

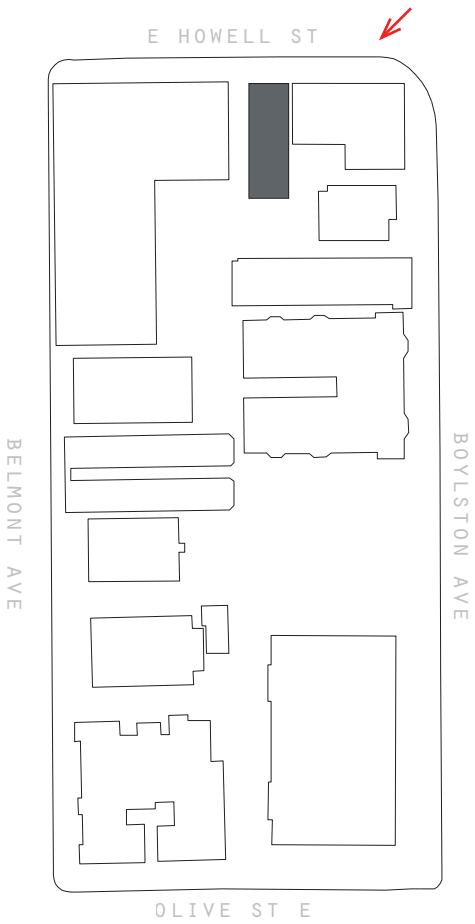


ARBOL LOFTS, LLC - DESIGN RECOMMENDATION PACKET

611 E HOWELL ST, SEATTLE WA 98112

AUGUST 29TH, 2014

DPD PROJECT #3012671

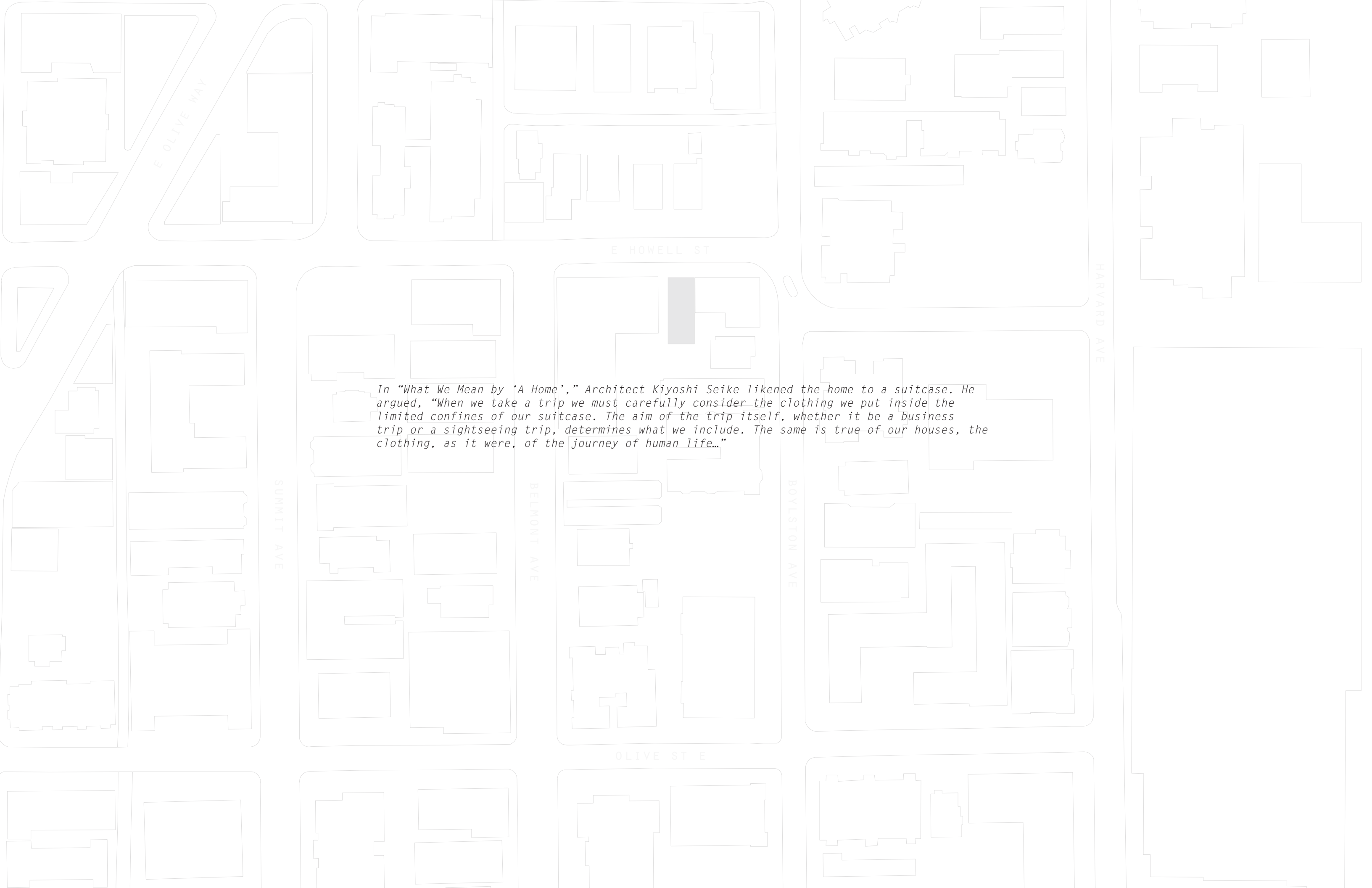


PROJECT TEAM

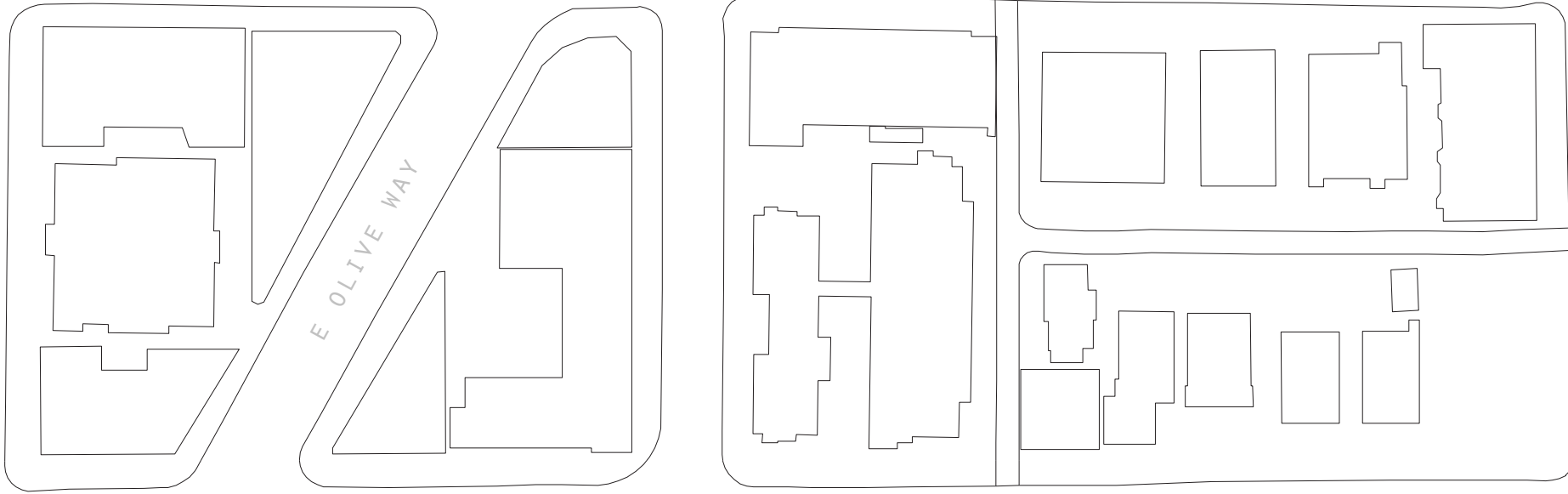
DEVELOPER	Arbol Lofts, LLC
ARCHITECT	Integrus Architecture
STRUCTURAL	Integrus Architecture
MECHANICAL	The Greenbusch Group
GEOTECH	Adapt Engineering
ARBORIST	Consulting Arborist
SURVEY	Hillebrand Associates
GENERAL CONTRACTOR	Dovetail General Contractors

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In “What We Mean by ‘A Home’,” Architect Kiyoshi Seike likened the home to a suitcase. He argued, “When we take a trip we must carefully consider the clothing we put inside the limited confines of our suitcase. The aim of the trip itself, whether it be a business trip or a sightseeing trip, determines what we include. The same is true of our houses, the clothing, as it were, of the journey of human life...”



3.0 PROPOSAL

The proposed project is at 611 E Howell St and is a midrise 20-unit apartment building replacing a single-family residence in Capitol Hill's "Urban Center Village".

DPD Project
King County Assessor Parcel Numbers

#3016271
8804900530-01

PROJECT SUMMARY

LOT SIZE	3,185sf
ZONING	MR in Capitol Hill's "Urban Center Village"
PARKING	N/A
FAR	3.2
HEIGHT LIMIT	60'-0" + 5'-0"

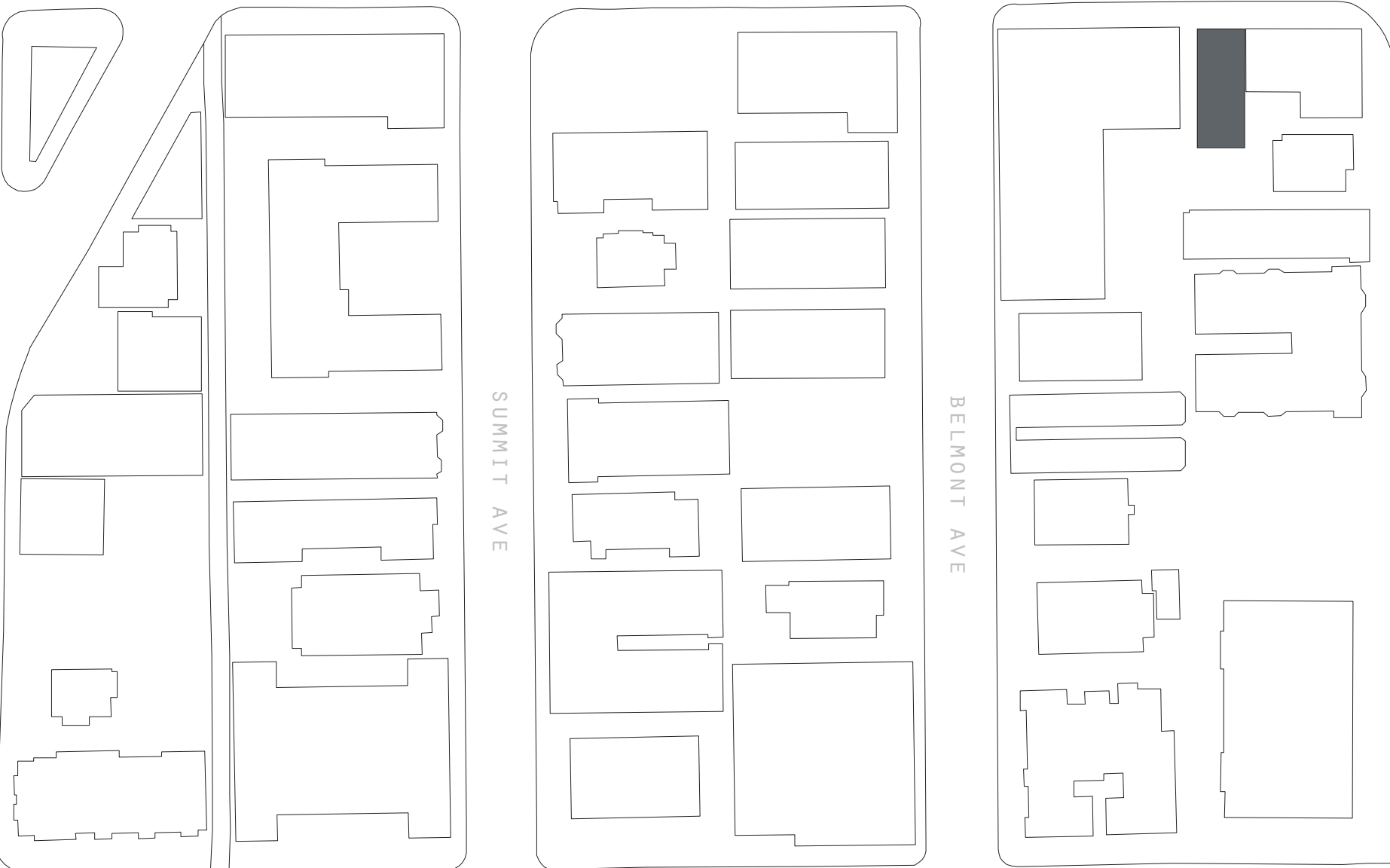
REQUIRED SETBACKS

-FRONT	7'-0"
-SIDE	7'-0" average below 42', 10'-0" average above 42'
-REAR	15'-0"

LEGAL DESCRIPTION

PARCEL A: The West 35 feet of Lot 1 and the West 35 feet of the North 41 feet of Lot 2, Block 9, supplementary to the Plat of Union Addition to the City of Seattle, according to the plat thereof recorded in Volume 9 of Plats, Page 12, Records of King County, WA.

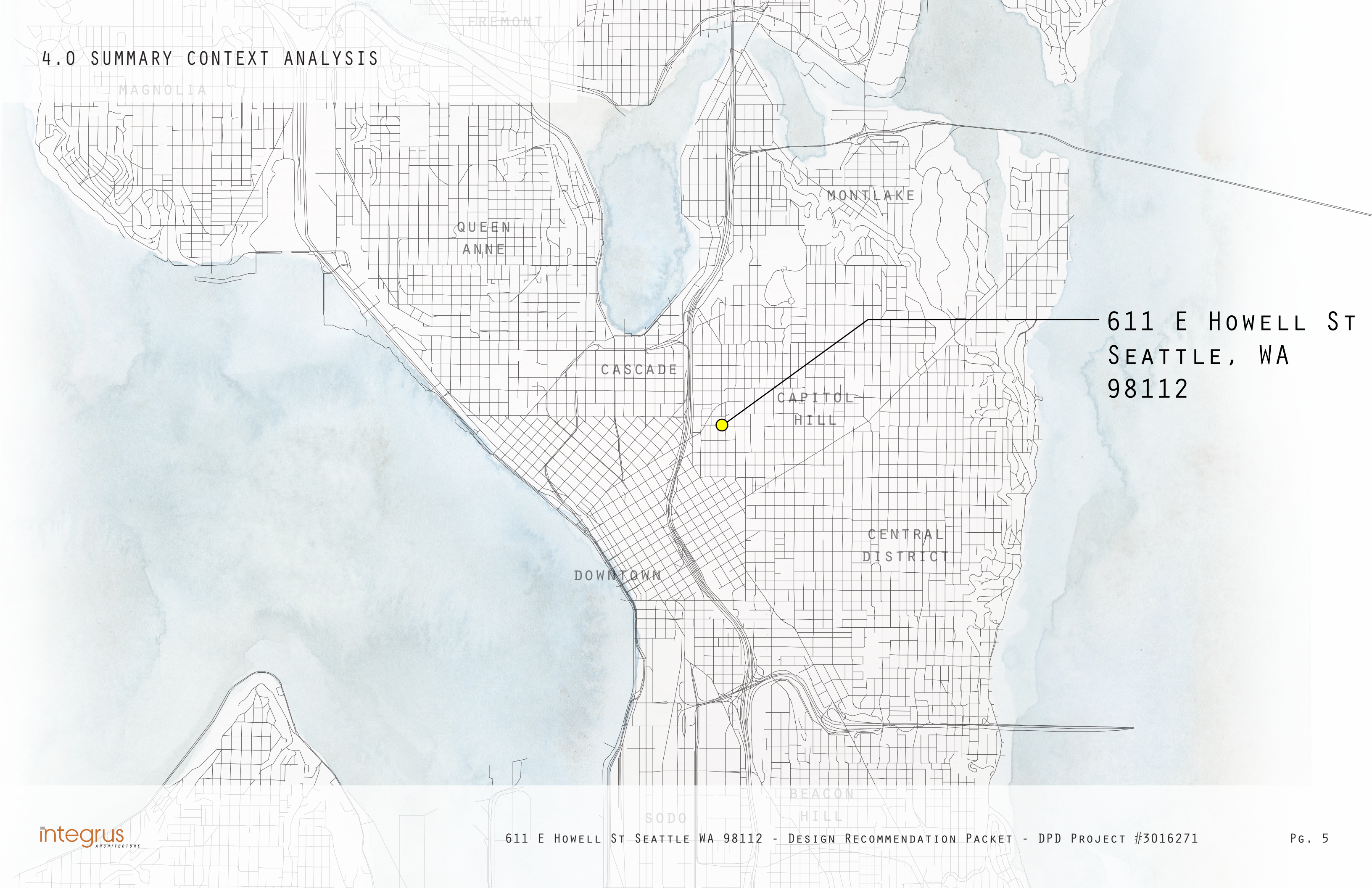
PARCEL B: An easement for ingress and egress over the South 9 feet of Lot 2 in Block 9 of supplemental Plat of Union Addition to the City of Seattle, as per plat recorded in Volume 9 of Plats, Page 12.



