

EAST JOHN COURT



ZONING ANALYSIS

ZONING: LR3

SMC TITLE	SMC REQUIREMENT	REFERENCE
23.45.504. PERMITTED AND PROHIBITED USES	RESIDENTIAL USE PERMITTED OUTRIGHT PER 23.45.504 TABLE A	COMPLIANT
23.45.506. ADMINISTRATIVE CONDITIONAL USES	NOT APPLICABLE	
23.45.508. GENERAL PROVISIONS	REQUIRED PARKING, ALLEY ROW IMPROVEMENTS, SOLID WASTE AND RECYCLABLES ADDRESSED BELOW	
23.53.005 ACCESS TO LOTS	MINIMUM 10' OF LOT LINE REQUIRED FOR PARKING ACCESS	COMPLIANT: SEE SITE PLAN
23.53.006 PEDESTRIAN ACCESS AND CIRCULATION	PEDESTRIAN ACCESS AND CIRCULATION REQUIRED, SIDEWALKS REQUIRED PER R.O.W. IMPROVEMENTS MANUAL	COMPLIANT: SEE SITE PLAN
23.53.015 IMPROVEMENTS FOR EXISTING STREETS IN RESIDENTIAL ZONE	IMPROVEMENTS FOR EXISTING ARTERIAL MEETING MINIMUM R.O.W. WIDTH STANDARDS REQUIRED	COMPLIANT: SEE SITE PLAN
23.53.030 ALLEY IMPROVEMENTS	NOT APPLICABLE	
23.54.015 REQUIRED PARKING	RESIDENTIAL USE WITHIN URBAN CENTER. NO MINIMUM PARKING REQUIRED	COMPLIANT: SEE SITE PLAN
23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS	375SF REQUIRED FOR 51-100 DWELLING UNITS	COMPLIANT: SEE SITE PLAN
23.45.510. FLOOR AREA RATIO (FAR) LIMITS	2.0 FAR LIMIT; MEETING REQUIREMENTS OF 23.45.510.C. & LOT WITHIN URBAN VILLAGE	COMPLIANT
23.45.512. DENSITY LIMITS-- LOWRISE ZONES	APARTMENT - NO DENSITY LIMIT / MEETING REQUIREMENTS OF 23.45.510.C	COMPLIANT
23.45.514. STRUCTURE HEIGHT	40' HEIGHT LIMIT APARTMENTS WITHIN URBAN VILLAGE	COMPLIANT: SEE BUILDING HEIGHT DIAGRAMS ON THIS SHEET
23.45.516. ADDITIONAL HEIGHT AND EXTRA RESIDENTIAL FLOOR AREA IN MIDRISE AND HIGHRISE ZONES	NOT APPLICABLE	
23.45.518. SETBACKS AND SEPARATIONS	APARTMENTS: 5' FRONT, 15' REAR WITH NO ALLEY, 5' SIDE UP TO 40' HT, 7' AVG. SIDE ABOVE 40'	DEPARTURE REQUESTED; SEE SITE PLAN (PG. 14, 16, 18)
23.45.520. HIGHRISE ZONE WIDTH & FLOOR SIZE LIMITS	NOT APPLICABLE	
23.45.522. AMENITY AREA	25% OF LOT AREA; 50% OF REQUIRED AMENITY SPACE TO BE AT GROUND LEVEL; 10' SETBACK FROM SIDE LOT LINES	COMPLIANT
23.45.524. LANDSCAPING STANDARDS	GREEN FACTOR SCORE OF 0.6 REQUIRED	COMPLIANT: SEE LANDSCAPE PLANS
23.45.526. LEED, BUILT GREEN, AND EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS	TO ACHIEVE A HIGHER FAR LIMIT; PROJECT WILL MEET GREEN BUILDING PERFORMANCE STANDARDS, EITHER BUILT GREEN 4 STAR RATING OR LEED SILVER RATING.	COMPLIANT: PROJECT COMMITTED TO ACHIEVING BUILT GREEN 4-STAR RATING
23.45.527. STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES	ON SIDE LOT LINES WITHIN 15' OF LOT LINE, TOTAL LENGTH OF FACADE MUST BE LESS THAN 65% OF SAID LOT LINE. MAX. 65' LENGTH	COMPLIANT: SEE SITE PLAN
23.45.528. STRUCTURE WIDTH AND DEPTH LIMITS FOR LOTS IN MIDRISE ZONES GREATER THAN 9,000 SQUARE FEET IN SIZE	NOT APPLICABLE	
23.45.529. DESIGN STANDARDS	DESIGN STANDARDS FOR FACADE TRANSPARENCY, ARTICULATION, TOWNHOUSES AND ROWHOUSES ARE APPLICABLE	COMPLIANT
23.45.531. DEVELOPMENT STANDARDS FOR COTTAGE HOUSING DEVELOPMENTS AND CARRIAGE HOUSE STRUCTURES.	NOT APPLICABLE	
23.45.532. STANDARDS FOR GROUND FLOOR COMMERCIAL USES IN MR AND HR ZONES	NOT APPLICABLE	
23.45.534. LIGHT AND GLARE STANDARDS	ALL LIGHT TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES; PARKING TO HAVE 5' - 6' SCREEN	COMPLIANT: SEE SITE PLAN
23.45.536. PARKING LOCATION, ACCESS, AND SCREENING	NOT APPLICABLE	
23.45.545. STANDARDS FOR CERTAIN ACCESSORY USES	NOT APPLICABLE	
23.45.570. INSTITUTIONS	NOT APPLICABLE	
23.45.574. ASSISTED LIVING FACILITIES	NOT APPLICABLE	
23.45.578. PUBLIC OR PRIVATE PARKS AND PLAYGROUNDS	NOT APPLICABLE	
23.45.586. KEEPING OF ANIMALS	NOT APPLICABLE	
23.45.590. HOME OCCUPATIONS	NOT APPLICABLE	

ADDRESS: 1113 E. JOHN ST.
 DPD PROJECT NUMBER: 3014162
 ZONING: LR 3
 FREQUENT TRANSIT CORRIDOR
 CAPITOL HILL URBAN CENTER VILLAGE
 LOT AREA: 8,400 SF
 OWNER: EAST JOHN COURT LLC
 ARCHITECT: CARON ARCHITECTURE
 2505 3RD AVE. STE. 300C SEATTLE,
 WA 98121

The proposed development will create an urban mixed-use apartment building 47 small & efficient residential units in Capitol Hill neighborhood.
 No parking is provided for this project. The existing single family houses will be demolished.
 The site is zoned LR-3 in the Capitol Hill Urban Center Village.

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PROJECT

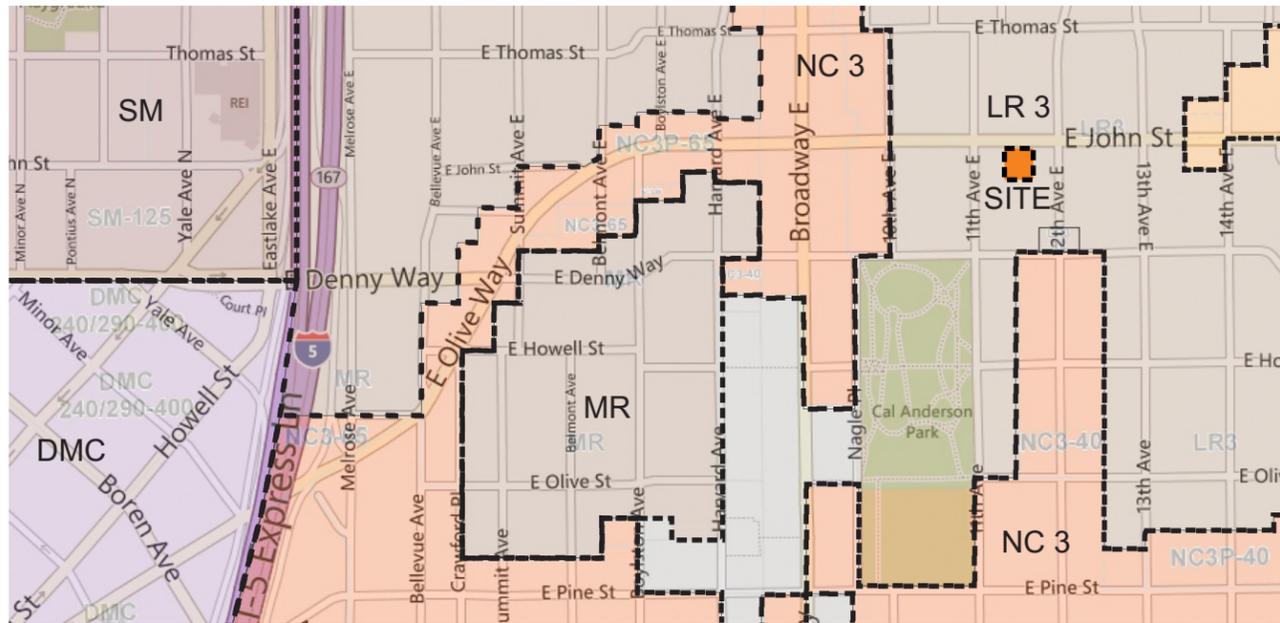
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DEVELOPMENT STATISTICS SUMMARY

Lot Size	8,400 SF		
FAR	2.0		
Allowable FAR	16,800 SF		
Proposed FAR	16,800 SF		
Commercial Live/Work Space	0 SF		
	Gross SF	FAR SF	Units
Roof	200	200	0
4th Floor	4,400	4,150	12
3rd Floor	4,400	4,150	12
2nd Floor	4,400	4,150	12
Ground Floor	4,400	4,150	11
Basement Floor	4,400	0	0
Total	22,000	16,800	47

PROJECT INTRO

01.23.2013 EARLY DESIGN GUIDELINE PACKAGE
 1113 E. JOHN ST. / EAST JOHN COURT / DPD PROJECT #:3014162



ZONING MAP



USE MAP

SITE ANALYSIS

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SITE ANALYSIS

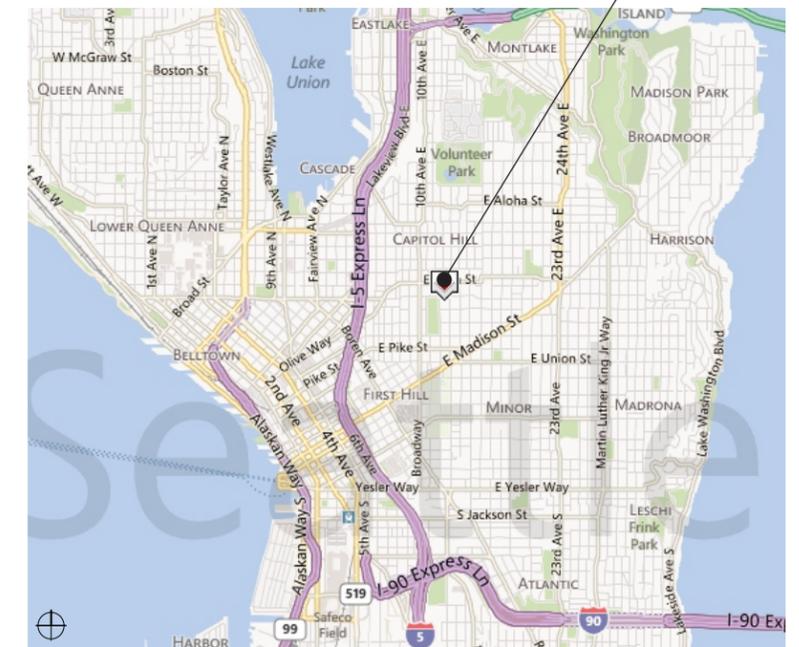
The site is located in the Capitol Hill Urban Center Village, two blocks east of Broadway E. Along Broadway E. boasts one of the most vibrant commercial and pedestrian activities in Seattle, providing valuable amenities to residences in the neighborhood. The zoning changes Lowrise at the East of 10th Ave. E. The scale of buildings significantly become more fine as you go further east, consisting of single family residences to small scale apartments. Cal Anderson Park located one block southwest of the site will also add open amenity space for the tenants. Seattle Central Community College is in near vicinity, making the site attractive as student housing.

