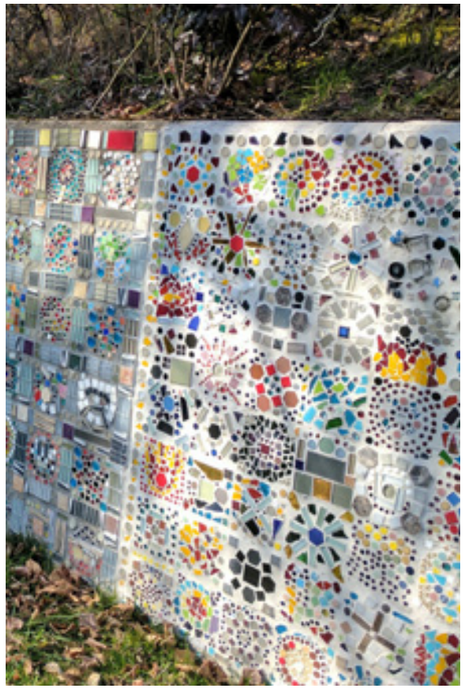

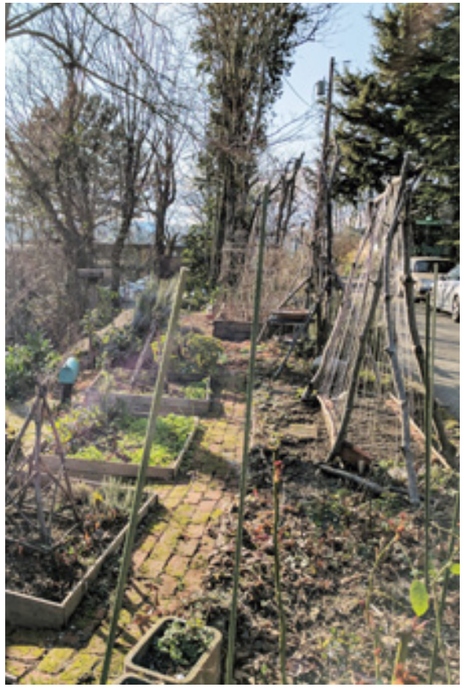

ADMINISTRATIVE DESIGN REVIEW
EARLY DESIGN GUIDANCE
#3026875

3959 - 3965 FREMONT AVE N
November 20, 2017

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

1421 34TH AVENUE, SUITE 100
SEATTLE, WA 98122
(206) 760-5550
WWW.NEIMANTABER.COM

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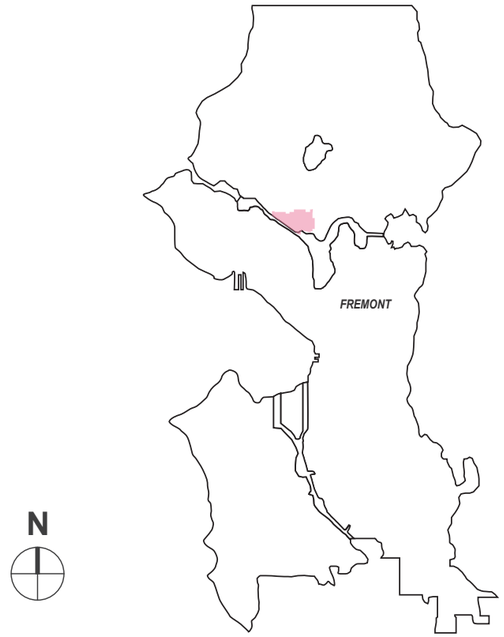

PROJECT INFORMATION

SITE ADDRESS	3959 - 3965 Fremont Ave N
PARCEL NUMBER	1930300220 + 1930300215
PROJECT NUMBER	3026875
APPLICANT	Neiman Taber Architects 1421 34th Avenue, Suite 100 Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman dn@neimantaber.com
OWNER	Blake Lanz + Vann Lanz
ARCHITECT	Neiman Taber Architects 1421 34th Ave, Suite 100 Seattle, WA 98122 (206) 760-5550
GEOTECHNICAL	TBD
SURVEYOR	Touma Engineering and Land Surveyors, PLLC
LANDSCAPE	TBD
STRUCTURAL	TBD

PROJECT CRITERIA

ZONING	LR2
OVERLAYS	FREEMONT HUB URBAN VILLAGE FREQUENT TRANSIT
NEARBY ZONES	SF-5000 (Adjacent West), LR3 (South), LR1 (North)
LOT SIZE	8,000 SF
CURRENT USE	SINGLE FAMILY RESIDENTIAL
ALLOWABLE FAR	1.3 Built Green 4-Star (10,400 SF)
REQUIRED BIKE PARKING	20 Bikes (75% of 29 SEDUs)
REQUIRED PARKING	None
FREQUENT TRANSIT	Yes
PROPOSED UNITS	29
ACCESS	Alley and Fremont Ave N
ECAs	None on site
EXCEPTIONAL TREES	(1) Japanese Maple

PROPOSAL

- The proposed development is a 2-story + basement, apartment building containing 29 residential units.
- The site is comprised of two parcels. The proposal calls for the demolition of an existing single family residence and an existing duplex.
- SEDUs account for greater than 50% of proposed units.
- The project site is in Seattle's Fremont neighborhood. Fremont Avenue North, a neighborhood arterial, runs along the eastern edge of the site. The site is two blocks west of the commercial and transit corridor, Aurora Avenue North.
- No parking is to be provided.
- The immediate vicinity is residential, primarily single family to the west and small multi-family to the north and south. A public school, BF Day Elementary School, is directly east across Fremont Ave N.
- The site is on an ECA steep slope, which slopes east/west from the alley down to Fremont Ave N. The slope on the parcels is relatively gradual, dropping 18' over the 100' property line. A more drastic drop occurs in the right of way between the east property line and the sidewalk, where grade drops 18' over about 18' of run. An existing access stair at the southeast corner connects the site to Fremont Ave N.
- The proposed design takes advantage of existing topography. Where the building is adjacent to smaller residences, the scale of the building is reduced by burying the first level. As the topography drops away, the lowest level is daylit.
- The proposal responds to the site topography, neighborhood context, and development objectives by offering affordable units within a cluster of buildings that have similar height and scale to the surrounding single family and small multi-family buildings.

PROJECT GOALS

1. RESIDENTIAL ALLEY CONTEXT
   Develop a contextual response to the residential alley. Reinforce and extended existing elements: active pedestrian walk and entry, appropriate character of scale and material.
2. PRESERVE EXCEPTIONAL TREE
   Preserve exceptional tree and incorporate into the design.
3. HIGH QUALITY / AFFORDABLE HOUSING
   Create high-quality, livable, small unit, affordable housing. Focus on views and natural light.
4. PRIVACY RELATIONSHIPS
   Manage privacy relationships with existing adjecent properties. Zone active areas and intensity of development accordingly.

URBAN DESIGN ANALYSIS
AERIAL VIEW: FREMONT + THE CITY

FREMONT HUB URBAN VILLAGE

The Fremont HUB Urban Village is located on the north shore of the ship canal. It is adjacent to the Wallingford RUV to the north and the Ballard-Interbay Northend Manufacturing Industrial Village. The Fremont Hub Urban Village is intended to absorb a larger share of Seattle's growth, providing a balance of employment and housing while maintaining the unique character of the neighborhood. It is located in the heart of the City with easy access to Downtown, South Lake Union, the University if Washington and adjacent neighborhoods.

N

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FREMONT HUB URBAN VILLAGE

Fremont is one of 6 Hub Urban Villages designated by the city of Seattle as:

- Areas that have development capacity.
- Areas expected to receive residential as well as employment growth.
- Space for commercial development to serve the village and beyond.
- Strategic transportation location with connections to the rest of the city.

Current status of the Fremont neighborhood:

- Self-styled “Center of the Universe.”
- Traditionally a center of Seattle’s arts and counter culture and home of the Solstice Parade.
- Recently Fremont has experienced gentrification with the addition of high-end housing.
- Companies such as Google, Tableau, Brooks Sports and others, have established their corporate offices in the area.

URBAN DESIGN ANALYSIS
NEIGHBORHOOD CONTEXT

NEIGHBORHOOD CIRCULATION

SITE
Located on Fremont Avenue N, a minor north-south arterial connecting the Fremont Neighborhood to Woodland Park and Neighborhoods to the north.

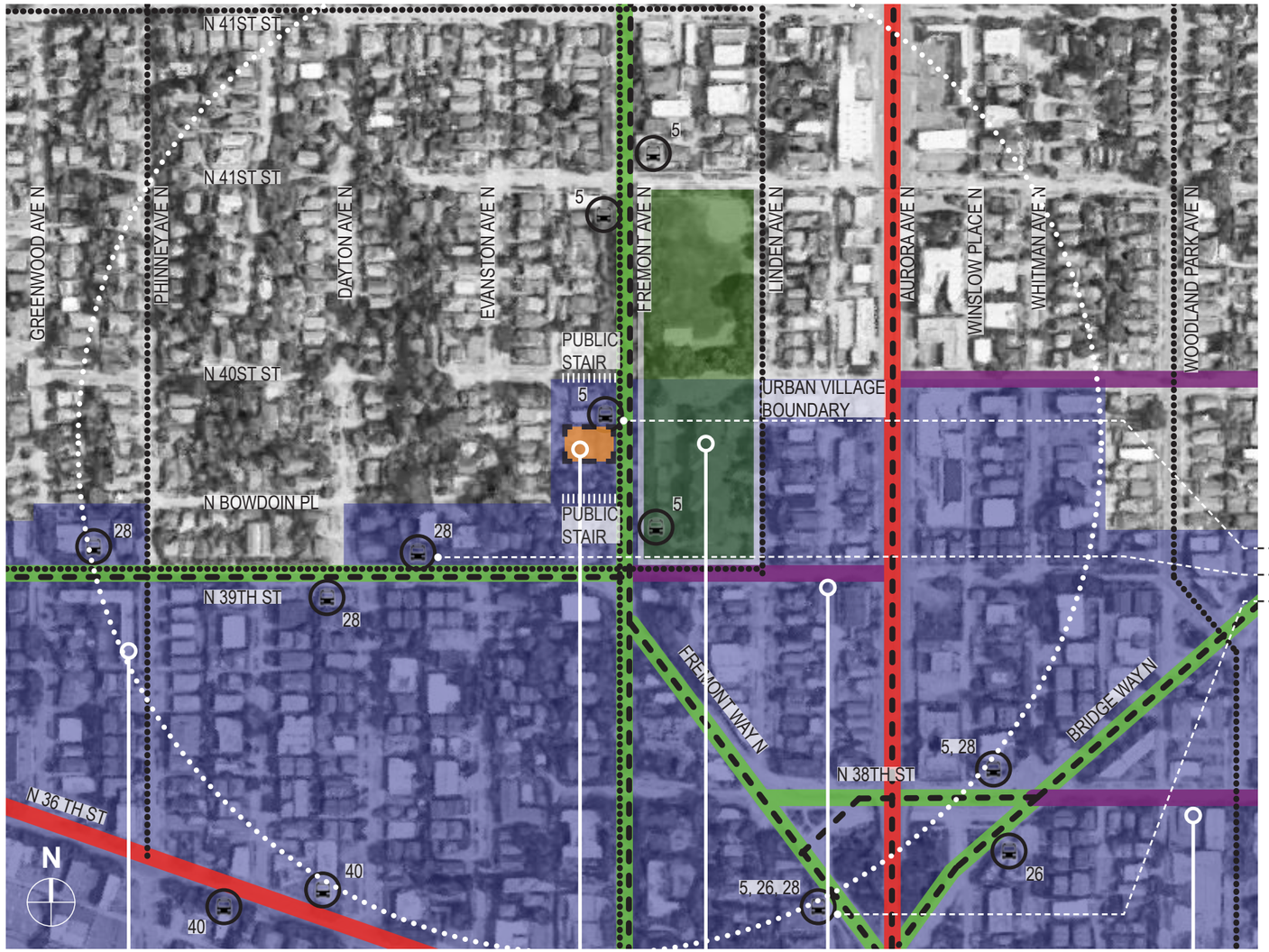
PUBLIC TRANSPORTATION
- Site designated as Frequent Transit.
- Bus lines 5, and 28 provide regular access to downtown, and South Lake Union.
- Transit Score: 65 (source: walksocre.come)

AUTOMOBILE
- Fremont Ave N and Aurora Ave N provide strong automobile connections to the greater city.

PEDESTRIAN
- The site is located a 1/4 of a mile away from downtown Fremont, where numerous shops, restaurants, and services are located.
- Two public stairs connect the alley at the site with Fremont Ave.
- Walk Score: 91 (source: walksocre.come)

BICYCLE
- Numerous bike paths connect the site to downtown Fremont, University District, and Downtown Seattle.
- Bike Score: 76 (source: walksocre.come)

LEGEND
- 5 MINUTE WALK RADIUS
- MAJOR ARTERIAL
- MINOR ARTERIAL
- COLLECTOR ARTERIAL
- BUS ROUTE
- BUS STOP | RAPIDRIDE STOP
- PUBLIC STAIR
- DESIGNATED BIKE ROUTE - PLANNED + EXISTING
- PARK | OPEN SPACE
- URBAN VILLAGE
- PROJECT SITE



FREQUENT TRANSIT / PARKING

23.54.015 - Required parking

Table B (item M)

No minimum parking requirement if:

All residential uses in commercial and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the residential use.

Bus lines withing 1.320 ft of the building:
- Line 5: 10 ft
- Line 28: 615 ft
- Line 26: 1180 ft

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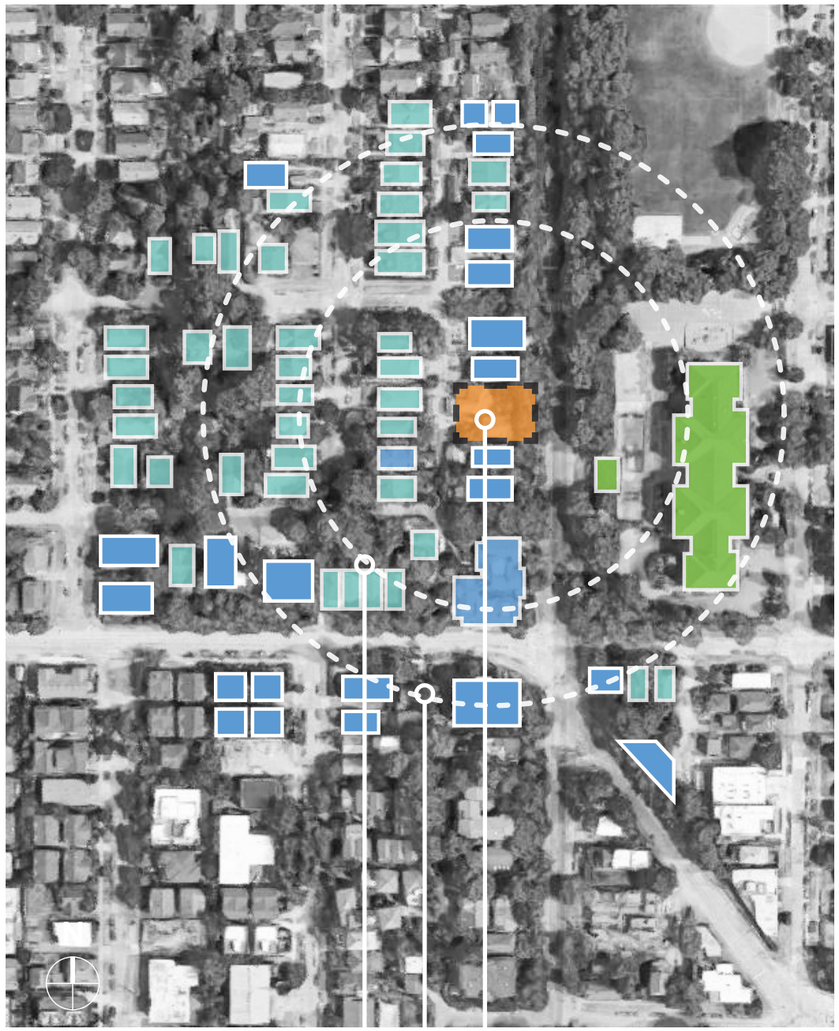
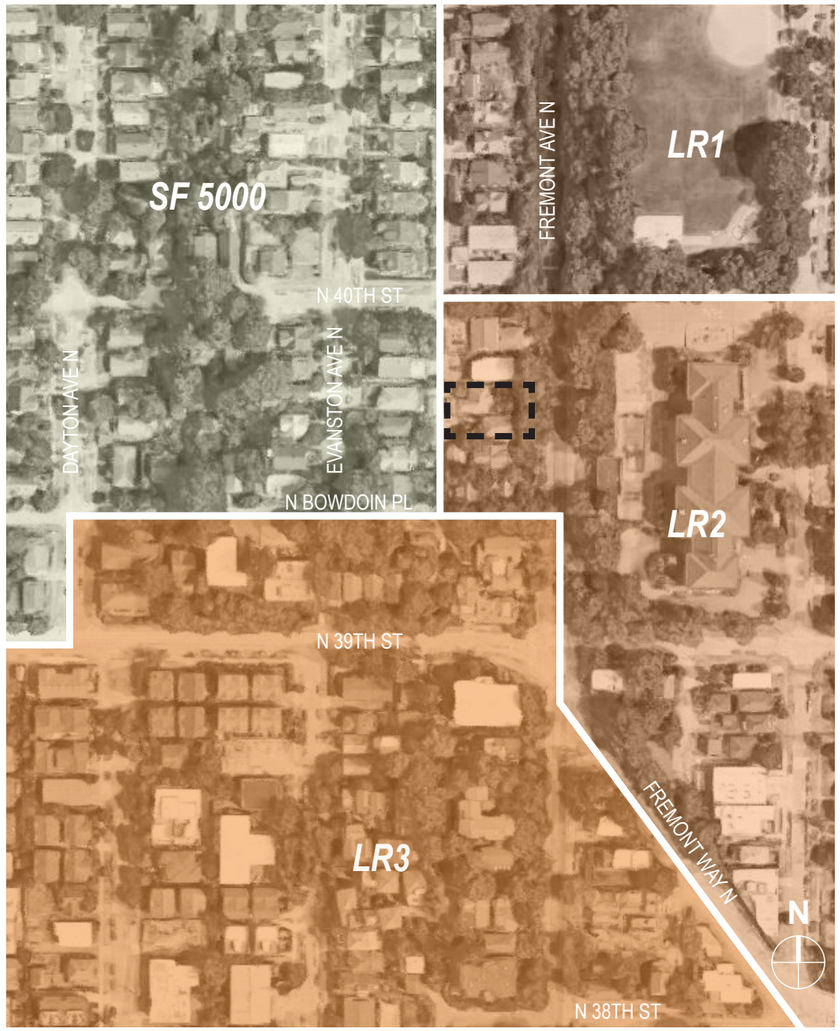
URBAN DESIGN ANALYSIS
ZONING + USE





ZONING

- Site located in LR2 zone.
- The zone is intended to provide multifamily neighborhoods of low scale and density.
- Across the alley to the west, the zoning is SF 5000.

