



STREAM FIFTEEN APARTMENTS
605 15TH AVENUE EAST

DESIGN REVIEW RECOMMENDATION #3
DECEMBER 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

nk NICHOLSON KOVALCHICK ARCHITECTS

PROJECT PROGRAM

Number of Residential Units:	34
Number of Parking Stalls:	24
Area of Residential Levels:	Approximately 19,806 sf
Area of Parking Level:	Approximately 8,179 sf
Area of Retail:	Approximately 3,386 sf
Total Area:	Approximately 37,234 sf



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

STREAM FIFTEEN APARTMENTS - DPD #3014339



DESIGN REVIEW

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)

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

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

23.47A.016 LANDSCAPING STANDARDS (NC2P-40)

Green factor score minimum 0.3 required.

23.54.015 REQUIRED PARKING (NC2P-40)

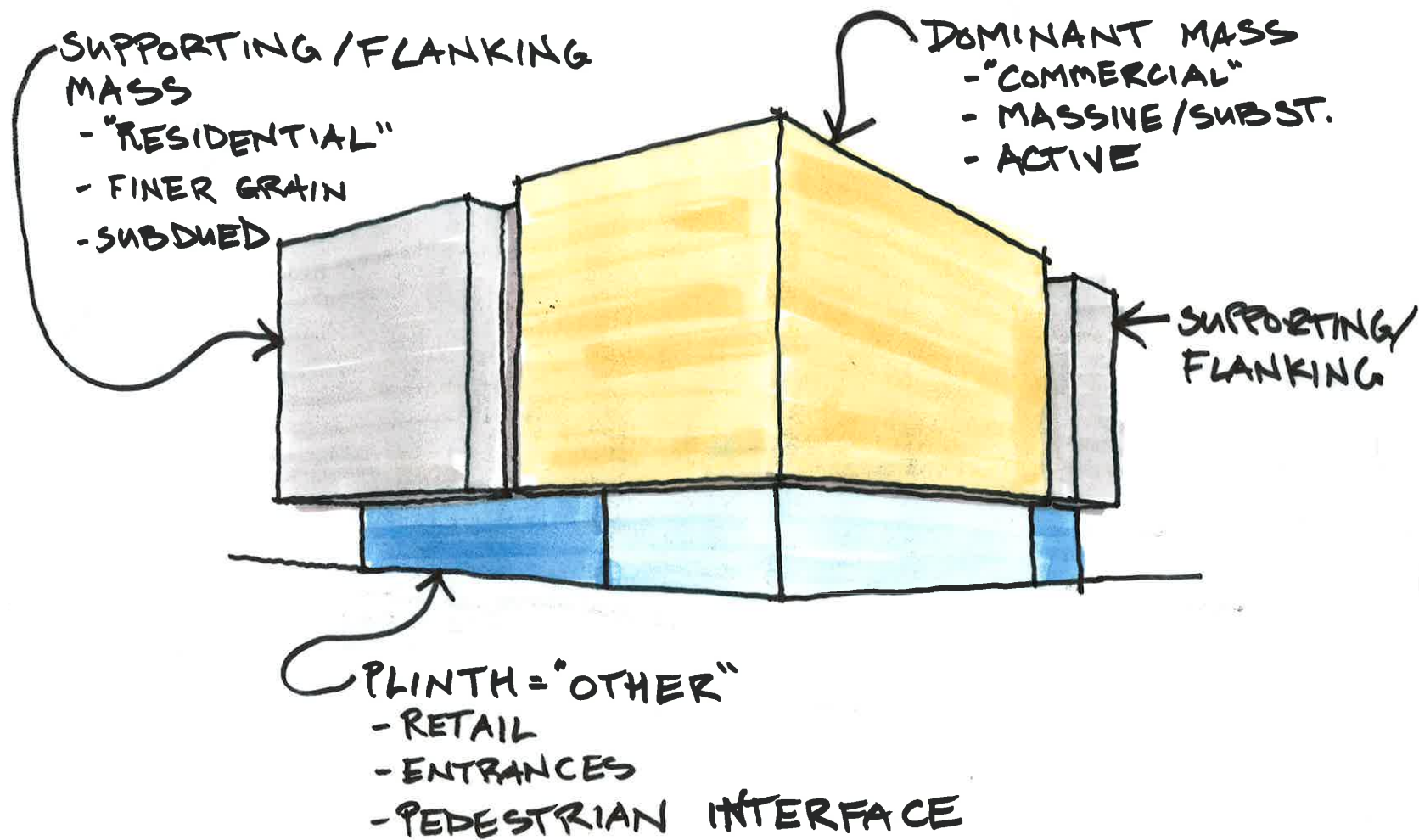
- Residential Use:
- No parking is required in commercial or multifamily zones within urban centers.
- Commercial Use:
- Proposed: 3950 sf.
 - Required: None. First 5000 sf of retail is exempt (23.54.015 Table D)
- Bicycle long-term parking:
- Required: 1 per 4 units.
 - Proposed: 33 units = 8 bicycle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

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



DPD ZONING MAP



A-2 STREETSCAPE COMPATIBILITY

- Extension of commercial activity on 15 Ave and a portion of E Mercer
- Widened sidewalk by 3' to allow for outdoor seating
- Provide street trees and curbside planters
- Locate garage entry to west edge of property on E Mercer.

A-4 HUMAN ACTIVITY

- Entries to commercial retail are located on 15th Ave
- Extension of commercial activity on 15 Ave and a portion of E Mercer
- Widened sidewalk by 3' to allow for outdoor seating
- Continuous overhead weather protection

A-5 RESPECT FOR ADJACENT SITES

- Pull back 13' high base to provide opportunity for landscaped patios
- Preserve landscaped buffer to property to the north
- Avoid tight relationship to structures to the west 4'-10" and the north 2'-9"
- Provide a minimum 20'-0" separation from building to the west
- Provide 5'-6" setback at 13' high base on north property line
- Provide 10' setback at L2-L3 on north property line
- Provide setback @ L4 on north elevation to code compliant 15' setback



B-1 HEIGHT, BULK AND SCALE

- Respect for transition from commercial to residential zones
- Dominant massing at corner and smaller flanking massing at the residential borders
- Break up of massing to reflect smaller scale building pattern
- Provide setback @ L4 on north elevation to code compliant 15' setback

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

- Dominant massing at corner with smaller flanking massing at residential borders
- Clearly defined commercial base
- Clearly defined residential entry
- Different façade treatments at transitional borders
- Material changes to define different masses separated by recessed gaskets

C-4 EXTERIOR FINISH MATERIALS

- Brick to define corner dominant mass
- Storefront glazing to provide transparency at commercial base
- Articulated panels and stained cedar siding to reflect residential character of flanking elements

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D-6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS

- Trash room located adjacent to the auto ramp
- Access located away from street facade

E-1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

- Allow for landscaped screening of parking ramp
- Provide opportunity for landscaped patios along west property line
- Preserve existing hedge and arbor enclosing "outdoor room" of neighbor at north property line.

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

- Provide street trees and planters along 15th Ave
- Provide for landscaped planter at residential entry at Mercer
- Provide landscaped roof deck
- Provide landscaped screening of elevator penthouse on roof
- Allow for landscaped screening of parking ramp
- Provide opportunity for landscaped patios along west property line
- Preserve existing hedge and arbor enclosing "outdoor room" of neighbor at north property line
- Provide green wall at NE pedestrian garage exit stair to transition from laural hedge to architectural storefront

DESIGN REVIEW

COMPLIANT MASSING ANALYSIS

THE CODE COMPLIANT MASSING DOES NOT MEET THE FOLLOWING DESIGN GUIDELINES:

A-2 STREETScape COMPATIBILITY

- Perpetuates existing narrow sidewalk at both 15th and Mercer
- Would not allow for outdoor seating
- Overhead canopy would conflict with street trees

A-4 HUMAN ACTIVITY

- Perpetuates existing narrow sidewalk at both 15th and Mercer
- Would not allow for outdoor seating
- Would create an unpleasant street level environment and would not encourage street level activity

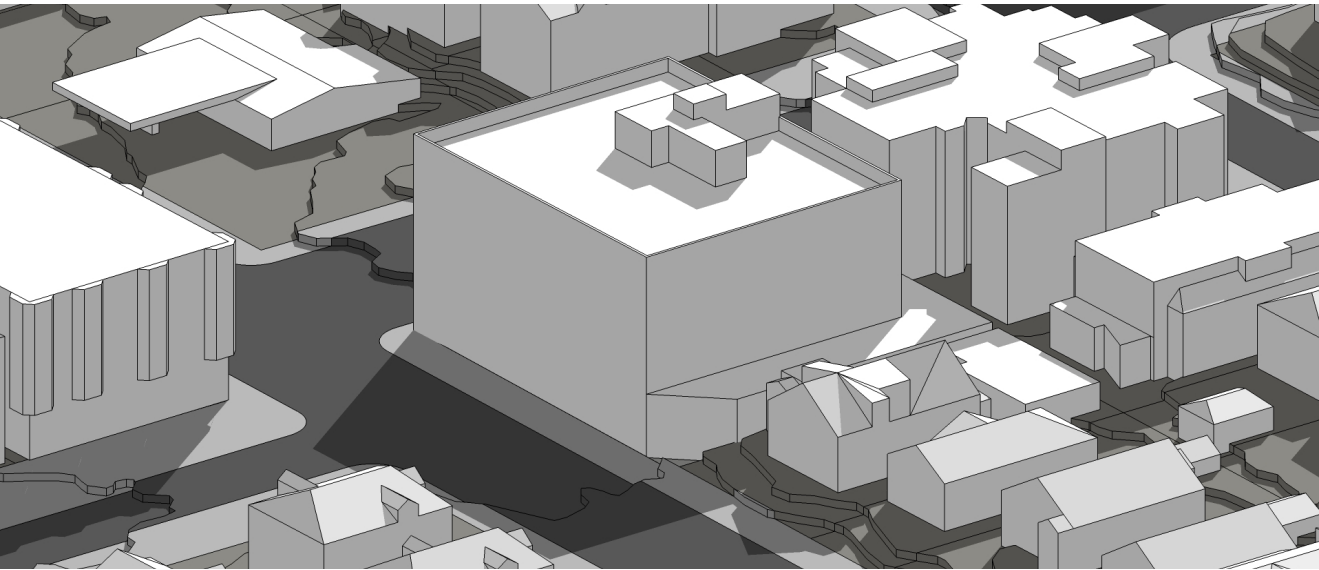
A-5 RESPECT FOR ADJACENT SITES

- A 13' high base at the property line would create a blank wall to the neighboring properties to the north and west
- A 13' high base at the property line would eliminate the landscaped buffer to property to the north
- A 13' high base at the property line would create a cannon like separation between structures to the west (4'-10") and the north (2'-9")
- A 13' high base would create a privacy issue at the north and west property lines

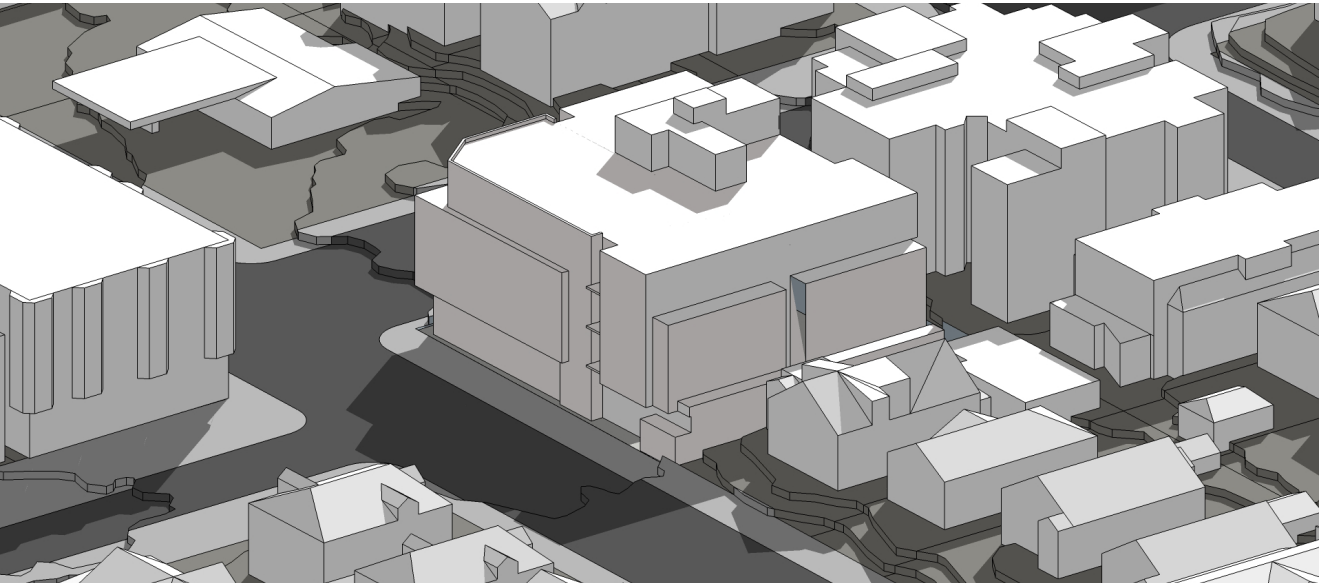
E-1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

- A 13' high base at the property line would not allow for landscaped screening of the parking ramp
- A 13' high base would not provide for landscaped patios along west property line
- A 13' high base would eliminate the existing hedge and arbor enclosing "outdoor room" of neighbor at north property line.

