



DESIGN REVIEW BOARD RECOMMENDATION MEETING, JANUARY 15, 2014

DPD PROJECT #: 3014162
1113 E. JOHN ST. SEATTLE, WA



ADDRESS: 1113 & 1119 E. JOHN ST.
 DPD PROJECT NUMBER: 3014162
 ZONING: LR-3

The proposed development will create an urban apartment building with 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 and is located along a frequent transit corridor.

No code departures are requested.

PROJECT HISTORY

The Early Design Guidance meeting was held on January 23, 2013.
 The Master Use Permit was submitted on July 8, 2013.
 The Master Use Permit was resubmitted on September 30, 2013.

SITE PLAN FEATURES

- Immediate neighborhood context.
- Apartment building in keeping with the neighborhood character.
- 4 stories matches height of recent developments.
- Landscape courtyard in the south part of the site.

E. JOHN STREET

- Residential units set above street level.
- Canopies over residential lobby entrance.
- Floor-to-ceiling glazing @ entry lobby is inviting.
- Residential scale windows @ units to fit neighborhood character.
- Additional street trees and landscape buffer from the street.

SERVICE & STORAGE

- Secure bicycle parking is provided inside the building.
- Garbage and recycling room is concealed inside the building.
- Tenant storage is located at basement level.

AMENITIES AND VIEWS

- Richly landscaped area in the south setback of the site provides ample amenity spaces for residences, while providing privacy.
- Semi public area transitions from right-of-way to entrance lobby and provides visual interest.
- Roof top deck provides communal amenity area for residents with territorial views around the site.

DEVELOPMENT STATISTICS SUMMARY

Lot Size	8,400	SF	
FAR	2.0		
Allowable FAR	16,800	SF	
Proposed FAR	16,199.68	SF	
	Gross SF	FAR SF	Units
Roof	287.99	251.81	0
4th Floor	4,261.19	4,019.84	12
3rd Floor	4,261.19	4,019.84	12
2nd Floor	4,261.19	4,019.84	12
Ground Floor	4,131.03	3,888.35	11
Basement Floor	3,733.58	0	0
Total	20,936.17	16,199.68	47

OWNER	EAST JOHN COURT LLC
ARCHITECT	CARON ARCHITECTURE 2505 3RD AVE. STE.300C SEATTLE, WA 98121
LANDSCAPE ARCHITECT	GHA LANDSCAPE ARCHITECTS 1417 NE 80TH ST. SEATTLE, WA 98115

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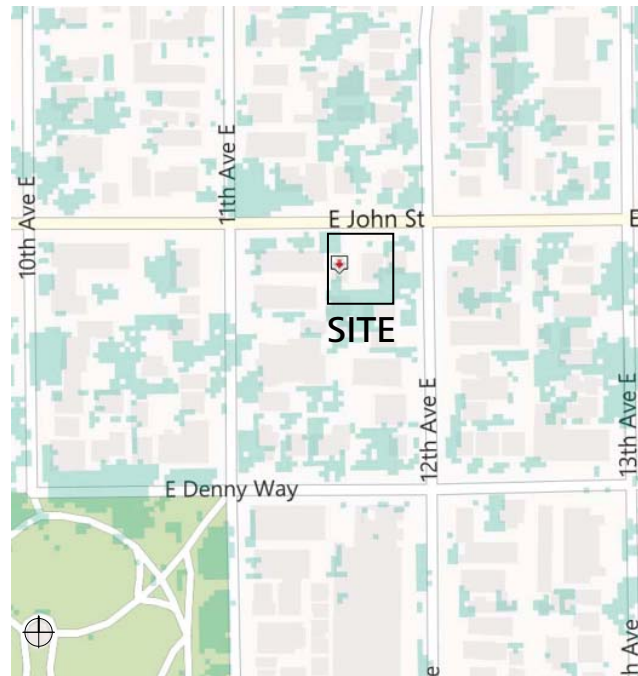
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CHARACTER & MATERIALS

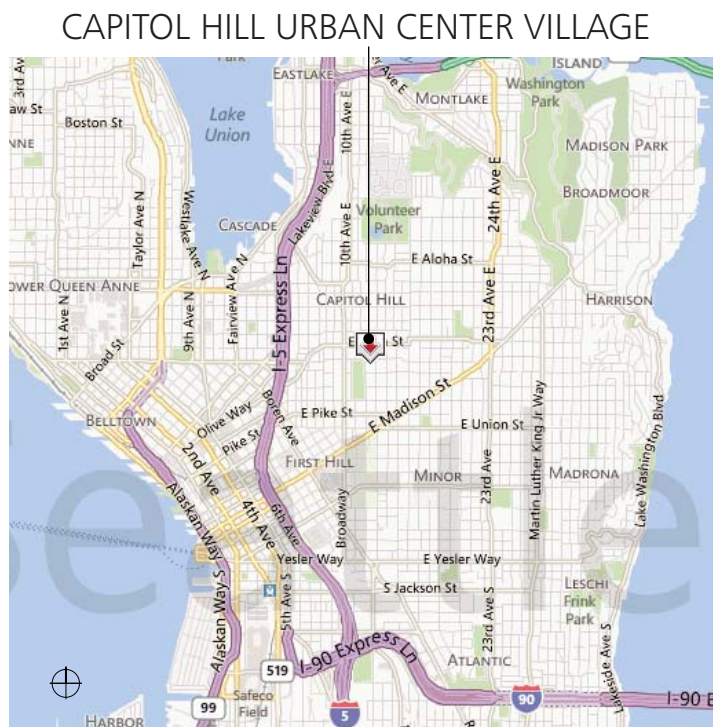
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SITE AERIAL



