



Anhalt Renovation + Addition
1600 E John Street • Seattle, Washington
Early Design Guidance • October 2012

Historic Preservation

Under the development proposal, the existing 3-story brick Anhalt Building has been nominated for designation as a historic landmark to guide the protection of its most significant historic features. Although the exterior is highly intact without significant alterations, it is in need of repair. In the late 1960's, the interior of the building was converted from apartments to office space for Group Health. The project proposes to renovate the interior, returning it to approximately 24 apartments ranging from 600 – 1000 square feet. Historic preservation strategies will include:

- Preserving the buildings historic exterior features, including brick clinker masonry, decorative stucco, half-timber detailing, and fenestration.
- Preserving and restoring the entry courtyard along John Street.
- Preserving the turreted stair tower and the circular stair within.
- Upgrading building systems to improve energy efficiency and functionality.
- Structural and life-safety improvements including seismic upgrades and fire-sprinklers.
- Appropriate siting and massing of the new building to respect the historic structure.



What made Anhalt's buildings succeed is not their particular style or size, or complexity. It is the style of living encouraged therein -- the creation, through design, of an enclosed community that, while it relates to the street and neighborhood, also provides a common green, an outdoor living room that is the sole province of the tenants.

Lawrence Kreisman, author of **Apartments by Anhalt**

Energy Code Demonstration Project

Through a partnership with the National Trust for Historic Preservation's Preservation Green Lab, the City of Seattle DPD, and the property owners, the project has been identified as a demonstration project for testing a Seattle Model Energy code that is both more flexible and more effective in encouraging the re-use and energy-efficient retrofit of historic and existing buildings. The demonstration project offers opportunities for innovative sustainability strategies that will include:

- Outcome based energy modeling to bring the proposed, aggregate Energy Use Intensity (EUI) of both buildings to a number less than or equal to the Seattle Energy Code.
- Metering for all building systems with opportunities for energy-use dashboards in units to provide feedback to tenants, owners, and the City on the long-term performance of the project.
- Preservation of the Anhalt building, reducing construction waste and new construction cost.
- Reducing energy demand through design of a new high-performance building maximizing daylight, natural ventilation, and the minimizing of conditioned circulation space.



DEVELOPMENT OBJECTIVES

The proposed project seeks to achieve the following development objectives:

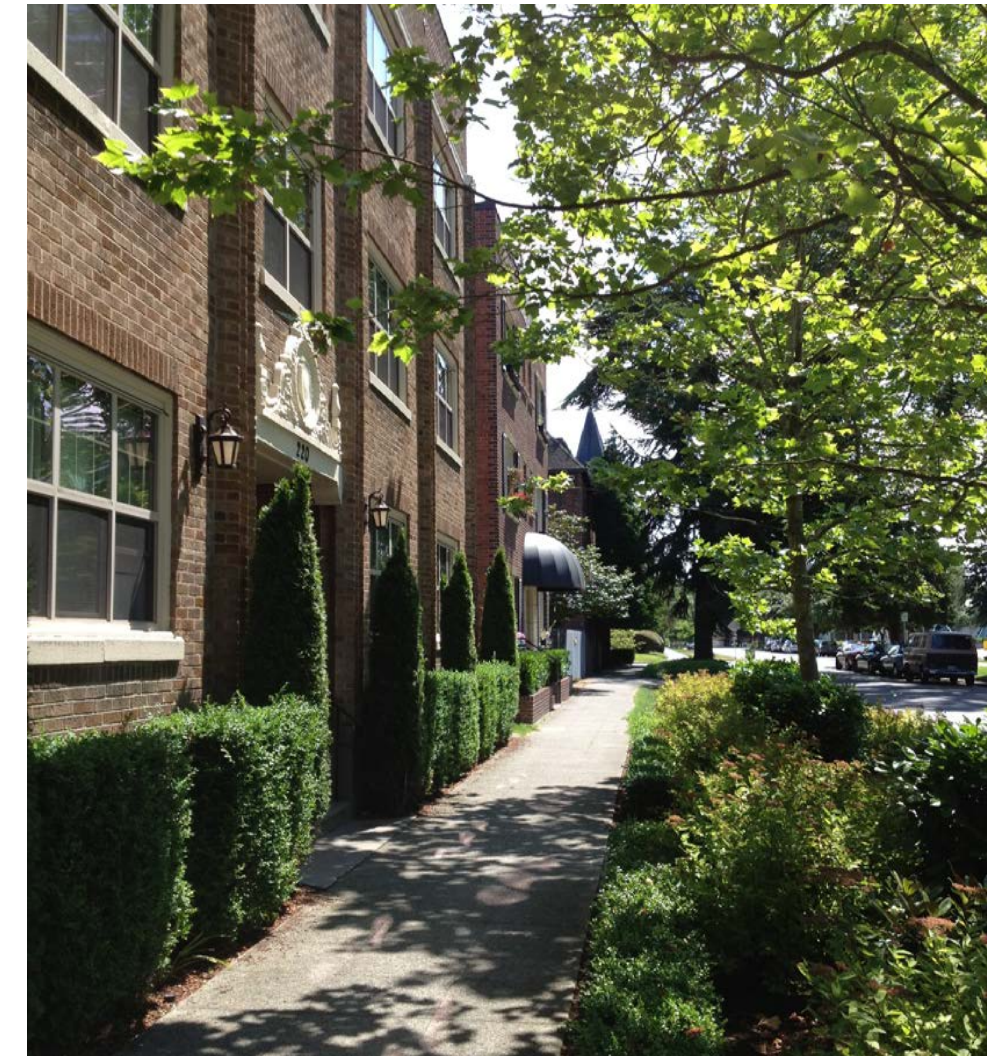
- Convert 20,000-sf of former office space to 24 residential apartment units
- Create 15 new apartment units in a new building on the northern third of the subject property
- Provide below-grade parking for 9 to 18 vehicles

The project also presents an opportunity to accomplish a number of City goals, including:

Liveable Urban Density

The project's context is characterized by a diversity of housing types and a mix of commercial and institutional uses in the vicinity. Within close proximity to the project site are single-family homes, apartment buildings, condominium buildings, the Group Health campus, the commercial district of 15th Avenue, and convenient public transit. The proposed project seeks to make a positive contribution to the neighborhood, through:

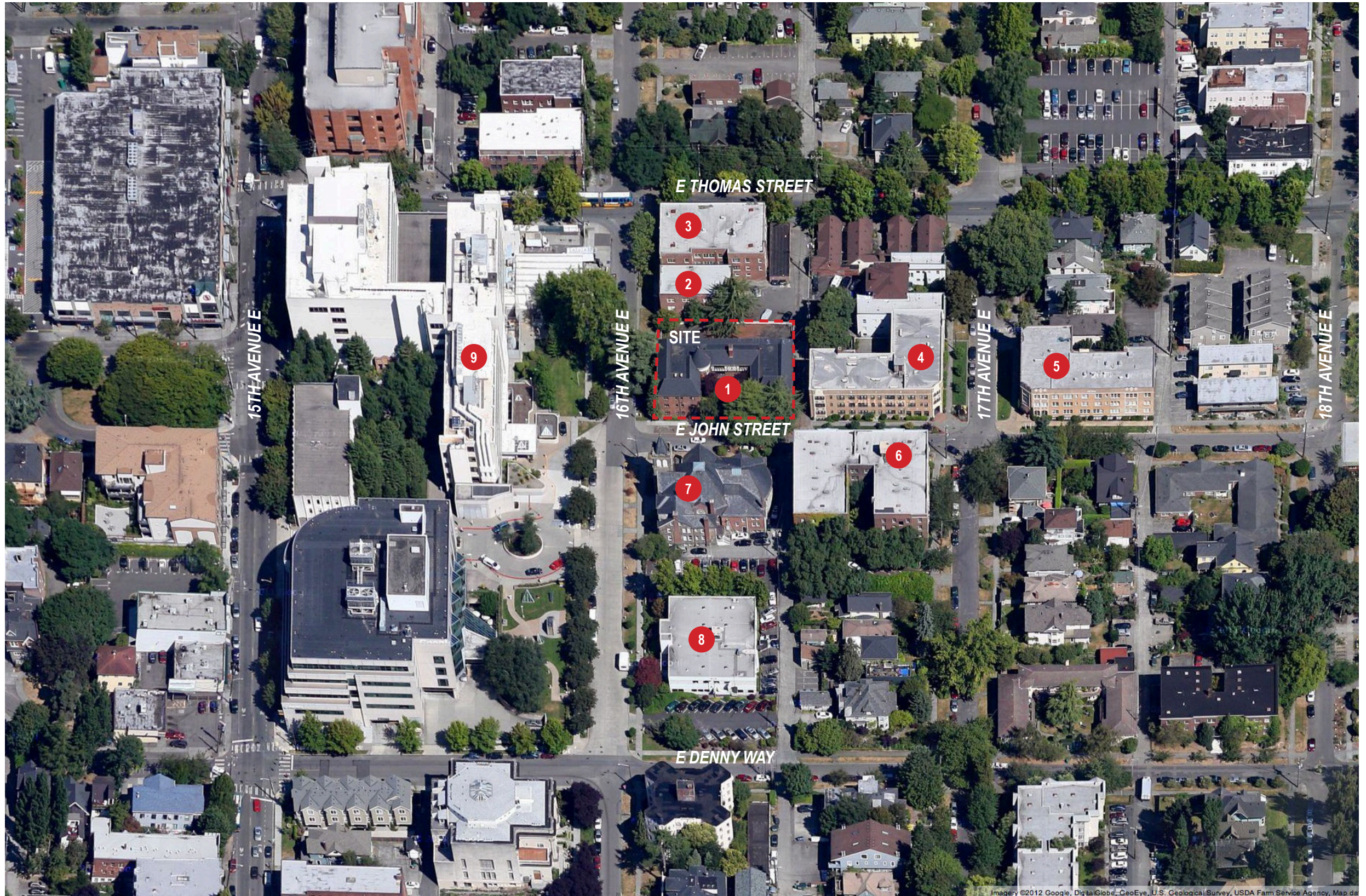
- Rehabilitating the historic Anhalt building, which has sat vacant for several years and is in need of repair.
- Creating 14-15 new residential units with shared underground parking for 9-18 vehicles accessed off the alley.
- Achieving long-term residency through high-quality construction and the creation of new high quality on-site open space.
- Creating residential units at a density that is similar to the existing land-use patterns of the neighborhood and sensitive to the historic Landmark.



URBAN DESIGN ANALYSIS

Orientation

The subject property is at the corner of East John and 16th Avenue East in Seattle's Capitol Hill neighborhood. An existing building, developed as apartments by celebrated designer/builder Frederick Anhalt in 1931, occupies the southern two-thirds of the property. The site sits on a block that is dominated by multi-family residential structures, but is proximate to a mix of other building types and uses, including commercial structures along 15th Avenue, Group Health's Campus just to the west, and mix of single and multi-family residential structures throughout the Capitol Hill neighborhood.

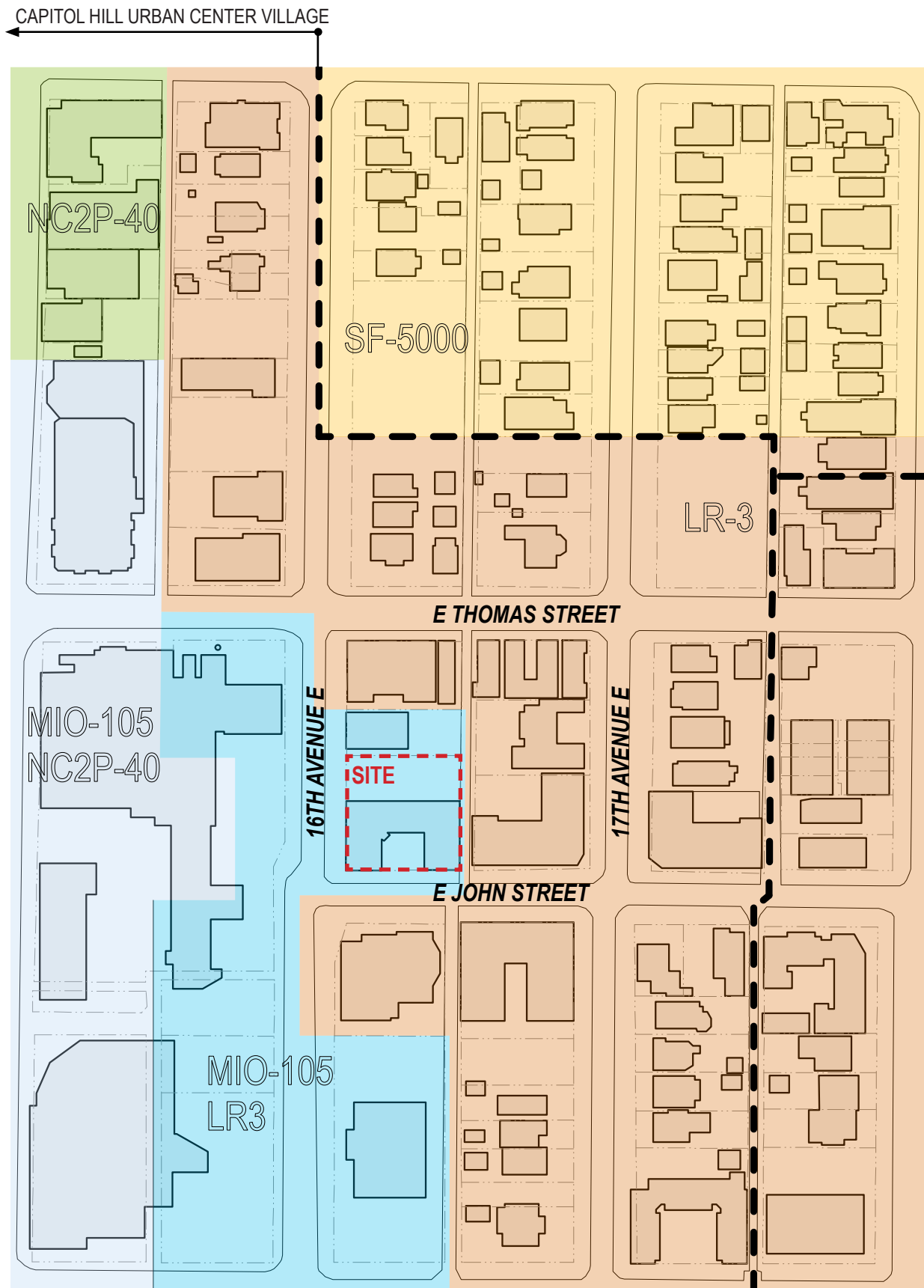


- 1 Existing Anhalt Building (Project Site)
- 2 214 16th Avenue E (Condominiums)
- 3 Westland Manor Apartments
- 4 The Buckley (Apartments)
- 5 The Sheffield (Condominiums)
- 6 The Whitworth (Apartments)
- 7 Catalysis Offices (former Capitol Hill United Methodist Church)
- 8 Sound Mental Health PaCLab
- 9 Group Health Campus

AERIAL PHOTOGRAPH



URBAN DESIGN ANALYSIS



ZONING MAP



USE MAP

Zoning

The subject property is zoned LR3 and lies within a Major Institution Overlay (MIO 105). Low-rise residential zoning typifies much of the neighborhood to the north and east. To the west a mix of commercial and institutional supports the 15th Avenue district and the Group Health campus. The site is within the Capitol Hill Urban Center Village.

Uses

The existing Anhalt Building was converted from apartments to office space in 1969. The owner intends to restore the building back to apartments. Neighboring buildings on the block are consistently multi-family residential in nature. To the northeast and southeast there is a greater mix of single and multi-family residential structures. To the west of the subject block, uses are institutional, commercial or mixed-use.

Building Use Legend

- Institutional
- Commercial
- Mixed-Use
- Multi Family
- Single Family

URBAN DESIGN ANALYSIS

East John Street

A mix of single-family houses and multi-family apartment buildings characterize East John Street between 19th Avenue East and the Group Health campus. While houses along this stretch typically feature landscaped front setbacks, apartment buildings, mostly 3-story brick charmers built in the 1930's, extend all the way to the sidewalk edge, creating a well-defined street wall. Building entries are well articulated and first floors are elevated, which provides a buffer between living space and the sidewalk. Amongst these stately apartment buildings is the Anhalt Building, which occupies the project site at the corner of 16th and East John and features a landscaped entry courtyard, and Tudor Flourishes, such as steeply gabled roofs and a turreted stair tower. The former United Methodist Church occupies the southeast corner of 16th and John. The stone clad building is on the National Register of Historic Places and currently serves as office space for Catalysis Corporation. East John Street terminates at the Group Health campus to the west.



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Subject Property



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Subject Property



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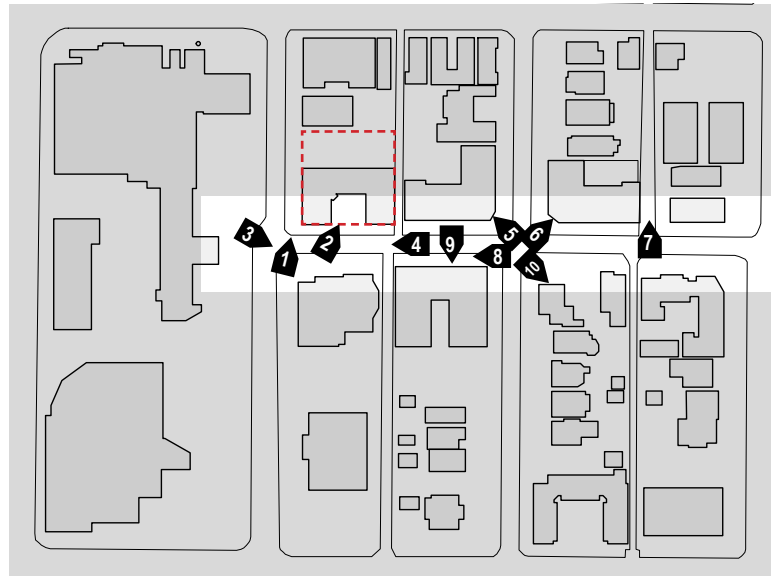


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- 1 Existing Anhalt Building (Subject Property)
- 2 Landscaped courtyard at Anhalt Building
- 3 Catalysis Offices (former Capitol Hill United Methodist Church)
- 4 John Street terminates to the west at Group Health's campus
- 5 The Buckley (Apartments) with strongly articulated corner entry
- 6 The Sheffield (Condominiums) with complimentary corner entry
- 7 Like other neighboring apartment buildings, the Sheffield holds the street edge and extends all the way to the edge of the alley
- 8 Strong street edge with dedicated R.O.W. landscaping at the Whitworth Apartments
- 9 Entry portal to the Whitworth Apartments
- 10 Single-Family Residence at 1701 East John with heavily landscaped set-back



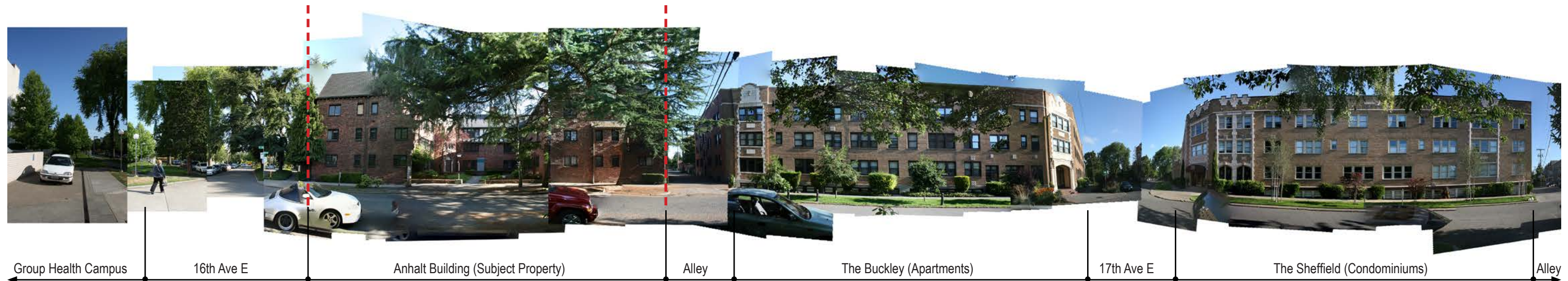
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EAST JOHN STREET PHOTO-MONTAGE LOOKING NORTH

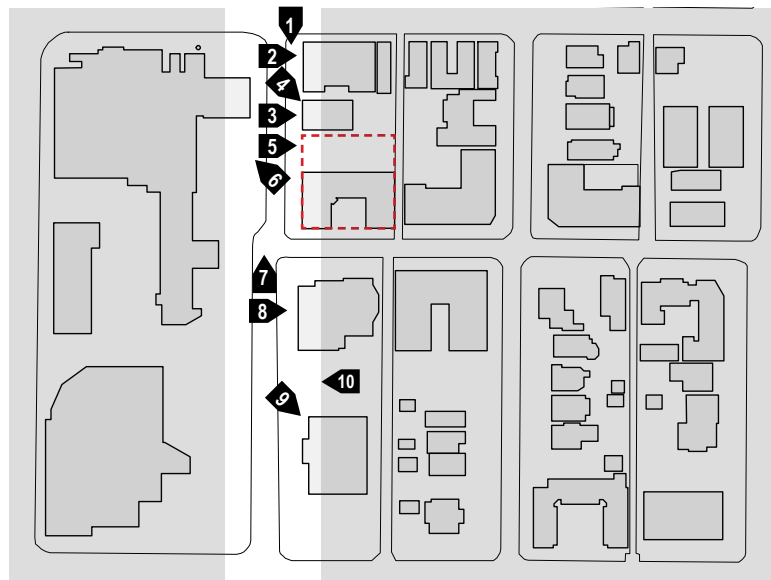


EAST JOHN STREET PHOTO-MONTAGE LOOKING SOUTH

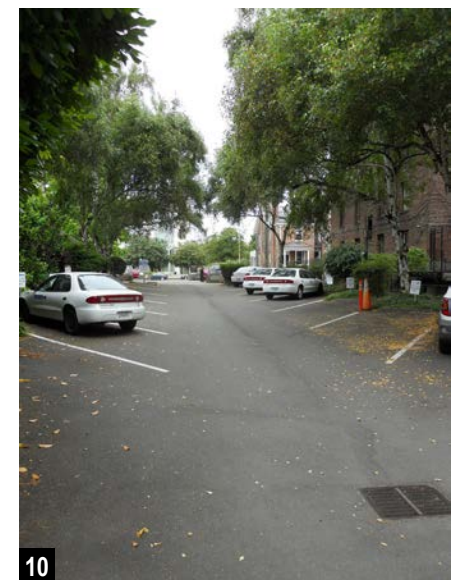
URBAN DESIGN ANALYSIS

16th Avenue East

The character of 16th Avenue East is more eclectic than East John. Immediately south of the project site, commercial and institutional buildings front the east side of the street, interspersed with through-block surface parking lots. Group Health's campus forms a continuous border along the west side of the street. The larger scale hospital buildings are set back significantly from the right-of-way. This setback in conjunction with generous landscaping and mature trees help mitigate the scale shift to from Institutional to low-rise residential across the street. A kink in 16th Avenue occurs at the intersection with East John. To the north of the kink, brick apartment buildings line the east side of the street. The apartment buildings hold a continuous street wall and feature elevated first floors and dignified entry portals with stoops. A through-block parking lot on the northern third of the subject property briefly interrupts the tight rhythm of well-proportioned 3-story apartment buildings.



- 1 Well-proportioned 3-story apartment buildings create a strong street edge
- 2 Westland Manor Apartments
- 3 214 16th Avenue East
- 4 Entry stoop and R.O.W. planting at 214 16th Avenue East
- 5 Surface parking lot at the northern third of the subject property
- 6 Group Health, Main Building
- 7 Significant setback and generous landscaping mitigate the scale change from Group Health's Hospital buildings to the 3-story apartment buildings across the street
- 8 Catalysis Offices (formerly Capitol Hill United Methodist Church)
- 9 Sound Mental Health Laboratory
- 10 Through-block parking lot





16TH AVENUE EAST PHOTO-MONTAGE LOOKING WEST



16TH AVENUE EAST PHOTO-MONTAGE LOOKING EAST

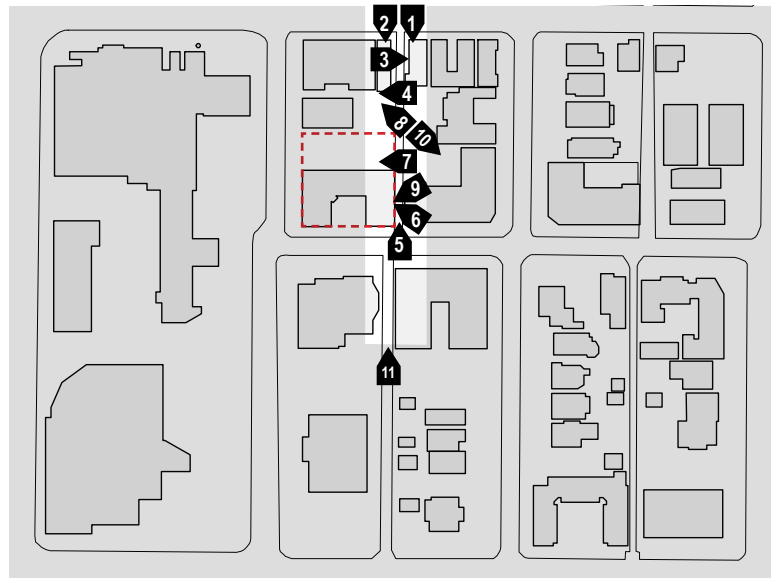
URBAN DESIGN ANALYSIS

Alley

At 16-feet in width, the alley complies with the standards set forth in Seattle Municipal Code (SMC 23.53.030, Table C) and additional dedication is not required. Consistent with neighboring apartment buildings of the same era, both the Buckley and the Anhalt Buildings fully extend to the edge of the alley right-of-way. Buildings north of the subject property are set back to varying degrees, allowing for structured parking garages, surface parking lots, and courtyards. At the north end of the alley near the intersection with Thomas, entry stoops to single-story bungalow apartments front the alley. High voltage power lines extend from the north to a power pole opposite the subject property. A large maple tree located along the east end towers over the alley. The existing surface parking lot on the north half of the subject property connects the alley to 16th Avenue, though both ends are currently fenced off. A ramp descends to a below-grade structure on the site.



- 1 Entry stoops to bungalow court apartments at 1615 E Thomas
- 2 Garage structure behind Westland Manor Apartments
- 3 Alley-facing front porches at 1615 E Thomas
- 4 Slots between Westland Manor Apartments and 214 16th Ave E
- 5 Both the Anhalt Building (left) and the Buckley (right) extend to the edge of the alley right of way
- 6 High volt power lines terminate at the power pole opposite the project site
- 7 Surface parking lot at northern third of subject property
- 8 Surface parking lot behind 214 16th Ave E
- 9 Anhalt Building, east façade
- 10 Garage entry for the Buckley, alley-facing courtyard beyond
- 11 Like the Anhalt Building and the Buckley, the Whitworth Apartments extend to the edge of the alley right of way





ALLEY PHOTO-MONTAGE LOOKING WEST



ALLEY PHOTO-MONTAGE LOOKING EAST

DESIGN GUIDELINES

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

RESPONSE:

The most significant feature of the site is the resplendent Anhalt Building that occupies the southern two-thirds of the property. An application for Landmark nomination has been submitted and one of the primary development objectives is to restore the building back to apartments. The siting of the new building seeks to minimize the impact on the existing Anhalt Building and preserve the integrity and autonomy of this historic structure.

A-2 Streetscape Compatibility

The siting of the buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right of way.

Capitol Hill-specific supplemental guidance: Vehicle entrances to buildings should not dominate the streetscape

RESPONSE:

The preferred massing alternative holds the sidewalk edge, elevates the first floor for a buffer, and provides clear covered building entrance with articulated stoop. An existing curb cut will be removed from the 16th Avenue sidewalk and vehicular access to the site will be from the alley.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

RESPONSE:

The proposed new apartment building will provide an articulated entry portal and stoop, consistent with the pair of apartment buildings immediately to the north on 16th Avenue. The Anhalt Building's pair of entry towers will be preserved.



Design Cue: Well-defined street wall at Westland Manor & 214 16th Avenue East

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

RESPONSE:

The preferred alternative features an expansive entry porch that will animate the sidewalk edge. In addition, the scheme supports integrated balconies at the upper levels that will further enliven the street edge without diminishing the strong frontage established by the existing neighboring buildings.

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and out-door activities of residents in adjacent buildings.

RESPONSE:

The preferred massing alternative for the new building offers increased setbacks from both the neighboring building and the Anhalt Building to the south in order to afford enhanced access to daylight and privacy for all three buildings.

A-6 Transition between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

RESPONSE:

The expanded entry porch and stoop provides a covered gathering space that negotiates between the semi-public courtyard and the sidewalk. Similar to neighboring apartment buildings, a buffer between ground level residential spaces and the sidewalk is established by elevating the interior space 30" or more above right-of-way level.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable attractive, well-integrated open space.

Capitol Hill-specific supplemental guidance:

- Incorporate quasi-public open space with new residential development.
- Create substantial courtyard-style open space that is visually accessible to the public view.

RESPONSE:

The preferred massing alternative is configured as a "U" to create a courtyard between the new and existing buildings on the site. Visual access will be provided from the entry stoop to the courtyard.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

Capitol Hill-specific supplemental guidance: Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally broken within a block by vehicular access.

RESPONSE:

An existing curb cut will be removed from the 16th Avenue sidewalk and access to parking will be from the alley.



Design Cue: Scale, proportion and massing rhythm along 16th Avenue East

B-1 Height, Bulk and Scale Compatibility

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less intensive zones. Projects on the edges should be developed in a manner that creates a step in perceived height, bulk and scale between anticipated development potential of the adjacent zones.

Capitol Hill-specific supplemental guidance: Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year.

RESPONSE:

The project site is bordered by similarly zoned sites to the north and south. Group Health occupies the property across the street and is zoned institutional. The slender street-frontage of the preferred scheme reinforces the existing rhythm of buildings, and the proportions of the proposed massing allow for maximization of building height without dwarfing the neighboring apartment buildings. In fact, the Anhalt Building's gabled peaks are as tall as the proposed new structure.

C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

RESPONSE:

The preferred massing alternative takes cues from the neighboring structures by maintaining a strong street wall, an elevated first floor, and articulated entry stoops. The new building will complement rather than mimic the existing structure, allowing the distinct character of the Anhalt Building to remain intact. Materials will be compatible and of similar quality.

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its façade walls.

Capitol Hill-specific supplemental guidance: Use materials and design that is compatible with the structures in the vicinity if those represent the desired neighborhood character.

RESPONSE:
Proposed design will comply.

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve good human scale.

Capitol Hill-specific supplemental guidance: Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.

RESPONSE:
The preferred alternative features an expansive covered entry porch and articulated stoop. Balconies will likely be included at the upper levels, providing a scaling element to the street elevation.



Design Cues: Covered entry porch with stoop and elevated first floor at 214 16th Ave E

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Capitol Hill-specific supplemental guidance:

- Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates color and detail.
- Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to Capitol Hill.

RESPONSE:
Existing brick on the Anhalt Building will be preserved. Exterior materials on the new building will be compatible and of similar quality to the Anhalt Buildings and other neighboring buildings.

C-5 Structured Parking Entrances

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

RESPONSE:
Access to the new parking garage will be from the alley. An existing curb cut will be removed from the 16th Avenue sidewalk.



Design Cue: Texture, depth and high quality materials at the Whitworth Apartments

D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

Capitol Hill-specific supplemental guidance:

- Provide entryways that link the building to the surrounding landscape.
- Create open spaces at street level that link to the open space of the sidewalk

RESPONSE:
All new dwelling units in the preferred alternative are accessed from open walkways that front a landscaped courtyard. A covered entry porch links the sidewalk and the courtyard.

E-2 Landscaping to Enhance the Building and/or Site

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

RESPONSE:
The preferred scheme locates a new landscaped courtyard between the new building and the Anhalt Building. The existing landscaped courtyard of the Anhalt Building will be maintained and enhanced.



Design Cue: Landscaped courtyard activated by apartment entries at 1615 E Thomas St

SITE ANALYSIS

Zoning Summary

Address 1600 East John Street
Site Area 14,408-sf
Zoning LR3
Overlay Capitol Hill Urban Center Village
FAR 1.5 (for Apartments) = 21,612-sf
 (E) Building exempt per MOA
Density 1/800 (for Apartments) = 18 Units
 (E) Building exempt per MOA
RAA 25% = 3,602-sf
Height 40' (for Apartments)
Green Factor 0.6, Per MOA Use New
 Construction Impact Area
Parking Not Required

Memorandum of Agreement (MOA)

The proponent has entered into a Memorandum of Agreement (MOA) with the National Trust for Historic Preservation and the City of Seattle for participation in the Outcome-Based Energy Code demonstration program, which allows the City to evaluate energy retrofits of historic multi-family buildings. In exchange for participation in this program, the City has exempt the existing building from density, FAR, and Green Factor calculations. The MOA is predicated on the award of Landmark designation and requires that the modeled energy use of the new structure shall exceed the Seattle Energy Code by the amount necessary to bring the proposed aggregate energy use intensity of both buildings to a compliant amount.

Solar Access for New Building

Good access to afternoon and morning sun
 Good access to mid-day sun in summer

Access Opportunities for New Building

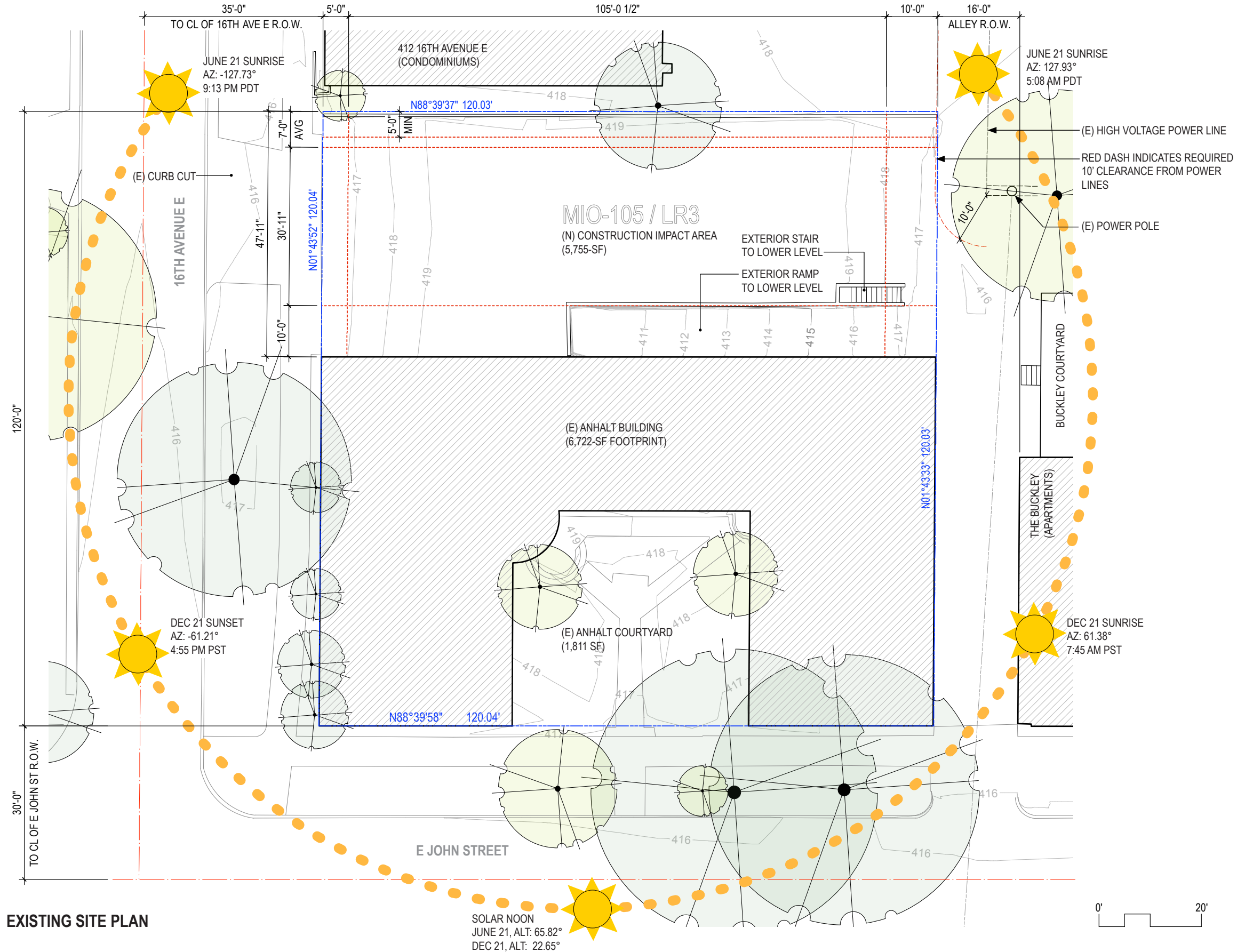
Building entry off of 16th Avenue consistent with pair of adjacent buildings to the north
 Vehicular access from alley

Power Lines

(E) High voltage power line at alley requires proper clearance

New Building Massing

(N) Building should be configured to minimize impact on existing Anhalt Building
 Outdoor space between buildings is an opportunity for landscaped courtyard



EXISTING SITE PLAN

SITE ANALYSIS

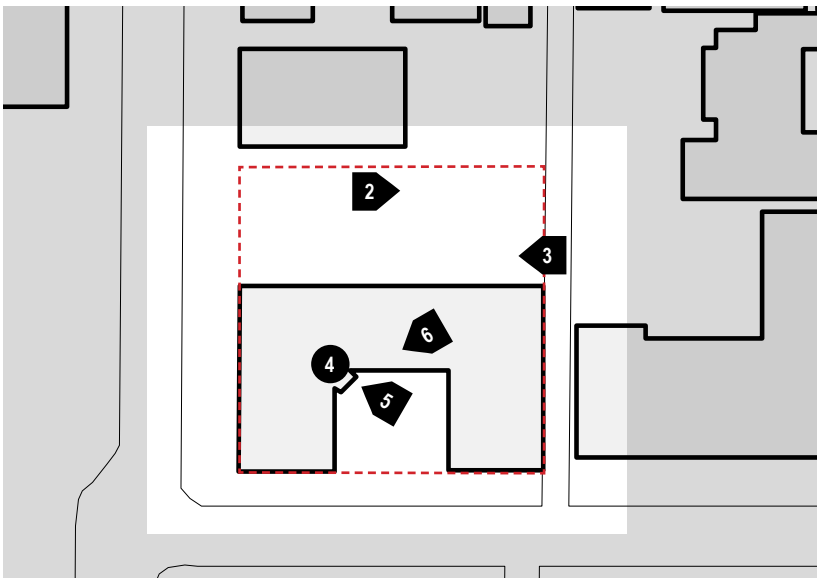
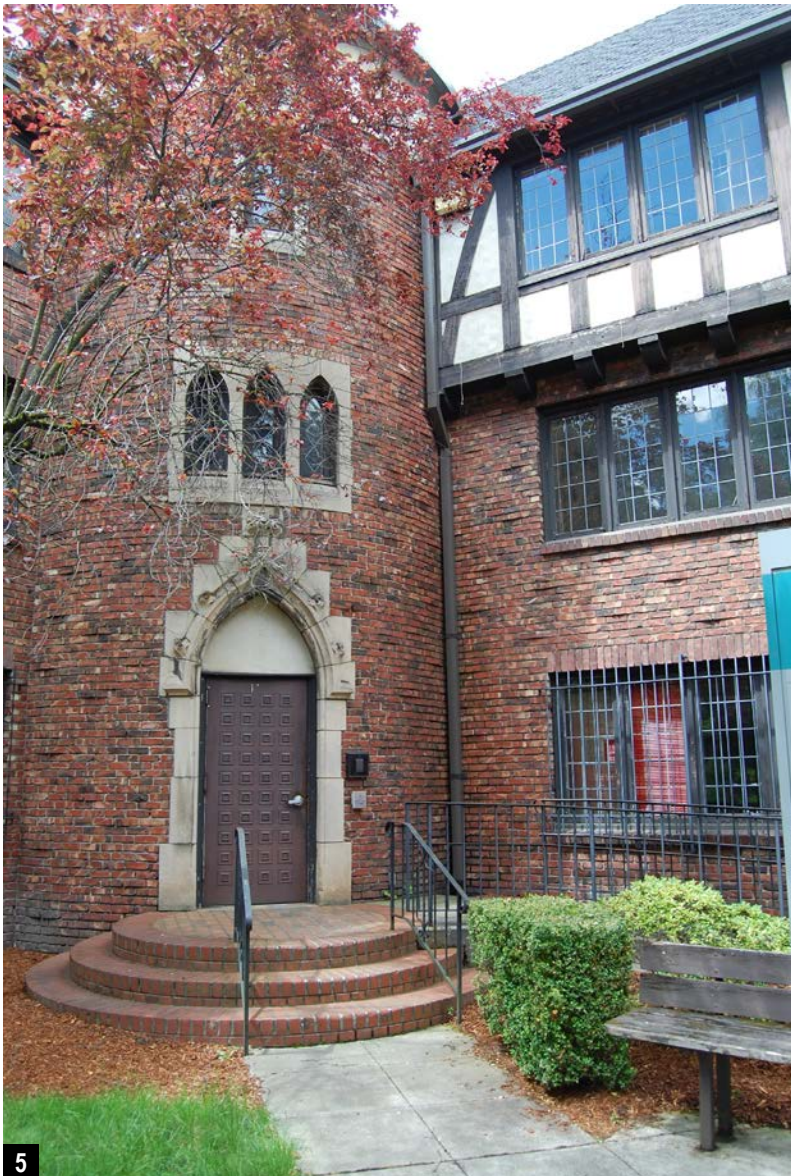
The Anhalt Building

The existing building was constructed in 1930 by Frederick William Anhalt (1895-1996). Largely self-taught, Anhalt focused on developing apartment buildings and considered a landscaped courtyard an integral component to his projects. The Anhalt Company built luxury apartment buildings, predominantly on Capitol Hill, and he preferred grouping apartments around stair towers over the standard organization of corridors and long hallways. Anhalt developed an admiration for English castles and built the 1600 East John building in the Tudor Revival style.

According to the original tax records, the original building had 21 apartments however the interior was altered significantly in 1969 when Group Health took possession of the building and changed its use to offices. Under the development proposal, the existing 3-story brick Anhalt Building has been nominated for designation as a historic landmark to guide the protection of its most significant historic features. Per the Landmarks Preservation Board, these features include the exterior of the building, the interior lobby and circular stair within the northwest turret, and the building site. Although the exterior is highly intact without significant alterations, it is in need of repair. The project aspires to:

- Renovate the building interior to include approximately 24 residential units.
- Preserve the buildings historic exterior features, including brick clinker masonry, decorative stucco, half-timber detailing, and fenestration.
- Preserve and restore the entry courtyard along John Street.
- Preserve the turreted stair tower and the circular stair within.
- Upgrade building systems to improve energy efficiency and functionality.
- Structural and life-safety improvements including seismic upgrades and fire-sprinklers.
- Repair the roof

- 1 Clinker brick detail
- 2 Surface Parking lot at northern third of site
- 3 Ramp to lower level
- 4 Circular stairway at turreted tower
- 5 West wing entry
- 6 Living space overlooking courtyard



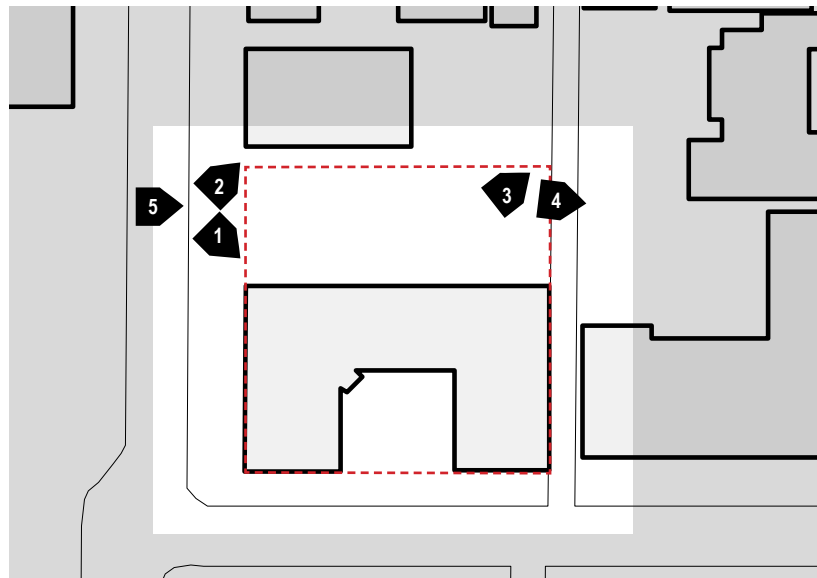
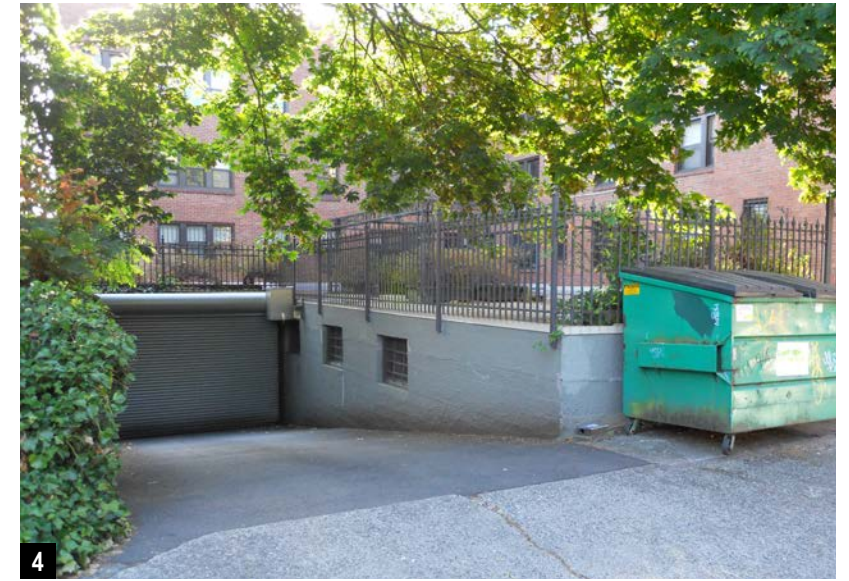
SITE ANALYSIS

The Northern Third of the Site

In addition to preserving the existing Anhalt Building, this project proposes constructing a new apartment building on the northern third of the site, currently occupied by a surface parking lot built atop sub-grade storage spaces. Although the parking surface is showing signs of collapse, preliminary analysis suggests that the foundation of the storage spaces can be reused as part of the new building foundation.

Because the vacant portion of the site is relatively narrow, the design for the new building will carefully consider each edge in an effort to respond sensitively to the context. Along the northern edge, the condominium building at 214 16th Avenue East sets back about 5'. Windows in the new building will be located in a manner to avoid compromising privacy between the two buildings. Similarly, bedroom windows along the north elevation of the Anhalt Building border the southern edge of the vacant portion of the site. Open space between the new and existing buildings on the site can become both common amenity space and a buffering element between living spaces.

The eastern edge of the site faces the alley. Across the alley, the Buckley apartment building curves back approximately 70' for a courtyard and driveway. This setback, in conjunction with a large maple tree, will provide ample separation between living spaces of the new building and the neighboring property to the east.



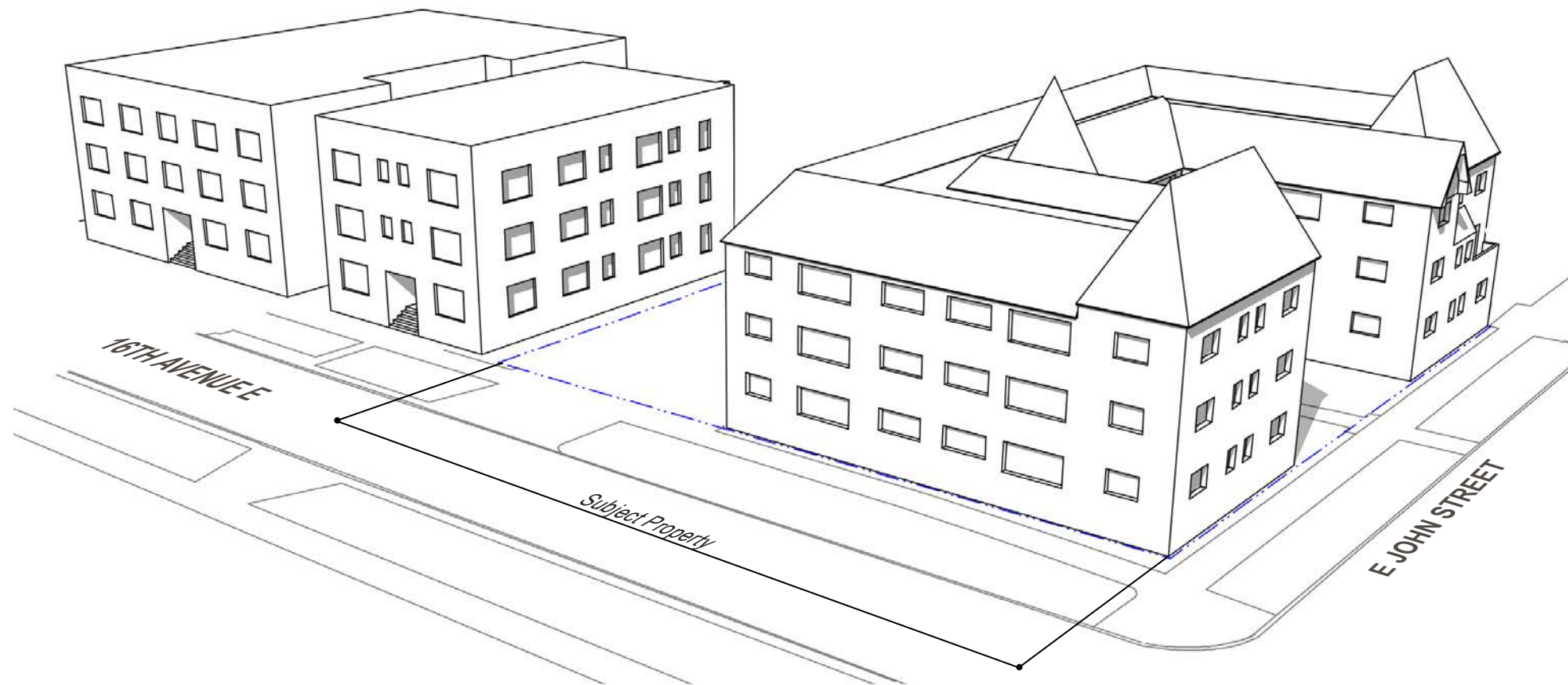
- 1 Anhalt Building, north elevation
- 2 214 16th Avenue East, south elevation
- 3 Looking northeast from the subject property
- 4 The courtyard and driveway behind the Buckley apartment building
- 5 The vacant northern third of the subject property, from 16th Avenue East

SITE ANALYSIS

Streetscape Patterns

A number of streetscape patterns common throughout the neighborhood are particularly evident on the subject property's block. All of the buildings fronting 16th Avenue are built to the property line, creating a strong continuous street wall. A similar condition exists around the corner on East John Street, although in this case, the Anhalt courtyard provides a brief respite from the continuous street wall. Perhaps as a manner of buffering ground floor residential units from the sidewalk activity, the first floor is typically raised approximately two or three feet above the right of way. All the buildings fronting this block of East John and 16th Avenue present clearly identifiable building and/or site entries. In the case of Westland Manor and 214 East John, covered portals with stoops articulate the entries. The Anhalt building provides a well-landscaped courtyard entry to the site off of East John Street.

The three buildings along the east edge of 16th Avenue suggest a "long-short-short-long" rhythm, waiting to be completed by the missing building. The façade surface area (width multiplied by height) ranges from 2,227-sf (Westland Manor) to 1,344-sf (214 East John) with an average of 1,883-sf. Development of the northern third of the subject property will fall well within this range and most likely be lower than the average, despite the 40' height limit. This suggests a "height-weight-proportion" that is consistent with the block and will reinforce the existing grain.



ALTERNATIVE 1 (CODE COMPLIANT SCHEME)

Description

Alternative 1 preserves the existing Anhalt Building and maximizes the development of the remaining northern third of the property. Zoning-mandated 5' front setback, 10' alley setback, and 7'-average side setback are maintained. 65% of the north façade length is set back 5' from the side property line and the remainder is set back 15'. A new pedestrian entry occurs off 16th Avenue between the new and existing buildings. Vehicular access to below-grade parking garage is from the alley.

Program

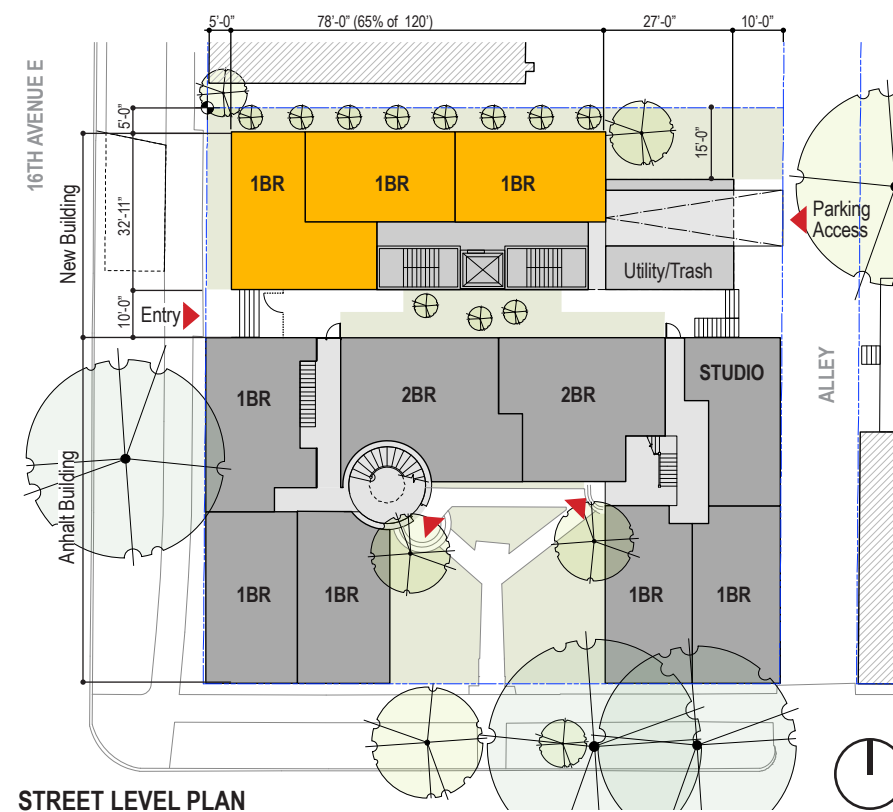
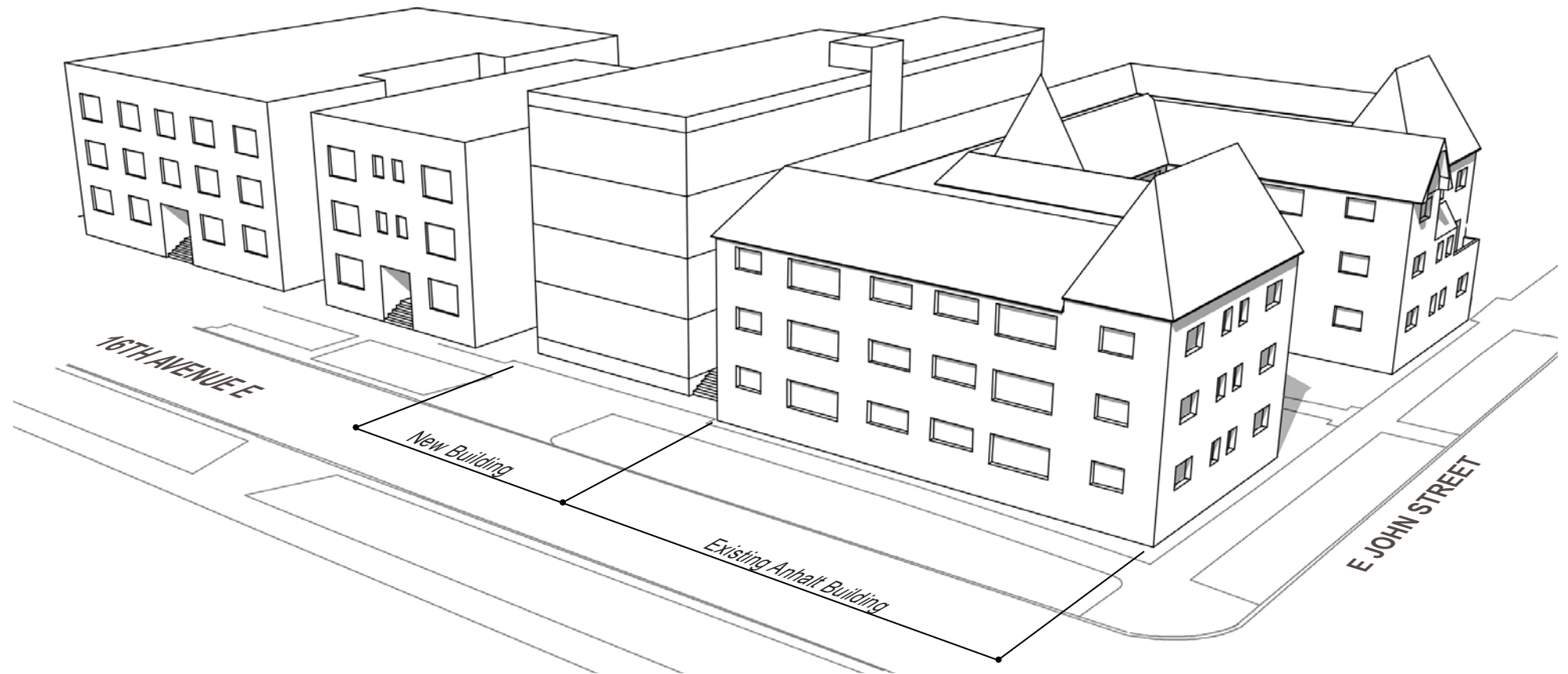
- 24 apartment units in Anhalt Building
- 15 apartment units in New Building
- 9 to 18 parking spaces below grade

Advantages

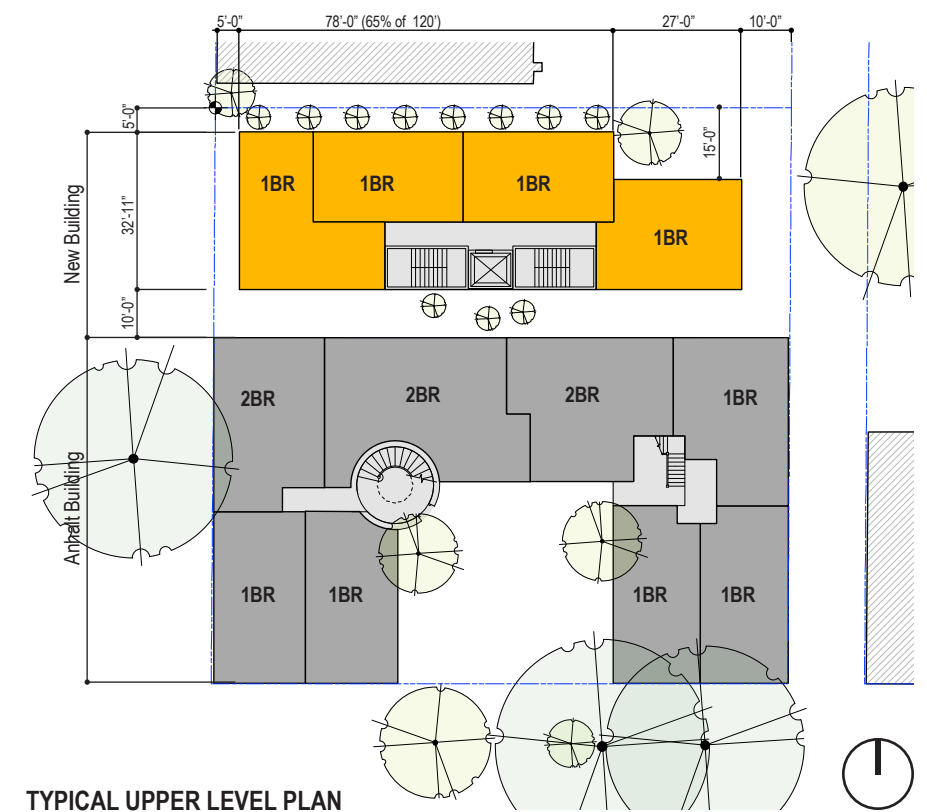
- Anhalt Building is preserved and original use as an apartment building is restored
- Meets SMC Land-Use Code outright
- Efficient circulation and simple building form

Challenges

- Front setback is inconsistent with existing neighboring buildings on the block and in the vicinity
- 10' wide continuous setback from existing building fails to create a meaningful outdoor space and provides little relief for north-facing spaces in existing building
- Exterior space along north property line provides little benefit to the neighboring condominium
- 25% of new units have only north exposure and will have limited access to daylight due to Building Code-mandated opening limits within 10' from a property line
- Pedestrian entry not covered



STREET LEVEL PLAN



TYPICAL UPPER LEVEL PLAN

ALTERNATIVE 2

Description

Alternative 2 also preserves the existing Anhalt Building, but re-proportions the open space along the north property line to better benefit the north new units and the neighboring condominiums. The setback is longer, but shallower than required by the section of the zoning code that limits façade lengths along side-property lines. The building mass of Alternative 2 extends all the way to the front and rear property lines, which is more consistent with neighboring existing buildings than strict adherence to code-mandated setbacks. A new pedestrian entry occurs off 16th Avenue between the new and existing buildings. Vehicular access to below-grade parking garage is from the alley.

Program

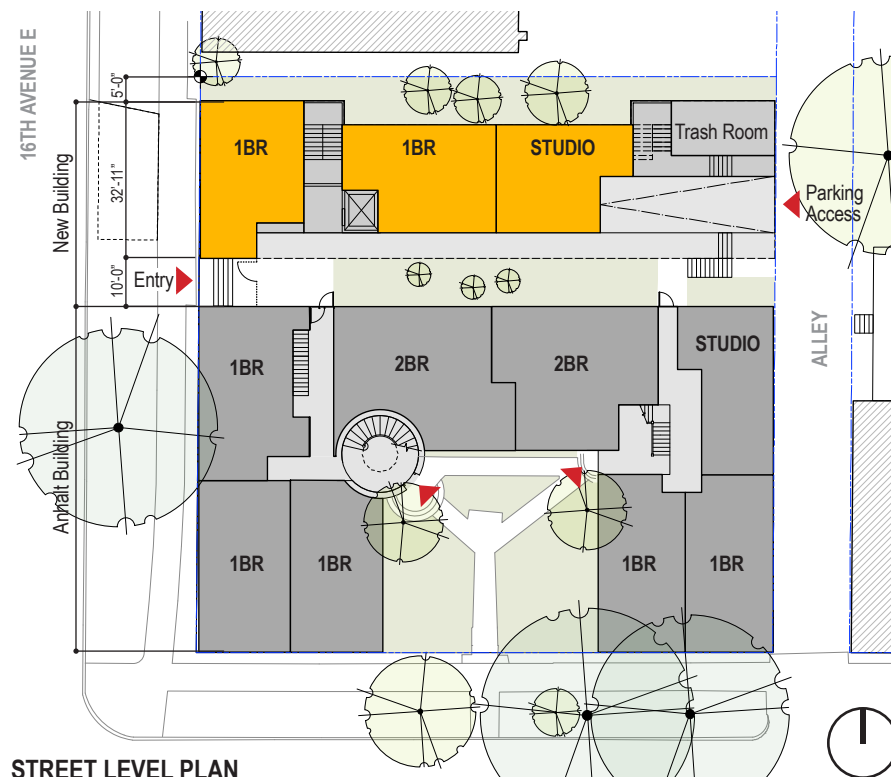
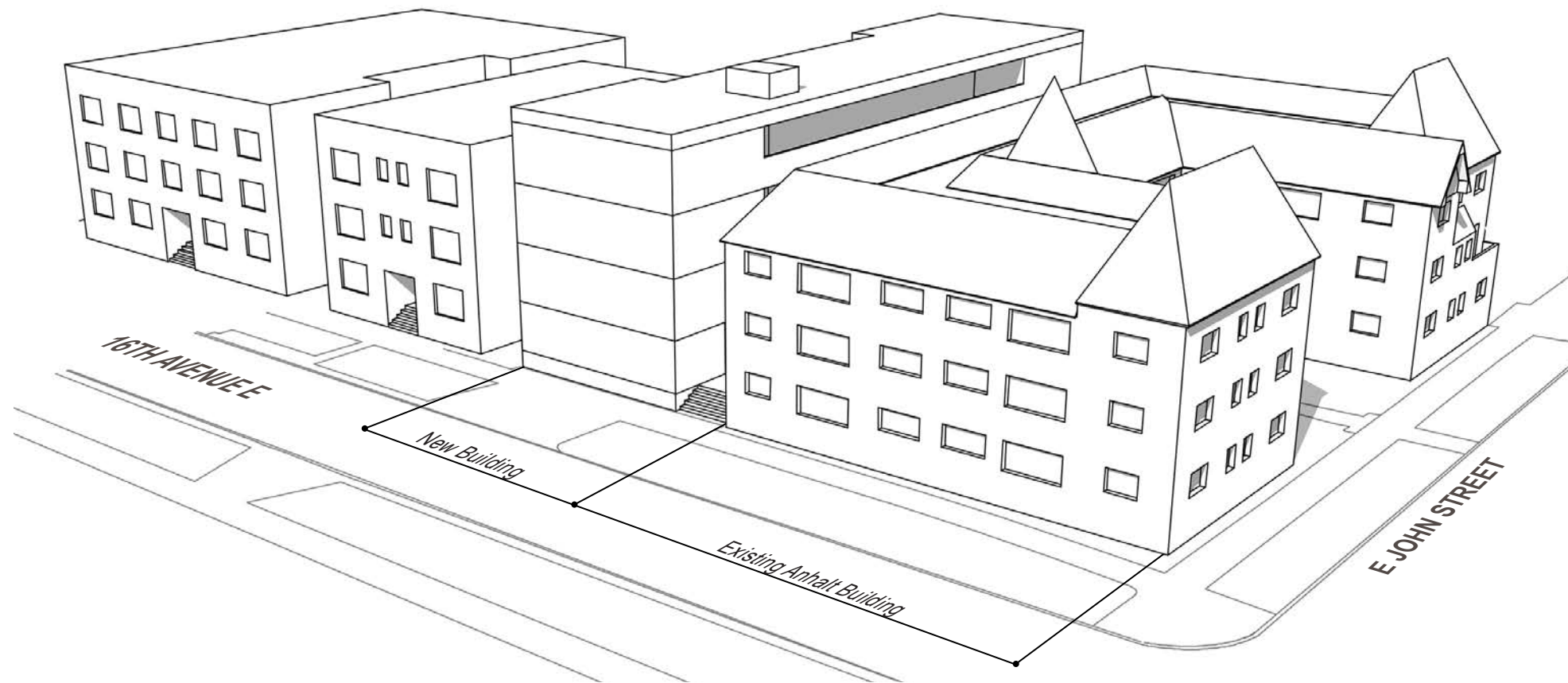
- 24 apartment units in Anhalt Building
- 15 apartment units in New Building
- 9 to 18 parking spaces below grade

Advantages

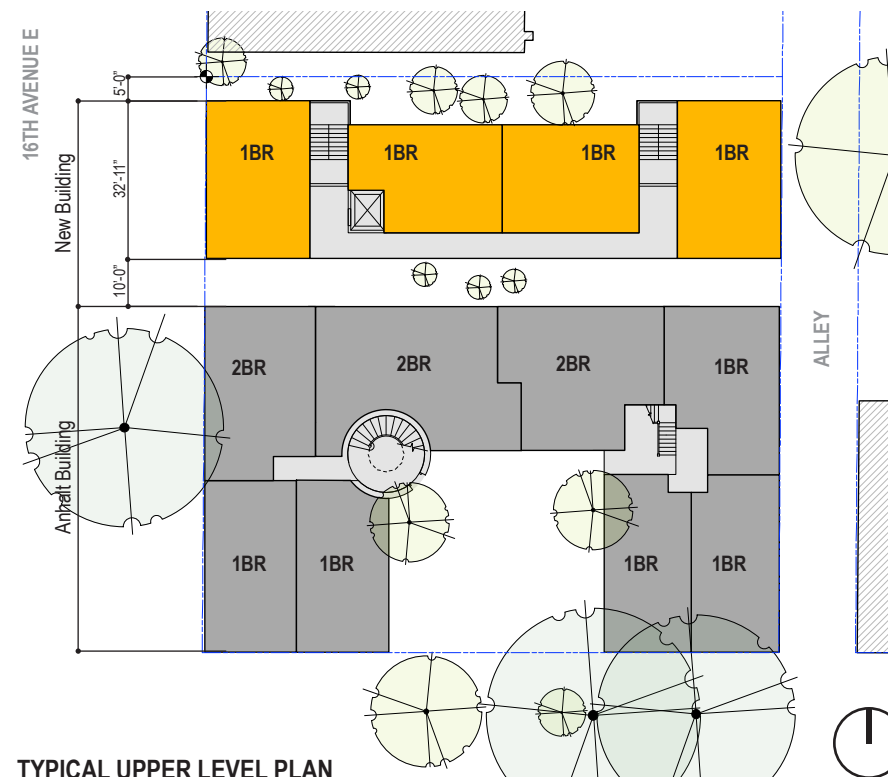
- Anhalt Building is preserved and original use as an apartment building is restored
- Improved exposure of north apartment units with increased distance from north neighbor
- Exterior circulation allows all apartment units in new building to have light and air from two sides
- Massing of new building holds street edge, which is consistent with neighboring buildings

Challenges

- 10' wide continuous setback from existing building fails to create a meaningful outdoor space and provides little relief for north-facing spaces in existing building
- Proximity of new exterior circulation compromises privacy for north-facing spaces in existing building
- Pedestrian entry not covered
- Departures are required for relief from front and alley setback requirements, and from façade length limitations along north property line.



STREET LEVEL PLAN



TYPICAL UPPER LEVEL PLAN



ALTERNATIVE 3 (PREFERRED SCHEME)

Description

Alternative 3 improves the relationship between the south face of the new structure and the Anhalt Building by creating a more generous courtyard between the two. Better proportioning of the outdoor space is achieved by decreasing the separation between the two buildings down to 7'-1" at the ends and increasing it at the middle to 17'-3". The resulting average distance between the two buildings is 11'-4", as compared with the continuous 10' space provided by Alternatives 1 and 2. Increased breathing room between the proposed building and the north neighboring property is achieved using the same strategy employed by Alternative 2. A covered entry portal and stoop, consistent with neighboring buildings, creates an expansive entry porch along 16th Avenue and offers visual access to the courtyard from the sidewalk. Vehicular access to below-grade parking garage is from the alley.

Program

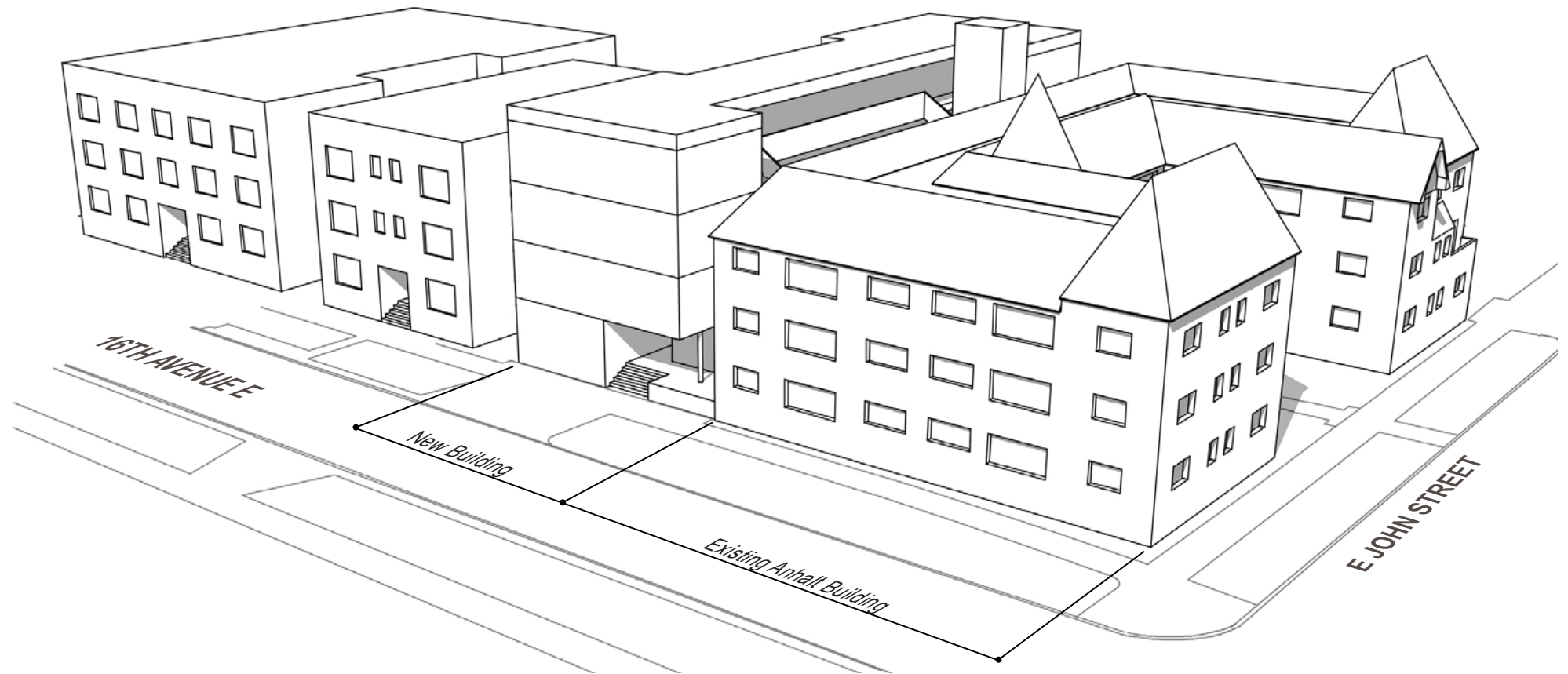
- 24 apartment units in Anhalt Building
- 15 apartment units in new building
- 9 to 18 parking spaces below grade

Advantages

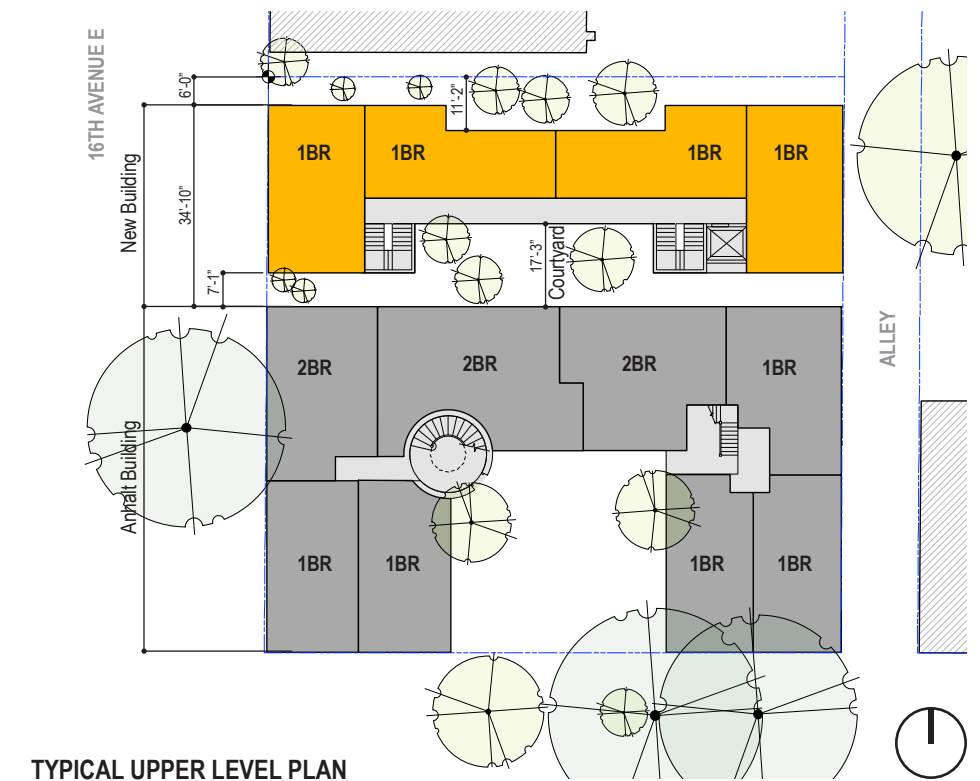
- Anhalt Building is preserved and original use as an apartment building is restored
- Improved exposure of north apartment units with increased distance from north neighbor
- Exterior circulation allows all apartment units in new building to have light and air from two sides
- Massing of new building holds street edge and is consistent with neighboring buildings
- Creates a gracious courtyard between new and existing buildings
- Added breathing room between new and existing buildings benefits north facing spaces in Anhalt
- Provides a covered entry portal and stoop, which is consistent with neighboring buildings
- Opportunity for visual access from sidewalk to courtyard

Challenges

- Departures are required for relief from front and alley setback requirements, and from façade length limitations along north property line.



STREET LEVEL PLAN

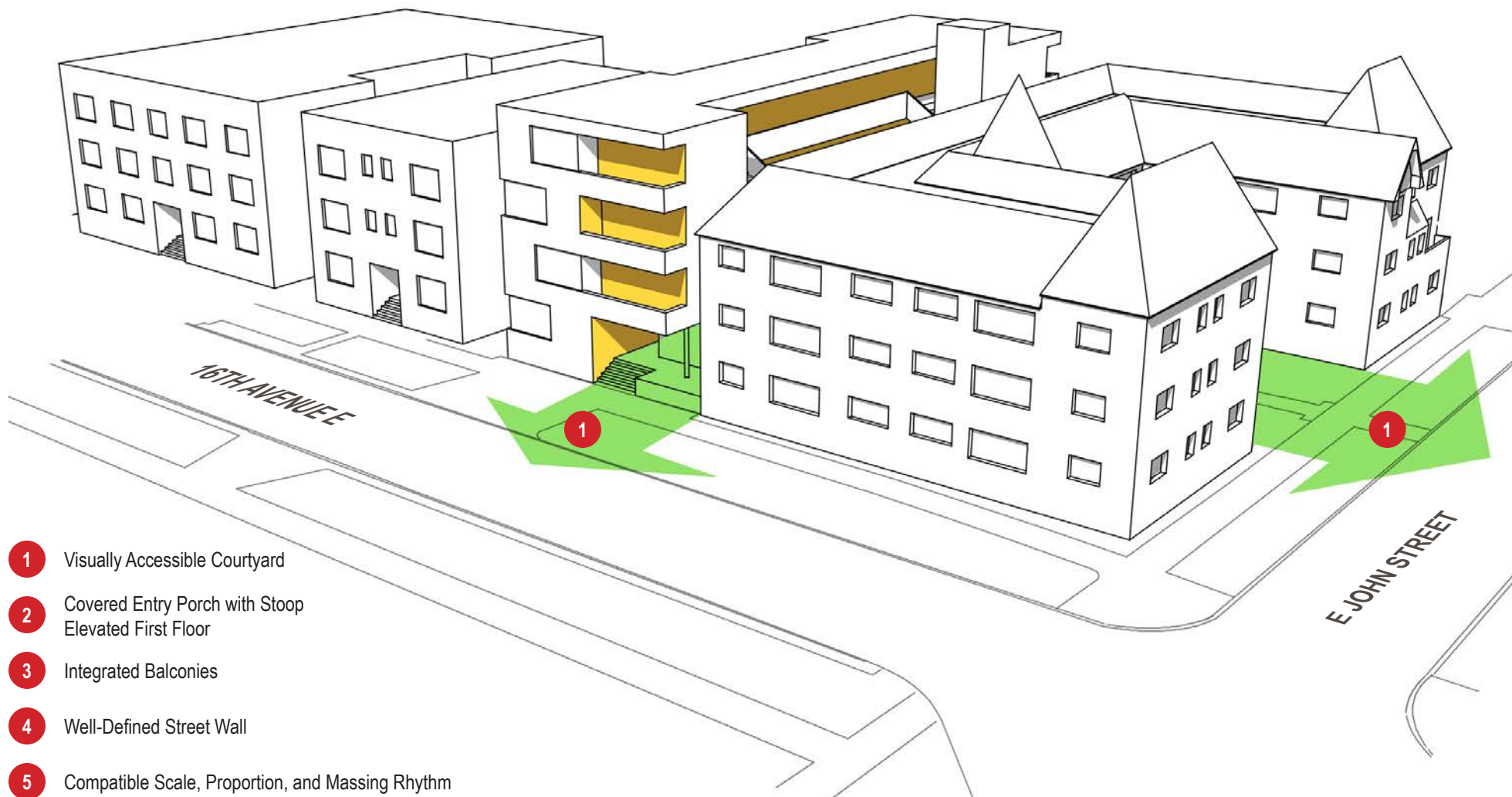
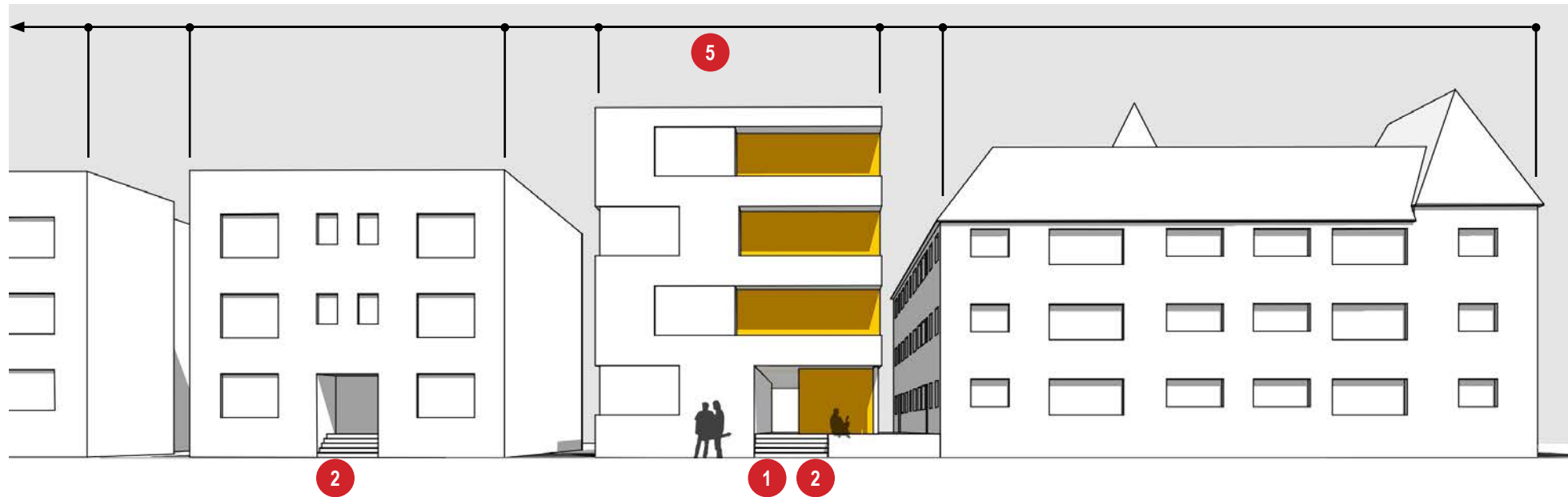


TYPICAL UPPER LEVEL PLAN

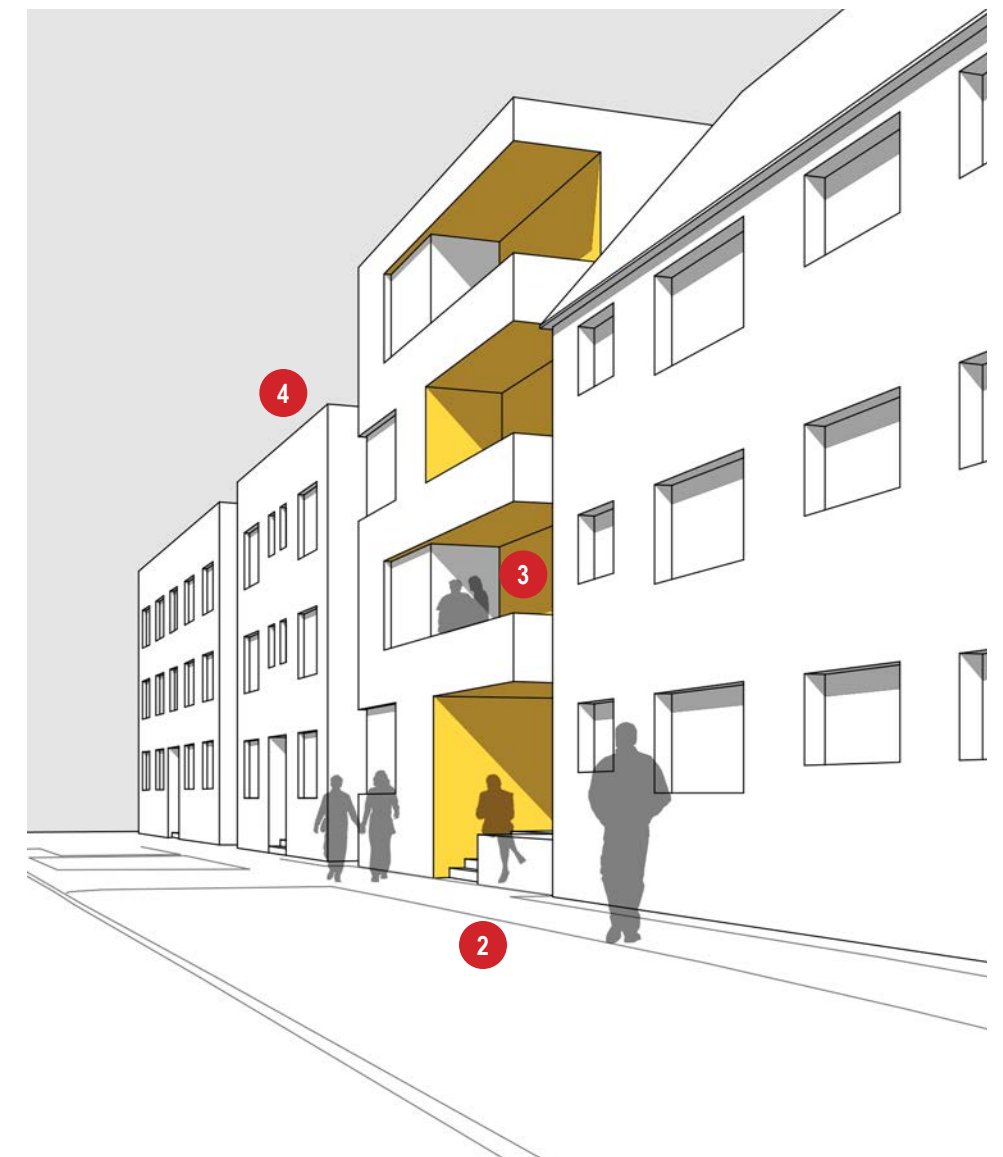
CONTEXTUAL COMPATIBILITY + DESIGN OPPORTUNITIES

There is a strong precedence for existing apartment buildings in the vicinity to hold the sidewalk edge. The massing of the preferred alternative continues in this tradition and, like the venerable neighboring apartment buildings, living space is buffered from sidewalk activity by elevating the first floor more than 30" above sidewalk level. The proposed massing also affords the opportunity to integrate balconies without compromising the strong street wall defined by the Anhalt Building and the neighboring brick apartment buildings. These balconies introduce human activity and provide a scaling element to the street elevation. A covered entry portal with a stoop is consistent with the entries to the two apartment buildings north of the new building. Expansion of the porch creates a semi-public space that further enlivens the pedestrian environment. Visual access to the courtyard beyond further enhances compliance with Capitol Hill-specific supplemental guidance to Design Guideline A-7. As with the Anhalt Building, the courtyard will be an integral part of the apartment dweller's experience with all units accessed from it.

The proportions and scale of the new building are compatible with the neighboring buildings and reinforce the rhythm suggested by the existing building facades along 16th Avenue.



- 1 Visually Accessible Courtyard
- 2 Covered Entry Porch with Stoop
Elevated First Floor
- 3 Integrated Balconies
- 4 Well-Defined Street Wall
- 5 Compatible Scale, Proportion, and Massing Rhythm



COMPARISON OF SCHEMES



Alternative 1 (Code Compliant Scheme)

Description

Alternative 1 preserves the existing Anhalt Building and maximizes the development of the remaining northern third of the property. Zoning-mandated 5' front setback, 10' alley setback, and 7'-average side setback are maintained. 65% of the north façade length is set back 5' from the side property line and the remainder is set back 15'. A new pedestrian entry occurs off 16th Avenue between the new and existing buildings. Vehicular access to below-grade parking garage is from the alley.

Program

- 24 apartment units in Anhalt Building
- 15 apartment units in New Building
- 9 to 18 parking spaces below grade

Advantages

- Anhalt Building is preserved and original use as an apartment building is restored
- Meets SMC Land-Use Code outright
- Efficient circulation and simple building form

Challenges

- Front setback is inconsistent with existing neighboring buildings on the block and in the vicinity
- 10' wide continuous setback from existing building fails to create a meaningful outdoor space and provides little relief for north-facing spaces in existing building
- Exterior space along north property line provides little benefit to the neighboring condominium
- 25% of new units have only north exposure and will have limited access to daylight due to Building Code-mandated opening limits within 10' from a property line
- Pedestrian entry not covered



Alternative 2

Description

Alternative 2 also preserves the existing Anhalt Building, but re-proportions the open space along the north property line to better benefit the north new units and the neighboring condominiums. The setback is longer, but shallower than required by the section of the zoning code that limits façade lengths along side-property lines. The building mass of Alternative 2 extends all the way to the front and rear property lines, which is more consistent with neighboring existing buildings than strict adherence to code-mandated setbacks. A new pedestrian entry occurs off 16th Avenue between the new and existing buildings. Vehicular access to below-grade parking garage is from the alley.

Program

- 24 apartment units in Anhalt Building
- 15 apartment units in New Building
- 9 to 18 parking spaces below grade

Advantages

- Anhalt Building is preserved and original use as an apartment building is restored
- Improved exposure of north apartment units with increased distance from north neighbor
- Exterior circulation allows all apartment units in new building to have light and air from two sides
- Massing of new building holds street edge, which is consistent with neighboring buildings

Challenges

- 10' wide continuous setback from existing building fails to create a meaningful outdoor space and provides little relief for north-facing spaces in existing building
- Proximity of new exterior circulation compromises privacy for north-facing spaces in existing building
- Pedestrian entry not covered
- Departures are required for relief from front and alley setback requirements, and from façade length limitations along north property line.



Alternative 3 (Preferred Scheme)

Description

Alternative 3 improves the relationship between the south face of the new structure and the Anhalt Building by creating a more generous courtyard between the two. Better proportioning of the outdoor space is achieved by decreasing the separation between the two buildings down to 7'-1" at the ends and increasing it at the middle to 17'-3". The resulting average distance between the two buildings is 11'-4", as compared with the continuous 10' space provided by Alternatives 1 and 2. Increased breathing room between the proposed building and the north neighboring property is achieved using the same strategy employed by Alternative 2. A covered entry portal and stoop, consistent with neighboring buildings, creates an expansive entry porch along 16th Avenue and offers visual access to the courtyard from the sidewalk. Vehicular access to below-grade parking garage is from the alley.

Program

- 24 apartment units in Anhalt Building
- 15 apartment units in new building
- 9 to 18 parking spaces below grade

Advantages

- Anhalt Building is preserved and original use as an apartment building is restored
- Improved exposure of north apartment units with increased distance from north neighbor
- Exterior circulation allows all apartment units in new building to have light and air from two sides
- Massing of new building holds street edge and is consistent with neighboring buildings
- Creates a gracious courtyard between new and existing buildings
- Added breathing room between new and existing buildings benefits north facing spaces in Anhalt
- Provides a covered entry portal and stoop, which is consistent with neighboring buildings
- Opportunity for visual access from sidewalk to courtyard

Challenges

- Departures are required for relief from front and alley setback requirements, and from façade length limitations along north property line.

Alternative 1

Alternative 2

Alternative 3 (Preferred)

COMPARISON OF SCHEMES

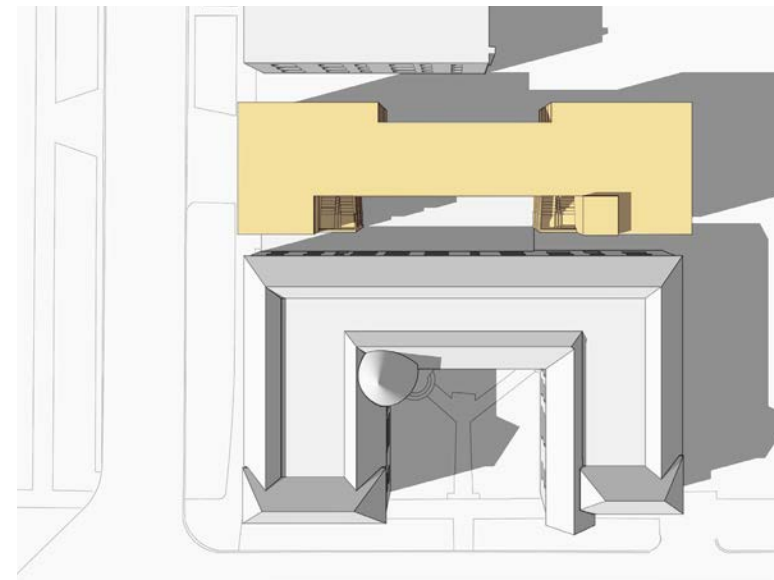
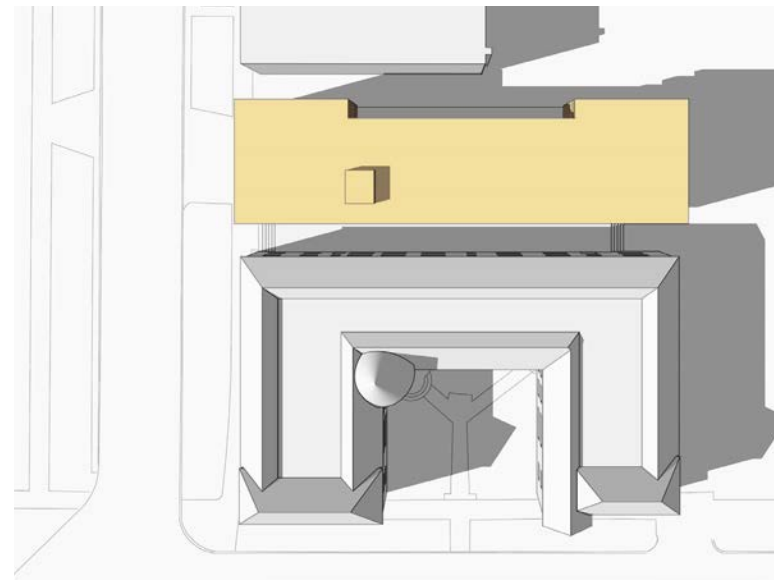
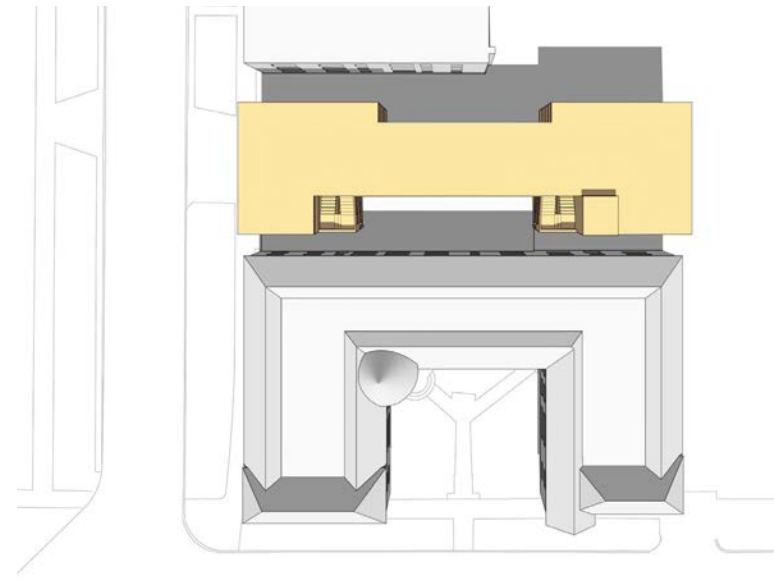
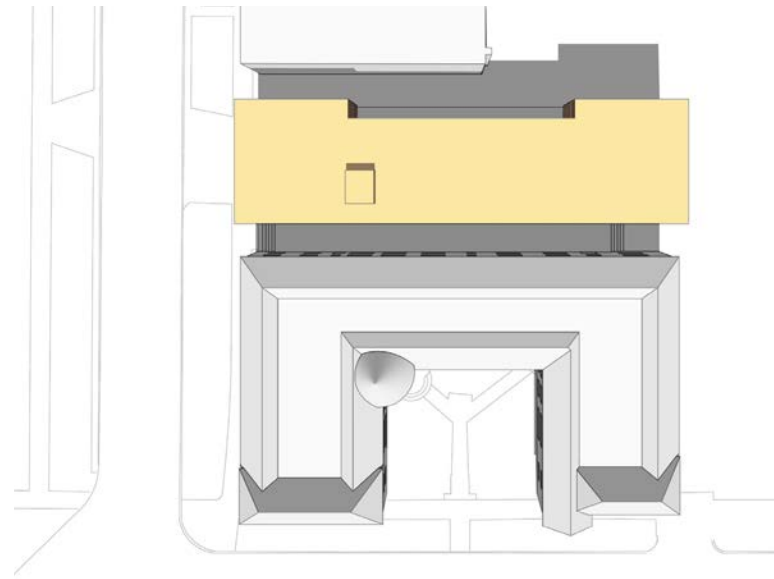
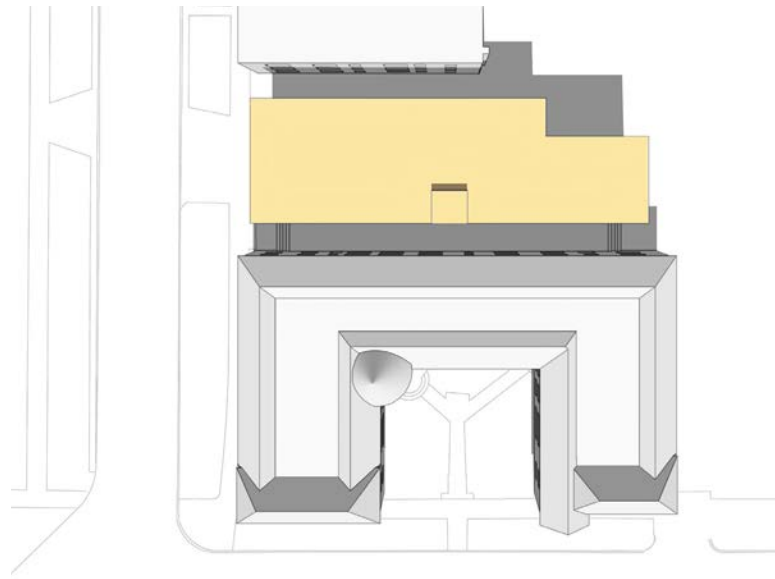
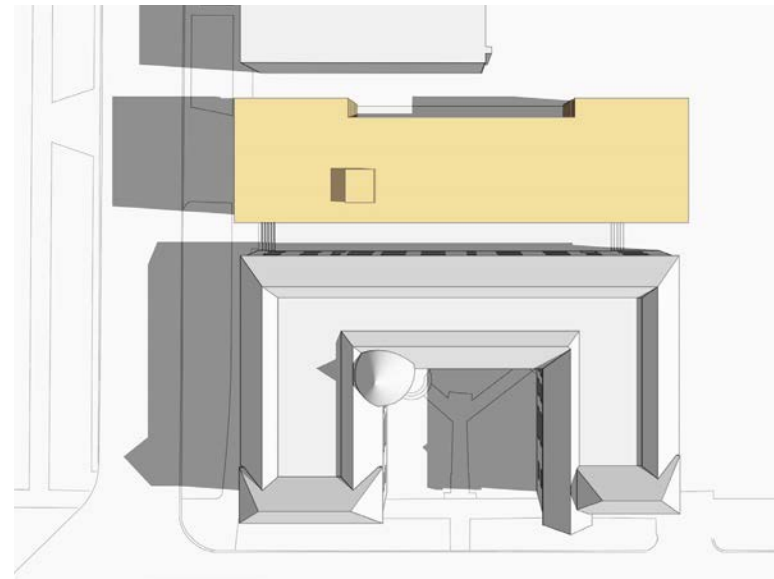
June 21 Shading Studies
Solar studies reveal that a continuous 10' separation between the Anhalt Building and a new structure would be devoid of mid-day sun even at the height of summer. The more gracious courtyard offered in Alternative 3 significantly improves solar access to the open space. Exterior walkways, which in Scheme 3 are amply separated from private space in the existing building, also enjoy good solar exposure in this alternative.

Although Alternatives 2 and 3 require a departure from the zoning limits for side façade lengths, the re-proportioned outdoor space is located in a more advantageous position, affording better solar exposure to the northern neighboring building than the code-compliant alternative.

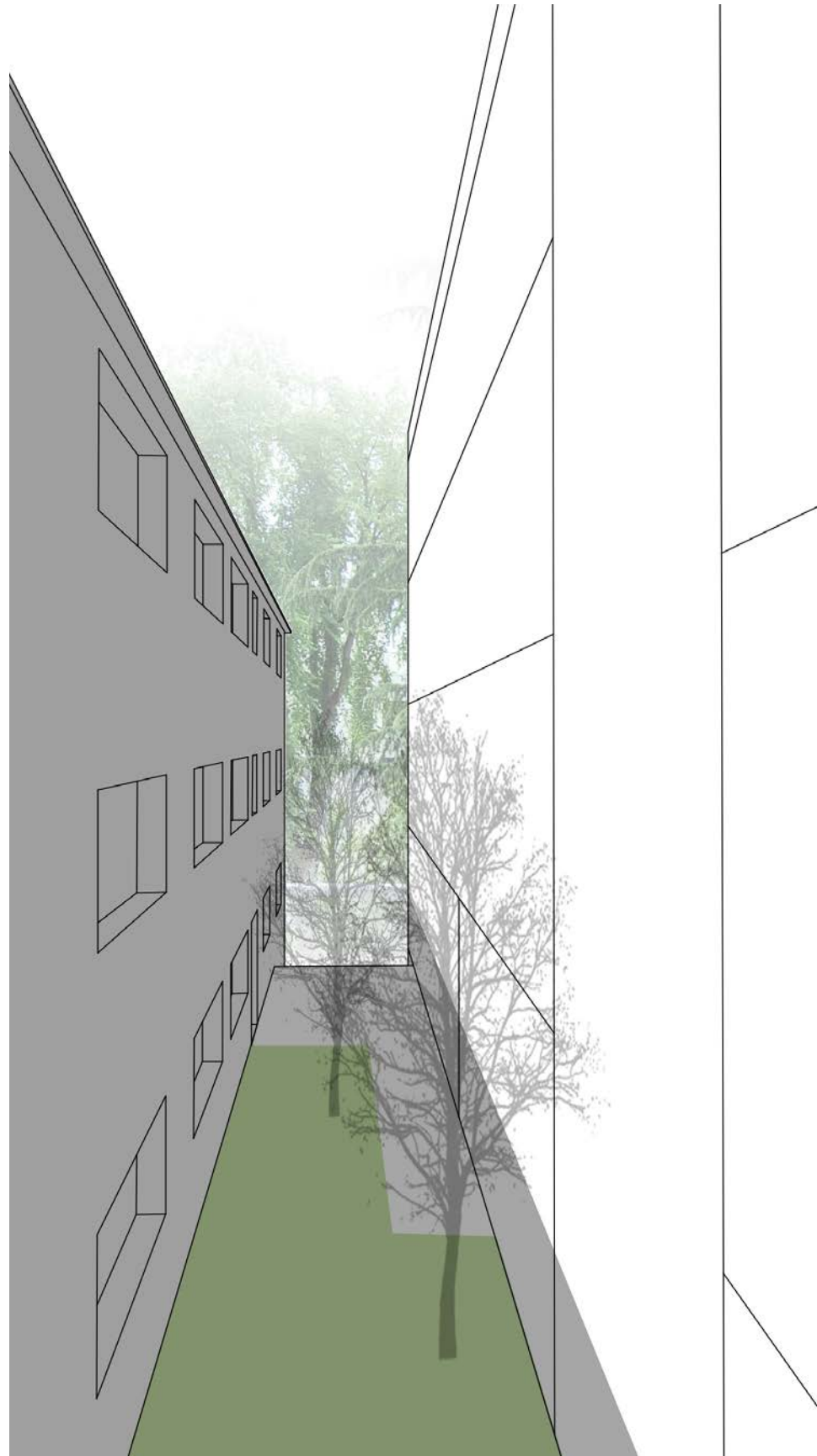
8 AM (SOLAR TIME)

SOLAR NOON

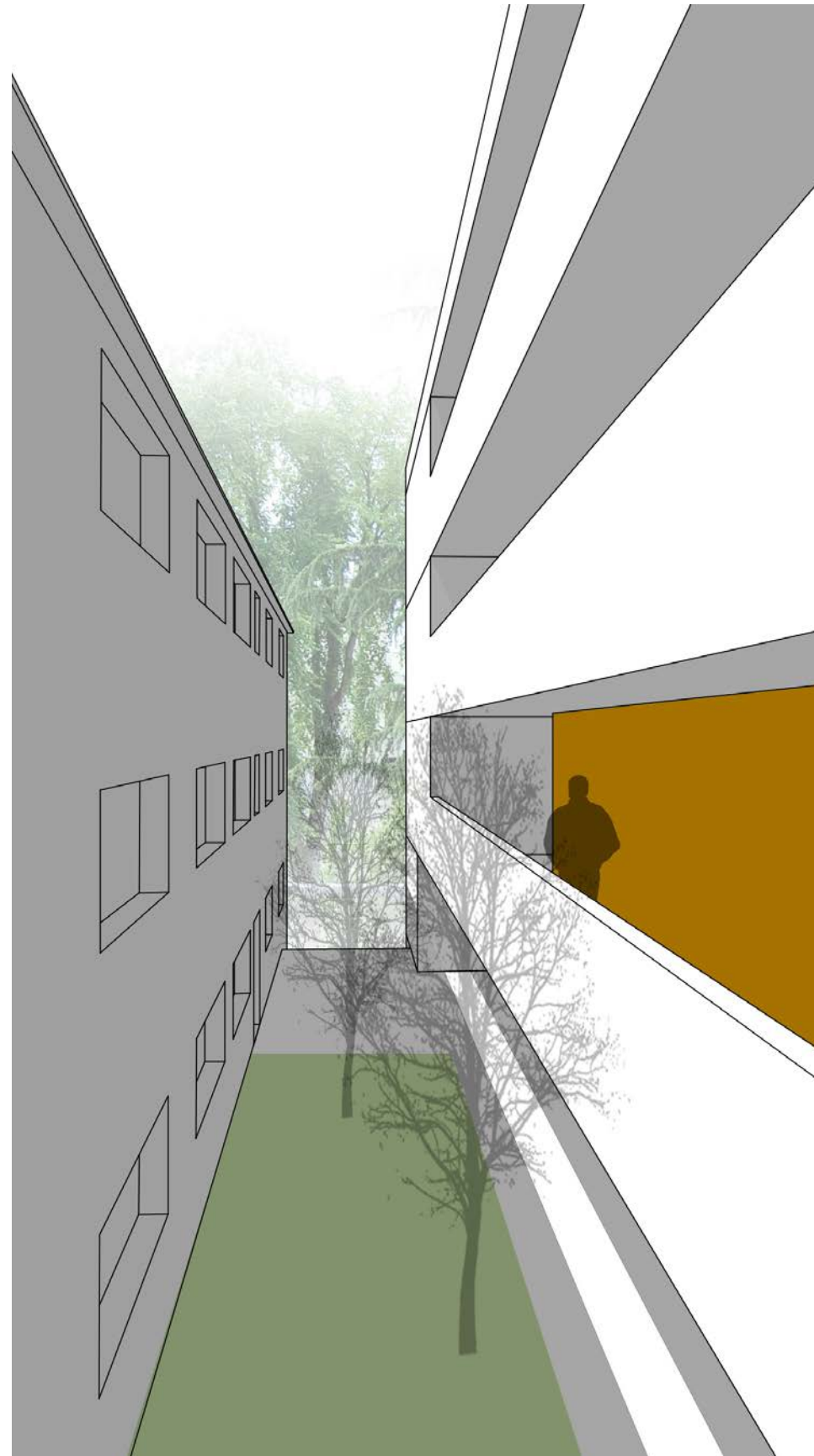
3PM (SOLAR TIME)



COMPARISON OF SCHEMES



Alternative 1 (Code Compliant Scheme)



Alternative 2

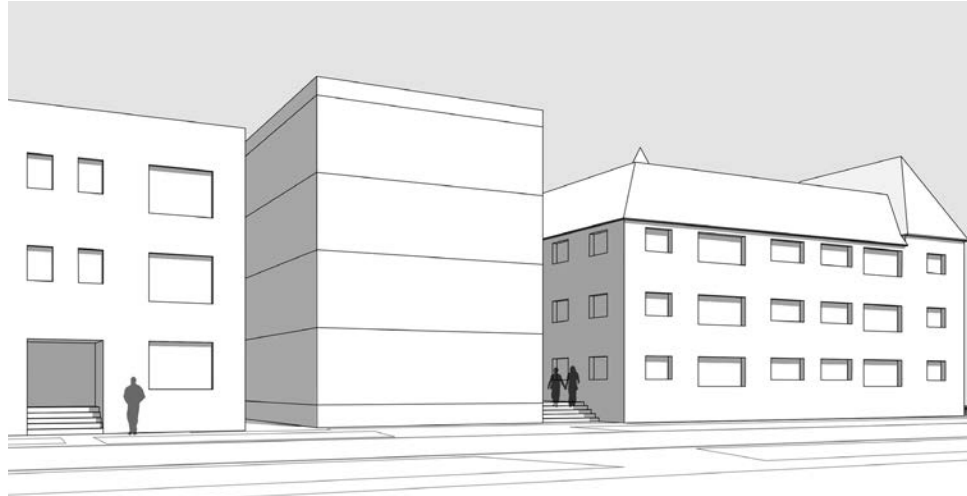


Alternative 3 (Preferred Scheme)

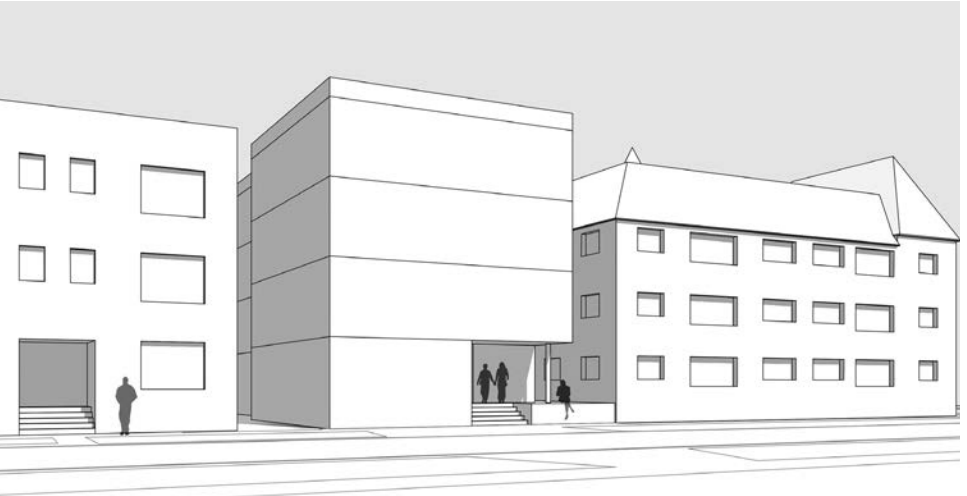
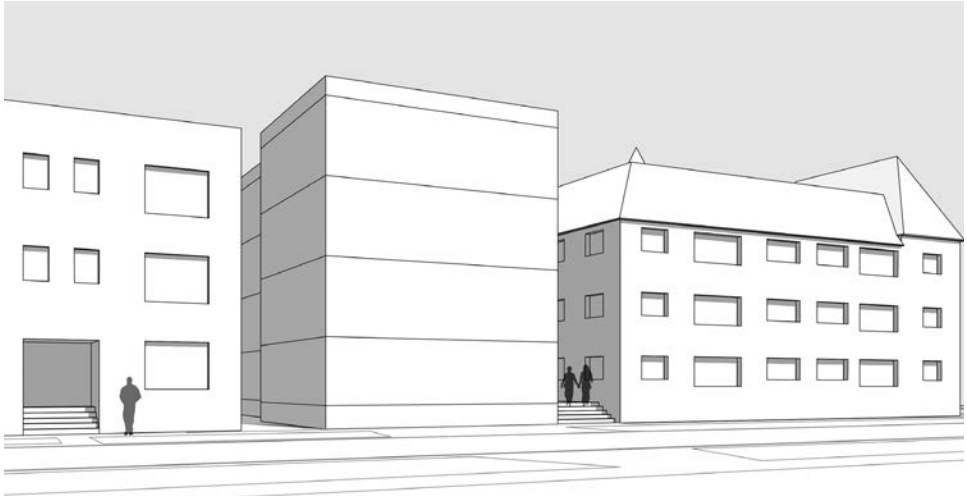
COMPARISON OF SCHEMES



16th Avenue looking northeast



16th Avenue, looking east



Alley, looking southwest



Alternative 1 (Code Compliant Scheme)

Alternative 2

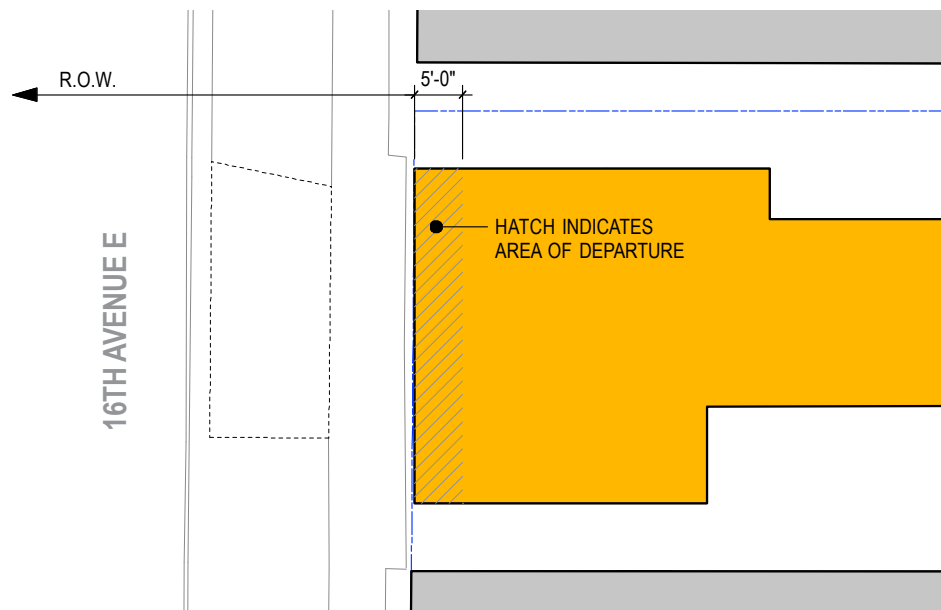
Alternative 3 (Preferred Scheme)

Departure Request #1: 23.45.518 Front Setback

Standard:
Apartments in LR Zones are required to be setback 5' minimum from the front property line.

Proposed:
Allow the new building to extend to the front property line.

Rationale:
All three existing multi-family buildings on the subject block extend to the front property line creating a well-defined street edge. By extending to the property line, the new building will be more consistent with the massing patterns of the adjacent buildings, better addressing the intent of Design Guidelines A2 and C-1. Pursuant to Design Guidelines A5 and A7, adding building area at the front will allow for a more gracious courtyard, without jeopardizing the proponents development objectives.

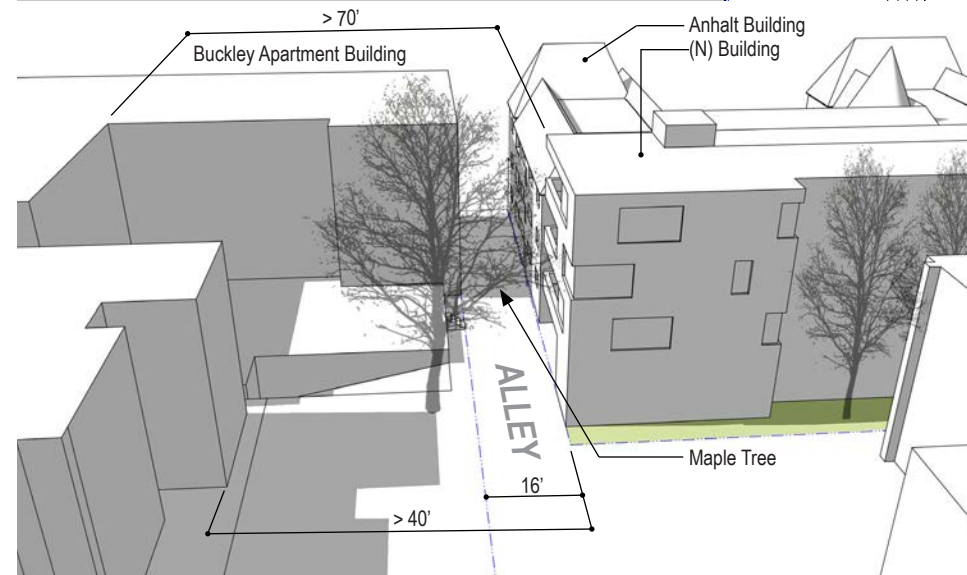
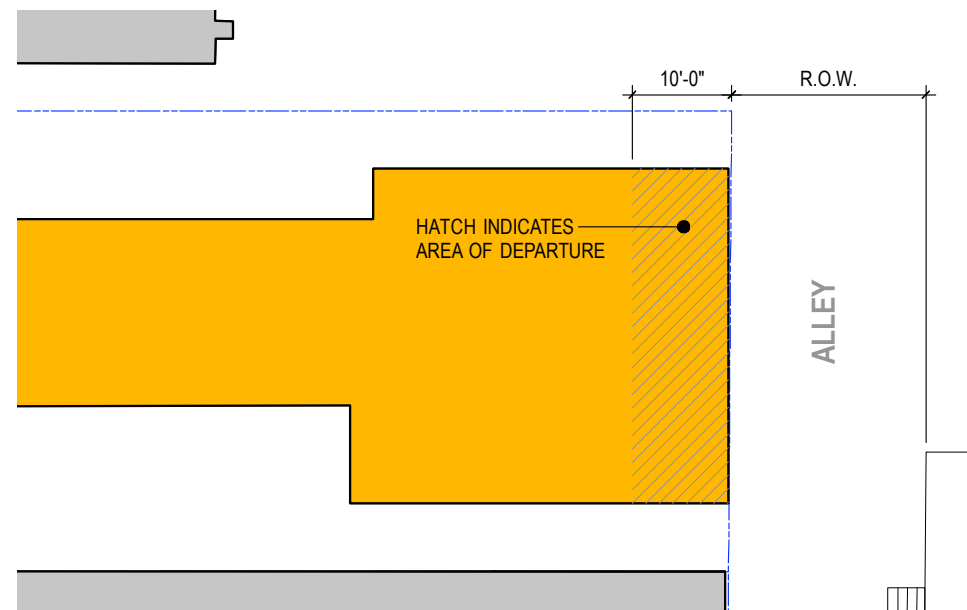


Departure Request #2: 23.45.518 Rear Setback

Standard:
Apartments in LR Zones are required to be setback 10' minimum from a rear property line with an alley.

Proposed:
Allow the new building to extend to the rear property line.

Rationale:
The Anhalt Building and the Buckley Apartment Building across the alley both extend fully to their rear property lines. The alley behind the subject property meets the minimum width of 16'. The location of the new building will be across the alley from the Buckley's courtyard and driveway. Approximately 70' of separation and a large Maple tree will provide ample buffering between living spaces in the opposing buildings. The added building area at the rear will allow for a more gracious courtyard, without jeopardizing the proponents development objectives, thereby enhancing compliance with Design Guidelines A5 and A7.

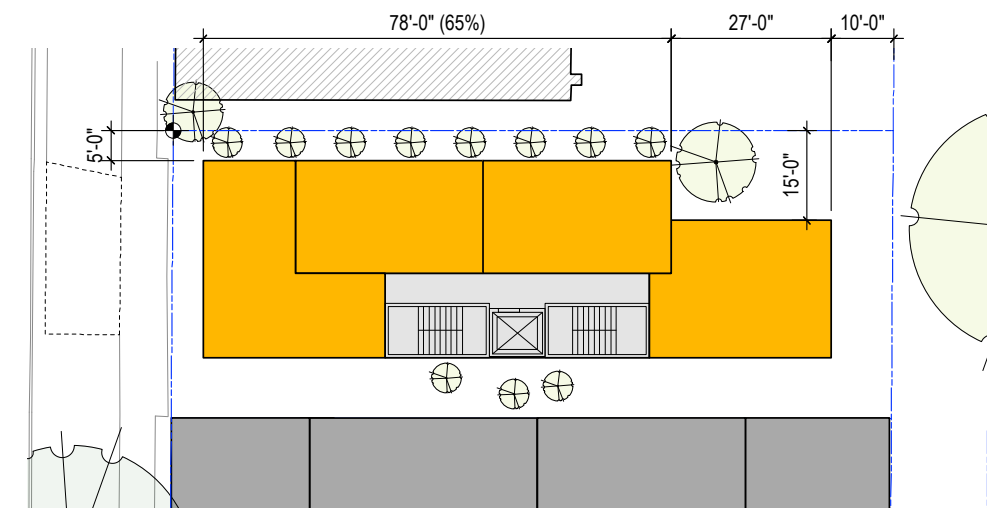


Departure Request #3: 23.45.527 B1 maximum façade length in Low-rise zones

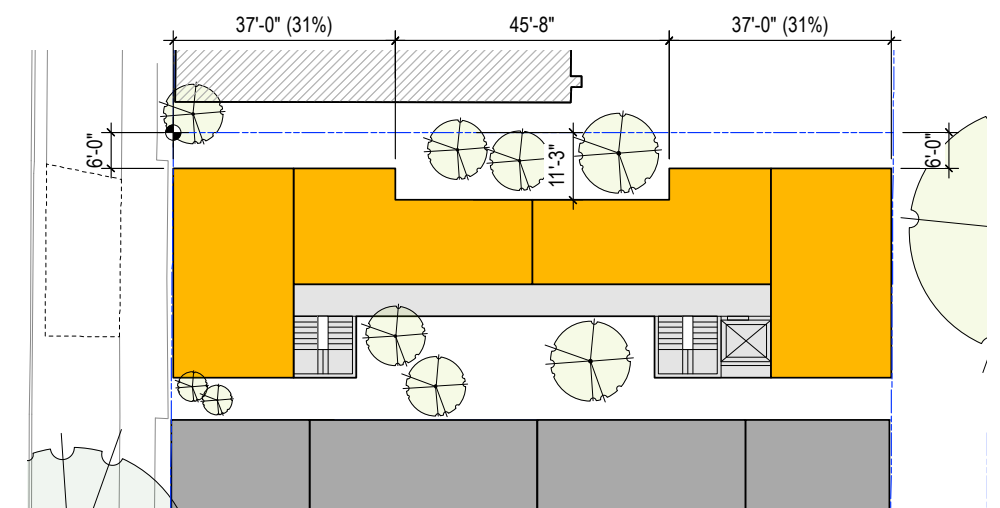
Standard:
The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street lot line shall not exceed 65 percent of the length of that lot line.

Proposal:
Allow for façade length to be broken up by a shallower than 15' setback, provided the average side-setback exceeds that of a code compliant scheme.

Rationale:
A strict application of Section 23.45.527 B1 results in an average setback of 7'-7" from the north property line (see code-compliant scenario diagram below), which may or may not be located to benefit the north neighbors. By expanding the length of greater setback, a reduced minimum distance (11'-3" rather than 15') can yield an improved average setback of 8'-0". Furthermore, by locating the area of greater setback more centrally, the preferred alternative provides greater benefit to the north neighbors, better achieving the intent of Design Guideline A5.



COMPLIANT ALTERNATIVE: AVERAGE NORTH SETBACK = 7'-7"



PROPOSED ALTERNATIVE: AVERAGE NORTH SETBACK = 8'-0"