

14TH

# & REPUBLICAN

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**EARLY DESIGN GUIDANCE**  
**DPD #3012837**  
**February 1st, 2012**

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# DEVELOPMENT OBJECTIVES



AERIAL MAP

## VISION STATEMENT

Revolve and Schack A+D are committed to developing contemporary boutique apartment-living options for a new generation of renters. With the Capitol Hill environment uniquely suited to an urban lifestyle, this new type of renter lives largely outside of his/her apartment and is an active participant in the larger fabric of the city. 14th & Republican will be designed within this urban context, providing the comfort and privacy of home, while staying actively engaged with the local community. The design will focus on a “homeowner experience” for the tenant by providing private unit entries directly from the exterior, thereby increasing access to light and air from opposite sides of the unit. The transition from public to private is designed to be a fluid experience leading through a series of exterior transitional spaces, conducive to ad-hoc interactions. Each unit entry is organized around a central courtyard space to further promote these interactions and increasing safety and security. These daily associations will foster a greater sense of community within the apartment complex and the neighborhood at large.

## OBJECTIVES

The proposed development is a four-story apartment building consisting of 35 units above a partially subterranean parking garage. Pedestrian access to the site will be along 14th Avenue East. Vehicular access will be along East Republican Street. The proposed structure height is within the required 44'-0" height limit.

The development will feature efficient and studio and 1-bedroom units to capture the young, single demographic. The unit mix will consist of studios ranging from 415 square feet to 470 square feet and one bedroom units of 570 square feet. Units facing south and west on the third and fourth floors will feature views of downtown Seattle, the Puget Sound, and the Olympics. The units will be organized around a landscaped exterior courtyard to maximize cross ventilation and natural light. Each unit will be accessed from a series of exterior walkways adjacent to the exterior courtyard, which, in turn, will be connected by external stairways and an elevator. The building will feature a rooftop deck that will afford views of the Seattle skyline and Puget Sound.

The project is targeting for LEED H Midrise Silver certification, and will employ a variety of energy saving systems, sustainable landscaping and environmentally friendly materials.

## GENERAL SITE INFORMATION

The site is located in the LR3 zone in the Capitol Hill Urban Center Village. The area of the site is 10,183 sf. LR3 is the zoning for several blocks in each direction. The site is bordered by the 15th Ave retail corridor to the East. Further to the North is a Single Family Zone.

The site is relatively square (103' x 99') and generally flat in topography, with limited vegetation on the site and surrounding right-of-way. The site is elevated approximately four feet above the adjacent sidewalks along both 14th Avenue East and East Republican Street.

Three detached residential cottages are situated on the southern portion of the property, facing East Republican Street. Constructed in 1943, the cottages are 630, 667, and 631 square feet, respectively, and are to be demolished.

## LOCATION CHARACTERISTICS

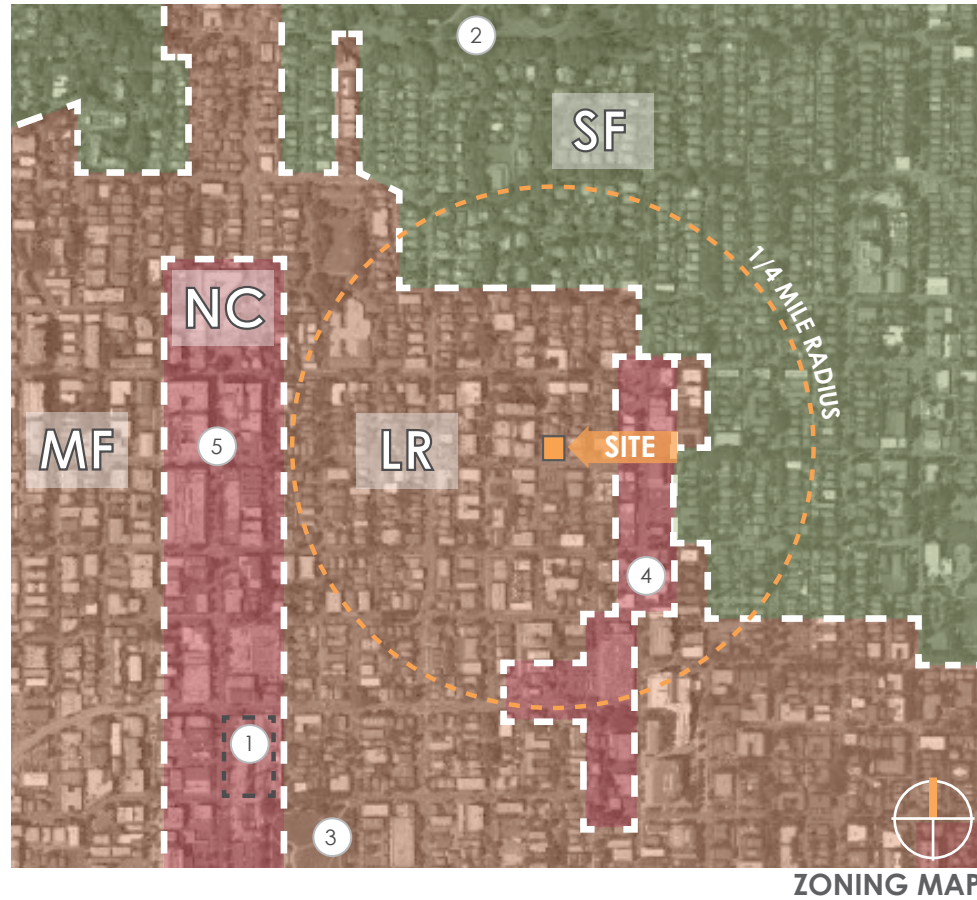
The property is located on the northeastern corner of East Republican Street and 14th Avenue East within the Capitol Hill neighborhood. The site is situated upon the crest of Capitol Hill and provides opportunities for attractive views of the Puget Sound and downtown Seattle from buildings that clear the 30-foot height of the surrounding residential structures. The site is located just two blocks west of 15th Avenue East, a significant neighborhood retail node featuring a variety of local restaurants, bars, shops, and other retail amenities, including QFC, Safeway, and Walgreens, all within walking distance. The surrounding neighborhood is a quiet yet active environment removed from the action of Capitol Hill's main commercial hub in the Pike/Pine Corridor, but close enough to be within walking distance.

The location provides convenient access to both regional and local transit as well as major employment centers. The site is six blocks northeast of the future Sound Transit Light Rail station, which will provide service to Sea-Tac International Airport, downtown Seattle, and the University of Washington campus. The #10 Metro Transit line stops just two blocks east, providing access to downtown Seattle in ten minutes. A Microsoft Shuttle is located six blocks east at 19th and Mercer Street, providing direct shuttle service to Microsoft's Redmond campus. The Capitol Hill Group Health Medical Center is located within walking distance, just six blocks south on 15th Avenue.

## PROJECT DETAILS:

ADDRESS:	1406 East Republican Street Seattle, WA 98112
DPD PROJECT NUMBER:	3012837
NUMBER OF RESIDENTIAL UNITS:	35
NUMBER OF PARKING STALLS:	20
RESIDENTIAL AREA:	19,352 SF
PARKING/BIKE/STORAGE AREA:	6,812 SF
TOTAL AREA:	26,164 SF
OWNER:	14th & Republican LLC
APPLICANT:	SCHACK A+D llc
CONTACT:	John Schack 3201 First Ave South Suite 207 Seattle, WA 98134 P: 206.790.0259

# SITE CONTEXT & ZONING



ZONING MAP

## ZONING ANALYSIS

### 23.45.504 PERMITTED USES

Permitted outright: Residential

### 23.45.510 FLOOR AREA RATIO

Allowable FAR: 2.0 (project must meet section 23.45.510.C)

**Project FAR: 1.9**

### 23.45.512 DENSITY LIMITS

Density Limit: No Limit (project must meet section 23.45.510.C)

### 23.45.514 STRUCTURE HEIGHT

Maximum Height: 40'

Additional Height: +4' for structures with a partially below grade story.

