215 1ST AVE N - MIXED USE

#3021477

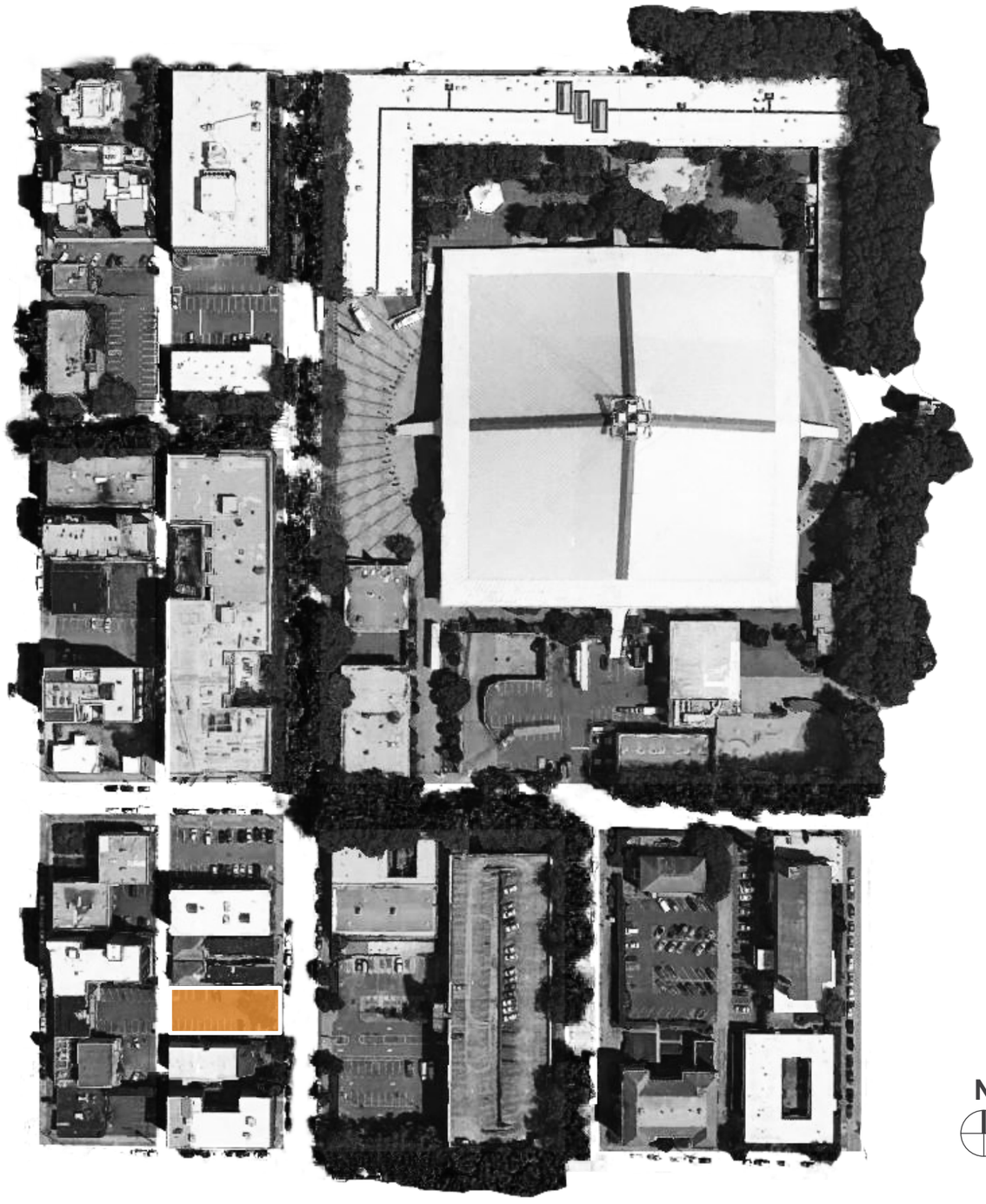
DESIGN REVIEW - RECOMMENDATION PROPOSAL PACKET

REC MEETING: AUGUST 16, 2017

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

CONTENTS

INDEX



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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.

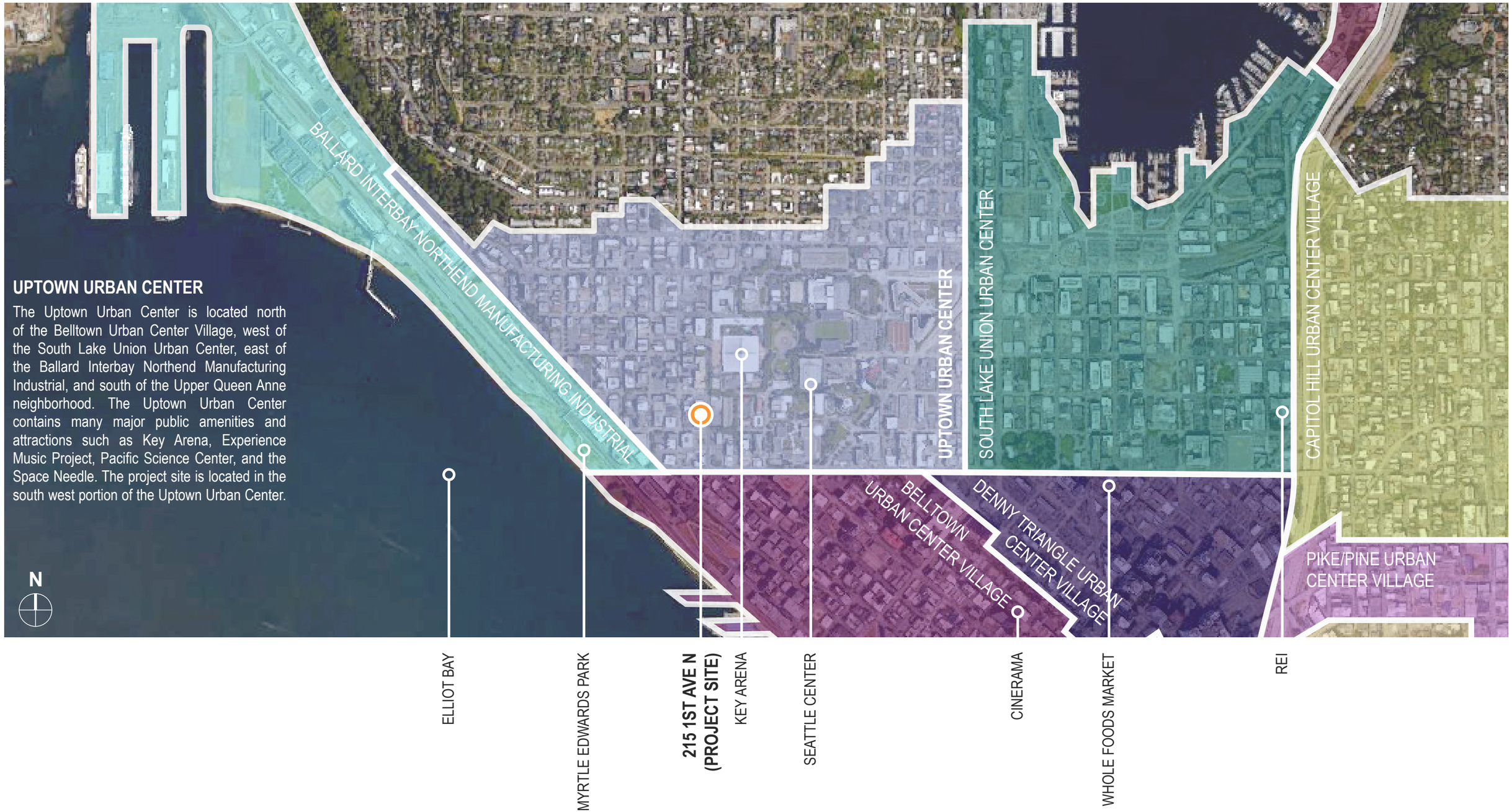
PROJECT INFORMATION

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	Terrane
LANDSCAPE	The Philbin Group
STRUCTURAL	Fossatti Pawlak

URBAN DESIGN ANALYSIS
AERIAL VIEW: UPTOWN + THE CITY



UPTOWN URBAN CENTER

The Uptown Urban Center is located north of the Belltown Urban Center Village, west of the South Lake Union Urban Center, east of the Ballard Interbay Northend Manufacturing Industrial, and south of the Upper Queen Anne neighborhood. The Uptown Urban Center contains many major public amenities and attractions such as Key Arena, Experience Music Project, Pacific Science Center, and the Space Needle. The project site is located in the south west portion of the Uptown Urban Center.

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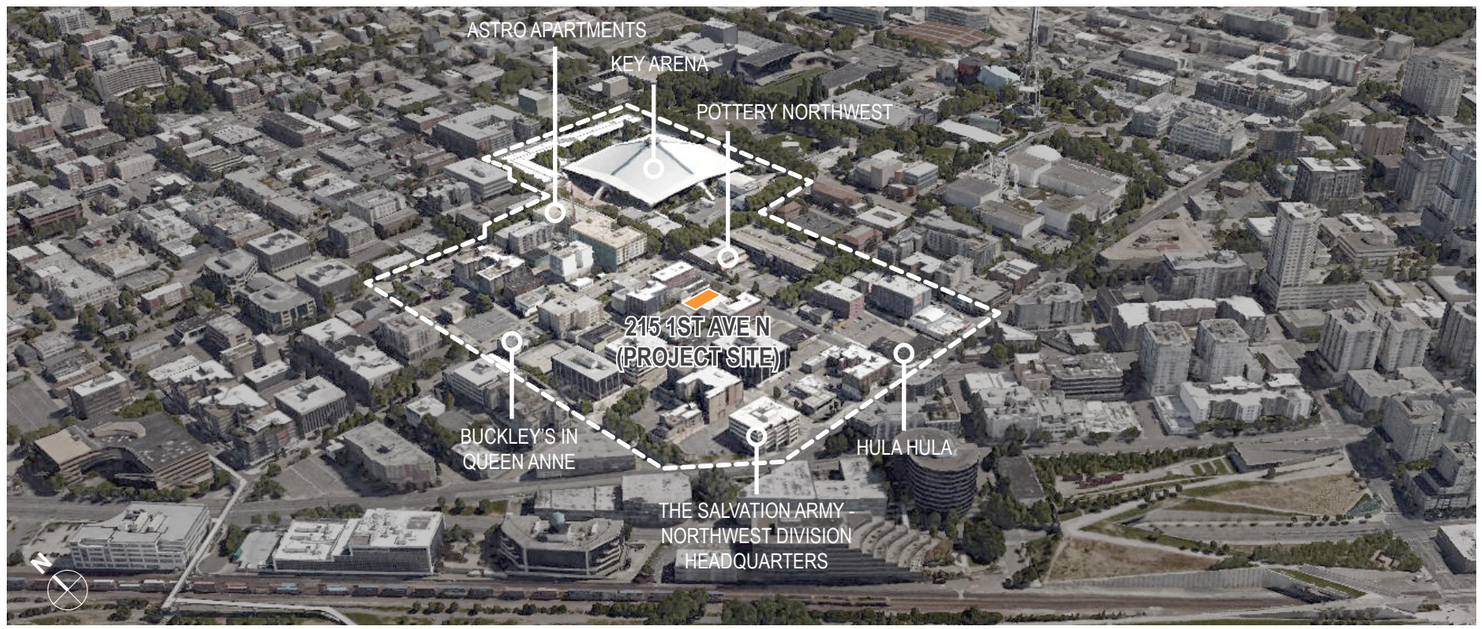
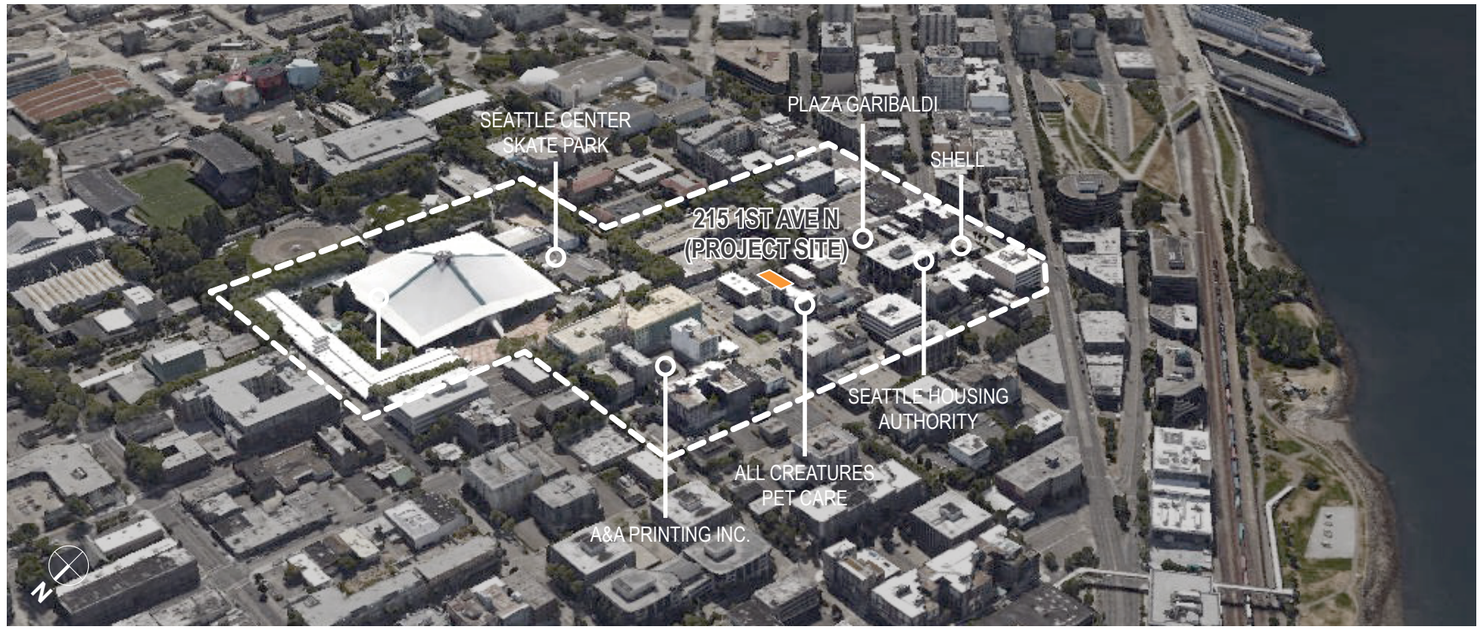
URBAN DESIGN ANALYSIS
AERIAL VIEW: IMMEDIATE CONTEXT

