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SPUR MITHŪN

"Picturing West Coast Density"
Seattle Case Study: Mosler Lofts

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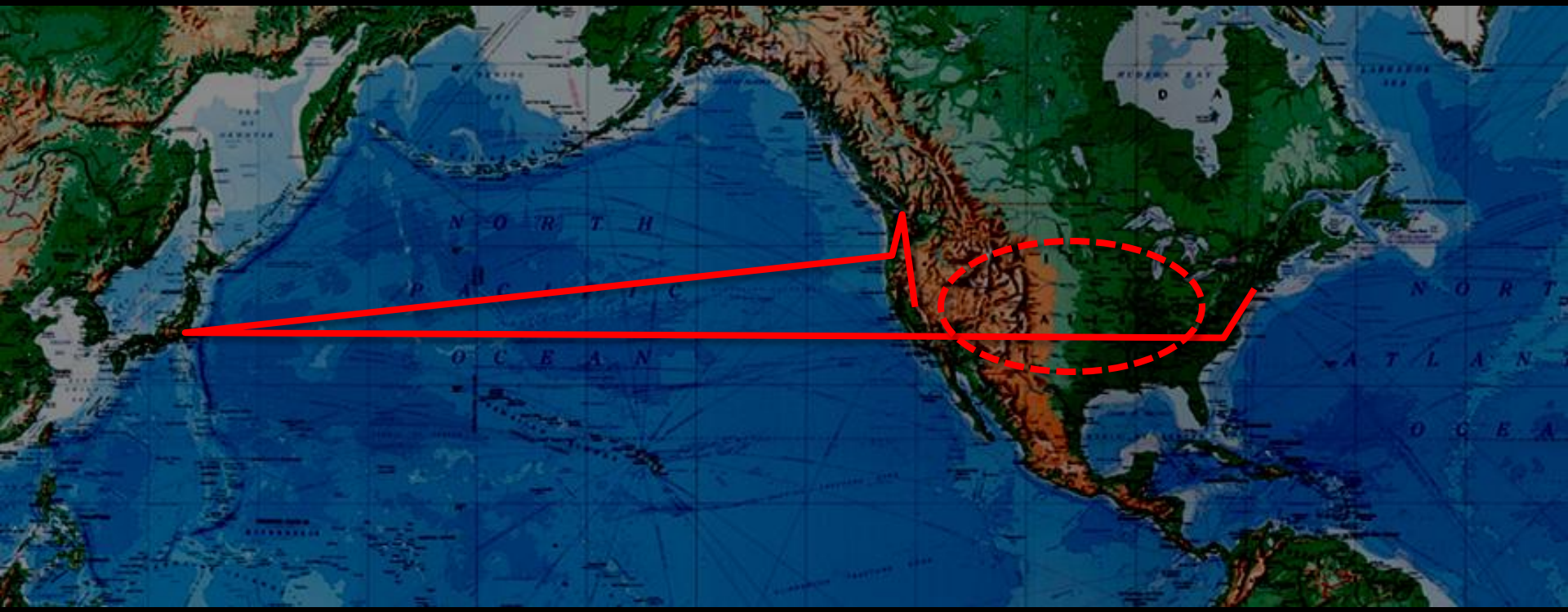

Apologies/Disclaimer

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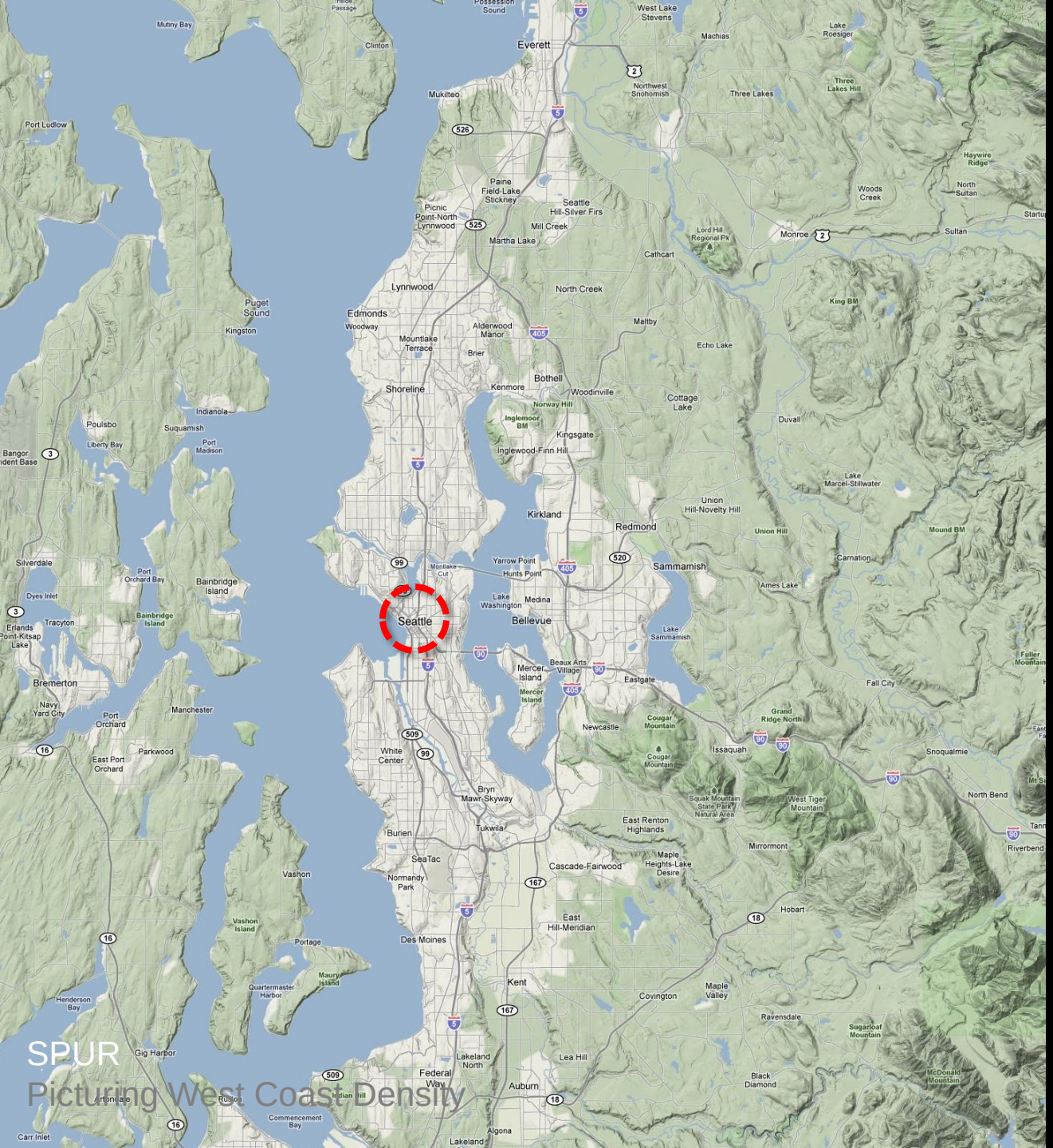

- 2.7 M pop.
- 600K downtown
- 7,400 p/sq.mi.
  - (SF 3.2M,800K,17,200)
  - (Tokyo 35.6M,8.8M,15,200)
  - (NYC 18.9M,8.2M,25,500)
  - (NJ:7 / top 10 22K-56K/sq.mi.)

