

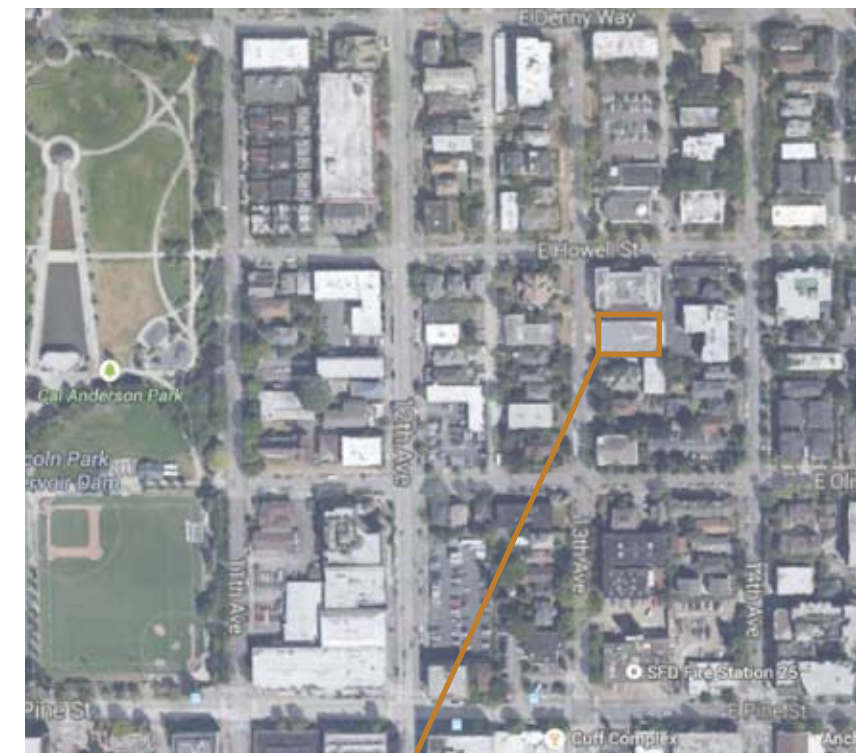
# WASHINGTON IRVING ANNEX

DPD PROJECT # 3017634  
EARLY DESIGN GUIDANCE  
SEPTEMBER 17, 2014



## PROJECT GOALS

1. Enhance the neighborhood character while developing the site to its full potential.
2. Create infill with an orderly development pattern compatible with the existing neighborhood building fabric and streetscape.
3. Provide a successful example of LR3 infill that bridges between Capitol Hill's South Anchor and East Core Districts.



PROJECT LOCATION  
1305 EAST HOWELL STREET



**NEIMAN TABER**

ARCHITECTURE FOR THE NORTHWEST

1421 34TH AVENUE, SUITE 100

SEATTLE, WA 98122

(206) 760-5550

[www.neimantaber.com](http://www.neimantaber.com)

# PROJECT DESCRIPTION

## PROJECT INFORMATION

**OWNER:** WASHINGTON IRVING 2012 LLC

**SITE ADDRESS:** 1305 E. HOWELL STREET

**PARCEL NUMBER:** 600300-0930

**APPLICANT:** NEIMAN TABER  
1421 34TH AVENUE, SUITE 100  
SEATTLE, WA 98122  
(206) 760-5550

**CONTACT:** DAVID NEIMAN  
dn@neimantaber.com

## DEVELOPMENT OBJECTIVES

- This application proposes the **development of an apartment building** located in southern portion of the existing parcel:
  - 2-4 story
  - 15-23 unit
  - 12,300 SF
- No commercial area is proposed.
- **Some parking** is proposed in both Option B and C.
- **Requested departures include:**
  - A side-yard setback of less than 5 feet along the western property line (Option B).
  - An internal setback of less than 10 feet between the mostly sub-grade parking garage and the existing apartment (Option C)
  - A partial sight triangle departure (Option C).