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



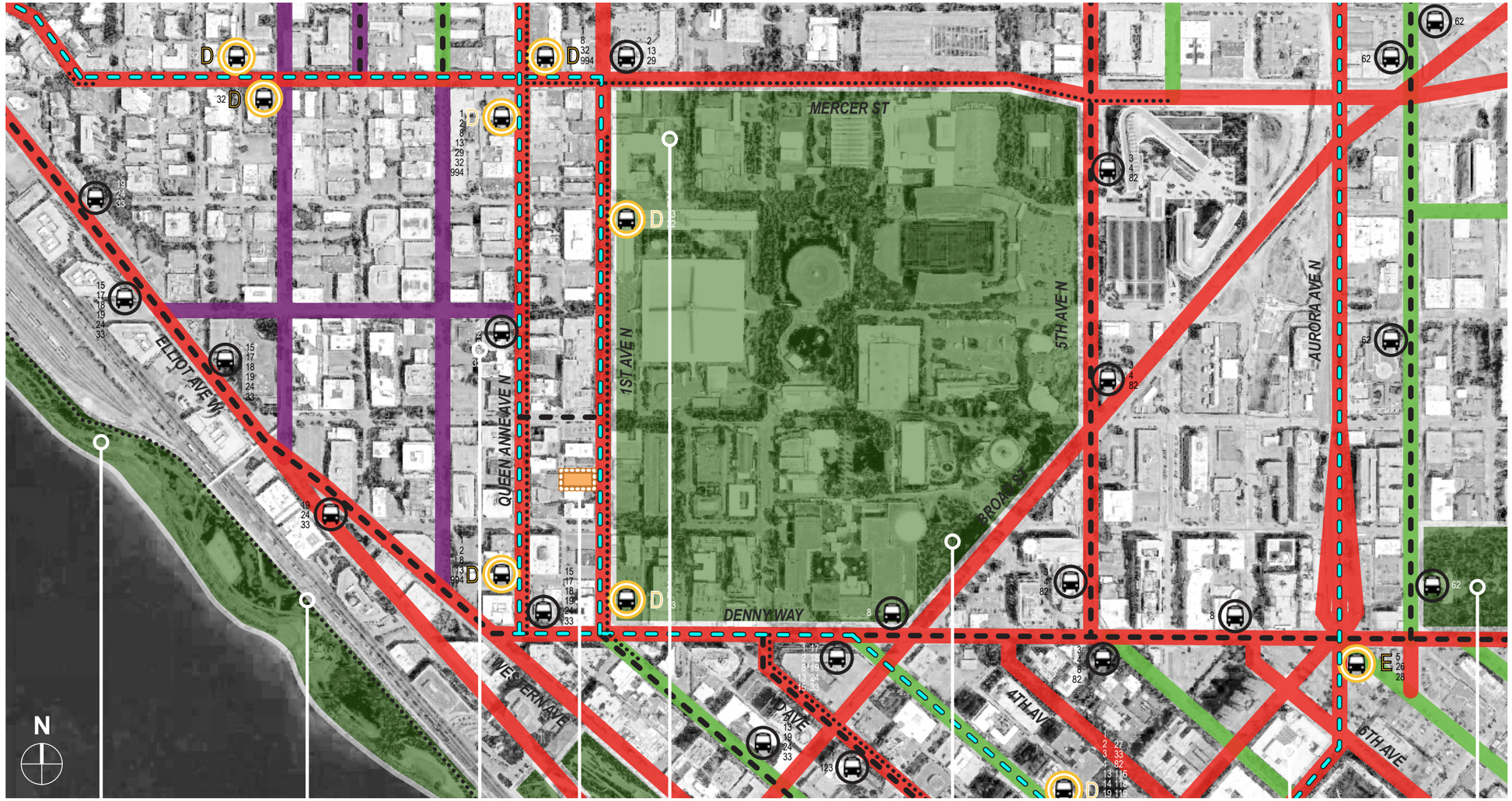
AERIAL LOOKING SOUTHEAST

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.



CENTENNIAL PARK | ELLIOT BAY TRAIL | UPTOWN ESPRESSO | **215 1ST AVE N** | POSSIBLE FUTURE LIGHT RAIL STATION | SEATTLE CENTER | CITY UNIVERSITY OF SEATTLE | DENNY PARK

LEGEND

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

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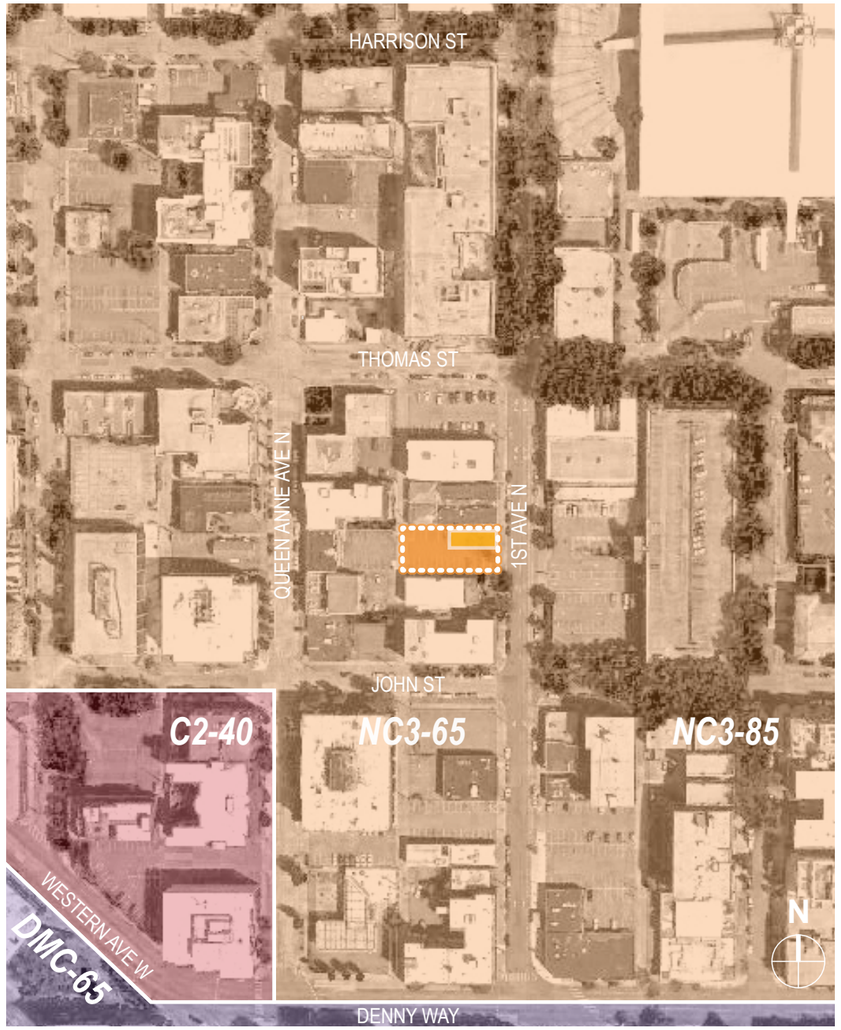
URBAN DESIGN ANALYSIS
ZONING + USE



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.

URBAN DESIGN ANALYSIS
DEVELOPMENT CONTEXT: EXISTING | PROPOSED BUILDINGS

PROJECT LOCATION KEY

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

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

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

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

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

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

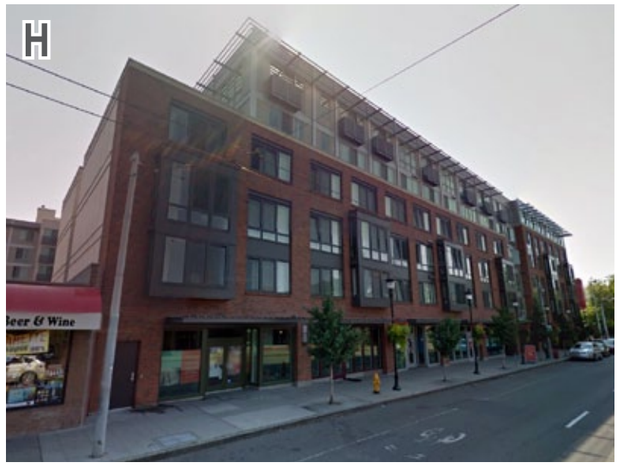
123 DENNY WAY / SDCI #3015549
"WILD CARD"
PROGRAM: 75 Units / 6 Live-Work / 2,550 SF Retail / 50 Parking Stalls

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.



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

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

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

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JOHN STREET

OPPOSITE FROM
PROJECT SITE

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.

Tree Solutions Inc
Consulting Arborists

Project No. TS - 5223

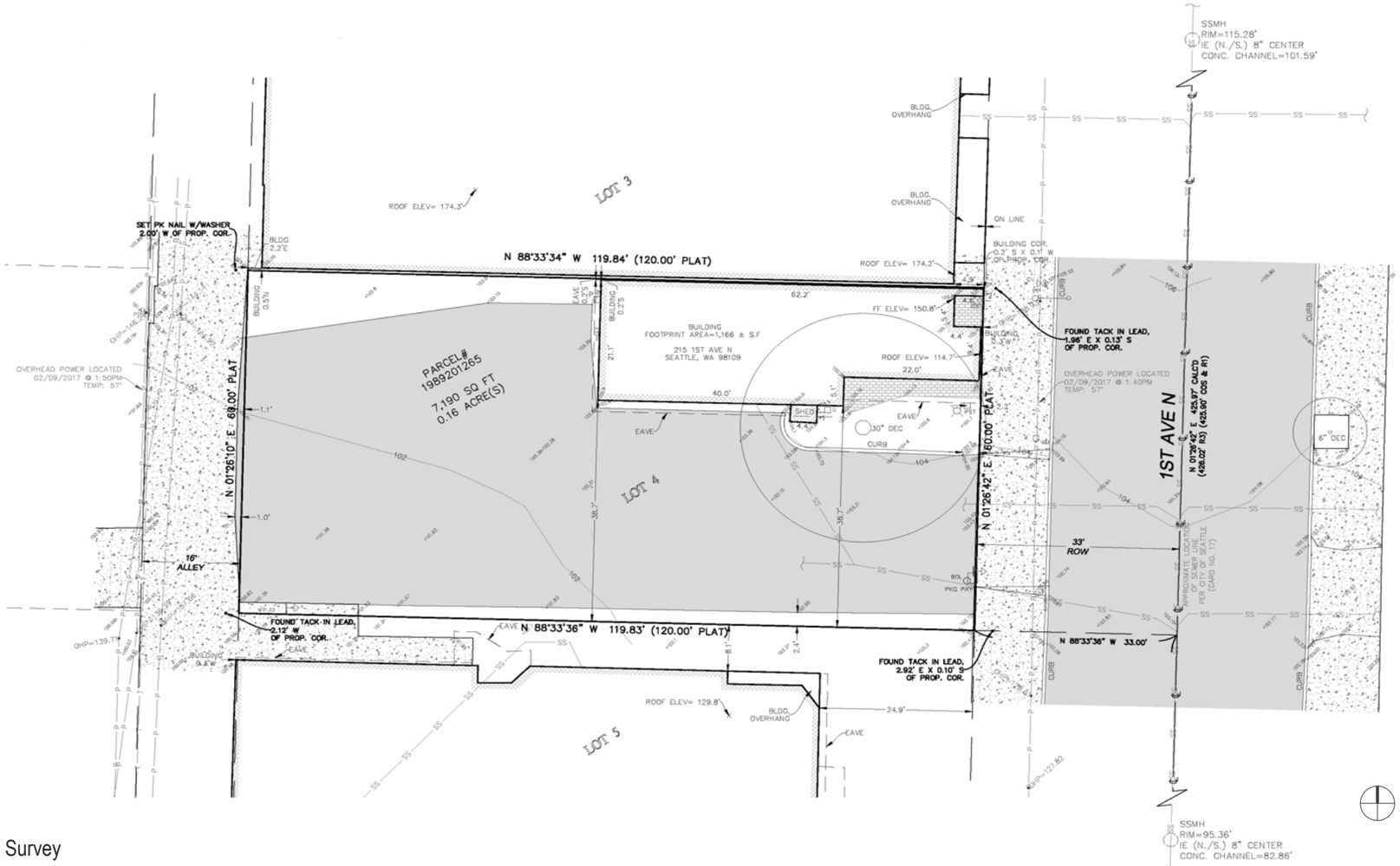
Summary
There is one significant tree on this site which is located in the Lower Queen Anne neighborhood of Seattle. The subject tree grows in a planting strip between a building and parking lot. By size alone, the tree is considered Exceptional. However, I found it to be in poor health and structural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

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.