Vehicular traffic is quite heavy since the East John St/ East Olive Way corridor is the principal east/west arterial that provides a link between Capitol Hill and downtown Seattle. There are frequent transit readily available along E. John St. In addition, the new light rail station is under construction two blocks west of the site. This will virtually eliminate the need for a car.

The neighborhood is comprised of a mix of low and mid-rise apartments, single family homes, and small businesses of all various vintages within LR zone area, while there are abundance of businesses including restaurants and entertainment along Broadway E.

This location will provide an exciting opportunities for college students and/or professionals to live close a school, a park and various commercial amenities.

CAPITOL HILL URBAN CENTER VILLAGE

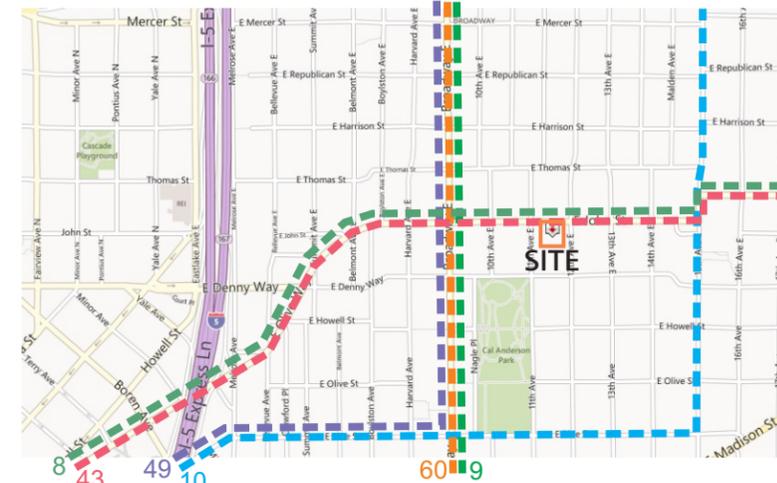




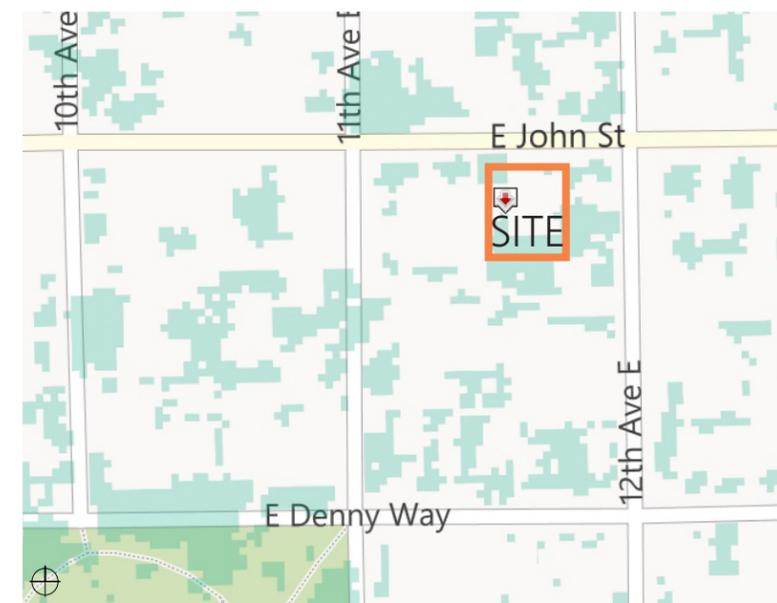
SITE MAP

SITE CONDITIONS

The site slopes approximately 8ft down from east to west, and is currently occupied by two single family residences. The site abuts a three story apartment building to west, a two story single family to east, and a two story single family to south. Vehicular traffic along E. John is moderate to heavy, and includes frequent traffic of metro buses. As the site is only three blocks away from Broadway E., and Seattle Central Community College, pedestrian traffic is quite heavy. The area is bustling at all hours, given the proximity to Broadway E. and the businesses, activities, and amenities it offers.



PUBLIC TRANSPORTATION MAP



SITE TREE CANOPY COVERAGE

URBAN DESIGN ANALYSIS

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2. E. JOHN ST. LOOKING NORTH



1. E. JOHN ST. LOOKING SOUTH

SITE PHOTOS

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8. E. JOHN ST.& 12TH AVE. E. LOOKING NE



9. E. JOHN ST. LOOKING NE



10. E. JOHN ST. & 12TH AVE. E. LOOKING SE



11. E. JOHN ST. LOOKING SW



4. CAL ANDERSON PARK



5. NEW LIGHT RAIL STATION SITE



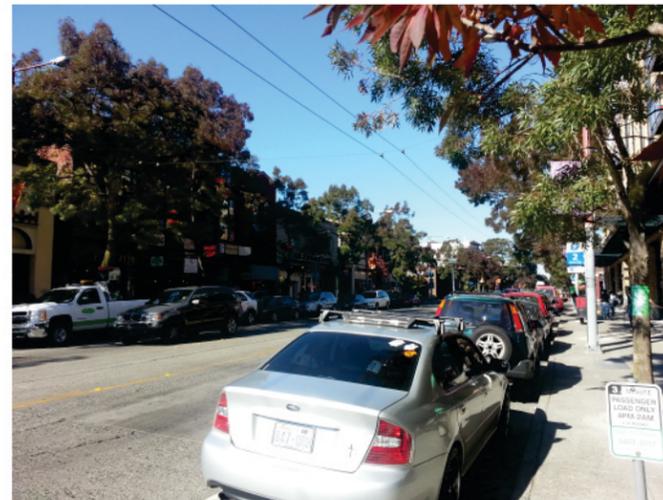
6. E. JOHN ST. LOOKING NE



7. NEW DEVELOPMENT 10TH AVE. E.



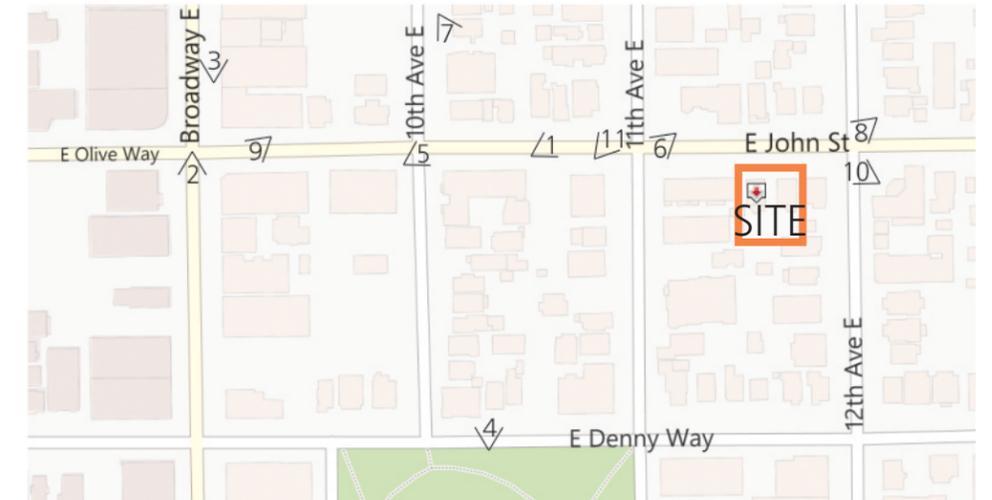
1. E. JOHN ST. LOOKING SW



2. BROADWAY E. LOOKING NORTH

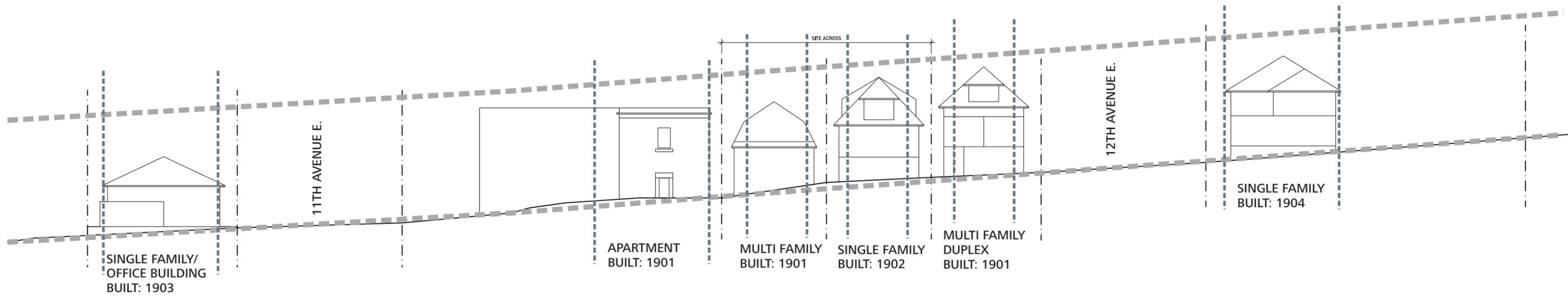


3. BROADWAY E. LOOKING SOUTH

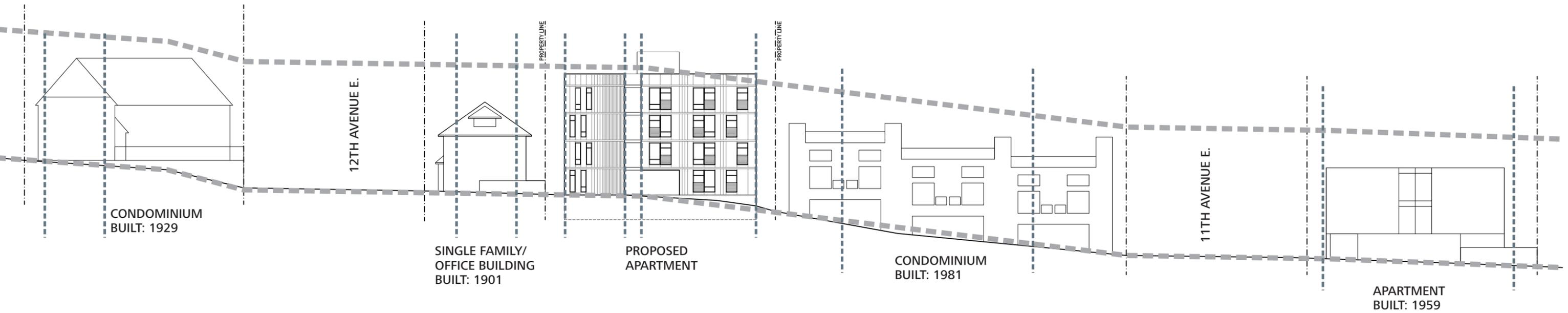


NEIGHBORHOOD PHOTOS

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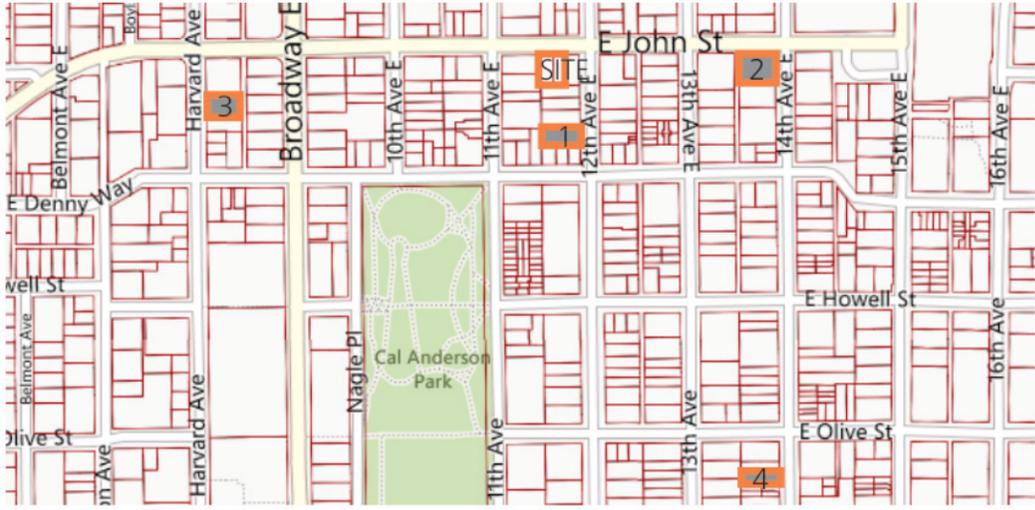
EAST JOHN STREET LOOKING NORTH