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 with 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

### 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 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.\*

**\*DEPARTURE REQUEST: Scheme 2 (page 12) and Scheme 3 (page 14) exceed the structure depth limitation of 65% along one side lot line.**

### 23.54.015 REQUIRED PARKING

No minimum parking requirement for residential uses in multifamily zones within urban centers.

## ZONING DETAILS

PARCEL #:	3303700450
ZONING:	LR-3
OVERLAYS:	Capitol Hill Urban Center Village
LOT AREA:	10,183 SF

## URBAN CONTEXT

### HIGH SPEED TRANSIT ①

The site is located six blocks northeast of the future Sound Transit Light Rail station, which will provide service to Sea-Tac International Airport, downtown Seattle, and the University of Washington campus.

### PUBLIC GREENSPACE ② ③

The site is within walking distance of two major public parks, Volunteer Park to the North and Cal Anderson Park to the South of the site.





### NEIGHBORHOOD AMENITIES ④ ⑤

The site is located two blocks west of the 15th Avenue Commercial District, a significant neighborhood retail node featuring a variety of local restaurants, bars, shops, and other retail amenities.

Eight blocks to the west of the site is the Broadway Ave E Commercial District, offering a variety of amenities and pedestrian oriented activity.

# OPPORTUNITIES & CONSTRAINTS



-  BUS ROUTES
-  FUTURE LINK LIGHT RAIL
-  BIKE LANE
-  ZIP CAR LOCATION

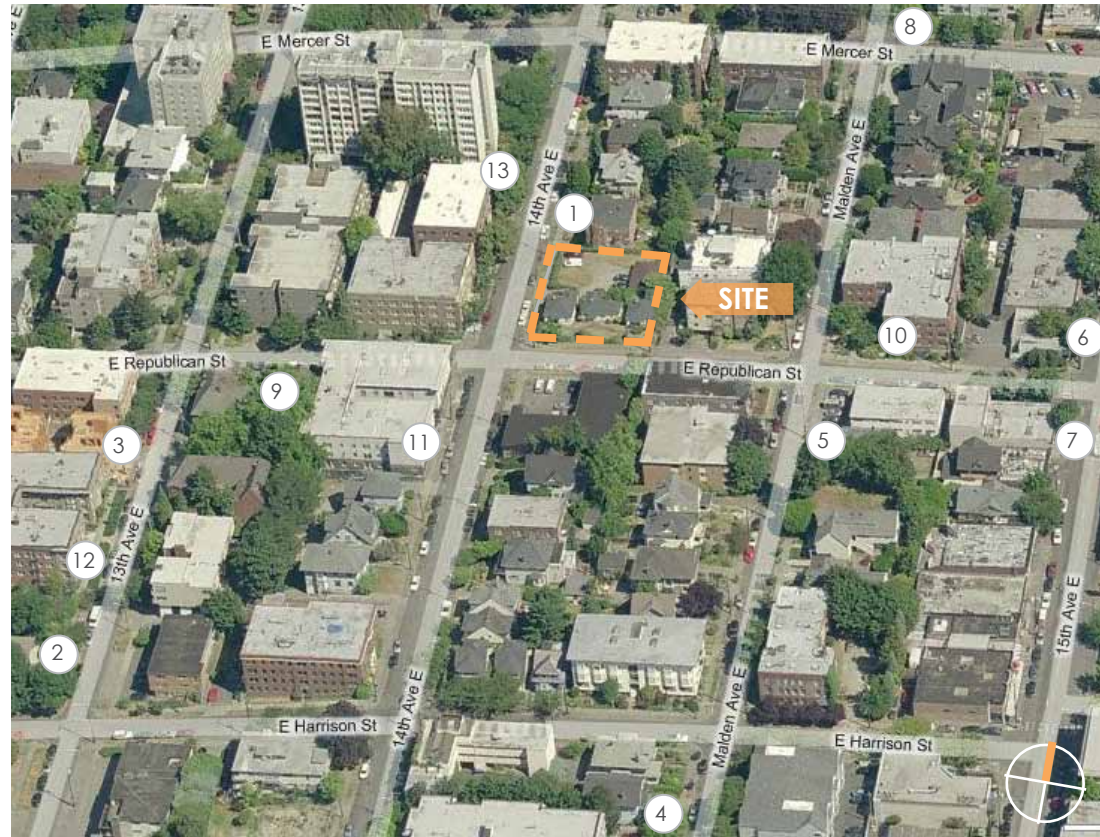
## OPPORTUNITIES

- Pedestrian oriented neighborhood, with a “walk score” of 91.
- Close proximity to 15th Avenue pedestrian oriented retail.
- Southwestern views of Seattle skyline and Puget Sound.
- Close proximity to Metro Bus routes, providing access to downtown and the University District.
- Convenient access to the future Link Light Rail route, providing access to Sea-Tac International Airport, downtown Seattle, and the University of Washington campus.
- A bike friendly environment, with bike route access to downtown.
- Five Zipcar locations nearby.

## CONSTRAINTS

- Potential traffic and noise from 15th Avenue East.
- No alley access, requiring services and parking to be accessed directly from the street.
- Existing power lines partially encroaching along 14th Ave E.

# ARCHITECTURAL CONTEXT



The architecture surrounding the site is a vibrant mix of architectural styles. Multifamily residential buildings to the South and West of the site vary in scale. A common building type is a three-story multifamily building, situated around a landscaped court. Contemporary townhouse developments can be found intermittently. To the East, the site is bordered by the pedestrian oriented 15th Ave retail core. Further to the North, the neighborhood transitions to a smaller scale single family residential zone.

