



## 11th & Republican Passive House Apartments

Design Review Recommendation Meeting  
505 11th Avenue East  
DPD #3012300

nk

NICHOLSON KOVALCHICK ARCHITECTS

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August 10th, 2016



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# toward affordable building as Climate Action

## A Net-Zero Showcase in Multifamily Building

The 11th & Republican Passive House Apartments project responds to pressing questions facing our city: How to provide housing that is affordable to Seattleites being priced out of the market? How to create new architecture while honoring the built legacy of our neighborhoods? How to create buildings that help Seattle achieve its Climate Action Plan, rather than hinder it?

The intent of 11th & Republican is to provide a model response to these questions, demonstrating the value of high performance multifamily buildings to the city and its neighborhoods. The building's design celebrates both its Passive House building energy conservation (by expressing its generous envelope thickness and passive solar shading) as well as its on-site renewable energy generation (by visibly showcasing its rooftop solar array in harmony with the building's primary volume).

The project preserves an historic home on site, retrofits it to the ambitious Passive House standard, and melds it with a new four-story Passive House structure. The combined building will become one of Seattle's first market-rate multifamily apartment buildings to achieve Passive House certification, and represents an important R&D project for the industry as a whole – one that the project team will document and share thoroughly. The project's rooftop array, in addition to enabling the building to reach for Net Zero Energy status, will serve as a visible reminder to passersby of the efficacy of on-site renewable energy to power buildings.

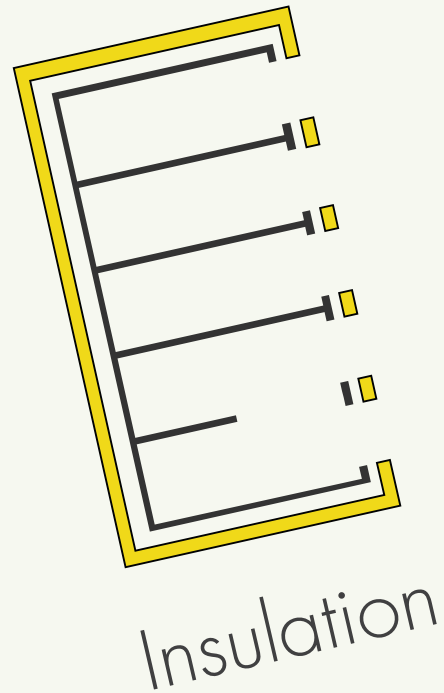
## Project Development History

11th & Republican is the outgrowth of NIC|CHICK LLC's history in sustainable market-rate multifamily projects, particularly its H2O project in Uptown Queen Anne. While H2O was certified LEED Gold, the project's focus on super insulation, airtight construction, solar optimization and very low energy use made it a proto-Passive House. Energy monitoring on the building continues for R&D purposes, and the lessons learned have proven that the Passive House approach is viable for cost-effective high performance multi-family buildings, like 11th & Republican.

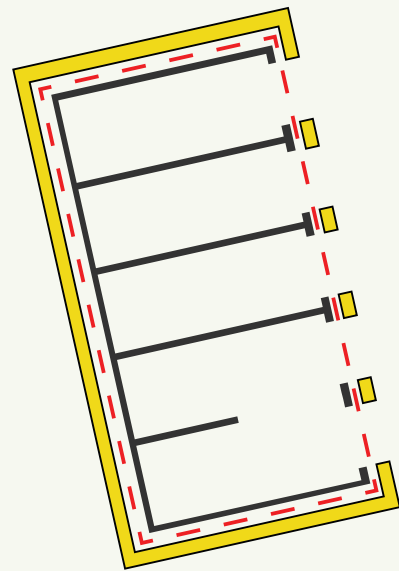


# the concept of Passive House

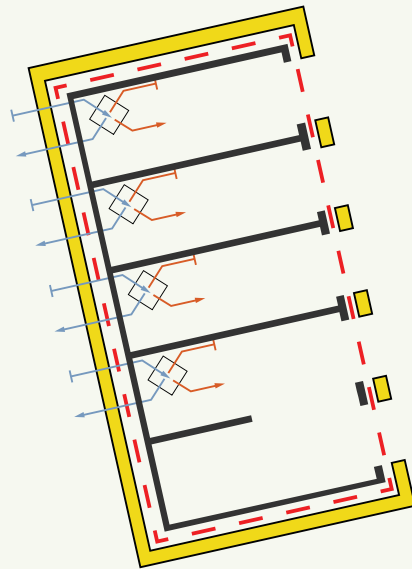
A passive house is a highly insulated, draft-free building that delivers superior comfort and health with the assistance of heat recovery fresh air ventilation and high performance windows.



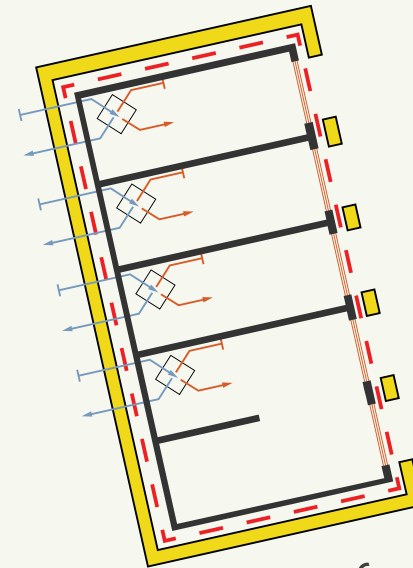
Insulation



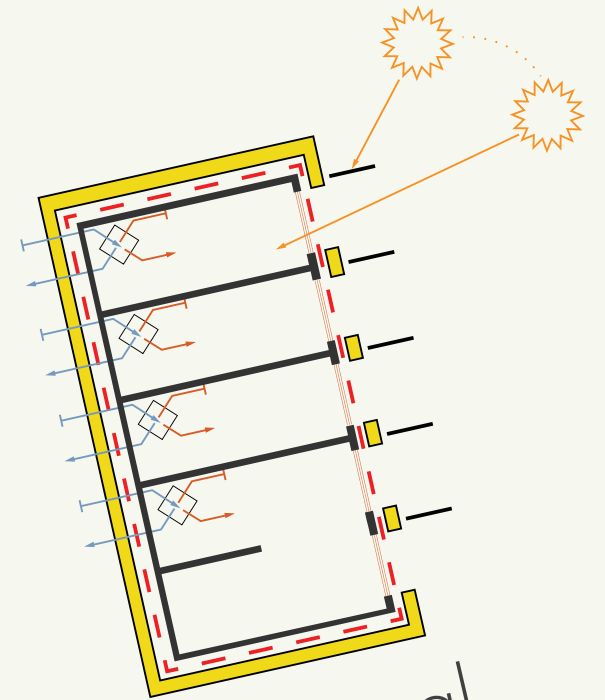
Air Tightness



Heat Recovery Ventilator (HRV)



High Performance Windows



Seasonal Shading

## BENEFITS

-  **Durability** / enhanced wall assembly protects building structure
-  **High performance** / reduces energy demand
-  **Comfort & Health** / fresh air and consistent temp year round



getting to

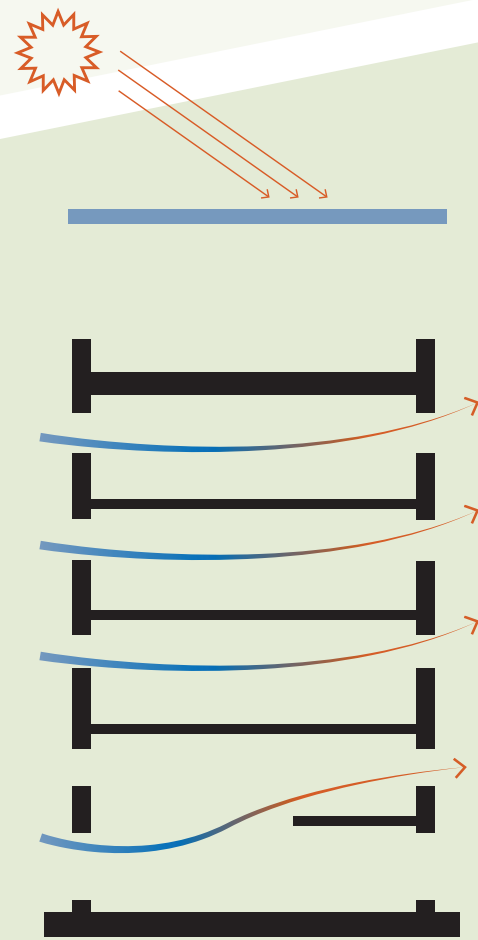
# Net-Zero Energy

Net-zero energy buildings are nearly impossible to achieve without first dramatically reducing your energy demand. Passive House gets you there by slashing heating energy use by as much as 90%. It then becomes practical to reach the energy balance with solar panels on the roof. Net-zero is the happy marriage between reduction and production.



## Passive Ventilation

During the warmer months, natural ventilation, provides fresh, lowers the air temperature, and eliminates the need for air conditioning.

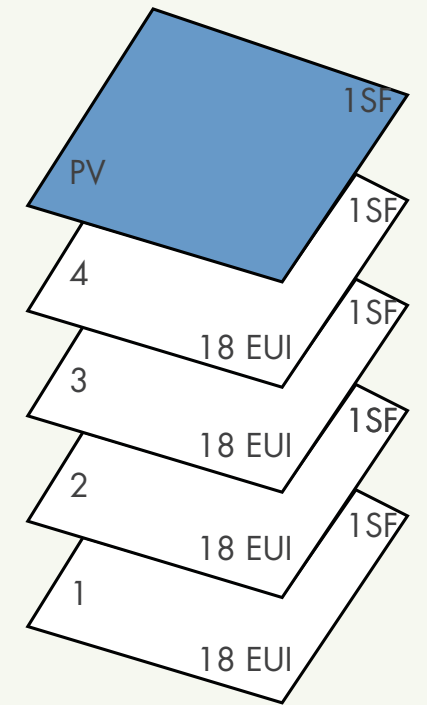


## Photovoltaic Solar Production

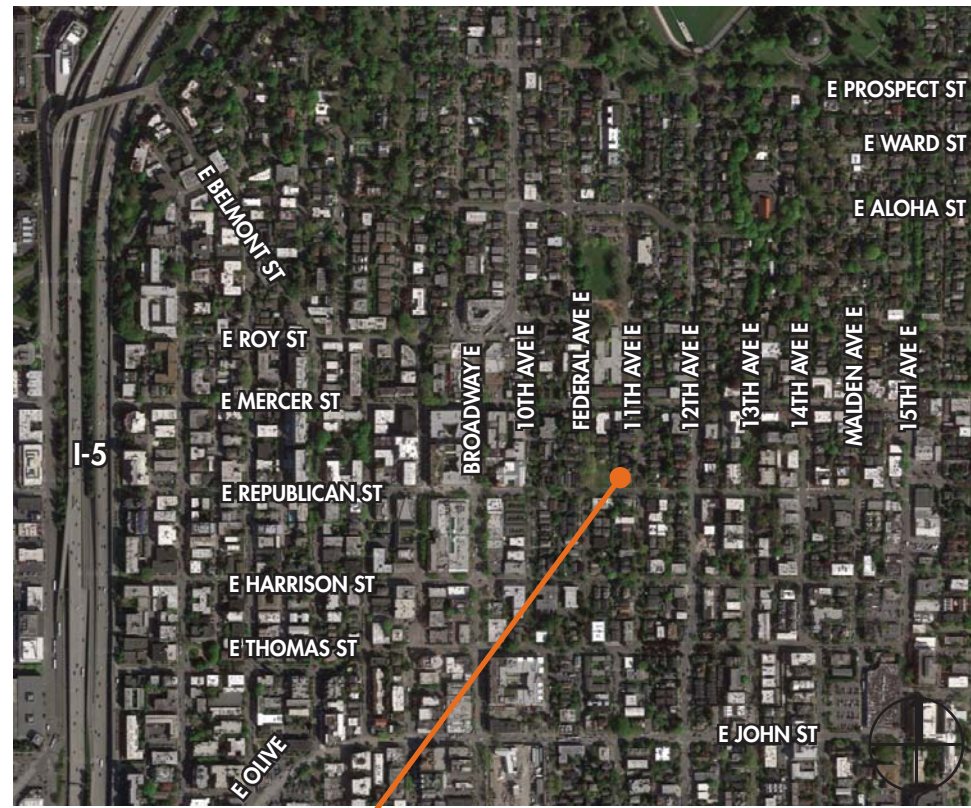
Solar PV Panel Arrays today can offset the energy demand needed in a 4-story residential building

$$1 \text{ Square Foot Production Area} = 4 \text{ Square Foot Energy Consumption}$$

18 EUI (kBtu/sf/yr) is the estimated energy budget for a net zero ready residential building.



PROJECT DESCRIPTION



SITE LOCATION

**ADDRESS:** 505 11th Avenue E

**DPD PROJECT #:** 3012300

**OWNER:** nic|chick llc

**APPLICANT:** Nicholson Kovalchick Architects PS

**CONTACT:** Peggy Heim, AIA  
301 1st Ave S, Suite 4S  
Seattle, WA 98104  
206.933.1150

DEVELOPMENT OBJECTIVES

The proposed project is a four-story apartment building with underground parking. The site of the project is located in the LR3 zone in the Capitol Hill Urban Center Village. The site slopes down to the west and opens up to the new Broadway Hill Park. The southeast corner of the site is located at the intersection of 11th Avenue East and East Republican Street. The main pedestrian access will be located along East Republican Street, with some individual unit access along 11th Avenue E. Vehicular access and garbage collection will be located at the southwest portion of the site, along E Republican Street. Outdoor residential amenity space will be created in a landscaped courtyard space between proposed residential buildings. Exterior balconies will offer residential amenity space as well. The proposed structure height is within the required 40'-0" height limit.

The site currently contains an existing house. The preferred option from EDG is to save the original footprint of the house and relocate it to the southeast corner of the site. The wrap-around porch of the existing house will front the street corner of 11th Avenue East and East Republican Street to maintain the pedestrian scale of the adjacent streets. Newly constructed residential units will be to the West of the existing house and an exterior courtyard space with landscape design elements will separate the new and existing structures. These buildings are separated into two smaller buildings that open up to a landscaped exterior courtyard to introduce light and air into exterior walkways and units.

Other development objectives include sustainability through high performance Passive House design. The project will target Passive House certification.

Currently, Nicholson Kovalchick Architects are designing two other multi-family projects of similar scale that are also targeting Passive House certification.

Number of Residential Units: Approximately 20  
Types of Residential Units: Mainly one bedroom units and studios. Some two and three bedroom units.

Number of Parking Stalls: 15  
Parking Location: Below residential levels

Area of Residential Levels: Approximately 13,850 sf  
Area of Parking Level: Approximately 4,850 sf  
Total Area: Approximately 18,700 sf

EXISTING SITE

The site is on the northwest corner of the intersection at 11th Avenue E and E Republican Street. The site contains a residential structure that was constructed in the early 1900's. An addition was added in the 1950's, during this time it was converted from a single family house to a multi-family building. Although the house has not been well maintained, the primary structure of the original house is in tact. A detached garage, constructed in 1925, is located on the northwest corner of the site. The front of the house faces 11th Avenue E. The current driveways for the house extend from E Republican Street and 11th Avenue E. A single family house is located on the property directly to the north of the site. Broadway Hill Park, a public park, is being developed on the property directly to the west of the site. More dense multi-family housing projects are located on the southeast corner of 11th Avenue East and East Republican Street and on the south side of East Republican Street.

ZONING AND OVERLAY DESIGNATION

The site is located in the LR3 zone in the Capitol Hill Urban Center Village in the East Core District. The area of the site is 5,983 sf. LR3 is the zoning for several blocks in each direction. The Capitol Hill Neighborhood Priority Design objectives include: preserving the existing attributes of the neighborhood, integrating transit and open space with new development, maintaining pedestrian-oriented streets, and providing various types of new housing while preserving the character of the existing housing.

NEIGHBORING DEVELOPMENT

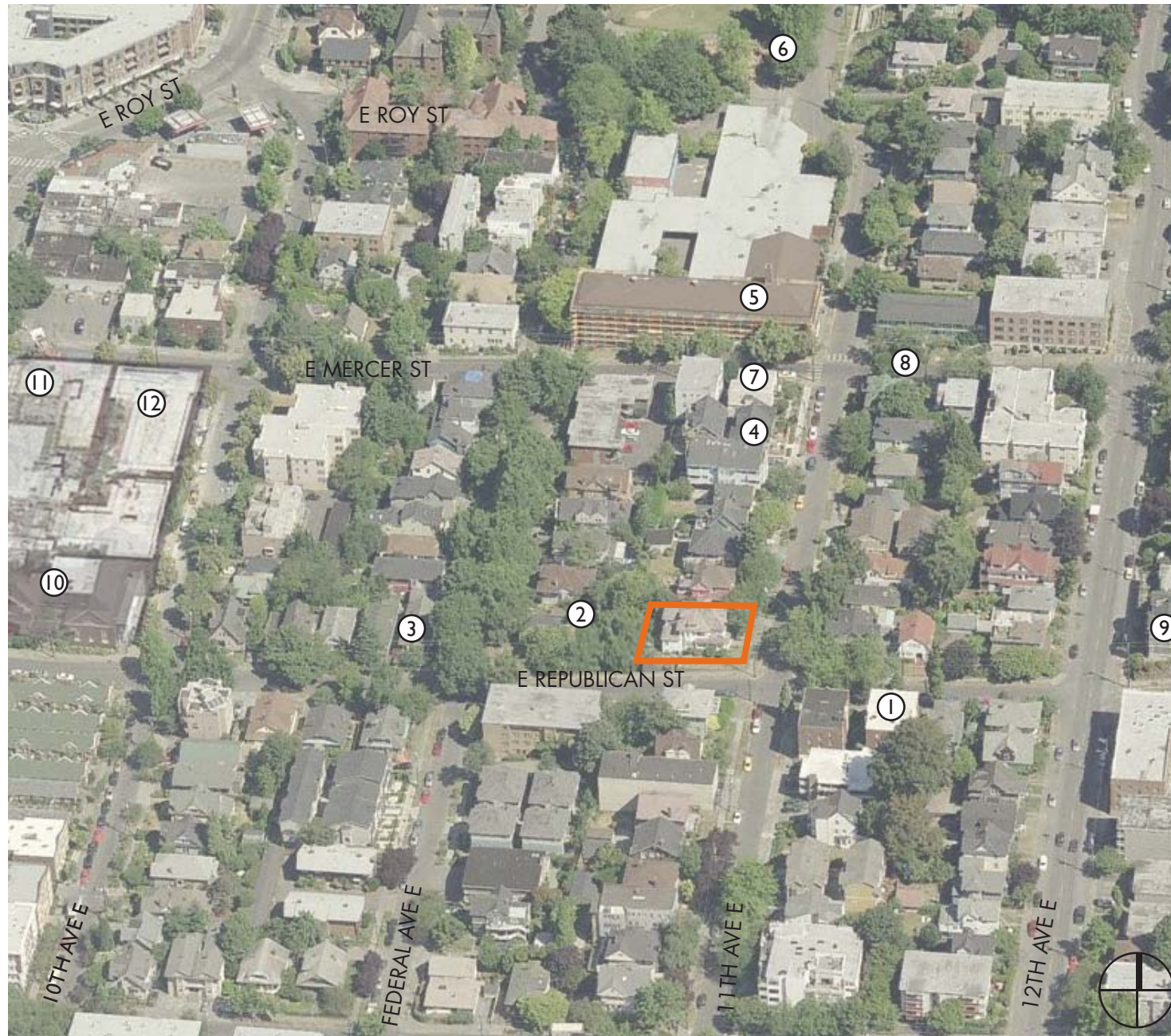
The neighborhood is located in the East Core District of Capitol Hill. The neighborhood directly surrounding the site is mainly residential, bordered with higher density commercial and residential areas to the west and east of the site. Broadway Avenue East, located 2 blocks to the west of the site and 12th Avenue East, located one block to the east of the site, are dense areas. These streets contain both dense multi-family residential units and active commercial spaces. Additional residential units between these two main streets will encourage the east-west connection of pedestrian traffic and pedestrian scale among the neighborhood. Furthermore, the new Capitol Hill light rail station makes public transportation options more accessible.

The topography of the site slopes down to the west and opens up to the Broadway Hill Park. The park will provide open space that is adjacent to the newly proposed residential units. The residential units will activate "eyes on the park" to maintain security for the park. The Capitol Hill Neighborhood Priority Design objectives include the integration of open space with new residential development.

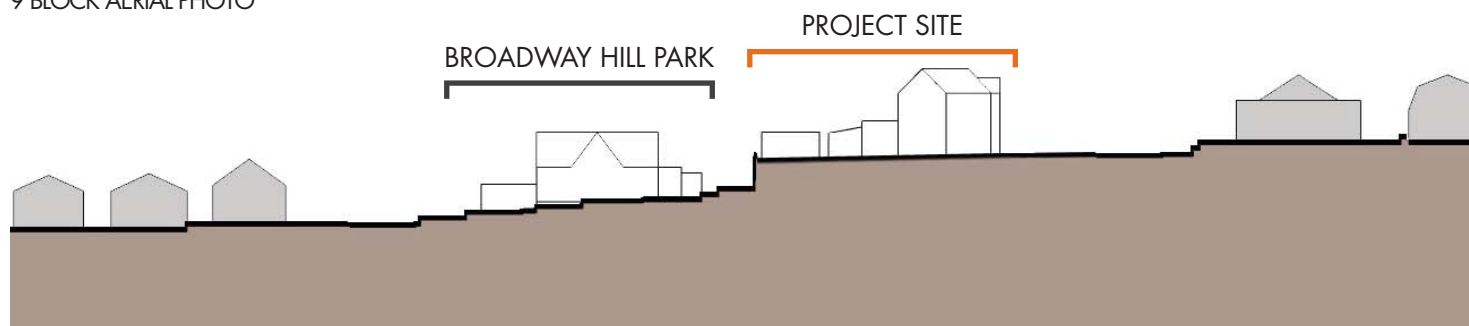
Neighborhood landmarks include Lowell School and notable parks. Lowell School is located one block to the north, with a large park on its northern border. The site is within blocks of Volunteer Park to the north and Cal Anderson Park to the south.



