

FULL DESIGN REVIEW EARLY DESIGN GUIDANCE #3032696

SIGMA PHI EPSILON - UW CHAPTER HOUSE
4637 21ST AVENUE NE
JANUARY 16, 2018



NEIMAN TABER

ARCHITECTURE FOR THE NORTHWEST

1421 34TH AVENUE, SUITE 100

SEATTLE, WA 98122

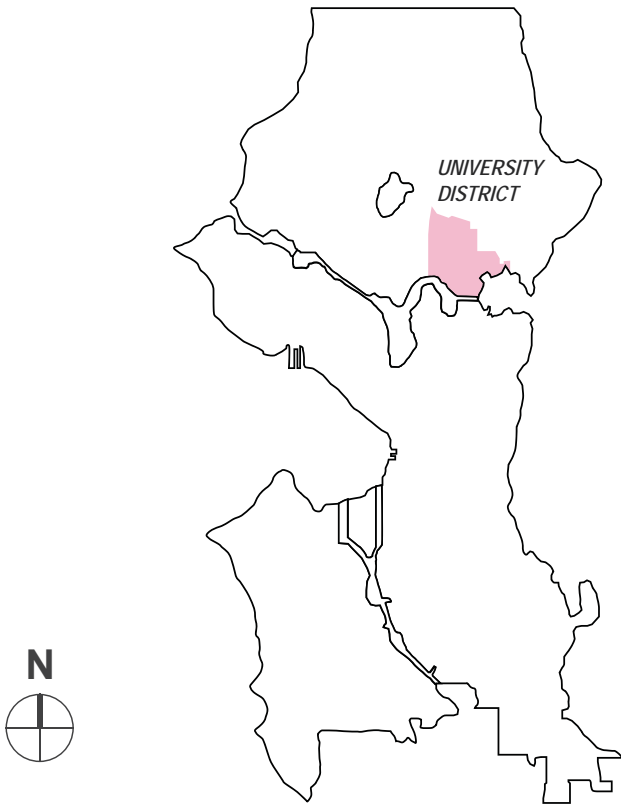
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PROJECT INFORMATION

SITE ADDRESS	4637 21ST AVE NE
PARCEL NUMBER	0925049097
PROJECT NUMBER	3032696
APPLICANT	Neiman Taber Architects 1421 34th Avenue, Suite 100 Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman dn@neimantaber.com
OWNER	Sigma Phi Epsilon
OWNER'S REP	Brandon Morgan
ARCHITECT	Neiman Taber Architects 1421 34th Ave, Suite 100 Seattle, WA 98122 (206) 760-5550
GEOTECHNICAL	PanGeo Incorporated
SURVEYOR	Chadwick & Winters Land Surveying and Mapping
LANDSCAPE	TBD
STRUCTURAL	TBD

PROJECT CRITERIA

ZONING	LR3
OVERLAYS	Parking Flexibility Area
NEARBY ZONES	LR3 (West), LR1 (East), SF5000 (North), MIO-65-LR3 (South), MIO-105-MR (South)
LOT SIZE	10,795 SF
CURRENT USE	Fraternity/Sorority House
ALLOWABLE FAR	2.0 Built wiht Green 4-Star (21,590 SF)
REQUIRED BIKE PARKING	26 Bikes (75% of 34 Sleeping Rooms)
REQUIRED PARKING	None
FREQUENT TRANSIT	Yes
PROPOSED UNITS	34 Sleeping Rooms
ACCESS	NE 47th, 20th Ave NE and 21st Ave NE
ECAs	None
EXCEPTIONAL TREES	None

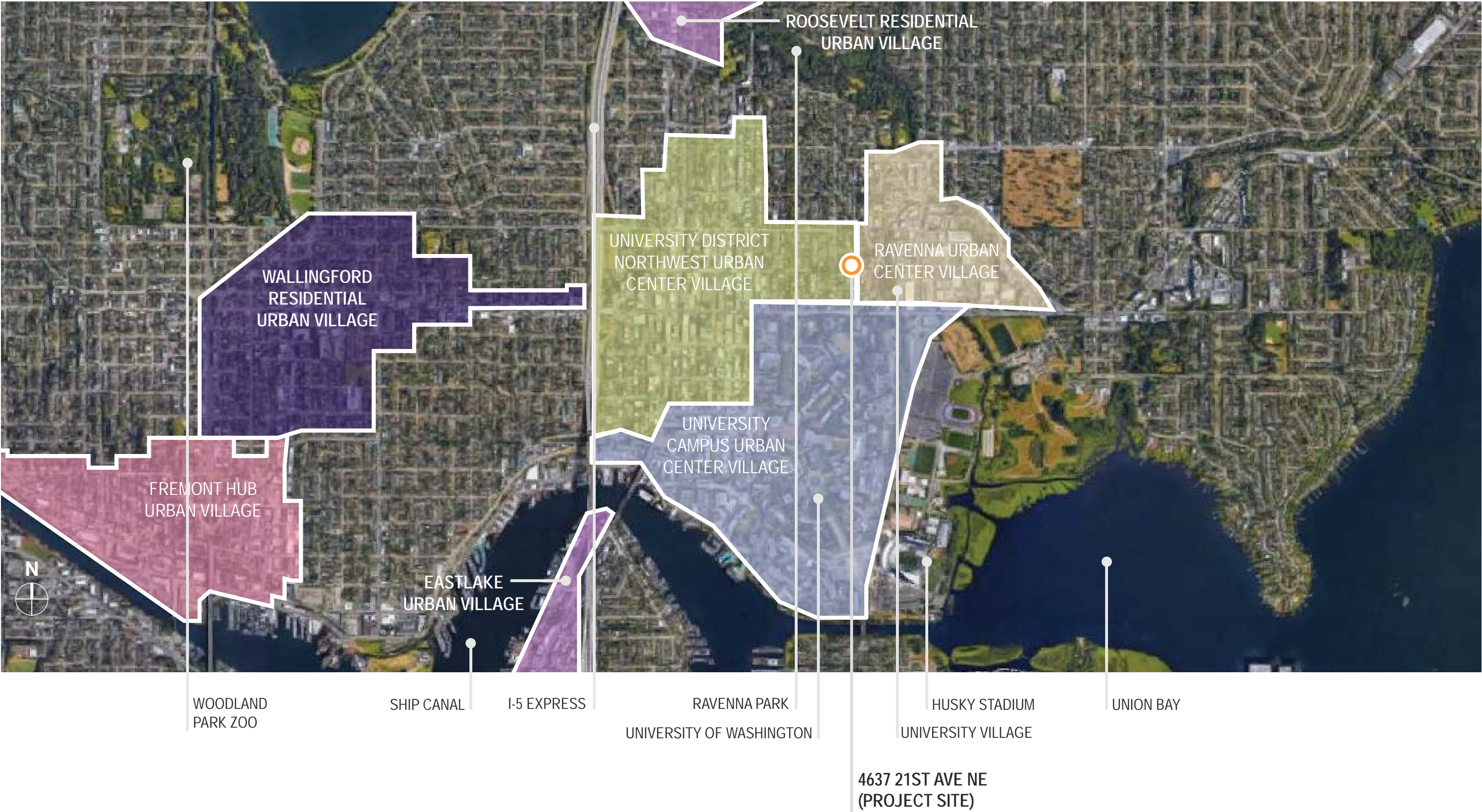
PROPOSAL

- The proposed development is a 3-story fraternity building containing 34 sleeping units.
- The site is a through-lot. The proposal calls for the demolition of the existing fraternity house.
- The project site is in Seattle's University District neighborhood. NE 47th Street runs along the north edge of the site, while 20th Ave NE and 21st Ave NE run along the west and east edges, respectively. The site is one block north of the UW campus and about 3 blocks west of Ravenna Woods, the Burke-Gilman Trail, and U Village shopping mall.
- No parking is provided.
- The immediate vicinity has a multi-family character that is dominated by other fraternity and sorority houses, apartment buildings and other student housing.
- The site slopes east to west, dropping about 4 feet from 20th Ave NE to 21st Ave NE.

PROJECT GOALS

1. HIGH QUALITY STUDENT HOUSING
Create flexible, efficient, high-quality, and livable units with common areas that support study time, self-care, extra-curricular involvement and leisure activities.
2. HIGH QUALITY FACADE
Create a building that expresses a sense of permanence and quality, through materials and facade design.
3. SHARED SPACES / AMENITY AREAS
Create a variety of common amenity areas that will promote group bonding within the fraternity, as well as connectivity with neighbors.
4. STREETSCAPE CONTINUITY
Improve street presence and streetscape continuity with generous entry courtyard on NE 47th St and an exterior amenity gathering space along 21st Ave NE.
5. SUSTAINABLE DESIGN
Develop student housing that is resource efficient, low energy use, and creates healthy living environments.

URBAN DESIGN ANALYSIS
AERIAL VIEW: U DISTRICT + THE CITY



URBAN DESIGN ANALYSIS

AERIAL VIEW: IMMEDIATE CONTEXT

UNIVERSITY DISTRICT NORTHWEST URBAN CENTER VILLAGE

University District Northwest is one of 14 Urban Center Villages designated by the city of Seattle as:

- Villages within Urban Centers.
- Areas that have accessibility to regional transportation network including access to other urban centers.
- Zoning that can accommodate a broad mix of activities
- Areas that are connected to surrounding neighborhoods by bike and/or pedestrian facilities
- Areas that include, or are near, open space for public use
- Zoning that permits new development needed to meet specific density targets.
- The functional designation for this Urban Center Village is mixed residential and employment.



UNIVERSITY OF WASHINGTON

THE AVE
COMMERCIAL AREA

4637 21ST AVE NE
(PROJECT SITE)

RAVENNA WOODS

U VILLAGE MALL

URBAN DESIGN ANALYSIS

NEIGHBORHOOD CONTEXT

NEIGHBORHOOD CIRCULATION

SITE
The project is located on 20th Ave NE, a connector arterial, and NE 47th St and 21st Ave NE, which are neighborhood streets.

- PUBLIC TRANSPORTATION**
- Site designated as Frequent Transit.
 - Bus lines 74, 31 provide regular access to Downtown, Fremont, Queen Anne, & Sand Point.
 - Transit Score: 78 (source: walksocre.com)

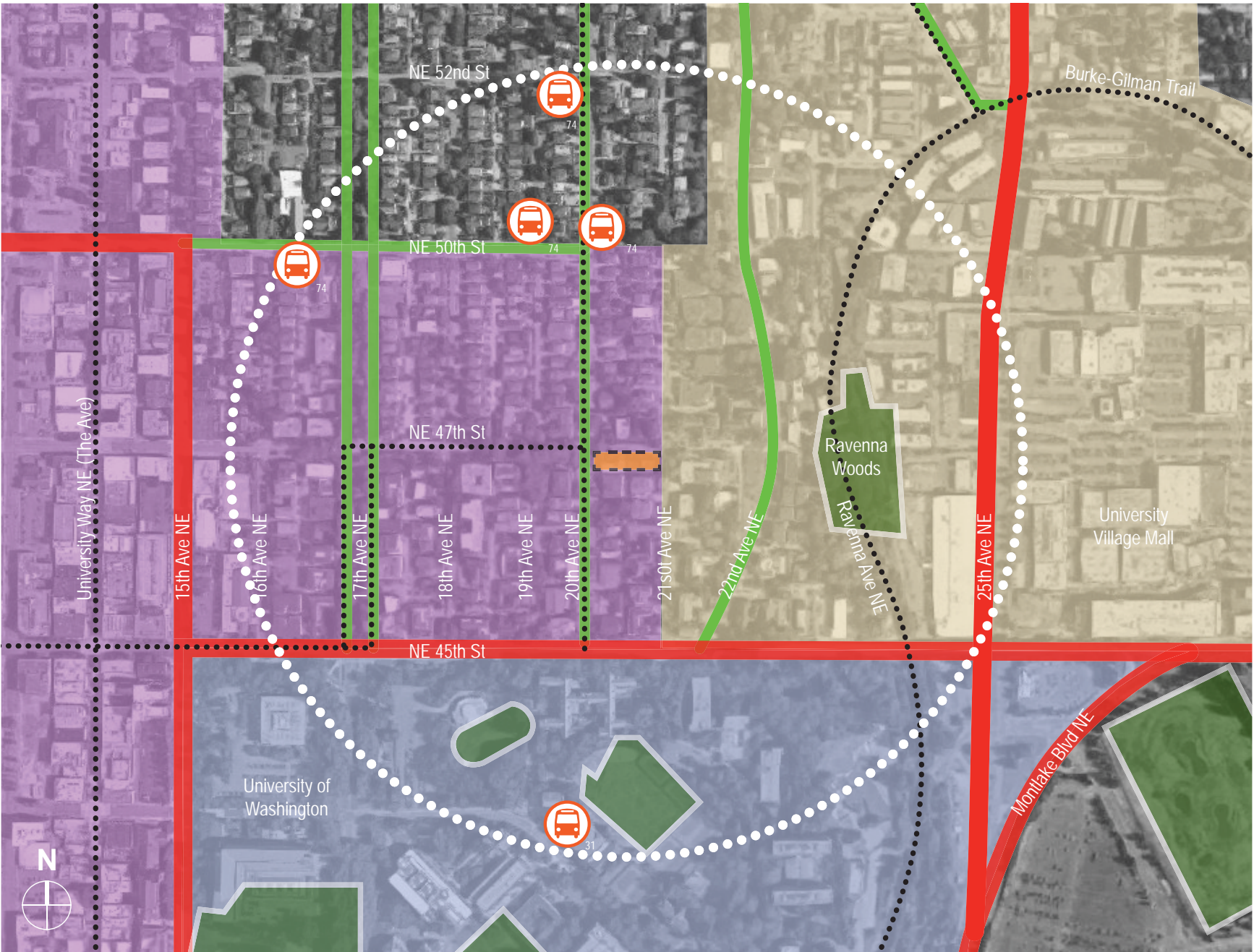
- AUTOMOBILE**
- The site is located on 20th Ave NE, a collector arterial that connects to NE 45th, a principal arterial, connecting it to the City.

- PEDESTRIAN**
- The site is located a 600 ft away from the University of Washington.
 - Both The Ave shop area and U Village mall are located within 1/2 mile of the site.
 - Walk Score: 85 (source: walksocre.com)

- BICYCLE**
- Numerous bike paths connect the site to the Fremont, University of Washington, Wallingford & Montlake.
 - Bike Score: 77 (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
- OTHER URBAN CENTER VILLAGES
- UNIVERSITY DISTRICT NORTHWEST URBAN CENTER VILLAGE
- PROJECT SITE



FREQUENT TRANSIT / PARKING

23.54.015 - Required parking

Table B (item M)

No minimum parking requirement if:

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

- Bus lines withing 1.320 ft of the building:
- Line 74
 - Line 31

URBAN DESIGN ANALYSIS

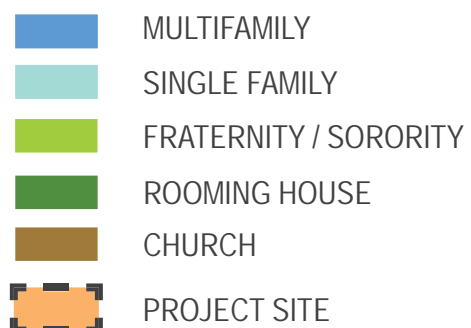
ZONING + USE

ZONING

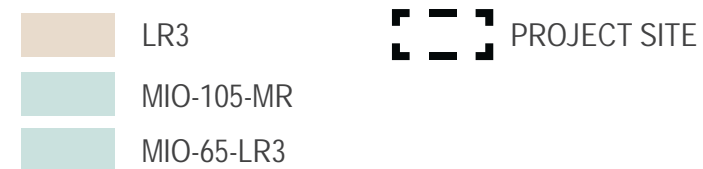
- Site located in LR3 zone.
- The zone is intended to provide multifamily neighborhoods of low scale and density.
- The University of Washington, to the south, has a Major Institutional Overlay

USE

- Surrounding buildings are mostly fraternity and sorority houses, with rooming houses, single family homes and other multi-family interspersed.
- The buildings span a variety of ages and conditions.

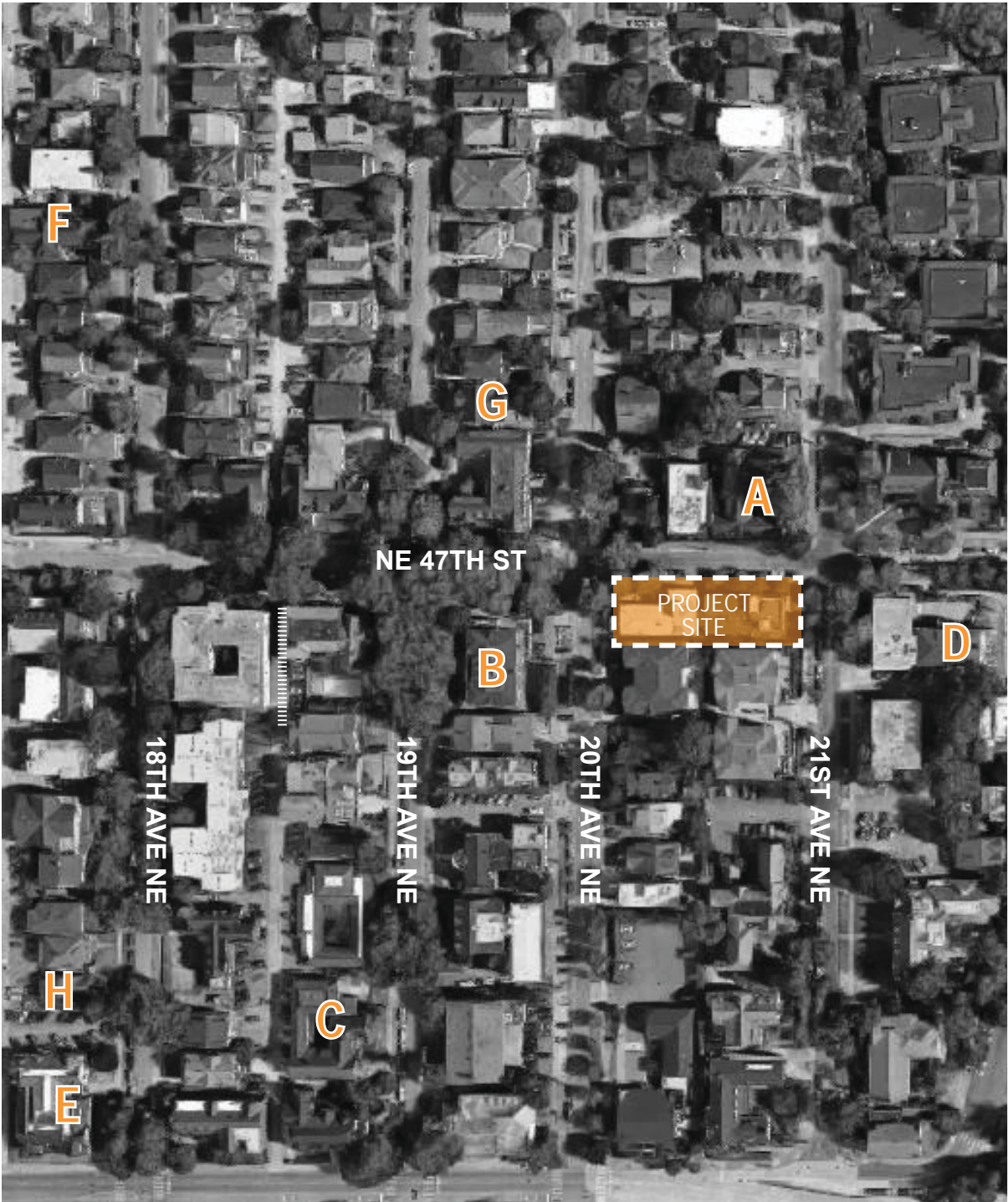


PROJECT SITE:
4637 21ST AVE NE



URBAN DESIGN ANALYSIS
DEVELOPMENT CONTEXT: EXISTING | PROPOSED BUILDINGS

PROJECT LOCATION KEY



2098 NE 47TH ST
FRATERNITY (ZETA PSI)



4554 19TH AVE NE
FRATERNITY (ALPHA SIGMA PHI)



4509 19TH AVE NE
FRATERNITY (LAMBDA CHI ALPHA)



2111 NE 47TH ST
FRATERNITY (PHI DELTA THETA)

URBAN DESIGN ANALYSIS

DEVELOPMENT CONTEXT: EXISTING BUILDINGS

DEVELOPMENT PRECEDENTS

- The fabric of the area is marked by many multi-family buildings interspersed with modified single-family type homes that operate as rooming houses, a type of congregate housing.
- The material of many surrounding buildings is brick, stone, or other durable materials.
- Style of buildings is a mix of traditional, including styles such as Neoclassical, Craftsman and Tudor, as well as Modernist and contemporary.



