

# 11TH AND REPUBLICAN



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## EARLY DESIGN GUIDANCE 2 DPD #3012300

4302 SW ALASKA STREET  
SEATTLE, WA 98116  
206.933.1150  
www.nkarch.com



## SITE CONTEXT

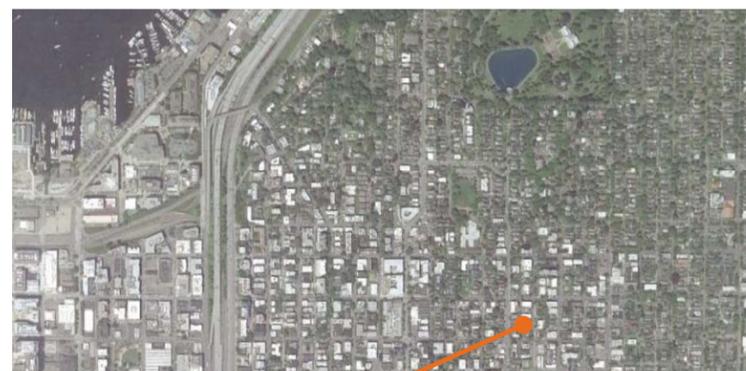
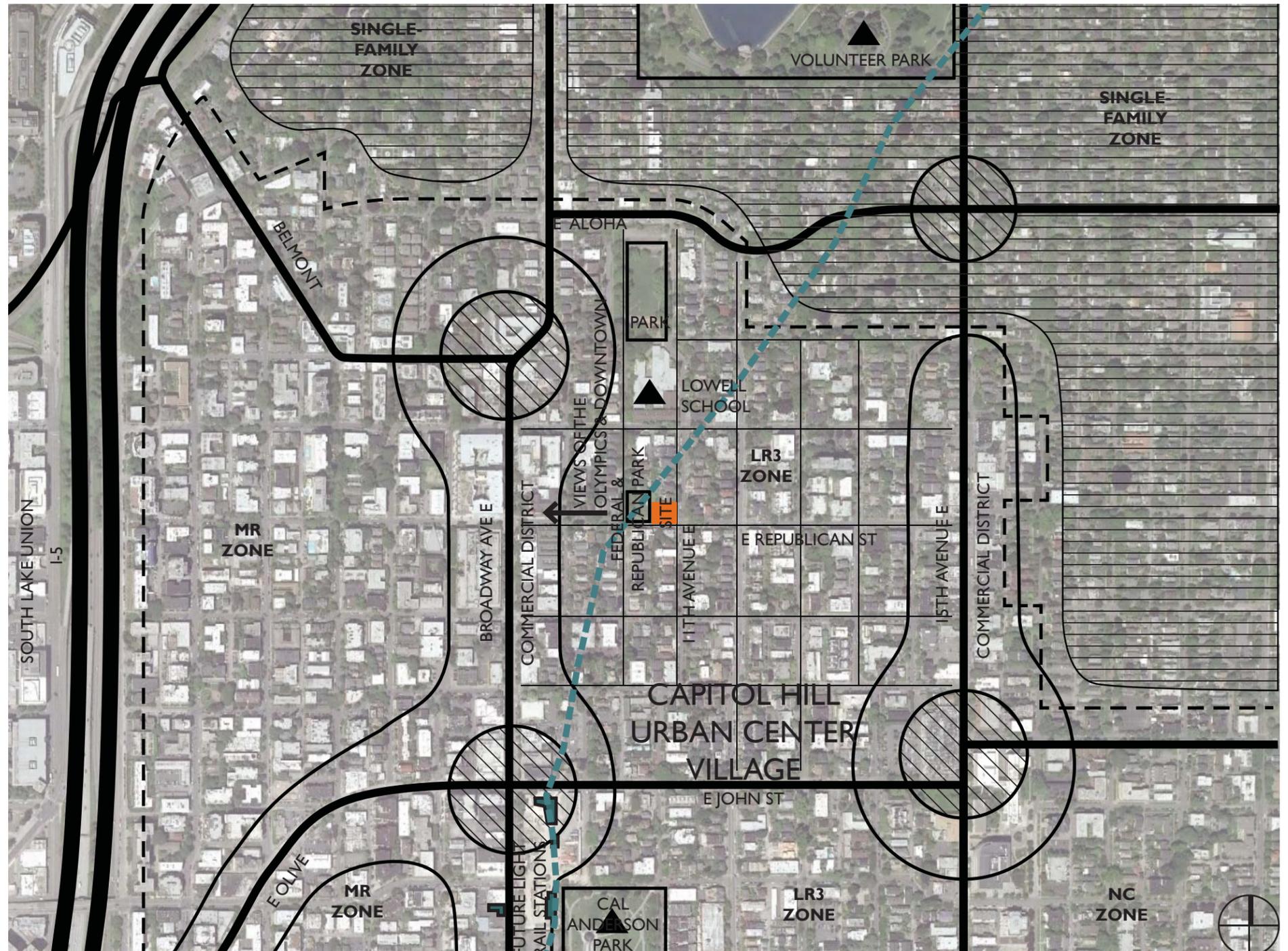
**ADDRESS:** 505 11th Avenue E  
**DPD PROJECT #:** 3012300  
**OWNER:** nic|chick llc  
**APPLICANT:** Nicholson Kovalchick Architects PS  
**CONTACT:** Alyssa Mehl, LEED AP BD+C  
 4302 SW Alaska St. Ste. 200;  
 Seattle, WA 98116;  
 206.933.1150

At the conclusion of the first EDG meeting on July 6, 2011 for this project, the Board recommended that the project move forward to MUP Application in response to the guidance provided at the meeting. The recommendations at the first EDG meeting included preserving the original structure of the 1900's existing house. However, many departures were not granted by the Board and a significant amount of rentable square footage of the new development was eliminated as a result. Setback departures for the west and north property lines were not granted. It was recommended by the Board to eliminate the new structure to the north of the existing house in the previous preferred scheme (Option 4 in the EDG I packet). The Board also recommended a decrease in the height and area of the new structure on the west side of the site. The diagram on page 3 illustrates the plan view of these implications. In order to maintain the development potential of the site and to justify the cost of preserving the existing house, the new development must include a certain amount of rentable square footage and FAR.

This second EDG meeting has been requested by the Owner in response to the Design Guidance that was given at the first EDG meeting. It is our preferred option to preserve the existing house, but we are returning to request some more guidance by the Board and some departures from the Land Use Code in order to make preserving the house a more feasible option.

This packet presents two options. Option A is the preferred option that preserves the original 1900's structure of the house. This option requests specific departures of setbacks and facade lengths in order to justify the preservation of the house. Option B is a code compliant option that requires no departures but it requires that the house be demolished.

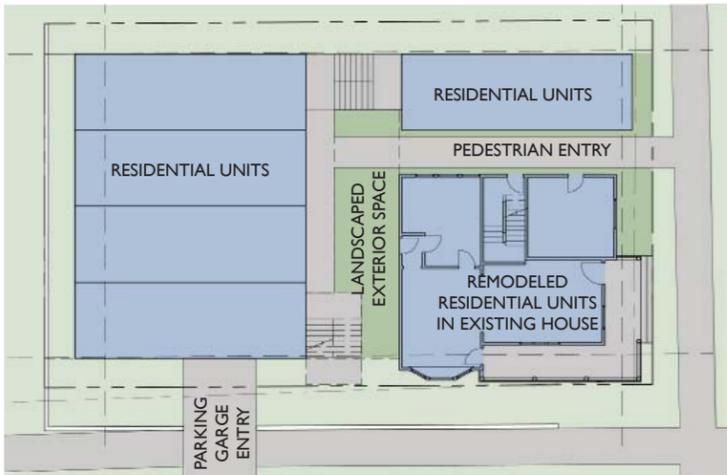
It is in our best interest to save the house, however, we ask that you please consider the requested departures in order to make this option more feasible. Due to the recent land use code changes, this situation will occur more frequently throughout this neighborhood and in the city. It is in our best interest to work together to preserve existing structures and historic context, but also to allow for new structures and infill development within the city.



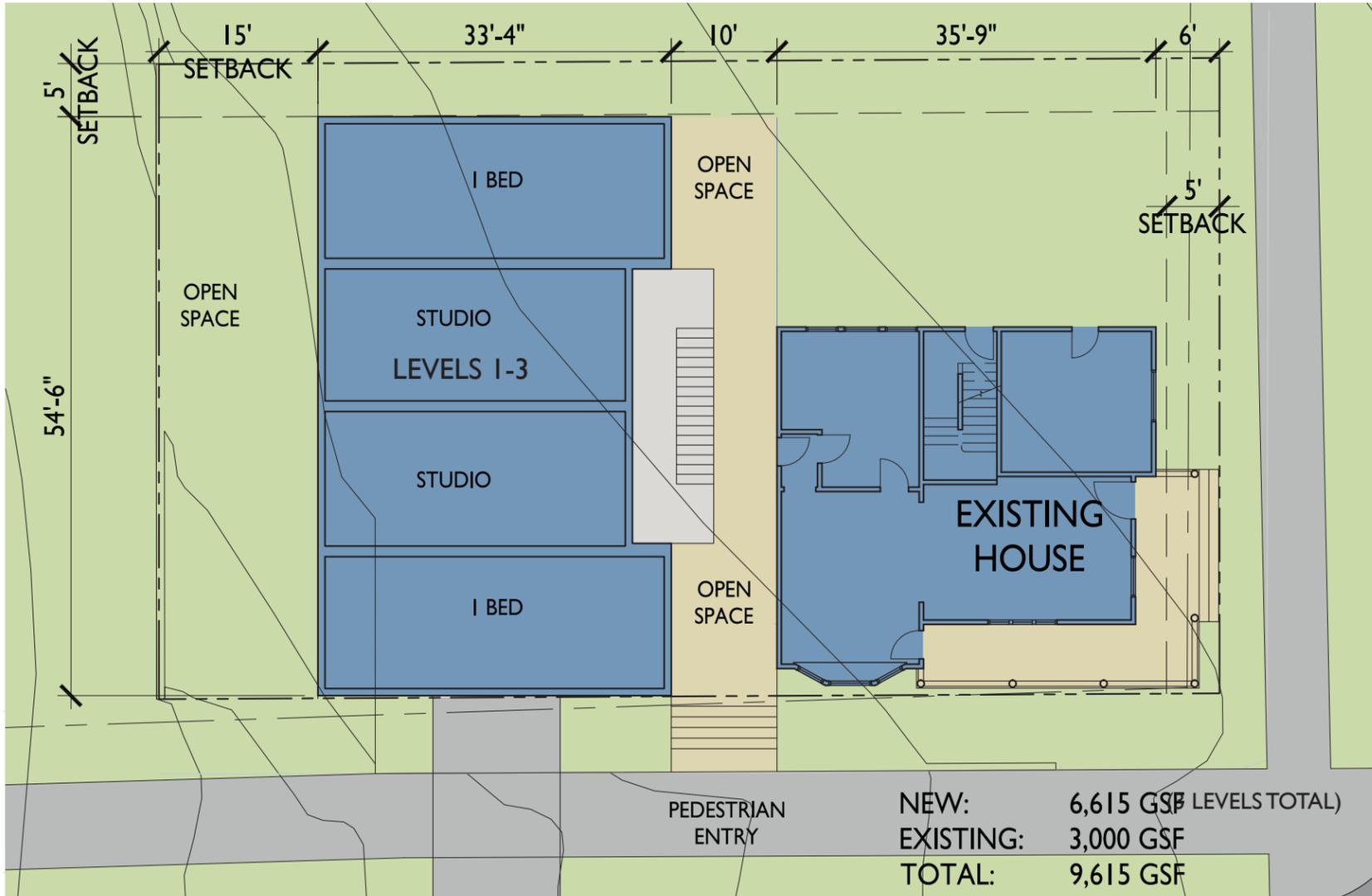
SITE LOCATION

-  NODE
-  SINGLE-FAMILY ZONE
-  CAPITOL HILL URBAN CENTER VILLAGE
-  NEIGHBORHOOD LANDMARK
-  FUTURE LIGHT RAIL TRACK & STATION

FLOOR AREA RATIO	FLOOR AREA RATIO EXEMPTION		SF	TOTAL BUILDING SF	FAR (+) EXISTING HOUSE	FAR (-) EXISTING HOUSE
SMC 23.45.510:  FAR = 2.0  Floor Area Ratio: sf of building / sf of site	SMC 23.45.510.E.3: Exempt floor area from FAR "The floor area contained in structures built prior to January 1, 1982 as single-family dwelling units that will remain in residential use"  Therefore, if the existing structure is preserved on the site, the allowable square footage of the building on the site excludes the square footage of the existing house.	SEATTLE MUNICIPAL CODE DEVELOPMENT POTENTIAL	SITE AREA: 5,983 SF NEW BUILDING SF: 12,000 SF EXISTING HOUSE SF: 3,000 SF	<b>TOTAL SF: 15,000 SF</b> NEW BUILDING - EXISTING HOUSE: 12,000 SF	15,000 SF / 5,983 SF = 2.5	<b>12,000 SF / 5,983 SF = 2.0</b>
		EDG I RECOMMENDATION (SEE DIAGRAM BELOW)	SITE AREA = 5,983 SF NEW BUILDING SF: 6,615 SF EXISTING HOUSE SF: 3,000 SF	<b>TOTAL SF: 9,615 SF</b> NEW BUILDING - EXISTING HOUSE: 6,615 SF	9,615 SF / 5,983 SF = 1.6	<b>6,615 SF / 5,983 SF = 1.1</b>



EDG I MEETING - ORIGINAL PREFERRED "OPTION 4" (FROM THE EDG I PACKET)



EDG I RECOMMENDATION DIAGRAM - DIAGRAM OF BOARD RECOMMENDED DEVELOPMENT MASSING

## OPTION A

### DISTINGUISHING FEATURES

- 16 units: 10 units in new building + 6 units in existing house & addition.
- Studios, One-Bedroom, & Townhouse units.
- 10 underground parking stalls.
- Original 1900's structure of existing house is preserved & relocated.
- Existing 1950's addition of existing house is demolished.
- New addition proposed to connect to the north of existing house.
- New building located on west portion of site.

