

01.28.2015 8:00 PM DESIGN REVIEW BOARD RECOMMENDATION MEETING  
1420 E. HOWELL STREET DPD PROJECT #3017142

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## PROJECT INFORMATION

ADDRESS: 1420 E. Howell Street, Seattle, WA

DPD PROJECT NUMBER: 3017142

PARCELS: 9421400020 & 9421400021

PROJECT DESCRIPTION:

Demolish existing (2) structures and construct 4-story apartment building.

ZONING: LR3

OVERLAY: Capitol Hill Urban Center Village

PARKING REQUIRED: None (Capitol Hill Urban Center Village)

## DEVELOPMENT STATISTIC SUMMARY

			<b>FAR SF</b>	<b>Units</b>
Lot Size:	10,163 SF	Roof:	0	0
FAR:	2.0	4th Floor:	4,864	14
Allowable FAR:	20,326 SF	3rd Floor:	4,864	14
Proposed FAR:	19,456 SF	2nd Floor:	4,864	14
		Ground Floor:	4,864	12
Parking Stalls:	0	Basement:	0	3
		<b>Total</b>	<b>19,456</b>	<b>57</b>

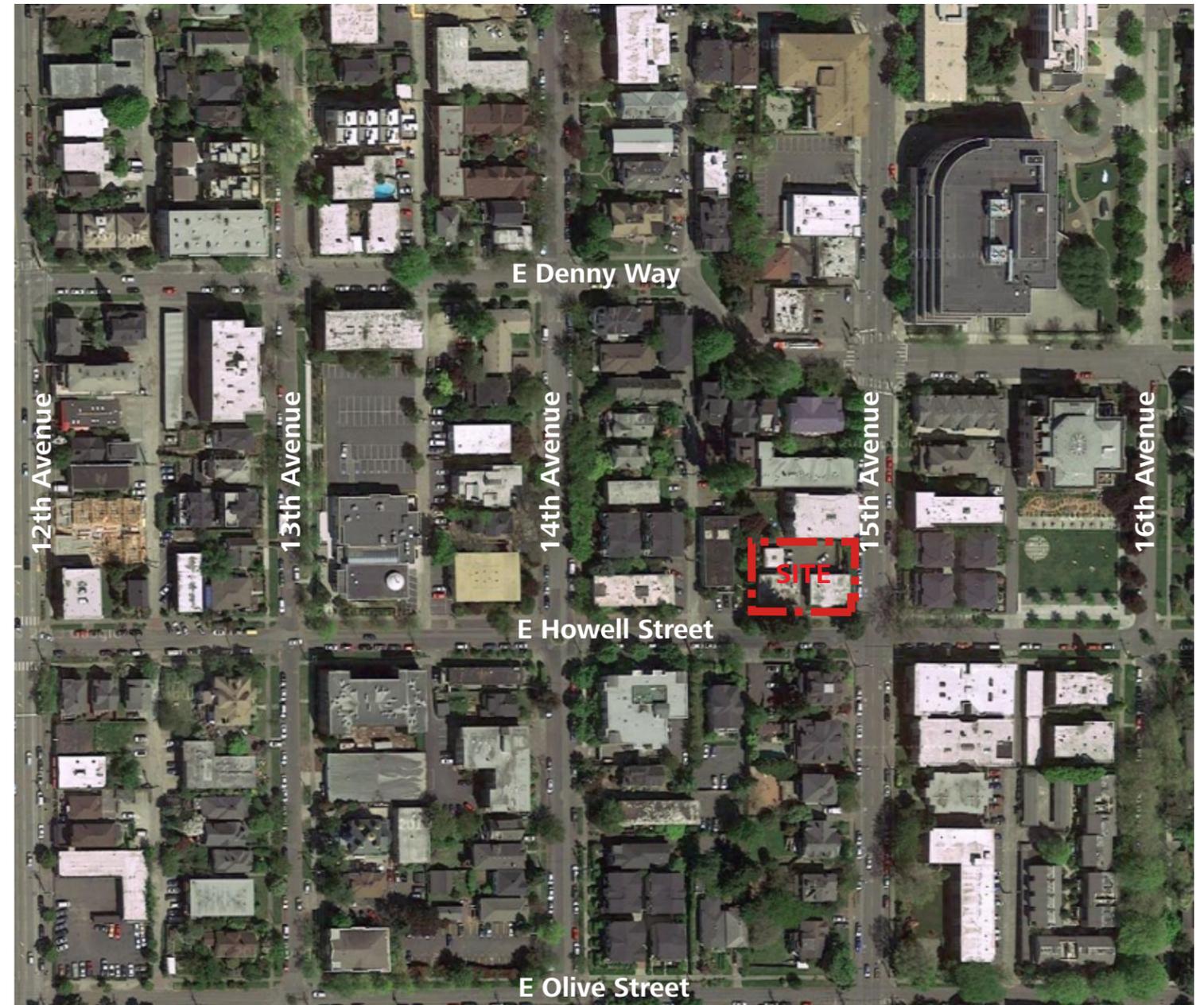
## PROJECT OBJECTIVES

The proposed development will create an urban apartment building with 57 small residential units in the Capitol Hill Urban Center Village. This development is not required to have parking, as it falls within Urban Center Village neighborhood. There are several bus routes on 15th Ave., and the new light rail station is within walking distance.

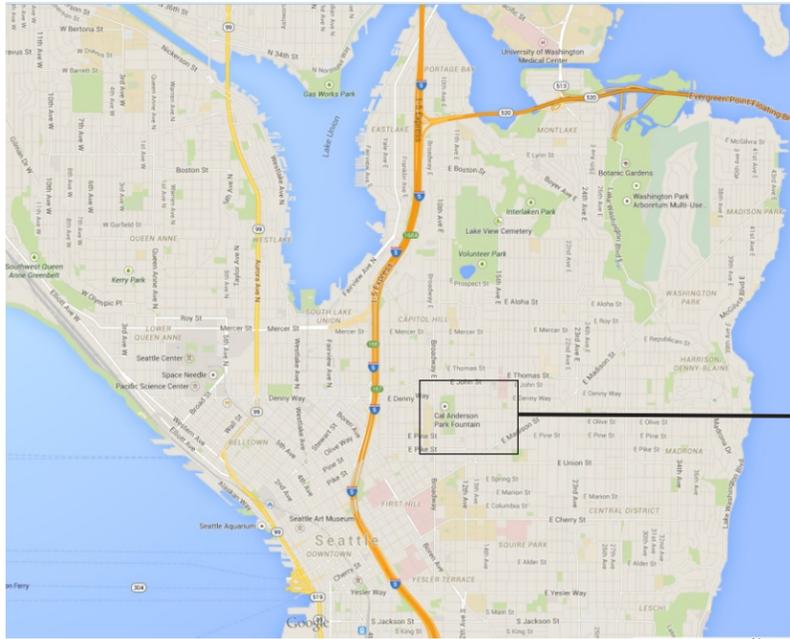
Per the board's EDG directions, the courtyard option was further developed and amenity space is provided at ground level, in stead of a rooftop deck. This design solution results in a lower overall building height.

The ground level consists of an entry lobby accessed through the courtyard facing E Howell St. and has 12 residential units. The second through fourth floors contains 14 units per floor, additionally the basement level has 3 units with private patio. The proposed building is set approximately 21' feet from the existing street trees within E Howell St. Right-of-Way for the protection of tree roots.

## PROPOSAL



AERIAL PHOTOGRAPH

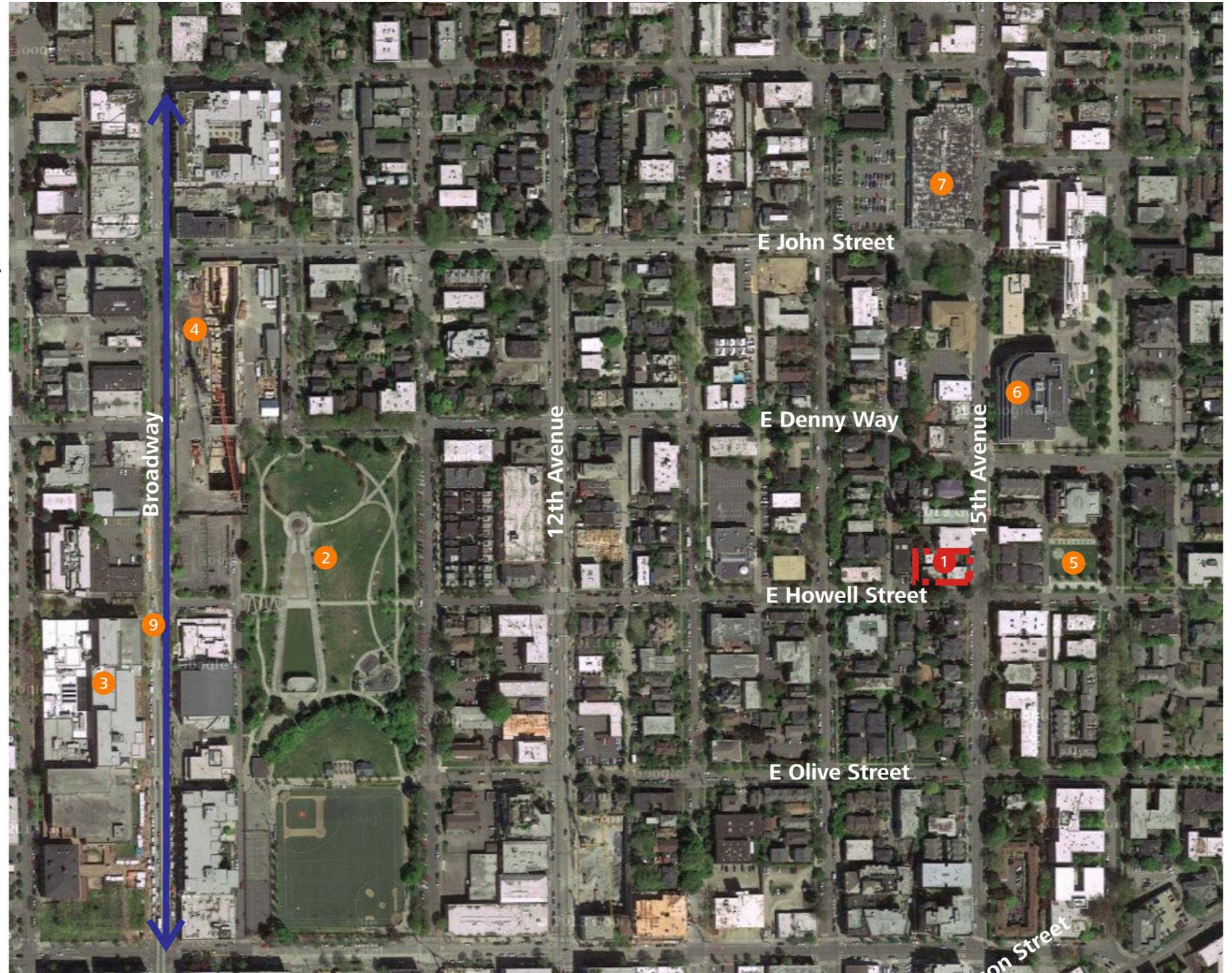


VICINITY MAP

## LEGEND

- 1 Project Site
- 2 Cal Anderson Park
- 3 Seattle Central Community College
- 4 Future Light Rail Station
- 5 Seven Hills Park
- 6 Group Health
- 7 Safeway
- 8 Radio Towers
- 9 Retail Corridor

Located in the Capitol Hill neighborhood, the site is situated on the northwest corner of 15th Ave. E and E Howell St. It is a couple of blocks to the south of Group Health Hospital campus and within walking distance from Seattle Central Community College and Broadway retail hub, which is the most vibrant commercial and pedestrian street in Seattle. This neighborhood is composed of a mix of low-rise apartments, single family homes, and small business along 15th Ave E. The site is zoned LR3 and the surrounding neighborhood is predominantly LR3, with MIO and NC zones to the north along 15th Ave. 15th Ave is classified as arterial street and E Howell St. is a residential street with less pedestrian activities.



REGIONAL AERIAL PHOTO

## CONTEXT ANALYSIS

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9 BLOCK AERIAL PHOTOGRAPH

The site is currently occupied by two 2 story apartments with parking lot in the back. The existing parking is accessed from E Howell between the buildings. The site slopes down approximately 2.5' from the northeast to the southwest. The project site sets 1' to 6' above the sidewalk on E Howell, which slopes down about 6' from the east to the west.

On E Howell St. there are three existing street trees, Douglas-fir, Western Red Cedar, and Austrian Pine, in the Right of Way. They are located on the south edge of property and to be protected per SDOT.

The existing neighborhood along 15th Ave consists primarily of low-rise apartments and townhouses of varying age and architectural style.