SITE TREE CANOPY COVERAGE

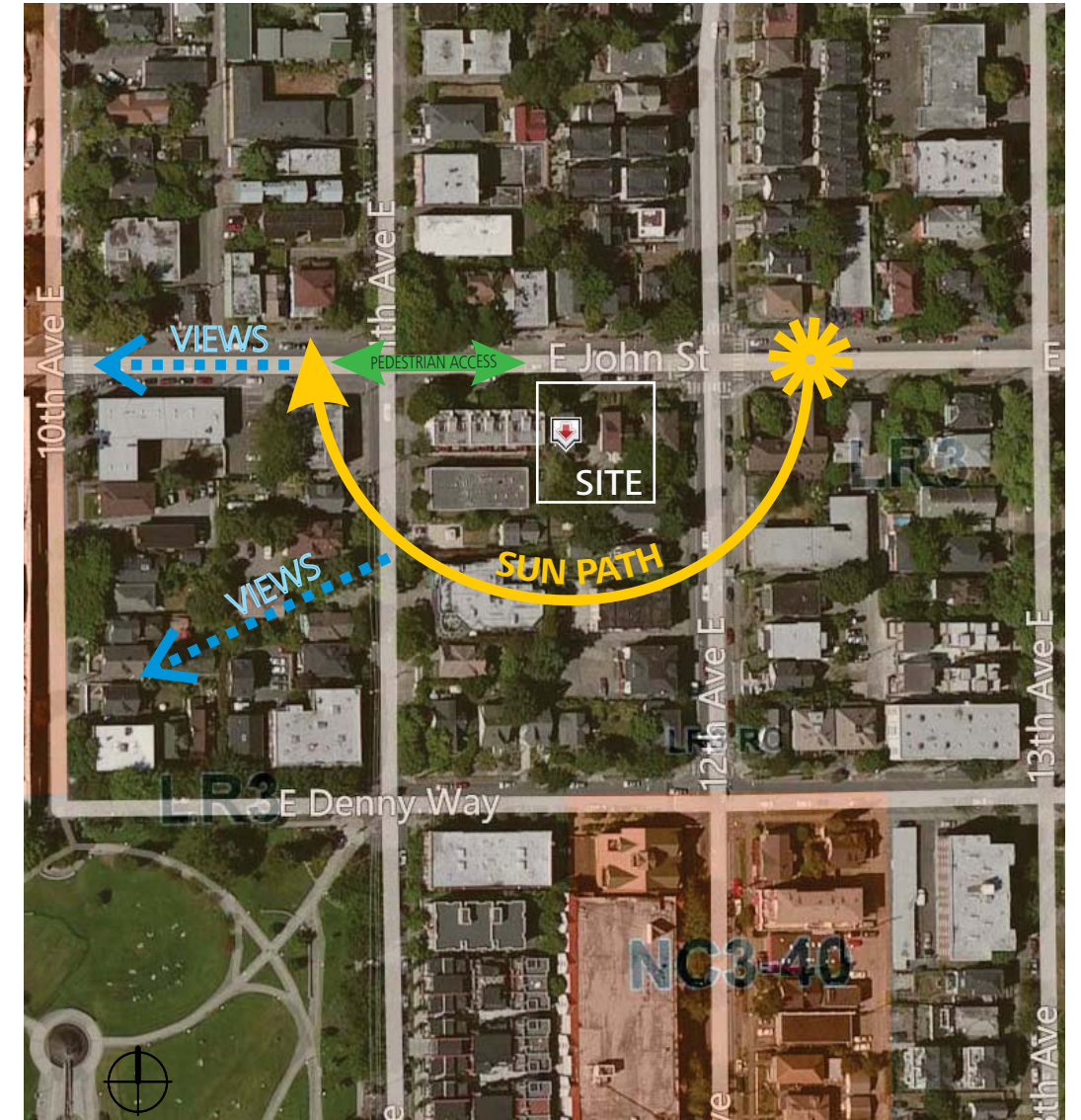


REGIONAL MAP

SITE CONTEXT & ANALYSIS

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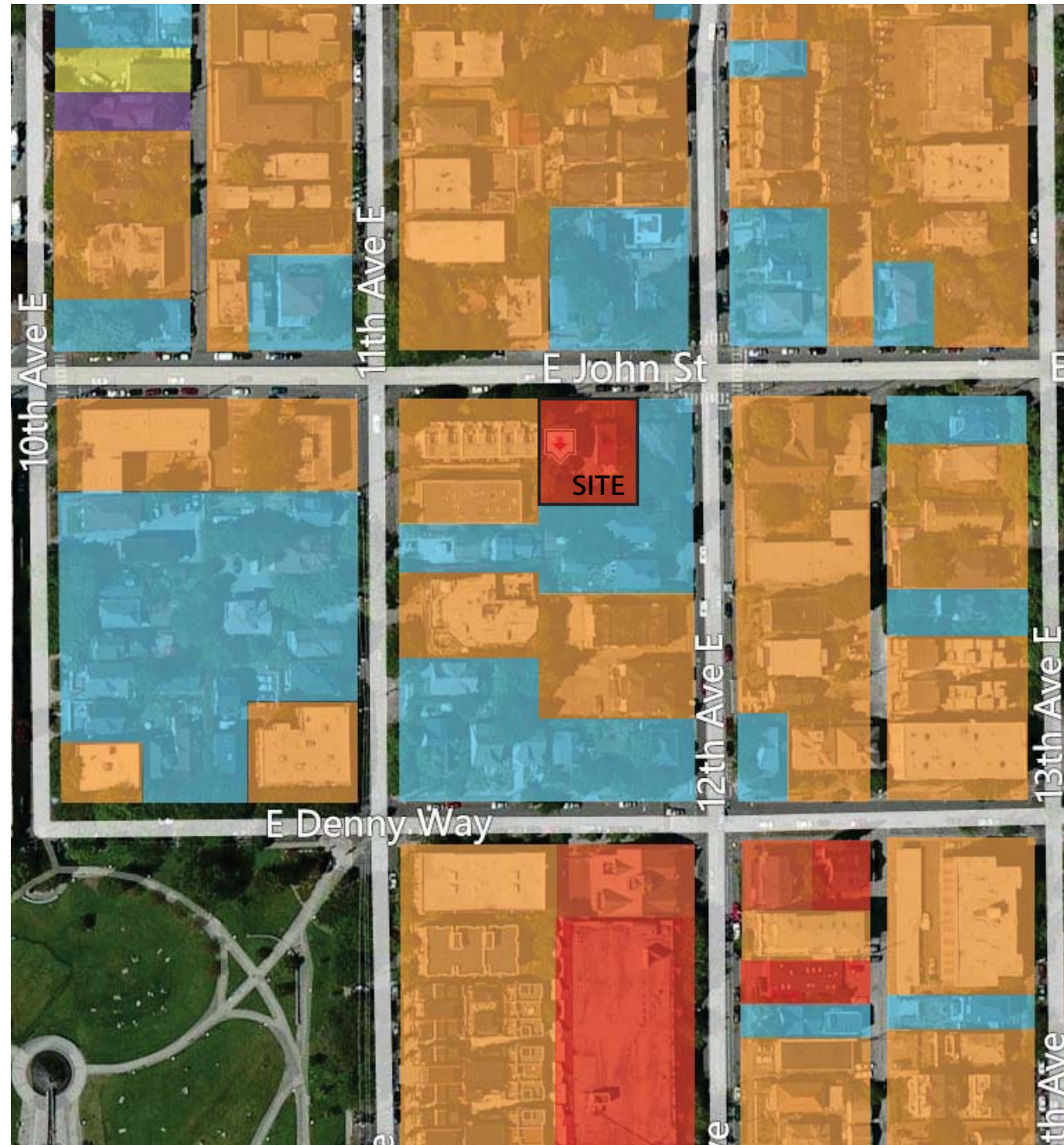
CAPITOL HILL URBAN CENTER VILLAGE



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 St. 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.



VICINITY MAP

SITE CONTEXT & 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., which boasts one of the most vibrant commercial and pedestrian activities in Seattle, providing valuable amenities to residents in the neighborhood. The zoning changes to 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 to a school, a park and various commercial amenities.

LEGEND

- MIXED USE
- COMMERCIAL/BUSINESS
- EDUCATION
- SINGLE FAMILY RESIDENCES
- MULTI FAMILY RESIDENCES
- SURFACE PARKING



2. E. JOHN ST. LOOKING NORTH



1. E. JOHN ST. LOOKING SOUTH

DESIGN CUES:

- Mixture of stucco and fiber cement/painted wood low-rise residential projects of different typology; SFR, duplex, townhouses, apartments, condos.
- No commercial on the block; nearest commercial use is on 12th Ave 1 block south of project site.
- Flat and gabled roof.
- No parking on site; street parking.

SITE PHOTOS

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VIEWS OF EXISTING BUILDINGS ADJACENT TO SITE



NEIGHBORHOOD CONTEXT

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NEIGHBOR USES & YARDS:

- Neighbor to the west is a condo building with a flat roof and simple, boxy style. Front setback is used as private yards with a 4-5 ft tall painted wood fence at the front lot line.
- Neighbor to the east is a single family unit with a craftsman style architecture. Front setback is used as a private yard with a 4 ft tall brick wall at the front lot line.
- Majority of neighborhood residential/multi-family uses provide small mostly private front yard space, many with retaining walls and/or fences at the front lot line.