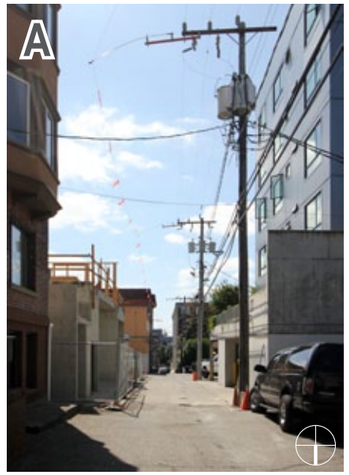
Judging by the location of the large pruning cuts and the dead cambium below the pruning cuts, the large branches were likely dead prior to their removal. Had they been alive, accumulation of callous wood would likely have been present as the tree attempted to occlude the wound.

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.

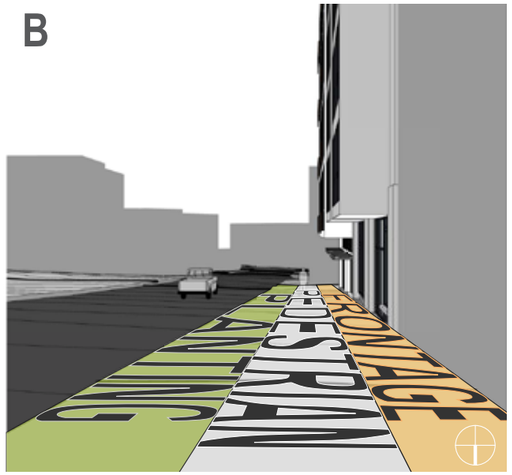
Arborist Report



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.



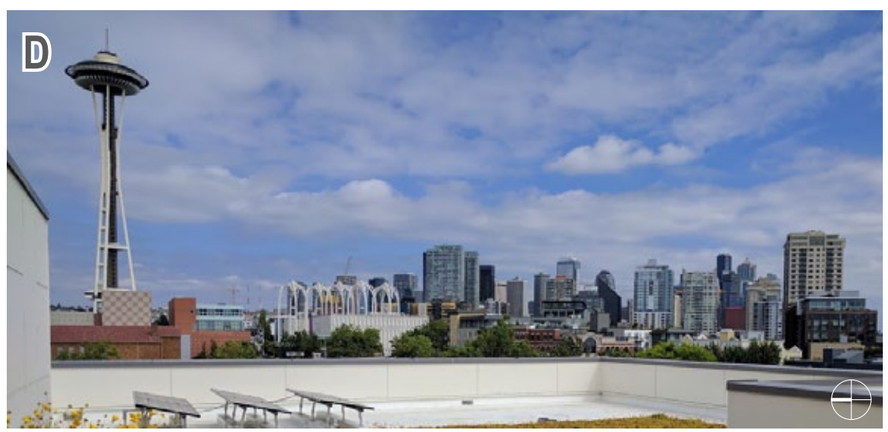
Alley looking south



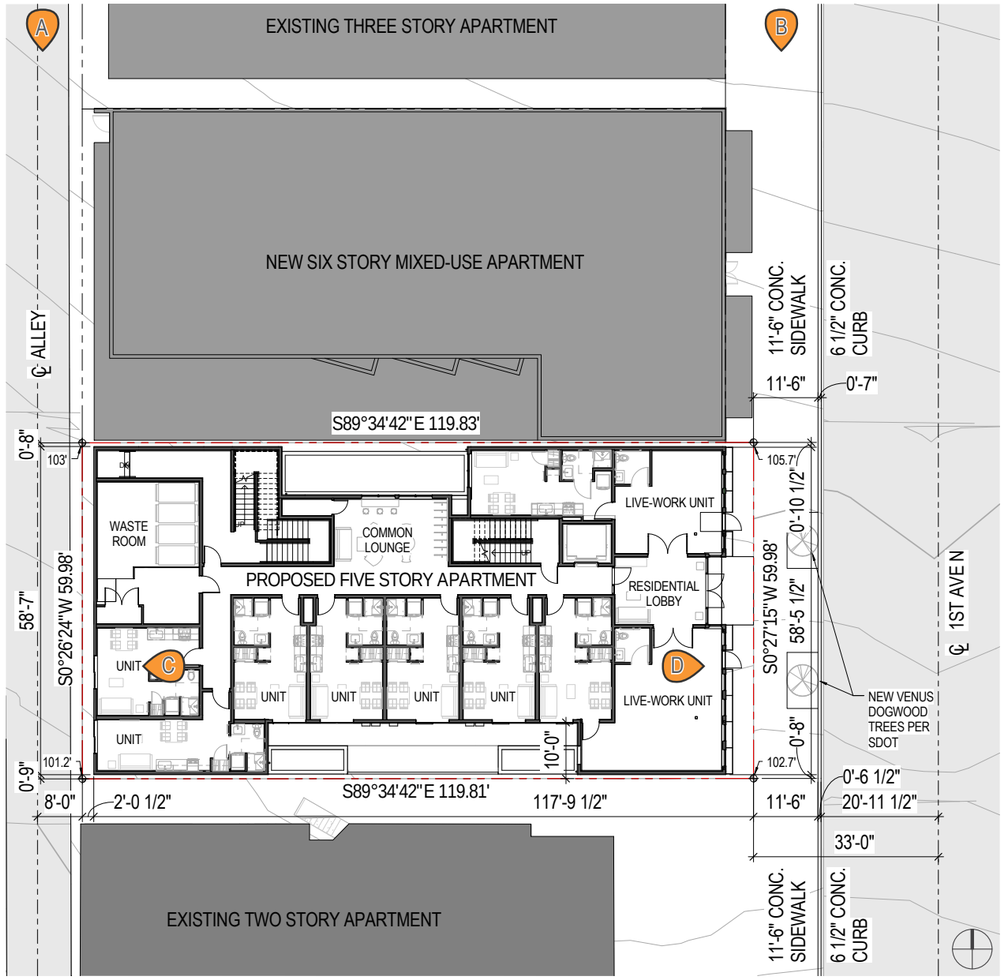
1st Ave N: Looking south - Consistent street setback.

[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

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.

ZONING STANDARDS

NC3-65 ZONE / UPTOWN URBAN CENTER

CITATION	TOPIC	CODE STATEMENT	NOTES
23.47A.008.A	Street-Level - Blank Facades	Blank Segments shall not exceed 20' in length Blank façade not to exceed 40% of street façade	1.5' max. length provided 26.39% provided
23.47A.008.B	Street-Level - Transparency	60% of street facing façade between 2' and 8' above sidewalk shall be transparent	70.22% provided
	Street-Level Nonresidential Use	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'"	Live-work unit A: 35.64' provided; Live-work unit B: 30.00' provided
23.47A.012.C	Structure Height	65' +4' for clerestories, parapets, railings, etc +16' for penthouses (25% Max. coverage)"	65' provided 4' clerestory bonus utilized 16' penthouse bonus utilized,
23.47A.013.B	FAR Limit	4.75 (Mix of Uses)	4.08 provided
23.47A.016.A.2	Landscaping	Green Factor of 0.3 or greater Street trees required	0.365 Green Factor score provided Venus dogwood street trees provided
23.47A.022	Lighting and Glare	Exterior light and glare must be shielded and directed away from adjacent uses.	
23.47A.024	Amenity Area	5% of gross floor area (1,508.6 SF)	1,634.89 SF provided
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 (66 SEDUs x 0.75 = 50 spaces) (7 SEDUs x 0.375 = 3 spaces)
23.54.040	Solid Waste and Recycling	51-100 dwelling units = 375 SF min storage area + 4 SF for each addt'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 Approved by SPU

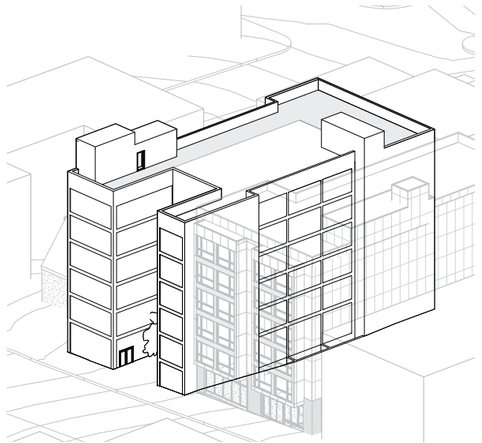
NEIGHBORHOOD DESIGN GUIDELINES
PRIORITY GUIDELINES

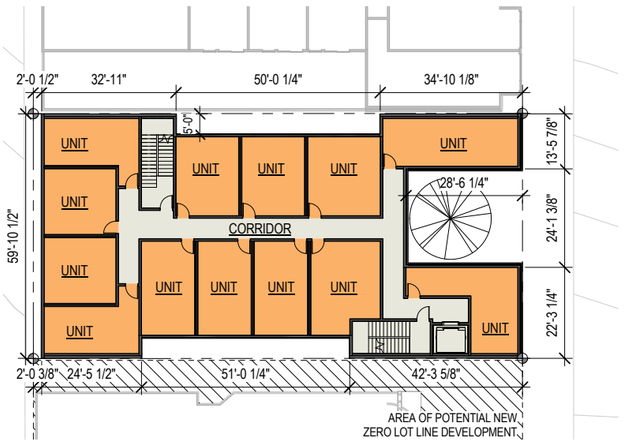
CATEGORY	CITATION
NATURAL SYSTEMS + SITE FEATURES	
CS1.B-2 - DAYLIGHT AND SHADING	*"Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site."*
URBAN PATTERN + FORM	
CS2.B-2 - CONNECTION TO THE STREET	*"Connection to the street: identify opportunities for the project to make a strong connection to the street and public realm."*
CS2.C-2 - 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."*
CS2.D-1 - EXISTING DEVELOPMENT AND ZONING	*"Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition."*
CS2.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."*
CS2.IV-i - REDUCING VISUAL BULK	*"Throughout Uptown, a departure would be supported for 3' of additional height for projects that step back the top floor of the structure a minimum of 6' from the street. This has the effect of reducing the impact of the structure height on the sidewalk below as well as reducing the impact of the structure height on the sidewalk below as well as reducing the length of shadows over the street. Where the code regulates podium height, the additional 3' applies to the podium."*
WALKABILITY	
PL2.C-3 - PEOPLE-FRIENDLY SPACES	*"Create an artful and people-friendly space beneath building."*
PL2.I-i - PROMINENT ENTRANCES	*"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."*
PL2.I-i - STREET LIFE	*"Streets throughout uptown should be sociable places that offer a sense of security, and residential building projects should make a positive contribution to life on the street."*
STREET-LEVEL INTERACTION	
PL3.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."*
PL3.A-2 - COMMON ENTRIES	*"Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors."*
PL2.A-4 - ENSEMBLE OF ELEMENTS	*"Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features."*
PL3.B-1 - SECURITY + PRIVACY	*"Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings."*
PL3.B-2 - GROUND-LEVEL RESIDENTIAL	*"Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street."*

CATEGORY	CITATION
PL3.B-3 - BUILDINGS WITH LIVE/WORK USES	*"Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future."*
PL3.B-4 - INTERACTION	*"Provide opportunities for interaction among residents and neighbors."*
ACTIVE TRANSPORTATION	
PL4.B-1 - EARLY PLANNING	*"Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel."*
PL4.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."*
PL4.B-3 - BIKE CONNECTIONS	*"Facilitate connections to bicycle trails and infrastructure around and beyond the project."*
ARCHITECTURAL CONCEPT	
DC2.A-1 - SITE CHARACTERISTICS + USES	*"Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space."*
DC2.B-1 - FACADE 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."*
DC2.B-2 - BLANK WALLS	*"Blank walls: avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, uses or design treatments at the street level that have human scale and are designed for pedestrians."*
DC2.D-1 - HUMAN SCALE	*"Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept."*
DC2.D-2 - TEXTURE	*"Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate."*
EXTERIOR ELEMENTS + FINISHES	
DC4.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."*

EDG DESIGN OPTIONS

SCHEMES PRESENTED AT EARLY DESIGN GUIDANCE





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

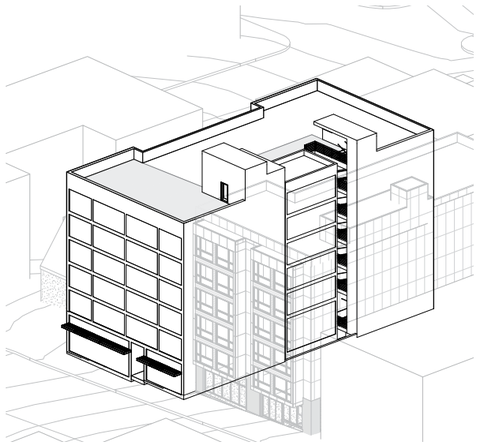
ADVANTAGES

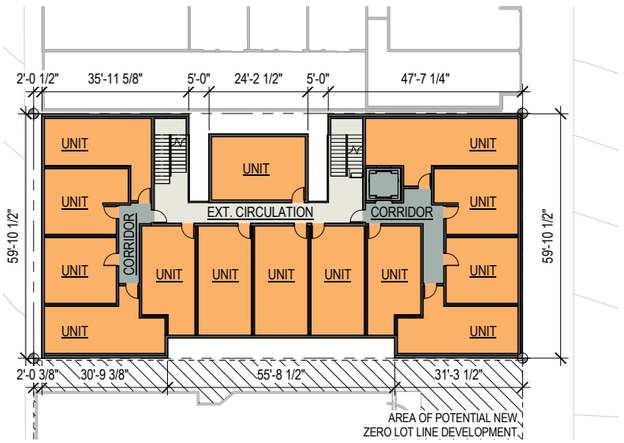
- Preserves the existing exceptional tree.

