



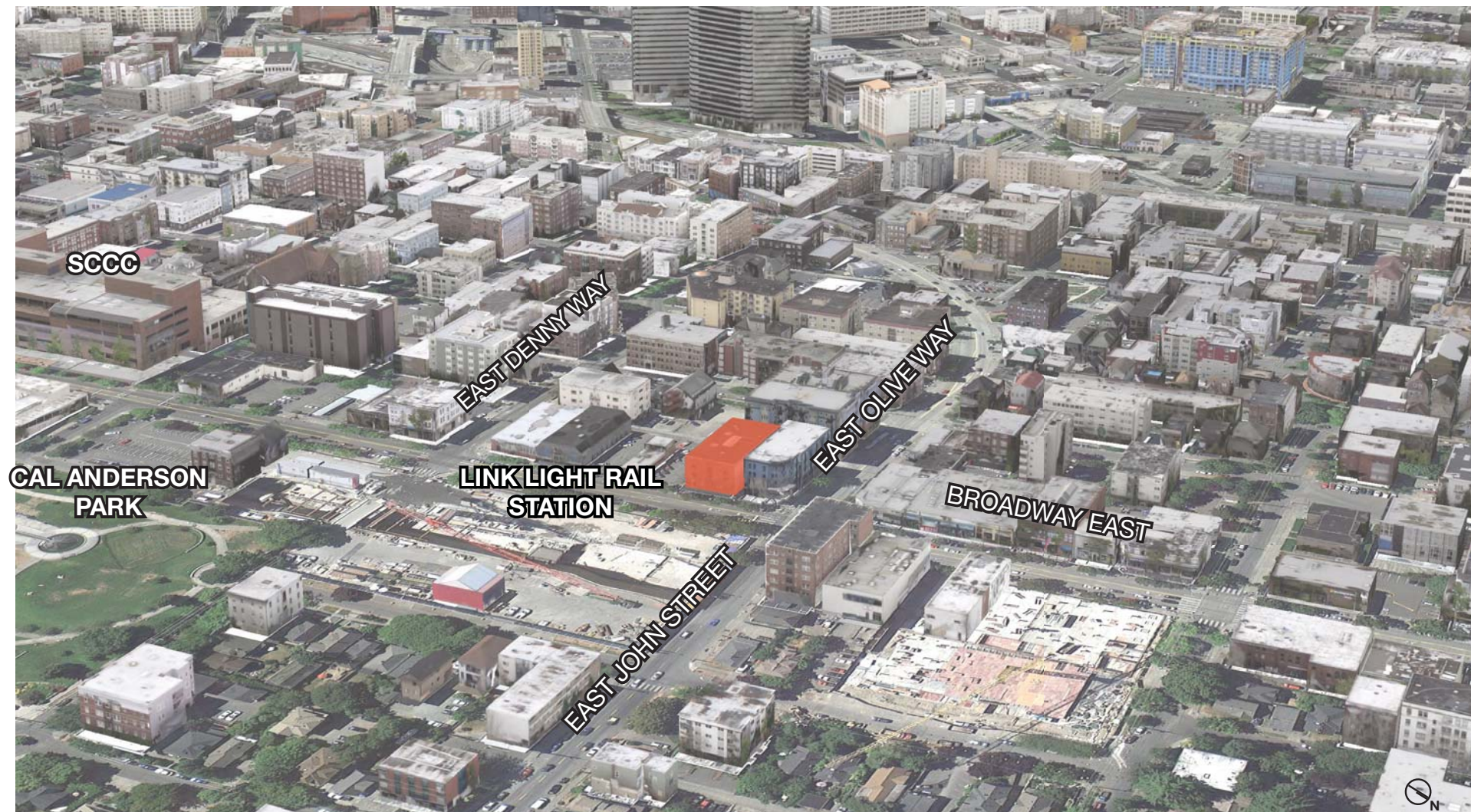
HOLLYWOOD LOFTS
127 Broadway E
Seattle, WA 98102

Design Review Board (DPD#3013985)
prepared for Barrientos, LLC
June 19, 2013

HEWITT

TABLE OF CONTENTS

Development Proposal	1
Zoning Map	2
Existing Uses/Site Context	3
Context Photographs	4
Site Photographs	5
South Property Line Streetscape	6
Broadway East Streetscape	7
Site Axon	8
Site Plan	9
Pertinent Design Guidelines	10-11
Project Summary/Level 01 Plan	12
Level 2 to Level 4 Floor Plans	13
Level 5 to Level 6 Floor Plans	14
Composite Landscape & Hardscape Plan	15
East Elevation - Material & Color Palette	16
South Elevation	17
West Elevation - Material & Color Palette	18
North Elevation	19
Street Level Perspective from Broadway	20
Street Level Perspective from Olive	21
Aerial Perspective from Northwest	22
Aerial Perspective from Southwest	23
Sidewalk Approach from the South - Option A	24
Residential Entry Sidewalk Approach - Option A	25
Sidewalk Approach from the South - Option B	26
Residential Entry Sidewalk Approach - Option B	27
Courtyard Concept	28
Alley Approach from the South	29
East West Building Section	30
North South Building Section	31
Exterior Lighting & Signage Concept	32
Departure - Ramp Slope	33
Compliant - Ramp Slope	34



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 24 market-rate loft units. 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 with 1 level of below-grade parking.

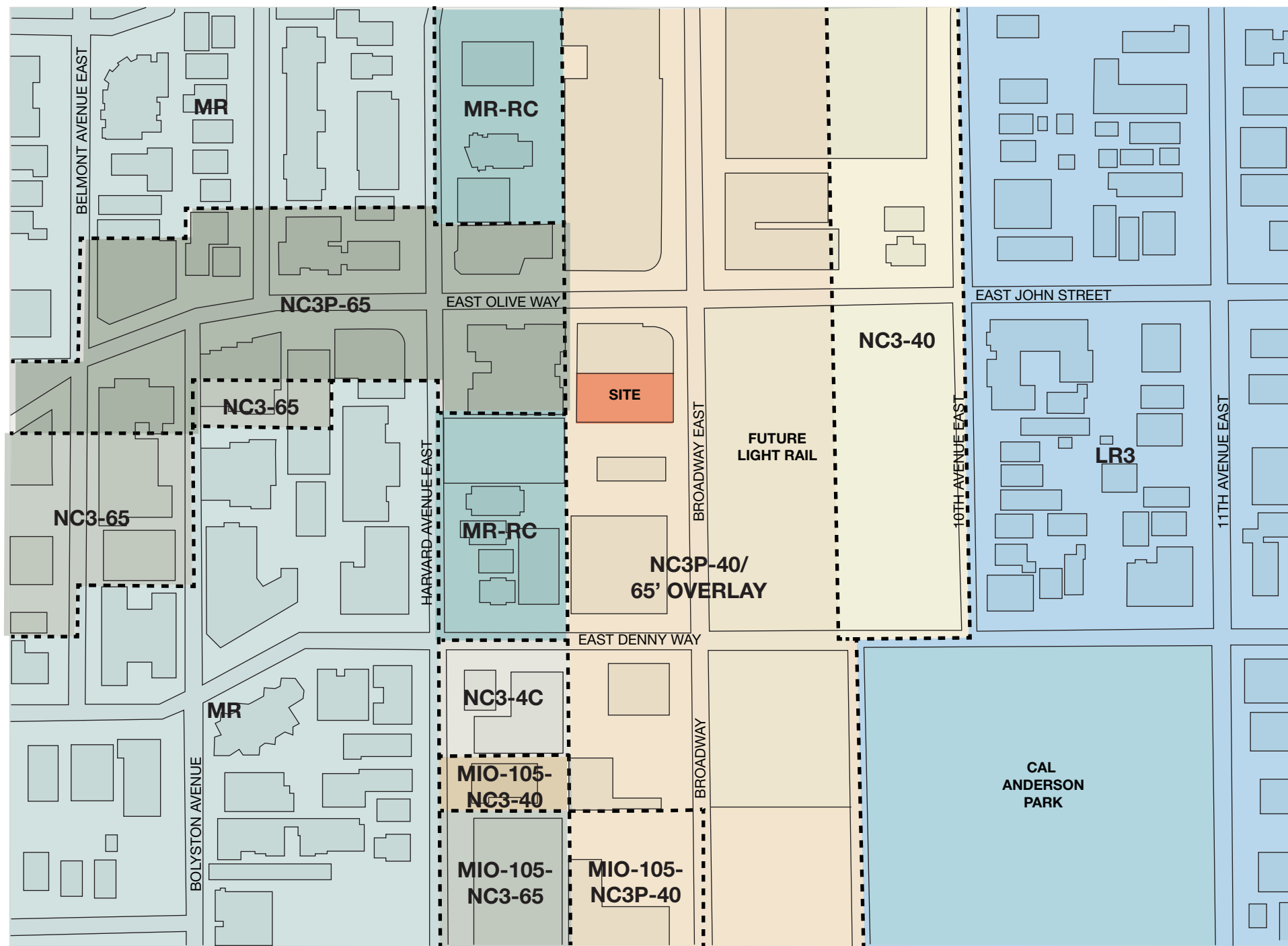
Total amount of residential square footage = 26,321 SF

Total amount of commercial square footage = 3,609 SF

Number and location of parking stalls = 1 accessible van stall, Grade Level
11 parking stalls, Level P01

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.





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
- Light Rail Entry
- 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)



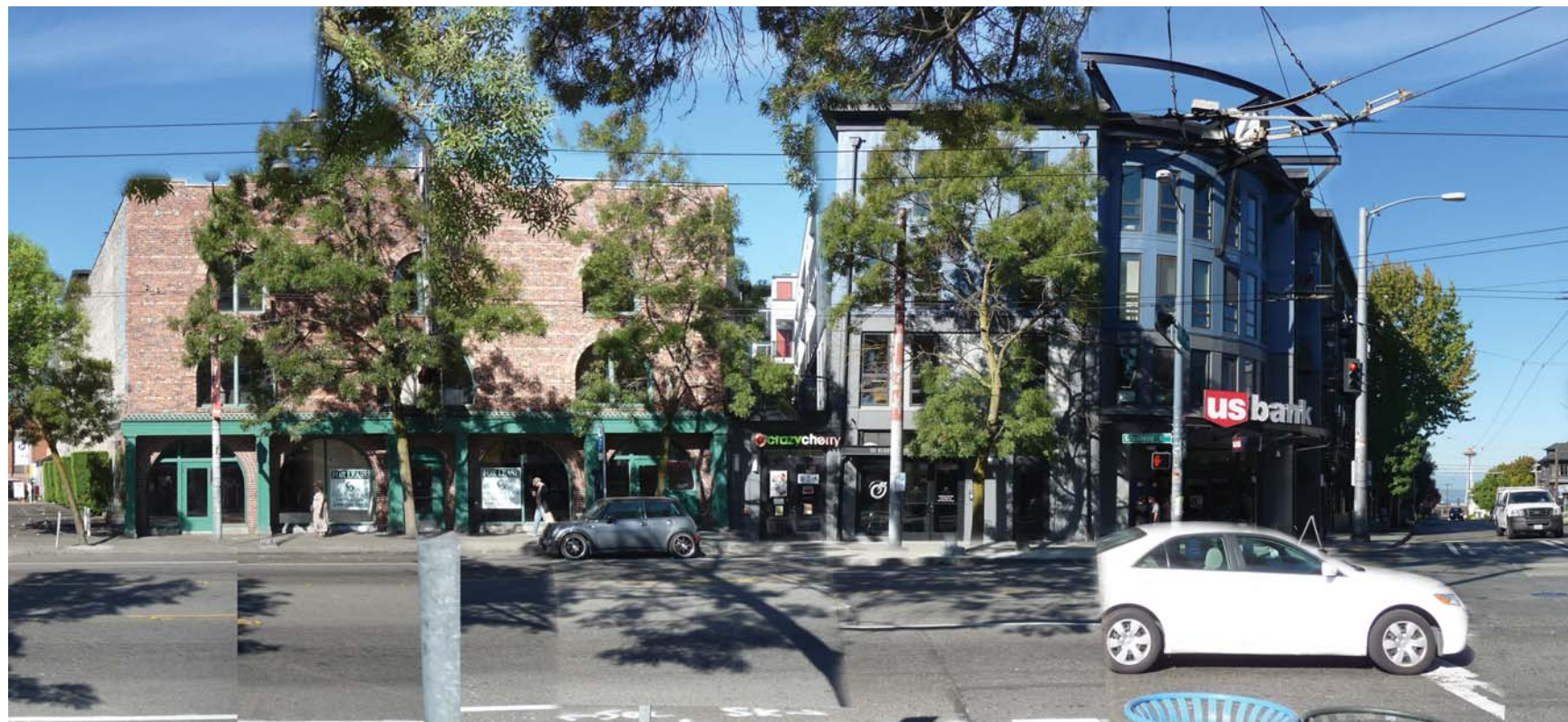
2. VIEW LOOKING NORTHEAST (CAPITOL BUILDING)



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



Context Photographs



1. VIEW LOOKING WEST



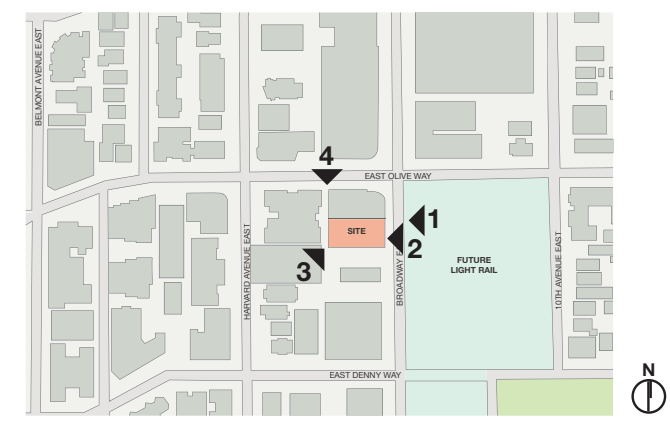
4. VIEW LOOKING NORTH (ALLEY, WEST ELEVATION)



