



**#3032680 500 BROADWAY**  
**EARLY DESIGN GUIDANCE**  
EDG MEETING: JANUARY 17TH, 2019

 **NEIMAN TABER**  
ARCHITECTURE FOR THE NORTHWEST  
1421 34TH AVENUE, SUITE 100  
SEATTLE, WA 98122  
p: (206) 760-5550  
w: WWW.NEIMANTABER.COM



CONTENTS

INDEX

PROJECT DETAILS

03

URBAN DESIGN ANALYSIS

04

12TH AVENUE URBAN CENTER VILLAGE

IMMEDIATE CONTEXT

NEIGHBORHOOD CIRCULATION

ZONING + USE

DEVELOPMENT CONTEXT

STREET ELEVATIONS

CONTEXTUAL DESIGN INVENTORY

SITE ANALYSIS

20

SURVEY + SITE PHOTOS

ENVIRONMENTAL CONTEXT

ORIENTATION + ACCESS

DEVELOPMENT CONSTRAINTS

STANDARDS + GUIDELINES

26

MIO-90-NC3-85

DESIGN GUIDELINES

DESIGN OPTIONS

29

COMPARATIVE ANALYSIS

OPTION A

OPTION B

OPTION C: (PREFERRED)

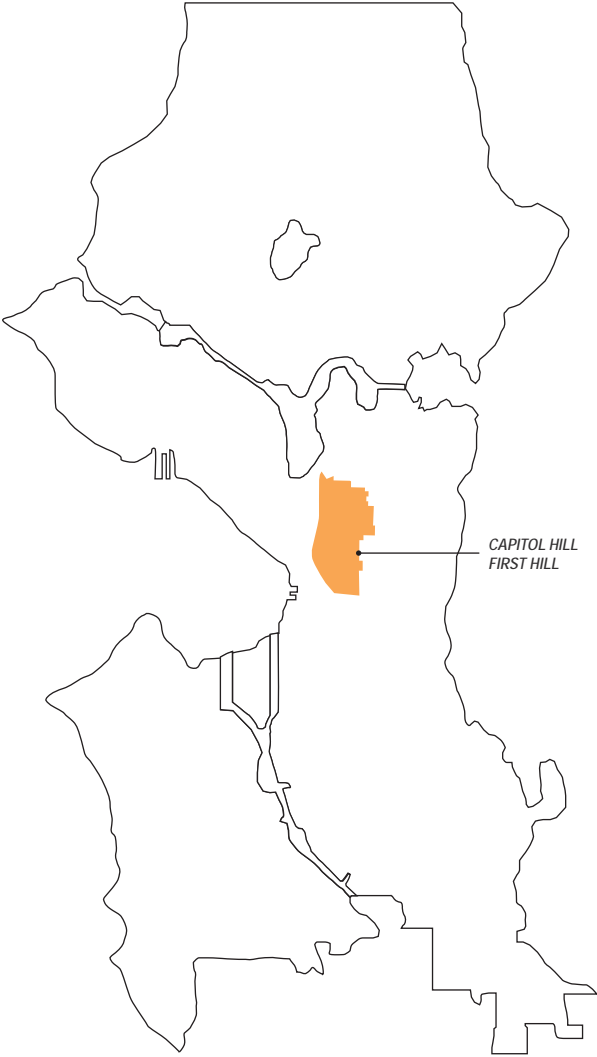
F.A.R. DIAGRAMS

SHADOW STUDY

LANDSCAPE CONCEPT

PRIOR WORK

46



CAPITOL HILL  
FIRST HILL



PROJECT INFORMATION

SITE ADDRESS	500 Broadway
PARCEL NUMBER	219810-0005
SDCI #	3032680-EG 3033011-LU 6691156-CN
APPLICANT	Neiman Taber Architects 1421 34th Avenue, Suite 100 Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman dn@neimantaber.com
ZONING	MIO-90-NC3-85
OVERLAYS	12th Avenue (Urban Center Village) Frequent Transit
LOT SIZE	7,225.34 SF
ALLOWABLE FAR	1.5 (Non-residential) 4.5 (Residential)
PROPOSED UNITS	85 Residential Units 18 Hotel Units
PROPOSED PARKING	0
FREQUENT TRANSIT	Yes

PROJECT TEAM

OWNER	S&S Broadway Inc 13030 NE 8th St Bellevue, WA 98004
ARCHITECT	Neiman Taber Architects 1421 34th Ave, Suite 100 Seattle, WA 98122 (206) 760-5550
SURVEYOR	Terrane 10801 Main Street, Suite 102 Bellevue, WA 98004
GEOTECHNICAL	TBD
LANDSCAPE	TBD
STRUCTURAL	TBD

PROPOSAL

The proposed development is a 7-story mixed use structure containing 85 residential apartments, a hotel with 18 units, and 1,652 SF of commercial space in approximately 37,606 GFA of building area. No parking will be provided. Existing structures on site to be removed.

PROJECT GOALS

1. Create a fabric building that is responsive to context. It will be a simple, cohesive form that takes design cues from its surrounding uses, buildings, and cultural context.
2. Ensure that residents of proposed and adjacent buildings have privacy and access to natural light and fresh air.
3. Create an attractive pedestrian oriented streetscape that enhances the character of the public way.

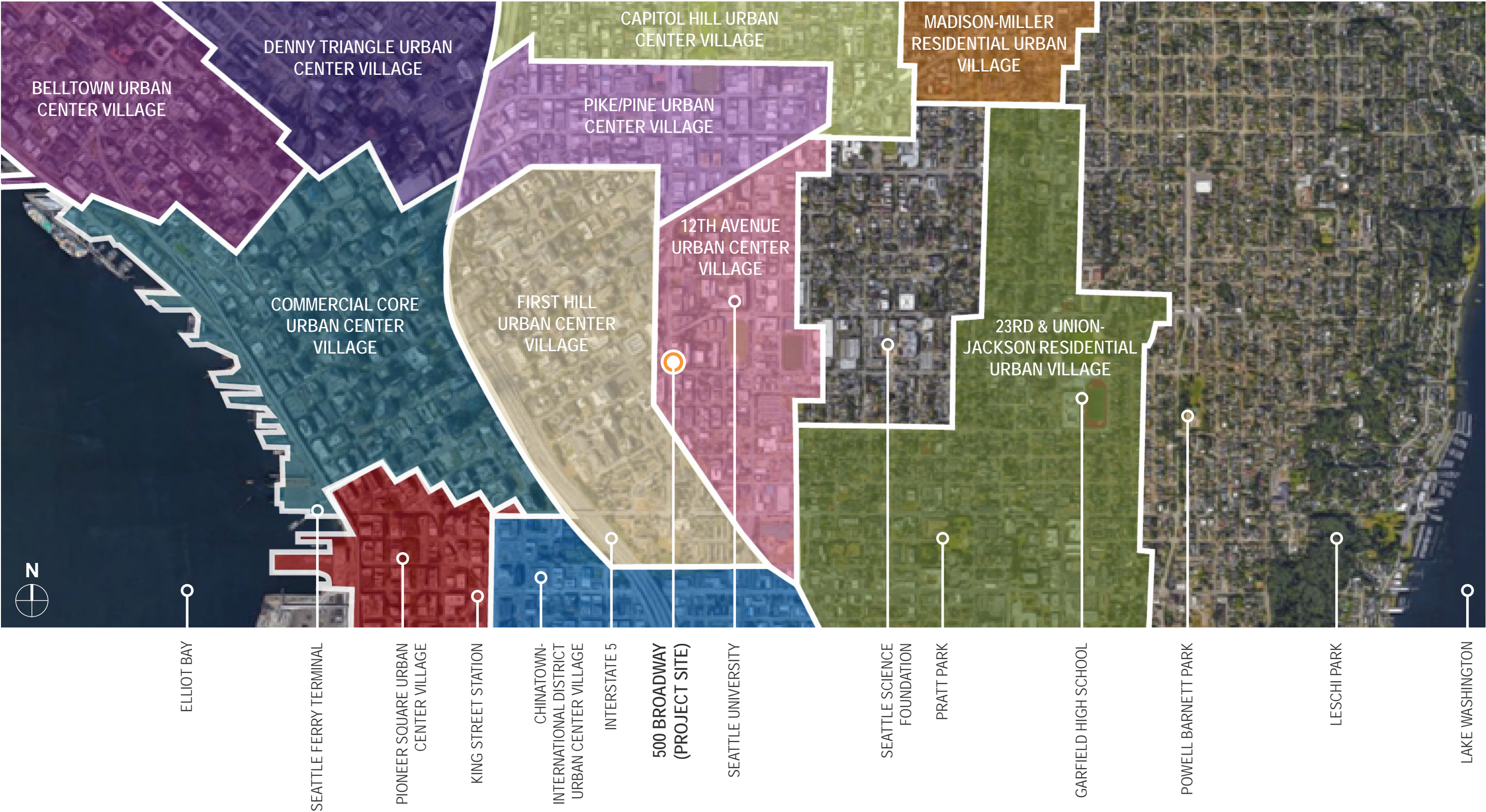
SUMMARY OF COMMENTS

COMMUNITY MEETING ON NOVEMBER 10, 2018

- Interested in how entry, lobby, and common space areas will integrate with one another.
- Reference to how the Ace Hotel in Portland, OR is designed and functions.
- Advised supplemental retail (e.g. eatery, coffee shop) will have some kind of separation from the living area (micro-units and hotel).
- Desires that the African American history of the neighborhood be preserved.
- The neighborhood wants less expensive tenant improvements.
- Wants project to attract diverse tenants.
- Wants rents to be reasonable so that local businesses can sustain.



URBAN DESIGN ANALYSIS  
12TH AVENUE URBAN CENTER VILLAGE





# URBAN DESIGN ANALYSIS

## IMMEDIATE CONTEXT

The project site is located in the 12th Avenue Urban Center Village at the corner of Broadway and E Jefferson St. Urban Center Villages are intended to be the densest areas with the widest range of land uses. The 12th Avenue Urban Center Village's primary functional designation is equally mixed between residential and employment. Immediately east of the project site are residential and academic halls built between 1960 and 2000 that are affiliated with Seattle University. The remainder of the Seattle University campus expands further north and northeast beyond the project site. The west side of Broadway primarily features large medical office buildings built after 2000. New mixed-use apartment buildings, proposed and constructed, are sited to the north on the same block as the project site.

### TAKEAWAYS

- Two block stretch of mixed use buildings between James St and E Terrace St
- Seattle University to the east
- Medical offices to the west
- Swedish Hospital campus to the north
- Yesler Terrace to the south



SWEDISH MINOR  
AVENUE GARAGE

PACIFIC NORTHWEST  
RESEARCH INSTITUTE

SWEDISH ORTHOPEDIC  
SPINE GROUP

LEMIEUX LIBRARY & MCGOLDRICK  
LEARNING COMMONS

MINOR & JAMES  
SURGICAL SPECIALISTS

ZIG APARTMENTS

CAMPION HALL  
(SEATTLE UNIVERSITY)

500 BROADWAY (PROJECT SITE)

PATRICIA BRACELIN  
STEEL BUILDING

BARCLAY BROADWAY

THE DOUGLAS AT  
SEATTLE UNIVERSITY

BA BAR RESTAURANT

CHEVRON

BLUE NILE ETHIOPIAN  
RESTAURANT



# URBAN DESIGN ANALYSIS

## NEIGHBORHOOD CIRCULATION











The project site is located on Broadway and E Jefferson St. Broadway is a north-south minor arterial connecting the Capitol Hill, First Hill and Yesler Terrace neighborhoods. The First Hill streetcar line expedites travel along this arterial and beyond through the International District to King Street Station. The nearest stop for the First Hill streetcar and bus lines 9 and 43 are about a one minute walk from the project site. E Jefferson St is a collector arterial with bus lines connecting First Hill to Madrona, Downtown, and Queen Anne. The area has strong transit, pedestrian, and bike connections to Downtown employment centers and South Lake Union employment centers and to the larger city.

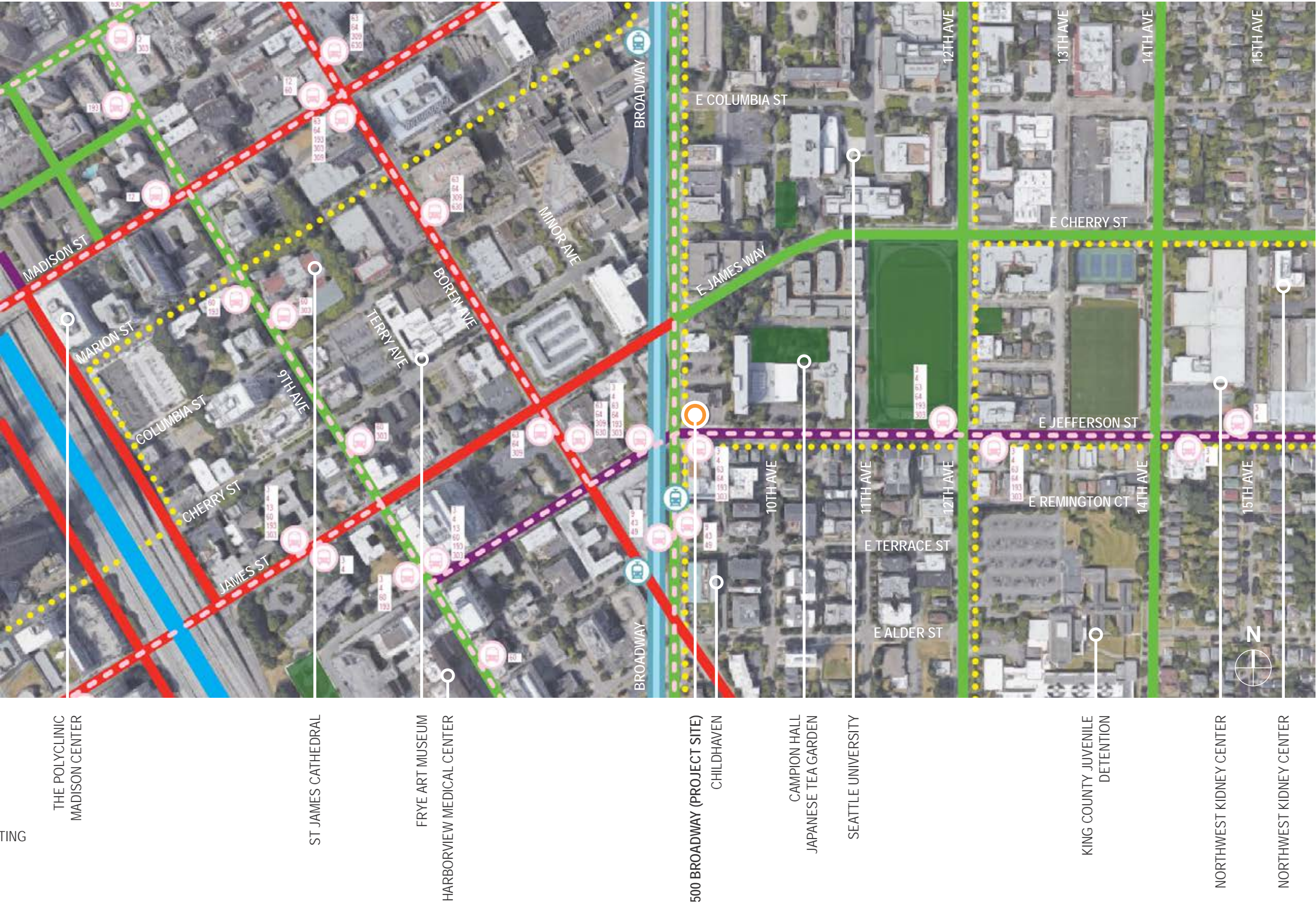
Walk Score: 95  
Transit Score: 100  
Bike Score: 81  
(source: walkscore.com)

### TAKEAWAYS

- Emphasize the pedestrian experience
- Area is rich in mixed mode transit

### LEGEND

-  PROJECT SITE
-  FIRST HILL STREETCAR LINE
-  INTERSTATE FREEWAY
-  MAJOR ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR ARTERIAL
-  BUS ROUTE
-  BUS STOP | STREETCAR STOP
-  DESIGNATED BIKE ROUTE - PLANNED + EXISTING
-  PARK | OPEN SPACE





