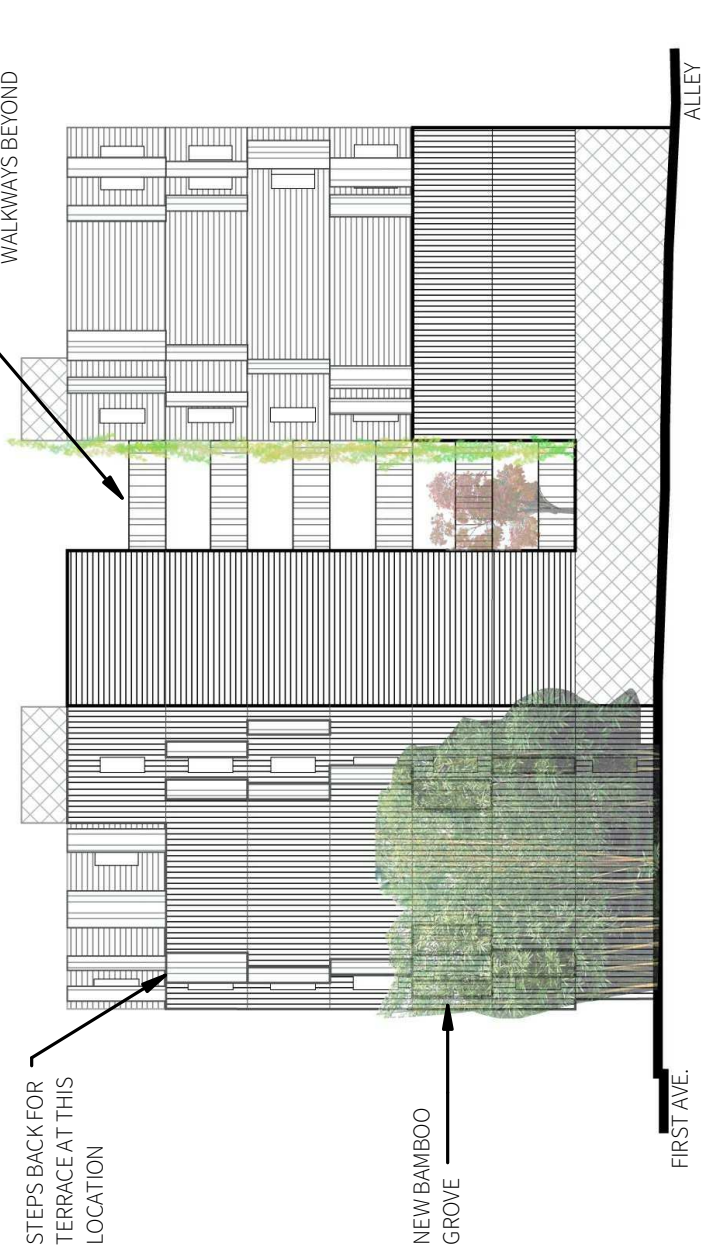
STUCCO system in light, neutral color --in limited locations