## CONTEMPORARY MULTIFAMILY



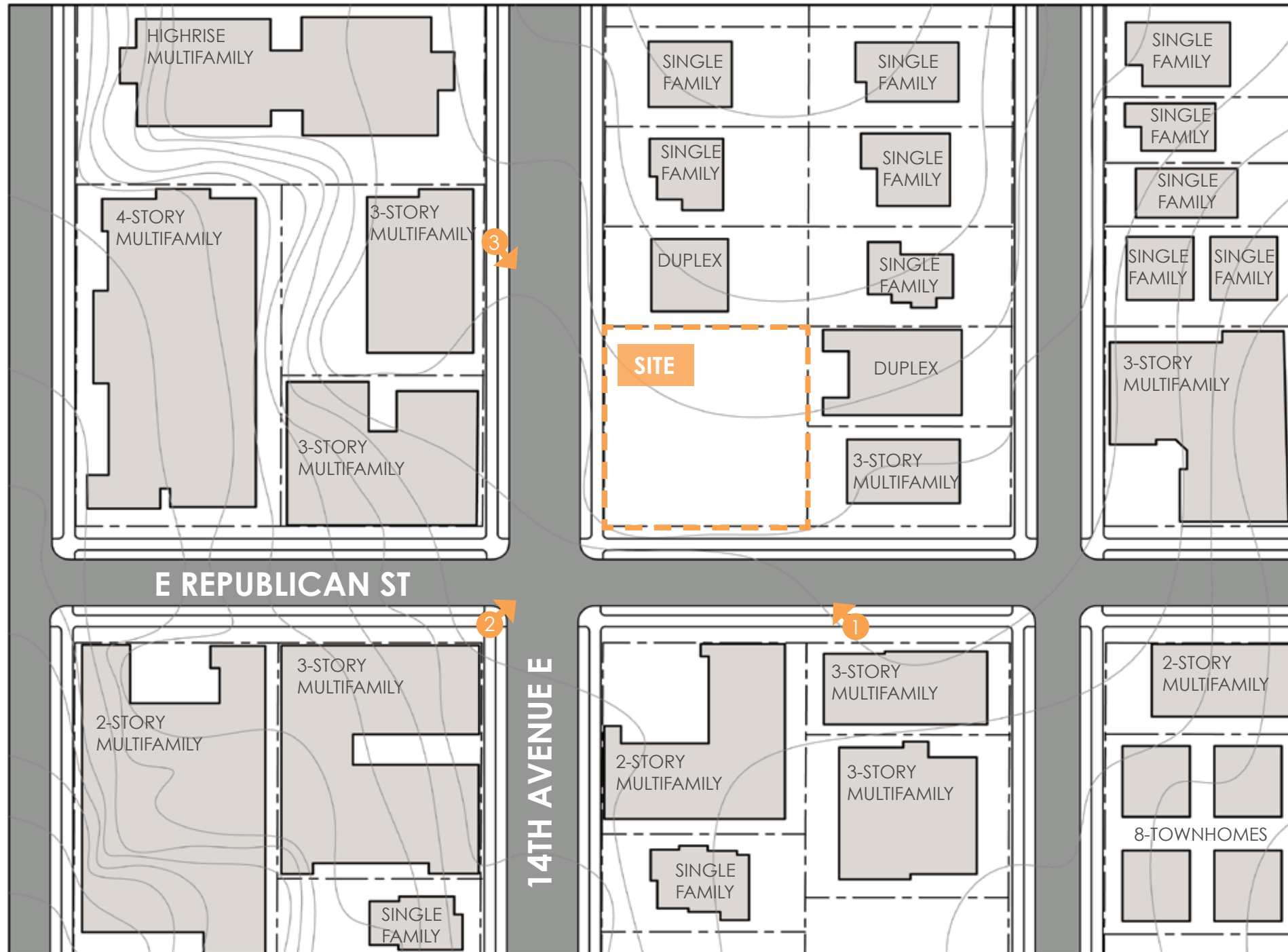
SMALL SCALE RESIDENTIAL

URBAN FARMING

15TH AVE RETAIL CORRIDOR

RESIDENTIAL COURTYARDS

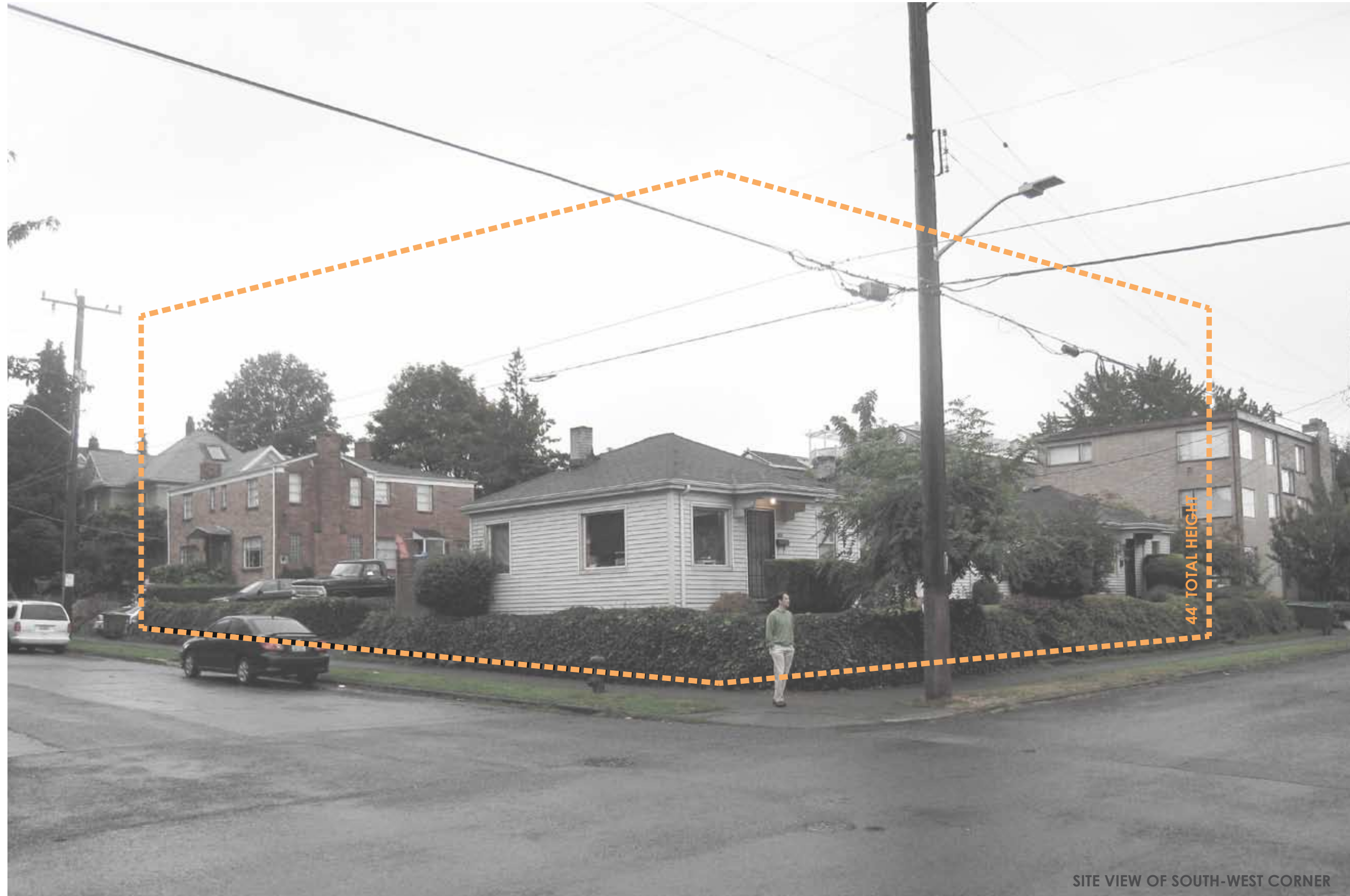
# EXISTING CONDITIONS



VICINITY MAP



# SITE PHOTO



SITE VIEW OF SOUTH-WEST CORNER





# STREETSCAPES



E Republican Street - Looking North



E Republican Street - Looking South

# STREETSCAPES



14th Avenue E - Looking East



14th Avenue E - Looking West

# DESIGN GUIDELINES

## CONTEXT AND SITE

### CS1. NATURAL SYSTEMS AND SITE FEATURES

#### • **B. SUNLIGHT AND NATURAL VENTILATION**

Daylighting and ventilation for residential units is maximized by exterior circulation and unit entrances. A west-facing courtyard allows daylight to penetrate the site.

### CS2. URBAN PATTERN & FORM

**Neighborhood Priority: The character of a neighborhood is often defined by the experience of walking along its streets. How buildings meet the sidewalk helps determine the character, scale and function of the streetscape. The siting of a new building should reinforce the existing desirable spatial characteristics of the Capitol Hill streetscapes.**

#### • **C. RELATIONSHIP TO THE BLOCK**

The project retains the existing 4 foot elevation, utilizing the plinth as an opportunity for an attractive landscaped border, defining the spacial characteristics of the public sidewalk. Special attention is given to the treatment of the SW street corner, creating an active exterior amenity space for tenants, within a generous corner setback.

#### • **D. HEIGHT, BULK & SCALE**

The scale of the development is consistent with the existing multi-family buildings surrounding the site. The projects mass is broken up by an interior courtyard and a wide mid-block residential access, relating to the existing historic courtyard buildings in a contemporary vocabulary.

### CS3. ARCHITECTURAL CONTEXT & CHARACTER

**Neighborhood Priority: Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.**

#### • **A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES**

The project will utilize a contemporary vernacular, as well as traditional northwest materials in a contemporary application, providing a unique addition to the architecturally eclectic neighborhood. The scale will be consistent with the traditional small scale multi-family buildings in the neighborhood.

