

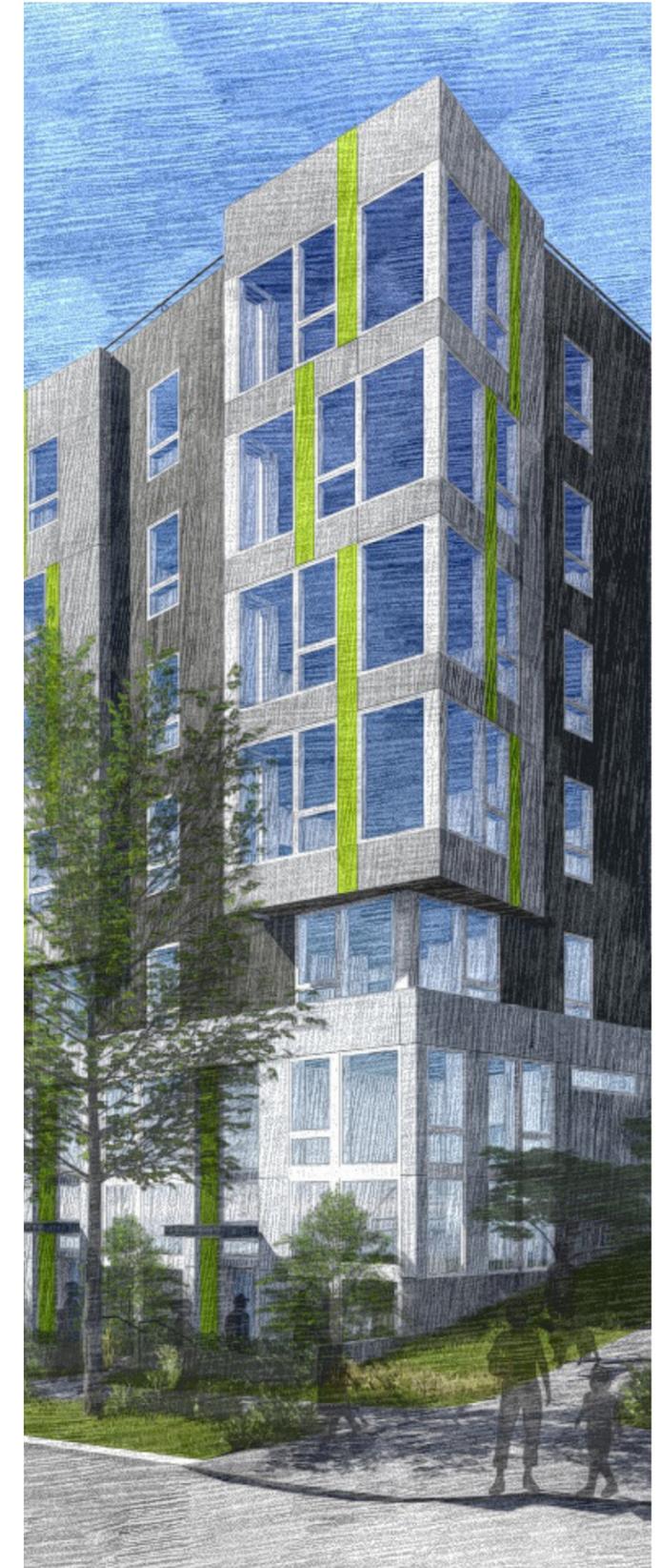


STUDIO 216



# Table of Contents

<b>Contents</b>	
Development Objectives	04
Urban Design Analysis	05
Site Analysis	06
Zoning Summary	07
Early Design Guidance	09
Neighborhood Design Guidelines	11
Early Design Guidance Comments	16
Design Proposal: Perspectives	17
Design Proposal: Response to EDG	22
Departure Request	34
Design Proposal: Landscape Plans	37
Design Proposal: Elevations	41
Design Proposal: Composite Plan	45
At-Grade Grading Plan	46
Design Proposal: Plans	47
Design Proposal: Sections	53
Design Proposal: Building Material & Color	55
Design Proposal: Exterior Lighting	56
<b>Appendix</b>	<b>59</b>
Development Objectives	60
Urban Design Analysis - Context	61
Urban Design Analysis - Site Photos	63
Urban Design Analysis - Design Cues	65
Site Analysis - Massing Envelope	66
Site Analysis - Site Topography	67
EDG - Architectural Concept	68



# Development Objectives

## Desired Uses:

- Residential lobby, interior amenity space and outdoor amenity area at street level
- A mix of studio, one-bedroom and two-bedroom units
- Townhouse units at street level
- Parking use in below-grade parking garage
- Rooftop garden and dog area

## Structural Height:

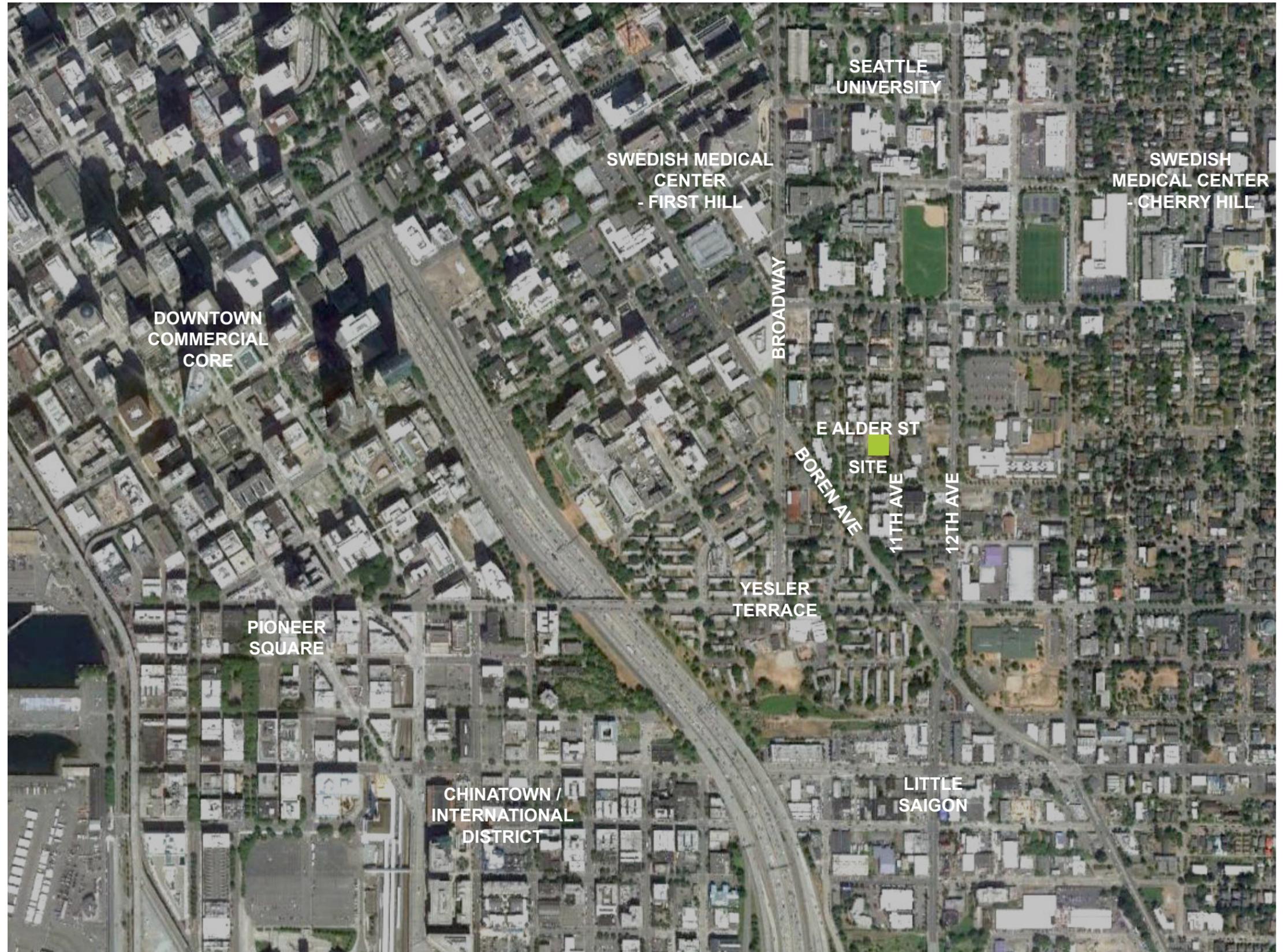
75'

## Residential Units:

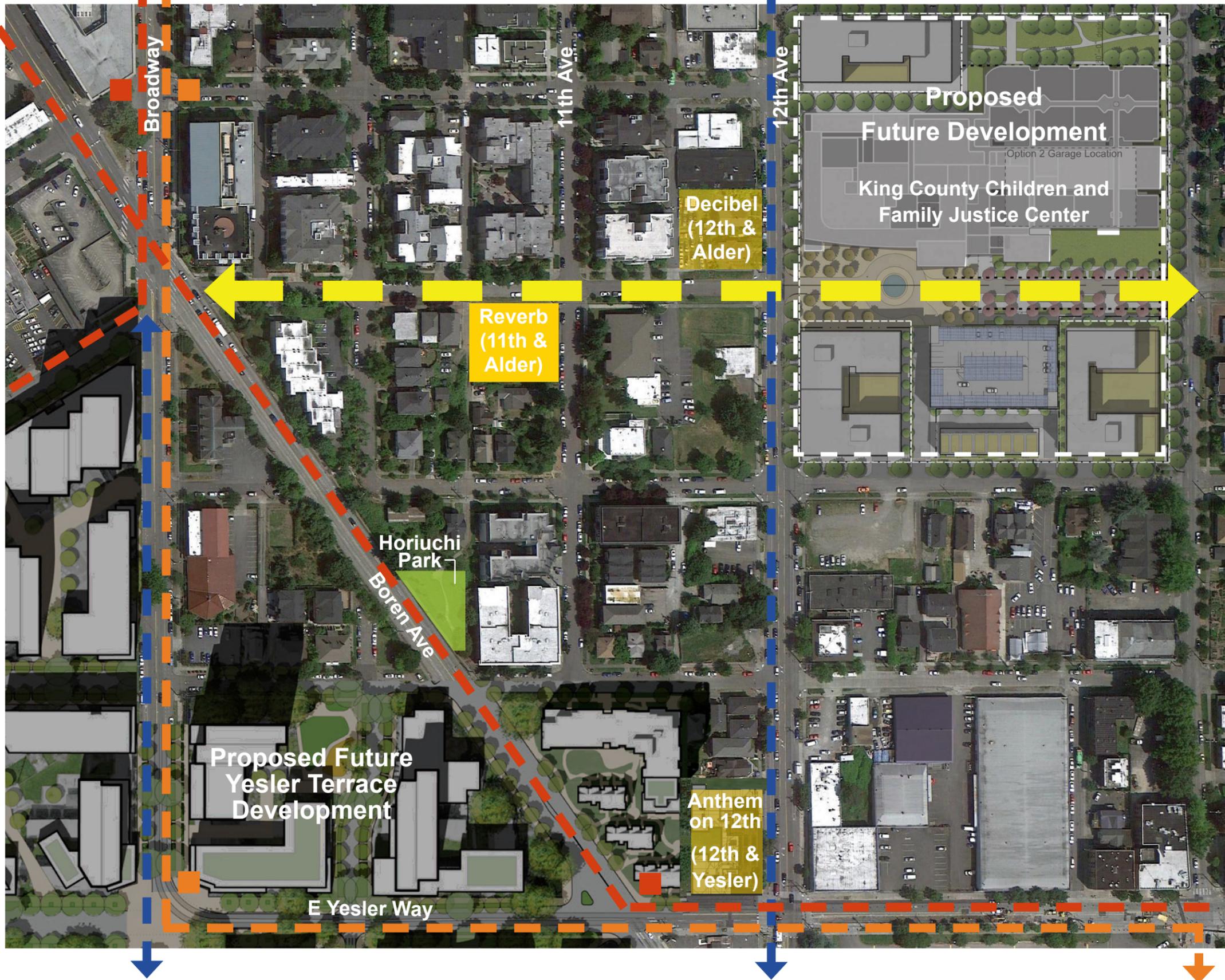
Approximately 85 units

## Parking Stalls:

Approximately 13 stalls at ratio of 0.15 stalls per unit



# Urban Design Analysis



**Anthem on 12th** - The first private project in the revitalization of Yesler Terrace. The six-story apartment building is currently under construction and scheduled to open in spring of 2015. Located directly along the First Hill Streetcar line, this project will provide a gateway to Yesler Terrace. Anthem on 12th 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.

**Decibel** - The owner's concurrent project with Reverb. Decibel will be a seven-story mixed-use building with five stories of residential floors above a two-story podium including commercial space and residential amenity space at street level along 12th Avenue & E Alder Street. Decibel will provide approximately 2,700 sf of commercial space and 75 residential units. The building will have a rooftop deck with a dog run, barbecue areas, and landscaping.

**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
- Provide usable, accessible community space

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



# Site Analysis



Site Plan

## Site Influences

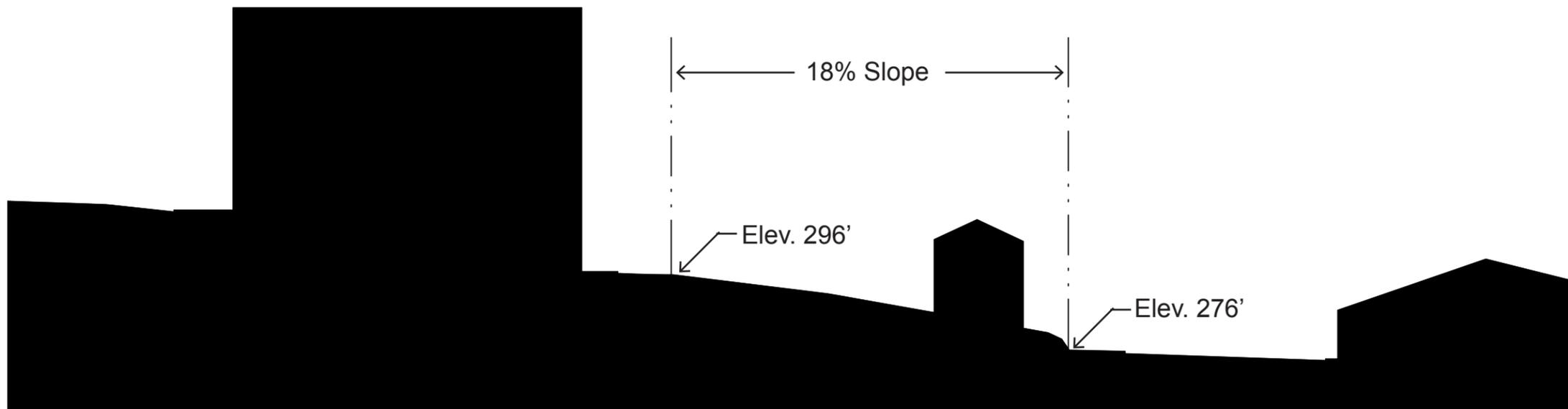
- Walkable / transit oriented neighborhood
- Transitional neighborhood
- Pedestrian connection
- Visible corner
- Site access
- Access for parking
- Site topography
- Adjacent structures
- Future developments
- View
- Noise
- Solar
- Wind

## Access Opportunities

- Residential entry from East Alder Street
- Townhouse units' entries from 11th Avenue

## Access Constraints

The alley is on the uphill side of a steeply sloping lot. Topography makes alley access for parking garage infeasible for the development of the project.

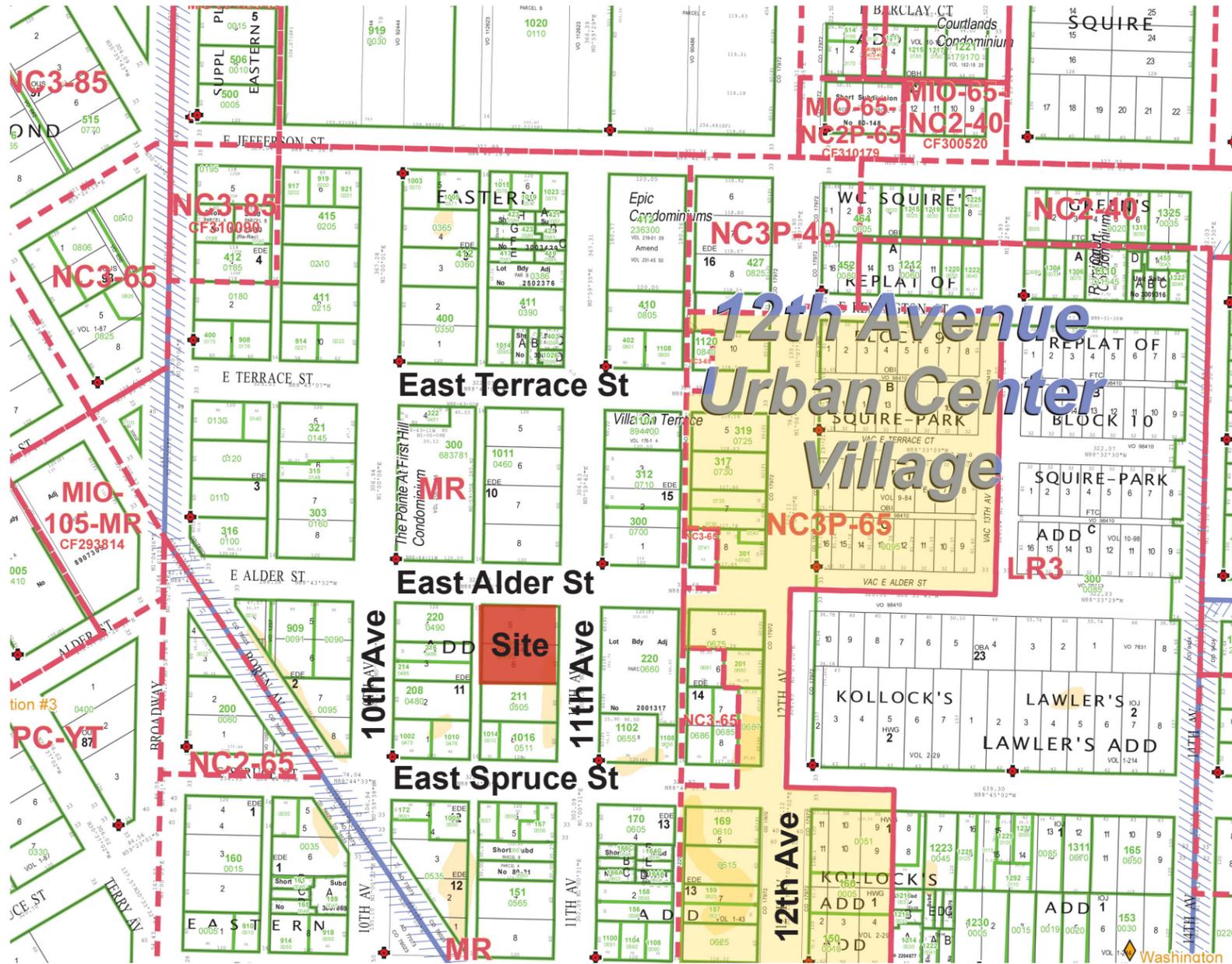


Site Section



1" = 40' - 0" 0 20' 40'

# Zoning Summary



Zoning Map

Pedestrian Areas



The proposed site (highlighted in red) is zoned MR with a 60' height limit. The base height may be increased to 75' with extra height gained for affordable housing. The neighboring properties to the north, south, east and west of the project site are zoned MR and subject to the same height limit.

Midrise (MR) zones permit apartment buildings with no density limit. The number of units depends on their size and lot size and there is no limit on lot coverage. The building envelope is controlled by setbacks and structure width and depth limits.

The site is located within the 12<sup>th</sup> Avenue Urban Center Village. "Residential urban villages provide a focus of goods and services for residents and surrounding communities, but may not provide a concentration of employment" (Seattle's Comprehensive Plan 2008).

