



EARLY DESIGN GUIDANCE

#3021477

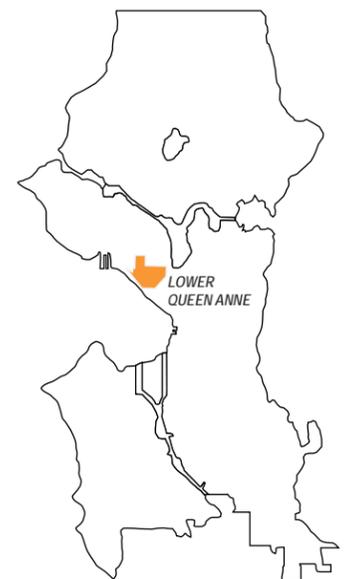
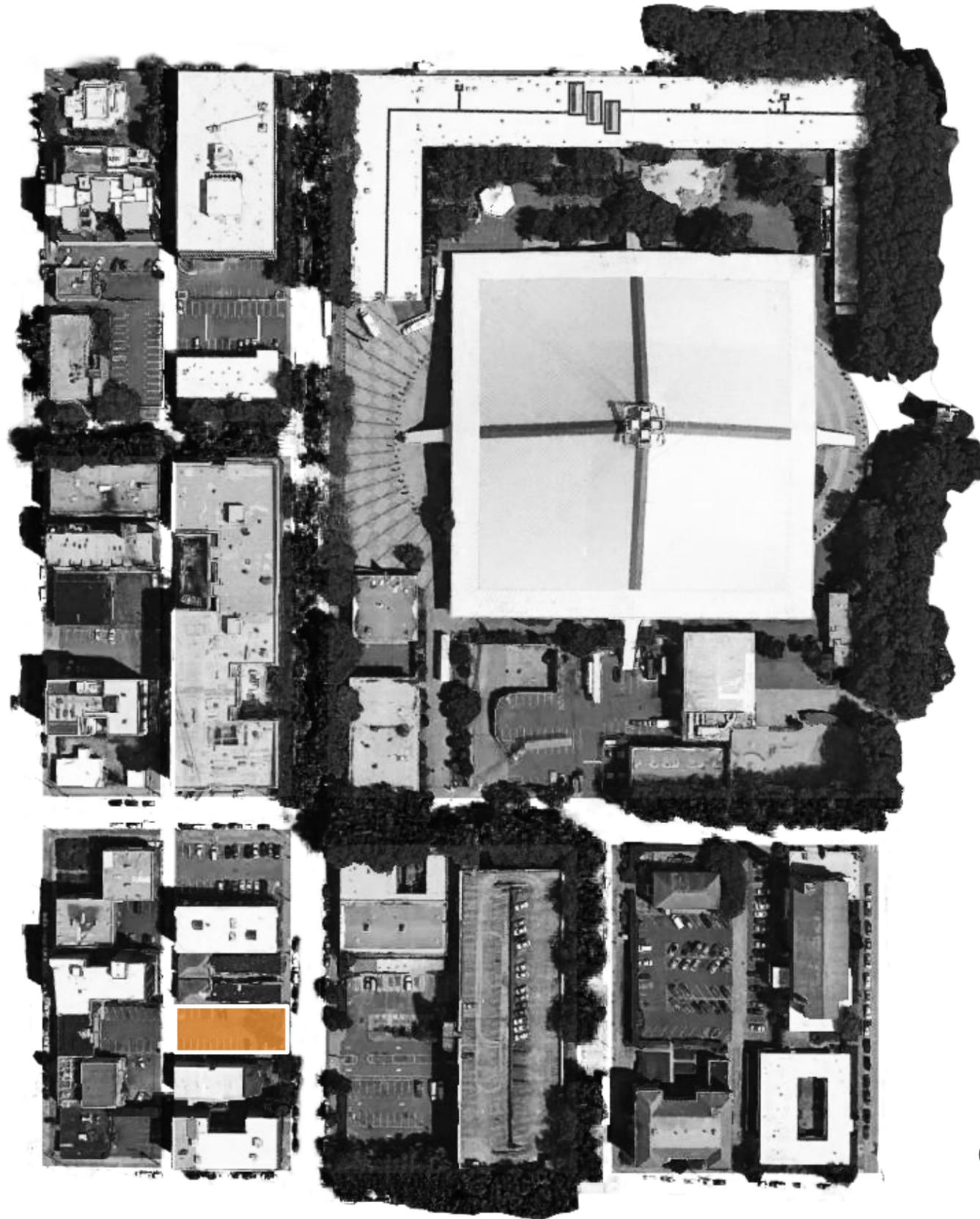
215 1ST AVE N

EDG MEETING: NOVEMBER 16, 2016

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PROJECT GOALS

1. Maximize the site's development potential by creating an affordable infill project in a central neighborhood with access to plentiful services and excellent transportation.
2. Provide a contemporary building that establishes an urban development precedent for its evolving context.
3. Create high-quality, pedestrian oriented mixed use development with excellent daylighting and views.

PROPOSAL

The proposed development is a 5 story, mid-rise mixed use structure containing 71 residential units and 2 live-work units. No parking is to be provided. Existing commercial structure on site to be removed.

PROJECT INFORMATION

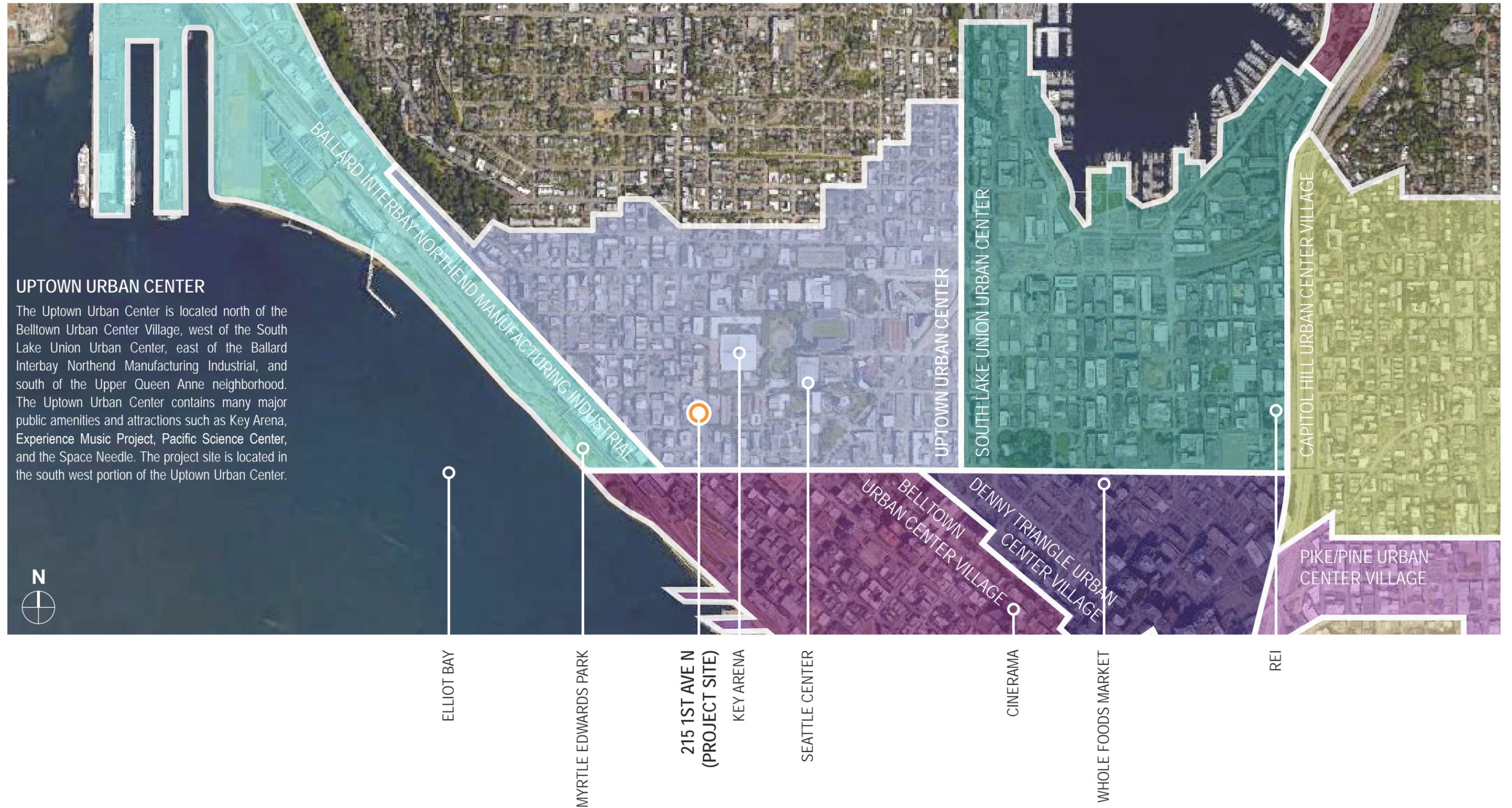
SITE ADDRESS	215 1st Ave N
PARCEL NUMBER	1989201265
SDCI #	3021477
APPLICANT	Neiman Taber Architects 1421 34th Avenue, Suite 100 Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman dn@neimantaber.com
ZONING	NC3-65
LOT SIZE	7,187 SF
ALLOWABLE FAR	4.75 (GFA: 34,138 SF)
PROPOSED UNITS	71
PROPOSED LIVE-WORK	2
PROPOSED PARKING	0
FREQUENT TRANSIT	Yes

PROJECT TEAM

OWNER	Project S9 LLC
ARCHITECT	Neiman Taber Architects 1421 34th Ave, Suite 100 Seattle, WA 98122 (206) 760-5550
GEOTECHNICAL	PanGeo
SURVEYOR	Site Surveying Inc
LANDSCAPE	The Philbin Group
STRUCTURAL	Fossatti Pawlak

URBAN DESIGN ANALYSIS

AERIAL VIEW: UPTOWN + THE CITY

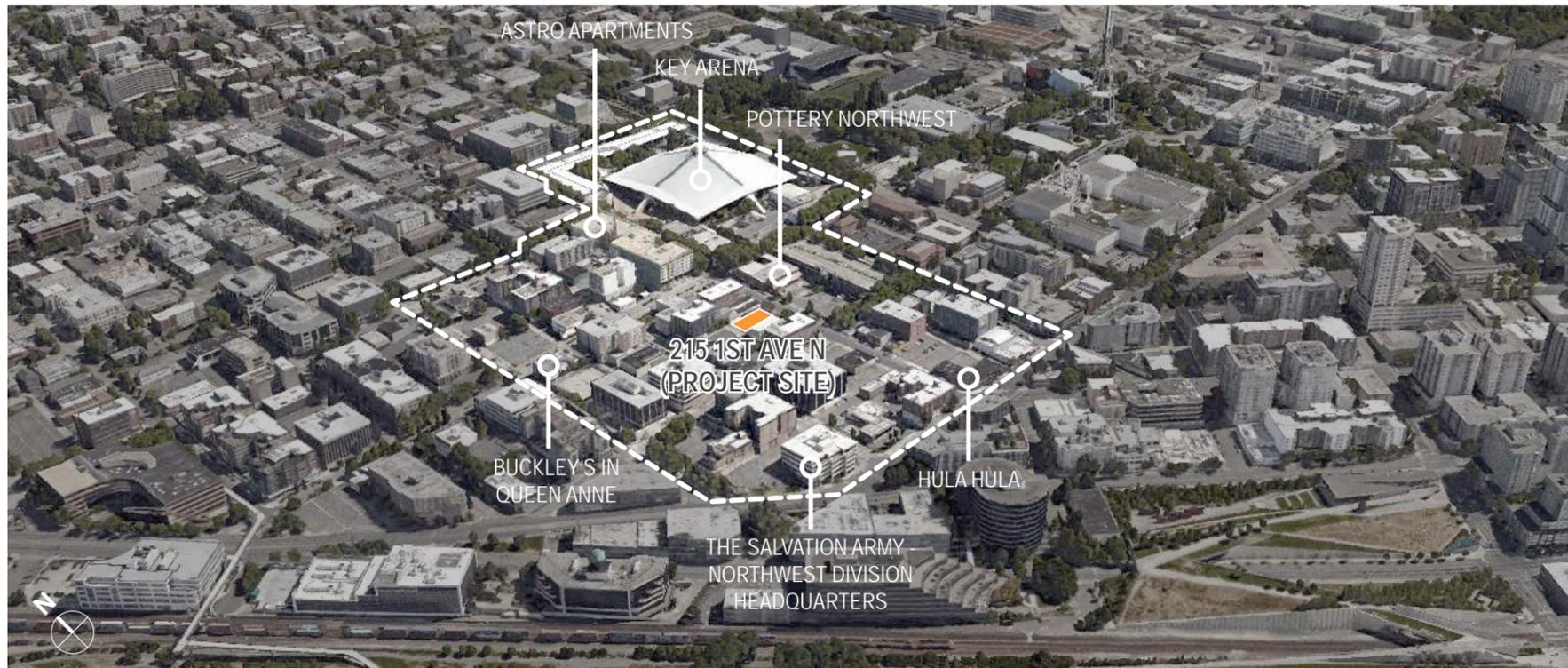


URBAN DESIGN ANALYSIS

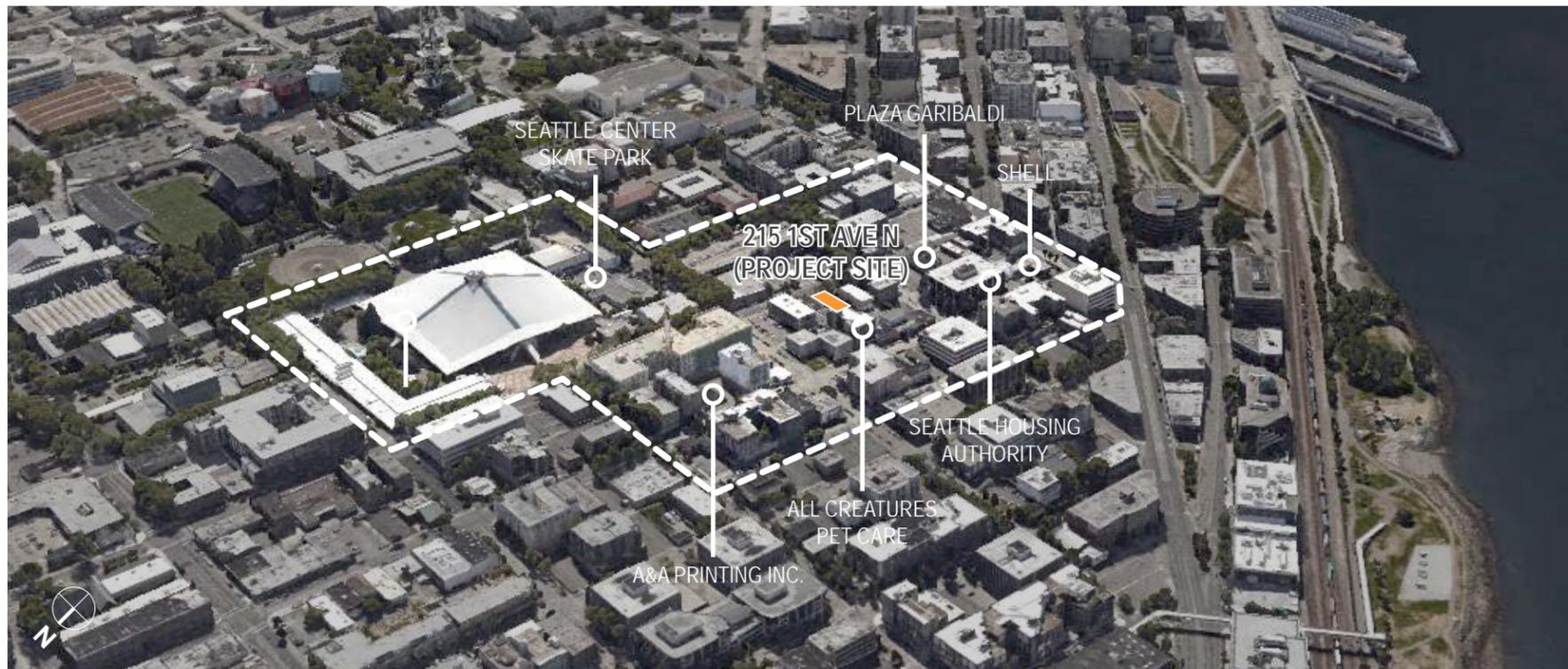
AERIAL VIEW: IMMEDIATE CONTEXT

IMMEDIATE CONTEXT

215 1st Ave N is located in the Uptown Urban Character Area which is made up of a rich variety of uses. Immediately adjacent to the property are multi-family apartments. Across from the site is Pottery Northwest and a large parking area. Office buildings, small drinking establishments, and restaurants pepper the surrounding area. Key Arena and Seattle Center are adjacent to the area, providing many public amenities.



