

## Development Objectives

### Desired Uses:

- Residential apartments (a mix of studio, one-bedroom and two-bedroom units)
- Commercial use
- Parking use

### Structural Height:

65'

### Residential Units:

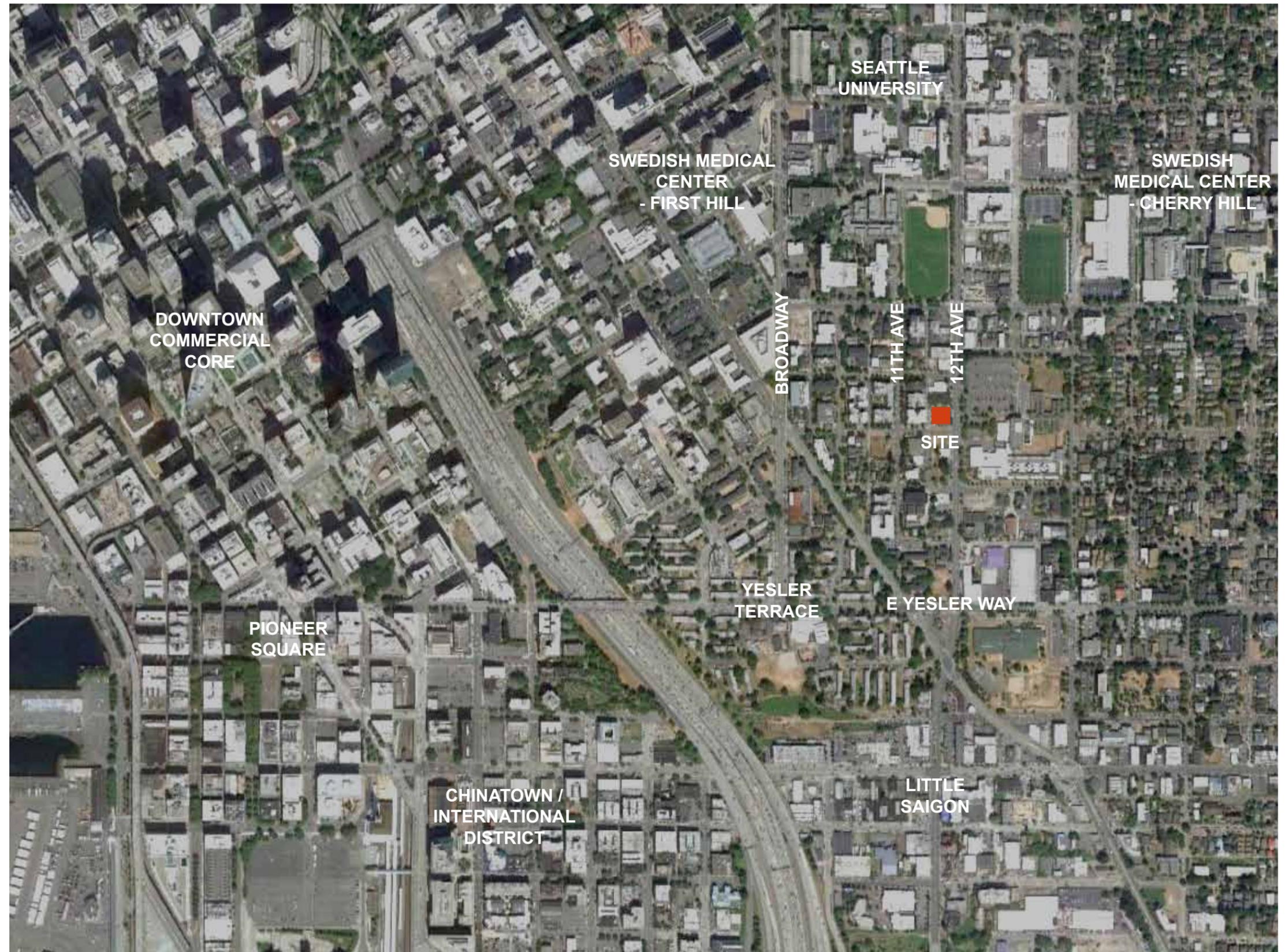
Approximately 75 units

### Commercial Square Footage:

Approximately 2,700 sf

### Parking Stalls:

Approximately 19 stalls at low ratio of 0.25 stalls per unit



The applicant's objective is to provide a walkable transit oriented development for workforce housing containing an effective mix of incomes and uses.

- Create a strong activated urban street experience
- Create synergy with owner's Anthem on 12th (12th & Yesler) and Reverb (11th & Alder) projects
- Add to the commercial activity of 12th Avenue corridor
- Enhance the pedestrian experience along 12th Avenue and E Alder Street
- Maximize amount and quality of workforce housing
- Promote alternate forms of transportation
- Target LEED silver certification



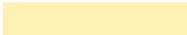
Urban Design Analysis

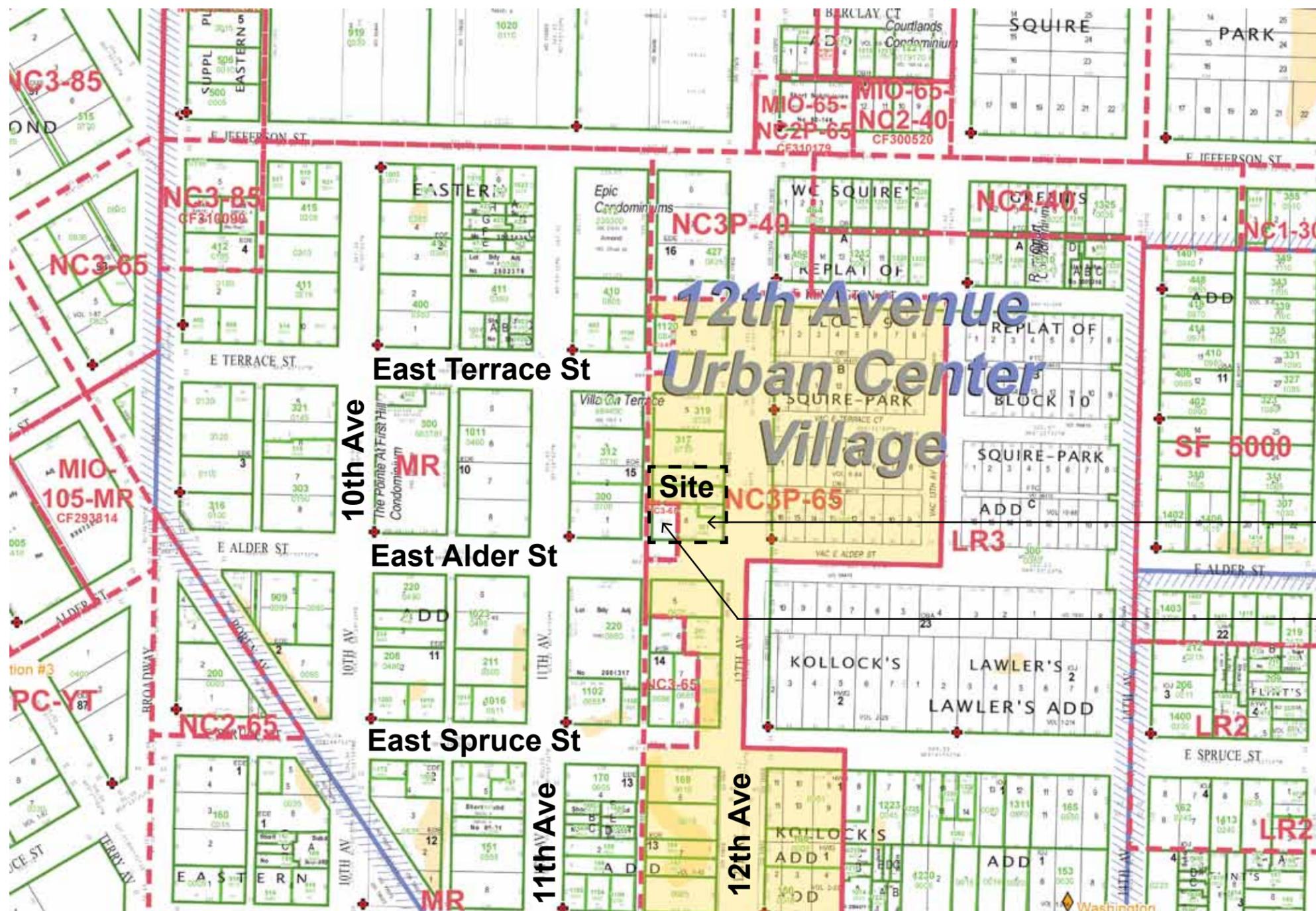
Legend

- Project Site
- restaurant
- civic/educational
- grocery/market
- park
- apartments - existing
- bus route
- bike lane
- streetcar
- 10 min walk/ 1/2 mile
- 12th Ave pedestrian zone



Zoning Map

 Pedestrian Areas



NC3P-65 zone

NC3-65 zone







**Anthem on 12th** - A pioneer project as the first private development of Yesler Terrace. Located directly along the First Hill Streetcar line, this project will provide a gateway to Yesler Terrace. Anthem is a true urban mixed-use project incorporating ground-level, neighborhood-scale retail space and amenity space with five floors of 120 apartments above the base, which will also house a two-level parking structure hidden behind the retail structure. The roof provides common amenity space for residents with excellent views, landscaping, seating and space for a variety of activities including gardening and a dog area. Anthem is currently under construction, and is scheduled to be open in the spring of 2015.

**Reverb** - The owner's concurrent project with Decibel. Reverb will provide 84 apartment units to fit into this multifamily residential neighborhood. Three townhouse units will be located at ground level with entries off street to help enhance the pedestrian experience and activate the street.

**Proposed King County Children and Family Justice Center** Redevelopment plans:

- Bring retail to 12th Avenue in a mixed use development
- Enhance open space
- Improve access through and around the campus
- Support additional public transportation options
- Enhance pedestrian mobility across the site and reconnect Squire Park with First Hill
- Create a street life that is diverse and thriving

- Pedestrian Connection
- Bike Path
- Bus Route
- Bus Stop
- Street Car Route
- Street Car Stop



Nearby Reverb Project Site



1 Streetscape Photo Montage of the South Side of East Alder Street between 12th Avenue and 10th Avenue

Proposed Decibel Project Site



2 Streetscape Photo Montage of the North Side of East Alder Street between Alley and 12th Avenue



Key Map North

Proposed Decibel Project Site



3 Streetscape Photo Montage of the West Side of 12th Avenue between East Alder Street and East Terrace Street



4 Streetscape Photo Montage of the East Side of 12th Avenue between East Terrace Street and East Alder Street



North | Key Map

## Design Cues

The 12th Avenue has been identified as an important pedestrian connection in the neighborhood. Key opportunity for the proposed project is to contribute to the commercial activity and enhance pedestrian experience along 12th Avenue.

There are no prevailing styles or forms of architectural development in this area, but rather an eclectic mix of styles and periods. The transitional aspect of the neighborhood provides opportunity for creating an unique and vibrant mix-used building to add more character to this evolving neighborhood.



Key Map



East Alder Street - Opportunity to enhance the pedestrian connection along East Alder Street between the 12th Avenue corridor and public transportation on Broadway.



Modulation on multifamily residential buildings to the west of the site across the alley.



Anthem on 12th - Simple form. Strong urban edge. Transparency at retail base maximizing visibility into the building interior and making a connection to the street.



Agnes Lofts - Limited number of exterior finish materials. Simple and consistent fenestration.

