



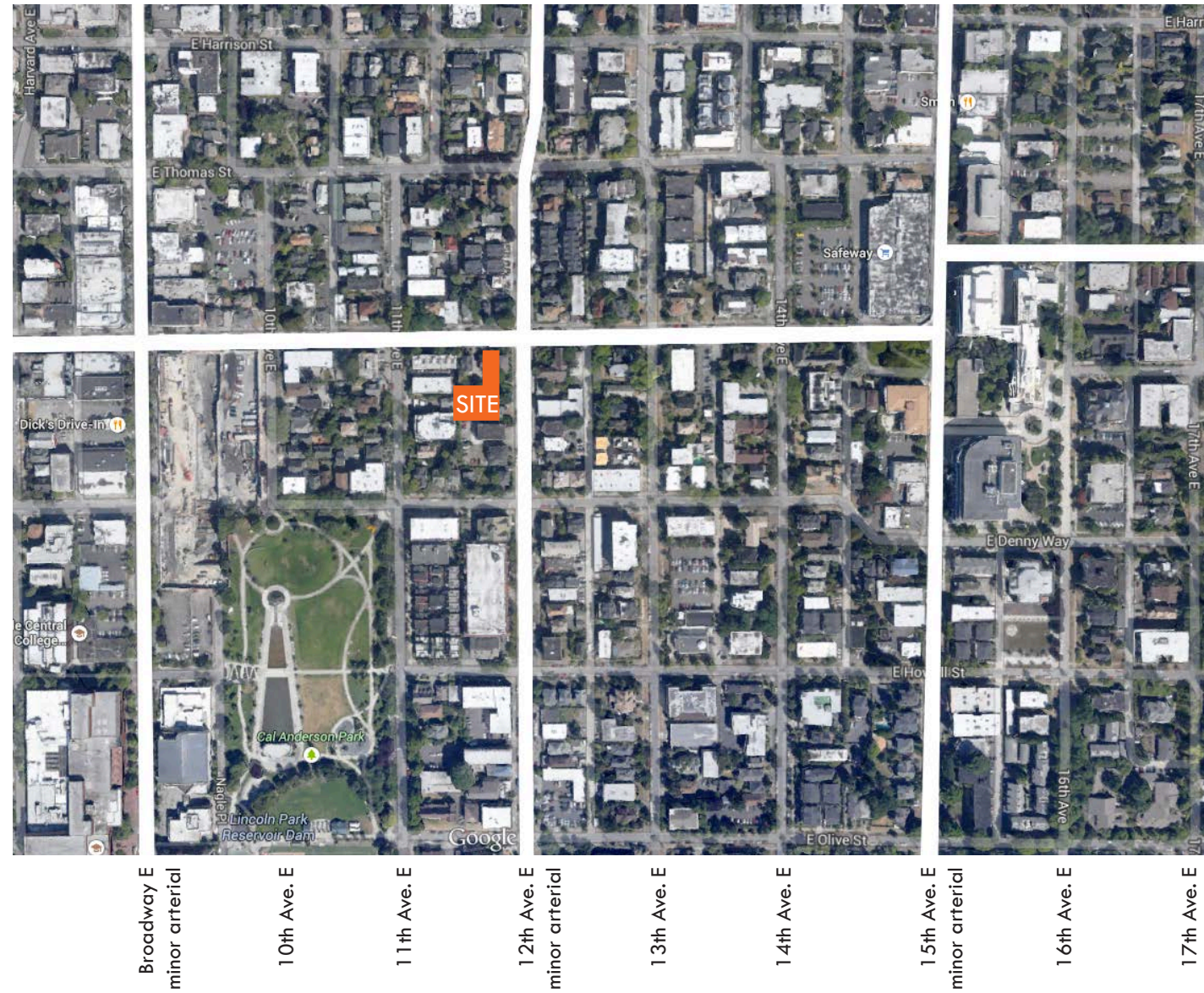
121 12th Ave E

Early Design Guidance

b9 architects

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E Harrison St.

E Thomas St.

E Thomas St.

E John St.

E Denny Way

E Howell St.

E Olive St.





OBJECTIVES

Design and construct a mixed-use building containing 54 apartment units

Number of Residential Units (Approx.) 50

Number of Parking Stalls (Approx.) 0

Sustainability

Achieve a 4-Star Built Green certification.
Utilize reclaimed materials.

Community

The proposal will be designed around a central courtyard and walkway that connects the site from north to south.

TEAM

ARCHITECT	b9 architects
DEVELOPMENT	Capitol Hill Development LLC
STRUCTURAL	MalsamTsang Engineering
GEOTECHNICAL	PanGEO, Inc.

PART I: CONTACT INFORMATION

- | | |
|--|------------------------------|
| 1. Property Address | 121 12th Ave E |
| 2. Project number | 3017532 |
| 3. Additional related project number(s): | N/A |
| 4. Owner/Lessee Name | Capitol Hill Development LLC |
| 5. Contact Person Name | Bradley Khouri |
| Firm | b9 architects |
| Mailing Address | 210 S Jackson St |
| City State Zip | Seattle, WA 98104 |
| Phone | 206.297.1284 |
| Email address | bgk@b9architects.com |
| 6. Applicant's Name | Bradley Khouri |
| Relationship to Project | Architect |
| 7. Design Professional's Name | Lisa Healy |
| Address | 210 S Jackson St |
| Phone | 206.297.1284 / 206.953.8286 |
| Email address | lisa@b9architects.com |

PART II: SITE AND DEVELOPMENT INFORMATION

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

The site combines three parcels at the southwest corner of E John St. and 12th Ave. E. There are three existing buildings on the site that house a variety of uses - one duplex, one triplex and one office building. The site slopes about 6 feet down to the west and 2 feet to the south. At this location north E John St. and 12th Ave. E are considered minor arterials. E John St. serves Olive Way to the west and 23rd Ave. to the E.

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

The site is zoned LR3 and is within the boundaries of the Capitol Hill Urban Center Village and a frequent transit corridor. The site is within the Capitol Hill Planning Area and is therefore required to respond to the Capitol Hill Neighborhood Design Guidelines.

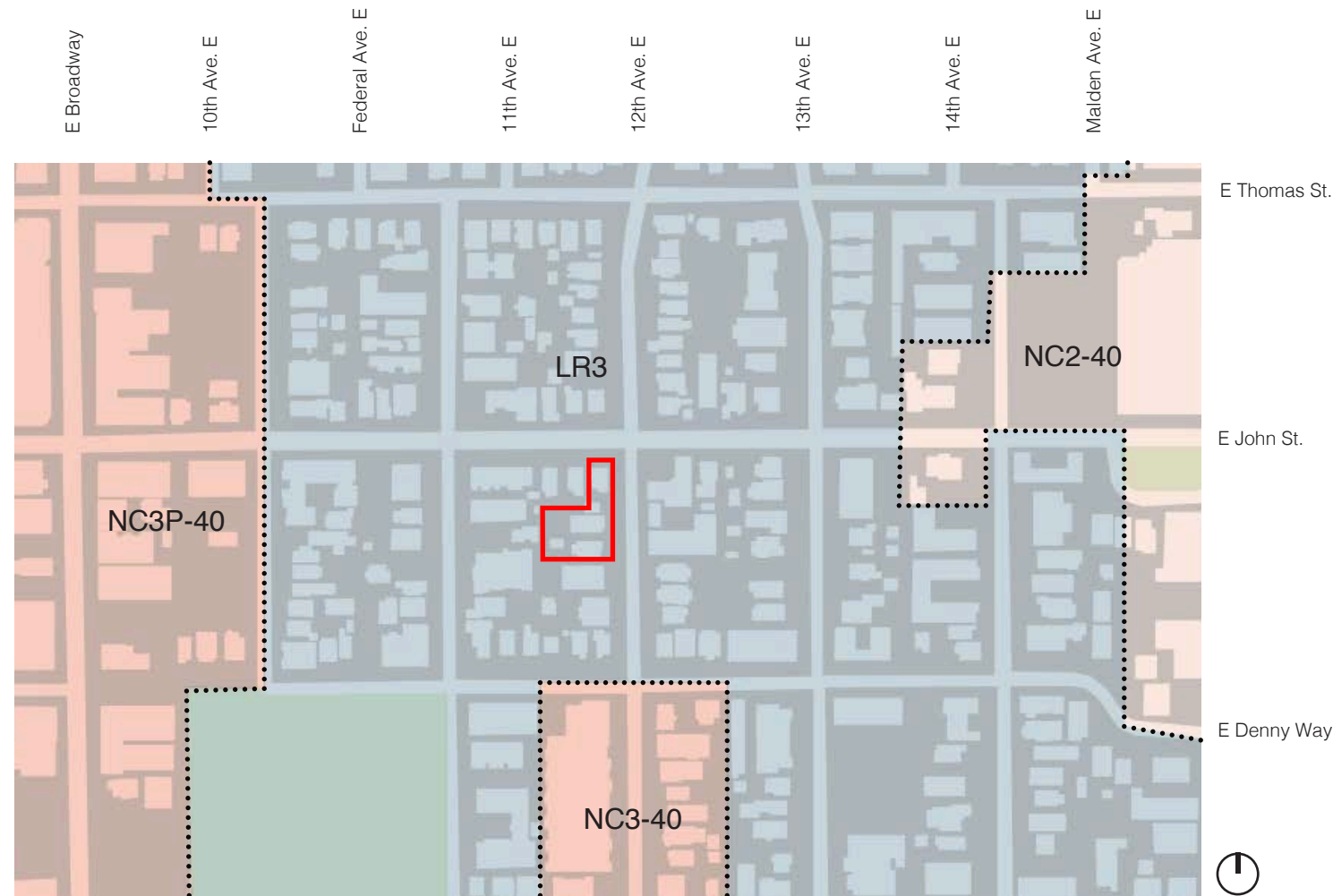
3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The site is a prominent corner at E John St. and 12th Ave E. Neighboring development to the around the site is predominantly multifamily structures with one single family structure adjacent to the west. Cal Anderson Park is one block south and one block west with the Sound Transit Light Rail Capitol Hill Station under construction beneath Nagel Place.

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

The proposed development will extend the desirable aspects of Capitol Hill while introducing housing density to one of Seattle's most characteristic neighborhoods. The structure will provide approximately 50 units. The structure will be built to the maximum height allowed (44 ft.) with a partially below-grade story and will request the following departures from development standards:

1. 23.47A.014.B1 Setback Requirements
2. 23.45.527.B1 Facade Length Requirements



ADDRESS
121 12th Ave. E

LOT SIZE
14,649 square feet.

ZONING
LR3

SEPA Review

ZONING SUMMARY

23.45.004 PERMITTED USES:

- Residential Use: Townhouse and Single Family

23.45.514 HEIGHT:

- Table A. Structure Height for Lowrise Zones in Feet: Maximum height is 30 feet for Townhouse Developments in LR3 in Urban Centers, Urban Villages, and Station Area Overlay Districts.
- D3. In LR3 zones, for structures subject to a 30 foot height limit, the ridge of pitched roofs on principal structures may either:
 - extend up to 10 feet above the height limit, if the height exception provided in 23.45.514.F is not used, and the number of full stories above grade is limited to three
 - extend up to 5 feet above the height limit, if the height exception provided in 23.45.514.F is used.
- E1. Shed and butterfly roofs in LR zones: In LR zones, the high side(s) of a shed or butterfly roof may extend 3 feet above the height limits set in Table A for 23.45.514, provided that the low side(s) of the shed or butterfly roof are no higher than the height limit (see Exhibit A for 23.45.514).
- F. For apartments in LR2 zones, and for all residential uses in LR3 zones, the applicable height limit is increased 4 feet above the height shown on Table A for 23.45.514 for a structure that includes a story that is partially below-grade, provided that:
 - This height exception does not apply to portions of lots that are within 50 feet of a single-family zoned lot, unless the lot in the LR zone is separated from a single-family zoned lot by a street
 - The number of stories above the partially below-grade story is limited to three stories for residential uses with a 30 foot height limit and to four stories for residential uses with a 40 foot height limit
 - On the street-facing facade(s) of the structure, the story above the partially be low-grade story is at least 18 inches above the elevation of the street, except that this requirement may be waived to accommodate units accessible to the disabled or elderly, consistent with the Seattle Residential Code, Section R322, or the Seattle Building Code, Chapter 11
 - The average height of the exterior facades of the portion of the story that is partially be low-grade does not exceed 4 feet, measured from existing or finished grade, whichever is less.

23.45.514 HEIGHT: ROOFTOP FEATURES:

- J4. In LR zones, the following rooftop features may extend 10 feet above the height limit set in subsections 23.45.514.A and F, if the combined total coverage of all features does not exceed 15 percent of the roof area or 20 percent of the roof area if the total includes screened mechanical equipment:
 - Stair penthouses, except as provided in subsection 23.45.514.J.6
 - Mechanical equipment
- J6. Subject to the roof coverage limits in subsections 23.45.514.J.4 and 5, elevator penthouses may extend above the applicable height limit up to 16 feet.
- J7. For height exceptions for solar collectors, see Section 23.45.545

ZONING SUMMARY CONTINUED

TABLE A FOR 23.45.010 FLOOR AREA RATIO:

- B. Floor Area Ratios. Floor area ratio limits apply in LR zones as shown in Table A for 23.45.510. Table A. LR3, Inside an Urban Village, for Townhouse Developments 1.2 or 1.4. The higher FAR limit applies if the project meets the standards of subsection 23.45.510.C
- C. In LR zones, in order to qualify for the higher FAR limit shown in Table A for 23.45.510, certain standards shall be met regarding: green building performance standards; alley access and improvement standards; parking location if parking is required; access to parking if parking is provided.
- E. The following floor area is exempt from FAR limits:
 3. The floor area contained in structures built prior to January 1, 1982 as single-family dwelling units that will remain in residential use, provided that:
 - a. no principal structure is located between the existing single-family dwelling unit and the street lot line along at least one street frontage. If the single-family dwelling unit is moved on the lot, the floor area of the dwelling remains exempt if it continues to meet this provision; and
 - b. the exemption is limited to the gross square footage in the single-family dwelling unit as of January 1, 1982.

TABLE A FOR 23.45.512 DENSITY:

- Table A. Density Limits in Lowrise Zones: 1/1600 or No limit for Townhouses in LR3 zone. For townhouses that meet the standards of subsection 23.45.510.C, there is no density limit in LR2 and LR3 zones.

TABLE A FOR 23.45.527 STRUCTURE WIDTH:

- Table A. LR3 inside Urban Villages, Urban Centers or Station Area Overlay Districts is 150 feet.
- B1. 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, except as specified in subsection 23.45.527.B.2.

TABLE A FOR 23.45.518 SETBACKS AND SEPARATIONS:

For All LR Zones:

Setback	Single-Family	Townhouse Dev.
Front	7 feet avg, 5 min.	7 feet avg, 5 min.
Rear	0 with Alley, 7 if no alley	7 feet avg, 5 min.
Side Setback for Facades 40' or less	5 feet	5 feet
Side Setback for Facades 40' or greater	5 feet min.	7 feet avg, 5 min.

- F1. Separations between multiple structures. In LR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet

23.54.015 / 23.54.030/ 23.45.536 PARKING:

- Table B Residential Uses – Residential uses in commercial and multifamily zones within urban centers or within the Station Area Overlay District(1) - No minimum requirement.
- B1. If parking is required, it shall be located on the same lot as the use requiring the parking, except as otherwise provided in this subsection 23.45.536.B .
- B2. Except as otherwise provided in this subsection 23.45.536.B, surface parking may be located anywhere on a lot except:
 - a. between a principal structure and a street lot line
 - b. in the required front setback or side street side setback; and
 - c. within 7 feet of any street lot line.

23.45.524 LANDSCAPING STANDARDS

- A1. All landscaping provided to meet requirements under this Section 23.45.524 shall meet standards promulgated by the Director to provide for the long-term health, viability, and coverage of plantings.
- A2a. Landscaping that achieves a Green Factor score of 0.6 or greater, determined as set forth in Section 23.86.019, is required for any lot with development containing more than one dwelling unit in Lowrise zones. Vegetated walls may not count towards more than 25 percent of a lot's Green Factor score.
- B1. 1. Street trees are required if any type of development is proposed, except as provided in subsection 23.45.524.B . 2 and B.3 below and Section 23.53.015. Existing street trees shall be retained unless the Director of Transportation approves their removal.