AERIAL LOOKING NORTHEAST



AERIAL LOOKING SOUTHEAST

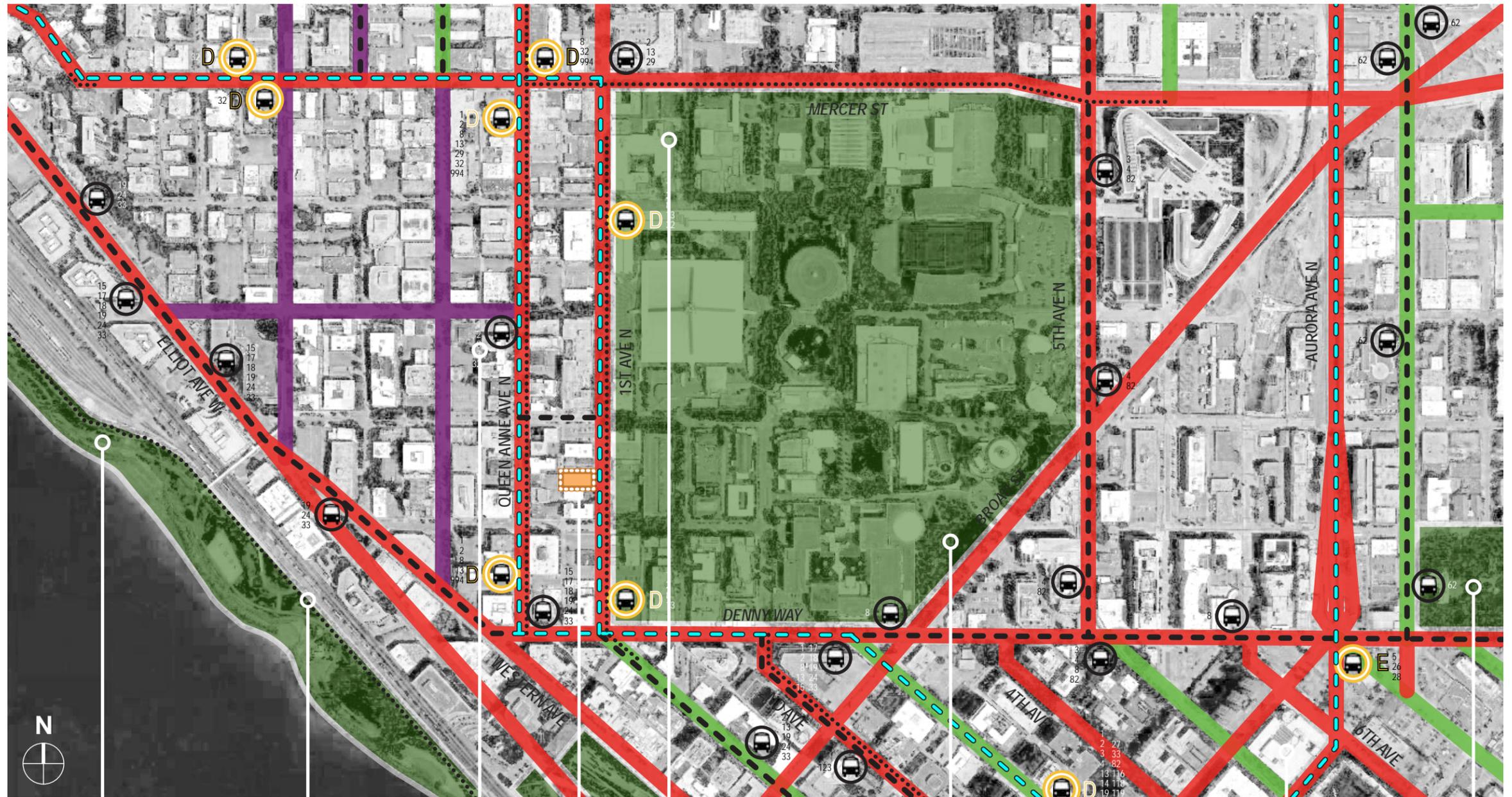
URBAN DESIGN ANALYSIS

NEIGHBORHOOD CONTEXT

NEIGHBORHOOD CIRCULATION

This site is located on 1st Avenue N which forms a couplet with Queen Anne Ave to serve as a primary north-south arterial connecting the Uptown Neighborhood to Upper Queen Anne and Downtown/Belltown. The site is between Mercer St and Denny Way, the primary east-west arterials connecting Uptown to South Lake Union and neighborhood to the northwest. The area has strong transit, pedestrian, and bike connections to the Downtown and South Lake Union employment centers and to the larger city.

Future transportation improvements will only strengthen these connections. The Highway 99 tunnel project will allow the re-connection of John, Thomas and Harrison St. between Uptown and South Lake Union. The planned Sound Transit 3 vote could bring a light rail stop in to Uptown on the proposed Downtown to Ballard line.



LEGEND

- MAJOR ARTERIAL
- MINOR ARTERIAL
- COLLECTOR ARTERIAL
- BUS ROUTE
- D BUS STOP | RAPIDRIDE STOP
- DESIGNATED BIKE ROUTE - PLANNED + EXISTING
- PARK | OPEN SPACE
- PROJECT SITE

CENTENNIAL PARK

ELLIOT BAY TRAIL

UPTOWN ESPRESSO

215 1ST AVE N

POSSIBLE FUTURE LIGHT RAIL STATION

SEATTLE CENTER

CITY UNIVERSITY OF SEATTLE

DENNY PARK

URBAN DESIGN ANALYSIS

ZONING + USE

NEIGHBORHOOD CONTEXT

The site and all adjacent parcels are zoned NC3-65, which is intended to provide for a pedestrian-oriented neighborhood shopping district with a wide range of goods and services as well as residential uses. The property around the site is currently a mix of small to medium mixed-use and apartment buildings, small commercial buildings, surface parking, and institutional uses in the form of Seattle Center. After many years of slow to moderate growth the area has seen a burst of redevelopment lately in the form of numerous mid-rise mixed use buildings.

The Uptown neighborhood recently underwent a planning process called the Uptown Urban Design Framework. As part of the process substantial up zones have been recommended for the site and all adjacent properties. The rezone is slated to go before the council in early 2017 and result in higher height limits and more intense development in the vicinity.



- MIXED-USE
 - COMMERCIAL
 - MULTI-FAMILY
 - WAREHOUSE
 - PARKING
- 215 1ST AVE N
(PROJECT SITE)
- 500 FOOT CIRCLE
- 750 FOOT CIRCLE



- C2-40
 - NC3-65
 - NC3-85
 - DMC-65
- PROJECT SITE

URBAN DESIGN ANALYSIS

DEVELOPMENT CONTEXT: EXISTING | PROPOSED BUILDINGS

PROJECT LOCATION KEY



A
 11 W MERCER ST / SDCI #3014863
 "BOX WITH PUNCHED WINDOWS"
 PROGRAM: Mixed Use / 42,961 SF / 27 Units / 31 Parking Stalls



B
 105 MERCER ST
 "BOX WITH PUNCHED WINDOWS"
 PROGRAM: Apartments



C
 THE AVALON: 22 JOHN ST
 "BOX WITH PUNCHED WINDOWS"
 PROGRAM: Condominiums / 30 Units



D
 306 QUEEN ANNE AVE N / SDCI #3013058
 "WILD CARD WITH PUNCHED WINDOWS"
 PROGRAM: 50 Units / 3 Live-Work / 11 Parking Stalls

URBAN DESIGN ANALYSIS

DEVELOPMENT CONTEXT: EXISTING | PROPOSED BUILDINGS

DEVELOPMENT PRECEDENTS

The Uptown neighborhood, like much of Seattle, is undergoing a wave of new development. Its proximity to the Downtown and South Lake Union employment centers have made it a prime location for new mixed-use projects. The neighborhood is generally comprised of three different building aesthetics:

- "Block and Bays"
- "Box with Punched Windows"
- "Wild Card"

Large, new developments like the Astro (315 1st Ave N) and the Expo (100 Republican St) tend to adopt the wild card or block and bay aesthetic. However the proposed design, like smaller mid-block projects that make up most of the area's urban fabric, will have a more quiet presence with deep punched openings.



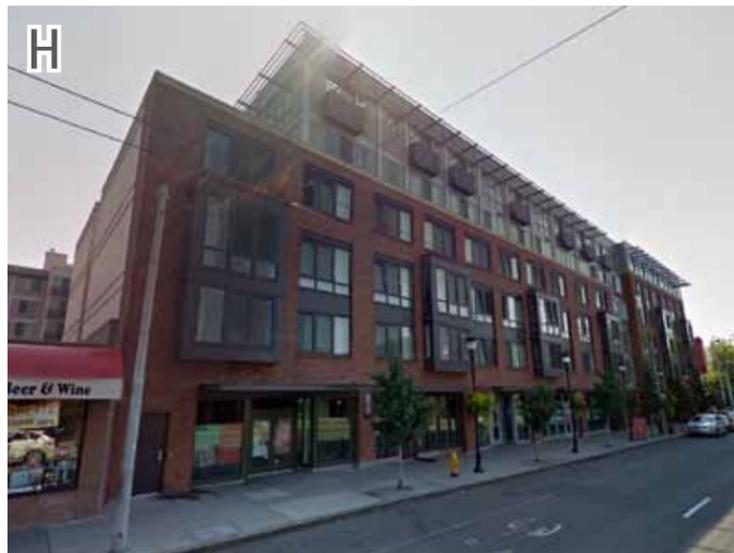
E
219 1ST AVE N / SDCI #3016745
"WILD CARD"
PROGRAM: 45 Units / 1,725 Retail / 5 Parking Stalls



F
315 1ST AVE N / SDCI #3012878
"WILD CARD"
PROGRAM: 212 Units / 12,018 SF Retail / 238 Parking Stalls



G
123 DENNY WAY / SDCI #3015549
"WILD CARD"
PROGRAM: 75 Units / 6 Live-Work / 2,550 SF Retail / 50 Parking Stalls



H
100 REPUBLICAN ST / SDCI #3005778
"BLOCK AND BAYS"
PROGRAM: 275 Units / 288 Parking Stalls



I
101 DENNY WAY / SDCI #3015680
"BLOCK AND BAYS"
PROGRAM: 82 Units / 2,642 SF Retail / No Parking



J
101 JOHN ST / SDCI #3010551
"BLOCK AND BAYS"
PROGRAM: 20 Units / 2,232 SF Retail

URBAN DESIGN ANALYSIS
STREET ELEVATIONS

THOMAS STREET



1ST AVE N
FACING EAST

JOHN STREET



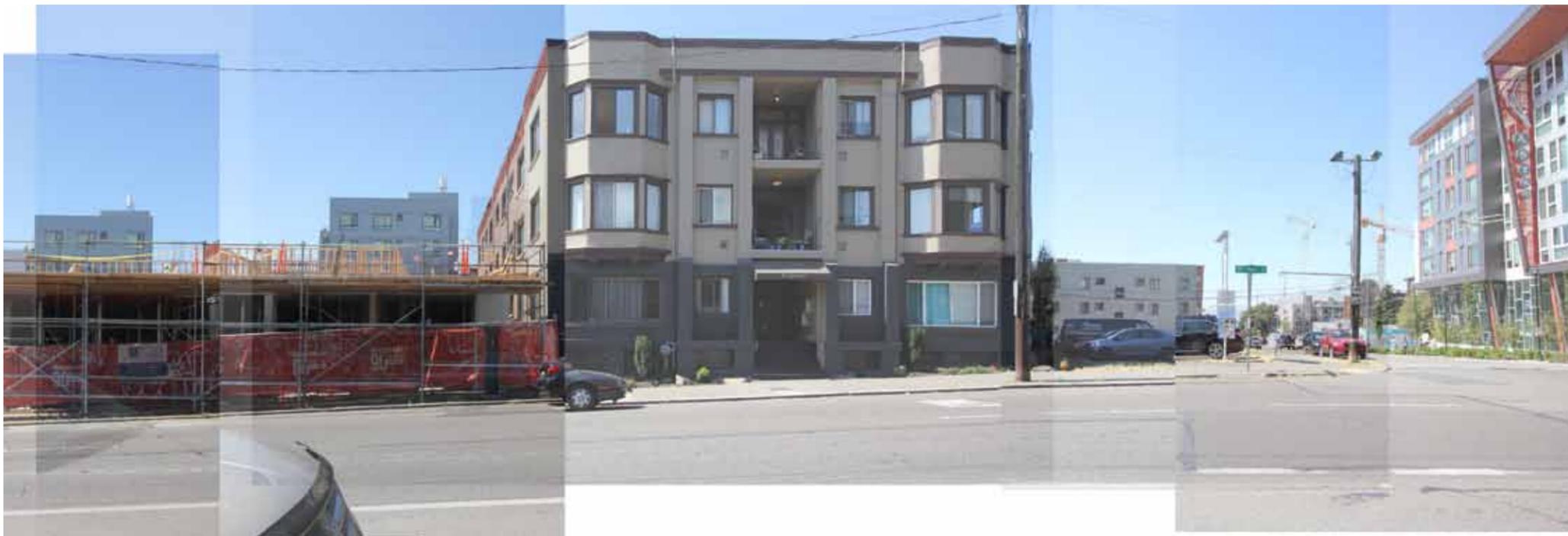
1ST AVE N
FACING WEST

PROJECT SITE



OPPOSITE FROM
PROJECT SITE

JOHN STREET



THOMAS STREET

SITE ANALYSIS SURVEY + SITE FEATURES

SURVEY

The site is a relatively flat 60' by 120' lot. It is currently a paved parking lot with a small commercial building along the northern part of the 1st Ave N frontage. There is a mixed use building under construction to the north with a zero lot line condition. To the south is an existing two story building set 8' south of the property line. To the west is a 16' paved alley which will be widened by 2' as part of this project.

There is one exceptional tree on site, a 27.5" DBH Japanese Maple (*Acer palmatum*). The arborist report produced as part of the site analysis process has documented extensive dieback and expects the decline of the tree to progress rapidly. The tree is stated to have a Safe Useful Life Expectancy of less than 10 years.



JAPANESE MAPLE ON SITE

Summary

There is one significant tree on this site which is located in the Lower Queen Anne neighborhood of Seattle. The subject tree grows in a planting strip between a building and parking lot. By size alone, the tree is considered Exceptional. However, I found it to be in poor health and structural condition, and in my opinion, it is not a good candidate for long-term retention.

