

Recommendation Meeting

1427 11th Ave, Seattle WA 98122

A Proposed Apartment Development
for Mill Creek Residential
PROJECT # 3015966



Warehouse • Loft • Modern project information & sheet index

project contacts

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project information

ADDRESS: 1427 11TH AVENUE, SEATTLE, WA 98122

PARCEL #: 600350-0074, 600350-0075, 600350-0077

ZONING: NC3P-65 (COMMERCIAL)

OVERLAY: PIKE & PINE URBAN CENTER, PIKE & PINE CONSERVATION OVERLAY DISTRICT,
PEDESTRIAN AREA, TRANSIT CORRIDOR

BASE FAR: 4.75 (MIXED-USE)

LOT SIZE: 23,047

BLDG. MAX. HT: 69'-0" FROM AVERAGE GRADE W/13'-0" STREET FRONT

SETBACK: NO SETBACKS REQUIRED.

VOLUNTARY 3'-0" SETBACK FROM HOTHOUSE ENTRANCE ON 11TH AVENUE

EASEMENT: 5'-0" EASEMENT FROM NORTH NEIGHBOR ON 10TH AVENUE

vicinity map



sheet index

A1	PROJECT INFO & SHEET INDEX	A22	MATERIAL BOARD
A2	DEVELOPMENT OBJECTIVES	A23-A25	LANDSCAPING CHARACTER IMAGES
A3-A4	VICINITY & SITE PHOTOS	A26	LANDSCAPING PLAN
A5-A6	ADDRESSING EDG REPORT	A27-A28	LANDSCAPING ROOFTOP
A7-A8	ARCHITECTURAL CONTEXT	A29	DEPARTURE REQUEST
A9-A18	DESIGN IMAGES	APPENDIX	
A19-A20	CONCEPTUAL SIGNAGE	-SURVEY & CODE	-COLORED ELEVATIONS
A21	CONCEPTUAL LIGHTING	-PLANS	-HOTHOUSE DESIGN OPTIONS
A22	MATERIAL BOARD	-SECTIONS	-LETTERS OF SUPPORT
		-ELEVATIONS	

legal description

PARCEL A: 600350-0074

NORTH 40 FEET OF THE WEST 88 FEET OF LOT 4, BLOCK 4, JOHN H. NAGLE'S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE SOUTH 20 FEET OF THE WEST 88 FEET OF SAID LOT 4.

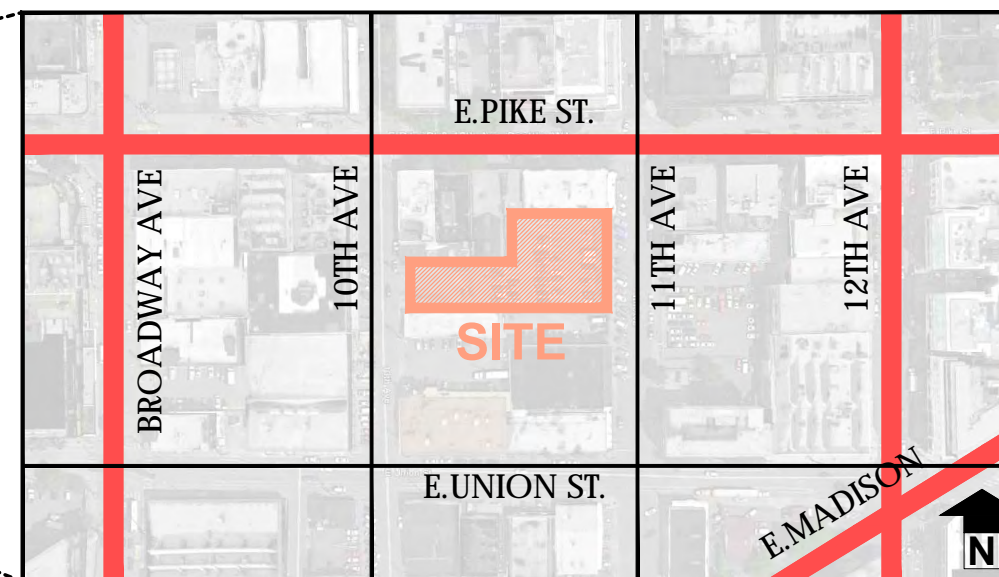
PARCEL B: 600350-0077

AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE EAST 40 FEET OF LOT 4, BLOCK 4, JOHN H. NAGLE'S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON.

PARCEL C: 600350-0075

LOTS 8 AND 9 IN BLOCK 4 OF JOHN H. NAGLE'S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON;
TOGETHER WITH AN UNDIVIDED ONE HALF INTEREST IN THE EAST 40 FEET AND THE SOUTH 20 FEET OF THE WEST 88 FEET OF LOT 4 IN SAID BLOCK 4.

site map



DEVELOPMENT OBJECTIVES Warehouse • Loft • Modern

1. Please describe the existing site, including location, existing uses and/ or structures, topographical or other physical features, etc.

The project site is located within the Pike/ Pine Urban Center Village, southeast of the intersection of E Pike St. and 10th Ave. The site is 23,040 square feet of contiguous land. It's current use is a surface parking lot.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

The project site is zoned NC3P-65. The project site is located in the pedestrian area of the Pike/ Pine Urban Village and the Pike/Pine Conversation Overlay District overlay zones. The project site is also located in the city's Frequent Transit Corridor.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The neighborhood is a mix of mid-rise zone (MR) and neighborhood commercial zone (NC3P-65), with buildings types ranging from two to eight-story apartments/ condominiums, single family houses, one story offices, retail, and restaurant buildings. The project site is situated on the south side of East Pike Street, which is a major pedestrian street connecting the Seattle downtown core to the Capitol Hill neighborhood. Northwest of the project is the Seattle downtown core. To the west of the project is Broadway Avenue, connecting the Capitol Hill neighborhood in the north/ south direction. Directly south of the project is the mid-rise zone with higher buildings up to ten stories high. A few blocks northwest of the project is Cal Anderson Park.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx.), number of residential units (approx.) amount of commercial square footage (approx.), and number of parking stalls (approx.). Please also include potential requests for departure from development standards.

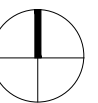
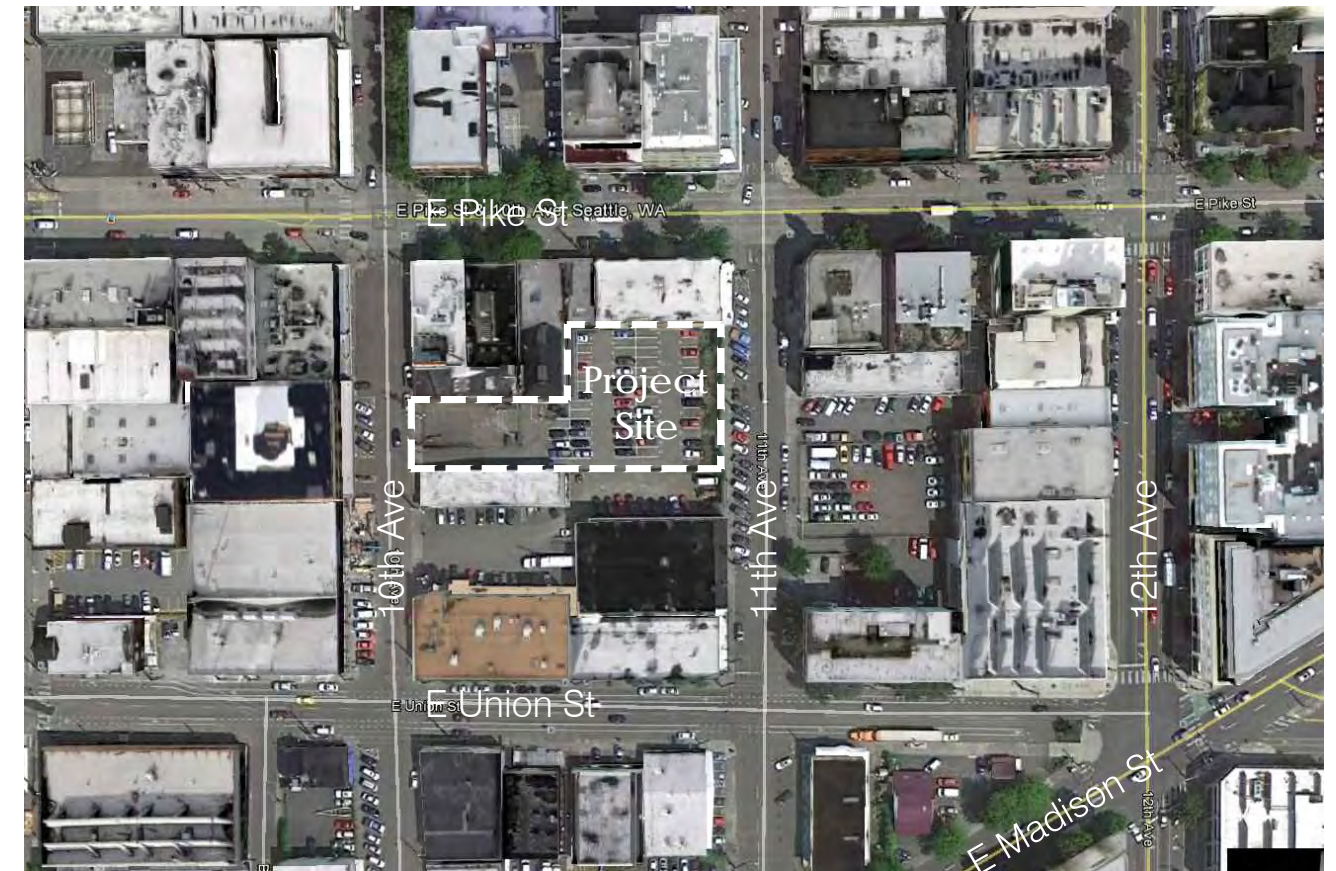
The owner's aim is to create a market-rate rental community that appeals to a wide range of Capitol Hill neighborhood dwellers. The development will be designed in context with the distinguished character of the surrounding neighborhood in architectural elements, building scale, and massing. We are committed to using quality, long-lasting materials, and an aesthetic design that appeals to and blends with the neighborhood.

The building proposed is a 135-unit, six-level structure. The design will include a subterranean level of parking accessed via 10th Avenue. The parking levels will include 124 parking stalls and 40 bicycle parking.

Proposed Building Summary:

- *Structure Height: 65'-0" + 4'-0"
- *Building Area: 153,200 SF (includes below grade parking garage)
- *Residential units: 135 Units
- *Parking: 124 Parking Stalls

SITE AERIAL MAP



Warehouse • Loft • Modern vicinity photos



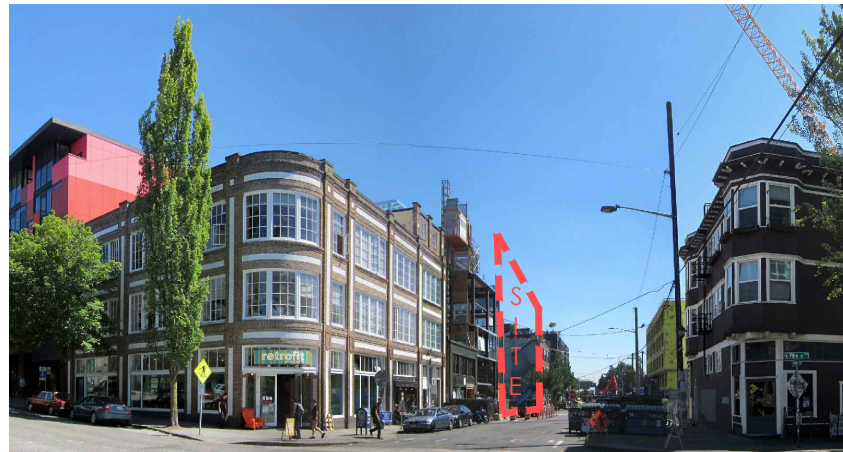
Ⓐ 10th avenue at e. pike street [looking south]



Ⓑ 10th avenue [looking south]



Ⓒ 10th avenue [looking north]



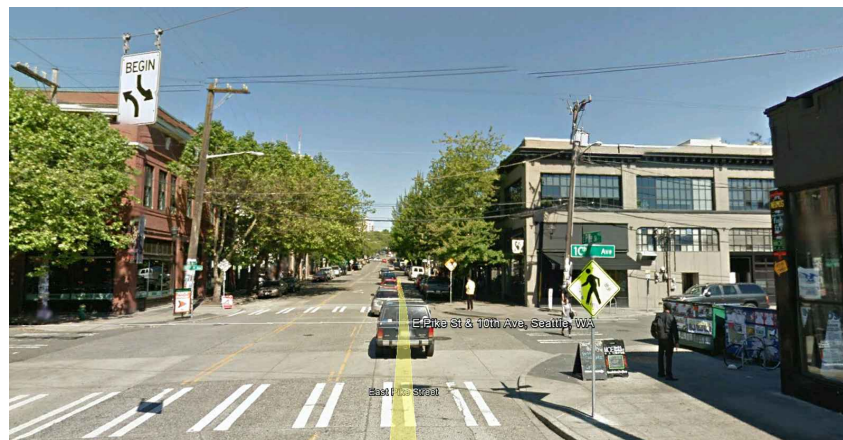
Ⓓ 11th avenue at e. pike street [looking south]



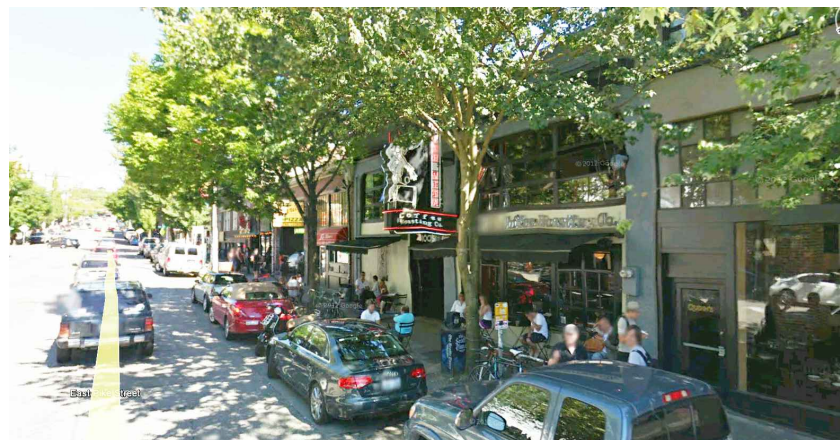
Ⓔ 11th avenue [looking south]



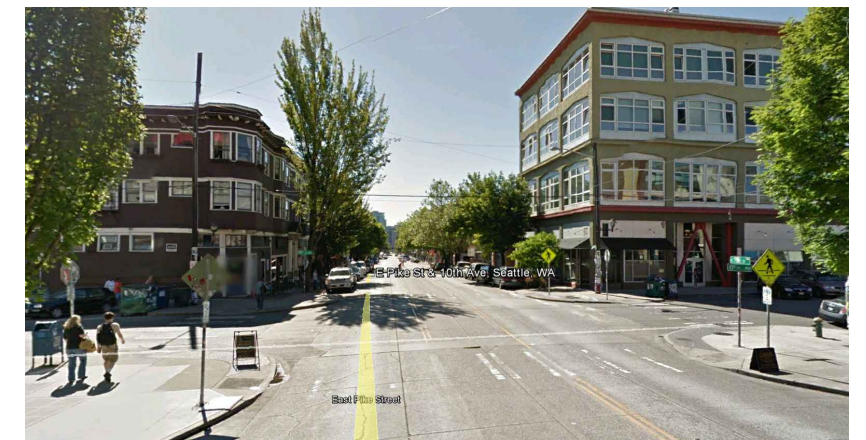
Ⓕ 11th avenue [looking north]



Ⓖ e. pike street at 10th ave [looking east]

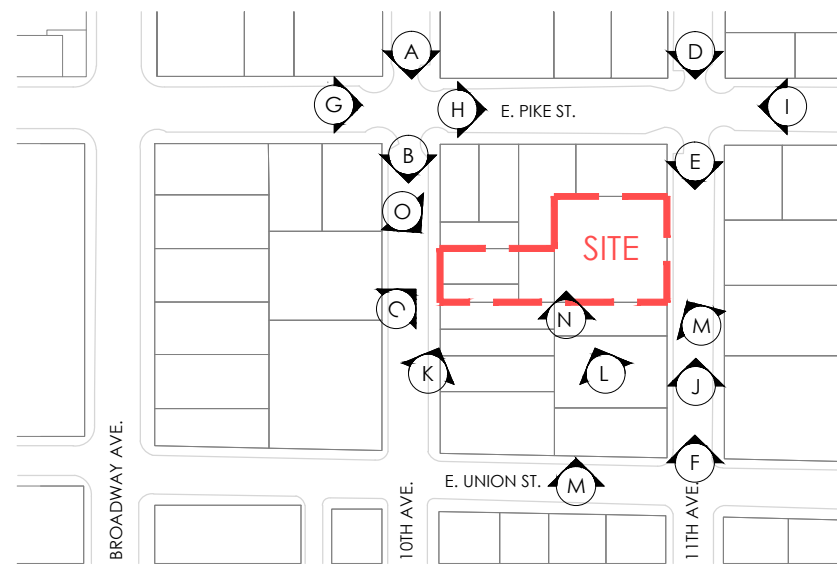


Ⓗ e. pike street [looking east]



Ⓖ e. pike street at 11th ave [looking west]

07/12/2014: 140630 DRB RECOMMENDATION PACKET.dwg



SITE CONTEXT KEY PLAN



Ⓧ project site- 11th avenue looking north



Ⓚ project site- 10th avenue



Ⓛ project site



Ⓜ project site- 11th avenue looking north



Ⓝ project site



Ⓞ project site- 10th avenue looking south



Ⓟ project site- e.union street looking north

07/14/2014 14:06:30 DRB RECOMMENDATION PACKET.dwg

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A1/ A2-Responding to Site Characteristics and Streetscape Compatibility:

The NE corner of parking garage level P1 and P2 as well as retail level L1 have been setback from the property line 3'-0" to create an area for a tiered planting strip that steps in unison with the entry stairs for the Hothouse Spa the addition of catenary lights within the walkway between the Winston building and our project further adds to making an inviting transition between the two buildings. On the NW corner the project is designed to provide an egress connection to 10th from Steve Jensen's building as well as our own.

A3- Entrances Visible from the Street:

The primary residential entry along 11th is centered along the frontage and wrapped with stained cedar siding. The addition of canopies and an alcoved entry reinforces the hierarchy of place and sense of pedestrian scale. The two commercial entries utilize similar treatments to reinforce entry but are more prominent to the ROW to create a more public and active vibe.

The 10th Ave with its large two story retail space utilizes continuous canopies. The parking entry is present on 10th but has been treated in similar manner as the retail entries with canopies and recessed points of entry to blend the auto entry with the architecture of the rest of the facade.

A4- Human Activities:

The board encouraged a stronger commercial presence along the 11th Ave facade. In response the design team shifted the proposed leasing office further toward the core of the building, there by increasing the size of the commercial frontage along 11th.

A5 - Respect fo Adjacent Sites.

