HIAWATHA ARTWORKS

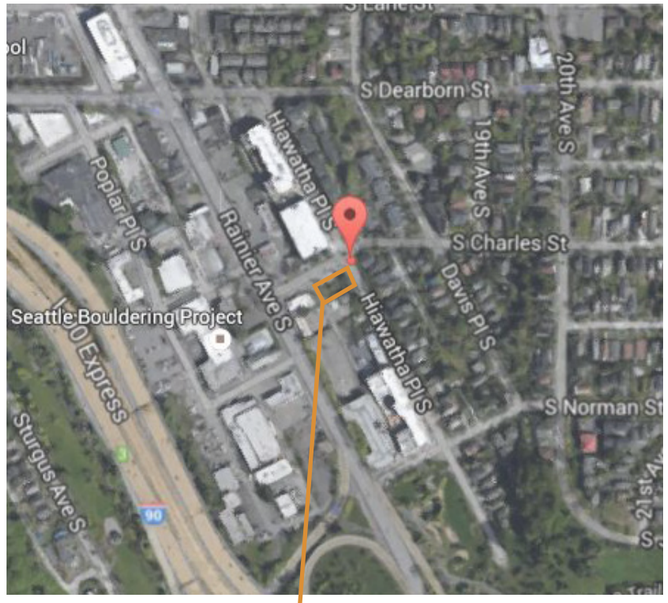
DPD PROJECT # 3020354
STREAMLINED DESIGN REVIEW

PROJECT GOALS

1. Create live/work housing attractive to young artists that combines livability, community, and affordability

2. Connect to the context of neighborhood arts institutions. Extend and amplify desirable elements of the existing streetscape.

3. Create architecture that is authentic to the time and place where it is made.



PROJECT LOCATION
901 HIAWATHA PLACE SOUTH

N

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

PROJECT DESCRIPTION

DEVELOPMENT OBJECTIVES

This application proposes the development of a 3 story, 33 sleeping unit, 8,800 SF congregate residence. 1,280 sf of nonresidential area dedicated to promoting the artistic community is proposed. No parking is proposed.

We are requesting relief from the initial arborist proposed limit of disturbance at the neighboring exceptional tree per 25.11.080.A.2. We are including measures in our design proposal to maintain the health of the tree, which have been approved by the project arborist. See page 34.

EXISTING SITE CONDITIONS

The existing site is located in the southern end of the Central District, in the Judkins Park area. The site is a 4,000 SF vacant lot that has never been developed. An alley runs along the southwestern edge of the site.

ZONING + OVERLAY DESIGNATIONS

The site and its immediately adjacent blocks are zoned NC3-40. The zoning across Rainier Avenue is Industrial Commercial, and across Hiawatha Place is Lowrise 2. The 23rd & Union-Jackson Residential Urban Village extends across the site to Rainier Avenue. The dense commercial and transit corridor along Rainier Avenue South is located one half block away. A light rail station is proposed as part of Sound Transit 2 at the end of Hiawatha Place, but no station overlay district has been established at this point.

NEIGHBORING DEVELOPMENT

Rainier Avenue South is an evolving commercial corridor half a block over. Artspace Hiawatha Lofts provides subsidized affordable housing for artists with very little resident turnover. Some small scale commercial spaces, including a gallery, are located along Hiawatha Place South. The Pontedera Apartments, containing 94 market rate condo units, is also along Hiawatha. The low rise zone across the street includes single and multifamily homes, located along the rise of the topography to the east. At the southeast end of Hiawatha, the I-90 trailhead begins and the future Soud Transit light rail station is proposed.

PROJECT INFORMATION

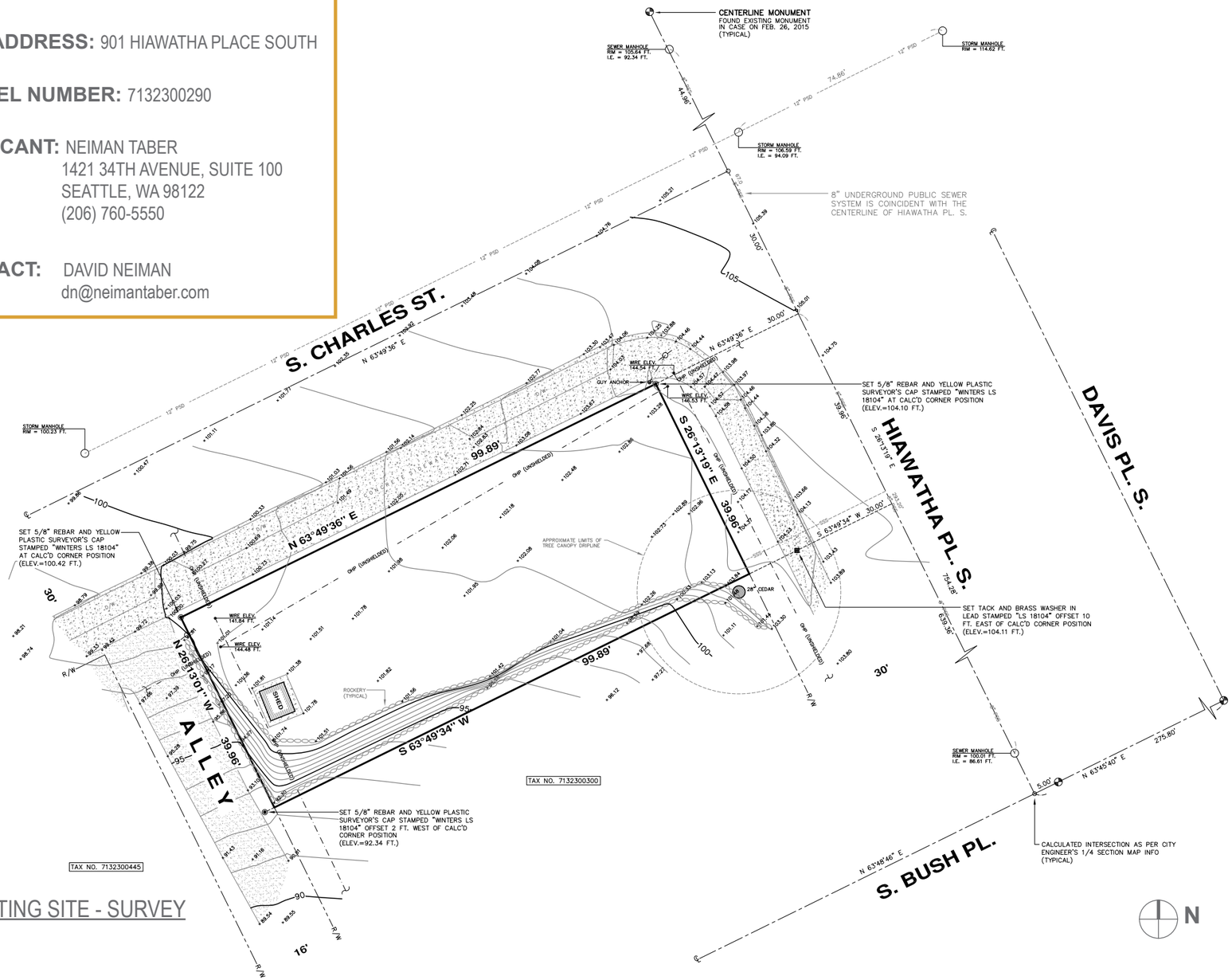
OWNER: SEATTLE ARTWORKS, LLC.

SITE ADDRESS: 901 HIAWATHA PLACE SOUTH

PARCEL NUMBER: 7132300290

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

CONTACT: DAVID NEIMAN
dn@neimantaber.com



EXISTING SITE - SURVEY

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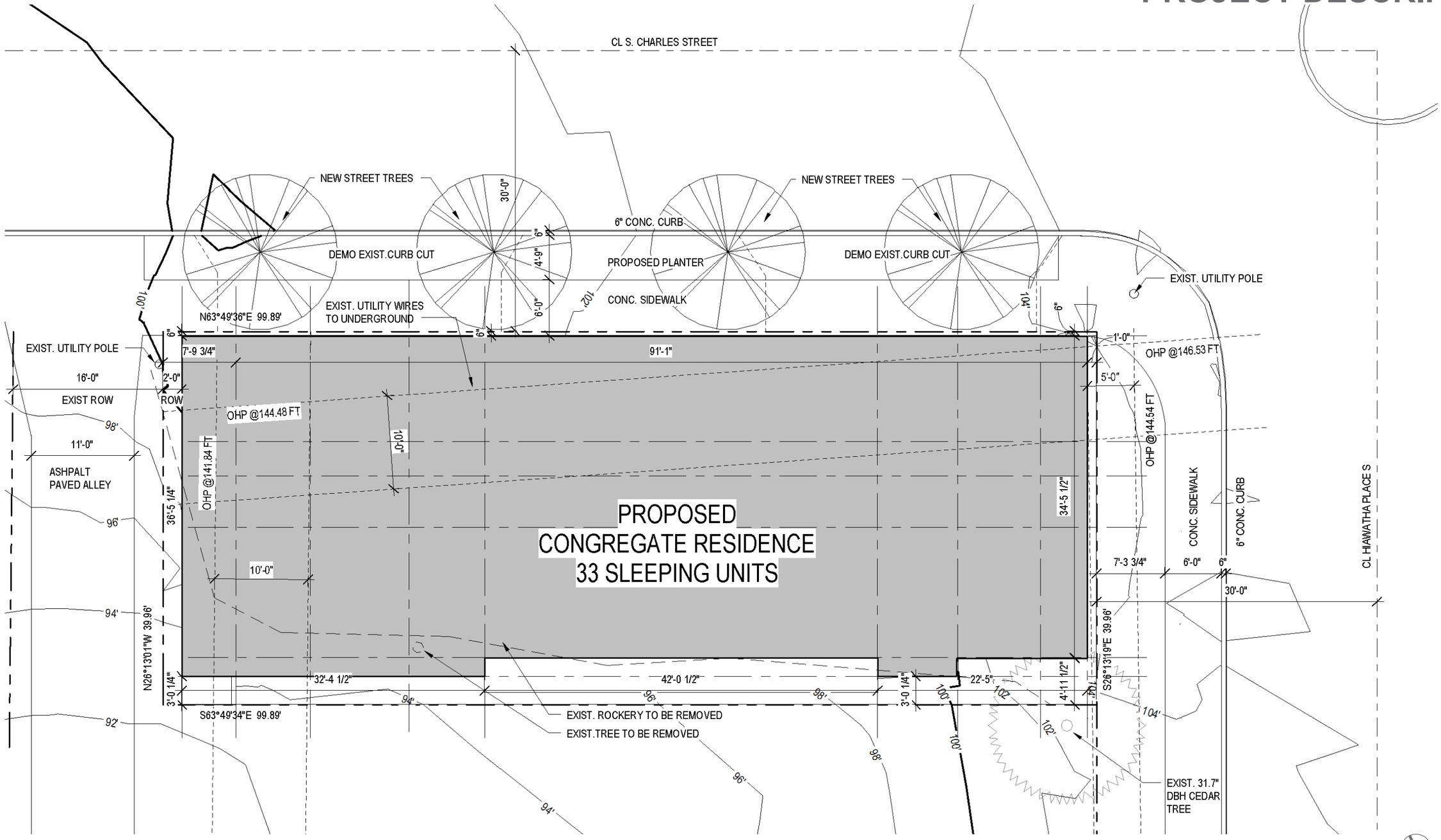