BOYLSTON AVE

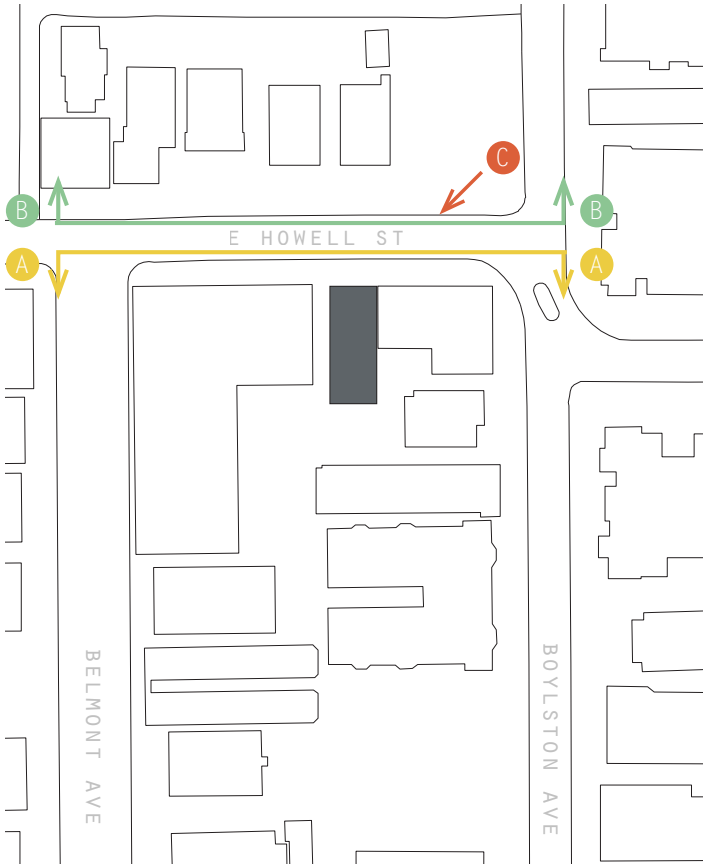
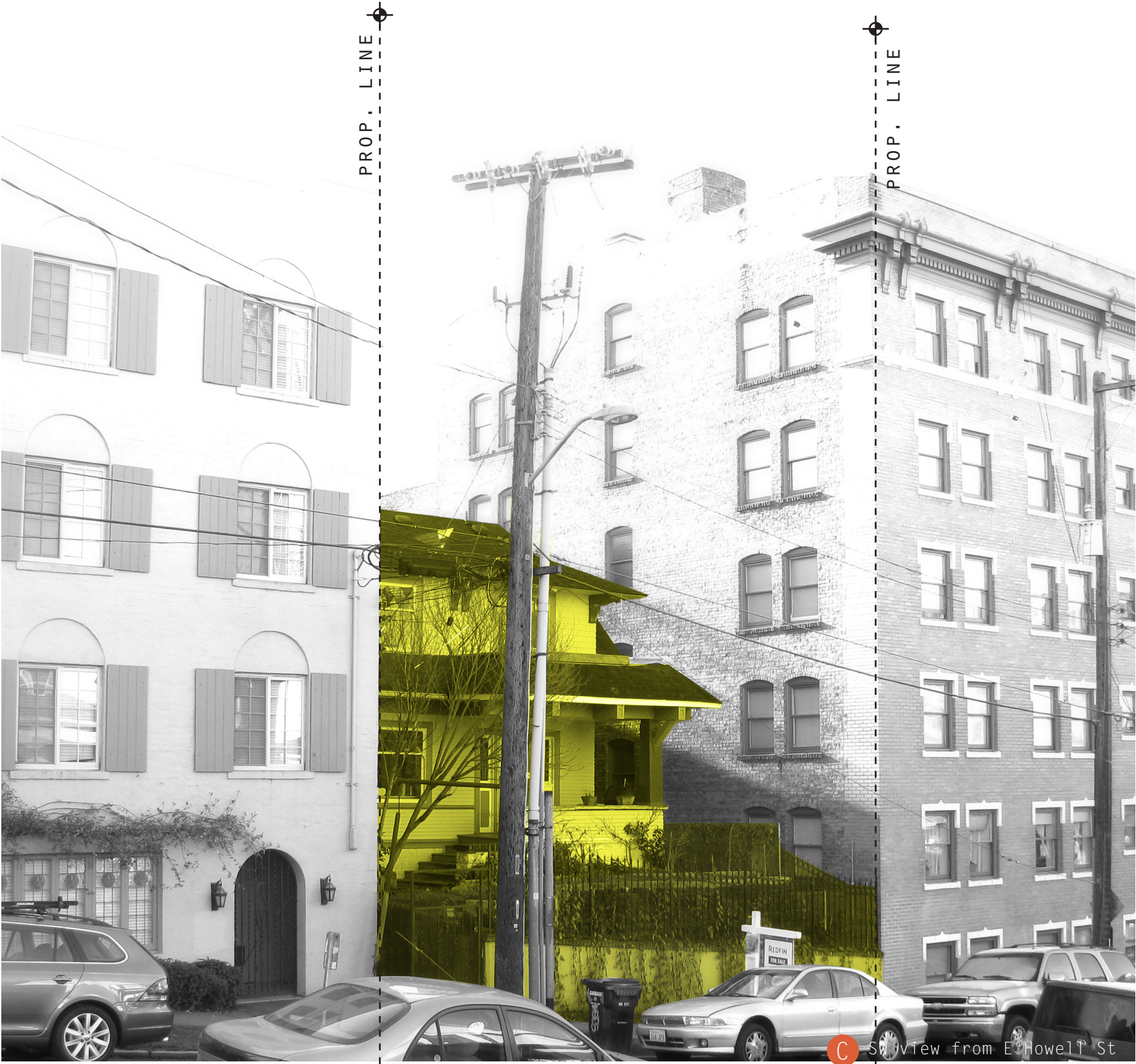
OLIVE ST E

4.0 SUMMARY CONTEXT ANALYSIS

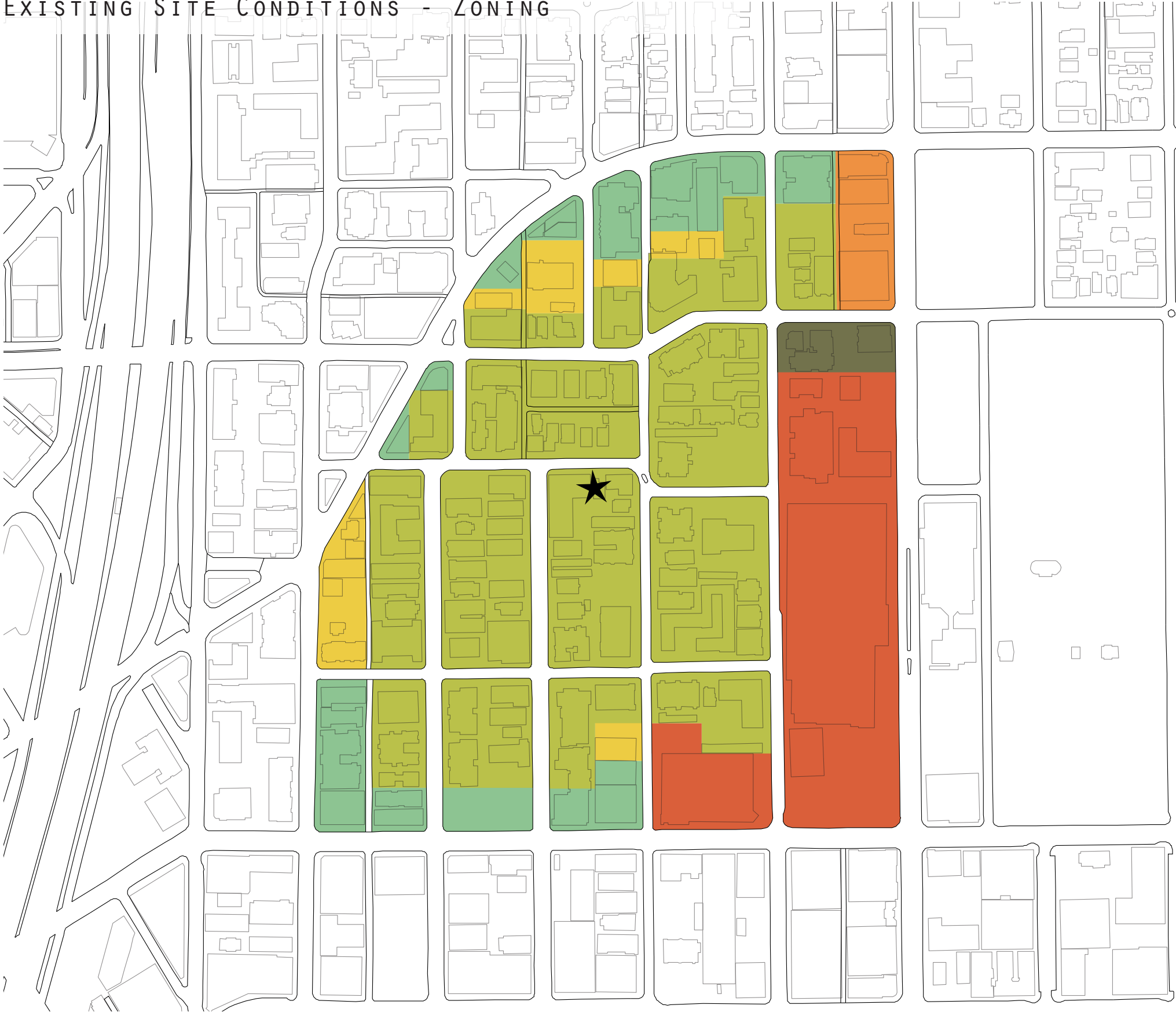


611 E HOWELL ST
SEATTLE, WA
98112

4.0 + 5.0 SUMMARY CONTEXT ANALYSIS
& EXISTING SITE CONDITIONS



6.0 ZONING DATA
EXISTING SITE CONDITIONS - ZONING

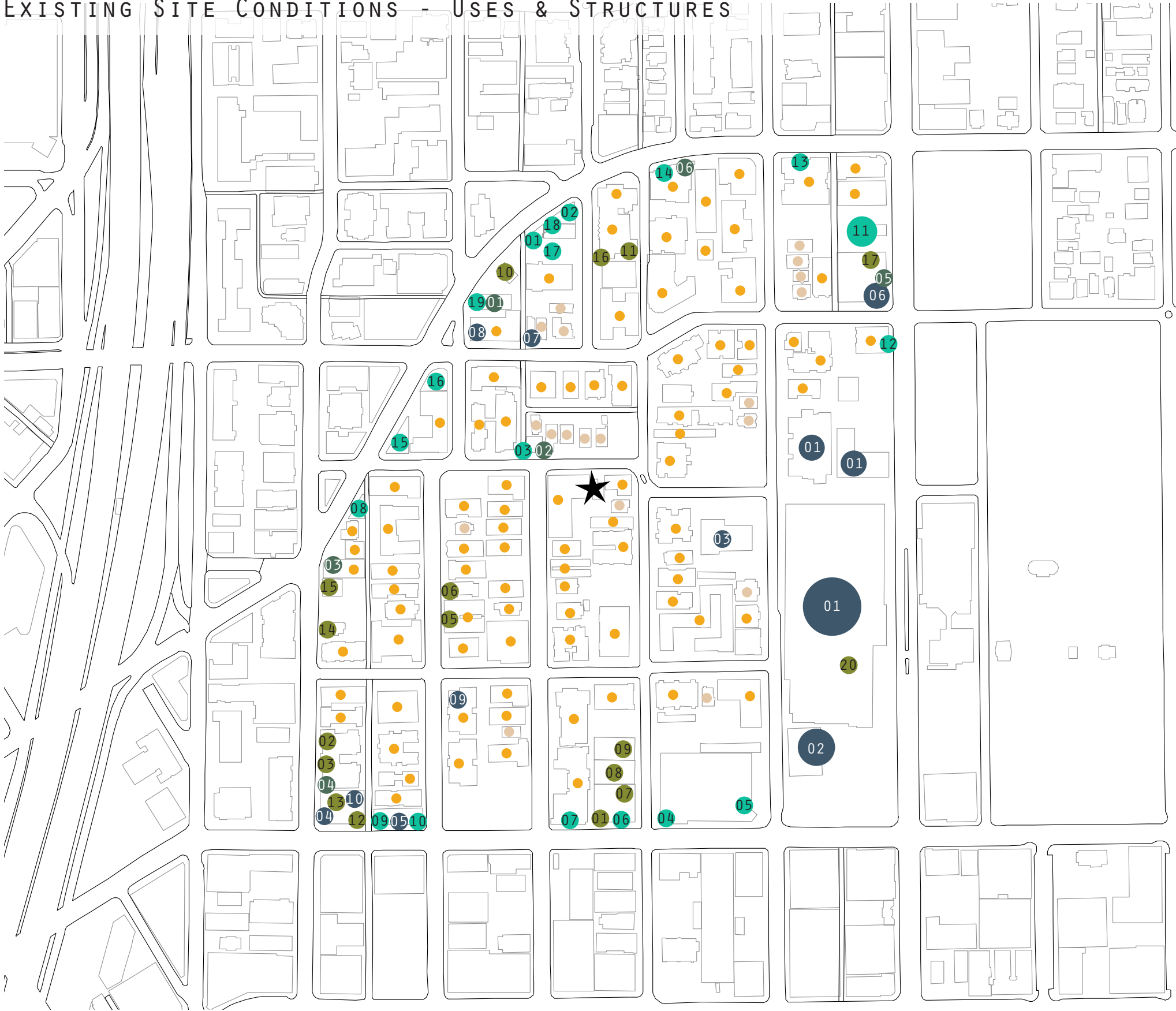


ZONING

- MR
- NC3-40
- NC3P-65
- NC3-65
- NC3P-40
- MI0-105

★ The proposed project is zoned Midrise (MR) and is located in the dense Capitol Hill Urban Center Village.