2. VIEW LOOKING WEST (EXISTING COMMERCIAL ENTRANCE)

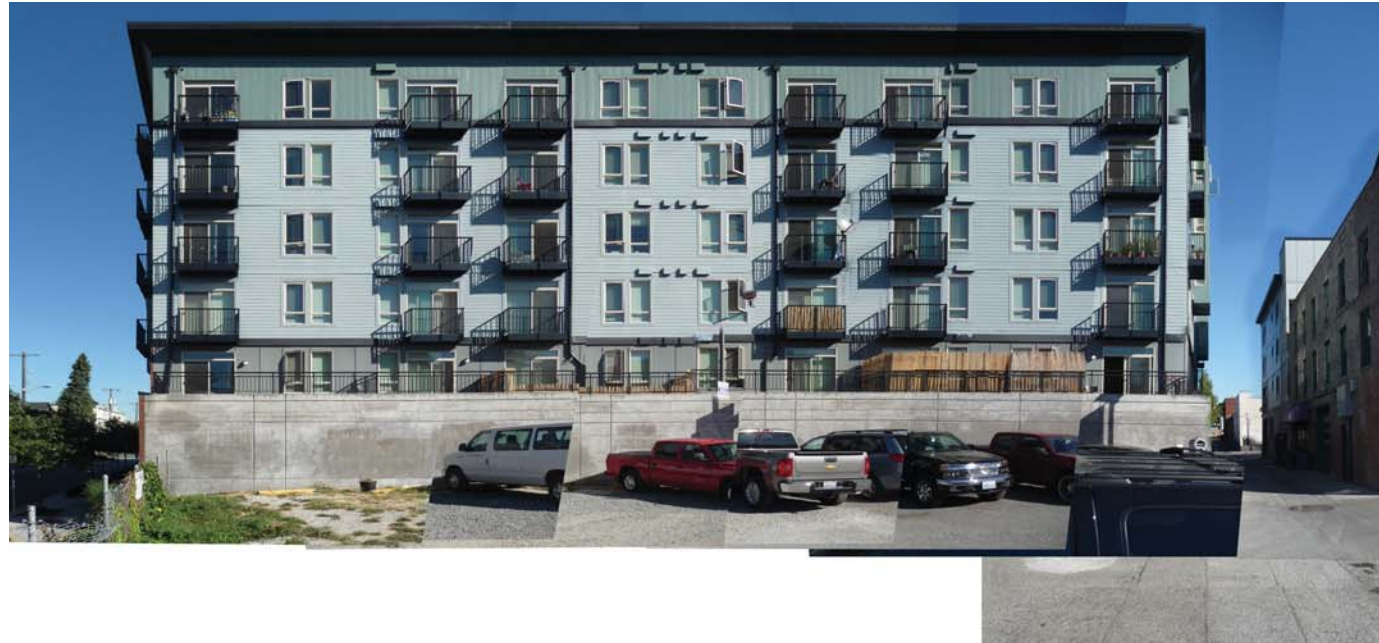


3. VIEW LOOKING NORTHEAST

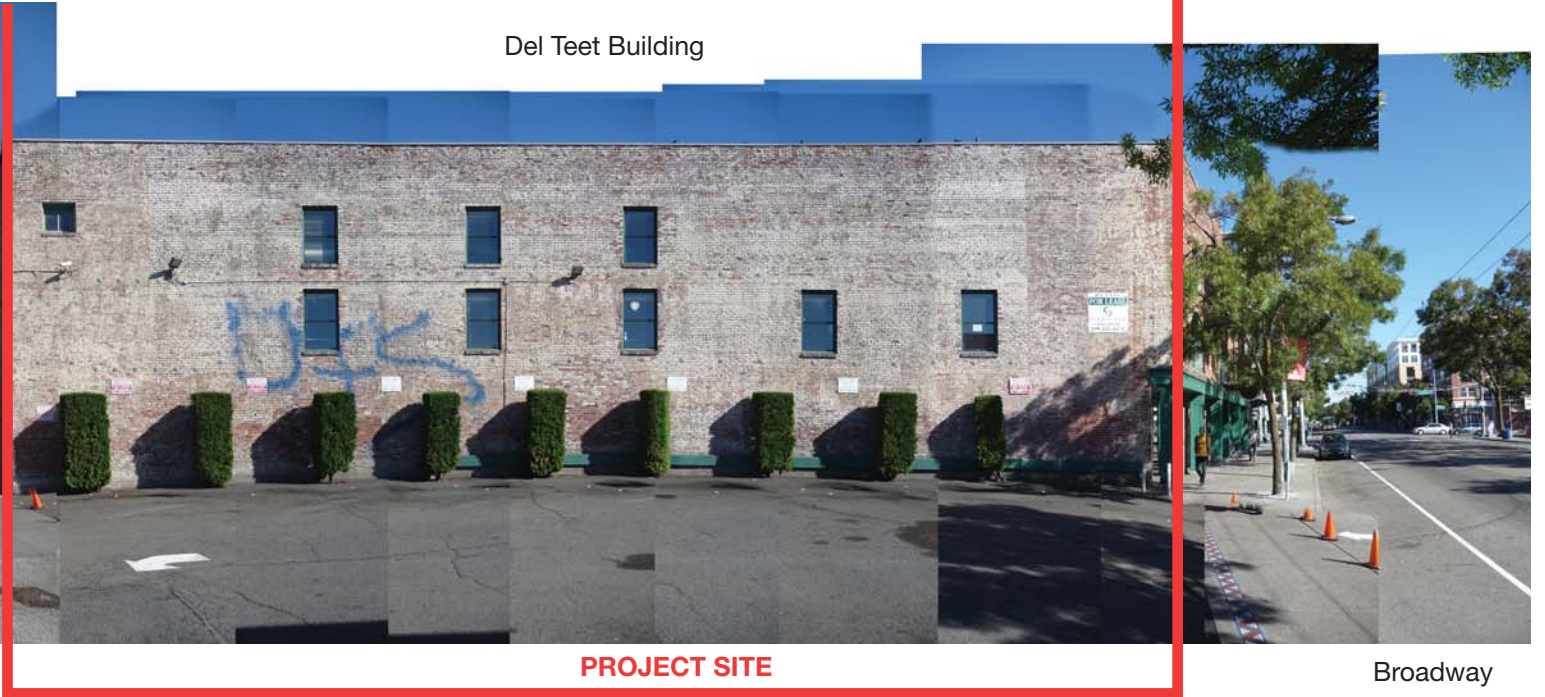


Site Photographs

Heights II Apartment Building

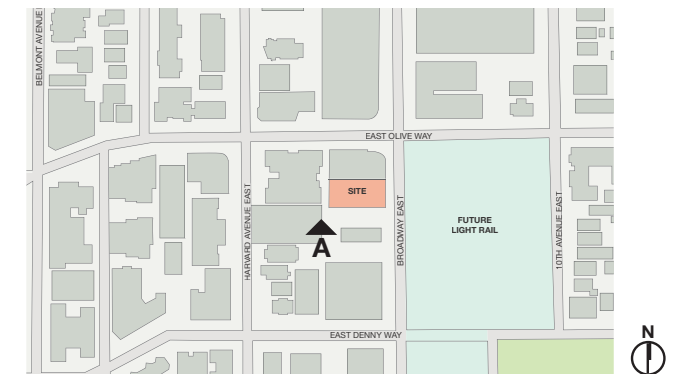


Del Teet Building



Broadway

A. SOUTH PROPERTY LINE LOOKING NORTH



South Property Line Streetscape

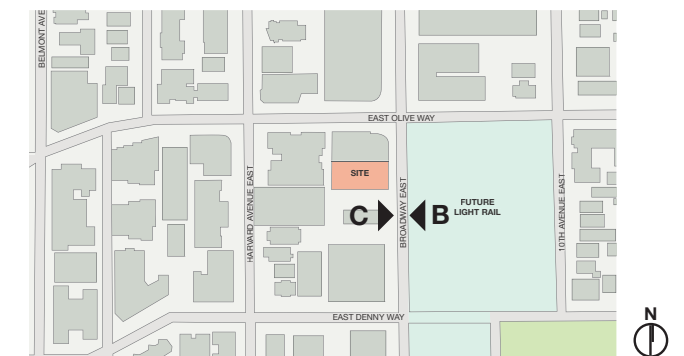


B. BROADWAY EAST LOOKING WEST

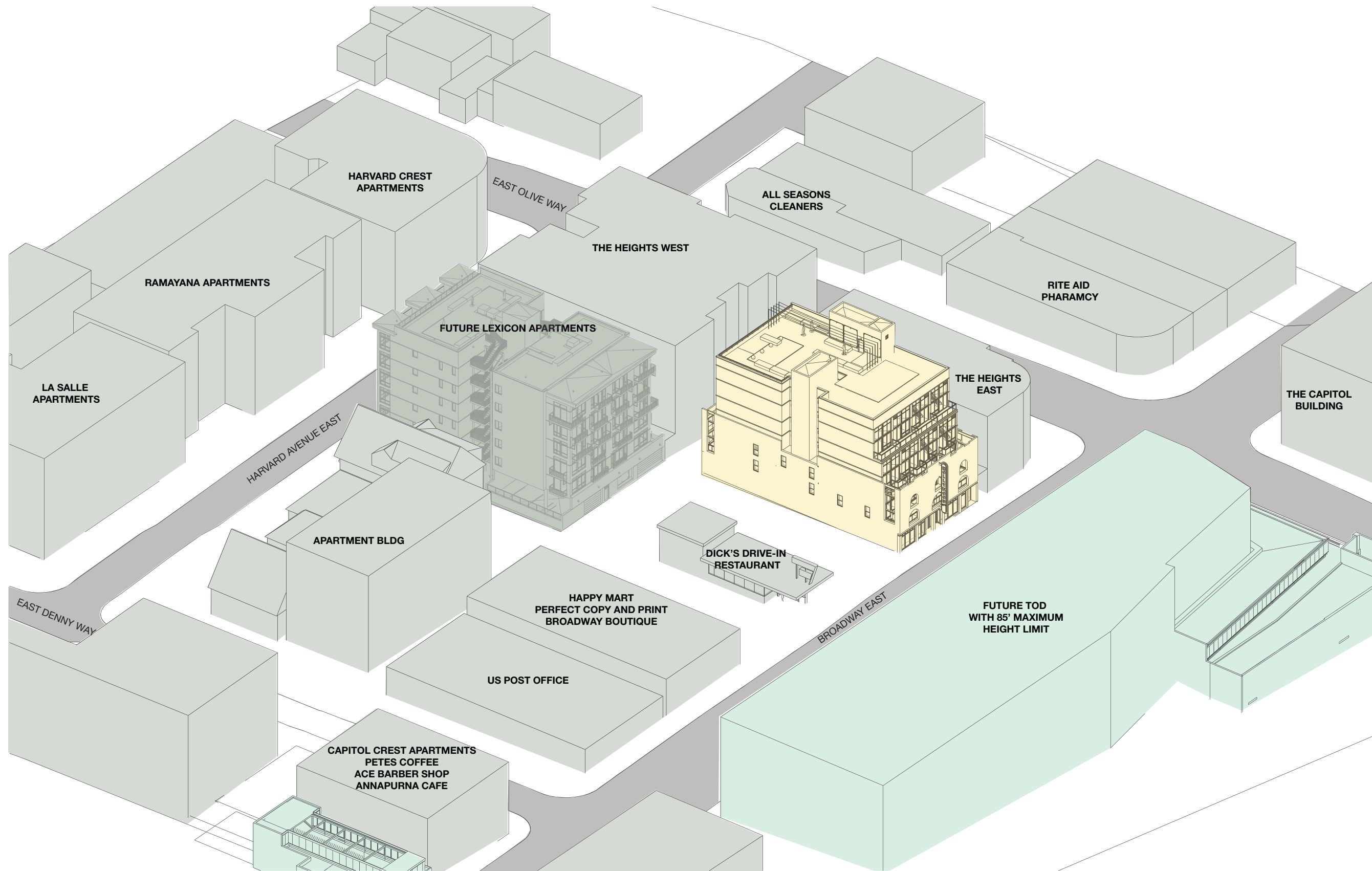
Future Link Light Rail Station and Transit Oriented Development