## EXISTING SITE CONDITIONS

- The existing site is located in **Capitol Hill** on parcel number 600300-0930.
- The site is a 20,501 SF lot that includes an **existing 39-unit 29,952 SF 4-story apartment building with a 7,260 SF parking garage** to be demolished.
- The site slopes down to the west along East Howell Street, and the **grade changes significantly** at the east property line, where there is **no alley**.

## ZONING + OVERLAY DESIGNATIONS

- The site is **zoned LR-3**
- NC3-40 one block to the west and NC3P-40 one block to the south
- In the **Capitol Hill Urban Center Village**
- Bridges the **East Core and South Anchor Districts**
- The dense commercial corridors along Pike/Pine and E. Madison Street are located a few blocks to the south.

## NEIGHBORING DEVELOPMENT

- The neighboring development in this area includes a **granular mix of both multi-family and single-family residences**, as well as **institutional uses**, primarily religious in function. There are several existing 3-4 story apartments in the area, often filling corner sites.
- The Russian Orthodox Church immediately to the south is a City of Seattle Landmark.
- Typical of Capitol Hill, the adjacent buildings are an **eclectic array of architectural styles**.
- This area of Capitol Hill slopes down towards the west, providing **views of the Olympic Mountains and downtown Seattle** from the upper floors of many buildings.