USE

- The site is in a transitional zone between single family to the west and multifamily along Fremont Ave N.
- B.F. Day Elementary School and Playground are situated across the site on Fremont Ave N.
- North and south, along Fremont Ave N are small scale commercial, mixed use, and some larger apartment buildings.
- The buildings span a variety of ages and conditions.
- There are several new residential developments along Fremont Ave N, both in the form of townhouses and apartments.

URBAN DESIGN ANALYSIS
DEVELOPMENT CONTEXT: EXISTING | PROPOSED BUILDINGS

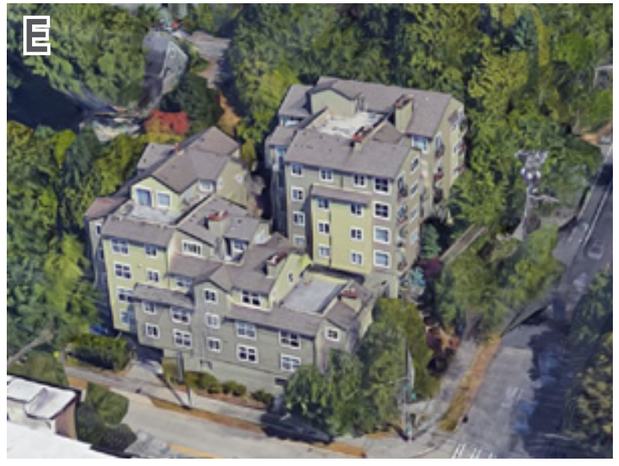
PROJECT LOCATION KEY

3832 EVANSTON AVE N / SDCI #3023825
TOWNHOMES
PROGRAM: 4 Townhouses / 3 Parking Stalls

3623 FREMONT AVE N / SDCI# 3024574
APARTMENTS
PROGRAM: 11 Units / 3 Parking Stalls

4212 FREMONT AVE N / SDCI# 3018100
LIVE/WORK + TOWNHOMES
PROGRAM: 2 Live-work / 3 Townhomes / 5 Parking Stalls

743 N 35TH ST / SDCI #3016369
MIXED USE BUILDING
PROGRAM: 55 Units / 1,915 SF Commercial / 10 Parking Stalls



3901 FREMONT AVE N / Bowdoin Place Condominiums
CONDOMINIUMS
PROGRAM: 26 Units / Basement Parking

519 N. BOWDOIN PL / Cliffside Apartments
APARTMENTS
PROGRAM: 7 Units / 6 Parking Stalls

200-204 N 36TH ST & 3600-3604 PALATINE AVE N
WORK LOFT
PROGRAM: 6 Live-Work / 5 Parking Stalls

DEVELOPMENT PRECEDENTS

The Fremont neighborhood, like many in Seattle is composed of layers of development from the time of settlement to present. On most blocks there is a mix of housing types including single family, townhouses, and small to medium apartment buildings.

For comporably scaled apartment buildings there is a mix of ages, scales and styles. The palette of materials and secondary architectural elements varies wildly both between and within eras.

3810-3816 EVANSTON AVE N
TOWNHOUSES
PROGRAM: 8 Units / 8 Parking Stalls

3651-3659 WHITMAN AVE N
TOWNHOUSES
PROGRAM: 7 Units / Underground Parking

611 N 41ST ST
APARTMENTS
PROGRAM: 9 Units

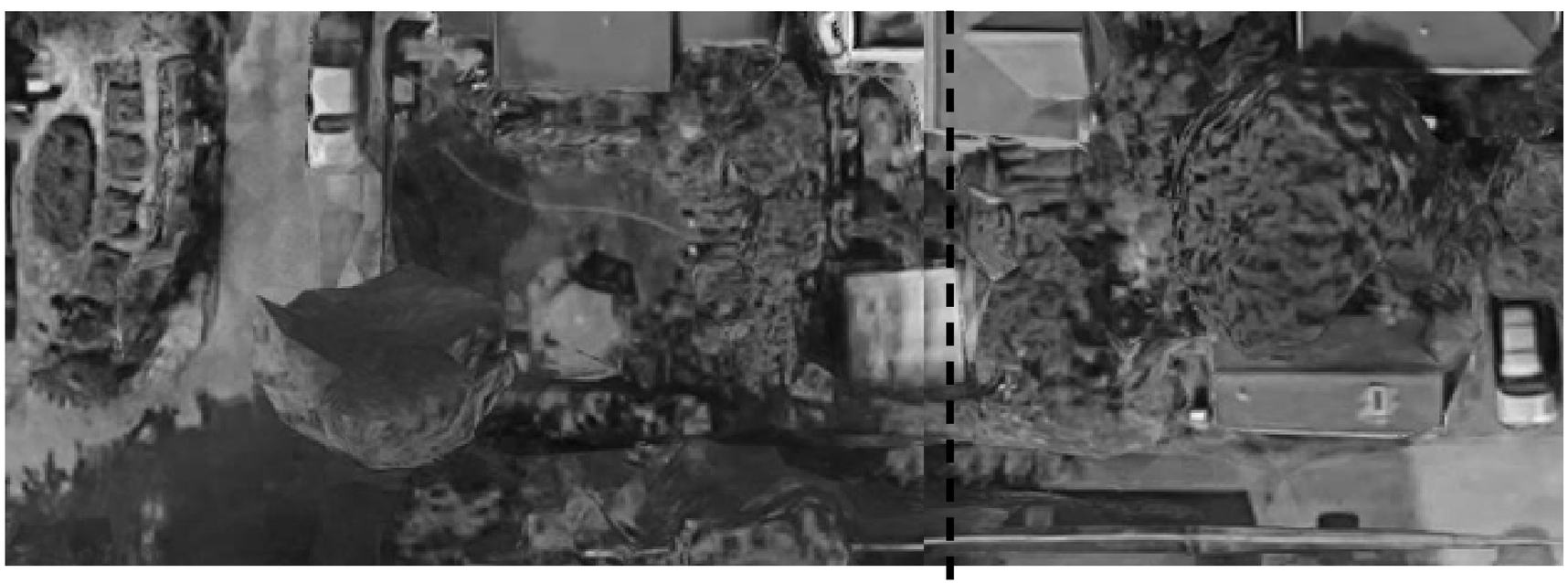
URBAN DESIGN ANALYSIS
STREET ELEVATIONS

N

ALLEY
FACING WEST

N BOWDOIN PL — SF 5000

OPPOSITE FROM PROJECT SITE



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SF 5000 N 40TH ST

OPPOSITE FROM
PROJECT SITE

URBAN DESIGN ANALYSIS
STREET ELEVATIONS

ALLEY
FACING EAST

PEDESTRIAN STAIR
CONNECTING N 40TH ST TO
FREMONT AVE N

LR2

PROJECT SITE

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PROJECT SITE

LR2

PEDESTRIAN STAIR
CONNECTING N BOWDOIN PL
TO FREMONT AVE N

URBAN DESIGN ANALYSIS
STREET ELEVATIONS

N

FREMONT AVE N
FACING WEST

PEDESTRIAN STAIR
CONNECTING N BOWDOIN PL
TO FREMONT AVE N

LR2

PROJECT SITE

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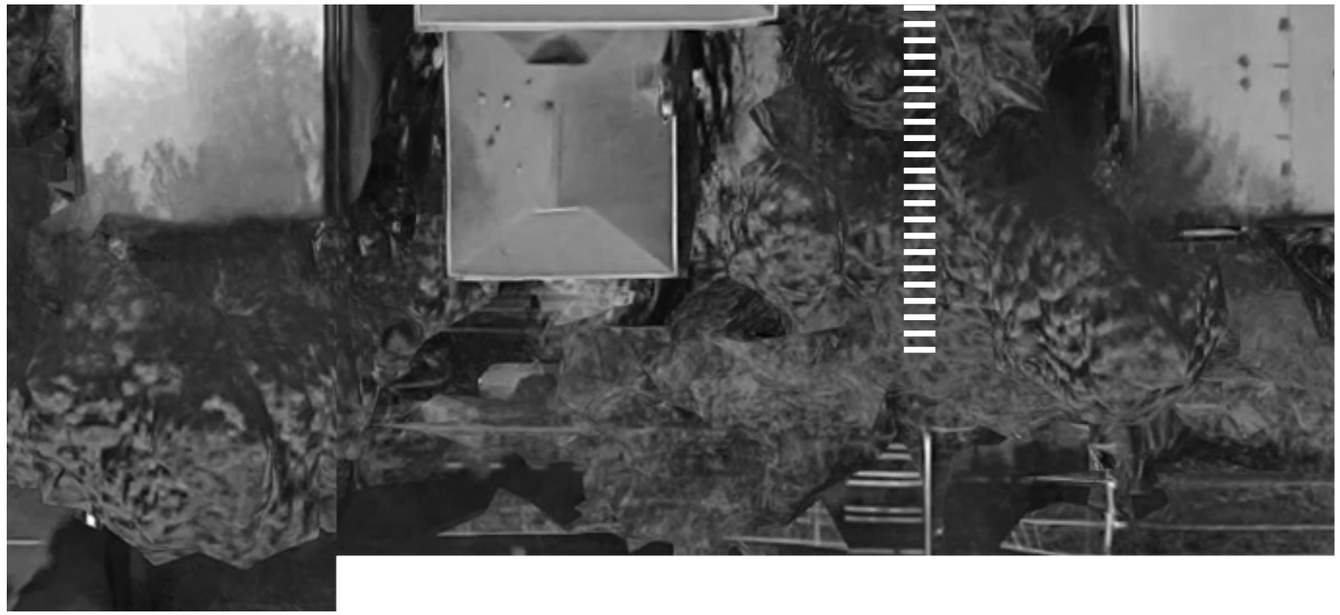
LR2

PEDESTRIAN STAIR CONNECTING N 40TH ST TO FREMONT AVE N



URBAN DESIGN ANALYSIS
STREET ELEVATIONS

N

LR1

OPPOSITE FROM PROJECT SITE

LR1 N 39TH ST

OPPOSITE FROM
PROJECT SITE

SITE ANALYSIS
SURVEY + SITE FEATURES

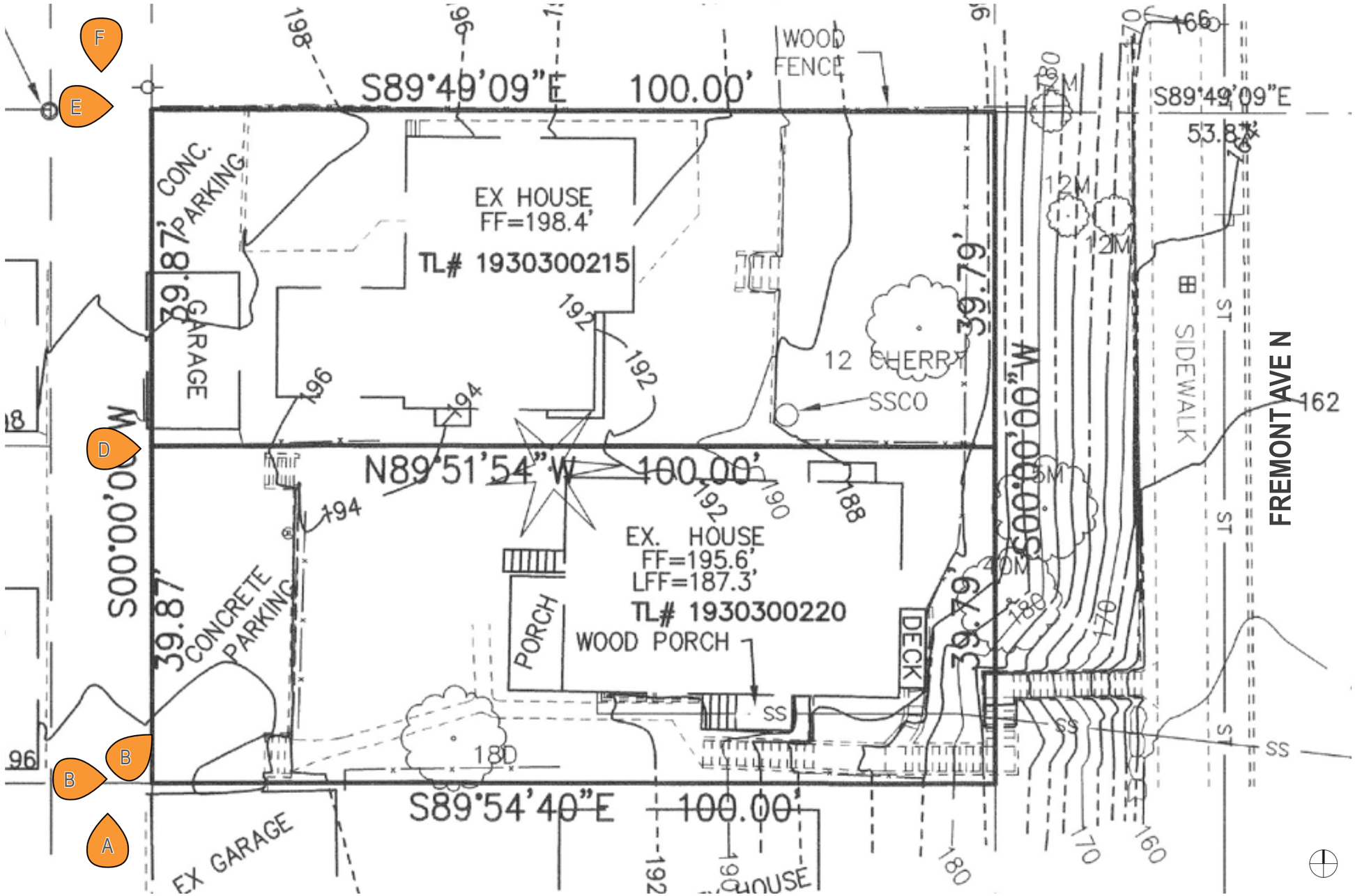
SURVEY

LOT 3, BLOCK 3, B.F. DAY'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 147, RECORDS OF KING COUNTY, WASHINGTON. SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

LOT 4, BLOCK 3, B.F. DAY'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 147, RECORDS OF KING COUNTY, WASHINGTON. SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

SITE FEATURES

The project site is composed of two lots that totals 8,000 sf. It is currently occupied by two older structures, a single family house and a duplex as well as associated structures. The site generally slopes from the northeast corner to the southeast corner with a gentle 2' - 3' slope north-south and more pronounced 12' - 18' slope east-west. To the west is a narrow paved alley and a row of houses and associated garages. To the east is a forested slope that is part of the Fremont Ave N right of way.