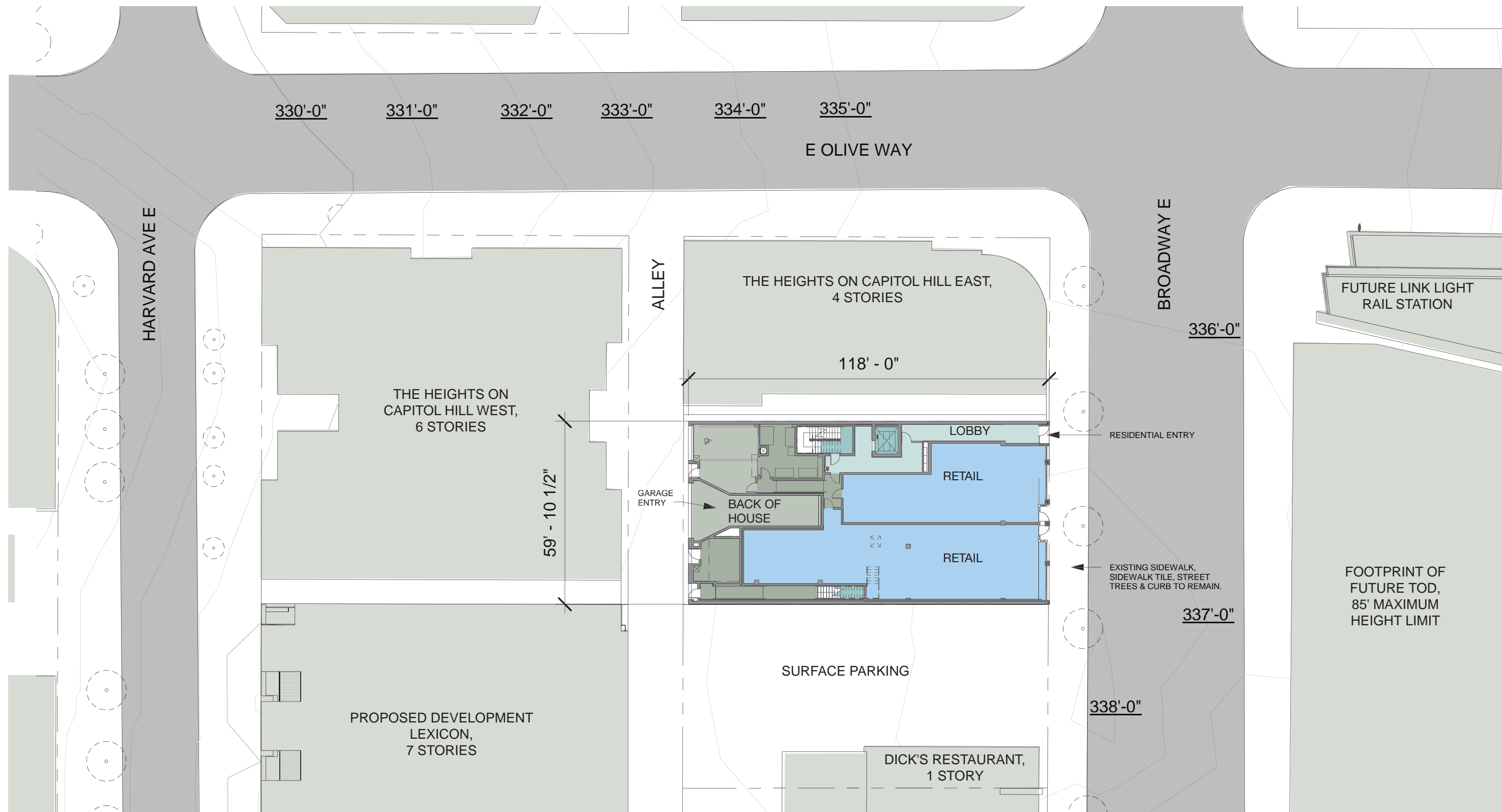
C. BROADWAY EAST LOOKING EAST



Broadway East Streetscape



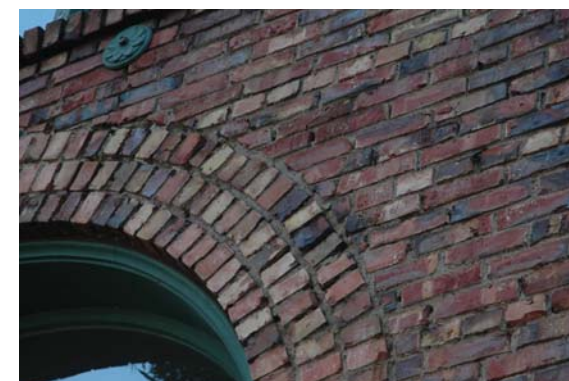
Site Axon



Site Plan

A-1 RESPONDING TO SITE CHARACTERISTICS	A-2 STREETScape COMPATIBILITY	A-4 HUMAN ACTIVITY	A-6 TRANSITION BETWEEN RESIDENCE AND STREET	A-7 RESIDENTIAL OPEN SPACE
<p>New development will retain the character building shell, reinforce the street at an emerging transit node. Generous setbacks in the new construction above will maximize daylight to Broadway and the interior living spaces and which will strongly differentiate the new from the existing.</p>	<p>Existing ground level commercial will be improved from the existing to enhance compatibility by encouraging a more permeable facade.</p>	<p>The ground floor retail facade will be treated with a highly transparent storefront. This storefront system will ideally be an operable door system pending tenant selection. The glazing wall has been pulled out to meet the sidewalk and engage with the columns, save for entry recesses. Height of the storefront will be maximized to the existing building constraints.</p>	<p>A residential alley entrance was discussed at the EDG meeting, however due to concerns of safety and security the project will not move forward with a residential entry on the alley</p>	<p>Terraces created between the existing building facade and the new setback structures shall have planter boxes that will be visible from the street through the existing and new openings in the brick wall.</p>

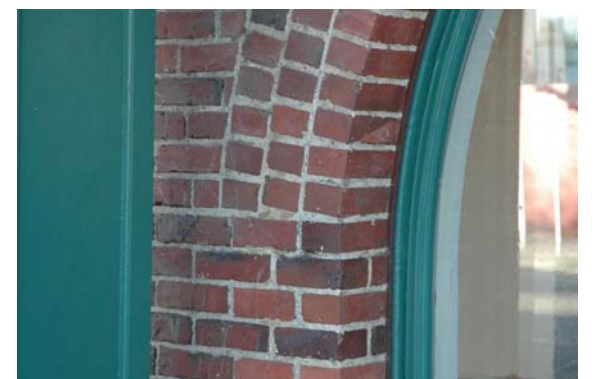
B-1 HEIGHT, BULK AND SCALE COMPATIBILITY	C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY	C-4 EXTERIOR FINISH MATERIALS	D-2 BLANK WALLS	D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICES
<p>The new development clearly differentiates the old structure from the new structure through a series of setbacks. These setbacks are sensitive to the scale and compatibility of the neighborhood while maximizing daylight to the street sidewalks and alley. They also provide outdoor spaces for residents.</p>	<p>This development aims to bring new life to an old building through a clear expression of both the old and the new.</p>	<p>In addition to new transparent and more permeable storefront at the commercial ground level, the new structure that is set back from the old facade will consist of large expanses of glazing and smooth vertical metal panel siding. A brightly colored accent panel will highlight the vertical circulation.</p>	<p>New openings in the south wall will break up the blank wall while allowing light into the east and west terraces. A code modification will be submitted to allow the existing windows on the south wall to remain.</p>	<p>All services are located on the alley and are screened behind overhead coiling doors. The transformer vault door and egress doors are recessed to allow for door swing within the property. Although rarely used, these recesses will be very well lit as to avoid vagrancy.</p>



Pertinent Design Guidelines

D-7 PERSONAL SECURITY AND SAFETY	D-8 TREATMENT OF ALLEYS	D-9 COMMERCIAL SIGNAGE	D-10 COMMERCIAL LIGHTING	D-11 COMMERCIAL TRANSPARENCY
Abundant lighting shall be provided on the east and west ground floor areas as to promote a safe and vagrant free zone. Lighting will be positioned as to not spill over onto the residential property across the alley.	Due to concerns of safety and security, the project will not move forward with an alley-facing commercial space as discussed as an option at the EDG meeting.	The existing 'Hollywood Video' sign will be refurbished to read 'Hollywood Lofts' to act as a landmark and as the residential building sign.	Lighting on Broadway will enhance the residential entry features as well as the retail while providing a level of safety.	The existing arched openings will be removed and replaced with large transparencies of storefront glazing. Ideally, the storefront system will be operable but is subject to desires of the future tenant.

D-12 RESIDENTIAL ENTRIES AND TRANSITIONS	E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE
The residential entry is distinct and identifiable from the rest of the retail frontage through subtle cues. The south wall adjacent to the entry will be a distinctly different material than seen elsewhere such as steel panels. The north wall will have brick continue from exterior to interior. Lighting will highlight these features.	Terraces created between the existing building facade and the new setback structures shall have planter boxes that will be visible from the street through the existing and new openings in the brick wall



Pertinent Design Guidelines

AREA SUMMARY

- Lot Area= 7,190SF
- Number of Residential Units= 24
- Residential Area= 26,321 SF
- Retail Area= 3,609 SF
- Parking= 12
- Total Allowable FAR= 5.75
- Total Allowable Area= 40,710SF
- Achieved FAR= 4.50
- Total Building Area Achieved= 38,577 SF
- Base Allowable Height in Station Area Overlay= 65 feet
- Proposed Height= 65 feet

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

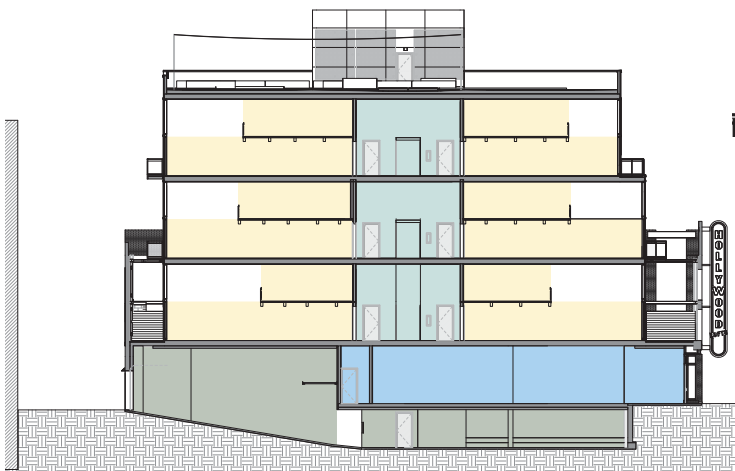
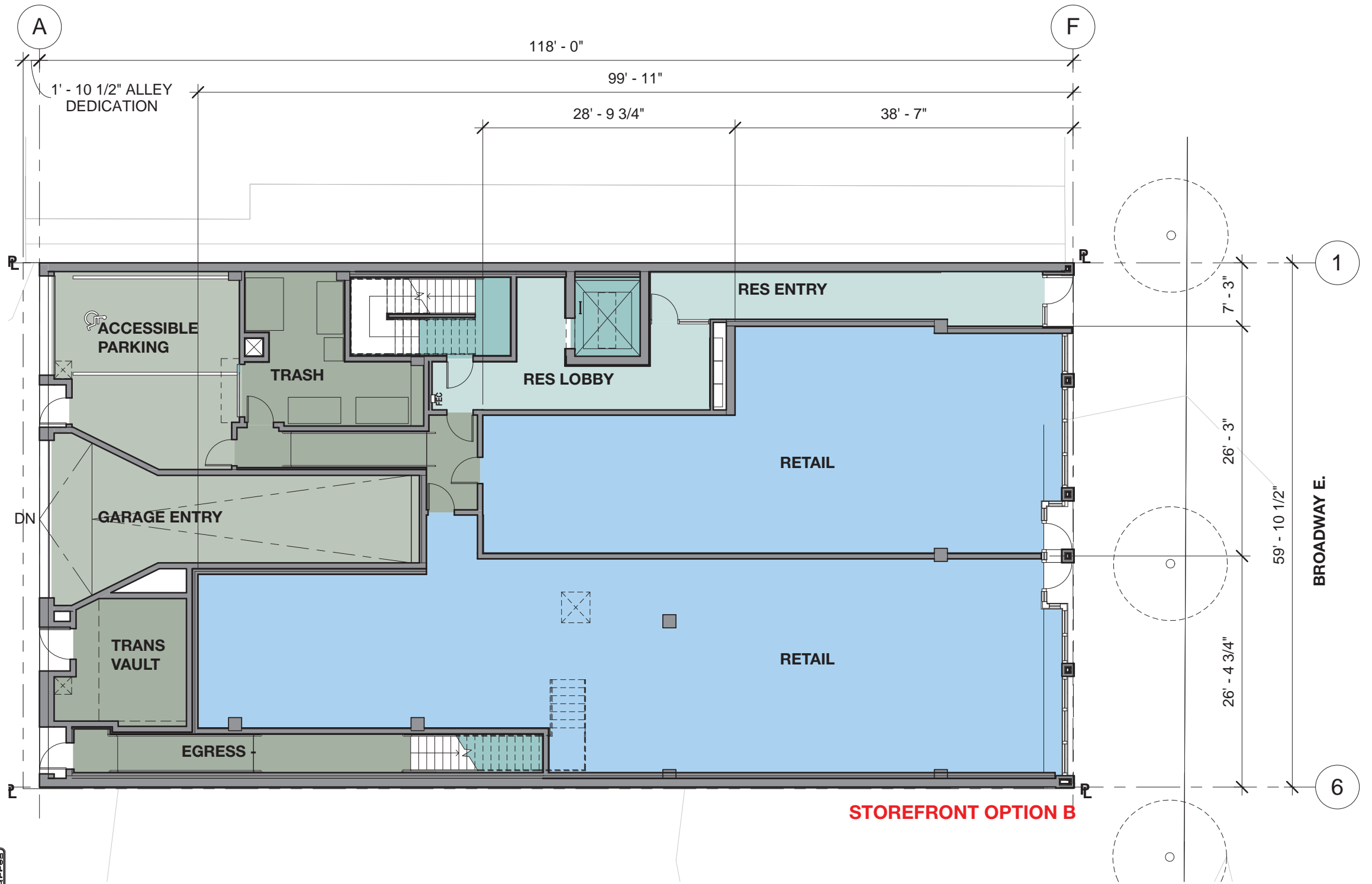
- Provides outdoor terrace spaces at Levels 2 and 5
- Creates a maximum variety of loft unit types.
- Allows double height residential corridors.

Challenges

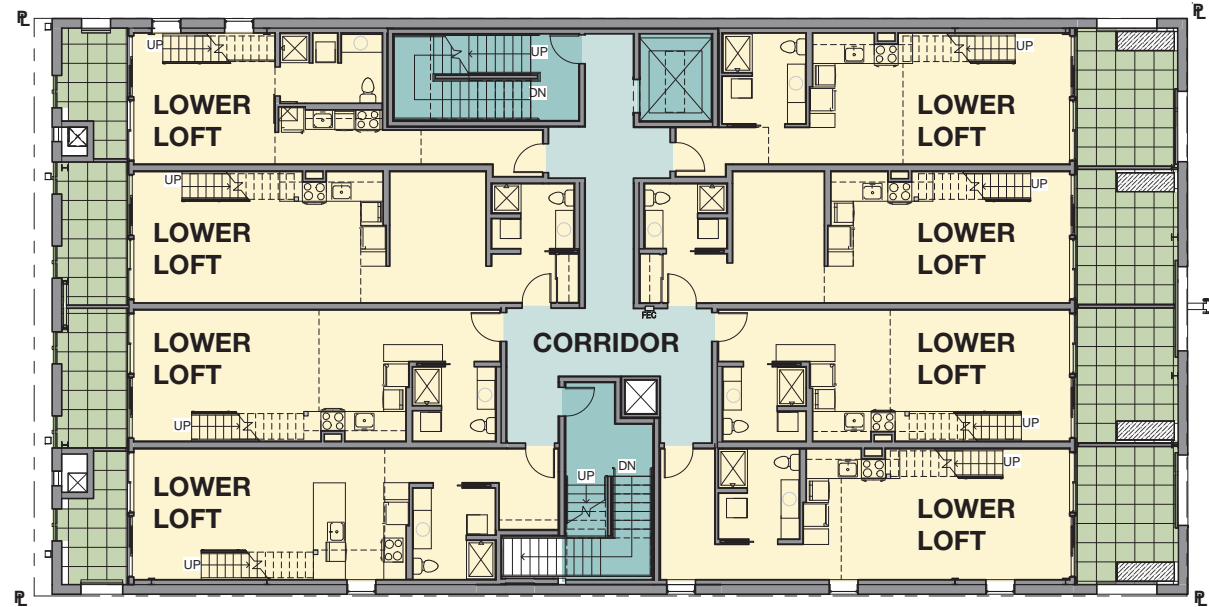
- Coordination of structural systems in the existing structure and new addition.