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

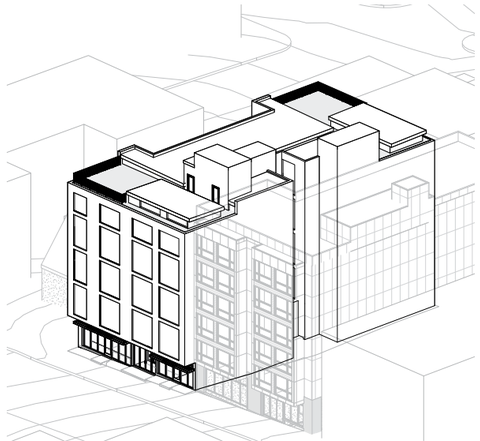
ADVANTAGES

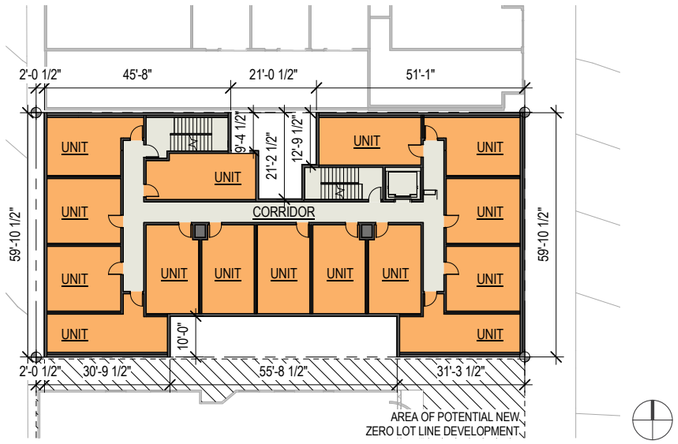
- Maximizes FAR evenly over six stories.

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)* - DRB SUPPORTED

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

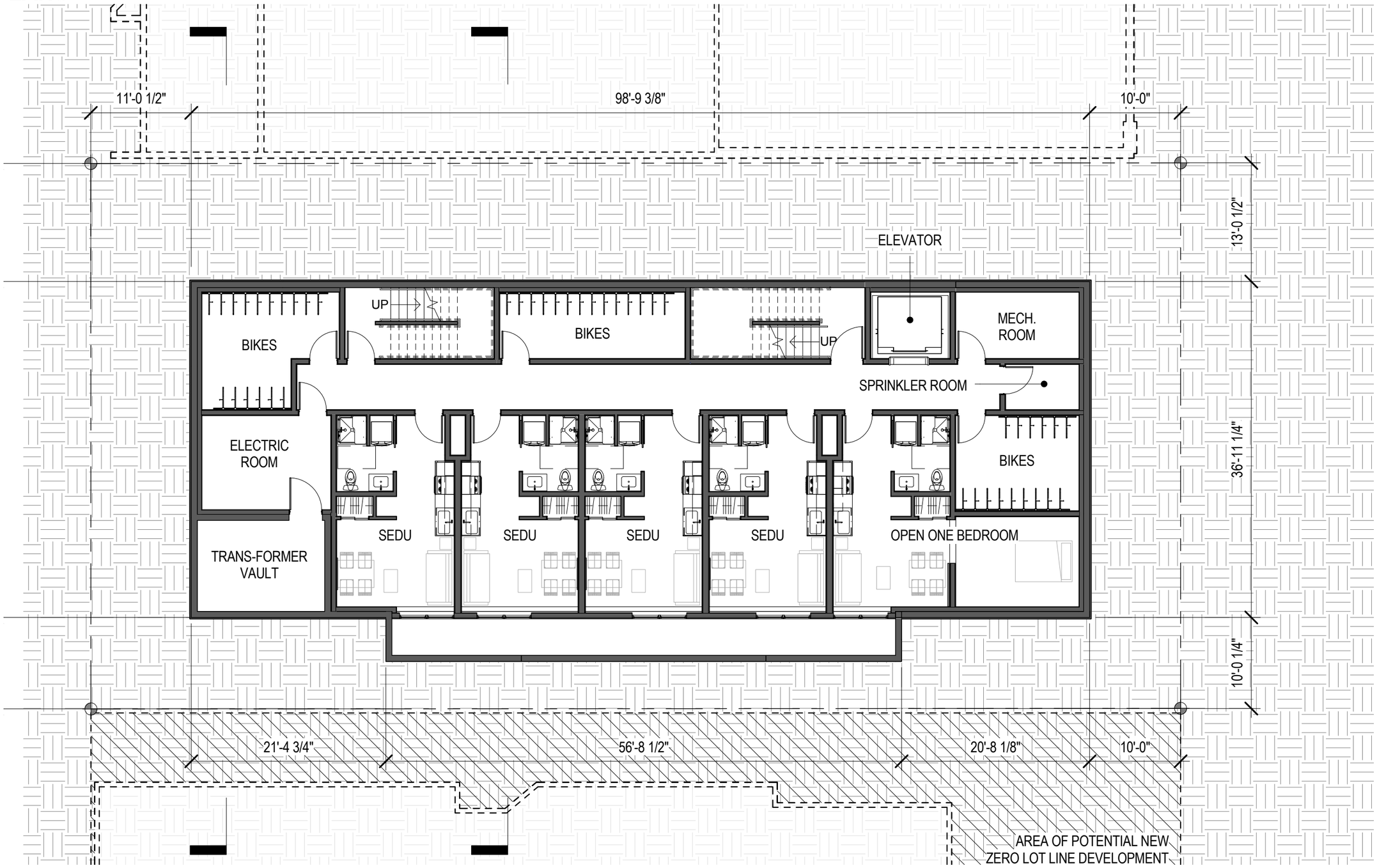
ADVANTAGES

- 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]

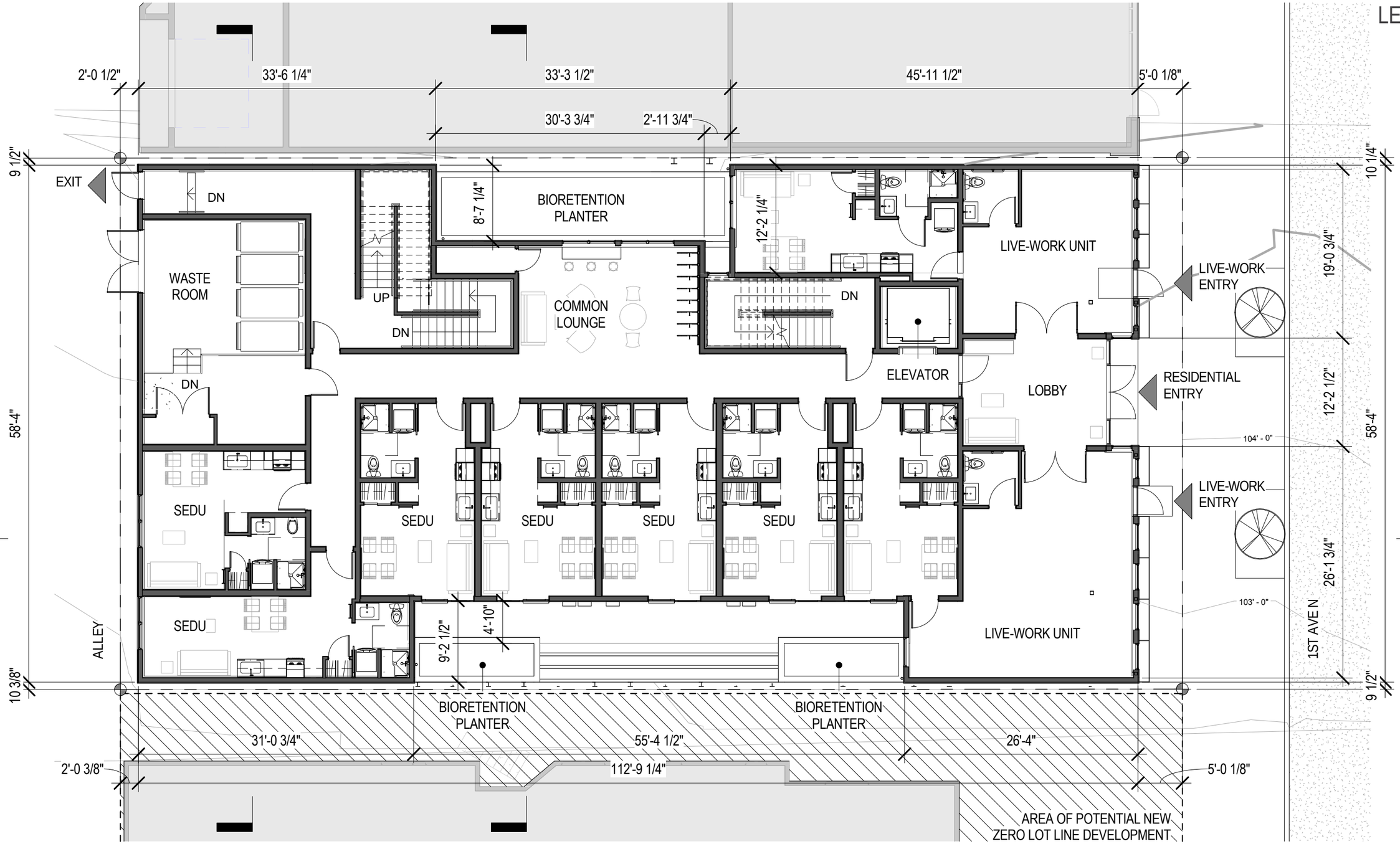
FAR:	4.19 (30,090 SF / 7,187 SF)
# OF STORIES:	5 Stories + Basement
SIZE:	33,447 GSF
SETBACKS:	Street = 0'-0" Min // 5'-0" Max North Side Lot = 0'-0" Min // 21'-2 1/2" Max South Side Lot = 0'-0" Min // 10'-0" Max Alley = 2'-0"
PROGRAM:	71 Units // 2 Live-work Units
PARKING:	None
DEPARTURES:	None