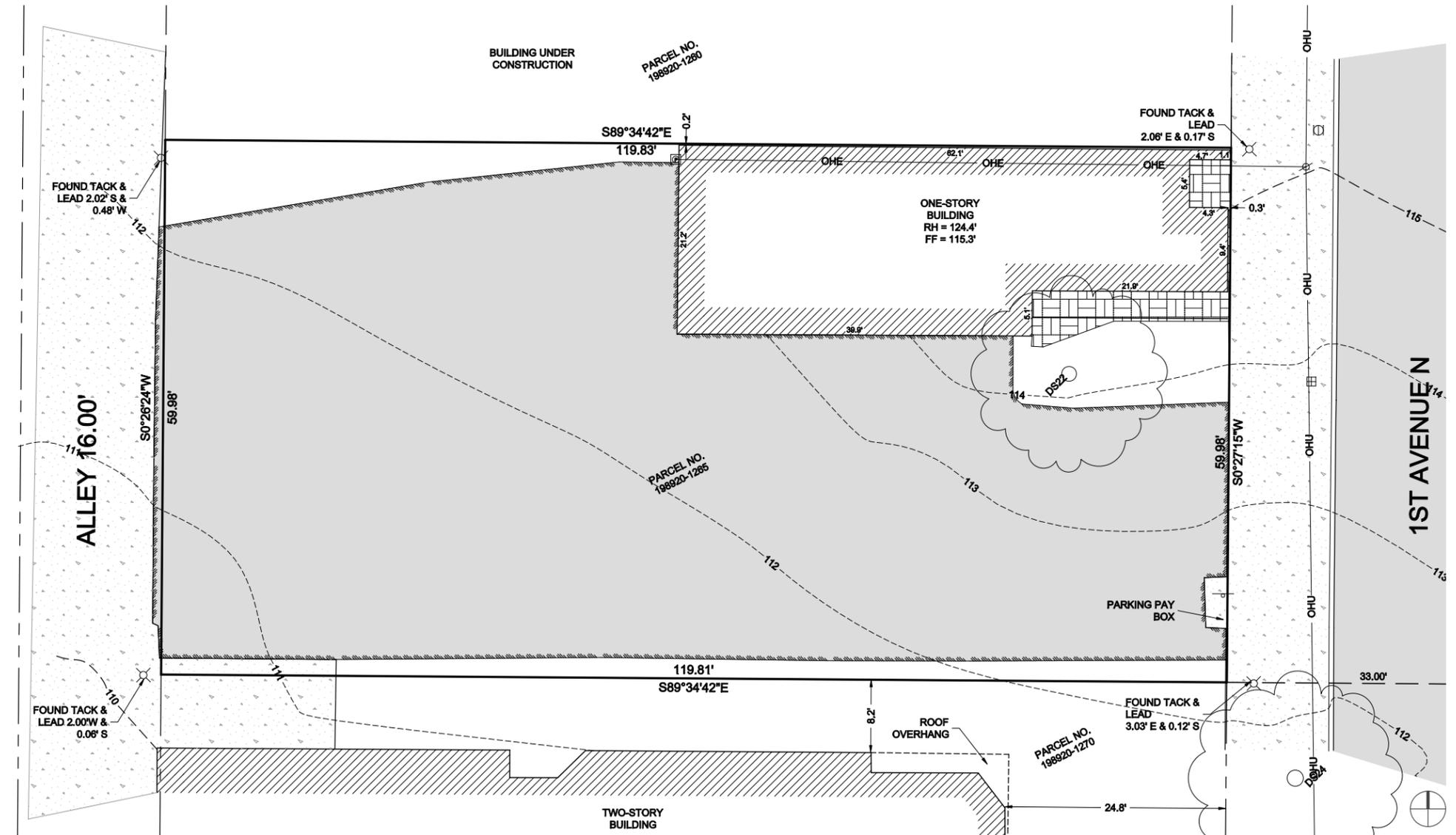
ARBORIST REPORT

Discussion

This tree is in decline and is not a good long-term retention tree. Dieback could be attributed to the large girdling root, to limited rooting area, an infection of verticillium wilt, or a combination of all factors – none of which have a treatment or remedy that would reinvigorate the tree.

Judging by the location of the large pruning cuts and the dead cambium below the pruning cuts, the large branches were likely dead prior to their removal. Had they been alive, accumulation of callous wood would likely have been present as the tree attempted to occlude the wound.

The sudden dieback of large branches leads me to believe that decline will progress rapidly, and that the tree has a Safe Useful Life Expectancy of less than 10 years.



SURVEY

LEGAL DESCRIPTION

LOT 4, BLOCK 27, DT DENNY'S ADDITION TO NORTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 41, IN KING COUNTY, WASHINGTON;
SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

SITE ANALYSIS

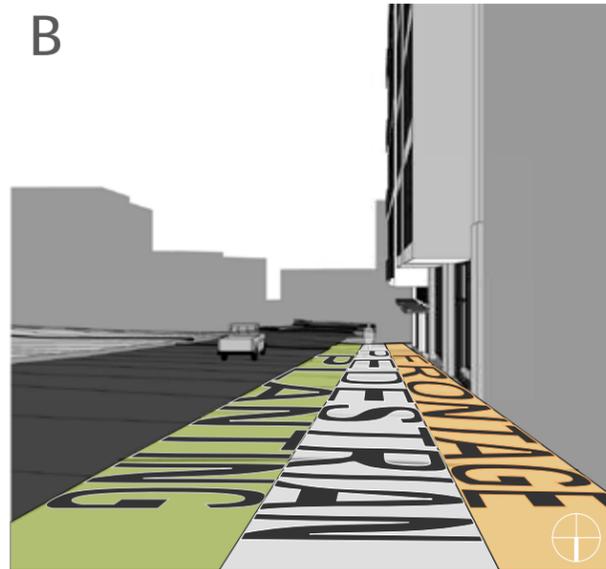
SITE PHOTOS + FEATURES

SITE FEATURES

The proposed design is sited very well for views of Seattle. The eastern roof deck of the proposed design provides views of the Puget Sound and Olympic mountains. The western roof deck looks towards Seattle Center and the edge of downtown. A 20'-0" wide alley will provide access for garbage and recycling vehicles. Observing the street on 1st Ave N shows that the existing three story apartment establishes a setback for the block. This setback widens the current sidewalk by 5'-0", reinforcing a consistent street wall of small mixed use projects with storefront glazing that engages pedestrians along the sidewalk.



ALLEY LOOKING SOUTH

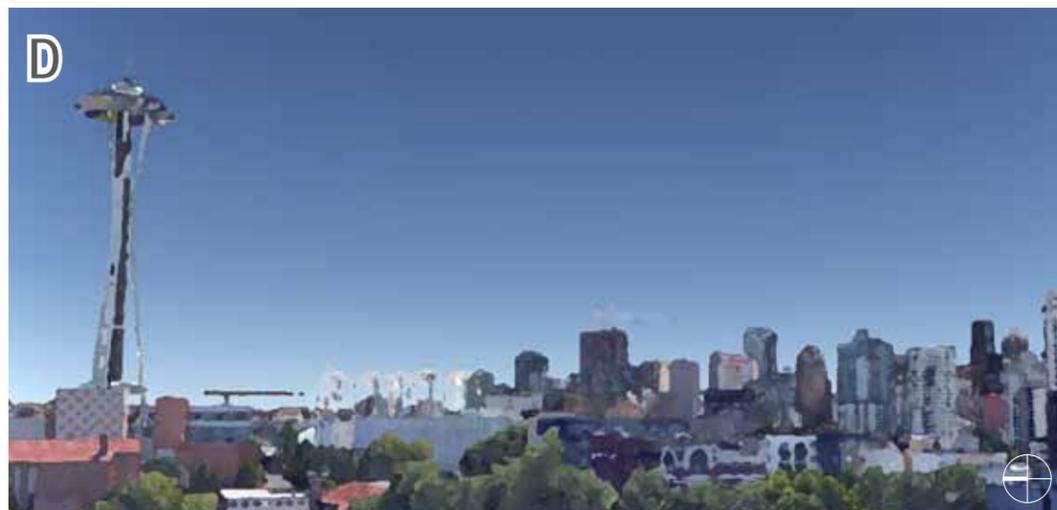


1ST AVE N LOOKING SOUTH: CONSISTENT STREET FRONT

[CS2.C2 mid-block sites]
 [CS2.II.iii streetscape compatibility]
 [DC2.I.iii architectural context]



ROOF DECK VIEW LOOKING WEST (EYE ALT: 177'-0")



ROOF DECK VIEW LOOKING WEST (EYE ALT: 177'-0")



PROPOSED SITE PLAN

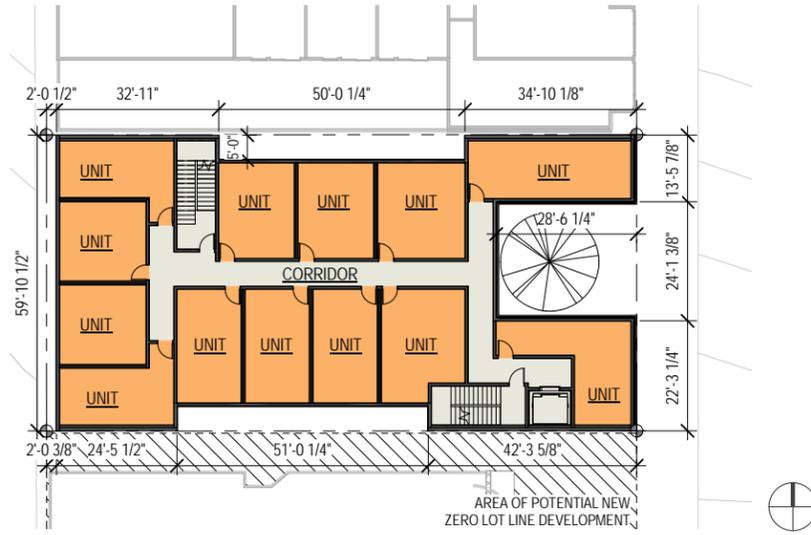
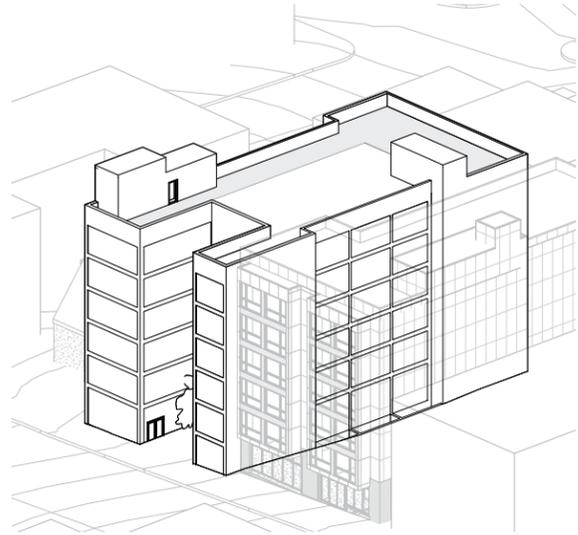
ZONING STANDARDS

NC3-65 ZONE / UPTOWN URBAN CENTER

CITATION	TOPIC	CODE STATEMENT	NOTES
23.47A.008	Street-level Development Standards	-Blank Segments shall not exceed 20' in length -Blank façade not to exceed 40% of street façade -60% of street facing façade between 2' and 8' above sidewalk shall be transparent -Non-residential use shall extend an avg. depth of at least 30' and min. depth of 15' -Non-residential uses at street level shall have a min. f-t-f of 13'''	
23.47A.012	Structure Height	65' +4' for clerestories, parapets, railings, etc +16' for penthouses (25% Max. coverage)''	
23.47A.013	FAR Limit	4.75 (Mix of Uses)	4.19 Provided
23.47A.016	Landscaping	Green Factor of 0.3 or greater	Street trees required
23.47A.022	Lighting and glare	Exterior light and glare must be shielded and directed away from adjacent uses.	
23.47A.024	Amenity areas	5% of gross floor area	
23.54.015	Parking	No minimum requirement for all residential uses within urban centers 0 spaces for live-work units with 1,500 SF or less.	No parking provided
23.54.015	Bicycle Parking	3 spaces per 4 SEDUs or 0.75 per SEDU for the first 50 spaces 3 spaces per 8 SEDUs for the remainder	53 spaces provided
23.54.040	Solid waste and recycling	51-100 dwelling units = 375 SF min storage area + 4 SF for each add'l unit above 50. Nonresidential 0 - 5,000 sf + 82 sf. Mixed Use: must meet residential req. + 50% of non-residential req. = 416 sf Or as approved by SPU	Waste room analysis pending approval

CATEGORY	CITATION	RESPONSE
NATURAL SYSTEMS + SITE FEATURES CS1.B2 / 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.”	<i>The preferred design responds by ensuring that each unit has optimized access to light and air. It also gives the largest setback to the adjacent site to the north compared to the other design options, providing opportunities for indirect light to enter into the circulation core of the building.</i>
URBAN PATTERN AND FORM CS2.C2 / MID-BLOCK SITES	“Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.”	<i>The subject block is characterized mostly by residential apartments and only one new mixed-use apartment building. High quality materials, high levels of street facade transparency, a widened sidewalk, and live-work commercial spaces will set the tone for the streetscape. (pg.13; pg.24; pg.25)</i>
CS2 C5/ 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.”	<i>The preferred design most successfully respects the adjacent site by orienting units to the north towards each other. The resulting courtyard space and orientation of the units minimizes privacy issues between facing units. (pg.24; pg.25)</i>
CS2.II.iii / STREETScape COMPATIBILITY	“In the Uptown Urban character area, encourage streetscapes that respond to the unique conditions created by the Seattle Center. Encourage wide sidewalks to accommodate high pedestrian volumes during event times, and create safe, well-marked crossings at entrances to the Center. Streetscape furniture and landscaping should be sited and designed to accommodate the flow of event crowds.”	<i>The proposed project has zero-lot line conditions to the north and south and provides a widened sidewalk that matches its neighbors. This is to maximize the development potential of the site and to reinforce a consistent street front established by existing buildings. By creating a condition that allows future projects to also adopt a zero lot line condition it encourages the creation of a continuous streets wall of small scale mixed use buildings. (pg. 13)</i>
CS2.IV.iii / HEIGHT, BULK, AND SCALE COMPATIBILITY	“In the Uptown Urban character area, larger massing units and less modulation are appropriate, provided that they are carefully designed, with quality materials.	
ARCHITECTURAL CONTEXT + CHARACTER CS3.A4 / EVOLVING NEIGHBORHOODS	“In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.”	<i>As a designated Residential Urban Village, the neighborhood is expected to receive more growth and evolve into a more pedestrian oriented mixed-use district. The proposed development attempts to set a positive precedent at mid-block by actively engaging the street and creating live-work commercial spaces that can adapt over time.</i>
PUBLIC LIFE PL2.I / ENTRANCES VISIBLE FROM THE STREET	Throughout Uptown, major entrances to developments should be prominent. The use of distinctive designs with historical references is strongly encouraged. Design, detailing, materials and landscaping may all be employed to this end.	
DC2.I.iii / ARCHITECTURAL CONTEXT	The Uptown Urban character area embraces high quality urban infill, and responds to special relationships with nearby civic institutions. The following features are encouraged: consistent street wall; engaging the sidewalk / storefront transparency;	<i>The proposed design matches the adjacent structure’s setback and reinforces a consistent street wall with storefront glazing that engages pedestrians along the sidewalk. Groupings of recessed windows are informed by existing “fabric” buildings in the Uptown neighborhood. (pg.13; pg.28)</i>
BUILDING MATERIALS DC4.A1 / 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.”	<i>The preferred design calls for durable cladding at the street frontage that is of high material quality; recessed windows to create depth in the facade; and infill panels throughout of similar quality. (pg.30-31)</i>

DESIGN OPTIONS COMPARISON



SCHEME A: PRESERVE EXISTING EXCEPTIONAL TREE (Code Compliant, No Departures)

DESCRIPTION + FEATURES

Scheme A retains the existing exceptional tree and maximizes the remaining developmental potential of the site over six stories. 81 small efficiency dwelling units are organized in a barbell configuration with efficient circulation. Access to the building is through the courtyard.