Culture
Infrastructure
Transportation
Block size
Housing Types
Schools
Grocery Stores
Water

- Mosler Lofts
- 150 units
- 200 beds
- 31,000 sf = .0011 mile
- 180,000 p/sq. mile
- $80M in 2007

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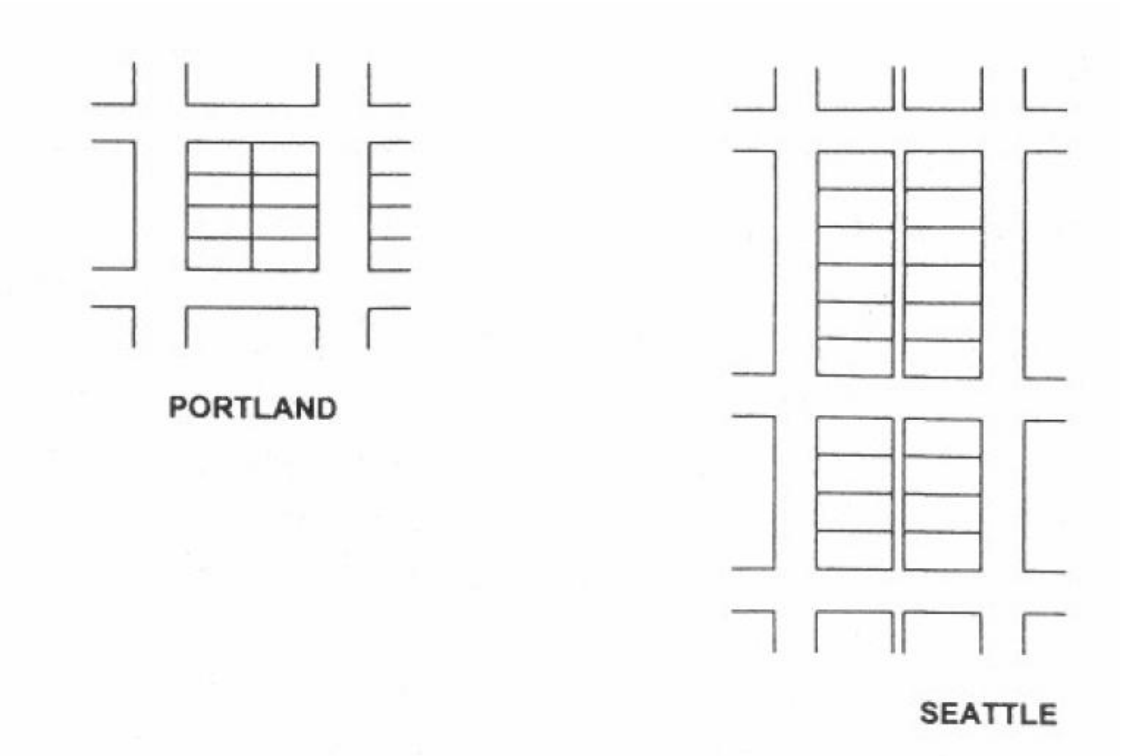
PORTLAND
SEATTLE

Mosler Lofts

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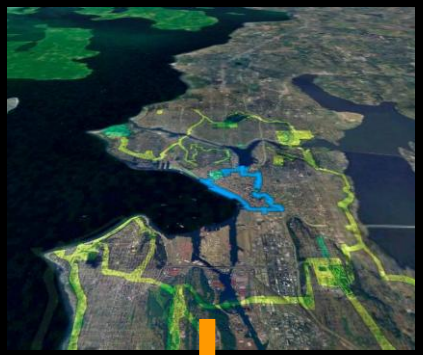

