

STREAM FIFTEEN APARTMENTS
605 15TH AVENUE EAST

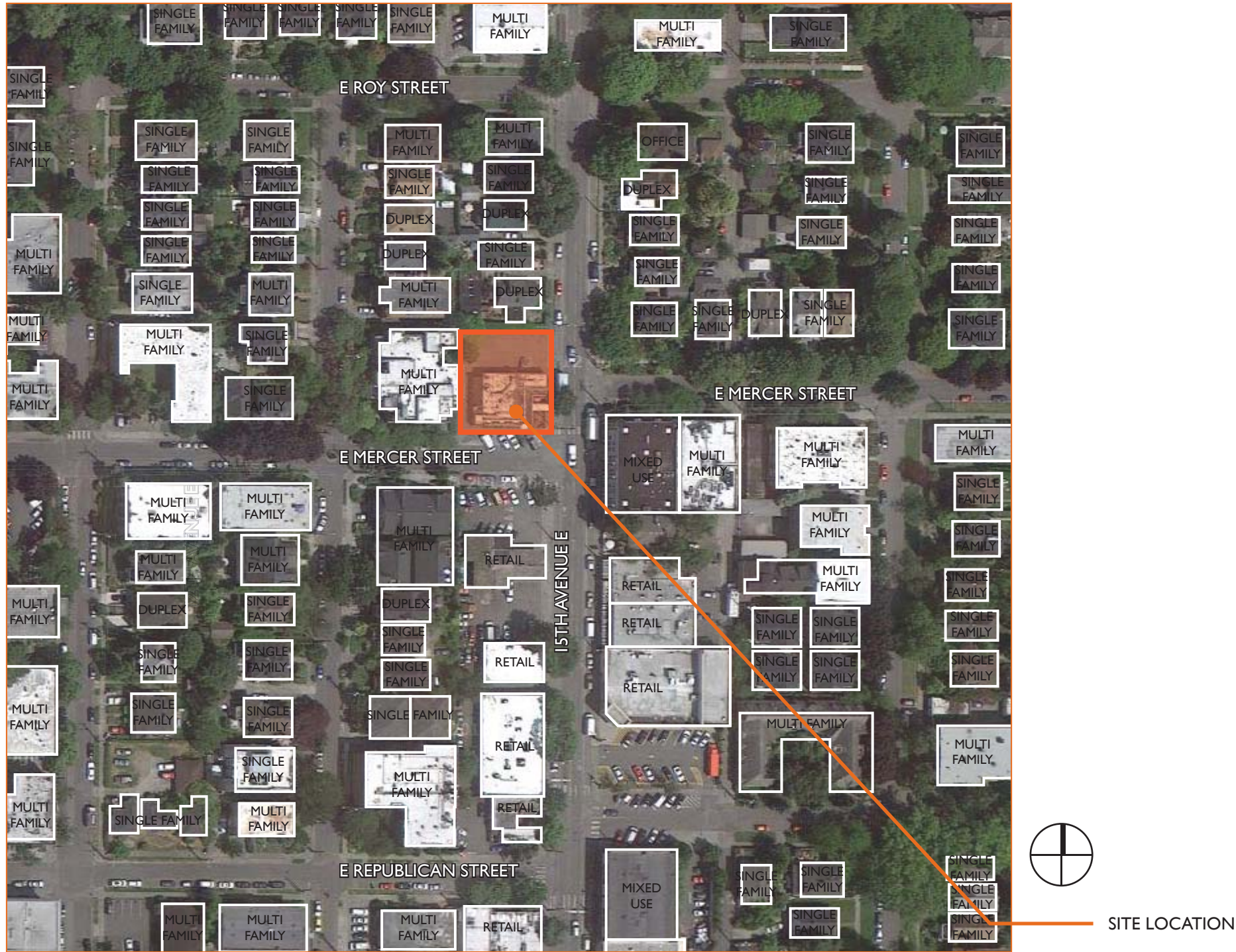


DESIGN REVIEW RECOMMENDATION
SEPTEMBER 18, 2013
DPD #3014339

310 First Avenue S, Suite 4S,
Seattle, WA 98104
206.933.1150
www.nkarch.com



PROJECT DESCRIPTION



ADDRESS: 605 15th Avenue East
DPD PROJECT #: 3014339
OWNER: Stream Real Estate
APPLICANT: Nicholson Kovalchick Architects
CONTACT: Gary Oppenheimer, AIA

PROJECT PROGRAM

Number of Residential Units:	36
Number of Parking Stalls:	24
Area of Residential Levels:	Approximately 21,412 sf
Area of Parking Level:	Approximately 8,179 sf
Area of Retail:	Approximately 3,386 sf
Total Area:	Approximately 37,234 sf

DEVELOPMENT OBJECTIVES

The project consists of the new construction of a 4 story mixed-use building with street level retail space, approximately 33 apartment units and below grade parking. The project seeks to further the neighborhood commercial character with street oriented retail along 15th Avenue while adding market rate apartments to the neighborhood. The goal is to create a terminus for the retail corridor on 15th and a transition to the residential neighborhood to the north.

EXISTING SITE

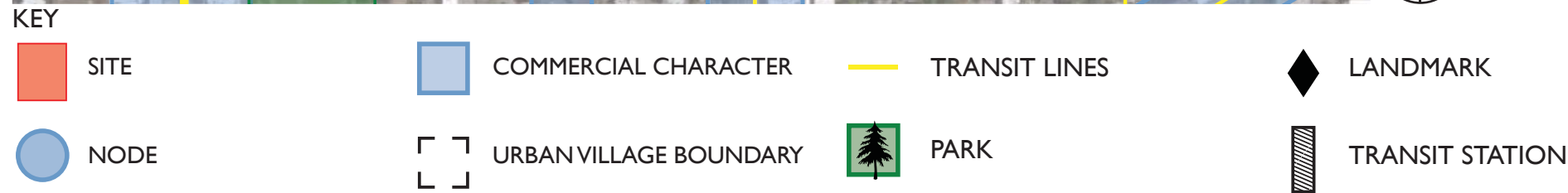
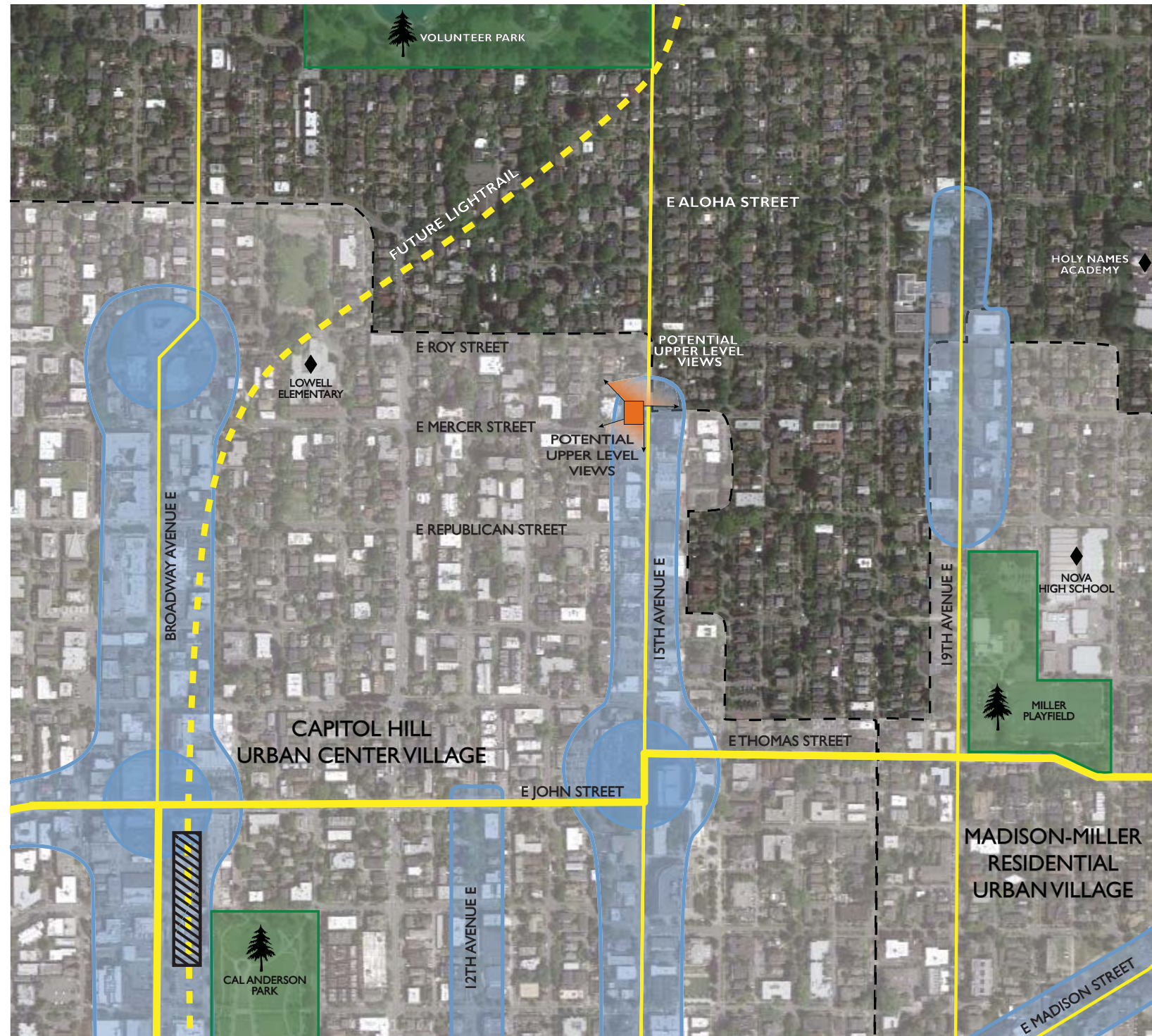
The site consists of a single tax parcel at the corner of E Mercer Street and 15th Avenue E. The parcel is rectangular and measures approximately 89 feet along Mercer Street by 105 feet along 15th Avenue. The site contains approximately 9,317 square feet. The site is largely level, experiencing only a slight slope from the northwest to southeast corners with an approximate 4 foot grade change. The north and west property lines have a small low retaining wall bounding the site.

ZONING AND OVERLAY DESIGNATION

The project site is on the north boundary of a current NC2P-40 zone. The northern adjacent parcel is designated LR2, while the western adjacent parcel is designated LR3. The entire project site is located within the Capitol Hill Urban Center Village boundary and is in a designated pedestrian area.

NEIGHBORING DEVELOPMENT

The project is located on the northern edge of the 15th Avenue East commercial corridor, known for its diverse, neighborhood-oriented retail establishments. The site is served by bus routes running along 15th, and is within easy walking distance of several high-frequency routes including Broadway Avenue E, E John Street and E Thomas Street. The project is also within 3/4 of a mile of the Capitol Hill Light Rail station, offering easy access to downtown and beyond. The project is in close proximity to several parks, most notably Volunteer Park just five blocks to the north and Cal Anderson Park to the southwest. The neighborhood is very pedestrian friendly with many neighborhood retail options within blocks of the site, and close to the vibrant commercial atmosphere on Broadway Avenue E.



OPPORTUNITIES & CONSTRAINTS

The site is located in the north end of the 15th Avenue Commercial Corridor area within the Capitol Hill Urban Center Village. The Capitol Hill Neighborhood Design Guidelines acknowledge the corridor for its quieter nature, full of “diverse neighborhood-oriented retail services, pedestrian scale storefront buildings, and lively mix of locally owned and operated businesses.” The proposed project seeks to enhance the area retail feel by featuring street level retail space along 15th Avenue, and fill the gap created by surface parking lot wrapping the current auto-oriented structure on 2 sides.

SITE SPECIFIC CONSTRAINTS

The project site has several outside forces that constrain the building massing. Zoning set backs required by the adjacent LR zones push the building massing towards the street intersection corner. The NC2P-40 Code allows for a zero foot setback at ground floor up to 13 foot which would negatively impact the lower levels of the adjacent residential structures. Following an LR setback dimension would result in a better ground level relationship between neighboring buildings. The north property line currently features a well established laurel hedge that will be incorporated into the new project, adding to the privacy of the neighboring single family home. The proposed garage entry is at the high point of the existing grade. There is no abutting alley at this site and per code the preferred access would be off Mercer. A longer garage access ramp will be required, but the proposed location is adjacent to the neighboring garage access to the west. The overhead power lines will require the upper floors to be setback.

SITE ACCESS

The project is well served by public transit routes running along 15th and is within walking distance of several high frequency transit corridors and the future Capitol Hill Light Rail station. This project is providing approximately 15 parking stalls for the 33 residential units in an underground parking level and 6 parking stalls for the commercial retail, accessed off Mercer Street in the southwest corner of the site.

CONTEXTUAL OPPORTUNITY

There are potential views to the southwest and the northeast from the upper levels and roof deck amenity. The project will create a strong terminus of 15th Avenue commercial corridor. The project will create an opportunity develop a transition to residential area to the north.

SITE CONTEXT



① NEIGHBORHOOD RETAIL



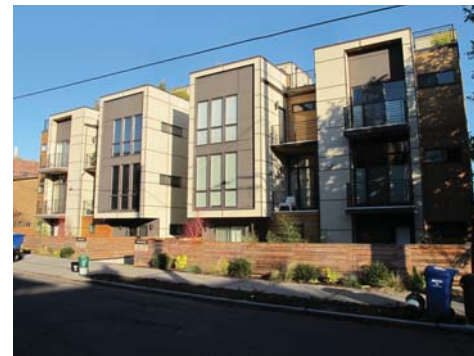
② NEIGHBORHOOD RETAIL



③ MIXED-USE



④ FIRE STATION 7



⑤ MALDEN 8



⑥ CAFE LADRO



⑦ QFC



⑧ MIXED-USE



⑨ NEIGHBORHOOD RETAIL



⑩ WALGREENS



⑪ MULTI-FAMILY



⑫ HILLTOP SERVICE STATION



⑬ FREDONIA



⑭ DUPLEX



⑮ MULTI-FAMILY



⑯ TOWNHOME

PARCEL #: 330370-0030
 ZONING: NC2P-40
 OVERLAYS: Capitol Hill Urban Center Village
 LOT AREA: 9,317 SF

23.45.504 PERMITTED USES Permitted outright:

- Residential
- Ground Floor Commercial Uses
- Live /Work (20% max of 15th frontage)

23.47A.013 FLOOR AREA RATIO (NC2P-40)

Single-purpose: 3.0
 Mixed-use: 3.25

23.47A.012 STRUCTURE HEIGHT (NC2P-40)

Allowed Maximum Base Height: 40'-0"
 Maximum bonus height per incentives: 44'-0"
 * Maximum height bonus per 13' floor to floor commercial exemption (SMC 23.45.516, SMC 23.45.526, SMC 23.58A.014)

- 4' additional allowed for parapets: 48'-0"
- 15' additional allowed for stair penthouse: 59'-0"
- 16' additional allowed for elevator penthouse: 60'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ('average grade level' means the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each exterior wall of the structure or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure)

23.47A.014 SETBACK REQUIREMENTS (NC2P-40)

Front setback along 15th: Zero feet (15'x15' Corner @ Adjacent LR2 Zone)
 Front setback along Mercer: Zero feet (15'x15' @ Adjacent LR3 Zone)
 Rear setback: Zero feet below 13' (15' above 13' @ Adjacent LR3 Zone)
 Side setback from interior lot line: Zero feet below 13' (15' above 13' @ Adjacent LR2 Zone)
 Additional setbacks: No setback required.