The board encouraged setbacks along the NE corner of the site to create a safe and secure entry point for the Hothouse Spa. The design team working with the Hothouse Spa and the owners of the Winston building set back the two below grade parking levels as well as the first level above grade 3'-0 to create a terraced planter along the NE property line. The addition of lighting and architectural concrete create an inviting and safe entry to the Hothouse Spa. The same level of consideration used along the NE property line was also used in working with Steve Jensen along the NW corner of the project to integrate his egress stair from his property. The solution to this issue created one of those 'quirky urban spaces' that are created between old and new and are present throughout capitol hill.

B1- Height, Bulk, Scale Compatibility:

The Board supported the massing of Option 3 but encouraged the design team to soften the transitions between adjacent buildings especially along the north property line. To achieve this goal glazing was integrated along the NE property line where the

retail level has been setback. This setback creates a connection between the patrons of the Hothouse and commercial space 1.

Along the south property line great care was taken to align the large courtyard opening with the proposed datum points of the building to the south in order to reduce the exposure of their zero lot line wall.

C1- Architectural Context:

The project site is located mid-block between old and new structures. The Winston building to the NE with it's more classic lines, the Steve Jensen building to the NW with its larger storefronts and commercial feel to the newer integration of the Alliance project to the south. The design blends the warehouse feel that much of the older Capitol Hill buildings have with a contemporary material palette that makes it fresh and new.

C2- Architectural Concept & Consistency:

To reinforce the concept of warehouse modern loft the design has utilized a pallet of basic materials and minor massing moves. The use of wood, metal and concrete for the materiality of the design assists in tying into the light industrial undertones of Capitol Hill. All modulation of the structure has been kept to a minimum and used only to create natural transitions for the bulidings facade and to indicate points of entry. Large glazing has been used throughout to increase livability of the units and the allure of the retail.

C3- Human Scale:

Façade articulation and fenestration at the street level all create an activated, human scale pedestrian environment. Landscape elements at the street will also humanize the public street frontage.

C4 - Exterior Finish Materials:

The material palette of board formed concrete with metal and wood accents, ties in well with the neighborhood's light-industrial vernacular.

C5- Structured Parking Entrances:

The proposed garage entry has been designed to tie into the predominant architectural aesthetic of the 10th Ave facade. The addition of canopies above the garage entry which tie into the continuous canopy above the adjacent commercial entry as well as the use of architectural board formed concrete minimize the visual dominance of the parking gate. A standard mesh vehicular gate works well with the simplicity of the modern - warehouse - loft concept which embraces simple materials and functionality.

D2- Blank Walls:

The wall along the NE property line has been pulled back 3'-0" and glazing introduced. Alignment with adjacent properties where possible has allowed the design team to minimize blank walls. Where blank walls exist premium architectural materials have been utilized to create visual interest.

D5 - Visual Impacts of Parking Structures

All parking is enclosed within the building envelope below grade.

D7- Personal Safety & Security:

The current site as noted by the owner and neighbors of the site is a haven for drug use and associated crime. The development of the lot alone will reduce the crime on the site and in the nearby vicinity. The activation of the area with commercial and residential users will further increase the safety and security of the area.

D10-Commercial Lighting:

Building mounted and landscape lighting in addition to exterior signage will promote a sense of security and visual interest during evening hours.

D11-Commercial Transparency:

Retail tenant spaces will utilize wide aperture storefront glazing to maximize merchandising display opportunities. The addition of storefront into the courtyards will also reinforce the connection of the Pedestrian Street Front, Commercial space and exterior courtyards beyond.

E2- Landscaping to Enhance the Building and/or Site:

See landscape sheets

Warehouse • Loft • Modern architectural context (SW view from 11th Ave & Pike St)



architectural context (10th Ave E facade)

Warehouse • Loft • Modern



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Metal Siding

Recessed Engineered Wood Siding

Large sliding doors w/ metal balconies

Board Formed Dark Concrete

B-2

Design compatible in scale and form of surrounding structures

C-2

Modern materials at street facade created unified building frontage

C-1, C-4

Large unit glazing adheres to industrial warehouse context of neighborhood

D-1

Commercial spaces utilize maximum glazing to produce active facade along 10th Ave

C-5

Recessed parking entrance minimizes streetscape impact.



D-11
Maximum transparency at commercial streetfront enhances pedestrian experience

A-8, C-1, C-5
Use of convex mirrors and signal lights to provide pedestrian safety while minimizing parking garage entry

D-5, C-5
Recessed parking entrance visually compatible with streetscape



A-1, A-5
Integration of existing Steve Jensen
egress stair allows for old/new material
transition

A-3
Recessed entries accentuated with
wrapped wood siding and glazing



C-4
Material palette responds to light-industrial past of the neighborhood

C-2
Architectural concept enhanced by recessed wood siding connecting upper levels with the base

D-10
Lighting provided at street level promotes visual interest and sense of security



C-2, C-3

Appropriately scaled modulation creates pedestrian friendly space and accentuates main entrance

A-3

Entries clearly articulated with wrapped materials, lighting, and signage



D-11
Glazing at
commercial space
maximized

E-2
Landscaping & site furniture
to enhance the pedestrian
experience

C-2, C-4
Transparency through
commercial space
enhances public
connection to amenity
areas



C-3
Canopies create pedestrian friendly zones

B-2
Retail frontage consistent w/ neighborhood character

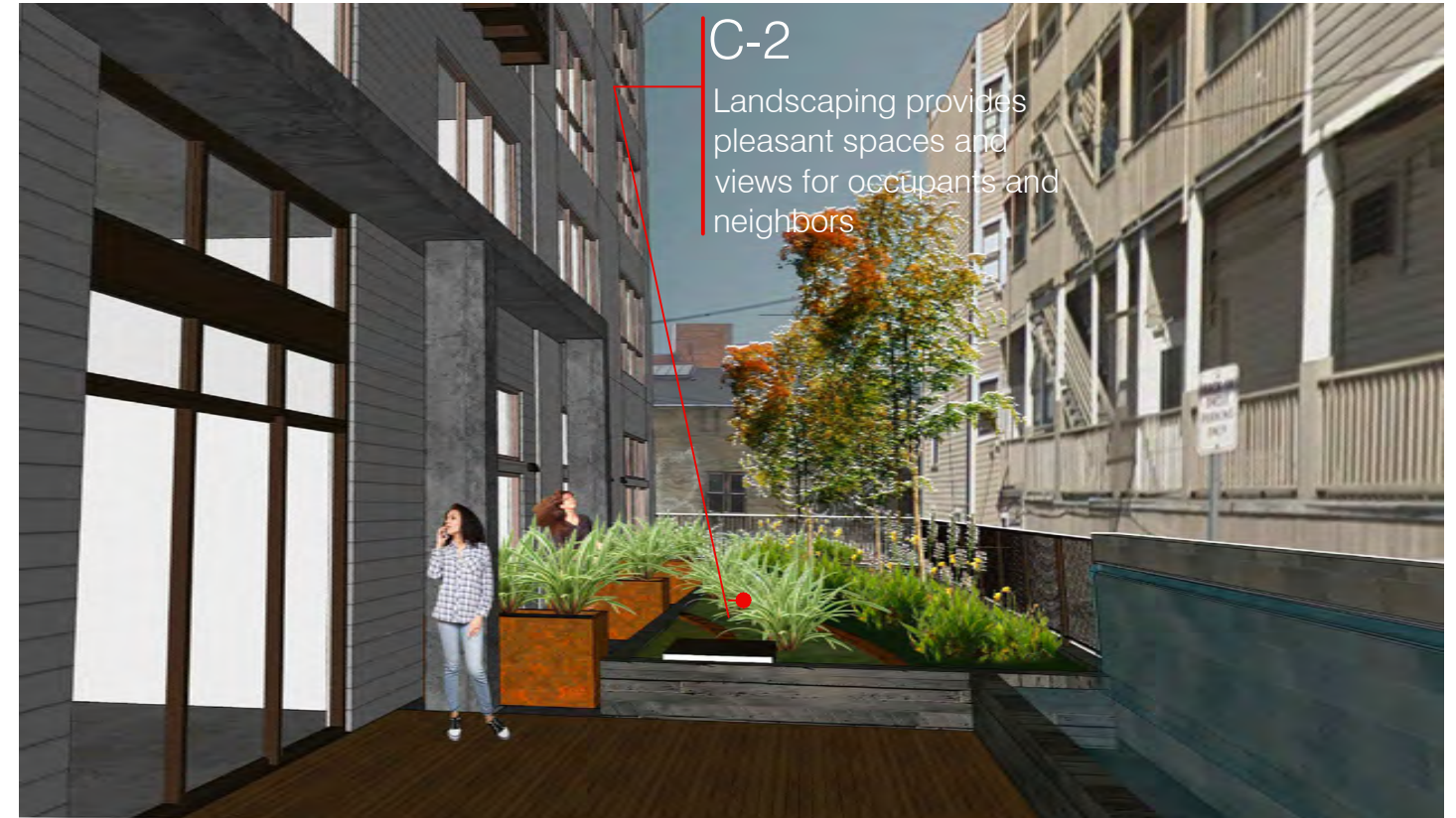
A-4
Through building visual connection enhances pedestrian experience

A-5
Terraced planters, festival lighting and glazing along hothouse property line to enhance security and viability



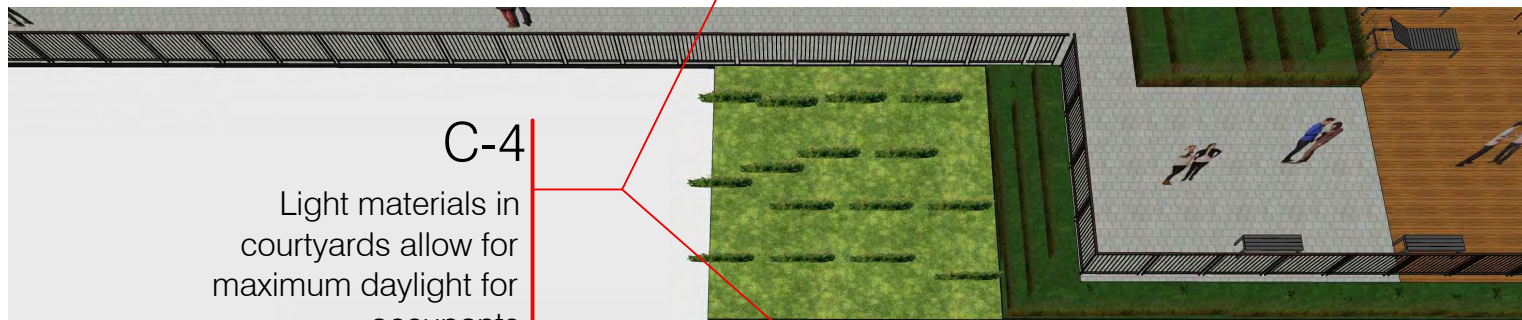


N courtyard plan

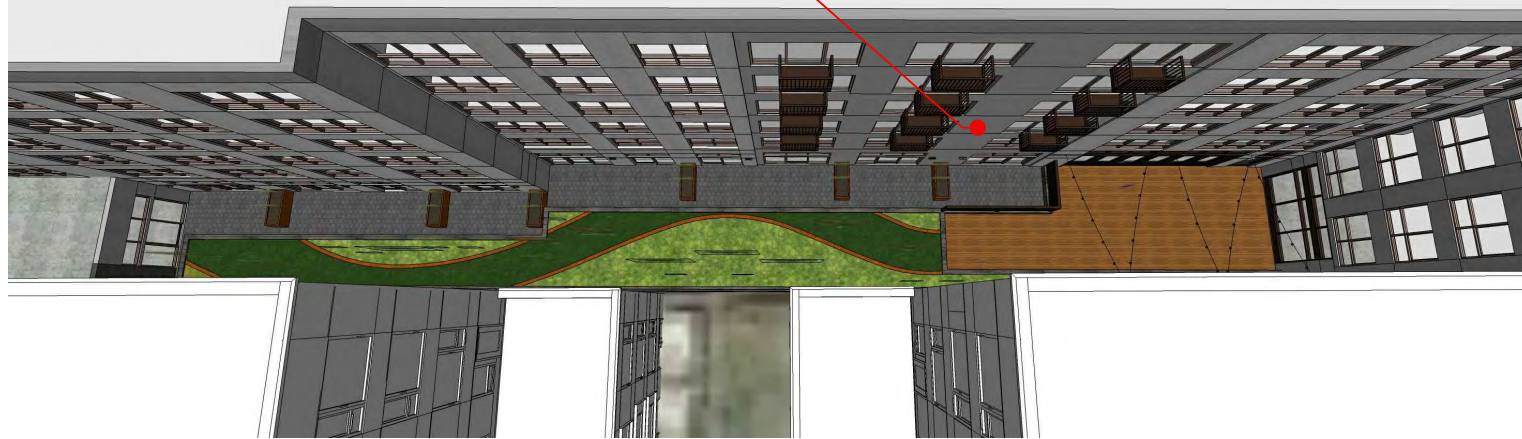


N courtyard view

C-2
Landscaping provides pleasant spaces and views for occupants and neighbors



C-4
Light materials in courtyards allow for maximum daylight for occupants



S courtyard plan

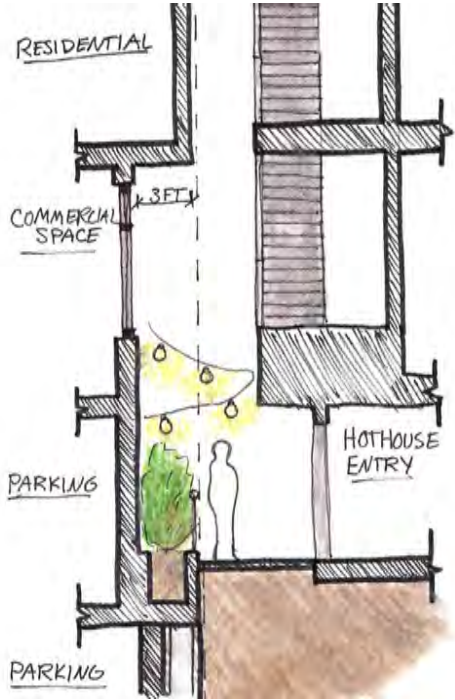


S courtyard view

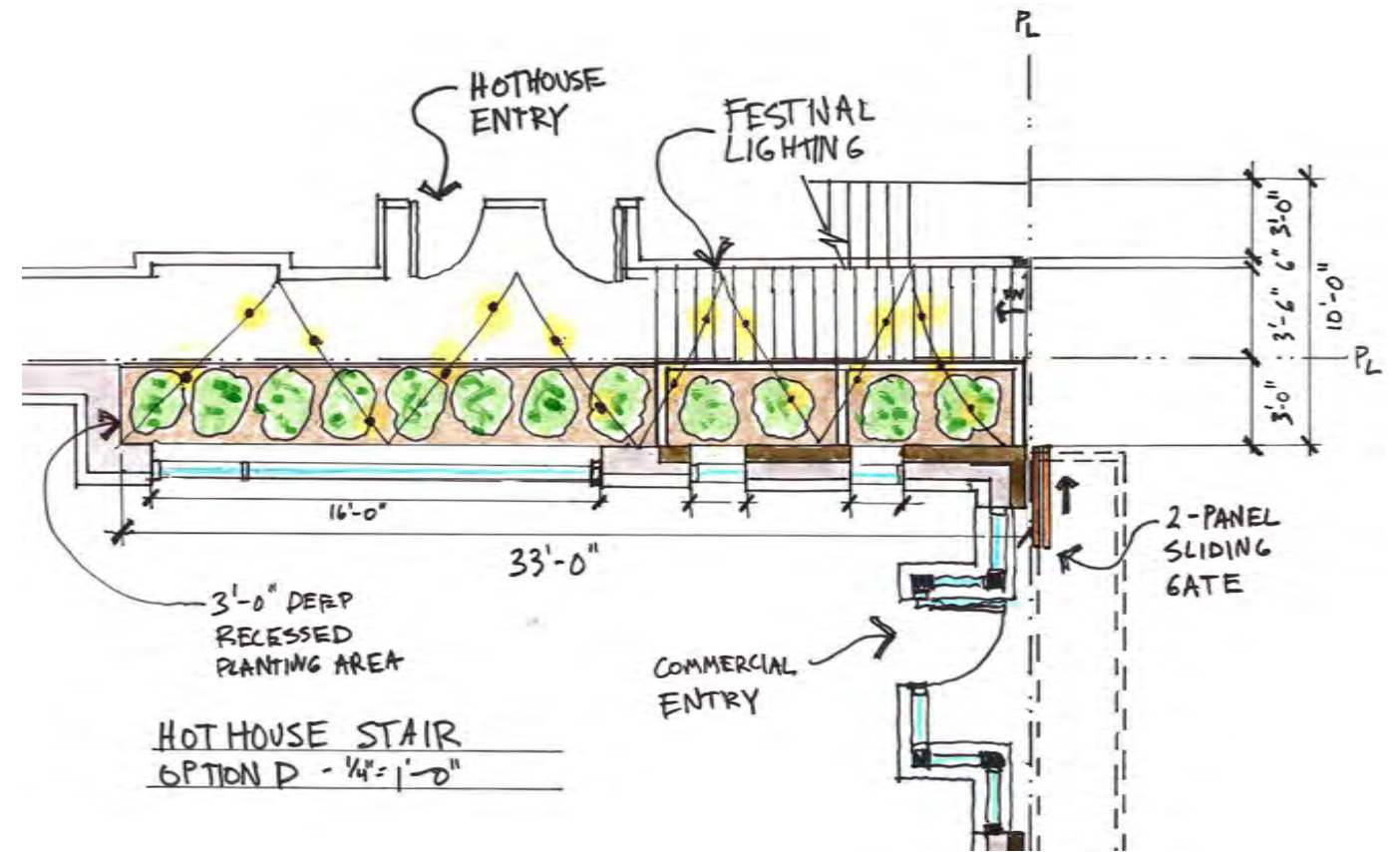
C-2
Wood screens provide visual buffer between private unit spaces and tenant amenity areas



OPTION D - PERSPECTIVE FROM HOTHOUSE



OPTION D- HOTHOUSE SECTION AT ENTRY



OPTION D - HOTHOUSE STAIR PLAN

A-5

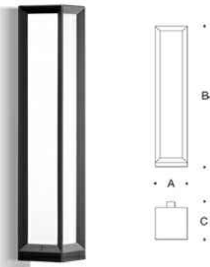
Setback along property line allows for greater street exposure for neighboring property and provides space for planting

A-5

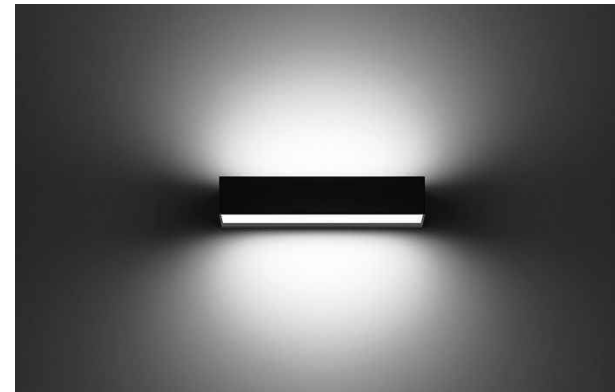
Lighting provides security and visibility to adjacent commercial space