LEVEL PLANS

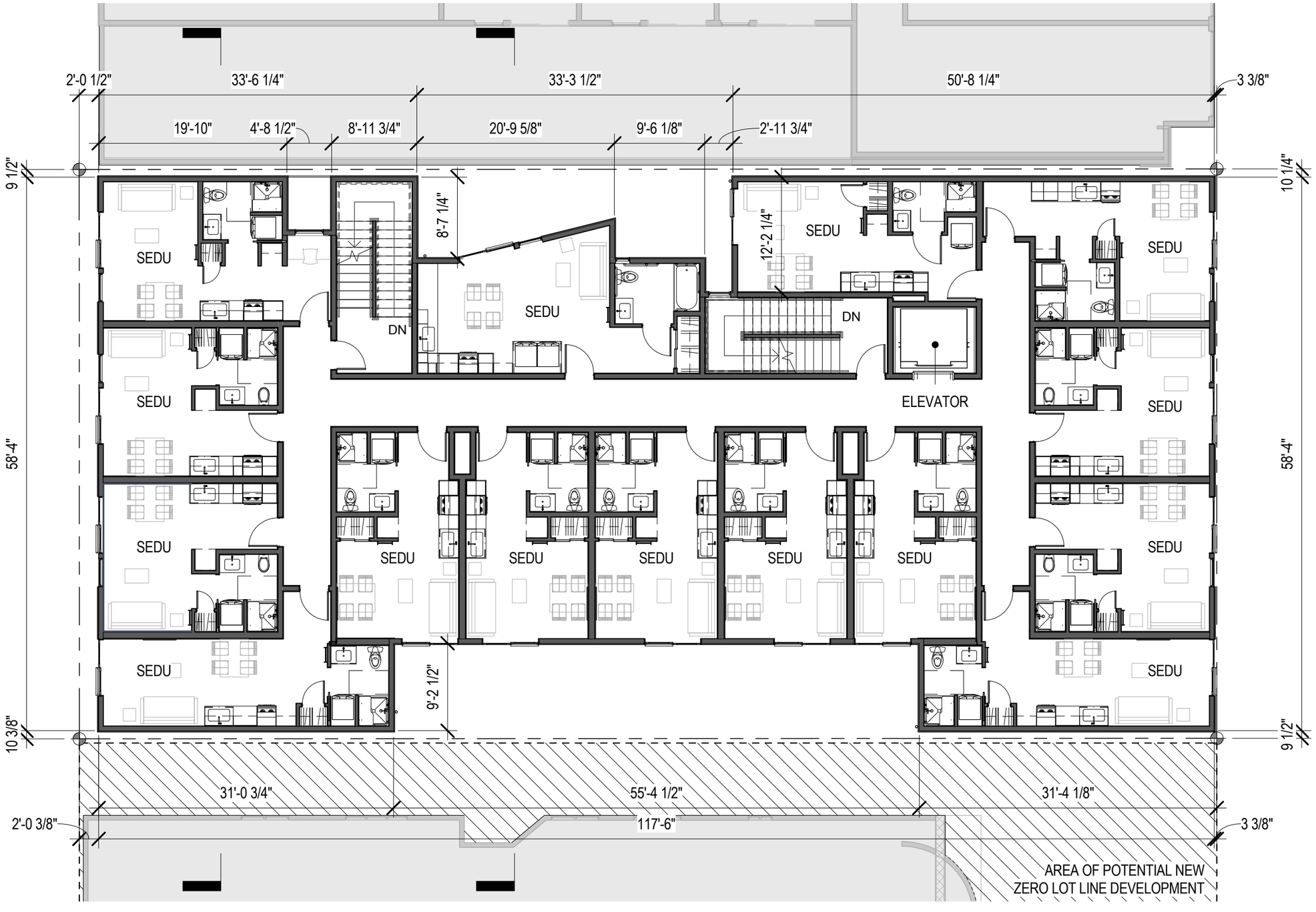
LEVEL 0



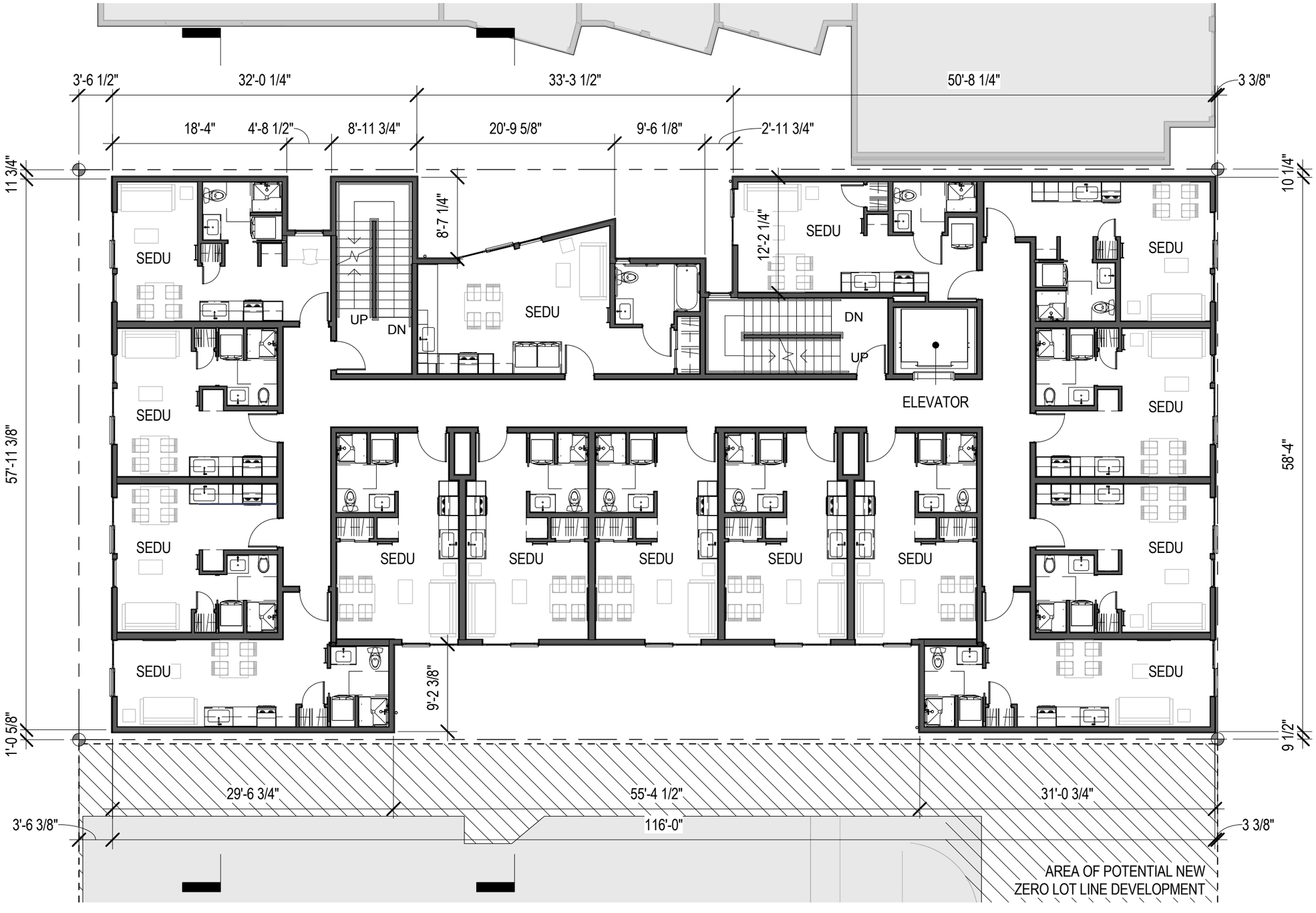
NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST


2'-0 1/2"
33'-6 1/4"
33'-3 1/2"
45'-11 1/2"
5'-0 1/8"
30'-3 3/4"
2'-11 3/4"
9 1/2"
10 1/4"
EXIT
DN
WASTE ROOM
8'-7 1/4"
BIORETENTION PLANTER
12'-2 1/4"
LIVE-WORK UNIT
LIVE-WORK ENTRY
19'-0 3/4"
UP
DN
COMMON LOUNGE
DN
ELEVATOR
RESIDENTIAL ENTRY
LOBBY
58'-4"
DN
SEDU
SEDU
SEDU
SEDU
SEDU
SEDU
104' - 0"
LIVE-WORK ENTRY
12'-2 1/2"
58'-4"
103' - 0"
26'-1 3/4"
1ST AVE N
ALLEY
9'-2 1/2"
4'-10"
LIVE-WORK UNIT
10 3/8"
9 1/2"
BIORETENTION PLANTER
BIORETENTION PLANTER
31'-0 3/4"
55'-4 1/2"
26'-4"
2'-0 3/8"
112'-9 1/4"
5'-0 1/8"
AREA OF POTENTIAL NEW ZERO LOT LINE DEVELOPMENT

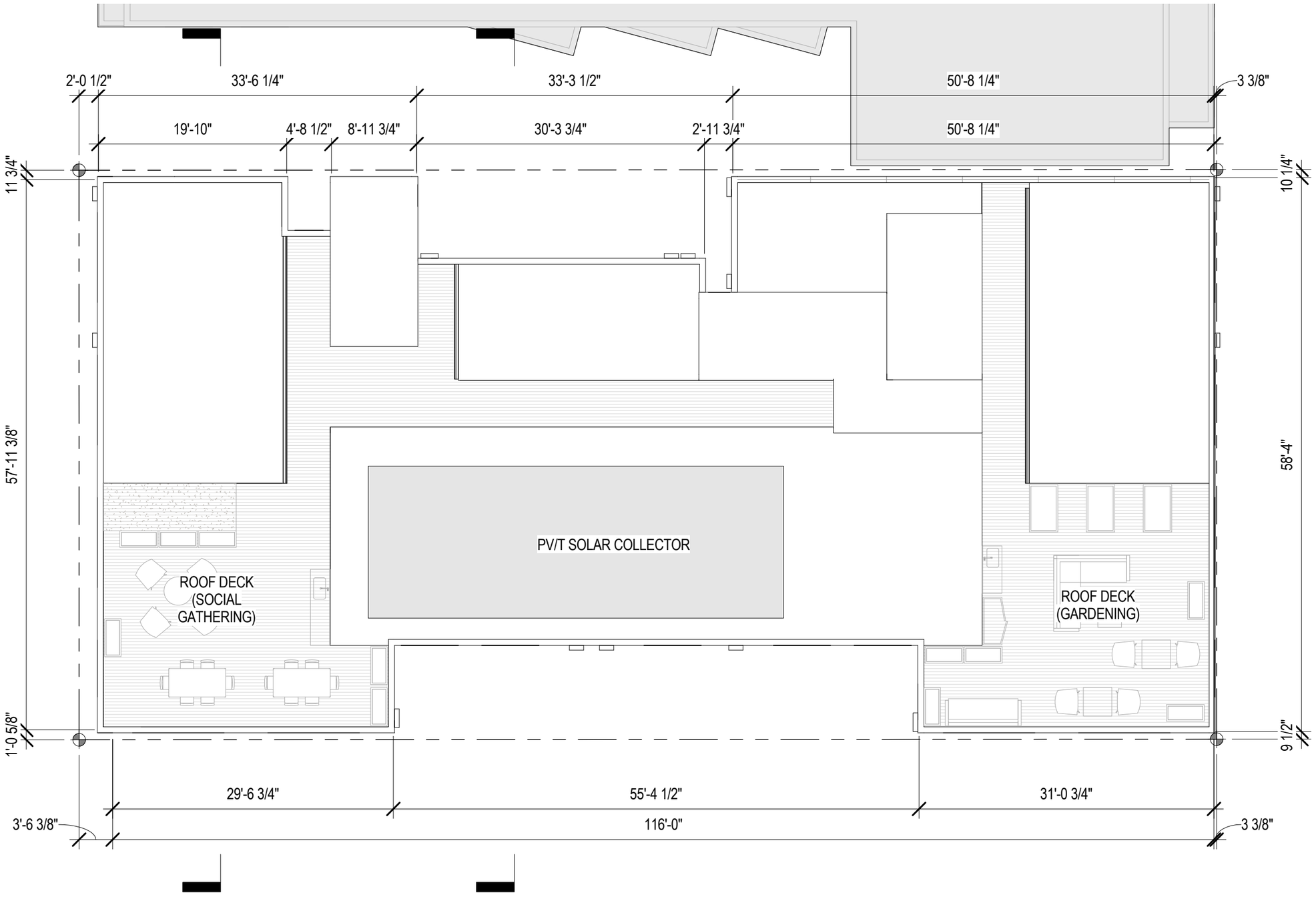
LEVEL PLANS
LEVELS 2 + 5



NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST


3'-6 1/2"
32'-0 1/4"
33'-3 1/2"
50'-8 1/4"
3 3/8"
18'-4"
4'-8 1/2"
8'-11 3/4"
20'-9 5/8"
9'-6 1/8"
2'-11 3/4"
11 3/4"
10 1/4"
8'-7 1/4"
12'-2 1/4"
SEDU
UP
DN
ELEVATOR
57'-11 3/8"
58'-4"
9'-2 3/8"
1'-0 5/8"
9 1/2"
29'-6 3/4"
55'-4 1/2"
31'-0 3/4"
3'-6 3/8"
116'-0"
3 3/8"
AREA OF POTENTIAL NEW
ZERO LOT LINE DEVELOPMENT

LEVEL PLANS
ROOF



NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

BUILDING SECTIONS
TRANSVERSE SECTION @ BIORETENTION PLANTERS

BUILDING SECTIONS

TRANSVERSE SECTION @ WASTE ROOM,
LONGITUDINAL SECTION @ UNITS

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST


PL
PL
PENTHOUSE BON
18
12'-0"
CLERESTORY BON
17
4'-0"
HT LI
16
ROOF DECK
166' - 9 1/4"
LEVEL 5
156' - 4 1/2"
LEVEL 4
143' - 3 1/4"
LEVEL 3
130' - 2"
LEVEL 2
117' - 0 3/4"
LEVEL 1
104' - 0"
LEVEL 0
93' - 7"
10'-4 3/4"
13'-1 1/4"
13'-1 1/4"
13'-1 1/4"
13-0 3/4"
10'-5"
R 14' - 0"
R 14' - 0"
65'-0"
AVG GRA
16

BUILDING ELEVATIONS
EAST ELEVATION; NORTH ELEVATION

1. Swisspearl - Carat 7031 Coral
2. Swisspearl Carat 7024 Black Opal
3. Paint - Match Swisspearl Carat 7031 Coral
4. Paint - Flamenco CSP-1195
5. Paint - Bewitched CSP-450
6. Paint - Match Swisspearl Carat 7024 Black Opal
7. Paint - Graytint 1611