CL S. CHARLES STREET
NEW STREET TREES
NEW STREET TREES
30'-0"
6" CONC. CURB
DEMO EXIST.CURB CUT
PROPOSED PLANTER
DEMO EXIST.CURB CUT
EXIST. UTILITY POLE
4'-9"
6'-0"
10'
CONC. SIDEWALK
10'
6"
EXIST. UTILITY WIRES
TO UNDERGROUND
N63°49'36"E 99.89'
6"
6"
1'-0"
EXIST. UTILITY POLE
7'-9 3/4"
91'-1"
OHP @146.53 FT
16'-0"
2'-0"
5'-0"
EXIST ROW
ROW
OHP @144.48 FT
OHP @144.54 FT
98'
11'-0"
ASHPALT
PAVED ALLEY
OHP @141.84 FT
10'-0"
CONC. SIDEWALK
6" CONC. CURB
36'-5 1/4"
34'-5 1/2"
PROPOSED
CONGREGATE RESIDENCE
33 SLEEPING UNITS
96'
10'-0"
7'-3 3/4"
6'-0"
6"
CL HIAWATHA PLACE S
94'
30'-0"
N26°13'01"W 39.96'
S26°13'19"E 39.96'
32'-4 1/2"
42'-0 1/2"
22'-5"
4'-11 1/2"
3'-0 1/4"
3'-0 1/4"
92'
S63°49'34"E 99.89'
EXIST. ROCKERY TO BE REMOVED
EXIST.TREE TO BE REMOVED
EXIST. 31.7"
DBH CEDAR
TREE
N

SITE PLAN

ZONING CODE ANALYSIS

PARCEL #:	7132300290
ZONING DESIGNATION:	NC3-40
OVERLAY:	23rd & Union-Jackson Residential Urban Village
LOT AREA:	4,000 SF

CODE SUMMARY

23.47A.008 STREET LEVEL DEVELOPMENT STANDARDS

-Blank facades at 2-8ft may not be wider than 20ft, max 40% total blank facades.
-60% transparency required at 2-8ft for nonresidential use.
-Non-residential uses shall extend an average depth of at least 30ft and a min. depth of 15ft from the street-level street-facing facade. The Director may modify the street-facing facade or depth requirements, or both, so that no more than 50% of the structure's footprint is required to be non-residential.
-Non-residential uses at street level shall have a floor-to-floor height of at least 13ft.
-Dwelling units at a street level street facing facade shall be +/- 4ft from sidewalk level or setback 10ft.

Proposed blank facade max: 13'-9"
Depth of non-residential use: 15 ft min, 27.1 ft avg.
Nonresidential floor ht: 15'-6"
Dwelling unit setback: 11'-4" from sidewalk

23.47A.012 STRUCTURE HEIGHT

40ft per zone designation. 4ft increase for 13ft ground level height for nonresidential use. 4ft extension for open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls. 15ft extension for mechanical equipment, stair and elevator penthouses.

Proposed ht: 44 ft with 4 ft clerestory

23.47A.013 FAR LIMITS

FAR limited to 3.0 for single use, 3.25 for mixed use. Exempt areas include area underground, area no more than 4ft above grade, and area for required bicycle parking in congregate residences.

Proposed FAR: 2.2

23.47A.014 SETBACK REQUIREMENTS

Setbacks in commerical zones pertain to sites adjacent to or across the alley from a residential zone.

Proposed setbacks: 2 ft at alley to meet min. ROW req.

23.47A.016 LANDSCAPING AND SCREENING

Green factor min. 0.3 for congregate residence.

23.47A.024 AMENITY AREA

Required in an amount equal to 5% of total gross floor area in residential use, excluding mechanical.

Gross area in residential use: 7,600 sf
Required amenity area: 380 sf
Provided amenity area: 475 sf

23.54.015 PARKING REQUIREMENTS

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

Bicycle parking is required at a rate of 3 space per 4 sleeping rooms. Required to be covered for congregate residences.

Required: 25 spaces
Provided: 25 spaces

23.54.040 SOLID WASTE + RECYCLABLE MATERIALS STORAGE + ACCESS

Director shall determine area for congregate residence.

Provided: 100 sf

23.42.049 CONGREGATE RESIDENCES

A. One common food prep area required.

Provided: one common food prep per floor

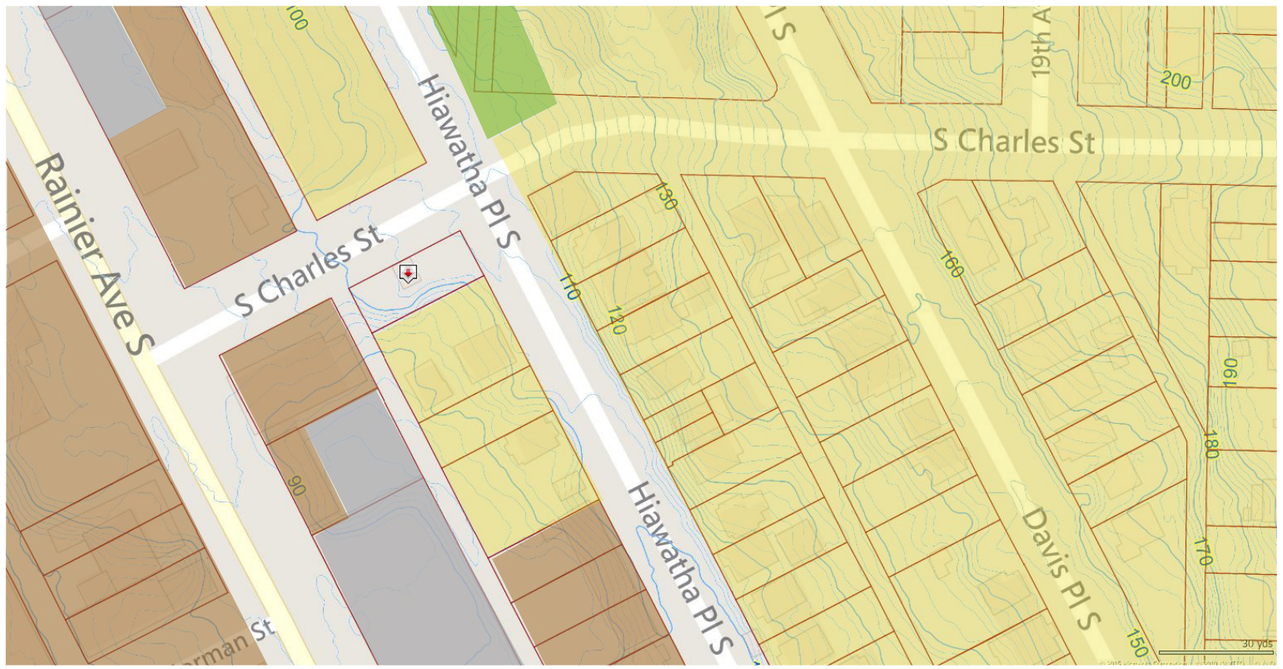
B. Complete food prep area in maximum 25% of units.

Provided: 0% of units

C. Communal area required:15% of total floor area of sleeping rooms. Communal area excludes bike parking, hallways, and maintenance.

Area of sleeping rooms: 5,000 sf
Required communal area: 750 sf
Provided communal area: 990 sf

ZONING + VICINITY MAP



VICINITY USE MAP

LEGEND:

- RESIDENTIAL/MIXED USE
- COMMERCIAL
- INSTITUTIONAL
- OPEN SPACE
- PARKING

ZONING

LEGEND:

- URBAN VILLAGE BOUNDARY
- LR1
- LR2
- NC3-40
- SF5000
- IC-65

SITE OVERVIEW: AXONOMETRIC

AXONOMETRIC LOOKING NW

AXONOMETRIC LOOKING SE

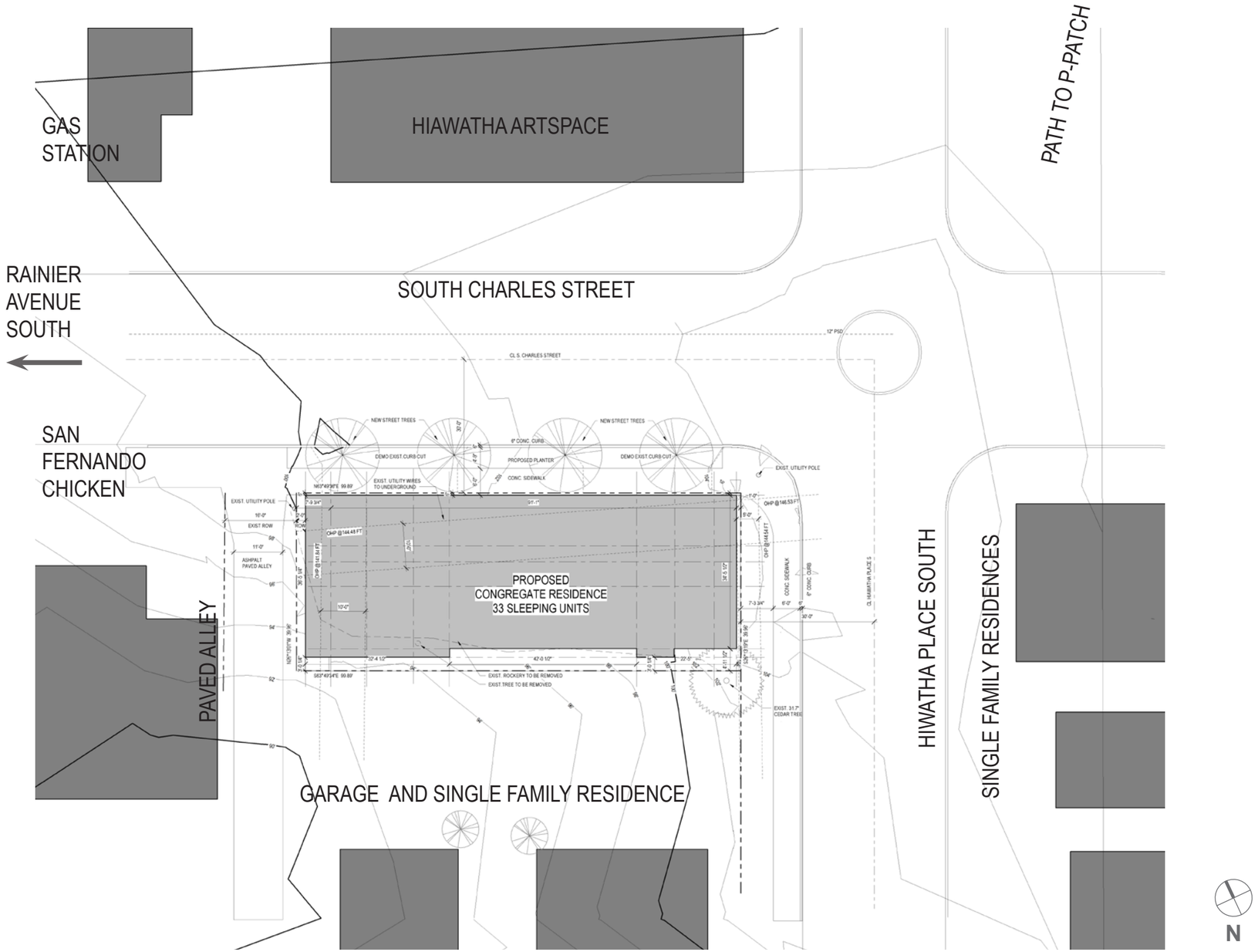
PROPOSED DEVELOPMENT SITE

LOOKING SOUTH ACROSS CHARLES STREET

PROPOSED DEVELOPMENT SITE

LOOKING NORTHWEST ACROSS HIAWATHA PLACE S.

SITE OVERVIEW: OPPORTUNITIES + CONSTRAINTS



OPPORTUNITIES

-Activate an urban site that is currently vacant.

-Connect to adjacent arts organizations including Hiawatha Artspace, Pratt Institute and Langston Hughes Performing Arts.

-Consider visibility of facade from Hiawatha Place, Charles Street, and from Rainier Avenue South

CONSTRAINTS

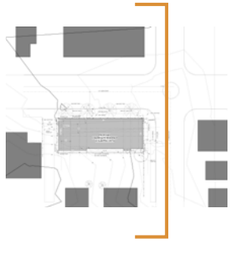
-The existing alley is narrower than ROW standards, so a 2 ft dedication is required.

-Overhead power lines are located along Hiawatha Place, Charles Street, and the alley, requiring setbacks at upper levels.

-There is an exceptional tree at the neighboring property to the southeast.

SITE OVERVIEW: ELEVATIONS

S. CHARLES STREET (FACING SOUTHEAST)



HIAWATHA PLACE S. (FACING SOUTHWEST)

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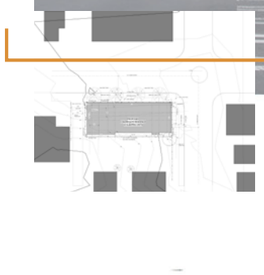
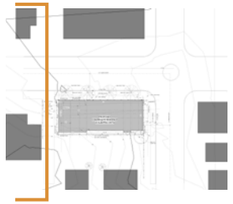
SITE OVERVIEW: ELEVATIONS



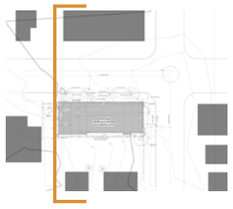
S. CHARLES ST (FACING NORTHWEST)

HIAWATHA PLACE S. (FACING NORTHEAST)

SITE OVERVIEW: ELEVATIONS



ALLEY (SOUTHWESTERN SIDE)



ALLEY (NORTHEASTERN SIDE)

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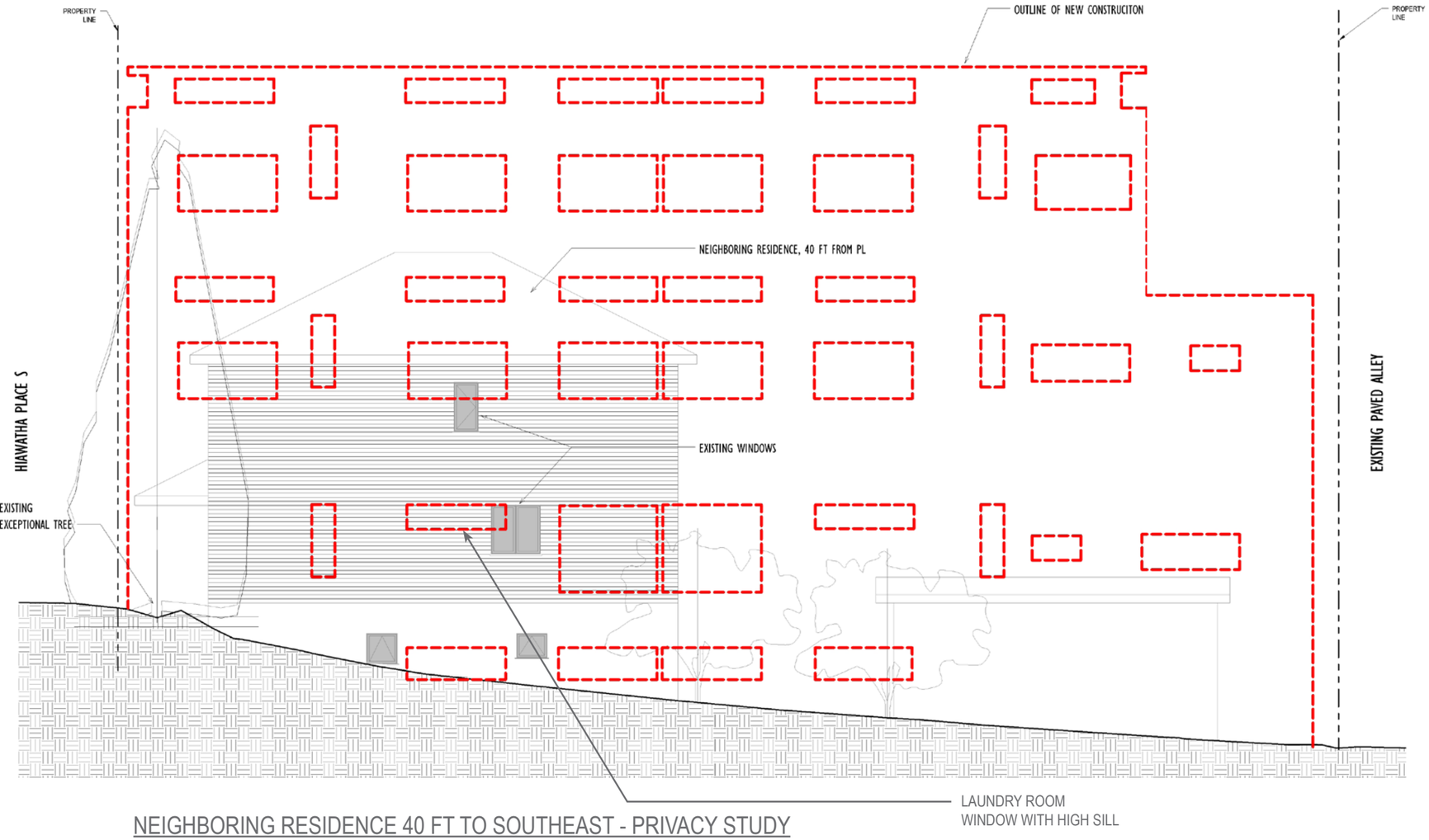
SITE OVERVIEW: ELEVATIONS

NEIGHBOR TO SOUTHEAST

EXISTING BUILDING TO SOUTHWEST ACROSS ALLEY

EXISTING BUILDING TO NORTHEAST



NEIGHBORING RESIDENCE 40 FT TO SOUTHEAST - PRIVACY STUDY

KEY DESIGN GUIDELINES

2013 DESIGN GUIDELINE PRIORITIES

CONTEXT AND SITE

CS-1 Natural Systems and Site Features
Use natural systems and features of the site and its surroundings as a starting point for project design.

B. Sunlight and Natural Ventilation

B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS-2 Urban Pattern and Form
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

A. Location in the City and Neighborhood

A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incoproate design detail, articulation and quality materials.

B. Adjacent Sites, Streets and Open Spaces

B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape -- its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street) --in siting and designing the building.

D. Height, Bulk and Scale

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

CS-3 Architectural Context and Character
Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes

A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

B. Local History and Culture

B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

PUBLIC LIFE

PL-1 Connectivity
Complement and contribute to the network of open spaces around the site and the connections among them.

C. Outdoor Uses and Activities

C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

PL-2 Walkability
Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

B. Safety and Security

B-3. Street Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.

PL-3 Street-Level Interaction
Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. Entries

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

A-2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL-4 Active Transportation
Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

B. Planning Ahead for Bicyclists

B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

C. Planning Ahead for Transit

C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking, and/or suggest logical locations for building entries, retail uses, open space, or landscaping. Take advantage of the presence of transit patrons to support retail uses in the building.

DESIGN CONCEPT

DC-1 Project Uses and Activities
Optimize the arrangement of uses and activities on site.

A. Arrangement of Interior Uses

A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces by considering the following:

a. a location at the crossroads of high pedestrian traffic;
b. proximity to nearby or project-related shops and services; and
c. amenities that complement the building design and offer safety and security when used outside normal business hours.