### LEGEND

- ZONING LR3
- ZONING NC2P-40
- ZONING NC3
- ZONING MIO-50-LR3



9 BLOCKS ZONING MAP

### LEGEND

- MULTI FAMILY RESIDENCE
- SINGLE FAMILY RESIDENCE
- TOWNHOUSES
- EDUCATION
- HEALTH CARE
- COMMERCIAL/BUSINESS
- CHURCH
- HOTEL

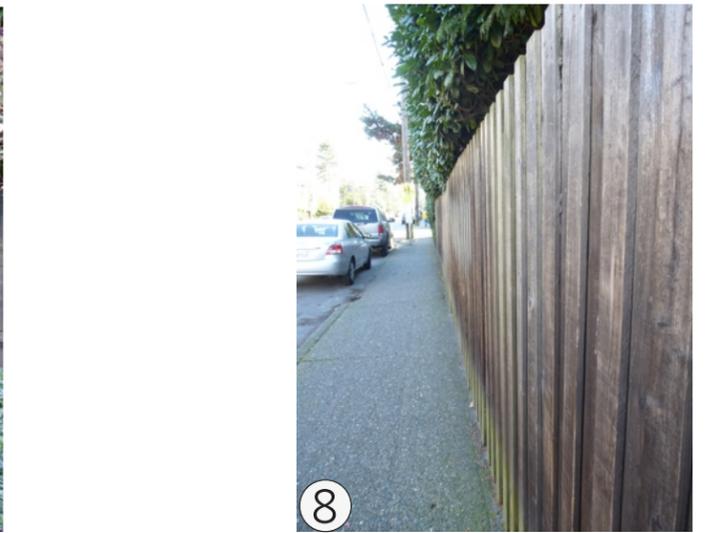
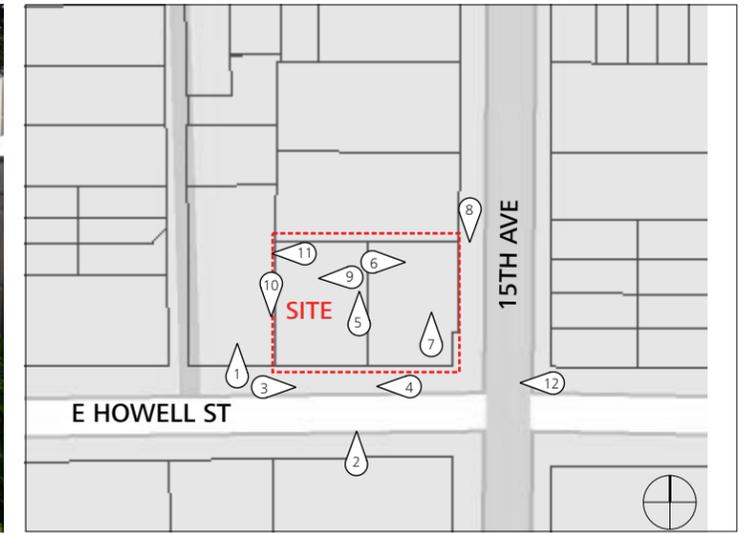
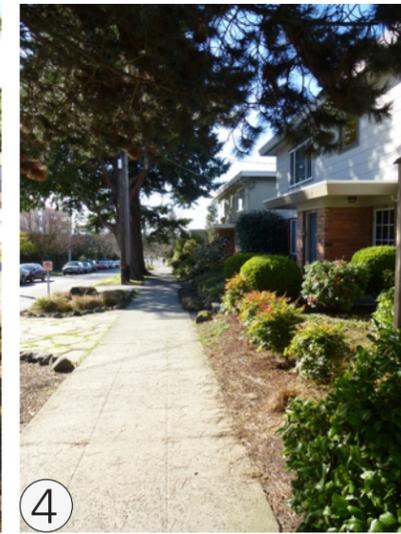


9 BLOCKS EXISTING USE MAP



NEIGHBORHOOD PHOTOS

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EXISTING SITE PHOTOS

Multi-Family

E. HOWELL ST.

SITE

Multi-Family

Existing street trees



1 15th AVE LOOKING WEST

Multi-Family

SITE ACROSS THE STREET

E. Howell Street

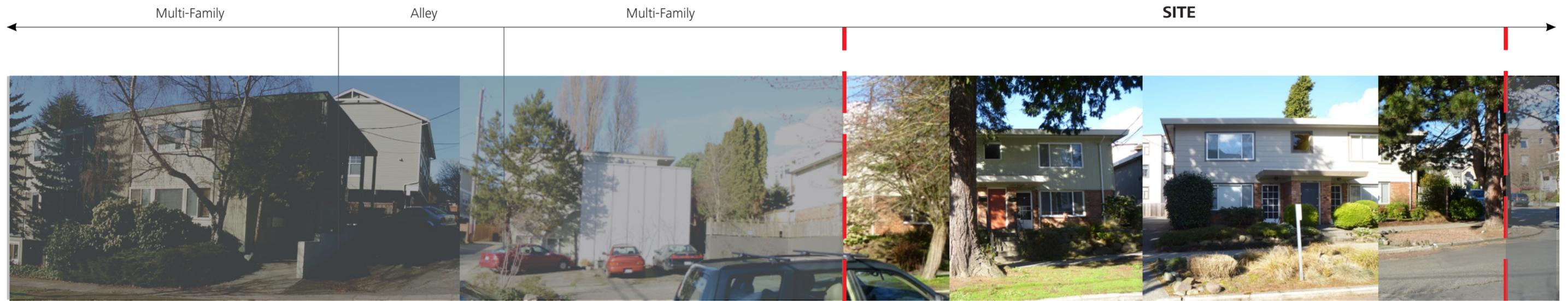
Multi-Family



2 15TH AVE. SW LOOKING EAST

STREET SCAPE PHOTO MONTAGE

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3 E HOWELL ST. LOOKING NORTH



4 E HOWELL ST. LOOKING SOUTH



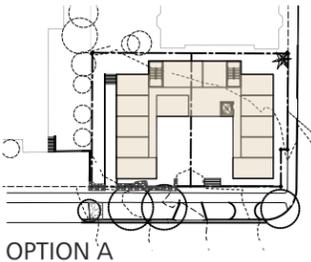
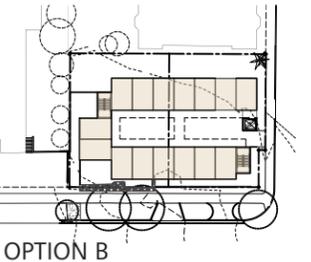
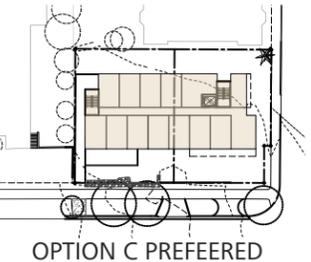
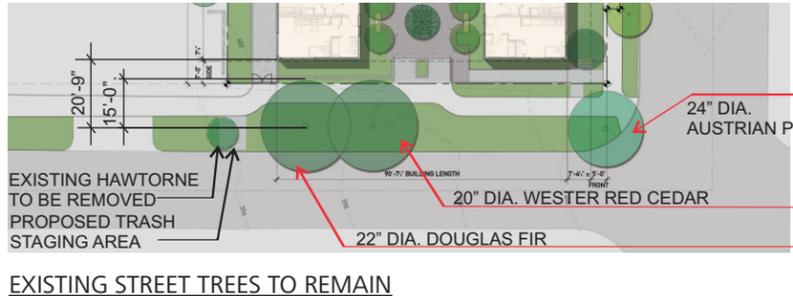
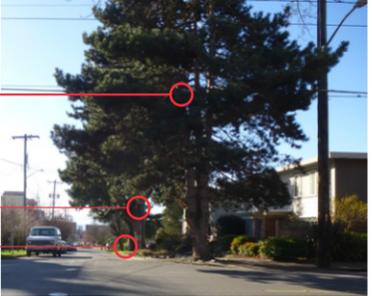
## ZONING: LR3

SMC TITLE	SMC REQUIREMENT	REFERENCE
23.45.504. PERMITTED AND PROHIBITED USES	RESIDENTIAL USE PERMITTED OUTRIGHT PER 23.45.504 TABLE A	COMPLIANT
23.45.508. GENERAL PROVISIONS	REQUIRED PARKING, SOLID WASTE AND RECYCLABLES ADDRESSED BELOW	
23.53.005 ACCESS TO LOTS	MINIMUM 10' OF LOT LINE REQUIRED FOR PARKING ACCESS	N/A
23.53.006 PEDESTRIAN ACCESS AND CIRCULATION	PEDESTRIAN ACCESS AND CIRCULATION REQUIRED, SIDEWALKS REQUIRED PER R.O.W. IMPROVEMENTS MANUAL	COMPLIANT: SEE SITE PLAN
23.53.015 IMPROVEMENTS FOR EXISTING STREETS IN RESIDENTIAL ZONE	IMPROVEMENTS FOR EXISTING ARTERIAL AND NON ARTERIAL MEETING MINIMUM R.O.W. WIDTH STANDARDS REQUIRED	COMPLIANT: SEE SITE PLAN
23.54.015 REQUIRED PARKING	RESIDENTIAL USE WITHIN URBAN CENTER, NO MINIMUM PARKING REQUIRED. 15 BICYCLE PARKING REQUIRED FOR 57 DWELLING UNITS. 25 PROVIDED.	COMPLIANT: SEE SITE PLAN, LEVEL 1 PLAN
23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS	403 SF REQUIRED FOR 57 DWELLING UNITS. 405 SF IS PROVIDED.	COMPLIANT: SEE BASEMENT PLAN
23.45.510. FLOOR AREA RATIO (FAR) LIMITS	2.0 FAR LIMIT; MEETING REQUIREMENTS OF 23.45.510.C. & LOT WITHIN URBAN CENTER VILLAGE	COMPLIANT
23.45.512. DENSITY LIMITS– LOWRISE ZONES	APARTMENT - NO DENSITY LIMIT / MEETING REQUIREMENTS OF 23.45.510.C	COMPLIANT
23.45.514. STRUCTURE HEIGHT	40' HEIGHT LIMIT APARTMENTS WITHIN URBAN CENTER VILLAGE 4 FT ADDITIONAL PARAPET HEIGHT PER 23.45.514.J2	COMPLIANT
23.45.518. SETBACKS AND SEPARATIONS	APARTMENTS: 5' FRONT, 15' REAR WITH NO ALLEY, 7' AVG 5' MIN SIDE FOR GREATER THAN 40' FACADE LENGTH	COMPLIANT: SEE SITE PLAN
23.45.522. AMENITY AREA	25% OF LOT AREA; 50% OF REQUIRED AMENITY SPACE TO BE AT GROUND LEVEL; 10' SETBACK FROM SIDE LOT LINES	COMPLIANT
23.45.524. LANDSCAPING STANDARDS	GREEN FACTOR SCORE OF 0.6 REQUIRED	COMPLIANT
23.45.526. LEED, BUILT GREEN, AND EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS	TO ACHIEVE A HIGHER FAR LIMIT; PROJECT WILL MEET GREEN BUILDING PERFORMANCE STANDARDS, EITHER BUILT GREEN 4 STAR RATING OR LEED SILVER RATING.	COMPLIANT: PROJECT COMMITTED TO ACHIEVING BUILT GREEN4-STAR RATING
23.45.527. STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES	ON SIDE LOT LINES WITHIN 15' OF LOT LINE, TOTAL LENGTH OF FACADE MUST BE LESS THAN 65% OF SIDE LOT LINE. MAX. 79.61' LENGTH	NOT COMPLIANT: SEE DEPARTURE REQUEST
23.45.534. LIGHT AND GLARE STANDARDS	ALL LIGHT TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES	COMPLIANT: SEE LIGHTING PLAN