## PUBLIC LIFE

### PL2. WALKABILITY

**Neighborhood Priority: Maintain and enhance pedestrian scale, activity and comfort. The pedestrian environment (sidewalks, pathways, crossings, entries and the like) should be safe and accessible.**

#### • **B. SAFETY & SECURITY**

An emphasis on exterior circulation and unit entrances, with active living functions oriented around a courtyard and exterior amenity spaces, create well lit spaces with "eyes on the street", enhancing public safety.

### PL3. STREET-LEVEL INTERACTION

**Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. Capitol Hill's commercial corridors are among the liveliest pedestrian environments in the city. Proper site planning reinforces the existing pedestrian orientation of the neighborhood.**

#### • **C. RESIDENTIAL EDGES**

An exterior amenity space, providing outdoor seating concentrated on the SW corner, will encourage interaction among neighbors and residents. Privacy for residential units will be enhanced by the interior courtyard and retaining the existing four foot elevation from the public sidewalk.

### PL4. ACTIVE TRANSPORTATION

#### • **B. PLANNING AHEAD FOR CYCLISTS**

In keeping with sustainable principles, the development will accommodate amenities for bicyclists, such as ground-level racks and secured storage on the parking level.

## DESIGN CONCEPT

### DC1. PROJECT USES AND ACTIVITIES

**Neighborhood Priority: Where alley access is not possible, garage entries and driveways should be consolidated to enhance the streetscape for pedestrians.**

#### • **B. VEHICULAR ACCESS AND CIRCULATION**

All parking provided will be underground and vehicular access minimized to a mid-block driveway.

#### • **C. PARKING & SERVICE USES**

All parking will be below-grade. Trash receptacles will be consolidated and screened within the parking level. Visual impact of the plinth will be reduced by attractive landscaping and decorative grates.

### DC2. ARCHITECTURAL CONCEPT

#### • **A. MASSING**

The building mass is arranged on the site following the existing neighborhood pattern of residential entry along 14th Avenue, breaking up the bulk with a generous landscaped setback, emphasizing the corner of the lot.

### DC3. OPEN SPACE CONCEPTS

**Neighborhood Priority: Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. Redevelopment should retain and enhance open space and landscaping.**

#### • **B. OPEN SPACE USES & ACTIVITIES**

A succession of landscaped spaces eases the transition from public to private. Unit entries are exterior, serving as a "front porch" for tenants. An interior courtyard will open up views through the site. The SW corner amenity space will activate the streetlevel, promoting areas for tenant activity. An "urban garden" space along the East property line will provide a gardening space to the tenants.

#### • **C. DESIGN**

A combination of hardscape and planting will be used throughout the site, emphasizing a flow through the property.

### DC4. EXTERIOR ELEMENTS & FINISHES

**Neighborhood Priority: Consider each building as a high-quality, longterm addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.**

#### • **A. BUILDING MATERIALS**

Building materials will be selected to complement the quality of historic buildings in the neighborhood in a contemporary way.

# SCHEME 1

## SCHEME 1 : "U" Scheme (Code Compliant)

In the U Scheme, the building mass is recessed along 14th Avenue E, and designed to create a traditional entry court, with interior circulation via a single-loaded corridor. The building mass reflects that of existing multi-family buildings in the neighborhood. Vehicular access is along E Republican Street.

- Program: 32 Residential Units; 20 Underground Parking Stalls

### Pros:

- Exterior amenity space along the West property line.
- Well defined residential access along 14th Avenue E.
- No zoning departures required.

### Cons:

- Diminished central courtyard which doesn't allow access to light and air from two sides of units.
- Limits the amount of units with exposure to western view potential.
- Poor access to rear yard area, and limited opportunity for well defined exterior amenity spaces.
- Static building facade along North, East and West lot line.