23.45.522 AMENITY AREA:

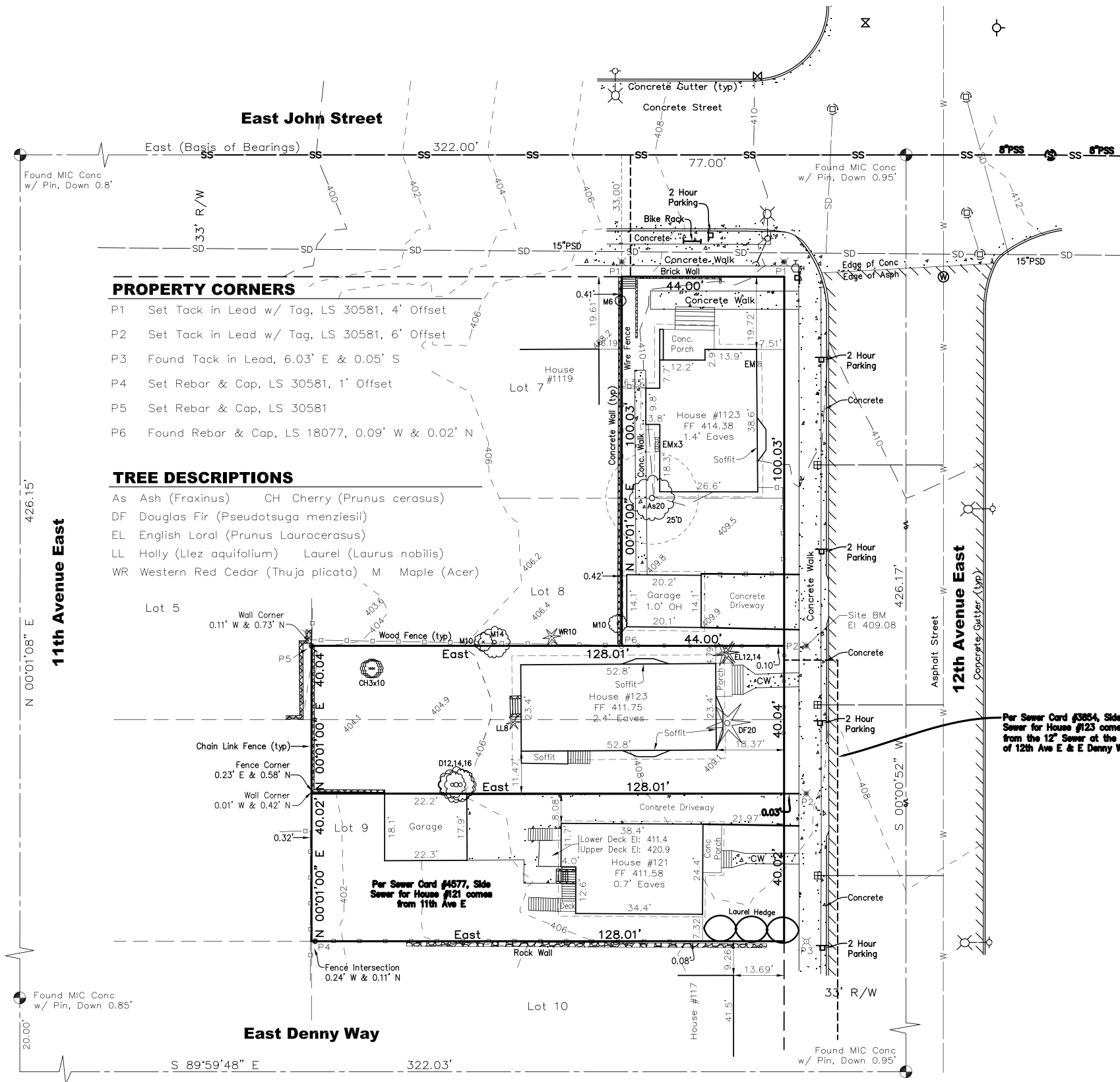
- A1. The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area.
- A2. A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.E.5 may be counted as amenity area provided at ground level.
- A4. For apartments, amenity area required at ground level shall be provided as common space.
- D1. All units shall have access to a common or private amenity area.
- D3. Projections into amenity areas. Structural projections that do not provide floor area, such as garden windows, may extend up to 2 feet into an amenity area if they are at least 8 feet above finished grade.
- D5. Common amenity area for rowhouse and townhouse developments and apartments shall meet the following conditions:
 - a. No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet.
 - b. Common amenity area shall be improved as follows:
 - 1) At least 50 percent of common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes and/or trees.
 - 2) Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features shall be provided.

23.45.529 DESIGN STANDARDS:

- B. Application of provisions. The provisions of this Section 23.45.529 apply to all residential uses that do not undergo any type of design review pursuant to Chapter 23.41, except single-family dwelling units.

23.45.545 STANDARDS FOR CERTAIN ACCESSORY USES:

- C3. Solar collectors on roofs. Solar collectors that meet minimum written energy conservation standards administered by the Director and that are located on a roof are permitted as follows:
 - a. In Lowrise zones up to 4 feet above the maximum height limit or 4 feet above the height of elevator penthouse(s).

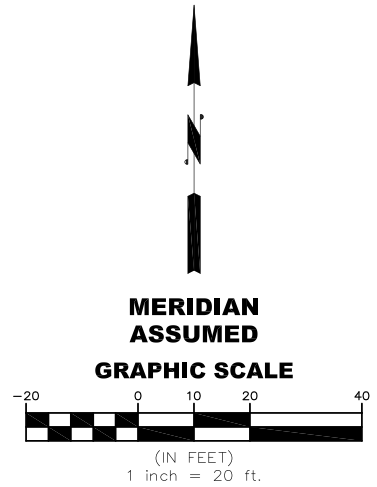


PROPERTY CORNERS

- P1 Set Tack in Lead w/ Tag, LS 30581, 4' Offset
- P2 Set Tack in Lead w/ Tag, LS 30581, 6' Offset
- P3 Found Tack in Lead, 6.03' E & 0.05' S
- P4 Set Rebar & Cap, LS 30581, 1' Offset
- P5 Set Rebar & Cap, LS 30581
- P6 Found Rebar & Cap, LS 18077, 0.09' W & 0.02' N

TREE DESCRIPTIONS

- As Ash (Fraxinus) CH Cherry (Prunus cerasus)
- DF Douglas Fir (Pseudotsuga menziesii)
- EL English Loral (Prunus Laurocerasus)
- LL Holly (Llez aquifolium) Laurel (Laurus nobilis)
- WR Western Red Cedar (Thuja plicata) M Maple (Acer)



LEGAL DESCRIPTIONS

1123 E. John St:
THE EAST 44 FEET OF LOT 7 AND THE EAST 44 FEET OF THE NORTH 40 FEET OF LOT 8, BLOCK 44, JOHN H. NAGLES 2nd ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 67, RECORDS OF KING COUNTY, WASHINGTON.

APN 600350-0890

123 12th Avenue E.:
THE SOUTH 20 FEET OF LOT 8 AND THE NORTH 20 FEET OF LOT 9, BLOCK 44, JOHN H. NAGLES 2nd ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 67, RECORDS OF KING COUNTY, WASHINGTON.

APN 600350-0810

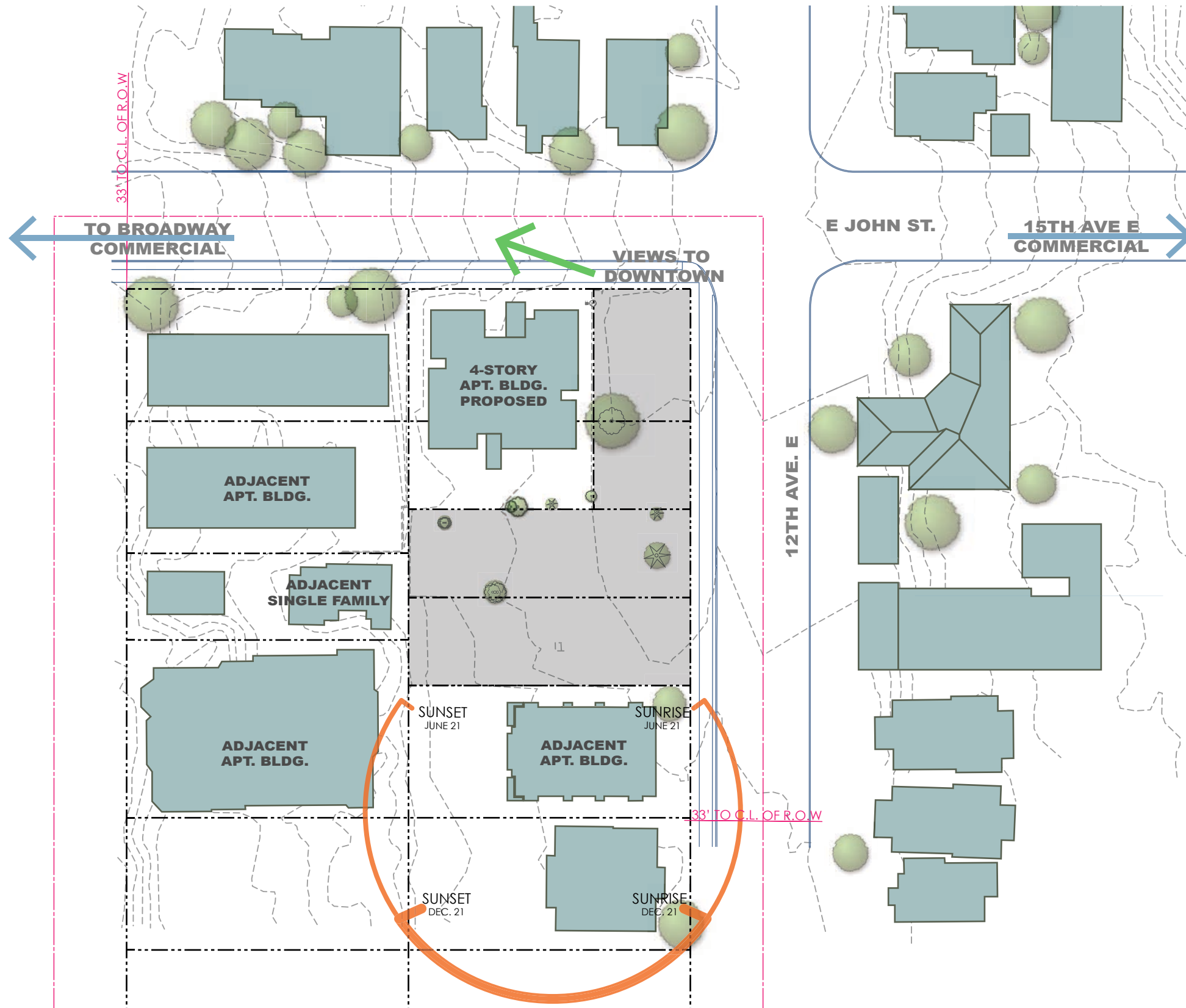
121 12th Avenue E.:
THE SOUTH 40 FEET OF LOT 9, BLOCK 44, JOHN H. NAGLES 2nd ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 67, RECORDS OF KING COUNTY, WASHINGTON.

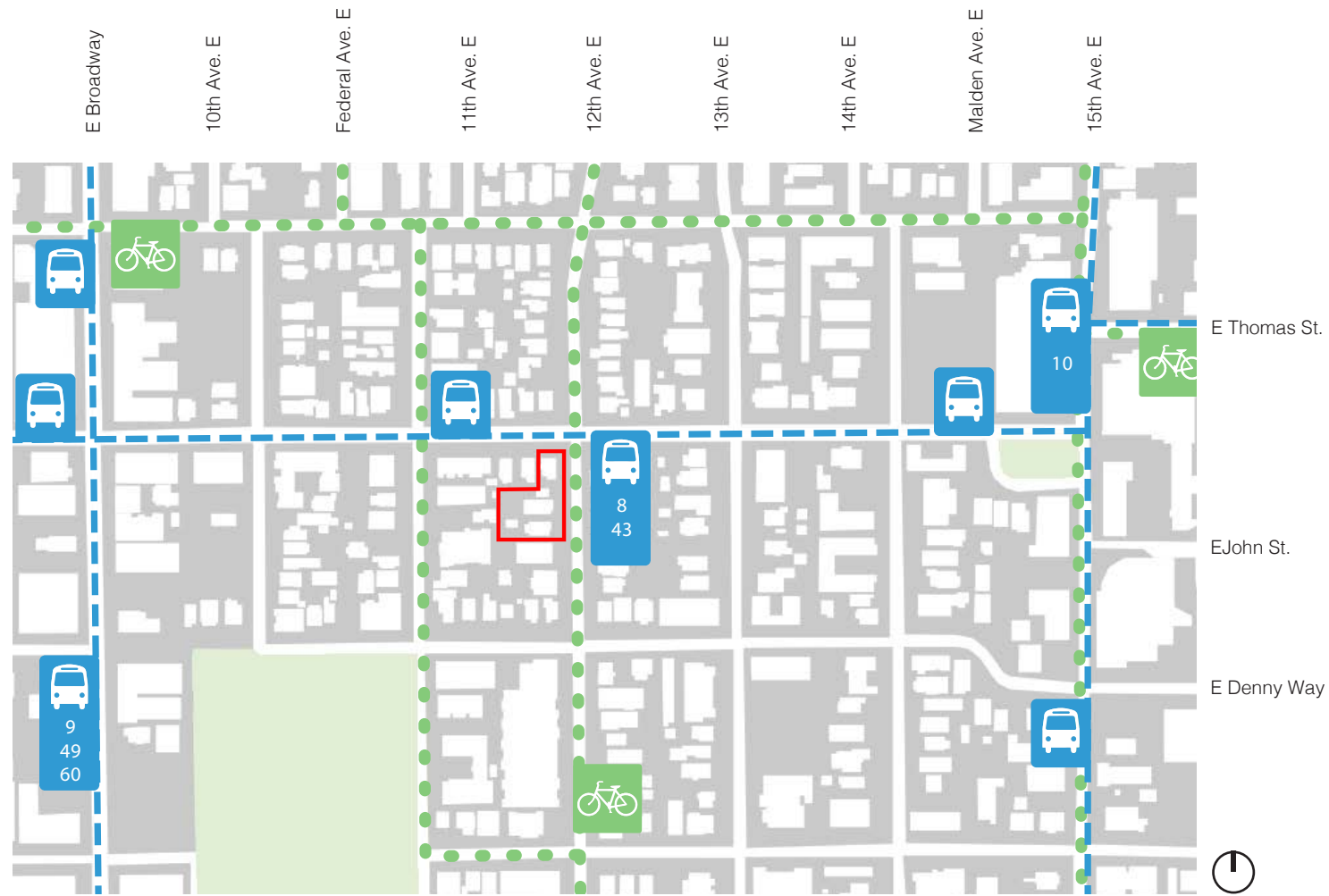
APN 600350-0820

SURVEY NOTES

- INSTRUMENT USED: SOKKIA SET 5 EDM
- METHOD USED: FIELD TRAVERSE
- APPROXIMATE POINT ACCURACY: ±0.05'
- SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.
- MONUMENTS SHOWN HEREON WERE VISITED ON AUGUST 12, 2012.
- THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.
- NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.
- VERTICAL DATUM - NAVD 1988
- CONTOUR INTERVAL - 2 FEET
- BENCH MARK: POINT NAME: SNV-2640: Brass Cap stamped 'C of S 2640' 0.5' W and 0.5' N of Int Front CW @ SE Cor E. John St & 11th Ave E. Elev: 338.005

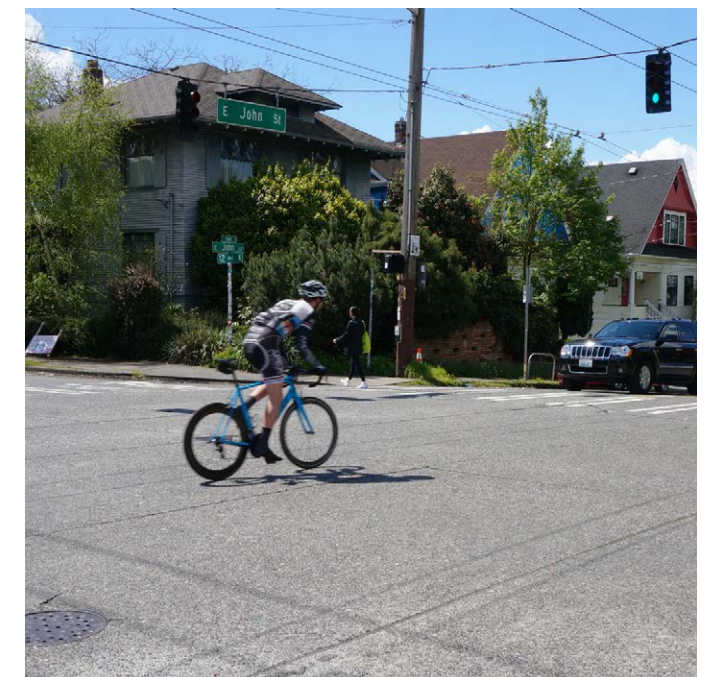
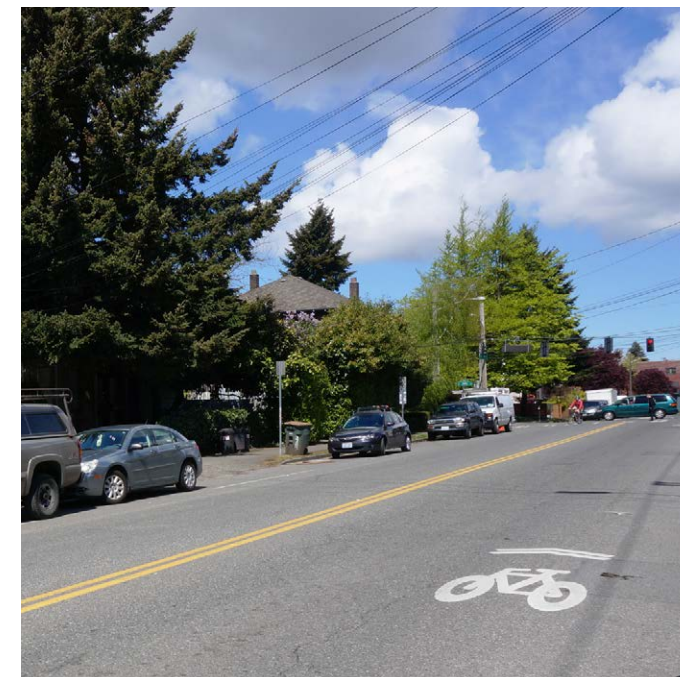
SURVEY IN THE:
S.E. 1/4, S.E. 1/4 SEC. 29 TWP. 25N., RGE. 4E., W.M.