6.0 ZONING DATA
EXISTING SITE CONDITIONS - USES & STRUCTURES



- CULTURAL/RELIGIOUS**
- 01 SEATTLE CENTRAL COMMUNITY COLLEGE
 - 02 BROADWAY PERFORMANCE HALL
 - 03 CAPITOL HILL PRESBYTERIAN CHURCH
 - 04 ELS LANGUAGE CENTER
 - 05 FIRST COVENANT CHURCH
 - 06 US POST OFFICE
 - 07 DENNY WAY MIDDLE SCHOOL
 - 08 GHOST GALLERY
 - 09 DRIVING SCHOOL OF SEATTLE
 - 10 GREATER SEATTLE BUSINESS ASSOCIATION

- EATING/DRINKING**
- 01 GLO'S
 - 02 THE STUMBLING MONK
 - 03 THE REDWOOD
 - 04 HOT MAMMA'S PIZZA
 - 05 MIA'S OFF BROADWAY CAFE
 - 06 STUMPTOWN COFFEE ROASTERS
 - 07 FOGON COCINA MEXICANA
 - 08 CRESCENT LOUNGE
 - 09 BAUHAUS BOOKS & COFFEE
 - 10 MEZCALERIA OAXACA
 - 11 DICK'S DRIVE IN
 - 12 ANAPURNA CAFE
 - 13 BLEU BISTRO'S GROTTO
 - 14 TOMMY GUN
 - 15 CLEVER DUNNE'S IRISH HOUSE
 - 16 AMANTE'S PIZZA & PASTA
 - 17 CAPTAIN BLACK'S
 - 18 CHOPSTICKS
 - 19 BEST TERIYAKI
 - 20 THE BUZZ CAFE

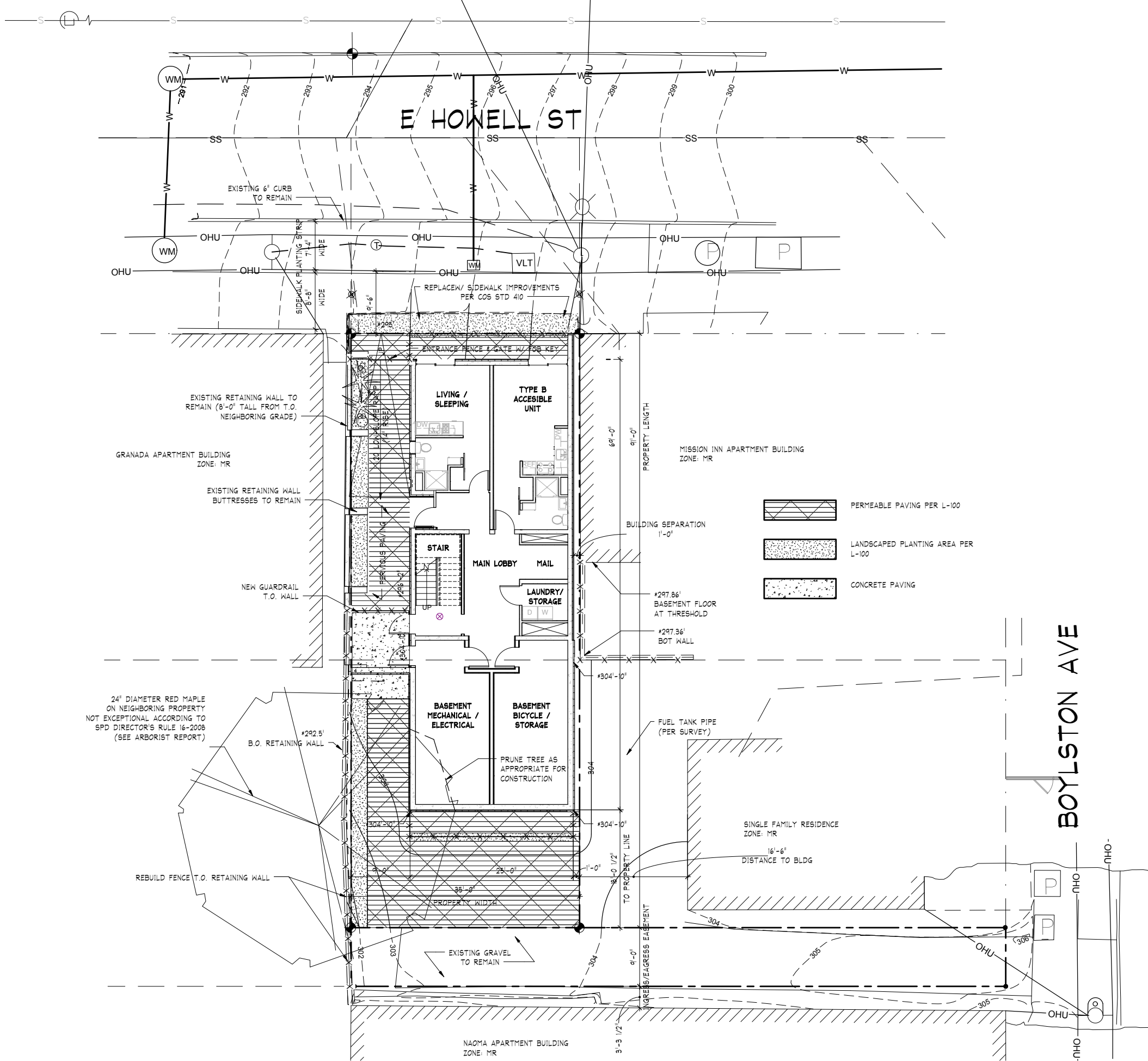
- GROCERY MARKET**
- 01 HILLCREST MARKET
 - 02 HOWELL ST GROCERY
 - 03 CITY MARKET
 - 04 J'S QUICK STOP
 - 05 HAPPY MART
 - 06 KING OF THE HILL

- RETAIL, SERVICES, & HEALTH**
- 01 RUDY'S BARBERSHOP
 - 02 URBAN KINETICS
 - 03 URBAN KINETICS
 - 04 TRUE FITNESS
 - 05 SOUND MENTAL HEALTH
 - 06 SANACHI MASSAGE
 - 07 ENTERPRISE RENT-A-CAR
 - 08 UNIVERSAL REPAIR SHOP
 - 09 OFFICE NOMADS
 - 10 CH CLEANERS
 - 11 GROUP3 ARCHITECTS
 - 12 DIGITAL MARKETING & ONLINE
 - 13 WORKTANK
 - 14 HIGH MAINTAINANCE SKIN
 - 15 CRYSTAL CLEAN LAUNDRY
 - 16 CAPITOL HILL CHIROPRACTIC
 - 17 PHOENIX COMICS

- MULTI-FAMILY**
- SINGLE-FAMILY**

7.0 COMPOSITE SITE PLAN

SCALE 1/16" = 1'-0'



8. RESPONSE TO EARLY DESIGN GUIDANCE

FITTING INTO CAPITOL HILL

Located adjacent to the dense Olive Way corridor of Seattle’s Capitol Hill neighborhood, the proposed project proactively responds to these trends and challenges the notion of “bigger is better.” The 9,675sf building is comprised of twenty 330sf studios with full kitchens, full washrooms, and built-in storage. Every level shares a common storage room and laundry, with a ground level storage room for 28 bicycles. The structure is on the western slope of the hill and is capped by a roof garden offering panoramic views of Seattle. The proposed building responds to the existing East-facing windows of The Granada Apartments by shifting East, thereby maintaining their access to natural light while creating a breathable, landscaped courtyard between the two buildings. The Eastward shift simultaneously provides space for the overhanging Grand Maple in The Granada Courtyard.

The building prioritizes quality over quantity, offering inhabitants the opportunity to shrink their residential footprint by living in a dynamic center of the city, with Capitol Hill’s future mass transit, local food markets and restaurants, cafés and bars, libraries, theaters, and museums within walking distance. The building’s smaller kitchens are balanced by the culinary delights of the neighborhood, and the reduction in square footage is countered by shorter and healthier commutes due to the building’s central siting, while the lack of car parking promotes alternate modes of transportation in-tune with Capitol Hill’s vision of itself as an “urban village.”

CS1-C TOPOGRAPHY

Create a design which uses the sloping lot to advantage. Use the slope and building program in concert to ensure the building gracefully meets the street grade, provides mechanical and storage space. The site grade should meet existing grade at the rear property line.

The existing topography is lower on the north part of the site (at E Howell St) and steps up 10 feet to the back of the lot. The proposed design takes advantage of the sloping site by “stepping up the hill” to meet the existing grade near the rear property line. The “sunken” or “basement” part of the building is completely buried, unoccupied, but used as mechanical/bicycle storage.

CS2-A LOCATION IN THE CITY AND NEIGHBORHOOD

This building will present the only front facade on the block at this location. Create a meaningful and recognizable façade and entry for residents and visitors alike. Create a sophisticated architectural presence for this mid-block, small site.

The street presence of all buildings along E Howell St between Boylston and Belmont is very strong. The two adjacent structures (The Mission Inn and The Granada Apartments) both have “zero front-yard setbacks,” meaning both buildings abut the side walk or the front-yard property line. This creates a strong urban edge, so the proposed building matches this precedent by shifting foreword toward the sidewalk and reinforces CS2-A.

The proposed design contrasts the two turn-of-the-century buildings in aesthetics and materiality. The proposed building prioritizes quality over quantity to reinforce DC4.II.v. and is designed as an architectural backdrop with neutral-colored cement-board siding. Texture and interest is added with hand-made vertically oriented board and batten charred-cedar siding to reinforce DC4.II.i, and large expanses of operable glass windows is achieved with high-quality, energy efficient windows to reinforce DC4.II.ii. All visible concrete will be board-formed with salvaged floor joists from the existing single-family residence to be demolished, and will add texture to the façade to reinforce DC4.iv.

This sophisticated palette offers inhabitants the opportunity to add color to the facade through curtains, blinds, artwork, and objects.

CS2-B ADJACENT SITES, STREETS, AND OPEN SPACES

Explore connections to the street while incorporating safety and security. Create opportunities to maintain light and air, prospect and refuge. Incorporate the neighboring open space and large tree into the rear open space design.

There is fenestration throughout the East-face of The Granada Apartments, meaning it has windows that will face the proposed project. On the other hand The Mission Inn directly East and abutting the property line has a simple “party-wall” on it’s West-façade, meaning it has no windows that will look at the proposed project. The proposed building responds to the East-facing windows of The Granada Apartments by shifting East and away from the neighbors existing windows, thereby maintaining their access to natural light.

The Eastward shift of the proposed building also creates a comfortable space between the proposed building and The Granada Apartments. This space serves as an illuminated and landscaped entry courtyard for the proposed building to reinforce DC3.I.i, ii, iii, vi, and vii and will be visible from Howell Street through a secure, semi-transparent gate to reinforce PL2.III.i and ii. The entry courtyard also adds a sense of openness to the street and reinforces PL2.II.i., ii, and iii.

The half-block to the west of the proposed building has a large rear courtyard that provides an unusual amount of interior-block open space, and the courtyard is anchored by a stunning grand maple tree. The Northward shift towards E Howell St and the Eastward shift away from the Granada to reinforce DC3.II.i, and creates a grade-level “outdoor room” on the proposed property, and allows more room for the maple tree in The Granada Apartment exterior courtyard while preserving the interior-block open space.

The new on-grade open courtyard near the rear of the site is an amenity area for the proposed building’s tenants and would be available to the neighbors. The new courtyard will be paved with permeable red brick, landscaped with native plants and new trees.

8.0 RESPONSE TO EARLY DESIGN GUIDANCE

CS2-C RELATIONSHIP TO THE BLOCK

Continue exploring front setback and open space options to best situate this mid-block building. Consider datum lines of the adjacent buildings as point or counterpoint design elements. That is, create a new façade composition between two old facades.

In Early Design Guidance the design team designed pushed the proposed building South and away from the frontyard property line an additional 1 foot to increase the front yard setback from 3 feet to 4 feet.

In Early Design Guidance the design team also designed a fence/screen along E Howell St. This metal fence will be tall enough to provide a secure property, but is designed to be transparent enough to allow light and air to penetrate into the property. This is achieved through landscaping elements to create a visual barrier for its inhabitants and includes the use of Pacific Northwest pink roses, Boston Ivy, and wild strawberry. Please see the renderings.

The proposed building will be a new façade between two turn-of-the-century buildings and is intended to look different and speak to it’s surroundings. The design team attempted to align as many window-lines and floor lines of the proposed building to The Mission Inn as possible.

CS2-D HEIGHT, BULK, AND SCALE

Review the programmatic needs with the neighboring height, bulk and scale to create a reasonable fit for the proposal.

Both neighboring buildings on E Howell St (The Granada Apartments and The Mission Inn) have no vertical setback on any facades. The proposed building matches this precedent and reinforces the historical urban edge on E Howell St.

The design team attempted to align as many window-lines and floor lines of the proposed building to The Mission Inn.

C3-A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

Continue in the direction the project is exploring. Consider borrowing a material from existing buildings to use with this building. Opt for authentic and quality materials. Use the existing retaining wall, if possible, in the new development. Consider a fence for security, but open enough for transparency, light and air.

In Early Design Guidance the design team designed an exterior brick paving system on all sides of the building to reinforce the brick aesthetic of neighboring Granada Apartments and to reinforce DC4.I.i. Please see the Composite Landscape/Hardscape Plans. Also the proposed entry on E Howell St will be delineated with a period light fixture to juxtapose the contemporary aesthetic and to match the adjacent Mission Inn.

In Early Design Guidance the design team designed a fence/screen along E Howell St. This metal fence will be tall enough to provide a secure property, but is designed to be transparent enough to allow light and air to penetrate into the property. This is achieved through landscaping elements to create a visual barrier for its inhabitants and includes the use of Pacific Northwest pink roses, Boston Ivy, and wild strawberry.

CS3-I ARCHITECTURAL CONCEPT AND CONSISTENCY

Present a quality signage concept. Consider area materials to link to other background buildings. Propose a significant reference to the neighboring nonagenarian structures.

In Early Design Guidance the design team pre-designed a signage concept. The sign is thought to be constructed of steel or corten-steel. The sign will be wall-mounted to the proposed building above a secure, semi-transparent entry-gate on E Howell St. The letters are thought to be cut out of a solid piece of metal to allow a back-lit effect. Please see the renderings.

PL3-A ENTRIES

PL3-B RESIDENTIAL EDGES

Create a well-articulated and restrained entry sequence, residential edge, and sidewalk connection. Use simple architectural elements to address opportunities for public life to be supported in this small space.

The proposed building responds to the East-facing windows of The Granada Apartments by shifting East and away from the neighbors existing windows, thereby maintaining their access to natural light. The Eastward shift of the proposed building also creates a comfortable space between the proposed building and The Granada Apartments. This space serves as the entry courtyard for the proposed building and will be visible from E Howell St through a transparent gate, adding a sense of openness to the street.

In Early Design Guidance the design team landscaped the entry courtyard with native plants and trees, illuminated the entry courtyard with wall-mounted period light fixtures and overhead suspended café lights, and paved the entry courtyard with an exterior brick paving system to reinforce the brick aesthetic of neighboring Granada Apartments. Please see the renderings and the Composite Landscape/Hardscape Plans.