North

# 12th Avenue Corridor

## Design Cues



5

## Site Analysis

### Location:

The site is located on the corner of 12th Avenue and E Alder Street

**Lot Size:** 14,183 sf

### Existing Uses & Structures:

Single Family Residences

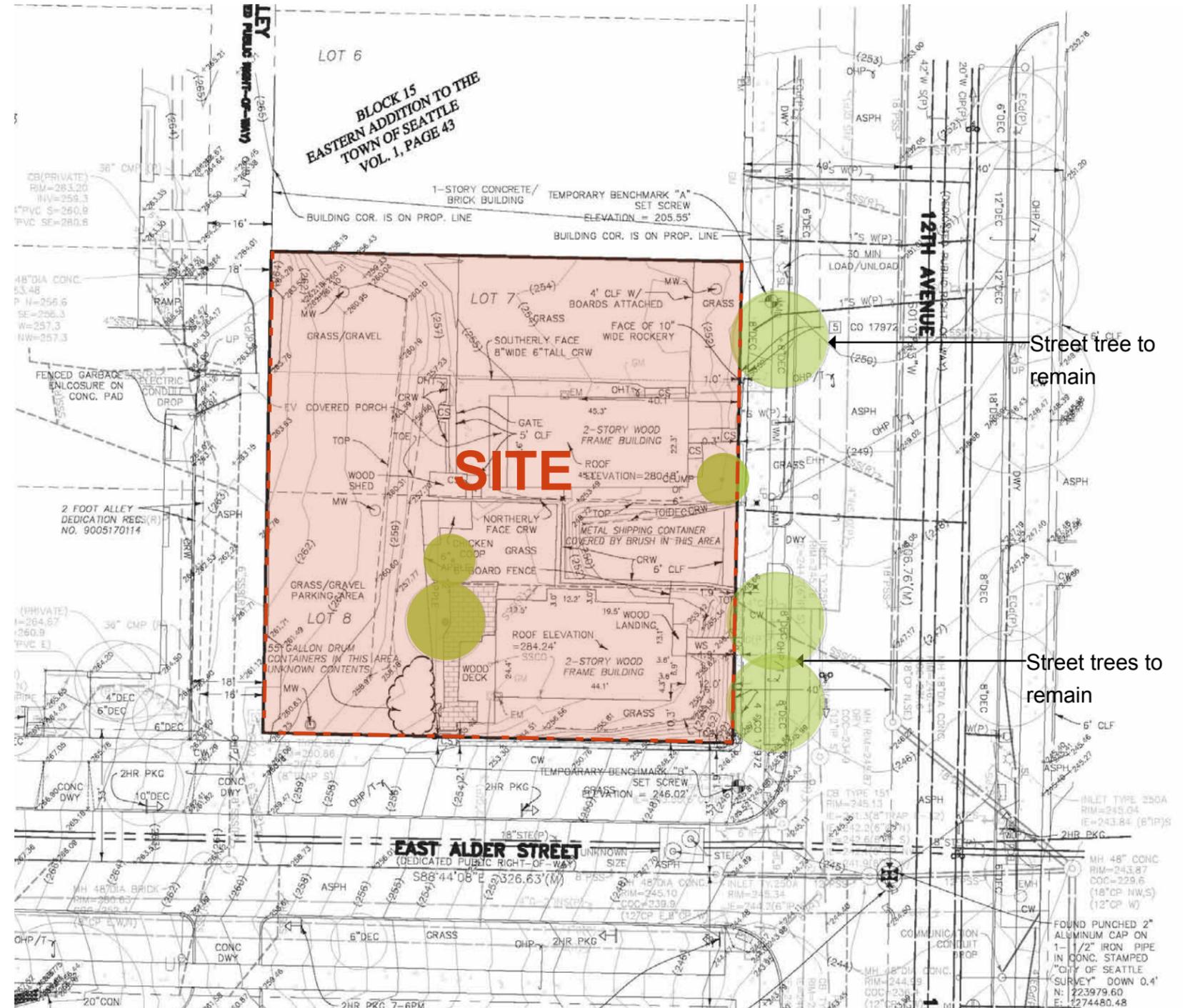
### Topography:

The grade rises approximately 15 feet from East to West along E Alder Street, and rises approximately 5 feet from South to North along 12th Avenue.

### Trees:

There are three existing trees on the site, a 6" caliper Apple tree, a 12" caliper Apple tree and a clump of 6" caliper Japanese Maple - *Acer japonicum*. They are not exceptional trees and will not be retained.

All three existing street trees along 12th Avenue are proposed for retention. They are 8" caliper Norwegian Sunset Maple - *Acer truncatum* x *A. platanoides* 'Warrenred'.



North



1 View of 12th Avenue and E Alder Street project site from southeast



2 View of existing building to the west



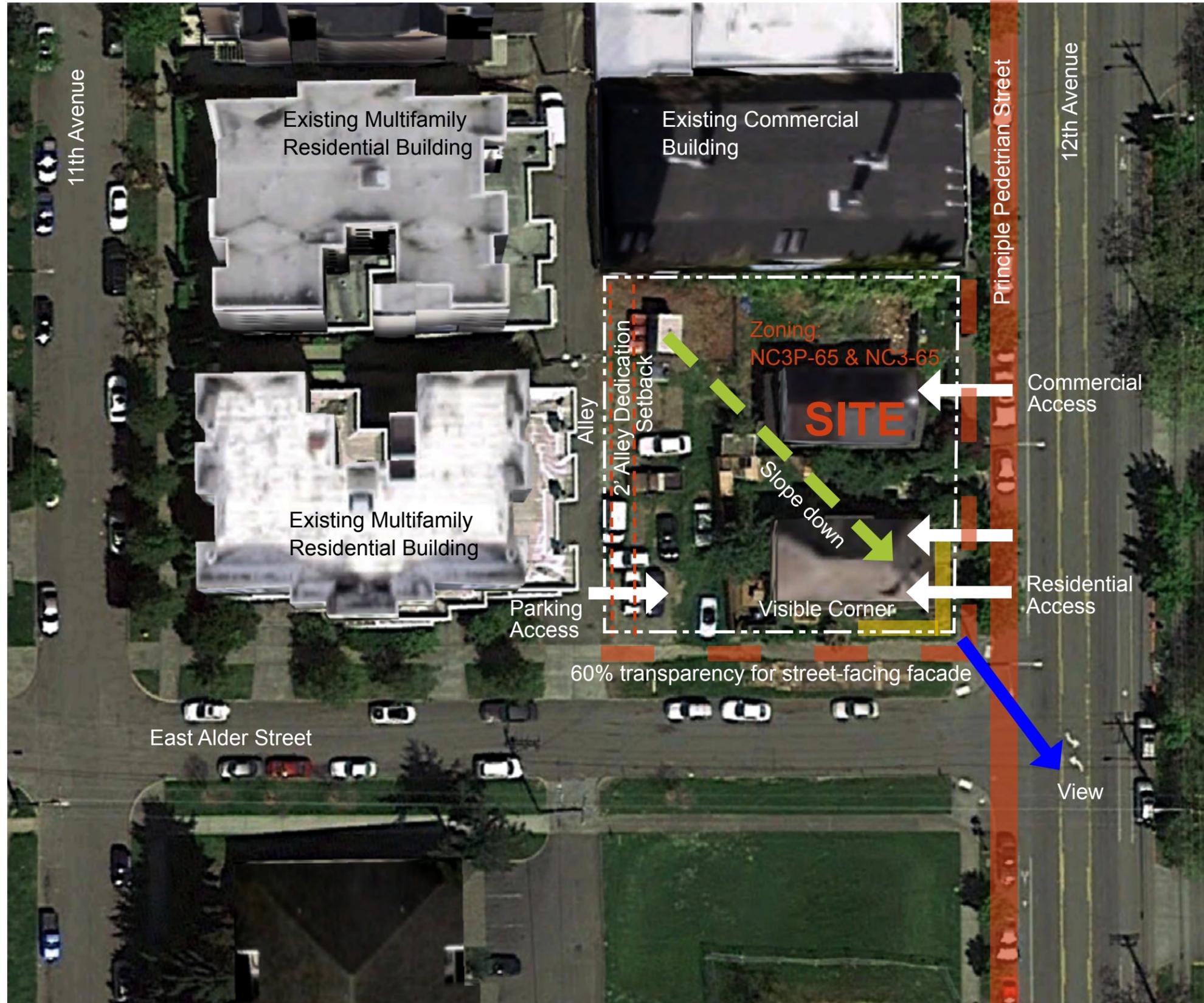
3 View of sidewalk along E Alder Street



4 View of Alley and Project Site from the southwest



Key Map



**Site Influences**

- 12th Avenue Urban Center Village
- Walkable / transit oriented neighborhood
- Transitional neighborhood
- Pedestrian connection
- Visible corner
- Site access
- Access for parking
- Site topography
- Adjacent structures
- Future developments
- View
- Noise
- Solar
- Wind

**Access Opportunities**

- Residential entry near corner
- Access points to commercial space along 12th Avenue.

# OPTION 3

(Code-complying & Preferred Option)

**Pros:**

The building is placed along 12th Avenue and E Alder Street to define and reinforce urban edge.

The building base is expressed as a high space with a change in a greater level of transparency to enhance the pedestrian experience.

The courtyard opens to the west to break up massing along west facade to respond to building modulation in multifamily zone, and provide open space and daylight to residential units.

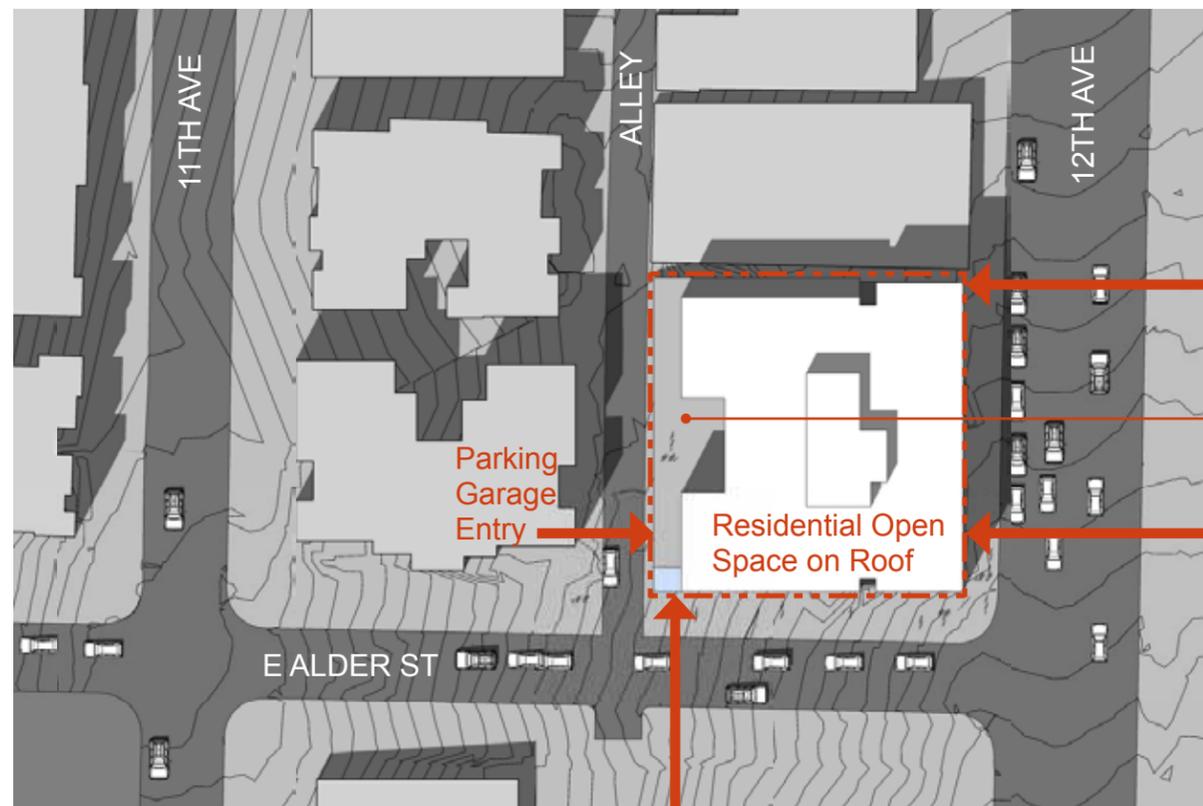
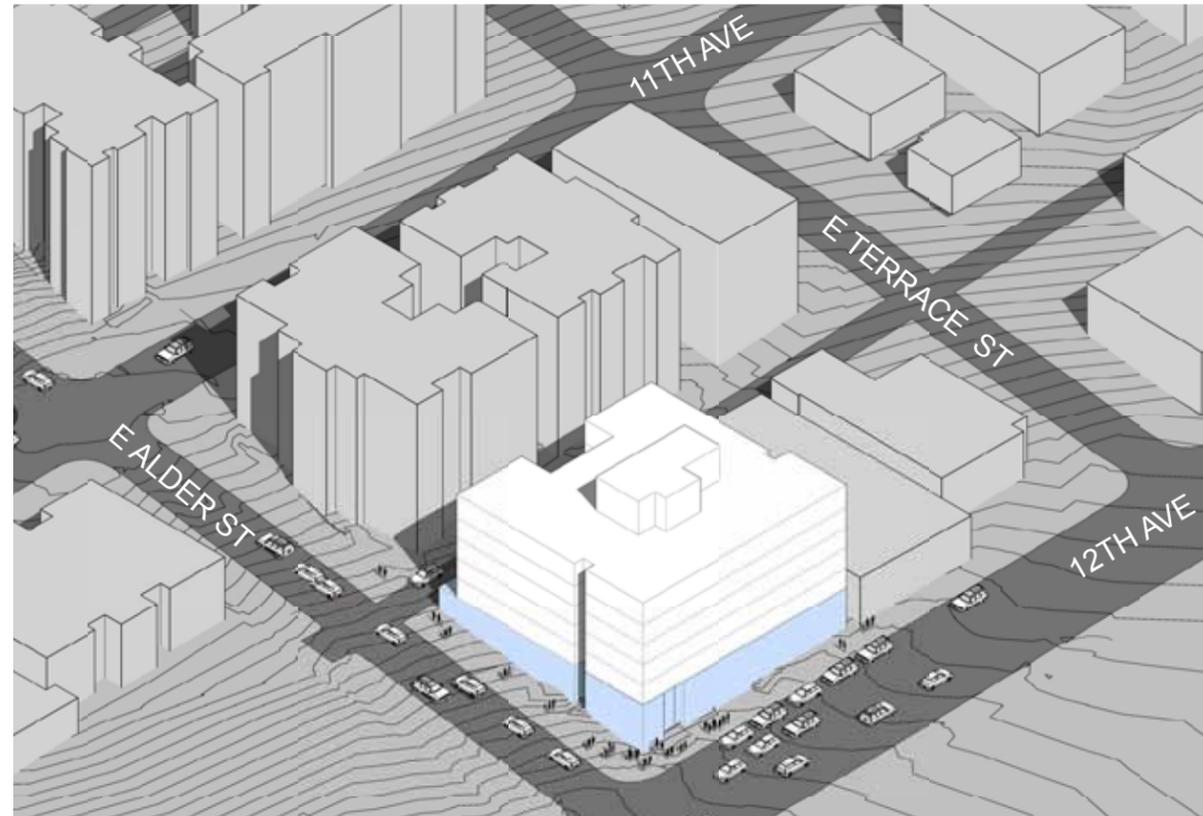
The 2 vertical slots at South and North of building reinforce the 12th Avenue facade and address the building southeast corner, as well as provide daylight at ends of corridors for residents.