SITE OVERVIEW: CONTEXT



9-BLOCK AXONOMETRIC LOOKING NORTH



9-BLOCK AXONOMETRIC LOOKING EAST

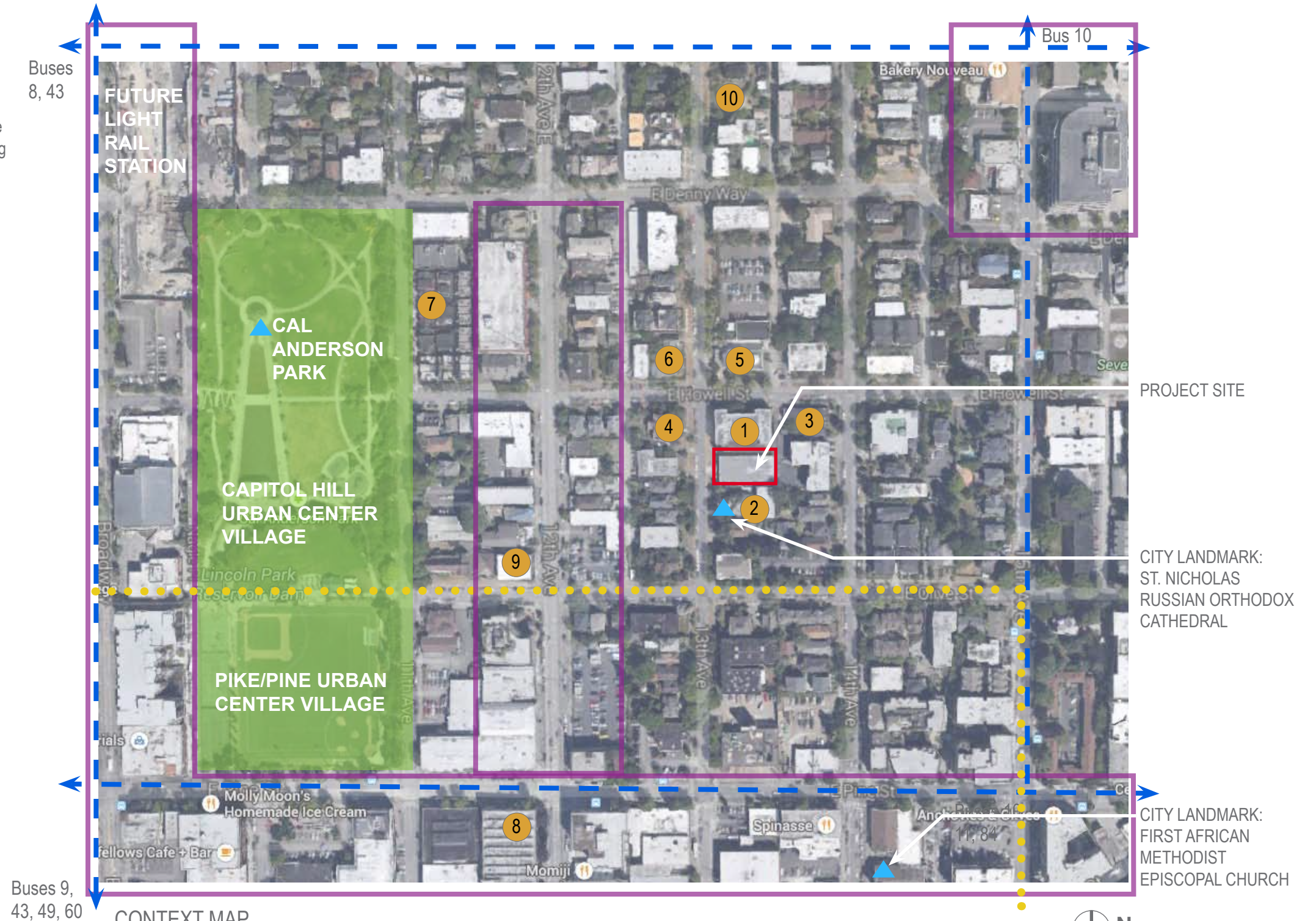




# SITE OVERVIEW: CONTEXT

## ADJACENT USES

This site is located in a residential neighborhood that sits between the main mixed use and commercial corridors of Capitol Hill that run along Broadway and 12th Avenue to the west, 15th Avenue to the east, and Pike/Pine and East Madison Street to the south. Adjacent institutions include the St. Nicholas Russian Orthodox Cathedral and Greek Orthodox Church of the Assumption on 13th Avenue, City fire and police stations to the south, and Seattle Central Community College on Broadway. A light rail station is currently under construction a few blocks to the west north of Cal Anderson Park.



CONTEXT MAP

LEGEND:

- BUS ROUTES
- WALKABLE RETAIL
- PROPOSED DEVELOPMENT
- URBAN VILLAGE BOUNDARY
- ▲ LANDMARK



CONTEXT PHOTOS



1 WASHINGTON IRVING APTS



2 RUSSIAN ORTHODOX CHURCH



3 TWO STORY APARTMENT



4 MULTI FAMILY HOME



5 GREEK ORTHODOX CHURCH



6 SINGLE FAMILY HOME



7 APARTMENTS ON 11TH



8 AGNES LOFTS ON 12TH



9 APARTMENTS ON 12TH



10 APARTMENTS ON 13TH



# SITE OVERVIEW: ELEVATIONS

E. HOWELL STREET

PROPOSED  
WASHINGTON  
IRVING ANNEX



13TH AVENUE (WESTERN EDGE OF SITE)

13TH AVENUE



EAST HOWELL STREET (NORTHERN EDGE OF SITE)