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A


B


C

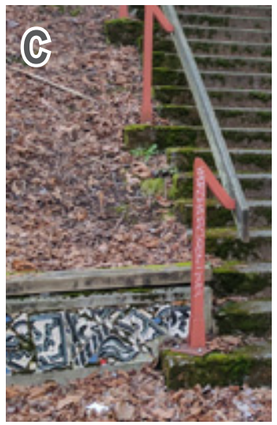

D


E


F

SITE ANALYSIS
SITE CHARACTER

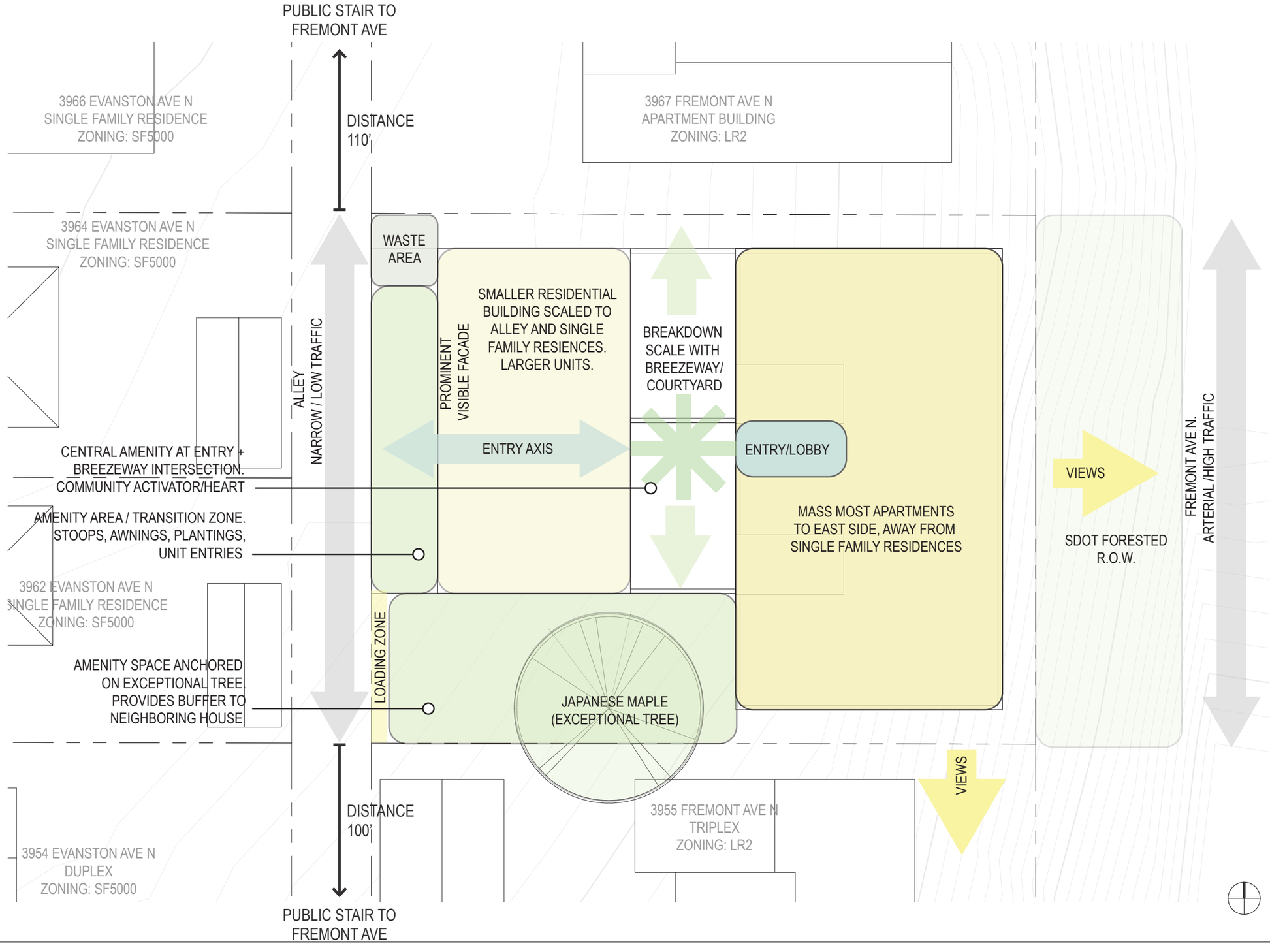
The neighborhood around the site is a mix of single and multifamily housing from a variety of eras. What is characteristic of the area is the small scale elements and the over all care residents and the city put into the neighborhood. Along the alley and right of way gardens, trellises and small structures add depth and interest to public ways. The city has carried this spirit forward in mosaics and other decorative elements that have been included in the public stairs and retaining walls., which connect the alley with Fremont Ave.



SITE ANALYSIS
SITE CONSIDERATIONS

The site is organized around principles derived from the context:

- Place most mass to the east away from single family residences
- Preserve the existing tree
- Maximize privacy for residents of existing and proposed units
- Split the mass to breakdown the scale and provide light and air
- Create a buffer along the alley in scale with existing conditions



STANDARDS + GUIDELINES
ZONING: LR2 / FREMONT HUB URBAN VILLAGE

CITATION	TOPIC	CODE STATEMENT	NOTES (information provided for option C, preferred)
23.45.510	FAR Limit	1.3 (Built Green 4-Star)	1.29 Provided
23.45.512	Density Limit	No Limit (Built Green 4-Star)	
23.45.514.A	Structure Height	30' Base Height Limit +5' for sloped roof (min. 6:12) +3' for shed and butterfly roofs +4' for partially below grade stories (not permitted within 50' of SF zone) +4' for parapet +10' for penthouse (max. 15/20% roof coverage)	See section on page 36
23.45.518	Setbacks and Separations	Front 5' min. Rear 10' min. with alley Side 5' min. - facades 40 or less in length 5' min., 7' avg. - facades 40' or greater in length	Side setback average departure required to accomodate exceptional tree
23.45.522	Amenity areas	25% of lot area (2,000 sf), 50% at grade (1,000 sf)	2085 sf provided, 1500 sf at grade
23.45.524	Landscaping	Green Factor of 0.6 or greater, street trees required	
23.45.527	Structure Width and Facade Length	90' Max. Structure width 65' Max. Facade length within 15' of property line	69' 5" Provided Facade length departure requested to accomodate exceptional tree
23.54.015	Parking	None required - frequent transit in an Urban Village	0 parking provided
23.54.015	Bicycle Parking	1 per 4 dwelling units / 0.75 per SEDU	26 SEDU + 3 EDU = 19.5 + .75 = 20 Bikes
23.54.040	Solid waste and recycling	375 SF Required	SPU Approval Required

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.	The building is designed to provide light and air to the residents of the proposed building and the existing neighboring buildings. As the design evolves windows placement will be done in such a way as to protect the privacy of residents of the existing and proposed buildings.
URBAN PATTERN AND FORM 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.	The proposed building has the majority of its mass placed on the east side of the site where it will have the lowest impact on single family residences to the west. The western building is both smaller and shorter in deference to adjacent sites.
CS2.A1 / SENSE OF PLACE	Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/ or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.	Many of the adjacent properties are collections of small buildings linked by pathways, plantings, yards, etc. The proposed project mimics this by breaking the building into smaller pieces linked by pathways and plantings. As the project evolves design cues will be taken from the neighborhood to create a project that complements and adds to the neighborhoods sense of place. These design cues can include materials, forms, secondary elements, landscape features, etc.
CS2.D3 / ZONE TRANSITIONS	For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.	The alley to the west is the line between SF5000 to the west and LR2 to the east. The proposed building responds to this condition by splitting the building in two and placing the majority of the mass on the east side of the site. The western structure is both smaller and shorter in deference to adjacent sites.
PUBLIC LIFE PL3.A2 / 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. Consider a range of elements such as: a. overhead shelter: canopies, porches, building extensions; b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks; c. ground surface: seating walls; special paving, landscaping, trees, lighting; d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.	The proposed site plan divides the mass into two structures. The western structure is several apartments accessed from individual entries, the eastern mass will have a common entry. Clearly delineating the site entry sequence and identifying the various entries will be crucial to the project success. As the design evolves elements such as canopies, porches, paving, plantings and other secondary features will be incorporated to help define the site.
DC2 ARCHITECTURAL CONCEPT DC2.D1 / 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. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.	The proposed site plan divides the building in two and places the majority of the mass on the east side of the site with a smaller building adjacent to the alley. This division creates a more human scale for the project and allows for opportunities for the addition for secondary features that will further bring down the scale of the structures.
DC3 OPEN SPACE CONCEPT DC3.C2 / AMENITIES AND FEATURES	Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.	The proposed site plan preserves an exceptional tree on the southwest corner of the site and divides the building in two, placing the majority of the mass on the east side of the site with a smaller building adjacent to the alley. This site plan allows for a networks of plantings, pathways and decks as part of the entry sequence.
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.	As the design evolves durable and maintainable materials will be incorporated into the building and landscaping,

DESIGN OPTIONS
GOALS

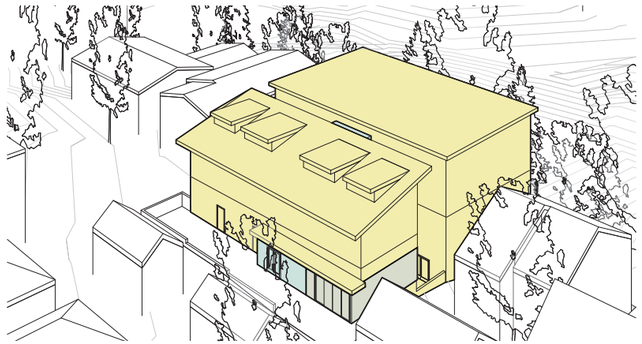
PROJECT GOALS	SCHEME A	SCHEME B	SCHEME C
1. RESIDENTAIL ALLEY CONTEXT Develop a contextual response to the residential alley. Reinforce and extend existing elements: active pedestrian walk and entry, appropriate character of scale and material.	◒	◒	●
2. PRESERVE EXCEPTIONAL TREE Preserve excpetional tree and incorporate into the design.	—	●	●
3. HIGH QUALITY / AFFORDABLE HOUSING Create high quality, livable, small unit, affordable housing. Focus on views and natural light.	●	○	●
4. PRIVACY RELATIONSHIPS Manage privacy relationships with existing adjecent properties. Zone active areas and intensity of development accordingly.	◒	○	●

● EXCELLENT

◒ GOOD

○ FAIR

— N/A



SCHEME A - DOUBLE BAR

Units: 32
Parking: 0
Gross Floor Area: 10,352 s.f.
FAR = 1.29

OBJECTIVE

Maximize development potential, maximize unit count while creating high quality housing.

DESCRIPTION

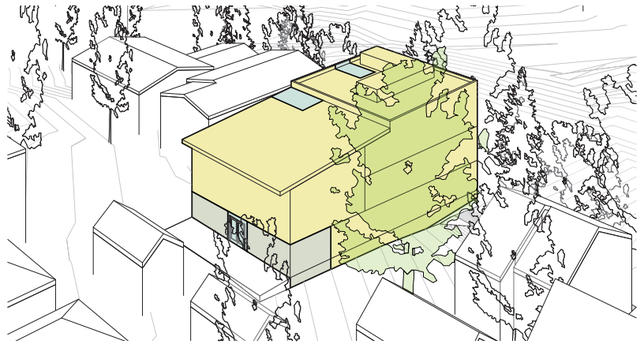
Scheme A maximizes the development potential by seeking a departure from the exceptional tree along the alley. A high count of small units are organized around interior circulation and light wells along the north and south facades. The units on the 1st and 2nd floors are lofted.

ADVANTAGES

- High unit count
- Small units = more affordable
- Lofted units

CHALLENGES

- Exceptional tree departure (removal) required.
- Lack of unit diversity (all SEDU)
- Minimal open space [DC3.C2 Amenities and Features]
- Largest impact on neighboring property [CS2.C5 Respect for Adjacent Sites]



SCHEME B - SINGLE BAR

Units: 31
Parking: 0
Gross Floor Area: 10,433 s.f.
FAR = 1.30

OBJECTIVE

Maximize development potential while preserving the exceptional tree.

DESCRIPTION

The building is set on an east-west axis, with the units organized around a double loaded corridor. The building is set on the north end of the site to accommodate the exceptional tree on the south of the site.

ADVANTAGES

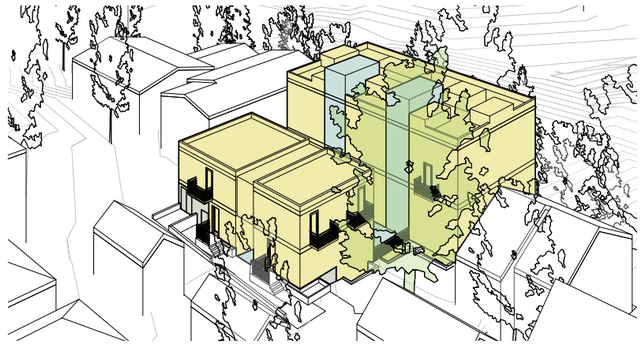
- Most units with good light + ventilation [CS1.B2 Daylight and Shading]
- Smaller units = Greater affordability

CHALLENGES

- Privacy with neighboring sites [CS2.C5 Respect for Adjacent Sites]
- Less unit diversity
- Bulky massing [CS2.D3 / Zone Transition]

DEPARTURES

- Facade length departure required to accommodate exceptional tree



SCHEME C - BREEZEWAY
(Preferred Scheme)

Units: 29
Parking: 0
Gross Floor Area: 10,395 s.f.
FAR = 1.30

OBJECTIVE

Maximize development potential, create more diverse units while observing privacy relationships with the neighbors.

DESCRIPTION

The building is broken up into two volumes with most of the mass placed to the east and a smaller volume placed to the west to address the scales of the residential alley and Fremont Ave. Splitting the building in two creates a more humans scale that reflects the existing neighborhood pattern while providing greater unit diversity and better privacy relationships.

ADVANTAGES

- Most units with good light + ventilation [CS1.B2 Daylight and Shading]
- Unit diversity - Family sized units
- Lofted units
- Amenity area along alley creates buffer zone with single family residences
- Stepped buildings lowers impact on adjacent SFR's [CS2.D3 Zone Transition]
- Greater privacy for units and adjacent buildings [CS2.C5 Respect for Adjacent Sites]

DEPARTURES

- Balcony setback departure required to accommodate exceptional tree
- Facade length departure required to accommodate exceptional tree
- Side setback average departure required to accommodate exceptional tree

DESIGN OPTION A - DOUBLE BAR
OVERVIEW

Units: 32
Parking: 0
Gross Floor Area: 10,352 s.f.
FAR = 1.29

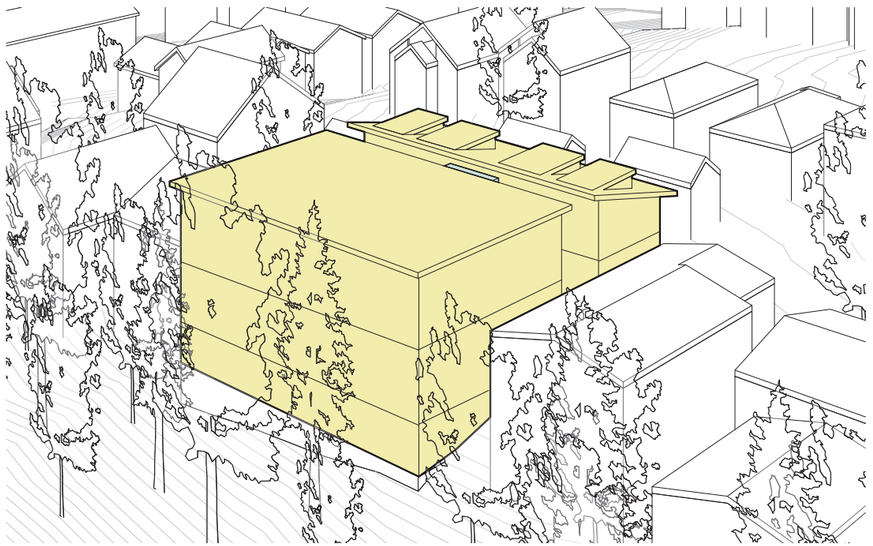
OBJECTIVE
Maximize development potential, maximize unit count while creating high quality housing.

DESCRIPTION
Scheme A maximizes the development potential by seeking a departure from the exceptional tree along the alley. A high count of small units are organized around interior circulation and light wells along the north and south facades. The units on the 1st and 2nd floors are lofted.

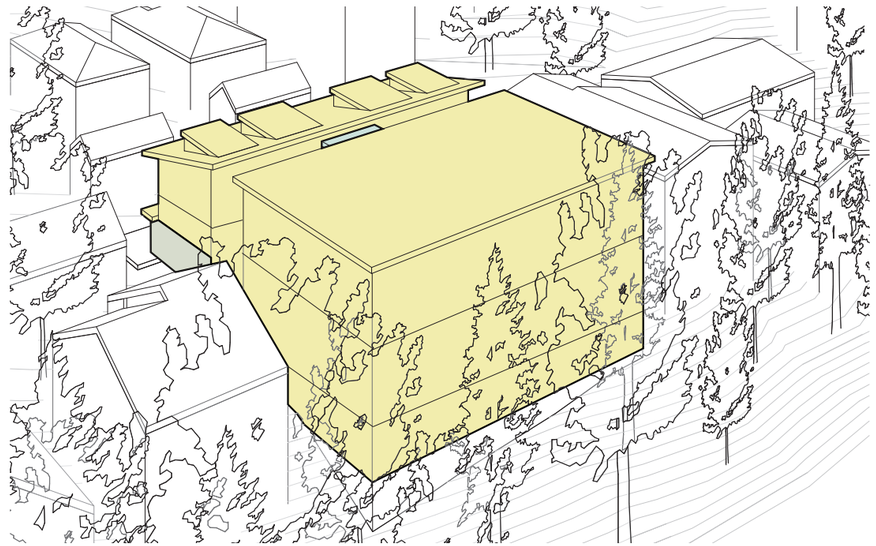
ADVANTAGES
- High unit count
- Small units = more affordable
- Lofted units

CHALLENGES
- Exceptional tree departure (removal) required.
- Lack of unit diversity (all SEDU)
- Minimal open space [DC3.C2 Amenities and Features]
- Largest impact on neighboring property [CS2.C5 Respect for Adjacent Sites]

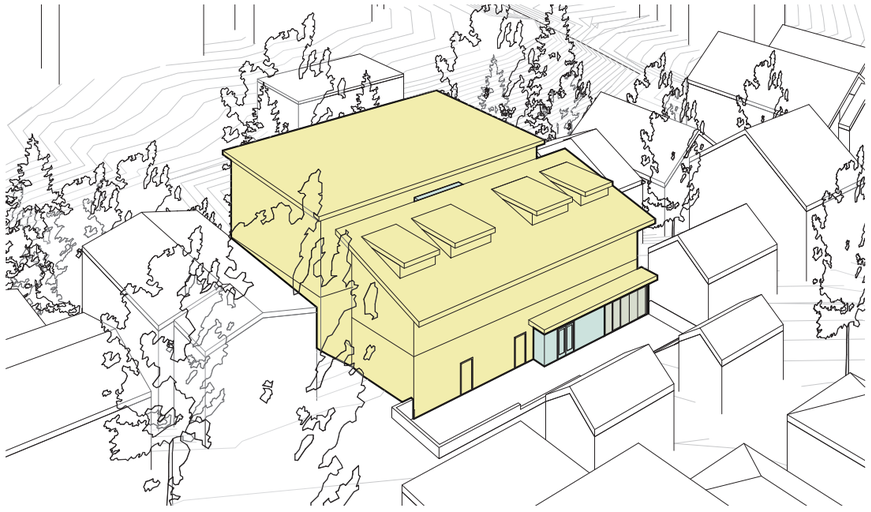
PROJECT GOALS	SCHEME A
1. ALLEY CONTEXT	◒
2. EXCEPTIONAL TREE	—
3. QUALITY HOUSING	●
4. PRIVACY RELATIONSHIPS	◒