OPTION D - PERSPECTIVE FROM STREET



FIXTURE "A": unshielded wall luminaire



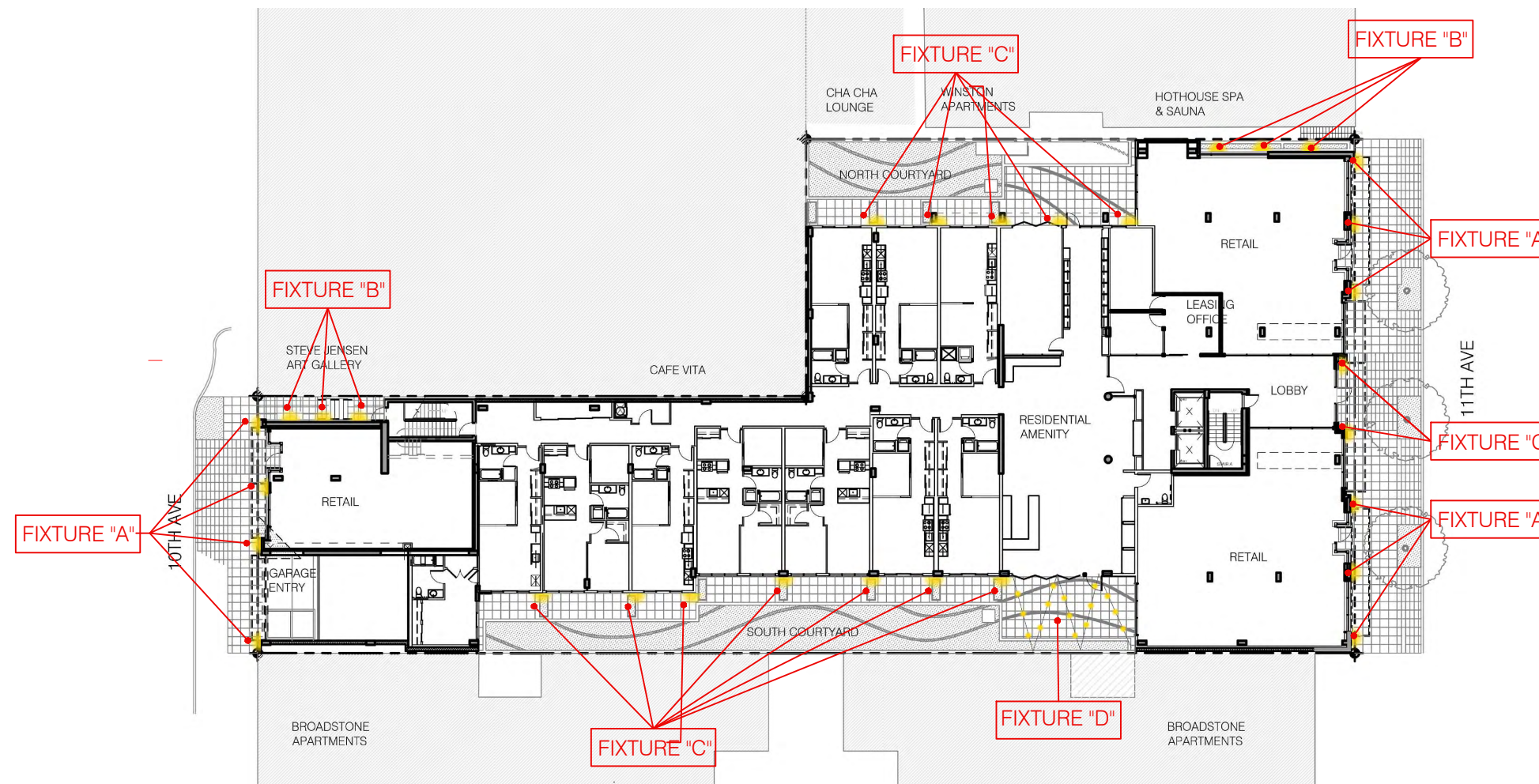
FIXTURE "B": shielded wall luminaire up/down



FIXTURE "C": shielded wall luminaire down



FIXTURE "D": catenary luminaire



neighborhood lighting

Warehouse • Loft • Modern

industrial lighting in series



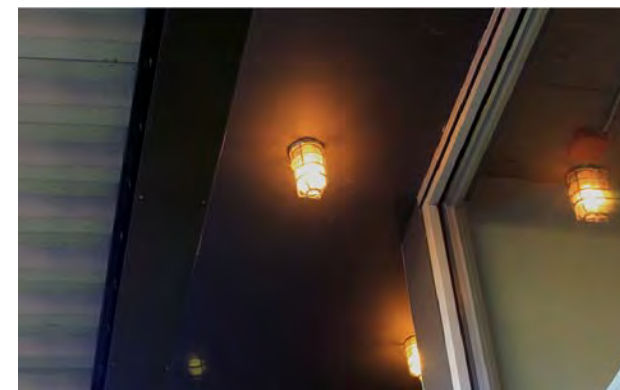
wall sconces



lobby-to-street ambient



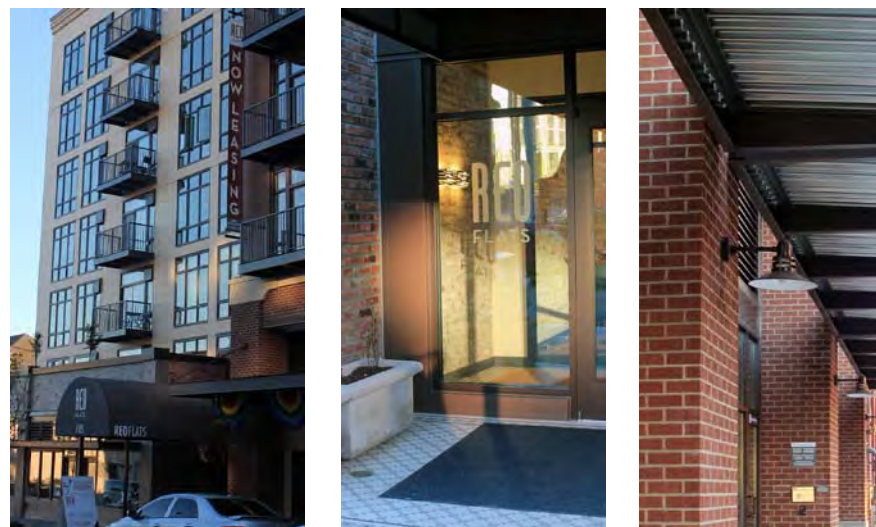
under awning lighting



prominent entryway lighting



reo flats



signage
banner
sandwich board
decals at entry
awning

lighting
lobby-to-street ambient
industrial lighting in series

the pearl



signage
banner
decals at entry
surface mounted

lighting
lobby-to-street ambient
under awning

07/14/2014 140630 DRB signage & lighting.dwg

Warehouse • Loft • Modern conceptual signage

blade signage



awning signage



banner signage



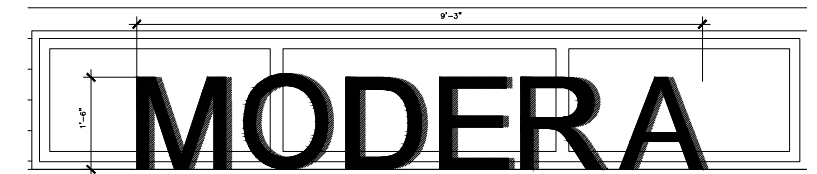
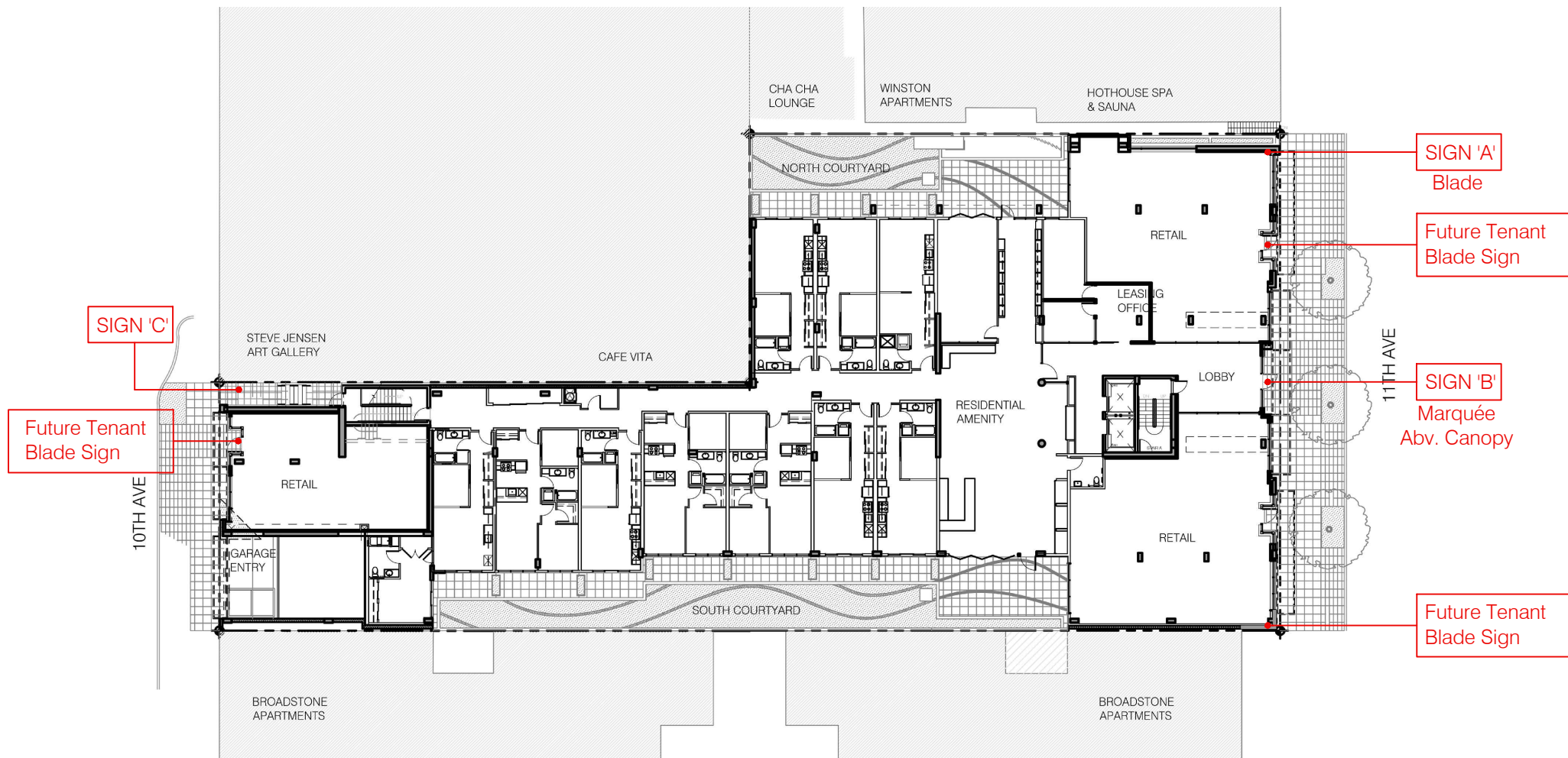
paint, decal & surface mounted signage



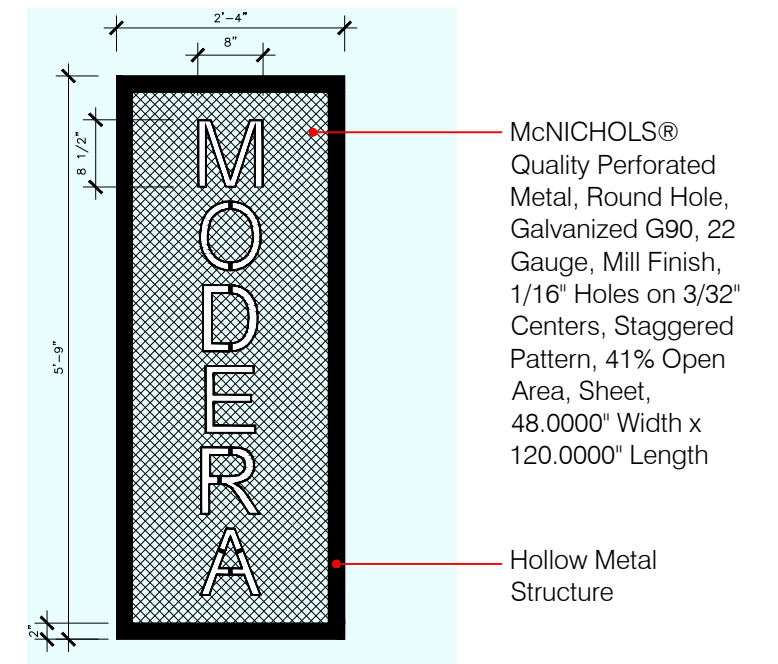
SIGN 'A'



SIGN 'B'



SIGN 'B'



SIGN 'C'

material board

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LANDSCAPE CONCEPT



STOREFRONT SYSTEM

CLEAR GLASS - visibility into work space
METAL FRAME - commercial space appearance



VINYL WINDOWS

LOW - E GLASS - energy efficient windows
OPERABLE WINDOWS - tenant flexibility
FRESH AIR - insect screens



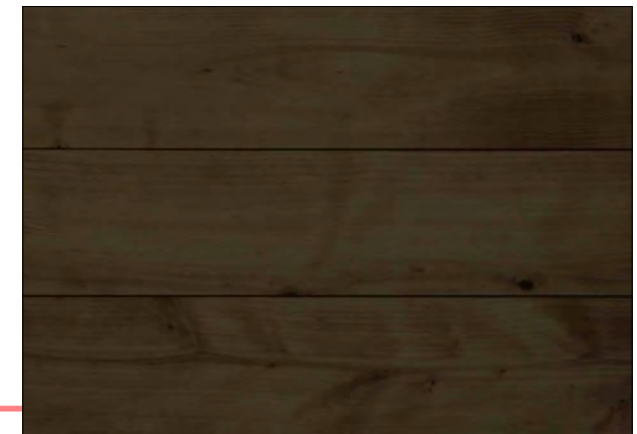
METAL SIDING



BALCONIES



GARAGE DOOR (RECESSED)



ENGINEERED CEDAR SIDING (VERTICAL GRAIN)
NATURAL, WARM MATERIAL



BOARD FORMED CAST-IN-PLACE CONCRETE
DURABLE MATERIAL - graffiti-proof
"STRONG" DESIGN - adds industrial look at building base

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SWORD FERN



FOREST GRASS



SERVICEBERRY



ZELKOVA



HEAVENLY BAMBOO



SWEET BOX



AZALEA



SEDUM - GREEN ROOF



HAIR GRASS



BLACK EYE SUSAN



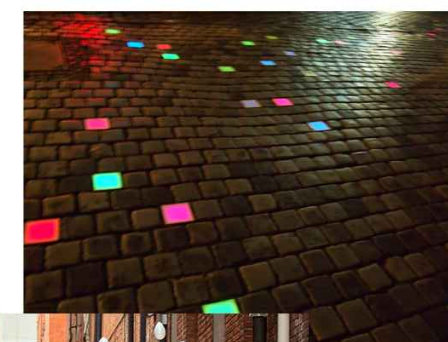
MONDO GRASS



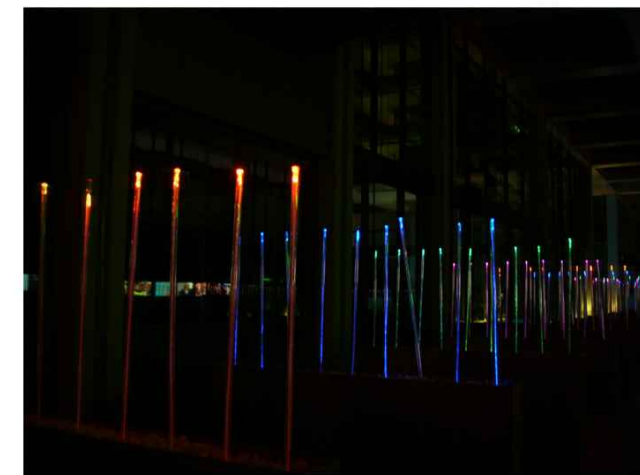
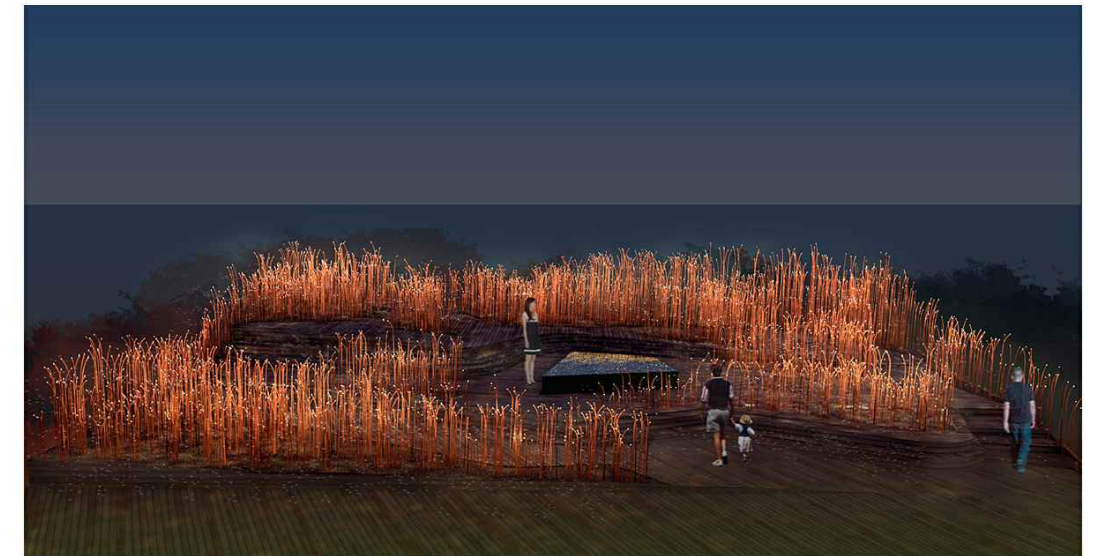
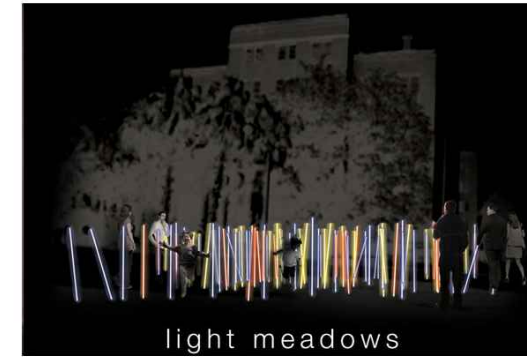
GRASS - GREEN ROOF

