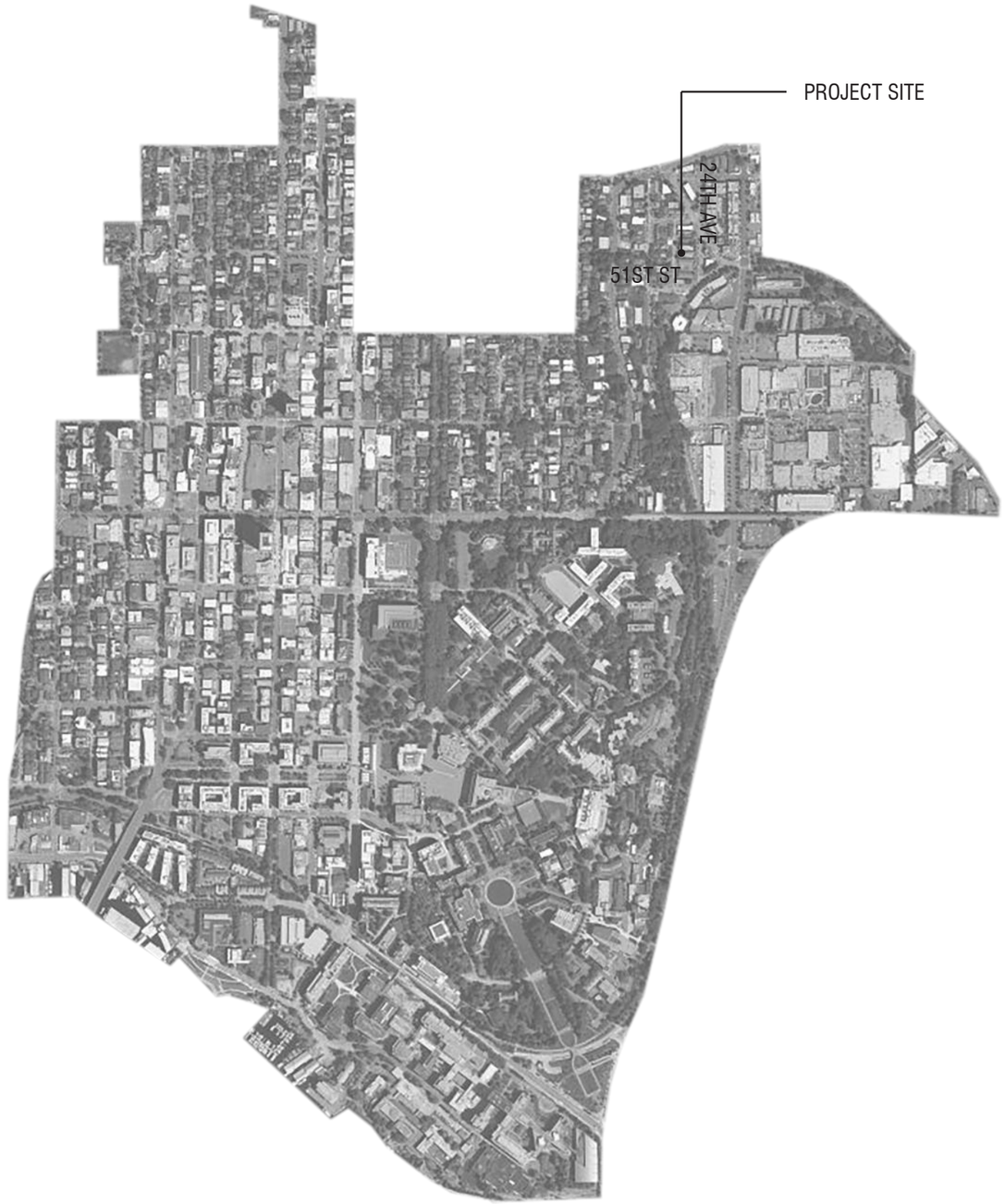


5115 24TH AVE NE

EARLY DESIGN GUIDANCE PACKET

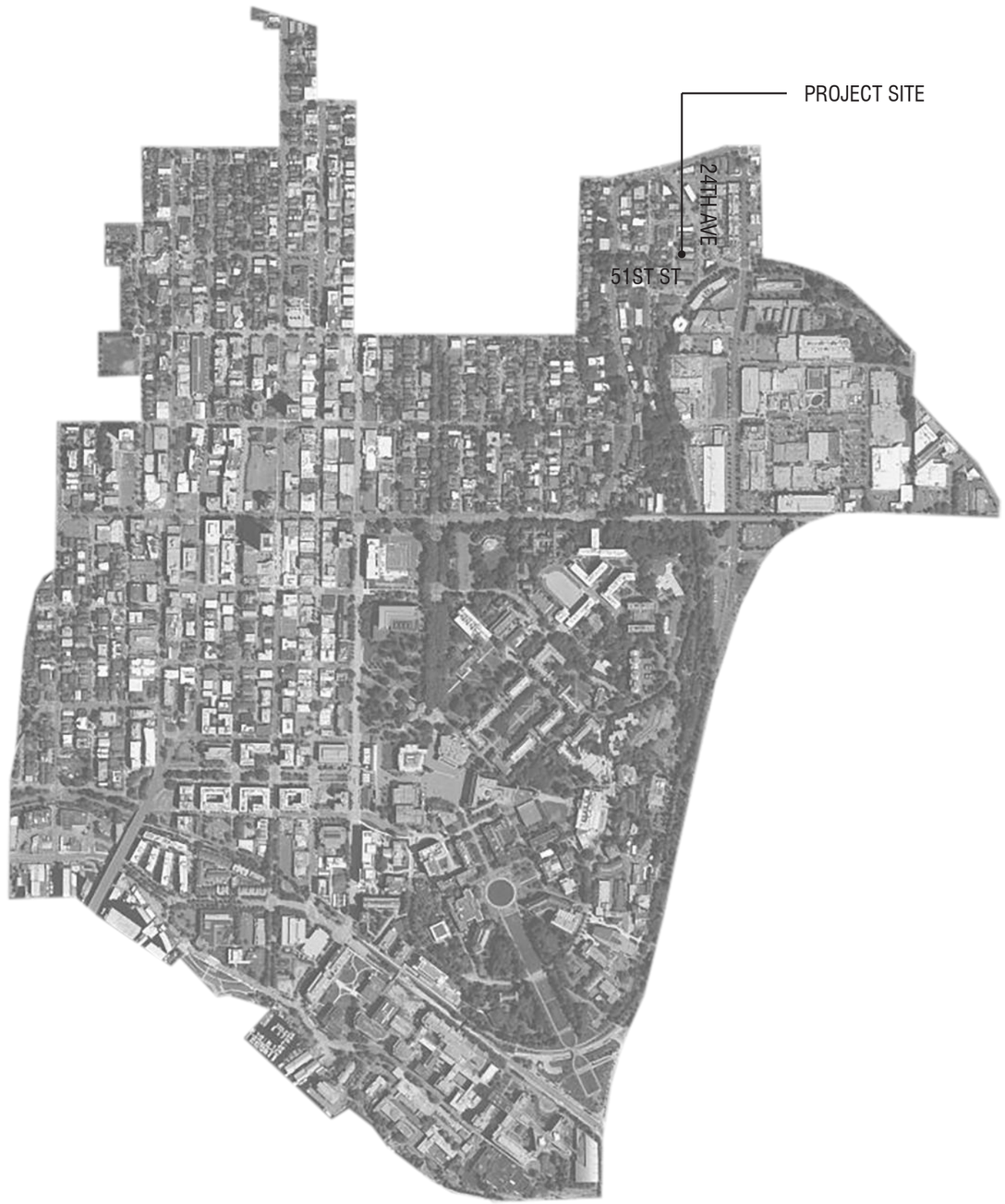
FEBRUARY 27TH, 2023

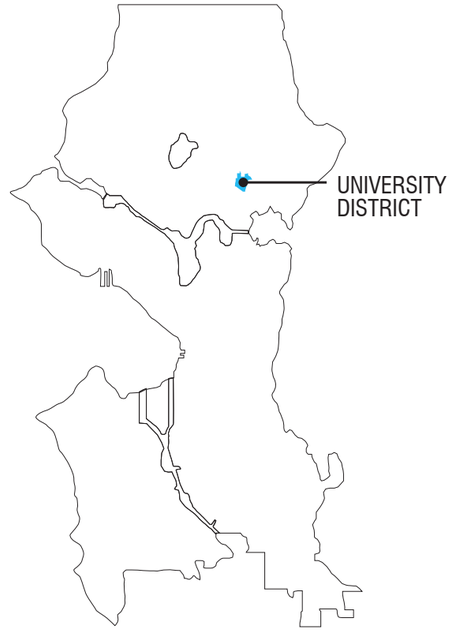
3040327-EG

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

1435 34th Avenue
Seattle, WA 98122
(206) 760-5550
www.neimantaber.com

CONTENTS





NORTH

PROJECT OBJECTIVES

1. Create plentiful housing at prices that are affordable for students, singles, and couples with modest incomes.
2. Provide homes with good access to natural light and fresh air, while being attentive to the privacy needs of neighbors.
3. Design a human-scaled building that contributes to an attractive, pedestrian-oriented streetscape.

PROJECT TEAM

OWNER	Bona Fide Properties 6 LLC 3024 90th Pl SE Mercer Island, WA 98040
ARCHITECT	Neiman Taber Architects 1435 34th Ave Seattle, WA 98122 (206) 760-5550
LANDSCAPE	Murase Associates 4238 4th Ave Seattle, WA 98105 (206) 322-4937

PROJECT INFORMATION

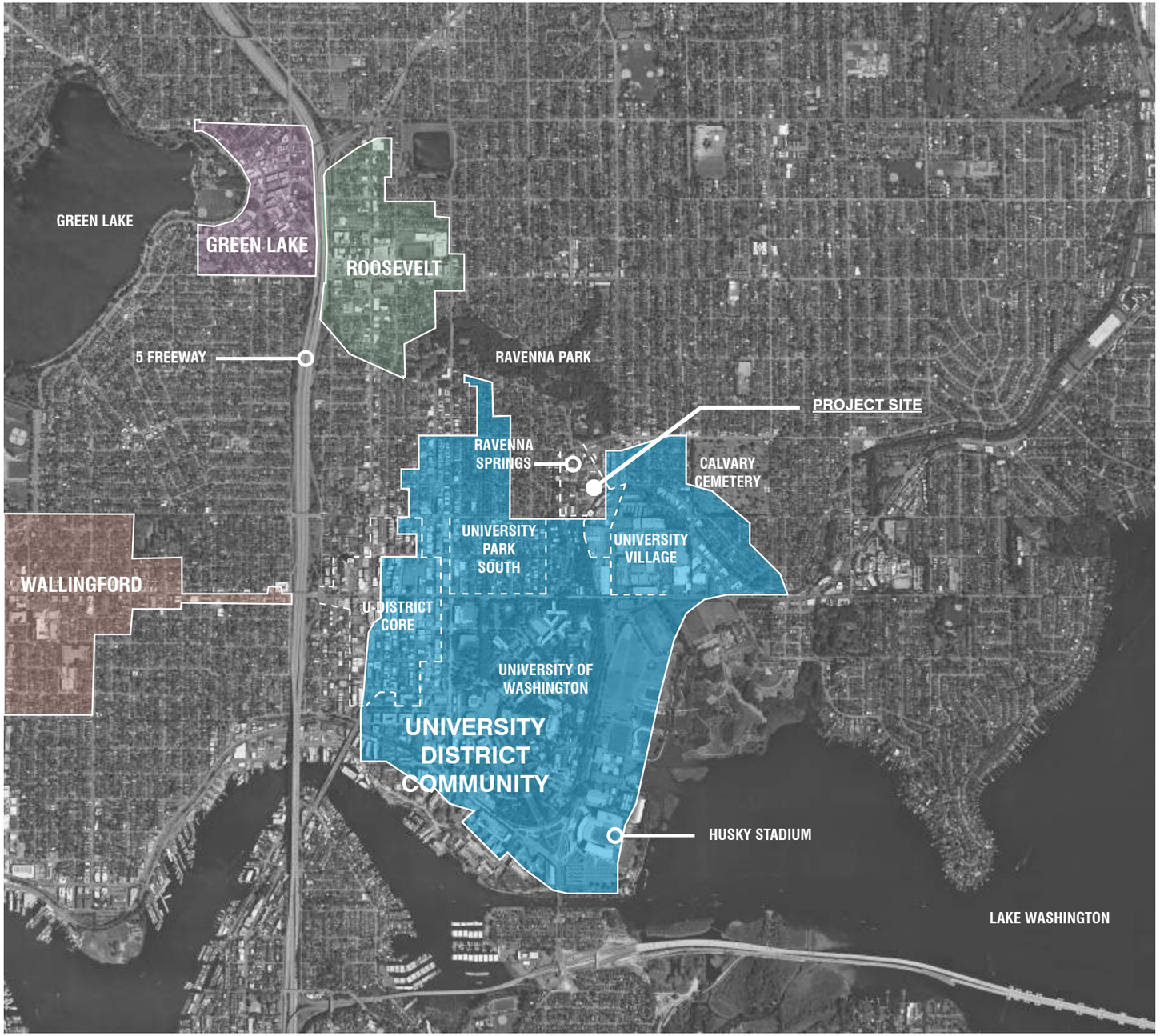
SITE ADDRESS(ES)	5115, 5107 24th Ave NE Seattle, WA 98105
PARCEL NUMBERS	7174800820
SDCI PROJECT #S	3040327-EG 3038614-LU
APPLICANT	Neiman Taber Architects 1435 34th Avenue Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman dn@neimantaber.com
ZONING	LR3 (M)
LOT SIZE	21,750 SF (Combined)
ALLOWABLE FAR	2.3
PROPOSED UNITS	100 Total Units 2 SEDU 44 One Bedrooms 54 Loft-style One Bedrooms
ALLOWABLE HEIGHT	50’
AUTOMOBILE STALLS	15 parking stalls
BIKE PARKING	88 stalls

SITE ANALYSIS
NORTHEAST SEATTLE — UNIVERSITY DISTRICT COMMUNITY

OBSERVATIONS

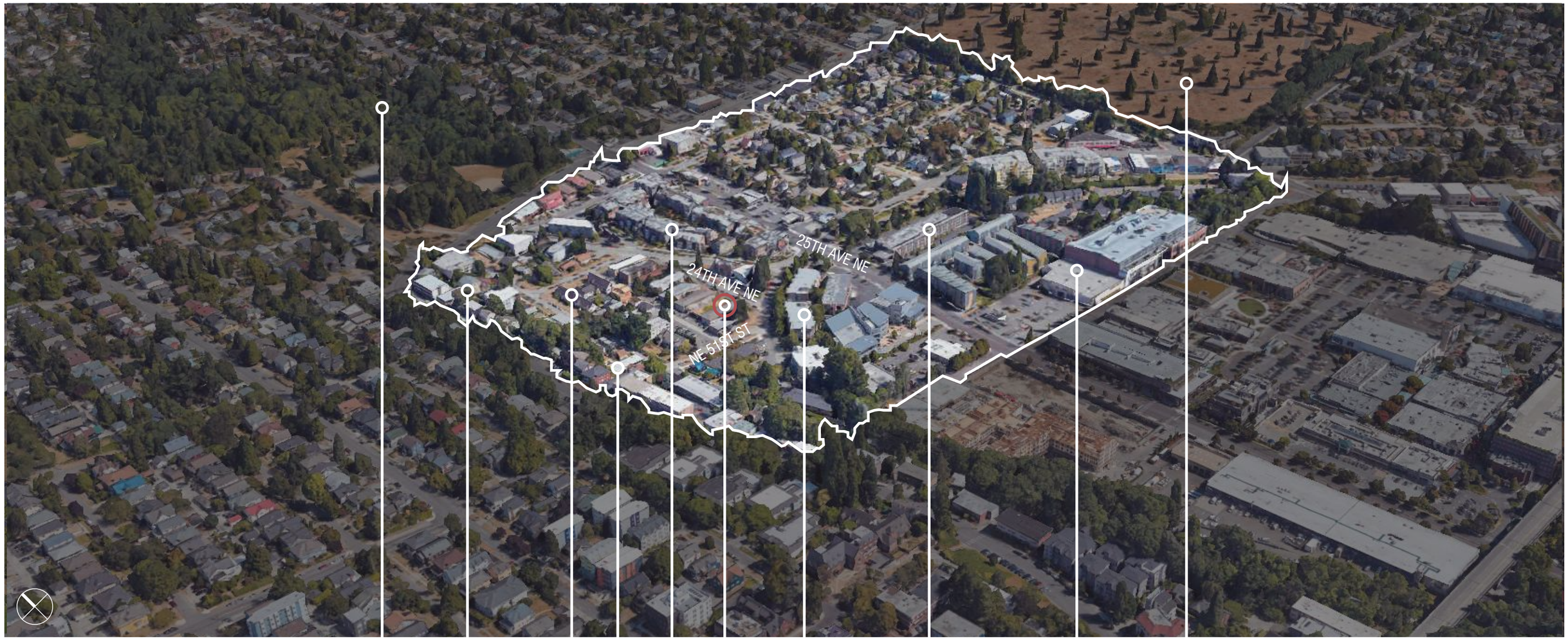
The site is in Northeast Seattle, within the Ravenna Springs area of the University District Community. It is well served by public transportation and is less than 100 feet from the Burke Gilman Pedestrian Trail.

The immediate vicinity includes a number of neighborhood amenities, parks, and services. It is less than a quarter mile from the U-Village shopping center which contains many restaurants, shops and grocery stores.



NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

SITE ANALYSIS
NEIGHBORHOOD FEATURES



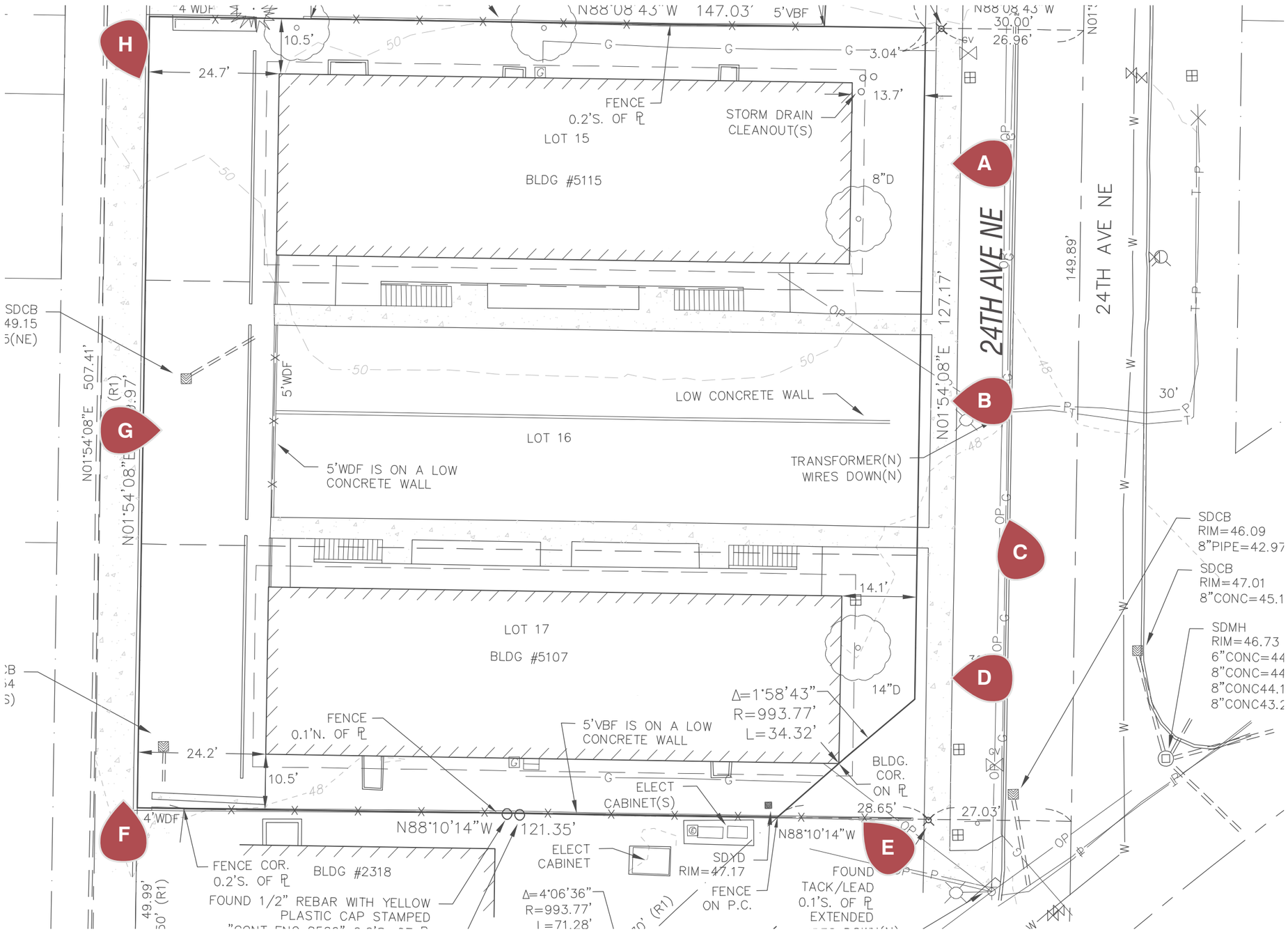
SITE ANALYSIS
SITE SURVEY

LOCATION
5107 & 5115 24th Ave NE, Seattle WA 98105

Located on the southeast corner of 24th avenue and Blakeley. The lot is bordered by 24th Ave NE to the east; an alley to the west.

LEGAL DESCRIPTION
Lots 15,16, and 17, block 14, Ravenna Springs Park Supplemental, according to plat thereof recorded in volume 2 of plats, page 173, in King County, Washington; except that portion of lot 17 condemned in King County Superior Court Cause No. 74496 for street.