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 CONTEXT

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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:

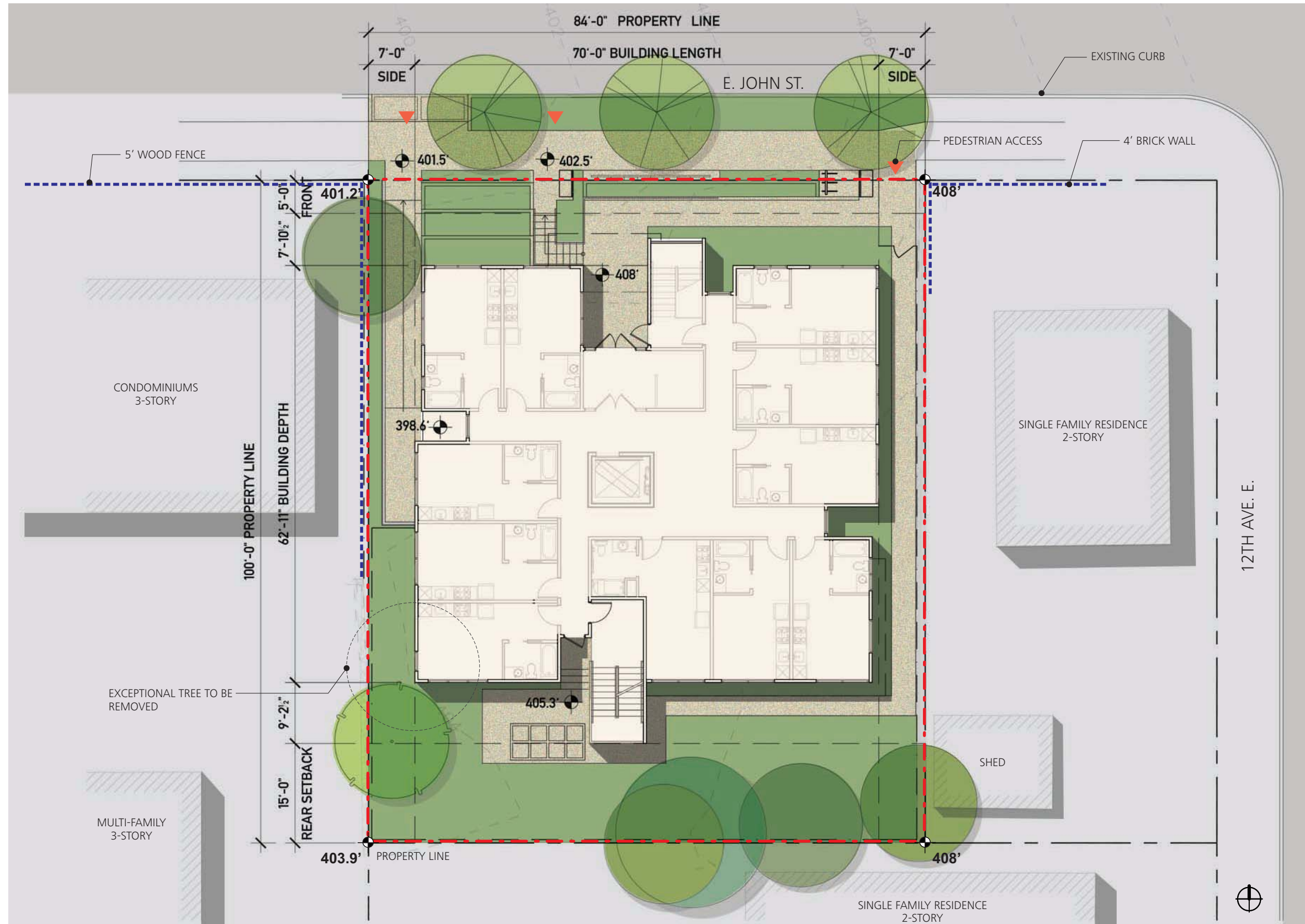
1. respecting the character traits of single family structures in the design of new higher-density in-fill structures where there is a prevalence of smaller scale, single family structures
2. using decorative facade elements to break down the scale and provide pedestrian interest
3. structure setbacks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

ZONING FOR LR-3

SMC TITLE	SMC REQUIREMENT	REFERENCE
23.45.504. PERMITTED AND PROHIBITED USES	RESIDENTIAL USE PERMITTED OUTRIGHT PER 23.45.504 TABLE A	COMPLIANT
23.53.005 ACCESS TO LOTS	MINIMUM 10' OF LOT LINE REQUIRED FOR PARKING ACCESS	COMPLIANT
23.53.006 PEDESTRIAN ACCESS AND CIRCULATION	PEDESTRIAN ACCESS AND CIRCULATION REQUIRED. SIDEWALKS REQUIRED PER R.O.W. IMPROVEMENTS MANUAL	COMPLIANT
23.53.015 IMPROVEMENTS FOR EXISTING STREETS IN RESIDENTIAL ZONE	IMPROVEMENTS FOR EXISTING ARTERIAL MEETING MINIMUM R.O.W. WIDTH STANDARDS REQUIRED	COMPLIANT
23.54.015 REQUIRED PARKING	RESIDENTIAL USE WITHIN URBAN CENTER. NO MINIMUM PARKING REQUIRED	COMPLIANT
23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS	375 SF REQUIRED FOR 26-50 DWELLING UNITS.	COMPLIANT
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 4 FT ADDITIONAL HEIGHT PER 23.45.514.F 4 FT ADDITIONAL HEIGHT PER 23.45.514.J	COMPLIANT
23.45.518. SETBACKS AND SEPARATIONS	APARTMENTS: 5' FRONT. 15' REAR WITH NO ALLEY. FOR GREATER THAN 40' FACADE LENGTH	COMPLIANT
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
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
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
23.45.534. LIGHT AND GLARE STANDARDS	ALL LIGHT TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES	COMPLIANT

SITING & ZONING INFORMATION

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SITEPLAN

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CAPITOL HILL NEIGHBORHOOD DESIGN GUIDELINES

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 a 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 replace the sidewalk and planting 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 and a deeper semi-public space. The project proposes planting of new street trees. 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 floor-to-ceiling glazing allowing interaction between the entry lobby and the street. It will be identified by a large canopy with signage and visually identifiable by the entrance being recessed.

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 geared 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 green roof is designed to span the west side of the roof deck to create a privacy buffer for neighbors to the west.

A-6 TRANSITION BETWEEN RESIDENCE AND STREET

The proposed project will have primary entry to each residence off of common corridor, not from the street. The front setback of the building will be richly landscaped, terraced and include 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.

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 the 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 breaking the massing to be more appropriately scaled for the neighborhood. The facades will be treated so they read as residential in style and scale through the use of fenestration and exterior finishes.

EDG RESPONSE

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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 canopies and sun shades that give 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.

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 located in the basement level and accessible to the street via a ramp. 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