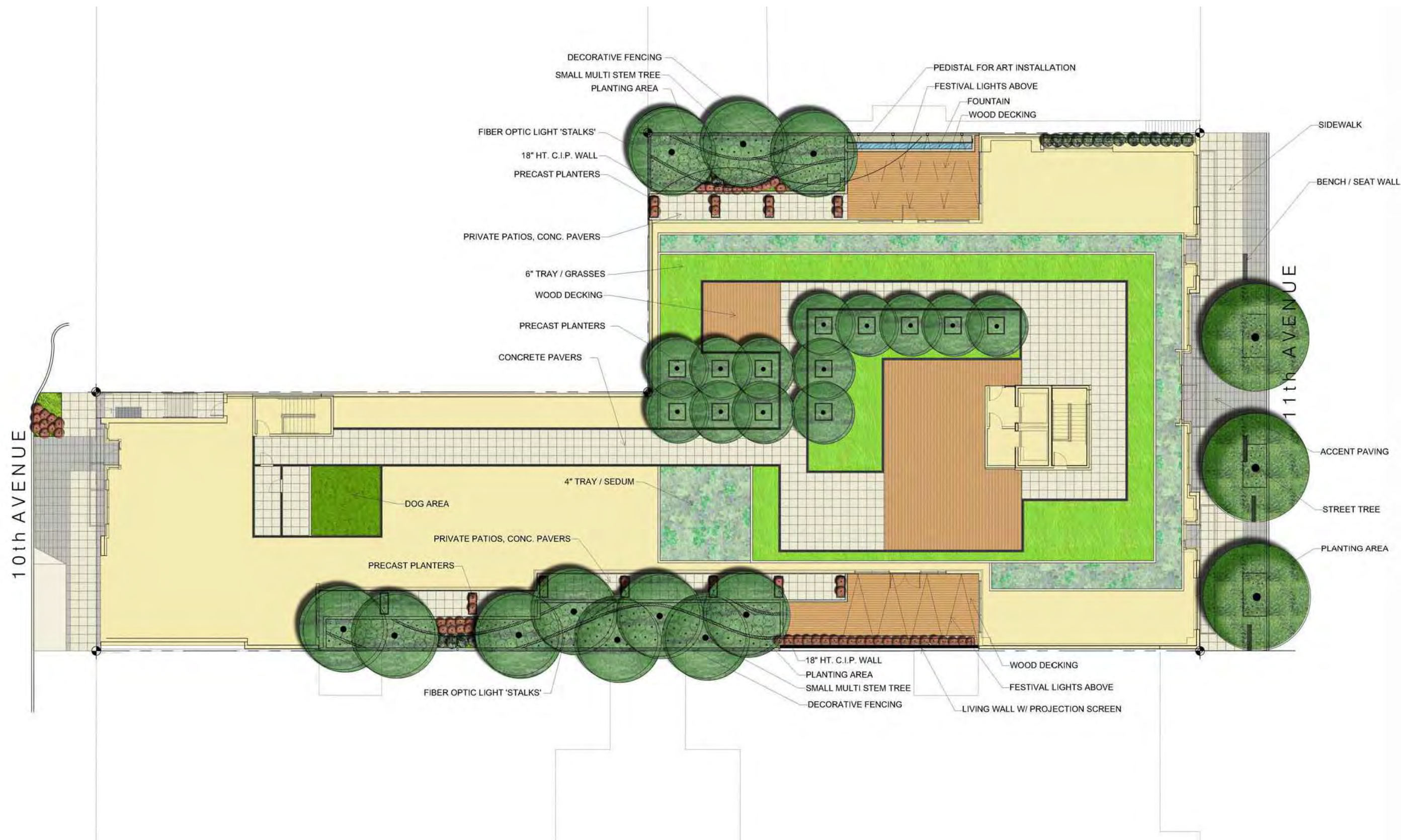
courtyard images

Warehouse • Loft • Modern



Warehouse • Loft • Modern courtyard images





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E-2

Rooftop green space enhances tenant amenity area

E-1

Landscaping on roof provides continuity and connectivity between north and south neighbors



E-1

Landscaping on roof provides continuity and connectivity between north and south neighbors

E-2

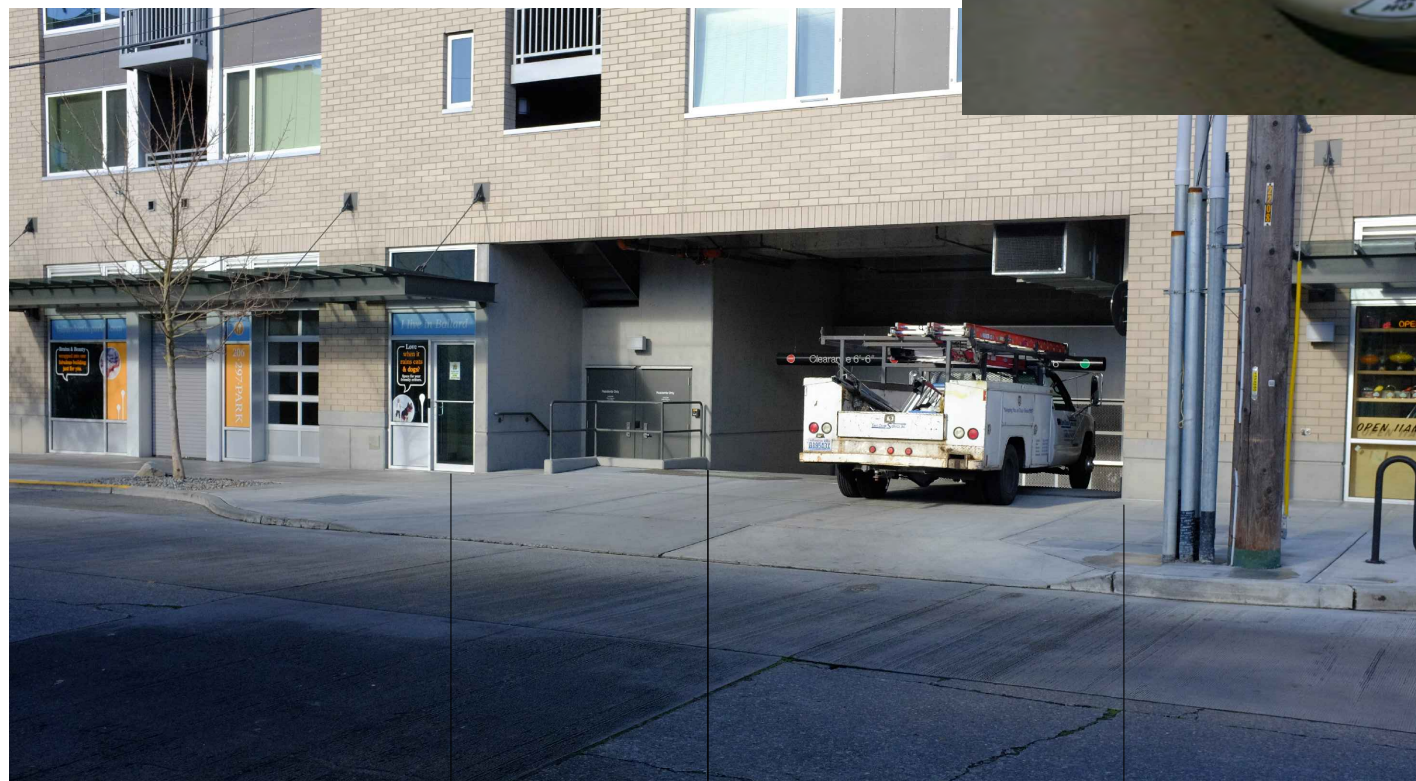
Rooftop green space enhances tenant amenity area

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#	Code Requirement	Departure Request	Explanation for Departure
1	SMC 23.54.030.G.1 Sight Triangle A sight triangle on the exit sides of the driveway shall be provided for driveway 22 feet wide.	Allow alternative measures to meet requirements: convex mirrors and signal lights.	Guideline A-8, C-1, C-5: Use of convex mirrors and signal lights, as regularly approved by DPD for use in dense urban sites, will provide a similar standard of pedestrian safety while at the same time minimizing the visual impact of the parking garage entry.



CONVEX MIRROR



SIGHT TRIANGLE
DISRUPTS PEDESTRIAN
FRONTAGE

DRIVEWAY



STROBE
FLASHERS

Warehouse • Loft • Modern Night Rendering - 11th Avenue



Night Rendering - 10th Avenue Warehouse • Loft • Modern

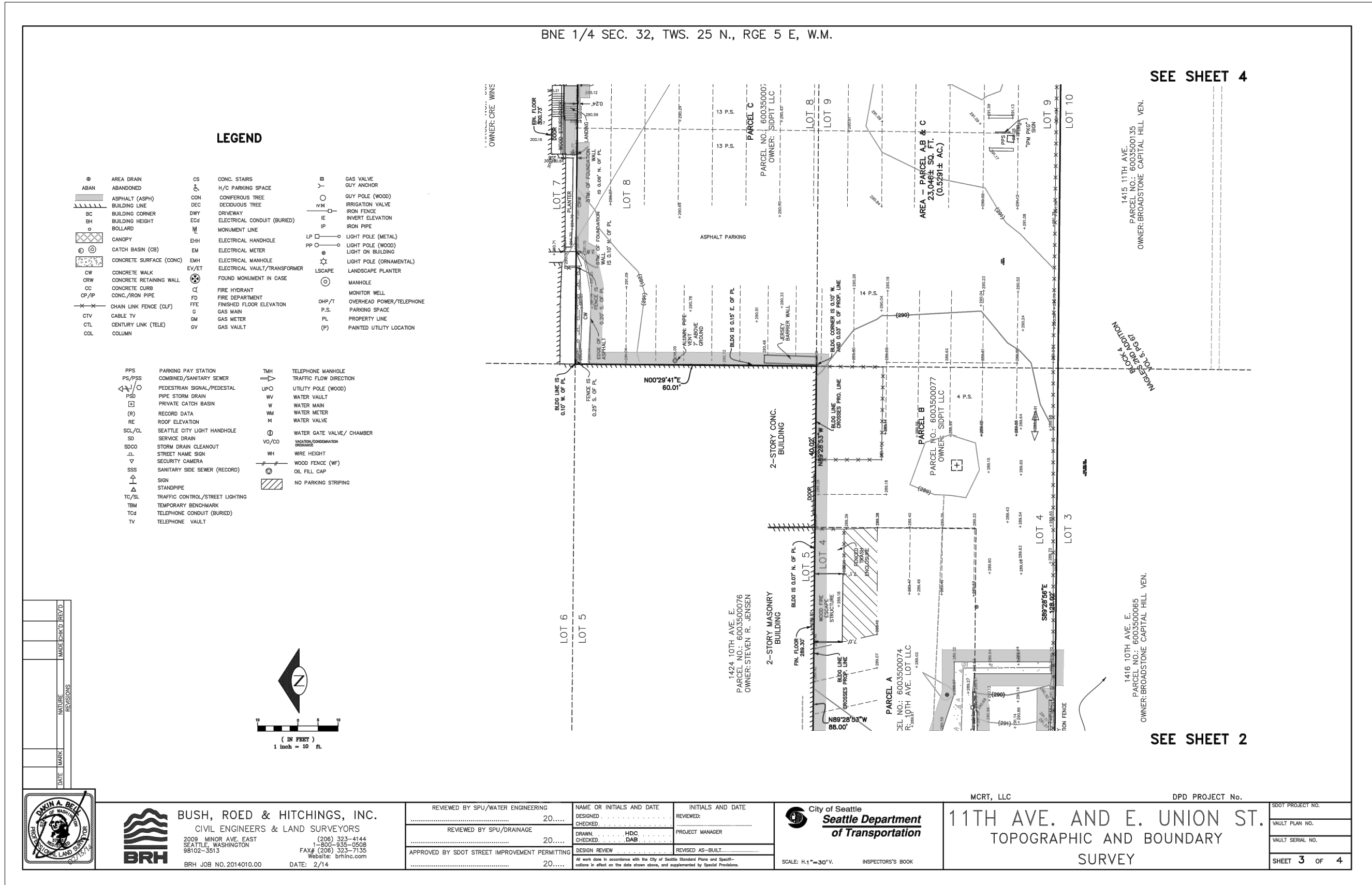


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- SURVEY & CODE
- PLANS
- SECTIONS
- ELEVATIONS
- COLORED ELEVATIONS
- HOTHOUSE DESIGN OPTIONS
- LETTERS OF SUPPORT

Warehouse • Loft • Modern SURVEY



LEGEND

⊙	AREA DRAIN	CS	CONC. STAIRS	□	GAS VALVE
ABAN	ABANDONED	H/C	H/C PARKING SPACE	○	GUY ANCHOR
ASPH	ASPHALT (ASPH)	CON	CONIFEROUS TREE	○	GUY POLE (WOOD)
BL	BUILDING LINE	DEC	DECIDUOUS TREE	IVK	IRRIGATION VALVE
BC	BUILDING CORNER	DWY	DRIVEWAY	IF	IRON FENCE
BH	BUILDING HEIGHT	ECd	ELECTRICAL CONDUIT (BURIED)	IE	INVERT ELEVATION
BOL	BOLLARD	EL	ELECTRICAL LINE	IP	IRON PIPE
⊗	CANOPY	EHH	ELECTRICAL HANDHOLE	LP	LIGHT POLE (METAL)
⊙	CATCH BASIN (CB)	EM	ELECTRICAL METER	PP	LIGHT POLE (WOOD)
⊗	CONCRETE SURFACE (CONC)	EMH	ELECTRICAL MANHOLE	⊗	LIGHT ON BUILDING
CW	CONCRETE WALK	EV/ET	ELECTRICAL VAULT/TRANSFORMER	⊗	LIGHT POLE (ORNAMENTAL)
CRW	CONCRETE RETAINING WALL	FM	FOUND MONUMENT IN CASE	⊗	LANDSCAPE PLANTER
CC	CONCRETE CURB	⊗	FIRE HYDRANT	⊗	MANHOLE
CP/IP	CONC./IRON PIPE	FD	FIRE DEPARTMENT	⊗	MONITOR WELL
CLF	CHAIN LINK FENCE (CLF)	FTE	FINISHED FLOOR ELEVATION	○HP/T	OVERHEAD POWER/TELEPHONE
CTV	CABLE TV	G	GAS MAIN	P.S.	PARKING SPACE
CTL	CENTURY LINK (TELE)	GM	GAS METER	PL	PROPERTY LINE
COL	COLUMN	GV	GAS VAULT	(P)	PAINTED UTILITY LOCATION

PPS	PARKING PAY STATION	TMH	TELEPHONE MANHOLE
PS/PSS	COMBINED/SANITARY SEWER	TFD	TRAFFIC FLOW DIRECTION
PSD	PIPE STORM DRAIN	UPO	UTILITY POLE (WOOD)
PCB	PRIVATE CATCH BASIN	WV	WATER VAULT
(R)	RECORD DATA	WM	WATER MAIN
RE	ROOF ELEVATION	W	WATER METER
SCL/CL	SEATTLE CITY LIGHT HANDHOLE	WM	WATER VALVE
SD	SERVICE DRAIN	⊗	WATER GATE VALVE/ CHAMBER
SDCO	STORM DRAIN CLEANOUT	VO/CO	VACUATION/COMBINATION ORDNANCE
SS	STREET NAME SIGN	WH	WIRE HEIGHT
SC	SECURITY CAMERA	WF	WOOD FENCE (WF)
SSS	SANITARY SIDE SEWER (RECORD)	⊗	OIL FILL CAP
S	SIGN	⊗	NO PARKING STRIPING
SP	STANDPIPE		
TC/SL	TRAFFIC CONTROL/STREET LIGHTING		
TBM	TEMPORARY BENCHMARK		
Tcd	TELEPHONE CONDUIT (BURIED)		
TV	TELEPHONE VAULT		

DATE	MARK	REVISIONS
		MADE BY: D. BRYD



BUSH, ROED & HITCHINGS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 2009 MINOR AVE. EAST SEATTLE, WASHINGTON 98102-3513
 (206) 323-4144 1-800-935-0508
 FAX (206) 323-7135 Website: brhinc.com
 BRH JOB NO. 2014010.00 DATE: 2/14

REVIEWED BY SPU/WATER ENGINEERING	NAME OR INITIALS AND DATE	INITIALS AND DATE
20.....	DESIGNED:	REVIEWED:
REVIEWED BY SPU/DRAINAGE	CHECKED:	PROJECT MANAGER
20.....	DRAWN:	
	CHECKED:	
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	DESIGN REVIEW	REVISED AS-BUILT
20.....

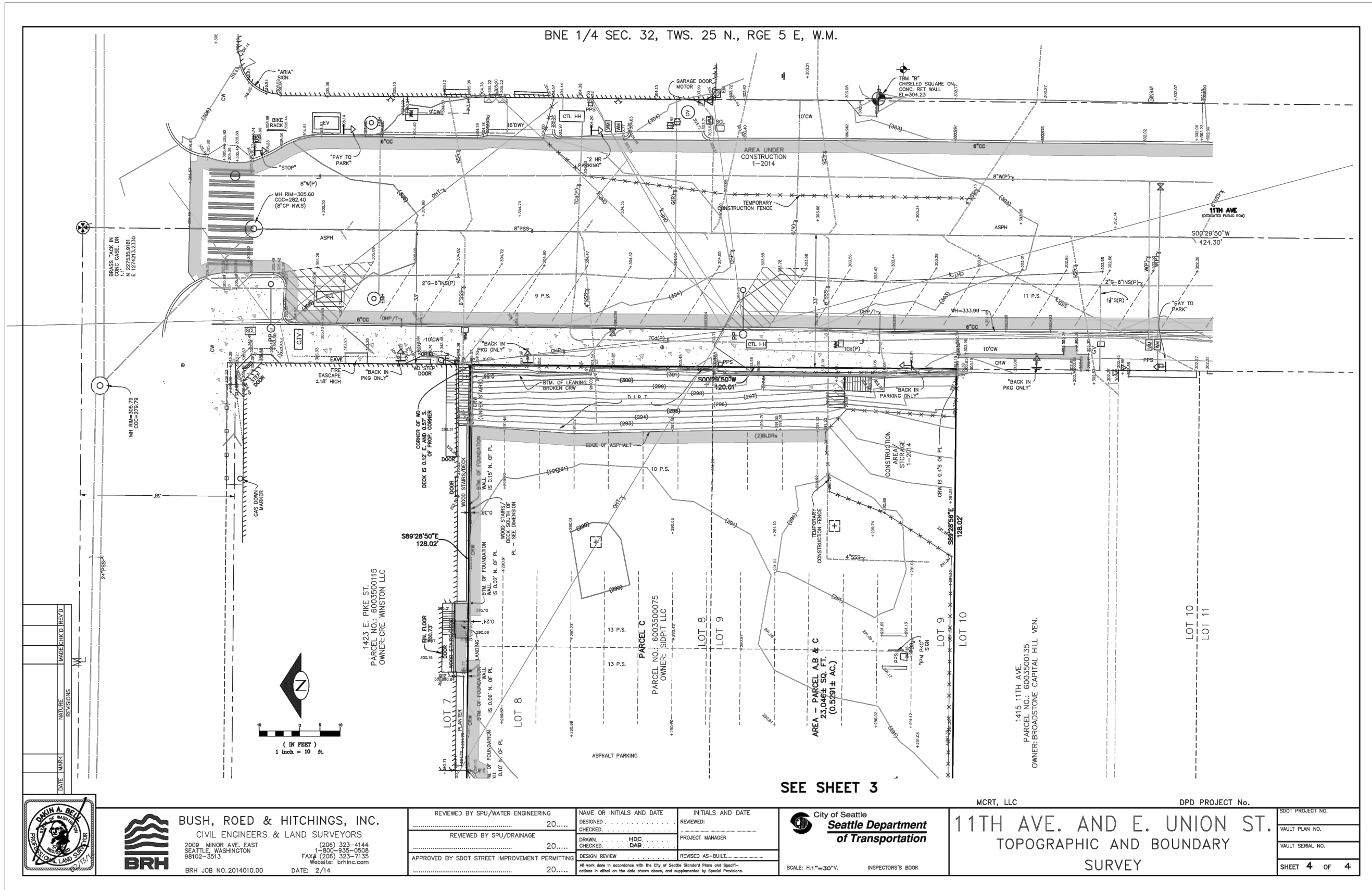
All work done in accordance with the City of Seattle Standard Plans and Specifications. It is the effect on the data shown above, and supplemented by Special Provisions.