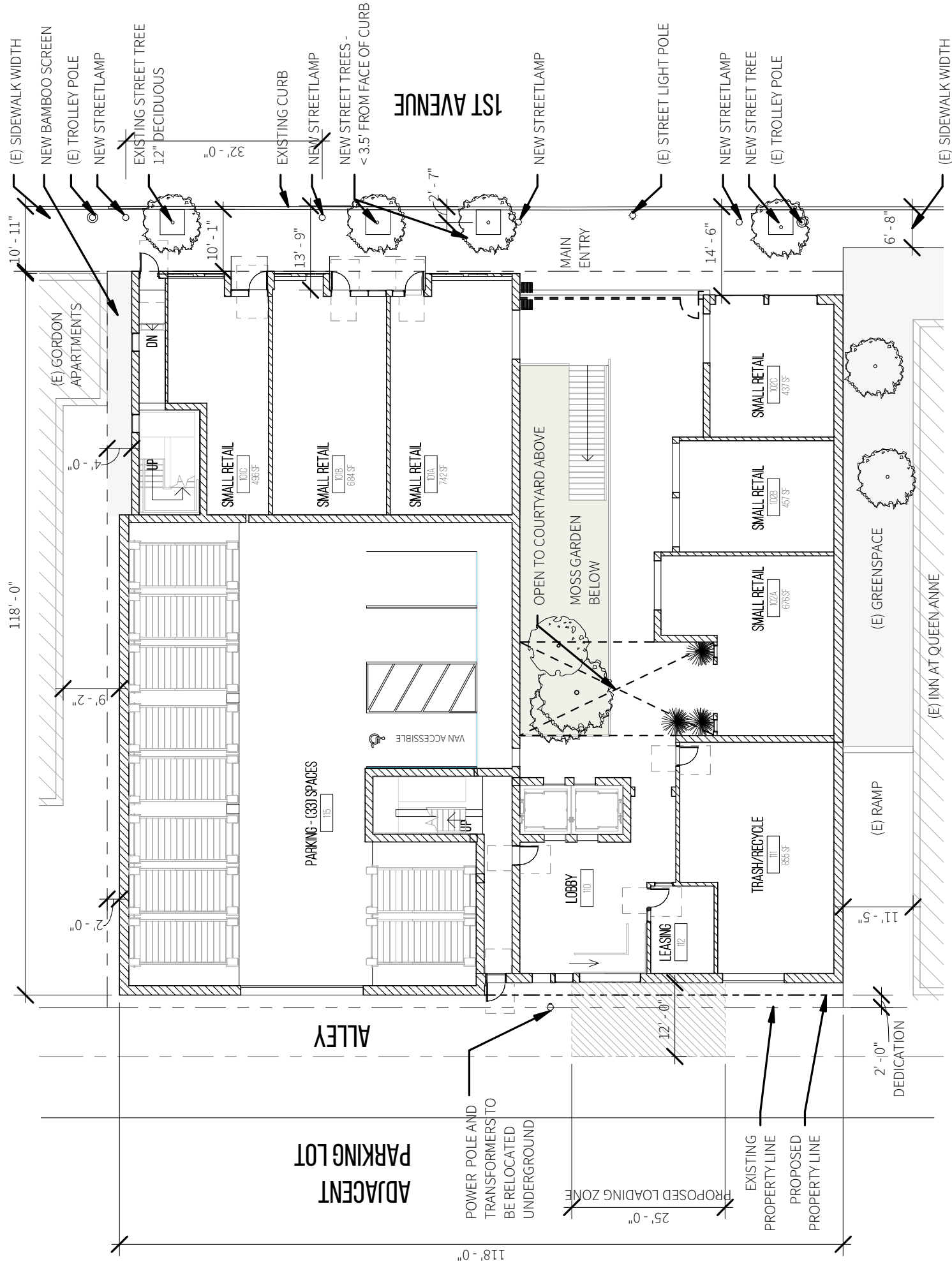
MOSS indoor and outdoor living walls



BAMBOO screening between buildings



