

ADMINISTRATIVE DESIGN REVIEW
EARLY DESIGN GUIDANCE
#3030774

1305 E MARION ST
APRIL 23TH, 2018



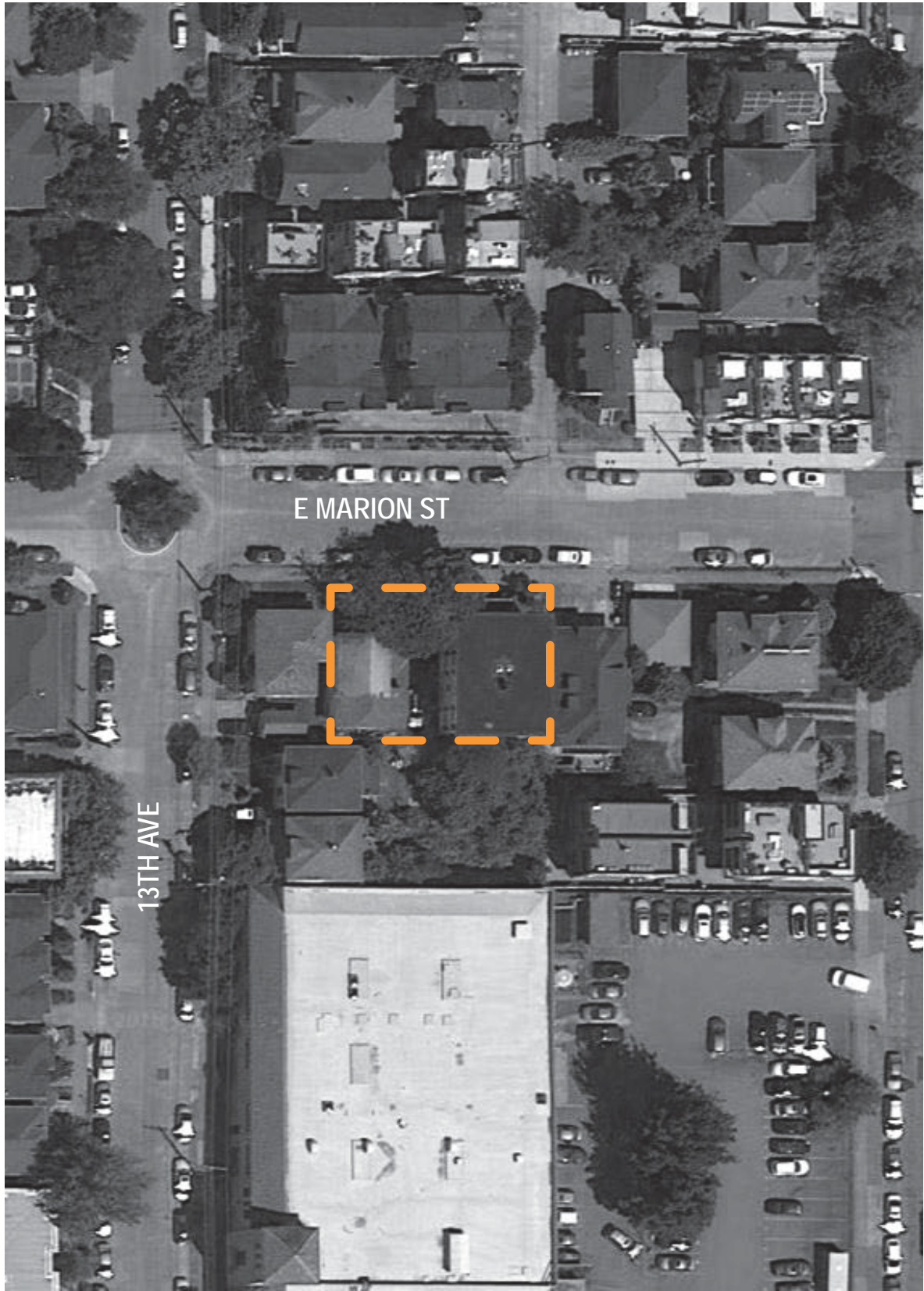
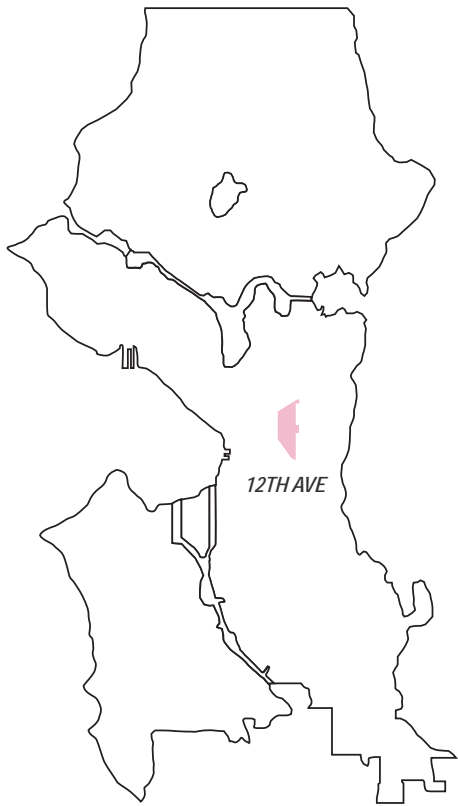
NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

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PROJECT INFORMATION

SITE ADDRESS	1305 E MARION ST
PARCEL NUMBER	2254500975
PROJECT NUMBER	3030774
APPLICANT	Neiman Taber Architects 1421 34th Avenue, Suite 100 Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman dn@neimantaber.com
OWNER	Edson F. Gallaudet
ARCHITECT	Neiman Taber Architects 1421 34th Ave, Suite 100 Seattle, WA 98122 (206) 760-5550
GEOTECHNICAL	TBD
SURVEYOR	EMERALD LAND SURVEYING, INC
LANDSCAPE	TBD
STRUCTURAL	TBD

PROJECT CRITERIA

ZONING	LR3
OVERLAYS	12TH AVENUE (URBAN CENTER VILLAGE) PARKING FLEXIBILITY AREA
NEARBY ZONES	LR3 (North), LR3 (South), LR3 (West), LR2 (East)
LOT SIZE	5,220 SF
CURRENT USE	SINGLE FAMILY RESIDENTIAL AND APARTMENT
ALLOWABLE FAR	2.0 - BUILT GREEN 4 STAR CERTIFICATION REQUIRED
REQUIRED BIKE PARKING	26 BIKES (75% of 34 SEDUs)
REQUIRED PARKING	None
FREQUENT TRANSIT	YES
PROPOSED UNITS	34
ACCESS	E MARION ST
ECAs	NONE ON SITE
EXCEPTIONAL TREES	AN AUSTRIAN PINE

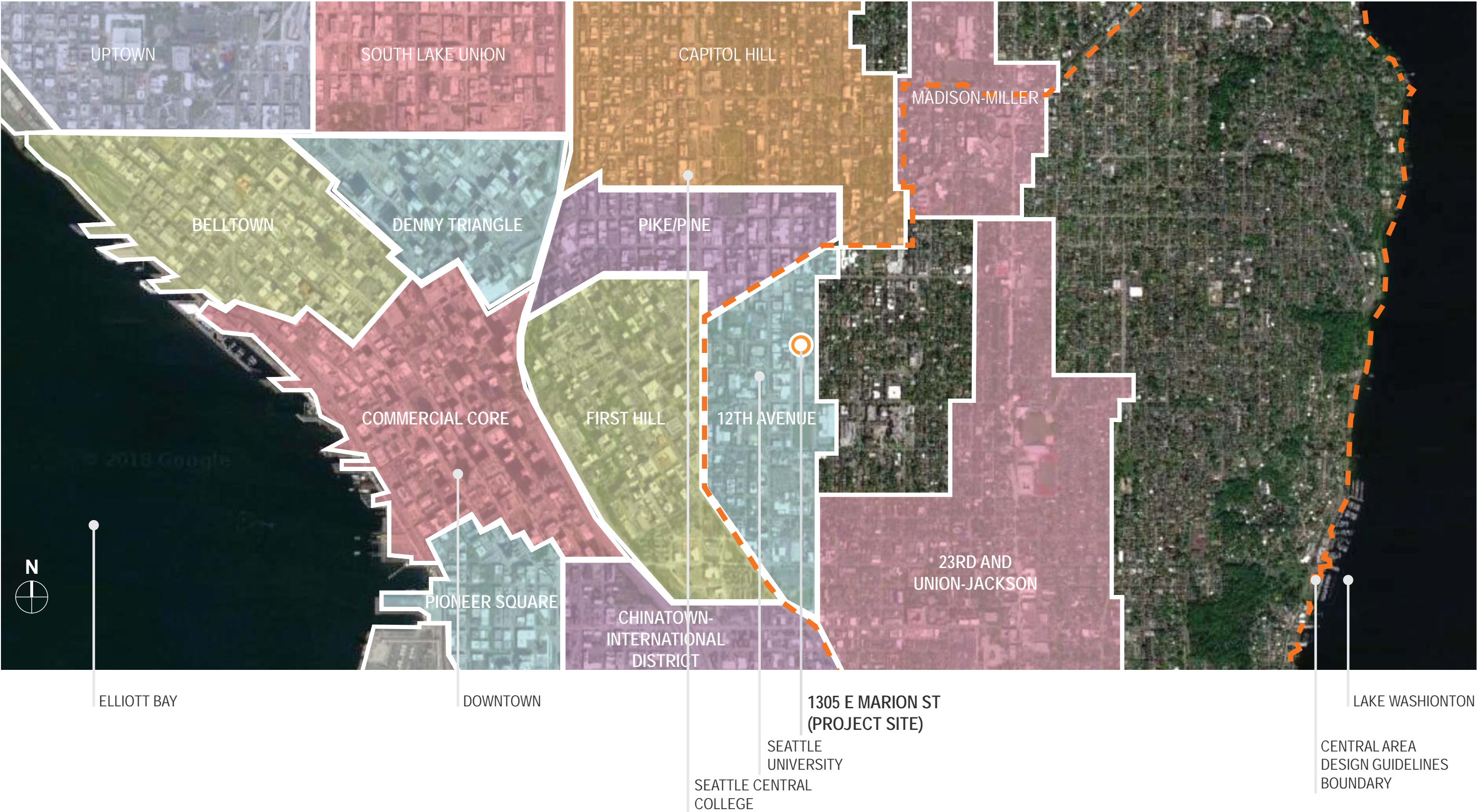
PROPOSAL

- The proposed development is a 4-story + basement, apartment building containing 34 residential units.
- The site is comprised of one parcel. The proposal calls for the demolition of a existing single family residence and an existing 3-story apartment.
- More than 50% of the proposed units are SEDU's.
- The project site is in Seattle's Squire Park neighborhood. E Marion St, a neighborhood street, runs along the northern edge of the site. The site is one block east of the 12th Avenue commercial and transit corridor.
- No automobile parking is to be provided.
- The immediate vicinity is primarily single family residential to the south and multi-family to the north, west and east.
- The site slopes gradually northeast/southwest from E Marion St down to southwest corner. The slope on the parcels is relatively flat, dropping 3’ over the length of the site.
- The proposed design takes advantage of existing topography. Facing the street, the scale of the building is reduced by partially hidden first level. Along the south face of the site, grade is lowered and the lowest level is progressively more exposed.
- The proposal responds to the site topography, neighborhood context, and development objectives by offering plentiful housing with good access to natural light, a lively pedestrian streetscape, and a common courtyard that preserves and celebrates preservation of the exceptional tree.

PROJECT GOALS

1. HIGH QUALITY / PLENTIFUL AFFORDABLE HOUSING
Create high-quality, livable, small unit, affordable housing.
2. MAXIMIZE NATURAL LIGHT / PRIVACY
Develop massing which maximizes access to natural light, while managing privacy relationships with existing adjacent properties. Zone active areas and intensity of development accordingly.
3. PRESERVE EXCEPTIONAL TREE
Preserve the excpetional tree and incorporate it into the design.

URBAN DESIGN ANALYSIS
AERIAL VIEW: 12TH AVE URBAN CENTER VILLAGE + THE CITY



URBAN DESIGN ANALYSIS

AERIAL VIEW: IMMEDIATE CONTEXT

12TH AVE URBAN CENTER VILLAGE

12th Avenue is one of the Urban Center 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.



ELLIOTT BAY

DOWNTOWN

SEATTLE
UNIVERSITY

SEATTLE CENTRAL
COLLEGE

LAKE UNION

1305 E MARION ST
(PROJECT SITE)

URBAN DESIGN ANALYSIS

NEIGHBORHOOD CONTEXT

NEIGHBORHOOD CIRCULATION

SITE
Located on E Marion St, connecting the Square Park Neighborhood to Capitol Hill to the north.

PUBLIC TRANSPORTATION

- Site designated as Frequent Transit.
- Bus lines 2, 12, 9, 43, 49 provide regular access to downtown, Madrona and Interlaken Park.
- Transit Score: 82 (source: walksocre.com)

AUTOMOBILE

- 12th Ave and 14th Ave provide strong automobile connections to the greater city.

PEDESTRIAN

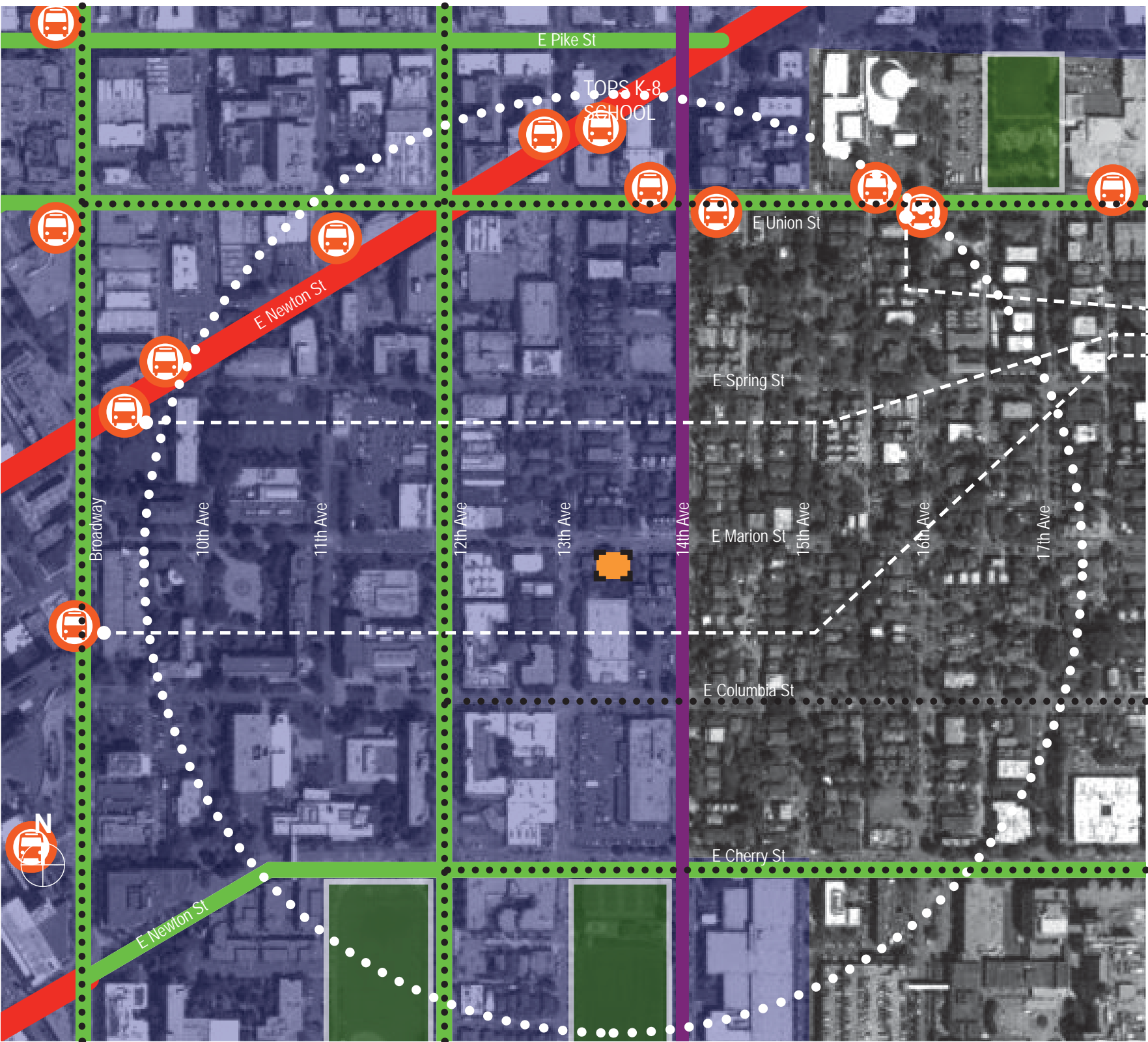
- The site is located a 410 ft away from commercial corridor of 12 Ave, where numerous shops, restaurants, and services are located.
- Walk Score: 97 (source: walksocre.com)

BICYCLE

- Many bike paths connect the site to Downtown Seattle, Capitol Hill and Central Area.
- Bike Score: 87 (source: walksocre.com)

LEGEND

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



FREQUENT TRANSIT / PARKING

23.54.015 - Required parking

Table B (item L)

No minimum parking requirement if:

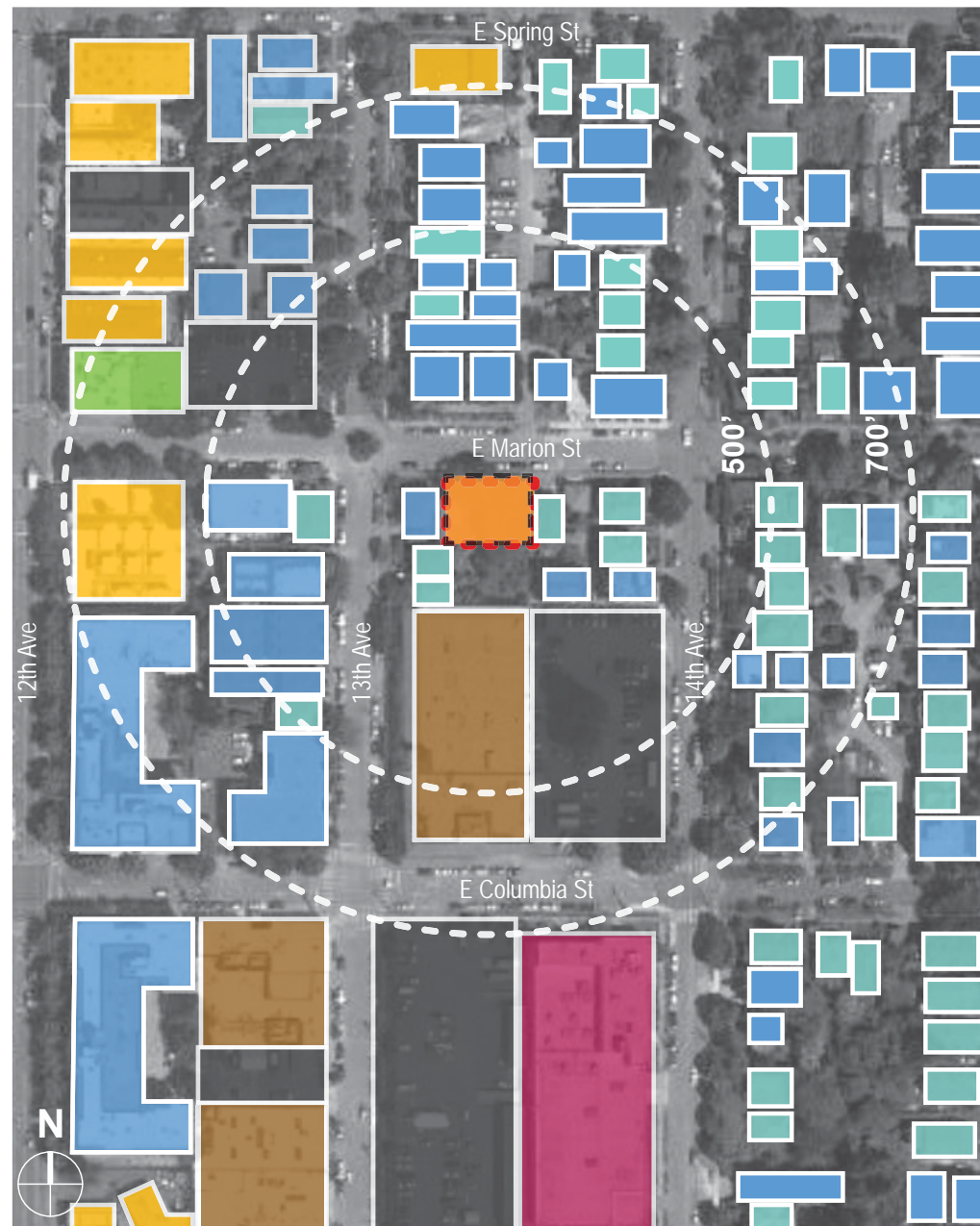
All residential uses within urban centers or within the Station Area Overlay District.