**Cons:**

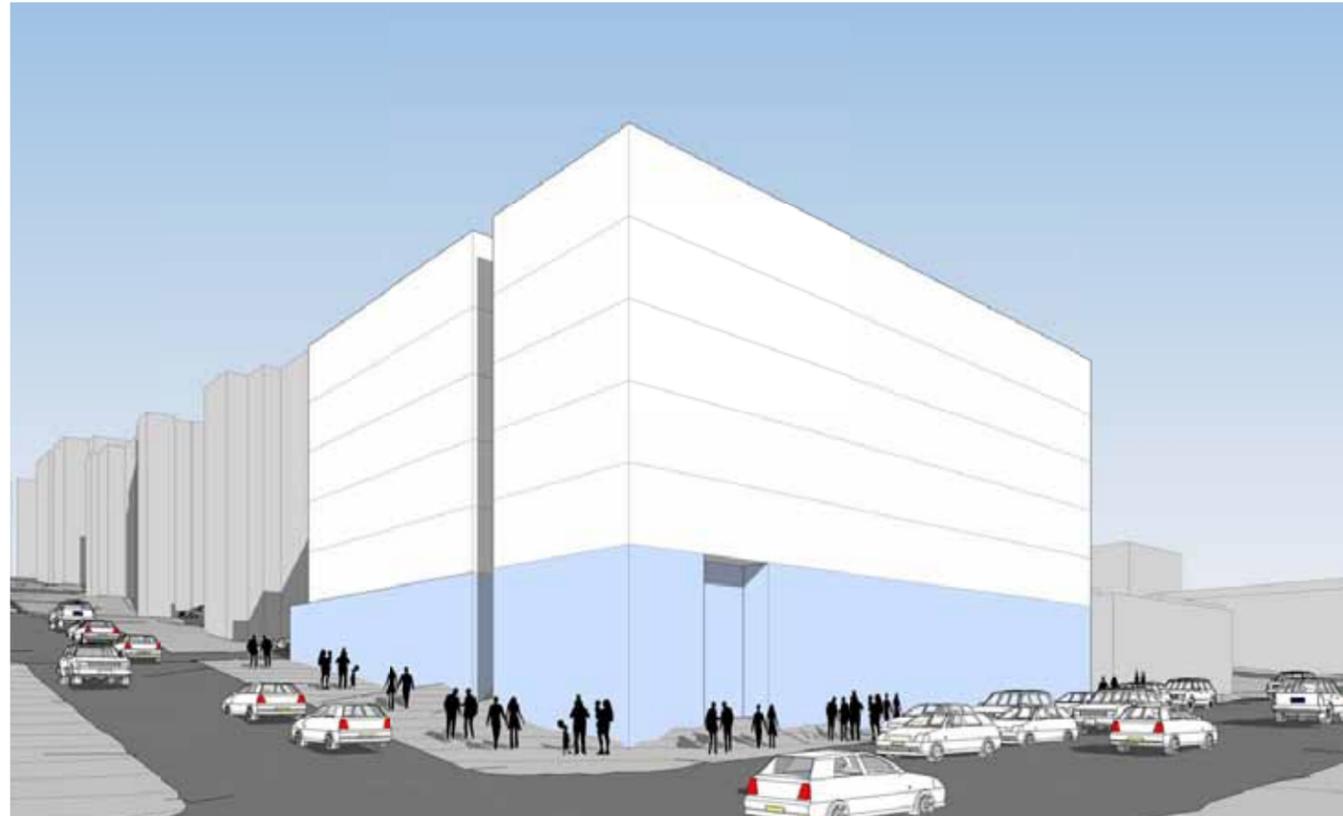
Less building area at residential floors due to recess at the vertical slots.