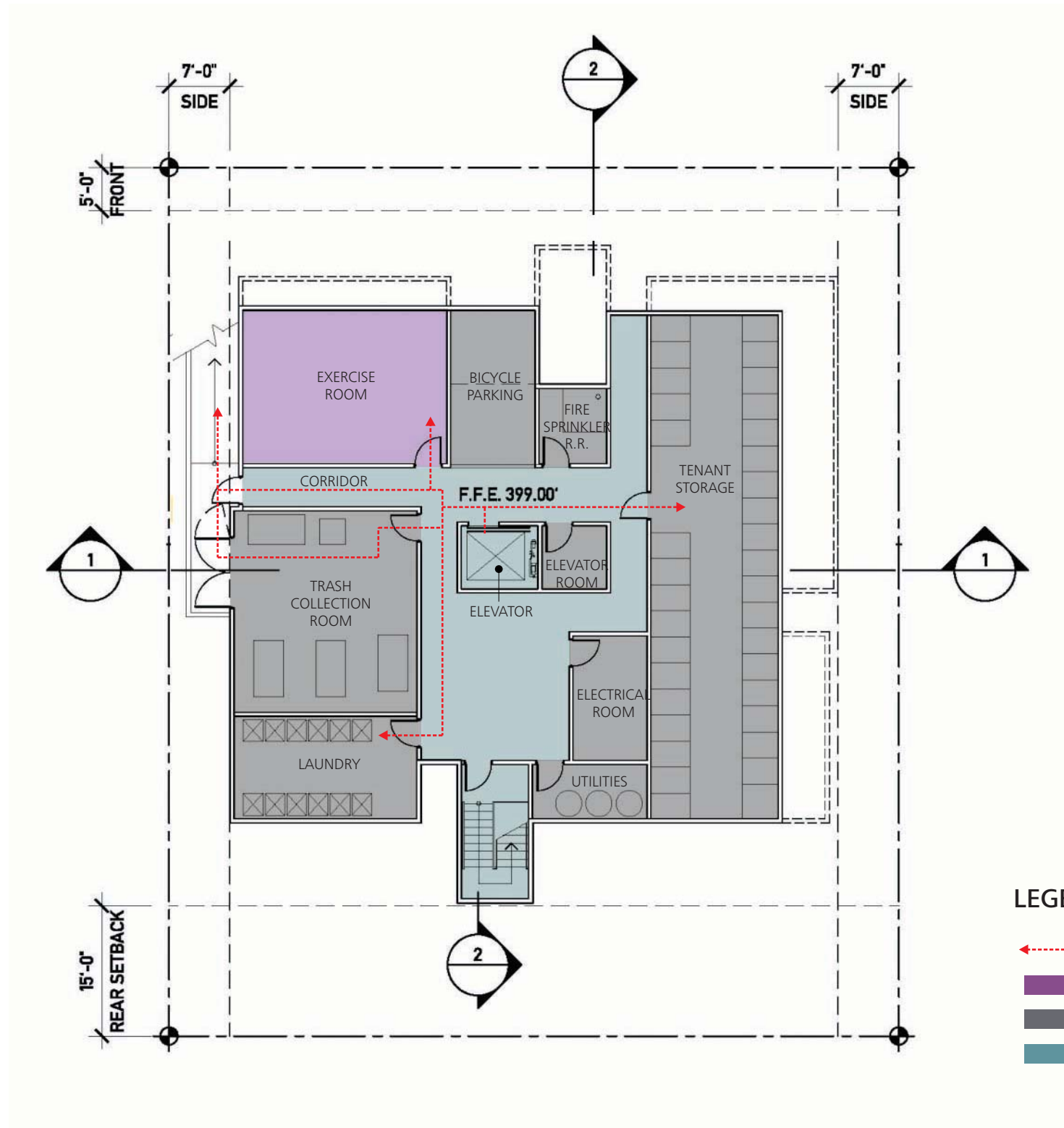
The project proposes use of landscaping, including trees, plants, terracing, special pavement, planters, and street furniture to create an inviting experience as pedestrians approach the project.

E-3 LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

The project is on a site with moderate slope to the west and elevation gain directly off the sidewalk. The project will focus on maintaining and enhancing the existing fabric of the street along E. John Street with the use of terraced landscaping and pedestrian access to the entrance.

EDG RESPONSE

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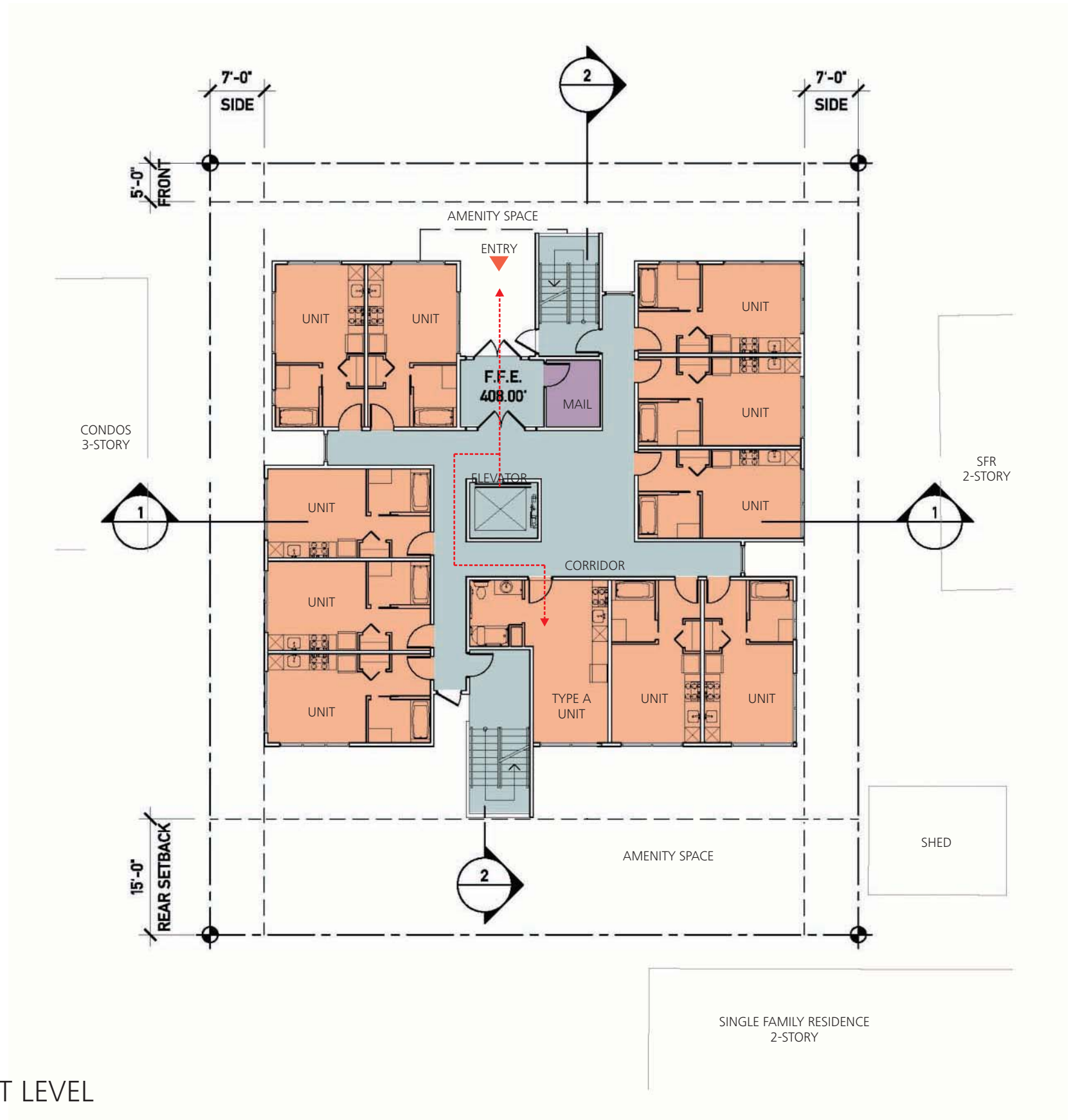