### PROS

- Existing house is preserved.
- Existing house maintains the pattern of the street along 11th Avenue.
- Front porch of existing house relates to the corner of 11th & Republican.
- Units facing the park provide a visual connection to the park to activate security - "Eyes on the Park".

### CONS

- Departures are requested.
- Limited open space between buildings on site.

SF	TOTAL BUILDING SF	FAR (-) EXISTING HOUSE	FAR (+) EXISTING HOUSE
SITE AREA: 5,983 SF NEW BUILDING SF: 8,976 SF EXISTING HOUSE SF: 3,000 SF	<b>TOTAL SF: 11,976 SF</b> NEW BUILDING - EXISTING HOUSE: 8,976 SF	<b>8,976 SF / 5,983 SF = 1.5</b>	<b>11,976 SF / 5,983 SF = 2.0</b>



## OPTION B

### DISTINGUISHING FEATURES

- 24 units: 12 units in west building + 12 units in east building.
- Studios & One-Bedroom units.
- 10 underground parking stalls.
- Existing house is demolished.
- Code compliant scheme - no Departures are requested.

### PROS

- No Departures are requested.
- Alternating floor heights and exterior stairways between buildings create dynamic facade and massing along Republican.
- Exterior stairways create a defined point of entry along Republican.
- Units facing the park provide a visual connection to the park to activate security - "Eyes on the Park".

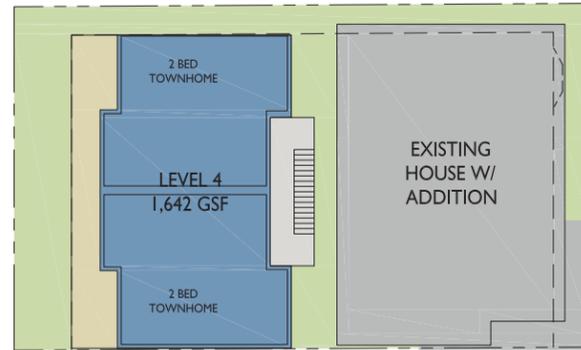
### CONS

- Existing house is demolished.
- Provides weaker modulation along 11th Avenue.

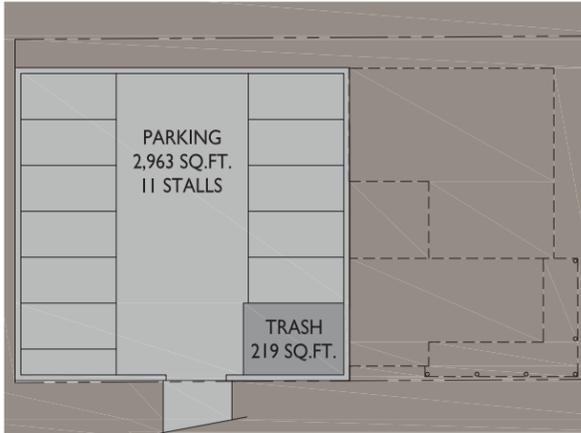
SF	TOTAL BUILDING SF	FAR
SITE AREA: 5,983 SF NEW BUILDING SF: 11,990 SF	<b>TOTAL SF: 11,990 SF</b>	<b>11,990 SF / 5,983 SF = 2.0</b>