Zoning summary follows:

Zoning Requirement	Design Response
<b>Zone</b> MR/ 12 <sup>th</sup> Avenue Urban Village	
<b>Permitted Uses</b>	
SMC 23.45.504, Table A Residential, child care centers, ground floor commercial with conditions, parking	The building contains residential and parking uses.
<b>Envelope</b>	
SMC 23.47.514, Structure Height Base height limit is 60'; Maximum Height Limit 75'. Extra height gained under Chapter 23.58A for affordable housing Rooftop features may exceed the height limit as follows: <ul style="list-style-type: none"> <li>• 4' additional height for railings, planters, skylights, clerestories, greenhouses, parapets, and firewalls.</li> <li>• 15' additional height for stair penthouses, mechanical equipment, play equipment and fencing setback at least 5' from the roof edge, chimneys, sun and wind screens, penthouse pavilions for common use, greenhouses and solariums, wind power generators – all so long as coverage does not exceed 20% roof area, or 25% including screened mechanical equipment.</li> <li>• Elevator penthouses may extend 16' above the height limit</li> <li>• Green houses dedicated to food production may extend 15' above the height limit, up to a maximum of 50% of the roof area.</li> </ul>	The proposed building height is 69'-1". The stair and elevator penthouses extend 5'-7" maximum above the upper roof. Affordable dwelling units are proposed to achieve the bonus height limit.
SMC 23.45.516, Additional Height and Floor Area On lots in MR zones residential floor area may be increased above base FAR. Lots in MR zones in urban villages qualify for increase above base height.	The proposed structure height is 69'-1". The proposed floor area ratio is 4.18. The project qualifies for the height bonus and additional floor area.
SMC 23.45.518, Setback and Separations	The building setback exceeds 7' along East Alder

# Zoning Summary

Zoning Requirement	Design Response
<p>Front and side setback from street lot lines are required. Average setback is 7', minimum setback is 5'. No setback required if courtyard abuts street, 30% of width of street frontage, minimum depth of 20', measured from abutting lot line. 15' setback is required from a rear lot line, 10' if the setback is from an alley.</p> <p>Side yard setbacks are required as follows:</p> <ul style="list-style-type: none"> <li>&lt;42' height: 7' average; 5' minimum.</li> <li>&gt;42' height: 10' average; 7' minimum.</li> </ul>	<p>Street and 11<sup>th</sup> Avenue, the setback exceeds 15'-0" along the south property line, and is set back 10'-6" along the alley. The project exceeds the minimum setback requirements along all building faces.</p>
<b>Resident Amenity</b>	
<p><i>SMC 23.45.522, Amenity Area</i> At least 5% of GFA in residential use is required as amenity space. In MR and HR zones, except for cottage housing, no more than 50 percent of the amenity area may be enclosed, and this enclosed area shall be provided as common amenity area.</p>	<p>2,609 SF of amenity space is proposed at the ground level. 2,702 SF is proposed at the Level 07. Total indoor amenity area 2,290 SF, while the total outdoor amenity area is 3,021 SF. Amenity area takes the form of private patios at the Level 01 street facing units, common outdoor patio space at the Level 02 residential entry, enclosed indoor common area at Level 02. At Level 07, Un enclosed common amenity space is provided on the roof deck, enclosed common amenity space is provided at the Club Room.</p>
<b>Miscellaneous Provisions</b>	
<p><i>SMC 23.45.524, Landscaping Standards</i> On site landscaping must meet a Green Factor score of .50 or greater. Trees are required in all planting strips according to the city standards. Requirement may be satisfied by existing trees.</p>	<p>The proposed Green Factor score for the project is .661.</p>
<p><i>SMC 23.45.526 LEED, Built Green, and Evergreen Sustainable Development Standards</i> LEED Silver, or Built Green 4-star is required for FAR above base (3.25).</p>	<p>The project is targeting a LEED for Homes Silver rating and thus qualifies for floor area above the FAR base of 3.25.</p>
<p><i>SMC 23.45.528 Structure Width and Depth limits</i> Structure width is limited to 150' maximum. Structure depth is limited to 75% of the depth of the lot. Lot coverage is determined by the maximum permitted width and depth.</p>	<p>The proposed structure width is 102'-8". The proposed structure depth is 101'-4", which exceeds the maximum permitted structure depth (120' x 75% = 90'). A design departure has been requested to that would allow the project to exceed the structure depth requirement by 11'-4" facing the alley, measured along the length of the E. Alder Street frontage.</p>
<p><i>SMC 23.45.529 Design Standards</i> Street facing facades are required to meet the following minimum design standards:</p> <ul style="list-style-type: none"> <li>Openings: 20% of the area of the façade transparent windows or doors.</li> <li>Articulation: If the façade of a structure</li> </ul>	<p>The proposed design meets the minimum modulation requirements for the zone. The street facing facades exceed the minimum glazing standards with a window to wall ratio of approximately 30%. The primary building entrance faces East Alder</p>

Zoning Requirement	Design Response
<p>exceeds 750 SF in area, the façade must be divided into separate planes separated by at least 150 SF.</p> <ul style="list-style-type: none"> <li>Building entry: Primary entrance must face the street.</li> </ul>	<p>Street.</p>
<p><i>SMC 23.45.536 Parking Location, access &amp; screening</i> Parking and loading is not required in Urban Villages. If parking is provided, the location is limited as follows:</p> <ul style="list-style-type: none"> <li>Not allowed between the structure and a street lot line.</li> <li>Not allowed in required building setbacks from property lines.</li> <li>Not allowed within 7' of street lot lines</li> </ul> <p>Structured Parking is permitted within or under a structure, provided that the garage is screened from the street by another use. Access to parking must be provided from an improved alley. On steeply sloping lots, the Director may permit the use of both an alley and a street for access, provided that the following conditions are met:</p> <ul style="list-style-type: none"> <li>Access from the street is to common parking garage in or under the structure.</li> <li>The siting of development results in an increased Green Factor score, larger ground-level amenity areas, and reduced surface parking area than if alley access alone is used.</li> </ul> <p>If parking is provided in a garage that is in or attached to a principal structure, and the garage door faces a street, the following standards apply:</p> <ul style="list-style-type: none"> <li>Garage doors may be no more than 75 square feet in area.</li> <li>Garage doors facing the street shall be set back at least 15 feet from the street lot line.</li> </ul>	<p>Parking is provided for 13 cars. Parking is located within the structure, fully screened from view by residential uses. Access to parking is provided from 11<sup>th</sup> Avenue due to the steeply sloping site topography. The garage door is 10'-0" wide by 7'-6" high and thus meets the maximum area allowed for single garage doors in this zone. The garage door is set back more than 20'-0" from the 11<sup>th</sup> Avenue property line.</p>

# Early Design Guidance

Early Design Guidance	Design Review Guideline	Response
<b>1. Massing Options and Design Concept.</b>		
The Board supported massing Option 3, with additional modulation, façade articulation, and expansion of the townhouse expression.	CS1-B, CS1-C, DC2-A, DC2-B	The Board supported the preferred massing option, Option 3, with additional modulation, façade articulation, and expansion of the townhouse expression. The Board noted that the proposed massing complements other large buildings in the neighborhood, steps with the challenging grade change, and uses the open space at the roof level to emphasize the stepped building massing. Further, the Board recognized that the challenges of designing a project to fit the steep site topography and voiced strong support for the landscaped site plan and the proposed townhouse units located along 11 <sup>th</sup> Avenue.
The majority of the Board supported the preferred massing option, but recommended additional modulation and further development of the overall façade treatment.	DC2-A, DC2-B	
The Board noted that the proposed massing complements other large buildings in the neighborhood, steps with the challenging grade change, and uses the open space at roof level helps to emphasize the stepped massing.	CS1-C, CS2-D	
The existing steep topography is a difficult condition, and the Board supported the conceptual landscape plan and the townhouse units that step with grade at the building base.	CS2-B	
<b>2. Design Concept.</b>		
The preliminary design concept sketches were supported by the Board, with direction for further development.	DC2-B, DC2-C, DC2-C	The preliminary design concept was supported by the Board with direction for further development. The Board encouraged the design team to consider materials and how they relate to the sloping site. Visually interesting materials of a pedestrian scale were recommended at the base of the building where it fronts the public right-of-way. The Board suggested that the language of the two-story townhouse base should extend around the corners of the building.  The proposed design features an exposed, unpainted concrete base to frame the townhouse residential units where the building meets grade. The residential entry is highlighted by a wood and prefinished metal clad accent wall and canopy, specimen trees, an exterior patio, and lush plantings. Exposed, CIP concrete surfaces will be left unpainted and receive scoring to break down the scale of exposed wall surfaces. Planted areas in the building setback will be contained by stepping concrete site walls that demarcate the transition between public and private space.  The language of the two story townhouse base has been carried around to the south side of the building where the building meets grade. The elevation of the top of coping of the element aligns around the building to emphasize the building base, and further respond to the existing residential scale of the neighborhood.
Attention to detail is needed on E. Alder St. The materials should be used to express the design parti. The Board offered one example of weaving the concrete base and the vertically expressed materials to play off of the topography changes.	CS3-A, DC2-B, DC2-C, DC2-D	
Visually interesting and pedestrian scale materials should be used at the base of the building to relate to the pedestrian realm. The Board suggested using materials that reference the context of the cobblestone paving in the street	CS3-A, DC2-C, DC2-D, DC4-A	
The two-story townhouse expression should extend around the corners of the building.	CS2-B, CS2-C	
<b>3. Street and Alley Frontages.</b>		
The street and alley frontages should be designed to respond to grade changes, create safe and engaging transitions between residential uses and sidewalk areas, and the building express a consistent design on all four facades.	CS1-C, CS2-B, PL2-B, PL3-A, PL3-B, DC2-B	The Board recommended that the townhouse units located along 11 <sup>th</sup> Avenue wrap the corner and step with grade along E Alder Street, that the street level units should be designed for residents' safety and security, as well as engaging with the street. The board supported the concept of minimal modulation at the alley, but noted that the façade be designed with materials, articulation, and detailing to create consistency with the other building faces. The Board wondered whether the south edge has the potential for a two-story base expression that steps with grade, similar to the north and east elevations. The Board suggested that the street facing facades be modified to include additional modulation and articulation, beyond what was presented in the preferred massing alternative. Finally, the Board supported the conceptual landscape plan and the intent to create a lushly planted transition at the building edge.  The proposed design strives to activate E Alder Street, a prime pedestrian connection that links 12 <sup>th</sup> Avenue to the east to Boren Avenue to the west where public transit is available. The
The townhouses at E. Alder St should step with grade.	CS1-C, CS2-B	
The street level units should be designed for residents' safety and security, as well as engaging with the street.	PL2-B, PL3-B, DC4-C	
The Board supported the concept of minimal modulation at the alley, but	DC2-B, DC4-A	

# Early Design Guidance

Early Design Guidance	Design Review Guideline	Response
recommended that the alley façade be designed with materials, articulation, and other design efforts to create consistency with the other three building facades.		townhouse residential units are located along 11 <sup>th</sup> Avenue to respond to the existing residential character of the street, while the common building entry, lobby, and resident amenity rooms front E Alder Street. Areas of transparent glazing at the building entry put ‘eyes on the street’ to promote the natural surveillance of street activity, while views into the lobby help to activate the street edge. The two story townhouse base wraps the corner of 11 <sup>th</sup> and E Alder Street and makes a transition to the primary building entry located at midblock along E Alder Street.
The Board noted that the sloped south edge has the potential for a two-story base expression that steps with grade, similar to the north and east facades.	CS1-C, DC2-B	Townhouse unit entries are setback 8’ from the 11 <sup>th</sup> Avenue lot line. A continuous rhythm of site walls, stairs, patios and trees demarcate the threshold between private space and the public realm, separating the unit patios from the sidewalk. Lush planted areas provide screening from the sidewalk. Large areas of glazing look out onto the street to promote community welfare and enhance public safety along the street. The rhythm of fenestration at the building base limits the expanse of blank façade. The width of the garage door has been reduced to the minimum required to provide access to the parking garage that is buried behind residential spaces.
The street facing facades (north and east) should be modified to include additional modulation and articulation, beyond the conceptual sketches and preferred massing shown at EDG.	CS2-D, DC2-A, DC2-B	The alley façade is unique. In the absence of projecting bay windows, the siding panels are detailed to break down the scale of the wall and to relate to the materials of the other street facing building elevations.
The Board supported the conceptual landscape plan and the intent to create a lushly planted transition at the building edge.	CS1-C, PL3-B	The projecting bay windows that face E Alder Street and 11 <sup>th</sup> Avenue provide relief by reducing the length and scale of the street facing facades. The siding materials and the color of the bay windows have been chosen to contrast with the adjacent wall surfaces and further emphasize the modulation of the street wall. Projecting bays are angled at 8 degrees from the building wall. The angled geometry in combination with corner windows orient views toward the landscape.
<b>4. Access and Services.</b>		
The Board discussed concerns with the proposed street access, compared with possible alley access. The Board recognized that the steeply sloping site creates challenges for internal ramping, and they were satisfied with the preferred access point.		The Board recognized the constraints of developing the steeply sloping site and were satisfied with the preferred parking access located off of 11 <sup>th</sup> Avenue on the East side of the property. The Board suggested that the parking be designed to minimize visual and physical impacts to the pedestrian realm. Further, the Board discussed the proposed solid waste staging and collection at the alley in relation to the secondary residential exits from the building to the alley.
The parking entry should be designed to minimize visual and physical impacts to the pedestrian realm.	DC1-B, DC1-C	The proposed design locates the driveway and garage entry as far as possible from the corner of E Alder Street and 11 <sup>th</sup> Avenue. The garage door is setback from the 11 <sup>th</sup> Avenue lot line which allows the landscape to transition from high to low elevation along the south property line. The gas meter is concealed from view along 11 <sup>th</sup> Avenue. Planting areas screen the garage door from view, while scoring differentiates the driveway paving from that of the public sidewalk.
The Board discussed the proposed solid waste staging and collection at the alley, in relation to the secondary residential exits at the alley. The Board recommended that this area be designed to accommodate any solid waste staging, and coordinate with the needs of pedestrian access adjacent to the alley.	DC1-C.4	The solid waste and recycling area located along the alley is screened from view. Area has been provided off of the exit path so that waste and recycling material does not obstruct the required exit paths to the public way.

# Neighborhood Design Guidelines

Design Review Guidelines: The priority Citywide and Neighborhood guidelines that pertain to this project were identified by the Board for special emphasis. Our responses are summarized in the following paragraphs.

Design Review Guideline	Proposed Design Response
<b>Context and Site</b>	
<b>CS1 Natural Systems and Site Features</b>	
B.1. Sun and Wind - Take advantage of solar exposure	Common outdoor amenity space is provided at the roof to take advantage of sunlight and views to the Cascade Range and Mt. Rainier. Large windows are provided to maximize daylight in each residential unit, while balancing the overall window to wall ratio to reduce heat loss through the exterior wall.
B.2. Daylight and Shading - Maximize daylight	
C.1. Land Form - Use natural topography to inform design	The proposed building massing steps with the topography to reduce the scale and bulk of the project while maximizing the developable area on the site. Stepping site walls create private residential entries and demarcate the threshold between public and private space.
C.2. Elevation Changes - Consider “stepping up or down” hillsides to accommodate significant changes in elevation.	The building siting takes advantage of the existing topography and distributes the allowable floor area in response to the sloping site and the adjacent parcels. The building steps down following the site topography to reduce the perceived building mass and wall height at the corner of E Alder Street and 11th Avenue.
E.2. Adding interest with Project Drainage - Use project drainage systems to add interest to the site	On site planting areas will incorporate bio-retention strategies to reduce runoff to the city storm system. Bio-retention planter occur in the landscape setback areas adjacent to the public right-of-way.
<b>CS2 Urban Pattern and Form</b>	
A.2. Architectural Presence - Consider a simpler but quality design that contributes to the block as a whole	The building is modulated to respond to the scale and character of the existing structures in the neighborhood. A lush outdoor landscaped amenity area is located along E. Alder Street activates the street and enhances the pedestrian experience. Townhouse units are located at the corner of E Alder Street and 11th Avenue with private entries and outdoor space to enhance the residential character of the street edge. The parking garage entry is set back from the sidewalk along 11th Avenue to respect adjacent sites and to shield the garage entry from view.
B.2. Connection to the Street - Consider the qualities and character of the streetscape	
C.1. Corner Site - Consider building out to the corner to provide a strong urban edge to the block	
D.1. Existing Development and Zoning	
D.5. Respect for Adjacent Sites - Minimize disrupting the privacy and outdoor activities of residents in adjacent buildings	
<b>CS3 Architectural Context and Character</b>	
A.4. Evolving Neighborhoods - Explore ways for new development to establish a positive and desirable context for others to build upon in the future	Townhouse units located at the corner of E Alder Street and 11th Avenue reinforce the residential character of 11 <sup>th</sup> Avenue. Building massing along 11th Avenue reduces the perceived bulk of the project by creating a strong two-story base, and establishes a pedestrian oriented residential scale along the street edge. Large expanses of glazing facing both Alder Street and 11 <sup>th</sup> Avenue put “eyes on the street” and thereby promote public safety and security.
<b>Public Life</b>	
<b>PL1 Connectivity</b>	

# Neighborhood Design Guidelines

Design Review Guideline	Proposed Design Response
B.1. Pedestrian Infrastructure - Connect on-site pedestrian walkways with existing pedestrian infrastructure	Off site project improvements include a continuation of the public sidewalk with enlarged planting areas and street trees in the public right-of-way along E. Alder Street. The building is setback along E. Alder Street and 11th Avenue to create lush planted areas that include ground cover, shrubs and specimen trees, patios, and discreet residential entries accessed from the sidewalk. A continuous rhythm of stepping site walls demarcates the threshold between public and private space along 11 <sup>th</sup> Avenue. The Residential entry lobby faces E. Alder Street, the seating lounge area visible through a large glazed panel. A broad entry patio is located just off the main entry path to provide space for gathering.
B.2. Pedestrian Volumes - Provide ample space for pedestrian flow and circulation	
B.3. Pedestrian Amenities - Provide visible access to the building's entry - Provide pedestrian amenities including lighting, landscaping, signage, large storefront windows, etc.	
<b>PL2 Walkability</b>	
A.1. Access for All - Provide access for people of all abilities	The common residential entry, lobby, and amenity rooms are located along E Alder Street and are visible from the sidewalk through large, fully transparent areas of glazing. Individual residential townhouse units are located at the corner of E Alder Street and along 11th Avenue with entries facing the street. Unit entries and areas of glazing provide sight lines that promote natural surveillance of street activity. The design of the residential entry meets barrier free accessibility standards.
B.1. Eyes on the Street - Provide lines of sight and natural surveillance through strategic placement of doors, windows and street-level uses	
B.2. Lighting for Safety - Provide lighting at sufficient lumen intensities and scales	The common building entry is highlighted by an entry canopy and accented by exterior building lighting and lighting within landscaped areas. Street related uses incorporate strategically located expansive areas of transparent glazing.
B.3. Street-level Transparency - Ensure transparency of street-level uses	
C.1. Location and Coverage - Overhead weather protection is encouraged	
C.2. Design Integration - Integrate weather protection into the design of the structure	
D.1. Design as Wayfinding - Use design features as a means of wayfinding	
<b>PL3 Street-Level Interaction</b>	
A.1. Design Objectives - Design primary entries to be identifiable from the street - Individual entries to ground-related housing should be scaled and detailed appropriately	The common residential entry is located directly from the E Alder Street sidewalk across a landscaped setback buffer zone. The common residential entry is identified by an overhanging canopy, signage and lighting. Residential unit entries are located along both E Alder Street and 11th Avenue. Planting screens views into townhouses and provides separation between adjacent entry patios, and the patios and the sidewalk. Each residential patio features a 7'x7' paved area, with stairs providing access to the sidewalk. Site walls, stairs and trees, and plantings work as a coordinated ensemble to demarcate the threshold between public and private space.
A.2. Ensemble of Elements - Design the entry as a collection of coordinated elements	

# Neighborhood Design Guidelines

Design Review Guideline	Proposed Design Response
<p>B.1. Security and Privacy - Provide security and privacy for residential buildings through the use of a buffer or semi-private space</p>	
<p>B.2. Ground-level Residential - Consider transition elements and spaces to clearly identify the transition from public sidewalk to private residence</p>	
<p><b>PL4 Active Transportation</b></p>	
<p>A.1. Serving all Modes of Travel - Provide safe and convenient access points for all modes of travel</p>	<p>The common pedestrian entry is prominently located off of E Alder Street, a prime pedestrian connection to public transportation on 12<sup>th</sup> Avenue to the east and Boren Avenue to the West. The bicycle entry is located prominently off of 11th Avenue. Secure bicycle storage is located on the level of the garage, with convenient access to the building elevators. Space for 14 cars is located behind residential uses in the basement level and is completely screened from public view.</p>
<p>A.2. Connections to All Modes - Site the primary entry in a location that logically relates to building uses and clearly connects all major</p>	
<p>B.1. Early Planning - Consider bicycle traffic to and through the site early in the process</p>	
<p>B.2. Bike facilities - Locate bike facilities to maximize convenience, security and safety</p>	
<p>B.3. Bike Connections - Facilitate connections to bicycle trails and infrastructure around and beyond the project</p>	
<p><b>Design Concept</b></p>	
<p><b>DC1 Project Uses and Activities</b></p>	<p>The primary building entrance and residential lobby is prominently located along E. Alder Street within view from the sidewalk. The entry and residential lobby are clearly identifiable and human activity is visible through transparent glazing from E. Alder Street.</p>
<p>A.1. Visibility - Locate uses and services frequently used by the public in visible or prominent areas</p>	
<p>A.2. Gathering Places - Maximize the use of any interior or exterior gathering spaces</p>	
<p>A.3. Flexibility - Build in flexibility for future needs</p>	
<p>A.4. Views and Connections - Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses</p>	
<p>B.1. Access Location and Design - Where alley access for parking is not feasible, choose a location for street access that is the least visually dominant</p>	<p>Parking is located below grade, accessed from 11th Avenue. Parking from the alley is not feasible due to the steeply sloping site.</p>