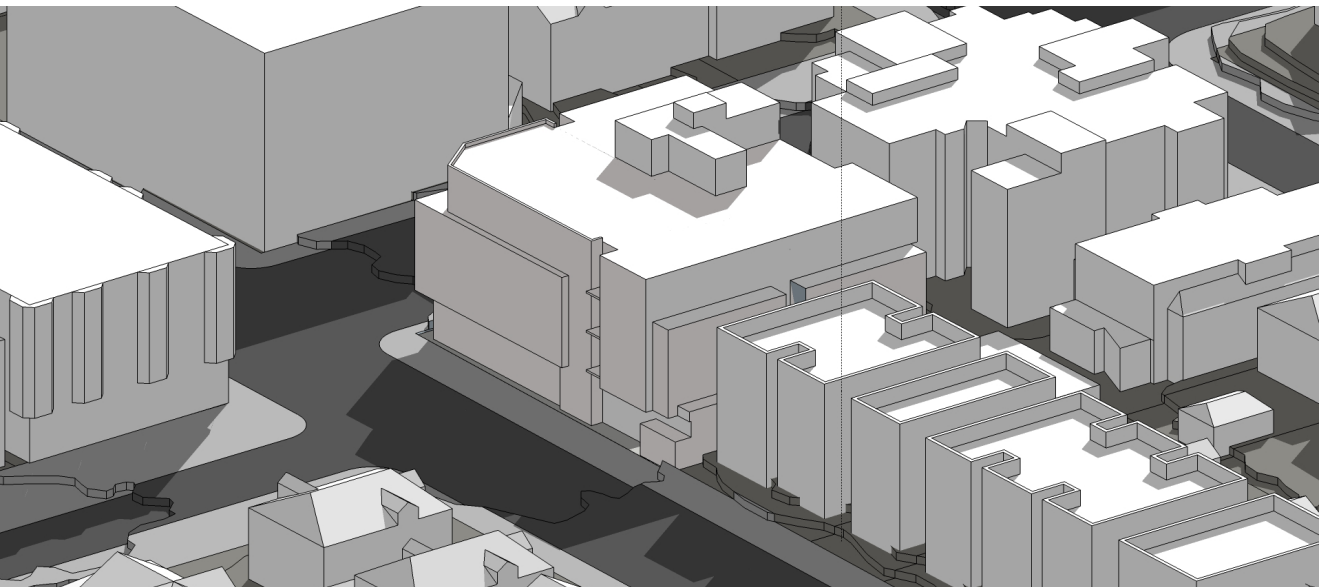
COMPLIANT MASSING IN PRESENT NEIGHBORHOOD



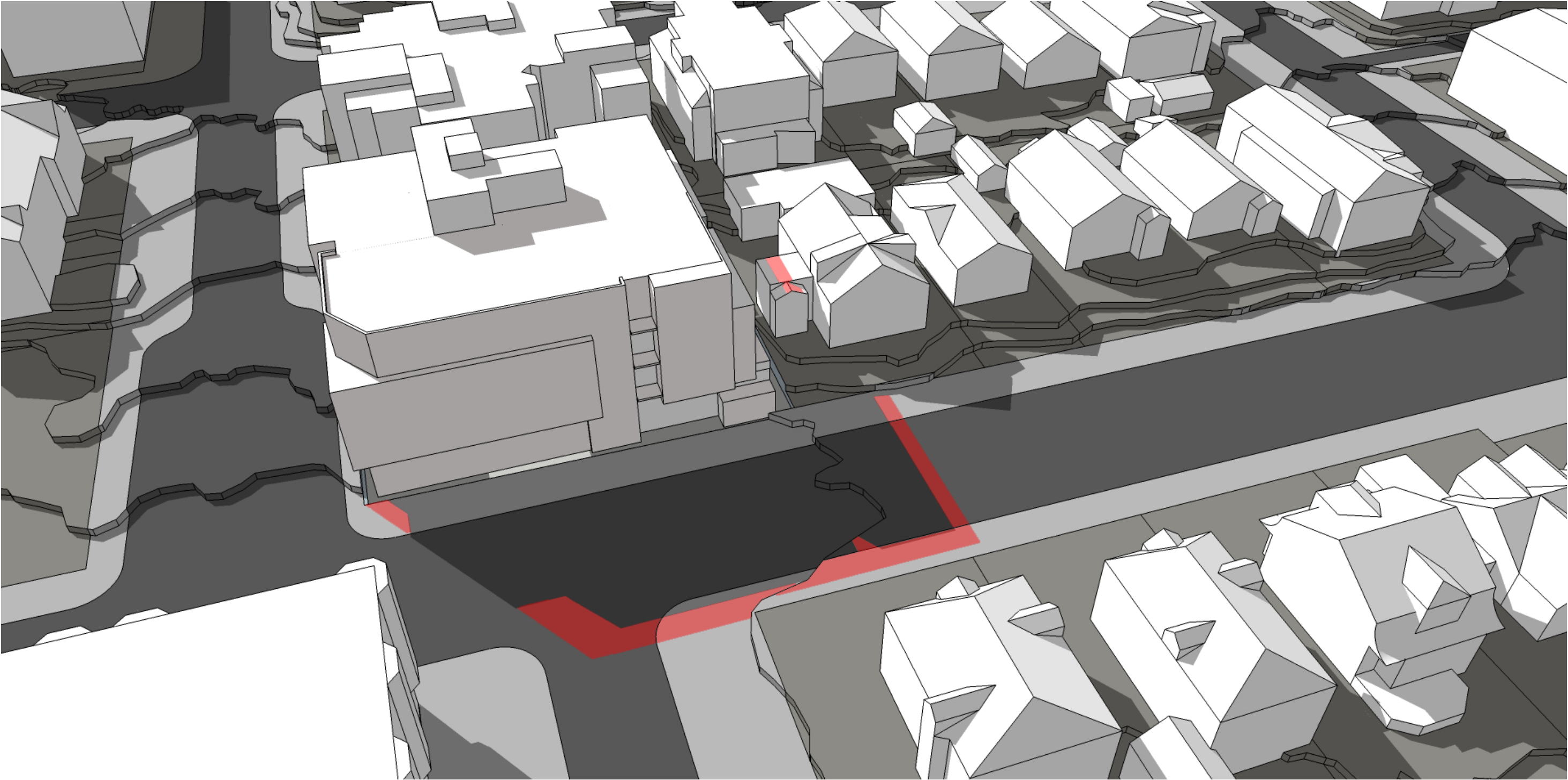
PROPOSED MASSING IN PRESENT NEIGHBORHOOD



PROPOSED MASSING IN POTENTIAL NEIGHBORHOOD



SHADOW SHOWN AT 3PM MARCH 21ST / SEPTEMBER 21ST



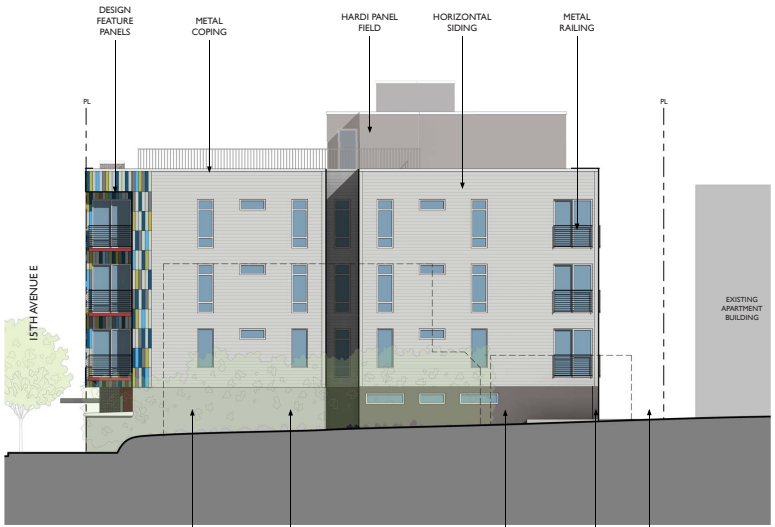
MARCH 21ST / SEPTEMBER 21ST - 3PM

AREA IN RED = LOCATIONS COMPLIANT MODEL SHADOW EXCEEDS SHADOW OF PROPOSED MODEL

AREA IN BLUE = LOCATIONS PROPOSED MODEL SHADOW EXCEEDS SHADOW OF COMPLIANT MODEL

DESIGN EVOLUTION

DESIGN
RECOMMENDATION
#1



DESIGN
RECOMMENDATION
#2



DESIGN
RECOMMENDATION
#3



NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION




EAST ELEVATION

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NORTH END PERSPECTIVE SHOWING NEW 10' SETBACK AT FLOORS 2-3 AND 15' SETBACK AT FLOOR 4


SOUTH ELEVATION




BRICK VENEER




WOOD PANELING




HORIZONTAL SIDING




FIBER CEMENT PANELS (FIELD)




FIBER CEMENT PANELS (ACCENT)




METAL / GLASS BALCONY




STOREFRONT GLAZING SYSTEM



FIBER CEMENT PANELS (ROOF/BASE)



PAINTED CONCRETE



GREEN SCREEN





NORTH ELEVATION



BRICK
VENEER



WOOD
PANELING



HORIZONTAL
SIDING



FIBER CEMENT
PANELS
(FIELD)



FIBER CEMENT
PANELS
(ACCENT)



METAL / GLASS
BALCONY



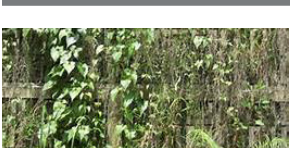
STOREFRONT
GLAZING SYSTEM



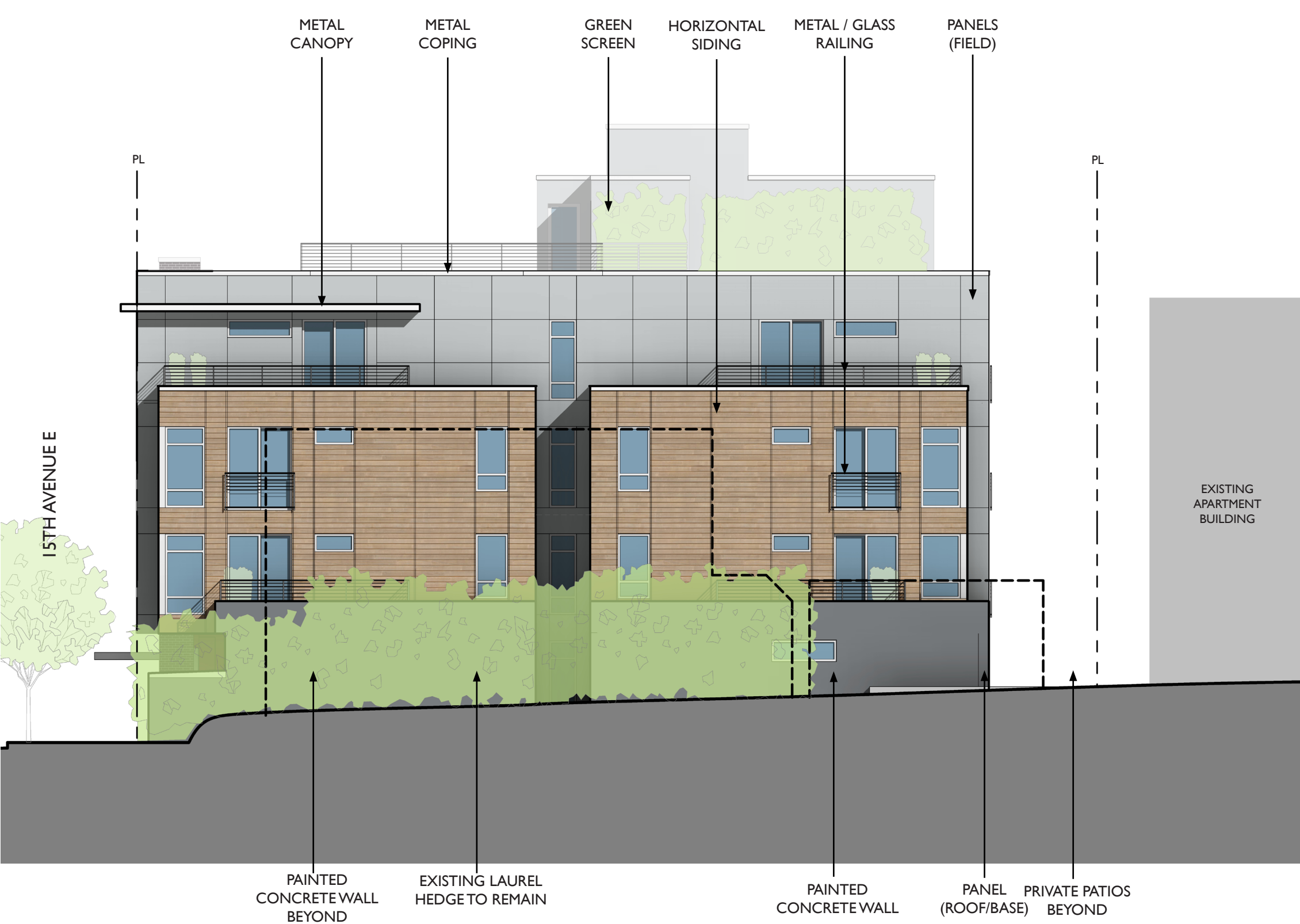
FIBER CEMENT
PANELS (ROOF/BASE)



PAINTED CONCRETE



GREEN SCREEN





PERSPECTIVE VIEW



CORNER OF E MERCER STREET AND 15TH AVENUE E

nk NICHOLSON KOVALCHICK ARCHITECTS

STREET LEVEL VIGNETTE



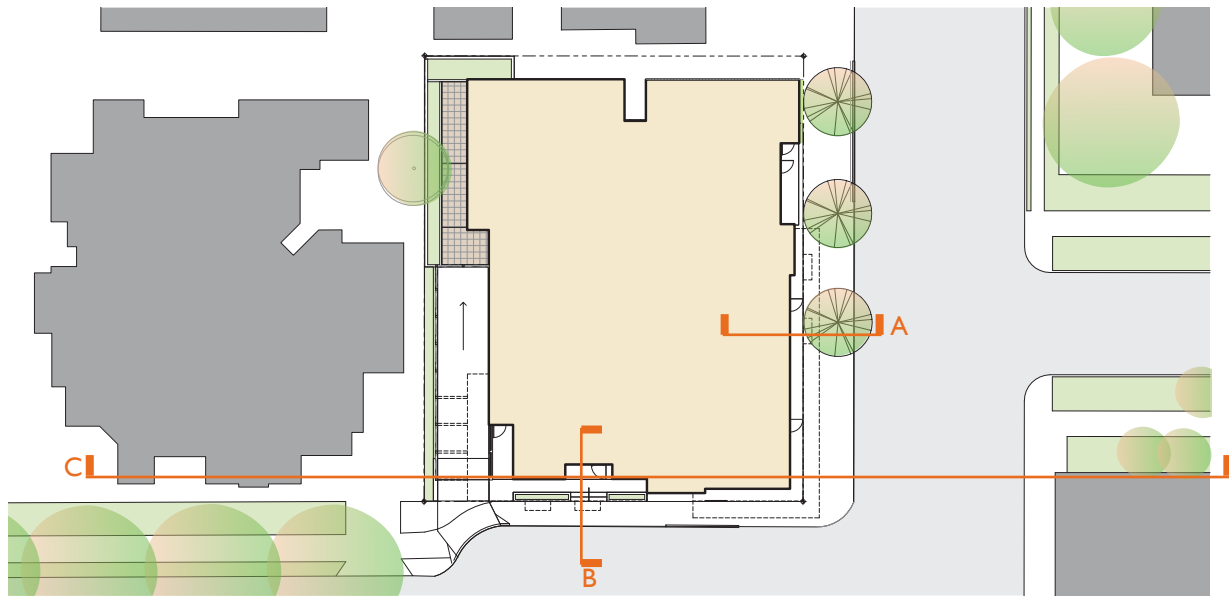
RESIDENTIAL ENTRY ON E MERCER STREET



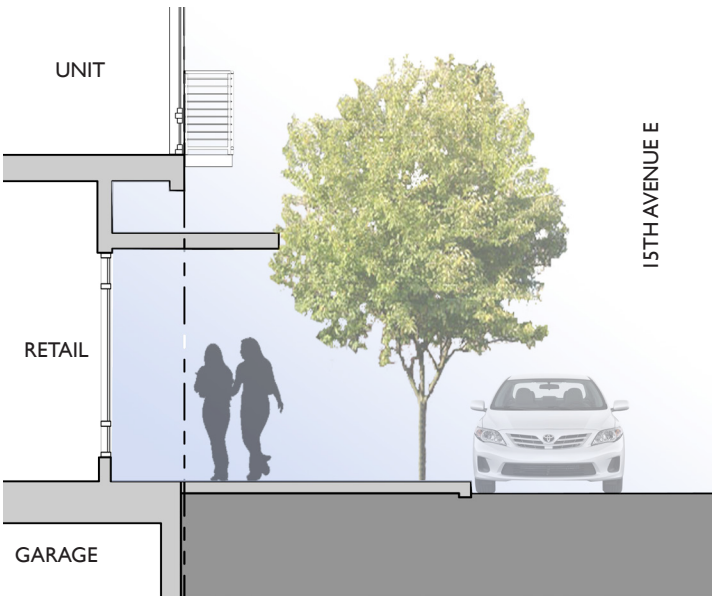


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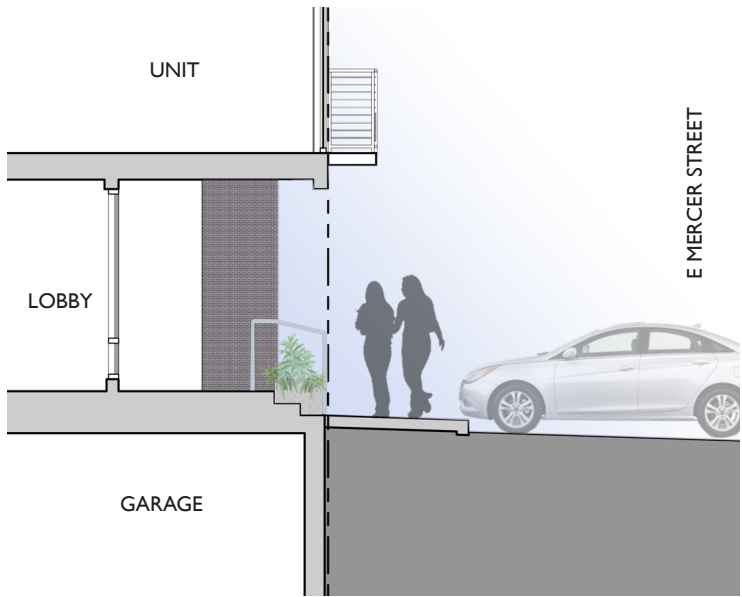
STREET LEVEL SECTIONS