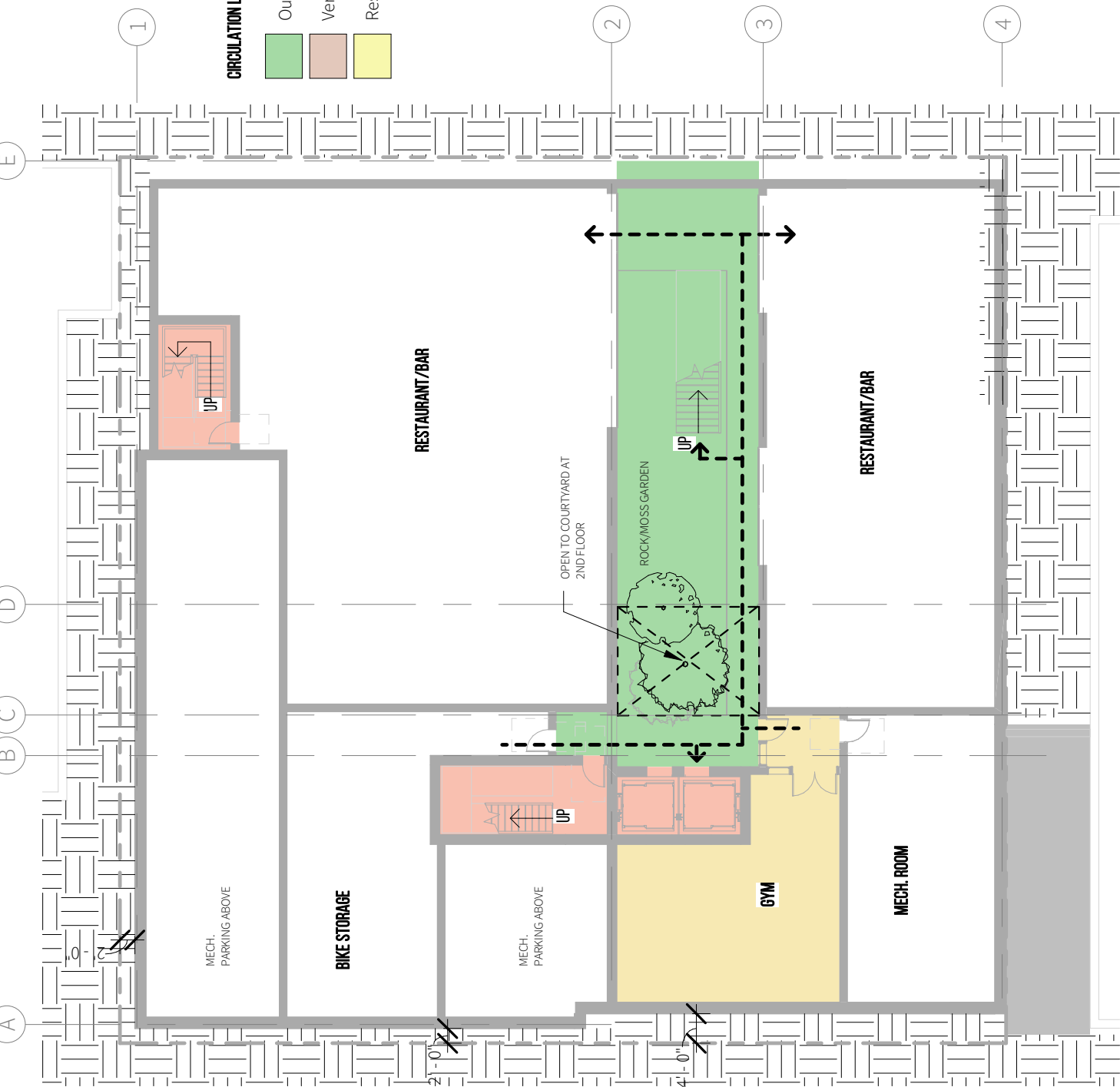
NORTH MATERIAL MASSING ELEVATION - OPTION 3
(NOT TO SCALE)