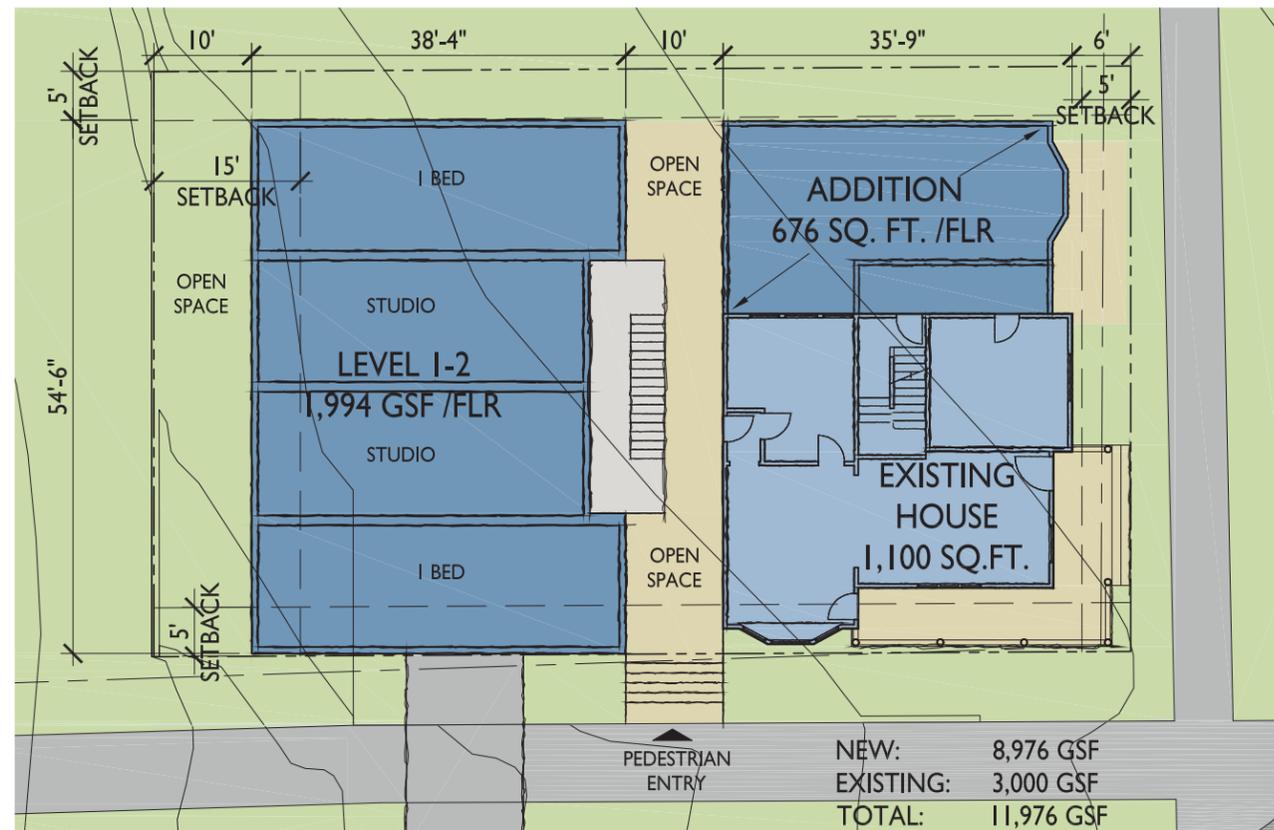
OPTION A



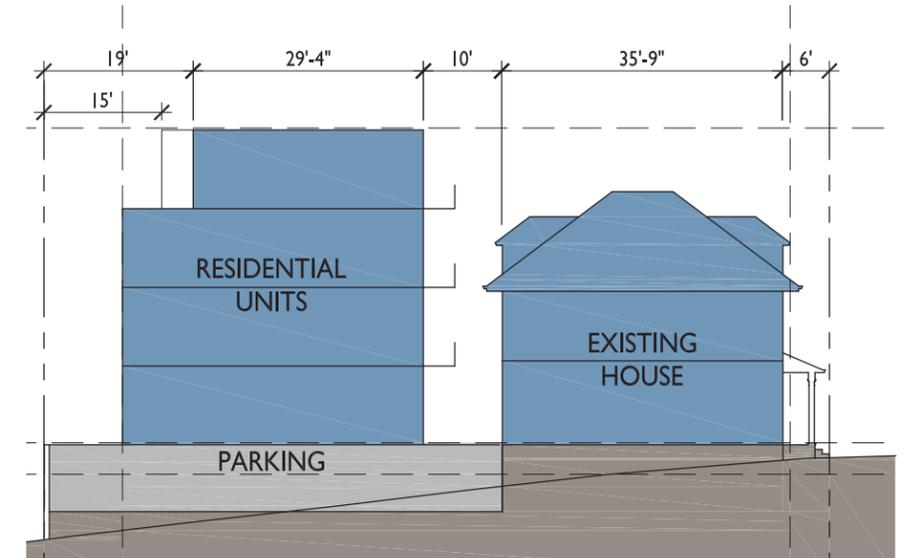
LEVELS 3-4



LEVEL P



GROUND LEVEL PLAN



SECTION

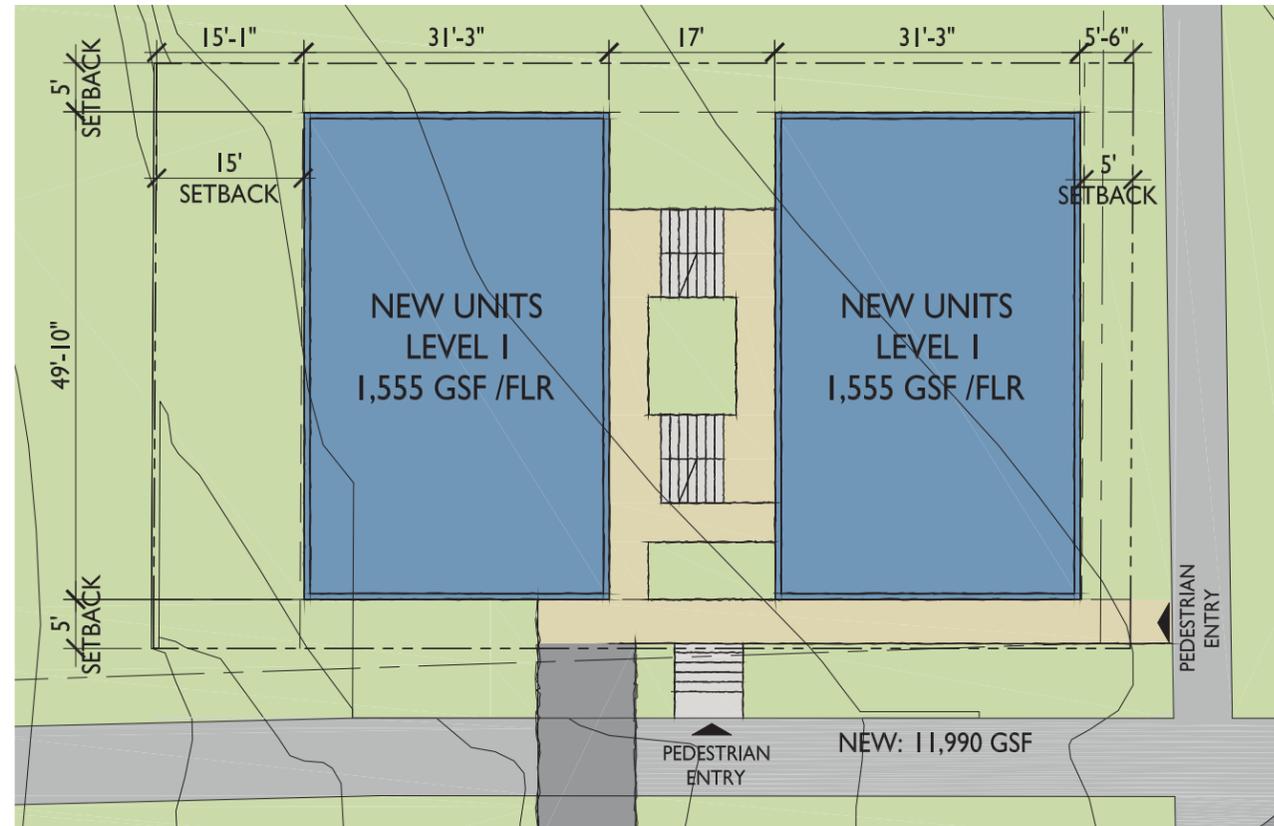
OPTION B



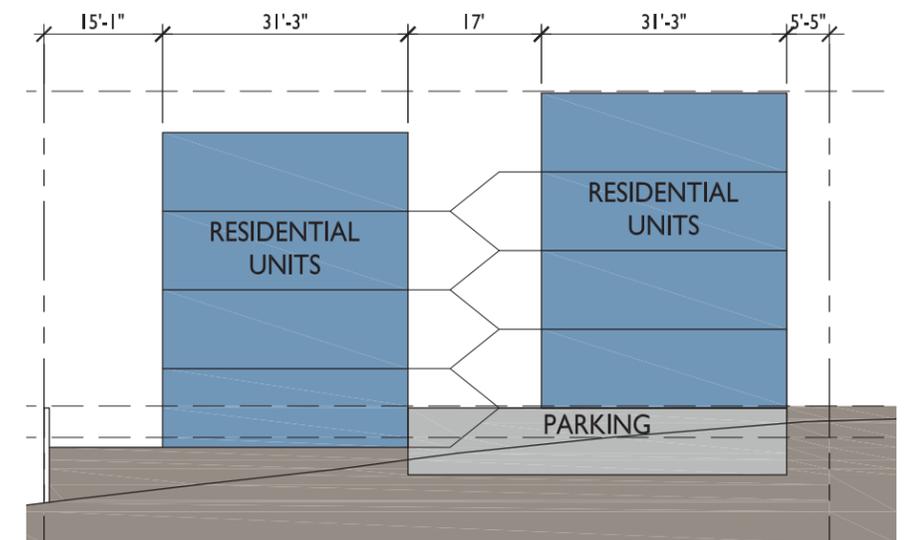
LEVELS 2-4



LEVEL P

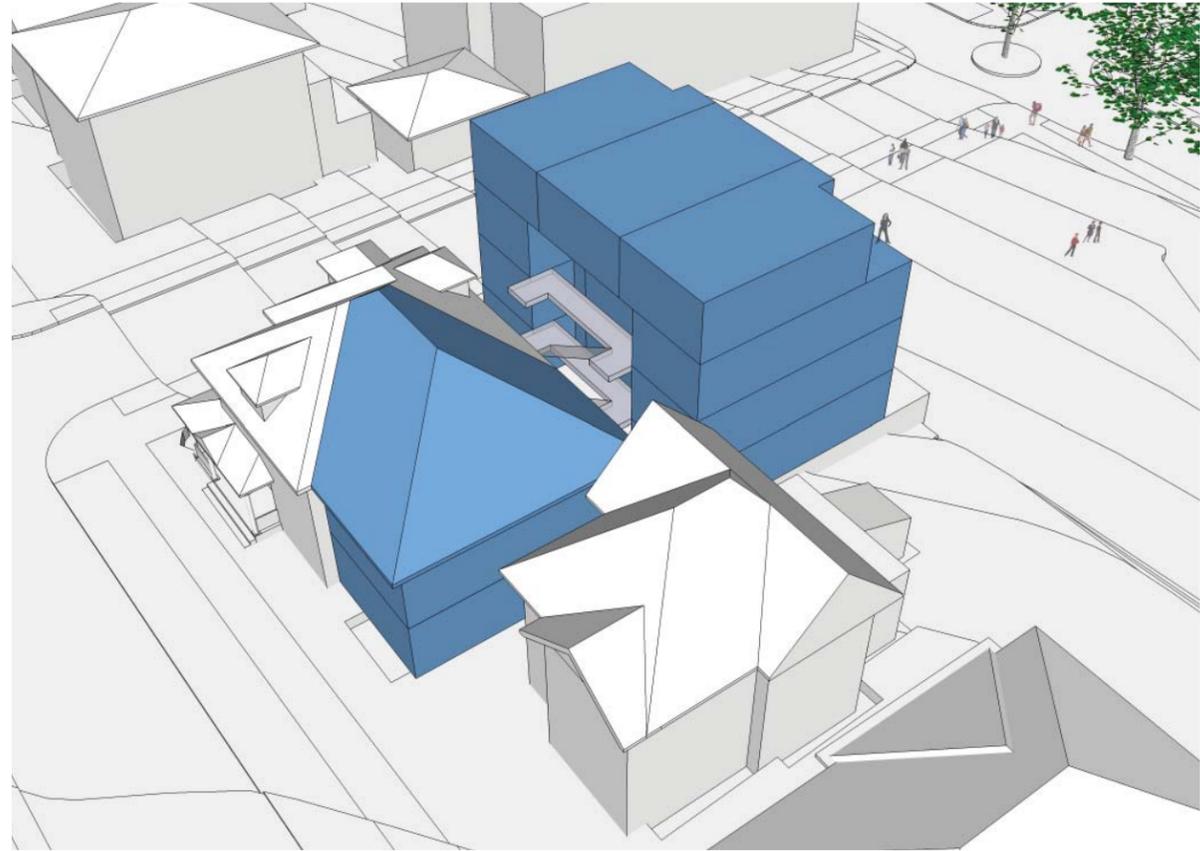


GROUND LEVEL PLAN



SECTION

OPTION A

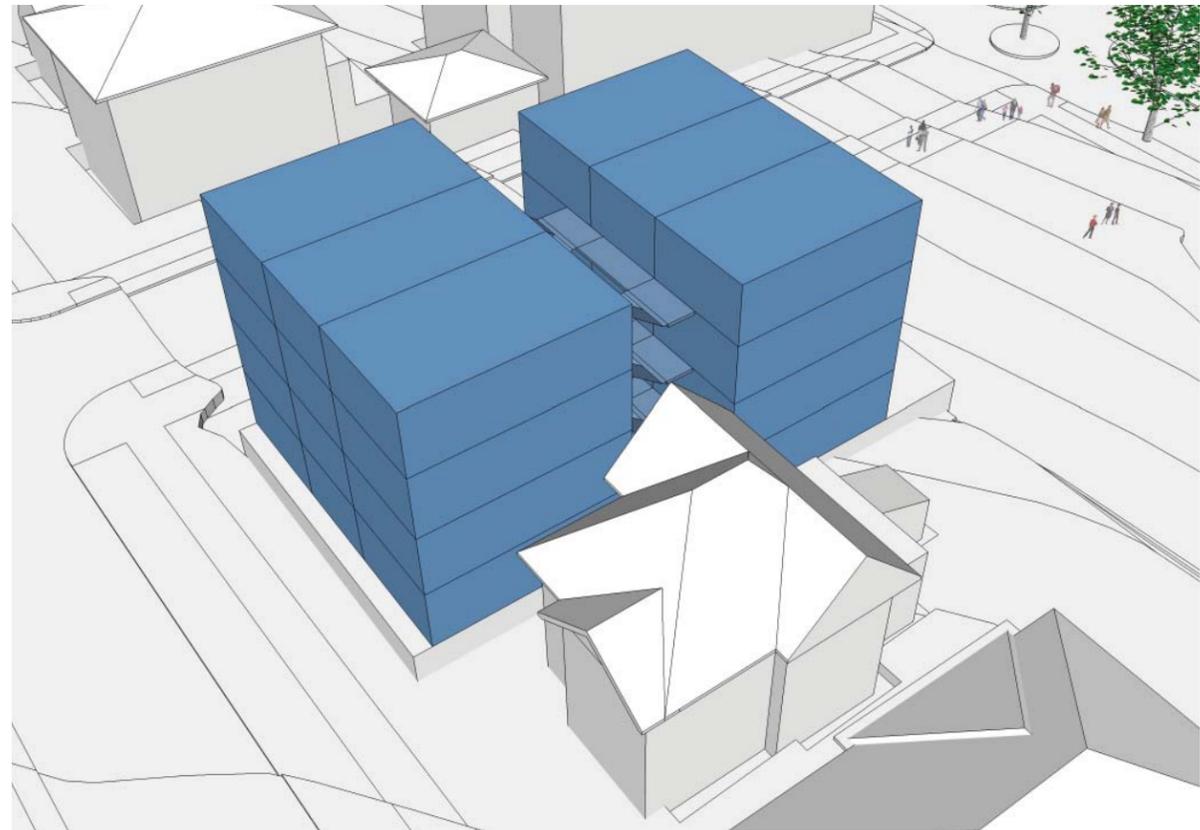


VIEW FROM NORTHEAST



VIEW FROM PARK

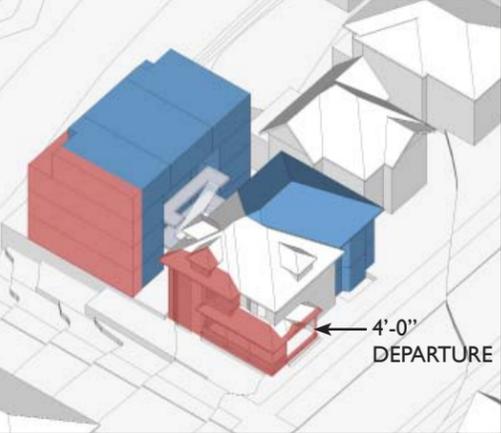
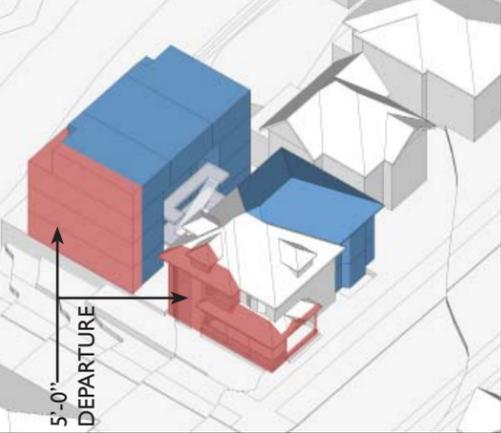
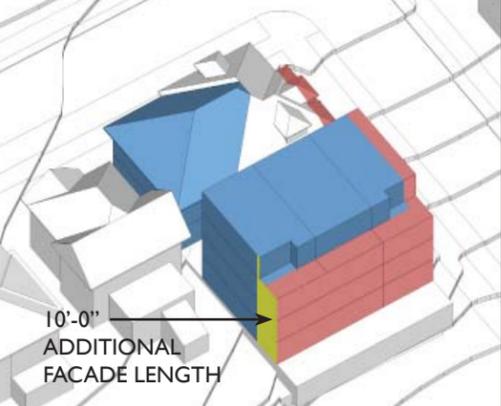
OPTION B



VIEW FROM NORTHEAST



VIEW FROM PARK

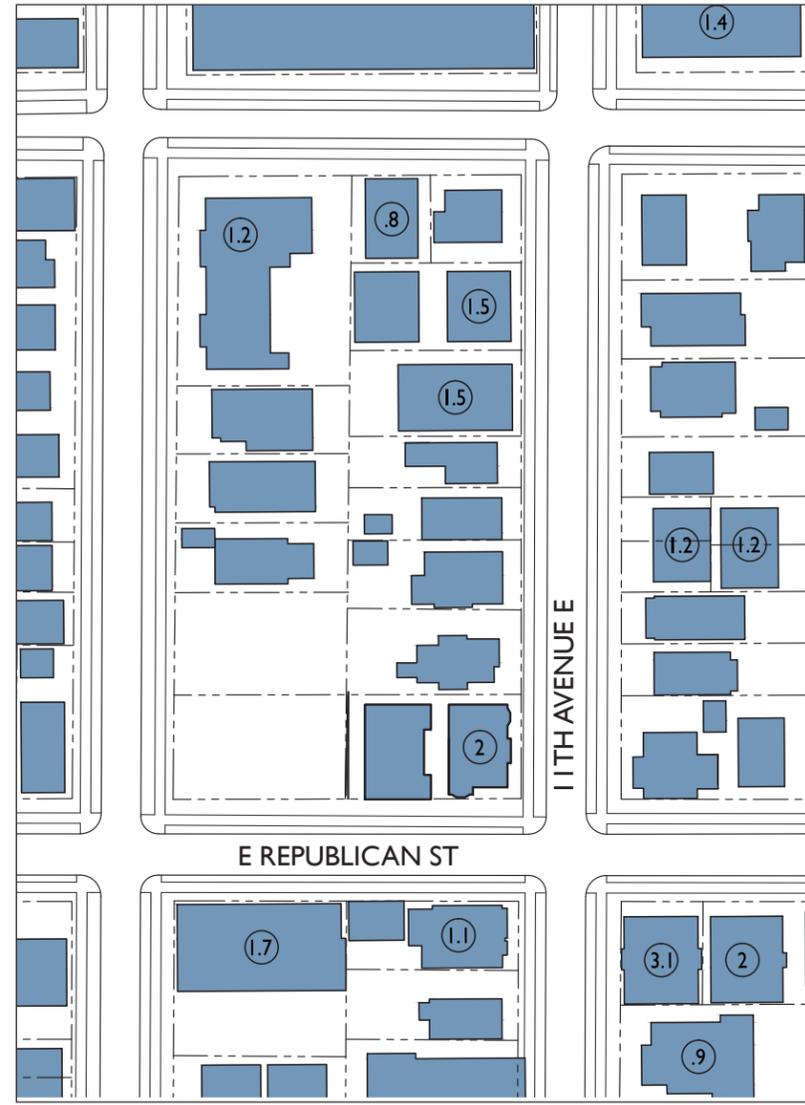
LR3 ZONING CODE	REQUIREMENTS	REQUEST	DEPARTURE RATIONALE	DEPARTURE DIAGRAMS
FRONT SETBACKS SMC 23.45.518	5'-0" MINIMUM	Reduce the 5'-0" required front setback by 4'-0" for a total of a 1'-0" setback.	A departure is requested for the east property line setback to accommodate the front porch of the existing house. This front porch will be maintained as part of the existing house to respond to the pattern of existing houses along 11th Avenue. At the EDG I meeting, the Board indicated in their response to A-5 in the Design Guidelines that departures into the east property line setbacks and the south property line setbacks could be considered.	 <p>4'-0" DEPARTURE</p>
REAR SETBACKS SMC 23.45.518	15'-0" MINIMUM	Reduce the 15'-0" required rear setback by 5'-0" for a total of a 10'-0" setback.	In order to maintain the development potential of the site and to justify the cost of saving the existing house, the new development must include a certain amount of rentable square footage and FAR. To obtain this square footage, apartment units in the new building must be adequately dimensioned to achieve a variety of unit types. Furthermore, a 10'-0" minimum separation is required between the existing house on the east side of the site and the new building on the west side of the site. This 10'-0" separation pushes the new building further to the west of the site. To achieve adequate unit length dimension in the new building, a 5'-0" departure is requested into the 15'-0" west property line (rear) setback.	 <p>5'-0" DEPARTURE</p>
SIDE SETBACKS FOR FACADES < 40' SMC 23.45.518	5'-0" MINIMUM	Reduce the 5'-0" required south side setback by 5'-0" for a total of a 0'-0" setback.  No Departure is requested into the north side setback.	The Board indicated in their response to A-5 in the Design Guidelines that it is important to maintain the required 5'-0" setback along the north property line to respect the space and privacy of the north neighbors and to better respond to the existing pattern of the street along 11th Avenue. On the south side of the site, there is adequate distance between the south property line and the public sidewalk/street relationship. The Board stated that departures into the south property line setbacks could be considered.  A 5'-0" departure is requested into the 5'-0" south property line (side) setback to move the proposed development further to the south to maintain the privacy of the north neighbor and the existing street pattern along 11th Avenue.	 <p>5'-0" DEPARTURE</p>
STRUCTURE FACADE WIDTH AND LENGTH	Not to exceed 65%: The combined facade length is not to exceed 65% of the length of a lot line that is not a rear, street, or alley lot line.	An additional 10% (10'-0") of combined facade length is requested at the north property line for a total of a 75'-0" combined facade length.  This results in a total of 75% combined facade length along the north property line. Per the Land Use Code, the combined facade length is not to exceed 65%.	Per the Board recommendation from the EDG I, the detached sliver of new development that was previously located to the north of the existing house has been eliminated. The design has been altered to show an addition to the north side of the existing 1900's original structure of the house. This addition will be designed to respond to the character and massing of the existing house. The addition matches the east-west width of the existing house. The width of this addition increases the combined building facade length. A combined facade length of 75% is requested to accommodate the addition to the existing house. The code requires a maximum of 65% building facade length. A departure of 10'-0" of additional facade length is requested for the north facade.	 <p>10'-0" ADDITIONAL FACADE LENGTH</p>