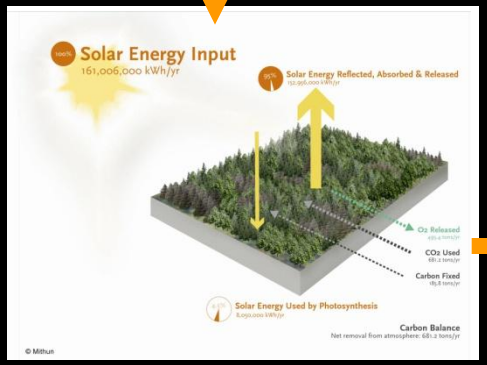

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5th gen., 18 yrs old

- Added value
- Design uniqueness
- Business of green
- Success

30 years, $1B

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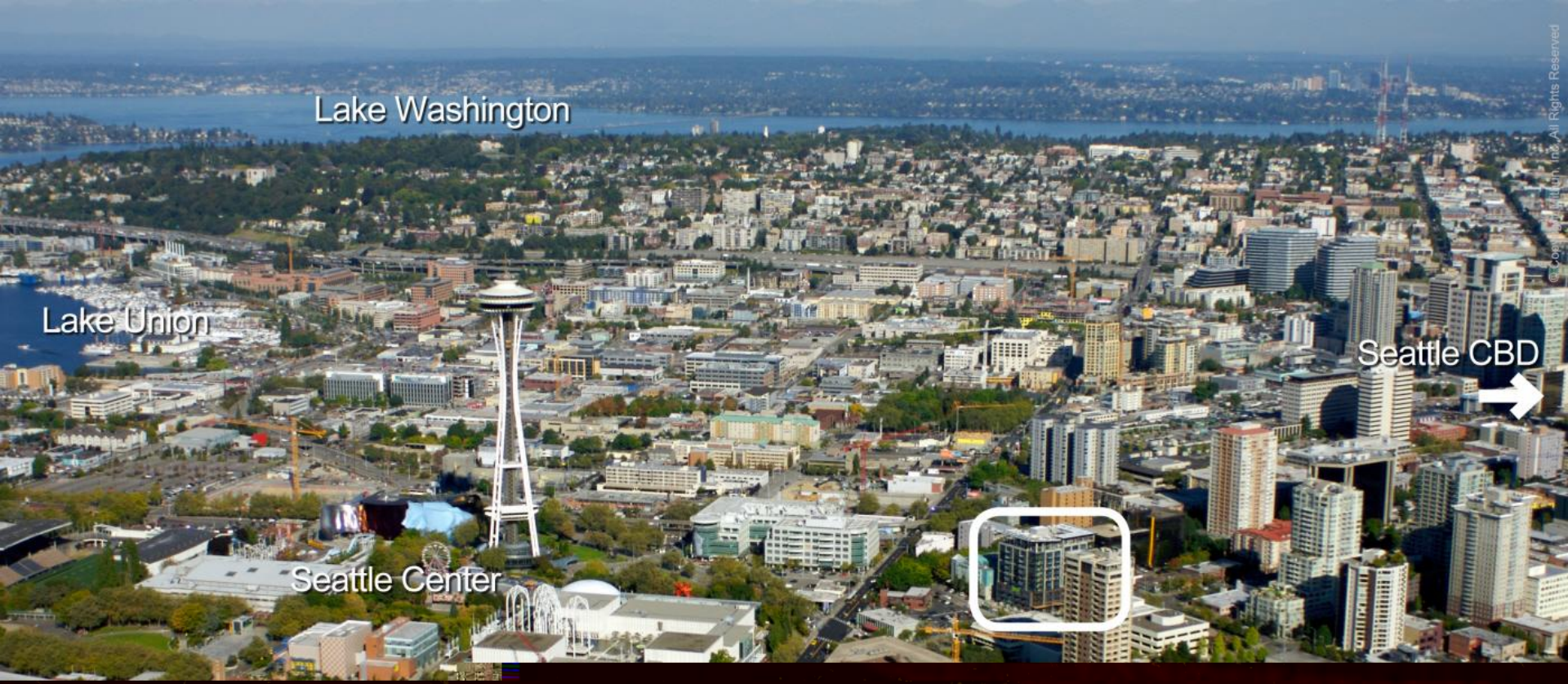

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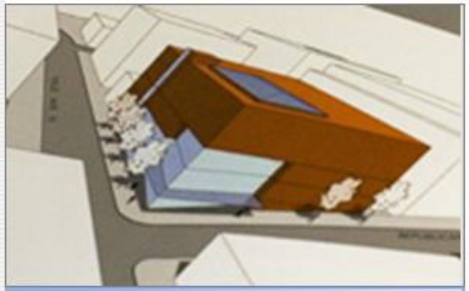


Overview
Who We Are
What We Do
Project Reviews
Design Guidelines
Applicant's Toolbox
Get Involved

Design Review Program

Overview

The City of Seattle's Design Review Program provides a forum for citizens, developers and the City to review and guide the design of qualifying commercial and multifamily development projects. More

Upcoming Project Reviews

News

Design Review Case Studies

Read about the design evolution of Civic Square and the design evolution of Avenida Apodments to see how the design review process made a difference in each project's design.

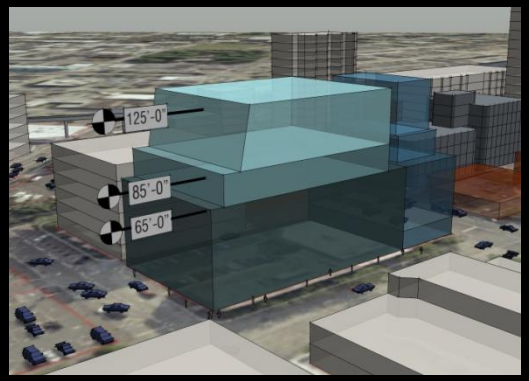
Updated Design Guidelines

DPD has updated the design guidelines and released a draft for public review and comment.

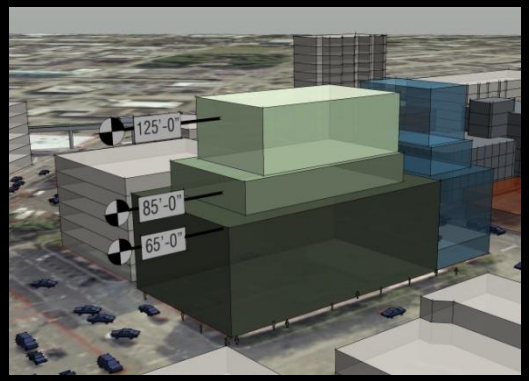
Streamlined Design Review for Townhouses

DPD is developing a new, streamlined design review process to apply to townhouse development to ensure a better fit with the context without adding significantly to development