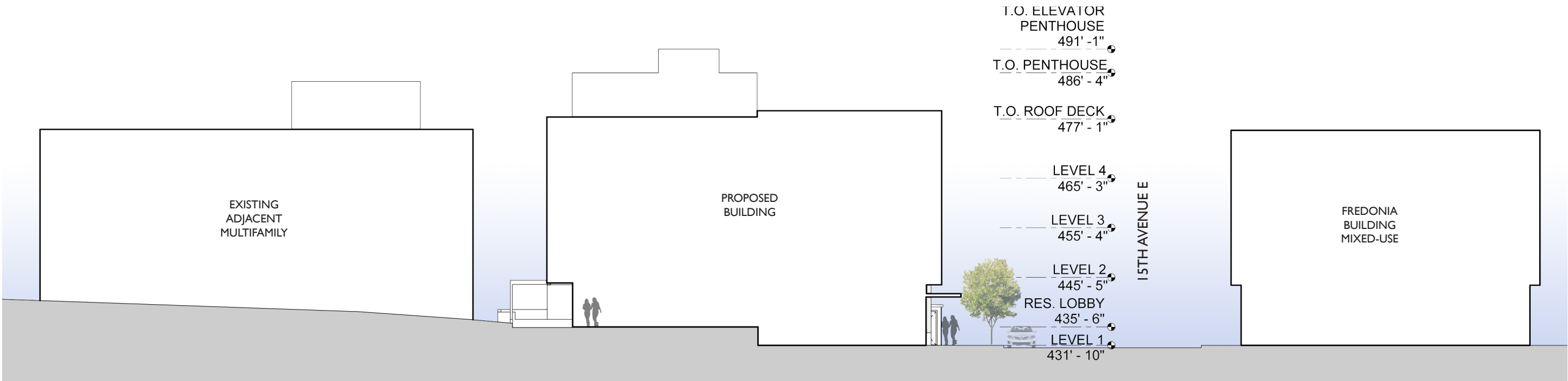
KEY PLAN



SECTION A - STOREFRONT



SECTION B - RESIDENTIAL LOBBY ENTRY



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



DRIVING



WALKING

SIGNAGE CONCEPT

CORNER AT E MERCER STREET AND 15TH AVENUE E



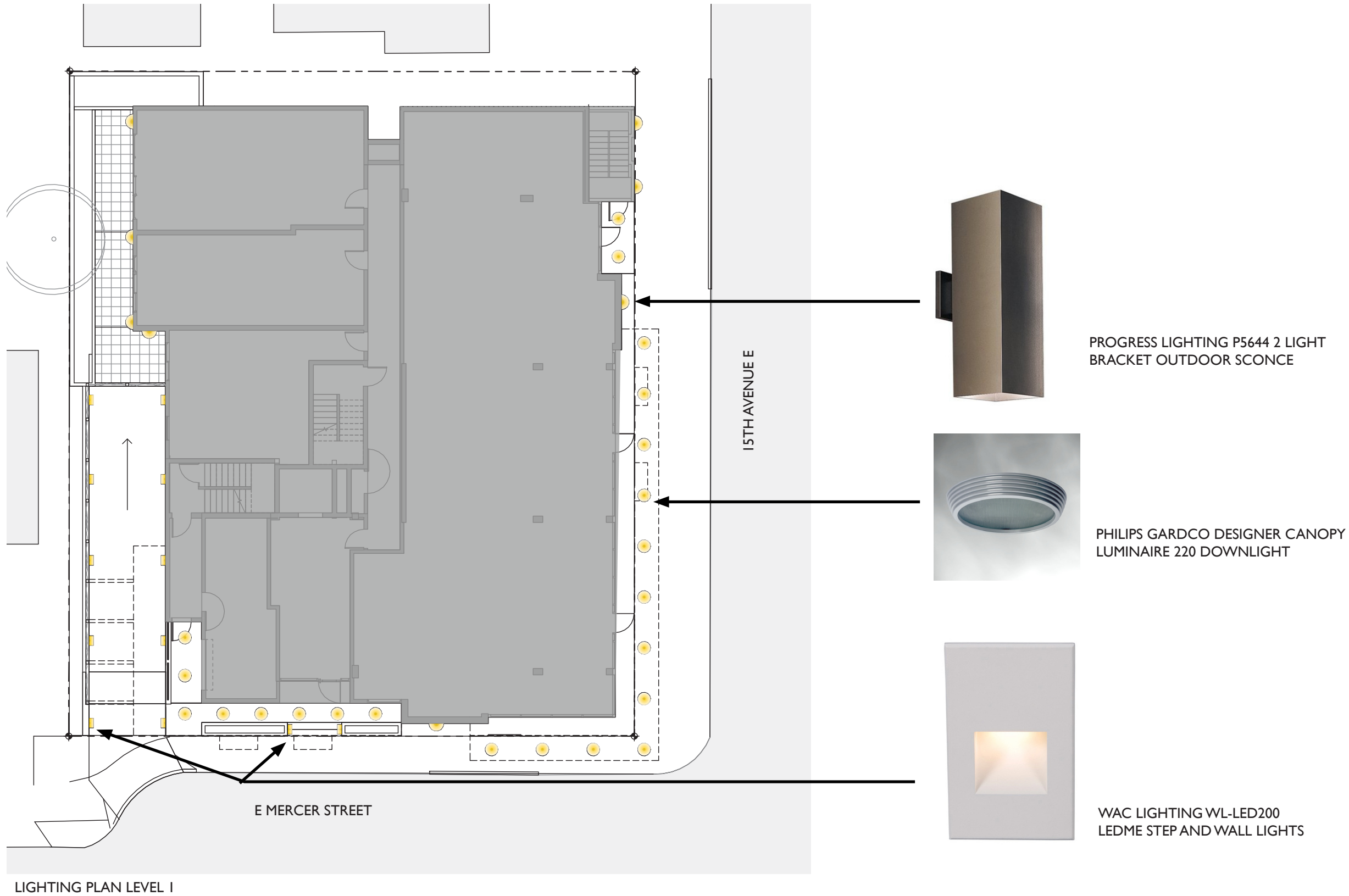
RESIDENTIAL ENTRY
WALL SIGNAGE

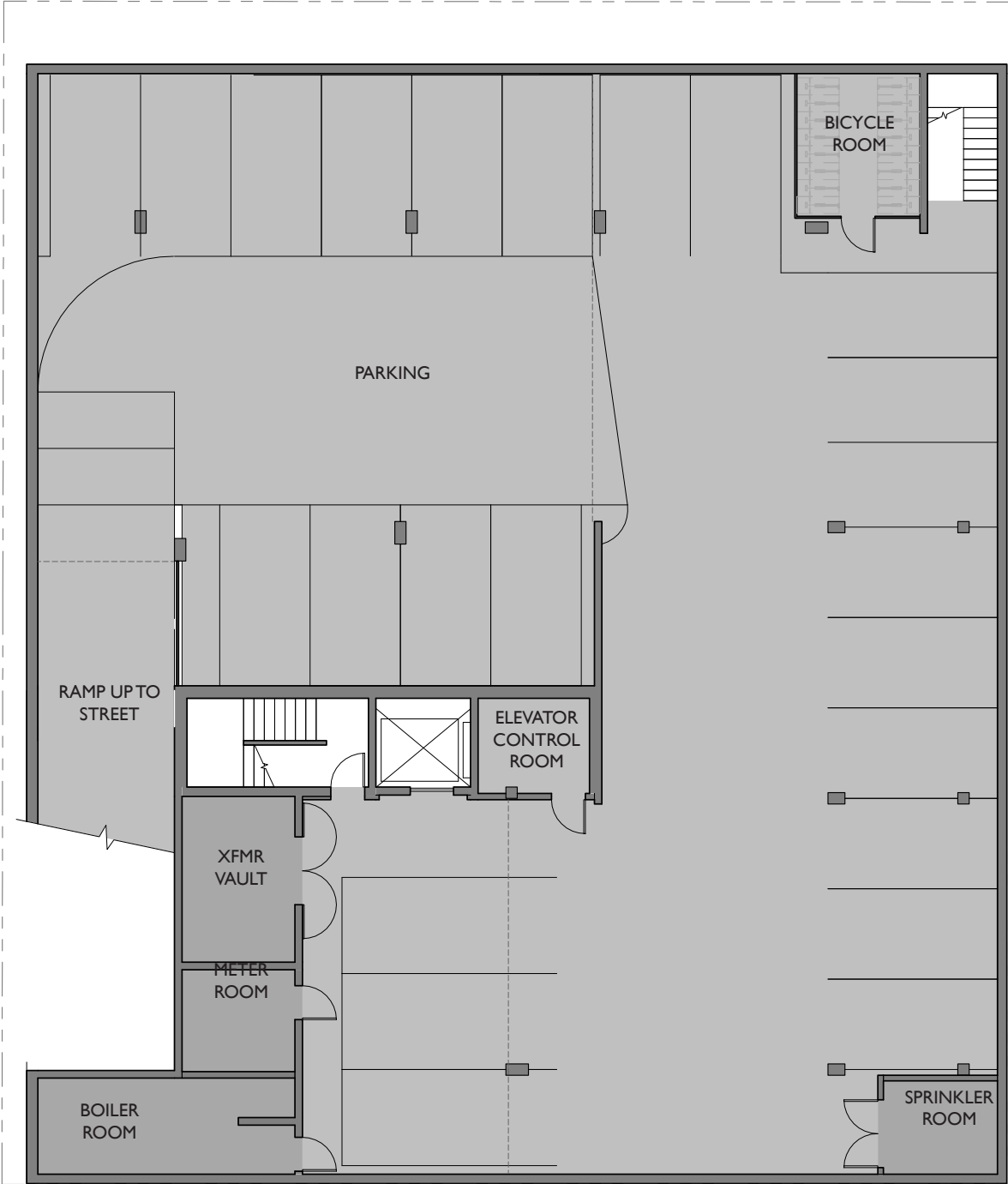
RETAIL BLADE
SIGNAGE

RETAIL METAL DIMENSIONAL
LETTER SIGNAGE



NEIGHBORHOOD BLADE EXAMPLES



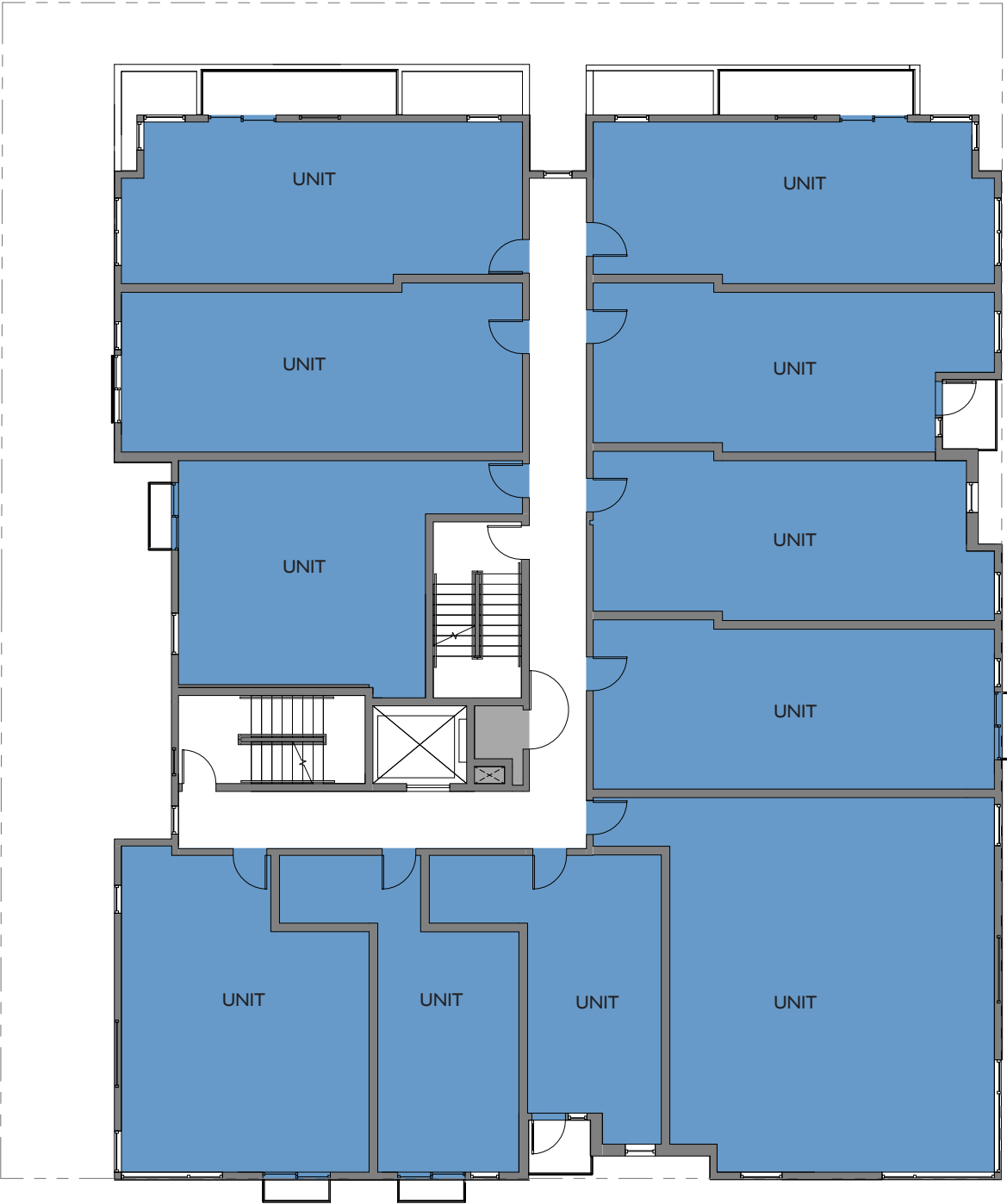


LEVEL P1



LEVEL L1

FLOOR PLANS

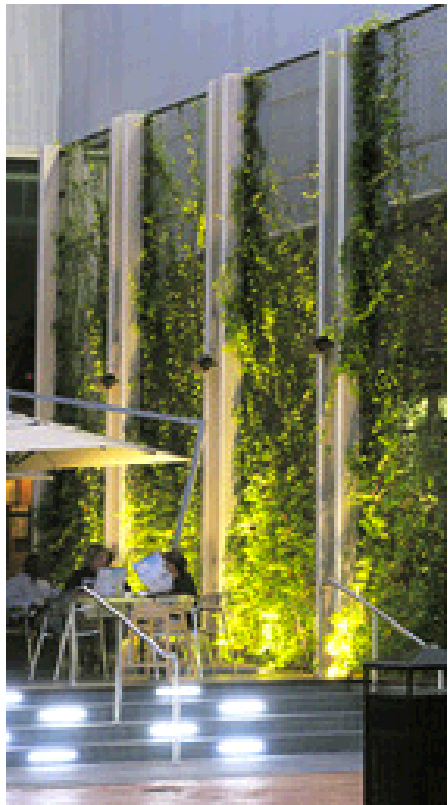


LEVEL L2-3

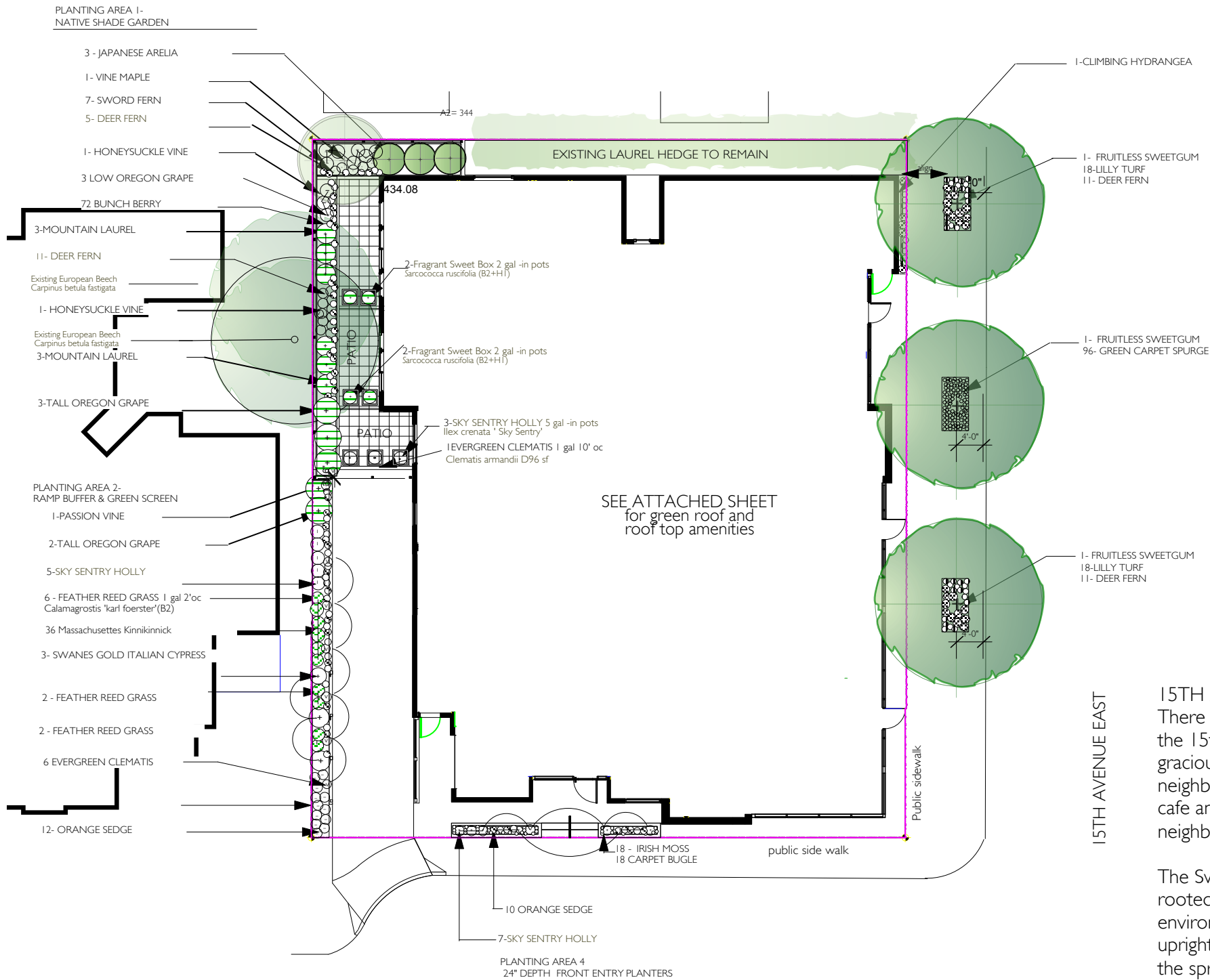


LEVEL L4

LANDSCAPE FLOOR PLAN

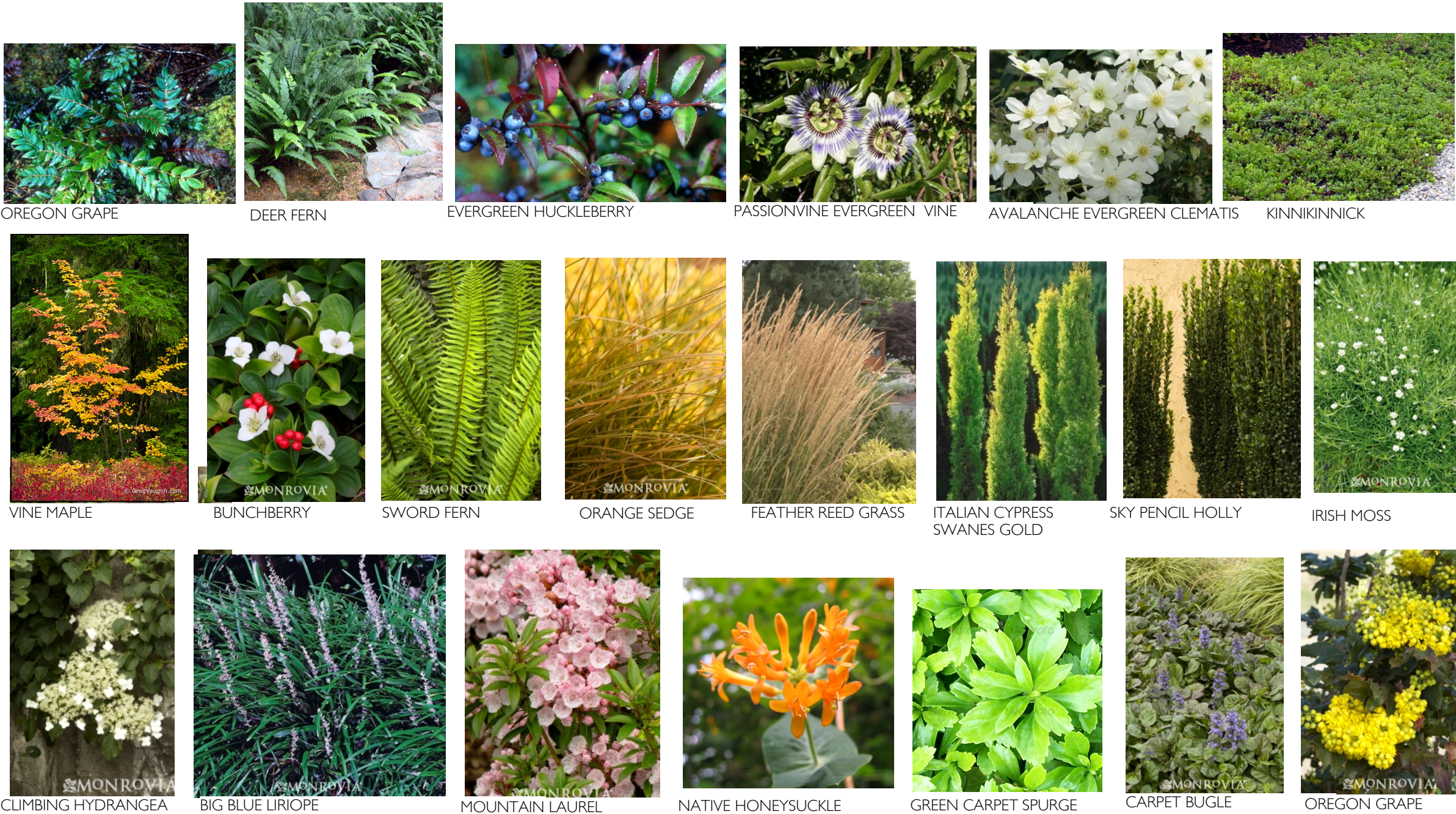


GREEN SCREEN



15TH AVENUE EAST
There is an oppotunity 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.