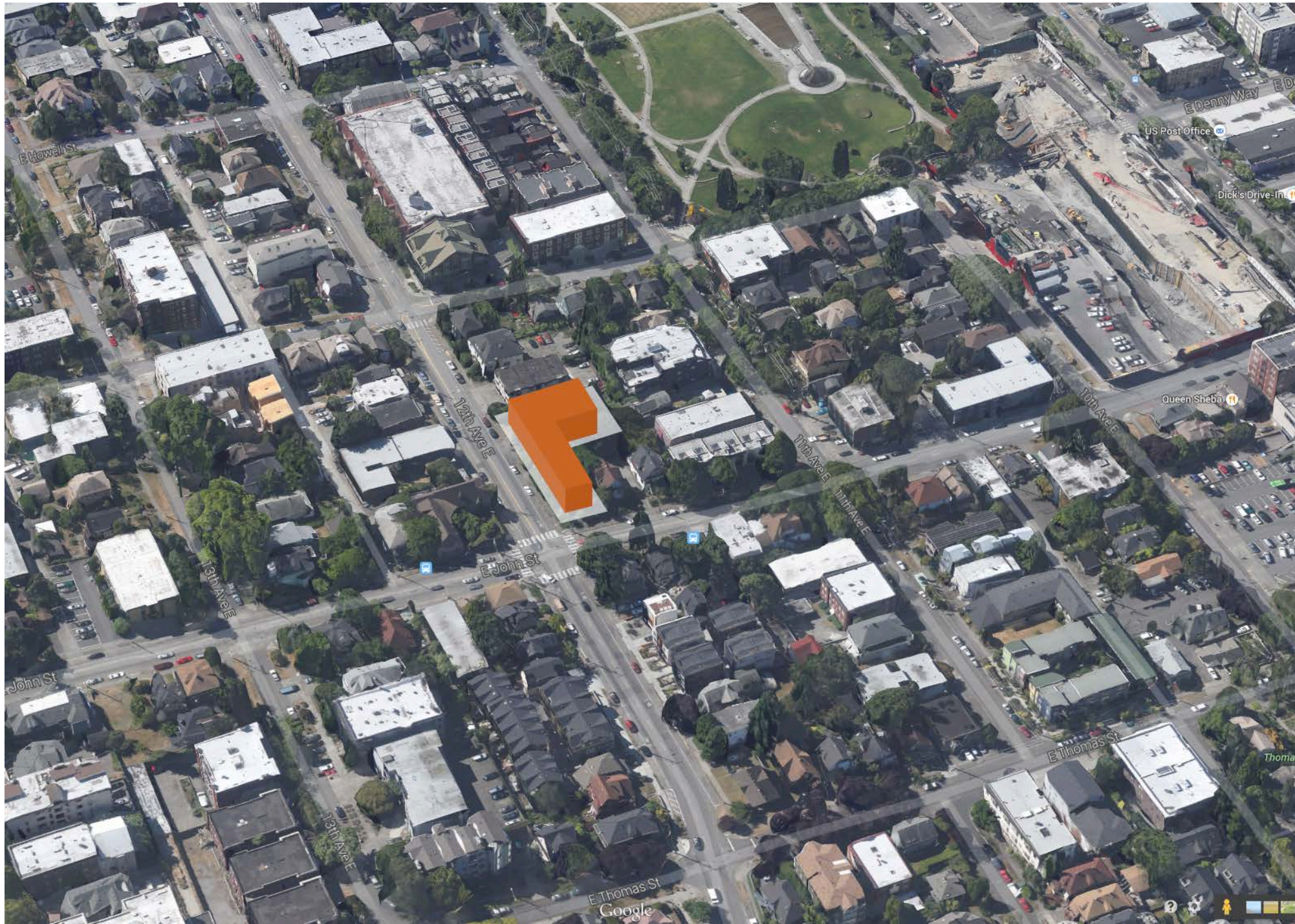


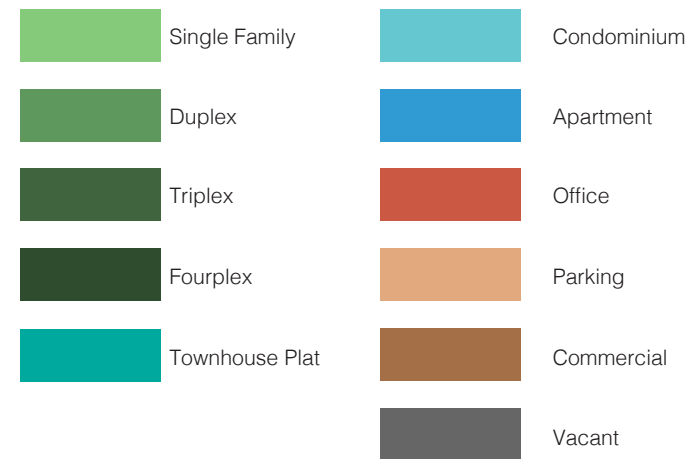
TRANSIT AND ACCESS

The site is located in the heart of the Capitol Hill Urban Center Village and a frequent transit corridor. Many transit opportunities are available for access to Downtown, the University District, Madison Valley and the Central District via bicycle, bus and future light rail. E Broadway is a minor arterial three blocks to the west of the site with bus routes 9, 49 and 60 with access to Rainer Beach, the University District, Downtown, Westwood Village, Georgetown and Beacon Hill. E John Street is a minor arterial that connects into E Olive Way, a principal arterial leading into Downtown. Bus routes 8 and 43 run along E John Street with access to Seattle Center, Rainier Beach, University District, Montlake and Downtown. 15th Avenue E is a minor arterial three blocks to the east of the site with bus route 10 providing access to Downtown. E Broadway and 15th Avenue E are dedicated shared streets for motorist and cyclist with sharrow painted on the pavement. 12th Avenue E has a dedicated bicycle lane south of the site and sharrow painted on the pavement north of the site. The Capitol Hill light rail station is under construction three blocks away at E Broadway and will provide access south to SeaTac Airport and north to Lynnwood. The location inside the Capitol Hill Urban Center Village provides great access to restaurants and retail along E Broadway and 15th Avenue E and Cal Anderson park is only one block to the south. Seattle Central Community College and Seattle University are in walking distance as well.



VICINITY MAP





ADJACENT USES

The adjacent uses around the site are a mix of single family, multifamily, commercial/retail and office structures. A 47-unit, four-story apartment building is proposed at the adjacent site to the west along E John Street, and is currently in the Design Review process. Also adjacent to the west is a single family home, 18-unit apartment building and 18-unit condominium. To the south is a 9-unit apartment building. Across 12th Ave. E to the east is a 7-unit condominium and a 10-unit apartment building and across E John St. is a duplex. E Broadway and 15th Ave. E both have a mixture of restaurants, retail and offices with Seattle Central Community Collge along Broadway two blocks south of E John St. and Group Health three blocks east at E John St. and 15th Ave. E. Cal Anderson Park is a great amenity just one block south of the site and Volunteer Park is seven blocks to the north.



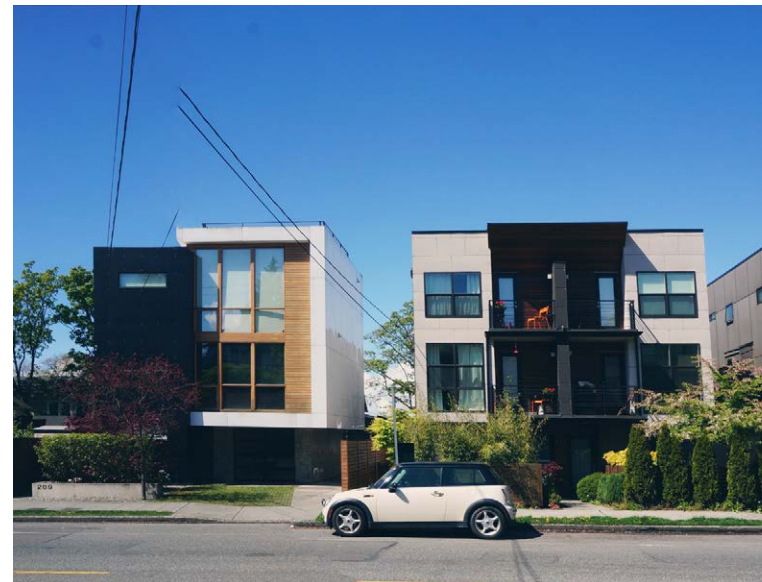
5 Business along E Broadway



4 Business along 15th Ave. E



1 New and old apartment buildings on 12th Ave. E



2 Multifamily structures on 12th Ave. E



3 Single family home on E John St.



6 Business along 12th Ave. E



7 Capitol Hill light rail station construction site at E John St. and 10th Ave. E



8 Cal Anderson Park (photo credit Seattle Rex)

GROUND FLOOR UNITS PRECEDENTS



11th Ave. E, Capitol Hill



Brix Condos, Capitol Hill



418 Local Apartments, Capitol Hill

CORNER PRECEDENTS



The Whitworth Apartments, Capitol Hill



19th and Mercer Apartments, Capitol Hill



Urban Trees

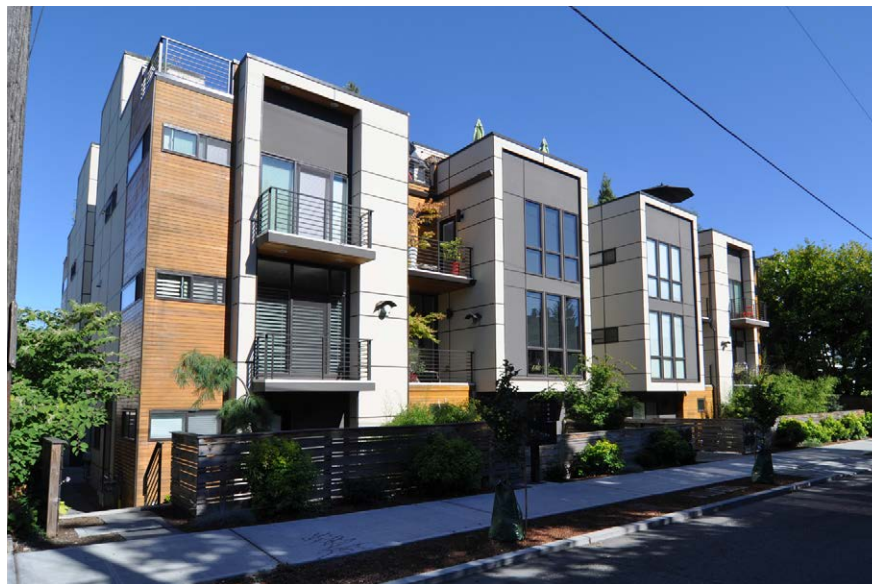
DECK PRECEDENTS



Sola 24 Apartments, Capitol Hill



The Opal Condos ,Capitol Hill



Malden 8 Townhomes, Capitol Hill

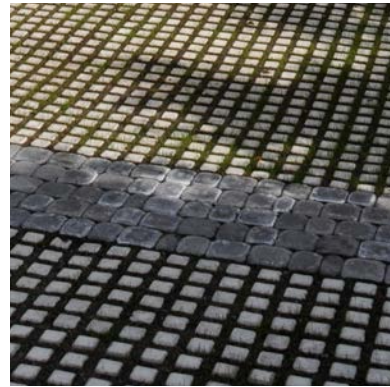


Park Modern, University District



Madison Lofts, Capitol Hill

MATERIAL PRECEDENTS



Proposed ground materials

Left to Right:

- Paver**
- Drivable grass**
- Wood Decking**

Exterior materials will be chosen based on durability, maintainability, and sustainability. Consideration will be taken for contextual relevance of the materials and appropriateness to Seattle climate. Contrasting materials of high quality will demarcate the entry and shared courtyard. Materials at entry, courtyard and exterior decks will have a textural quality at a more humanistic scale. Landscaping will be emphasized at the deck locations to contribute to the rhythm of the street facades. A mix of hardscape and landscape at varying depths work to create a buffer between the ground units and the street.



Proposed exterior materials

Left to Right:

- Fiber cement board**
- steel exterior railing**
- natural wood rainscreen**



Proposed vegetation

Left to Right:

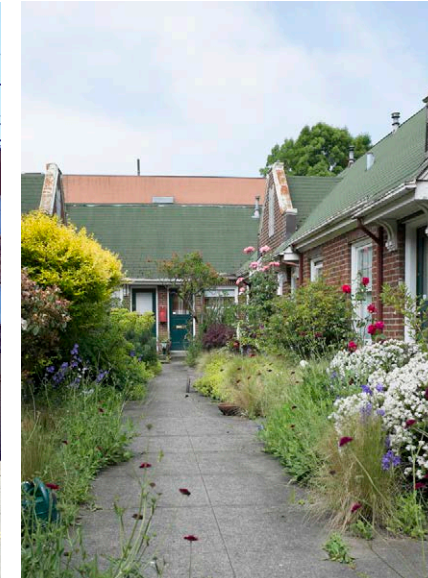
- Slender Hinoki**
- Evergreen Clematis**
- Reed Grass**



1 Courtyard at 1201 E John St.



2 Courtyard at 114 12th Ave. E



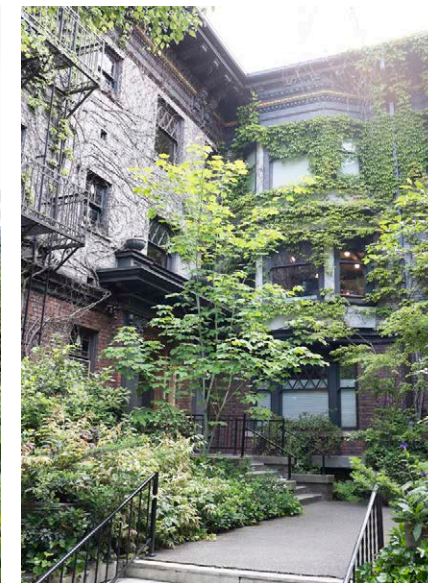
3 Courtyard at 425 10th Ave E



5 Courtyard at 700 E Olive St



6 Courtyard at 219 11th Ave E



7 Courtyard at 425 10th Ave E



4 Courtyard at 111 14th Ave E



8 Courtyard at 1001 E John St

COURTYARD CONTEXT

A short survey of courtyards in the neighborhood reveals a diversity of scale, material, and type that contributes to the livability of the neighborhood. Across 12th Ave. E are two courtyards with one open to the corner and the other enclosed. Long and narrow courtyards as well as shorter and wider proportions can be found throughout the Capitol Hill neighborhood. Many courtyards found are paired with brick materials with facades that are 1-2 stories tall. The courtyards are heavily planted with plantings, trees and grasses. Windows and doors open out to the courtyards to access more light and air. Walkways through the courtyards activate the space and provide access to the units.



COURTYARD PRECEDENTS



Lower Level Courtyard, Charleston SC



Belroy Apartments, Capitol Hill



Washington Arms Condo, Capitol Hill



The Secret Garden Apartment, Capitol Hill



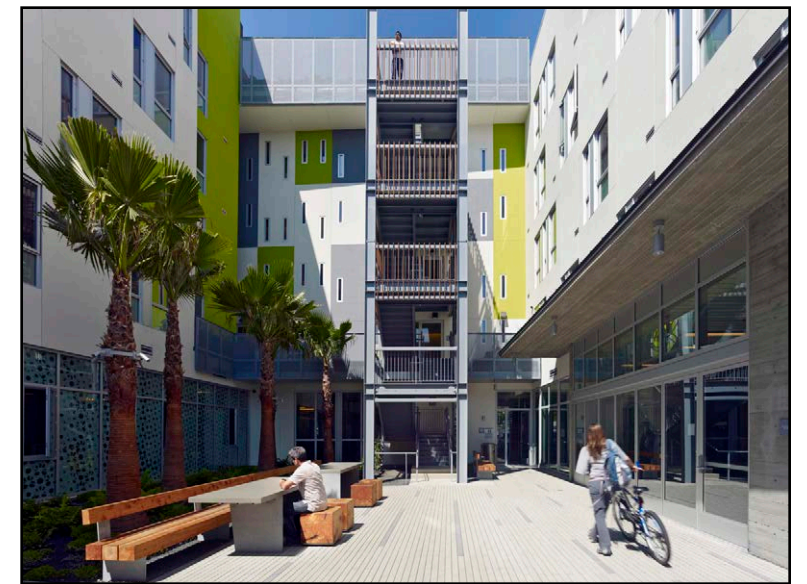
Habitat 825, LA CA



The Bungalows Condo, Capitol Hill



Armstrong Senior Housing, SF CA



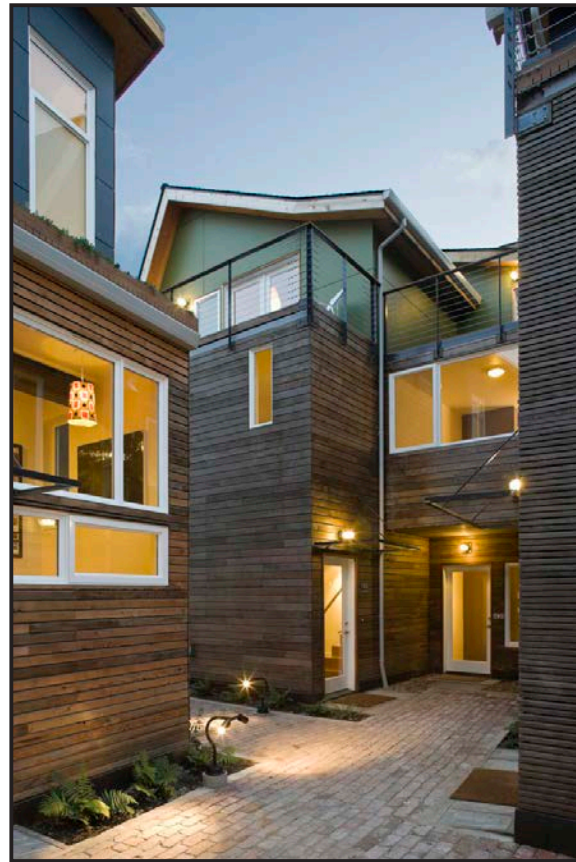
Richardson Apartments, SF CA

b9 COURTYARDS

Courtyards are a key design element in any project designed by b9 architects. We feel that these outdoor spaces encourage social interaction and connections among people. This spread includes courtyards that are being considered as precedents for the proposed project along with several completed courtyards designed by b9 projects.



Urban Walk



Urban Canyon



Wallingford Townhomes



Urban Trees

CS2 URBAN PATTERN AND FORM

CS2.I STREETScape COMPATABILITY:

The existing streetscape is predominantly multifamily residential in use with narrow sidewalks without areas for planting. The design proposal intends to add landscaping inside of the sidewalk to enhance the pedestrian and resident environment. A single articulated entrance from the sidewalk connects to a large courtyard. The structure engages the corner and activates both streets with decks above grade while providing a landscaped buffer at street level.

CS2.II CORNER LOTS:

The building is oriented to the corner, providing a public street front. There is no automobile access to the site allowing the entire frontage on both sides to be devoted to pedestrian experiences.

CS2.III HEIGHT BULK AND SCALE:

The project has an opportunity to define the corner at 12th Avenue E and E John Street. It is prominently located along two arterials providing vehicular and bicycle access. It is proposed to the maximum allowed height in the zone within the Capitol Hill Urban Center Village. A development of similar scale and height is in permitting immediately to the west along E John Street. The proposal suggests opportunities for varied façade treatments, featuring recessed areas and deck projections. A large courtyard along 12th Avenue E provides a break in the mass in the two of the design alternatives.

CS3 ARCHITECTURAL CONCEPT AND CHARACTER

CS3.I ARCHITECTURAL CONCEPT AND CONSISTENCY:

The proposal integrates well with its surroundings, primarily three to four story multifamily residential structures. Deck projections, recesses, canopies and the courtyard define the massing of the proposal. A network of external walkways activates the site at its edges and provides opportunities for larger areas to gather. The walkways vary in the courtyard to create large open areas to maximize access to daylight. At the street façades the walkways transform to private decks, an extension of the same horizontal plane through the building mass.