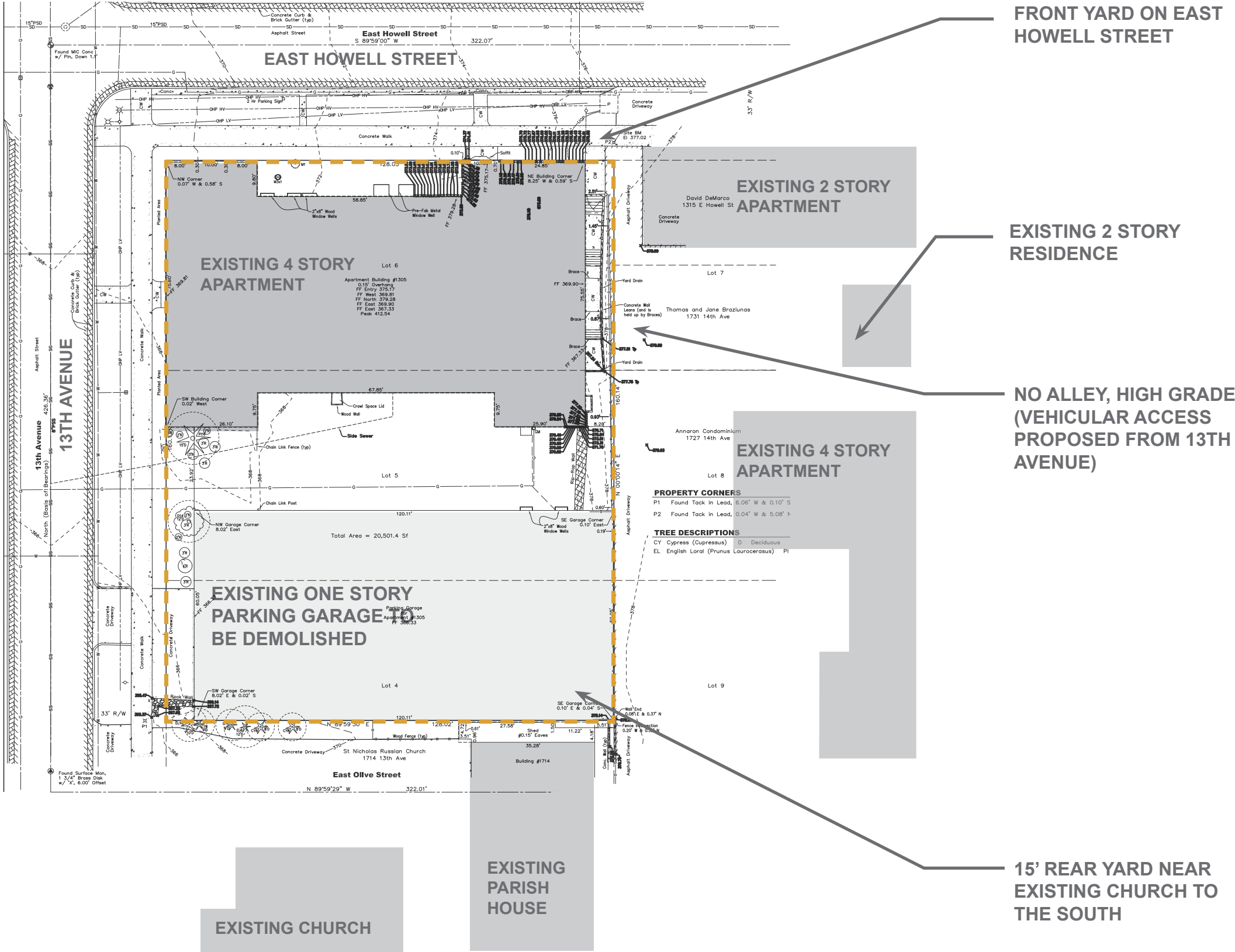
**SITE OVERVIEW: ELEVATIONS**



13TH AVENUE (ACROSS FROM SITE)



# SITE OVERVIEW: OPPORTUNITIES + CONSTRAINTS



FRONT YARD ON EAST HOWELL STREET

EXISTING 2 STORY RESIDENCE

NO ALLEY, HIGH GRADE (VEHICULAR ACCESS PROPOSED FROM 13TH AVENUE)