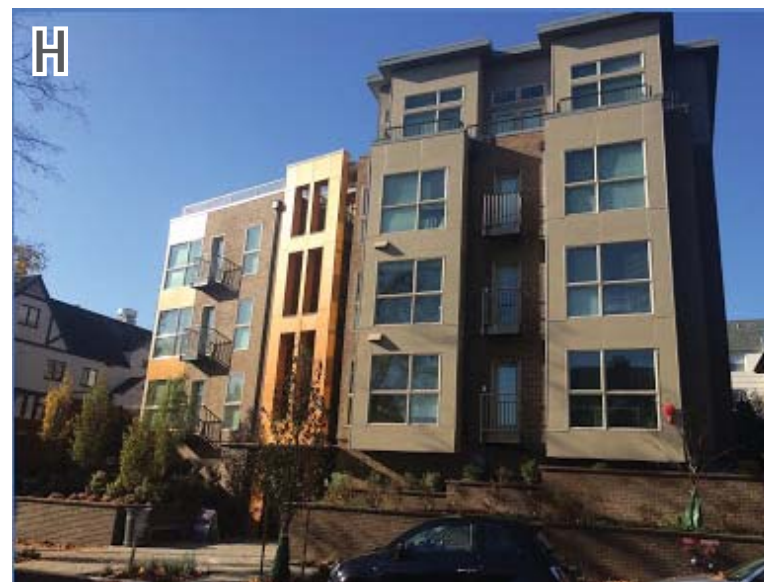
4505 18TH AVE NE
FERNITY (SIGMA CHI)



4731 18TH AVE NE
SCHOOL (ZETA TAU ALPHA)



4714 19TH AVE NE
ROOMING HOUSE



4519 18TH AVE NE
APARTMENT (LAVENDER APARTMENTS)

URBAN DESIGN ANALYSIS
STREET ELEVATIONS



NE 47TH ST
FACING NORTH



20TH AVE NE

LR3

NE 47TH ST
FACING SOUTH



21ST AVE NE

LR3





LR3

21ST AVE NE

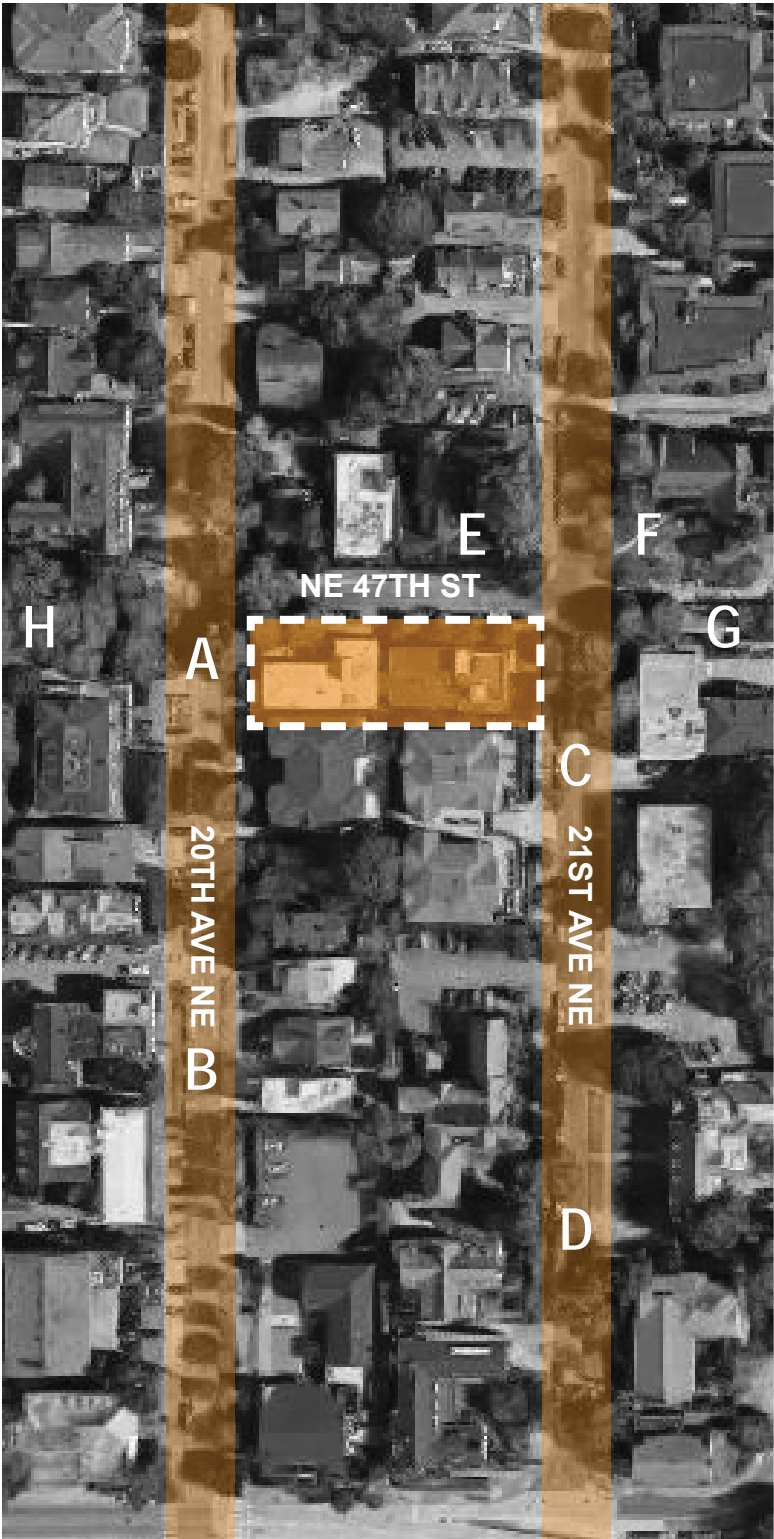


LR3

20TH AVE NE

URBAN DESIGN ANALYSIS

SIDE STREET CONDITIONS



20TH AVE NE - EFFECTIVELY AN ALLEY



- Collector arterial
- Building turn their back on this street
- Angled parking and garages
- Large number of dumpsters

21ST AVE NE - NEIGHBORHOOD STREET



- Narrower. Not an arterial
- Some entry courtyards
- Parallel parking and some parking lots
- Some garbage collection

NE 47TH ST - FORMAL STREET



- Not an arterial
- Gracious entry yards
- Buildings with character and permanence
- Little to no garbage collection

SITE ANALYSIS

SURVEY + SITE FEATURES

PROPERTY DESCRIPTION

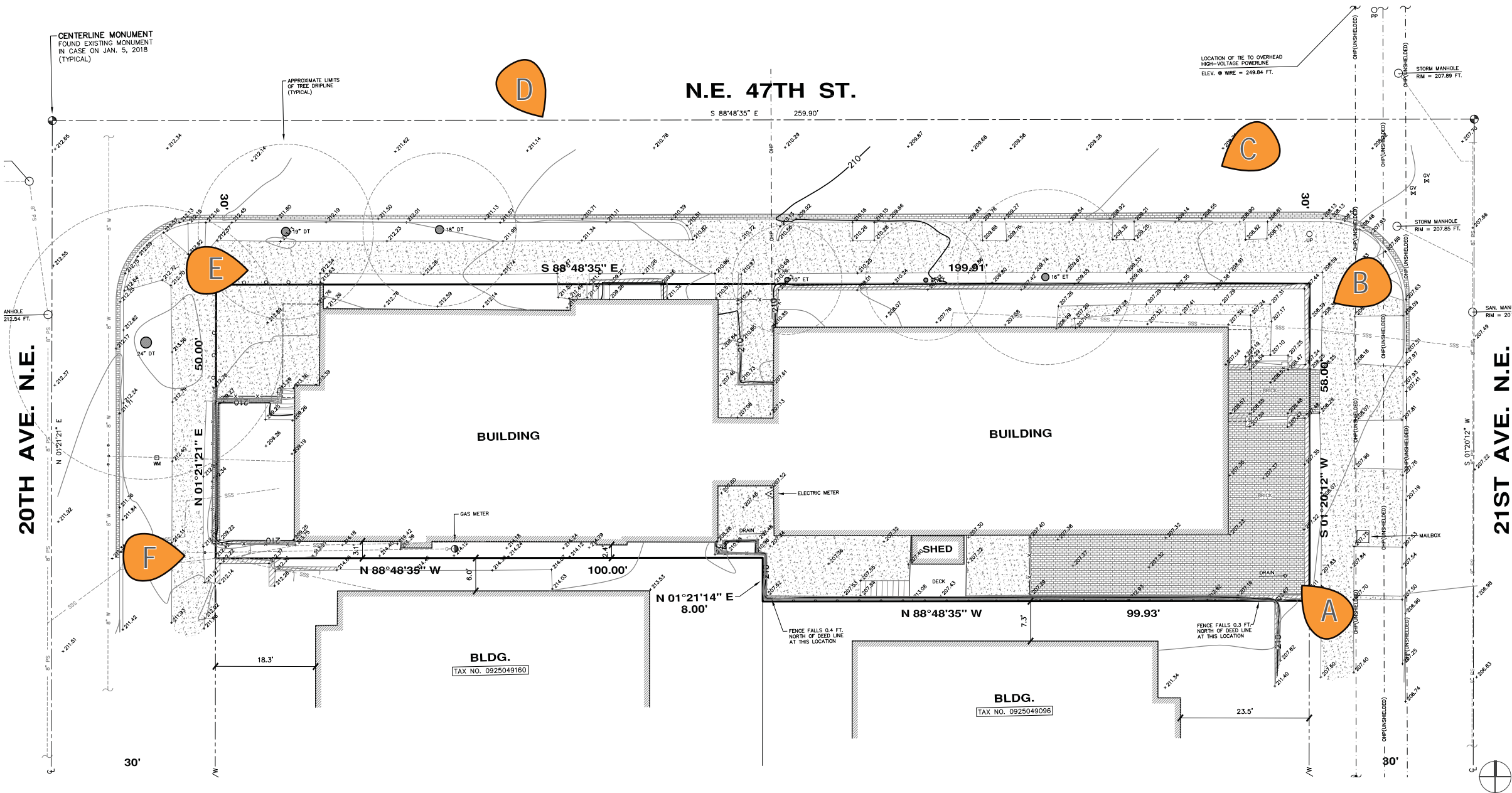
BEGINNING AT A POINT 30 FEET EAST AND 250 FEET NORTH OF THE S.W. CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SEC. 9, T. 25 N., R. 4 E., W.M., IN KING COUNTY, WA; THENCE EAST 100 FEET; THENCE NORTH 50 FEET, MORE OR LESS, TO THE SOUTH LINE OF NORTHEAST 47TH ST.; THENCE WEST 100 FEET; THENCE SOUTH 50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT THAT PORTION, IF ANY, LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING 30 FEET EAST AND 80 FEET SOUTH OF THE N.W. CORNER OF SAID SUBDIVISION; THENCE EAST 100 FEET TO THE TERMINUS OF SAID LINE;

TOGETHER WITH THE NORTH 58 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT ON THE WEST SIDE OF 21ST AVE. N.E. EXTENDED, WHICH POINT IS 230 FEET EAST AND 200 FEET NORTH OF THE S.W. CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 9, T. 25 N., R. 4 E., W.M., IN KING COUNTY, WA; THENCE NORTH 100 FEET; THENCE WEST 100 FEET ALONG THE SOUTH LINE OF EAST 47TH STREET EXTENDED; THENCE SOUTH, PARALLEL AND 130 FEET FROM THE WEST LINE OF SAID TRACT, 100 FEET; THENCE EAST 100 FEET TO THE POINT OF BEGINNING.

SITE FEATURES

The project site is a 10,795 sf through-lot. It is currently occupied by Sigma Phi Epsilon's fraternity house. The site slopes east to west, dropping about 4 feet from 20th Ave NE to 21st Ave NE. NE 47th St runs along the north property line. To the south is a large rooming house and an apartment complex, Husky Court.



A



B



C



D



E



F



STANDARDS + GUIDELINES

ZONING: LR3 / UNIVERSITY DISTRIC NORTHWEST (URBAN CENTER VILLAGE)

CITATION	TOPIC	REQUIRED
23.45.510	FAR Limit	2.0 with Built Green 4 Star
23.45.512	Density Limit	No Limit with Built Green 4 Star
23.45.514.A	Structure Height	40'
23.45.518	Setbacks and Separations	Front: 5' min. Rear: 15' min no alley. Side at facades less than 40' in length: 5. Side for facades over 40': 7 average, 5 min.
23.45.522	Amenity areas	25% of lot area
23.45.524	Landscaping	Green Factor 0.6 or greater
23.45.527	Structure Width and Facade Length	The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line
23.54.015	Parking	None required
23.54.015	Bicycle Parking	0.75 per sleeping room
23.54.040	Solid waste and recycling	No specific requirement for congregate residences

GUIDELINE

CS2: URBAN PATTERN AND FORM

CS2.A2 - ARCHITECTURAL PRESENCE

Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

CS2.B2 - CONNECTION TO THE STREET

Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

CS2.C3 - FULL BLOCK SITES

Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design. Consider providing through-block access and/or designing the project as an assemblage of buildings and spaces within the block.

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

CS3.A1 - FITTING OLD AND NEW TOGETHER

Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

PL1: CONNECTIVITY

PL1.C3 - YEAR-ROUND ACTIVITY

Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

PL2: WALKABILITY

PL2.B3- STREET-LEVEL TRANSPARENCY

Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.

GUIDELINE

PL3.A2- ENSEMBLE OF ELEMENTS

Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

- a. overhead shelter: canopies, porches, building extensions;
- b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
- c. ground surface: seating walls; special paving, landscaping, trees, lighting; Above-grade residential entries and extensive and
- d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

DC2: ARCHITECTURAL CONCEPT

DC2.B1 - FACADE COMPOSITION

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

DC2.D1- HUMAN SCALE

Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

DC3: OPEN SPACE CONCEPT

DC3.A1 - INTERIOR/EXTERIOR FIT

Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3.B4 - MULTIFAMILY OPEN SPACE

Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children’s play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

DC4: EXTERIOR ELEMENTS AND FINISHES

DC4.A1 EXTERIOR FINISH MATERIALS

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

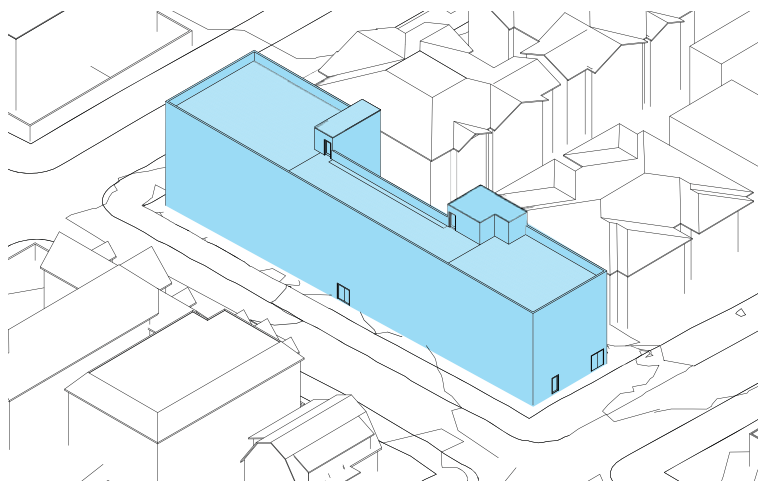
DESIGN OPTIONS

GOALS

PROJECT GOALS	SCHEME A	SCHEME B	SCHEME C
1. HIGH QUALITY STUDENT HOUSING Create flexible, efficient, high-quality, and livable units with common areas that support study time, self-care, extra-curricular involvement and leisure activities.	●	◐	●
2. HIGH QUALITY FACADE Create a building that expresses a sense of permanence and quality, through materials and facade design.	○	○	●
3. SHARED SPACES / AMENITY AREAS Create a variety of common amenity areas, both on ground level and roof top, that will promote group bonding within the fraternity, as well as connectivity with neighbors.	○	◐	●
4. STREETScape CONTINUITY Improve street presence and streetscape continuity with generous entry courtyard on NE 47th St and an exterior amenity gathering space along 21st Ave NE.	○	○	●
5. SUSTAINABILITY Develop student housing that is resource efficient, low energy use, and creates healthy living environments.	●	●	●

- EXCELLENT
- ◐

GOOD
- FAIR
- N/A



SCHEME A: REAR COURTYARD

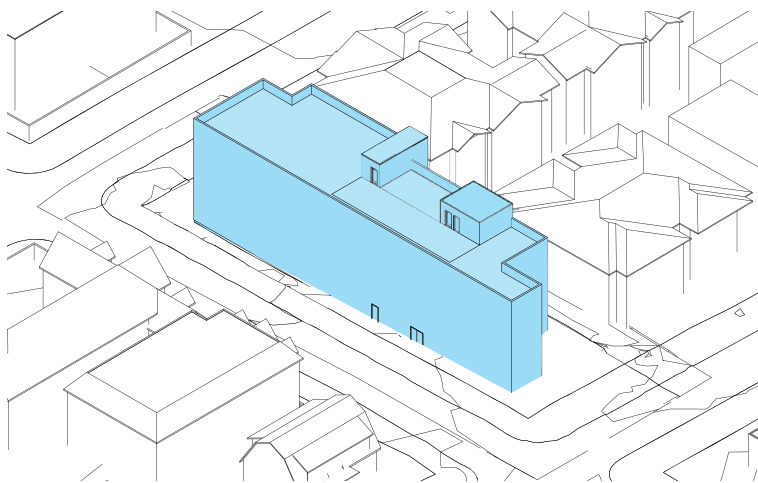
Units: 36 units, including 2 sleeping porches
Parking: 0
Gross Floor Area: 20,252 s.f.
FAR = 1.88

DESCRIPTION
Scheme A has similar development potential to scheme C. Strict adherence to development standards creates an undesirable rear amenity area and a poor street presence along NE 47th St.

- ADVANTAGES**
- No Departures
 - Mostly common interior programming located along NE 47th
 - Units located to activate facade

- CHALLENGES**
- Low quality amenity area located in deep well between buildings
 - Amenity area does not add to public realm
 - Poor street presence with long unarticulated facade along NE 47th

NO DEPARTURES



SCHEME B: BOOKEND YARDS

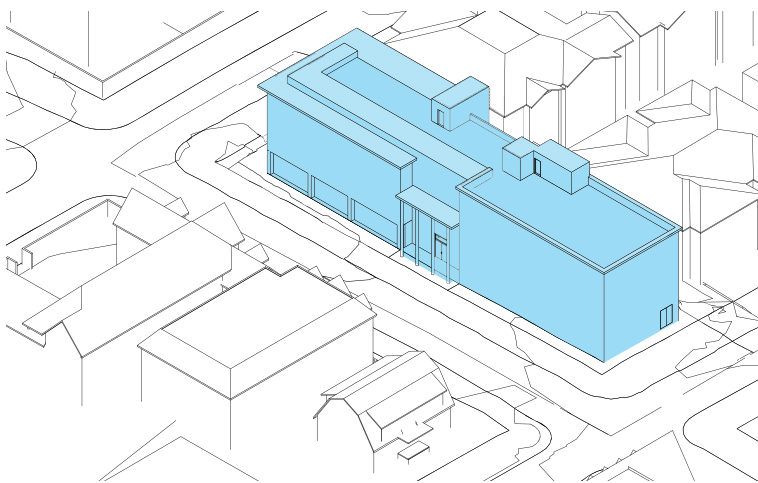
Units: 32 units, including 2 sleeping porches
Parking: 0
Gross Floor Area: 19,149 s.f.
FAR = 1.77

DESCRIPTION
More compact building with amenity spaces located on either end of the site. Common dining room opens out to an outdoor amenity on 21st Ave NE, a street where other neighbors have amenity areas. Entry courtyard located on 20th Ave NE, where neighboring buildings locate waste pick-up and parking.

- ADVANTAGES**
- No Departures
 - Common outdoor amenity located on 21st Ave NE, where other neighboring outdoor amenities are located

- CHALLENGES**
- Narrow amenity area and open space
 - Poor street presence with utilities and waste located along NE 47th St and long unarticulated facade
 - Inappropriately located entry courtyard on 20th Ave NE, which acts like an alley for the neighborhood
 - Some units located where fenestration will be limited

NO DEPARTURES



SCHEME C: ENTRY COURTYARD

Units: 34 units, including 2 sleeping porches
Parking: 0
Gross Floor Area: 20,335 s.f.
FAR = 1.88

DESCRIPTION
Barbell-shaped building with common amenities centrally located, both on the interior and exterior, along NE 47th St. Common dining room opens out to an outdoor amenity on 21st Ave NE, a street where other neighbors have amenity areas. Waste room and other utility spaces are located on 20th Ave NE, where neighboring buildings locate similar utilitarian programs.

- ADVANTAGES**
- Gracious common entry amenity courtyard
 - Common outdoor amenity located on 21st Ave NE, where other neighboring outdoor amenities are located
 - Articulated façade with strong presence along NE 47th St, a street with a formal character that has other buildings with durable materials and gracious entry yards
 - Mostly common interior programming located along NE 47th

- DEPARTURES**
- Side setback for façades greater than 40 feet in length is 7' average.
 - The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line

DESIGN OPTION A: REAR COURTYARD OVERVIEW

Units: 36 units, including 2 sleeping porches
Parking: 0
Gross Floor Area: 20,252 s.f.
FAR = 1.88

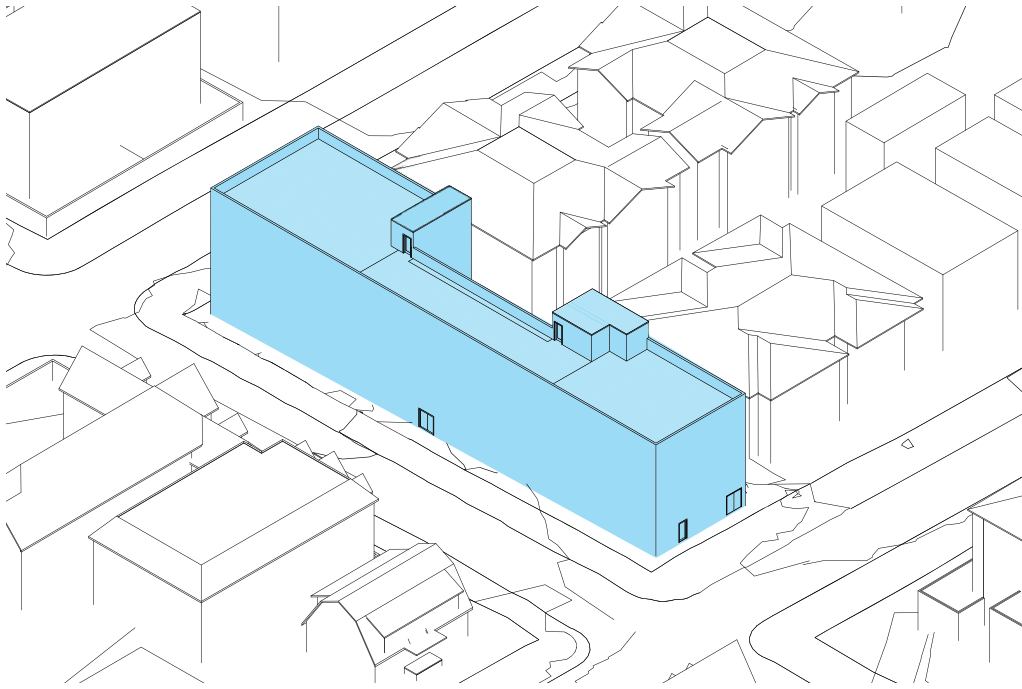
DESCRIPTION
Scheme A has similar development potential to scheme C. Strict adherence to development standards creates an undesirable rear amenity area and a poor street presence along NE 47th St.