Benches will be custom fabricated from salvaged floor joists from the existing single-family residence to be demolished. The benches will be hung between the buttresses of the existing retaining wall along the West property line. Please see the renderings.

DC2-A MASSING

DC2-B ARCHITECTURAL AND FACADE COMPOSITION

DC2-C SECONDARY ARCHITECTURAL FEATURES

DC2-D SCALE AND TEXTURE

Design a quality, simple, and elegant midrise building by fully exploring a strong concept and testing each material transition and space making element to that concept.

The design prioritizes quality and simplicity. The proposed design is very rational, and in architectural elevation it is very simple and strong. It contrasts the two turn-of-the-century buildings in aesthetics and materiality, and adds sophisticated texture with it’s use of hand-made charred-cedar siding, high-quality, expansive, and energy efficient windows, and neutral cement-board siding. This sophisticated palette offers inhabitants the opportunity to add color to the facade through curtains, blinds, artwork, and objects.

In Early Design Guidance the design team presented material transition details.

8.0 RESPONSE TO EARLY DESIGN GUIDANCE

DC3-B OPEN SPACE USES AND ACTIVITIES

Create a good entry open space with areas to pause or sit. Fully design the rear open space for the apartment community and the units at the ground level. Design the rooftop open space for potential residents. For instance consider planters, dog area, weather protection, outdoor seating and dining, bocce, fireplace, art space, weather station.

The entry courtyard on E Howell St will have custom fabricated benches to pause and sit. The benches will be custom-fabricated from salvaged floor joists from the existing single-family residence to be demolished. The benches will be hung between the buttresses of the existing retaining wall along the West property line.

In Early Design Guidance the design team designed a landscaped exterior courtyard in the rear of the property with benches below the canopy of The Granada Apartment's grand maple tree. This area can be used as a dog/pet area, for outdoor sitting and eating, bocce, an art space, so on and so forth.

DC4-A EXTERIOR ELEMENTS AND FINISHES

Submit a materials board to show exterior material choices. Detail each material transition for durability and design intent. Show these transition details. Consider expanding the steel channels to create a more robust "frame" for the burned cedar. Allow the steel channel to extend beyond the cedar a couple of inches. Upgrade to above average quality material choices as much as possible for this highly visible project.

In Early Design Guidance the design team presented a materials board and discussed architectural details to reinforce DC4-A. The material board included cement-board siding samples and potential colors, charred-cedar siding samples, brick-paving samples, transparent and semi-transparent glazing samples, miscellaneous metals for railings, flashings, and connections, and other materials used on the proposed building.

The cement-board siding is ideal for the intended rain-screen design so appropriate for the Pacific Northwest climate and is durable, replaceable, and affordable. The charred-cedar siding is unique and refined and provides texture, tactility, and is naturally insect repellent and fire-proof. All glazing is achieved with high-quality energy efficient vinyl windows, and most ground-level glazing is semi-transparent for privacy. Most flashing is blend with the building's neutral exterior palette, and miscellaneous metal details will be fabricated with ¼" steel.

Show suggestions for movable screening for the lower two levels that would allow air to penetrate, but provide privacy screening for residents.

In Early Design Guidance the design team discussed variations for movable screening for the lower two levels that would allow air to penetrate, but provide privacy screening for residents. The design team and land use planner agreed on a tenant-provide internal screening device much like an accordion screen or soji screen.

DC4-A EXTERIOR ELEMENTS AND FINISHES CONTINUED

Create a design for the upper level deck. Explore more complete detailing of the upper level north façade. Carry the level of detail found on the ground plane to that entry/exit in a restrained and perfectly detailed approach.

In Early Design Guidance the design team presented a fully-designed upper level deck to include landscaping elements like planters, three(3) maple trees, a covered awning, exterior lighting, railing design, and potential furniture layout.

DC4-C LIGHTING

Submit a lighting plan and fixture cut sheets to show the project lighting concept. Show more detailed uses of the suggested fixtures in the design review packet and explore a few specialty fixtures at key points. Consider some fixtures to be blending and others contrasting to punctuate an area, pathway or use.

In Early Design Guidance the design team presented a lighting plan and fixture cut-sheets to reinforce DC4-C. The proposed entry on E Howell St will be delineated with a period light fixture to juxtapose the contemporary aesthetic and to match the adjacent Mission Inn. The landscaped entry courtyard will be illuminated with wall-mounted period light fixtures and overhead suspended café lights. The roof deck will be illuminated to concealed lights below the wood-deck to up-light the inside-edge of the parapet.

DC4-D TREES, LANDSCAPE, AND HARDSCAPE MATERIALS

Use the full range of landscape materials to create a quality building, and landscape. Create a balance of hardscape and landscape with full and striving planting. Use primarily native plants in designerly compositions. Use plants to solve design problems of screening, softening, way-finding and gardenscape. Create a communal backyard amenity space for residents while providing screening for the residents on the first two floors.

In Early Design Guidance the design team presented a landscape plan that achieved more than the required Green Factor and to reinforce DC4-D. Hardscape was achieved both in the entry courtyard and in the rear courtyard with an exterior brick paving system to reinforce the brick aesthetic of neighboring Granada Apartments.

Plants are used to solve screening on E Howell St and in the back of the lot for the ground-level units.

In Early Design Guidance the design team designed a communal backyard amenity space (rear courtyard) for residents. Screening is provided for the residents on the first two floors with a landscaped wall planted with birch leaf spireas, pacific iris, and four(4) maple trees. Additional internal screening can be tenant provided.

SCALE 1/8" = 1-0'

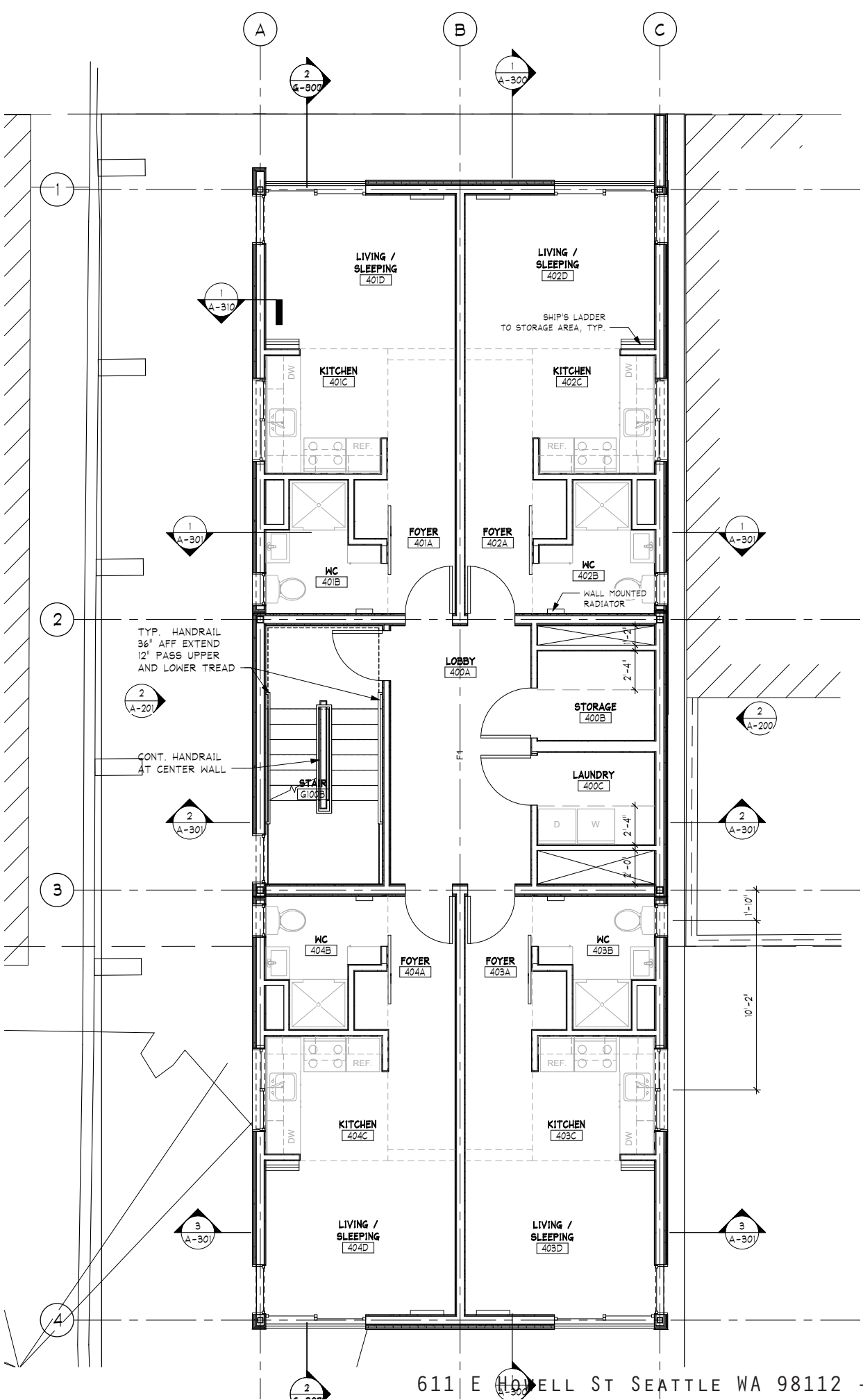


integrus
ARCHITECTURE

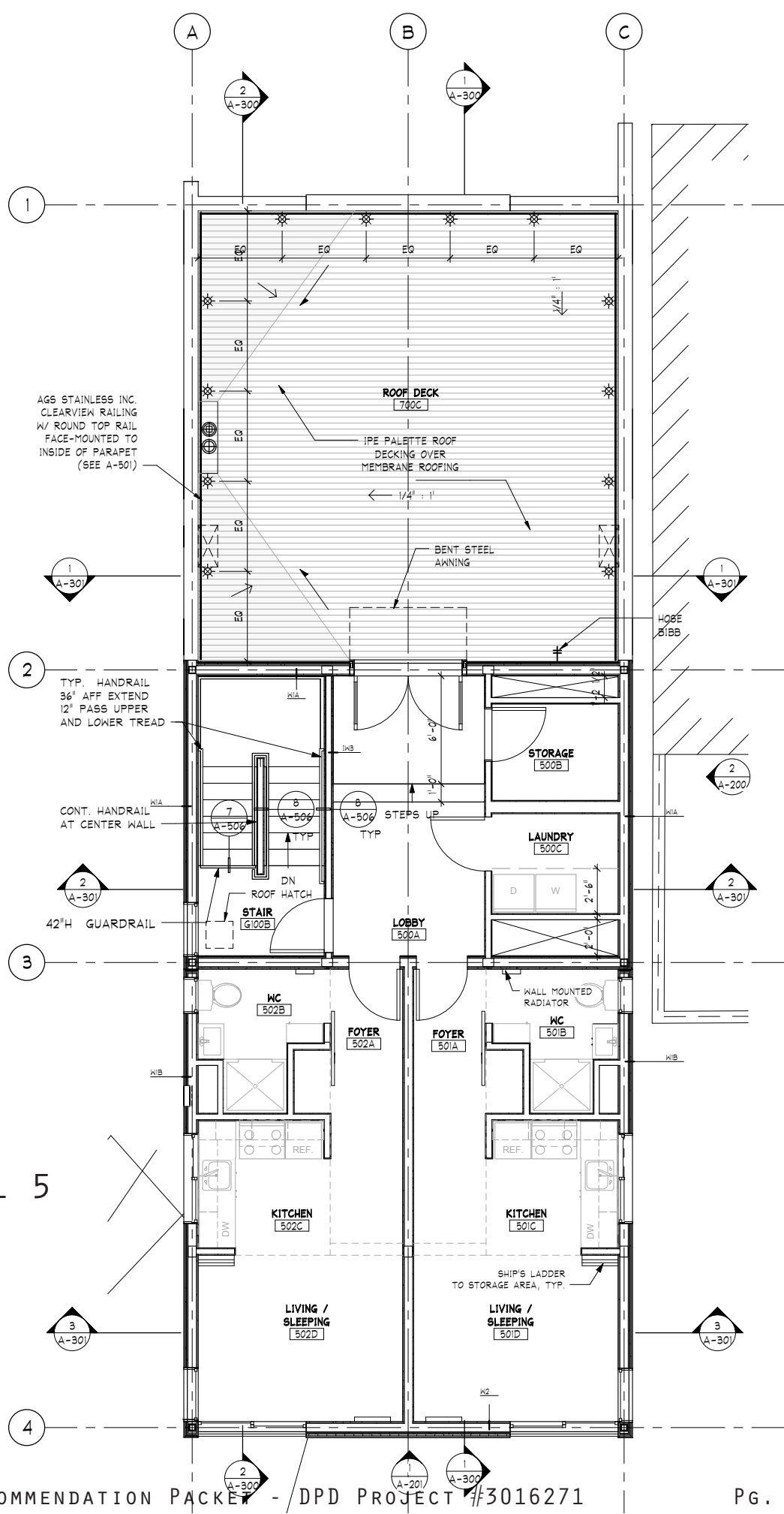


9.0 FLOOR PLANS
SCALE 1/8" = 1'-0"

LEVELS 2-4



LEVEL 5



10.0 COMPOSITE LANDSCAPE/HARDSCAPE PLANS

SCALE 1/16" = 1'-0"

GREEN FACTOR PLANTING AREA #1
- STREETSCAPE PLANTINGS IN ROW

- A2 - 273 SF OF +24" SOIL DEPTH
- B1 - 273 SF MULCH
- B2 - 92 PLANTS OF +24" HT. SHRUBS
- H1 - 273 SF DROUGHT-TOLERANT/NATIVE PLANTS
- H3 - 273 SF VISIBLE LANDSCAPE

GREEN FACTOR PLANTING AREA #2
- STREETSCAPE PLANTING

- A2 - 38 SF OF +24" SOIL DEPTH
- B1 - 38 SF GROUNDCOVER LESS THAN 2'
- D - 104 SF VEGETATED WALL (26'L X 4'H)
- H1 - 38 SF DROUGHT-TOLERANT/NATIVE PLANTS
- H3 - 142 SF VISIBLE LANDSCAPE

GREEN FACTOR PLANTING AREA #3

- A2 - 141 SF OF +24" SOIL DEPTH
- B1 - 141 SF GROUNDCOVER LESS THAN 2'
- B3 - 2 SMALL TREES
- F2 - 214 SF PERMEABLE PAVING OVER AT LEAST 24" SOIL OR GRAVEL
- H1 - 141 SF DROUGHT-TOLERANT/NATIVE PLANTS