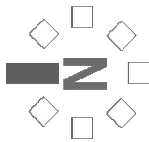
1 GROUND LEVEL - CIRCULATION

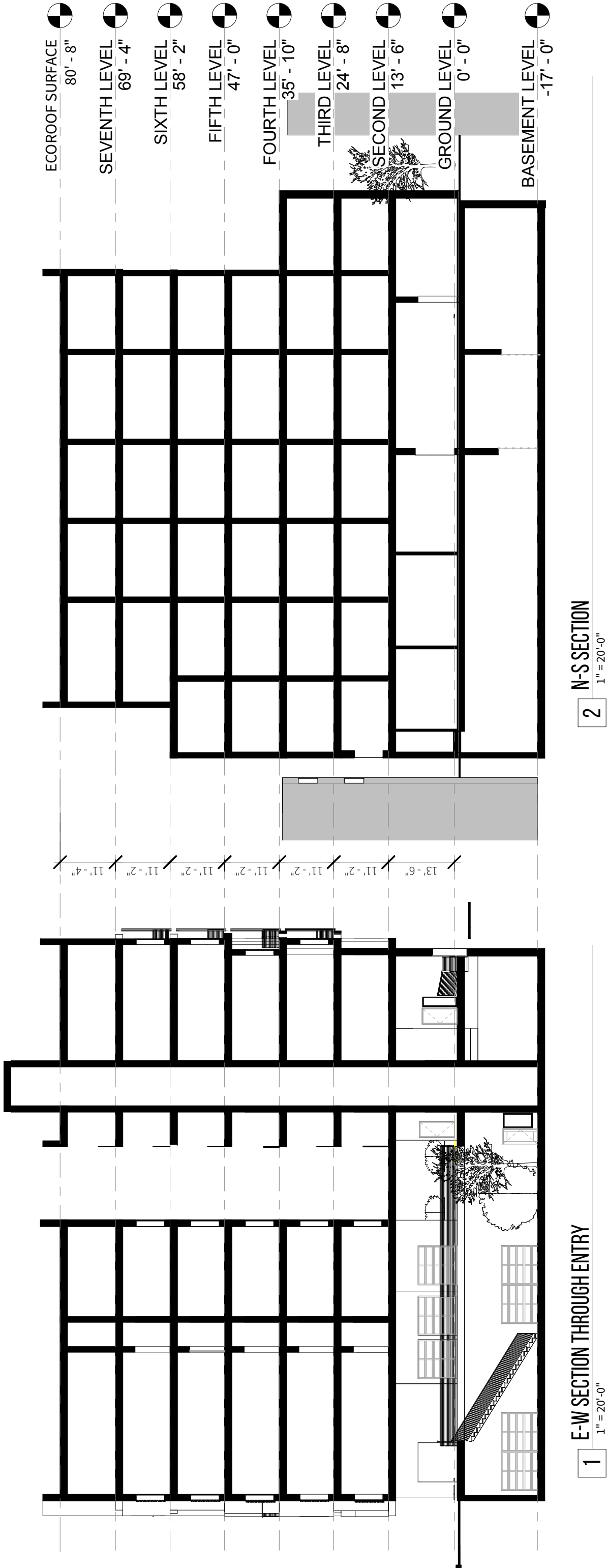
1" = 20'-0"

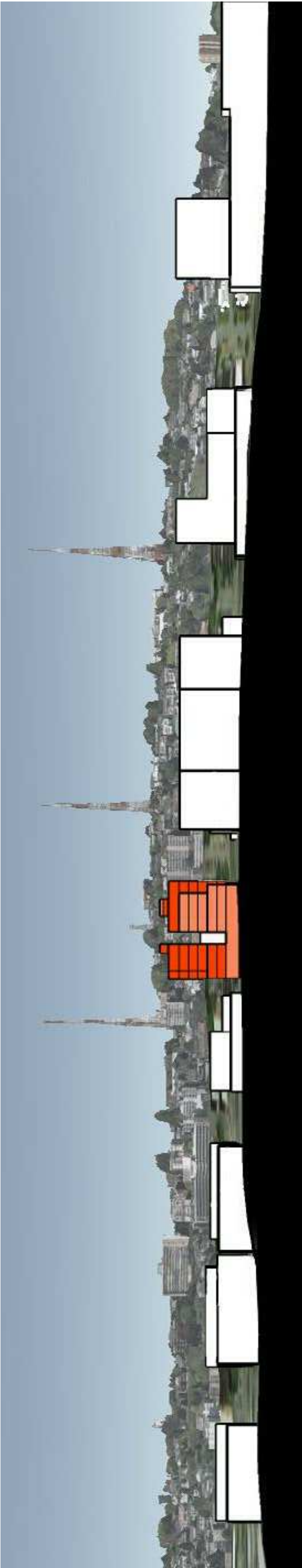


2 BASEMENT - CIRCULATION

1" = 20'-0"



