

HOLGATE APARTMENTS

1814 12TH AVE. S.



2ND EARLY DESIGN GUIDANCE

PROJECT # 3011576

MARCH 13, 2012

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DIEPENBROCK & ASSOCIATES, INC. ARCHITECTS
TRA; LANDSCAPE ARCHITECTS
RUDD DEVELOPMENT CO., INC.



PAC-MED BUILDING



BEACON HILL PLAYFIELD



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PROJECT DESCRIPTION

ADDRESS; 1814 12TH AVE S.
 DPD PROJECT; # 3011576
 OWNER/APPLICANT; HOLGATE 12 LLC/RUDD DEVELOPMENT CO., INC.
 AGENT; DIEPENBROCK @ ASSOCIATES, INC., ARCHITECTS

PROJECT PROGRAM

Units; 22
 Parking Stalls; 12
 Residential Area 18,000 SF
 Garage Area 4,200 SF
 Total Building Area 22,200 SF
 FAR 14,300 SF

STATEMENT OF DEVELOPMENT OBJECTIVES;

To attract residents to the close in location to downtown and the ethic and cultural diversity of the North Beacon Hill Neighborhood.

To attract residents to a quiet neighborhood with no through traffic but with easy access to the Beacon Hill Playfield, frequent transit service, and the North Beacon Hill Village Center with shops, restaurants, a public library, El Centro de la Raza cultural center, and the link light rail station.

To keep residents in a small apartment building of about 21 units by allowing them to have a sense of ownership of the building through the opportunity to connect to the garden and their neighbors.

To give residents the opportunity to connect to their garden and neighbors by providing a series of outdoor spaces that adjoin the entry path to their units.

To attract and keep residents with southern and western exposure for sun, views, and good ventilation, and a variety of apartment sizes and living arrangements.

To utilize all of the incentives in the City of Seattle's revised zoning code of April 2011 to build the maximum size apartment building that is allowed in a residential urban village while fitting in with the neighborhood.

To build and own an affordable modern apartment building that will be profitable and durable over the long term.



VILLAGE CENTER



EL CENTRO DE LA RAZA



LINK LIGHT RAIL STATION



S. HOLGATE ST LOOKING NORTH



S. HOLGATE ST LOOKING



S. HOLGATE ST.

12TH AVE S. LOOKING WEST

S. MASSACHUSETTES ST



12TH AVE S. LOOKING EAST (block north of the site)

4 HOLGATE APARTMENTS
1814 12TH AVE. S.



12TH AVE S. LOOKING WEST

S. GRAND ST.

SITE

S. HOLGATE ST.



12TH AVE S. LOOKING EAST

SITE ANALYSIS

EXISTING SITE

Site Area; 7,200 square feet (60 x 120)
 Existing single family home; 2,470 square feet , 4 bedrooms/ 2 baths, Built in 1922
 Grade change; 22 feet from 12Th Ave S. to the alley

ZONING

LR3 zone (Low-rise 3)
 40 feet maximum height, bonus height to 44 feet
 1.5 Floor Area Ratio/FAR, bonus to 2.0 FAR
 No parking required

OVERLAY DESIGNATION

Urban Village; North Beacon Hill
 Neighborhood Plan; North Beacon Hill



1 SITE FROM THE SOUTHWEST



2 SITE FROM THE SOUTHEAST

ADJACENT TO THE SITE

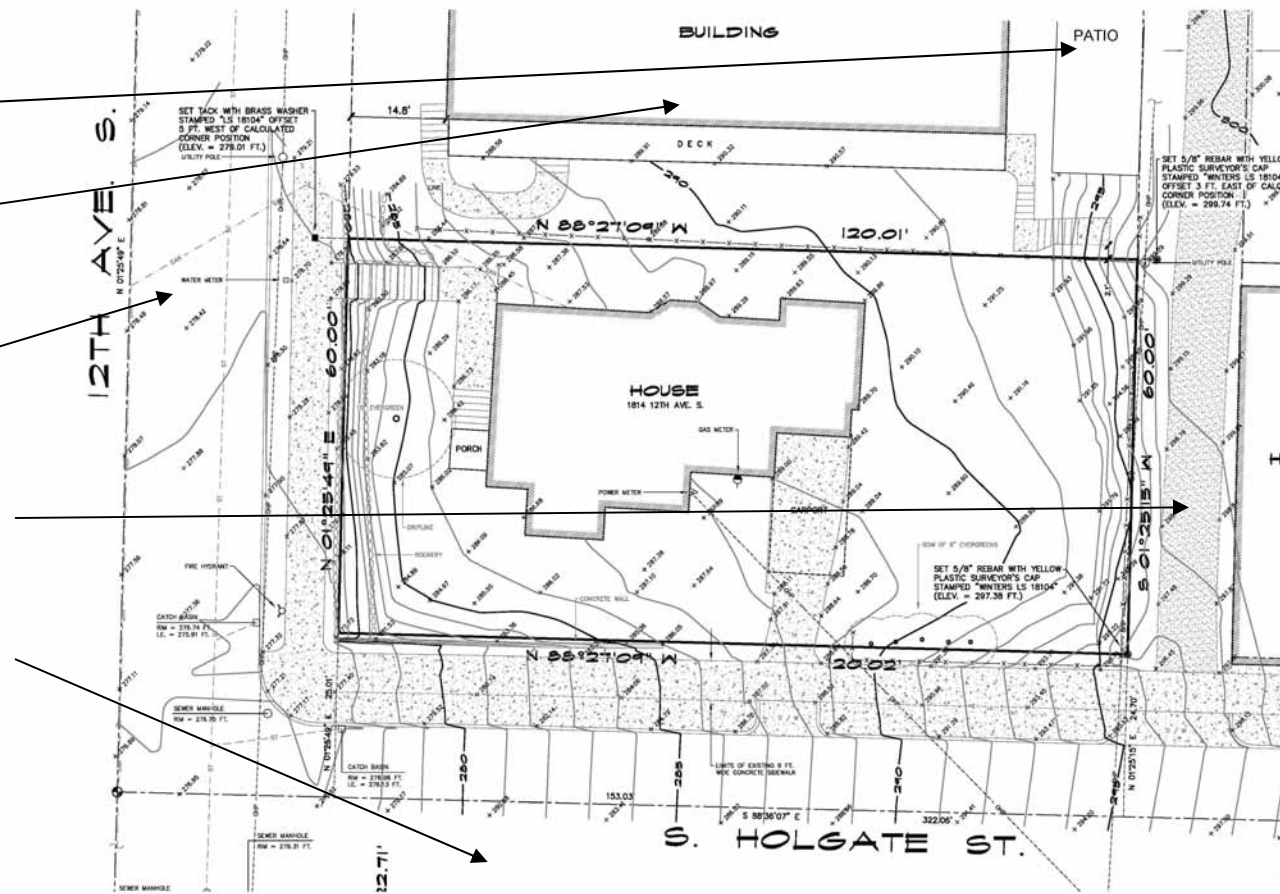
Common Patio in the rear yard at the elevation of the alley

North; 1 story apartment building, 5 units, average unit 544 square feet, built 1952

West; 12th Ave S., Zoned LR-3 across 12th Ave S.

East; Alley with gravel surface, 2 apartment buildings, 2 & 3 stories with basements, 22 units, average unit 555 square feet, built in 1911.

South; S. Holgate Street, Zoned Single Family 5000 across S. Holgate Street.



3 NORTH NEIGHBOR FROM THE WEST



4 EAST NEIGHBOR ACROSS THE ALLEY



1 BEACON PLAYFIELD LOOKING NORTH



4 BEACON PLAYFIELD LOOKING SOUTH



2 TOWNHOUSES ON 12TH AVE S.



3 APARTMENT ON 13TH AVE S.



LEGEND

- SINGLE FAMILY
- MULTI-FAMILY



5 LOOKING SOUTH DOWN 13TH AVE. S.



6 LOOKING NORTH DOWN 13TH AVE. S.

RESPONSE TO PRIORITIZED DESIGN REVIEW GUIDELINES IDENTIFIED IN THE EDG MEETING ON DECEMBER 13, 2011

A1 Responding to Site Characteristics.