# Neighborhood Design Guidelines

Design Review Guideline	Proposed Design Response
C.1. Below-Grade Parking - Locate parking below grade wherever possible	Parking access is from 11th Avenue located at the south end of the block away from the corner of E Alder Street and 11th Avenue. Parking is located below grade and hidden behind the residential townhouse units that face 11th Avenue. The parking garage entrance is setback more than 20' from the lot line. The garage door measures 10' wide by 7'-6" high, the minimum size feasible to allow two-way access.
C.2. Visual Impacts - Reduce visual impacts of parking structures	
C.4. Service Uses - Locate service entries to a less visible portion of the site	
<b>DC2 Architectural Concept</b>	
A.1. Site Characteristics and Uses - Arrange the mass of the building taking into consideration the characteristics of the site	The uppermost story of the building steps down following the site topography to reduce the perceived mass and the wall height at the corner of E Alder Street and 11th Avenue. Projecting window bays provide modulation along the street facing facades to reduce the perceived scale of the building.
A.2. Reducing Perceived Mass - Use secondary architectural elements to reduce the perceived mass of larger projects	
B.1. Facade Composition - Design all facades considering composition and architectural expression of the building as a whole	The building is modulated by overhanging bay windows to reduce the perceived scale of the project. Bay windows break up the length of wall facing the street and create visual interest through the use of scale, proportion, contrasting materials, and color.
B.2. Blank Walls - Avoid large blank walls along visible facades	Bay windows create facade modulation and reduce the area of blank wall facing E. Alder Street or 11th Avenue. Areas of transparent glazing and landscaping reduce the width of blank walls at the ground level.
C.1. Visual Depth and Interest - Add depth to facades. Add detailing at the street level	Bay windows add depth to the street facing facades along E Alder Street and 11th Avenue. Site walls, handrails, and planting areas identify individual unit entries accessed from the sidewalk and define private outdoor space. Lush plantings and site amenities reinforce the pedestrian oriented environment along E Alder Street.
C.2 Dual Purpose Elements - Consider architectural features that can be dual purpose	
C.3. Fit with Neighboring Buildings - Use design elements to achieve a successful fit between a building and its neighbors	
D.1. Human Scale - Incorporate elements that are of human scale into the design	Material selection, breakup, and detailing add texture and color, while the detail of the entry canopy, site walls, and handrails add human scale and interest while defining the boundary between public and private areas.
D.2. Texture - Strive for a fine-grained scale/texture	
E.1. Legibility and Flexibility - Design buildings such that their primary functions and uses can be	

# Neighborhood Design Guidelines

Design Review Guideline	Proposed Design Response
readily determined from the exterior	
<b>DC3 Open Space Concept</b>	
B.2. Matching Uses to Conditions - Place outdoor gathering area where there is sunny exposure	The residential common open space is located on the roof to take advantage of southern exposure and views. The roof level terrace is accessed directly from the elevator lobby and from the residential club room. The club room terrace features a BBQ, movable seating and planting areas, faces south east, while distant views of the Cascade Range and Mount Rainier complement the outdoor terrace.
B.4. Multifamily Open Space - Design common open spaces to encourage physical activity and social interaction	
C.2. Amenities and Features - Create attractive outdoor spaces well-suited to the uses	
<b>DC4 Exterior Elements and Finishes</b>	
A.1. Exterior Finish Materials - Use durable and maintainable materials	The project employs prefinished steel wall panels, painted cementitious panel siding, exposed concrete, painted metal, and prefinished metal trim. The materials palette is durable, easily maintained, and affordable.
A.2. Climate Appropriateness - Select durable and attractive materials that will age well in Seattle's climate	Canopy lighting accents the residential entry located from E Alder Street. Building mounted accent lighting will mark individual unit entries located along 11th Avenue and E Alder Street. Landscape lighting will accent specimen plantings and enrich the pedestrian environment at grade and promote public safety.
B.1. Scale and Character - Provide exterior signs that are appropriate in scale and character	Building identification signage has been placed above the corten steel entry canopy to highlight the building entry. The sign is prominent but discreet and designed to complement the architecture.
B.2. Coordinate with Project Design - Develop a signage plan within the context of architectural and open concepts	
C.1. Functions - Use lighting to increase site safety and highlight architectural or landscape details	
C.2. Avoiding Glare - Provide illumination to serve building needs while avoiding off-site glare and light pollution	Building mounted light fixtures are chosen to mitigate offsite glare. Light will be cast on walking surfaces and walls. Garage lighting is screened from adjacent properties.
D.1. Choice of Plant Materials - Choose plants that will emphasize or accent the design	Planted areas include hardy, drought tolerant plant species selected to enhance the sidewalk pedestrian experience and respond to the residential texture of the neighborhood. Hardscape areas will feature site walls and paving materials that compliment plantings and mark the boundary between public and private space along the street frontage.
D.2. Hardscape Materials - Use hard surfaced areas as an opportunity to add color, texture and/or pattern	
D.4. Place Making - Create a landscape design that helps define spaces	

# Early Design Guidance Comments

What we heard at EDG

## Massing and Modulation

- Additional modulation and further development of the facade treatment.
- Extend 2-story townhouse expression around the corners of the buildings.
- Townhouses step with grade.

## Pedestrian Experience

- Use visually interesting and pedestrian scale materials at the base of the building, attention to detail, materials to express the design parti.
- Street level units designed for residents' safety and security, and engage with the street.
- Create a lushly planted transition at the building edge.

## Alley Facade

- Treatment of materials and detailing consistent with the other 3 building facades.



# Design Proposal: Perspectives



Pedestrian Level Perspective View 1 from Northeast

# Design Proposal: Perspectives



Pedestrian Level Perspective View 2 from Northeast

**Design Review Recommendation**

# Design Proposal: Perspectives



Pedestrian Level Perspective View from Northwest

# Design Proposal: Perspectives



Pedestrian Level Perspective View from Southwest

**Design Review Recommendation**

# Design Proposal: Perspectives



Pedestrian Level Perspective View from Southeast

# Design Proposal: Response to EDG

## Massing and Modulation

Additional modulation and further development of the facade treatment.

- Angled Bays with corner windows accentuate building modulation and direct views to the distant landscape.
- Color treatment breaks down scale of facade and adds interest.
- Parapet alignment creates active silhouette against the sky.
- Enhanced glazing at corner bay reinforces prominent corner.



Pedestrian Level Perspective View from Northeast

**Design Review Recommendation**

# Design Proposal: Response to EDG

## Massing and Modulation

Additional modulation and further development of the facade treatment.

- The 2-story townhouse residential base breaks down the scale of the street facing facade and reduce the perceived bulk of the of the project when viewed from the corner.
- Townhouse expression responds to the existing residential scale of the district.



Pedestrian Level Perspective View from Northeast

# Design Proposal: Response to EDG

## Massing and Modulation

Additional modulation and further development of the facade treatment.

- The 2-story townhouse expression wraps around the corner of 11th and
- E Alder Street making a transition from the east sidewalk elevation to the
- common residential entry on E Alder Street.



Pedestrian Level Perspective View from Northeast

# Design Proposal: Response to EDG

## Massing and Modulation

Additional modulation and further development of the facade treatment.

- 2-story townhouse expression steps with grade along E. Alder Street and accents the street ground related residential unit located at the NW corner of the project.
- Residential entry canopy and broad area of glazing marks the residential entry.



Pedestrian Level Perspective View from Northwest

# Design Proposal: Response to EDG

## Massing and Modulation

Additional modulation and further development of the facade treatment.

- Townhouse expression is carried to the south side of the building to mark the south facing, ground related residential units.
- 2-story townhouse base reduces the perceived scale of the project along 11th Avenue.



Pedestrian Level Perspective View from Southeast

# Design Proposal: Response to EDG

## Massing and Modulation

Extend 2-story expression around the corners of the buildings.

Townhouses step with grade.

- 2-story townhouse expression reduces the scale of the street facing facade.
- Townhouse base responds to the existing residential character of the neighborhood.
- The language of the townhouse is applied along the north facade.
- The language of the townhouse is applied along the south facade where the building meets grade, highlighting the ground related residential units.



Partial East Elevation



Partial North Elevation



Partial South Elevation

# Design Proposal: Response to EDG

## Pedestrian Experience

Use visually interesting and pedestrian scale materials at the base of the building, attention to detail, materials to express the design parti.

- Exposed concrete base frames the townhouse residential units where the building meets grade.
- Expansive areas of glazing face the sidewalk and enhance the pedestrian experience of the 11th Avenue sidewalk.
- Planted areas in the building setback are contained by stepping concrete site walls that demarcate the transition between public and private space.
- Exposed concrete surfaces receive texture and scoring.



Pedestrian Level Perspective View along 11th Avenue

# Design Proposal: Response to EDG

## Pedestrian Experience

Use visually interesting and pedestrian scale materials at the base of the building, attention to detail, materials to express the design parti.

- The residential entry is highlighted by a wood and metal clad canopy.
- Expansive areas of glazing face the sidewalk, highlight the residential entry.
- Planted areas in the building setback are contained by stepping concrete site walls that demarcate the transition between public and private space.



Pedestrian Level Perspective View along East Alder Street

# Design Proposal: Response to EDG

## Pedestrian Experience

Street level units designed for residents' safety and security, and engage with the street.

- Townhouse unit entries are setback 8' from the 11th Avenue lot line.
- A continuous rhythm of site walls, stairs, patios and trees demarcate the threshold between private space and public space, separating the unit patios from the sidewalk.
- Expansive areas of glazing place eyes on the street, promoting community welfare, and enhancing public safety.
- The rhythm of fenestration at the base limits the expanse of blank facade.
- Lush areas of planting grace the sidewalk.



Pedestrian Level Perspective View along 11th Avenue

# Design Proposal: Response to EDG

## Pedestrian Experience

Street level units designed for residents' safety and security, and engage with the street.

- The proposed design strives to activate E Alder Street, a prime pedestrian connection that links 12th Avenue to Boren Avenue and public transportation.
- The common building entry, lobby, and resident amenity rooms front E Alder Street.
- Areas of transparent glazing at the building entry put 'eyes on the street.'
- Views into the residential lobby activate the street edge.
- Lush planting in the setback area and in the ROW enhance the pedestrian experience of E. Alder Street.
- Projecting angled bay windows provide relief by reducing the length and scale of the street facing facades.



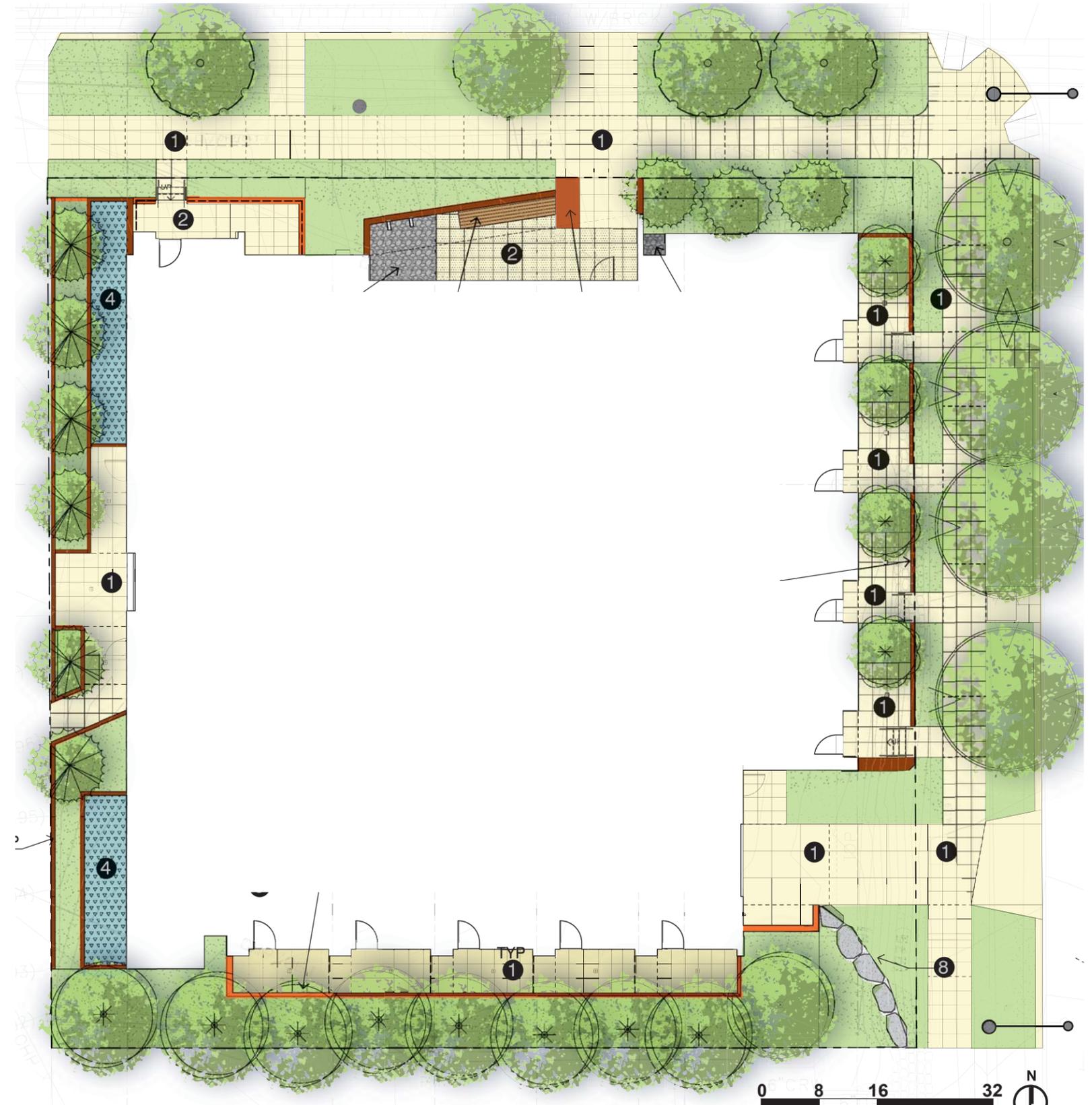
Pedestrian Level Perspective View along East Alder Street

# Design Proposal: Response to EDG

## Pedestrian Experience

Create a lushly planted transition at the building edge.

- Setbacks along street facing facades provide transitions between public and private space and enhance the pedestrian experience of the sidewalk.
- Setbacks along the south property line provide a landscaped buffer to mitigate the scale of proposed development from the adjacent parcel.



# Design Proposal: Response to EDG

## Alley Facade

Treatment of materials and detailing consistent with the other 3 facades.

- In the absence of bay windows, the siding panels are detailed to break down the scale of the wall and to relate to the materials of the other street facing building elevations.
- Siding panels are composed to create texture and relief.
- Shadow lines are created by rainscreen siding panels of varying depth.



West / Alley Elevation



Pedestrian Level Perspective View from Northwest

# Departure Request

## Structure Depth

### Zoning Code Standard:

SMC 23.45.528.B. Structure depth.

1. The depth of principal structures shall not exceed 75 percent of the depth of the lot

### Cons:

Places ground level common open space along service alley.

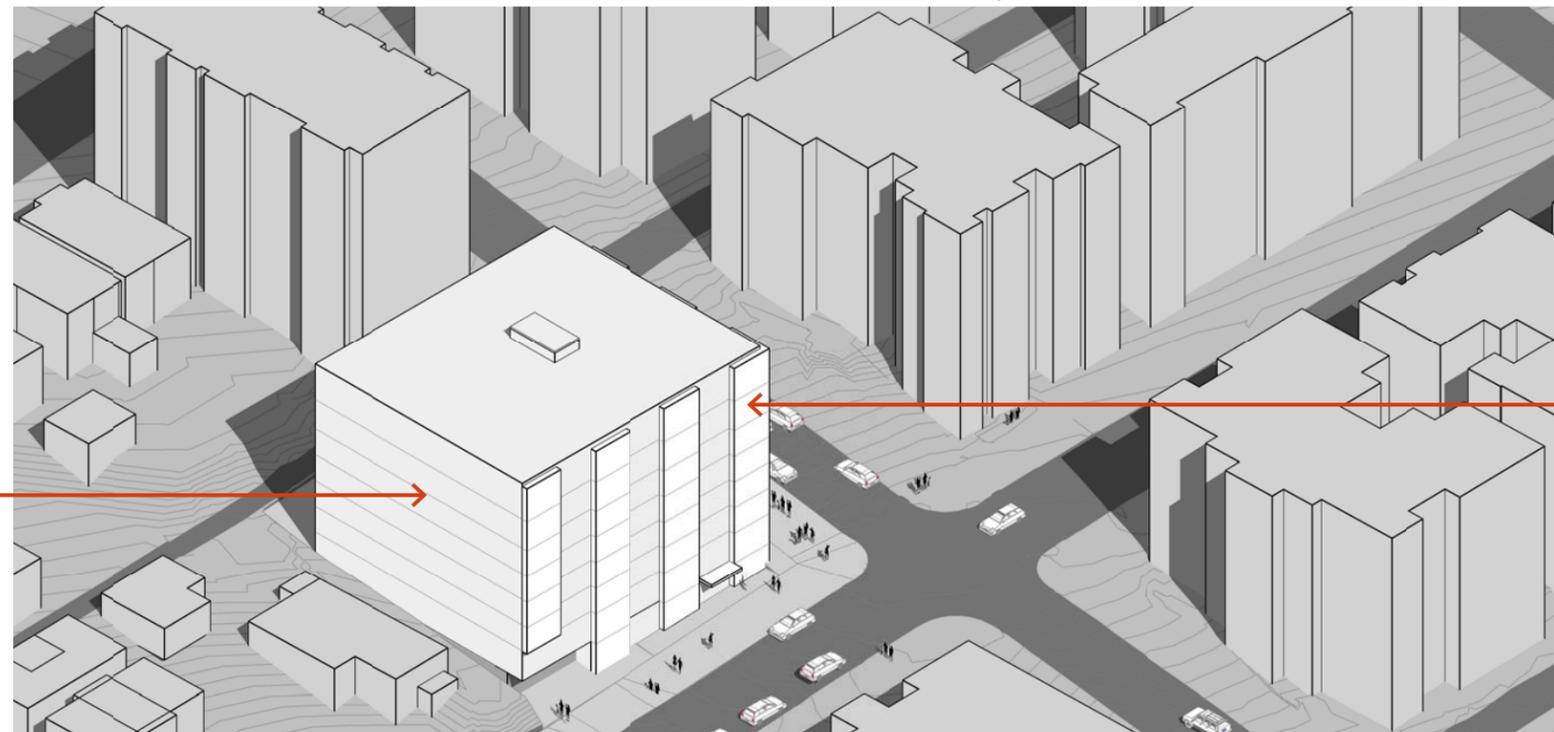
South building wall is 10' from interior lot line.



Code Standard Site Plan Diagram

### Cons:

Resulting building massing doesn't respond to the sloping site topography.



### Cons:

Resulting height of street facing facades at corner of E Alder Street and 11th Avenue.

Code Standard Aerial View Diagram

# Departure Request

Structure Depth - Rationale

Propose increasing structure depth from 90' to 101'-6"

The departure allows enhanced:

- Massing and Modulation
- Pedestrian Experience
- Alley Facade

Benefits:

## Building Steps with Site

The top of the building steps down with the site topography and reduces height of street facing building wall along 11th Avenue.