### Potential Departures:

- None



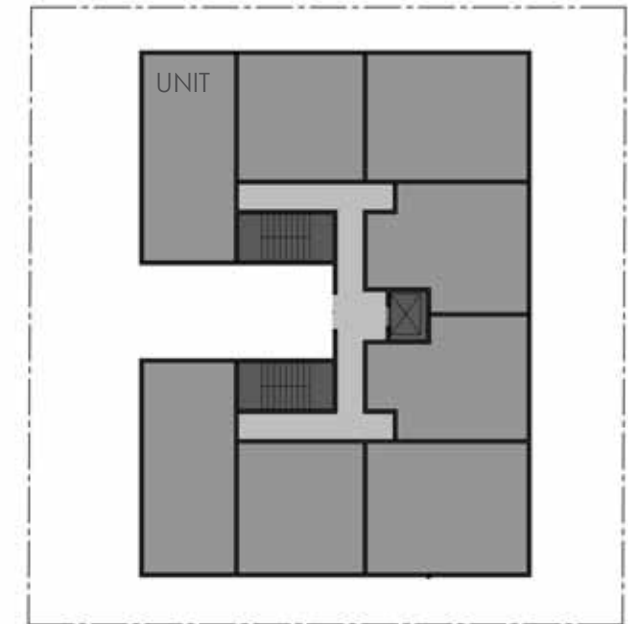
SW CORNER STREET VIEW



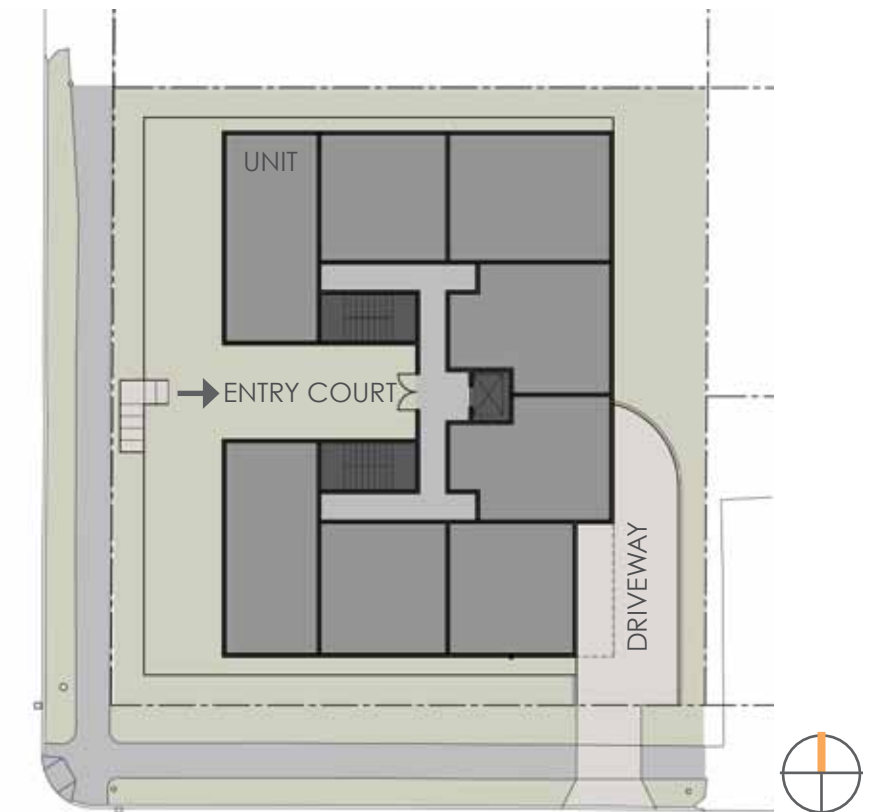
SW CORNER AERIAL VIEW



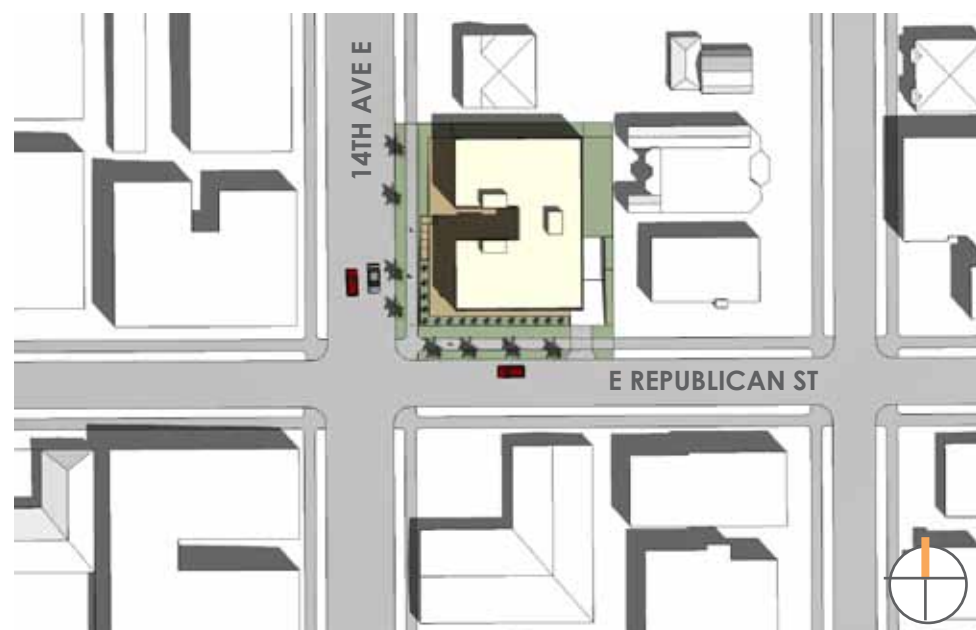
SE CORNER AERIAL VIEW



PLAN VIEW - LEVEL 2,3 & 4



PLAN VIEW - LEVEL 1



SITE PLAN

# SCHEME 2

## SCHEME 2: "South Court" Scheme

The South Court Scheme places the residential access on E Republican Street. Residential Units are arranged around a central court with exterior circulation. An exterior amenity space along the South property line creates a break in the building mass. Vehicular access is mid-block along 14th Ave E.

- Program: 36 Residential Units; 20 Underground Parking Stalls

### Pros:

- Access to air and light from two sides in all residential units.
- Mid-block residential entry along Republican Street.
- Landscaped amenity space activates South edge of property.

### Cons:

- Central organizing courtyard is tight, limiting the amount of natural light.
- Building mass is uninterrupted along the North and East property edge.
- Loss of potential rear yard pea patch given required length of drive ramp located on the high side of the site.

### Potential Departures:

- Proposed design exceeds the allowable facade length limitation of 65% of the length of the lot line along the East edge of the property. Proposed facade length shall not exceed 76% of the East lot line.



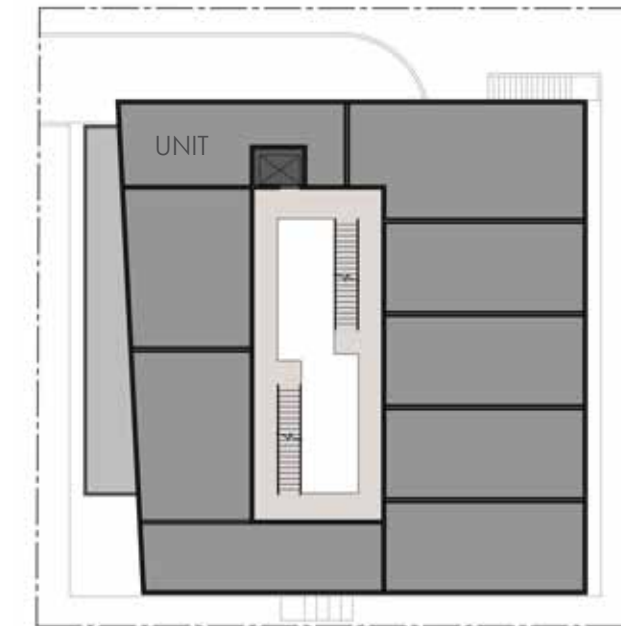
SW CORNER STREET VIEW



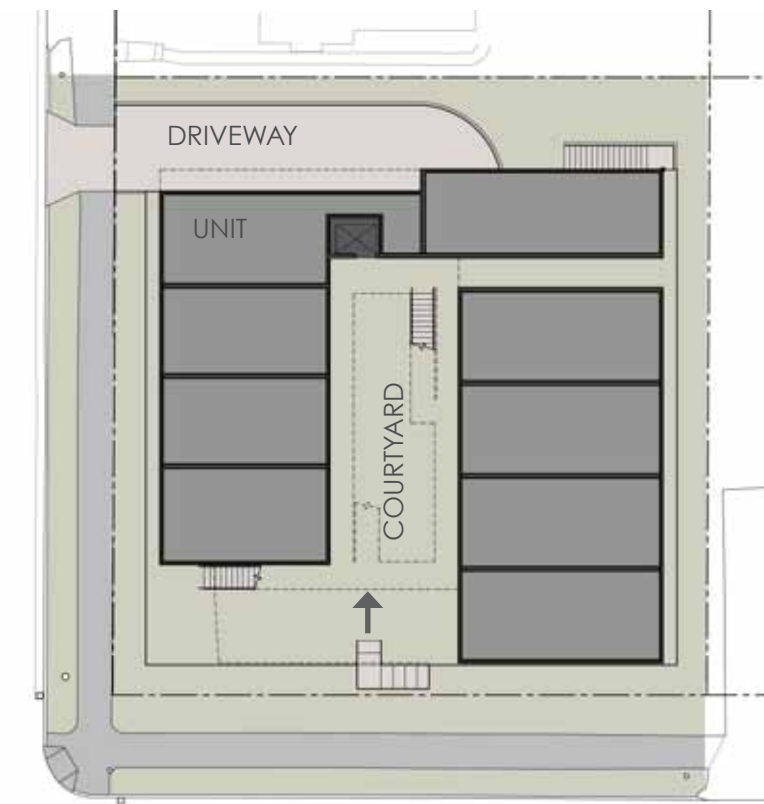
SW CORNER AERIAL VIEW



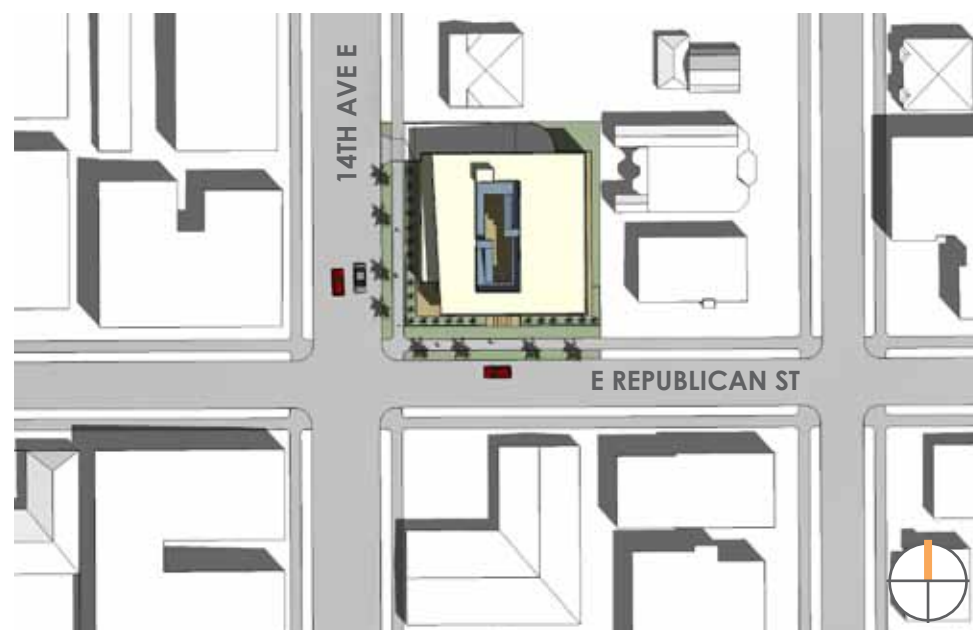
SE CORNER AERIAL VIEW



PLAN VIEW - LEVEL 3 & 4



PLAN VIEW - LEVEL 1 & 2



SITE PLAN

# SCHEME 3 - PREFERRED

## SCHEME 3: "Courtyard" Scheme (Preferred)

The Courtyard Scheme creates a mid-block pedestrian access along 14th Ave E, as well as a secondary lobby entrance along Republican Street. Three distinct exterior amenity spaces break up the building mass from West to East. All residential units have access to light and air from two sides. The Southwest corner is activated by a landscaped amenity space. Vehicular access is mid-block along E Republican St.