Given the site's descending slope from the east, the Board requested a design option that recognizes both the topography and the lower scale buildings to the west and the change in zoning to single family (SF5000) to the south.

RESPONSE

STEP THE BUILDING

The revised proposal steps the mass of the building down the hill to better respond to the topography. A partial 4th floor was created on the west end of the building by moving a unit from the west and adding it to the east end to create a partial 5th floor.

This stepping includes upper floor setbacks from the west and south facades to create a step in the perceived height, bulk, and scale between the development and the single family zone across S. Holgate St. and the existing single family development in the Lowrise 3 zone across 12th Ave S. The upper floor setbacks on the 4th floor are 13'-6" from the west property line and 19'-9" from the south property line. The upper floor setback on the 5th floor are 17'-2" & 15'-2" from the south property line.

LOWER THE BUILDING BY HALF A FLOOR

In addition to stepping the building the building height was lowered by more than half a floor, this will further lessen the perception of height at the corner, along the west side, and from across S. Holgate St. This was done by pushing the building down and reducing each of the 4 story's height for a total reduction of 5'-0" at the 4th floor's west roof. The result is that the 5th floor is only 3'-0" higher along the alley than the previous proposal.

MOVE THE ENTRY COURTYARD TO THE MIDDLE OF THE BUILDING

The plan of the revised proposal was also changed to move the south entry courtyard to the middle of the building. The building is now divided into 2 approximately equal facades on either side of the courtyard further mitigating the perception of height bulk and scale at the corner and from across S. Holgate St. The previous measurements were from west to east 55'-26'-22', the revised proposal's measurements are 38'-26'-39'.

A2 Streetscape Compatibility.

Two portions of the façade, at this early stage of design, should be improved. The waste storage area should not occupy the west exterior wall at street level. The storage area ought to be located further into the garage's interior. Another unit or larger residence ought to have presence on the street façade.

Place a window on the S. Holgate facade into the residential unit occupying the lowest level of the proposed structure to reduce the blank wall's extent and engage the street. It will also provide the corner residential unit with additional natural light.

RESPONSE

The revised proposal has placed the waste storage further back inside the garage and created 2 studio units instead of the one one-bedroom unit in the garage along the west facade. In addition the revised proposal has created an entry between the two units to further add life to the street. This entry will provide access to the units as well as to the garage, elevator, and bike storage. Two windows have also been added to the blank wall on the south façade in the corner unit.

A3 Entrances Visible from the Street.

The Board agreed with placing the primary entrance along Holgate St.

A7 Residential Open Space.

The Board liked the idea of the terraced rain garden and asked to see more design detail for the cistern. Discussion focused on the appropriateness of creating primary open space that would generally lie within shadow.

RESPONSE

The design team has concluded that a cistern for this project is not practical or cost effective. The revised proposal has created a common roof deck on the south side of the 4th floor for a second open space so that the residents can have an option for open space that is not shaded. The public use will have to be regulated as the space is also adjacent to a private unit.

A8 Parking and Vehicle Access.

Due to the constraints of placing parking garage access on the alley, the Board agreed with the applicant's proposed use of 12th Ave for a vehicular entrance. Adjusting to the slope would have required using valuable space for a driveway ramp.

A10 Corner Lots.

There is no inherent need to place added emphasis on the corner; however, at street level, avoiding a blank wall serves to engage the building with the activity along the two streets.

RESPONSE

As mentioned above two windows were added to the blank wall on the south façade in the corner unit on the garage level.

B1 Height, Bulk, and Scale Compatibility.

As discussed in guidance A1, the Board requested a new design alternative that echoes the change in grade and recognizes the smaller scale buildings to the south and west. The massing alternative should step down in height as it approaches the west.

RESPONSE

As stated above the revised building steps the building down the west and to the south to respond to the topography and to create a perceived reduction in the height bulk and scale. The building has been lowered by half a floor at the corner and west side. The major modulation of the entry courtyard has also been relocated to the middle of the building to further reduce the bulk and scale of the length of the building across Holgate from the less intensive single family zone.

C5 Structured Parking Entrances.

The Board agreed that the garage door should be located close to the west property line to avoid creating a dark void in the façade and to ensure a safer environment.

RESPONSE

The revised proposal has moved the garage door to be in line with the west façade which is setback 7 feet rather than the 15 feet that is required by the zoning code.

D1 Pedestrian Open Spaces and Entrances.

The balance between the entry court and the open space on the south and north respectively met with approval. Materials and detailing should emphasize the sequential flow between them. The open passage way linking the courts presents safety concerns, however. How the architect treats this breezeway will be an important consideration at future meetings.

RESPONSE

The breezeway is proposed to have a gate or a door to provide security to the building.

D2 Blank Walls.

See guidance for A2 and A10.

D3 Retaining Walls.

The proposed terraced rain garden suggests that the landscape architect recognizes the potential presence of oversized retaining walls adjacent to a sidewalk.

RESPONSE

The retaining walls have been sized to be no more than 3 to 4 feet high along the sloping sidewalk.

D5 Visual Impacts of Parking Structures.

See D6 guidance.

D6 Screening of Dumpsters, Utilities, and Service Areas.

Locating the waste storage area away from the 12th Ave S. exterior wall will allow for expanded residential use and greater transparency at street level. The Board will consider the departure request for a smaller solid waste area based on modifications to its location.

RESPONSE

The waste storage has been moved further back into the garage and a residential unit and an entry to the garage level has been put in its place.

D7 Personal Safety and Security.

The Board's concerns (see D1 guidance) for the entry court and breezeway will need to be addressed. Design development of this sequence of spaces must ensure the safety of tenants, guests and pedestrians.

RESPONSE

The breezeway is proposed to have a gate or a door to provide security to the building.

D8 Treatment of Alleys.

In wishing to locate vehicular access at S. 12th Ave, the applicant has proposed a narrow swath of green space between the alley and the proposed structure.

D12 Residential Entries and Transitions.

See Board guidance D1 and D7. The landscape plan shows gates at the entrance of the breezeway. How this space and the open entry court are lit and made to feel secure are important considerations.

E2 Landscaping to Enhance the Building and/or Site.

Refinement of the landscape plan should proceed. Guidance noted above emphasizes the importance of the entry, breezeway and north court in terms of relationship with adjacent properties, safety issues, and consistency of architectural concept.

DEVELOPMENT STANDARD DEPARTURES

At the time of the Early Design Guidance meeting, the applicant asked the Board to consider the following departures: allow street rather than alley access for vehicles and reduce the amount of space for the waste storage area. The Board responded to the latter by requesting that the storage be relocated away from the 12th Ave. S. exterior wall.

ADDITIONAL DEPARTURES

GARAGE DOOR

Locating the garage door at the face of the façade means that the garage door is only setback 7 feet from the property line rather than 15 feet as required by code. As a result the applicant must add a departure from the garage door setback requirement of 15' from the property line.

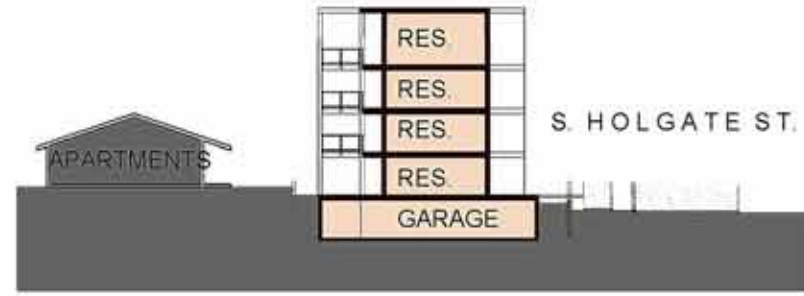
GARAGE HEIGHT ABOVE GRADE.

By moving the garage door to the face of the façade a small portion of the garage access ramp which is more than 4 feet above grade is changed from outside to inside the garage. One of the requirements to allow street instead of alley access is that the garage be no more than 4 feet above grade. As a result the applicant must add a departure from the requirement that the garage be no more than 4 feet above grade to allow street instead of alley access.