Anticipated Departures

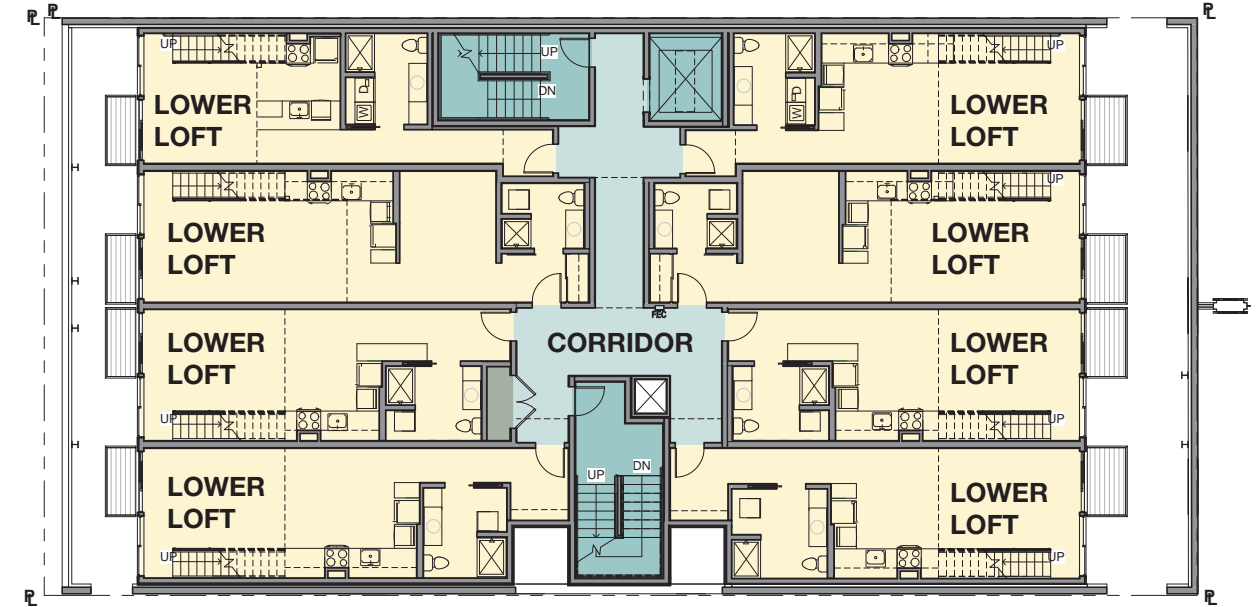
- No departures



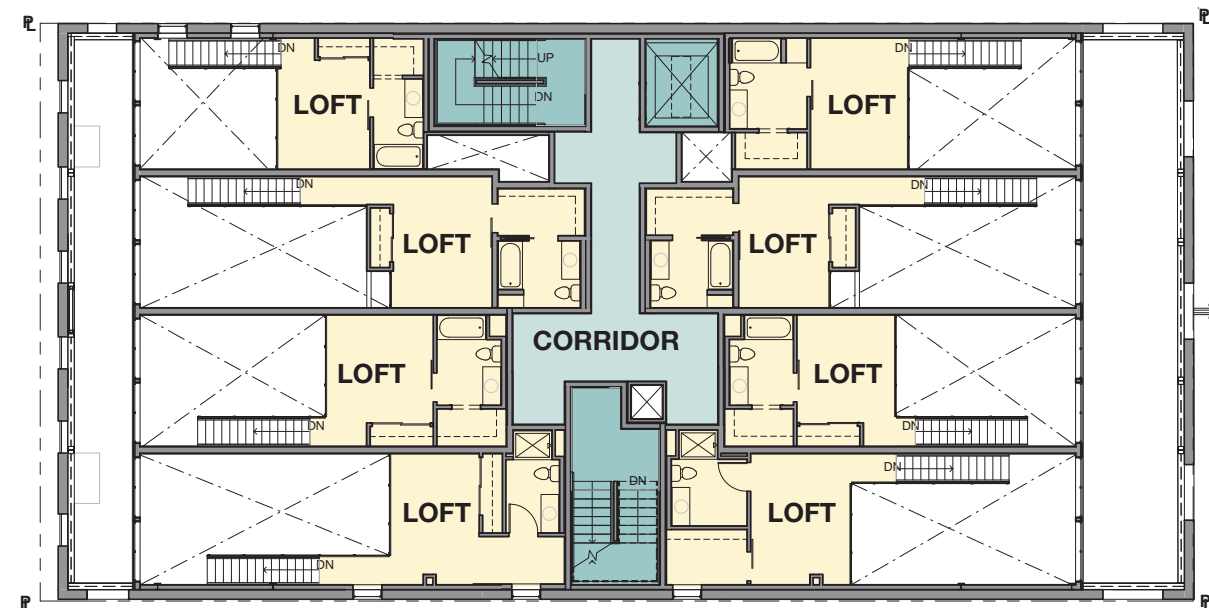
Project Summary & Level 01 Floor Plan



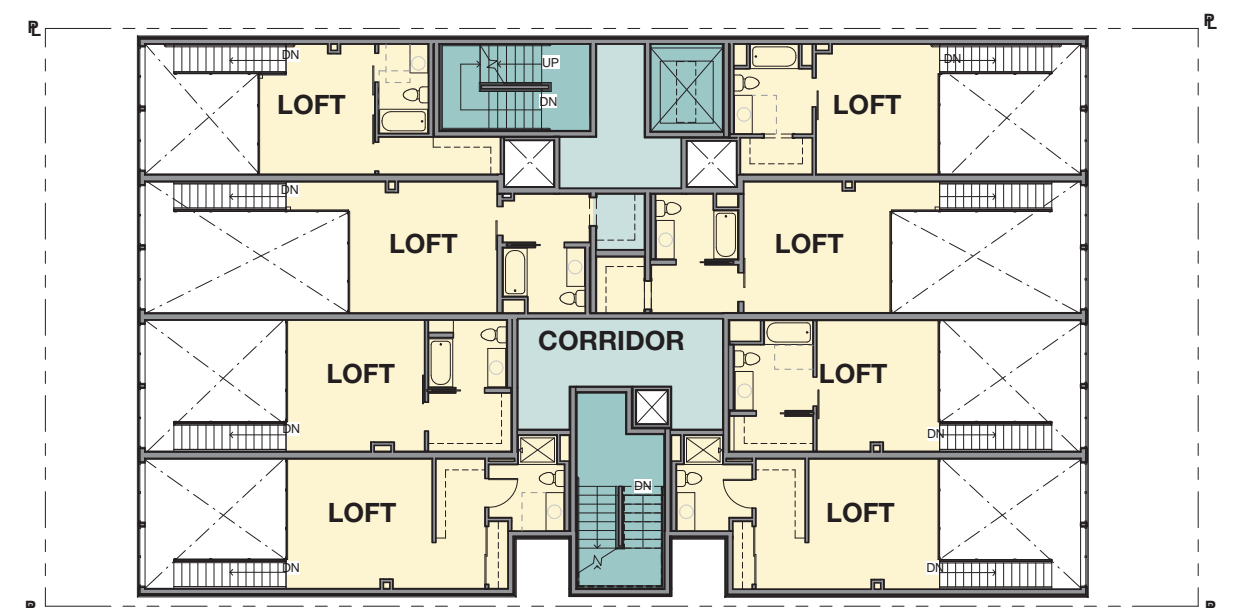
LEVEL 2 PLAN



LEVEL 3 PLAN

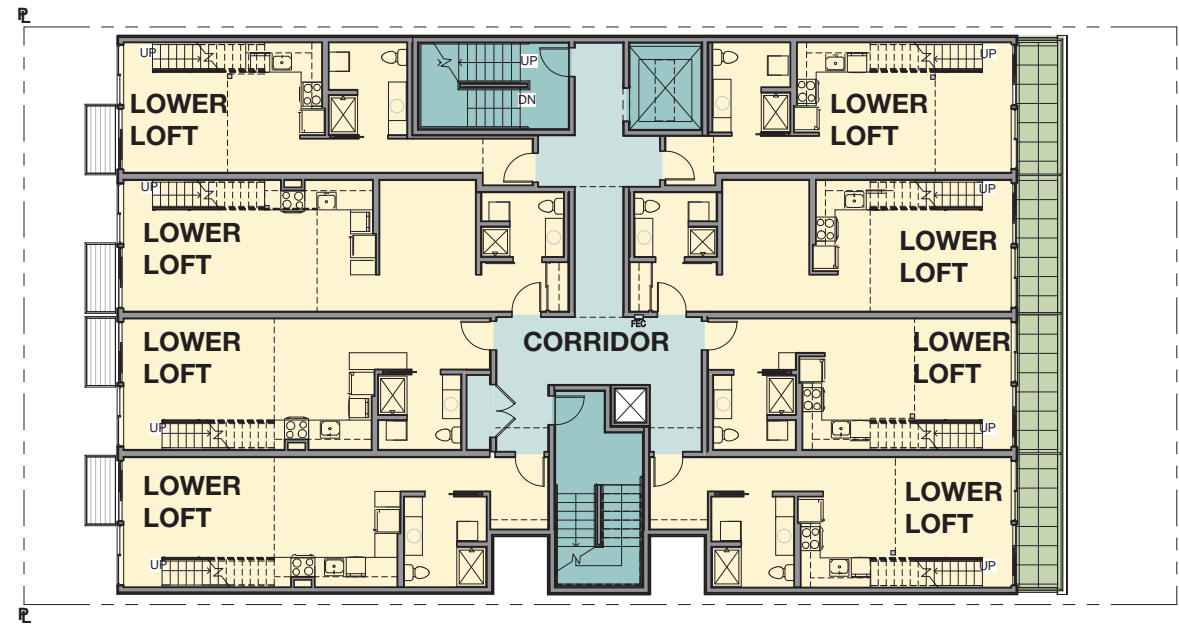


LEVEL 2 MEZZ PLAN

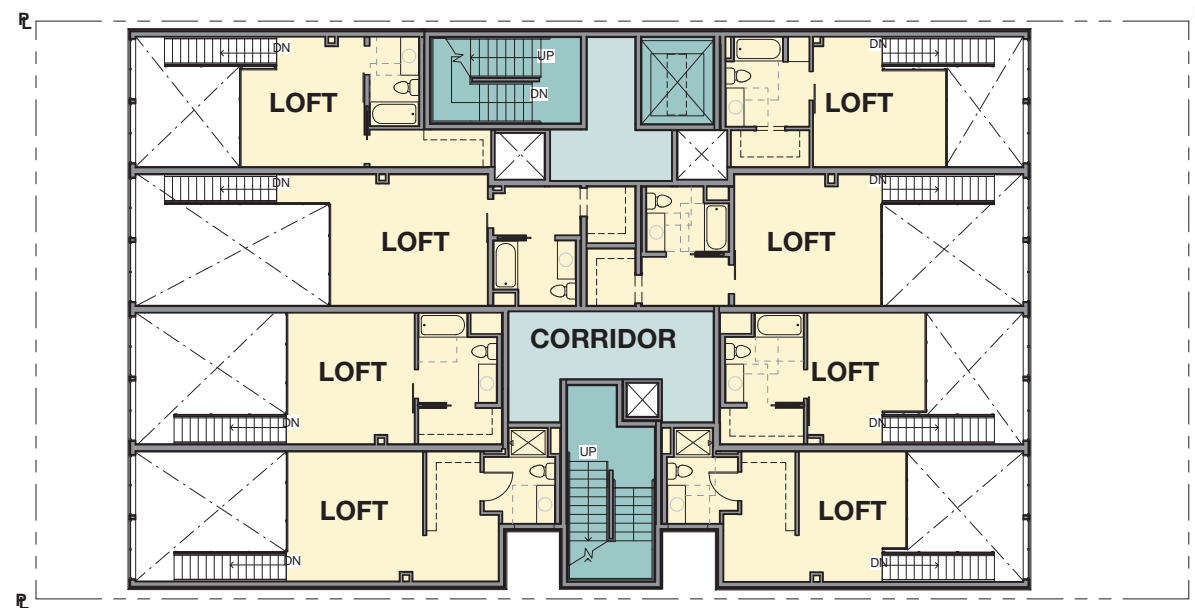


LEVEL 4 PLAN

Level 2 to Level 4 Plans



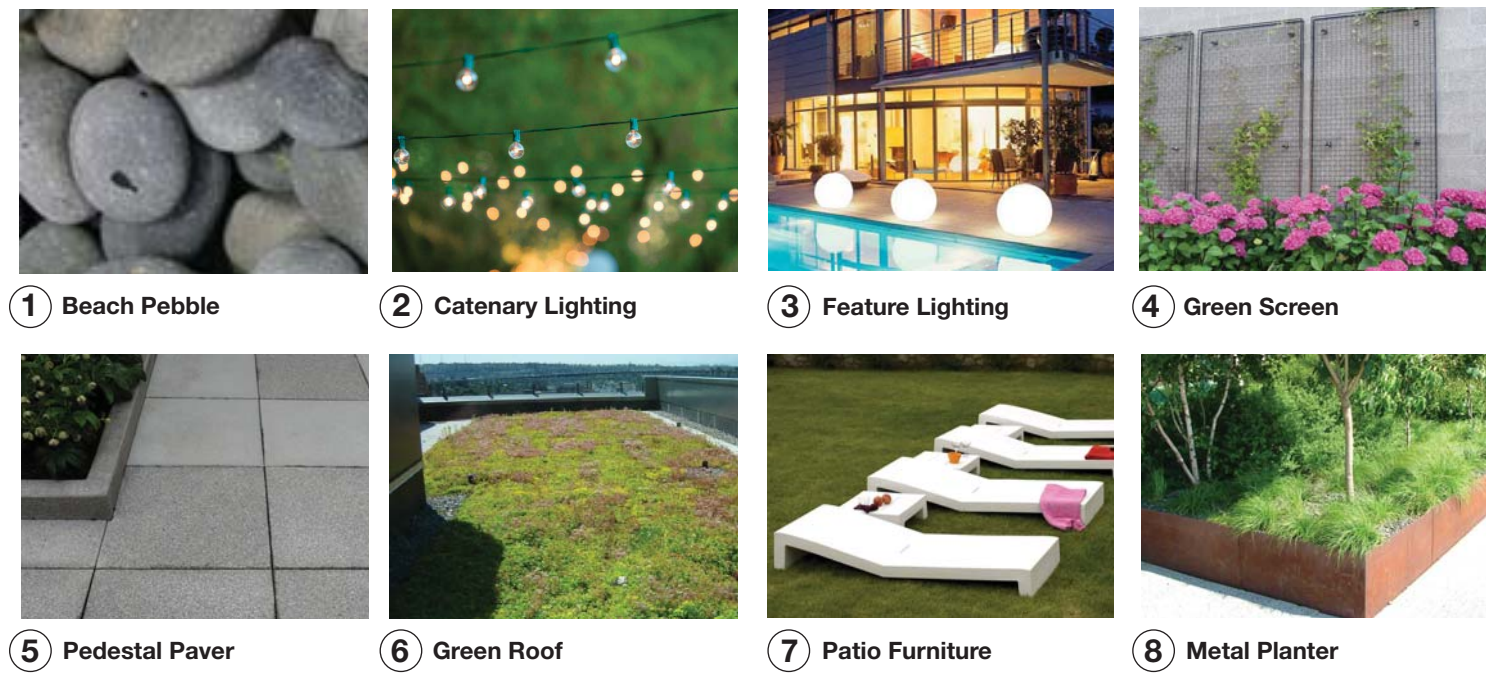
LEVEL 5 PLAN



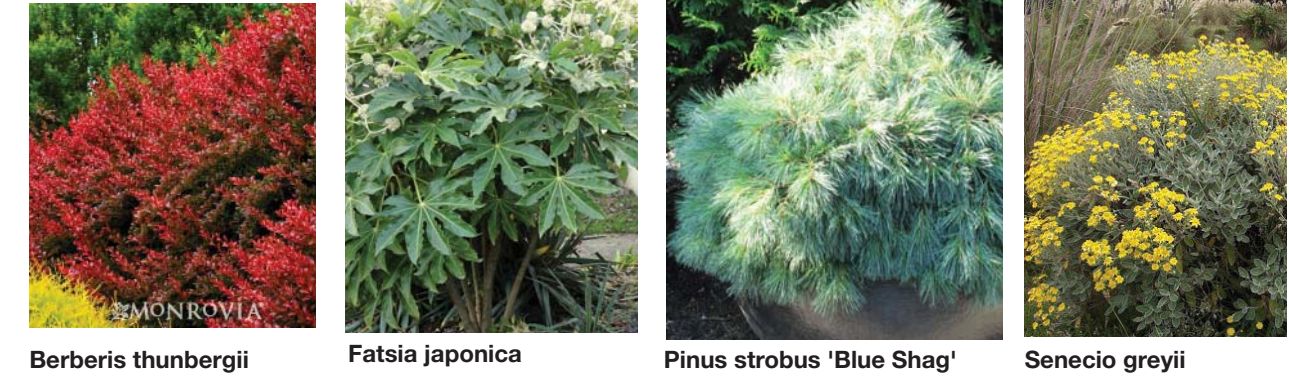
LEVEL 6 MEZZ PLAN

Level 5 to Level 6 Floor Plans

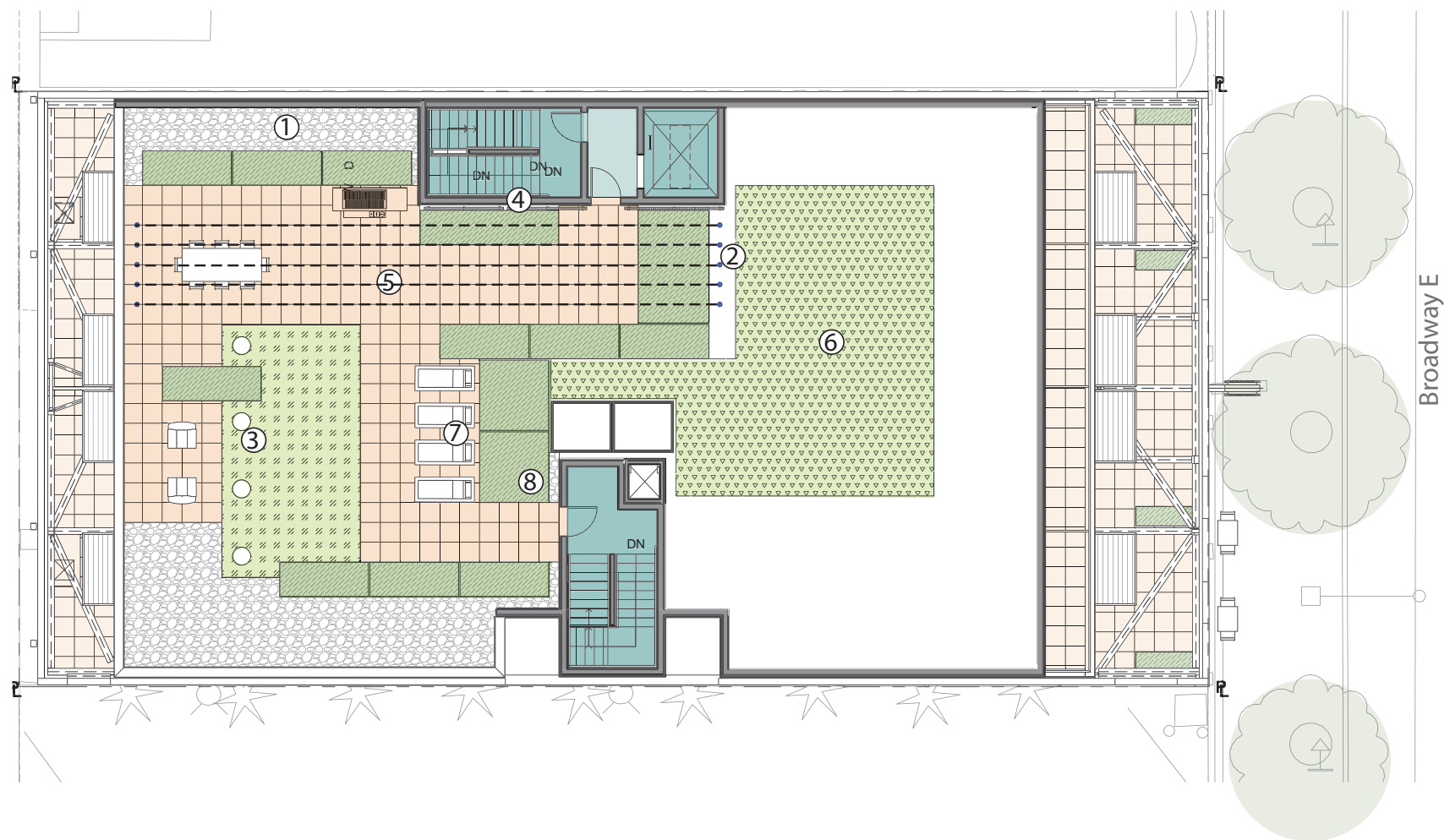
Materials



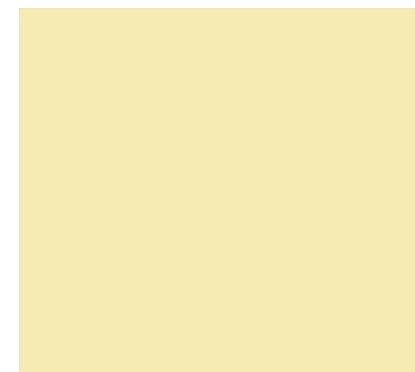
Shrubs



Perennials and Grasses



Composite Landscape & Hardscape Plan