23.47A.024 AMENITY AREAS (NC2P-40)

Required: 5% of gross floor area in residential use
 Option 1: 5% x 22720 sf = 1136 sf required
 Option 2: 5% x 23335 sf = 1167 sf required
 Option 3: 5% x 23783 sf = 1190 sf required



DPD ZONING MAP

General Requirements:

- All residents shall have access to at least one private or common amenity area
- Amenity areas shall not be enclosed
- Common amenity areas shall have a minimum dimension of 10 ft and be no less than 250 sf in size
- Private balconies and decks shall have a minimum area of 60 sf and no horizontal dimension less than 6 ft

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS (NC2P-40)

Residential:
 - For 26 - 50 units (375 sf required)
 Commercial:
 - For 0 - 500 sf minimum area for shared storage space
 82 sf X 50 % = 41 sf required

23.47A.016 LANDSCAPING STANDARDS (NC2P-40)

Green factor score minimum 0.3 required.

23.54.015 REQUIRED PARKING (NC2P-40)

Residential Use:
 - No parking is required in commercial or multifamily zones within urban centers.
 Commercial Use:
 - Proposed: 3950 sf.
 - Required: None. First 5000 sf of retail is exempt (23.54.015 Table D)
 Bicycle long-term parking:
 - Required: 1 per 4 units.
 - Proposed: 33 units = 8 bicycle spaces required

SITE VIEWS



① LOOKING EAST ALONG MERCER STREET



② LOOKING WEST ALONG MERCER STREET



③ LOOKING NORTH ALONG 15TH AVENUE



④ LOOKING SOUTH ALONG 15TH AVENUE



⑤ LOOKING SOUTH ALONG 15TH AVENUE, FURTHER NORTH



⑥ LAUREL HEDGE TO REMAIN NEXT TO NORTH PROPERTY

DESIGN GUIDELINE PRIORITIES

A-2 Reinforce Existing Streetscape Characteristics

The proposed project reinforces the existing urban fabric along 15th and helps to transition the retail development to the south and the residential to the north.

A-4 Human Activity

The site is located at the north end of the commercial corridor and will form the transition of the commercial district to the south and the residential community to the north. The ground level single tenant commercial space will provide an extension of the street level activity and connect this isolated parcel to the district and the residential neighborhood. The enhanced landscaping will strengthen and enliven the streetscape experience.

A-8 Parking and Vehicle Access

Vehicle access is minimized to one curb cut on Mercer in the same location as the existing parking access on the west side of the property. All access to below-grade parking, trash and loading will come via this point to maximize the amount of continuous storefront on 15th and Mercer.

A-10 Corner Lots

The intersection at 15th and Mercer creates a unique opportunity for corner orientated building. The street level retail will extend from the retail active 15th Ave E around the corner onto Mercer creating an inviting extension of the retail district to the north.

B-1 Height, Bulk and Scale Compatibility

The project site is located at a point of transition from the commercial district to the south and the residential community to the north. The mixed use and multifamily buildings to the east and west of this site create an immediate context of similar scale, height and bulk to the proposed development. The smaller scale retail development to the south will be extended to the north to activate and enhance the transition to the neighboring residential community that supports the retail district. The project will respond to the strong street-wall condition established by the Canterbury Building across 15th while using bay articulation and patterning to break down the building massing.

C-1 Architectural Context

Storefronts will feature character-defining elements and materials that are in keeping with the best examples of the Capitol Hill retail environment. Patterning of upper floors will feature bays and fenestration to avoid creating monolithic facades while enhancing the established street-wall of existing buildings.

C-2 Architectural Concept and Consistency

The architectural concept is predicated on transitioning the neighborhood commercial district to the surrounding residential community. The building massing and major facade elements will be informed by integrating traditional mixed-use building organization with more contemporary use of materials and detailing to link the historic with the modern.

C-3 Human Scale

In keeping with the architectural concept of transitioning the commercial character and single and multifamily residential community, the project will also establish a scale, rhythm and character appropriate to the pedestrian environment to assure a vibrant retail storefront at grade while the upper floors are modulated to reflect the scale and character of the residential use.




D-1 Pedestrian Open Spaces and Entrances

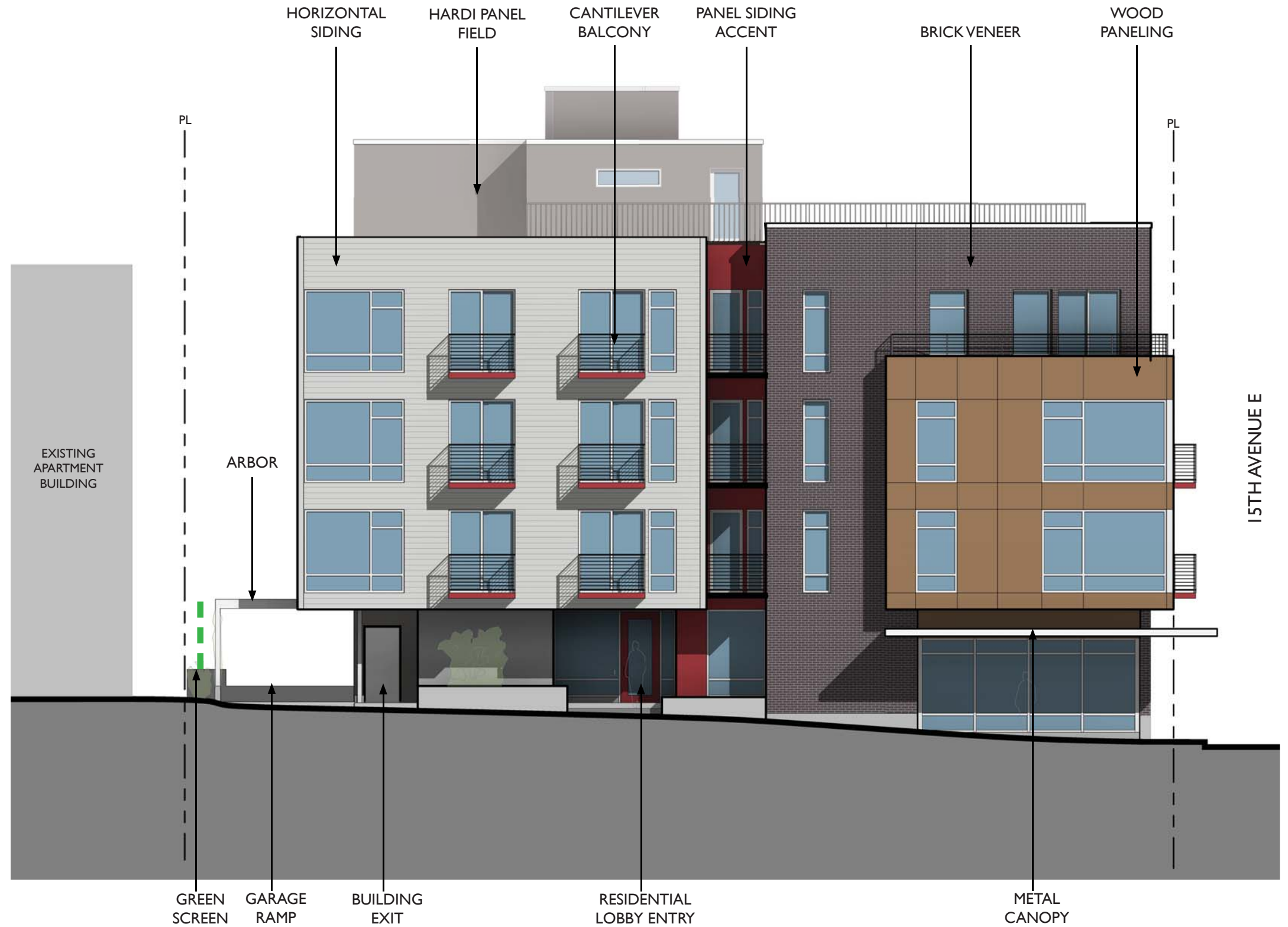
The ground floor uses will reinforce conditions established by adjacent properties. The retail spaces oriented along 15th will feature true storefronts and commercial entrances. This retail will wrap the corner at Mercer to create a strong presence at grade and maintain consistency with the ground floor condition of the building across 15th to the east. The residential lobby will be located adjacent to the residential zone to the north to transition the retail character along 15th and the residential neighborhood to the north.

E-1 Reinforce Existing Landscape Character of Neighborhood

Landscaping opportunities along 15th will be appropriately utilized, such as hooks, hanging flower pots and planting around street trees, to enhance the commercial pedestrian environment.




SOUTH ELEVATION

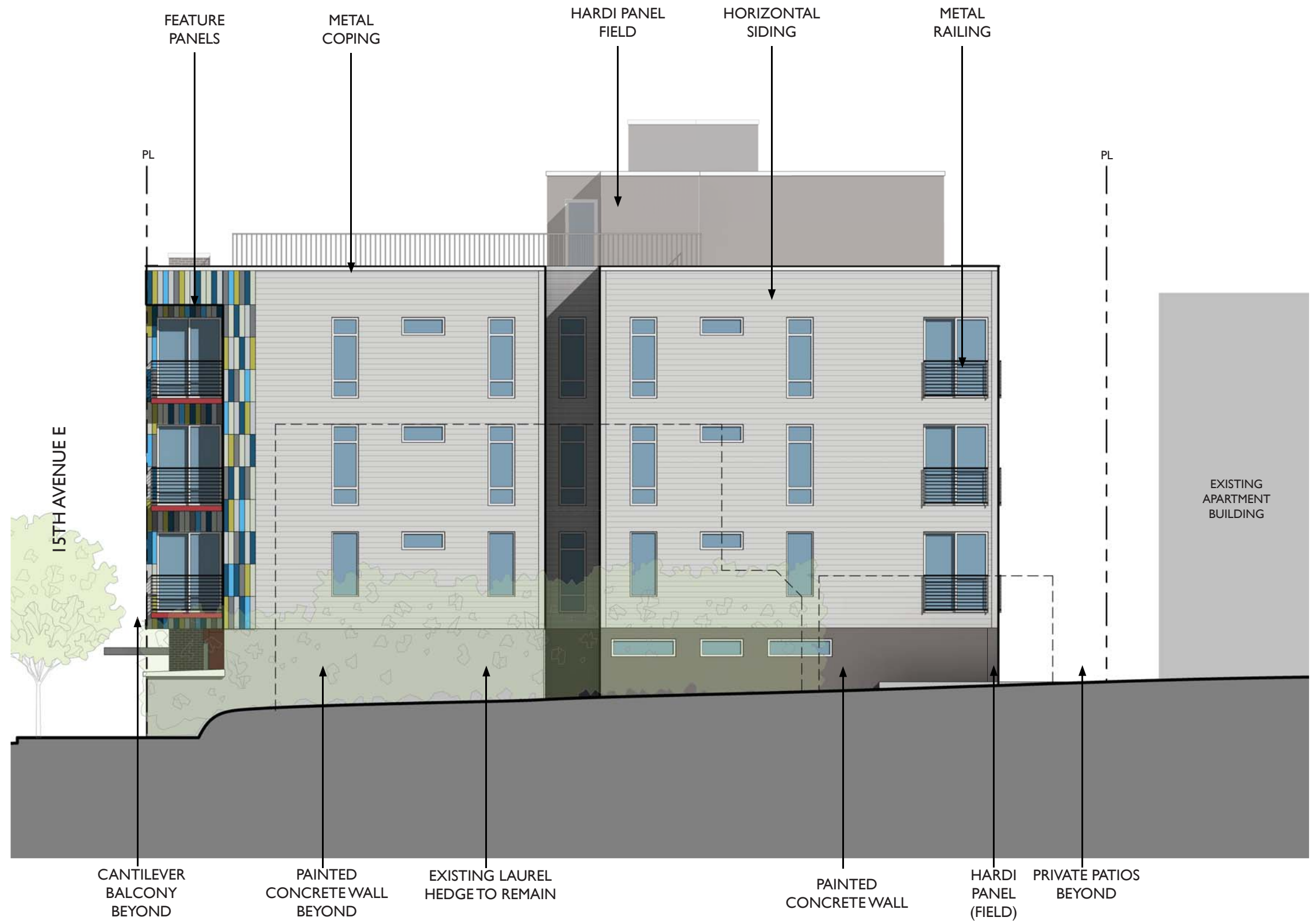
-  BRICK
MAUNA LOA
MISSION
-  WOOD
PANELING
-  HORIZONTAL
SIDING
FIBER CEMENT
-  FIBER CEMENT
PANELS
(FIELD)
-  FIBER CEMENT
PANELS
(ACCENT)
-  METAL RAILING
POWDERCOAT
METAL
-  STOREFRONT
GLAZING SYSTEM
-  PAINTED
CONCRETE/
CMU
-  FIBER CEMENT
FEATURE PANELS





NORTH ELEVATION

-  BRICK
MAUNA LOA
MISSION
-  WOOD
PANELING
-  HORIZONTAL
SIDING
FIBER CEMENT
-  FIBER CEMENT
PANELS
(FIELD)
-  FIBER CEMENT
PANELS
(ACCENT)
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POWDERCOAT
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GLAZING SYSTEM
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CONCRETE/
CMU
-  FIBER CEMENT
FEATURE PANELS