LANDSCAPE ROOF PLAN



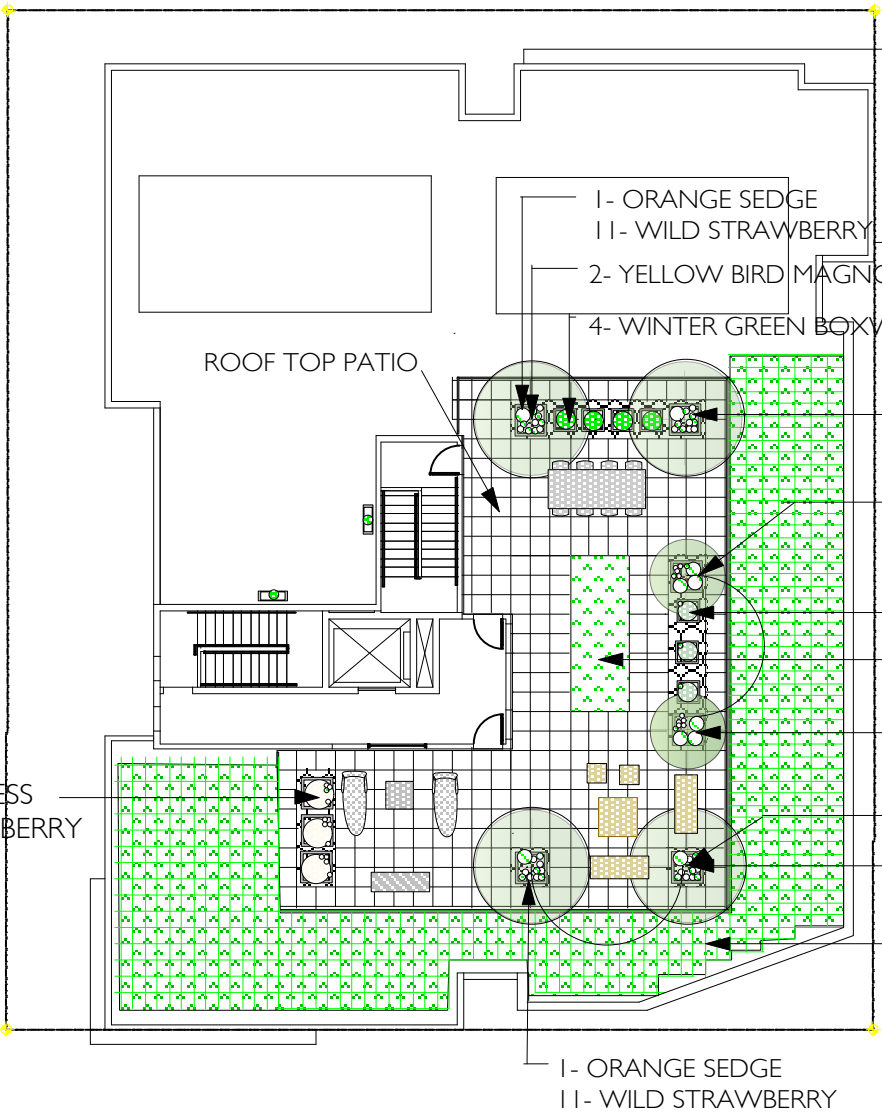
CHAISE LOUNGE CHAIR



BENCH



DINNING TABLE



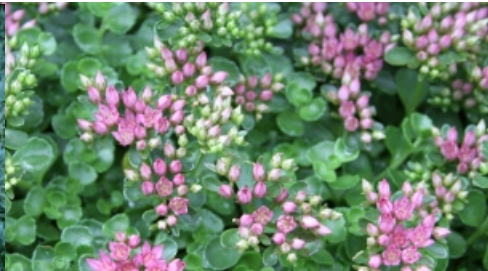
2X2 PAVER PATIO



GEO CUBE PLANTERS



BLUE SPRUCE STONE CROP



JOHN CREECH STONE CROP



JUNE GRASS- IN BLOOM



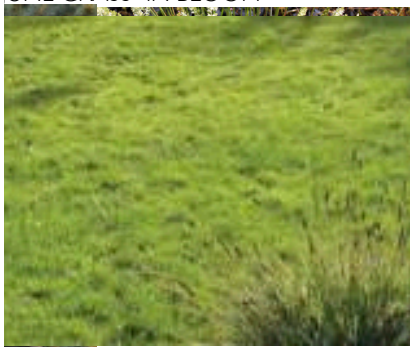
GOLD MOSS STONE CROP



BABY TEARS STONE CROP



SEDUM VERA JAMESON



JUNE GRASS



GALAXY MAGNOLIA

GREEN ROOF STONE CROPS & GRASS

CONTAINER TREE



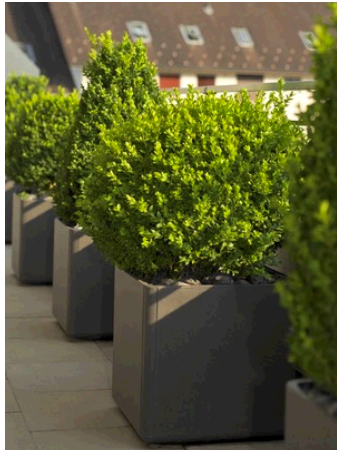
WILD STRAWBERRY



SASKATOON SERVICEBERRY



BLUE OAT GRASS



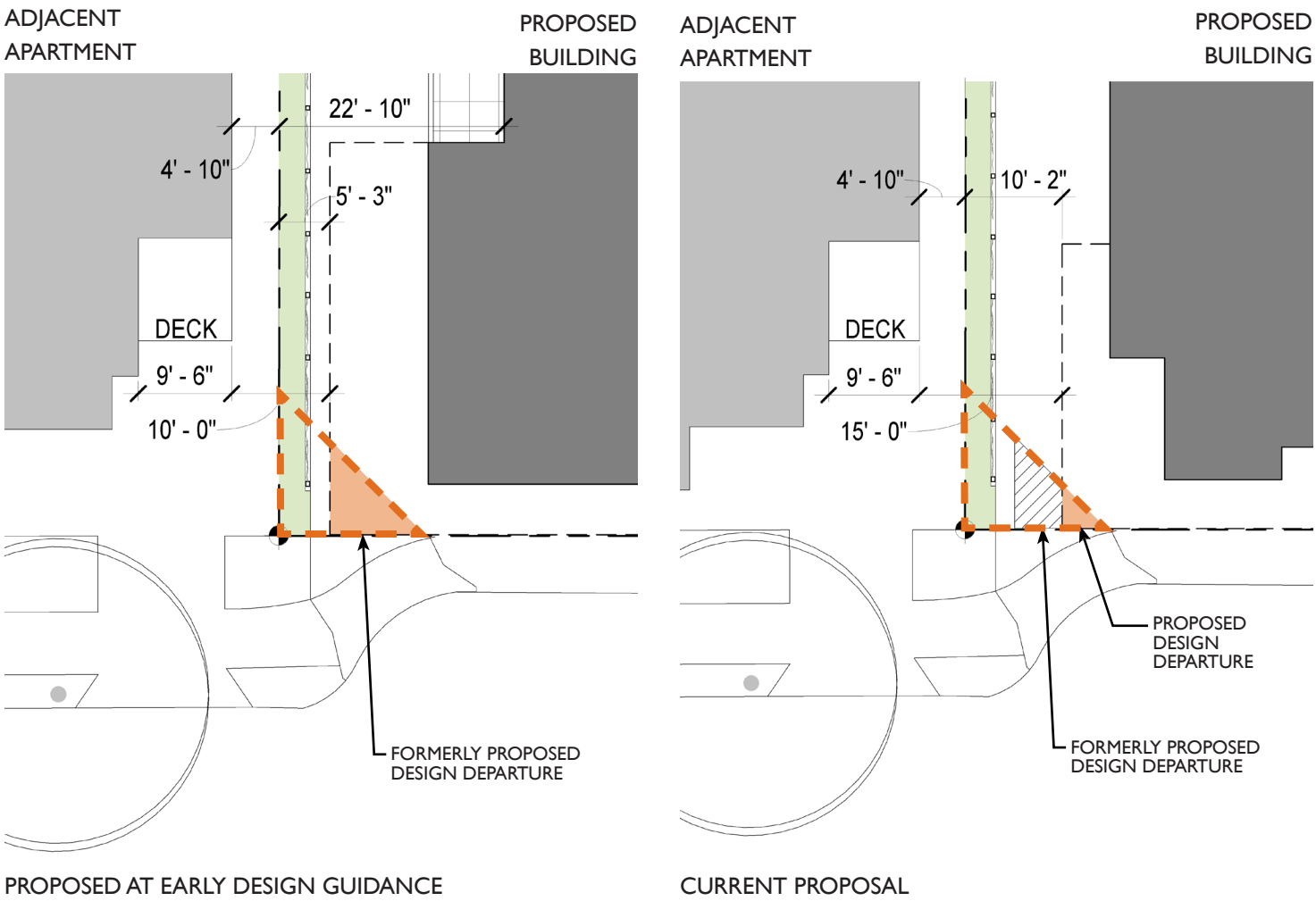
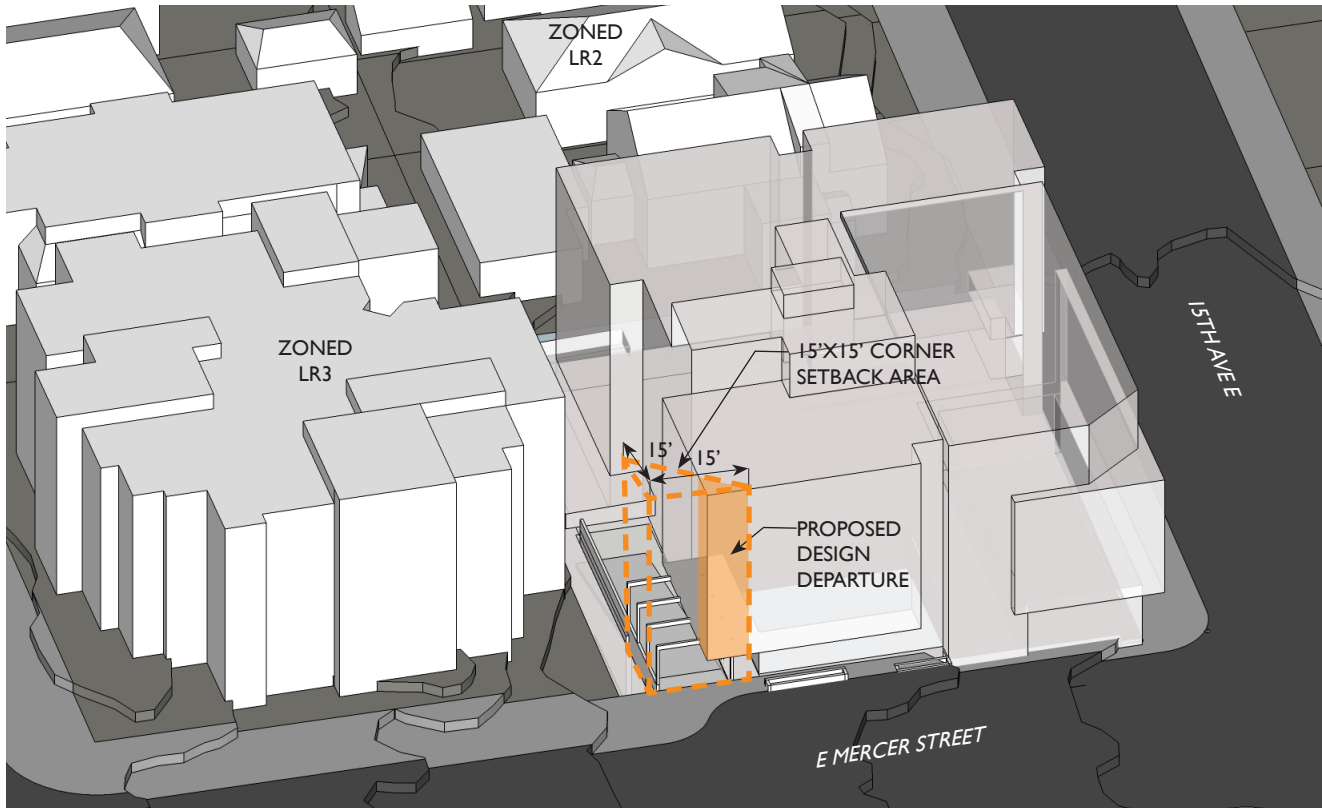
BOXWOOD



2X2 PAVER PATIO

GRANTING OF DESIGN DEPARTURES

THE APPLICANT DEMONSTRATES THAT THE DEPARTURE FROM THE LAND USE CODE REQUIREMENTS
WOULD RESULT IN A DEVELOPMENT THAT BETTER MEETS THE INTENT OF ADOPTED DESIGN GUIDELINES.
SMC 23.41.012



DEPARTURE #I (AT SOUTHWEST PROPERTY CORNER)

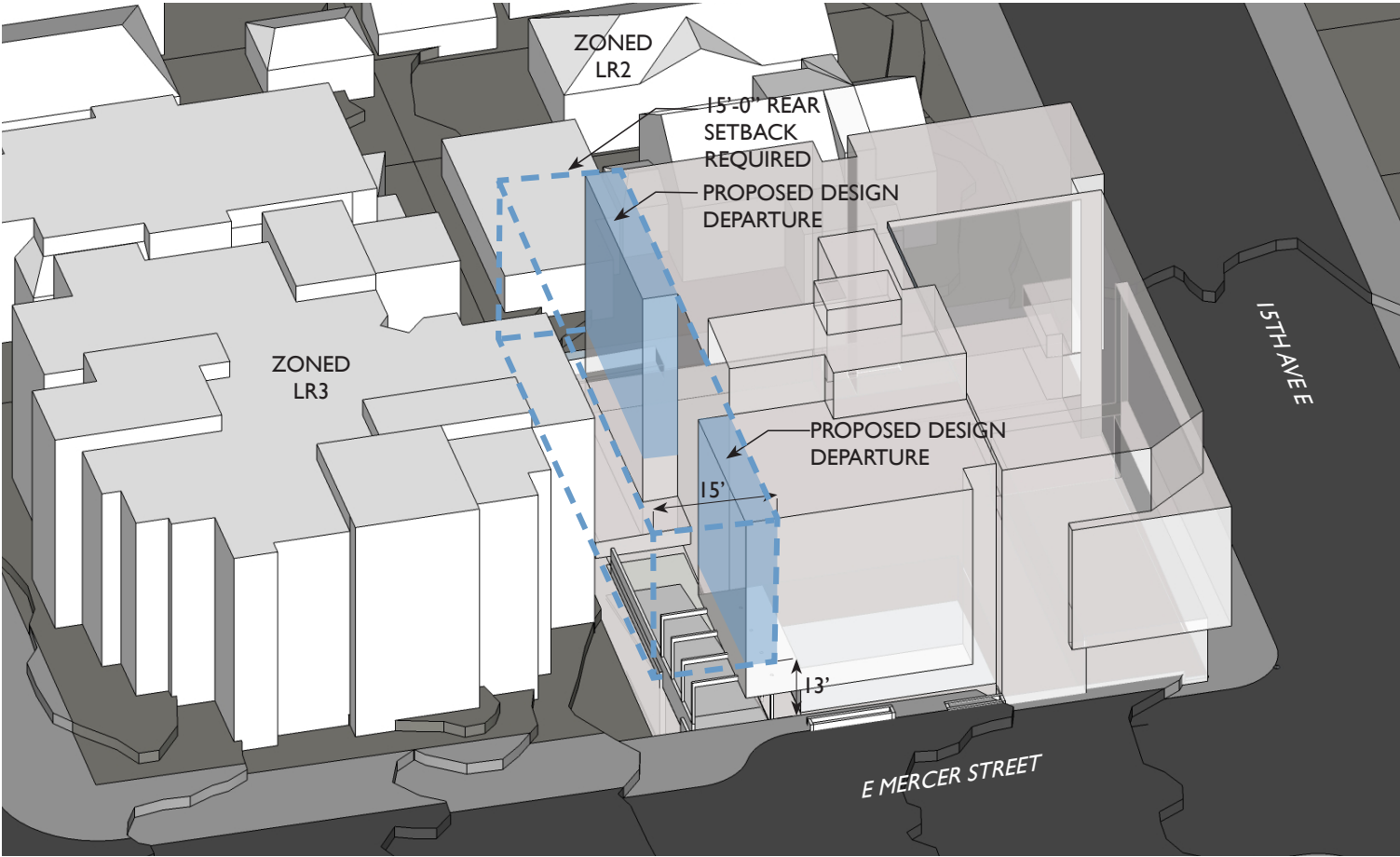
CODE:
Abutting Corner Setback: The Code requires a 15’ by 15’ triangular area setback where an NC zoned lot abuts the intersection of a side and front lot line of a lot in a residential zone.

