Anhalt Renovation + Addition

1600 E John Street, Seattle, Washington

Design Review Board Recomendation Meeting, April 2013

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 18 vehicles

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

Historic Preservation

Under the development proposal, the existing 3-story brick Anhalt Building has been designated 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.

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.

Liveable Urban Density

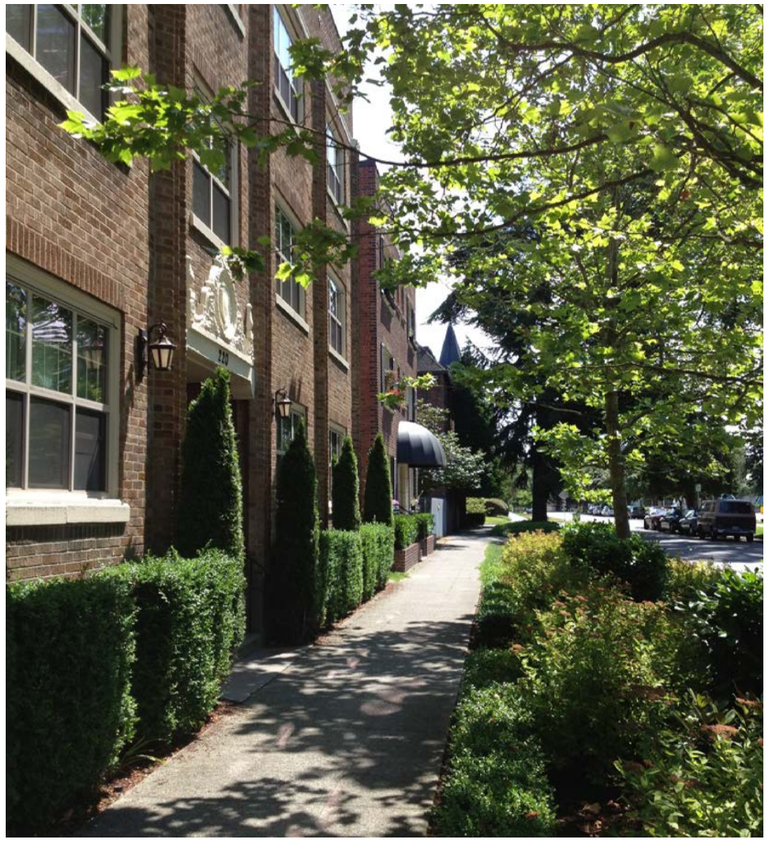
The project's context is characterized by a diversity of housing types and a mix of commercial and institutional uses in the vicinity. Within close proximity to the project site are single-family homes, apartment buildings, condominium buildings, the Group Health campus, the commercial district of 15th 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 15 new residential units with shared underground parking for 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.

Courtesy Museum of History and Industry

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.

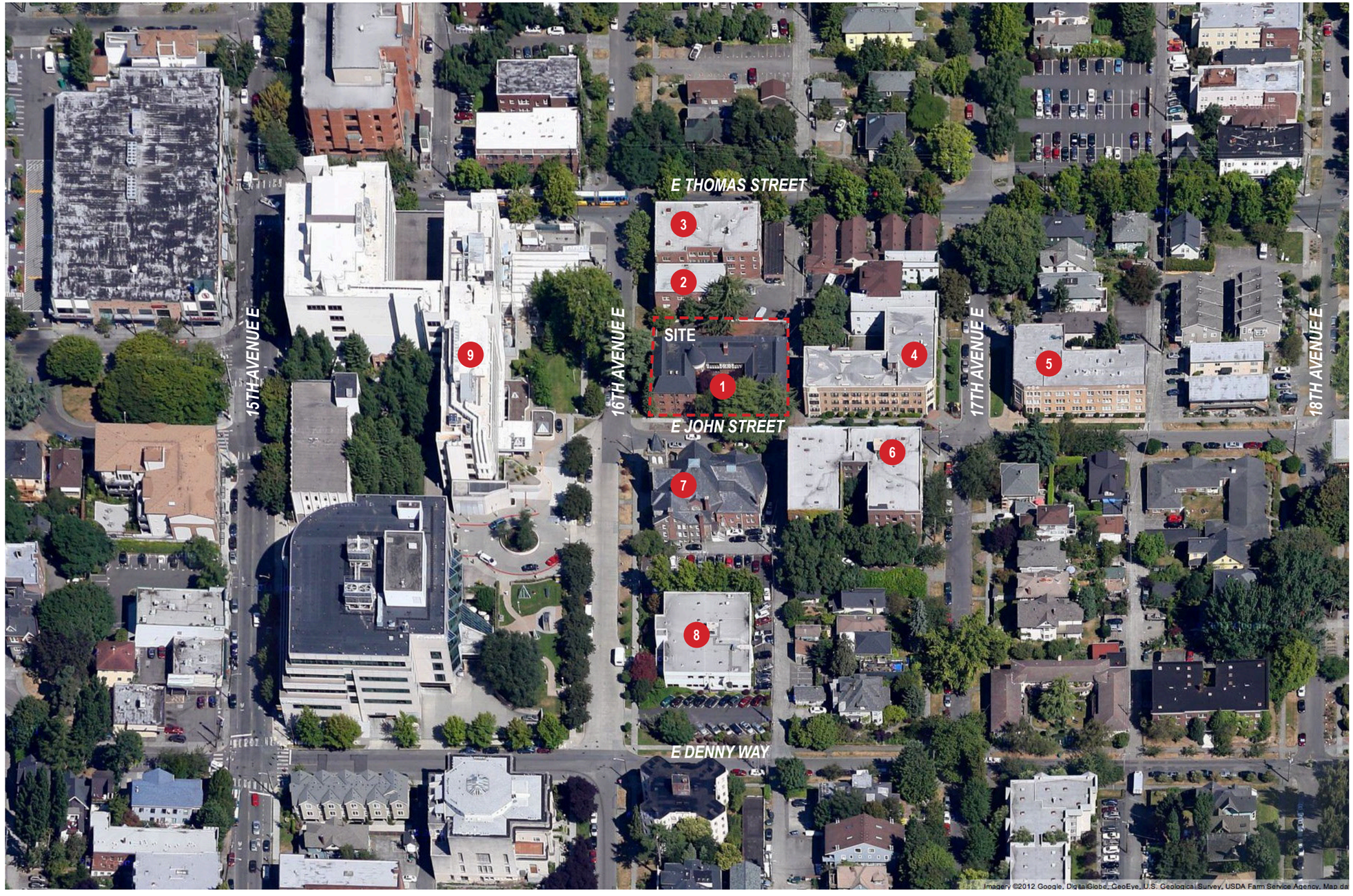
Lawrence Kreisman, author of **Apartments by Anhalt**



URBAN DESIGN ANALYSIS

Orientation

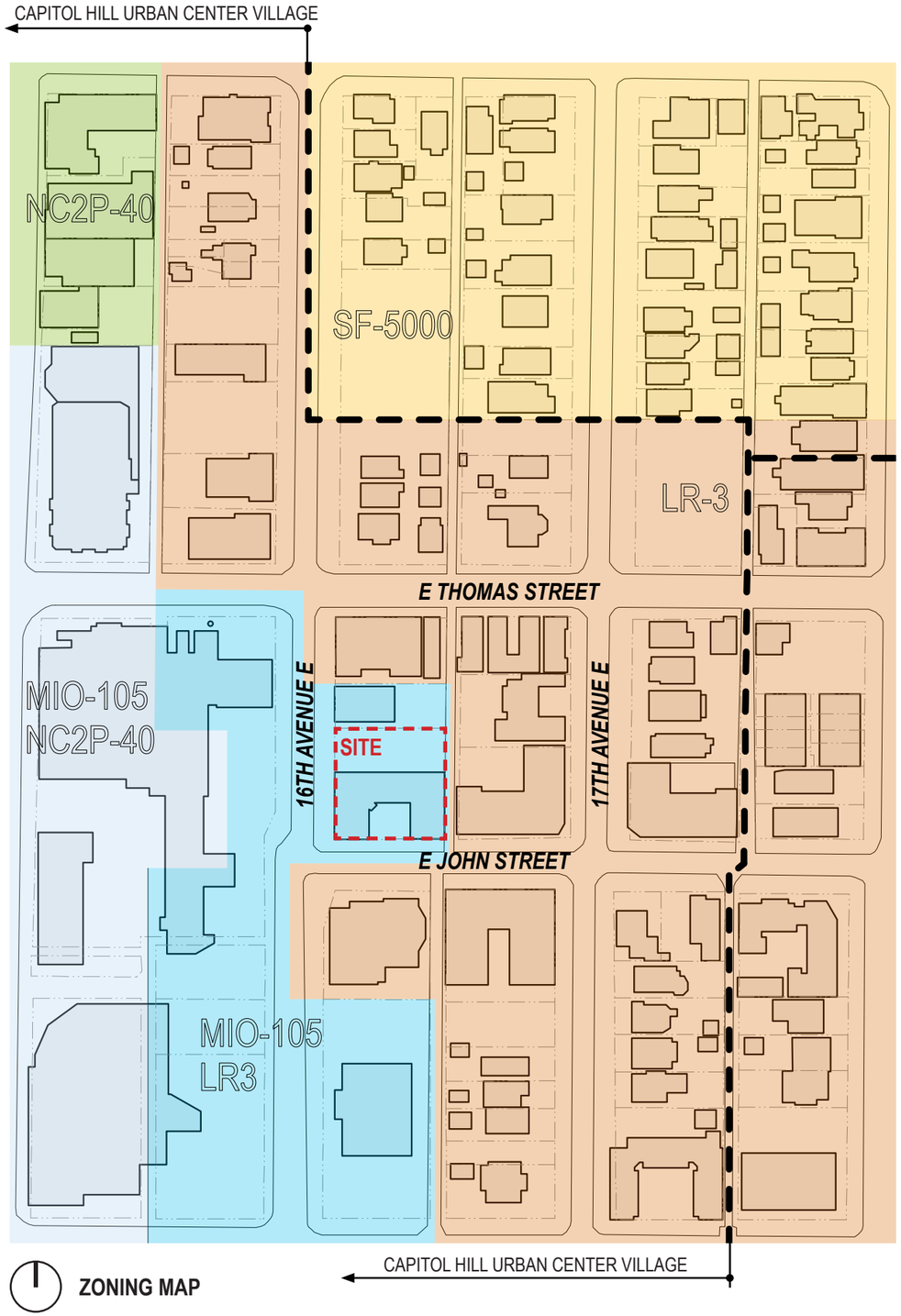
The subject property is at the corner of East John and 16th Avenue East in Seattle's Capitol Hill neighborhood. An existing building, developed as apartments by celebrated designer/builder Frederick Anhalt in 1931, occupies the southern two-thirds of the property. The site sits on a block that is dominated by multi-family residential structures, but is proximate to a mix of other building types and uses, including commercial structures along15th 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.

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 or 4-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, heavily mannered brickwork, 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.


1 Subject Property


2 Subject Property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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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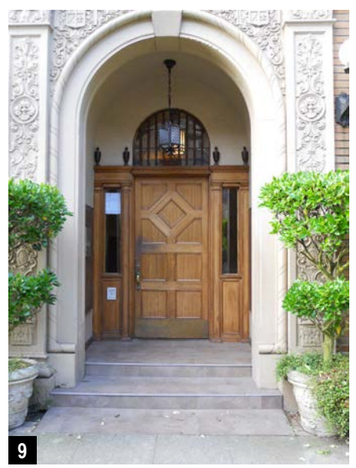
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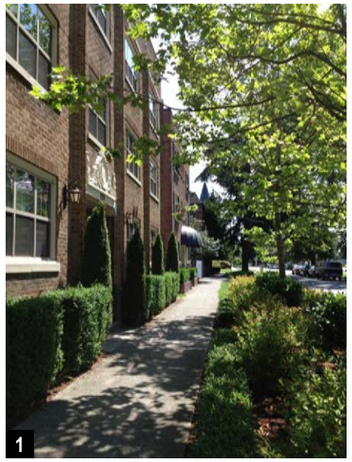
URBAN DESIGN ANALYSIS

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.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5 Subject Property


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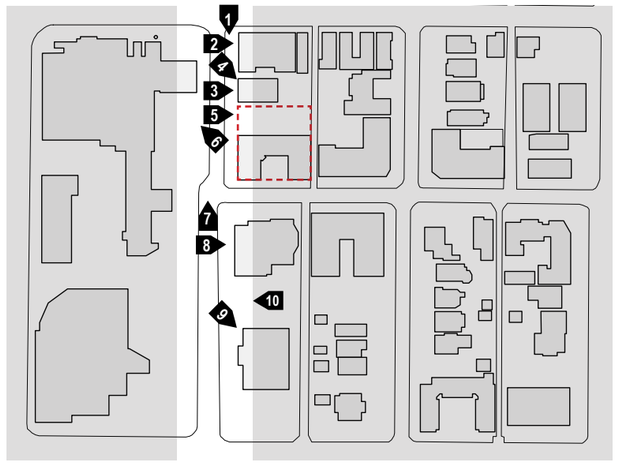

1 Well-proportioned 3-story apartment buildings create a strong street edge
2 Westland Manor Apartments
3 214 16th Avenue East
4 Entry stoop and R.O.W. planting at 214 16th Avenue East
5 Surface parking lot at the northern third of the subject property
6 Group Health, Main Building
7 Significant setback 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

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.


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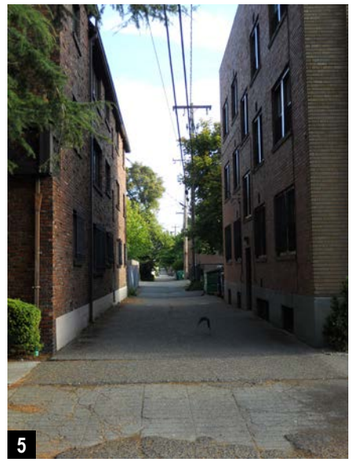
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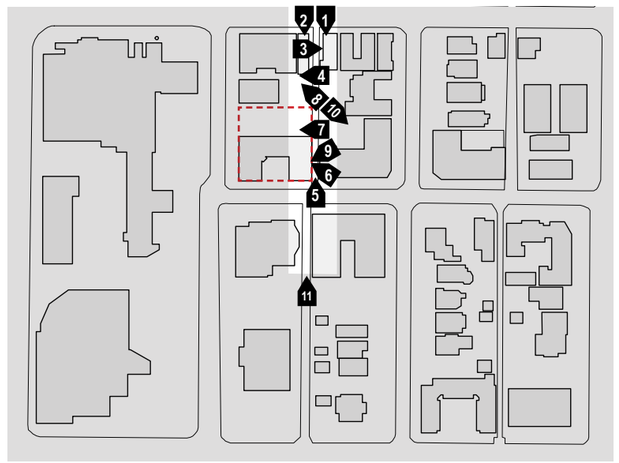
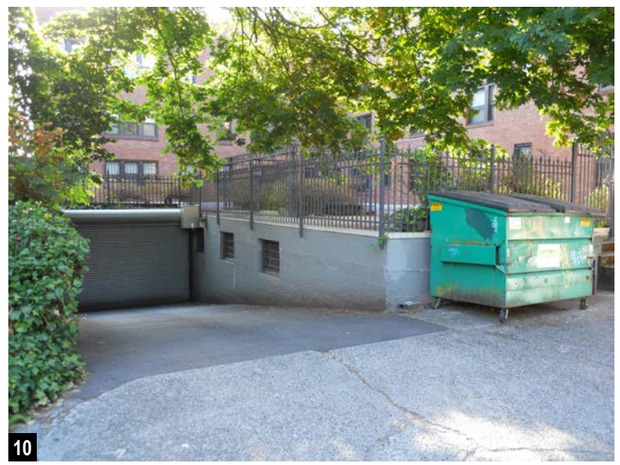



9 Subject Property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1 Entry stoops to bungalow court apartments at 1615 E Thomas
2 Garage structure behind Westland Manor Apartments
3 Alley-facing front porches at 1615 E Thomas
4 Slots between Westland Manor Apartments and 214 16th Ave E
5 Both the 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

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

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

Design Cue: Apartments with view to landscaped courtyard at Anhalt Building

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

Design Cue: Material texture and building wholeness at the Whitworth Apartments

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

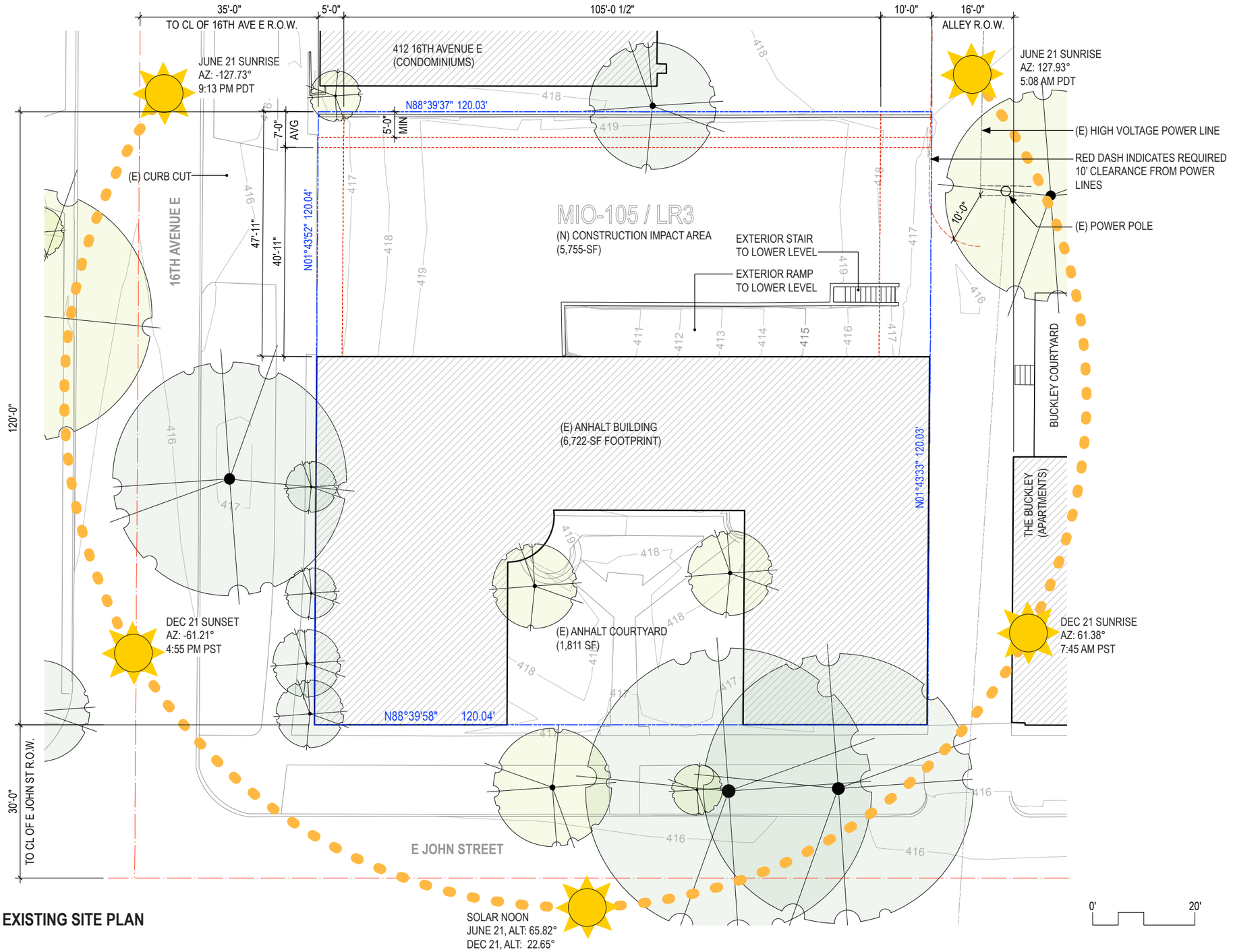
Memorandum of Agreement (MOA)
The proponent has entered into a Memorandum of Agreement (MOA) with the National Trust for Historic Preservation and the City of Seattle for participation in the Outcome-Based Energy Code demonstration program, which allows the City to evaluate energy retrofits of historic 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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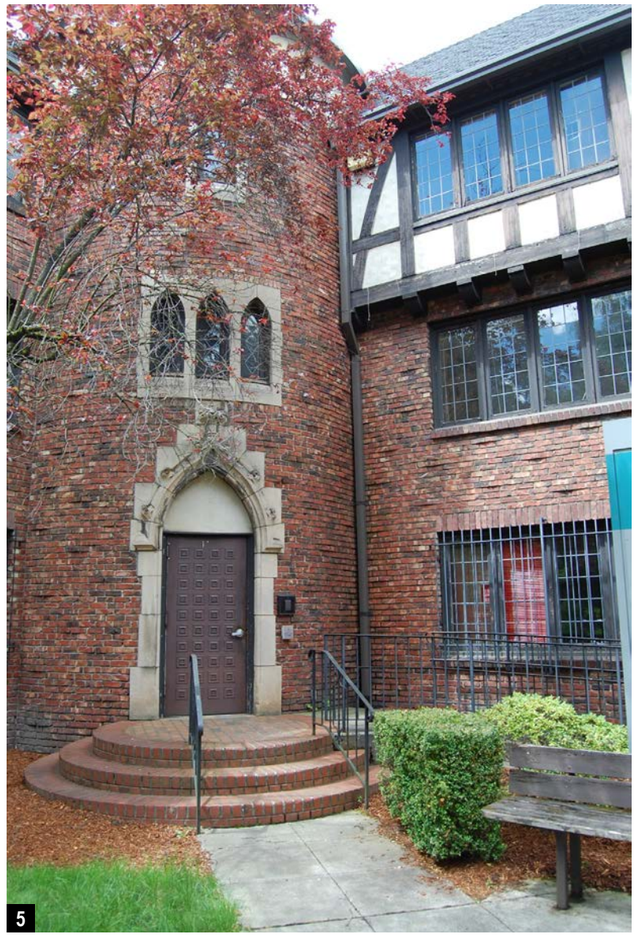
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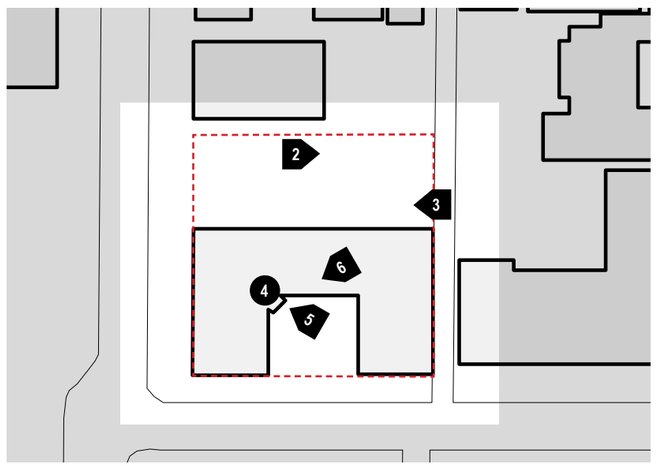

SITE ANALYSIS

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 designated 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 carves 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.


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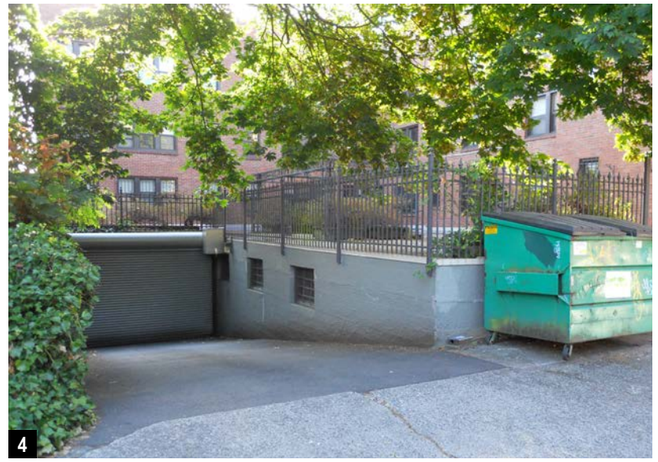
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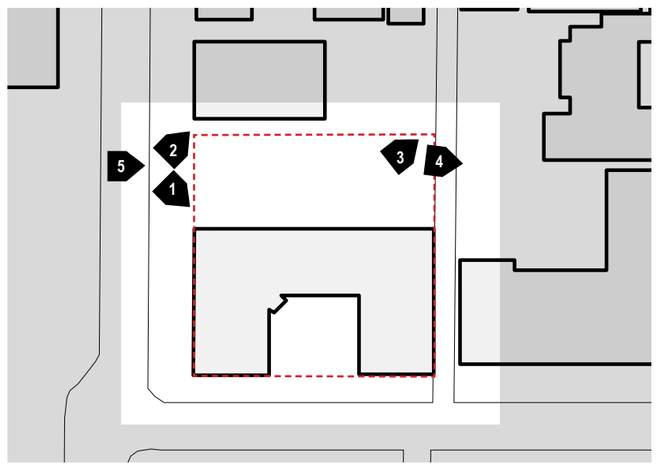


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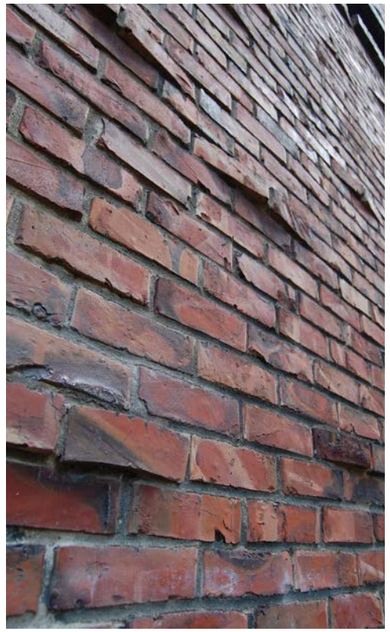
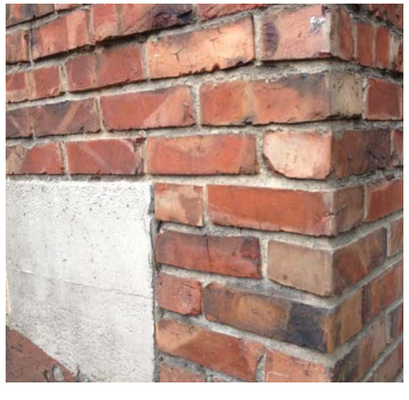
1 Anhalt Building, north elevation
2 214 16th Avenue East, south elevation
3 Looking northeast from the subject property
4 The courtyard and driveway behind the Buckley apartment building
5 The vacant northern third of the subject property, from 16th Avenue East





Differentiation of Old and New

The new building endeavors to meet the following standards for rehabilitation, as stipulated by the Secretary of Interior:

(9) "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The **new work shall be differentiated from the old** and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

(10) "New additions and adjacent or related new construction will be undertaken in such a manner that, **if removed in the future**, the essential form and integrity of the **historic property and its environment would be unimpaired**."

Pursuant to these standards and in consideration of the specificity of the site, the design integrates the following characteristics:

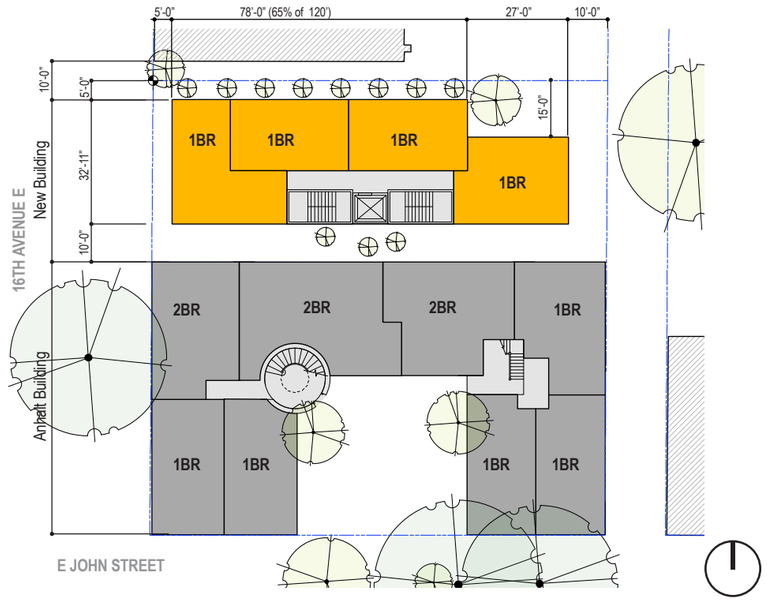
- Autonomy
- Compatibility with but Differentiation from the Anhalt Building
- Timelessness
- Wholeness + Integrity
- Orientation to both courtyard + sidewalk
- Quietness - new addition recedes relative to Anhalt

Materials

Considerations for exterior materials include:

- Relationship to Anhalt Building
- Texture + Scale + Tone
- Permanence
- Quality + Durability
- Detail and Logic of Material
- Cost / Value

EARLY DESIGN GUIDANCE MASSING ALTERNATIVES



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

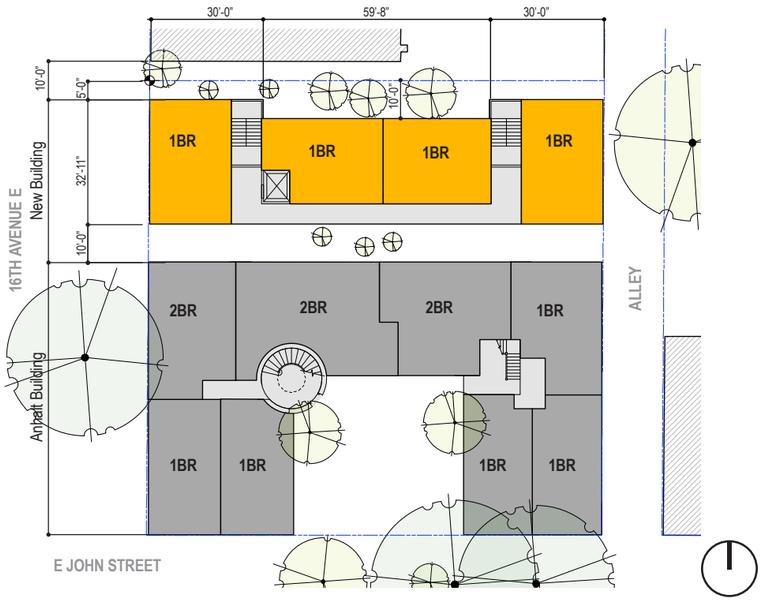
- 24 apartment units in Anhalt Building
- 15 apartment units in New Building
- 9 to 18 parking spaces below grade

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

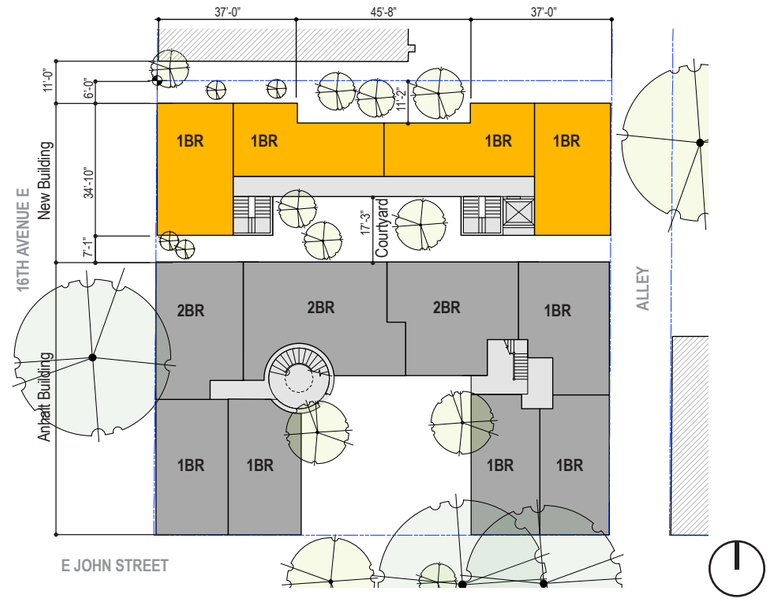
- 24 apartment units in Anhalt Building
- 15 apartment units in New Building
- 9 to 18 parking spaces below grade

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) - DRB Supported

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. During the EDG meeting, the board expressed support for this alternative.

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

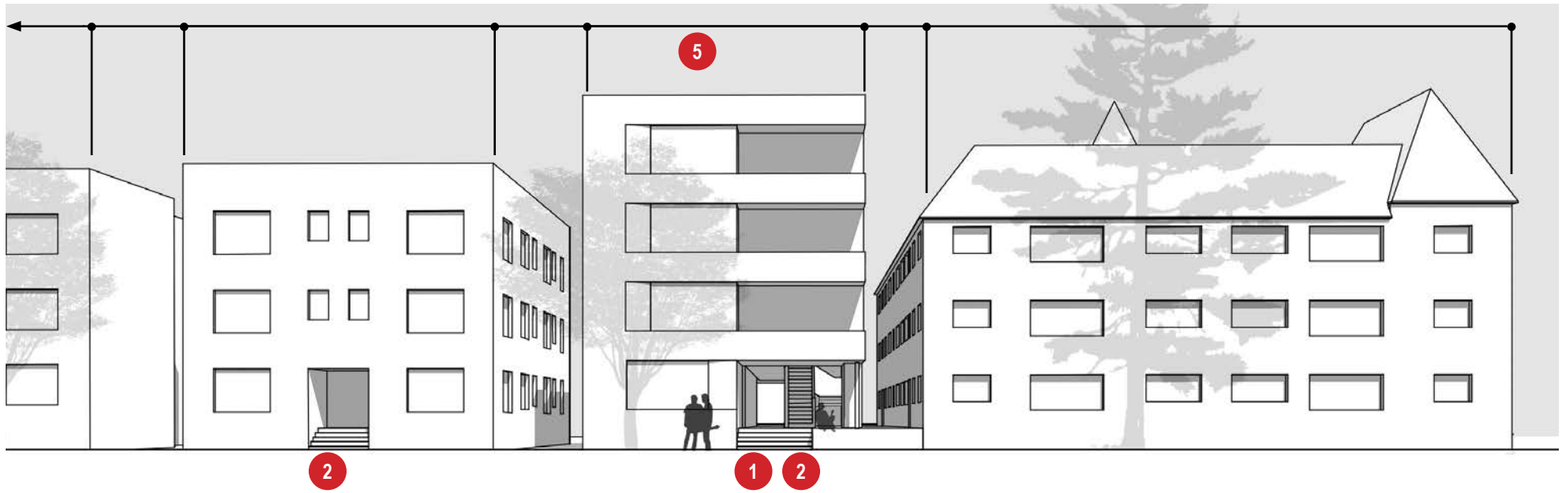
Challenges

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

CONTEXTUAL COMPATIBILITY + DESIGN OPPORTUNITIES

There is a strong precedent 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 Design Guidelines for Residential Open Space. 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. While the street elevations of the neighboring buildings to the north are bilaterally symmetrical, the proposed scheme is asymmetrical, referencing the picturesque qualities of the Anhalt design.



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

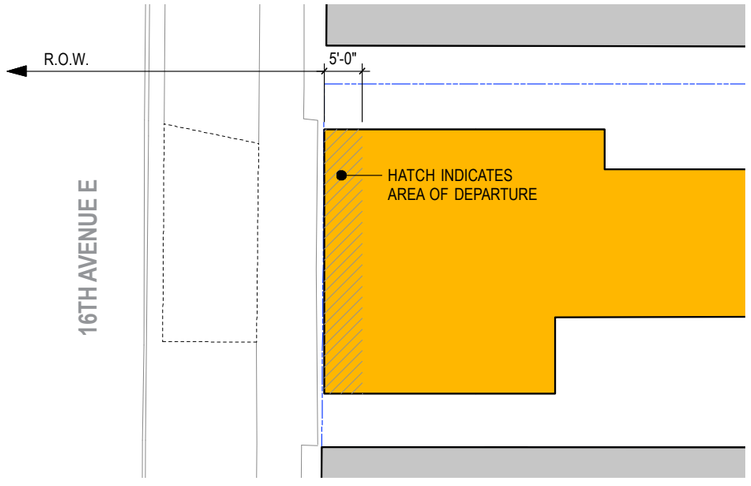
DEPARTURE REQUESTS

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. R.O.W. planting will extend landscape features of the adjacent buildings to further reinforce the continuity of the pedestrian environment per Design Guideline E-2.

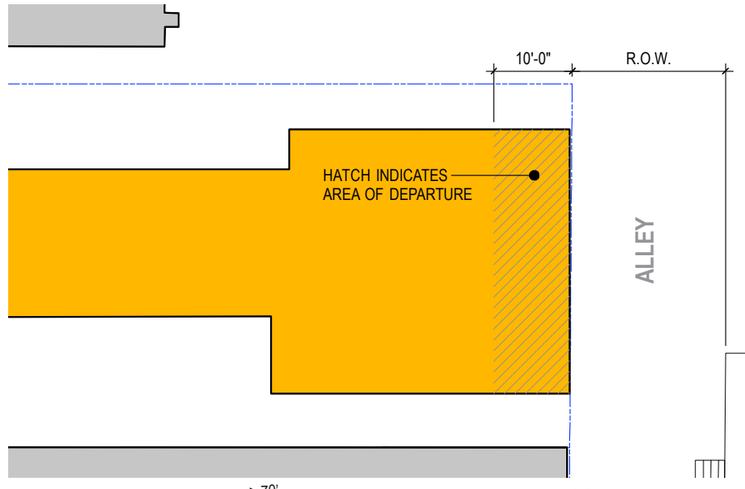


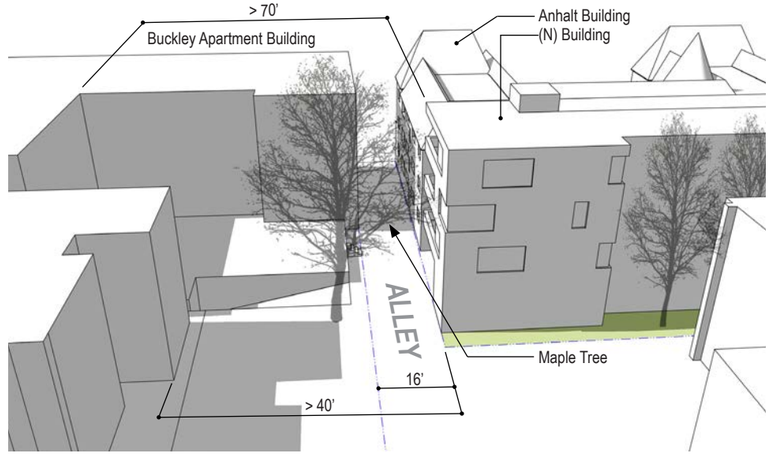
Departure Request #2: 23.45.518 Rear Setback

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.



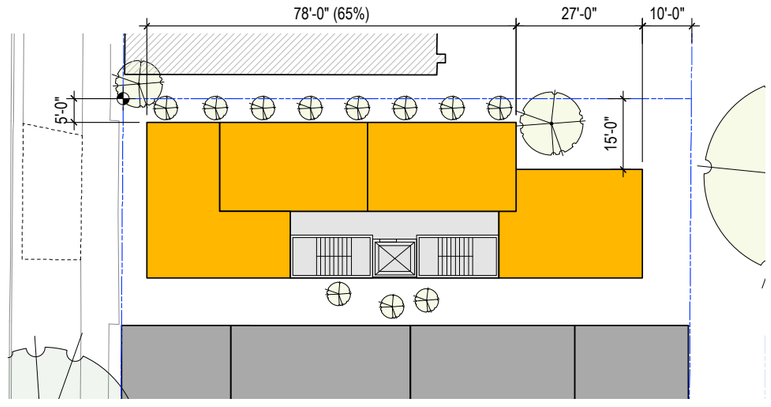


Departure Request #3: 23.45.527 B1 maximum façade length in Low-rise zones

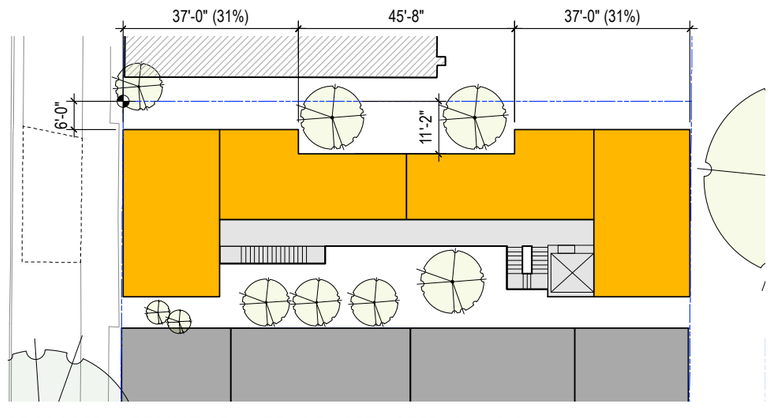
Standard:
The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street lot line shall not exceed 65 percent of the length of that lot line.

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.

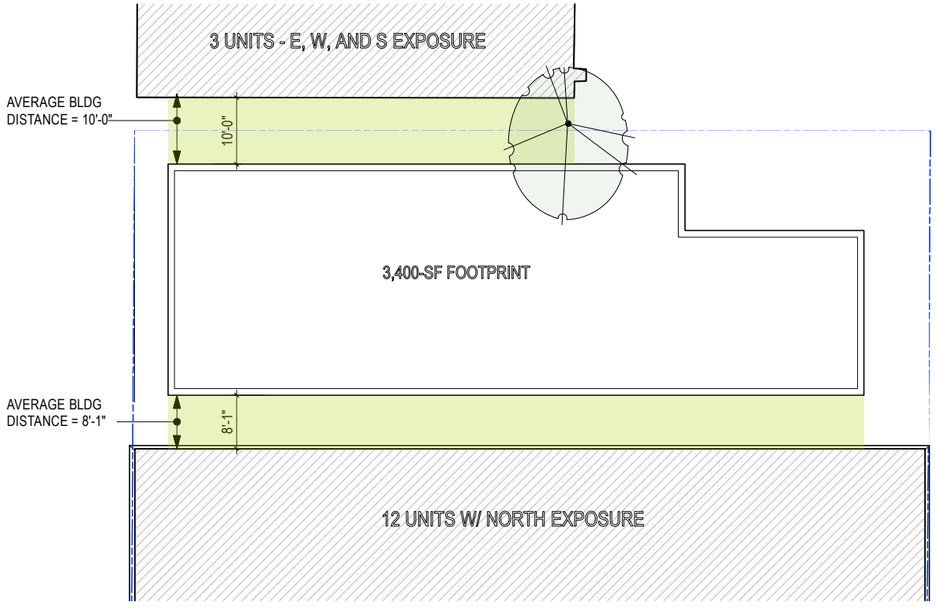
Rationale:
A strict application of Section 23.45.527 B1 results in an average setback of 7'-7" from the north property line (see code-compliant scenario diagram below), which may or may not be located to benefit the north neighbors. By expanding the length of greater setback, a reduced minimum distance (11'-2" 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.



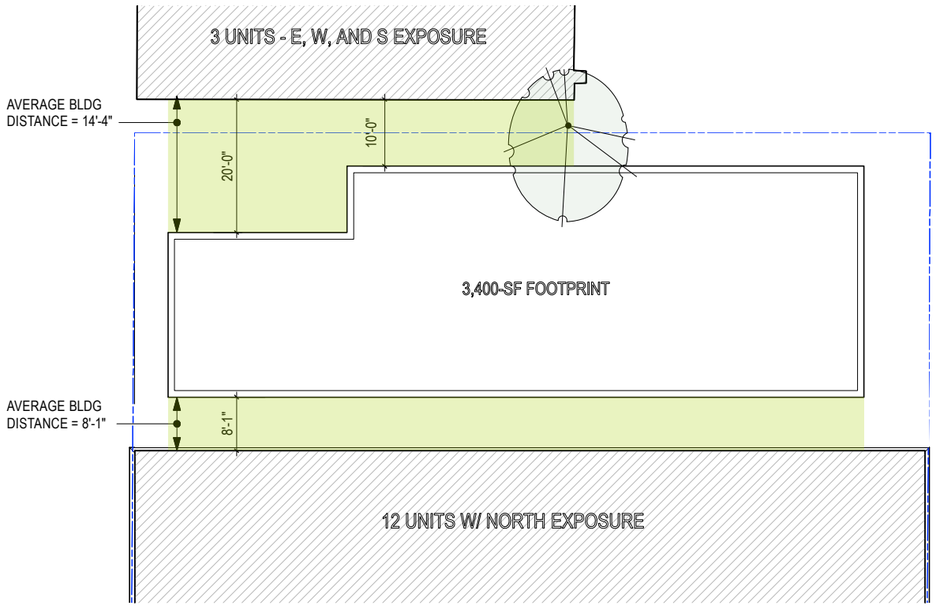
COMPLIANT ALTERNATIVE: AVERAGE NORTH SETBACK = 7'-7"



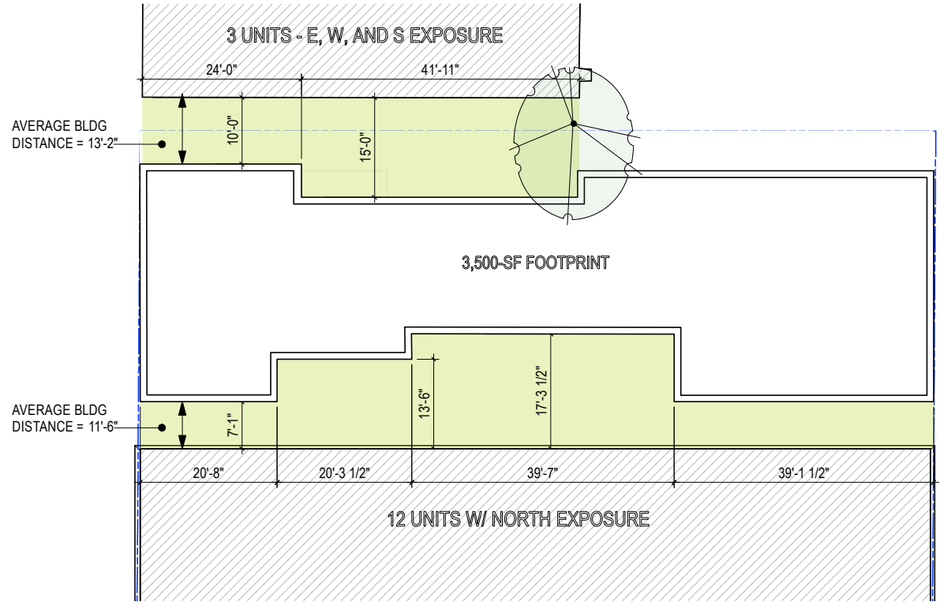
PROPOSED ALTERNATIVE: AVERAGE NORTH SETBACK = 8'-0""



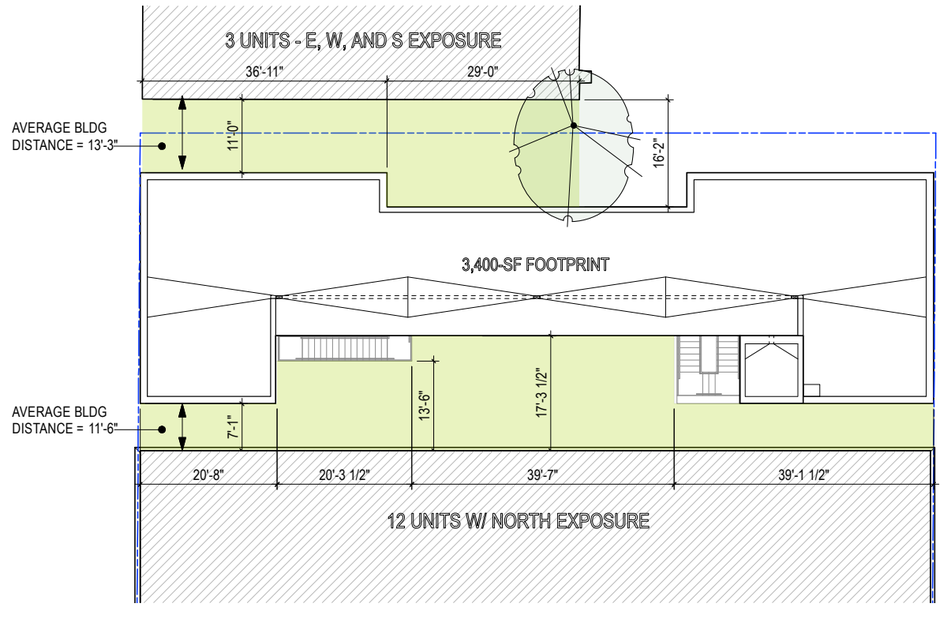
(A): EAST COURT ALTERNATIVE (CODE-COMPLIANT)



(B): WEST COURT ALTERNATIVE (CODE-COMPLIANT)



C: MODIFIED NORTH COURT ALTERNATIVE



D: PREFERRED ALTERNATIVE

DEPARTURE REQUESTS

Departure Request #3: Further Analysis

At the Early Design Guidance meeting, the Board indicated support for Departure Request #3, provided that the side setback and north courtyard were arranged to maximize light and air to the adjacent residential units. The design team has since studied several alternate massing strategies to confirm the most appropriate configuration.

The code-compliant versions (A) and (B) offer the least relief from the two neighboring buildings, providing 10' average distance to the north neighbor, and 8'-1" average distance to the Landmarked Anhalt Building to the south. In configuration (A), the courtyard is located at the east end of the site where it offers little benefit to the north neighbor. In version (B), the courtyard is shifted to the west. While this provides additional breathing room to the 3 condominium units north of the site, it provides little relief to the 12 north-facing units in the Landmarked Anhalt Building. Furthermore, locating the court at the west end diminishes the ability of the new addition to continue the strong street wall along 16th Avenue.

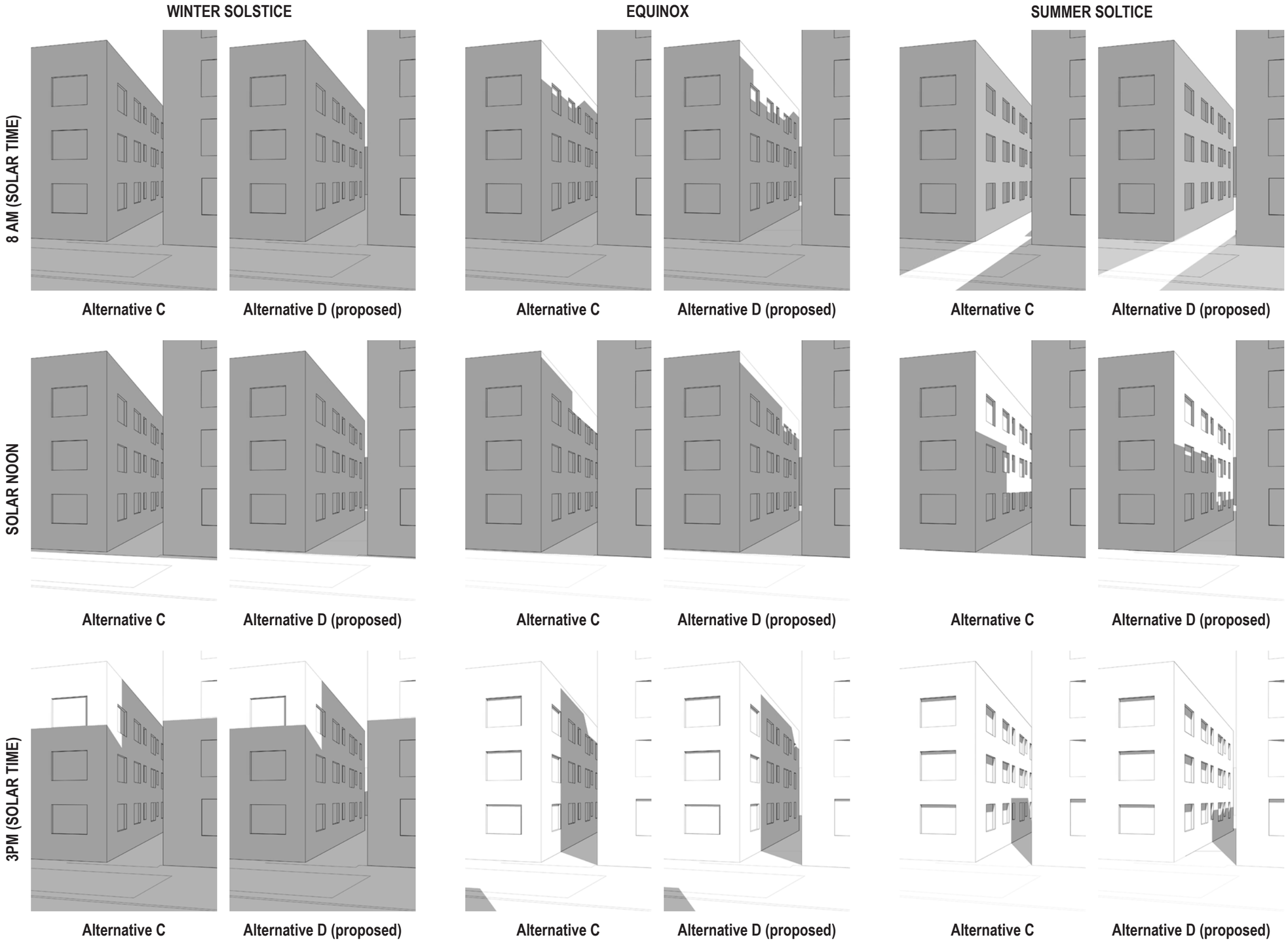
Alternatives (C) and (D) position the north court in the middle portion of the site, which provides benefit to the north condominium without diminishing the strong street wall. Scenario (C) biases the court to the west, however shadow studies (see following page) show that there is no additional benefit over the preferred massing (D). In fact, the preferred scheme provides slightly more access to sunlight on the equinoxes, and allows mid-day sun to extend further down on the neighboring building in the summer. The awkward configuration of (C) does not optimize unit layout, resulting in a less efficient and therefore bulkier building. Scenario (D) balances the competing interests: the plan is efficient, the street wall is well defined, and the 3 units to the north, as well as the 12 units to the south are afforded adequate light and air. Scenario (D) also provides average setbacks greater than the code-compliant version (A), offering 13'-3" to the north neighbor, and 11'-6" to the Landmarked Anhalt Building.

Refer to page 23 for further discussion of the open space between buildings.

DEPARTURE REQUESTS

Departure Request #3: Further Analysis

The shadow studies to the right compare the proposed building configuration (Alternative D) to an alternate configuration (Alternative C). The view is taken at the northwest corner of the site and shows the condominium building at 214 16th Avenue to the left and the proposed new building to the right. The studies reveal a modest benefit to the proposed alternative: during the equinox and summer months, sunlight extends further down the south wall of the north condominium building.



EDG #1: Context: (Design Guidelines A-2, B-1, C-1)

a. The design concept should be contemporary and contextual. The primary context is the entire east side of 16th Ave E for this block.

b. The context should relate to the street pattern for this side of 16th Ave E, not just the Anhalt building.

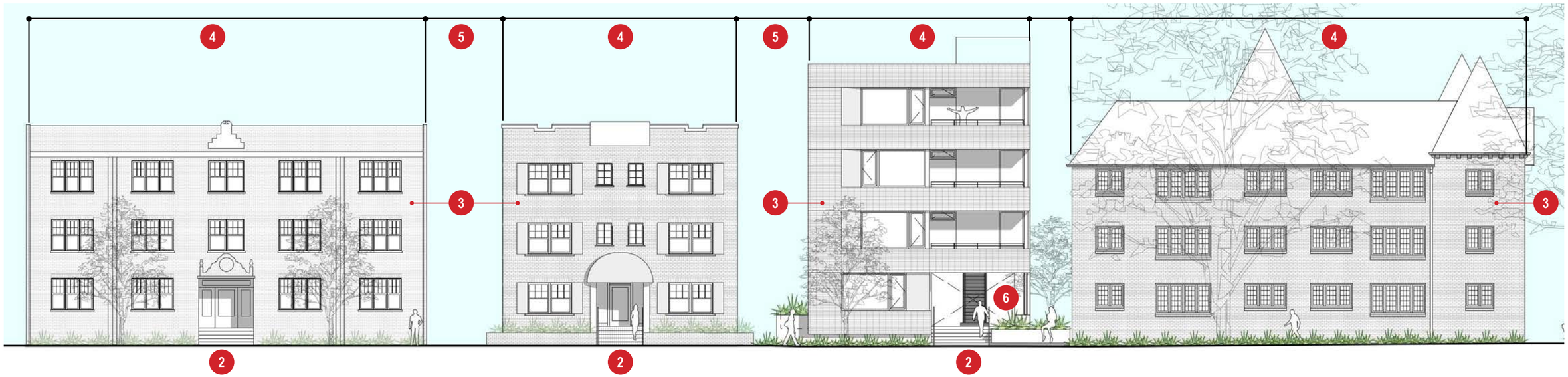
c. The proposed design should clearly express design cues from the 16th Ave E context.

DESIGN RESPONSE:

The proposed addition is decidedly modern but fits into the context by following specific design cues and massing patterns established by the neighboring buildings along 16th Avenue. Like its neighbors, the new building extends to the west property line maintaining the strong street wall. The first floor is elevated approximately 30" above the adjacent sidewalk, which affords privacy to living spaces, a strategy common among the more traditional apartment buildings in the neighborhood, including all of the buildings on the subject block. The primary proposed cladding material is brick, which is consistent with the neighboring buildings. The street façade of the proposed building presents a cohesive expression from top to bottom with a singular variation at the first floor entry portal. This sense of building "wholeness" is consistent with the neighboring structures. The covered entry porch and stoop directly reference the entries of the northern neighbors. The space between the new building and the building immediately to the north is roughly the same as the space between that building and its north neighbor. Right-of-way planting along the building-side of the sidewalk continues the landscape strip of the neighboring buildings.

The proposed addition is also responsive to the historic Anhalt Building, which occupies the southern two-thirds of the subject property and is a critical aspect of the project context. Pursuant to the standards of the Secretary of Interiors, the new building is complementary but differentiated from the existing structure. The new design is inspired by the attitude with which developer Fred Anhalt approached apartment building design, emphasizing the livability of the dwelling units and creating inviting communal spaces such as the new courtyard situated between the two buildings. The Landmarks Architectural Review Committee reviewed the massing for the proposed addition at a November 2 briefing, during which they expressed general comfort with the differentiation of the new structure as an autonomous, 4-story, modern infill building. The ARC felt that the proposed height and scale were appropriate, and identified the inclusion of a courtyard and entry stoops as positive aspects of the project.

1 Well-Defined Street Wall
2 Covered Entry Porch with Stoop Elevated First Floor
3 Brick Cladding
4 Building Wholeness
5 Similar Building Spacing
6 Visually Accessible Courtyard



RESPONSE TO EARLY DESIGN GUIDANCE

EDG #2: Design Concept and Scale: (Design Guidelines A-5, A-7, B-1, C-1, C-2, C-3, C-4, D-8, D-12)

a. The Board supports the applicant's stated design goals of "compatible, not mimicking historic structures, wholeness, receding." The proposed design should achieve these goals.

b. The pattern of balconies and long staggered windows shown on the front façade at EDG is not in keeping with the street's context. The design needs to respond to the smaller scale of 16th Ave E punched windows.

c. The design should reference nearby datum lines and proportions. The Board's guidance recommended a 'quiet' building that relates to the rhythm of the streetscape.

d. The Board noted it will be important to visually ground the building to respond to the 16th Ave E context, using masonry or other visually weighty, durable material.

e. The Board noted that while the proposed height is taller because the zoning code changed, the visual height should be knitted into the fabric of the predominant 3- story context.

i. This could be achieved by stepping back the fourth floor and providing a strongly defined cornice line between the third and fourth floors.

ii. There may be other ways to address this transition, while still maintaining the 'wholeness' of the building and relating the design to the horizontal line of adjacent building heights.

DESIGN RESPONSE:

The new addition is compatible, but differentiated from its neighbors, as required by the Secretary of Interior. The scale and proportions have been carefully calibrated to reflect surrounding massing patterns. Though taller than the north pair of neighbors, the façade of the new addition is the narrowest building on the block and the overall "face area" is just below the average for the block. Spacing between the new building and its north neighbor is consistent with typical spacing between traditional apartment buildings in this neighborhood. Datum lines, such as window sills and floor lines are roughly aligned with those of neighboring structures. A consistent cladding and fenestration strategy employed from top to bottom yields a unified front elevation that is similar in spirit to the more traditional neighboring buildings, though more modern in expression.

Although balconies are not featured on the pair of neighboring apartment buildings to the north, there are precedents of balconies in the neighborhood, including the Anhalt Building. The inclusion of balconies in the new building are in the spirit of Anhalt's belief that urban apartment living can be enhanced by incorporating elements more typically associated with single family homes, such as private outdoor space. In addition to enhancing the living spaces in the building, this feature improves sidewalk vitality and safety by providing added human activity and eyes on the street. Because the balconies are carved out of the building mass (as opposed to attached to the face), they do not compromise the integrity of the strong street wall. The façade subtractions lighten the apparent bulk of the mass and enhance the visibility of the historic Anhalt building from 16th Avenue. The guardrails are a continuation of the brick cladding, which means that deck furniture will not be visible from the sidewalk.

The window composition along the 16th Avenue elevation is expressive of the interior spaces, which is consistent with Design Guideline C-2, which states, "Buildings should exhibit form and features identifying the functions within the building." Corner windows orient views to the south and expand the sense of interior space. Smaller, punched windows would limit access to daylight and be less expressive of the spatial organization of the building. By breaking up the length of the proposed windows with smaller operable sashes, the integrity of the architectural concept is preserved and the granular scale of neighboring fenestration patterns is referenced.

Pursuant to item 2.e.i., the design team considered stepping back the top floor to pick up on the parapet line of the north neighbors, but found that this move diminished the cohesiveness of the front elevation. Because none of the neighboring structures step back at the top level, the resulting "penthouse" feature was incongruous with the context. The proposed design favors the logic of item 2.e.ii, picking up on the horizontal datum lines of the window sills and parapets of the neighboring buildings. The same cladding material and elevation composition strategy are employed from top to bottom, achieving a quality of building wholeness that is consistent with the other buildings on the block, and solidly grounds the four story building.

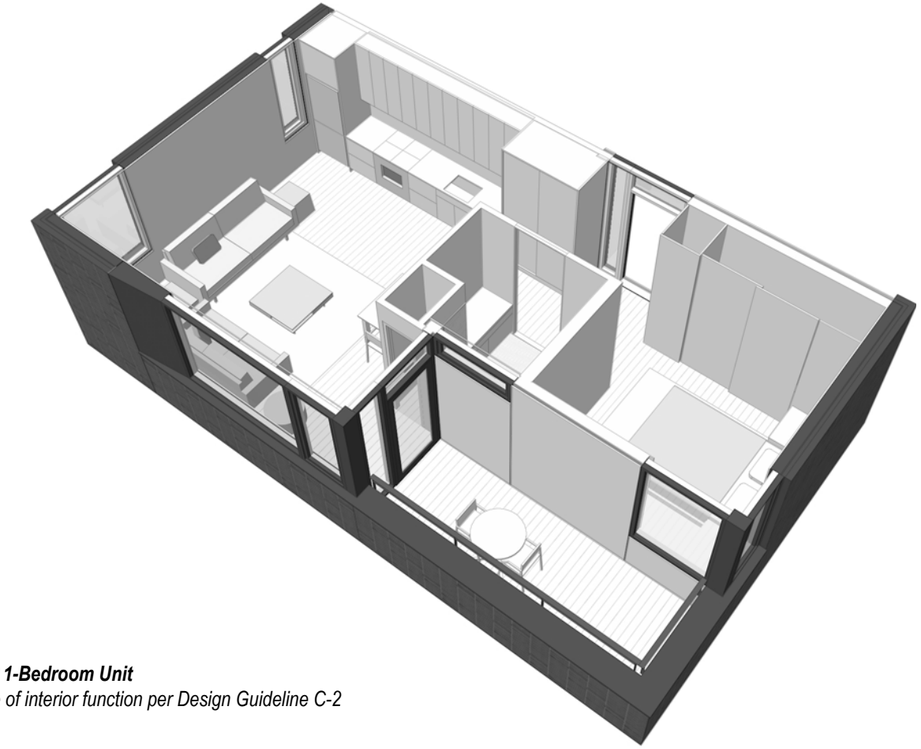
The design team explored numerous permutations of the building massing (see images on facing page) in pursuit of a building elevation that is graceful and calm, a quiet and contemporary companion to its historic neighbor. Though taller than the pair of apartment buildings to the north, the height of the new addition is relatively unremarkable in a context that has a varied roof scape: Group Health's 5+ story facility, the 4 ½ story Whitworth Apartment, and the crenulated tower of the former Church at the corner of John and 16th are all substantially taller than the proposed new building. Even the ridges of the Anhalt Building's steeply sloped roof are higher than the proposed addition's parapets. The height differences are further mitigated by several mature street trees along 16th Avenue and John Street that top out well over 50'.

EDG #3: Landscaping: (Design Guidelines A-2, E-1, E-2)

a. The street level design should respond to the landscaping context of 16th Ave E, with landscaping and alignment that continues the pattern of 16th Ave E.

DESIGN RESPONSE:

The proposed landscape design includes planting on either side of the 16th Avenue E sidewalk, continuing the planting that occurs north and south of the new addition. A street tree is proposed in the new planting area that will replace an existing curb cut just west of the proposed new structure.



Typical Upper Level 1-Bedroom Unit
Exterior is expressive of interior function per Design Guideline C-2


Roof Line of Group Health Building across the street
63'-8"
11'-10"
38'-7"
11'-0"
35'-3"
6'-9"
72'-0"
2'-3"
3'-3"
2'-8"
2'-8"
2'-3"
3'-9"
6'-0"
4'-4"
5'-0"
4'-6"
5'-6"
4'-1"
5'-0"
9'-0"
7'-6"
9'-6"

DESIGN GUIDELINES

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 design proposal 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. Like the neighboring buildings, the primarily exterior cladding material will be brick.

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 design proposal 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. Refer to pages 15 and 23 for further discussion.

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 proposed addition is configured as to create a courtyard between the new and existing buildings on the site. The courtyard will include substantial landscaping and seating areas. Exterior circulation balconies will activate the courtyard. Strong Visual access will be provided from the entry stoop to the courtyard. The design proposal will redesign the landscaping in the existing courtyard of the Anhalt Building to provide better access and more usable space. To the north of the addition, open space will be maximized to maintain breathing room between buildings.

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. Refer to response to EDG #2 on page 18 for further discussion.

A-7: Substantial courtyard-style open space that is visually accessible to the public view.

C-4: Exterior materials that are consistent with the existing neighborhood character.

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 design proposal takes cues from the neighboring structures by maintaining a strong street wall, elevating the first floor, articulating an entry stoop, and employing brick as the primary cladding material. The new building will complement rather than mimic the existing structure, allowing the distinct character of the Anhalt Building to remain intact.

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:
The proposed addition has a clear logic that governs the massing, elevations and detailing. The building exterior is expressive of the spaces within. The primary cladding system takes the form of a brick wrapper that erodes away at living room windows, balconies and the interior courtyards. The secondary material, stucco, is revealed where the brick cladding is carved away. The use of brick as the primary exterior material is consistent with the other three structures on this block of 16th Avenue, as well as the majority of multi-story apartment buildings in the immediate vicinity.

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 design proposal features an expansive covered entry porch and articulated stoop. Balconies at the upper level provide a scaling element to the street elevation.

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. The new addition will be primarily clad in brick. Refer to page 24 for further discussion on exterior building materials.

D-8: Existing balcony at the Anhalt Building animates the alley entrance.

D-8 Treatment of Alleys
The design of alley entrances should enhance the pedestrian street front.

RESPONSE:
The entrance to the alley is not being altered, but the existing balcony on the Anhalt building will be maintained, providing human activity and interest.

D-12 Residential Entries and Transitions
For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and the private entry

RESPONSE:
The expanded entry porch and stoop provides a covered 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. Visual access is provided through the entry porch to the courtyard beyond. A metal gate with horizontal rails balances the competing desires for screening and transparency and provides a security for the residents. A planter with a seat wall is provided along the sidewalk to the south of the entry steps.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites
Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

RESPONSE:
The design proposal includes planting on either side of the 16th Avenue sidewalk, continuing the planting that occurs north and south of the new addition. A street tree is proposed in the new planting area that will replace an existing curb cut just west of the proposed new structure.

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 design proposal 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. Refer to pages 41 through 43 for landscape drawings and planting palette.

A-7 + D12: Covered entry porch with security for residents and a visually interesting street front for pedestrians. Courtyard beyond is visually accessible to the public view.

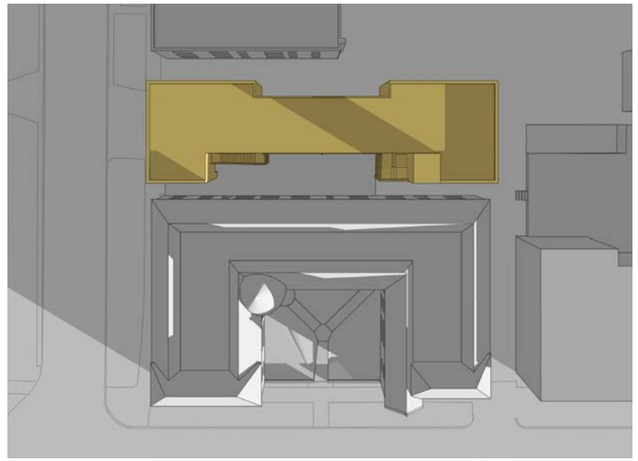
SHADOW STUDIES

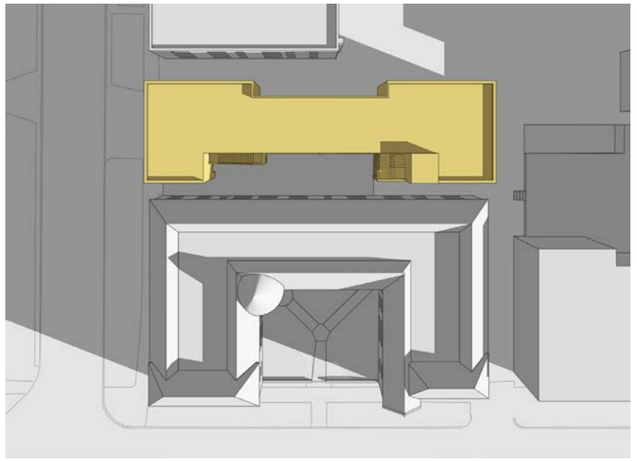
WINTER SOLSTICE

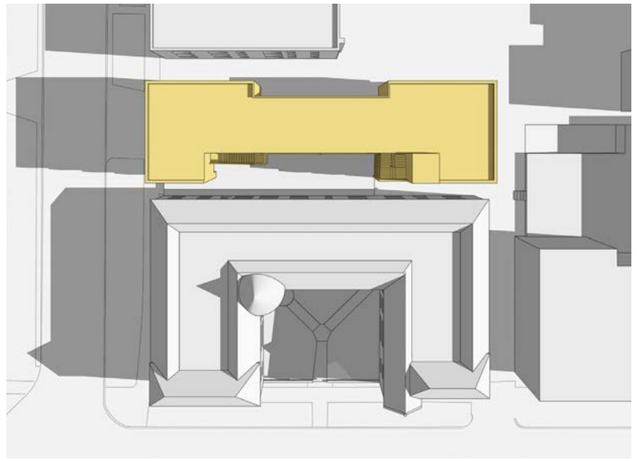
EQUINOX

SUMMER SOLTICE

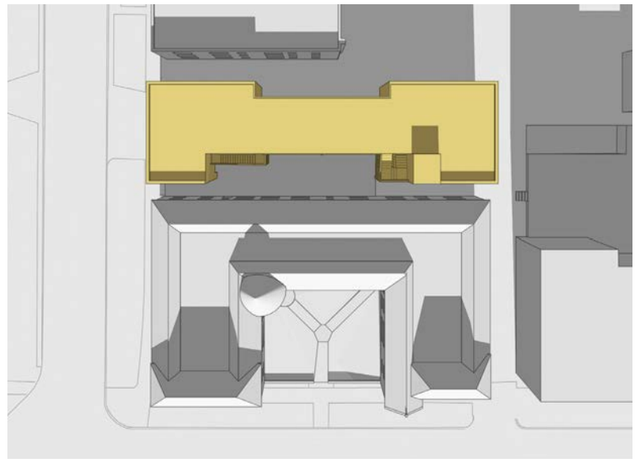
8 AM (SOLAR TIME)

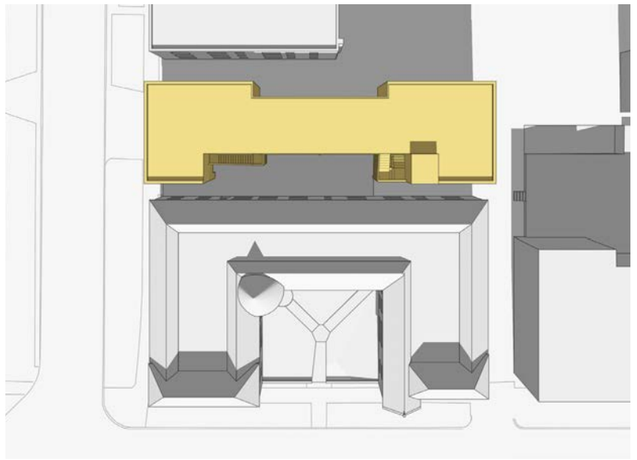


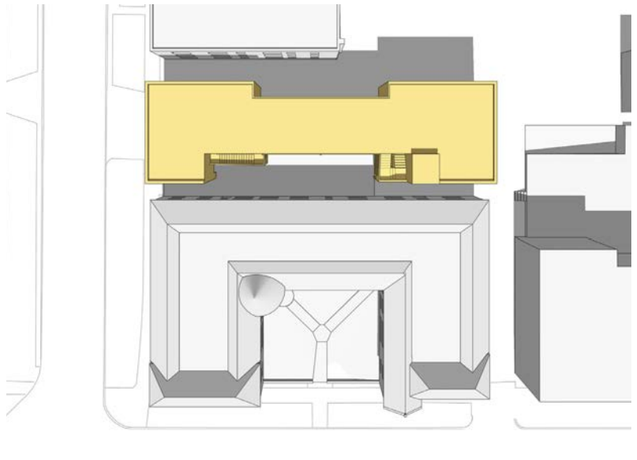




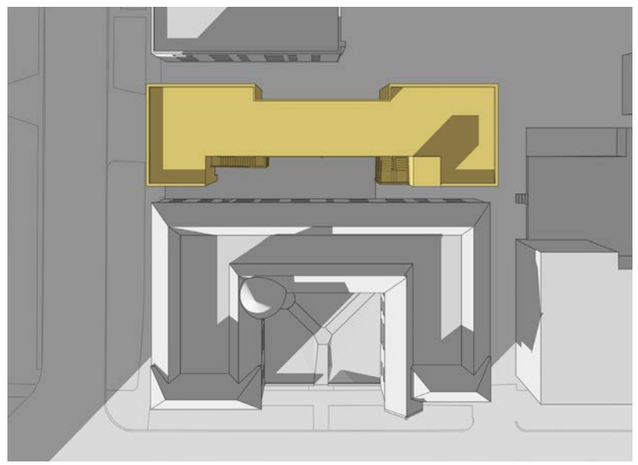
SOLAR NOON

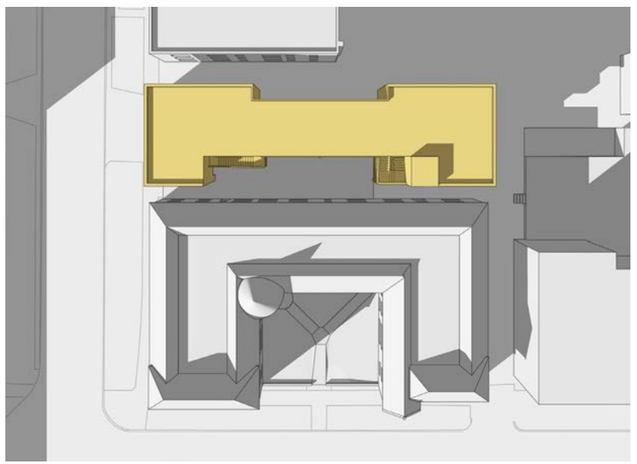


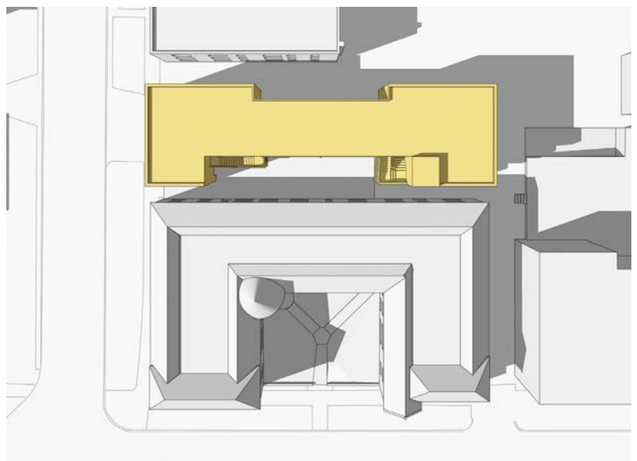


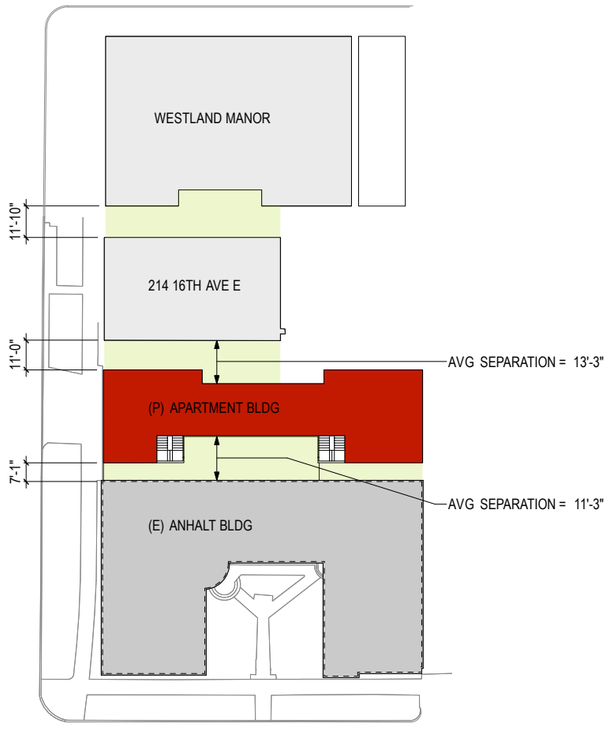


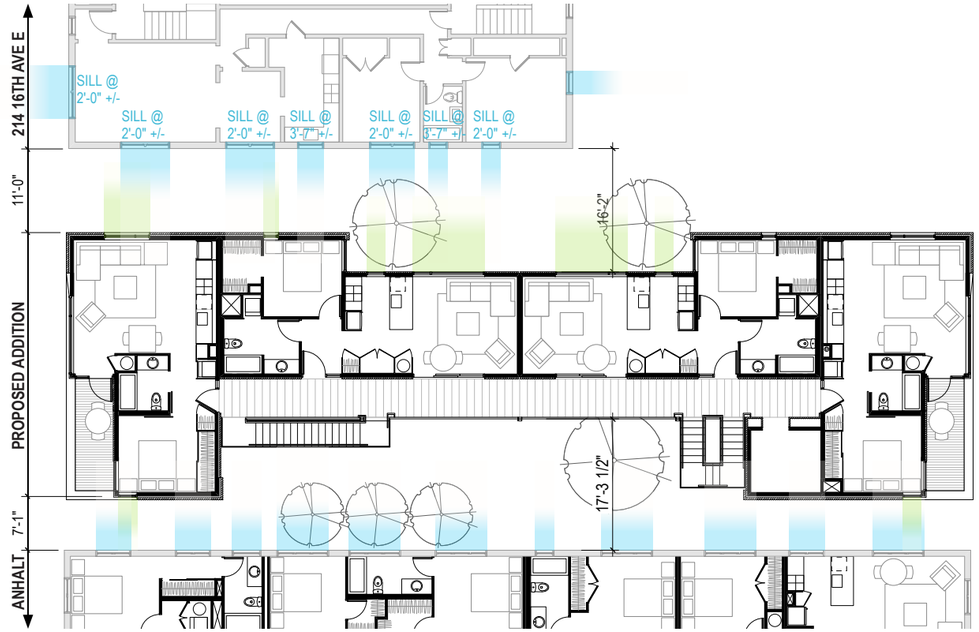
3PM (SOLAR TIME)



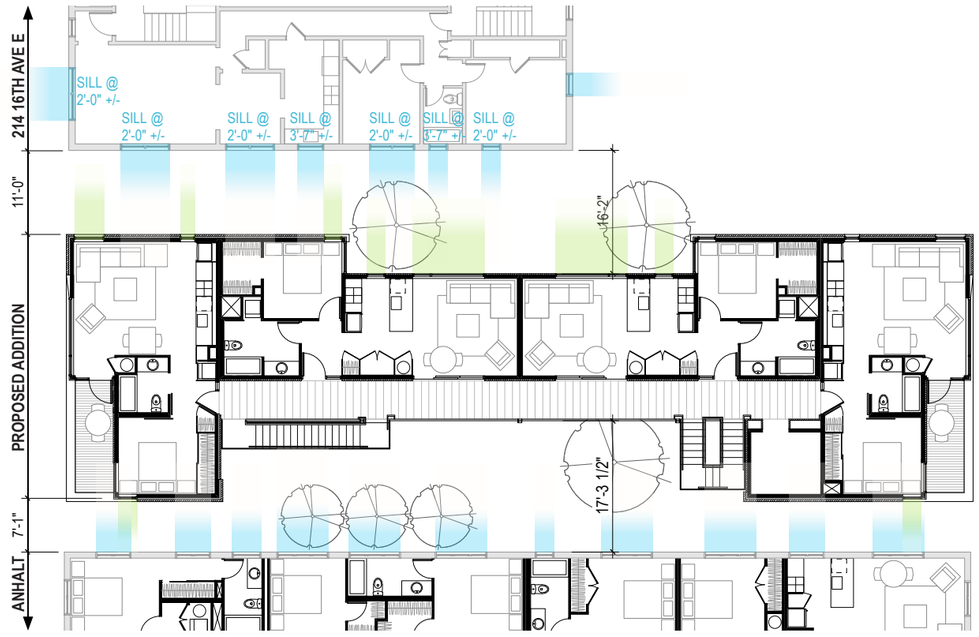








RELATIONSHIP BETWEEN NEIGHBORING BUILDINGS: THIRD FLOOR (FIRST IS SIMILAR)



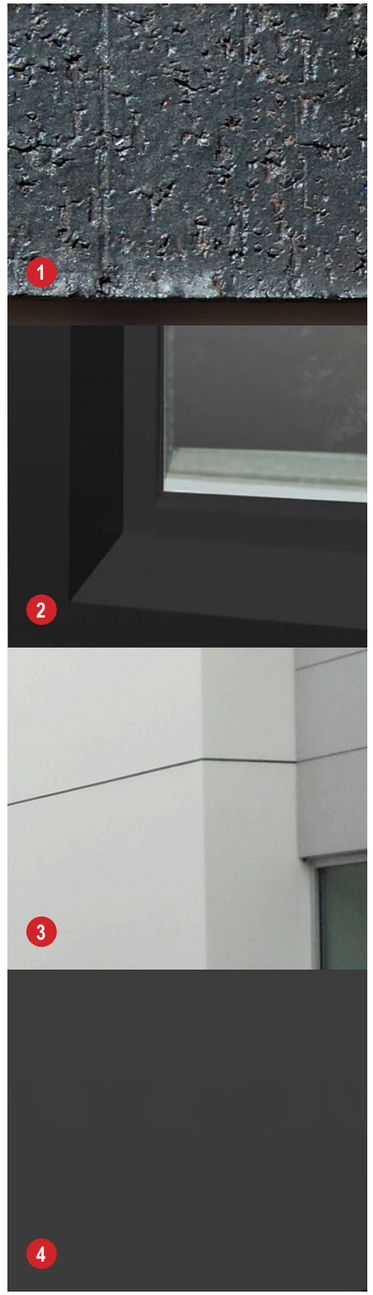
RELATIONSHIP BETWEEN NEIGHBORING BUILDINGS: SECOND FLOOR (FOURTH IS SIMILAR)

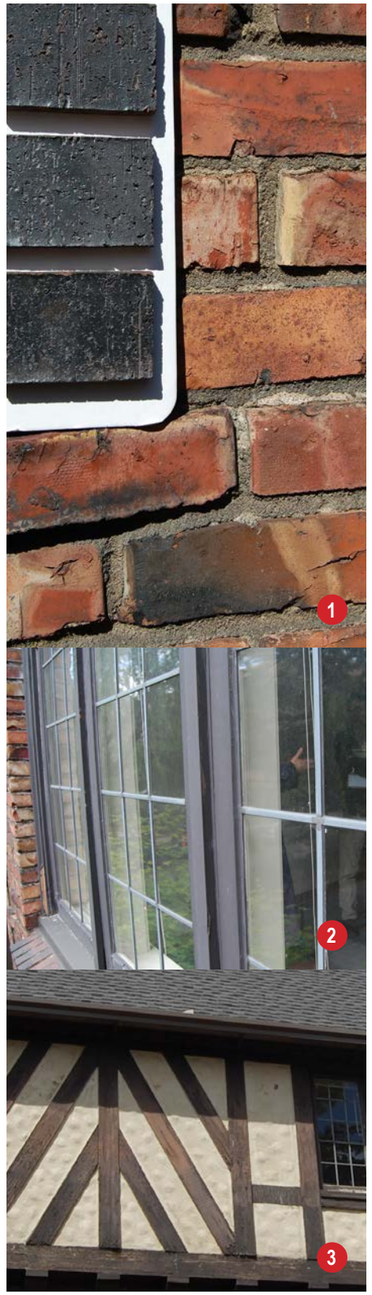
SPACE BETWEEN BUILDINGS

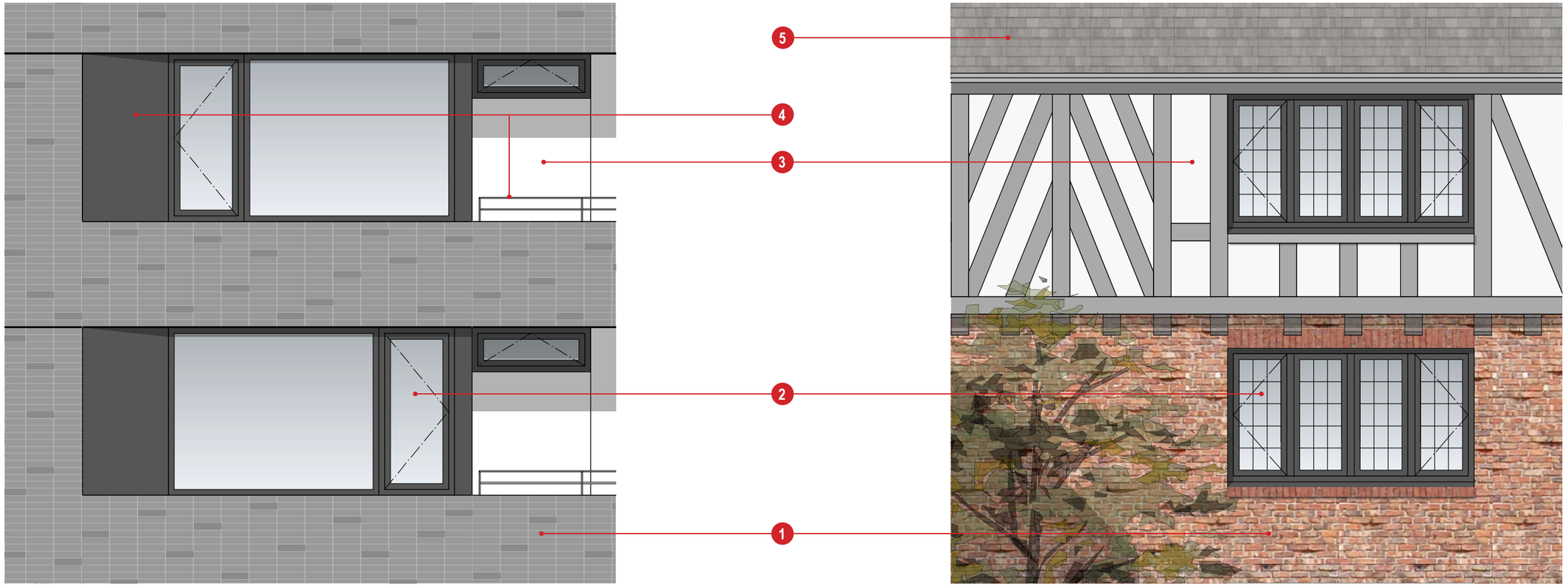
Along 16th Avenue, the space between the proposed new building and the building immediately to the north is roughly the same as the space between that building and its north neighbor. In the middle portion of the site, the proposed floor plate becomes "thin-waisted" in order to maximize light and air to the Anhalt building and to 214 16th Avenue, the condominium building just north of the site. The residential units in all three buildings benefit from having access to light and air on at least two sides. In the case of 214 16th Avenue, the three south-facing units extend the entire length of the building with exposure to light and air from the east, west and south. The diagrams to the right show that the pair of bedrooms in the east end of the north condominium building are given ample access to light and air though the positioning of the proposed north courtyard, which providing 16'-2" of distance between the buildings. The living spaces maintain their primary orientation westward, with careful arrangement of the proposed windows to typically offset openings between the buildings at the 11'-0" distance, as shown. Residence of 214 16th Avenue have suggested that the design team consider shifting the courtyard 3' to 5' further westward, doing so would only impact the smaller kitchen windows, which have a high window sill as noted on the diagrams. The proposed arrangement affords a significantly more efficient floor plan in the new building and creates a relatively typical urban condition; comparable to the relationship the building has had with its northern neighbor for decades.

DESIGN APPROACH: MATERIALS

In determining the exterior building materials for the proposed addition, the design team focused on a number of considerations. First of all, the material palette needed to be sufficiently differentiated from but complementary to the historic Anhalt structure. In addition, the ability to reinforce the character and quality of the neighboring building materiality was a priority. After studying a number of appropriate primary cladding materials, including Rheinzink and slate shingles, the team identified brick as the preferred option due to its strong contextual connection, as well as its ability to convey texture, scale, tone, and a sense of permanence. A charcoal color was selected because it allows the new building to recede relative to the Anhalt Building, while still picking up the dark tones in the variegated clinker brick of the existing building. Stacked bond was favored as a way to differentiate the addition from the historic building, and as a way to seamlessly integrate vertical control joints, which often diminish the integrity of a running bond system. A secondary pattern of recessed bricks relates directly to the angled brick protrusions of the Anhalt Building and serves to unify the building skin. The proposed secondary cladding material is a 3-coat cement plaster stucco system, which occurs in areas where the brick rapper is eroded, such as the balconies and courtyards. The Anhalt Building also utilizes stucco as a secondary material at its courtyard. As with the existing building, a light tone is preferred in order to better reflect light into the interior of the site.







NEW ADDITION

Proposed Exterior Materials + Colors

1. Norman brick with secondary recessed brick pattern: Charcoal
2. Vinyl casement windows: Black sash + frame
3. 3-Coat traditional stucco: Light tone
4. Angled metal panels & steel guardrails: Black

ANHALT BUILDING

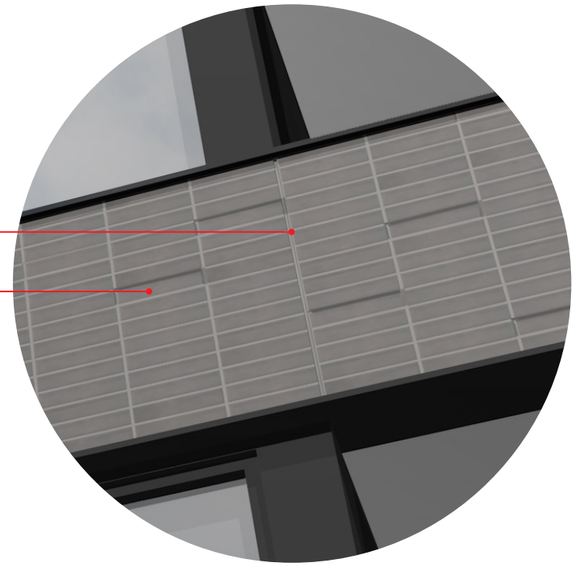
Proposed Exterior Materials + Colors

1. Existing clinker brick with secondary angled coursing pattern
2. Restored leaded glass casement windows: Black sash + frame
3. Existing restored stucco and half-timber detailing: Light tone
5. Existing shingle roof: Black

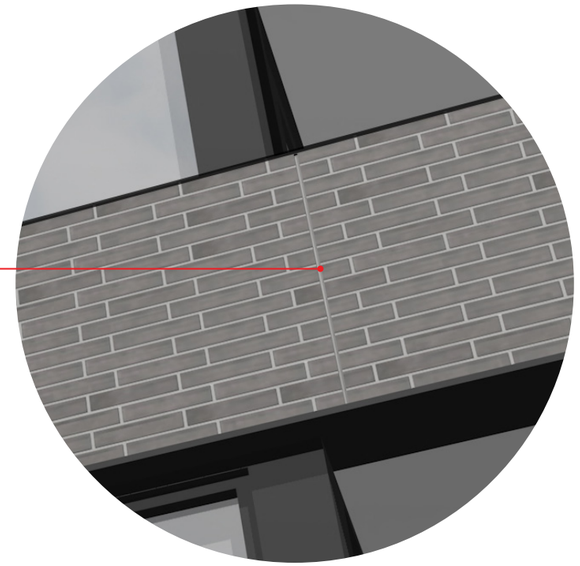
DESIGN APPROACH: BRICK COURSING + SECONDARY PATTERN

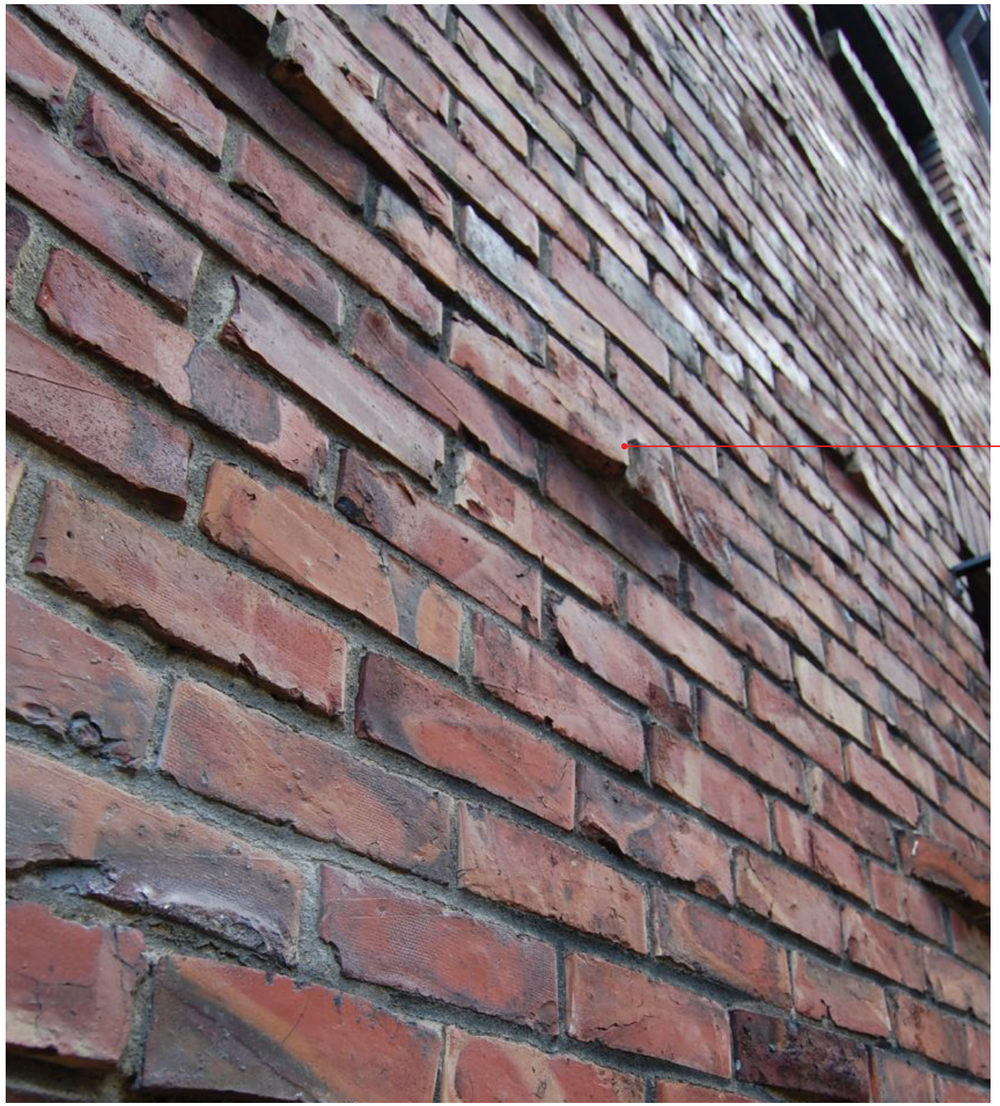
Stacked Bond (Proposed)
Expansion joints occur at continuous vertical mortar joints

Recessed brick



Running Bond
Expansion joint interrupts brick coursing



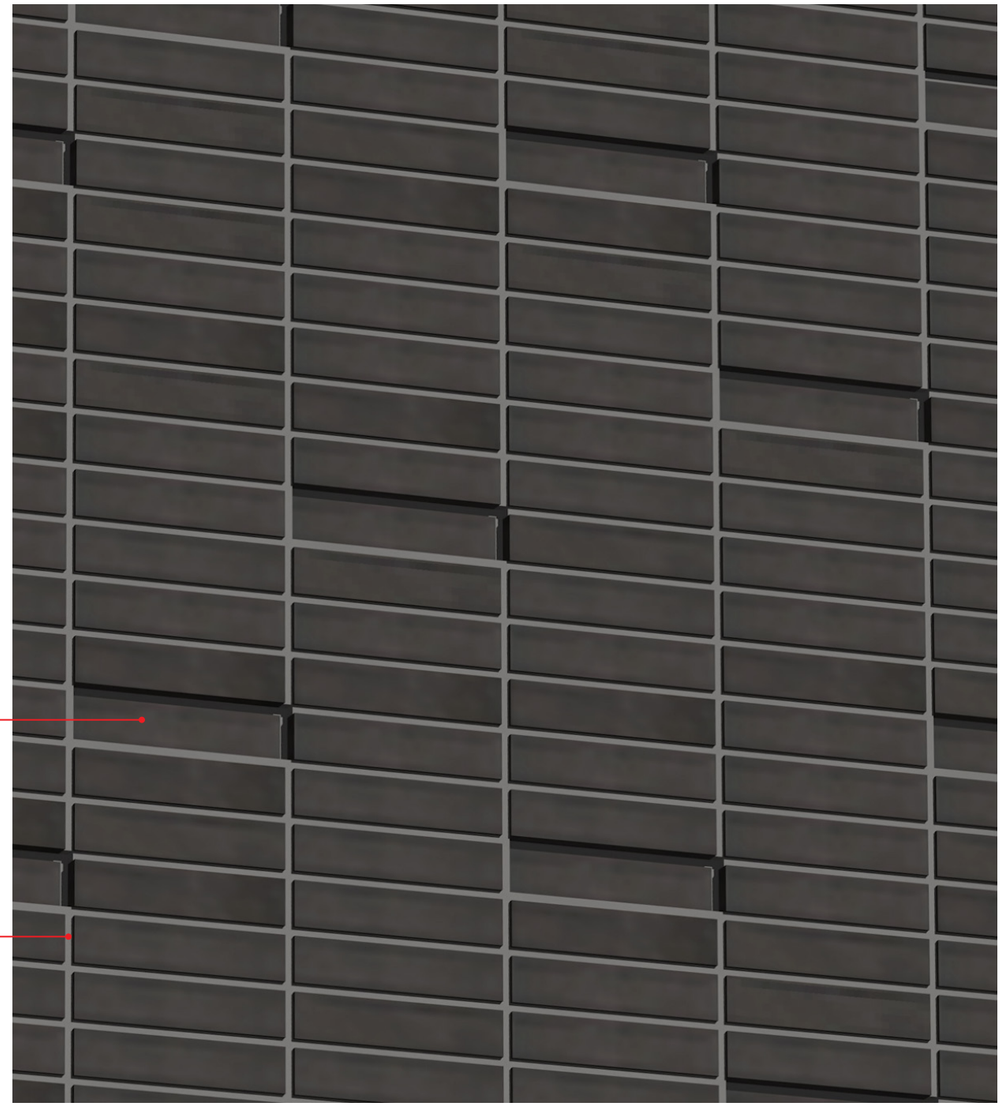


Anhalt Building: Running bond with protruding brick detail

New Addition: proposed recessed brick detail

Stack bond facilitates location of vertical expansion joints

New Additon brick color relates to dark areas of Anhalt clinker brick



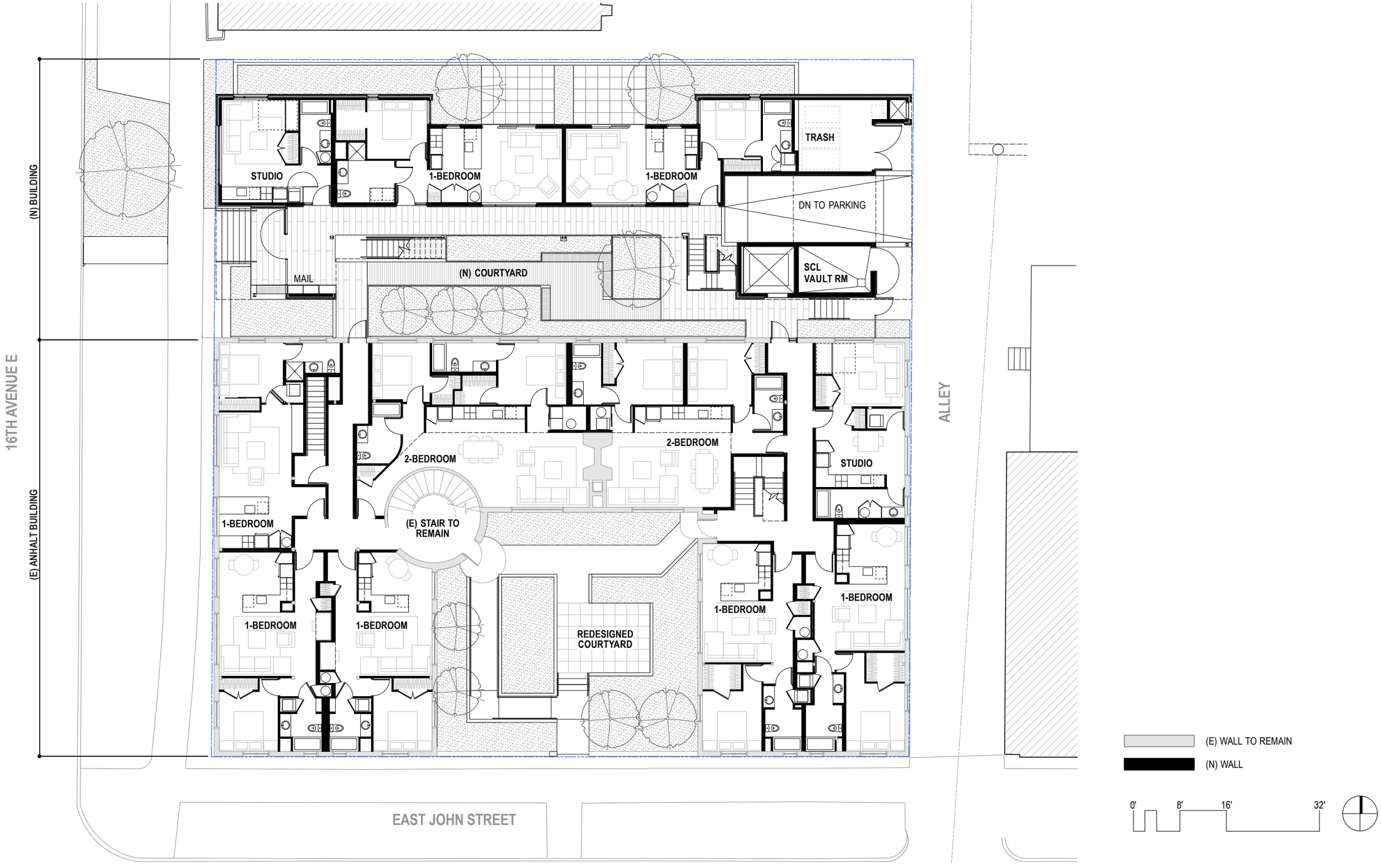
VIEWS SHOWING ANHALT RENOVATION + ADDITION IN CONTEXT

VIEW LOOKING SOUTH ON 16TH AVENUE

VIEW OF NEW BUILDING ENTRY

VIEW OF COURTYARD LOOKING WEST

FIRST FLOOR PLAN



TYPICAL UPPER LEVEL FLOOR PLAN

PROPOSED EAST ELEVATION

NEW ADDITION

1. Brick
2. Stucco
3. Casement Windows: Black Vinyl
4. Steel entry gate with new courtyard beyond
5. Balcony

See opposite page for typical Anhalt Building notes

PROPOSED SOUTH ELEVATION

ANHALT BUILDING

1. Existing roofing, gutters, and downspouts to remain
2. Restored leaded glass casement windows
3. Existing brick to remain with some local tuck pointing
4. Existing stucco and half-timber to be preserved
5. New front door
6. Existing brick site walls to remain with new courtyard planting + hardscape to meet ADA

PROPOSED EAST ELEVATION

1. New windows to match existing with sills lowered to match existing pattern
2. Existing masonry openings to remain with black flush recessed panel
3. New ramp off alley to parking

PROPOSED ANHALT BUILDING NORTH ELEVATION

1. New windows to match existing with sills lowered to match existing pattern
2. Existing masonry openings to remain with black recessed panel
3. New exterior doors

PROPOSED NEW ADDITION NORTH ELEVATION

1 Brick

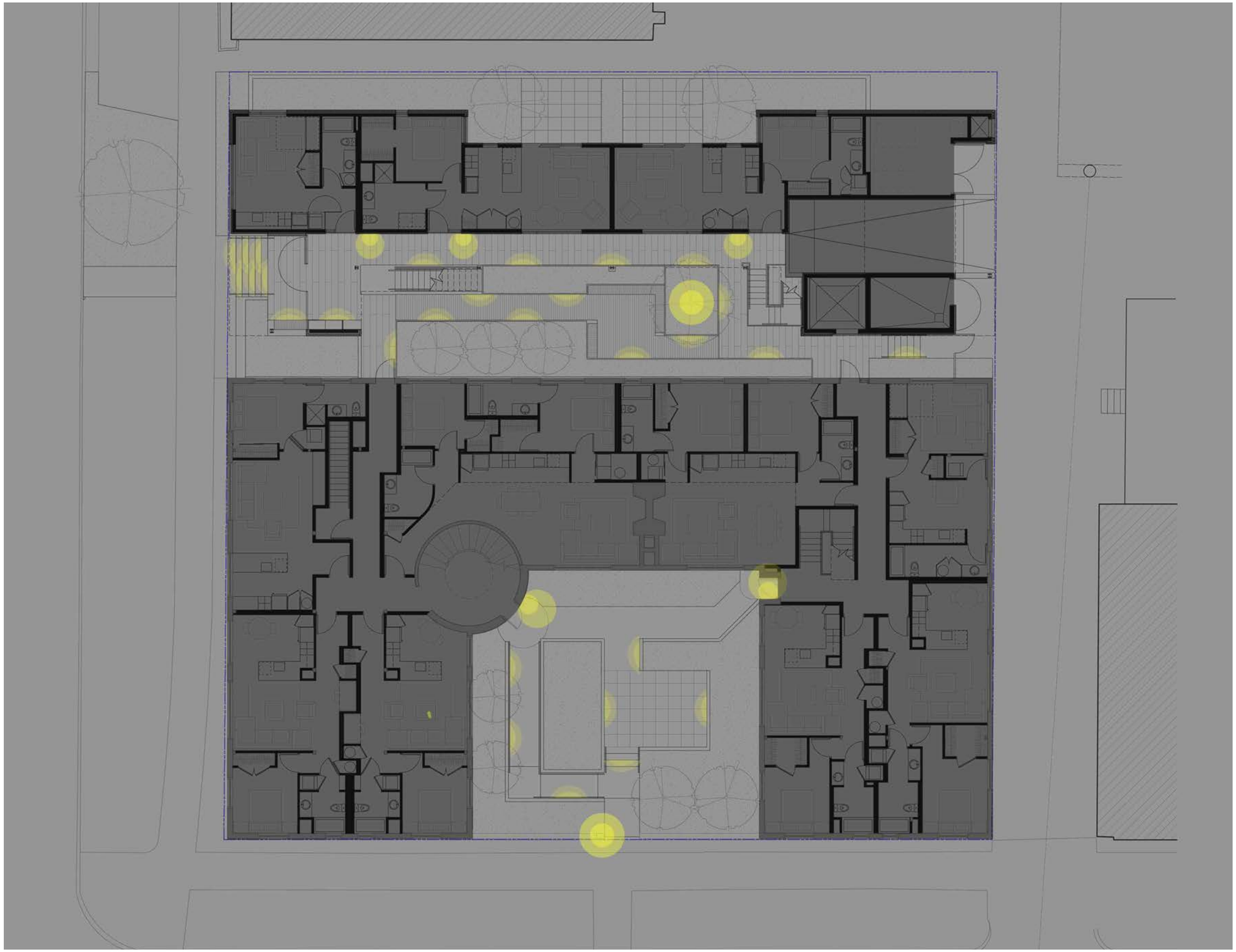
2 Stucco

1 Brick

2 Stucco

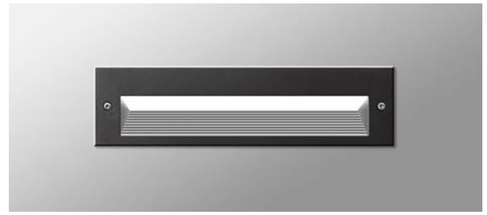
2 Black painted steel exterior exit balcony structure and guardrails

CONCEPTUAL LIGHTING PLAN

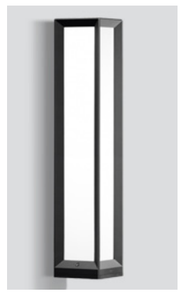


Wall mounted sconce @
Existing Anhalt Building

Courtyard Post Light @
Existing Anhalt Building



Recessed Planter Light



Alternatives for Wall-mounted sconce @ Addition

Recessed Planter Light / Step light

Tree up-light / Courtyard Post Light

Wall-mounted sconce

LANDSCAPE SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE/CONDITION/REMARKS
		Trees:		
	2	Acer circinatum	Vine Maple	Min. 1-1/2" cal., 6-8' ht., matched form, full, well-branched, B&B or container
	2	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	Min. 1-1/2" cal., 6-8' ht., matched form, full, well-branched, B&B or container
	1	Davidia involucrata	Dove Tree	Min. 1-1/2" cal., 6-8' ht., matched form, full, well-branched, B&B or container Refer to city of Seattle street tree planting standard plan No. 100a
	5	Styrax japonica	Japanese Snowbell	Min. 1-1/2" cal., 6-8' ht., matched form, full, well-branched, B&B or container
	1	Parrotia persica	Persian Ironwood	Min. 1-1/2" cal., 6-8' ht., matched form, full, well-branched, B&B or container
		Shrubs		
	30	Rhododendron x PJM	PJM Rhododendron	18-24" ht., full and bushy, cont. or b&b
	110	Buxux sempervirens 'Suffruticosa'	True Dwarf English Boxwood	12-15" ht., full and bushy, cont. or b&b
	117	Polystichum munitum	Sword Fern	12-15" ht., full and bushy, cont. or b&b
	67	Azalea hybrid- pink white flowering	Robin Hill Azalea	12-15" ht., full and bushy, cont. or b&b
	22	Sarcococca ruscifolia	Sarcococca	18-24" ht., full and bushy, cont. or b&b
	19	Cornus sericea 'Kelseyi'	Dwarf Redtwig Dogwood	12-15" ht., full and bushy, cont. or b&b
	10	Arbutus unedo 'Compacta'	Compact Strawberry Tree	18-24" ht., full and bushy, cont. or b&b
		Perrenials		
	19	Lavandula angustifolia 'Hidcote'	English Lavender	1 gal. container
	8	Echinacea purpurea 'White Swan'	White Swan Coneflower	1 gal. container
	21	Huechera micranthra 'Palace Purple'	Palace Purple Coral Bells	1 gal. container
	25	Astilbe arendsii 'Bridal Veil'	Bridal Veil Astilbe	1 gal. container
	74	Chrysanthamum x superbum 'Snow Lady'	Dwarf Snow Lady Shasta Daisy	1 gal. container
		Grasses		
	34	Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	1 gal. container
	34	Helictotrichon sempervirens	Blue Oat Grass	1 gal. container
		Trailing Groundcovers		
	24	Cotoneaster dammeri	Spreading Cotoneaster	1 gal. container
		Groundcovers		
		Hakonechloa macra	Japanese Forest Grass	1 gal. cont. @ 24" o.c. triangular spacing. install throughout planting area, including under trees and shrubs.
		Epimedium grandiflorum	Epimedium	1 gal. cont. @ 24" o.c. triangular spacing. install throughout planting area, including under trees and shrubs.
		Seeded Lawn:	See specifications.	
		Existing Landscape to Remain	Save and Protect	
	2	Existing deciduous tree to remain		
	3	Existing coniferous tree to remain		

0' 8' 16' 32'

PROPOSED PLANT MATERIAL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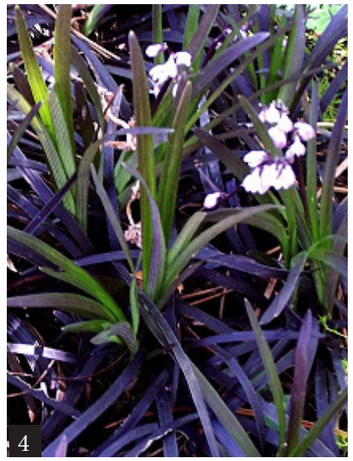
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North Planting

1 Acer circinatum
Vine Maple
2 Parrotia persica
Persian Ironwood
3 Davidia involucrata
Dove Tree
4 Ophiopogon planiscapus 'Nigrescens'
Black Mondo Grass
5 Helictotrichon sempervirens
Blue Oat Grass
6 Hakonechloa macra
Japanese Forest Grass
7 Cornus sericea 'Kelseyi'
Dwarf Redtwig Dogwood
8 Polystichum munitum
Sword Fern
9 Cotoneaster dammeri
Spreading Cotoneaster
10 Sarcococca ruscifolia
Sarcococca
11 Arbutus unedo 'Compacta'
Compact Strawberry tree


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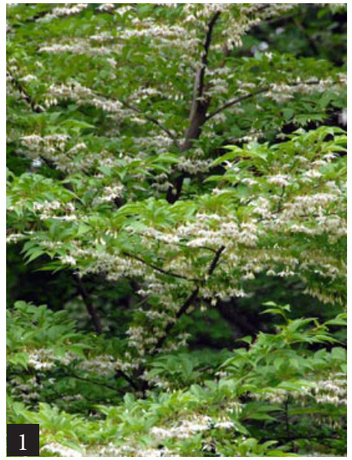
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South Planting

1 Styrax japonica
Japanese Snowbell
2 Azalea hybrid
Robin Hill Azalea
3 Huechera micranthra 'Palace Purple'
Palace Purple Coral Bells
4 Astilbe arendsii 'Bridal Veil'
Bridal Veil Astilbe
5 Rhododendron x PJM
PJM Rhododendron
6 Buxus sempervirens 'Suffruticosa'
True Dwarf English Boxwood
7 Acer palmatum 'Osakazuki'
Osakzuki Japanese Maple
8 Echinacea purpurea 'White Swan'
Sweet Swan Coneflower
9 Lavandula angustifolia 'Hidcote'
English Lavender
10 Chrysanthamum weyrichii
Shasta Daisy
11 Epimedium grandiflorum
v Epimedium