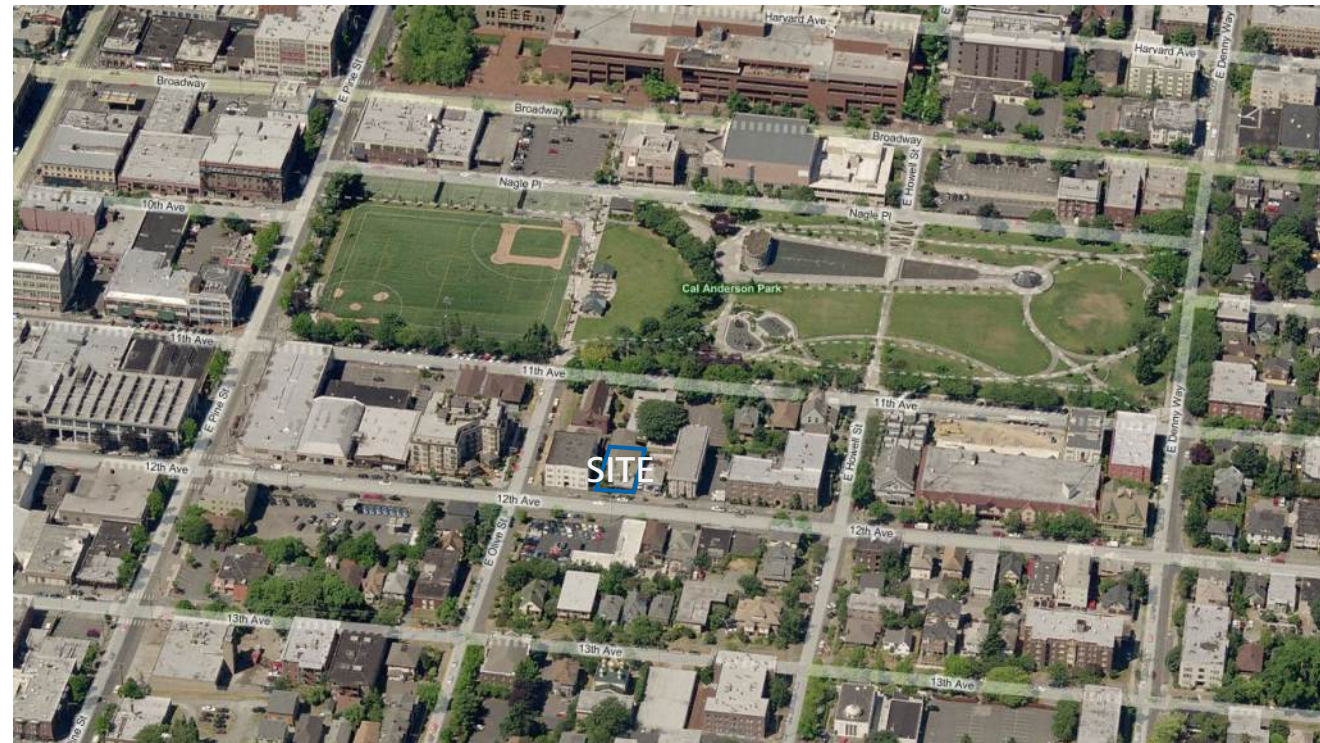




SEATTLE, WASHINGTON  
1711 12TH AVENUE

EARLY DESIGN GUIDANCE  
JANUARY 18, 2012  
DPD LAND USE PROJECT #3012848



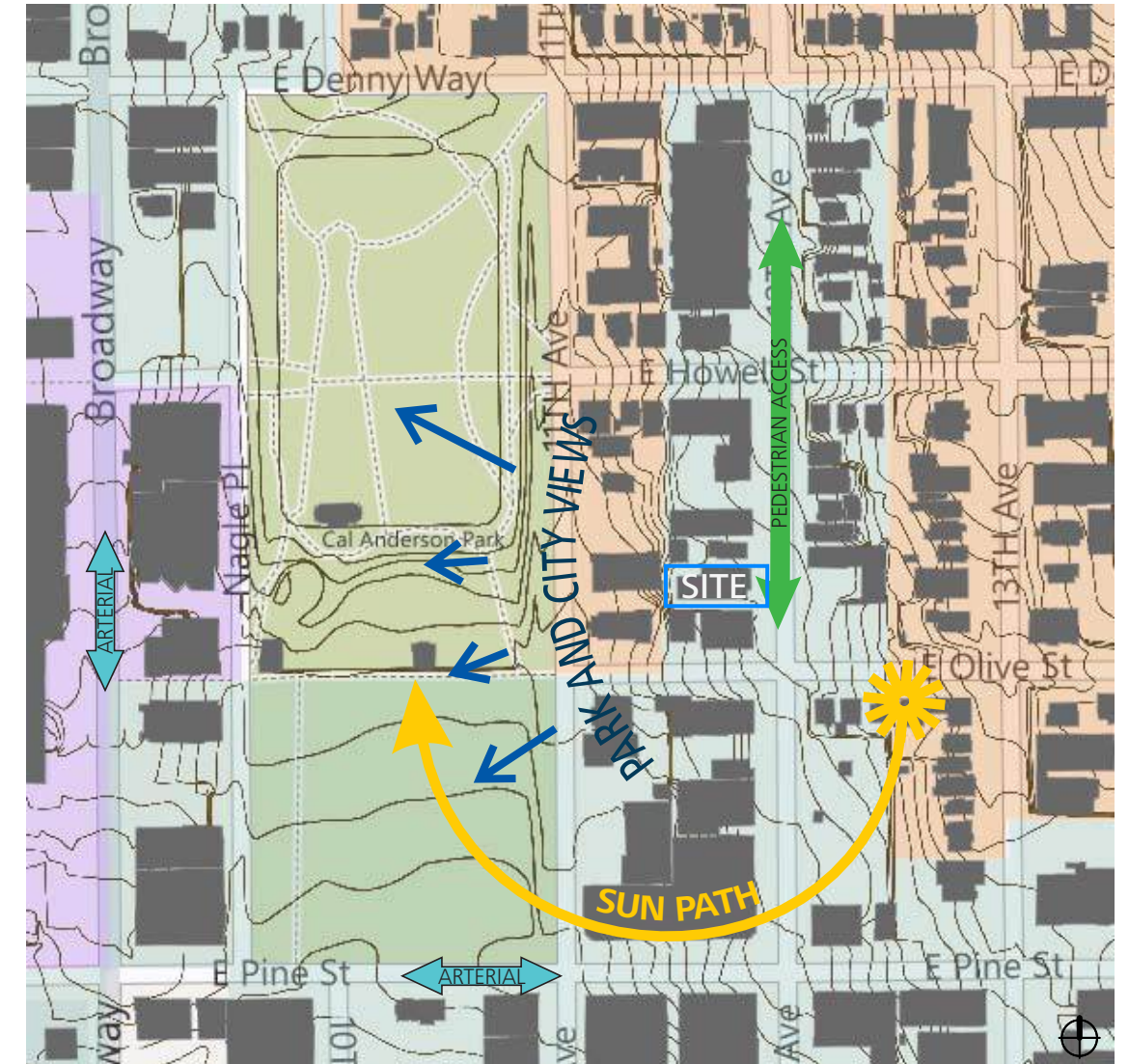


SITE AERIAL



SITE TREE CANOPY COVERAGE

## URBAN DESIGN ANALYSIS



SITE CONDITIONS

Situated near the top of Capitol Hill, this site is relatively flat, with a 10' drop-off at the west property line. In addition to views of Cal Anderson Park, upper levels have territorial views from the Olympic Mountains to the downtown city skyline. Just one block west of the site, the street grid is interrupted by the park, creating a dead-zone for vehicular traffic and keeping the neighboring areas relatively quiet. Beyond Cal Anderson Park, Broadway offers numerous shops, restaurants and entertainment options, providing close amenities to project occupants.

The neighborhood has an urban tree canopy which varies greatly in scale and quality from street to street. The park offers a mature canopy with quality trees. 12th Avenue is sparsely populated with trees that are primarily of low quality. Much of the neighborhood enjoys a mature canopy in and among single family residences and small multi-family buildings..

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VICINITY MAP

NEIGHBORHOOD ANALYSIS



VIEWS FROM CAPITOL HILL TO DOWNTOWN

The proposed project is located on the west facing crest of Capitol Hill, just a block east of Cal Anderson Park, with views of the park and the downtown business district. The site is in a small finger of Neighborhood Commercial 40' zoning, surrounded by residential, commercial and religious uses zoned Low Rise 3.

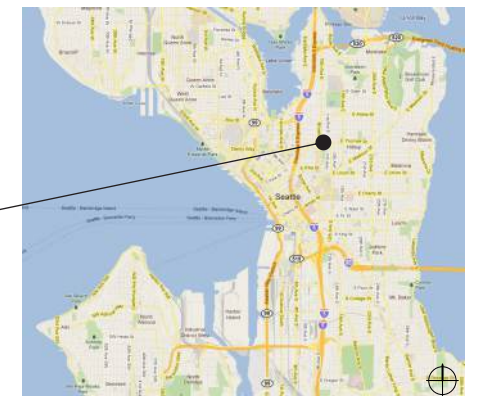
The neighborhood is densely packed with low-rise apartments of various vintages, older commercial buildings and single family homes, many of which were built in the early 1900's. The development pattern along 12th Avenue consists of individual, small-scale structures broken and separated on lots with no apparent continuity at the street edge. Generally the neighborhood lacks consistent setbacks at property lines. Many lots in this portion of Capitol Hill lack an alley system, forcing services such as garbage and recycling to the street front.

The residents of Capitol Hill are served by a number of restaurants, bars, grocery stores and specialty shops. With more than a hundred years of developed density, the community enjoys open space at public parks and pedestrian friendly street-scapes. A well-regimented street grid and ample public transportation provides connectivity within Capitol Hill and the greater Seattle area.

#### LEGEND

- MIXED USE
- RETAIL
- PROFESSIONAL
- RESIDENTIAL
- SURFACE PARKING
- COMMUNITY AMENITY

CAPITOL HILL  
URBAN CENTER  
VILLAGE



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12TH AVENUE - EAST



12TH AVENUE - WEST



VIEW OF EAST ELEVATION

## SITE PHOTOS

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VIEW LOOKING WEST



VIEW FROM SIDEWALK LOOKING NORTH



VIEW FROM SIDEWALK LOOKING SOUTH



WEST SIDE OF EXISTING STRUCTURE

## SITE PHOTOS

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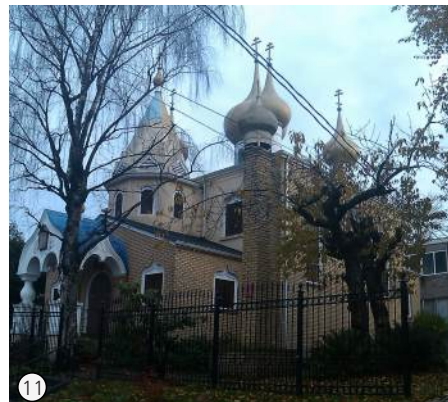


## NEIGHBORHOOD DESIGN CUES

Reviewing projects in the vicinity of the proposed development revealed that many projects from different periods maintain very simple unadorned facades with regular window patterns.

Generally, street-level commercial uses are visually distinguished from residential uses in mixed-use scenarios.

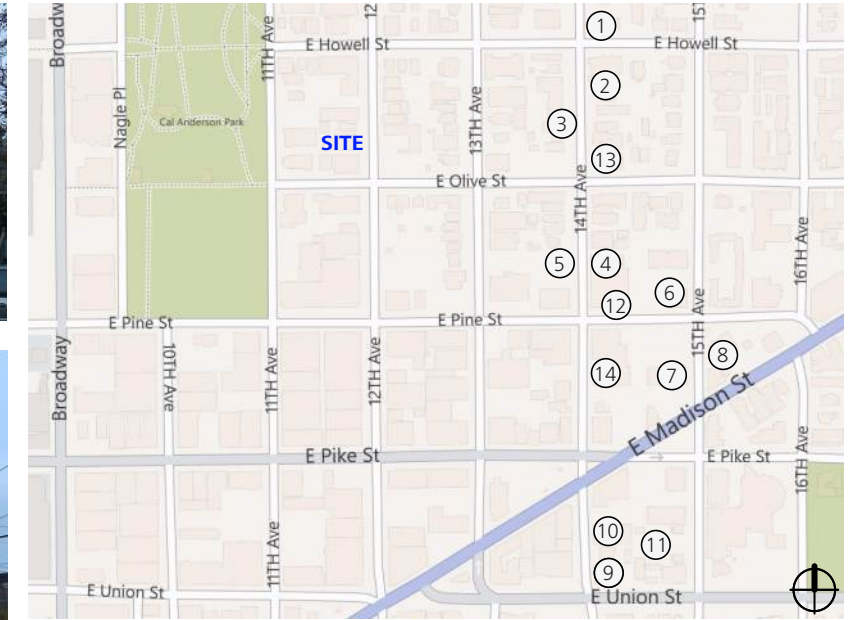
In newer projects, strong color combinations deliver the visual interest. Most projects do not have a cornice and instead rely on form and window patterns for architectural detail.



## NEIGHBORHOOD CONTEXT

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NEIGHBORHOOD DESIGN CUES

NEIGHBORHOOD CONTEXT

EARLY DESIGN GUIDANCE  
JANUARY 18, 2012



DEVELOPMENT OBJECTIVES

The proposed development will create an urban mixed-use apartment building with street level live / work lofts and provide an enhanced pedestrian experience in the urban village neighborhood.

The ground level of the preferred scheme consists of a residential lobby, 5 loft units facing a private interior courtyard or rear of property, and 2 commercial live / work lofts facing the street. The commercial live / work units will have direct, individual street access, while the loft units will have ground level amenity space and individual entries.

The second, third and fourth floors each have a mix of studios, open one bedrooms and one bedroom units, for a total of 10 units per floor.

The roof of the building will be accessible and act as an amenity space for tenants with opportunities for entertaining, gardening and relaxation.

Parking is not required for this site, and the lack of alley access will dictate use of the street level area for building services. To enhance the appearance of the services required on the street, we propose an open breeze-way with screening which will allow visual connection to the interior courtyard and a view of the landscaping.

The building will meet current required energy codes and will obtain a built green rating.

DEVELOPMENT STATISTICS SUMMARY

Lot Size	7,260 SF		
FAR	3.25		
Allowable FAR	23,595 SF		
Proposed FAR	23,330 SF		
Commercial Live / Work Space	1,180 SF		
	Gross SF	FAR SF	Units
Roof	5,690	450	
4th Floor	5,690	5,460	10
3rd Floor	5,690	5,460	10
2nd Floor	5,690	5,460	10
Ground Floor	5,630	6,500	7
Total	28,390	23,330	37

DEVELOPMENT OBJECTIVES



PERSPECTIVE LOOKING NORTH EAST AT REAR OF PROJECT



## CAPITOL HILL NEIGHBORHOOD DESIGN GUIDELINES

### A. SITE PLANNING

#### A-1 RESPONDING TO SITE CHARACTERISTICS

While not all projects work together to complete a unified street facade, we propose to use this opportunity for an in-fill site by occupying the entire 60' width of the lot for commercial and residential storefront. Creating a continuous street front responds to the existing commercial character of the street at this location and set the stage for future continuation of the street facade.

The site was originally served by an alley to the west, which has since been vacated, requiring that services be provided at the street frontage. The vacated alley creates a 16' buffer from the adjacent property to the west, and together with the approximately 10' grade change, allows for ample privacy for both properties.

#### A-2 Streetscape Compatibility

The project will have a small setback at the street level to increase the width of the sidewalk while creating potential for a landscaping strip (on private property). In addition, we propose street trees in the right-of-way planting strip to replicate the pattern of street trees found on the east side of 12th Avenue.

There are no vehicle entrances to the building from the street. Access is needed, however for building services, due to the aforementioned lack of alley.

#### A-3 Entrances Visible from the Street

Active, street-level storefront with approximately 1,500 SF live/work units will respond to the small scale of local commercial uses and will have direct access to the street. The residential lobby entrance will have distinct signage and weather protection to distinguish itself from the commercial entries. While the project is proposing to employ the full width of the street front, we provide pass-through with (with architecturally detailed gate) to provide visual connection between the street and inner courtyard.

#### A-4 Human Activity

Live / work units and the residential lobby will have clear glass to animate the street and allow passersby to interact with the business activities inside. Setting the facade back at the street level will provide outdoor display opportunities for the businesses



PERSPECTIVE LOOKING WEST AT FRONT OF PROJECT

## DESIGN GUIDELINES

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## CAPITOL HILL NEIGHBORHOOD DESIGN GUIDELINES

### A. SITE PLANNING - CONTINUED

#### A-5 RESPECT FOR ADJACENT SITES

The building has been oriented to respond to the neighbors. The open courtyard on the south side of the project creates separation from the neighboring apartment building. The open courtyard will allow daylight access for the neighbors, while giving them landscaped amenity area to look out onto. Creating a courtyard to the south pushes core functions to the other side of the project, putting them adjacent to the more compatible neighboring commercial use to the north.

#### A-7 RESIDENTIAL OPEN SPACE

The project provides landscaped, exterior spaces at the ground level and the roof. The inner courtyard can be directly accessed by ground level units and from the residential corridor. The courtyard acts as an amenity which can be enjoyed by both the project's tenants as well as the tenants of the adjacent building. The courtyard can also be seen from the street, through a gated breeze-way. The four ground level units on the west side of the project are served by private patios with views of Cal Anderson Park and the downtown skyline. The roof of the proposed project provides common amenity space for residents with excellent views, landscaping and room for a variety of activities.

### B. HEIGHT, BULK AND SCALE

#### B-1 HEIGHT, BULK AND SCALE COMPATIBILITY

The proposed project is small in scale and positioned on the lot similar to prevailing development along 12th Avenue. The project uses detailing similar to neighboring buildings to distinguish between the commercial and residential components of the project.

The project is abutted on the west side by LR3 residential zoning, which is occupied by a church and not a residential use. Per SMC 23.47A.014.B.3.a, the setback from a residentially zoned property is required to be 15' between 13' and 40' in height.

**We would request a departure from this requirement, asking for a reduction of the 15' setback requirement to a 10' setback.**

A reduction in the setback allows floor area to be shifted from the inner courtyard to the west side of the project, growing the size and appeal of the courtyard. The need for a 15' setback may not be as great in this case, as the neighboring property is a church, not a residential use, and the 10'+ vertical difference in elevation already works to create an effective separation between properties.

## DESIGN GUIDELINES



PRIVATE PATIOS

PERSPECTIVE LOOKING AT PATIOS IN REAR OF PROJECT

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## CAPITOL HILL NEIGHBORHOOD DESIGN GUIDELINES

### C. ARCHITECTURAL ELEMENTS AND MATERIALS

#### C-1 ARCHITECTURAL CONTEXT

As previously described, there are no prevailing styles or forms of architectural development on 12th Avenue, but rather an eclectic mix of styles and periods. We propose to use a traditional division between commercial and residential uses. Transparent facades at the ground level commercial promotes interaction between businesses and street traffic while at the same time distinguishing the commercial use from the residential use above. At the ground level, we propose to use metal and glass entry canopies and blade signage along with lighting to add architectural detail to the pedestrian experience.

#### C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

We intend reinforce the differentiation between public and private, commercial and residential uses through different massing and proportion, materials and scale of details. Opportunities for signage and individual canopies for the commercial live / work units allows tenants to create individual identities for their business while still fitting in with a greater cohesive whole.

#### C-3 HUMAN SCALE

At the sidewalk level we propose to provide a widened sidewalk with the potential for landscaping in addition to landscaping in the right-of-way planter strip. The residential and commercial entries to the building will be sized at the human scale and accented with human scaled weather protection, signage and lighting.

#### C-4 EXTERIOR FINISH MATERIALS

To clad the building we propose the use of concrete and aluminum at the street level and fiber-cement paneling (possibly pre-finished) with accent metal at the residential body of the project. Painted and galvanized metal work will provide architectural details for the project.

### D. PEDESTRIAN ENVIRONMENT

#### D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

As previously described, the project provides easily identifiable, human scaled pedestrian entrances. Residential and commercial entrances are differentiated through materials and detailing. Open spaces are enhanced through a widened, landscaped sidewalk with a visual connection to the inner courtyard.



PERSPECTIVE OF INNER COURTYARD

## DESIGN GUIDELINES

EARLY DESIGN GUIDANCE  
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## CAPITOL HILL NEIGHBORHOOD DESIGN GUIDELINES

### D. PEDESTRIAN ENVIRONMENT, CONTINUED

#### D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS

Garbage and recycle for the building will be stored within the building, however due to the vacated alley, access to these services will need to be provided from 12th Avenue. Our proposed solution is to provide access through an open breezeway located at the street. The gated breezeway will be used to access the solid waste storage room and other building services. When garbage collection is not taking place, the breeze way allows visual connection between the inner courtyard and the sidewalk.

#### D-7 PERSONAL SAFETY AND SECURITY

Architectural lighting will be incorporated into the exterior of the lobby area and transparent storefront will allow visual control of the street. Access to the inner courtyard will be secured by an architecturally detailed gate.

### E. LANDSCAPING

#### E-1 REINFORCE EXISTING LANDSCAPE CHARACTER OF THE NEIGHBORHOOD

The proposed project includes the addition of trees in the right-of-way planting strip on 12th Avenue to improve the existing urban tree canopy.

#### E-2 LANDSCAPING TO ENHANCE THE BUILDING AND SITE

The street setback planting strip, inner courtyard, back patios and roof amenity areas are proposed to be landscaped with a mixture of potted and planted, native trees, shrubs and groundcover.

#### E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

The project is planning to protect the existing mature tree to the northwest of the property, outside of the site property lines.



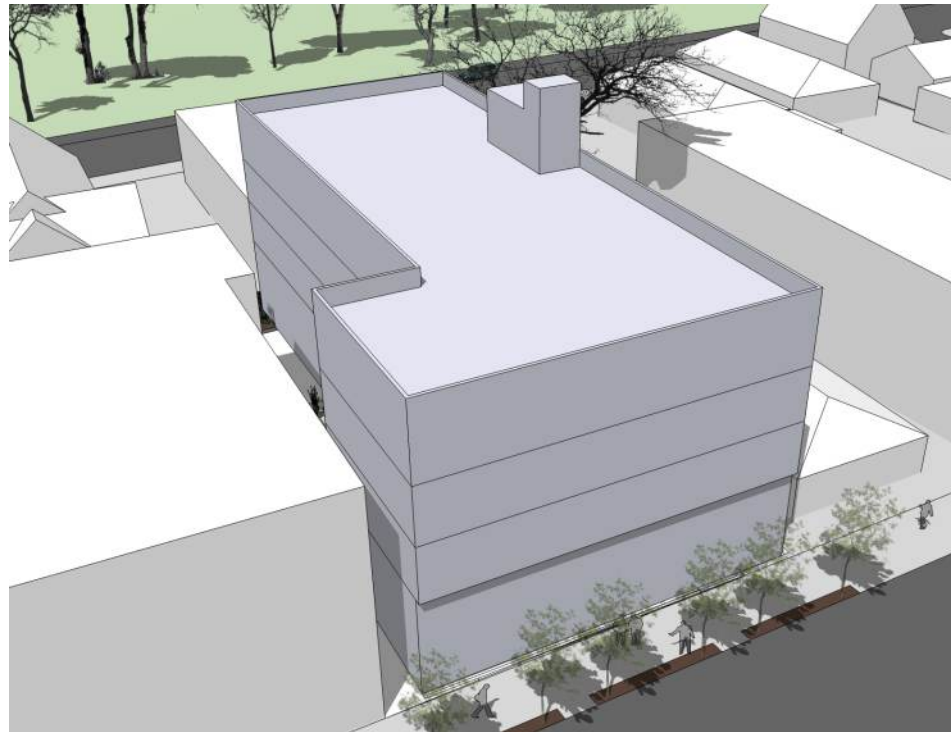
PERSPECTIVE LOOKING NORTH AT STREET FRONT

## DESIGN GUIDELINES

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## OPTION A

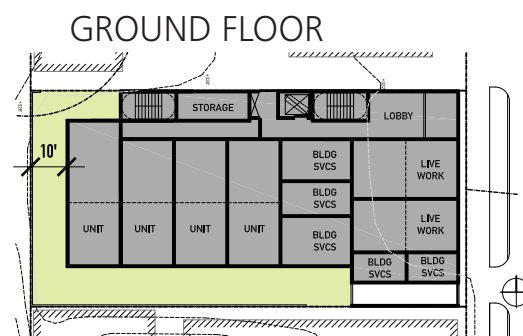


### PRO'S

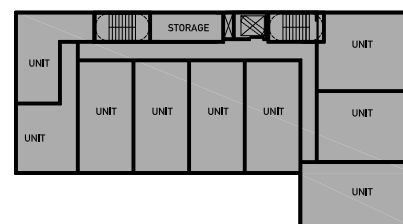
- Maximizes FAR
- Side setback allows daylight access at ground level
- Ground level amenity area is not split into multiple pieces

### CON'S

- Does not maximize unit count
- Encroaches fully into 15' required rear setback to meet feasible proforma
- Requires departure, not code compliant option



### TYPICAL FLOOR



## ALTERNATE MASSING OPTIONS

## OPTION B



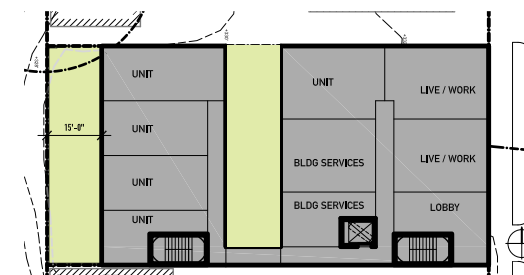
### PRO'S

- Maximizes FAR
- Maximizes unit count
- Protected courtyard creates privacy
- Meets 15' rear setback requirement
- Fully code compliant

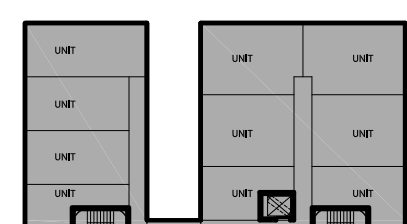
### CON'S

- Smaller interior courtyard area
- Interior courtyard shaded
- Extra envelope construction cost

### GROUND FLOOR



### TYPICAL FLOOR



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## OPTION C (PREFERRED OPTION)



APPROXIMATE GROUND LEVEL  
EXISTING GRADE DIFFERENTIAL  
BETWEEN PROPERTIES (10'+)  
NEIGHBORING CHURCH USE IN  
RESIDENTIAL ZONING, FEW  
WINDOWS FACING PROPERTY  
LINE

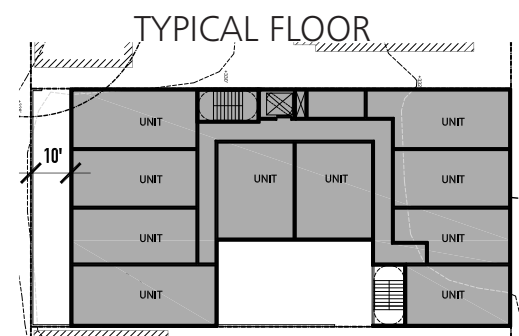
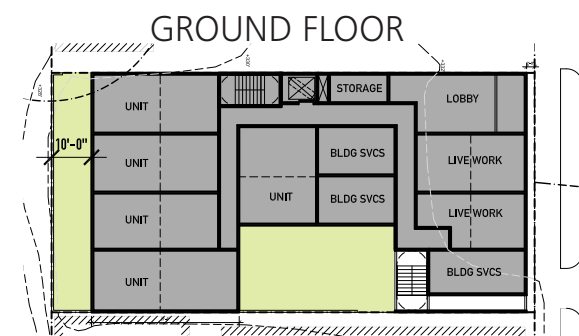


### PRO'S

- Maximizes FAR
- Maximizes Unit Count
- Provides ample amenity area
- Set back at street level, providing wider sidewalk
- Larger courtyard provides more light and better separation from neighbor

### CON'S

- Requires 5' encroachment into 15' rear setback

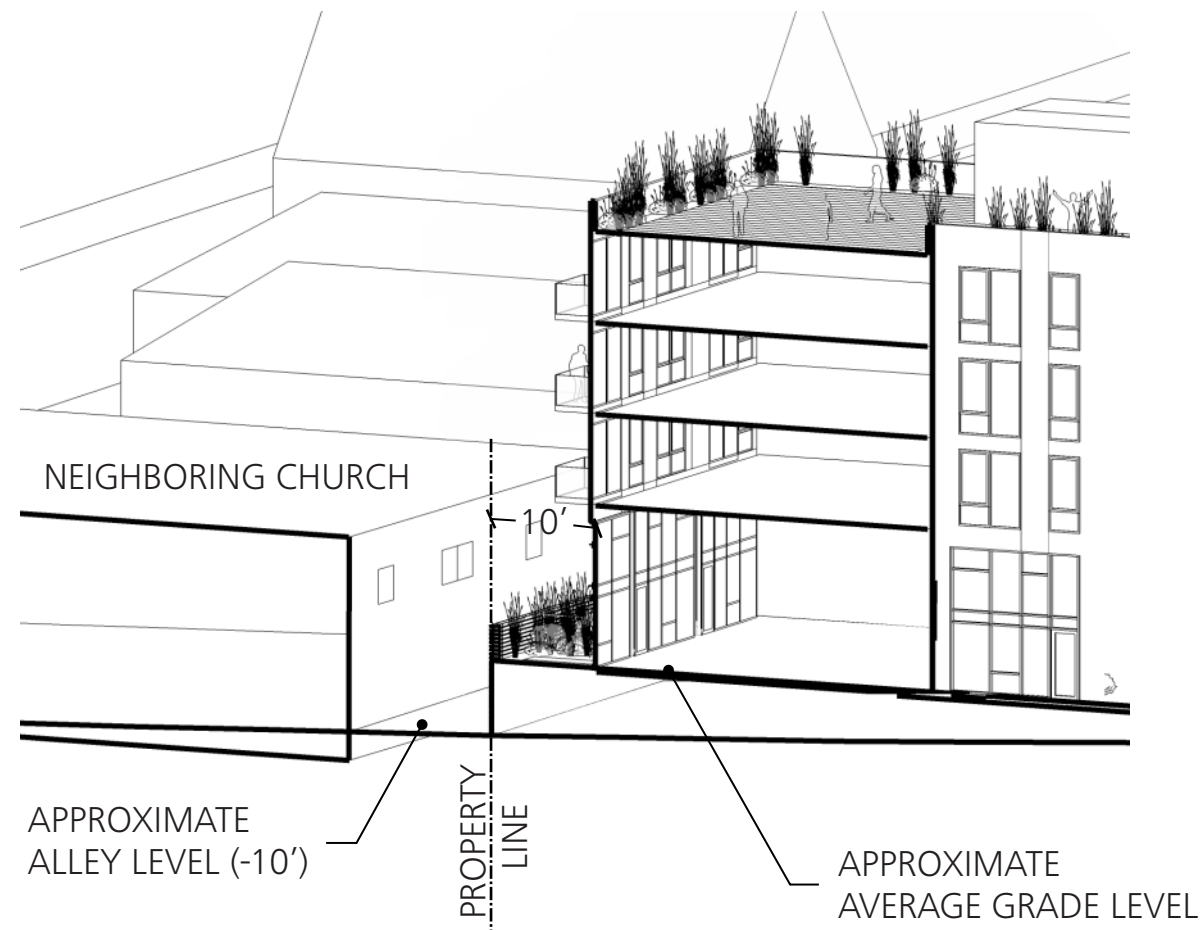


## ALTERNATE MASSING OPTIONS



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EAST / WEST BUILDING SECTION LOOKING NORTH

#### REQUESTED DEPARTURE FROM SMC 23.47A.014.3.A

We are requesting that the code prescribed 15' setback requirement be reduced to 10'. This smaller setback would let us grow the inner courtyard and add the lost floor area to the west side of the project. We feel that the significant change in grade (10'+) along with a 10' horizontal setback creates adequate separation between properties. We understand the concern towards building scale when abutting residential properties, but we feel that the current neighboring church use does not necessitate the same sensitivity.

#### REQUESTED DEPARTURES



PHOTO FROM EXISTING 2ND FLOOR, LOOKING WEST OVER NEIGHBOR



PHOTO LOOKING NORTH AT WEST NEIGHBOR AND EXISTING WEST SIDE OF SITE

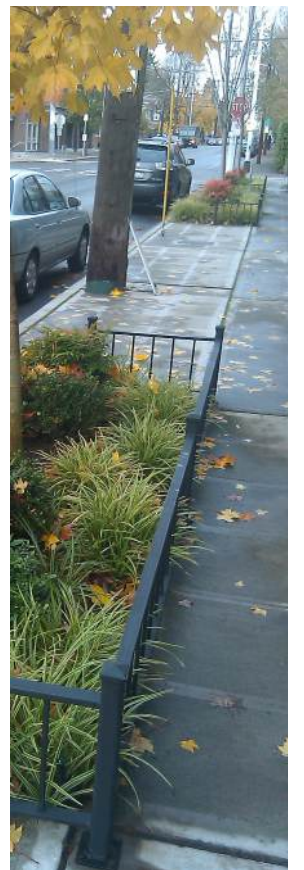
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## STREET LEVEL

The proposed project at the street level will be primarily characterized by the residential lobby entry and the individual live / work entries. Concrete, glass and aluminum materials will be stepped back from the sidewalk, creating room for a landscaping strip between the building and sidewalk. The planting strip will be replanted, improving the quality of the street-scape on 12th Avenue.



## ARCHITECTURAL RESPONSE TO GUIDELINES

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## AMENITY / GROUND LEVEL

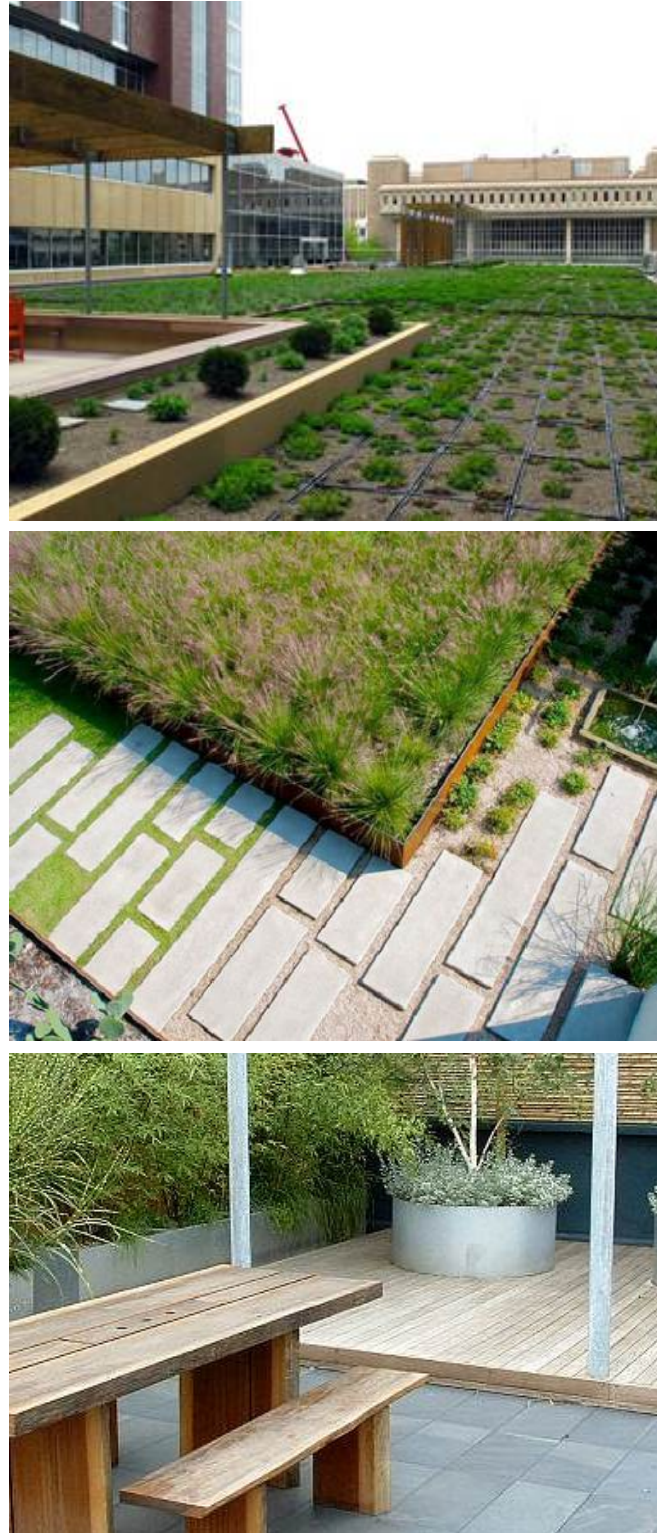
Landscaping area will be provided at the ground level as amenity space for all residents. Plantings and pathways will be used to enhance the interior courtyard. In addition to creating room for landscaping, setting the building back from the property line ensures that the residents will always have access to daylight.



## ARCHITECTURAL RESPONSE TO GUIDELINES

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ARCHITECTURAL RESPONSE TO GUIDELINES



## ROOF AMENITY

The roof for this project is intended to be used by all residents as an amenity space. Landscape and hardscape are proposed to create a comfortable and attractive urban roof garden. By making the roof occupiable, the tenants will be able to take in territorial views of downtown Seattle, Puget Sound and the Olympic mountain range. The roof will be served by both stairs and the elevator. A small portion of the roof will be screened and dedicated to mechanical equipment.



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