# Summary Context Analysis



9 BLOCK AERIAL PHOTO



SECTION THROUGH SITE FACING NORTH



① APARTMENTS ON REPUBLICAN



② BROADWAY HILL PARK



③ HOUSE ON REPUBLICAN



④ TOWNHOUSES ON 11TH



⑤ LOWELL ELEMENTARY SCHOOL



⑥ PLAYING FIELDS AT LOWELL



⑦ APARTMENTS ON 11TH & MERCER



⑧ E MERCER STREET



⑨ APARTMENTS ON 12TH



⑩ ALL PILGRIMS CHRISTIAN CHURCH



⑪ BRIX CONDOS ON BROADWAY



⑫ BRIX CONDOS ON 10TH



# Summary Context Analysis

## Streetscape



① 11TH AVENUE E LOOKING WEST



② 11TH AVENUE E LOOKING EAST



③ E REPUBLICAN STREET LOOKING NORTH



④ E REPUBLICAN STREET LOOKING SOUTH



# Summary Context Analysis

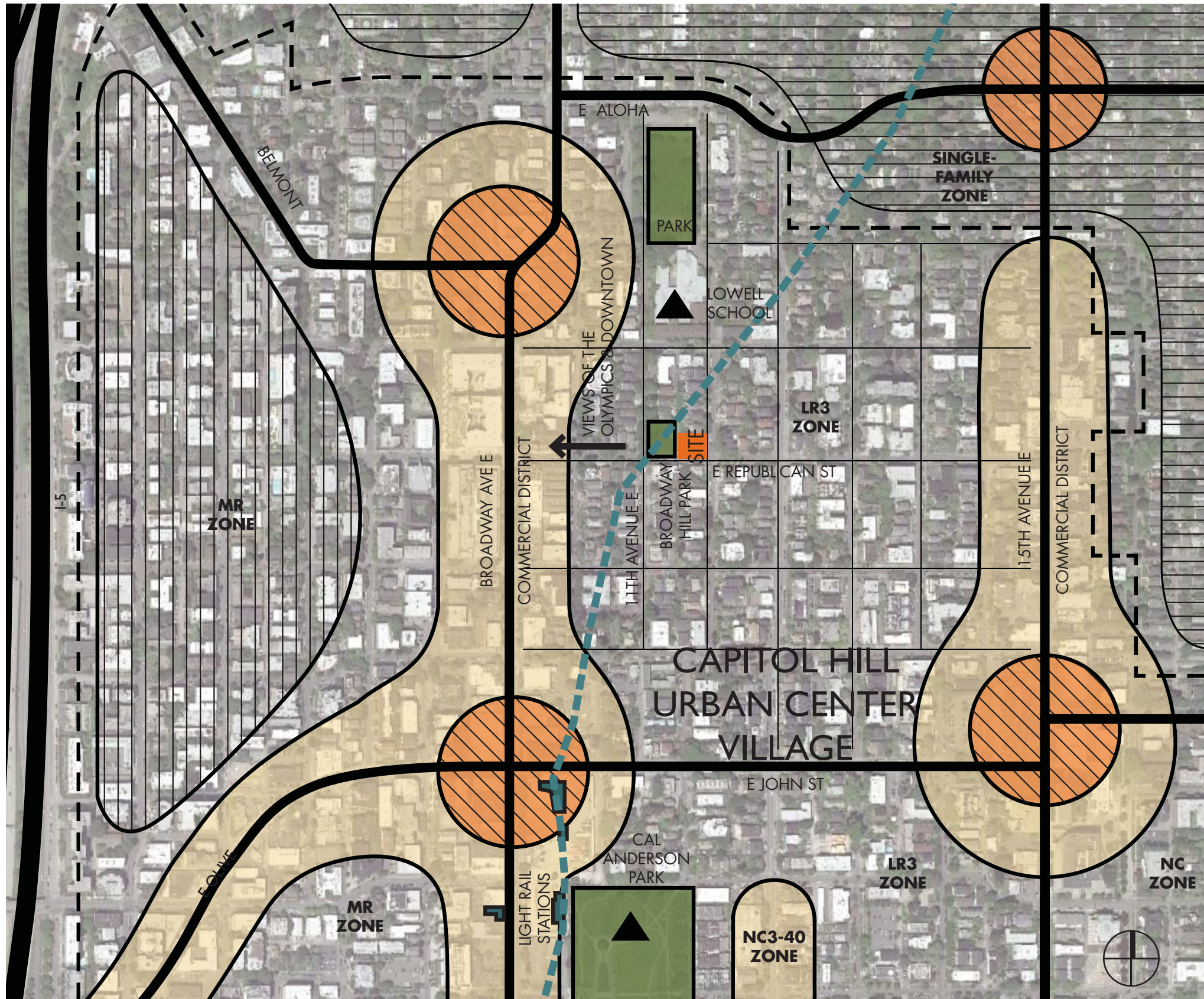
## OPPORTUNITIES & CONSTRAINTS

The site is located in the LR3 zone in the Capitol Hill Urban Center Village in the East Core District. The Capitol Hill Design Guidelines define goals to preserve its tightly-knit character, but at the same time, to increase its density in creative ways. This graphic analysis shows that the site is slated for denser residential development. Currently, the site is located within a pocket of single family homes along 11th Avenue E. Directly across the street from the site, the south side of E Republican Street holds higher density residential development. Two urban commercial districts border the site a few blocks to the west and a few blocks to the east. Broadway Avenue E and 15th Avenue E thrive with pedestrian-oriented activity. These commercial districts and the Capitol Hill Urban Center Village overlay encourage density in this residential area of Capitol Hill.






Numerous parks and open spaces surround the site. The site is directly adjacent to Broadway Hill Park. The site is within a block of Lowell School and the Lowell School Park. At a broader level, Volunteer Park, 4 blocks to the north of the site and Cal Anderson Park, 4 blocks to the south of the site, offer large open spaces in walkable distances.

The site is in a neighborhood bound by major arterials of Broadway and 12th Ave. E Aloha and E John are secondary roadways that flank the site to the north and south. North of E Aloha, the residential area is less dense. A single family zone surrounds the north and east areas beyond the Capitol Hill Urban Center Village area. This further encourages residential density to be located between the two commercial districts. The Capitol Hill light rail station is located at the corner of Broadway and E John St. This station is within walking distance of the site and it will encourage pedestrian connection to public transportation.

Views of downtown and the Olympic Mountains can be seen looking west from the site. Directly adjacent to the site, residents would have a view of Broadway Hill Park.



### KEY

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



# Existing Site Conditions

## RELEVANT CAPITOL HILL Design Guideline Priorities

### CS2 Streetscape Compatibility

The site has adequate distance between the property line and the sidewalk to maintain the spatial characteristic of the right-of-way. If the existing house is saved, the character of the streetscape at the corner of 11th & Republican will be maintained.

### Corner Lots

Project proposes buildings to be oriented toward the public street corner.

Vehicular access will be located away from the street corner.

### Height, Bulk, and Scale Compatibility

Project massing is divided into multiple buildings for all design options.

Sidewalk access and sunlight will be maintained through exterior courtyard spaces between the buildings.

Vehicular access will be contained to the southwest corner of the site.

### CS3 Architectural Concept and Consistency

Project will address the needs of the adjacent park.

Project respects character of adjacent single family homes by proposing to save the existing house on the property.

Project integrates denser multi-family housing projects south of the site.

### DC1 Parking and Vehicular Access

Vehicular access will be minimized to the southwest corner of the site.

Underground parking will be provided in most design options.

### DC3 Residential Open Space

Project proposes an exterior landscaped courtyard that offers light, air, and sustainable landscape elements to the units and amenity spaces.

Rooftop decks will integrate sustainable landscape design elements.

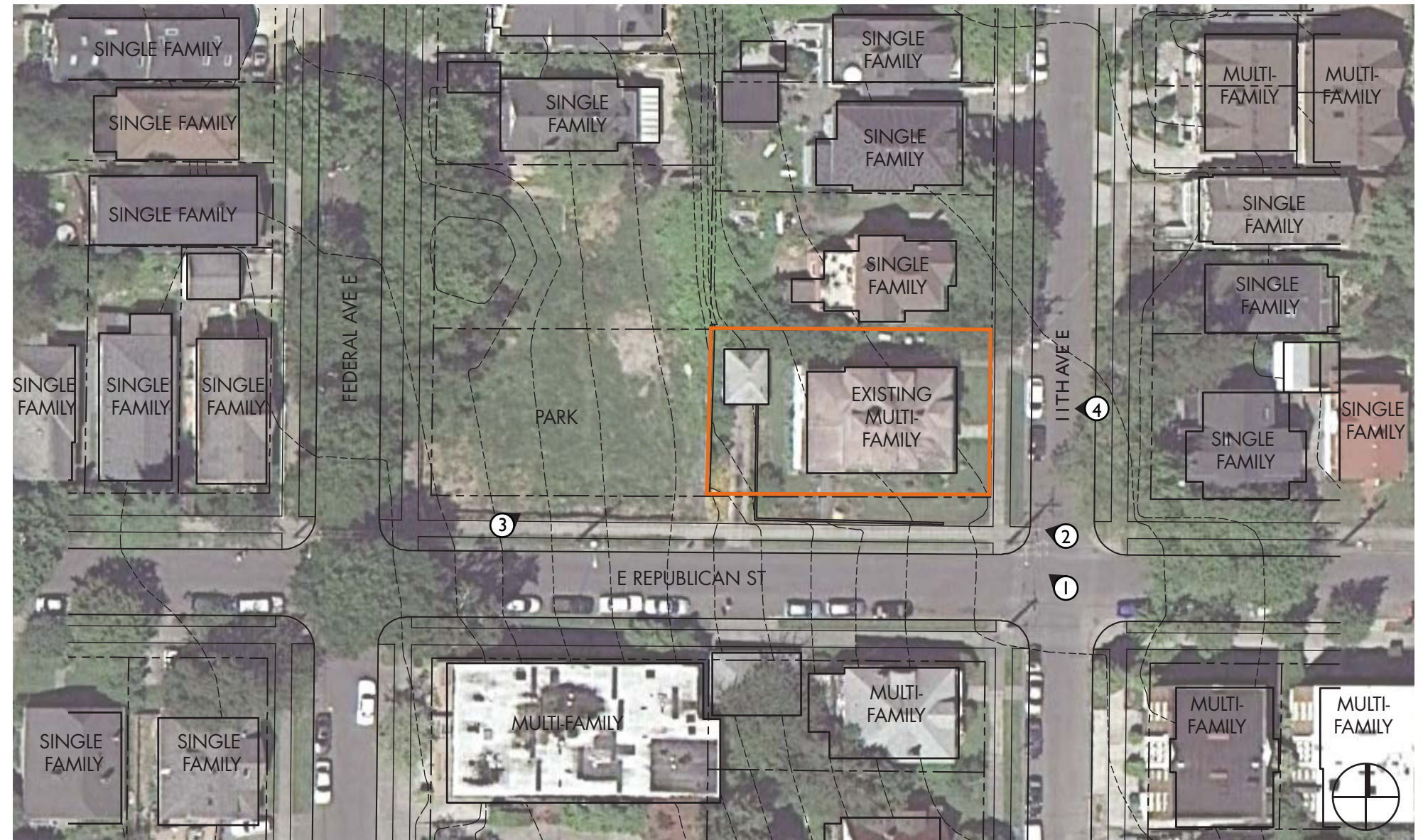
A pedestrian entryway will attempt to link the building to the sidewalk, exterior courtyard, and adjacent park.

### Landscape Design to Address Special Site Conditions

Sustainable landscape design will enhance the character of neighborhood.

### DC4 Exterior Finish Materials

Project materials will be attractive, sustainable, and affordable.



## CAPITOL HILL DESIGN GUIDELINES

Three cornerstones of the community's goals are:

1. Increase housing affordability for a broad spectrum of community members.

2. Strengthen and enhance the character of existing residential neighborhoods.

3. Provide a greater range of housing types under the existing zoning.



① CORNER OF 11TH & REPUBLICAN



② VIEW ALONG REPUBLICAN



③ VIEW FROM PARK

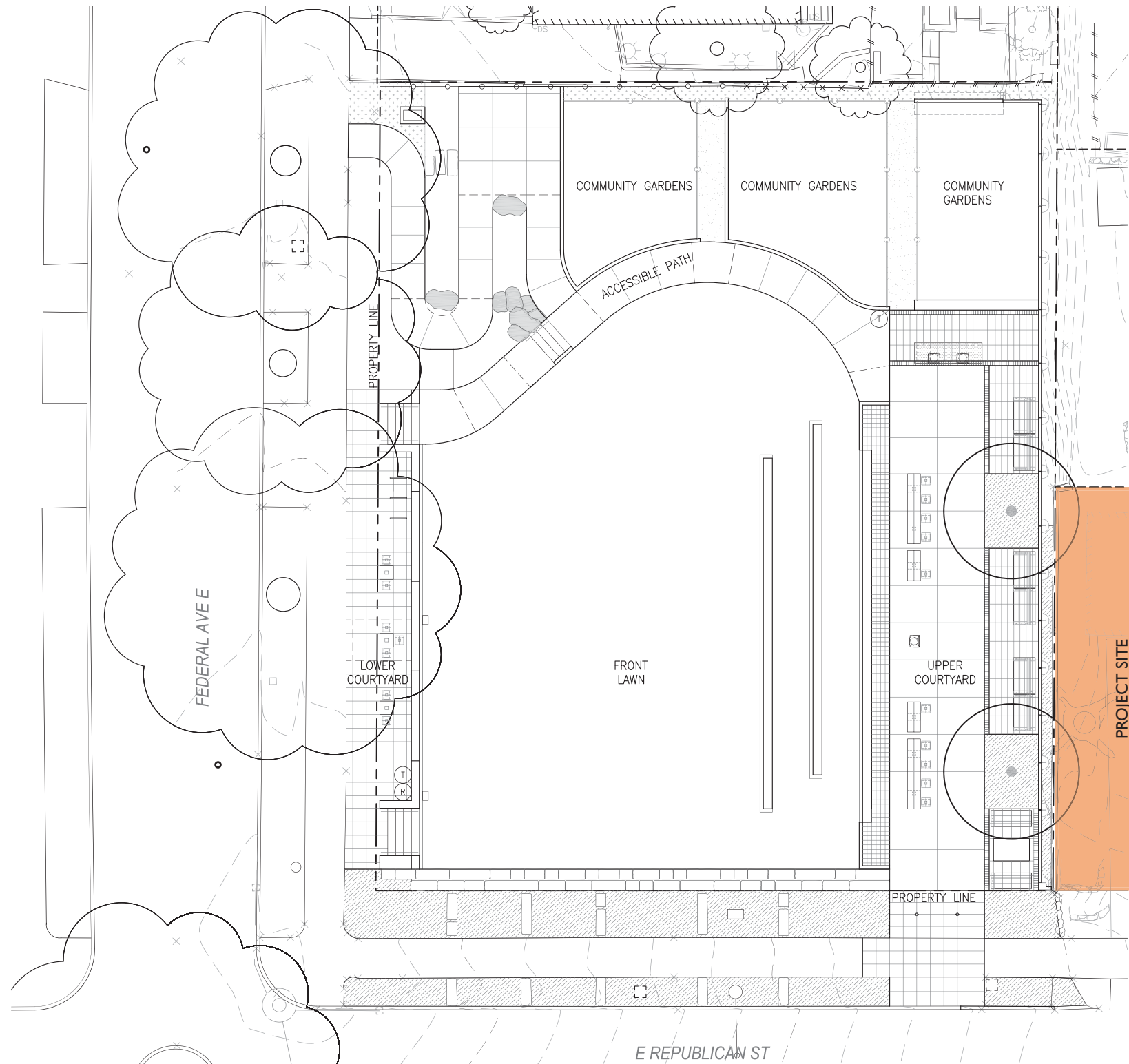


④ VIEW FROM 11TH AVE E

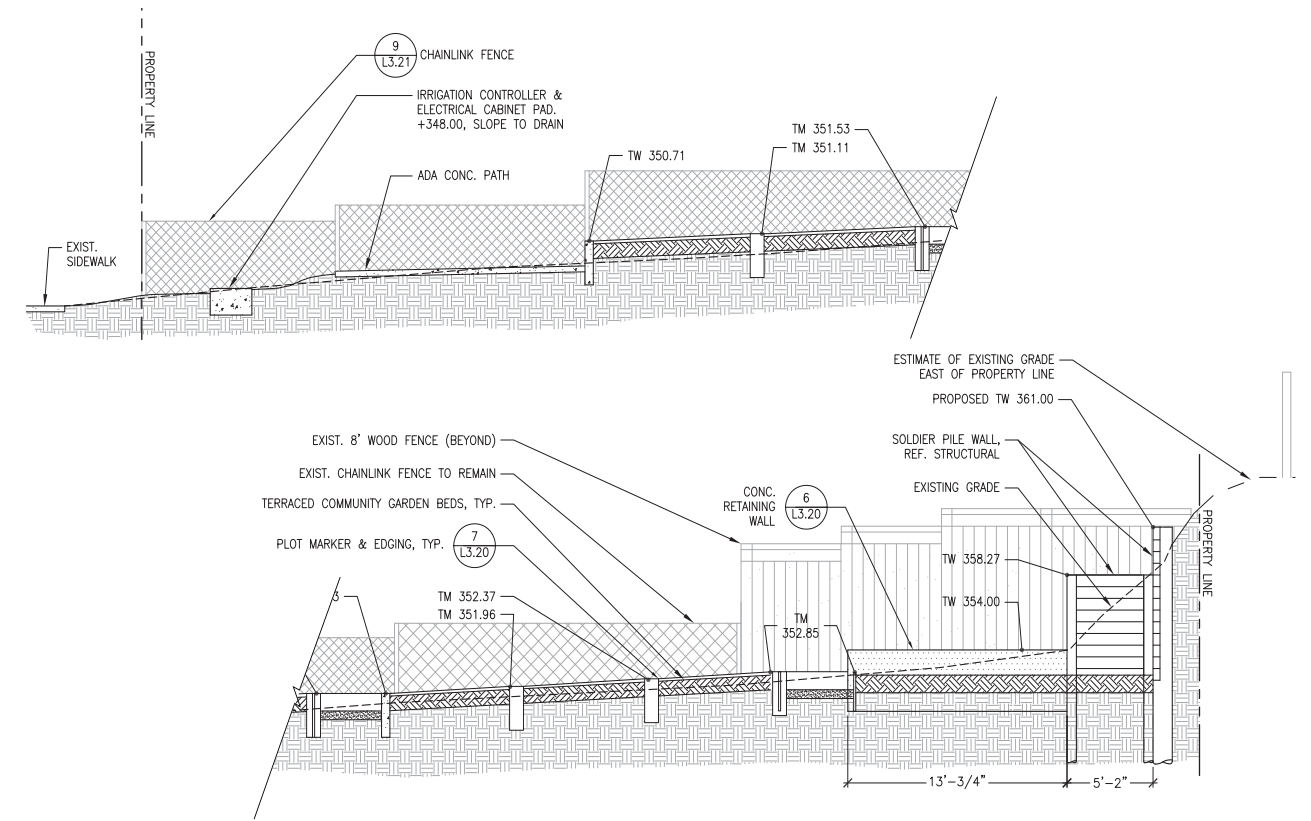


# Existing Site Conditions

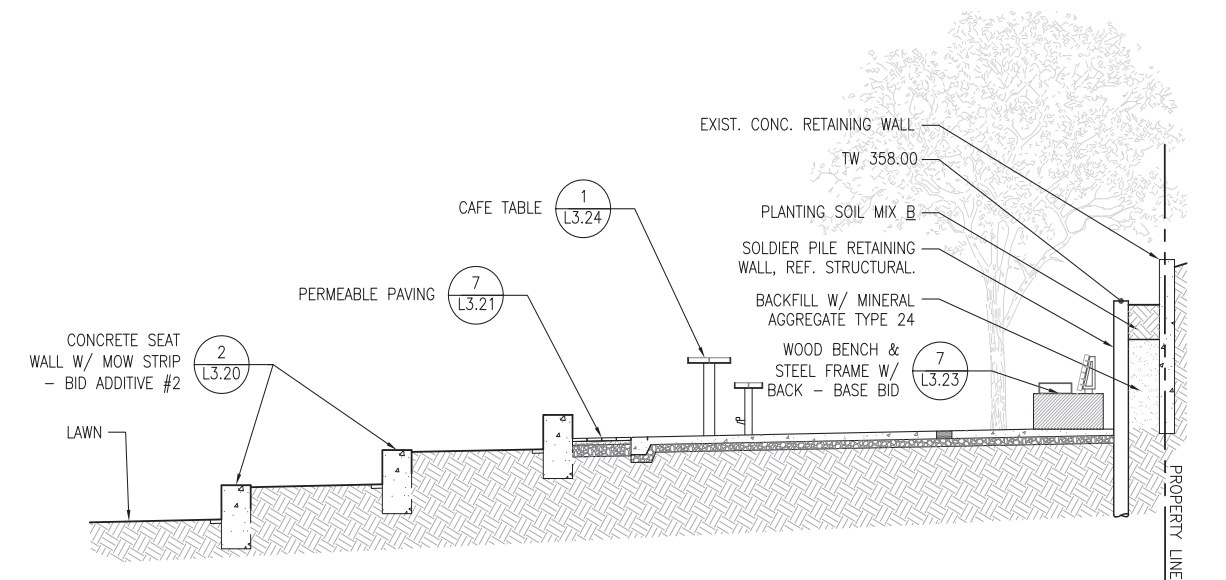
## Neighboring Park Plans



BROADWAY HILL PARK PLAN



SECTION - EAST WEST



SECTION - LIVING ROOM

# Zoning Data

Parcel #: 68527-00320  
 Zoning: LR 3  
 Overlays: Capitol Hill Urban Center Village  
 Lot Area: 5,983 SF

23.45.504 permitted uses  
 Permitted outright: Residential

23.45.510 FAR  
 Maximum FAR for apartments inside Urban Villages: 1.6 or 2.0  
 The higher FAR limit applies if the project meets the standards of subsection 23.45.510.C State Standards.  
 The floor area contained in structures built prior to January 1, 1982 as single-family dwelling units that will remain in residential use is exempt from FAR limits.

23.45.512 Density Limits  
 Minimum lot area per dwelling unit: no limit  
 For apartments that meet the standards of 23.45.510.C, there is no density limit.

23.45.514 Structure Height  
 Maximum Base Height: 40'  
 Additional Height: + 4'  
 Additional 4' for structures with a partially below grade story:  
 Railings, planters, parapets, etc.: 4' above base height limit  
 Stair penthouses, mechanical equipment, and chimneys: 10' above base height limit as long as their total area does not exceed 15% of the total roof area or 20% if it includes mechanical equipment.  
 Rooftop features allowed above height limit:  
 Railings, planters, parapets, etc.: 4' above base height limit  
 Stair penthouses, mechanical equipment, and chimneys: 10' above base height limit as long as their total area does not exceed 15% of the total roof area or 20% if it includes mechanical equipment.