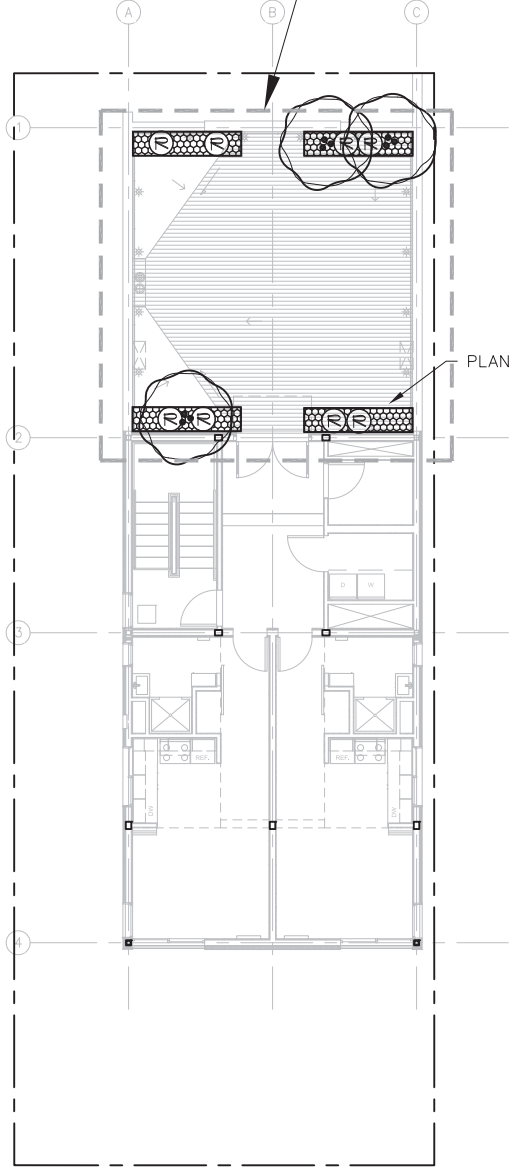
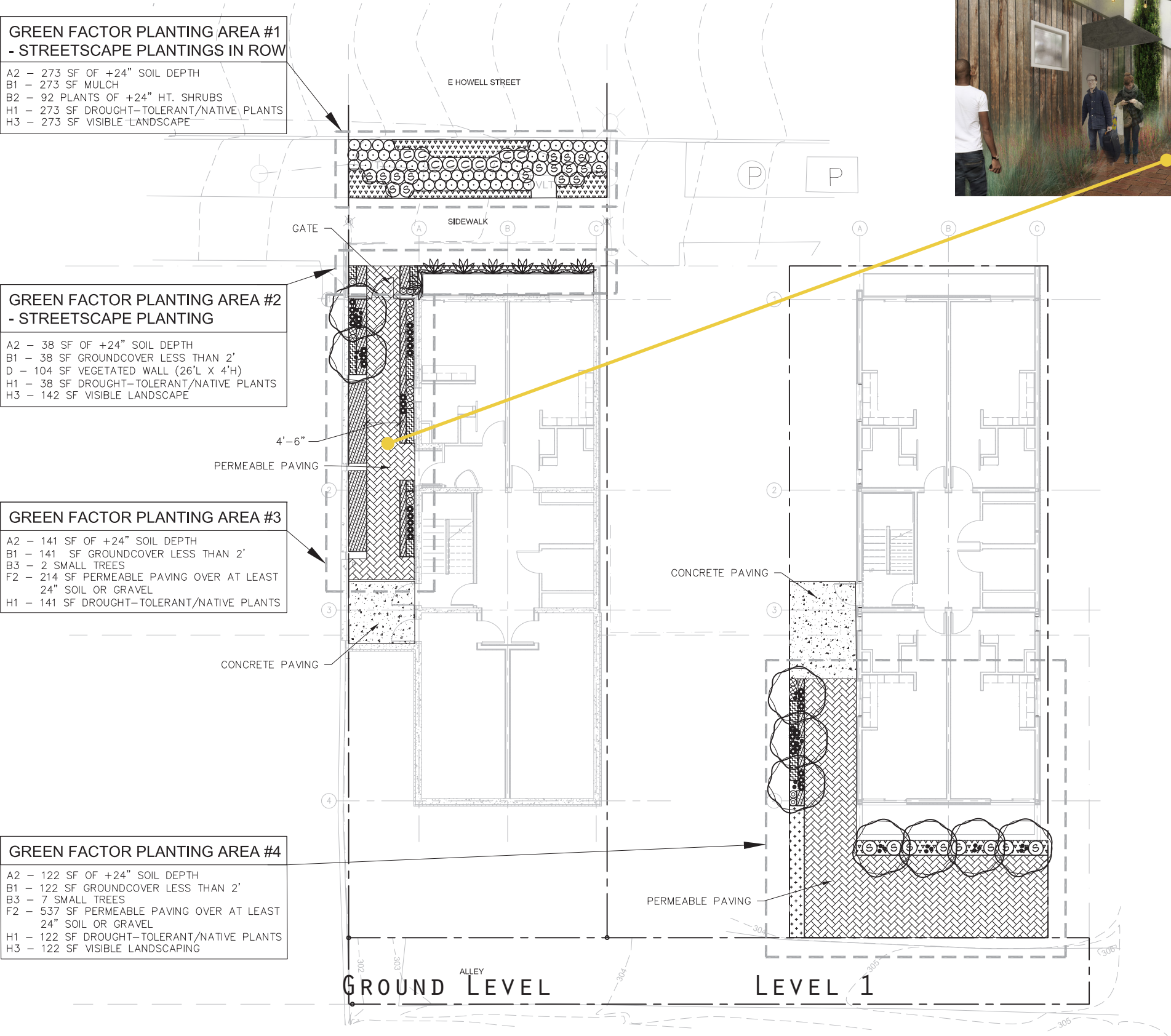
GREEN FACTOR PLANTING AREA #4

- A2 - 122 SF OF +24" SOIL DEPTH
- B1 - 122 SF GROUNDCOVER LESS THAN 2'
- B3 - 7 SMALL TREES
- F2 - 537 SF PERMEABLE PAVING OVER AT LEAST 24" SOIL OR GRAVEL
- H1 - 122 SF DROUGHT-TOLERANT/NATIVE PLANTS
- H3 - 122 SF VISIBLE LANDSCAPING

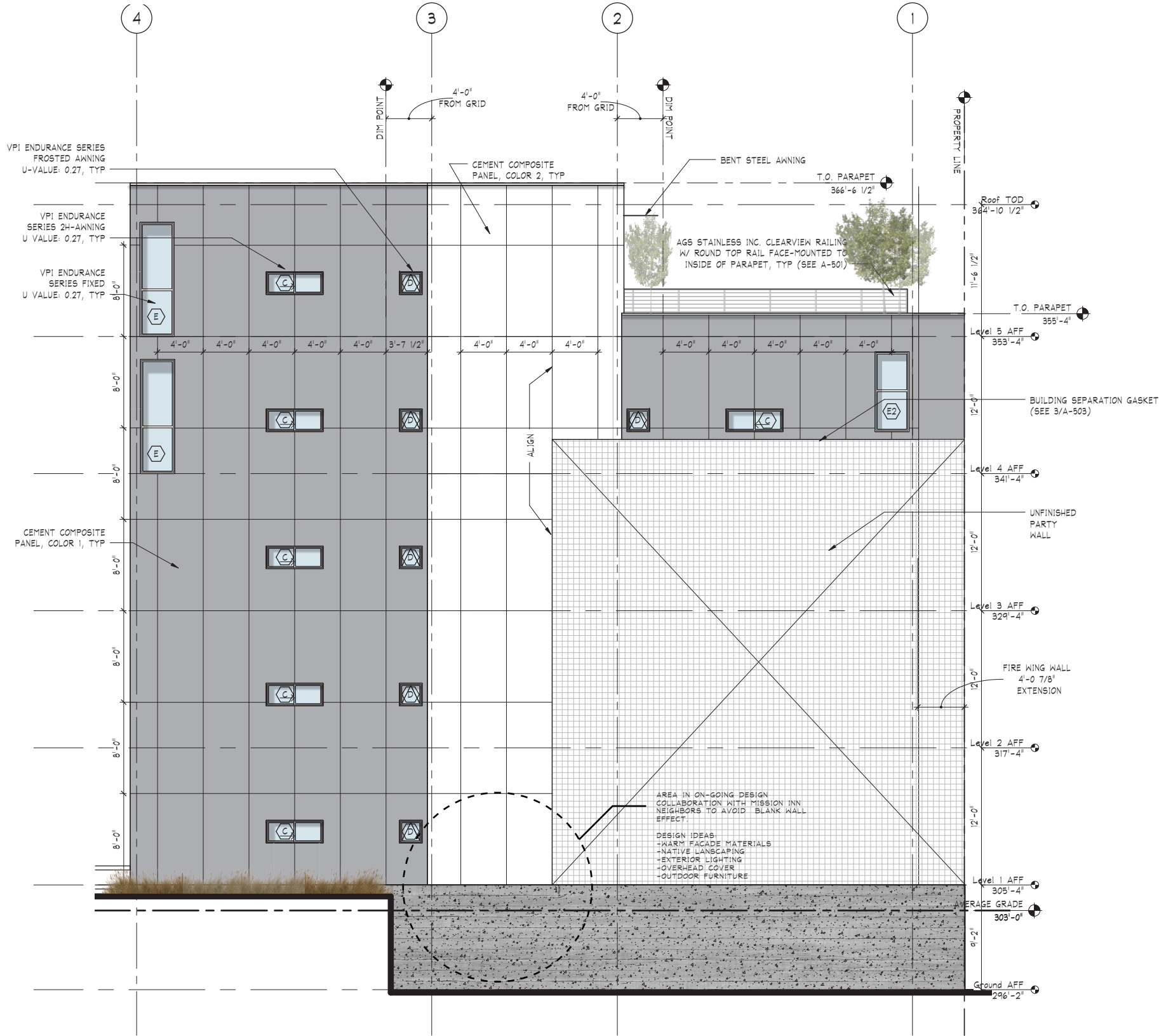
E HOWELL ST ENTRY COURTYARD Hardscape is achieved both in the entry courtyard and in the rear courtyard with an exterior permeable brick paving system to reinforce the brick aesthetic of neighboring Granada Apartments.

GREEN FACTOR PLANTING AREA #5

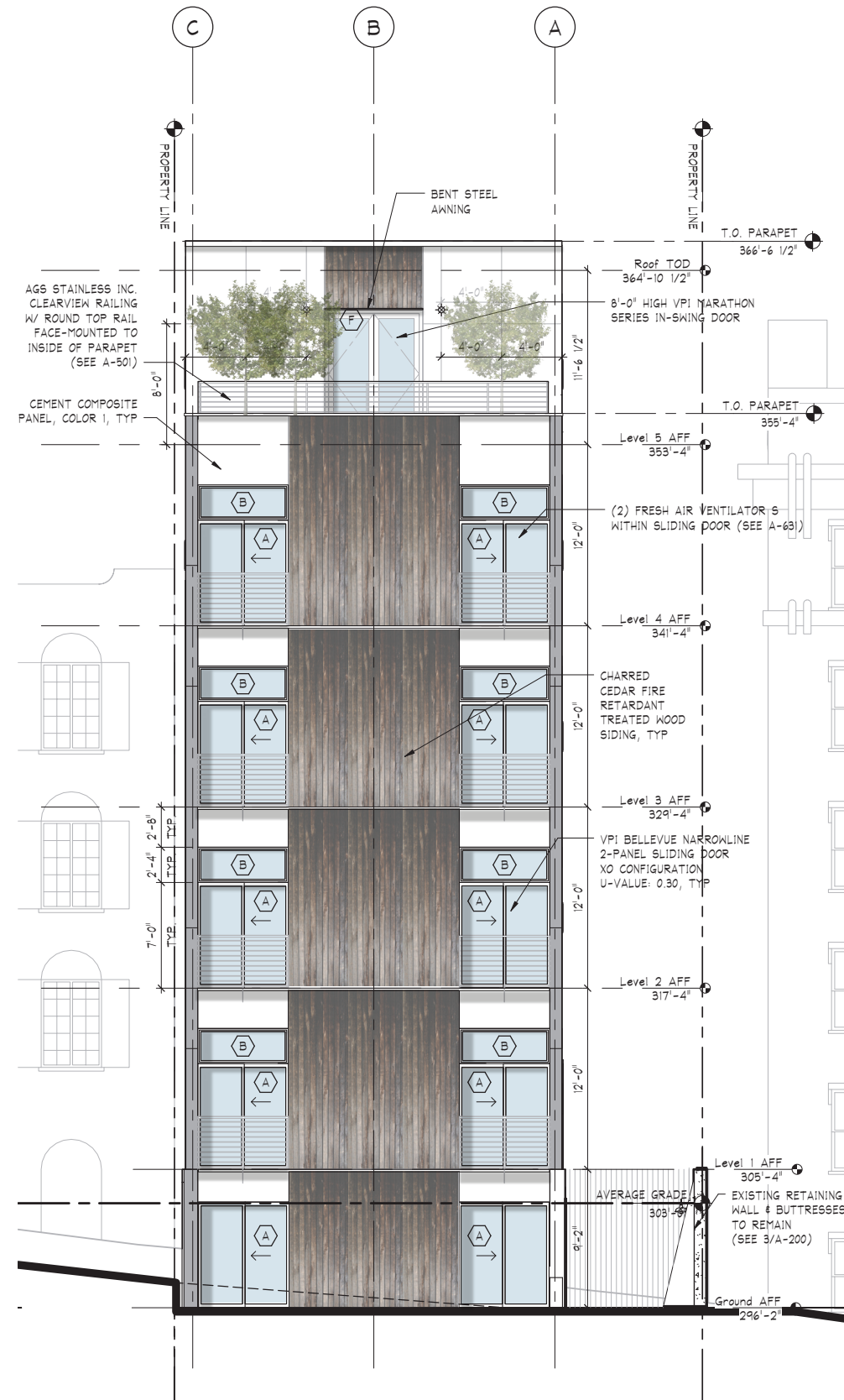
- A2 - 72 SF OF +24" SOIL DEPTH
- B1 - 72 SF GROUNDCOVER LESS THAN 2'
- B3 - 3 SMALL TREES
- H1 - 72 SF DROUGHT-TOLERANT/NATIVE PLANTS