LOT SIZE
21,750 SF

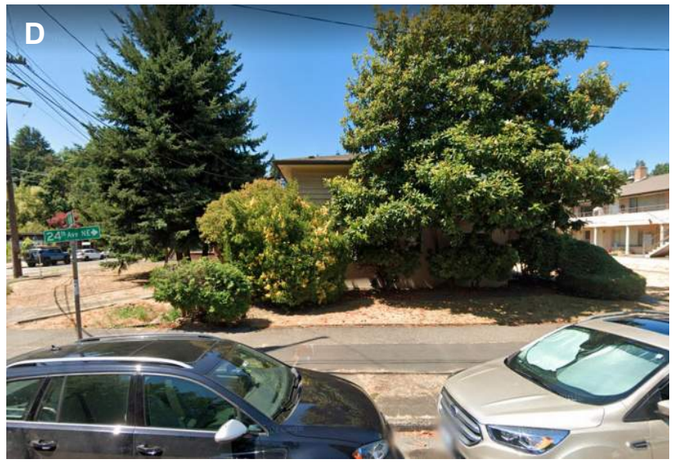


NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST


A


B


C
24th Ave NE


D
24th Ave NE


E


F


G

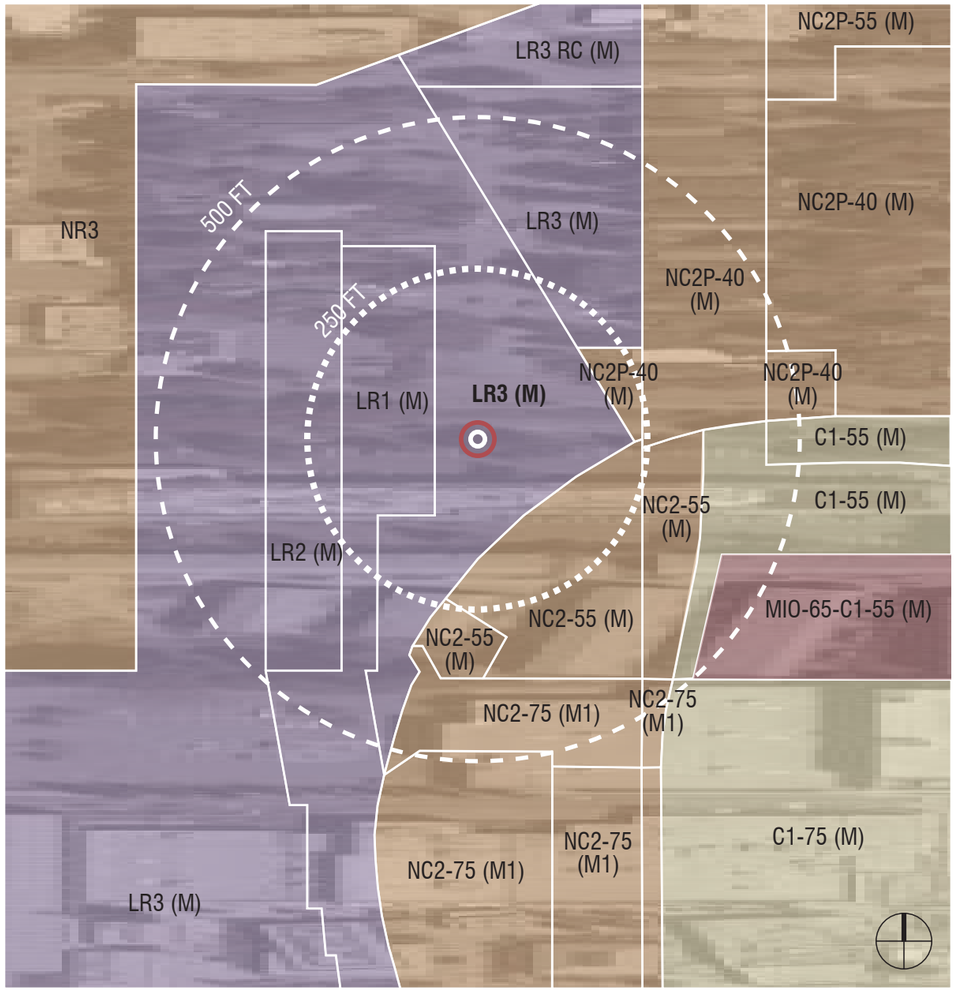

H

SITE ANALYSIS
ZONING + LAND USE

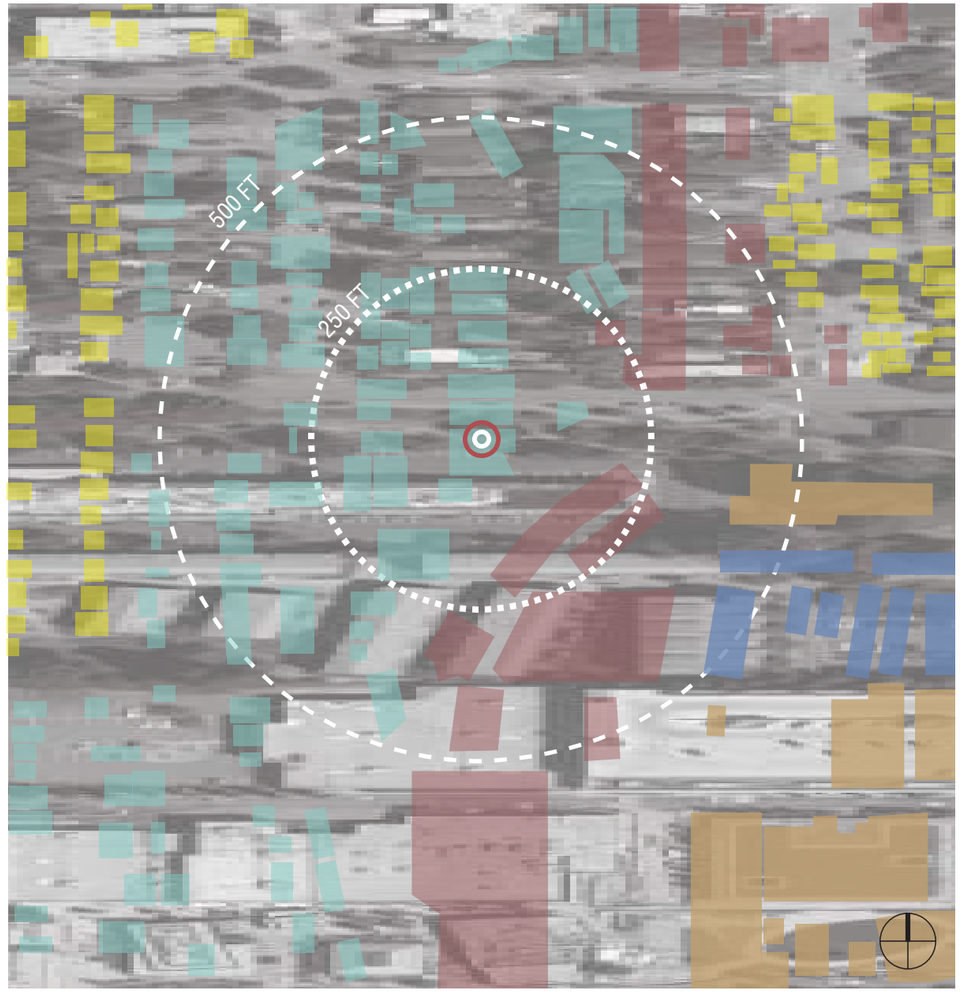
ZONING + USE NOTES

The project is located just to the northwest of the University Village. The zoning is LR3 (M). To the east, the zoning transitions down to LR1 and LR2.

The vicinity has a mix of new mixed-use buildings; older apartment buildings with surface parking, a few institutional buildings, and a number of single-family houses to the west.



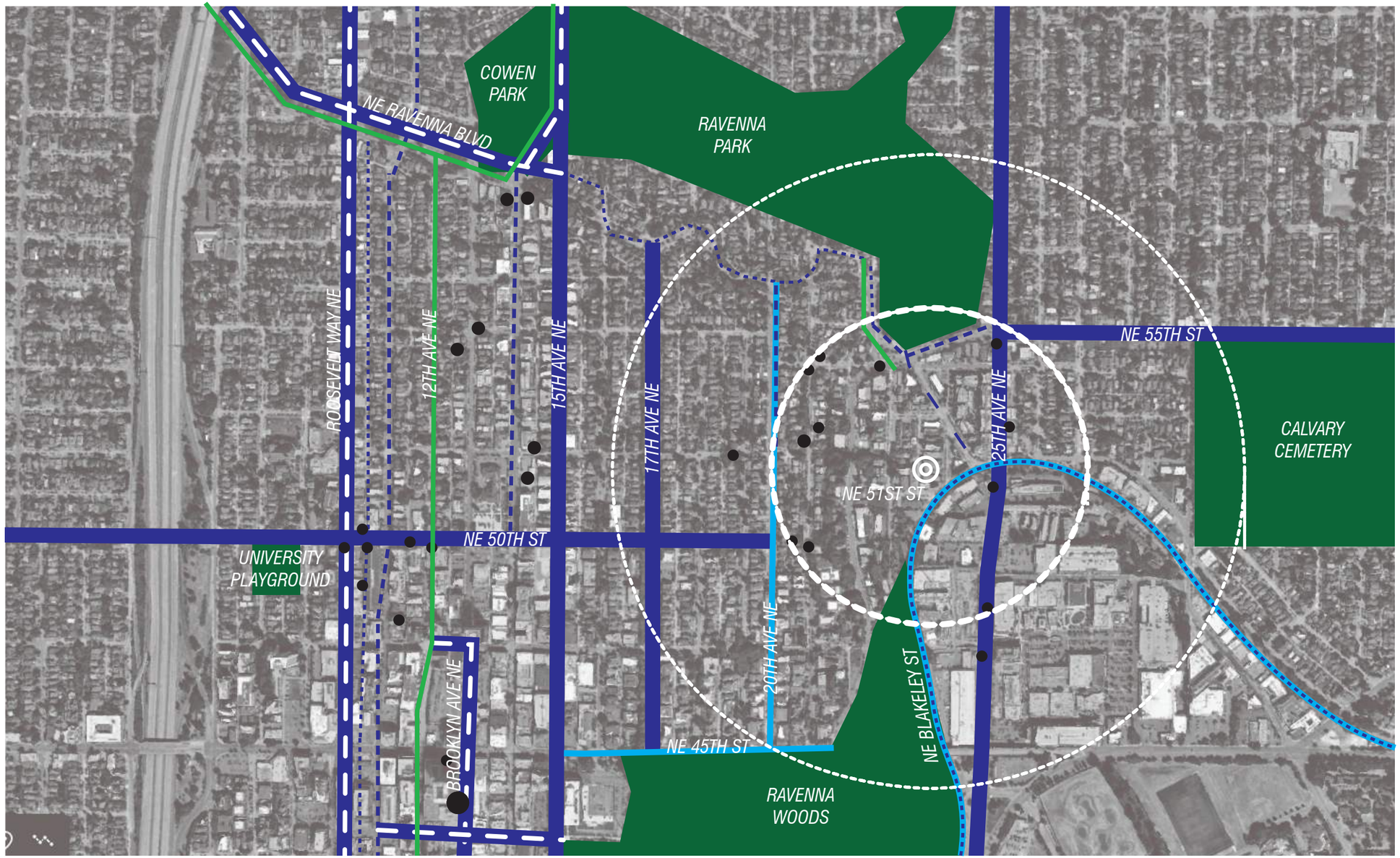
ZONING MAP



LAND USE MAP

LR	MULTI-FAMILY (RESIDENTIAL ZONE)
NR	NEIGHBORHOOD RESIDENTIAL
NC	MIXED-USE (RESIDENTIAL & COMMERCIAL ZONES ARE ALLOWED)
MIO	MAJOR INSTITUTION OVERLAY-COMMERCIAL

NEIGHBORHOOD - RESIDENTIAL
LOW-RISE - MULTI-FAMILY RESIDENTIAL
COMMERCIAL
NEIGHBORHOOD - COMMERCIAL
INSTITUTIONAL

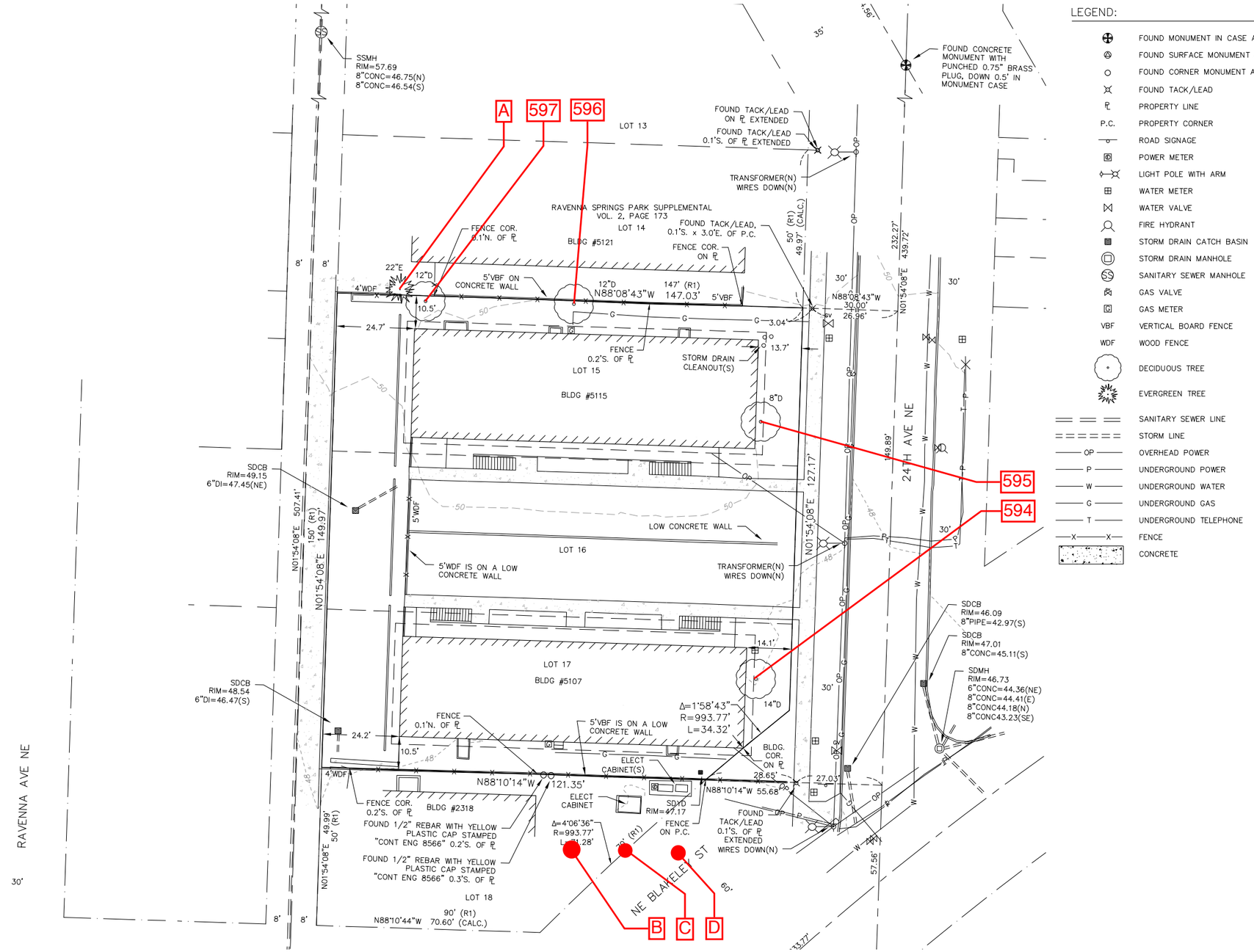


CONTEXT MAP

Located to the northwest of the University Village, the site is a short walk from multiple bus stops as well as a number of parks and local businesses. Bus and rail services connect to downtown and adjacent neighborhoods.

- PROJECT SITE
- 5 MINUTE WALKING RADIUS
- 10 MINUTE WALKING RADIUS
- PARK
- NEIGHBORHOOD GREENWAY
- STAY HEALTHY STREETS
- PROTECTED BIKE LANE
- BIKE LANE
- SIGNED BIKE ROUTE
- SHARROWS (BIKE/CAR)
- COLLECTOR ARTERIALS
- PRINCIPAL ARTERIALS
- MINOR ARTERIALS
- FREQUENT TRANSIT SERVICE AREA
- PEDESTRIAN ZONE
- BUS STOP
- LIGHT RAIL STOP
- LIGHT RAIL STATION

SITE ANALYSIS
TREE SURVEY



NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline Radius (feet) N	E	S	W	Exceptional Threshold	Exceptional by Size	Notes
594	*Magnolia grandiflora*	Southern magnolia	17.7	5.8,10.5,13	Good	Good	20.7	19.2	22.7	12.7	*16.0*	Exceptional	Two feet from existing building, multi-stem at 2.5 feet, 6 inches from gutter, pruned for roof clearance
595	*Magnolia grandiflora*	Southern magnolia	12.9	7.5,7.7,7.2	Good	Good	16.5	13.0	12.5	6.5	*16.0*	-	Base of tree 1 inch from building, pruned for building clearance, south stem has necrotic tissue near base.
596	*Ilex aquifolium*	English holly	8.9		Good	Good	9.4	9.9	7.4	9.4	*18.8*	-	Growing against retaining wall, pruned for roof clearance, limited rooting area
597	*Ilex aquifolium*	English holly	12.4		Good	Good	15.5	15.0	12.5	13.5	*18.8*	-	Ivy on trunk, debris at base, old mattresses piled against trunk, growing out of asphalt
Off-site Trees													
A	*Thuja plicata*	Western redcedar	16.0		Good	Good	17.7	12.7	19.2	20.7	*30.0*	-	Limited rooting area, root zone surrounded by hardscape, debris at base
B	*Pseudotsuga menziesii*	Douglas-fir	15.0		Good	Good	22.1	20.6	25.6	18.1	*30.0*	-	Located 19.5 feet south of property line
C	*Pseudotsuga menziesii*	Douglas-fir	16.0		Good	Good	24.2	11.7	25.7	7.7	*30.0*	-	Located 20.5 feet south of property line
D	*Pseudotsuga menziesii*	Douglas-fir	15.0		Good	Good	23.1	7.6	25.6	12.6	*30.0*	-	Located 18.5 feet south of property line

SITE ANALYSIS
ARBORIST'S REVIEW OF TREE TRANSPLANT

AAA Tree
360-763-6421
ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way Ste C 227,
Edmonds WA 98020
Seattle Contractor's Registration #
AAATRTA785N4 SCDI Tree Service Registration
No: LIC-TSP-18518

2/1/2023

Arborist Review for large transplant at:
5115 24th Ave NE
Seattle WA

I have examined the exceptional magnolia tree at the above address. It is a good candidate for transplanting due to the following;

1. Its species. Magnolia trees are good at compartmentalizing and routinely recover from the type of disturbance that transplanting can cause. However, it is likely to send out water sprouts in the two years after the transplant. I recommend that these be allowed and not pruned for 3-5 years.
2. It is small relative to most exceptional trees. The tree is small enough to allow it to be handled without its structure collapsing.
3. It has a limited root area in its existing location. This means that most of its essential roots are already in a more compact root ball and can be kept together and intact.

I have reviewed the site plan regarding this tree's relocation. The new location planned for the tree is appropriate. The transplanting company, Big Trees, has done excellent work with large transplants in the past, and their recommendations for aftercare and watering should be followed.

If you have any questions about this tree, please feel free to contact me. This report was prepared by:

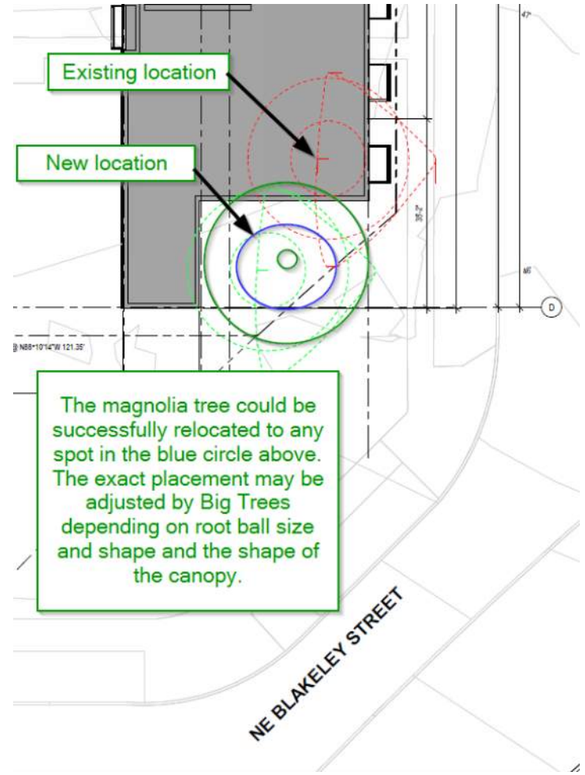
Andrew Lyon

Andrew Lyon
ISA Certified Arborist PN-6446A
Tree Risk Assessment Qualified CTRA #512

Please see the diagram below.

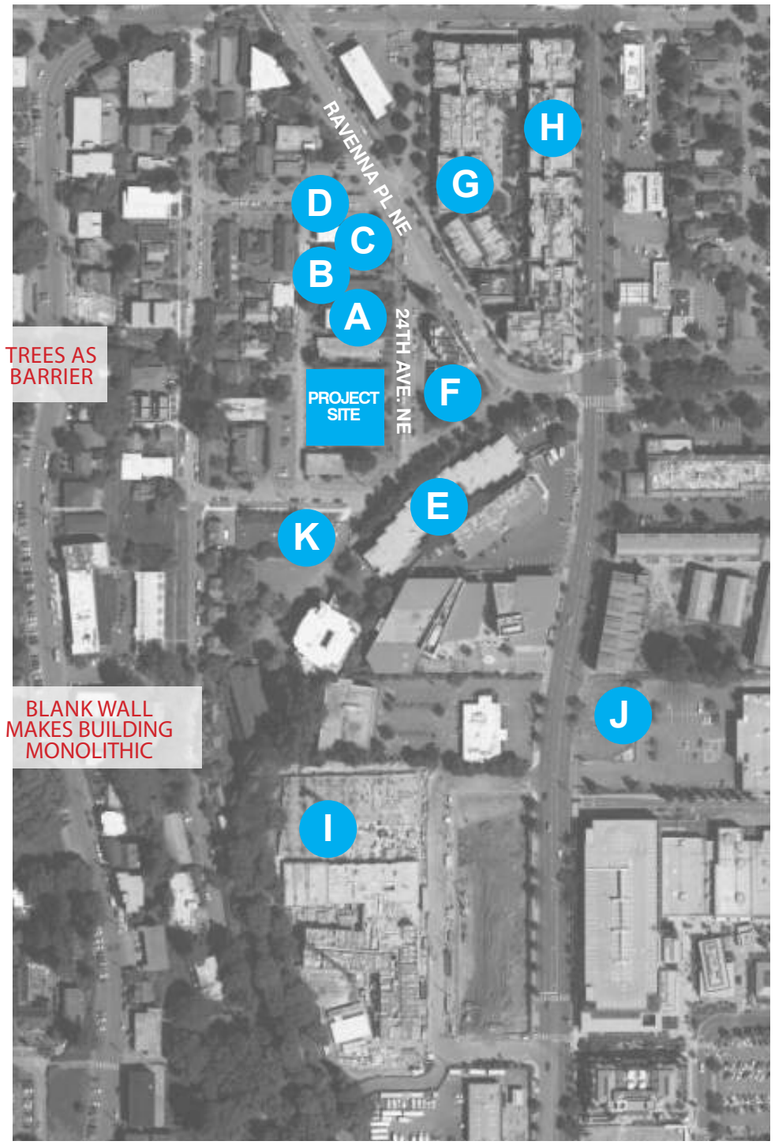
AAA Tree
360-763-6421
ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way Ste C 227,
Edmonds WA 98020
Seattle Contractor's Registration #
AAATRTA785N4 SCDI Tree Service Registration
No: LIC-TSP-18518



5121 24TH AVE NE
APARTMENT BUILDING
Units face south to adjacent lot, no windows along 24th Ave NE.

5121 & 5123 24TH AVE NE
APARTMENT BUILDING
Units from adjacent lots face one another, no windows along 24th Ave NE.



5123 & 5125 24TH AVE NE
APARTMENT BUILDING
Units from adjacent lots face one another, no windows along 24th Ave NE.

5125 & 5129 24TH AVE NE
APARTMENT BUILDING
Units from adjacent lots face one another, no windows along 24th Ave NE.

SITE ANALYSIS
BUILT ENVIRONMENT SURVEY - MATERIALITY

BLAKELEY MANOR — 2401 NE BLAKELEY ST
APARTMENT BUILDING
Excessive divisions of materials and patterns create chaos and weaken the epression of building form.

5110 24TH AVE NE
5 ROWHOUSES
Stepped units to create visual separation and repetition, however, division of material is not consistent.

MERRILL GARDENS AT THE UNIVERSITY — 5300 24TH AVE NE
ASSISTED LIVING FACILITY
The mix of color and material creates interest but the overuse of materials compete and fails to create hierarchy.

CORYDON —5101 25TH AVE NE
APARTMENT BUILDING
Use of different colors gives variation but the proportion of the materials do not respond to pedestian.

I

ARISTA — 4715 25TH AVE NE
APARTMENT BUILDING
Simplified massing, higher quality materials.

I

ARISTA — 4715 25TH AVE NE
APARTMENT BUILDING
Ground level entries and patios enhance the public way.

I

ARISTA — 4715 25TH AVE NE
APARTMENT BUILDING
Textured siding accents create visual interest and breaks down building scale.

J

BROADSTONE META — 4906 25TH AVE NE
APARTMENT BUILDING
Use of multi-story groupings creates secondary visual hierarchy.

J

BROADSTONE META — 4906 25TH AVE NE
APARTMENT BUILDING
Simple massing and clear entry articulation.

K

2271 NE 51ST
BUSINESS
Neutral colors and restrained material palette to create simple but harmonious composition.

SITE ANALYSIS
24TH AVE NE ELEVATIONS

24TH AVE NE
FACING EAST

OPPOSITE PROJECT SITE

RAVENNA PL NE

5110 24TH AVE NE

5106 24TH AVE NE

NE BLAKELEY ST

24TH AVE NE
FACING WEST

PROJECT SITE

NE BLAKELEY ST

5115 24TH AVE NE

NE 53RD ST

ALLEY
FACING EAST

PROJECT SITE

NE 53RD ST

5115 24TH AVE NE

NE BLAKELEY ST

ALLEY
FACING WEST

OPPOSITE PROJECT SITE

NE 51ST ST

5116 RAVENNA AVE NE

NE 53RD ST

STANDARDS + GUIDELINES
DESIGN GUIDELINES

URBAN PATTERN AND FORM
CS2.I / CHARACTER AREAS & CORRIDOR CHARACTER AREAS
(UNIVERSITY DISTRICT GUIDELINE)

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.
i. Design projects to create and reinforce the quality of a cohesive neighborhood with massing that is broken into multiple buildings, individual unit entries, ground-related housing, highly permeable blocks with walkways and open spaces,and a high degree of landscaping and pedestrian amenities.