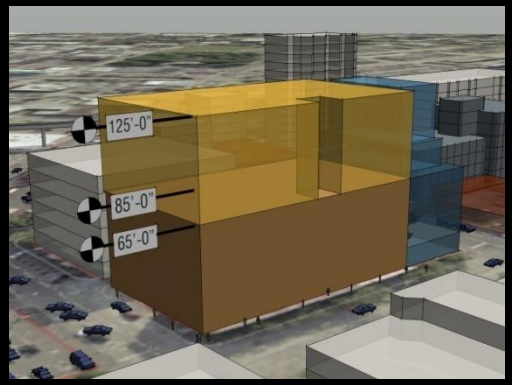
Setbacks

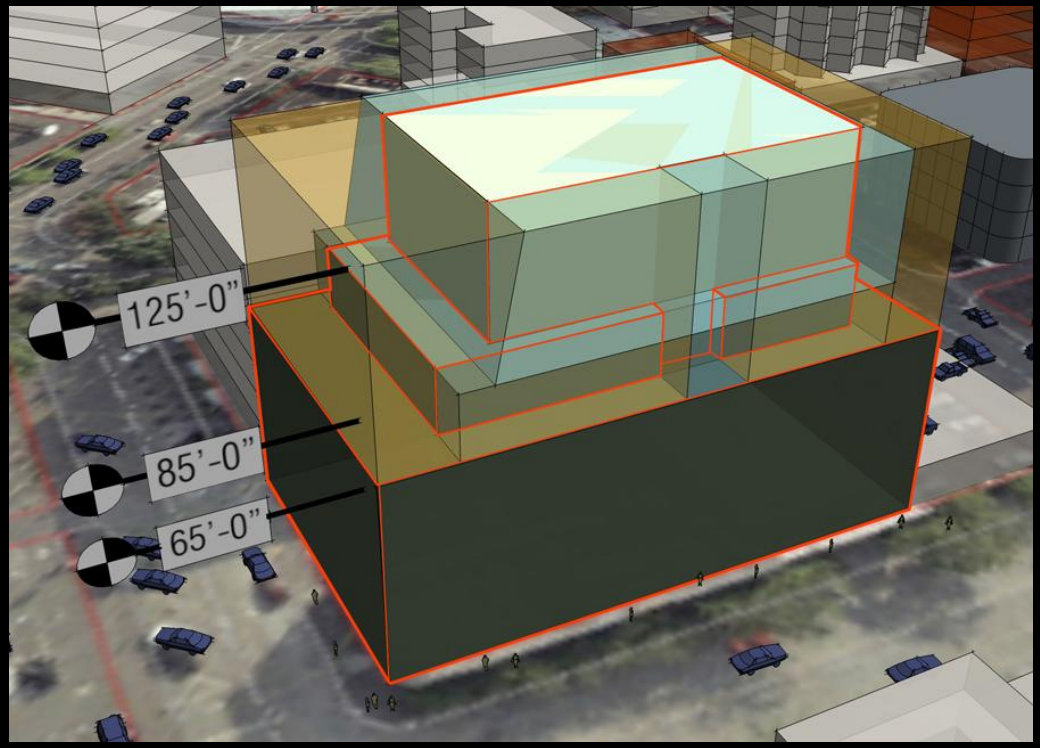


Allowable Lot Coverage



Maximum Walls





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- Soften and Refine the Massing
- Enliven and Respond to Urban Context
- Be Sustainably Responsible

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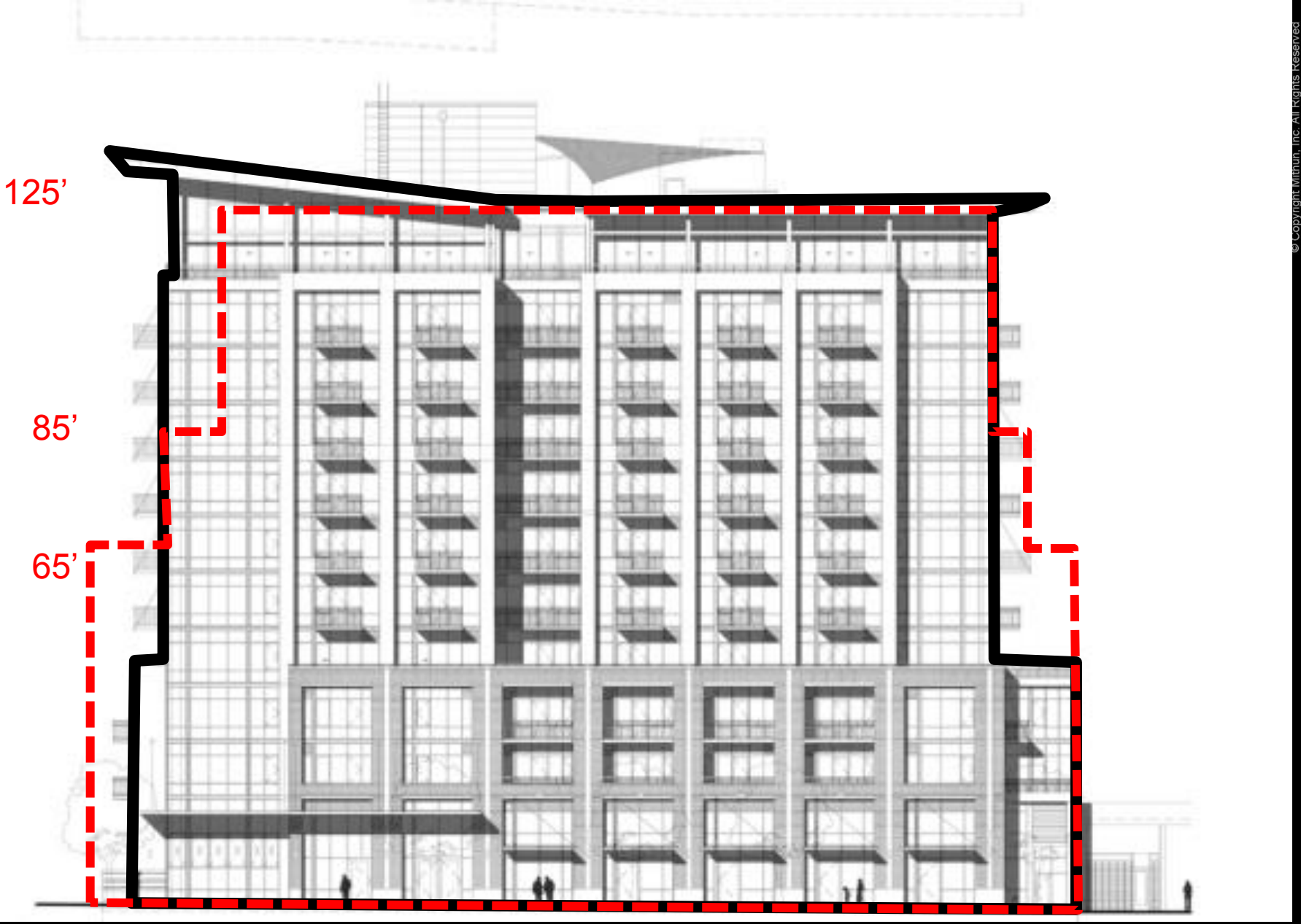