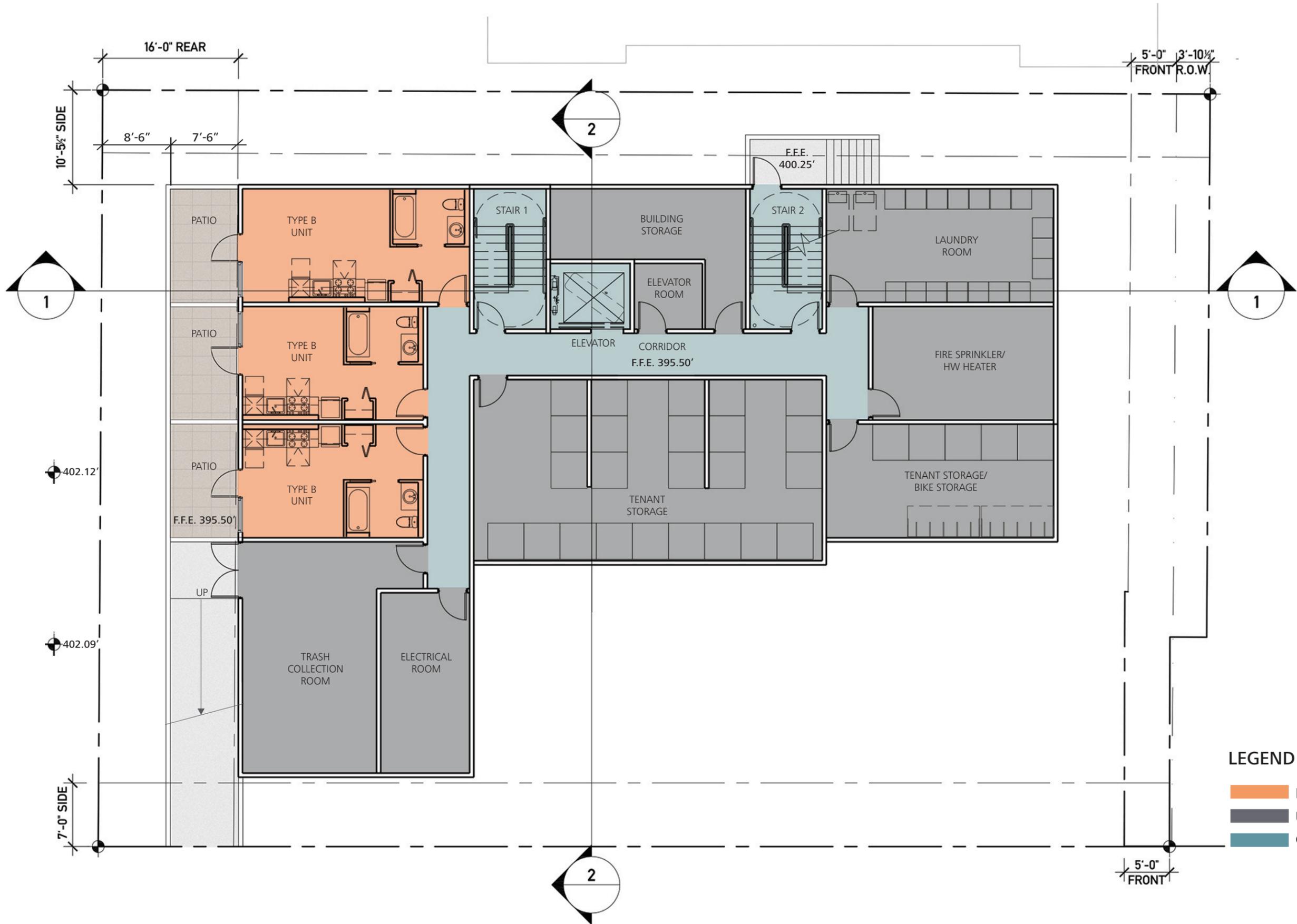
### ZONING ANALYSIS

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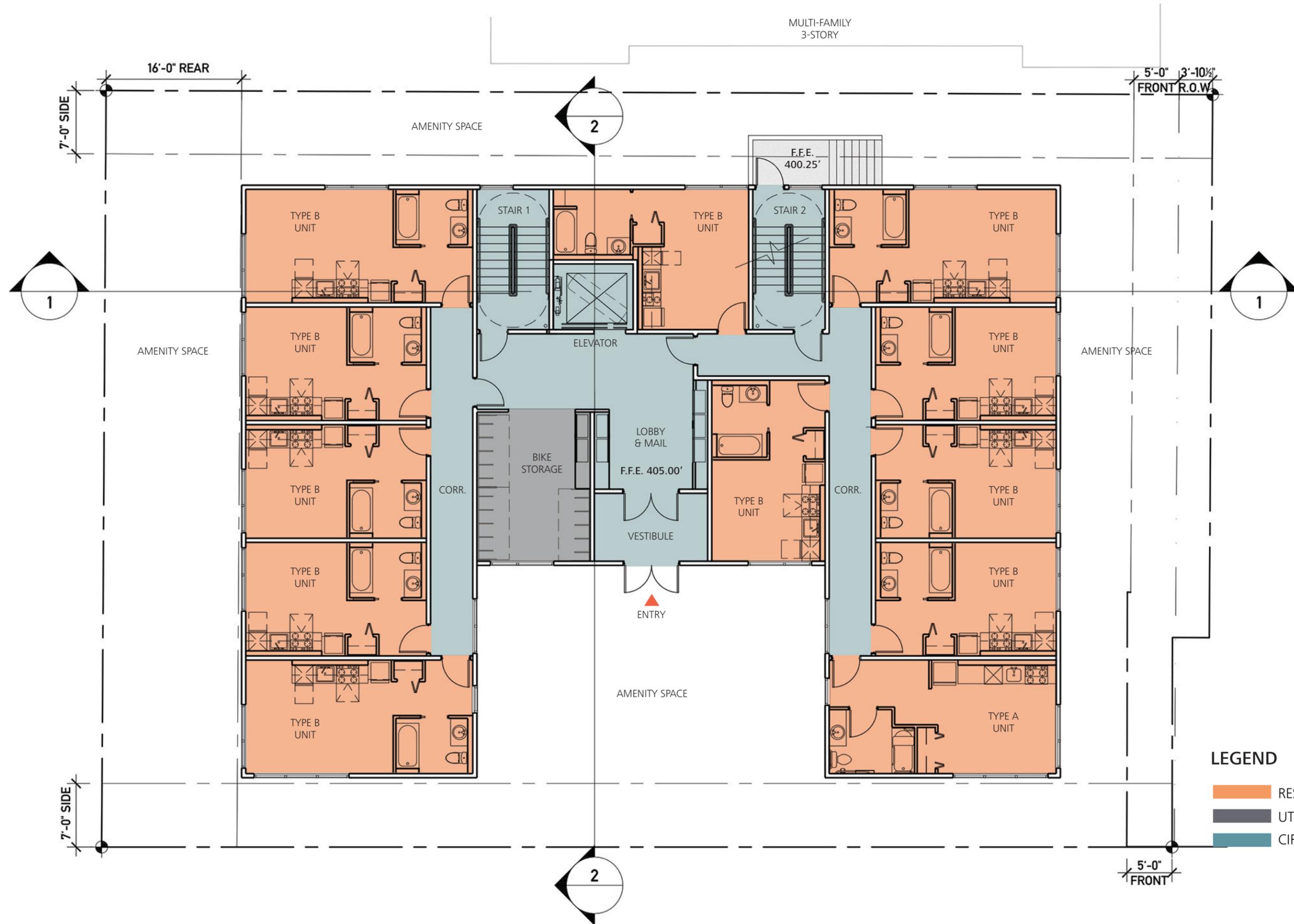
EDG RECOMMENDATION	RESPONSE
<p><b>1. MASSING AND BUILDING LOCATION</b></p> <p>THE BOARD FELT MASSING OPTION A PROVIDED THE BETTER DESIGN SOLUTION BY LOCATING A SOUTH FACING COURTYARD SPACE ON E HOWELL STREET. THE BOARD FELT OPTION A SHOULD MOVE FORWARD TO MUP SUBMITTAL WITH THE FOLLOWING GUIDANCE:</p> <p>A) THE BOARD NOTED MANY BENEFITS OF MASSING OPTION A WHICH INCLUDED:</p> <ul style="list-style-type: none"> <li>I) A MORE SYMPATHETIC FACADE FOR THE E HOWELL STREET (CS-A2, CS-B3, DC2-A).</li> <li>II) A STRONG STREET WALL ON 15TH AVE (CS2-A2, DC2-A).</li> <li>III) INCLUSION OF A SOUTH FACING COURTYARD (CS-B2, PL1-A2, DC2-A, DC3-I-II).</li> <li>IV) LOCATING AMENITY SPACE AT GROUND LEVEL RATHER THAN A ROOFTOP DECK, LOWERING THE OVERALL HEIGHT OF THE STRUCTURE (PL1-A2, DC2-A).</li> </ul> <p>B) THE BOARD WAS NOT CONCERNED WITH THE REDUCED NORTH SETBACK OF OPTION A, NOTING THE PROVIDED SETBACK IS CONSISTENT WITH THE SETBACK PROVIDED BY THE EXISTING STRUCTURE TO THE NORTH (DC2-A).</p> <p>C) THE BOARD DID NOTE THAT MASSING OPTION A SHOULD INCLUDE AN APPROPRIATE CORNER TREATMENT CONSISTENT WITH THE EXISTING CONTEXT (CS2-C).</p> <p>D) AT THE RECOMMENDATION MEETING, THE BOARD REQUESTED WINDOW OVERLAY DIAGRAMS FOR THE BUILDING TO THE NORTH AND WEST. THE BOARD NOTED THE FACADES FACING ADJACENT RESIDENTIAL STRUCTURES SHOULD BE DESIGNED TO MINIMIZE DISRUPTING THE PRIVACY OF RESIDENTS IN ADJACENT BUILDINGS (CS2-D5).</p> <p>E) AT THE RECOMMENDATION MEETING, THE BOARD REQUESTED SITE SECTIONS BEYOND THE PROPERTY LINE, TO INCLUDE THE BUILDINGS NEXT DOOR TO THE NORTH AND WEST (CS2-D4 AND D5).</p>	<p>A) THE MASSING OPTION A WITH A SOUTH FACING COURTYARD HAS BEEN FURTHER DEVELOPED. THE COURTYARD PLAYS A ROLL AS A MAIN COMMON AMENITY SPACE AT GROUND LEVEL. THE OVERALL BUILDING HEIGHT IS LOWERED AS A ROOFTOP DECK IS EXCLUDED.</p> <p>B) WHILE KEEPING THE DISTANCE FROM STREET TREES TO BE PROTECTED, THE MASSING OPTION A IS STILL ABLE TO PROVIDE 10' SETBACK FROM THE NORTH PROPERTY LINE, WHICH ALLOW NATURAL LIGHT INTO THE UNITS IN THE EXISTING BUILDING AT THE NORTH AND RESPECT THE PRIVACY OF THE RESIDENTS IN THE BOTH NEW AND EXISTING BUILDINGS.</p> <p>C) WHILE KEEPING THE STRONG STREET FACADE ON 15TH, THE INTERSECTION OF E HOWELL AND 15TH WILL BE OPEN AND LANDSCAPED WITH SEATING AREA. A SECONDARY ACCESS TO THE COURTYARD IS LOCATED AT THIS INTERSECTION, WHICH WILL PROVIDE A WELCOMING EXPERIENCE FOR BOTH RESIDENTS AND PEDESTRIANS.</p> <p>D) WINDOW OVERLAY DIAGRAM AND THE BUILDING SECTIONS INDICATING PROJECT'S RELATIONSHIP TO THE ADJACENT BUILDINGS IS SHOWN IN PAGE ## IN THIS PACKET. THE DISTANCE BETWEEN THE EXISTING BUILDING AT THE NORTH AND THE NEW BUILDING IS APPROXIMATELY 13'. THE EXISTING BUILDING AT THE WEST SETS APPROXIMATELY 42' FROM THE NEW BUILDING.</p> <p>E) THE BUILDING SECTIONS INCLUDE THE EXISTING NEIGHBORING BUILDINGS AT THE NORTH AND WEST PROVIDED IN THIS PACKET.</p> <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div data-bbox="1423 675 1765 937" style="text-align: center;">  <p>DEVELOPED OPTION A</p> </div> <div data-bbox="1889 675 2200 937" style="text-align: center;">  <p>OPTION A</p> </div> <div data-bbox="2253 675 2564 937" style="text-align: center;">  <p>OPTION B</p> </div> <div data-bbox="2579 675 2890 937" style="text-align: center;">  <p>OPTION C PREFERRED</p> </div> </div> <p style="text-align: center;"><b>PRESENTED SCHEMES AT EDG MEETING</b></p>
<p><b>2. E HOWELL ST. RIGHT-OF-WAY STREET TREES</b></p> <p>THE BOARD NOTED THE STREET TREES ON E HOWELL STREET ARE EXCEPTIONAL SPECIMENS AND GREAT CARE SHOULD BE TAKEN WITH SITE AND BUILDING DESIGN TO MAINTAIN THE STREET TREES.</p> <p>A) THE BOARD FELT THE FINAL MASSING LOCATION AND SETBACKS SHOULD BE RESOLVED TO SUPPORT THE FUTURE LONG TERM SURVIVAL OF THE STREET TREES WITHIN THE E HOWELL RIGHT-OF-WAY. THE BOARD DID SUPPORT SLIGHT CHANGES TO THE MASSING TO ACCOMPLISH THIS GOAL (CS2-D, DC3-I-V).</p> <p>B) THE BOARD EXPRESSED SUPPORT FOR MAINTAINING THE EXISTING SMALLER HAWTHORNE WITHIN THE E HOWELL STREET RIGHT-OF-WAY, BUT RECOGNIZES SDOT WILL MAKE THE FINAL DECISION (DC3-I-V).</p>	<p>A) THE ARBORIST RECOMMENDS TO RETAIN STRUCTURAL ROOT WITHIN 15 FEET OF TREES TO BE PROTECTED. NEW RETAINING WALL SETS BACK 15' AND THE BUILDING SETS BACK 20'-9" FROM TWO TREES ON THE SOUTHWEST EDGE OF THE SITE.</p> <p>B) PROJECT PROPOSES TO REMOVE THE HAWTHORNE TREE TO LOCATE REQUIRED TRASH STAGING AREA. REMOVAL IS APPROVED BY BILL AMES WITH SDOT.</p> <div style="display: flex; align-items: center;"> <div data-bbox="1693 1326 2486 1622" style="flex: 1;">  <p><b>EXISTING STREET TREES TO REMAIN</b></p> </div> <div data-bbox="2533 1326 2905 1622" style="flex: 0.5;">  </div> </div>