	DESIGN GUIDELINE	DRB REQUEST AT EDG I MEETING	RESPONSE TO DRB REQUEST: OPTION A	RESPONSE TO DRB REQUEST: OPTION B
A-1	Responding to Site Characteristics	<ul style="list-style-type: none"> <li>In order to reduce the height and bulk of the proposed building at the west edge and the southwest corner of the site, the Board requested the removal of below grade parking.</li> </ul>	<ul style="list-style-type: none"> <li>The public expressed concern for the existing lack of parking that is available along the adjacent streets. Ten below-grade parking stalls are included in the project to accommodate the request for more parking. The west wall of the below grade parking structure is proposed to be used for the wall at the Park, per the request of the current Park design.</li> </ul>	<ul style="list-style-type: none"> <li>This option also ten below-grade parking stalls per the reasons noted in Option A.</li> <li>The parking garage is located under the east building. The west building is 1/2 story lower than the east building in to reduce the height and bulk of the building adjacent to the Park per the Board recommendation. See Option B Section.</li> </ul>
A-2	Streetscape Compatibility	<ul style="list-style-type: none"> <li>The Board requested that the design reflect the rhythm along 11th Avenue through large massing breaks at the north and south property lines; however, it was noted that a departure from the east setback may be justifiable.</li> <li>One suggestion was to place the existing structure at the east property line, but not add new structures to the north or south of it.</li> <li>It was further noted that it is also possible to achieve this by demolishing the existing structures and building new structures to respond to this street pattern.</li> </ul>	<ul style="list-style-type: none"> <li>The required 5'-0" north setback is maintained to reflect the rhythm along 11th Avenue.</li> <li>The existing house is relocated adjacent to the east property line and an addition is connected to the north of the existing house. The character and massing of the addition merges with the existing house, so as to maintain the rhythm along 11th Avenue. This pattern is shown on the adjacent page.</li> </ul>	<ul style="list-style-type: none"> <li>The existing house is demolished and the north, south, east, and west setback requirements are maintained.</li> <li>Front stoops at the east facade of the east building respond to the rhythm along 11th Avenue.</li> </ul>
A-5	Respect for Adjacent Sites	<ul style="list-style-type: none"> <li>The Board requested that the building mass meet the setback requirements at the west and north property lines. These setback requirements are a 15'-0" west (rear yard) setback and a 5'-0" north (side yard) setback.</li> <li>The Board stated that departures from the east property line (front yard) setback, the south property line (side yard) setback, and the internal setbacks between buildings could be considered.</li> <li>The Board stated that the proposed building at the north property line per EDG I Option 4 disrupts the pattern of streetscape at 11th Avenue.</li> <li>The Board requested that the proposed development design respond to the activities anticipated at the Park and the needs for privacy for residents to the north.</li> <li>The Board requested shadow studies of the proposed massing shadows on the Park and the property line to the north.</li> </ul>	<ul style="list-style-type: none"> <li>The setback requirement at the north property line is maintained per the Board request.</li> <li>In order to maintain the development potential of the site and to justify the cost of renovating the existing house to remain on-site, the new development must include a required amount of rentable square footage and FAR. Therefore, departures into the west, east, and south property line setbacks are requested to create a mix of apartment units and types that are sufficiently dimensioned.</li> <li>The proposed stand-alone building at the north property line in EDG I Option 4 is eliminated. A new addition is proposed to be connected to the north side of the original footprint of the existing house. This addition will match the character of the existing house and it fits within the required north property line setback.</li> <li>The west facade steps back 5-8 feet at the top floor in order to accommodate the needs of the park. Windows and views are oriented toward the west, south, and east in order to maintain the privacy of the neighbors to the north.</li> <li>See pages 10-13 for shadow studies, per the Board request.</li> </ul>	<ul style="list-style-type: none"> <li>All property line setback requirements are maintained.</li> <li>The west building is 1/2 story lower than the east building in to reduce the height and bulk of the building adjacent to the Park per the Board recommendation.</li> <li>Windows and views are oriented toward the west, south, and east in order to maintain the privacy of the neighbors to the north.</li> <li>See pages 10-13 for shadow studies, per the Board request.</li> </ul>
A-7	Residential Open Space	<ul style="list-style-type: none"> <li>The Board requested that the design of the spaces between the buildings on the site relate to the design of the buildings, the design concept for the overall site, and the needs of the residents.</li> <li>The Board requested that adequate light and air be provided in these spaces.</li> <li>It was noted that smaller spaces than shown at the EDG I meeting are acceptable, as long as the open spaces include a quality design.</li> </ul>	<ul style="list-style-type: none"> <li>Careful attention will be given to address the design of the spaces between the buildings on the site. This open space design will relate to the design of the buildings, the design concept for overall site, and the needs of the residents.</li> <li>This area will be carefully designed to allow for adequate light and air.</li> </ul>	<ul style="list-style-type: none"> <li>This option allows for a wider open space between buildings than Option A.</li> <li>This open space design will relate to the design of the buildings, the design concept for overall site, and the needs of the residents.</li> <li>This area will be carefully designed to allow for adequate light and air.</li> </ul>
A-8	Parking and Vehicular Access	<ul style="list-style-type: none"> <li>The Board was supportive of the parking access along Republican, as proposed in the EDG I meeting.</li> <li>The Board requested that the appearance of parking access be minimized and the access point be designed to enhance pedestrian safety.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed parking access for Option A is in the same location as it was for the preferred option at the EDG I meeting.</li> <li>The appearance of this parking access is minimized and it is located near the rear lot line.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed parking access for Option B is along Republican, further east than first proposed at the EDG I meeting.</li> <li>The appearance of this parking access is minimized through the pedestrian stairs and ramps that lead to the entrance of the building along Republican.</li> </ul>
B-1	Height, Bulk, and Scale Compatibility	<ul style="list-style-type: none"> <li>The Board requested the new building to be dropped one story through the elimination of below grade parking.</li> <li>The Board also requested stepping the building back at the west facade to maximize light and air at the Park; and responding to the context of the Park, the 11th Ave streetscape, and the grade changes on site.</li> </ul>	<ul style="list-style-type: none"> <li>See response to A-1.</li> <li>The new building at the west property line does include a 5'-0" to 8'-0" setback in order to maximize light and air toward the Park, per the request of the Board.</li> </ul>	<ul style="list-style-type: none"> <li>See response to A-1.</li> <li>Per the response to A-1, the parking garage is located to the east of the site and the west building is 1/2 of a story lower than the east building to allow for maximum light and air on the park.</li> </ul>
C-1	Architectural Context	<ul style="list-style-type: none"> <li>The Board noted that preserving the existing original 1900 structure would respond to the context along 11th Avenue. The later addition or the garage does not respond to this context as strongly.</li> <li>The Board requested that the new development merge modernism with the historic context through building proportion, massing, materials, sunshades, fenestration, and decks/balconies.</li> </ul>	<ul style="list-style-type: none"> <li>Option A shows that only the original 1900s structure is preserved. The older addition is demolished and a new addition is proposed to the north of the original structure. See Option A Ground Floor Plan.</li> <li>The new building at Option A explores building proportion, massing, materials, sunshades, fenestration, and decks/balconies. These details will be further articulated in the next phase of design review.</li> </ul>	<ul style="list-style-type: none"> <li>The new buildings at Option B explores building proportion, massing, materials, sunshades, fenestration, and decks/balconies. These details will be further articulated in the next phase of design review.</li> </ul>
C-2	Architectural Concept and Consistency	<ul style="list-style-type: none"> <li>The Board requested that one cohesive design concept be developed for the entire site.</li> <li>The Board requested that the open spaces relate to the Park, sun shades along the south and west facades, and privacy be provided for the north facade.</li> </ul>	<ul style="list-style-type: none"> <li>The open space and the landscaping will work will address the Park.</li> <li>Sun shading will be added to the south and west facades.</li> <li>Windows are oriented to the east-west, per the response to A-5.</li> </ul>	<ul style="list-style-type: none"> <li>The open space and the landscaping will work will address the Park.</li> <li>Sun shading will be added to the south and west facades.</li> <li>Windows are oriented to the east-west, per the response to A-5.</li> </ul>
C-3	Human Scale	<ul style="list-style-type: none"> <li>The Board clarified that the proposed design should incorporate human scaled treatments, such as reference to historic articulation, fenestration, and facade treatments.</li> </ul>	<ul style="list-style-type: none"> <li>Human scaled treatments are already incorporated into the existing house through the wrap-around front porch and existing stairs and openings to the house.</li> <li>Human scaled treatments are incorporated into the design of the new building through entryways and steps at units.</li> </ul>	<ul style="list-style-type: none"> <li>Human scaled treatments are incorporated into the design of the new building through entry stairs along Republican and front stoops at the units along 11th Avenue.</li> </ul>
D-3	Retaining Walls	<ul style="list-style-type: none"> <li>The Board requested more information about the retaining wall at the west property line. The retaining wall should be designed in context with the Park uses and provide a good transition between the Park and the proposed development.</li> </ul>	<ul style="list-style-type: none"> <li>See response to A-1. See diagram on page 9.</li> </ul>	