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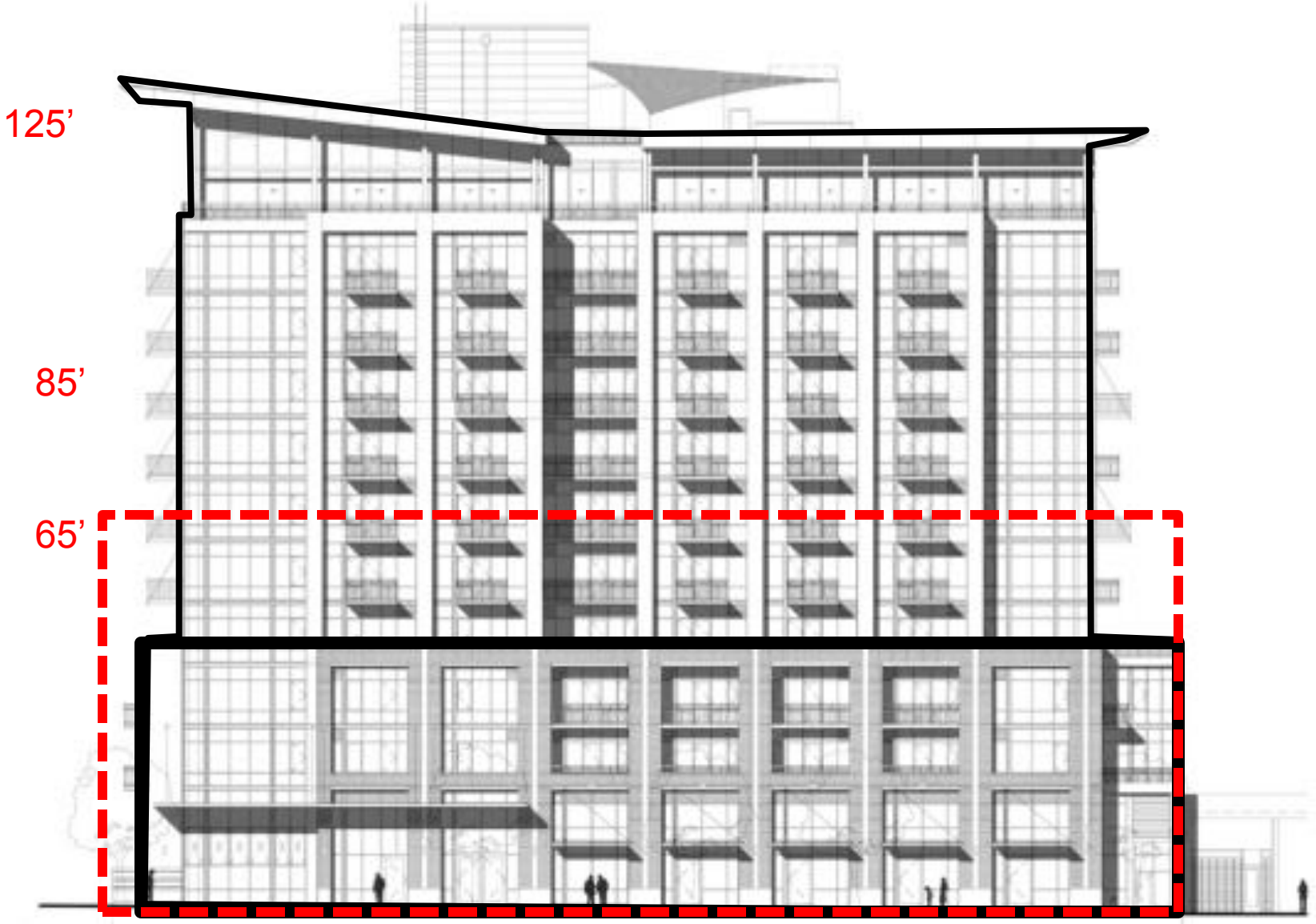

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Floor Height Generator

level	flr-flr ht	flr-clg ht.	elevation		
r			250.25		ft-in?
12p	11.38	10.75	238.87		10-9/12
11	10.50	9.80	228.37	94.53	9-10/12
10	10.50	9.80	217.86		9-10/12
9	10.50	9.80	207.36		9-10/12
8	10.50	9.80	196.85		9-10/12
7	10.50	9.80	186.35		9-10/12
6	10.50	9.80	175.85		9-10/12
5	10.50	9.80	165.34		9-10/12
4	10.50	9.80	154.84		9-10/12
3	10.50	9.80	144.34		9-10/12
2	9.38	8.67	134.96		8-8/12
1	9.71	9.00	125.25		9
	125.25				

TH mini-generator		
	144.34	
	0.708	
salmon boxes	143.63	
are changeable	8.00	
	0.708	16.63
	8.00	
	127.00	

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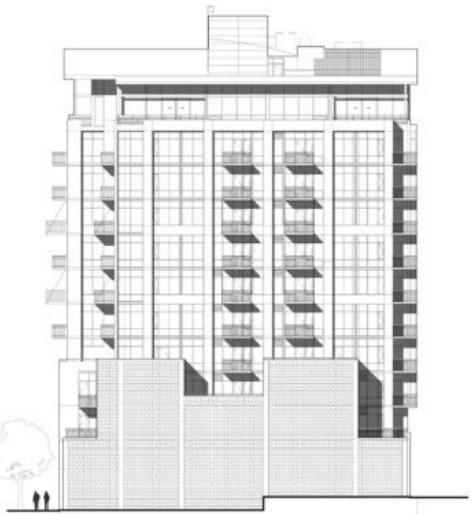
Northeast

Northwest

Southwest



Southeast

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Building Elevations

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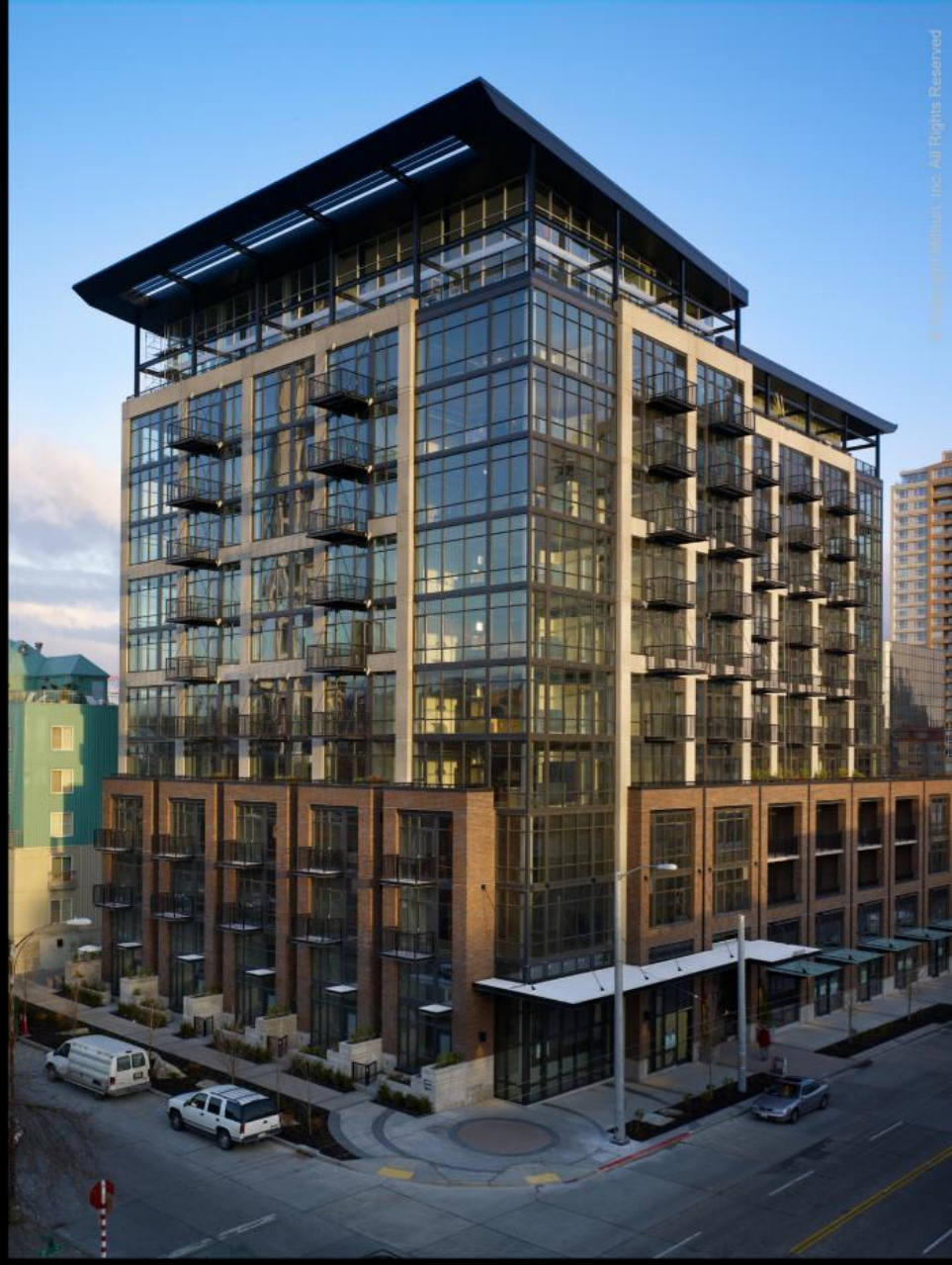