Bus lines near the building:

- Line 2: 1230 ft
- Line 12: 1280 ft
- Line 9, 43, 49: 1371 ft

URBAN DESIGN ANALYSIS

ZONING + USE



ZONING

- Site located in LR3 zone.
- The zone is intended to provide multifamily neighborhoods of low scale and density.
- Adjacent site to the east, the zoning is LR2.
- To the south, there are major institution zone, and neighbourhood commercial zone.

USE

- The site is in a transitional zone between LR3 to the west and LR2 to the east.
- East and West, along E Marion St are single family, multi family, and some larger apartment buildings.
- The buildings span a variety of ages and conditions.
- There are several new residential developments along E Marion St, both in the form of townhouses and apartments.

URBAN DESIGN ANALYSIS
DEVELOPMENT CONTEXT: EXISTING | PROPOSED BUILDINGS

PROJECT LOCATION KEY



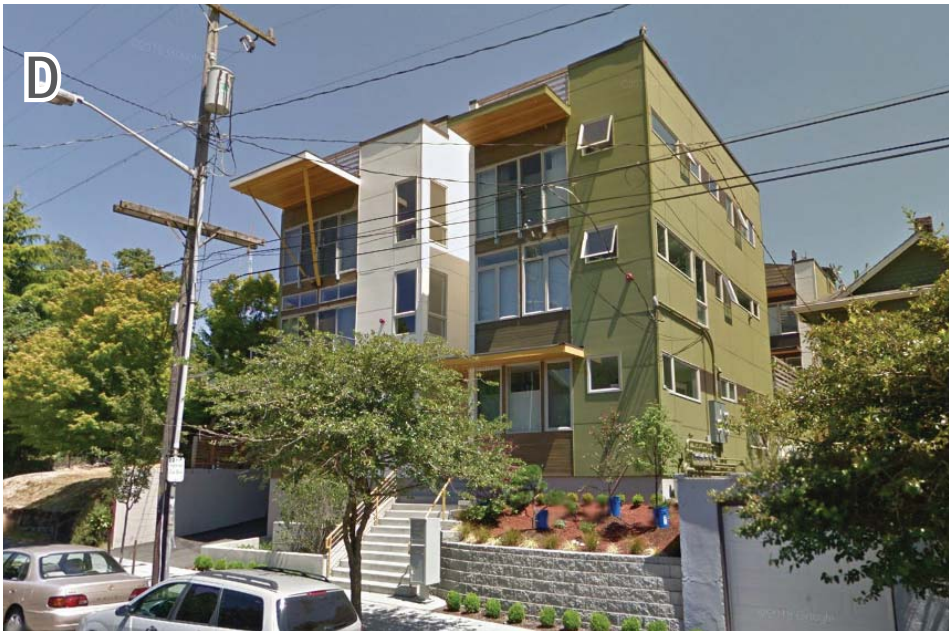
1219 E MARION ST
APARTMENT
PROGRAM: 40 Micro-Housing



1223 E CHERRY ST
MIXED USE APARTMENT
PROGRAM: 84 Apartments / 97 Parking Stalls



1111 E UNION ST
APARTMENT
PROGRAM: 105 Apartments / 81 Parking Stalls



918 14TH AVE
TOWNHOUSE
PROGRAM: 5 Units / 7 Parking Stalls

URBAN DESIGN ANALYSIS

DEVELOPMENT CONTEXT: EXISTING | PROPOSED BUILDINGS

DEVELOPMENT PRECEDENTS

The 12th Ave 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 size apartment buildings.

For comparably 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.



E
1308 E MARION ST
TOWNHOUSE
PROGRAM: 6 Units / 6 Parking Stalls



F
1324 E MARION ST
TOWNHOUSE
PROGRAM: 4 UNITS / 4 Parking Stalls



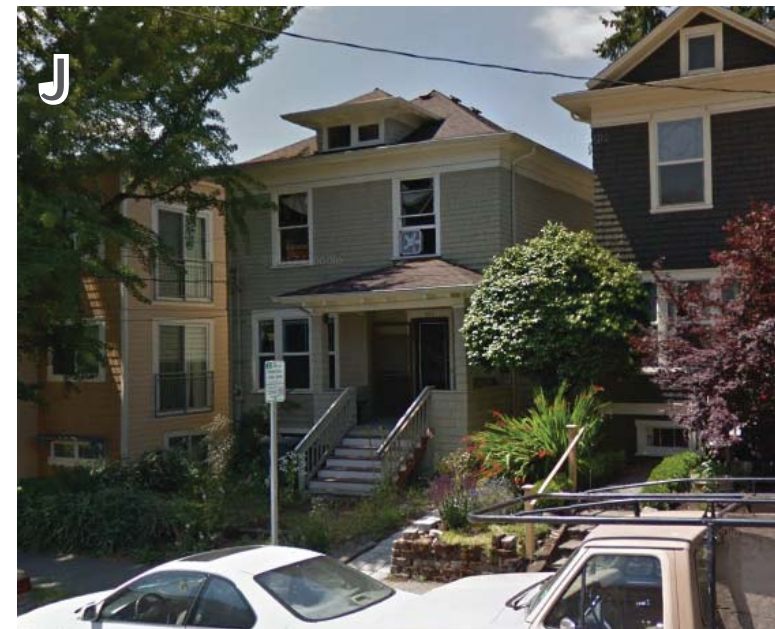
G
902 14TH AVE
SINGLE FAMILY HOUSE
PROGRAM: 1 Unit, 1 Parking Stall



H
810 12TH AVE
APARTMENT
PROGRAM: 78 Apartments / 99 Parking Stalls



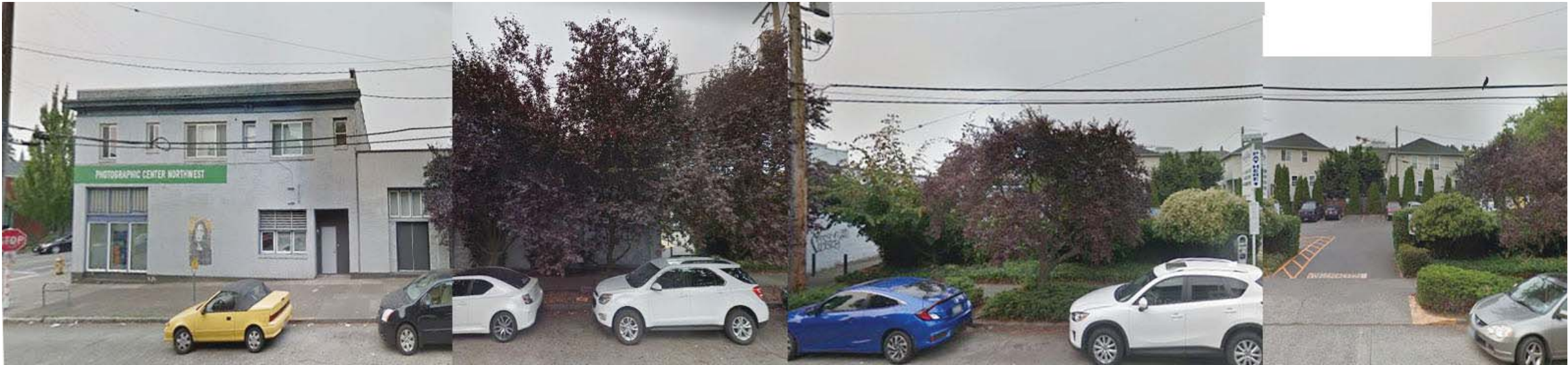
I
827 14TH AVE
TOWNHOUSE
PROGRAM: 4 Units / 4 Parking Stalls



J
817 13TH AVE
TOWNHOUSE
PROGRAM: 2 Units / No Parking Stalls

URBAN DESIGN ANALYSIS
STREET ELEVATIONS

E MARION ST
FACING NORTH



E LOUISA ST

LR3

E MARION ST
FACING SOUTH



E LYNN ST

LR3





LR3

E LYNN ST



LR3

E LOUISA ST

SITE ANALYSIS

SURVEY + SITE FEATURES

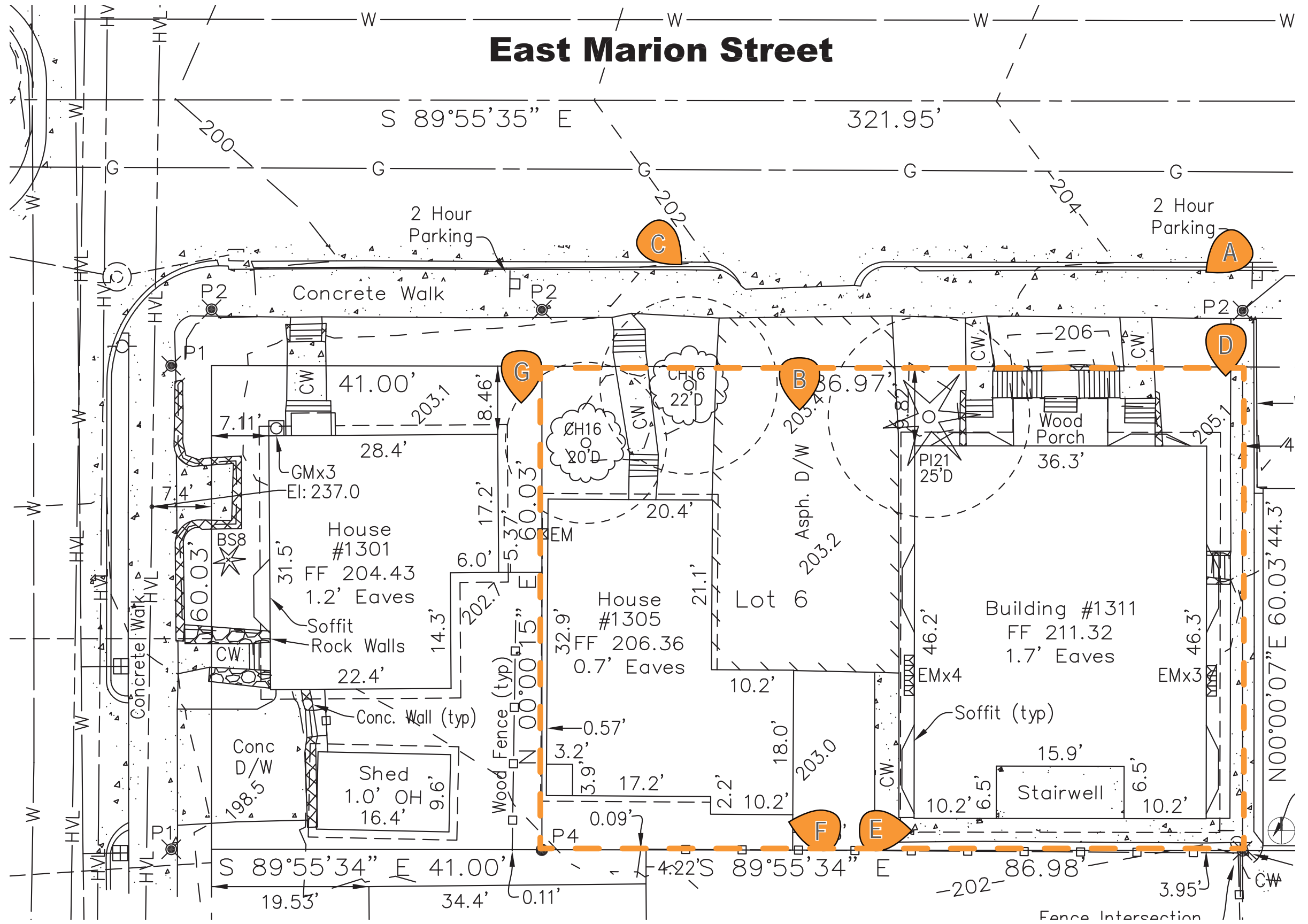
SURVEY

LOT 6, BLOCK 14, EDE'S AND KNIGHT'S
ADDITION SUPPLEMENTAL TO THE CITY OF
SEATTLE ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 2 OF PLATS, PAGE 194,
RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THE WEST 41 FEET THEREOF.

APN: 225450-0975

SITE FEATURES

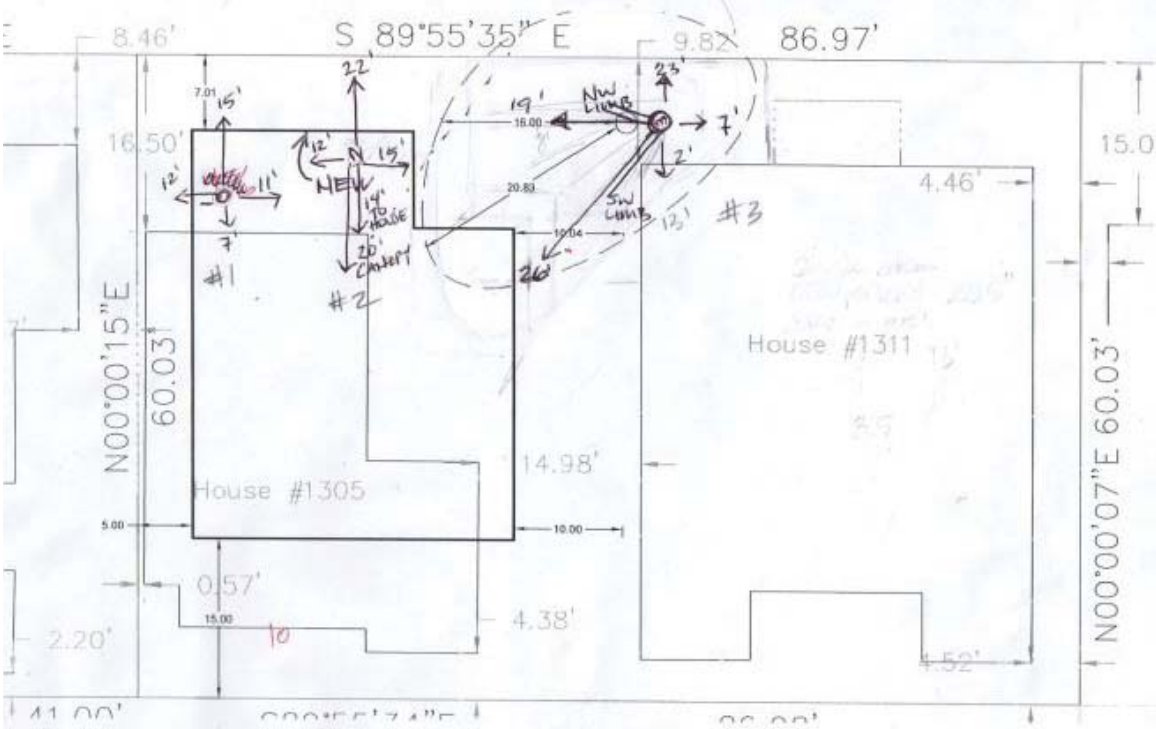
The project site is composed of two lots that totals 5,220 sf. It is currently occupied by two older structures, a single family houses and an apartment. The site generally slopes from the northeast corner to the south and west with a 2' slope. To the north on the site is an Austrian pine (exceptional tree) to be preserved. To the west is a triplex building. To the south and east are single family houses.



SITE ANALYSIS
SITE PHOTOS + ARBORIST REPORT



This tree is an Austrian pine (*Pinus nigra*) tree. It is co-dominant at two feet with a good union between the two branches. One stem has a corrected lean to the Northwest and one has a corrected lean to the Southwest. Both are phototropic and stable. The base of the tree is within three feet of the adjacent building foundation. The tree is in good health, with good shoot elongation and color and a full canopy. The tree has a limited rooting area and likely grows mostly under the adjacent asphalt driveway, as evidenced by the cracks and uplift of the asphalt. There are multiple garbage cans stored between the tree and the sidewalk where the soil is exposed. Soils are heavily compacted in this area. This tree is considered Exceptional. The single stem equivalent is 25.5 inches, which is greater than 24 inches, the Exceptional threshold.



Common Name	Botanical Name	DSH *	Multi-stems	Exceptional threshold**	Exceptional	Notes
Austrian pine	<i>Pinus nigra</i>	25.5	17, 19	24"	Yes	Good structure, good health, co-dominant at 2 feet, junction is stable "u" shaped, canopy extends to NW on one limb and SW on second limb, lean is phototropic and corrected

Common Name	North	East	South	Southwest	West	Tree Protection Notes
Austrian pine	23	7	2	26	19	

SITE ANALYSIS

SITE CHARACTER - MASSING & TYPES

EXTRUDED BOX WITH PUNCHED WINDOWS



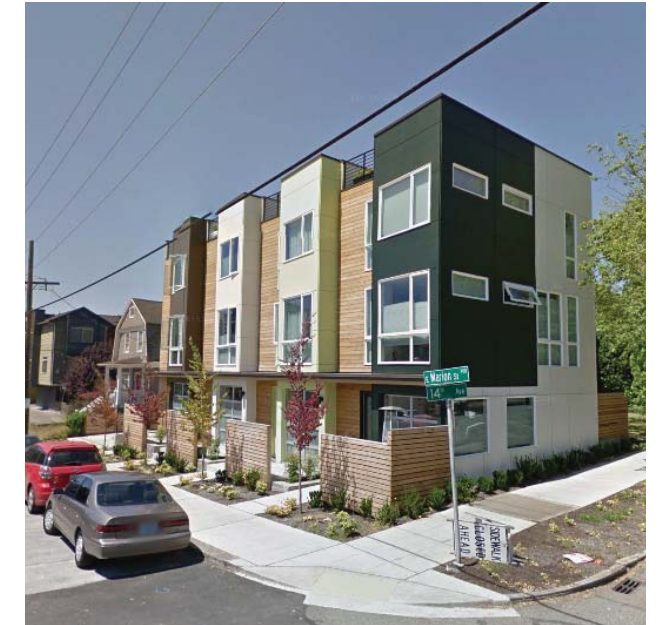
1219 E MARION ST
APARTMENT
PROGRAM: 40 Micro-Housing



550 BROADWAY
APARTMENT
PROGRAM: 170 Apartments including Micro-Housing / 85 Parking Stalls



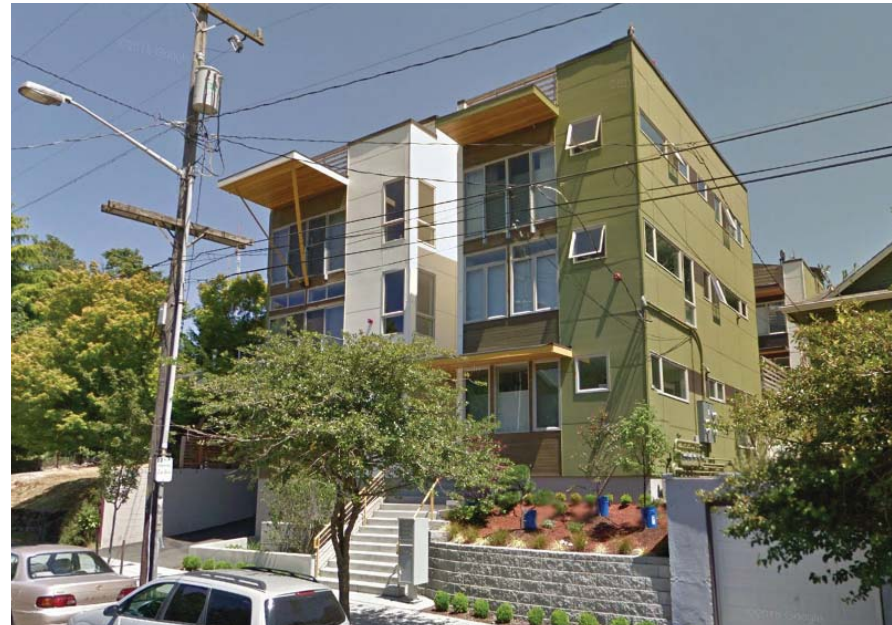
902 14TH AVE
SINGLE FAMILY HOUSE
PROGRAM: 1 Unit, 1 Parking Stall



1324 E MARION ST
TOWNHOUSE
PROGRAM: 4 UNITS / 4 Parking Stalls



1111 E UNION ST
APARTMENT
PROGRAM: 105 Apartments / 81 Parking Stalls



918 14TH AVE
TOWNHOUSE
PROGRAM: 5 Units / 7 Parking Stalls



817 13TH AVE
TOWNHOUSE
PROGRAM: 2 Units / No Parking Stalls



1308 E MARION ST
TOWNHOUSE
PROGRAM: 6 Units / 6 Parking Stalls

SITE ANALYSIS

SITE CHARACTER - NEIGHBORHOOD MATERIAL COMPONENT



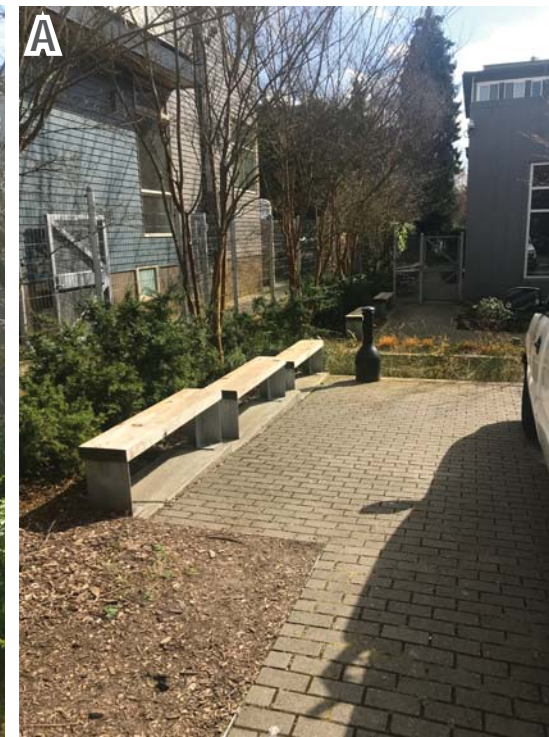
Most buildings in the neighborhood are clad in either cement board siding or wood sidings. There is a consistent horizontal pattern in most siding layouts. Contrasting colors and/or textures are often used to create a focal point of building facade.