**A-2; A-5: NEIGHBORHOOD STREET PATTERN**



EXISTING SITE PLAN

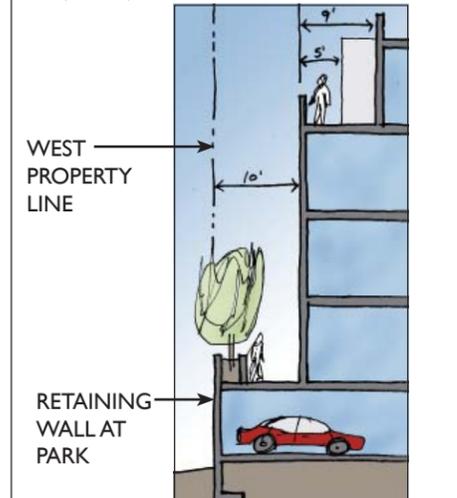


OPTION A SITE PLAN

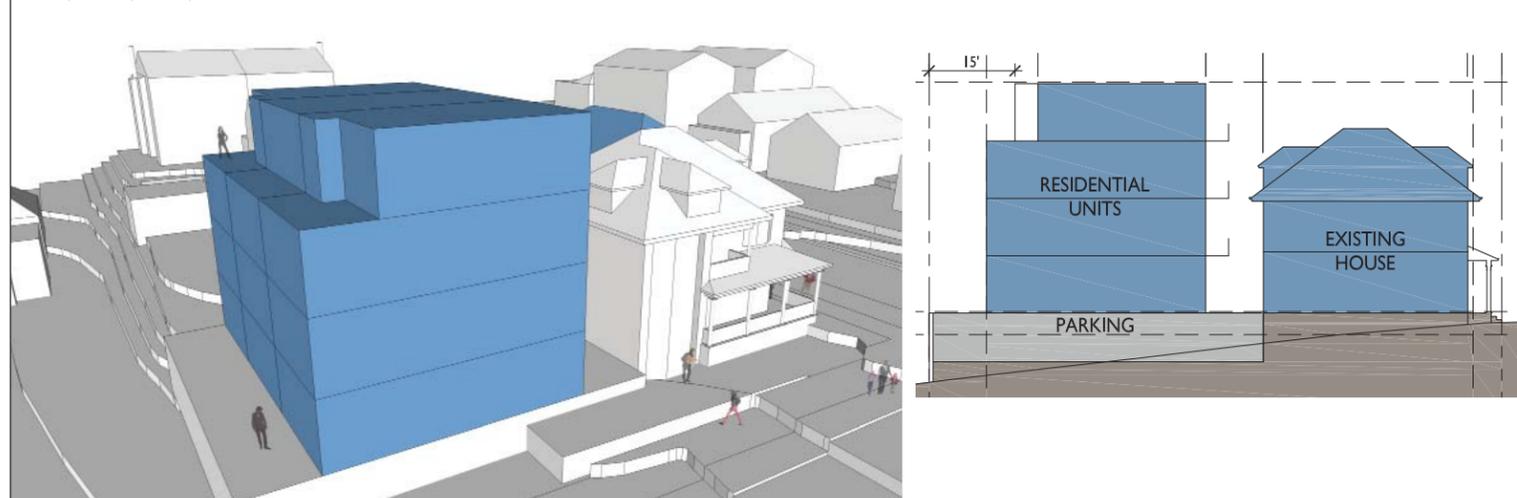


OPTION B SITE PLAN

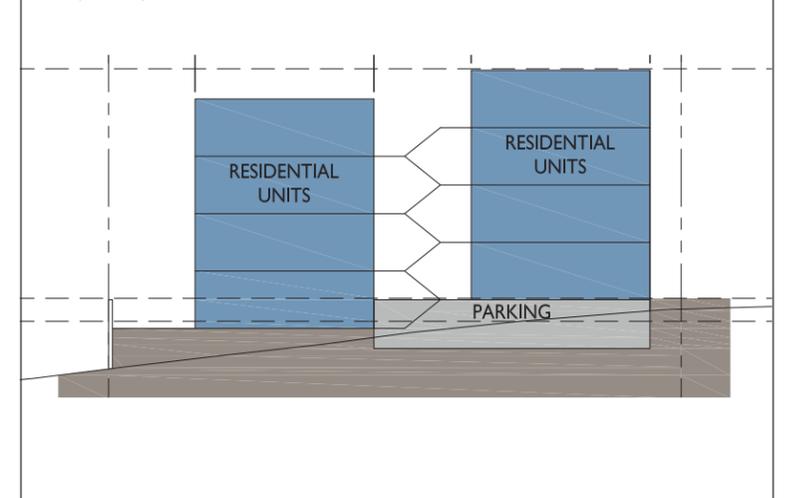
**A-1; A-8; D-3: RETAINING WALL**



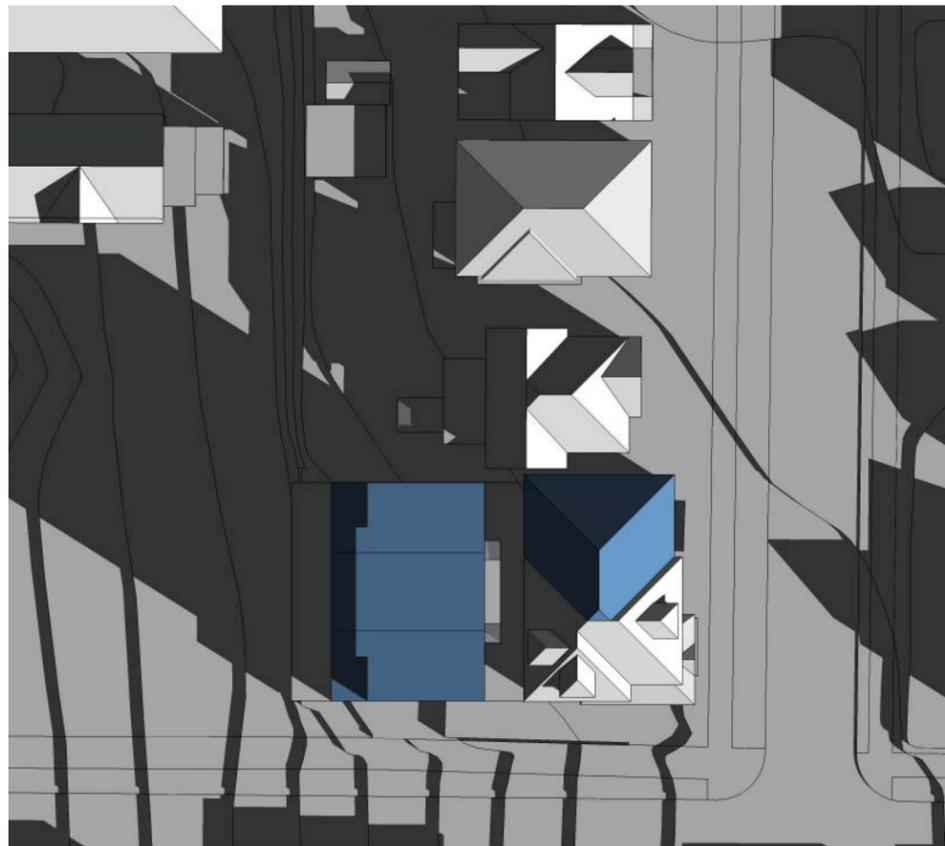
**A-1; A-5; A-8; B-1: OPTION A - STEP-BACK AT WEST FACADE**



**A-1; A-5; B-1: OPTION B - LOWERED WEST BLDG.**



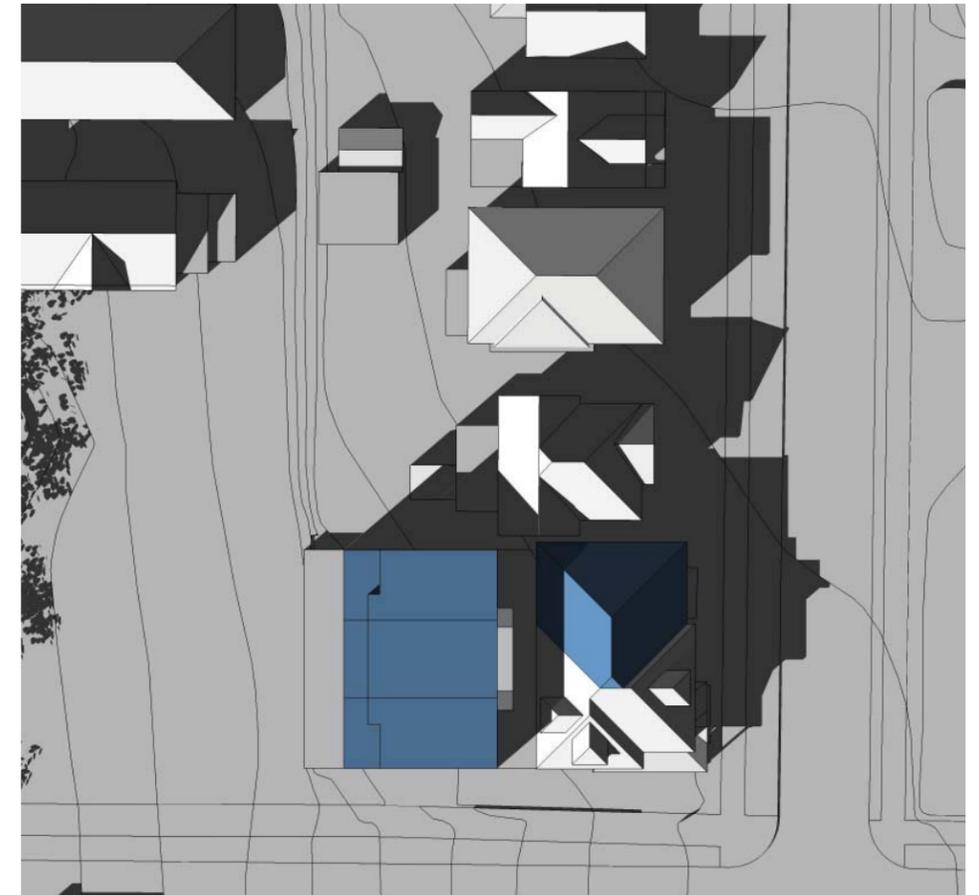
A-5; B-1: SUN SHADOW STUDIES



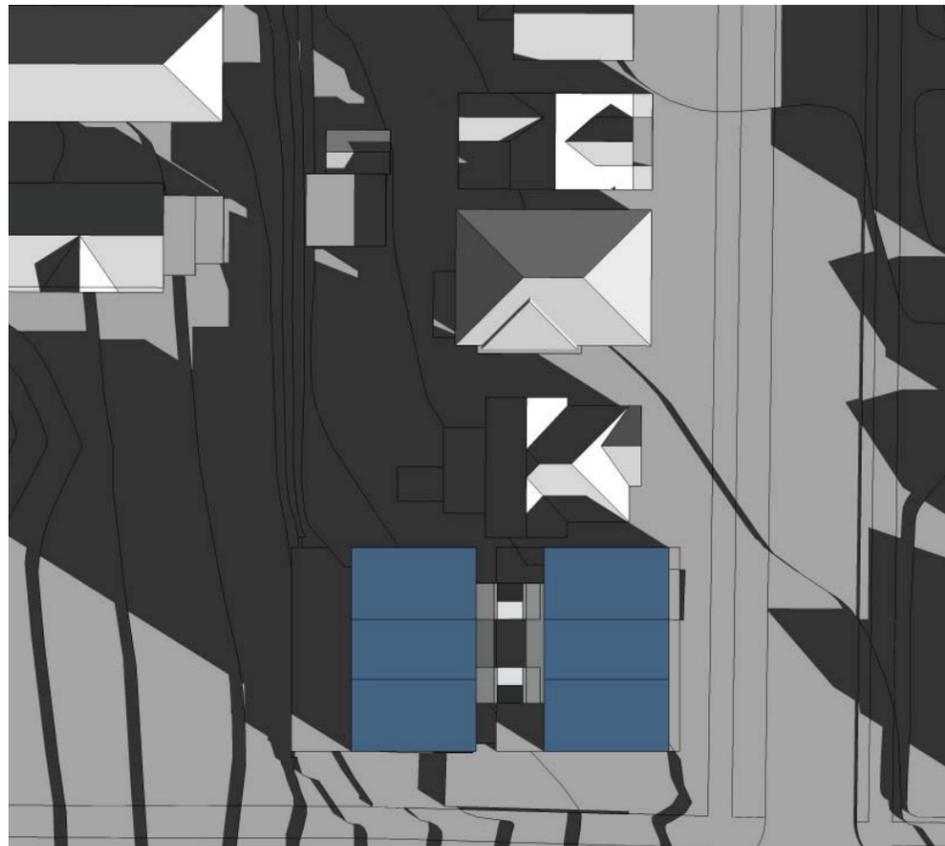
OPTION A - SUN SHADOW STUDIES: MARCH 21 9am



OPTION A - SUN SHADOW STUDIES: MARCH 21 12pm



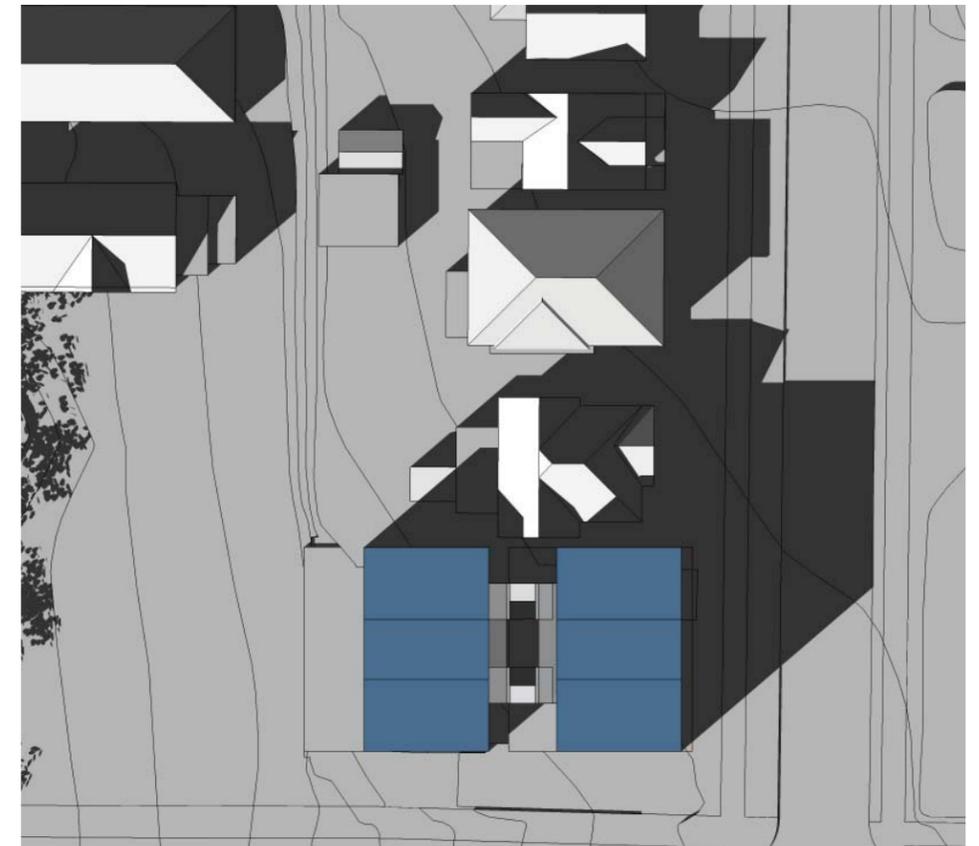
OPTION A - SUN SHADOW STUDIES: MARCH 21 3pm



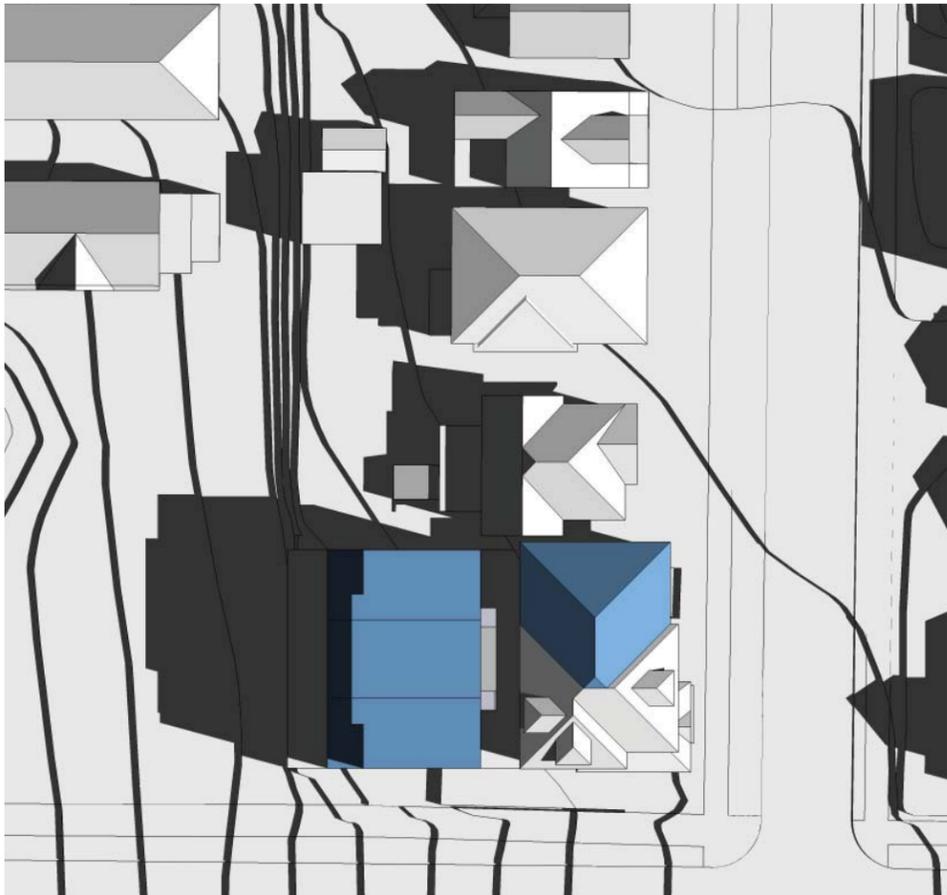
OPTION B - SUN SHADOW STUDIES: MARCH 21 9am