23.45.518 Setback Requirements  
 Front Setback: 5' minimum  
 Rear Setback: 15' minimum since no alley  
 Side Setback for facades 40' or less in length: 5'  
 Side Setback for facades greater than 40' in length: 5' minimum; 7' average  
 Projections allowed into setbacks:  
 Cornices, eaves, gutters, roofs, etc.: 4' max and ≥ 3' from property line

23.45.522 Amenity Area  
 Required Amenity Area: 25% of Lot Area  
 Minimum of 50% shall be at ground level except roof amenity area may be counted as ground level amenity space (must meet 23.45.510E5)  
 Ground Level amenity area shall be common space  
 All units shall have access to a common or private amenity area  
 Amenity area shall not be enclosed within a structure

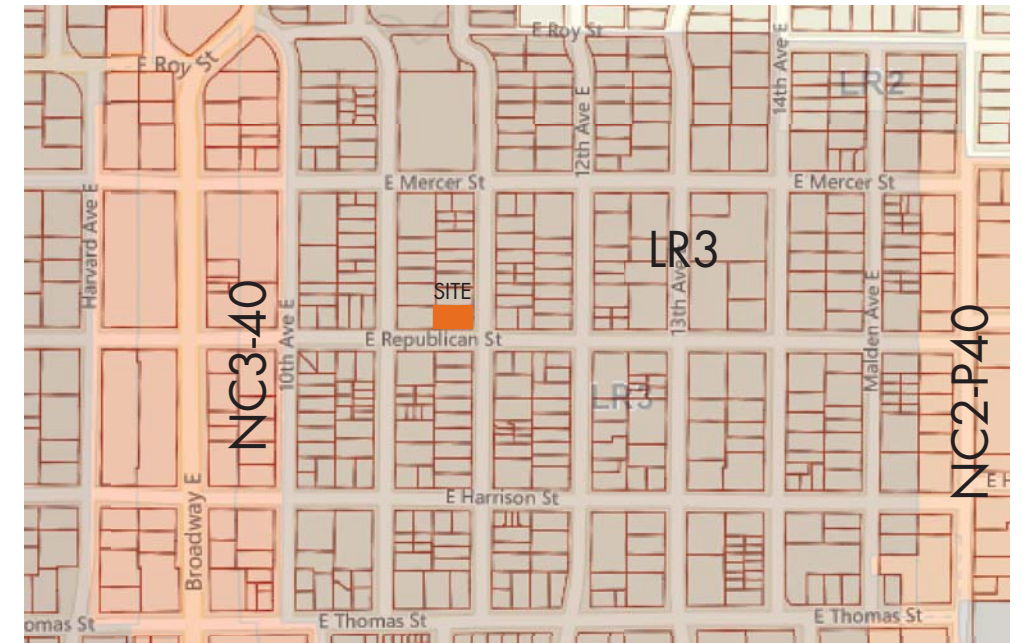
Minimum horizontal dimension of a private amenity area abutting a side lot line that is not a side street lot line is 10'. Otherwise there is no minimum dimension for private amenity areas  
 No common amenity area shall be less than 250 sf and shall have a minimum horizontal dimension of 10'  
 At least 50% of common amenity area provided at ground level shall be landscaped

23.45.524 Landscape Requirements  
 Required Green Factor Score: 0.6

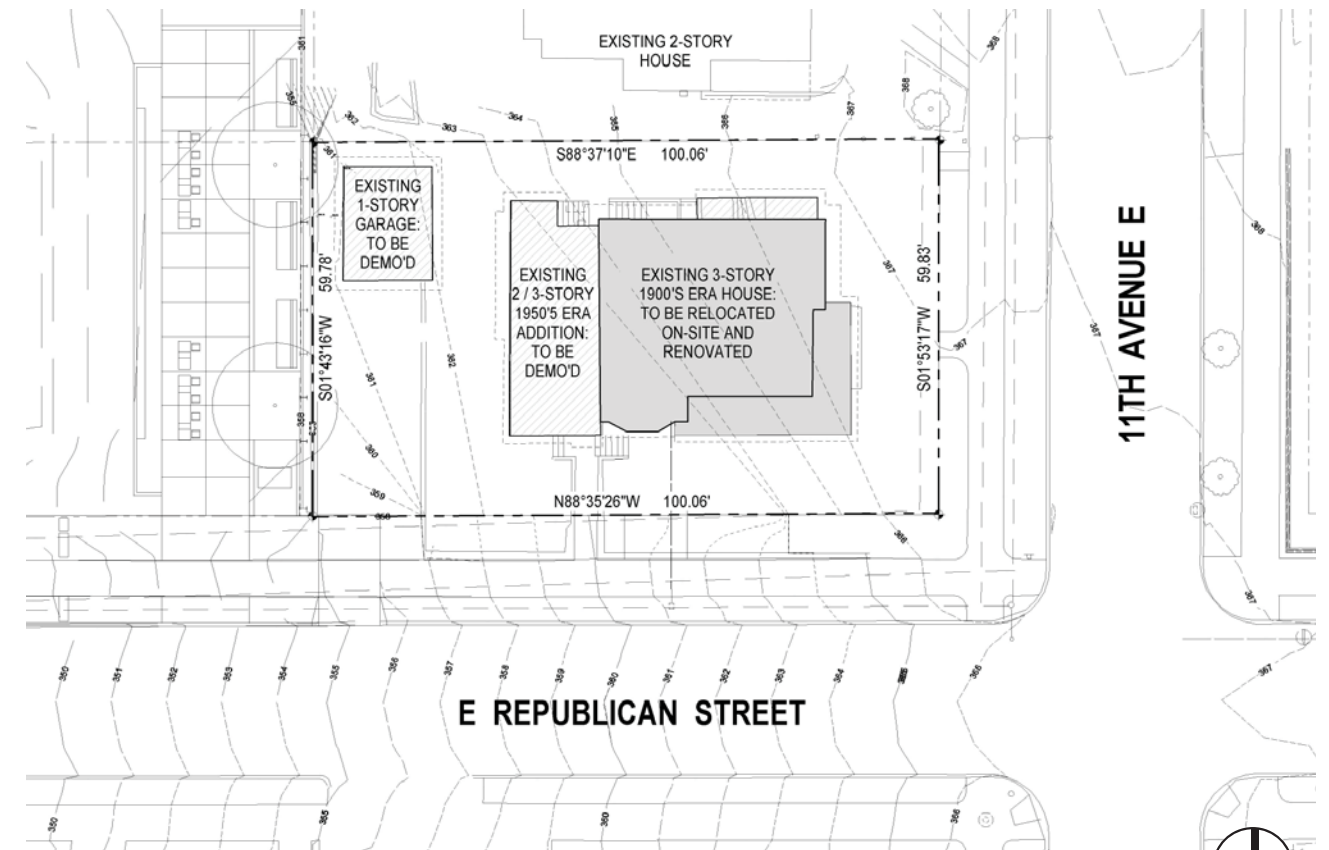
23.45.527 Structure width and façade length limits  
 Maximum structure width for apartments in Urban Villages/Centers: 150'  
 Maximum combined length of all portions of facades within 15' of a lot line that is not a rear, street or alley lot line shall not exceed 65% of the length of that lot line

23.54.015 REQUIRED PARKING  
 Residential uses in multifamily zones within urban centers: no min. requirement  
 Curb Cuts:  
 Non-arterial street with lot frontage 80 feet or less: 1 curb cut  
 Non-arterial street with lot frontage 80-160 feet: 2 curb cuts  
 Maximum width of curb cuts: 10'  
 Minimum distance between any two curb cuts located on a lot: 30'

23.54.040 Solid waste & recyclable materials storage & access  
 Minimum area for shared storage space for 16-25 dwelling units: 225 sf



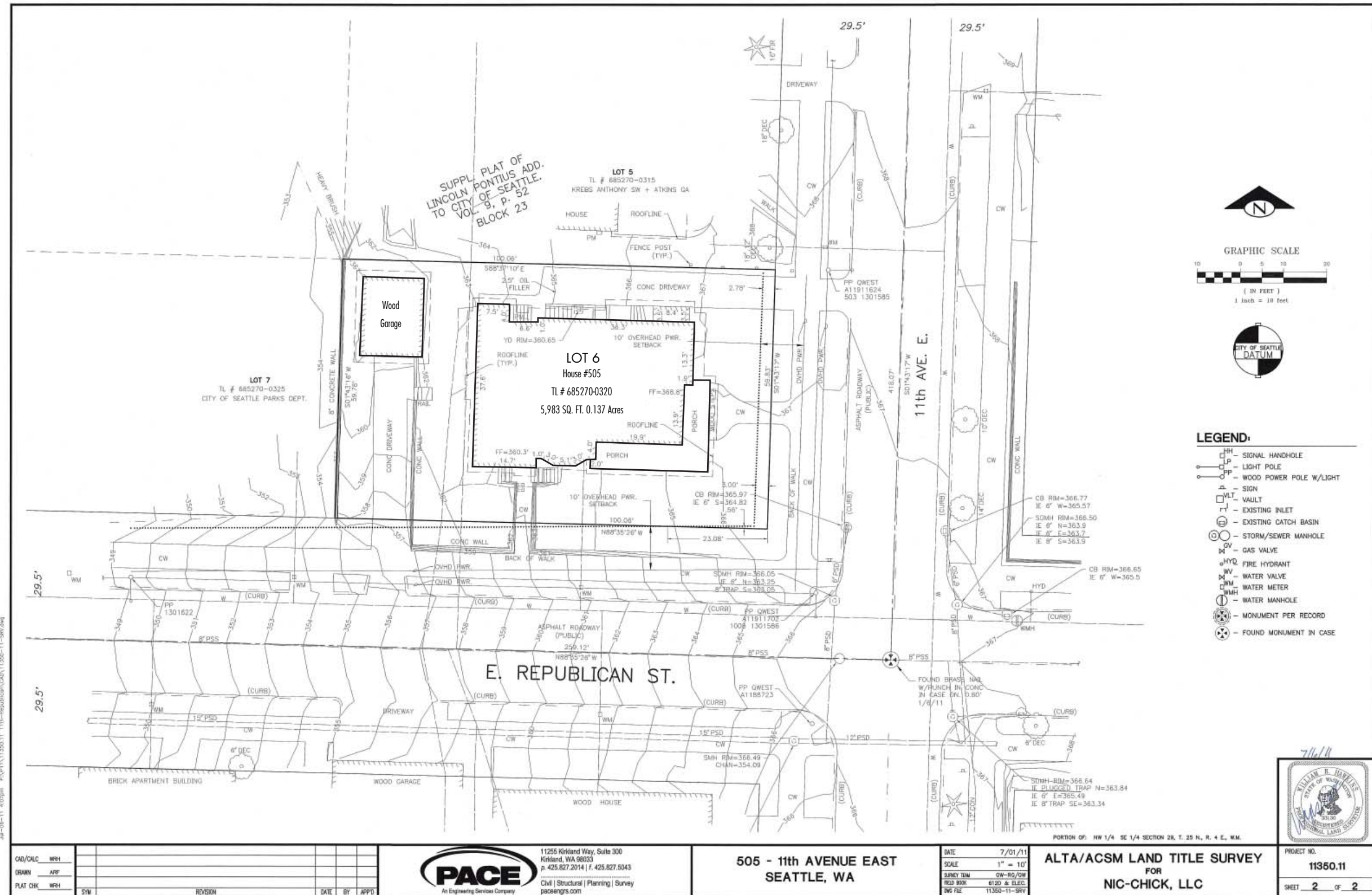
DPD ZONING MAP



EXISTING SITE PLAN



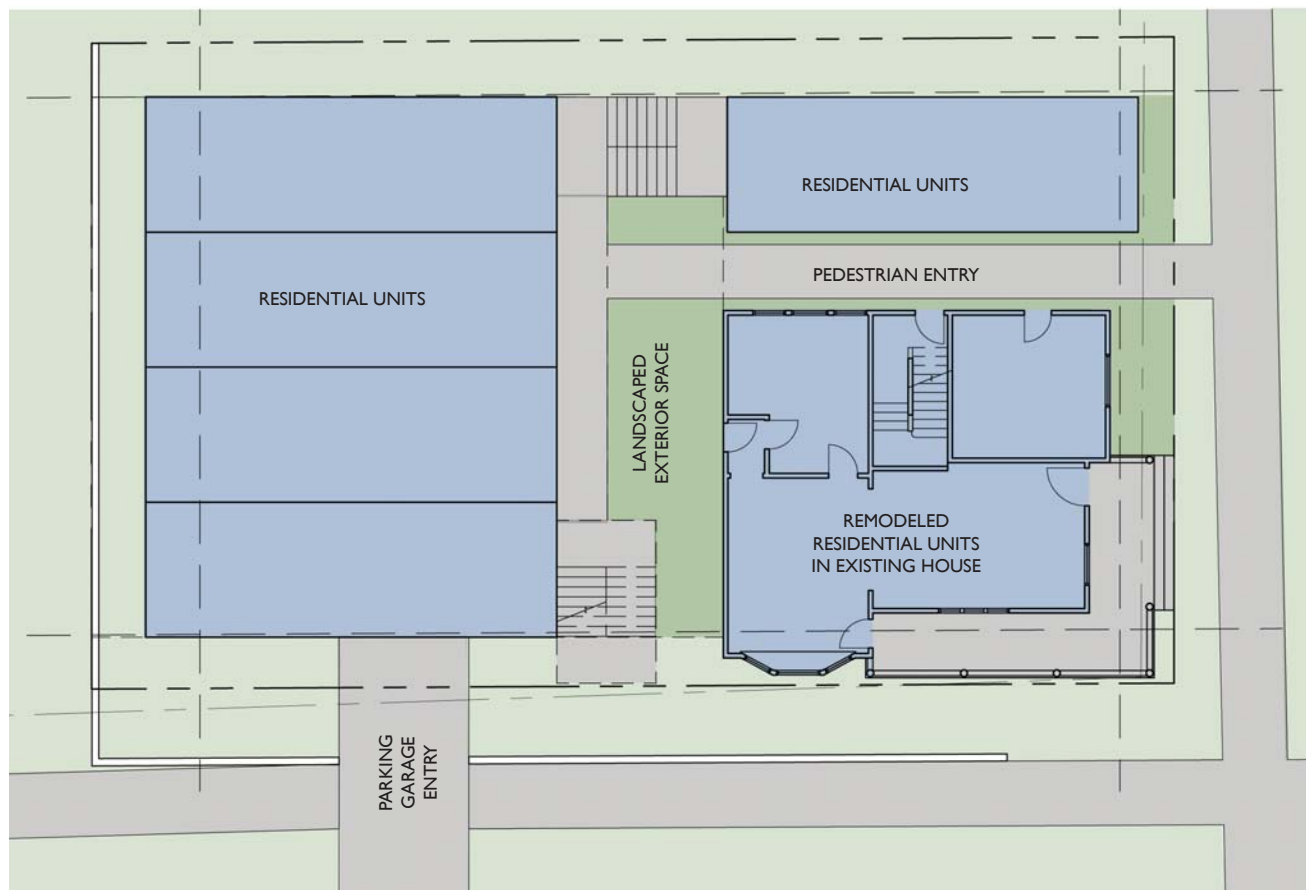




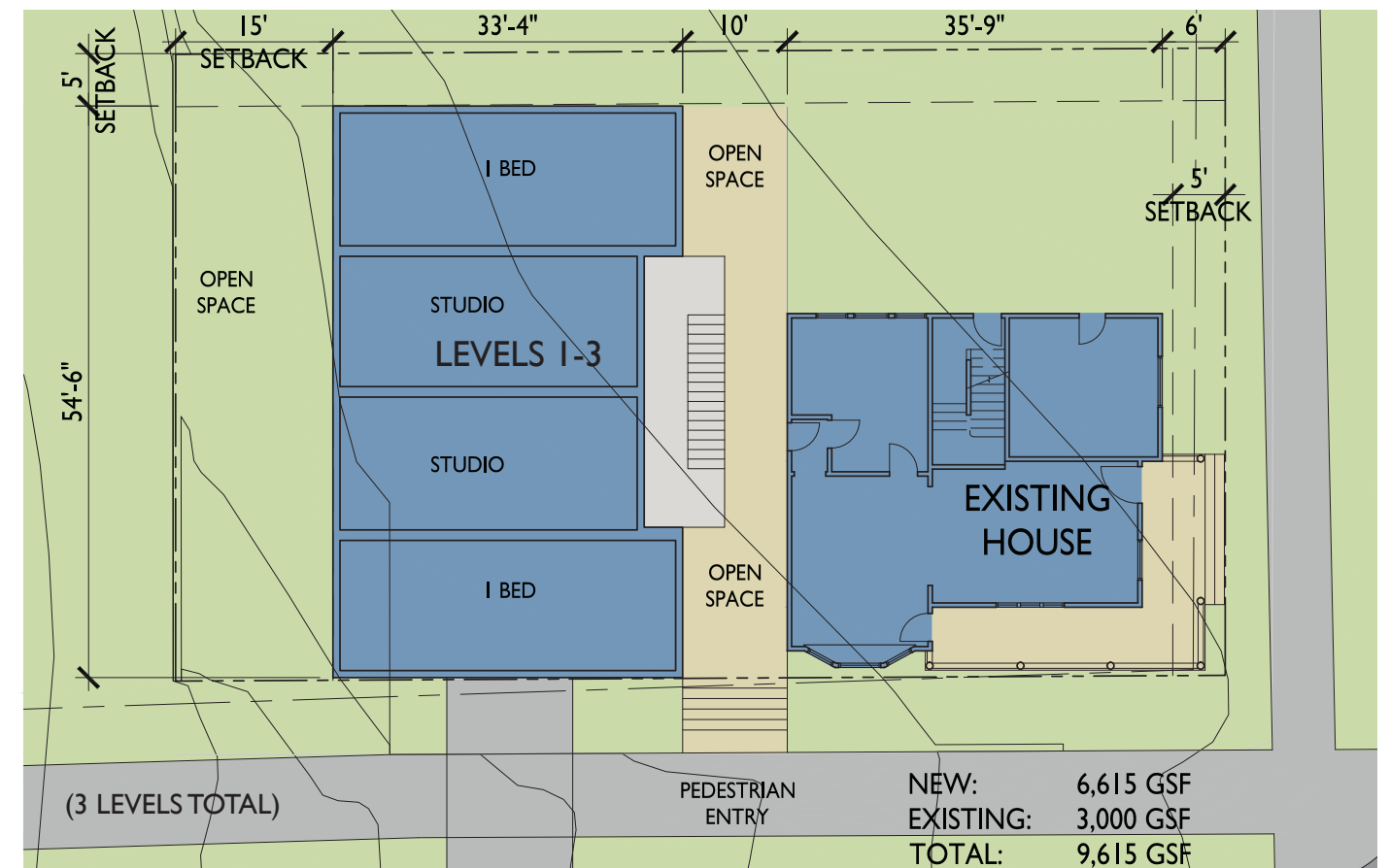


# Response to 1st EDG meeting held on 7.6.2011

FLOOR AREA RATIO	FLOOR AREA RATIO EXEMPTION	SCENARIO	SQUARE FOOTAGE	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: 11,966 SF APPROX. EXISTING HOUSE SF: 3,000 SF	<b>TOTAL SF: 14,966 SF</b> NEW BUILDING - EXISTING HOUSE: 11,966 SF	14,966 SF / 5,983 SF = 2.5	<b>11,966 SF / 5,983 SF = 2.0</b>
		EDG 1 ORIGINAL PREFERRED "OPTION 4" SEE IMAGE 1 BELOW (FROM EDG 1 PACKET & PRESENTATION)	SITE AREA = 5,983 SF NEW BUILDING SF: 9,500 SF APPROX. EXISTING HOUSE SF: 3,000 SF	<b>TOTAL SF: 12,500 SF</b> NEW BUILDING - EXISTING HOUSE: 9,500 SF	12,500 SF / 5,983 SF = 2.1	<b>9,500 SF / 5,983 SF = 1.6</b>
		EDG 1 RECOMMENDATION DIAGRAM SEE IMAGE 2 BELOW (FROM EDG 1 MEETING)	SITE AREA = 5,983 SF NEW BUILDING SF: 6,615 SF APPROX. 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 1 MEETING - ORIGINAL PREFERRED "OPTION 4" (FROM THE EDG 1 PACKET & PRESENTATION)



EDG 1 RECOMMENDATION DIAGRAM - DIAGRAM OF DEVELOPMENT MASSING AS RECOMMENDED BY THE BOARD AT THE EDG 1 MEETING



OPTION A

DISTINGUISHING FEATURES

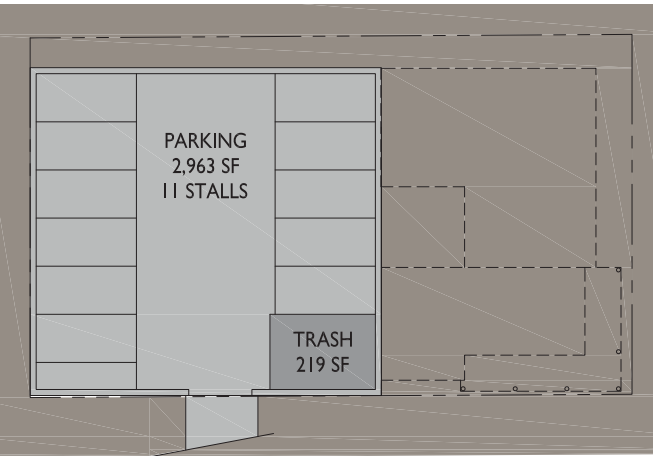
- 16-18 units: 10-12 units in new building + 4-6 units in existing house & addition.
- Studios, One-Bedroom, & Townhouse units.
- 10 underground parking stalls.
- Original 1900's structure of existing house is preserved & relocated.
- Existing 1950's addition of existing house is demolished.
- New addition 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".