City of Seattle
Seattle Department of Transportation
 SCALE: H:1"=30'V. INSPECTOR'S BOOK

MCR, LLC
 11TH AVE. AND E. UNION ST.
 TOPOGRAPHIC AND BOUNDARY SURVEY

SDOT PROJECT NO.
Vault PLAN NO.
Vault SERIAL NO.
SHEET 3 OF 4

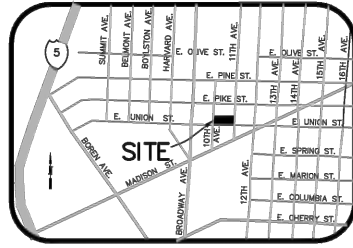
A



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Warehouse • Loft • Modern SURVEY

BNE 1/4 SEC. 32, TWS. 25 N., RGE 5 E, W.M.



VICINITY MAP
NO SCALE

HORIZONTAL DATUM: NAD 83/91

HORIZONTAL BENCHMARKS:

OWNER: CITY OF SEATTLE

DESCRIPTION: BRASS TACK IN CONC. CASE, DN 1.2

LOCATION: INTERSECTION OF E UNION ST. AND 11TH AVE

NORTHING: 227111.6341

EASTING: 1274209.5510

OWNER: CITY OF SEATTLE

DESCRIPTION: 5/8" PUNCHED BRASS PLUG IN CASE, DN 0.9

LOCATION: INTERSECTION OF E UNION ST. AND 10TH AVE

NORTHING: 227121.0845

EASTING: 1273887.6047

VERTICAL DATUM: NAVD88

VERTICAL BENCHMARKS:

SOURCE: CITY OF SEATTLE

ID# SNV-2501

DESCRIPTION: 2" BRASS DISC

LOCATION: 1'N & 1'W OF INTERSECTION OF BACK OF WALKS, S QUADRANT OF INTERSECTION OF MADISON ST. AND 12TH AVE

ELEVATION: 306.95

SOURCE: CITY OF SEATTLE

ID# SNV-2837

DESCRIPTION: 2" BRASS DISC STAMPED 'C' OF S 2837

LOCATION: INTERSECTION OF BACK OF WALKS, NW QUADRANT OF E UNION ST AND BROADWAY

ELEVATION: 293.93

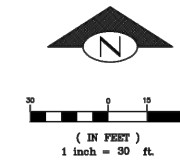
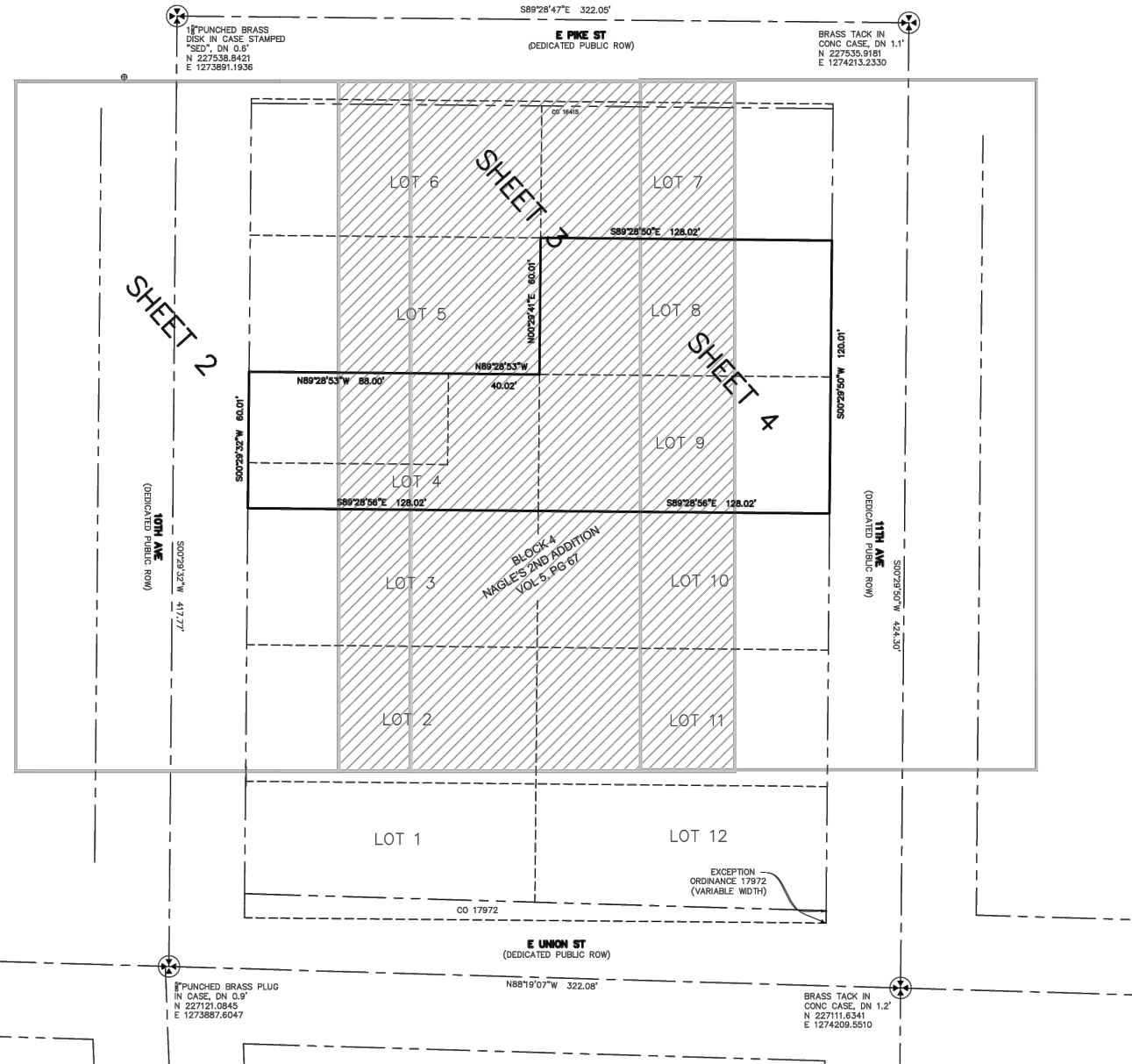
RECORD UTILITY MAP PROVIDERS:

CITY OF SEATTLE (C.O.S.) VAULT:
C.O.S. 10 SCALE FRANCHISE MAPS
C.O.S. 100 SCALE FRANCHISE MAPS
C.O.S. INSPECTOR BOOKS
C.O.S. OLD CITY ENGINEER'S QUARTER SECTION MAPS
C.O.S. NEW CITY ENGINEER'S QUARTER SECTION MAPS
C.O.S. SURVEY FIELD BOOKS
C.O.S. SEWER CARDS
C.O.S. ENGINEERING PLANS
C.O.S. BASE MAPS

SEATTLE PUBLIC UTILITIES (S.P.U.) WATER DEPARTMENT:
WATER GIS DOCUMENT

SEATTLE CITY LIGHT:
100 SCALE MAP
NETWORK - CUSTOM MAP

PUGET SOUND ENERGY:
GAS MAPS



DATE	MARK	REVISIONS	MADE CHECK'D BY/D



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SEATTLE, WASHINGTON 98102-3513
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FAX# (206) 323-7135
Website: brhinc.com
BRH JOB NO. 2014010.00 DATE: 2/14

REVIEWED BY SPU/WATER ENGINEERING	NAME OR INITIALS AND DATE	INITIALS AND DATE
20.....	DESIGNED:	REVIEWED:
REVIEWED BY SPU/DRAINAGE	CHECKED:	PROJECT MANAGER
20.....	DRAWN:	
	CHECKED:	
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	DESIGN REVIEW	REVISED AS-BUILT
20.....		

All work done in accordance with the City of Seattle Standard Plans and Specifications is effect on the data shown above, and supplemented by Special Provisions.

City of Seattle
Seattle Department of Transportation

SCALE: H:1"=30'V. INSPECTOR'S BOOK

MCR, LLC
DPD PROJECT No. 11TH AVE. AND E. UNION ST.
CONTROL DIAGRAM

SDOT PROJECT NO.
VAULT PLAN NO.
VAULT SERIAL NO.
SHEET 1 OF 3

BNE 1/4 SEC. 32, TWS. 25 N., RGE 5 E, W.M.

SEE SHEET 3

SITE NOTES

SITE ADDRESS:
VICINITY OF 11TH AVE & EAST UNION ST.
TAX ACCOUNT NO.:
6003500074
6003500075
6003500077
ZONING:
C-COMMERCIAL
ZONING AGENCY:
CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
700 5TH AVENUE, SUITE 2000
SEATTLE, WA 98104
(206) 884-8500

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 18, 1995, COMMUNITY PANEL NO. 53033C034F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

AREA:
SITE AS SHOWN CONTAINS 23,046 SQUARE FEET OR 0.5291 ACRES, MORE OR LESS.

PARKING SPACE COUNT:
PARKING SPACES TOTAL 64 INCLUDING NO HANDICAP ACCESSIBLE SPACES.

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

DESCRIPTION:

PARCEL A:
NORTH 40 FEET OF THE WEST 88 FEET OF LOT 4, BLOCK 4, JOHN H. NAGLE'S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE SOUTH 20 FEET OF THE WEST 88 FEET OF SAID LOT 4.

PARCEL B:
AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE EAST 40 FEET OF LOT 4, BLOCK 4, JOHN H. NAGLE'S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON.

PARCEL C:
LOTS 8 AND 9 IN BLOCK 4 OF JOHN H. NAGLE'S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED ONE HALF INTEREST IN THE EAST 40 FEET AND THE SOUTH 20 FEET OF THE WEST 88 FEET OF LOT 4 IN SAID BLOCK 4.

UTILITY PROVIDERS:

SANITARY SEWER AND STORM DRAINAGE:
SEATTLE PUBLIC UTILITIES
PROJECT MANAGEMENT AND ENGINEERING
700 5TH AVENUE
PO BOX 34018
SEATTLE, WA 98124-4018
(206) 233-7900

WATER:
SEATTLE PUBLIC UTILITIES
700 5TH AVENUE, SUITE 4900
PO BOX 34018
SEATTLE, WA 98124-4018
(206) 884-3000

POWER:
SEATTLE CITY LIGHT
700 5TH AVENUE, SUITE 3200
SEATTLE, WA 98124-4023
(206) 884-3000

NATURAL GAS:
PUREIT SOUND ENERGY
10885 NE 4TH STREET, SUITE 1200
PO BOX 97034
BELLEVUE, WA 98009-9734
(425) 454-6363
(888) 225-5773

TELEPHONE:
CENTURY LINK
1600 7TH AVENUE
SEATTLE, WA 98191
(800) 244-1111

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 0006746-06, DATED DECEMBER 18, 2013. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR REINFORCED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.

1. PARKING AND ACCESS EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: 10TH AVENUE LOT LLC
GRANTEE: STEVEN R. JENSEN
RECORDING DATE: DECEMBER 31, 2012
RECORDING NO.: 20121231003243
2. MEMORANDUM OF AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
EXECUTED BY: RECREATIONAL EQUIPMENT, INC.; J.G. CAPITAL HILL, L.L.C.; MICHAEL J. MALONE
RECORDING DATE: OCTOBER 4, 1996
RECORDING NO.: 9610040137

3. COVENANT RELATING TO OFF-SITE PARKING AND THE TERMS AND CONDITIONS THEREOF:
EXECUTED BY: MICHAEL J. MALONE AND SCOTT SHAPIRO, CITY OF SEATTLE
RECORDING DATE: JUNE 28, 2008
RECORDING NO.: 20080626000804

10. MEMORANDUM OF OPTION AGREEMENT WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS SET FORTH THEREIN:
OPTIONOR: 10TH AVENUE LOT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
OPTIONEE: SIDPT LLC, A WASHINGTON LIMITED LIABILITY COMPANY
RECORDING DATE: JUNE 7, 2013
RECORDING NO.: 20130607001644

11. MEMORANDUM OF OPTION AGREEMENT WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS AS SET FORTH THEREIN:
OPTIONOR: SIDPT LLC, A WASHINGTON LIMITED LIABILITY COMPANY
OPTIONEE: 10TH AVENUE LOT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
RECORDING DATE: JUNE 7, 2013
RECORDING NO.: 20130607001645

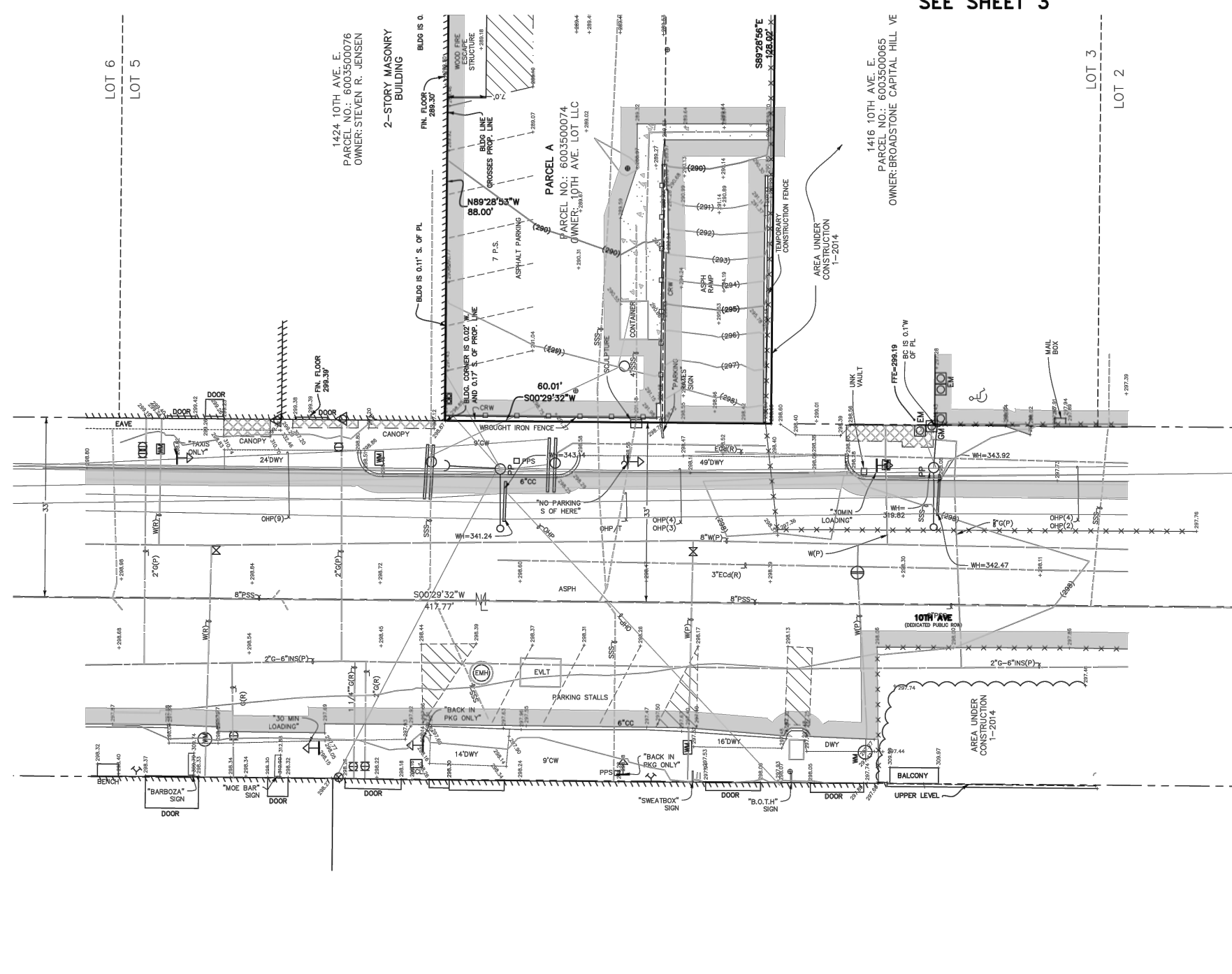
- CERTIFICATION:
SURVEY IDENTIFICATION NO.: 2014010.00
REGISTERED LAND SURVEYOR NO.: 37546
SURVEYOR'S ADDRESS & COMPANY: BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVENUE EAST
SEATTLE, WA 98102-3513
TELEPHONE: (206) 323-4144

TO MORT INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY, 10TH AVENUE LOT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS TO PARCELS A AND B; SIDPT LLC AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6B, 7A, 7B1, 7C, 8 AND 9 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 22, 2014.

DATE OF PLAT OR MAP: FEBRUARY 12, 2014
DAKIN A. BELL, P.L.S. NO. 37546

THE ABOVE CERTIFICATE IS BASED UPON WORK PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL SURVEY PRACTICE. WE MAKE NO OTHER WARRANTY, EITHER EXPRESSED OR IMPLIED.