SITE ANALYSIS

SITE CHARACTER - COURTYARD

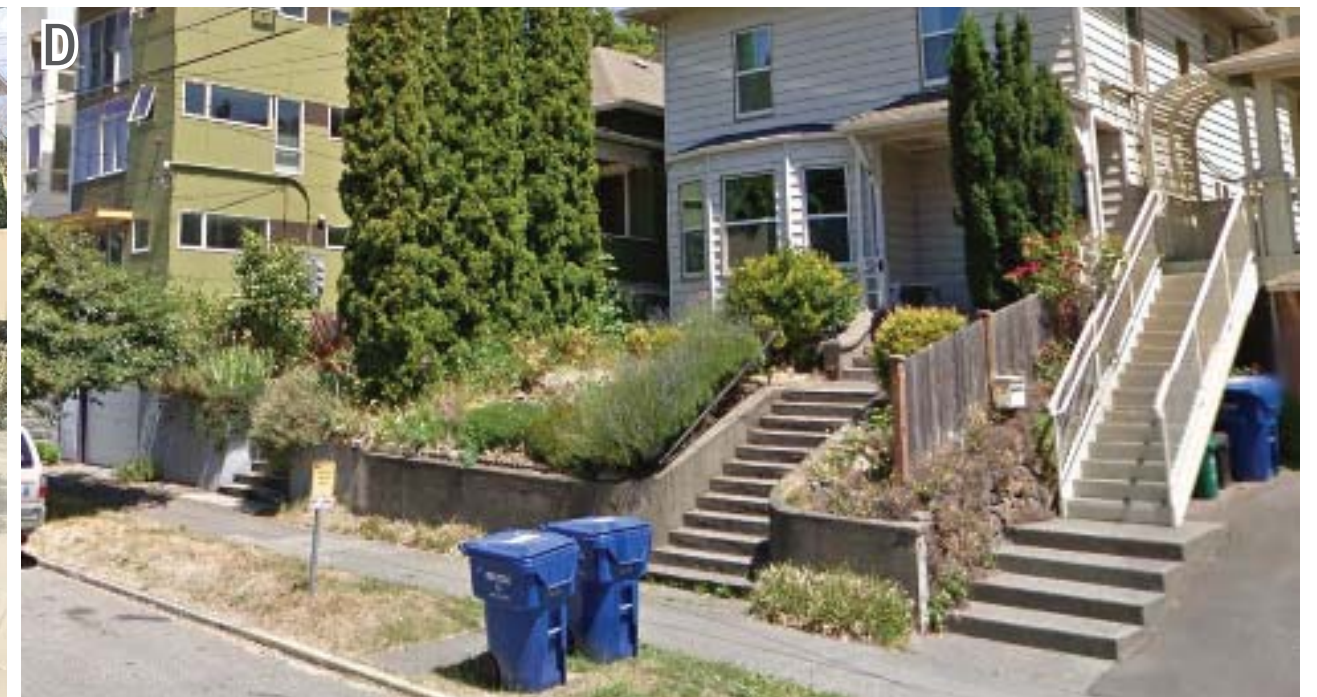
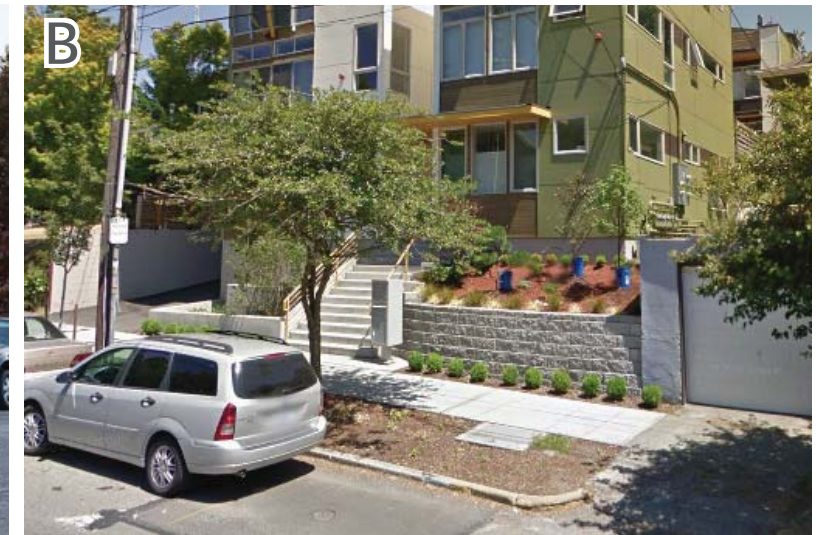
Many buildings in the neighborhood feature small but well landscaped setback areas along the street. Most single family homes have generously sized front yards. Most townhouses and apartments, while set closer to the street, provide a well designed planting area as a visual amenity and a privacy buffer. The nearby Seattle University Alumni & Admissions Center features a nicely scaled entry courtyard along E Marion St.



SITE ANALYSIS

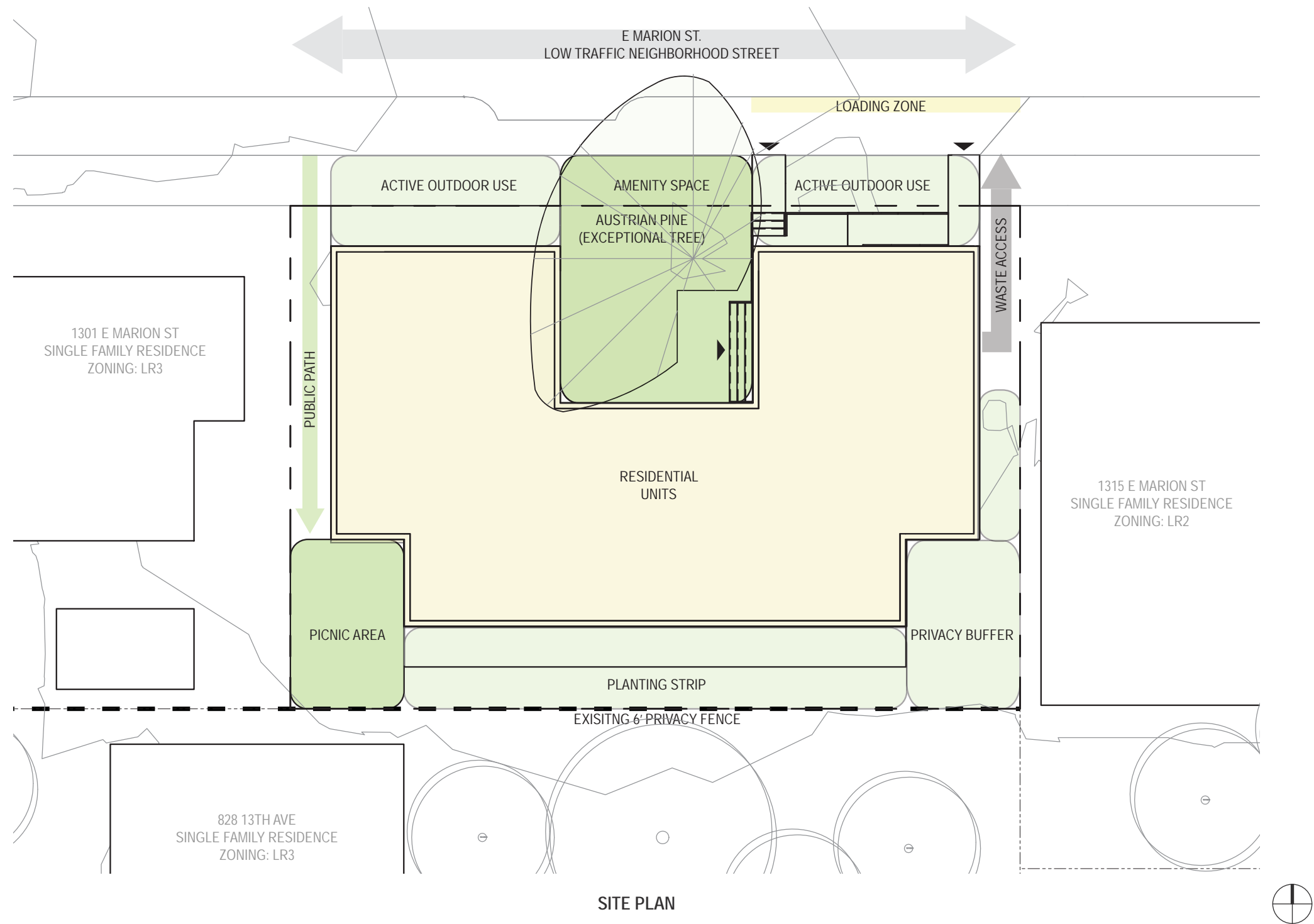
SITE CHARACTER - PLANTING STRIP VS. ENTRY

The neighborhood around the site is a mix of single and multifamily housing from a variety of eras. One common characteristic of the area are the landscaped setbacks and the visually prominent stairs leading to each building. Along the right of way, gardens, trellises and small structures add depth and interest to public ways.



SITE ANALYSIS
SITE CONSIDERATIONS

- EXCEPTIONAL TREE:
Exceptional tree to the north.
- AMENITY/OPEN SPACE:
In contrast to much of the neighborhood, this block face has a narrow planting strip and sidewalk, largely given over to surface parking
- PRIVACY FOR NEIGHBOURS:
The neighbor to the south has a 6’ tall privacy fence. East and west neighbors have some facing windows, and will need some privacy screening. Some care will be needed to find appropriate locations for outdoor activity areas
- INTERFACE WITH GRADE
A 3’ grade drop along the site creates challenges for the interface between grade and floor levels.



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STANDARDS + GUIDELINES

ZONING: LR3 / 12TH AVE URBAN CENTER VILLAGE

CITATION	TOPIC	CODE STATEMENT	NOTES (information provided for option C, preferred)
23.45.510	FAR Limit	2.0 (Built Green 4-Star)	2.00 Provided
23.45.512	Density Limit	No Limit (Built Green 4-Star)	
23.45.514.A	Structure Height	40' Base Height Limit +4' for partially below grade stories +4' for open railings, planters, skylights, clerestories, parapets and firewalls on roof +10' for stair penthouse (max. 15/20% roof coverage) +16' above limit for elevator penthouses	See section on page 36
23.45.518	Setbacks and Separations	Front 5' min. Rear 15' min. without alley Side 5' min. - facades 40 or less in length 5' min., 7' avg. - facades 40' or greater in length Upper level setback 16' above 44' height	Rear setback departure required to preserve exceptional tree
23.45.522	Amenity areas	25% of lot area (1,305 sf), 50% at grade (652.5 sf)	1,668 sf common amenity space provided at grade
23.45.524	Landscaping	Green Factor of 0.6 or greater, street trees required	
23.45.527	Structure Width and Facade Length	150' Max. Structure width 65% Max of length of lot line (39') for facade length within 15' of property line	77' Provided 34' 8" Provided
23.54.015	Parking	None required - in Urban Centers	No parking provided
23.54.015	Bicycle Parking	1 per 4 for standard dwelling units; 0.75 per SEDU	0.75 * 34 SEDU = 26 Bikes
23.54.040	Solid waste and recycling	375 sf min. Can be less if departure is approved by SPU.	274 Provided, SPU Approval Required

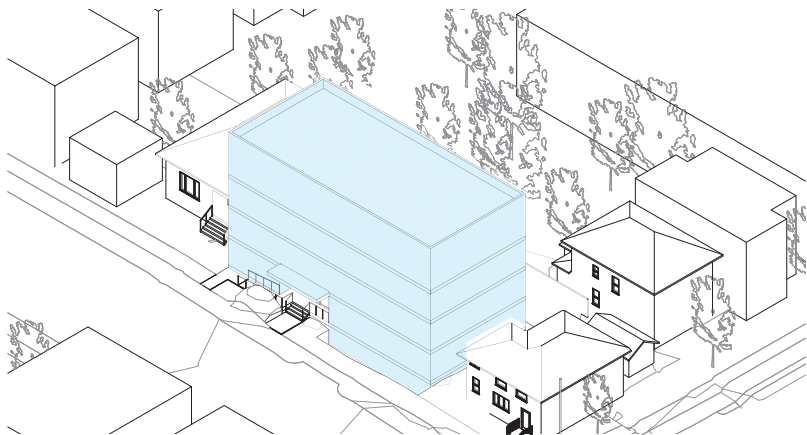
CATEGORY	CITATION	RESPONSE
NATURAL SYSTEMS AND SITE FEATURES CS1.II / CONNECTION TO NATURE	“Be sensitive to the project’s impact on solar access to adjacent streets, sidewalks, and buildings. Where possible, consider setting taller buildings back at their upper floors, or pushing buildings back from the street and providing wider sidewalks so sunlight can reach pedestrian level spaces and neighboring properties. Ensure sunlight reaches building entrances whenever possible.”	<i>The preferred design responds by preserving the exceptional tree on site with a common courtyard, which allows more sunlight and air for the public way, building entry and units.</i>
URBAN PATTERN AND FORM CS2.I / TRANSITION AND DELINEATION OF ZONES	“In addition to building height, use building massing and articulation to transition to single-family scaled fabric. Other acceptable methods include setbacks, building footprint size and placement on the site, building width, façade modulation, and roof line articulation.”	<i>The tree courtyard in the middle breaks down bulky massing for the building, which creates a more engaged street interaction, with well-proportioned elevations and landscaping.</i>
ARCHITECTURAL CONTEXT AND CHARACTER CS3.I / NEIGHBORHOOD CONTEXT	“Retain, respect, and encourage the extension of existing positive attributes of the surrounding neighborhood character. ”	<i>The proposed design integrates the courtyard design with the existing planting strips which will be widely seen from the neighborhood. Project also echoes the simple geometrical massing which is commonly found in the neighborhood.</i>
CONNECTIVITY PL1.I / PUBLICLY ACCESSIBLE OPEN SPACE	“Provide safe and well connected open spaces. Utilize walkways and linkages to visually and physically connect pedestrian paths with neighboring projects and public spaces. Use linkages to create and contribute to an active and wellconnected open space network.”	<i>The common courtyard is organized around the exceptional tree and vegetated open space connected to the pedestrian paths and building entry.</i>
STREET-LEVEL INTERACTION PL3.I / FRONTAGES	“Promote transparency and “eyes on the street.” No reflective or obscure glass should be used. Discourage retailers from putting display cases or window film up against windows to maintain transparency into commercial spaces.”	<i>The entry area is designed with large windows for and an open view through the lobby to the landscaped front yard and courtyard.</i>
ARCHITECTURAL CONCEPT DC2.I / BUILDING LAYOUR AND MASSING	“Consider all sides of the building and the impacts each façade has on its immediate neighboring context.”	<i>The design integrates privacy landscaping, a highly visible entrance and lobby with good visibility. The main floor is elevated above the street to maintain good privacy relationships between residents and passersby. Window locations are carefully considered to protect privacy for all neighbors.</i>
OPEN SPACE CONCEPT DC3.I / SEMI-PUBLIC SPACES	“Where possible, provide semi-public courtyards and spaces that are publicly visible and accessible. These spaces should be activated and layered, so that there is a graduation from private outdoor space, to the fully public realm.”	<i>The Exceptional tree and human scale landscape elements helps separate the semi-public courtyard from the public realm.</i>

DESIGN OPTIONS
GOALS

PROJECT GOALS	SCHEME A	SCHEME B	SCHEME C
1. HIGH QUALITY / PLENTIFUL / AFFORDABLE HOUSING Create high-quality, livable, small unit, affordable housing.	●	○	●
2. MAXIMIZE NATURAL LIGHT / PRIVACY Develop massing which maximizes access to natural light, while managing privacy relationships with existing adjacent properties. Zone active areas and intensity of development accordingly.	●	●	●
4. PRESERVE EXCEPTIONAL TREE Preserve the excpetional tree and incorporate it into the design.	—	●	●

- EXCELLENT
- GOOD
- FAIR
- N/A

DESIGN OPTIONS COMPARATIVE ANALYSIS



SCHEME A - SINGLE BAR

Units: 34
Parking: 0
Gross Floor Area: 13,971 s.f.
FAR = 1.98

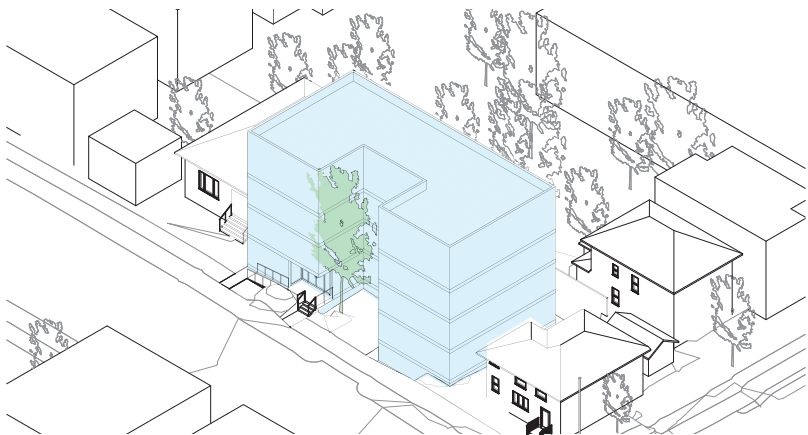
OBJECTIVE
Maximize development potential, maximize unit count while creating high quality housing.

DESCRIPTION
Scheme A maximizes the development potential by seeking a departure from the exceptional tree along the street. Units are organized along interior circulation corridor.

- ADVANTAGES**
- Efficient layout due to compact massing
 - Achives full development potential

- CHALLENGES**
- Exceptional tree removal required.
 - Minimal open space along the street
 - Larger impact on street and neighboring by bulky massing with wide front facade

NO DEPARTURES



SCHEME B - "C" SHAPE

Units: 29
Parking: 0
Gross Floor Area: 13,588 s.f.
FAR = 1.90

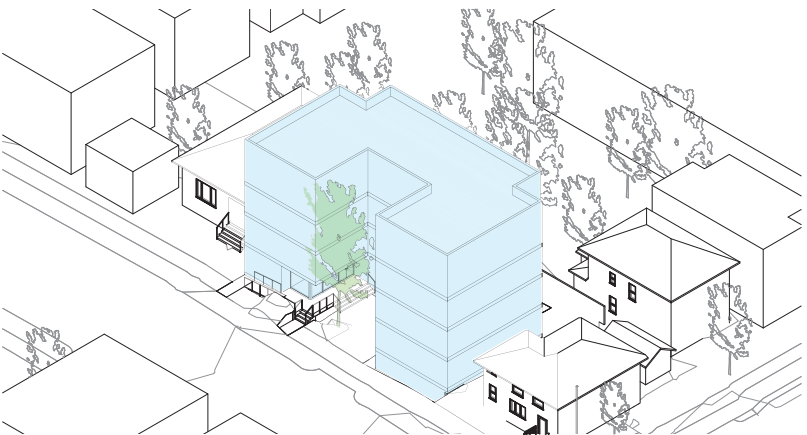
OBJECTIVE
Creating high quality housing while preserving the exceptional tree.

DESCRIPTION
Scheme B provides a courtyard around the exceptional tree and makes it a centerpiece of the project. Small units are organized around circulation core and courtyard.

- ADVANTAGES**
- More units with good light + ventilation
 - Exceptional tree preserved
 - No Departure
 - Generous semi-public courtyard

- CHALLENGES**
- Unable to achieve full development potential in terms of FAR and unit count
 - Less layout efficiency due to setback restrictions.

NO DEPARTURES



SCHEME C - SHIFTED "C" SHAPE (Preferred Scheme)

Units: 34
Parking: 0
Gross Floor Area: 14,214 s.f.
FAR = 1.98

OBJECTIVE
Maximize development potential while preserving the exceptional tree.

DESCRIPTION
Scheme C provides a courtyard around the exceptional tree making it a centerpiece of the project. Units are organized around circulation core and courtyard. Rear setback was reduced to maximize development potential.

- ADVANTAGES**
- Most units with good light + ventilation
 - Exceptional tree preserved
 - Generous semi-public courtyard
 - Greater privacy for units and adjacent buildings
 - Amenity area along street creates privacy buffer zone from street

- DEPARTURES**
- Rear setback departure required to preserve exceptional tree while achieving full development potential

DESIGN OPTION A - SINGLE BAR OVERVIEW

Units: 34
Parking: 0
Gross Floor Area: 13,971 s.f.
FAR = 1.98

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 street. Units are organized along interior circulation corridor.

ADVANTAGES

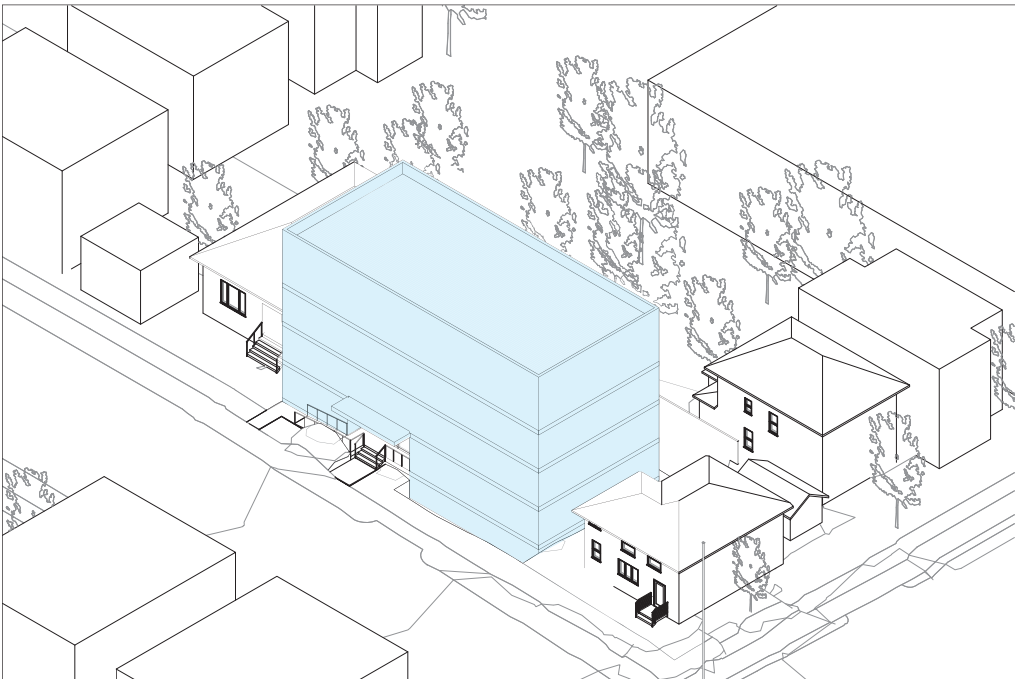
- Efficient layout due to compact massing
- Achives full development potential

CHALLENGES

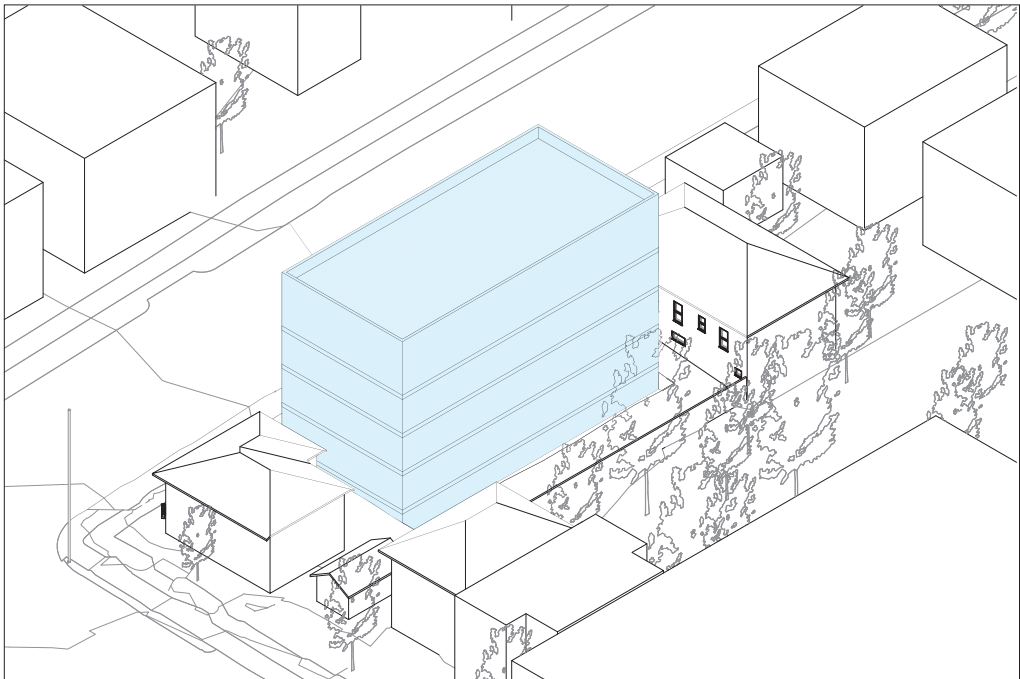
- Exceptional tree removal required.
- Minimal open space along the street
- Larger impact on street and neighboring by bulky massing with wide front facade

NO DEPARTURES

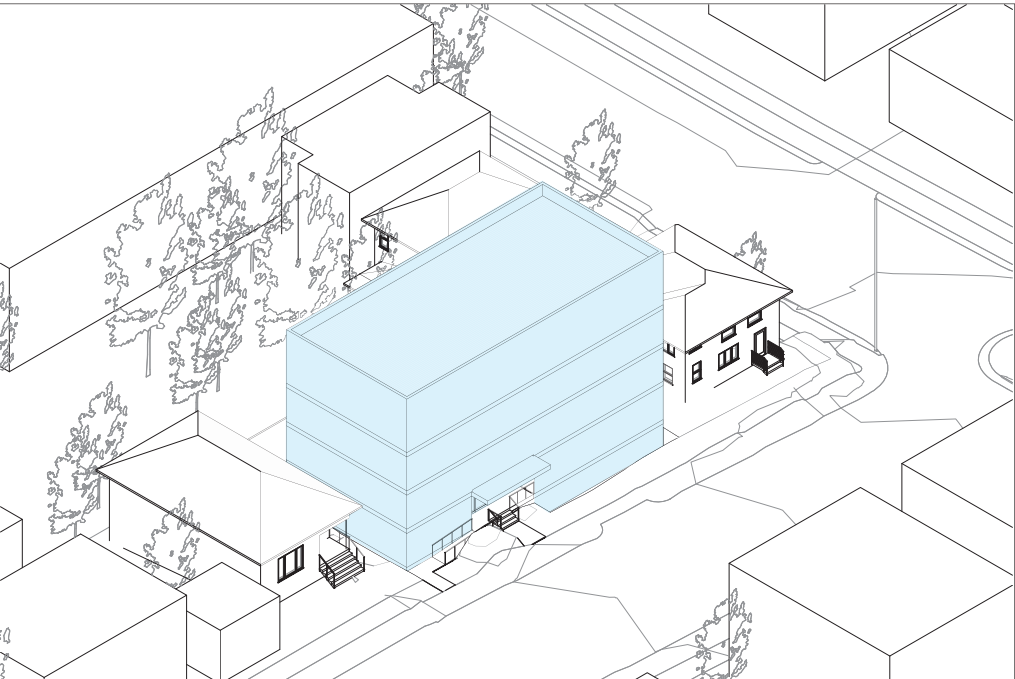
PROJECT GOALS	SCHEME A
1. QUALITY HOUSING	●
2. MAXIMIZE DAYLIGHT	●
3. EXCEPTIONAL TREE	—



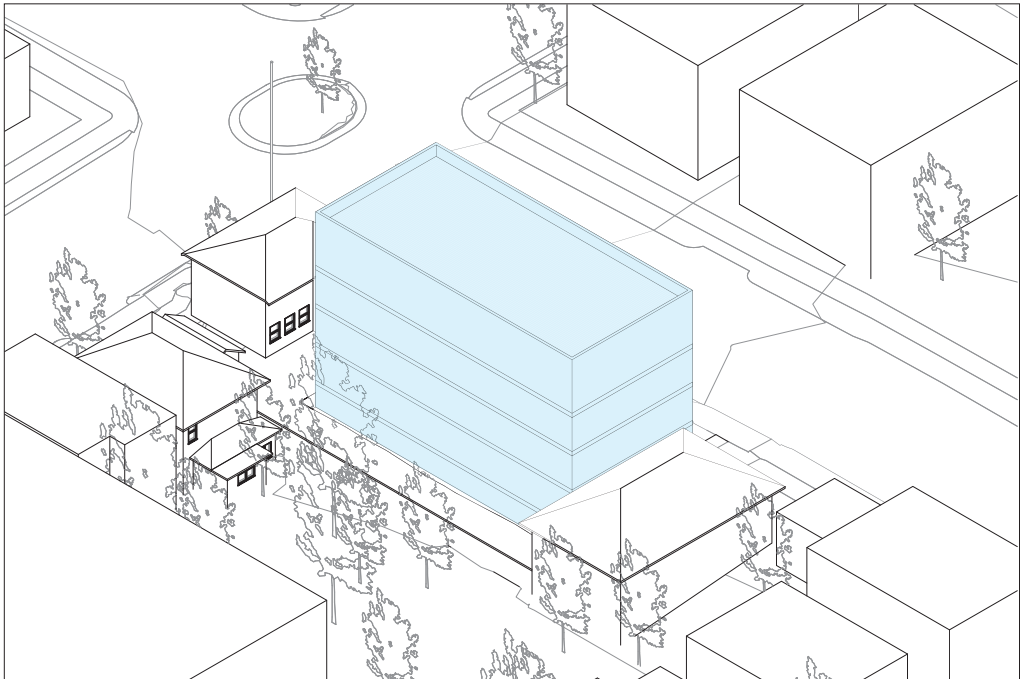
AXON: NORTHWEST



AXON: SOUTHWEST

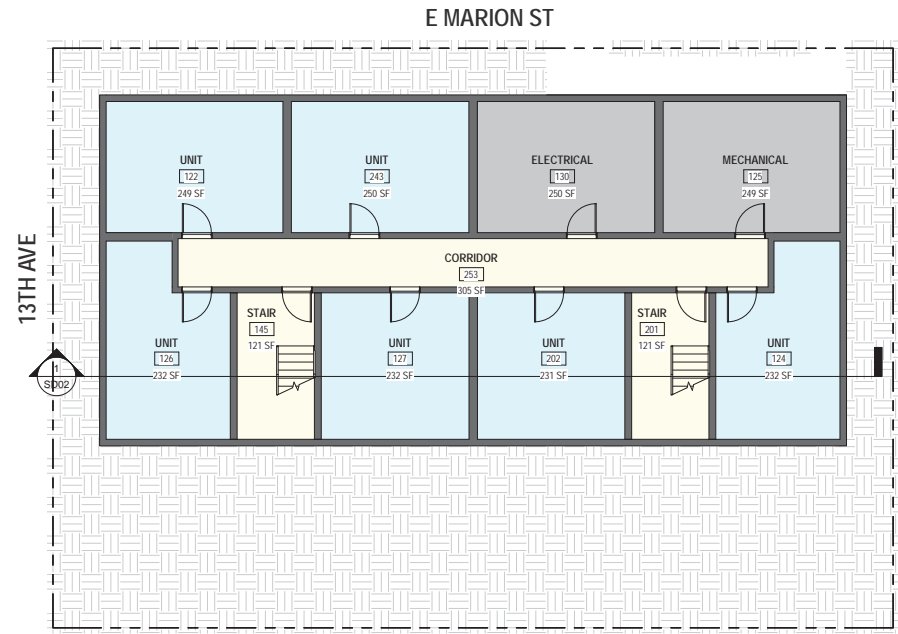


AXON: NORTHEAST

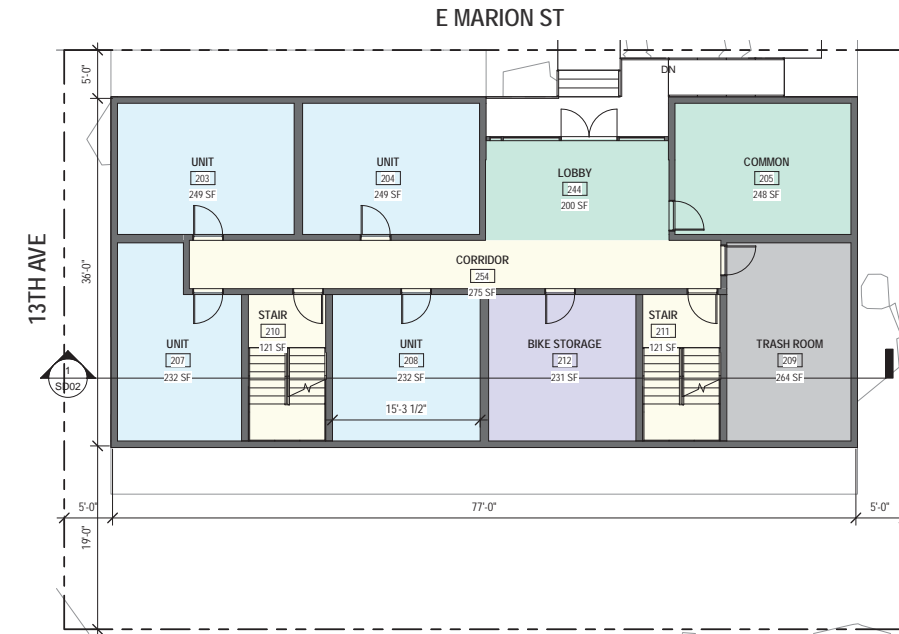


AXON: SOUTHEAST

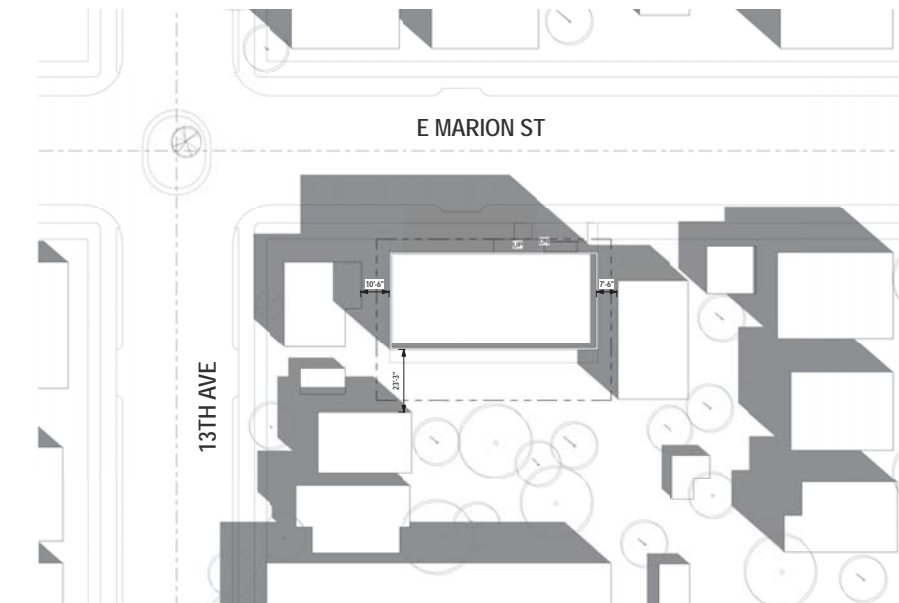
DESIGN OPTION A - SINGLE BAR LEVEL PLANS



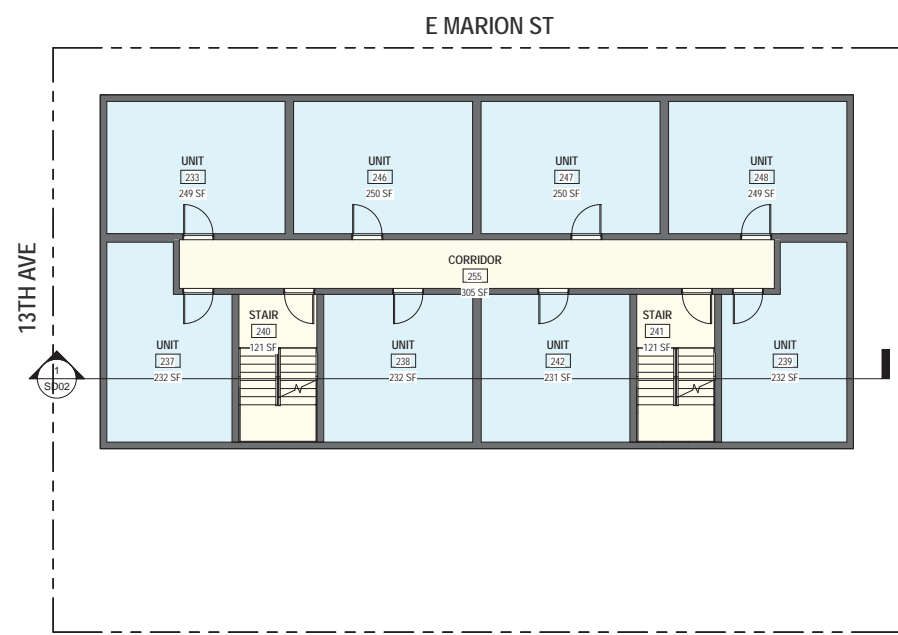
LEVEL 1 PLAN



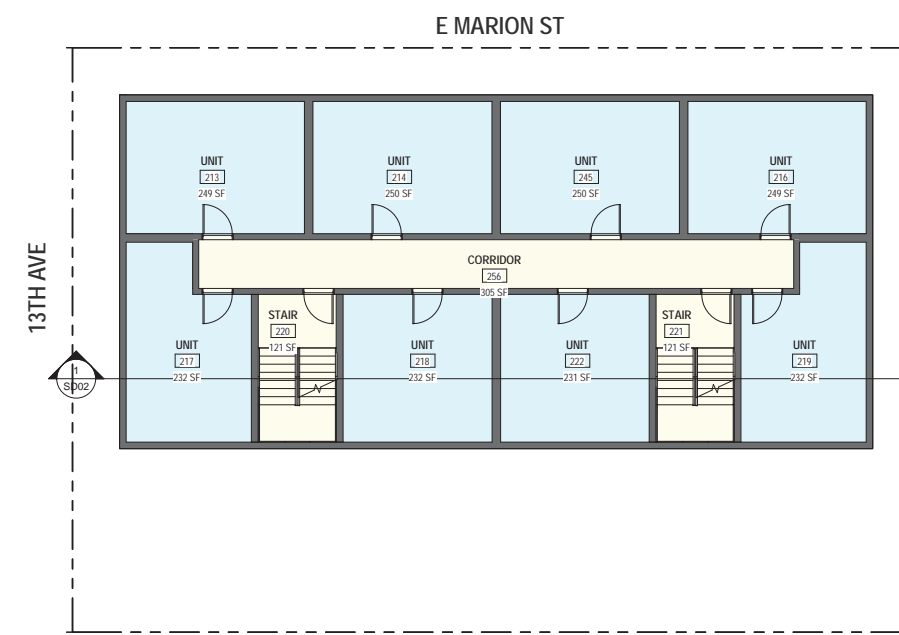
LEVEL 2 PLAN



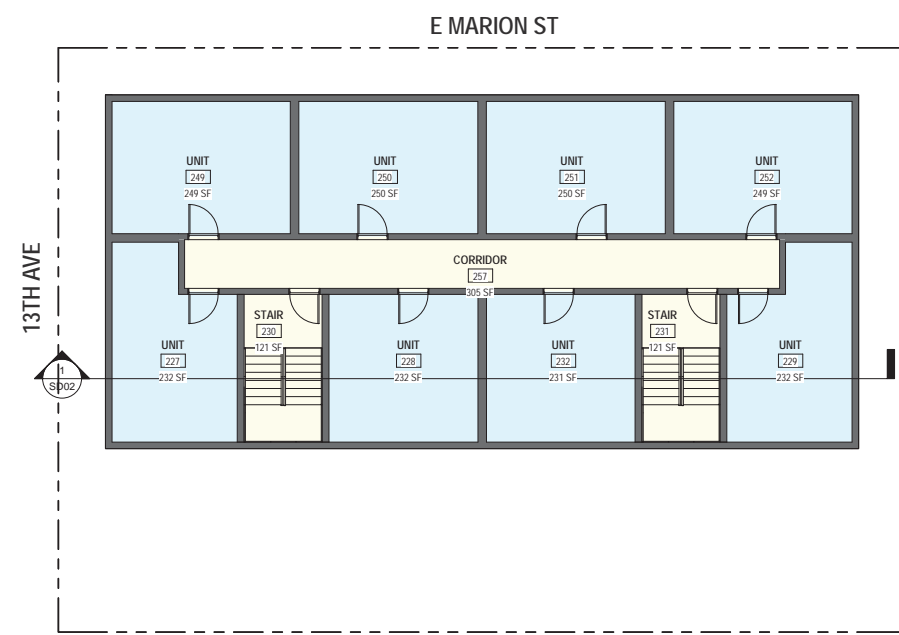
VICINITY PLAN



LEVEL 3 PLAN



LEVEL 4 PLAN



LEVEL 5 PLAN

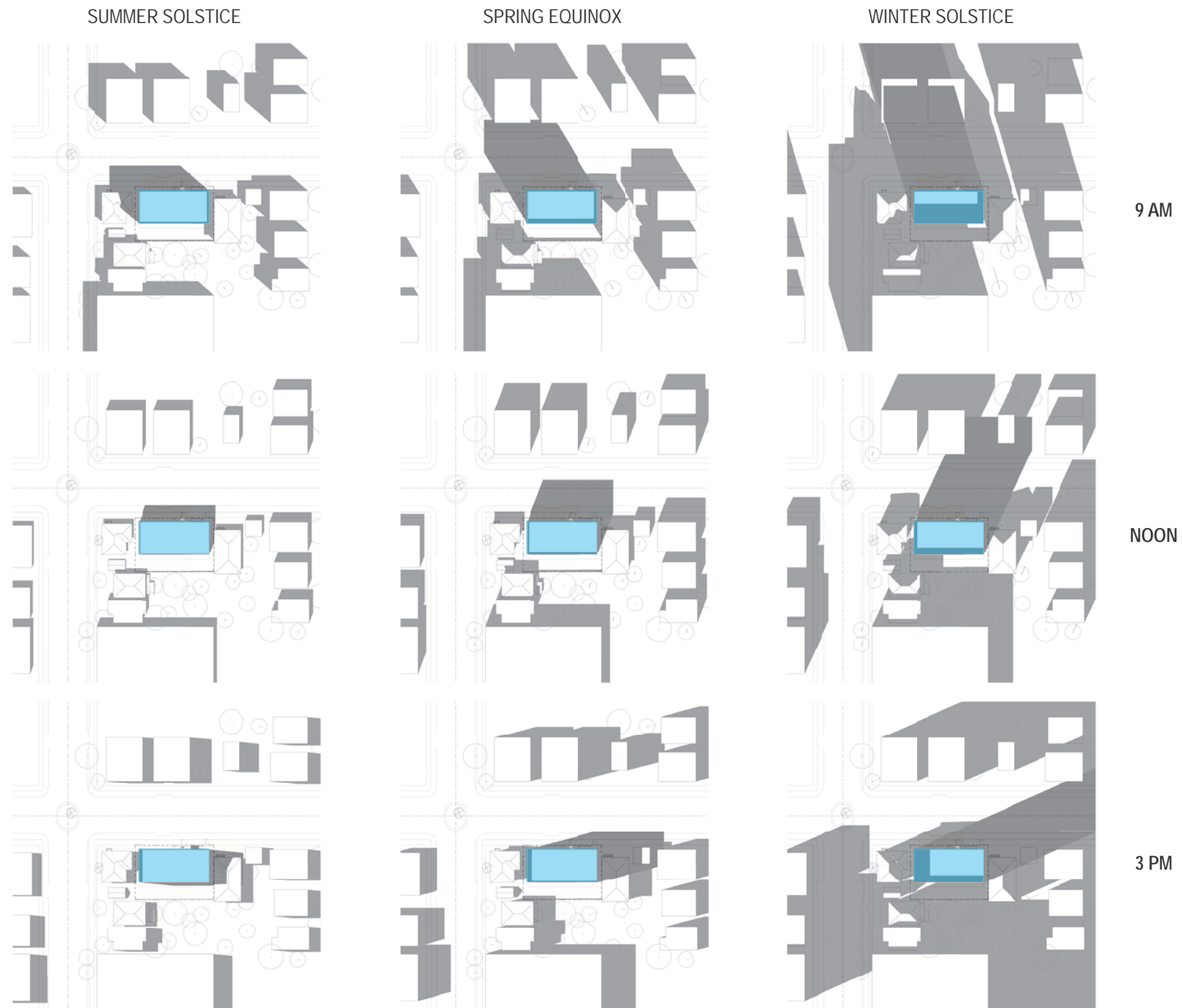
- BIKE ROOM
- UTIL.
- CIRCULATION
- UNIT
- AMENITY

DESIGN OPTION A - SINGLE BAR
SECTION



EAST-WEST SECTION

DESIGN OPTION A - SINGLE BAR SHADOW STUDIES



DESIGN OPTION B - "C" SHAPE OVERVIEW

Units: 29
Parking: 0
Gross Floor Area: 13,588 s.f.
FAR = 1.90

OBJECTIVE
Creating high quality housing while preserving the exceptional tree.

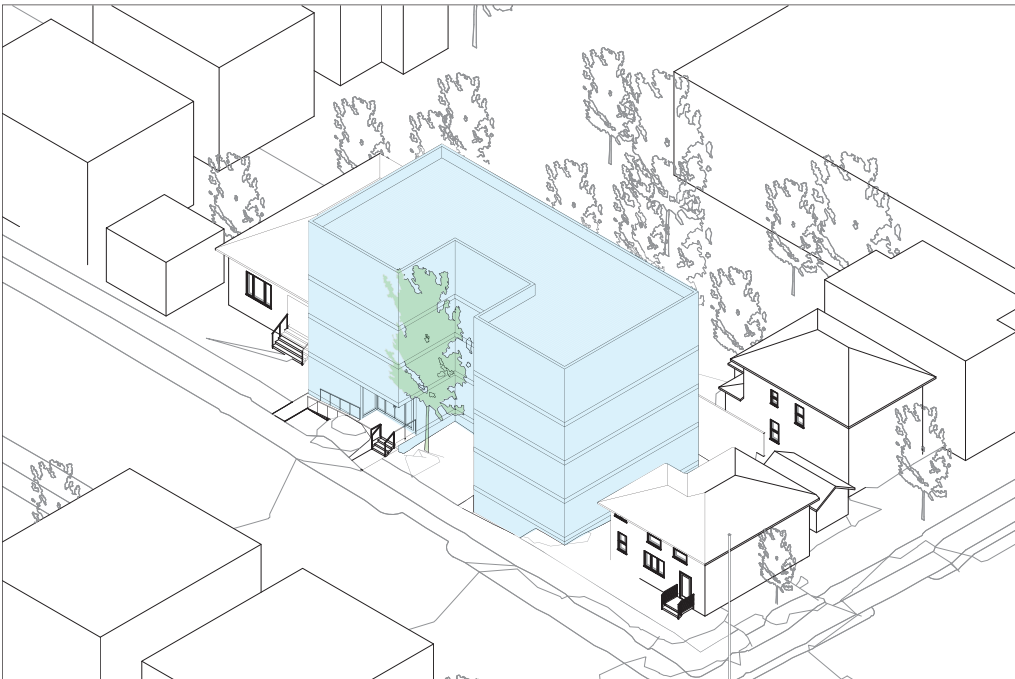
DESCRIPTION
Scheme B provides a courtyard around the exceptional tree and makes it a centerpiece of the project. Small units are organized around circulation core and courtyard.

- ADVANTAGES**
- More units with good light + ventilation
 - Exceptional tree preserved
 - No Departure
 - Generous semi-public courtyard

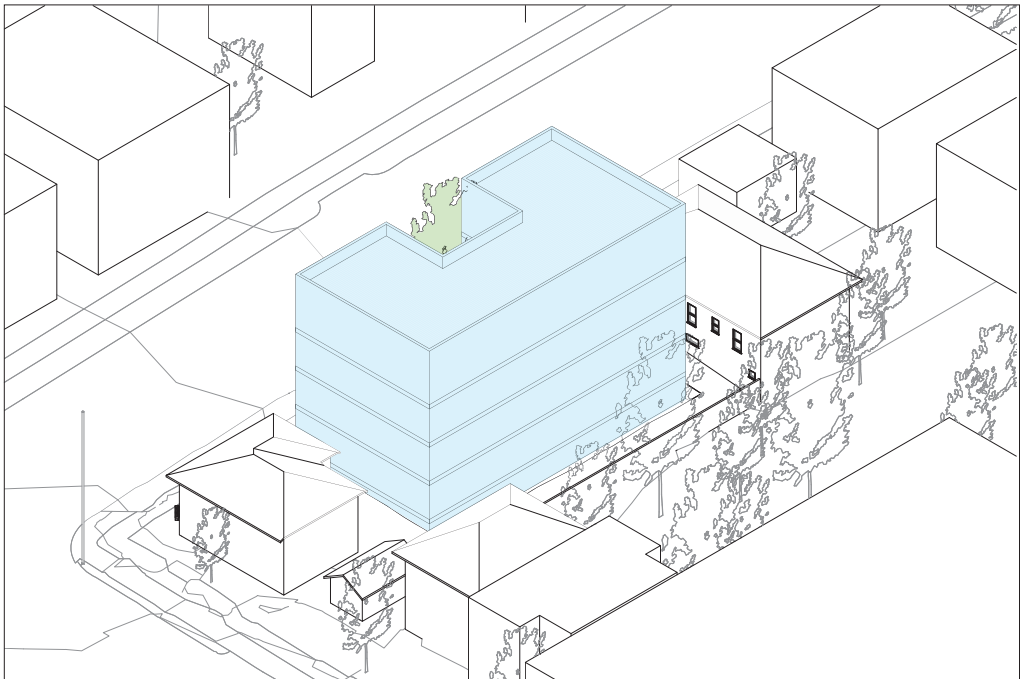
- CHALLENGES**
- Unable to achieve full development potential in terms of FAR and unit count
 - Less layout efficiency due to setback restrictions.

NO DEPARTURES

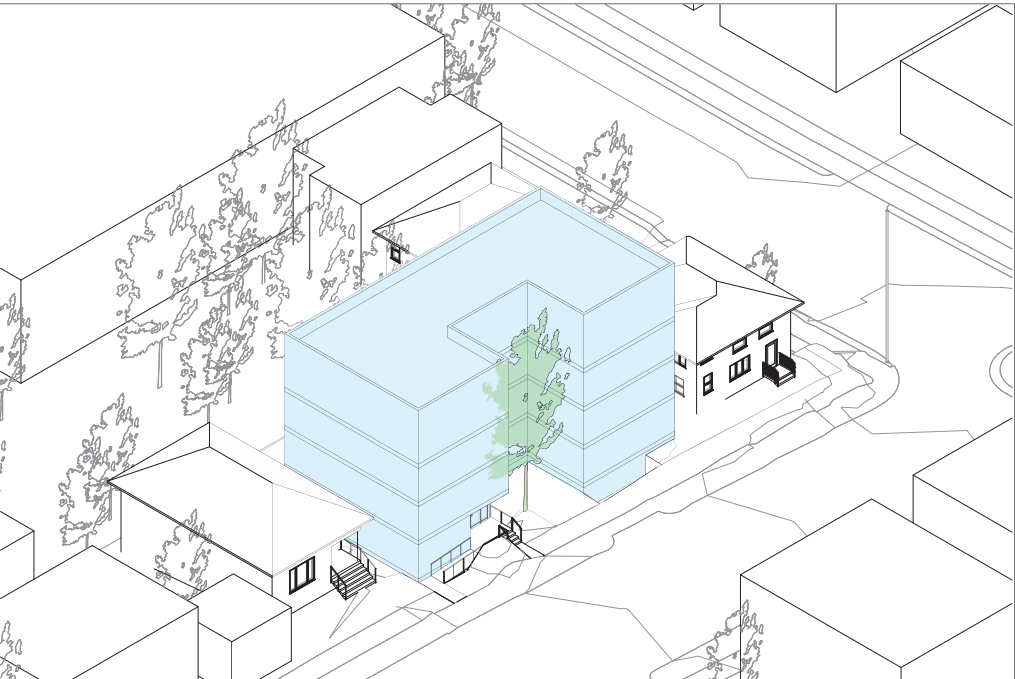
PROJECT GOALS	SCHEME B
1. QUALITY HOUSING	<div></div>
2. MAXIMIZE DAYLIGHT	<div></div>
3. EXCEPTIONAL TREE	<div></div>



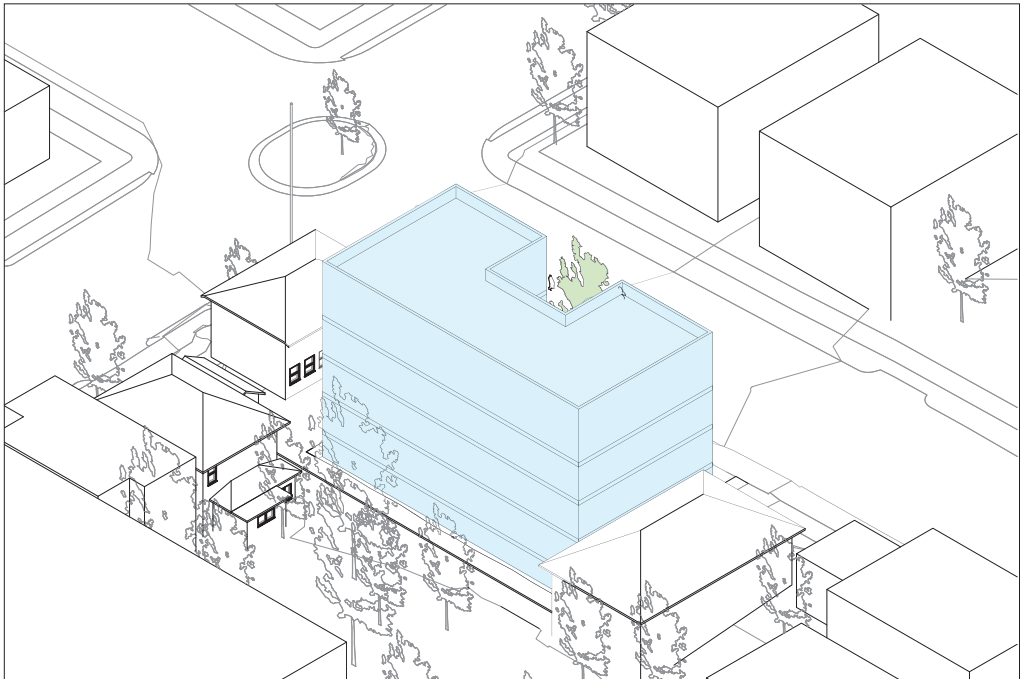
AXON: NORTHWEST



AXON: SOUTHWEST

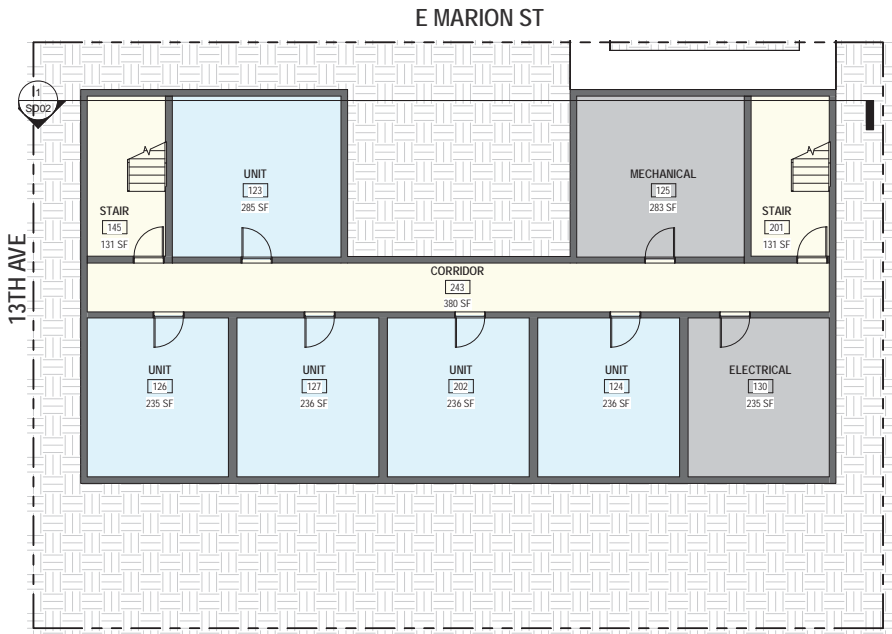


AXON: NORTHEAST

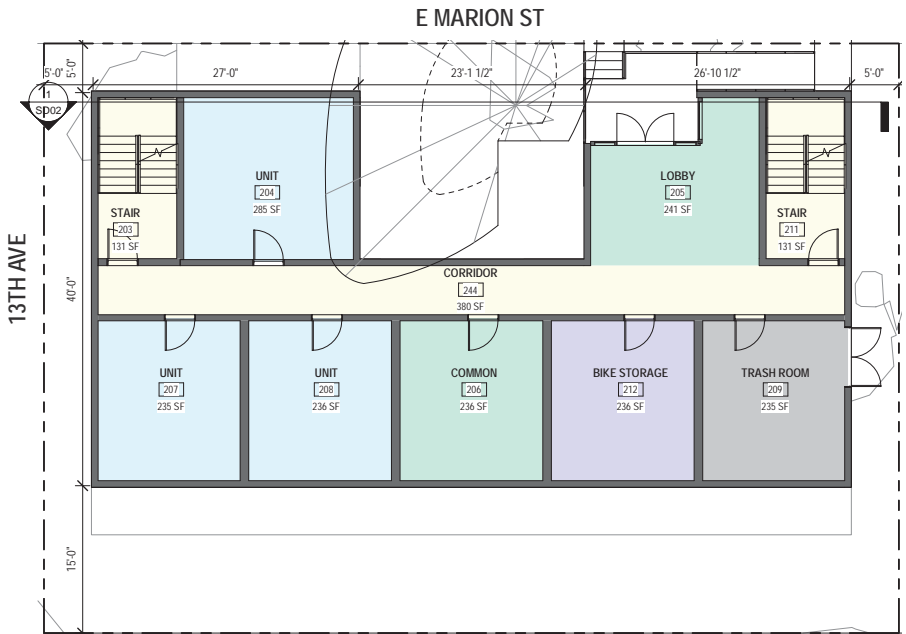


AXON: SOUTHEAST

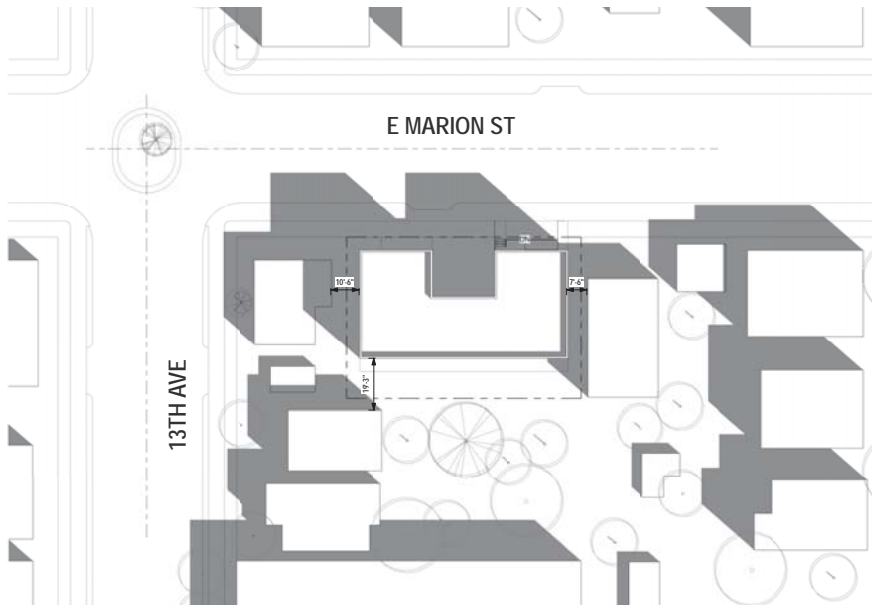
DESIGN OPTION B - "C" SHAPE
LEVEL PLANS



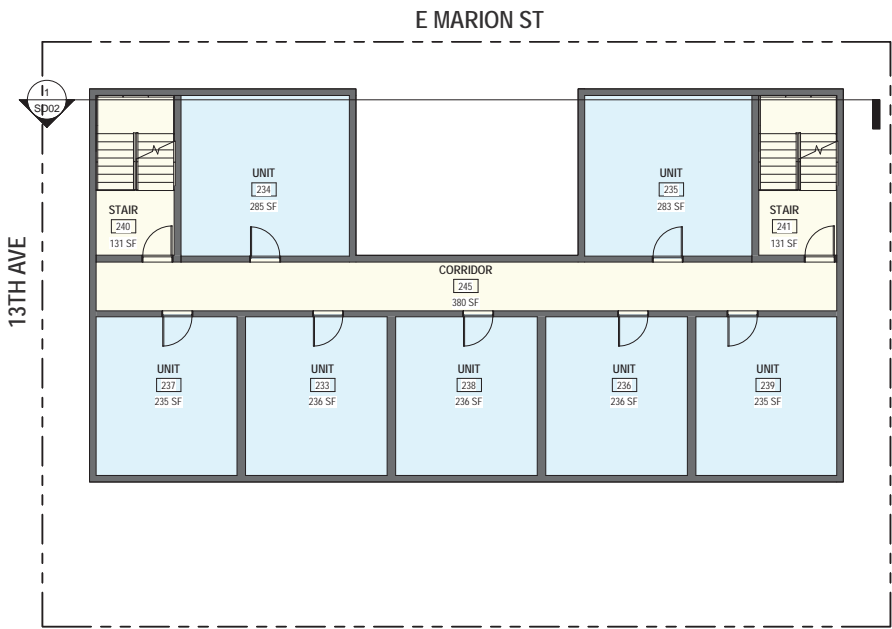
LEVEL 1 PLAN



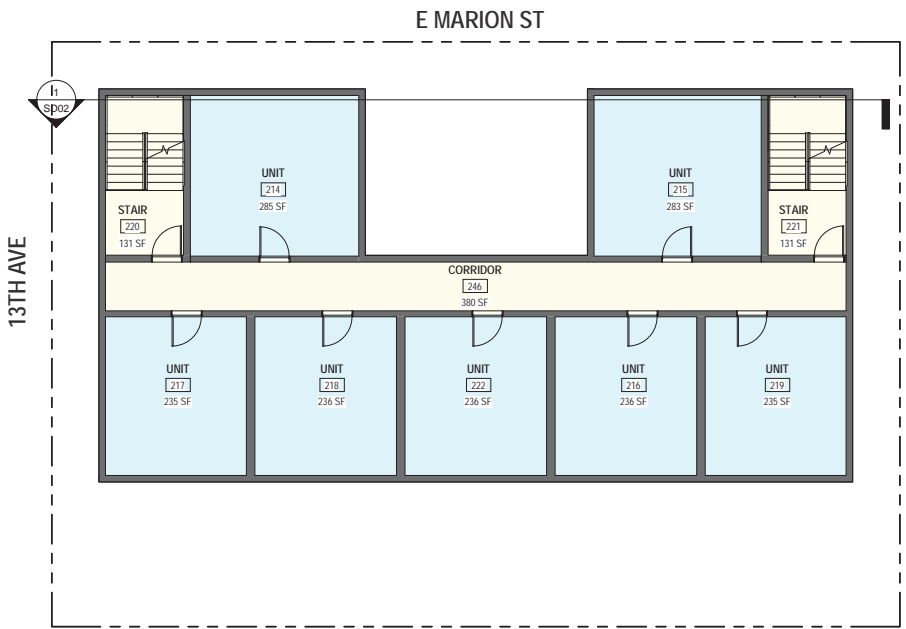
LEVEL 2 PLAN



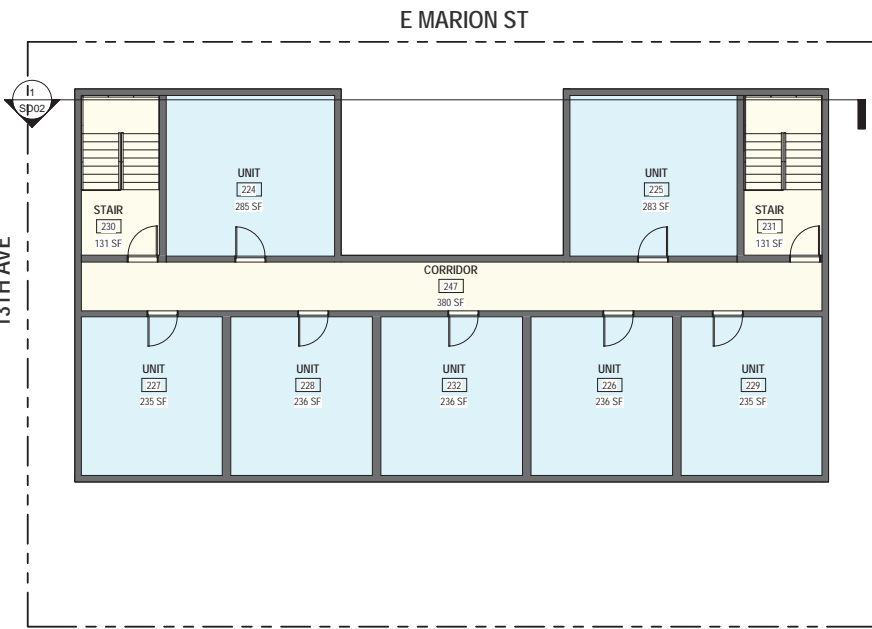
VICINITY PLAN



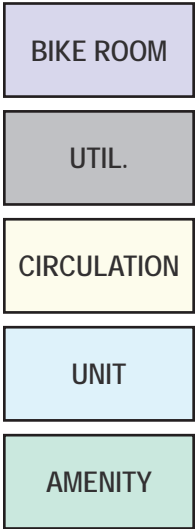
LEVEL 3 PLAN



LEVEL 4 PLAN



LEVEL 5 PLAN

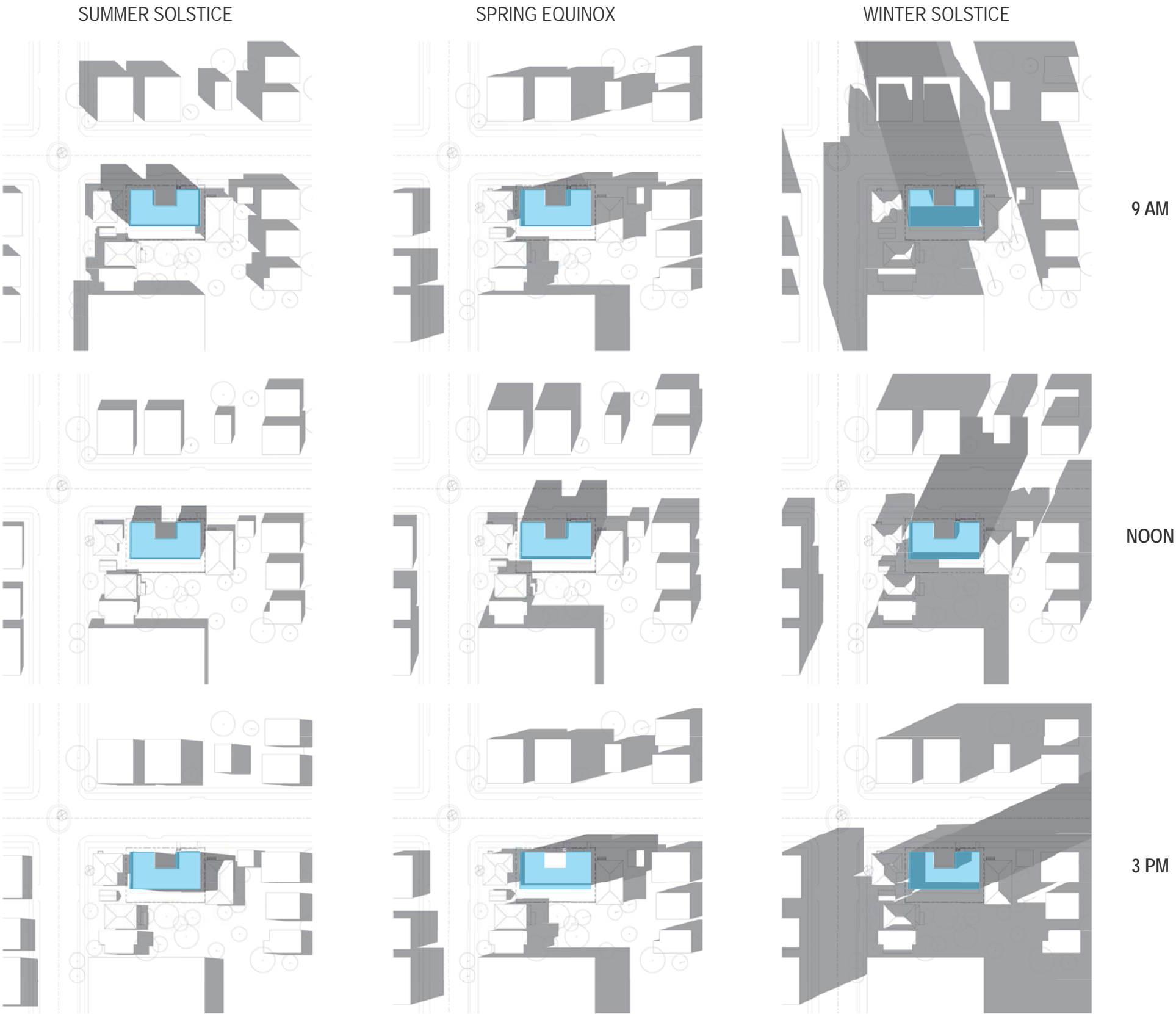


DESIGN OPTION B - "C" SHAPE
SECTION



EAST-WEST SECTION

DESIGN OPTION B - "C" SHAPE
SHADOW STUDIES



DESIGN OPTION C - SHIFTED "C" SHAPE

OVERVIEW

Units: 34
Parking: 0
Gross Floor Area: 14,214 s.f.
FAR = 1.98

OBJECTIVE
Maximize development potential while preserving the exceptional tree.

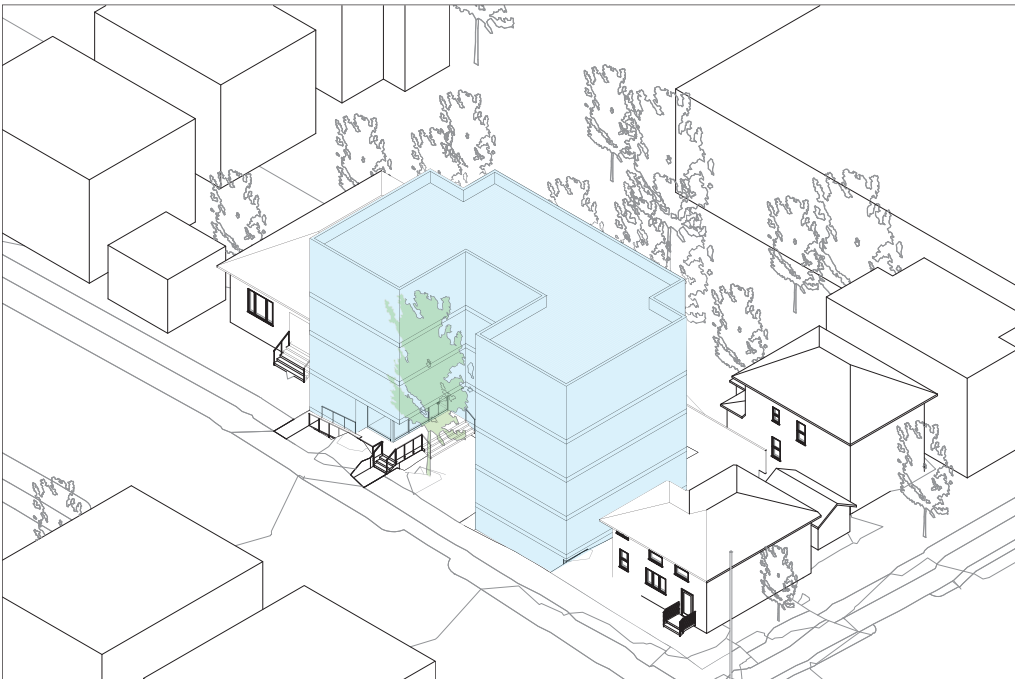
DESCRIPTION
Scheme C provides a courtyard around the exceptional tree making it a centerpiece of the project. Units are organized around circulation core and courtyard. Rear setback was reduced to maximize development potential.

ADVANTAGES

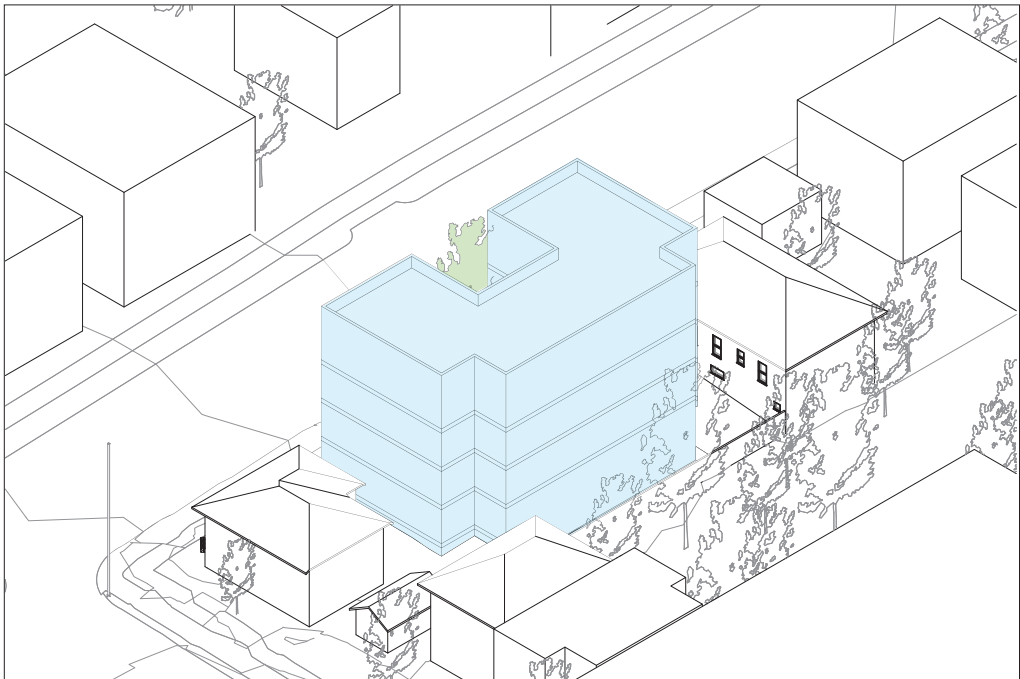
- Most units with good light + ventilation
- Exceptional tree preserved
- Generous semi-public courtyard
- Greater privacy for units and adjacent buildings
- Amenity area along street creates privacy buffer zone from street

DEPARTURES

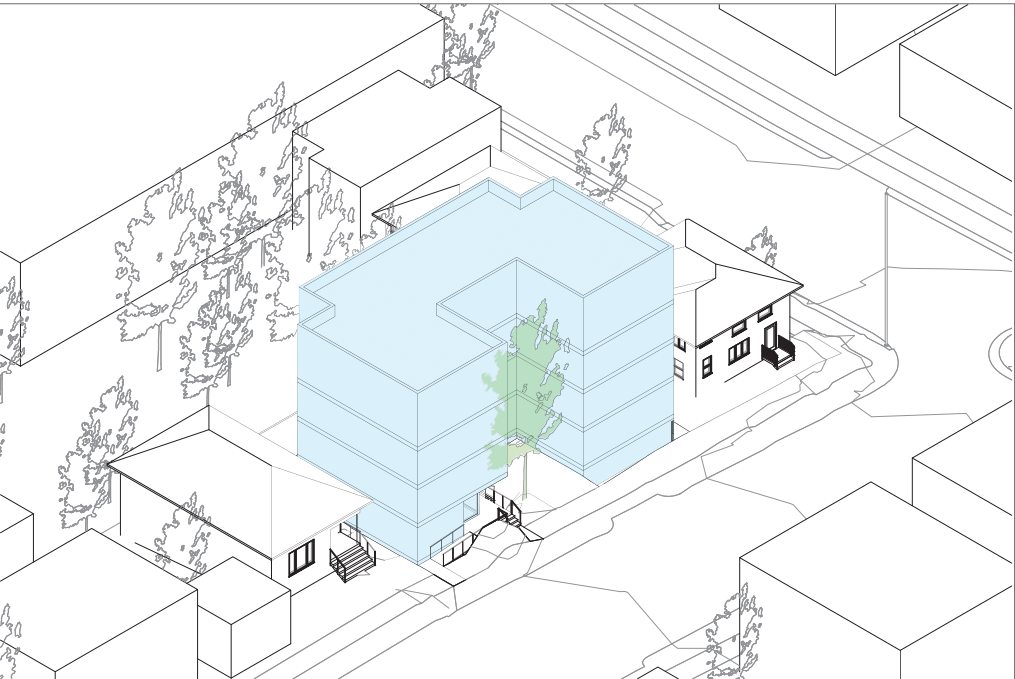
- Rear setback departure required to preserve exceptional tree while achieving full development potential



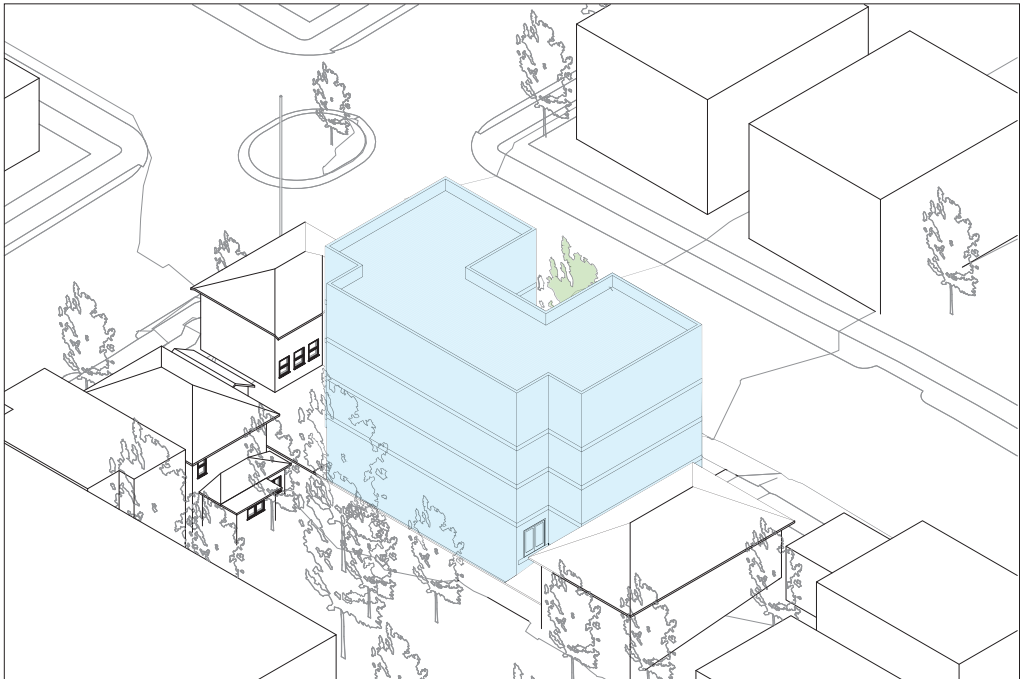
AXON: NORTHWEST



AXON: SOUTHWEST



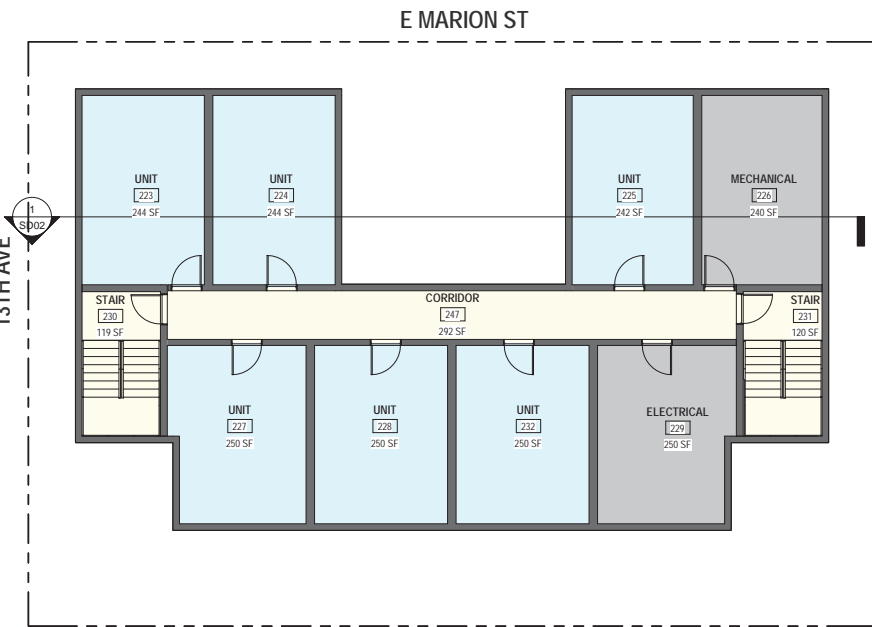
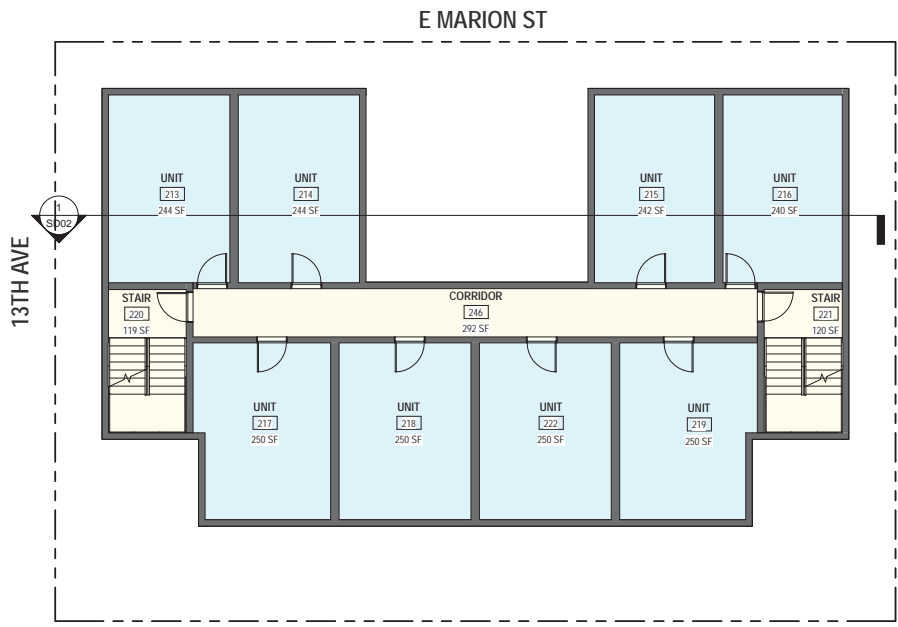
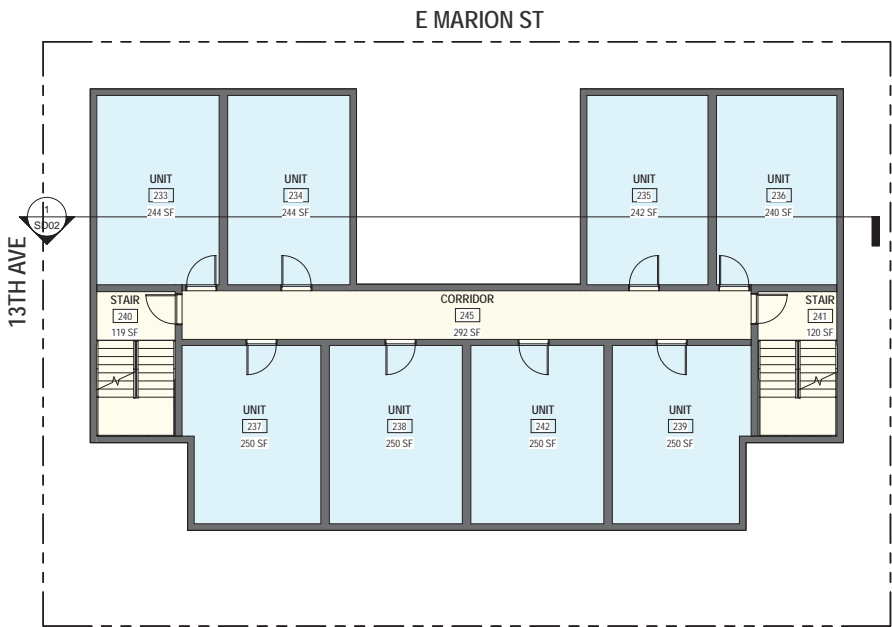
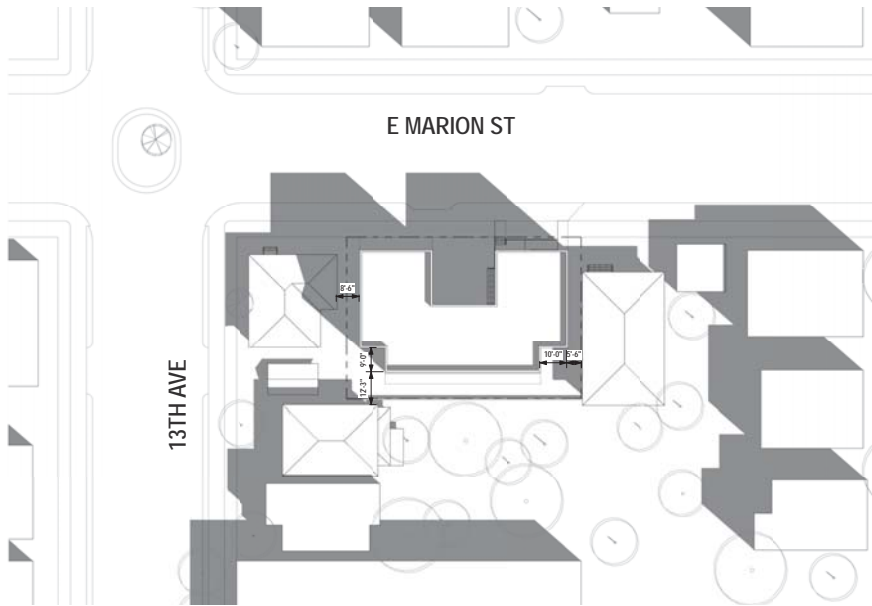
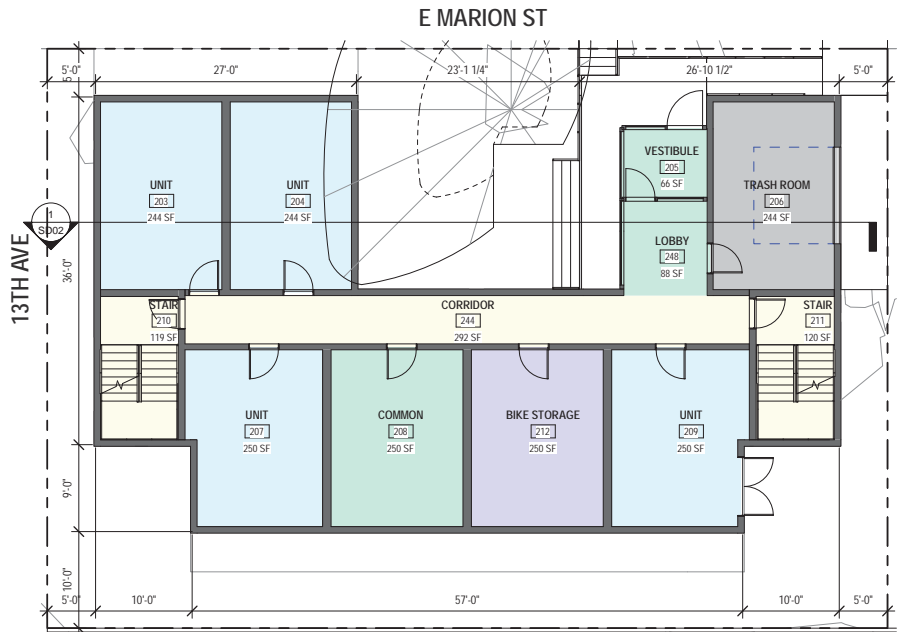
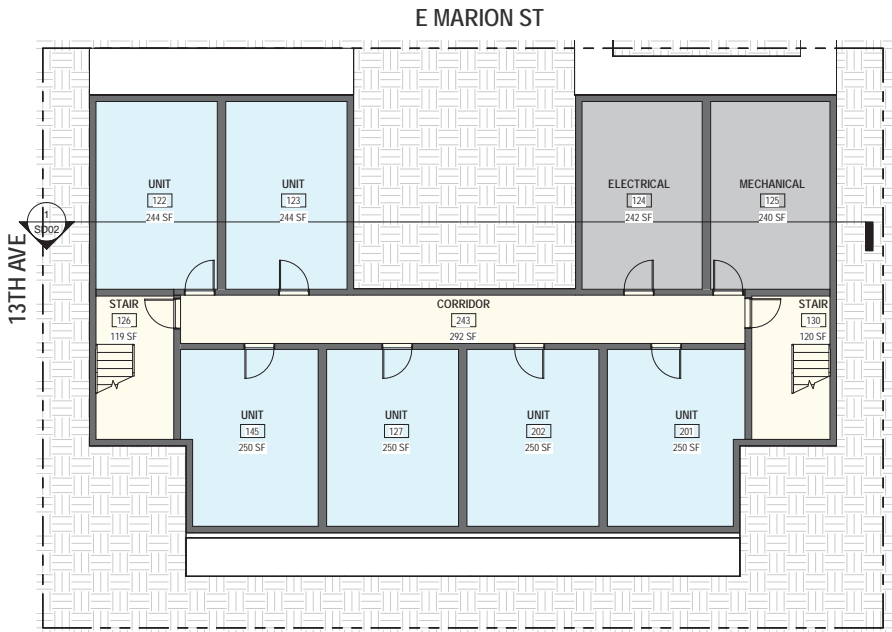
AXON: NORTHEAST



AXON: SOUTHEAST

PROJECT GOALS	SCHEME A
1. QUALITY HOUSING	●
2. MAXIMIZE DAYLIGHT	●
3. EXCEPTIONAL TREE	●

DESIGN OPTION C - SHIFTED "C" SHAPE
LEVEL PLANS



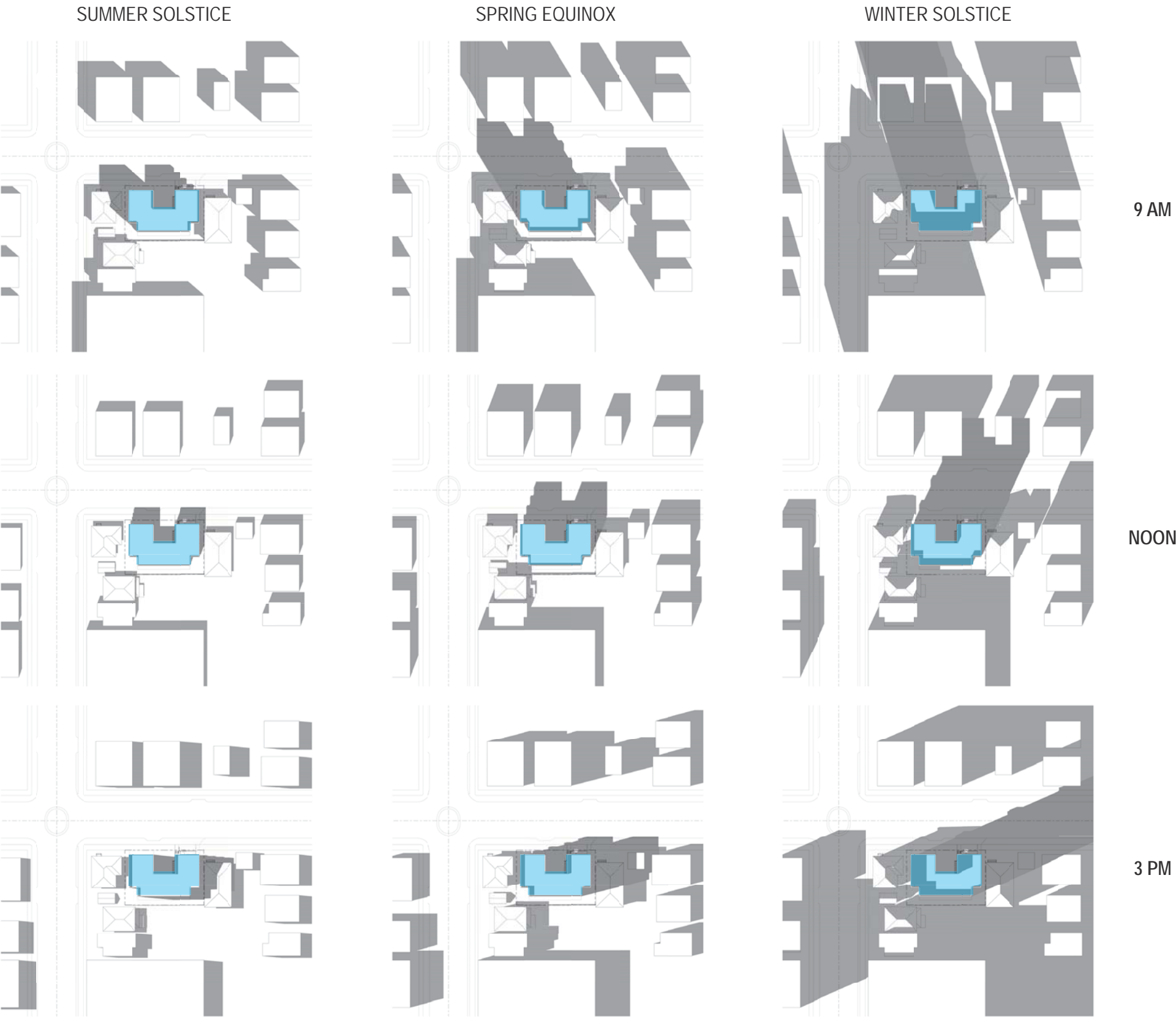
- BIKE ROOM
- UTIL.
- CIRCULATION
- UNIT
- AMENITY

DESIGN OPTION C - SHIFTED "C" SHAPE
SECTION



EAST-WEST SECTION

DESIGN OPTION C - SHIFTED "C" SHAPE
SHADOW STUDIES



DEPARTURE REQUESTS
OPTION C
REAR SETBACK

REQUEST #2: 23.45.518.A
Setbacks and Separations

STANDARD
Required rear setbacks in LR zones for apartments without alley:

· 15' minimum.

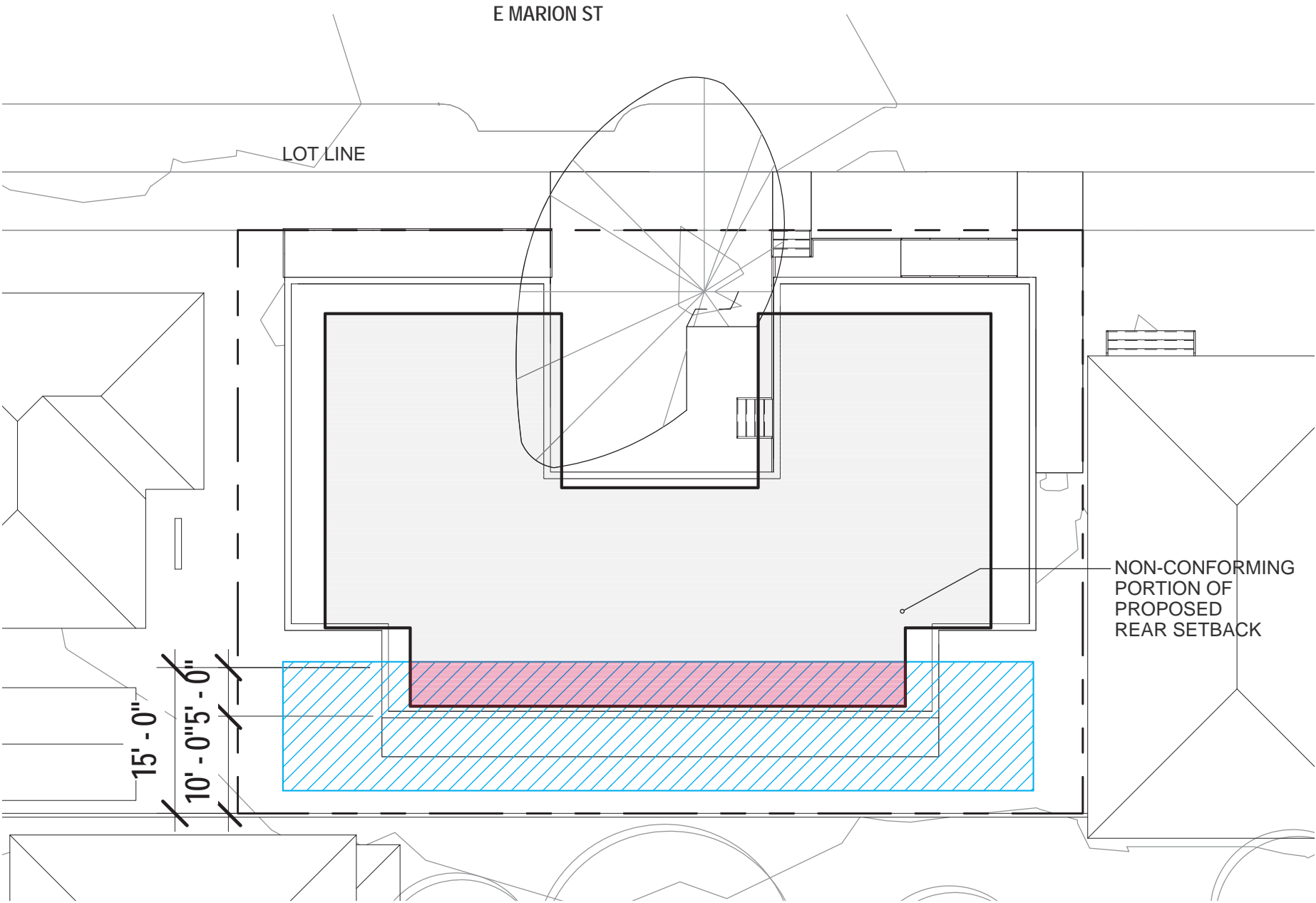
PROPOSED
Allow 10' setback along the south property line, rather than the 15' required.

RATIONALE
The proposed design seeks a 5' setback reduction along the south lot line, in order to preserve the exceptional tree while achieving full use of the site's development potential in terms of FAR and unit density. (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 maintaining an existing open space along the street(CS1.D1 / ON-SITE FEATURES; DC3.C1 / REINFORCE EXISTING OPEN SPACE; DC4.D4 / PLACE MAKING).

Keeping the exceptional tree would maintain a prominent element of the existing streetscape, and act as a buffer to the smaller scale buildings along the street (CS2.A1 / SENSE OF PLACE; CS2.D2 / EXISTING SITE FEATURES).

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	DEPARTURE AMOUNT	RELATED STANDARDS / GUIDELINES	DESIGN IMPROVEMENTS
SMC 23.45.518.A - SETBACKS Required rear setbacks in LR zones for apartments without alley	15' minimum.	10'	5'	CS2.A1 - SENSE OF PLACE CS2.B2 - CONNECTION TO THE STREET CS2.C2 - MID-BLOCK SITES CS2.D5 - RESPECT FOR ADJECENT SITES DC2.C3 - FIT WITH NEIGHBORING BUILDINGS DC3.C1 - REINFORCE EXISTING OPEN SPACE	Preserve existing open space and exceptional tree as focal point of amenity area; Maintain street identity by preserving excepetional tree; Exceptional tree to act as a buffer with street.



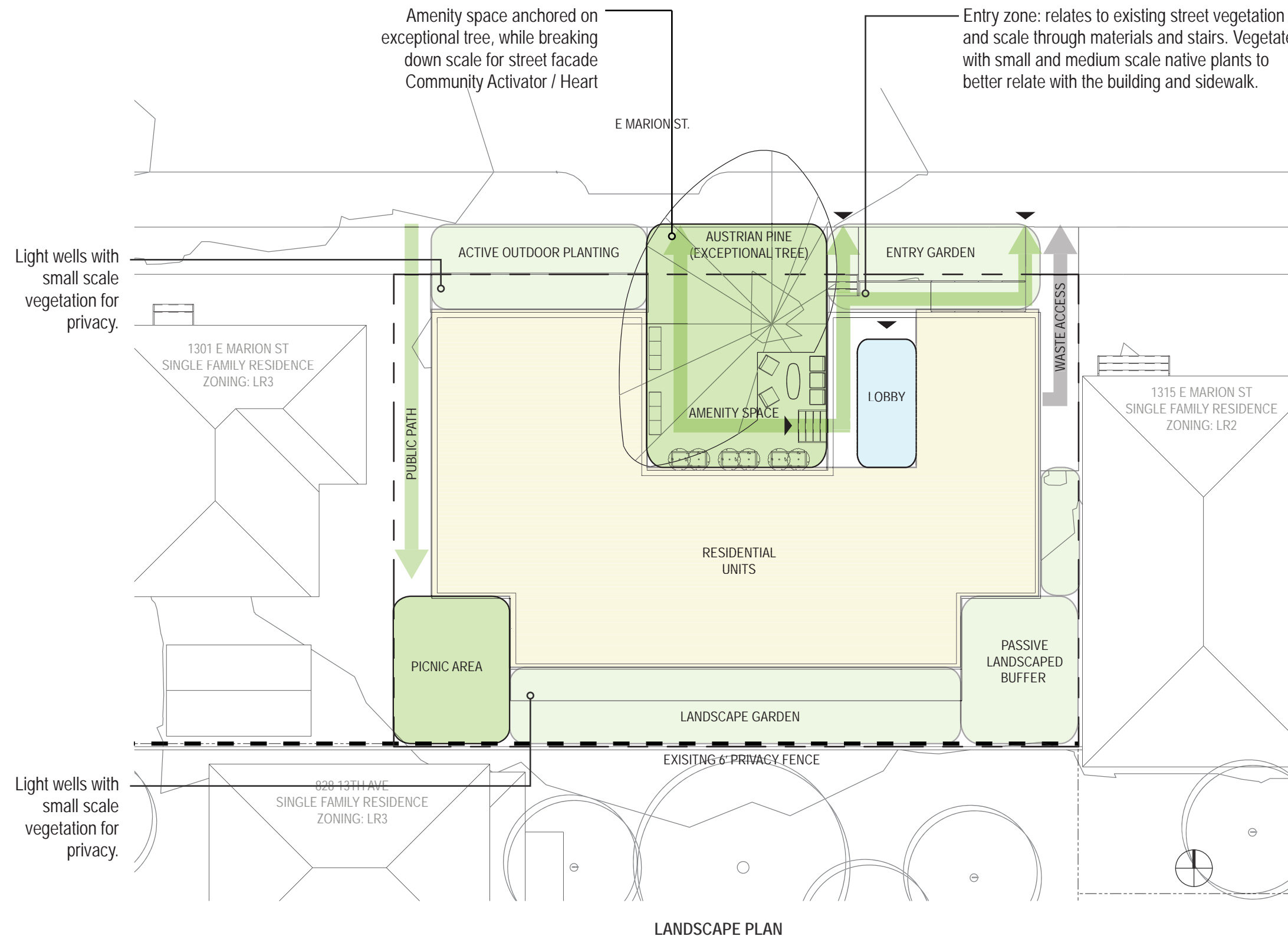
PROPOSED SCHEME

⊕ NORTH FOR ALL PLANS

DESIGN DEVELOPMENT LANDSCAPING CONCEPT PLAN

The landscape concept for the project provides a series of planting privacy buffers that define and accentuate the building, with a central courtyard featuring the preserved Exceptional Tree. The proposed landscape zones include:

- Entry transition zone. Secondary elements include stoops, awnings, lighting, fences, and plantings.
- Common amenity at the courtyard anchored on the Exceptional Tree, designed for public gathering. Secondary elements include tables, chairs, a BBQ, planters, and benches.
- Privacy buffer zone to the side and back. Secondary elements to include plantings and features such as gardens and landscape walls to aid in passive enjoyment.