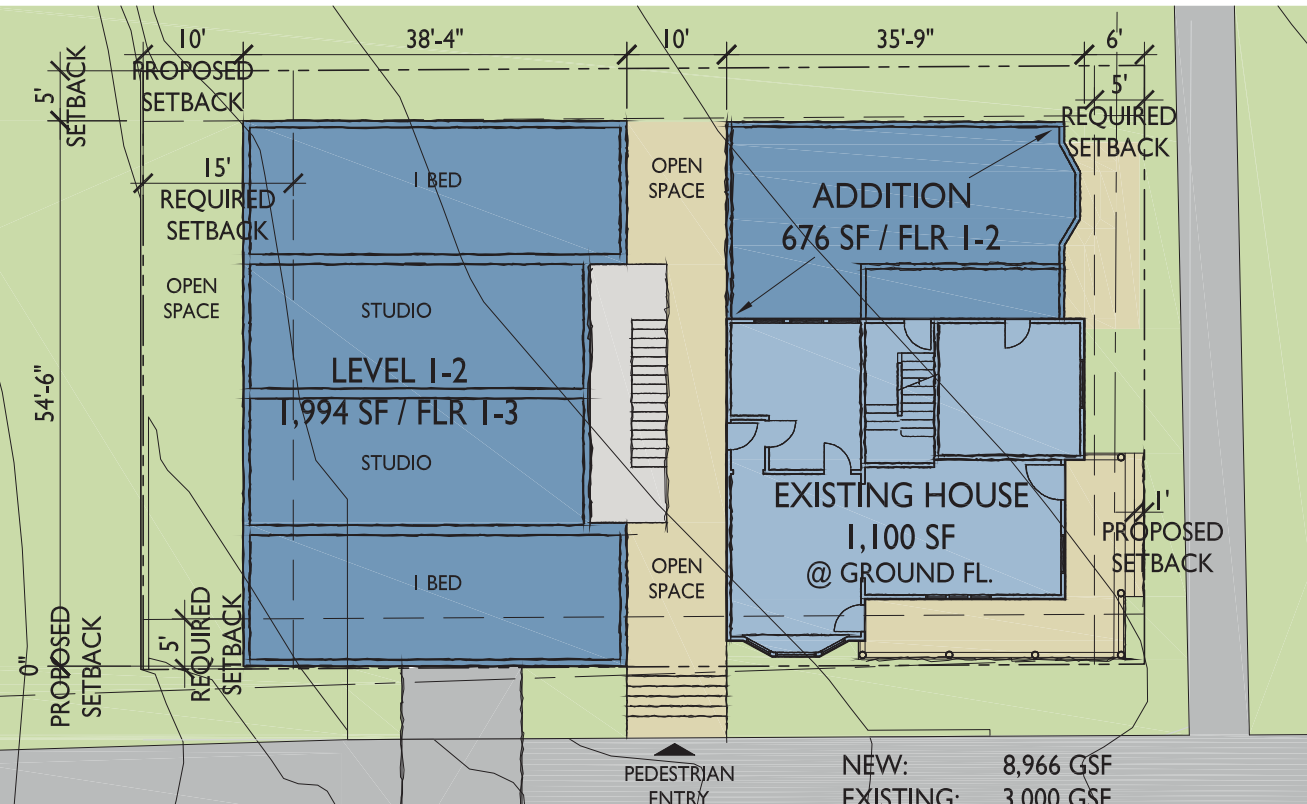
CONS

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

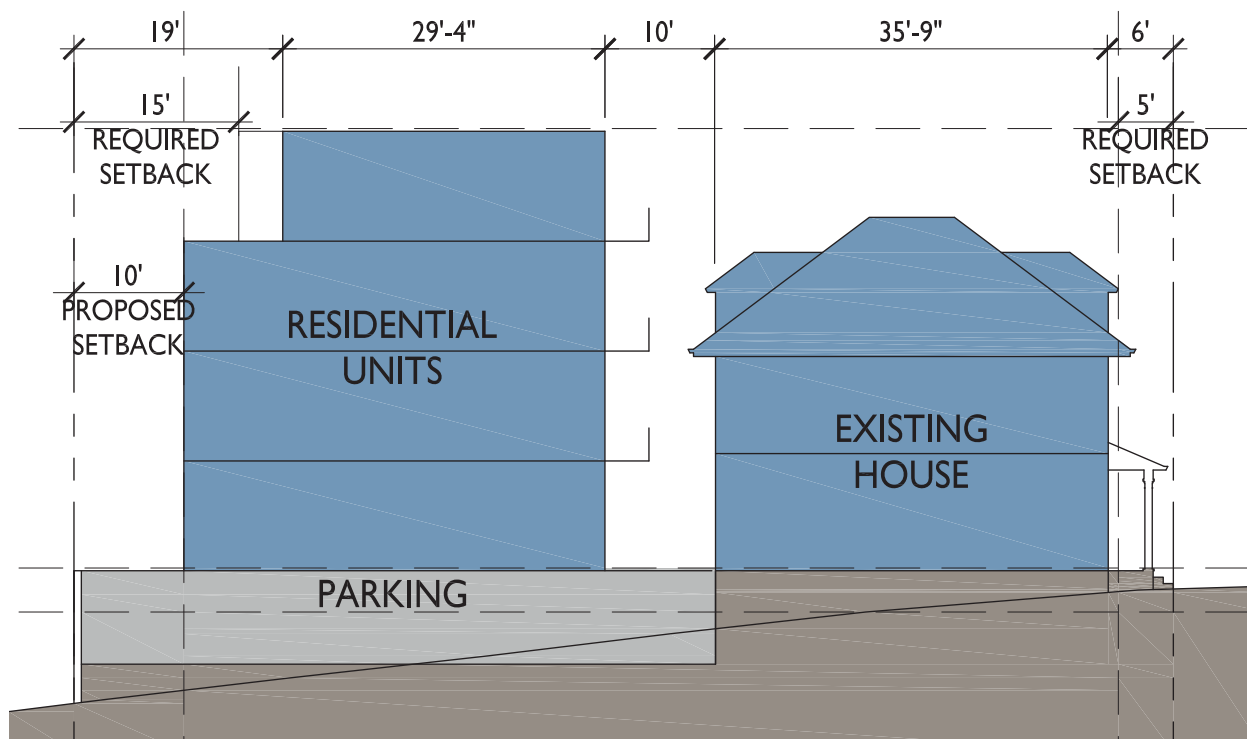
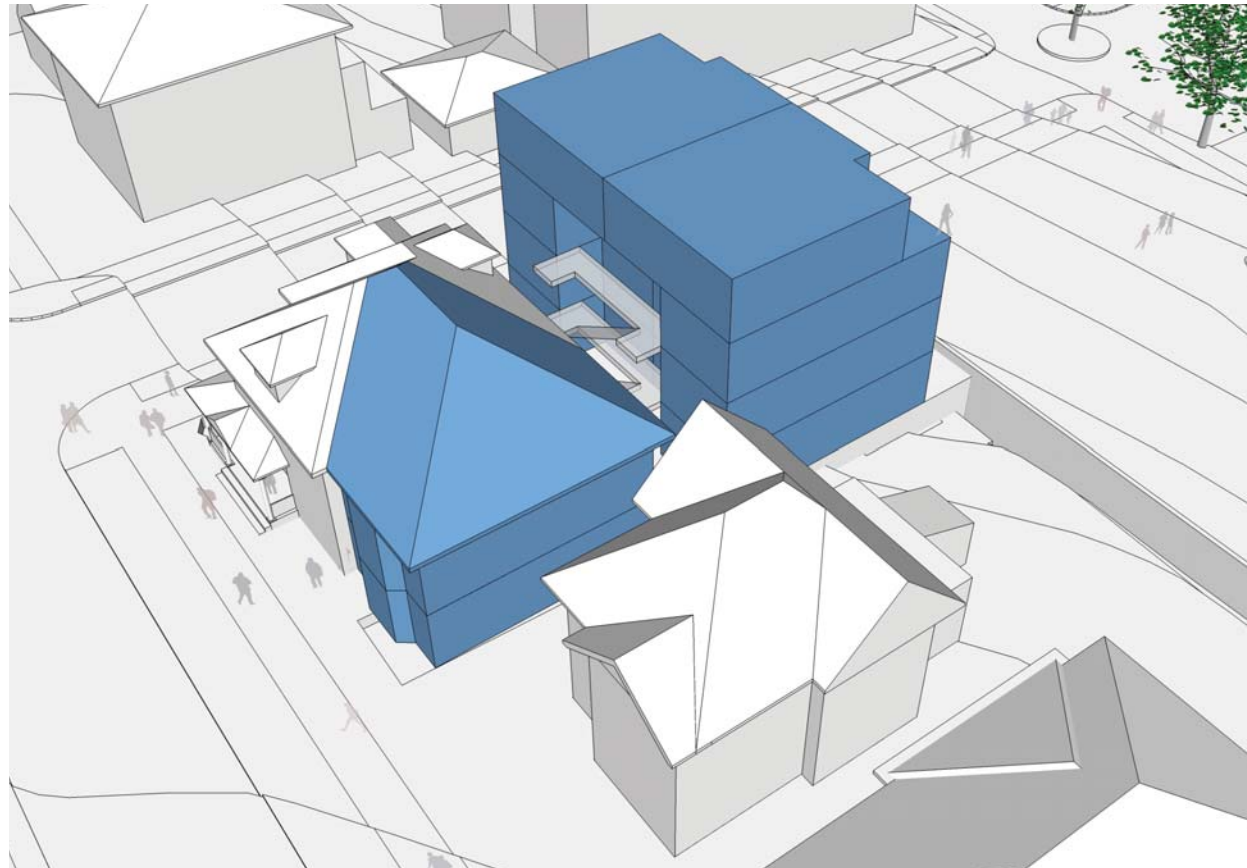


PARKING PLAN

SQUARE FOOTAGE	TOTAL BUILDING SF	FAR (-) EXISTING HOUSE	FAR (+) EXISTING HOUSE
SITE AREA: 5,983 SF NEW BUILDING SF: 8,966 SF EXISTING HOUSE SF: 3,000 SF	<b>TOTAL SF: 11,966 SF</b> NEW BUILDING - EXISTING HOUSE: 8,966 SF	<b>8,966 SF / 5,983 SF = 1.5</b>	<b>11,966 SF / 5,983 SF = 2.0</b>





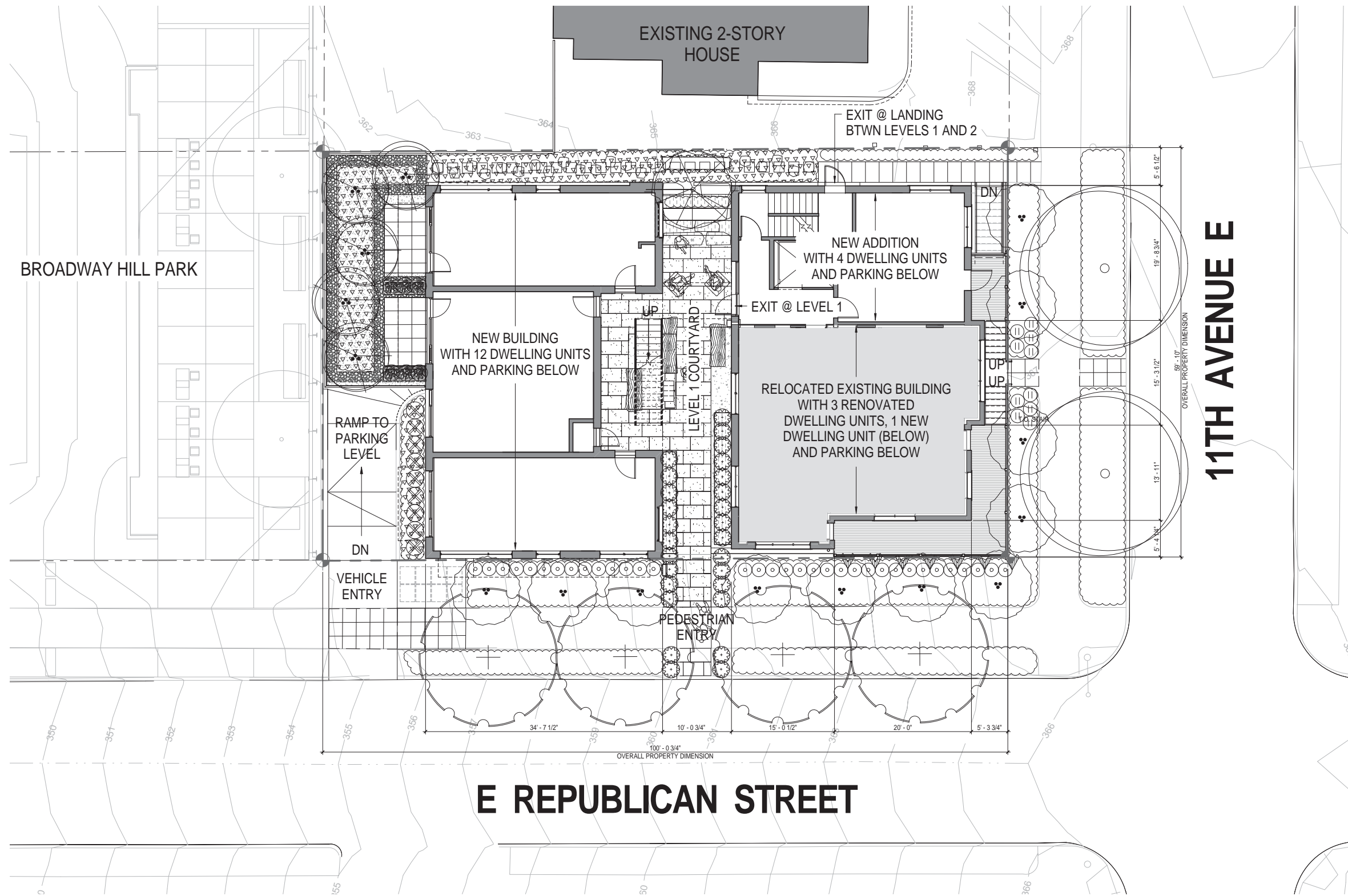


SECTION

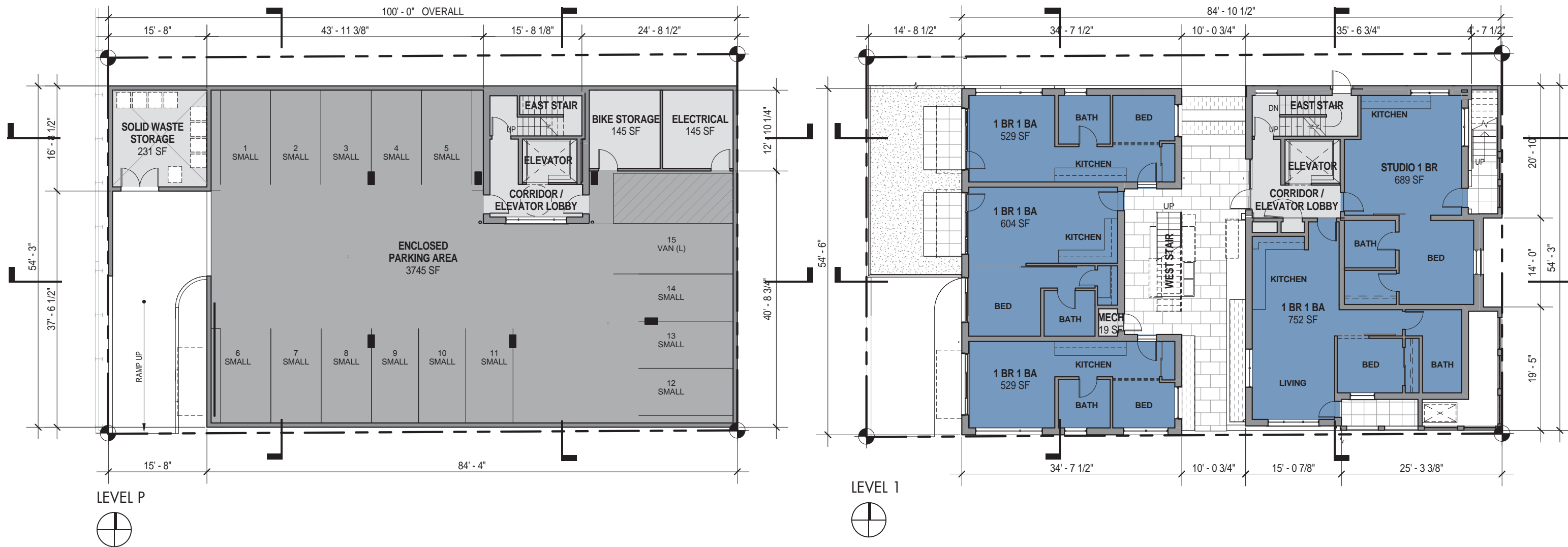


	DESIGN GUIDELINE	DRB REQUEST AT EDG 1 MEETING	DRB REQUEST AT EDG 2 MEETING	RESPONSE TO EDG MEETING REQUESTS
CS2	Urban Pattern and Form: Streetscape Compatibility	<ul style="list-style-type: none"> <li>In order to reduce the height and bulk of the proposed building at the west edge and the southwest corner of the site, the Board requested the removal of below grade parking.</li> <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> <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 1 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>Reduction in bulk at the west facade may be possible through methods such as removing the parking, further setting back the upper story from the west property line, modulation and articulation, roof forms, reduction in building width, and facade treatment.</li> <li>The addition to the existing building to be carefully designed with very high quality materials and detailing, the design should respond to nearby architectural context.</li> <li>The addition to the existing building could blend with the historic expression, or be a modern design that responds to the nearby context of massing, fenestration patterns, materials and detailing.</li> </ul>	<ul style="list-style-type: none"> <li>The below grade parking is accessed from 11th Avenue, the visibility of the entrance from the pedestrian R.O.W. has been reduced as much as possible.</li> <li>The two proposed building masses are of similar size and scale. A 10' massing break between the two building masses reflects the rhythm along 11th Avenue.</li> <li>The proposed addition to the existing building mass will have similar detailing to the existing building with a more historic expression.</li> <li>The proposed building masses now comply with the 15' West and 5' North setback requirements.</li> <li>A departure is requested for the 5' East and 5' South setback requirements.</li> <li>An irregular deck spacing pattern and windows have been added on the West facade to provide articulation and modulation. The decks provide shading to the West facade, an important concept for Passive House design.</li> <li>The residential decks and patios along the west facade have been detailed to provide privacy for the residents to the north.</li> </ul>
CS2	Urban Pattern and Form: 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>Additional guidance as described above in Streetscape Compatibility.</li> </ul>	<ul style="list-style-type: none"> <li>Parking is provided as part of the project to reduce the impact of increased pressure on nearby street parking. The parking garage entrance has been moved West from the previous options shown.</li> <li>The West facade now complies with the 15' required setback and has less impact on the neighboring park as previously proposed.</li> </ul>
CS3	Architectural Context and Character: 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> <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>The board offered additional guidance related to context, as described in response above for CS2.</li> </ul>	<ul style="list-style-type: none"> <li>The cohesive design concept for the site is that both new and existing buildings will meet the design requirements of Passive House. The two proposed building masses have been linked by exterior walkways for residential access to an elevator, and connected by a solar panel array extending across both roofs. The maximization of solar panels allows for the project to achieve near net zero energy use. Sunshades and architectural detailing have been added where appropriate. This project demonstrates Passive House design can be achieved with both new and renovated projects.</li> </ul>
PL2	Walkability: 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>The board offered additional guidance related to context, as described in response above for CS2.</li> </ul>	<ul style="list-style-type: none"> <li>The existing building and addition has historic elements including 3-part windows, porches, dormers, and lap siding.</li> </ul>
DC1	Project Uses and Activities: 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 1 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 Board discussed parking related to the proposed height and bulk of the west building, and offered additional guidance as described above for CS2.</li> </ul>	<ul style="list-style-type: none"> <li>The parking garage entry has been moved West to minimize its presence and maximize the pedestrian entrance along 11th Avenue.</li> </ul>
DC3	Open Space Concept: 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 1 meeting are acceptable, as long as the open spaces include a quality design.</li> </ul>	<ul style="list-style-type: none"> <li>The Board discussed the interior open space, but didn't offer additional guidance related to this item.</li> </ul>	<ul style="list-style-type: none"> <li>The open space between the two building masses provides an attractive pedestrian entrance for residents to pass through walking to their units. It also provides areas for residents to sit and interact. The space between buildings also allows for the residential units to have windows on multiple walls to provide cross ventilation.</li> </ul>
DC3	Open Space Concept: Landscape Design to Address Special Site Conditions	<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>Provide more detailed information at the DR stage about the proposed wall and railing materials, as well as the landscape plan at that edge.</li> <li>Minimize the appearance of the parking access.</li> <li>Use the internal open space to create a cohesive site concept.</li> </ul>	<ul style="list-style-type: none"> <li>The retaining wall along the West property line has been reduced to mirror the shoring wall along the adjacent Park property line. The gap between the two walls will be landscaped to provide a buffer between the two properties.</li> </ul>
DC4	External Elements and Finishes: Exterior Finish Materials		<ul style="list-style-type: none"> <li>Use materials that are consistent with the existing or intended neighborhood character.</li> <li>Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed exterior materials for the two building masses will have a fine-grained texture and be of high quality. The siding proposed for the existing building related to the surrounding context.</li> </ul>

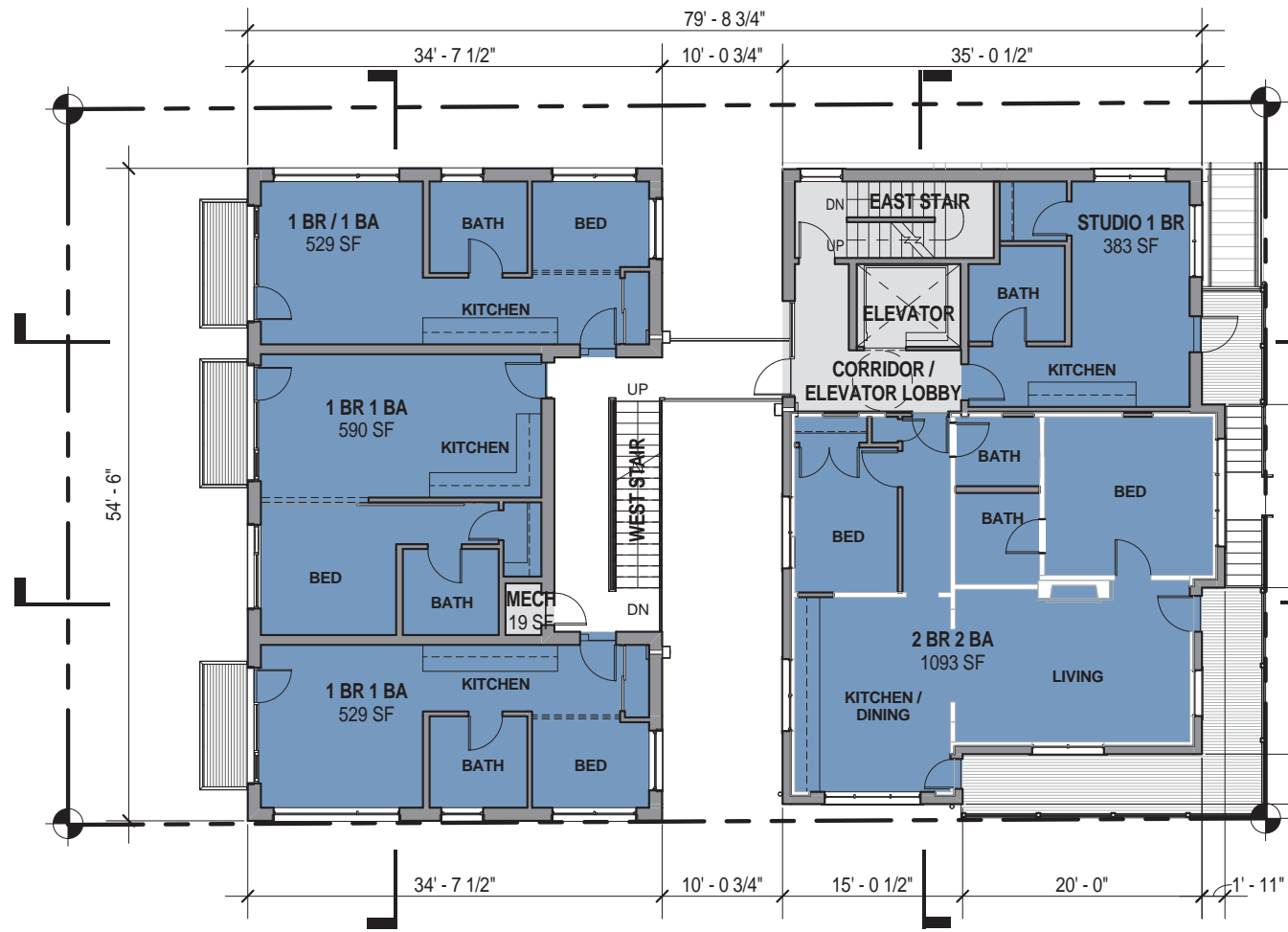












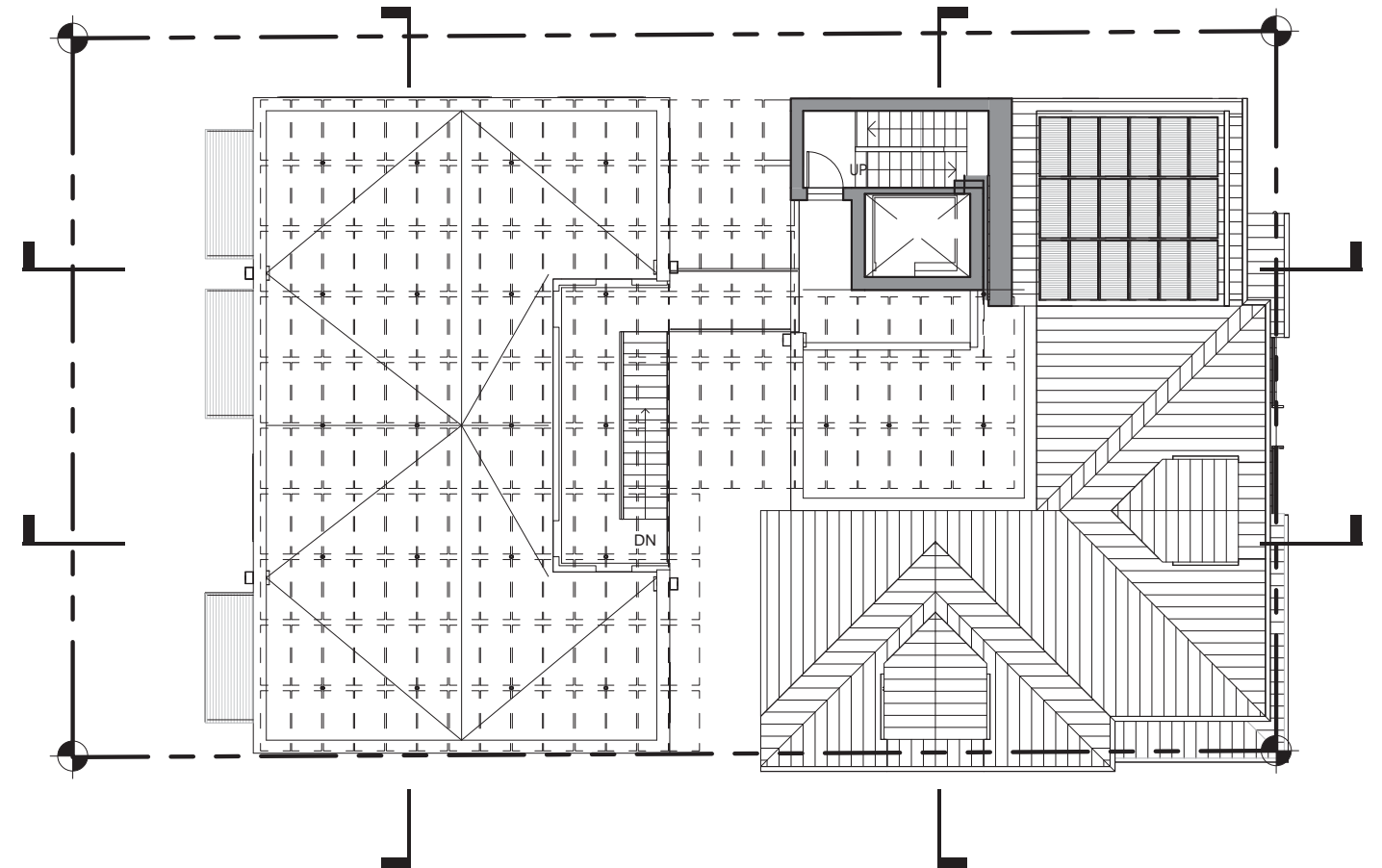
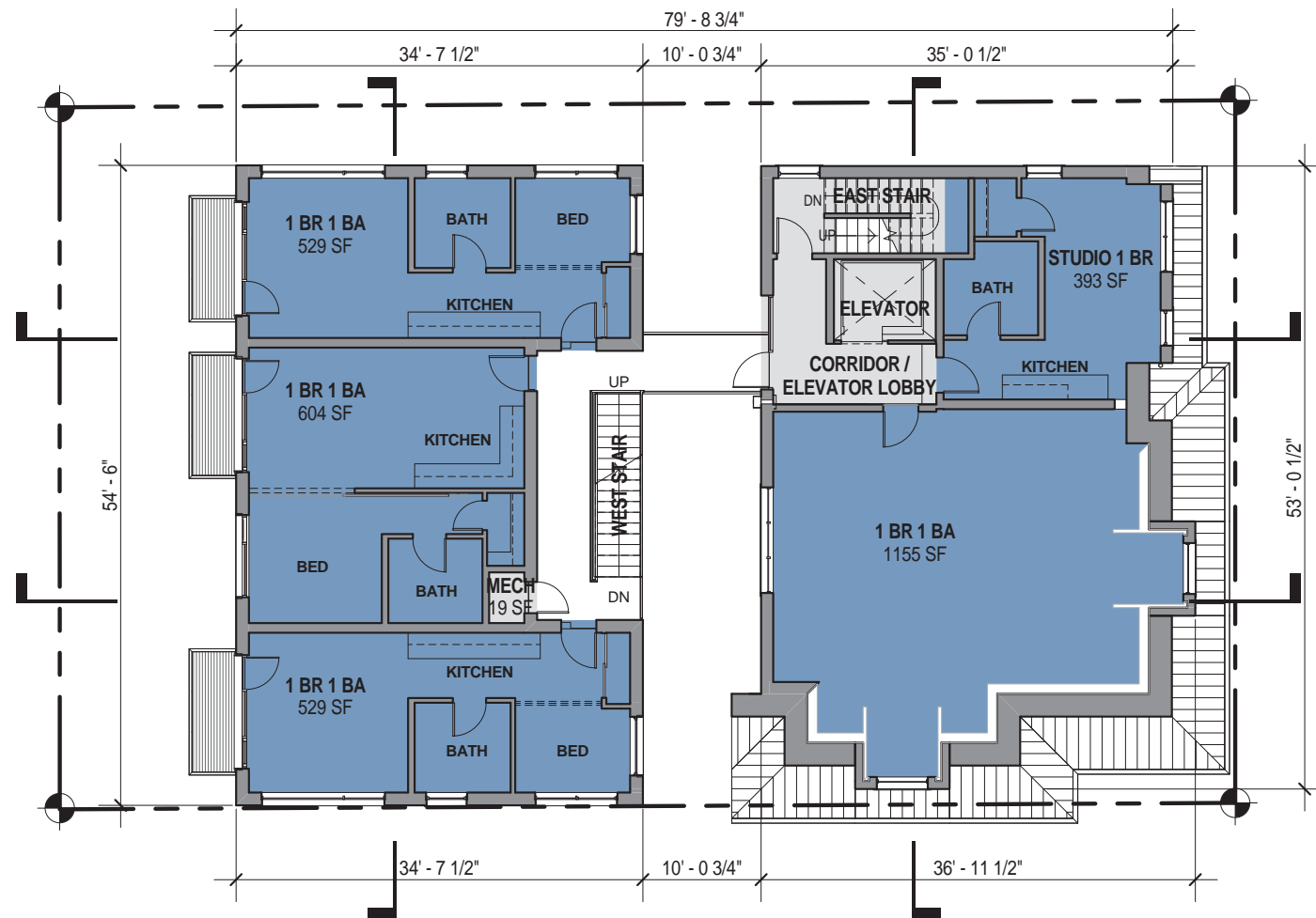
LEVEL 2