**Departures:**

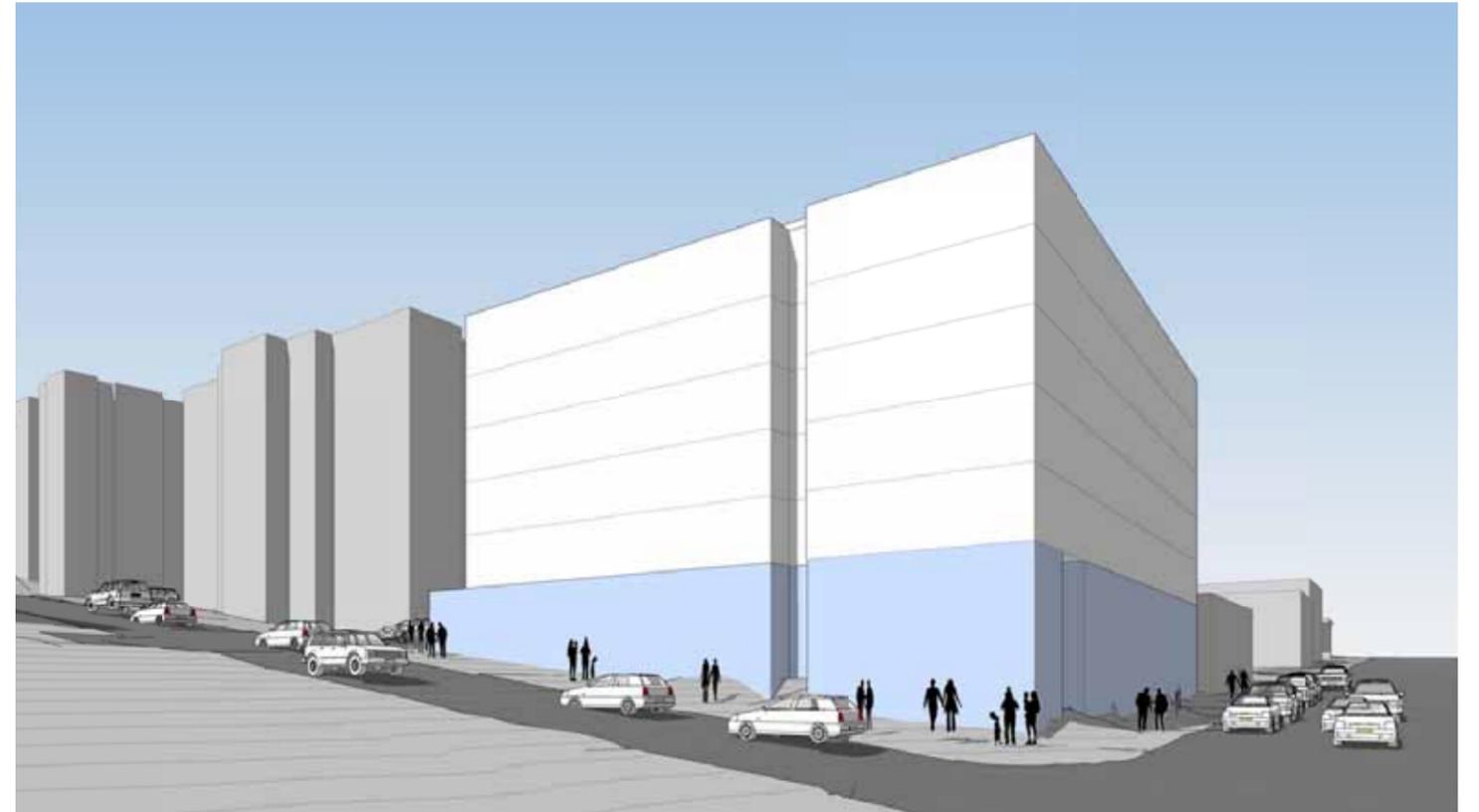
None



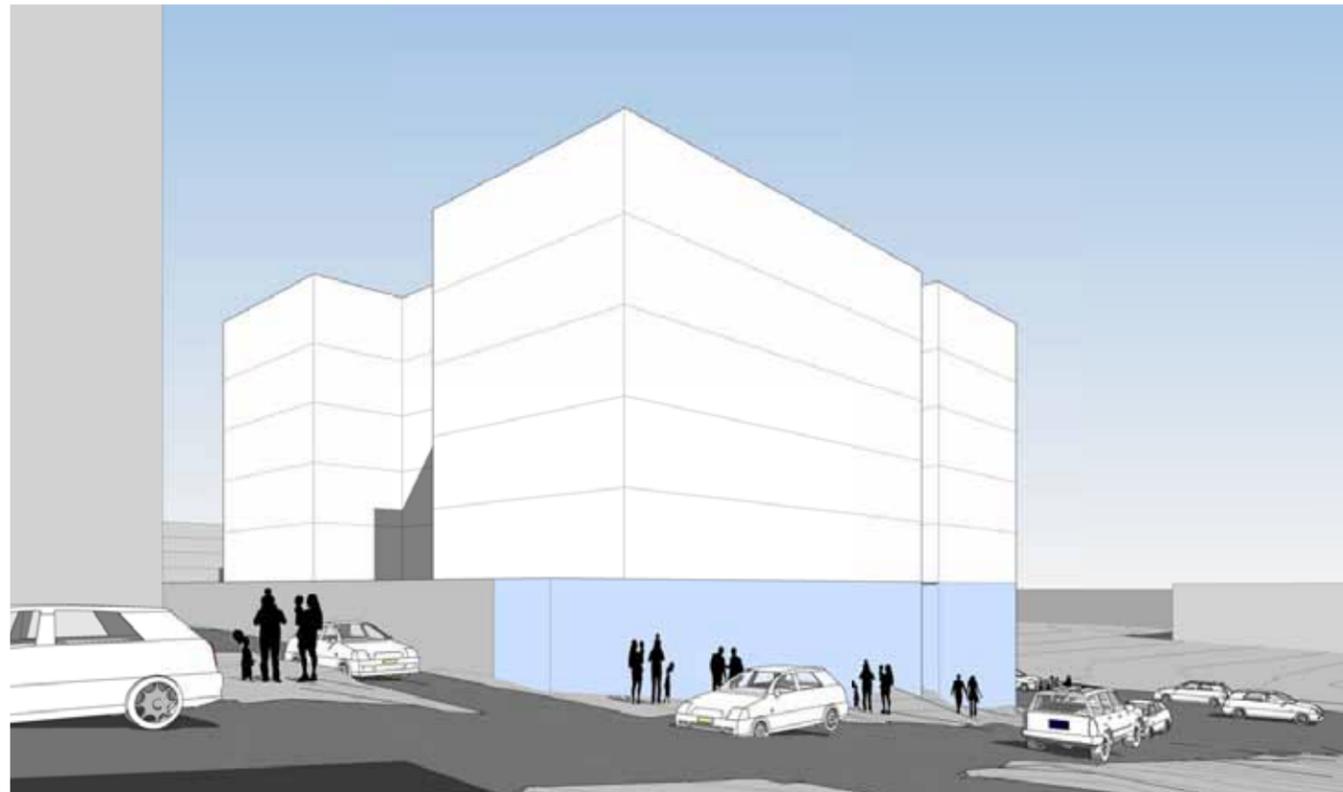
Alternative Architectural Concepts



Street Level View 1 from Southeast



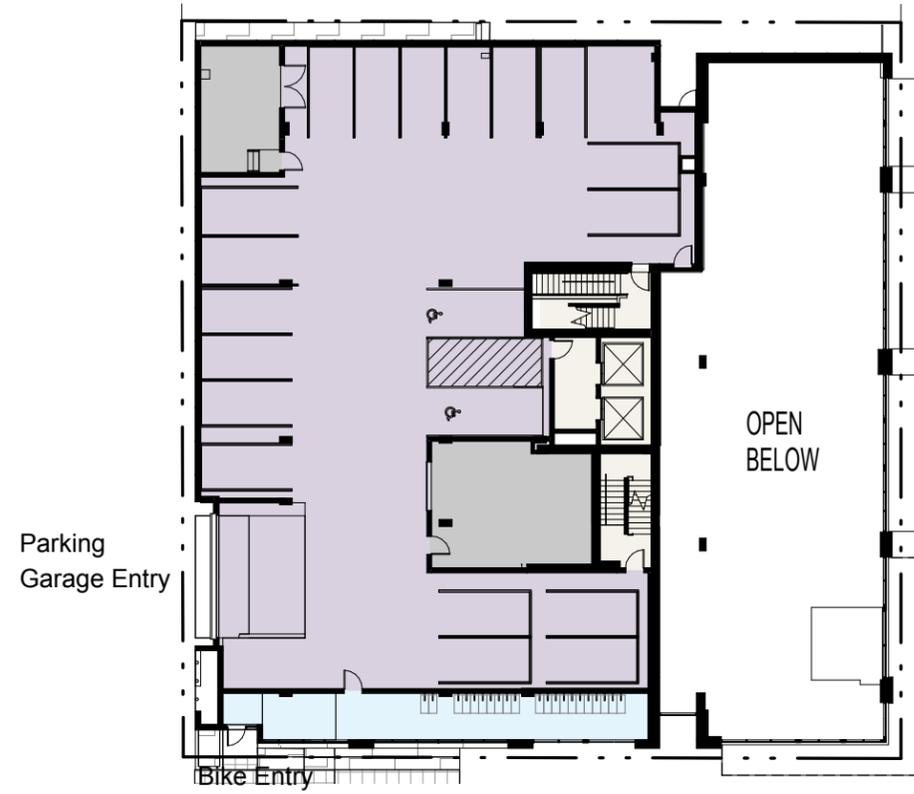
Street Level View 2 from Southeast



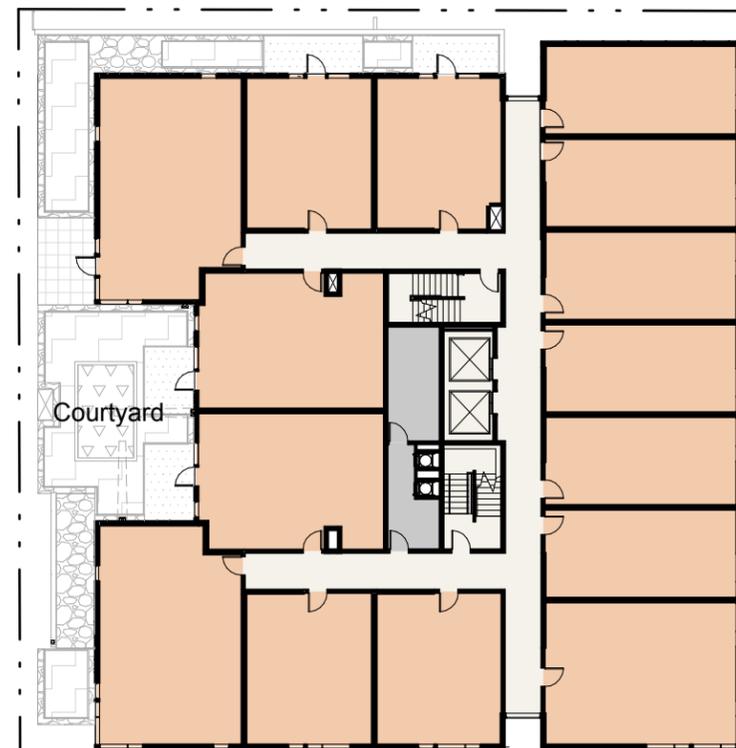
Street Level View from Southwest

-  Residential Use
-  Commercial & Residential Amenity Space
-  Parking Garage

# OPTION 3



Level 2 Floor Plan



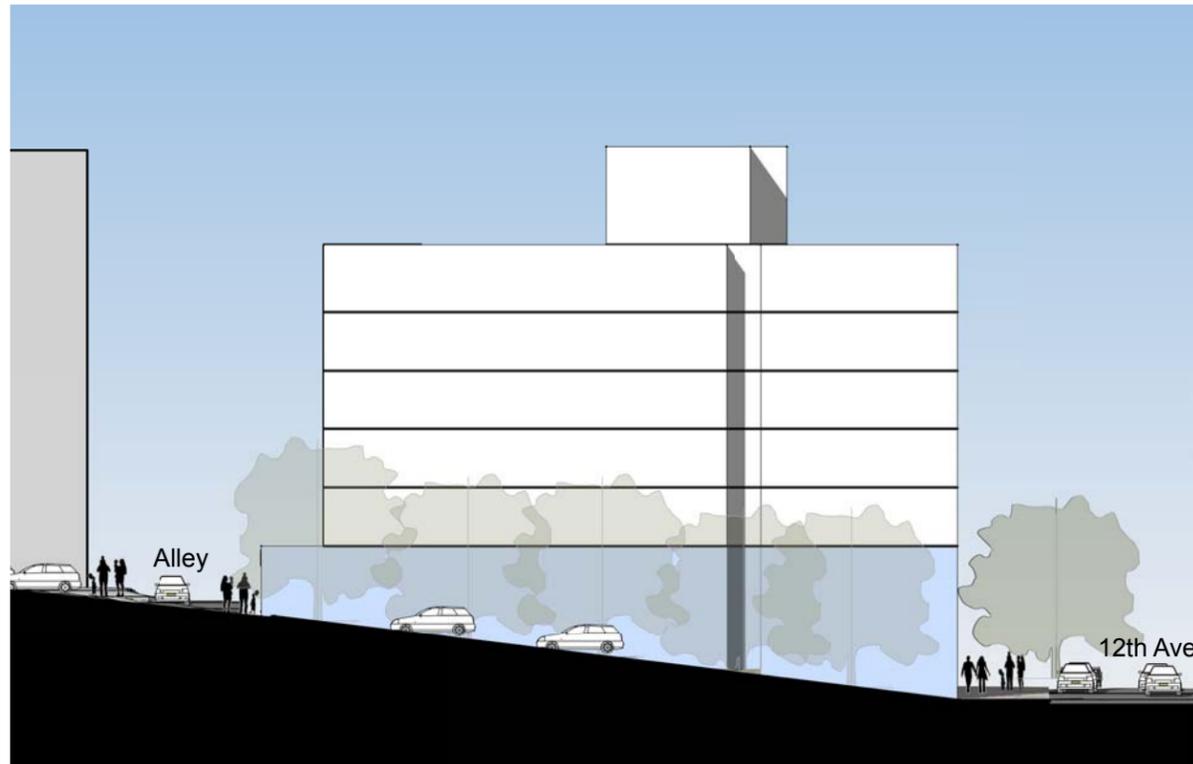
Level 3-7 Floor Plan



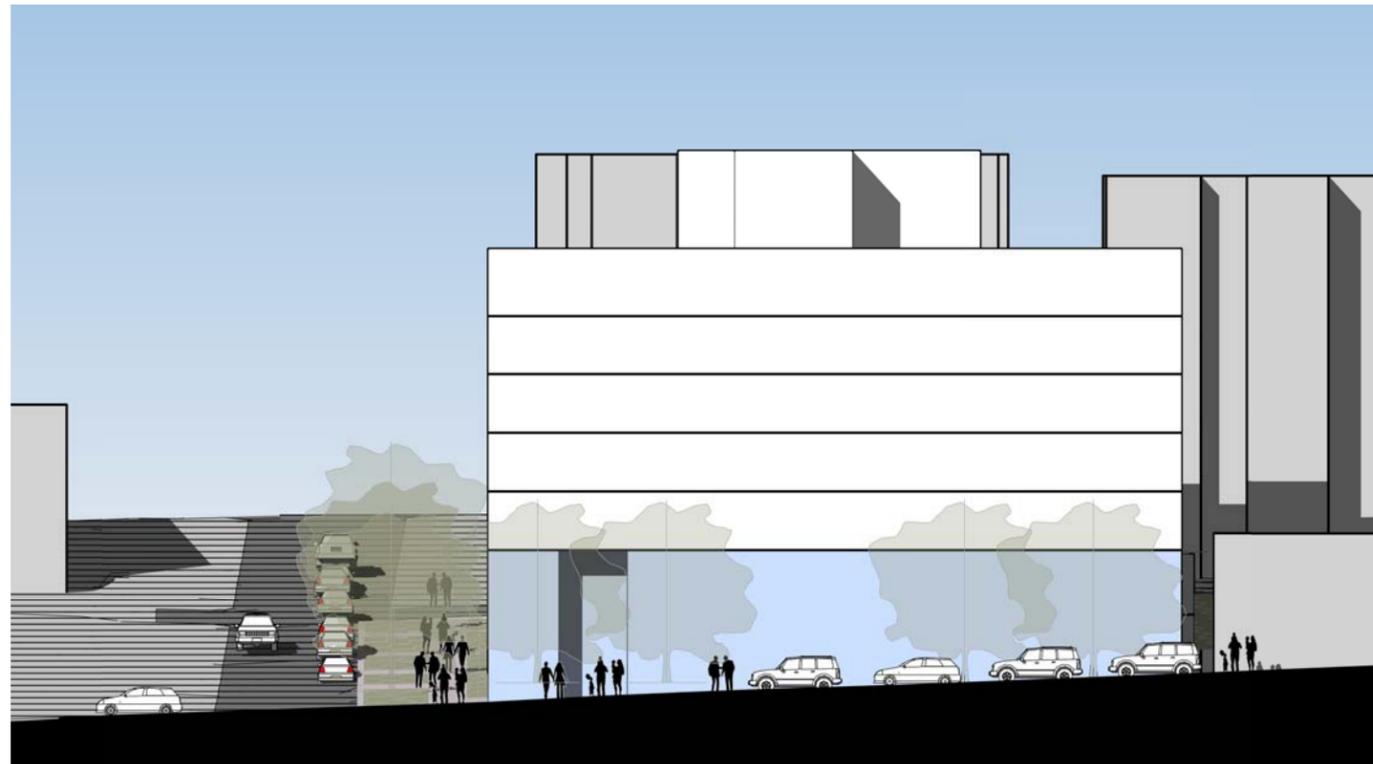
Level 1 Floor Plan

- AMENITIES
- CIRCULATION
- COMMERCIAL
- PARKING
- UNITS
- UTILITIES

# OPTION 3

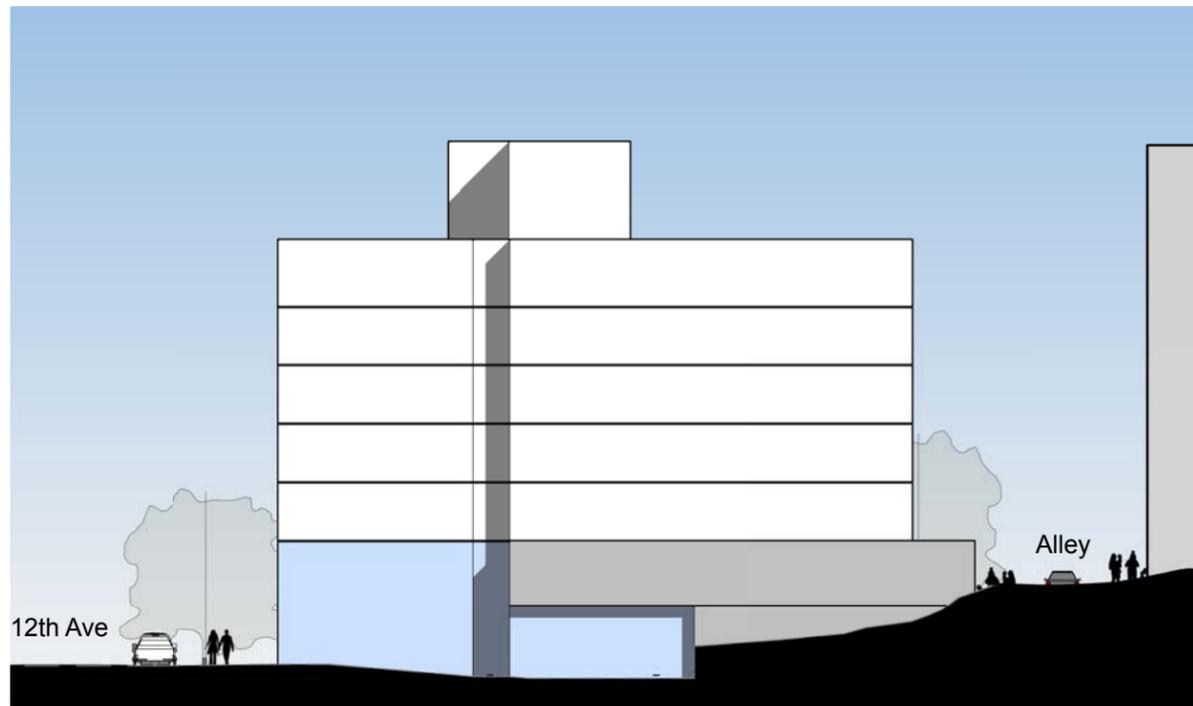


South Elevation

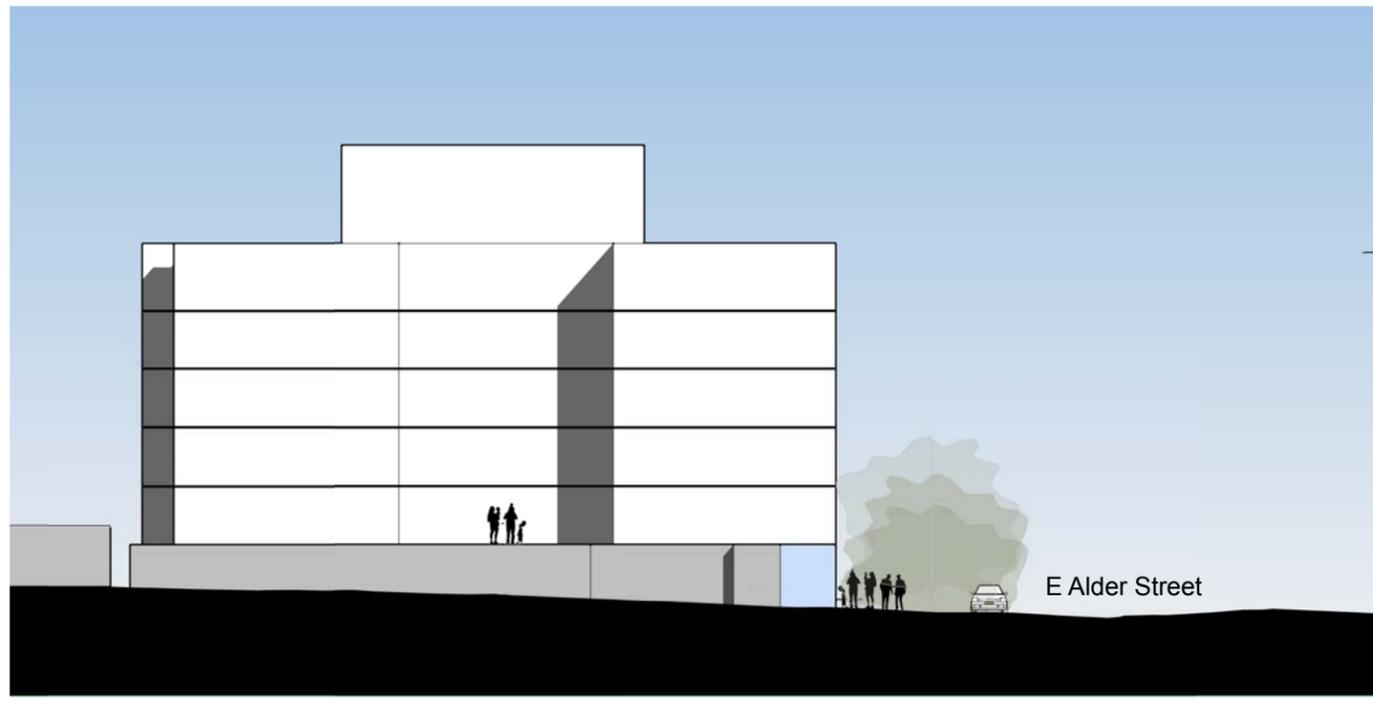


East Elevation

ROOF	165' - 7"
LEVEL 07	154' - 7"
LEVEL 06	145' - 0"
LEVEL 05	135' - 5"
LEVEL 04	125' - 10"
LEVEL 03	116' - 3"
LEVEL 02	105' - 7"
LEVEL 01	92' - 1"



North Elevation



West Elevation

ROOF	165' - 7"
LEVEL 07	154' - 7"
LEVEL 06	145' - 0"
LEVEL 05	135' - 5"
LEVEL 04	125' - 10"
LEVEL 03	116' - 3"
LEVEL 02	105' - 7"
AVE GRADE	99' - 8 3/4"
LEVEL 01	92' - 1"

# OPTION 3

(Preferred Option)



Concept Perspective Sketch at 12th Avenue & East Alder Street