REQUEST:
The request is for a departure of a 4'-10"X4'-10" corner of the 15'X15' triangle.

DESIGN GUIDELINE RATIONALE:

- C-2: Architectural Concept and Consistency**
- To maintain the design consistency of the smaller flanking massing of residential character with the stronger commercial massing at the corner.

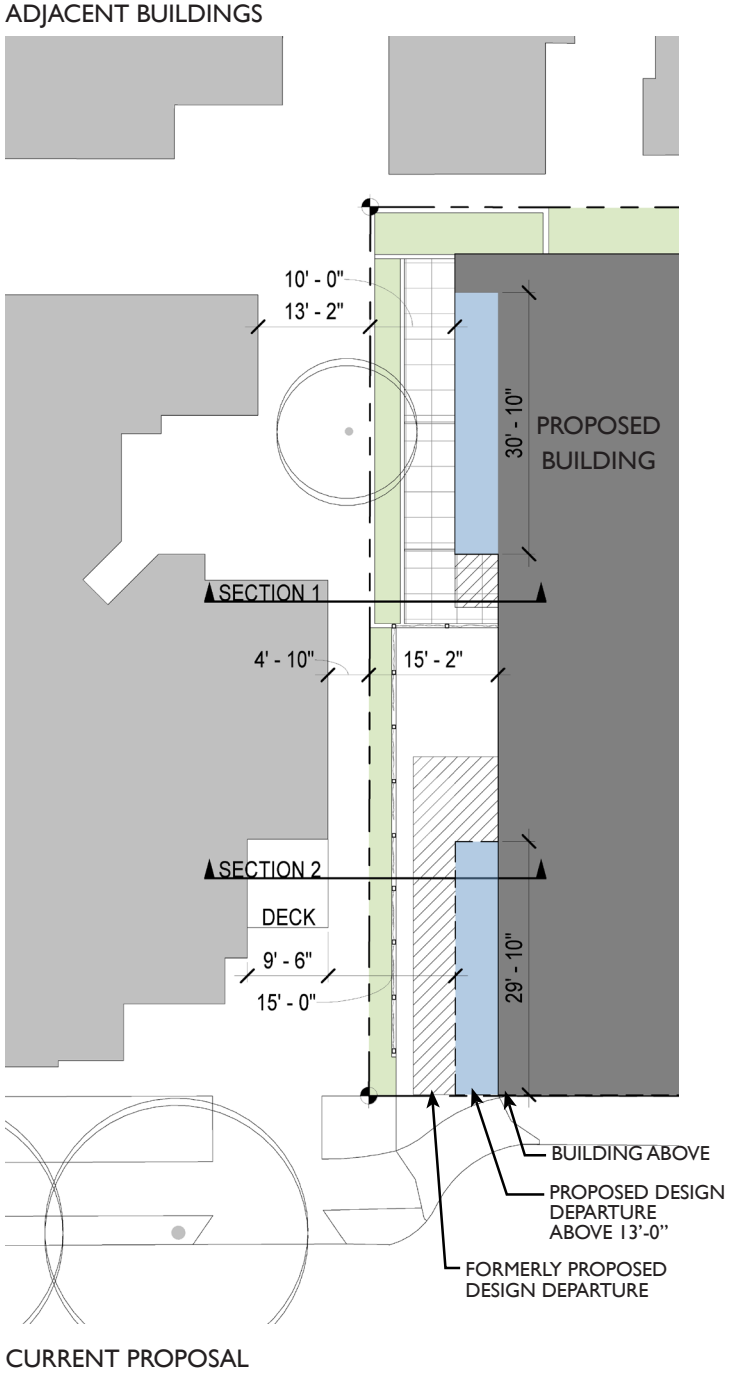
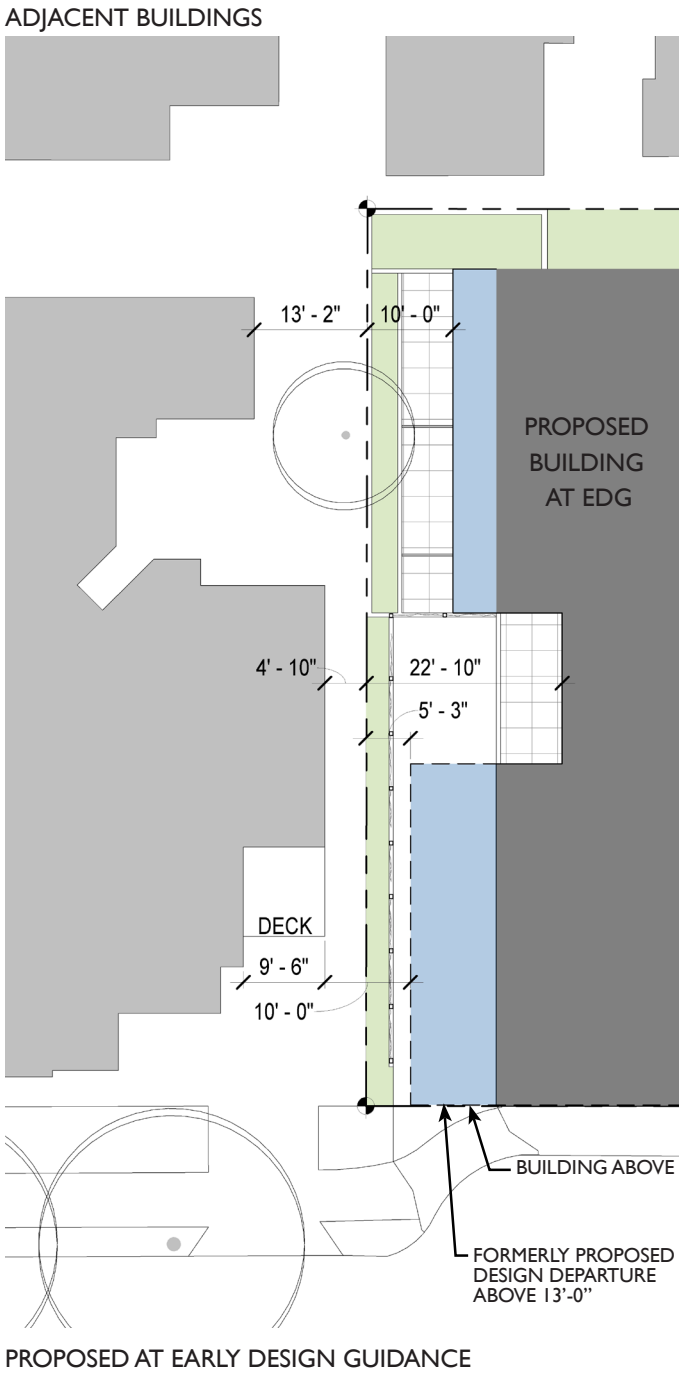
DEPARTURE REQUEST #2



DEPARTURE #2 (AT WEST PROPERTY LINE)

CODE:
Abutting Rear Setback: The Code requires structures along a rear or side lot line that abuts a residential zoned lot to be setback 15' for portions of the structure above 13' in height up to 40'.

REQUEST:
The request is for a departure of two 5' deep bays projecting into the west setback.



DESIGN GUIDELINE RATIONALE:

A-5: Respect for Adjacent Sites

- Pull back 13’ high base to create a more hospitable relationship at the property line
- Avoid blank wall condition at ground level against neighboring property
- Provides privacy at 13’ level deck to neighboring property

A-7: Residential Open Space

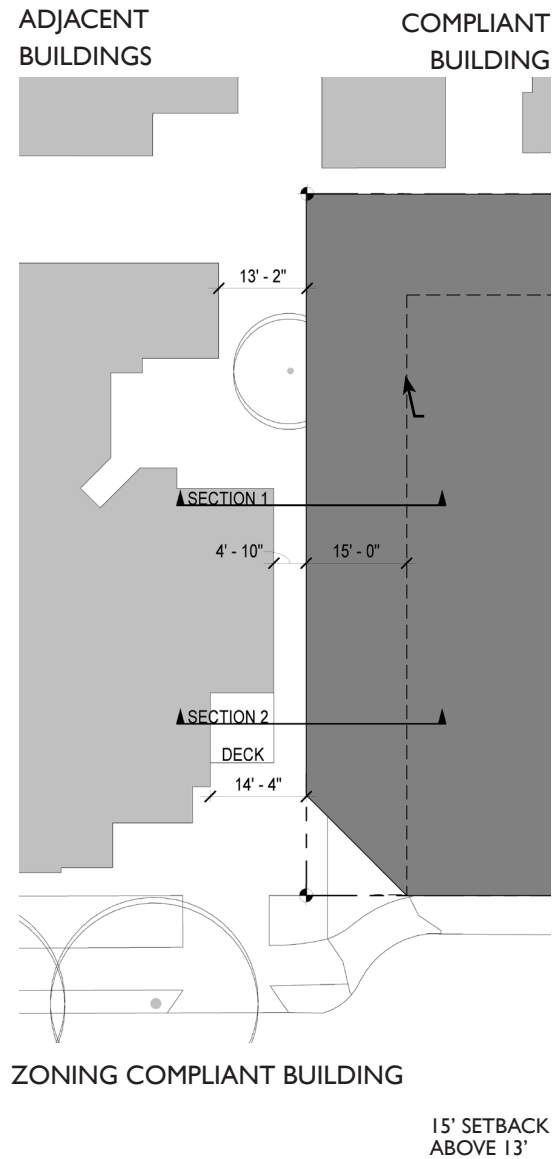
- Create opportunity for ground level landscaped patio

C-2: Architectural Concept and Consistency

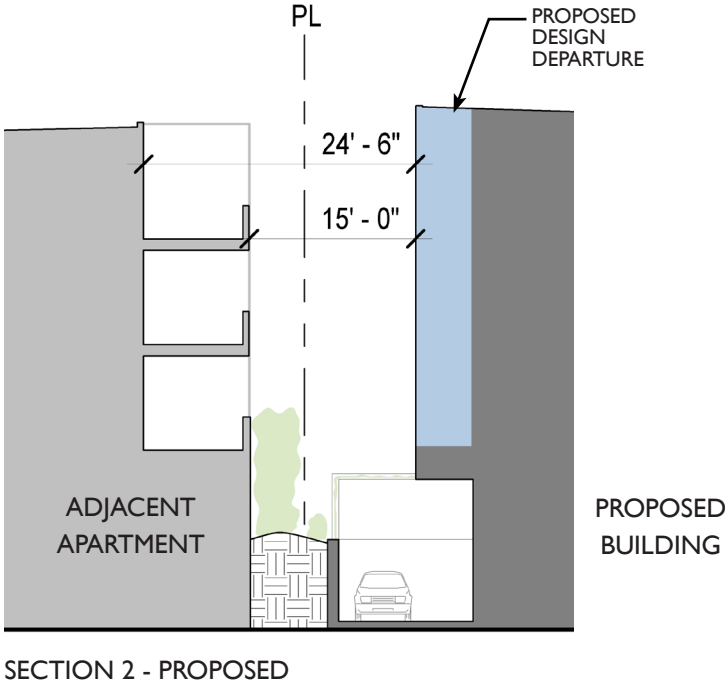
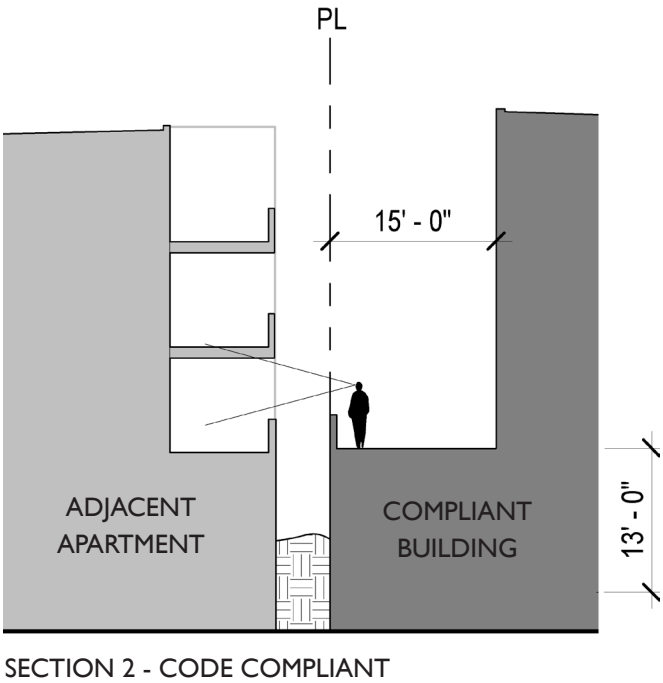
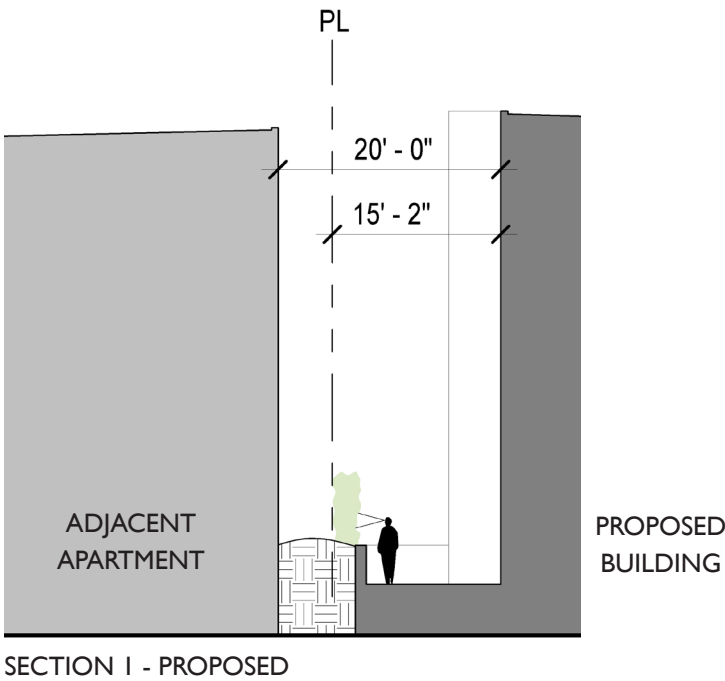
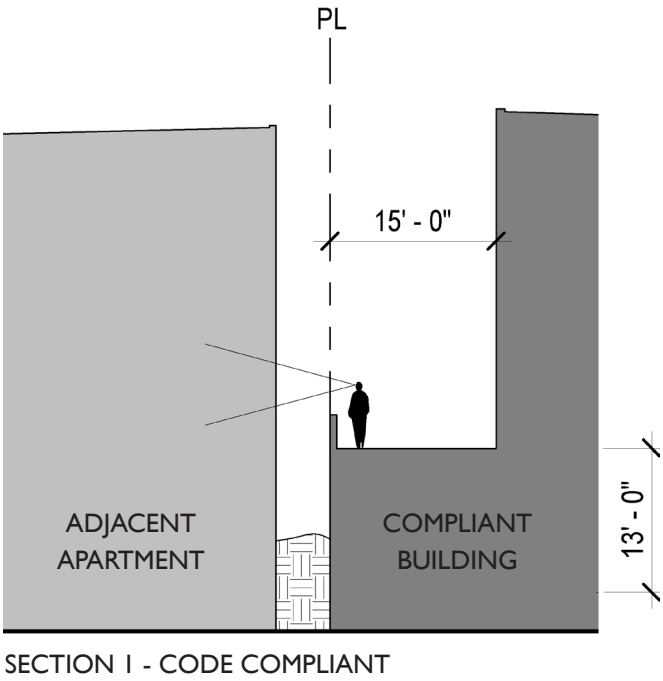
- To carry the design consistency of smaller scale flanking masses of residential character above a supporting base from the south to the west façade.
- To allow for screening of the garage access ramp with smaller structural elements and landscaping.