North/West Elevation

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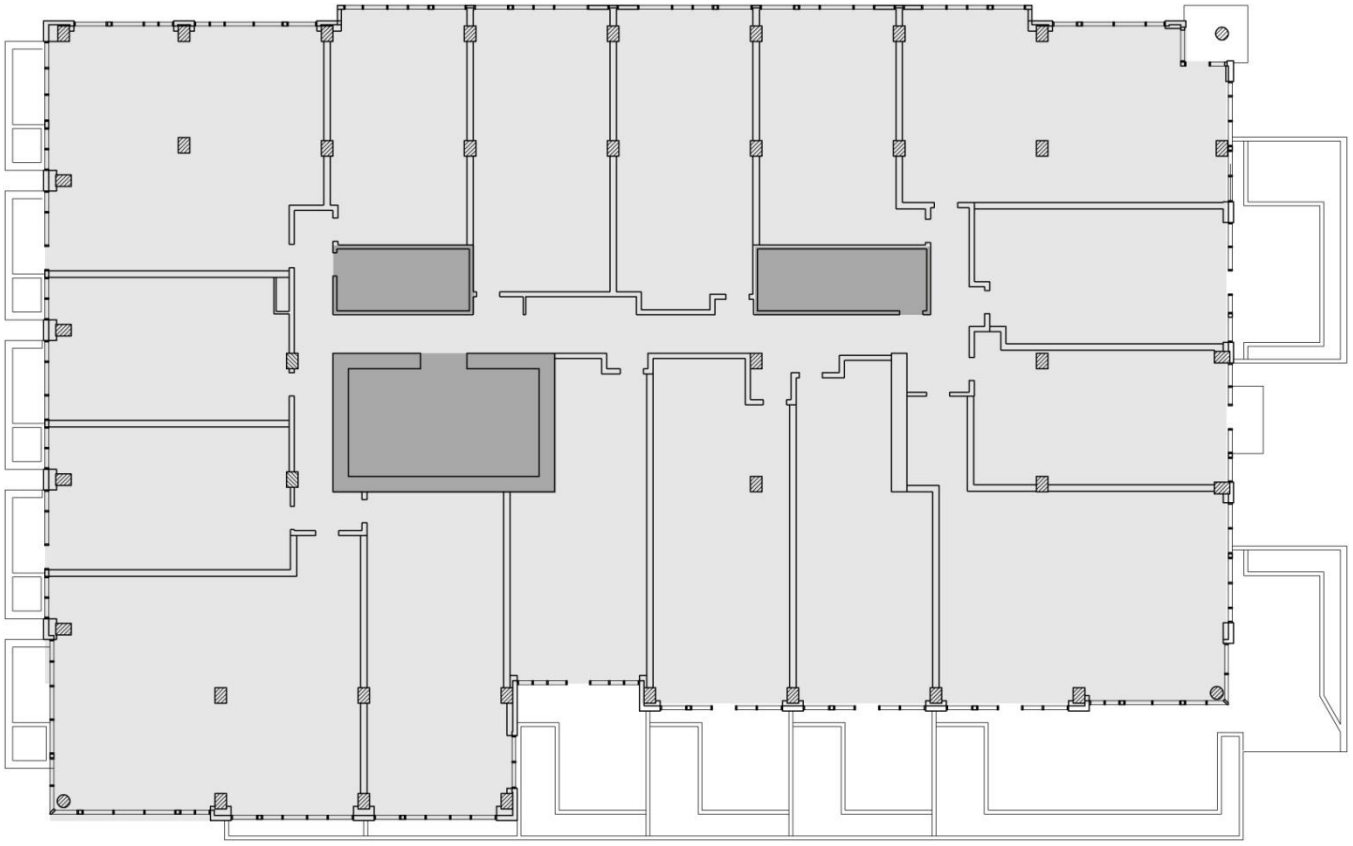

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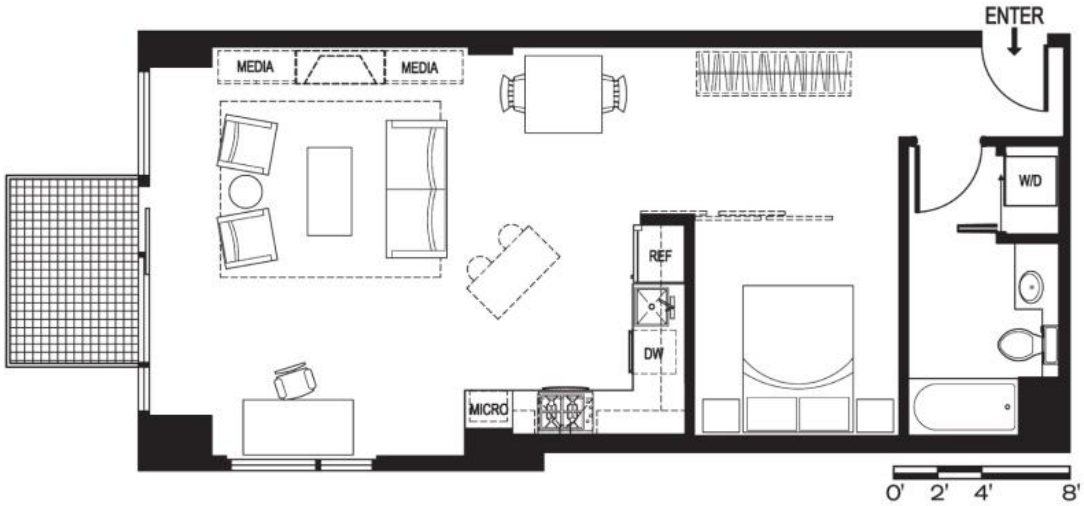