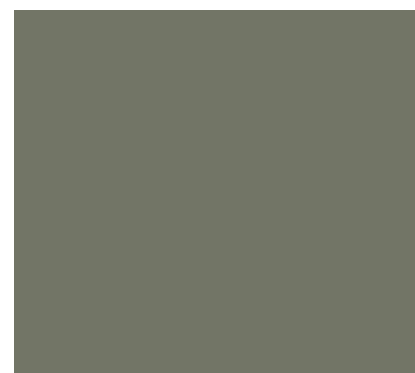
1 Painted 4'x7' Cement Board Panel "Daisy Yellow"



2 Exterior Steel Paint "Terragon Glory"



3 Vertical Metal Panel Flush, 12" "Cool Old Town Gray"



4 Break Shape Metal "Cool Zactique 2"



5 Existing Brick, East Wall



6 Existing Brick North, South & West Walls



7 Cedar Slat Privacy Screen w/ Painted Metal Frame

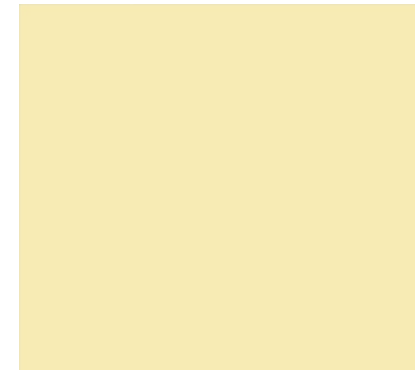


8 Wood Storefront

East Elevation - Material and Color Palette



South Elevation



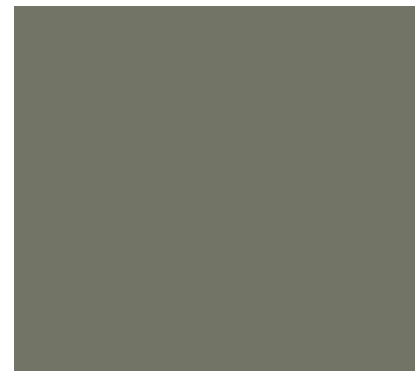
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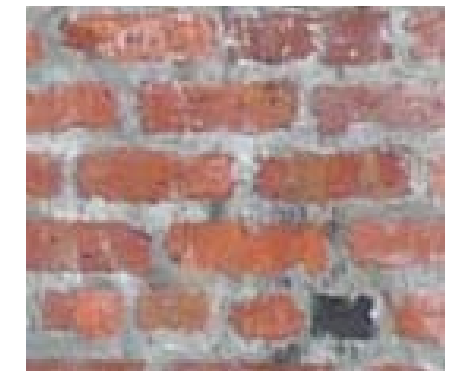
3 Vertical Metal Panel Flush, 12" "Cool Old Town Gray"