## Massing Alternatives

- The Board supported the proposed height of the retail space, which engages the pedestrian realm on 12th Avenue and creates a proportional scale with the upper building mass.
- The Board supported the consistent street wall on 12th Avenue.
- The Board noted that the narrow modulation and consistent street wall enhances the corner and responds well to the nearby massing context.

## Design Concept

- The Board supported the conceptual design graphics that emphasize framed window openings symbolizing musical notes distributed across the horizontal bands, or staff.
- The Board recommended that the proposed palette of materials should be thoughtfully detailed to enhance the design concept.
- The elevator and stair penthouses at the roof should be integrated into the overall design.

## Alder Street Level Façade

- The bike storage and repair space should be designed to encourage human activity and visual interest, with the goal of activating the E Alder Street.

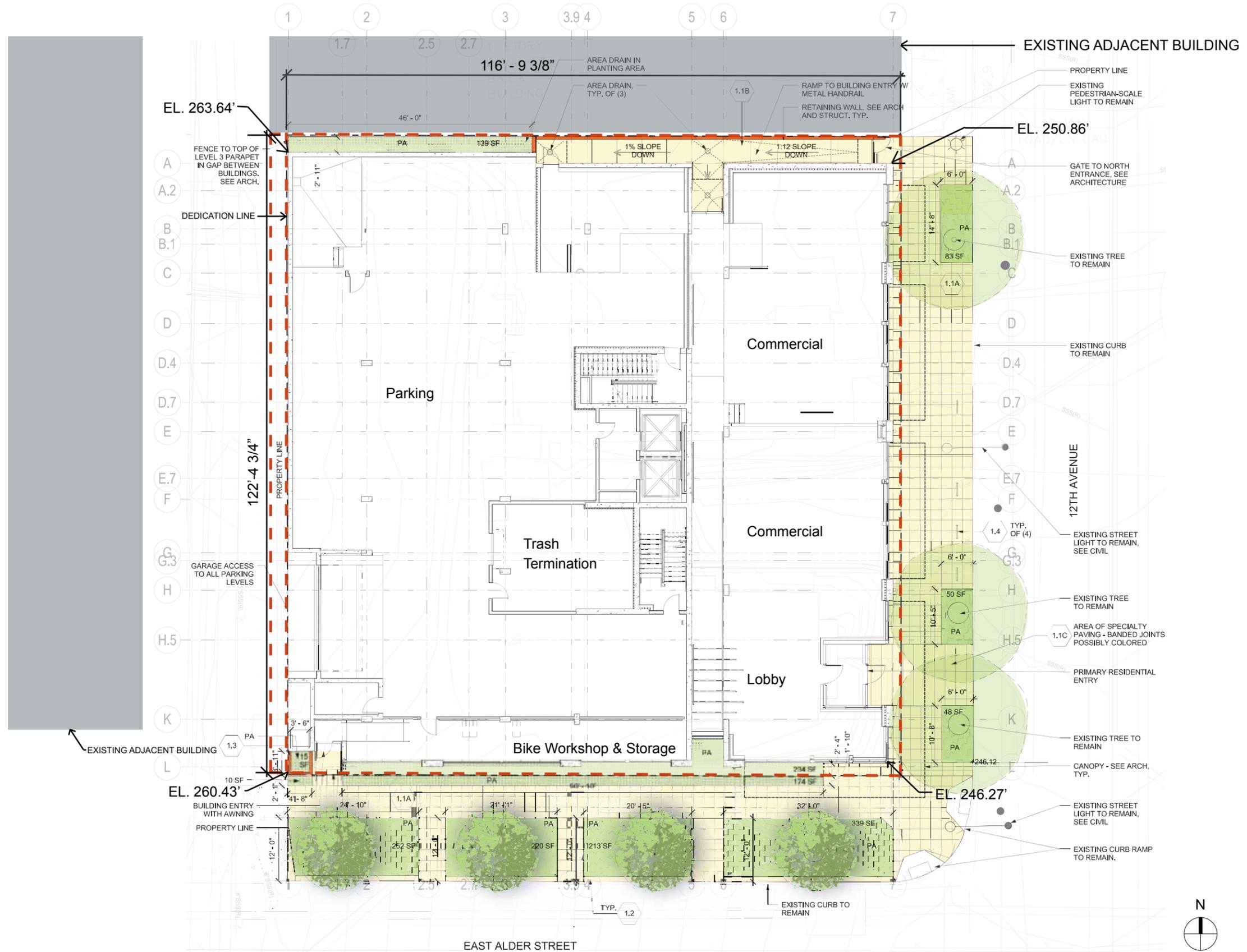
## Alder Street sidewalk

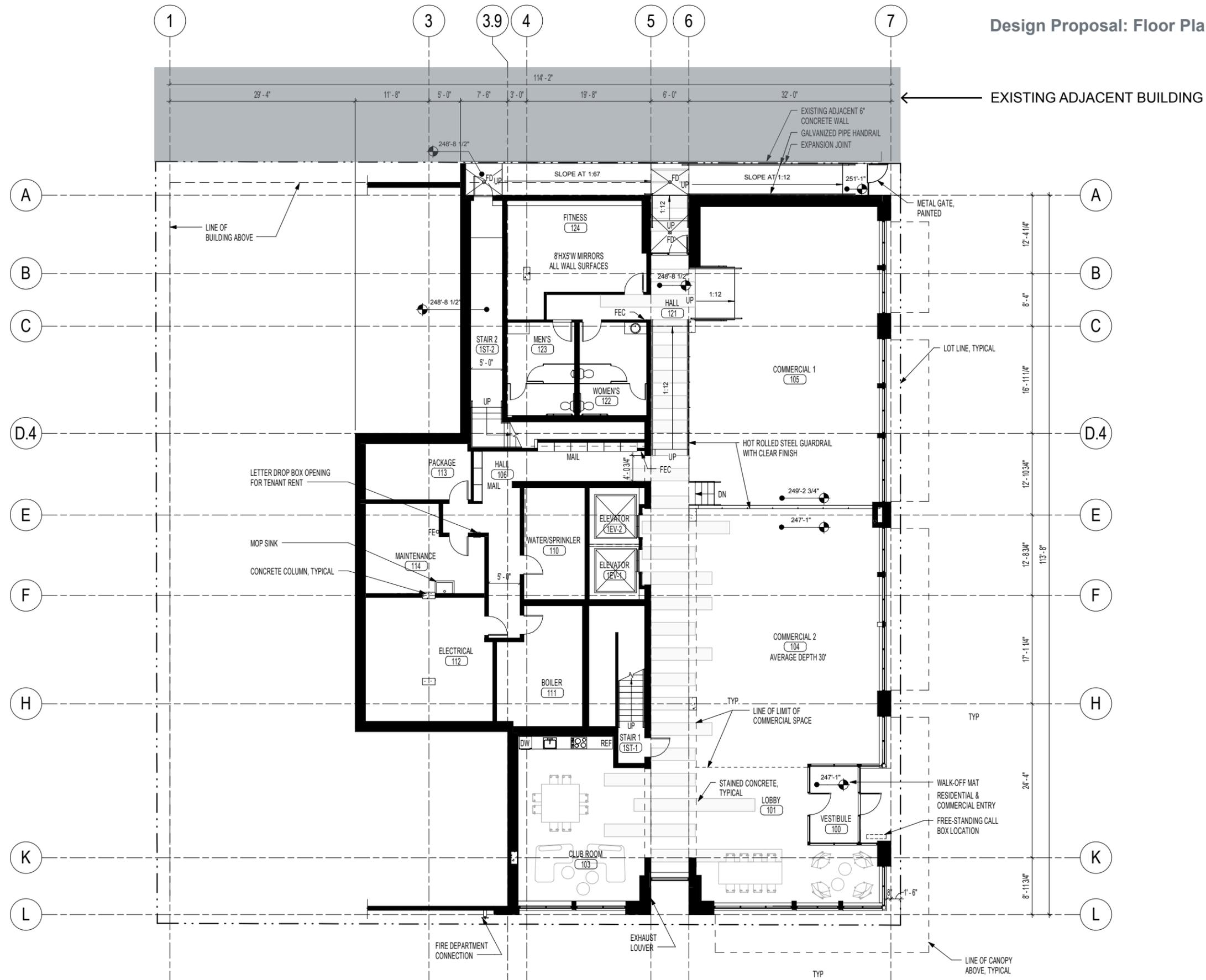
- The Board recommended large amounts of transparency along the sidewalk.
- The Board recommended that the overall bicycle design theme should be maximized at the street level spaces.