- Typical floor-to-ceiling height: 9'-6 1/2"
- Large recessed courtyard
- Minimal setbacks

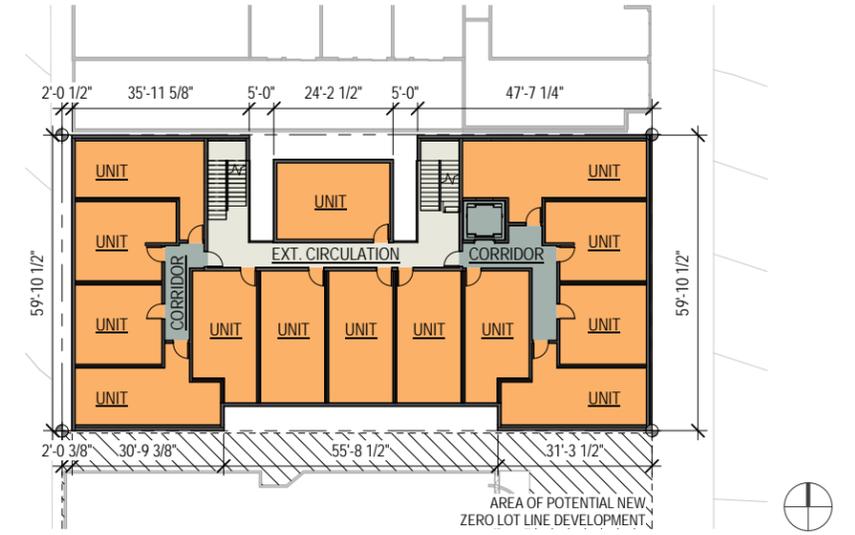
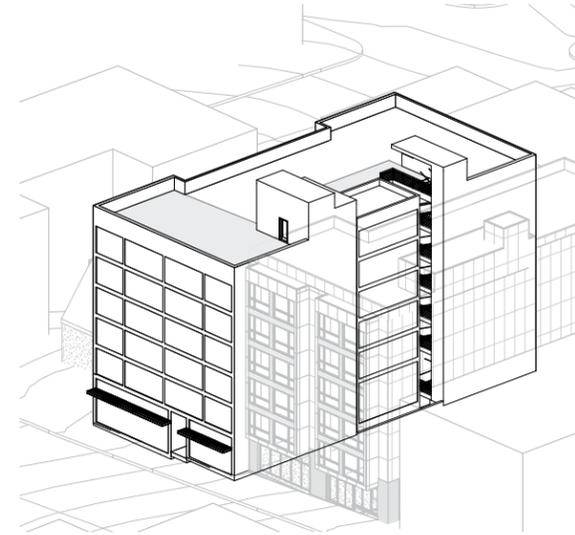
ADVANTAGES

- Preserves the existing exceptional tree.

CHALLENGES

- The exceptional tree is in decline with more than half of the initial canopy dead or absent.
- Preservation of the tree results in space for only one live-work unit.
- Deep court results in an inconsistent street wall and inactive street uses that do not engage the sidewalk. - [DC2.I.iii architectural context // CS2.II.iii streetscape compatibility]
- Shoring is required at the north property line.
- Lack of privacy for facing units in the north courtyard. - [CS2.C5 respect for adjacent sites // CS2.C2 mid-block sites]
- 5'-0" south setback does not protect units well from potential future development. - [CS2.C5 respect for adjacent sites // CS2.C2 mid-block sites]

FAR:	4.66 (33,504 SF / 7,187 SF)
# OF STORIES:	6 Stories + Basement
SIZE:	37,221 GSF
SETBACKS:	Street = 0'-0" Min // 28'-0 1/4" Max North Side Lot = 0'-0" Min // 5'-0" Max South Side Lot = 0'-0" Min // 5'-0" Max Alley = 2'-0"
PROGRAM:	80 Units // 1 Live-work Unit
PARKING:	None
DEPARTURES:	None



SCHEME B: MAXIMIZE DEVELOPMENT POTENTIAL (Code Compliant, No Departures)

DESCRIPTION + FEATURES

Scheme B maximizes the number of units facing the street and alley. For internal units, maximize privacy and access to natural light.

- Typical floor-to-ceiling height: 9'-2 1/8"
- Exterior circulation
- Minimal setbacks

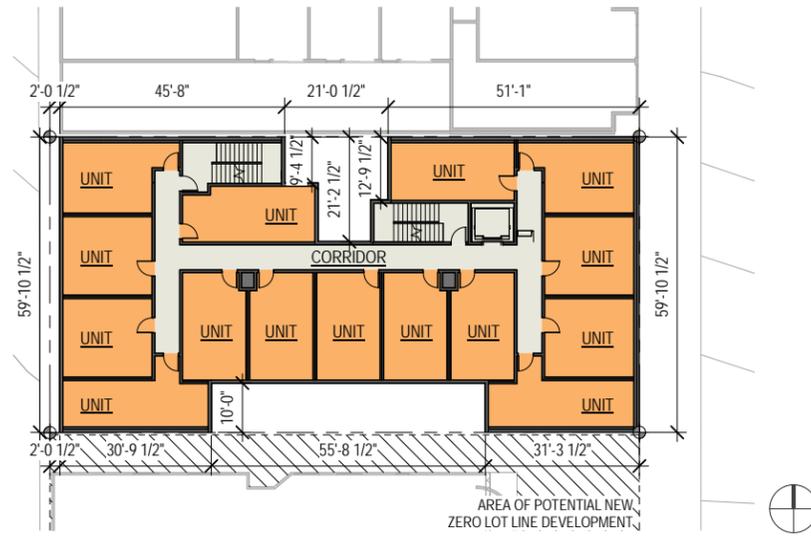
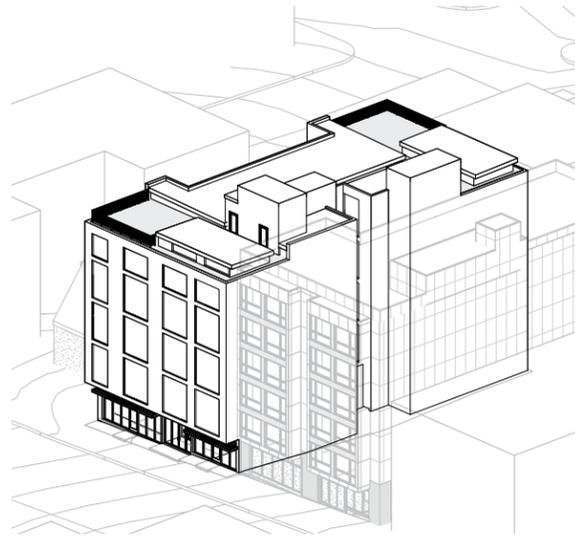
ADVANTAGES

- Maximizes FAR evenly over six stories.

CHALLENGES

- Shoring is required at the north property line.
- Lack of privacy for units along the north elevation. - [CS2.C5 respect for adjacent sites // CS2.C2 mid-block sites]
- 5'-0" south setback does not protect units well from potential future development. - [CS2.C5 respect for adjacent sites // CS2.C2 mid-block sites]
- Lack of street setback breaks continuity of street front. - [DC2.I.iii architectural context // CS2.II.iii streetscape compatibility]

FAR:	4.49 (32,294 SF / 7,187 SF)
# OF STORIES:	6 Stories + Basement
SIZE:	35,980 GSF
SETBACKS:	Street = 0'-0" Min // 5'-0" Max North Side Lot = 0'-0" Min // 5'-0" Max South Side Lot = 0'-0" Min // 5'-0" Max Alley = 2'-0"
PROGRAM:	83 Units // 2 Live-work Units
PARKING:	None
DEPARTURES:	None



PROJECT GOALS

- Maximize the developmental potential of the site.
- Provide a contemporary building that establishes an urban development precedent for its evolving context.
- Create high-quality, pedestrian oriented mixed use development with excellent daylighting and views.

SCHEME C (PREFERRED): OPTIMIZED DEVELOPMENT SCHEME (Code Compliant, No Departures)

DESCRIPTION + FEATURES

Scheme C improves upon the previous scheme by employing a similar barbell plan, reducing the number of units and removing one floor. This increases the ceiling heights for every floor, allowing all units above grade to become lofts. At the ground level, a wider sidewalk is allotted to match existing setbacks.

- Typical floor-to-ceiling height: 11'-9 7/8"
- Lofted units
- Generous setbacks

ADVANTAGES

- No shoring is required.
- Orientation of north units minimizes privacy issues for facing units and neighbors. **[CS2.C5 respect for adjacent sites // CS2.C2 mid-block sites]**
- 10'-0" south setback improves future protection of privacy for units. **[CS2.C5 respect for adjacent sites // CS2.C2 mid-block sites]**
- Removal of one floor creates lofted units with 11'-9" min. ceiling heights and greater natural light. **[CS1.B2 daylight and shading]**
- Clerestory at upper story creates mezzanine lofts, increasing unit diversity. **[CS1.B2 daylight and shading]**
- A wider residential entry and lobby provides a more prominent street entrance and is more welcoming for residents and creates opportunities for interaction. **[PL2.I entrances visible from the street // PL3.A1.a common entries to multi-story residential]**
- Increased street setback provides continuity along a widened sidewalk and reinforces existing urban form. **[DC2.I.iii architectural context // CS2.II.iii streetscape compatibility]**
- Simple massing with deep set punched windows reflects existing pattern of development of "fabric" buildings. **[CS3.A4 evolving neighborhoods]**

FAR:	4.19 (30,090 SF / 7,187 SF)
# OF STORIES:	5 Stories + Basement
SIZE:	33,447 GSF
SETBACKS:	Street = 0'-0" Min // 5'-0" Max North Side Lot = 0'-0" Min // 21'-2 1/2" Max South Side Lot = 0'-0" Min // 10'-0" Max Alley = 2'-0"
PROGRAM:	71 Units // 2 Live-work Units
PARKING:	None
DEPARTURES:	None

DESIGN OPTIONS

MASSING AND CONCEPT

SCHEME A: PRESERVE EXISTING EXCEPTIONAL TREE (Code Compliant, No Departures)

DESCRIPTION + FEATURES

Scheme A retains the existing exceptional tree and maximizes the remaining developmental potential of the site over six stories. 81 small efficiency dwelling units are organized in a barbell configuration with efficient circulation. Access to the building is through the courtyard.

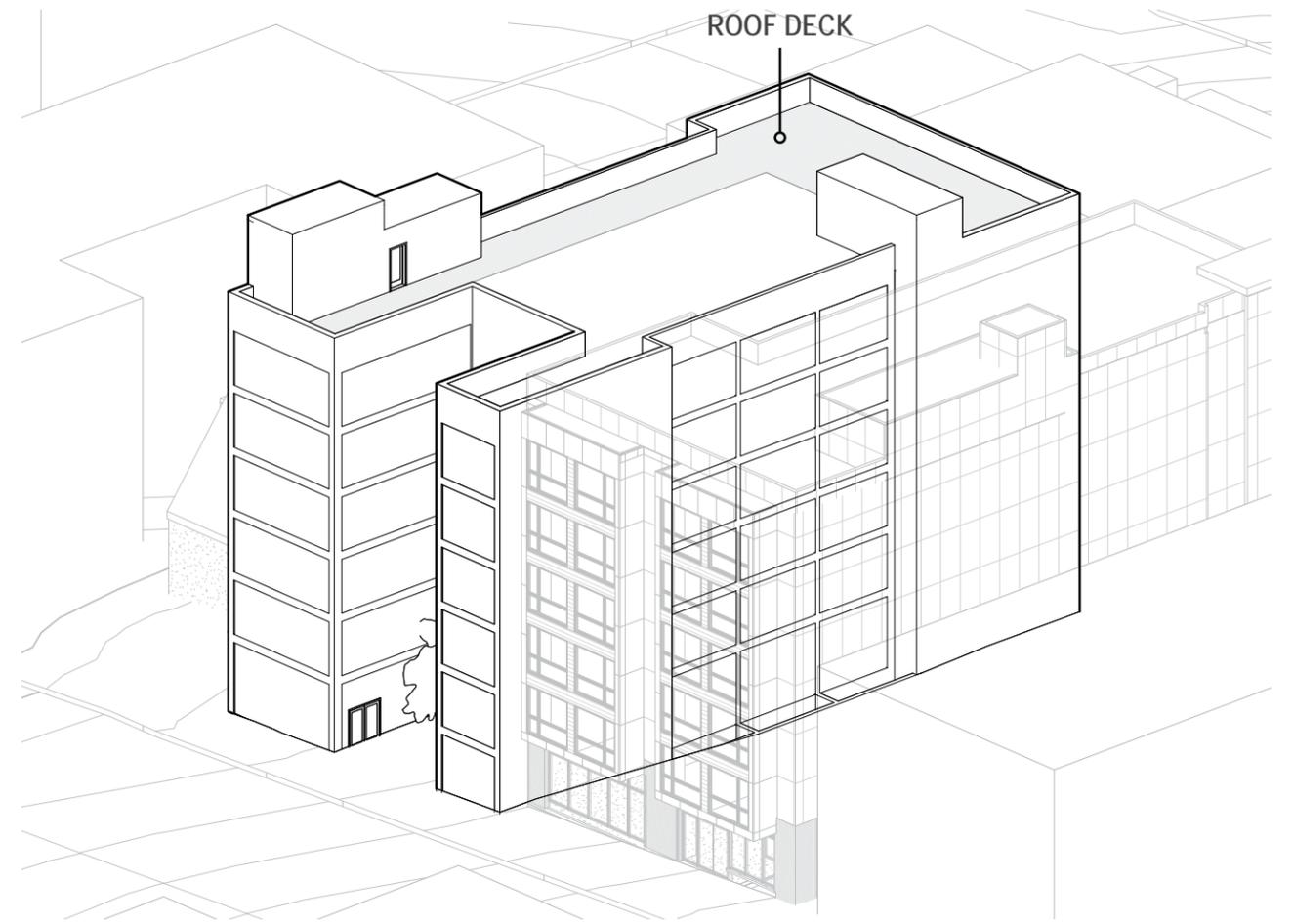
- Typical floor-to-ceiling height: 9'-6 1/2"
- Large recessed courtyard
- Minimal setbacks

ADVANTAGES

- Preserves the existing exceptional tree.