EDG RECOMMENDATION	RESPONSE
<p>3. COURTYARD</p> <p>THE BOARD FELT THE SOUTH FACING COURTYARD PROVIDES A GREAT OPPORTUNITY FOR PUBLIC VISUAL AMENITY. THE BOARD ALSO NOTES THE COURTYARD IS CONSISTENT WITH THE CAPITOL HILL VERNACULAR. THE BOARD NOTED THAT MASSING OPTION A WAS NOT THE PREFERRED OPTION AND THAT SUBSTANTIAL WORK WAS NECESSARY TO FURTHER DEVELOP THE SITE AND BUILDING DESIGN.</p> <p>A) THE BOARD FELT THE FACADE FACING E HOWELL STREET SHOULD BE TREATED TO ENCOURAGE A FRIENDLY, NEIGHBORLY STREET CHARACTER (CS2-A1 AND A2, CS2-I, CSA3-I-IV, DC2-A, C AND D).</p> <p>B) THE BOARD NOTED THEY WERE PARTICULARLY INTERESTED IN A SUCCESSFUL TRANSITION FROM THE SIDEWALK TO THE PRIMARY ENTRY. AT THE RECOMMENDATION MEETING, THE BOARD WOULD LIKE TO SEE A STUDY OF THE ENTRY SEQUENCE FOR THE PEDESTRIANS AND BICYCLES ENTERING THE SITE. THE BOARD NOTED THIS TRANSITION STUDY SHOULD INFORM AN APPROPRIATE LOCATION FOR THE PRIMARY RESIDENTIAL ENTRY (CS2-B, CS2-II, PL2-I AND II, DC2-D, DC3-A).</p> <p>C) THE BOARD DID NOT GIVE SPECIFIC GUIDANCE ON THE DESIGN FOR THE FRONT ENTRY, BUT FELT THAT A FRONT PORCH GESTURE COULD FURTHER THE NEIGHBORLY CHARACTER OF THE BUILDING AND COURTYARD SPACE (PI2).</p> <p>D) THE BOARD EXPRESSED SUPPORT FOR INTEGRATING BIKE PARKING ENTRY AND STORAGE LOCATION INTO THE OVERALL FLOW OF THE BUILDING. THE BOARD NOTED THAT LOCATING BIKE PARKING NEAR THE FRONT ENTRY WOULD HELP ENCOURAGE USE BY RESIDENTS (PL4-B).</p> <p>E) AT THE RECOMMENDATION MEETING THE BOARD REQUESTED CHARACTER SKETCHES AND DETAILED RENDERINGS OF THE COURTYARD SPACE (DC3-B, DC3-I-I-VII).</p> <p>F) THE BOARD FELT THE APPLICANT SHOULD CONSIDER REDUCING EXTERIOR CIRCULATION WALKWAYS BY LOCATING DOORS FOR CORNER UNITS TO RECLAIM WALKWAY AS INTERIOR SPACE (DC2-A).</p>	<p>A) THE WIDE AND OPEN STAIRS WITH PLANTING IN THE MIDDLE PROVIDE WELCOMING ATMOSPHERE AND THE COURTYARD SPACE FACING E HOWELL STREET ACTS AS VISUAL AMENITY SPACE FOR TENANTS AND PEDESTRIANS. THE PLANTING BETWEEN THE SIDEWALK AND LOW RETAINING WALL WILL CREATE AN INVITING PEDESTRIAN EXPERIENCE.</p> <p>B) THE WIDE AND OPEN STAIRS IN THE CENTER OF THE COURTYARD CREATE AN INTERESTING AND WELCOMING EXPERIENCE, WHICH CONNECTS THE STREET AND THE COURTYARD, AND SEQUENTIALLY THE COURTYARD AND THE MAIN ENTRY. THE COURTYARD HAS TREES AND BENCHES FOR RESIDENTS TO ENJOY THE OUTDOOR SPACE. THE RAMP AT THE INTERSECTION OF BOTH STREETS PROVIDES EASY BICYCLE ENTRY TO THE SITE.</p> <p>C) TREES AND BENCHES PROPOSED IN THE COURTYARD PROVIDE HUMAN SCALE AND A MORE INTIMATE SPACE THAT IS INTERESTING AND ENJOYABLE. PLANTS ALONG BUILDING PERIMETER IN SOUTH FACING COURTYARD WOULD SOFTEN THE HARD BUILDING EDGE AND CREATE NICE NEIGHBORLY ATMOSPHERE.</p> <p>D) BIKE PARKING IS PROVIDED IN THE LOBBY SPACE AS WELL AS IN THE BIKE STORAGE ROOM IN THE BASEMENT.</p> <p>E) COURTYARD ELEVATIONS AND COLORED PLAN ARE INCLUDED IN THIS PACKET</p> <p>F) NO EXTERIOR CIRCULATION HALLWAYS IS PROPOSED AND ALL CIRCULATION SPACE IS PROPOSED TO BE INTERIOR.</p> <div data-bbox="1678 695 2579 1179" data-label="Diagram"> <p>The diagram is a site plan of a building. It shows the building's footprint with various rooms and a central courtyard. Key features are labeled: 'BIKE STORAGE' on the left side, 'MAIN ENTRY' on the left side, 'PEDESTRIAN ENTRY' at the bottom center, and 'RAMP FOR WHEEL CHAIR AND BIKE ENTRY' on the right side. The building is situated between '15TH AVE.' on the right and 'E HOWELL ST.' on the bottom. The courtyard is located between the building and the street.</p> </div>
<p>4. MATERIALS</p> <p>A) THE BOARD ENCOURAGED USE OF DURABLE, QUALITY MATERIALS RESPECTFUL OF THE EXISTING MATERIALITY CONTEXT OF THE ESTABLISHED CAPITOL HILL NEIGHBORHOOD (CS3-A1 AND A4, CS3-I-IV, DC4-II).</p> <p>B) THE BOARD NOTED THAT THIS IS NOT AN APPROPRIATE LOCATION FOR BRIGHT COLOR MATERIALS BUT IS MOST APPROPRIATE FOR MATERIALS THAT EXPRESS CHARACTERISTICS OF THE LOCAL NEIGHBORHOOD CHARACTER (DC4-II).</p> <p>C) THE BOARD REQUESTED THE APPLICANT DEMONSTRATE AT THE RECOMMENDATION MEETING HOW THE CHOSEN MATERIALS WILL EXPRESS CONNECTION AND FORM IN APPLICATION (DC4-A).</p>	<p>A) THE COMBINATION OF BRICK VENEER, CEMENT BOARD, AND METAL SIDING IS PROPOSED. THE MAJORITY OF THE EXTERIOR FACADE WILL BE BRICK TO BLEND IN NICELY WITH THE EXISTING BUILDINGS.</p> <p>B) NO BRIGHT COLOR MATERIALS ARE PROPOSED. NATURAL AND NEUTRAL COLOR MATERIALS ARE PROPOSED.</p> <p>C) BRICK FACADE NICELY BLENDS IN CAPITOL HILL VERNACULAR ARCHITECTURE AND PROVIDES A SUITABLE STREET FACADE IN THE NEIGHBORHOOD WHILE COMBINING DIFFERENT MATERIALS AND COLORS, SUCH AS BRICK AND CEMENT BOARD SIDING. THE MATERIALS CHOSEN AND THEIR LOCATION REINFORCE THE MASSING AND SYMMETRICAL DESIGN OF THE BUILDING.</p>



BASEMENT LEVEL

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MULTI-FAMILY  
3-STORY

16'-0" REAR

5'-0" 3'-10"  
FRONT R.O.W.

7'-0" SIDE

AMENITY SPACE

2

F.F.E.  
400.25'

TYPE B  
UNIT

STAIR 1

TYPE B  
UNIT

STAIR 2

TYPE B  
UNIT

1

AMENITY SPACE

TYPE B  
UNIT

ELEVATOR

AMENITY SPACE

1

LOBBY  
& MAIL

F.F.E. 405.00'

TYPE B  
UNIT

CORR.

BIKE  
STORAGE

TYPE B  
UNIT

CORR.

TYPE B  
UNIT

TYPE B  
UNIT

VESTIBULE

TYPE B  
UNIT

ENTRY

TYPE B  
UNIT

TYPE B  
UNIT

AMENITY SPACE

TYPE B  
UNIT

TYPE B  
UNIT

TYPE B  
UNIT

TYPE A  
UNIT

LEGEND

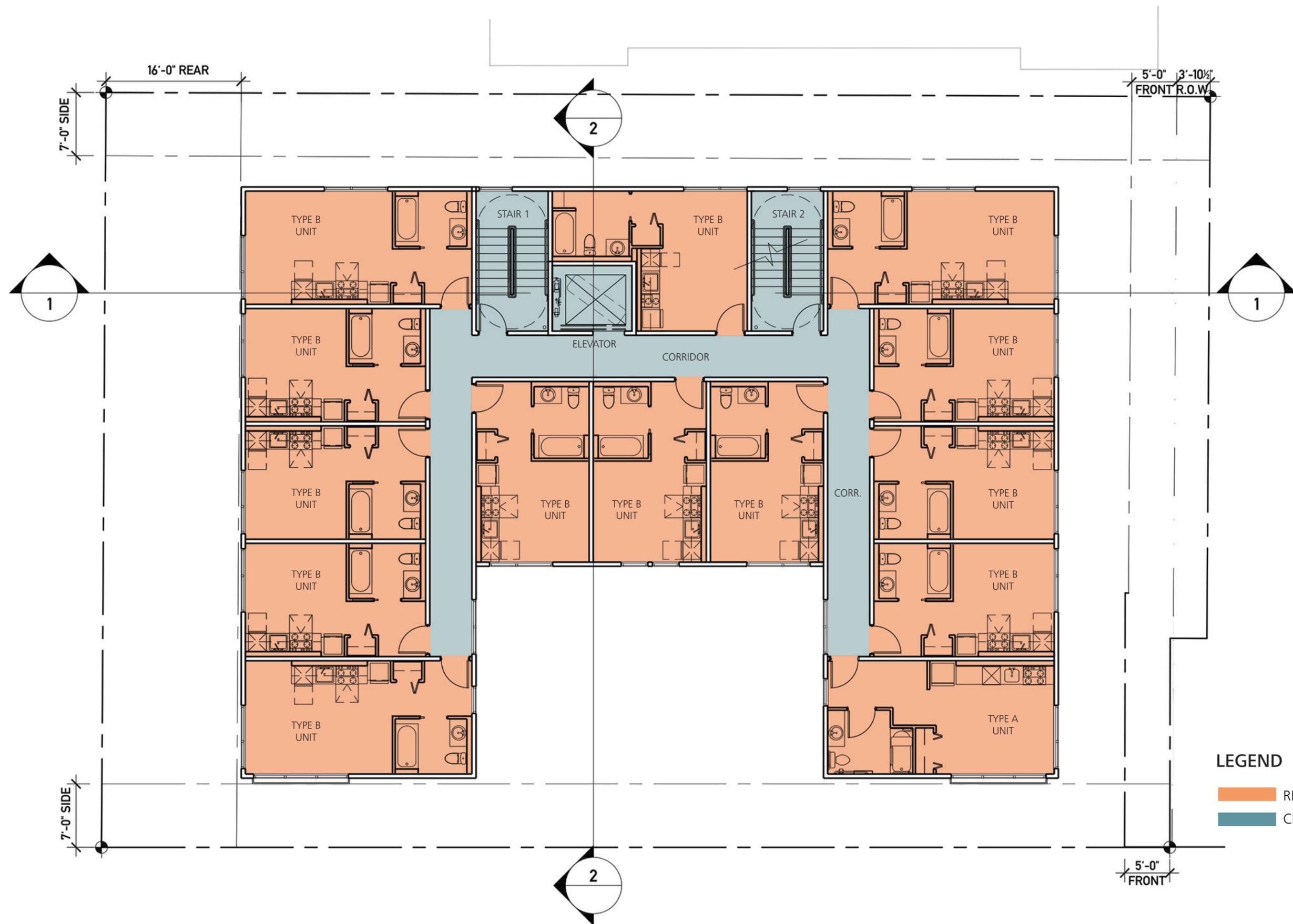
- RESIDENTIAL UNITS
- UTILITY/STORAGE
- CIRCULATION

7'-0" SIDE

2

5'-0"  
FRONT

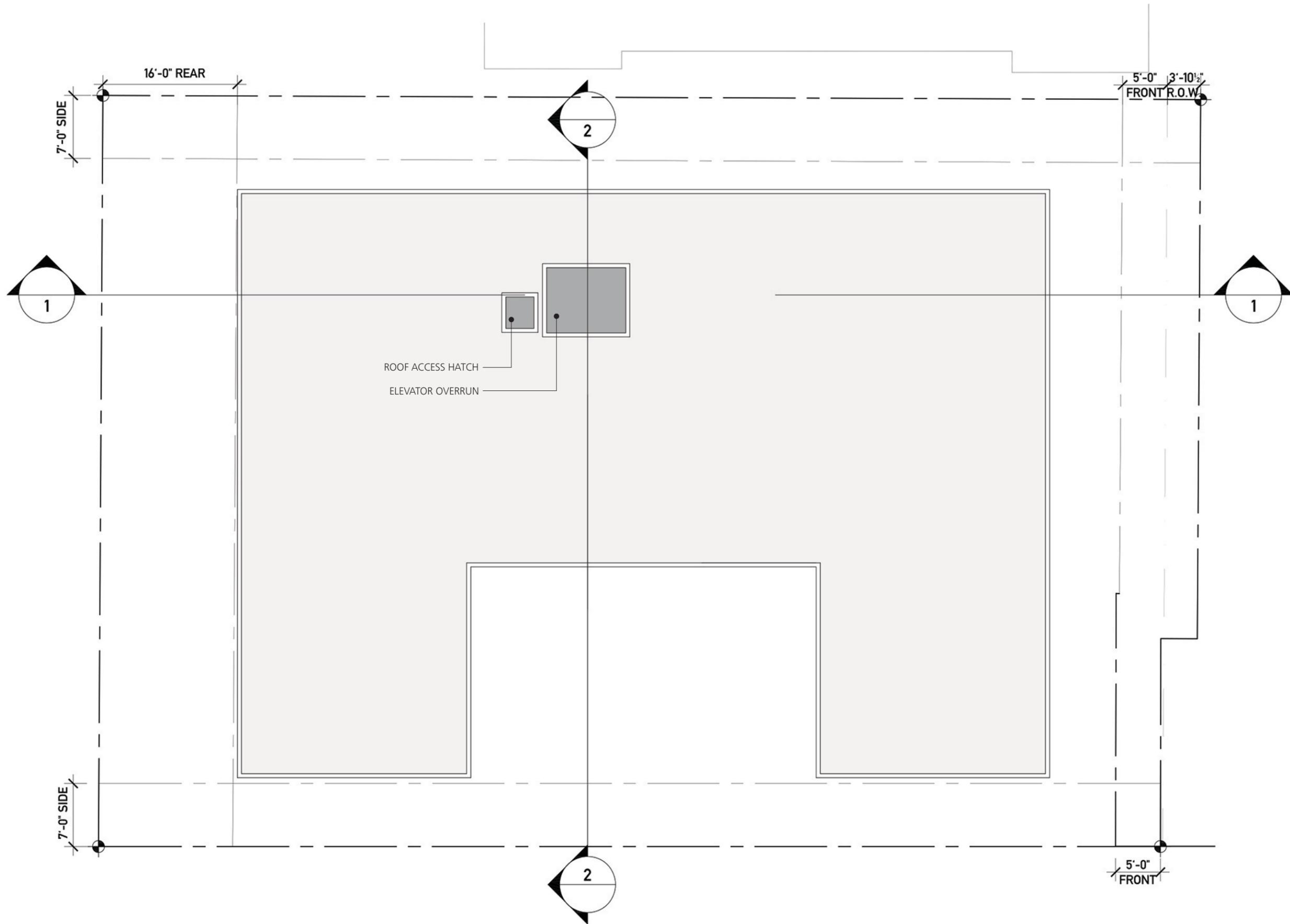
LEVEL 1



LEVEL 2-4

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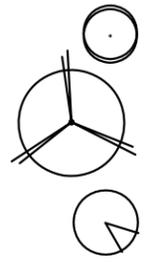
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ROOF LEVEL

PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE HT. BY WIDTH
5	ACER GRISEUM MATCHED FORM, 5-6" MINIMUM BRANCH HEIGHT	PAPERBARK MAPLE	1 1/2" CAL		25'x18'
2	ACER PALMATUM	JAPANESE MAPLE	1 1/4" CAL		24'x15'
3	AMELANCHIER AUTUMN BRILLIANCE STREET TREE FORM	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL		20'x15'
(A) * 30 #	ARBUS U. COMPACTA	COMPACT STRAWBERRY BUSH	2 GAL		6'x5'
(CK) * 36 #	CORNUS KELSEYII	DWARF REDTWIG DOGWOOD	2 GAL		2'x2'
(EJ) * 16 #	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	2 GAL		5'x2'
(HH) 55	HEMEROCALLIS 'HAPPY RETURNS'	'HAPPY RETURNS' DAYLILY	1 GAL		1.5'x1'
(HK) 11 #	HOSTA 'AUGUST MOON'	AUGUST MOON HOSTA	2 GAL		2'x3'
(HQ) * 20 #	HYDRANGEA QUERCIFOLIA PEE WEE	OAKLEAF HYDRANGEA PEE WEE	2 GAL		3'x3'
(I) * 63 #	ILEX CRENATA 'NORTHERN BEAUTY'	NORTHERN BEAUTY JAPANESE HOLLY	2 GAL		3'x2'
(IT) * 36 #	ITEA LITTLE HENRY	LITTLE HENRY DWARF SWEETSPIRE	1 GAL		2'x2'
(L) 34 #	LIRIOPE SILVERY SUNPROOF	SILVERY SUNPROOF MONDO GRASS	1 GAL		1'x1'
(MIS) * 2 #	MISCANTHUS 'YAKU JIMA'	YAKU JIMA MAIDEN GRASS	2 GAL		3.5'x2.5'
(NMB) * 48 #	NANDINA DOMESTICA 'MOONBAY'	MOONBAY HEAVENLY BAMBOO	2 GAL		3'x3'
(N) * 13 #	NANDINA DOMESTICA 'COMPACTA'	COMPACT HEAVENLY BAMBOO	2 GAL		5'x3'
(PAW) * 6 #	POTENTILLA ABBOTSWOOD WHITE	ABBOTSWOOD WHITE POTENTILLA	2 GAL		3'x2'
(PEN) 40 #	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL		2'x1'
(PHY) * 6 #	PHYSOCARPUS OPULIFOLIUS TINY WINE	TINY WINE NINEBARK	2 GAL		3'x3'
(PJS) 6 #	PHORMIUM JACK SPRATT	JACK SPRATT DWARF PURPLE FLAX	2 GAL		1.5'x1.5'
(PIN) * 13 #	PINUS MUGO PUMILIO	DWARF MUGO PINE	5 GAL		3'x3'
(PMV) 42 #	PRUNUS MT VERNON	MT VERNON LAUREL	1 GAL		1'x2.5'
(PM) * 39 #	POLYSTICHUM MUNITUM	SWORD FERN	2 GAL		3'x2.5'
⊕ 12 #	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL		1.5'x1'
(diagonal lines) 40 #	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNIKINICK MASSACHUSETTS	1 GAL	30" O.C.	.25'x4'
(diagonal lines) 100 #	RUBUS PENTALOBUS 'EMERALD CARPET'	EMERALD CARPET CREEPING RASPBERRY	1 GAL	30" O.C.	.25'x4'
(hexagonal) 70 #	VINCA MINOR 'WINE'	DWARF PERIWINKLE, FLOWER COLOR WINE	1 GAL	30" O.C.	.25'x4'
40	SMALL SHRUBS, PERENNIALS AND GRASSES, COORDINATE SELECTION AND PLACEMENT WITH LA AT TIME OF CONSTRUCTION		1 GAL		



A: ARBUS U. COMPACTA      CK: CORNUS KELSEYII DWARF REDTWIG DOGWOOD      EJ: EUONYMUS JAPONICUS 'GREEN SPIRE'



HH: HEMEROCALLIS 'HAPPY RETURNS'      HK: HOSTA 'AUGUST MOON'      HQ: HYDRANGEA Q. PEE WEE      I: ILEX CRENATA 'NORTHERN BEAUTY'      IT: ITEA 'LITTLE HENRY'



L: LIRIOPE SILVERY SUNPROOF      MIS: MISCANTHUS 'YAKU JIMA'      N: NANDINA DOMESTICA COMPACTA      NMB: NANDINA DOMESTICA 'MOONBAY'      PAW: POTENTILLA ABBOTSWOOD WHITE



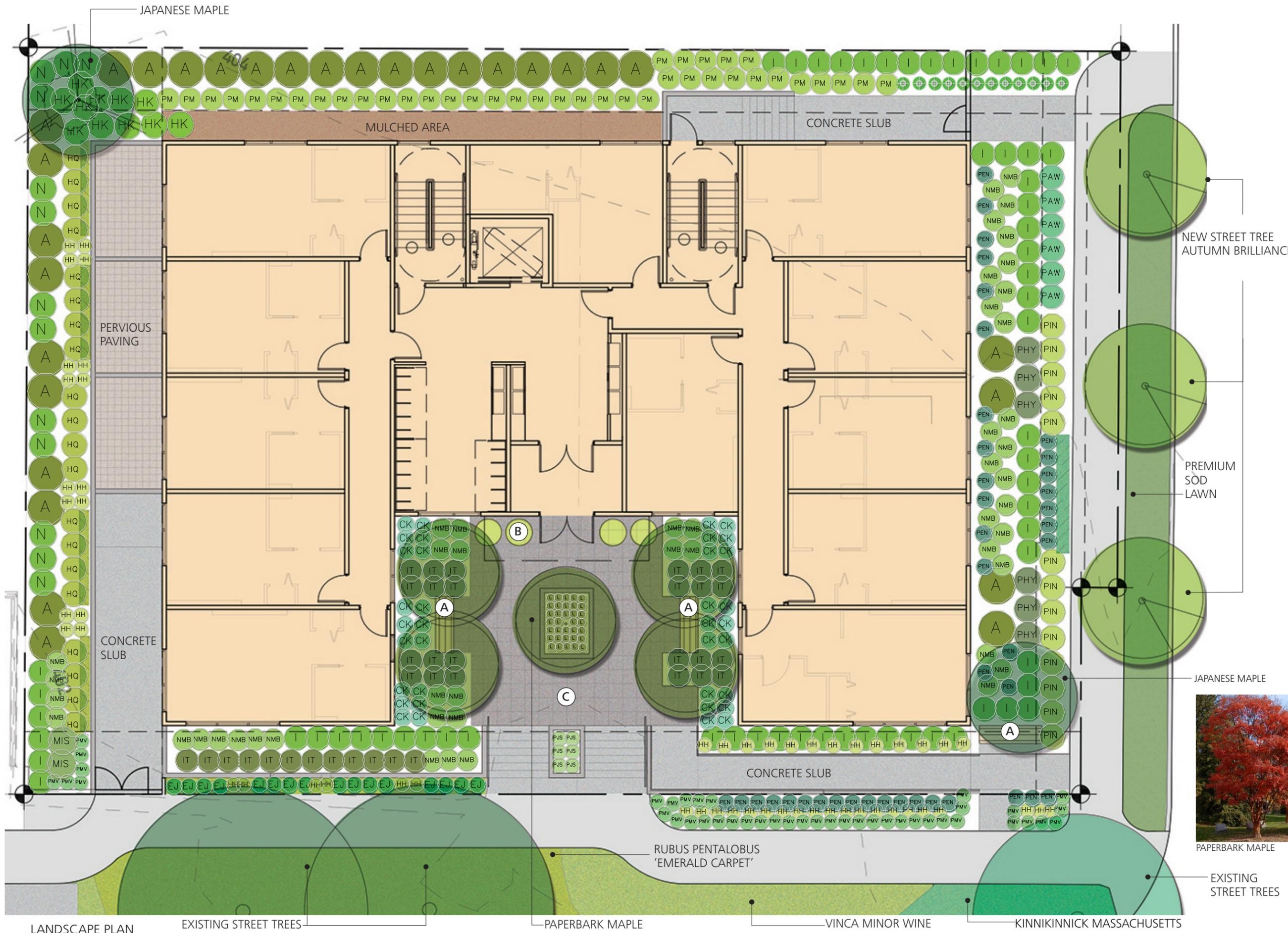
PEN: PENNISETUM 'HAMELN'      PHY: PHYSOCARPUS TINY WINE      PJS: PHORMIUM JACK SPRATT      PIN: PINUS MUGO PUMILIO      PMV: PRUNUS MT VERNON



PM: POLYSTICHUM MUNITUM      ⊕ SEDUM 'AUTUMN JOY'      KINNIKINICK MASSACHUSETTS      RUBUS PENTALOBUS 'EMERALD CARPET'      VINCA MINOR 'WINE'

PLANTING SCHEDULE AND PLANT PHOTOS

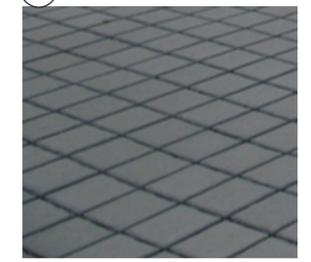
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(A) BENCH



(B) PLANTING POT



(C) PERMEABLE CONCRETE PAVER



AUTUMN BRILLIANCE SERVICEBERRY



PAPERBARK MAPLE



JAPANESE MAPLE

LANDSCAPE PLAN

EXISTING STREET TREES

PAPERBARK MAPLE

VINCA MINOR WINE

KINNIKINICK MASSACHUSETTS

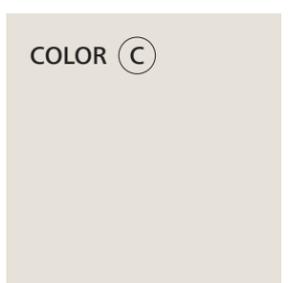
caron



SW 7048 URBAN BRONZE



SW 6990 CAVIAR



SW 6070 HERON PLUME



BRICK MASONRY  
MUTUAL MATERIALS  
BURGUNDY OR SIMILAR



SOUTH ELEVATION

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2 BRICK VENEER



3 FIBER CEMENT HORIZONTAL PANELS



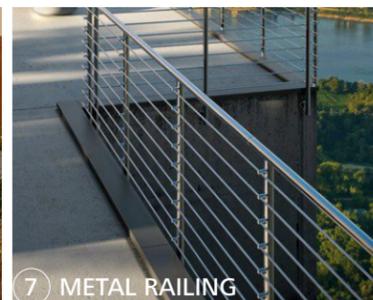
4 METAL JULIET BALCONY - BLACK



5 CONCRETE STAIRS



6 CEDAR FENCE



7 METAL RAILING



8 CONCRETE - SACK FINISH



9 VINYL WINDOW - BLACK



10 EXHAUST VENT



11 ALUMINUM STOREFRONT - BLACK



EAST ELEVATION

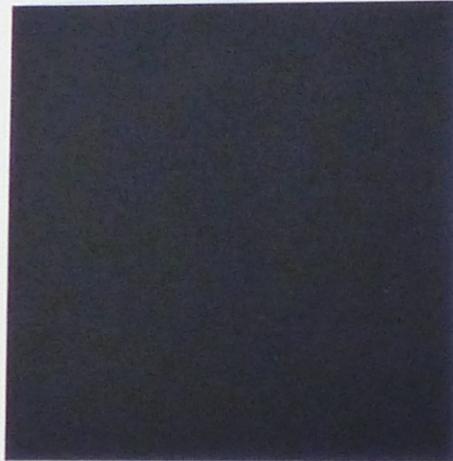


WEST ELEVATION

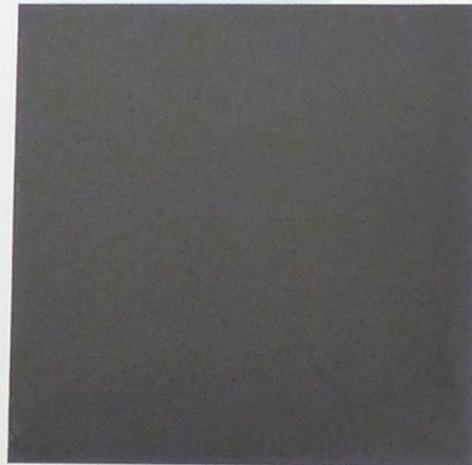
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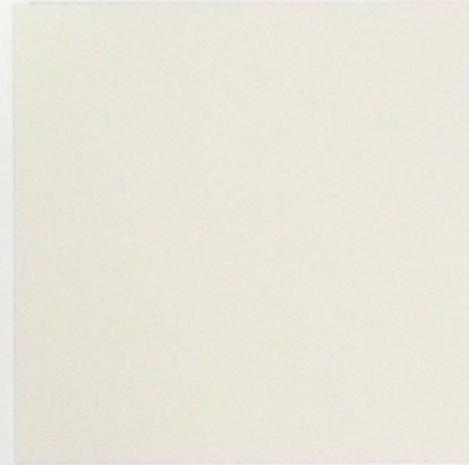
NORTH ELEVATION



SW 6990 - CAVIAR  
METAL FLUSHING



SW 7048 - URBANE BRONZE  
FIBER-CEMENT PANEL



SW 6070 - HERON PLUME  
FIBER-CEMENT PANEL



BLACK  
VINYL WINDOW



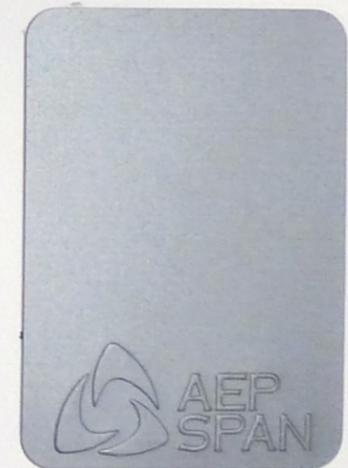
BURGUNDY



CONCRETE PAVER  
COURTYARD



BLACK  
METAL JULIET BALCONY



COOL GREY  
METAL GUARDRAIL

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MATERIAL BOARD

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SOUTHEAST CORNER LOOKING NORTHWEST - E HOWELL ST.