LEVEL 3







LEVEL 4

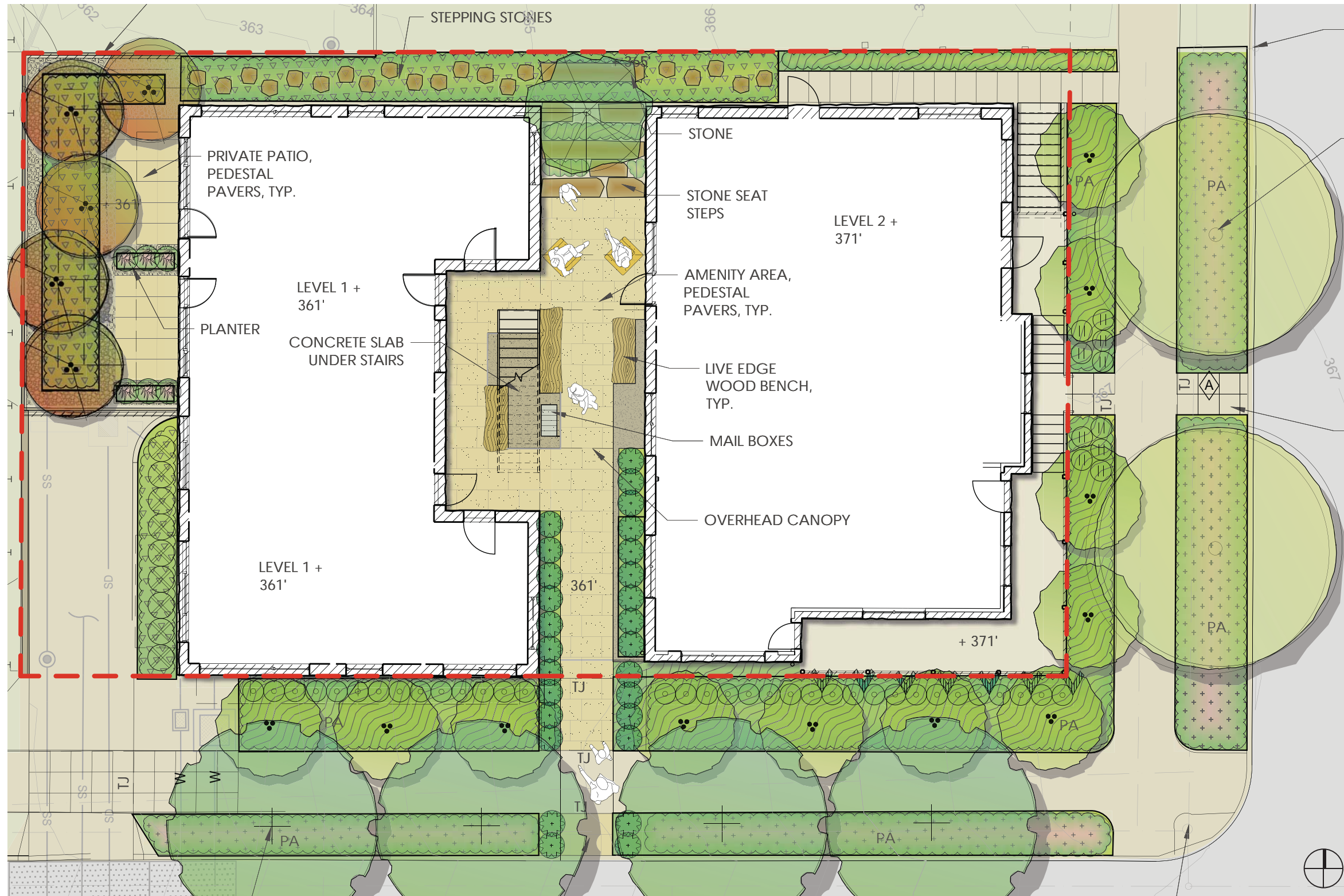


ROOF





Ground Level Landscape Plan



KAREN  
K I E S T  
LANDSCAPE  
ARCHITECTS



Plants

\* DENOTES DROUGHT-TOLERANT

SYMBOL BOTANICAL NAME/ COMMON NAME

PROPOSED STREET TREES:

PROPOSED STREET TREES AND LOCATION HAVE BEEN APPROVED BY BILL AMES'

11TH AVE E:  
STYRAX JAPONICUS / JAPANESE SNOWBELL\*

E REPUBLICAN ST.:  
PARROTIA PERSICA 'RUBY VASE' / RUBY VASE PERSIAN  
PARROTIA

ON-SITE TREES:

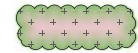
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'/  
SERVICEBERRY\*

ACER CIRCINATUM / VINE MAPLE\*

ACER PALMATUM 'KATSURA' / JAPANESE MAPLE

SYMBOL BOTANICAL NAME/ COMMON NAME

SHRUBS & GROUNDCOVER



CARYOPTERIS INCANA 'JASON' SUNSHINE BLUE/ SUNSHINE  
BLUE BLUEBEARD \*

EPIMEDIUM RUBRUM / HYBRID EPIMEDIUM \*

DRYOPTERIS ERYTHROSORA / AUTUMN FERN \*

MAHONIA NERVOSA / DULL OREGON GRAPE \*

POLYSTICHUM MUNITUM / SWORDFERN \*

VIBURNUM DAVIDII / DAVID'S VIBURNUM \*



BUXUS MACROPHYLLA 'WINTER GEM' / WINTER GEM JAPANESE  
BOXWOOD



HELLEBORUS ORIENTALIS / HELLEBORE (WHITE AND PINK)



AZALEA 'GIRARD'S PLEASANT WHITE' / GIRARD'S PLEASANT  
WHITE EVERGREEN AZALEA

PACHYSANDRA TERMINALIS / SPURGE



NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM  
HEAVENLY BAMBOO



CORNUS SERICEA 'KELSEY' / KELSEY REDTWIG DOGWOOD \*

DRYOPTERIS ERYTHROSORA / AUTUMN FERN\*

POLYSTICHUM MUNITUM / SWORDFERN \*

SARCOCOCCA HOOKERIANA VAR. HOOKERIANA /  
SWEETBOX



TAXUS X MEDIA 'HICKSII' / HICKS YEW



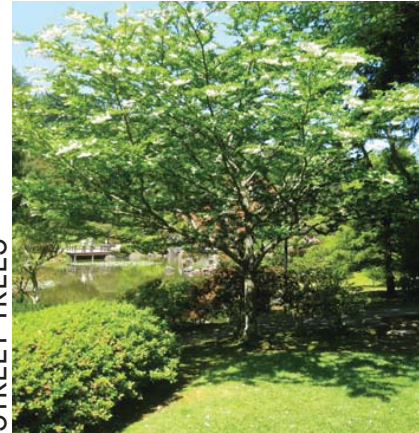
PHYLLOSTACHYS AUREA / GOLDEN BAMBOO

VINES



CLEMATIS ARMANDII / EVERGREEN CLEMATIS

STREET TREES



*Styrax japonicus*  
Japanese Snowbell



*Parrotia persica 'Ruby Vase'*  
'Ruby Vase' Parrotia

ON-SITE TREES



*Amelanchier 'Autumn Brilliance'*  
'Autumn Brilliance' Serviceberry

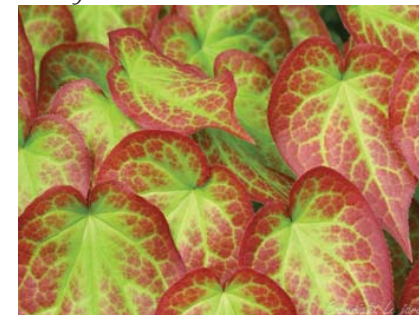


*Acer palmatum 'Katsura'*  
Japanese Maple

STREET SHRUBS, ETC.



*Caryopteris 'Jason'*  
Sunshine Blue Bluebeard



*Epimedium rubrum*  
Hybrid Epimedium



*Mahonia nervosa*  
Longleaf Mahonia



*Viburnum davidii*  
David's Viburnum



*Buxus 'Winter Gem'*  
Winter Gem Japanese Boxwood



*Helleborus orientalis*  
Hellebore (White and Pink)



*Rhodo. 'Girard's Pleasant White'*  
White Evergreen Azalea



*Nandina 'Gulf Stream'*  
'Gulf Stream' Nandina

SHRUBS ONSITE



*Cornus kelseyii*  
Kelsey Redtwig Dogwood



*Tasus x media 'Hicksii'*  
Hicks Yew

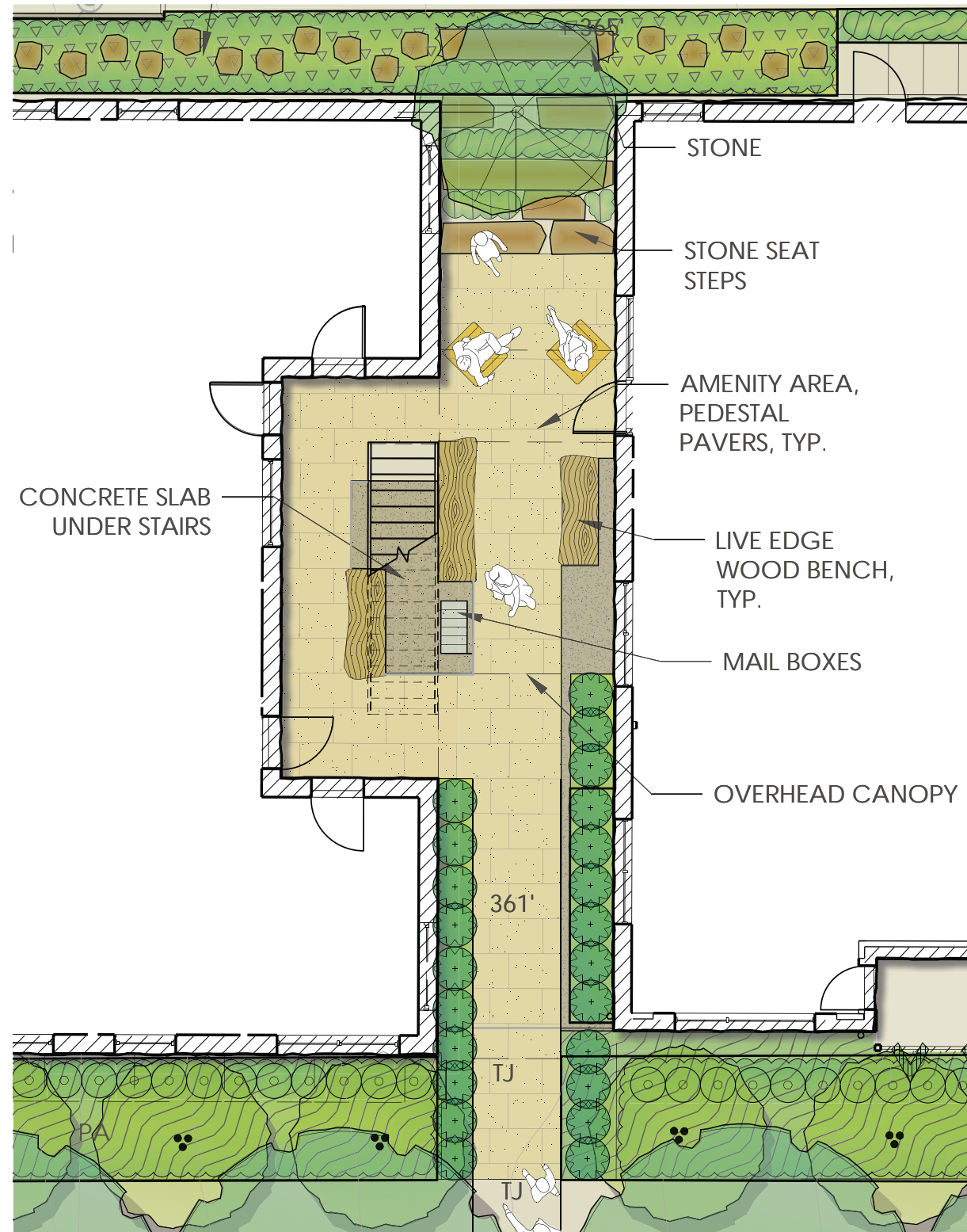


*Phyllostachys aurea*  
Golden Bamboo



*Clematis armandii*  
Evergreen Clematis





Staggered Pavers



Live Edge Bench Top



Stone Seat Steps

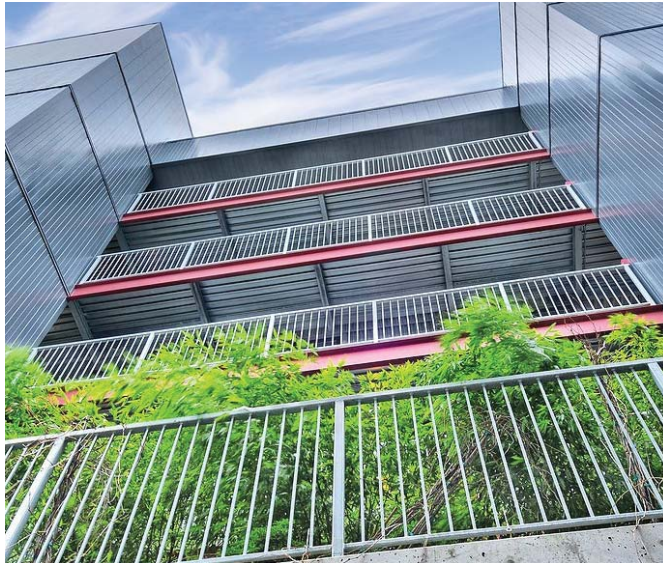


Specimen Japanese Maple



## Courtyard Inspiration

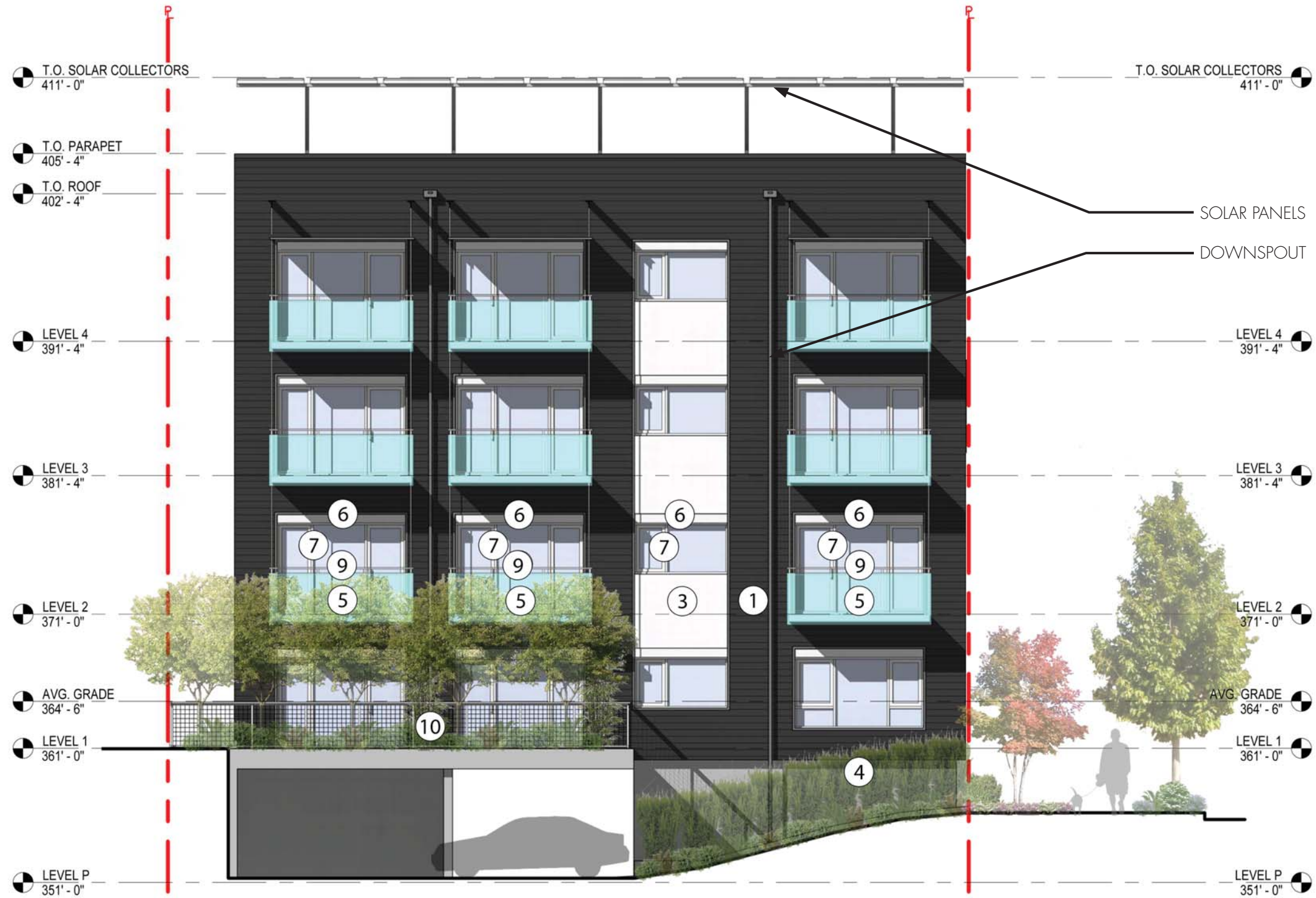
These images show examples of creating inviting places with narrow and partially covered spaces between buildings. Many of these examples are spaces that are between nine and sixteen feet wide, similar to the proposed project courtyard amenity space. This distance is appropriate for having intimate gathering areas for small groups of people. The courtyard can be made to feel more spacious through its adjacency and visual connection to exterior walkways and stairs. The exterior walkways introduce light from multiple directions and cross ventilation to the residential units.