DATE	MARK	REVISIONS
MADE CHECKED (REV'D)		



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CIVIL ENGINEERS & LAND SURVEYORS
2009 MINOR AVE. EAST SEATTLE, WASHINGTON 98102-3513
(206) 323-4144
1-800-935-0508
FAX (206) 323-7135
Website: brhinc.com
BRH JOB NO. 2014010.00 DATE: 2/14

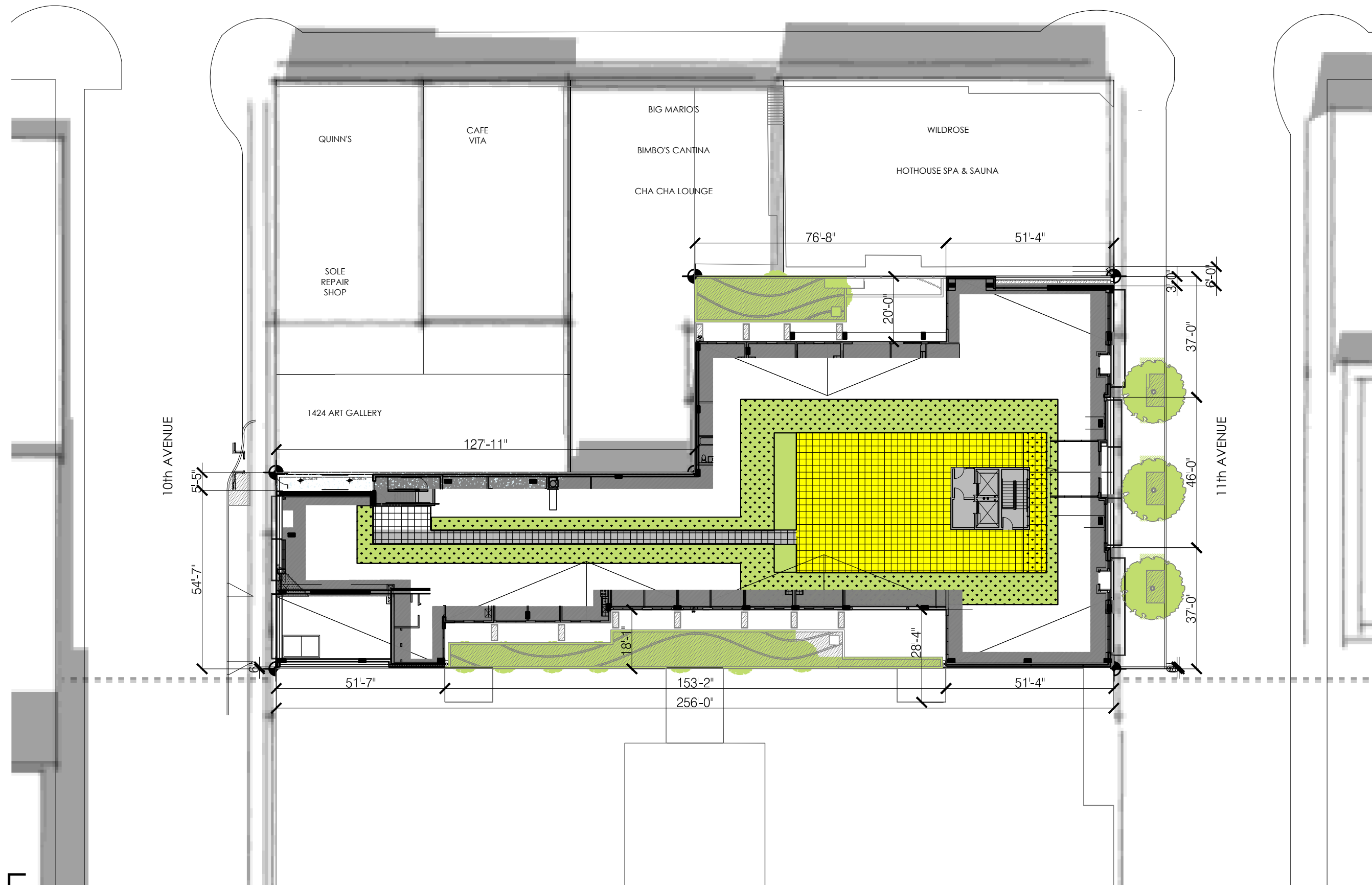
REVIEWED BY	NAME OR INITIALS AND DATE	INITIALS AND DATE
REVIEWED BY SPU/WATER ENGINEERING	DESIGNED: 20.....	REVIEWED:
REVIEWED BY SPU/DRAINAGE	CHECKED:	PROJECT MANAGER
APPROVED BY SDOT STREET IMPROVEMENT PERMITTING	DRAWN: HDC CHECKED: DAB	REVISED AS-BUILT
	DESIGN REVIEW	

City of Seattle
Seattle Department of Transportation
SCALE: H=1"=30' V.
INSPECTOR'S BOOK

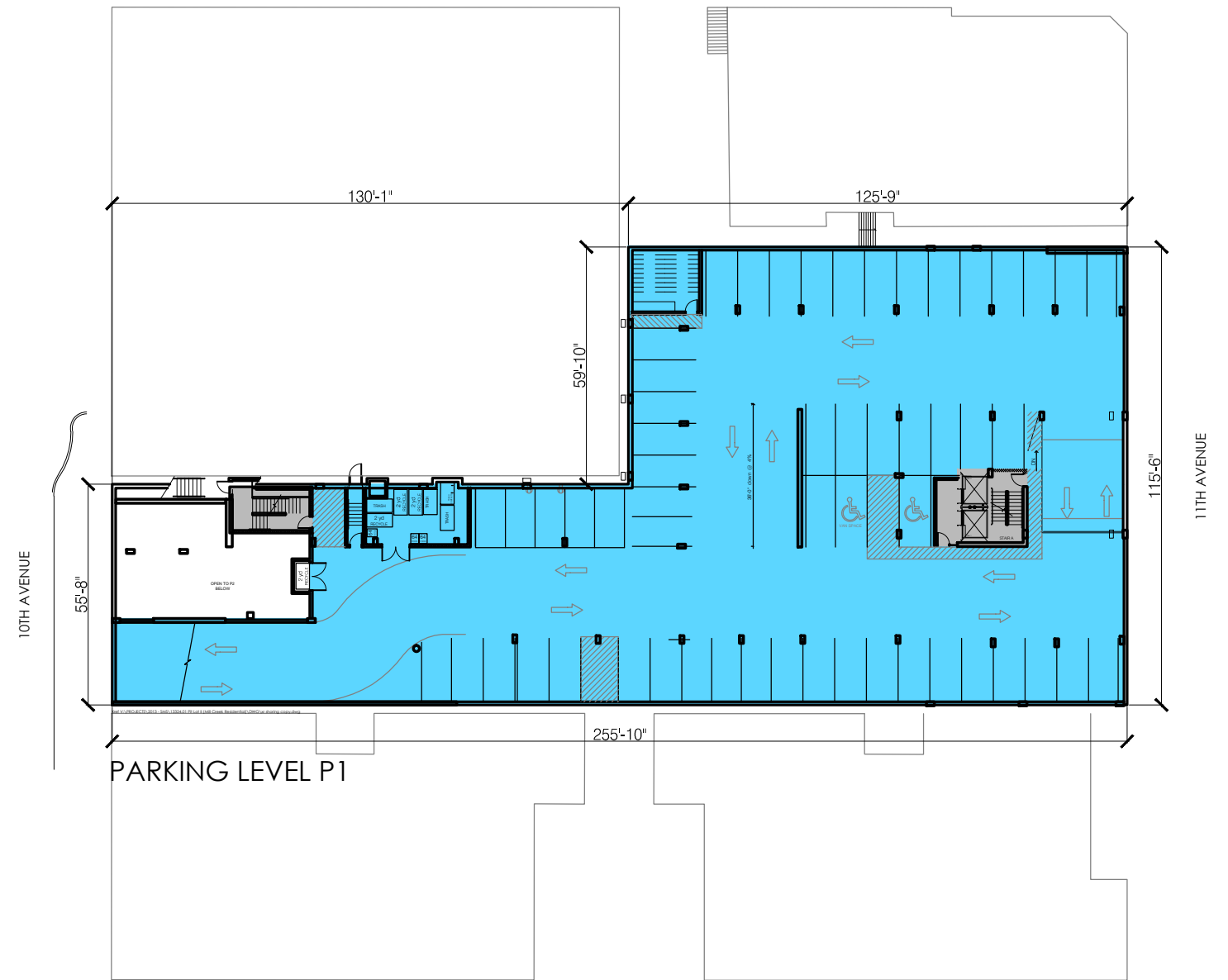
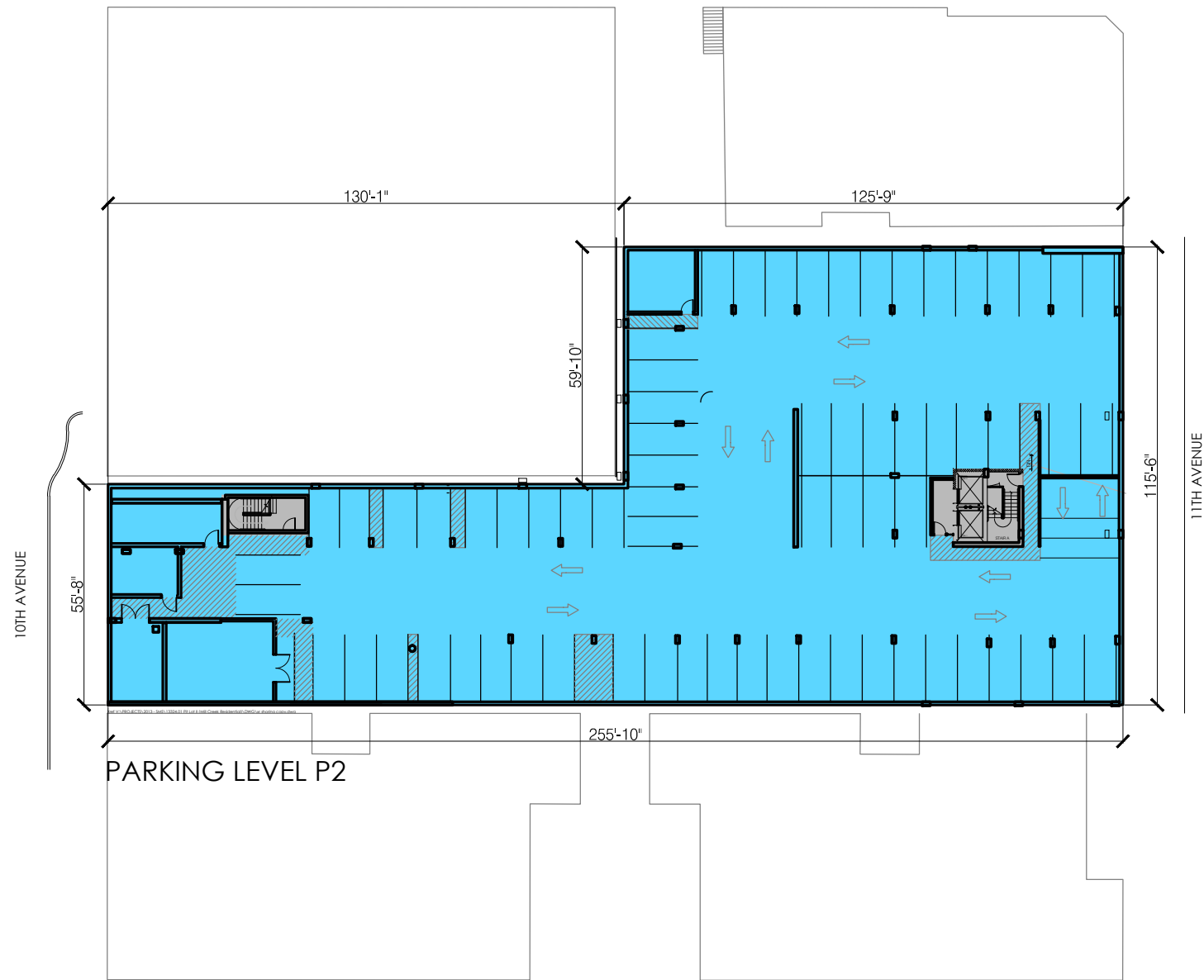
MCRT, LLC
DPD PROJECT No.
11TH AVE. AND E. UNION ST.
TOPOGRAPHIC AND BOUNDARY SURVEY

SDOT PROJECT NO.
Vault PLAN NO.
Vault SERIAL NO.
SHEET 2 OF 3

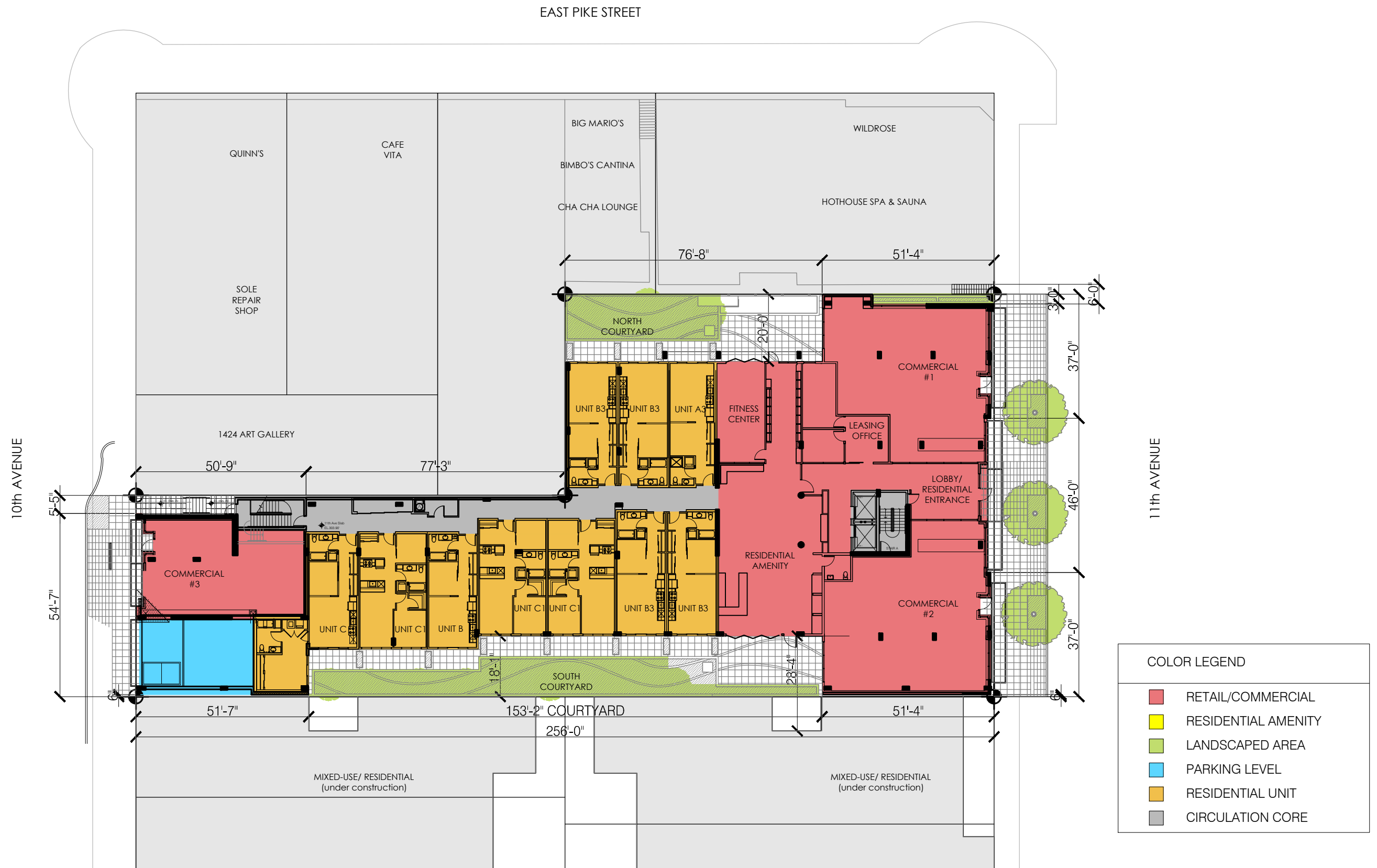
Warehouse • Loft • Modern site/roof plan



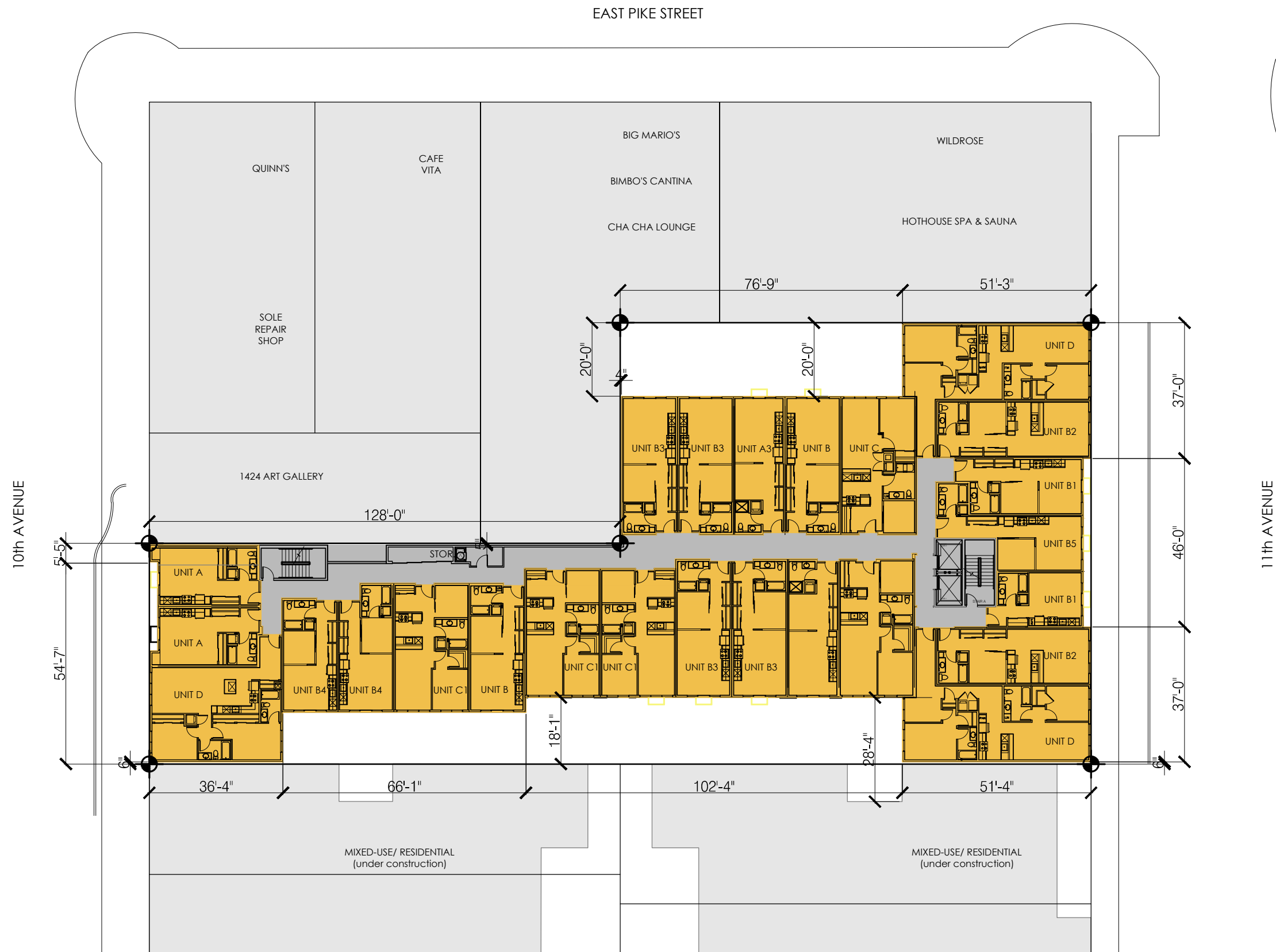
E



Warehouse • Loft • Modern level 1 plan



levels 2-6 plan Warehouse • Loft • Modern



copyright © 2014

Warehouse • Loft • Modern 11th AVENUE & NORTH COURTYARD ELEVATION (facing Hothouse)