RENDERING



15TH AVE. - LOOKING SOUTH



15TH AVE.- LOOKING SOUTHWEST



SOUTHEAST CORNER - LOOKING WEST



SOUTHEAST CORNER - LOOKING NORTH

RENDERING

01.28.2015 8:00 PM DESIGN REVIEW BOARD RECOMMENDATION MEETING  
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E HOWELL ST.- LOOKING EAST



E HOWELL ST.- LOOKING NORTHEAST

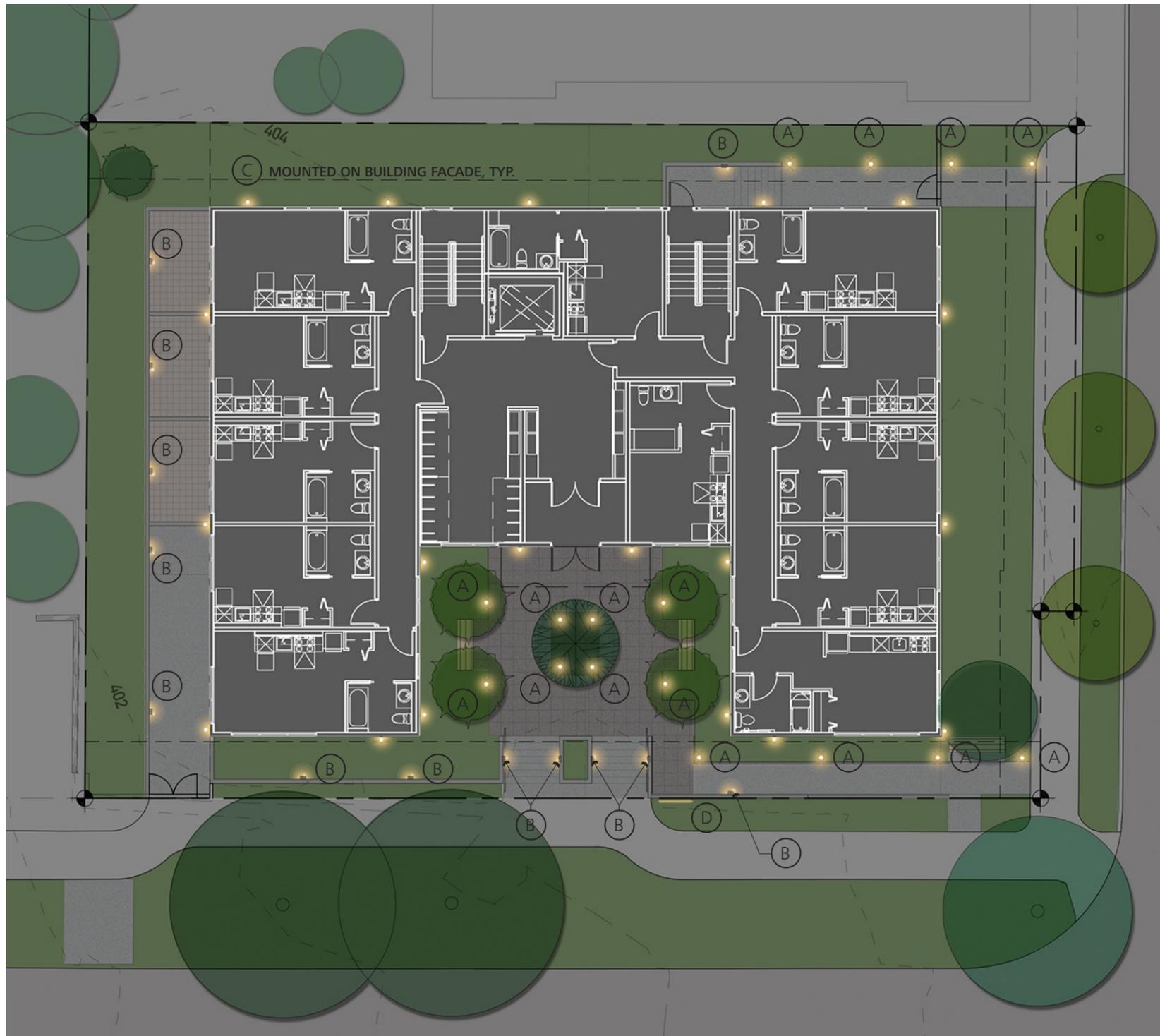


SOUTHEAST CORNER - LOOKING WEST



E HOWELL ST.- LOOKING NORTH

RENDERING



A: BOLLARD LIGHT



B: EXTERIOR RECESSED DOWN LIGHT



C: WALL-MOUNTED UP-DOWN LIGHT



D: LANDSCAPE UP & ACCENT LIGHT

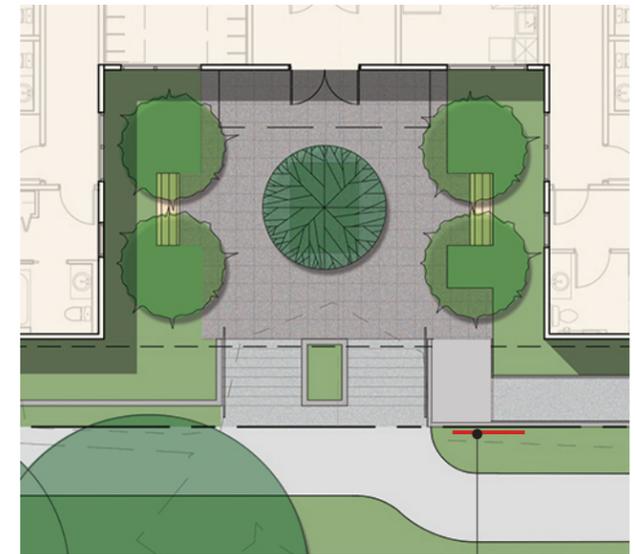
LIGHTING PLAN

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**SIGNAGE CONCEPT**

The address signage will be three-dimensional stainless steel letters mounted on concrete retaining wall. The signage will be lighted from below.



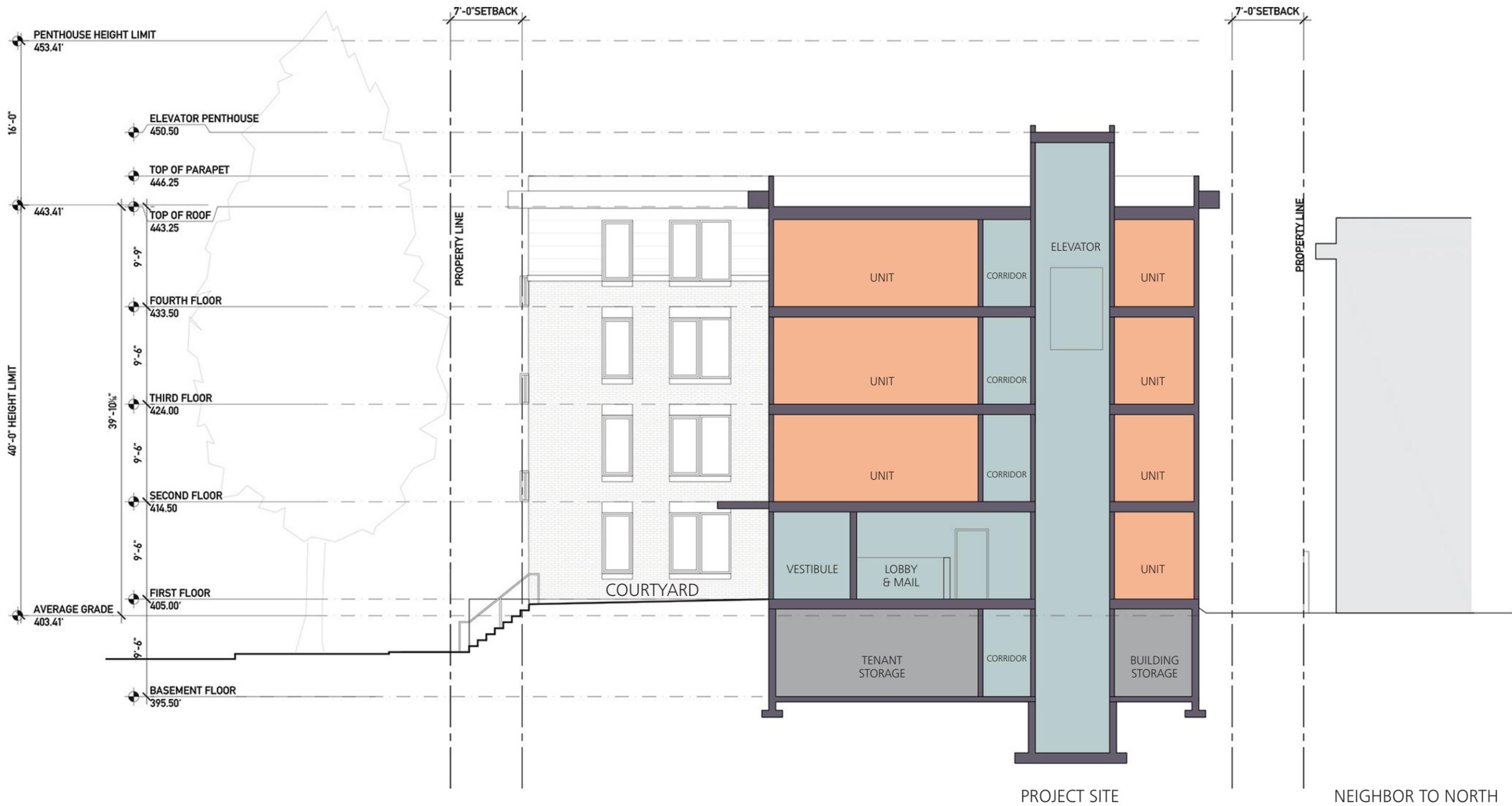
PLAN

ADDRESS SIGNAGE



SIGNAGE





BUILDING SECTION -2

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**DEPARTURES REQUESTED FOR PROPOSED SCHEME**

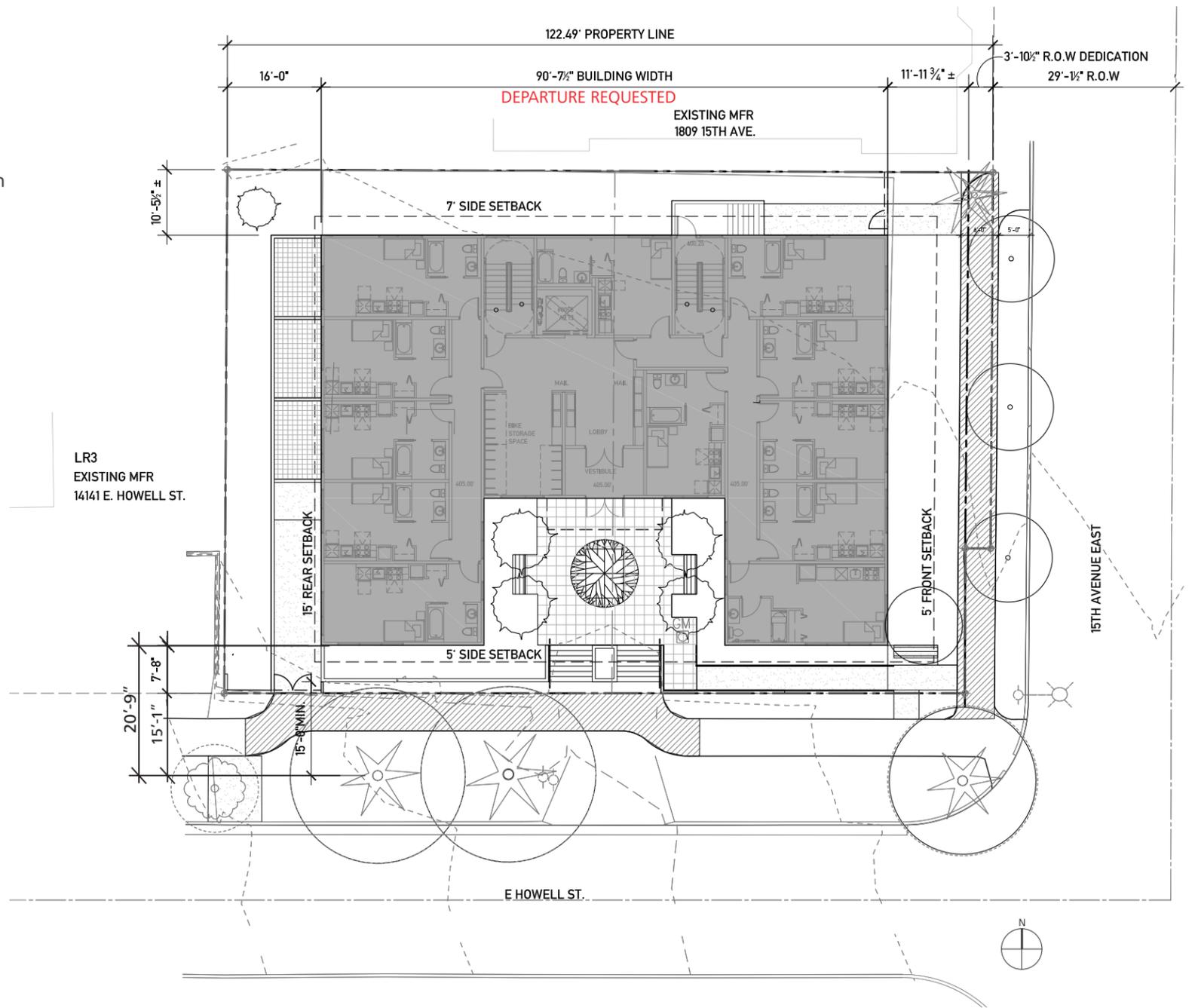
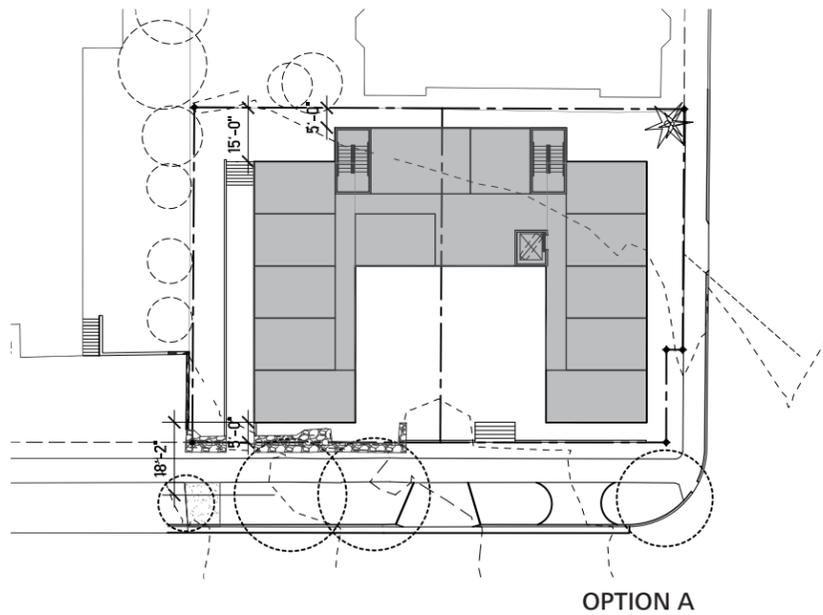
**SMC 23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONE**

23.45.527.B

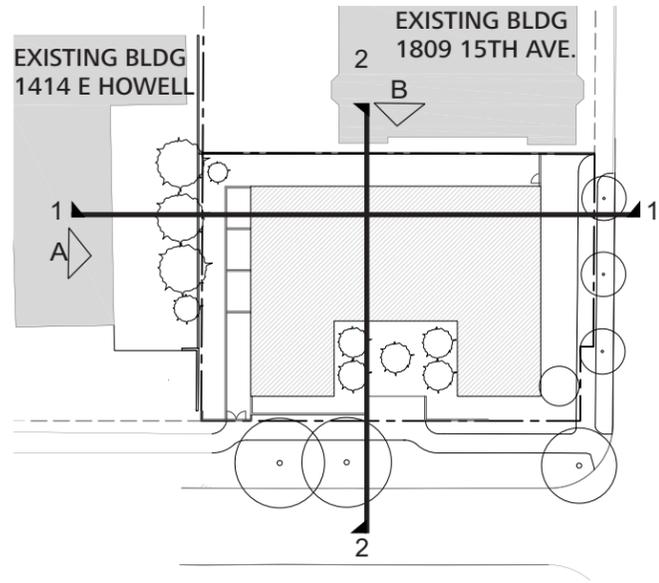
1. The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, .....