CHALLENGES

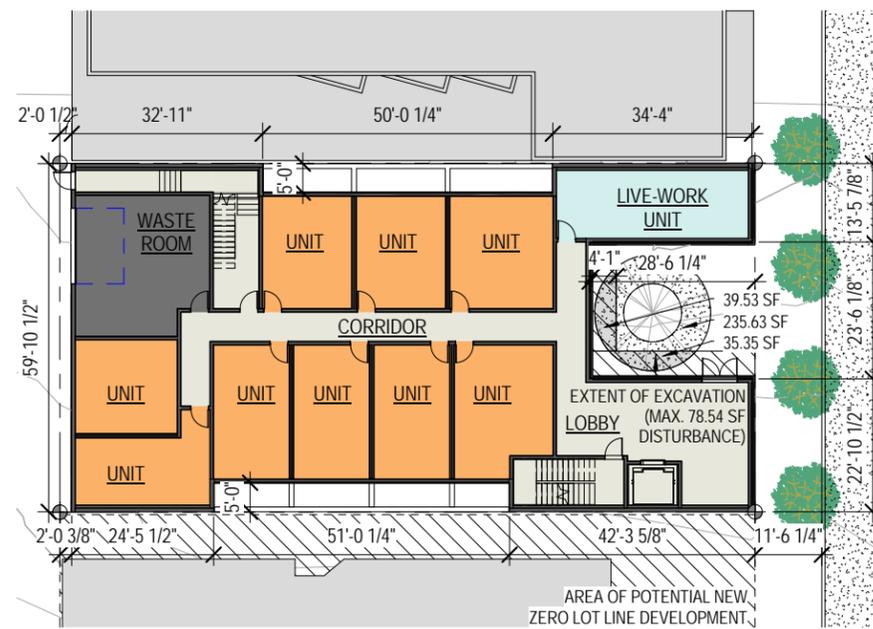
- The exceptional tree is in decline with more than half of the initial canopy dead or absent.
- Preservation of the tree results in space for only one live-work unit.
- Deep court results in an inconsistent street wall and inactive street uses that do not engage the sidewalk. - **[DC2.I.iii architectural context // CS2.II.iii streetscape compatibility]**
- Shoring is required at the north property line.
- Lack of privacy for facing units in the north courtyard. - **[CS2.C5 respect for adjacent sites // CS2.C2 mid-block sites]**
- 5'-0" south setback does not protect units well from potential future development. - **[CS2.C5 respect for adjacent sites // CS2.C2 mid-block sites]**



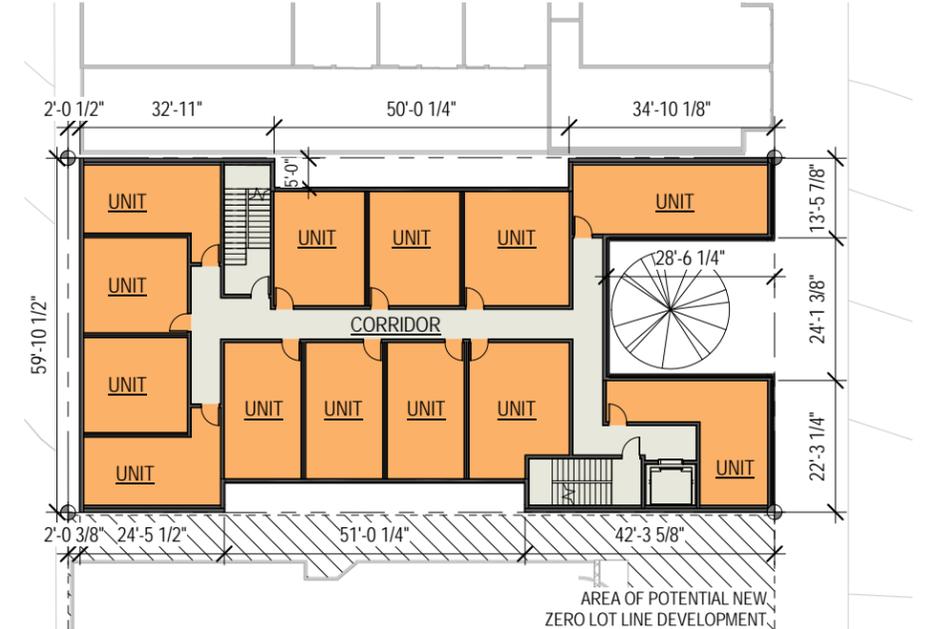
AXONOMETRIC LOOKING SOUTH WEST



BASEMENT LEVEL PLAN



STREET LEVEL PLAN



TYPICAL LEVEL PLAN

DESIGN OPTIONS

MASSING AND CONCEPT

SCHEME B: MAXIMIZE DEVELOPMENT POTENTIAL (Code Compliant, No Departures)

DESCRIPTION + FEATURES

Scheme B maximizes the number of units facing the street and alley. For internal units, maximize privacy and access to natural light.

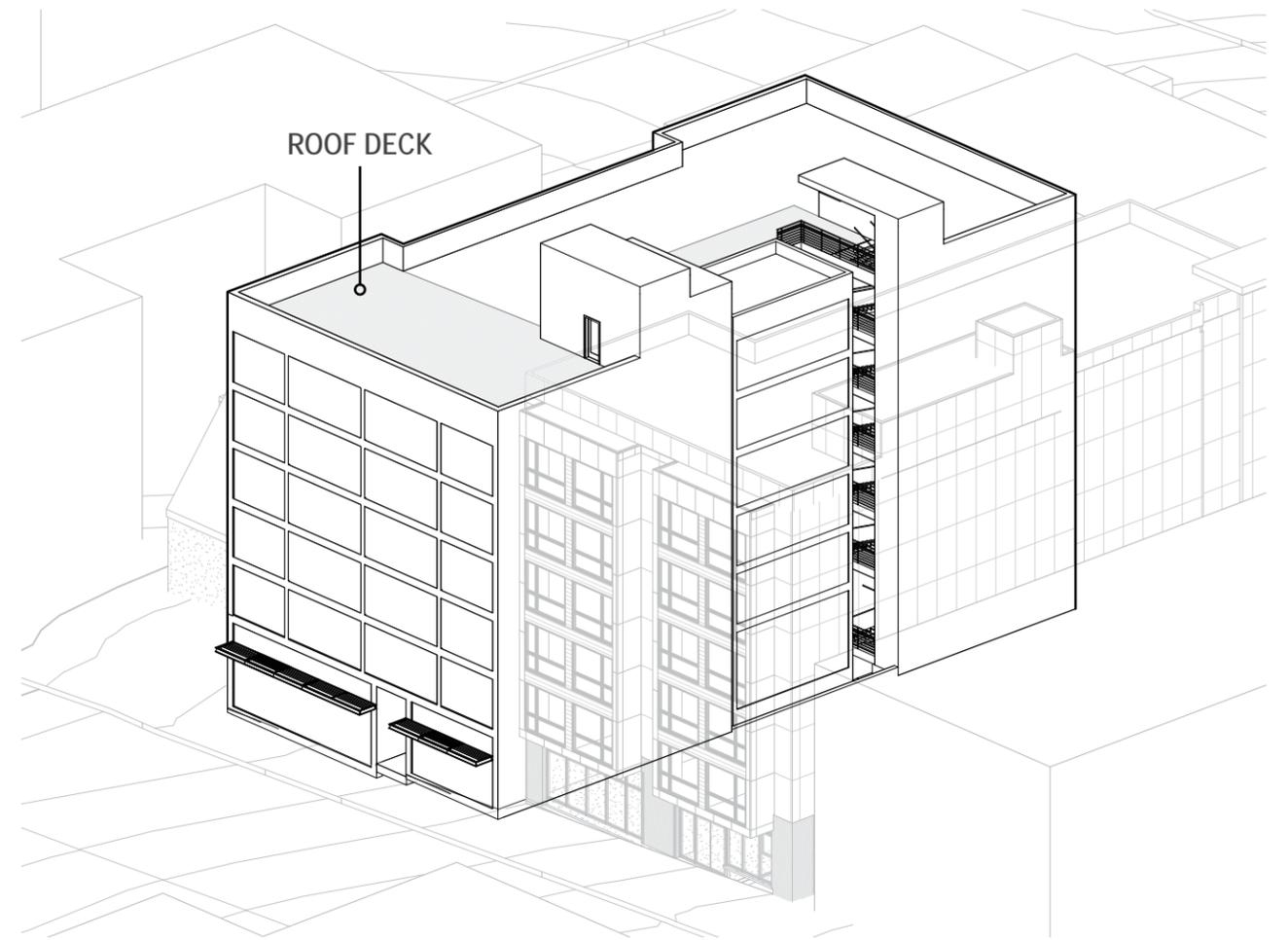
- Typical floor-to-ceiling height: 9'-2 1/8"
- Exterior circulation
- Minimal setbacks

ADVANTAGES

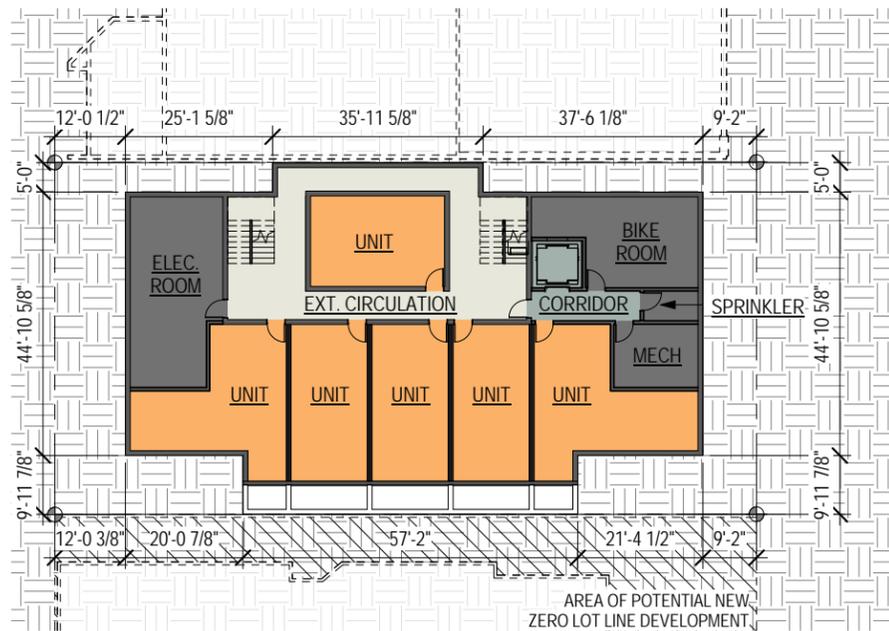
- Maximizes FAR evenly over six stories.

CHALLENGES

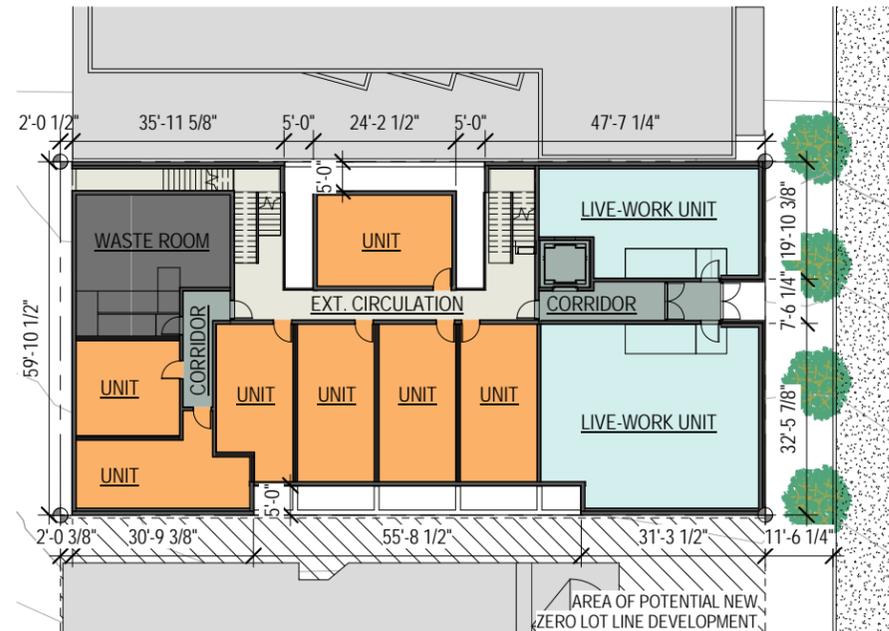
- Shoring is required at the north property line.
- Lack of privacy for units along the north elevation. - [CS2.C5 respect for adjacent sites // CS2.C2 mid-block sites]
- 5'-0" south setback does not protect units well from potential future development. - [CS2.C5 respect for adjacent sites // CS2.C2 mid-block sites]
- Lack of street setback breaks continuity of street front. - [DC2.I.iii architectural context // CS2.II.iii streetscape compatibility]