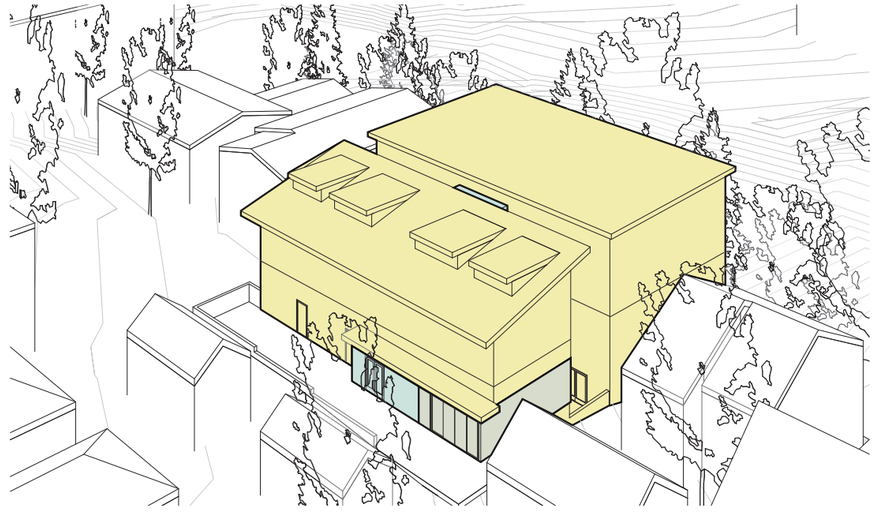
PERSPECTIVE: NORTHEAST



PERSPECTIVE: SOUTHEAST



PERSPECTIVE: NORTHWEST

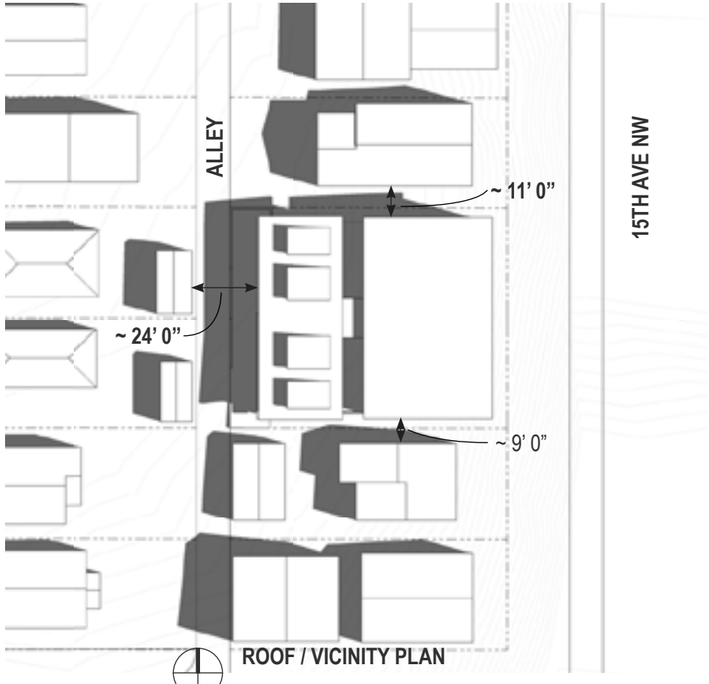


PERSPECTIVE: SOUTHWEST

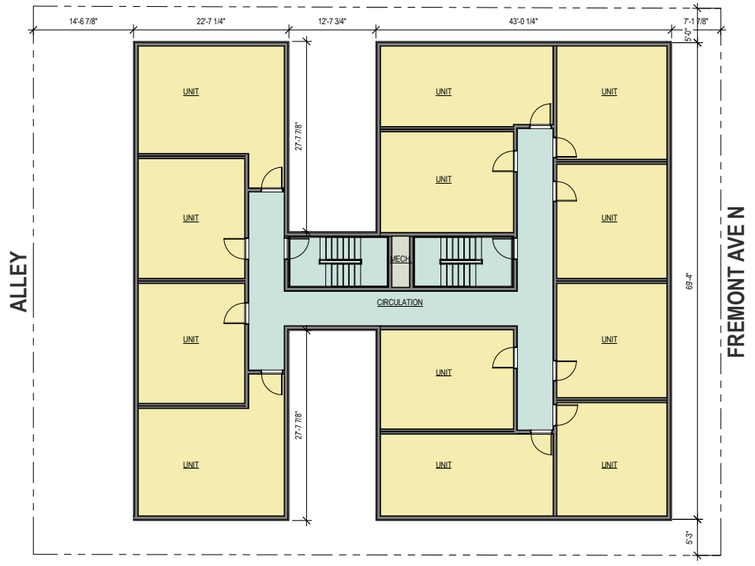
COMMONS	CIRCULATION	AMENITY	UNIT

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

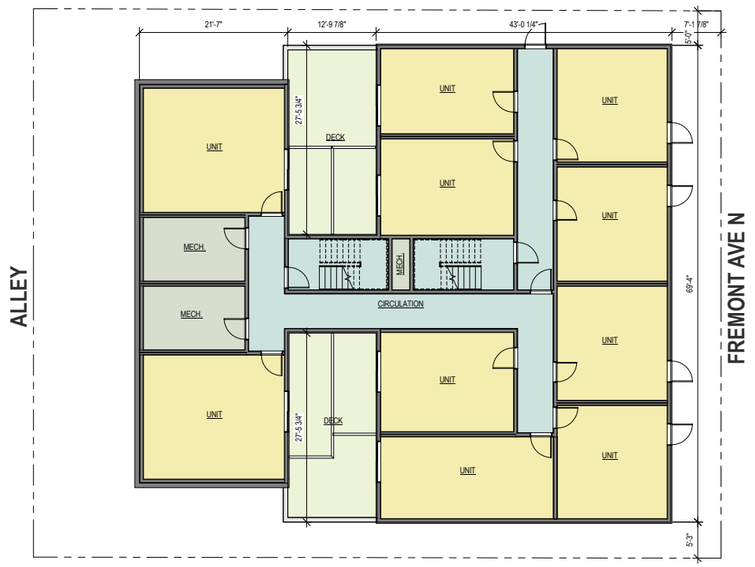
DESIGN OPTION A - DOUBLE BAR
LEVEL PLANS



ROOF / VICINITY PLAN



LEVEL TWO PLAN



BASEMENT PLAN

ALLEY LEVEL PLAN

BIKE ROOM

UTIL.

CIRCULATION

UNIT

AMENITY

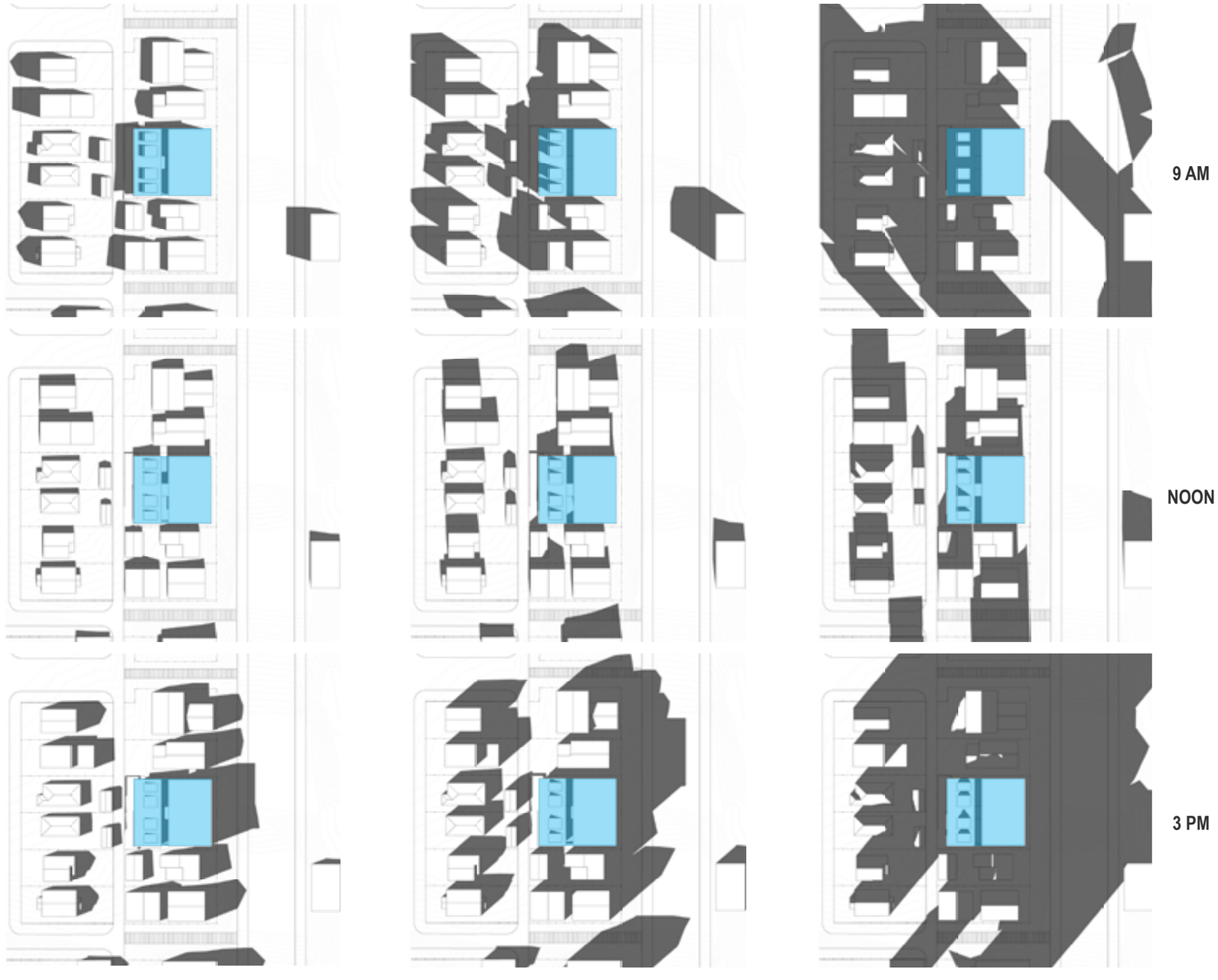
DESIGN OPTION A - DOUBLE BAR
SECTION

EAST-WEST SECTION

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

DESIGN OPTION A - DOUBLE BAR
SHADOW STUDIES

SUMMER SOLSTICE | SPRING EQUINOX | WINTER SOLSTICE



9 AM

NOON

3 PM

DESIGN OPTION B - SINGLE BAR
OVERVIEW

Units: 31
Parking: 0
Gross Floor Area: 10,433 s.f.
FAR = 1.30

OBJECTIVE
Maximize development potential while preserving the exceptional tree.

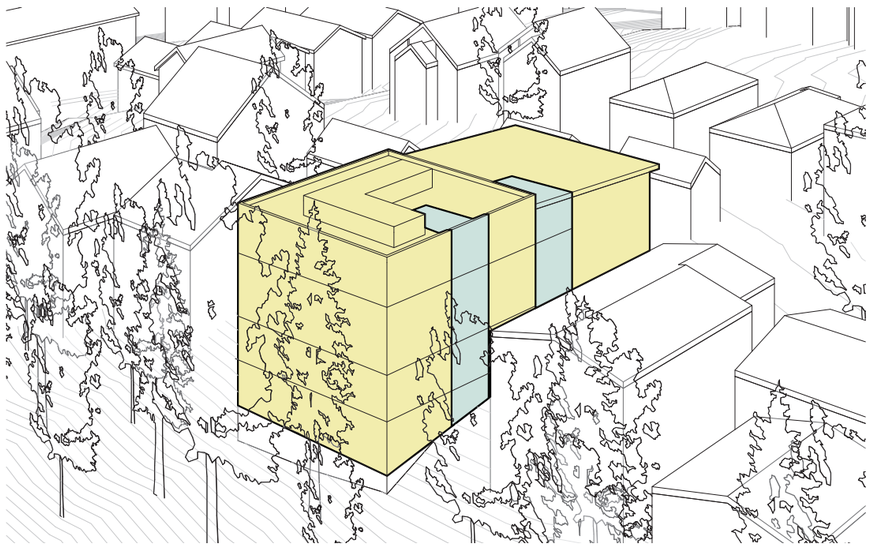
DESCRIPTION
The building is set on an east-west axis, with the units organized around a double loaded corridor. The building is set on the north end of the site to accommodate the exceptional tree on the south of the site.

ADVANTAGES
- Most units with good light + ventilation
  [CS1.B2 Daylight and Shading]
- Smaller units = Greater affordability

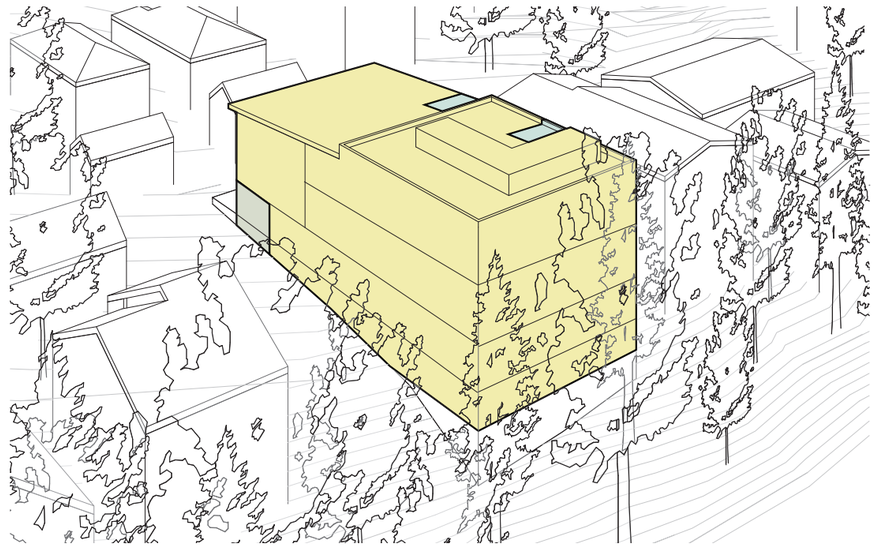
CHALLENGES
- Privacy with neighboring sites
  [CS2.C5 Respect for Adjacent Sites]
- Less unit diversity
- Bulky massing [CS2.D3 / Zone Transition]

DEPARTURES
- Facade length departure required to accommodate exceptional tree

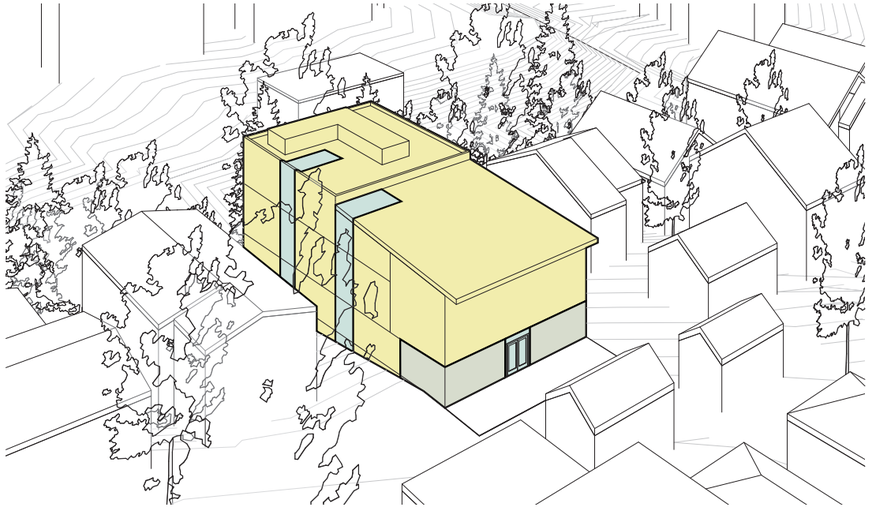
PROJECT GOALS	SCHEME A
1. ALLEY CONTEXT	◒
2. EXCEPTIONAL TREE	●
3. QUALITY HOUSING	○
4. PRIVACY RELATIONSHIPS	○



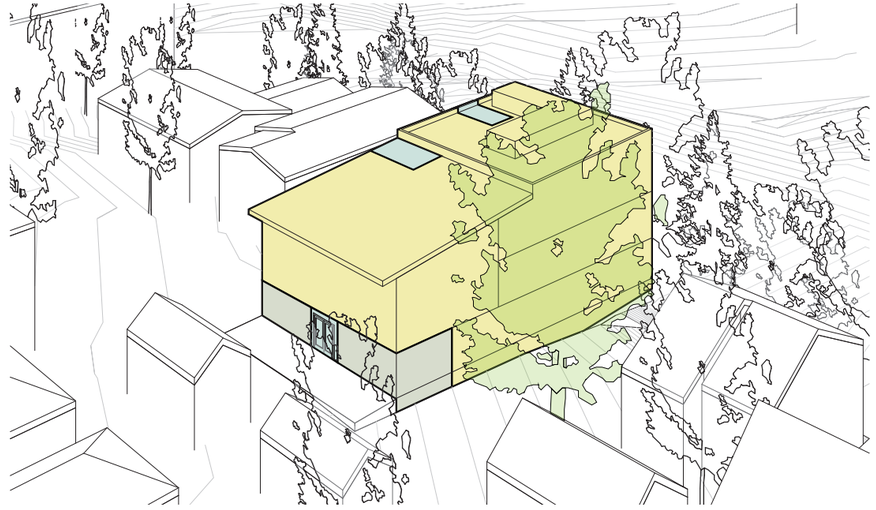
PERSPECTIVE: NORTHEAST



PERSPECTIVE: SOUTHEAST



PERSPECTIVE: NORTHWEST



PERSPECTIVE: SOUTHWEST

COMMONS	CIRCULATION	AMENITY	UNIT

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

DESIGN OPTION B - SINGLE BAR
LEVEL PLANS

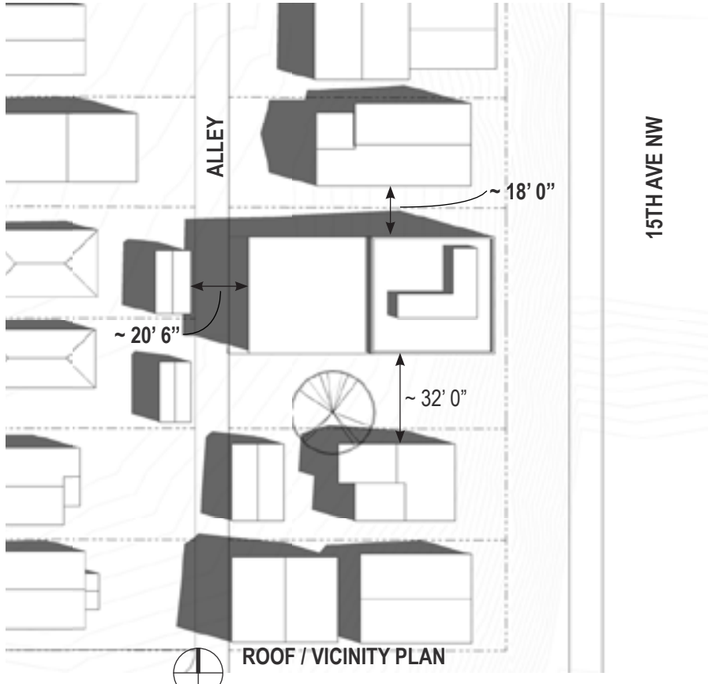
BIKE ROOM

UTIL.