- Program: 35 Residential Units; 20 Underground Parking Stalls

### Pros:

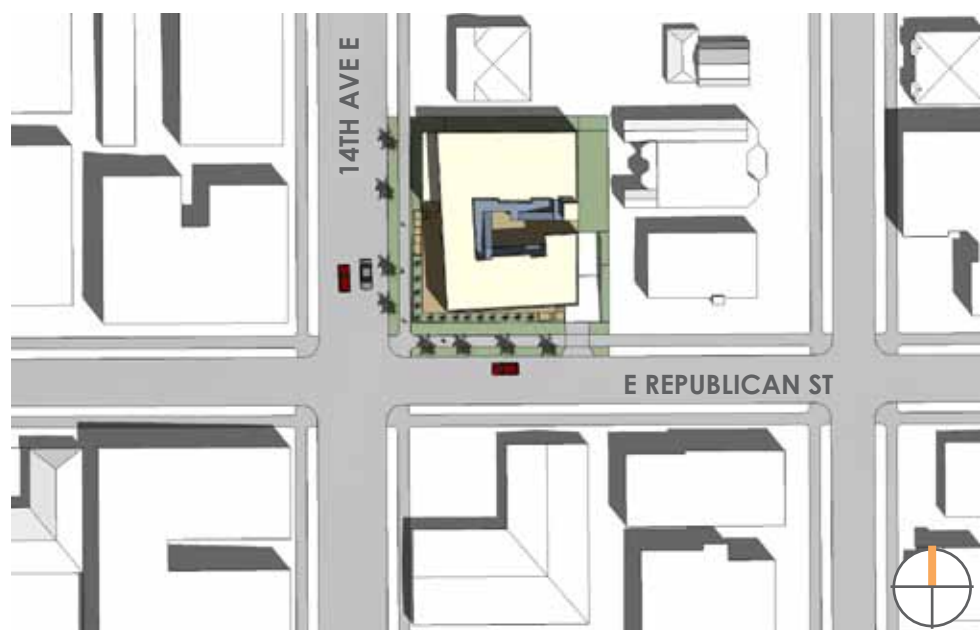
- Varied mix of ground level residential amenity space, visually leading through the site.
- Access to light and air from two sides in all residential units.
- Mid-block residential entry portal along 14th Avenue creates a dramatic transition to the streetscape while a secondary entry along Republican provides convenient access for tenants.
- Opportunity for urban gardening space along East edge of property.

### Cons:

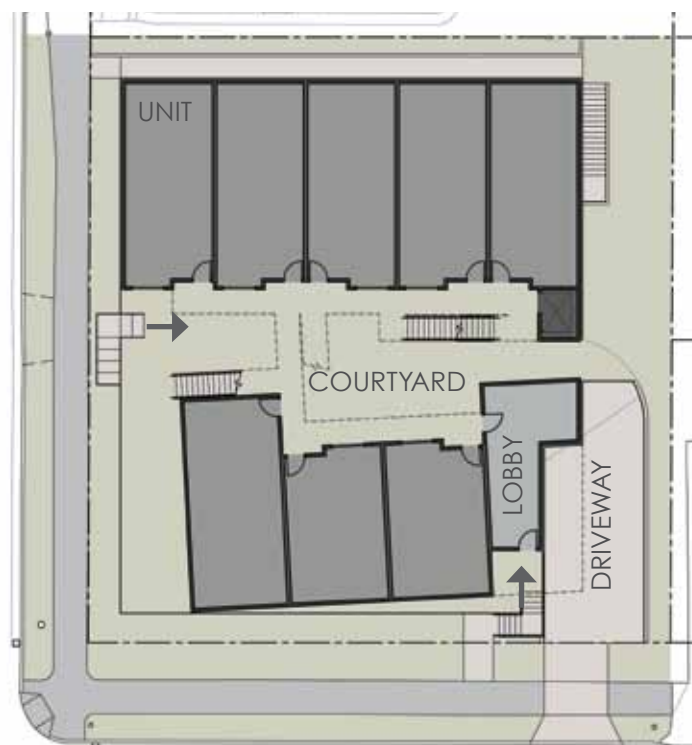
- Uninterrupted building facade along North lot line.

### Potential Departures:

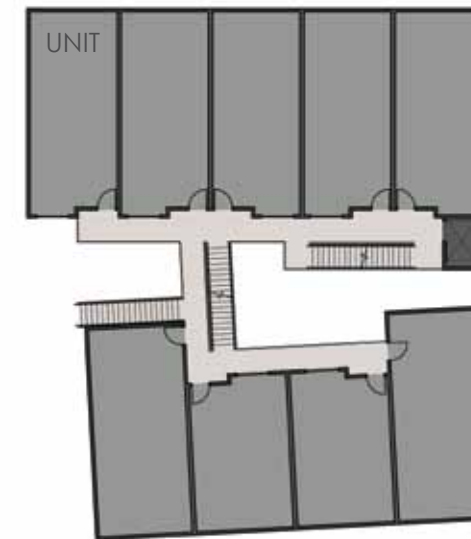
- Proposed design exceeds the allowable facade length limitation of 65% of the length of the lot line along the East edge of the property. Proposed facade length shall not exceed 76% of the East lot line.