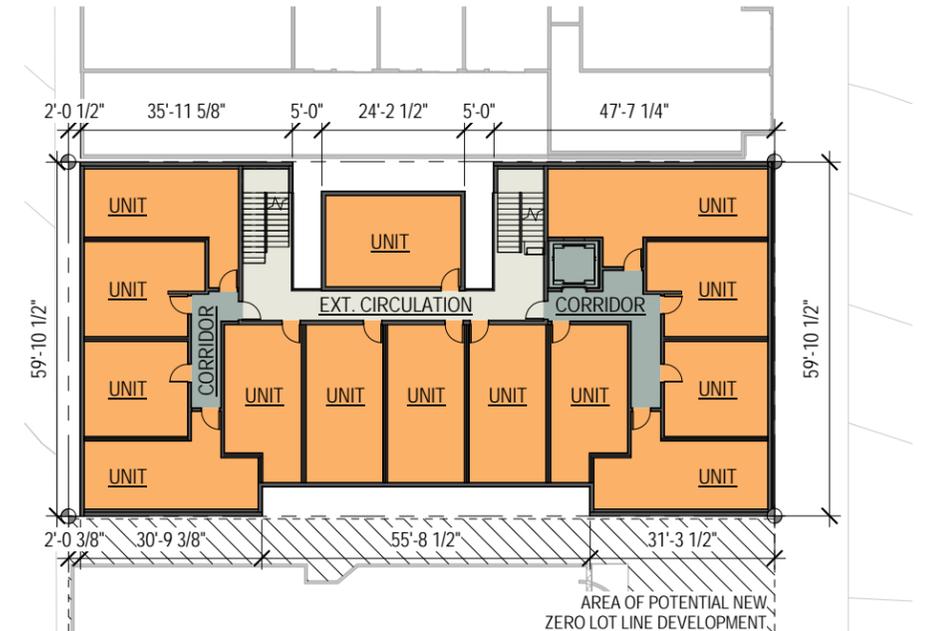
AXONOMETRIC LOOKING SOUTH WEST



BASEMENT LEVEL PLAN



STREET LEVEL PLAN

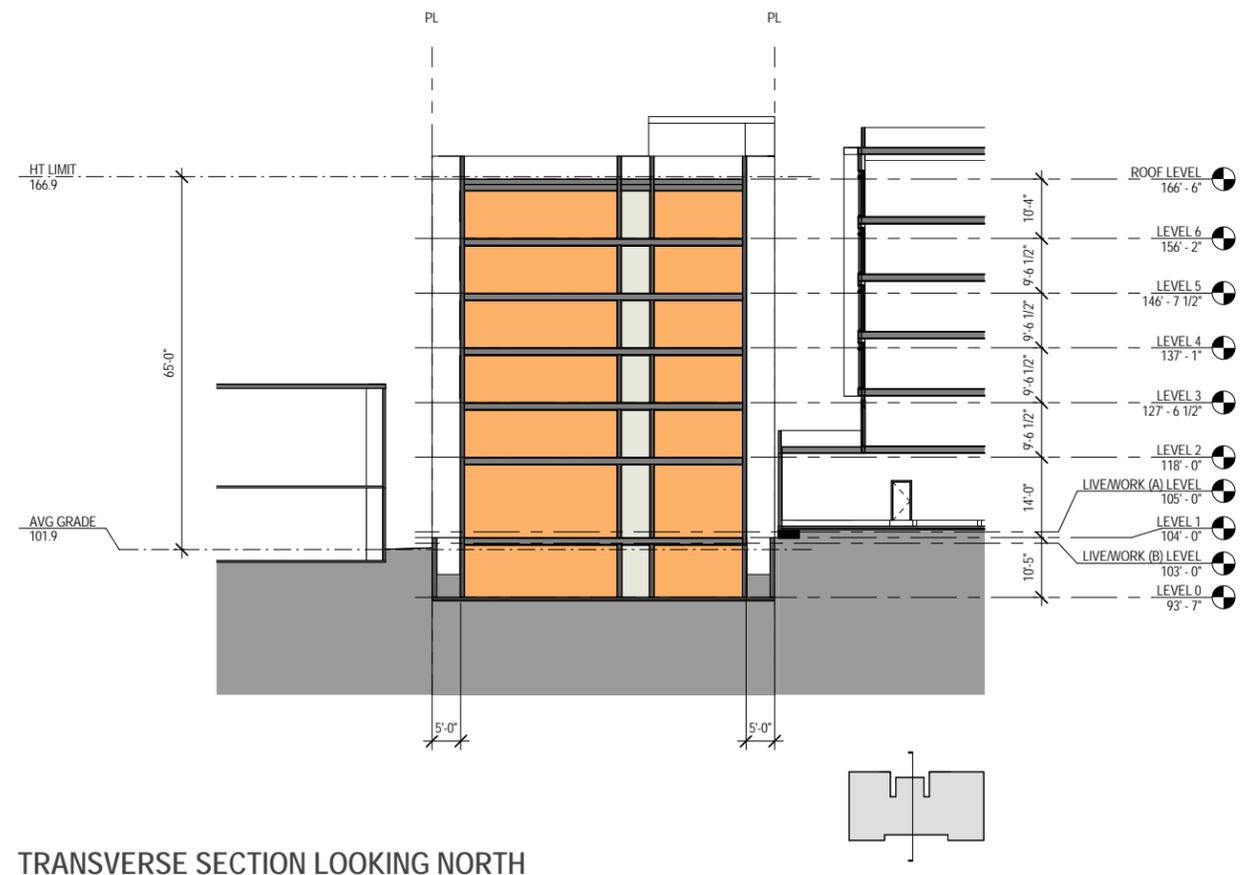
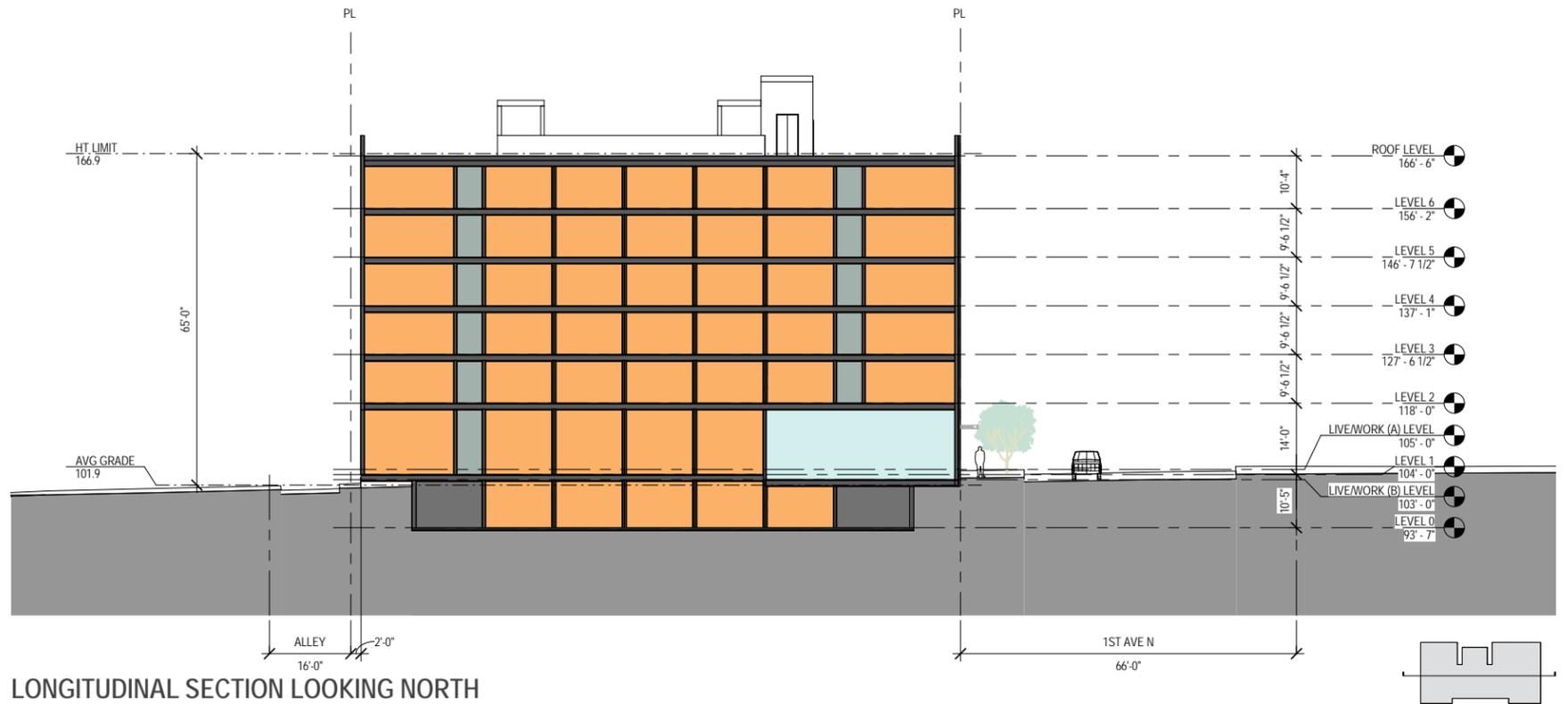


TYPICAL LEVEL PLAN

SCHEME B

FAR: 4.49 (32,294 SF / 7,187 SF)
OF STORIES: 6 Stories + Basement
SIZE: 35,980 GSF
SETBACKS: Street = 0'-0" Min // 5'-0" Max
 North Side Lot = 0'-0" Min // 5'-0" Max
 South Side Lot = 0'-0" Min // 5'-0" Max
 Alley = 2'-0"
PROGRAM: 83 Units // 2 Live-work Units
PARKING: None
DEPARTURES: None

UNIT	
LIVE/WORK	
EXTER. CIRCULATION	
CIRCULATION	
UTILITY/AMENITY	



PERSPECTIVE LOOKING NORTHWEST



TRANSVERSE SECTION LOOKING NORTH

DESIGN OPTIONS

MASSING AND CONCEPT

SCHEME C (PREFERRED): OPTIMIZED DEVELOPMENT SCHEME (Code Compliant, No Departures)

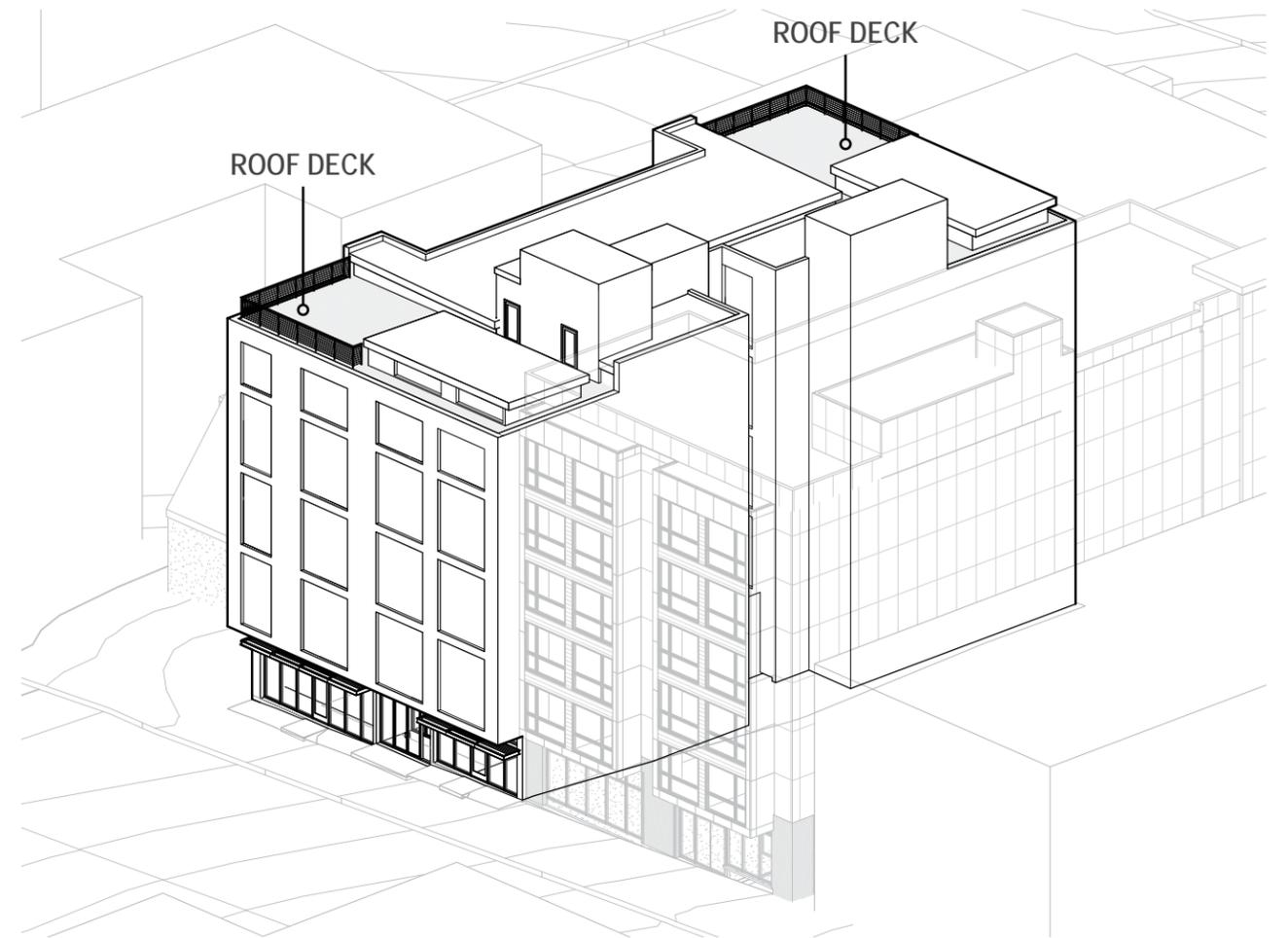
DESCRIPTION + FEATURES

Scheme C improves upon the previous scheme by employing a similar barbell plan, reducing the number of units and removing one floor. This increases the ceiling heights for every floor, allowing all units above grade to become lofts. At the ground level, a wider sidewalk is allotted to match existing setbacks.

- Typical floor-to-ceiling height: 11'-9 7/8"
- Lofted units
- Generous setbacks

ADVANTAGES

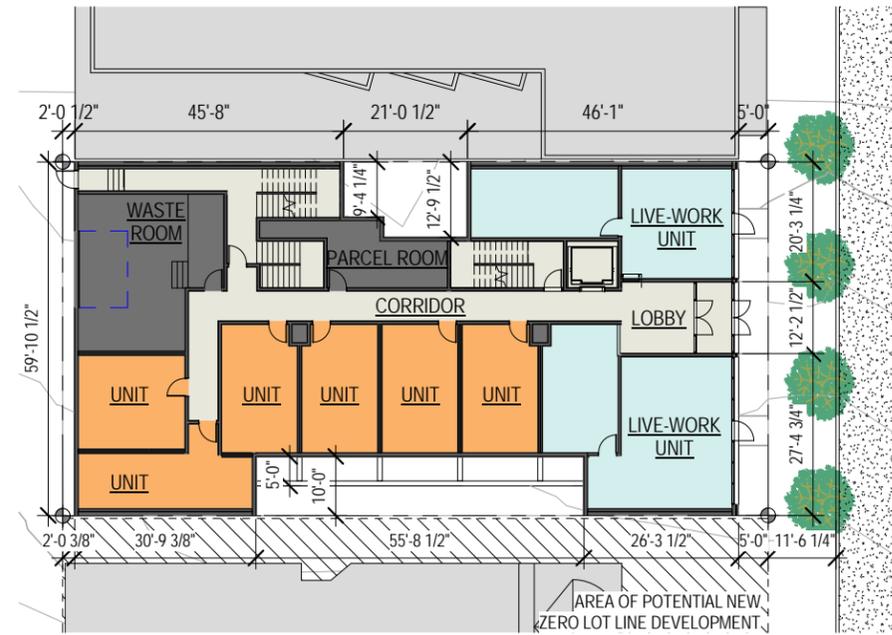
- No shoring is required.
- Orientation of north units minimizes privacy issues for facing units and neighbors. **[CS2.C5 respect for adjacent sites // CS2.C2 mid-block sites]**
- 10'-0" south setback improves future protection of privacy for units. **[CS2.C5 respect for adjacent sites // CS2.C2 mid-block sites]**
- Removal of one floor creates lofted units with 11'-9" min. ceiling heights and greater natural light. **[CS1.B2 daylight and shading]**
- Clerestory at upper story creates mezzanine lofts, increasing unit diversity. **[CS1.B2 daylight and shading]**
- A wider residential entry and lobby provides a more prominent street entrance and is more welcoming for residents and creates opportunities for interaction. **[PL2.I entrances visible from the street // PL3.A1.a common entries to multi-story residential]**
- Increased street setback provides continuity along a widened sidewalk and reinforces existing urban form. **[DC2.I.iii architectural context // CS2.II.iii streetscape compatibility]**
- Simple massing with deep set punched windows reflects existing pattern of development of "fabric" buildings. **[CS3.A4 evolving neighborhoods]**



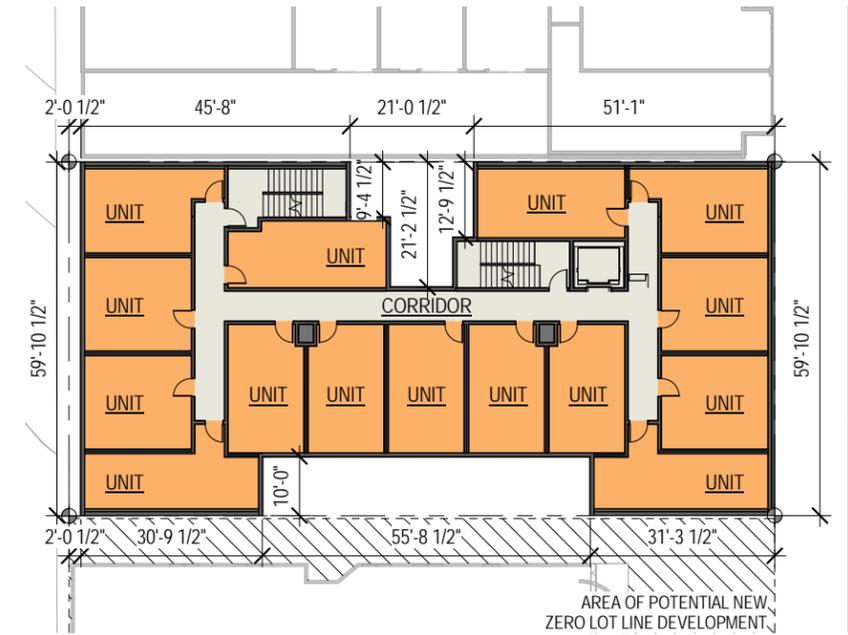
AXONOMETRIC LOOKING SOUTH WEST



BASEMENT LEVEL PLAN



STREET LEVEL PLAN

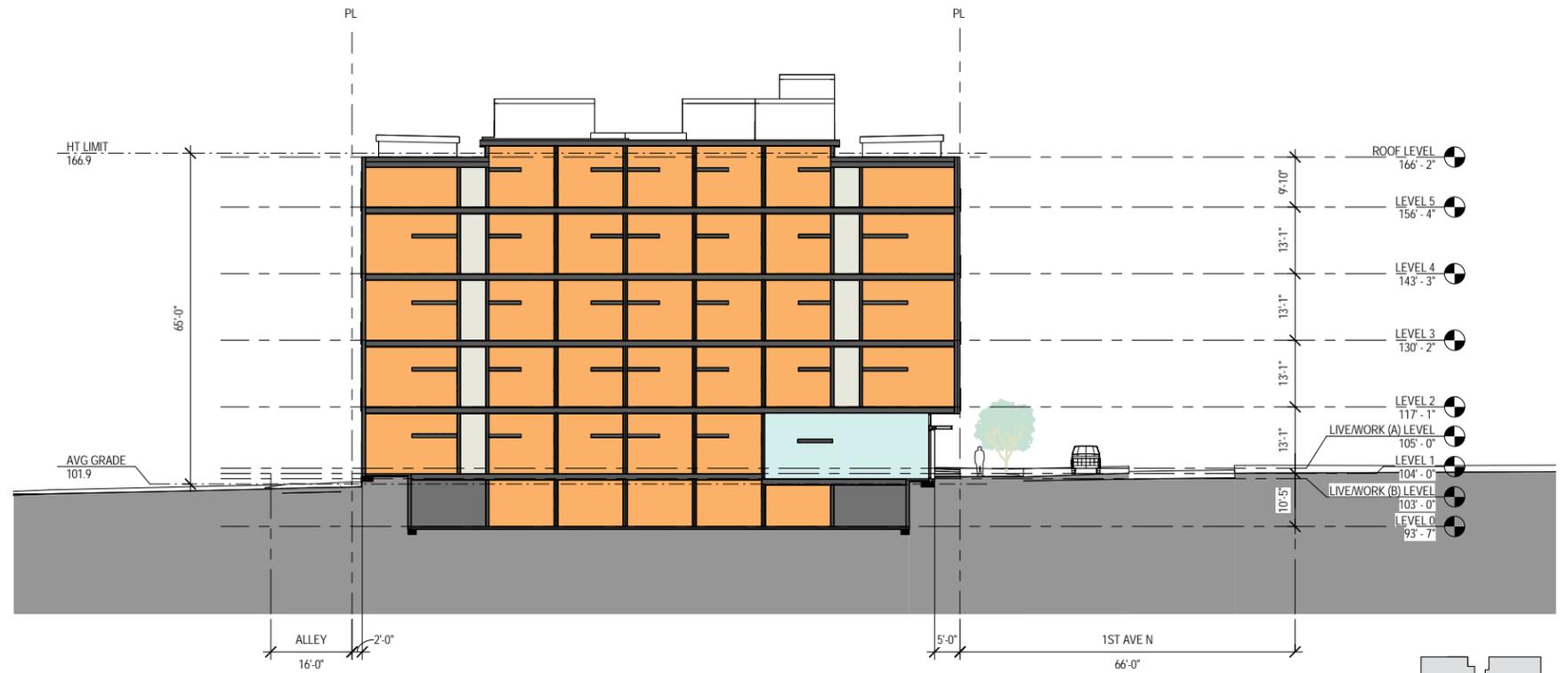


TYPICAL LEVEL PLAN

SCHEME C (Preferred Scheme)

