

2nd & Clay

Seattle, WA

November 1st, 2023

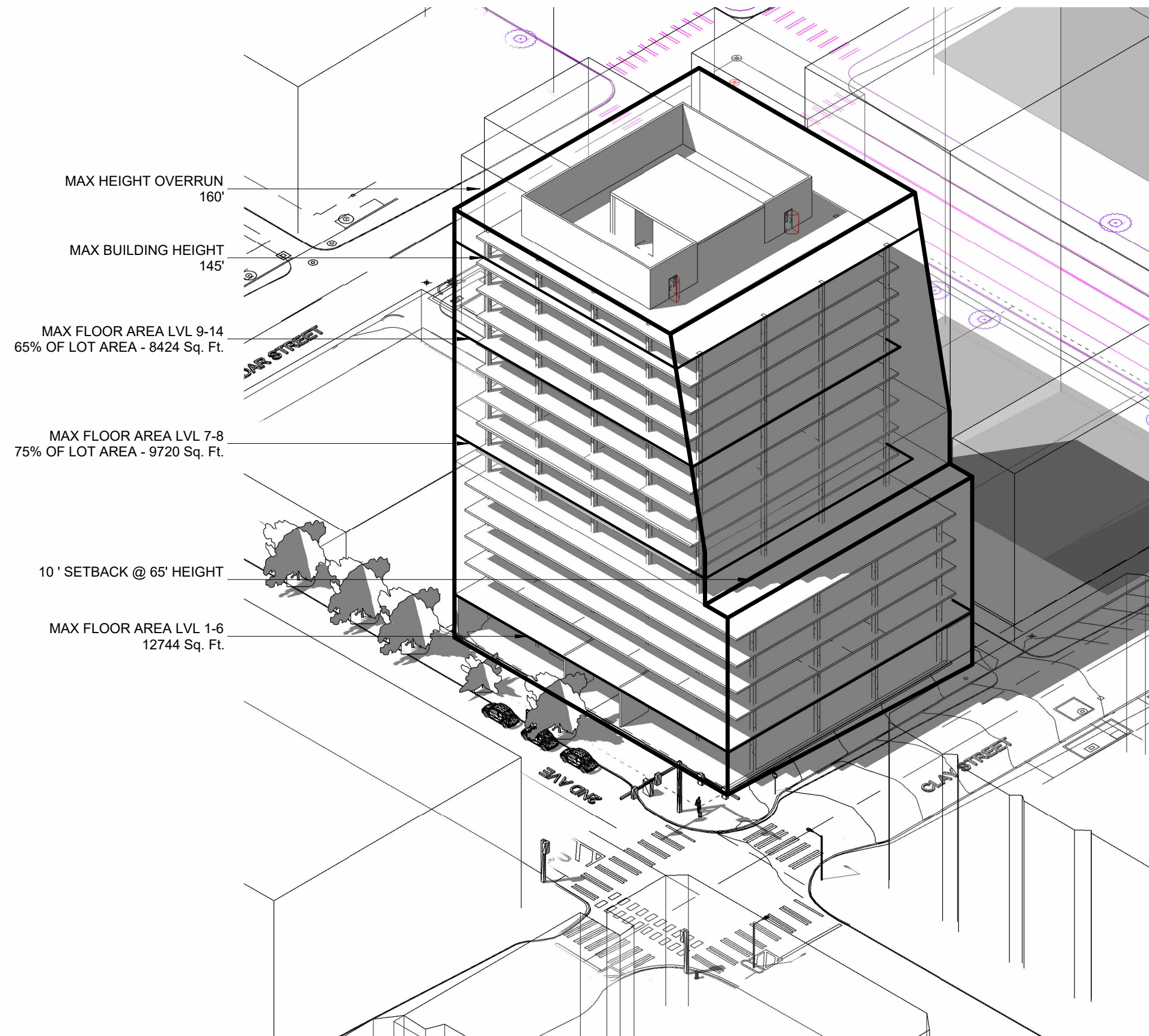
SITE ANALYSIS





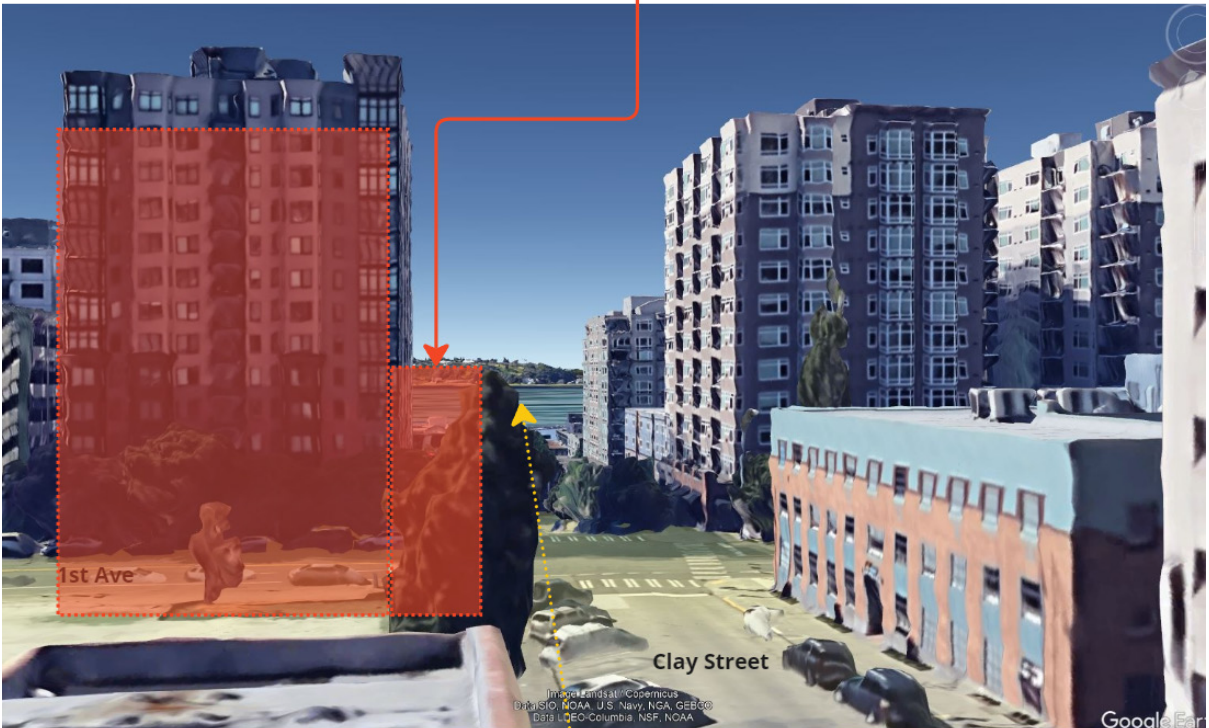
site

miro





future development





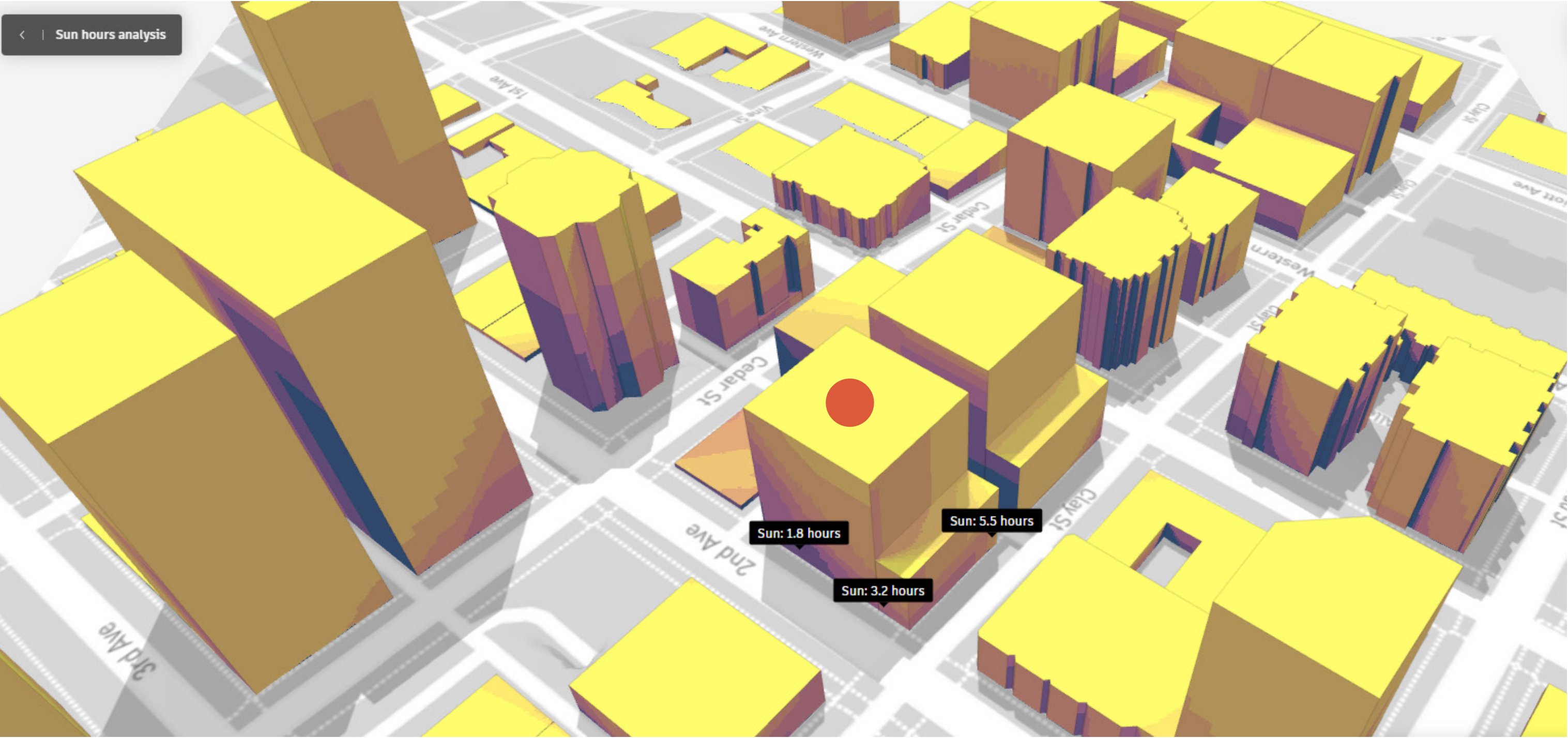
1ST AVE AND CLAY - PROPOSED RETAIL

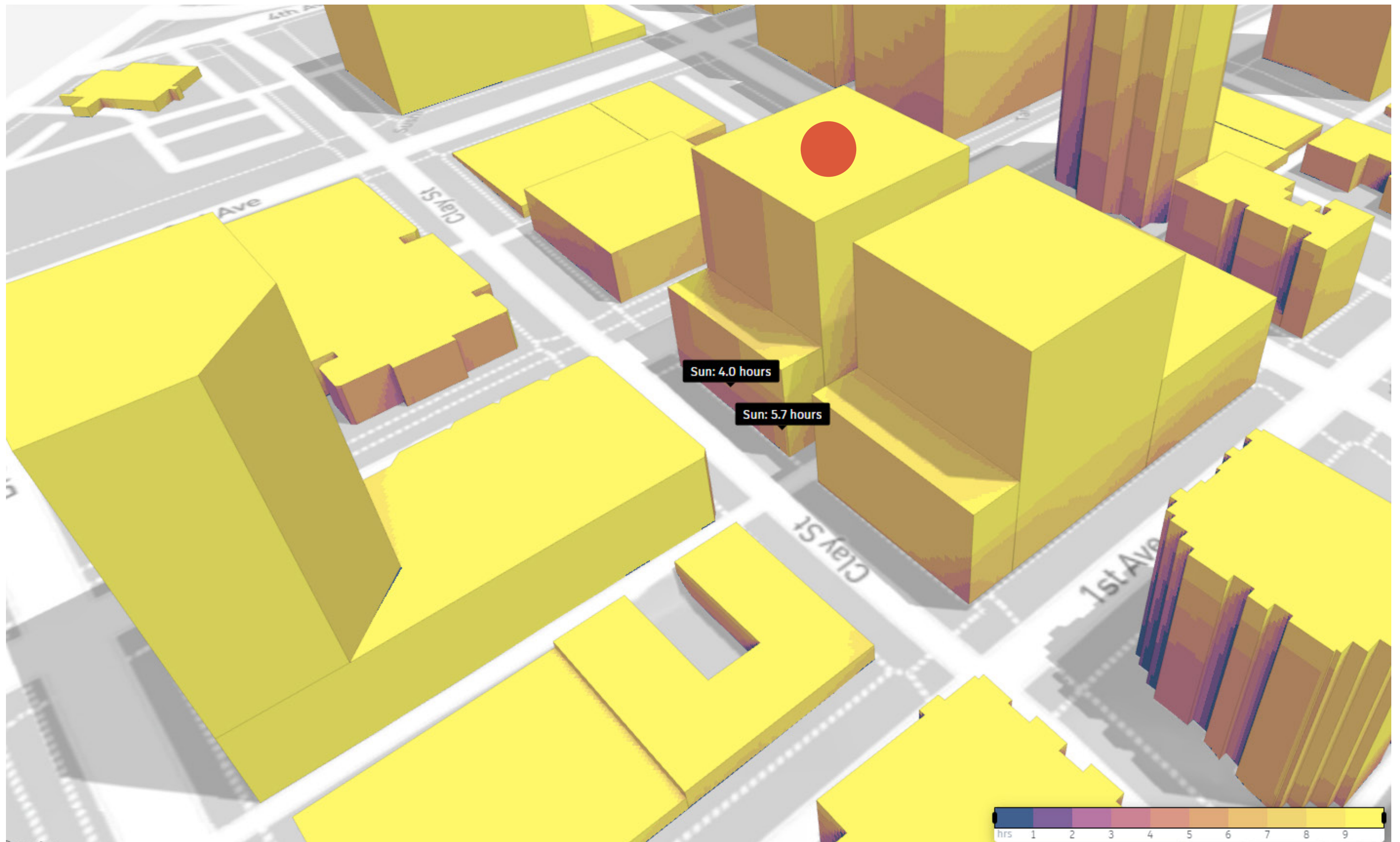