RESIDENTIAL ENTRY ON E MERCER STREET

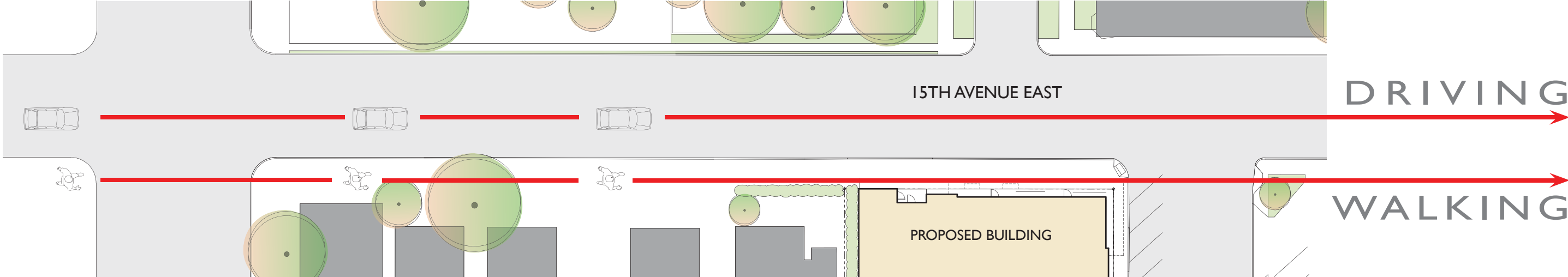


RETAIL ENTRIES ON 15TH AVENUE E

PERSPECTIVE VIEW



CORNER OF E MERCER STREET AND 15TH AVENUE E



SIGNAGE CONCEPT

CORNER AT E MERCER STREET AND 15TH AVENUE E

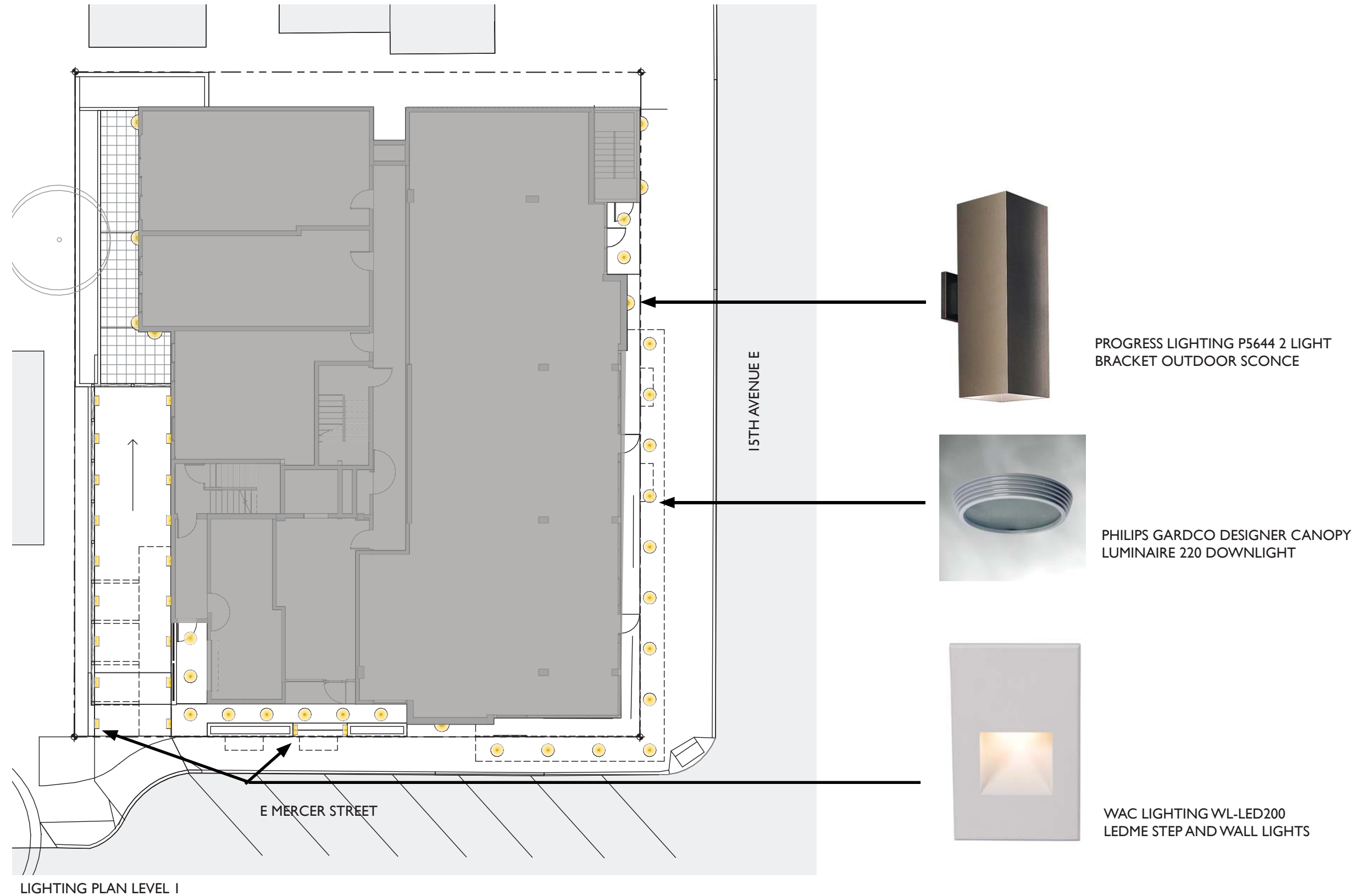


BUILDING ENTRY
WALL SIGNAGE

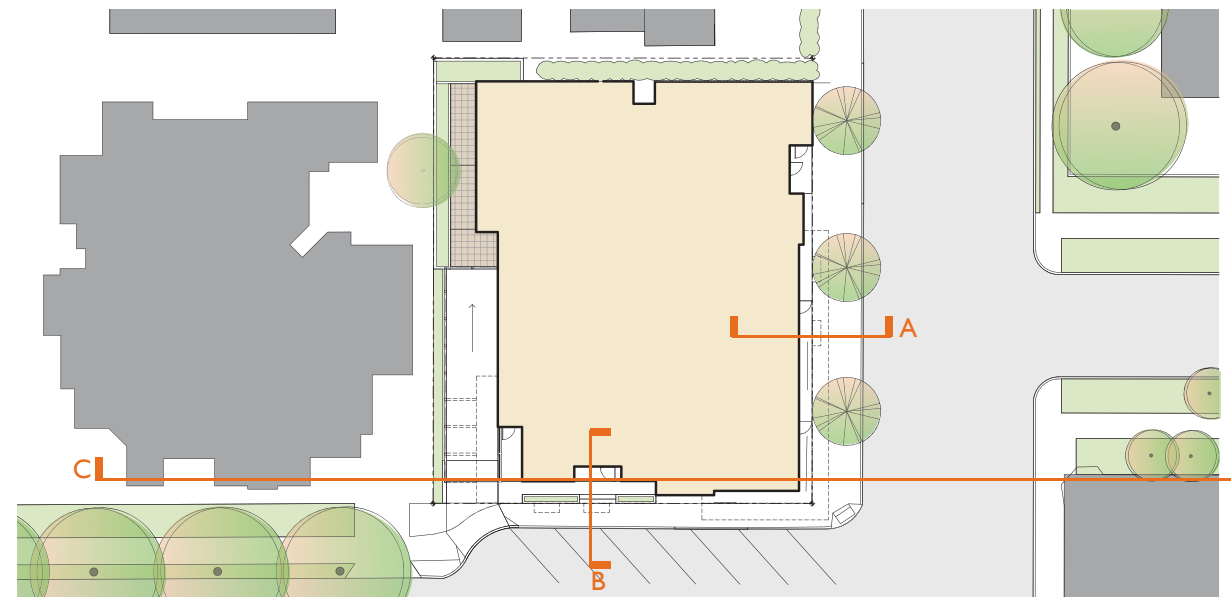
BLADE RETAIL
SIGNAGE

METAL
DIMENSIONAL
LETTER SIGNAGE

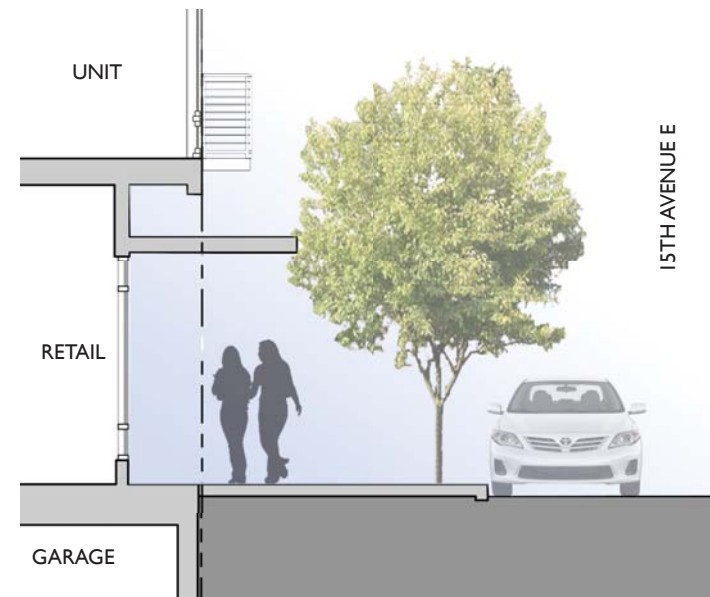




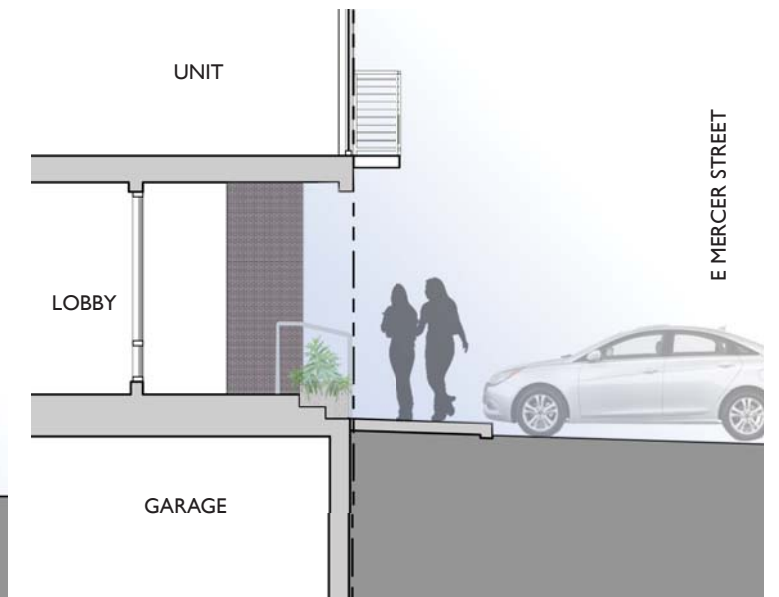
STREET LEVEL SECTIONS



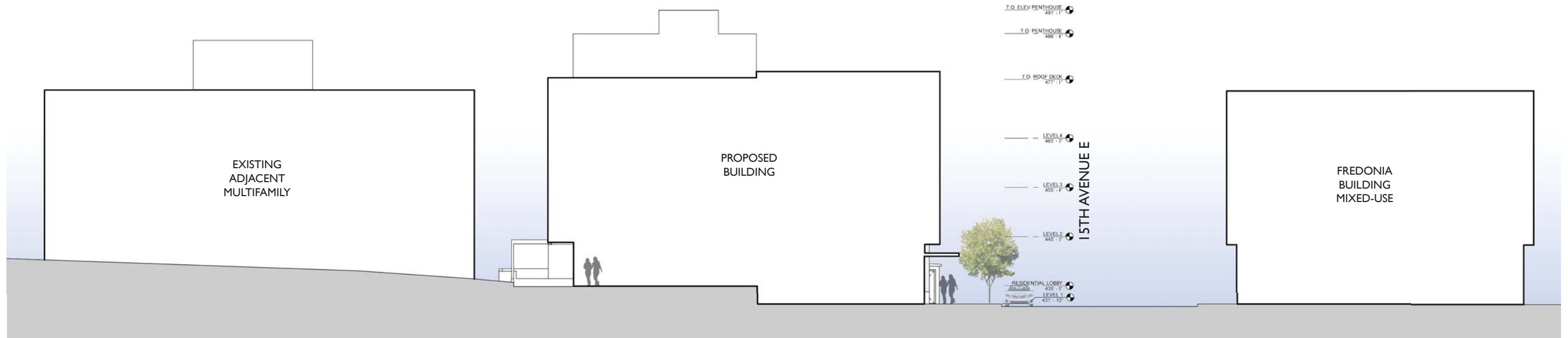
KEY PLAN