4 Break Shape Metal "Cool Zactique 2"



5 Existing Brick, East Wall



6 Existing Brick North, South & West Walls

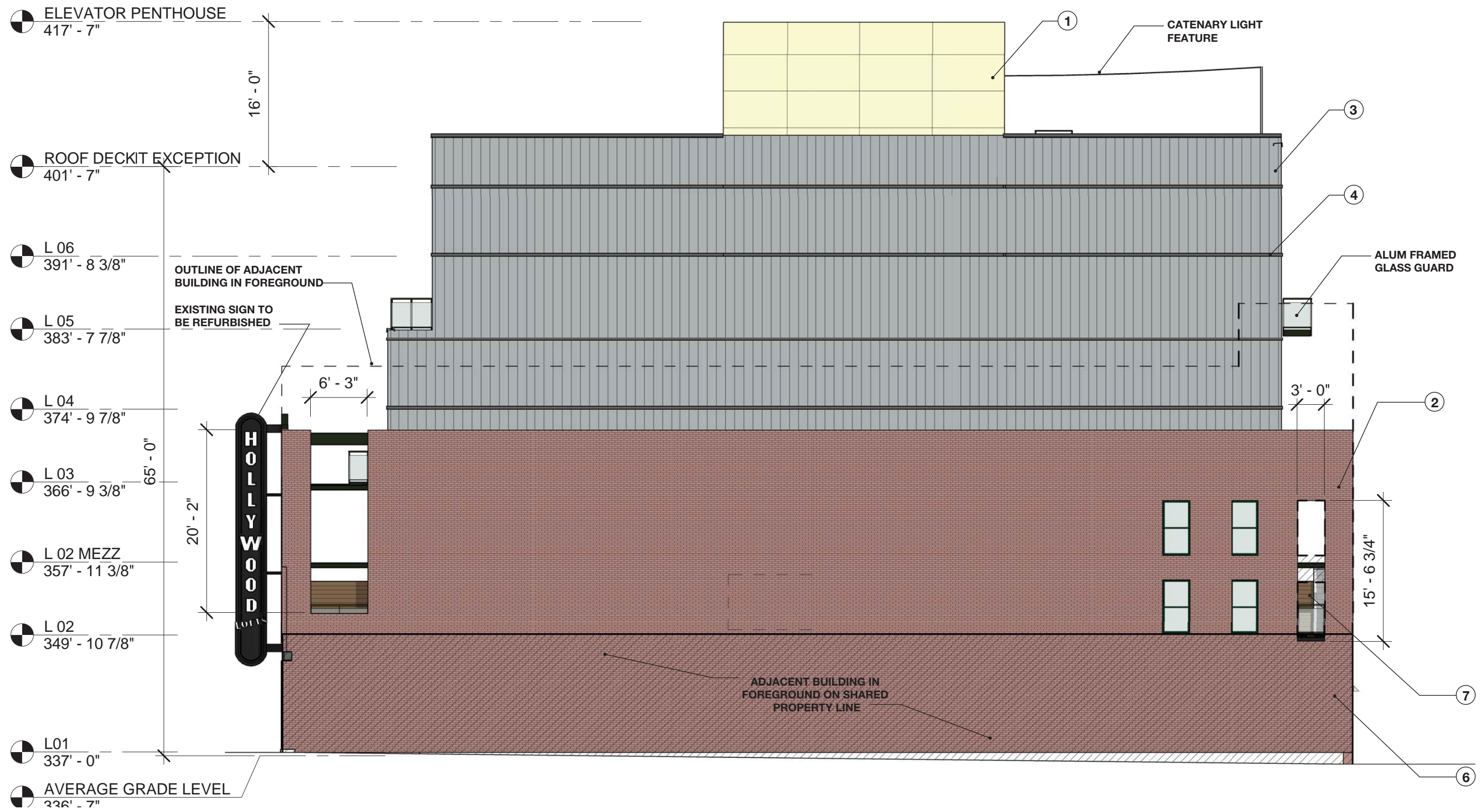


7 Cedar Slat Privacy Screen w/ Painted Metal Frame



8 Wood Storefront

West Elevation - Material and Color Palette



North Elevation



Street Level Perspective from Broadway

STOREFRONT OPTION B



STOREFRONT OPTION B

Street Level Perspective from Olive & Broadway



Aerial Perspective from the Northwest

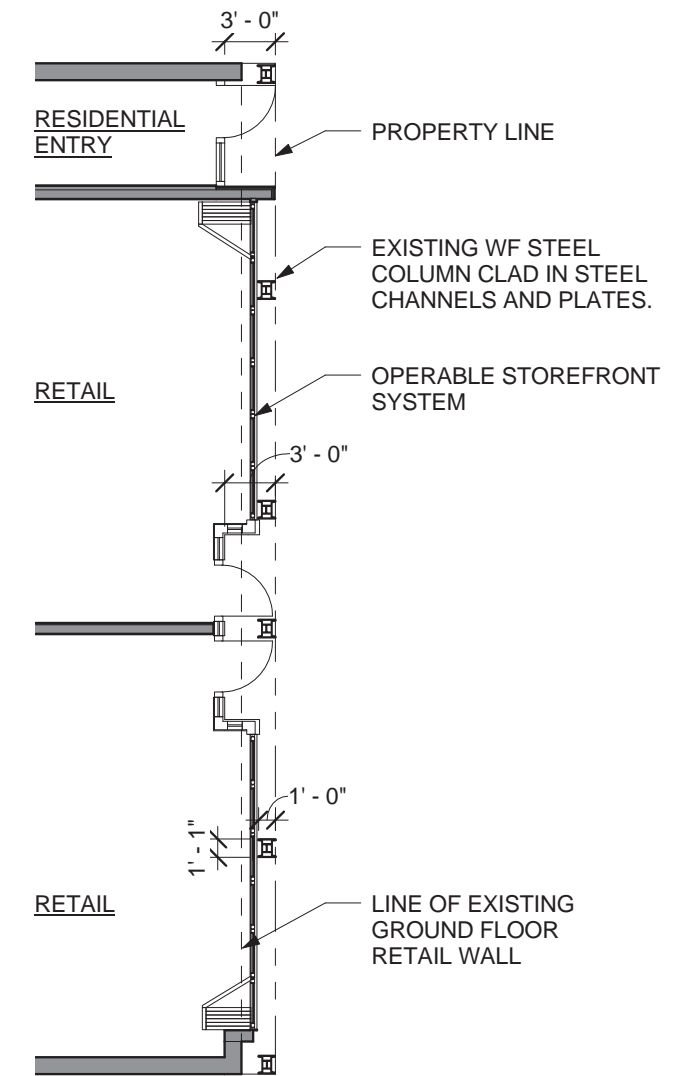


STOREFRONT OPTION B

Aerial Perspective from the Southeast



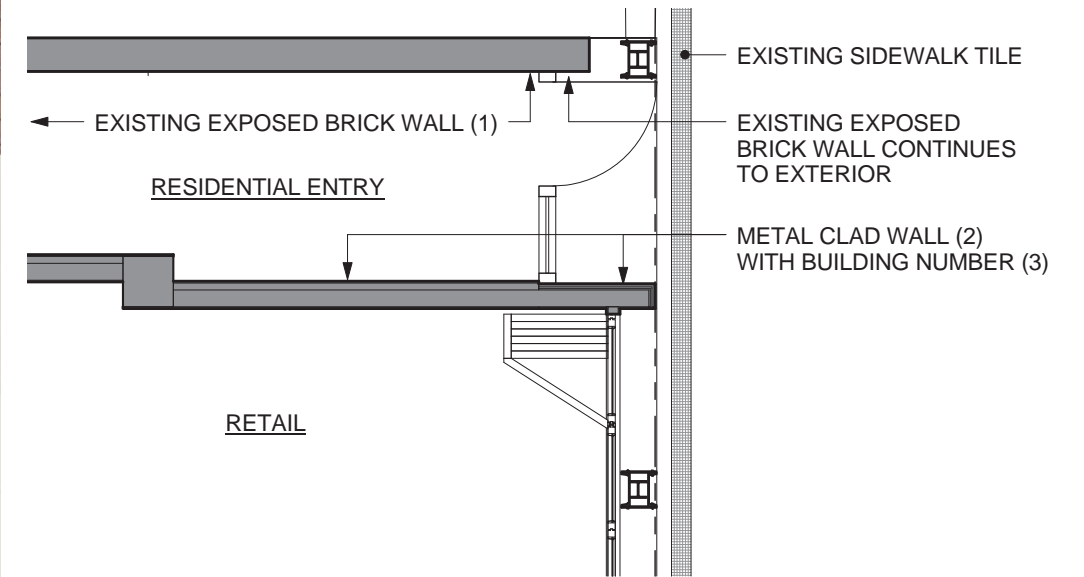
Sidewalk Approach from the South



Broadway Ground Level Plan



STOREFRONT OPTION A



- ① NORTH BRICK WALL CONTINUES TO INTERIOR ENTRY WALL FROM EXTERIOR WALL
- ② STEEL PLATE CLADDING ON SOUTH WALL CONTINUES TO INTERIOR ENTRY WALL FROM EXTERIOR FEATURE WALL.
- ③ LARGE ADDRESS NUMBERS
- ④ DOWNLIGHTS IN SOFFIT TO WASH EXTERIOR BRICK AND STEEL PLATE WALLS.

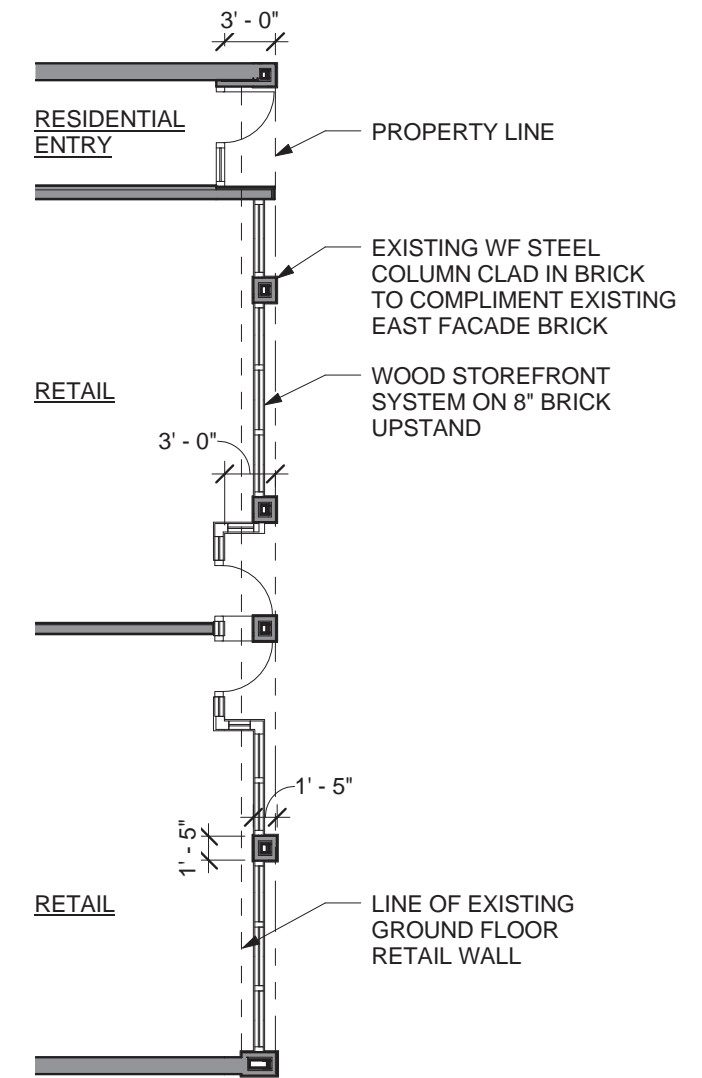


Residential Entry Sidewalk Approach

STOREFRONT OPTION A



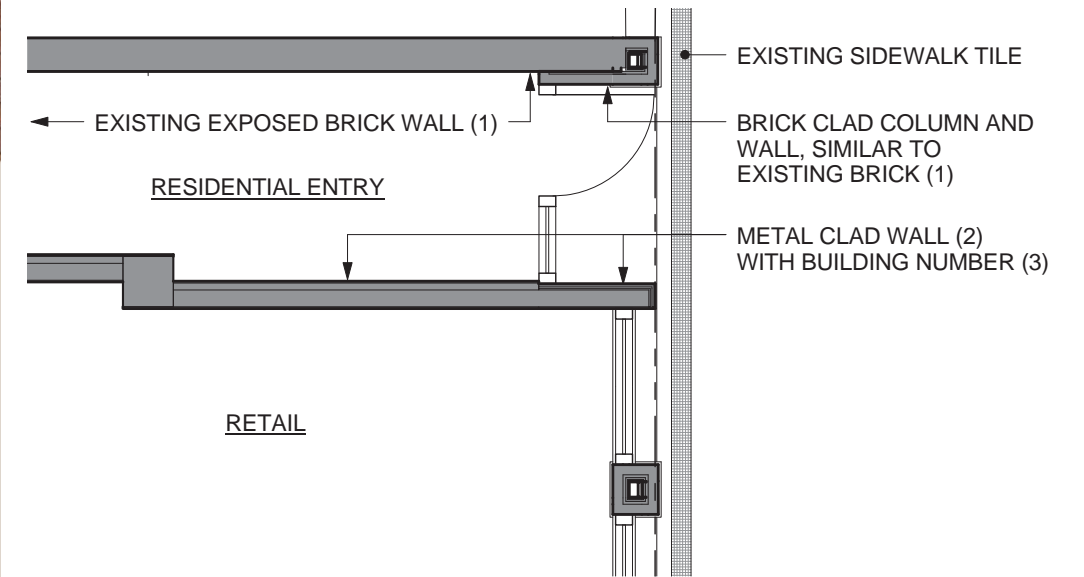
Sidewalk Approach from the South



Broadway Ground Level Plan



STOREFRONT OPTION B



- ① NORTH BRICK WALL CONTINUES TO INTERIOR ENTRY WALL FROM EXTERIOR WALL
- ② STEEL PLATE CLADDING ON SOUTH WALL CONTINUES TO INTERIOR ENTRY WALL FROM EXTERIOR FEATURE WALL.
- ③ LARGE ADDRESS NUMBERS
- ④ DOWNLIGHTS IN SOFFIT TO WASH EXTERIOR BRICK AND STEEL PLATE WALLS.