- ADVANTAGES**
- No Departures
 - Mostly common interior programming located along NE 47th
 - Units located to activate facade

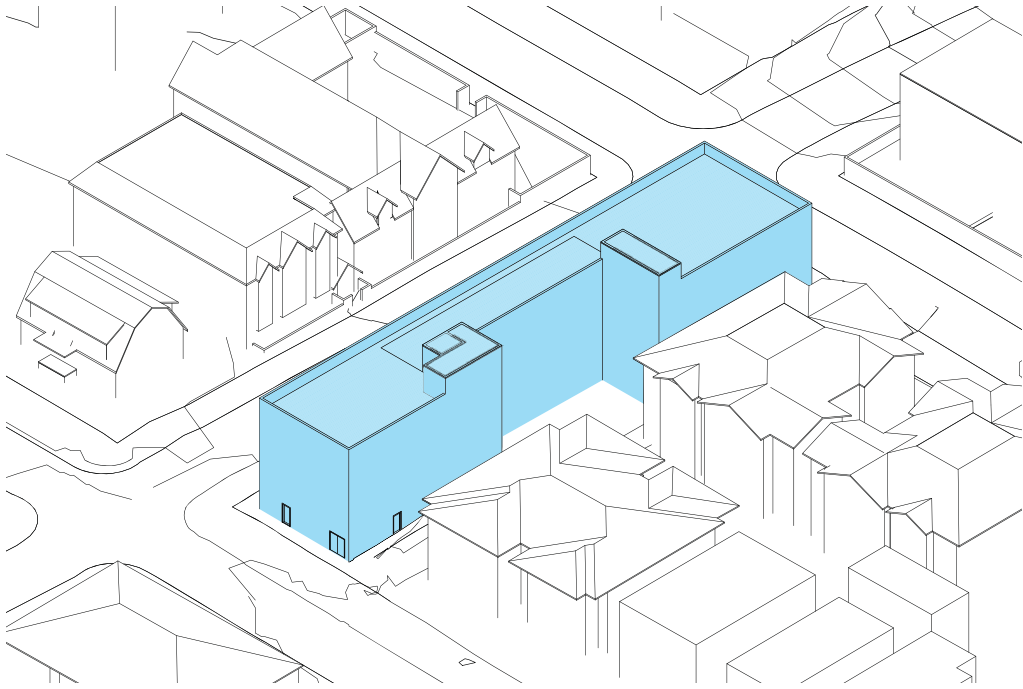
- CHALLENGES**
- Low quality amenity area located in deep well between buildings
 - Amenity area does not add to public realm
 - Poor street presence with long unarticulated facade along NE 47th

NO DEPARTURES

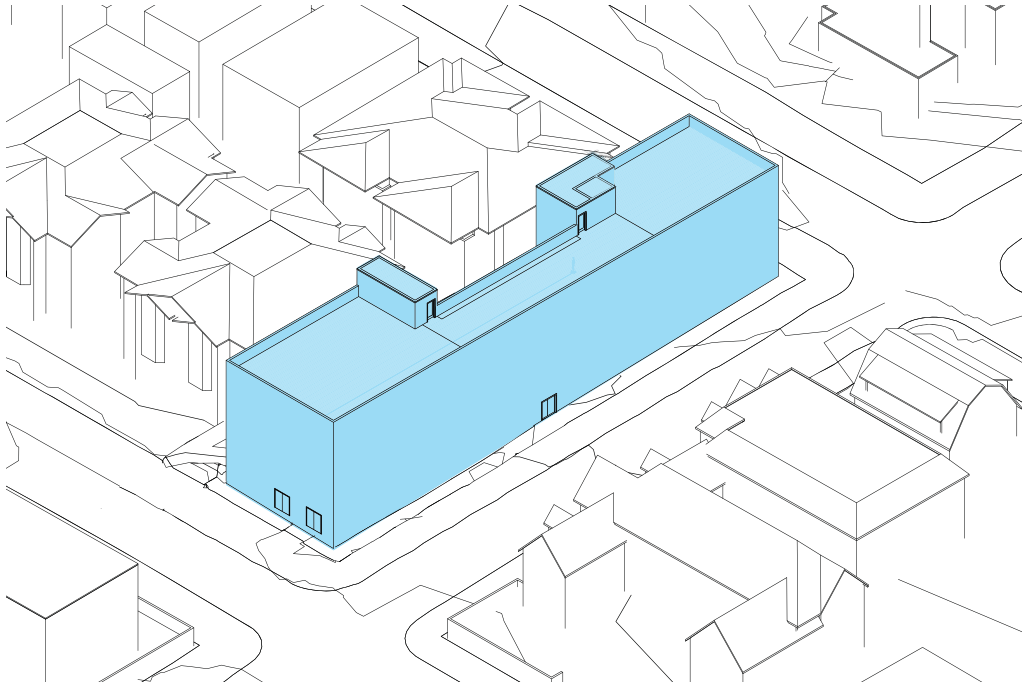
PROJECT GOALS	SCHEME A
1. QUALITY HOUSING	●
2. HIGH QUALITY FACADE	○
3. SHARED SPACE	○
4. STREETScape CONTINUITY	○
5. SUSTAINABILITY	●



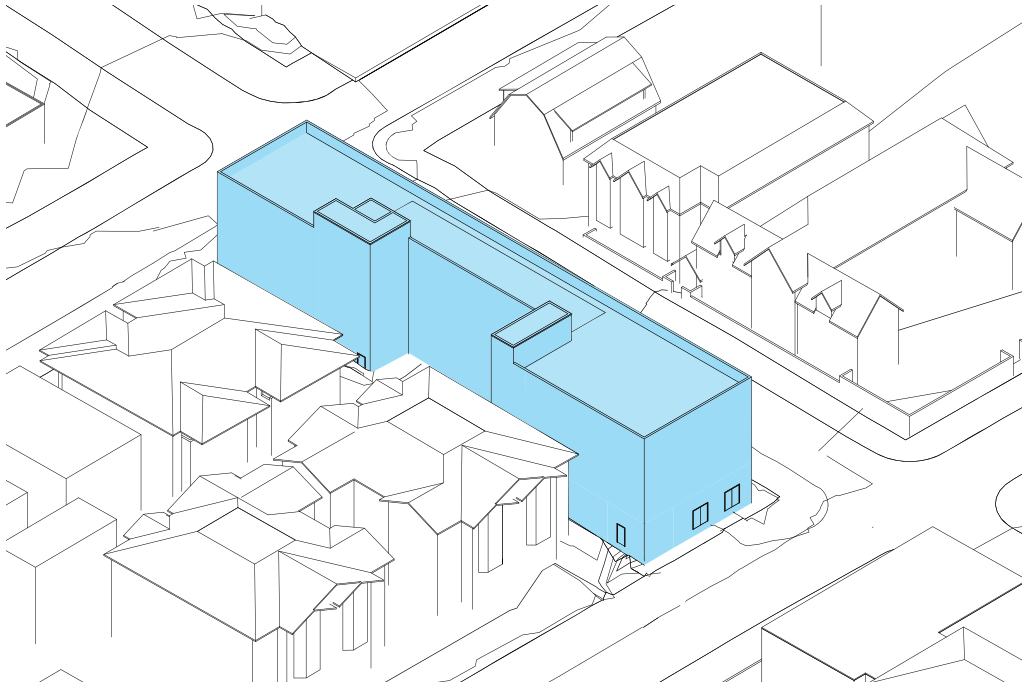
PERSPECTIVE: NORTHWEST



PERSPECTIVE: SOUTHWEST

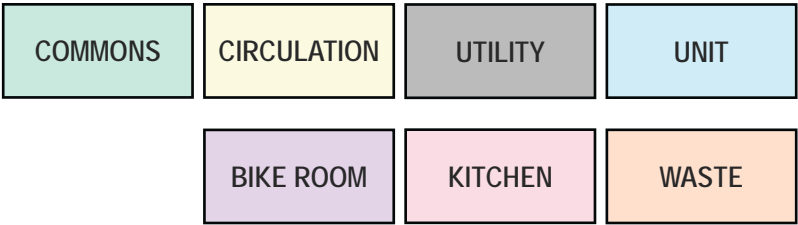
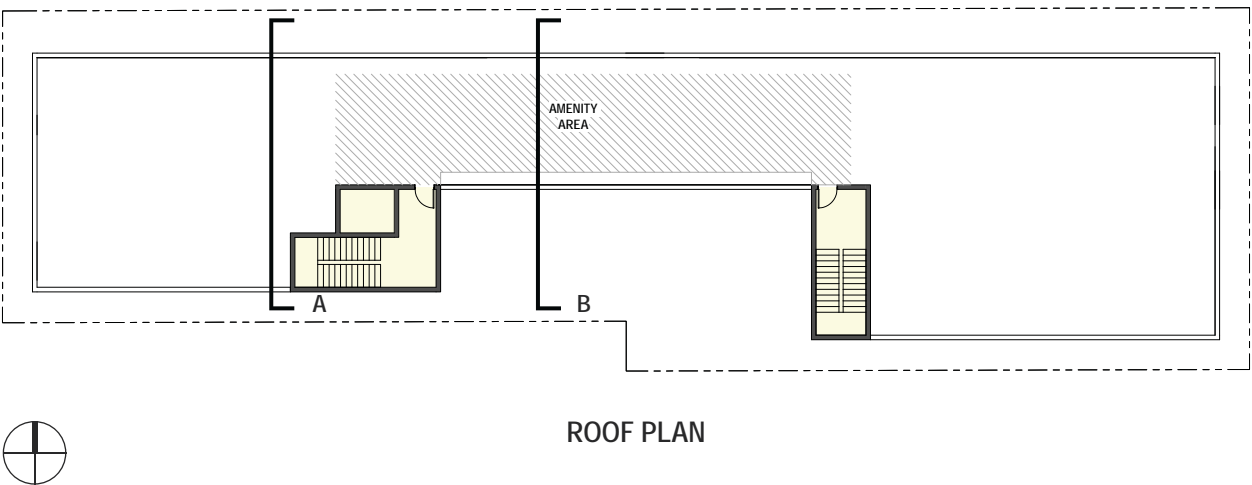
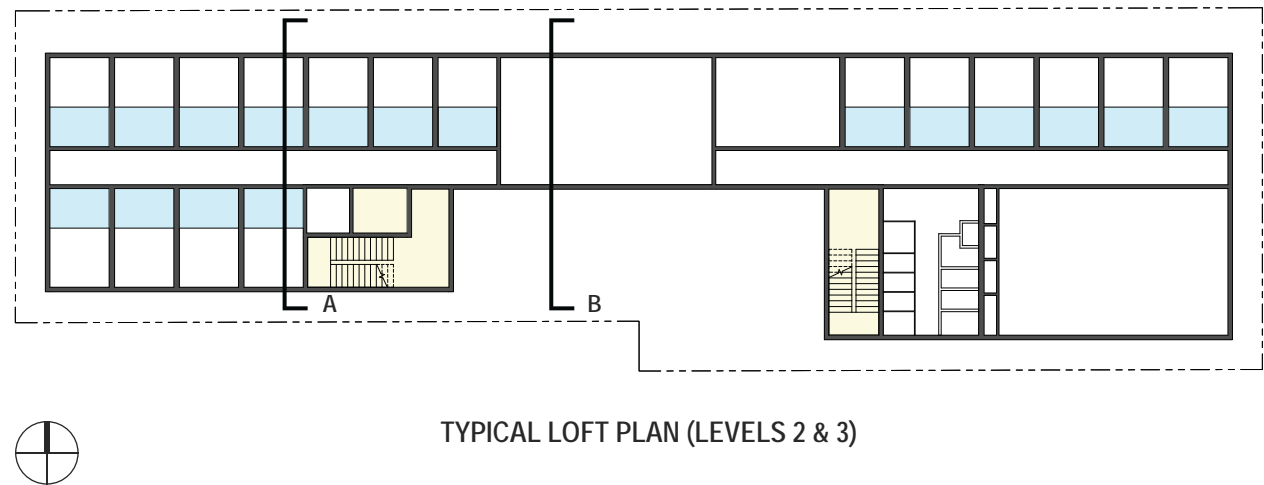
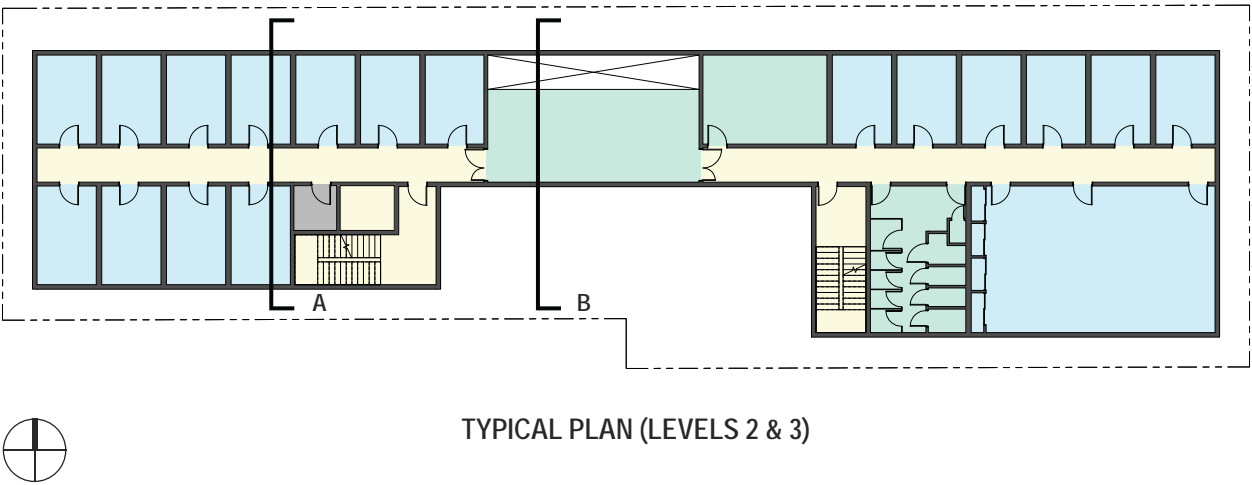
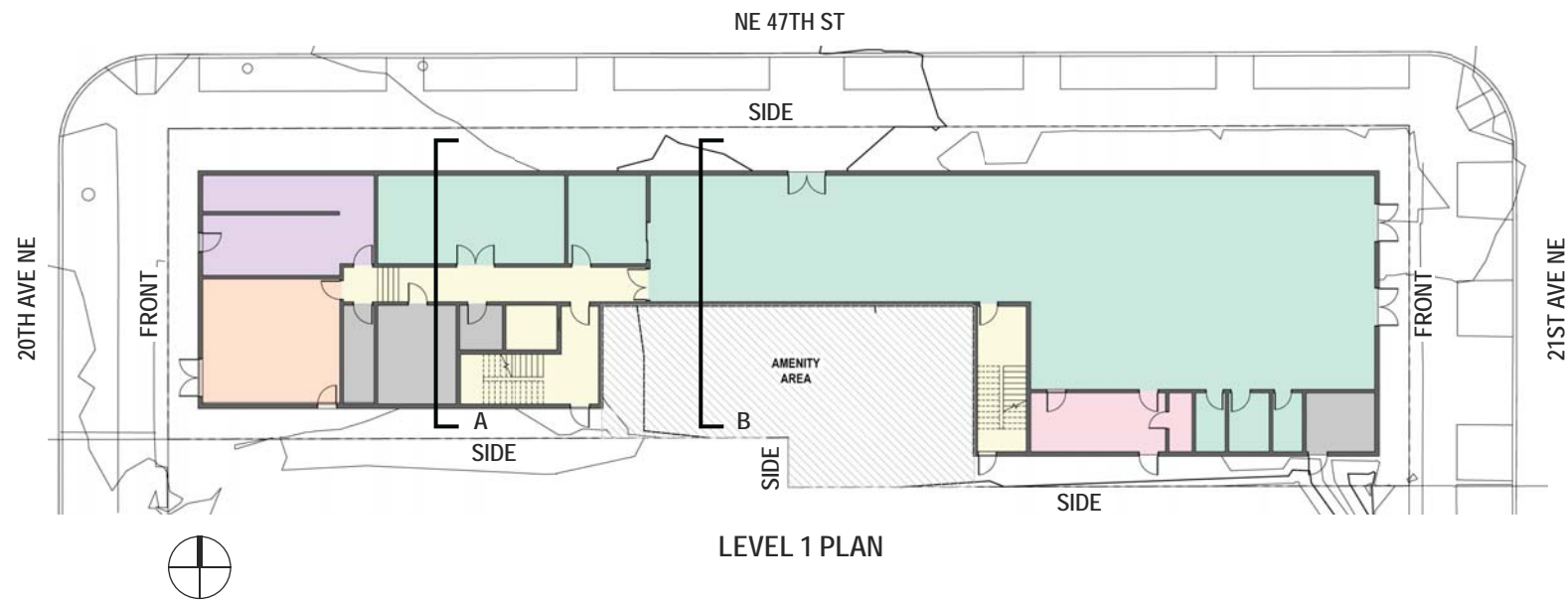