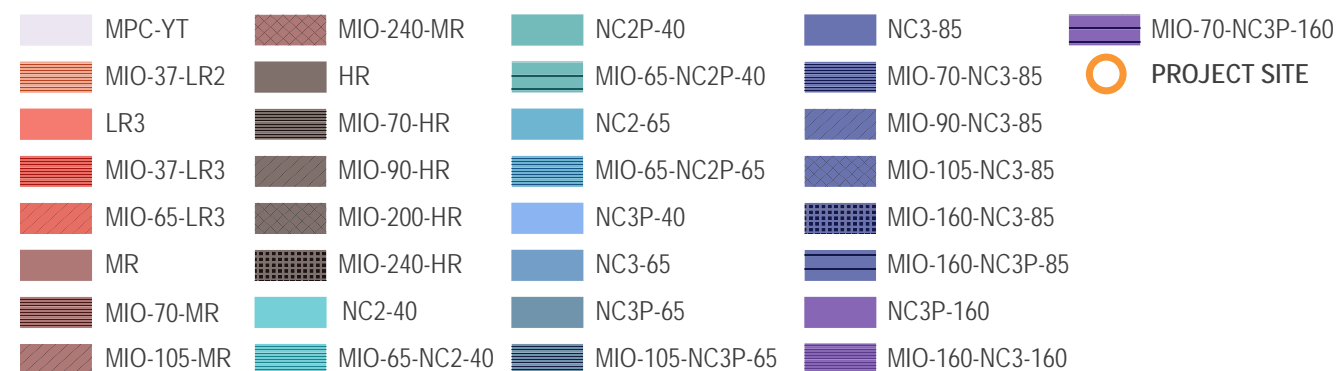
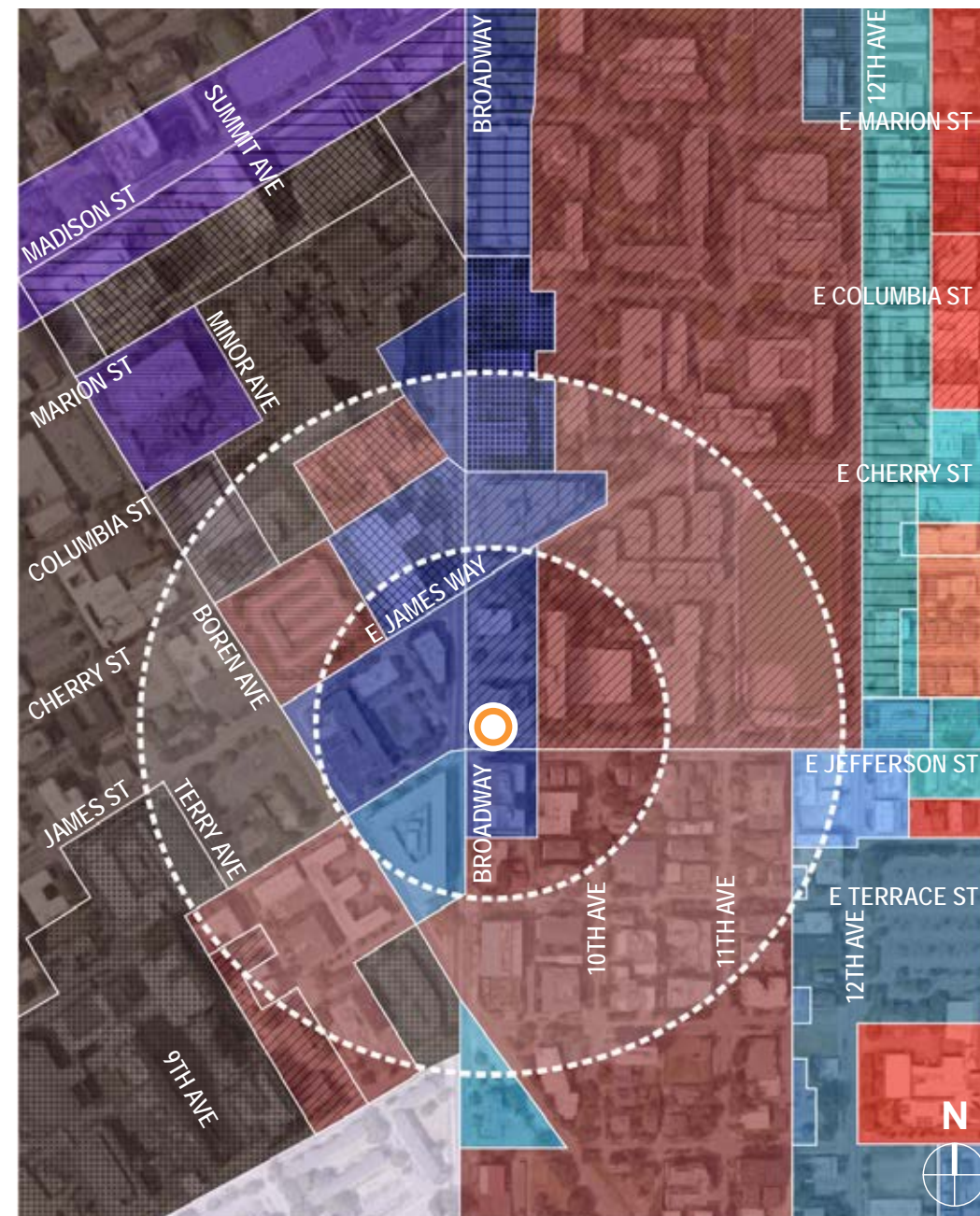
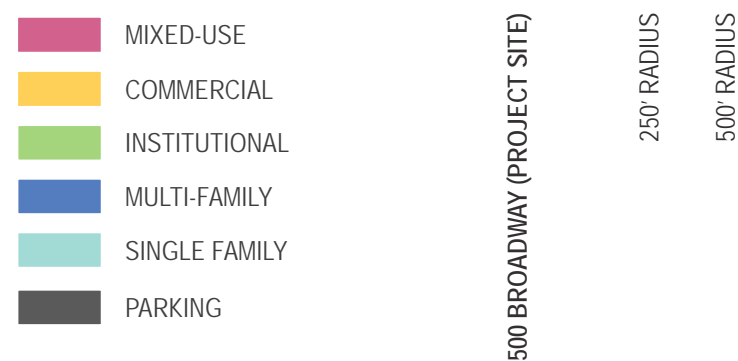
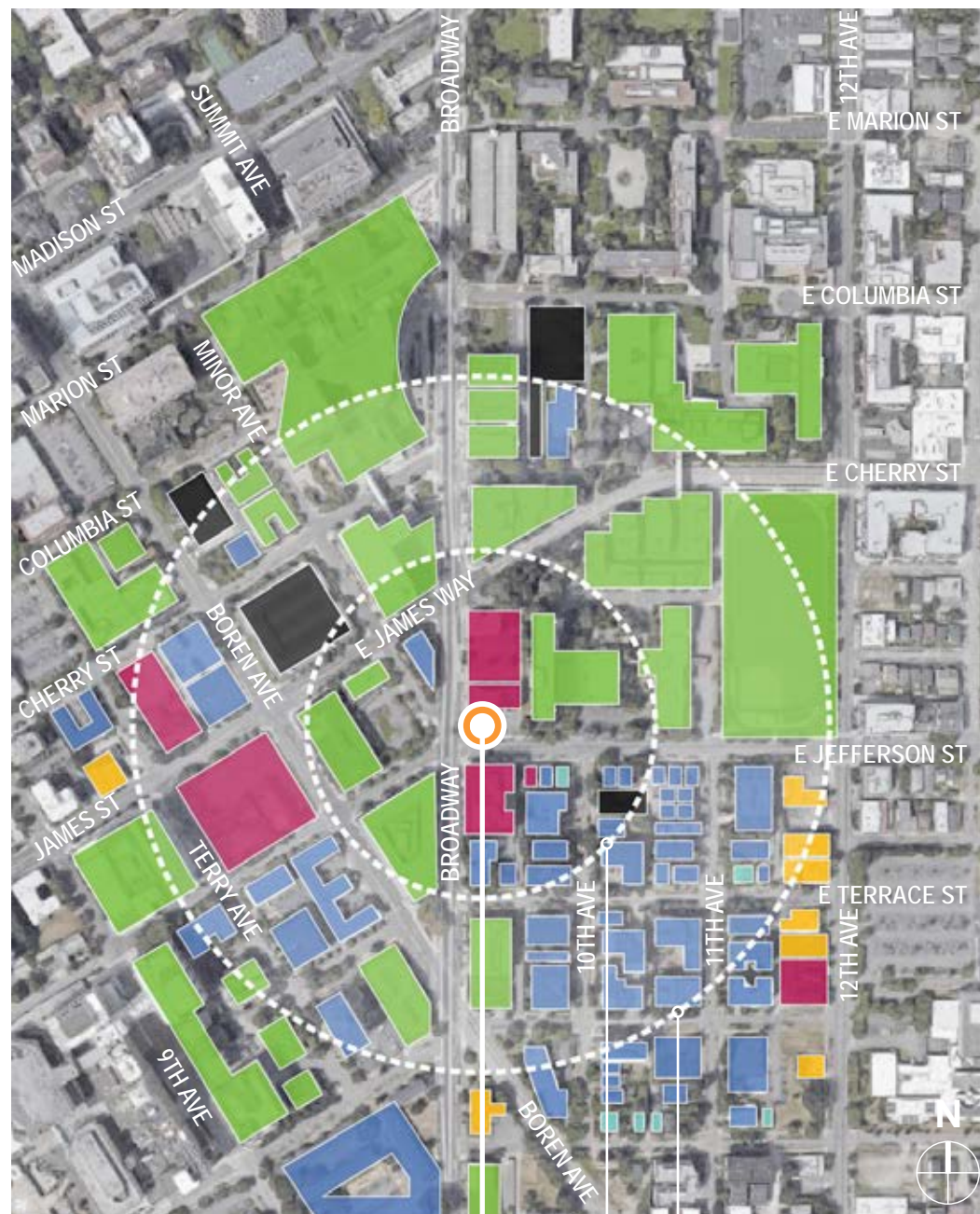
# URBAN DESIGN ANALYSIS

## ZONING + USE

The project site at Broadway and E Jefferson St and the parcels on the same block to the north are zoned MIO-90-NC3-85. The structures on this block make up most of the newly developed mixed-use apartments along Broadway. Parcels within the Seattle University campus to the east are zoned MIO-105-MR. The proximity of the Seattle University and Swedish Medical Center First Hill Campuses results in a large Major Institution Overlay District within the area west of Broadway and north of E Jefferson St. Parcels directly west and south of the project site are zoned NC3-85 without a Major Institution Overlay. Southeast of the project area is much more residential with a mix of duplexes, townhomes, and larger apartment buildings sited within the MR zone. This area, particularly near 12th Avenue and E Jefferson St is experiencing new development in the form of mixed use and apartment buildings.

### TAKEAWAYS

- Two block stretch of mixed use buildings between James St and E Terrace St
- Seattle University to the east
- Medical offices to the west
- Swedish Hospital campus to the north
- Yesler Terrace to the south
- Residential zone to the southeast
- Complicated zoning in the area

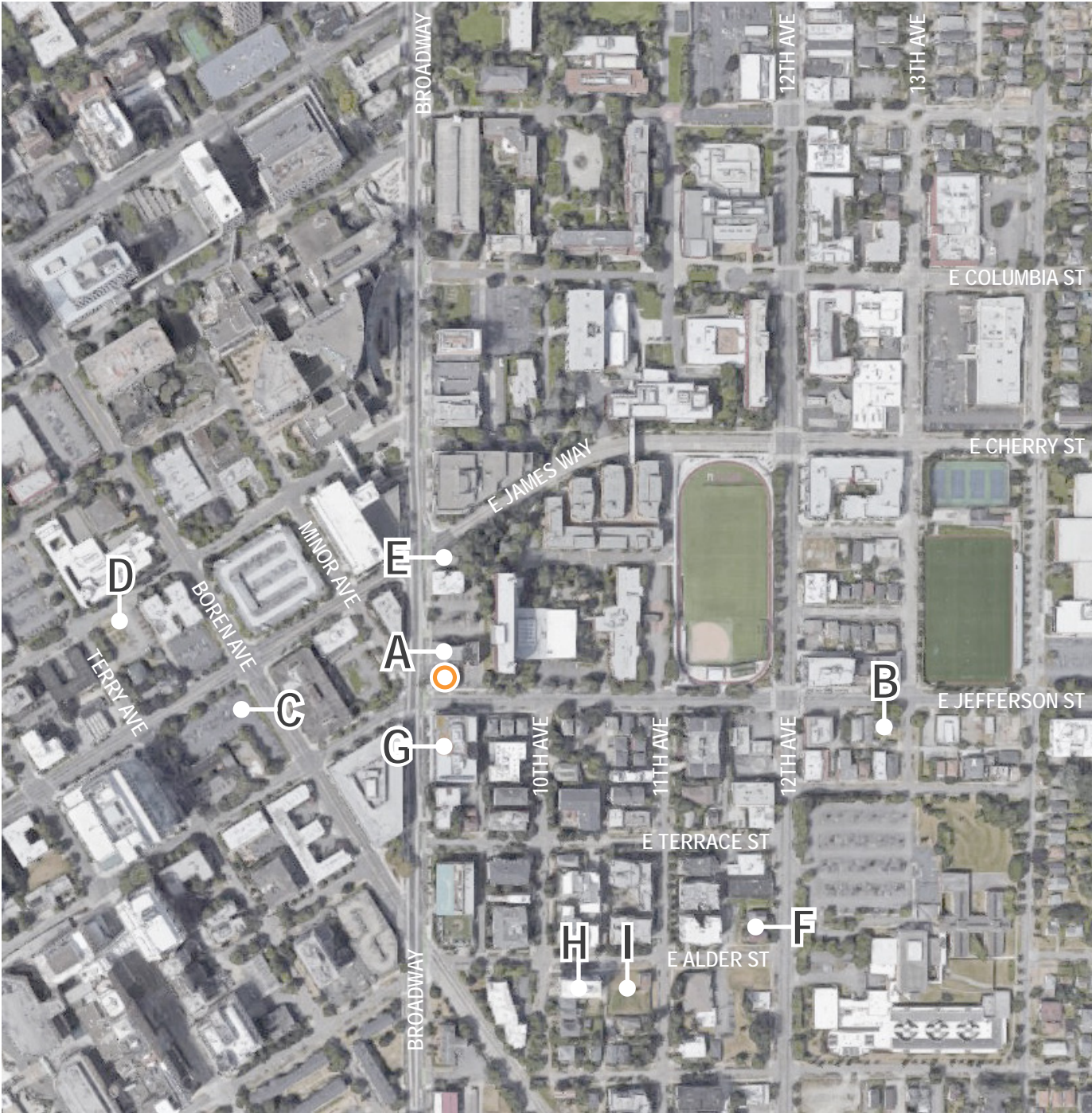




# URBAN DESIGN ANALYSIS

## DEVELOPMENT CONTEXT: PROPOSED MIXED-USE BUILDINGS

PROJECT LOCATION KEY



510 BROADWAY / SDCI # 6604172  
PROGRAM: Apartments + Micro-housing / 84 Units / No Parking



1225 E JEFFERSON ST / SDCI # 3020204; # 6465195  
PROGRAM: Hotel (Mixed Use) / 15 Rooms / No Parking



1001 JAMES ST - BROADSTONE FIRST HILL / SDCI # 3012300  
PROGRAM: Apartments (Mixed Use) / 325 Units / 284 Parking Stalls



620 TERRY AVE / SDCI # 3022598  
PROGRAM: Apartments (Mixed Use) / 243 Units / 132 Parking Stalls



# URBAN DESIGN ANALYSIS

## DEVELOPMENT CONTEXT: CORNER LOT MIXED-USE BUILDINGS



**550 BROADWAY - ZIG APARTMENTS (2017)**  
PROGRAM: Apartments (Mixed Use) / 170 Units / 110 Parking Stalls



**301 12TH AVE - DECIBEL APARTMENTS (2016)**  
PROGRAM: Apartments (Mixed Use) / 75 Units / 15 Parking Stalls



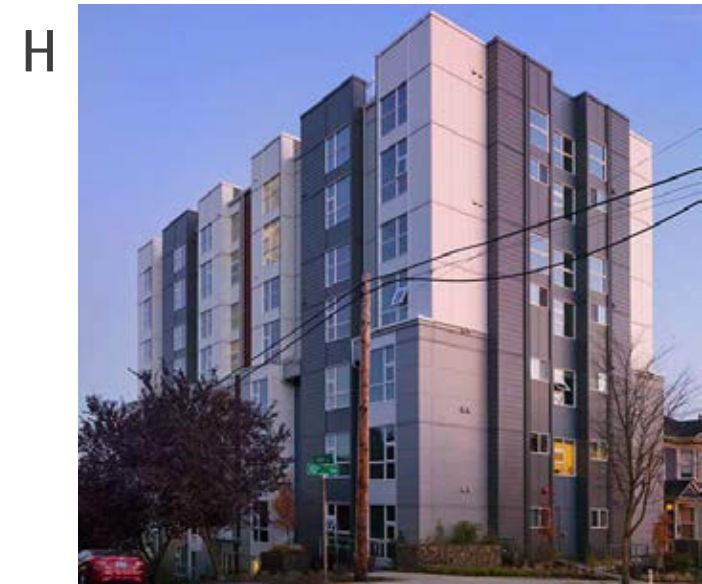
**412 BROADWAY - BARCLAY BROADWAY (2012)**  
PROGRAM: Apartments / 9 Units / 96 Parking Stalls

The project site straddles the border of the First Hill neighborhood, which is characterized by a mixture of mid-rise and high-rise apartments, medical buildings and hospitals, and historic mansions. The scale of the buildings within the project area trends toward large structures that occupy anywhere from a quarter of the block to the entire block itself. The eastern side of Broadway is planned at a finer scale, with up to ten smaller parcels occupying a single block. However, recent developments show a trend of consolidating properties to construct larger buildings.

Buildings in the surrounding context that share similar sites feature generous amounts of glazing at street elevations, increased ceiling heights at the ground level, and modulation.

### TAKEAWAYS

- Restrained massing at corners
- Variety of exterior materials used
- Restrained material color palette
- Podium expression



**220 10TH AVE - ALDER FLATS (2013)**  
PROGRAM: Micro-housing / 92 Units / No Parking



**1023 E ALDER ST - REVERB (2016)**  
PROGRAM: Apartments / 85 Units / 13 Parking Stalls



**1206 E JEFFERSON ST - THE JEFFERSON (2012)**  
PROGRAM: Apartments (Mixed Use) / 40 Units / 17 Parking Stalls

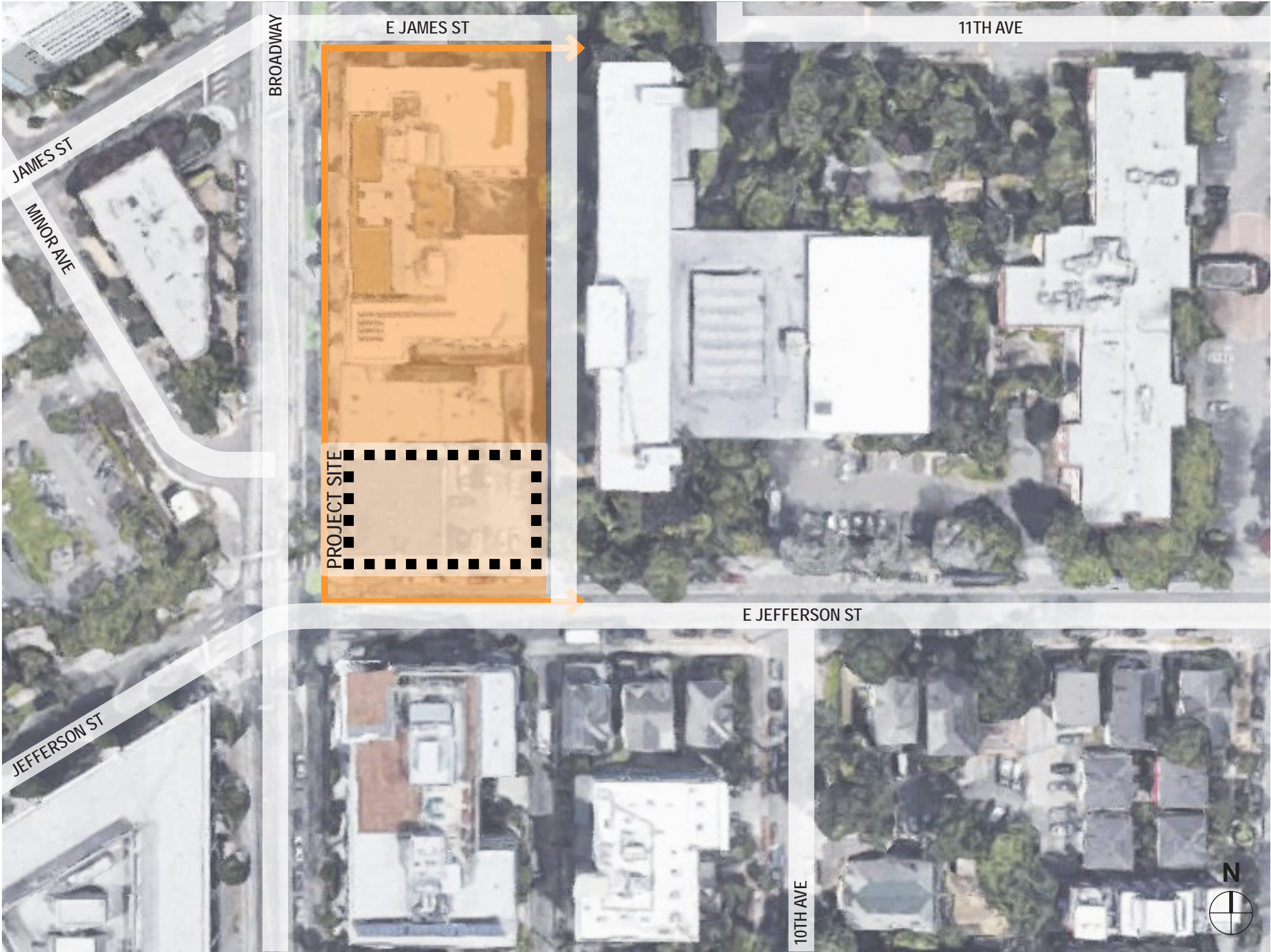


# URBAN DESIGN ANALYSIS

## STREET ELEVATIONS

### BROADWAY

The proposed structure is sited along the portion of Broadway zoned as Neighborhood Commercial. The right-of-way is 80 feet wide providing space for a large pedestrian oriented shopping district that serves a larger citywide community. The project site is adjacent to the Fenimore Hotel at 510 Broadway, which is currently under redevelopment. The block features large, mixed-used apartment buildings with upper level setbacks that respond to the high voltage lines that run along the eastern side of Broadway. The expression of a base or plinth is a repetitive element that is resultant from the required setback and will also be implemented in the new building design.





BROADWAY  
FACING EAST



E JAMES WAY

ZIG APARTMENTS

510 BROADWAY  
ACTIVE BP #6604172

E JEFFERSON ST

MIO-90-NC3-85



E JAMES WAY

ZIG APARTMENTS

510 BROADWAY  
ACTIVE BP #6604172

PROJECT SITE

E JEFFERSON ST



# URBAN DESIGN ANALYSIS

## STREET ELEVATIONS

### BROADWAY

A shift in the street grid occurs west of Broadway that results in a non-uniform street wall across from the building site. A new six-story building with 136,984 SF of medical office space will be constructed directly across from the project site at 515 Minor Ave. Most of the buildings west of Broadway are medical offices that do not relate to the mixed-use structures on the eastern side of Broadway.