# Elevations

## West Elevation



# Elevations

## South Elevation





# Elevations

## East Elevation





# Elevations

## North Elevation





# Elevations

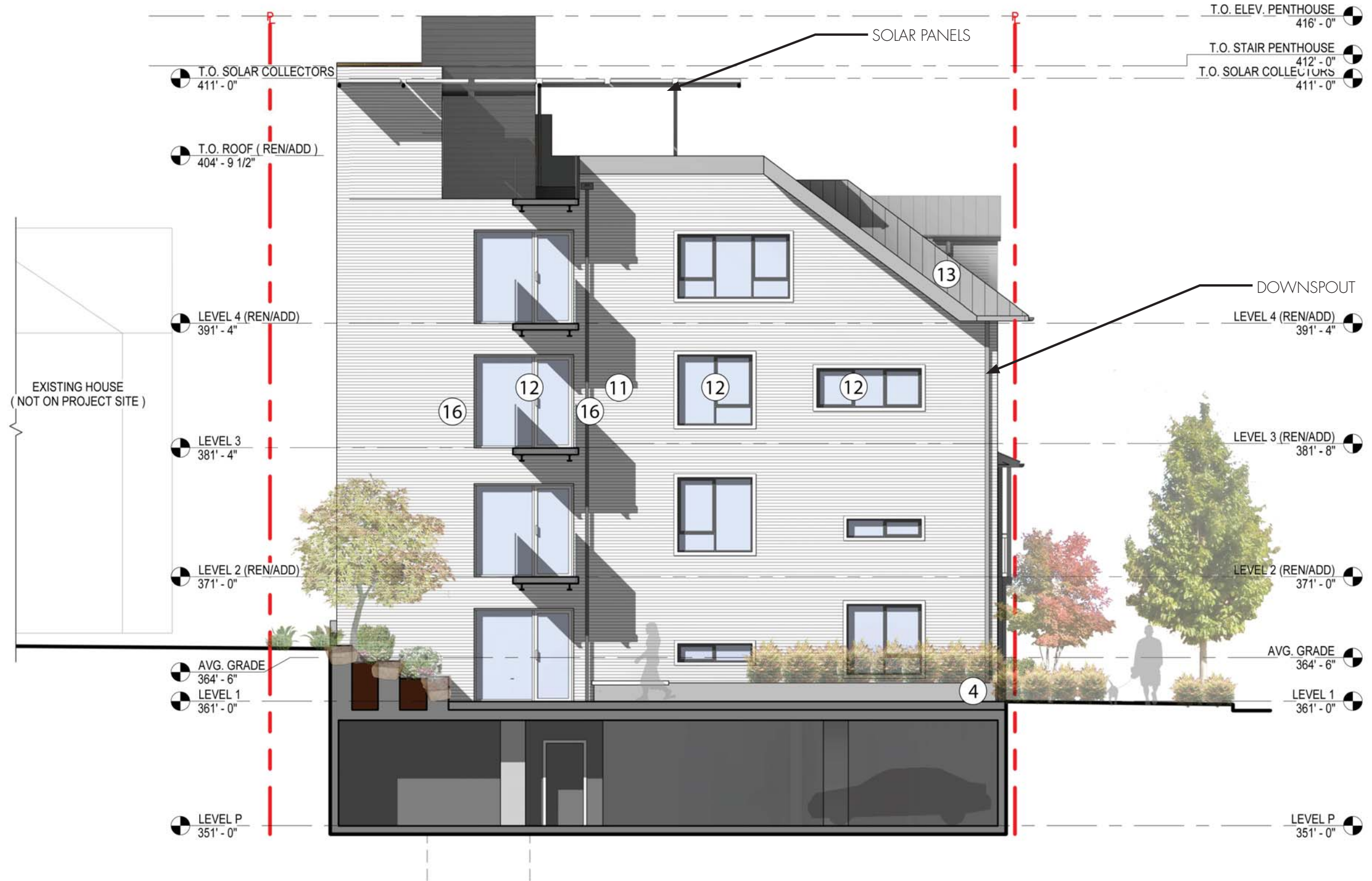
## Courtyard Elevation - Interior East



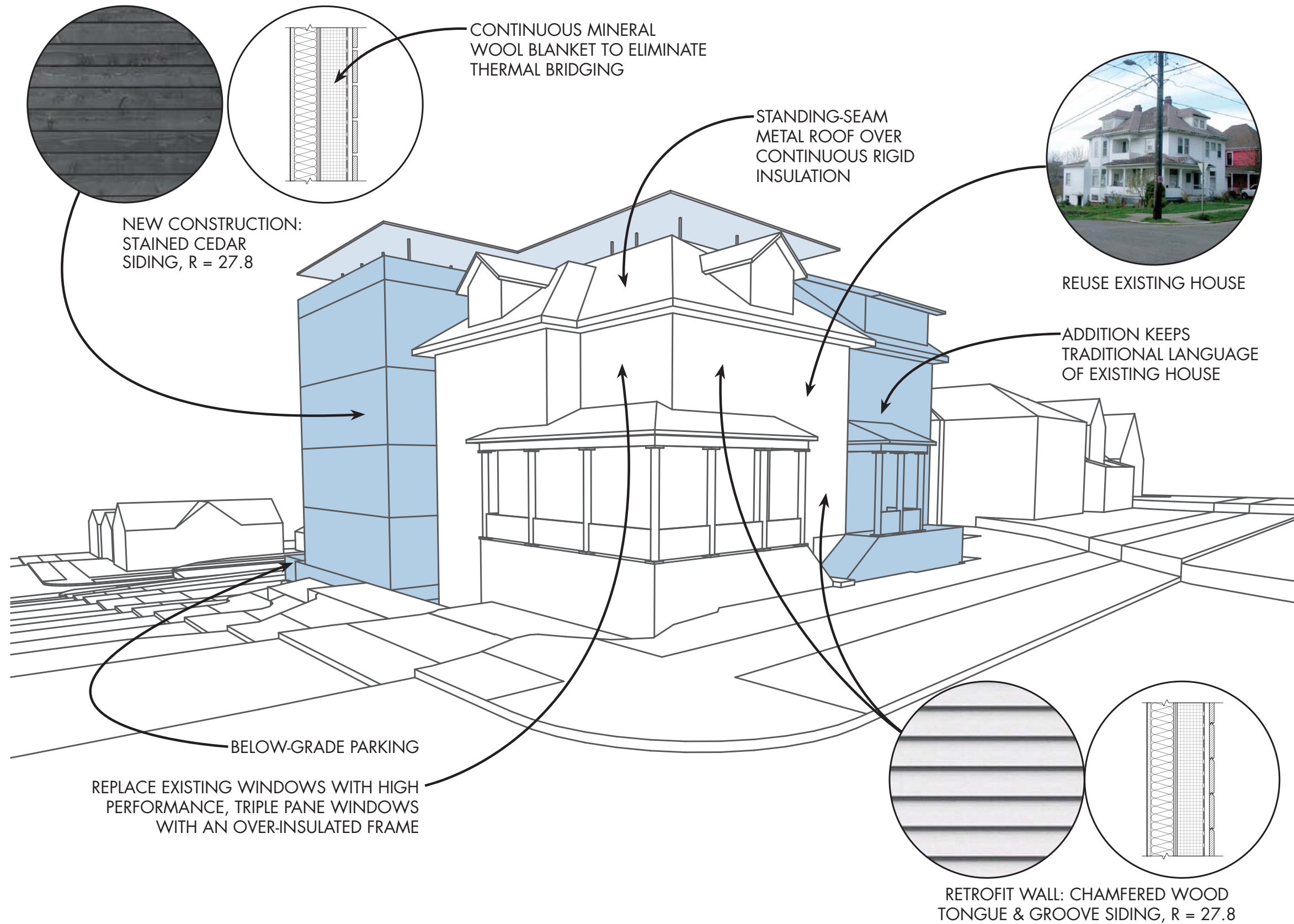


# Elevations

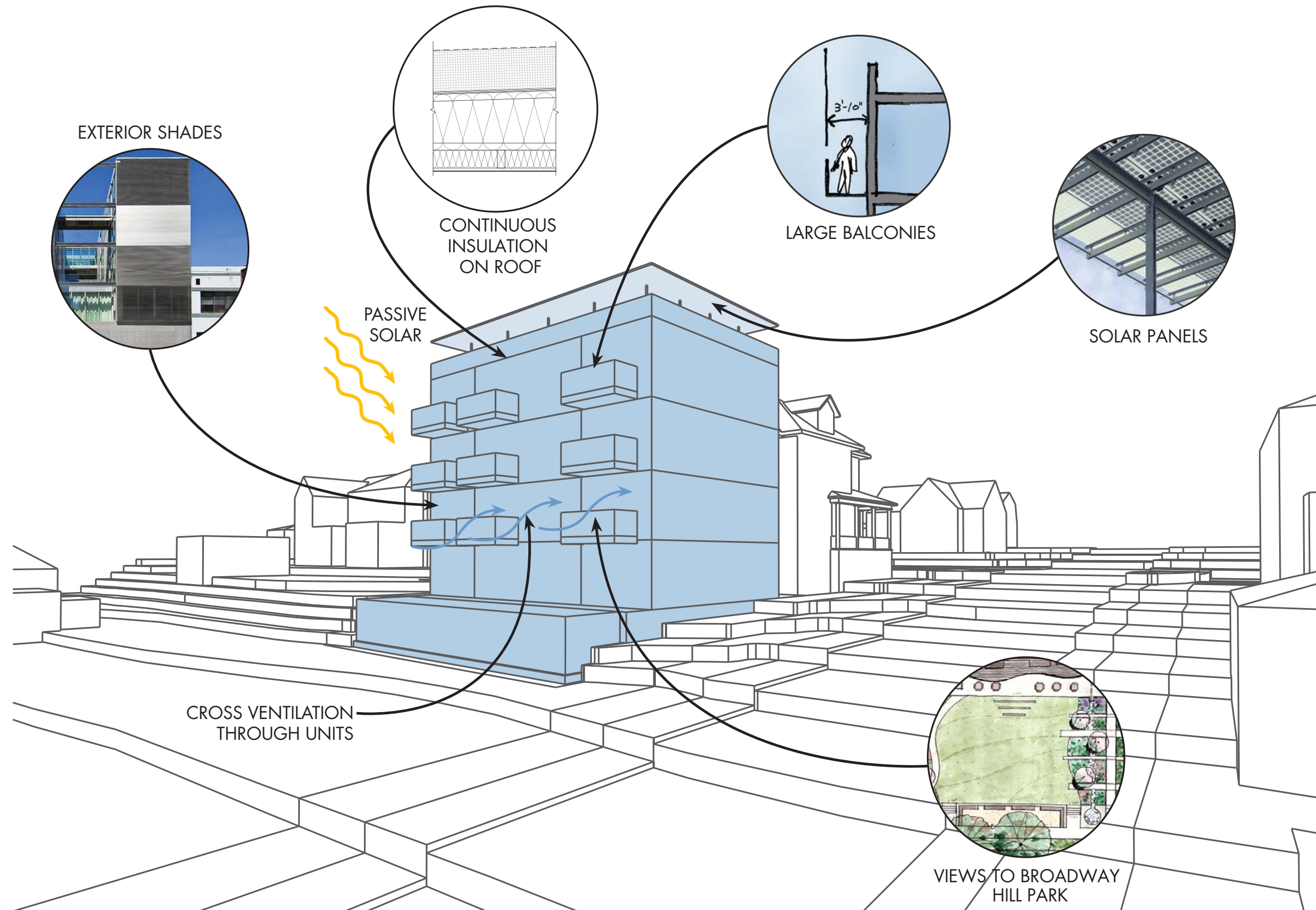
## Courtyard Elevation - Interior West













# Material and Color Palette

## New Building



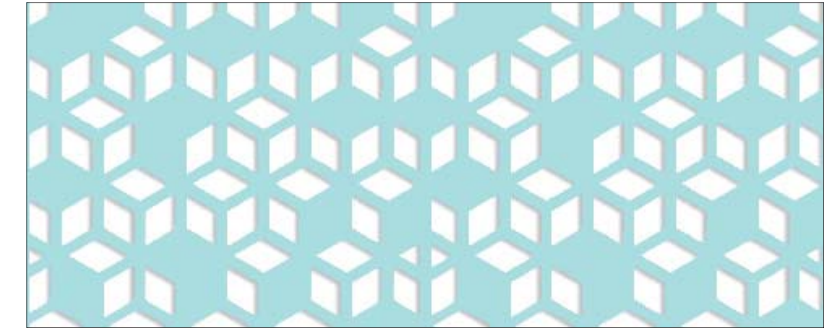
① CEDAR SIDING WITH DARK STAIN



COLOR: CHARCOAL



PERFORATED METAL PANELS - EXAMPLE



⑤ PERFORATED METAL PANELS - PAINTED



② AEP SPAN "FLUSH PANEL"



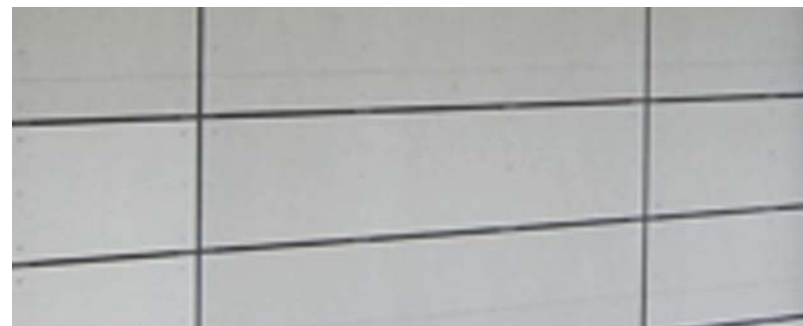
COLOR: ZINCALUME PLUS



AEP SPAN "FLUSH PANEL" - EXAMPLE



⑥ HELIOSCREEN "HELIOSHADE" - COLOR ALUMINUM/SILVER



③ CEMENT BOARD PANEL - COLOR: WHITE



④ BOARD FORMED CONCRETE



WOOD SIDING WITH DARK STAIN - EXAMPLE



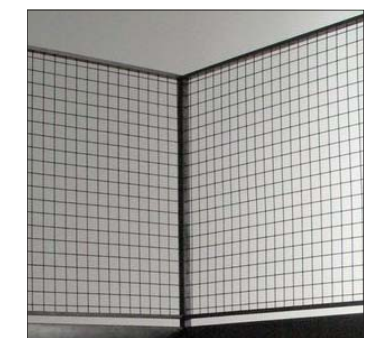
⑦ VENTANA USA "REVOLUTION" - PASSIVHAUS WINDOWS AND BALCONY DOORS



⑧ OPTION: PV PANEL BRISE SOLEIL



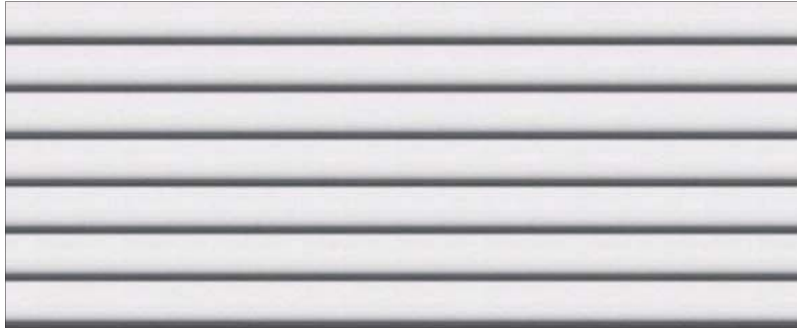
⑨ GALVANIZED STEEL



⑩ METAL WIRE RAILING - 4" WIRE MESH, GALVANIZED



Existing/Renovated Building



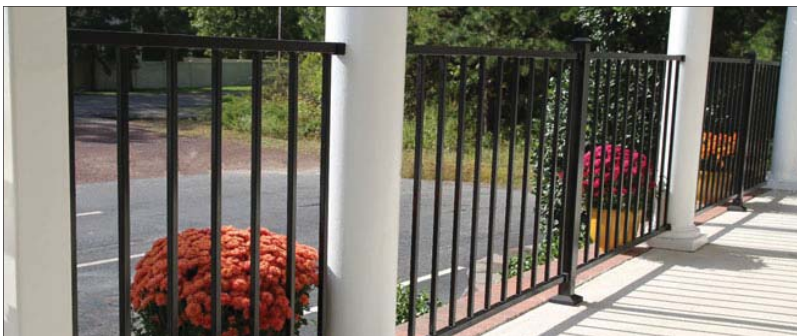
⑪ HORIZONTAL WOOD CLAPBOARDS - WHITE



⑫ WINDOW FRAMES - BLACK



⑬ AEP SPAN "STANDING SEAM METAL"



⑭ METAL PORCH RAILING - BLACK

Transition Between Buildings



⑯ GLASS GUARDRAILS



PRECEDENT EXAMPLE

Signage



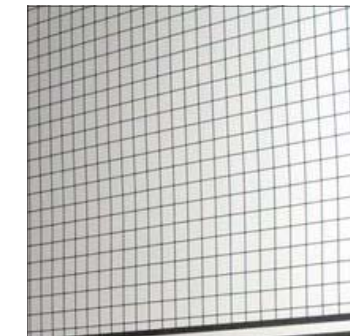
⑰ BOARD FORMED CONCRETE SIGNAGE



AEP SPAN "STANDING SEAM METAL" - EXAMPLE



COLOR: COOL ZINC GRAY



⑱ LATTICE - 4" WIRE MESH PANELS, GALVANIZED



SOLAR CANOPY EXAMPLE



# Renderings

West Facade facing the adjacent park









# Renderings

Southeast Corner at 11th and East Republican St









# Building Sections

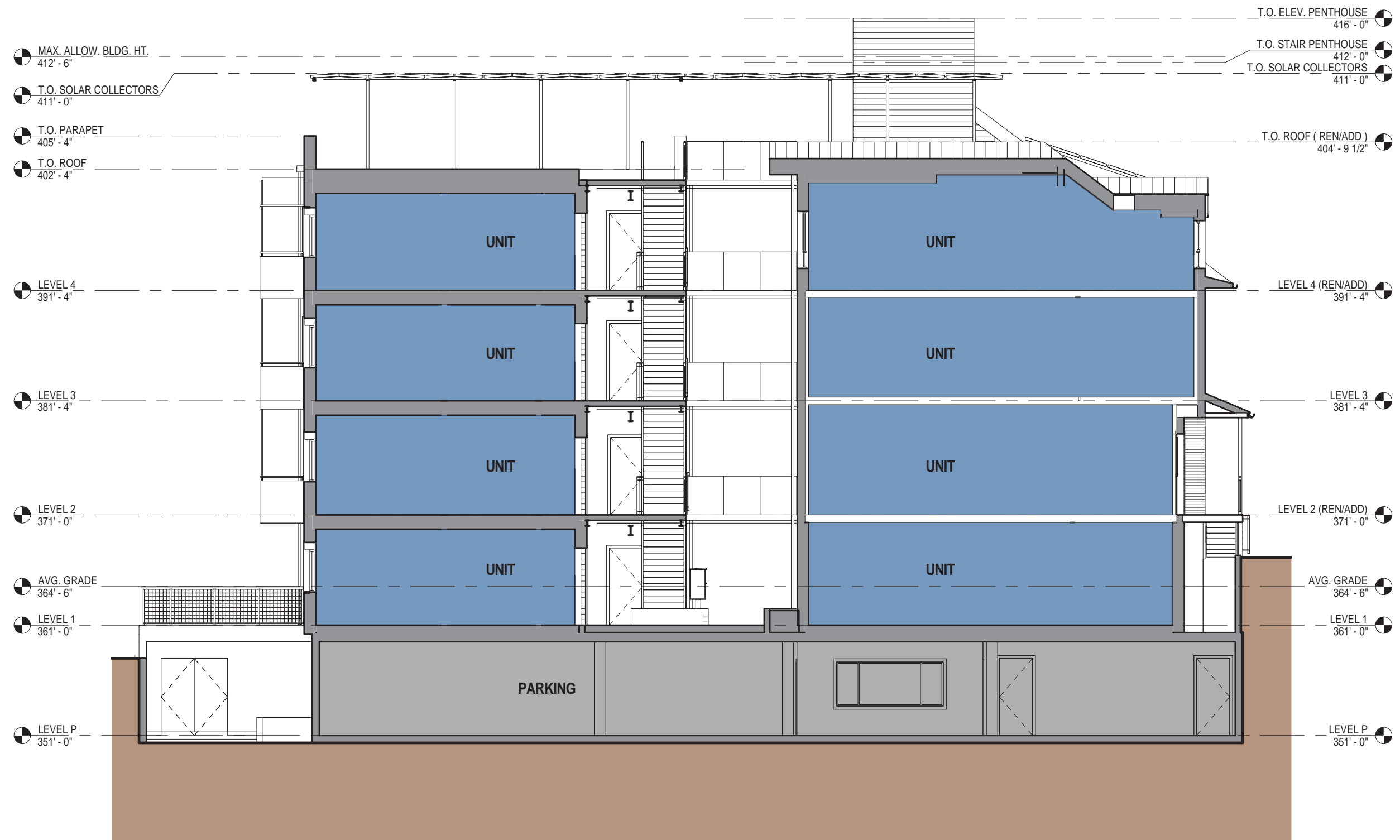
## East/West Section





# Building Sections

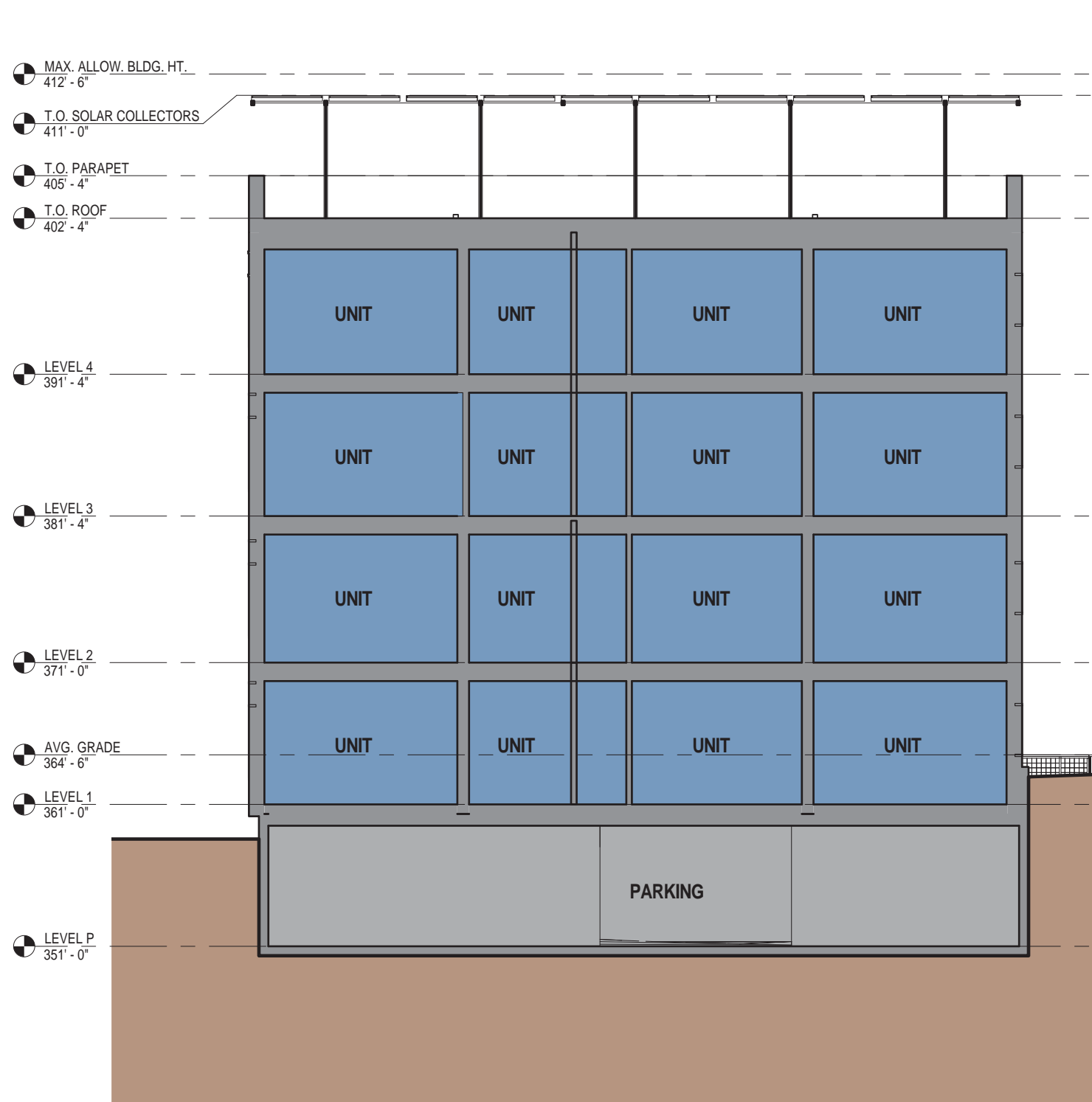
## East/West Section



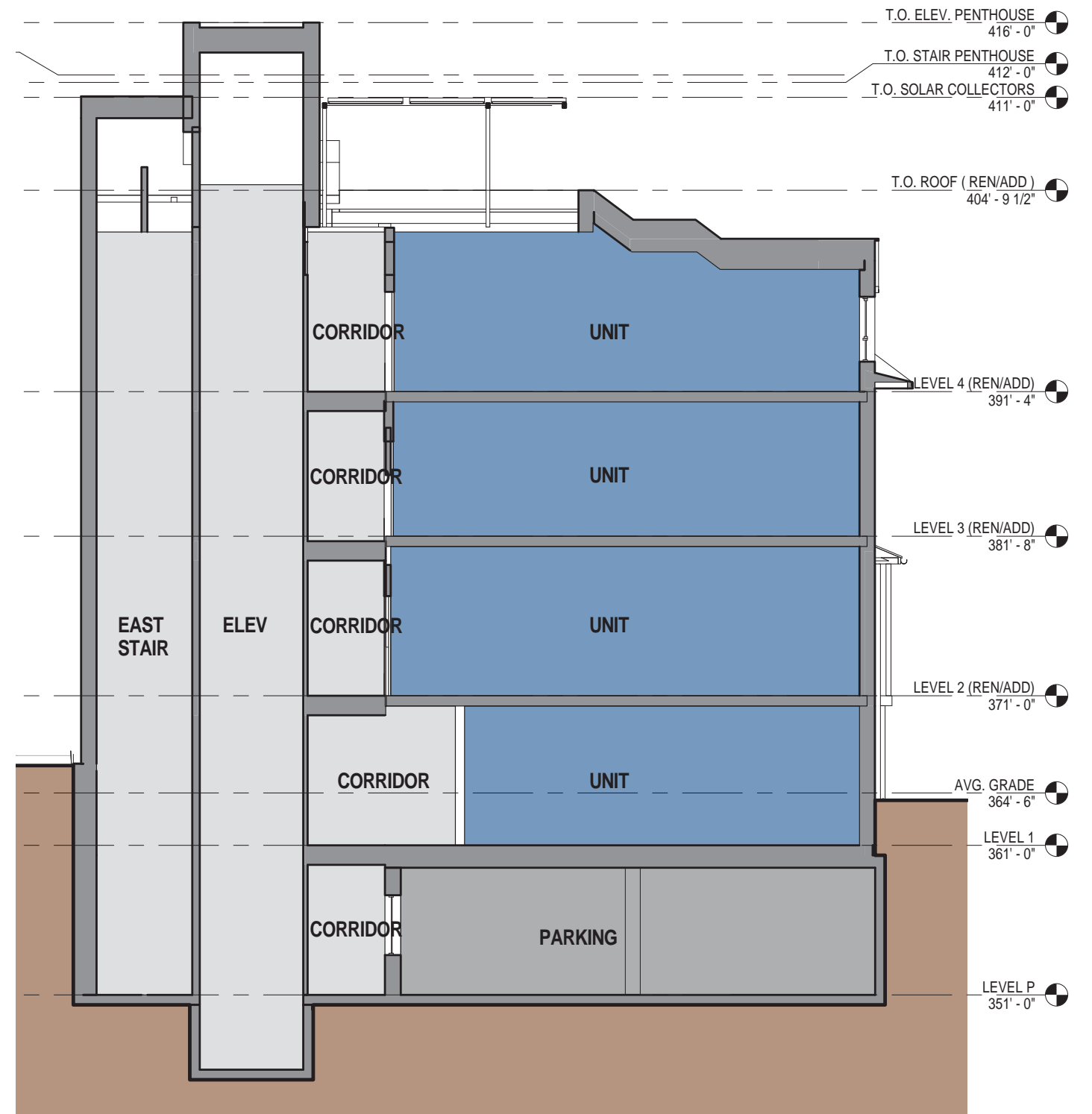


# Building Sections

## North/South Sections



NORTH/SOUTH SECTION THROUGH NEW BUILDING



NORTH/SOUTH SECTION THROUGH EXISTING BUILDING





① MINIMIS "THUMBTRACK"