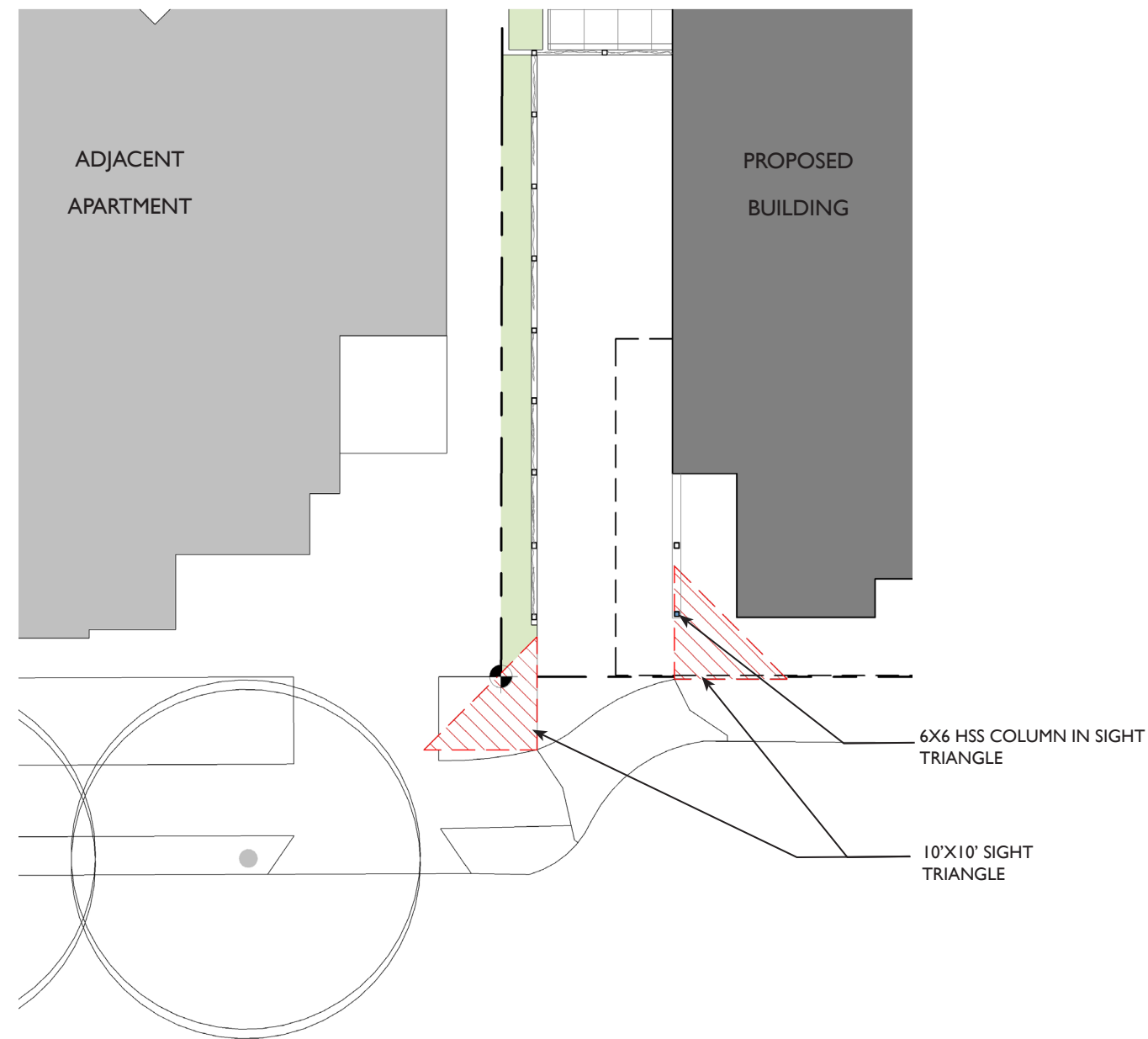
E-1: Landscaping to Reinforce Design Continuity with Adjacent Sites:

- To create landscaping opportunities along the west property line for screening of garage ramp
- To create landscaped patios to provide screening and landscaped transition to the neighbor at grade level.



DEPARTURE DIAGRAM





DEPARTURE #3 - SIGHT TRIANGLE

CODE:

Sight Triangle: A sight triangle of 10'X10' for a driveway exit shall be kept clear of obstructions between 32 and 82 inches above the ground.

REQUEST:

The request is to allow for a 6"x6" steel column to occur within this sight triangle.

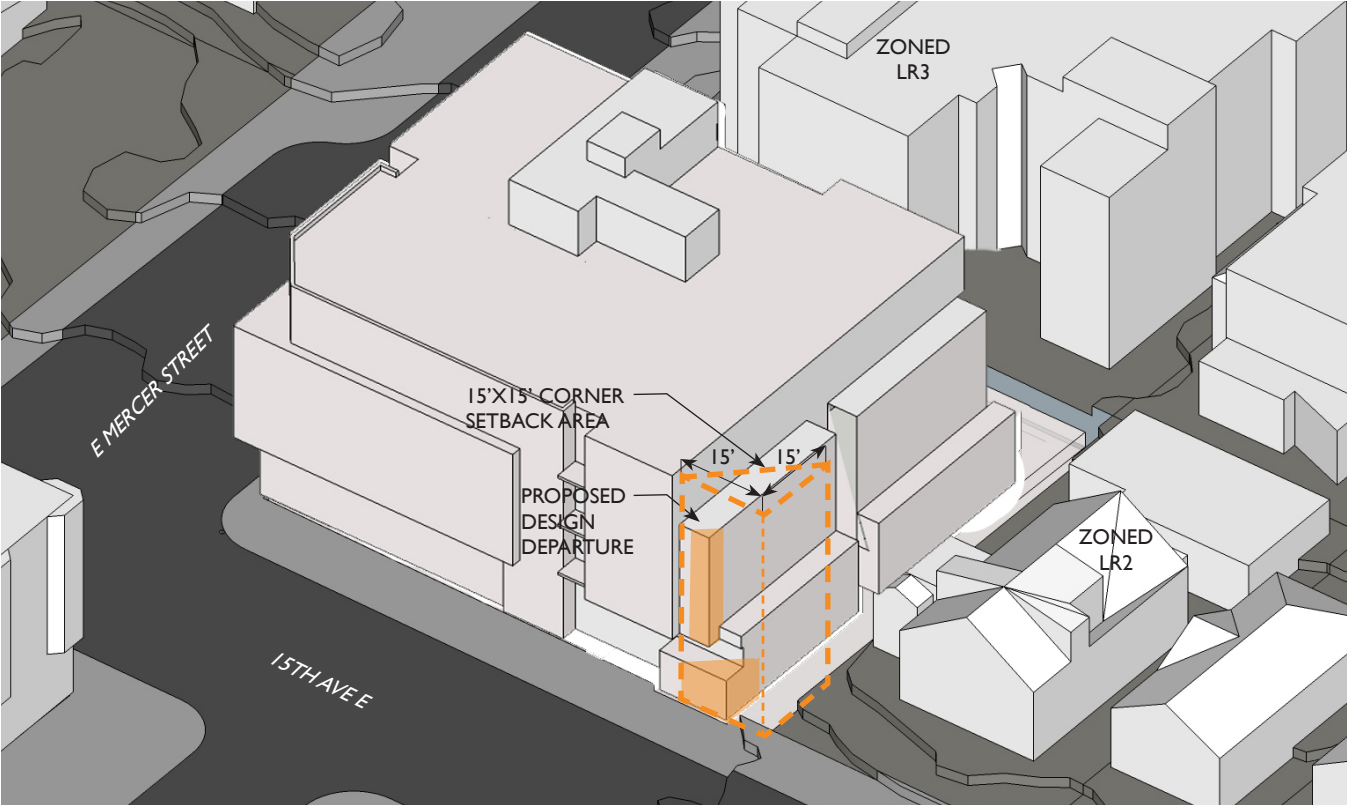
DESIGN GUIDELINE RATIONALE:

C-2: Architectural Concept and Consistency

- Column helps mass appear to float.

E-1: Landscaping to Reinforce Design Continuity with Adjacent Sites:

- To provide a lighter weight structural element to support the structure above and to provide a landscape trellis element to screen the parking access ramp.



DEPARTURE #4 ABUTTING CORNER SETBACK

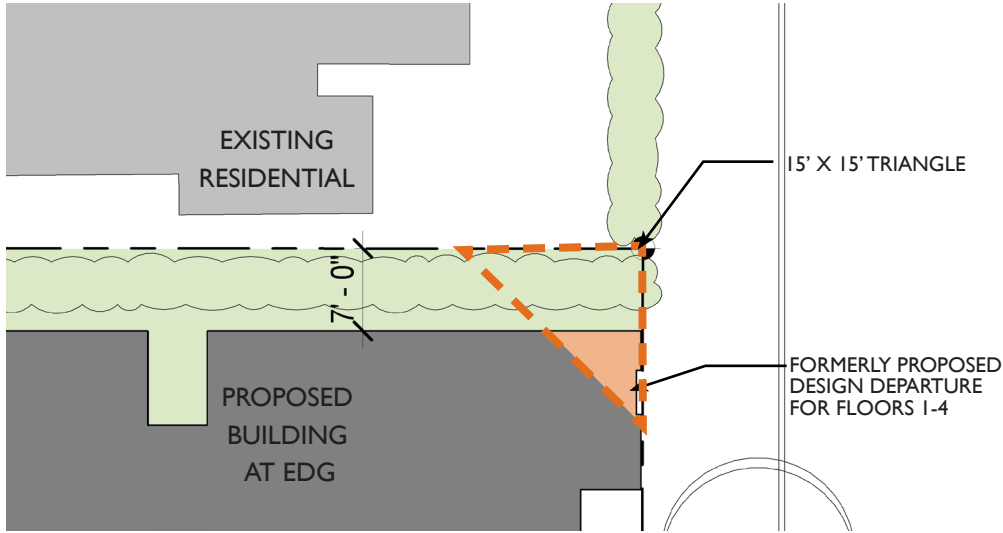
DEPARTURE #4 (AT NORTHEAST PROPERTY CORNER)

CODE:

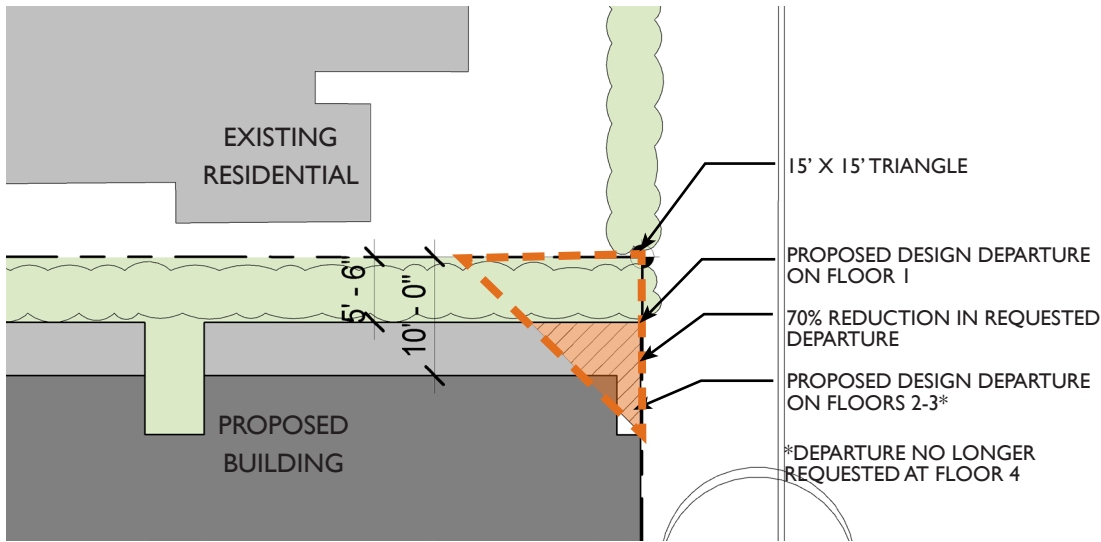
Abutting Corner Setback: The Code requires a 15’ by 15’ triangular area setback where an NC zoned lot abuts the intersection of a side and front lot line of a lot in a residential zone.

REQUEST:

The request is for a departure of a 9’-6”x 9’-6” corner of the 15’X15’ triangle at the ground floor and a 2’-10” x 2’-10” corner of the 15’x15’ triangle at floors 2-3.



PROPOSED AT EARLY DESIGN GUIDANCE



CURRENT PROPOSAL

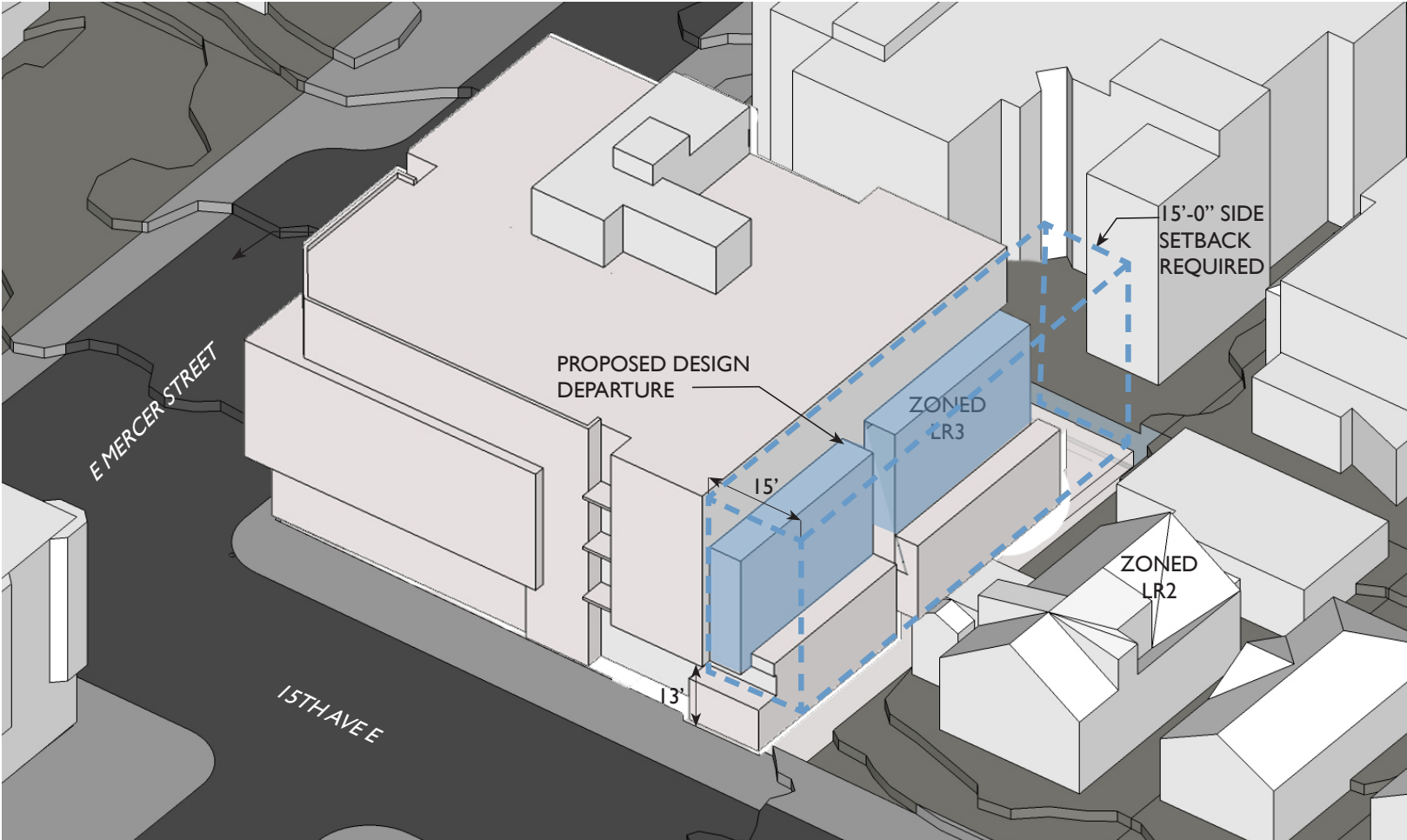
DESIGN GUIDELINE RATIONALE:

C-2: Architectural Concept and Consistency

- To maintain the design consistence of the smaller flanking massing of residential character with the stronger commercial massing at the corner.

D-7: Personal Safety and Security

- Eliminates potential hiding spot at corner adjacent to hedge.