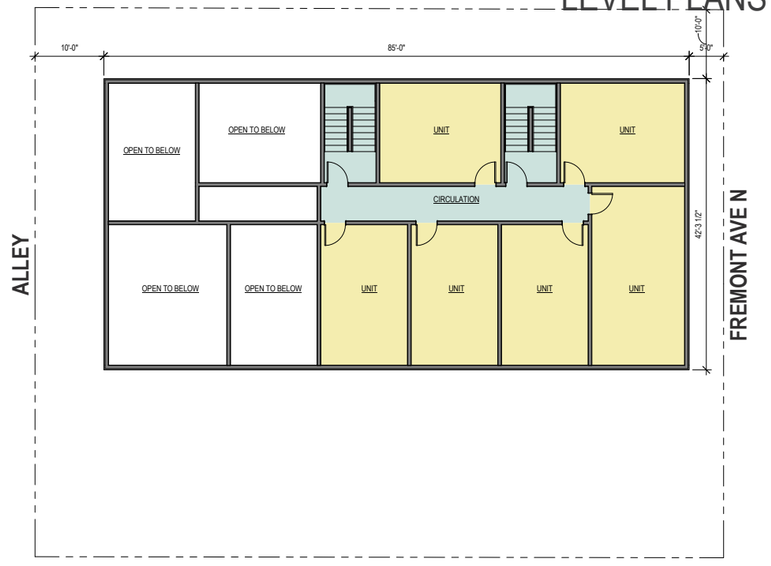
CIRCULATION

UNIT

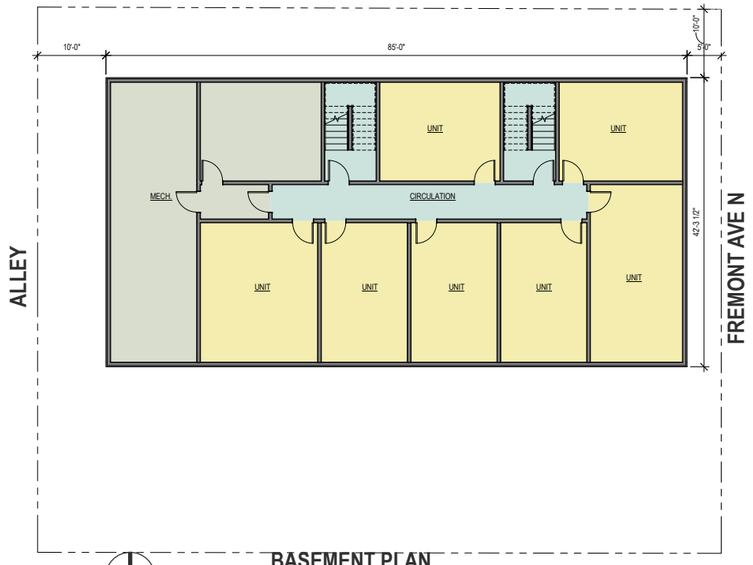
AMENITY



ROOF / VICINITY PLAN

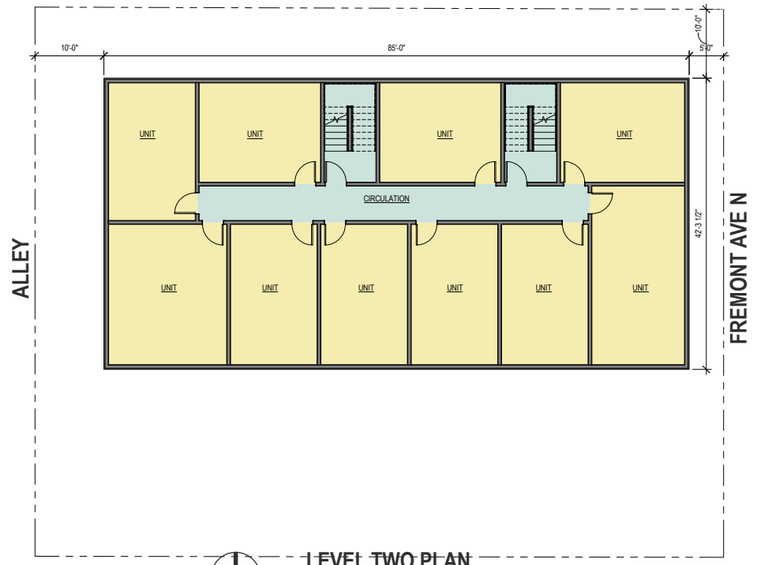


LEVEL THREE PLAN



BASEMENT PLAN

ALLEY LEVEL PLAN



LEVEL TWO PLAN

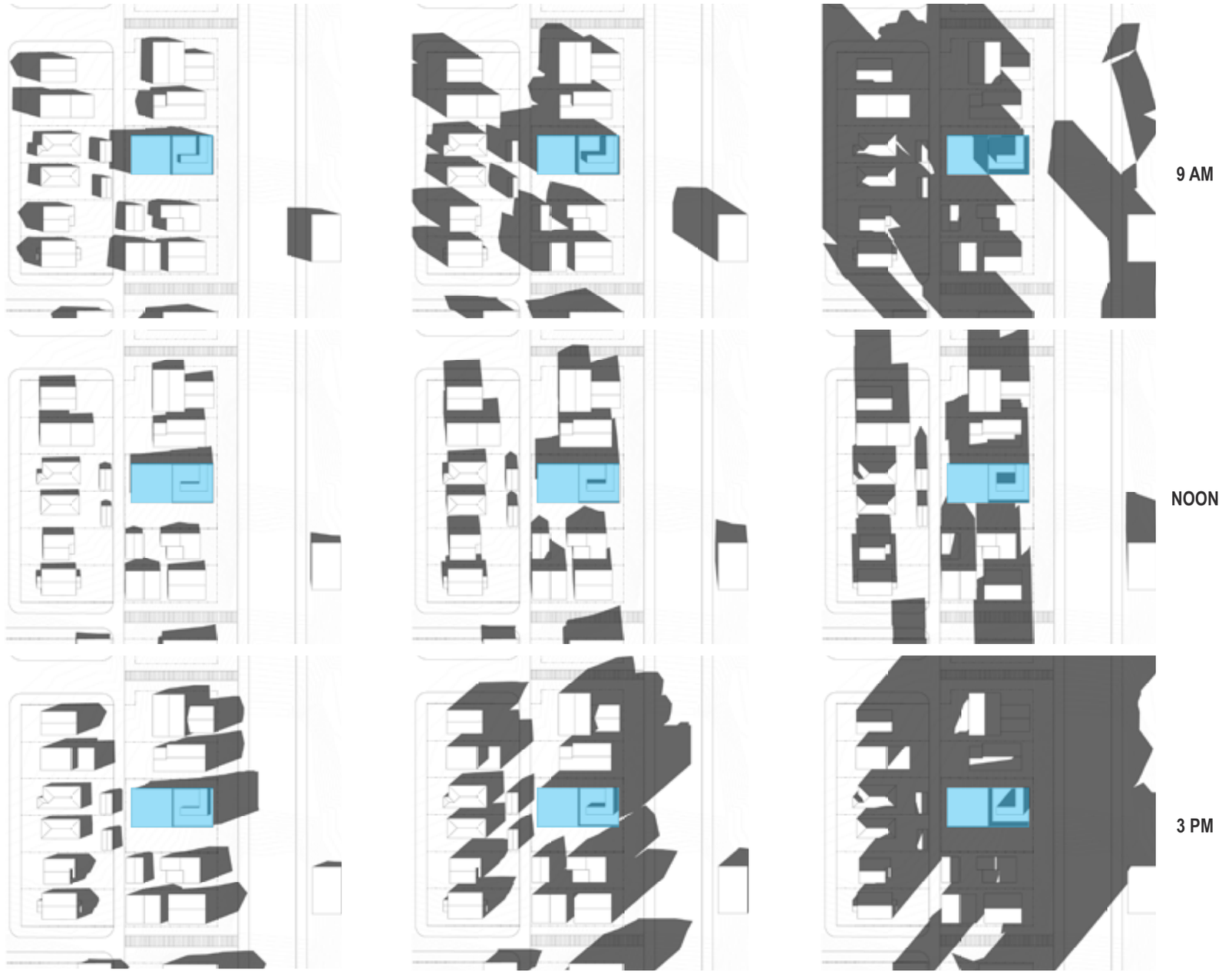
DESIGN OPTION B - SINGLE BAR
SECTION

EAST-WEST SECTION

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

DESIGN OPTION B - SINGLE BAR
SHADOW STUDIES

SUMMER SOLSTICE | SPRING EQUINOX | WINTER SOLSTICE



9 AM

NOON

3 PM

DESIGN OPTION C - BREEZEWAY
OVERVIEW

Units: 29
Parking: 0
Gross Floor Area: 10,395 s.f.
FAR = 1.30

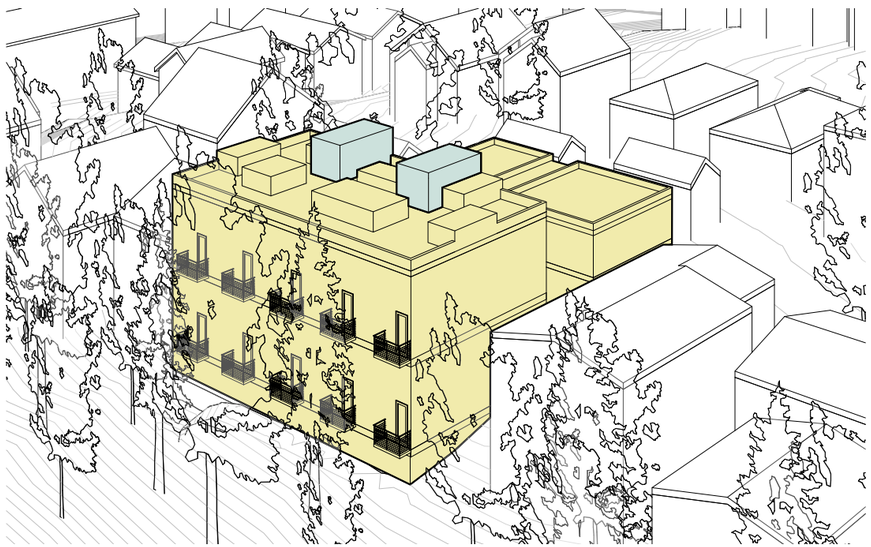
OBJECTIVE
Maximize development potential, create more diverse units while observing privacy relationships with the neighbors.

DESCRIPTION
The building is broken up into two volumes with most of the mass placed to the east and a smaller volume placed to the west to address the scales of the residential alley and Fremont Ave. Splitting the building in two creates a more humans scale that reflects the existing neighborhood pattern while providing greater unit diversity and better privacy relationships.

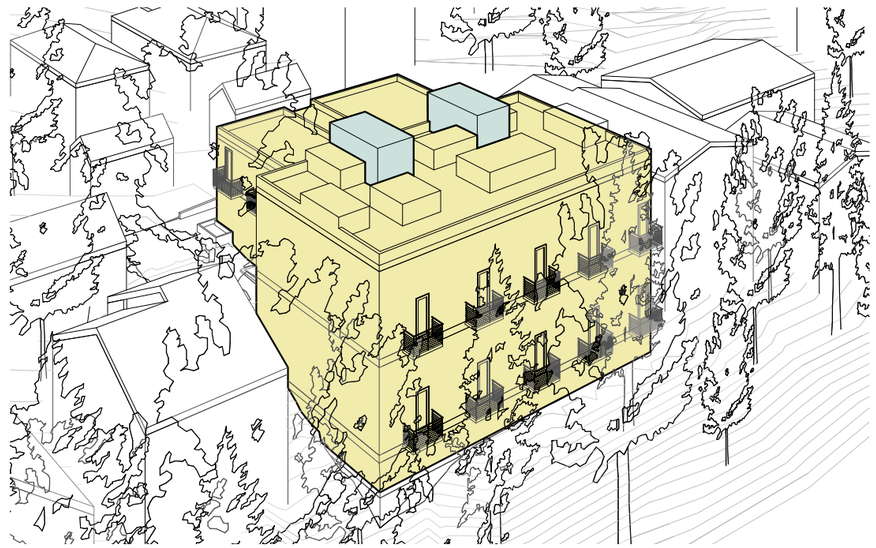
ADVANTAGES
- Most units with good light + ventilation [CS1.B2 Daylight and Shading]
- Unit diversity - Family sized units
- Lofted units
- Amenity area along alley creates buffer zone with single family residences
- Stepped buildings lowers impact on adjacent SFR's [CS2.D3 Zone Transition]
- Greater privacy for units and adjacent buildings [CS2.C5 Respect for Adjacent Sites]

DEPARTURES
- Balcony setback departure req. to accommodate exceptional tree
- Facade length departure req. to accommodate exceptional tree
- Side setback average departure req. to accommodate exceptional tree

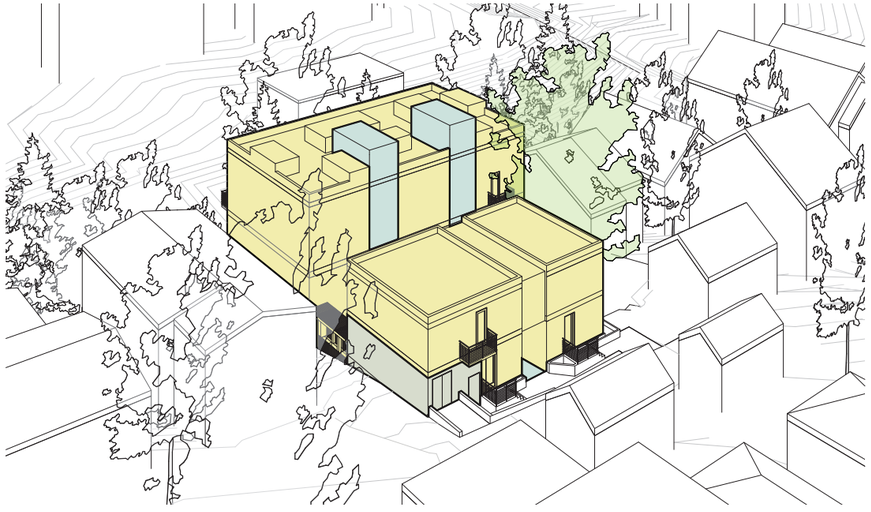
PROJECT GOALS	SCHEME A
1. ALLEY CONTEXT	●
2. EXCEPTIONAL TREE	●
3. QUALITY HOUSING	●
4. PRIVACY RELATIONSHIPS	●