LEGEND

- - - ACCESSIBLE ROUTE
- COMMON AMENITY
- UTILITY/STORAGE
- CIRCULATION

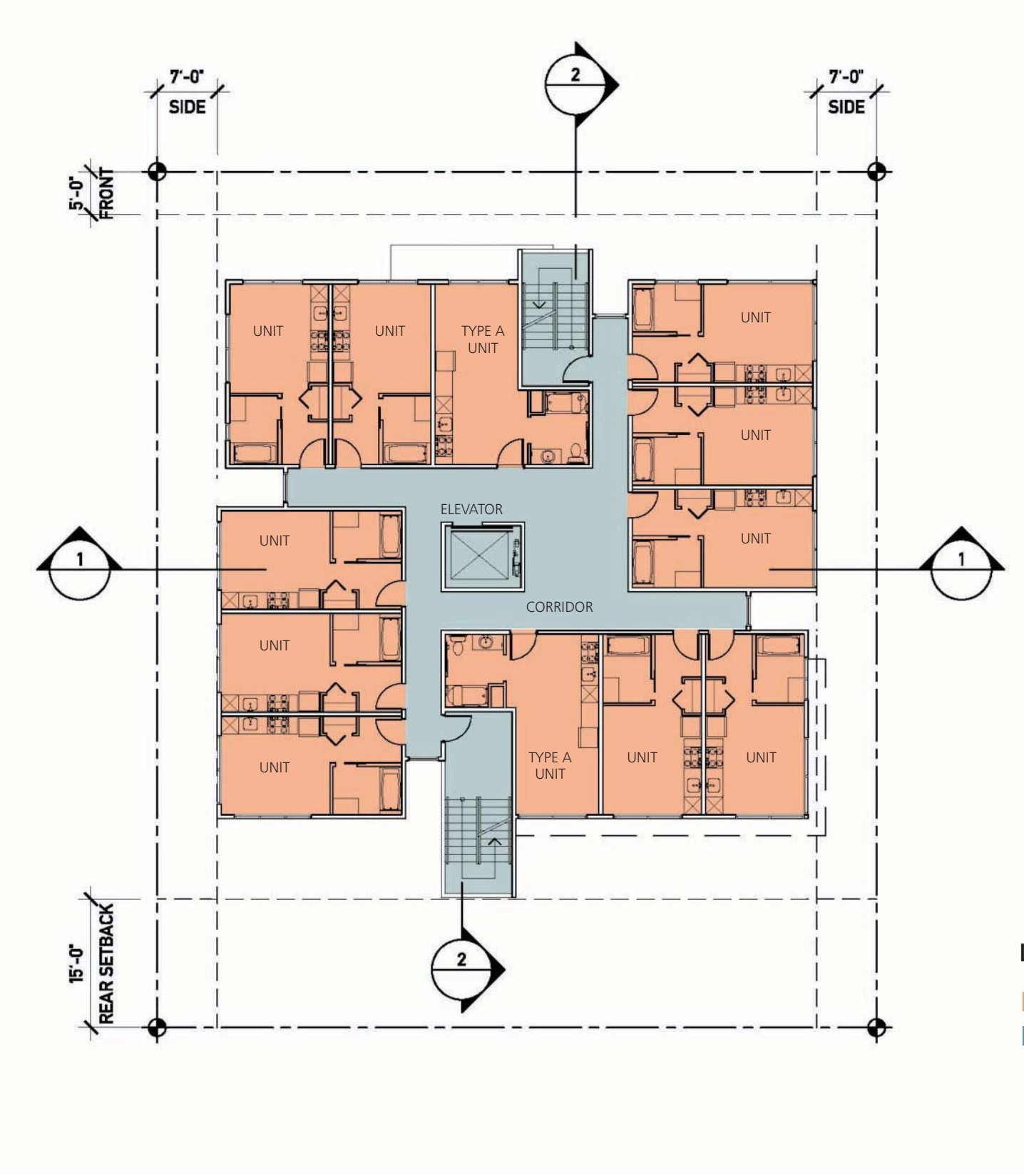
PLAN - BASEMENT LEVEL

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PLAN - 1ST LEVEL

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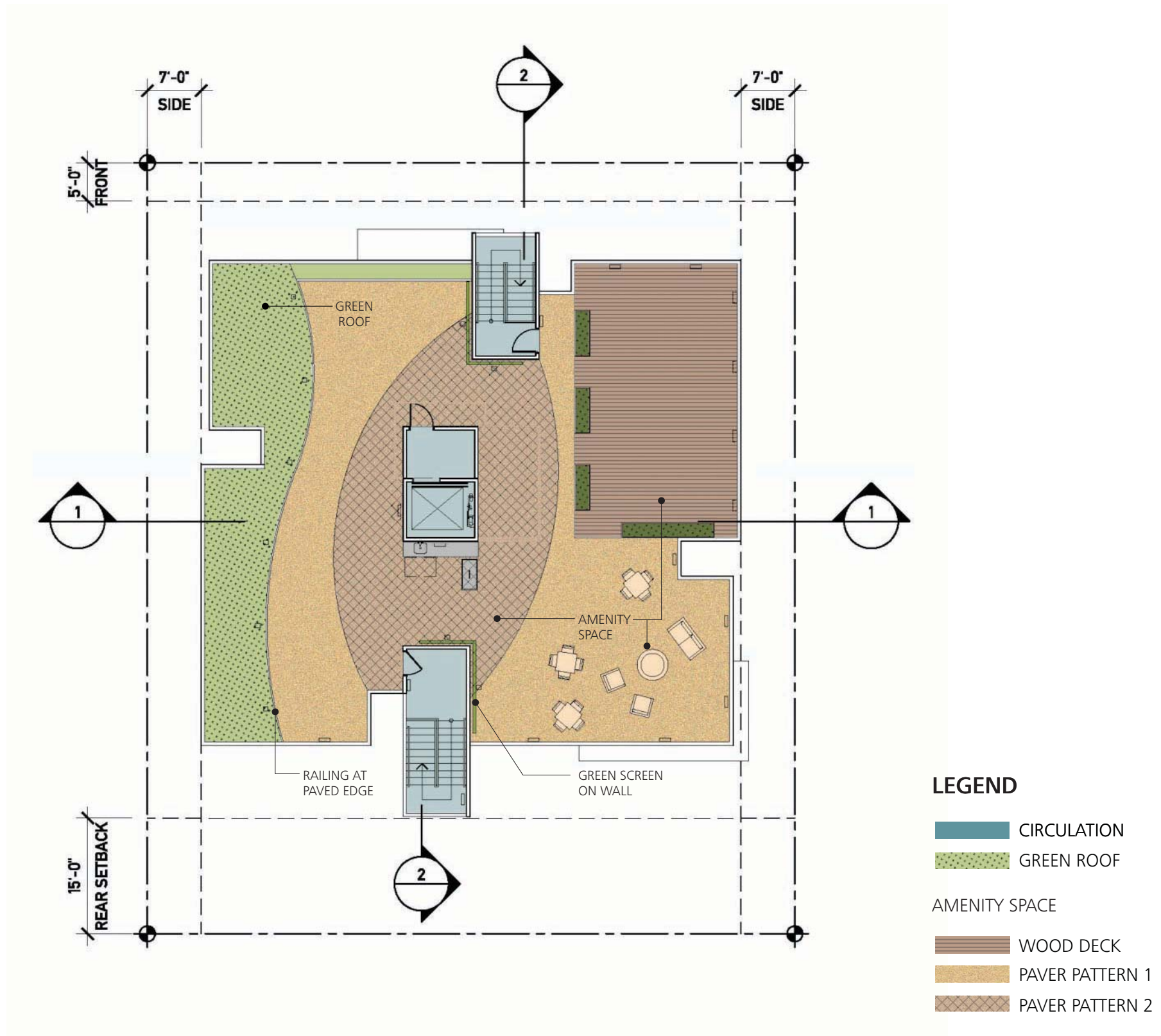