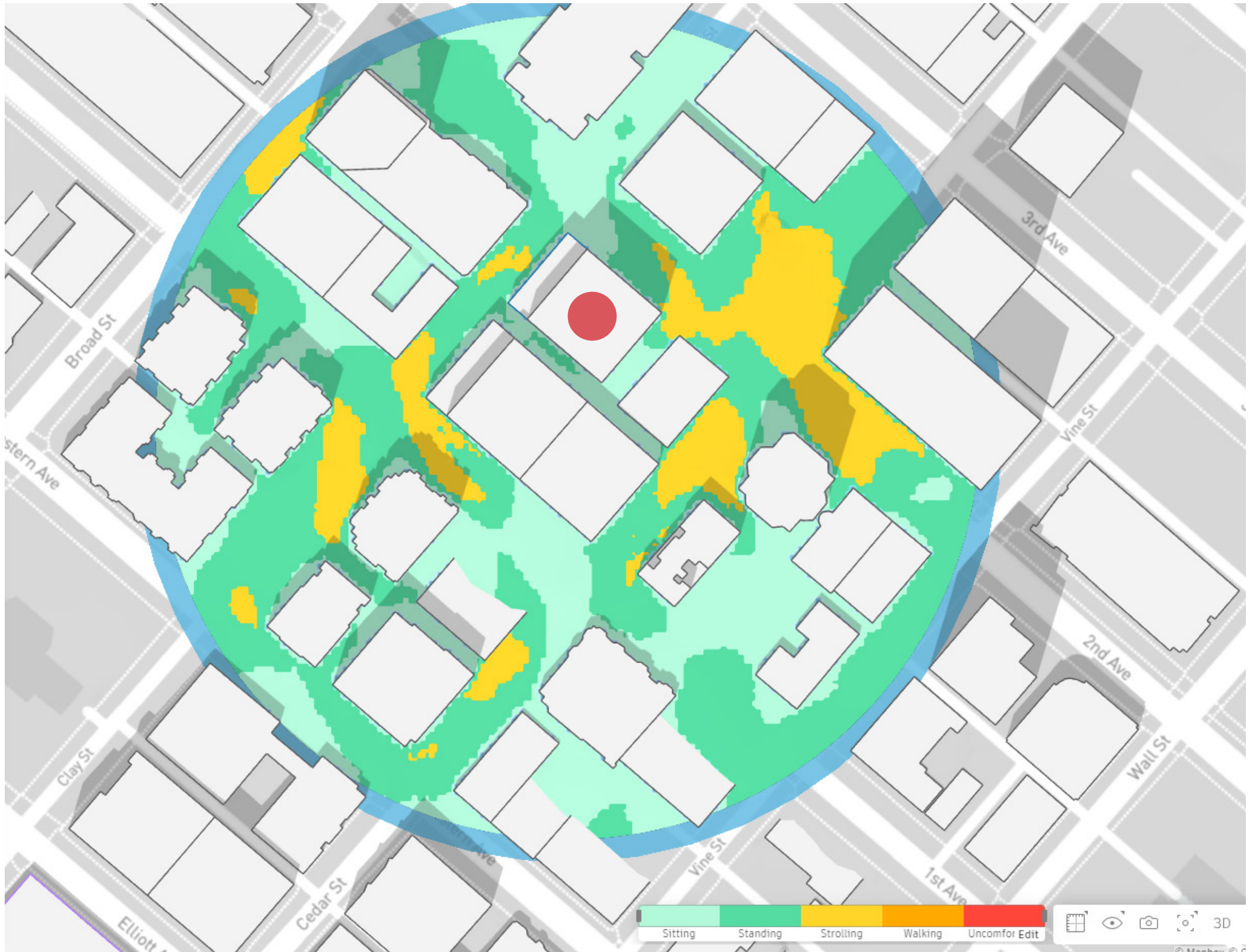
2ND AVE - EXISTING CONDITIONS



1ST AVE AND CLAY - EXISTING CONDITIONS







FLOOR PLAN OPTIONS

OPTION 1 | Smaller Units - Higher Unit Counts



LEVEL 6-14		
Unit Count	Unit Type	%
3	Studio	27.27%
5	1 Bedroom	45.46%
3	2 Bedroom	27.27%
11	Total Units	100.00%

AREA/ FLR	8370 sq. ft
CORE	1557 sq. ft
EFFICIENCY	81.4%

LEVEL 2-5		
Unit Count	Unit Type	%
3	Studio	23.08%
8	1 Bedroom	53.84%
3	2 Bedroom	23.08%
14	Total Units	100.00%

AREA/ FLR	11,210 sq. ft
CORE	1691 sq. ft
EFFICIENCY	84.9%



Level	Floor Area (GSF)	Apt Units
Pent.	1102 gsf	n/a
Level 14	8,370 gsf	11
Level 13	8,370 gsf	11
Level 12	8,370 gsf	11
Level 11	8,370 gsf	11
Level 10	8,370 gsf	11
Level 9	8,370 gsf	11
Level 8	8,370 gsf	11
Level 7	8,370 gsf	11
Level 6	8,370 gsf	11
Level 5	11,210 gsf	14
Level 4	11,210 gsf	14
Level 3	11,210 gsf	14
Level 2	11,210 gsf	14
Level 1	12,670 gsf (4,297sf retail)	n/a
B1	12,670 gsf	n/a
Totals	146,612 gsf	155 Apt