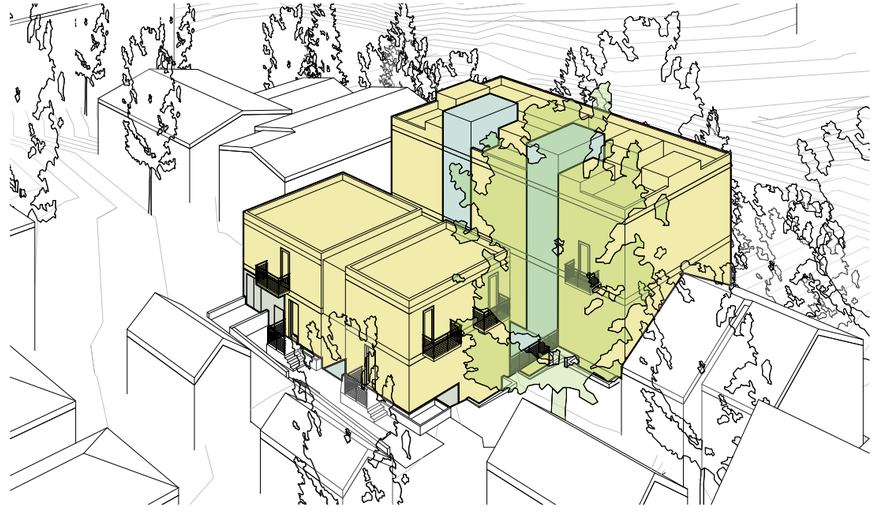
PERSPECTIVE: NORTHEAST



PERSPECTIVE: SOUTHEAST



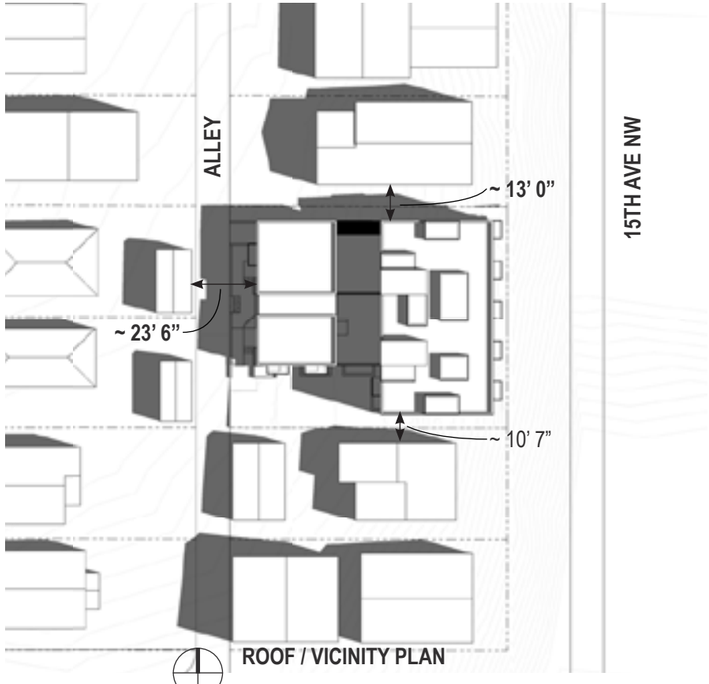
PERSPECTIVE: NORTHWEST



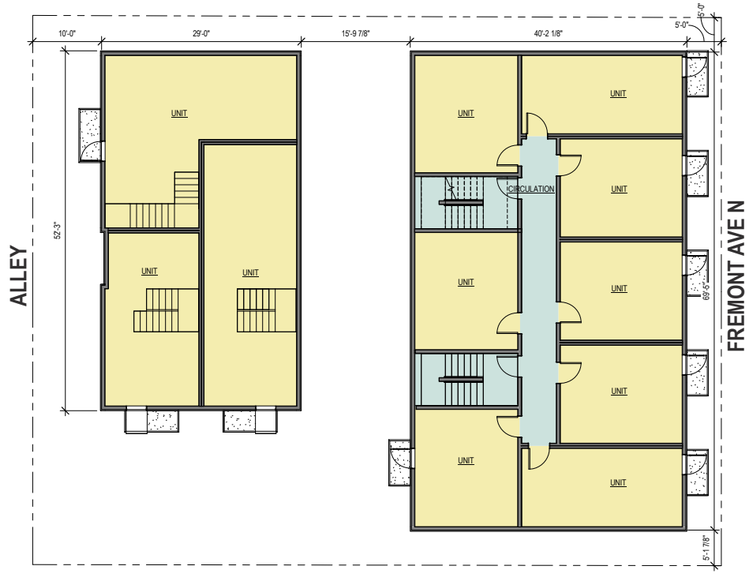
PERSPECTIVE: SOUTHWEST

COMMONS	CIRCULATION	AMENITY	UNIT

DESIGN OPTION C - BREEZEWAY
LEVEL PLANS



ROOF / VICINITY PLAN



LEVEL TWO PLAN

BASEMENT PLAN

ALLEY LEVEL PLAN

BIKE ROOM

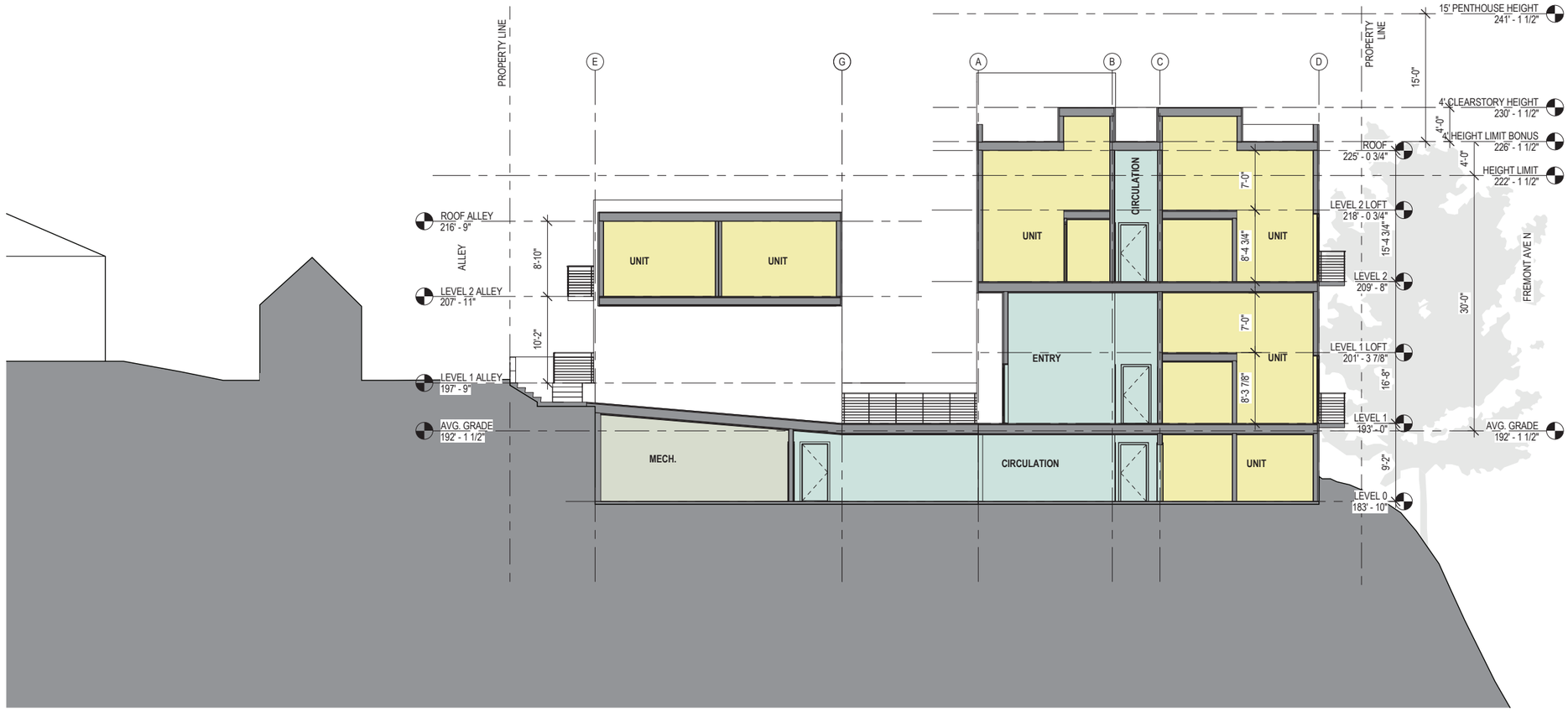
UTIL.

CIRCULATION

UNIT

AMENITY

DESIGN OPTION C - BREEZEWAY
SECTION

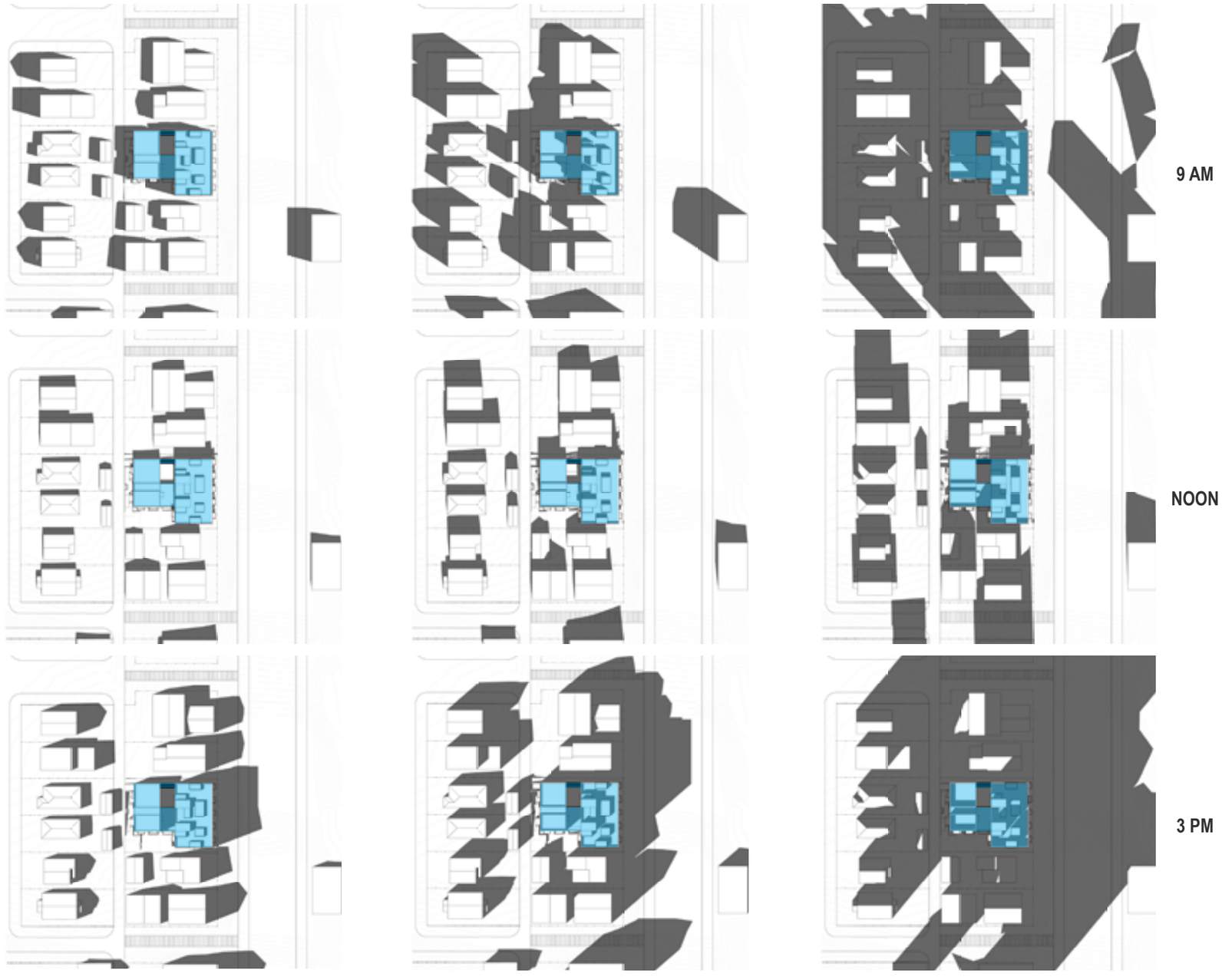


EAST-WEST SECTION

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

DESIGN OPTION C - BREEZEWAY
SHADOW STUDIES

SUMMER SOLSTICE | SPRING EQUINOX | WINTER SOLSTICE



PRIVACY STUDIES
OPTION C

CS2.C5 RESPECT FOR ADJECENT SITES /
CS2.C2 MID-BLOCK SITES

NORTH
The neighbor to the north is a multifamily building, situated approximately 13'-0 from the proposed bulding.

The east portion of the proposed building has a blank wall along its northern facade to preserve privacy for existing and future residents, while the west portion of the building has minimal fenestration to the north, which corresponds to the neighbors parking lot.

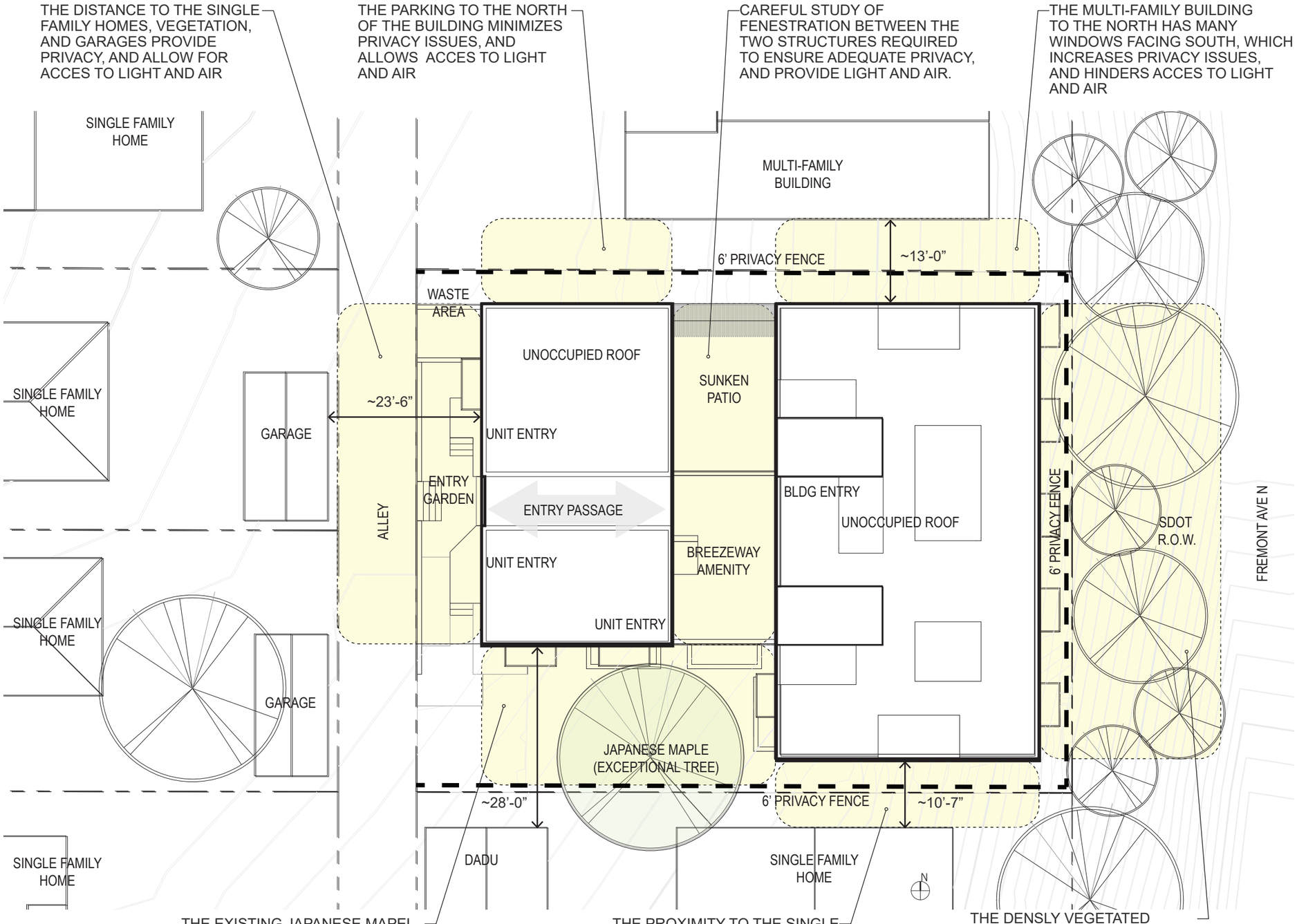
WEST
The neighbors to the west, across the alley, are single family homes. Both properties have garages along the alley, situated approximately 23'-6" from the proposed building, as well as their respective back yards.

The west portion of the proposed building orients itself towards the alley, where the distance to the single family homes, as well as the existing garages provide privacy ti the neighbors.