## Landscape Plan

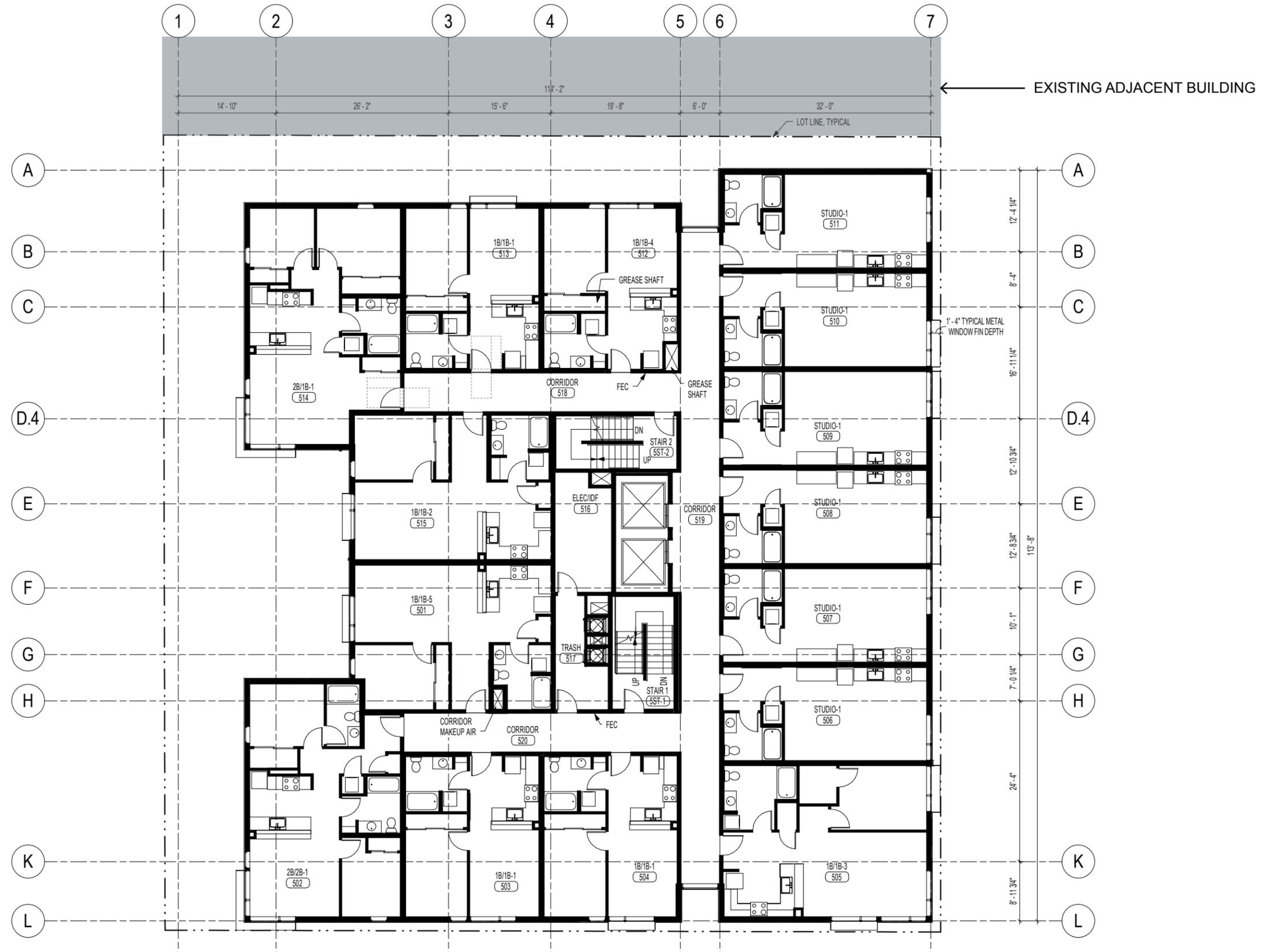
- The design of the rooftop deck should maximize usable space for residents, since this is the primary shared outdoor amenity space.
- The landscape plan should respond to the sloped Alder Street frontage and enhance the pedestrian experience at that edge.
- Low plants should be used between the sidewalk and building, in order to enhance human activation of street level uses.









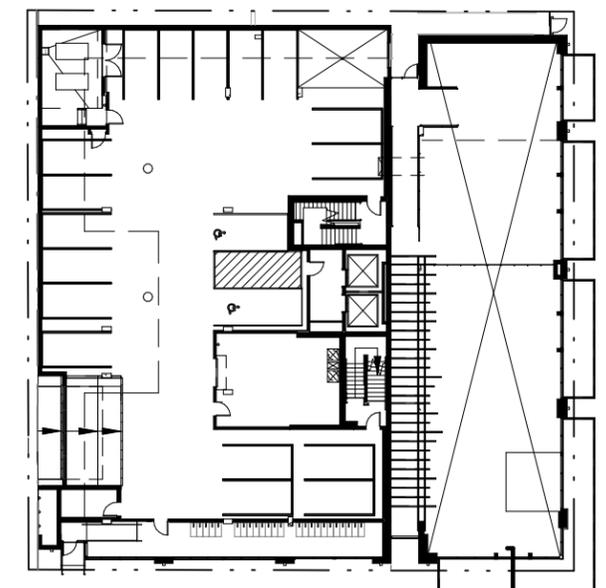
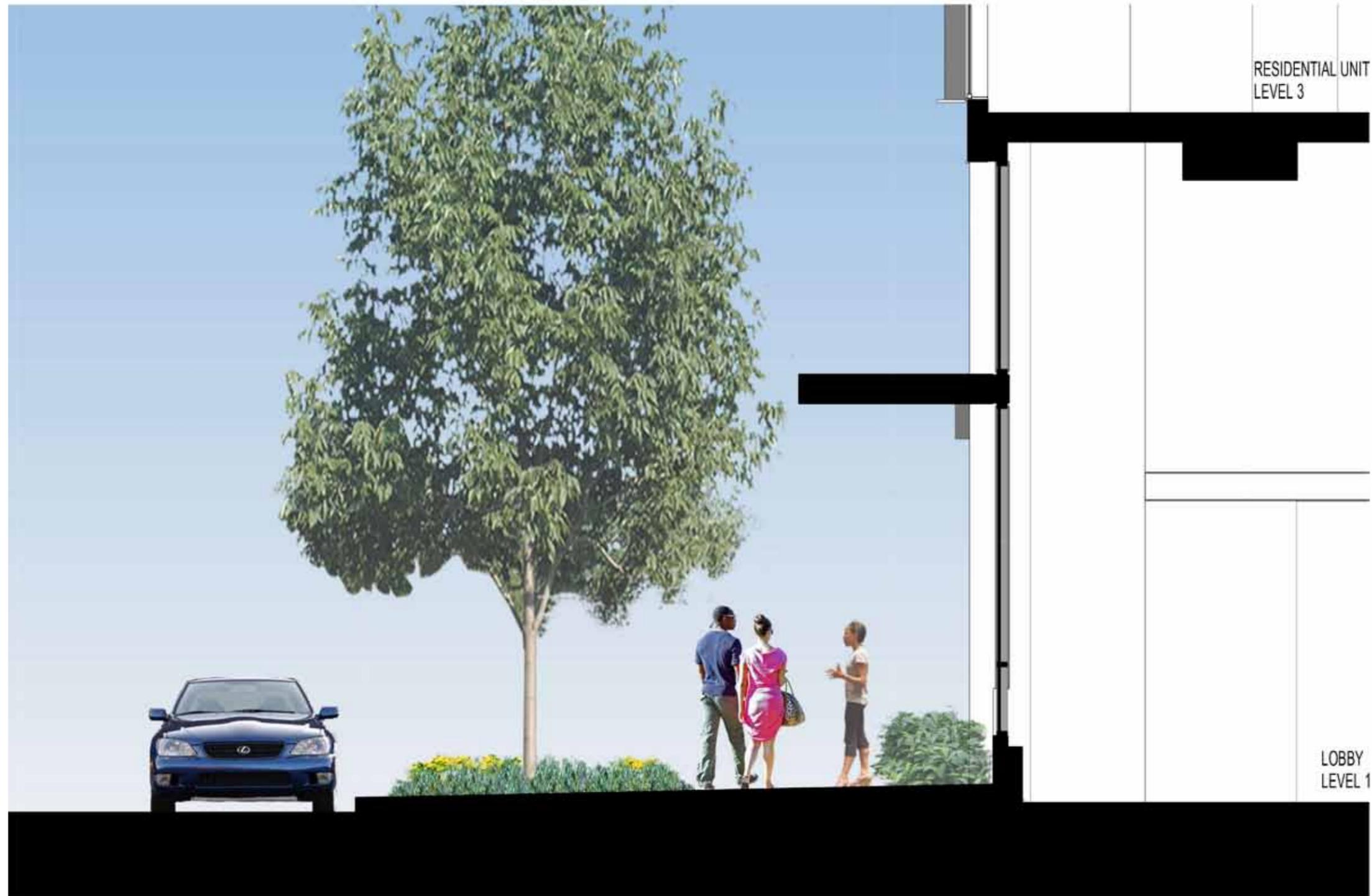