Apt Unit Sizes		
Studio	(400-500sf)	
1 Bedroom	(600-700sf)	
2 Bedroom	(900-1200sf)	

Apt Unit Matrix		
Studio	39 Apt	25.15%
1 Bedroom	77 Apt	49.70%
2 Bedroom	39 Apt	25.15%

Total	155 Apt	100%
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Parking

20 Parking Spaces
(no requirement)

OPTION 2 | Larger Units - Lower Unit Counts



LEVEL 6-14		
Unit Count	Unit Type	%
1	Studio	10.00%
5	1 Bedroom	50.00%
4	2 Bedroom	40.00%
10	Total Units	100.00%

AREA/ FLR CORE	8370 sq. ft 1499 sq. ft
EFFICIENCY	82.1%

LEVEL 2-5		
Unit Count	Unit Type	%
1	Studio	7.69%
8	1 Bedroom	61.54%
4	2 Bedroom	30.77%
13	Total Units	100.00%

AREA/ FLR CORE	11,210 sq. ft 1632 sq. ft
EFFICIENCY	85.4%



Level	Floor Area (GSF)	Apt Units
Pent.	1102 gsf	n/a
Level 14	8,370 gsf	10
Level 13	8,370 gsf	10
Level 12	8,370 gsf	10
Level 11	8,370 gsf	10
Level 10	8,370 gsf	10
Level 9	8,370 gsf	10
Level 8	8,370 gsf	10
Level 7	8,370 gsf	10
Level 6	8,370 gsf	10
Level 5	11,210 gsf	13
Level 4	11,210 gsf	13
Level 3	11,210 gsf	13
Level 2	11,210 gsf	13
Level 1	12,670 gsf (4,297sf retail)	n/a
B1	12,670 gsf	n/a
Totals	146,612 gsf	142 Apt

Apt Unit Sizes	
1 Bedroom	(500-700sf)
2 Bedroom	(800-1000sf)

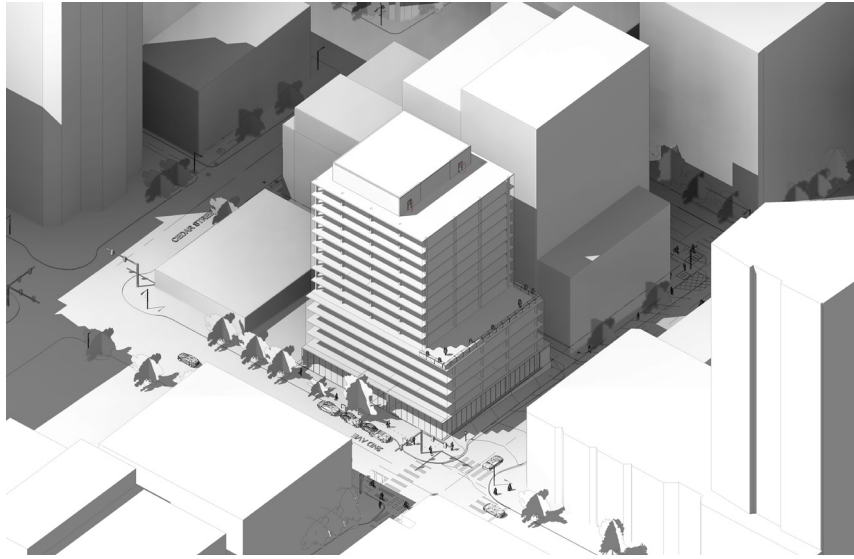
Apt Unit Matrix		
Studio	13 Apt	9.15%
1 Bedroom	77 Apt	54.23%
2 Bedroom	52 Apt	36.62%
Total	142 Apt	100%

Parking	
20 Parking Spaces (no requirement)	

MASSING DIAGRAMS

\\ THREE OPTIONS

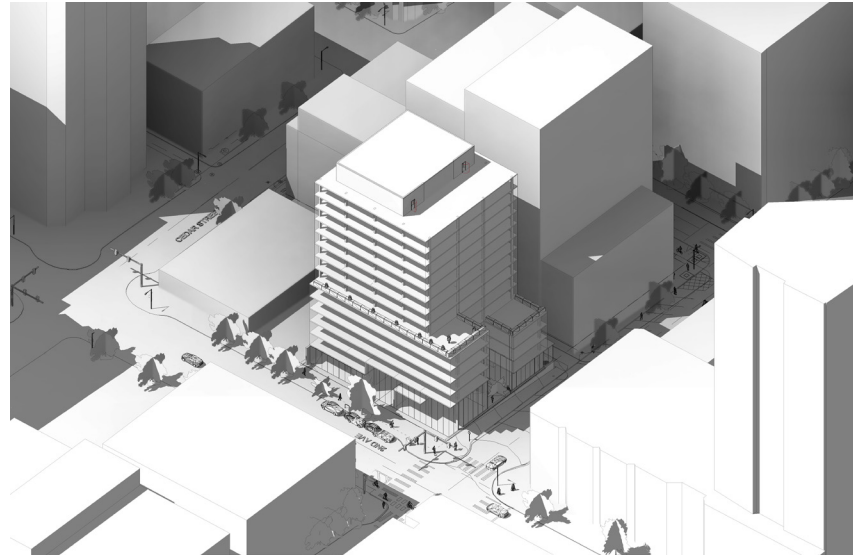
OPTION 1



High Efficiency \ “Urban”