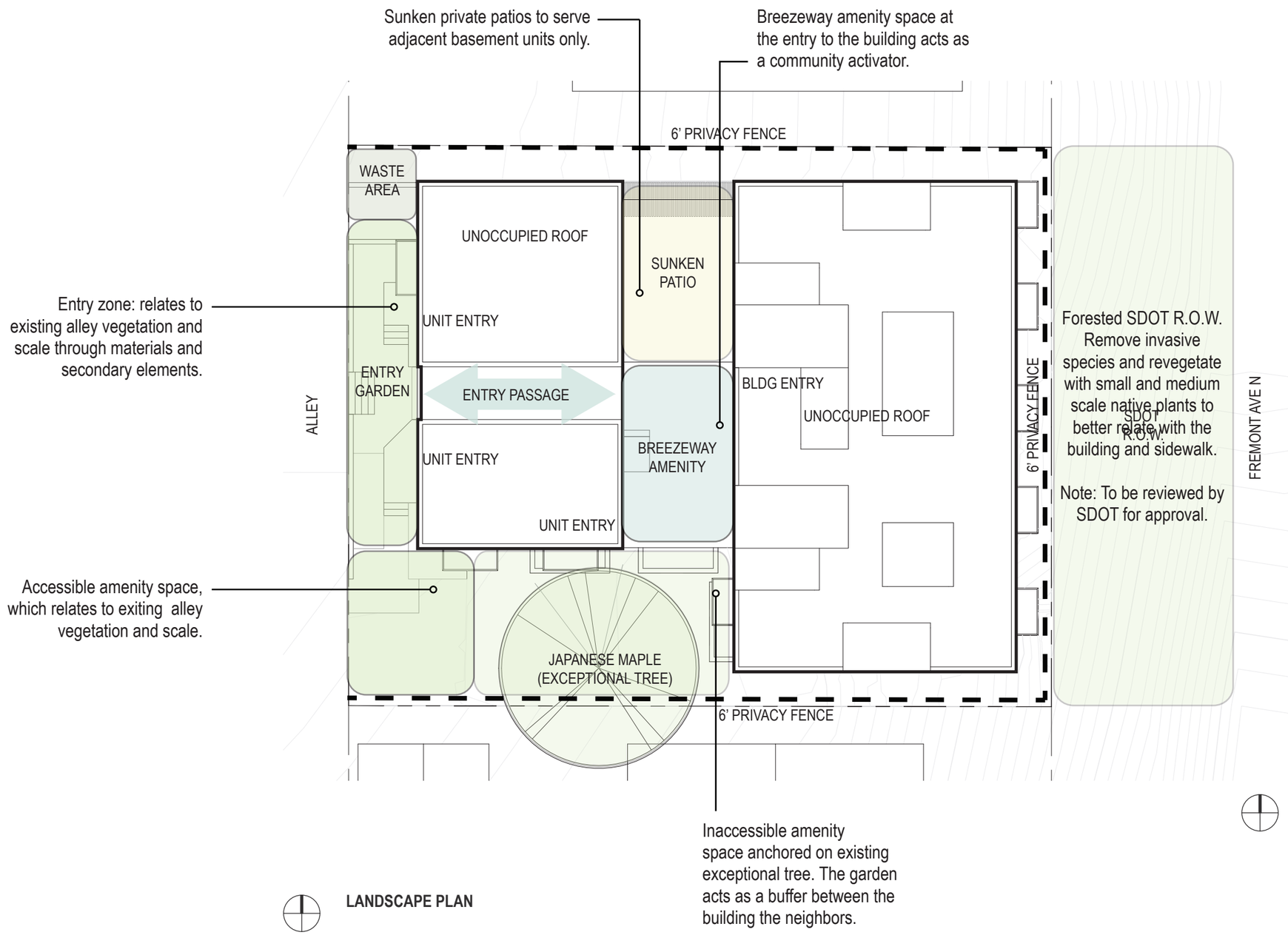
SOUTH
The neighbor to the south is a single family home, situated approximately 10'-7" from the east portion of the proposed building, and approximately 28'-0" from the easter portion.

The east portion of the proposed building has a blank wall along its southern facade to preserve privacy for the existing and future residents. The west portion of the building has views towards Japanese maple, which acts as a buffer to the neighbor.

EAST
The proposed bulding looks over the SDOT right of way along Fremont Ave N, which is densly vegetated. The eastern portion of the proposed building looks over Fremont Ave N, which presents no privacy concerns.



DESIGN DEVELOPMENT
LANDSCAPING CONCEPT PLAN



LANDSCAPE PLAN

PL3.A2 Ensemble of Elements
DC3.C2 Amenities and Features
DC2.D1 Human Scale

The context of the site is series of small buildings such as houses, garages, and sheds separated by a network of open spaces that are accented by fences, plantings, trellises, etc. The landscape concept for the proposed project continues this with a series of small open spaces that define and accentuate the buildings. The proposed landscape zones include:

- Entry transition zone. Secondary elements include stoops, awnings, lighting, fences, and plantings.
- Tress protection zone: Resident amenity and buffer. Secondary elements to include plantings and features such as benches, paving and landscape walls to aid in passive enjoyment.
- Breezeway: Resident amenity at the heart of the building designed for community gathering. Secondary elements include railings, decking, benches and planters.
- Private Sunken Patios: Designed for the use by adjacent units.
- Forested SDOT Right of Way: Adjacent public lands to be improved for the benefit of the neighborhood and building residents.

DEPARTURE REQUESTS
OPTION C
BALCONIES

REQUEST #1: 23.45.518.I1
Balcony Requirements

STANDARD
Unenclosed decks and balconies may project a maximum of 4 feet into required stbacks if each one is:

- *No closer than 5' to any lot line;*
- *No more than 20' wide; and*
- *Separated from other decks and balconies on the same facade of the structure by a distance equal to at least 1/2 the width of the projection.*

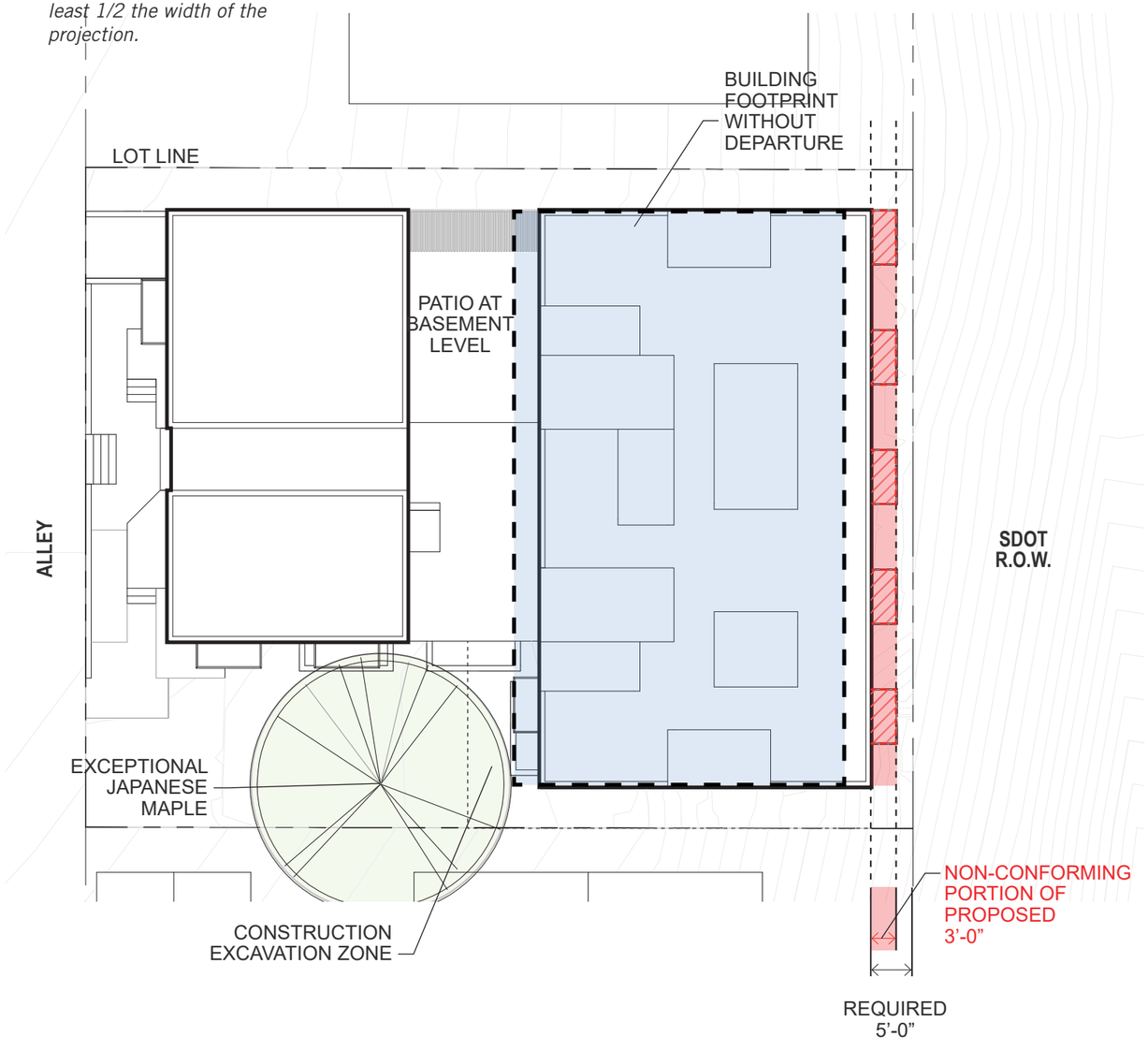
PROPOSED
Allow 3' balconies to project closer than 5' to the east property line, to a distance of 2' to the line line.

RATIONALE
The proposed design seeks a 3' reduction of the balcony distance to a lot line, in order to preserve the excpetional tree on the site, according to 25.11.070.A2a - TREE PROTECTION ON SITES UNDERGOING DEVELOPMENT IN LOWRISE ZONES.

The departure would allow the preservation of the exceptional tree as a focal point of the building's amenity area, while maintaning an existing open space along the alley (CS1.D1 / ON-SITE FEATURES; DC3.C1 / REINFORCE EXISTING OPEN SPACE; DC4.D4 / PLACE MAKING).

The balconies, situated along an SDOT R.O.W. would also provide an improved street presence along Fremont Ave. (CS2. B2 / CONNECTION TO THE STREET), while creating depth and interest the facade (DC2.C1 / VISUAL DEPTH AND INTEREST).

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	DEPARTURE AMOUNT	RELATED STANDARDS / GUIDELINES	DESIGN IMPROVEMENTS
SMC 23.45.518.I1 - BALCONIES Unenclosed decks and balconies may project a maximum of 4 feet into required setbacks if each one is:	*No closer than 5' to any lot line;* *No more than 20' wide; and* *Separated from other decks and balconies on the same facade of the structure by a distance equal to at least 1/2 the width of the projection.*	*3'*	*60%*	*25.11.070.A2a - TREE PROTECTION ON SITES UNDERGOING DEVELOPMENT IN LOWRISE ZONES* *CS1.D1 - ON-SITE FEATURES* *CS2.B2 - CONNECTION TO THE STREET* *DC2.C1 - VISUAL DEPTH AND INTEREST* *DC3.C1 - REINFORCE EXISTING OPEN SPACE* *DC4.D4 - PLACE MAKING*	*Preserve exceptional tree;* *Preserve exceptional tree as focal point of amenity area;* *Balconies along Fremont Ave. increase street presence;* *Balconies create depth and interest on the facade;* *Preserve existing open space and exceptional tree;* *Create amenity area around exceptional tree.*



NORTH FOR ALL PLANS

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

DEPARTURE REQUESTS
OPTION C
FACADE LENGTH

REQUEST #2: 23.45.527.B1
Facade Length

STANDARD
The maximum combined length of all portions of facade within 15' of a lot line that is neither a rear or alley lot line shall not exceed 65 percent of the length of that lot line.

PROPOSED
Allow the combined length of all portions of the north facade within 15' of the lot line to be 85%, rather than the 65% required.

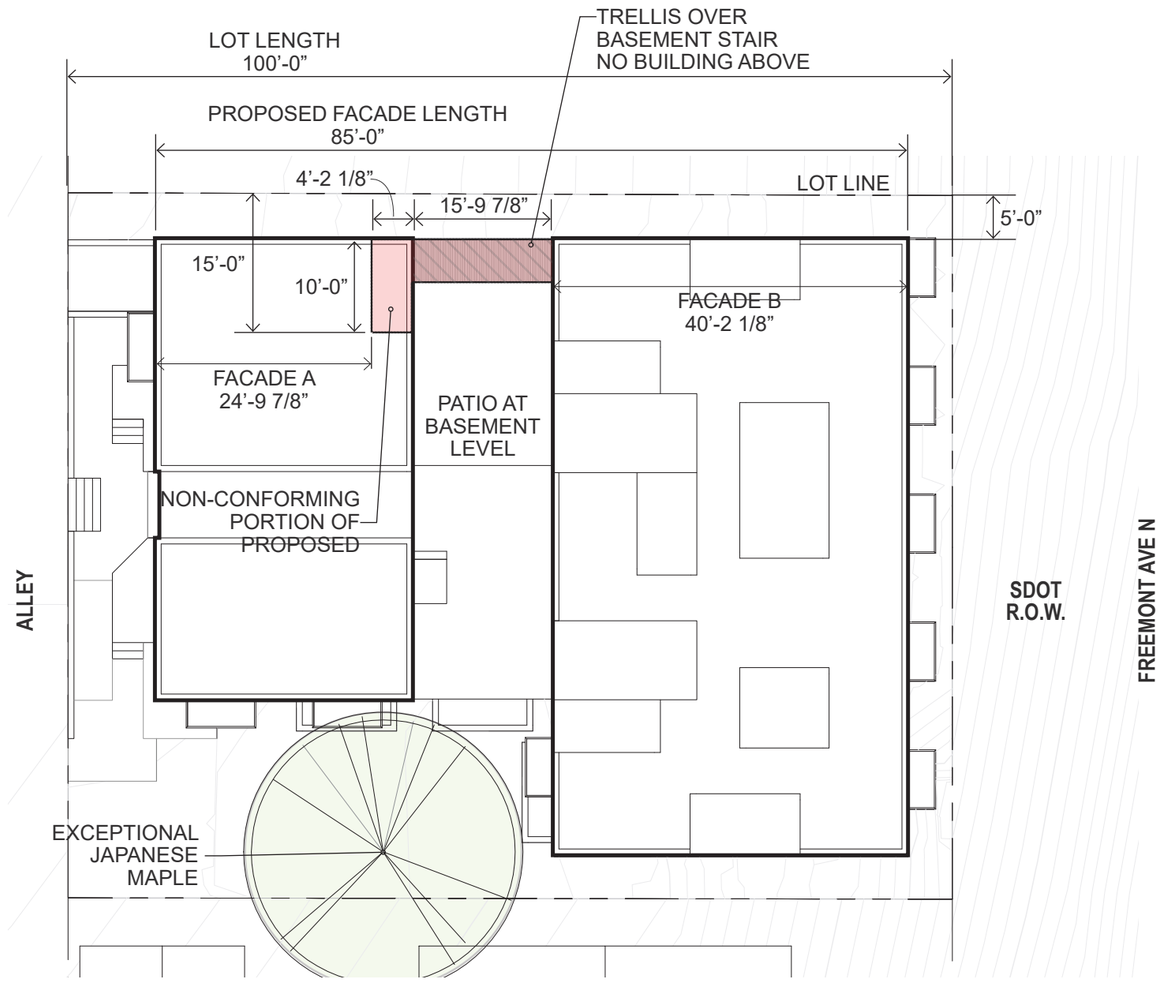
RATIONALE
The proposed design seeks an 20' facade length increase along the north lot line, in order to preserve the excpetional tree on the site, according to 25.11.070.A2a - TREE PROTECTION ON SITES UNDERGOING DEVELOPMENT IN LOWRISE ZONES.

The departure would allow the preservation of the exceptional tree as a focal point of the building's amenity area, while maintaning an existing open space along the alley (CS1.D1 / ON-SITE FEATURES; DC3.C1 / REINFORCE EXISTING OPEN SPACE; DC4.D4 / PLACE MAKING).

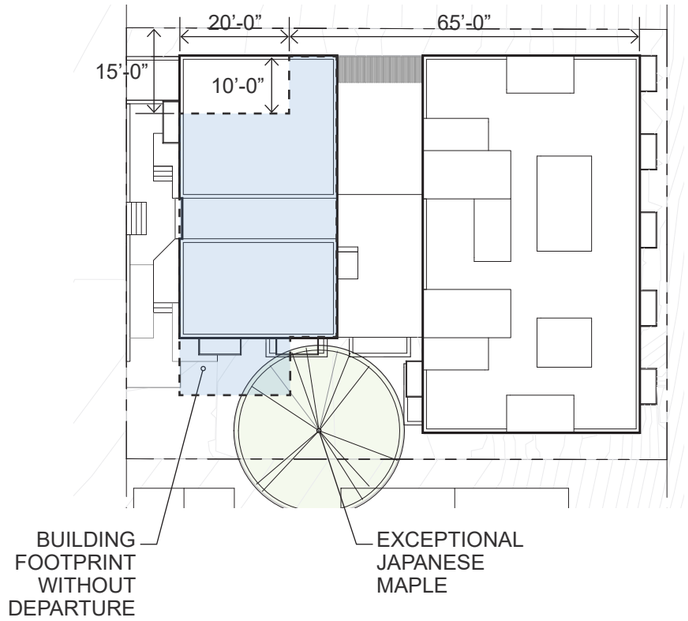
Keeping the exceptional tree would maintain the alley identity, and act as a buffer to the single family residences along the alley (CS2.A1 / SENSE OF PLACE; CS2.D2 / EXISTING SITE FEATURES).

NOTE:
The portion of the facade between the structure along the alley, and the structure along Fremont Ave. N consists of a trellis over a stair leading to the basement level patio. (See plan for location)

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	DEPARTURE AMOUNT	RELATED STANDARDS / GUIDELINES	DESIGN IMPROVEMENTS
SMC 23.45.527.B1 - FACADE LENGTH *The maximum combined length of all portions of facade within 15' of a lot line that is neither a rear or alley lot line shall not exceed 65 percent of the length of that lot line.*	*North lot length = 100'* *Required facade length = 0.65*100 = 65'*	*85'*	*20'*	*25.11.070.A2a - TREE PROTECTION ON SITES UNDERGOING DEVELOPMENT IN LOWRISE ZONES* *CS1.D1 - ON-SITE FEATURES* *CS2.A1 - SENSE OF PLACE* *CS2.D2 - EXISTING SITE FEATURES* *DC3.C1 - REINFORCE EXISTING OPEN SPACE* *DC4.D4 - PLACE MAKING*	*Preserve exceptional tree;* *Preserve exceptional tree as focal point of amenity area;* *Maintain alley identity by preserving excepetional tree;* *Exceptional tree to act as a buffer with alley;* *Preserve existing open space and exceptional tree;* *Create amenity area around exceptional tree.*



PROPOSED SCHEME



CODE COMPLIANT SCHEME

NORTH FOR ALL PLANS

DEPARTURE REQUESTS
OPTION C
SIDE SETBACK AVERAGE

REQUEST #3: 23.45.518.A
Setbacks and Separations

STANDARD
Required side setbacks in LR zones for facades greater than 40' in length:

- *7' average;*
- *5' minimum.*

PROPOSED
Allow 5' average setback along the north property line, rather than the 7' required.