## Greater Setback to South

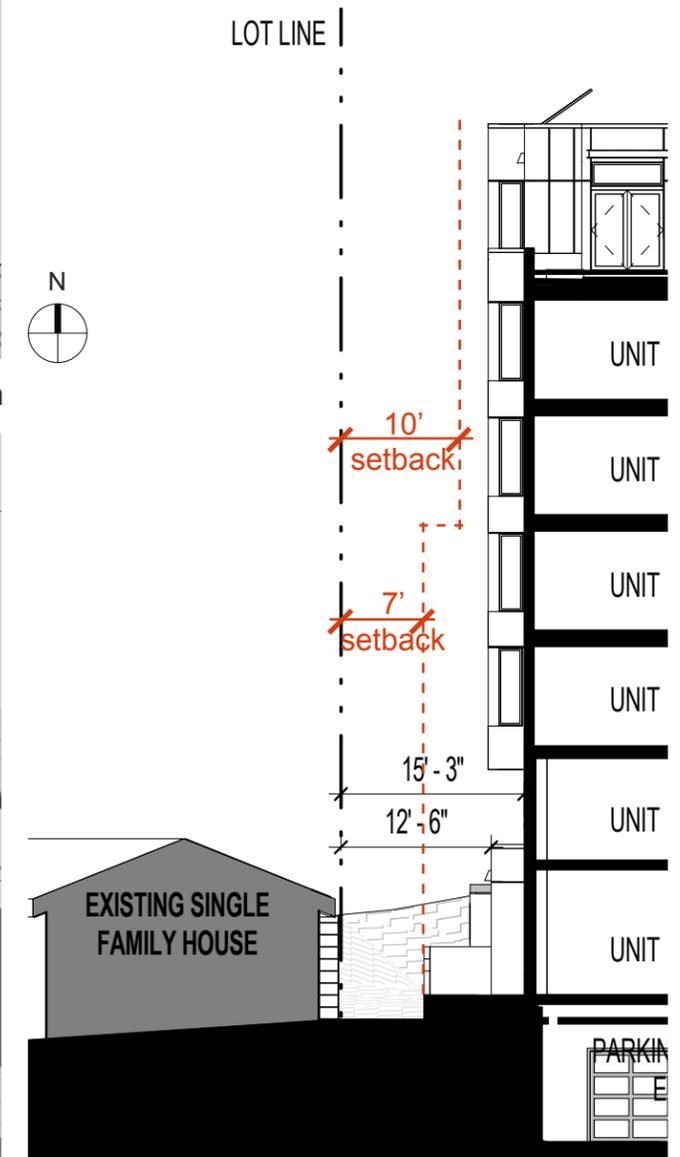
Broad landscaped setback is provided along the south property line.

## Greater Setback along Alder & 11th

Broad landscaped setbacks along E Alder Street & 11th Avenue activate the street and enhance the pedestrian experience.

## Open Space on Roof

Common open space is located on the roof to take advantage of southern exposure and views.



# Departure Request

Propose increasing 90' structure depth to 101'-6"



Code-complying Option - Street Level View from Southeast



Code-complying Option - Street Level View from Northeast



Proposed Option - Street Level View from Southeast



Proposed Option - Street Level View from Northeast

# Design Proposal: Landscape Plans

## At-Grade Hardscape Materials Plan

AT-GRADE HARDSCAPE MATERIALS PLAN



1 CONCRETE PAVING



5 CONCRETE WALL



2 PEDESTAL PAVERS



6 CONCRETE PLINTH



3 STONE AGGREGATE



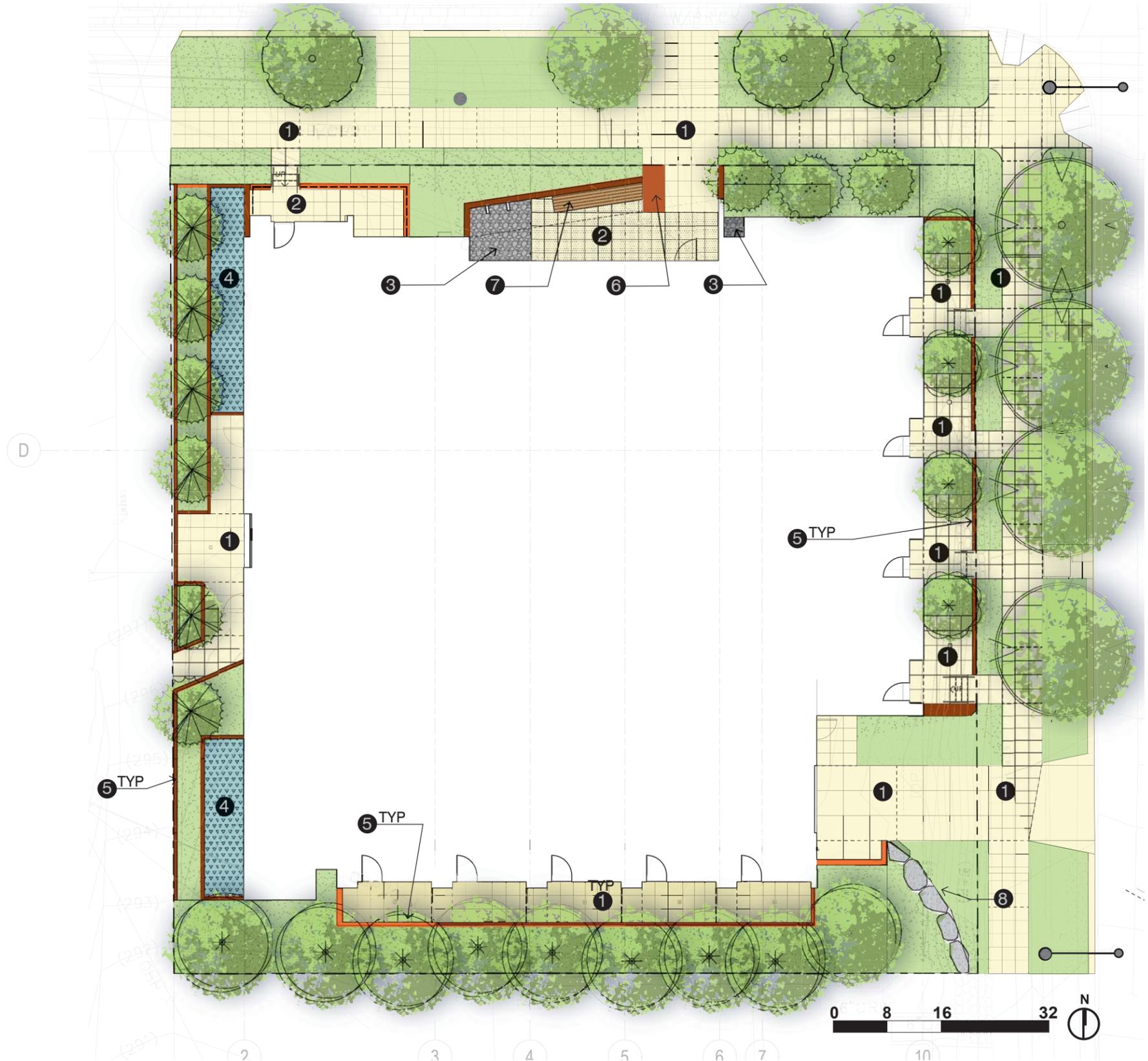
7 WOOD BENCH



4 BIORETENTION



8 ROCK WALL



# Design Proposal: Landscape Plans

## At-Grade Planting Plan - Trees

AT GRADE PLANTING PLAN - TREES - LANDSCAPE PLAN MEETS GREEN FACTOR REQUIREMENTS



A



B



C



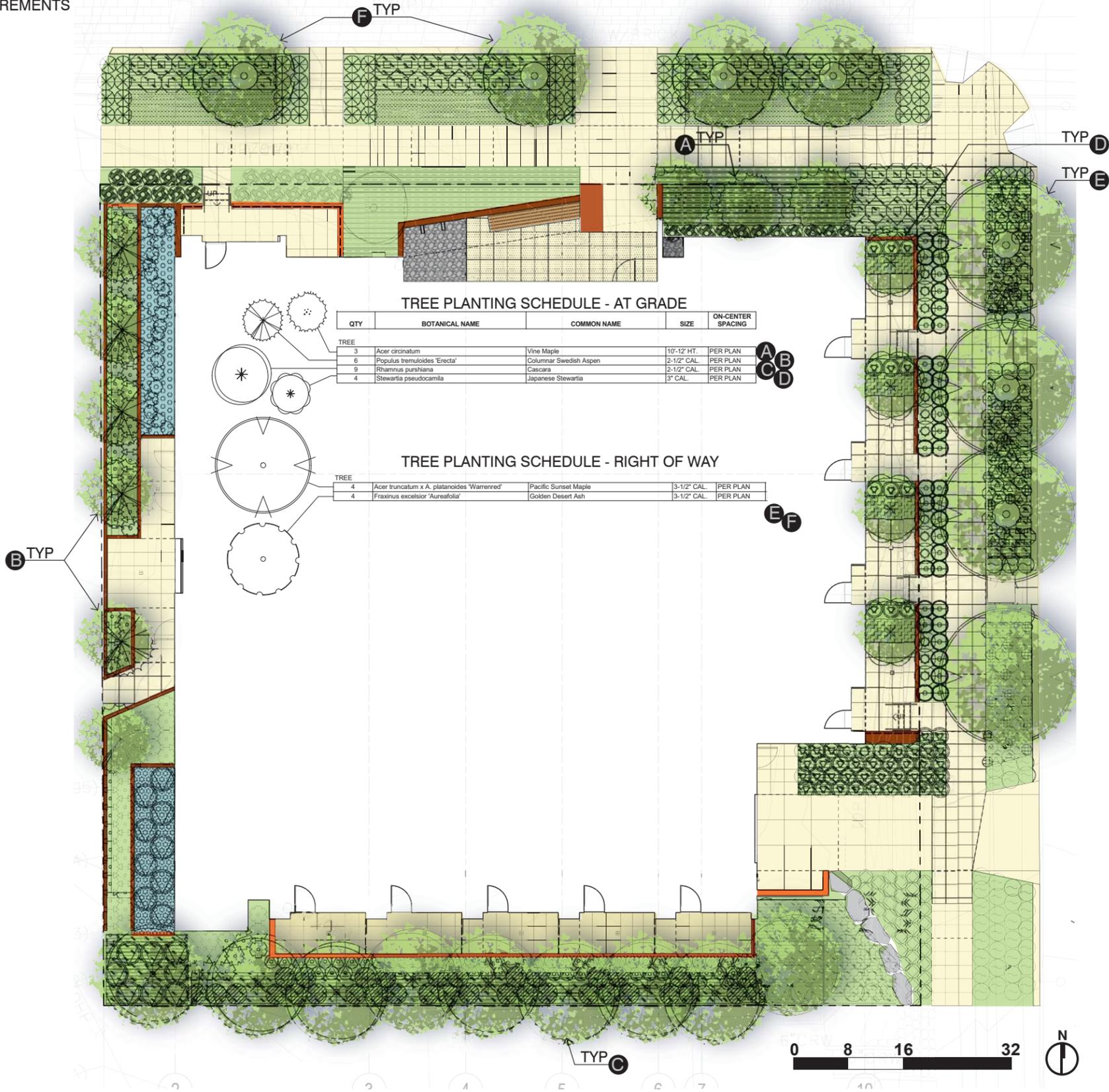
D



E



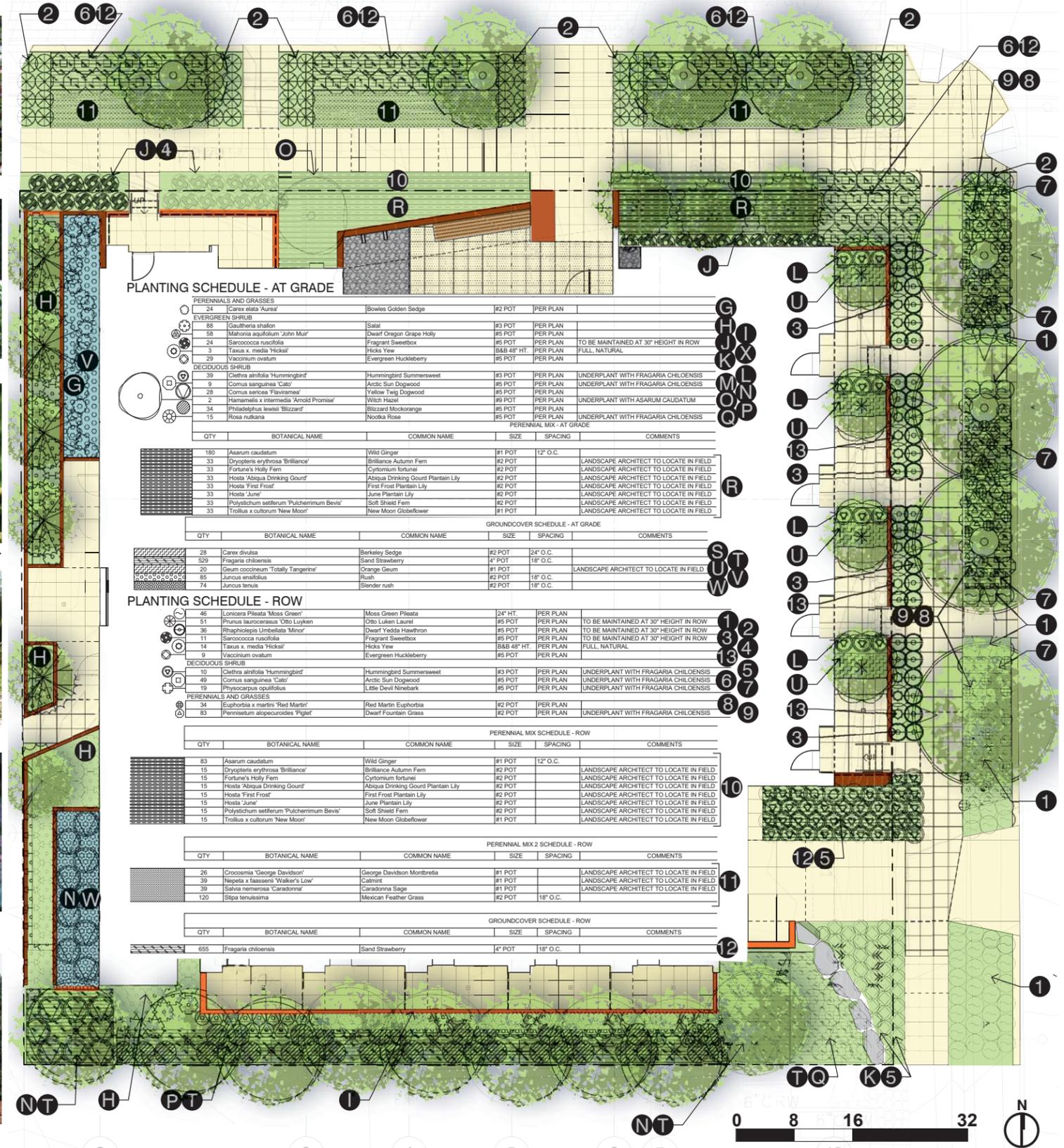
F



# Design Proposal: Landscape Plans

## At-Grade Planting Plan - Shrubs

AT GRADE PLANTING PLAN - SHRUBS - LANDSCAPE PLAN MEETS GREEN FACTOR REQUIREMENTS



Proposed Design

# Design Proposal: Landscape Plans

## Level 7 Materials and Planting Plan

LEVEL 07 MATERIALS AND PLANTING PLAN - LANDSCAPE PLAN MEETS GREEN FACTOR REQUIREMENTS



1 METAL PLANTER    2 GRAVEL BALLAST    3 PEDESTAL PAVERS    4 BOULDER



5 BENCH    6 GAS GRILL    7 FIRE PIT    8 ARTIFICIAL TURF DOG AREA



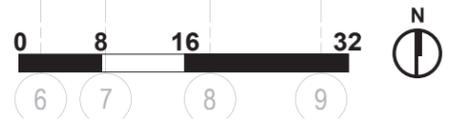
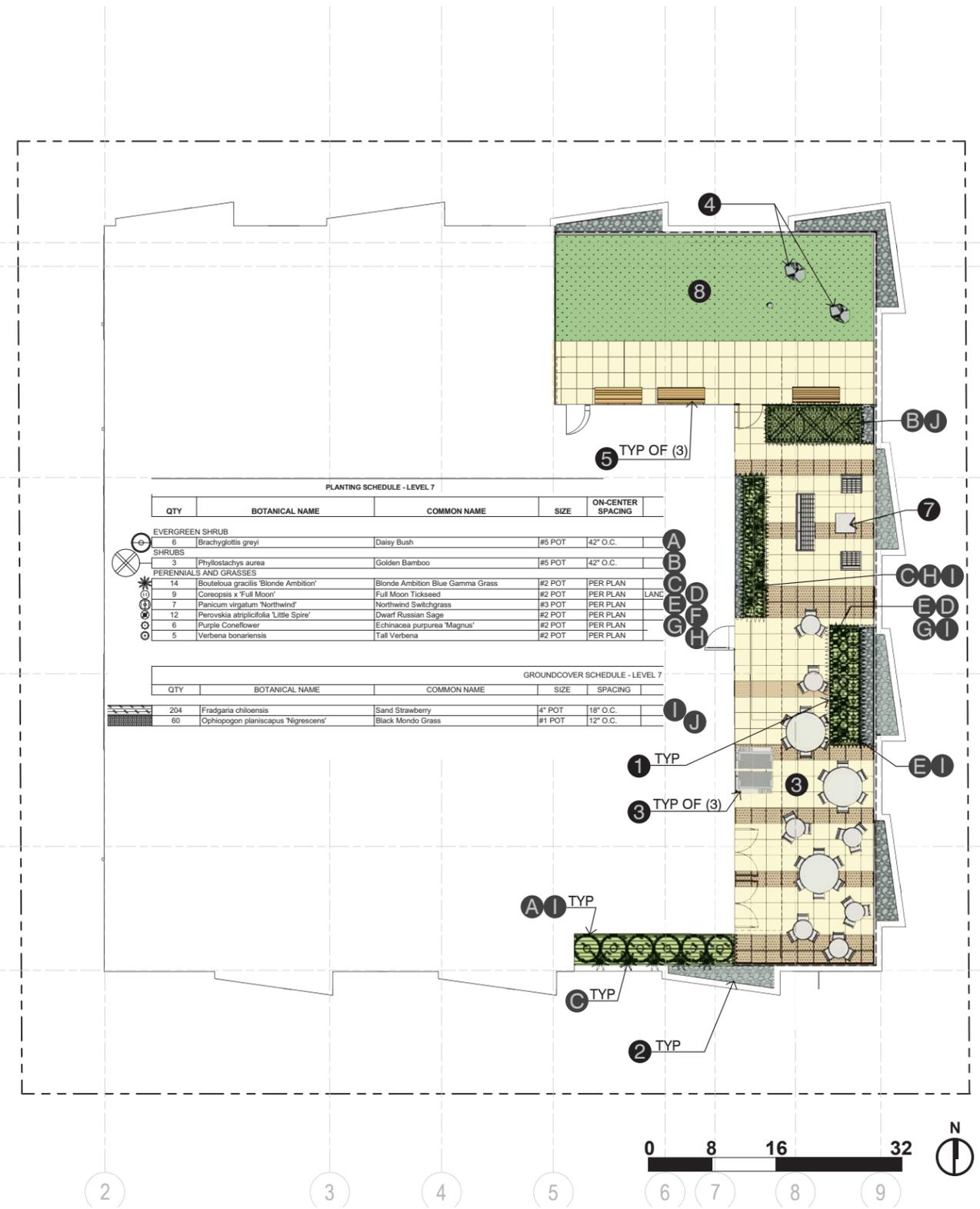
A    B    C    D



E    F    G    H



I    J



# Design Proposal: Elevations

North Elevation

Proposed Design



# Design Proposal: Elevations

## East Elevation



1/16" = 1' - 0" 0 8' 16'

# Design Proposal: Elevations

South Elevation

Proposed Design



1/16" = 1' - 0" 0 8' 16'