PL2 WALKABILITY

PL2.I HUMAN SCALE:

Elements of human scale are proposed at the street façades and internal to the site. Decks and a large canopy articulate a human scale and clearly identify the entry condition while orienting the pedestrian activity. Detailed articulation of materials and façade treatment will add interest and reduce the structure's scale.

PL2.II PEDESTRIAN OPEN SPACES AND ENTRANCES:

Resulting from the narrow paved strip between the sidewalk and street, street trees are proposed on the property side of the sidewalk as a way of enhancing the pedestrian environment. Additional landscaping will line the edge of the property, providing a buffer separating the public right of way from the residential use. The apartment building entry will be highlighted by a specific paving with a deck above grade combined with a large trellis. This trellis connects directly to a large central courtyard open to the sidewalk and accessible to all residents and visitors.

PL2.III PERSONAL SAFETY AND SECURITY:

Personal safety and security is provide through a combination of elements: street level apartments, some of which are raised above grade, a central courtyard, private decks that look over the abutting streets, open courtyard and walkways above grade at the center of the site.

DC1 PROJECT USES AND ACTIVITIES

DC1.I PARKING AND VEHICLE ACCESS:

Since the proposal provides no parking, there is no vehicle access required.

DC1.II SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS:

An interior space is proposed to screen all utilities and service areas at the northwest corner of the site. This ensures access while minimizing the presence of the utility area.

DC3 OPEN SPACE CONCEPT

DC3.I RESIDENTIAL OPEN SPACE:

The apartment structure is sited to create opportunities for several scales and types of open spaces. A large central courtyard anchors the proposal, supported by shared walkways and decks above grade. Individual and common decks are accessible throughout the project, ranging in scale from unit size decks, medium sized shared spaces connected to the courtyard and a large roof deck on the top of the structure.

DC3.II LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS:

The site slopes slightly downhill from northeast to southwest. New street trees, landscaping and planter walls create an attractive buffer that enhances the presence of the project at the corner of 12th Avenue E and E John Street.

DC4 EXTERIOR ELEMENTS AND FINISHES

DC4.I HEIGHT BULK AND SCALE:

Materials will be used that clearly illustrate the design proposal, illustrate a current approach to building technology and complement the existing context.

DC4.II EXTERIOR FINISH MATERIALS:

The structure will include materials that enhance the design through texture, scale and color to create a clear identity for the building and provide elements of contrast and pattern. Materials and detailing will be durable and maintainable. The design proposes a clear hierarchy between the larger massing of the entire structure, shaped to be narrow and wind its way through the site, contrasted by the circulation elements. A finer texture will be created through deck projections and railings throughout the project's façades.



View from backyard of 123 12th Ave. E looking w



View from backyard of 123 12th Ave. E looking nw



View from backyard of 121 12th Ave. E looking s



E John St

E John St

E John St

11th Ave. E

12th Ave. E



View of 12th Ave. E and E John St. intersection looking south



① NE corner of 12th Ave. E and E John St. looking SW



② 12th Ave. E looking SW



③ 12th Ave. E looking NW



④ E John St. looking SE



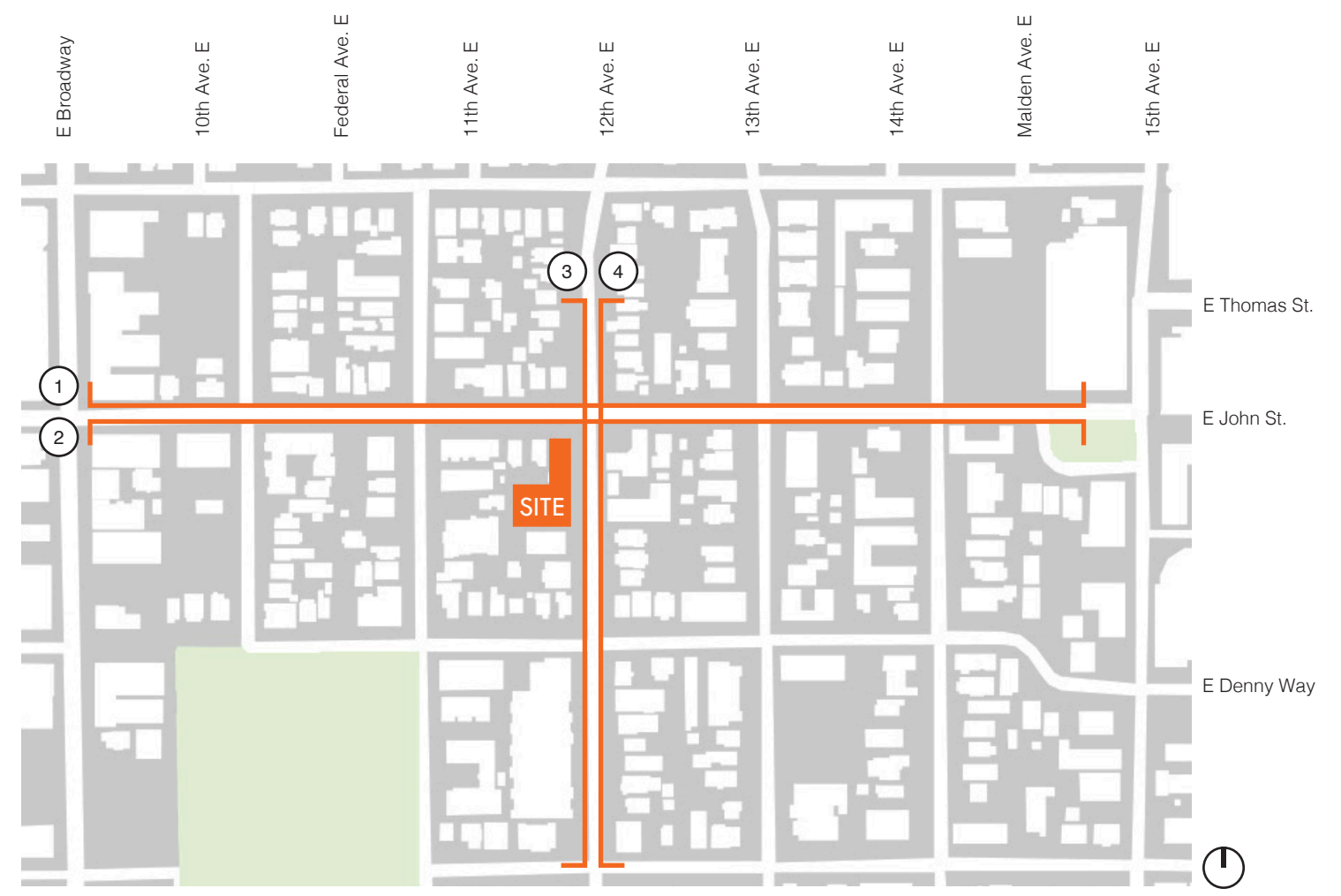
View at 1123 E John St. w property line looking s



View from backyard of 1123 E John St.looking sw



View from backyard of 1123 E John St.looking se





North Side of E John Street

ACROSS FROM SITE



South Side of E John Street

SITE



West Side of 12th Avenue E

SITE

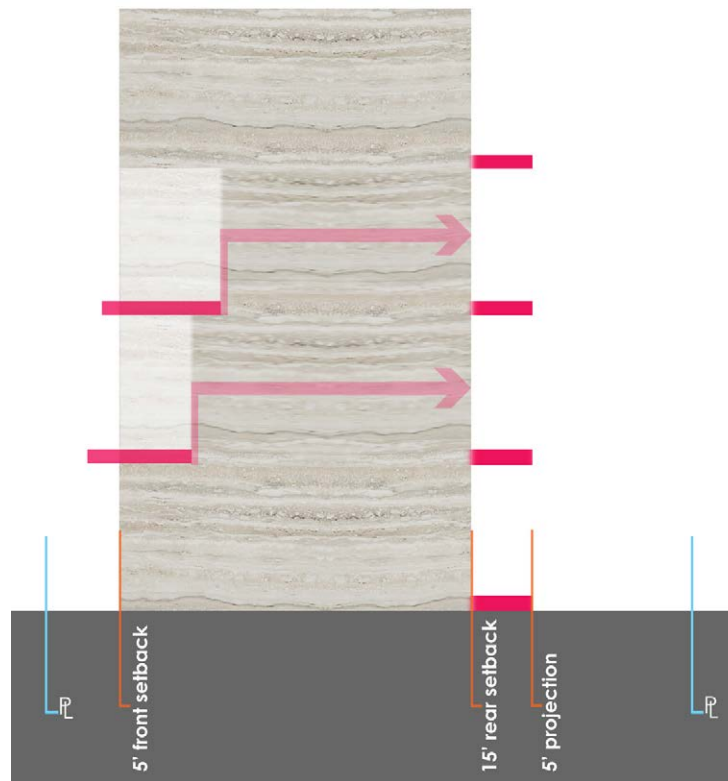
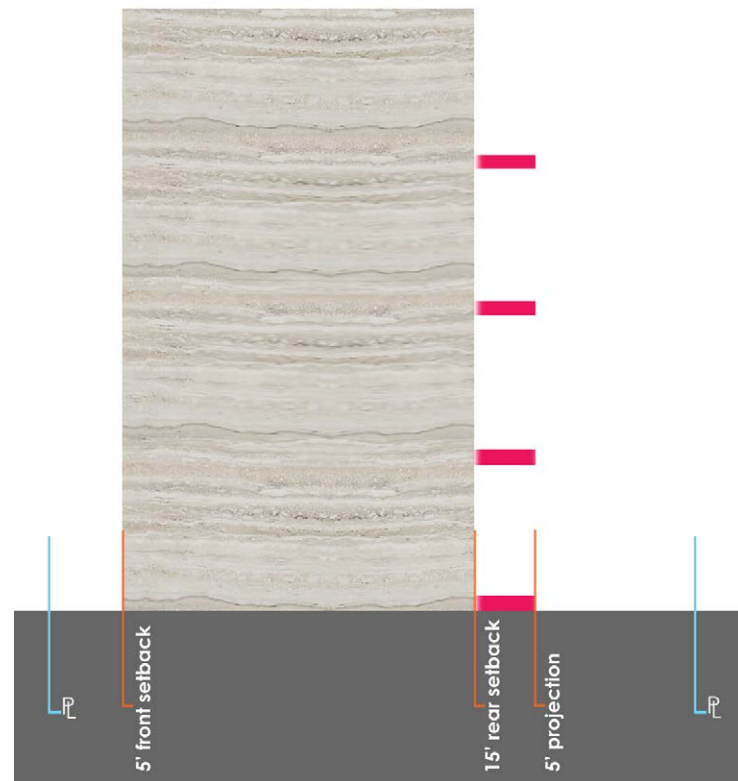
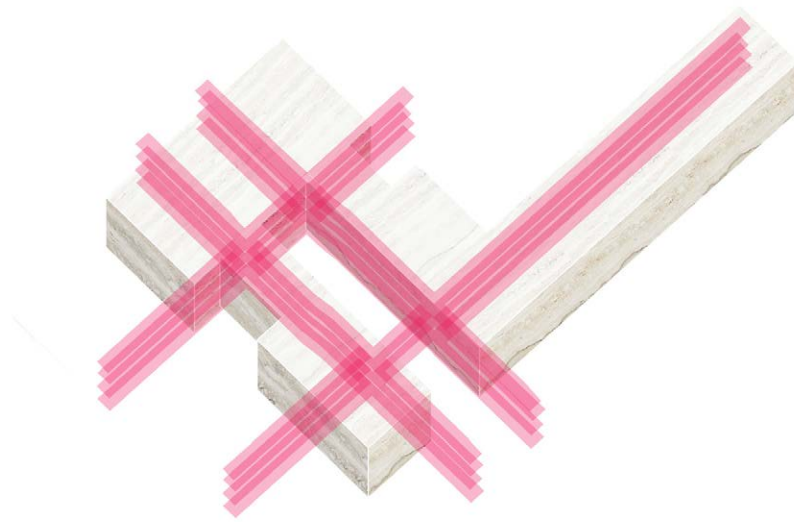
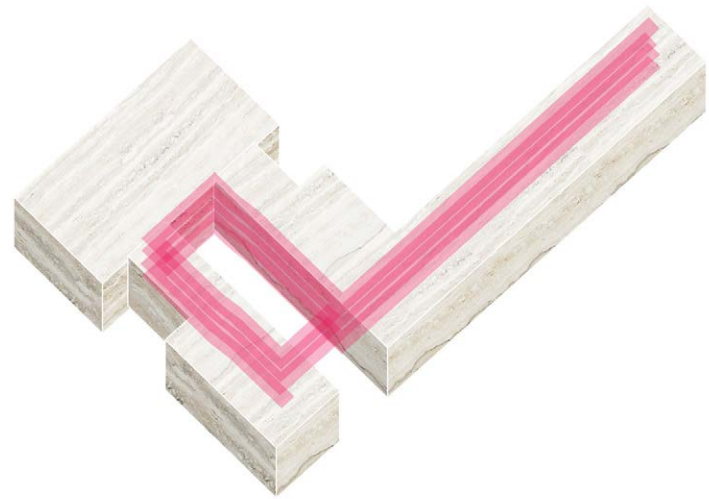


East Side of 12th Avenue E

SITE

CONCEPT DIAGRAMS





MASSING ALTERNATIVE 1

Alternative 1 is code compliant scheme that proposes 50 one-bedroom apartments within the 44' height limit allowed with a partial below-grade story. The proposal is separated into two structures with a long bar fronting 12th Avenue E and an L-shaped structure at the rear. The structures are connected by exterior walkways along the west facade and around the courtyard located at the center of the site. The shared courtyard is open to the north and south which allows it ample light and air. The units are accessed from 12th Avenue E. Stair penthouses benefit from additional allowable height to access the shared roof deck.

Advantages:

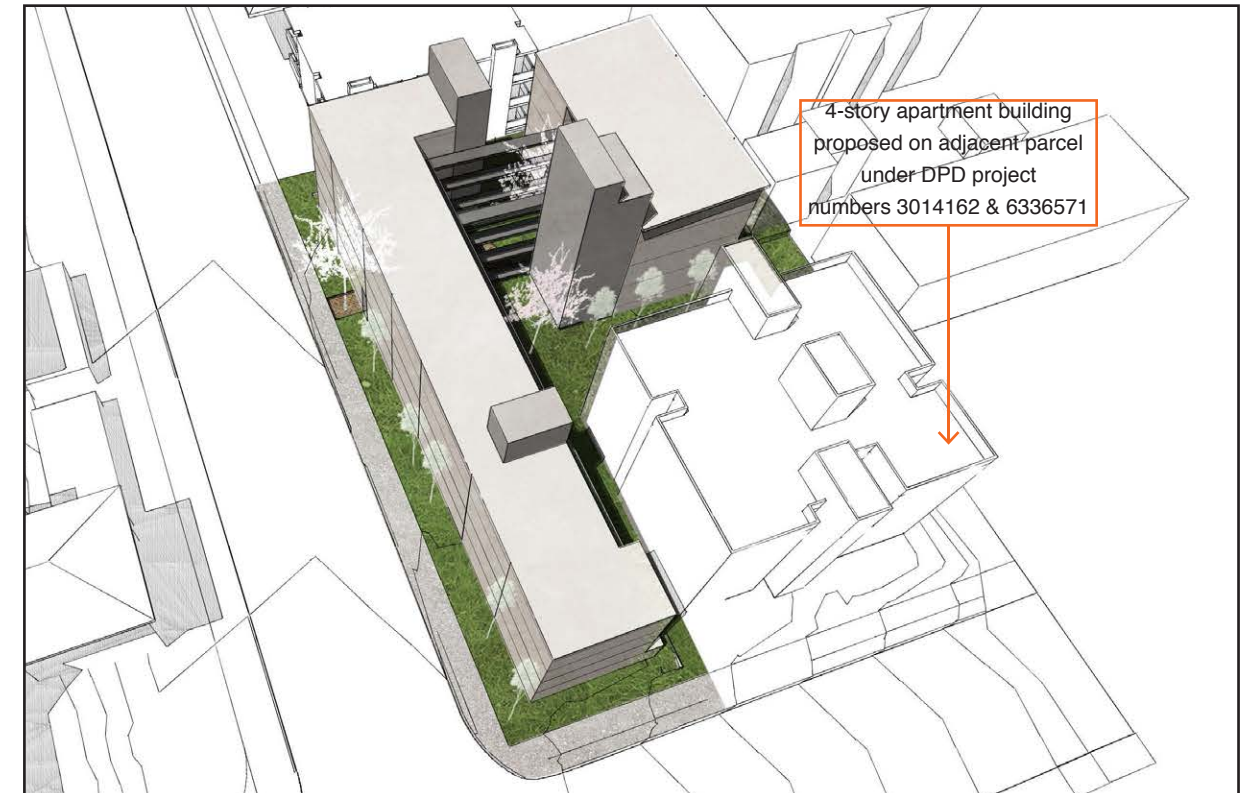
- code compliant scheme
- mass reduced by separation into two structures
- central courtyard is open to the north and south

Issues:

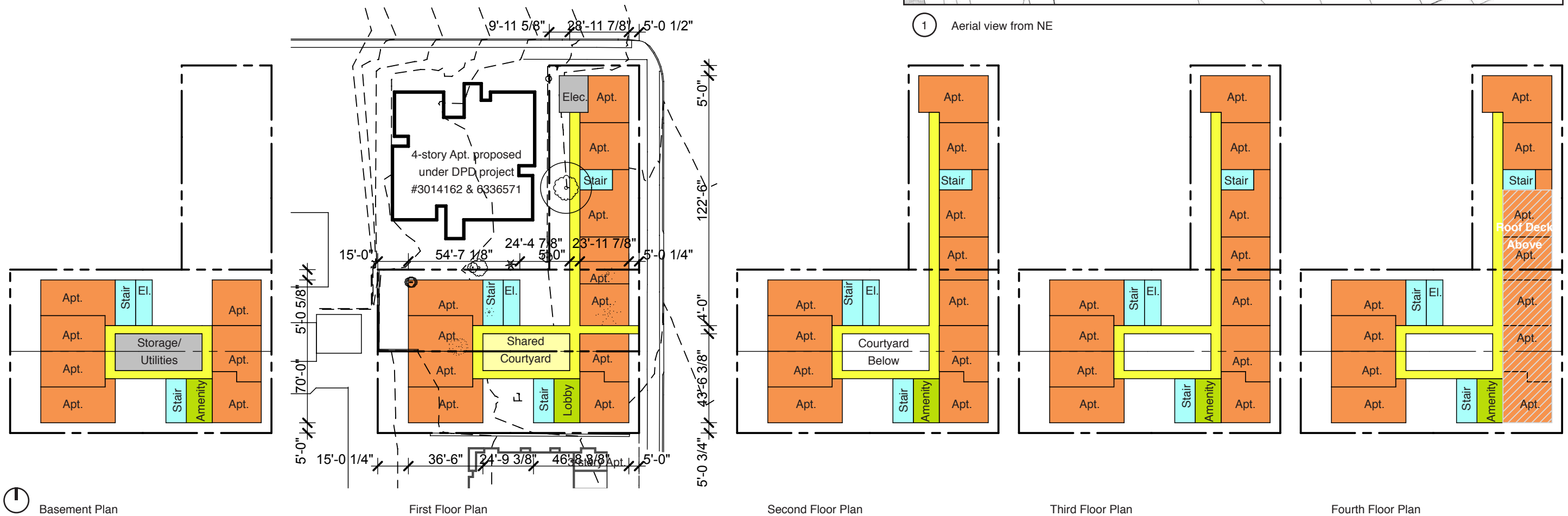
- large building mass along 12th Ave. E
- additional height at stair penthouses to provide roof access
- limited modulation