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST


PL
PL
PENTHOUSE BONUS
183.9
CLERESTORY BONUS
171.9
HT LIMIT
167.9
12'-0"
4'-0"
65'-0"
ROOF DECK
166' - 9 1/4"
LEVEL 5
156' - 4 1/2"
LEVEL 4
143' - 3 1/4"
LEVEL 3
130' - 2"
LEVEL 2
117' - 0 3/4"
LEVEL 1
104' - 0"
LEVEL 0
93' - 7"
10'-4 3/4"
13'-1 1/4"
13'-1 1/4"
13'-1 1/4"
13'-0 3/4"
10'-5"
AVG GRADE
102.9

BUILDING ELEVATIONS
WEST ELEVATION; SOUTH ELEVATION

1. Swisspearl - Carat 7031 Coral
2. Swisspearl Carat 7024 Black Opal
3. Paint - Match Swisspearl Carat 7031 Coral
4. Paint - Flamenco CSP-1195
5. Paint - Bewitched CSP-450
6. Paint - Match Swisspearl Carat 7024 Black Opal
7. Paint - Graytint 1611

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST


PL
PL
PENTHOUSE BONUS
183.9
12'-0"
CLERESTORY BONUS
171.9
4'-0"
HT LIMIT
167.9
ROOF DECK
166' - 9 1/4"
10'-4 3/4"
LEVEL 5
156' - 4 1/2"
13'-1 1/4"
LEVEL 4
143' - 3 1/4"
13'-1 1/4"
LEVEL 3
130' - 2"
13'-1 1/4"
LEVEL 2
117' - 0 3/4"
13'-0 3/4"
LEVEL 1
104' - 0"
10'-5"
LEVEL 0
93' - 7"
65'-0"
AVG GRADE
102.9

RESPONSE TO EARLY DESIGN GUIDANCE

SUBSEQUENT TO THE EARLY DESIGN GUIDANCE MEETING, THE DESIGN REVIEW BOARD HAS PROVIDED THE FOLLOWING GUIDANCE:

EDG 1. ARCHITECTURAL CONTEXT & MASSING

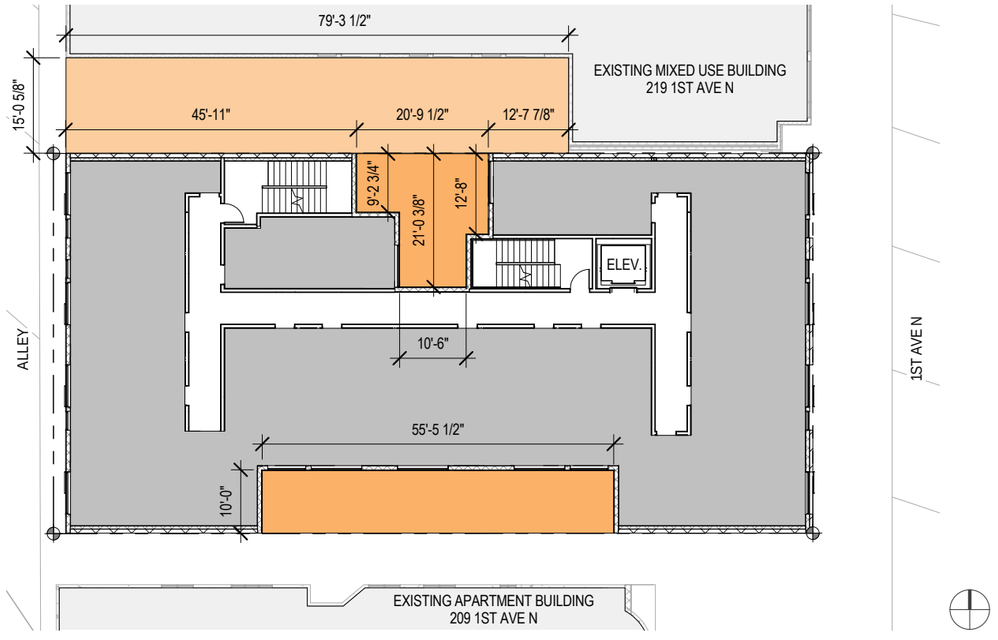
a. The Board appreciated option 3, the preferred option, which observes the ground level street facade setback established by the development to the north as it creates a strong, and continuous street edge. [CS2.C-2]

b. The Board expressed support for the barbell site plan of option 3, however the board agreed with public comment that a blank wall and deep lightwell was not an appropriate or sensitive response to the adjacent site to the north. [CS2.D-5, DC2.B-2]

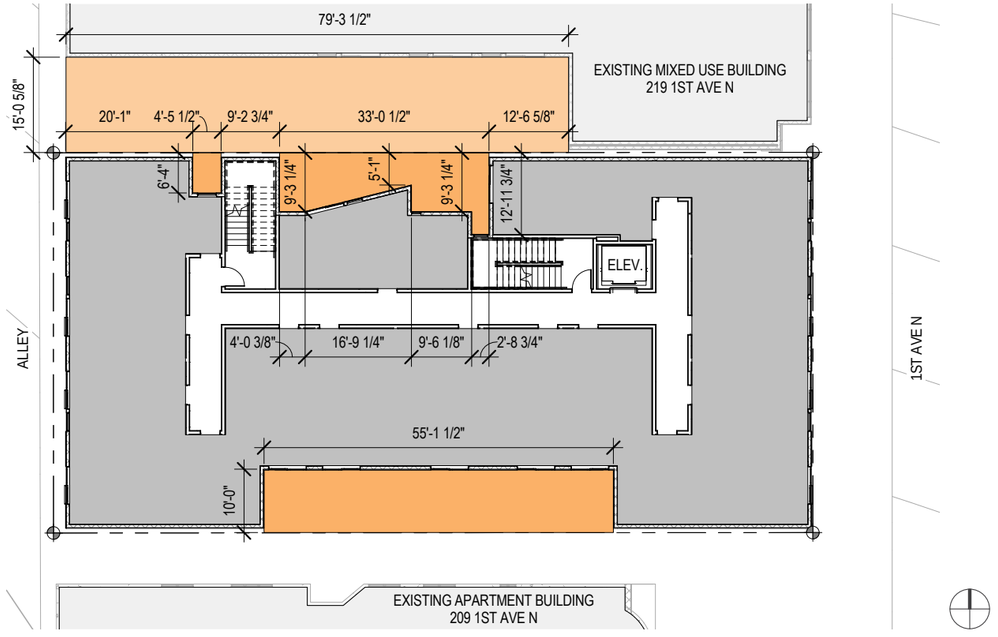
DESIGN RESPONSE: The proposal continues to utilize the barbell site plan and provides a wider setback at the adjacent site to the north. An additional recess is provided at the northwest unit to break down the mass of the north blank wall.

c. The board agreed with public comment and directed reconfiguration of the building mass along the north facade to be more sensitive to the adjacent site by minimizing blank walls and maximizing access to light. The board directed further study of opportunities for reconfiguration, including shifting stairwells, units, and mass, to allow for a longer, shallower, courtyard along the north property line which better responds to the courtyard and amenity spaces of adjacent development. [CS2.B-3, CS2.C-2, CS2.D-1, CS2.D-5]

DESIGN RESPONSE: The proposal reconfigures the stairwell and two units to provide a longer, more shallow setback along the north property line. The proportion and orientation of the setback helps to reduce the perceived mass of the building and allows for more reflected light to penetrate to the adjecent development.



Plan at EDG: Typical Level Plans (Levels 2-5)



Plan at REC: Typical Level Plans (Levels 2-5)

Transverse section perspective looking east: The terraced landscaping provides more light and air to the window wells of the basement units.

d. The board generally supported the south facade of massing option 3 as presented. The board particularly supported the terraced window wells and encouraged robust landscaping, however, the board was concerned about maintenance access. [DC2.B]

DESIGN RESPONSE: The proposal provides access to the terracing landscape area and bioretention planters through the commercial portion of the live-work unit. The northern bioretention planter is accessed through the common lounge on the ground level. Both areas are accessed through large casement windows.

e. The board was concerned with the height of the ground level street facade setback as it appears "squished" and the overhanging mass appears "heavy". The board encouraged consideration of uptown guideline CS2.IV-i, reducing visual bulk, and indicated they would be inclined to support a departure for increased height if some of the height bonus is applied to the ground level, thereby improving the proportions of the street-facing facade. [CS2.IV-i]

DESIGN RESPONSE: The height of the ground level street facade setback complies with the minimum floor-to-floor height requirement of 13'-0". The remaining allowable structure height is given to the levels above to provide for lofted units, maximizing access to natural daylight. The proposed design has considered the uptown height bonus and will not be pursuing the departure.

RESPONSE TO EARLY DESIGN GUIDANCE

EDG 2. FACADE COMPOSITION, MATERIALS & DETAILING

a. Responding to public comment, the board indicated they would like a better understanding of the context and relationship with neighboring buildings, and strongly encouraged a high-level of materiality and deep set windows reflective of the historic architectural context. [DC2.B-1, DC4.A-1]

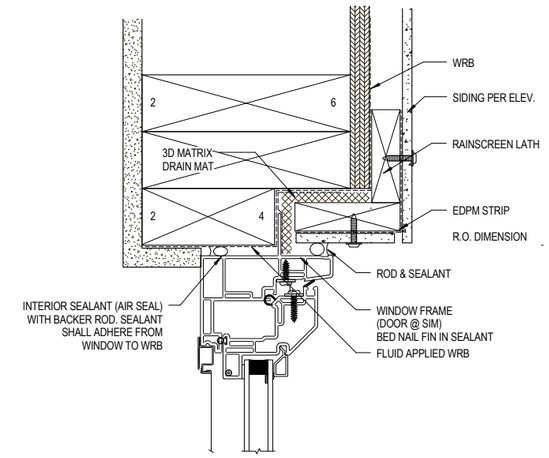
DESIGN RESPONSE: The proposal is sited in the Uptown Urban character area. This area features a rich variety of historic masonry buildings and large, new construction projects. The overall facade composition is organized in an orderly and evenly-spaced rhythm that is reflective of the historic architectural context. It utilizes materials that share similar proportions and color to brick masonry units. Construction details at the window have been provided to demonstrate that the windows are deep-set into the building facade to create visual depth.

b. The board generally supported the proposed material precedents and noted materials should be high-quality and honest, as well as contribute to a fine-grained facade texture. [DC2.B-1, DC4.A-1]

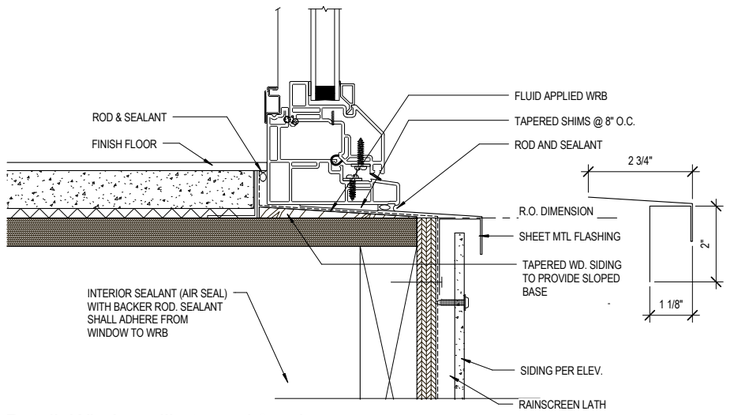
DESIGN RESPONSE: The proposal will utilize Swisspearl panels for the prominent street elevation at 1st Ave N. The remainder of the building will be clad with painted cement board panels installed in a rainscreen system.

c. The board was concerned about the building being designed from the inside-out and directed consideration of the overall facade composition as a logical, hierarchical expression of interior uses and legibility of program. [DC2.B-1]

DESIGN RESPONSE: The openings at the street facing facades are composed in a logical and regular array that create an even rhythm of mass and glazing.



Detail: Window jamb at panel siding.



Detail: Window sill at wood framing.

1st Ave N street elevation looking west.

"Dalmasso Apartments" 26 Harrison St

"101 John" 101 John St

"The Fionia" 109 John St

"Vivid" 219 1st Ave N

"The Avalon" 22 John St

"Astro Apartments" 219 1st Ave N

Building perspective: The color compostion on the blank wall organizes the massing of the project and provides visual interest.

RESPONSE TO EARLY DESIGN GUIDANCE

d. The board discussed treatment of blank facades and encouraged the design of the building as a whole, rather than as separate facades. The board agreed that the street-facing facade, particularly at the pedestrian street-level, should strive for a fine-grained material treatment and detailing that wraps around the corners onto the blank walls of the north and south facade. [DC2.D]

DESIGN RESPONSE: The design of the building incorporates differently painted composite cement panels composed in a manner that unifies the outermost facades and mitigates the uniformity of large blank walls. The color palette of the panels is derived from the various colors that are present in brick material.

e. The board encouraged thoughtfulness in the design of the upper level railing, noting the railing should either be set back so as not to be visible from the street or better integrated with the overall architectural expression. [CS2.D-1, DC2.B-1]

DESIGN RESPONSE: Railings are removed from the proposed design. Instead, punched openings in the parapet maintain the uniform building aesthetic while also providing transparency from the roof deck.

f. The board encouraged activation of the stairwells with daylighting in a manner that promoted use, which would also alleviate exterior blank wall conditions. [CS1.B-2, DC2.B-2]

DESIGN RESPONSE: The proposal provides glazing in both stairwells, encouraging their use by bringing in natural light.