- As of Right Design
- Maximizes Zoning Boundaries
- Scheme A 155 Units
- Scheme B 142 Units

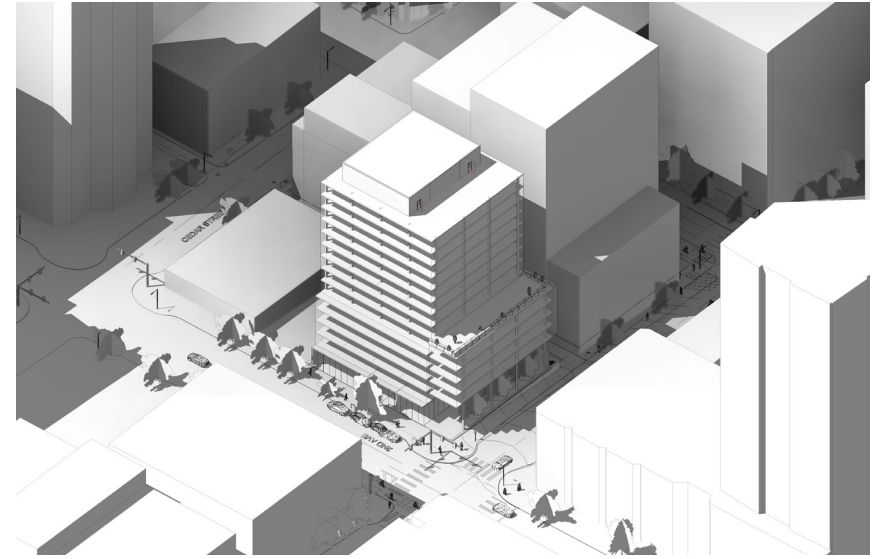
OPTION 2



Split Podium \ “Heliostat”

- Requires a Variance
- Offers additional green areas at the ground level / benefit to community
- More daylight permeability at podium
- Creates visual interest
- Retail visual presence is increased
- Scheme A 150 Units
- Scheme B 138 Units