EAST JOHN STREET LOOKING SOUTH

STREETSCAPE BUILDING ANALYSIS

01.23.2013 EARLY DESIGN GUIDELINE PACKAGE
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1. 109 12TH AVE. E. - ELEMENTAL DESIGN LLC

2. 133 14TH AVE. - WEBER THOMPSON

3. 120 HARVARD AVE. E. - HEWITT

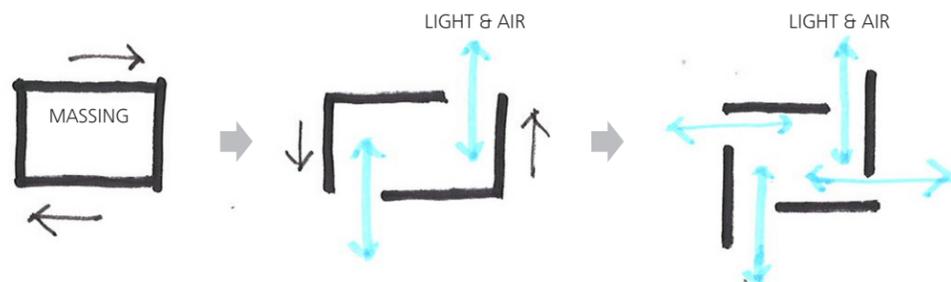
4. 1623 14TH AVE. E. - B9 ARCHITECTS

REFERENCE PROJECTS - PROPOSED PROJECTS NEAR VICINITY

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 1113 E. JOHN ST. / EAST JOHN COURT / DPD PROJECT #:3014162

DEVELOPMENT OBJECTIVES

The proposed development will create an urban apartment building with 47 small & efficient residential studio units in Capitol Hill Urban Center Village neighborhood. No parking is required as the site is within Urban Center Village. No parking is proposed for this project, however, the new light rail station is only 2 blocks away on E. John St. between 10th Avenue and Broadway. The ground level of preferred scheme consists of an entry lobby and 11 residential units. The second through fourth floors house 12 studio units per floor. While the project will have ample amenity space on the south side of ground floor, the roof will act as the main amenity space for tenants with opportunities for entertaining, gardening and relaxation. The proposed scheme aims to bring light and airt to this densely packed massing. At the same time, the massing of the building is being broken down to smaller segments, which will be more appropriate for the scale that the neighborhood embodies.



CONCEPT DIAGRAM

DEVELOPMENT STATISTICS SUMMARY

Lot Size	8,400 SF		
FAR	2.0		
Allowable FAR	16,800 SF		
Proposed FAR	16,800 SF		
	Gross SF	FAR SF	Units
Roof	200	200	0
4th Floor	4,400	4,150	12
3rd Floor	4,400	4,150	12
2nd Floor	4,400	4,150	12
Ground Floor	4,400	4,150	11
Basement Floor	4,400	0	0
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CONCEPTUAL MODEL VIEW FROM SOUTHWEST

DEVELOPMENT OBJECTIVES

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CAPITOL HILL PRIORITY DESIGN ISSUES AND CONTEXT

EAST JOHN STREET/ EAST OLIVE WAY

The East John St/ East Olive Way corridor is the principal east/west arterial that provides a link between Capitol Hill and downtown Seattle.

RESIDENTIAL NEIGHBORHOODS

Three cornerstones of the community's goals are

1. increasing housing affordability for a broad spectrum of community members
2. strengthening and enhancing the character of existing residential neighborhoods
3. providing a greater range of housing types under the existing zoning.

EAST CORE DISTRICT

The East Core District is characterized by small, tightly knit lots that support finely scaled houses, duplexes and small apartment buildings that are valued by Capitol Hill residents. The community's primary objective for the East Core District is to find creative ways to preserve and increase detached, small-scale, multi family housing.

NEIGHBORHOOD PRIORITY DESIGN ISSUES

1. Preserving, enhancing and connecting Capitol Hill's existing attributes. Protect and augment the neighborhood's architectural qualities, historic character, pedestrian scale and natural features.
2. Integrating transit and open space with new commercial and residential development
3. Maintaining the special character and pedestrian-orientation of the neighborhood's commercial corridor
4. Preserving existing housing structures and providing varied types of new housing
5. Preserving mature street trees.

RESIDENTIAL AREAS

Capitol Hill's residential design guidelines encourage:

1. respecting the character traits of single family structures in the design of new higher-density in-fill structures where there is a prevalence of smaller scale, single family structures
2. using decorative facade elements to break down the scale and provide pedestrian interest
3. structure setbacks that create private/public landscape open space
4. consolidating access points and multiple curb cuts.

A. SITE PLANNING

A-1 RESPONDING TO SITE CHARACTERISTICS

The citywide Design Guideline states that the siting of buildings should respond to specific site conditions and opportunities. The proposed project is sited in an area where surrounding buildings are mix of single-family residences and low-rise apartments. Even though the proposed project is multi-family apartment building, the massing of the project will be broken down to the scale that is appropriate to the surrounding neighborhood. The site is fronting E. John Street which is the principal east/west arterial. The project will have no curb cuts and vehicular access from the busy arterial.

A-2 STREETScape COMPATIBILITY

Capitol Hill Neighborhood Design Guidelines states the siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way. The proposed project will retain existing sidewalk along E. John street, while setting back 10ft from the front property line for the majority of street facade. This setback will be in mix of landscape and hardscape, providing wider sidewalk for pedestrians. The project proposes planting of new street trees per SDOT standard. There is no vehicular entrance to the project.

A-3 ENTRANCES VISIBLE FROM THE STREET

The citywide design guidelines states that entries should be clearly identifiable and visible from the street. The entry to the proposed project will be facing the street, with extensive glazing allowing interaction between the entry lobby and the street. It will be identified by clear canopy and signage.

A-4 HUMAN ACTIVITY

The **Capitol Hill Neighborhood Design Guidelines** states that new development should be sited and designed to encourage human activity on the street. While this guideline is more gear towards mixed-use development, the proposed project will provide maximum glazing at the ground floor with canopies, landscaping and outdoor furniture to enhance the pedestrian activity.

A-5 RESPECT FOR ADJACENT SITES

The citywide design guidelines suggests that buildings to be sited to minimize disruption of the privacy of residents in adjacent buildings. The proposed project sets back greater than what is required by code in all directions, maximizing the distance from adjacent buildings. Use of trees and fences will also act as buffer between the project and adjacent buildings.

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

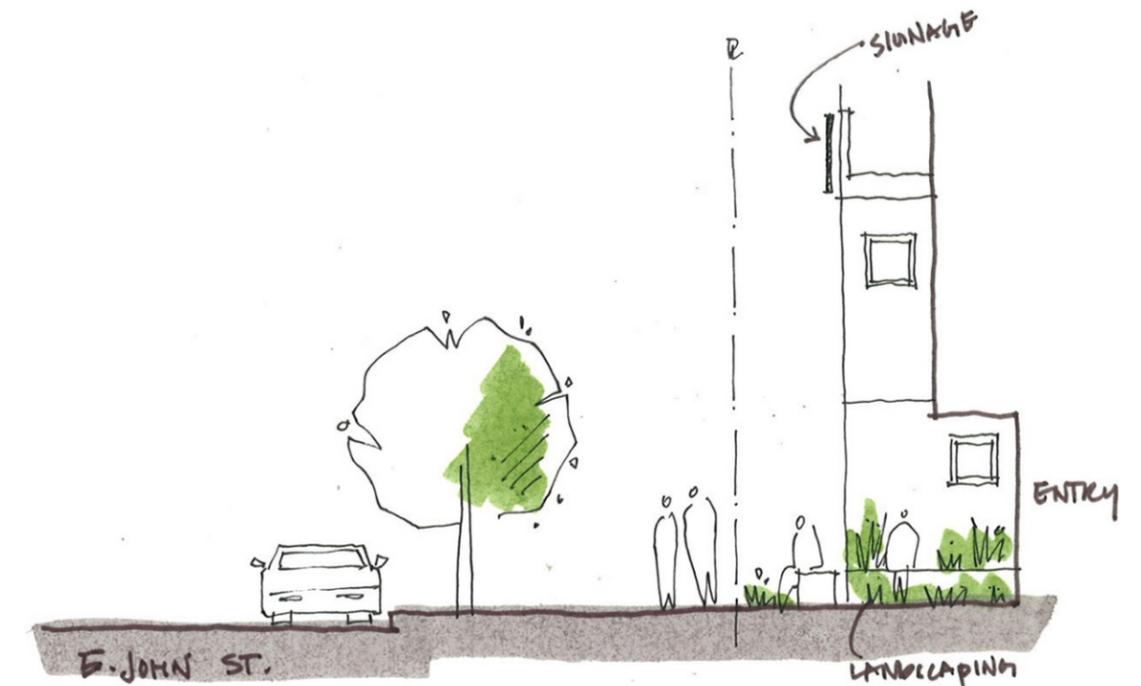
The proposed project will have primary entry to each residences off of common corridor, not from the street. The front setback of the building will be richly landscaped with street furniture to create a buffer area from the street to the three street-level street-facing units.

A-7 RESIDENTIAL OPEN SPACE

The **Capitol Hill Neighborhood Design Guidelines** encourages creating usable, attractive and well-integrated open space. The project proposes rich landscaping along the street front, encouraging pedestrian activity. The project will have sizable rear yard facing south for maximum daylighting. This will act as an amenity space on the ground floor, while the major amenity space for residences is provided up at the roof level.

A-8 PARKING AND VEHICLE ACCESS

The **Capitol Hill Neighborhood Design Guidelines** yearns to minimize the impact of automobile parking and driveways on the pedestrian environment. The project will not be providing any vehicular parking, taking advantage of the close proximity to transit, such as bus stops on E. John street, and new light rail station under construction at the corner of E. John street and 10th Avenue.



STREET SECTION DIAGRAM

DESIGN GUIDELINES- SITE PLANNING

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1113 E. JOHN ST. / EAST JOHN COURT / DPD PROJECT #:3014162

B. HEIGHT, BULK AND SCALE COMPATIBILITY

B-1 HEIGHT, BULK AND SCALE COMPATIBILITY

The citywide design guideline states that project should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area, and should be sited to provide a sensitive transition to nearby, less-intensive zones. The project does not abut a differently zoned area, however, the neighbor to east of the site is a single family residence. Also one of the primary characteristics of the neighborhood is finely scaled single family homes and multi-family dwellings. The project will have its massing broken down to the appropriate scale to its surroundings. This will give impression of small-scale buildings, in keeping with the existing street pattern.

C. ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 ARCHITECTURAL CONTEXT

The citywide design guidelines states that new buildings should be compatible with or complement the architectural character and siting pattern of neighboring buildings. One of the defining characteristics of Capitol Hill neighborhood is its eclectic and diverse style of developments. Rather than trying to replicate historic buildings in near vicinity, the project aims to compliment with new architectural style. The project's massing and height will still fit within the existing fabric.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCE

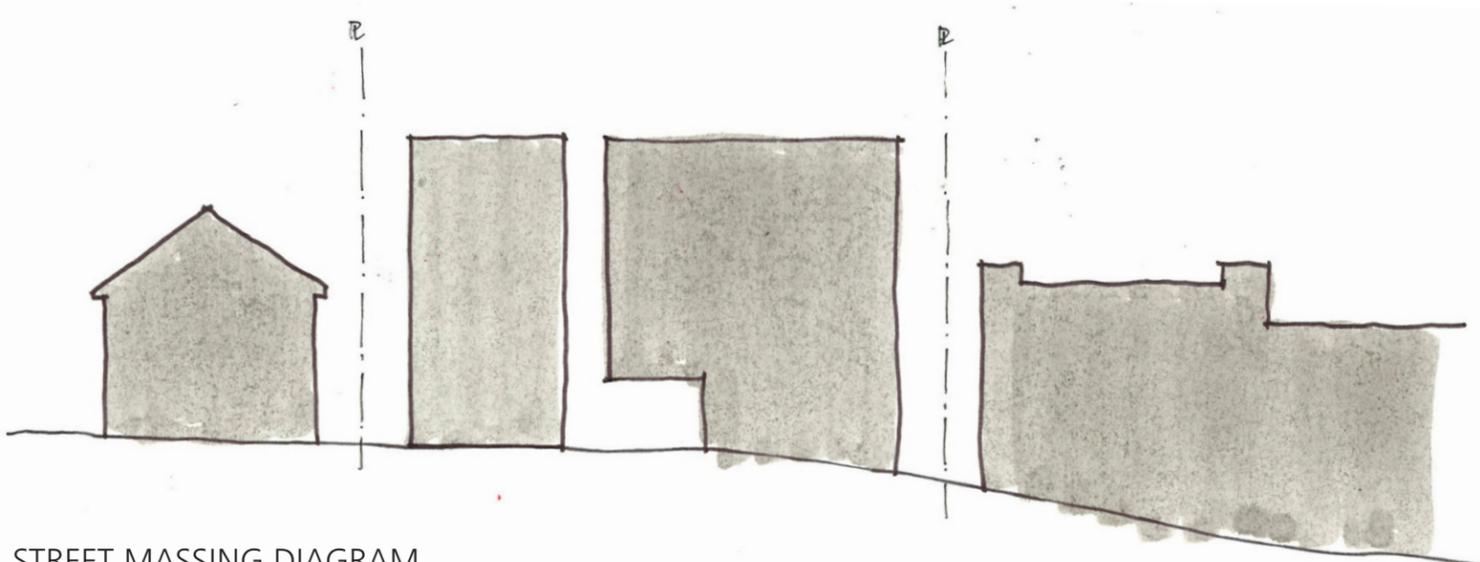
The **Capitol Hill Neighborhood Design Guidelines** encourages new projects to embody well proportioned and unified building form and exhibit an overall architectural concept. Proposed project has a clear concept of "de-constructed box" to allow for light and air inside, at the same time breaking the massing to be more appropriate scale for the neighborhood. The facade will be treated so they read continuous all four sides, with colorful "slits".

C-3 HUMAN SCALE

The **Capitol Hill Neighborhood Design Guidelines** states the design should incorporate architectural features, elements and details to achieve a good human scale. The project will incorporate awnings, canopies and or balconies that gives human scale to the building. The entry to the building will be clearly delineated with maximum glazing and signage that will be appropriate to the project.

C-4 EXTERIOR FINISH MATERIALS

The **Capitol Hill Neighborhood Design Guidelines** emphasizes the use of durable, maintainable, and attractive finish materials. The project will incorporate mix of fiber cement board, composites metal and/or wood siding materials.



STREET MASSING DIAGRAM

DESIGN GUIDELINES- HEIGHT, BULK, AND SCALE COMPATIBILITY & ARCHITECTURAL ELEMENTS AND MATERIALS

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D. PEDESTRIAN ENVIRONMENT

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

The **Capitol Hill Neighborhood Design Guidelines** emphasizes maintaining and enhancing pedestrian scale, activity and comfort. The project sets back 10ft from its street-facing property line, giving generous room for pedestrians and privacy to street facing units. The setback area will be landscaped with street furniture, to enhance the pedestrian environment. The building entry will be facing the street with clear delineation such as canopies, and special pavement.

D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS

The **Capitol Hill Neighborhood Design Guidelines** suggests locating utility elements away from the street front. The project proposes to have trash and recycle storage either at the side yard or the rear yard. It will be screened with attractive materials such as wood fencing, landscaping, etc. Other mechanical elements will be located in the basement floor, not visible from outside.

D-7 PERSONAL SAFETY AND SECURITY

The citywide design guidelines encourages projects to consider opportunities for enhancing personal safety and security. The project will provide minimal blank wall on the facade, and maximum glazing to encourage "eyes on the street". The project will incorporate good lighting, and maintained landscaping to avoid creating "hiding places" for potential criminal activities and provide controlled access into the site.

E. LANDSCAPING

E-1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

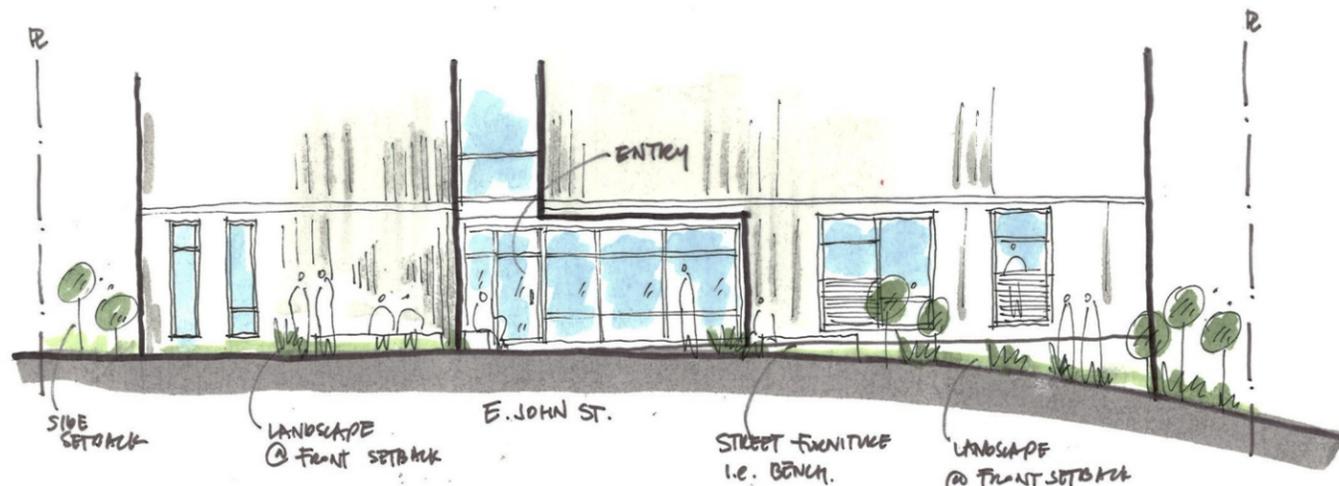
E. John street, and Capitol Hill neighborhood as a whole, boasts abundance of "greenery" on the street with street trees and rich landscaping of each property. The project will reinforce this strong pattern by providing street trees along E. John street and landscaping along the front setback.

E-2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

The project proposes use of landscaping, including trees, plants, canopy/trellis, special pavement, planters, and street furniture to create rich experience as pedestrians approach the project.

E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

The project is on a site where there is no particularly special issues. The project will focus on maintaining and enhancing the existing fabric of the street along E. John Street.



STREET LEVEL DIAGRAM

DESIGN GUIDELINES - PEDESTRIAN ENVIRONMENT & LANDSCAPING

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OPTION A: AERIAL VIEW FROM NORTHWEST



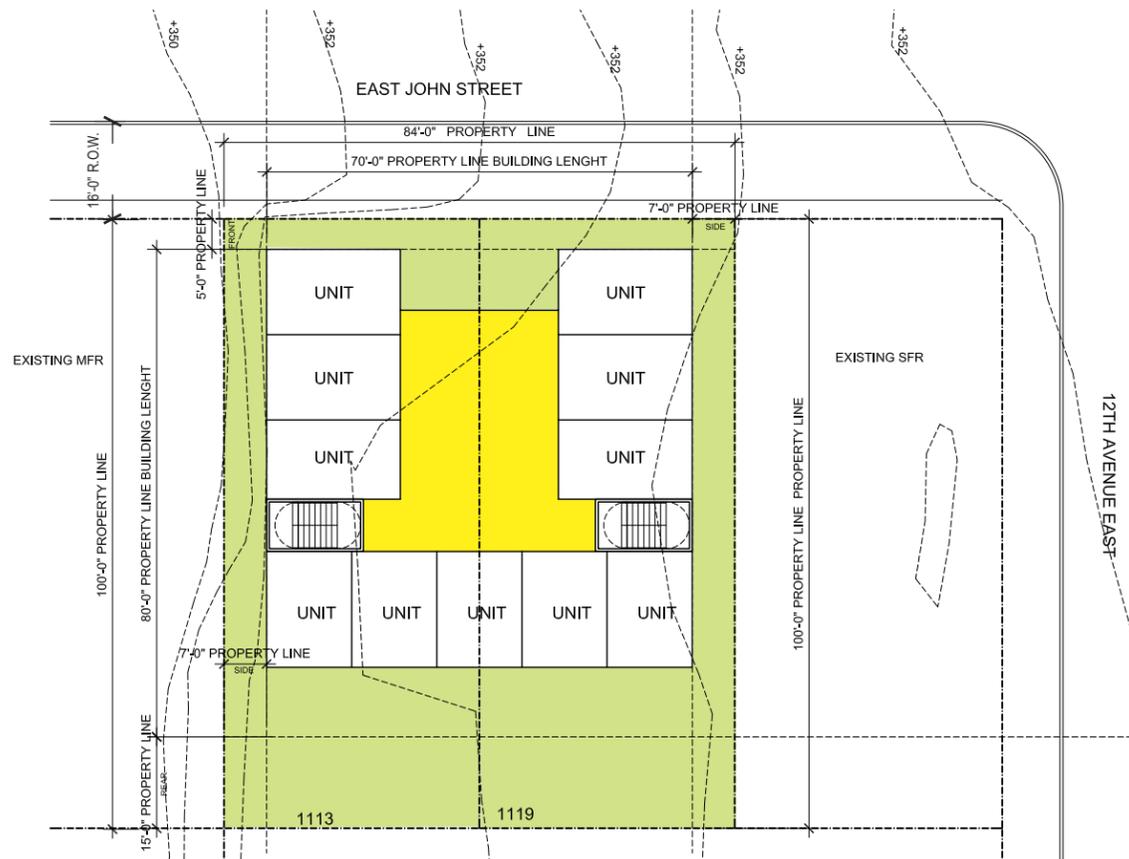
OPTION A: STREET VIEW FROM NORTHWEST

OPTION A: PROS

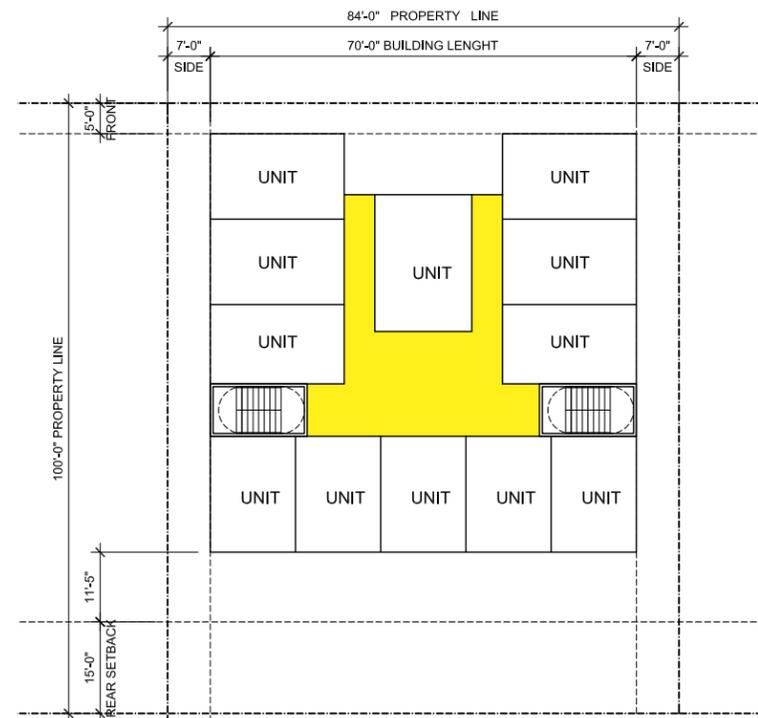
- Generous courtyard at street front
- Generous rear yard
- Building mass is divided at the front providing a scale that fits well with surrounding structures.