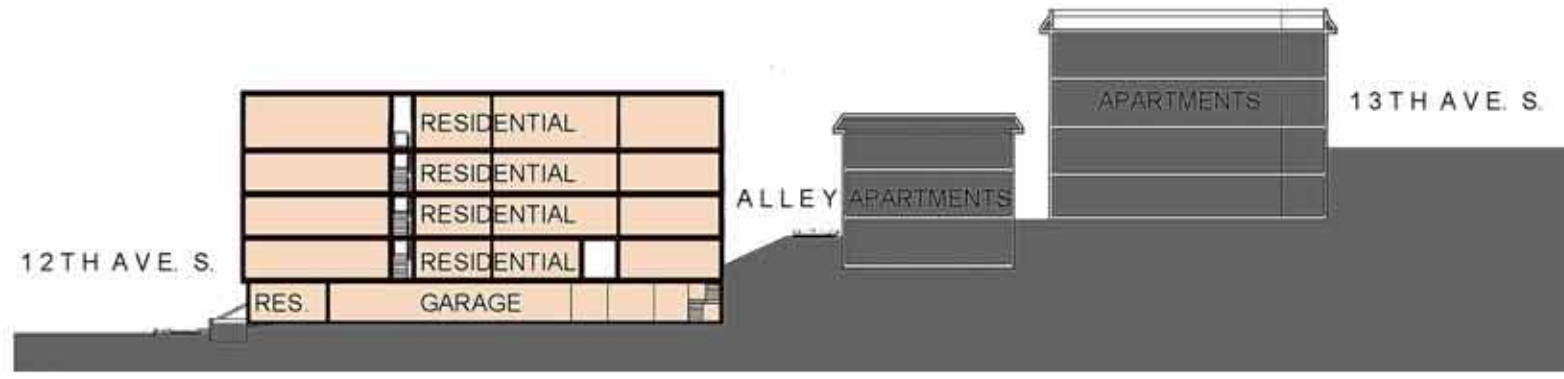
WASTE STORAGE LOCATION

By moving the waste storage room further back into the garage the waste storage location is more than the required 50 foot maximum distance from the pick-up location in 12th Ave S. As a result the applicant must add a design departure for the location of the waste storage area in addition to its size and width.