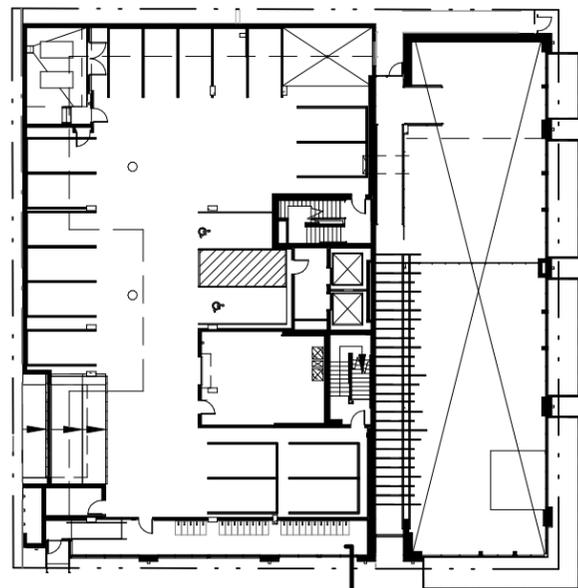








SECTION 1 AT ALDER STREET



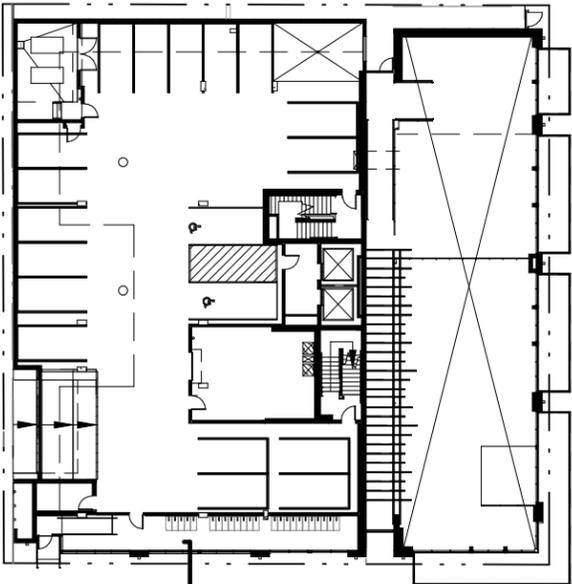
SECTION 2 AT  
ALDER STREET



RESIDENTIAL UNIT  
LEVEL 3

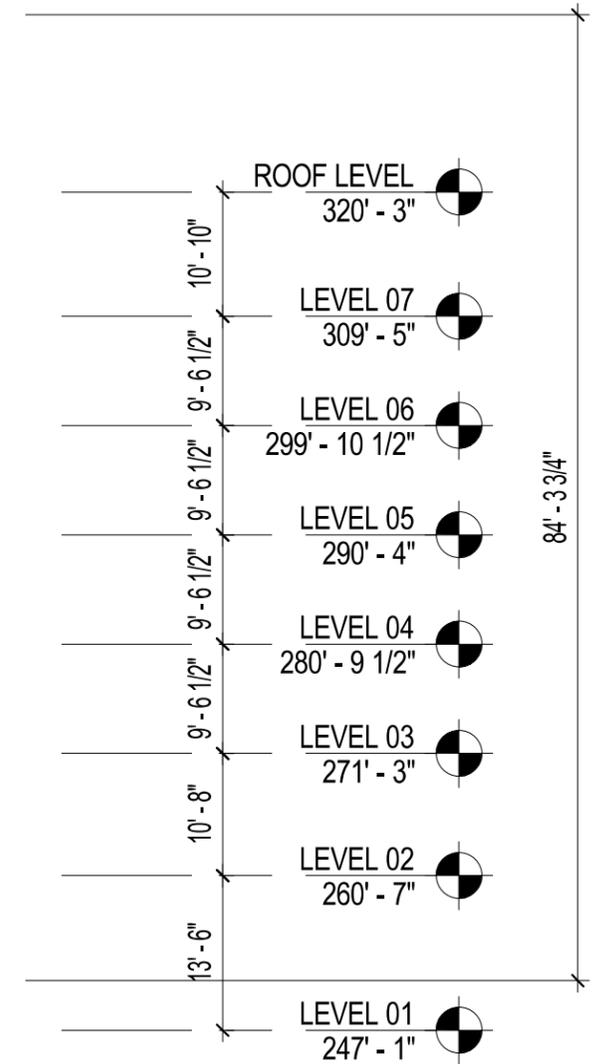
BIKE WORKSHOP &  
STORAGE  
LEVEL 2

CLUB ROOM  
LEVEL 1



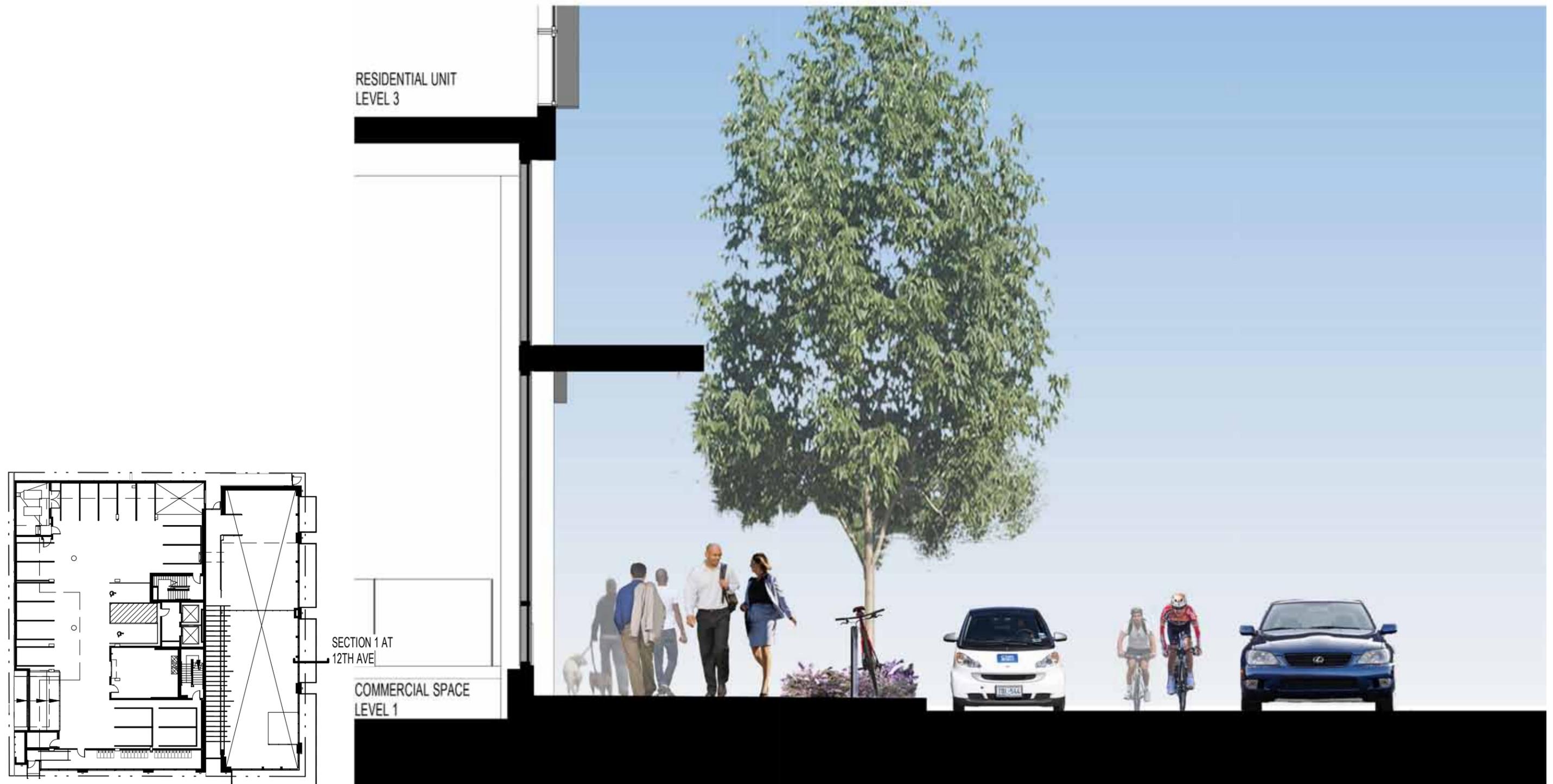
SECTION 3 AT ALDER STREET

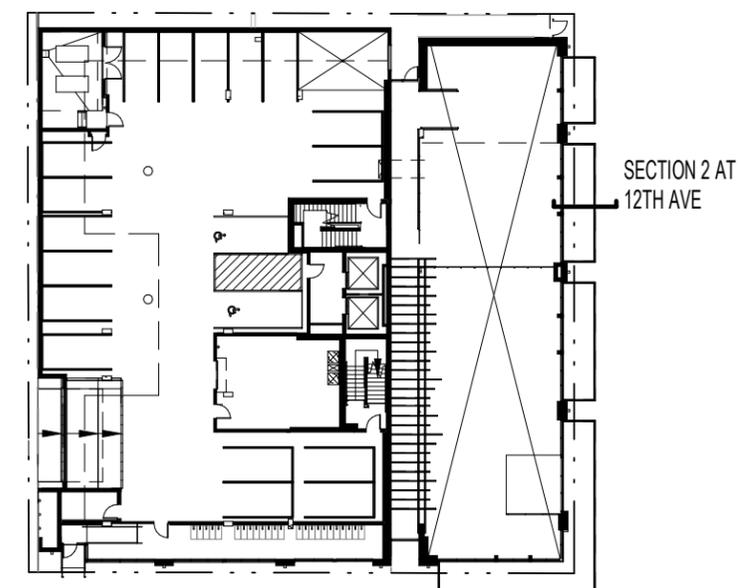




















LANDSCAPE PLAN MEETS GREEN FACTOR REQUIREMENTS



1 METAL PLANTER EDGE



5 BIKE RACK



9 RUNNEL



2 PEDESTAL PAVERS



6 BENCH



10 TRELLIS



3 BEACH PEBBLES



7 GAS GRILL



11 FIRE PIT



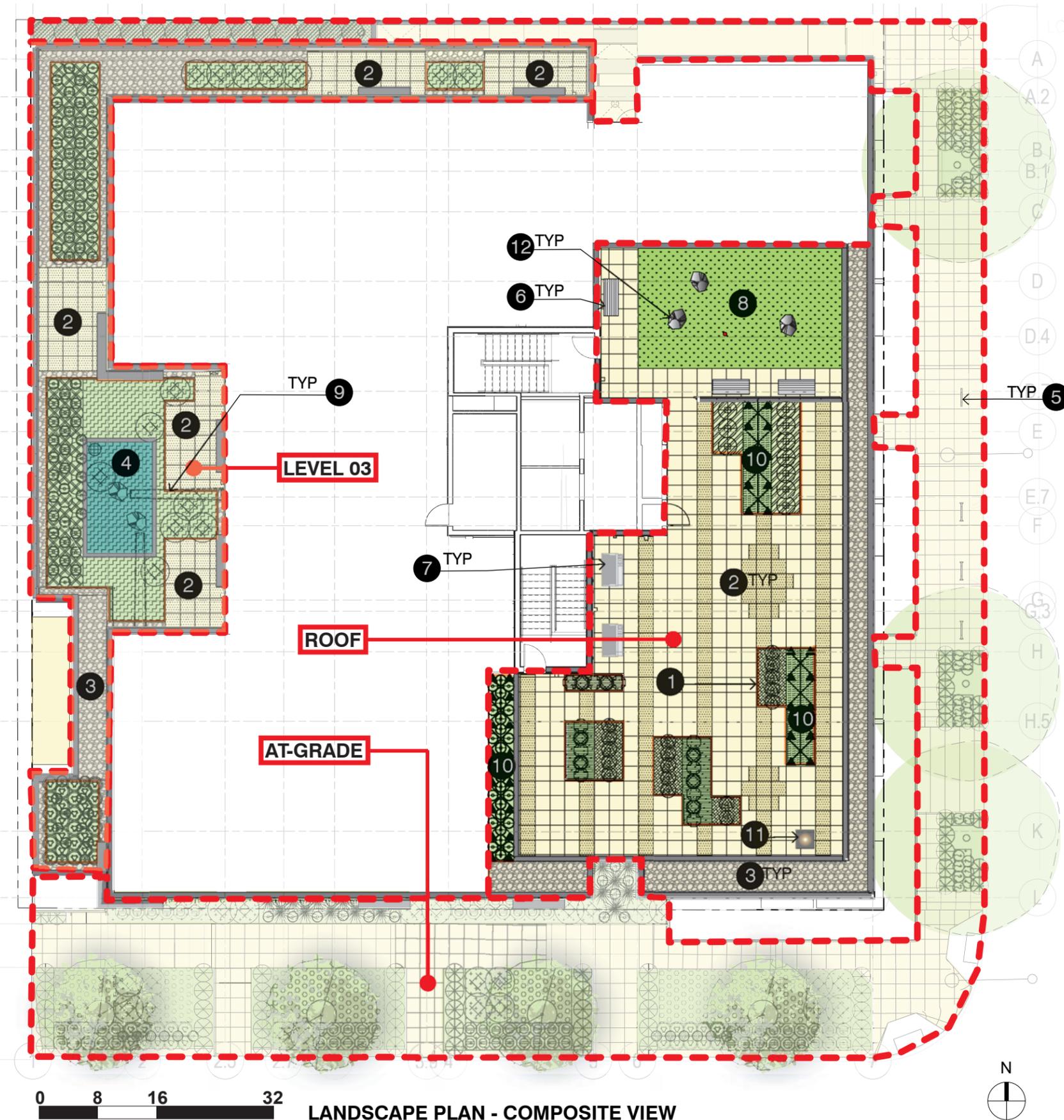
4 BIORETENTION



8 DOG AREA



12 BOULDER



LANDSCAPE PLAN - COMPOSITE VIEW

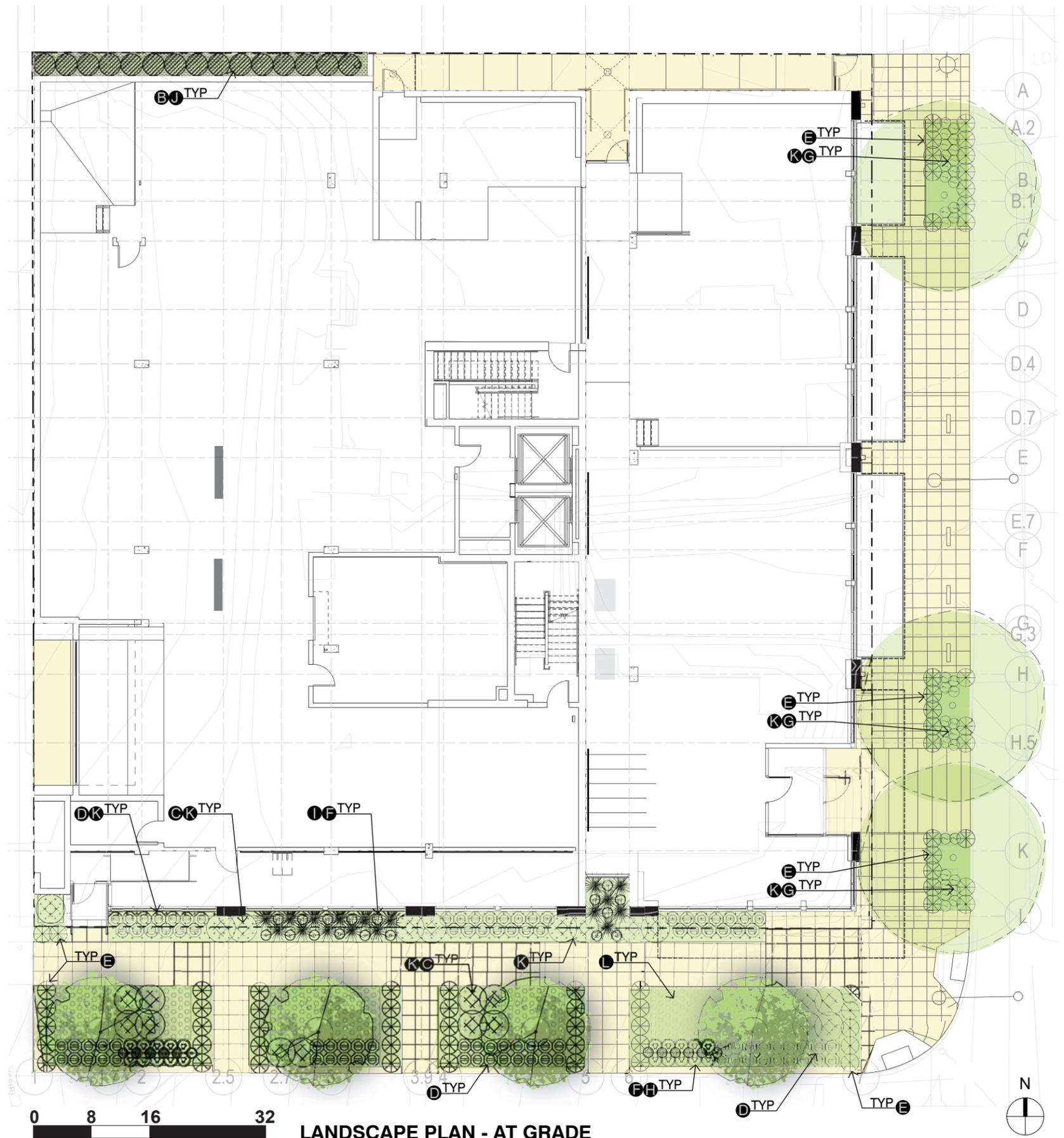
# Design Proposal: Landscape

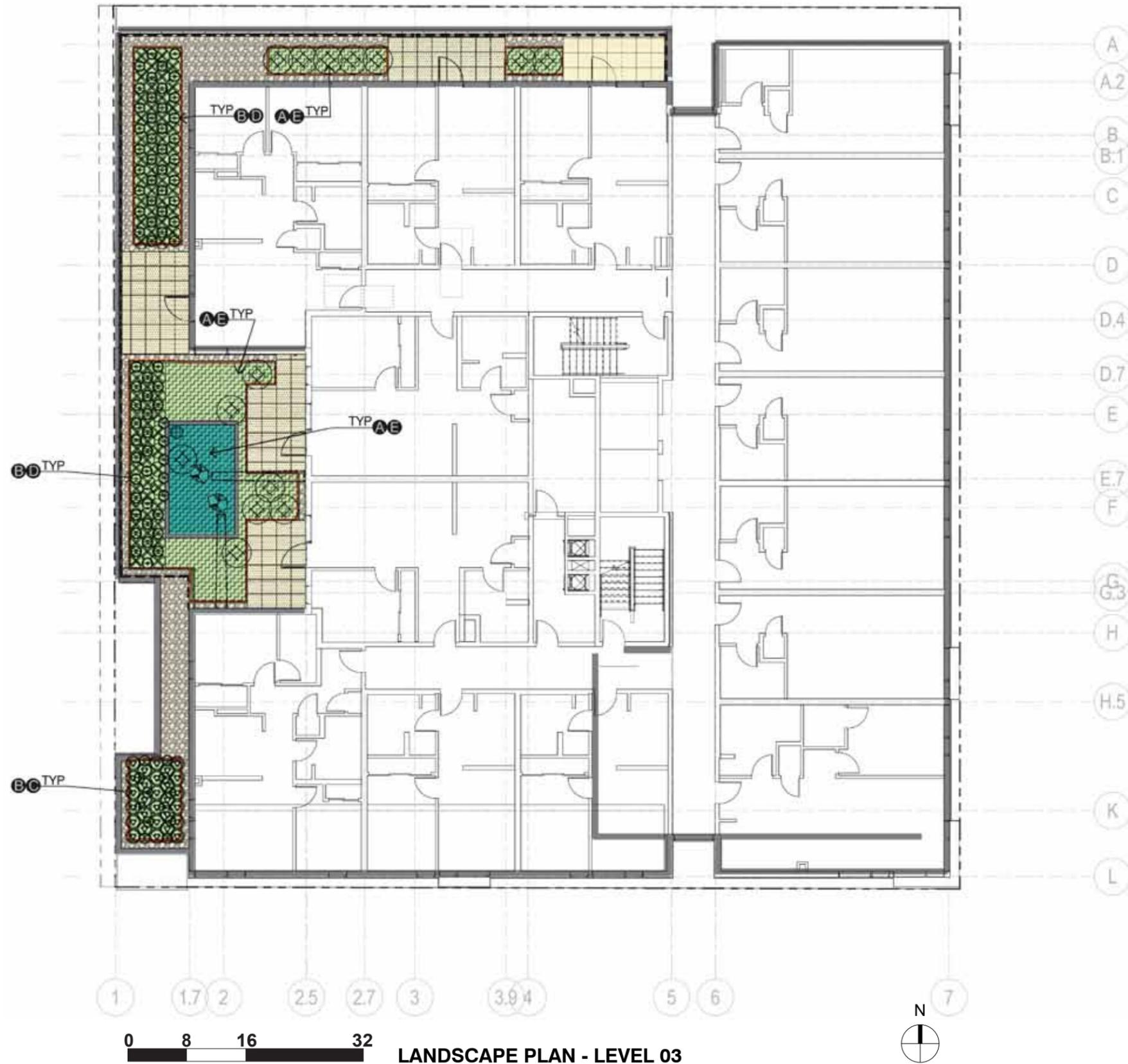
## LANDSCAPE PLAN MEETS GREEN FACTOR REQUIREMENTS

QTY	BOTANICAL NAME	COMMON NAME	
1	<i>Fraxinus nigra x mandshurica</i> 'Northern Treasure'	Northern Treasure Ash	A
35	<i>Phyllostachya aureostriata</i> 'Spectabilis'	Green Groove Bamboo	B
23	<i>Cornus sanguinea</i> 'Midwinter Fire'	Midwinter Fire Dogwood	C
25	<i>Ilex virginica</i> 'Lila Henry'	Lila Henry Sweetgale	D
25	<i>Prunus laurocerasus</i> 'Mt. Vernon'	Mount Vernon Laurel	E
70	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken Laurel	F
35	<i>Crocosmia</i> 'Ludlow'	Montbretia	G
17	<i>Miscanthus sinensis</i> 'Gold Bar'	Compact Variegated Maiden Grass	H
17	<i>Miscanthus sinensis</i> 'Zebra'	Zebra Grass	I

QTY	BOTANICAL NAME	COMMON NAME	
174	<i>Ophiopogon planiscapus</i> 'Nigrescens'	Black Mondo Grass	J
204	<i>Rubus calycinoides</i>	Creeping Raspberry	K
147	<i>Rubus calycinoides</i>	Creeping Raspberry	L

QTY	BOTANICAL NAME	COMMON NAME	
48	<i>Allium 'Schubertii'</i>	Flowering Onion	M
21	<i>Echinacea purpurea</i> 'Magnus'	Purple Coneflower	N
25	<i>Hemerocallis 'Ruby Stella'</i>	Ruby Stella Daylily	O