11.0 ELEVATIONS NOT TO SCALE

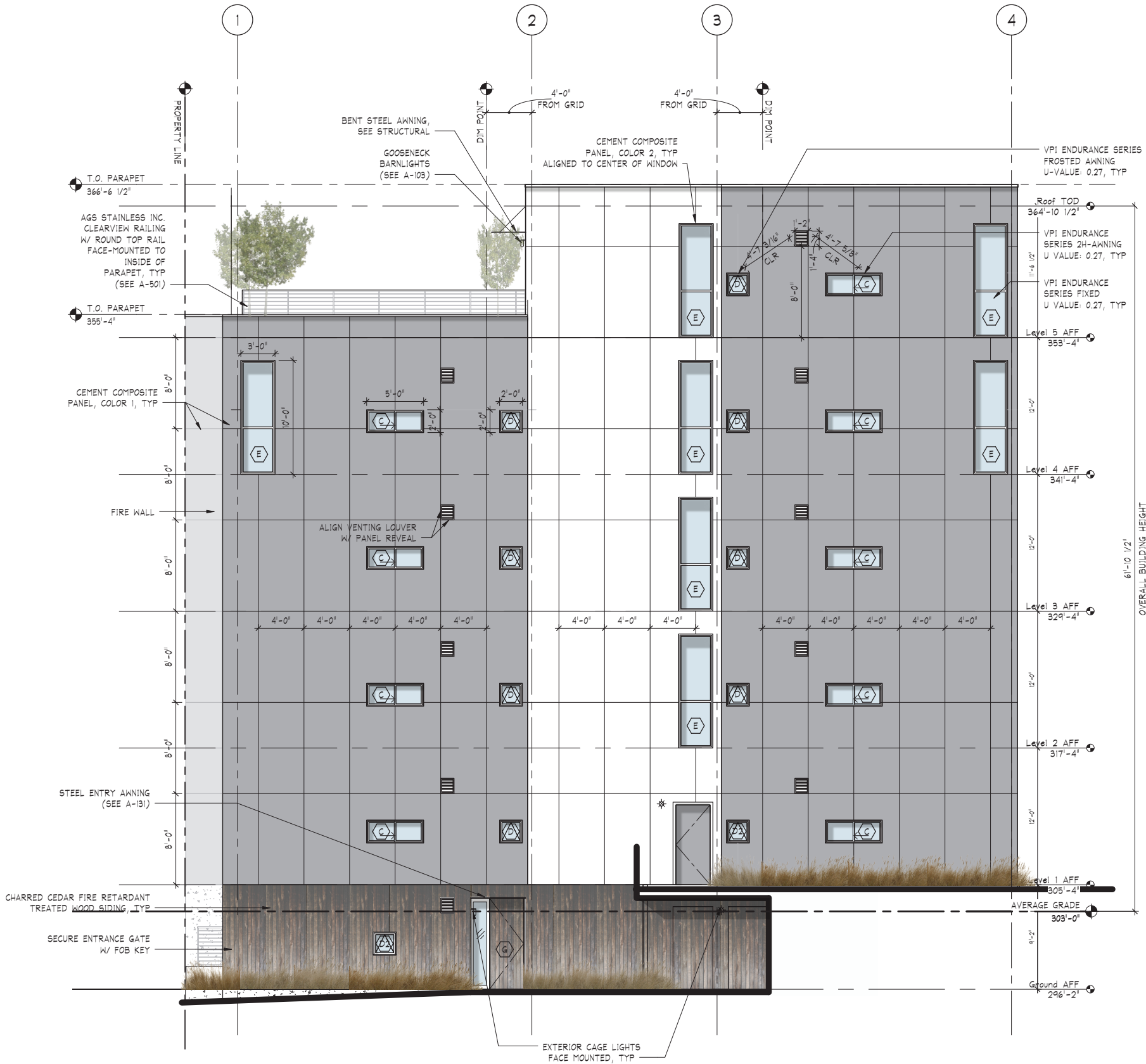


EAST ELEVATION



NORTH ELEVATION

11.0 ELEVATIONS NOT TO SCALE

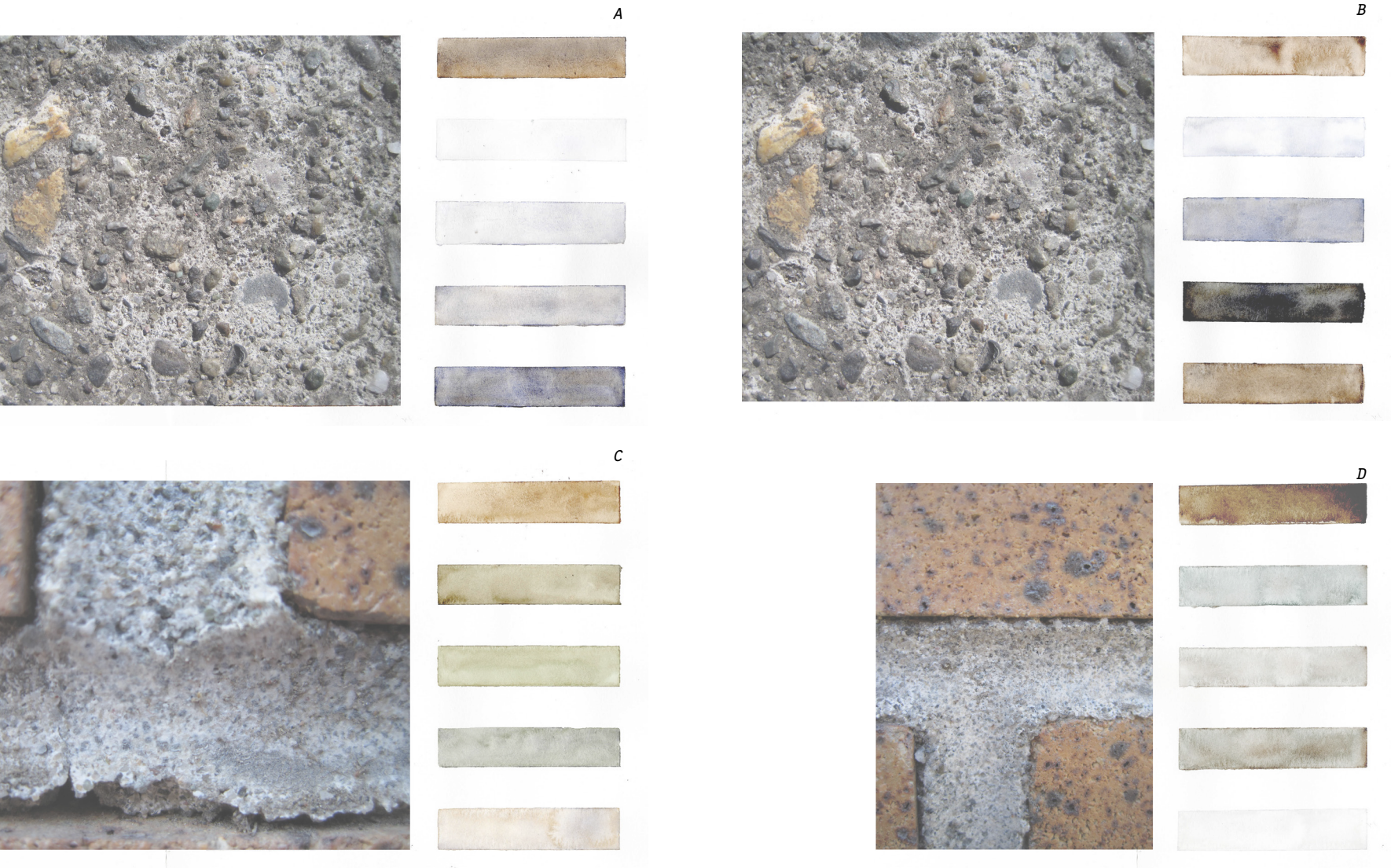


WEST ELEVATION



SOUTH ELEVATION

12.0 MATERIAL AND COLOR
PALETTE



INTERIOR PALETTE



EXTERIOR PALETTE

- A. ARCHITECTURAL COLOR STUDY OF ADJACENT SIDEWALK SURFACE AND LOCAL AGGREGATE 1, WATERCOLOR ON PAPER
B. ARCHITECTURAL COLOR STUDY OF ADJACENT SIDEWALK SURFACE AND LOCAL AGGREGATE 2, WATERCOLOR ON PAPER
C. ARCHITECTURAL COLOR STUDY OF WEST NEIGHBOR BUILDING’S MORTAR, WATERCOLOR ON PAPER
D. ARCHITECTURAL COLOR STUDY OF WEST NEIGHBOR BUILDING’S MASONRY COMPOSITE, WATERCOLOR ON PAPER
E. BLOND BIRCH OR MAPLE WOOD FOR “SERVANT” BLOCK CONSTRUCTION
F. SEMI-TRANSPARENT CURTAIN MATERIAL
G. FROSTED GLASS IN WASHROOM
H. CONCRETE OR GYPSUM-CRETE FLOOR MATERIAL
I. GYPSUM BOARD WITH WHITE PAINT
J. CHARRED CEDAR SIDING
K. STEEL CHANNELS
L. DARK CEMENT COMPOSITE BOARD
M. LIGHT CEMENT COMPOSITE BOARD
N. CAST-IN-PLACE CONCRETE
O. PERMEABLE BRICK PAVERS

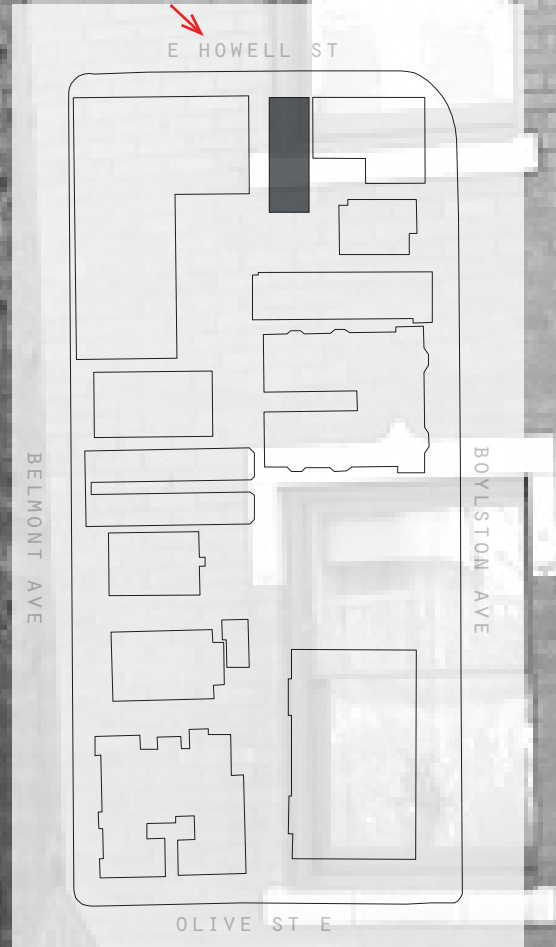
13.0 RENDERINGS



ARBOL LOFTS

The SW on E HOWELL ST. Vertical board & batten charred cedar bookended by large expanses of operable glazing runs up the length of the main facade. At street level a metal fence continues on top of a landscaped wall along the front-yard property line. Rose vines grow on the fence to screen private from public, and just behind the wall lives a small urban garden.

13.0 RENDERINGS



The E HOWELL ST ENTRY is delineated by an antique lantern below a simple, vertically oriented building sign. An illuminated, permeable brick-paved entry courtyard will be visible from the sidewalk through a secure, semi-transparent entry gate. A metal fence continues on top of a landscaped wall along the front-yard property line. Rose vines grow on the fence to screen private from public, and just behind the wall lives a small urban garden.

13.0 RENDERINGS



E HOWELL ST ENTRY COURTYARD The Eastward shift of the proposed building creates a comfortable space between the proposed building and The Granada Apartments. This space serves as the entry courtyard for the proposed building and will be visible from Howell Street through a transparent gate, adding a sense of openness to the street.

13.0 RENDERINGS



TYPICAL DWELLING UNIT Typical entryway, washroom/kitchen core,
& Living/Sleeping Room

14.0 EXTERIOR LIGHTING PLAN



MISSION INN LANTERN
WALL-MOUNTED



GOOSENECK BARN LIGHTS
WALL-MOUNTED



FESTOON / CAFE LIGHTS
SUSPENDED OVERHEAD



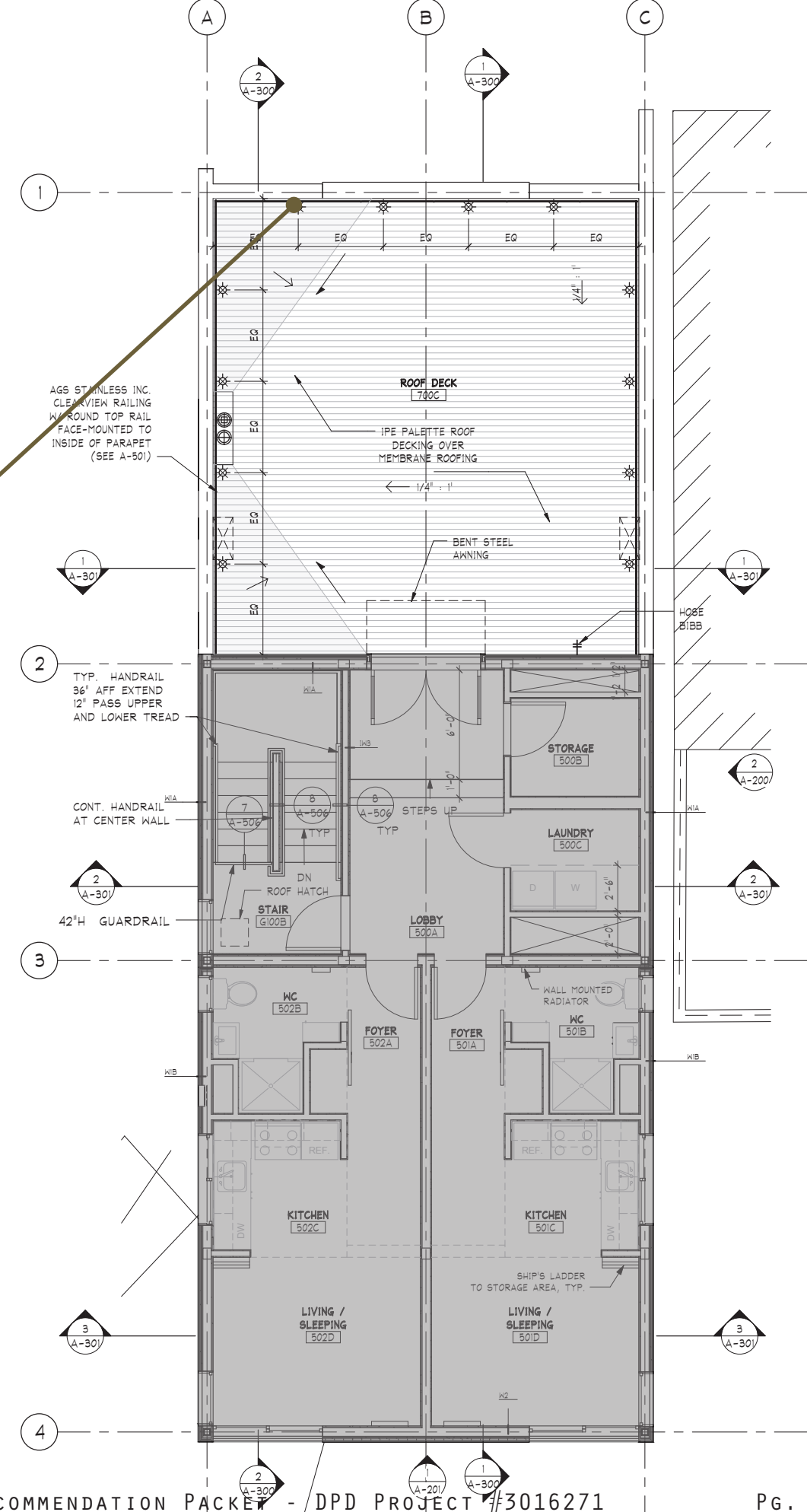
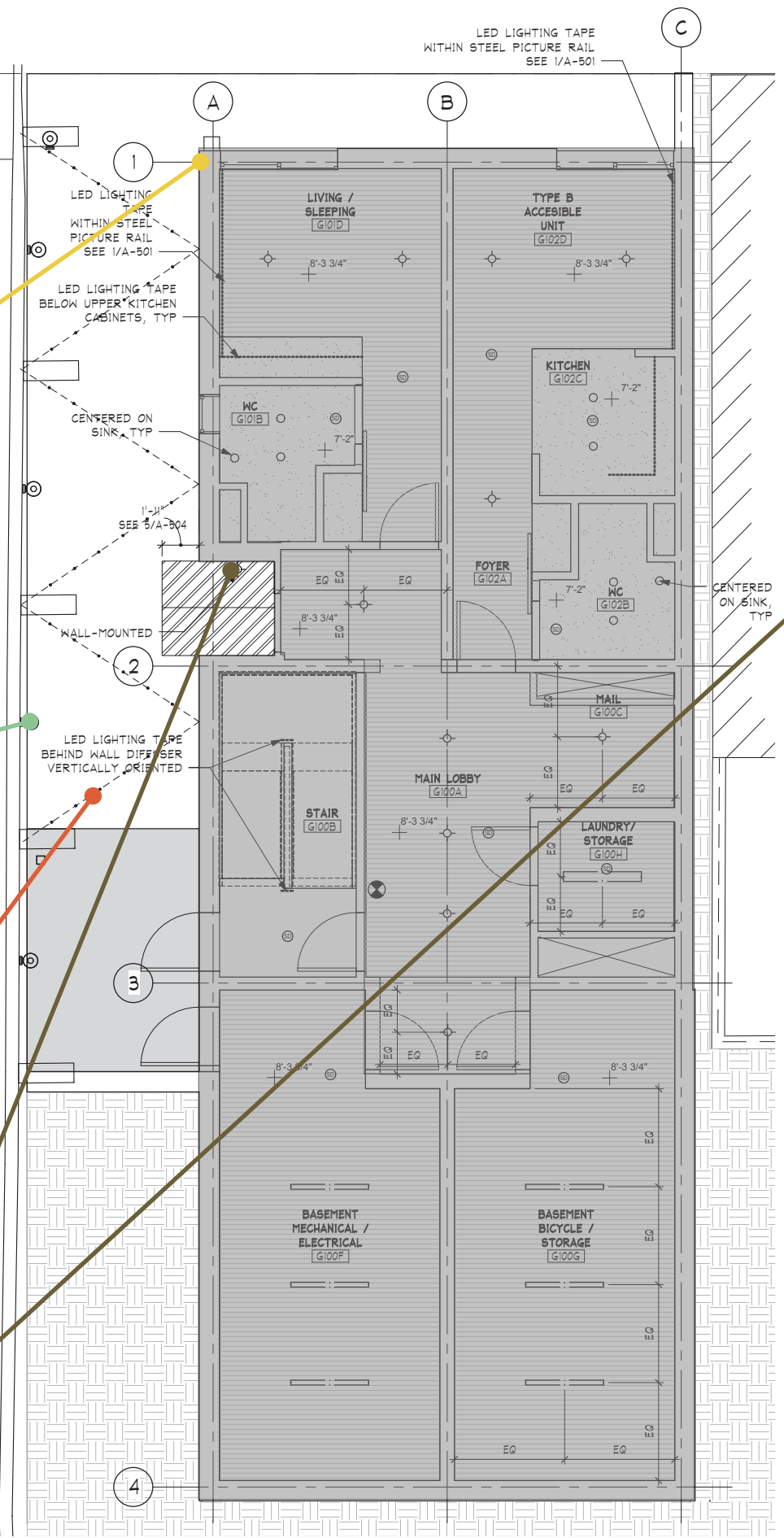
CAGE LIGHTS
WALL-MOUNTED