Departures:

- none requested



1 Aerial view from NE



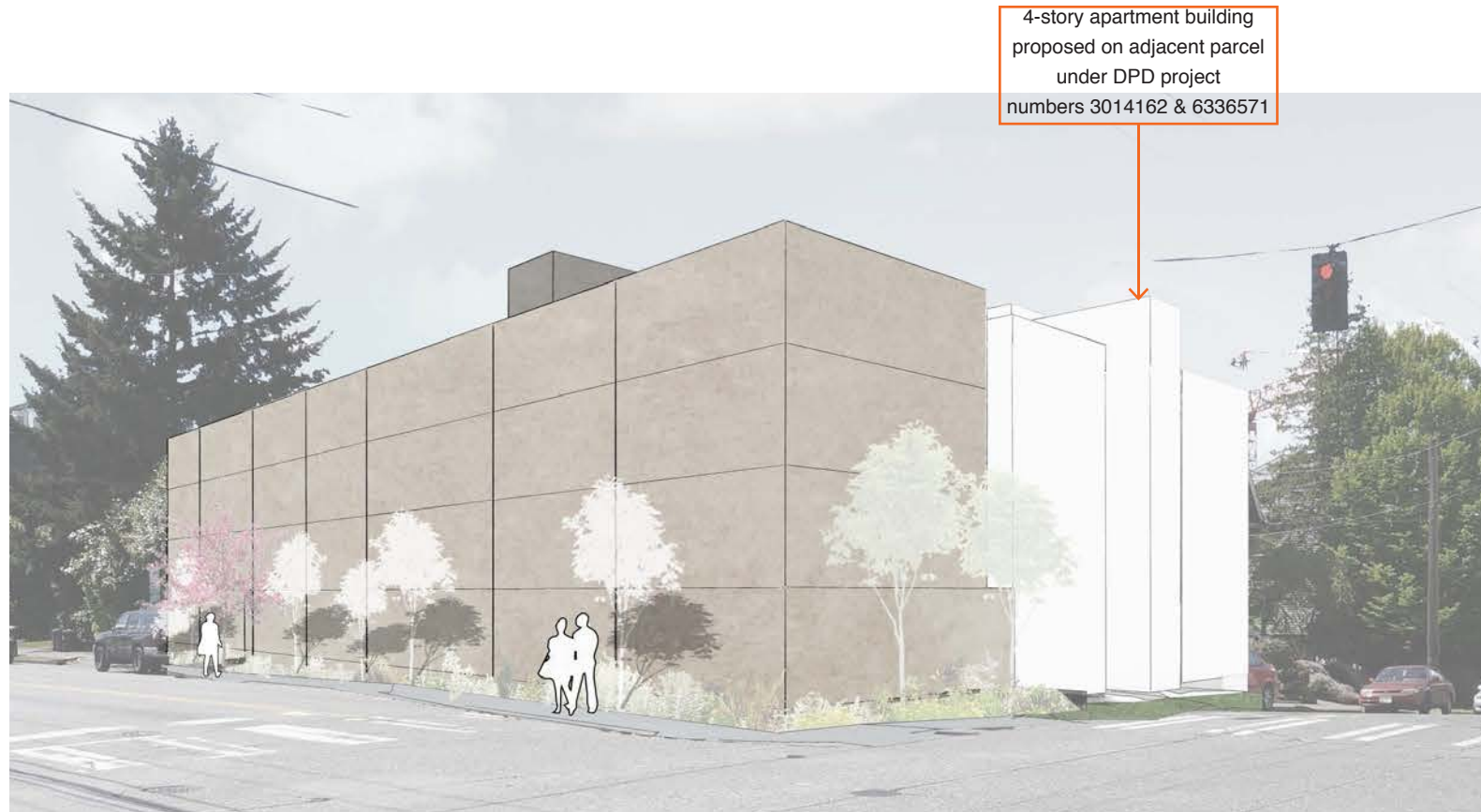
Basement Plan

First Floor Plan

Second Floor Plan

Third Floor Plan

Fourth Floor Plan



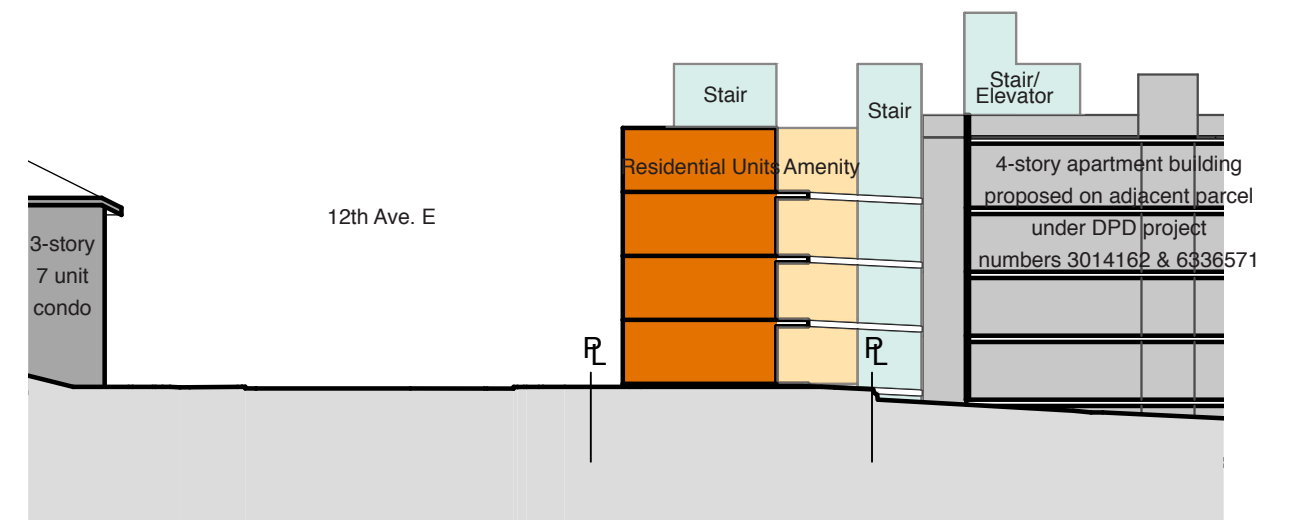
1 View from NE



3 View from NW



2 View from SE



4 Section 1

MASSING ALTERNATIVE 2

Alternative 2 proposes 50 one-bedroom apartments within the 44' height limit allowed with a partial below-grade story. A shared courtyard opens up to 12th Ave. E and reduces the building scale along the street facade. A facade length adjustment is requested for the the north wall enclosing the courtyard. Exterior walkways along the west facade and around the exterior of the courtyard provide access to the units as well as connects them to the shared courtyard. The project is accessed from 12th Avenue E. Stair penthouses benefit from additional allowable height to access the shared roof deck.

Advantages:

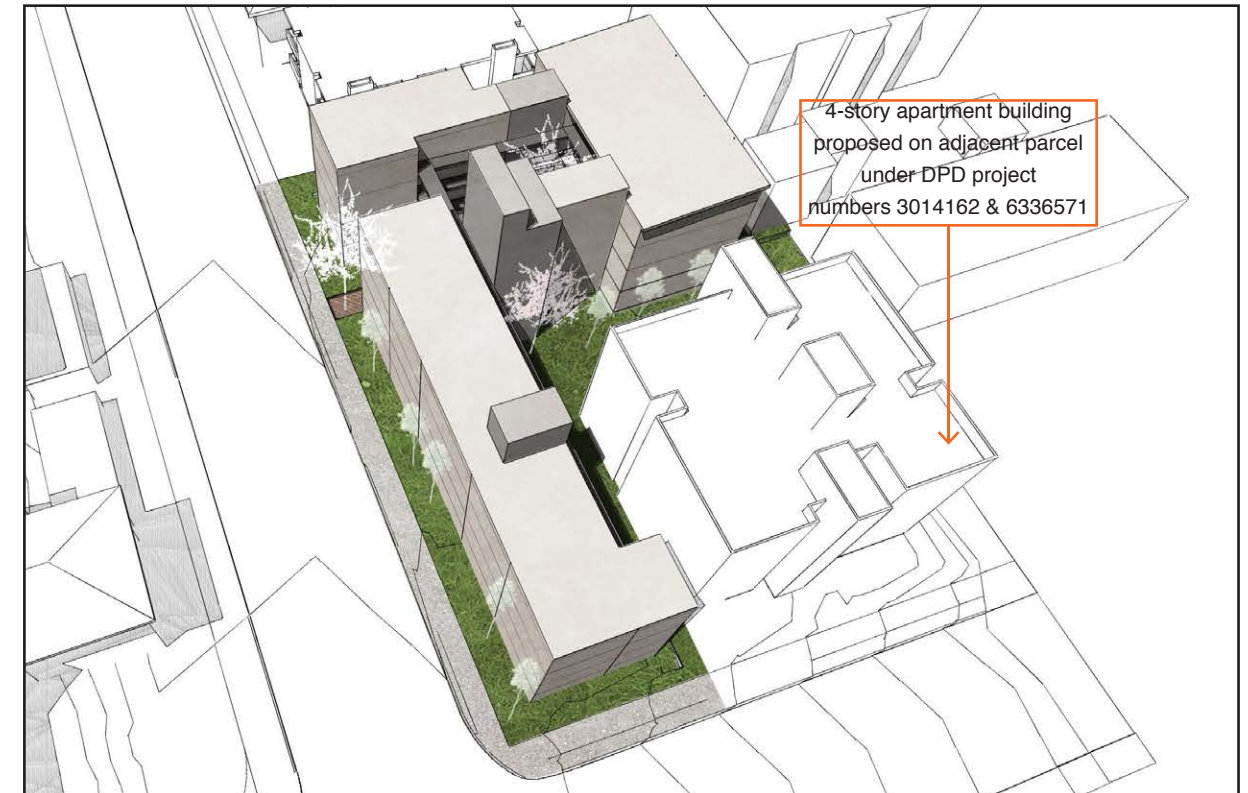
- street-facing mass is reduced
- central courtyard is open to 12th Ave. E

Issues:

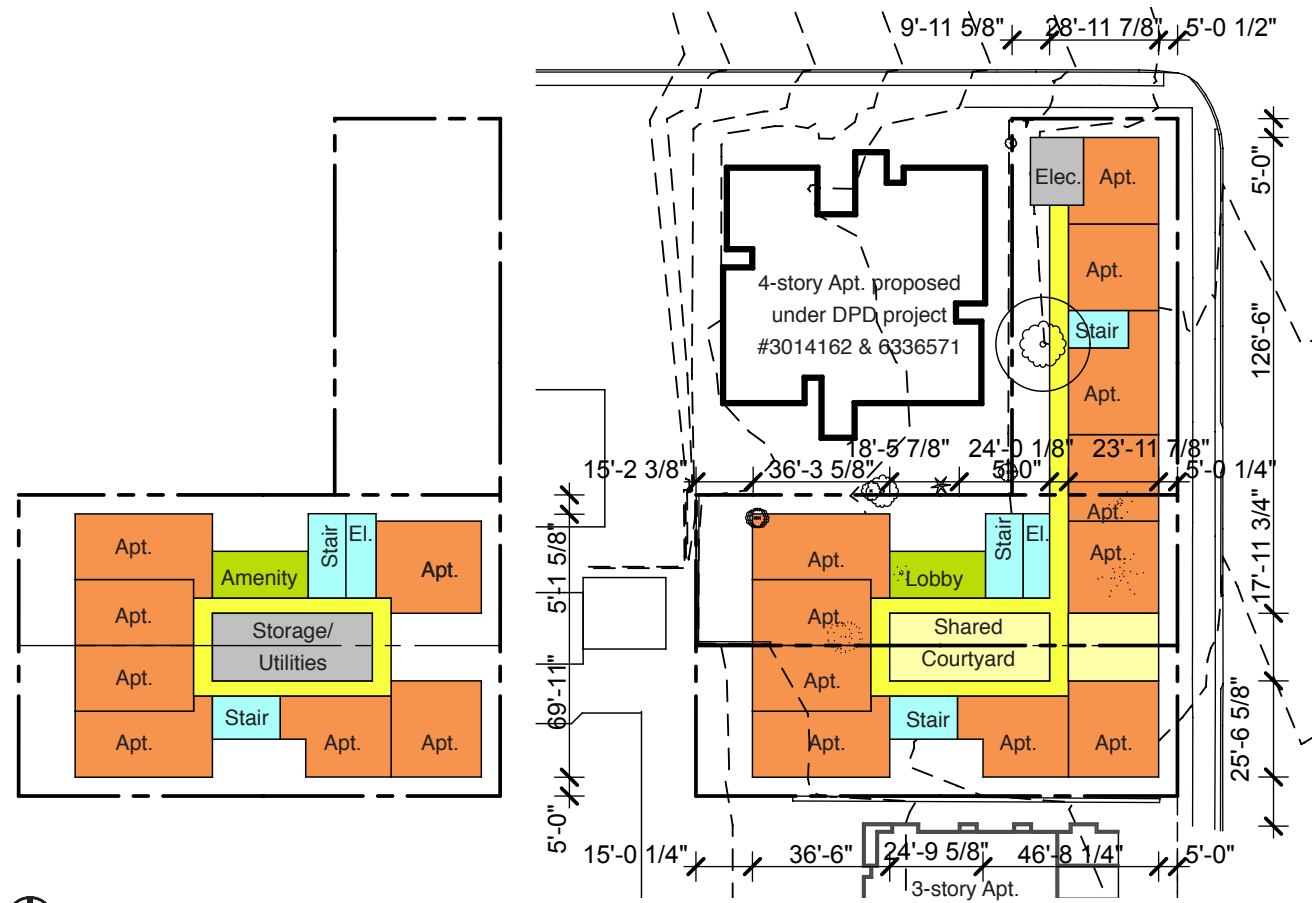
- additional height at stair penthouses to provide roof access
- limited modulation

Departures:

- north facade length

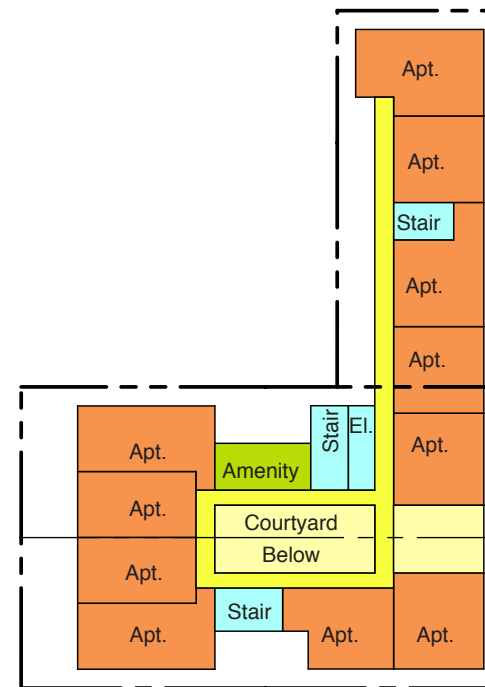


1 Aerial view from NE

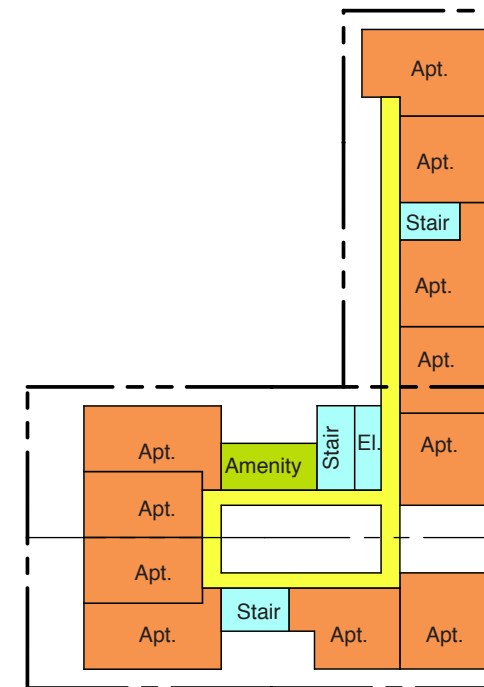


Basement Plan

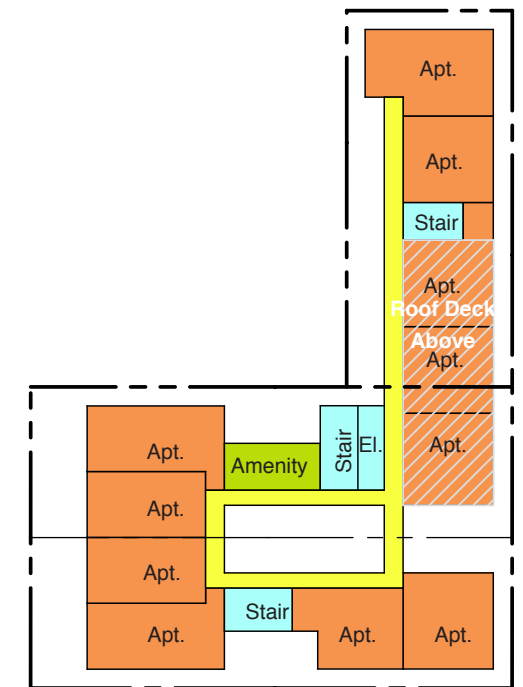
First Floor Plan



Second Floor Plan



Third Floor Plan



Fourth Floor Plan



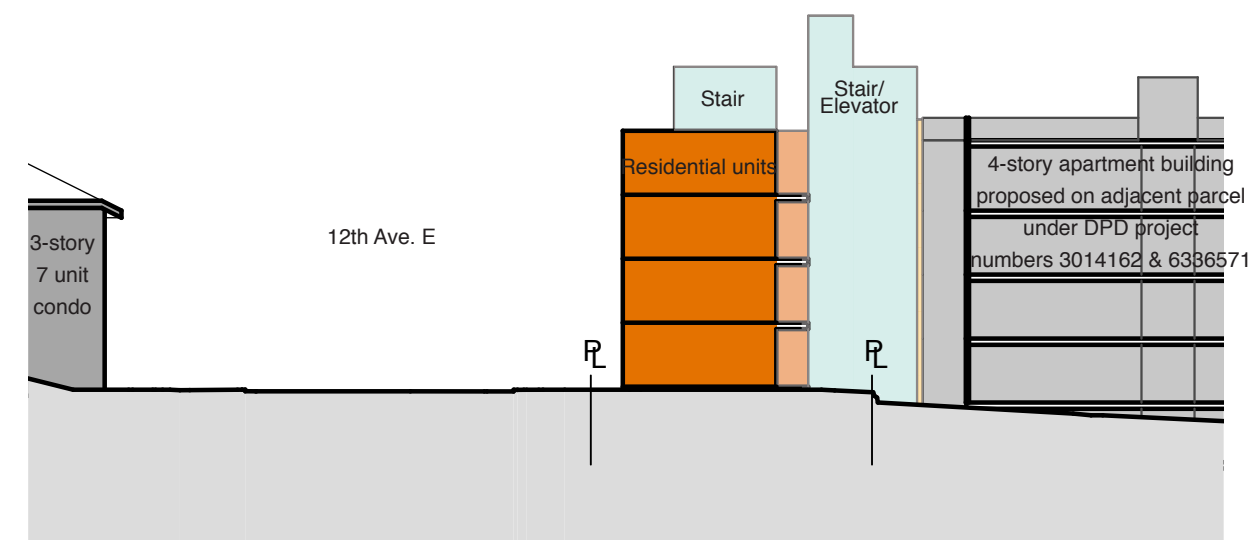
1 View from NE



3 View from NW



2 View from SE



4 Section 1

MASSING ALTERNATIVE 3

Alternative 3 proposes 50 one-bedroom apartments within the 44' height limit allowed with a partial below-grade story. A shared courtyard opens up to 12th Ave. E and reduces the building scale along the street facade. A facade length adjustment is requested for the the north wall enclosing the courtyard. Exterior walkways along the west facade and around the exterior of the courtyard provide access to the units as well as connects them to the shared courtyard. Deck projections into the front setback provides rhythm and modulation as well as contributes to the architectural language of the neighborhood which includes many courtyard and deck precedents. The project is accessed from 12th Avenue E. Stair penthouses benefit from additional allowable height to access the shared roof deck.

Advantages:

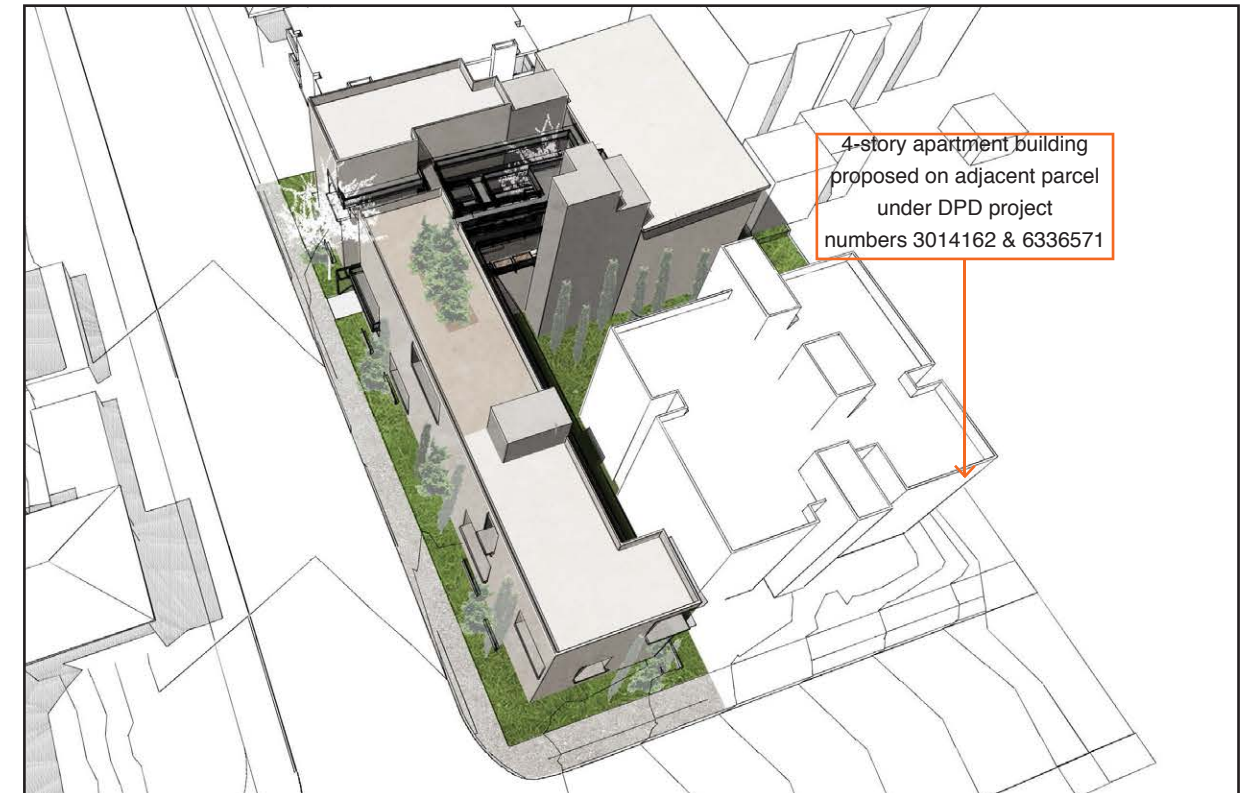
- street-facing mass is reduced
- central courtyard is open to 12th Ave. E
- rhythm and modulation on every facade

Issues:

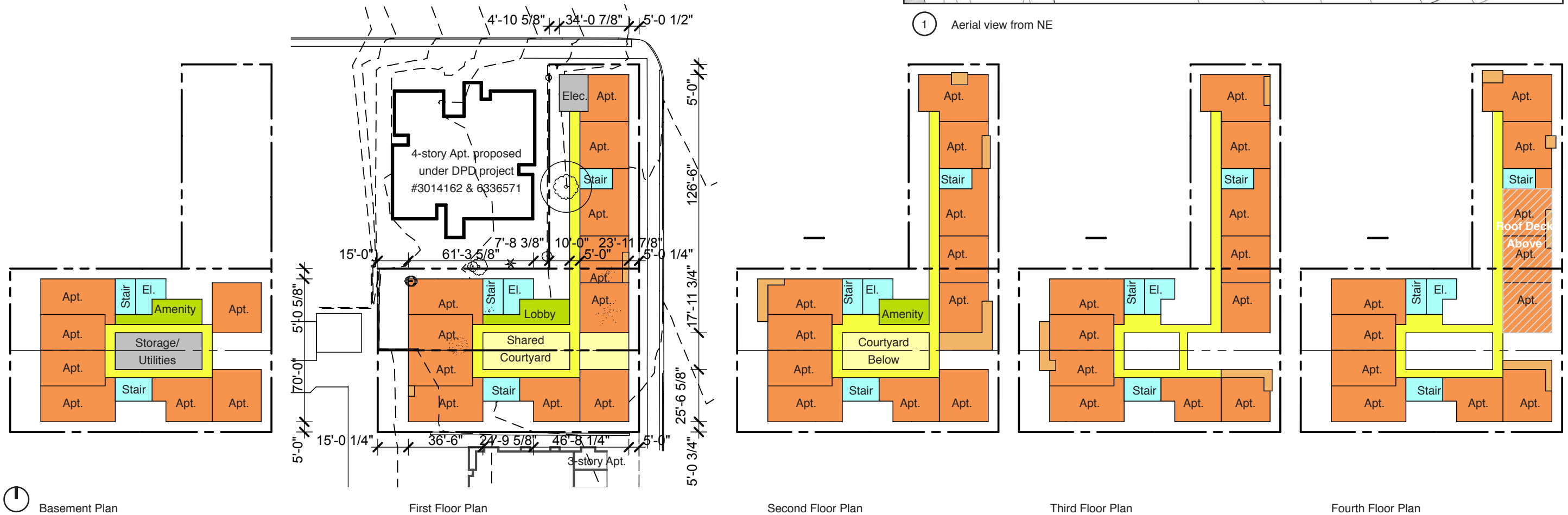
- additional height at stair penthouses to provide roof access

Departures:

- north facade length
- deck projections into front setback



1 Aerial view from NE



Basement Plan

First Floor Plan

Second Floor Plan

Third Floor Plan

Fourth Floor Plan



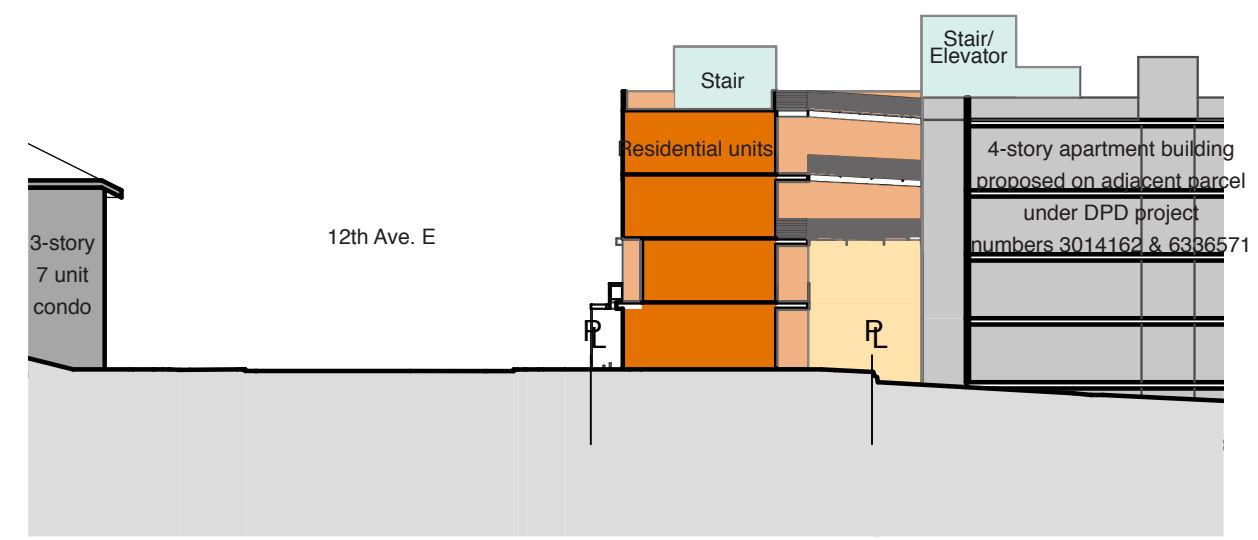
1 View from NE



3 View from NW



2 View from SE



4 Section 1

ALTERNATIVE 3 ADDITIONAL DRAWINGS



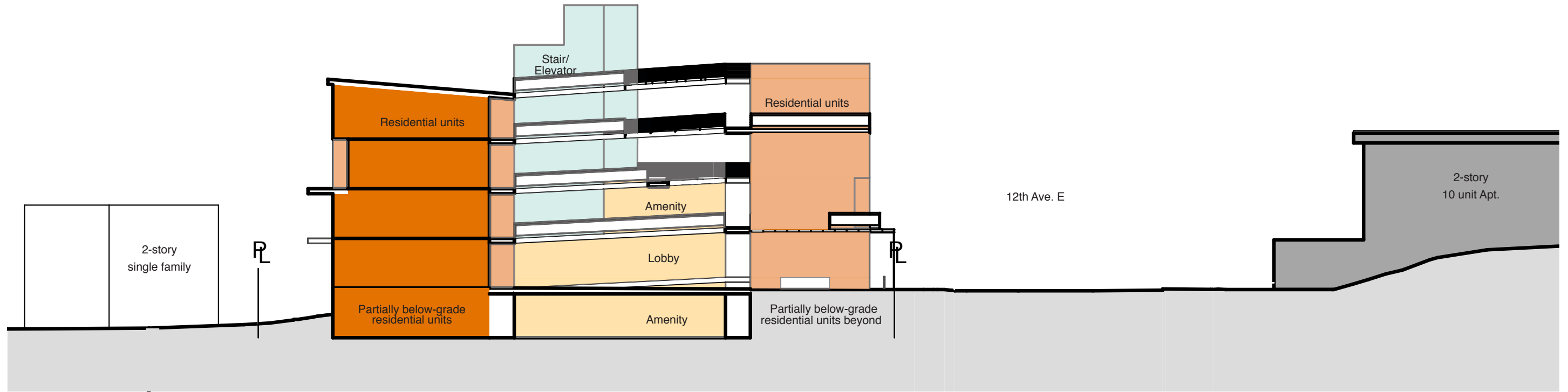
2 View from west walkway looking south



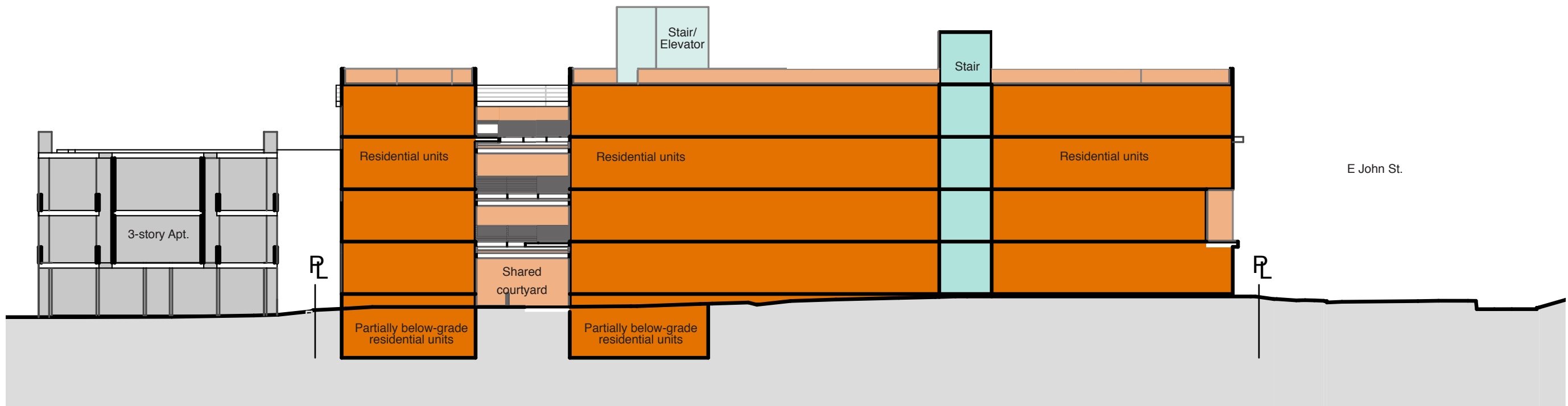
1 View from SW



3 View from courtyard looking NE

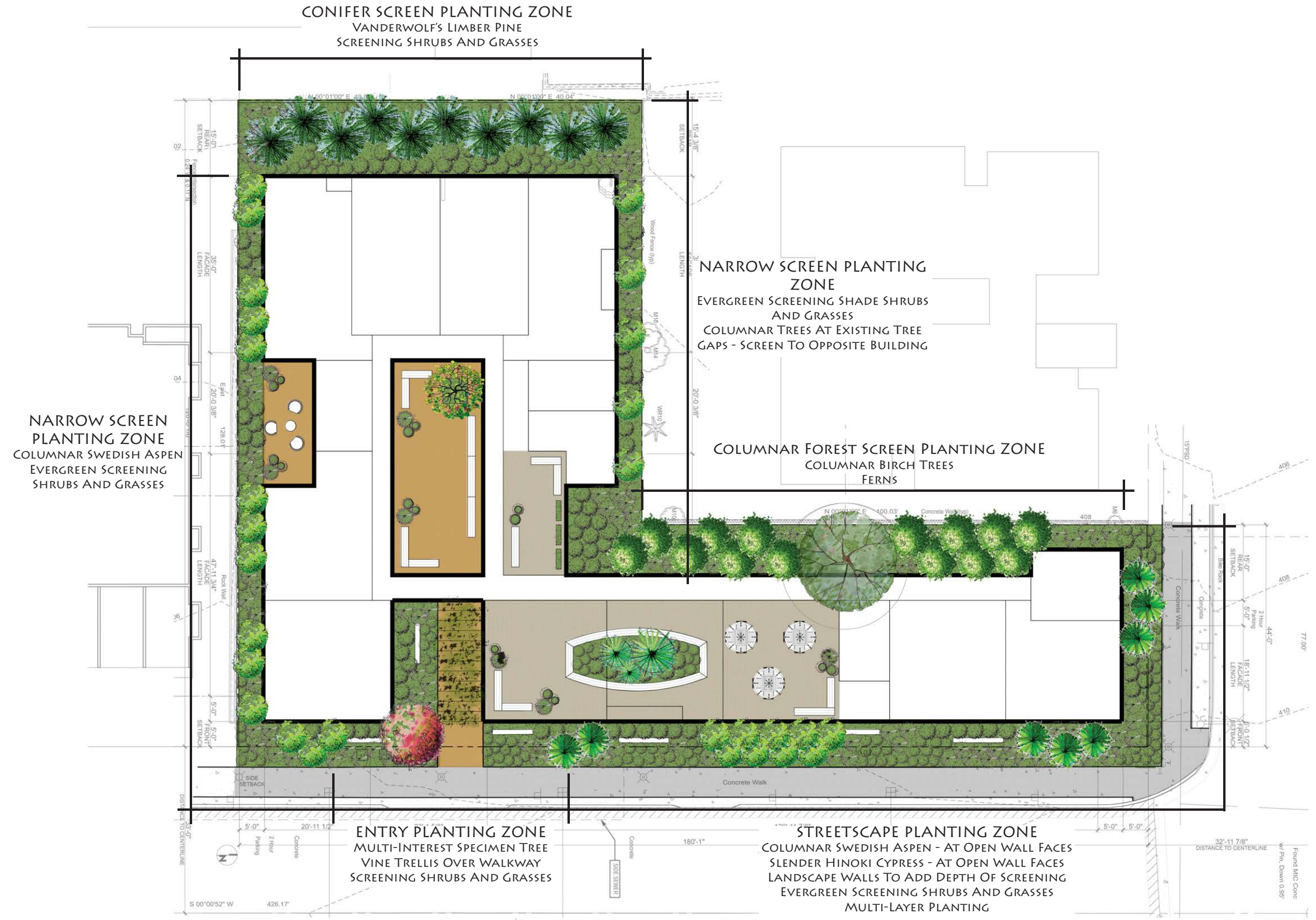


1 Section 2



2 Section 3

LANDSCAPE PLAN



PLANT PALETTE



1 Dogwood



2 Japanese Maple



3 Slender Hinoki



4 Boxwood



4 Swedish Aspen



5 Limber Pine



7 Evergreen Clematis



8 Hydrangea



9 Compact Mahonia



10 Japanese Andromeda



11 Autumn Moor Grass



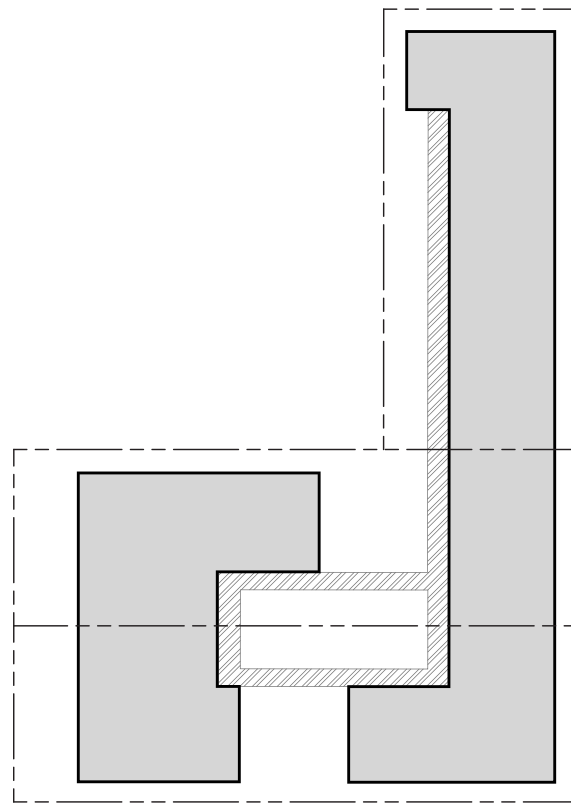
12 Hakonechloa Beni Kazi



13 Fern

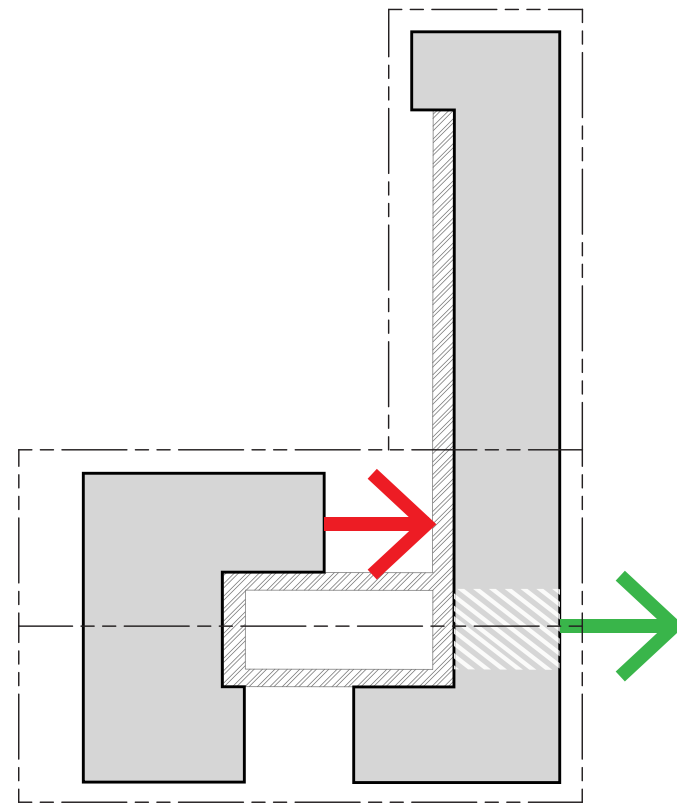


14 Reed Grass



Code Compliant Scheme - Alt. 1

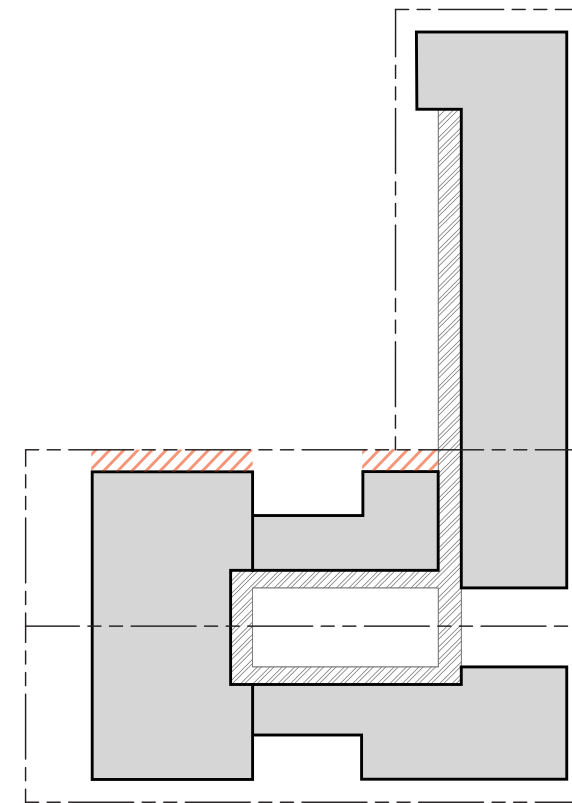
A code compliant scheme presents a massing that does little to accommodate the adjacent site conditions.



Separate Massing and Expand

Connecting the courtyard to the street breaks up the facade at 12th Ave. E and reduces the height, bulk and scale at the street.

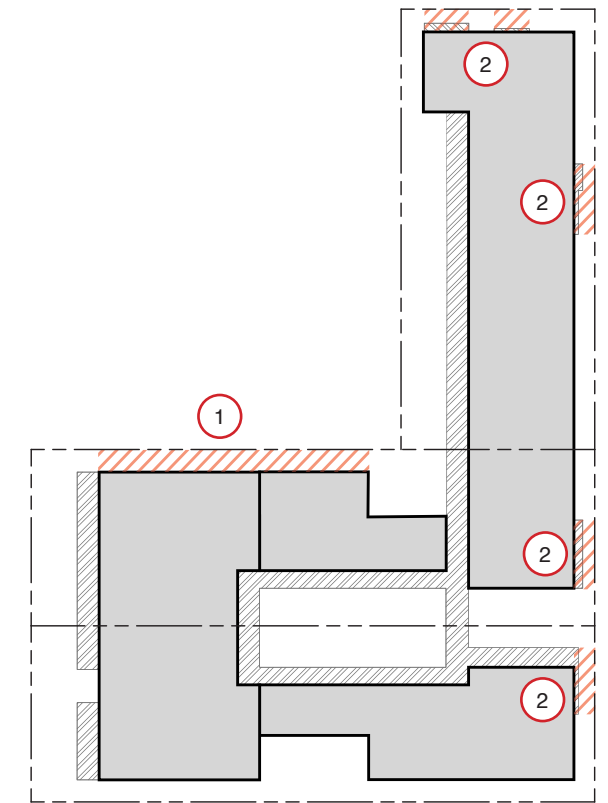
Design Guidelines Supported: CS2-B, CS2-D, PL1-A



Facade Length Departure Request - Alt. 2

The north facade lengthens as the courtyard pulls to the street, making it exceed the 65% facade length allowed.

Design Guidelines Supported: CS2-B, CS2-D, PL1-A



Departure Requests - Alt. 3

The modification to the code compliant scheme requires the following departures:

- Facade Length for north facade**
The site is irregularly shaped which affects the way that facade length is measured. The south facade is compliant at 65% of the lot depth. The north facade is the same length as the south, but is considered 73.2% due to the way that it is measured.
- Deck projections into front and side setbacks**
Deck projections into the 5' setbacks while maintaining a minimum 2'-6" setback from the property lines.

ITEM	CODE SECTION AND REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	FACADE LENGTH SMC 23.45.527.B.1	A MAXIMUM OF 65% OF LOT LENGTH, WHICH IS 54'-6 1/2"	74% ALONG THE NORTH PROPERTY LINE, FAÇADE LENGTH IS 36'-6" + 1' DECK PROJECTION + 24'-9 1/2" = 62'-3 1/2" / 84'-0" = 74%	FAÇADE LENGTH: 7'-9" INCREASE IN LENGTH	THE INCREASE IN FACADE LENGTH RESULTS FROM AN UNUSUAL SITE GEOMETRY AND A DESIRE TO CREATE A LARGE CENTRAL COURTYARD FOR THE PROJECT. BECAUSE OF THE L-SHAPED GEOMETRY THE COURTYARD CAN ONLY BE LOCATED IN ITS CURRENT POSITION. THIS COMBINED WITH THE METHOD OF INTERPETING SIDE AND REAR SETBACK (ONLY ONE REAR IS ALLOWED) CREATES A LONGER THAN ALLOWED FACADE LENGTH ALONG THE INTERNAL NORTH SIDE SETBACK. THIS SIDE OF THE PROJECT ABUTS THE REAR OF THE ADJACENT PROPOSED APARTMENT BUILDING WHICH WILL PROVIDE A 15 FOOT REAR SETBACK. THIS COMBINED WITH OUR DESIGN CONCEPT AND VARIED MASSING SUPPORTS THIS REQUESTED DEPARTURE.	CS2.D HEIGHT, BULK, & SCALE, PL.3.C STREET LEVEL INTERACTION RESIDENTIAL EDGES, CS.2.B ADJACENT SITES, STREETS, AND OPEN SPACES, PL.3.A STREET LEVEL INTERACTION ENTRIES
2	FRONT/STREET SIDE SETBACK: PROJECTIONS SMC 23.45.518.1	DECKS AND BALCONIES MAY PROJECT 4 FEET INTO EACH SETBACK IF IT IS NO CLOSER THAN 5 FEET TO THE PROPERTY LINE	PROJECTS 2' TO WITHIN 3' OF THE SIDE PROPERTY LINE	SETBACK: 2' REDUCTION MINIMUM FOR DECKS, EACH NO LONGER THAN 15'.	THE SETBACK PROJECTION EXTENDS CLOSER THAN 5 FEET TO THE STREET FACING SIDE AND FRONT LOT LINES IN ORDER TO PROVIDE MODULATION AND DETAIL ALONG THE FACADES. THE DECKS ARE AN EXTENSION OF THE DESIGN CONCEPT ILLUSTRATED IN THE DIAGRAMS ON PAGES 28 AND 29, ADDING DETAIL AND LAYERING TO THE SCHEME. THE INNER WALKWAYS LINE THE COURTYARD AND EMERGE AT THE STREET FACING FACADES TO PROVIDE OPPORTUNITIES FOR SAFETY AND SECURITY, COUPLED WITH ACTIVITY AT THE STREET EDGE.	PL.2.B SAFETY AND SECURITY, PL.3.A ENTRIES, CS2.D.4 HEIGHT BULK & SCALE, DC.2.C ARCHITECTURAL CONCEPT SECONDARY ARCHITECTURAL FEATURES

DESIGN ALTERNATIVES COMPARISON

1 Alternative 1



Brief Description: Alternative 1 is separated into two structures with a long bar fronting 12th Avenue E and an L-shaped structure at the rear of the site. The structures are connected by exterior walkways along the west facade and around the courtyard located at the center of the site. The shared courtyard is open to the north and south. The units are accessed from 12th Avenue E. Stair penthouses benefit from additional allowable height to access the shared roof deck.

Advantages:

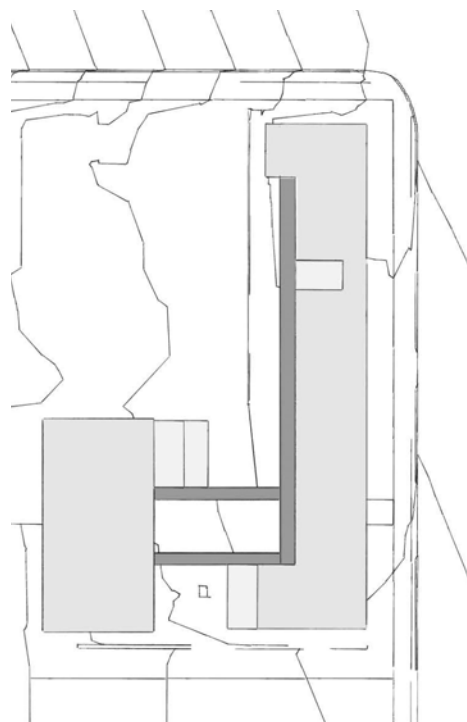
- code compliant scheme
- mass reduced by separation into two structures
- central courtyard is open to the north and south

Issues:

- large building mass along 12th Ave. E
- additional height at stair penthouses to provide roof access
- limited modulation

Departures:

- none requested



2 Alternative 2



Alternative 2 proposes a long bar fronting 12th Avenue E and a shared courtyard at the center of the project which opens up to 12th Ave. E. A facade length adjustment is requested for the the north wall enclosing the courtyard. Exterior walkways along the west facade and around the exterior of the courtyard provide access to the units as well as connects them to the shared courtyard. The project is accessed from 12th Avenue E. Stair penthouses benefit from additional allowable height to access the shared roof deck.

Advantages:

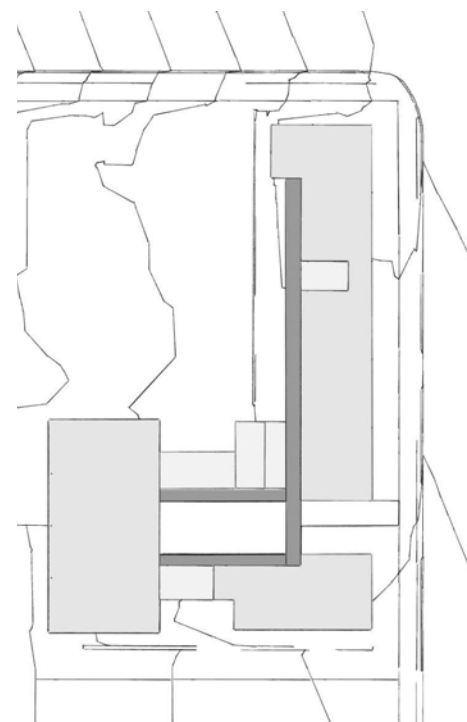
- street-facing mass is reduced
- central courtyard is open to 12th Ave. E

Issues:

- additional height at stair penthouses to provide roof access
- limited modulation

Departures:

- north facade length



3 Alternative 3



Alternative 3 proposes a long bar fronting 12th Avenue E and a shared courtyard at the center of the project which opens up to 12th Ave. E. A facade length adjustment is requested for the the north wall enclosing the courtyard. Exterior walkways along the west facade and around the exterior of the courtyard provide access to the units as well as connects them to the shared courtyard. Deck projections into the front setback provides rhythm and modulation as well as contributes to the architectural language of the neighborhood which includes many courtyard and deck precedents. The project is accessed from 12th Avenue E. Stair penthouses benefit from additional allowable height to access the shared roof deck.