DEPARTURE: Allow the length of north building facade to be 74% of north lot line;  
 $(90'-7\frac{1}{2}" = 90.63') / 122.49' = 74\%$

RATIONALE FOR DEPARTURE: Board direction at the EDG meeting was to move forward with the courtyard option. The building plan was developed to fit within the neighborhood while creating a comfortable courtyard with ample light for the residents (CS2-B-2 & 3) and a strong street wall along 15th Ave. (CS-2-A2 & DC2A-1.) The building was set to maintain adequate distance from the existing exceptional street trees within E Howell St. Right-of-Way for their protection (DC3-I-V) and providing a larger western setback supported in the EDG meeting (CS2-D-5) while still maintaining more than 10' distance from the existing building at the north. As a result the north building facade has been set at 10'-5 1/2" from the north property line and thus its length exceeds 65% of the facade length allowed within 15' of side lot line.

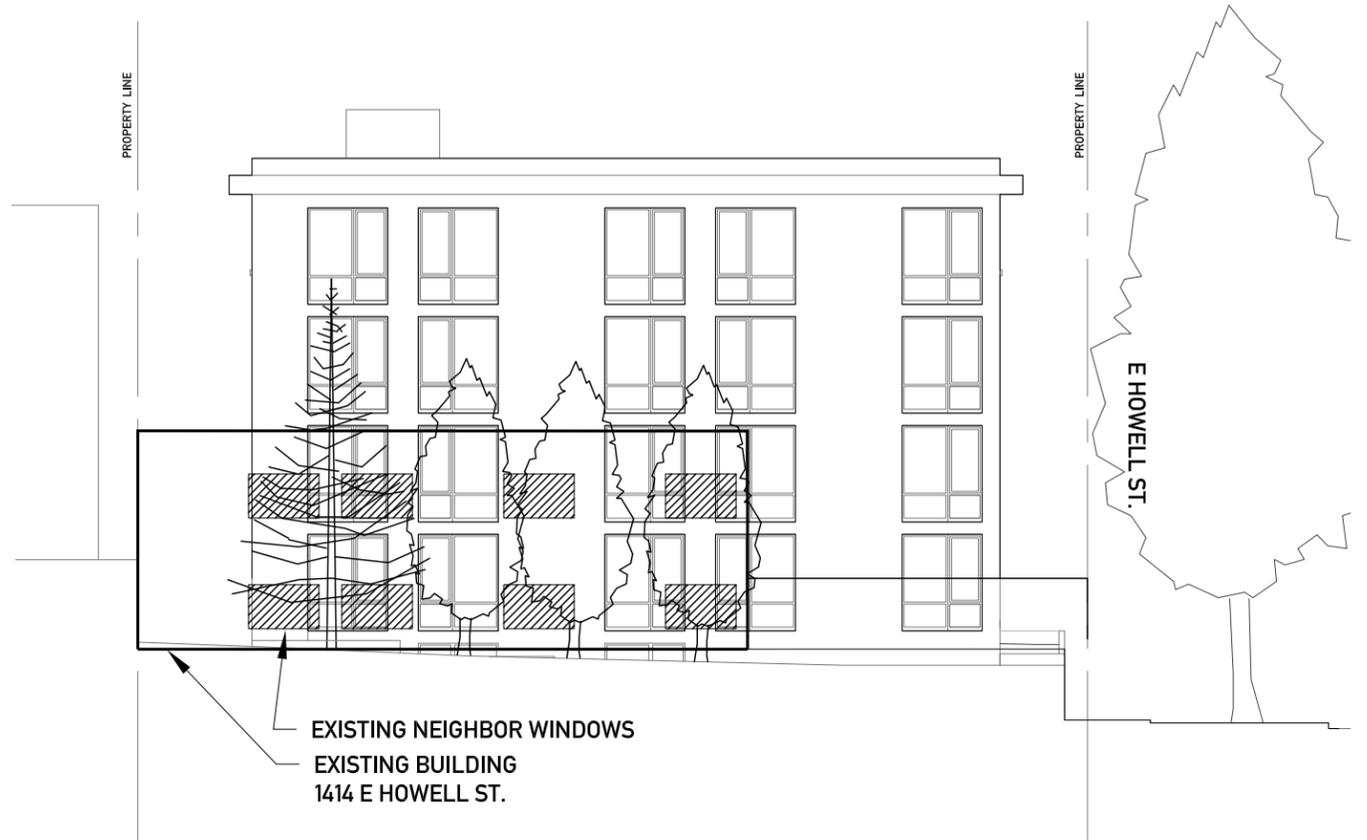


DEPARTURES

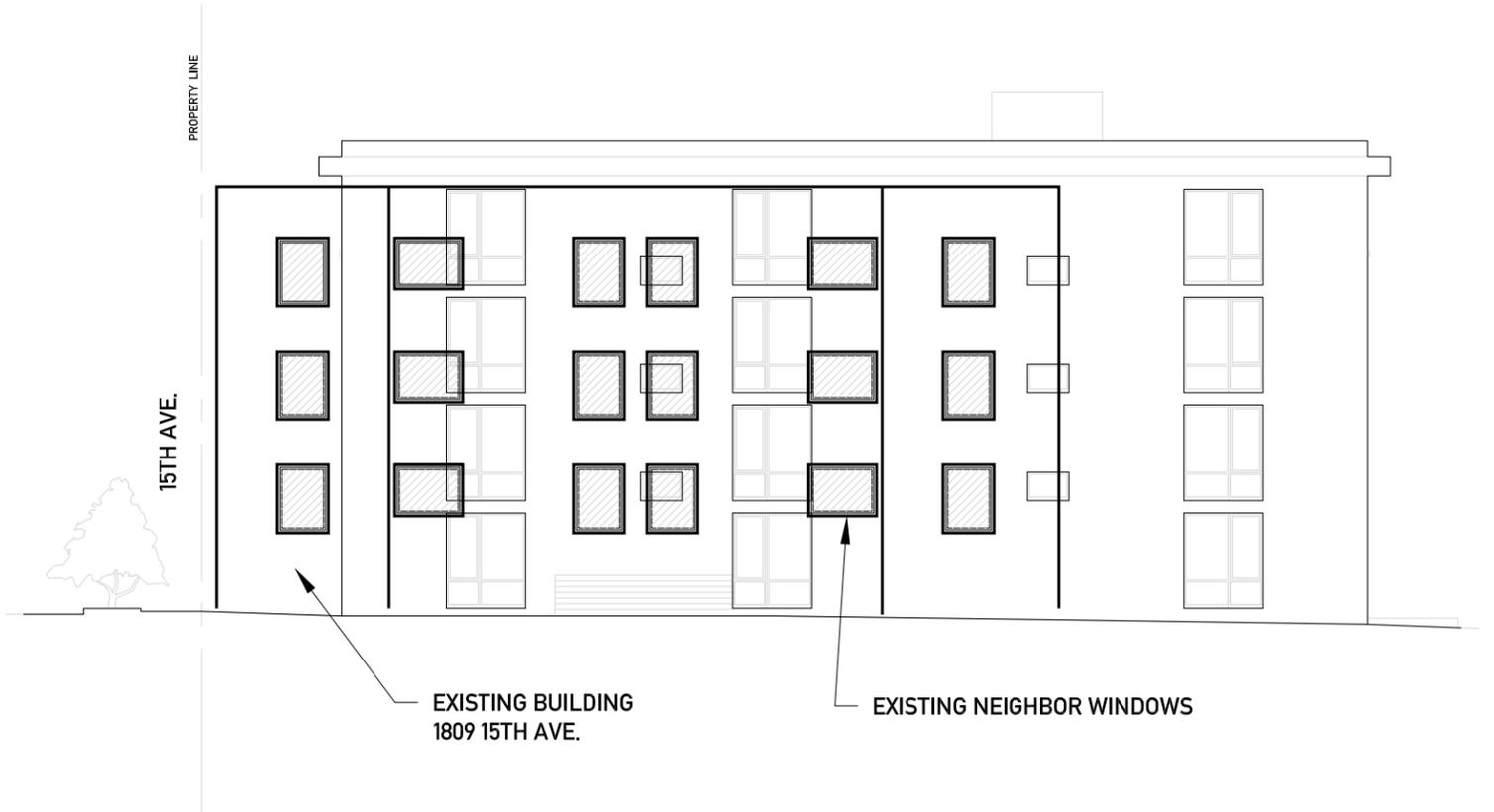


KEY PLAN

WINDOW OVERLAY - A



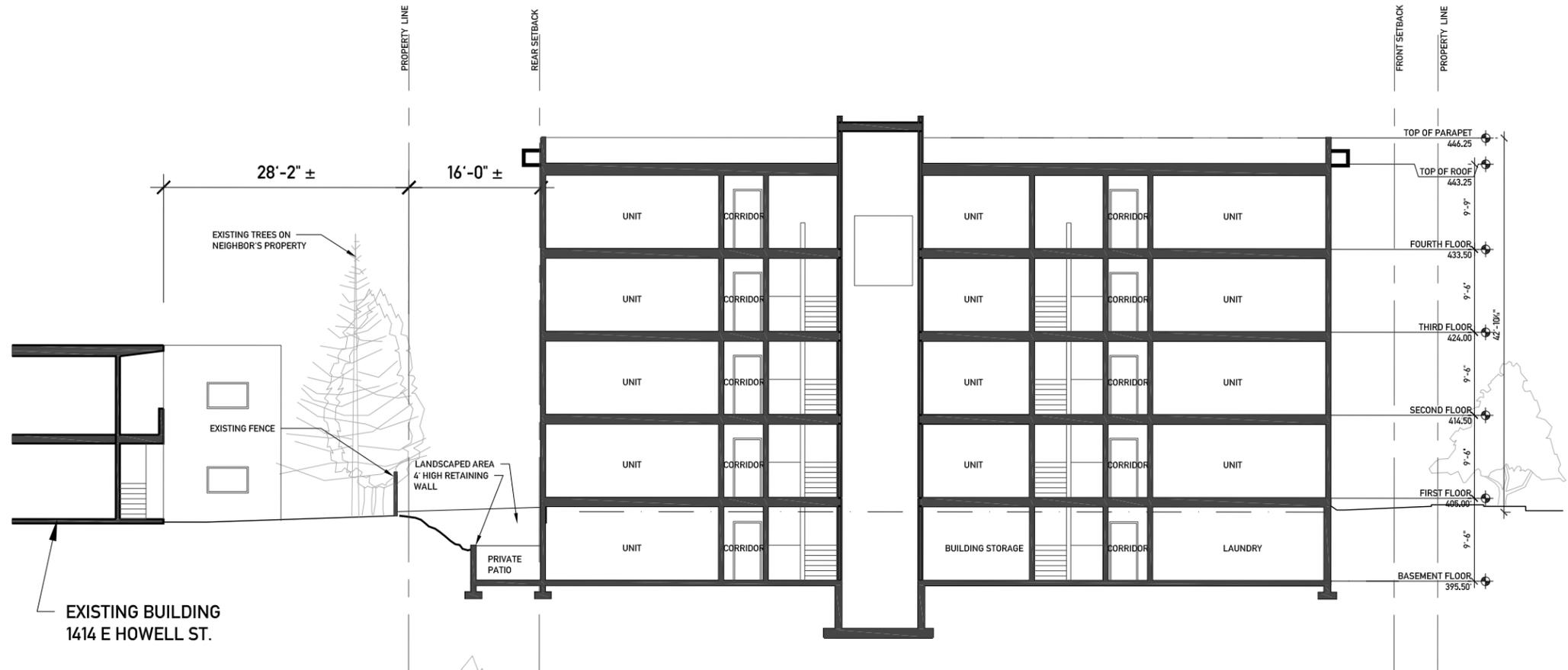
WINDOW OVERLAY - B



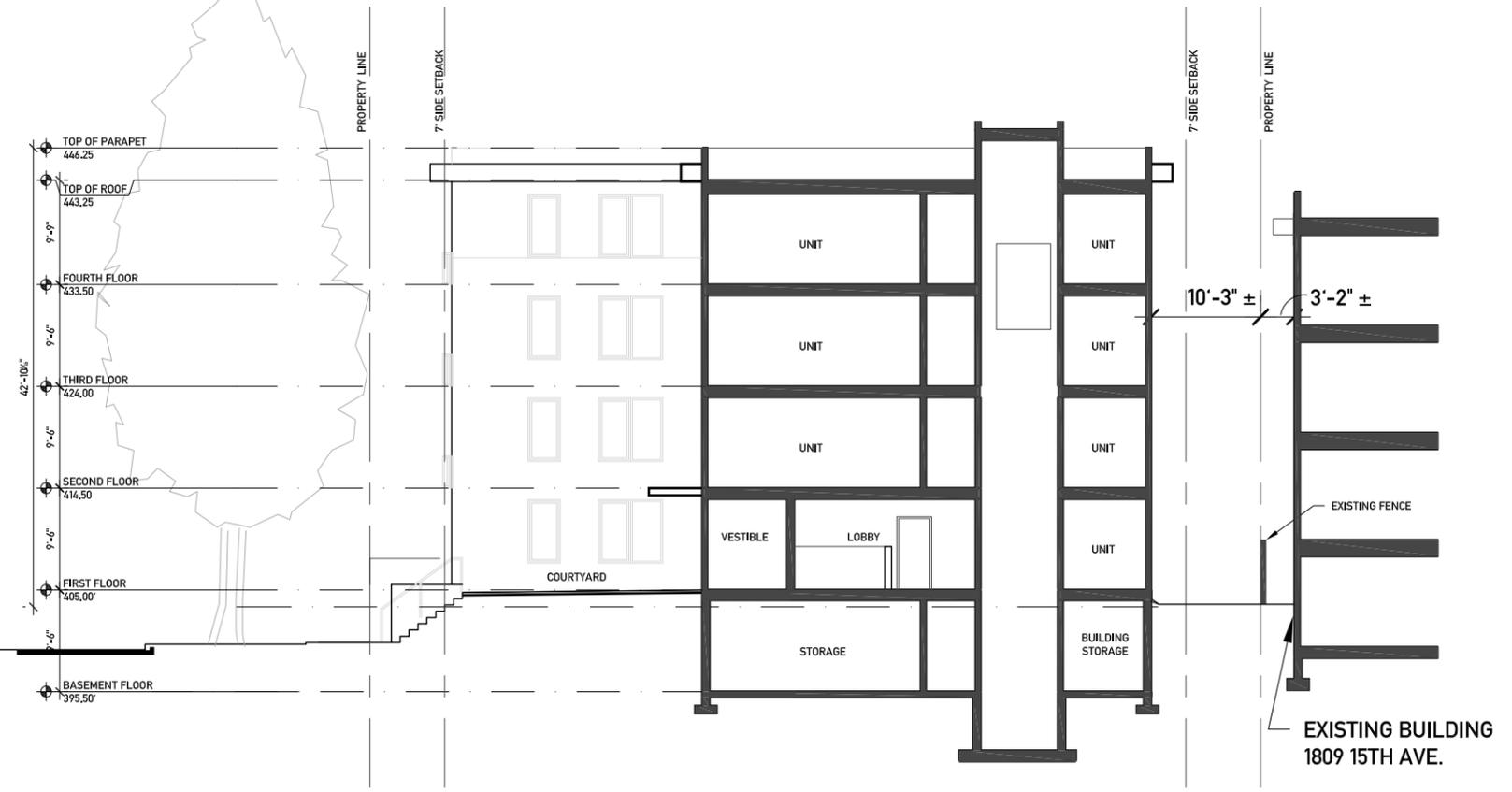
WINDOW OVERLAY DIAGRAMS AND BUILDING SECTIONS

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 1420 E. HOWELL STREET DPD PROJECT #3017142

BUILDING SECTION - 1



BUILDING SECTION - 2





(A)



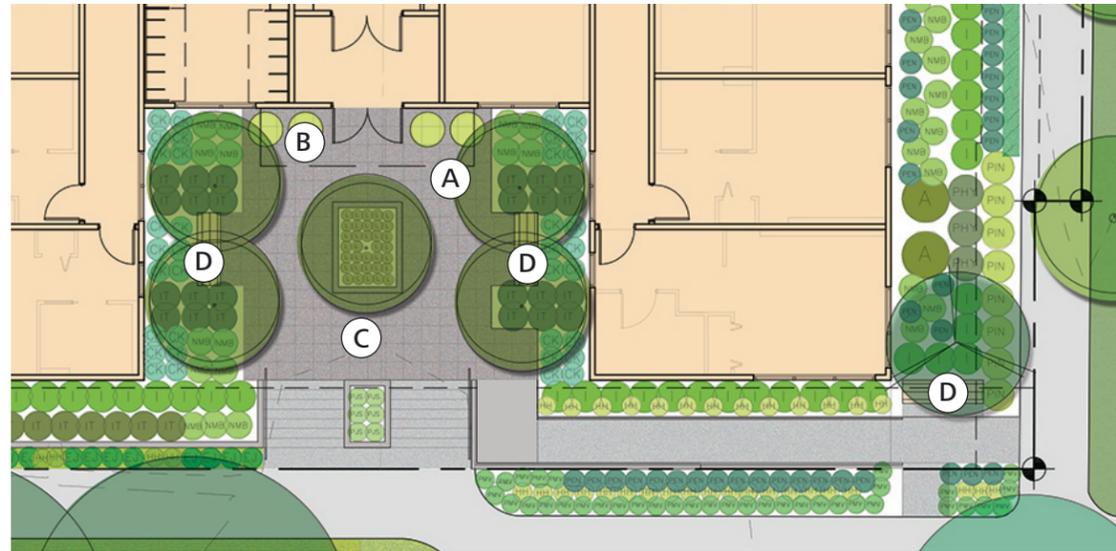
(B)



(C)



(D)



THE WIDE AND OPEN STAIR WITH PLANTING IN THE MIDDLE CREATES A WELCOMING AND INTERESTING TRANSITION FROM THE SIDEWALK ON E HOWELL TO THE RESIDENTIAL COURTYARD. THE PRIMARY ENTRY WITH CANOPY IN THE MIDDLE OF THE BUILDING WILL BE VISIBLE FROM E HOWELL ST. WHILE THE TREE AND SHRUB PLANTED IN THE MIDDLE OF COURTYARD WILL SCREEN THE ENTRY FOR TENANTS' PRIVACY.

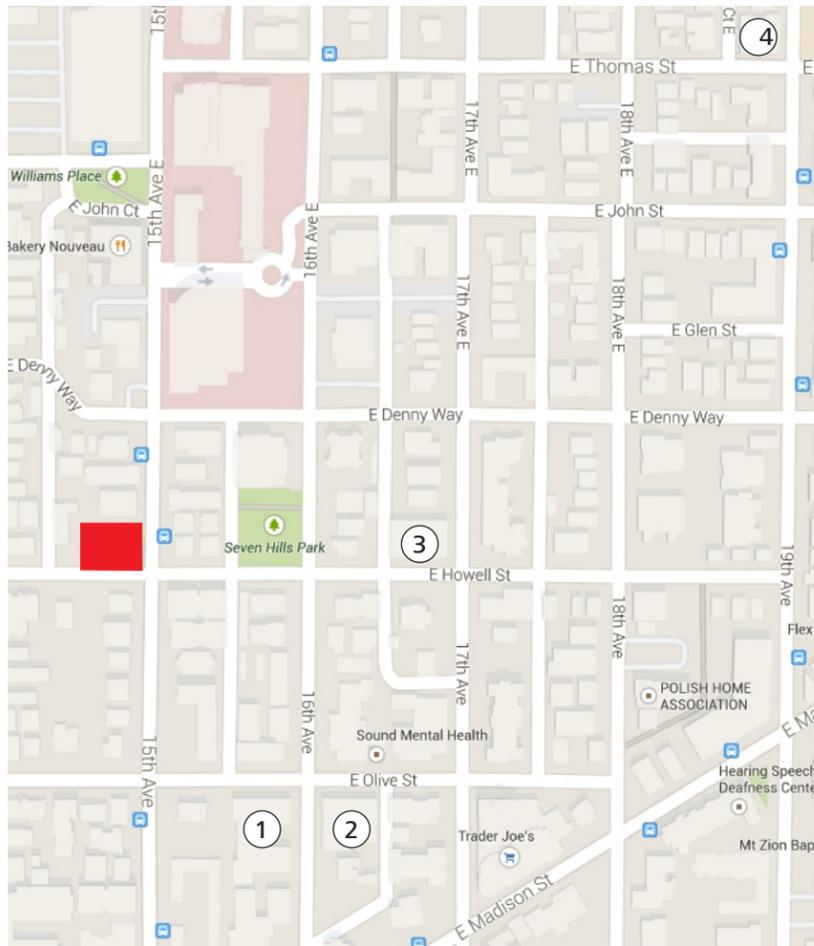
AS A SECONDARY ACCESS TO THE COURTYARD, A RAMP CONNECTING THE INTERSECTION OF STREETS PROVIDES EASY BICYCLE AND PEDESTRIAN ENTRY TO THE COURTYARD.

NEW LANDSCAPE BETWEEN SIDEWALK AND RETAINING WALL ALONG E HOWELL WOULD SOFTEN THE EDGE OF CONCRETE RETAINING WALL AND CREATE NEIGHBORLY ATMOSPHERE FOR PEDESTRIANS.