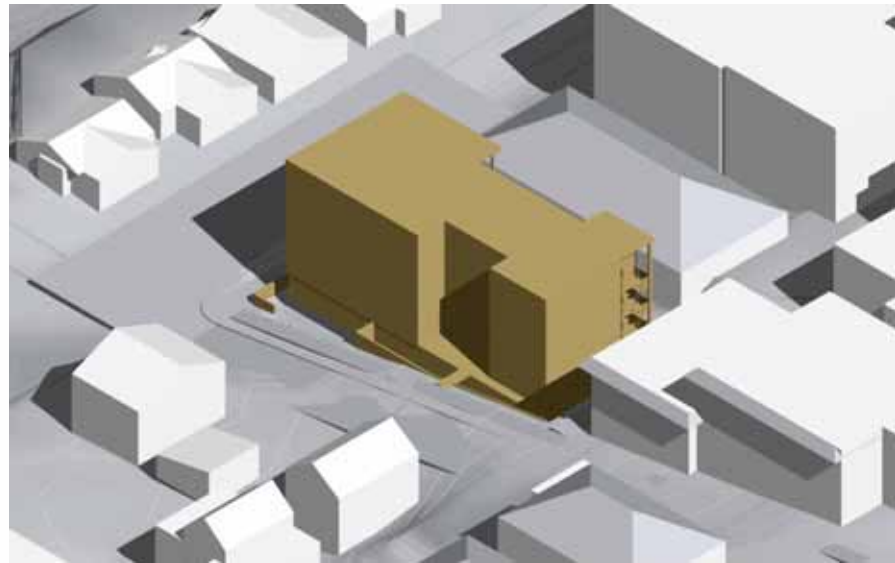
OPTION 3; BALANCED COURTYARDS



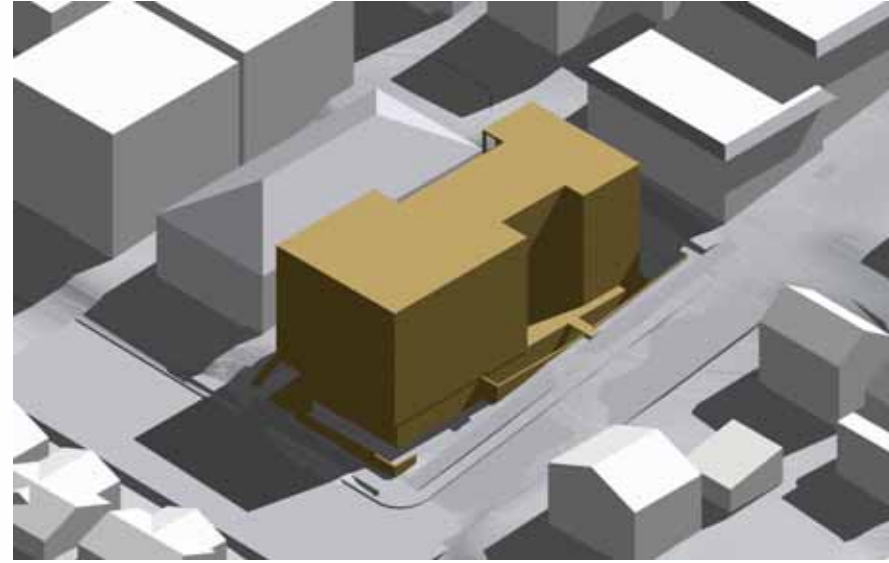
NORTH/SOUTH SECTION



EAST/WEST SECTION



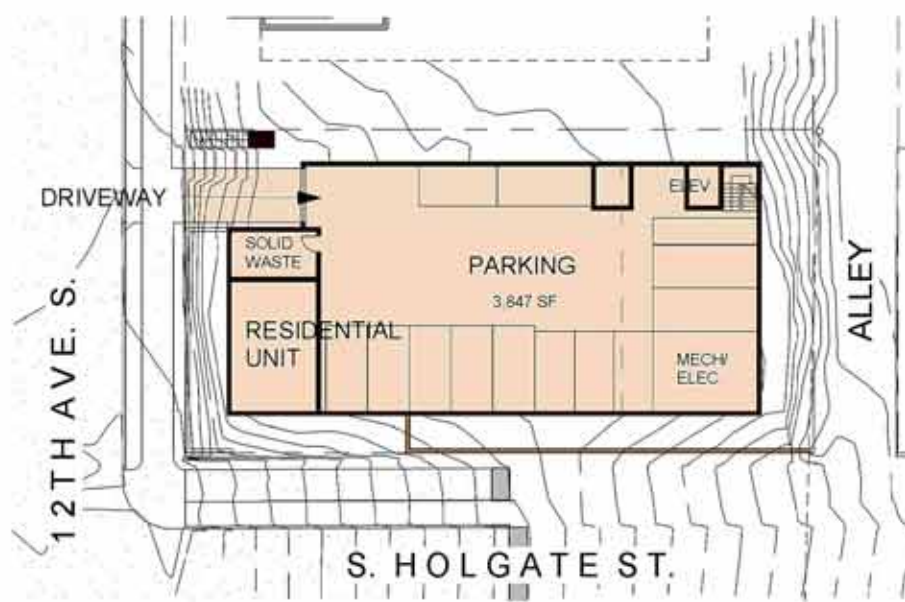
VIEW LOOKING SOUTHWEST



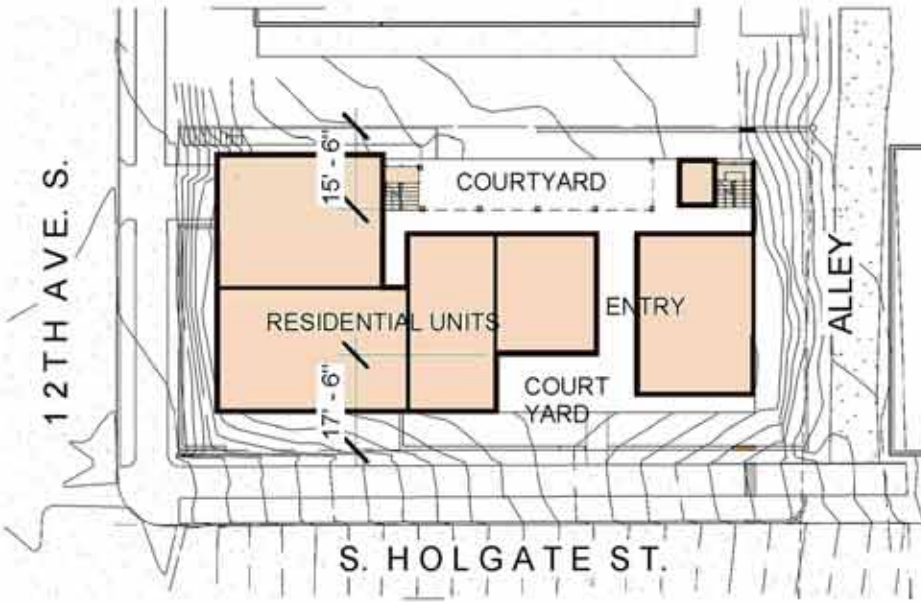
VIEW LOOKING NORTHEAST



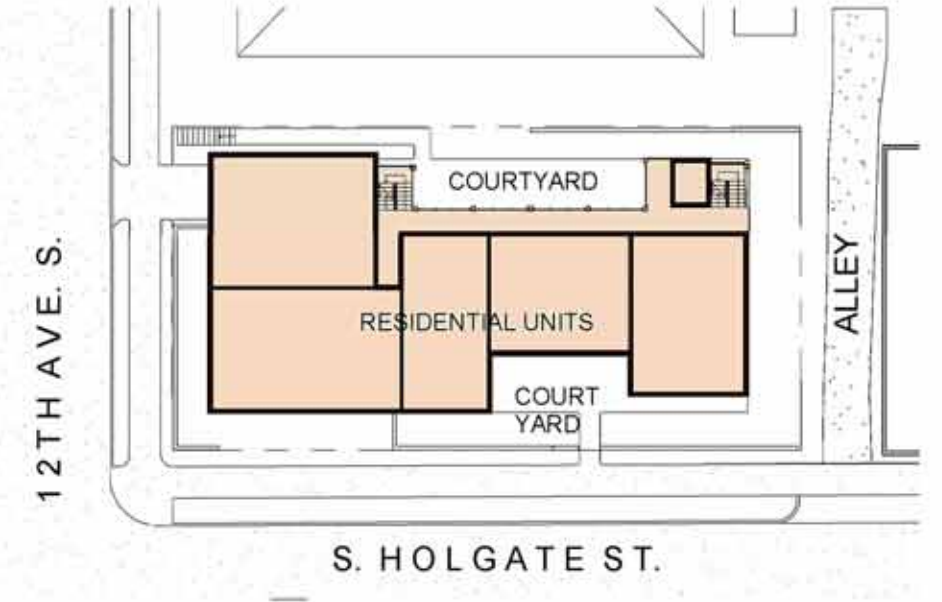
VIEW LOOKING SOUTHEAST



GARAGE FLOOR



1ST FLOOR



2ND-4TH FLOORS

OPTION 3; BALANCED COURTYARDS



LOOKING NORTH FROM 12TH AVE S.



LOOKING SOUTH FROM 12TH AVE S.

STREET ACCESS EXCEPTION, SOLID WASTE AREA DEPARTURE.
LANDSCAPE 50% OF THE COMMON AMENITY AREA DEPARTURE
POSSIBLE MINIMUM SETBACK DEPARTURE

PROS;

- Creates a larger setback and building modulation on Holgate Ave S.
- Creates larger entry courtyard and allows activity in the south facing courtyard.
- Enters off street and eliminates alley driveway traffic and impact on alley residential units.
- Locates pick up of solid waste in garage off 12th Ave S. and eliminates impacts of solid waste storage on neighbor's alley residential units.
- Eliminates the need to improve the alley which will increase alley traffic and impact neighbor's alley residential units.
- Increases Green Factor, with more landscaped area on site.
- Has more on grade amenity space for resident's use.
- Efficient and less costly garage allows project to provide parking for 12 stalls.

CONS;

- Decreases the building modulation along the lot line to the north.
- Removes a potential parking space from 12th Ave S.
- Creates potential conflicts between driveway traffic and pedestrian traffic along 12th Ave S.

OPTION 3; FAÇADE STUDY

3 BASIC BUILDING MASSES



LOOKING NORTHEAST FROM 12TH AVE . S.

UNIT STACKS



LOOKING NORTHWEST FROM S. HOLGATE ST

UNIT STACKS



LOOKING SOUTHEAST FROM 12 AVE. S.

USE THE ROOF FORM TO ORIENT THE BUILDING TO THE MAJOR STREET, BALANCE THE BUILDING MASS WITH THE STEEP STREET, ARTICULATE THE 3 BASIC BUILDING MASSES, POINT TO ENTRY COURTYARD, AND EXPRESS THE PATH OF THE ROOF RUNOFF FLOWING INTO THE COURTYARD, DOWN THE DOWNSPOUTS, AND INTO THE RAINGARDENS THAT CASCADE DOWN THE STREET.

EXPRESS THE BUILDING'S BASE, MIDDLE, AND TOP WITH BAYS, DIFFERENT WINDOW TYPES, AND DIFFERENT SIDING CHOICES, TEXTURES, AND COLORS TO ARTICULATE THE FAÇADE AND HELP THE BUILDING RELATE TO THE LOWER BUILDINGS IN THE NEIGHBORHOOD.

BREAK UP MAIN BUILDING MASS WITH RECESSES AND BAYS , WHICH CAN BE EXPRESSED WITH DIFFERENT SIDING CHOICES AND COLORS TO MEET THE INTENT OF THE NEW CODES DESIGN GUIDELINES, CREATE A SCALE THAT RELATES TO THE SINGLE FAMILY HOUSES IN THE NEIGHBORHOOD AND TO HELP EACH UNIT BE IDENTIFIABLE FROM THE STREET.

OPTION 4 STEPPED; STREET VIEWS



LOOKING NORTH FROM 12TH AVE S.



LOOKING WEST FROM S. HOLGATE ST.



LOOKING SOUTH FROM 12TH AVE S.

DEPARTURE'S;
STREET ACCESS, WASTE STORAGE, GARAGE DOOR LOCATION, 50% LAND-
SCAPE OF THE COMMON AMENITY AREA

PRO'S OVER OPTION 3

- Reduces height by more than half a floor at the corner and the west façade.
- Steps to the west and south to reduce perception of height, bulk and scale at the corner, from across S. Holgate St., and at the west façade.
- Moves entry courtyard to middle to reduce perception of bulk and scale from across S. Holgate S.
- Moves the trash room from the west façade to the interior of the garage and adds a unit and an entry to 12th Ave S. to give the street more life.
- Adds 2 windows to the corner at the south façade to add more life to the corner and south light to the unit.

CONS OVER OPTION 3

- Increases height at the alley by 3 feet.