OPTION A: CONS

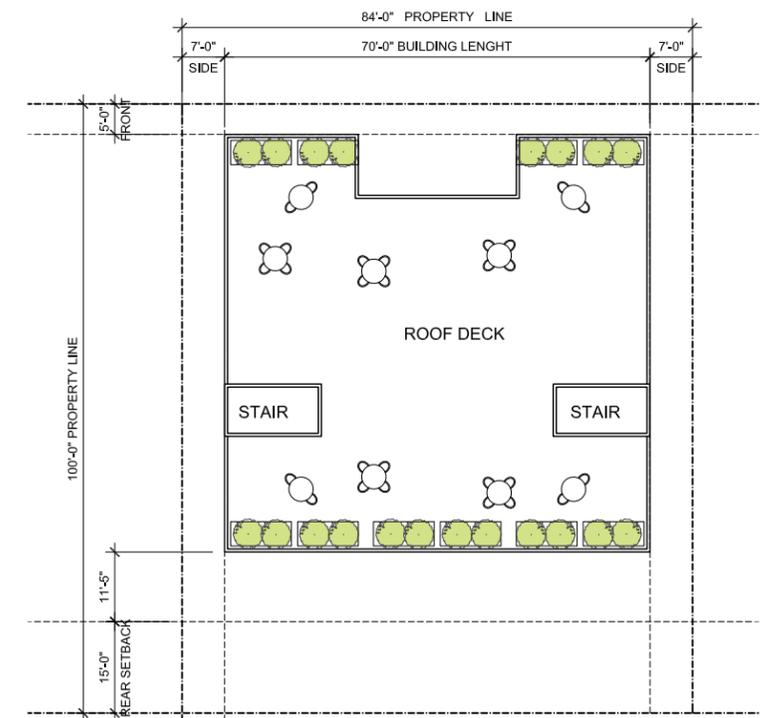
- Departure requested: structural depth
- Opportunities for windows at the front of the building are limited
- Building mass is simple and less interesting



OPTION A: GROUND FLOOR PLAN



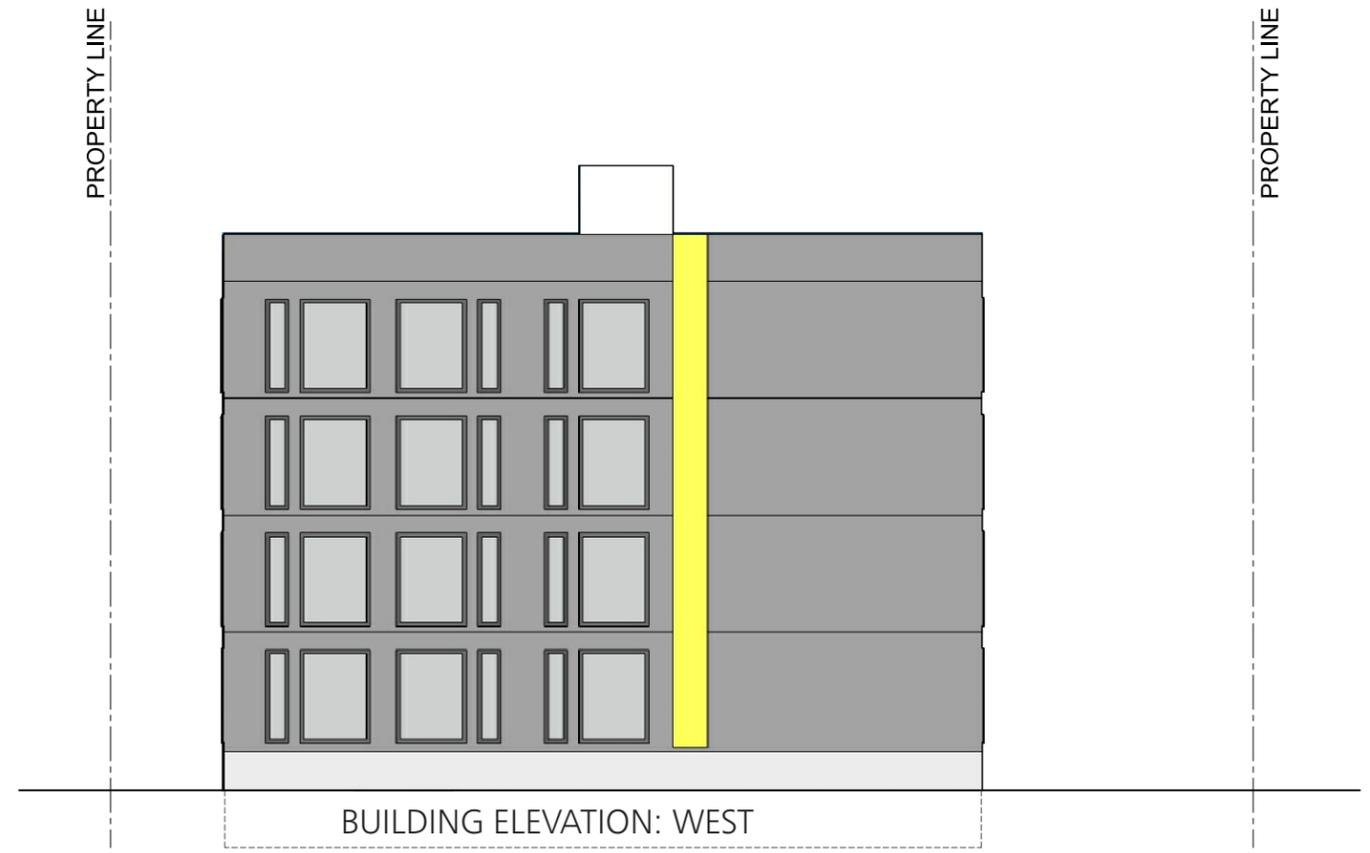
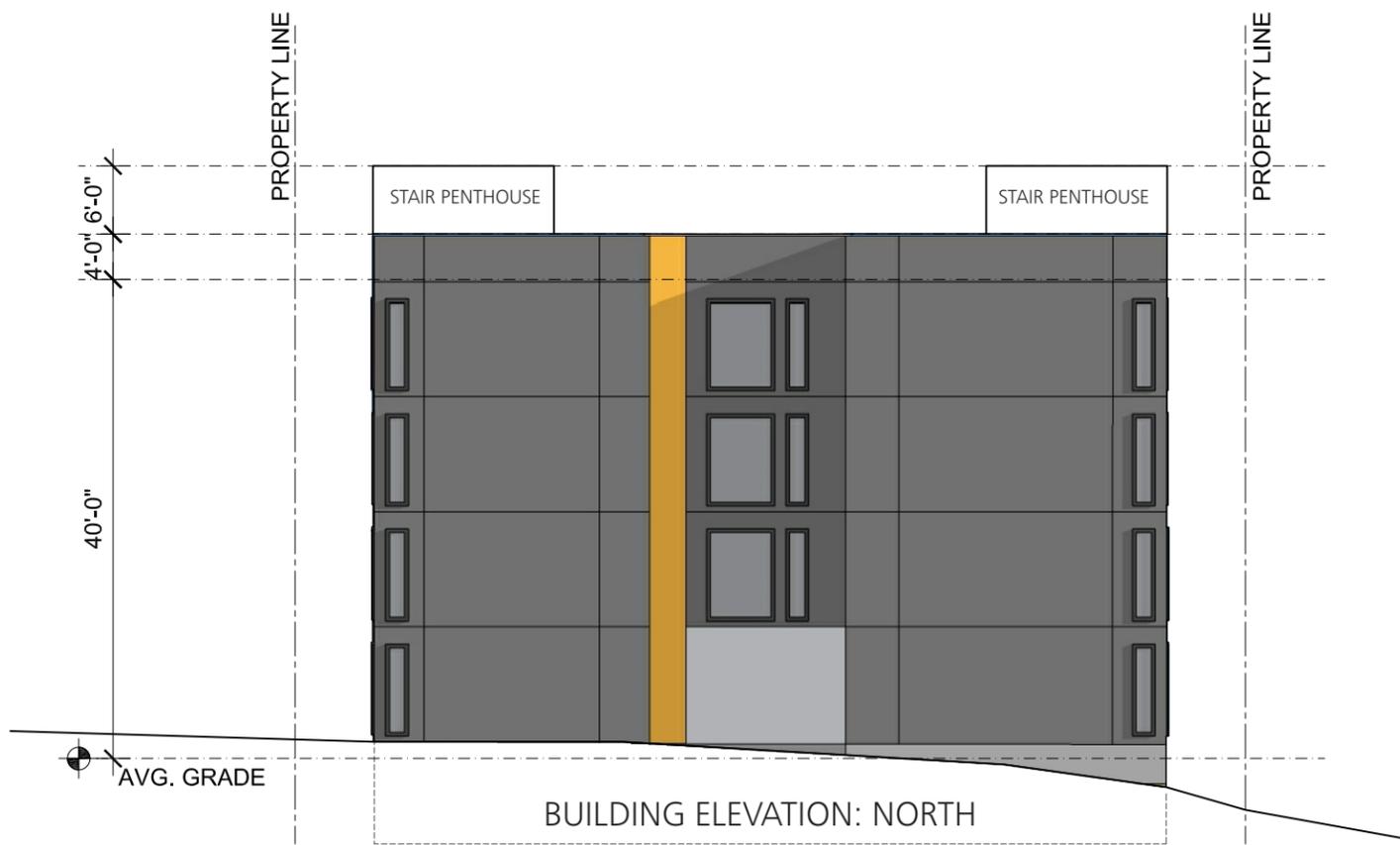
OPTION A: TYPICAL FLOOR PLAN



OPTION A: ROOF PLAN

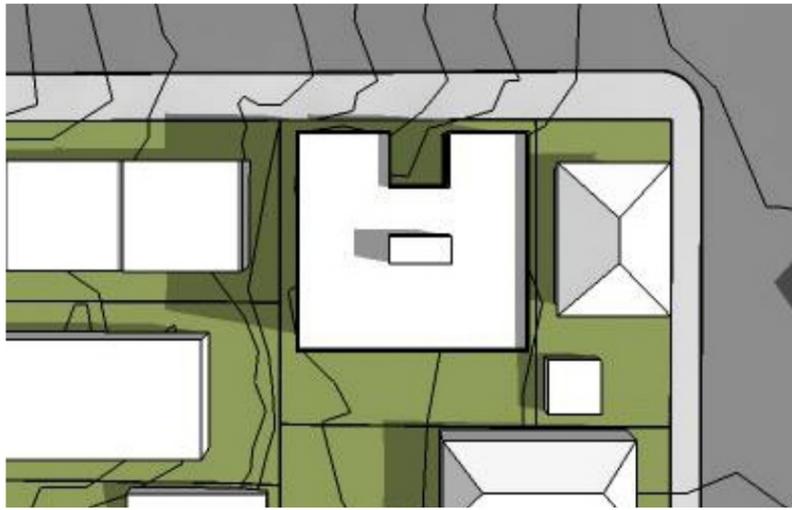
ALTERNATIVE MASSING OPTIONS - OPTION A

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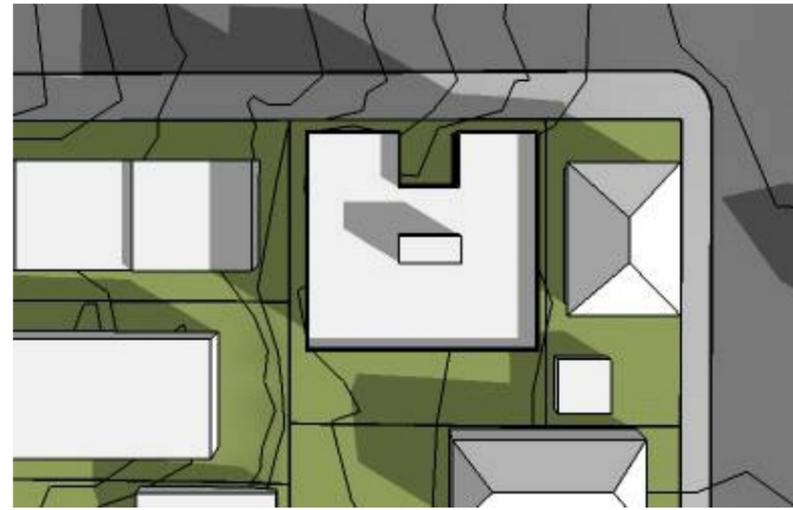