# Design Proposal: Elevations

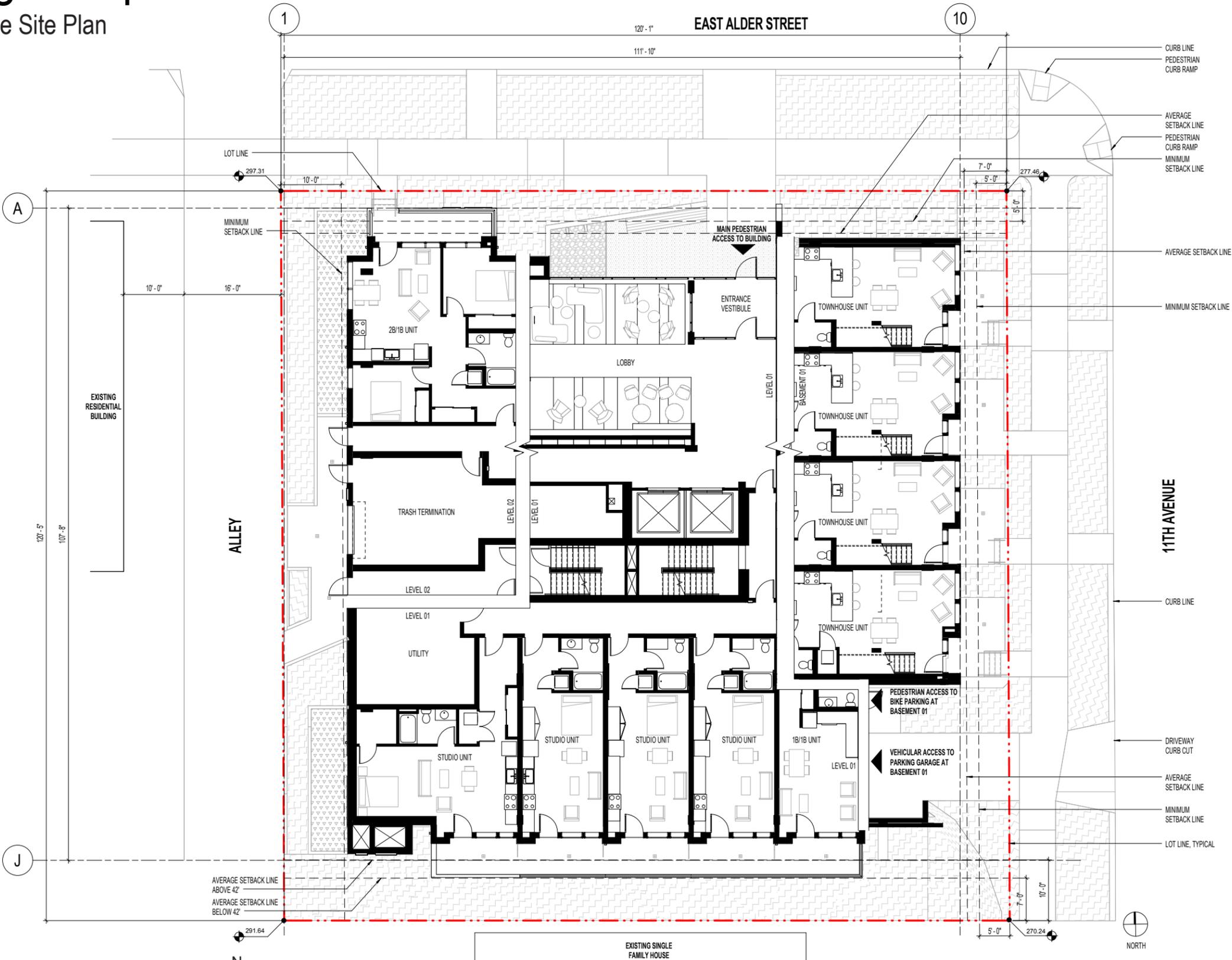
## West Elevation



1/16" = 1' - 0" 0 8' 16'

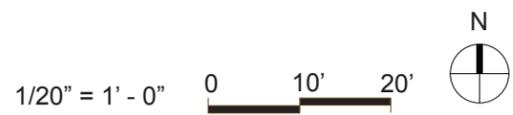
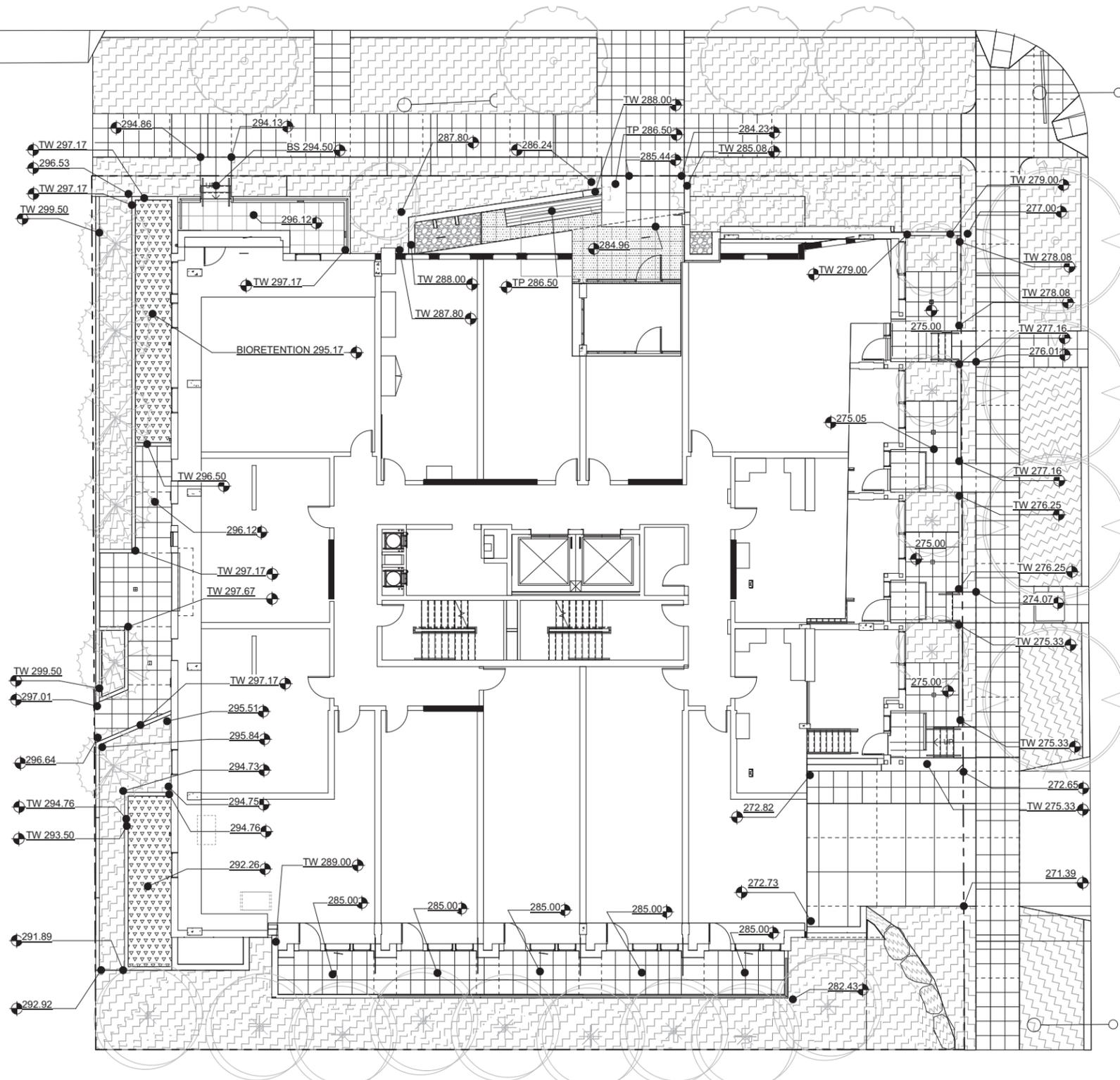
# Design Proposal: Plans

## Composite Site Plan



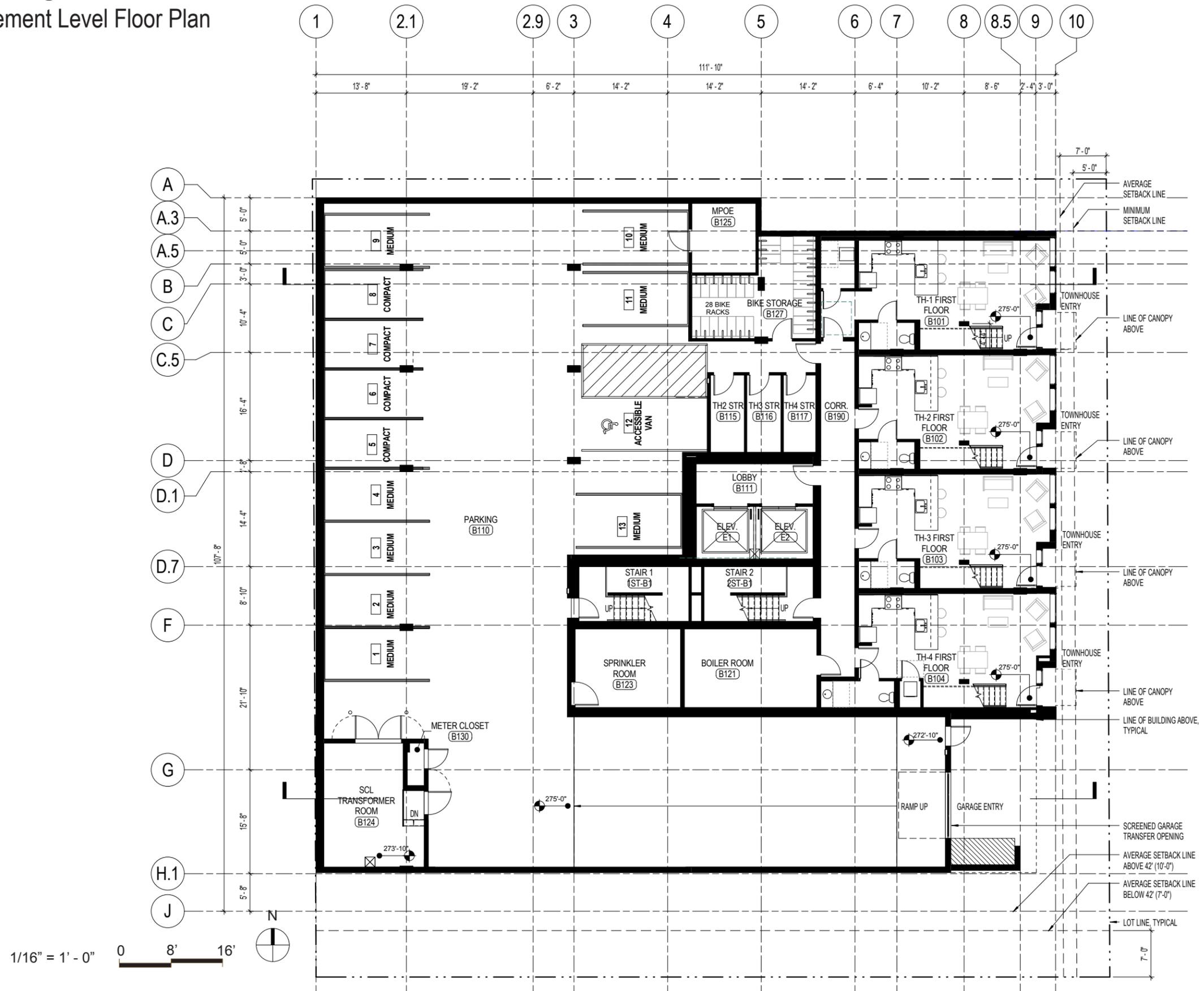
# Design Proposal: Plans

## At-Grade Grading Plan



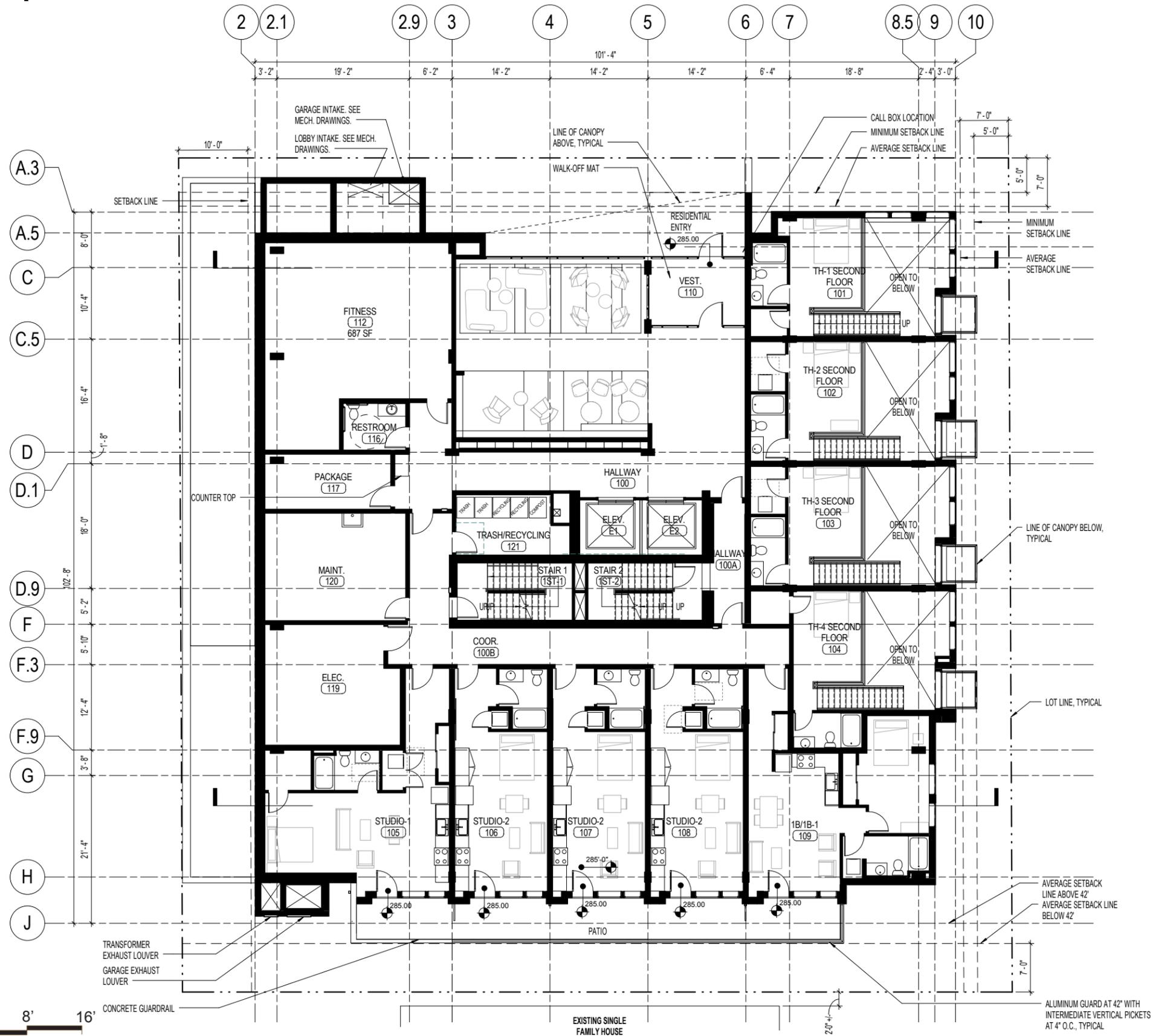
# Design Proposal: Plans

## Basement Level Floor Plan



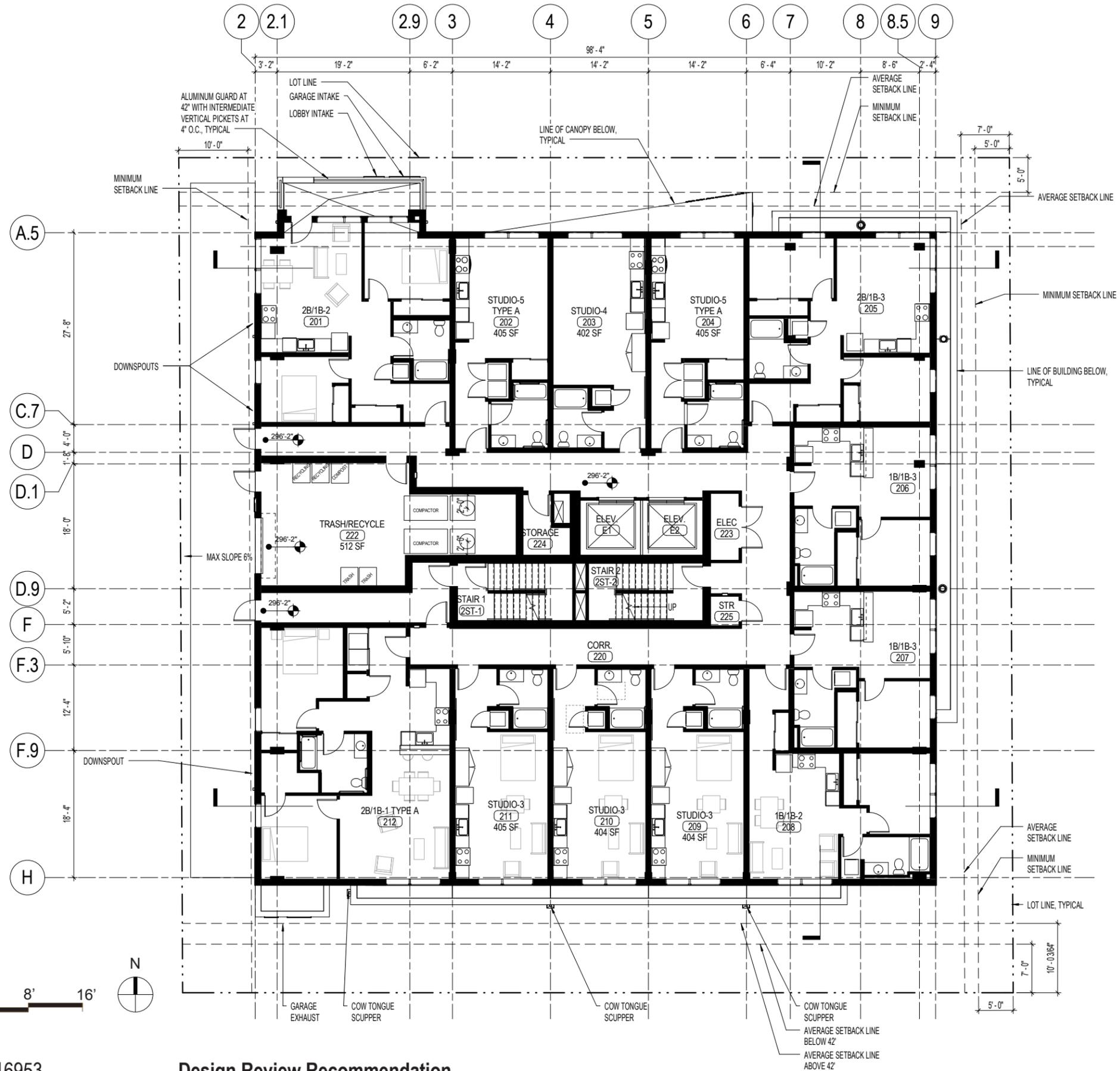
# Design Proposal: Plans

## Level 1 Floor Plan

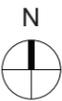


# Design Proposal: Plans

## Level 2 Floor Plan

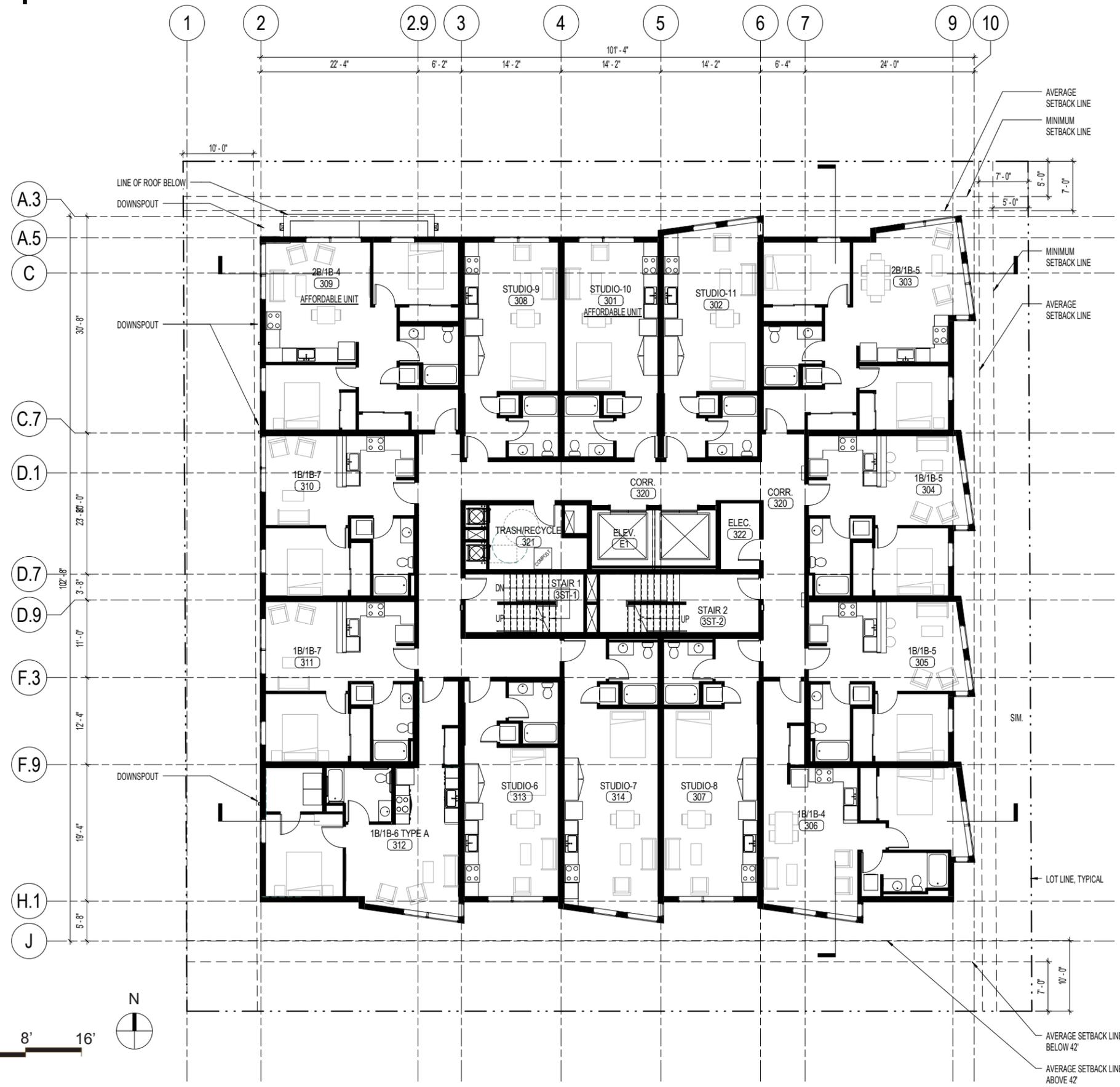


1/16" = 1' - 0"