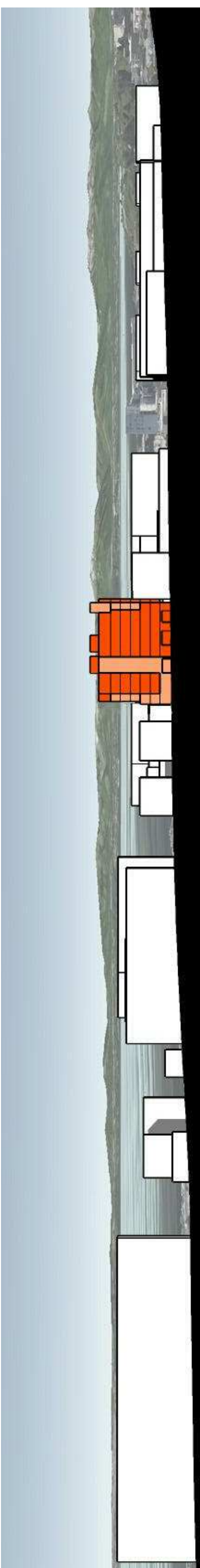




WEST

NORTH SECTION

EAST



NORTH

EAST SECTION

SOUTH

The proposed building height (85') 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.

10:00 am



Equinox (3/21 + 9/21)

12:00 pm



2:00 pm



Summer Solstice (6/21)



Winter Solstice (12/21)