EAST ELEVATION along 11th Avenue



NORTH COURTYARD ELEVATION

10th AVENUE & SOUTH COURTYARD ELEVATION Warehouse • Loft • Modern

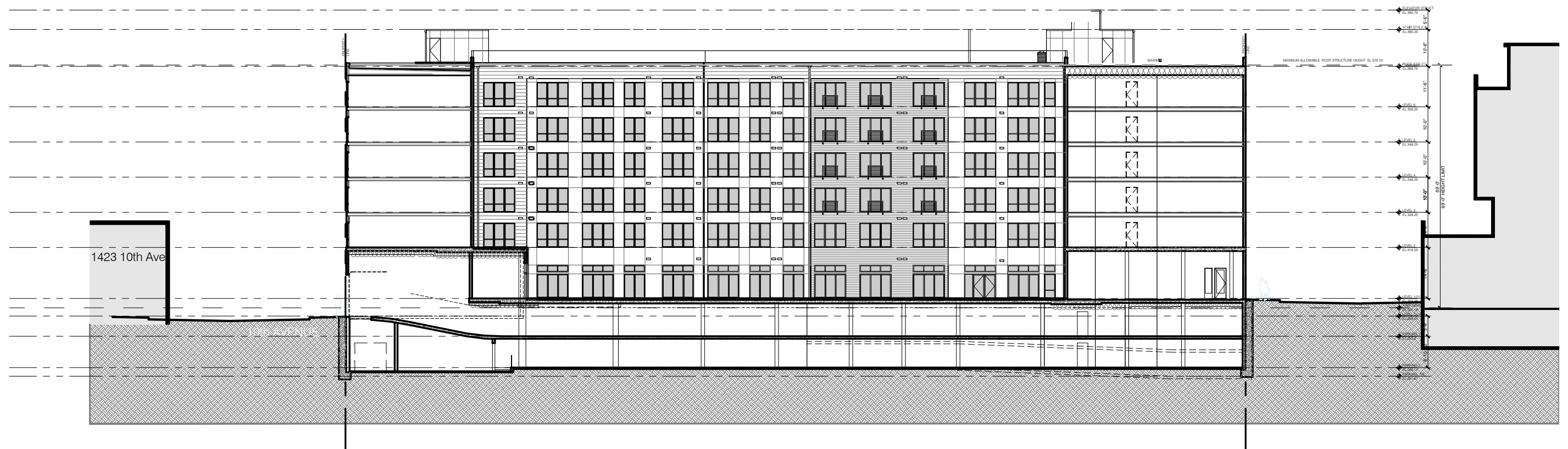


WEST ELEVATION along 10th Avenue

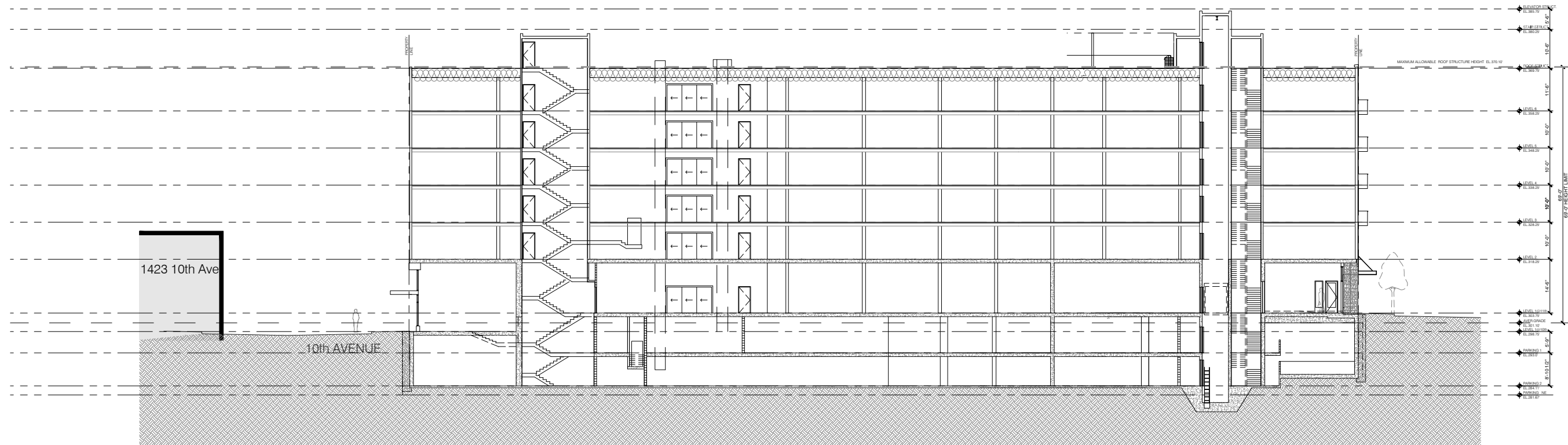


SOUTH COURTYARD ELEVATION

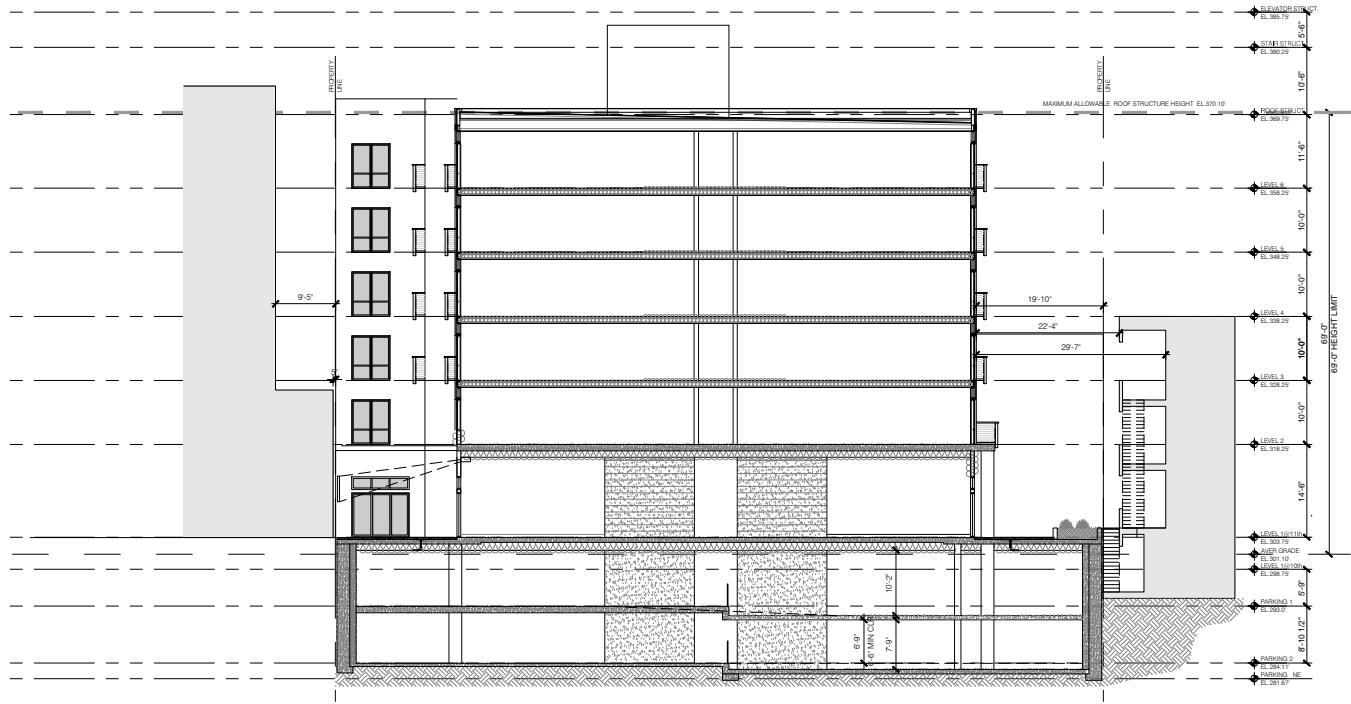
Warehouse • Loft • Modern building section



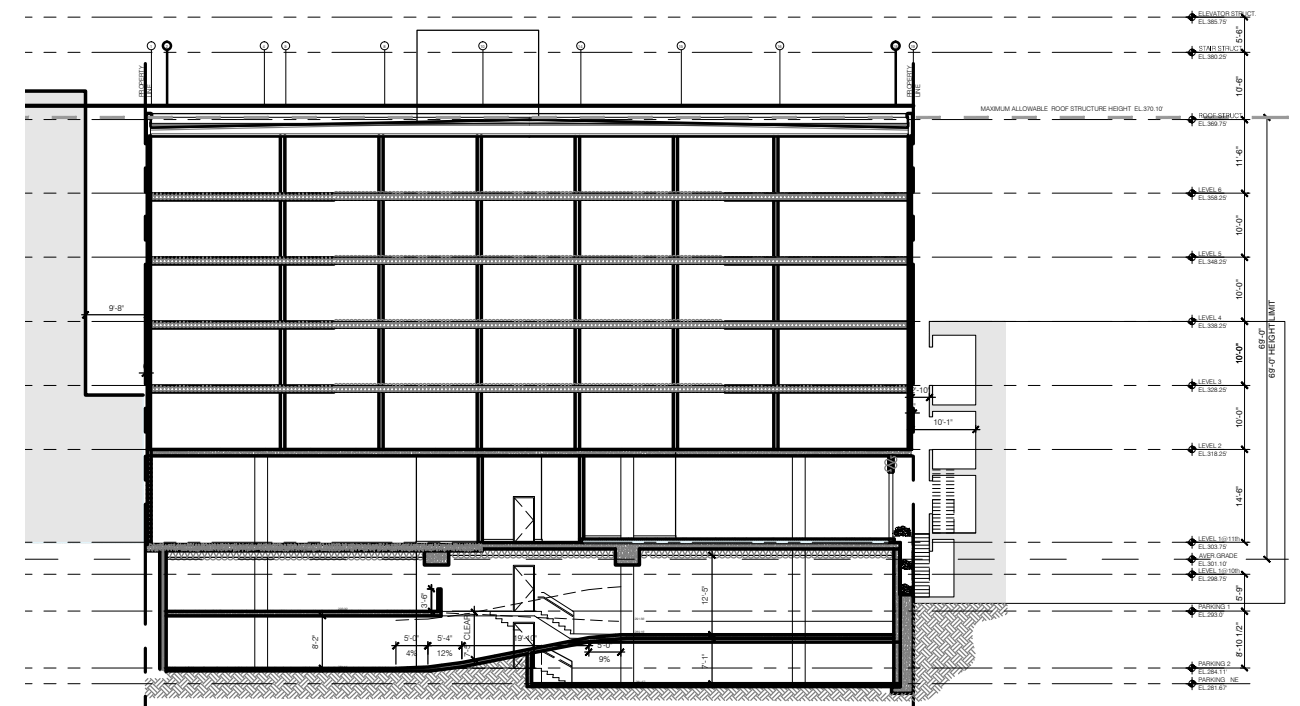
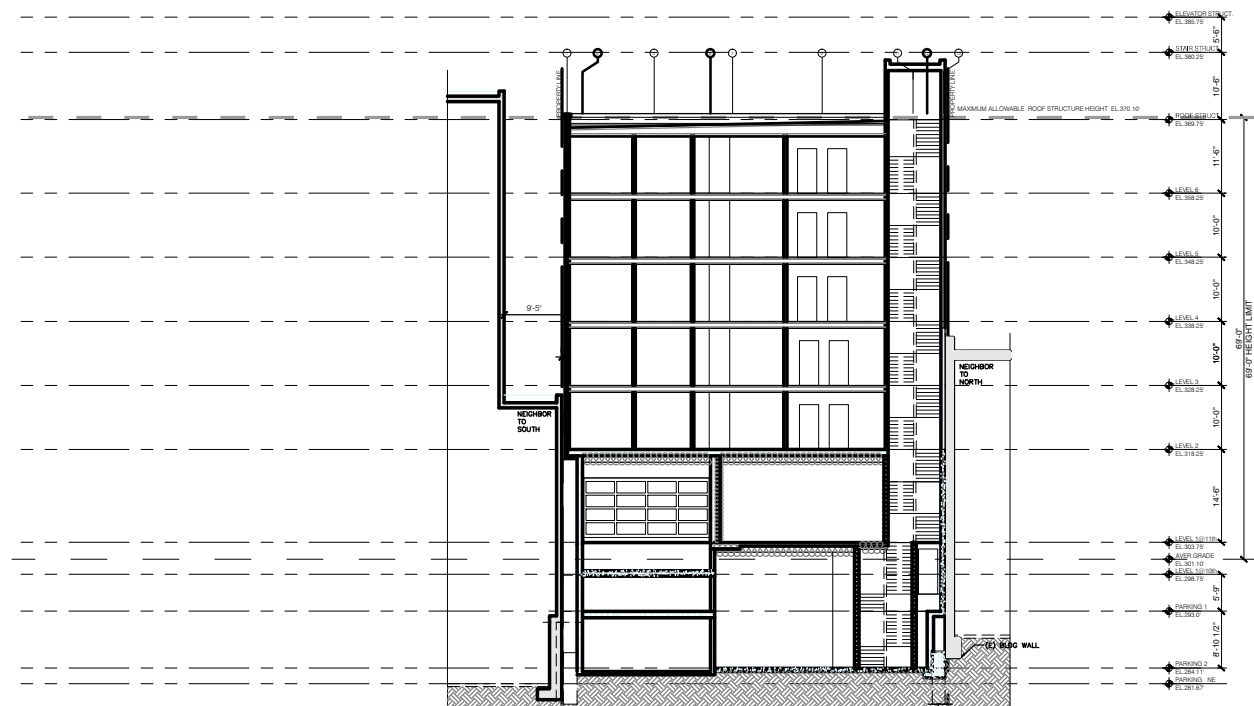
building section Warehouse • Loft • Modern



Warehouse • Loft • Modern building section



building section Warehouse • Loft • Modern



Warehouse • Loft • Modern 11th AVENUE & NORTH COURTYARD ELEVATION (facing Hothouse)