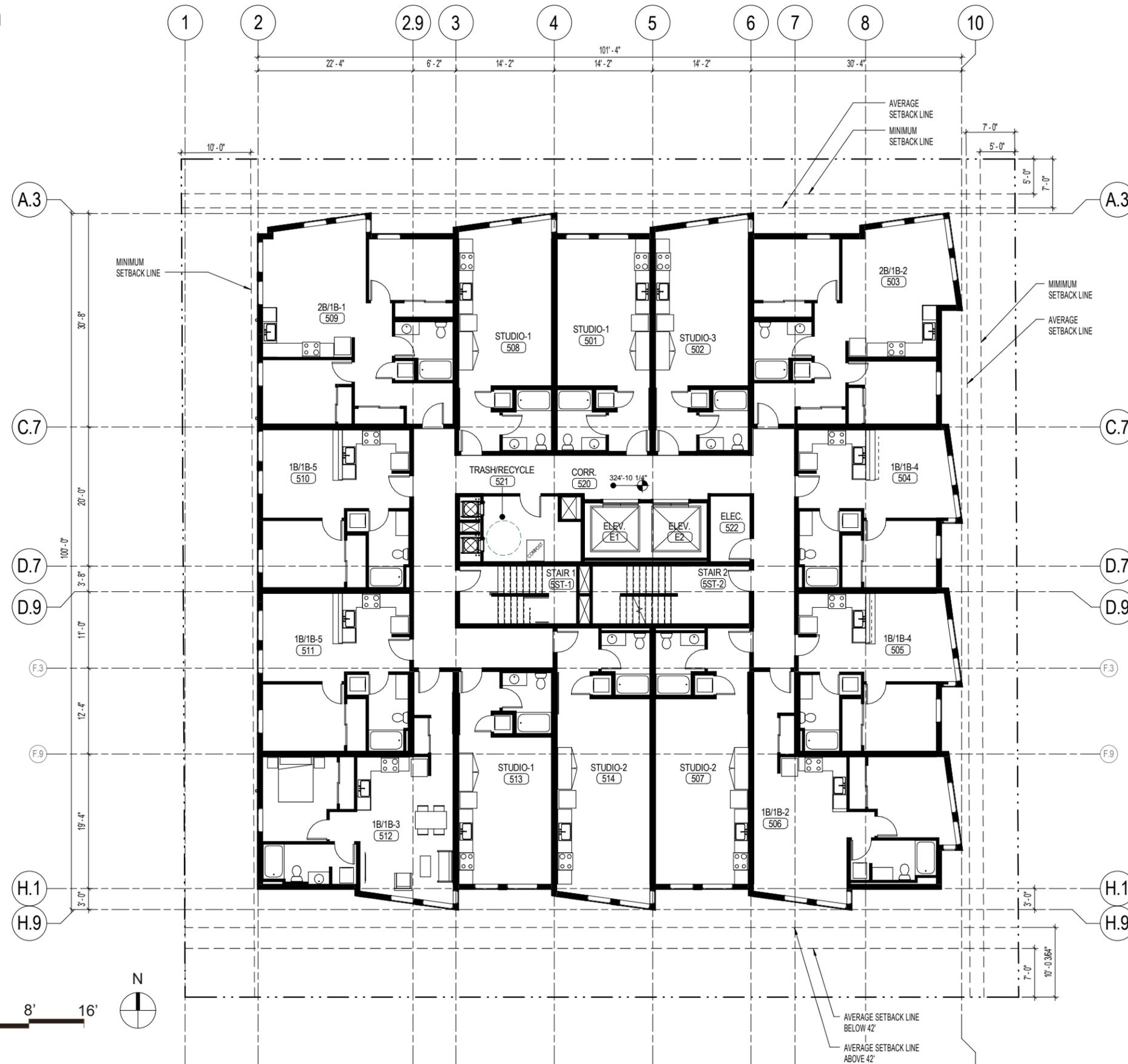
# Design Proposal: Plans

## Level 3 Floor Plan



# Design Proposal: Plans

Level 4-6 Floor Plan

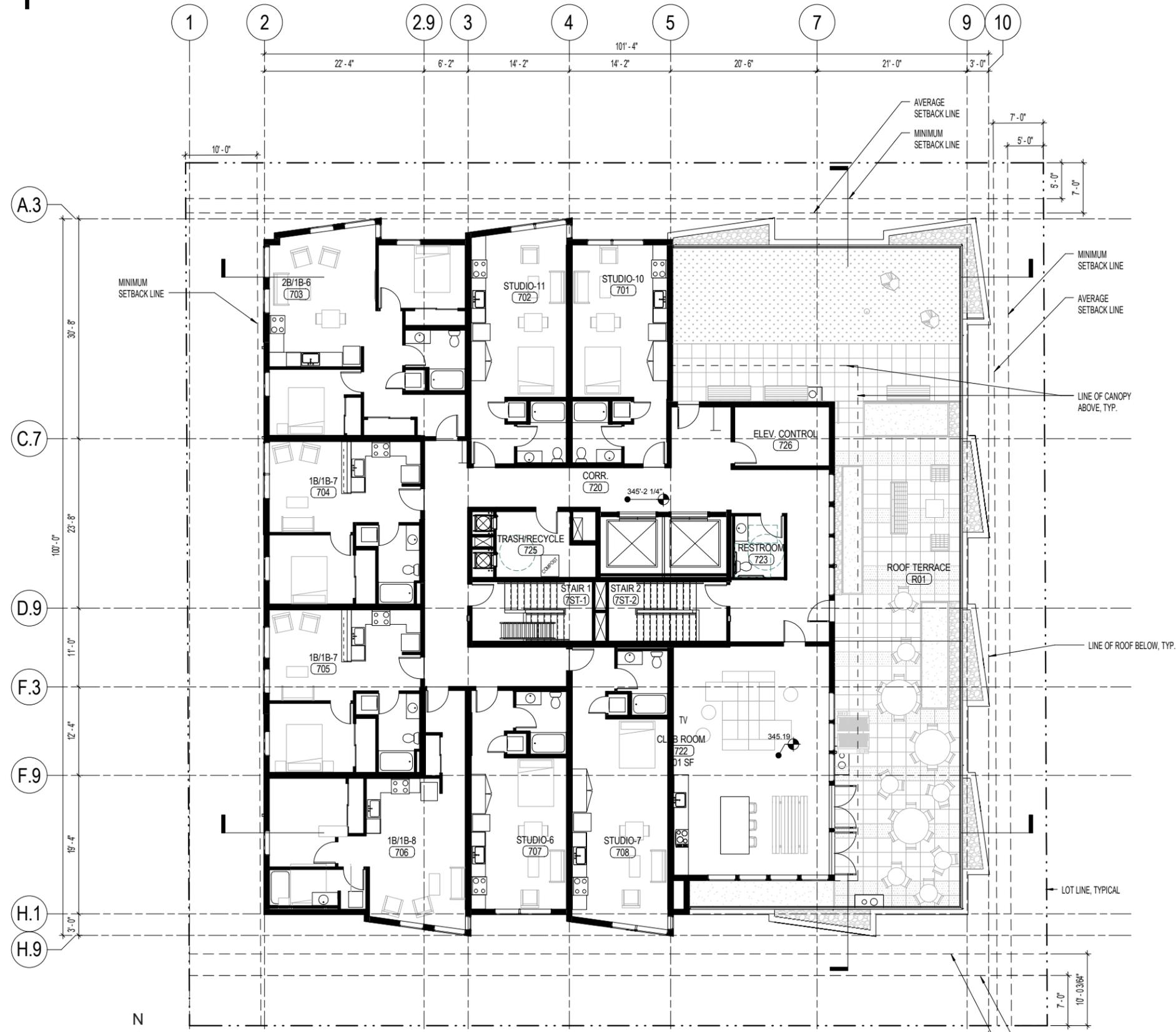


1/16" = 1' - 0"



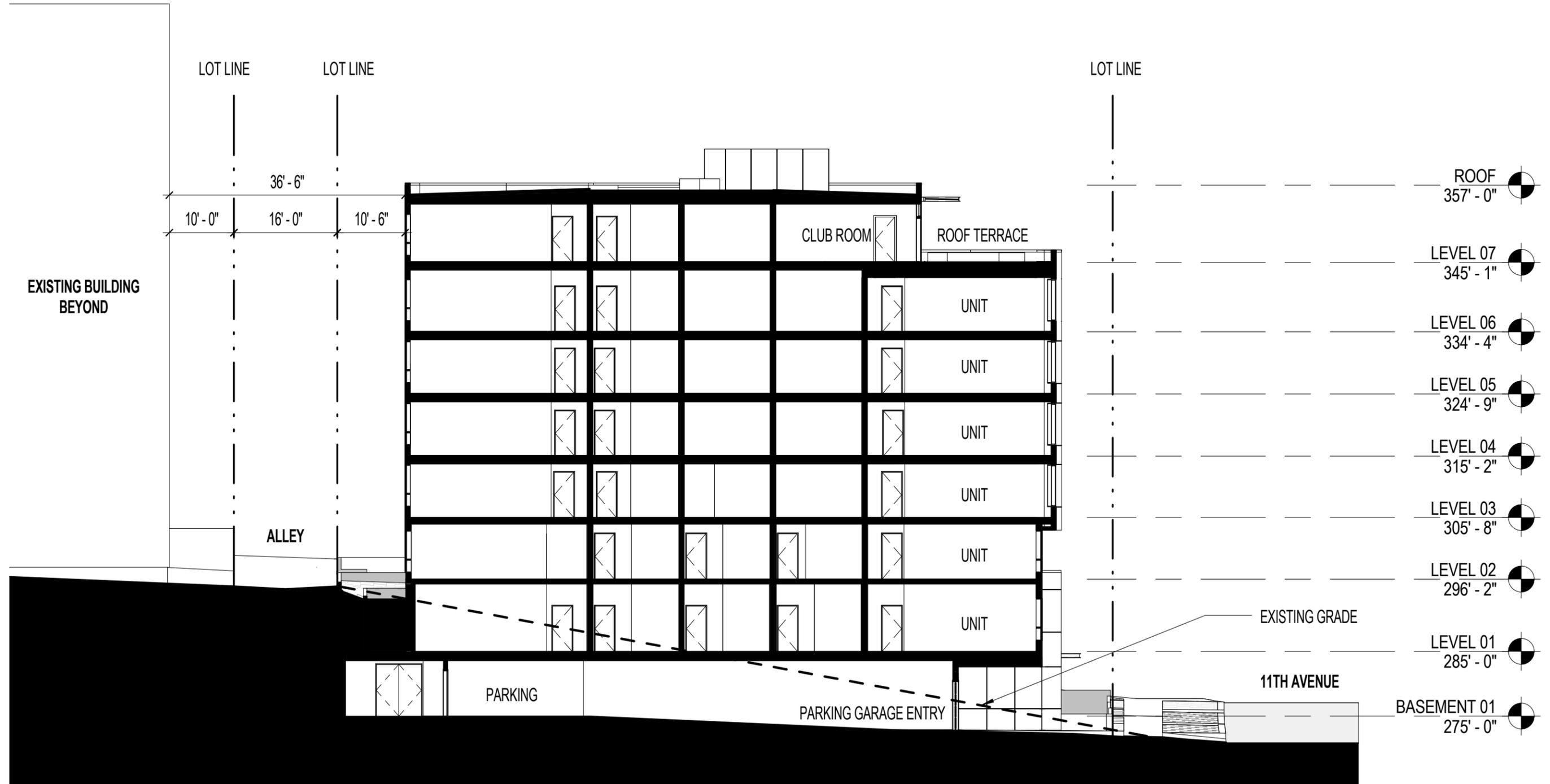
# Design Proposal: Plans

## Level 7 Floor Plan



# Design Proposal: Sections

East-West Section Looking North



1/16" = 1' - 0" 0 8' 16'



# Design Proposal: Building Material & Color

Material Board

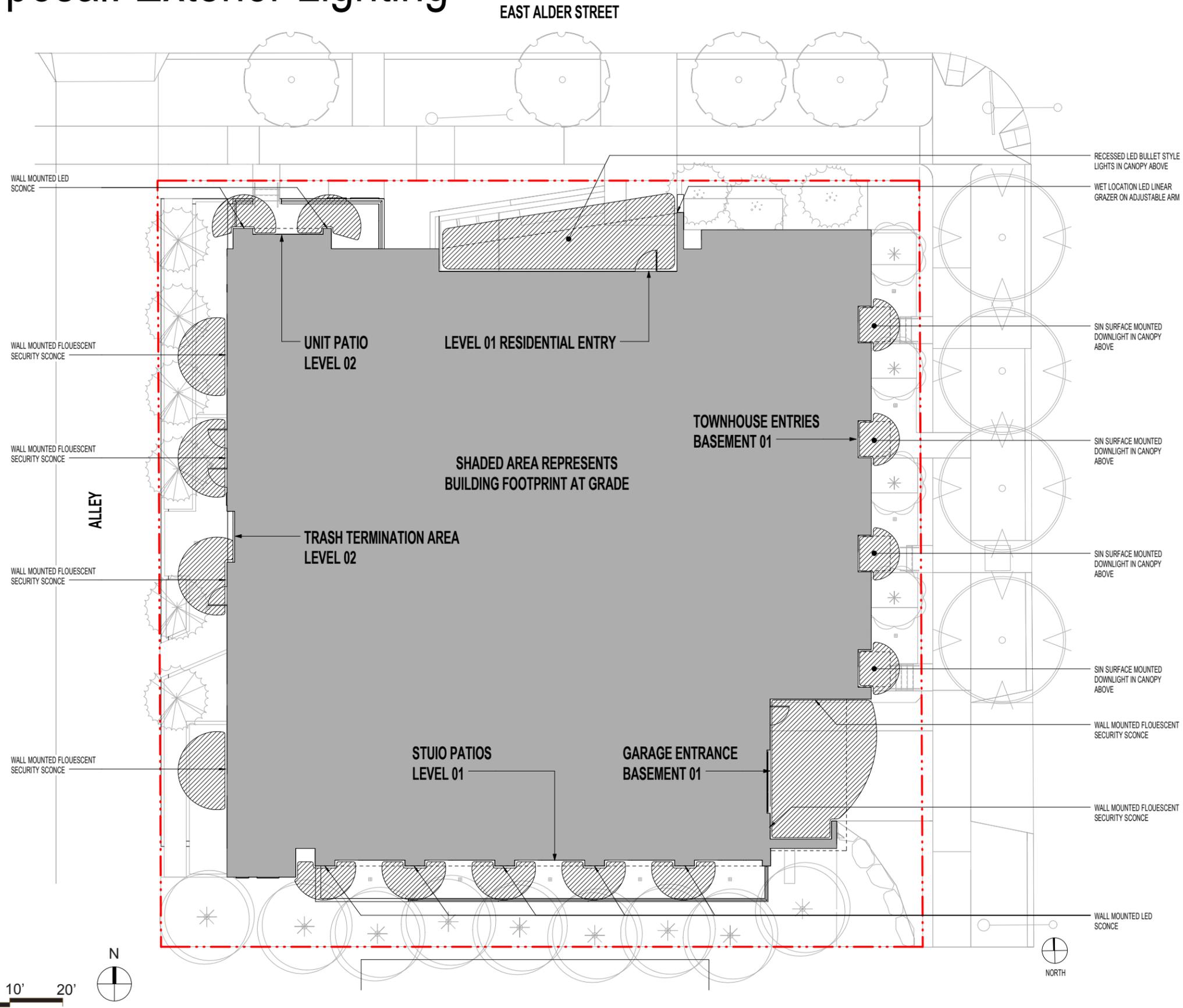
The material board is presented on a dark grey background. It features several material and color samples, each with a label:

- CONCRETE**: A light grey, textured square sample.
- BOARD FORMED CONCRETE**: A square sample with a rough, textured surface.
- STAINED WOOD SIDING**: A vertical rectangular sample showing two types of wood grain, one dark and one light.
- FIBERGLASS WINDOW**: A small, light grey square sample.
- CLEAR ANODIZED ALUMINUM GARAGE DOOR**: A light yellowish-tan square sample.
- VINYL WINDOW**: A large, white window frame sample.
- FCP-1 FIBER CEMENT PANEL**: A dark grey rectangular color swatch.
- FCP-2 FIBER CEMENT PANEL**: A light grey rectangular color swatch.
- FCP-3 ACCENT FIBER CEMENT PANEL**: A bright green rectangular color swatch.

At the bottom of the board, there is a night-time architectural rendering of the REVERB MITHUN building, showing its modern design with large windows and green accents. The names **REVERB** and **MITHUN** are displayed in large, white, illuminated-style letters at the bottom of the board.

# Design Proposal: Exterior Lighting

## Exterior Lighting Plan







STUDIO 216

# Appendix

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

- Provide a strong pedestrian connection along E Alder Street to public transportation and 12th Avenue
- Create synergy with Decibel on 12th & Alder as well as Anthem on 12th at 12th & Yesler
- Encourage activity and residential character at the street level
- Create a building that is sensitive to the scale and character of the neighborhood
- Maximize amount and quality of workforce housing
- Target LEED silver certification



Legend

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



Urban Design Analysis - Context

Surrounding Uses and Structures

- Commercial
- Residential
- Community Facilities



Proposed Reverb Project Site



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

Nearby Decibel Project Site



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



Key Map North

Urban Design Analysis - Site Photos



Streetscape Photo Montage of the North Side of 11th Avenue between East Spruce Street and East Alder Street



Streetscape Photo Montage of the South Side of 11th Avenue between East Alder Street and East Spruce Street



**Design Cues:**

An opportunity to enhance pedestrian experience on East Alder Street to provide a stronger connection between the 12th Avenue corridor and public transportation on Broadway

Streetscape - pedestrian oriented streets

Buffer between residential buildings and street

Residential entry - welcoming & identifiable

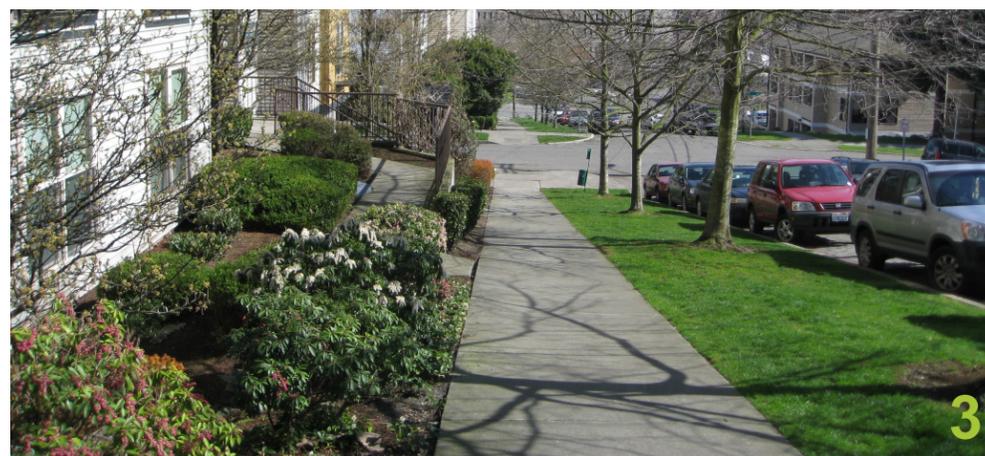


1

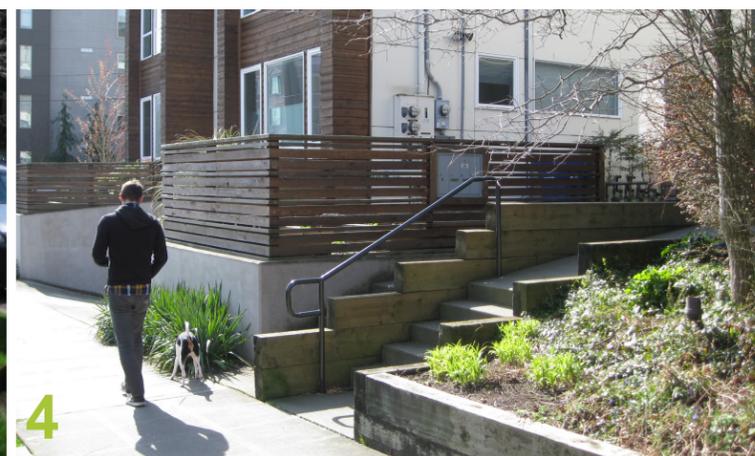


2

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



3



4

Streetscape - pedestrian oriented streets. Buffer between residential buildings and street.