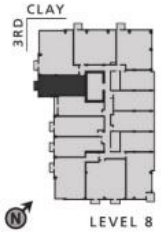

Midlevel Floorplans

Open 1 bedroom / 1 bath / 776 sf / Levels 5-11

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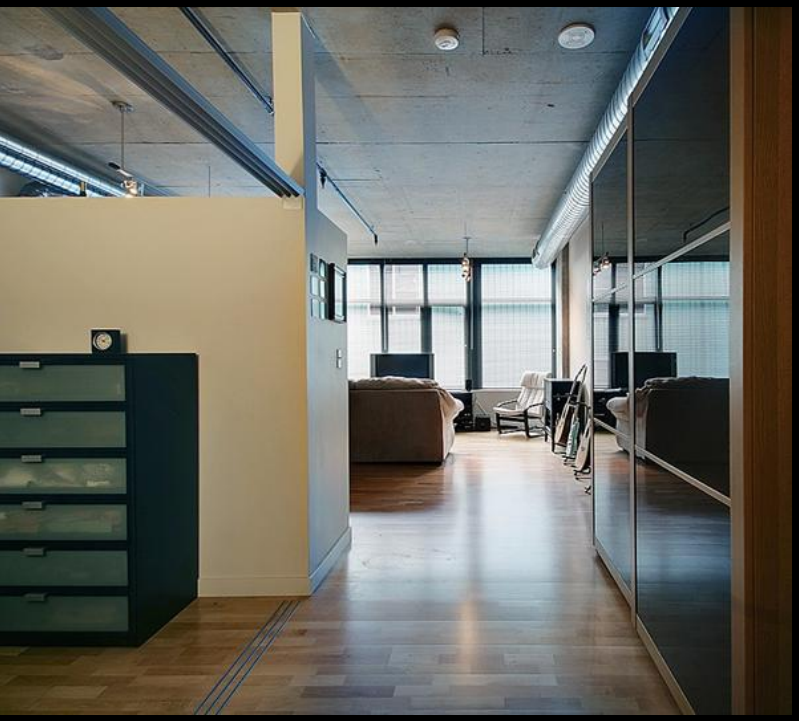