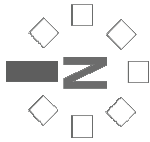


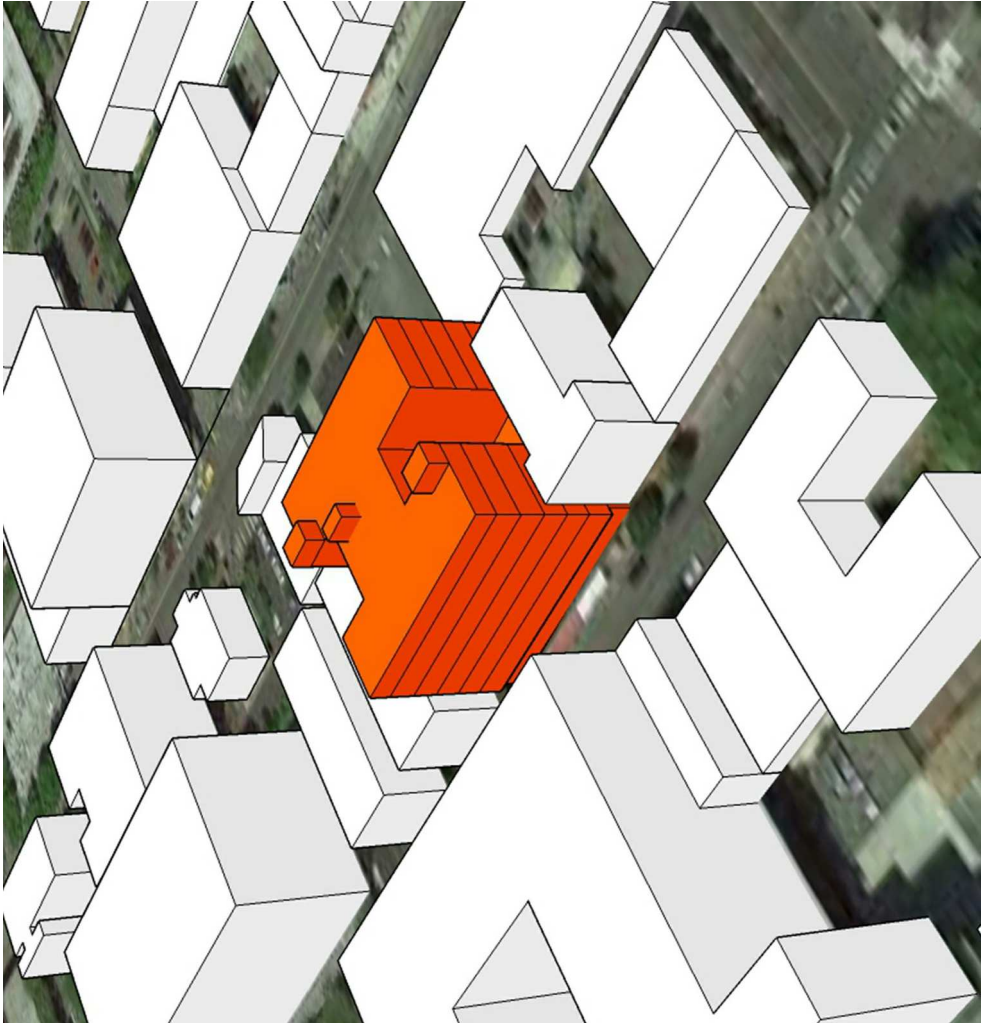
10:00 am

12:00 pm



2:00 pm





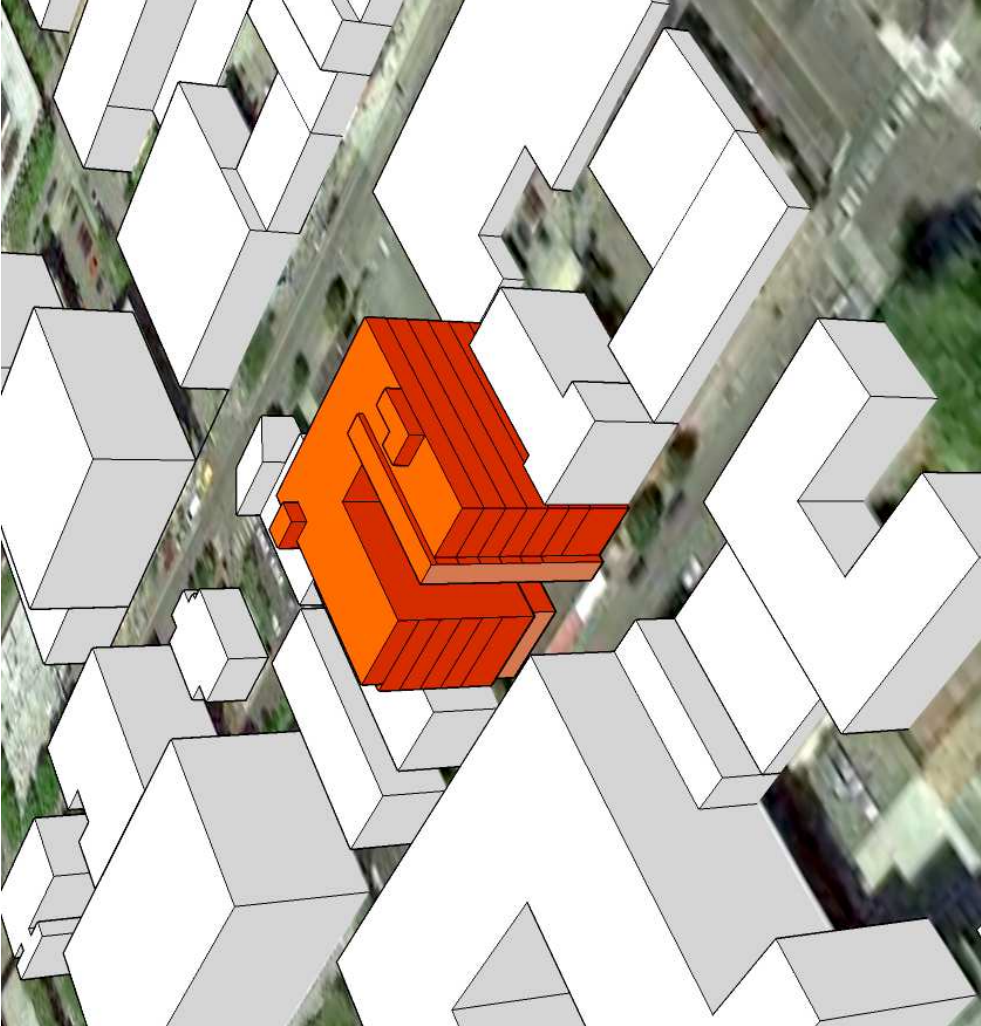
MASSING OPTION 1 (85') ('H' MASSING)