② LED WALL FIXTURE

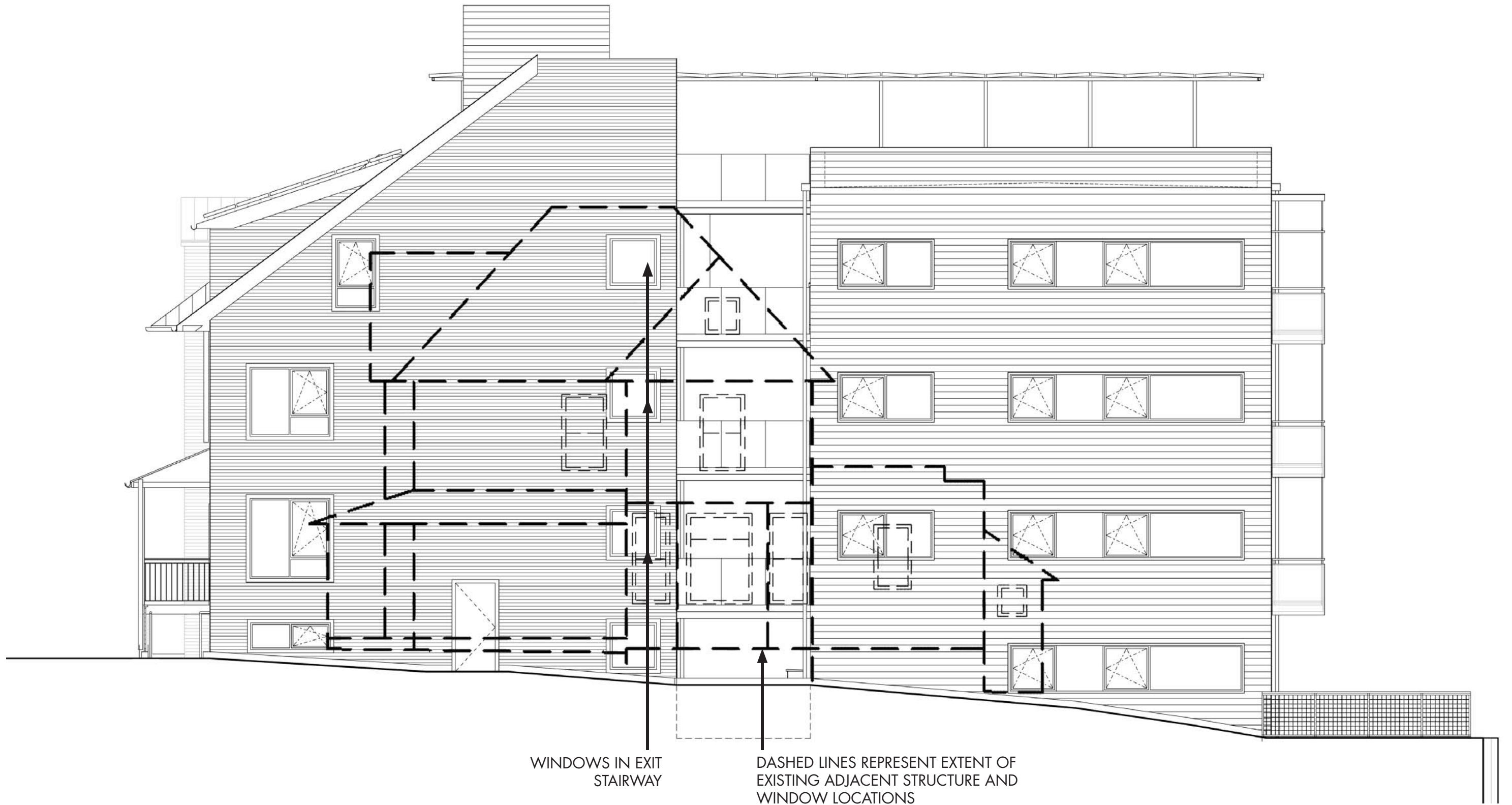


③ PATHWAY LIGHT FIXTURE

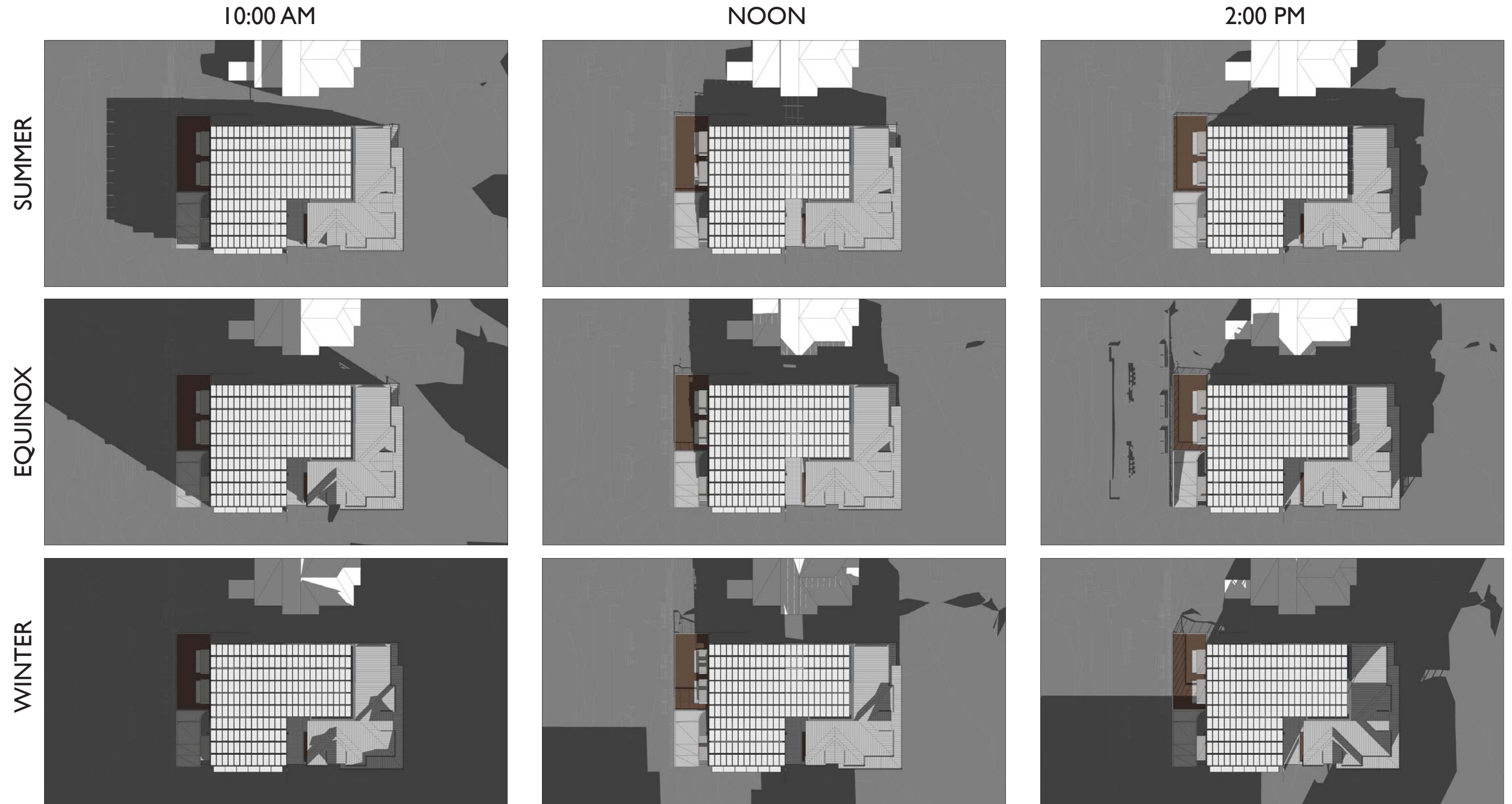


④ GARAGE RAMP LIGHT FIXTURE







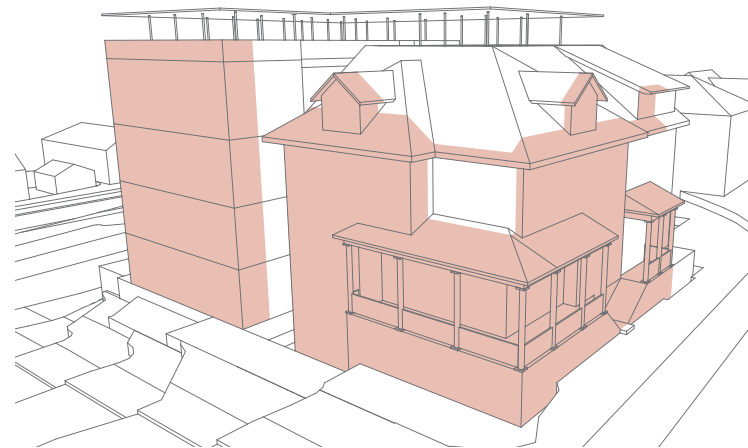




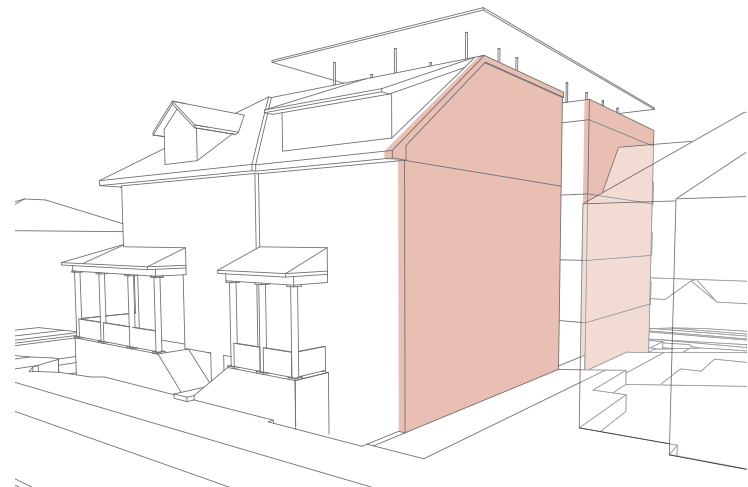
Departure Matrix

#	LR3 ZONING CODE	REQUIREMENTS	PROPOSED	REQUEST	DEPARTURE RATIONALE	DESIGN REVIEW GUIDELINES
1	FRONT SETBACK SMC 23.45.518.A. (11TH AVE E)	5'-0" MINIMUM SETBACK FOR APARTMENTS	NO SETBACK PROPOSED	5'-0" REDUCTION IN SETBACK REQUESTED	THE INTENT OF THE DESIGN IS TO KEEP THE EXISTING 1900 BUILDING ON SITE, THUS PAYING RESPECT TO THE LOCAL ARCHITECTURAL CONTEXT. THE REDUCED FRONT SETBACK ALLOWS FOR THE EXISTING PORCH OF THE RELOCATED BUILDING TO REMAIN. THIS REDUCTION IN THE FRONT SETBACK WOULD ALSO ENABLE THE COMBINED NEW AND EXISTING BUILDINGS TO BETTER REFLECT THE RHYTHM ALONG 11TH AVE E, BY CREATING MORE SPACE BETWEEN THE TWO BUILDING MASSES.	CS2 URBAN PATTERN AND FORM STREETSCAPE COMPATIBILITY  CS3 ARCHITECTURAL CONTEXT AND CHARACTER ARCHITECTURAL CONCEPT AND CONSISTENCY
2	SIDE SETBACK FOR FACADES < 40' SMC 23.45.518.A. (REPUBLICAN)	5'-0" MINIMUM SETBACK FOR FACADES GREATER THAN 40' IN LENGTH FOR APARTMENTS	NO SETBACK PROPOSED	5'-0" REDUCTION IN SETBACK REQUESTED	THE DEPARTURE IS REQUESTED FOR THE SOUTHERN PROPERTY LINE ALONG EAST REPUBLICAN STREET. THIS WILL ENABLE THE EXISTING 1900 BUILDING, ITS SOUTH WRAP-AROUND PORCH, AND A NEW ADDITION TO BE LOCATED ON THE PROPERTY WHILE RESPECTING THE SETBACK ALONG THE NORTH SIDE OF THE LOT AND THE NEIGHBOR TO THE NORTH. THE SETBACK DEPARTURE WOULD STILL RESULT IN A DISTANCE OF APPROXIMATELY 7' FROM THE NORTHERN EDGE OF THE EXISTING SIDEWALK ALONG REPUBLICAN AVENUE EAST TO THE SOUTH FACE OF THE BUILDING. THIS SETBACK APPEARS TO BE SIMILAR FOR MANY OF THE MULTI-FAMILY BUILDINGS ADJACENT TO THE PROPOSED PROJECT ALONG EAST REPUBLICAN AND 11TH AVE E. NOTABLE EXAMPLES FOR THIS PATTERN OF LITTLE OR NO SETBACK BASED UPON THE CITY OF SEATTLE'S ONLINE GIS SERVICE INCLUDE THE FOLLOWING ADDRESSES: 1061, 1102, AND 1111 EAST REPUBLICAN STREET, AND 423, 426 AND 435 11TH AVE E. THIS DEPARTURE APPEARS TO RESPECT THE GENERAL PATTERN OF SETBACKS IN THE NEIGHBORHOOD AND THE EXISTING PEDESTRIAN INFRASTRUCTURE.	CS2 URBAN PATTERN AND FORM STREETSCAPE COMPATIBILITY  CS3 ARCHITECTURAL CONTEXT AND CHARACTER ARCHITECTURAL CONCEPT AND CONSISTENCY
3	SIDE SETBACK FOR FACADES < 40' SMC 23.45.518.A. (NORTH PROPERTY LINE)	7'-0" AVERAGE, 5'-0" MINIMUM SETBACK FOR FACADES GREATER THAN 40' IN LENGTH FOR APARTMENTS	5'-0" MINIMUM SETBACK PROPOSED 6'-3" AVERAGE SETBACK PROPOSED	9" REDUCTION IN AVERAGE SETBACK REQUESTED	THE DEPARTURE IS REQUESTED FOR THE NORTHERN PROPERTY LINE. THE ADDITIONAL AREA GAINED IN THE SETBACK ALLOWS FOR THE CENTRAL OPEN SPACE BETWEEN THE TWO BUILDING MASSES.	CS2 URBAN PATTERN AND FORM STREETSCAPE COMPATIBILITY  CS3 ARCHITECTURAL CONTEXT AND CHARACTER ARCHITECTURAL CONCEPT AND CONSISTENCY
4	SETBACKS AND SEPARATIONS - UNENCLOSED DECK AND BALCONY SEPARATION SMC 23.45.518.I.3.	UNENCLOSED DECKS MAY PROJECT A MAX OF 4 FEET INTO REQUIRED SETBACKS IF EACH ONE IS SEPARATED FROM OTHER DECKS AND ON THE SAME FACADE OF THE STRUCTURE BY A DISTANCE EQUAL TO AT LEAST 1/2 THE WIDTH OF THE PROJECTION.	PROPOSED: WEST DECK WIDTH: 10'-3" DECK SEPARATION: 3'-0"	2'-9 1/2" REDUCTION IN DECK SEPARATION	THE PROPOSED DECKS PROVIDE AMENITY AREA FOR THE RESIDENTIAL UNITS AS WELL AS SUN SHADING ALONG THE WEST FACADE. ADDITIONALLY, THE DECKS PROVIDE VISUAL INTEREST AND MODULATION ON THE WEST FACADE FACING THE PARK. THE PROPOSED DECK SPACING IS REQUESTED TO BE REDUCED TO ALLOW FOR LARGER DECKS TO PROVIDE MORE AMENITY AREA AND MORE SHADING ON THE WEST FACADE.	CS2 URBAN PATTERN AND FORM STREETSCAPE COMPATIBILITY  CS3 ARCHITECTURAL CONTEXT AND CHARACTER ARCHITECTURAL CONCEPT AND CONSISTENCY
5	AMENITY AREA SMC 23.45.522	25% OF TOTAL LOT AREA: 25% X 5,983 SF = 1,496 SF 50% OF AMENITY AREA LANDSCAPED = 748 SF 50% OF COMMON AMENITY AREA @ GROUND LEVEL LANDSCAPED = 374 SF  NO MIN. HORIZONTAL DIMENSION FOR PRIVATE AMENITY AREAS EXCEPT FOR 10'-0" ARE NON-STREET LOT LINE MIN. OF 10'-0" HORIZONTAL DIMENSION FOR COMMON AMENITY	PROPOSED: GROUND LEVEL COMMON AMENITY: 551 SF GROUND LEVEL LANDSCAPED COMMON AMENITY: 228 SF GROUND LEVEL PRIVATE PATIOS: 518 SF UPPER LEVEL PRIVATE DECKS: 345 SF TOTAL AMENITY AREA: 1,642 SF  PROPOSED AREA NOT INCLUDED IN CALCULATION: PORCHES: 349 SF	197 SF REDUCTION IN REQUIRED AMENITY SPACE INCLUDED IN AMENITY AREA CALCULATION.  146 SF REDUCTION IN LANDSCAPED COMMON AMENITY SPACE.  53 SF REDUCTION IN MINIMUM COMMON AMENITY AREA.  REDUCTION OF THE REQUIRED 10'-0" SETBACK FOR AMENITY SPACE FROM A SIDE LOT LINE.	<ul style="list-style-type: none"> <li>THE EXISTING BUILDING AND NEW ADDITION HAVE PORCHES, WHICH ARE NOT ALLOWED TO BE INCLUDED IN THE AMENITY AREA CALCULATION PER 23.45.522.D.4. THE PORCHES DO PROVIDE 349 SF OF AMENITY AREA FOR THE UNITS ON LEVELS 1 AND 2 OF THE EXISTING BUILDING AND ADDITION, ALTHOUGH IT IS NOT INCLUDED IN THE REQUIRED AMENITY AREA CALCULATION BECAUSE THE PROJECT IS CONSIDERED AN APARTMENT BUILDING AND NOT A ROWHOUSE, TOWNHOUSE, OR COTTAGE.</li> <li>THE GROUND LEVEL COMMON AMENITY SPACE DOES NOT INCLUDE THE SPACE UNDER THE EXTERIOR WALKWAYS AND STAIRS, WHICH PROVIDE AN ADDITIONAL 256 SF OF GROUND LEVEL SPACE THAT IS USABLE FOR THE RESIDENTS FOR SITTING AND GATHERING.</li> <li>THE AMENITY SPACE FOR THE PRIVATE PATIO ON LEVEL ONE AND THE NW PRIVATE UNIT DECKS ON LEVELS 2-4 ARE CLOSER THAN THE REQUIRED 10'-0" FROM THE SIDE LOT LINE. THESE PRIVATE AMENITY SPACES ARE STILL AVAILABLE TO THE NW RESIDENTIAL UNITS, ALTHOUGH THEY ARE CONSIDERED TOO CLOSE TO THE SIDE LOT LINE.</li> <li>THIS PROJECT IS DIRECTLY ADJACENT TO THE PUBLIC PARK TO THE WEST. THIS PUBLIC PARK IS ACCESSIBLE TO ALL THE TENANTS IN THE BUILDING AS AN ADDITIONAL PUBLIC AMENITY SPACE.</li> </ul>	DC3 OPEN SPACE CONCEPT RESIDENTIAL OPEN SPACE
6	FACADE LENGTH SMC 23.45.527.B.	65% MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FACADES WITHIN 15' OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR STREET OR ALLEY LOT LINE.	69'-8" = 69.97% FACADE LENGTH PROPOSED AT THE NORTH PROPERTY LINE	4'-8" ADDITIONAL FACADE LENGTH REQUESTED	THE ADDITIONAL FACADE LENGTH IS REQUESTED TO ACCOUNT FOR THE 35'-1/2" FACADE LENGTH OF THE ADDITION OF THE EXISTING BUILDING TO HAVE A CONSISTENT FACADE LENGTH TO THE EXISTING BUILDING. THE WEST BUILDING IS PROPOSED TO HAVE A 34'-5" FACADE LENGTH TO MATCH THE SIZE AND SCALE OF THE EXISTING BUILDING. THE APPROXIMATELY 10' AMENITY AREA BETWEEN THE TWO BUILDINGS PROVIDES LIGHT AND AIR ACCESS TO THE MAJORITY OF THE WINDOWS ON THE SOUTH FACADE OF THE NEIGHBORING PROPERTY TO THE NORTH. THE ADDITIONAL FACADE LENGTH HAS MINIMAL IMPACT ON THE NEIGHBORING PROPERTY TO THE NORTH BASED ON WINDOW PLACEMENT. THE PROPOSED HEIGHT OF THE BUILDINGS IS BELOW THE ALLOWABLE HEIGHT, WHICH ALSO MINIMIZES THE POTENTIAL IMPACT ON THE PROPERTY TO THE NORTH.	CS2 URBAN PATTERN AND FORM STREETSCAPE COMPATIBILITY  CS3 ARCHITECTURAL CONTEXT AND CHARACTER ARCHITECTURAL CONCEPT AND CONSISTENCY  DC3 OPEN SPACE CONCEPT RESIDENTIAL OPEN SPACE
7	SIGHT TRIANGLE SMC 23.54.030	FORTWO WAY DRIVEWAYS LESS THAN 22' WIDE, A SIGHT TRIANGLE ON BOTH SIDES OF THE DRIVEWAY SHALL BE PROVIDED, AND SHALL BE KEPT CLEAR OF ANY OBSTRUCTION FOR A DISTANCE OF 10' FROM THE INTERSECTION OF THE DRIVEWAY AND SIDEWALK.  THIS SIGHT TRIANGLE SHALL ALSO BE KEPT CLEAR OF OBSTRUCTIONS IN THE VERTICAL SPACES BETWEEN 32" AND 82" FROM THE GROUND	WEST SIGHT TRIANGLE: 7' X 7' EAST SIGHT TRIANGLE: 10' X 10'	3' SITE TRIANGLE REDUCTION REQUESTED	THE ARCHITECT WAS DIRECTED TO LOCATE THE PARKING GARAGE ENTRANCE IN THE PROPOSED LOCATION. THIS LOCATION HAS AN EXISTING SHORING WALL ON THE ADJACENT PROPERTY THAT OBSTRUCTED THE SIGHT TRIANGLE BY 3'. THE EXISTING SHORING WALL IS APPROXIMATELY 36" TALL, SO IT IS WITHIN THE OBSTRUCTION SPACE BY 4 INCHES.	