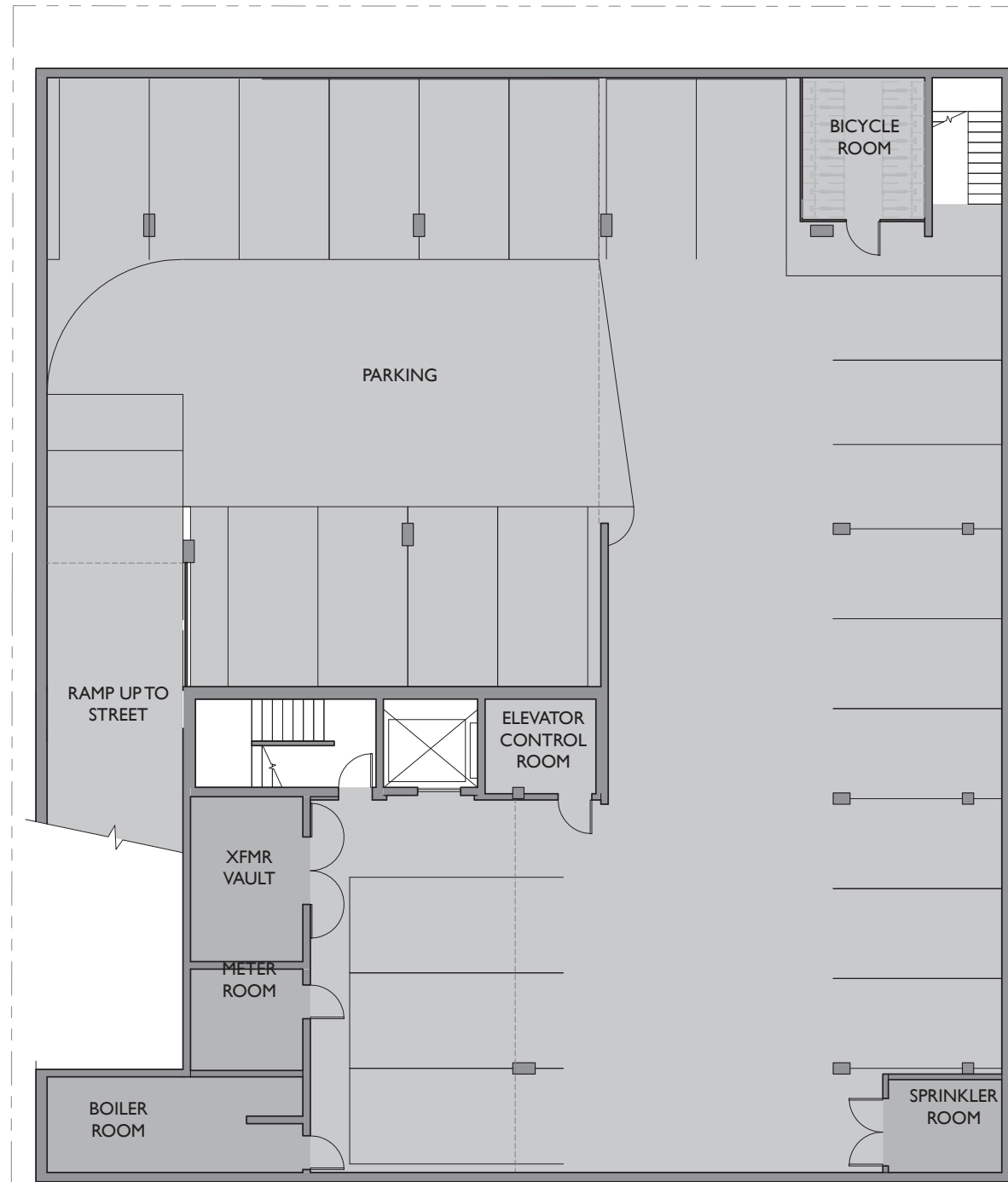
SECTION A - STOREFRONT



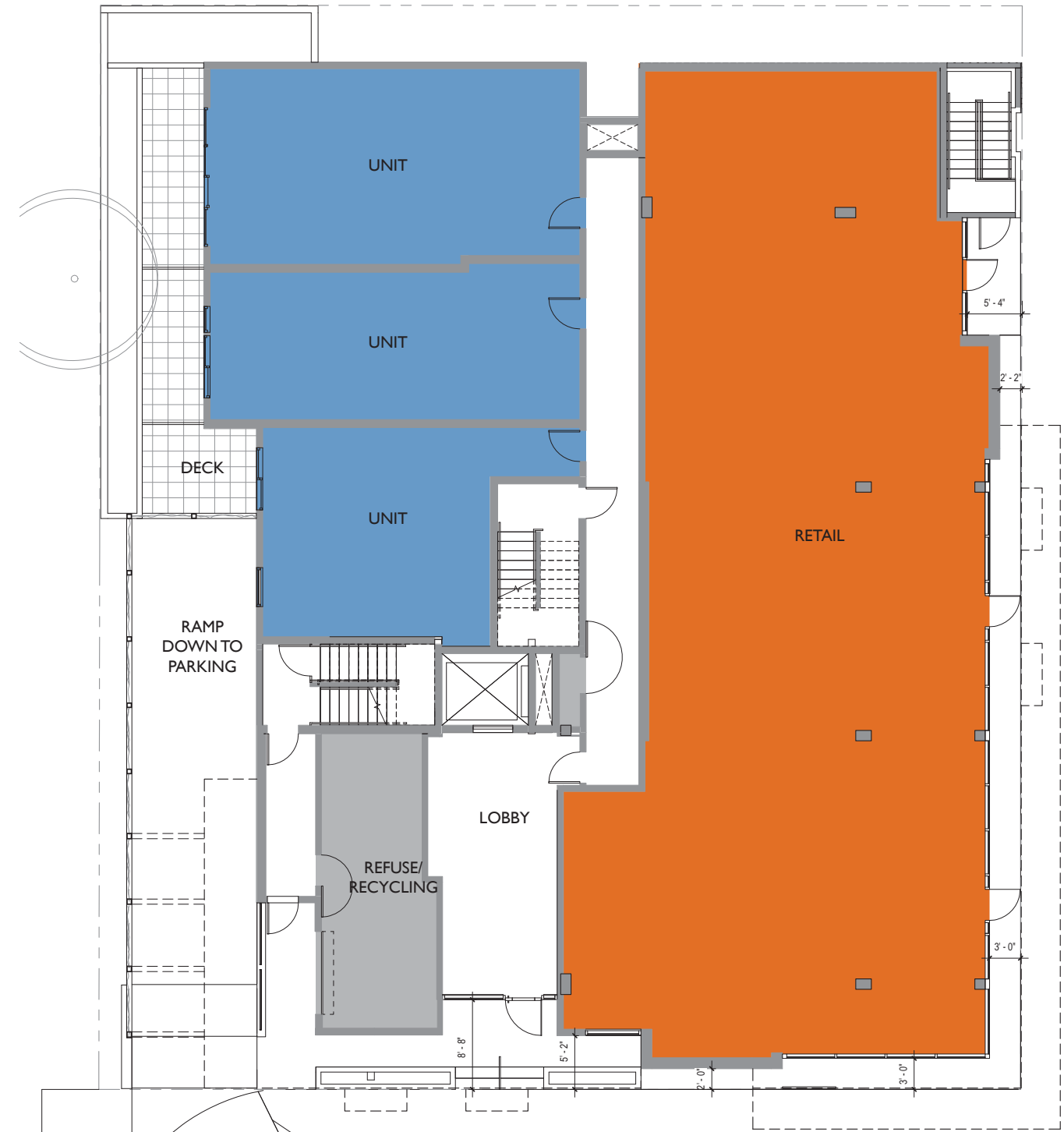
SECTION B - RESIDENTIAL LOBBY ENTRY



SECTION C - SITE SECTION THROUGH ADJACENT MULTIFAMILY AND FREDONIA BUILDING TO THE EAST

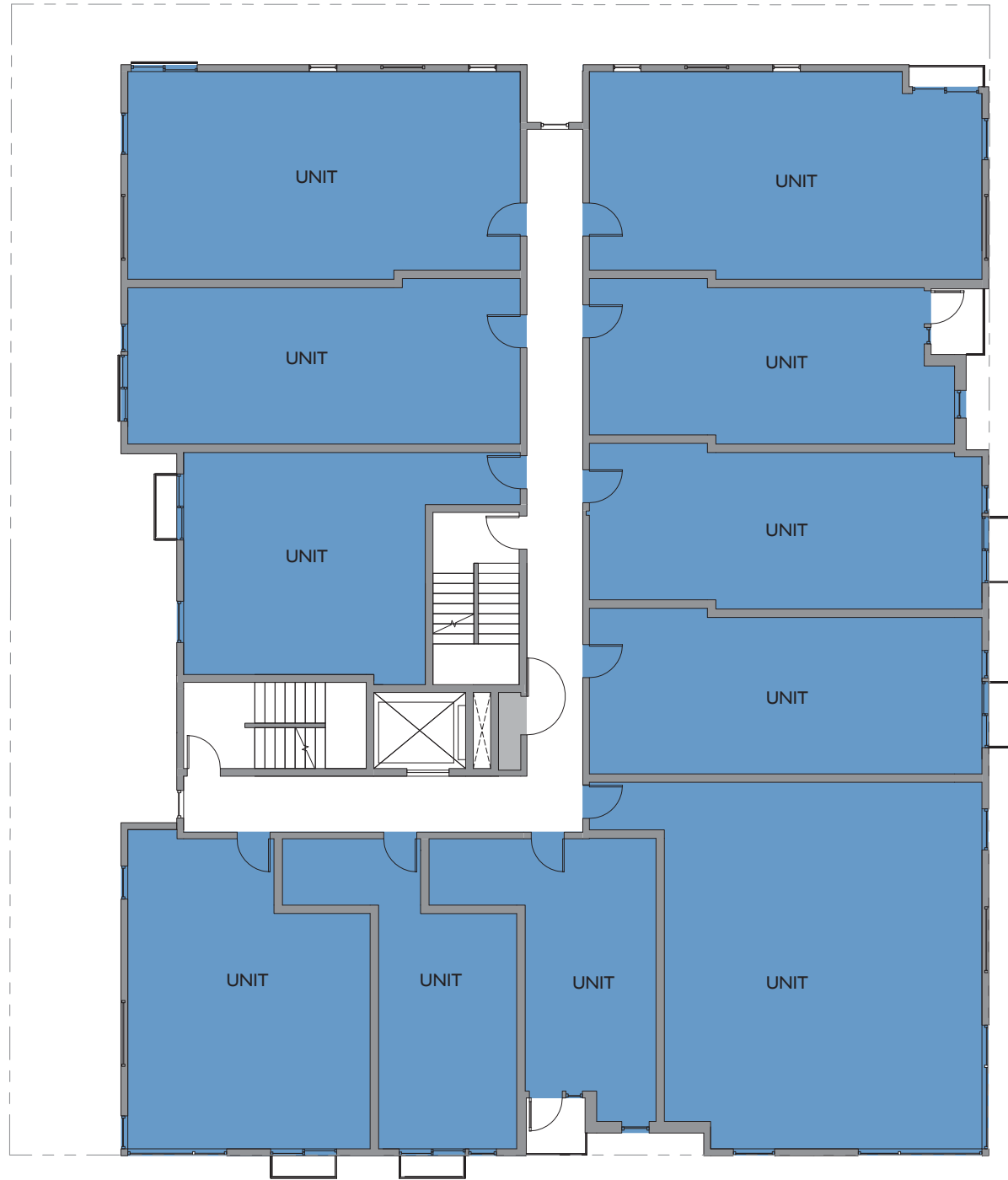


LEVEL P1

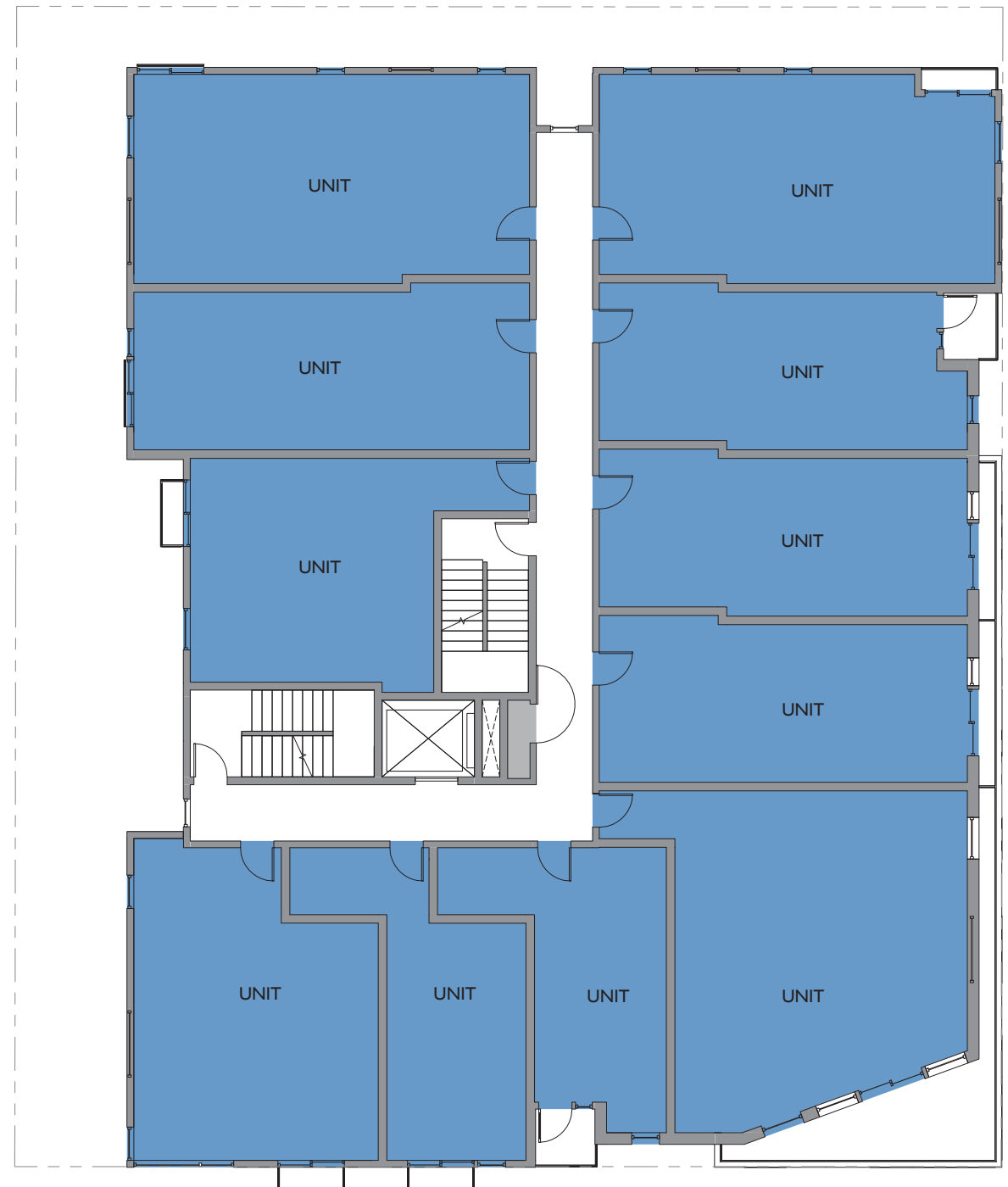


LEVEL L1

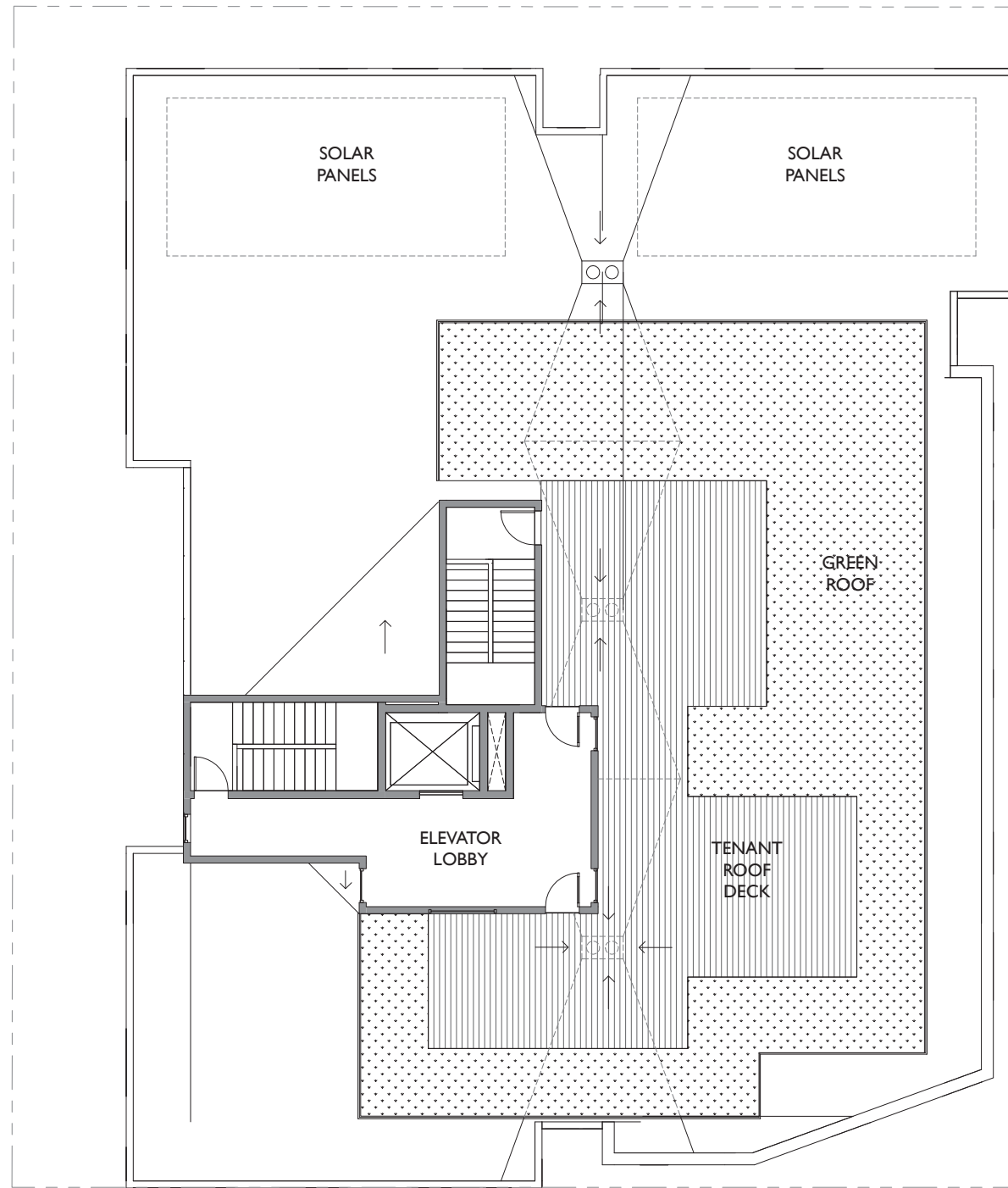
FLOOR PLANS



LEVEL L2-3



LEVEL L4



ROOF LEVEL

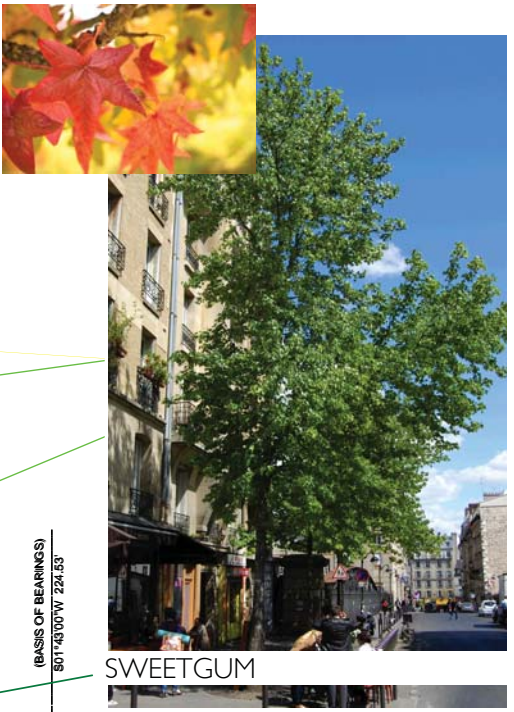
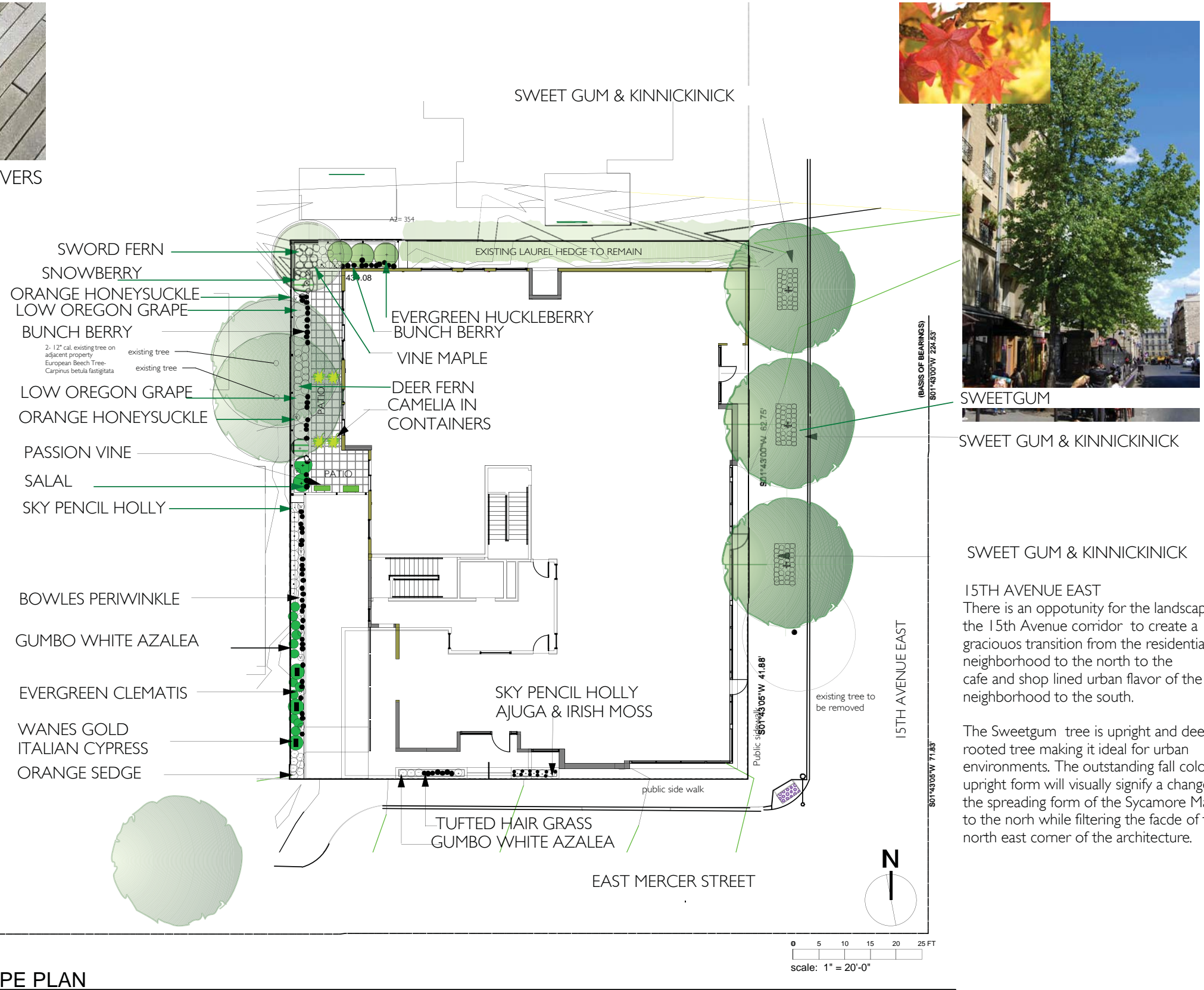
LANDSCAPE FLOOR PLAN



RESIDENTIAL PATIO PAVERS



GREEN SCREEN



SWEETGUM

SWEET GUM & KINNICKINICK

SWEET GUM & KINNICKINICK

15TH AVENUE EAST
 There is an opportunity for the landscape on the 15th Avenue corridor to create a gracious transition from the residential neighborhood to the north to the cafe and shop lined urban flavor of the neighborhood to the south.

The Sweetgum tree is upright and deep rooted tree making it ideal for urban environments. The outstanding fall color and upright form will visually signify a change from the spreading form of the Sycamore Maples to the north while filtering the facade of the north east corner of the architecture.