OPTION 4 STEPPED; AERIAL VIEWS



VIEW LOOKING NORTHEAST

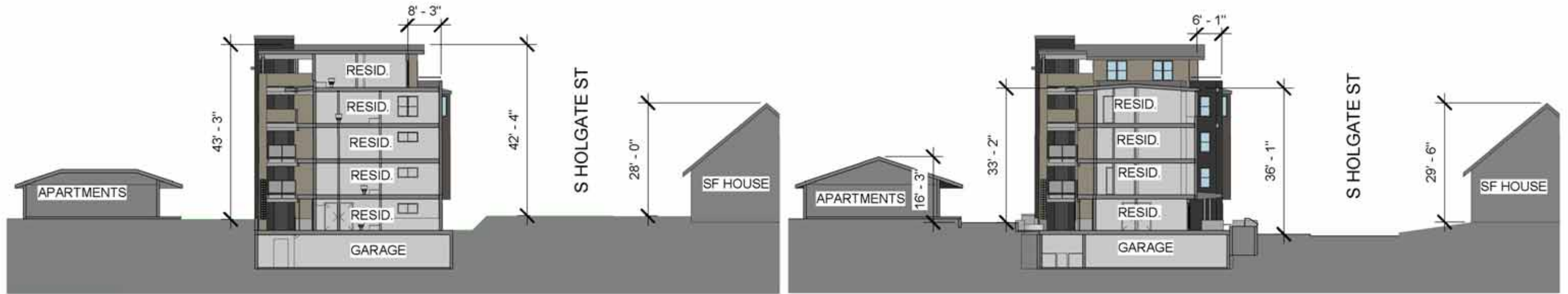


VIEW LOOKING NORTHWEST



VIEW LOOKING SOUTHEAST

OPTION 4 STEPPED; SECTIONS



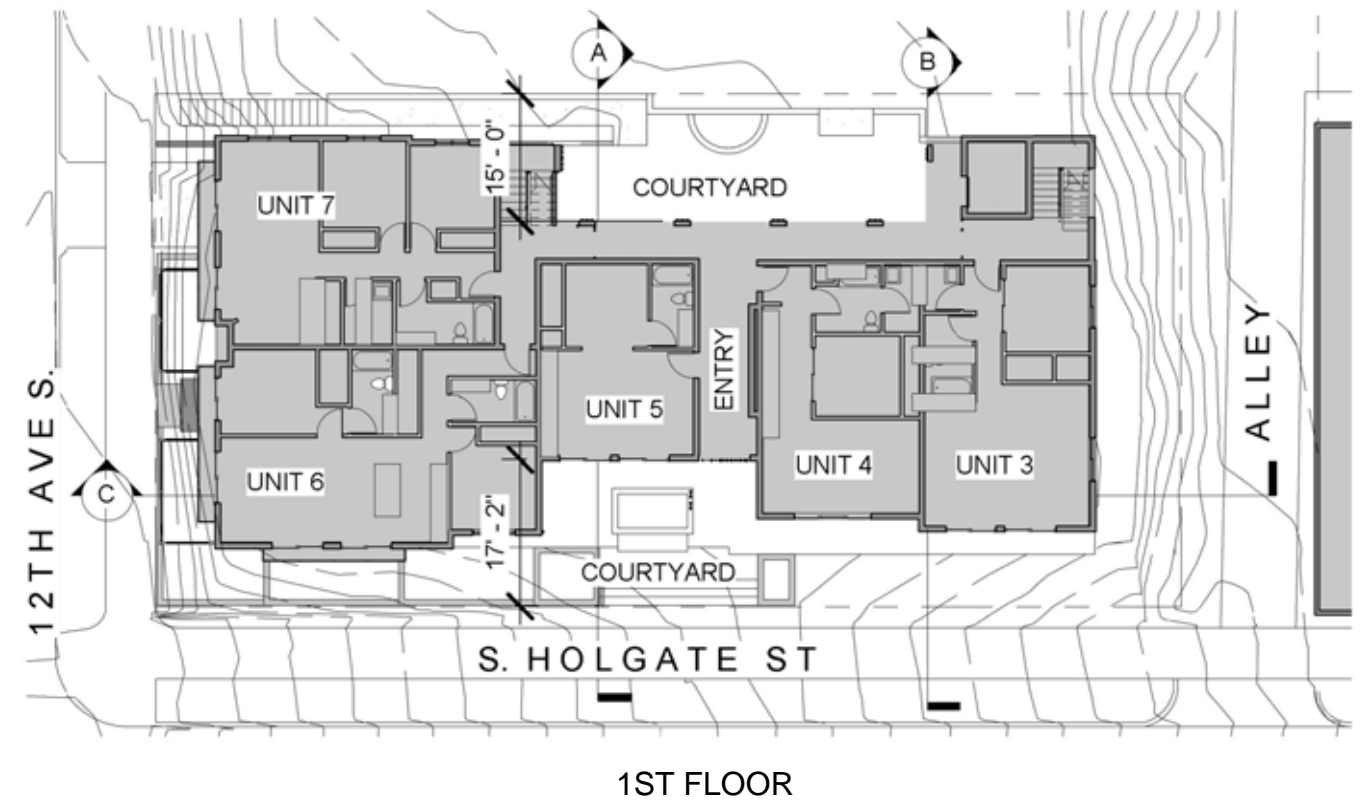
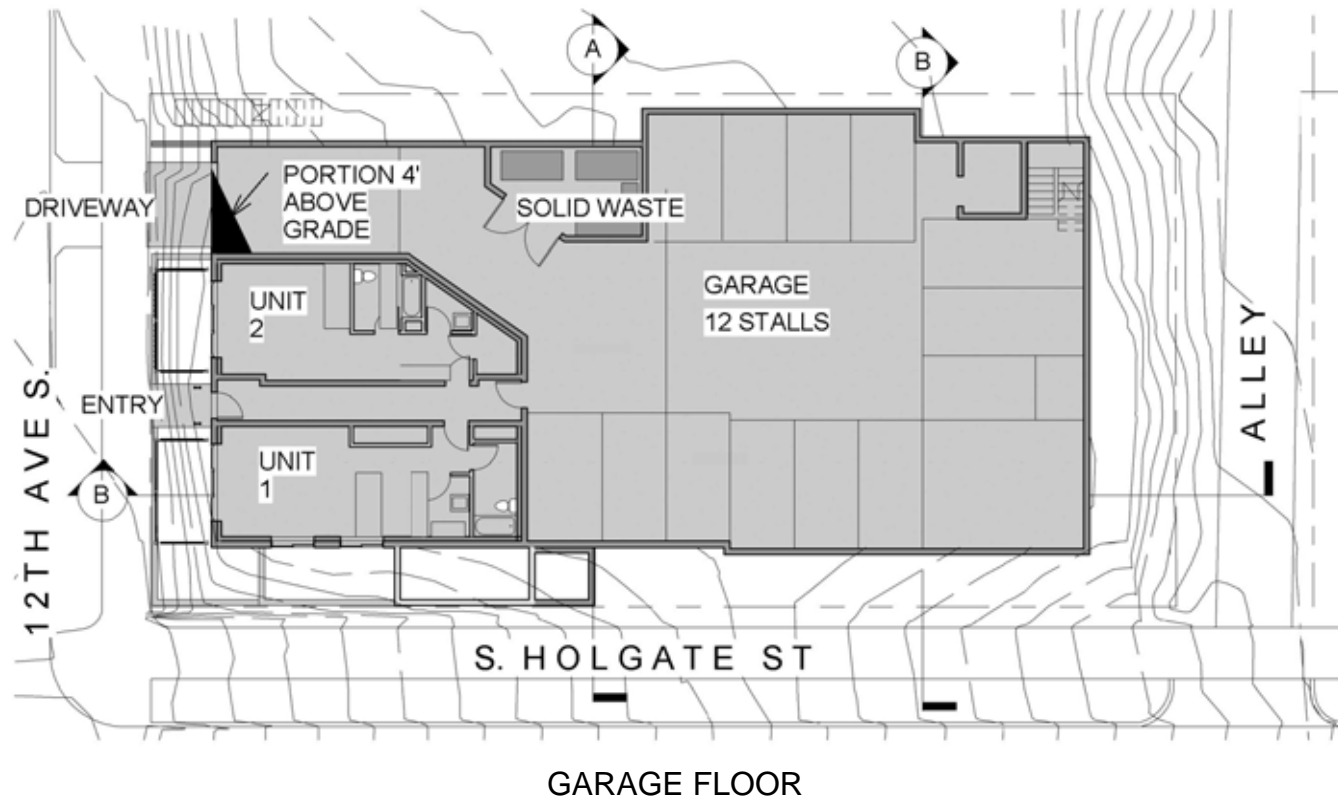
SECTION B; NORTH/SOUTH @ 5TH FLOOR