OPTION B - SUN SHADOW STUDIES: MARCH 21 12pm



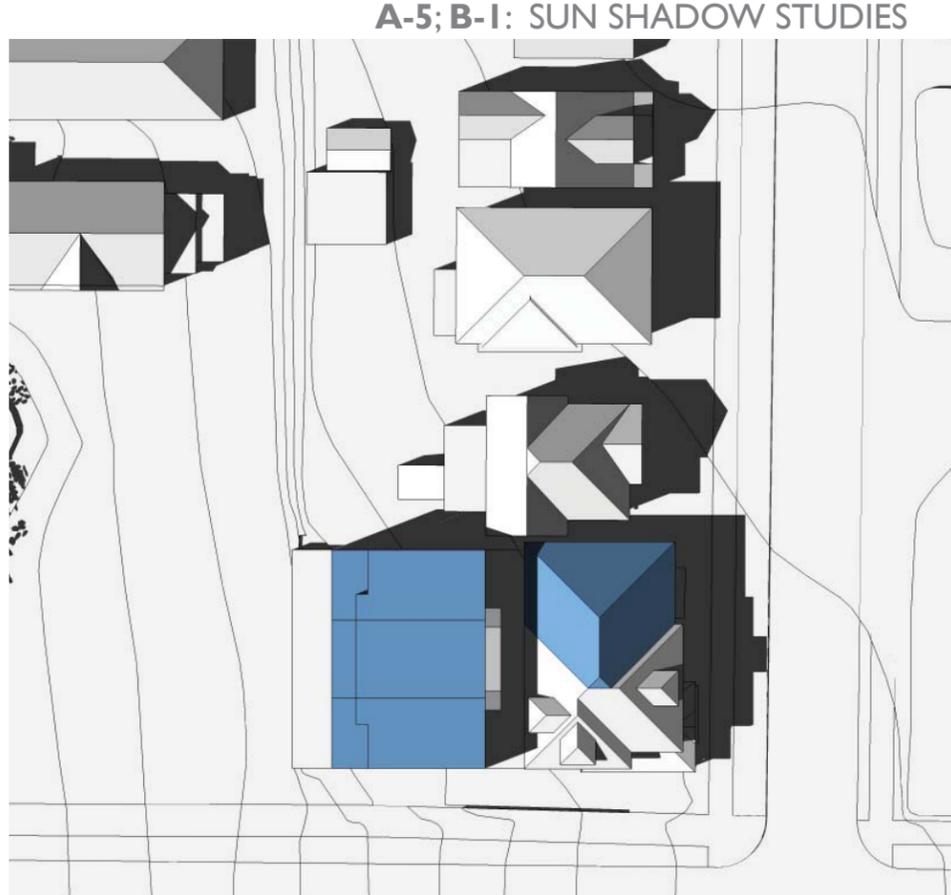
OPTION B - SUN SHADOW STUDIES: MARCH 21 3pm



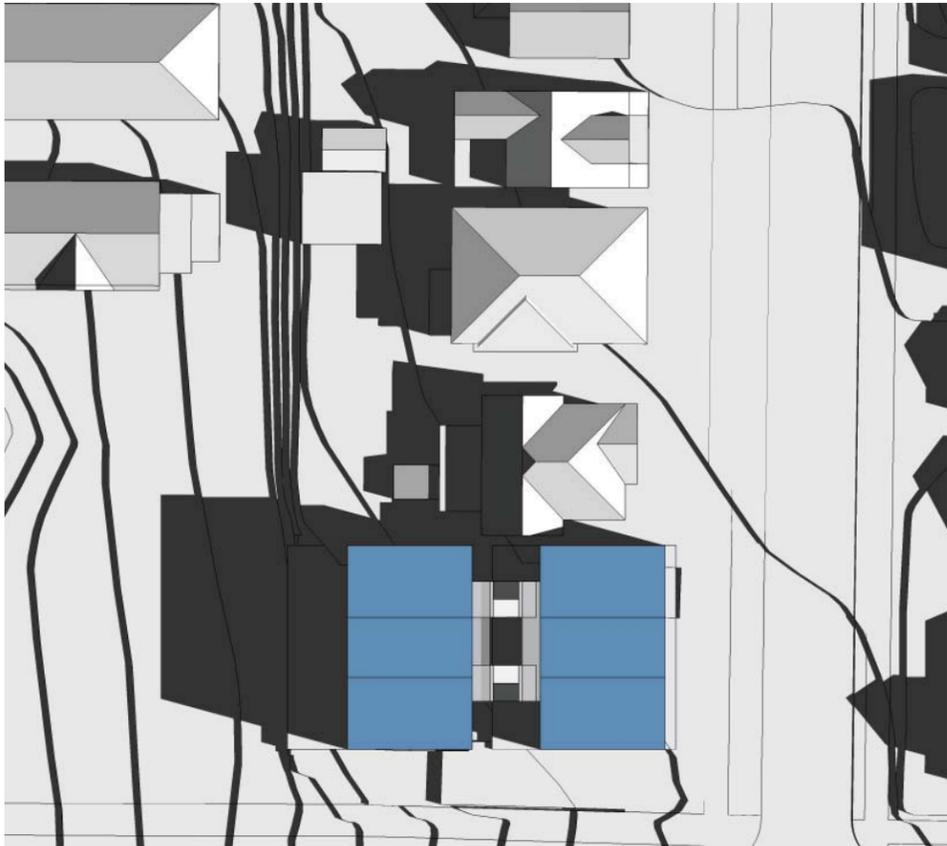
OPTION A - SUN SHADOW STUDIES: JUNE 21 9am



OPTION A - SUN SHADOW STUDIES: JUNE 21 12pm



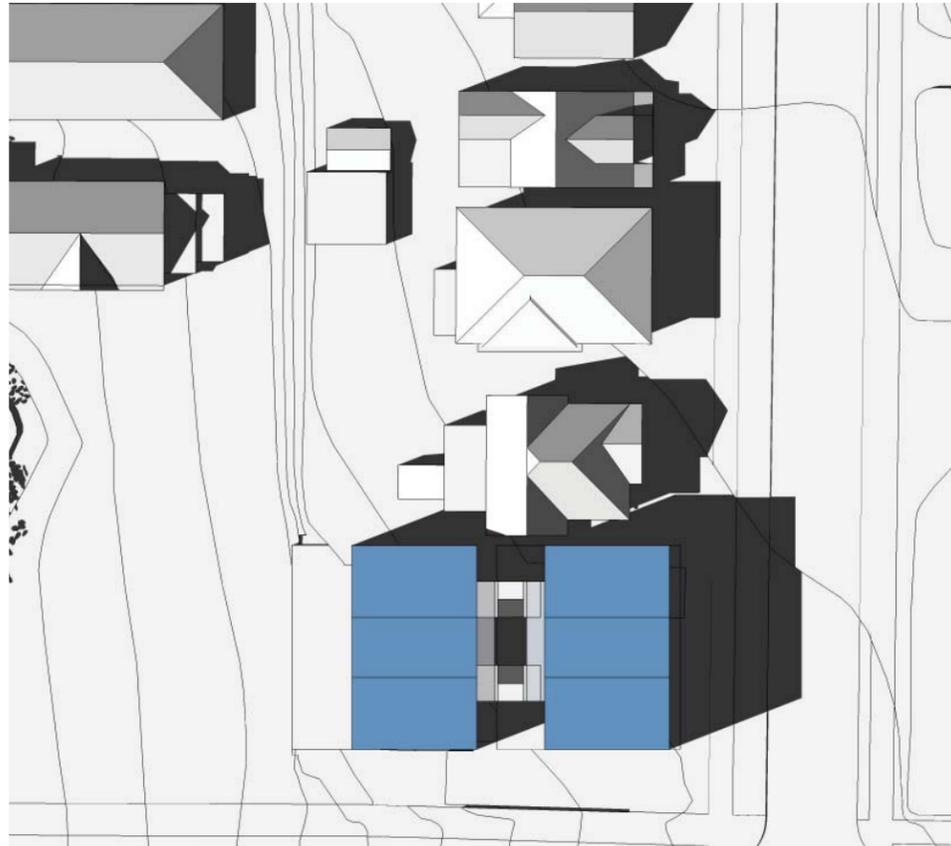
OPTION A - SUN SHADOW STUDIES: JUNE 21 3pm