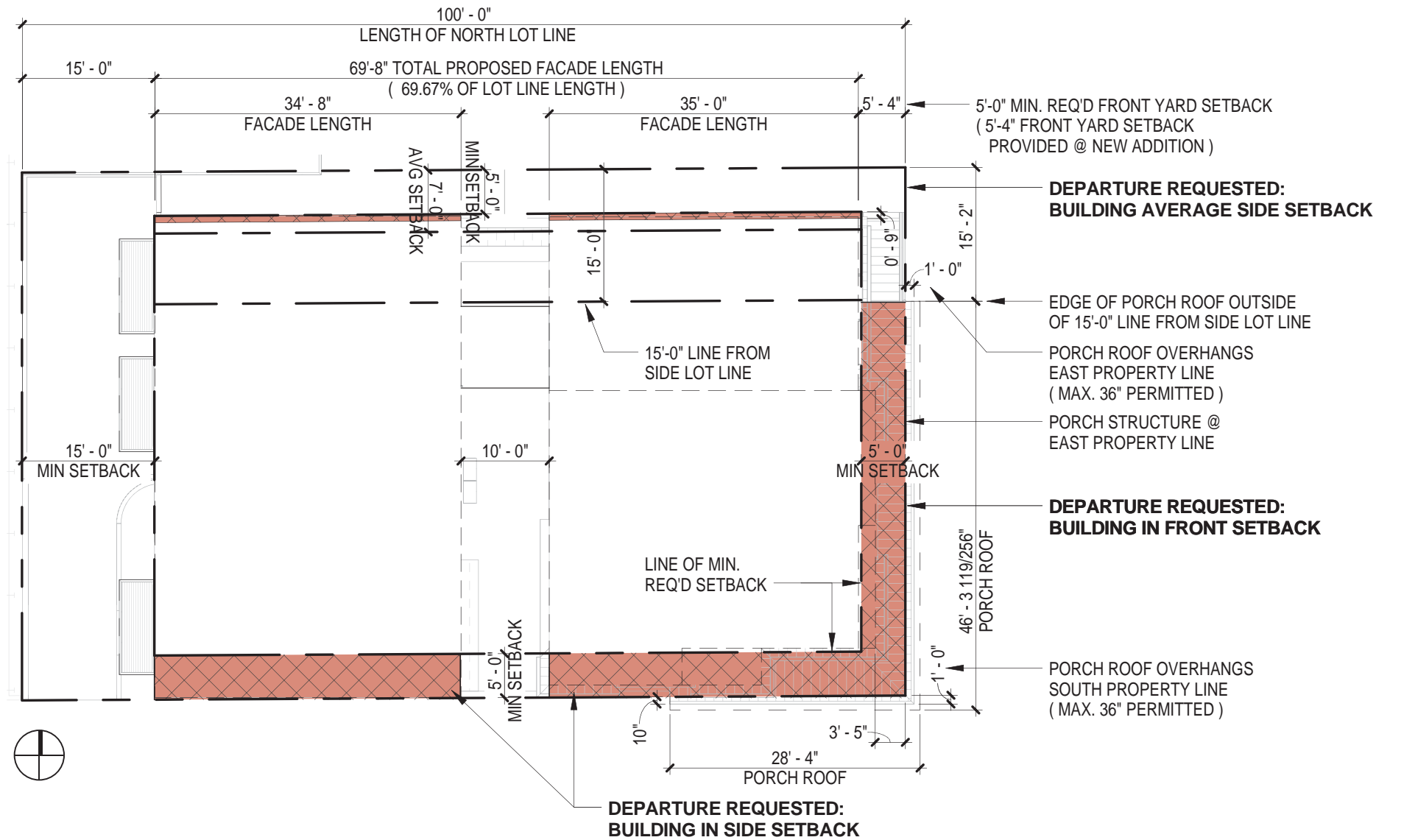




SIDE & FRONT SETBACK - 11TH & REPUBLICAN

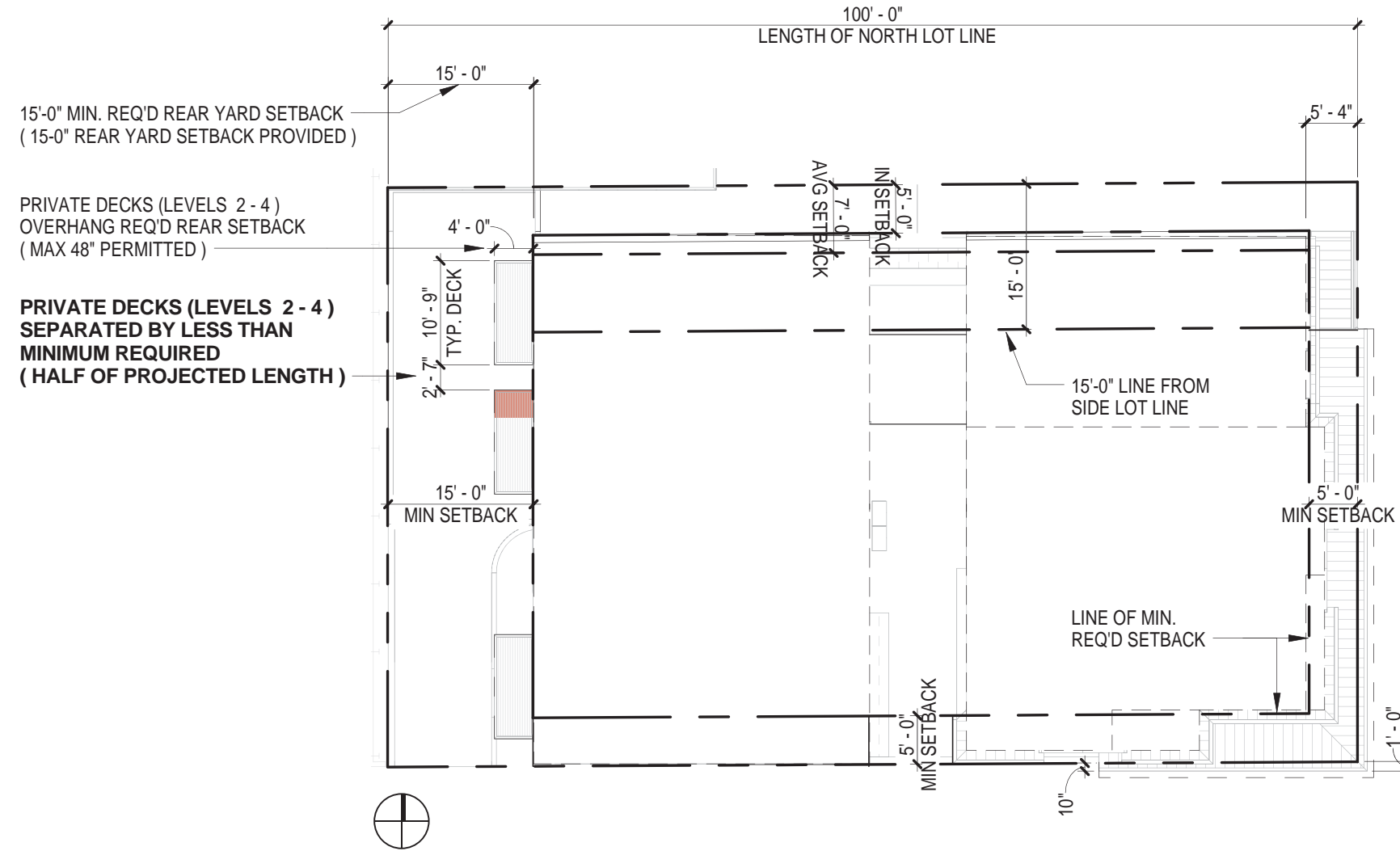


SIDE SETBACK - N. PROPERTY LINE

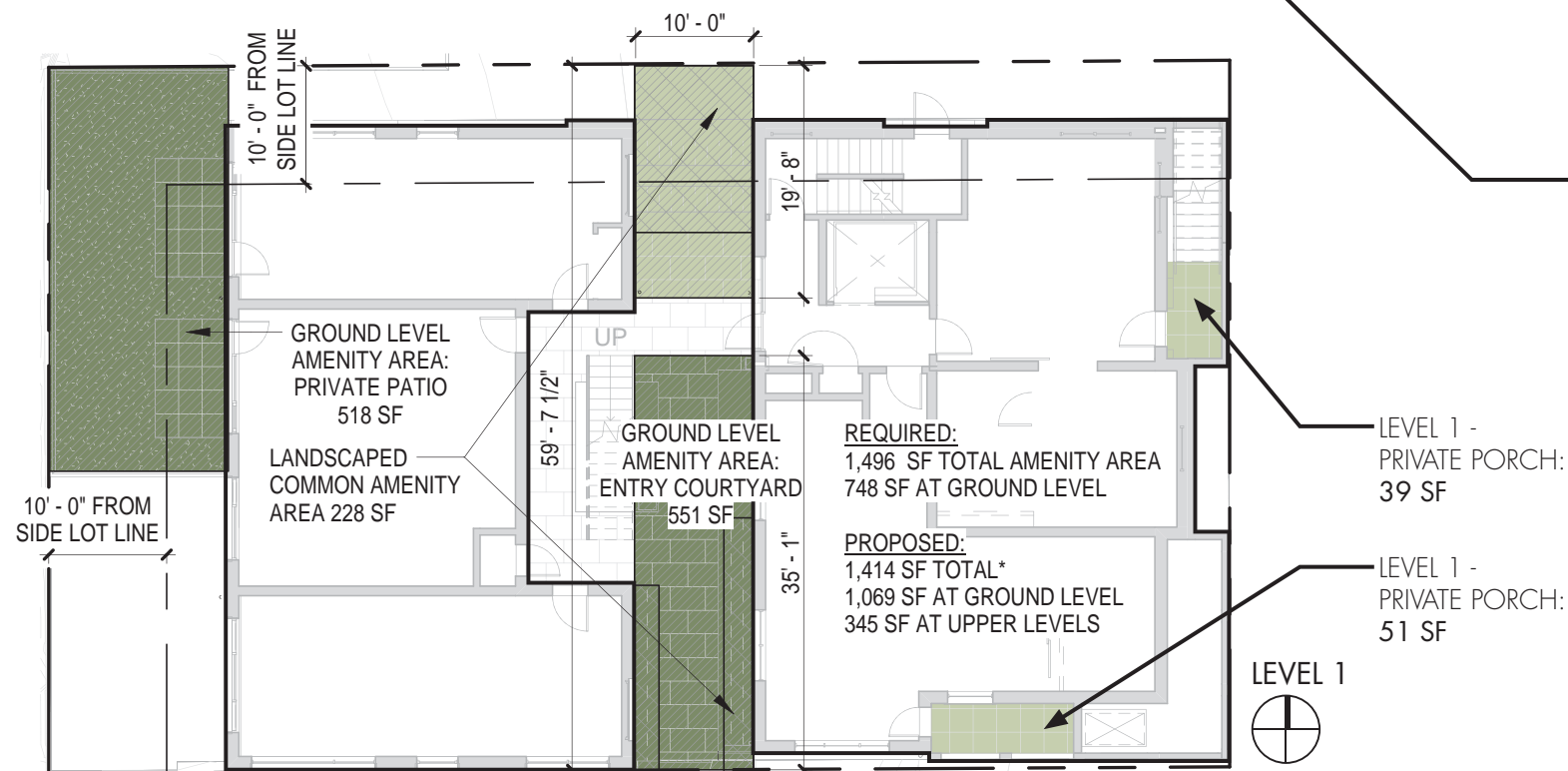
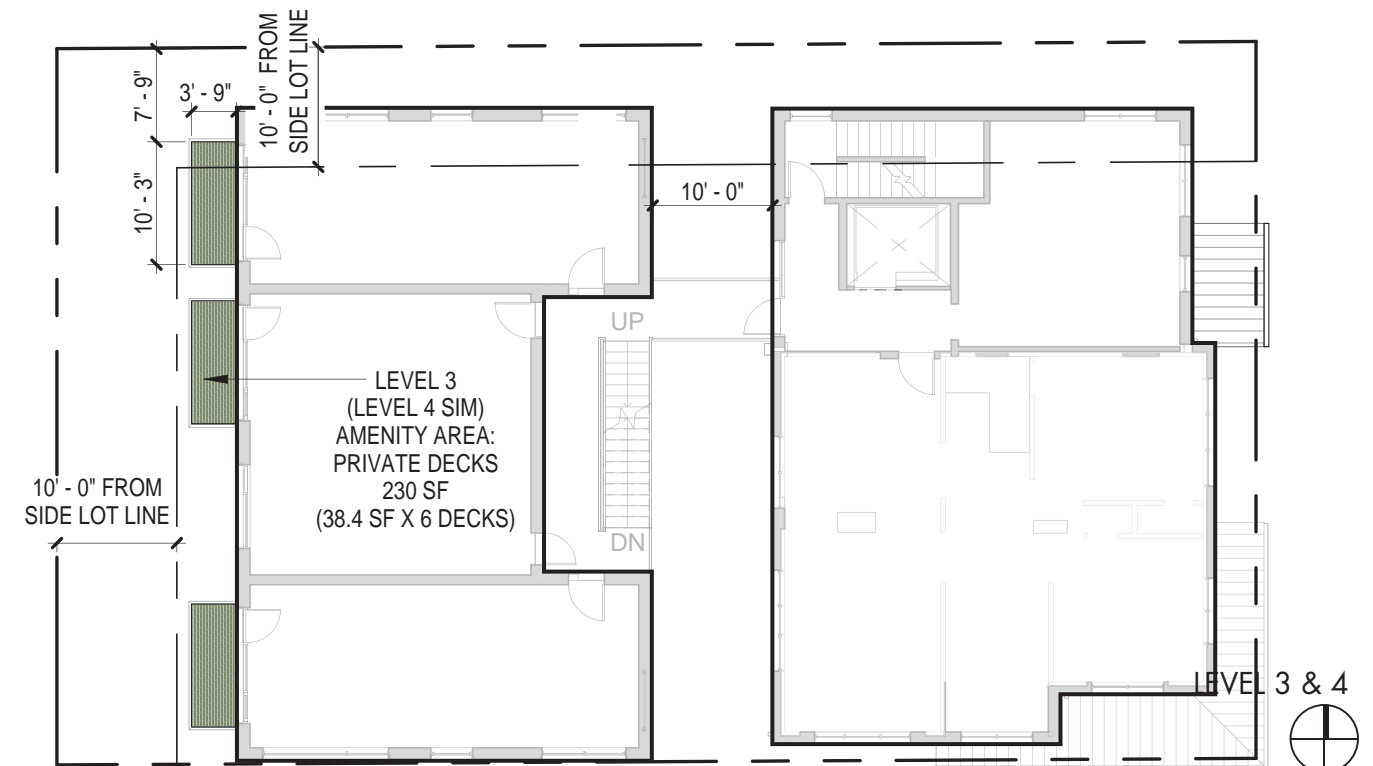
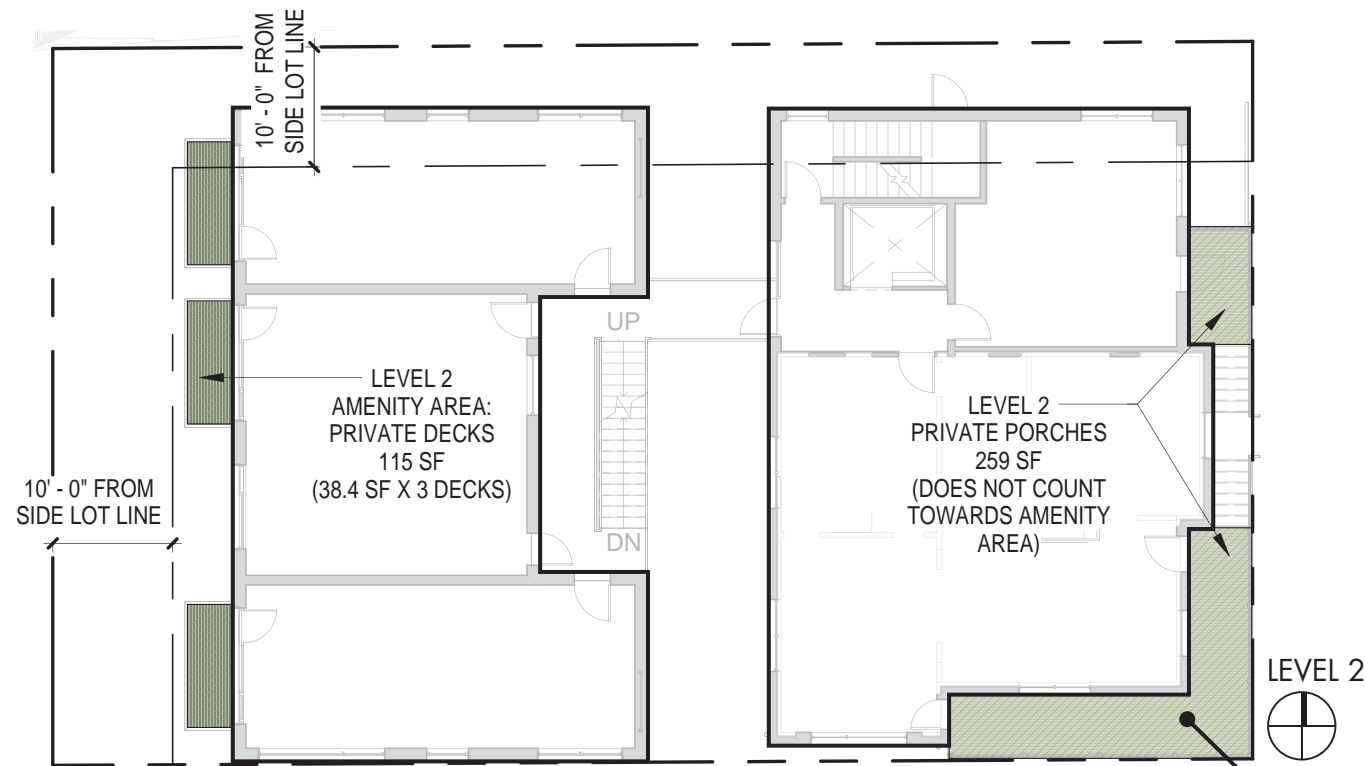




Unenclosed Deck & Balcony Separation



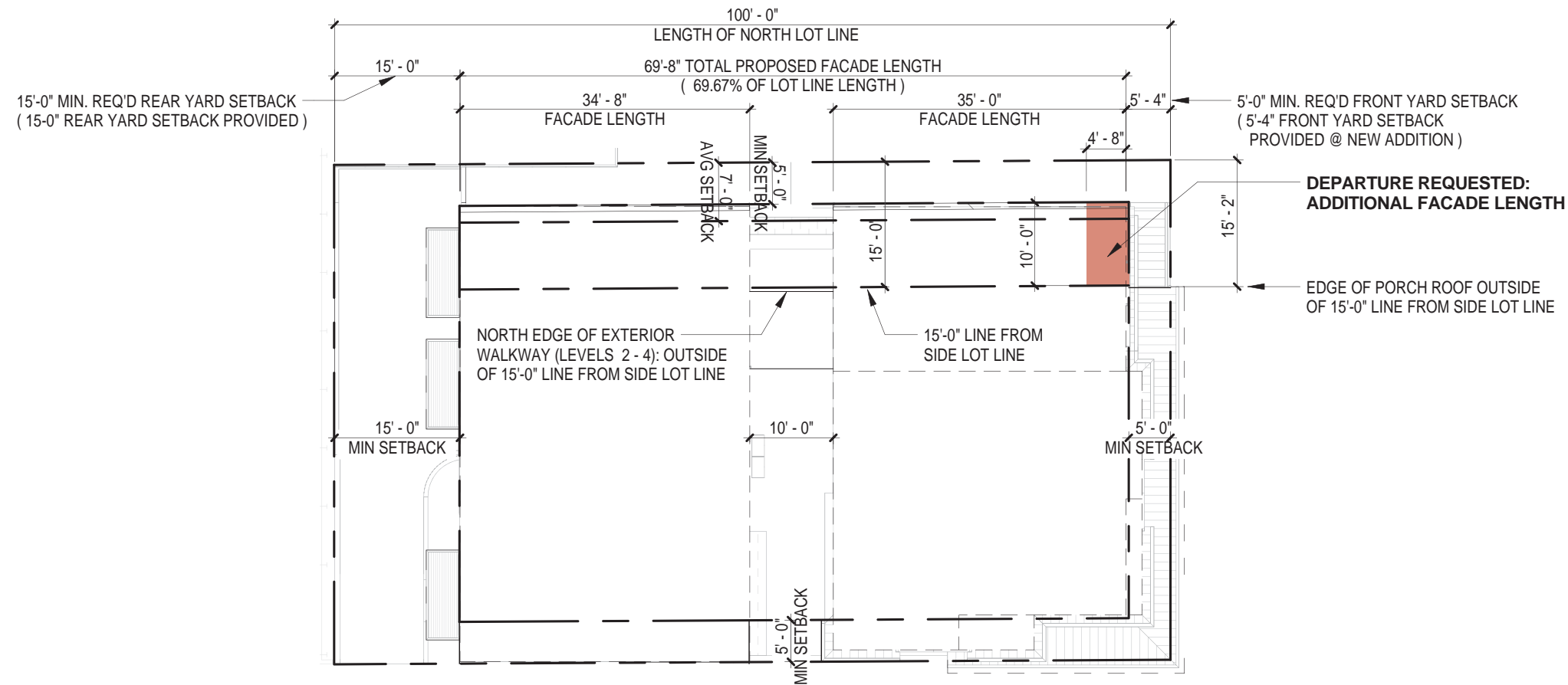




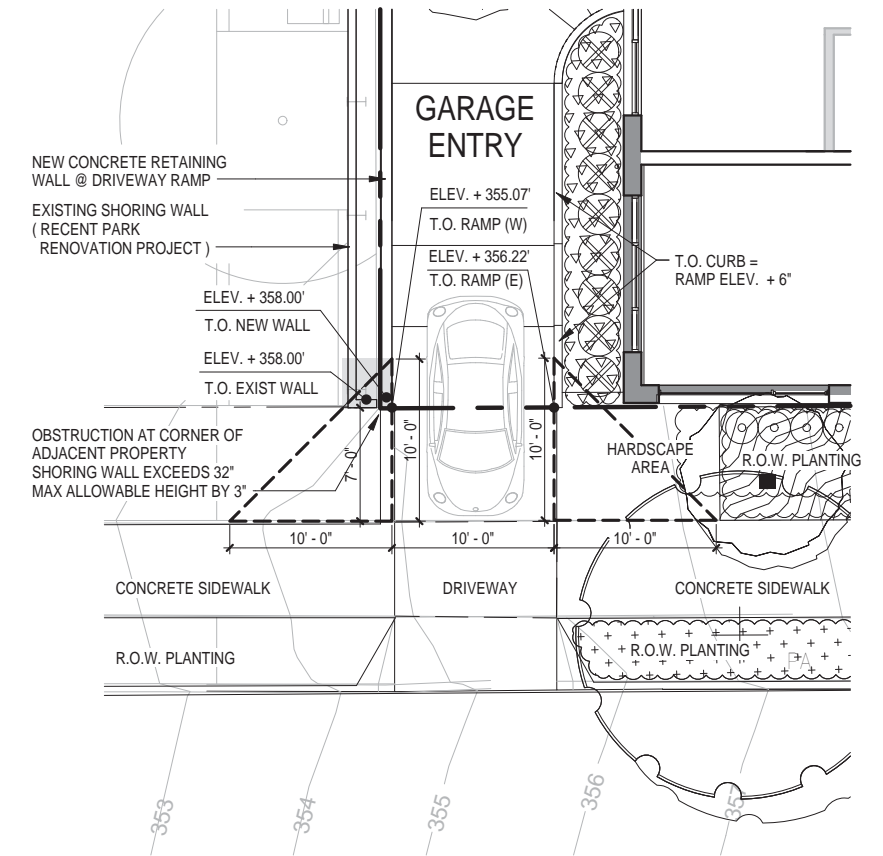
PORCH AMENITY AREA



Facade Length & Sight Triangle



DEPARTURE 6 - FACADE LENGTH



DEPARTURE 7 - SIGHT TRIANGLE



NK Project Examples



PARK PASSIVE HOUSE



GERRISH HALL



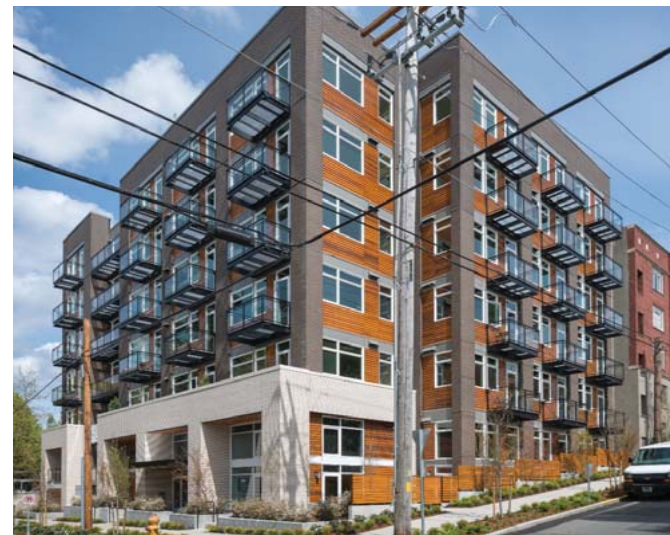
H2O



HUDSON MIXED-USE PASSIVE HOUSE



ZEPHYR



STREAM BELMONT