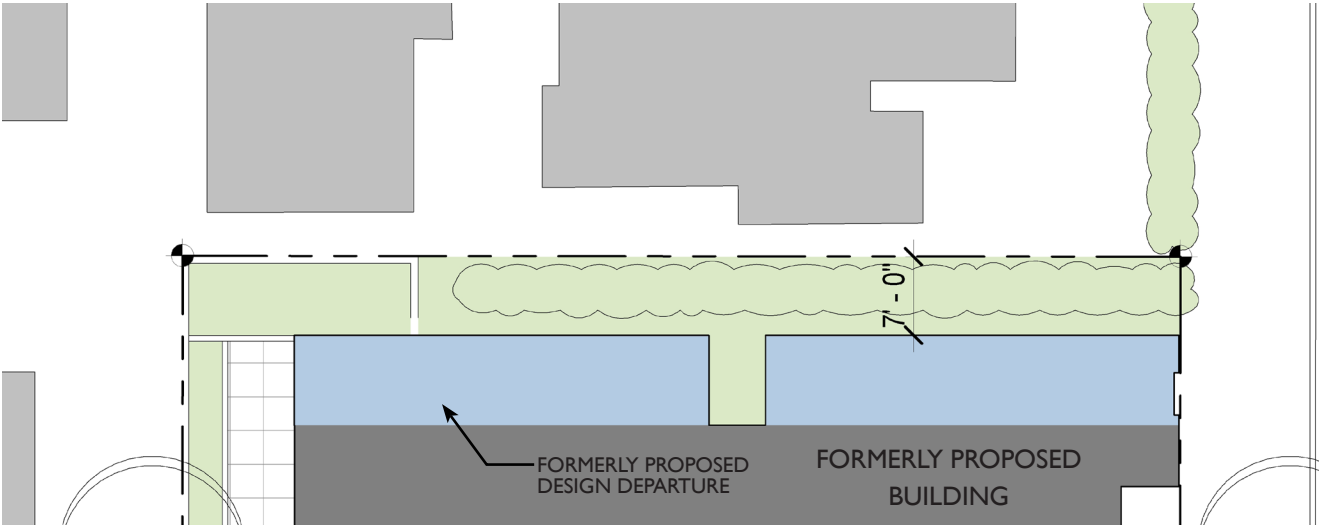
DEPARTURE #5 (AT NORTH PROPERTY LINE)

CODE:

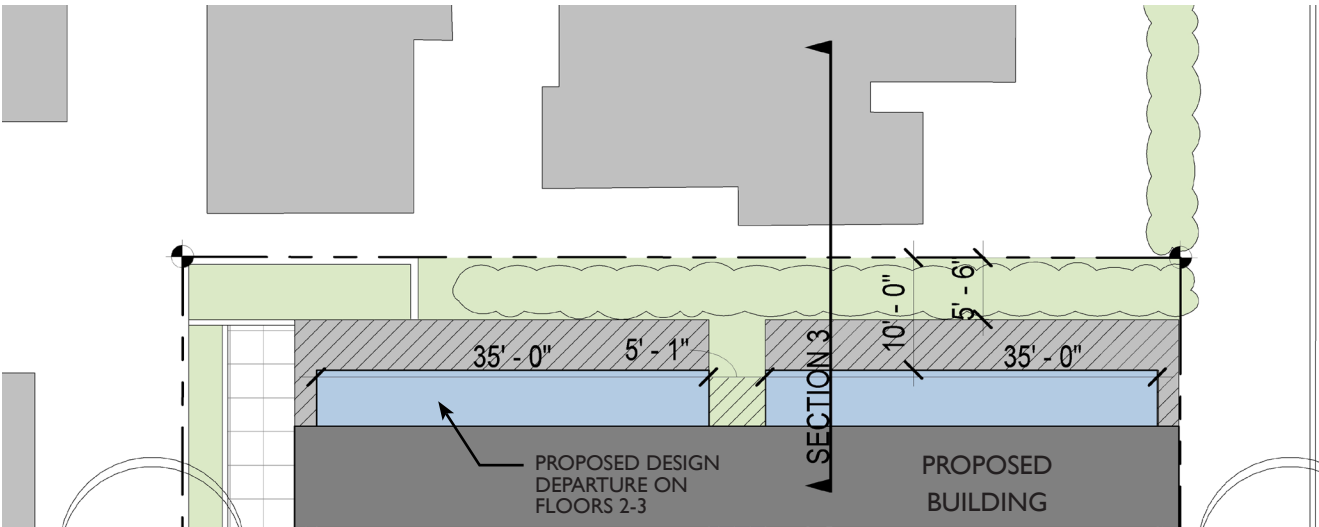
Abutting Rear Setback: The Code requires structures along a rear or side lot line that abuts a residential zoned lot to be setback 15' for portions of the structure above 13' in height up to 40'.

REQUEST:

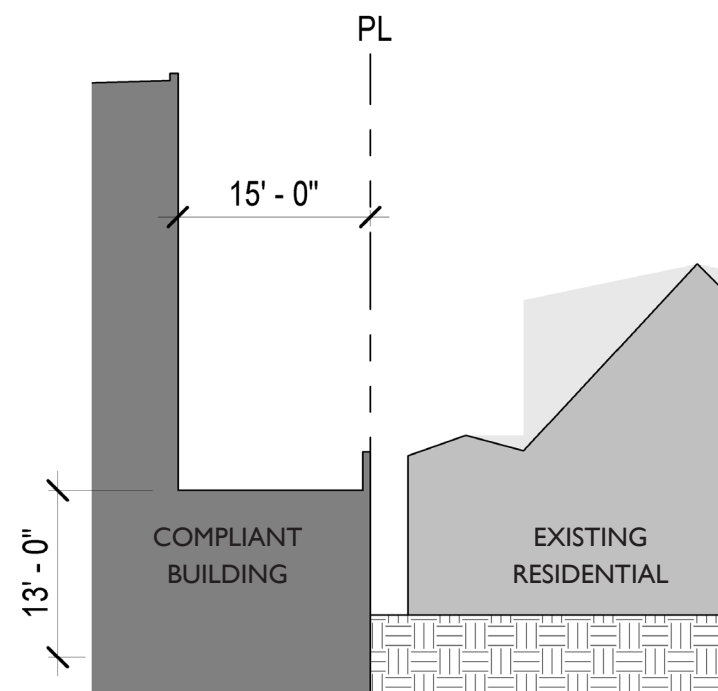
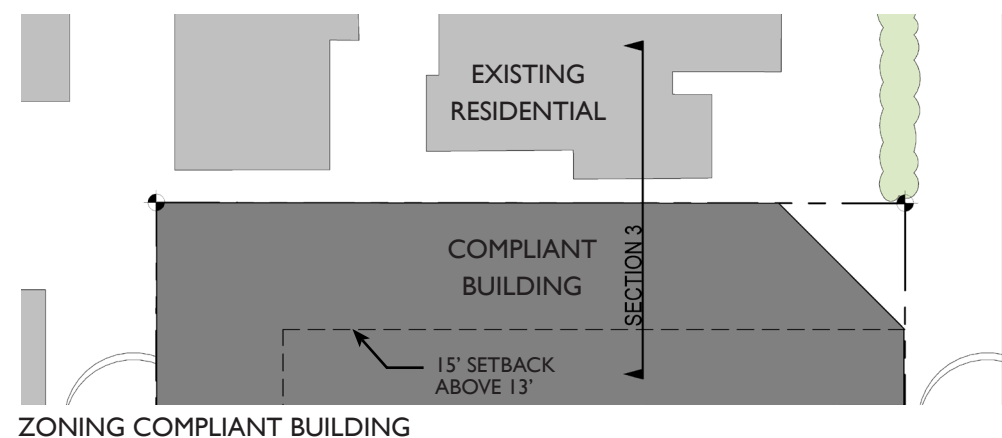
The request is for a departure of two 5'-0" deep bays projecting into the north setback on floors 2-3 only.



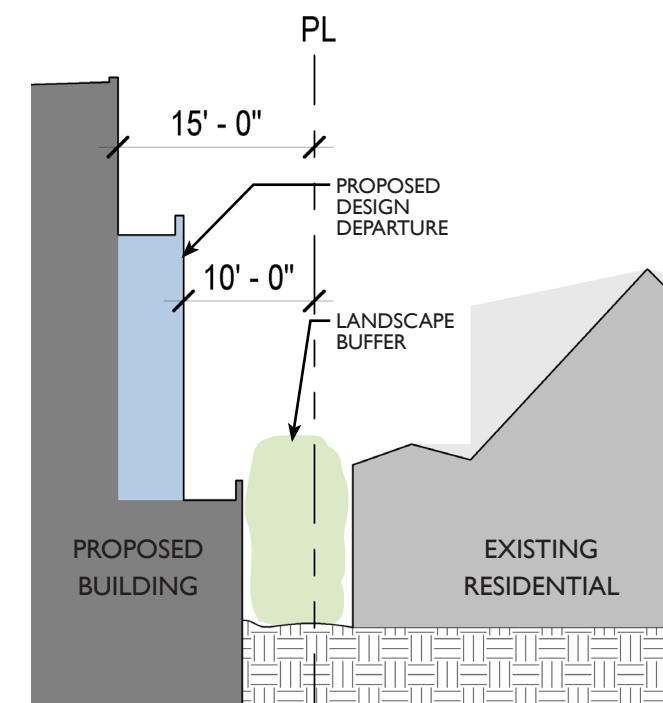
PROPOSED AT EARLY DESIGN GUIDANCE



CURRENT PROPOSAL



SECTION 3 - CODE COMPLIANT



SECTION 3 - PROPOSED

DESIGN GUIDELINE RATIONALE:**A-5: Respect for Adjacent Sites**

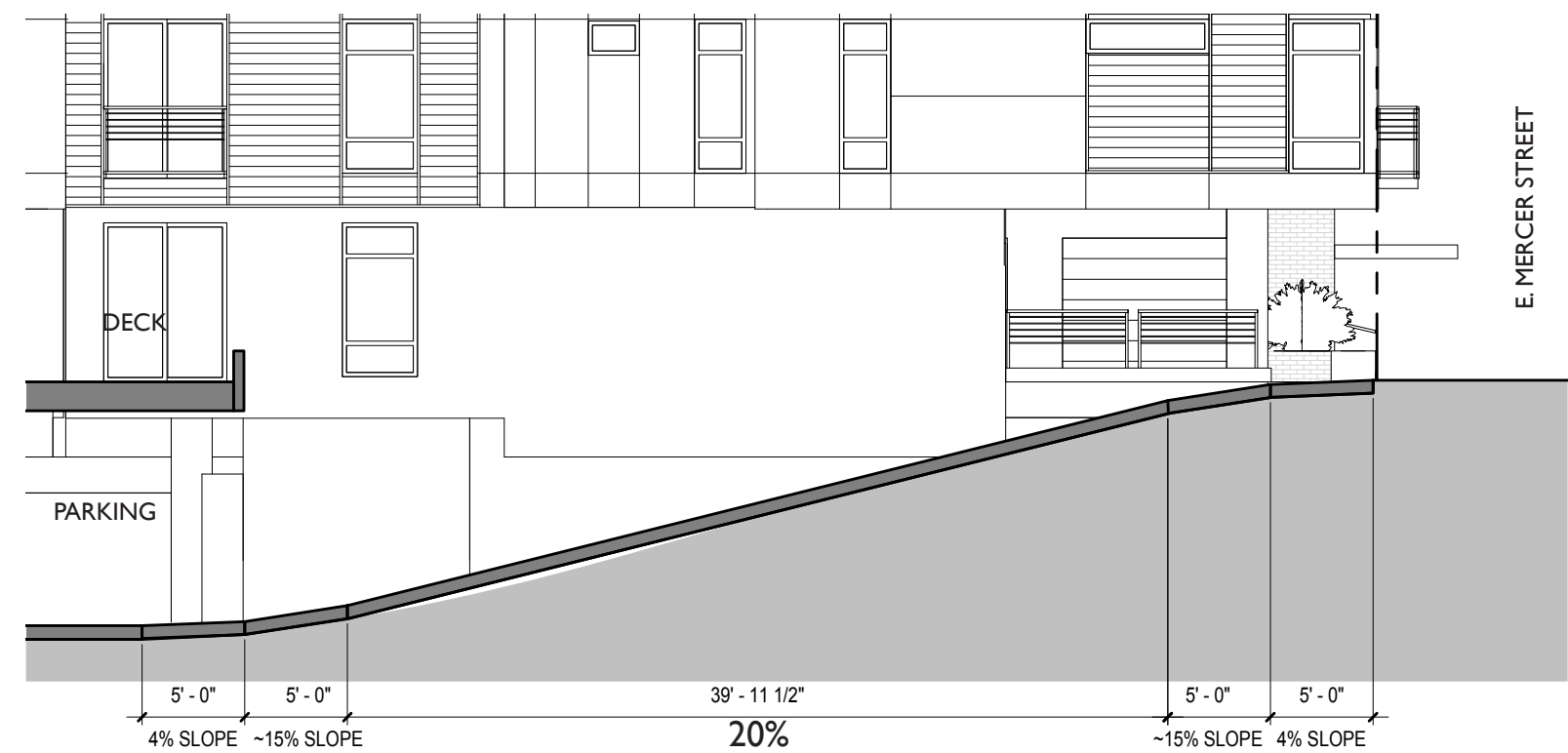
- Pull back 13' high base to create a more hospitable relationship at the property line
- Avoid blank wall condition at ground level against neighboring property
- Provides privacy at 13' level deck to neighboring property

C-2: Architectural Concept and Consistency

- To carry the design consistency of smaller scale flanking masses of residential character above a supporting base from the south to the west façade.

E-1: Landscaping to Reinforce Design Continuity with Adjacent Sites:

- To preserve hedge and arbor enclosing "outdoor room" of neighbor.



DEPARTURE #6 DRIVEWAY SLOPE FOR ALL USES

DEPARTURE #6 - DRIVEWAY SLOPE

CODE:
Driveway Slopes for All Uses: No portion of a driveway shall exceed a slope of 15%.

REQUEST:
The request is to allow for a 20% driveway slope to access the below grade parking.

DESIGN GUIDELINE RATIONALE:

- A-2: Streetscape Compatibility**
- The parking access has been located off of Mercer Street at the west corner of the site to avoid a drive access off of 15th Ave.
 - The drive is located adjacent to the driveway for the neighboring property to the west.
 - This corner of the property occurs at the highpoint of the site and to provide required vehicle clearance a steep ramp is required.
- A-7: Residential Open Space**
- The steeper ramp allows more space for larger residential patios above.

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ATTACHMENT B: RESPONSE TO DESIGN GUIDELINES

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

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.

ATTACHMENT B: RESPONSE TO DESIGN GUIDELINES

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.

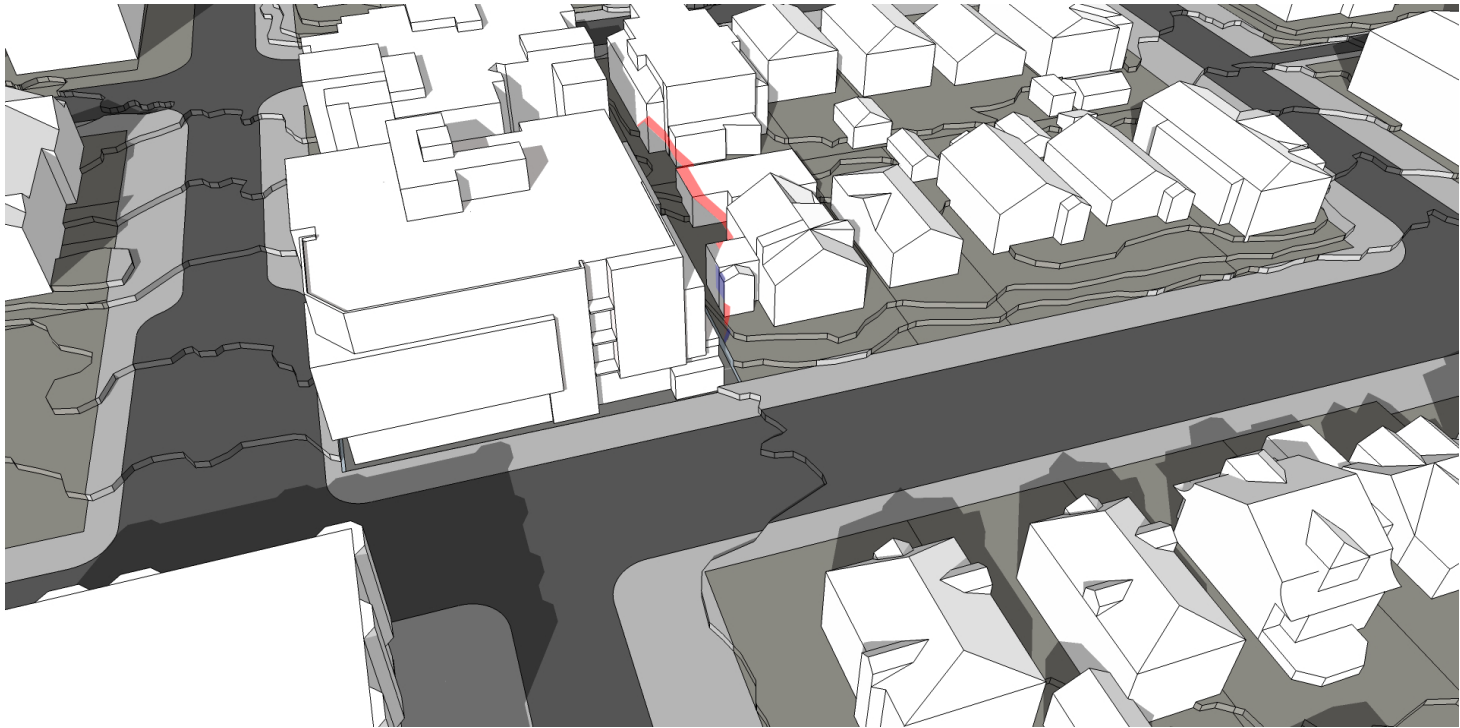
At the Early Design Guidance Meeting, the Board did not fully discuss this guideline but they did indicated they thought that retaining the existing laurel hedge along the north property line was limiting development options. They discussed trimming or removing the hedge and noted that the hedge will 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 provided privacy for the at grade patios along the west property line.