Layered landscaping at street level in front of residential uses to provide screening and soften buildings

COLLEGE STREET WORKLOFTS BY HYBRID

ARCHITECTURAL CONTEXT & CHARACTER
CS3.I / UNIVERSITY DISTRICT ARCHITECTURAL CHARACTER
(UNIVERSITY DISTRICT GUIDELINE)

Contribute to the architectural character of the neighborhood.
i. Foster the eclectic mix of architectural styles and forms on the block and throughout the neighborhood while maintaining articulated base designs that are pedestrian-oriented. Repetition of architectural forms and character, whether visually adjacent or within the U District, is strongly discouraged.
ii. Respond to nearby predominant horizontal and vertical patterns and datum lines, and take cues from design elements in older structures such as campus gothic style, punched windows, texture-rich materials, and thoughtful detailing.

The new development will reflecting it's context through the use of related materials, datum lines, and horizontal and vertical elements, while poviding an alternative to the repedative architectural forms that currently dominate this street.

THE GIBSON BY HYBRID

19TH AND MERCER BY WEINSTEIN

PUBLIC LIFE
PL3.I / STREET LEVEL INTERACTION *(UNIVERSITY GUIDELINE)*

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.
i. Design prominent, accommodating entries with vertical emphasis and intricate architectural interest at a variety of scales. Use highquality materials and detailing to create an identifiable entrance and welcoming experience for visitors and users.
ii. Units facing the courtyard should have a porch, stoop, or deck associated with the dwelling unit to support community interaction.
iii. Provide adequate buffer space as a transition from the sidewalk to residential uses for visual connection and passive surveillance of the public realm. Raise units slightly above grade or provide an adequate setback. Use buffers of low walls, planters, and layered landscaping; avoid tall fences and patios below grade.

The perfered scheme highlights the building entry with a notch in the front facade along 24th Ave NE and the use of transparent material which will provide a view to the internal courtyard. All units will utilize porches or decks which will provide a passive surveillance along the public realm and support community interaction inside the courtyard.

19TH AND MERCER BY WEINSTEIN

PDX COMMONS BY WORKS PROGRESS

ARCHITECTURAL CONCEPT
DC2.1 / ARCHITECTURAL CONCEPT *(UNIVERSITY DISTRICT GUIDELINE)*

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.
i. Design building massing and form to express an intentional and original response to the context, streetscape and all guidelines, not merely a reflection of the code-allowable building envelope.
ii. Employ purposeful modulation that is meaningful to the overall composition and building proportion, or that expresses individual units or modules. Avoid over-modulation. Changes in color and material should typically be accompanied by a legible change in plane and/or design language.
iii. Locate vertical stair and elevator cores internally to minimize height impacts to the street. Stair cores visible to the street should be designed as a prominent feature with a high degree of transparency.

The central building entry along 24th Ave NE breaks the elongated facade into two masses, while protruding balconies provide depth to further breakdown the simplized forms and allow the individualized units to be expressed from the exterior. The vertical cores are located along the interal courtyard reducing their impacts to the street facing facades.

DESIGN CONCEPT
DC3.1&2 / OPEN SPACE CONCEPT *(UNIVERSITY DISTRICT GUIDELINE)*

Integrate open space design with the design of the building so that each complements the other.
i. Arrange residential development, especially townhouse and rowhouses, to orient units towards the street. Where units are oriented towards internal pathways or access drives, design these shared pathways that prioritize the pedestrian experience with paving, landscaping, lighting, stoops, and human-scaled design features.
ii. Provide a variety of types of outdoor private amenity space instead of only locating private amenity space on roofops. Include usable patios, terraces, and balconies; opt for usable projectng or recessed balconies instead of fush railings.
iii. Design courtyards to incorporate layered planting and trees that provide privacy to units surrounding the courtyard as well as users.

In the perfered scheme, dwelling units are designed to face the street, alley and courtyard. Balconies and patios will be incorperated in order to provide private amenity spaces as well as human-scaled elements to the elongated facades. The internal courtyard will utilize landscaping to assist in providing privacy and protection from direct sightlines.

ZANDERROTH ARCHITECKTEN

EARLY COMMUNITY OUTREACH
SUMMARY OF METHODS AND FINDINGS

SUMMARY OF OUTREACH METHODS

Printed Outreach: Direct Mail
We will develop a full-color project flyer and mail to residents and businesses within a 500-foot radius of the project. Flyers will include SDCI project number, address and email address, as well as basic project information that directs interested parties to the project website and project survey.

Electronic / Digital Method #1: Website
We will create a project website that includes a description of the project, details about the project team, details surrounding zoning, context and site map and relevant past projects completed by the project team. We will also include a link to the Seattle Services Portal, project email address and details about the overall timeline. A link to provide comments will be included on the site, along with a link to a project survey.

Electronic / Digital Method #2: Online Survey
We will create a brief project survey that is tailored to the project and includes opportunity to provide specific feedback about notable project and site components.

COMMUNITY GROUPS WHO RECEIVED PROJECT NOTIFICATION

Notification of the 5115 24th Ave NE project was sent along with a copy of the project flyer to 11 community groups listed on the Department of Neighborhoods “Neighborhood Snapshot” and 53 media groups outlined by DON group on 12/12/22.

COMMUNITY OUTREACH SURVEY

5115 24th Ave NE Project Survey

Thank you for taking the time to complete our survey for the 5115 24th Ave NE project! The proposed project goal is to provide plentiful housing at prices that are affordable for students, singles and couples with modest incomes. The project is four stories tall, roughly 58,000 square feet, and will provide about 90 new apartments. The unit mix is primarily one-bedroom apartments, with the top two levels of the building featuring loft-style units. Parking for 13 vehicles and 80 bicycles will be provided. We would like to hear your thoughts on our vision and approach for this project.

This survey will be open from XX to XX, after which time we’ll start preparing for the design review process and other permitting steps. PLEASE NOTE: as part of the City of Seattle's required outreach for design review, all data collected within this survey is considered public information according to the Public Records Act. Please do not share any sensitive or personal information within your responses.

1. **What is your connection to this development project?**
   - ___ I live very close to the project
   - ___ I live in the general area
   - ___ I own a business nearby
   - ___ I visit the area often for work or leisure
   - ___ I don’t have a direct connection, but I care about growth and development in Seattle
   - ___ Other

2. **What is most important to you about the design of this property?**
   - ___ Attractive Materials
   - ___ Interesting & Unique Design
   - ___ Environmentally-Friendly Features
   - ___ Relationship to Neighborhood Character
   - ___ Parking
   - ___ Other _____

3. **What is most important consideration for the exterior space on this property?**
   - ___ Landscaping
   - ___ Lighting & Safety Features
   - ___ Seating Options & Places to Congregate
   - ___ Bike Parking
   - ___ Other _____

4. **What do you value most as new developments are built in your neighborhood?**

   _____

5. **Is there anything specific about this neighborhood or property that would be important for us to know?**

   _____

6. **What do you think are the top considerations for making this building successful?**

   _____

7. **Anything else you'd like to add?**

   _____

COMMUNITY OUTREACH FLYER

DESIGN-RELATED COMMENTS

- **Design & Character:** When asked what is most important about the design of a new building on this property:
  - 46% of survey respondents said new affordable housing;
  - 43% parking;
  - 36% environmentally friendly features;
  - 25% relationship to neighborhood character;
  - 18% community-serving retail;
  - 11% said attractive materials; and
  - 4% interesting and unique design.
  - Many respondents encouraged quality construction, fitting in well with other structures, and using safety materials when building.
- **Exterior:** When asked what the most important consideration is for the exterior space on this property:
  - 76% lighting and safety features;
  - 38% landscaping;
  - 38% bike parking; and
  - 14% seating options and places to congregate.
  - Many survey respondents encouraged improving the pedestrian environment with sidewalks, public space, universal access, human-centric design, permeable/native landscaping and compatibility with walking and biking.
  - Another respondent noted that this whole neighborhood feels like one of the most vehicle-first areas in Seattle, and it is absolutely essential that the project contributes to improving safety for pedestrians and bicyclists.
- **Environmentally Friendly:** A few survey respondents encouraged environmentally friendly designs such as a green roof, water-conserving appliances and climate-friendly housing.
- **Height & Scale:** One respondent expressed concern that the project does not block views, and another noted that they appreciate that the project height is only four stories.

BELL STREET, SEATTLE WA

NON-DESIGN-RELATED COMMENTS

- **Parking & Traffic:** Many survey respondents noted that this is a packed/crowded neighborhood with very narrow roads and encouraged providing parking.
  - Several survey respondents also noted that there is too much speeding traffic in the area caused by dangerous and negligent road designs and encouraged traffic calming measures be added near the project including speed bumps, chicanes and raised sidewalks.
  - A few respondents encouraged minimizing parking, as additional vehicles pollute the air, cause injuries to people walking/rolling/biking, slow down buses and otherwise degrades the experience for people outside of cars.
- **Affordability:** Many survey respondents noted that new developments should be for mixed-incomes and encouraged providing affordable housing—not just for students but for people who work in the immediate area and various other groups.
- **Impacts:** Several survey respondents encouraged quiet construction with minimal noise and no traffic delays while others encouraged having consideration for people already living in the area. One respondent noted that construction workers will need a place to park that is not existing street parking.
- **Tenants:** A few survey respondents encouraged setting high standards and guidelines for tenants to adhere to eviction and encouraged having mature tenants as there will be big parties and mishaps if the primary target is student tenants. One respondent inquired how to find out if they qualify for this type of apartment.
- **Interior:** One respondent encouraged less units and another encouraged good noise insulation between the units/to outside.
- **Location:** One survey respondent noted this is great neighborhood to add housing to because of its proximity to amenities such as shops/restaurants, public transit and multi-uses trail that allow people to live healthy, car-light lives without sacrificing access to vital services. Another respondent expressed support for apartments that make it easy to get to work.
- **Retail:** A couple of survey respondents encouraged providing small retail spaces that could accommodate coffee shops, barber shops or small convenience stores/bodegas as this side of 25th Ave NE is missing useful retail.
- **Safety & Security:** One survey respondent encouraged providing security measures at the project and another noted that trash cans often get rifled through.
- **Management:** A couple of survey respondents encouraged caring management and excellent interior/exterior maintenance.
- **Bike Parking:** One respondent encouraged providing high-security e-bike parking such as metal boxes inside of the building.

MISCELLANEOUS COMMENTS

- **Oppose:** Several respondents encouraged not building the project, as large-scale projects such as this do not belong in a mainly residential area and stated that this is blatant gentrification.
- **Support:** Several respondents noted they are excited for major improvements to this property, think the building will be successful if it is advertised to the right demographic, look forward to welcoming new neighbors to the neighborhood, and thanked the project team for helping solve the housing crisis.
- **Design Review:** One respondent noted that they are very hopeful that the design review process does not delay desperately needed housing over something like brick color or Hardie-board style.

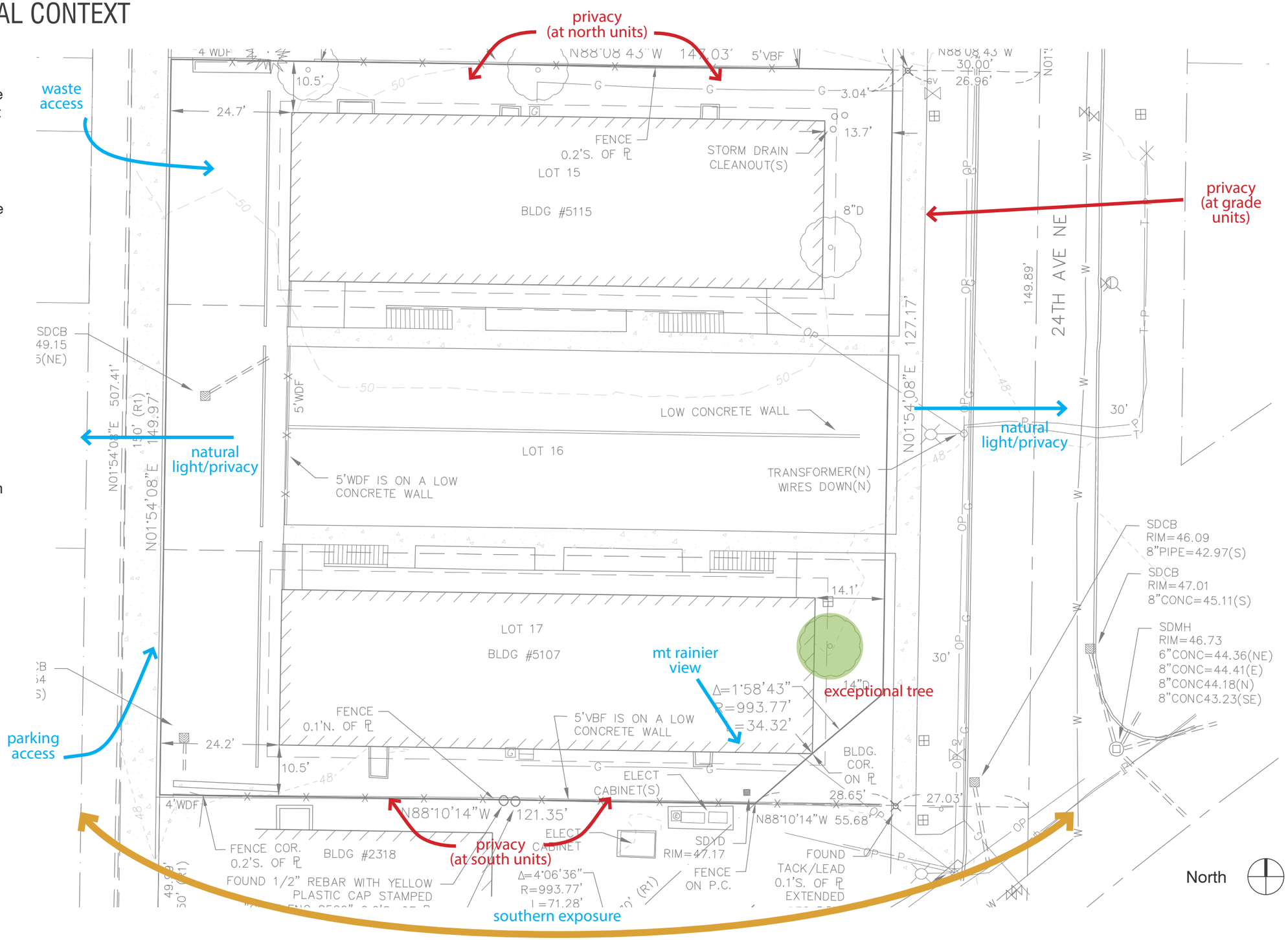
THE ROOST, SEATTLE

SITE ANALYSIS
ACCESS + ENVIRONMENTAL CONTEXT

NOTES
Square shaped site with predominant exposure to east and west, access from the two sides. Organization of units will benefit from taking into account solar exposure and privacy considerations.

OPPORTUNITIES
- Prominent, highly-visible at NE 24th Ave and NE Blakeley St provides design opportunities
- Alley access for parking, services and utilities
- ROW to the east & west - lots of access to natural light & easy privacy relationships.
- Southern exposure with lowrise buildings to the south.
- Flat site

CHALLENGES
- Potential privacy concern for units facing north and south.
- Privacy for at-grade units along NE 24th Ave.
- High water table - no basement, no 4' bonus



NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

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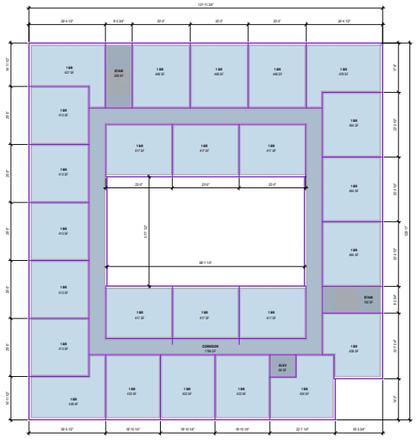
DESIGN OPTIONS
MASSING DEVELOPMENT — INITIAL STUDIES

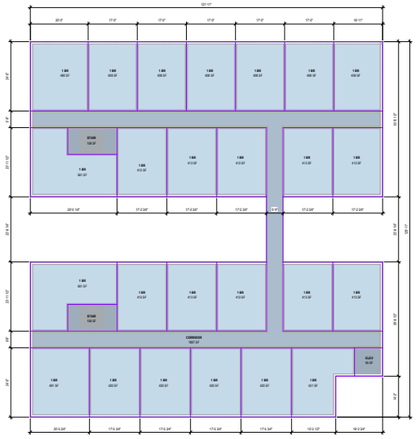
SITE + MASSING

- The public right of way provides ample privacy at east and west.
- North of the site is an existing apartment building with units facing the site.
- Project team tested several building configurations, some of which were not successful.
- A donut scheme maximizes the site but presents challenged courtyard daylighting and fewer opportunities to modulate the massing.
- Following the current building typology on the block creates privacy issues along the north and south property lines.
- The corridor in the donut + bar scheme creates excessive corridor.
- Opening the courtyard from east in crescent scheme severely exposes the north facade to privacy concerns.
- Opening the courtyard from north in horseshoe scheme blocks visibility to the courtyard from the streets.



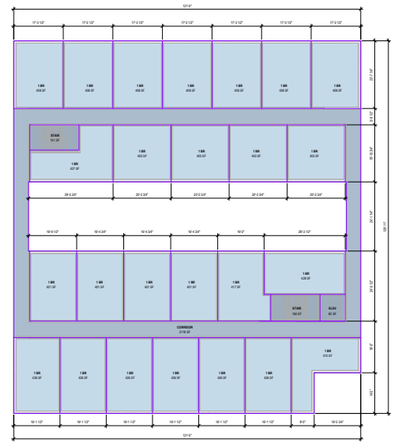
DONUT SCHEME

FAR: 2.29 (49,791 SF)
Total Units: 94 (25 per level)
Average Unit Size: 433 SF
Privacy Issues: 26% (12 neighbor, 12 internal)



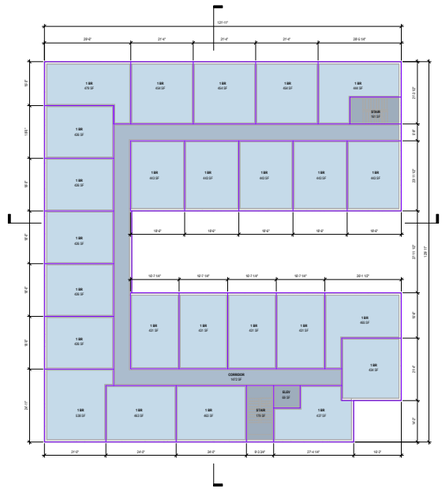
BAR SCHEME

FAR: 2.29 (49,701 SF)
Total Units: 94 (25 per level)
Average Unit Size: 429 SF
Privacy Issues: 36% (18 neighbor, 16 internal)



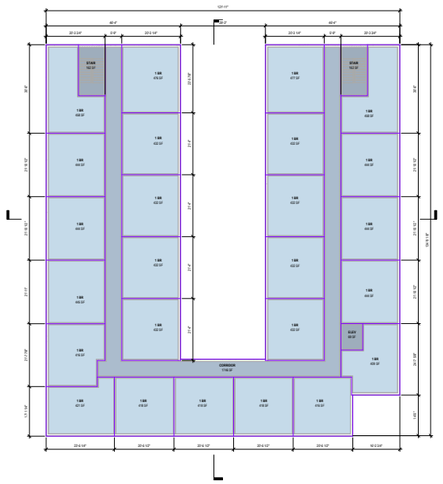
DONUT + BAR SCHEME

FAR: 2.29 (49,812 SF)
Total Units: 94 (25 per level)
Average Unit Size: 416 SF
Privacy Issues: 36% (20 neighbor, 14 internal)



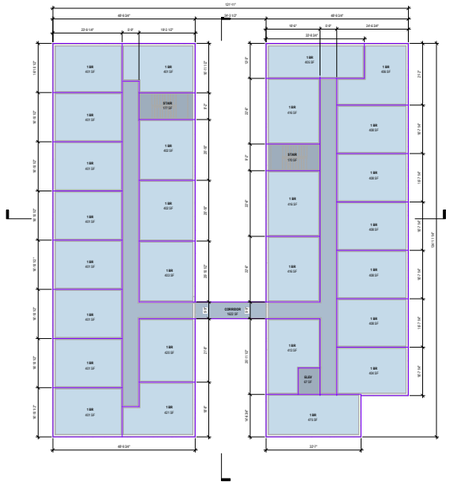
CRESCENT SCHEME

FAR: 2.29 (49,845 SF)
Total Units: 94 (25 per level)
Average Unit Size: 446 SF
Privacy Issues: 28% (10 neighbor, 16 internal)



HORSESHOE SCHEME

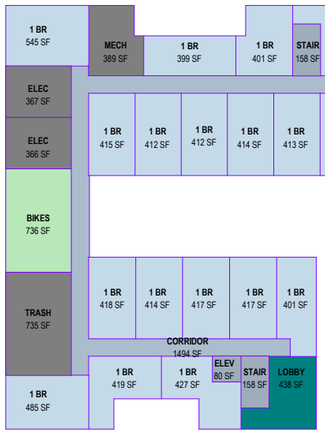
FAR: 2.29 (49,728 SF)
Total Units: 94 (25 per level)
Average Unit Size: 436 SF
Privacy Issues: 28% (6 neighbor, 20 internal)

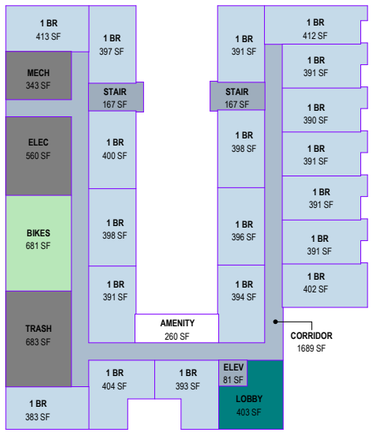


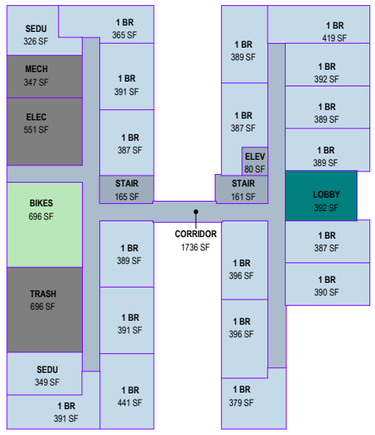
ROTATED BAR SCHEME

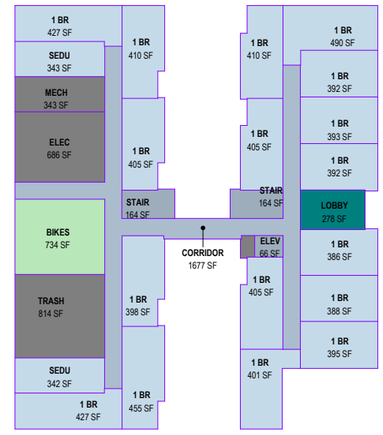
FAR: 2.29 (49,815 SF)
Total Units: 100 (27 per level)
Average Unit Size: 409 SF
Privacy Issues: 22% (0 neighbor, 22 internal)

DESIGN OPTIONS
COMPARATIVE ANALYSIS









A. CRESCENT SCHEME

STORIES 4
UNITS 99 Total Units
- 45 One-Bedrooms
- 54 Loft One-Bedrooms

FAR 2.45
GFA 53,338 SF
PARKING 15 Stalls

B. HORSESHOE SCHEME

STORIES 4
UNITS 100 Total Units
- 46 One-Bedrooms
- 54 Loft One-Bedrooms

FAR 2.29
GFA 53,201 SF
PARKING 15 Stalls

C. DOUBLE BAR SCHEME

STORIES 4
UNITS 101 Total Units
- 2 SEDU
- 45 One-Bedrooms
- 54 Loft One-Bedrooms

FAR 2.29
GFA 53,093 SF
PARKING 15 Stalls

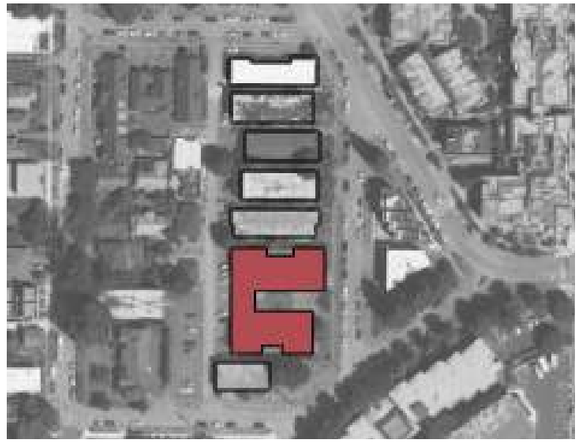
C.1 DOUBLE BAR SCHEME (TREE RELOCATED)

PREFERRED OPTION

STORIES 4
UNITS 100 Total Units
- 2 SEDU
- 44 One-Bedrooms
- 54 Loft One-Bedrooms

FAR 2.29
GFA 53,119 SF
PARKING 15 Stalls

DESIGN OPTIONS
COMPARATIVE ANALYSIS

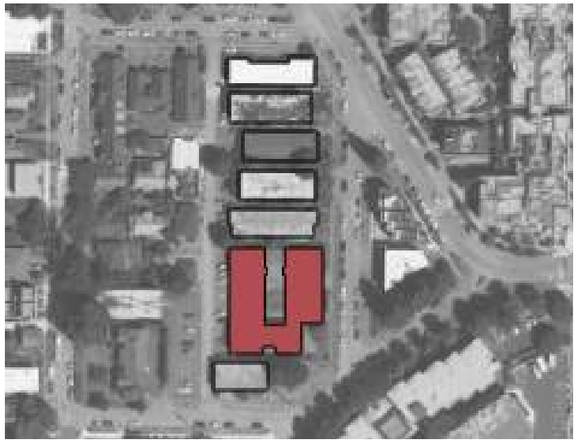


A. CRESCENT SCHEME

DESCRIPTION
A refinement of donut scheme. Units open at east facade to face 24th Ave NE and opens up courtyard space to street.