TREES AND BENCHES PROPOSED IN THE COURTYARD PROVIDE HUMAN SCALE AND A MORE INTIMATE SPACE THAT IS INTERESTING AND ENJOYABLE FOR RESIDENTS AND PEDESTRIAN. SEASONAL LANDSCAPE WITH VARIOUS HEIGHT AND COLOR ALONG BUILDING PERIMETER IN SOUTH FACING COURTYARD WOULD SOFTEN THE STRAIGHT BUILDING WALL AND CREATE WELCOMING ATMOSPHERE FOR THE RESIDENTS. PROPOSED PERMEABLE CONCRETE PAVES IN THE COURTYARD WILL PROVIDE FLAT AND DURABLE SURFACE FOR PEDESTRIAN TRAFFIC AND WHEEL CHAIR ACCESSIBILITY.

COURTYARD DESIGN

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1420 E. HOWELL STREET DPD PROJECT #3017142



THE NEIGHBORHOOD BUILDINGS WITH COURTYARD (1-4 ON THE MAP) ARE STUDIED FOR THEIR CHARACTERISTICS, LANDSCAPING, AND TRANSITION FROM THE SIDEWALK TO THE MAIN ENTRY.

THE BUILDING LAYOUT IS TYPICALLY SYMMETRICAL WITH A CENTERED ENTRY OR TWO SYMMETRICALLY LOCATED BUILDING ENTRIES. THE PEDESTRIAN ENTRY TO THE COURTYARD IS CENTRALLY LOCATED AND ACCESSIBLE BY STAIR WITHOUT BARRIER FREE ACCESS, AND SOME COURTYARDS ARE GATED.

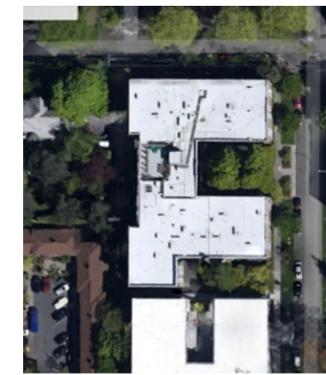
TREES OR SHRUBS ARE PLANTED IN THE MIDDLE OF THE COURTYARD TO CREATE NICE ATMOSPHERE FOR PEOPLE WALKING BY.

COURTYARDS FUNCTION AS CIRCULATION PATHWAYS, RATHER THAN GATHERING SPACE OR AMENITY AREA, BECAUSE NO SEATING OR GATHERING SPACE ARE PROVIDED.

NEIGHBORHOOD COURTYARD STUDY



① 1631 16TH AVE.



- WEST FACING COURTYARD WITH LANDSCAPED AREA IN THE MIDDLE
- SET 1 FOOT HIGHER THAN SIDEWALK
- IT IS GATED BUT NOT SECURED.
- NO SEATING AREAS.
- NO BARRIER FREE ACCESS TO THE MAIN ENTRY



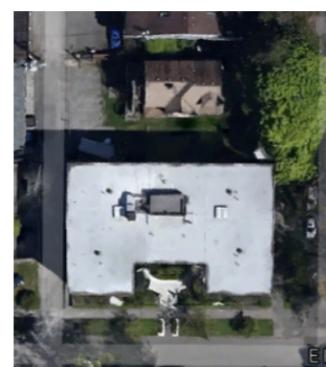
② 1605 E OLIVE ST.



- NORTH FACING WITH LARGE LANDSCAPED AREA
- SET APPROXIMATELY 4 FEET ABOVE SIDEWALK
- NO GATE
- NO SEATING AREA
- NO BARRIER FREE ACCESS TO THE MAIN ENTRY



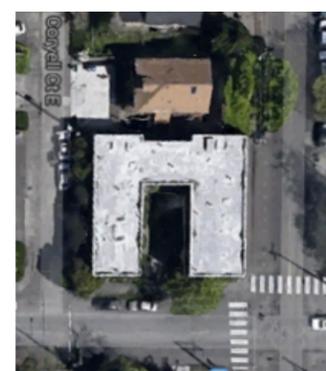
③ 1620 E HOWELL ST.



- SOUTH FACING LONG NARROW COURTYARD WITH PLANTING ARE IN THE CENTER
- SETS 3 FEET ABOVE THE SIDEWALK, LANDSCAPED AREA SEPARATES COURTYARD AND SIDEWALK.
- NO SEATING AREA
- NO BARRIER FREE ACCESS TO THE MAIN ENTRY.



④ 1820 E THOMAS ST.



- SOUTH FACING COURTYARD WITH WIDE GRASSED AREA IN THE CENTER
- SETS APPROXIMATELY 4' ABOVE SIDEWALK.
- NO SEATING AREA
- NO BARRIER FREE ACCESS TO THE MAIN ENTRY