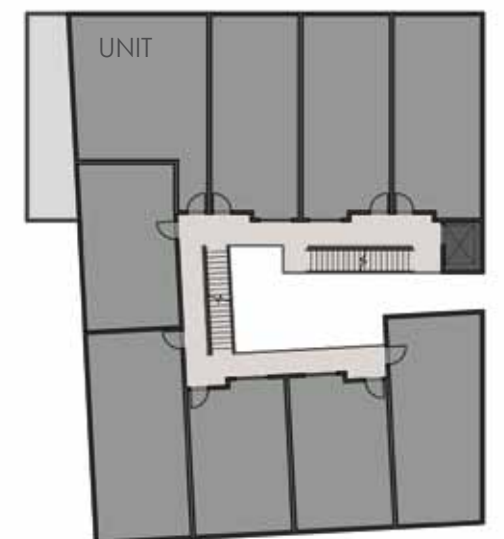
SITE PLAN



PLAN VIEW - LEVEL 1



PLAN VIEW - LEVEL 2



PLAN VIEW - LEVEL 3 & 4

# SCHEME 3 - PREFERRED



SE CORNER AERIAL VIEW



SW CORNER STREET VIEW



RESIDENTIAL ENTRY VIEW

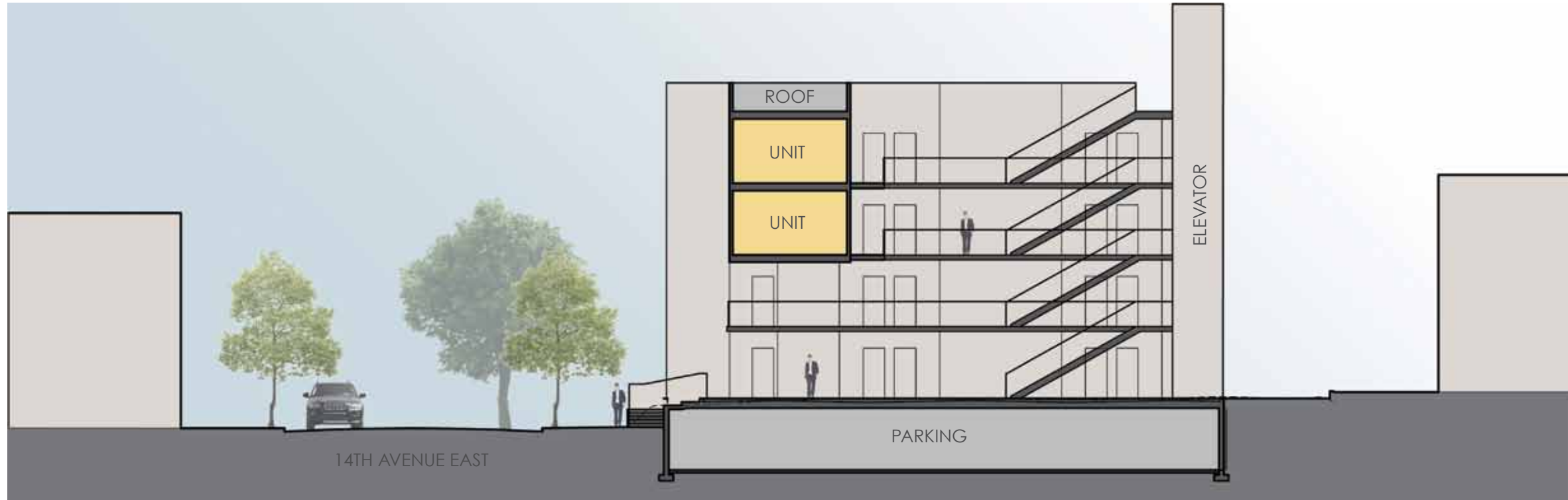


NE CORNER AERIAL VIEW

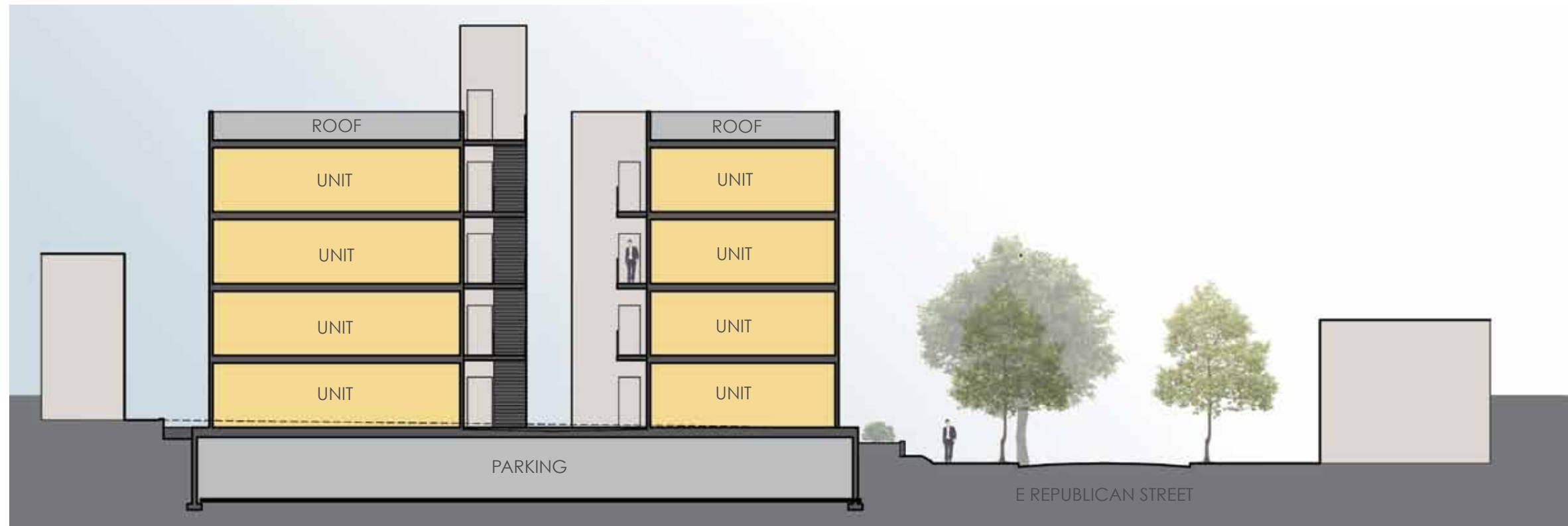


SW CORNER AERIAL VIEW

# SCHEME 3 - SECTIONS



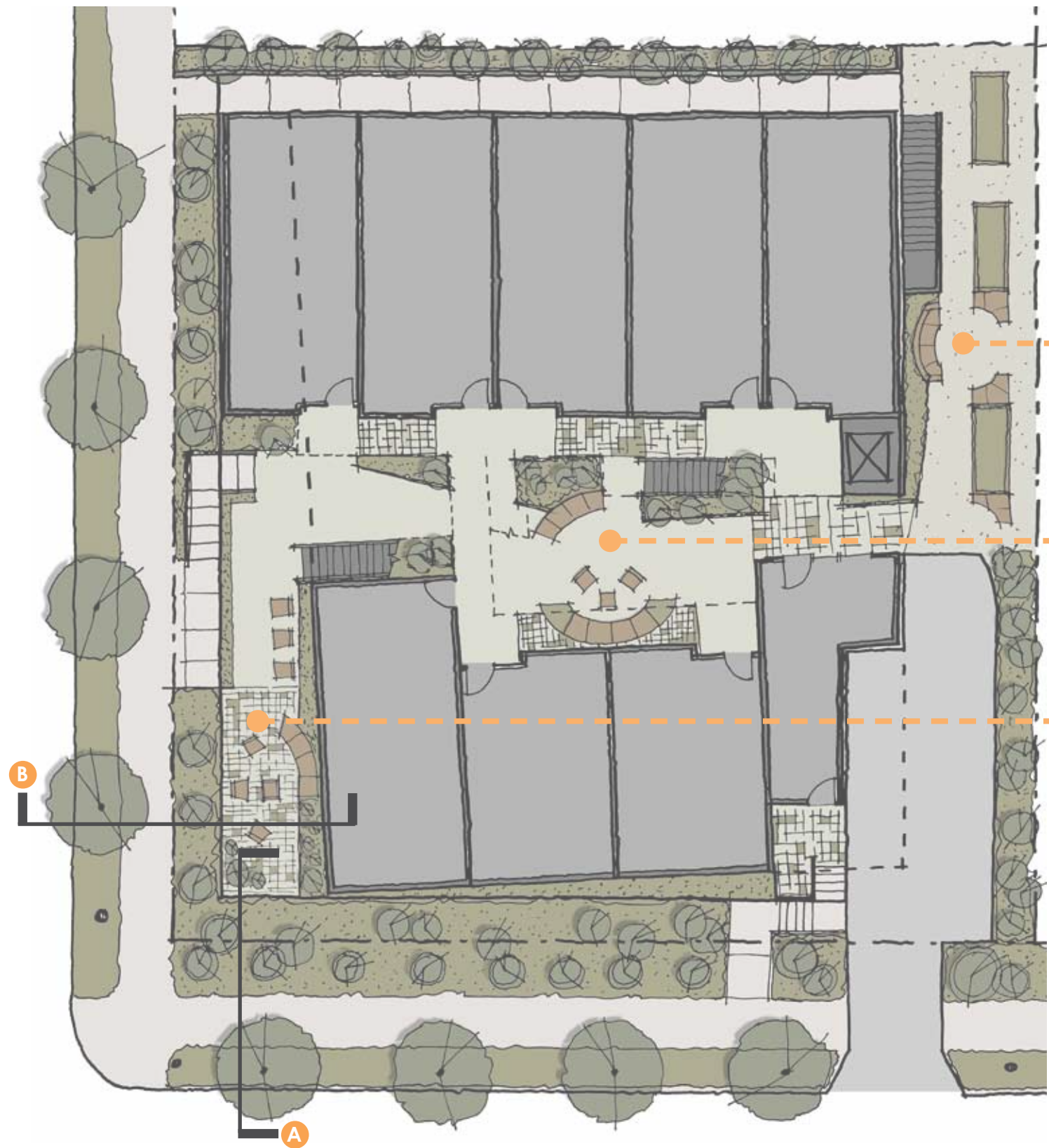
BUILDING SECTION LOOKING NORTH



BUILDING SECTION LOOKING EAST



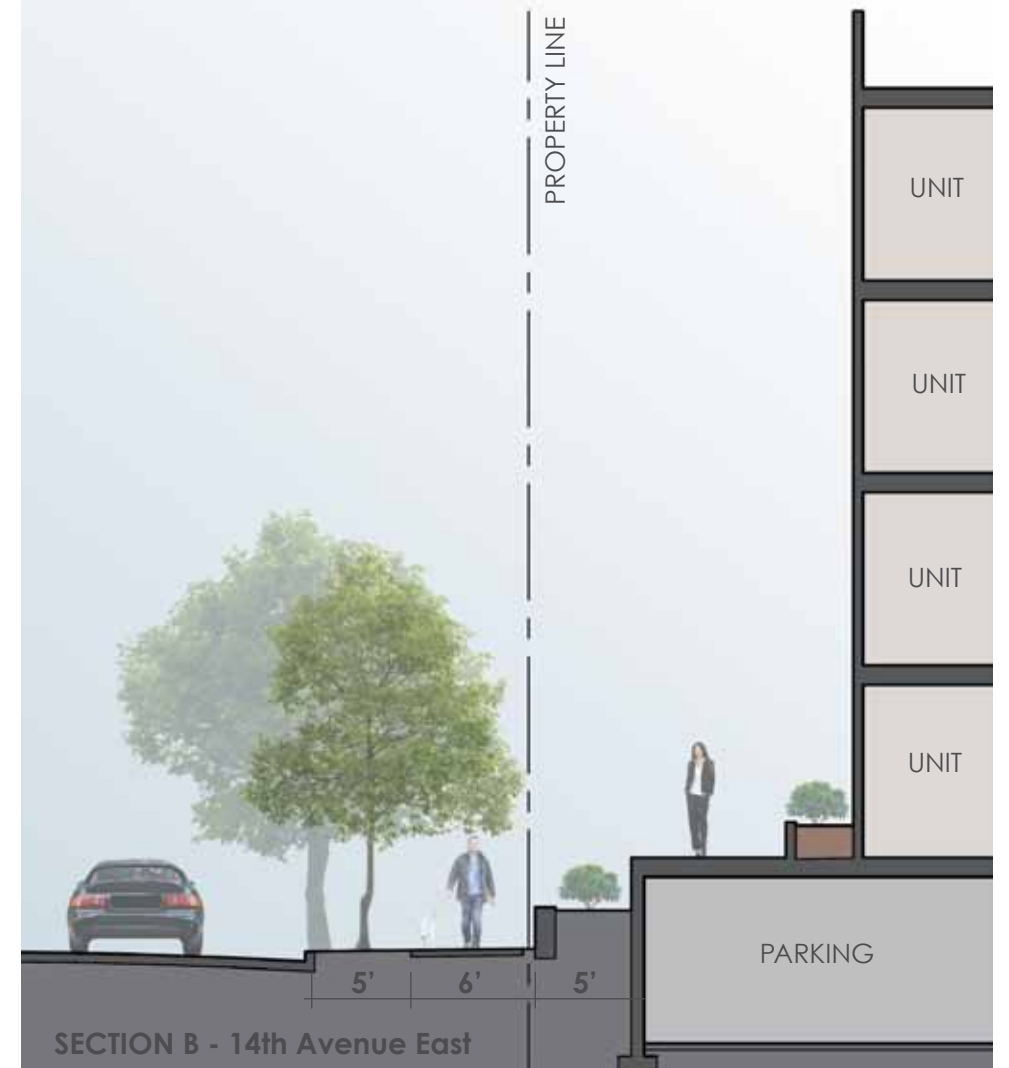
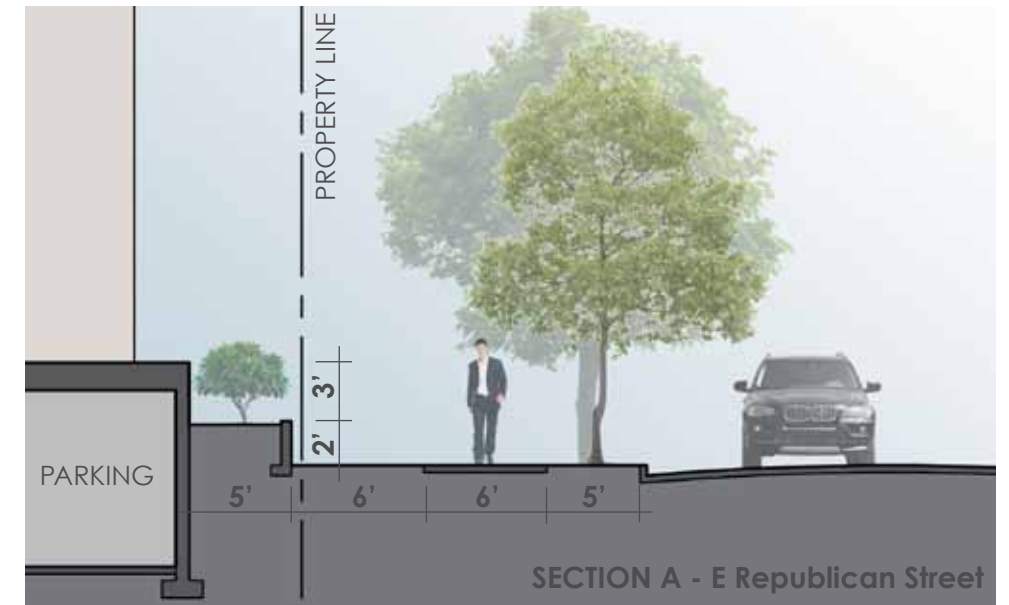
# LANDSCAPE FEATURES



**“URBAN GARDEN”**  
Pea patch area with raised planter beds, providing a gardening amenity for tenants.

**“MIXING CHAMBER”**  
Central organizing courtyard, providing a dynamic gathering space for the community.

**“FRONT PORCH”**  
Exterior amenity space, activating the prominent street corner and providing a comfortable activity zone for tenants.



# DESIGN FEATURE PRECEDENCE



## EXTERIOR WALKWAYS

Exterior circulation and unit entrances encourage tenant interaction and enhance the pedestrian scale of the building mass.

## RESIDENTIAL COURTYARD

A courtyard layout allows for natural cross ventilation of the units and maximizes daylighting. The courtyard creates an active mixing chamber for residents and serves as an amenity space for the tenants.

## EXTERIOR AMENITY SPACES

Ground level amenity spaces actively connect the building to the neighborhood streetscape, and enhance the buildings overall landscape design.

# DESIGN FEATURE PRECEDENCE



## FACADE MODULATION

The use of contemporary colored panels alongside cedar and brick siding, touches on the traditional northwest pallet found within the neighborhood, while creating a uniquely contemporary character. Movable exterior screens on the South and West facing volumes activate the facade and create a dynamic interplay of shapes, while serving as a sun screening and privacy elements.