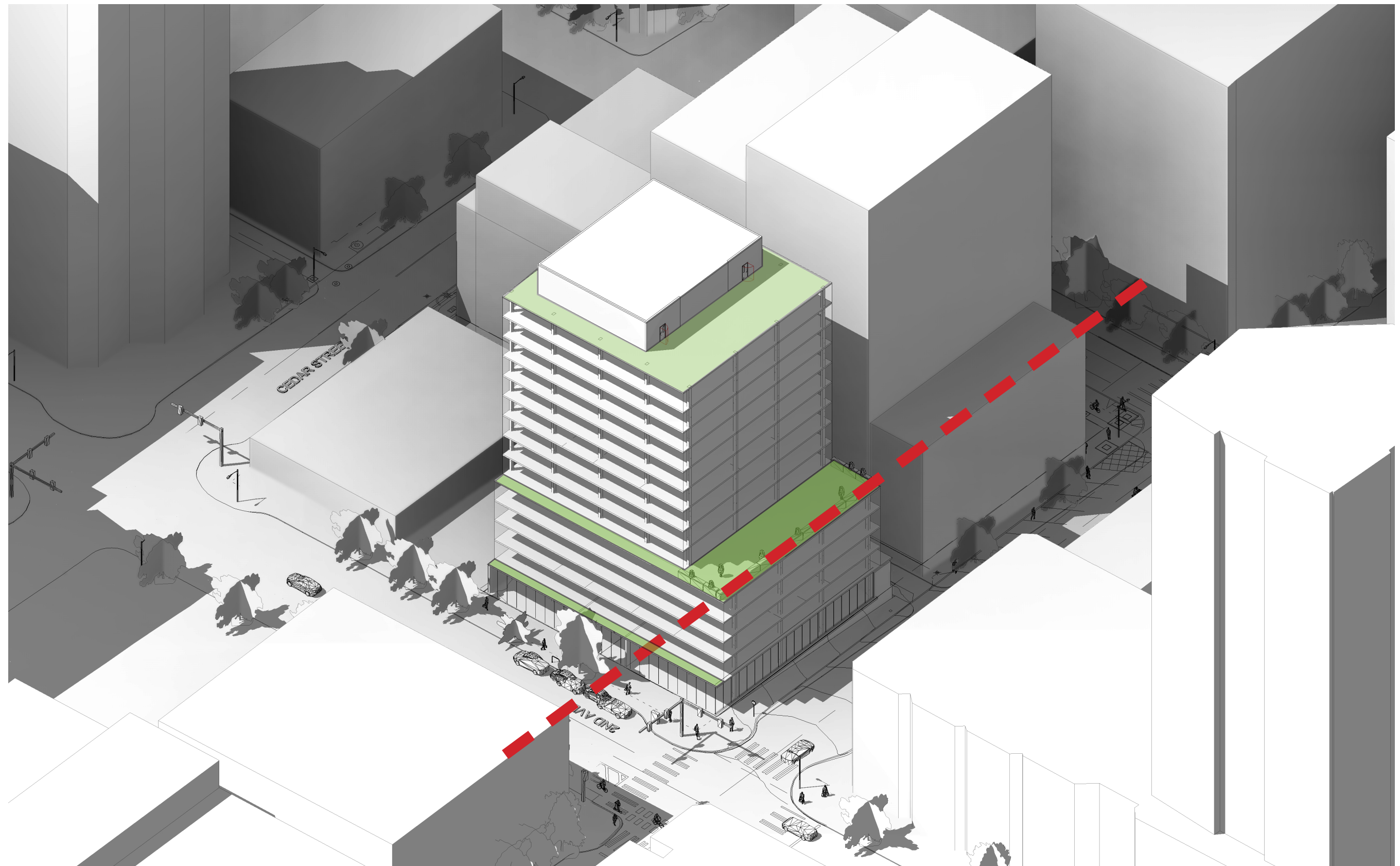
OPTION 3



Raised Podium \ “Lyft”

- Requires a Variance
- Offers additional green areas at the ground level / benefit to community
- Creates visual interest
- Retail visual presence is increased
- Scheme A 155 Units
- Scheme B 142 Units

OPTION 1 | “Urban”



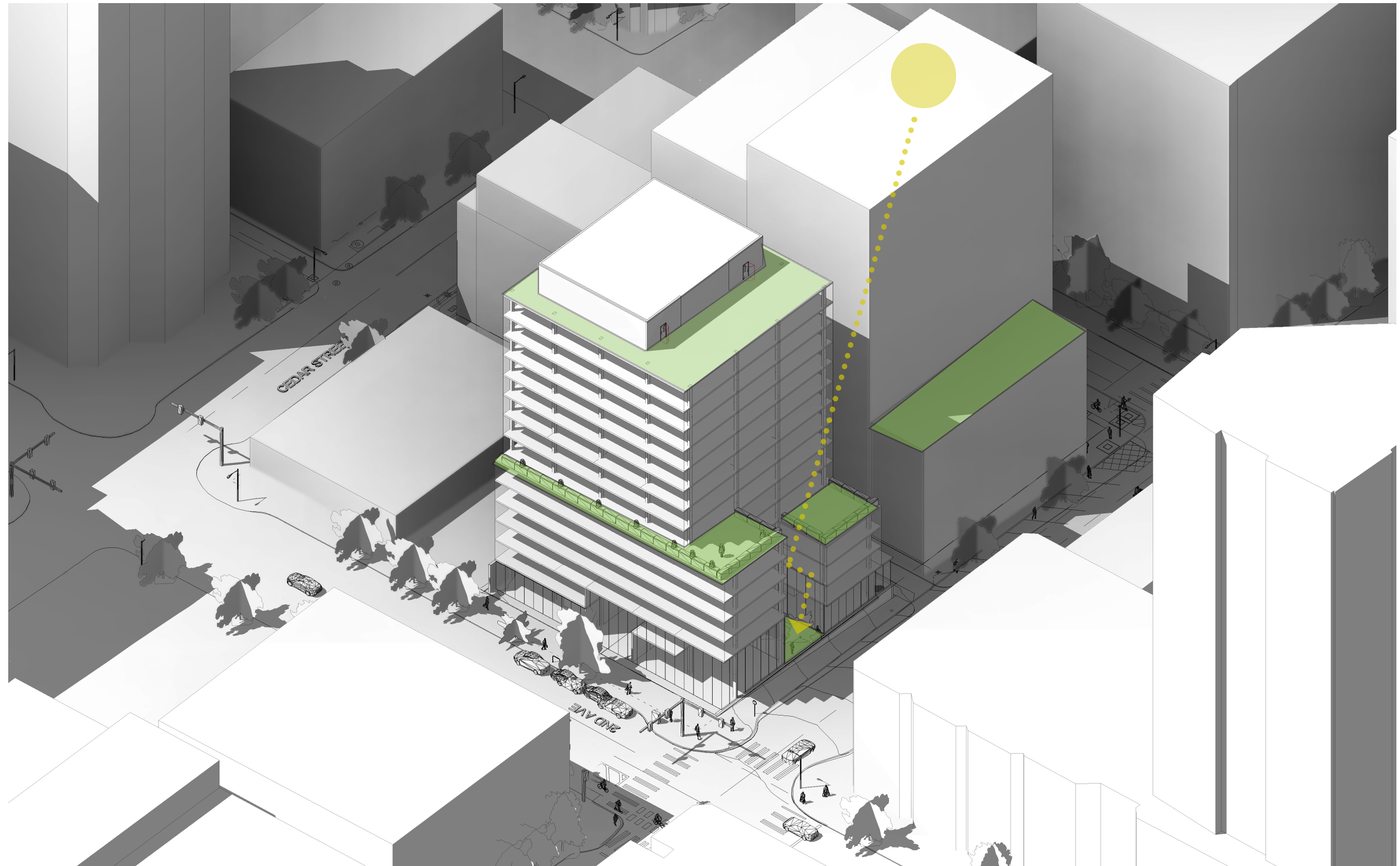
OPTION 1 | “Urban”