LEVEL 1 LANDSCAPE PLAN



OREGON GRAPE



EVERGREEN HUCKLEBERRY



PASSIONVINE EVERGREEN VINE



AVALANCHE EVERGREEN CLEMATIS



VINE MAPLE



BUNCHBERRY



SWORD FERN



ORANGE SEDGE



BLUESTAR CREEPER



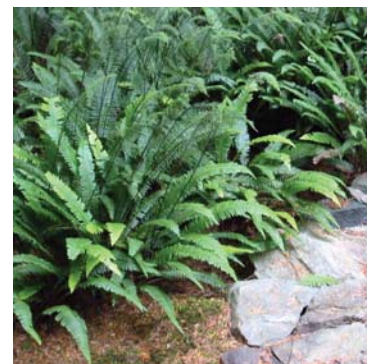
ITALIAN CYPRESS
SWANES GOLD



SKY PENCIL HOLLY



FALSE SOLOMON SEAL



DEER FERN



SNOWBERRY



NATIVE HONEYSUCKLE



SALAL



BUTTER MINT CAMELIA-CONTAINER PLANT



GUMBO WHITE AZALEA



CARPET BUGLE



IRISH MOSS



BOWLES PERIWINKLE



TUFTED HAIR GRASS



KINNIKINICK

LANDSCAPE ROOF PLAN

ROOF TOP SITE FURNISHINGS



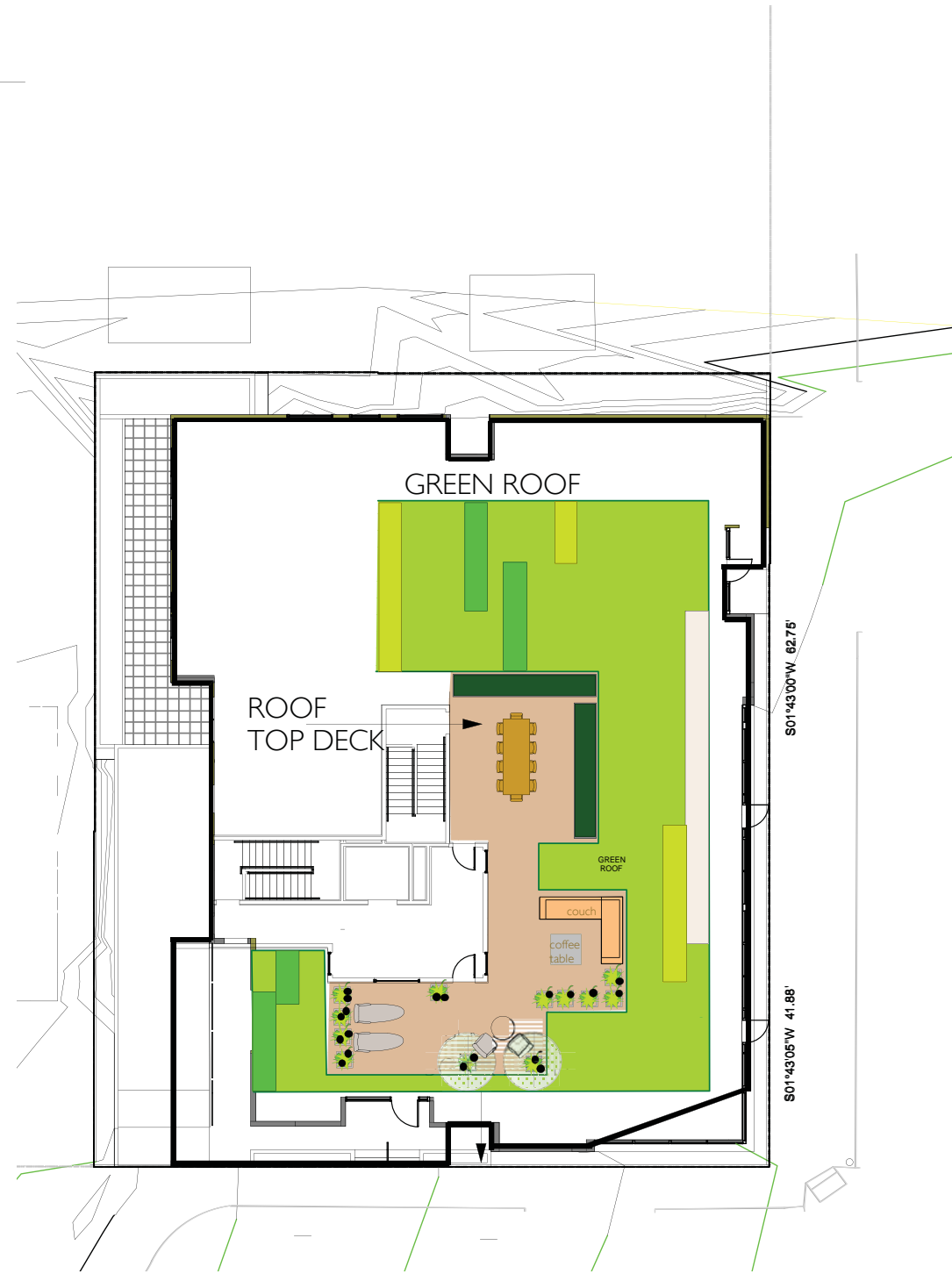
CHAISE LOUNGE CHAIR



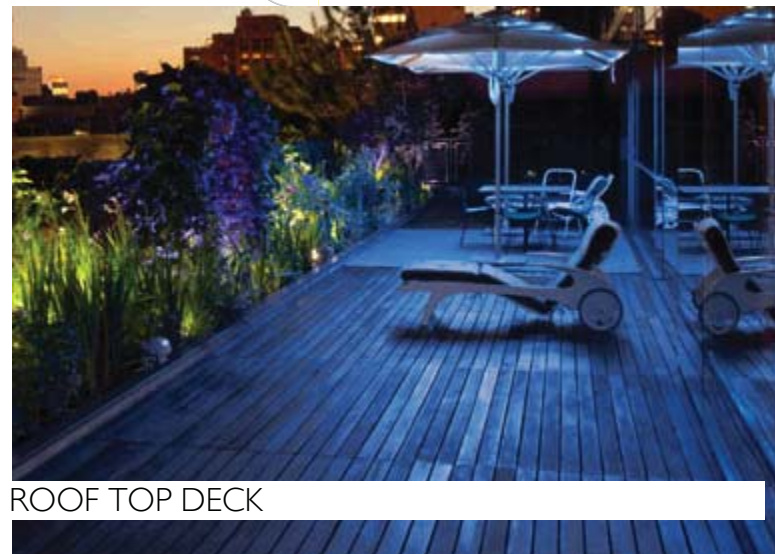
BENCH



CAFE TABLE

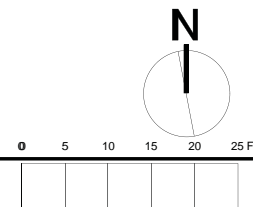


DINNING TABLE



ROOF TOP DECK

ROOF TOP LANDSCAPE PLAN





BLUE SPRUCE STONE CROP

JOHN CREECH STONE CROP



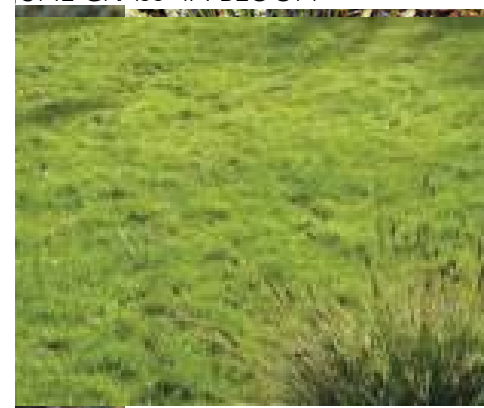
JUNE GRASS- IN BLOOM



GOLD MOSS STONE CROP

BABY TEARS STONE CROP

SEDUM VERA JAMESON



JUNE GRASS



GALAXY MAGNOLIA

GREEN ROOF STONE CROPS & GRASS

CONTAINER TREE



MAIDEN GRASS-



BOXWOOD



BLACK BAMBOO



WILD STRAWBERRY

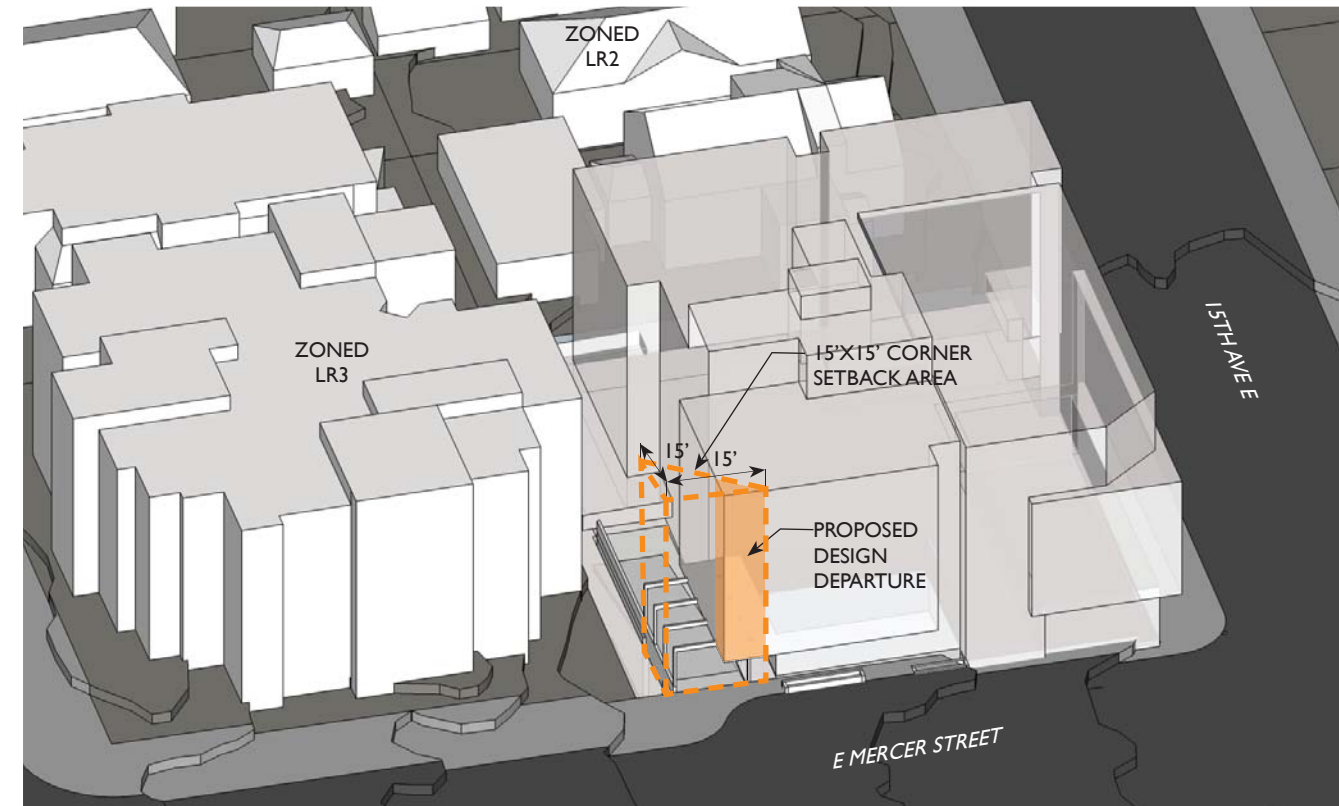
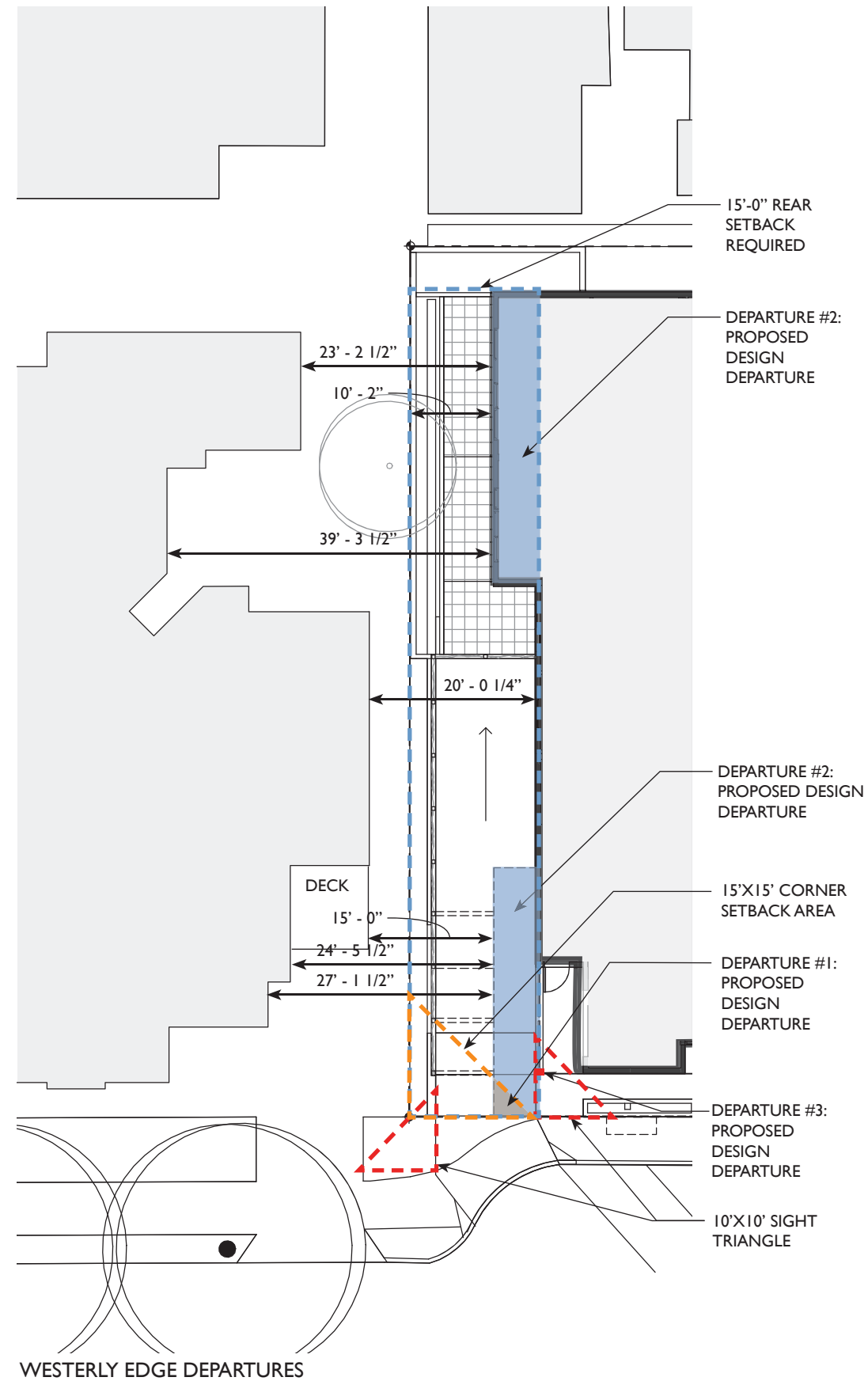
CONTAINER PLANTS



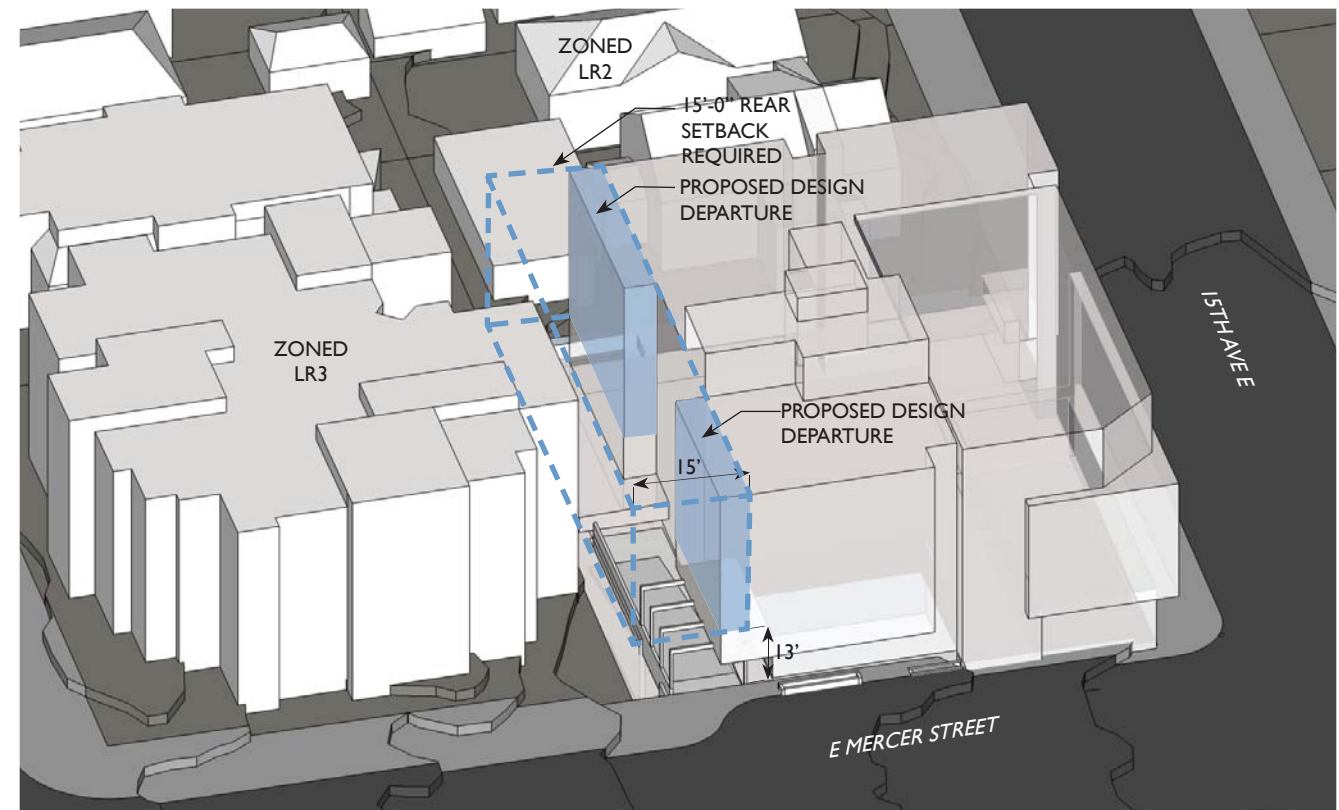
CONTAINERS

DEPARTURE MATRIX

NC2P-40 ZONING CODE CITATION	CODE REQUIREMENT	PROPOSED DESIGN DEPARTURE	RATIONALE FOR DEPARTURE
<p>#1 ABUTTING CORNER SETBACK SMC 23.47A.014.B.1</p>	<p>15'X15' corner setback required for a commercial lot, abutting a side lot line in a residential zone. No development is allowed within setback.</p>	<p>Westerly Corner Setback (side yard perpendicular to E Mercer Street:) - Corner setback will be limited to 10'-2" setback from level 2 to sky as measured along street frontage. (with the exception of support columns at the garage entry ramp).</p>	<p>As the project site is zoned NC2P-40, the regular provisions of the code would allow the ground floor to be constructed directly on the north and west property line to a height of 13' where it abuts the adjacent LR-zoned properties. Rather than creating a blank wall condition directly against two residentially-zoned parcels, our preferred scheme seeks to apply an LR setback standard to our project site. This creates a setback condition for all floors, from grade to sky. The open areas created at grade provide additional open space and landscaping opportunities and reduce the overall building footprint.</p> <p>The garage ramp, for instance, could be roofed and used as a deck amenity. That volume is applied to the corner of the superstructure, maintaining integrity of the design.</p>
<p>#2 ABUTTING REAR SETBACK SMC 23.47A.014.B.3.</p>	<p>A 15' setback is required for that portion of the structure above 13' when a portion of the proposed structure contains a residential use. For each portion above 40' in height, additional setback at the rate of 2' of setback for every 10' by which the height of such portion exceeds 40'.</p>	<p>Westerly Rear Setback (side yard perpendicular to E Mercer Street:) - Allow a 11'-10" average, 10'-2" minimum setback for all floors (with the exception of support columns at the garage entry ramp).</p>	<p>By applying an LR zoning setback standard for our project (7' average, 5' minimum) at these property lines we achieve a more open relationship between structures at the ground level. Toward the west, where a handful of units are oriented toward the sidewalk, we are applying a modulated setback to provide relief where it is needed most. The average westerly setback is 10'-2".</p> <p>In practice a minimum 15' distance is maintained between existing structure to the west and the proposed development. The developable volume at grade to a height of 13' without setbacks is also not used. The encroaching volume is balanced with the inset "gaskets" and other setbacks supporting a more cohesive architectural design.</p>
<p>#3 SIGHT TRIANGLE SMC 23.54.030.G.3</p>	<p>The sight triangle shall also be kept clear of obstructions in the vertical spaces between 32 inches and 82 inches from the ground.</p>	<p>A 6 x 6 HSS column interrupts the clear space in the East sight triangle.</p>	