RESPONSE TO EARLY DESIGN GUIDANCE

EDG 3. STREET-LEVEL USES & PEDESTRIAN REALM

a. The board directed the applicant to pay special attention to how the building interfaces with the public realm and the ground level street-facing facade, particularly how the different functions are expressed. The street-facing edge of the building should read as public space. The design should strive for a fine-grained scale in the pedestrian realm, and entries, landscaping, weather protection and other secondary elements should be cohesive and well-integrated. [PL2.C, PL2.I, PL3.A, PL3.B, DC2.D-2, DC4.A-1]

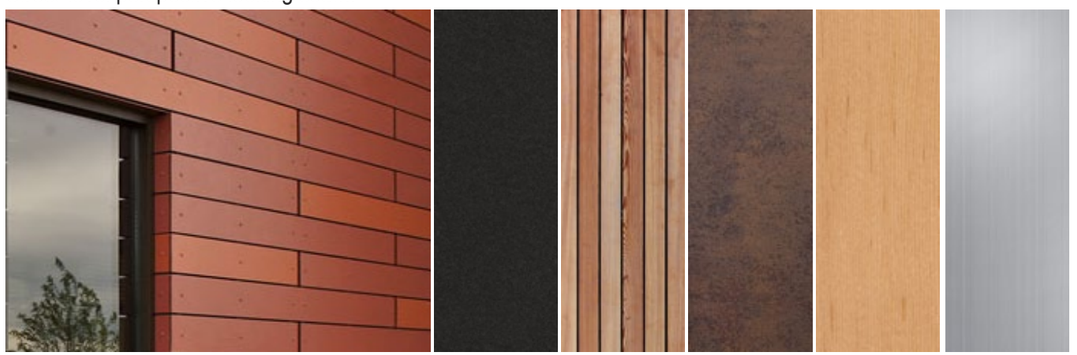
DESIGN RESPONSE: The proposed building steps back from the street-facing property line to maintain the widened sidewalk established by other buildings along 1st Ave N. Multiple entrances at the street provide a porous retail edge. Narrow planting strips frame these openings and enliven the streetfront. A rhythmic array of windows at street level provides transparency. Thickened wall segments between the window provide the live-work units with a balance between transparency and privacy.

b. The Board would like to see pedestrian level perspective views at the recommendation phase, as well as elevation and sectional studies of the proposed development in the context of neighboring structures. [Dc2.D]

c. The Board did not support the proposed weather protection (canopies) and second-story overhang as they are redundant, create a space for debris to collect and creates a shadow. The board directed incorporation of weather protection into the massing moves. [Cs2.C.2, PL2.C-3, DC2.D.1]

DESIGN RESPONSE: The canopies proposed at EDG have been reduced to singular elements to signify the live-work entries. The primary method of weather protection is provided by a finished wooden soffit at the second story building overhang.

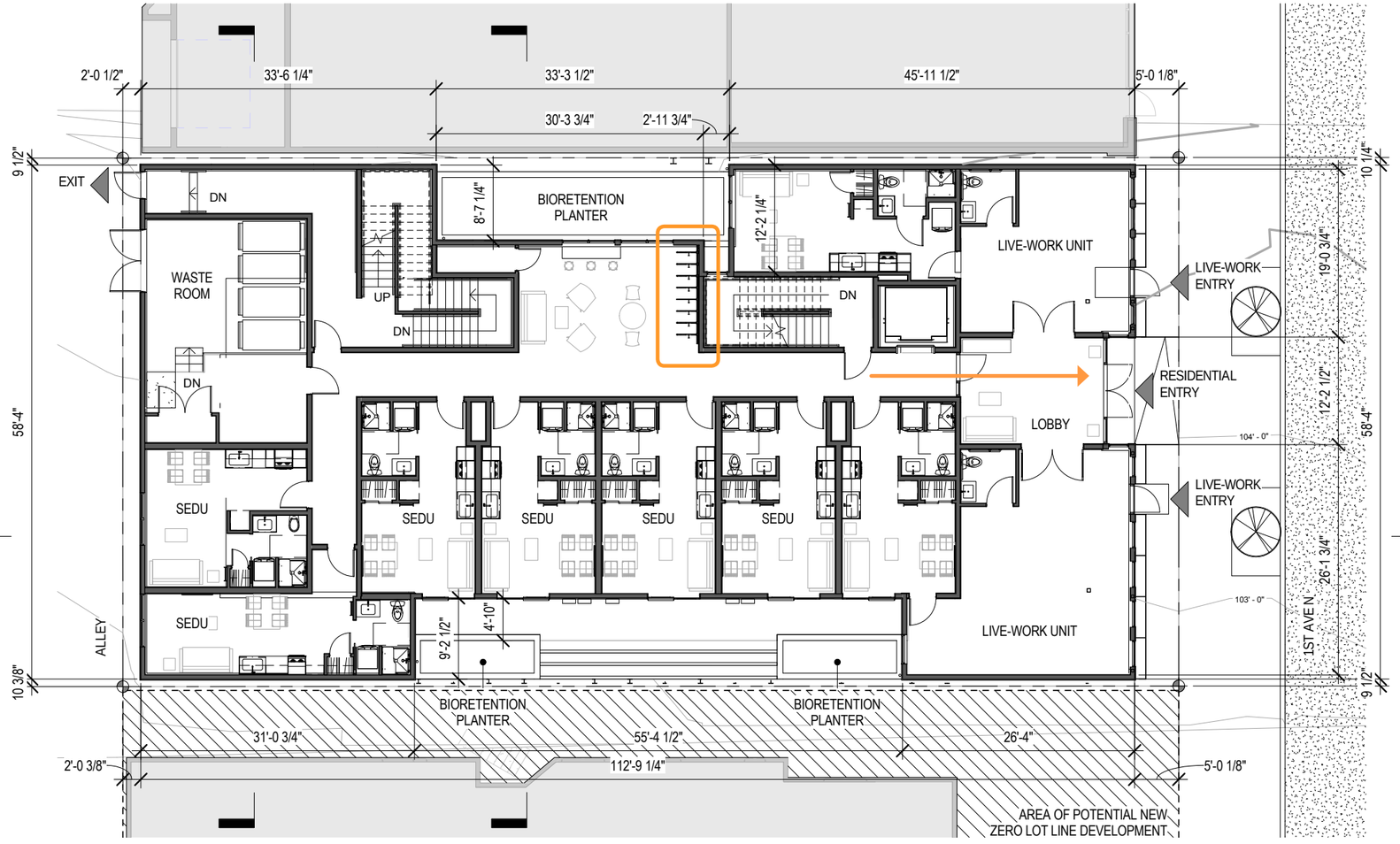
Street-level perspective looking south.



1. 2. 3. 4. 5. 6.

MATERIAL LEGEND

1. Swisspearl, Carat 7031 Coral
   Swisspearl, Carat 7030 Coral
2. Swisspearl, Carat 7024 Black Opal
3. Tongue + Groove Cedar
4. Corten Steel
5. Vertical Grain Fir
6. Anodized Aluminum



Level 1: Bike storage for frequent riders is located at the ground level common lounge. In addition, a direct line of sight from the stairway to the building entry is required by building code.

d. The Board was concerned with the lack of entry hierarchy and encouraged further study of the entry sequence, noting that entries should be generous and activate the street.

DESIGN RESPONSE: To establish a stronger entrance hierarchy, smaller, individual entries to each of the live-work units are provided. The single leaf entries frame the double-door residential entry which is setback from the rest of the building. Generous full height glazing at street-level helps to increase transparency.

e. The Board requested consideration of grouping live-work units to allow for future commercial flexibility. [PL3.B-3]

DESIGN RESPONSE: The proposal will not pursue grouping of the live-work units. A direct line of sight from the stairway to the building entry is required by building code. This is not possible if the building entry is moved to one side of the building.

f. The Board encouraged the applicant to be thoughtful and intentional in locating utilities on site. [DC2.B-1]

DESIGN RESPONSE: Utilities have been located primarily in the basement where the routing of systems such as ductwork can be most efficient. Elements such as the transformer vault and the waste room have been located to minimize impact on the public realm.

g. The Board identified safe and convenient access to bike storage as a priority. The board did not support the basement location of bike storage, and requested further study of ground floor alley-accessed bike storage. [PI4.B]

DESIGN RESPONSE: The proposal provides a portion of the required bicycle parking at ground level to serve frequent bicyclists. The remainder of bicycle parking is provided in the basement for less frequent riders.

RESPONSE TO EARLY DESIGN GUIDANCE

Street level perspective looking north: Different sizes, finishes, and setbacks distinguish the main building entrance from the individual live-work entries. Generous, full height glazing activates the street

Building signage precedents

Building perspective from the alley looking northeast: The building is stepped back at levels 3 and 4 to provide powerline clearance as required by Seattle City Light.

Section at unit: Casement windows are installed higher to block views from the alley.

The board expressed concern regarding the safety, security, and privacy of the two small efficiency dwelling units located off the alley at Level 1.

DESIGN RESPONSE: The sliding glass doors shown in the MUP submission have been changed to casement windows. The sills have been raised to 3' above the finish floor to better provide security and privacy.

Street-level perspective from the alley looking northeast.

LANDSCAPE DESIGN
COMPOSITE GROUND AND ROOF PLAN

The rooftop deck features two distinct areas: one for social gathering and entertaining, the other for gardening, relaxation, and smaller groups of people. Amenities include a variety of outdoor furniture, fire pit, food preparation area, canine relief area, planters, and gardening tool storage.

At street level, narrow profile planters to preserve sidewalk width, and to provide visual interest and greenery at the pedestrian realm.

Bioretention planters at ground level.

Roof Deck Area - Large Social Gathering

Roof Deck Area - Small Social Gathering

Street-level Landscaping

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

THE PHILBIN GROUP

PLANT SCHEDULE

TREES	BOTANICAL NAME	CONT	QTY	REMARKS
	Acer circinatum Vine Maple	10 gal	4	Multi-stem, Green Factor Small T
	Cornus x `KN30-8` `Venus` Venus Dogwood	2" Cal	2	SDOT Species Selection 11/23/1 Green Factor Small Tree

SHRUBS	BOTANICAL NAME	SIZE	QTY	REMARKS
	Buxus sempervirens `Green Tower` Green Tower Boxwood	2 gal	3	GF Plant Variety, 24", DT
	Carex obnupta Slough Sedge	1 gal	90	GF Plant, +24", Native
	Jasminum grandiflorum Poet`s Jasmine	1 gal	5	GF Plant, +24", DT
	Lavandula x intermedia `Phenomenal` Lavender	1 gal	16	GF Plant, +24", DT, Meets 30" SDOT Req.
	Liriope gigantea Giant Liriope	1 gal	36	GF Plant, +24", DT, Meets 30" SDOT Req.
	Mahonia nervosa Oregon Grape	1 gal	54	GF Plant, +24", DT
	Polystichum munitum Western Sword Fern	1 gal	35	GF Plant, +24", DT
	Sarcococca hookeriana humilis Dwarf Sweetbox	1 gal	39	GF Plant, DT
	Scirpus microcarpus Small-fruited Bulrush	1 gal	63	GF Plant, +24", Native

GF = Green Factor
DT = Drought Tolerant
+24" = Taller than 24" at Maturity

ROOF DECK PLANTERS - NOT INCLUDED IN GREEN FACTOR

Quantity	Botanical Name	Common Name	Spacing	Size
5	Buxus sempervirens 'Monrue'	Green Tower Boxwood	18" O.C.	5 Gal
11	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	18" O.C.	1 Gal
8	Helictotrichon sempervirens	Blue Oat Grass	18" O.C.	1 Gal
8	Lavandula angustifolia 'Phenomenal'	Phenonenal English Lavendar	18" O.C.	1 Gal
4	Nepeta x faassenii 'Snowflake'	Catmint	18" O.C.	1 Gal
4	Rosemary officinalis 'Collingwood Ingram'	Dwarf Rosemary	24" O.C.	1 Gal