FAR: 4.19 (30,090 SF / 7,187 SF)
OF STORIES: 5 Stories + Basement
SIZE: 33,447 GSF
SETBACKS: Street = 0'-0" Min // 5'-0" Max
 North Side Lot = 0'-0" Min // 21'-2 1/2" Max
 South Side Lot = 0'-0" Min // 10'-0" Max
 Alley = 2'-0"
PROGRAM: 71 Units // 2 Live-work Units
PARKING: None
DEPARTURES: None

UNIT	
LIVE/WORK	
CIRCULATION	
UTILITY/AMENITY	



LONGITUDINAL SECTION LOOKING NORTH



PERSPECTIVE LOOKING NORTHWEST



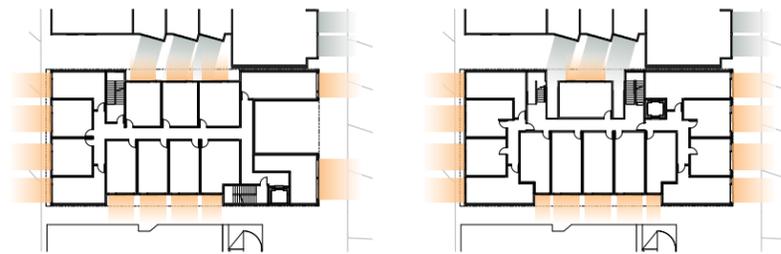
TRANSVERSE SECTION LOOKING NORTH

PRIVACY STUDIES

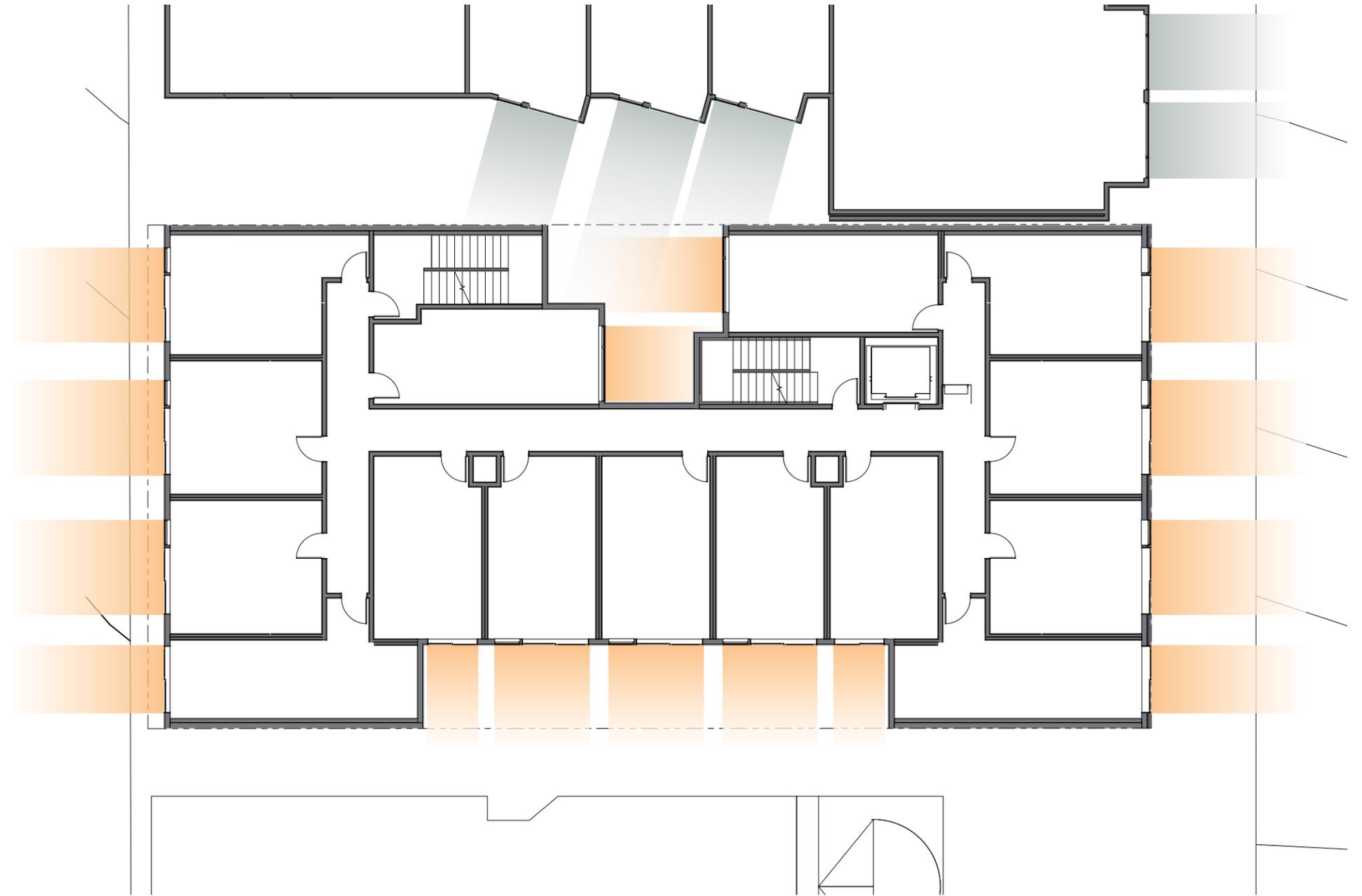
NORTH LOTLINE: 219 1ST AVE N

[CS2.C5 respect for adjacent sites // CS2.C2 mid-block sites]

The neighbor to the north, 219 1st Ave N, has an array of three units along its south elevation starting from level 2 to level 6. To alleviate issues of privacy, the preferred design scheme offsets and re-oriens units on the north lotline towards each other. The diagram demonstrates how the privacy of the neighbor and proposed design are protected.



VIEW FROM NORTH UNIT IN SCHEME A + SCHEME B



SCHEME C: TYPICAL LEVEL PLAN

PRIVACY STUDIES

SOUTH LOTLINE: 209 1ST AVE N

[CS2.C5 respect for adjacent sites // CS2.C2 mid-block sites]

The neighbor to the south, 209 1st Ave N, has an array of 10 sliding windows along its south elevation. The sizes of the windows range from 6.25 SF to 125 SF. The diagram illustrates where the windows of the neighbor align on the south elevation of the proposed design. New glass sliding doors are placed strategically to provide optimum privacy for all residents. The diagram shows where the most severe cases of overlap occur; two units on the ground level and one unit on the second level. Understanding these overlaps will help to inform possible new configurations of glazing or placement of plantings as screens to protect privacy for both neighbors.



INTERIOR ELEVATION LOOKING SOUTH



209 1ST AVE N - NORTH ELEVATION

ENVIRONMENTAL CONTEXT SUNPATHS

SHADOW DIAGRAMS

The shadow diagrams illustrate little variation of shadows across all the massing options. There are no public parks or plazas in the area that would be affected by the shadow of the proposed building. While the courtyard of the property immediately north of the project is in shadow year-round across all massing options, Option C most successfully expands upon the existing courtyard and helps to bring in more indirect light to both projects.



OPTION A: PRESERVE EXISTING EXCEPTIONAL TREE



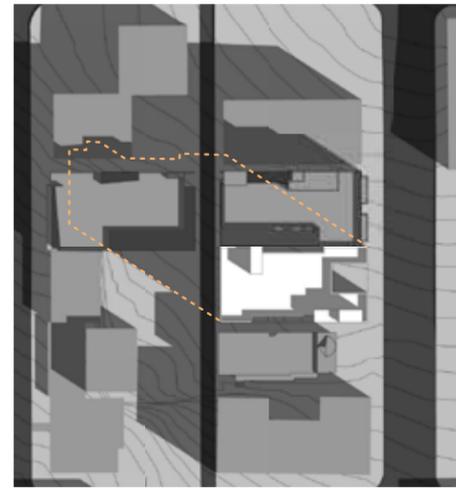
OPTION B: MAXIMIZE DEVELOPMENT POTENTIAL



OPTION C: OPTIMIZED DEVELOPMENT SCHEME (Preferred)

EQUINOX

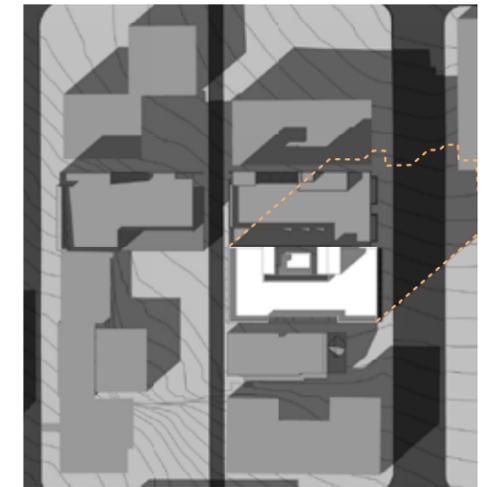
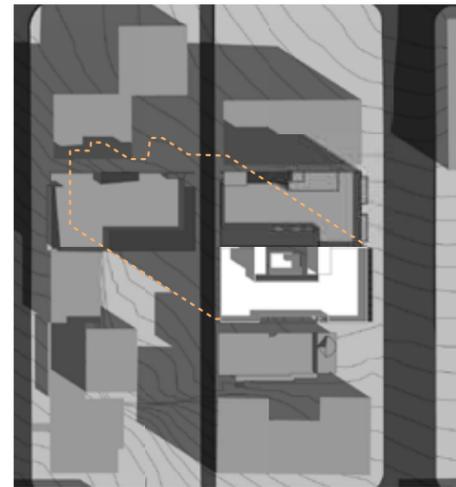
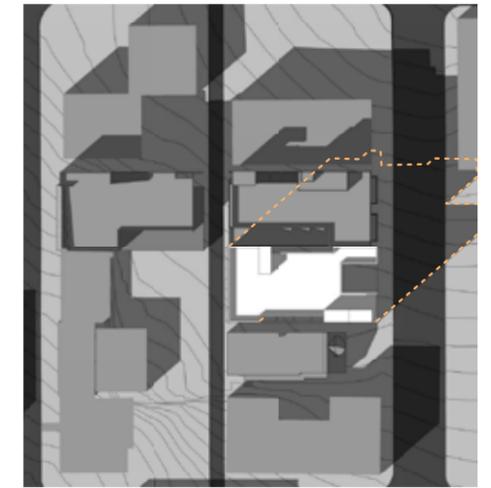
9 AM



12 PM



3 PM

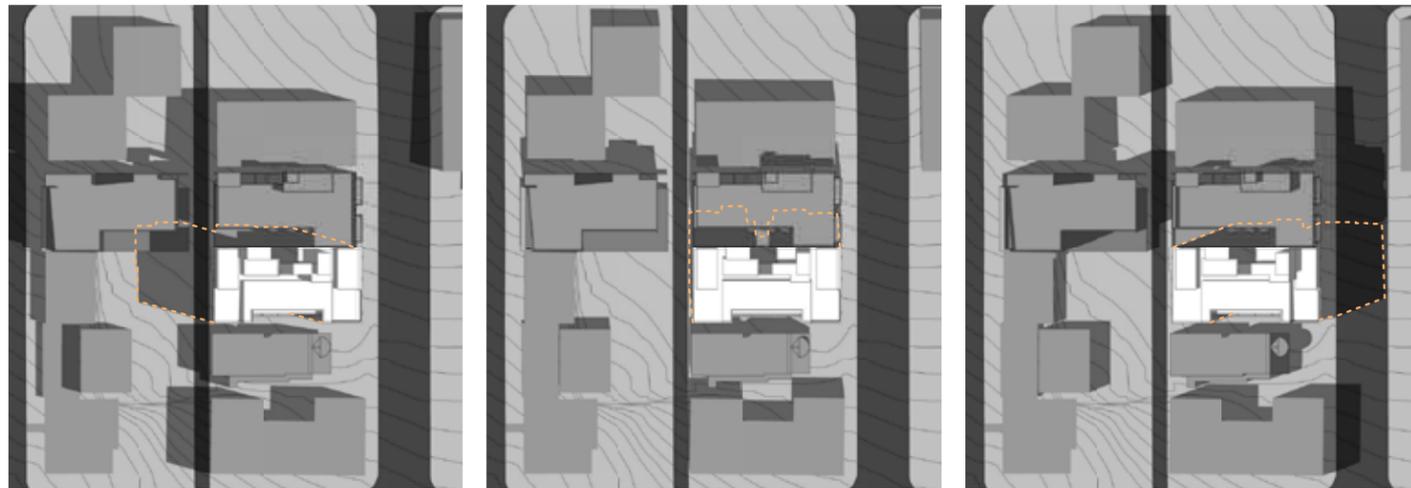
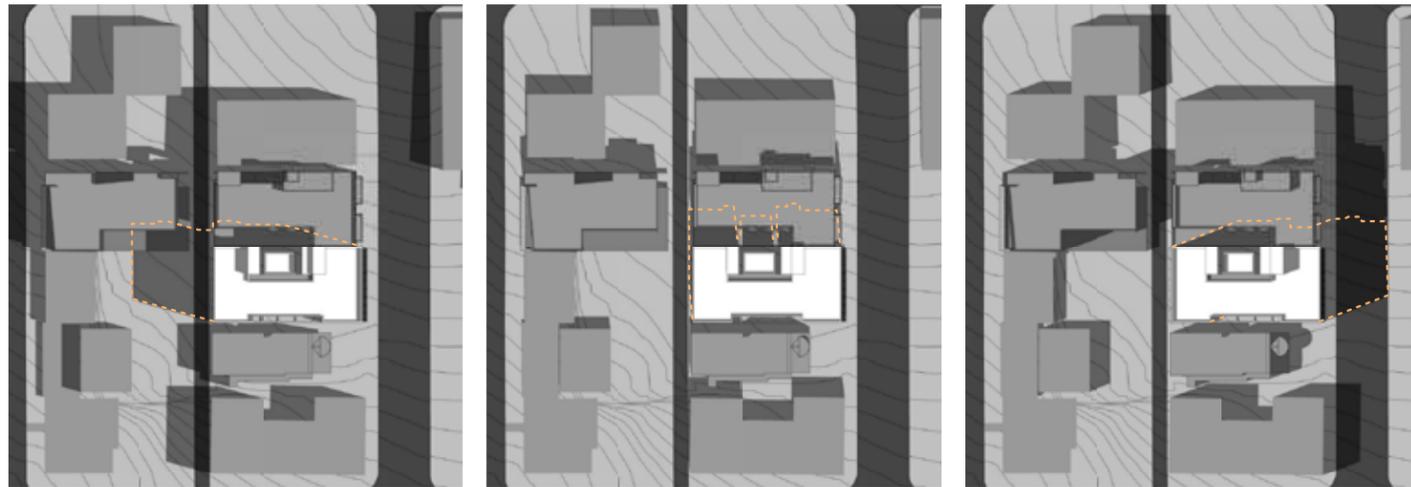