ADVANTAGES
- Courtyard faces the street,similar in plan to the adjacent buildings.
- Breaks up scale of building along the font facade.

CHALLENGES
- Many units face neighboring apartments, creating privacy issues.
- Circulation is uneven, lobby is too remote.
- At this project scale, the similarity seen in site plan does not translate to compatibility w/ neighboring buildings in three dimensions.
- 14 units (out of 26 per level) have privacy issues, 5 neighbor facing, 9 internal, 54% total.



B. HORSESHOE SCHEME

DESCRIPTION
A refinement of crescent scheme. The building is rotated to limit units facing adjacent apartment buildings. Circulation is even, making distance to lobby from units shorter. Courtyard is rotated to face away from 24th Ave NE to create a private but open courtyard.

ADVANTAGES
- Units face 3 directions, eliminating units facing into adjacent apartment building.
- Private courtyard and increased daylight and ventilation
- Circulation is even (distance to lobby from units)

CHALLENGES
- No visual connection with courtyard from all sides.
- 10 units (out of 28 per level) have privacy issues, 2 neighbor facing, 8 internal, 36% total.
- Long facade on 24th Avenue.

C. DOUBLE BAR SCHEME

DESCRIPTION
A refinement of horseshoe scheme. This option does not have units facing the north or south property lines, eliminating the privacy issues with neighboring apartments presented in the previous schemes. The privacy issue is internal. Courtyard is open on the north and south sides, making the courtyard visible from Blakeley St.

ADVANTAGES
- Units face 2 directions, eliminating units facing into adjacent apartment buildings.
- Increased units facing 24th Ave NE and the alley for extra surveillance onto pedestrians..
- Longer courtyard and increased daylight and ventilation.
- 8 units (out of 26 per level) have privacy issues, 0 neighbor facing, 8 internal, 31% total.

C.1 DOUBLE BAR SCHEME (TREE RELOCATED)
PREFERRED OPTION

DESCRIPTION
A refinement of the Double Bar Scheme by relocating the exceptional tree to the southeast corner of the site. This allows us to make our street facing facade more symmetrical and gives us more width in the courtyard to better provide privacy for the units that look across at each other.

ADVANTAGES
- Units face 2 directions, eliminating units facing into adjacent apartment buildings.
- Increased units facing 24th Ave NE and the alley for extra surveillance onto pedestrians..
- Longer courtyard and increased daylight and ventilation.
- Wider courtyard allows for more privacy and increased light and air.
- More symmetrical facade facing 24th Ave NE.
- 7 units (out of 26 per level) have privacy issues, 0 neighbor conflicts, 7 internal, 27% total.

OPTION A - CRESCENT SCHEME

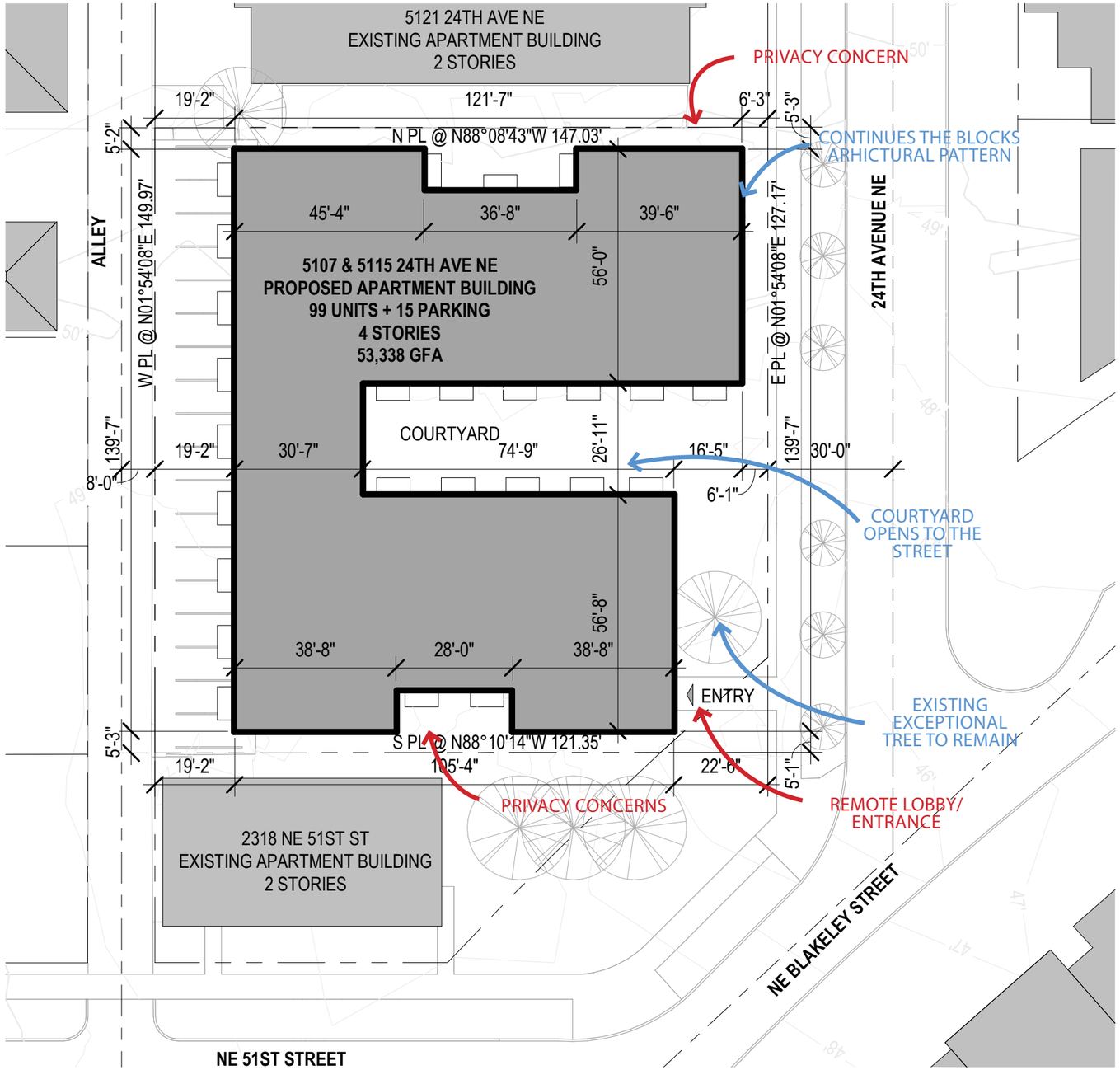
STORIES 4
UNITS 99 Total Units
- 45 One-Bedrooms
- 54 Loft One-Bedrooms

FAR 2.29 (49,903 SF)
GFA 53,338 SF
PARKING 15 Stalls

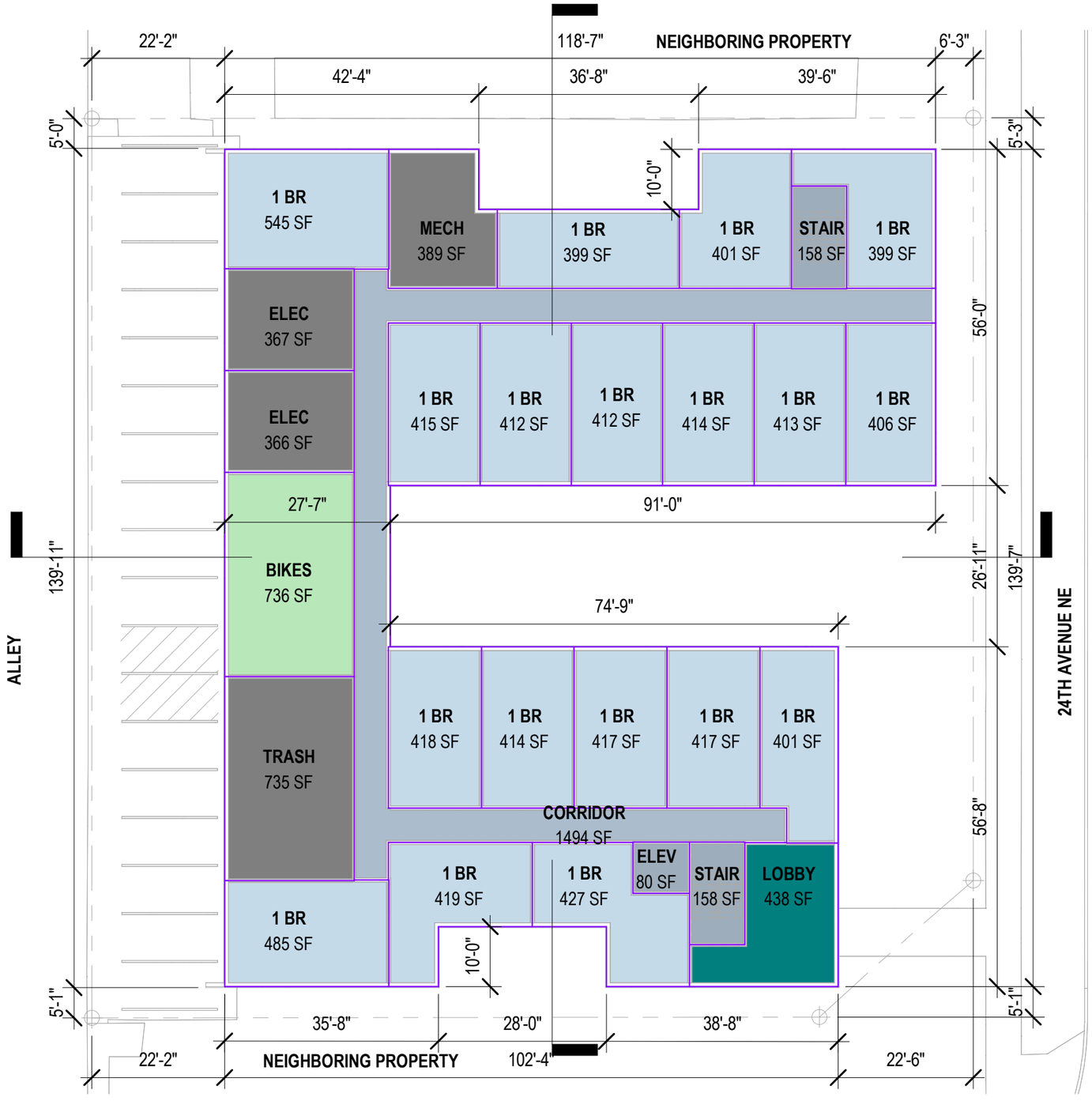
DESCRIPTION
A refinement of donut scheme. Units open at east facade to face 24th Ave NE and opens up courtyard space to street.

ADVANTAGES
- Courtyard faces the street,similar in plan to the adjacent buildings.
- Breaks up scale of building along the font facade.

CHALLENGES
- Many units face neighboring apartments, creating privacy issues.
- Circulation is uneven, lobby is too remote.
- At this project scale, the similarity seen in site plan does not translate to compatibility w/ neighboring buildings in three dimensions.
- 14 units (out of 26 per level) have privacy issues, 5 neighbor facing, 9 internal, 54% total.



DESIGN OPTION A - CRESCENT SCHEME
GROUND LEVEL PLAN



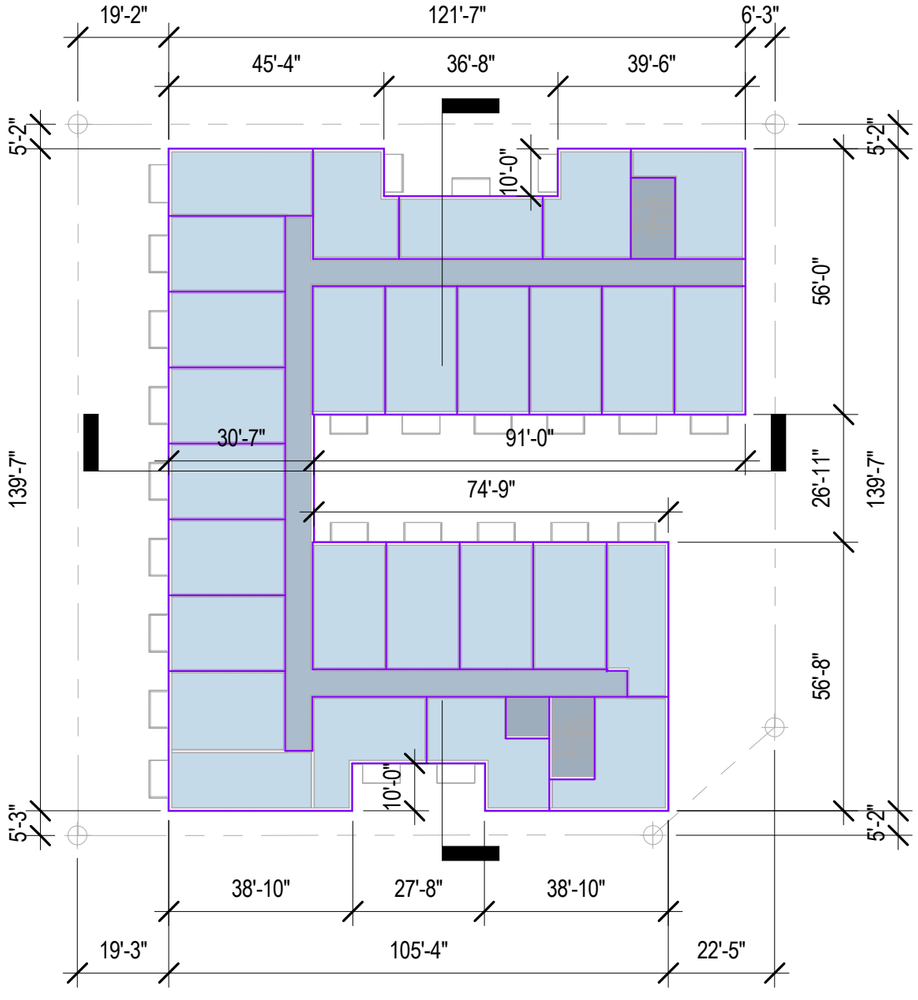
UNITS
LOBBY
AMENITY
BIKE
ROOF DECK
MECH/ELEC/TRASH
CIRCULATION

North

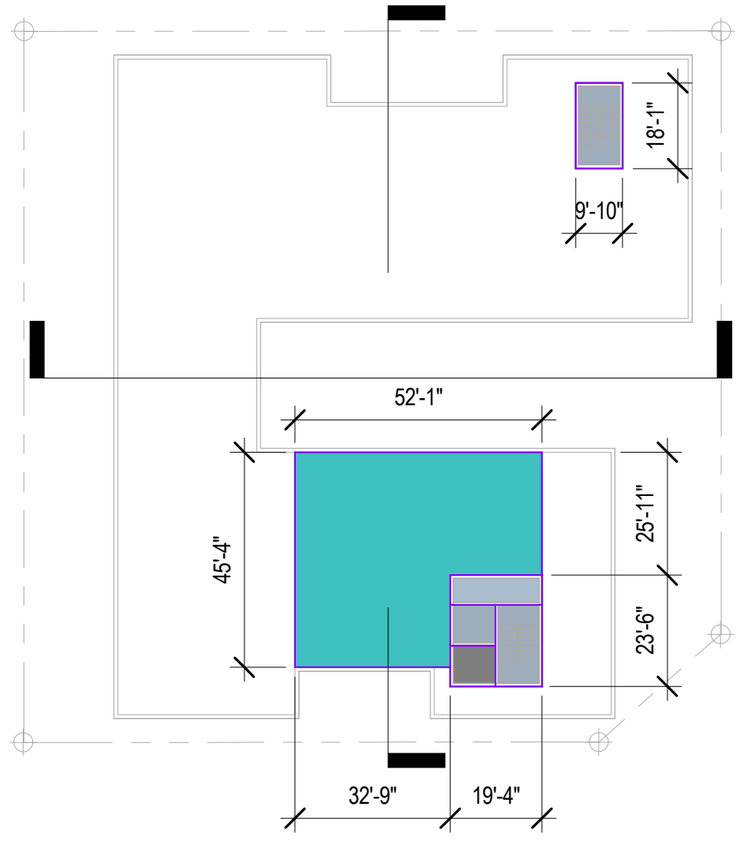
LEVEL 1

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

DESIGN OPTION A - CRESCENT SCHEME
UPPER LEVEL PLANS



LEVELS 2 - 4

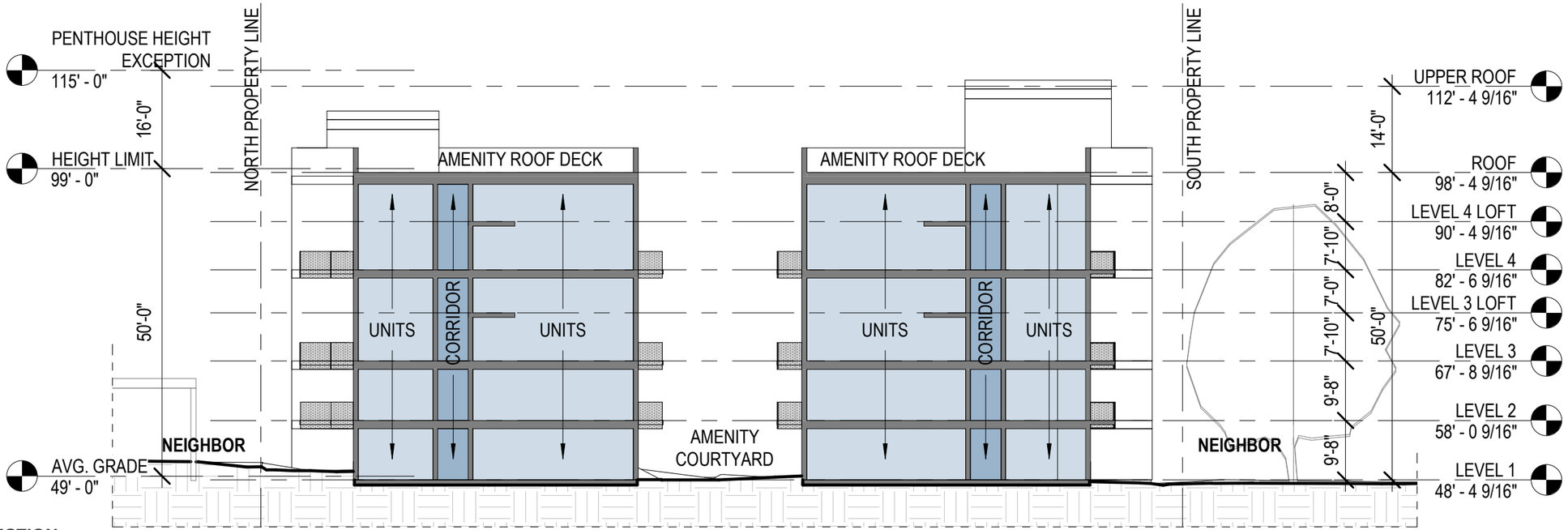


ROOF LEVEL

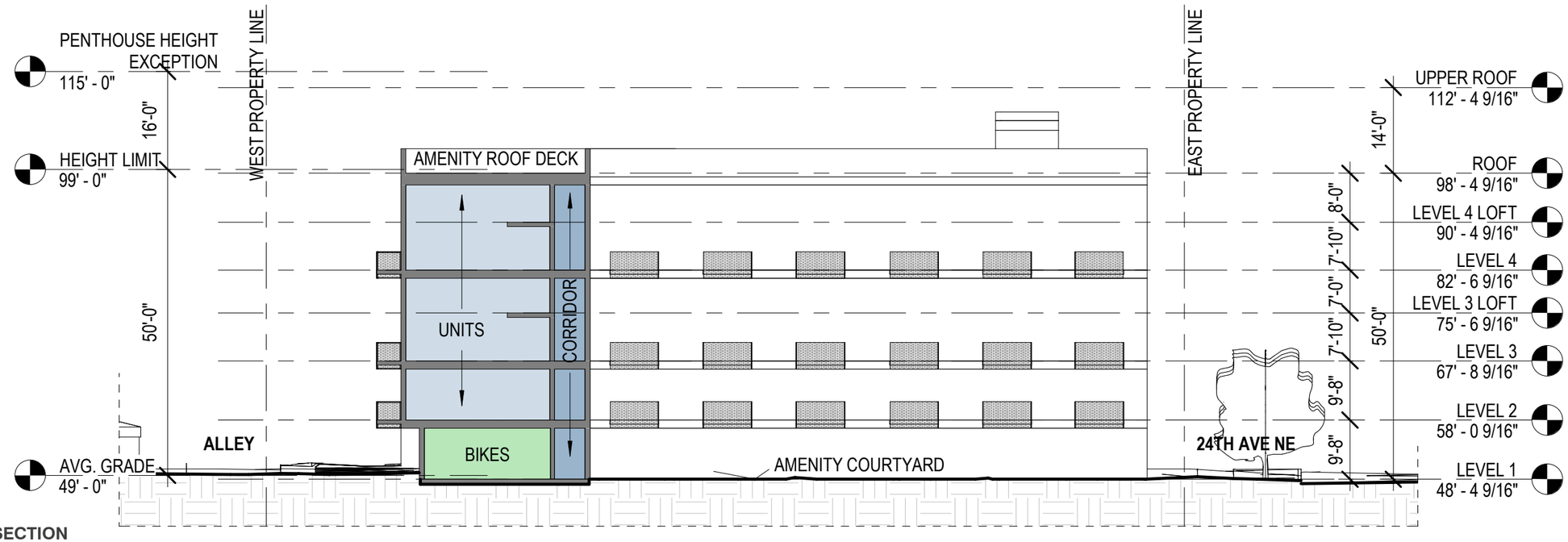
UNITS
LOBBY
AMENITY
BIKE
ROOF DECK
MECH/ELEC/TRASH
CIRCULATION

North

DESIGN OPTION A - CRESCENT SCHEME
SECTIONS THROUGH COURTYARD



N/S SECTION



E/W SECTION

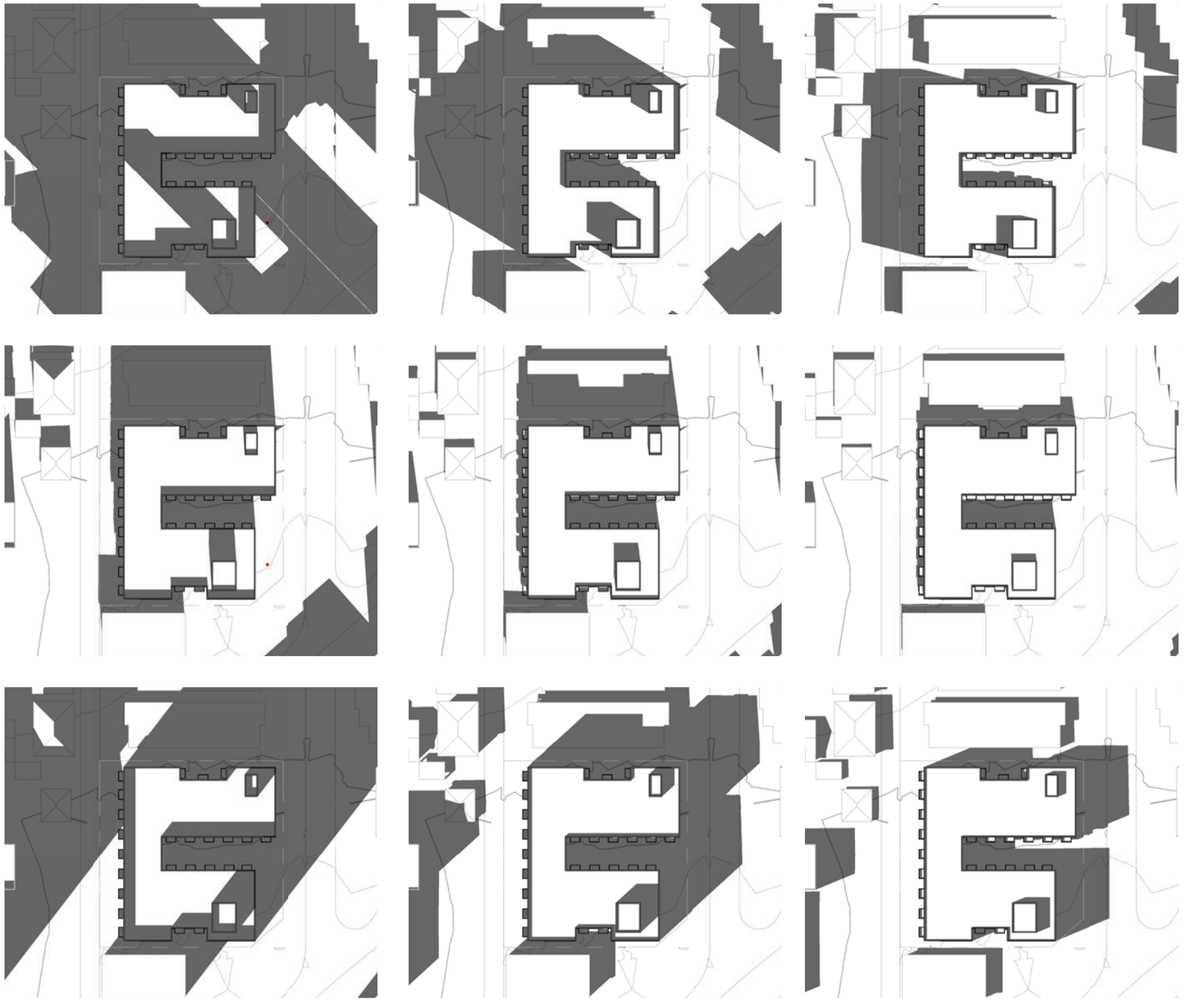
NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