Key Map

North



Buffer between residential buildings and street.



Residential entry - welcoming & identifiable

Site Analysis - Massing Envelope

Site Photos



1 View of Reverb project site from northeast



2 View of the existing building to the west



Key Map



3 View of Reverb project site & alley from northwest

Site Analysis - Site Topography

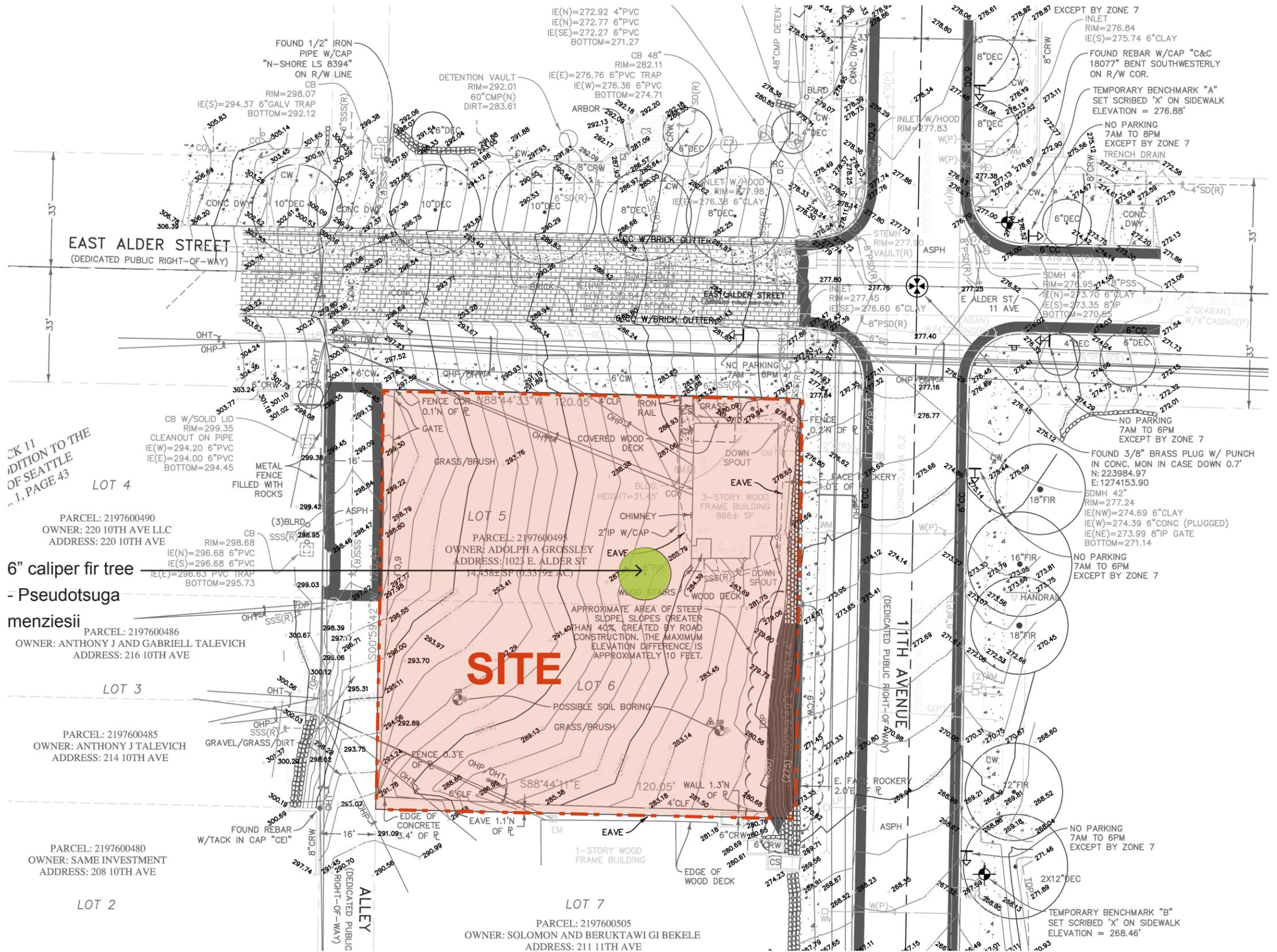
**Location:**  
The site is located on the corner of 11th Avenue and E Alder Street

**Lot Size:** 14,458 sf

**Existing Uses:**  
Single Family Residence

**Topography:**  
The grade rises approximately 20 feet from East to West along E Alder Street, rises approximately 7.5 feet from South to North along 11th Avenue, and rises approximately 27.5 feet from southeast corner to northwest corner.

**Trees:**  
There is one 6" caliper fir tree - *Pseudotsuga menziesii* on the site. It is not exceptional tree, and will not be retained.



# OPTION 3

(Preferred Option)

**Same approach for all three options:**  
See Page 14.

**Pros:**

Residential lobby, interior amenity space and outdoor landscaped amenity area for residents are located along E Alder Street to activate the street, to be closer to street car stop, and enhance the pedestrian experience.

Top of the building steps down following the site topography to reduce mass and height at the corner of E Alder Street and 11th Avenue.

Townhouse units are located at the corner of E Alder Street and 11th Avenue with entries and private outdoor space to enhance the pedestrian oriented environment.

The building is modulated to respond to the scale and character of the neighborhood.

Residential open space is located on roof to take advantage of southern exposure and view.

The building has a greater set back and is modulated along the southern property line.

Parking garage entry is set back 25' from sidewalk along 11th Avenue.

**Cons:**

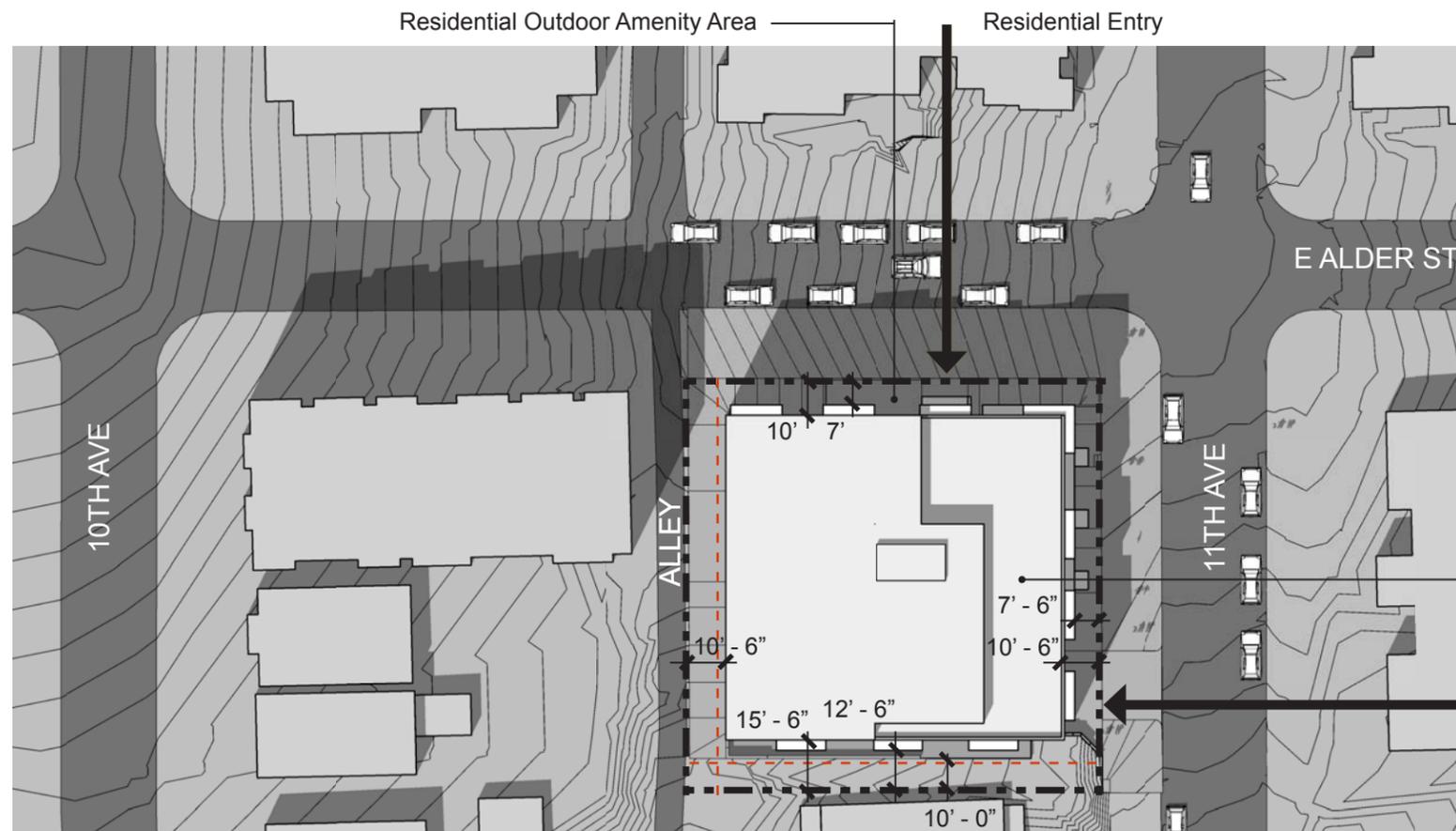
Structure depth requires departure

**Departure:**

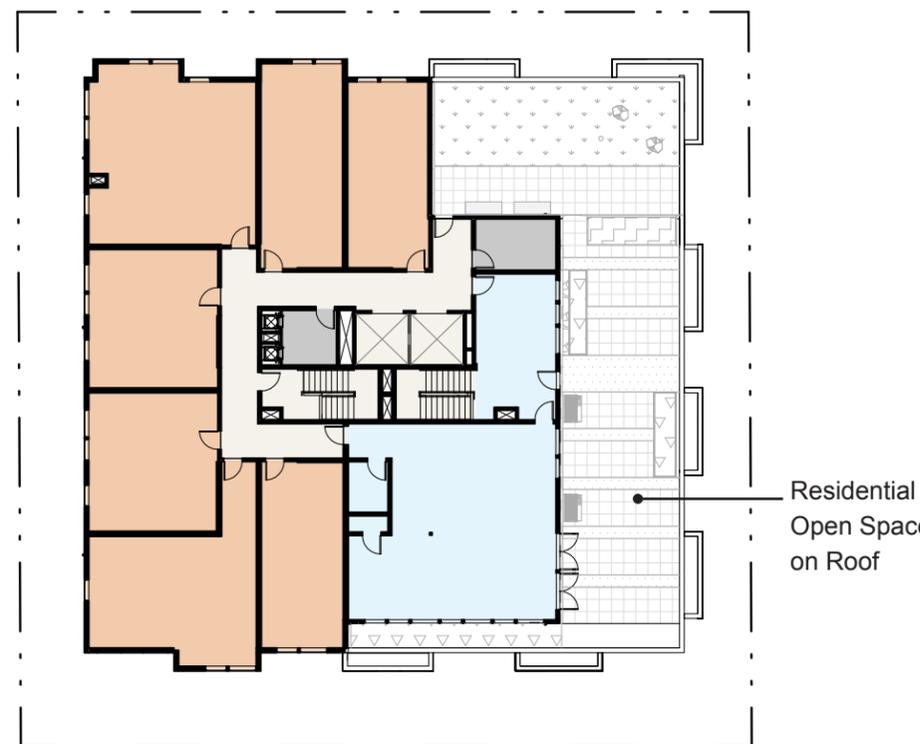
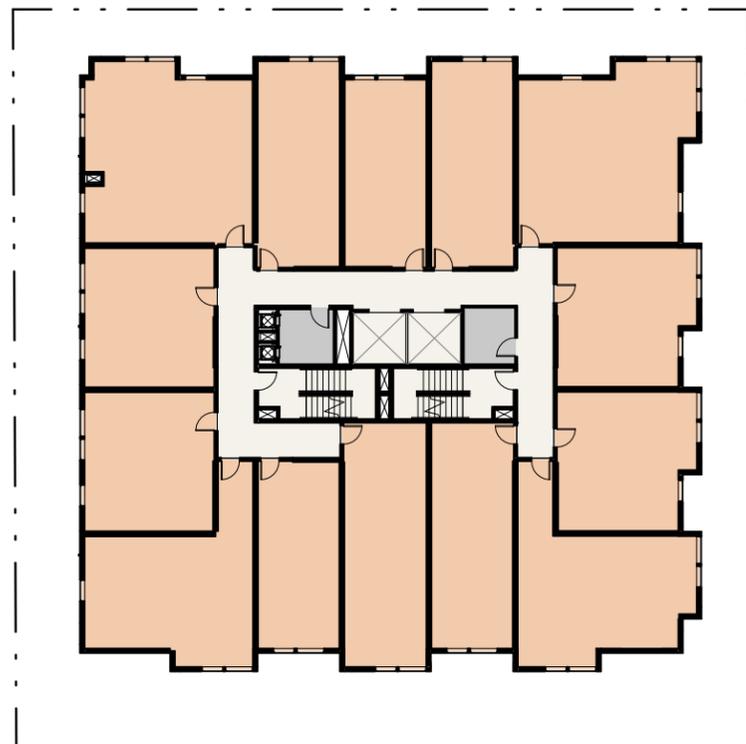
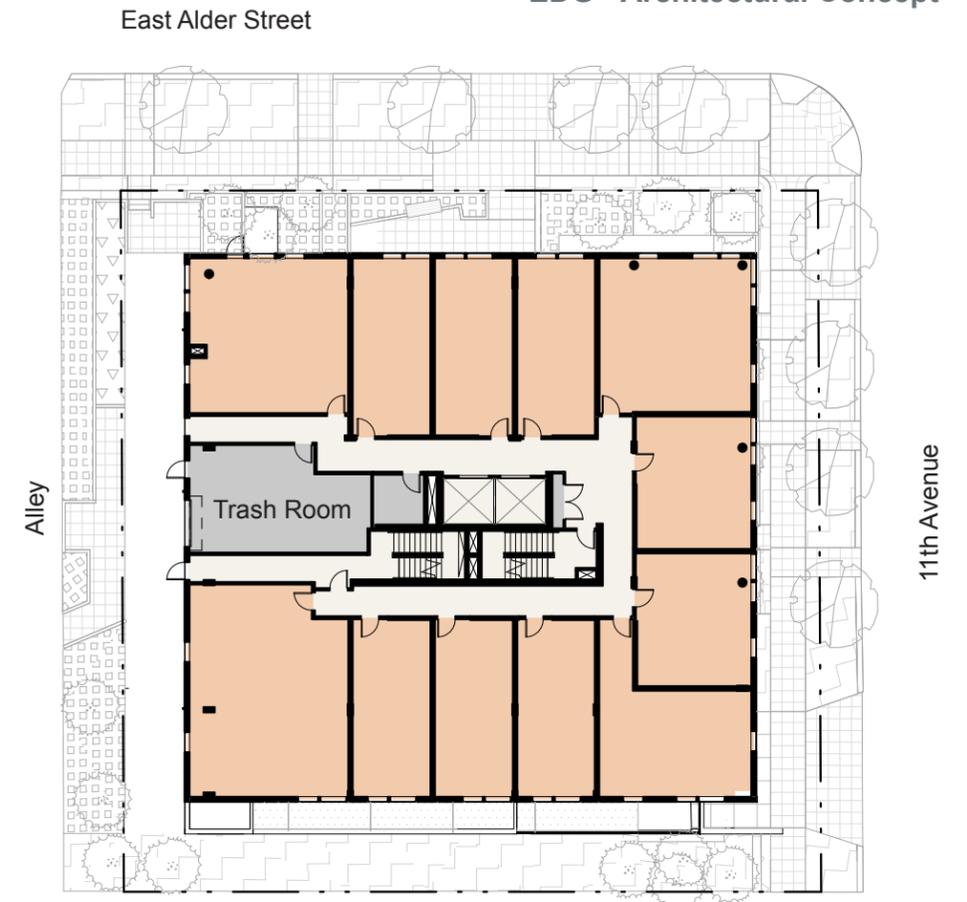
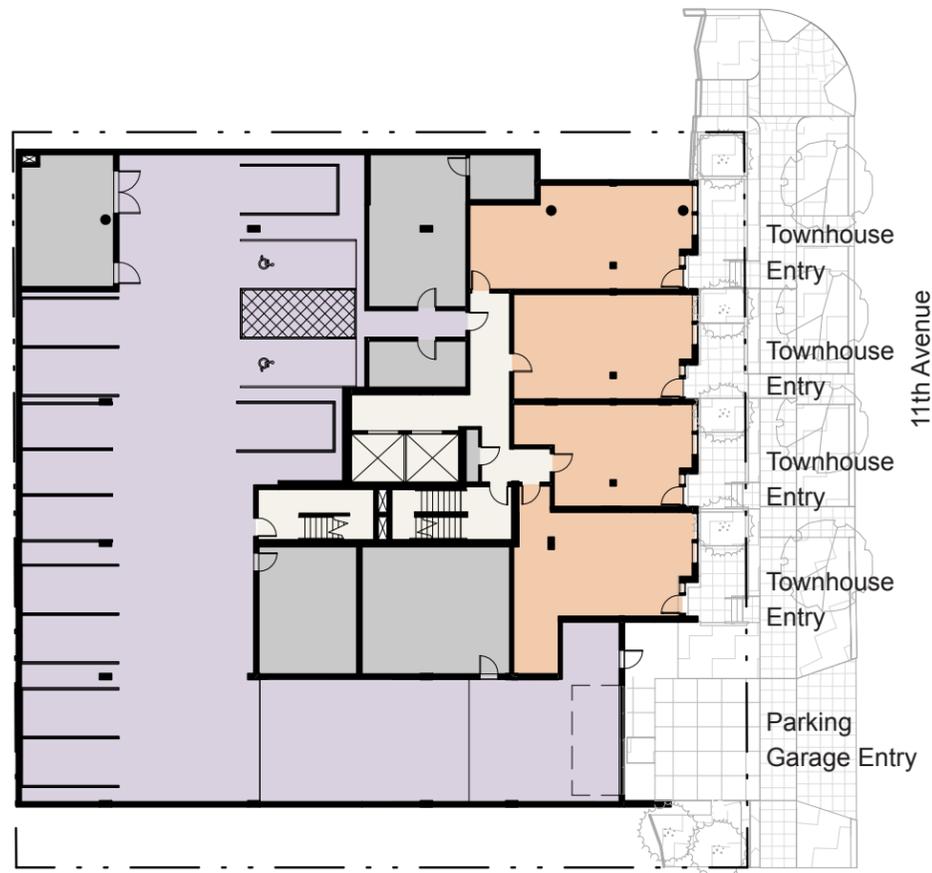
1. Propose increasing 90' structure depth to 101'-6" in East/West direction.