Residential Entry Sidewalk Approach

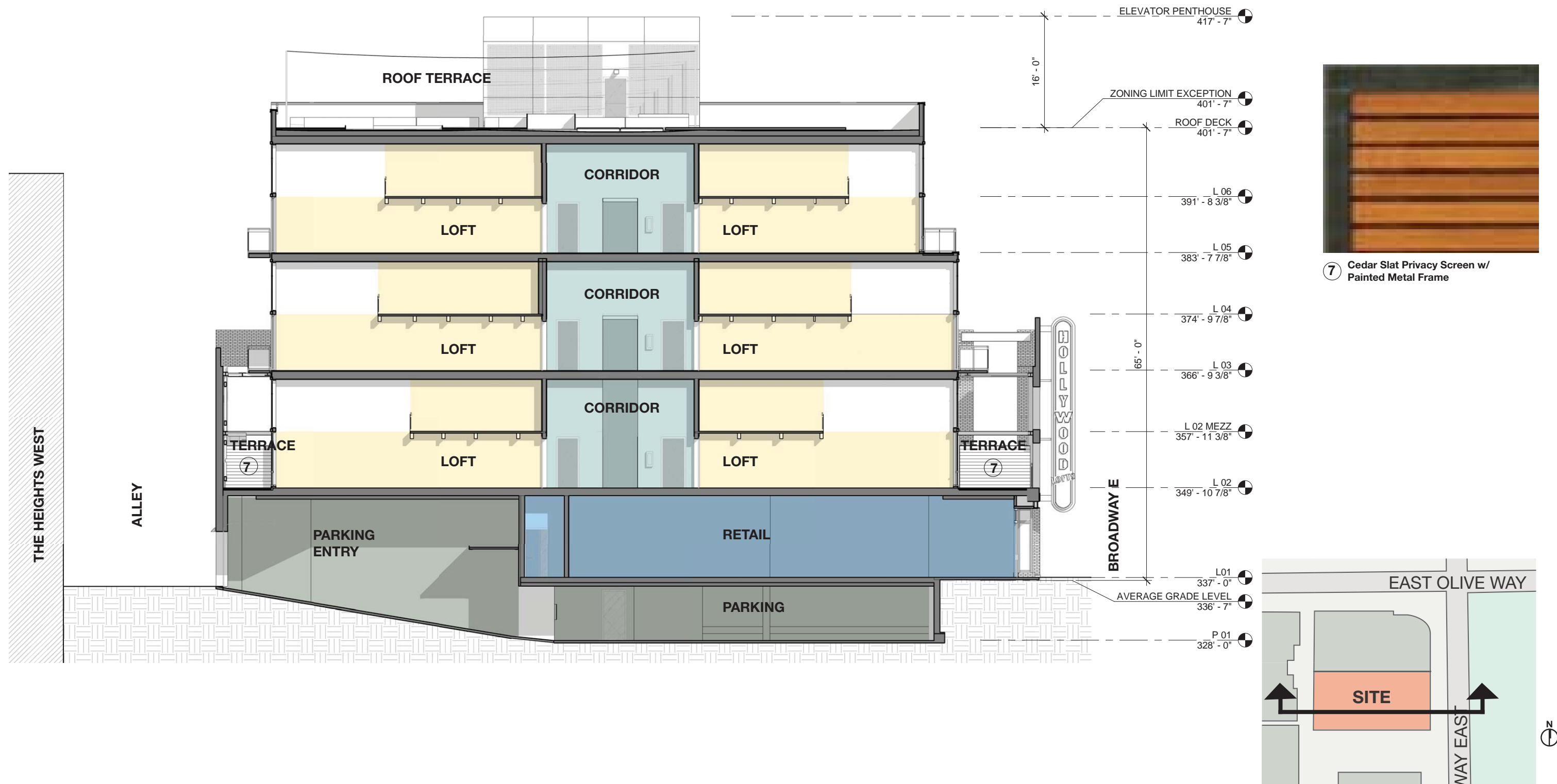
STOREFRONT OPTION B



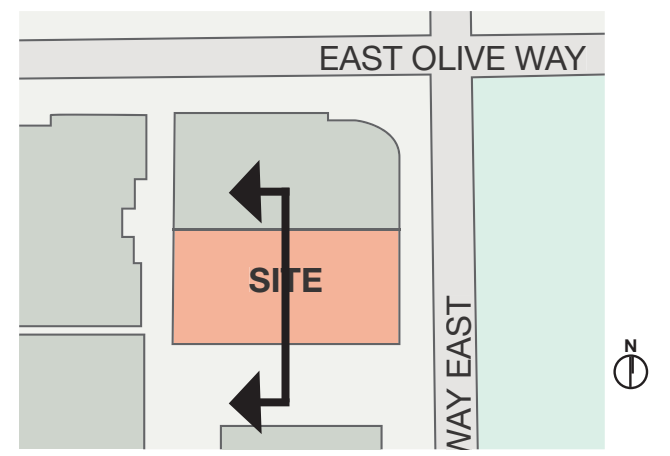
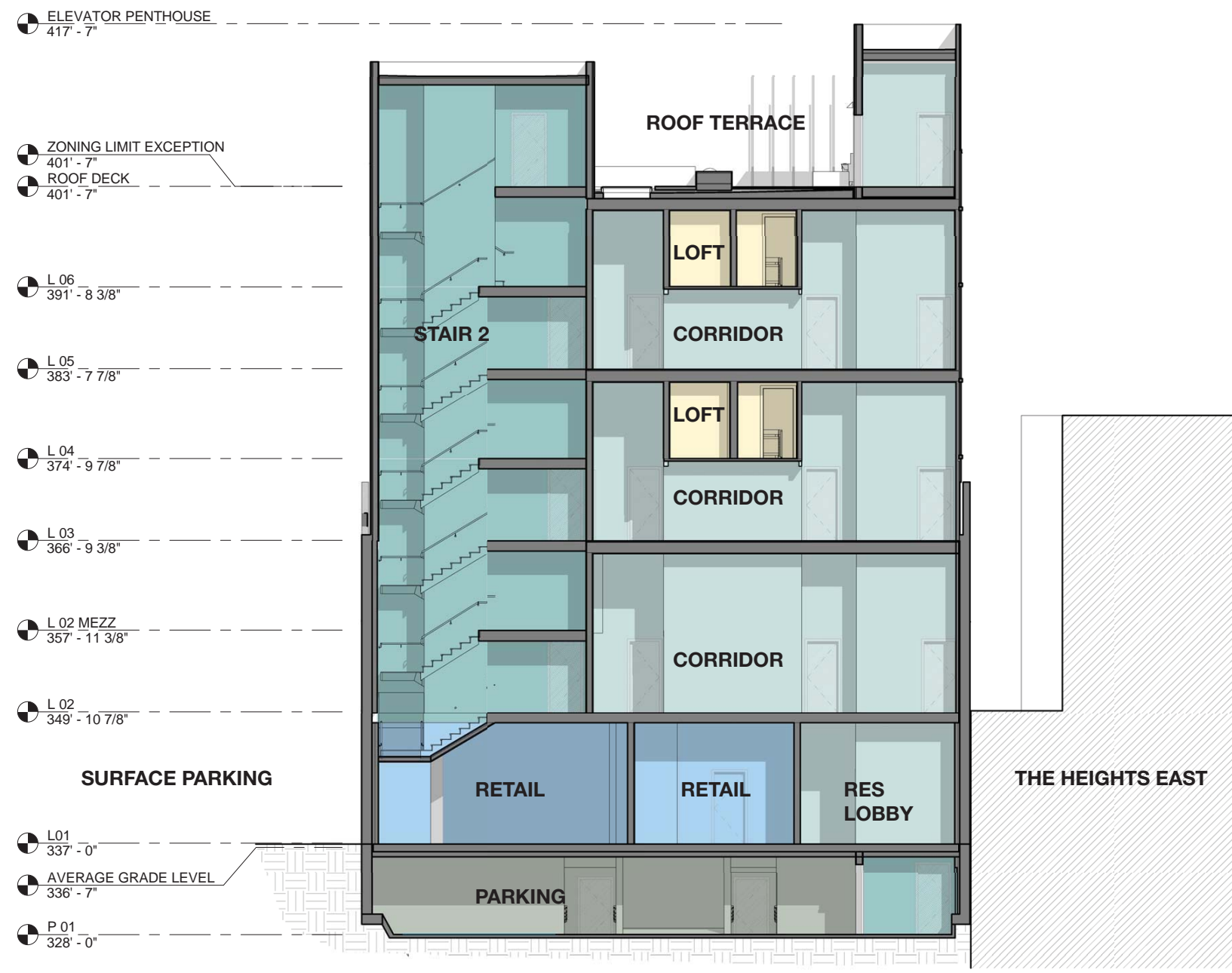
Courtyard Concept



Alley Approach from the South



East-West Building Section - Looking North



North-South Building Section - Looking West



1 SHAPER DOWNLIGHT - ALLEY



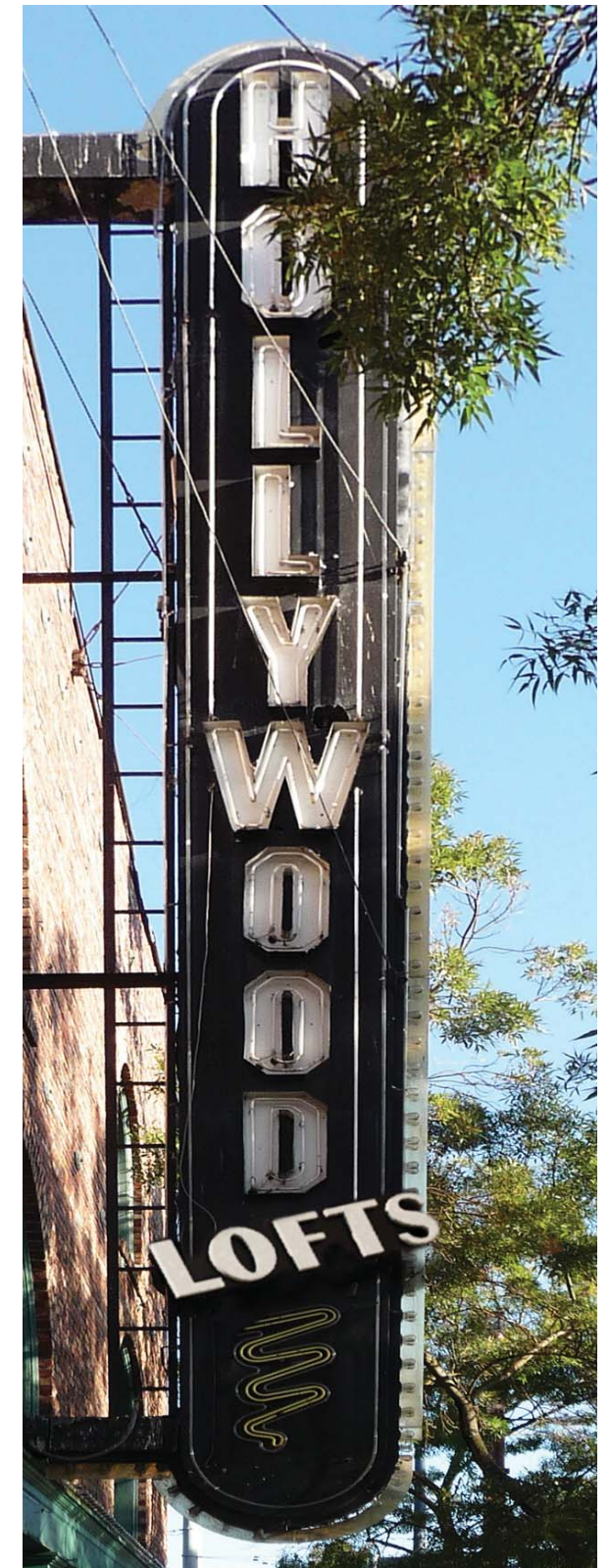
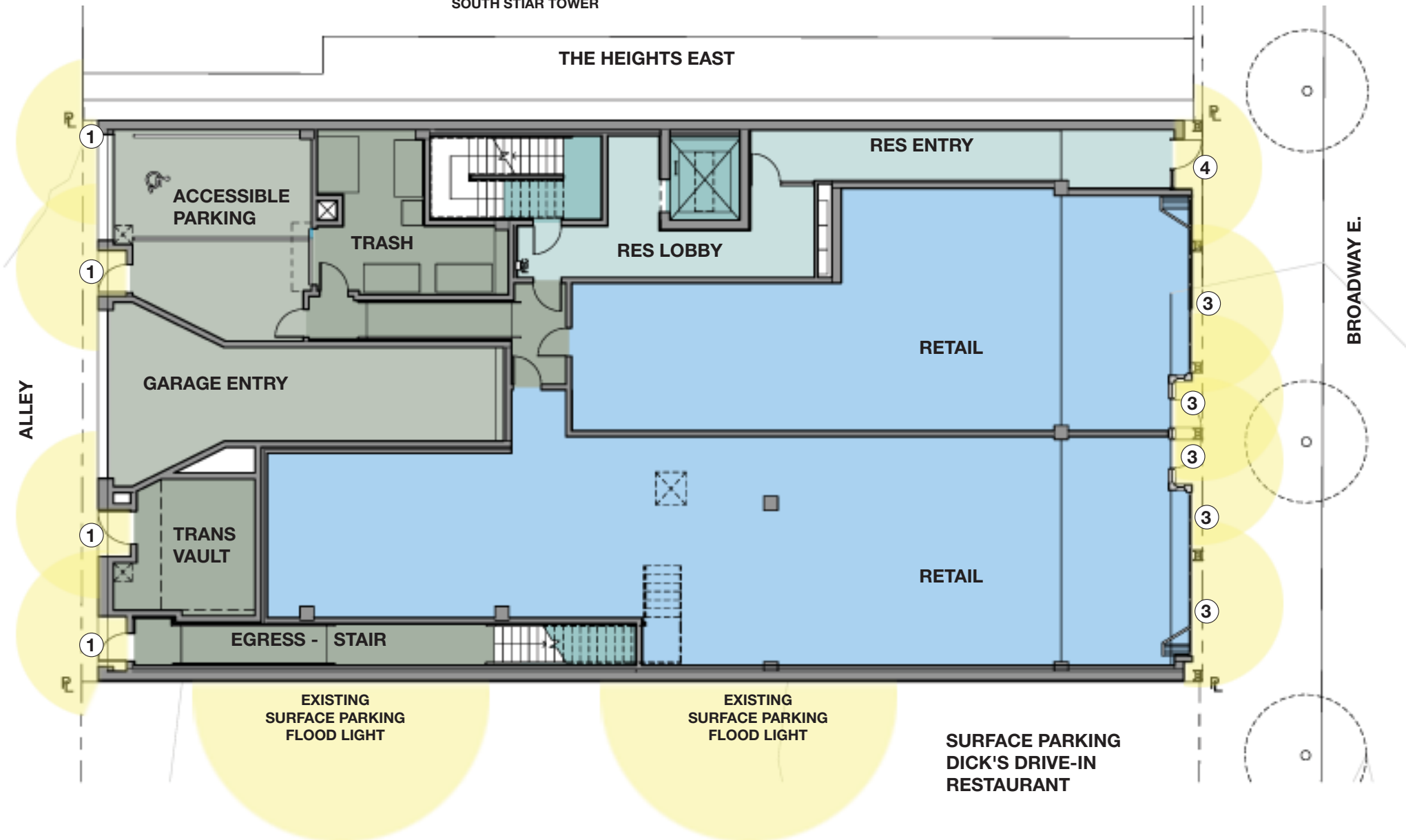
2 ARCHITECTURAL UPLIGHT - GRADE LEVEL COLUMNS AND SOUTH STAIR TOWER