DESIGN OPTION A - CRESCENT SCHEME
SHADOW STUDY

9AM

12 PM

3 PM



WINTER SOLSTICE | EQUINOX | SUMMER SOLSTICE

NORTH

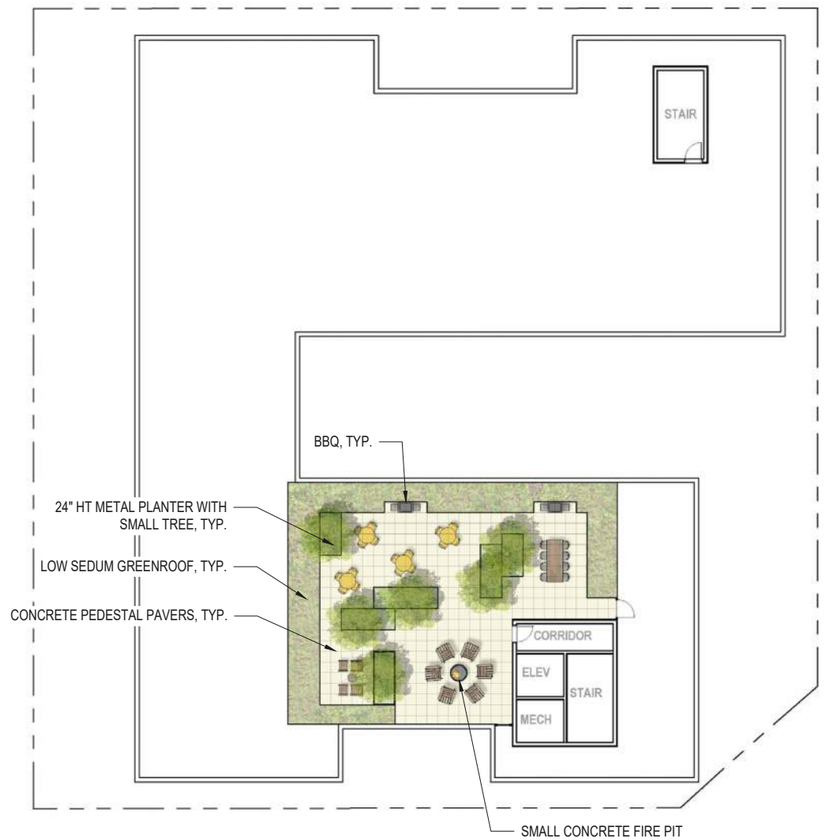
DESIGN OPTION A - CRESCENT SCHEME
MASSING CONCEPT

AXONOMETRIC FROM SOUTHWEST CORNER | BELOW: ACROSS 51ST ST

ABOVE: ACROSS 24TH AVE NE | BELOW: STREET PERSPECTIVE LOOKING NORTHWEST

DESIGN OPTION A - CRESCENT SCHEME
LANDSCAPE CONCEPT

LEVEL 1



ROOF LEVEL

DESIGN OPTION B - HORSESHOE SCHEME
SITE PLAN

OPTION B - HORSESHOE SCHEME

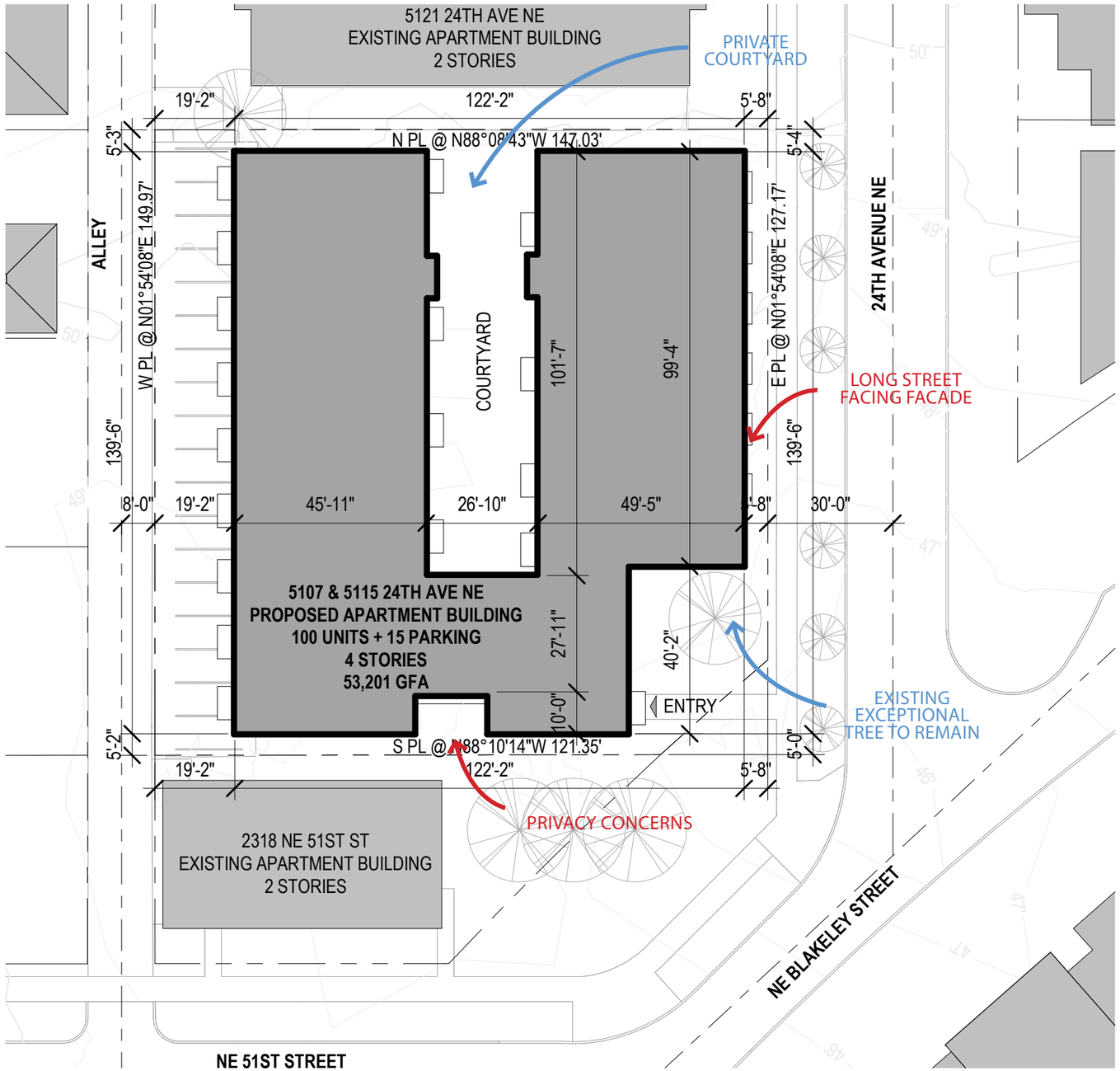
STORIES 4
UNITS 100 Total Units
- 46 One-Bedrooms
- 54 Loft One-Bedrooms

FAR 2.29 (49,901 SF)
GFA 53,201 SF
PARKING 15 Stalls

DESCRIPTION
A refinement of crescent scheme. The building is rotated to limit units facing adjacent apartment buildings. Circulation is even, making distance to lobby from units shorter. Courtyard is rotated to face away from 24th Ave NE to create a private but open courtyard.

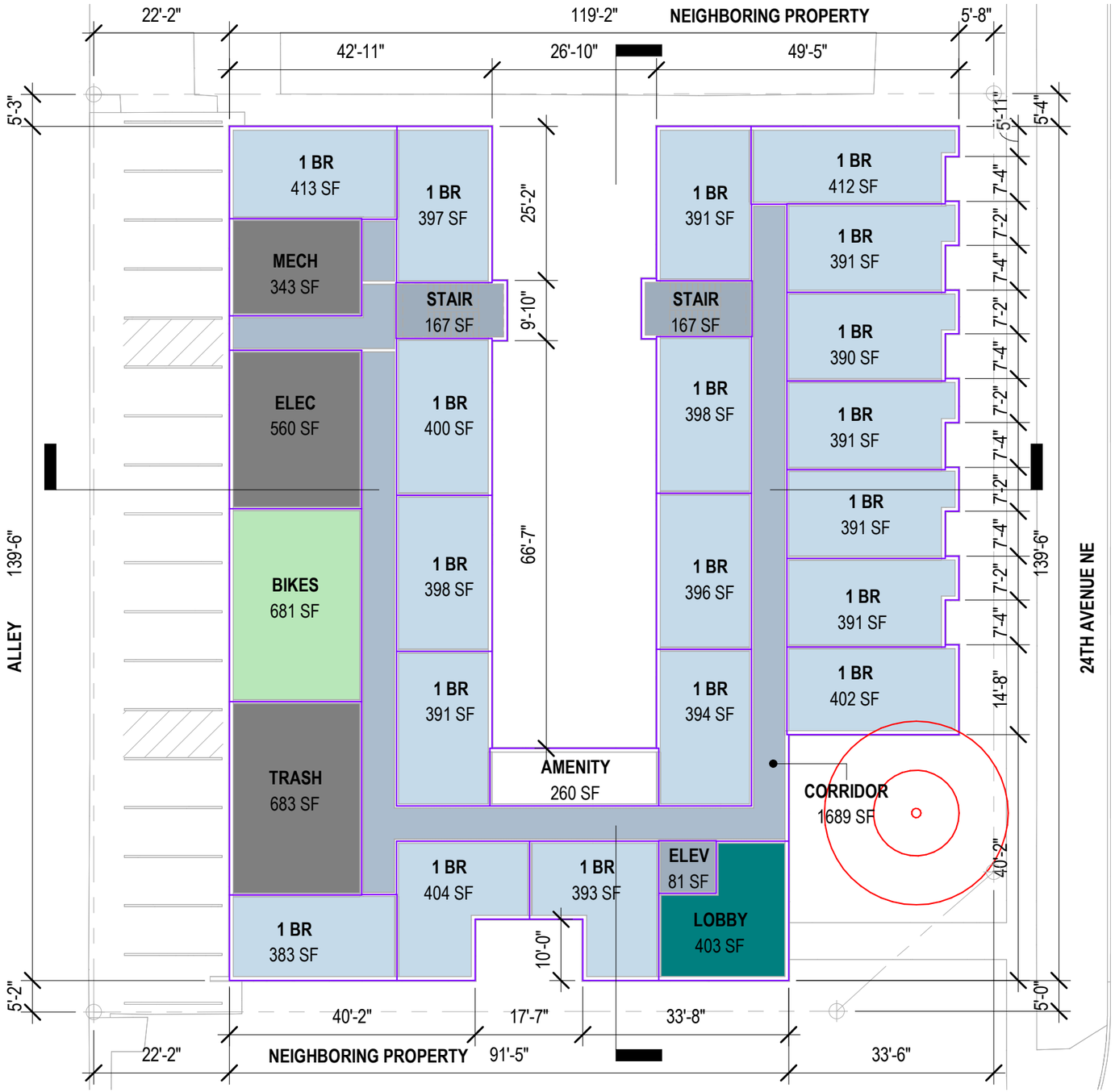
ADVANTAGES
- Units face 3 directions, eliminating units facing into adjacent apartment building.
- Private courtyard and increased daylight and ventilation
- Circulation is even (distance to lobby from units)

CHALLENGES
- No visual connection with courtyard from all sides.
- 10 units (out of 28 per level) have privacy issues, 2 neighbor facing, 8 internal, 36% total.
- Long facade on 24th Avenue.



NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

DESIGN OPTION B - CRESCENT SCHEME
GROUND LEVEL PLAN

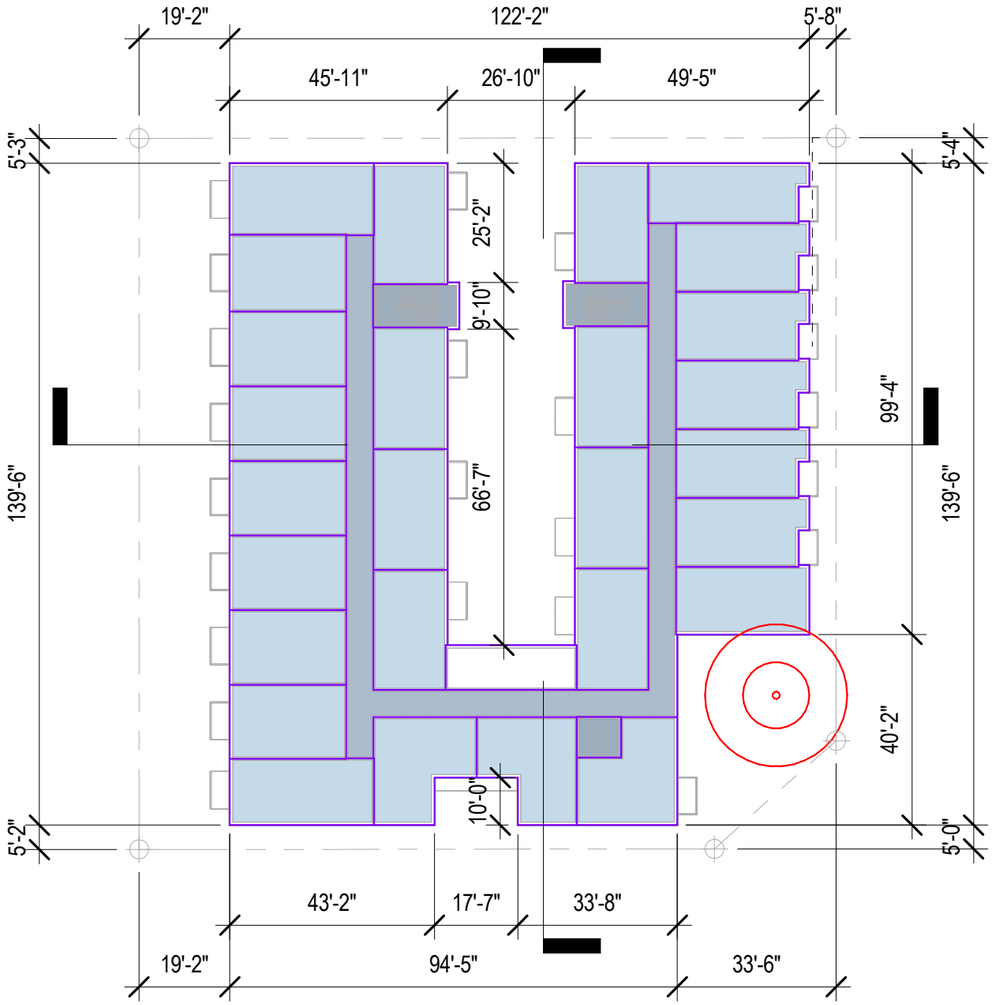


UNITS
LOBBY
AMENITY
BIKE
ROOF DECK
MECH/ELEC/TRASH
CIRCULATION

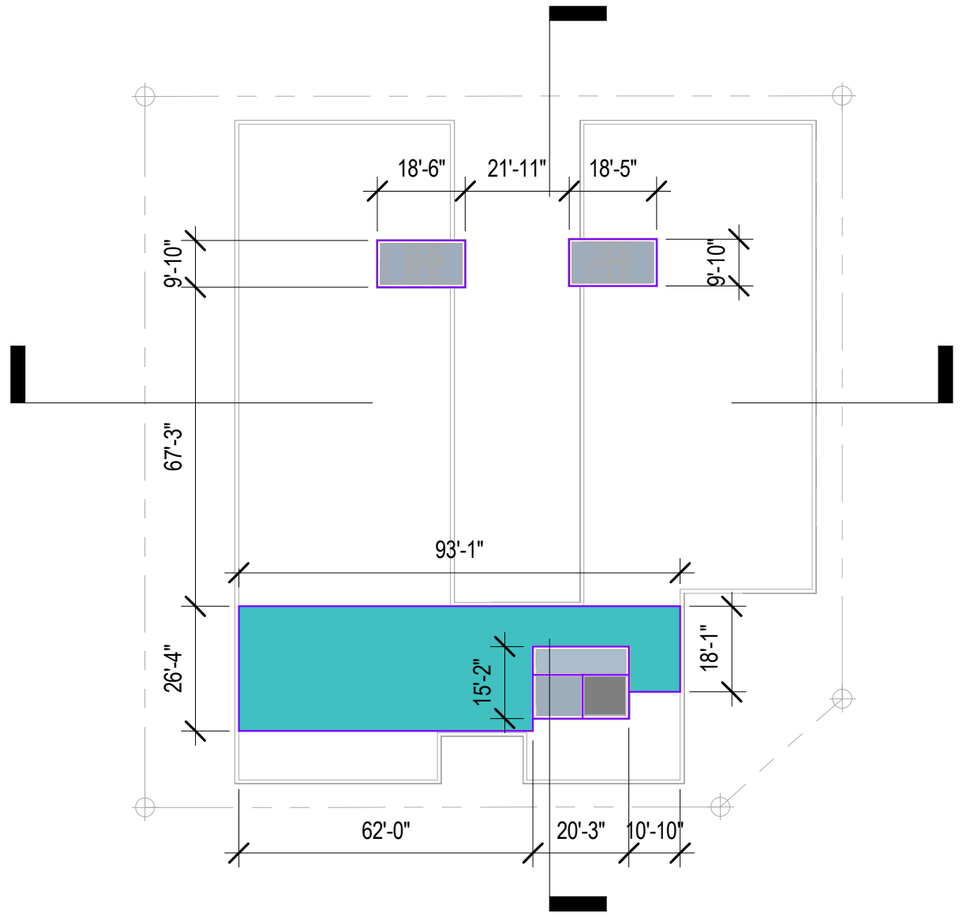
North

LEVEL 1

DESIGN OPTION B - HORSESHOE SCHEME
UPPER LEVEL PLANS



LEVELS 2 - 4



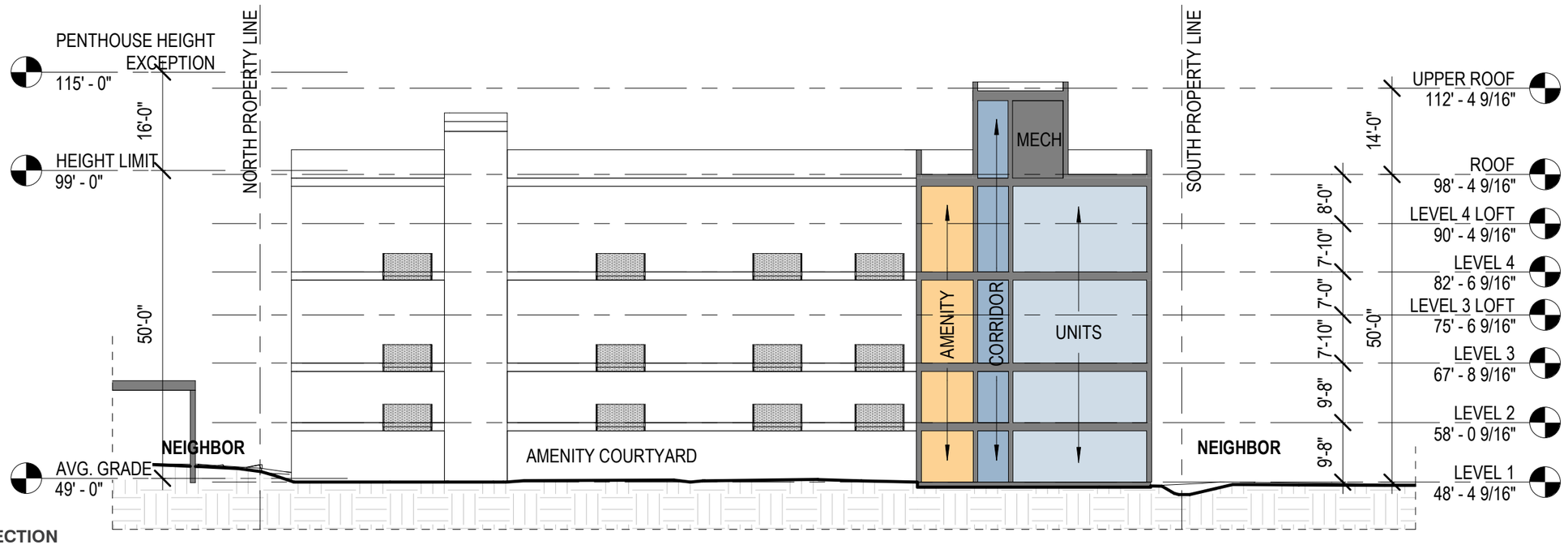
ROOF LEVEL

UNITS
LOBBY
AMENITY
BIKE
ROOF DECK
MECH/ELEC/TRASH
CIRCULATION

North

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

DESIGN OPTION B - HORSESHOE SCHEME
SECTIONS THROUGH COURTYARD



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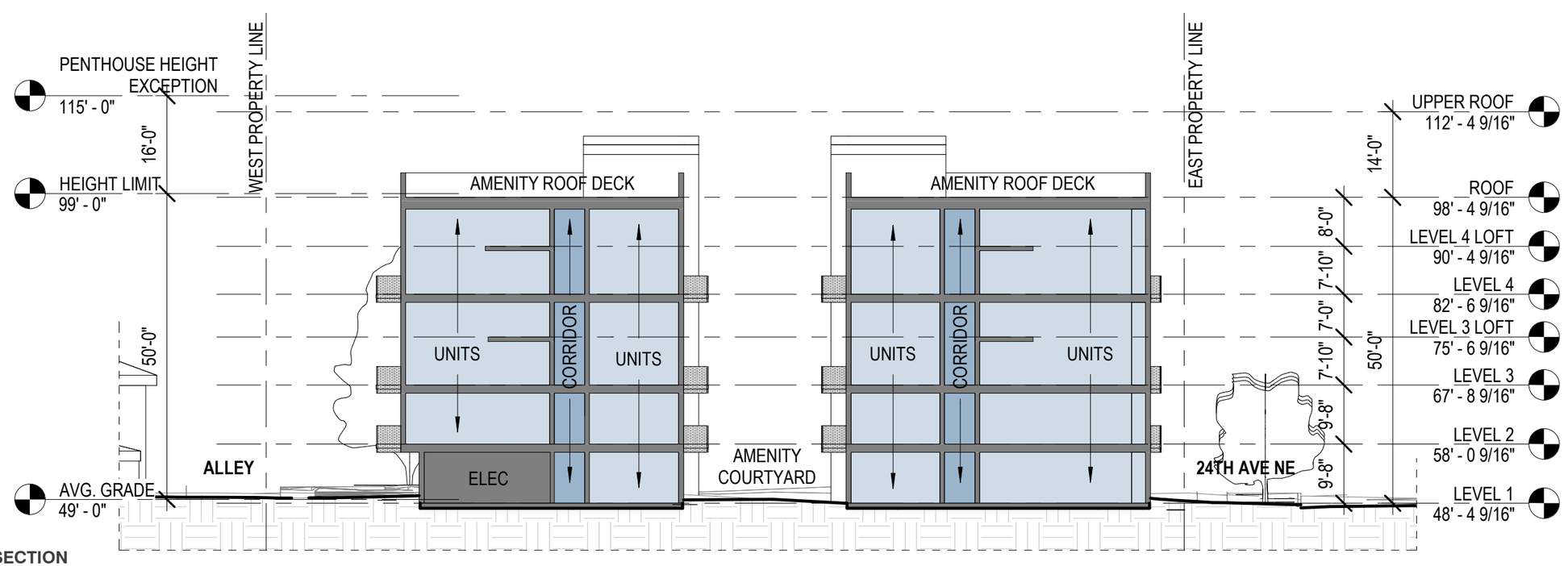
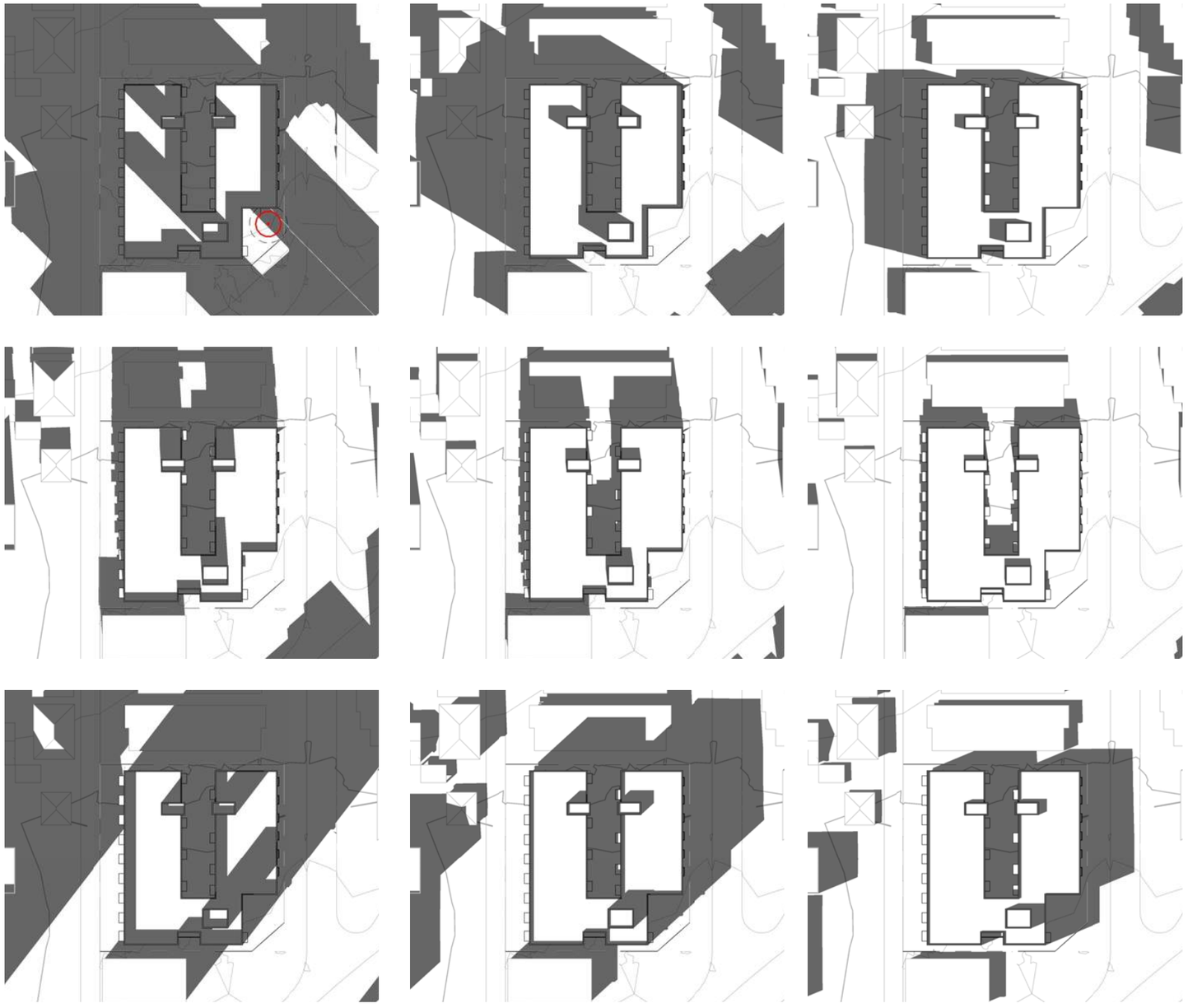


E/W SECTION

DESIGN OPTION B - HORSESHOE SCHEME
SHADOW STUDY



NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

AXONOMETRIC FROM SOUTHWEST CORNER | BELOW: ACROSS 51ST ST

ABOVE: ACROSS 24TH AVE NE | BELOW: STREET PERSPECTIVE LOOKING NORTHWEST

DESIGN OPTION B - HORSESHOE SCHEME
LANDSCAPE CONCEPT

LEVEL 1

ROOF LEVEL

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

OPTION C - DOUBLE BAR

STORIES 4
UNITS 101 Total Units
- 2 SEDU
- 45 One-Bedrooms
- 54 Loft One-Bedrooms

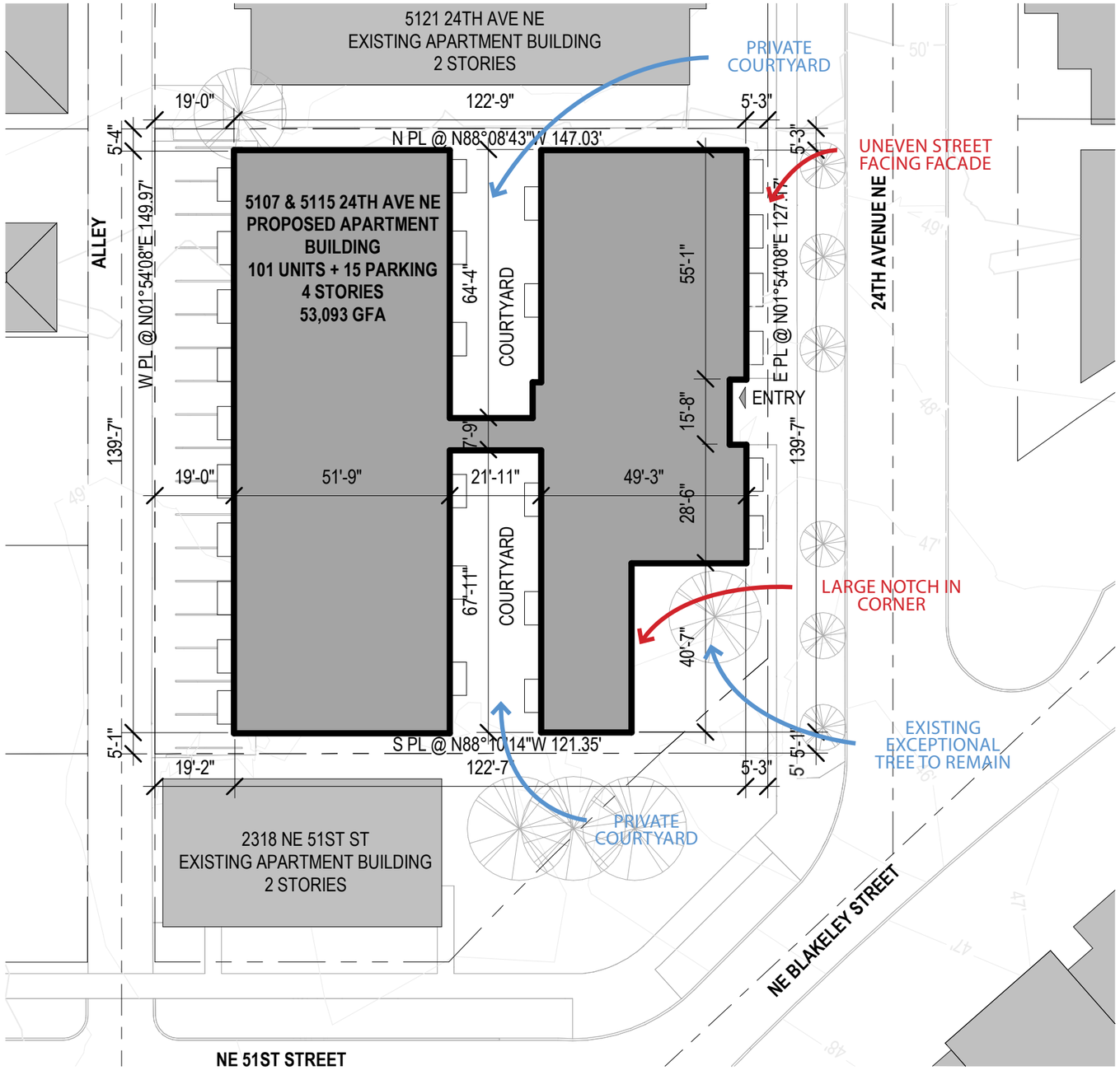
FAR 2.29 (49,909 SF)
GFA 53,093 SF
PARKING 15 Stalls

DESCRIPTION

A refinement of horseshoe scheme. This option does not have units facing the north or south proprty line, eliminating the privacy issues with neighboring apartments presented in the previous schemes. The privacy issue is internal. Courtyard is open on the north and south sides, making the courtyard visible from Blakeley St.

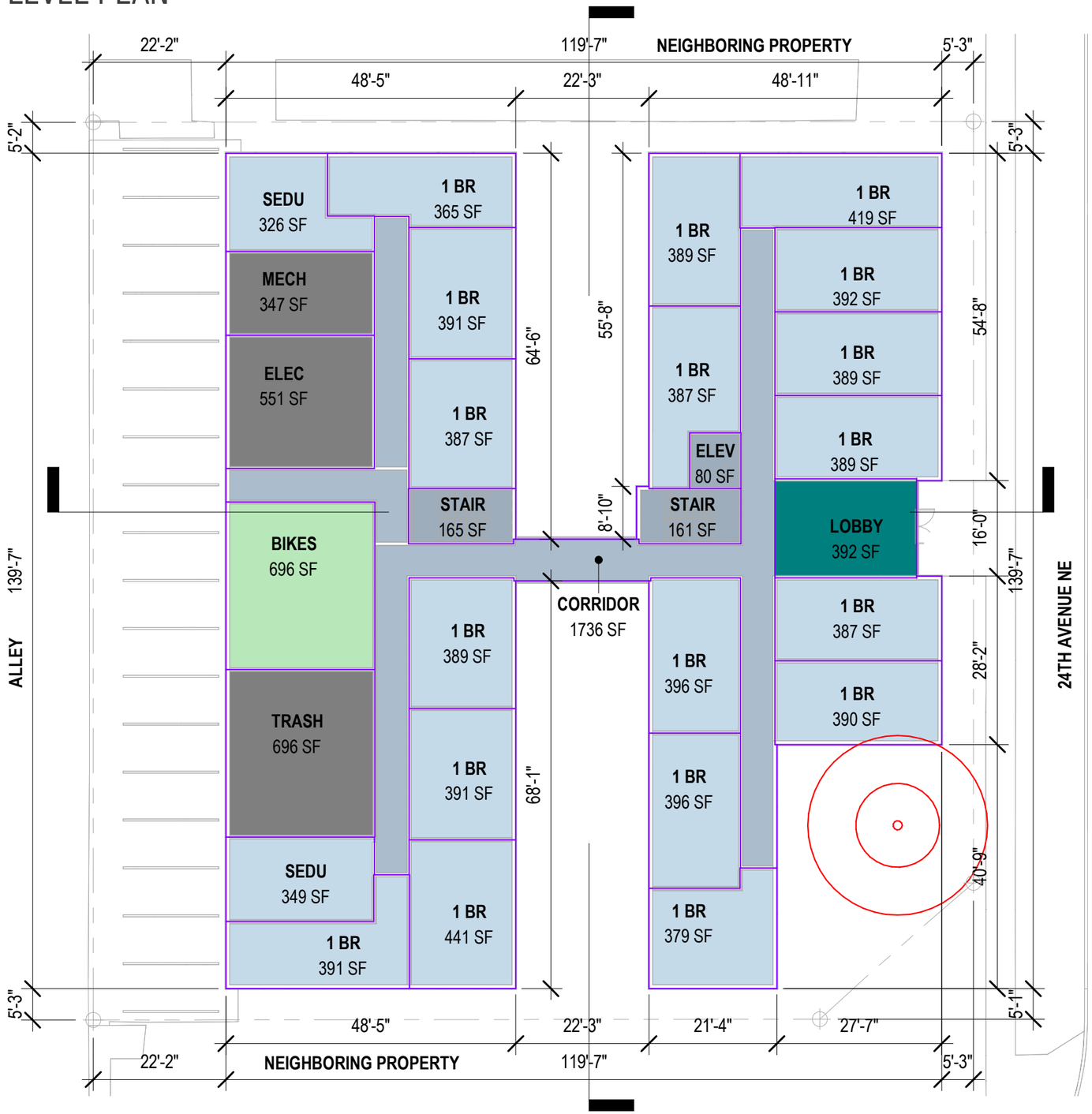
ADVANTAGES

- Units face 2 directions, eliminating units facing into adjacent apartment buildings.
- Increased units facing 24th Ave NE and the alley for extra surveillance onto pedestrians..
- Longer courtyard and increased daylight and ventilation.
- 8 units (out of 26 per level) have privacy issues, 0 neighbor facing, 8 internal, 31% total.