PERSPECTIVE: NORTHEAST

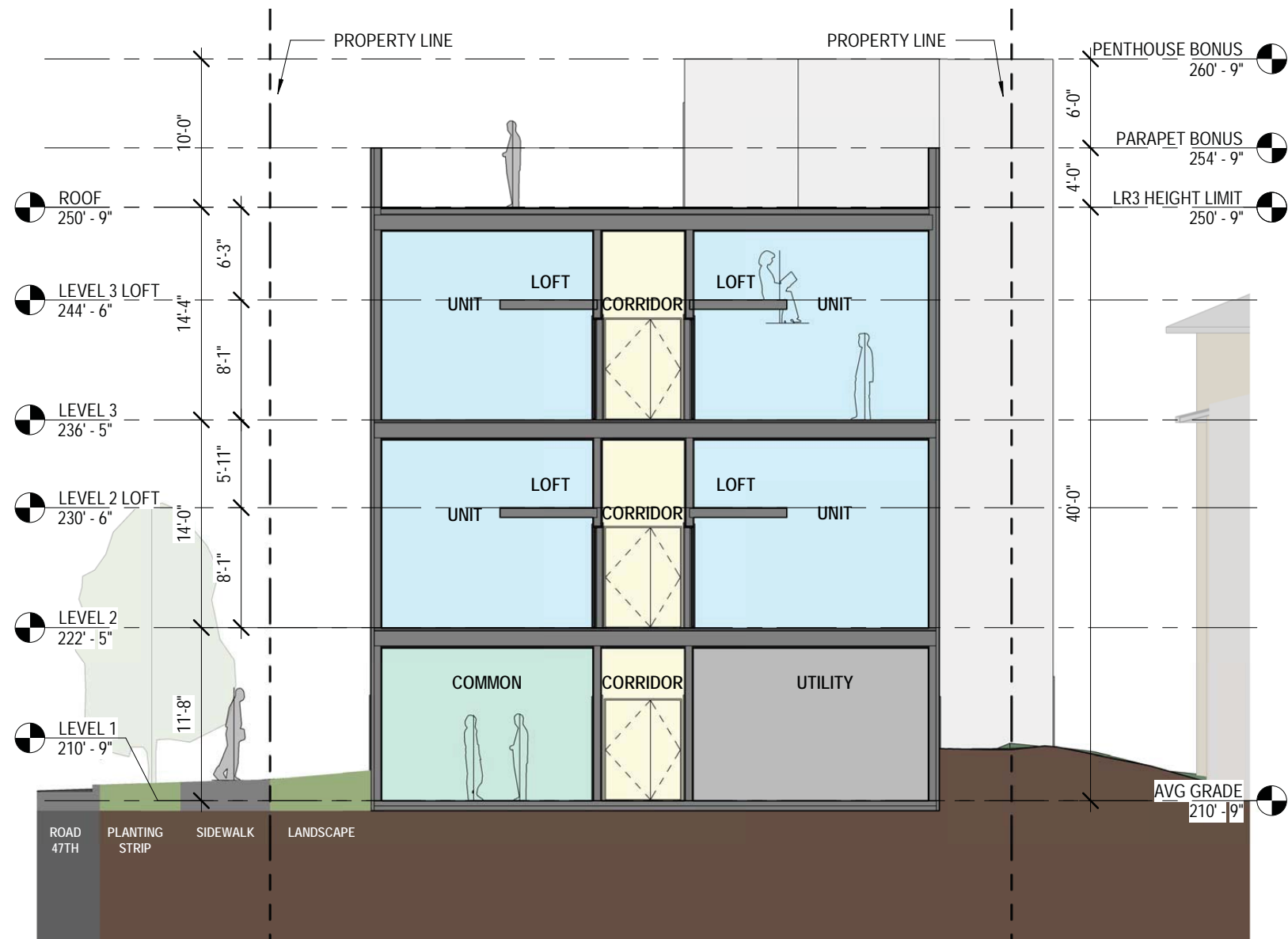


PERSPECTIVE: SOUTHEAST

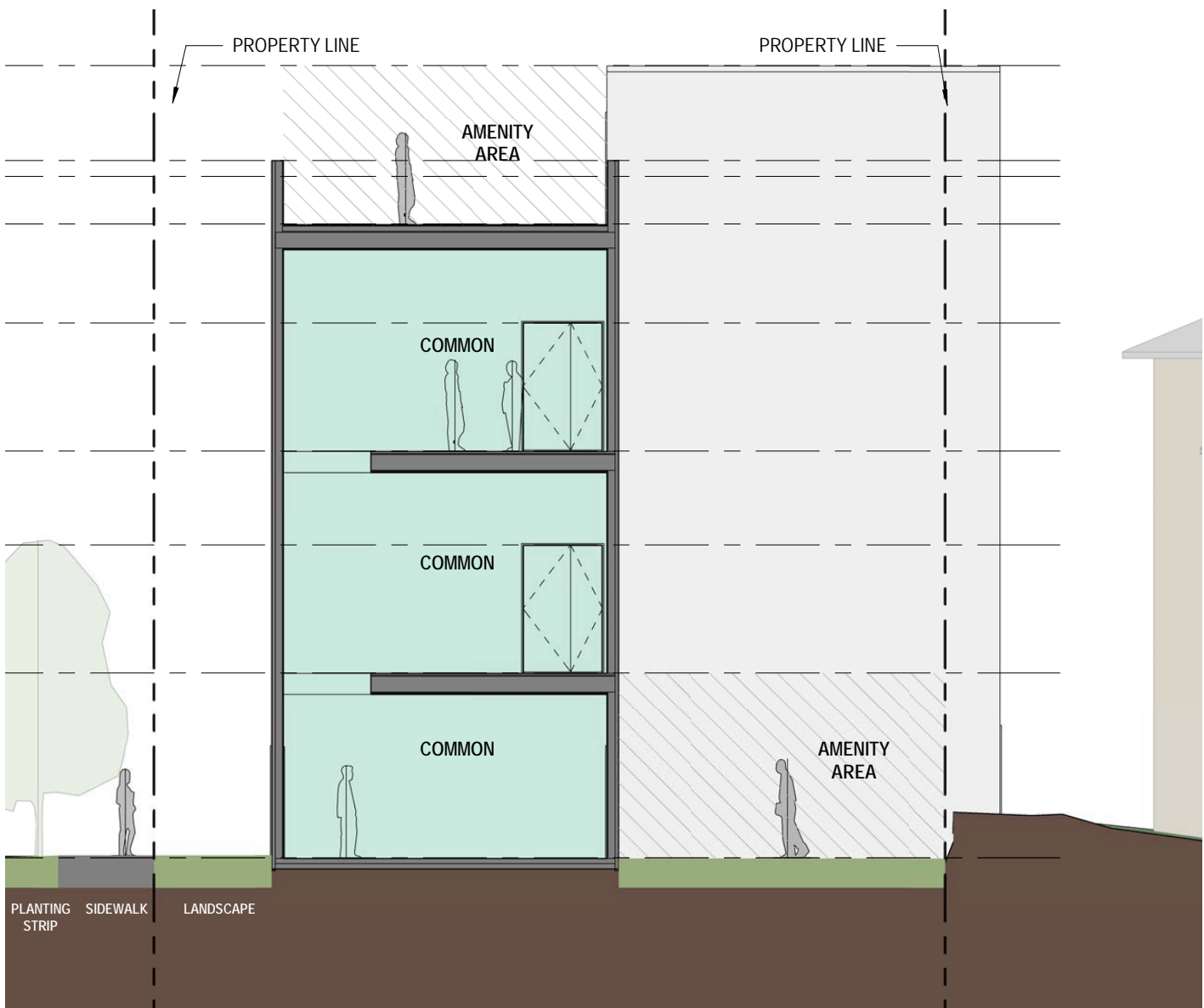
DESIGN OPTION A: REAR COURTYARD
LEVEL PLANS



DESIGN OPTION A: REAR COURTYARD
SECTION



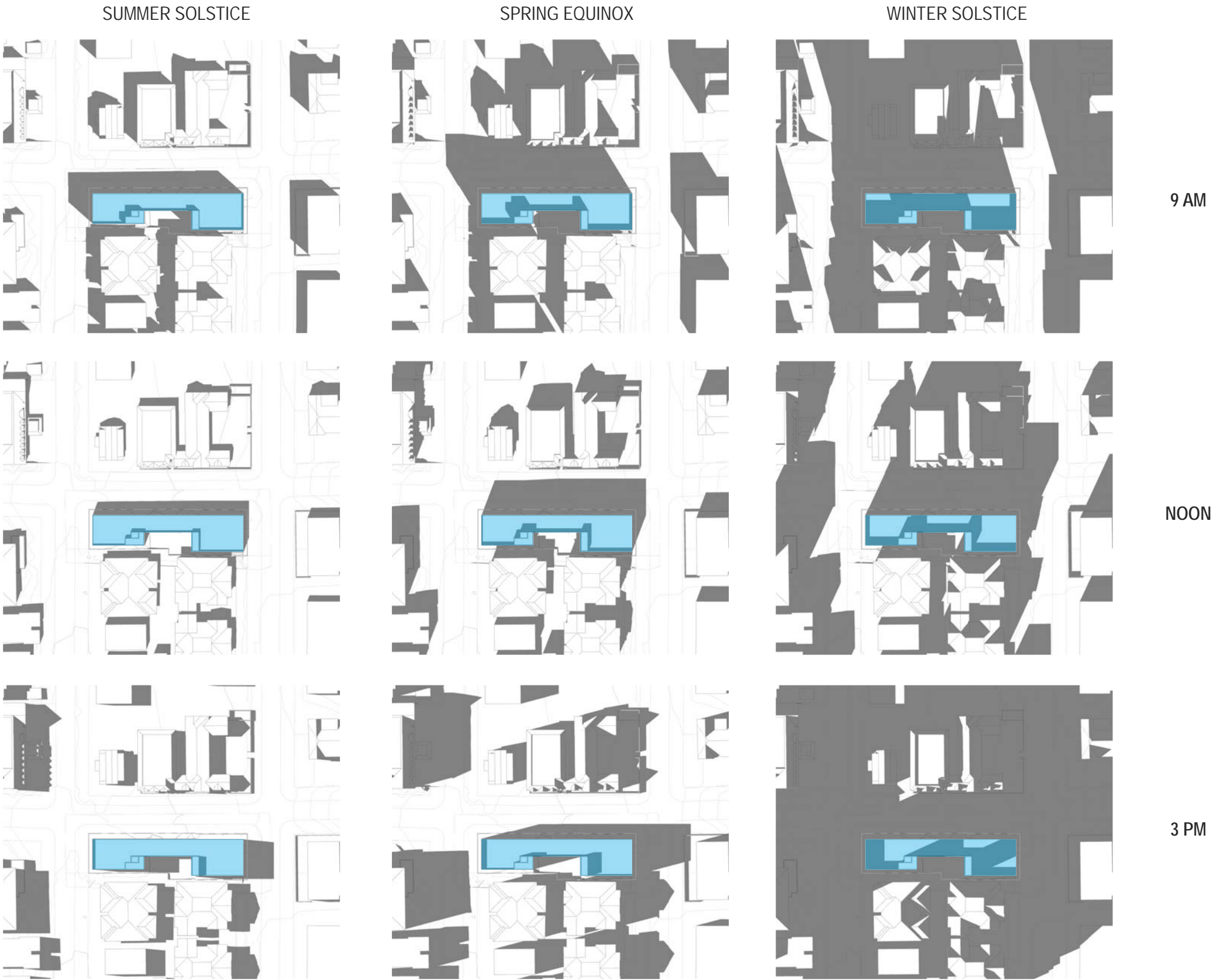
TRANSVERSE SECTION A



TRANSVERSE SECTION B



DESIGN OPTION A: REAR COURTYARD
SHADOW STUDIES



DESIGN OPTION B: BOOKEND YARDS

OVERVIEW

Units: 32 units, including 2 sleeping porches
Parking: 0
Gross Floor Area: 19,149 s.f.
FAR = 1.77

DESCRIPTION
More compact building with amenity spaces located on either end of the site. Common dining room opens out to an outdoor amenity on 21st Ave NE, a street where other neighbors have amenity areas. Entry courtyard located on 20th Ave NE, where neighboring buildings locate waste pick-up and parking.

ADVANTAGES

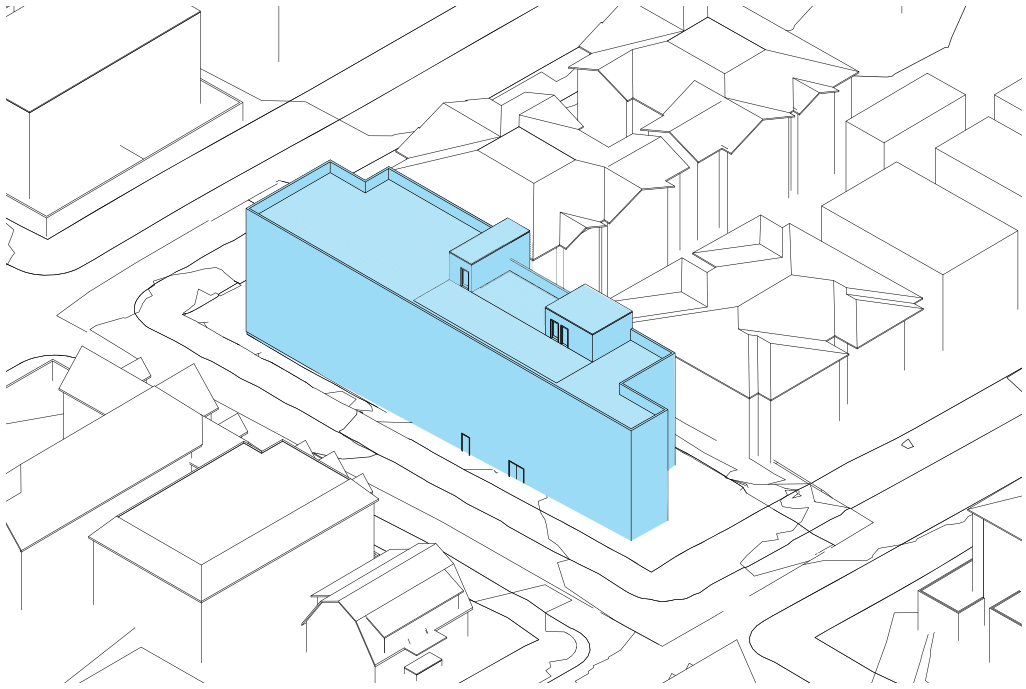
- No Departures
- Common outdoor amenity located on 21st Ave NE, where other neighboring outdoor amenities are located

CHALLENGES

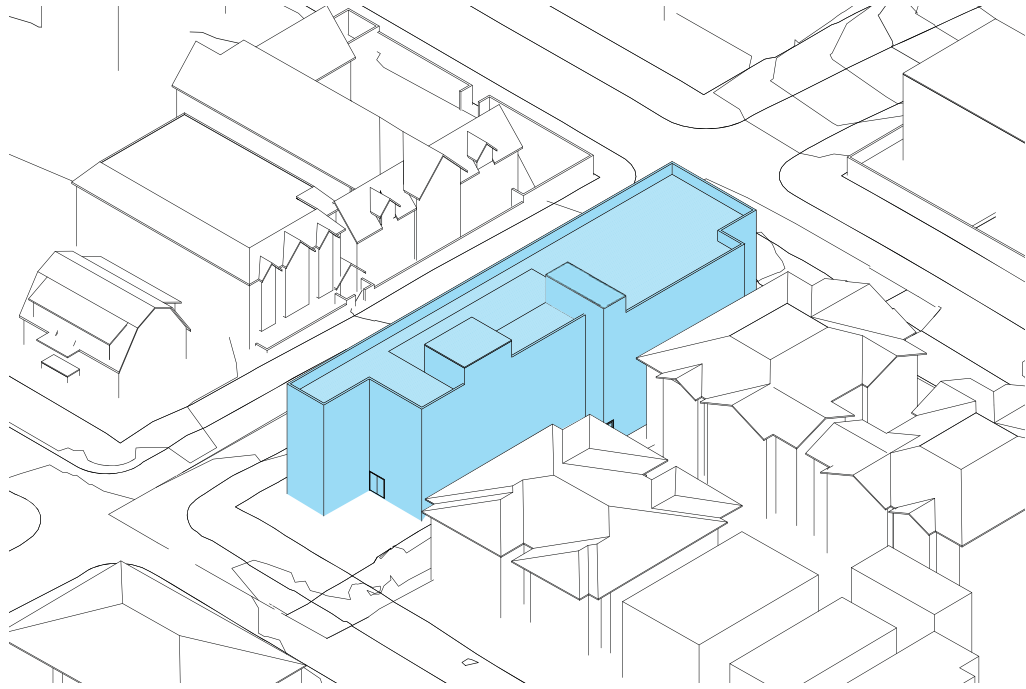
- Narrow amenity area and open space
- Poor street presence with utilities and waste located along NE 47th St and long unarticulated facade
- Inappropriately located entry courtyard on 20th Ave NE, which acts like an alley for the neighborhood
- Some units located where fenestration will be limited

NO DEPARTURES

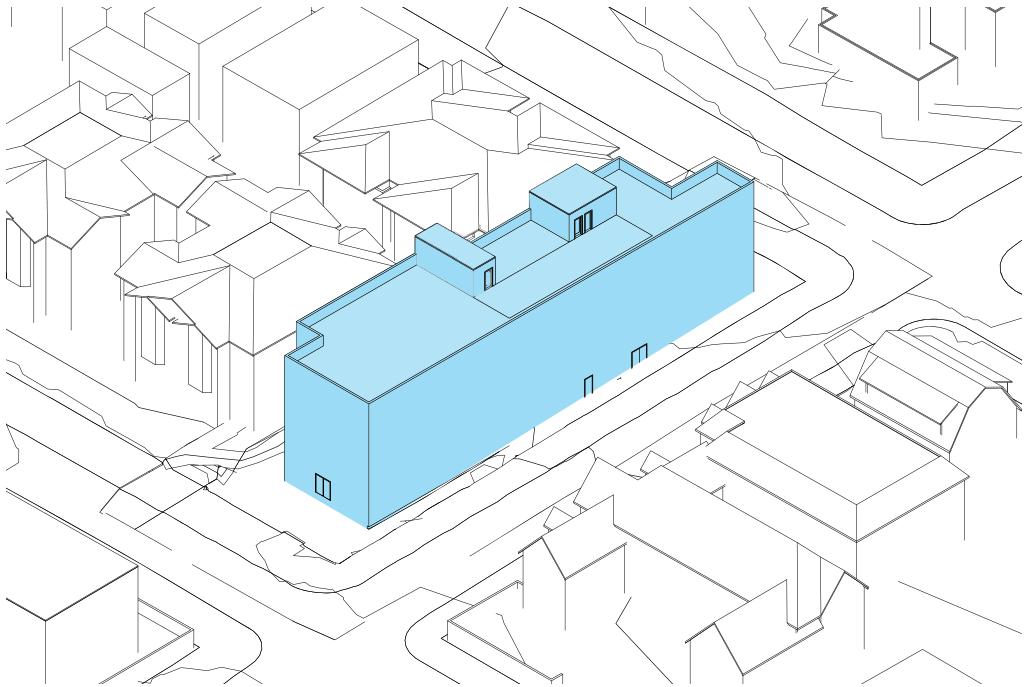
PROJECT GOALS	SCHEME B
1. QUALITY HOUSING	<div></div>
2. HIGH QUALITY FACADE	<div></div>
3. SHARED SPACE	<div></div>
4. STREETScape CONTINUITY	<div></div>
5. SUSTAINABILITY	<div></div>



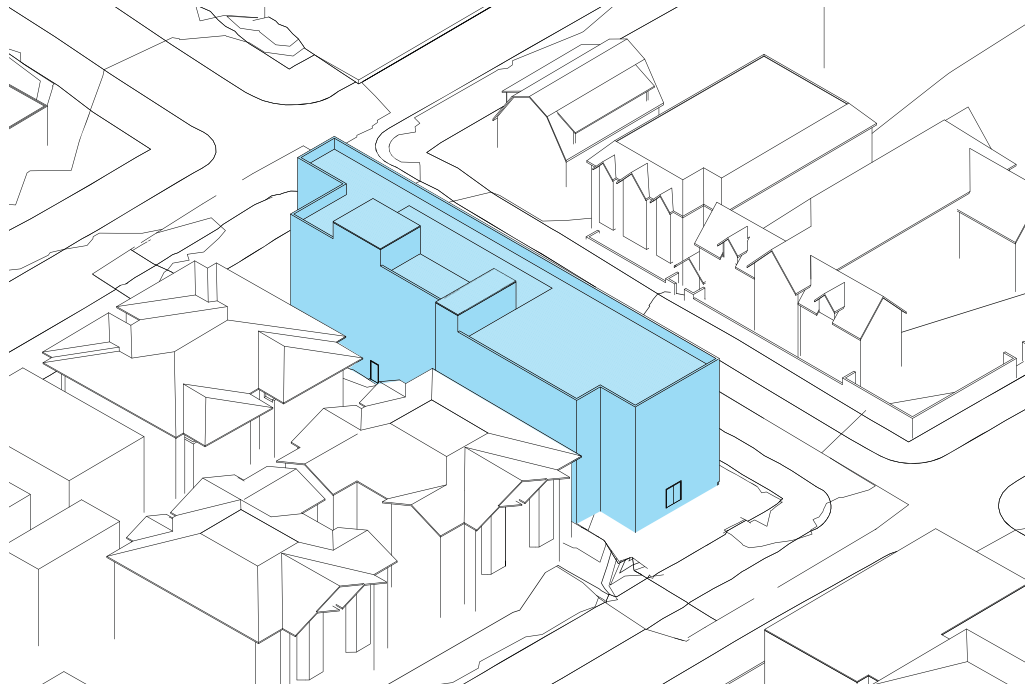
PERSPECTIVE: NORTHWEST



PERSPECTIVE: SOUTHWEST

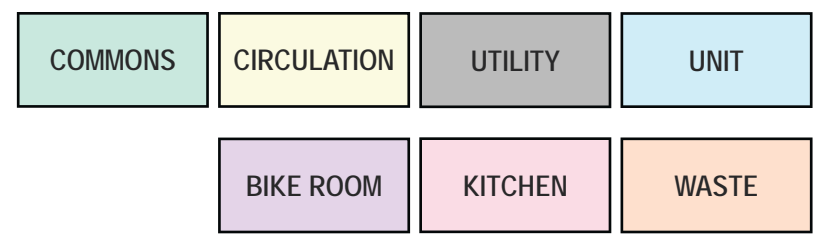
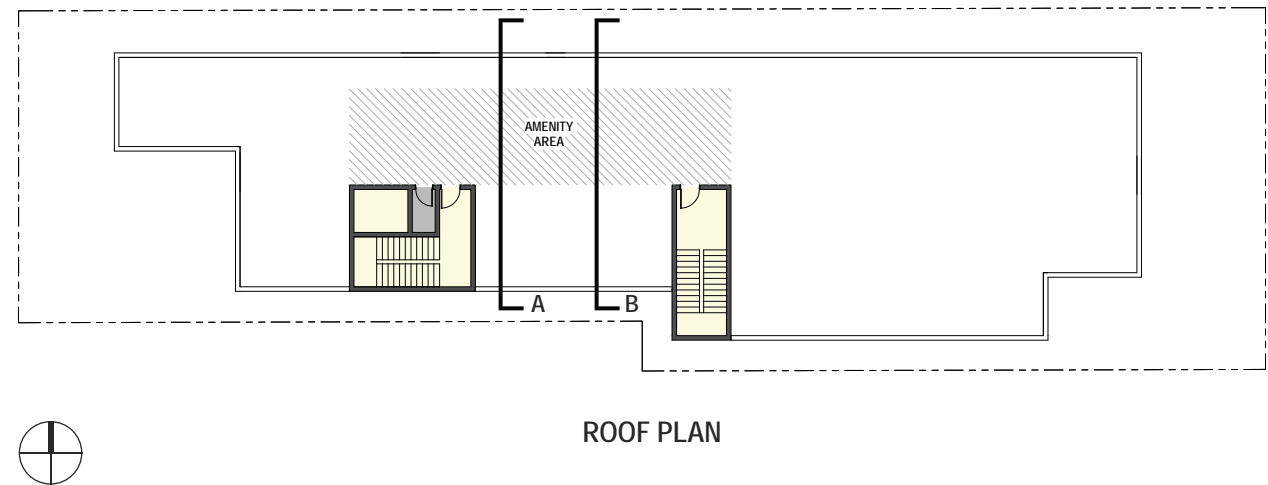
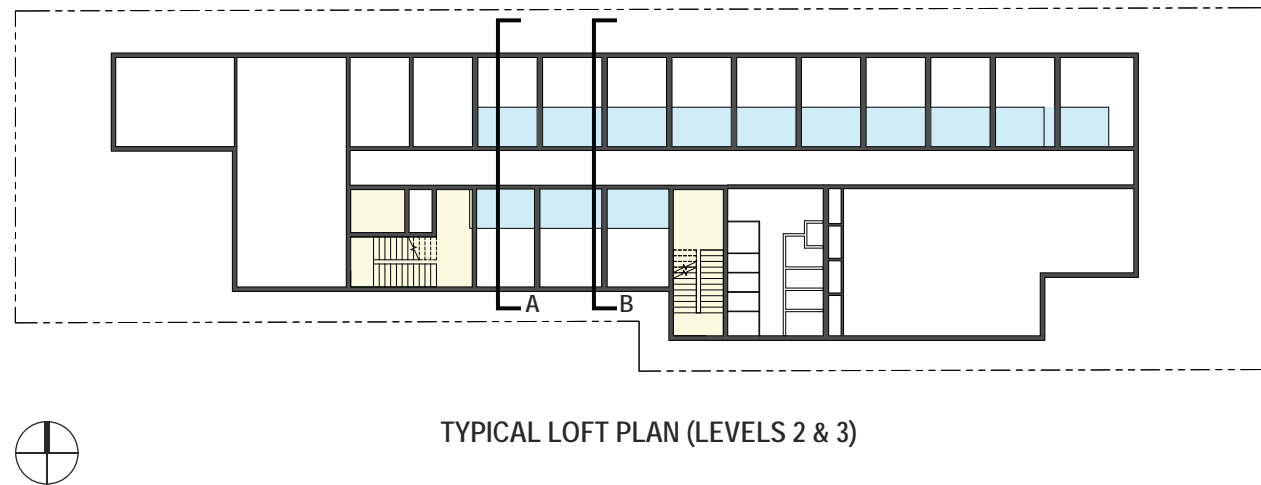
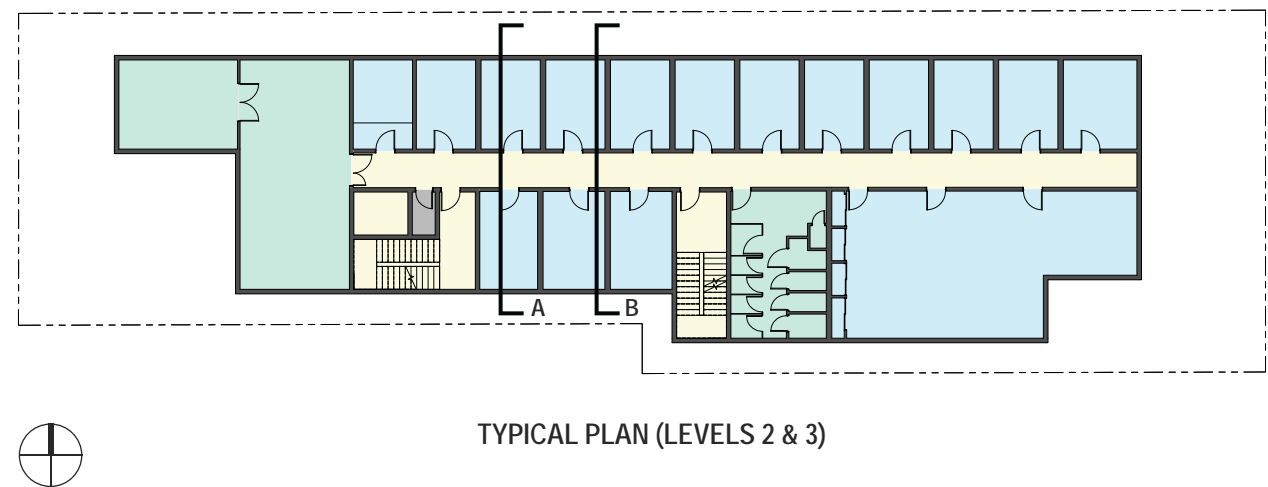
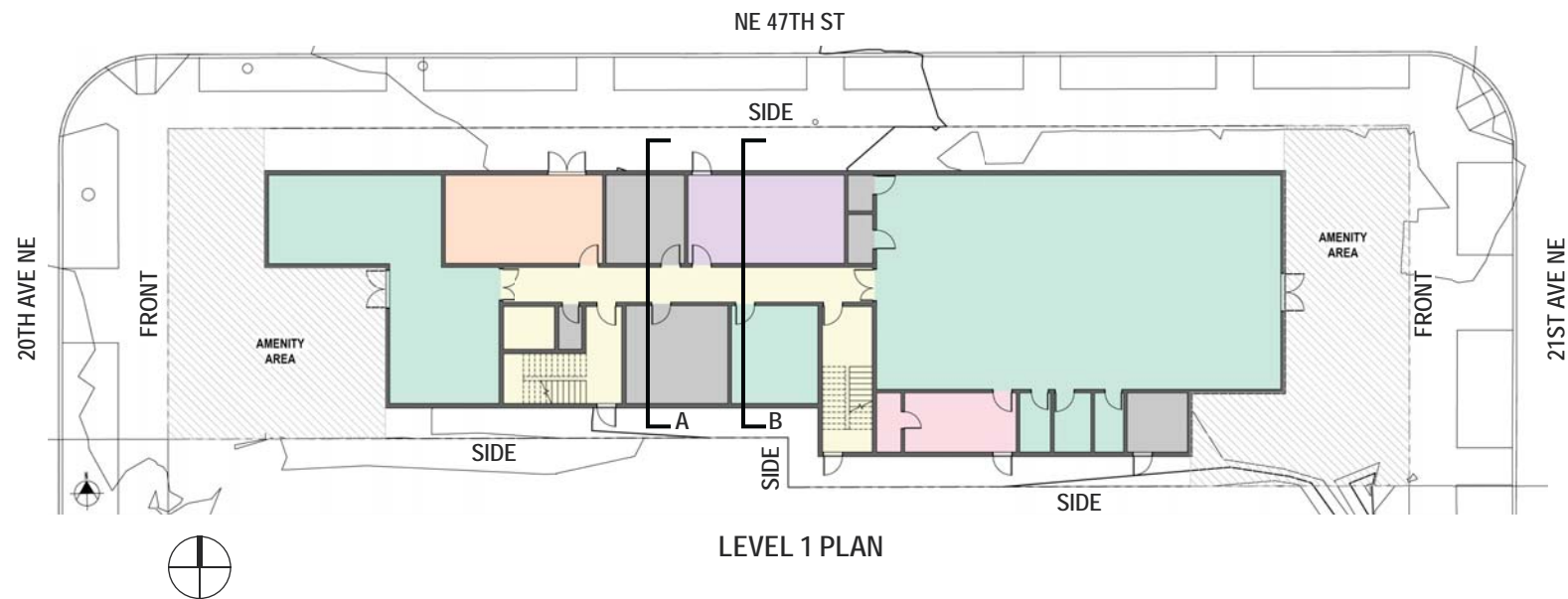


PERSPECTIVE: NORTHEAST

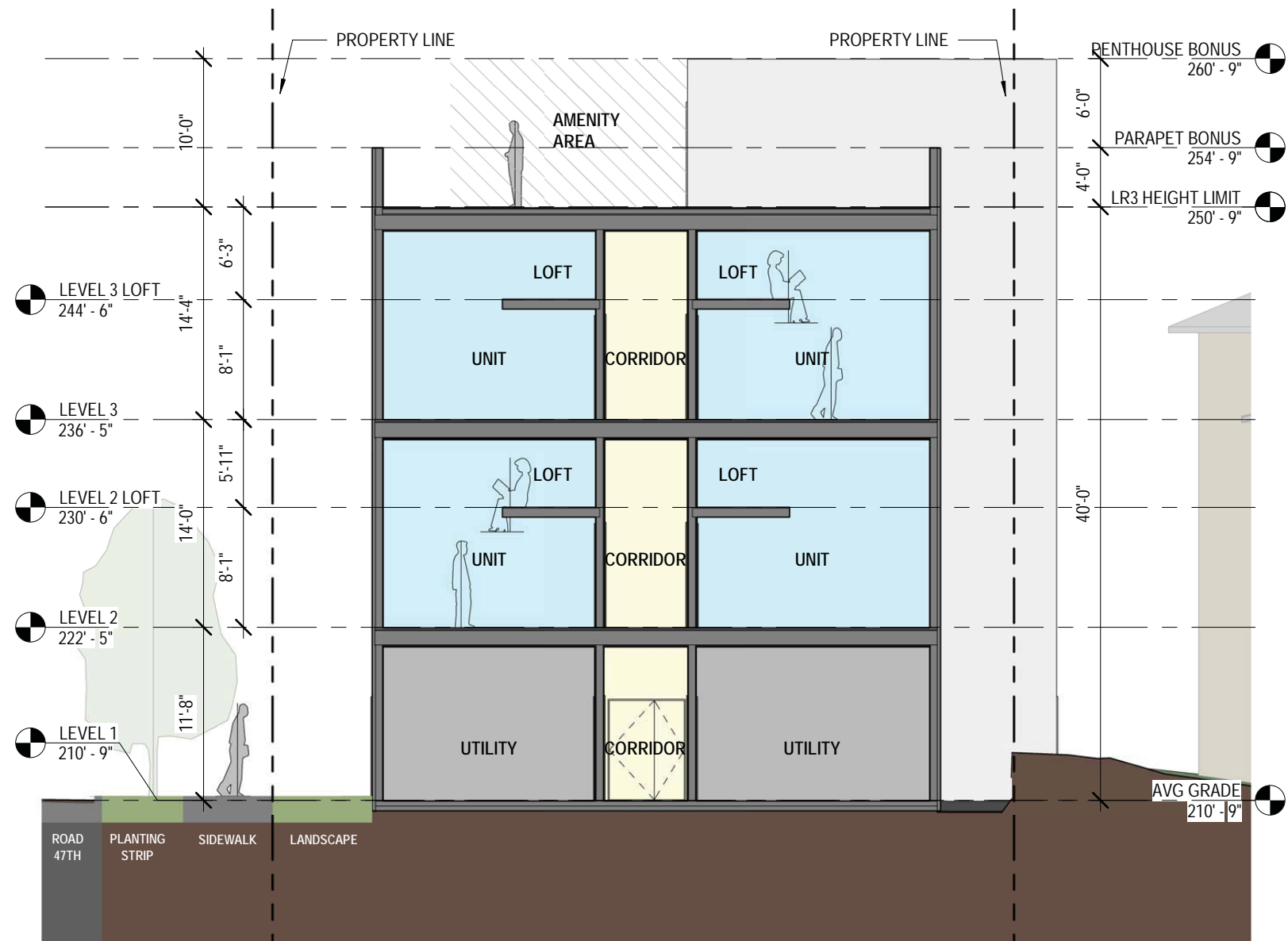


PERSPECTIVE: SOUTHEAST

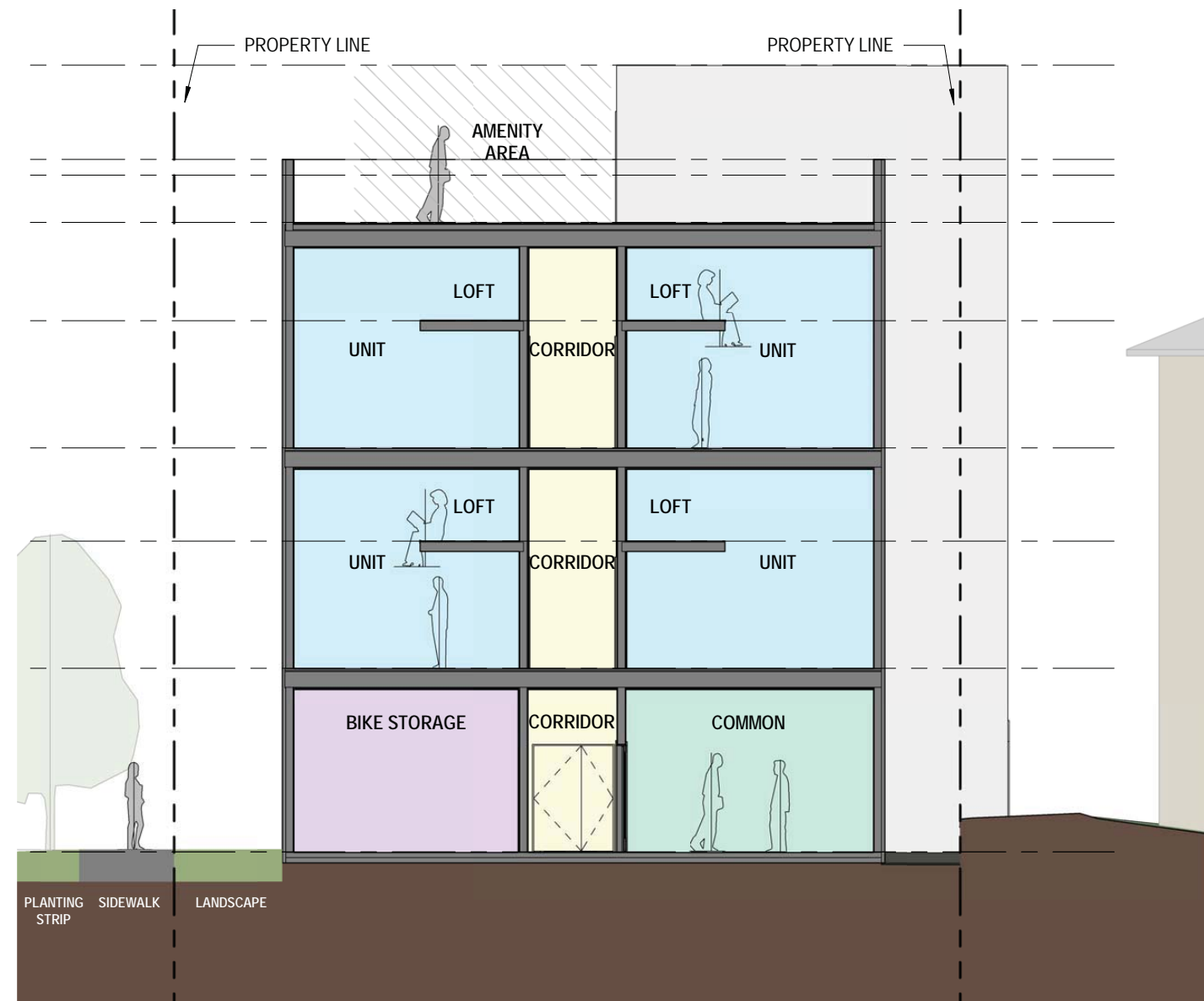
DESIGN OPTION B: BOOKEND YARDS
LEVEL PLANS



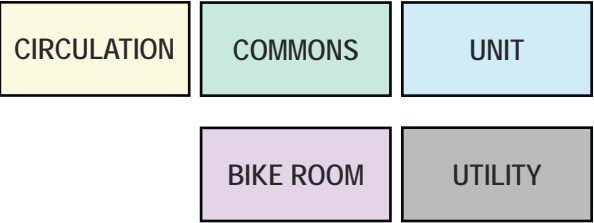
DESIGN OPTION B: BOOKEND YARDS
SECTION



TRANSVERSE SECTION A



TRANSVERSE SECTION B

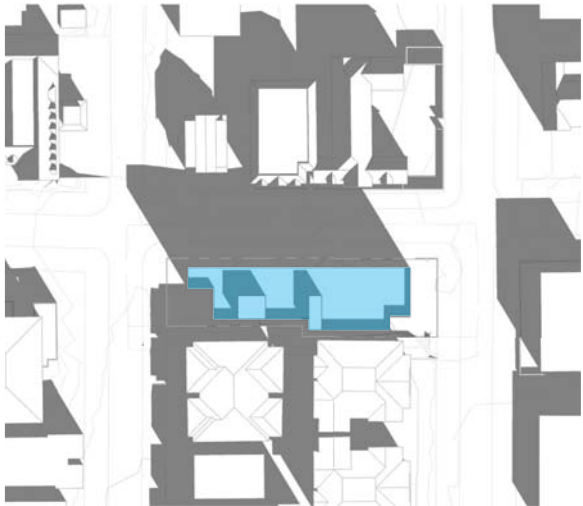


DESIGN OPTION B: BOOKEND YARDS
SHADOW STUDIES

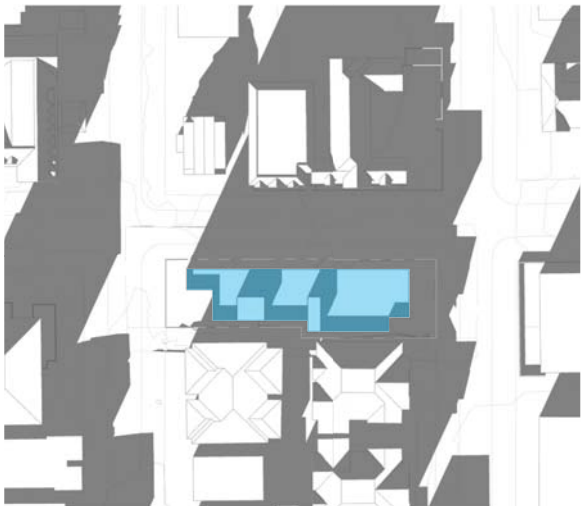
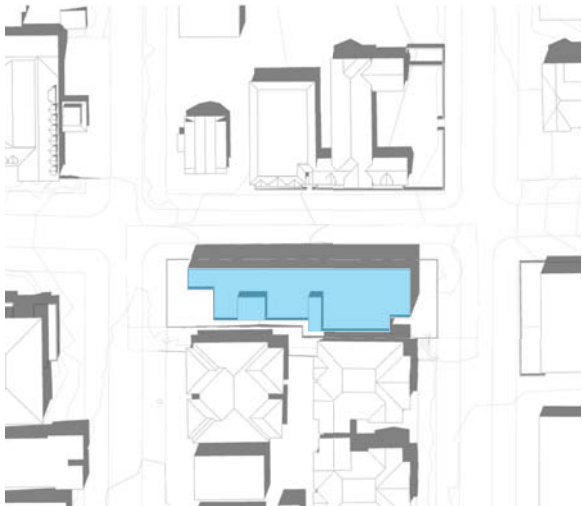
SUMMER SOLSTICE

SPRING EQUINOX

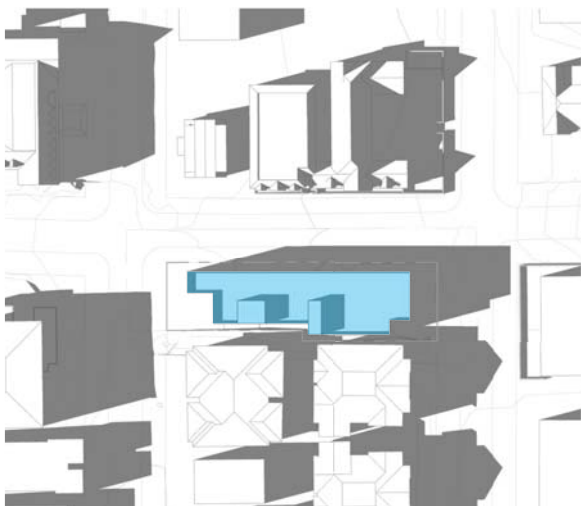
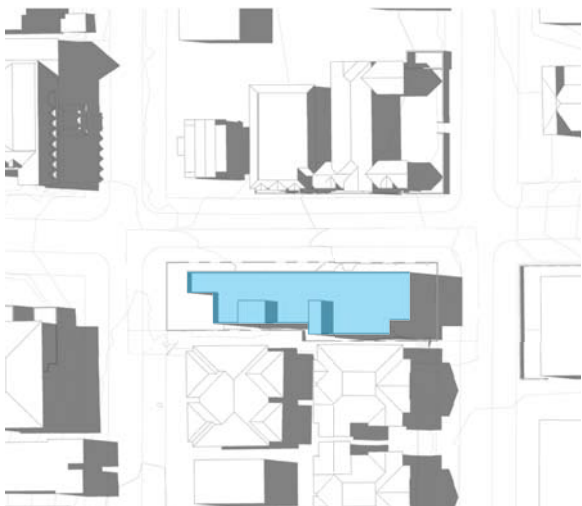
WINTER SOLSTICE



9 AM



NOON



3 PM

DESIGN OPTION C: ENTRY COURTYARDS

OVERVIEW

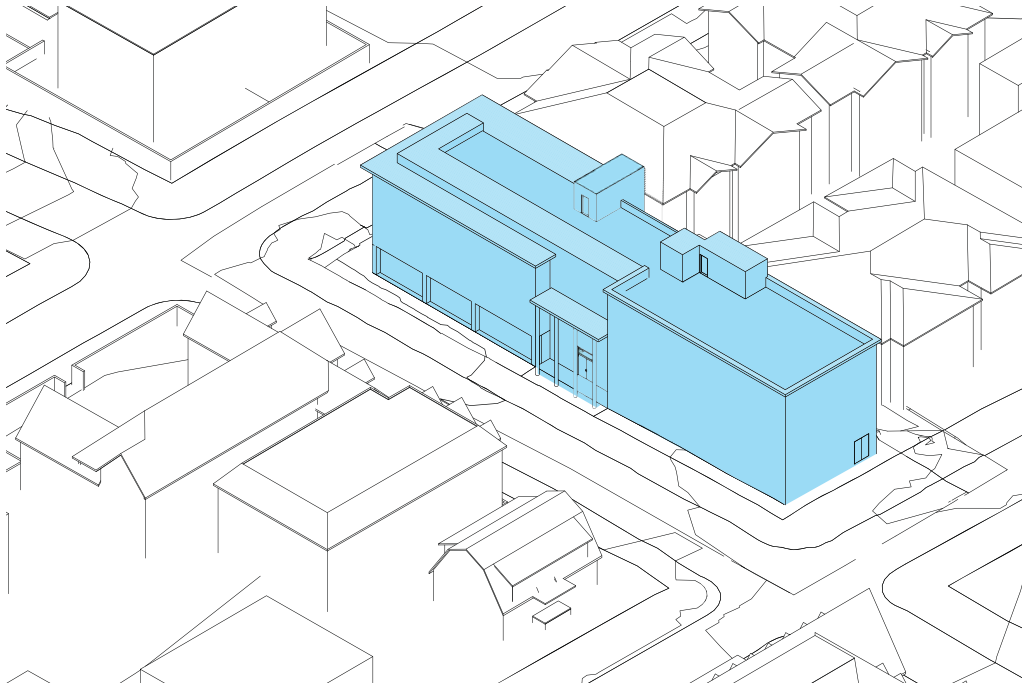
Units: 34 units, including 2 sleeping porches
Parking: 0
Gross Floor Area: 20,335 s.f.
FAR = 1.88

DESCRIPTION
Barbell-shaped building with common amenities centrally located, both on the interior and exterior, along NE 47th St. Common dining room opens out to an outdoor amenity on 21st Ave NE, a street where other neighbors have amenity areas. Waste room and other utility spaces are located on 20th Ave NE, where neighboring buildings locate similar utilitarian programs.

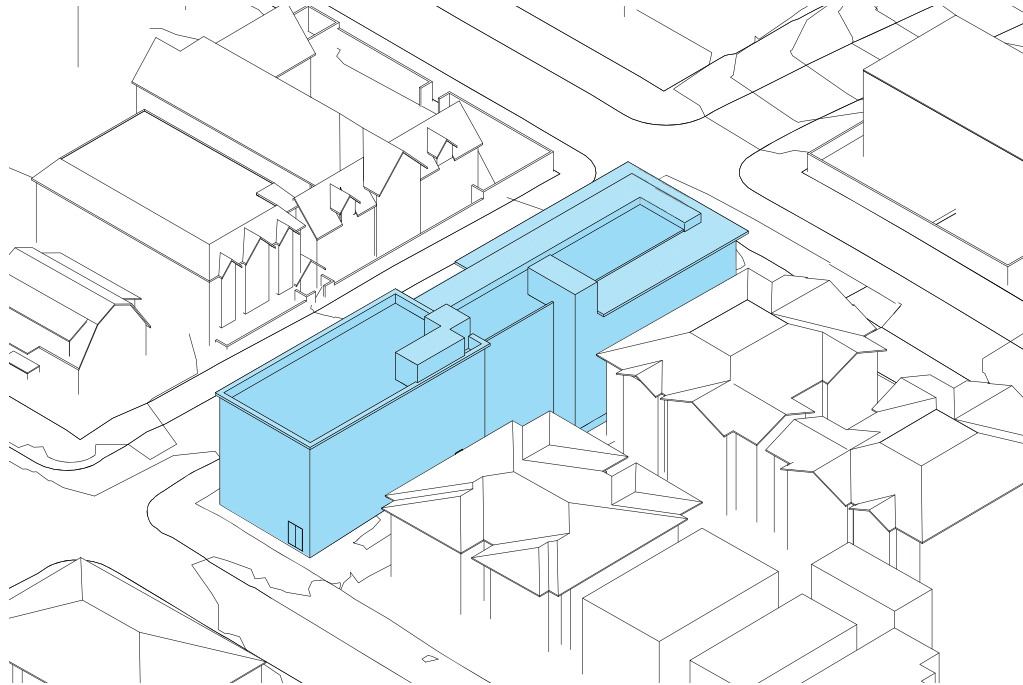
- ADVANTAGES**
- Gracious common entry amenity courtyard
 - Common outdoor amenity located on 21st Ave NE, where other neighboring outdoor amenities are located
 - Articulated façade with strong presence along NE 47th St, a street with a formal character that has other buildings with durable materials and gracious entry yards
 - Mostly common interior programming located along NE 47th

- DEPARTURES**
- Side setback for façades greater than 40 feet in length
 - The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line
 - The required side setback for apartment façades 40 feet or less in length is 5 feet.

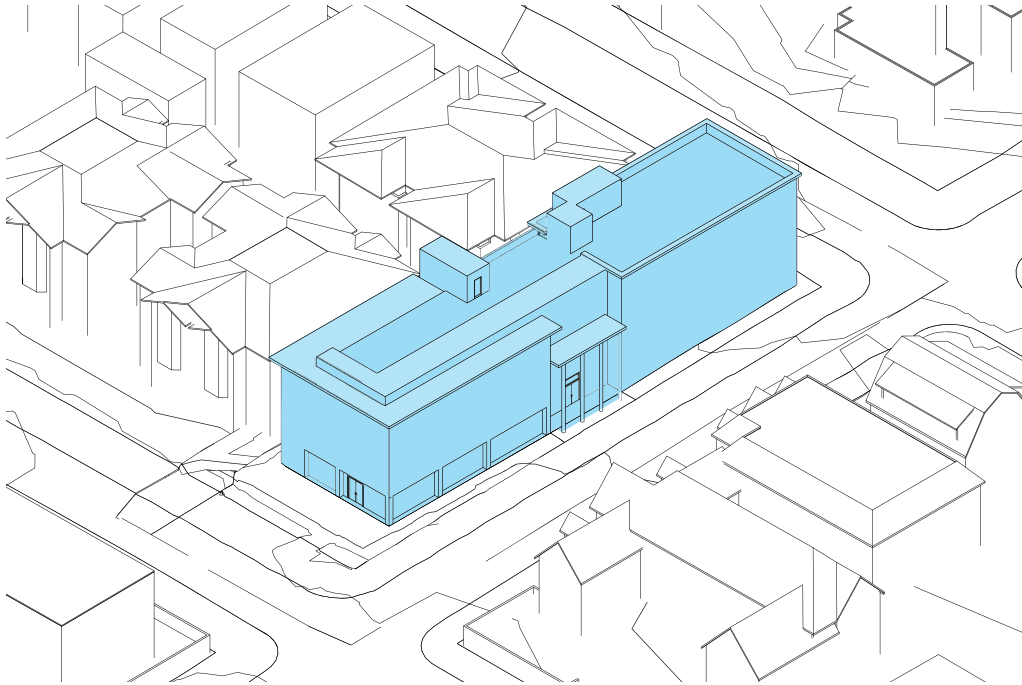
PROJECT GOALS	SCHEME C
1. QUALITY HOUSING	●
2. HIGH QUALITY FACADE	●
3. SHARED SPACE	●
4. STREETScape CONTINUITY	●
5. SUSTAINABILITY	●



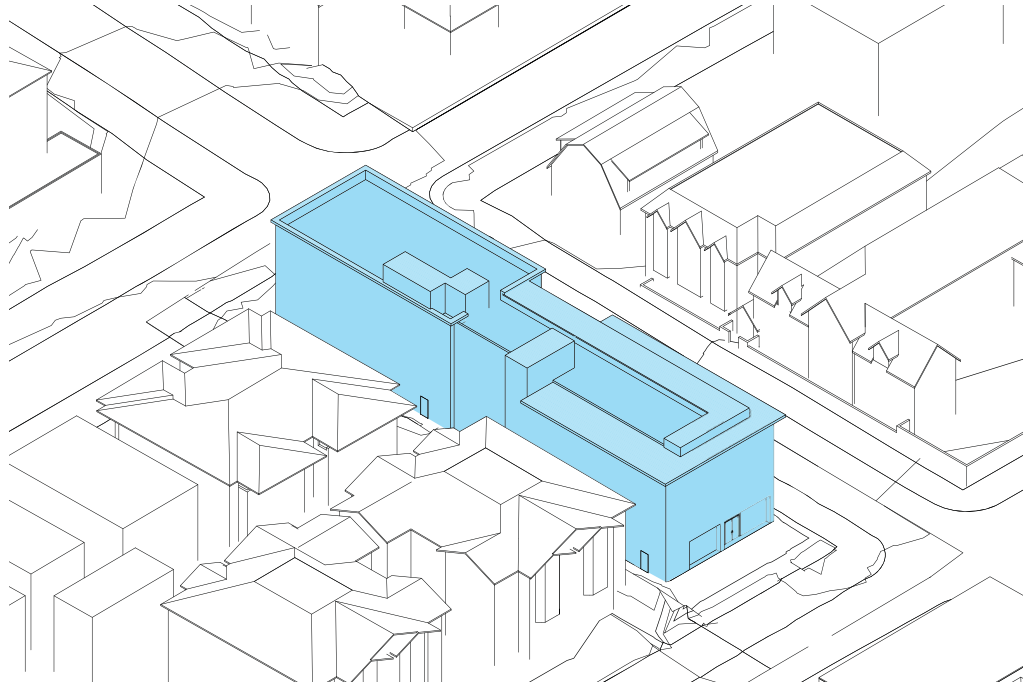
PERSPECTIVE: NORTHWEST



PERSPECTIVE: SOUTHWEST

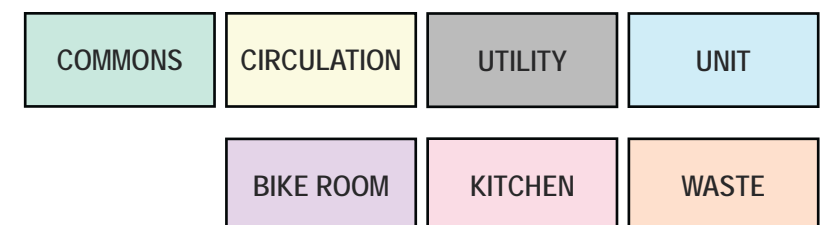
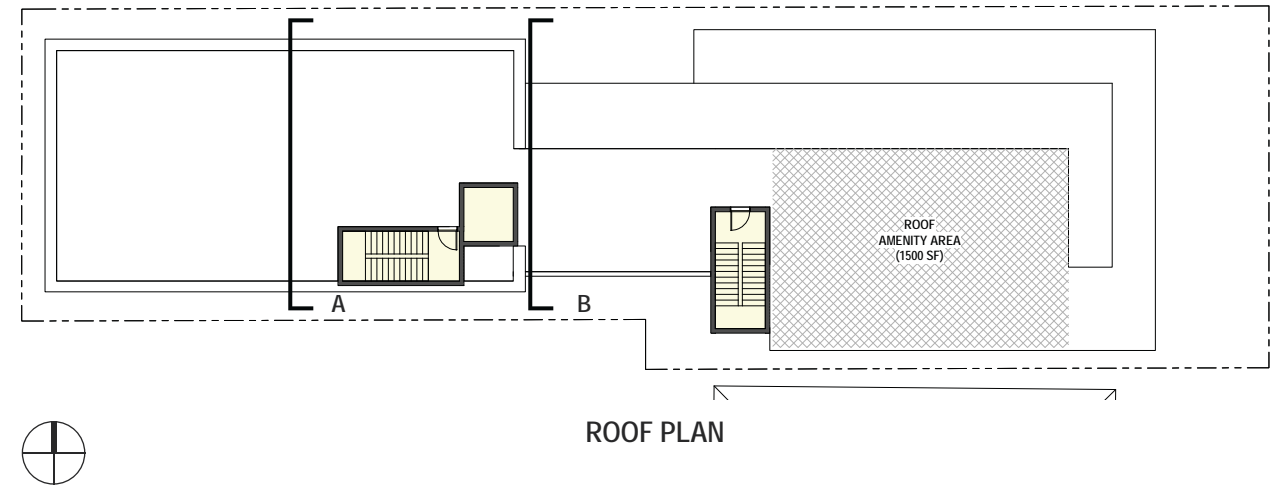
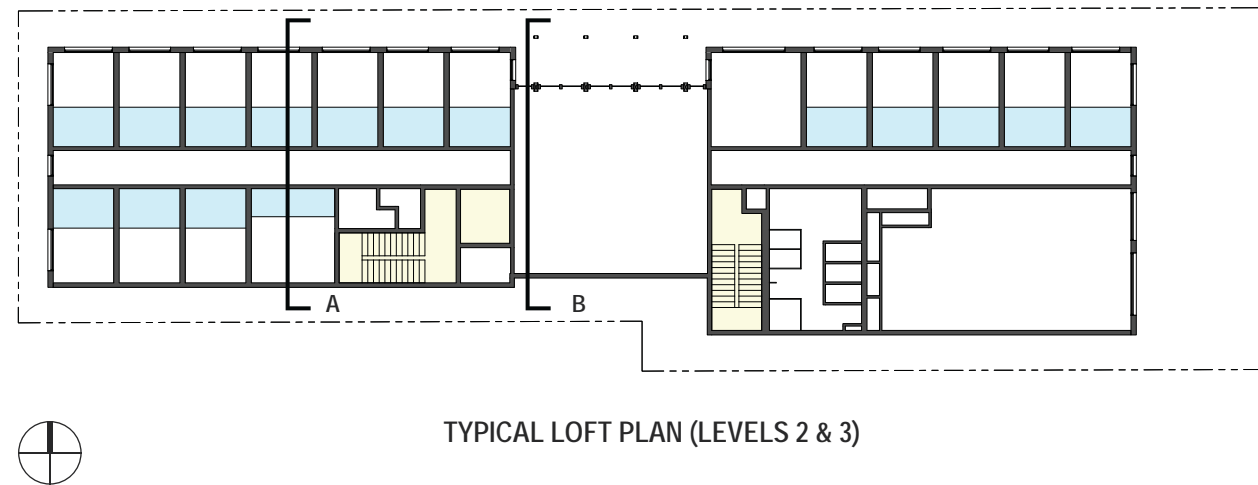
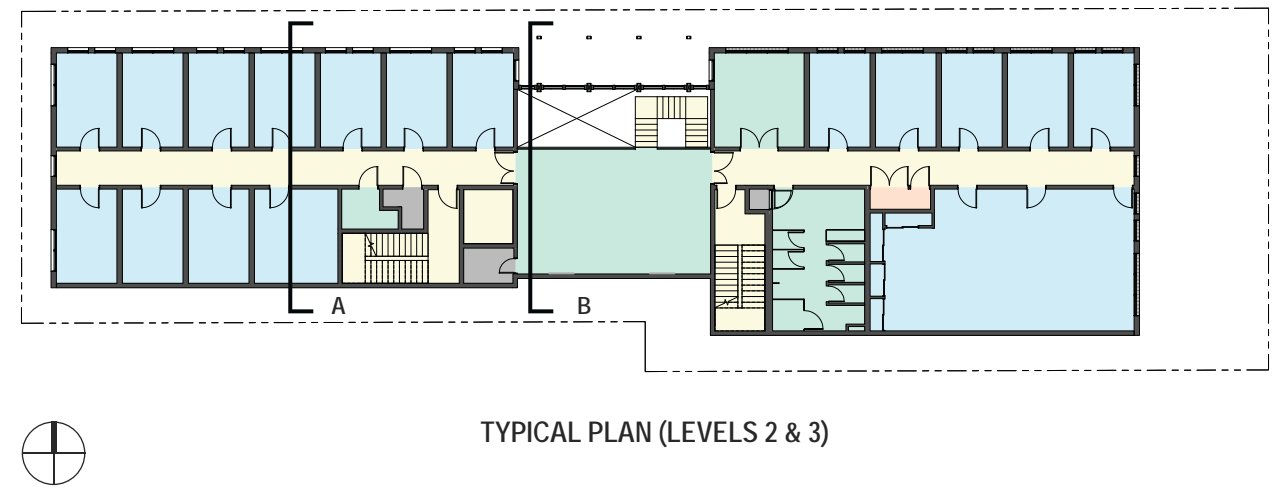
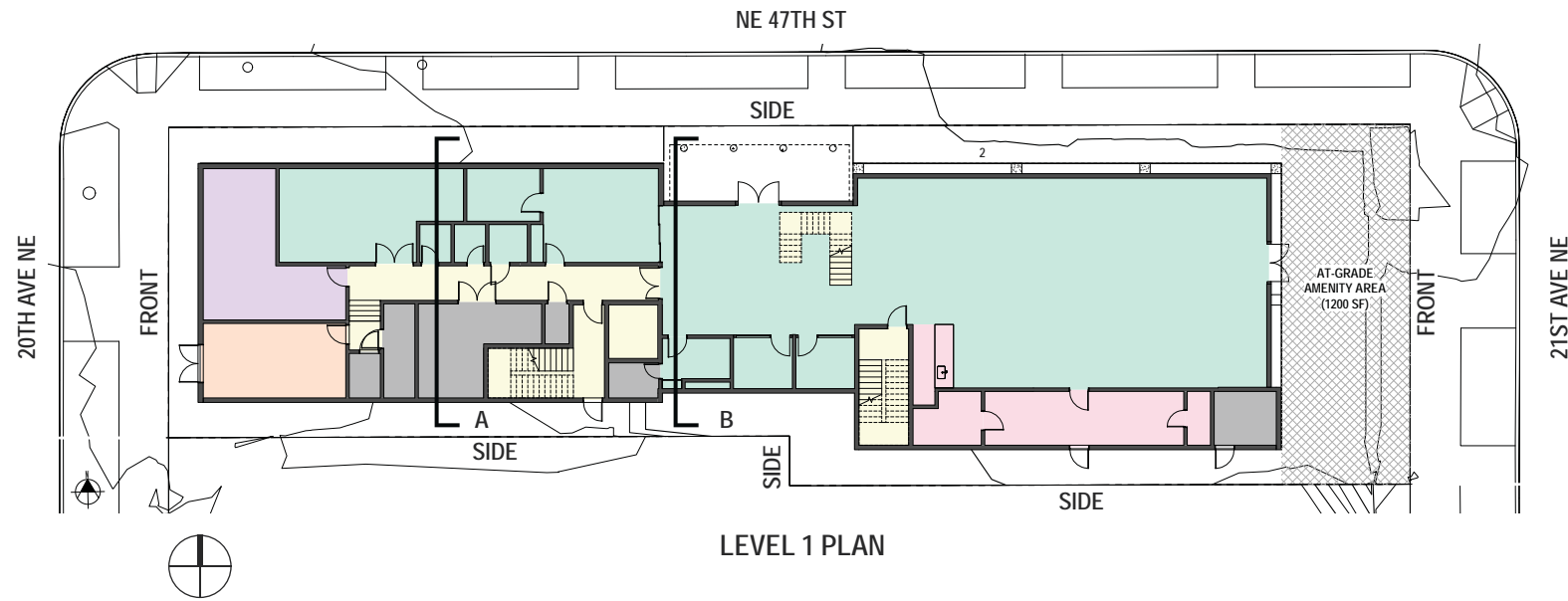