SECTION A; NORTH/SOUTH @ COURTYARD



SECTION C; EAST/WEST

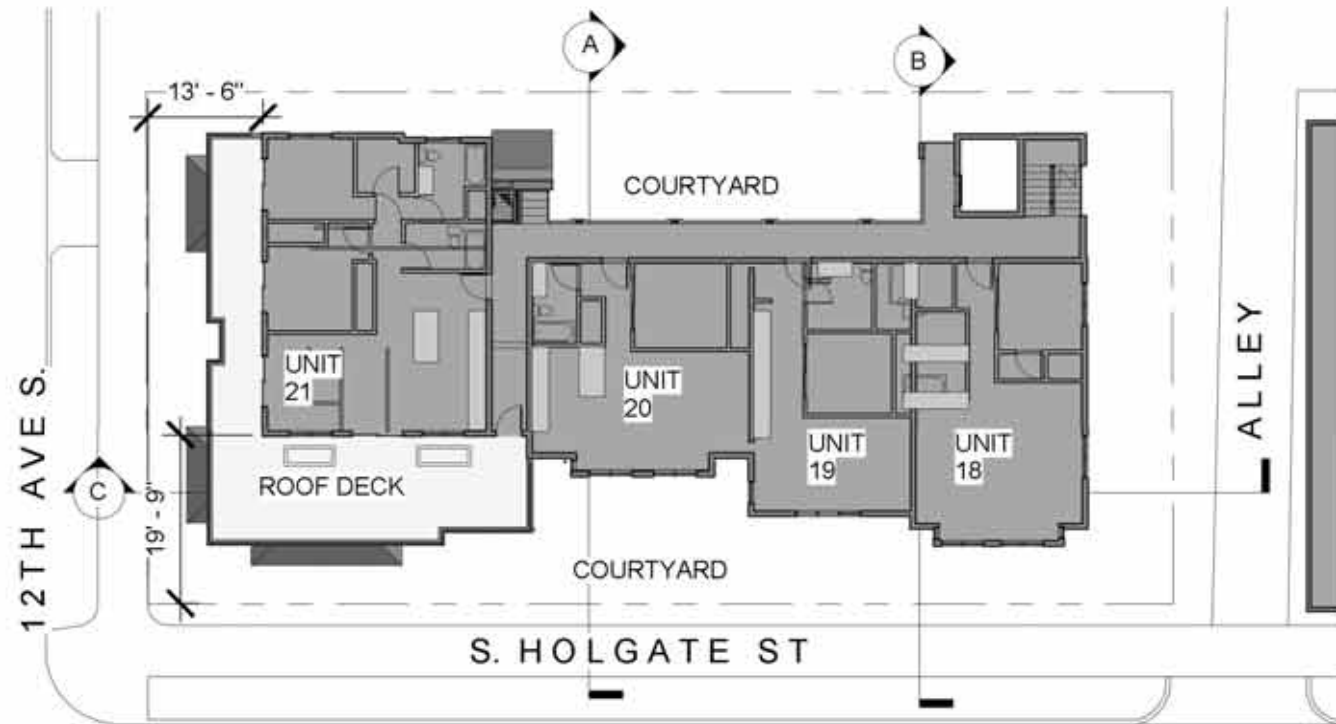
OPTION 4 STEPPED; PLANS



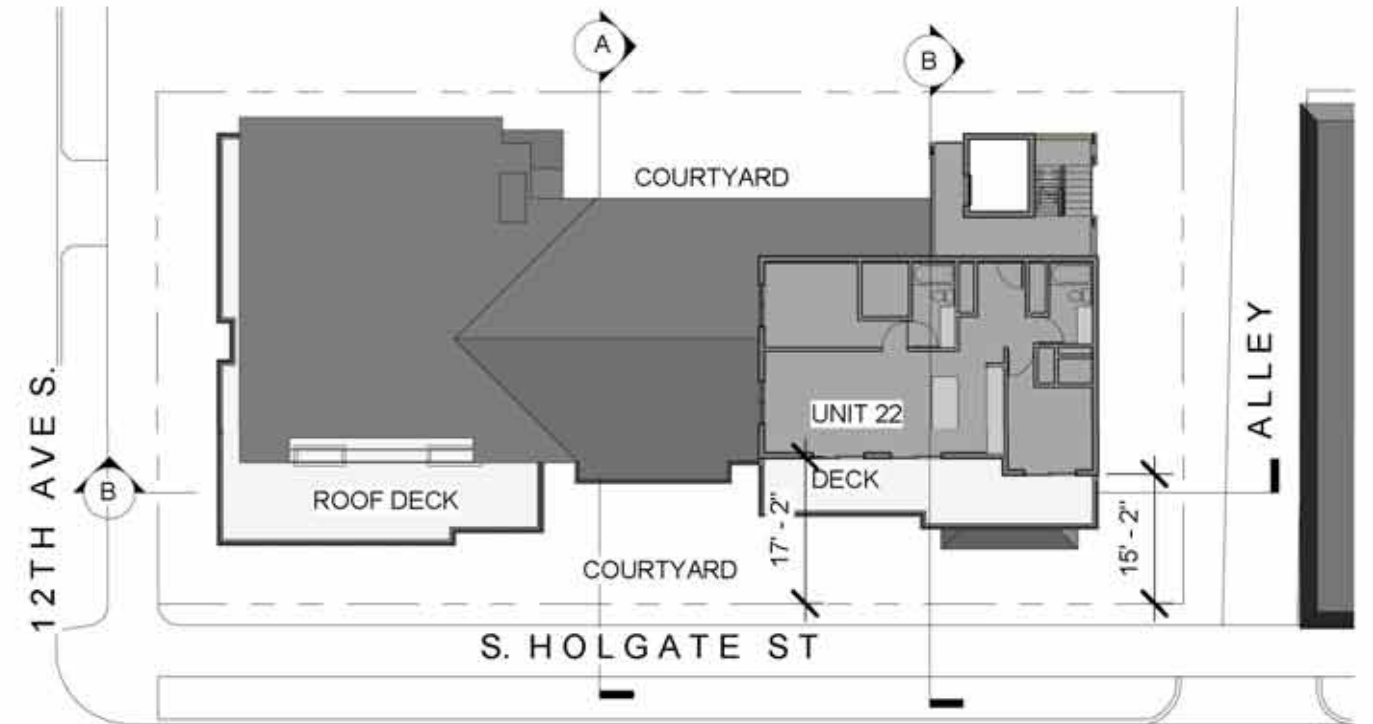
OPTION 4 STEPPED; PLANS



2ND & 3RD FLOORS



4TH FLOOR



5TH FLOOR

OPTION 4 STEPPED; DETAILED VIEWS



COURTYARD LOOKING WEST



COURTYARD LOOKING EAST



FRONT ENTRY



12TH AVE ENTRY

POSSIBLE FAÇADE TREATMENTS



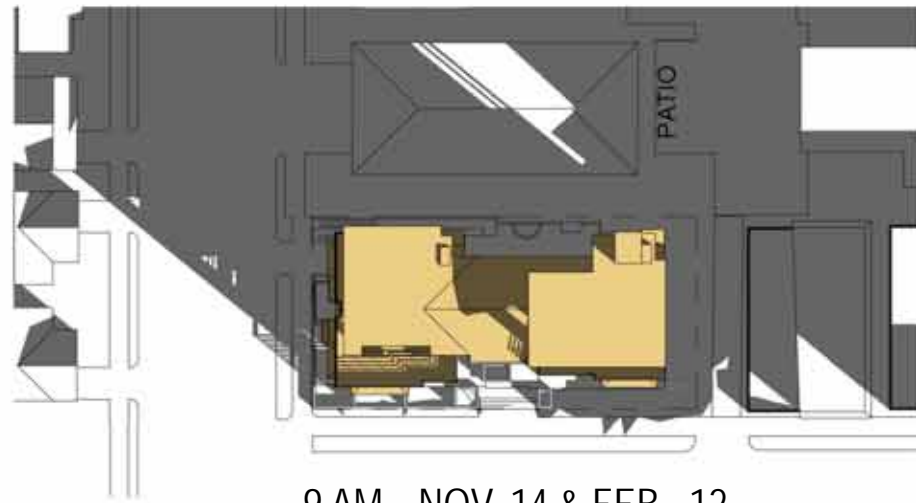
DIEPENBROCK & ASSOCIATES/
RUDD DEVELOPMENT CO.