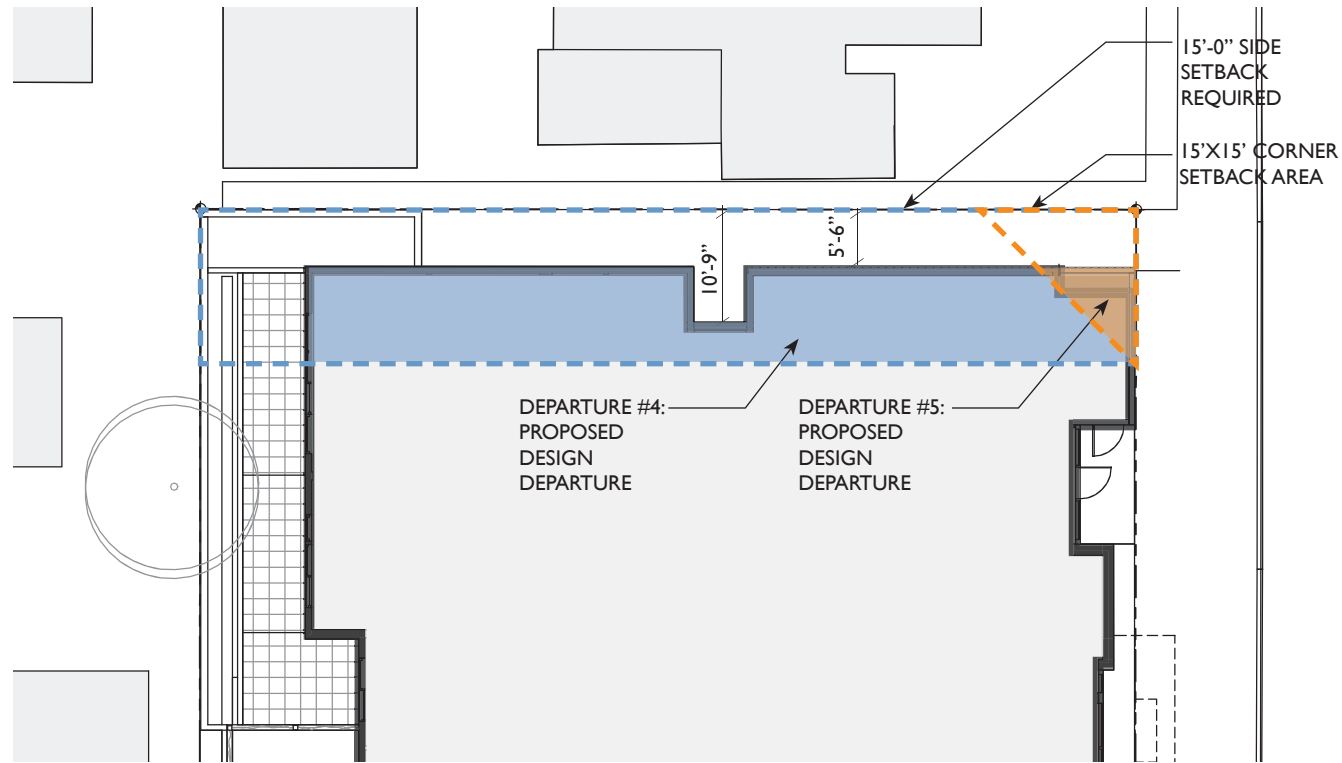
DEPARTURE #1 ABUTTING CORNER SETBACK



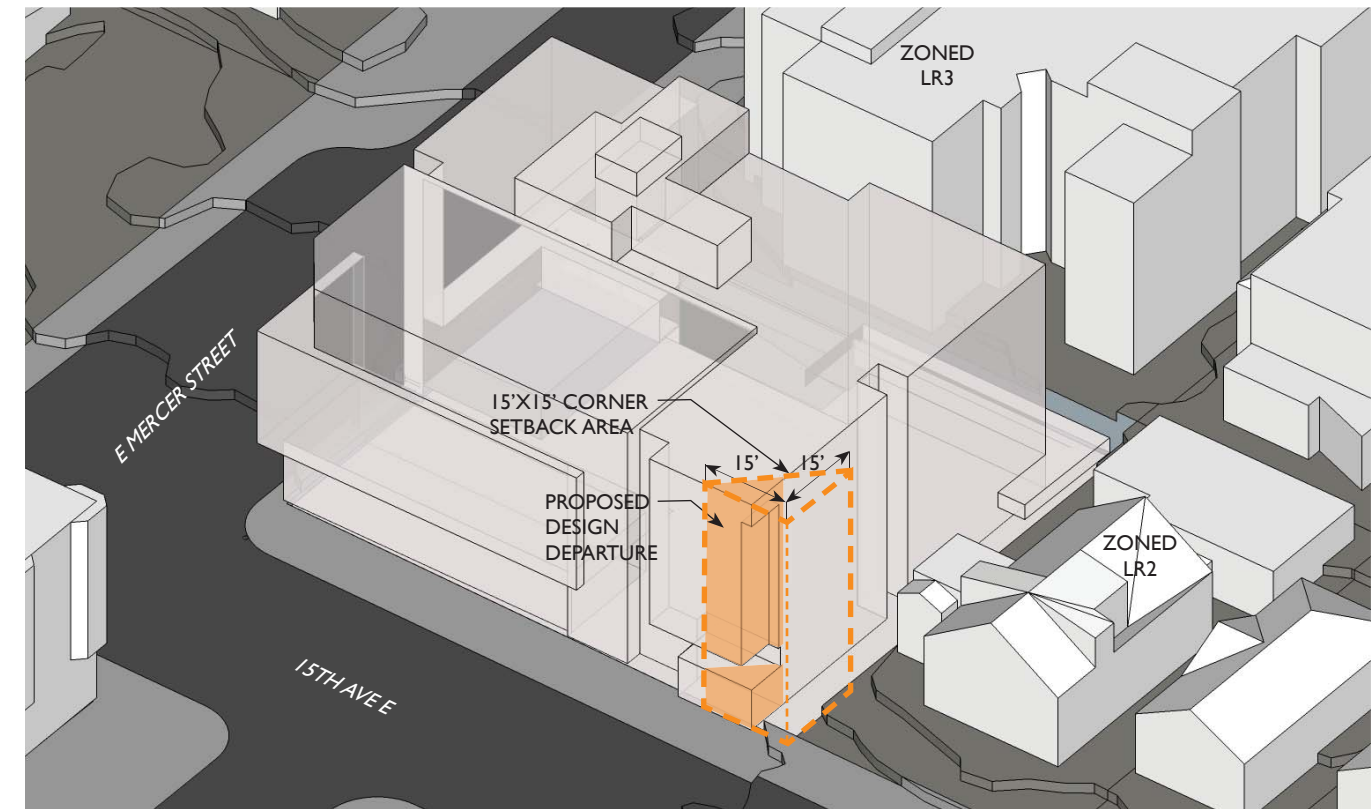
DEPARTURE #2 ABUTTING REAR SETBACK

DEPARTURE MATRIX

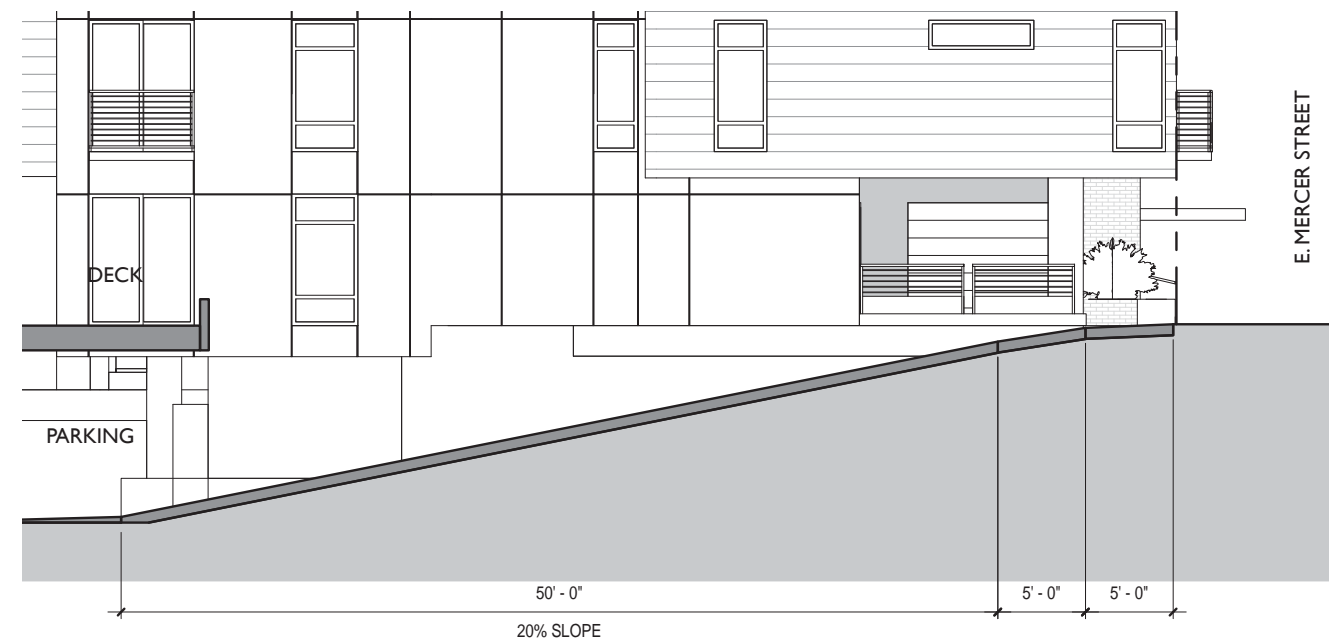
NC2P-40 ZONING CODE CITATION	CODE REQUIREMENT	PROPOSED DESIGN DEPARTURE	RATIONALE FOR DEPARTURE
<p>#4 ABUTTING CORNER SETBACK SMC 23.47A.014.B.1</p>	<p>15'X15' corner setback required for a commercial lot, abutting a side lot line in a residential zone. No development is allowed within setback.</p>	<p>Northerly Side Yard Setback (side yard perpendicular to 15th Ave E:) - Corner setback would be limited to 5'-6" setback from ground to sky as measured along street frontage.</p>	<p>As the project site is zoned NC2P-40, the regular provisions of the code would allow the ground floor to be constructed directly on the north and west property line to a height of 13' where it abuts the adjacent LR-zoned properties. Rather than creating a blank wall condition directly against two residentially-zoned parcels, our preferred scheme seeks to apply an LR setback standard to our project site. This creates a setback condition for all floors, from grade to sky. The open areas created at grade provide additional open space and landscaping opportunities and reduce the overall building footprint.</p>
<p>#5 ABUTTING SIDE SETBACK SMC 23.47A.014.B.3.</p>	<p>A 15' setback is required for that portion of the structure above 13' when a portion of the proposed structure contains a residential use. For each portion above 40' in height, additional setback at the rate of 2' of setback for every 10' by which the height of such portion exceeds 40'.</p>	<p>Northerly Side Yard Setback (side yard perpendicular to 15th Ave E:) - Allow a 5'-8" average, 5'-0" minimum setback for all floors.</p>	<p>The structure to the north is oriented more toward the front and rear yards and a tall hedge runs along the northerly property line. The setback from grade to sky allows the hedge to remain in order to maintain privacy (this has been agreed to with the neighbor) and the roofline has been lowered to allow for more solar exposure. The average northerly setback is 5'-8".</p>
<p>#6 DRIVEWAY SLOPES FOR ALL USES SMC 23.54.030.D.3</p>	<p>No portion of a driveway shall exceed a slope of 15% except as provided in subsection 23.54.030.D.3: <ul style="list-style-type: none"> · 23.54.030.D.3.b. The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot. </p>	<p>A driveway slope of 20% to accommodate a level transition at the top of the ramp at the interior of the garage ramp.</p>	<p>The only feasible garage access point is in the southwest corner of the site off of Mercer, the highest point of grade. There is no alley abutting the site and 15th Avenue E is an arterial street, making the Mercer street frontage the only possible point of access.</p> <p>Given that the driveway entrance occurs at the highest point of grade, a longer entry ramp is required before enough grade change occurs to clear the ground floor patio spaces. A 20% maximum slope would reduce the amount of run needed before the ramp would clear the patios located on level one by approximately 7', providing more landscaping opportunities and reducing the negative visual impacts from the units the look down on the entry ramp for both the proposed project and the adjacent residential building to the west. In addition, the maximum required driveway width would be increased from 10' to 12' (as the garage serves fewer than 30 cars) to improve vehicular access.</p>



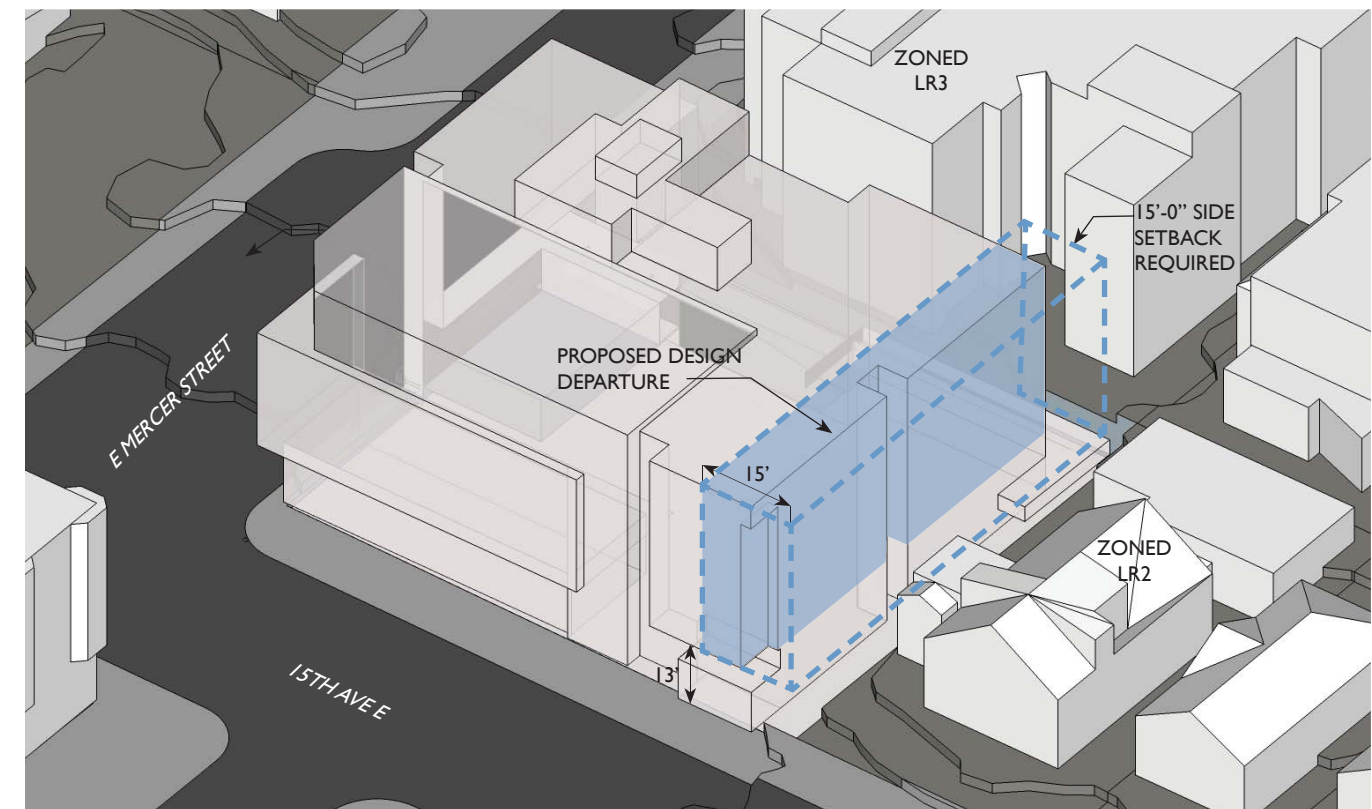
NORTHERLY SIDEYARD SETBACKS



DEPARTURE #4 ABUTTING CORNER SETBACK

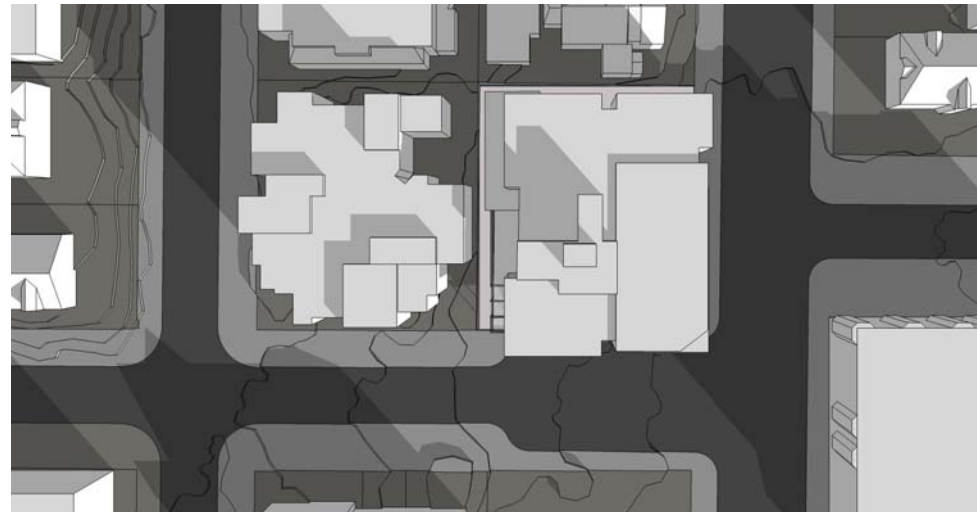


DEPARTURE #6 DRIVEWAY SLOPE FOR ALL USES



DEPARTURE #5 ABUTTING SIDE SETBACK

SHADOW STUDIES



DECEMBER 21, 9AM



MARCH 20 AND SEPTEMBER 22, 9AM



JUNE 21, 9AM



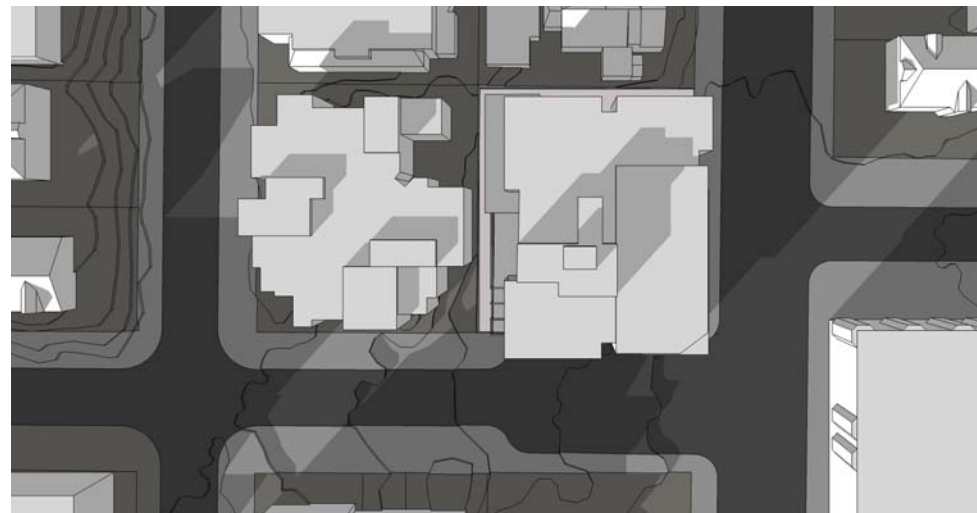
DECEMBER 21, NOON



MARCH 20 AND SEPTEMBER 22, NOON



JUNE 21, NOON



DECEMBER 21, 3 PM



MARCH 20 AND SEPTEMBER 22, 3 PM



JUNE 21, 3 PM

A-1 Responding to Site Characteristics. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

At the Early Design Guidance Meeting, the Board indicated the project should be designed to respect the neighborhood. The Board also noted that the project design was being limited by retaining the existing laurel hedge. (See Guideline E-1).