17	<i>Laetia spicata</i> 'Alba'	White Blazing Star	P
21	<i>Laetia spicata</i> 'Yokohai'	Purple Blazing Star	Q
21	<i>Monarda 'Jacob Cline'</i>	Jacob Cline Bee Balm	R
57	<i>Nassella tenuissima</i>	Norwegian Feather Grass	S
21	<i>Rudbeckia fulgida</i> 'Goldsturm'	Black-eyed Susan	T
17	<i>Salvia nemerosa</i> 'Caradonna'	Caradonna Sage	U





LANDSCAPE PLAN MEETS GREEN FACTOR REQUIREMENTS

SYM	BOTANICAL NAME	COMMON NAME
(A)	<i>Stipa capensis</i>	Golden Pheasant Grass
(B)	<i>Stipa capensis</i>	Golden Pheasant Grass
(C)	<i>Stipa capensis</i>	Golden Pheasant Grass
(D)	<i>Stipa capensis</i>	Golden Pheasant Grass
(E)	<i>Stipa capensis</i>	Golden Pheasant Grass
(F)	<i>Stipa capensis</i>	Golden Pheasant Grass
(G)	<i>Stipa capensis</i>	Golden Pheasant Grass
(H)	<i>Stipa capensis</i>	Golden Pheasant Grass
(I)	<i>Stipa capensis</i>	Golden Pheasant Grass

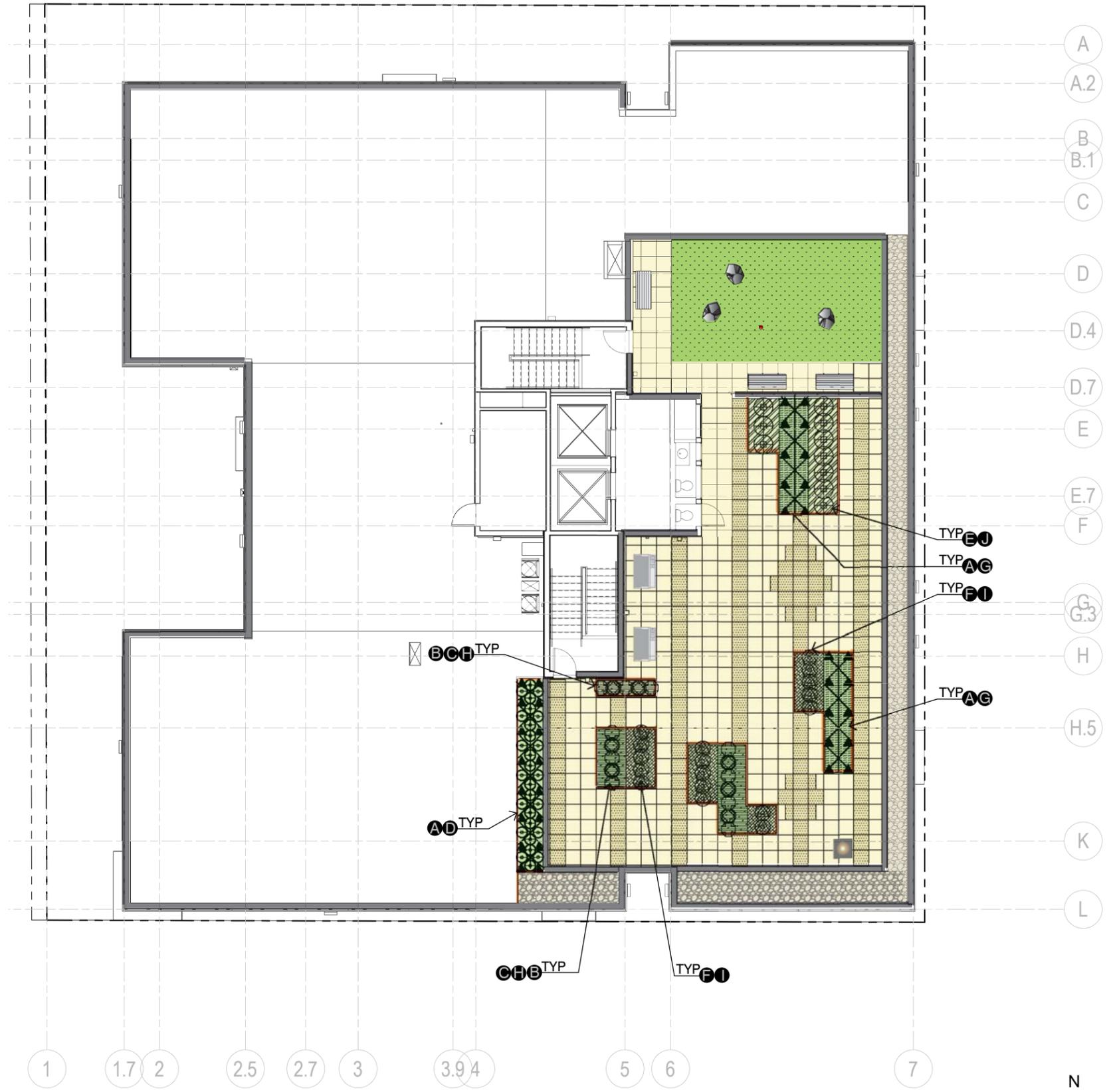


LANDSCAPE PLAN MEETS GREEN FACTOR REQUIREMENTS

QTY	BOTANICAL NAME	COMMON NAME
10	<i>Humulus lupulus 'Aureus'</i>	Golden Hops
10	<i>Lonicera caerulea var. 'edulis' 'Blue Moon'</i>	Blue Moon Honeysuckle
17	<i>Lonicera caerulea var. 'edulis' 'Blue Velvet'</i>	Blue Velvet Honeysuckle
10	<i>Prunus laurocerasus 'Mt. Vernon'</i>	Mount Vernon Laurel
10	<i>Vaccinium s. 'Misty'</i>	Misty Early Season Blueberry
17	<i>Vaccinium s. 'Sunshine Blue'</i>	Sunshine Blueberry

QTY	BOTANICAL NAME	COMMON NAME
135	<i>Fragaria x ananassa 'Abbot'</i>	Abbot Strawberry
134	<i>Fragaria x ananassa 'Queen'</i>	Queen Strawberry
52	<i>Vaccinium vitis-idaea 'Ira'</i>	Ira Loganberry
44	<i>Vaccinium vitis-idaea 'Red Pearl'</i>	Red Pearl Loganberry



LANDSCAPE PLAN - ROOF









CONCRETE

P-3 PAINTED METAL DECK RAILINGS

P-2 PAINTED STEEL GARAGE DOOR COLOR

P-1 METAL WINDOW FIN COLOR

FCP-2 HORIZONTAL BAND FIBER CEMENT PANEL COLOR AND PAINTED STEEL CANOPY COLOR

FCP-1 MAIN BUILDING FIBER CEMENT PANEL COLOR

CLEAR ANODIZED ALUMINUM STOREFRONT

VINYL WINDOW

DECIBEL

MITHUN