TREES

Cornus x 'Venus' - Venus Dogwood

Acer cicinatum - Vine Maple

ROOF DECK PLANTERS

Buxus sempervierns 'Monrue' - Green Tower Boxwood

Calamagrostis acutiflora 'Karl Foerster' - Feather Reed Grass

Helictotrichon sempervirens - Blue Oat Grass

Lavandula angustifolia - 'Phenomenal' English Lavender

Nepeta x faassenii 'Snowflake' - Catmint

Rosemary officinalis 'Collingwood Ingram' - Dwarf Rosemary

SHRUBS

Carex obnupta - Slough Sedge

Jasminum grandiflorum - Poet's Jasmine

Lavandula x intermedia 'Phenomenal' - Lavender

Liriope gigantea - Giant Liriope

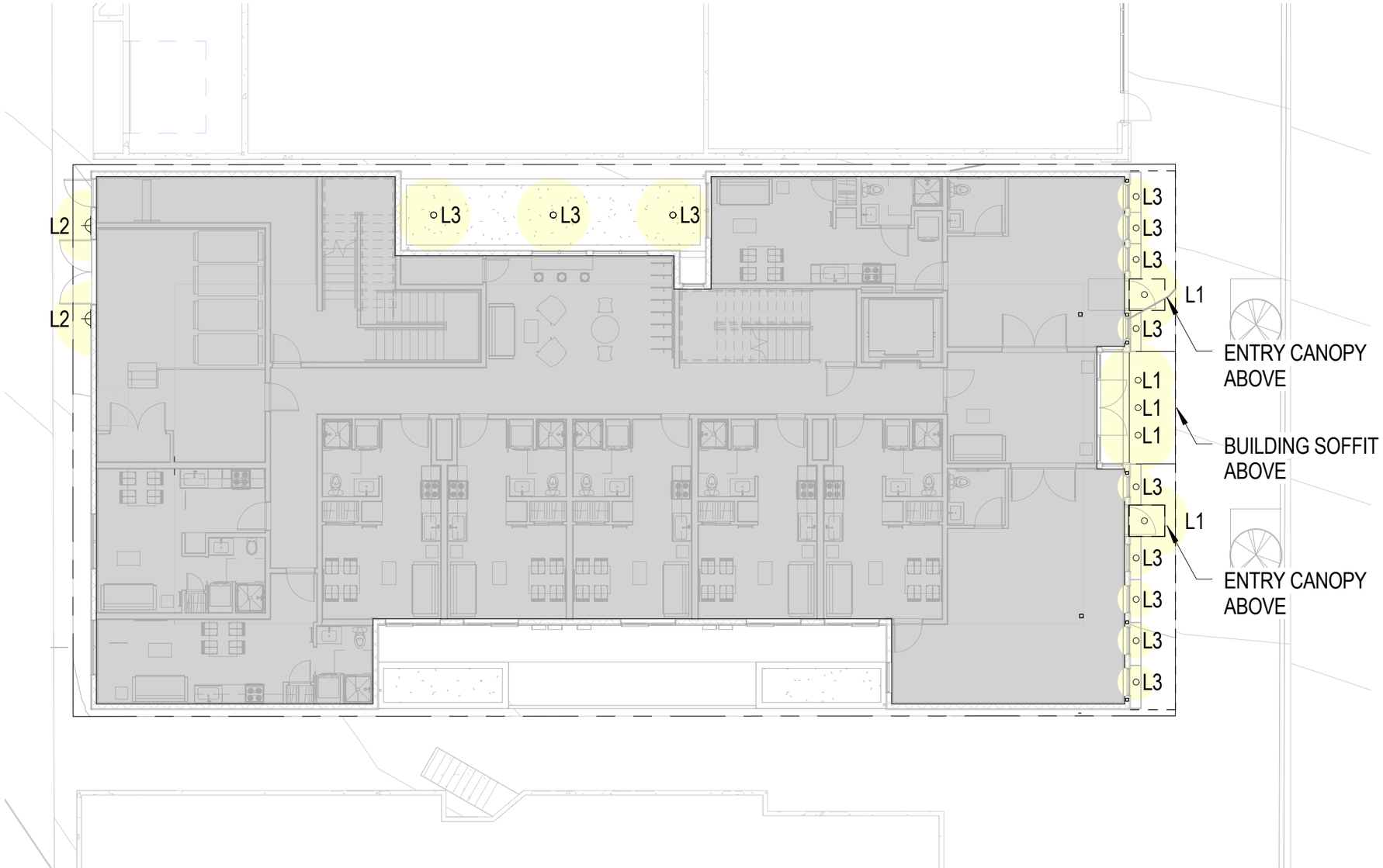
Mahonia nervosa - Oregon Grape

Polystichum munitum - Western Sword Fern

Sarcococca hookeriana 'Humilis' - Dwarf Sweetbox

Scirpus microcarpus - Small-fruited Bulrush

LIGHTING
SITE LIGHTING PLAN



L1: Recessed Downlight

L2: Wall Lantern

L3: Accent Light

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

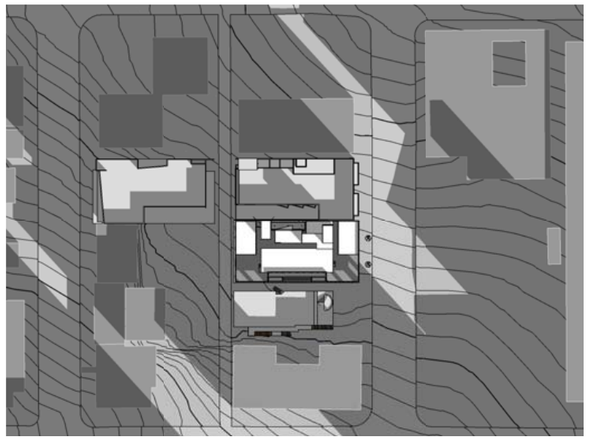
SHADOW STUDIES

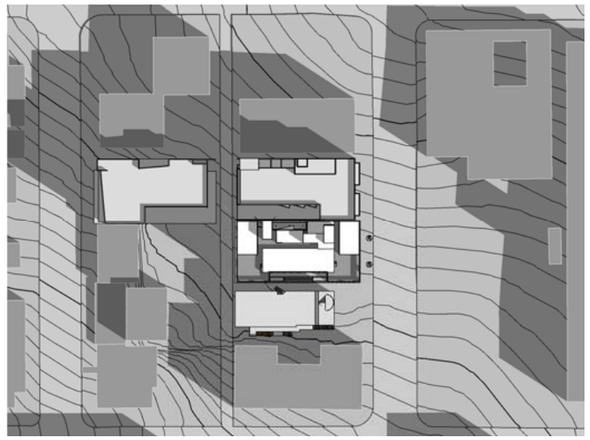
WINTER SOLSTICE

EQUINOX

SUMMER SOLSTICE

9:00 AM





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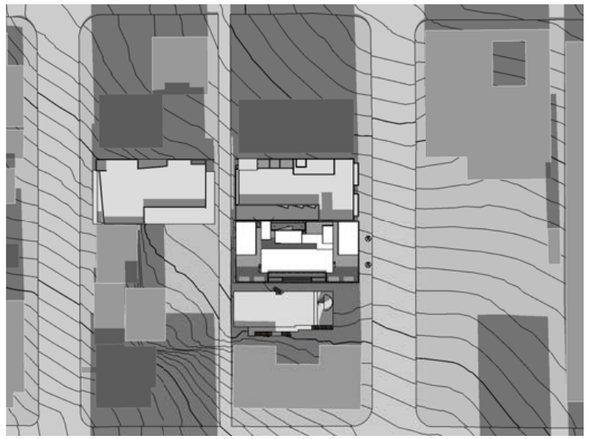

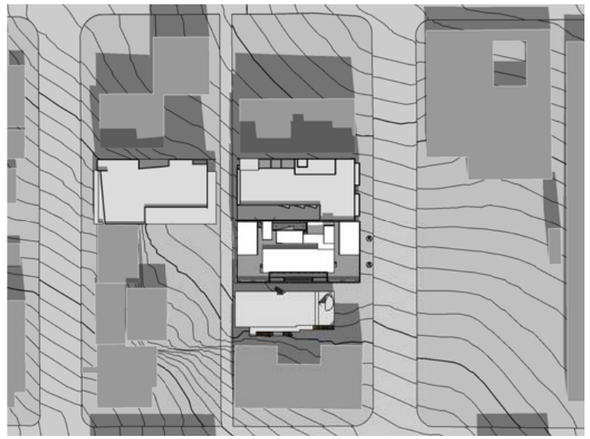

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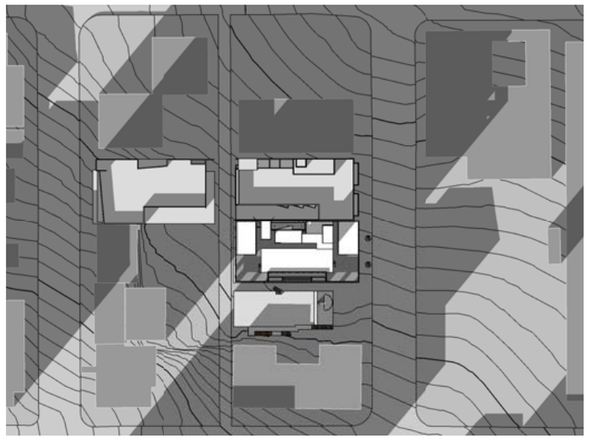
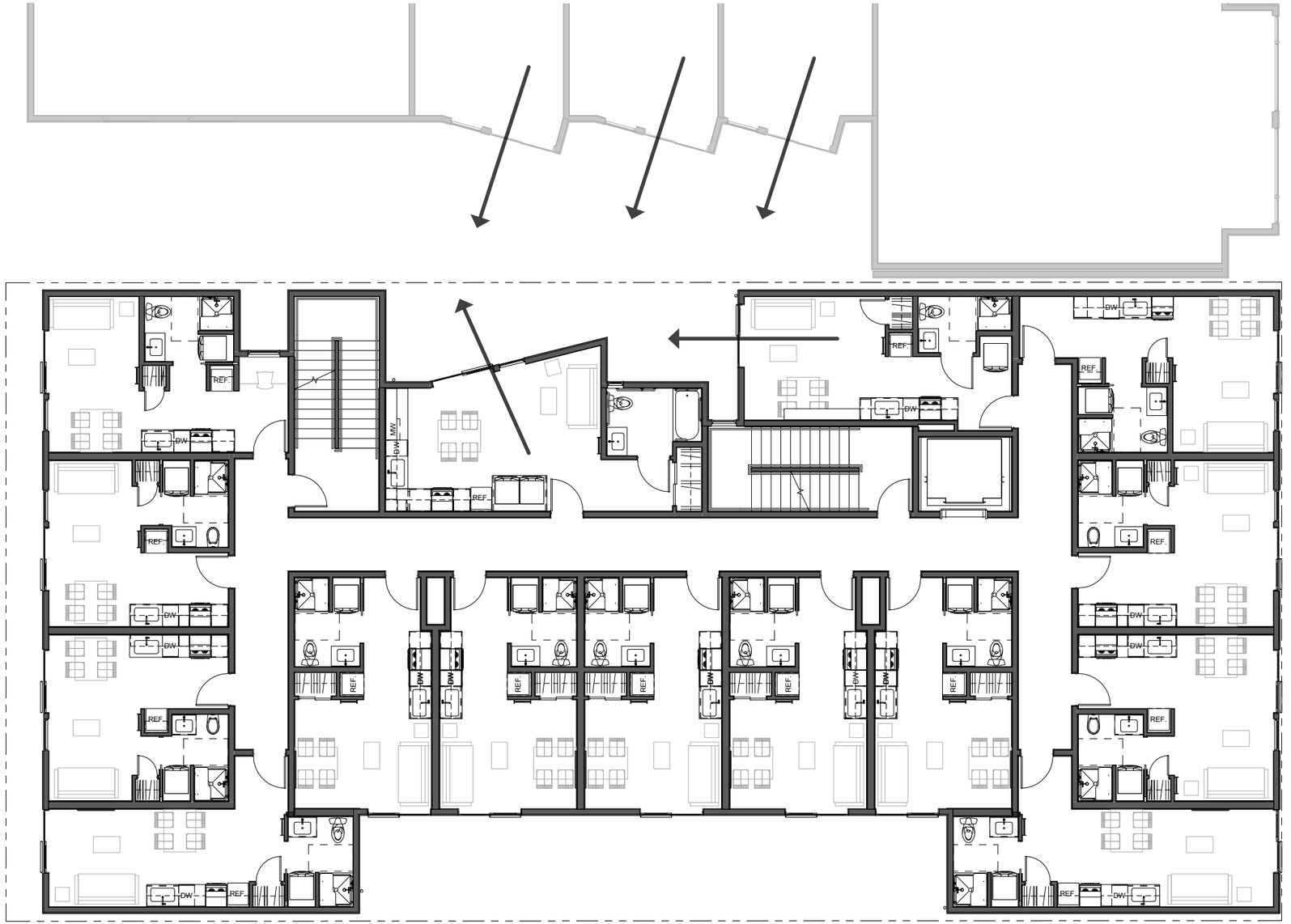


PRIVACY STUDIES

NORTH LOTLINE: 219 1ST AVE N

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. Those units are angled to the southwest in an attempt to alleviate privacy issues. The proposal similarly mirrors the neighboring units so that residents in each building do not directly face one another.



Typical Level Plan

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

PRIVACY STUDIES

SOUTH LOTLINE: 209 1ST AVE N

The neighbor to the south, 209 1st Ave N, has an array of 10 sliding windows along its north 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. Vine maples and a green tower boxwood will be planted in order to provide screening and privacy for those affected units.

Interior elevation looking south. Screening plants are proposed to provide privacy for residents.

Glazing area of south elevation

Glazing area of 209 1st Ave N

Area of overlap

209 1st Ave N