OPPORTUNITIES

- Maintains street-edge and urban pedestrian character along First Ave
- Gives space to adjacent buildings at middle of massing

CONSTRAINTS

- Restricts access to daylight and fresh air in the building core
- Massing is monolithic and uninviting from street view
- Street facade is not at a human scale
- Units at courtyard lack privacy from adjacent units
- Proforma requirements are not met- unit count too low



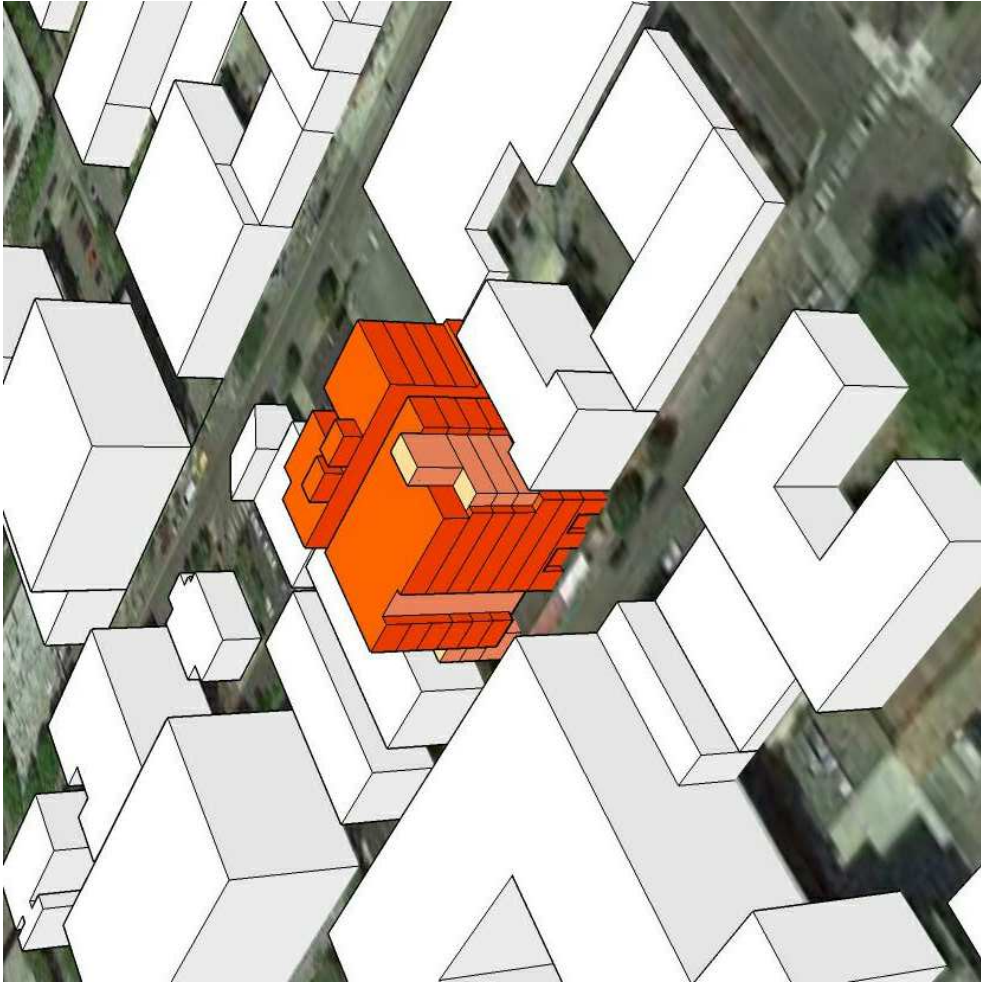
MASSING OPTION 2 (85') ('C' MASSING)

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 (85') (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
- Allows most flexibility to pull back massing at upper level to ease the building edges in response to adjacencies.