Aerial View from Southeast



Site Plan View North

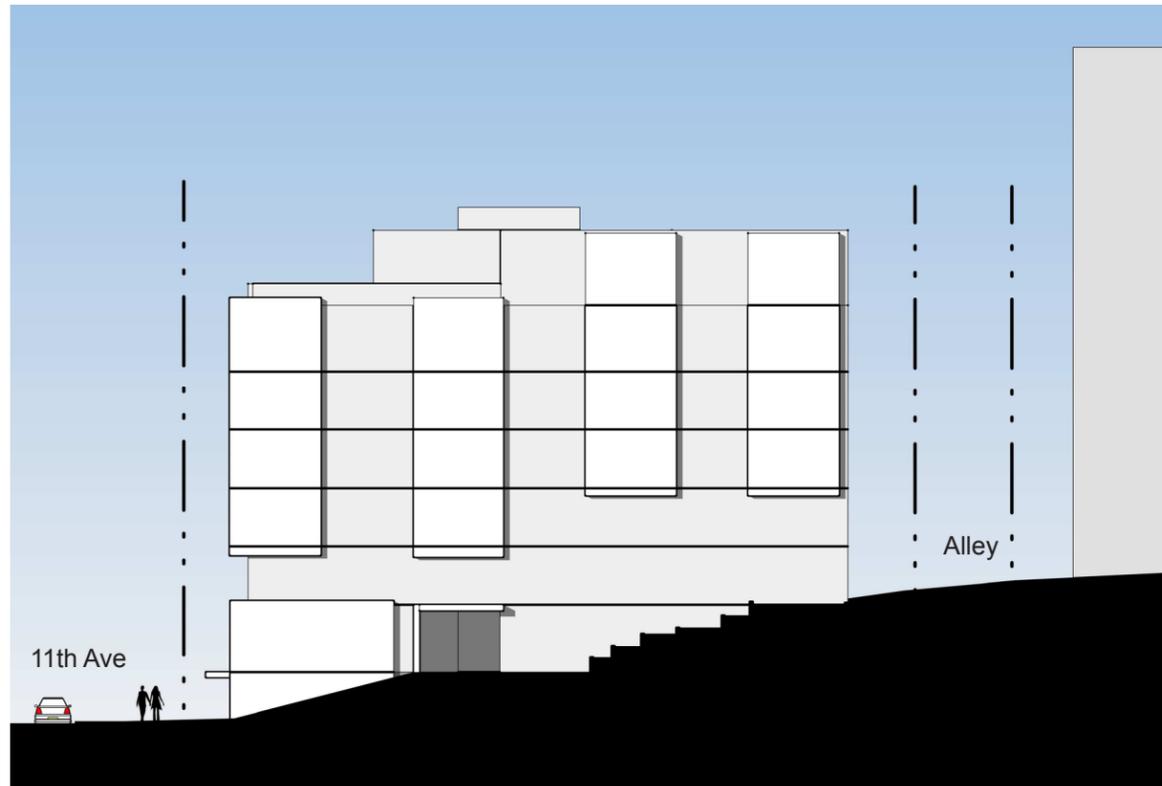


- AMENITIES
- CIRCULATION
- COMMERCIAL
- PARKING
- UNITS
- UTILITIES

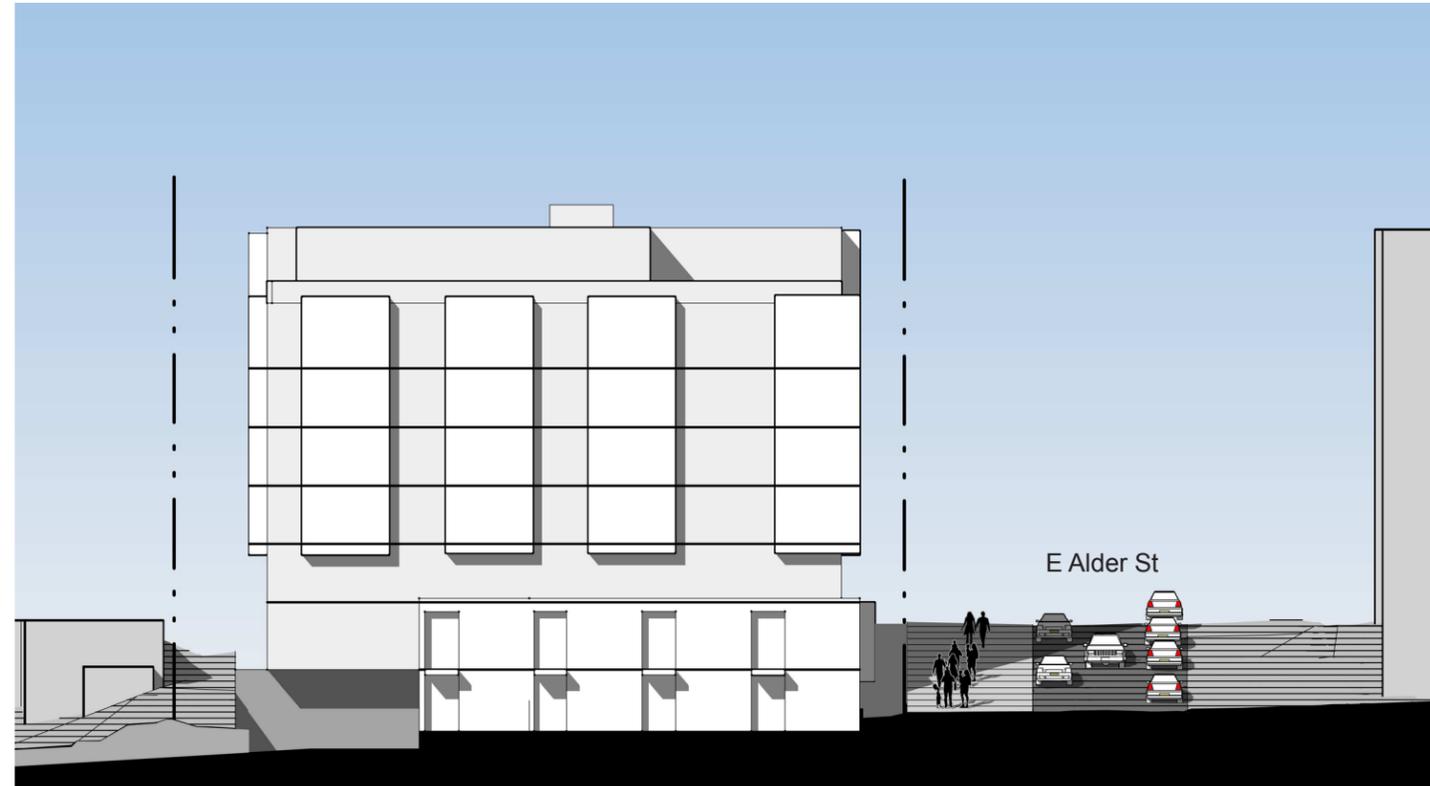
# OPTION 3



# OPTION 3

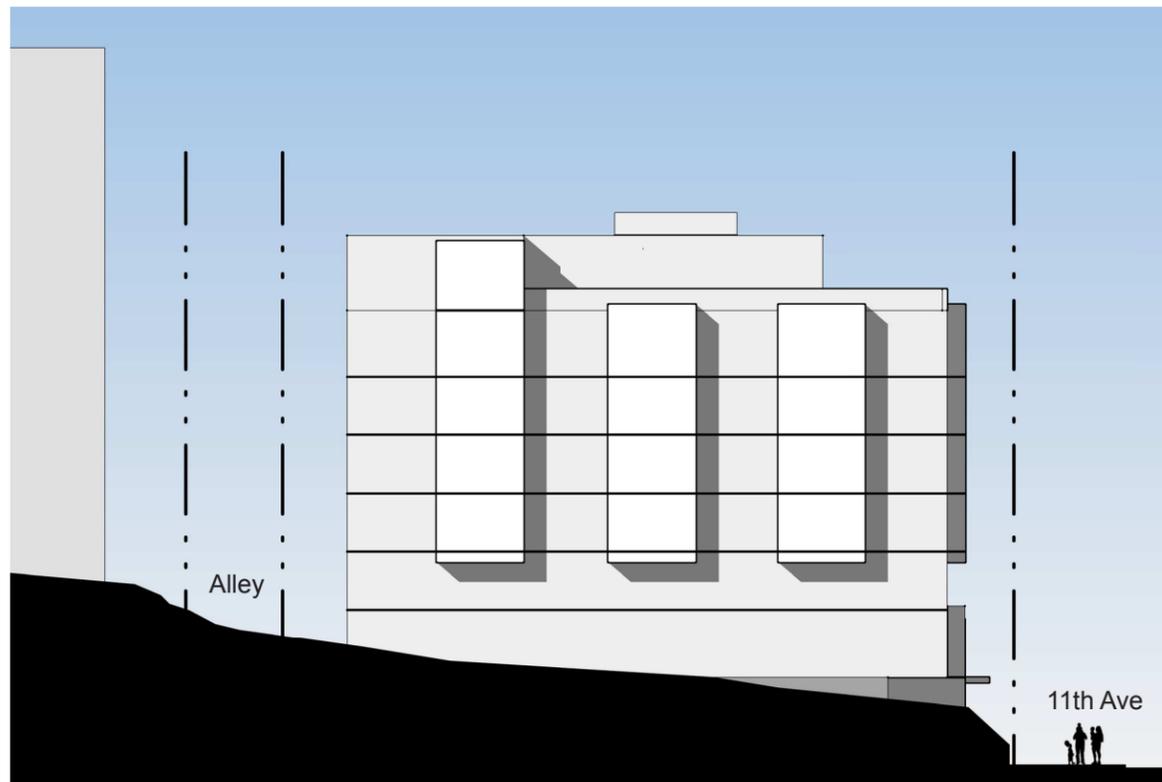


North Elevation

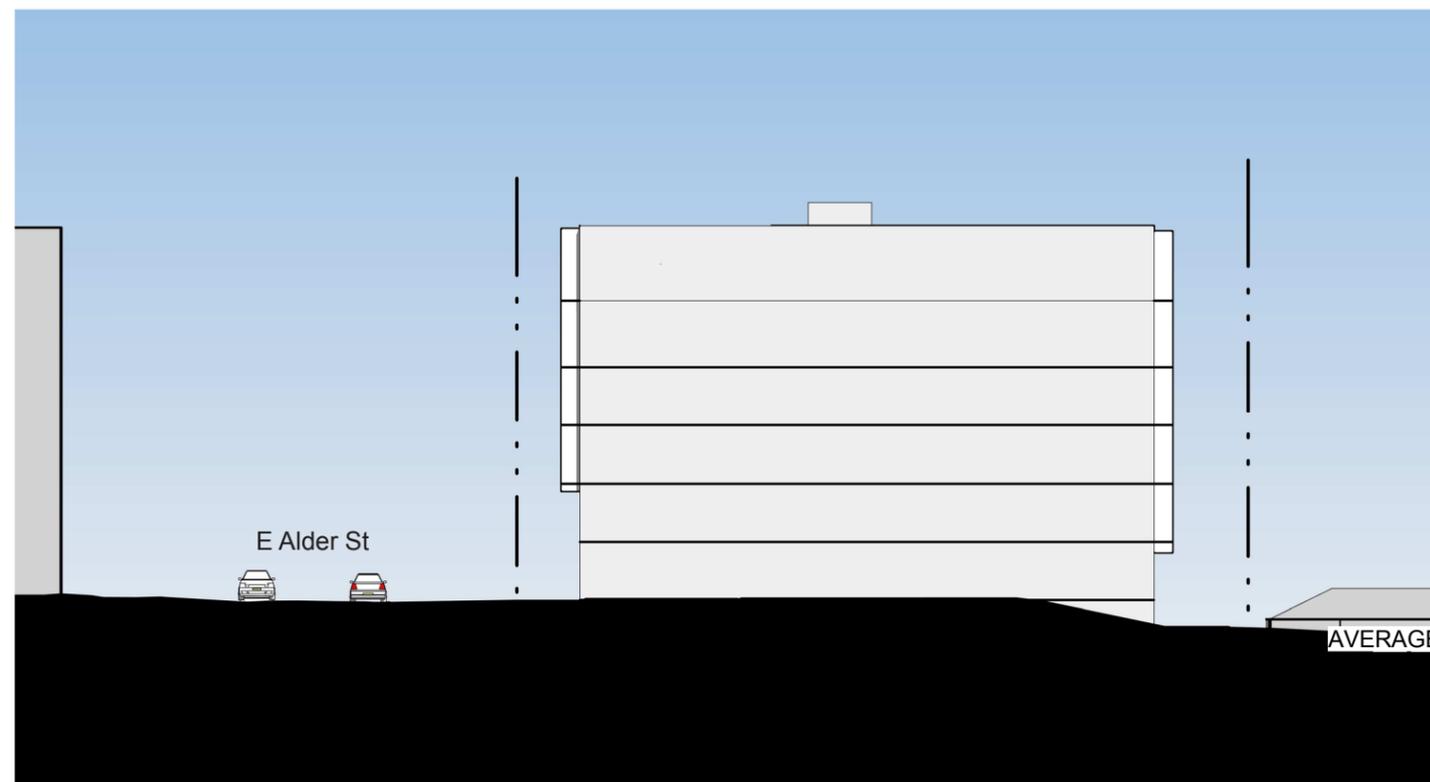


East Elevation

ROOF	171' - 5"
LEVEL 07	159' - 2"
LEVEL 06	148' - 4"
LEVEL 05	138' - 9"
LEVEL 04	129' - 2"
LEVEL 03	119' - 8"
LEVEL 02	110' - 2"
LEVEL 01	99' - 0"
BASEMENT 01	89' - 0"



South Elevation



West Elevation

ROOF	171' - 5"
LEVEL 07	159' - 2"
LEVEL 06	148' - 4"
LEVEL 05	138' - 9"
LEVEL 04	129' - 2"
LEVEL 03	119' - 8"
LEVEL 02	110' - 2"
AVERAGE GRADE PLANE	LE 101' - 8"
	99' - 0"
BASEMENT 01	89' - 0"



Street Level View 1 from Northeast



Street Level View 2 from Northeast

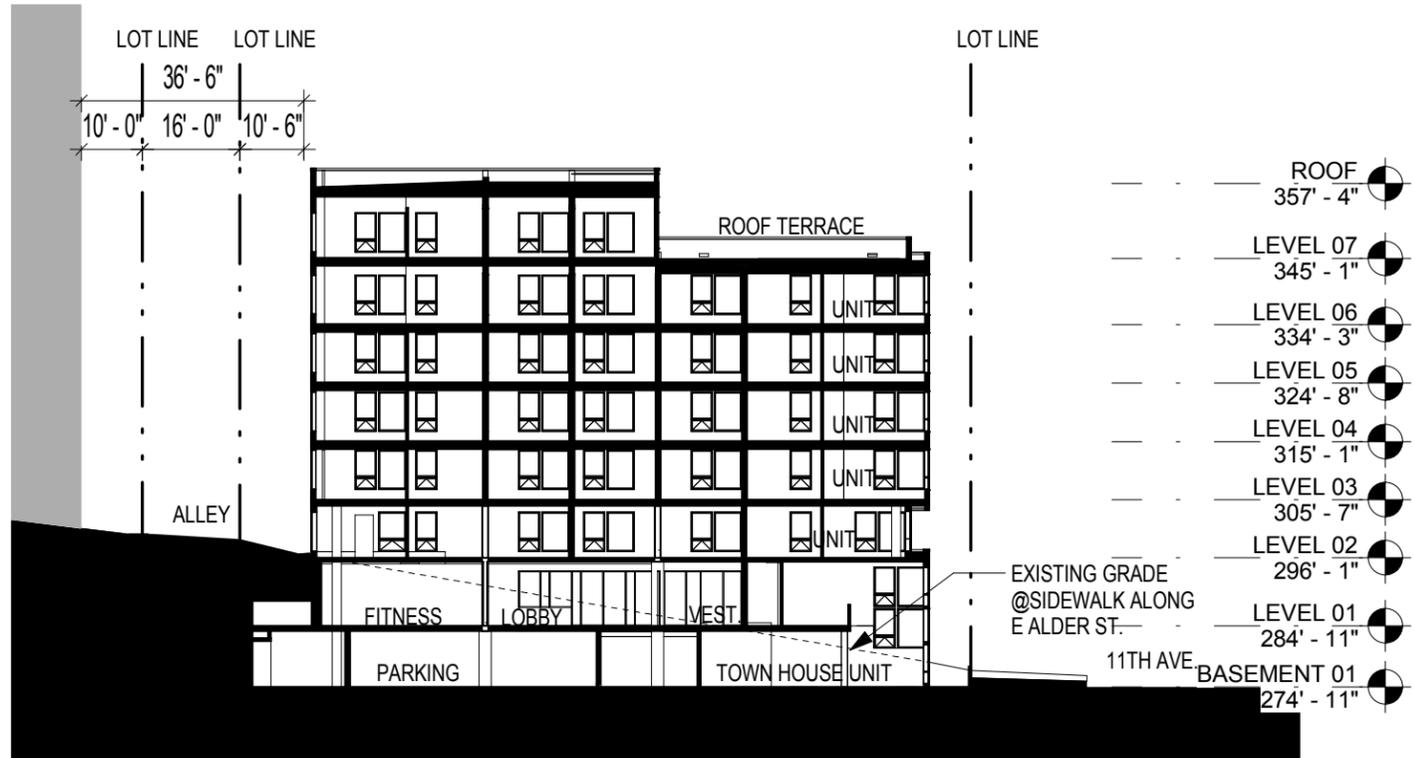


Street Level View from Southeast

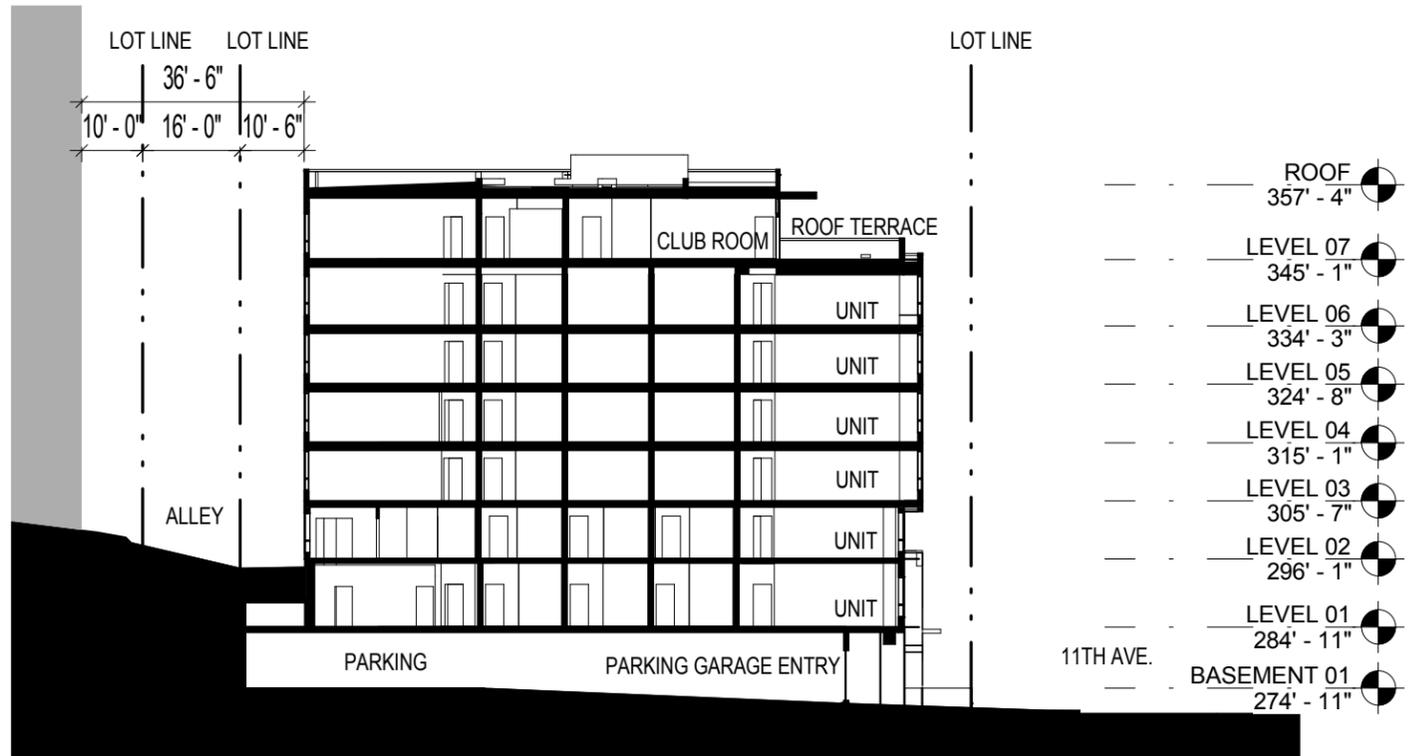
**OPTION 3**

# OPTION 3

(Preferred Option)



East - West Building Section 1



East - West Building Section 2

1" = 30' - 0" 0 15' 30'