North

DESIGN OPTION C - DOUBLE BAR SCHEME
GROUND LEVEL PLAN



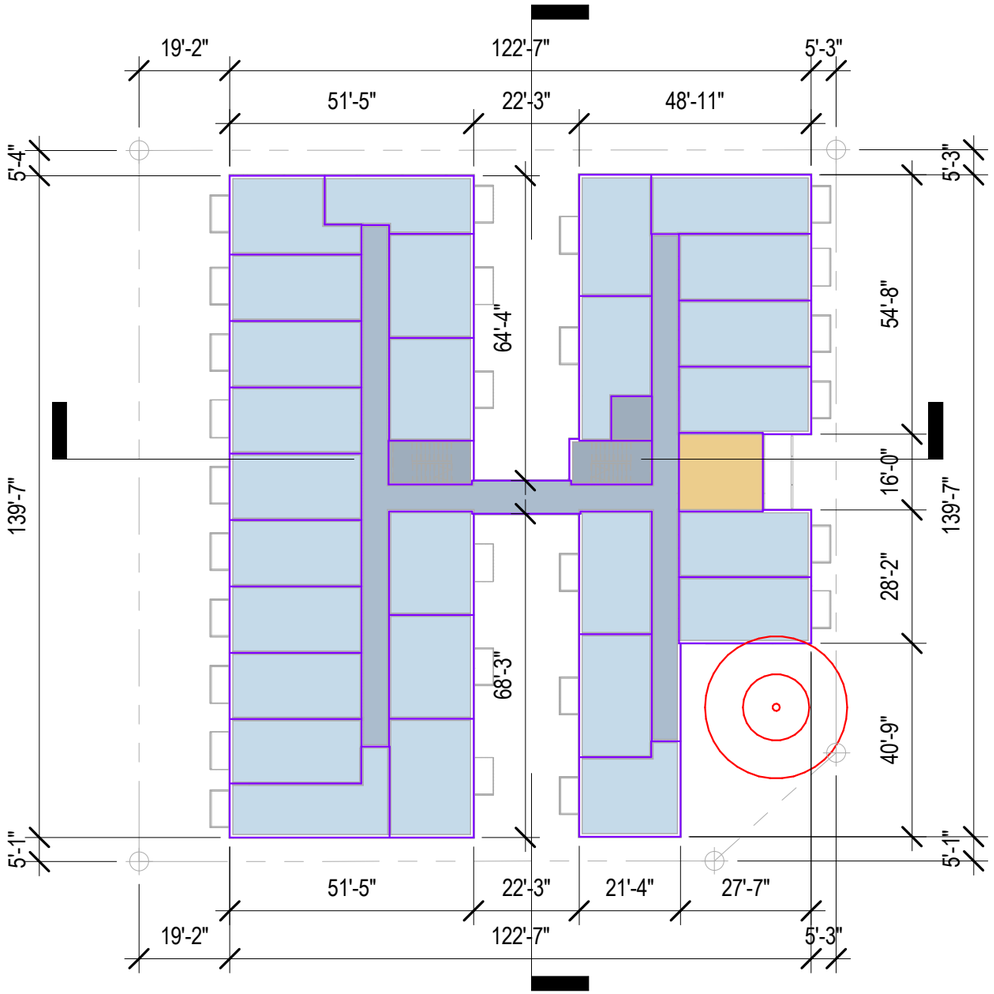
UNITS
LOBBY
AMENITY
BIKE
ROOF DECK
MECH/ELEC/TRASH
CIRCULATION

North

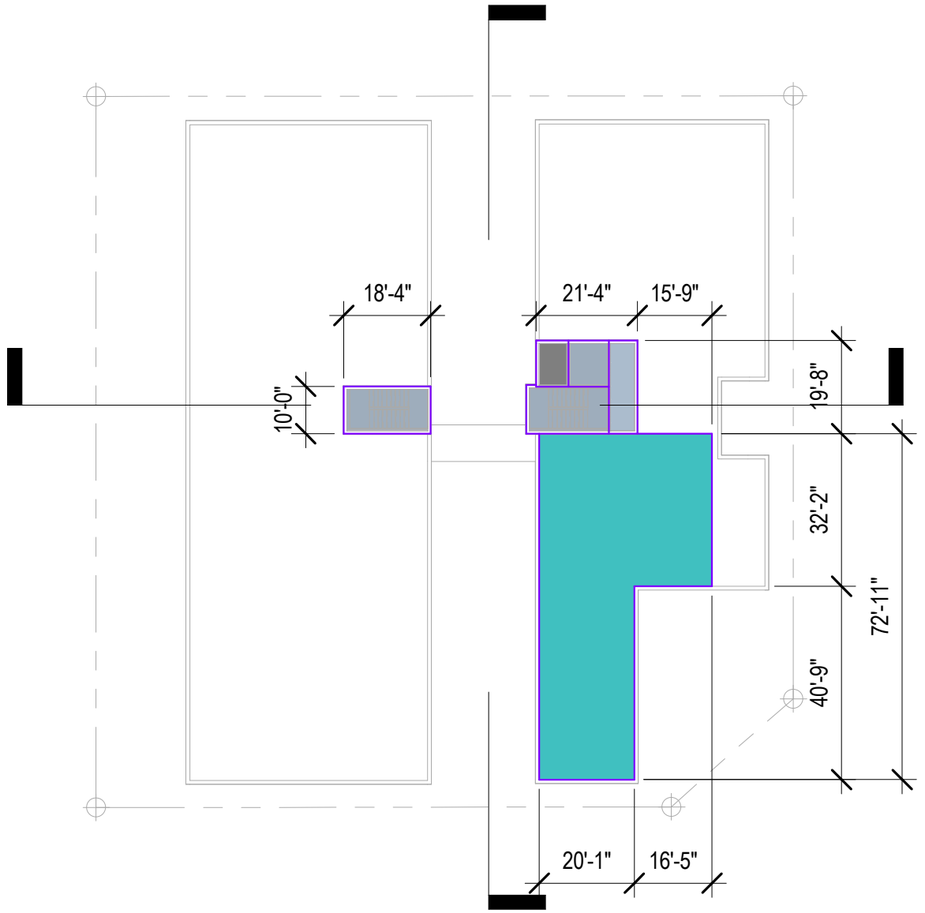
LEVEL 1

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

DESIGN OPTION C - DOUBLE BAR SCHEME
UPPER LEVEL PLANS



LEVELS 2 - 4

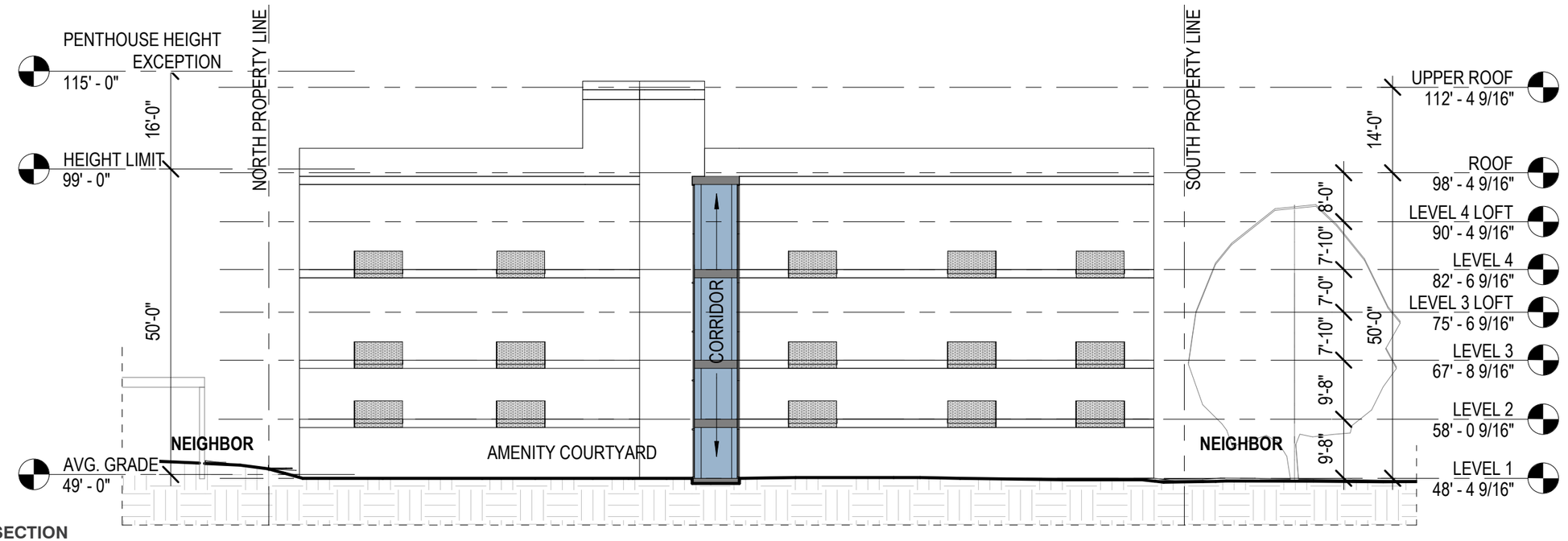


ROOF LEVEL

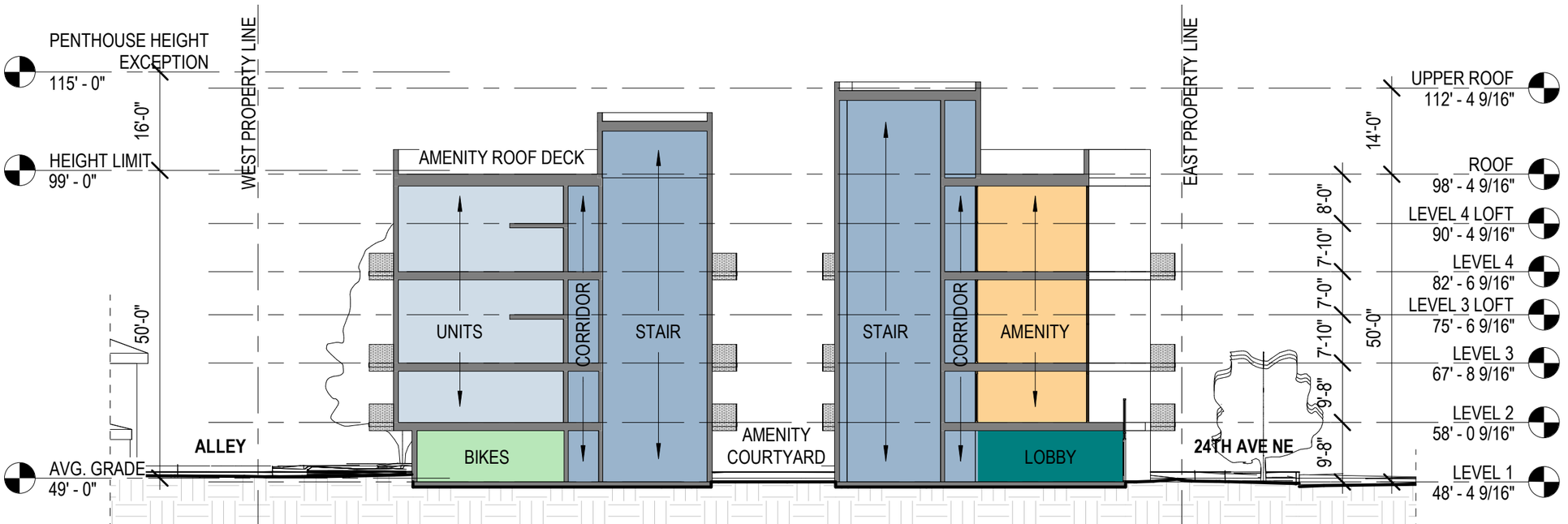
UNITS
LOBBY
AMENITY
BIKE
ROOF DECK
MECH/ELEC/TRASH
CIRCULATION

North

DESIGN OPTION C - DOUBLE BAR SCHEME
SECTIONS THROUGH COURTYARD



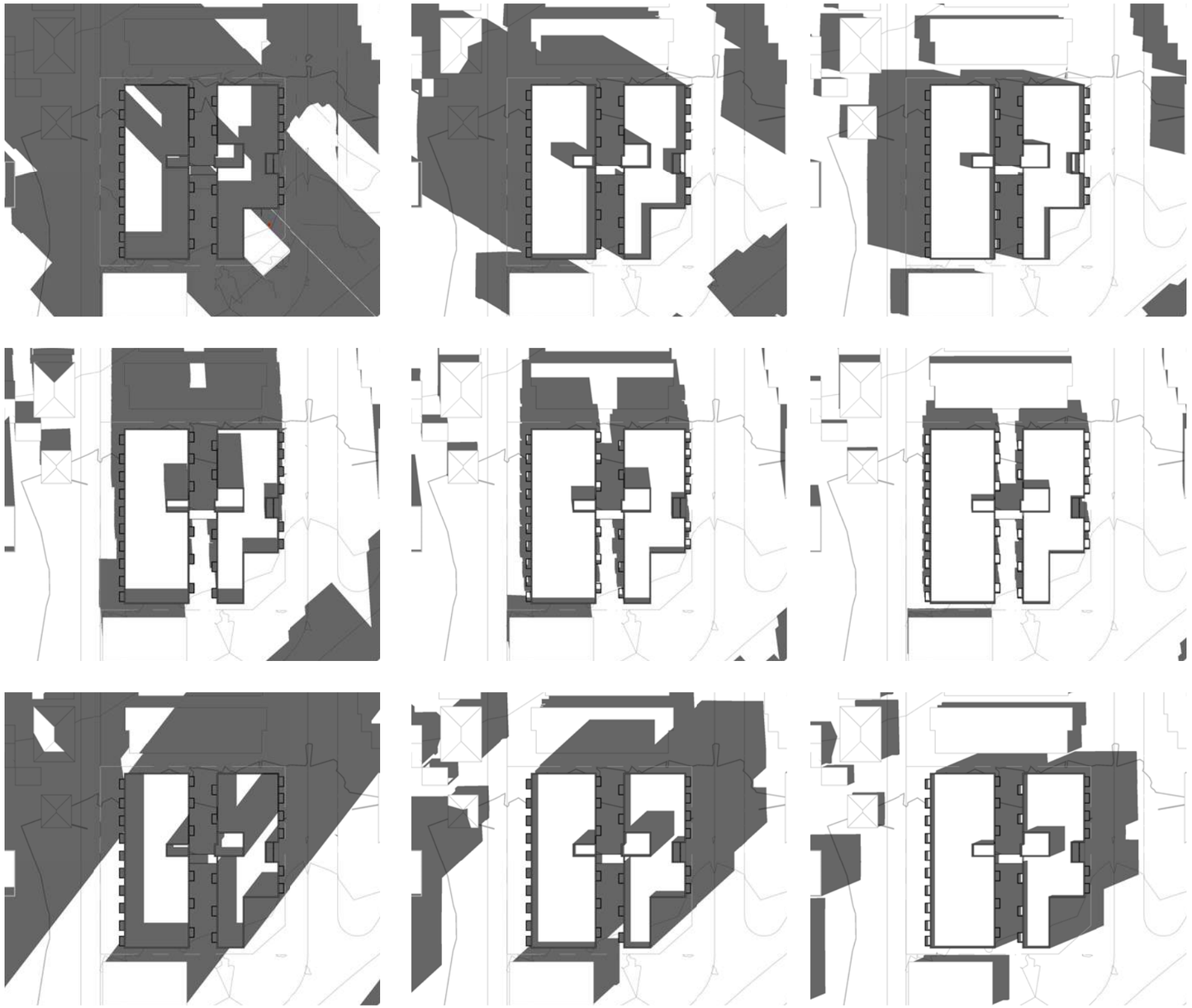
N/S SECTION



E/W SECTION

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

DESIGN OPTION C - DOUBLE BAR SCHEME
SHADOW STUDY



NORTH

DESIGN OPTION C - DOUBLE BAR SCHEME
MASSING CONCEPT

AXONOMETRIC FROM SOUTHWEST CORNER | BELOW: ACROSS 51ST ST

ABOVE: ACROSS 24TH AVE NE | BELOW: STREET PERSPECTIVE LOOKING NORTHWEST

DESIGN OPTION C - DOUBLE BAR SCHEME
LANDSCAPE CONCEPT

LEVEL 1

ROOF LEVEL

DESIGN OPTION C.1 - DOUBLE BAR SCHEME, RELOCATED TREE (PREFERRED OPTION)
SITE PLAN

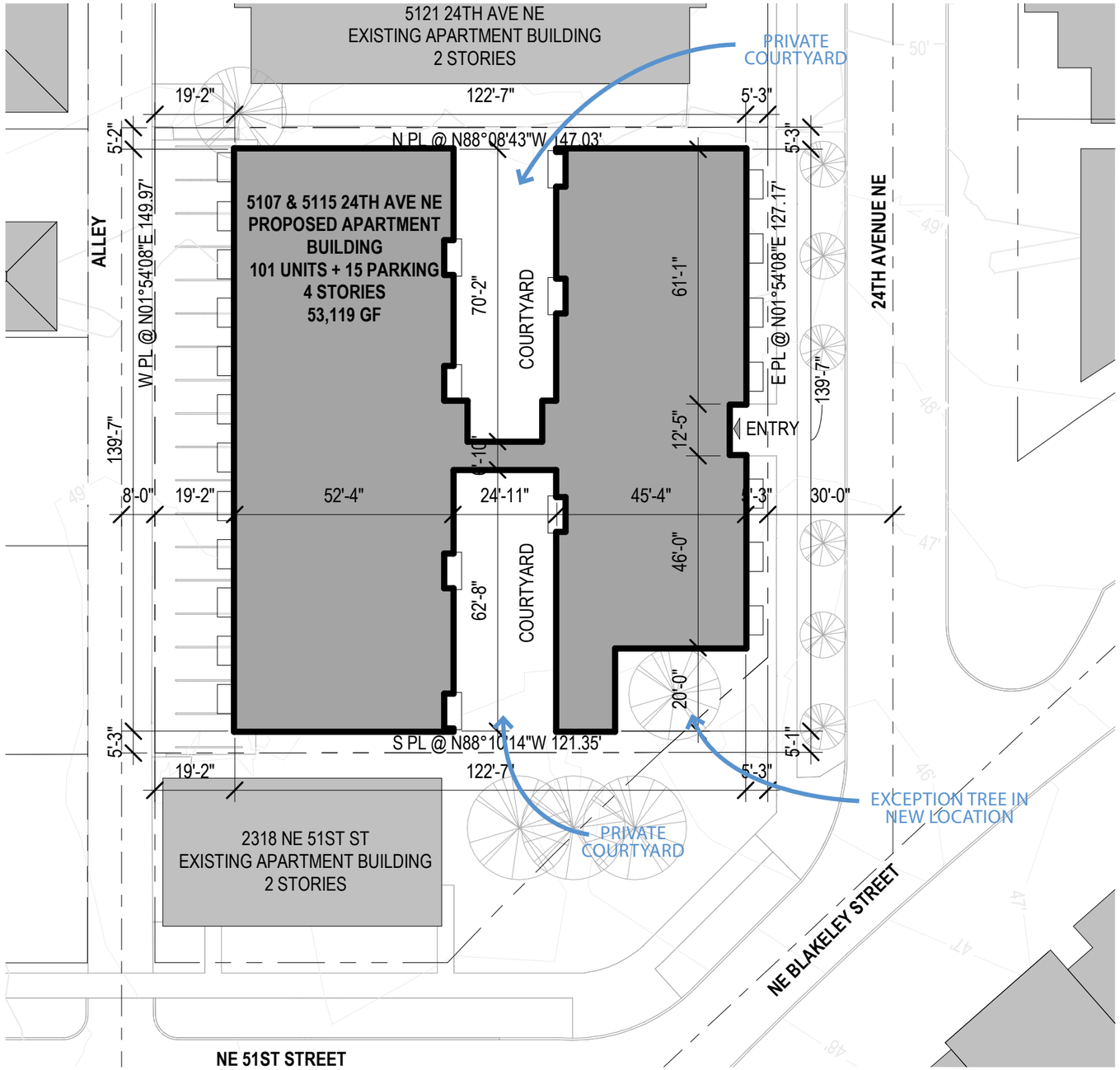
OPTION C.1 - DOUBLE BAR

STORIES 4
UNITS 100 Total Units
- 2 SEDU
- 44 One-Bedrooms
- 54 Loft One-Bedrooms

FAR 2.29 (49,801 SF)
GFA 53,119 SF
PARKING 15 Stalls

DESCRIPTION
A refinement of the Double Bar Scheme by relocating the exceptional tree to the southeast corner of the site. This allows us to make our street facing facade more symmetrical and gives us more width in the courtyard to better provide privacy for the units that look across at each other.

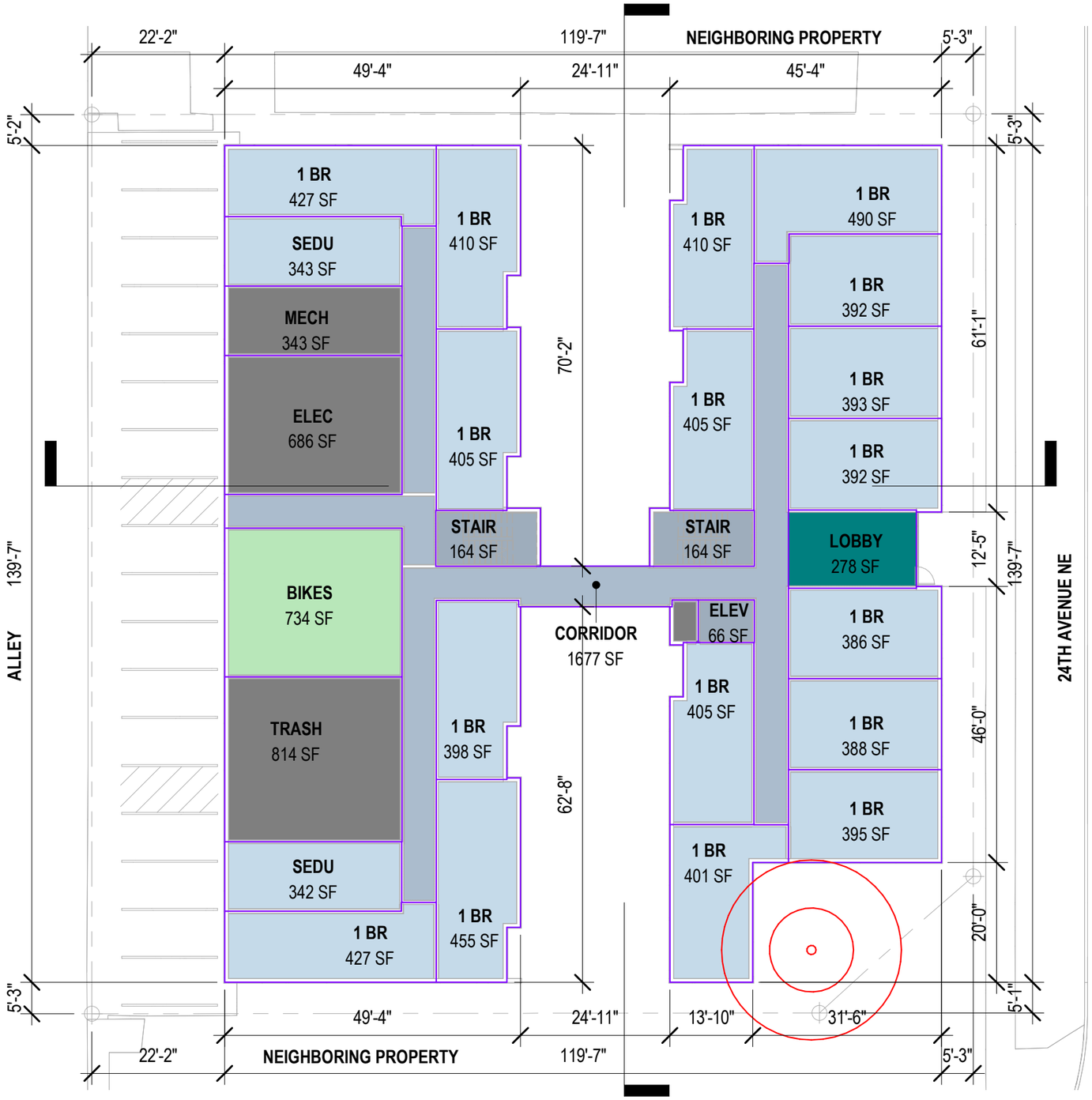
ADVANTAGES
- Units face 2 directions, eliminating units facing into adjacent apartment buildings.
- Increased units facing 24th Ave NE and the alley for extra surveillance onto pedestrians..
- Longer courtyard and increased daylight and ventilation.
- Wider courtyard allows for more privacy and increased light and air.
- More symmetrical facade facing 24th Ave NE.
- 7 units (out of 26 per level) have privacy issues, 0 neighbor conflicts, 7 internal, 27% total.



NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

DESIGN OPTION C.1 - DOUBLE BAR SCHEME, RELOCATED TREE (PREFERRED OPTION)

GROUND LEVEL PLAN



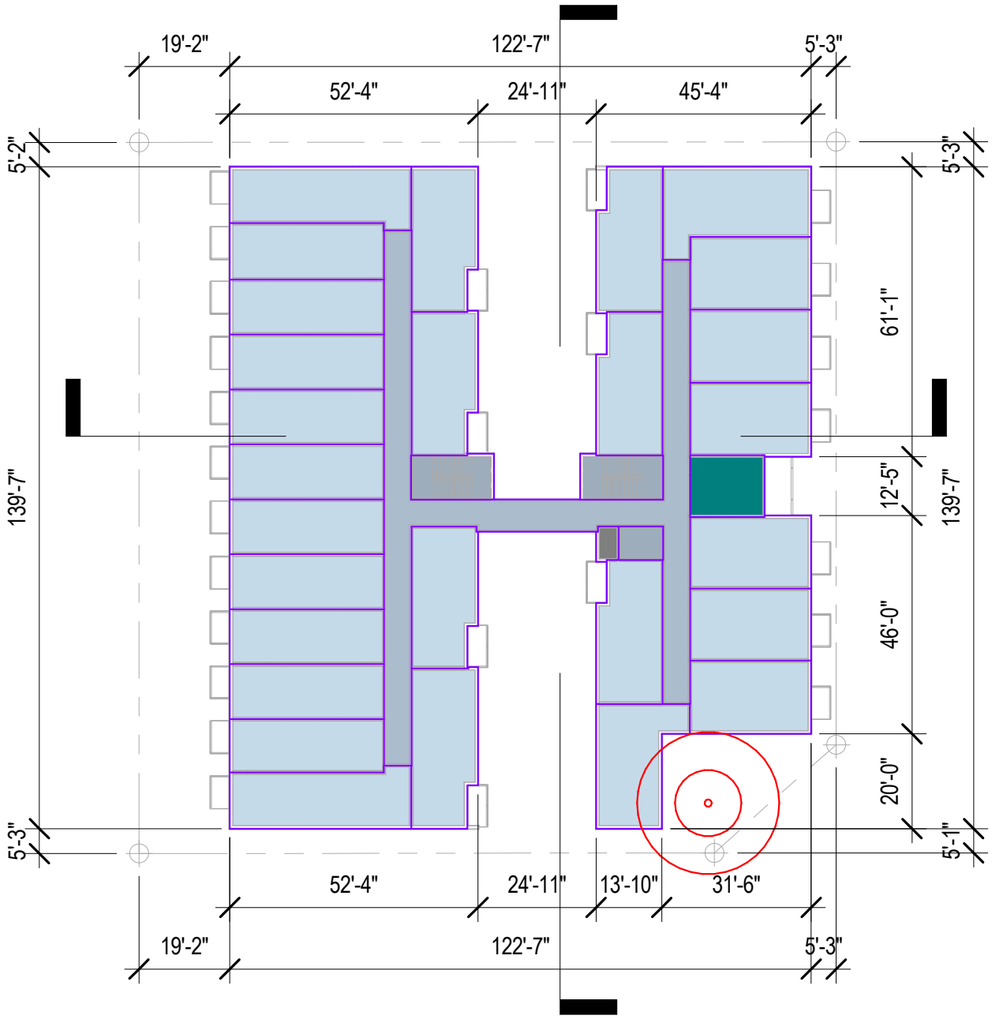
UNITS
LOBBY
AMENITY
BIKE
ROOF DECK
MECH/ELEC/TRASH
CIRCULATION

North

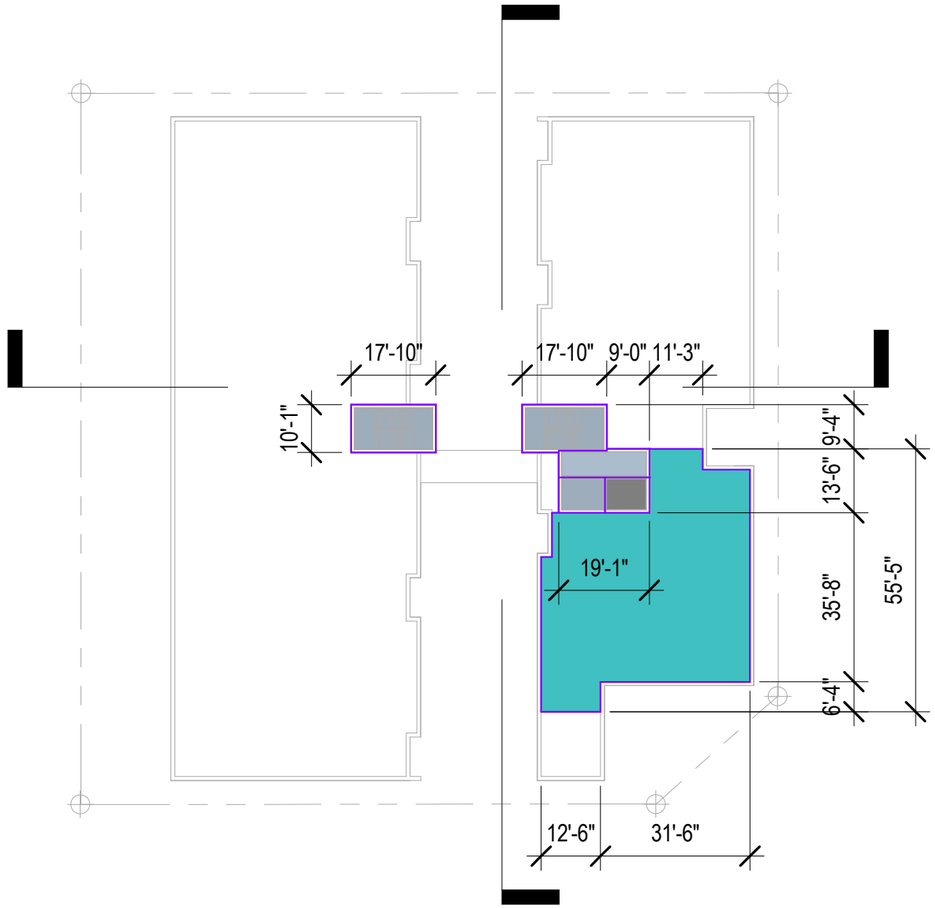
LEVEL 1

DESIGN OPTION C.1 - DOUBLE BAR SCHEME, RELOCATED TREE (PREFERRED OPTION)

UPPER LEVEL PLANS



LEVELS 2 - 4



ROOF LEVEL

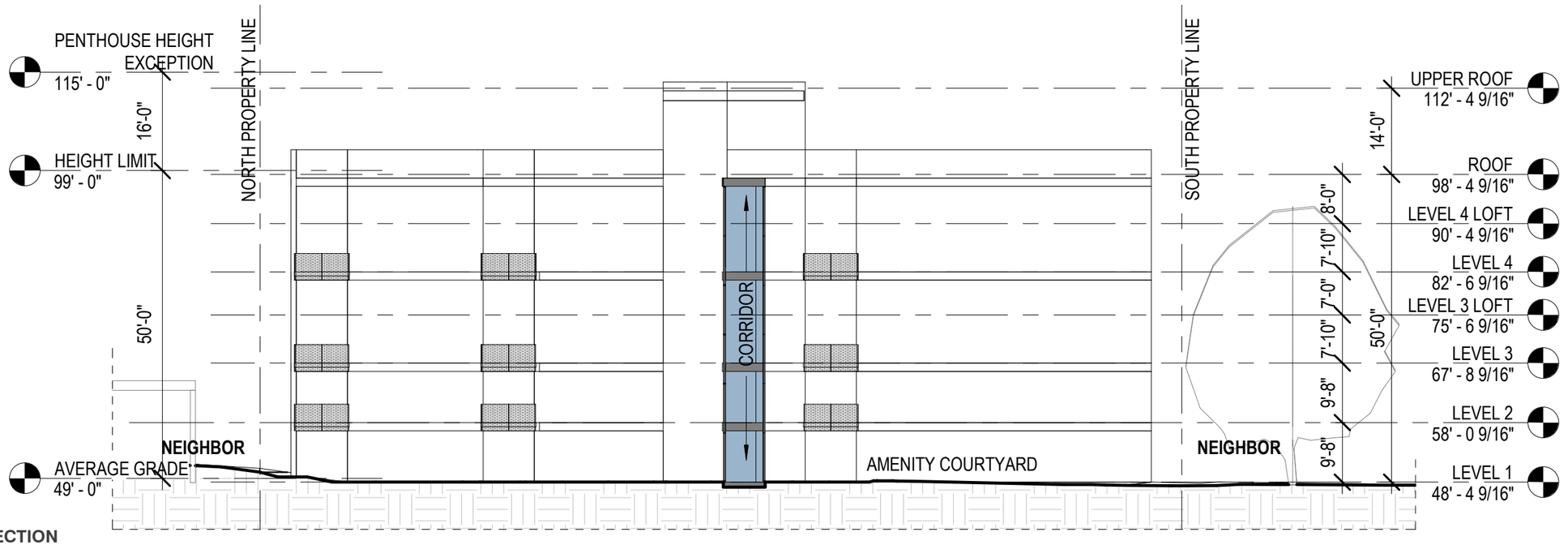
UNITS
LOBBY
AMENITY
BIKE
ROOF DECK
MECH/ELEC/TRASH
CIRCULATION

North

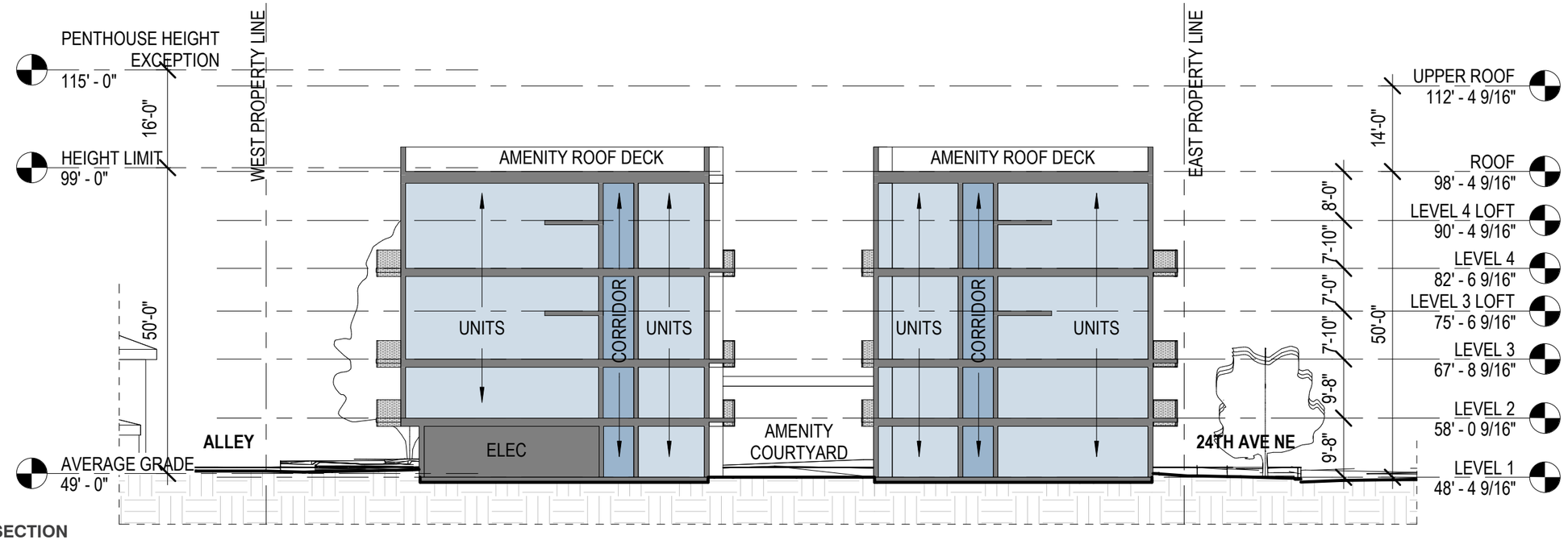
NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