A-3. Visibility: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

DC-2 Architectural Concept
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

B. Architectural and Facade Composition

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

B-2. Blank walls: Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

C. Secondary Architectural Features

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

C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

DC-4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

A. Building Materials

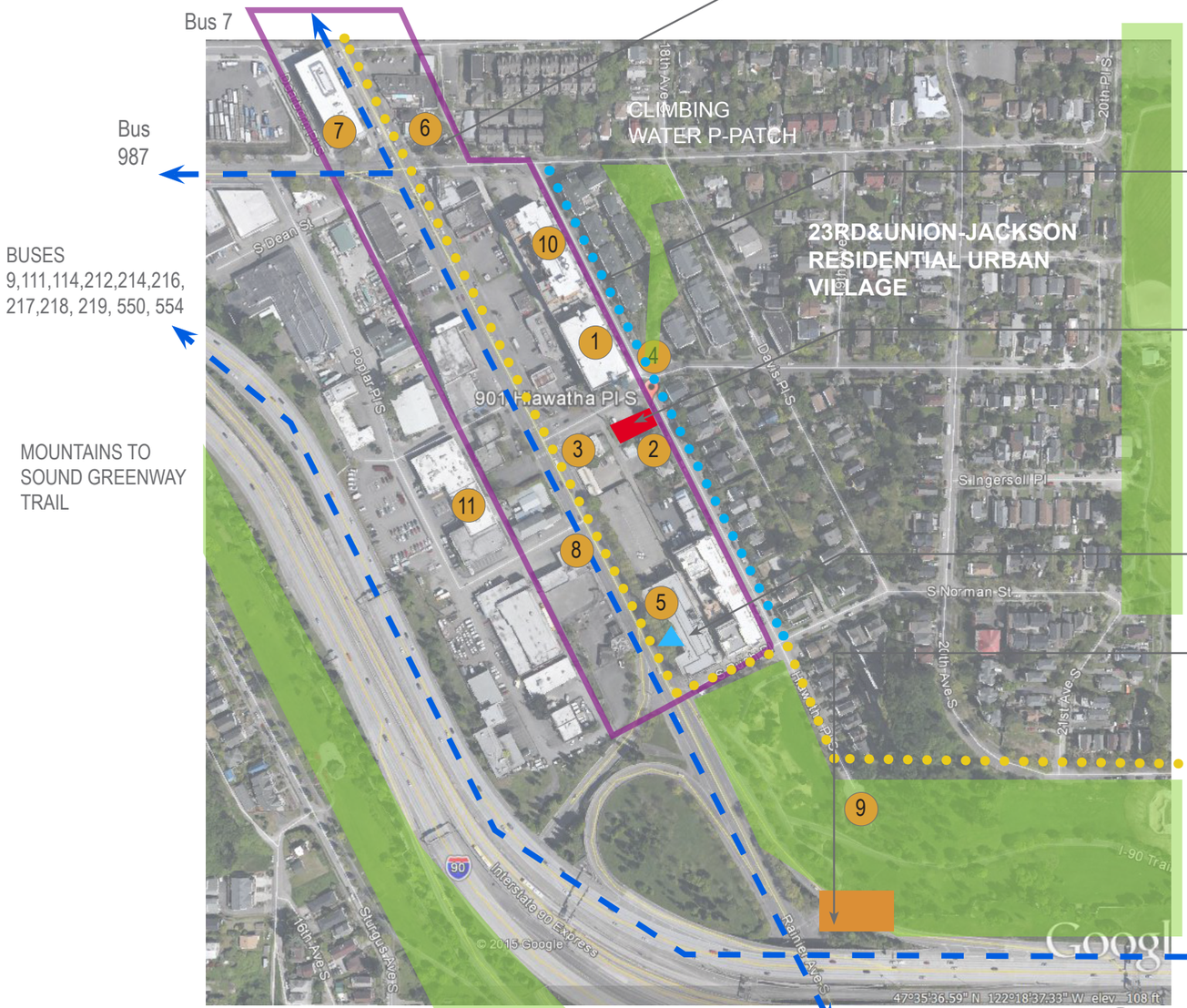
A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

URBAN ANALYSIS

ADJACENT USES

This site is located between an urban retail/industrial corridor and a primarily residential neighborhood that includes a mix of single family homes and apartment buildings. The nearby retail and transit corridor of Rainier Avenue South is evolving as the city grows, but this change will be accelerated by the addition of light rail station at the I-90 trailhead. Adjacent large scale developments include the Artspace Hiawatha Lofts, Goodwill, Pratt Institute, and the Seattle Bouldering Project.



CONTEXT MAP

LEGEND:

- BUS ROUTES
- URBAN VILLAGE BOUNDARY
- PARK
- LANDMARK
- WALKABLE RETAIL
- NEIGHBORHOOD GREENWAY

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CONTEXT PHOTOS

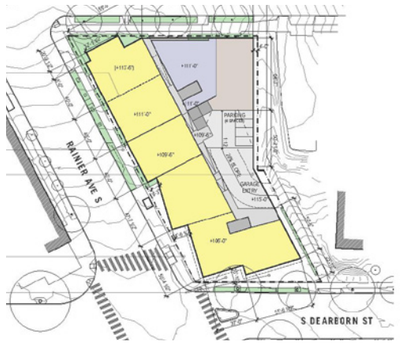
1 ARTSPACE HIAWATHA LOFTS

2 SINGLE FAMILY RESIDENCE

3 ADJACENT COMMERCIAL

4 APARTMENTS + P-PATCH PATH

5 DARIGOLD (LANDMARK)



6 DESIGN REVIEW #3019544

7 GOODWILL HEADQUARTERS

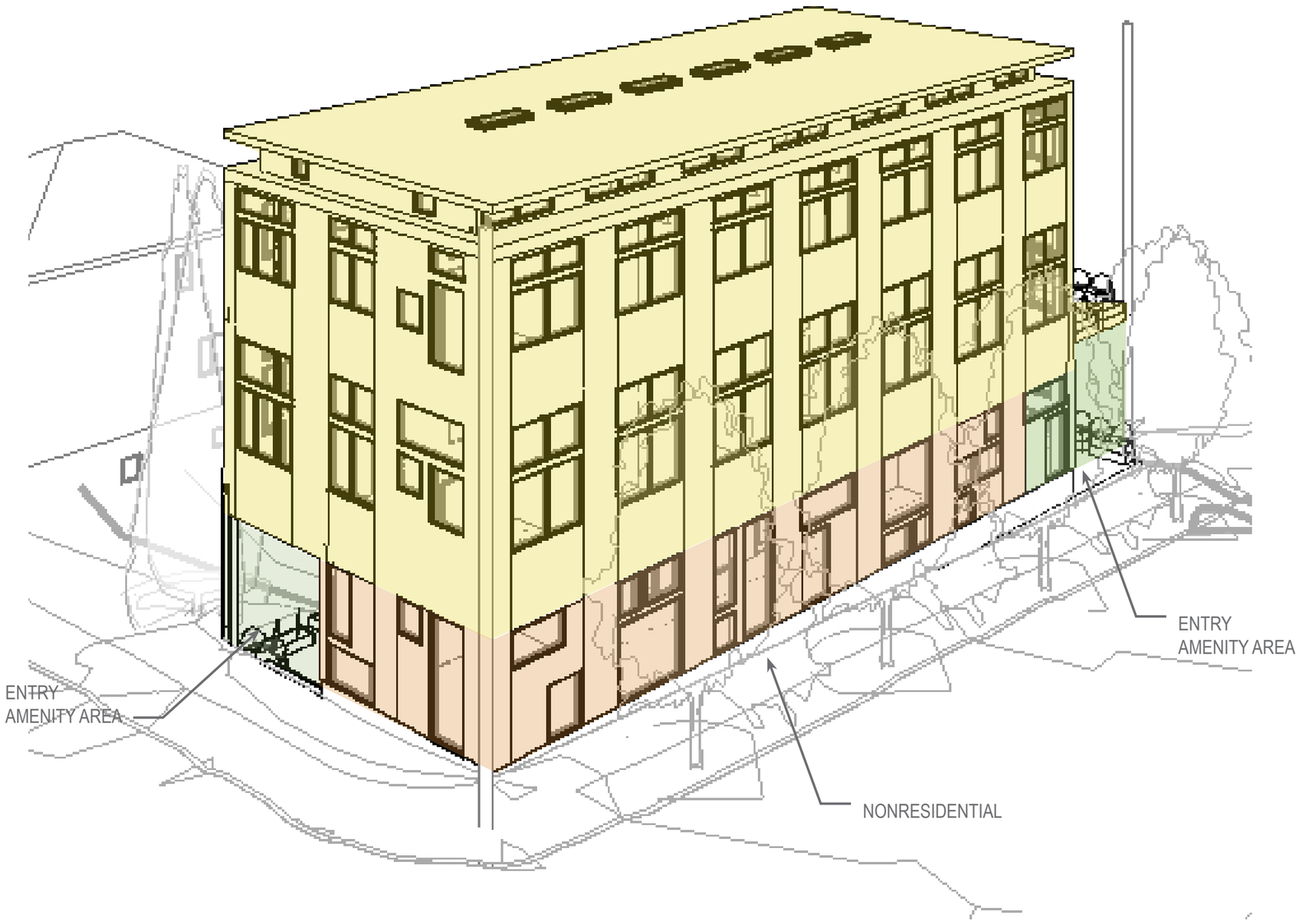
8 RAINIER AVE LOOKING SOUTH

9 I-90 TRAIL (FUTURE LIGHT RAIL)

10 PONDEROSA APARTMENTS

11 SEATTLE BOULDERING PROJECT

DESIGN PROPOSAL



LEGEND:

- RESIDENTIAL
- NONRESIDENTIAL
- COMMON AREA/AMENITY

MASSING STUDY

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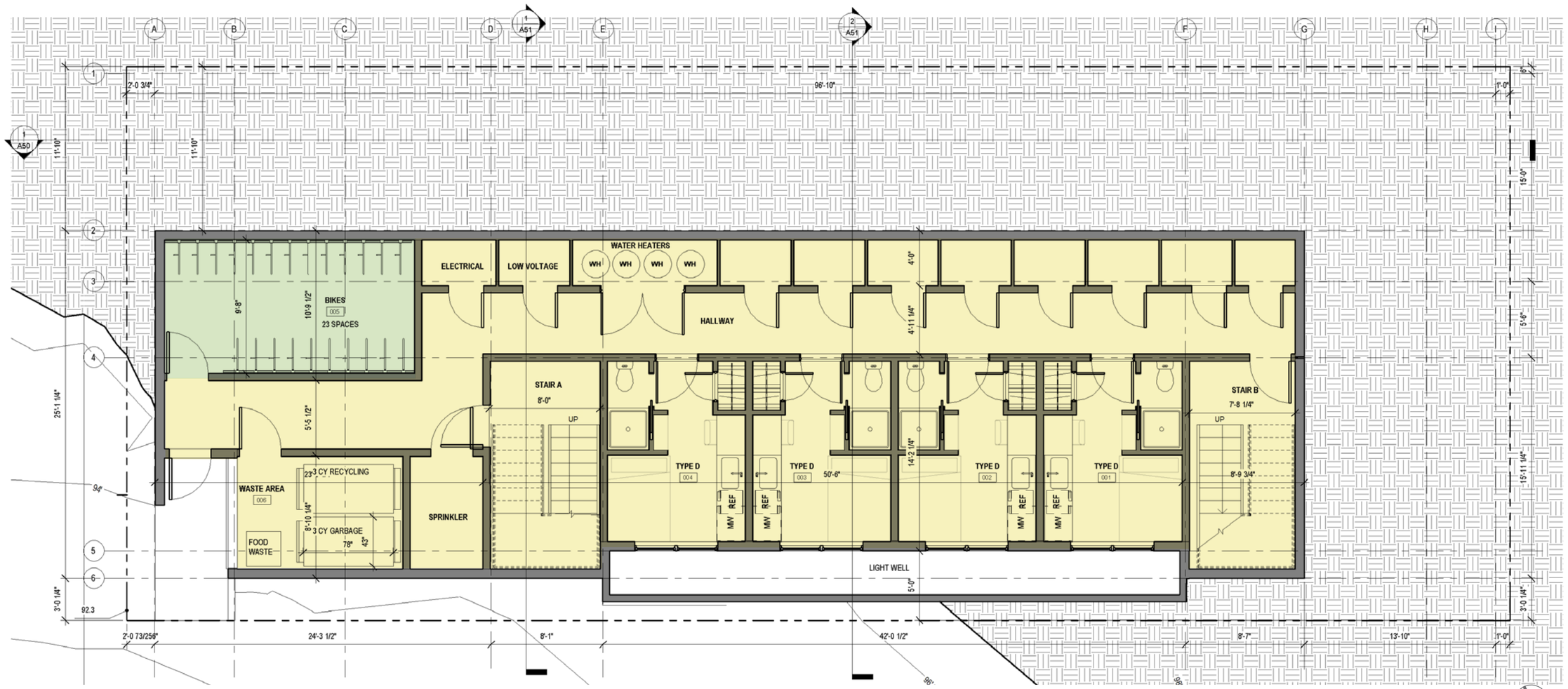
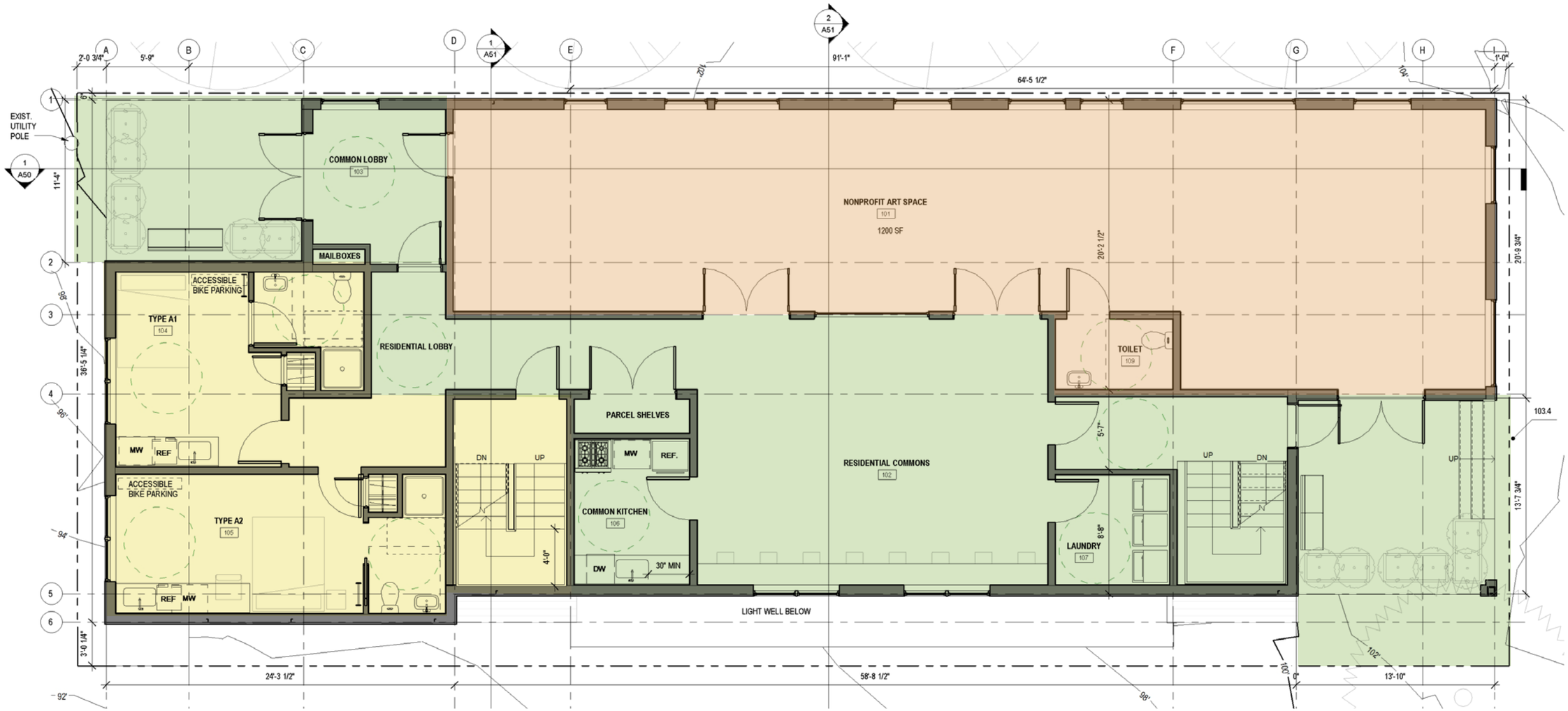


BASEMENT FLOOR PLAN

DESIGN PROPOSAL



FIRST FLOOR PLAN

LEGEND:

- RESIDENTIAL
- NONRESIDENTIAL
- COMMON AREA/AMENITY

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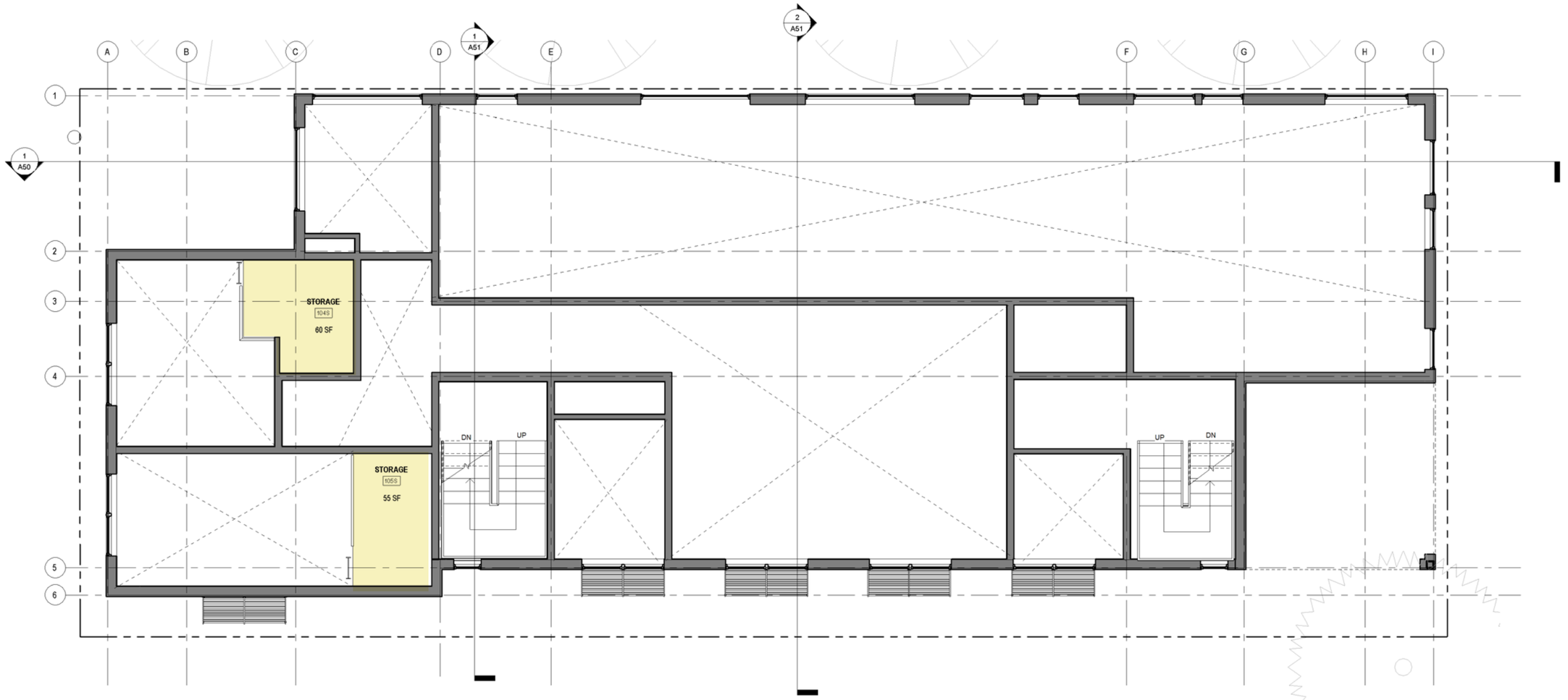

BASEMENT FLOOR PLAN

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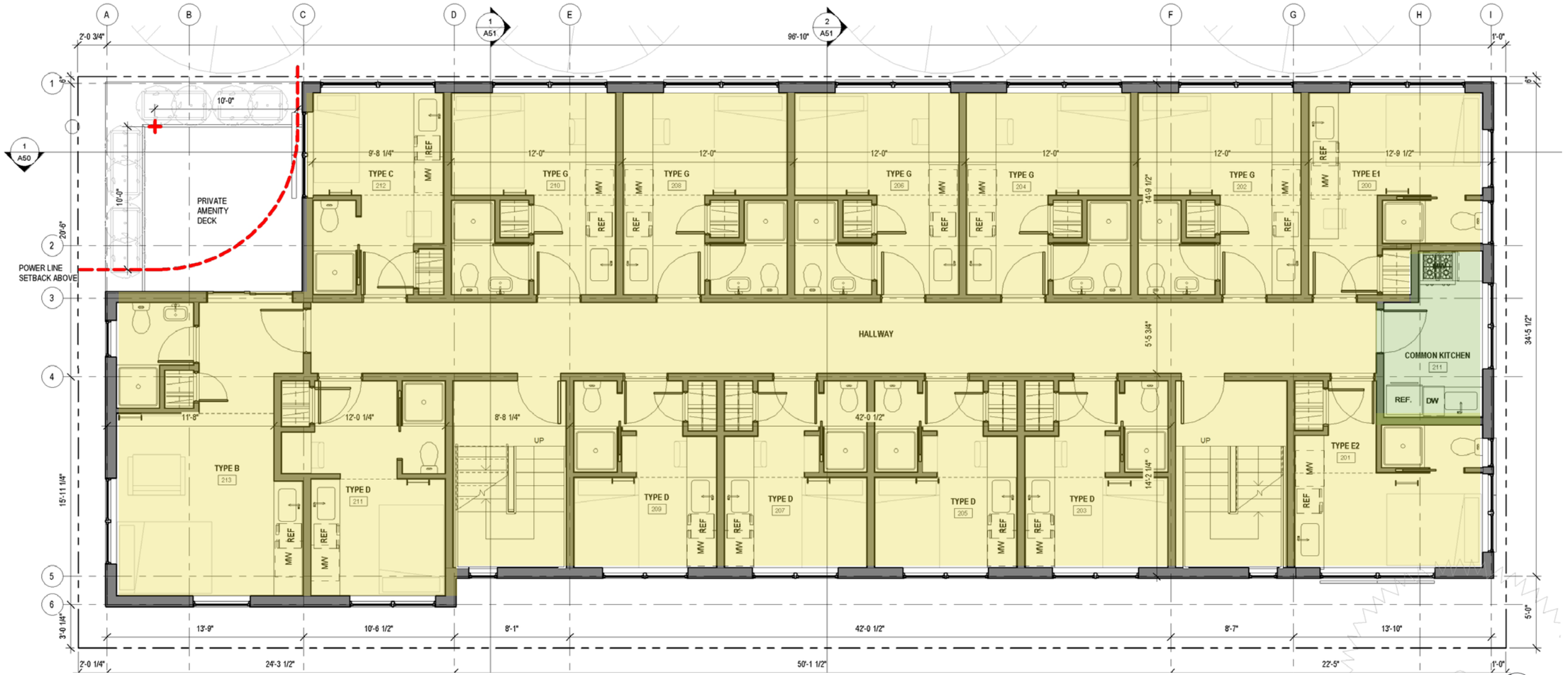
DESIGN PROPOSAL



SECOND FLOOR PLAN

LEGEND:

- RESIDENTIAL
- NONRESIDENTIAL
- COMMON AREA/AMENITY

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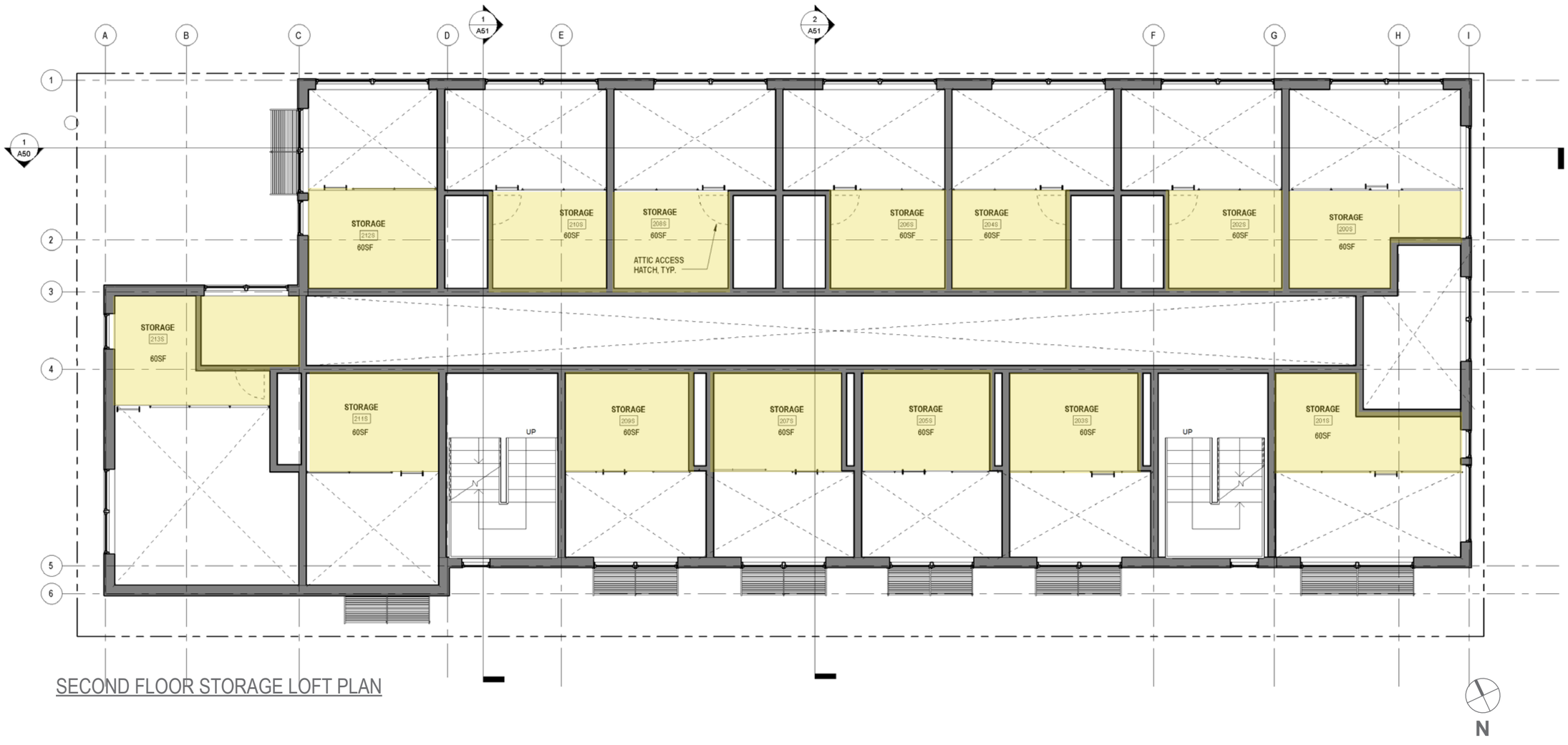
ARCHITECTURE FOR THE NORTHWEST



SECOND FLOOR STORAGE LOFT PLAN

DESIGN PROPOSAL

THIRD FLOOR PLAN

LEGEND:

NONRESIDENTIAL

COMMON AREA/AMENITY

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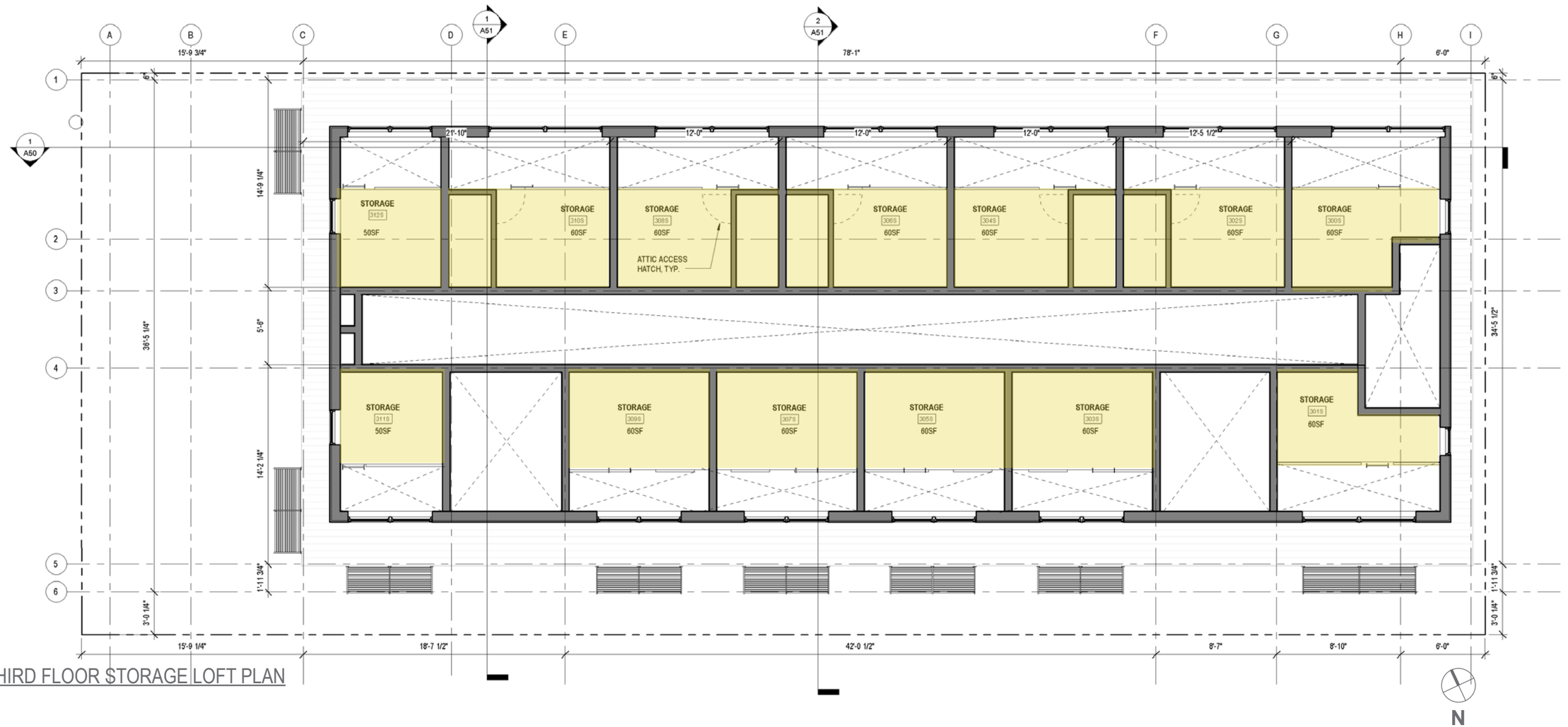

THIRD FLOOR STORAGE LOFT PLAN

DESIGN PROPOSAL

LONG SECTION

LEGEND:

RESIDENTIAL

NONRESIDENTIAL

COMMON AREA/AMENITY

SECTION WEST TO EAST

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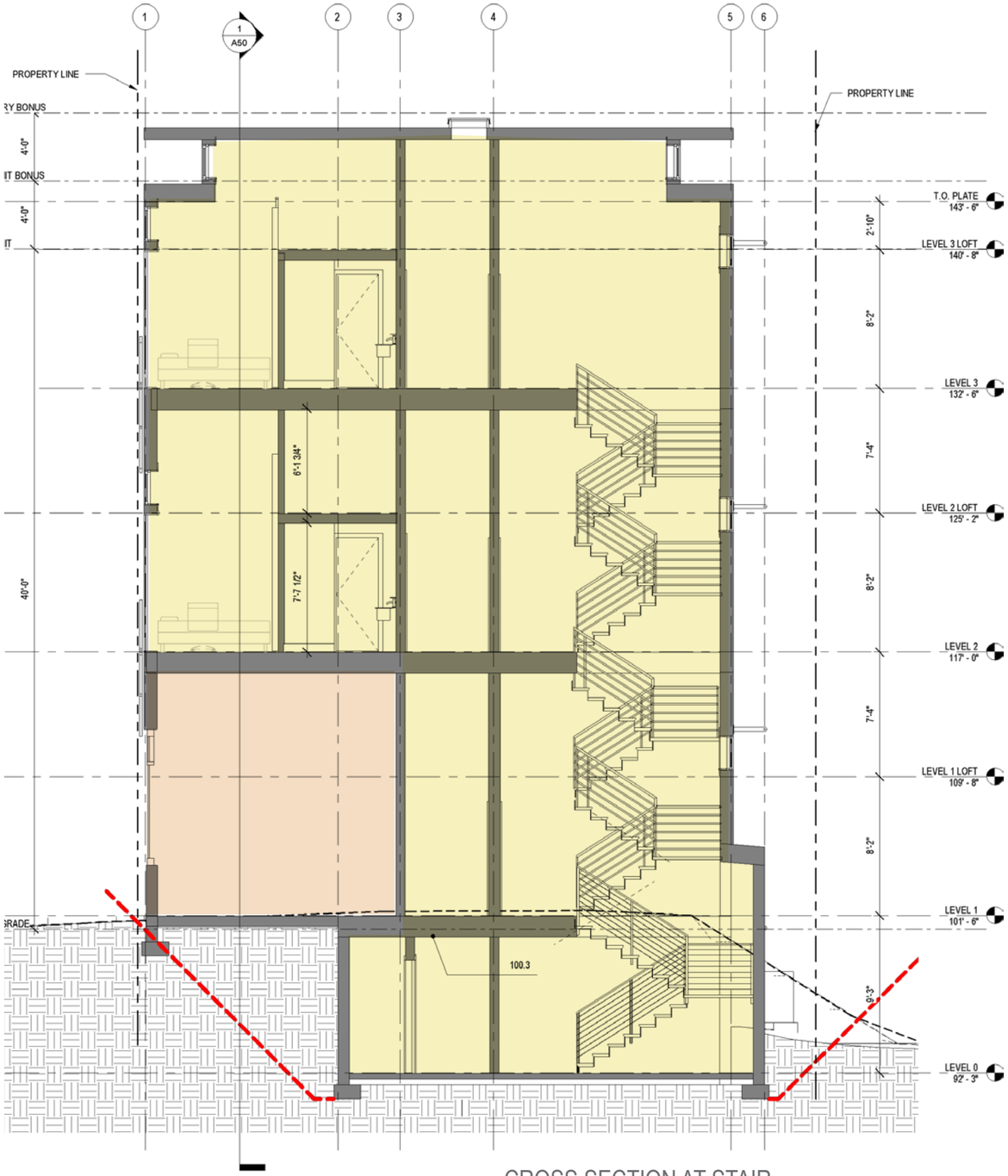

CROSS SECTION AT STAIR

CROSS SECTION

DESIGN PROPOSAL

WEATHERED IPE SIDING

CEMENT PANEL SIDING

PAINTED CEMENT PANEL ACCENTS AT ENTRY ALCOVES

ELEVATION AT CHARLES (NORTHWEST)

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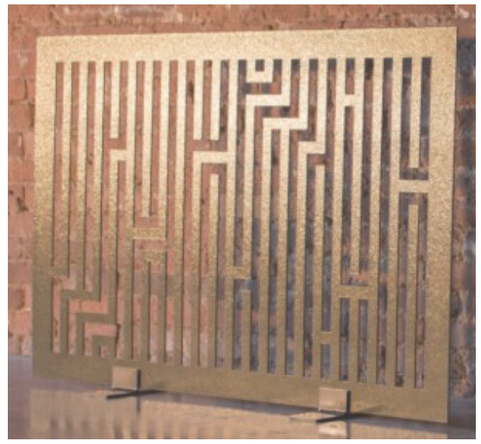
CLERESTORY WITH SOFFIT UPLIGHTING

PREFABRICATED METAL PANELS



ELEVATION AT HIAWATHA (NORTHEAST)

DESIGN PROPOSAL

ELEVATION AT NEIGHBOR (SOUTHEAST)

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

ELEVATION AT ALLEY (SOUTHWEST)

ACCENT COLOR AND MATERIAL AT PROTRUDING MASSES

ACCENT COLOR AND MATERIAL AT ENTRY ALCOVES

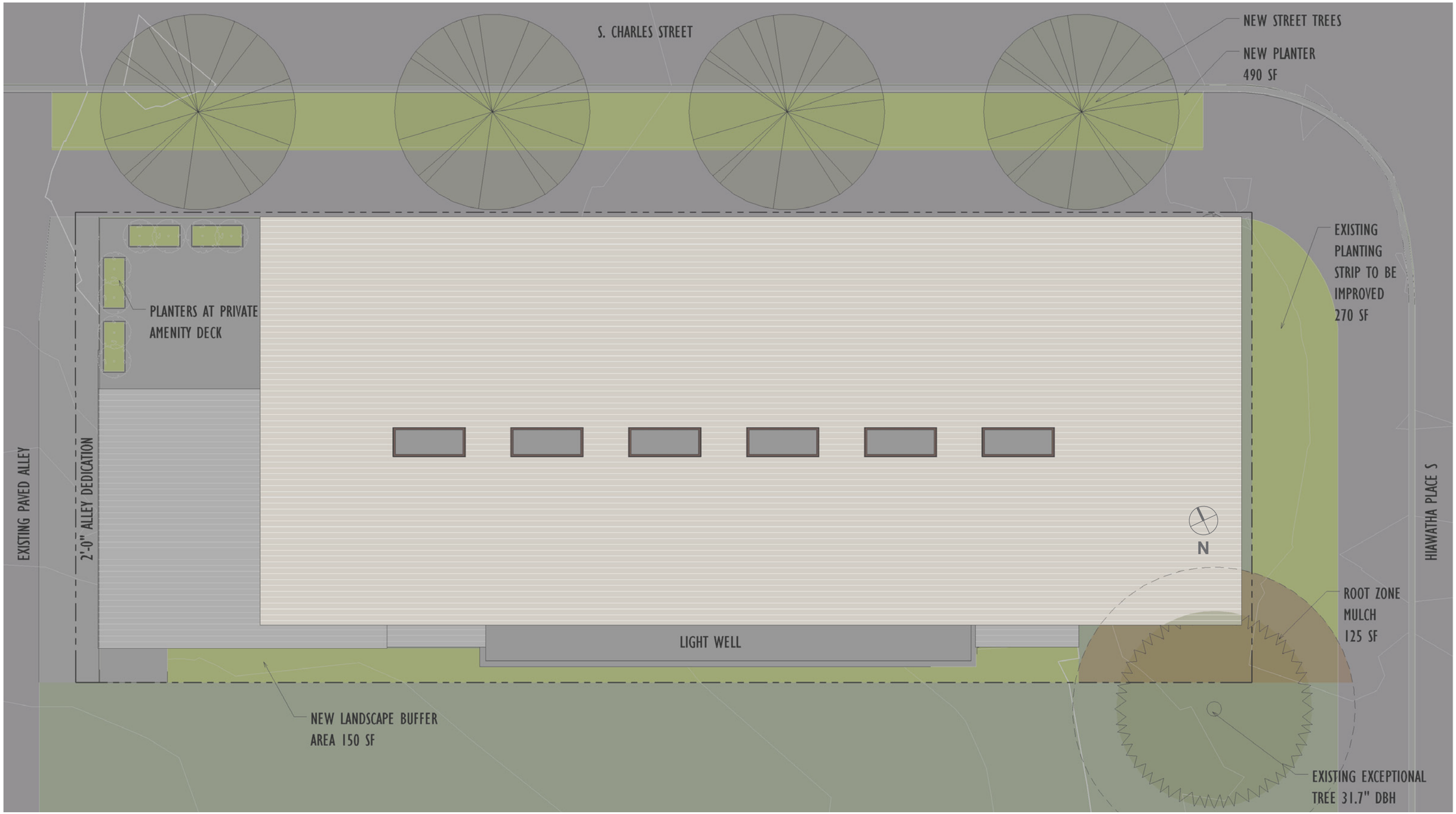
PERSPECTIVES

PERSPECTIVE FROM RAINIER AVENUE LOOKING EAST

PERSPECTIVE FROM HIAWATHA PLACE LOOKING SOUTH

PERSPECTIVE FROM HIAWATHA PLACE LOOKING WEST

LANDSCAPE PLAN



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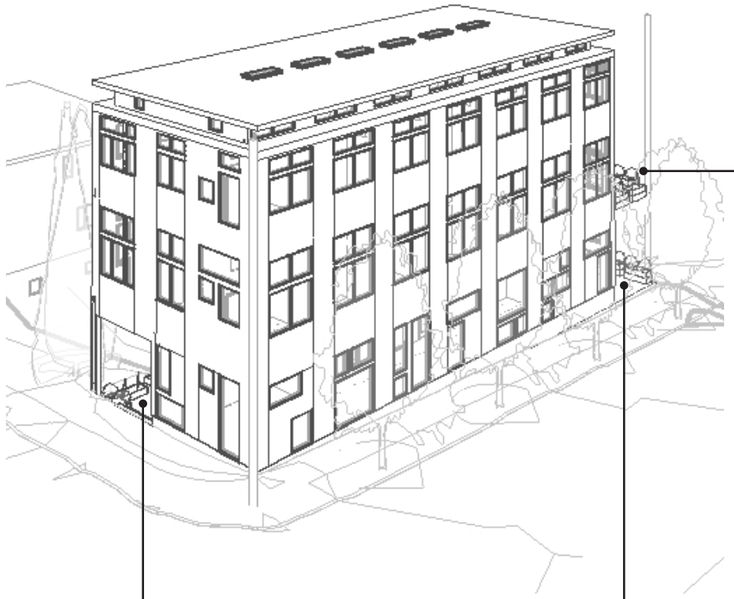
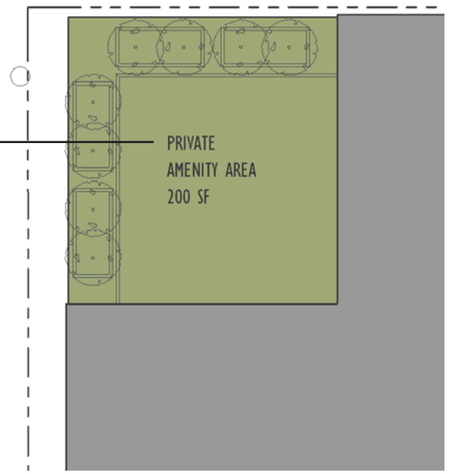
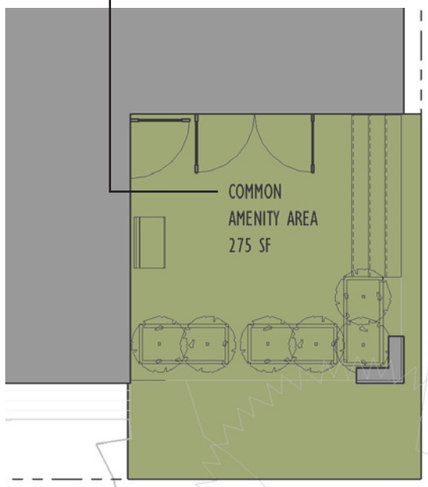
AMENITY AREAS

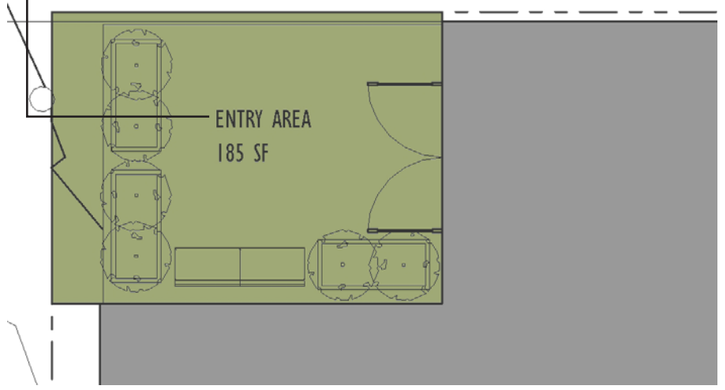




The two common building entries, shared by the residential and non-residential tenants are designed as semi private recessed amenity areas. These covered areas are available for year round use, a critical feature of amenity space in Seattle. Seating and landscape planters frame the edges of the alcove. Accent colors at the entry doors and soffit lighting will make the space inviting and attractive to tenants, while providing visual interest from the street. A private amenity area with southwest solar access, resulting from the required powerline setbacks, helps frame the building entry and activate the facade most visible from Rainier Avenue.