BUILDING ELEVATIONS - OPTION A

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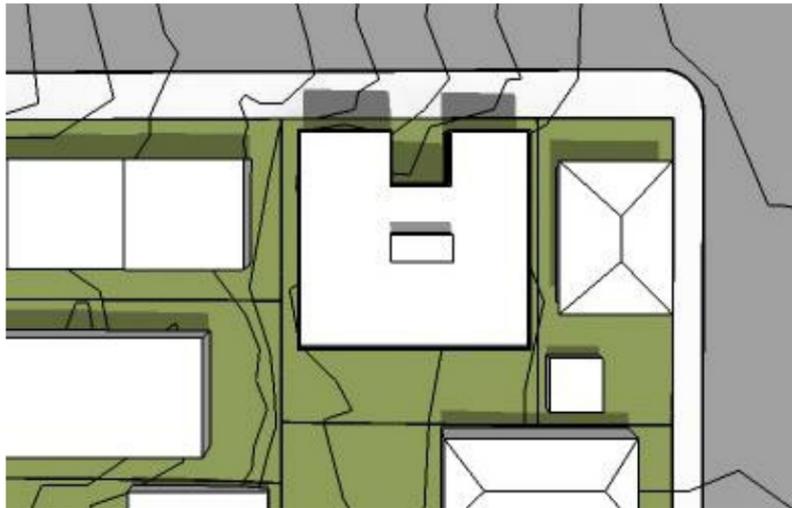
SUMMER SOLSTICE: JUNE 21, 9AM



EQUINOX: MARCH/SEPT 21, 9AM



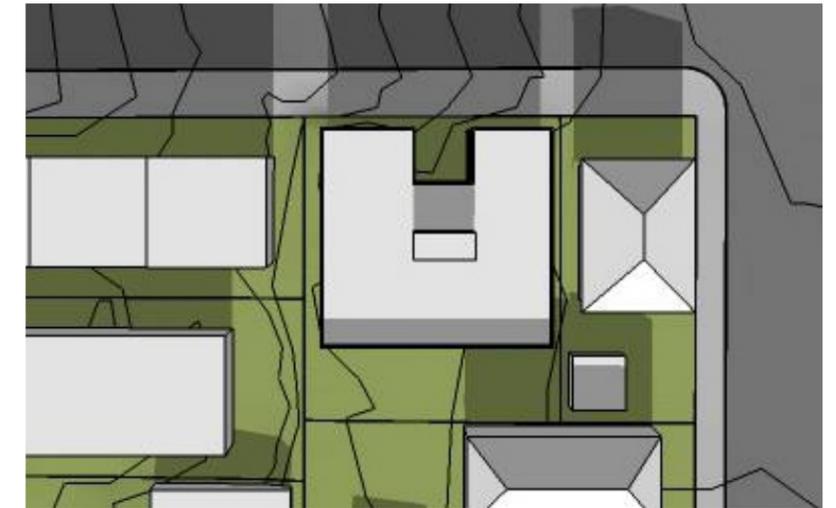
WINTER SOLSTICE: DEC 21, 9AM



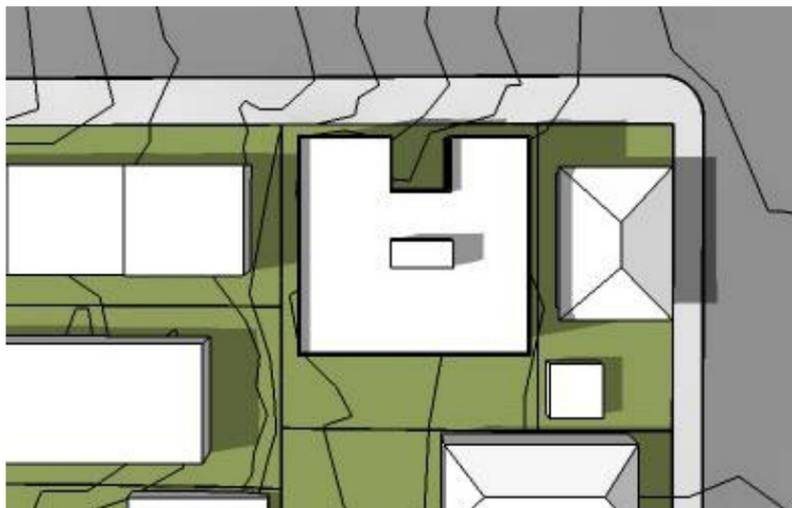
SUMMER SOLSTICE: JUNE 21, NOON



EQUINOX: MARCH/SEPT 21, NOON



WINTER SOLSTICE: DEC 21, NOON



SUMMER SOLSTICE: JUNE 21, 3PM



EQUINOX: MARCH/SEPT 21, 3PM



WINTER SOLSTICE: DEC 21, 3PM

SHADOW STUDIES - OPTION A

01.23.2013 EARLY DESIGN GUIDELINE PACKAGE
1113 E. JOHN ST. / EAST JOHN COURT / DPD PROJECT #:3014162



OPTION B: AERIAL VIEW FROM NORTHWEST



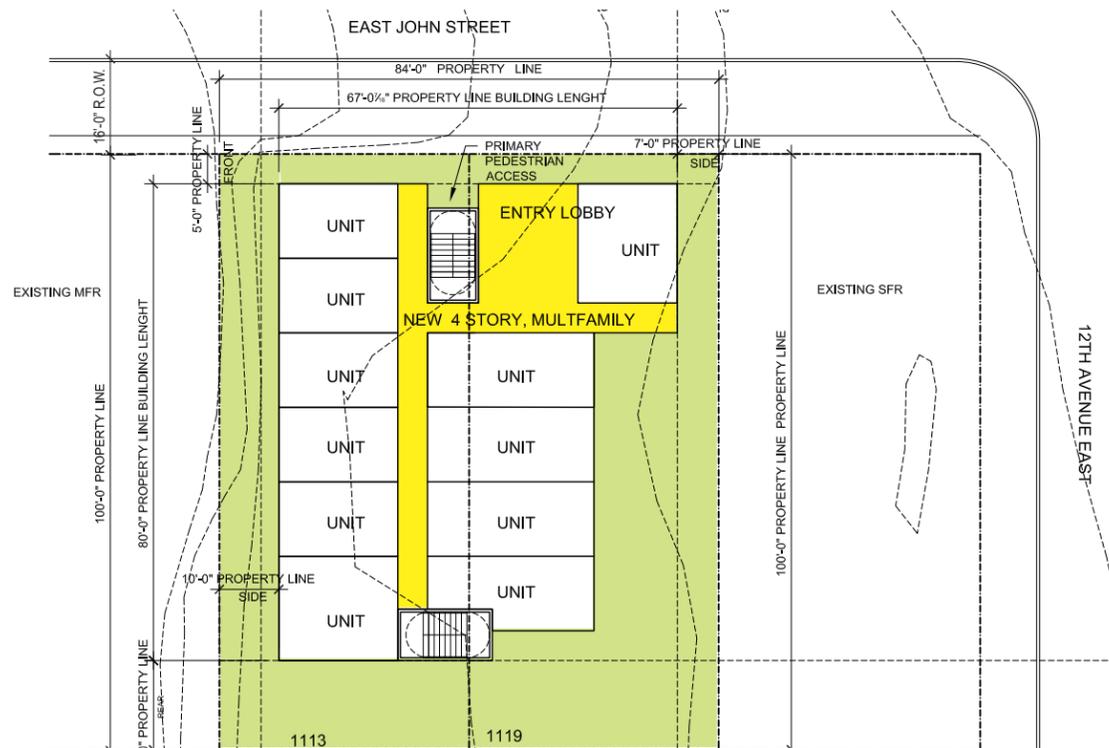
OPTION B: STREET VIEW FROM NORTHWEST

OPTION B: PROS

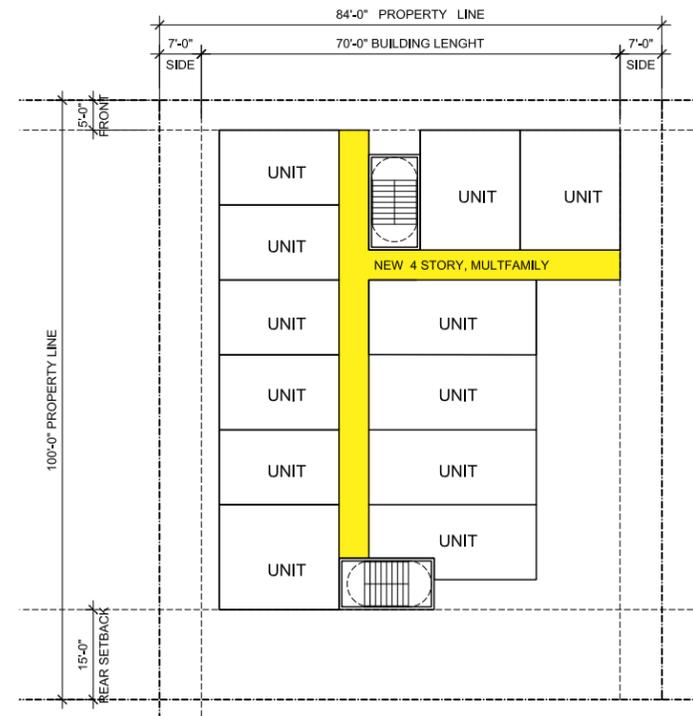
- Maximizes side setbacks
- Provides greater outdoor amenity space
- Entry & Lobby area are inviting and interactive with pedestrian way
- Building mass is divided at front providing a scale that fits well with surrounding structures.