LEGEND

- RESIDENTIAL UNITS
- CIRCULATION

PLAN - 2ND - 4TH LEVEL

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PLAN - ROOF LEVEL

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ELEVATION - NORTH



ELEVATION - WEST

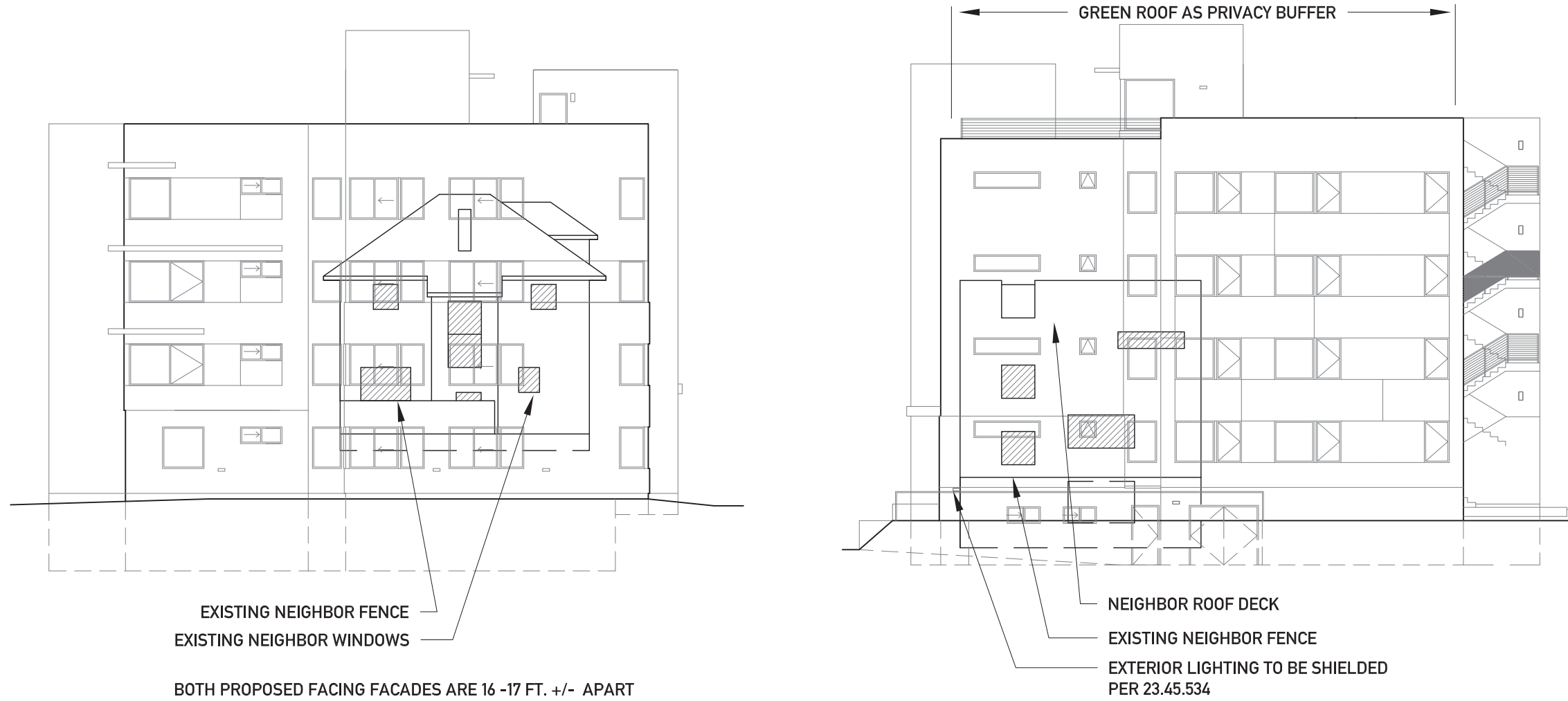
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ELEVATION - SOUTH

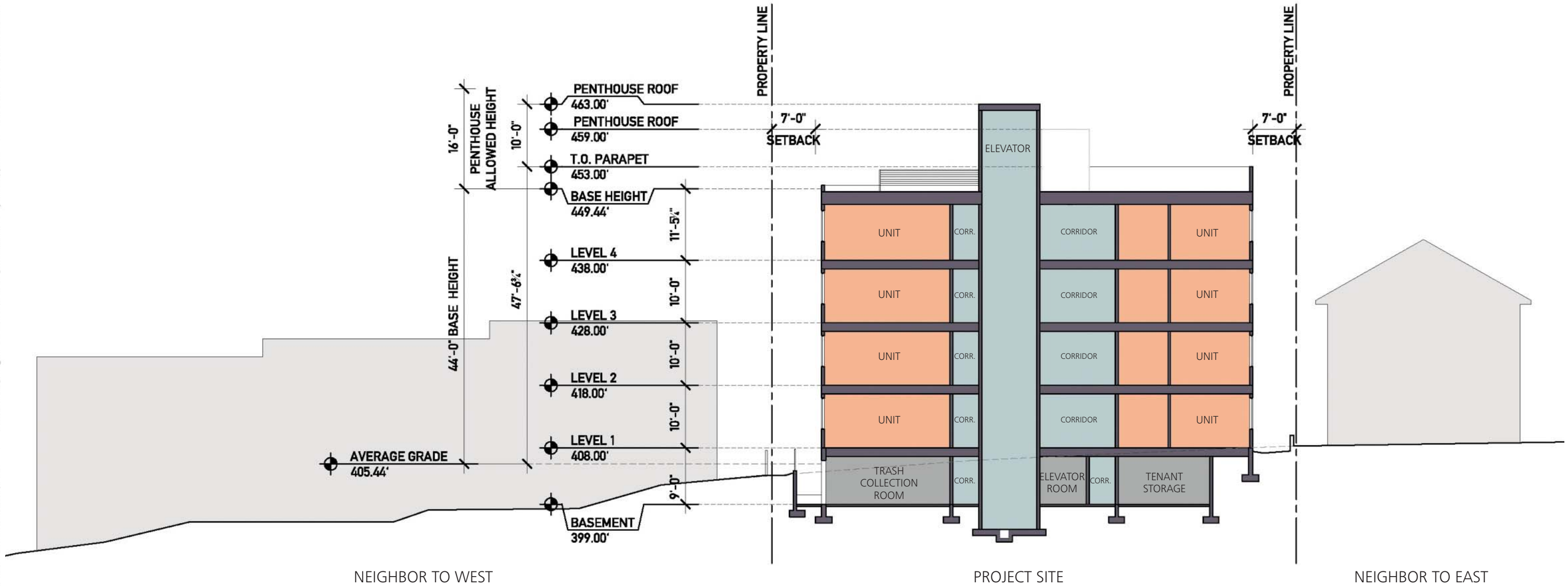
ELEVATION - EAST

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ELEVATION OVERLAY

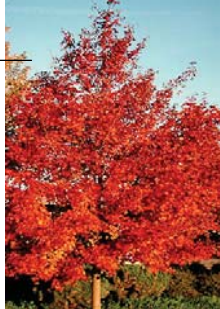



















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SECTION 1

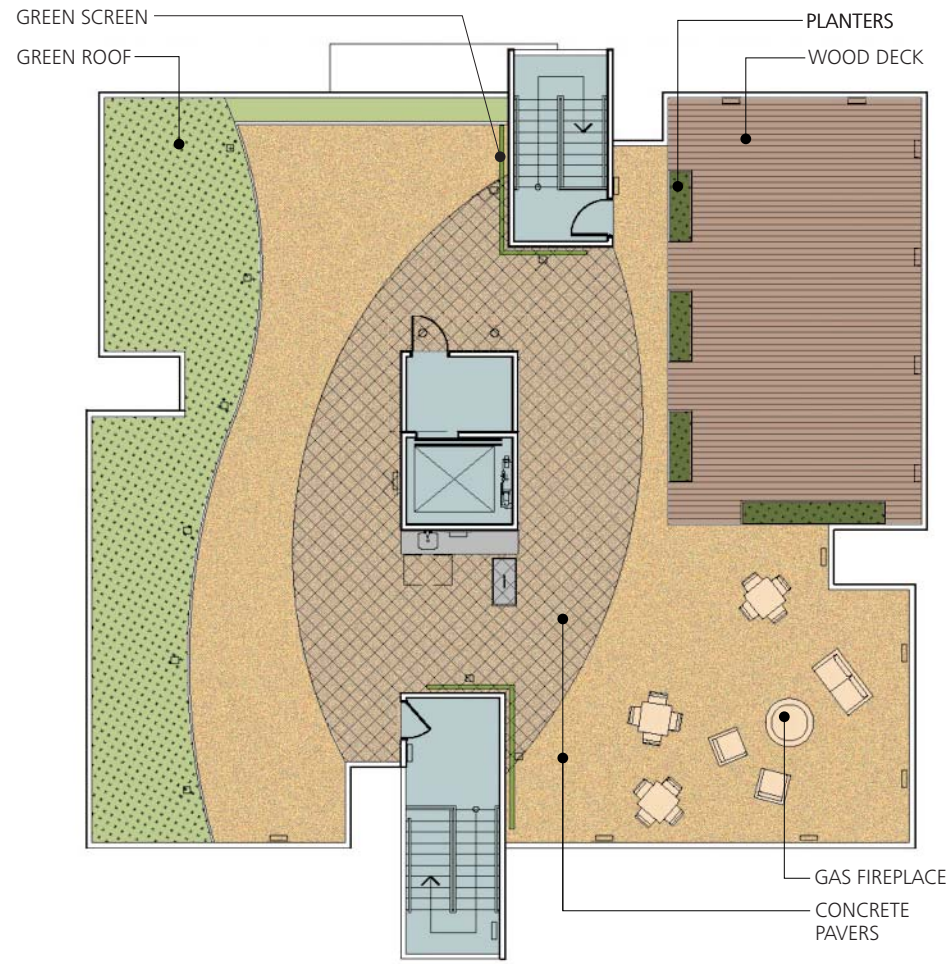
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ACER PACIFIC SUNSET	AJ: ANEMONE JAPONICA	A: ARBUTUS U. COMPACTA	BTH: BERBERIS THUNBERGII	CJ: CLEMATIS JACKMANII
				