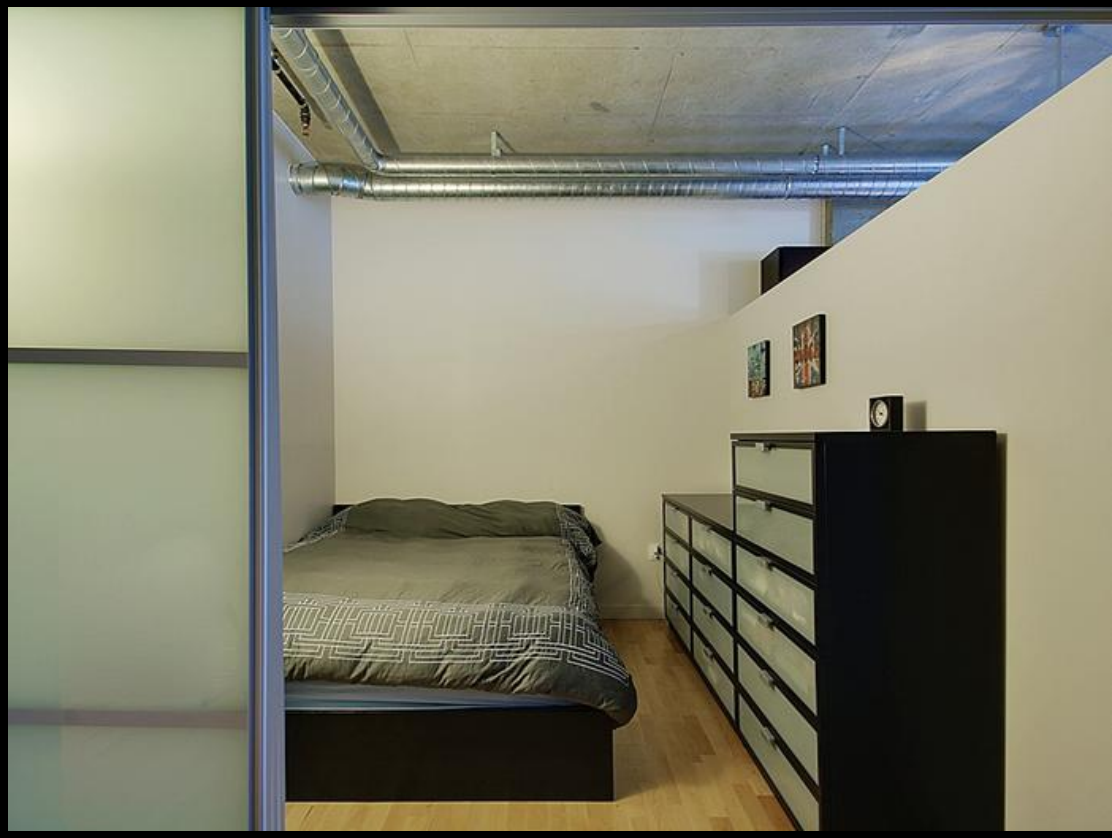

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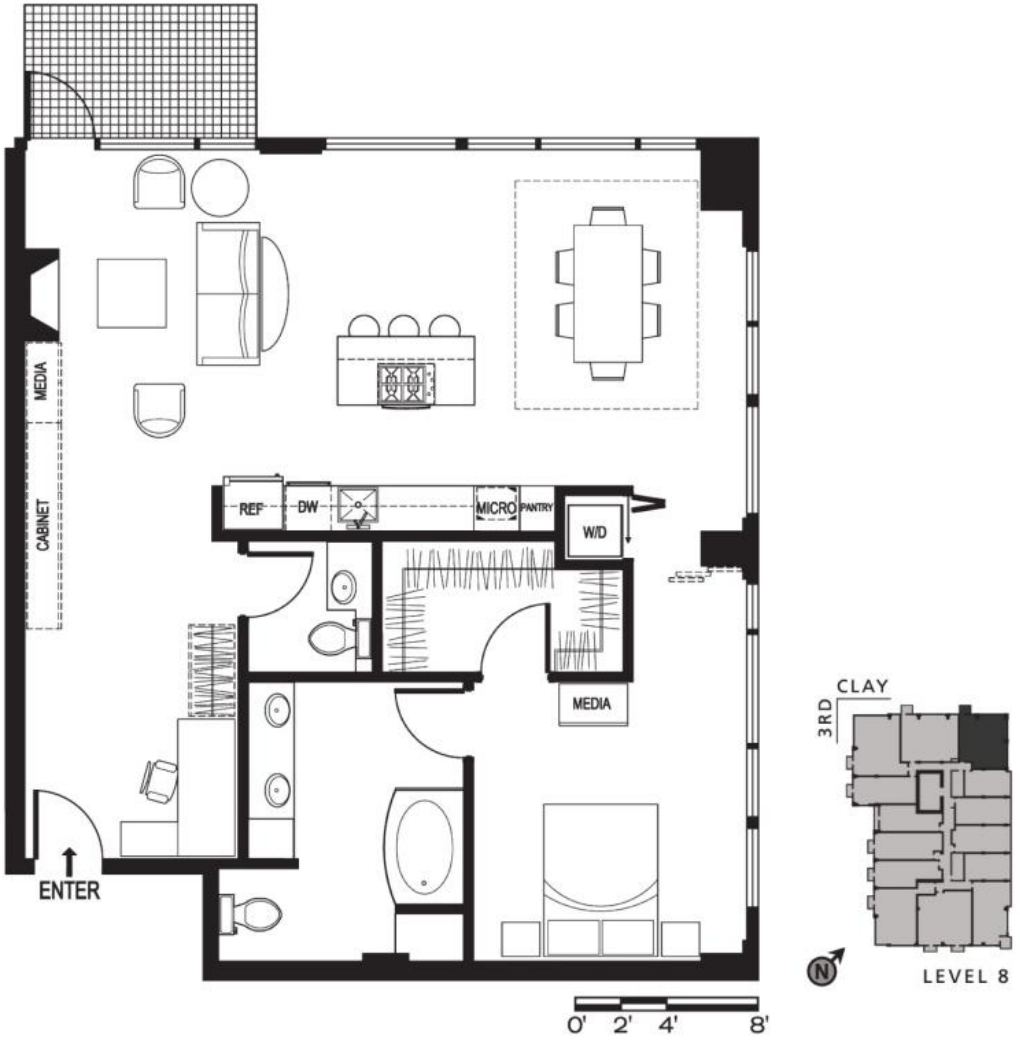

Midlevel Floorplans

1 bedroom + den / 1.5 bath / 1,117 sf / Levels 5-11

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1) Water Effiecient Landscaping
2) "Green Street" Development
3) Public Transportation at Street

Siteplan

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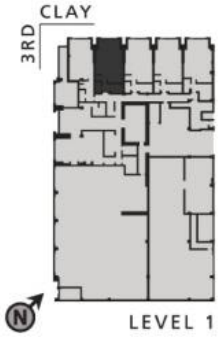

Townhome Floorplans

1 bedroom + den / 1.5 bath / 1,105 sf / Street Level

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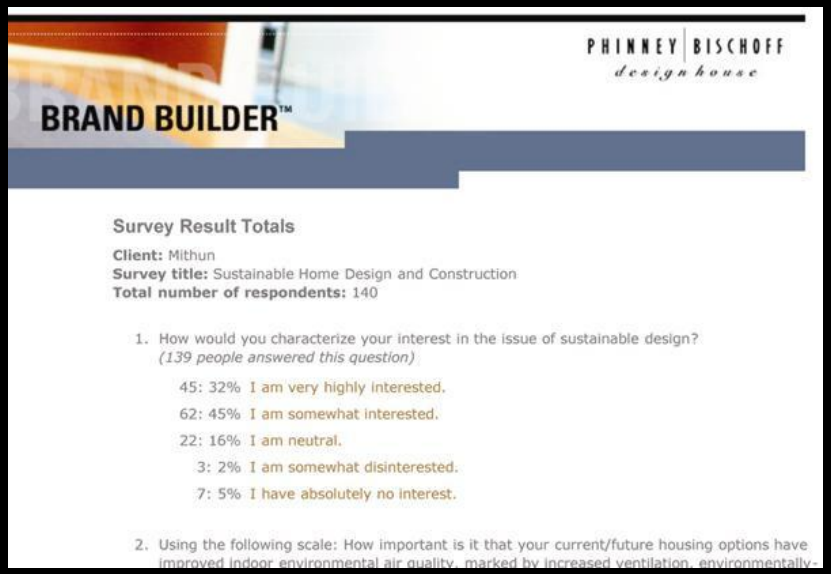

PHINNEY | BISCHOFF
design house

BRAND BUILDER™

Survey Result Totals

Client: Mithun
Survey title: Sustainable Home Design and Construction
Total number of respondents: 140

1. How would you characterize your interest in the issue of sustainable design?
(139 people answered this question)

45: 32% I am very highly interested.
62: 45% I am somewhat interested.
22: 16% I am neutral.
3: 2% I am somewhat disinterested.
7: 5% I have absolutely no interest.

2. Using the following scale: How important is it that your current/future housing options have improved indoor environmental air quality, marked by increased ventilation, environmentally-

- 77% interest - “surprise”
- somewhat fringe,“organic foods”
- go easy, avoid “deep green” initiative.
- high performance appliances & utilities, operable windows and high-quality exteriors
- don’t trade essential features, (sf, amenities)
- health and responsibility to family
- little LEED awareness
- avoid “recycled” terms
- investment return – home value
- unlikely to trade parking spaces

Mosler Lofts
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1) Future Proofed for Photovoltaic Panels
2) Natural Daylighting & Views in all Units
3) High Performance Window Wall and Glazing System
4) Water Conserving Fixtures
5) Regional Material Use
6) High Efficiency Chiller Unit no CFC's
7) High Efficiency Elevator System
8) High Efficiency Boilers
9) Rooftop Recreation Areas
10) Green Roof
11) Energy Star Appliances
12) Use of Certified Wood
13) Enhanced Commissioning Systems
14) Underground Parking
15) Flex Car
16) Bicycle Storage & Changing Area
17) Stormwater Management
18) CO_2 Monitoring
19) Recycling Collection & Storage Area
20) Evapo-transpiration
21) Swale / Water Infiltration

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