PERSPECTIVE: NORTHEAST

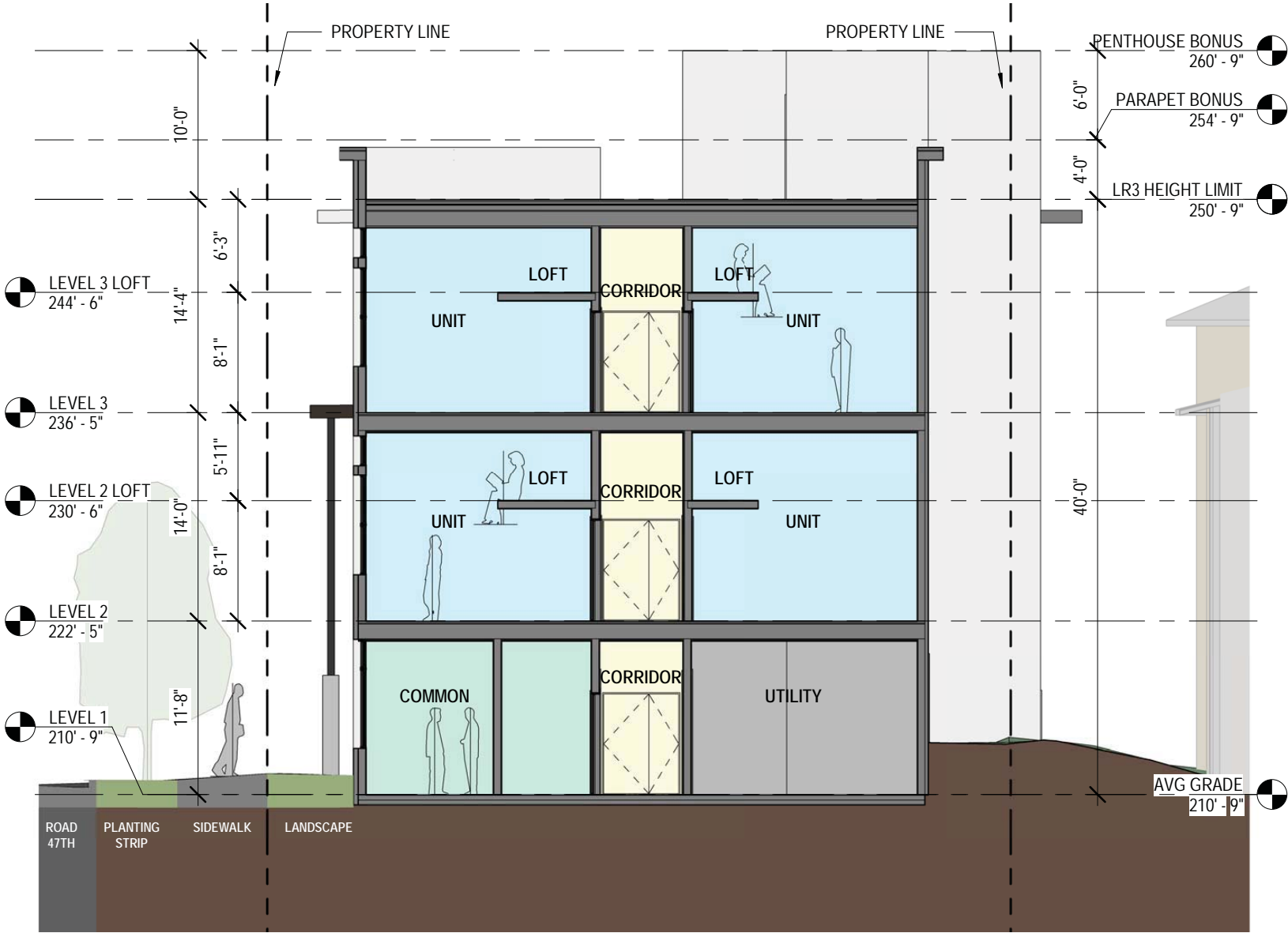


PERSPECTIVE: SOUTHEAST

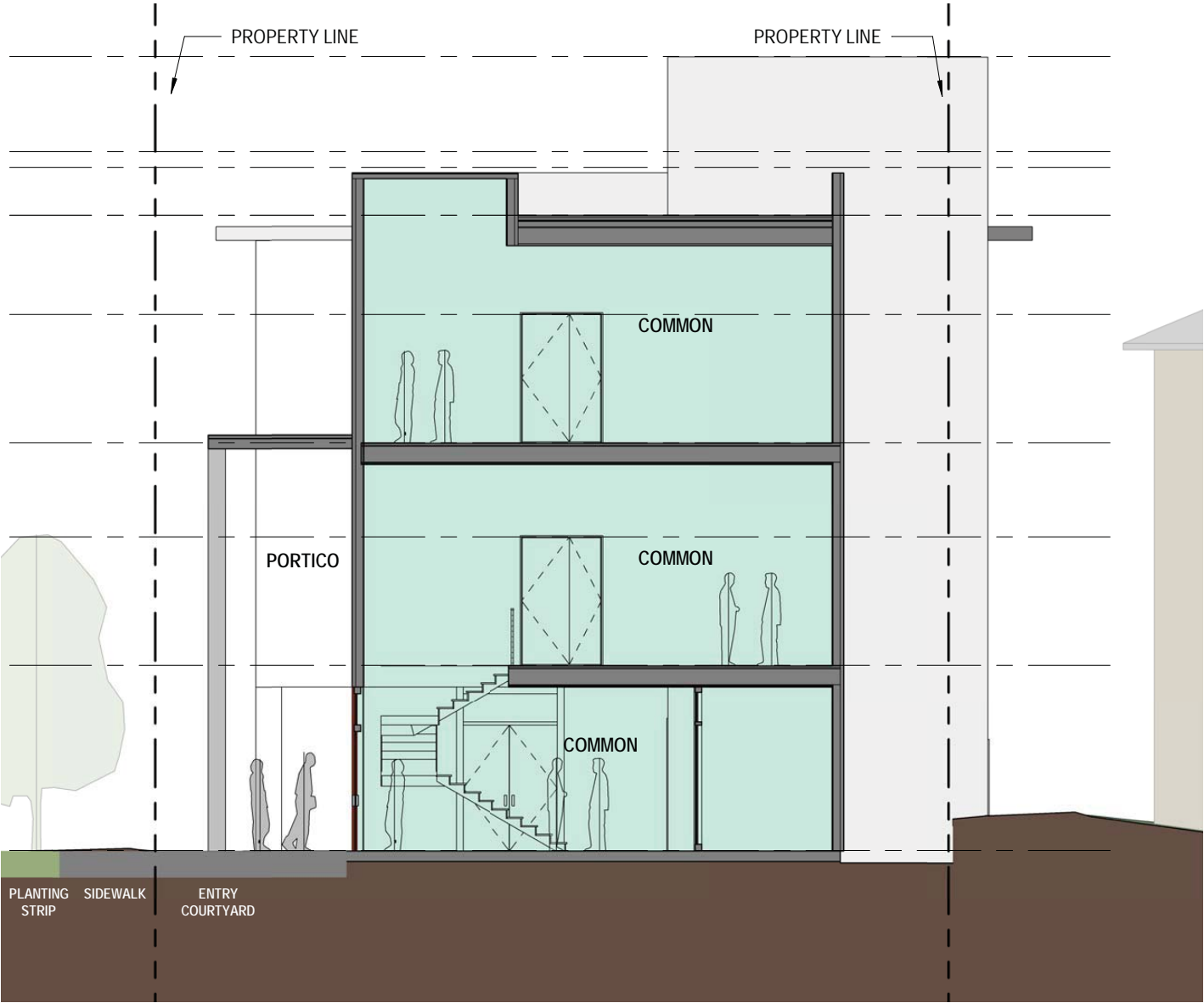
DESIGN OPTION C: ENTRY COURTYARDS LEVEL PLANS



DESIGN OPTION C: ENTRY COURTYARDS
SECTION



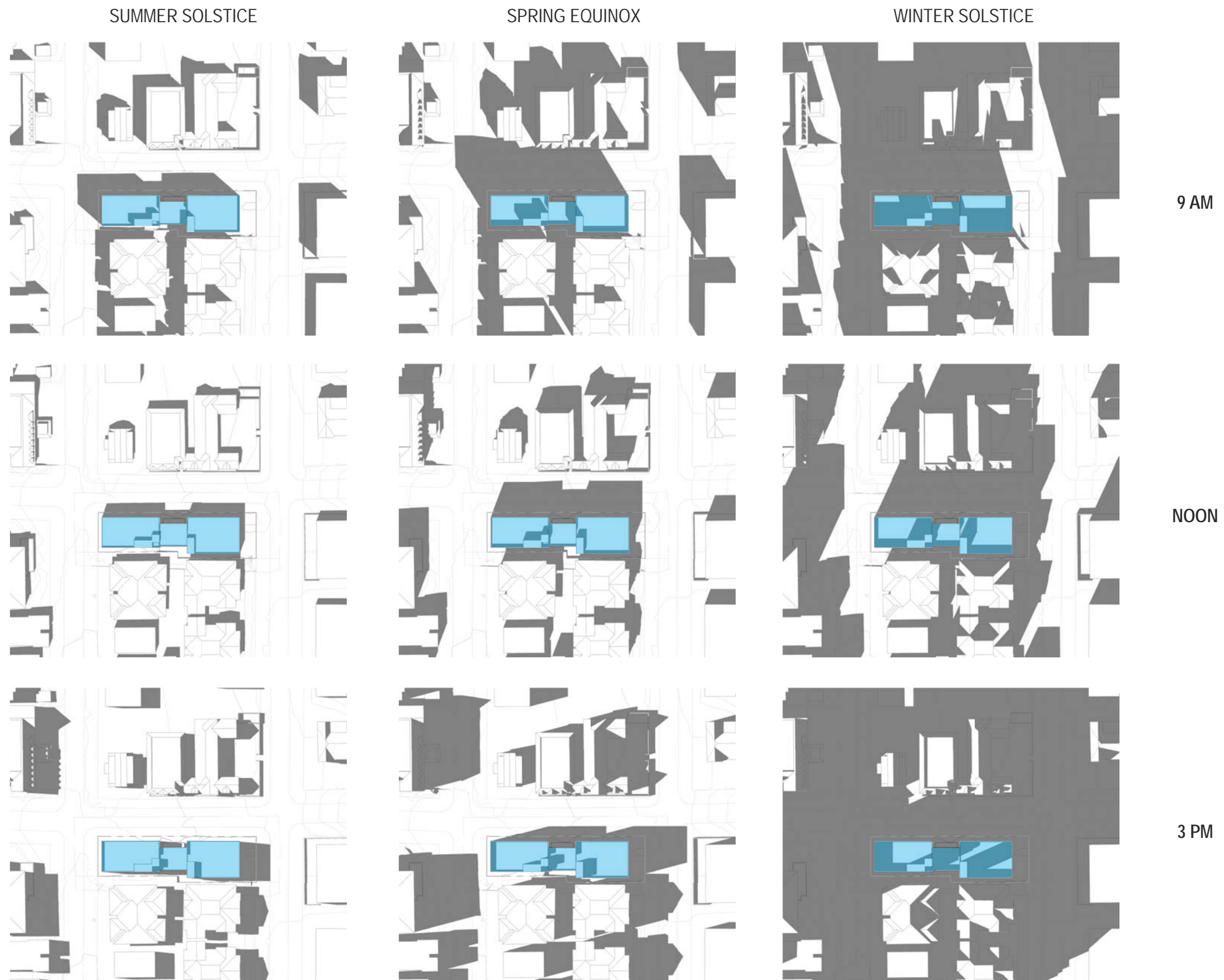
TRANSVERSE SECTION A



TRANSVERSE SECTION B



DESIGN OPTION C: ENTRY COURTYARDS SHADOW STUDIES



DEPARTURE REQUESTS
OPTION C: REQUEST #1

23.45.518.A
Setbacks and Separations

STANDARD
Side setback for facades greater than 40 feet in length must be 7' average; 5' minimum.

CALCULATIONS:
 $((74'-3\frac{3}{4}" \times 6'-2") + (30'-10\frac{1}{8}" \times 3') + (68'-7\frac{7}{8}" \times 6'-1')) / (74'-3\frac{3}{4}" + 30'-10\frac{1}{8}" + 68'-7\frac{7}{8}") = 5'-7"$ average setback

PROPOSED
Allow an average side setback of 5'-7" and a minimum side setback of 3'.

% CHANGE FROM STANDARD
 $(7' - 5'-7") / 7' = 20\%$ change
 $(5' - 3') / 5' = 40\%$ change

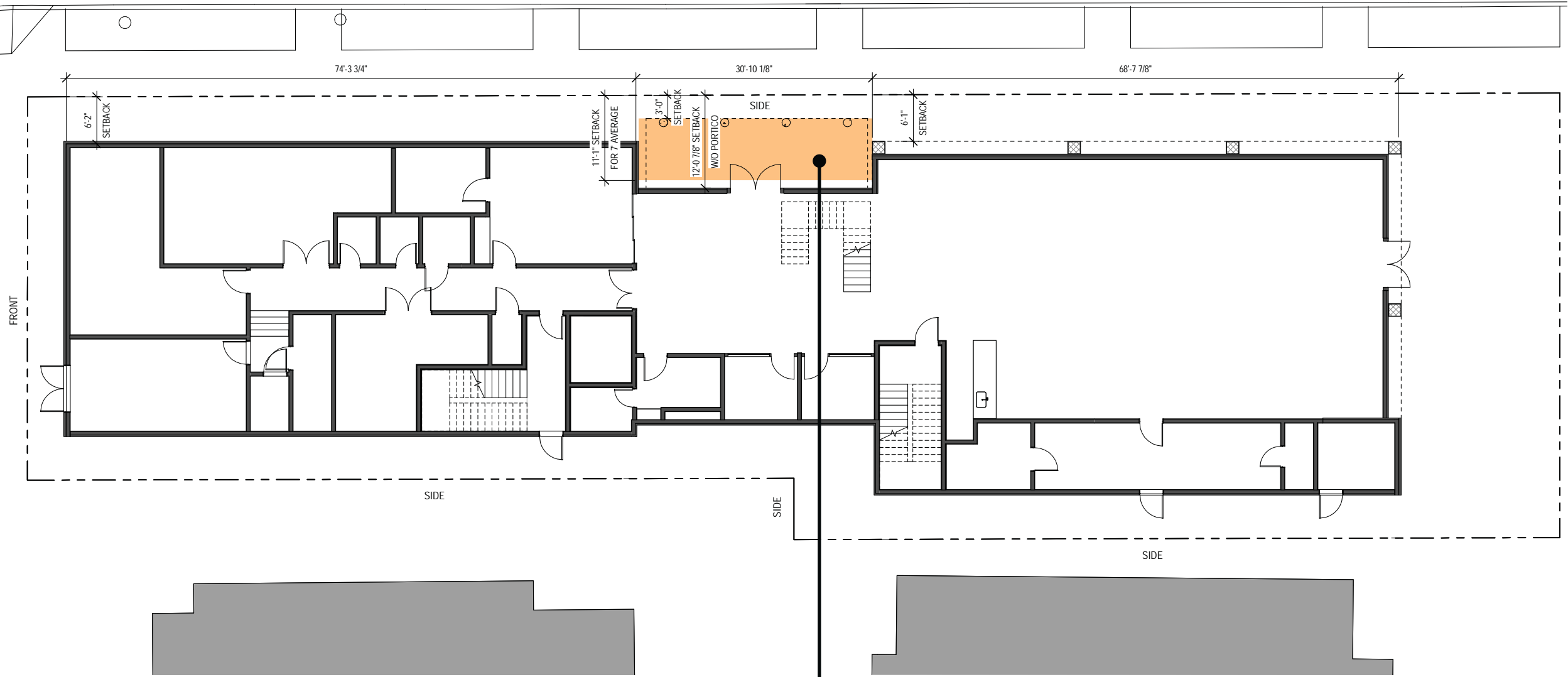
RATIONALE
Per 23.45.518.H1, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line. Without the columns, the portico would be considered a roof projection and would be code compliant.

Without the portico at the entry, the facade complies with 23.45.518.A, both in minimum and average setbacks.

The large portico feature clearly marks the entrance and provides weather protection at the entry. The portico with columns is also a response to contextual architectural elements typical of fraternity and sorority buildings.

RELATED GUIDELINES

- CS2.A2 - ARCHITECTURAL PRESENCE
- CS2.B2 - CONNECTION TO THE STREET
- CS2.C3 - FULL BLOCK SITES
- PL1.C3 - YEAR-ROUND ACTIVITY
- CS3.A1 - FITTING OLD AND NEW TOGETHER
- PL3.A2- ENSEMBLE OF ELEMENTS
- DC2.B1 - FACADE COMPOSITION
- DC2.D1- HUMAN SCALE
- DC3.A1 - INTERIOR/EXTERIOR FIT
- DC3.B4 - MULTIFAMILY OPEN SPACE



HATCHED AREA INDICATES ZONE OF REQUESTED DEPARTURE. A 20% REDUCTION IN AVERAGE SETBACK AND A 40% CHANGE IN MINIMUM SETBACK RESULTS IN A PORTICO WITH COLUMNS THAT IS ARCHITECTURALLY CONTEXTUAL AND EXPRESSIVE OF THE ENTRY

DEPARTURE REQUESTS
OPTION C: REQUEST #2

23.45.527.B.1
Structure Width & Facade Length

STANDARD

The maximum combined length of all portions of the facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line.

CALCULATIONS:

$68'-2\frac{5}{8}" / 99'-11\frac{1}{8}" = 68\%$

PROPOSED

Allow the combined length of all portions of the facades within 15' to equal 68% of the length of the lot line.

% CHANGE FROM STANDARD

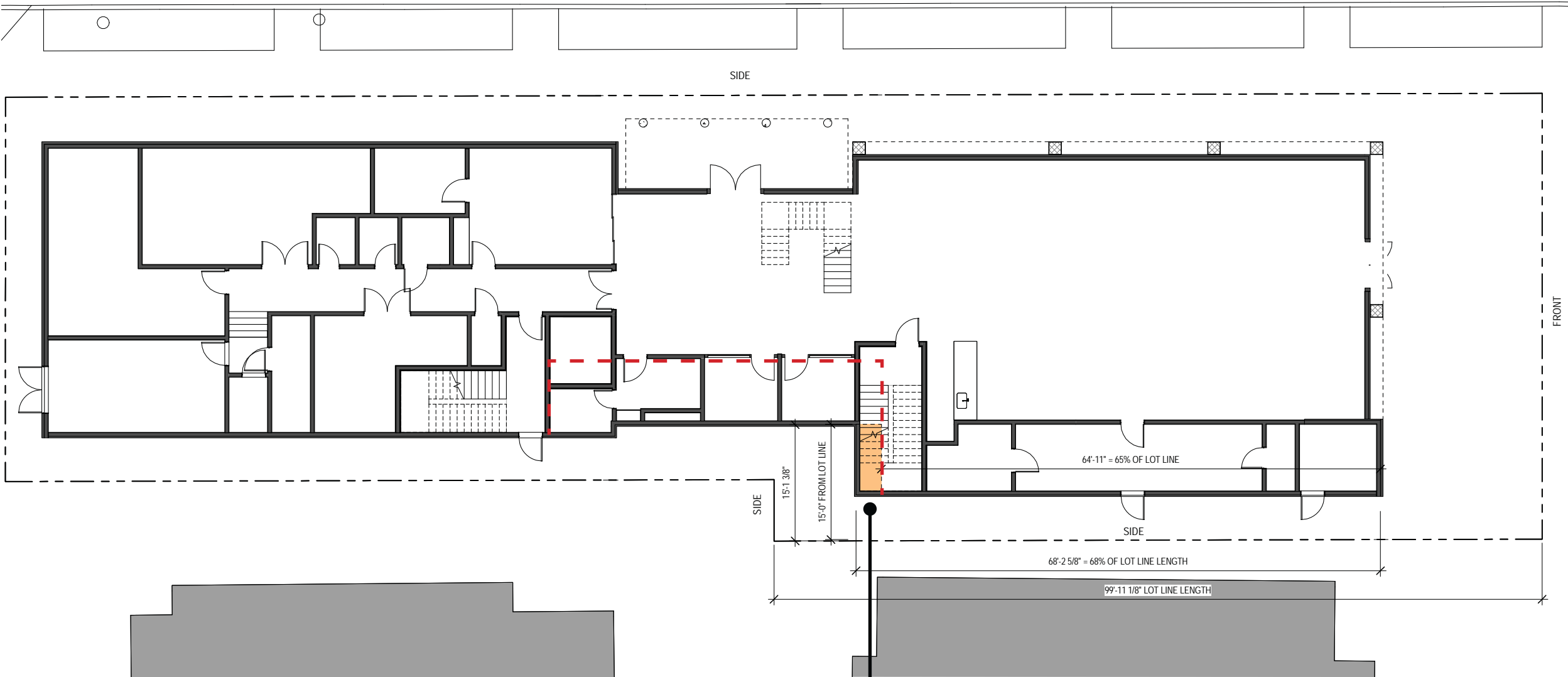
$(68\% - 65\%) / 65\% = 5\%$ increase

RATIONALE

Providing a moderate departure will allow for a gracious common amenity area at the entry, as well as a more articulated facade along NE 47th St. The entry courtyard will accentuate the presence of the building and improve the streetscape.

RELATED GUIDELINES

- CS2.A2 - ARCHITECTURAL PRESENCE
- CS2.B2 - CONNECTION TO THE STREET
- CS2.C3 - FULL BLOCK SITES
- CS3.A1 - FITTING OLD AND NEW TOGETHER
- PL1.C3 - YEAR-ROUND ACTIVITY
- PL2.B3- STREET-LEVEL TRANSPARENCY
- PL3.A2- ENSEMBLE OF ELEMENTS
- DC2.B1 - FACADE COMPOSITION
- DC2.D1- HUMAN SCALE
- DC3.A1 - INTERIOR/EXTERIOR FIT
- DC3.B4 - MULTIFAMILY OPEN SPACE



HATCHED AREA INDICATES ZONE OF REQUESTED DEPARTURE. RED DASHED AREA INDICATES PROPOSED BUILDING AREA REQUIRING DEPARTURES 2-4. A 5% INCREASE IN THE FACADE LENGTH LIMIT WILL ALLOW FOR A GRACIOUS COURTYARD AT THE ENTRY, AS WELL AS A MORE ARTICULATED FACADE ALONG NE 47TH ST. THE ENTRY COURTYARD WILL ACCENTUATE THE PRESENCE OF THE BUILDING AND IMPROVE THE STREETSCAPE.

DEPARTURE REQUESTS
OPTION C: REQUEST #3

23.45.518.A
Side Setback for Facades Greater than 40'

STANDARD
Side setback for facades greater than 40 feet in length must be 7' average; 5' minimum.

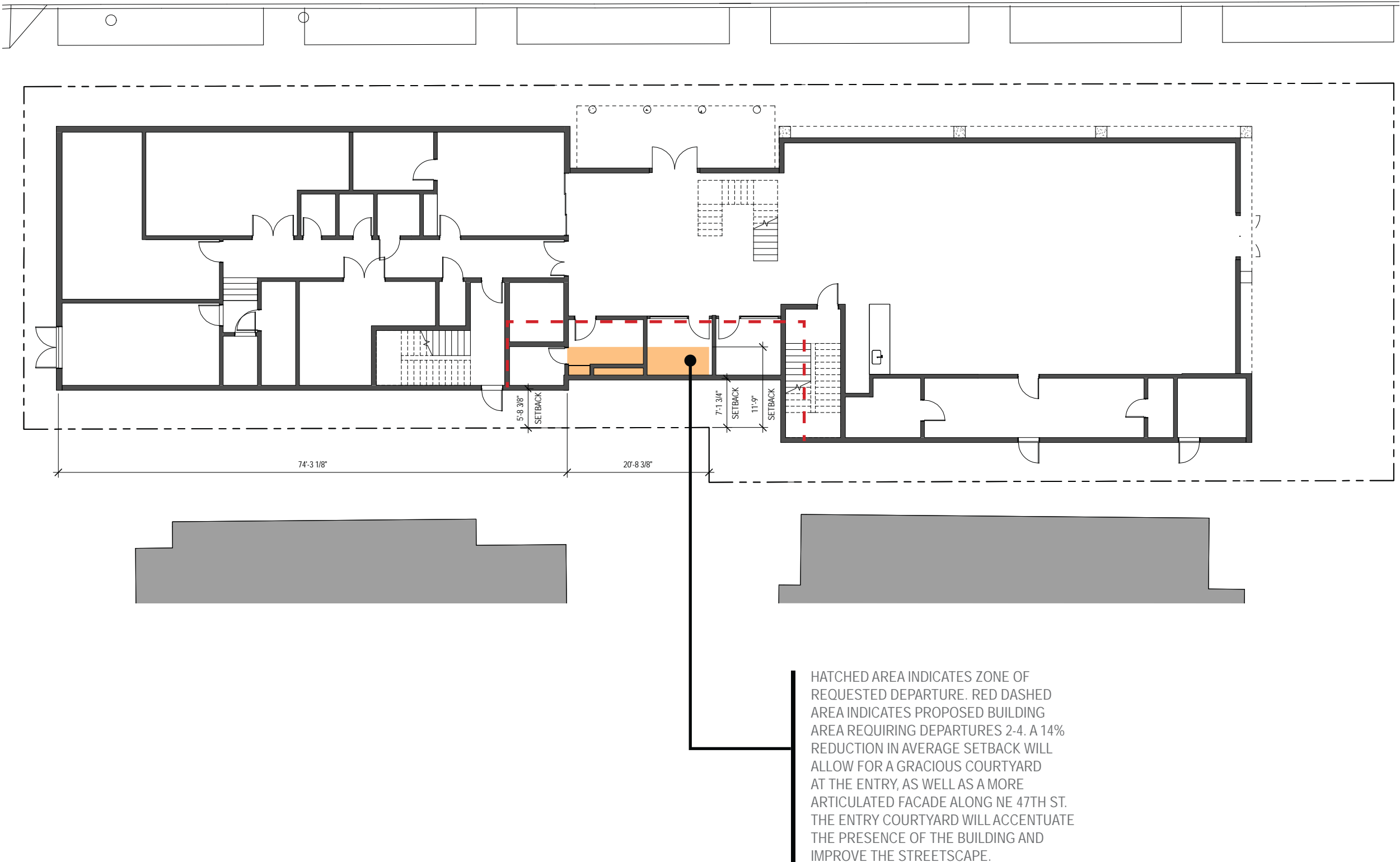
CALCULATIONS:
 $((74'-3\frac{1}{8}" \times 5'-8\frac{3}{8}") + (20'-8\frac{3}{8}" \times 7'-1\frac{3}{4}")) / (74'-3\frac{1}{8}" + 20'-8\frac{3}{8}")$
= 6'-0 1/4" average setback

PROPOSED
Request to depart from the 7' average setback. Allow a 6'-0 1/4" average setback. Maintain the 5' minimum.