EJ: EUONYMUS JAPONICUS	FG: FOTHERGILLA GARDENII	HK: HOSTA 'AUGUST MOON'	HP: HYDRANGEA A. PETIOLARIS	HQ: HYDRANGEA Q. PEE WEE
				
I: ILEX C. 'SKY PENCIL'	IT: ITEA 'LITTLE HENRY'	LJT: LIGUSTRUM JAPONICUM 'TEXANUM'	L: LIRIOPE 'MAJESTIC'	MN: MAHONIA NERVOSA
				
N: NANDINA DOMESTICA COMPACTA	NMB: NANDINA 'MOONBAY'	PM: POLYSTICHUM MUNITUM	PMV: PRUNUS MT VERNON	VAC: VACCINIUM OVATUM

LANDSCAPE PLAN & MATERIALS

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GREEN ROOF



CONCRETE PAVERS



GREEN SCREEN



GAS FIREPLACE



WOOD DECK & PLANTERS

ROOF GARDEN PLAN & MATERIALS

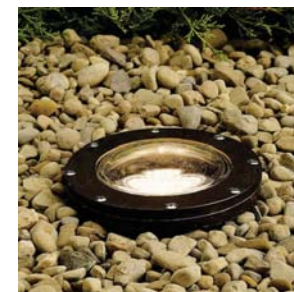
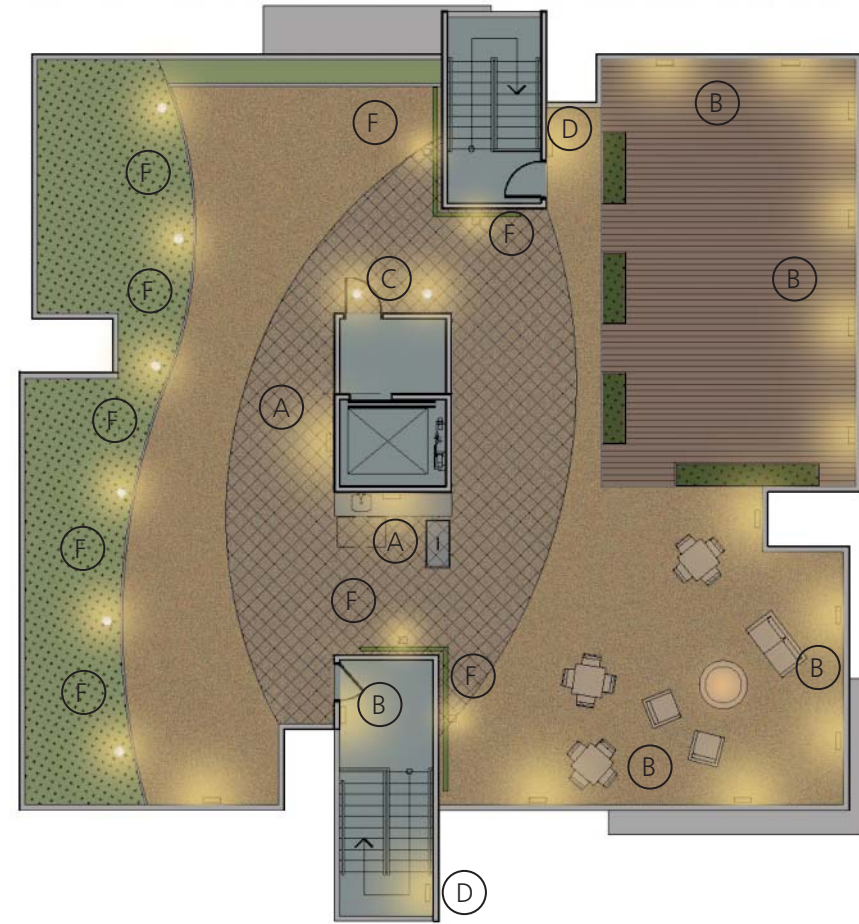
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SITE LIGHTING PLAN