DESIGN OPTION C.1 - DOUBLE BAR SCHEME, RELOCATED TREE (PREFERRED OPTION)

SECTIONS THROUGH COURTYARD



N/S SECTION



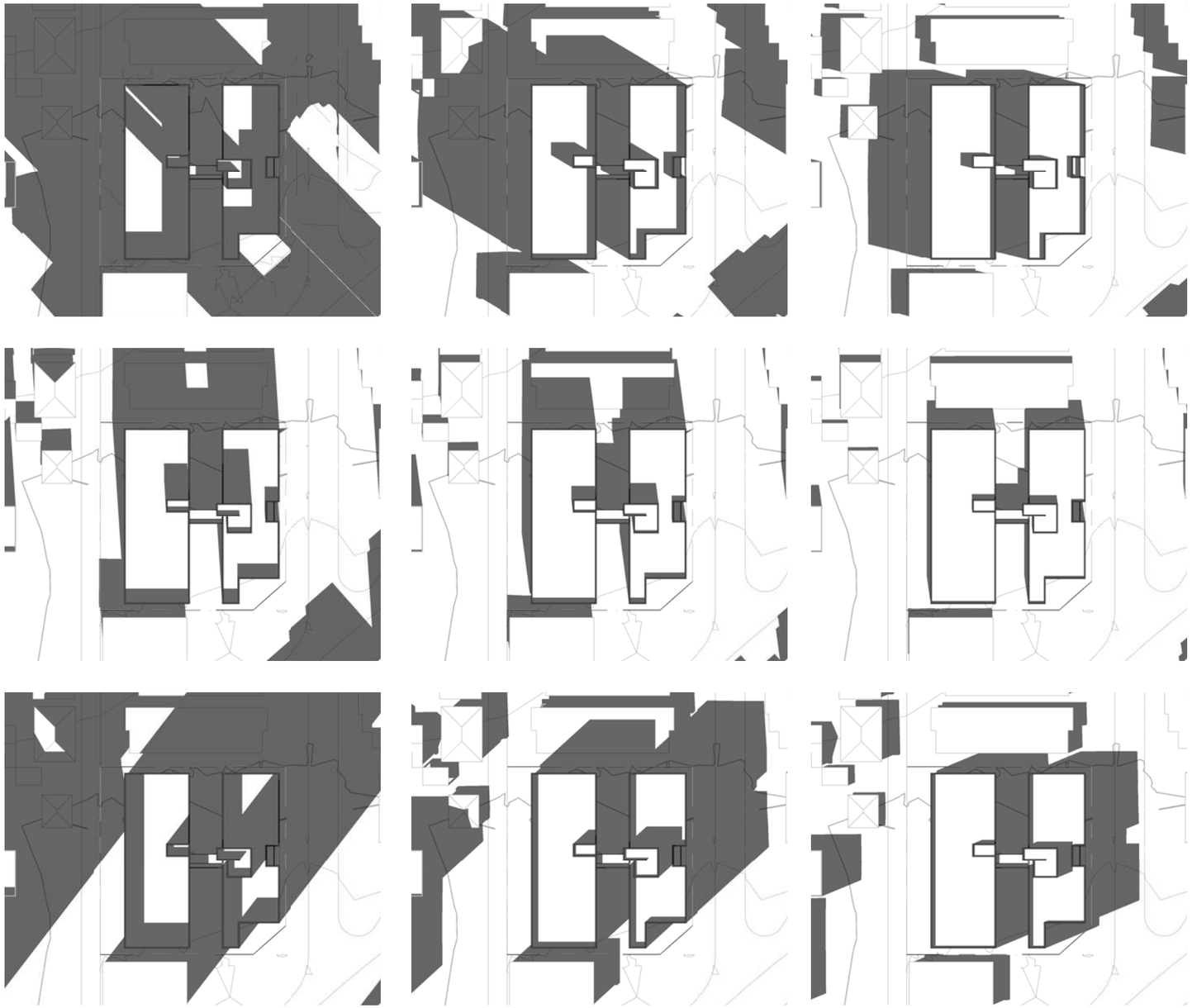
E/W SECTION

DESIGN OPTION C.1 - DOUBLE BAR SCHEME, RELOCATED TREE (PREFERRED OPTION)
SHADOW STUDY

9AM

12 PM

3 PM



WINTER SOLSTICE

EQUINOX

SUMMER SOLSTICE

NORTH

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

DESIGN OPTION C.1 - DOUBLE BAR SCHEME, RELOCATED TREE (PREFERRED OPTION)

MASSING CONCEPT

AXONOMETRIC FROM SOUTHWEST CORNER | BELOW: ACROSS 51ST ST

ABOVE: ACROSS 24TH AVE NE | BELOW: STREET PERSPECTIVE LOOKING NORTHWEST

DESIGN OPTION C.1 - DOUBLE BAR SCHEME, RELOCATED TREE (PREFERRED OPTION)
LANDSCAPE CONCEPT

LEVEL 1

ROOF LEVEL

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

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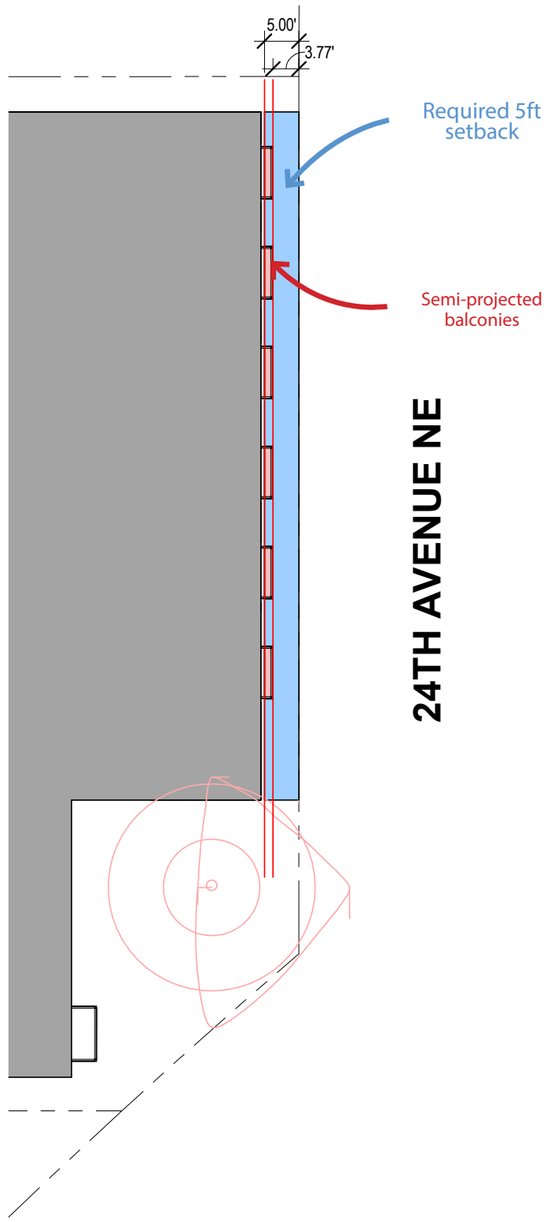
DEPARTURE REQUESTS
DEPARTURE MATRIX

SCHEME A (CRESCENT SCHEME)	SCHEME B (HORSESHOE SCHEME)	SCHEME C (DOUBLE-BAR SCHEME)	SCHEME C.1 (DOUBLE-BAR SCHEME - TREE LOCATED)
No Departure Requests	One Departure Request	One Departure Request	One Departure Request
PROPOSED SETBACK **Minimum proposed setback:** 5’ from the front of property line **Percent change:** no change	PROPOSED SETBACK **Minimum proposed setback:** 3.77’ from the front of property line **Percent change:** 24.6% reduction	PROPOSED SETBACK **Minimum proposed setback:** 1.12’ from the front of property line **Percent change:** 77.6% reduction	PROPOSED SETBACK **Minimum proposed setback:** 1.08’ from the front of property line **Percent change:** 78.4% reduction
	RATIONALE The building facade is built up against the front setback to allow the central courtyard to be as wide as possible, maximizing the distance between facing units and increasing access to natural light (CS1-B2). The balconies along the street facade provide modulation that breaks down the scale of the long facade (CS3-A1) as well as provide exterior amenity space for the dwelling units (DC3-B4). Without the departure, the either the courtyard would be smaller or the balconies would be less than 3 deep. The result would be balconies that are not deep enough to be accessible (PL2-A1), a less modulated facade (CS3-A1), and/or a courtyard with less access to natural light (CS1-B2).	RATIONALE The building facade is built up against the front setback to allow the central courtyard to be as wide as possible, maximizing the distance between facing units and increasing access to natural light (CS1-B2). The balconies along the street facade provide modulation that breaks down the scale of the long facade (CS3-A1) as well as provide exterior amenity space for the dwelling units (DC3-B4). Without the departure, the either the courtyard would be smaller or the balconies would have to be removed. The result would be a less modulated facade (CS3-A1), and/or a courtyard with less access to natural light (CS1-B2).	RATIONALE The building facade is built up against the front setback to allow the central courtyard to be as wide as possible, maximizing the distance between facing units and increasing access to natural light (CS1-B2). The balconies along the street facade provide modulation that breaks down the scale of the long facade (CS3-A1) as well as provide exterior amenity space for the dwelling units (DC3-B4). Without the departure, the either the courtyard would be smaller or the balconies would have to be removed. The result would be a less modulated facade (CS3-A1), and/or a courtyard with less access to natural light (CS1-B2).
	RELATED GUIDELINES **CS1-B2:** Daylight and shading **DC3-B4:** Multifamily Open Space **PL2-A1:** Access for All **CS3-A1:** Fitting Old and New Together	RELATED GUIDELINES **CS1-B2:** Daylight and shading **DC3-B4:** Multifamily Open Space **CS3-A1:** Fitting Old and New Together	RELATED GUIDELINES **CS1-B2:** Daylight and shading **DC3-B4:** Multifamily Open Space **CS3-A1:** Fitting Old and New Together

PERSPECTIVE OF MAIN FACADE WITH BALCONIES
(WITH DEPARTURE REQUEST)

PERSPECTIVE OF MAIN FACADE WITHOUT BALCONIES
(WITHOUT DEPARTURE REQUEST)



DEPARTURE REQUESTS
DESIGN OPTION B - HORSESHOE SCHEME

STANDARD
23.45.518.H.7
Setbacks and separations

REQUIREMENT
Minimum distance of 5’-0” from the property line

PROPOSED
Minimum distance of 3.74’ from the property line

PERCENT CHANGE FROM STANDARD
(5’-3.77’)/5’ = 24.6% reduction

RATIONALE
The building facade is built up against the front setback to allow the central courtyard to be as wide as possible, maximizing the distance between facing units and increasing access to natural light (CS1-B2). The balconies along the street facade provide modulation that breaks down the scale of the long facade (CS3-A1) as well as provide exterior amenity space for the dwelling units (DC3-B4). Without the departure, the either the courtyard would be smaller or the balconies would be less than 3 deep. The result would be balconies that are not deep enough to be accessible (PL2-A1), a less modulated facade (CS3-A1), and/or a courtyard with less access to natural light (CS1-B2).

RELATED GUIDELINES
CS1-B2: Daylight and shading: Maximize daylight for interior and exterior spaces...
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.
PL2-A1: Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design
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

DEPARTURE REQUESTS
DESIGN OPTION C - DOUBLE BAR SCHEME

STANDARD
23.45.518.H.7
Setbacks and separations

REQUIREMENT
Minimum distance of 5’-0” from the property line

PROPOSED
Minimum distance of 1.12’ from the property line

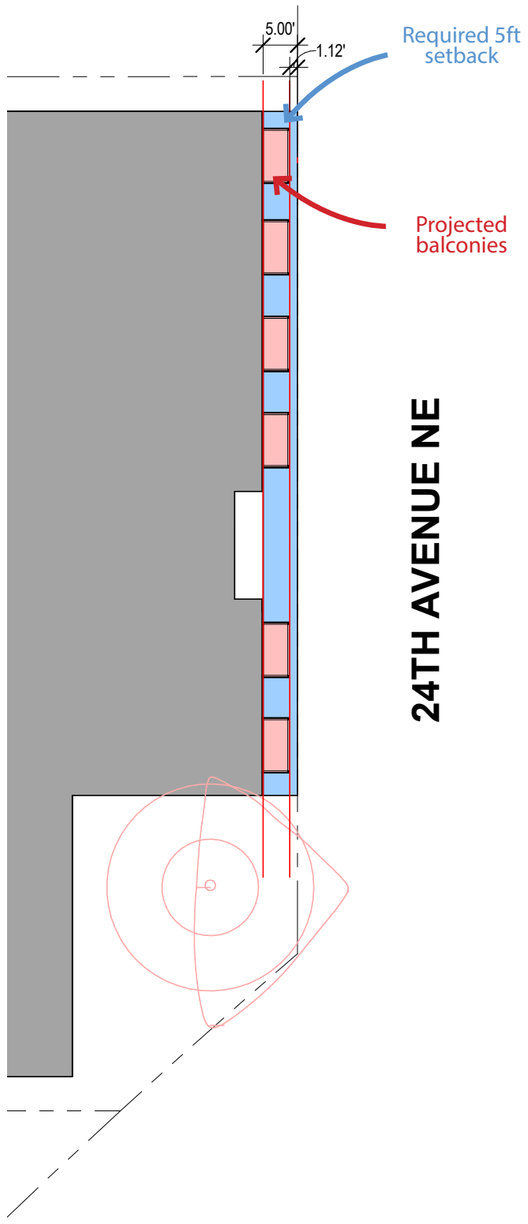
PERCENT CHANGE FROM STANDARD
(5’-1.08’)/5’ = 77.6% reduction

RATIONALE
The building facade is built up against the front setback to allow the central courtyard to be as wide as possible, maximizing the distance between facing units and increasing access to natural light (CS1-B2). The balconies along the street facade provide modulation that breaks down the scale of the long facade (CS3-A1) as well as provide exterior amenity space for the dwelling units (DC3-B4). Without the departure, the either the courtyard would be smaller or the balconies would have to be removed. The result would be a less modulated facade (CS3-A1), and/or a courtyard with less access to natural light (CS1-B2).

RELATED GUIDELINES
CS1-B2: Daylight and shading: Maximize daylight for interior and exterior spaces...
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.
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.

PERSPECTIVE OF MAIN FACADE WITH BALCONIES
(WITH DEPARTURE REQUEST)

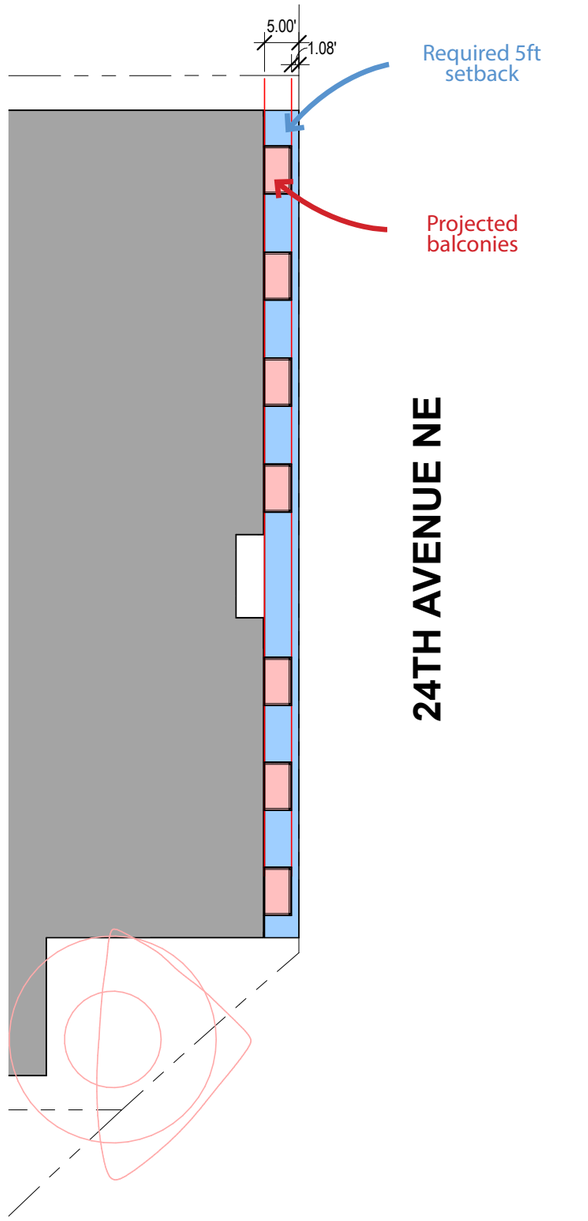
PERSPECTIVE OF MAIN FACADE WITHOUT BALCONIES
(WITHOUT DEPARTURE REQUEST)



DEPARTURE REQUESTS
DESIGN OPTION C.1 - DOUBLE BAR SCHEME, RELOCATE TREE

PERSPECTIVE OF MAIN FACADE WITH BALCONIES
(WITH DEPARTURE REQUEST)

PERSPECTIVE OF MAIN FACADE WITHOUT BALCONIES
(WITHOUT DEPARTURE REQUEST)



STANDARD
23.45.518.H.7
Setbacks and separations

REQUIREMENT
Minimum distance of 5’-0” from the property line

PROPOSED
Minimum distance of 1.08’ from the property line

PERCENT CHANGE FROM STANDARD
(5’-1.08’)/5’ = 78.4% reduction

RATIONALE
The building facade is built up against the front setback to allow the central courtyard to be as wide as possible, maximizing the distance between facing units and increasing access to natural light (CS1-B2). The balconies along the street facade provide modulation that breaks down the scale of the long facade (CS3-A1) as well as provide exterior amenity space for the dwelling units (DC3-B4). Without the departure, the either the courtyard would be smaller or the balconies would have to be removed. The result would be a less modulated facade (CS3-A1), and/or a courtyard with less access to natural light (CS1-B2).

RELATED GUIDELINES
CS1-B2: Daylight and shading: Maximize daylight for interior and exterior spaces...
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.
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.

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BELROY APARTMENTS BY WEINSTEIN

BETULA BY HYBRID ARCHITECTURE

RIVER HOUSE BY HKM

DESIGN DEVELOPMENT
PRECEDENTS: COURTYARDS

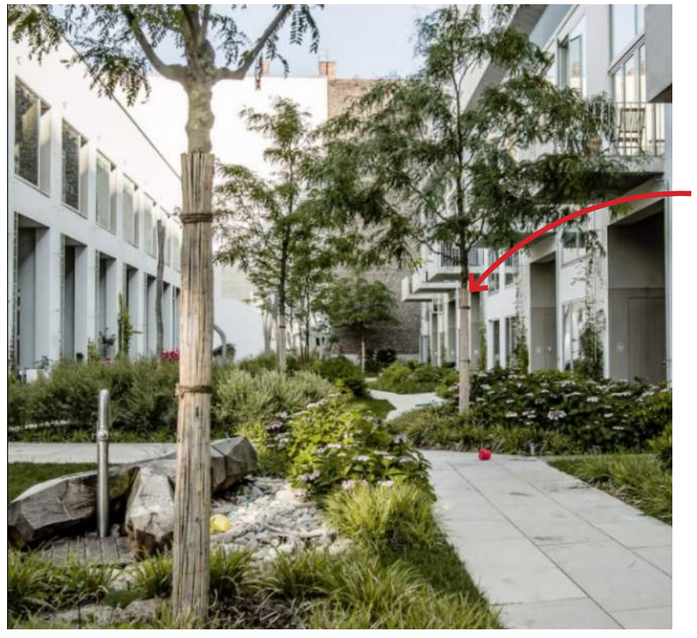
EDWIN ABENNER PLAZA BY DAVID BAKER ARCHITECTS

TRANSPARENT CORRIDOR BRINGING LIGHT INTO COURTYARD

19TH & MERCER BY WEINSTEIN

UNIT PATIOS SPILL OUT TO COURTYARDS

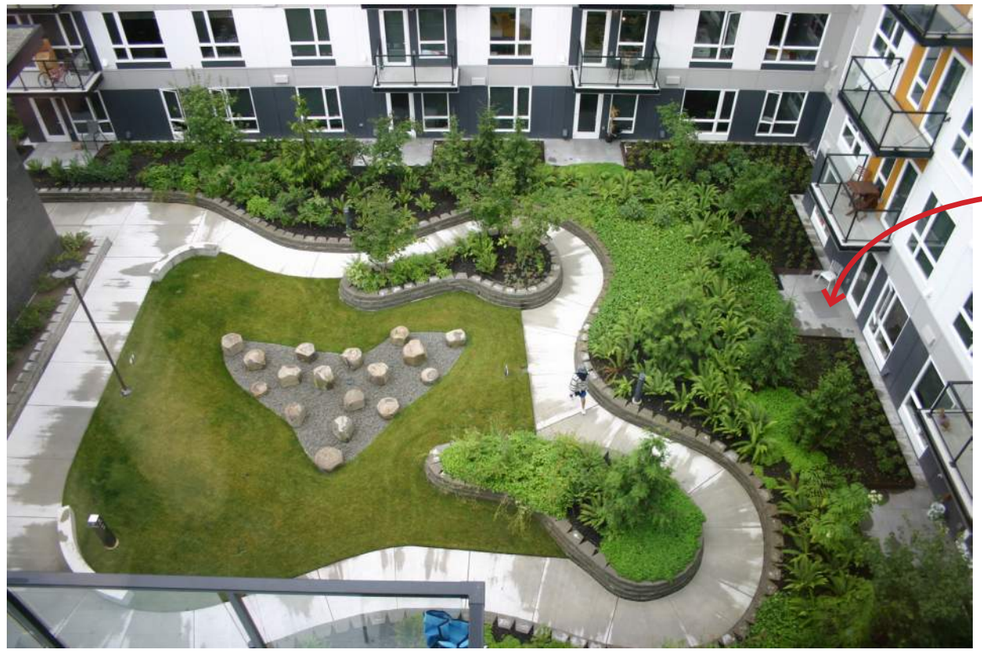
ZANDERROTH ARCHITECKTEN



TREES ARE USED TO PROVIDE PRIVACY AT COURTYARD


GREENROOF SEDUM
PLANTING ALONG
PEDESTAL PAVERS


STREET SCAPE
PLANTINGS


PRIVATE PATIOS
SCREEN BY PLANTING


ROOF DECK OVERLOOKS A
VIEW OF MOUNT RAINIER
Nasai Teriyaki
Spa Envy
Blakeley Manor
NORTHOUT LANDING
UW Medicine Primary Care at Ravenna
Amazon Hub Locker
Village Green Apartments

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YOBI APARTMENTS, SEATTLE

7324 MLK JK WAY S APARTMENTS, SEATTLE

701 S JACKSON ST, SEATTLE

4001 S WILLOW ST, SEATTLE

APPENDIX B: PRIOR WORK
NEIMAN TABER ARCHITECTS

HAMILTON APARTMENTS, SEATTLE

THE ROOST, SEATTLE

700 ROOSEVELT WAY NE, SEATTLE

510 BROADWAY, SEATTLE

NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST