



127 Broadway E
Seattle, WA 98102

Early Design Guidance (DPD#3013985)
prepared for Barrientos, LLC
East DRB Meeting: December 12, 2012

HEWITT

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PROJECT SITE DESCRIPTION

The project site is located in the Capitol Hill neighborhood within the Capitol Hill Urban Center Village and Capitol Hill Light Rail Overlay District on Broadway East (a principal pedestrian street) and is zoned NC3P-40.

The site comprises a single parcel at:

- **127 Broadway East** – This parcel contains an approximately 19,150 square-foot, three-story, brick masonry building, commonly known as the Del Teet building.

BUILDING DESCRIPTION

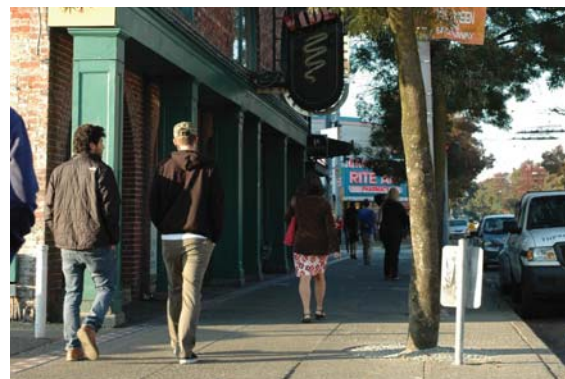
The applicant proposes an adaptive reuse of the existing building for a new multi-family residential project with 22-26 market-rate units of lofts and flats. The applicant's intent is to retain and restore the facades of the existing structure, construct one level of retail space, and five levels of residential units.

VICINITY

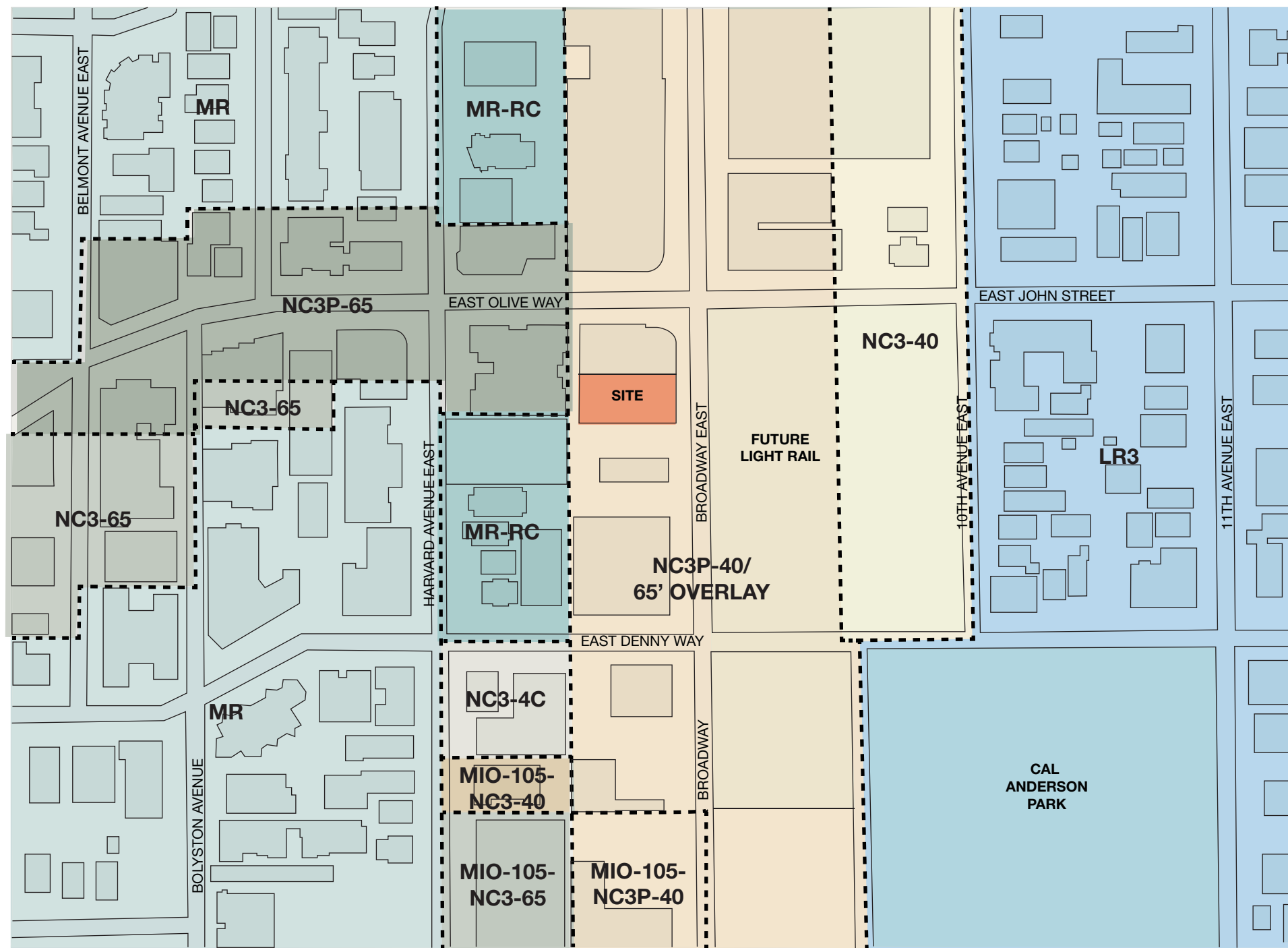
Across Broadway to the east is the Capitol Hill Link Light Rail station - currently under construction - and future TOD. The site is bounded to the north by the Heights I apartment building, across the alley to the west by the Heights II apartment building and to the south by Dick's Drive-In restaurant. Two major transportation projects are currently under construction: the new Link Light Rail station, and the new First Hill Streetcar Line, which runs adjacent to the site on Broadway. With a Walk-Score rating of 97, this site is within three blocks of most essential services and amenities.

A-3 ENTRANCES VISIBLE FROM THE STREET	A-4 HUMAN ACTIVITY	C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY	C-3 HUMAN SCALE	C-4 EXTERIOR FINISH MATERIALS
Entries should be clearly identifiable and visible from the street.	New development should be sited and designed to encourage human activity on the street.	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 facade walls.	The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.	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 GUIDELINES	CAPITOL HILL -SPECIFIC SUPPLEMENTAL GUIDELINES	CAPITOL HILL -SPECIFIC SUPPLEMENTAL GUIDELINES	CAPITOL HILL -SPECIFIC SUPPLEMENTAL GUIDELINES	CAPITOL HILL -SPECIFIC SUPPLEMENTAL GUIDELINES
	Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and displaying goods to the pedestrian.	Use materials and design that is compatible with structures in the vicinity if those represent the desired neighborhood character.	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.	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.



Pertinent Design Guidelines





Existing Uses

- 1 The Heights on Capitol Hill West
Desert Sun Tanning Salon
Blue Bistro's Grotto
- 2 120 Harvard
- 3 Residence
- 4 Residence
- 5 Residence
- 6 Residence
- 7 Apartment Building
- 8 The Heights on Capitol Hill East
US Bank
Liberty Tax Service
Crazy Berry
Antique Cycle Northwest
- 9 Dick's Drive-In Restaurant
- 10 Commercial
Happy mart
Perfect Copy and Print
Broadway Boutique
- 11 US Post Office
- 12 All Seasons Cleaners
- 13 Rite Aid Pharmacy
Trendy Wendy
Mirch Masala
Massai
Charlie's Bar & Grill
Americana
Broadway Smoke Shop
Hana Sushi Bar
Kimchi Bistro
Ha Na Restaurant
Studio 229
Metro Clothing
Beads
Jai Thai
- 14 The Capitol Building
American Apperal
India Imports
Subway
Castle
Highline Bar
- 15 230 Broadway
- 16 Harvard Crest Apartments

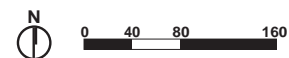
- 17 Ramayana Apartments
- 18 La Salle Apartments
- 19 Pantages House
- 20 Pantages Apartments
- 21 Capitol Crest Apartments
Peet's Coffee & Tea
Ace Barber Shop
Annapurna Cafe
- 22 Harvard Avenue School
Online Cafe
- 23 Benjamin F. Mcadoo Building
TESL

Tree Survey

- A Cherry
- B Maple
- C Birch
- D Ash
- E Sweetgum
- F Oak
- G Apple
- H Cedar
- I Locust
- J Tulip
- K Plum

- Transit routes
- ▲ Bus Stops
- First Hill Streetcar

Existing Uses/Site Context





3. VIEW LOOKING NORTHEAST (RITE AID PHARMACY)



6. VIEW LOOKING SOUTHWEST (HEIGHTS APARTMENTS)



1. VIEW LOOKING NORTHWEST



4. VIEW LOOKING EAST (FUTURE LIGHT RAIL STATION)



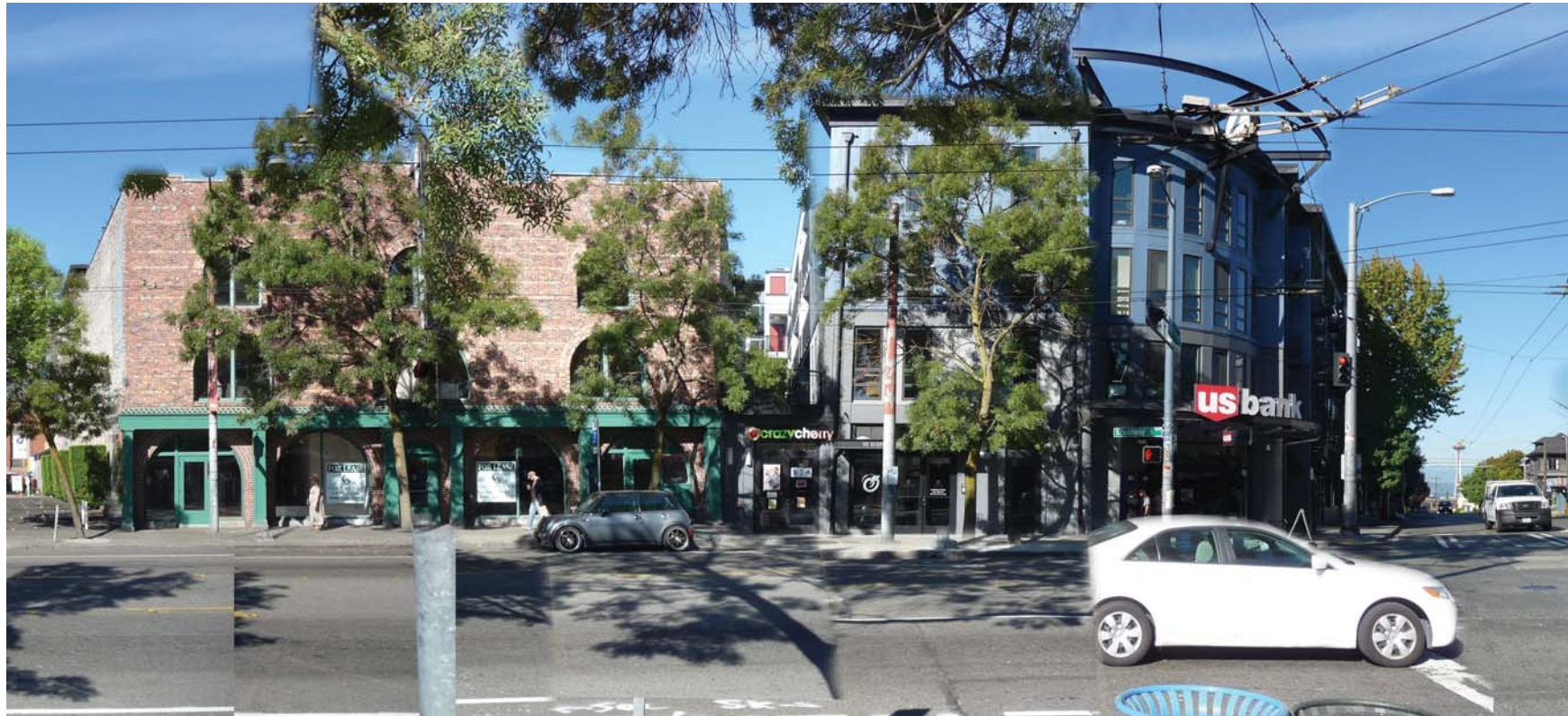
2. VIEW LOOKING NORTHEAST (CAPITOL BUILDING)



5. VIEW LOOKING NORTH (DICK'S DRIVE-IN)



Context Photographs



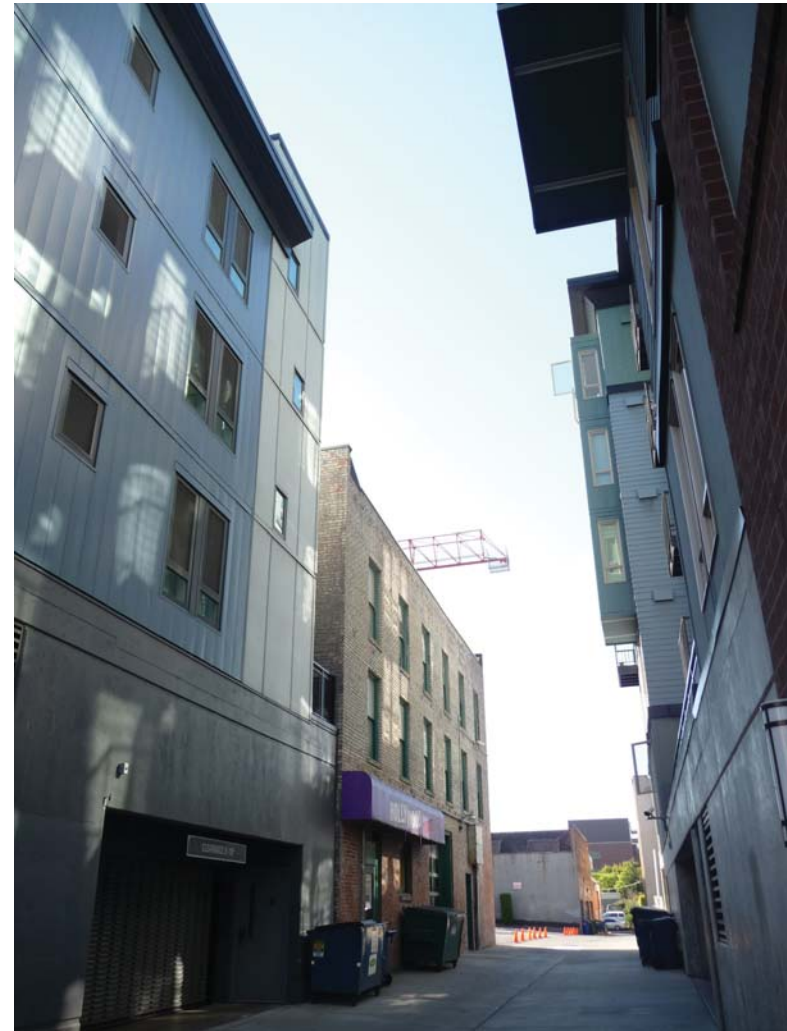
1. VIEW LOOKING WEST



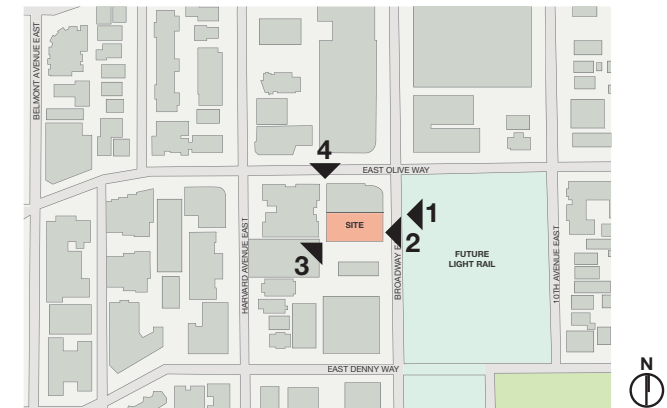
2. VIEW LOOKING WEST (EXISTING COMMERCIAL ENTRANCE)



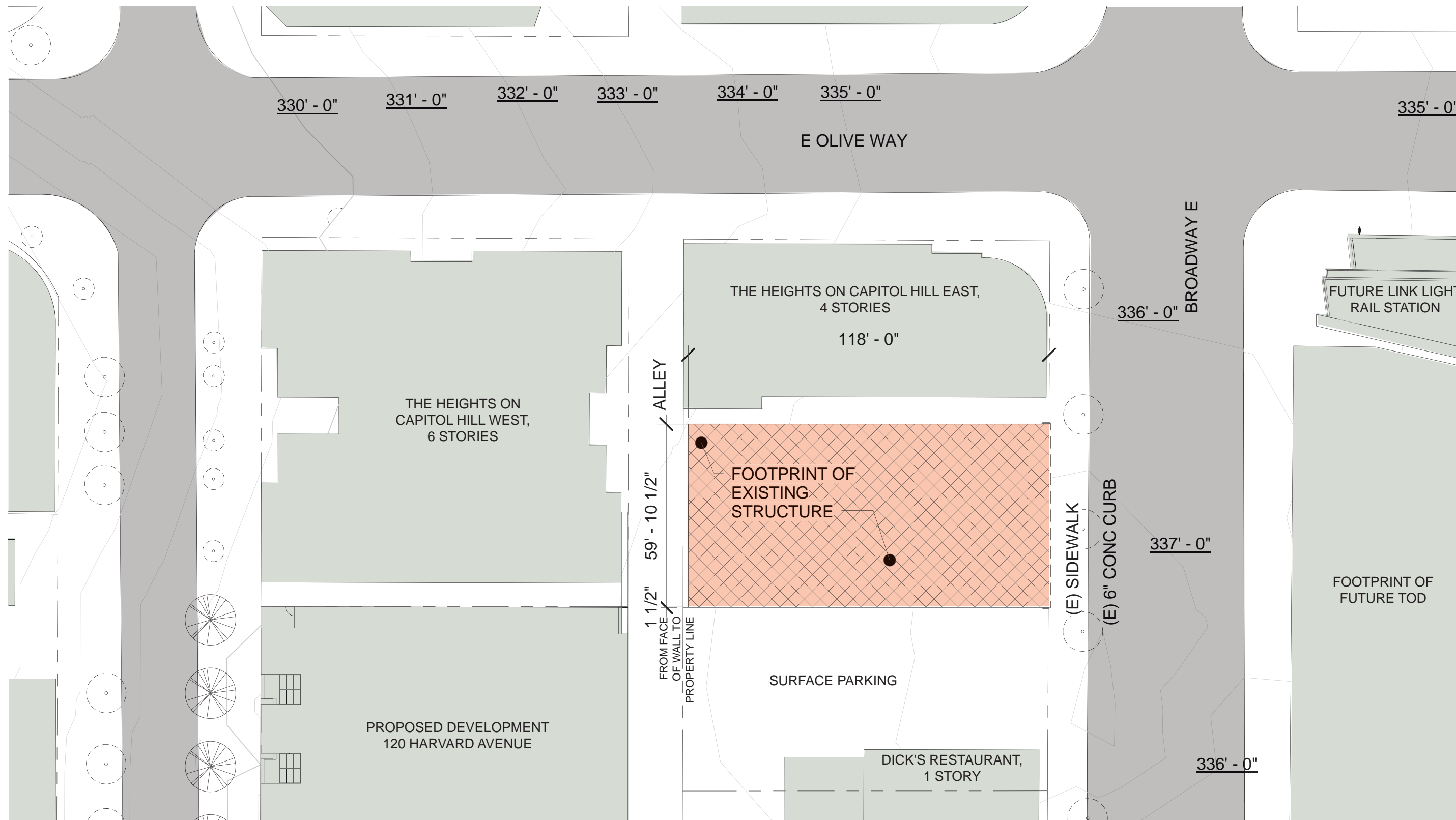
3. VIEW LOOKING NORTHEAST



4. VIEW LOOKING NORTH (ALLEY, WEST ELEVATION)

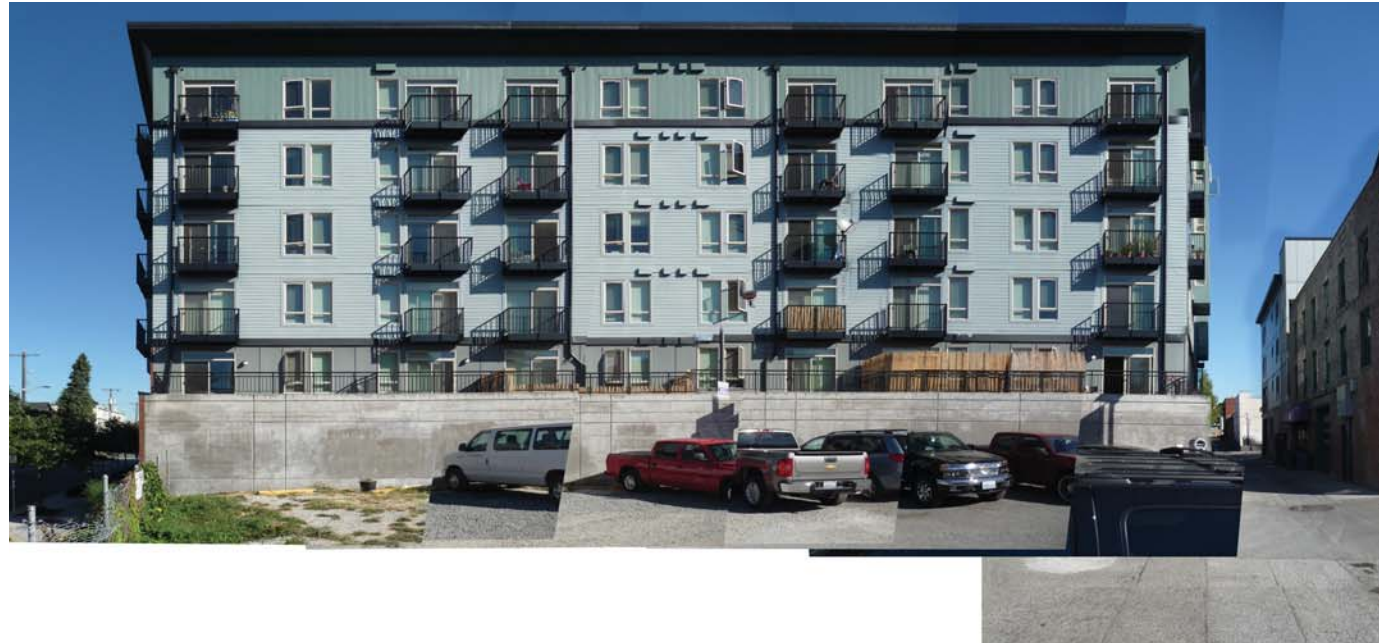


Site Photographs

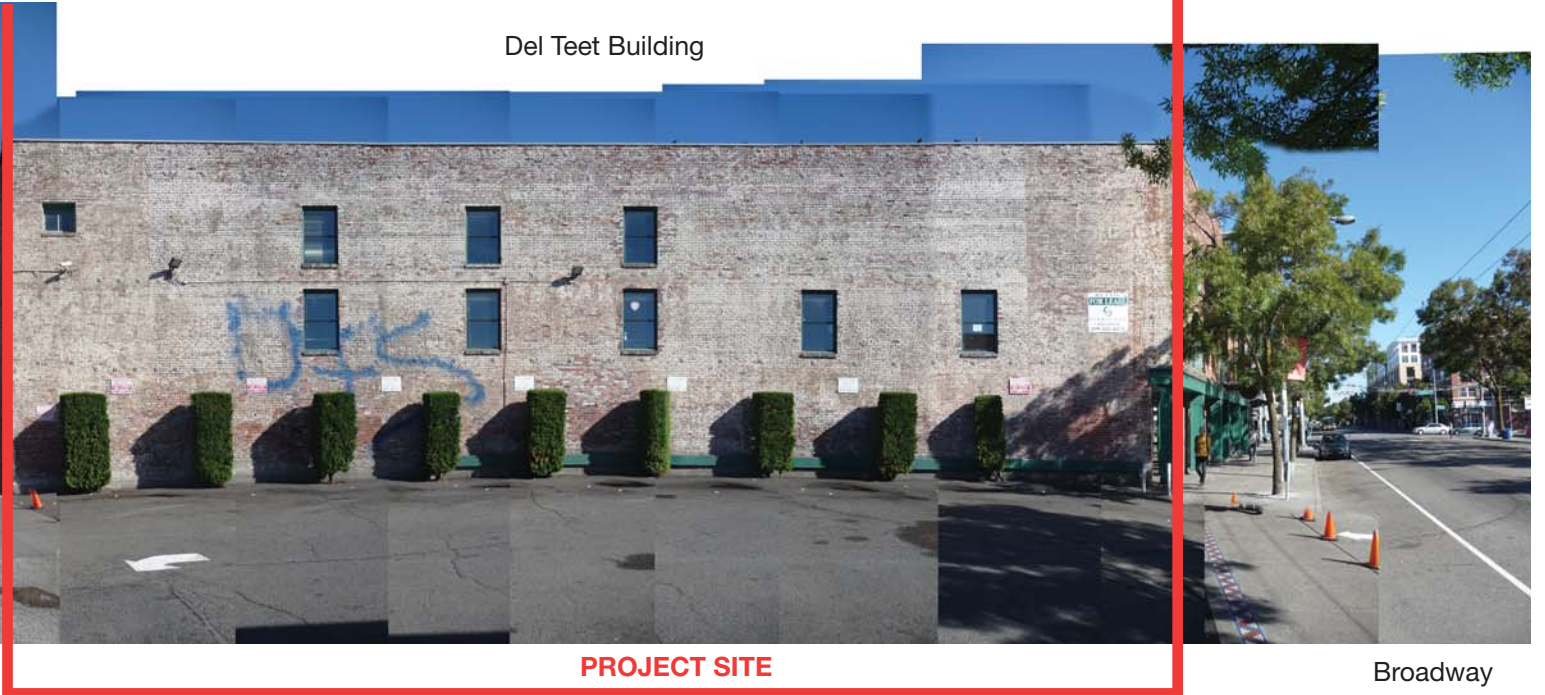


Site Plan

Heights II Apartment Building

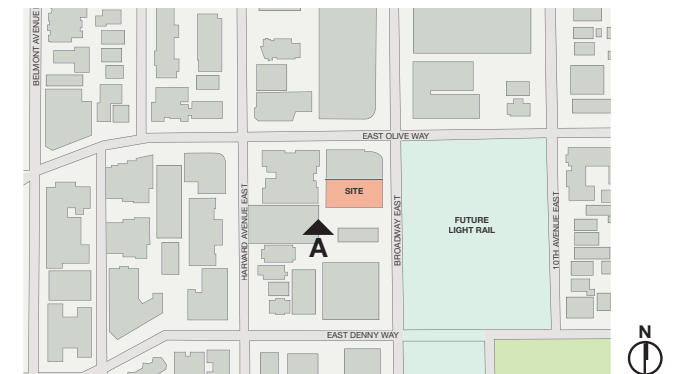


Del Teet Building



Broadway

A. SOUTH PROPERTY LINE LOOKING NORTH



South Property Line Streetscape

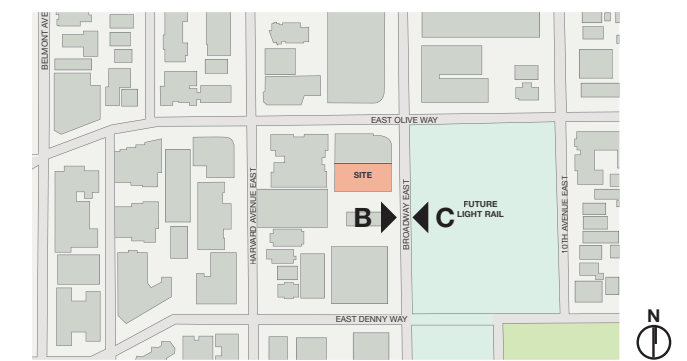


B. BROADWAY EAST LOOKING WEST

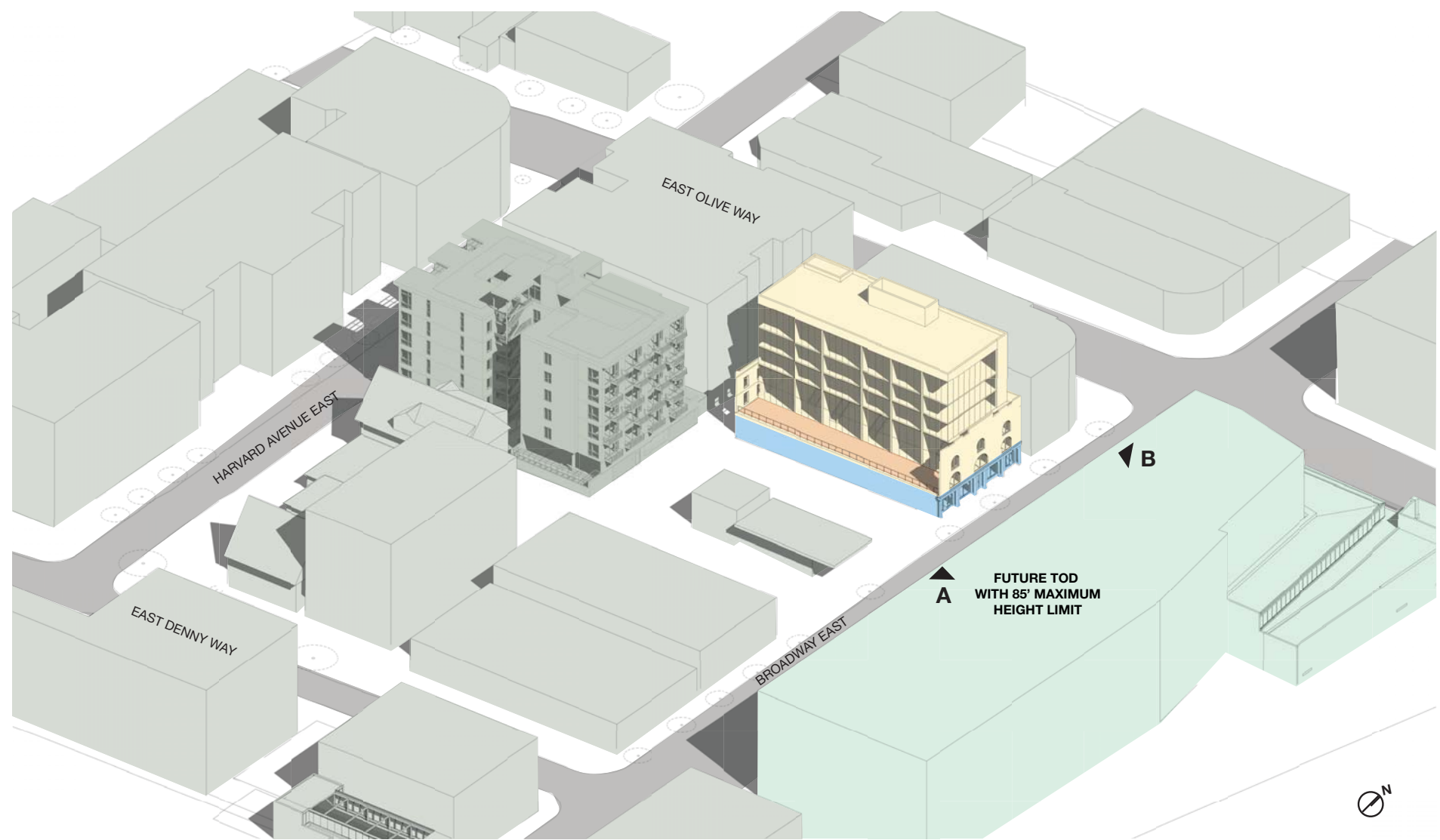
Future Link Light Rail Station and Transit Oriented Development



C. BROADWAY EAST LOOKING EAST



Broadway East Streetscape



AERIAL VIEW - SE CORNER OF BROADWAY EAST AND EAST DENNY WAY

AREA SUMMARY

- Lot Area= 7,080SF
- Gross Building Area = 32,660SF
- Number of Residential Units= 24
- Residential Area= 24,390SF
- Retail Area= 3,270SF
- Parking= 0
- Total Allowable FAR= 5.75
- Total Allowable Area= 40,710SF
- Achieved FAR= 4.61
- Total Building Area Achieved= 32,660SF
- Base Allowable Height in Station Area Overlay= 65 feet
- Proposed Height= 65 feet

Relevant Design Guidelines

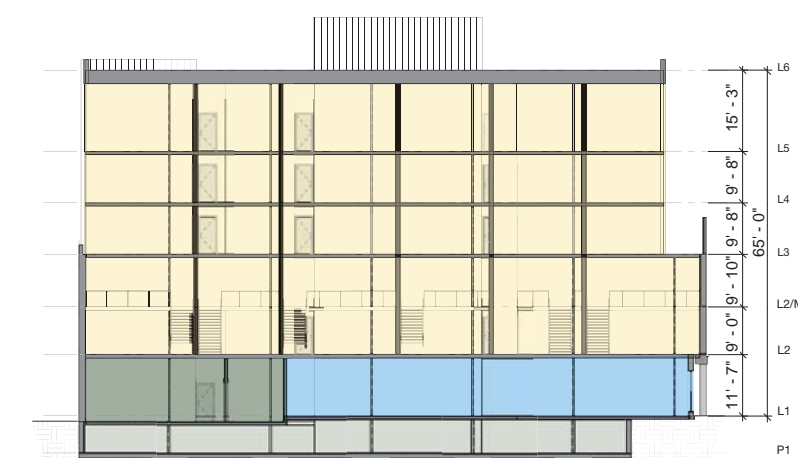
- A-4 Human Activity - strong storefront form with significant opening of the storefront to the street.
- C-2 Architectural Concept and Consistency - proposed building form distinguishes old and new while creating a unified building concept.
- C-4 Exterior Finish Materials - proposed building will create a composition of brick masonry on existing structure and more modern materials on the added stories.



VIEW A LOOKING NORTHWEST

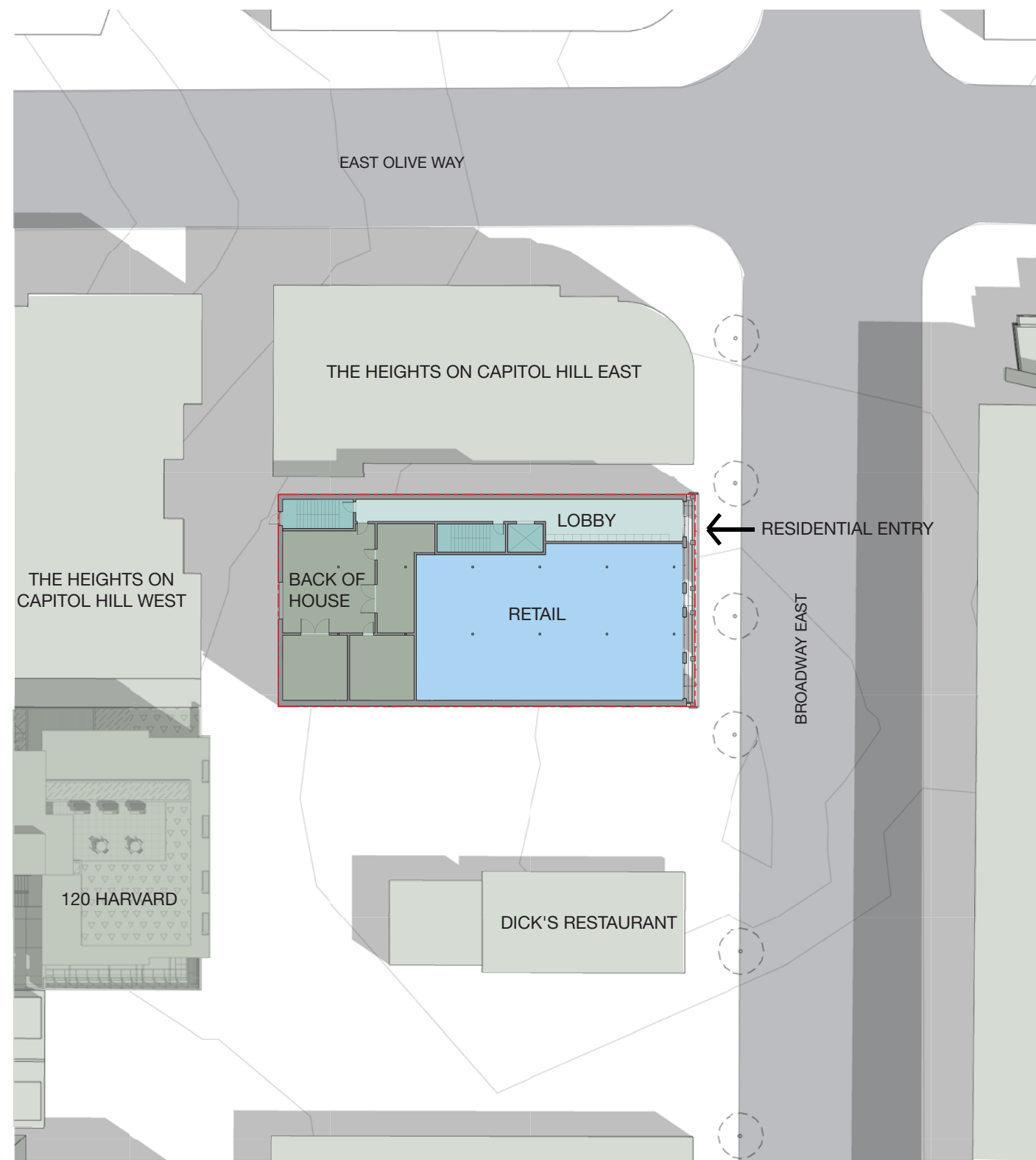


VIEW B LOOKING SOUTHWEST

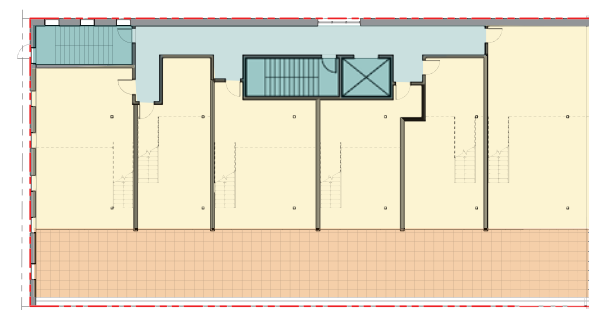


SECTION LOOKING NORTH

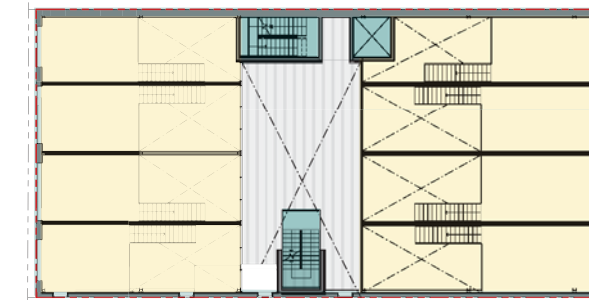
Concept A



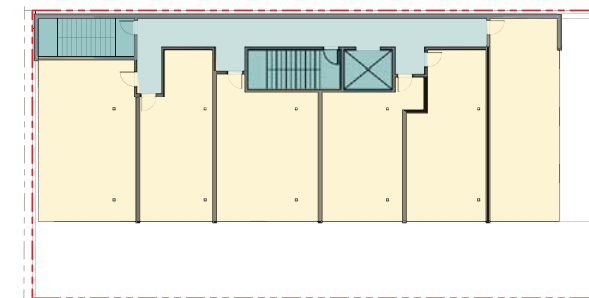
LEVEL 1 PLAN



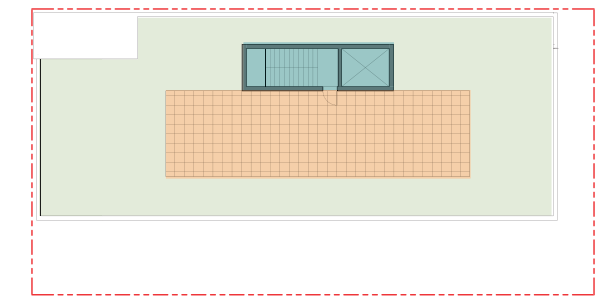
LEVEL 2 PLAN



LEVEL 2 MEZZANINE PLAN



TYP RESIDENTIAL PLAN



LEVEL ROOF

SUMMARY

Concept A illustrates a development based upon a linear layout of residential units setback 16 feet from the south property line. The mass of the building steps back 8 feet from the east property line from levels 3 through 5, i.e. the visible portion above the existing facades.

Advantages

- Provides outdoor terrace space at levels 2 and 3 and equal exposure for all units to daylight at south elevation.

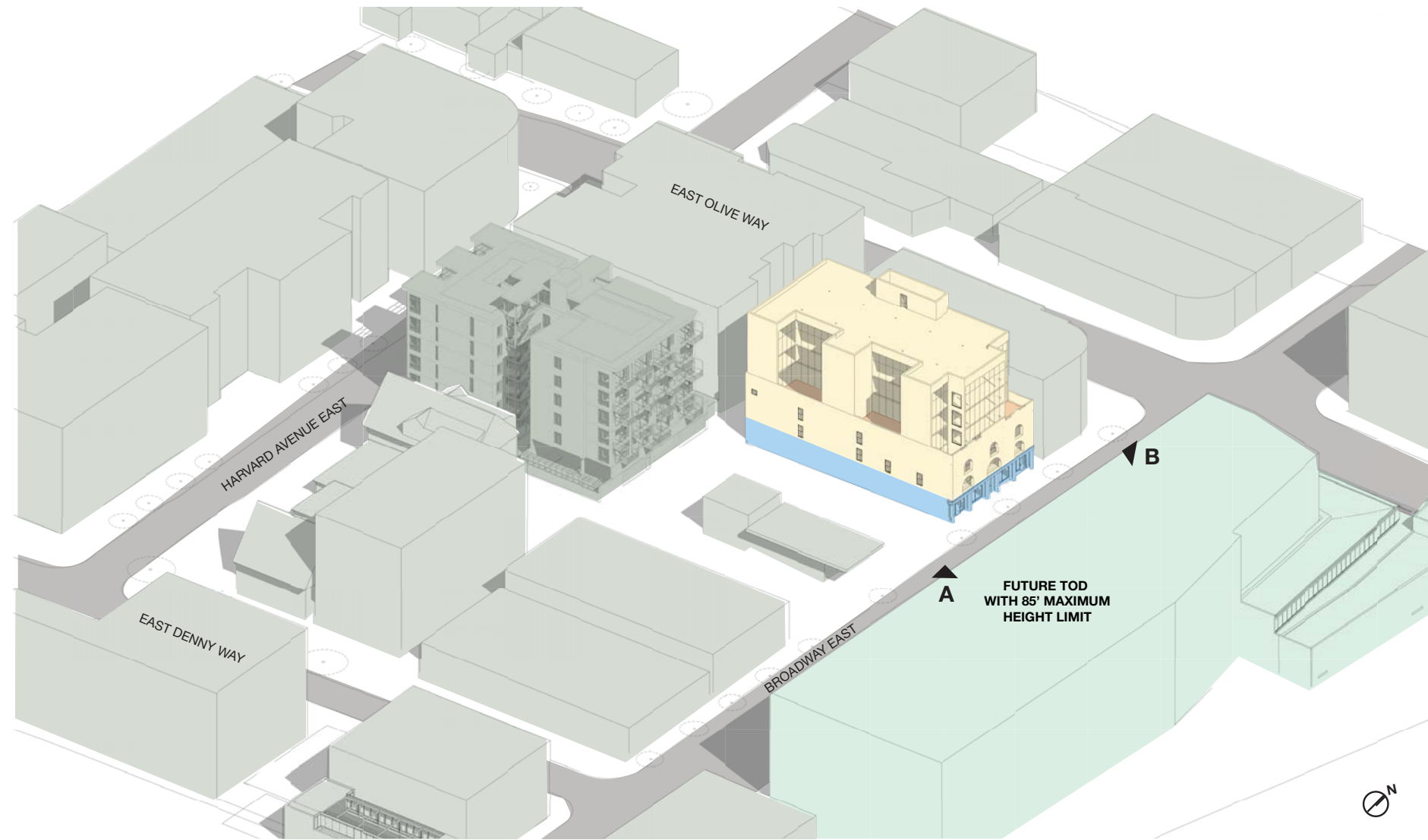
Challenges

- Vulnerable to possibility that access to light and views from most units could be blocked by future development on parcel to the south.

Anticipated Departures

- No departures

Concept A



AERIAL VIEW - SE CORNER OF BROADWAY EAST AND EAST DENNY WAY

AREA SUMMARY

- Lot Area= 7,080SF
- Number of Residential Units= 26
- Residential Area= 28,460SF
- Retail Area= 3,250SF
- Parking= 0
- Total Allowable FAR= 5.75
- Total Allowable Area= 40,710SF
- Achieved FAR= 4.48
- Total Building Area Achieved= 31,710SF
- Base Allowable Height in Station Area Overlay= 65 feet
- Proposed Height= 65 feet

Relevant Design Guidelines

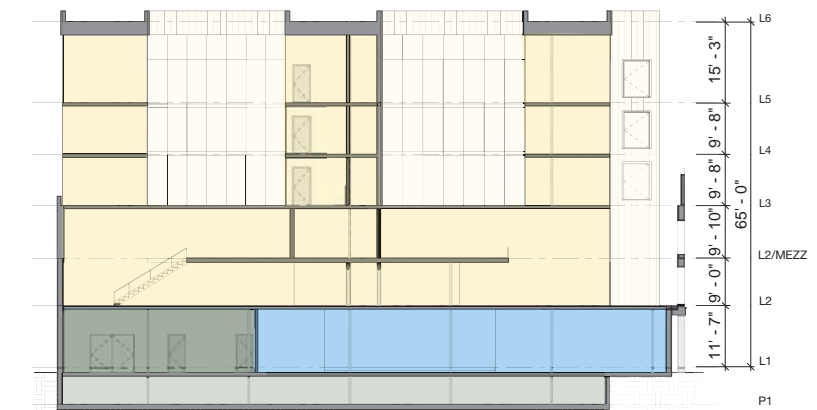
- A-4 Human Activity - strong storefront form with significant opening of the storefront to the street.
- C-2 Architectural Concept and Consistency - proposed building form distinguishes old and new while creating a unified building concept.
- C-4 Exterior Finish Materials - proposed building will create a composition of brick masonry on existing structure and more modern materials on the added stories.



VIEW A LOOKING NORTHWEST

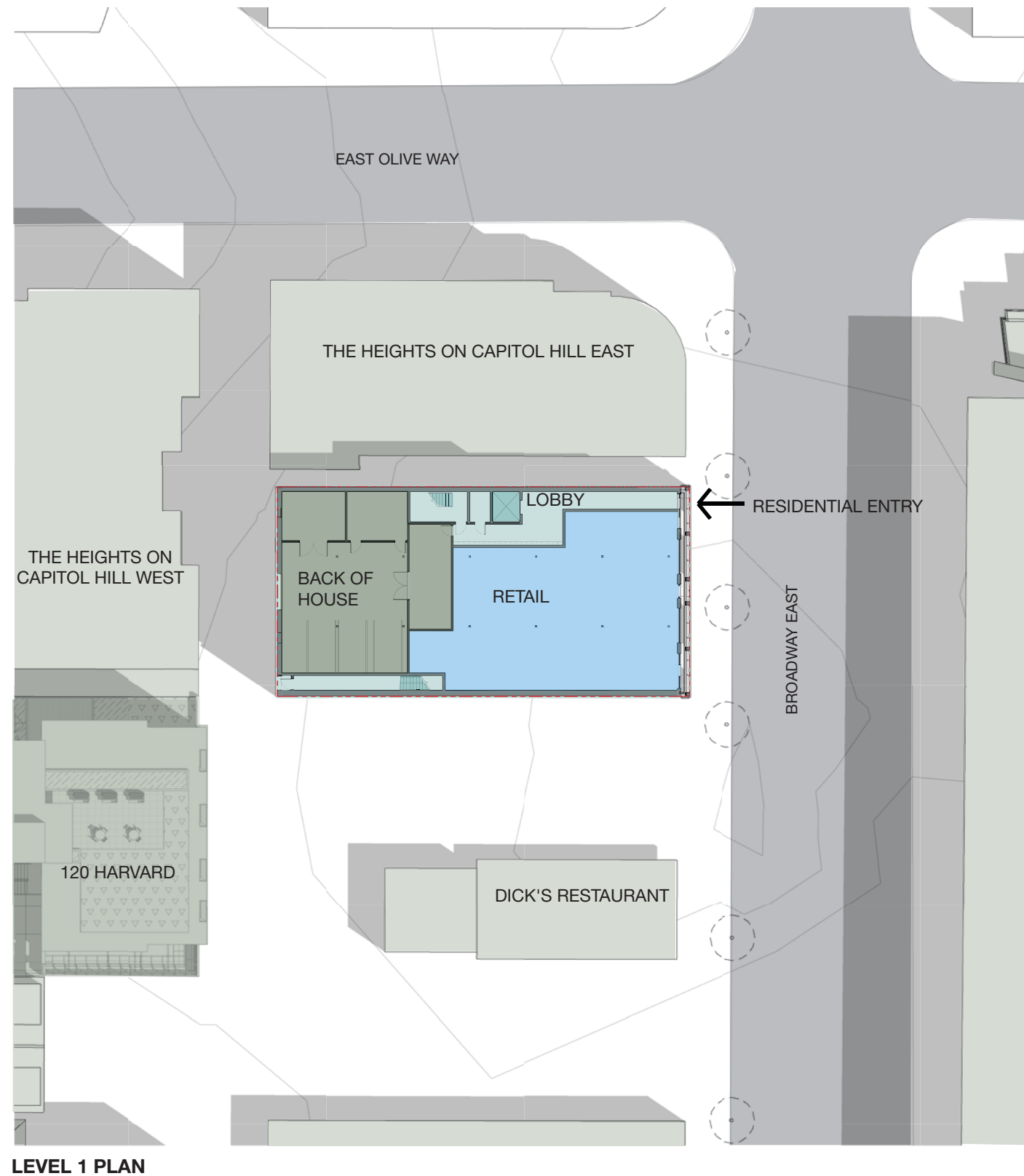


VIEW B LOOKING SOUTHWEST

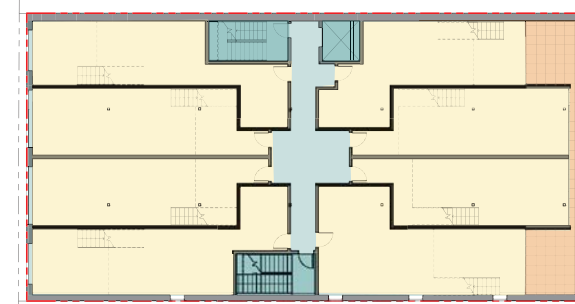


SECTION LOOKING NORTH

Concept B



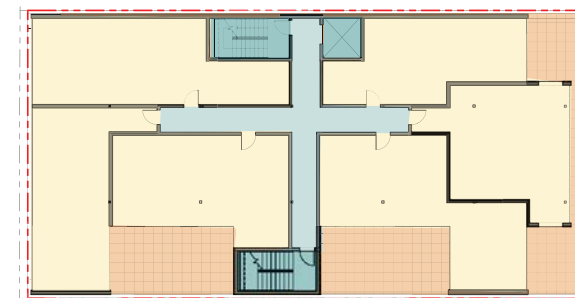
LEVEL 1 PLAN



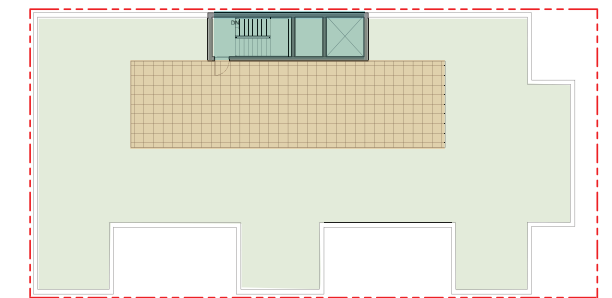
LEVEL 2 PLAN



LEVEL 2 MEZZANINE PLAN



TYP RESIDENTIAL PLAN



LEVEL ROOF

SUMMARY

Concept B creates two types of residential units. Within the existing structure, units are oriented toward the street and alley. Units in the addition are configured with window openings in all direction, to maximize exposure to light and views.

Advantages

- Maximum variety of residential unit types.

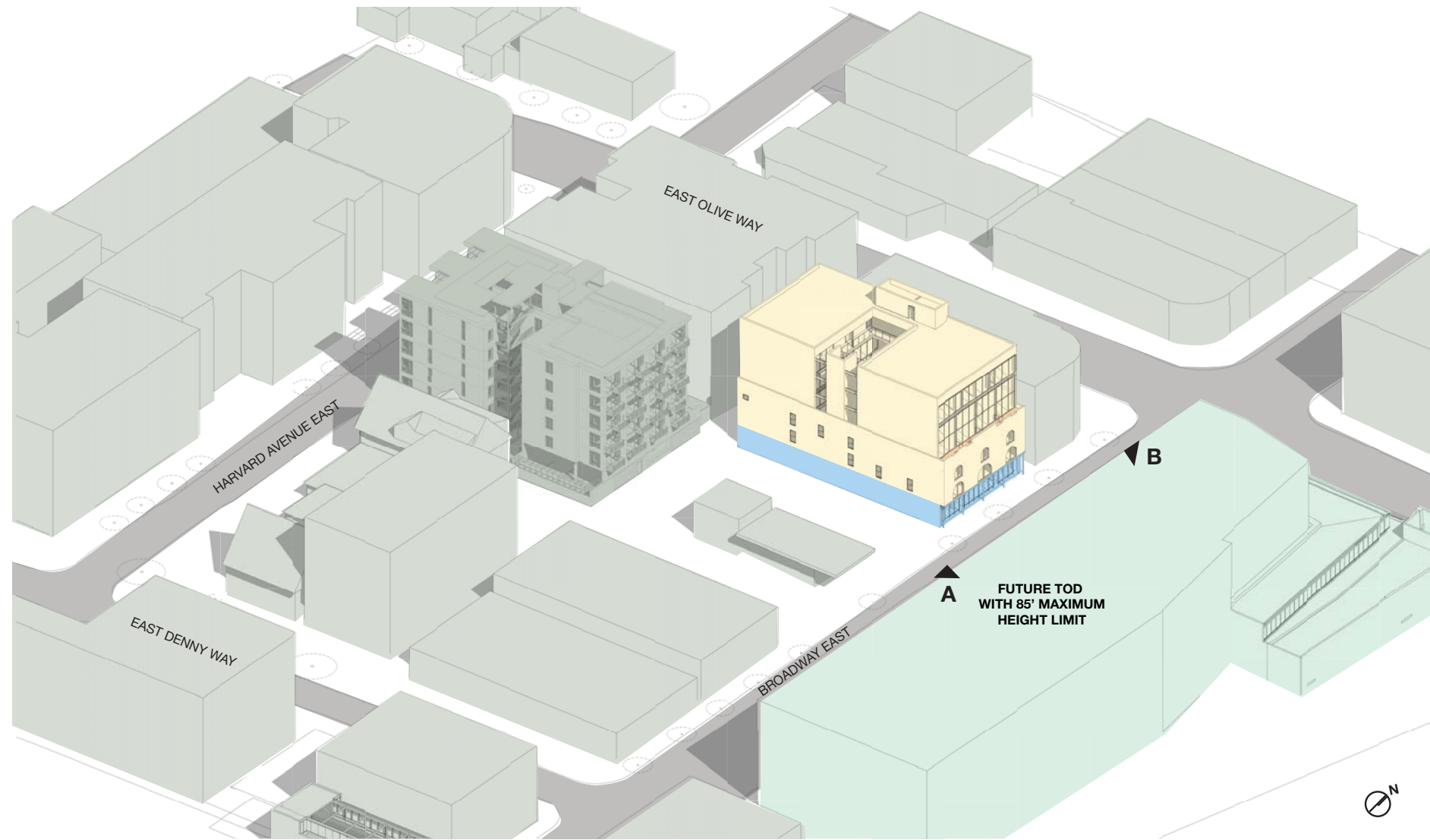
Challenges

- Coordination of structural systems in the existing structure and new addition.
- Vulnerable to possibility that access to light and views from upper level units could be blocked by future development on parcel to the south.

Anticipated Departures

- No departures

Concept B



AERIAL VIEW - SE CORNER OF BROADWAY EAST AND EAST DENNY WAY

AREA SUMMARY

- Lot Area= 7,080SF
- Number of Residential Units= 22
- Residential Area= 24,880SF
- Retail Area= 3,540SF
- Parking= 0
- Total Allowable FAR= 5.75
- Total Allowable Area= 40,710SF
- Achieved FAR= 4.72
- Total Building Area Achieved= 33,420SF
- Base Allowable Height in Station Area Overlay= 65 feet
- Proposed Height= 65 feet

Relevant Design Guidelines

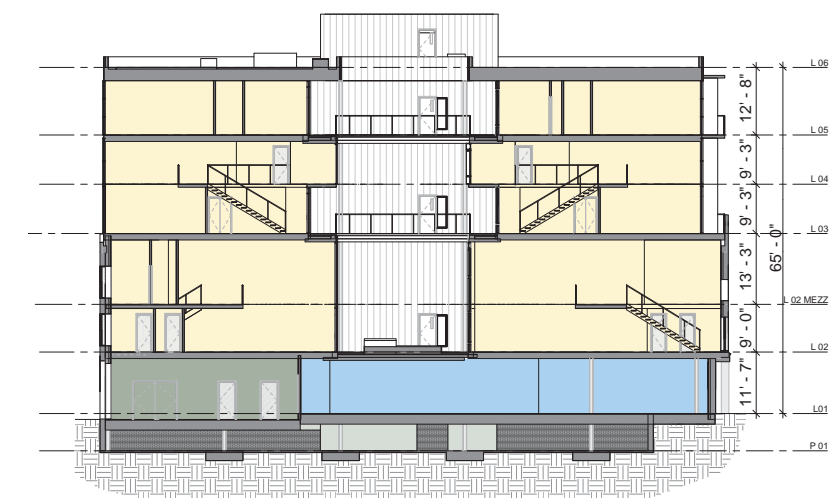
- A-4 Human Activity - strong storefront form with significant opening of the storefront to the street.
- A-7 Residential Open Space - proposed configuration creates a common residential open space at level 2 within the existing structure.
- C-2 Architectural Concept and Consistency - proposed building form distinguishes old and new while creating a unified building concept.
- C-4 Exterior Finish Materials - proposed building will create a composition of brick masonry on existing structure and more modern materials on the added stories.



VIEW A LOOKING NORTHWEST

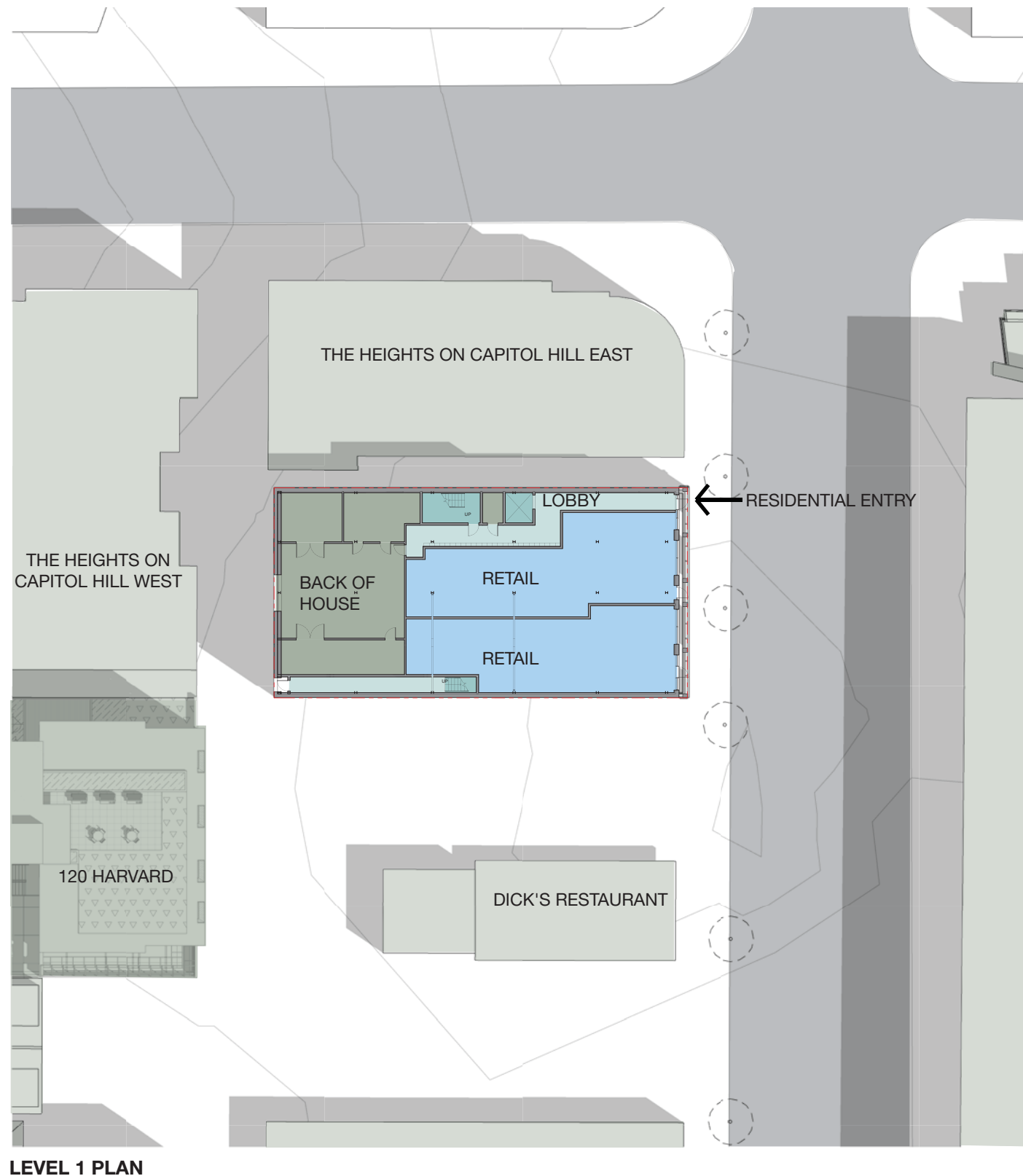


VIEW B LOOKING SOUTHWEST

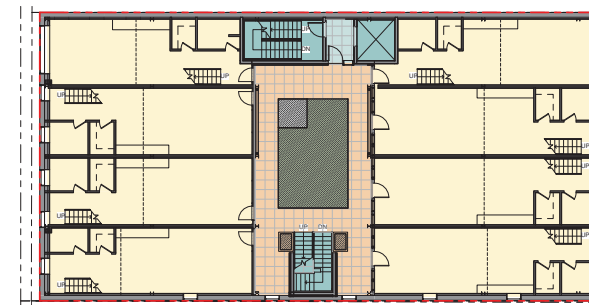


SECTION LOOKING NORTH

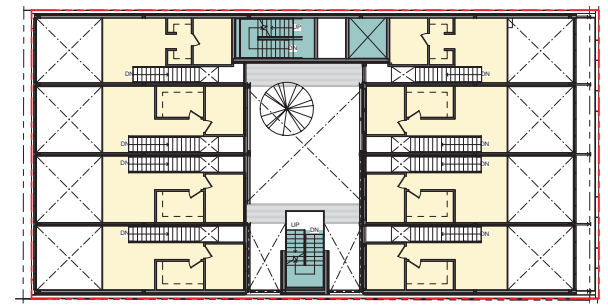
Concept C



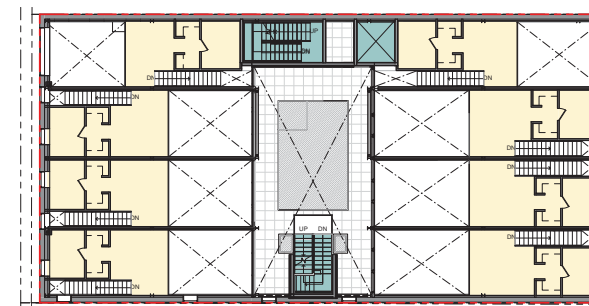
LEVEL 1 PLAN



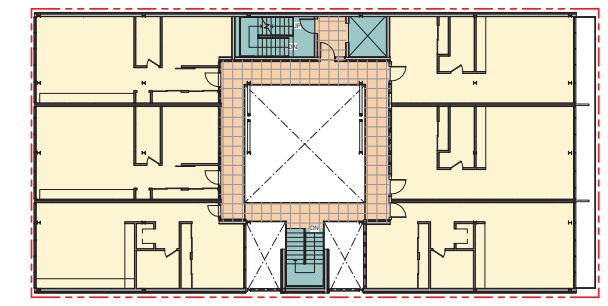
LEVEL 2 PLAN



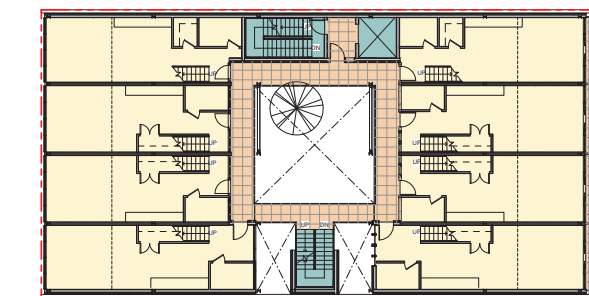
LEVEL 4 PLAN



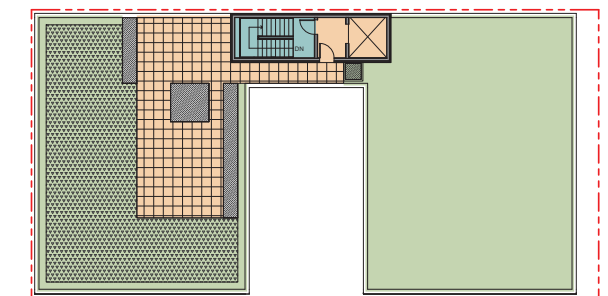
LEVEL 2 MEZZ PLAN



LEVEL 5 PLAN



LEVEL 3 PLAN



LEVEL ROOF

SUMMARY

Concept C illustrates a development focused on a central residential courtyard, which serves as private open space and residential access to units above. Units at level 2 will be accessed directly through the courtyard while units at levels 3 and 5 are accessed by open corridors that line the edges of the courtyard.

Advantages

- Residential units have access to both activity on the street and a quieter interior garden.
- All units gain exterior exposure from at least two sides. Unit types a mix of lofts and flats.

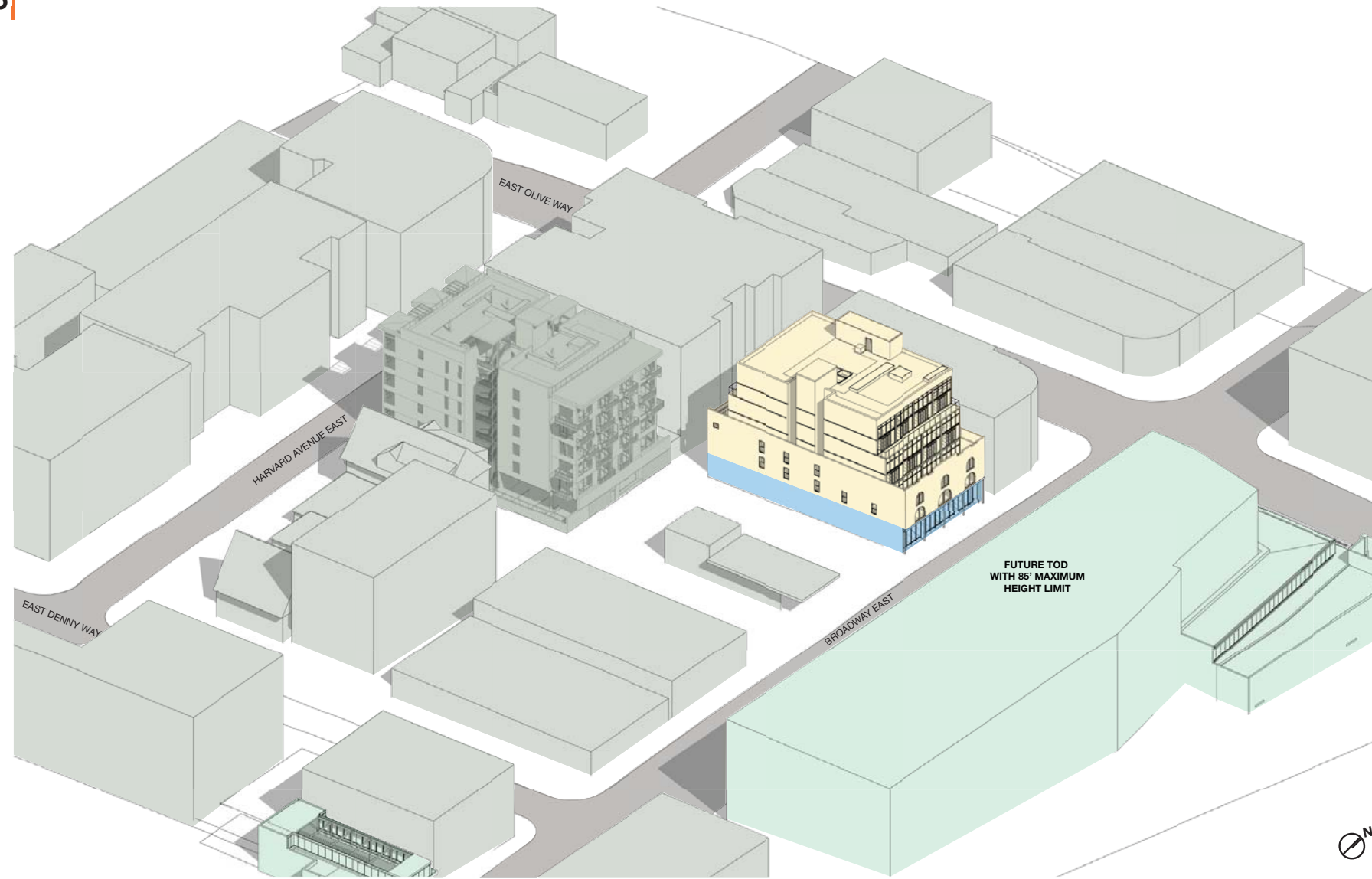
Challenges

- Coordination of structural systems in the existing structure and new addition.

Anticipated Departures

- No departures

Concept C



AERIAL VIEW - SE CORNER OF BROADWAY EAST AND EAST DENNY WAY

AREA SUMMARY

- Lot Area= 7,080SF
- Number of Residential Units= 24
- Residential Area= 23,440SF
- Retail Area= 3,410SF
- Parking= 0
- Total Allowable FAR= 5.75
- Total Allowable Area= 40,710SF
- Achieved FAR= 4.29
- Total Building Area Achieved= 30,390SF
- Base Allowable Height in Station Area Overlay= 65 feet
- Proposed Height= 65 feet

Relevant Design Guidelines

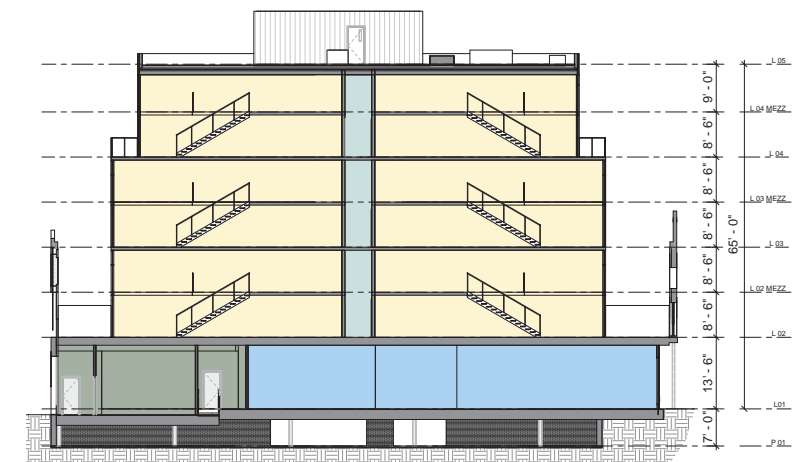
- A-4 Human Activity - strong storefront form with significant opening of the storefront to the street.
- A-7 Residential Open Space - proposed configuration creates a private residential open space at level 2 within the existing structure and common roof terrace.
- C-2 Architectural Concept and Consistency - proposed building form distinguishes old and new while creating a unified building concept.
- C-4 Exterior Finish Materials - proposed building will create a composition of brick masonry on existing structure and more modern materials on the added stories.



VIEW A LOOKING NORTHWEST

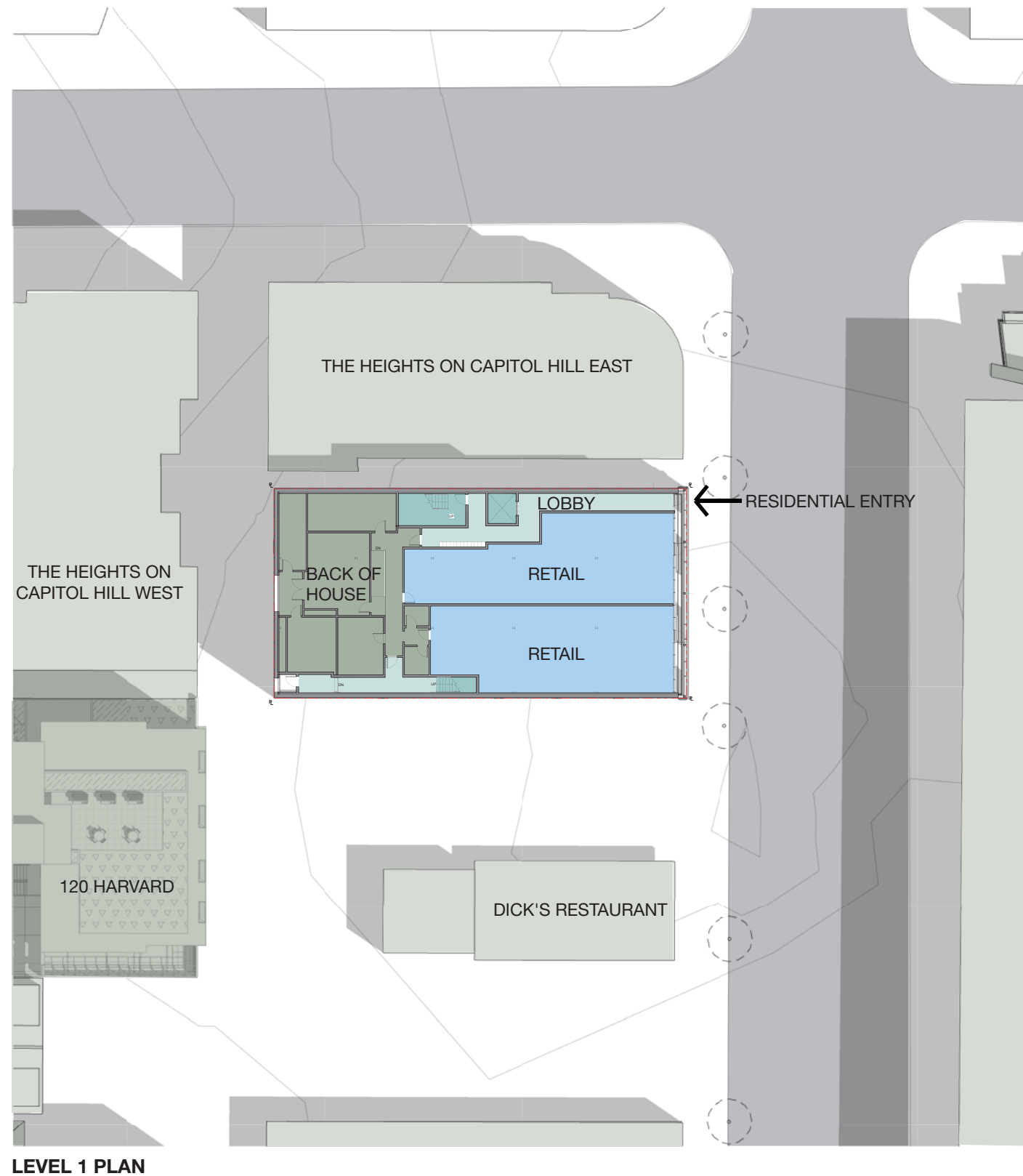


VIEW B LOOKING SOUTHWEST

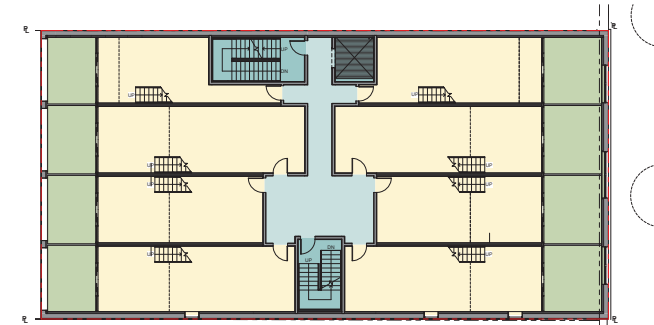


SECTION LOOKING NORTH

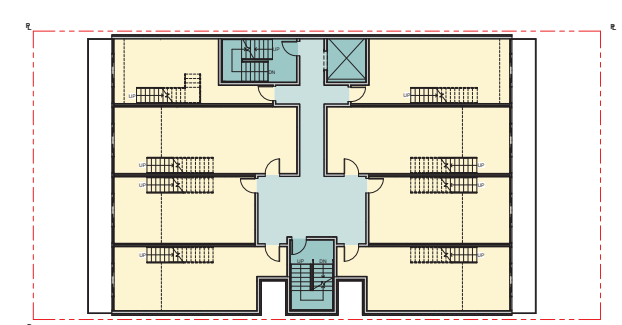
Concept D: Preferred Scheme



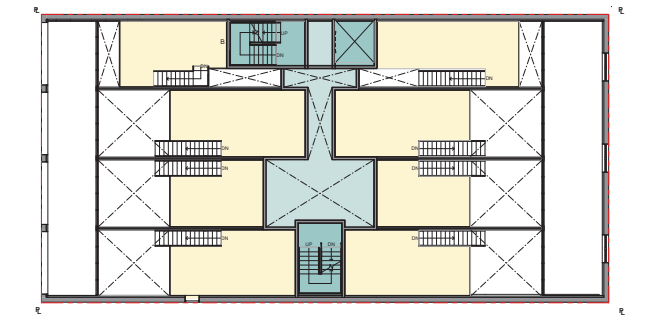
LEVEL 1 PLAN



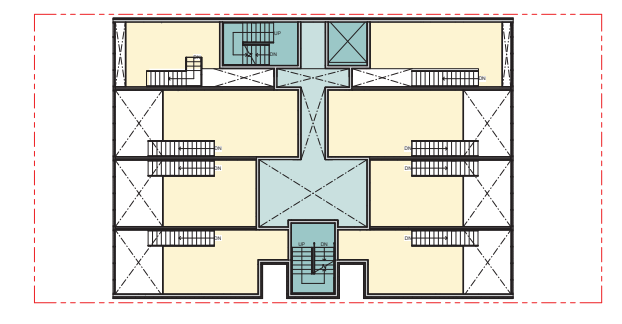
LEVEL 2 PLAN



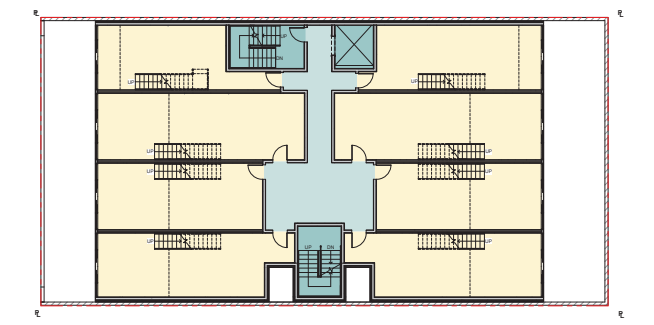
LEVEL 4 PLAN



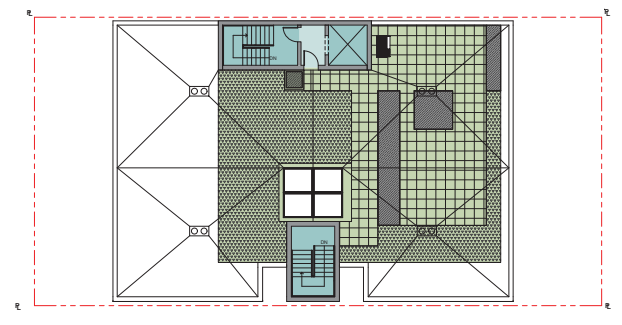
LEVEL 2 & 3 MEZZ PLAN



LEVEL 4 MEZZ PLAN



LEVEL 3 PLAN



LEVEL ROOF

SUMMARY

Concept D creates 3 levels of loft units. Within the existing structure, loft units are pulled away from the existing preserved east and west walls to create opportunities for private decks and terraces. Units are oriented toward the street and alley with maximized window openings in these directions.

Advantages

- Provides outdoor terrace spaces at Levels 2 and 4.
- Creates a maximum variety of loft unit types.
- Allows double height residential corridors.

Challenges

- Coordination of structural systems in the existing structure and new addition.

Anticipated Departures

- No departures

Concept D: Preferred Scheme



CONCEPT A

SUMMARY

Concept A illustrates a development based upon a linear layout of residential units setback 16 feet from the south property line. The mass of the building steps back 8 feet from the east property line from levels 3 through 5, i.e. the visible portion above the existing facades.

Advantages

- Provides outdoor terrace space at levels 2 and 3 and equal exposure for all units to daylight at south elevation.

Challenges

- Vulnerable to possibility that access to light and views from most units could be blocked by future development on parcel to the south.

Anticipated Departures

- No departures



CONCEPT B

SUMMARY

Concept B creates two types of residential units. Within the existing structure, units are oriented toward the street and alley. Units in the addition are configured with window openings in all direction, to maximize exposure to light and views.

Advantages

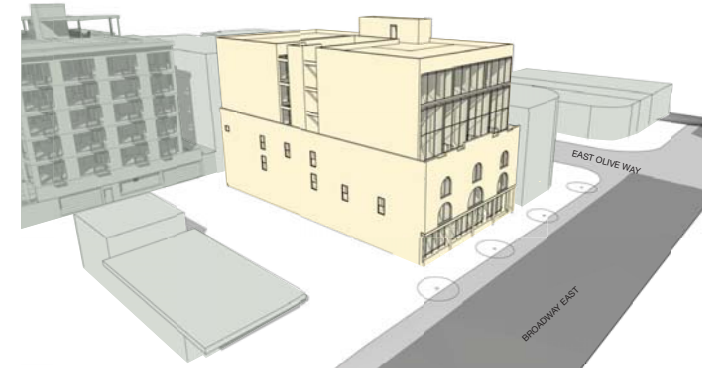
- Maximum variety of residential unit types.

Challenges

- Coordination of structural systems in the existing structure and new addition.
- Vulnerable to possibility that access to light and views from upper level units could be blocked by future development on parcel to the south.

Anticipated Departures

- No departures



CONCEPT C

SUMMARY

Concept C illustrates a development focused on a central residential courtyard, which serves as private open space and residential access to units above. Units at level 2 will be accessed directly through the courtyard while units at levels 3 and 5 are accessed by open corridors that line the edges of the courtyard.

Advantages

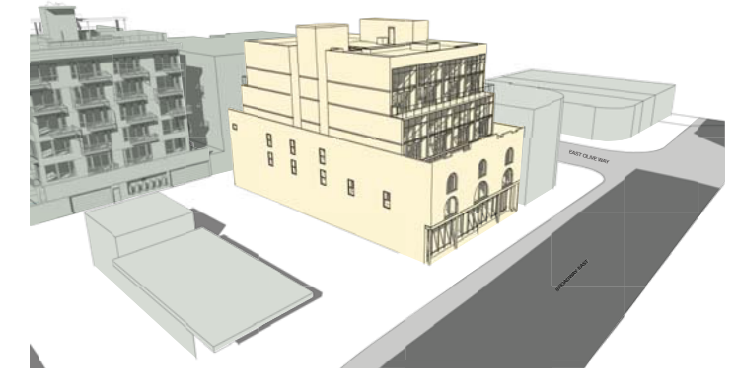
- Residential units have access to both activity on the street and a quieter interior garden.
- All units gain exterior exposure from at least two sides. Unit types a mix of lofts and flats.

Challenges

- Coordination of structural systems in the existing structure and new addition.

Anticipated Departures

- No departures



CONCEPT D: PREFERRED SCHEME

SUMMARY

Concept D creates three levels of loft units. Within the existing structure, loft units are pulled away from the existing preserved east and west walls to create opportunities for private decks and terraces. Units are oriented toward the street and alley with maximized window openings in these directions.

Advantages

- Provides outdoor terrace spaces at Levels 2 and 4.
- Creates a maximum variety of loft unit types.
- Allows double height residential corridors.

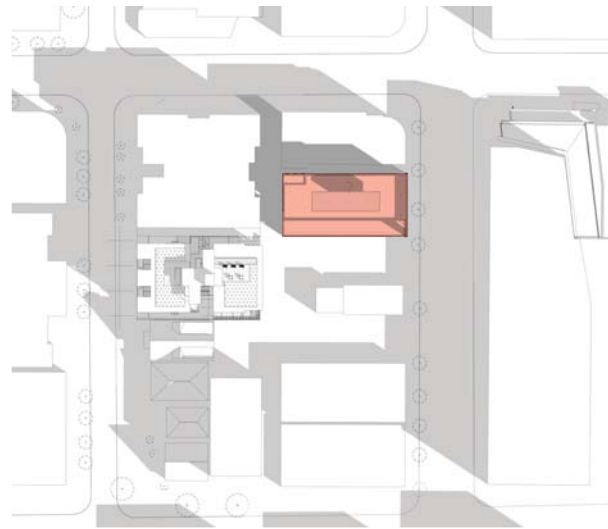
Challenges

- Coordination of structural systems in the existing structure and new addition.

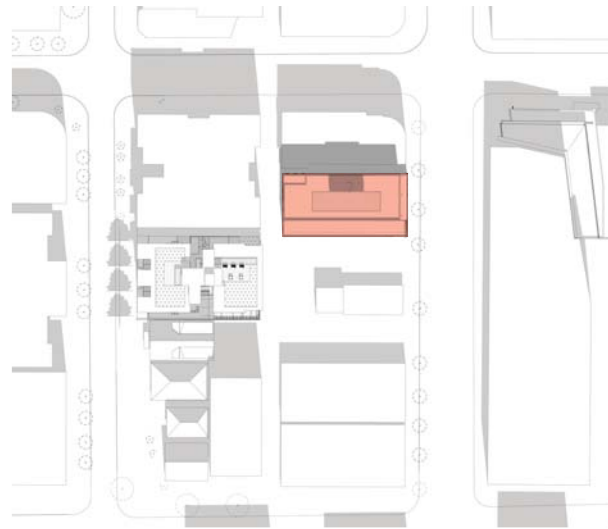
Anticipated Departures

- No departures

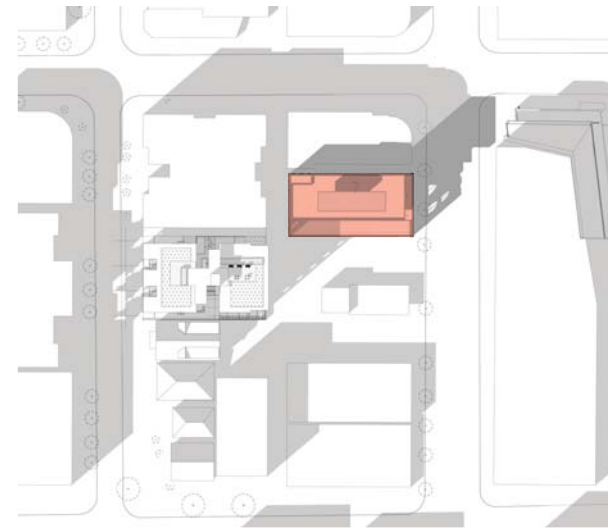
Concept Summary



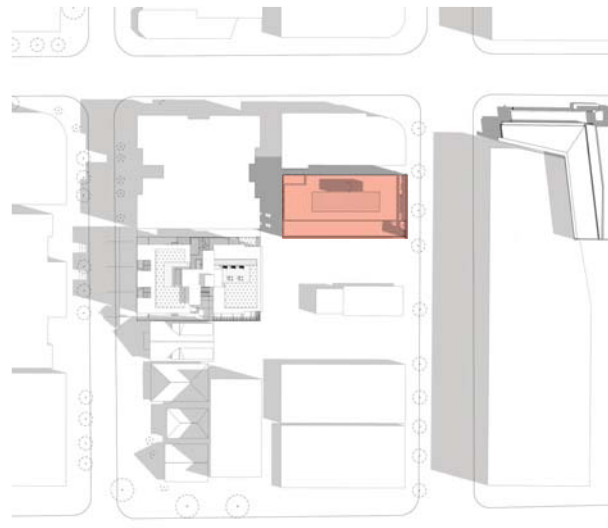
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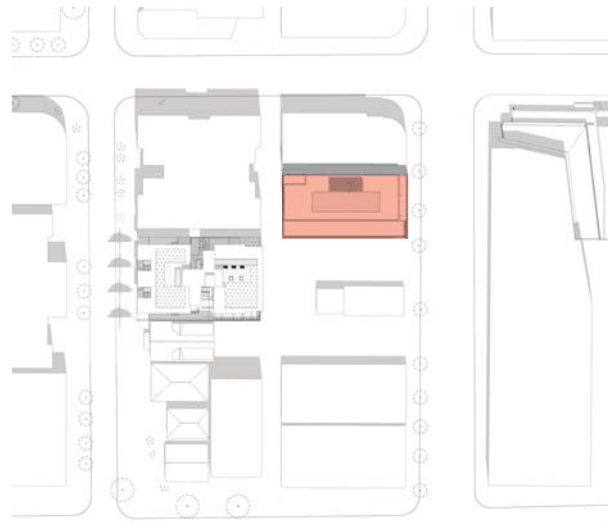
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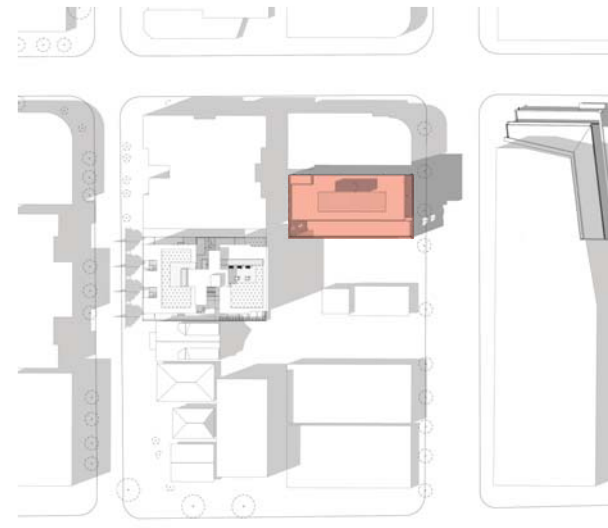
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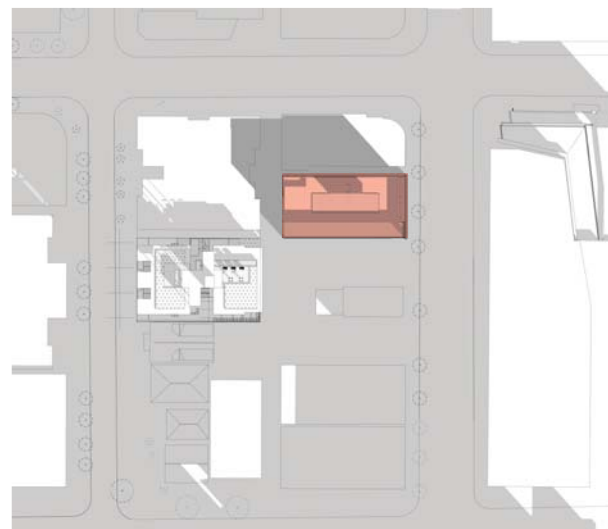
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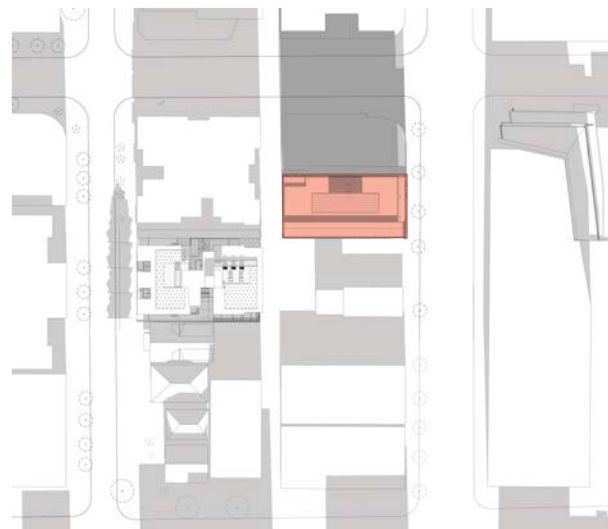
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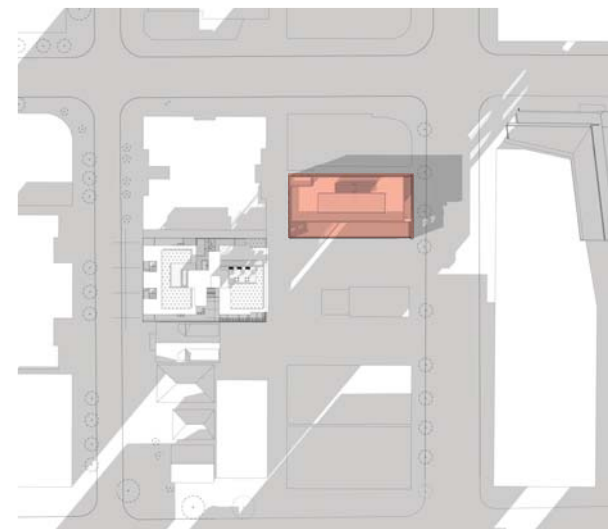
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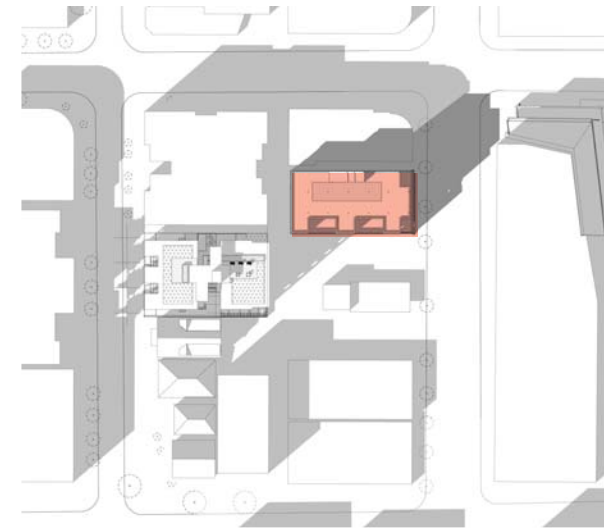
Concept A - Shadow Studies



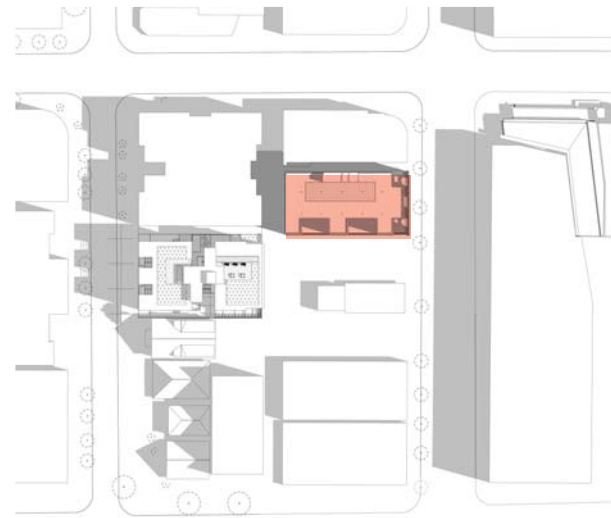
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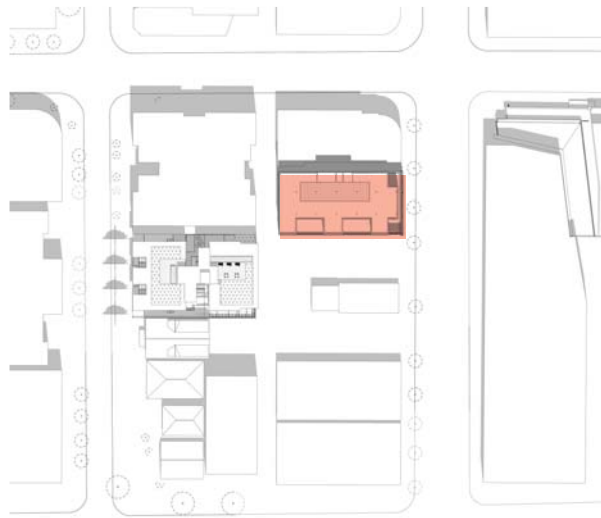
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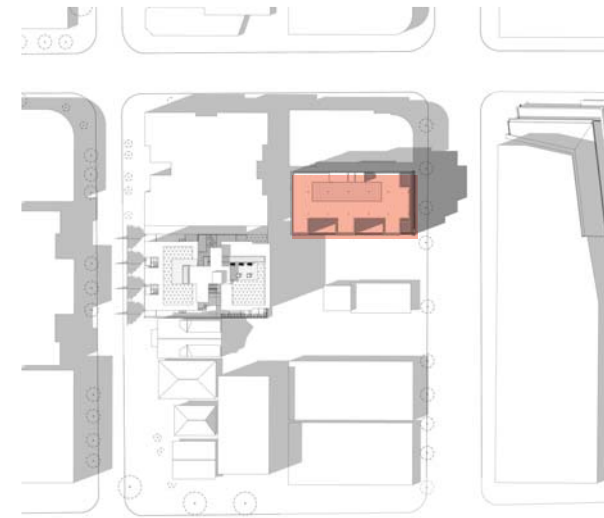
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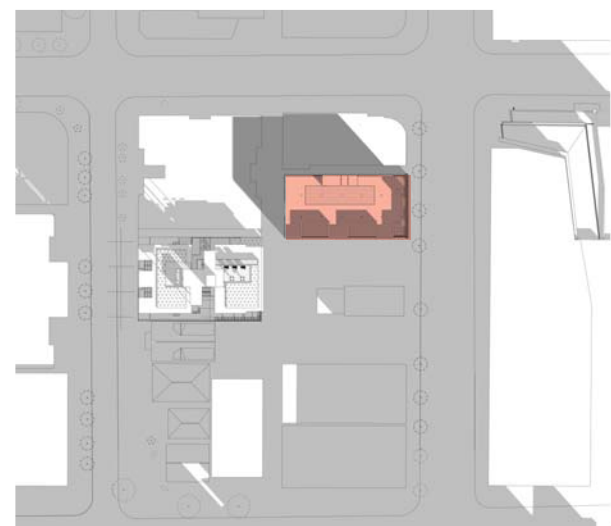
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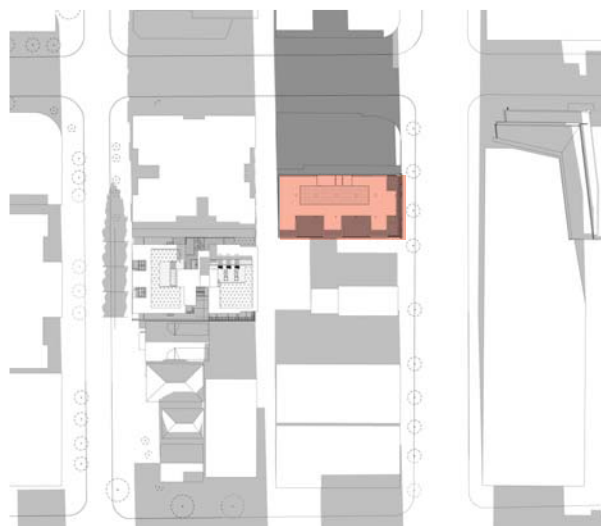
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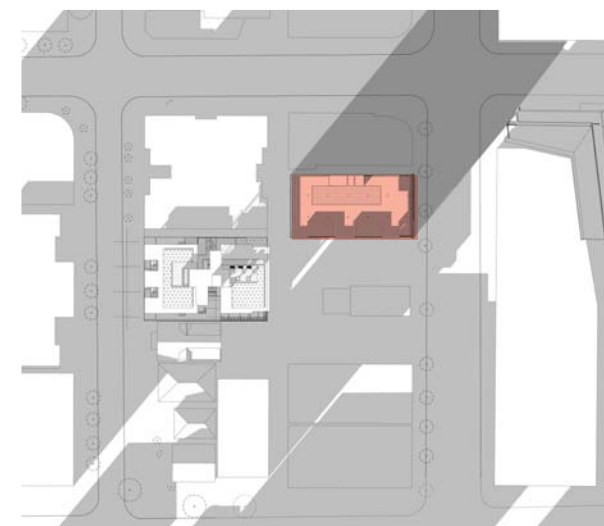
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Concept B - Shadow Studies

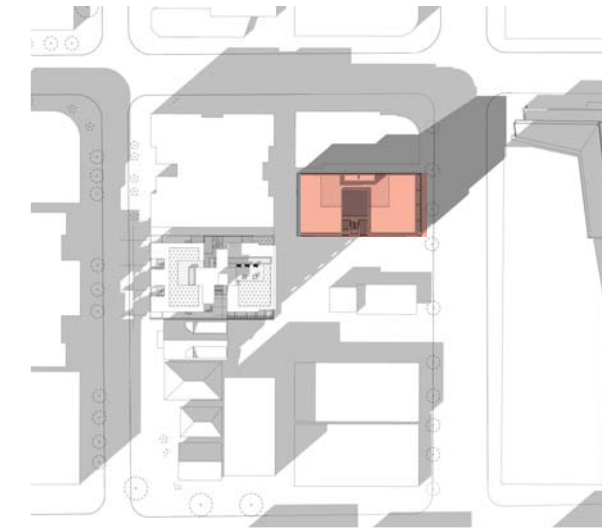




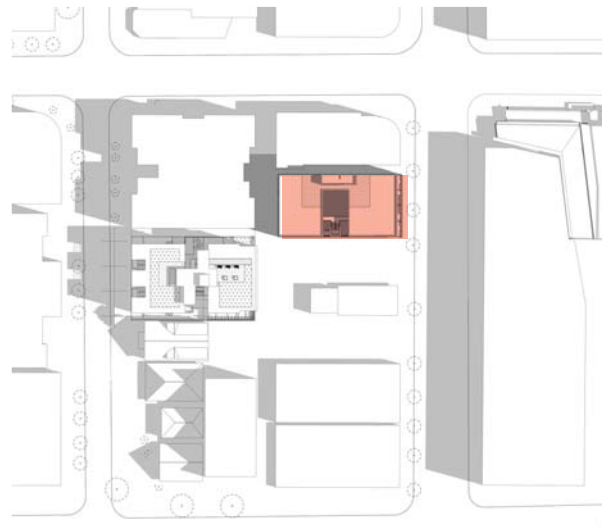
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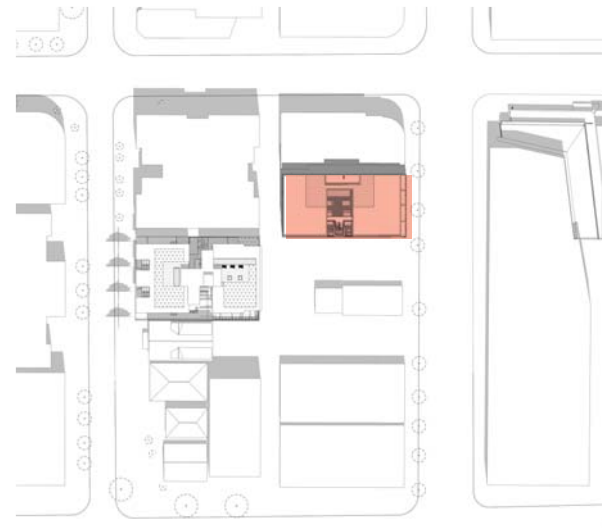
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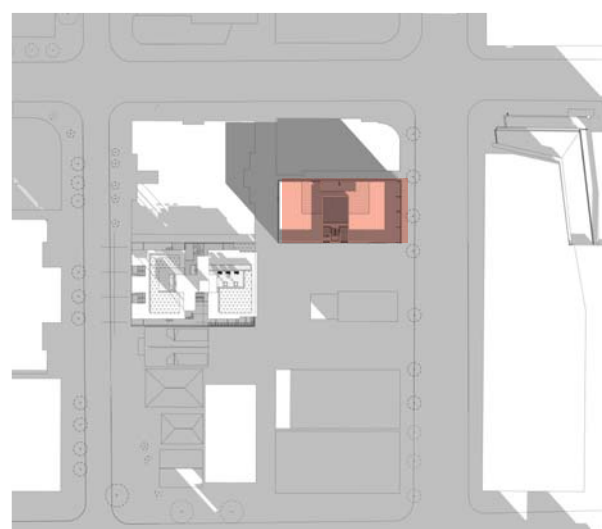
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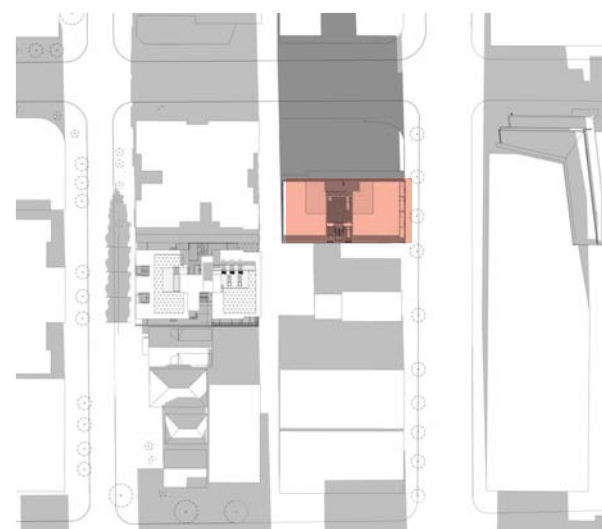
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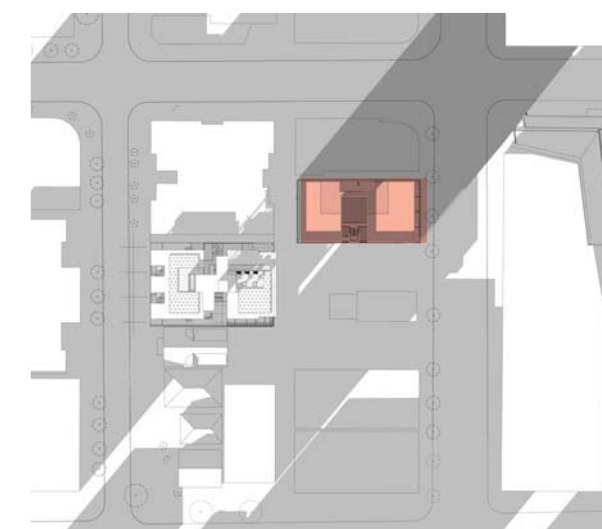
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Concept C - Shadow Studies

Base Zone: NC3P-40
Capitol Hill Urban Center Village

REF.	REQUIREMENT	COMPLIES?	NOTES
23.47A	COMMERCIAL		
23.47A.005	Street-level uses		
	Residential uses may not occupy, in the aggregate, more than 20 percent of the street-level street-facing facade in the following circumstances or locations:		
	In a pedestrian-designated zone, facing a designated principal pedestrian street	Yes A, B, C, D	Broadway is a Principal Pedestrian Street.
23.47A.008	Street-level development standards		
	Blank Facades		
	Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.	Yes A, B, C, D	
	The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street	Yes A, B, C, D	
	Transparency		
	Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.	Yes A, B, C, D	
	Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum 30-inch depth.	Yes A, B, C, D	
	The following height and depth provisions apply to new structures or new additions to existing structures:		
	Nonresidential uses shall extend an average of at least 30 feet and a minimum of 15 feet in depth from the street-level street-facing facade. If the combination of the street-facing facade requirement of subsection 23.47A.008.D.1 and this depth requirement would result in a requirement that an area greater than 50 percent of the structure's footprint be dedicated to nonresidential use, the Director may modify the street-facing facade or depth requirements, or both, so that no more than 50 percent of the structure's footprint is required to be nonresidential.	Yes A, B, C, D	
	Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.	Yes A, B, C, D	Existing ceiling height to be retained.

23.47A.012	Structure height		
	2. For any lot within the designated areas shown on Map A for 23.47A.012, zones or C zones designated with a 40-foot height limit on the Official Land Use Map may be increased to 65 feet and may contain floor area as permitted for a 65 foot zone, according to Section 23.47A.013, provided that all portions of the structure above 40 feet contain only residential uses, and provided that no additional height is allowed under subsection 23.47A.012.A.1.	Yes A, B, C, D	
	C. Rooftop Features. 2. Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher.		
	4. Except as provided below, the following rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height listed in this subsection 23.47A.012.C.4 does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment:		
	b. Mechanical equipment;		
	f. Stair and elevator penthouses may extend above the applicable height limit up to 16 feet. When additional height is needed to accommodate energy-efficient elevators in zones with height limits of 125 feet or greater, elevator penthouses may extend the minimum amount necessary to accommodate energy-efficient elevators, up to 25 feet above the applicable height limit. Energy-efficient elevators shall be defined by Director's Rule. When additional height is allowed for an energy-efficient elevator, stair penthouses may be granted the same additional height if they are co-located with the elevator penthouse.		

Land Use Compliance Notes

23.47A.013	Floor Area Ratio		
	Table B, Maximum FAR in the Station Area Overlay District		
	Maximum FAR, 40' Height Limit = 4		
	Maximum FAR, 65' Height Limit = 5.75		
23.47A.016	Landscaping and screening standards		
	Landscaping that achieves a Green Factor score of .30 or greater, pursuant to Section 23.86.019, is required for any lot with:		
	development containing more than four new dwelling units;	Yes A, B, C, D	
23.47A.024	Amenity area		
	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Gross floor area, for the purposes of this subsection, excludes areas used for mechanical equipment and accessory parking.	Yes A, B, C, D	
	Required amenity areas shall meet the following standards, as applicable:	Yes A, B, C, D	
	All residents shall have access to at least one common or private amenity area;		
	Amenity areas shall not be enclosed;		
	Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size;		
	Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.		
23.54.015	Required parking		
	Table E Parking for bicycles	Yes A, B, C, D	
	Eating and drinking establishments Long term: 1 per 12,000 sq ft Short term: 1 per 2,000 in Station Area Overlay		
	Sales and services, general Long term: 1 per 12,000 sq ft Short term: 1 per 2,000 in Station Area Overlay		
	Multi-family structures Long term: 1 per 4 units Short term: None		

23.54.020	Parking quantity exceptions		
	M. In urban centers or the Station Area Overlay District, no parking for motor vehicles is required for uses in commercial and multifamily zones, except that parking for fleet vehicles is required pursuant to Section 23.54.935.		
23.54.015	Solid waste and recyclable materials storage and access		
	Table A for 23.54.040: Shared Storage Space for Solid Waste Containers.	Yes A, B, C, D	
	Residential Development, 26-50 dwelling units: Minimum Area for Shared Storage Space = 375 sq ft		
	Nonresidential Development, 0-5,000 sq ft: Minimum Area for Shared Storage Space = 82 sq ft		
	B. Mixed use development that contains both residential and nonresidential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for nonresidential development. In mixed use developments, storage space for garbage may be shared between residential and nonresidential uses, but separate spaces for recycling shall be provided.		