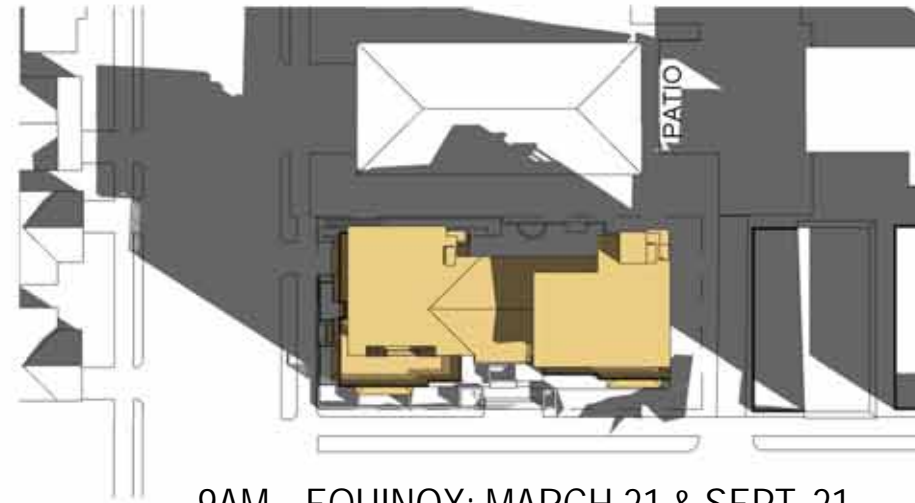
DIEPENBROCK & ASSOCIATES/
RUDD DEVELOPMENT CO.



OPTION 4 STEPPED; SOLAR STUDY



9 AM—NOV. 14 & FEB. 12



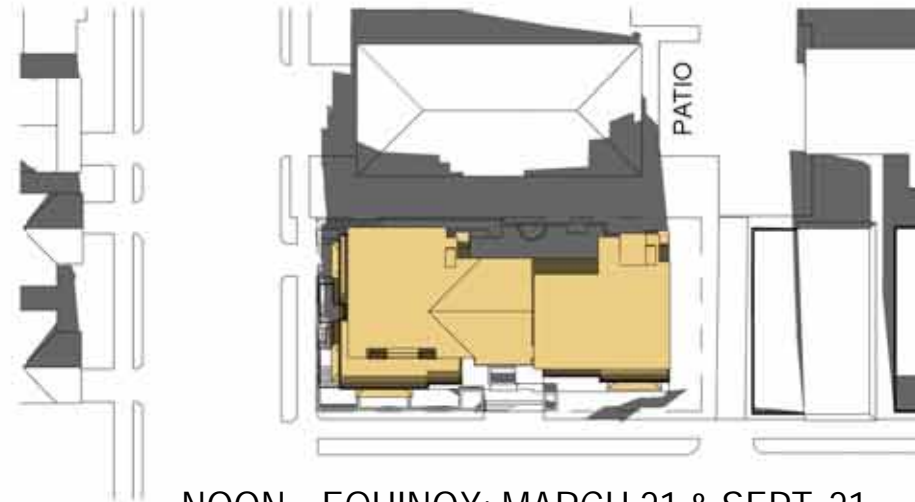
9AM—EQUINOX; MARCH 21 & SEPT. 21



9AM—SUMMER SOLSTICE; JUNE 21



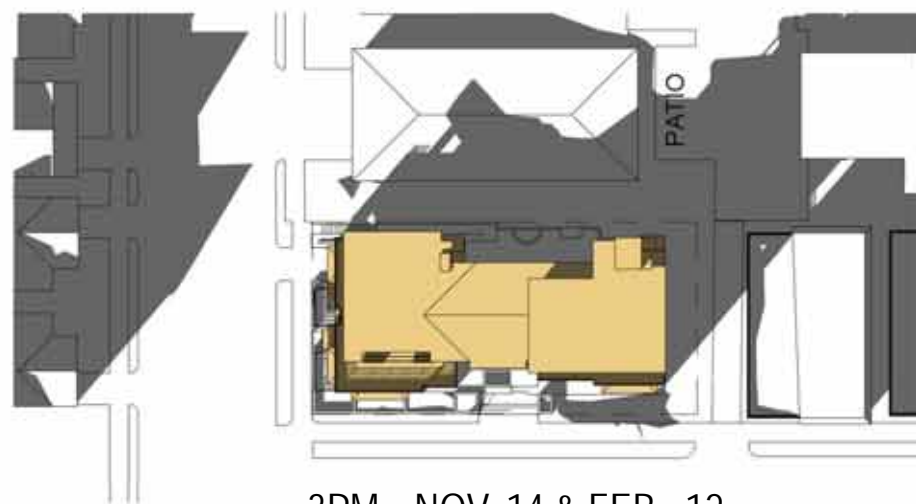
NOON—NOV. 14 & FEB. 12



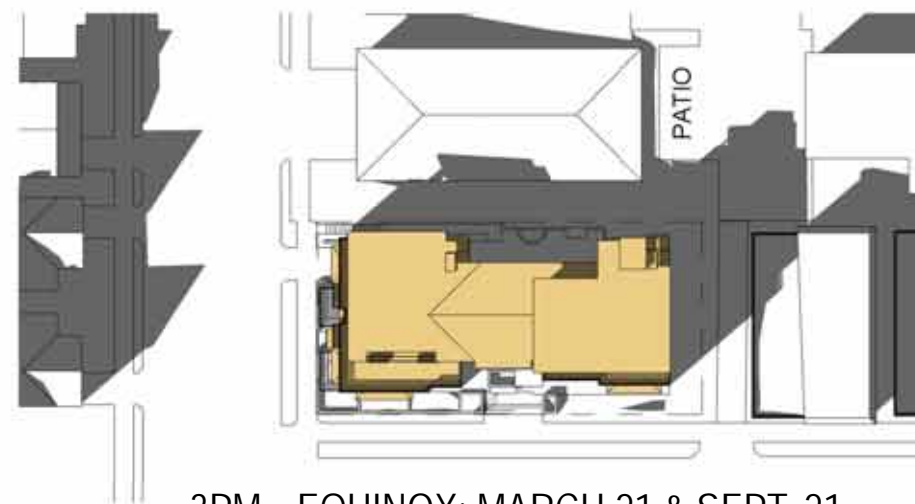
NOON—EQUINOX; MARCH 21 & SEPT. 21



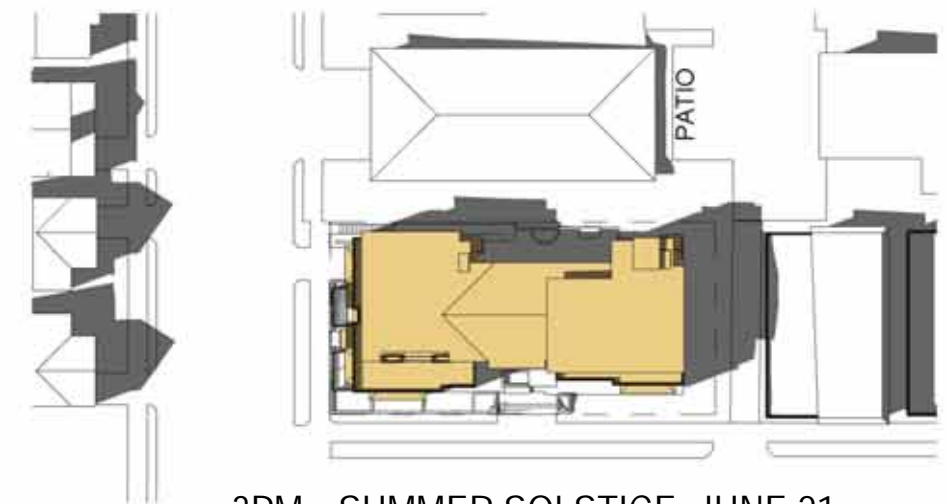
NOON—SUMMER SOLSTICE; JUNE 21



3PM—NOV. 14 & FEB. 12



3PM—EQUINOX; MARCH 21 & SEPT. 21



3PM—SUMMER SOLSTICE; JUNE 21

OPTION 4 STEPPED; ZONING SUMMARY

23.45.510 Floor area ratio (FAR) limits

ALLOWED; 14,400 SF
 PROPOSED; 14,300 SF

23.45.514 STRUCTURE HEIGHT

ALLOWED; 40'+ 4' FOR SHED ROOF
 PROPOSED; 40'+ 4' FOR SHED ROOF

23.45.518 SETBACKS

REQUIRED; Front; 5'
 PROPOSED; 5' minimum, 6.4 average
 REQUIRED/ PROPOSED Rear; 10' minimum
 REQUIRED Side; 7' average; 5' minimum
 PROPOSED north; 5' minimum, 9.3' average
 PROPOSED south; 5' minimum, 7.8' average