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ROOF LIGHTING PLAN



F: LANDSCAPE UP LIGHT



E: LED ROPE



A: WALL-MOUNTED LIGHT



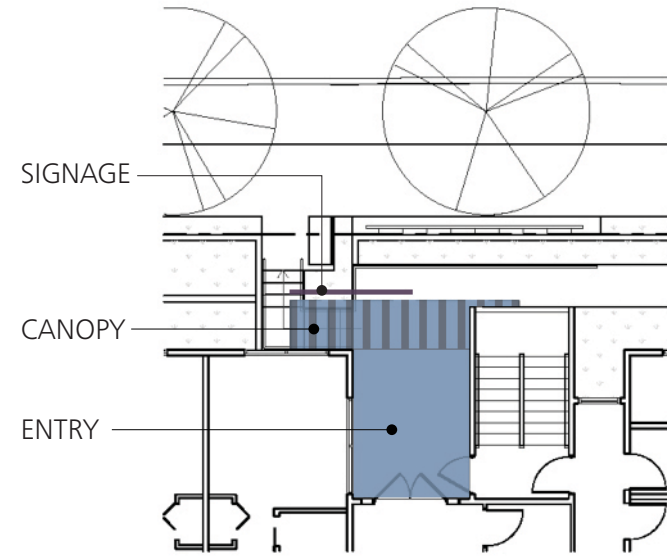
B: WALL-MOUNTED LIGHT



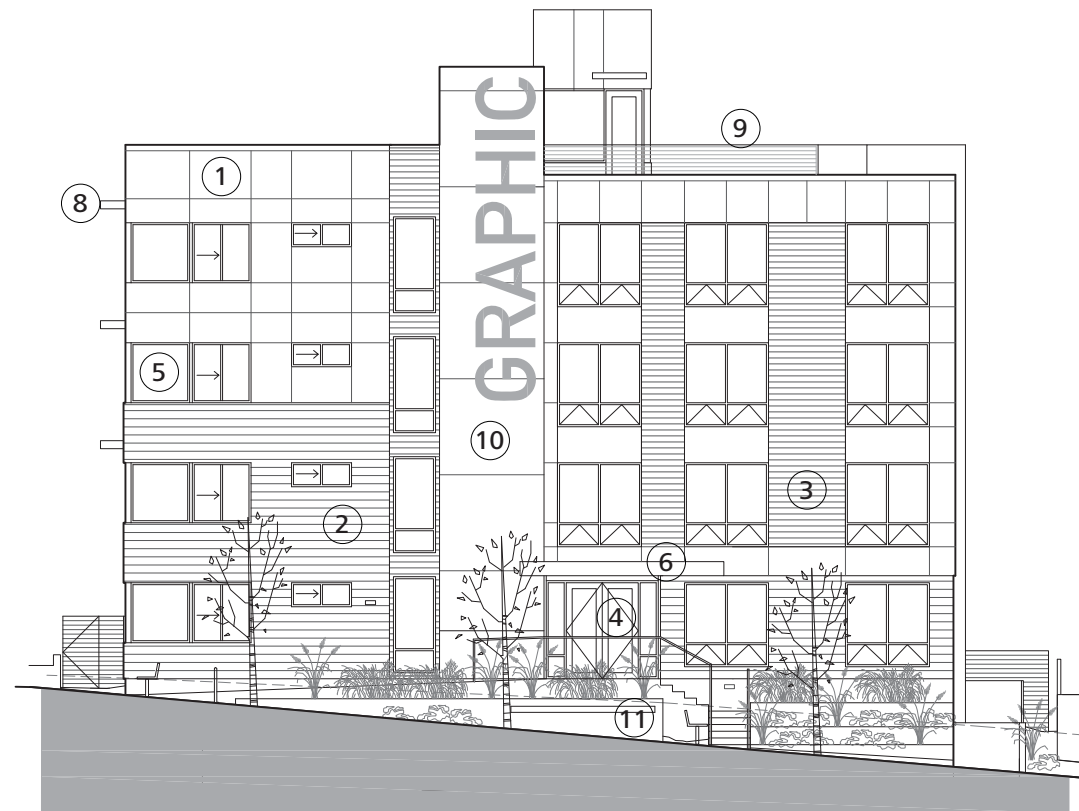
C: RECESSED SOFFIT LIGHT



D: WALL UP-DOWN/DOWN LIGHT

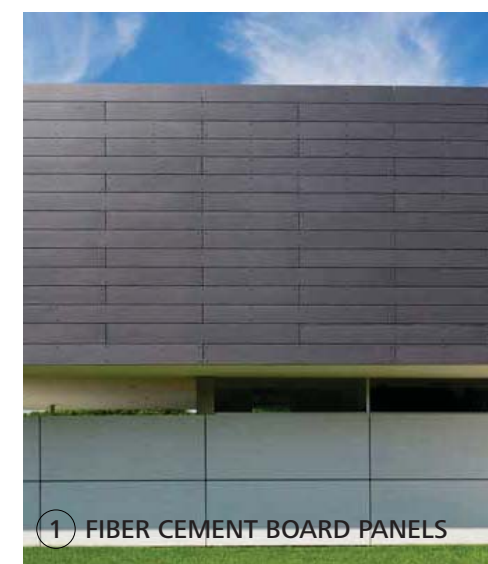
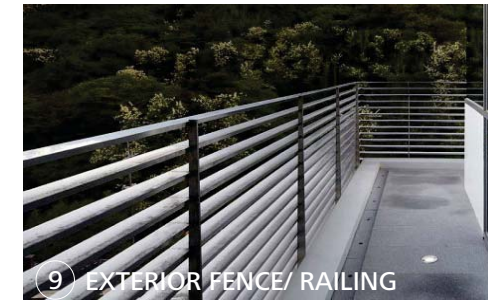


ENLARGED ENTRY PLAN - SIGNAGE LOCATION



BUILDING MATERIALS

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EXTERIOR VIEWS

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EAST LOOKING WEST



WEST LOOKING EAST



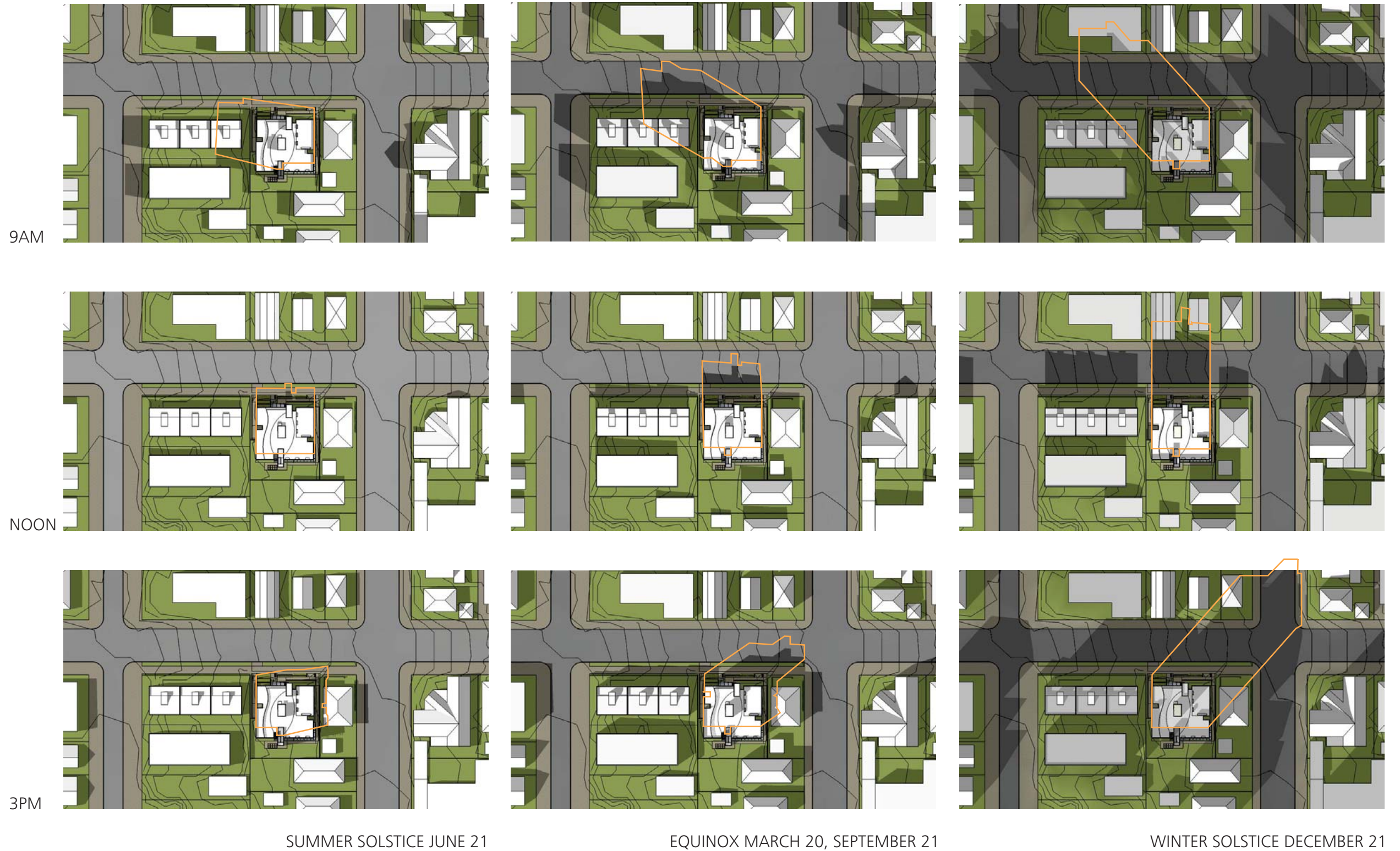
REAR YARD VIEW



ROOF DECK VIEW

EXTERIOR VIEWS

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9AM

NOON

3PM

SUMMER SOLSTICE JUNE 21

EQUINOX MARCH 20, SEPTEMBER 21

WINTER SOLSTICE DECEMBER 21

SHADOW STUDIES

— LINE TYPE INDICATES SHADOW LINE IF STRUCTURE BUILT TO PROPERTY LINE