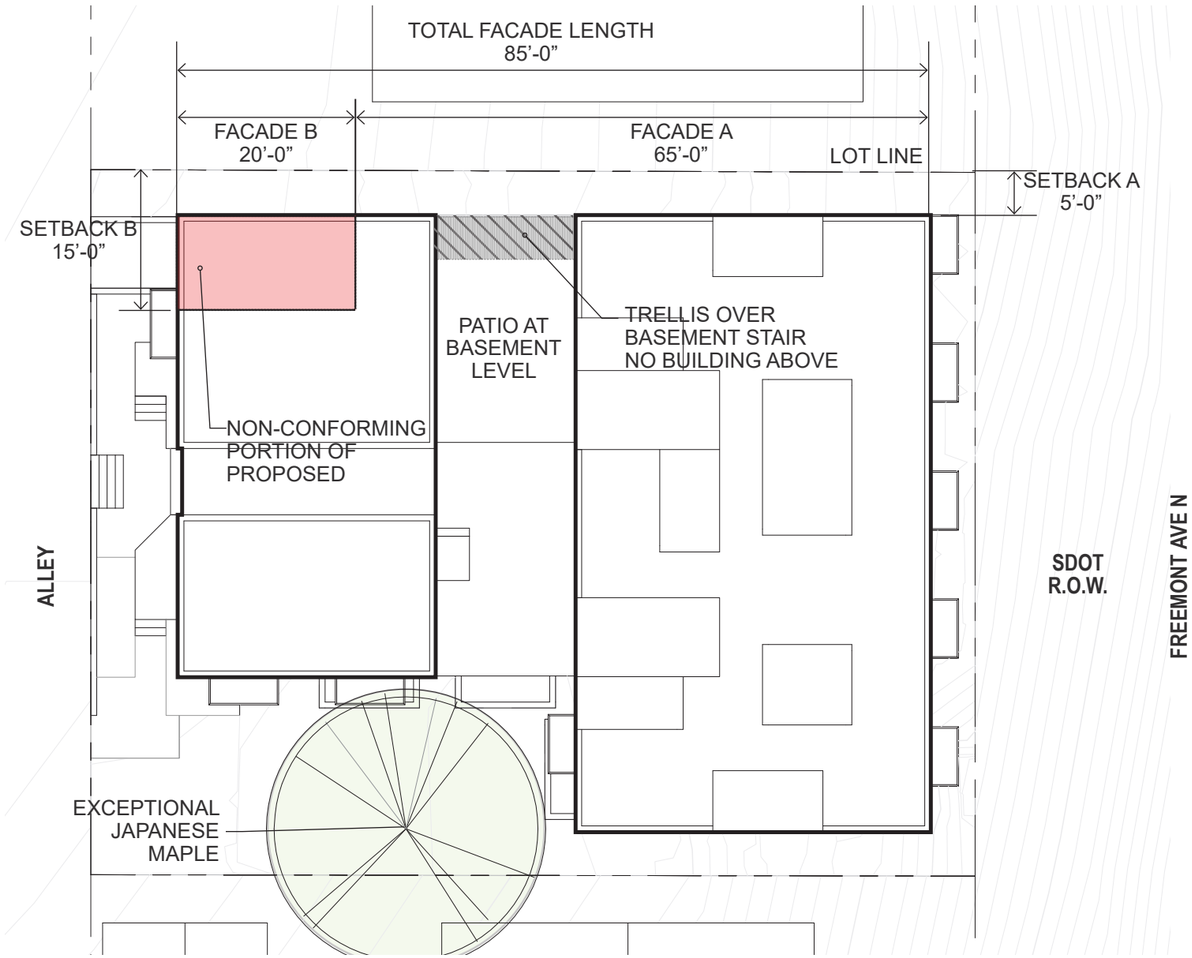
RATIONALE
The proposed design seeks a 2' average setback reduction along the north lot line, in order to preserve the excpetional tree on the site, according to 25.11.070.A2a - TREE PROTECTION ON SITES UNDERGOING DEVELOPMENT IN LOWRISE ZONES.

The departure would allow the preservation of the exceptional tree as a focal point of the building's amenity area, while maintaning an existing open space along the alley (CS1.D1 / ON-SITE FEATURES; DC3.C1 / REINFORCE EXISTING OPEN SPACE; DC4.D4 / PLACE MAKING).

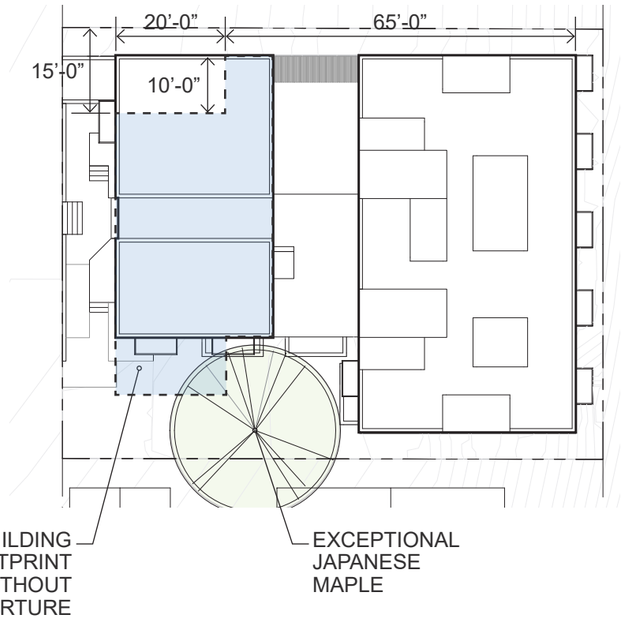
Keeping the exceptional tree would maintain the alley identity, and act as a buffer to the single family residences along the alley (CS2.A1 / SENSE OF PLACE; CS2.D2 / EXISTING SITE FEATURES).

NOTE:
The portion of the facade between the structure along the alley, and the structure along Fremont Ave. N consists of a trellis over a stair leading to the basement level patio. (See plan for location)

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	DEPARTURE AMOUNT	RELATED STANDARDS / GUIDELINES	DESIGN IMPROVEMENTS
SMC 23.45.518.A - SETBACKS Required side setbacks in LR zones for facades greater than 40' in length:	*7' average;* *5' minimum.*	*5' average*	*2'*	*25.11.070.A2a - TREE PROTECTION ON SITES UNDERGOING DEVELOPMENT IN LOWRISE ZONES*	*Preserve exceptional tree;*
				CS1.D1 - ON-SITE FEATURES	*Preserve exceptional tree as focal point of amenity area;*
				CS2.A1 - SENSE OF PLACE	*Maintain alley identity by preserving excepetional tree;*
				CS2.D2 - EXISTING SITE FEATURES	*Exceptional tree to act as a buffer with alley;*
				DC3.C1 - REINFORCE EXISTING OPEN SPACE	*Preserve existing open space and exceptional tree;*
				DC4.D4 - PLACE MAKING	*Create amenity area around exceptional tree.*



PROPOSED SCHEME



AVERAGE SETBACK CALCULATION (Compliant Scheme):

(Facade A / Total Facade Length) x Setback A + (Facade B / Total Facade Length) x Setback B = Average Setback

(65 / 85) x 5 + (20 / 85) x 15 =
= 3.82 + 3.53 =
= 7.35' Average Setback

CODE COMPLIANT SCHEME

NORTH FOR ALL PLANS

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

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DESIGN DEVELOPMENT
PRECEDENTS

Exterior Elements + Finishes

[DC4.A1 *Exterior Finish Materials***]**
Buildings can be simple forms so long as the cladding matches the form. The use of the proper exterior finish can add texture, depth and feel. Materials should look attractive both from a distance and up close. The material chosen should also be durable and easily maintainable.

Secondary Architectural Elements

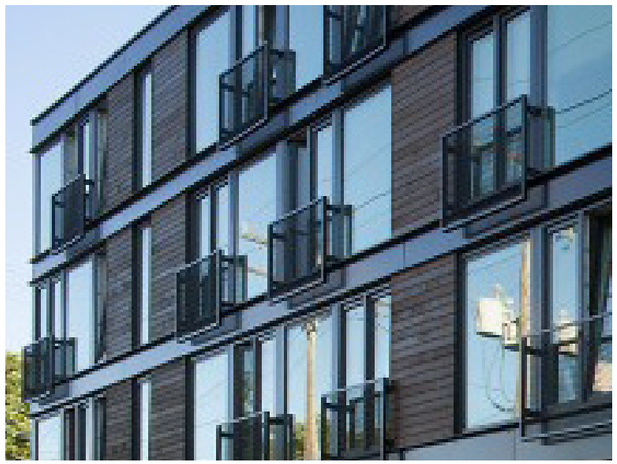
PL3.A2 Ensemble of Elements
DC2.D1 Human Scale
On buildings that are inherently simple in form the charm comes from the finer grained details. It is the secondary element that such as stoops, stairs, canopies, railings, balconies,and signage that provide the human scale.

FORMAL BREAKDOWN

COURTYARDS + ENTRIES

STOOPS, PLANTERS + RAILINGS

BALCONIES



EAVES

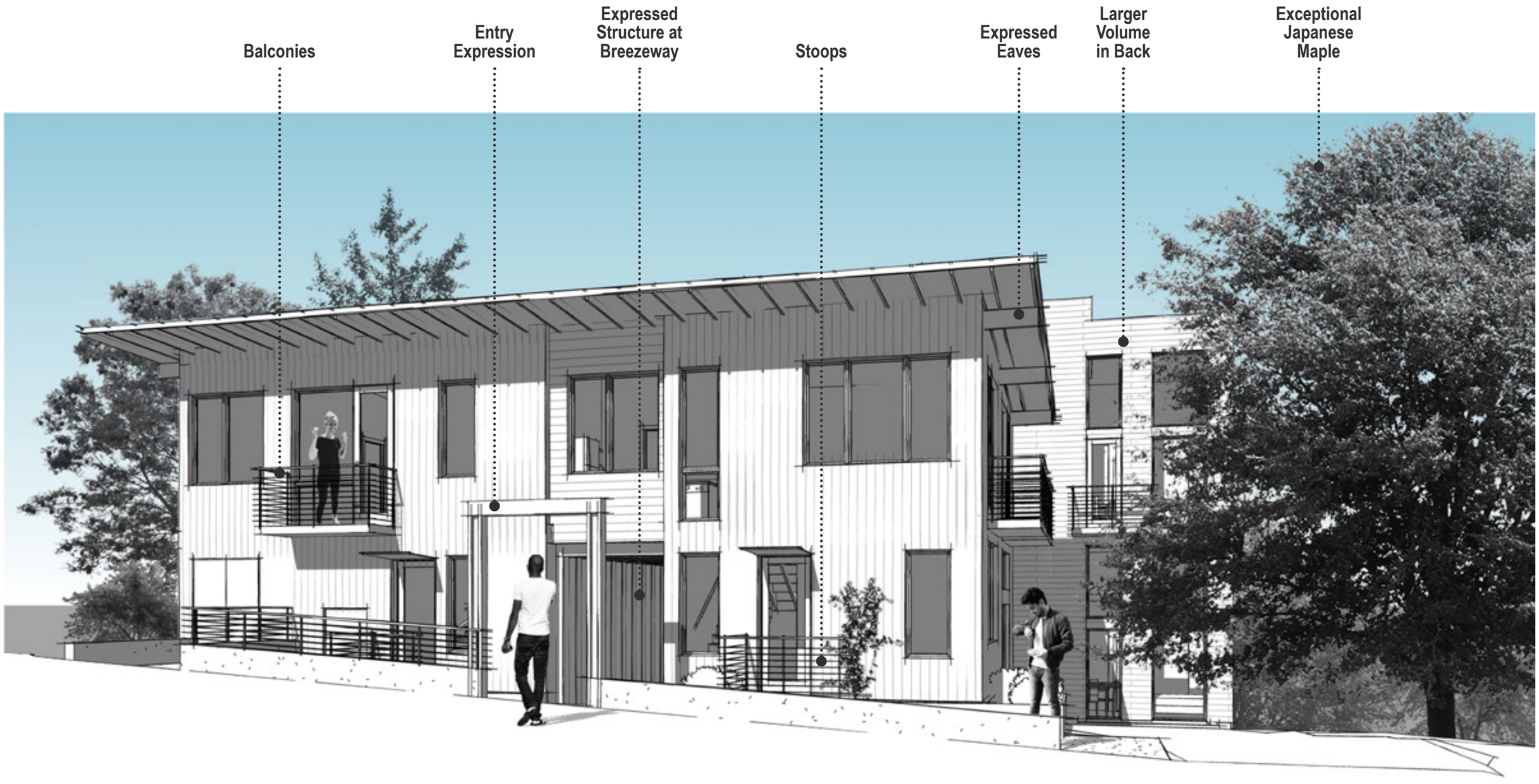
APPENDIX A: PRIOR WORK
NEIMAN TABER ARCHITECTS

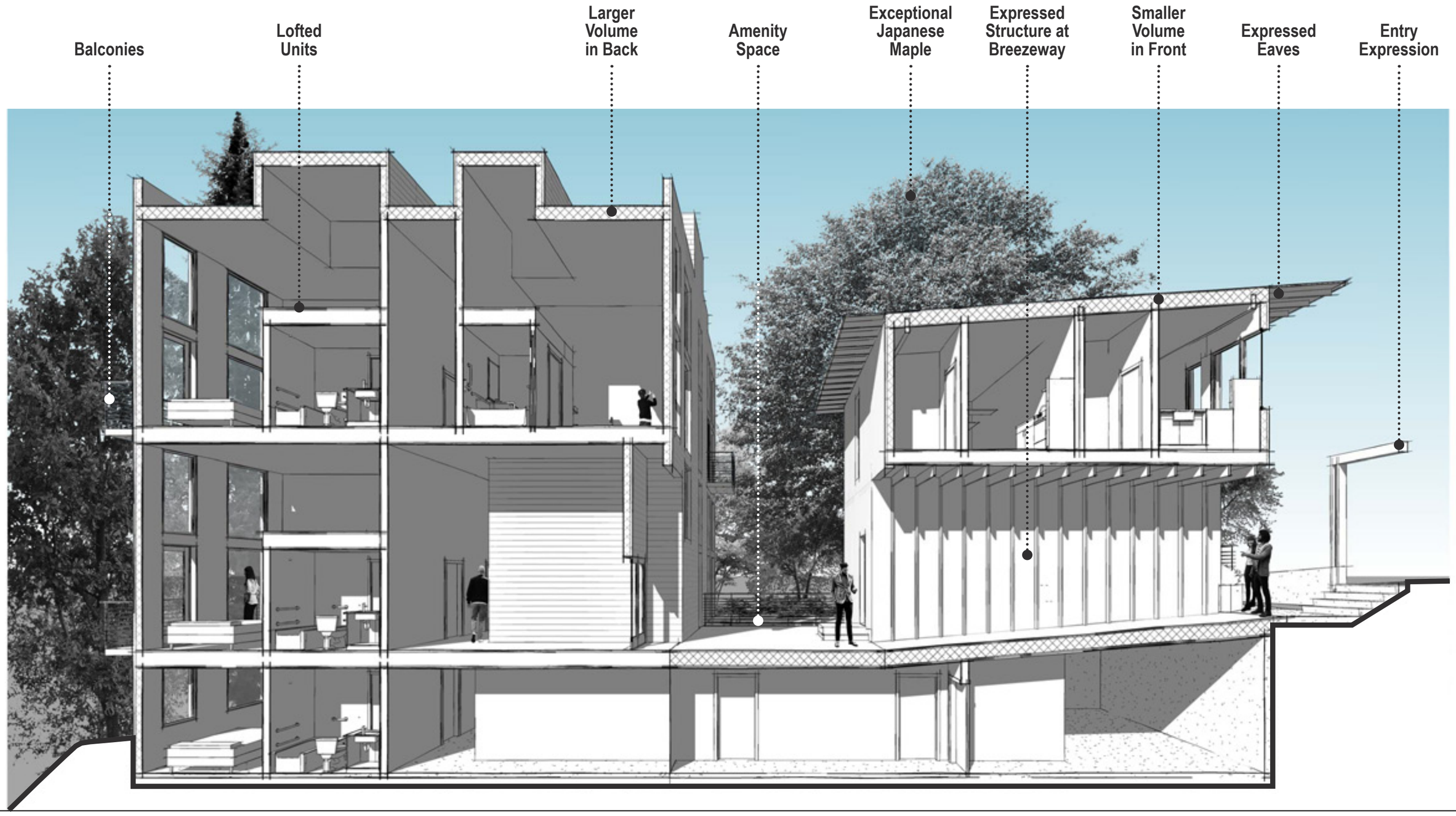
YOBI APARTMENTS, Seattle.
Congregate (Cohort) housing adjacent to Seattle University, with built-in furniture and lofts. Completed 2015.

RAVENNA COURT, Seattle.
Micro-housing.
Completed 2017.

MARION GREEN, Seattle.
Townhouses with shared courtyard, community emphasis.
Completed in 2014.

VIEW FROM ALLEY




Balconies
Lofted Units
Larger Volume in Back
Amenity Space
Exceptional Japanese Maple
Expressed Structure at Breezeway
Smaller Volume in Front
Expressed Eaves
Entry Expression