OPTION B - SUN SHADOW STUDIES: JUNE 21 9am

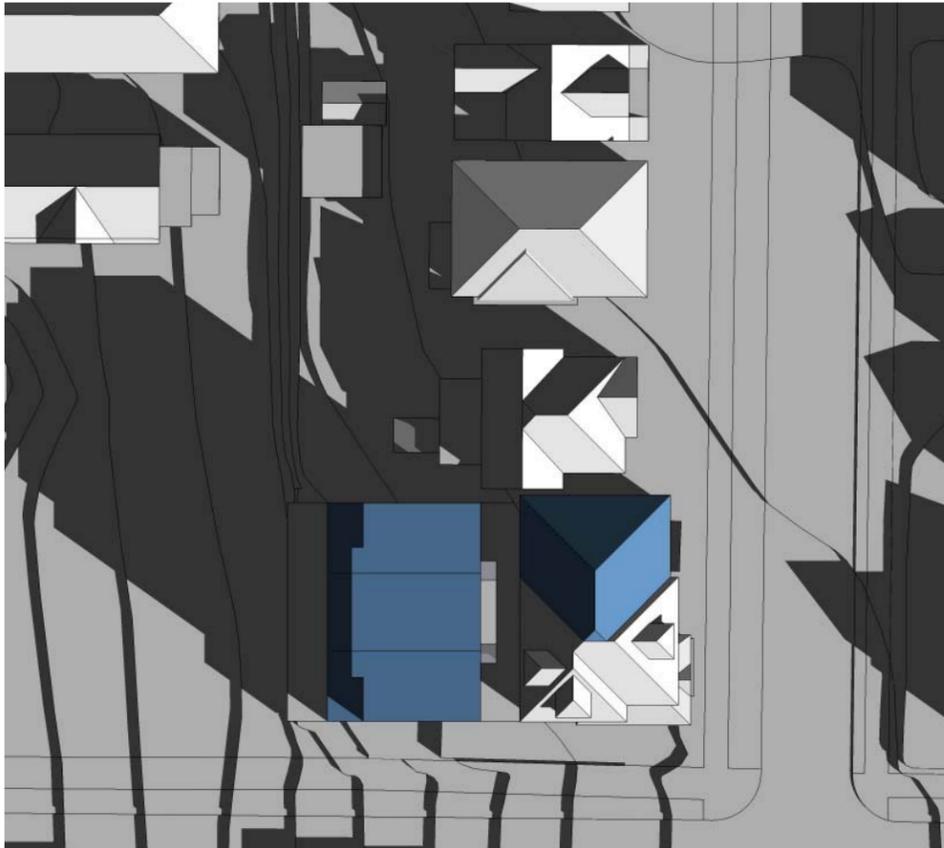


OPTION B - SUN SHADOW STUDIES: JUNE 21 12pm

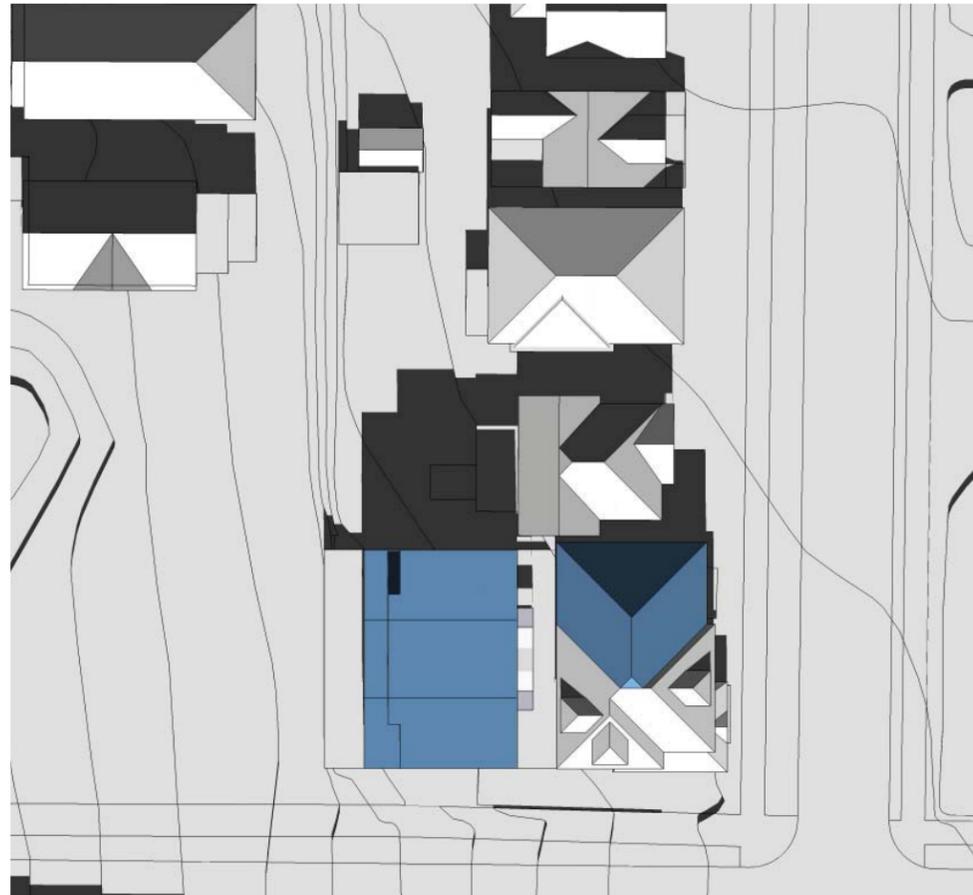


OPTION B - SUN SHADOW STUDIES: JUNE 21 3pm

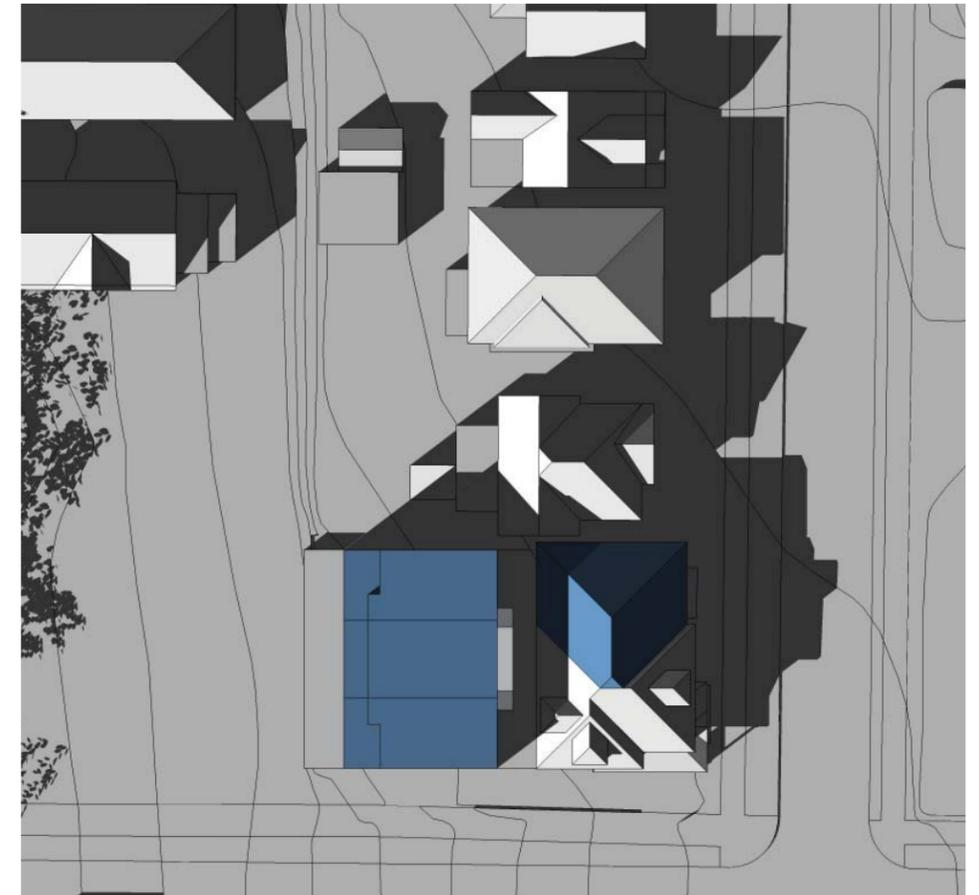
A-5; B-1: SUN SHADOW STUDIES



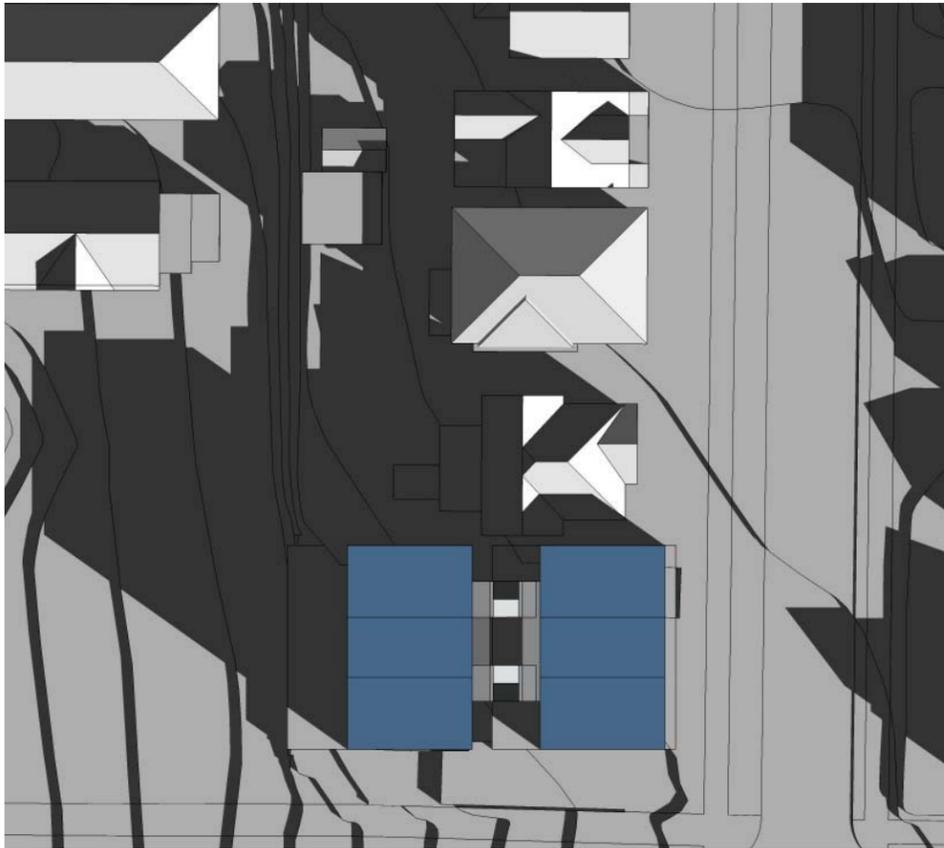
OPTION A - SUN SHADOW STUDIES: SEPTEMBER 21 9am



OPTION A - SUN SHADOW STUDIES: SEPTEMBER 21 12pm



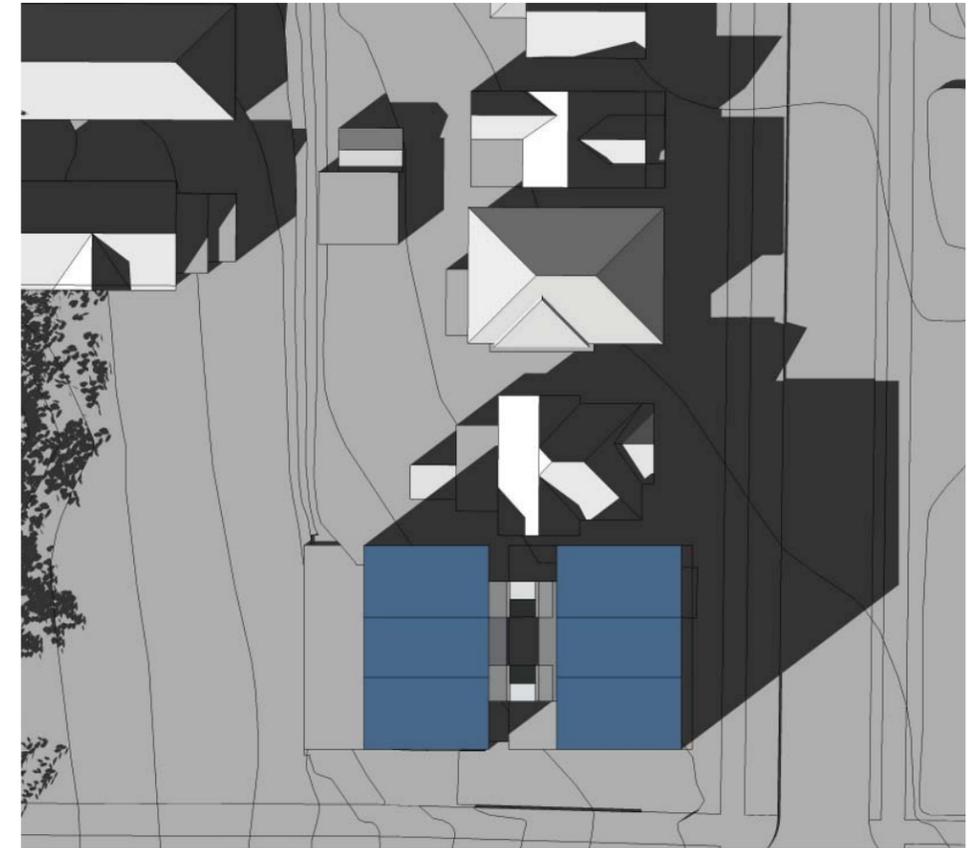
OPTION A - SUN SHADOW STUDIES: SEPTEMBER 21 3pm



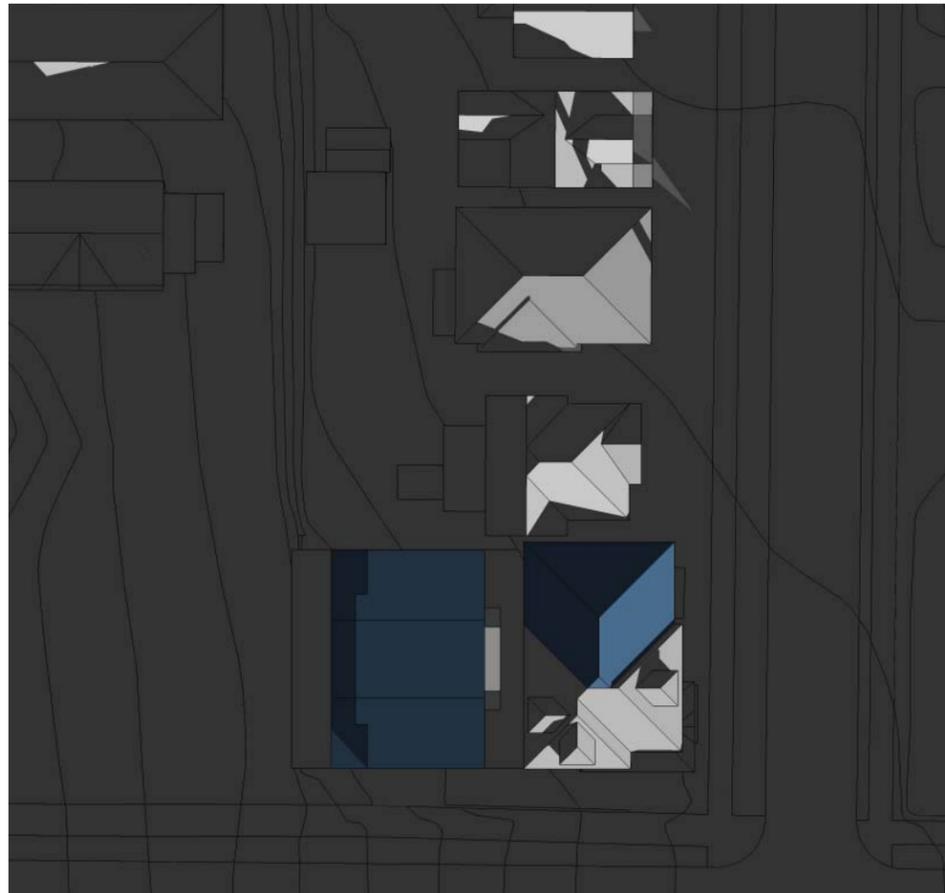
OPTION B - SUN SHADOW STUDIES: SEPTEMBER 21 9am