1

2

3

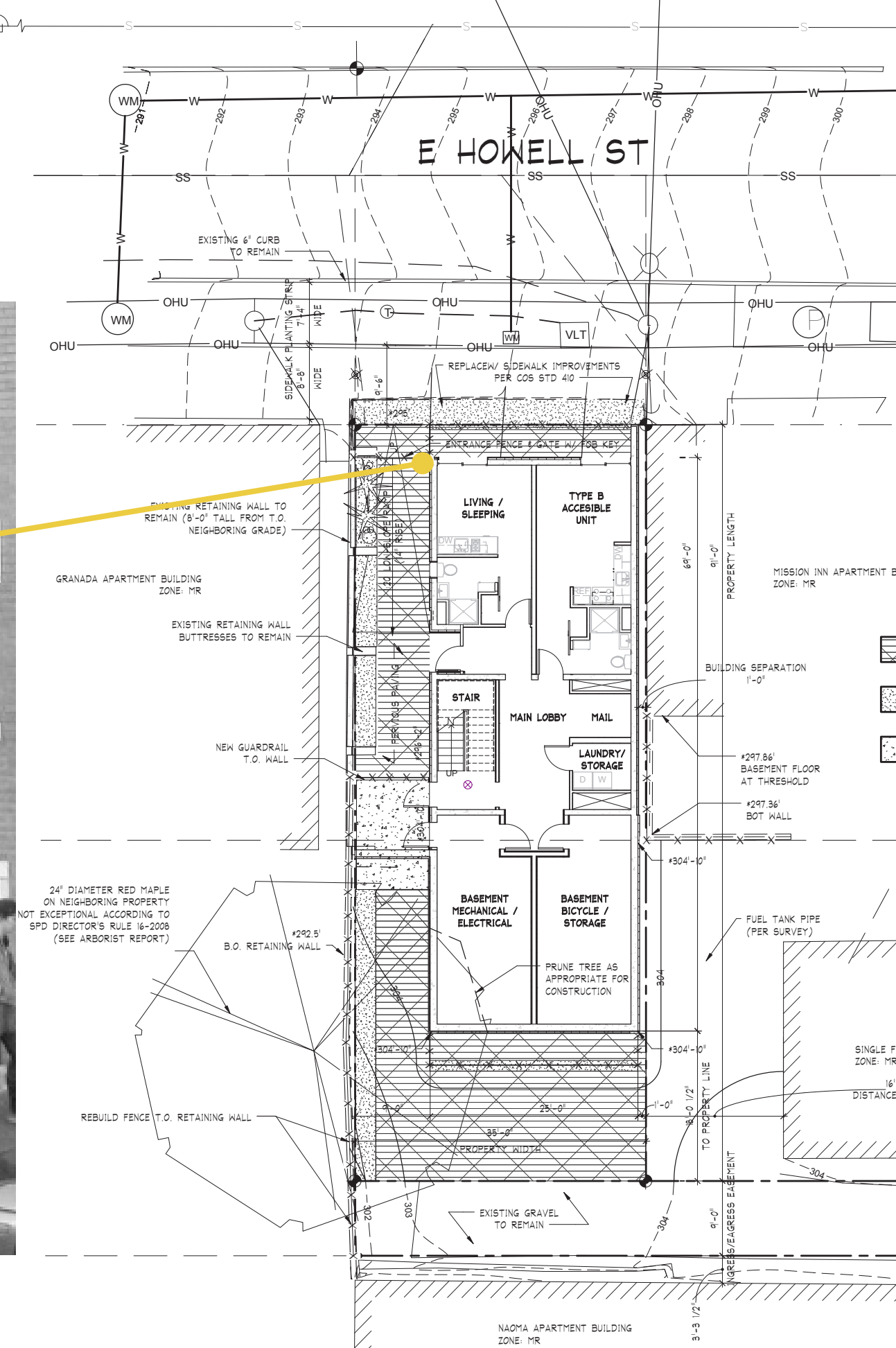
4



NOT TO SCALE



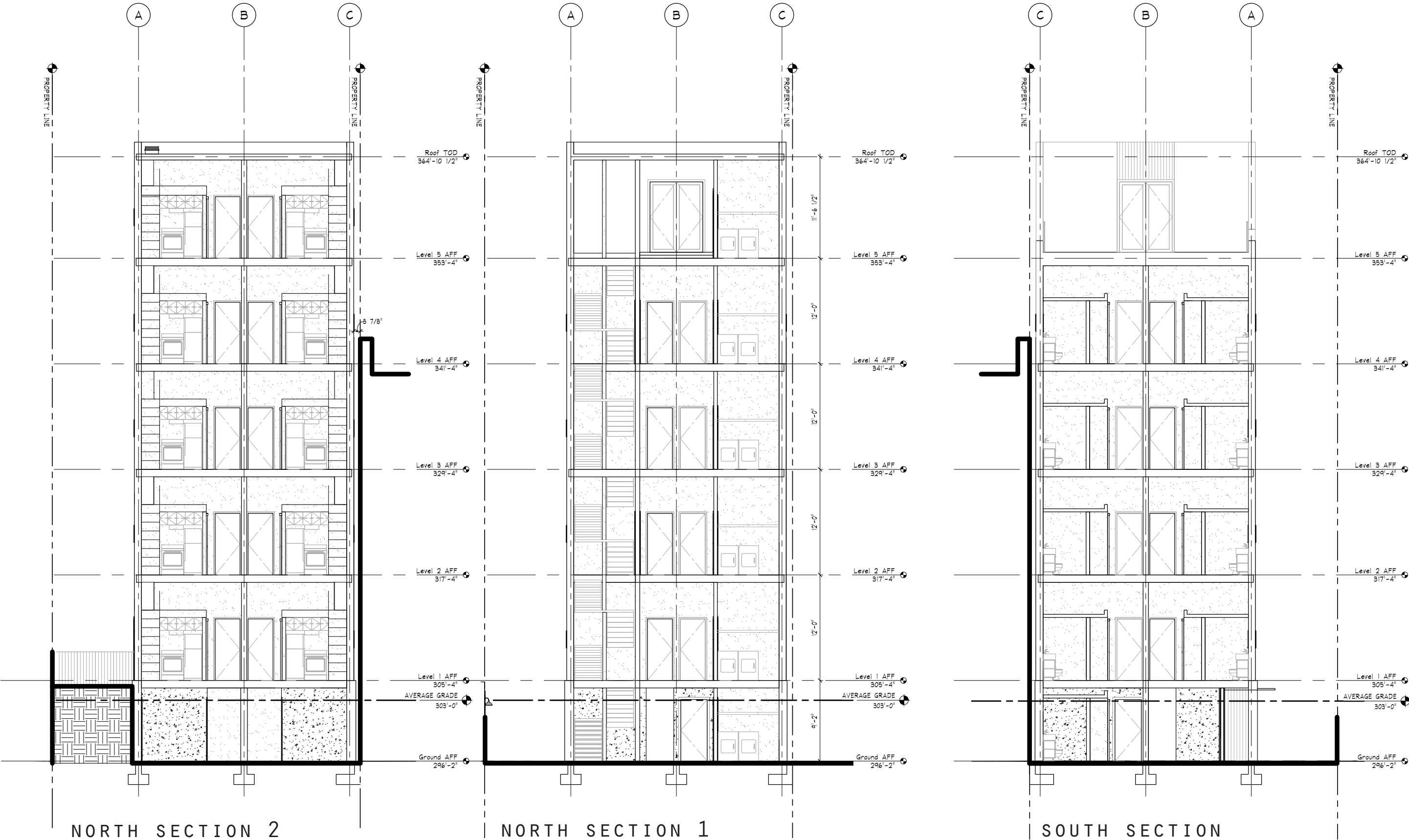
SIMPLE VERTICAL WALL-MOUNTED
SIGN ABOVE ENTRY GATE



16.0 BUILDING SECTIONS NOT TO SCALE



16.0 BUILDING SECTIONS
NOT TO SCALE



17.0 DEPARTURES

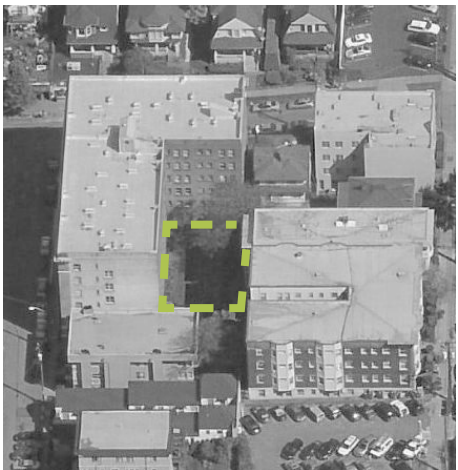
DEPARTURE NUMBER	GUIDANCE NUMBER AND TITLE WHICH IS BETTER MET WITH DEPARTURE	CODE SECTION AND REQUIREMENT TITLE	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	REASONING
1.	CS2-A LOCATION IN THE CITY AND NEIGHBORHOOD DC4-D TREES, LANDSCAPE, AND HARDSCAPE MATERIALS PL3-B RESIDENTIAL EDGES	FRONT SETBACK SMS 23.45.518 TABLE B	7 FOOT AVERAGE; 5 FOOT MINIMUM	-4 FOOT MINIMUM FOR THE 24 FOOT FACADE -0 FOOT FOR THE 1 FOOT-WIDE BUILDING CODE REQUIRED SEPARATION WALL AT THE NORTHEAST CORNER OF THE LOT	-3 FOOT AVERAGE FOR THE 25 FOOT FACADE LENGTH -7 FOOT AVERAGE FOR THE 1 FOOT-WIDE BUILDING CODE REQUIRED SEPARATION WALL AT THE NORTHEAST CORNER OF THE LOT	<p>BOTH THE PROPOSED BUILDINGS NEIGHBORS HAVE "ZERO" FRONT-YARD SETBACKS. MEANING BOTH BUILDINGS ABUT THEIR FRONT YARD PROPERTY LINES ON E HOWELL ST. THE PROPOSED BUILDING MATCHES THIS HISTORICAL URBAN-EDGE PRECEDENT BY SHIFTING VERY CLOSE TO THE FRONT YARD PROPERTY LINE, WHILE SETTING BACK ONLY 4'-0" FROM THE FRONT YARD PROPERTY LINE. THIS WILL PROVIDE ENOUGH RELIEF FOR DISTINGUISHING SEPARATE BUILDING IDENTITIES AND FOR ENHANCING AIR, LIGHT, AND VIEW.</p> <p>THE HALF-BLOCK TO THE WEST HAS A LARGE REAR COURTYARD THAT PROVIDES AN UNUSUAL AMOUNT OF INTERIOR-BLOCK OPEN SPACE, AND THE COURTYARD IS ANCHORED BY A STUNNING GRAND MAPLE TREE.</p> <p>THE PROPOSED DESIGN RESPONDS TO THESE SITE CHARACTERISTICS BY PRESERVING AND EXPANDING THE OPEN SPACE. BY SHIFTING NORTH AND CLOSER TO E HOWELL ST THE BLOCKS INTERIOR COURTYARD IS PRESERVED AND IMPROVED.</p>
2.	CS2-B ADJACENT SITES, STREETS, AND OPEN SPACES CS2-C RELATIONSHIP TO THE BLOCK CS2-D HEIGHT, BULK, AND SCALE CS3-A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES DC3-B OPEN SPACE USES AND ACTIVITIES PL3-A ENTRIES	SIDE SETBACK SMS 23.45.518 TABLE B	7 FOOT AVERAGE; 5 FOOT MINIMUM	1 FOOT MINIMUM EAST SIDEYARD SETBACK	-6 FOOT AVERAGE EAST SIDEYARD SETBACK	<p>THE PROPOSED BUILDING RESPONDS TO THE EAST-FACING WINDOWS OF THE GRANADA APARTMENTS BY SHIFTING EAST AND AWAY FROM FROM THE NEIGHBORS WINDOWS, THEREBY MAINTAINING THEIR ACCESS TO NATURAL LIGHT. THE EASTWARD SHIFT OF THE PROPOSED BUILDING ALSO CREATES A COMFORTABLE SPACE BETWEEN THE PROPOSED BUILDING AND THE GRANADA APARTMENTS. THIS SPACE SERVES AS THE ENTRY COURTYARD FOR THE PROPOSED BUILDING AND WILL BE VISIBLE FROM E HOWELL ST THROUGH A SEMI-TRANSPARENT GATE, ADDING A SENSE OF OPENNESS TO THE STREET.</p> <p>SHIFTING THE PROPOSED BUILDING NE ALSO PROVIDES SPACE FOR AND SHOWS RESPECT TO THE OVERHANGING GRAND MAPLE IN THE GRANADA APARTMENTS COURTYARD.</p> <p>WITHOUT THIS DEPARTURE THE TWO 7 FOOT MINIMUM SIDEYARD SETBACKS WOULD CREATE TWO DARK AND DEAD ALLEYWAYS, AND THE PROPOSED BUILDING WOULD ALSO BLOCK NATURAL LIGHT TO THE EXISTING EAST-FACING WINDOWS OF THE GRANADA</p>
3.	CS2-C RELATIONSHIP TO THE BLOCK DC2-A MASSING DC2-B ARCHITECTURAL AND FACADE COMPOSITION DC2-D SCALE AND TEXTURE	SIDE SETBACK SMS 23.45.518 TABLE B	FOR PORTIONS OF A STRUCTURE: -42 FEET OR LESS IN HEIGHT: 7 FOOT AVERAGE SETBACK; 5 FOOT MINIMUM SETBACK -ABOVE 42 FEET IN HEIGHT: 10 FOOT AVERAGE SETBACK; 7 FOOT MINIMUM SETBACK	FOR PORTIONS OF A STRUCTURE: -42 FEET OR LESS IN HEIGHT: -1 FOOT MINIMUM EAST SIDEYARD SETBACK -ABOVE 42 FEET IN HEIGHT: -1 FOOT MINIMUM EAST SIDEYARD SETBACK -9 FOOT MINIMUM WEST SIDEYARD SETBACK	FOR PORTIONS OF A STRUCTURE: -42 FEET OR LESS IN HEIGHT: -6 FOOT AVERAGE EAST SIDEYARD SETBACK -ABOVE 42 FEET IN HEIGHT: -1 FOOT AVERAGE EAST SIDEYARD SETBACK +1 FOOT AVERAGE WEST SIDEYARD SETBACK	<p>THE PROPOSED BUILDING SITS BETWEEN TWO BEAUTIFUL TURN-OF-THE-CENTURY MIDRISE MASONRY APARTMENT BUILDINGS (THE MISSION INN AND THE GRANADA), AND IN FRONT OF THE NAOMA, A MIDRISE WOOD-FRAMED BUILDING. THE PROPOSED BUILDING WILL FIT IN WELL WITH THE EXISTING CONTEXT WHILE UTILIZING THE ALLOWED ZONING HEIGHT LIMIT OF 60 FEET.</p> <p>BOTH NEIGHBORING BUILDINGS ON E HOWELL ST (THE GRANADA AND THE MISSION INN) HAVE NO VERTICAL SETBACKS ON ANY FACADES. THE PROPOSED BUILDING MATCHES THIS PRECEDENT AND REINFORCES THE HISTORICAL URBAN EDGE ON E HOWELL ST.</p>