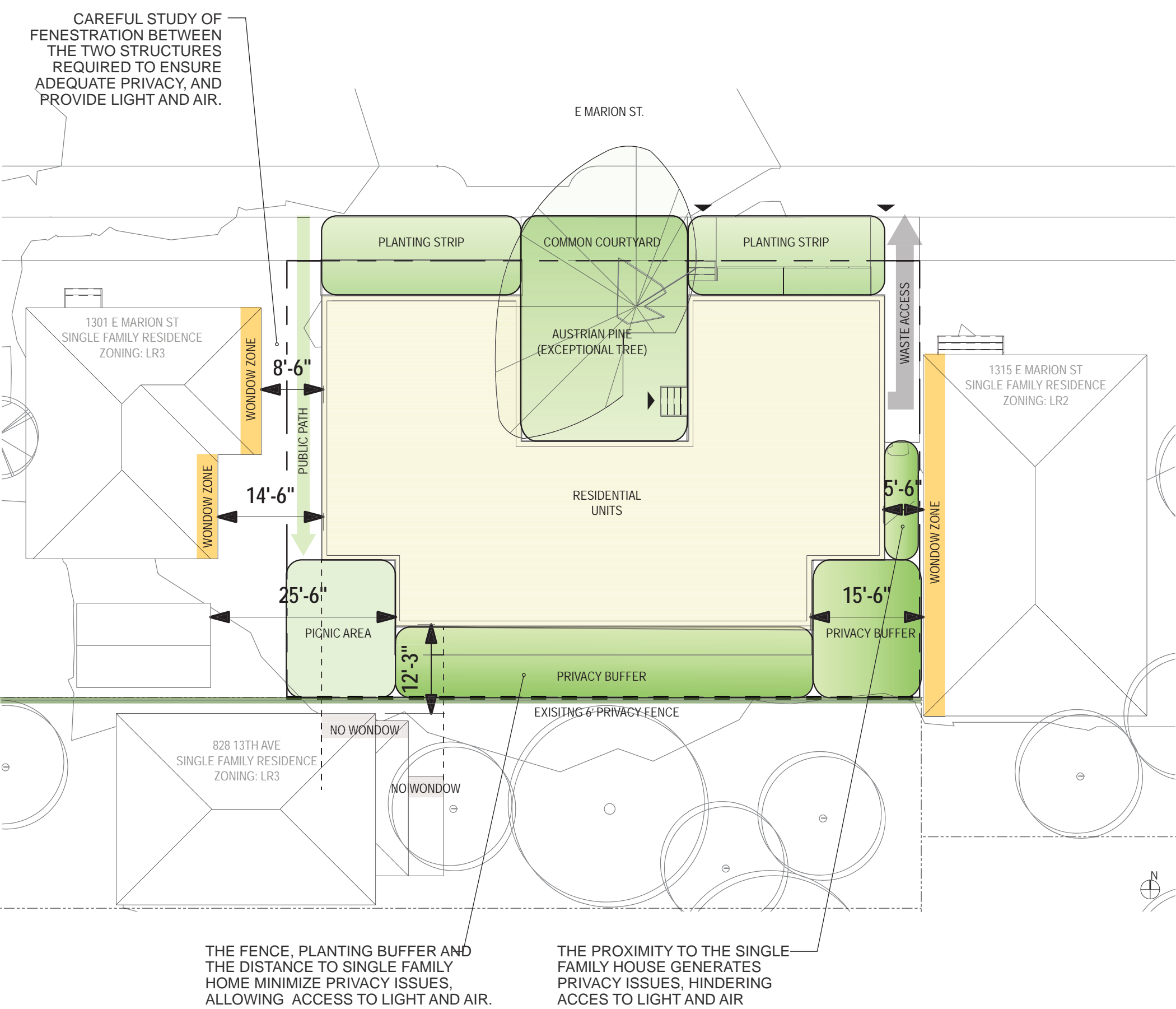
PRIVACY STUDIES

OPTION C

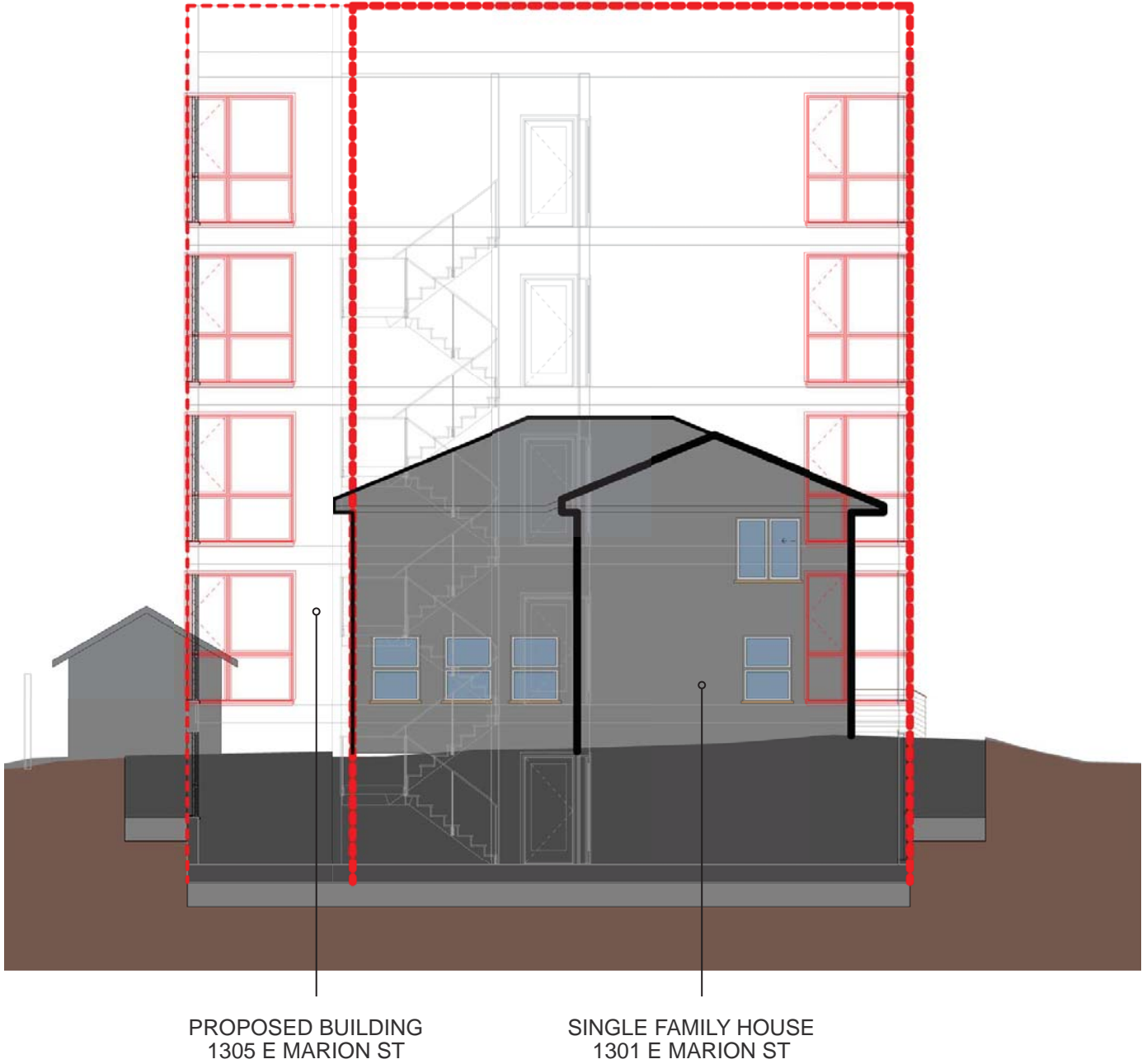
CS2.C5 RESPECT FOR ADJECENT SITES /
CS2.C2 MID-BLOCK SITES

WEST & EAST
Single family homes with some facing windows. Proposed windows are designed without overlapping.

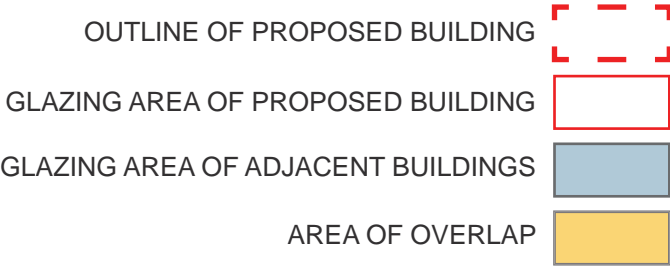
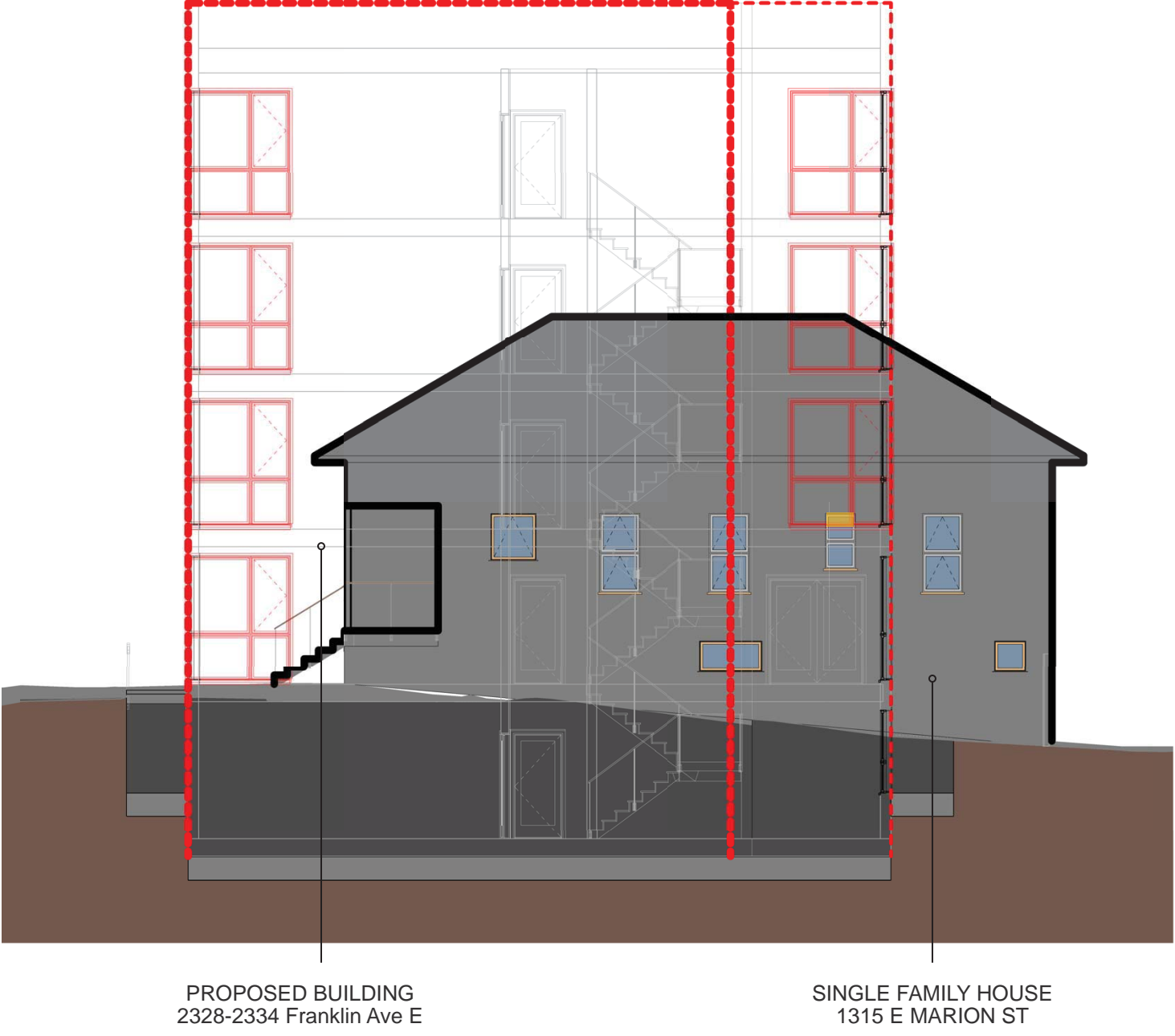
SOUTH
Single family home with a densely vegetated backyard and 6' privacy fence. No facing windows to project site.



NORTH FACADE FENESTRATION STUDY



SOUTH FACADE FENESTRATION STUDY



DESIGN DEVELOPMENT PRECEDENTS

Exterior Elements + Finishes

DC2.A1 *Site Characteristics and Uses*
DC4.A1 *Exterior Finish Materials*

Building can have a semi-public, exceptional tree oriented courtyard and planting strips as privacy buffer while respect street continuity. 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*

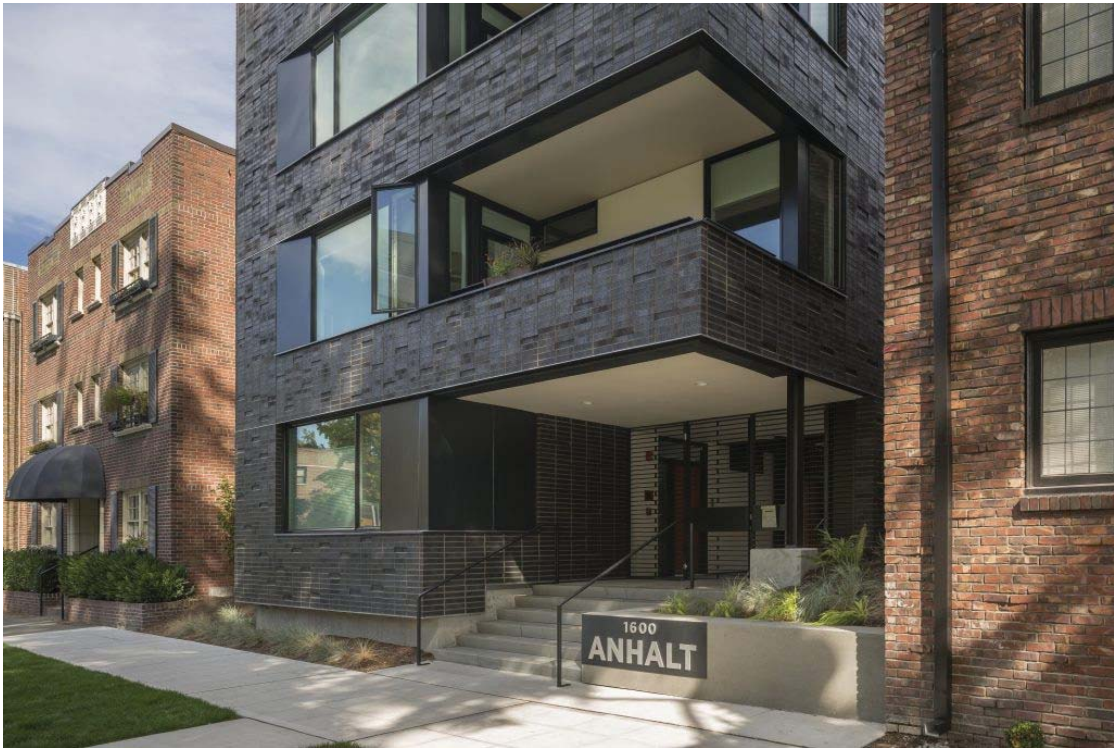
On building that are inherently simple in form the charm comes from the finer grained details. It is the secondary element that such as stoops, stairs, canopies, railings, balconies and signage that provide the human scale.

Open Spaces

DC3.B *Open Space Uses and Activities*

Both common courtyard and picnic area on ground level can be designed in respect to human scale with secondary architectural elements. And provide focal points for different functions and activities.

WHOLE BUILDING - SINGLE CLEAR FORMS



ENTRYS - CLEAR, INVITING, VISUALLY PROMINENT



BUILDING TOP - FLAT ROOF WITH PARAPET V.S. PITCHED ROOF CANOPY



FLAT ROOF WITH PARAPET



PITCHED ROOF CANOPY



COURTYARDS - CREATING A CENTER FOR THE PROJECT



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.



HAMILTON APARTMENTS, Seattle.
*Mixed use apartments building
Completed 2017.*



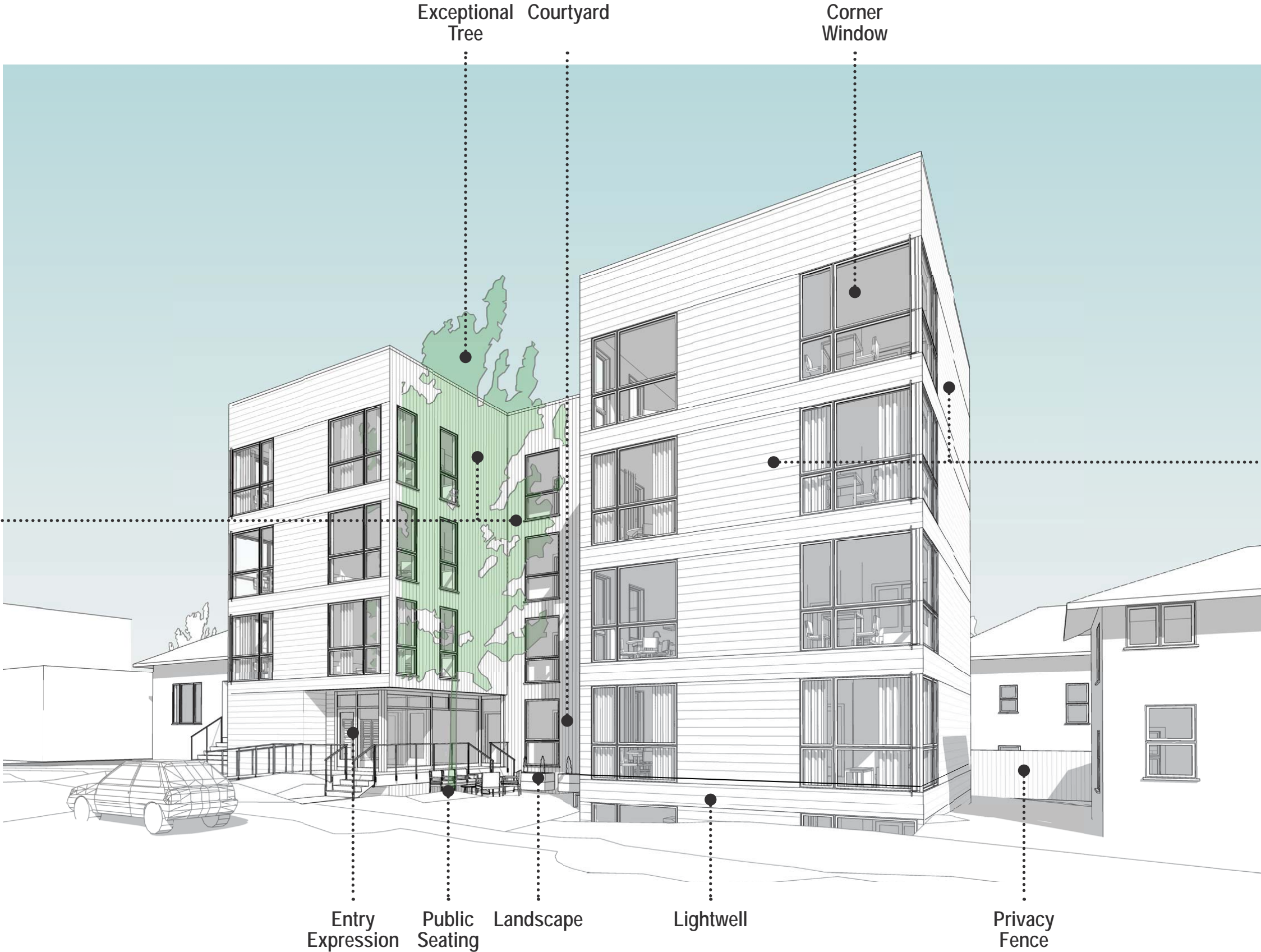
MARION GREEN, Seattle.

Townhouses with shared courtyard, community emphasis.

Completed in 2014.



Courtyard:
Natural Wood Siding



Outer Facades:
Darker Siding

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