23.45.522 AMENITY AREA

TOTAL REQUIRED;
 7,200 SF X .25 = 1,800 SF
 PROPOSED = 1,898 SF
 COMMON AREA REQUIRED;
 1,800 X .5 = 900 SF
 PROPOSED = 908 SF

23.45.524 LANDSCAPING REQUIREMENTS

REQUIRED GREEN FACTOR; = .6
 PROPOSED; > .6

23.45.527 STRUCTURE WIDTH & FAÇADE LENGTH

BUILDING LENGTH;
 ALLOWED; 150'
 PROPOSED; 105'

FAÇADE LENGTH;
 ALLOWED; 75'
 PROPOSED; 42.25'

23.45.536 PARKING LOCATION, ACCESS, AND SCREENING

PARKING;
 REQUIRED; NONE
 PROVIDED; 12 STALLS

BICYCLE PARKING;
 REQUIRED; 5
 PROVIDED; 5

ACCESS;
 STREET ACCESS REQUIRED IF;
 ALLEY IS UPHILL OF STEEP LOT
 INCREASED GREEN FACTOR
 REQUIRED; .6
 PROPOSED; >.6
 LARGER GROUND-LEVEL AMENITY AREAS
 REQUIRED; 900 SF
 PROPOSED = 1,833 SF

DRIVEWAYS;
 REQUIRED; SLOPE < 15%
 PROPOSED; SLOPE = 5%

23.54.040 SOLID WASTE AREA; DEPARTURE REQUESTED

AREA REQUIRED; 225 SF
 PROPOSED; 150 SF

WIDTH REQUIRED; 12'
 PROPOSED; 3'-10" & 10'-0"

DEPARTURES, EXCEPTION SUMMARY

<u>EXCEPTION:</u>	OPT. 1	OPT. 2	OPT. 3	OPT. 4
ACCESS OFF STREET		x	x	x
<u>DEPARTURE</u>	OPT. 1	OPT. 2	OPT. 3	OPT. 4
SOLID WASTE		x	x	x
50% LANDSCAPE FOR COMMON AREA			x	x
GAR. DR & GAR. 4' ABOVE GRADE				x

DEPARTURE, EXCEPTIONS REQUESTED

Both the departure from the solid waste storage area standards and the exception that requires street access instead of alley access are allowed by the zoning code if the projects meets certain conditions.

STREET ACCESS ALLOWED

For the exception that requires street access in stead of alley access the project must provide more on grade amenity space and a higher green factor than a design that takes access from the alley. Option 4 the stepped scheme with access off the street provides more green factor and more on grade amenity space than option 1 the scheme with access off the alley and meets these conditions for street access.

DEPARTURE FOR GARAGE 4 FEET ABOVE GRADE

One of the conditions for street access is that the garage be a minimum of 4 feet bellow grade. If the garage door is moved up to be in line with the façade instead of setback 15' then a small portion of the driveway will be 4' feet above grade and the garage will possibly not meet this requirement. This departure would request that the requirement be waived to allow street access.

DEPARTURES FROM SOLID WASTE STORAGE STANDARDS

The solid waste storage room is proposed to be in the garage. This location is the least intrusive on the apartment residents and on the neighbors.

To depart from the required area, width and location the proposed room must be workable, approved by Seattle Public Utilities (SPU), and the additional space increase the proposed residential density.

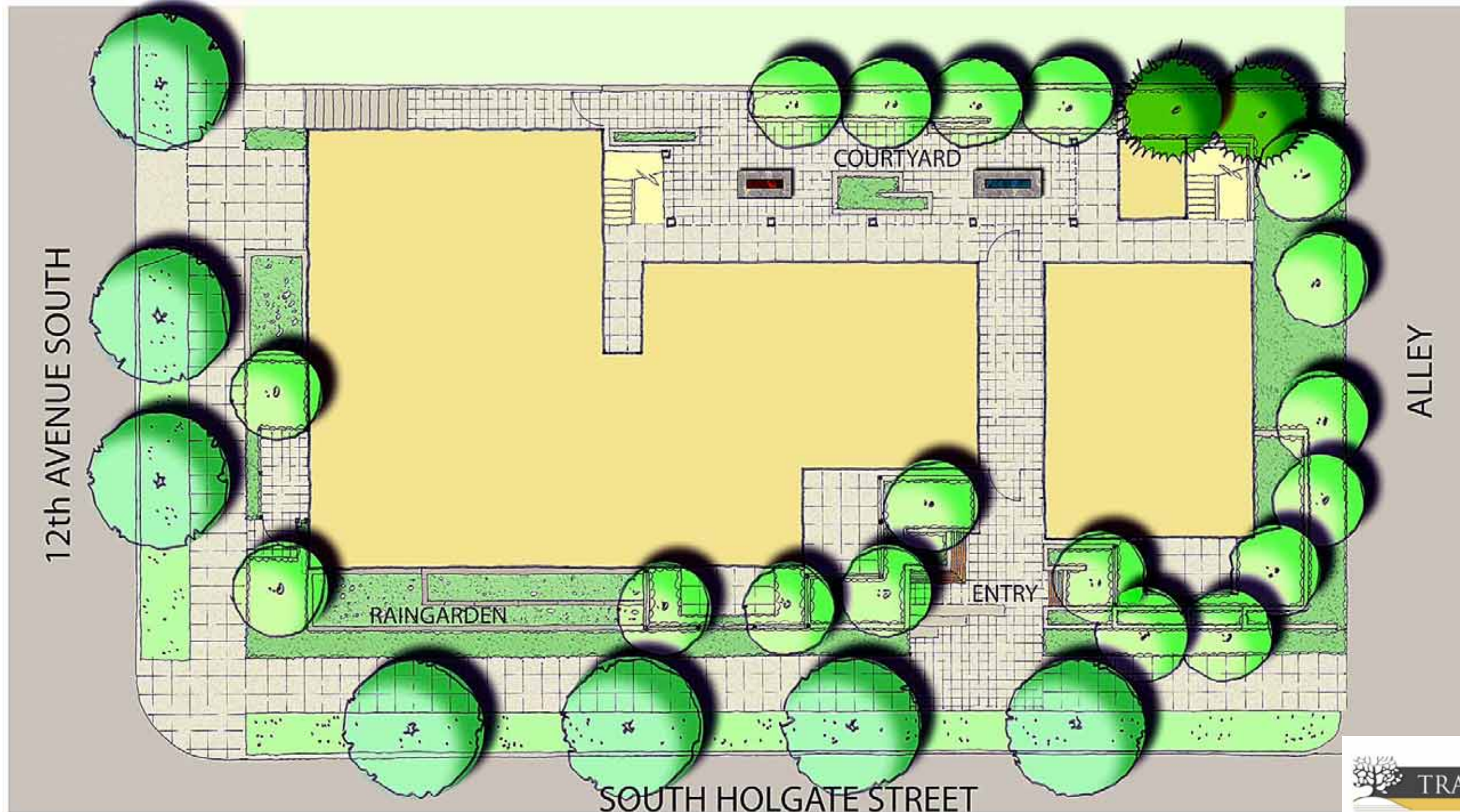
The number and size of containers in the room has been approved by SPU as workable.

LANDSCAPE DEPARTURE

The zoning code requires landscaping 50% of the amenity area in the entry and rear courtyards. These courtyards are proposed to be the outdoor living rooms for the development. They can be flexible areas used by the residents for various activities such as waiting, small gatherings, gardening, and children playing. There is seating and a fire pit proposed to support these activities. If half of the area of the courtyards are required to be landscaped they cannot easily support these activities.

GARAGE DOOR SETBACK DEPARTURE.

The code requires that a garage door on the street be setback a minimum of 15 feet from the street property line. This departure would allow the garage door to be in line with the façade which is setback 7 feet from the street..



LANDSCAPE DESIGN STRATEGY FOR OPTION 3; PREFERRED SCHEME

- Use a combination of hardscapes and plantings to shape the outdoor spaces, planters, groves of trees, and vertical green trellis along with more traditional foundation plantings and seasonal displays
- Provide habitat for urban wildlife such as birds and squirrels in the rear patio to add life.
- Incorporate multi-functions of plantings to create bio-retention cells, shelter, shade, and habitat.
- Use native plants.