SUMMER SOLSTICE

9 AM

12 PM

3 PM

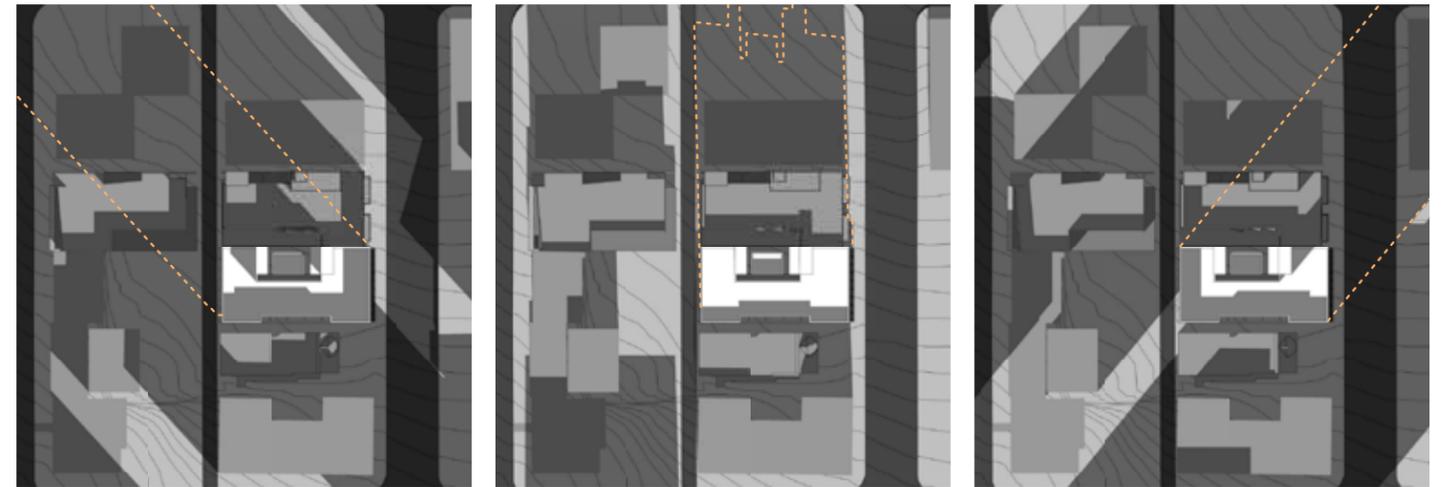
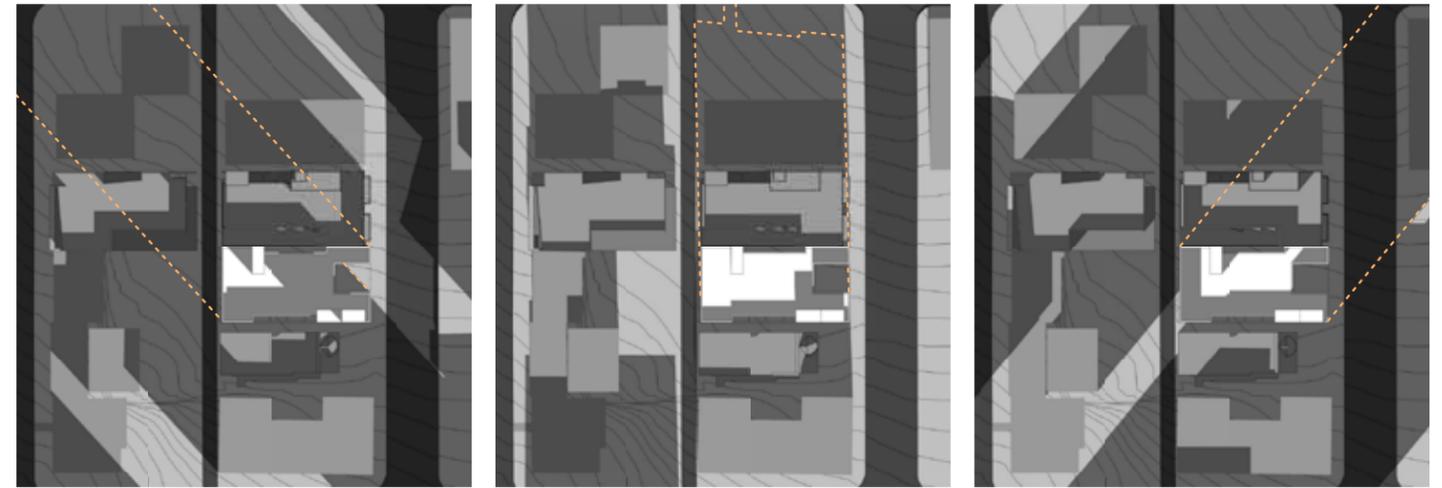


WINTER SOLSTICE

9 AM

12 PM

3 PM

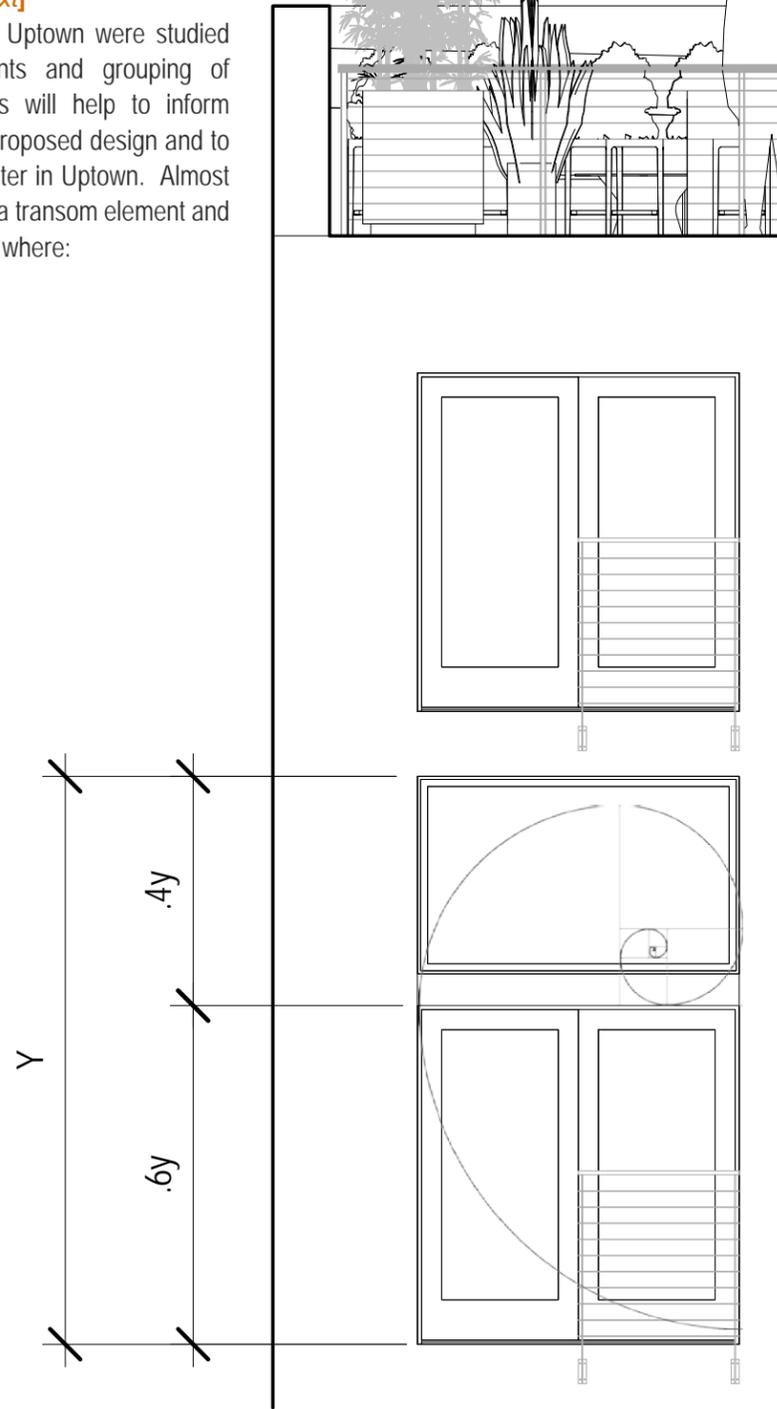
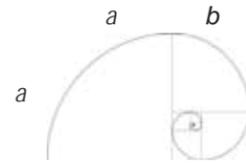


DESIGN DEVELOPMENT FENESTRATION STUDIES

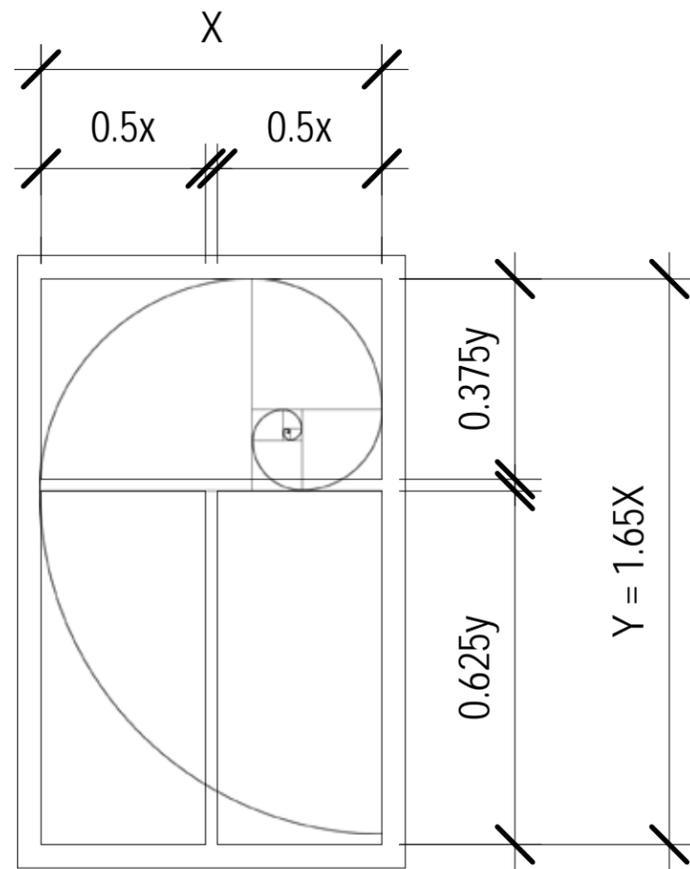
WINDOW STUDIES

[DC2.1.iii architectural context]

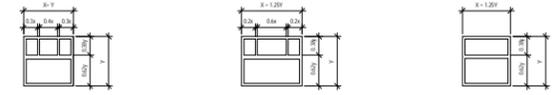
Different masonry buildings in Uptown were studied for their window arrangements and grouping of window panes. These studies will help to inform window arrangements for the proposed design and to compliment the existing character in Uptown. Almost all windows in the area include a transom element and work closely to the golden ratio where:
 $a / b = (a + b) / a = 1.618 \dots$



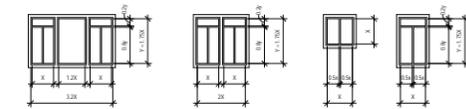
PROPOSED DESIGN:
WINDOW + SLIDING DOOR CONFIGURATION



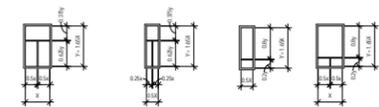
WINDOW PRECEDENT STUDY:
22 JOHN ST



226 1ST AVE N



105 MERCER ST



22 JOHN ST
UPTOWN PRECEDENT STUDIES



LIGHT WELL



ROOF DECK



DESIGN DEVELOPMENT
EXTERIOR MATERIAL PRECEDENTS



A Project of Weinstein AJU
Project Lead: Kevin Tabari, now of PUBLIC47

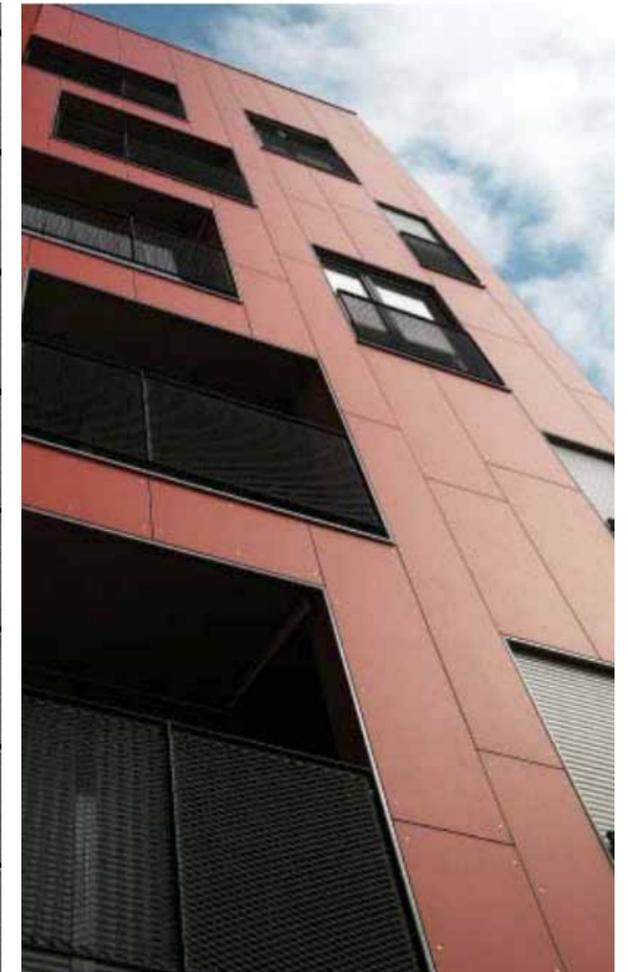
AGNES LOFTS, SEATTLE, WASHINGTON



LINDNER INNOVATION CENTRE, KUNDL, AUSTRIA



OFFICE BUILDING, GIEßEN, GERMANY



SWISSPEARL EXTERIOR PANEL



MEC HEAD OFFICE BUILDING, VANCOUVER, CANADA



SWISSPEARL EXTERIOR PANEL



DAY-CARE CENTER, KASSEL, GERMANY

APPENDIX A: PRIOR WORK
NEIMAN TABER ARCHITECTS



23RD + MADISON (SEATTLE): Mixed use apartment building currently under construction.
(Developed by Hamilton Urban Partners)



HIAWATHA ARTWORKS (SEATTLE): Congregate artist housing with lofts + ground-floor retail.
(In development)





YOBI APARTMENTS (SEATTLE). Congregate (cohort) housing adjacent to Seattle University, with built-in furniture and lofts. (Completed 2015)



ROXETTE APARTMENTS (SEATTLE): Addition of 26 units to an existing 27 unit apartment. (In development)