OPTION B: CONS

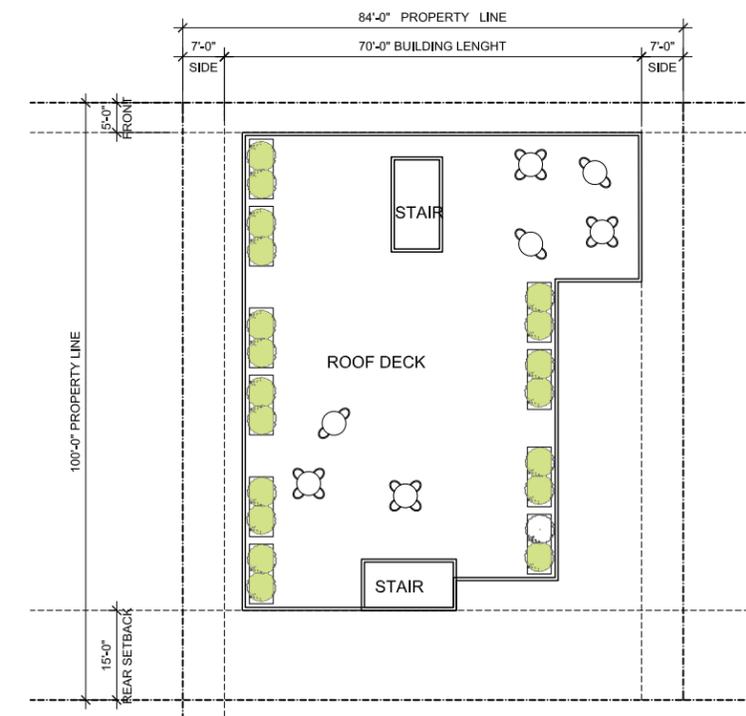
- Departure requested: structural depth
- No southern exposure to units
- Most of units look to sides towards neighbors
- Requires provision of exterior stairs



OPTION B: GROUND FLOOR PLAN



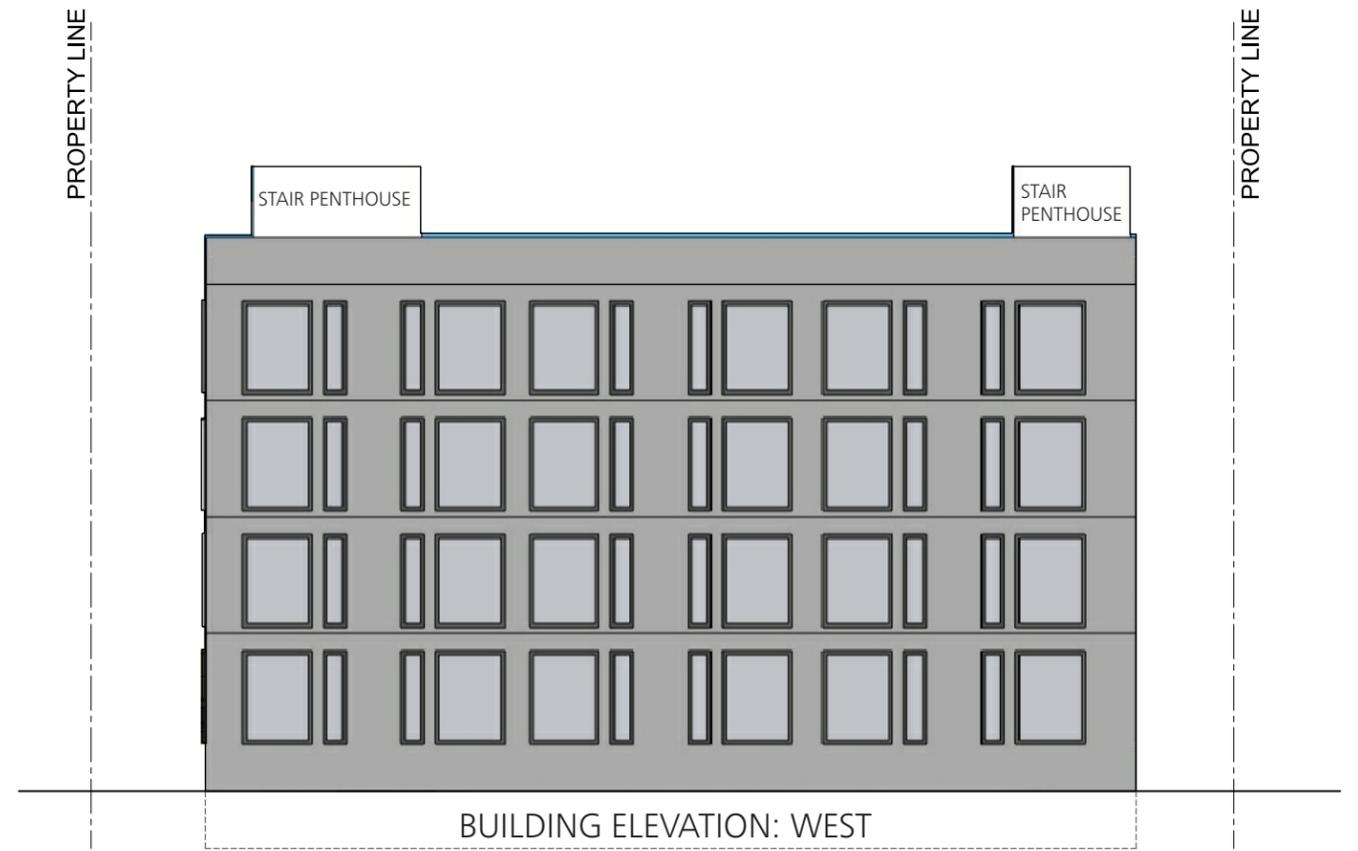
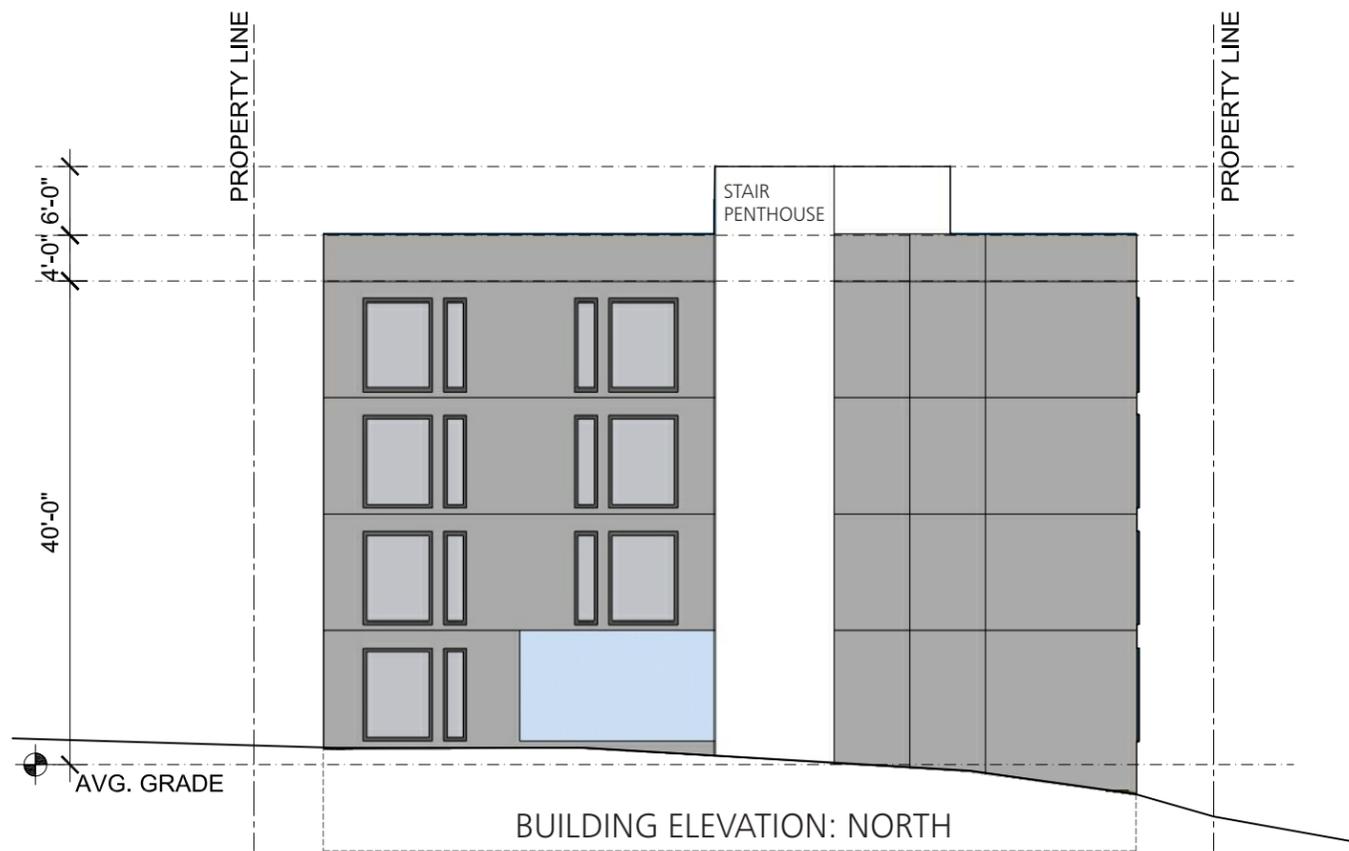
OPTION B: TYPICAL FLOOR PLAN



OPTION B: ROOF PLAN

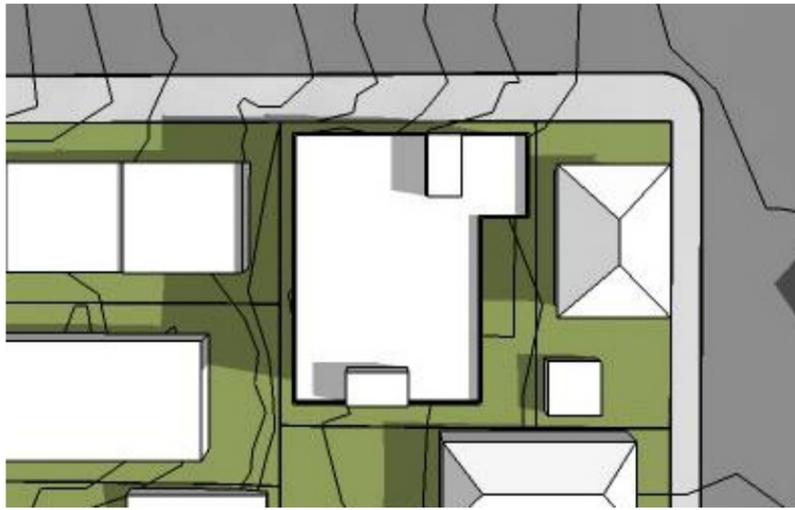
ALTERNATIVE MASSING OPTIONS - OPTION B

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BUILDING ELEVATIONS - OPTION A

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SUMMER SOLSTICE: JUNE 21, 9AM



EQUINOX: MARCH/SEPT 21, 9AM



WINTER SOLSTICE: DEC 21, 9AM



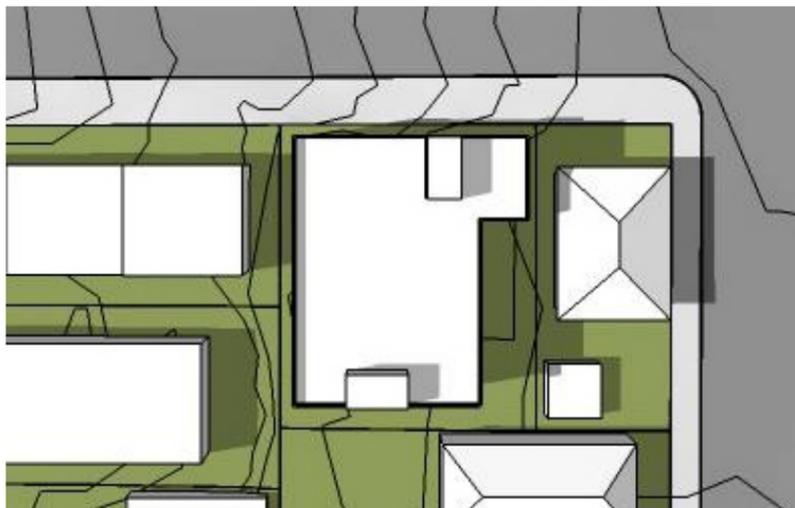
SUMMER SOLSTICE: JUNE 21, NOON



EQUINOX: MARCH/SEPT 21, NOON



WINTER SOLSTICE: DEC 21, NOON



SUMMER SOLSTICE: JUNE 21, 3PM



EQUINOX: MARCH/SEPT 21, 3PM



WINTER SOLSTICE: DEC 21, 3PM

SHADOW STUDIES - OPTION B

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OPTION C: AERIAL VIEW FROM NORTHWEST