OPTION 1 | “Urban”



OPTION 2 | “Heliostat”



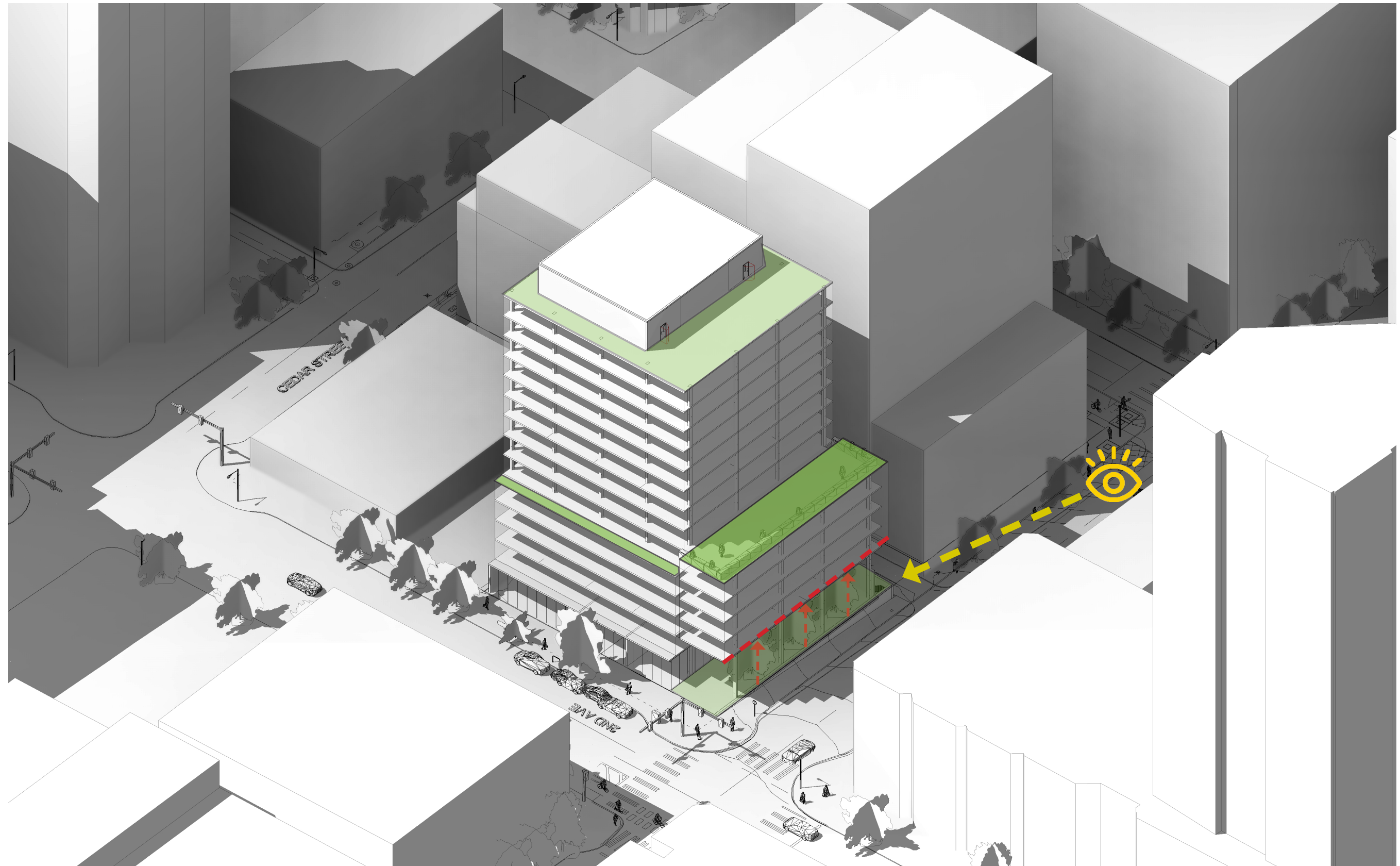
OPTION 2 | “Heliostat”



OPTION 2 | “Heliostat”



OPTION 3 | “Lyft”



OPTION 3 | “Lyft”



OPTION 3 | “Lyft”



SEATTLE HISTORIC PRECEDENTS









BRICK FACADE PRECEDENTS



BALCONY PRECEDENTS