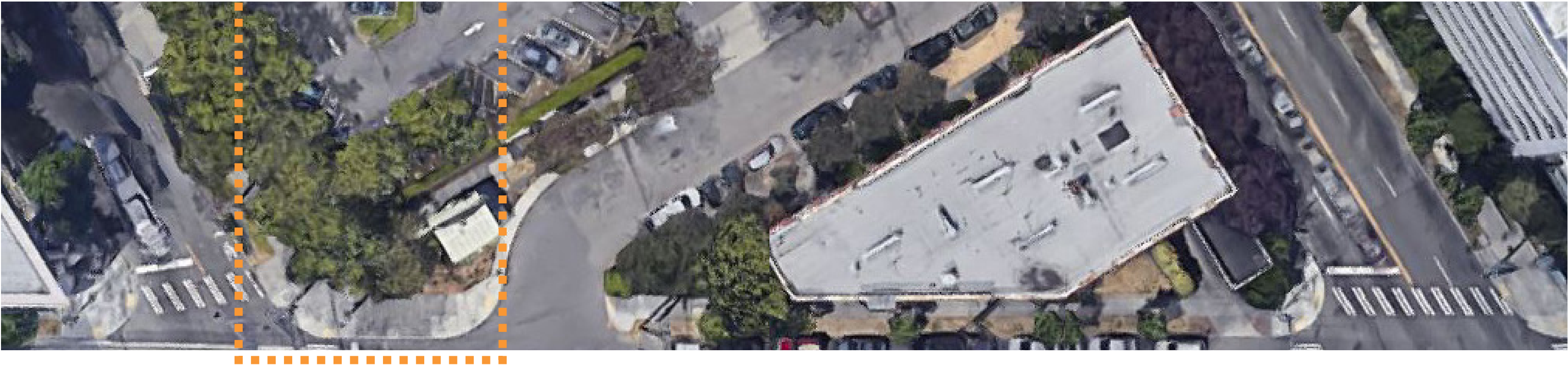


BROADWAY  
FACING WEST

ACROSS  
PROJECT SITE



NC3-85



JEFFERSON ST

515 MINOR AVE  
ACTIVE BP #6553021

MINOR AVE

BROADWAY FORTUNE APARTMENTS

JAMES ST



# URBAN DESIGN ANALYSIS

## STREET ELEVATIONS

### E JEFFERSON ST

The project site is located at the corner of Broadway and E Jefferson St. The existing grade drops approximately 10 feet along E Jefferson St from Broadway to E James St. Beyond the project site to the east is the Seattle University Campus. The building behind the project site is a 12-story dormitory for the university and is separated by a 16' wide alley. Privacy will be addressed for the proposed hotel and apartment units planned along E Jefferson with light wells, setbacks, and secondary architectural elements such as decorative screens.





BROADWAY  
FACING EAST

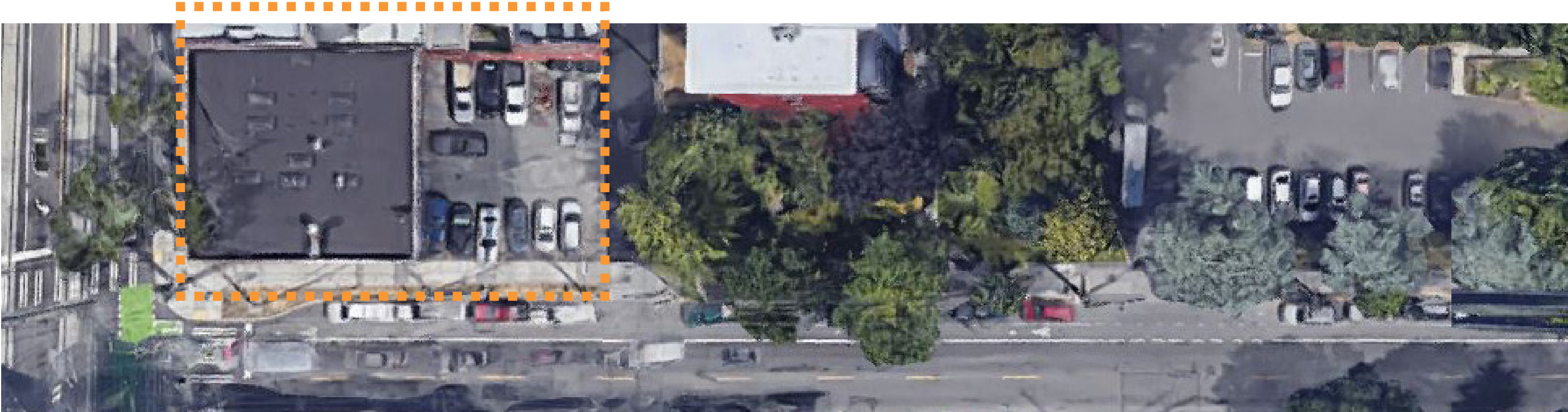
PROJECT SITE



MIO-90-NC3-85

MIO-105-MR

PROJECT SITE



BROADWAY

E JAMES ST

ACROSS 10TH AVENUE



# URBAN DESIGN ANALYSIS

## STREET ELEVATIONS

### E JEFFERSON ST

Across the project site to the south is Barclay Broadway, a mixed-use structure similar in scale to the proposed structure Southeast of the project site is a cluster of three smaller structures used as apartments and single family residences.









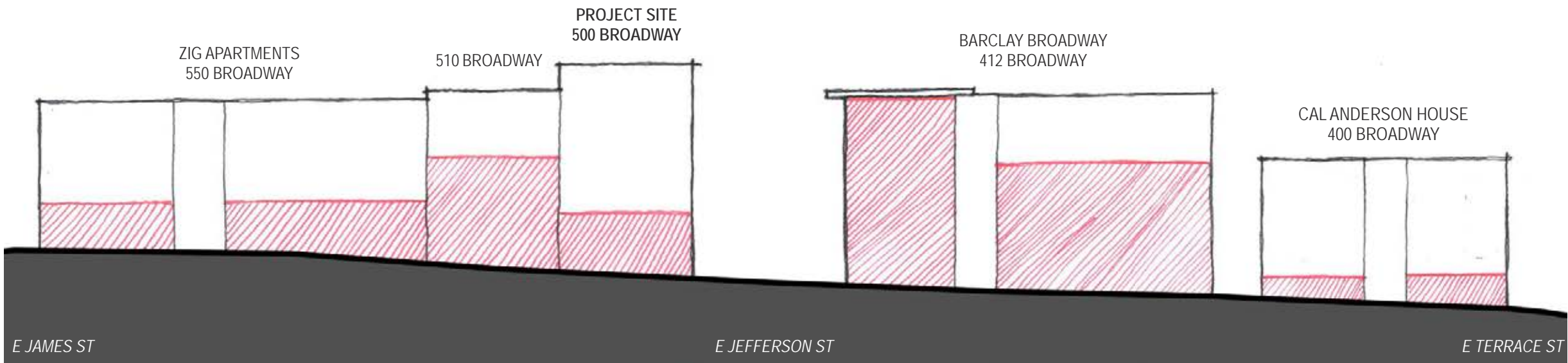
# URBAN DESIGN ANALYSIS

## CONTEXTUAL DESIGN INVENTORY



- MEDICAL OFFICES (PILL HILL)
- RESIDENTIAL + YESLER TERRACE
- SWEDISH HOSPITAL
- SEATTLE UNIVERSITY
- MIXED USE - AREA OF STUDY

An inventory of design elements was taken from the mixed-use apartment buildings along the two block stretch between E James Way and E Terrace St. Swedish Hospital, Seattle University, and other miscellaneous medical offices were not included in order to focus the discussion to relevant building typologies.



### BASE/PLINTH

In response to the required setback for powerline clearance, many of the large apartment buildings feature an upper story setback along Broadway. The upper story setback results in an expression of a base or plinth. Sagging of the powerlines results in variations in elevation of the upper level setback. Instead of a consistent datum, the expression of the plinths jogs up and down along Broadway.



Cal Anderson House - 400 Broadway



Zig Apartments - 550 Broadway



Barclay Broadway - 412 Broadway

### RESIDENTIAL ENTRIES

Residential entries for the apartment buildings around the area are typically demarcated with deep, soffited canopies. Alcoves and recessed courts are commonly used to identify entry points into the buildings. Storefront systems are incorporated throughout the nearby new construction, providing high levels of transparency at street level.



# URBAN DESIGN ANALYSIS

## CONTEXTUAL DESIGN INVENTORY



COMMERCIAL LIVE-WORK RESIDENTIAL



Zig Apartments - 550 Broadway



Zig Apartments - 550 Broadway



510 Broadway (Under Development)



Barclay Broadway - 412 Broadway

### STREET-LEVEL INTERACTION

The mixed-use buildings along the studied area organize street level uses in a consistent pattern. Commercial uses are concentrated at the corners of the buildings with higher levels of transparency and pedestrian interaction. Infilled between these "hot spots" are residential or live-work uses. High levels of street-level transparency are provided with storefront systems with glazed doors and transom windows.

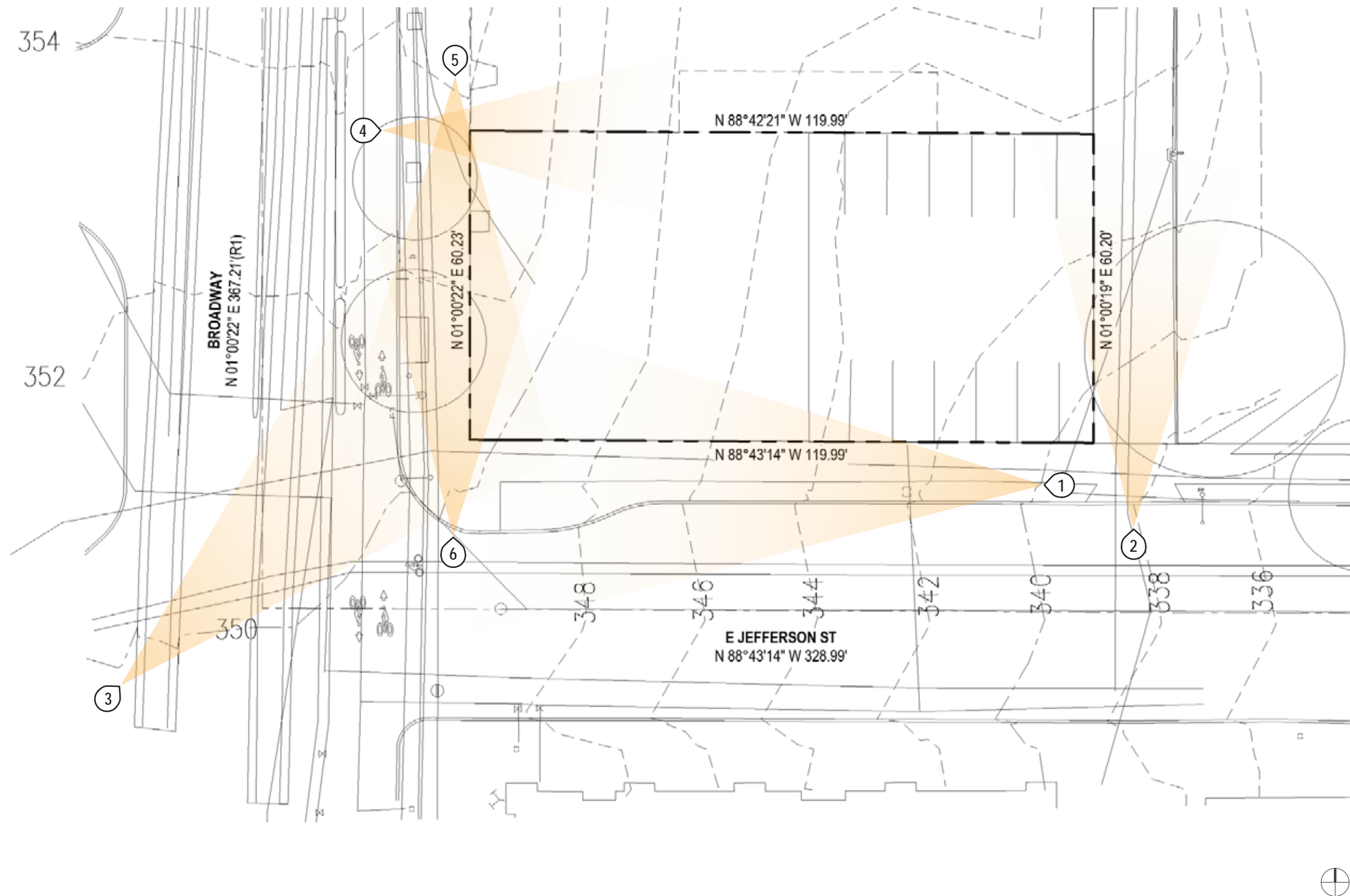
### TAKEAWAYS

- Podium/base expression
- Strong demarcation of residential entry
- Special two-block mixed use area
- Commercial along Broadway and residentail along perpedicular streets



SITE ANALYSIS  
SURVEY + SITE FEATURES

LEGAL DESCRIPTION  
LOT 1, BLOCK 5 SUPPLEMENTAL PLAT OF  
BLOCKS 5-8 AND 17 OF EASTERN ADDITION,  
ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 1 OF PLATS, PAGE 31,  
IN KING COUNTY, WASHINGTON.





## SITE ANALYSIS SURVEY + SITE FEATURES

The proposed project is sited on a corner lot at the intersection of Broadway and E Jefferson St. The site is approximately 60' wide and 120' deep. The drop in grade from the west to east property lines is about 10 feet. A zero lot line condition occurs along the north property line.

Two existing street trees are located in front of the project site along Broadway. They are planted within individual tree wells and have been significantly trimmed to avoid overhead powerlines that run along Broadway. Another set of overhead powerlines run along E Jefferson St as well.



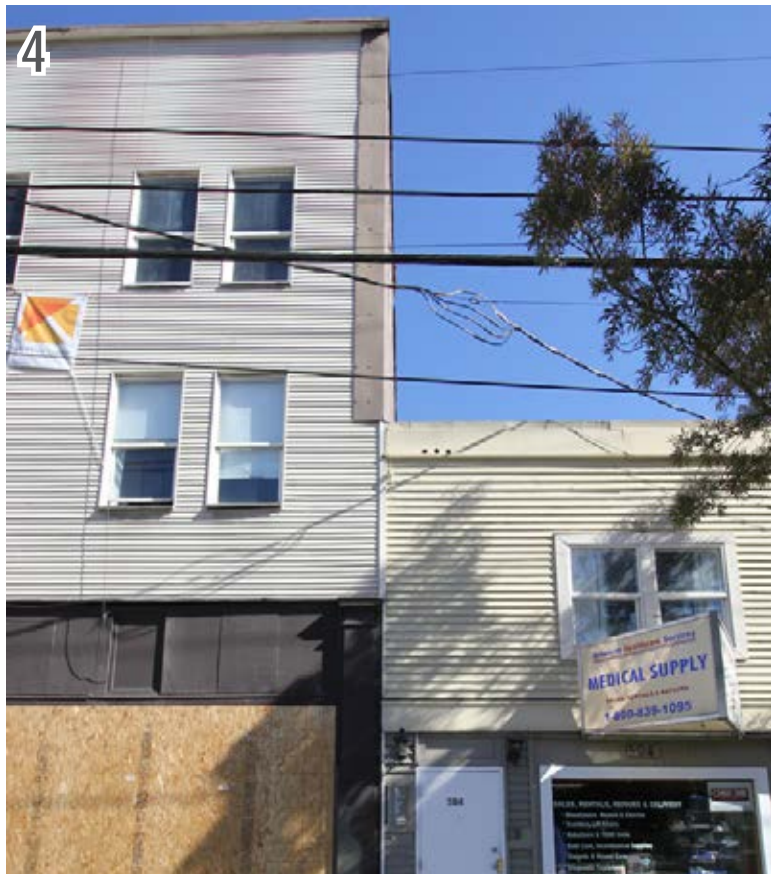
E JEFFERSON ST LOOKING WEST (SOUTH PROPERTY LINE)



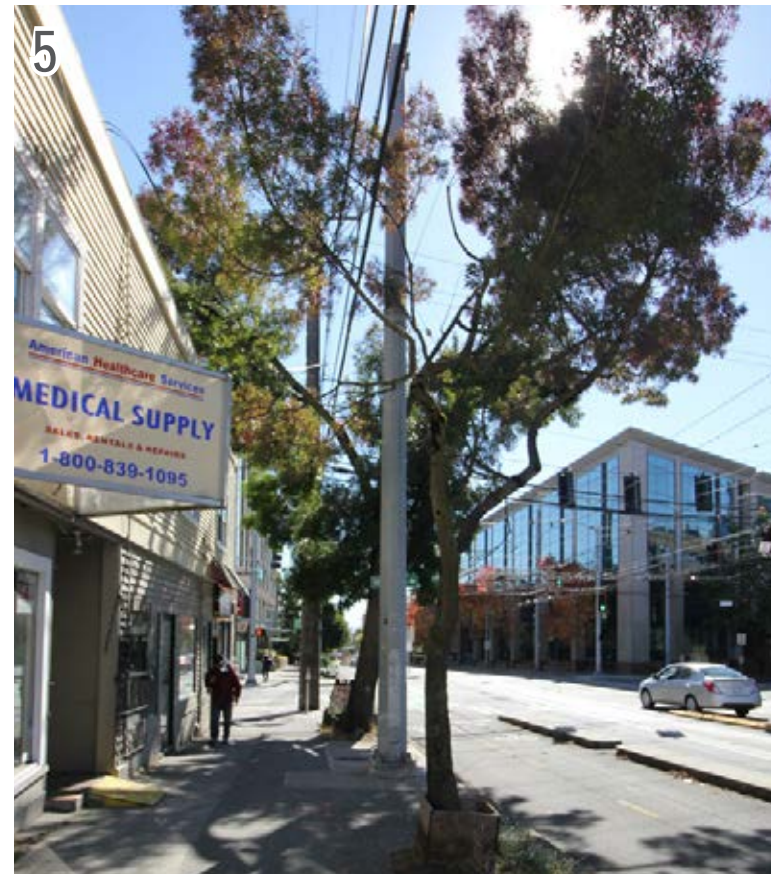
E JEFFERSON ST LOOKING NORTH AT ALLEY (EAST PROPERTY LINE)



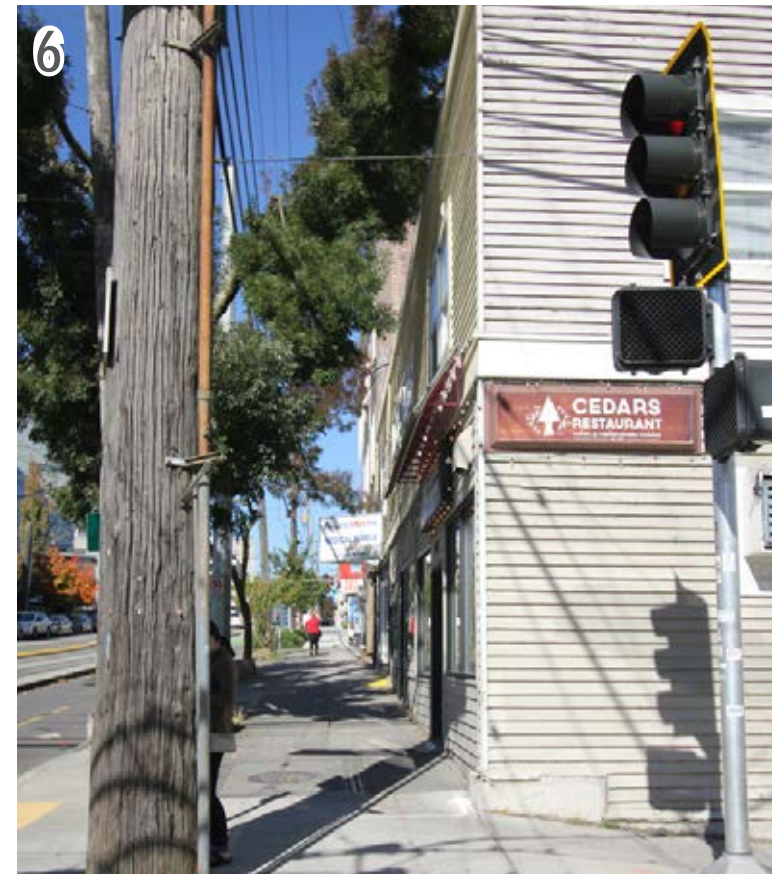
BROADWAY LOOKING NORTHEAST



BROADWAY LOOKING SOUTH (WEST PROPERTY LINE)



BROADWAY LOOKING EAST (NORTH PROPERTY LINE)



BROADWAY LOOKING NORTH (WEST PROPERTY LINE)



# SITE ANALYSIS

## CONSTRAINTS + OPPORTUNITIES

### ORIENTATION + SUN EXPOSURE

Located on a corner lot of a gently sloped portion of Broadway, the development on the site has great access to southern daylighting and views to the east and southeast of the Central District. The length of the building runs west to east where E Jefferson St. slopes down more significantly. The grade remains relatively flat west of Broadway. South of the project site across E Jefferson St is an existing five story mixed use building. Sun and shadow studies (see page 27) shows that the proposal is shaded by the building only during the morning hours in winter.

### PRIVACY

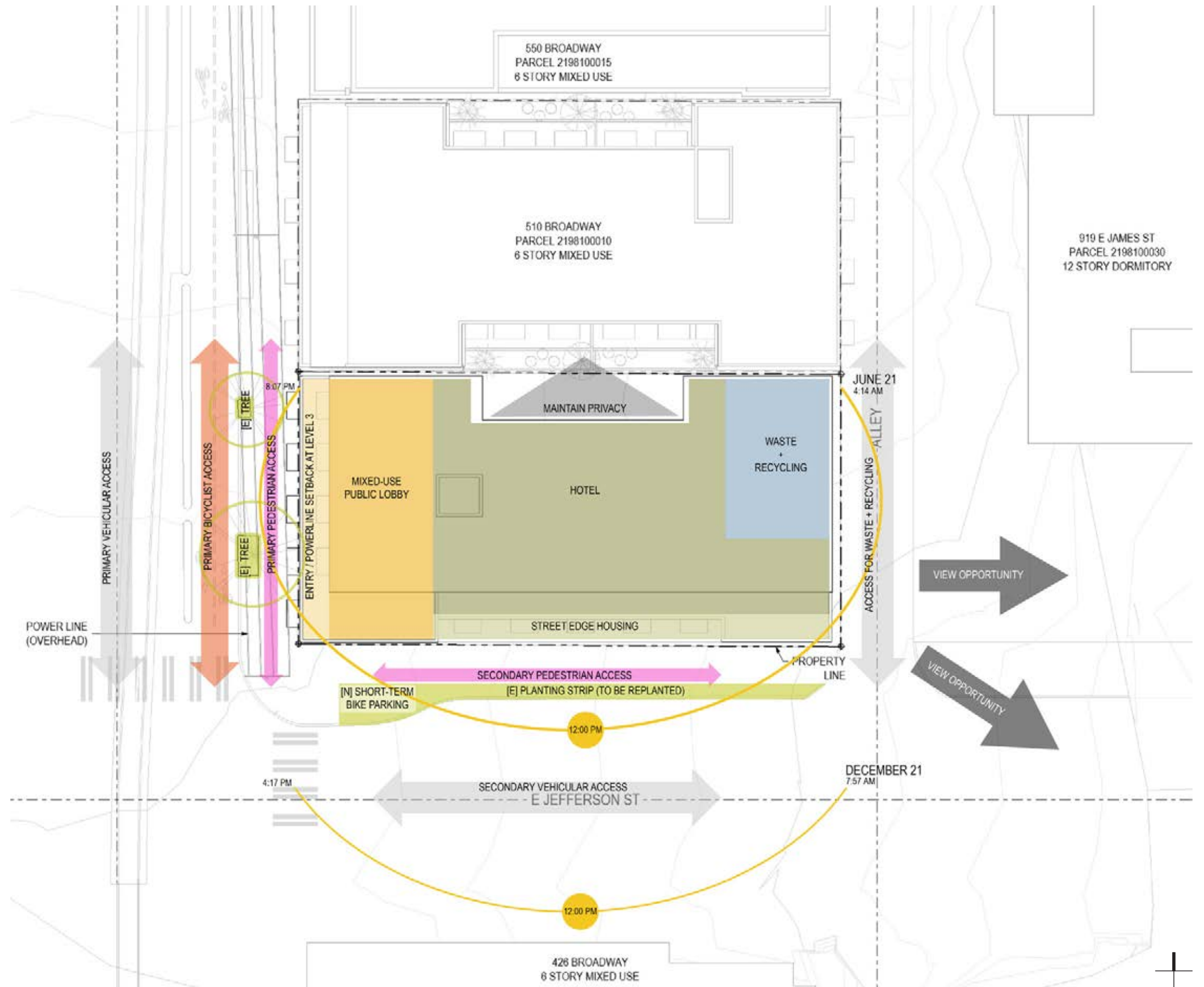
The project site shares a zero lot line condition with the building to the north. An addition is planned for the building which will result in two additional stories to the existing structure. Strategic orientation of the units and setbacks will be important to maintain privacy between apartments. Hotel and apartment units along E Jefferson St that are close to street level will require screening for privacy.

### ACCESS

Primary access for vehicles, bicyclists, and pedestrians occurs along Broadway. In response, a large public lobby is planned at street level. Secondary access for vehicles and pedestrians runs along E Jefferson St. An alley (E James St) provides tertiary access for vehicles and pedestrians.

### TAKEAWAYS

- Site arrival along Broadway
- Opportunity for street-activating use along Broadway
- Powerline setbacks
- Privacy issues at north elevation
- Privacy issues along south street edge
- Zone transition to the east
- Excellent access to light, privacy, and views east, west, and south elevations





THIS PAGE LEFT INTENTIONALLY BLANK



# SITE ANALYSIS

## DEVELOPMENT CONSTRAINTS

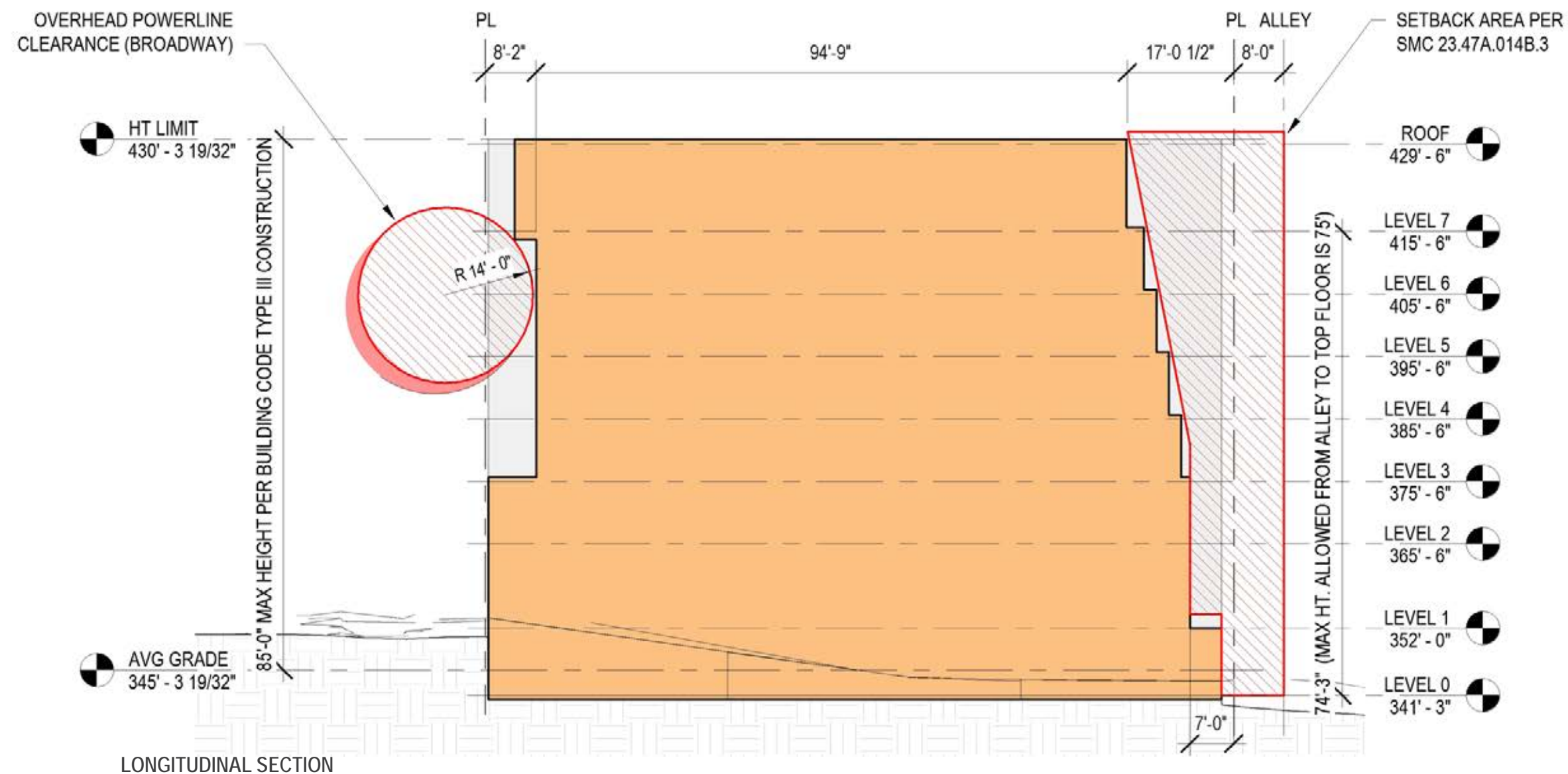
The project site is impacted by development challenges along three edges of the property.

### CONSTRAINT #1: OVERHEAD POWELINE CLEARANCE (BROADWAY)

Seattle City Light requires 14' of clearance around high voltage lines. A high voltage line runs along Broadway approximately 54 feet above grade. The required clearance extends into the project site, resulting in a building setback of about 8'. The upper story setback is repeated in other buildings along the same block.

### CONSTRAINT #2: SETBACKS FOR STRUCTURES WITH RESIDENTIAL USES WHEN ABUTTING A RESIDENTIALLY-ZONED LOT

Per SMC 23.47A.014B.3, for the structure containing a residential use, a setback is required along the rear lot line that is across the alley from the lot in a residential zone. The setback is 15 feet for portions of structures above 13 feet in height to a maximum of 40 feet. For every 10 feet by which the structure exceeds 40 feet, the setback increases by 2 feet.

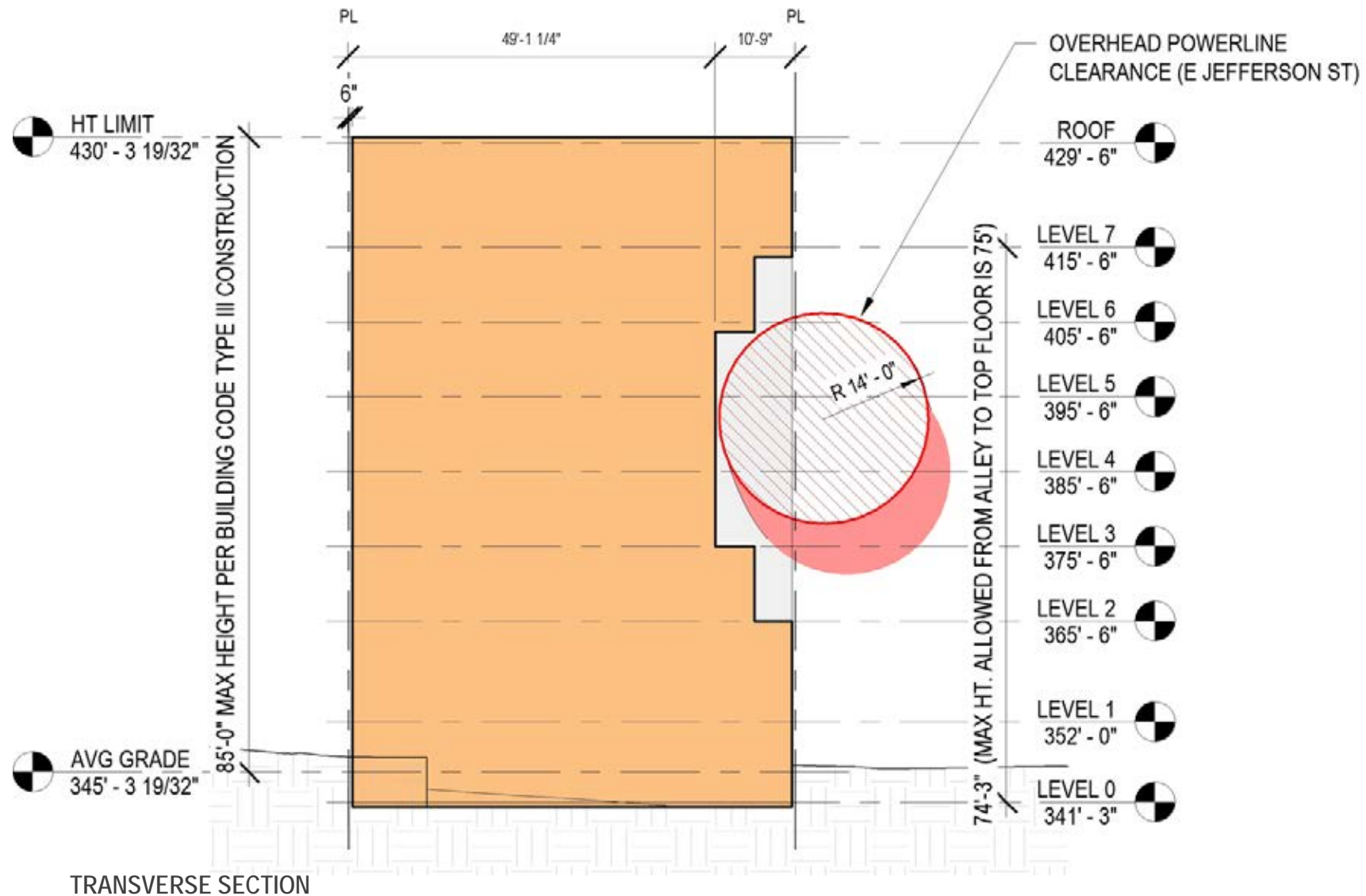




## SITE ANALYSIS DEVELOPMENT CONSTRAINTS

### CONSTRAINT #3: OVERHEAD POWERLINE CLEARANCE (E JEFFERSON ST)

In addition to the powerline along Broadway, another high voltage line runs along E Jefferson St approximately 44 feet above grade. The clearance required for the powerline extends into the project site by a little under 11 feet.



POWERLINES AT BROADWAY AND E JEFFERSON ST






STANDARDS + GUIDELINES

ZONING : MIO-90-NC3-85 | 12TH AVENUE URBAN CENTER VILLAGE

CITATION	TOPIC	CODE STATEMENT	NOTES
23.47A.004 Table A	Permitted Uses	Residential permitted in NC3 Lodging uses permitted in NC3 Retail sales, multipurpose permitted in NC3 Eating and drinking establishments permitted in NC3	
23.47A.008.A2	Street Level Development Standards - Blank Facades	40% maximum total facade width 20' maximum between 2' and 8' above sidewalk Street-facing facade shall be located within 10' of street lot line	
23.47A.008.B2	Street Level Development Standards - Transparency	60% minimum transparency between 2' and 8' above sidewalk	
23.47A.008.B3	Street Level Development Standards - Nonresidential Use	30' average depth 15' minimum depth 13' minimum floor-to-floor height	
23.47A.012	Structure Height	85' +4' for clerestories, parapets, railings, etc +7' for solar collectors (unlimited rooftop coverage) +15' for solar collectors and mechanical equipment (20% max coverage w/ stair and elevator penthouses) +16' for stair and elevator penthouses	
23.47A.013	FAR Limit (outside of Station Overlay District)	Single use within a mixed-use structure: 4.5 Total FAR permitted for all uses on a lot occupied by a mix of uses: 6	Underground stories exempt FAR limit for all residential cannot exceed 4.5
23.47A.014B.3	Setback Requirements	Rear setback is required when a structure containing a residential use is across an alley from a lot in a residential zone 15' setback for structure height between 13' - 40' Setback increases 2' for every 10' when structure height > 40'	
23.47A.016	Landscaping	Green Factor of 0.3 or greater	Street trees required
23.47A.024	Amenity Area	5% of total gross residential floor area (unenclosed)	Bioretention facilities qualify as amenity areas
23.47A.022	Light and Glare Standards	Exterior light and glare must be shielded and directed away from adjacent properties	
23.54.015	Parking	No minimum requirement for all residential uses within urban centers	No parking provided
23.54.015	Bicycle Parking	1 per dwelling unit/ 1 per SEDU	124 spaces provided
23.54.040	Solid Waste and Recycling	Mixed use shall meet storage space requirements for residential development plus 50% of requirement for non-residential Residential Development: >100 dwelling units = 575 SF plus 4 SF for each additional unit above 100 Non-residential Development: 15,001 - 50,000 SF = 175 SF / 2 = 87.5 SF	Waste room analysis pending approval



CATEGORY	CITATION	RESPONSE
ARCHITECTURAL CONTEXT AND CHARACTER CS2.D5 / 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.	 <p><i>PL1.1b: The preferred design proposes a massing scheme characterized by a plinth and upper level setback that is consistent with the existing urban context.</i></p> <p><i>PL1.1c: A non-residential use (hotel) with a large public lobby is located at street-level on Broadway and continues partway along E Jefferson St. Generous amounts of storefront are provided for street-level transparency. As the proposal develops, more detailed elements such as canopies and signage will be explored.</i></p>
CONNECTIVITY (CENTRAL AREA) PL1.1b / ACCESSIBLE OPEN SPACE	Projects along dense business corridors should maintain a continuous street wall definition contributing to the area's urban feel.	
PL1.1c / ACCESSIBLE OPEN SPACE	Incorporate transparent and open indoor community meeting spaces at the ground level of larger projects. Avoid having any window coverings or window film that permanently obscure views into or out of the space.	
PL1.2f / ACCESSIBLE OPEN SPACE	When providing vegetation at the roof level, consider urban agriculture instead of a passive green roof to provide residents access to fresh produce.	
STREET-LEVEL INTERACTION (CENTRAL AREA) PL3.1b / FRONTAGES	Design ground floor frontages in commercial and mixed-use areas that emulate or improve upon the surrounding pedestrian-oriented context, while acknowledging the pedestrian patterns that exist.	
PL3.1e / FRONTAGES	In pedestrian-oriented commercial areas, provide frequent entrances and expressed breaks along storefronts through columns or pilasters at regular intervals of 25 to 30 feet, to accommodate and encourage smaller retailers and community-oriented businesses.	 <p><i>PL3.1b: Ground floor frontages of the proposed design will feature generous amounts of transparency with storefront systems with glazed doors and transom windows.</i></p> <p><i>PL3.2b: A recessed entry similar to what is pictured will be provided in the proposed design.</i></p> <p><i>PL3.2c: As the proposal develops, different configurations for canopies will be explored.</i></p>
PL3.2b / STREETSCAPE TREATMENT	Provide recessed business entries to encourage a slower pedestrian pace where people have sheltered space to stop and gather.	
PL3.2c / STREETSCAPE TREATMENT	To protect pedestrians along the sidewalk, provide awnings or overhead weather protection at all non-residential frontages. Larger commercial projects should have deeper coverage, with a minimum depth of 8' at all street frontages, especially street corners.	
ARCHITECTURAL CONCEPT (CENTRAL AREA) DC2.1i / BUILDING LAYOUT AND MASSING	<ol style="list-style-type: none"><li>1. Reduce the scale of commercial facades so that they are conducive to small business tenants</li><li>2. Include commercial spaces with smaller footprints to promote and accommodate local establishments at street level.</li></ol>	 <p><i>DC4.1a: The proposed design will integrate visual art in elements such as privacy screening for units along E Jefferson St.</i></p> <p><i>DC4.2b: Variations of high quality materials will be implemented at prominent street elevations.</i></p>
EXTERIOR ELEMENTS & FINISHES (CENTRAL AREA) DC4.1a / SCREENING	When screening or fencing is used, it should be designed as an artistic opportunity.	
DC4.2b / BUILDING MATERIALS	Encourage variation in building materials and employ high quality materials.	
CHARACTER AREAS (CENTRAL AREA) A.1.1b / HISTORY AND HERITAGE	Consider including visual arts as an integral part of the design concept along main street building facades, within highly trafficked pedestrian areas, and within open spaces.	
A.1.1d / HISTORY AND HERITAGE	Include interpretive opportunities (through visual art, signage, markers, etc) that tell the story of the neighborhood's history in engaging ways.	



THIS PAGE LEFT INTENTIONALLY BLANK





SCHEME A: MAXIMIZATION DIAGRAM  
(Code Compliant - No Departures)

STORIES:	7 + Basement
UNITS:	82 Apartment Units 24 Hotel Rooms
FAR:	5.23 (37,785 GFA)
PARKING:	None
DEPARTURES:	None

**DESCRIPTION**  
Scheme A proposes a maximized building with minimal setbacks. The plan orients units north-south along a single corridor with stairs near each end. The building massing is enlarged at levels 6 and 7 in order to recapture lost development potential from the required alley and powerline setbacks.

**ADVANTAGES**  
• Maximizes development potential under current zoning

**CHALLENGES**  
• Disorganized massing [DC2.C3 Fit With Neighboring Buildings]  
• Building is an object of curiosity [DC2.C3 Fit With Neighboring Buildings]  
• Many units oriented towards neighbors resulting in privacy issues [CS2.D5 Respect For Adjacent Sites]  
• Podium massing lacks clear composition [PL3.1b Frontages]  
• Roof deck triggers building code high-rise designation



SCHEME B: RESOLVED UPPER SETBACK  
(1 Departure Request)

STORIES:	7 + Basement
UNITS:	90 Apartment Units 22 Hotel Rooms
FAR:	5.10 (36,845 GFA)
PARKING:	None
DEPARTURES:	Alley Setback (SMC 23.45A.014.B3)

**DESCRIPTION**  
Scheme B better addresses privacy conflicts with the north neighbor and orients units towards the street for better activation and improved access to natural light and air. The massing of levels 4-7 has been resolved with a consistent upper level setback.

**ADVANTAGES**  
• Resolved upper-story massing [DC2.C3 Fit With Neighboring Buildings / DC2.B1 Facade Composition]  
• Units are oriented towards Broadway and E Jefferson St for better street activation and facade organization [DC2.B1 Facade Composition]  
• Deck at level 7 does not trigger high-rise designation

**CHALLENGES**  
• Podium massing is unresolved [PL3.1b Frontages]  
• Level 7 deck oriented to the north has limited views and limited access to daylight.  
• Basement units have limited access to daylight and air.



SCHEME C: (PREFERRED)  
(1 Departure Request)

STORIES:	7 + Basement
UNITS:	85 Apartment Units 18 Hotel Rooms
FAR:	5.20 (37,606 GFA)
PARKING:	None
DEPARTURES:	Alley Setback (SMC 23.45A.014.B3)

**DESCRIPTION**  
Scheme C provides a resolved building mass with a defined podium and more generous upper level setback. The introduction of balconies provides the facade with texture and public way interaction. The level 7 deck is relocated to the southeast portion of the building for better access to light and views.

**ADVANTAGES**  
• Resolved upper-story massing [DC2.C3 Fit With Neighboring Buildings / DC2.B1 Facade Composition]  
• Resolved podium massing [PL3.1b Frontages]  
• Improved privacy - increased building setbacks improve privacy for sensitive units [CS2.D5 Respect For Adjacent Sites]  
• Level 7 deck is oriented to the south for better access to daylight and views [PL1.1b Accessible Open Space]  
• Basement units have improved access to daylight and air  
• Creates a distinct building top [DC2.C3 Fit With Neighboring Buildings]



# DESIGN OPTIONS

## MASSING AND CONCEPT

### SCHEME A: MAXIMIZATION DIAGRAM (Code Compliant - No Departures)

STORIES:	7 + Basement
UNITS:	82 Apartment Units 24 Hotel Rooms
FAR:	5.23 (37,785 GFA)
PARKING:	None
DEPARTURES:	None

**DESCRIPTION**  
 Scheme A proposes a maximized building with minimal setbacks. The plan orients units north-south along a single corridor with stairs near each end. The building massing is enlarged at levels 6 and 7 in order to recapture lost development potential from the required alley and powerline setbacks.

**ADVANTAGES**  
 • Maximizes development potential under current zoning

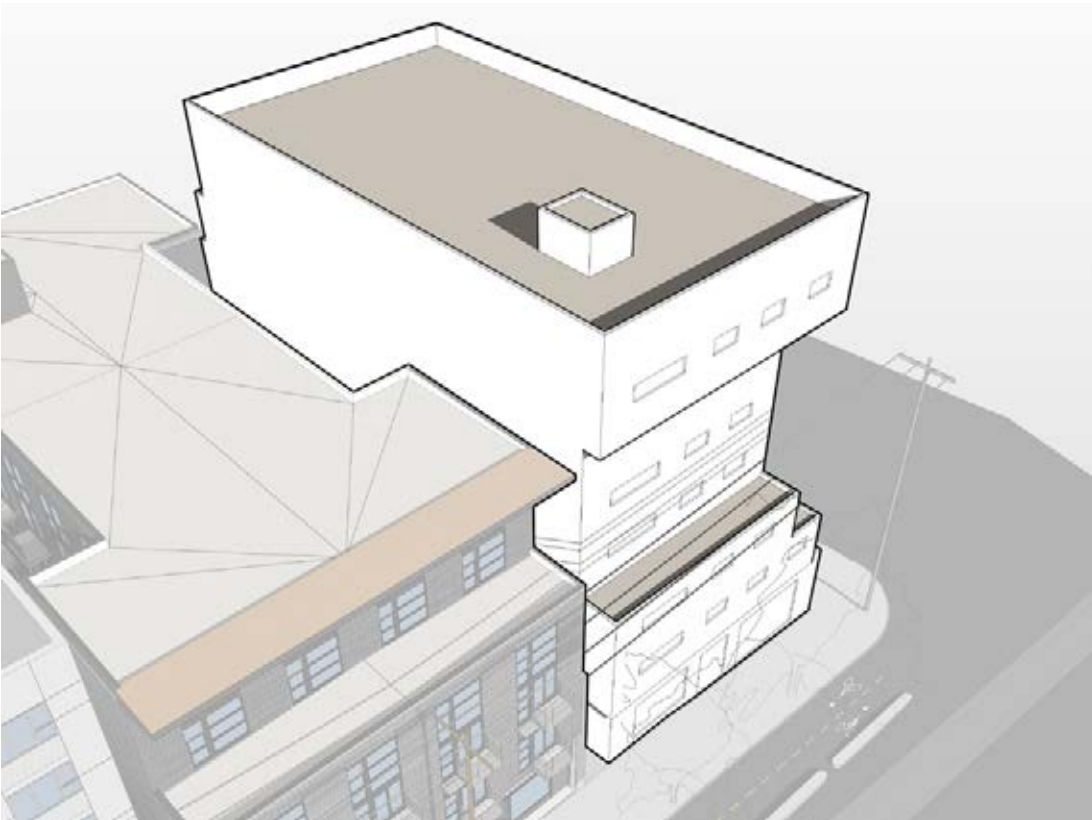
**CHALLENGES**  
 • Disorganized massing [DC2.C3 Fit With Neighboring Buildings]  
 • Building is an object of curiosity [DC2.C3 Fit With Neighboring Buildings]  
 • Many units oriented towards neighbors resulting in privacy issues [CS2.D5 Respect For Adjacent Sites]  
 • Podium massing lacks clear composition [DC2.C3 Fit With Neighboring Buildings / DC2.B1 Facade Composition]  
 • Roof deck triggers building code high-rise designation



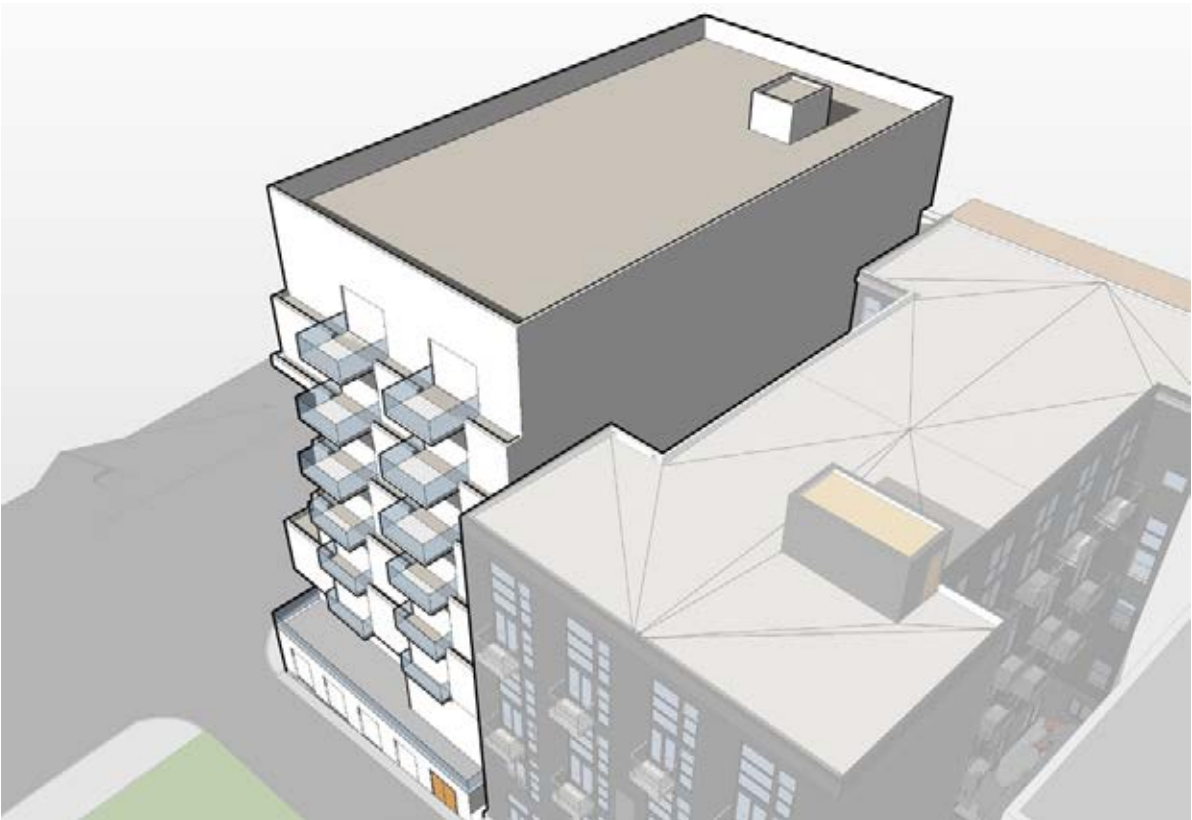
STREET PERSPECTIVE - LOOKING NORTHEAST



AERIAL PERSPECTIVE - LOOKING NORTHEAST



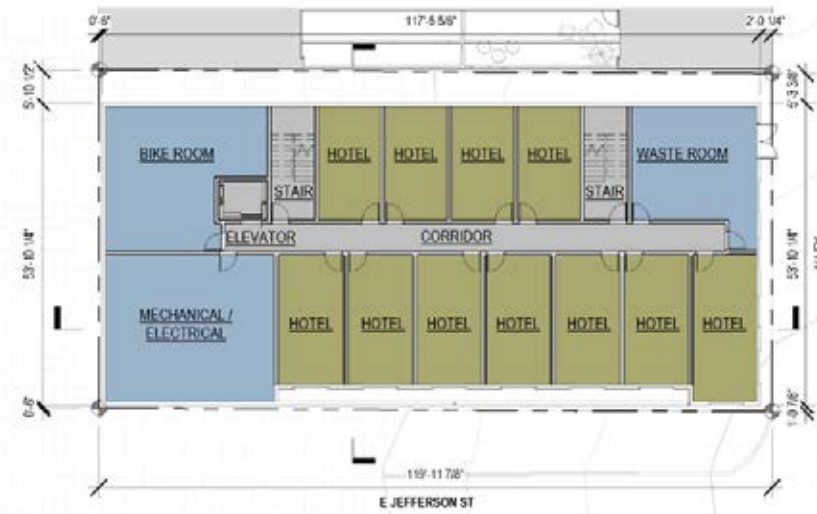
AERIAL PERSPECTIVE - LOOKING SOUTHEAST



AERIAL PERSPECTIVE - LOOKING SOUTHWEST



DESIGN OPTIONS  
SCHEME A



LEVEL 0



LEVEL 2



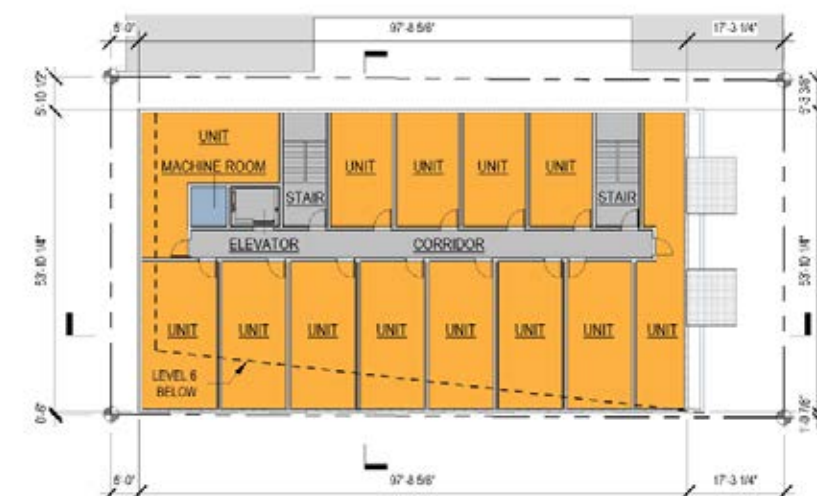
LEVEL 6



LEVEL 1



LEVELS 3 - 5



LEVEL 7



TRANSVERSE SECTION - LOOKING EAST



LONGITUDINAL SECTION - LOOKING NORTH

HOTEL	UTILITY
UNIT	AMENITY
COMMERCIAL	CIRCULATION



# DESIGN OPTIONS

## MASSING AND CONCEPT

### SCHEME B: RESOLVED UPPER SETBACK (1 Departure Request)

STORIES: 7 + Basement  
UNITS: 90 Apartment Units  
22 Hotel Rooms  
FAR: 5.10 (36,845 GFA)  
PARKING: None  
DEPARTURES: Alley Setback (SMC  
23.45A.014.B3)

**DESCRIPTION**  
Scheme B better addresses privacy conflicts with the north neighbor and orients units towards the street for better activation and improved access to natural light and air. The massing of levels 4-7 has been resolved with a consistent upper level setback.

- ADVANTAGES**
- Resolved upper-story massing [DC2.C3 Fit With Neighboring Buildings / DC2.B1 Facade Composition]
  - Units are oriented towards Broadway and E Jefferson St for better street activation and facade organization [DC2.B1 Facade Composition]
  - Deck at level 7 does not trigger high-rise designation

- CHALLENGES**
- Podium massing is unresolved [PL3.1b Frontages]
  - Level 7 deck oriented to the north has limited views and limited access to daylight.
  - Basement units have limited access to daylight and air.



STREET PERSPECTIVE - LOOKING NORTHEAST



AERIAL PERSPECTIVE - LOOKING NORTHEAST



AERIAL PERSPECTIVE - LOOKING SOUTHEAST

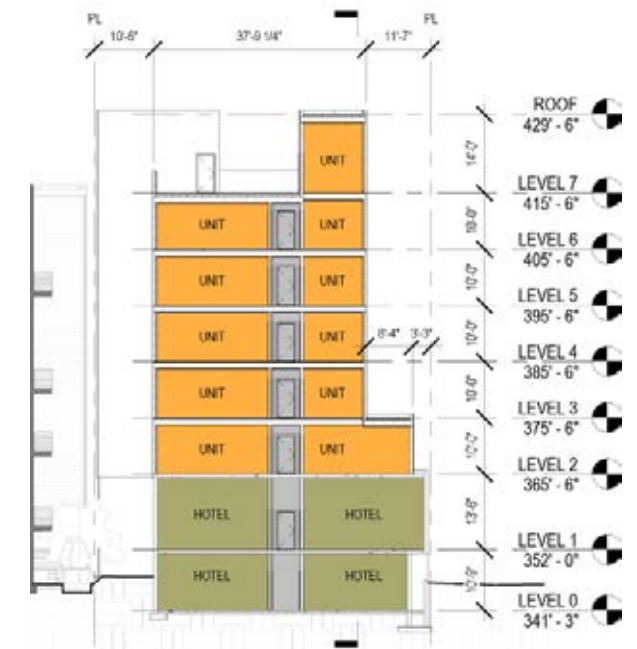
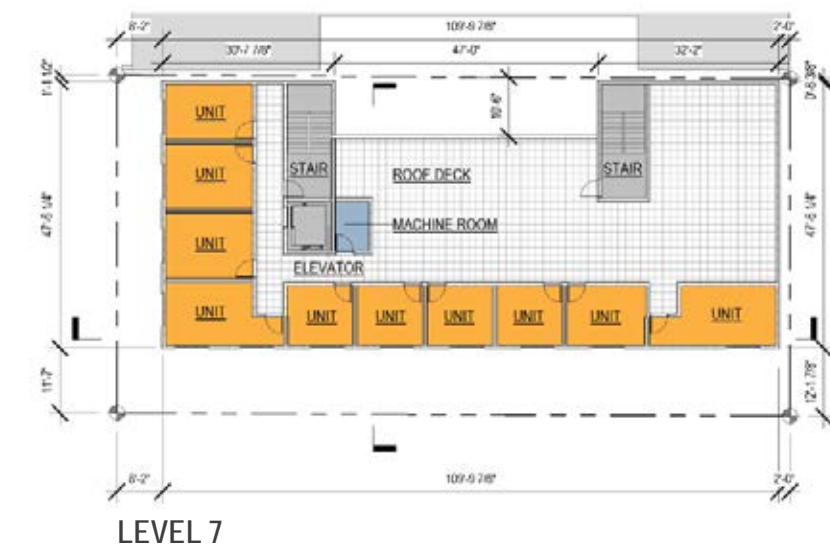
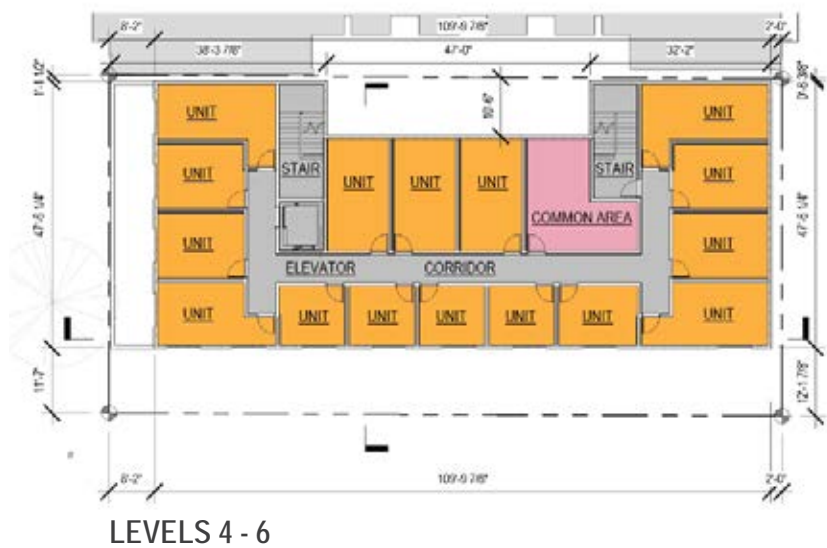
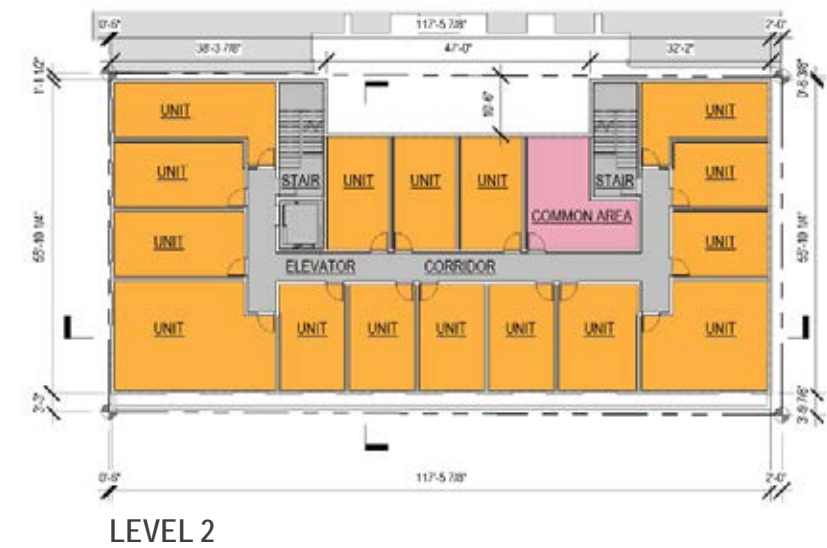
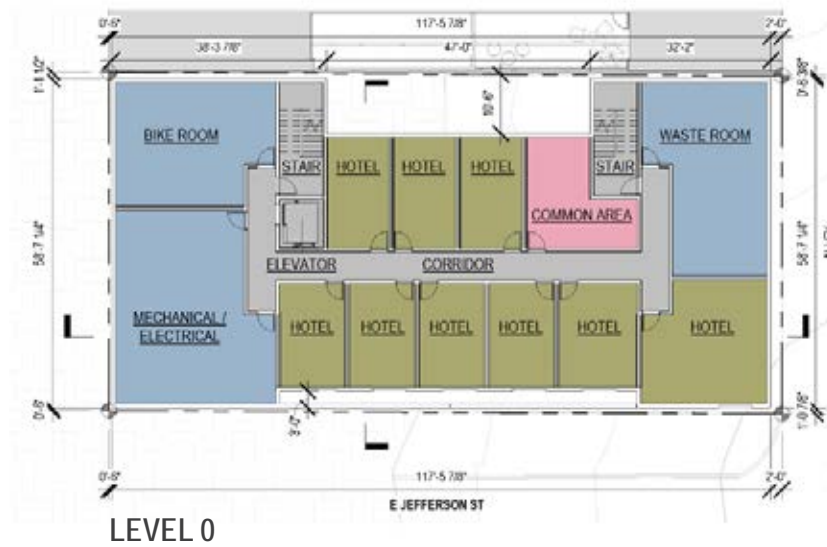


AERIAL PERSPECTIVE - LOOKING SOUTHWEST

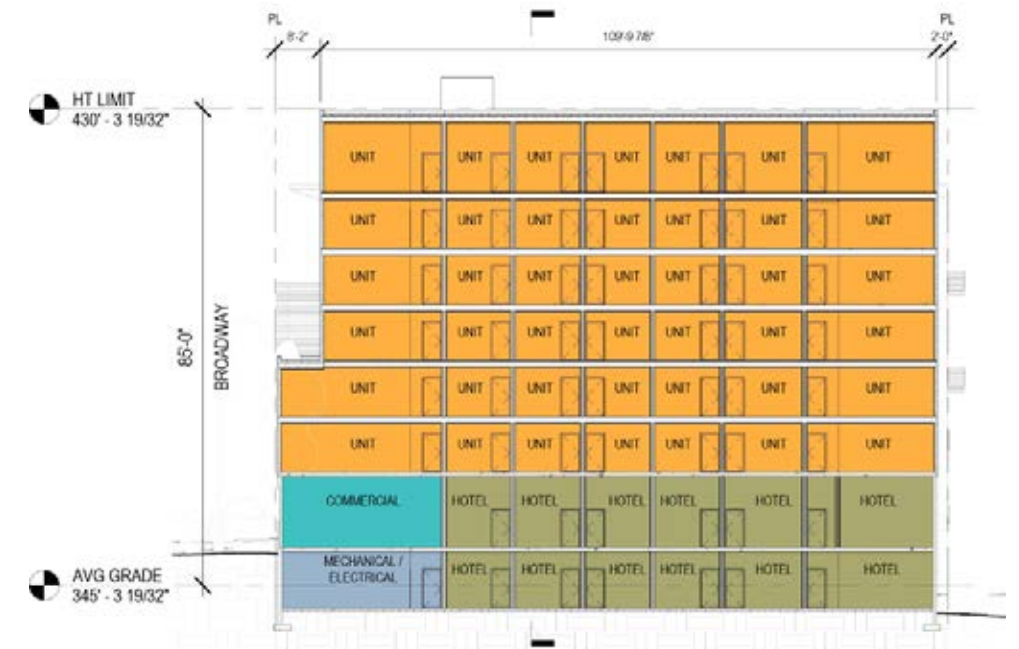


## DESIGN OPTIONS

### SCHEME B



TRANSVERSE SECTION - LOOKING EAST



LONGITUDINAL SECTION - LOOKING NORTH





# DESIGN OPTIONS

## MASSING AND CONCEPT

### SCHEME C: (PREFERRED)

(1 Departure Request)

STORIES:	7 + Basement
UNITS:	85 Apartment Units 18 Hotel Rooms
FAR:	5.20 (37,606 GFA)
PARKING:	None
DEPARTURES:	Alley Setback (SMC 23.45A.014.B3)

**DESCRIPTION**  
Scheme C provides a resolved building mass with a defined podium and more generous upper level setback. The introduction of balconies provides the facade with texture and public way interaction. The level 7 deck is relocated to the southeast portion of the building for better access to light and views.

- ADVANTAGES**
- Resolved upper-story massing [DC2.C3 Fit With Neighboring Buildings / DC2.B1 Facade Composition]
  - Resolved podium massing [PL3.1b Frontages]
  - Improved privacy - increased building setbacks improve privacy for sensitive units [CS2.D5 Respect For Adjacent Sites]
  - Level 7 deck is oriented to the south for better access to daylight and views [PL1.1b Accessible Open Space]
  - Basement units have improved access to daylight and air
  - Creates a distinct building top [DC2.C3 Fit With Neighboring Buildings]



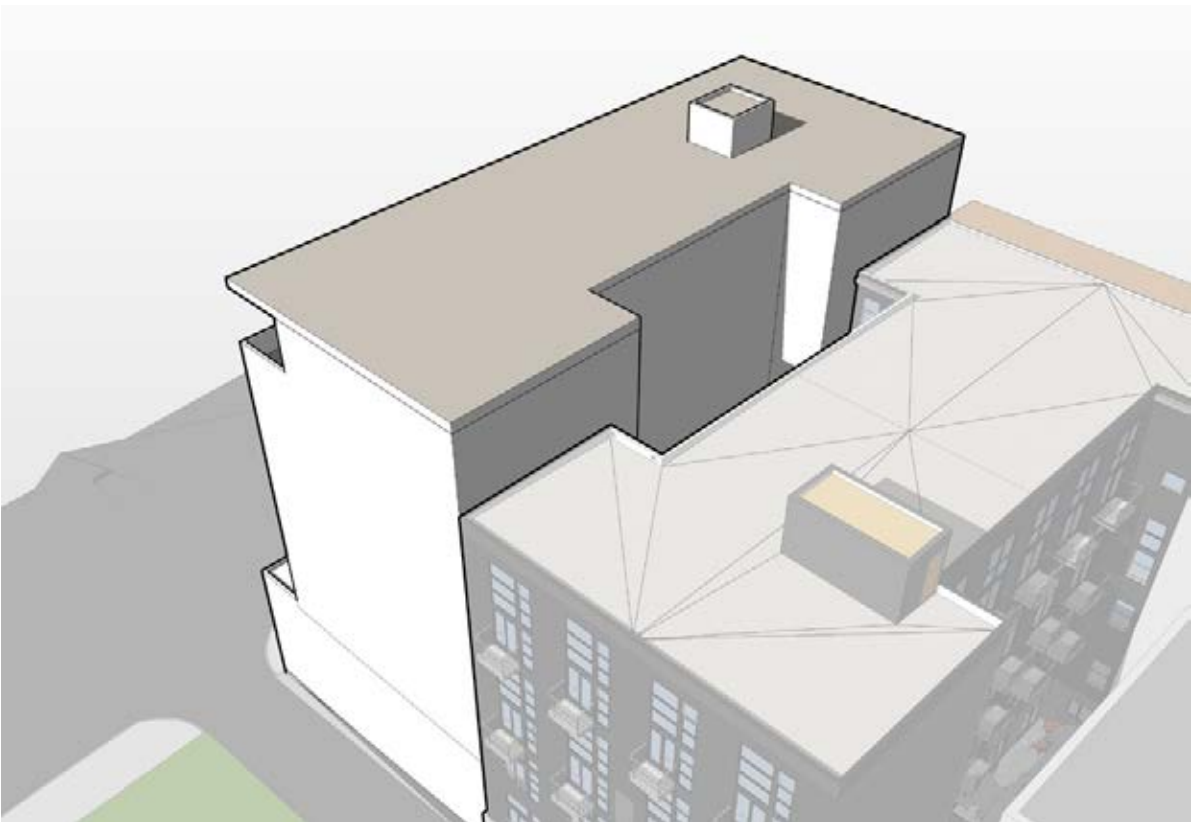
STREET PERSPECTIVE - LOOKING NORTHEAST



AERIAL PERSPECTIVE - LOOKING NORTHEAST



AERIAL PERSPECTIVE - LOOKING SOUTHEAST



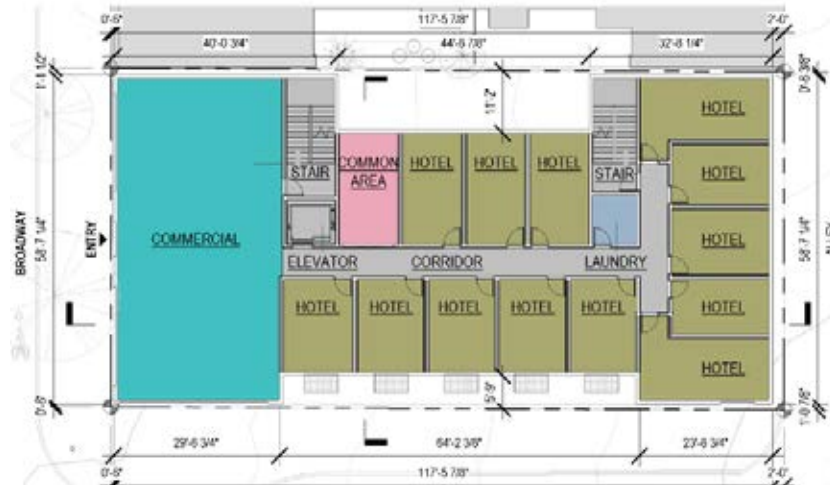
AERIAL PERSPECTIVE - LOOKING SOUTHWEST



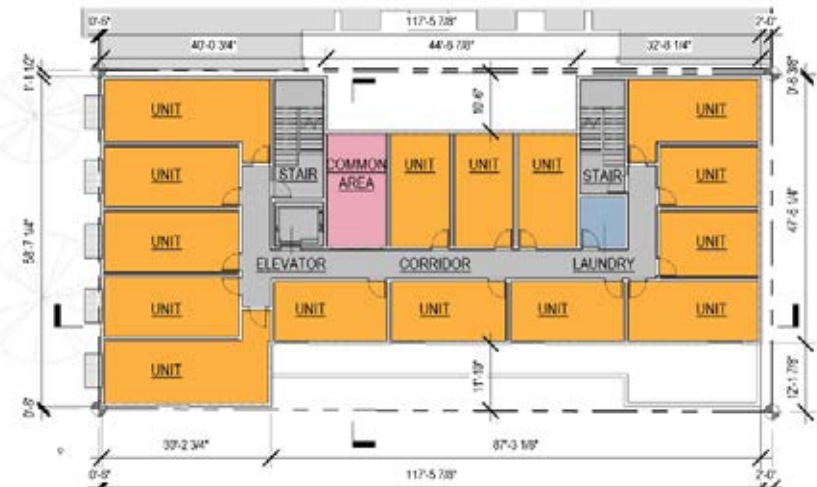
DESIGN OPTIONS  
SCHEME C



LEVEL 0



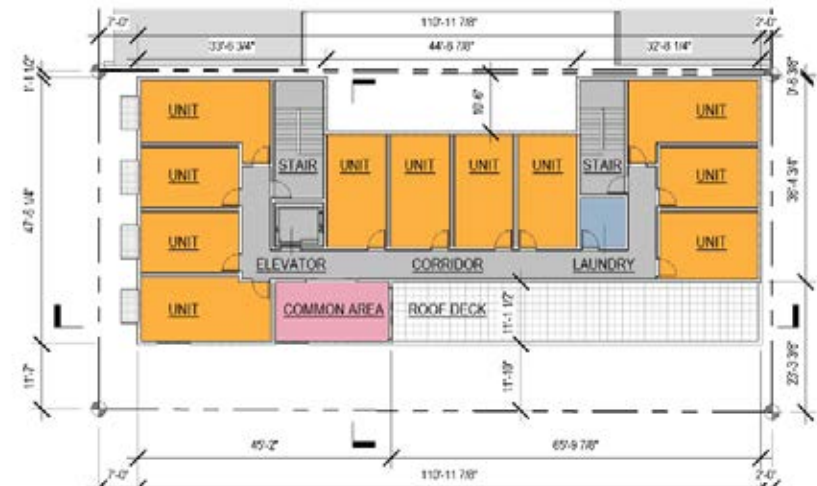
LEVEL 1



LEVEL 2



LEVELS 3 - 6



LEVEL 7



TRANSVERSE SECTION - LOOKING EAST



LONGITUDINAL SECTION - LOOKING NORTH

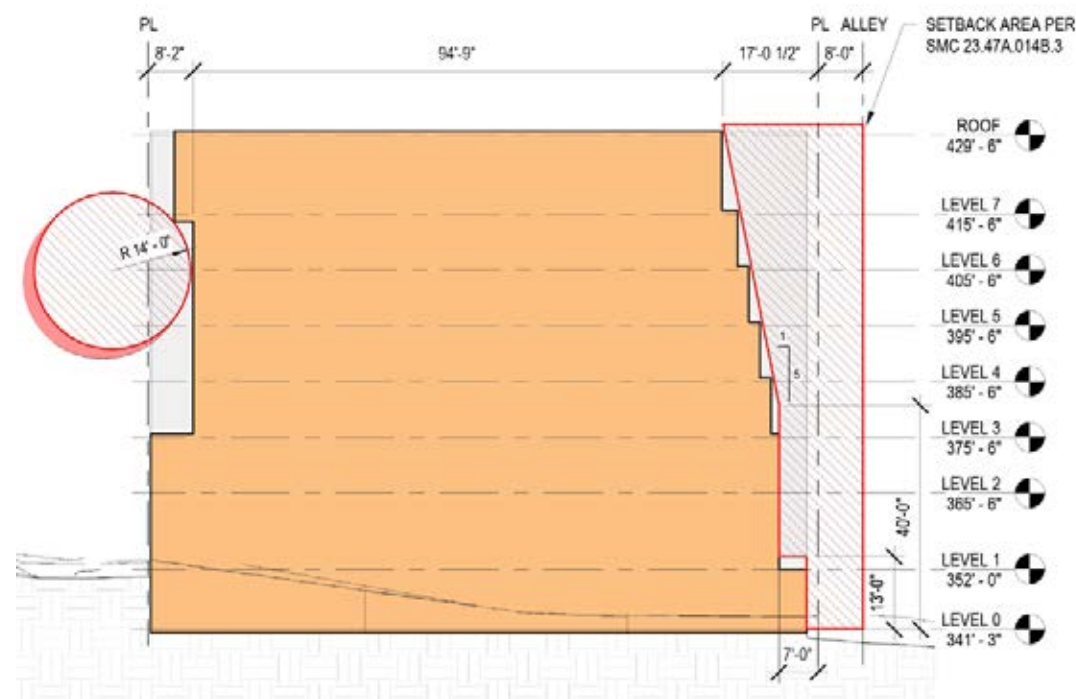
HOTEL	UTILITY
UNIT	AMENITY
COMMERCIAL	CIRCULATION



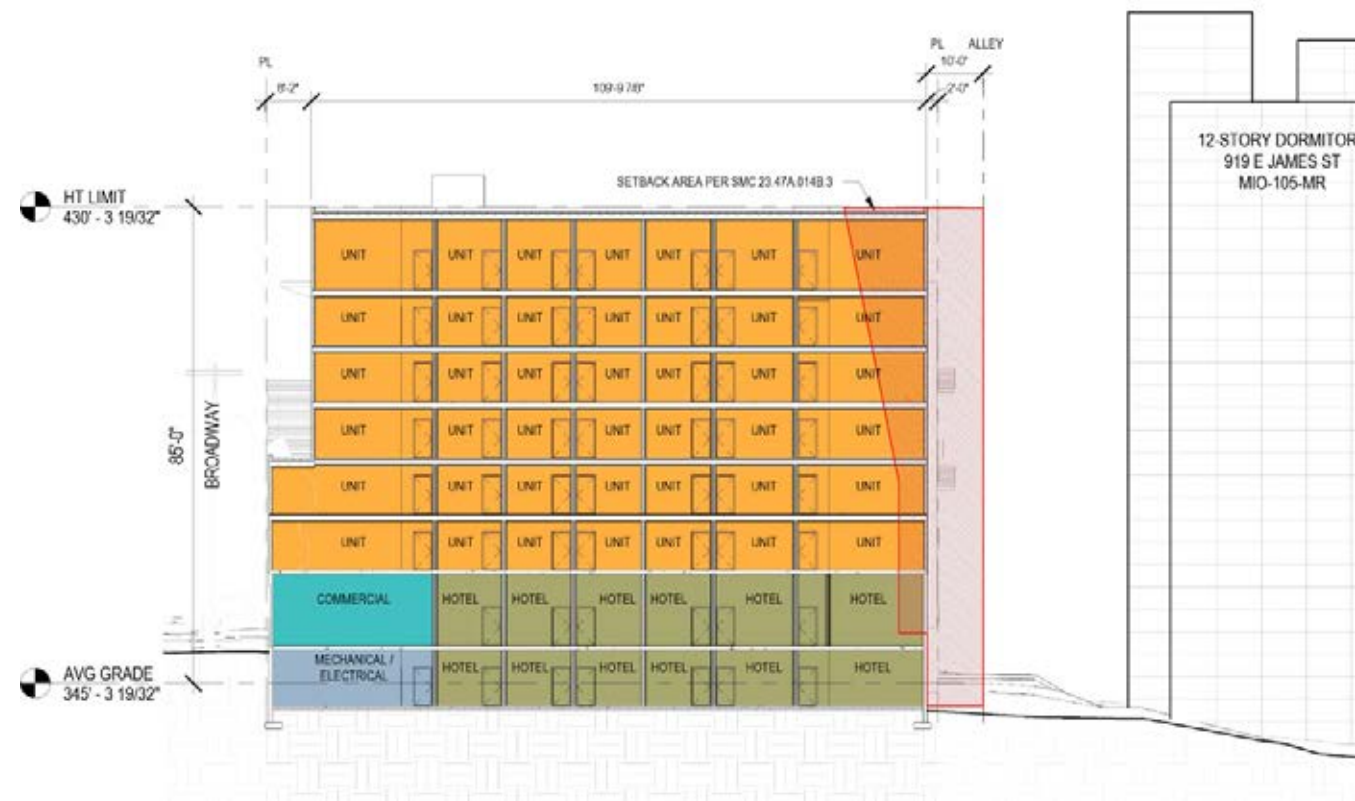
# DEPARTURE REQUEST

## SCHEME B

DESIGN STANDARD	PROPOSED DEPARTURE	% CHANGE	PROJECT WITH ADJUSTMENT	PROJECT WITHOUT ADJUSTMENT	SEATTLE DESIGN GUIDELINES
<p>23.47A.014.B3 Setbacks for Structures with Residential Uses When Abutting a Residentially Zoned Lot</p> <p>Required setback along the alley facade of 15' for portions of the structure over 13' in height to a maximum of 40' with an additional setback at the rate of 2' for every 10' of height exceeding 40'.</p>	<p>Request to depart from setback along the alley facade of 15' for portions of the structure over 13' in height to a maximum of 40' with an additional setback at the rate of 2' for every 10' of height exceeding 40'. Allow a consistent 10'-0" setback along the alley facade.</p>	<p>The requested departure represents a 41% reduction in the required setback area.</p> <p>CALCULATION: (1491.55 SF - 882.49 SF) / 1491.55 SF = <b>41% change</b></p>	<p>Reducing the alley setback allows the building to have a more uniform massing scheme with a simple upper level setback. The uniform massing is also more consistent with the surrounding urban context. The reduced alley setback allows units to stack, resulting in a much more rational and regular building plan that allows for consistent interior common areas to be provided at each floor level.</p>	<p>The project site is constrained by two required powerline setbacks along Broadway and E Jefferson St. In order to be economically viable, a project without the adjustment would recapture all development potential, resulting in bizarre building massing with a unique floorplate at each level.</p>	<p>DC1.A2 / Gathering Spaces DC2.A2 / Reducing Perceived Mass DC2.C3 / Fit With Neighboring Buildings</p>



LONGITUDINAL SECTION - LOOKING NORTH (CODE COMPLIANT)



LONGITUDINAL SECTION - LOOKING NORTH

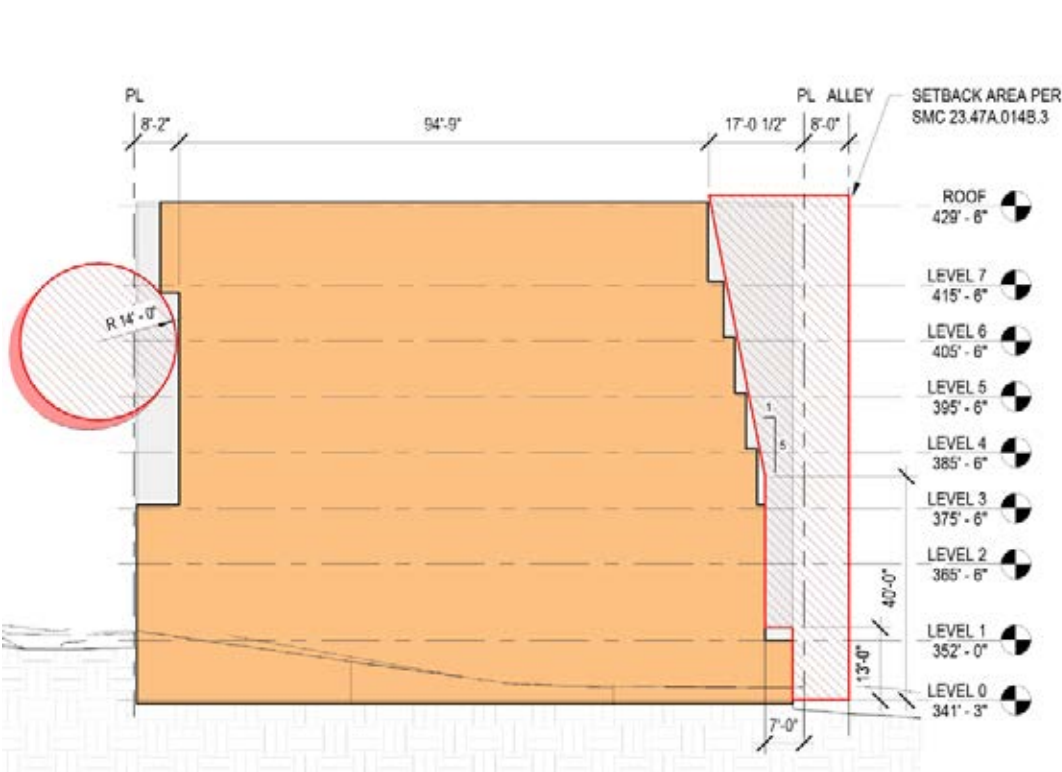


EXISTING BUILDINGS ALONG ALLEY ARE NOT SETBACK

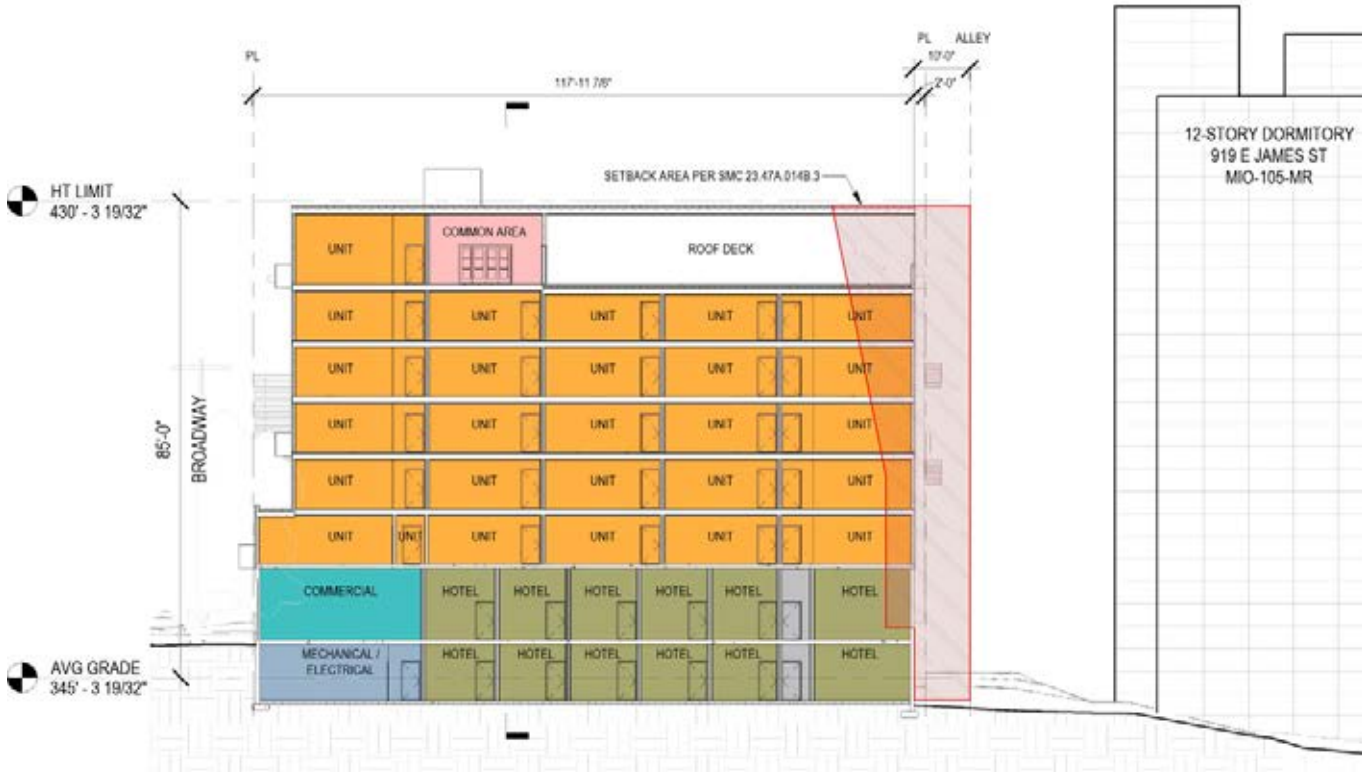


DEPARTURE REQUEST  
SCHEME C

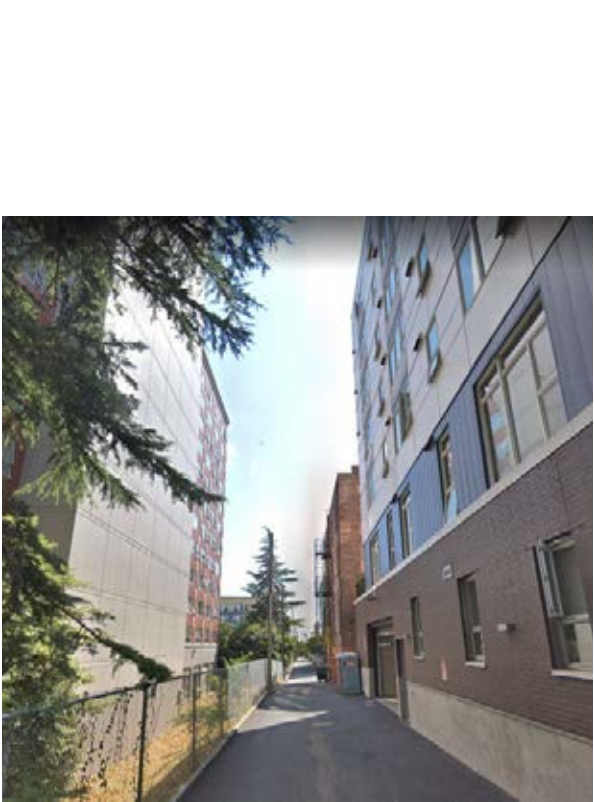
DESIGN STANDARD	PROPOSED DEPARTURE	% CHANGE	PROJECT WITH ADJUSTMENT	PROJECT WITHOUT ADJUSTMENT	SEATTLE DESIGN GUIDELINES
<p>23.47A.014.B3 Setbacks for Structures with Residential Uses When Abutting a Residentially Zoned Lot</p> <p>Required setback along the alley facade of 15' for portions of the structure over 13' in height to a maximum of 40' with an additional setback at the rate of 2' for every 10' of height exceeding 40'.</p>	<p>Request to depart from setback along the alley facade of 15' for portions of the structure over 13' in height to a maximum of 40' with an additional setback at the rate of 2' for every 10' of height exceeding 40'. Allow a consistent 10'-0" setback along the alley facade.</p>	<p>The requested departure represents a 41% reduction in the required setback area.</p> <p>CALCULATION: (1508.03 SF - 889.17 SF) / 1508.03 SF = 41% change</p>	<p>Reducing the alley setback allows the building to have a more uniform massing scheme with a simple upper level setback. The uniform massing is also more consistent with the surrounding urban context. The reduced alley setback allows units to stack, resulting in a much more rational and regular building plan that allows for consistent interior common areas to be provided at each floor level.</p>	<p>The project site is constrained by two required powerline setbacks along Broadway and E Jefferson St. In order to be economically viable, a project without the adjustment would recapture all development potential, resulting in bizarre building massing with a unique floorplate at each level.</p>	<p>DC1.A2 / Gathering Spaces DC2.A2 / Reducing Preceived Mass DC2.C3 / Fit With Neighboring Buildings</p>



LONGITUDINAL SECTION - LOOKING NORTH (CODE COMPLIANT)



LONGITUDINAL SECTION - LOOKING NORTH



EXISTING BUILDINGS ALONG ALLEY ARE NOT SETBACK



# DESIGN DEVELOPMENT

## PRECEDENTS: EXTERIOR ELEMENTS + FINISHES

The following images are cues for the design concept of the proposed building. The exterior materiality of the building will be of high quality along prominent street elevations. Storefronts with generous glazing aim to increase connectivity with the pedestrian realm. Special attention will be directed at the streetscape treatment, such as canopies, balconies, and screens.

EXTERIOR MATERIALITY



706 GIDDINGS AVE | ANNAPOLIS, MD



12TH AVE ARTS | SMR ARCHITECTS | SEATTLE, WA



2305 E MADISON ST | NTA | SEATTLE, WA

CANOPIES



2407 E UNION ST | JOHNSTON ARCHITECTS | SEATTLE, WA



MR. WEST CAFE BAR | SEATTLE, WA



1206 E JEFFERSON ST | ENVIRONMENTAL WORKS | SEATTLE, WA

BALCONIES



EAST HOWE STEPS | BUSHNEQ | SEATTLE, WA



19TH + MERCER | WEINSTEIN | SEATTLE, WA



5260 UNIVERSITY WAY NE | STUDIO 19 ARCHITECTS | SEATTLE, WA



# ROOF DECKS



SENIOR SERVICES | WEINSTEIN A+U | SEATTLE, WA



HYBRID ARCHITECTURE | SEATTLE, WA



CAPITOL HILL URBAN COHOUSING | SCHEMATA WORKSHOP | SEATTLE, WA

## DESIGN DEVELOPMENT PRECEDENTS: ACCESSIBLE OPEN SPACE

The variety of accessible open spaces is a defining feature of the proposed building. The following images are successful precedents for roof decks, common areas, and public lobbies. The proposal seeks to provide opportunities for urban agriculture at the roof deck. Common areas and public lobbies will require furniture, fixtures, equipment, and art, and will provide many opportunities for visual art that tells the story of the neighborhood's history.

# COMMON AREAS



423 TERRY AVE | NTA | SEATTLE, WA



MR. WEST CAFE BAR | SEATTLE, WA



THE ROOST | NTA | SEATTLE, WA

# PUBLIC LOBBY



ACE HOTEL | PITTSBURGH, PA



ACE HOTEL | PORTLAND, OR



FREEHAND HOTEL | LOS ANGELES, CA



# DESIGN OPTIONS

## F.A.R. DIAGRAMS

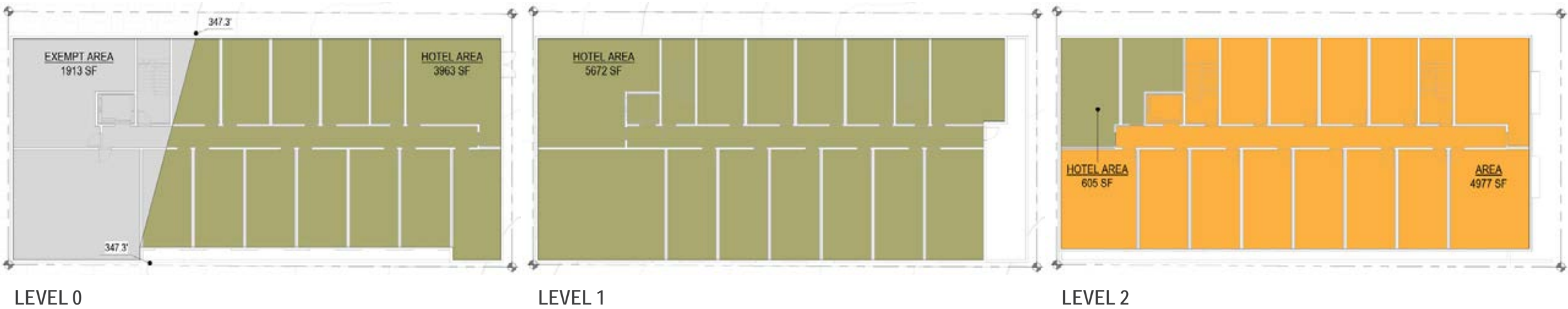
### SCHEME A: MAXIMIZATION DIAGRAM

(Code Compliant - No Departures)

LOT AREA: 7225.34 SF

NON-RESIDENTIAL F.A.R. ALLOWED: 1.5 MAX

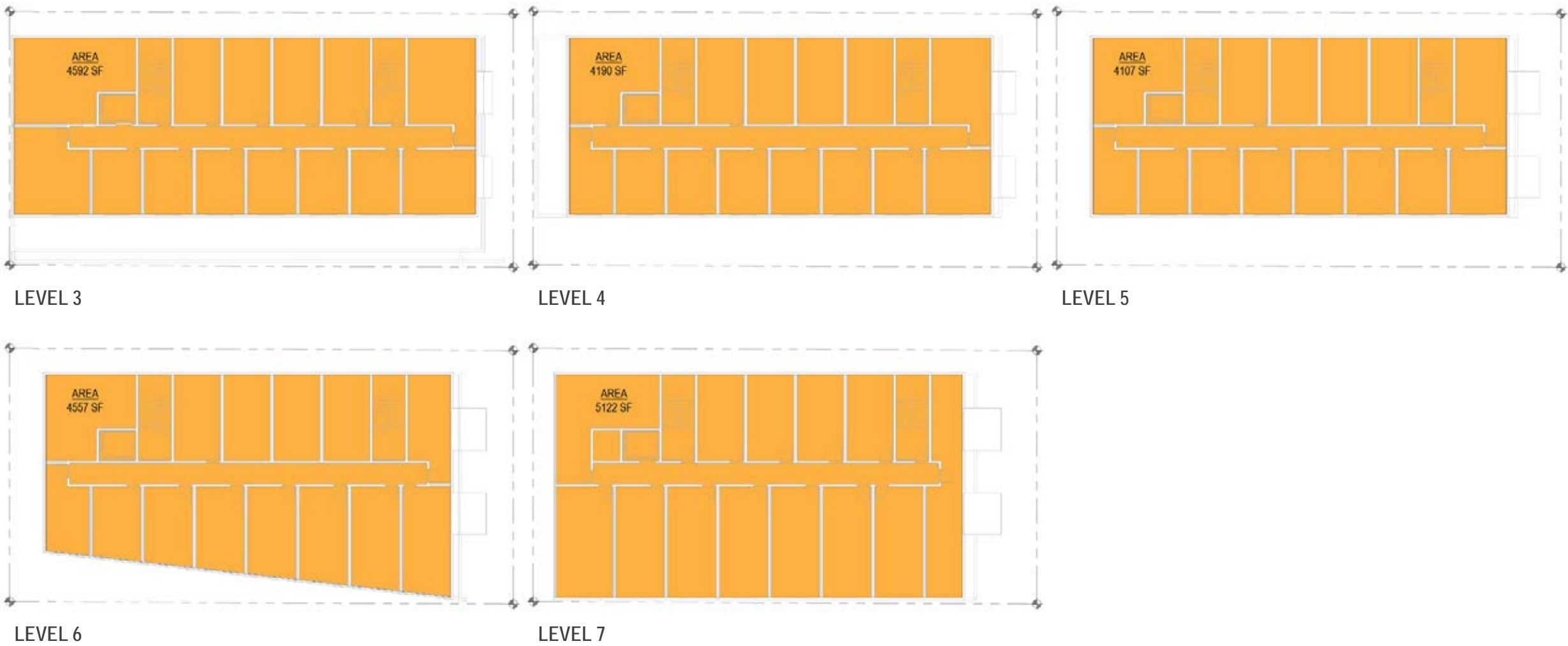
Level 0 - 3,963 SF (0.55 F.A.R.)  
 Level 1 - 5,672 SF (0.79 F.A.R.)  
 Level 2 - 605 SF (0.08 F.A.R.)  
 Total - 10,376 SF (1.42 F.A.R.)



RESIDENTIAL F.A.R. ALLOWED: 4.5 MAX

Level 2 - 4,977 SF (0.69 F.A.R.)  
 Level 3 - 4,592 SF (0.64 F.A.R.)  
 Level 4 - 4,190 SF (0.58 F.A.R.)  
 Level 5 - 4,107 SF (0.57 F.A.R.)  
 Level 6 - 4,557 SF (0.63 F.A.R.)  
 Level 7 - 5,122 SF (0.71 F.A.R.)  
 Total - 27,545 SF (3.81 F.A.R.)

GROSS FLOOR AREA - 37,785 SF





DESIGN OPTIONS  
F.A.R. DIAGRAMS

SCHEME B  
(Code Compliant - No Departures)

LOT AREA: 7225.34 SF

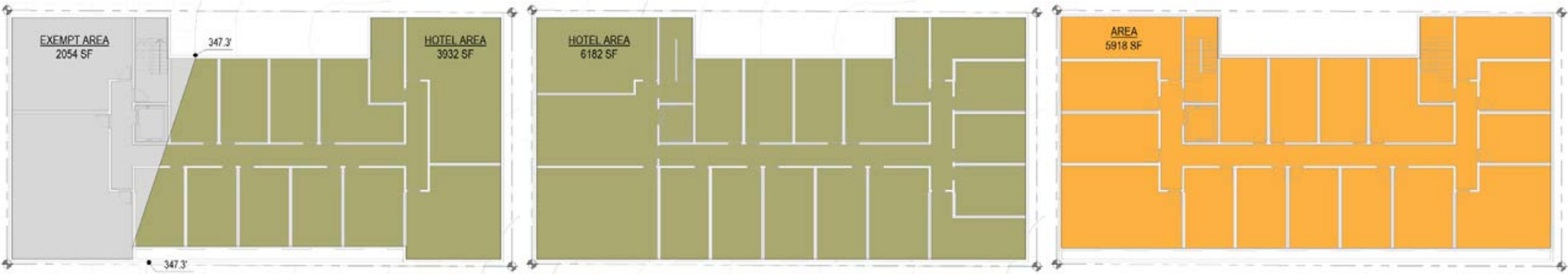
NON-RESIDENTIAL F.A.R. ALLOWED: 1.5 MAX

Level 0 - 3,932 SF (0.54 F.A.R.)  
Level 1 - 6,182 SF (0.86 F.A.R.)  
Total - 10,113 SF (1.40 F.A.R.)