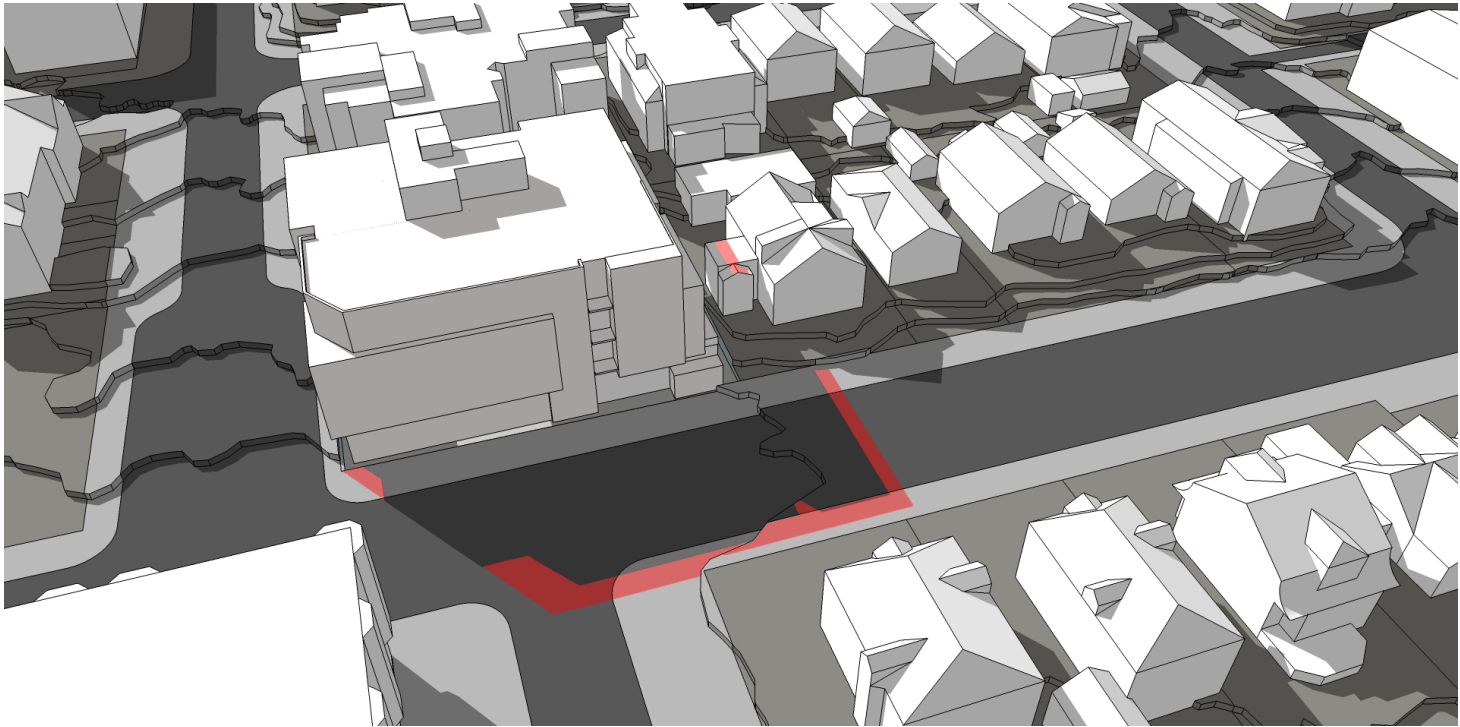


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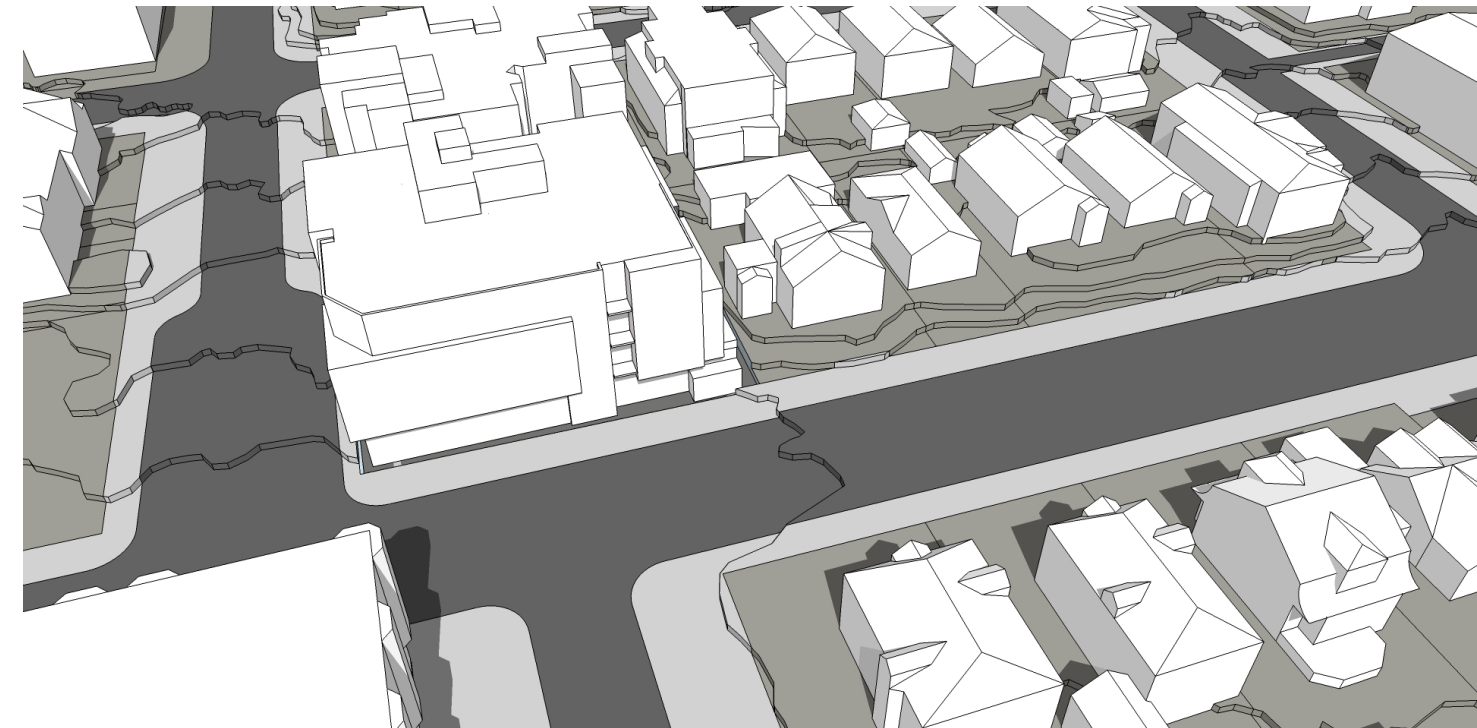
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SHADOW STUDY COMPARISON - JUNE 21ST



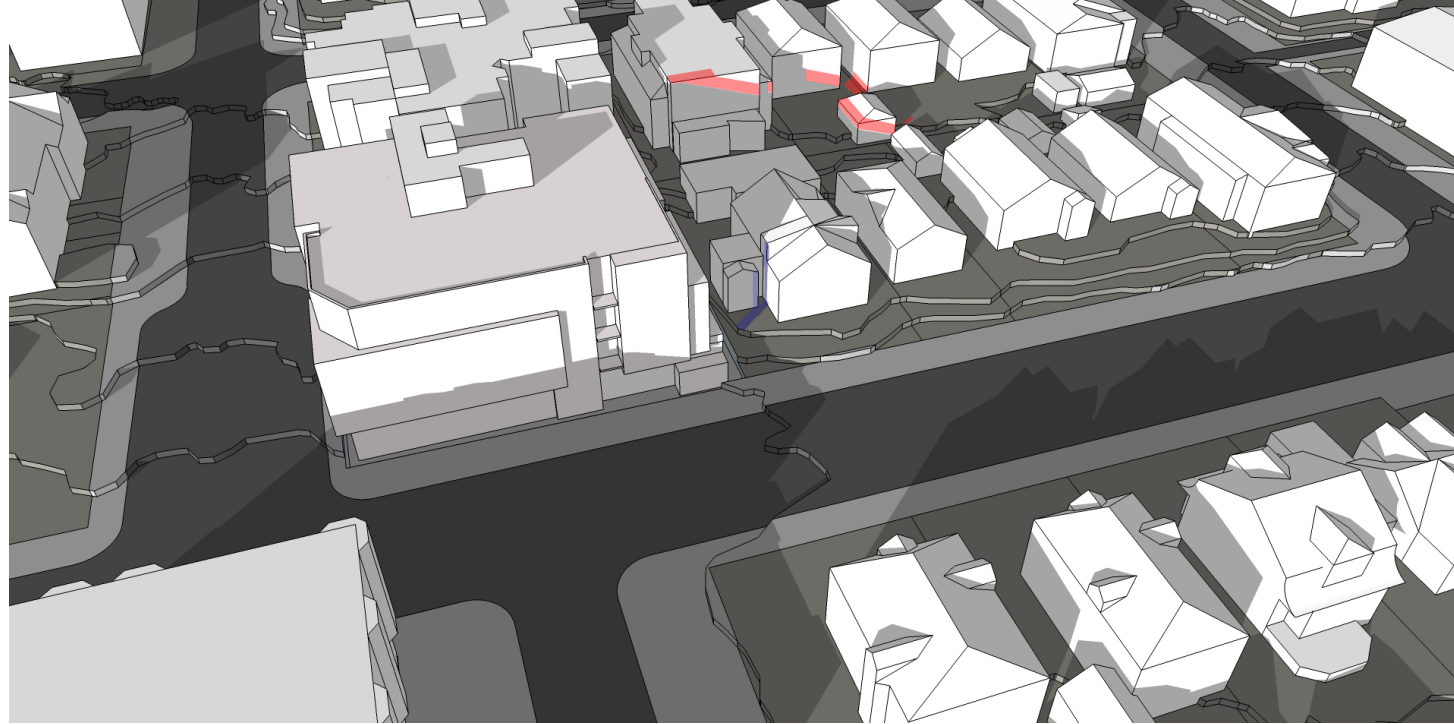
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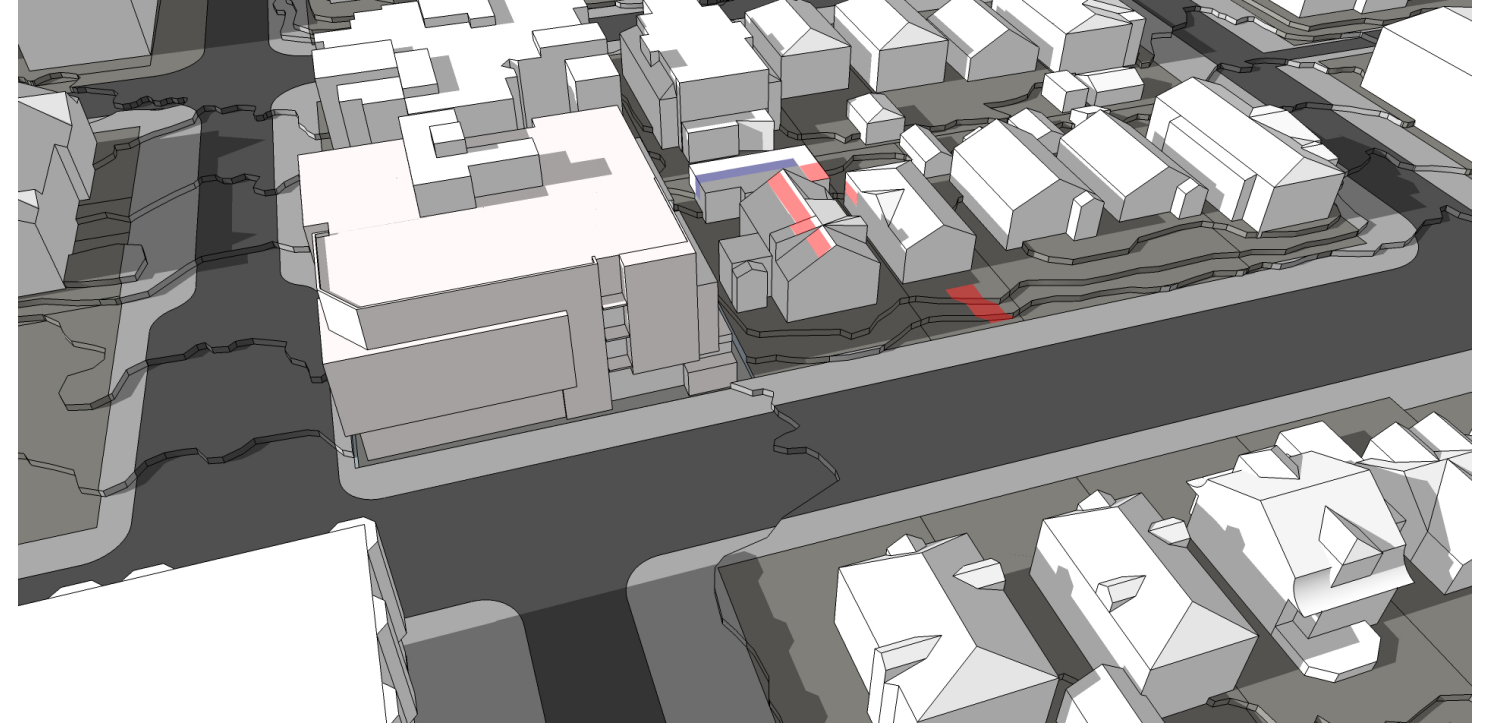
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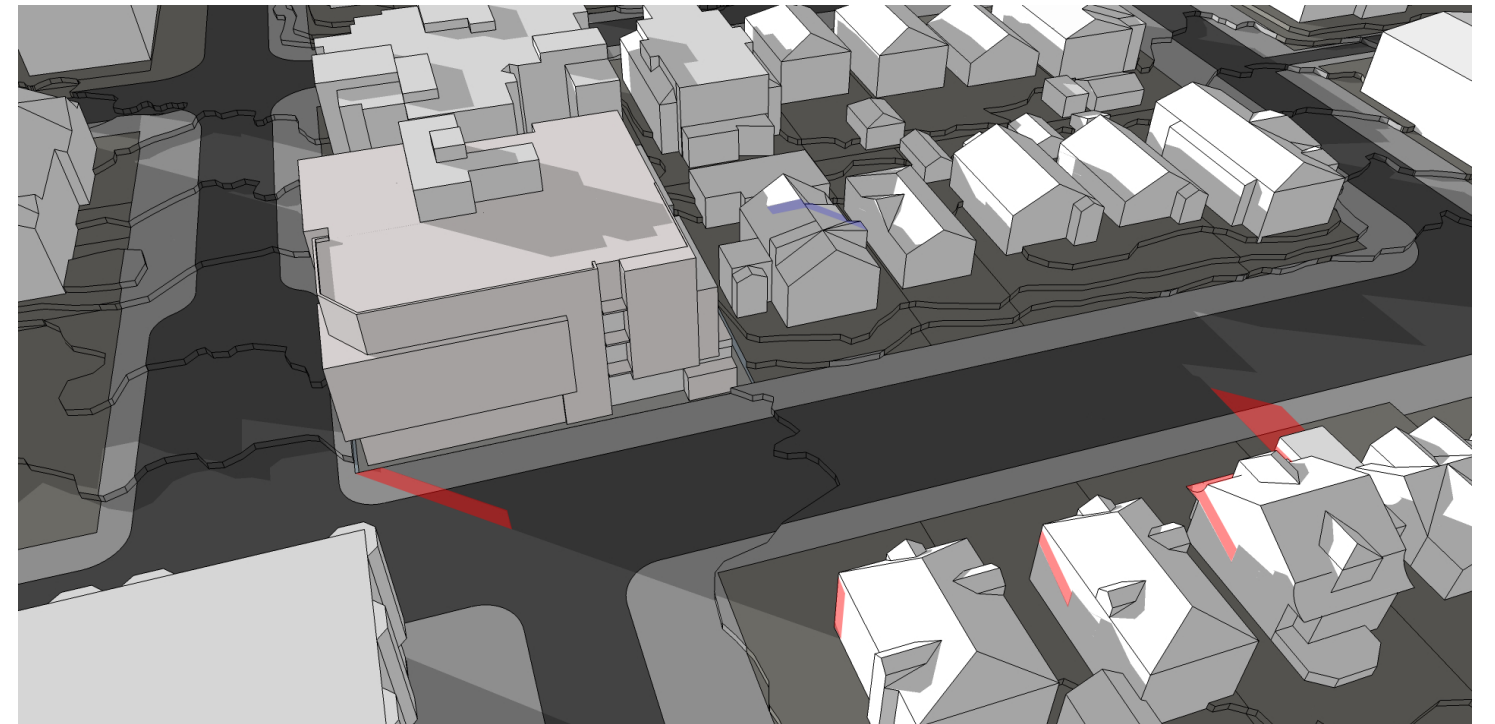
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STREAM PROJECTS



STREAM UPTOWN

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 BELMONT



BROADSTONE KOI



WESTLAKE VILLAGE



DAKOTA



CHELAN RESORT SUITES



TRIAD 12TH



VIEW 222

STREAM FIFTEEN APARTMENTS - DPD #3014339



H2O APARTMENTS - LEED-H PLATINUM TARGET



BROADSTONE KOI - LEED-NC CERTIFIED TARGET



ARTHOUSE



APERTURE - BUILT GREEN 3-STAR TARGET

DESIGN REVIEW