3 LOW PROFILE SURFACE MOUNT DOWNLIGHT - RETAIL STOREFRONT

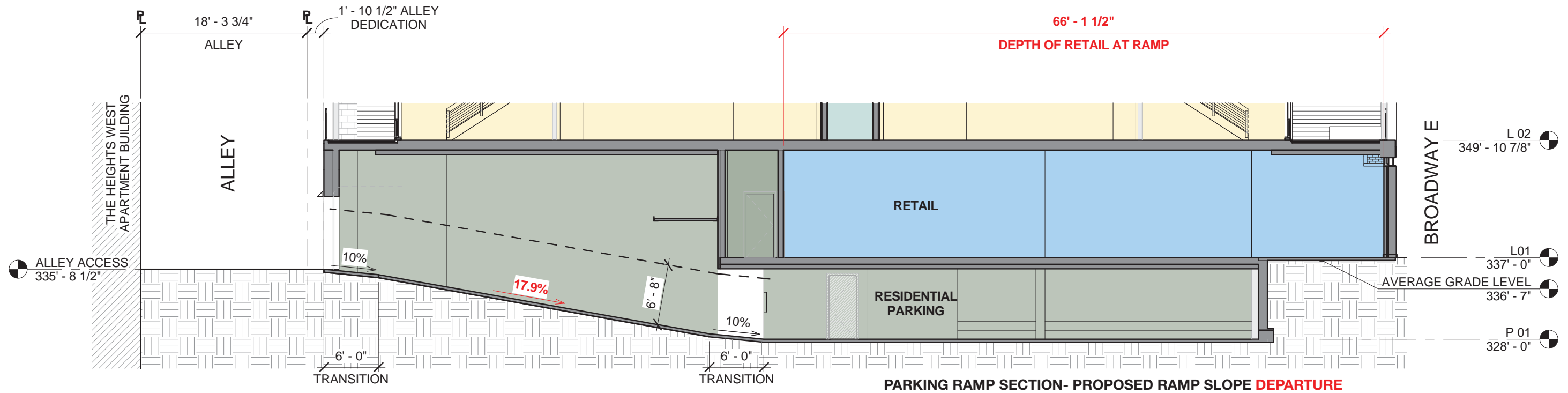


4 LOW PROFILE RECESSED DOWNLIGHT - RESIDENTIAL ENTRY

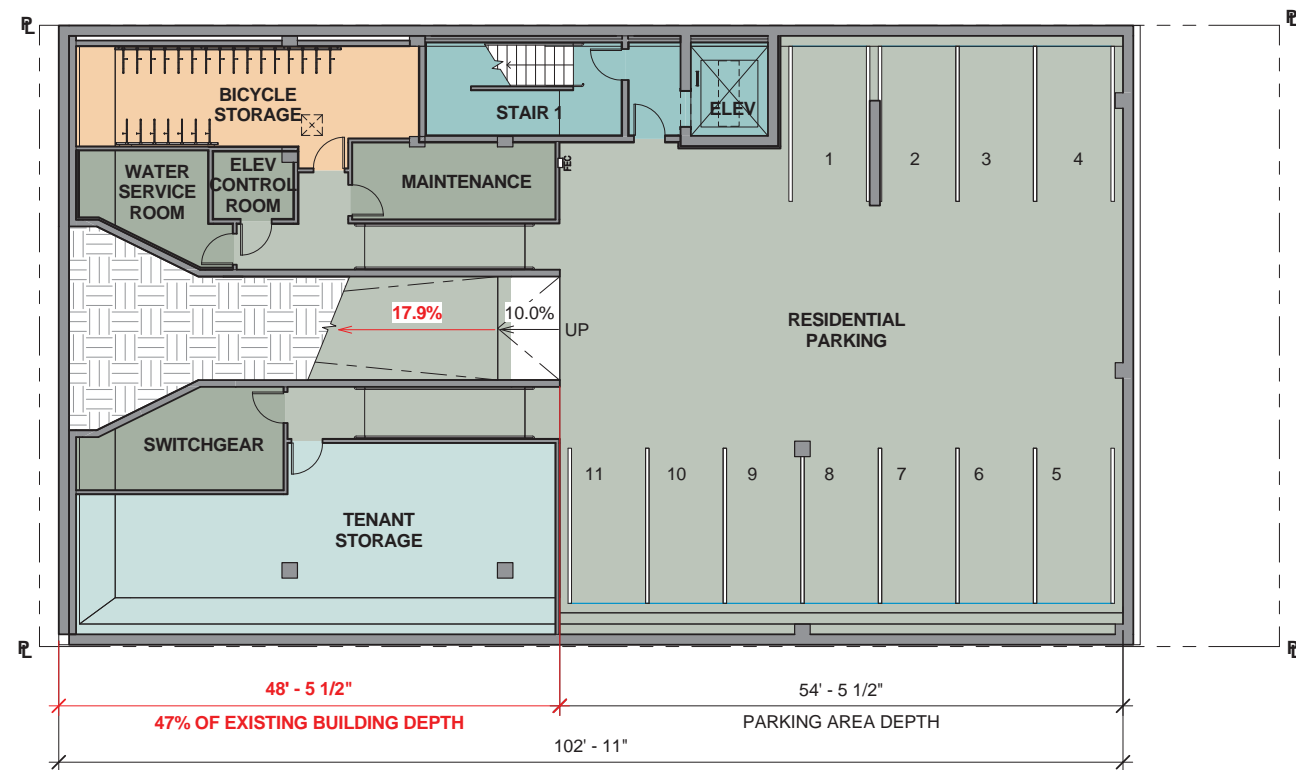


Signage Concept

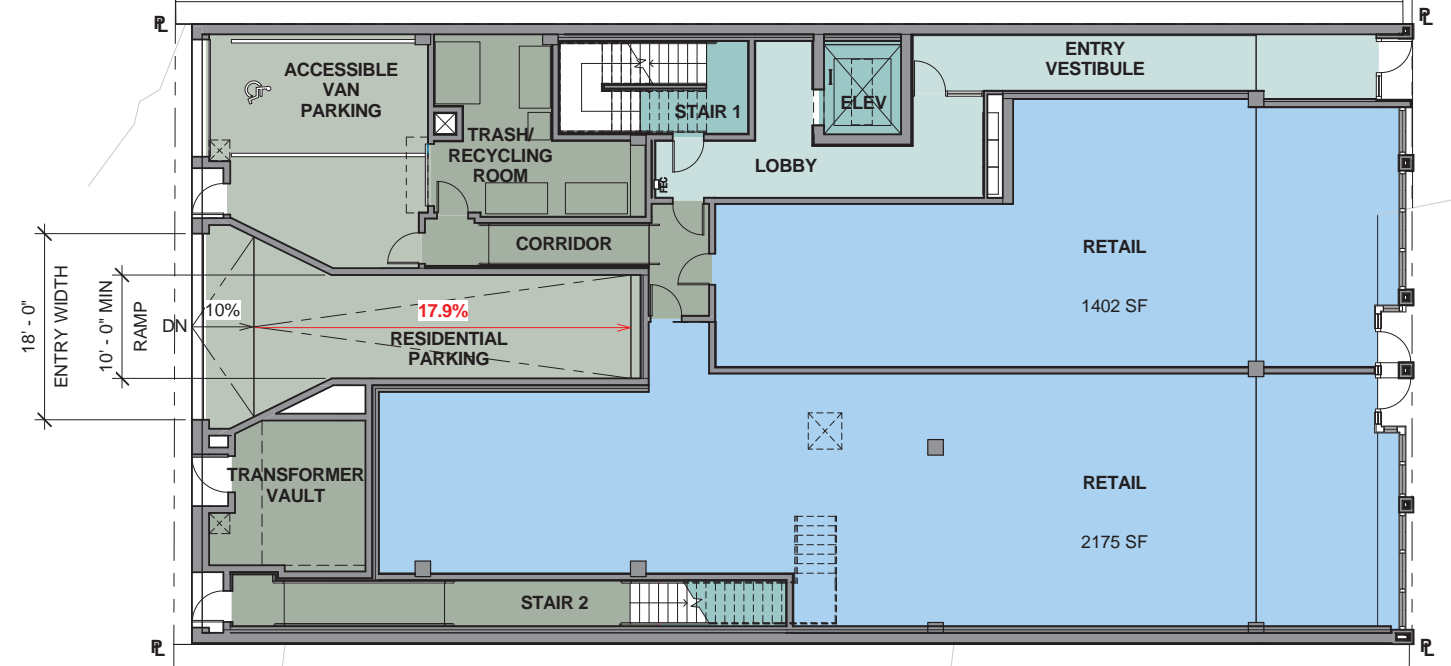
Exterior Lighting & Signage Concept



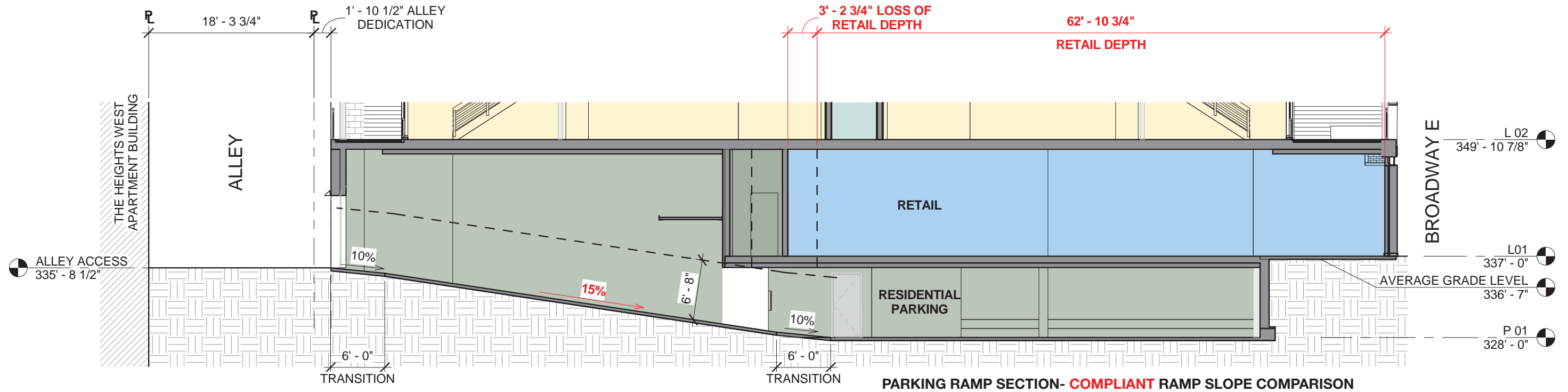
LEVEL P1 - PROPOSED RAMP SLOPE DEPARTURE



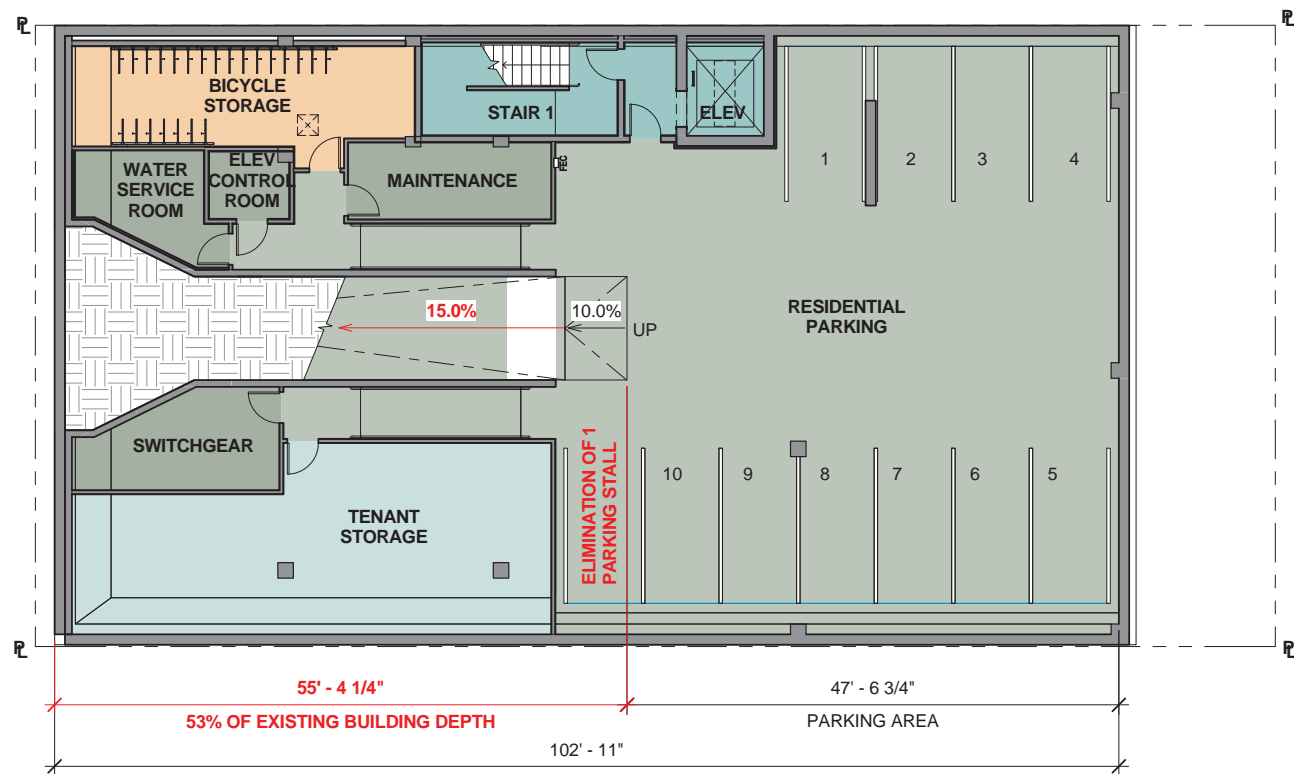
LEVEL 01 - PROPOSED RAMP SLOPE DEPARTURE



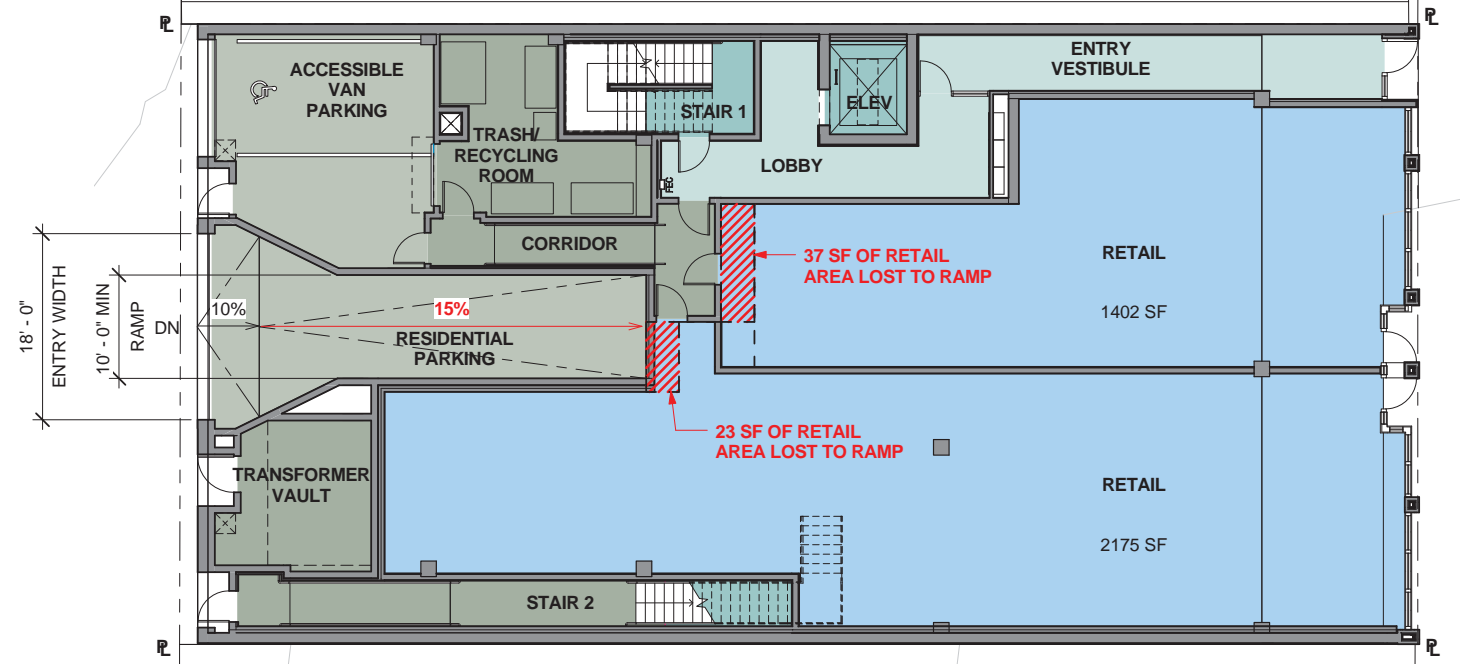
Departure - Ramp Slope SMC 23.54.030.D.3



LEVEL P1 - COMPLIANT RAMP SLOPE COMPARISON



LEVEL 01 - COMPLIANT RAMP SLOPE COMARISON



Compliant - Ramp Slope SMC 23.54.030.D.3