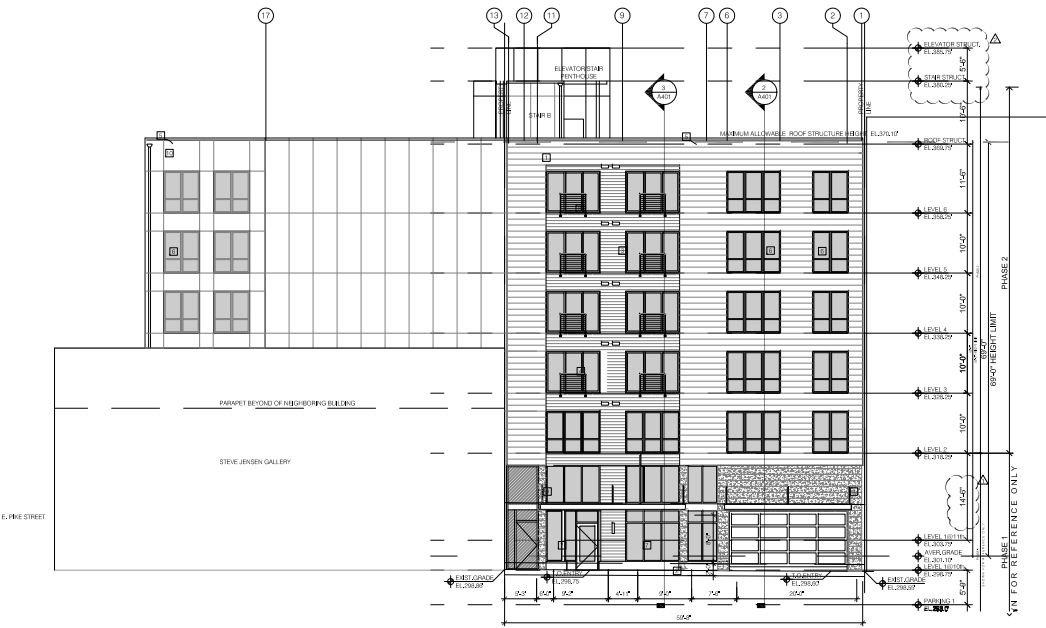


EAST ELEVATION along 11th Avenue



NORTH COURTYARD ELEVATION

10th AVENUE & SOUTH COURTYARD ELEVATION Warehouse • Loft • Modern



WEST ELEVATION along 10th Avenue

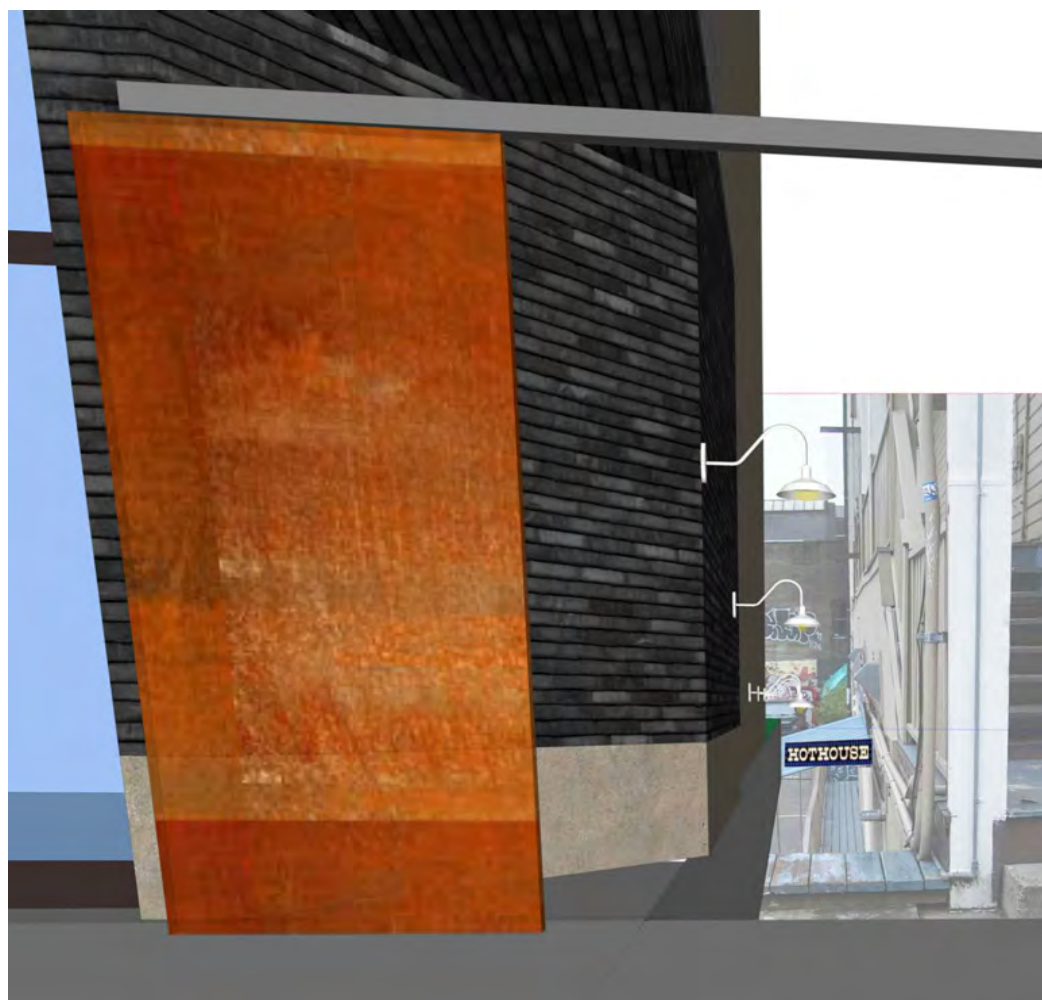


SOUTH COURTYARD ELEVATION

Warehouse • Loft • Modern PERSPECTIVE FROM STREET + HOTHOUSE STAIR PLAN



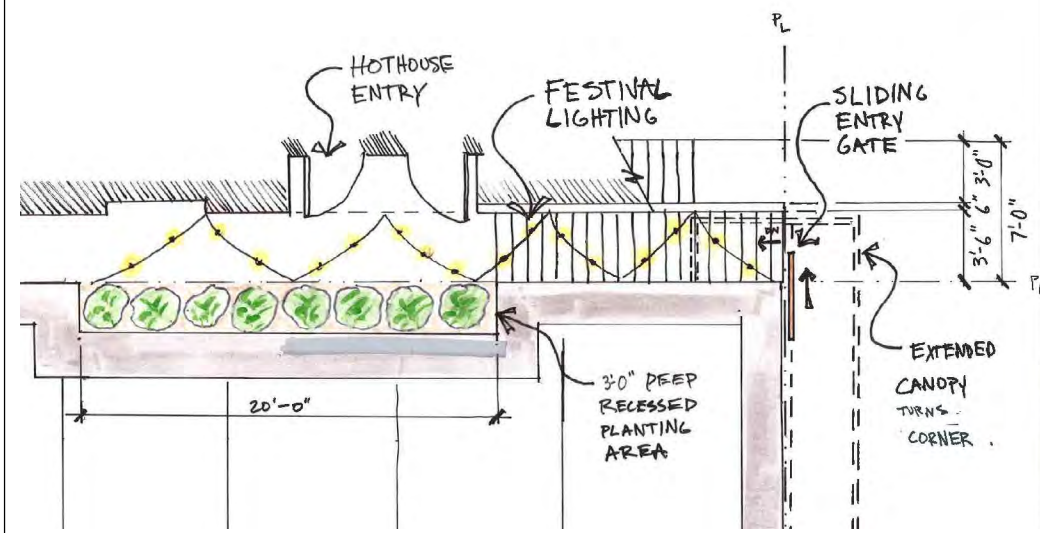
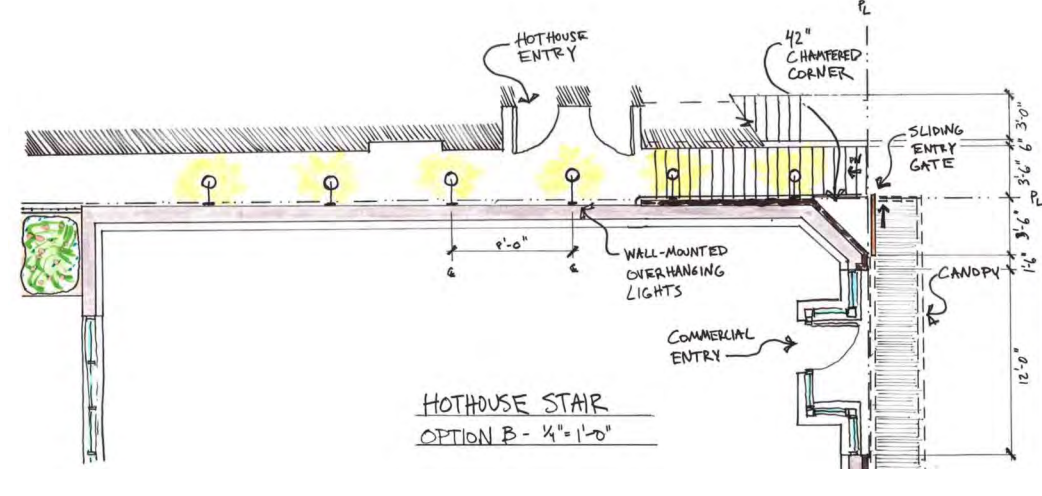
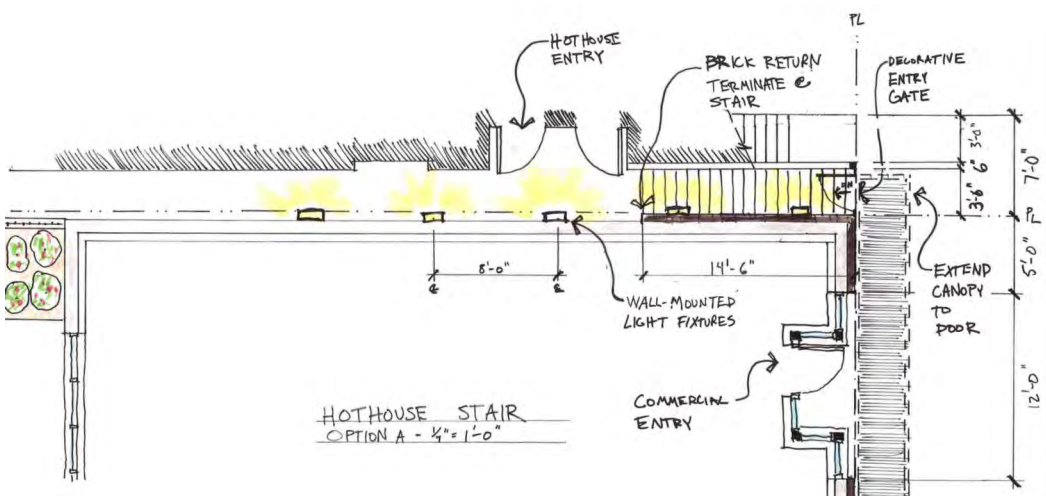
OPTION A



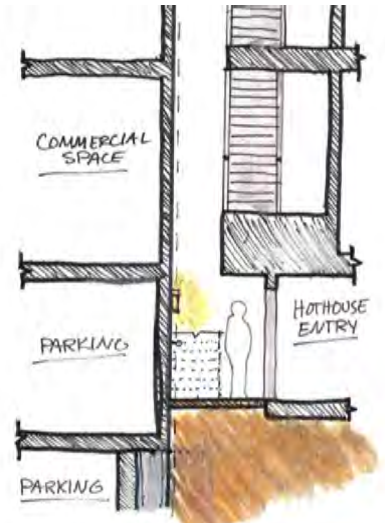
OPTION B



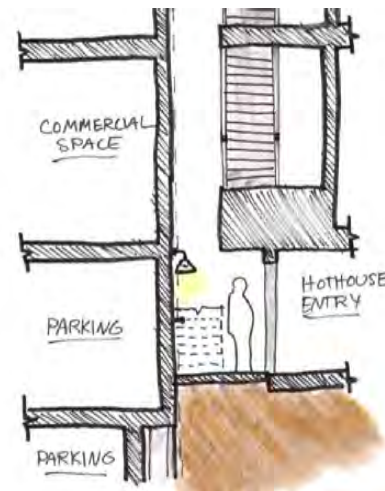
OPTION C



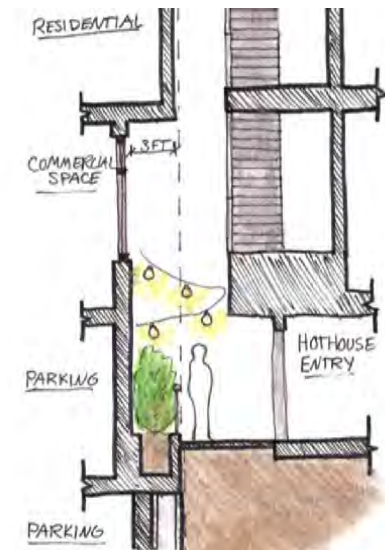
HOTHOUSE SECTIONS + ELEVATION + PERSPECTIVE Warehouse • Loft • Modern



OPTION A



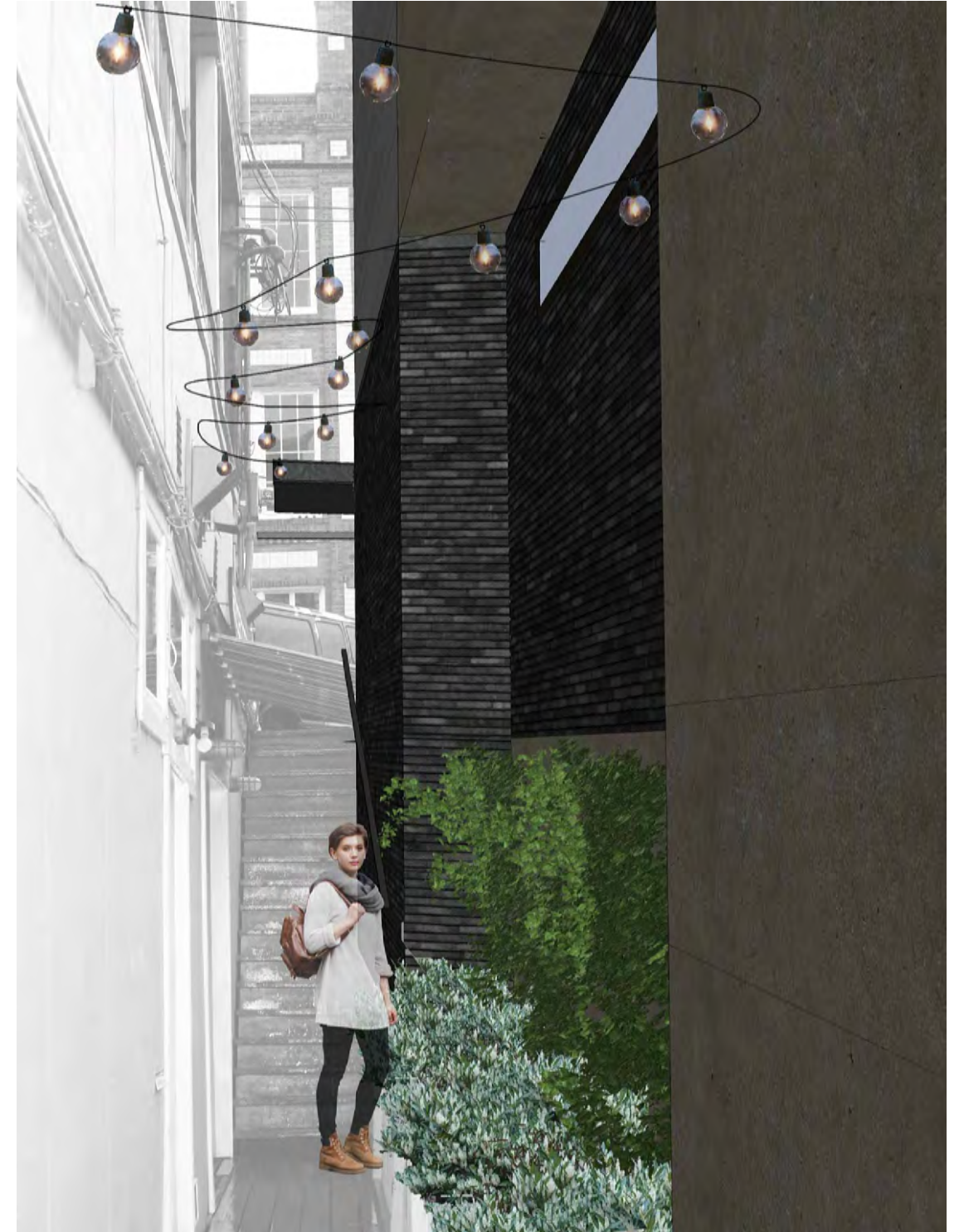
OPTION B



OPTION C



OPTION C - ELEVATION AT HOTHOUSE ENTRY



OPTION C - PERSPECTIVE VIEW FROM HOTHOUSE

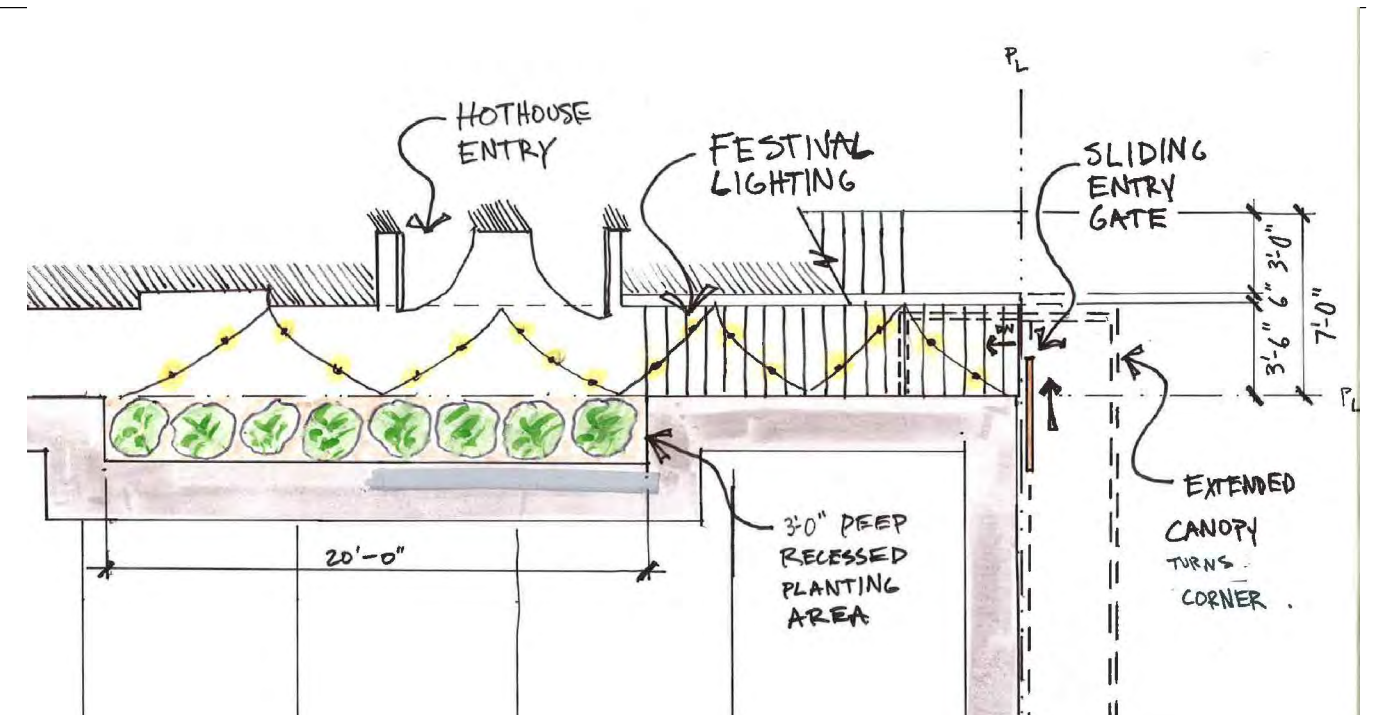
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Warehouse • Loft • Modern

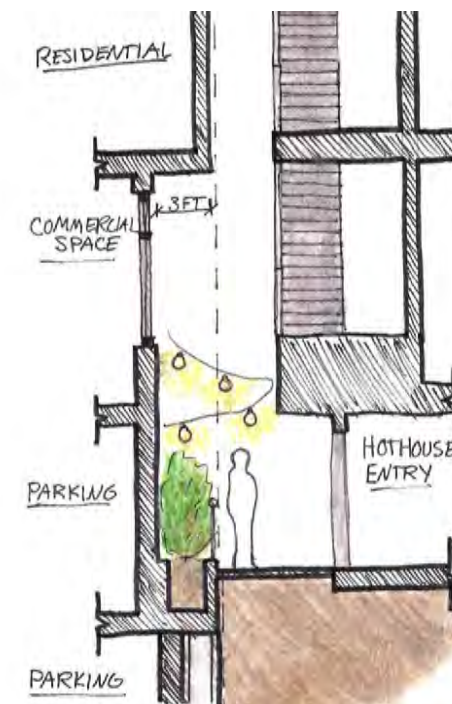


OPTION C - ELEVATION AT HOTHOUSE ENTRY

S



OPTION C- HOTHOUSE STAIR PLAN



OPTION C- HOTHOUSE SECTION AT ENTRY

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Letters of Support (neighbors)

Chris Davidson

Subject: FW: 1427 11th Ave. Project

From: Jeffrey Ofelt [mailto:jeffofelt@comcast.net]

Sent: Friday, June 27, 2014 6:59 PM

To: Shelley.Bolser@seattle.gov

Subject: 1427 11th Ave. Project

Shelly,

My name is Jeff Ofelt and I own two businesses directly next to the proposed project at 1427 11th Avenue, Cha Cha Lounge and Bimbos Cantina. I know that you are the city planner for this project and I just wanted to send you an email letting you know that I've met with Sean about their project and I think it will be a great addition to the neighborhood. The parking lot that is currently there seems to be just a haven for drugs & vandalism so eliminating that is a blessing in its own. Adding more (potential customers) people living in our thriving neighborhood and more retail is a great thing.

I'm glad that lot is finally being redeveloped!

Thanks,

Jeff Ofelt
Bimbos Cantina
Cha Cha Lounge
Kings Hardware
JSW Ventures
Percy's

206-465-9031 cell
206-913-2917 fax

Dear Early Design Guide Board Members,

Regarding Hunters Capital and the future development in the 1400 block of 10th and 11th Avenue:

Thank you for your email on the early design prospects for the development of the lot between 10th and 11th and Pike and Union. I have lived and worked in this neighborhood for over 30 years (currently living along the Northern Property line of the site) and I am very excited to see it grow and improve in such a quality way. I see the majority of much of the new construction as a substantial improvement to the overall Capitol Hill community.

Hunters Capital has been a vital and significant neighbor and has proven throughout several historic restorations and new construction projects to be a company that has time and again shown both the highest of standards and the highest quality of development.

In my personal business relationship with them, I found them to be straightforward, honest and sincere. They were forthright with their intentions and honorable.

I support this project.

As the project progresses, I would be happy to provide any additional support for Hunters Capital as needed.

Thank you.

Steve Jensen
1424 10th Ave
Seattle WA 98122

206-323-8020

Peli, Michael

From: Bolser, Shelley
Sent: Thursday, May 29, 2014 11:04 AM
To: PRC
Subject: FW: Project #3015966
Attachments: 140407 11th Avenue HOTHOUSE.pdf

Public comment with attachment

From: Hothouse Spa [<mailto:admin@hothousespa.com>]
Sent: Wednesday, May 28, 2014 5:37 PM
To: Bolser, Shelley
Subject: Re: Project #3015966

Hi Shelley-

The property owner at 1427 11th will be leaving the stairway to Hothouse intact as is. They have also presented a design (option D in the attachment) for the portion of the development adjacent to Hothouse that we are happy with.

Thank you for your assistance.

Julio LaFleur

Hothouse Spa & Sauna
1019 E.Pike St. Ste. HH
Seattle, WA 98122
206-568-3240

----- Original Message -----

From: Hothouse Spa
To: Bolser, Shelley
Sent: Monday, May 19, 2014 2:18 PM
Subject: Re: Project #3015966

Thank you Shelley.

I will look into this.

Julio

----- Original Message -----

From: Bolser, Shelley
To: Hothouse Spa
Sent: Monday, May 19, 2014 1:56 PM
Subject: RE: Project #3015966

Chris Davidson

From: Sean Hyatt <shyatt@mcrtrust.com>
Sent: Tuesday, April 15, 2014 8:12 PM
To: Charles Strazzara; Chris Davidson; Jessie Clawson
Subject: Fwd: Concepts for Hot House / Winston Stairs

Categories: Filed by Newforma

Owner feedback for MUP.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: cgarvin@cadencere.com
Date: 04/15/2014 3:56 PM (GMT-08:00)
To: Sean Hyatt
Subject: RE: Concepts for Hot House / Winston Stairs

Options C or D look good to me, from what I recall HH did not want to have a gate

From: Sean Hyatt [<mailto:shyatt@mcrtrust.com>]
Sent: Monday, April 14, 2014 5:09 PM
To: cgarvin@cadencere.com
Subject: Concepts for Hot House / Winston Stairs
Importance: High

Chris,

Attached are some design concepts reflecting in greater detail some of the concepts I had discussed with Julio and Matria when we met with them in early March, and that I summarized for you. They have still not gotten back in touch with me, which is understandable given their accident, but I need to keep moving forward, and we have a quick presentation to PPUNC on our progress tomorrow evening.

Please take a look and let me know if you have any questions or comments.

Regards,

SEAN G. HYATT | MANAGING DIRECTOR
Mill Creek Residential
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