% CHANGE FROM STANDARD
 $(7' - 6'-0\frac{1}{4}"/7' = 14\%$ change

RATIONALE
Providing a moderate departure along this side of the building will allow for a gracious common amenity area at the entry, as well as a more articulated facade along NE 47th St. The entry courtyard will accentuate the presence of the building and improve the streetscape.

- RELATED GUIDELINES
- CS2.A2 - ARCHITECTURAL PRESENCE
 - CS2.B2 - CONNECTION TO THE STREET
 - CS2.C3 - FULL BLOCK SITES
 - CS3.A1 - FITTING OLD AND NEW TOGETHER
 - PL1.C3 - YEAR-ROUND ACTIVITY
 - PL2.B3- STREET-LEVEL TRANSPARENCY
 - PL3.A2- ENSEMBLE OF ELEMENTS
 - DC2.B1 - FACADE COMPOSITION
 - DC2.D1- HUMAN SCALE
 - DC3.A1 - INTERIOR/EXTERIOR FIT
 - DC3.B4 - MULTIFAMILY OPEN SPACE



DEPARTURE REQUESTS

OPTION C: REQUEST #5

23.45.527.B.1
Structure Width & Facade Length

STANDARD

The maximum combined length of all portions of the facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line.

CALCULATIONS:

$94'-11" / 100' = 95\%$

PROPOSED

Allow the combined length of all portions of the facades within 15' to equal 95% of the length of the lot line.

% CHANGE FROM STANDARD

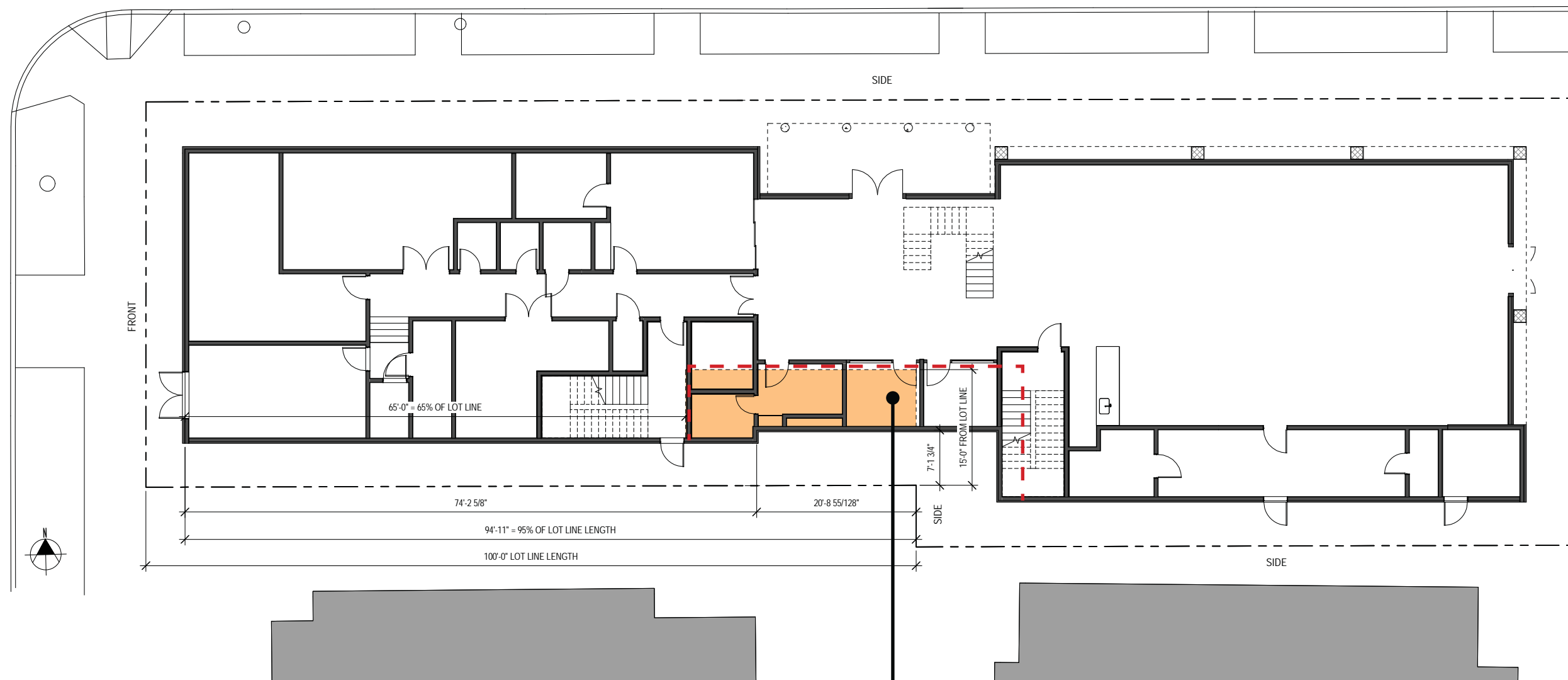
$(95\% - 65\%) / 65\% = 46\%$ increase

RATIONALE

Providing a moderate departure will allow for a gracious common amenity area at the entry, as well as a more articulated facade along NE 47th St. The entry courtyard will accentuate the presence of the building and improve the streetscape.

RELATED GUIDELINES

- CS2.A2 - ARCHITECTURAL PRESENCE
- CS2.B2 - CONNECTION TO THE STREET
- CS2.C3 - FULL BLOCK SITES
- CS3.A1 - FITTING OLD AND NEW TOGETHER
- PL1.C3 - YEAR-ROUND ACTIVITY
- PL2.B3- STREET-LEVEL TRANSPARENCY
- PL3.A2- ENSEMBLE OF ELEMENTS
- DC2.B1 - FACADE COMPOSITION
- DC2.D1- HUMAN SCALE
- DC3.A1 - INTERIOR/EXTERIOR FIT
- DC3.B4 - MULTIFAMILY OPEN SPACE



HATCHED AREA INDICATES ZONE OF REQUESTED DEPARTURE. RED DASHED AREA INDICATES PROPOSED BUILDING AREA REQUIRING DEPARTURES 2-4. A 46% INCREASE IN THE FACADE LENGTH LIMIT WILL ALLOW FOR A GRACIOUS COURTYARD AT THE ENTRY, AS WELL AS A MORE ARTICULATED FACADE ALONG NE 47TH ST. THE ENTRY COURTYARD WILL ACCENTUATE THE PRESENCE OF THE BUILDING AND IMPROVE THE STREETScape.

DESIGN DEVELOPMENT

LANDSCAPING CONCEPT PLAN

RELATED GUIDELINES

CS2.B2 - CONNECTION TO THE STREET

CS2.C3 - FULL BLOCK SITES

PL1.C3 - YEAR-ROUND ACTIVITY

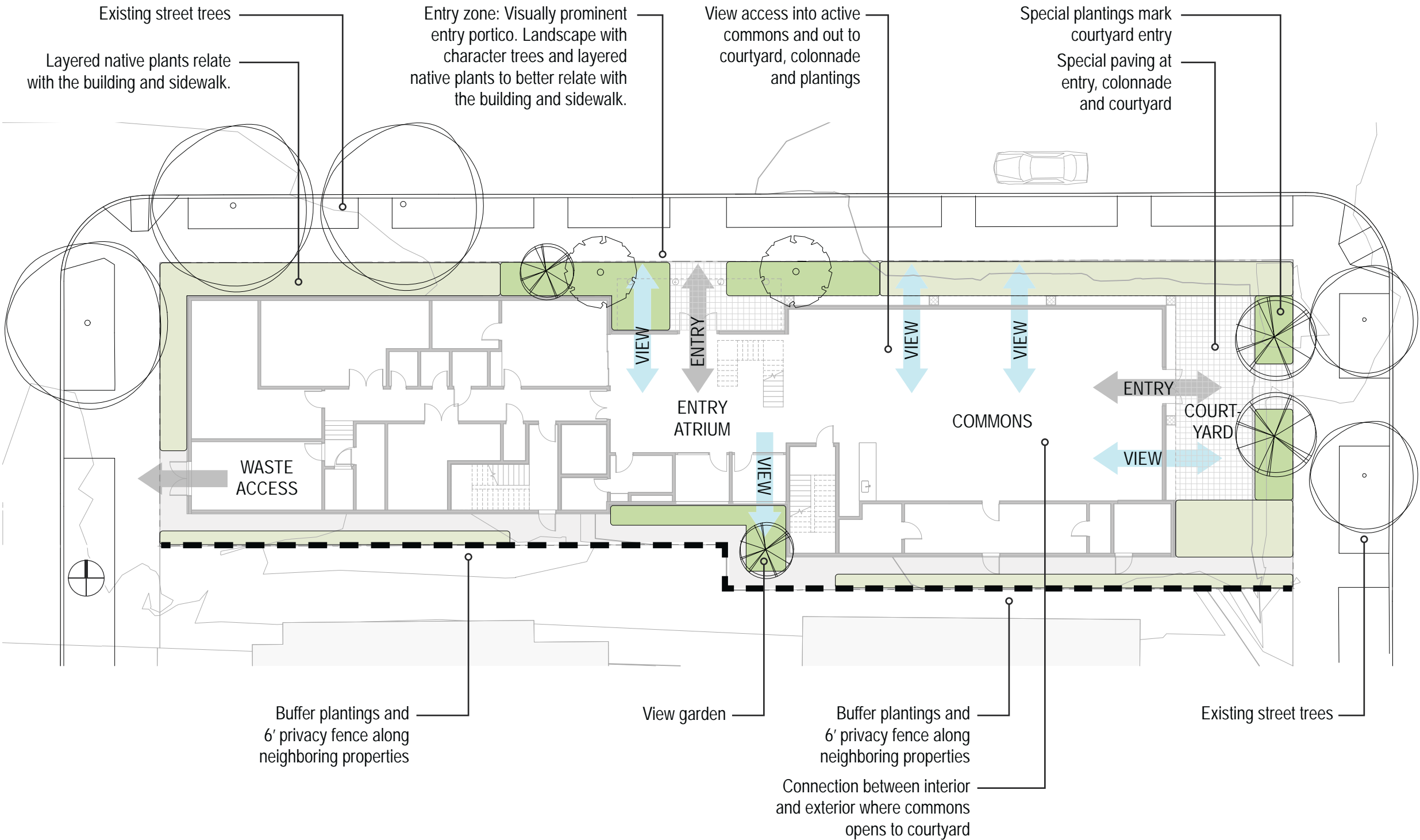
DC2.D1- HUMAN SCALE

DC3.A1 - INTERIOR/EXTERIOR FIT

DC3.B4 - MULTIFAMILY OPEN SPACE

The proposed landscape zones include:

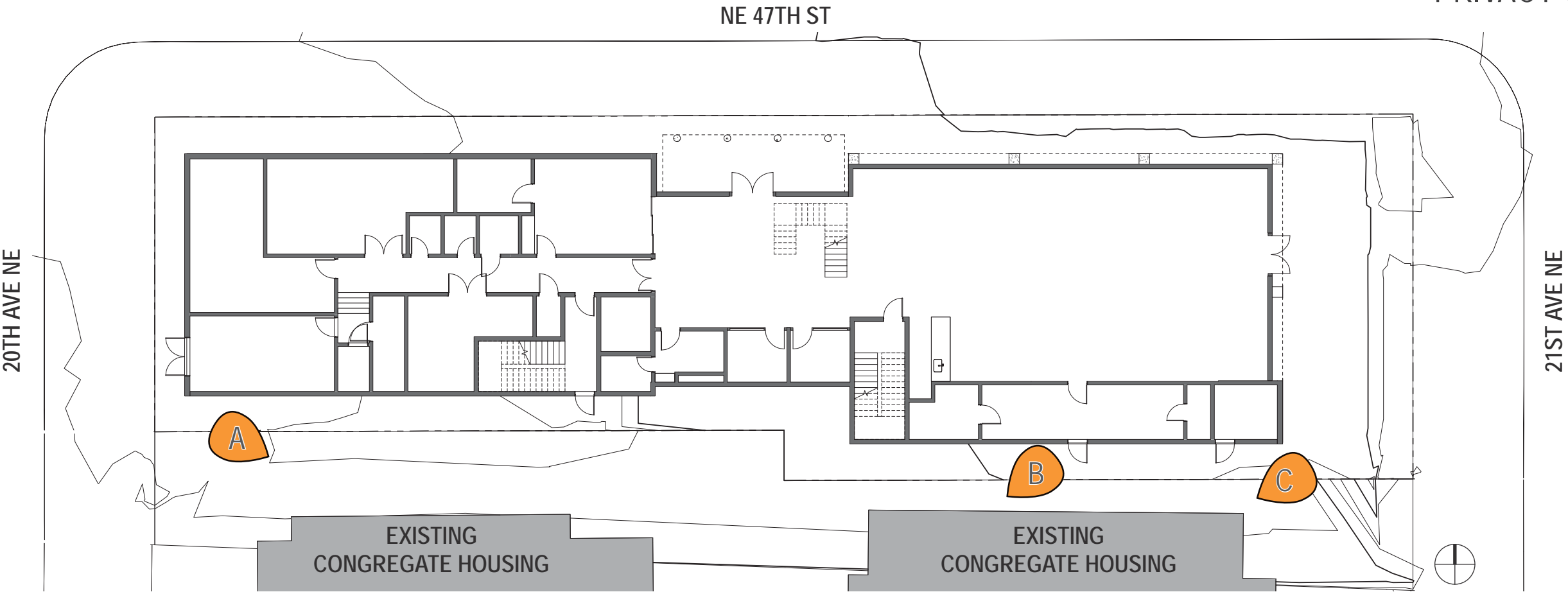
- Street Frontage: Layered native plants relate with the building and sidewalk
- Entry zone: Visually prominent entry portico marks entry point. Landscape with character trees and layered native plants to better relate with the building and sidewalk.
- View garden provides transparency through entry atrium
- View access into active commons and out to courtyard, colonnade and plantings
- Connection between interior and exterior where commons opens to courtyard
- Special paving at entry, colonnade and courtyard
- Special plantings mark courtyard entry
- Buffer plantings and a 6' privacy fence along neighboring properties
-



DESIGN DEVELOPMENT
PRIVACY CONSIDERATIONS - OPTION C

Two congregate housing buildings, Husky Place and Husky Court Apartments lie to the south of the site.

Privacy conflicts between the proposed design and the existing buildings will be addressed by adjusting fenestration overlaps. A 6' fence and a planting buffer zone will also mitigate privacy conflicts at the lower level.



DESIGN DEVELOPMENT PRECEDENTS

Exterior Elements + Finishes

DC2.A1 - SITE CHARACTERISTICS AND USES

DC4.A1 - EXTERIOR FINISH MATERIALS

- Strong presence
- Feeling of importance
- Strong massing with open entry/public areas

Secondary Architectural Elements

PL3.A2 - ENSEMBLE OF ELEMENTS

DC2.D1 - HUMAN SCALE

- Simple in form
- Finer grained details and durable materials
- Secondary element that such as stoops, stairs, canopies, railings, balconies and signage that provide the human scale.
- Wood (feeling of PNW)

Open Spaces

DC3.B - OPEN SPACE USES AND ACTIVITIES

- Common open space designed in respect to human scale with secondary architectural elements.
- Provide focal points for different functions and activities.

WHOLE BUILDING



NORDIC HERITAGE MESEUM - SEATTLE, WA
MITHUN



CEDAR APARTMENTS UW - SEATTLE, WA
MAHLUM



RUFFIN HALL, UVA - CHARLOTTESVILLE, VA
SCHWARTZ/SILVER ARCHITECTS

EXPRESSED TOP



WAINWRIGHT BUILDING - ST LOUIS, MO
ADLER & SULLIVAN



NANAIMO PORT CRUISE SHIP AUTHORITY - NANAIMO, BC
CHECKWITCH POIRON



NCAA HEADQUARTERS - INDIANAPOLIS, IN
RATIO ARCHITECTS

EXPRESSED BASE



EASTER WASHING UNIV. SIGMA PHI EPSILON - CHENEY, WA



19TH & MERCER - SEATTLE, WA
WEINSTEIN A+U



BETULA APARTMENTS - SEATTLE, WA
HYBRID ARCHITECTS

ENTRIES



BELROY APARTMENTS - SEATTLE, WA
PUBLIC47 ARCHITECTS



THE REDWOOD APARTMENTS - SEATTLE, WA
HYBRID ARCHITECTURE

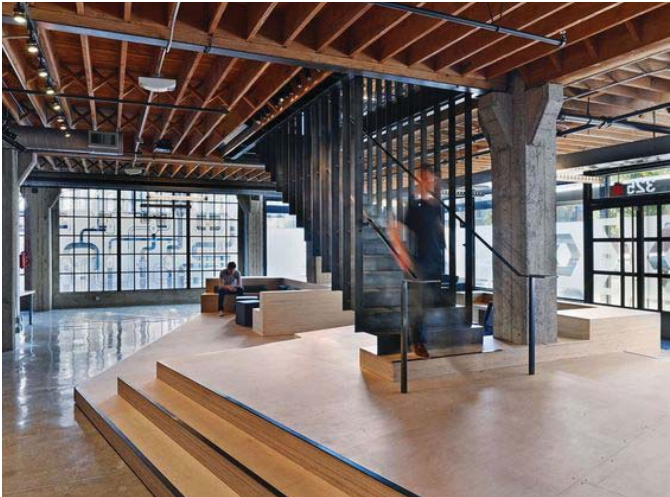


RW KERN CENTER - AMHERST, MA
BRUNER/COTT

ATRIUMS



R.W. KERN CENTER - AMHERST, MA
BRUNER/COTT



HEAVEYBIT INDUSTRIES - SAN FRANCISCO, CA
IWAMOTO SCOTT



STUDENT ACCOMODATIONS, RMIT - MELBOURNE, AU
RICHARD MIDDLETON ARCHITECTS



SCHOOL OF ART - MANCHESTER, UK
FEILDEN CLEGG BRDALEY STUDIOS



MONTLAKE LIBRARY - SEATTLE, WA
WEINSTEIN A+U

PORTICOS



CRANBROOK ART MUSEUM - BLOOMFIELD HILLS, MI
ELIEL SAARINEN



MONTLAKE LIBRARY - SEATTLE, WA
WEINSTEIN A+U



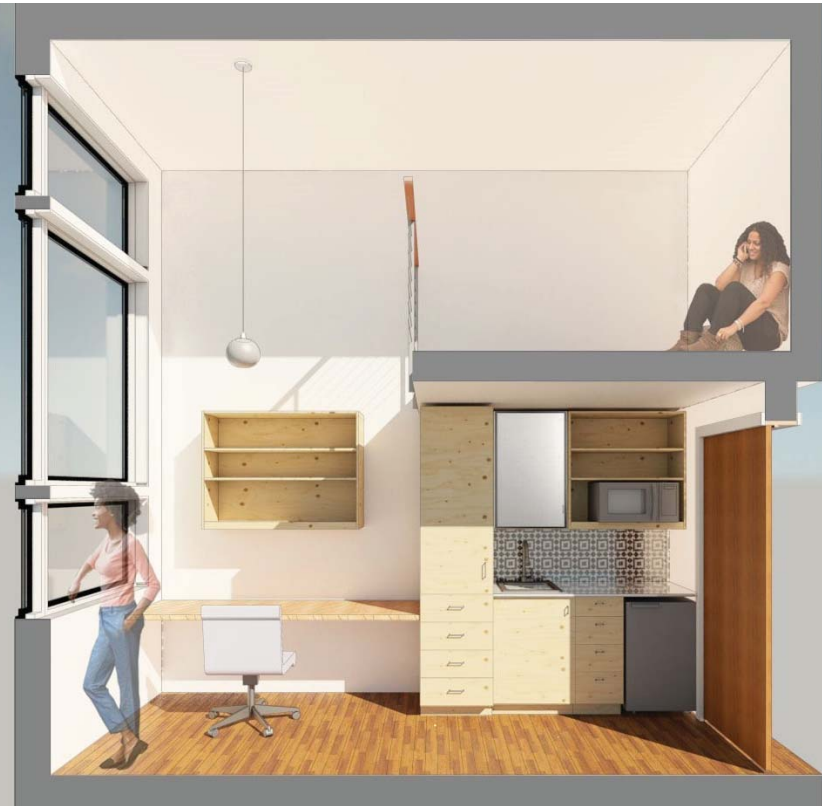
BORNHUETTER HALL, COLLEGE OF WOOSTER - WOOSTER, OH
LTL ARCHITECTS

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.*



HIAWATHA, Seattle.
*Community living with an arts emphasis.
Scheduled Completions for 2018.*



APPENDIX A: PRIOR WORK

NEIMAN TABER ARCHITECTS

HAMILTON APARTMENTS, Seattle.
Mixed-use apartments on Madison st.
Completed 2017.



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



510 BROADWAY, Seattle.
Mixed-use apartments on Broadway.
Projected completion 2019.





VIEW AT MAIN ENTRY



VIEW FROM NORTHWEST



APPENDIX B:
CHARACTER STUDY