Gross area in residential use: 7,600 sf
Required amenity area: 380 sf
Provided amenity area: 475 sf





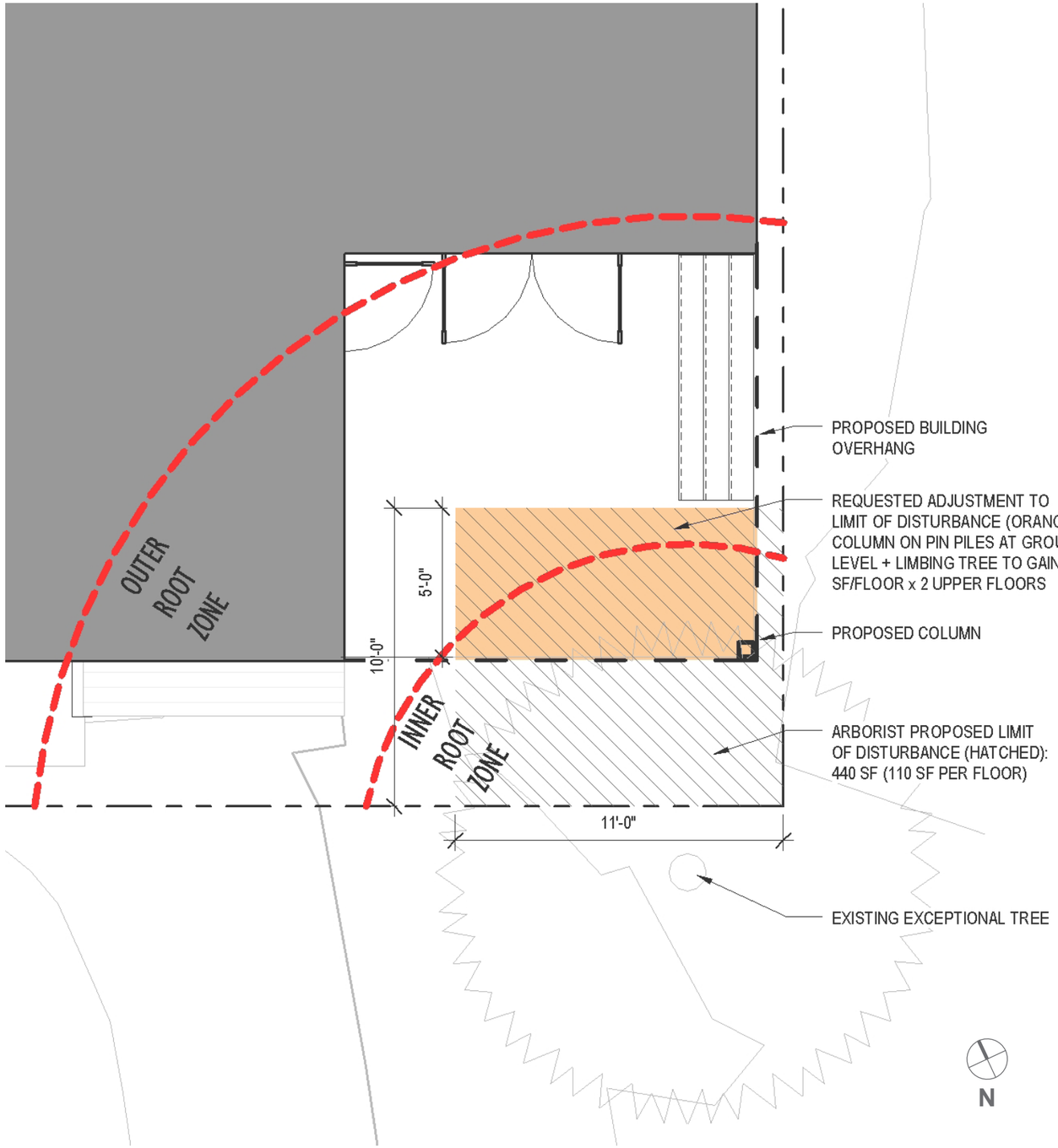
EXCEPTIONAL TREE ADJUSTMENT REQUEST

There is a 31.7" diameter Western Red Cedar tree on the adjacent property that has been identified by an arborist as an Exceptional Tree. The initial limits of disturbance proposed by the arborist prevent full utilization of the site, even if all possible SDR adjustments were granted. We are requesting relief from the initial arborist proposed limit of disturbance per 25.11.080.A.2. We are including measures in our design proposal to maintain the health of the tree, which have been approved by the project arborist.:

Area lost to limits of disturbance:
110 SF/FLOOR X 4 = 440 SF

Potential recovered area with SDR adjustments: 38 SF
NO REQUIRED SETBACKS = 0 SF
-10% AMENITY x 380 SF REQUIRED = 38 SF
25% LANDSCAPING REDUCTION = 0 SF
NO MAX STRUCTURE WIDTH/FACADE LENGTH = 0 SF

Requested added area through adjustment to limits of disturbance:
NO AREA AT BASEMENT
COUMN ON PIN PILES AT GROUND LEVEL
52 SF/FLOOR AT LEVELS 2/3 = 104 SF



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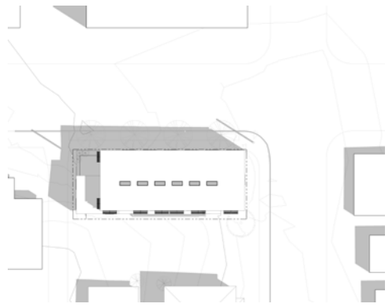
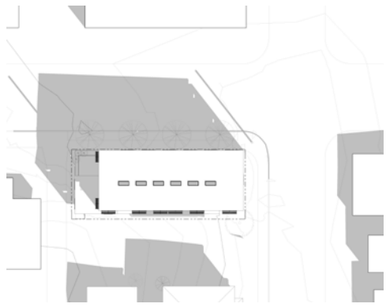
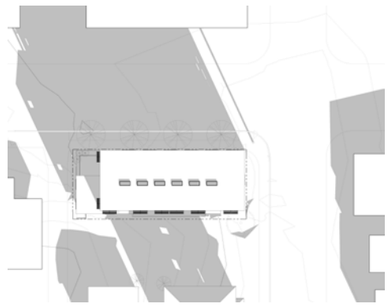
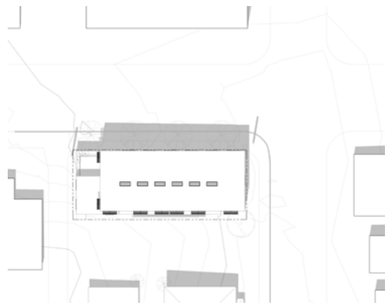
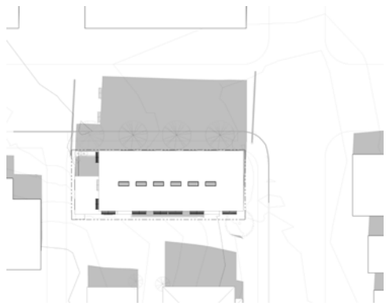
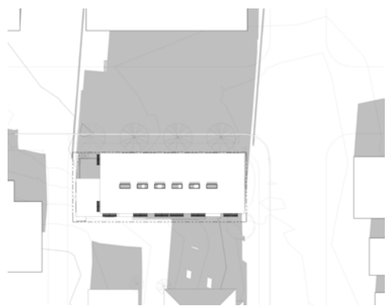
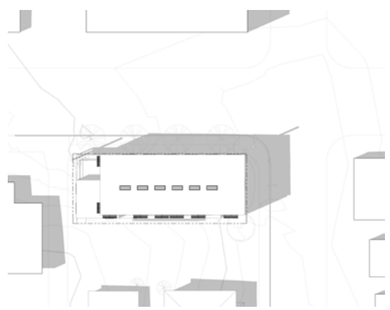
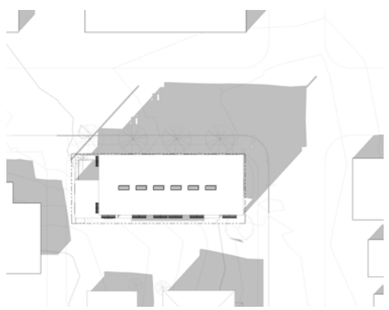
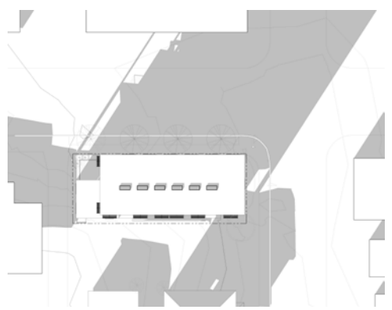
SHADOW STUDIES

	JUNE 21	MAR/SEPT 21	DEC 21
10 AM			
12 PM			
2 PM			

CONCEPT IMAGES

INSPIRATION + DESIGN CONTEXT

URBAN LOFTS WITH SUBTLE CORNER PRESENCE (AGNES LOFTS)

BACKGROUND BUILDING WITH ACCENTS (GOODWILL SEATTLE)

LOFTS WITH LOTS OF NATURAL LIGHT (ARTSPACE)

NEIMAN TABER ARCHITECTS - RELATED WORK

MULTIFAMILY CONGREGATE HOUSING WITH EXPRESSIVE BUILDING TOP (1215 E. MARION)

SUBTLE DISTINCTION FROM RESIDENTIAL AND NONRESIDENTIAL BASE (2305 E MADISON)

SHELTERED AND DISTINCT ENTRIES (2305 E MADISON STREET)

ACTIVATED AND MODULATED FACADES (207 18TH AVENUE)