The project has revised the northern setback to be 5'-6" to eliminate the gap between the building and the laurel hedge. The existing laurel hedge is to remain per a settlement agreement with the property owner to the north. The setbacks along the west property line have been revised to maintain a minimum 20' dimension between the residential structure to the west and the proposed project. The western façade of the project is modulated to correspond to the existing building to the west and setbacks along the west property line vary from 10' at the north 35', 15'-2" at the center 34' and 10'-2" at the southern portion of the western façade. Windows and decks have been located to minimize privacy conflicts. Reflecting the intent of the code, a minimum 15' distance (including balconies) is proposed from structure to structure.

A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

Capitol Hill-specific supplemental guidance:

- Retain or increase the width of sidewalks.
- Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest.
- Vehicle entrances to buildings should not dominate the streetscape.
- Orient townhouse structures to provide pedestrian entrances to the sidewalk.
- For buildings that span a block and "front" on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments to complement the established streetscape character.
- New development in commercial zones should be sensitive to neighboring residential zones. Examples include lots on Broadway that extend to streets with residential character, such as Nagle Place or 10th or Harvard Avenues East. While a design with a commercial character is appropriate along Broadway, compatibility with residential character should be emphasized along the other streets.

At the Early Design Guidance Meeting, the Board encouraged the sidewalk along 15th Ave E to be patterned or scored and the corner at E Mercer Street and 15th be activated.

The project provides a 3'-2" setback along E Mercer Street and a 3'-0" setback along N. 15th Avenue to create a wider sidewalk to enhance the streetscape activity along the retail portion of the project. Proposed sidewalk widths are 9' @ commercial storefront and 11' @ residential entry on E Mercer Street and 15' on 15th Ave E, respectively.

The sidewalk will be scored per City of Seattle standards to provide continuity with the sidewalks within the commercial district. Commercial entries will be located on E Mercer Street and along 15th Ave E. Landscaping along 15th Ave E will be minimized to preserve the existing tree and providing two additional street trees to allow for potential sidewalk seating while maintaining sidewalk width for pedestrian access. In general, the proposed mixed-use structure reflects the figure of apartments above ground-floor commercial, as indicated by the Fredonia across 15th Ave.

A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.

At the Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it was of highest importance.

The project provides a widened sidewalk as well as continuous commercial retail along the 15th Ave E façade turning the corner on E Mercer Street. Commercial entries will be located on E Mercer Street and along 15th Ave E. Landscaping along 15th Ave E will be minimized to preserve the existing tree and providing two additional street trees to allow for potential sidewalk seating while maintaining sidewalk width for pedestrian access. Exterior balconies also provide an additional sense of street life and vitality by providing opportunities for outdoor grilling, seating and personalized plantings. A small "Little Library" Community Wall facility is also proposed as a built-in at the north end of the proposed development.

A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

At the Early Design Guidance Meeting, the Board spent much time discussing their concern with the requested departures from the upper level residential setbacks along the north and west lot lines. They indicated that the relationship of the proposed structure should better respect the existing residential structure to the west, especially as the existing structure has balconies. The Board also discussed the relationship to the structure to the north, indicating that the proposed design seemed to show more respect for this property than the structure to the west.

The Board indicated they were not inclined to support a residential setback departure along the west property line. The Board has concerns about the residential setback departure along the north lot line but may be inclined to grant the departure if the north façade is designed well (see Guidelines C-2 and D-2). They also encouraged the applicant to consider moving the ground level closer to the north property line.

The project has revised the northern setback to be 5'-6" to eliminate the gap between the building and the laurel hedge. The existing laurel hedge is to remain per an adverse possession claim settlement agreement with the property owner to the north. The setbacks along the west property line have been revised to maintain a minimum 20' dimension (excluding balconies) between the residential structure to the west and the proposed project, reflecting the intent of the land use code. The western façade of the project is modulated to correspond to the existing building to the west and the setbacks

along the west property line vary from 10' at the north 35', 15'-2" at the center 34' and 10'-2" at the southern 29' portion of the western façade. Windows and decks have been located to minimize privacy conflicts. The ground level footprint is setback from the western property line to accommodate the parking entry ramp and private patios for the 1st floor tenants. A continuous landscaped barrier will be constructed along the western property line with an 8' tall green screen along the first 25' of the entry ramp.

A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Capitol Hill-specific supplemental guidance:

- Incorporate quasi-public open space with new residential development or redevelopment, with special focus on corner landscape treatments and courtyard entries.
- Create substantial courtyard-style open space that is visually accessible to the public view.
- Set back development where appropriate to preserve a view corridor.
- Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.
- Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged.
- Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.
- Use porous paving materials to minimize stormwater run-off

At the Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it was of highest importance.

The project provides a generous landscaped roof deck for the use all of the residential tenants and private landscaped patios at the 1st floor apartments and balconies for the remaining tenants.

A-10 Corner Lots. Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

Capitol Hill-specific supplemental guidance:

- Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines.
- Provide for a prominent retail corner entry.

At the Early Design Guidance Meeting, the Board indicated that the corner should be activated and encouraged an entry be located at this location.

The project provides a widened sidewalk as well as continuous commercial retail along the 15th Ave E façade turning the corner on E Mercer Street. Commercial entries will be located on E Mercer Street and along 15th Ave E and a continuous overhead canopy

ATTACHMENT B: RESPONSE TO DESIGN GUIDELINES

is provided along the storefronts. Landscaping along 15th Ave E will be minimized to preserve the existing tree and providing two additional street trees to allow for potential sidewalk seating while maintaining sidewalk width for pedestrian access.

B. Height, Bulk and Scale. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

Capitol Hill-specific supplemental guidance:

- Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.
- Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way.
- Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year

At the Early Design Guidance Meeting, the Board strongly noted that the project design and massing should be respectful of the neighboring structures. Specifically the Board would like to see the project massing transition to the residential zones to the north and west.

As we approached the design of this project we recognized the importance of the corner and the challenge of transitioning from the commercial district to the residential zones. The overall massing is broken into three major elements with the dominant brick masonry massing at the corner with a two story projecting bay to accentuate and anchor the corner. The two smaller flanking projections to the north and west have lower parapet lines and are finished in a more traditional manner with horizontal lapped siding and more refined detailing. The composition of the building is to provide a dominant brick massing of at the corner of 15th and Mercer to relate to the existing commercial structures and to create a terminus for the district and to develop a more refined massing as the building transitions to the residential zones. The smaller massings to the north and west incorporate different materials and façade treatments to help reinforce the transition to the adjacent multifamily residential zones.

C-1 Architectural Context. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

At the Early Design Guidance Meeting, the Board stated that a ‘modern’ building may not be appropriate for this location.

The Board’s comments did not rule out a modern building but did acknowledge that the

building would need to relate to the residential character of the neighborhood to the north and west and the commercial character to the south. The actual comment was “This is a tough one, but it seems a modern building would work here, but it is abutting a traditional residential setup going north and if it wants to respect that on the north side and on the south side look more commercial it could do that.” The proposed project addresses the transition of the commercial district to the residential zones through the use of varying materials and massing elements to differentiate the commercial character from the residential character of the building. The building addresses the commercial district with a dominant brick masonry massing with a taller parapet, a two story projecting bay and a continuous storefront commercial base that defines and anchors the corner of 15th and Mercer. The urban edge of the commercial district is then differentiated from the residential character of the building by a contrasting gasket of alternate material and color that defines the finer grained projecting elements with lower parapets and smaller scale massing that include horizontal siding material and residential balconies to respect the residential neighborhoods to the north and west. The elevations to the north and west are modulated to reduce the overall massing and are expressed with projecting balconies, sliding glass doors, windows and horizontal siding material.

C-2 Architectural Concept and Consistency. Building design elements, details and massing should create a well proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its façade walls.

Capitol Hill-specific supplemental guidance:

- Incorporate signage that is consistent with the existing or intended character of the building and the neighborhood.
- Solid canopies or fabric awnings over the sidewalk are preferred.
- Avoid using vinyl awnings that also serve as big, illuminated signs.
- Use materials and design that is compatible with the structures in the vicinity if those represent the desired neighborhood character.

At the Early Design Guidance Meeting, the Board noted this guideline as highest priority and encouraged the structure to be designed as a gateway and terminus to the neighborhood commercial uses to the south and residential to the north.

As described in C-1 above the composition of the building is to provide a dominant massing of the brick masonry at the corner of 15th and Mercer to create the terminus for the commercial district to the south and the more fine grained detailing and massing of the building as it transitions to the residential zones to the north and west. The north elevation is composed of two vertical massing elements separated by a recessed gasket element. North facing windows are provided for the apartment units and recessed decks are provided on the northeast corner along 15th Ave E and projecting balconies are provided on the northwest corner to provide scale, texture and visual interest to the north façade. The laurel hedge to the north also provides a transition between the commercial and residential districts. The west elevation is modulated to reflect the residential building to the west and is also articulated with windows and projecting balconies.

C-4 Exterior Finish Materials. Building exterior material should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Capitol Hill-specific supplemental guidance:

- Use wood shingles or board and batten siding on residential structures.
- Provide operable windows, especially on storefronts.
- Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.
- Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.
- The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.

At the Early Design Guidance Meeting, the Board stated that durable, long-life materials should be used. A materials board was requested for the Recommendation Meeting.

The exterior finish materials are essential to defining the multifaceted character of the building. The use of brick masonry anchors the dominant massing of the corner intersection of 15th and Mercer, while the horizontal siding reflects the finer grained massing of the residential character of the building as it transitions to the surround neighborhood. The north elevation while buffered by the laurel hedge is composed of two vertical massing elements separated by a recessed gasket element. North facing windows, recessed decks and projecting balconies provide pattern and rhythm to the façade while the horizontal siding provides finer grained scale and texture reflective of the residential character of the surrounding neighborhood. Other materials include Prodema, a high quality resin bonded wood product for the two story projecting bay above the commercial retail and Hardie Panel for the recessed gasket areas.

D-2 Blank Walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

At the Early Design Guidance Meeting, the Board indicated they don’t want the north façade treated as a blank wall and it should provide visual interest. The four story elevation should be considered a gateway into the commercial neighborhood and encouraged windows.

As stated in C-2 and C-4 above, the north elevation is articulated with massing modulation, window openings maximized as permitted by proximity to the property line, decks and balconies and the use of material compatible with the residential architecture of the surrounding neighborhood to the north and west.

D-6 Screening of Dumpsters, Utilities and Service Areas. Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

At the Early Design Guidance Meeting, the Board asked how garbage pickup would be handled. They stated their concern that solid waste receptacles should not clutter the sidewalks on pick-up days.

The trash room has been relocated to the ground level adjacent to the entry ramp and will be completely enclosed. Access by the solid waste utility trucks will be from the top of the parking garage entry ramp. The room will be not visible from the street and the access door will be screened to the west by the green screen along the parking access ramp.

D-7 Personal Safety and Security. Project design should consider opportunities for enhancing personal safety and security in the environment under review.

Capitol Hill-specific supplemental guidance:

- Consider: pedestrian-scale lighting, but prevent light spillover onto adjacent properties; architectural lighting to complement the architecture of the structure; transparent windows allowing views into and out of the structure—thus incorporating the “eyes on the street” design approach’
- Provide a clear distinction between pedestrian traffic areas and commercial traffic areas through the use of different paving materials or colors, landscaping, etc.

At the Early Design Guidance Meeting, the Board was concerned that the space between the proposed structure and existing laurel hedge would create a safety issue if used by transients or other trespassers.

The project has revised the northern setback to be 5'-6" to eliminate the gap between the building and the laurel hedge. Per the settlement agreement the existing laurel hedge is required to remain. The existing hedge along the 15th Ave sidewalk is located approximately 4' east of the property line and will overlap the northeast corner of our project creating an impenetrable barrier between the hedge and our building. Lighting will be provided for the overhead canopy on 15th Ave E and as it turns the corner onto E Mercer Street. The residential entry will also be lit for safety and architectural interest and signage.

D-9 Commercial Signage. Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

At the Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it was of highest importance.

A general retail signage concept will be presented at the Recommendation meeting. The project intends to have high quality retail stores with signage consistent with the overall architectural quality of the building and in keeping with the neighborhood guidelines. The signage will follow the precedent of other retail along 15th Ave E.

D-10 Commercial Lighting. Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building facade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

At the Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it was of highest importance.

Lighting will be provided for the overhead canopy on 15th Ave E and as it turns the corner onto E Mercer Street. The residential entry will also be lit for safety and architectural interest and signage.

D-11 Commercial Transparency. Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

At the Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it was of highest importance.

The continuous commercial storefront along 15th Ave E and retail portion along E Mercer Street will provide transparent connection to the street activity and the retail business. At a minimum it will meet the 80% transparency requirements of the “P” zone.

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

At the Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it was of highest importance.

The residential entry on E Mercer Street has been set back approximately 5'-3" from the property line and is separated from the commercial storefront by a brick masonry panel to create a clearly defined residential entry. The location of the lobby helps transition from the pedestrian oriented commercial zone to the lower intensity residential zone to the west. The overhead projection of the apartment levels creates a covered entry to the residential lobby. A landscaped element separates the residential entry door from the parking access ramp.

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

At the Early Design Guidance Meeting, the Board did not fully discuss this guideline but they did indicate they thought that retaining the existing laurel hedge along the north property line was limiting development options. They discussed trimming or removing the hedge and noted that the hedge will most probably not survive as long as the proposed structure.

The project has revised the northern setback to be 5'-6" to eliminate the gap between the building and the laurel hedge. The existing laurel hedge is to remain per a settlement agreement with the property owner to the north. In further discussions with landscape professionals the laurel is an extremely hardy plant that will survive on the north side of a building, but will not grow as vigorously as it currently does.

E-2 Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

At the Early Design Guidance Meeting, the Board did not fully discuss this guideline, but they did imply that landscaping along the street frontage should enhance the street experience.

Landscaping along 15th Ave E will be minimized to preserve the existing tree and providing two additional street trees to allow for potential sidewalk seating while maintaining sidewalk width for pedestrian access. Continuous landscaping will be provided along the west edge of the parking access ramp and will include a green screen structure to provide shielding for the ramp. Continuous landscaping will also be provided for the at grade patios along the west property line.

STREAM PROJECTS



The project examples on this page represent a sampling of work completed or in process by Stream, the developer for this project.

Stream Uptown (top, left & right) is a 118 unit apartment project located in the uptown area of Lower Queen Anne and was completed in December of 2012. Located in the vibrant and bustling heart of the city, this project is Seattle's newest and greenest apartment community. This modern community is decked out with the latest amenities and the greatest green-built features.

Stream Belmont (lower left) is under construction with completion slated for Spring of 2014. This 70 unit apartment building is located in the Capitol Hill neighborhood and will seek LEED certification, as well as compliance with other environmental and sustainability features and programs.

Broadstone KOI (lower right) is a 166 unit apartment building located just blocks away from downtown Ballard. The property was taken through design review and building permits before it was sold.



STREAM UPTOWN

STREAM UPTOWN



STREAM BELMONT



BROADSTONE KOI



WESTLAKE VILLAGE



DAKOTA



CHELAN RESORT SUITES



TRIAD 12TH



VIEW 222



H2O APARTMENTS - LEED-H PLATINUM TARGET



BROADSTONE KOI - LEED-NC CERTIFIED TARGET



ARTHOUSE



APERTURE - BUILT GREEN 3-STAR TARGET

STREAM FIFTEEN APARTMENTS - DPD #3014339

DESIGN REVIEW