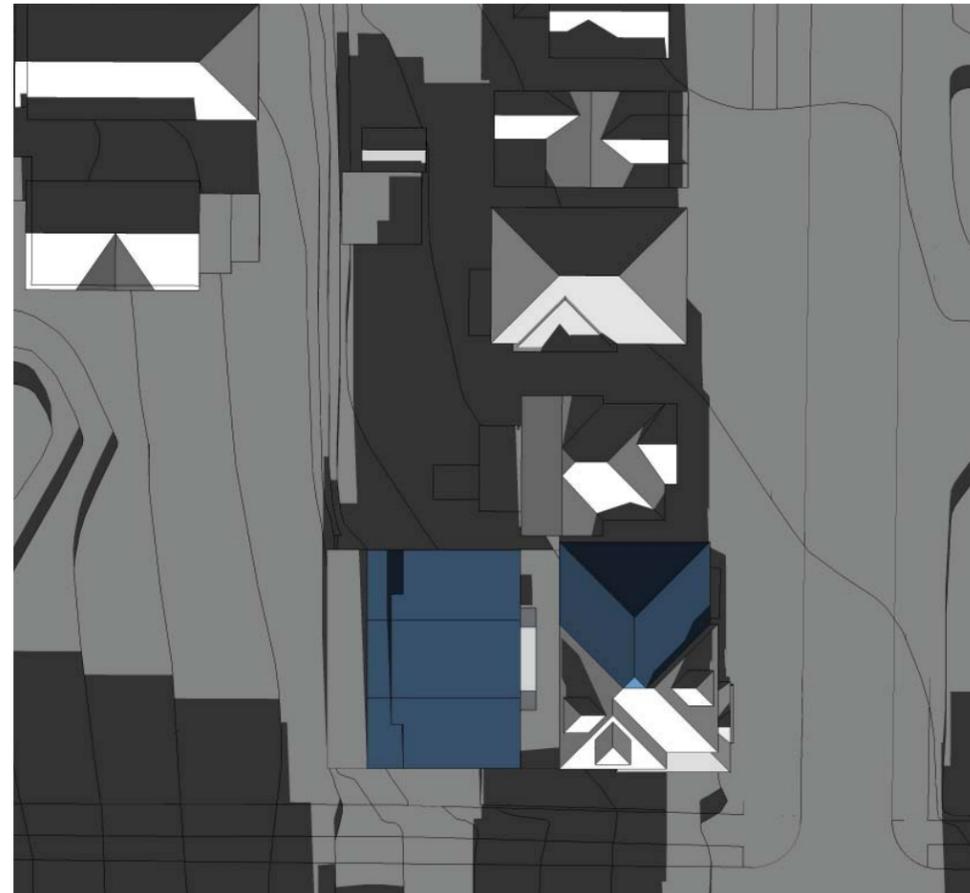
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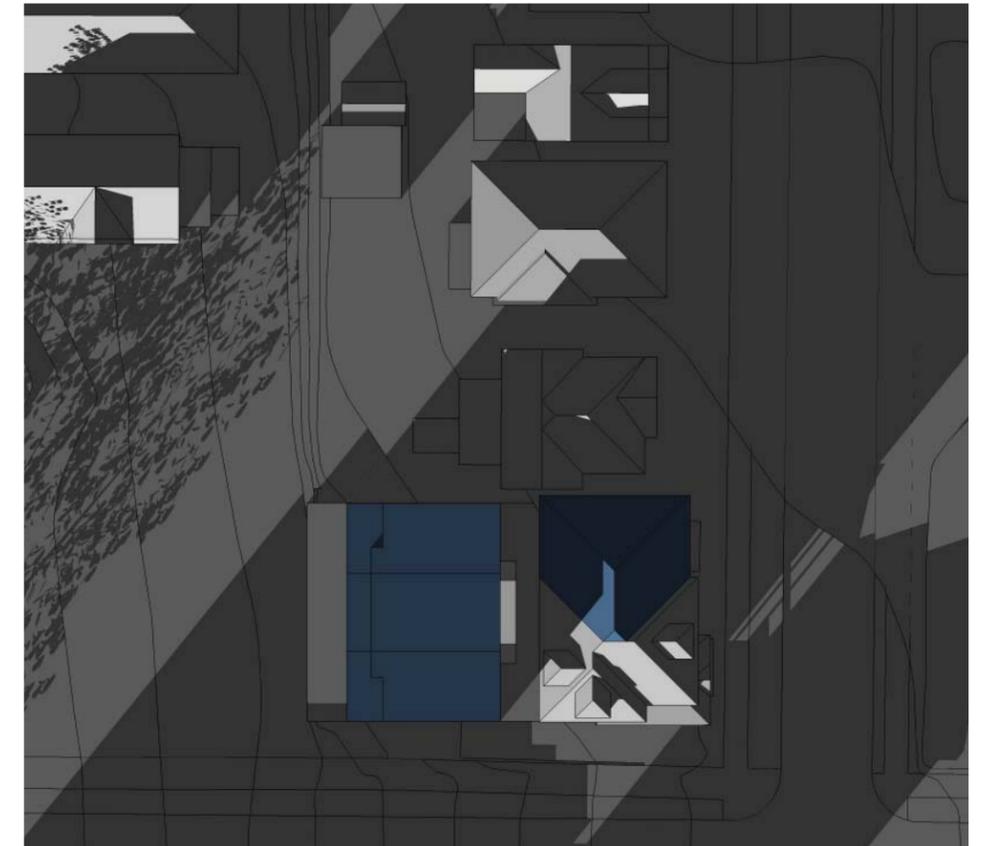
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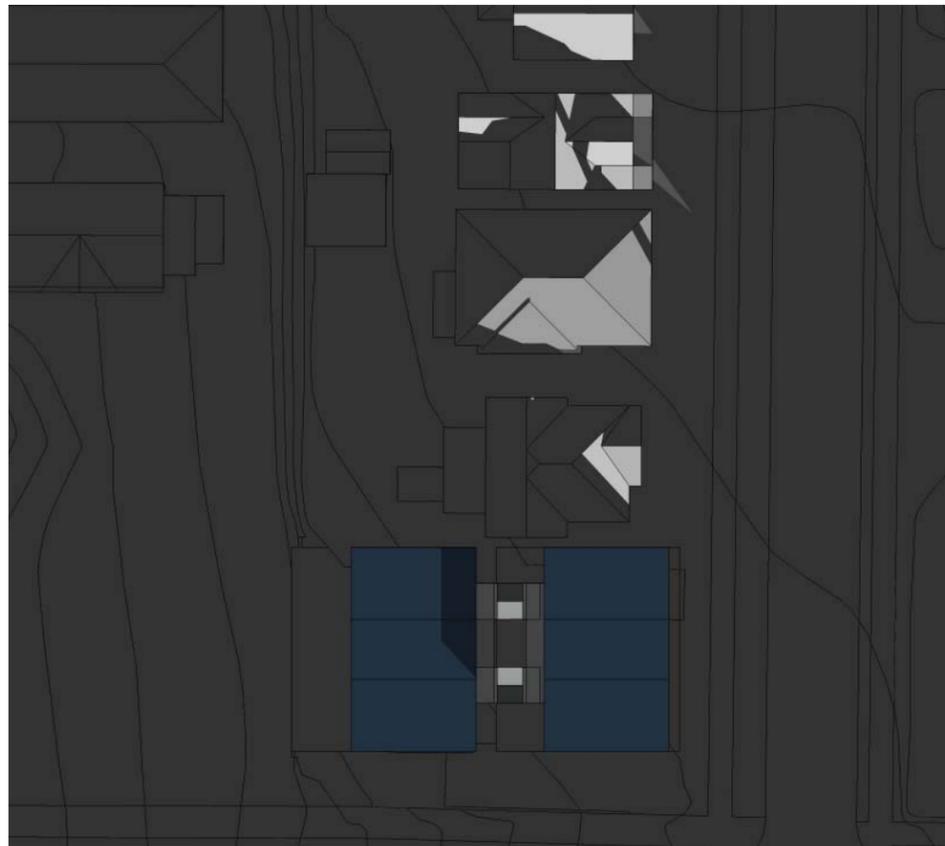
OPTION A - SUN SHADOW STUDIES: DECEMBER 21 9am



OPTION A - SUN SHADOW STUDIES: DECEMBER 21 12pm



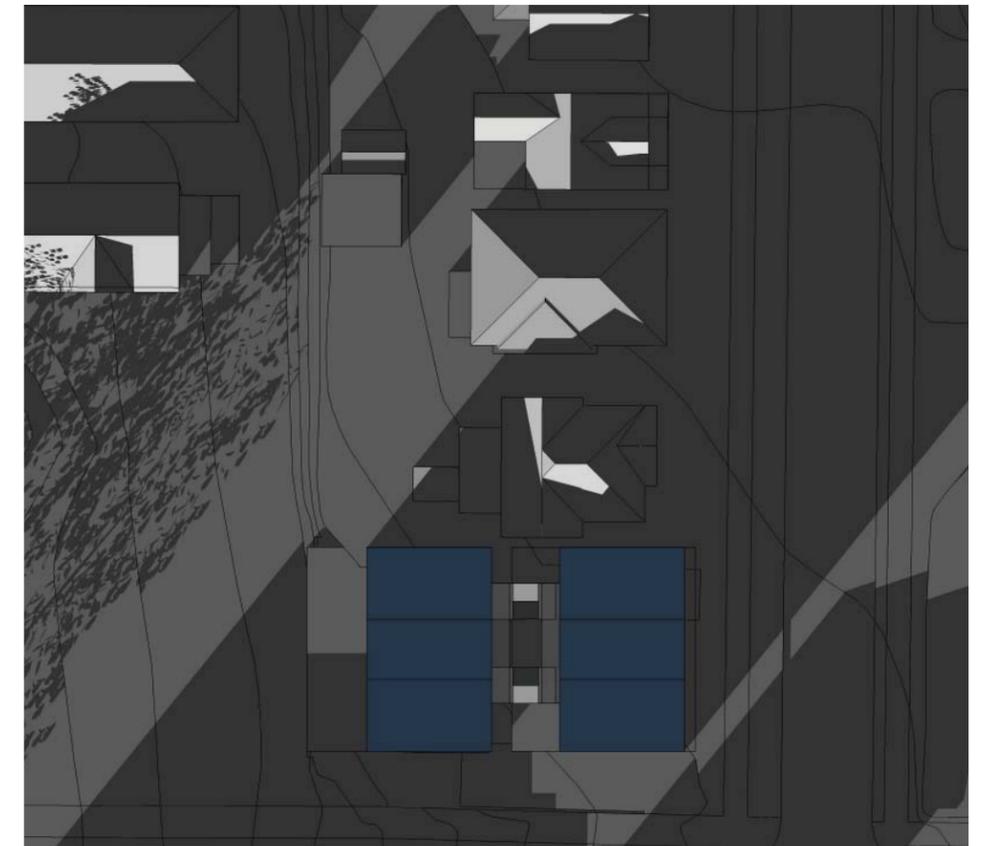
OPTION A - SUN SHADOW STUDIES: DECEMBER 21 3pm



OPTION B - SUN SHADOW STUDIES: DECEMBER 21 9am



OPTION B - SUN SHADOW STUDIES: DECEMBER 21 12pm



OPTION B - SUN SHADOW STUDIES: DECEMBER 21 3pm

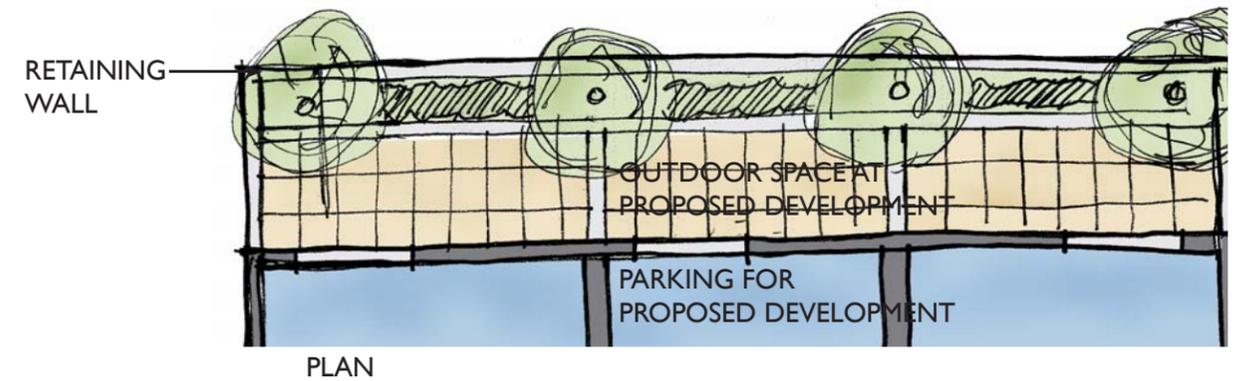
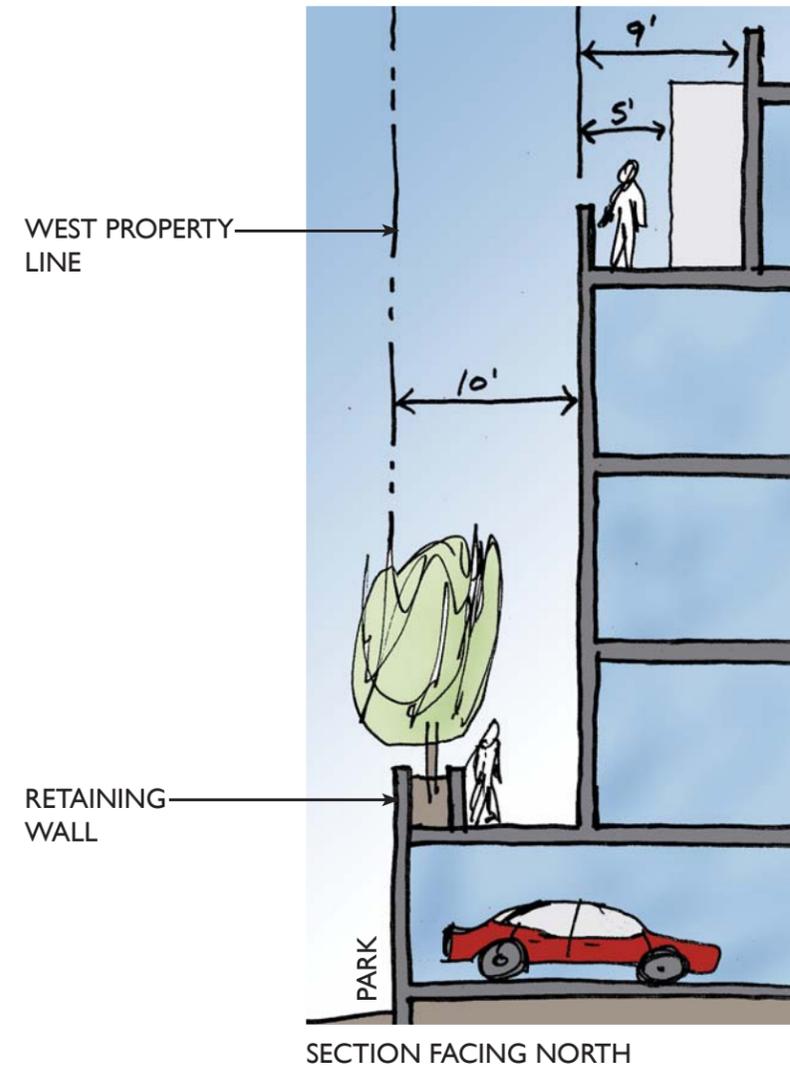
**Federal Republican Park Development**

**CONCEPT\* A**

Concept 'A' uses the metaphor of a "front porch" in the layout of the park. The site is lifted up by several feet on the Federal Ave frontage allowing for a separate seating area and bocci court. The gently sloping lawn area serves as the 'front yard' allowing for informal play, gatherings or just relaxing. The sunny upper level or 'front porch' contains a number of seating and gathering options partially covered by a trellis structure. A community garden borders the north edge (similar to its current position). The Republican Ave edge is bordered by a cascading rain garden taking water from the upper 'front porch' level ending up in an special terminus feature at the corner of the site.



This is a schematic design of the preferred "Concept A", as presented at the Park meeting by Site Workshop in June. More information about the design of the Park will be incorporated as the Park design progresses.



**PROPOSED RETAINING WALL AT WEST PROPERTY LINE**

It is the preferred option for the Park design to utilize the retaining wall at the west property line of the proposed site. The west side of this retaining wall can be given to the park to use as a "Front Porch". The wall is proposed to be combined with the parking garage structure of the proposed development.



WESTLAKE VILLAGE



222 VIEW APARTMENTS



CHELAN RESORT SUITES



THE DAKOTA



SALVEO - LEED H PLATINUM



H2O APARTMENTS - LEED H MIDRISE PILOT GOLD TARGET



BROADSTONE KOI APARTMENTS - LEED NC CERTIFIED TARGET



OLIVE WAY MIXED-USE APARTMENTS - LEED NC SILVER TARGET



MIST APARTMENTS - LEED NC SILVER TARGET