Advantages:

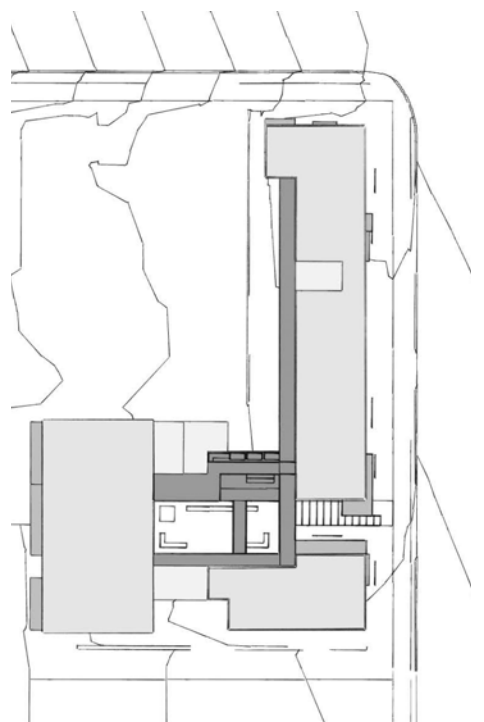
- street-facing mass is reduced
- central courtyard is open to 12th Ave. E
- rhythm and modulation on every facade

Issues:

- additional height at stair penthouses to provide roof access

Departures:

- north facade length
- deck projections into the front and side setbacks



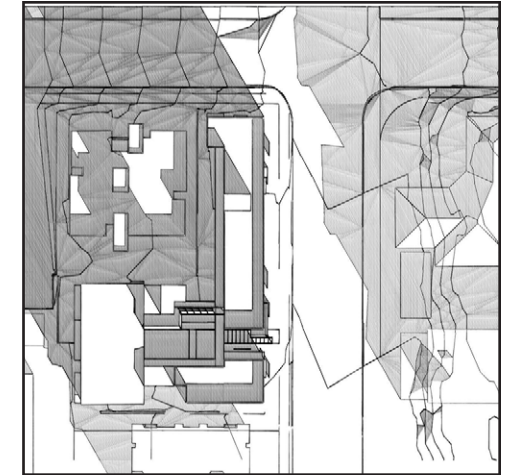
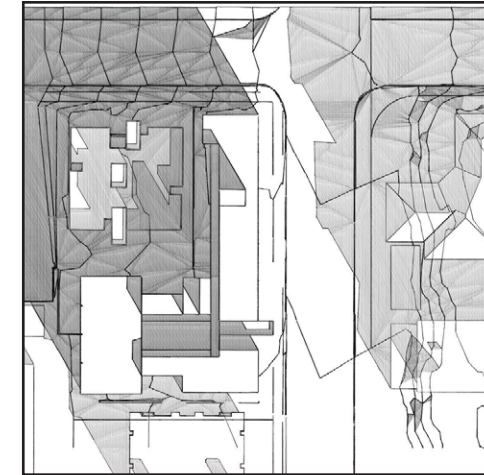
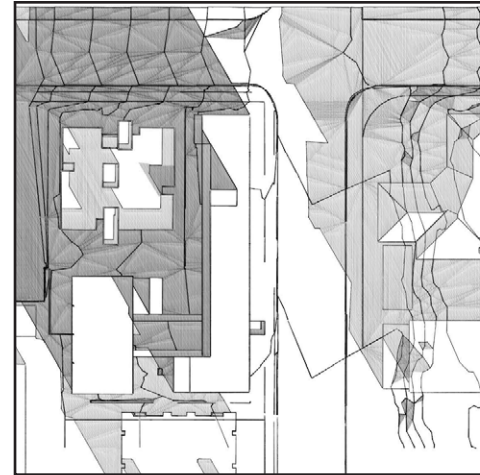
SHADOW STUDIES - DECEMBER 21

ALTERNATIVE 1

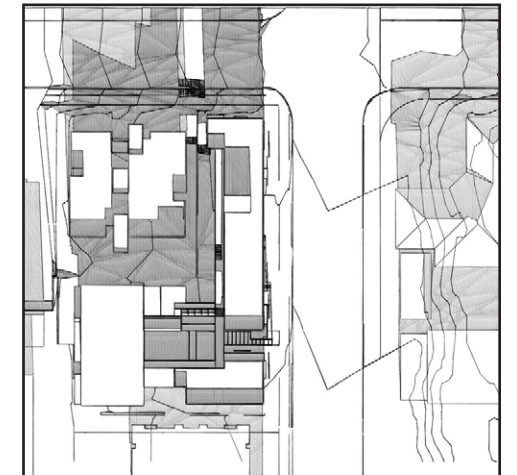
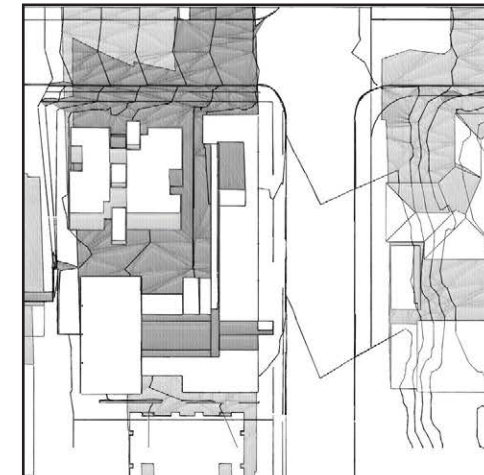
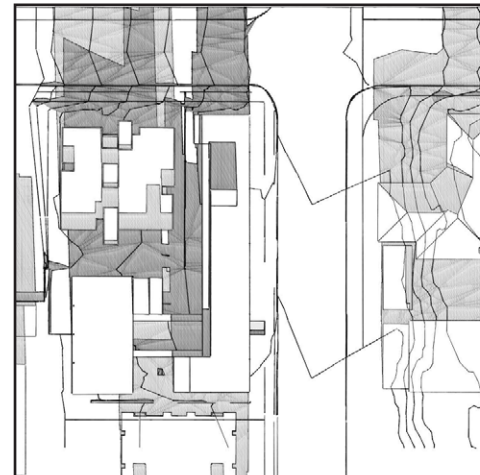
ALTERNATIVE 2

ALTERNATIVE 3

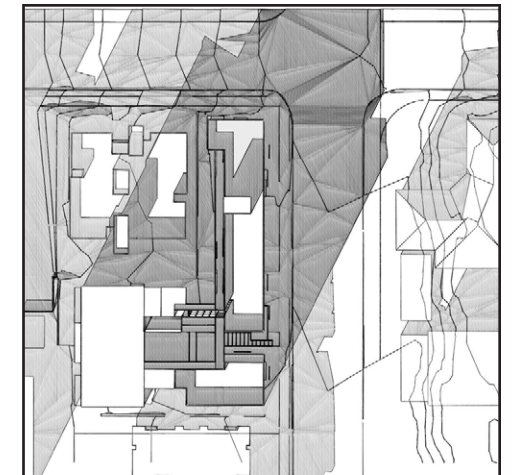
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


12 PM



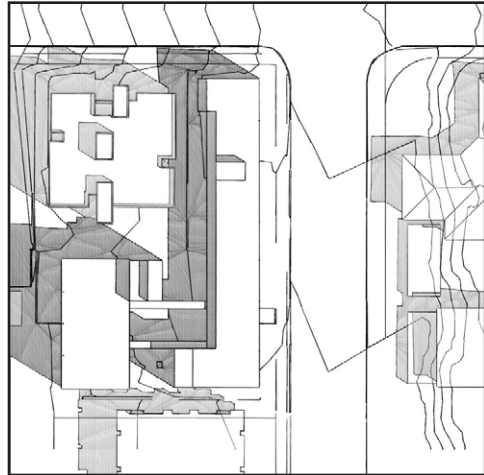
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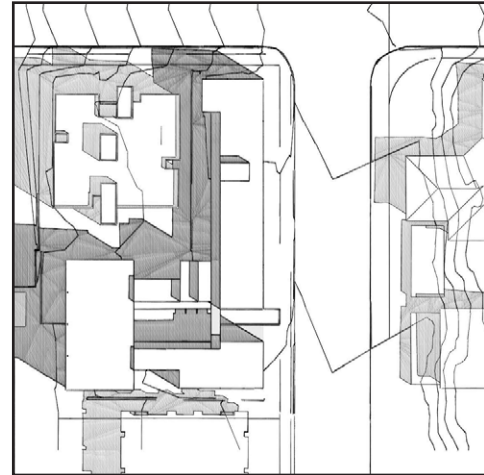
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SHADOW STUDIES - JUNE 21

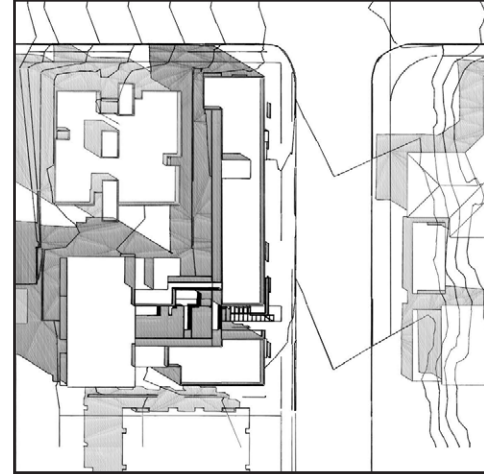
ALTERNATIVE 1



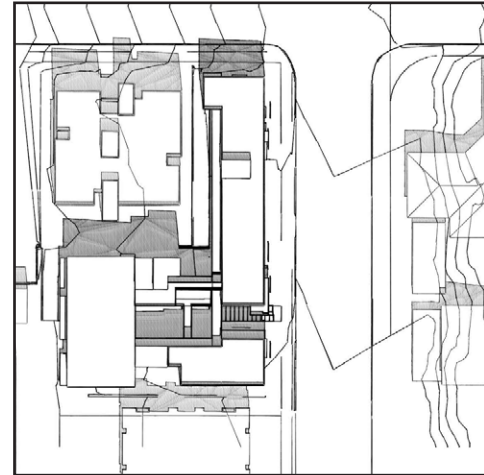
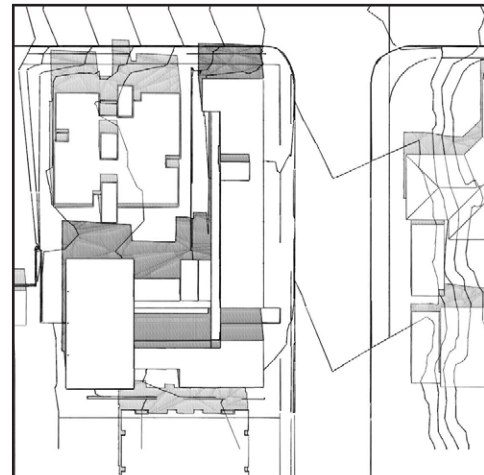
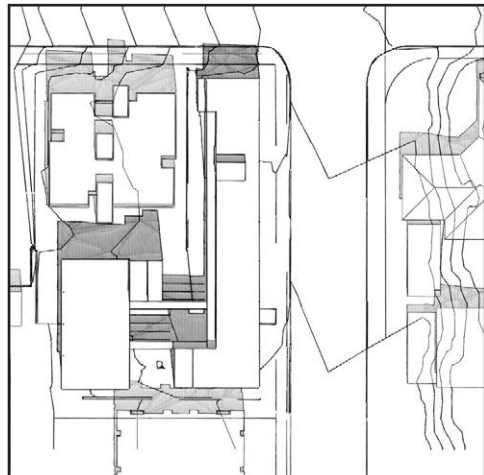
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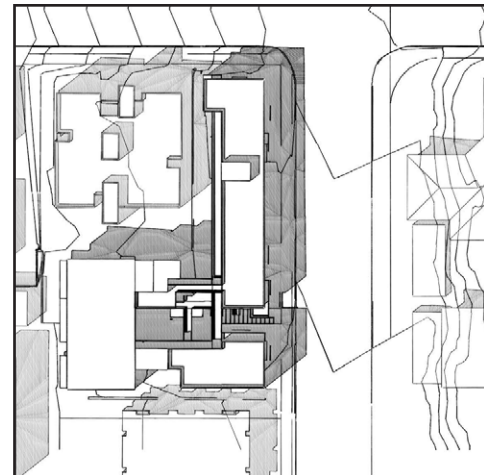
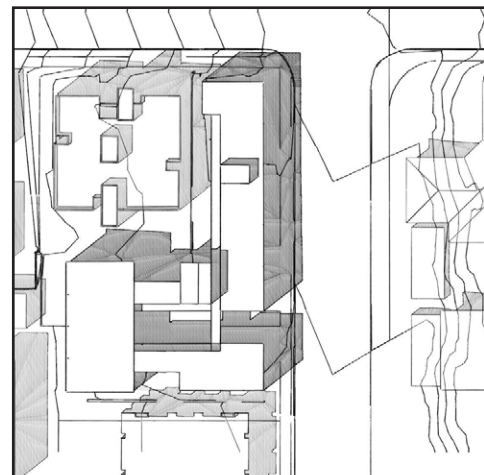
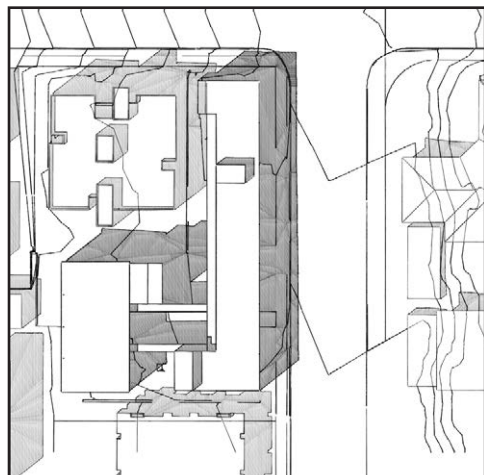
ALTERNATIVE 3





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12 PM



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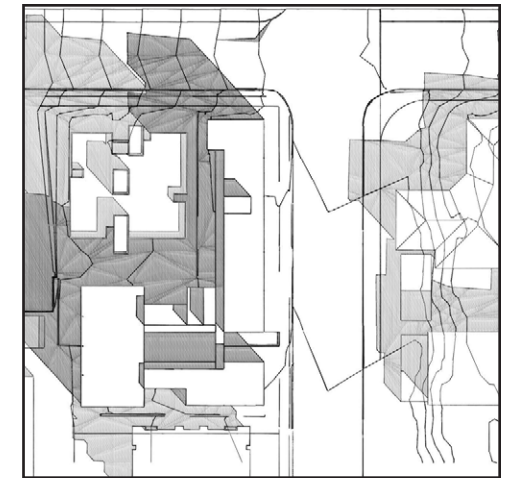
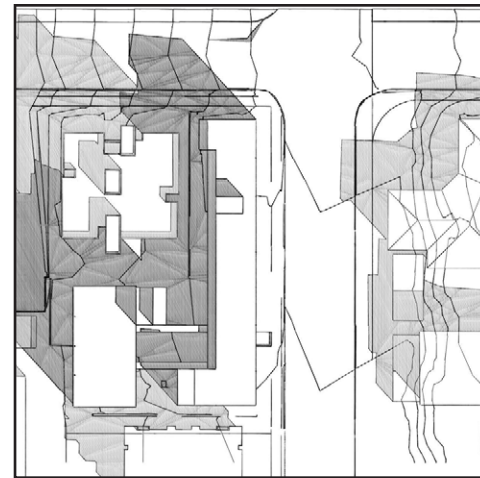
SHADOW STUDIES - MARCH / SEPTEMBER 21

ALTERNATIVE 1

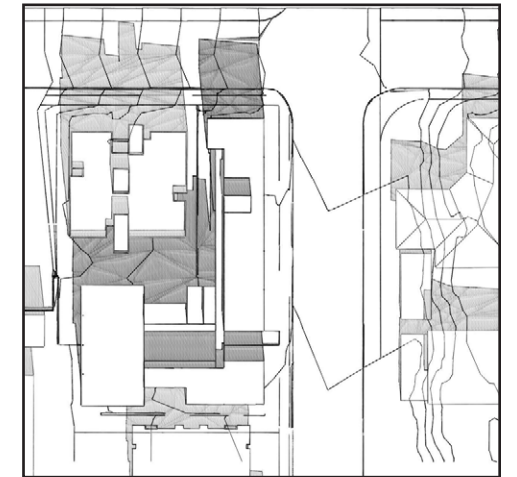
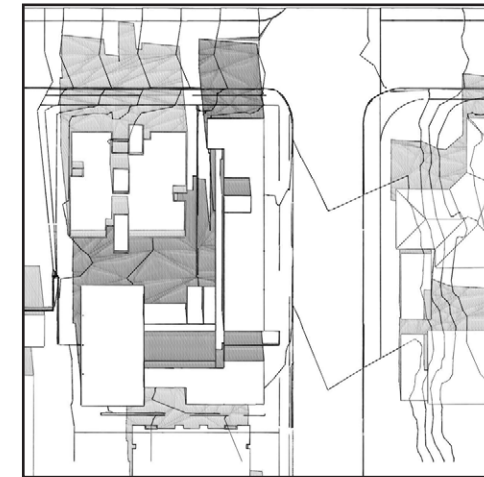
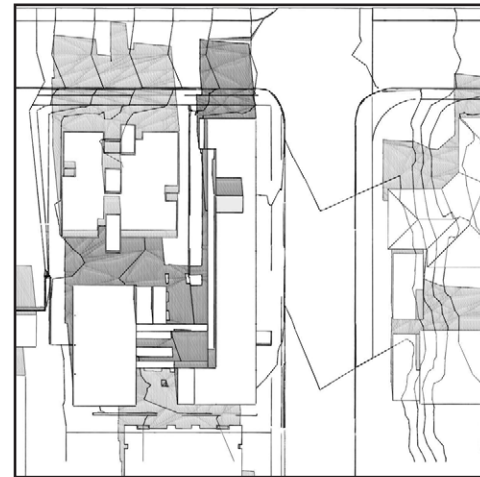
ALTERNATIVE 2

ALTERNATIVE 3

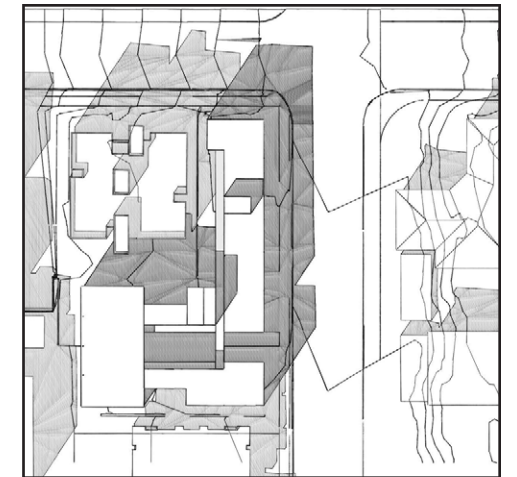
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



12 PM



2 PM



-  Proposal shadow rendered with no adjacent context
-  Existing and currently proposed adjacent context shadow

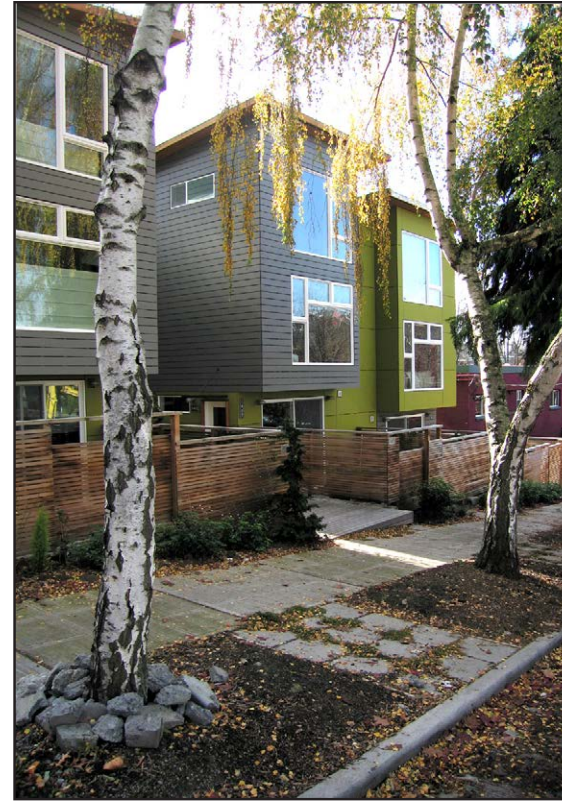
SHADOW STUDIES - MARCH / SEPTEMBER 21



1911 E. Pine St. view from street



1911 E Pine St. view at interior of canyon



1411 E. Fir St. exterior view from street



1411 E. Fir St. courtyard view



208 18th Ave. E. exterior view from street



1818 E yesler courtyard view



3515-3519 Wallingford Ave N courtyard view