OPTION C: STREET VIEW FROM NORTHWEST

OPTION C: PREFERRED OPTION PROS

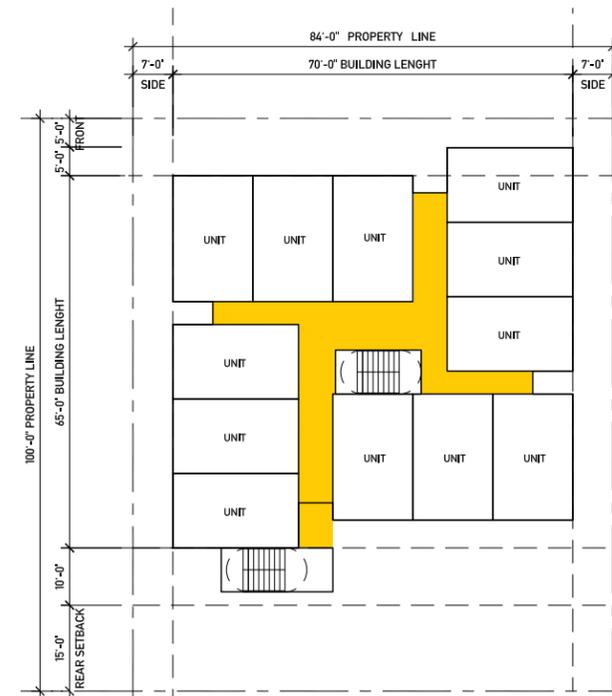
- Code compliant- no departure is requested
- Breaks massing into more appropriate scale for the neighborhood and immediate surroundings
- Generous setbacks on all four sides
- Brings air and light into the interior massing of the building
- Maximizes number of corner units and opportunities for windows for each unit
- Playful colors peaking through in subtle ways

OPTION C: PREFERRED OPTION CONS

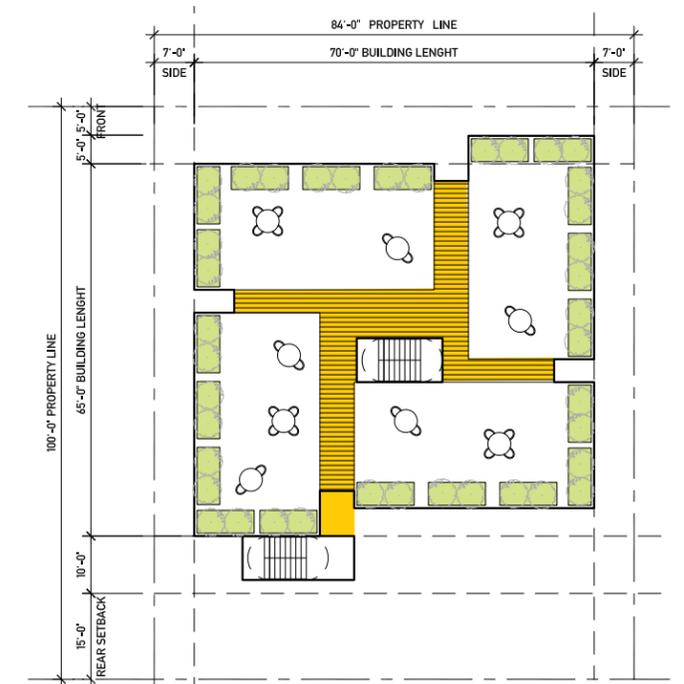
- Requires provision of one exterior stair



OPTION C: GROUND FLOOR PLAN



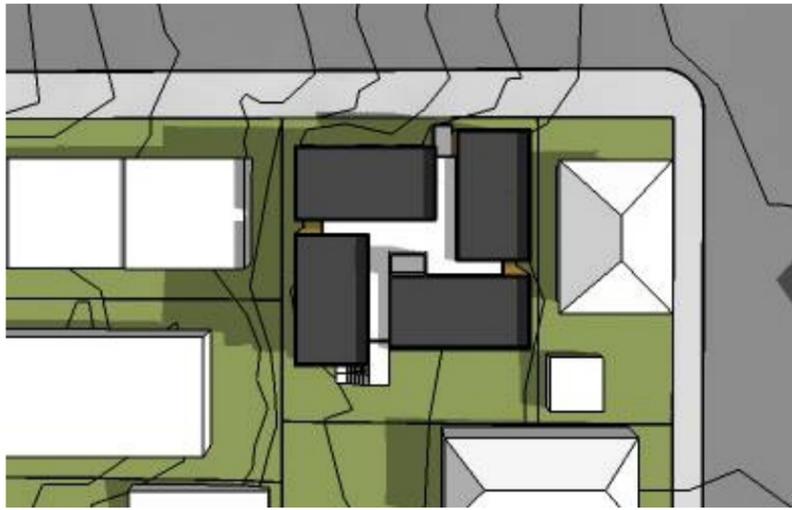
OPTION C: TYPICAL FLOOR PLAN



OPTION C: ROOF PLAN

ALTERNATIVE MASSING OPTIONS - OPTION C: PREFERRED OPTION

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1113 E. JOHN ST. / EAST JOHN COURT / DPD PROJECT #:3014162



SUMMER SOLSTICE: JUNE 21, 9AM



EQUINOX: MARCH/SEPT 21, 9AM



WINTER SOLSTICE: DEC 21, 9AM



SUMMER SOLSTICE: JUNE 21, NOON



EQUINOX: MARCH/SEPT 21, NOON



WINTER SOLSTICE: DEC 21, NOON



SUMMER SOLSTICE: JUNE 21, 3PM



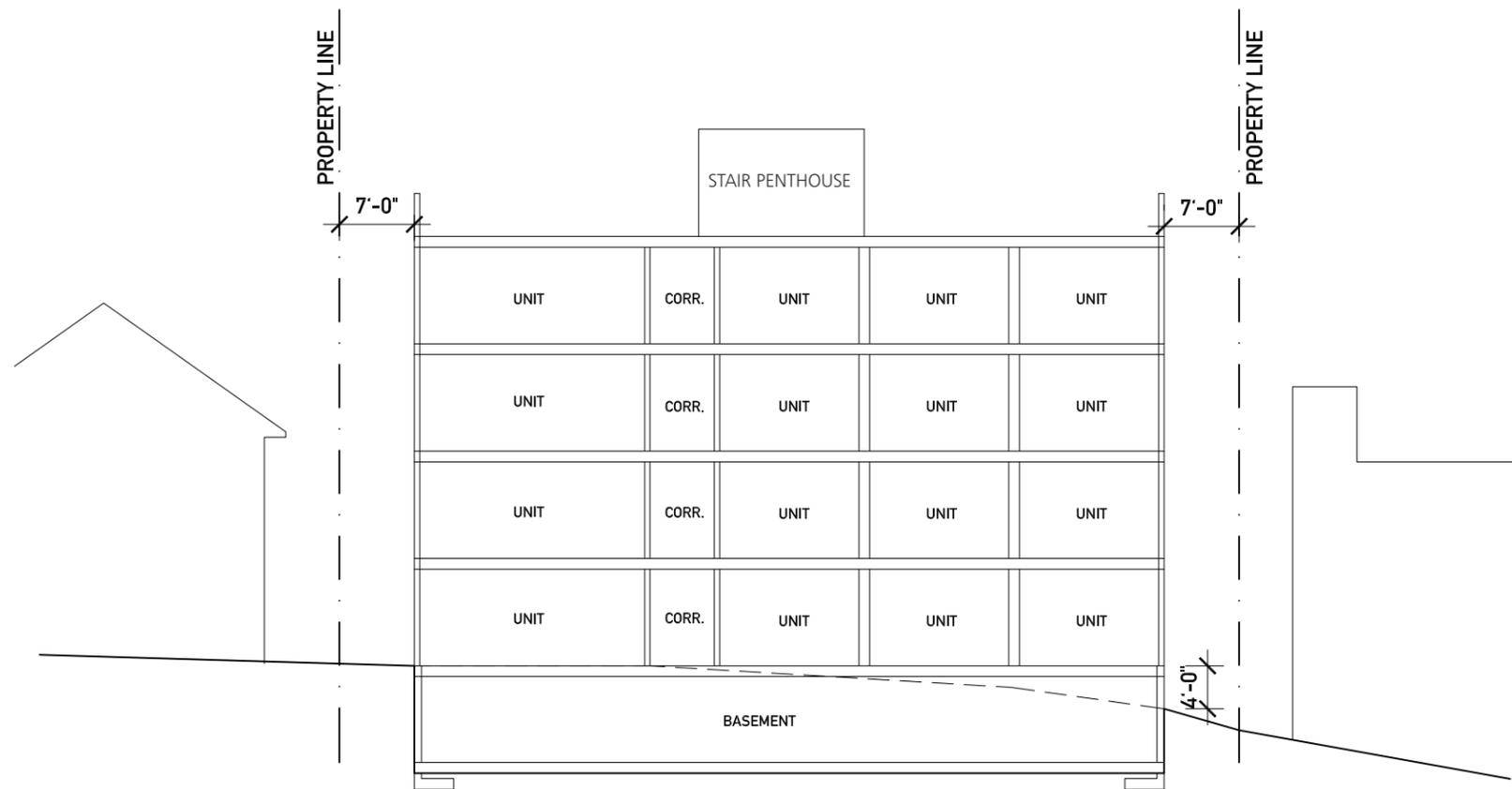
EQUINOX: MARCH/SEPT 21, 3PM



WINTER SOLSTICE: DEC 21, 3PM

SHADOW STUDIES - OPTION C: PREFERRED OPTION

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BUILDING SECTION: LOOKING SOUTH



BUILDING ELEVATION: NORTH



BUILDING ELEVATION: WEST

BUILDING ELEVATIONS - OPTION C: PREFERRED OPTION

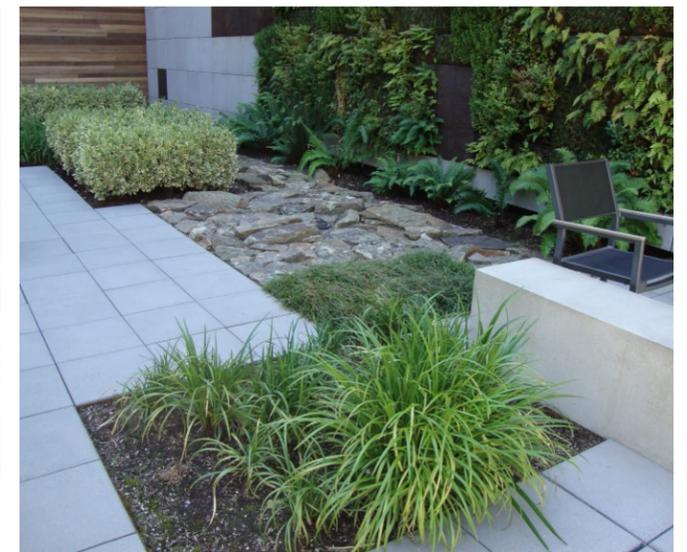
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STREET LEVEL

The proposed project will retain existing sidewalk along E. John street, while setting back 10ft from the front property line for the majority of street facade. This setback will be in mix of landscape and hardscape, providing wider sidewalk for pedestrians. The project proposes planting of new street trees per SDOT standard.

The entry to the proposed project will be facing the street, with extensive glazing allowing interaction between the entry lobby and the street. It will be identified by clear canopy and signage.

E. John street, and Capitol Hill neighborhood as a whole, boasts abundance of "greenery" on the street with street trees and rich landscaping of each property. The project will reinforce this strong pattern by providing street trees along E. John street and landscaping along the front setback.



ARCHITECTURAL RESPONSE TO GUIDELINES - STREET LEVEL

01.23.2013 EARLY DESIGN GUIDELINE PACKAGE
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AMENITY SPACE

The project will have sizable rear yard facing south for maximum daylighting. This will act as an amenity space on the ground floor, while the major amenity space for residences is provided up at the roof level.



ARCHITECTURAL RESPONSE TO GUIDELINES - AMENITY SPACE

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LCW APARTMENT

LAKE CITY WAY NEIGHBORHOOD SEATTLE, WA 2012
24 UNIT APARTMENT WITH A LIVEWORK UNIT



12TH AVE. APARTMENT

CAPITOL HILL NEIGHBORHOOD SEATTLE, WA 2012
37 UNIT APARTMENT WITH LIVEWORK UNITS



MURIEL'S LANDING

UNIVERSITY DISTRICT NEIGHBORHOOD SEATTLE, WA 2012
100 UNIT MIXED-USE APARTMENT



REFERENCE PROJECTS BY THE ARCHITECT

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