RESIDENTIAL F.A.R. ALLOWED: 4.5 MAX

Level 2 - 5,918 SF (0.78 F.A.R.)  
Level 3 - 4,948 SF (0.68 F.A.R.)  
Level 4 - 4,591 SF (0.64 F.A.R.)  
Level 5 - 4,591 SF (0.64 F.A.R.)  
Level 6 - 4,591 SF (0.64 F.A.R.)  
Level 7 - 2,093 SF (0.29 F.A.R.)  
Total - 26,732 SF (3.70 F.A.R.)

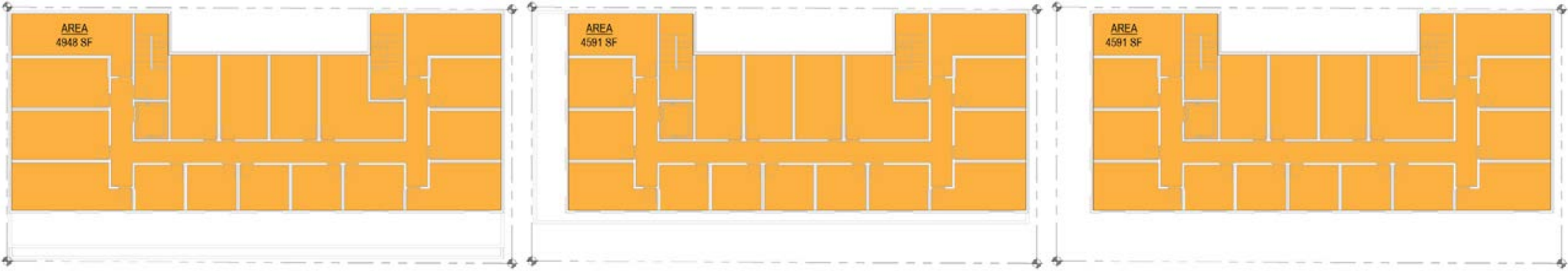
GROSS FLOOR AREA - 36,845 SF



LEVEL 0

LEVEL 1

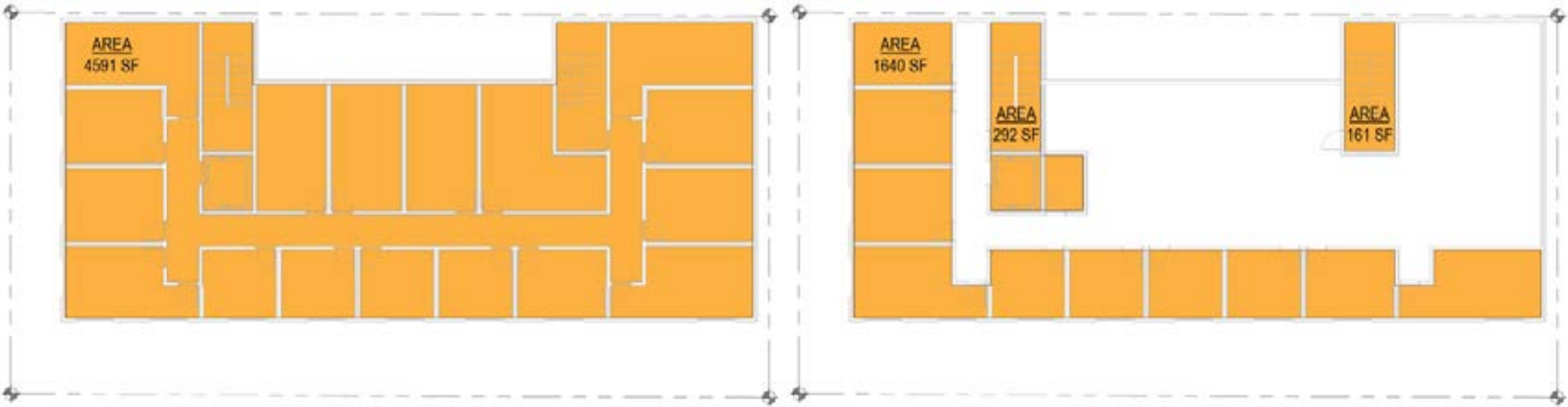
LEVEL 2



LEVEL 3

LEVEL 4

LEVEL 5



LEVEL 6

LEVEL 7



# DESIGN OPTIONS

## F.A.R. DIAGRAMS

### SCHEME C: PREFERRED

(Code Compliant - No Departures)

LOT AREA: 7225.34 SF

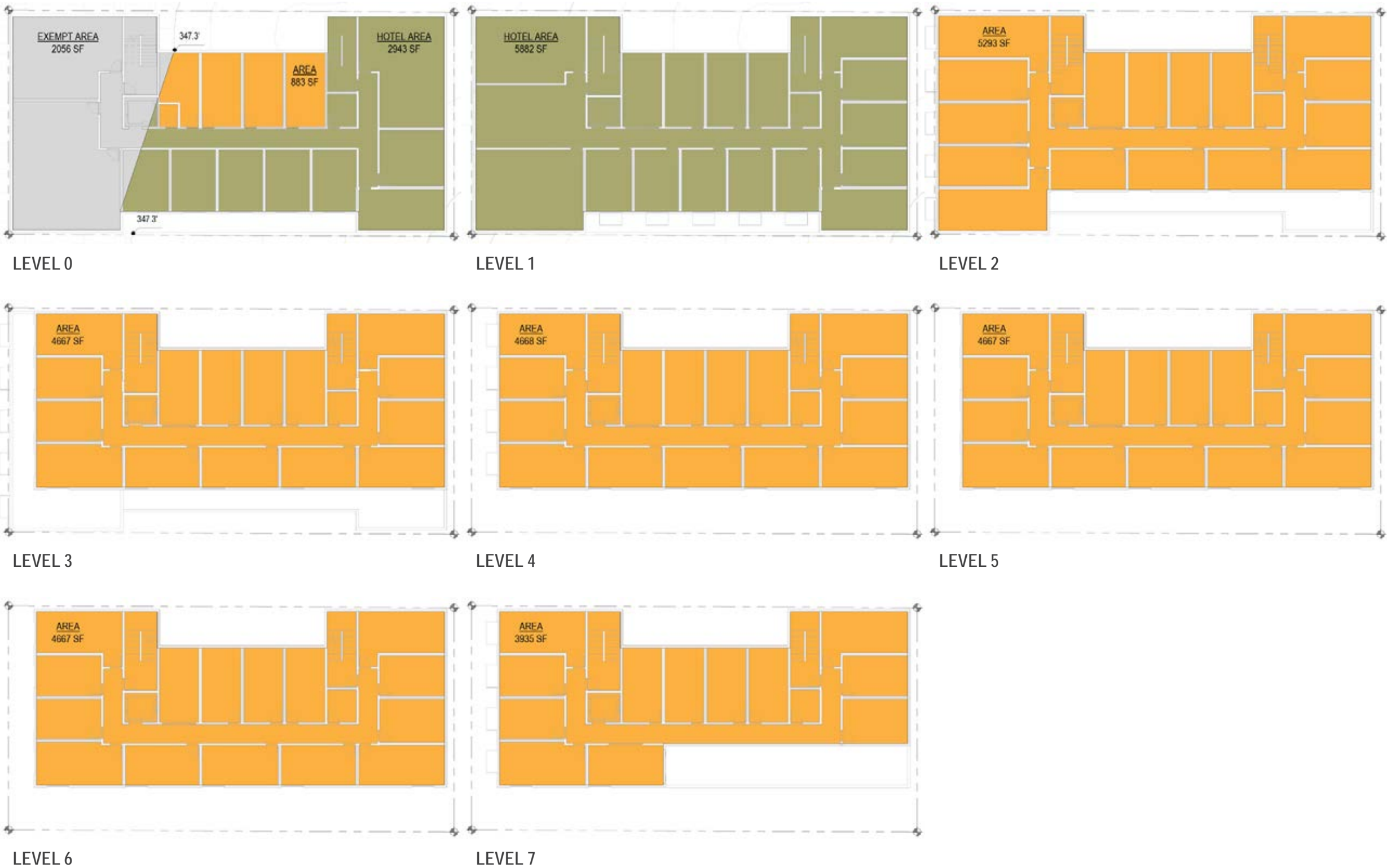
NON-RESIDENTIAL F.A.R. ALLOWED: 1.5 MAX

Level 0 - 2,943 SF (0.41 F.A.R.)  
 Level 1 - 5,882 SF (0.81 F.A.R.)  
 Total - 8,826 SF (1.22 F.A.R.)

RESIDENTIAL F.A.R. ALLOWED: 4.5 MAX

Level 2 - 883 SF (0.12 F.A.R.)  
 Level 3 - 5,293 SF (0.73 F.A.R.)  
 Level 4 - 4,667 SF (0.65 F.A.R.)  
 Level 5 - 4,667 SF (0.65 F.A.R.)  
 Level 6 - 4,667 SF (0.65 F.A.R.)  
 Level 7 - 3,935 SF (0.54 F.A.R.)  
 Total - 28,780 SF (3.98 F.A.R.)

GROSS FLOOR AREA - 37,606 SF





THIS PAGE LEFT INTENTIONALLY BLANK



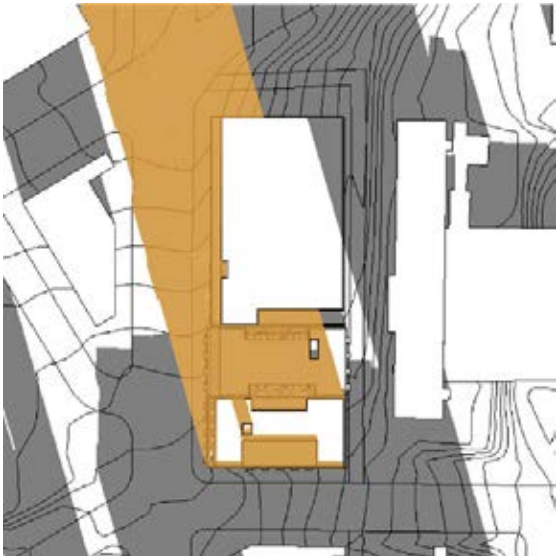
# DESIGN OPTIONS

## SHADOW STUDY

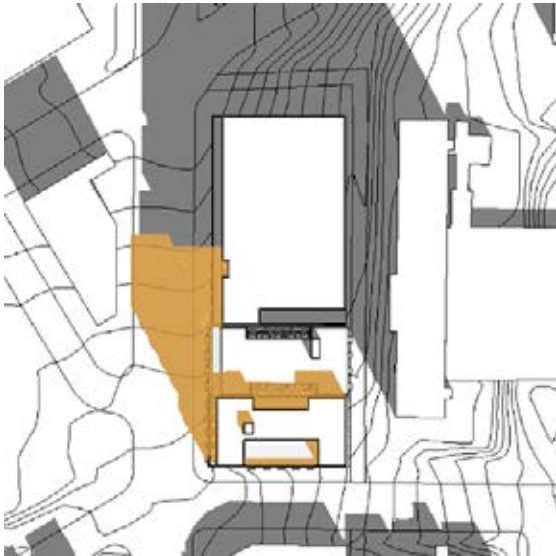
The shadow diagrams illustrate that there will be some shading impacts on the properties to the north and east. Some degree of shading is unavoidable because of the tight urban site. In addition, due to the presence of high voltage lines and the required setbacks the building has been moved farther to the east than it otherwise might have been.

The design minimizes negative impacts By situating the penthouses in the center of the mass and avoiding any departures that would put more of the building closer to the property line.

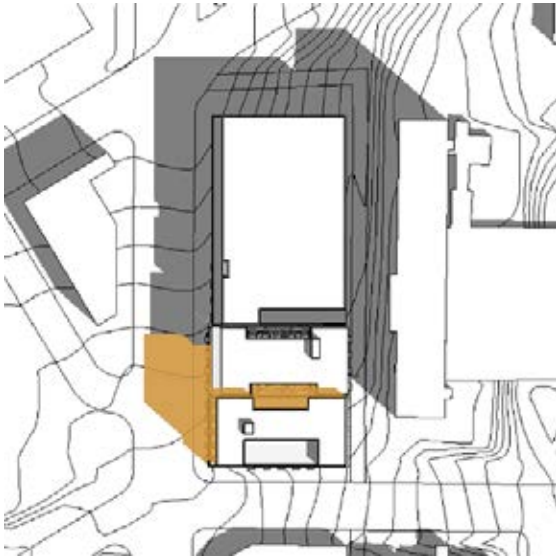
WINTER SOLSTICE



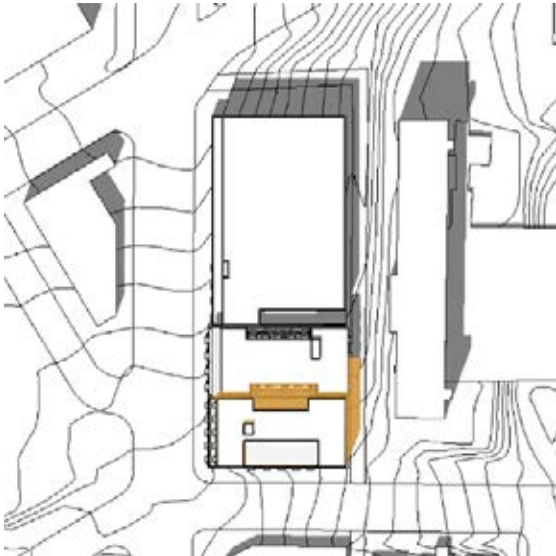
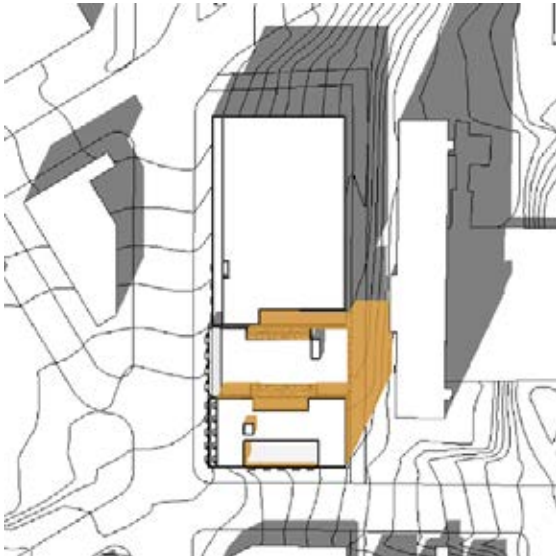
FALL EQUINOX



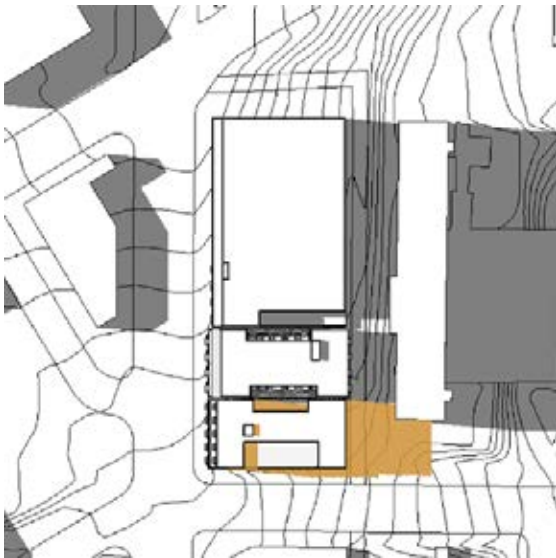
SUMMER SOLSTICE



9 AM



12 PM

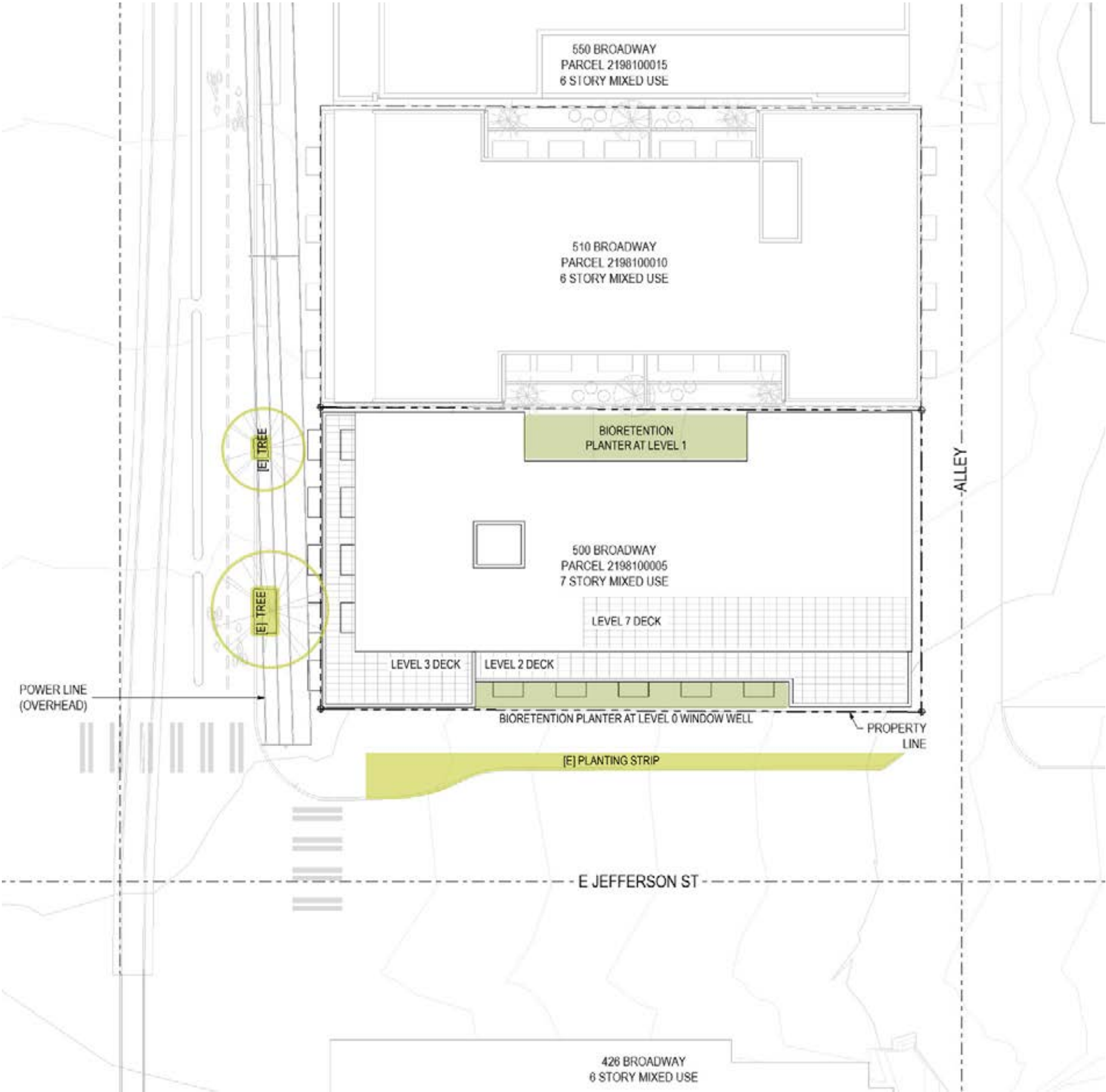


3 PM





DESIGN DEVELOPMENT  
LANDSCAPING CONCEPT



BIORETENTION PLANTERS



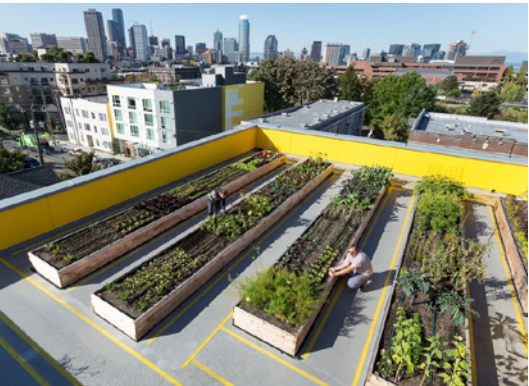
STREET TREES



PLANTING STRIP



ROOF DECK





PRIOR WORK  
NEIMAN TABER ARCHITECTS



23RD + MADISON (SEATTLE): Mixed use apartment building (Completed 2017)



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







HIAWATHA ARTWORKS (SEATTLE): Congregate artist housing with lofts + ground-floor retail (Completed 2018)



510 BROADWAY MIXED-USE APARTMENTS (SEATTLE)  
*Under Construction - occupancy 2019)*