17.0 DEPARTURES GRAPHICS

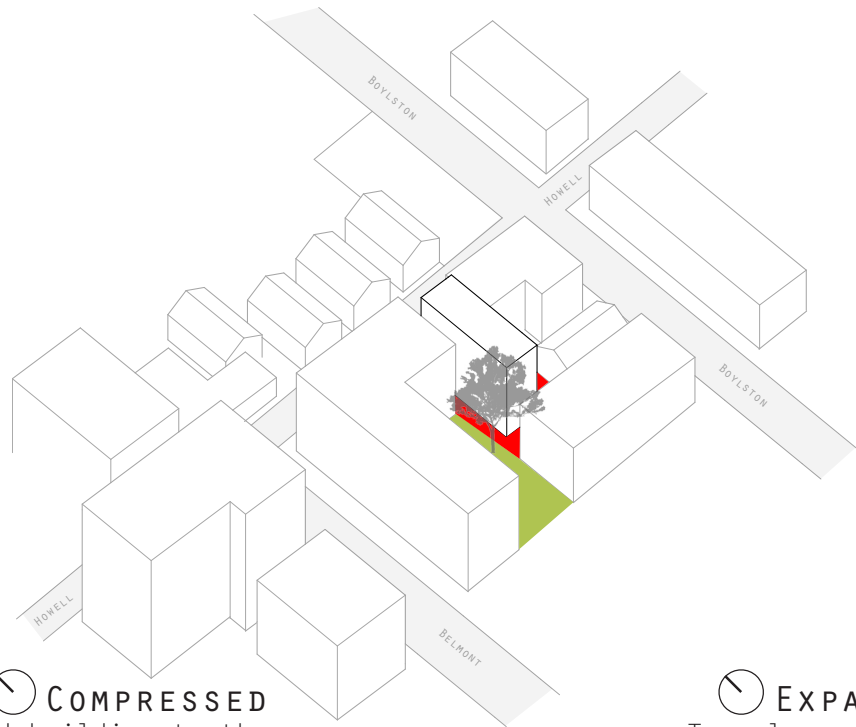
- CS2-B ADJACENT SITES, STREETS, AND OPEN SPACES
- CS2-C RELATIONSHIP TO THE BLOCK
- DC2-A MASSING
- DC3-B OPEN SPACE USES AND ACTIVITIES

The proposed project is at 611 E Howell St adjacent to the dense Olive Way corridor and is a midrise 20-unit apartment building replacing a single-family residence. The property is between two beautiful turn of the century midrise masonry apartment buildings and is zoned midrise in Capitol Hill Urban Center Village. The half-block to the west has a large rear courtyard that provides an unusual amount of interior-block open space. The courtyard is anchored by a stunning and mature Grand Maple tree.

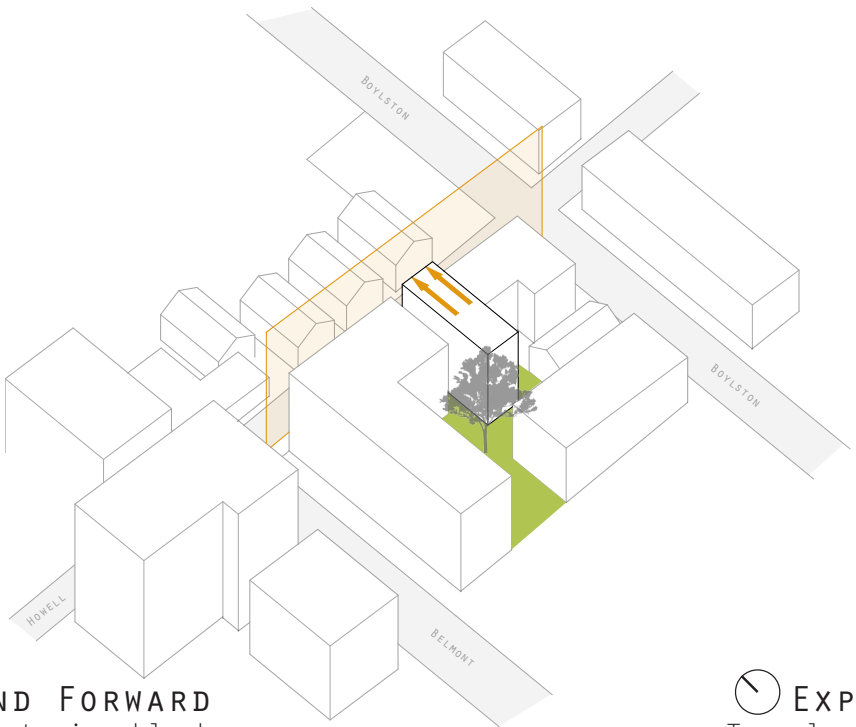
The proposed design responds to these site characteristics by **preserving and expanding the open space**. By shifting the building East and North away from the block’s interior courtyard, the courtyard’s life is preserved and improved. This shift simultaneously provides space for the overhanging Grand Maple in The Granada Courtyard.



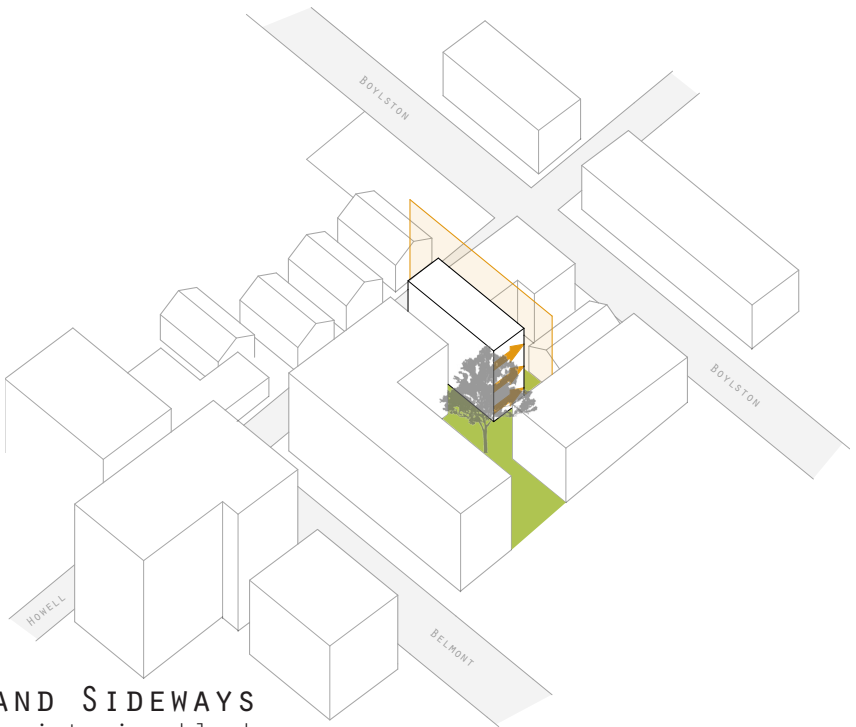
Large adjacent courtyard anchored by Grand Maple tree and providing interior-block open space.



COMPRESSED
Aligning the proposed building to the rear yard setback squeezes life out of the existing interior block open space, leaving little breathing room for the courtyard and the maple tree.



EXPAND FORWARD
To enlarge interior block open space between the proposed building and the neighbor to the South



EXPAND SIDWAYS
To enlarge interior block open space between the proposed building and the neighbor to the North

17.0 DEPARTURES GRAPHICS

- CS2-B ADJACENT SITES, STREETS, AND OPEN SPACES
- CS2-C RELATIONSHIP TO THE BLOCK
- DC3-B OPEN SPACE USES AND ACTIVITIES

There is fenestration throughout the East-face of The Granada Apartments, meaning it has windows that will face the proposed project. On the other hand The Mission Inn directly East and abutting the property line has a simple “party-wall” on it’s West-façade, meaning it has no windows that will look at the proposed project. The proposed building responds to the East-facing windows of The Granada Apartments by departing from side-yard setback requirements and shifts East and away from the neighbors existing windows, thereby maintaining their access to natural light. The Eastward shift of the proposed building also creates a **comfortable space** between the proposed building and The Granada Apartments. This space serves as the entry courtyard for the proposed building and will be visible from Howell Street through a transparent gate, adding a sense of openness to the street.

Also described in A-1, shifting the building NE shows respect for the overhanging Grand Maple in The Granada Courtyard.

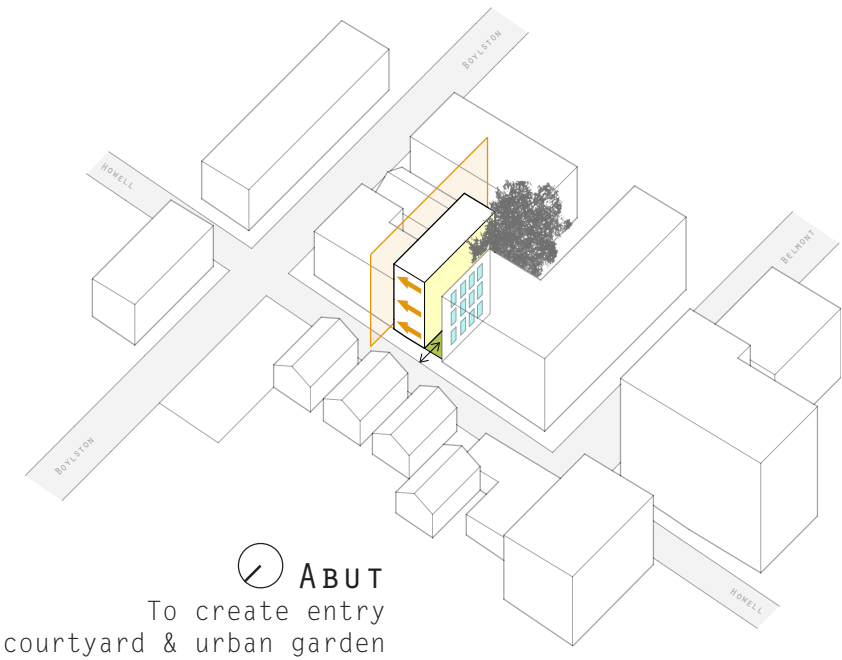
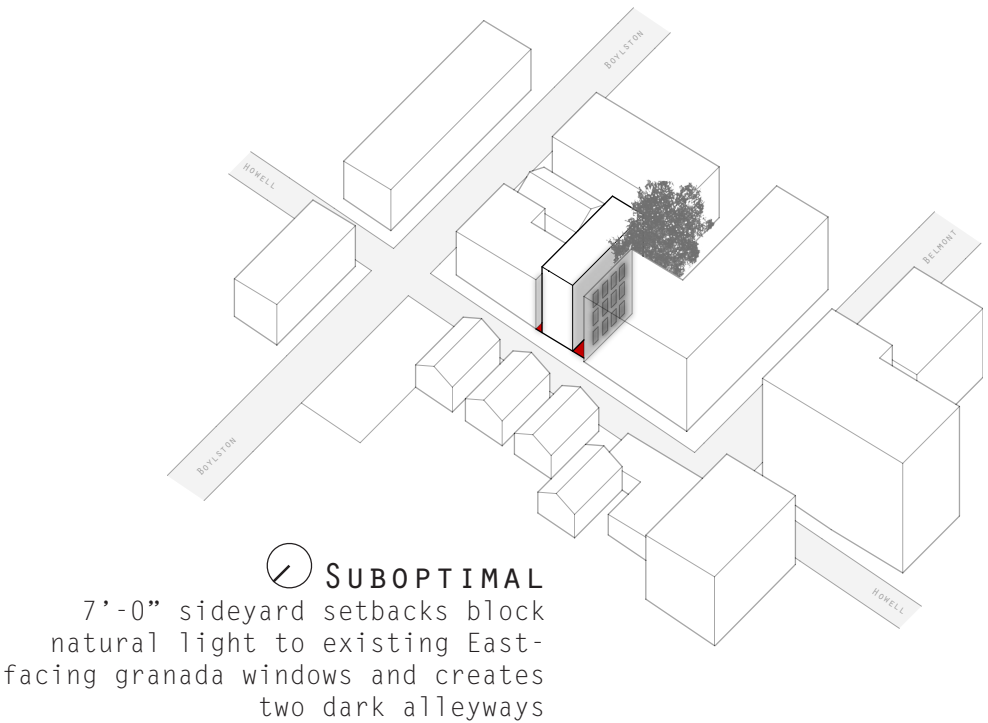


No fenestration on West-face of adjacent building. Highlighted area is blocked off with CMU.

Sideyard setbacks block natural light to existing East-facing granada windows and creates two dark alleyways



Proposed building siting preserves the highlighted fenestration on East-face of the adjacent Granada Apartments by shifting Eastward, abutting the East neighbor.



17.0 DEPARTURES GRAPHICS

CS2-D HEIGHT, BULK, AND SCALE
CS3-I ARCHITECTURAL CONCEPT AND CONSISTENCY
DC2-A MASSING

The proposed building will sit between two beautiful turn of the century midrise masonry apartment buildings so will utilize the zoning height limit of 60’-0” to fit in with it’s neighbors. Both neighbors have a symmetrical facade on E Howell, meaning they have no vertical setbacks. The proposed building matches this precedent. Also both neighbors have “zero front-yard setbacks,” meaning both building about the side walk or the front-yard property line so the proposed building matches this precedent as well.

Furthermore the proposed project plans to create a landscaped entry courtyard that will be visible from Howell Street through a secure, transparent entry gate as described in A-1 and A-5.



The proposed building utilizes the zoning height limit of 60’-0” to fit in with neighbors.



The proposed building aligns to the “zero-setback” urban edge-condition on E Howell