15' REAR YARD NEAR EXISTING CHURCH TO THE SOUTH

## DEVELOPMENT POTENTIAL ANALYSIS

SURVEYED LOT AREA: 20,501 GSF

### EXISTING CONDITIONS

39 UNIT APARTMENT: 29,952 GSF  
(2,110 GSF SUB-GRADE NON FAR)

30 SPACE GARAGE: 7,260 GSF

EXISTING FAR: 1.7  
(AFTER GARAGE DEMO): 1.36

### PROPOSED DEVELOPMENT

ALLOWABLE FAR: 2.0

REMAINING DEVELOPMENT POTENTIAL: 12,300 GSF

15-23 UNIT APARTMENT: 12,300 GSF

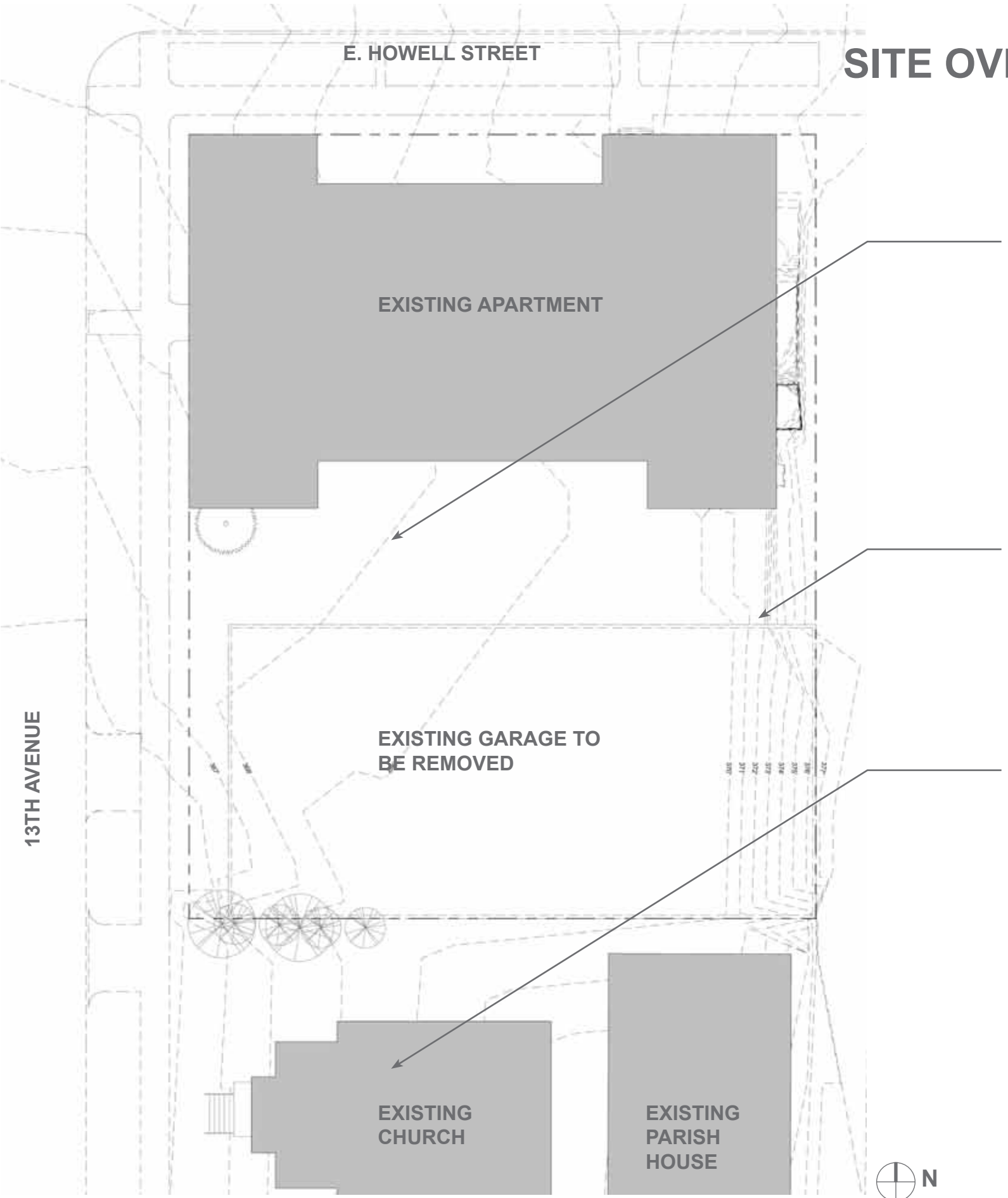
0-41 SPACE BELOW GRADE GARAGE

EXISTING SITE + SURVEY



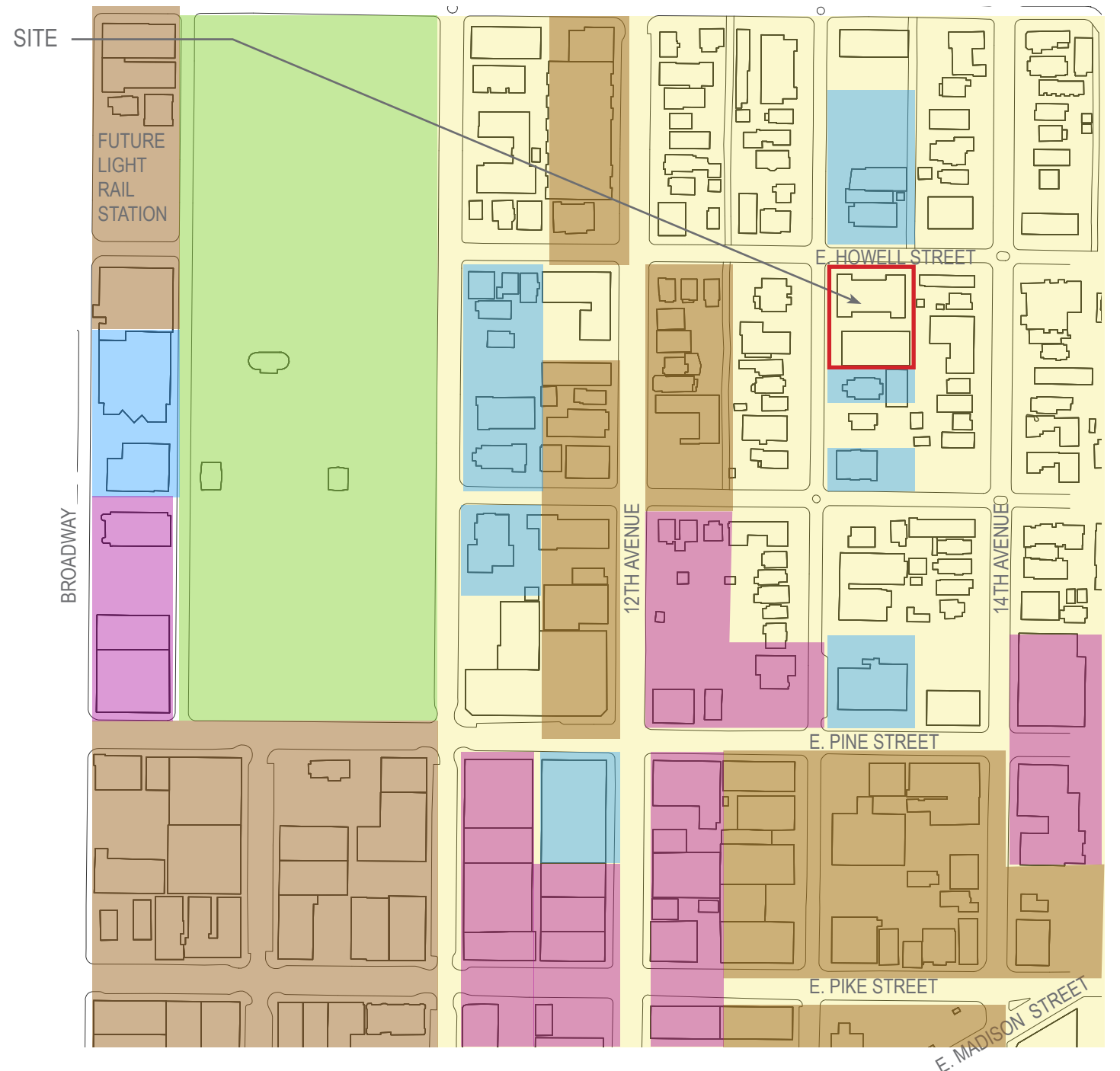
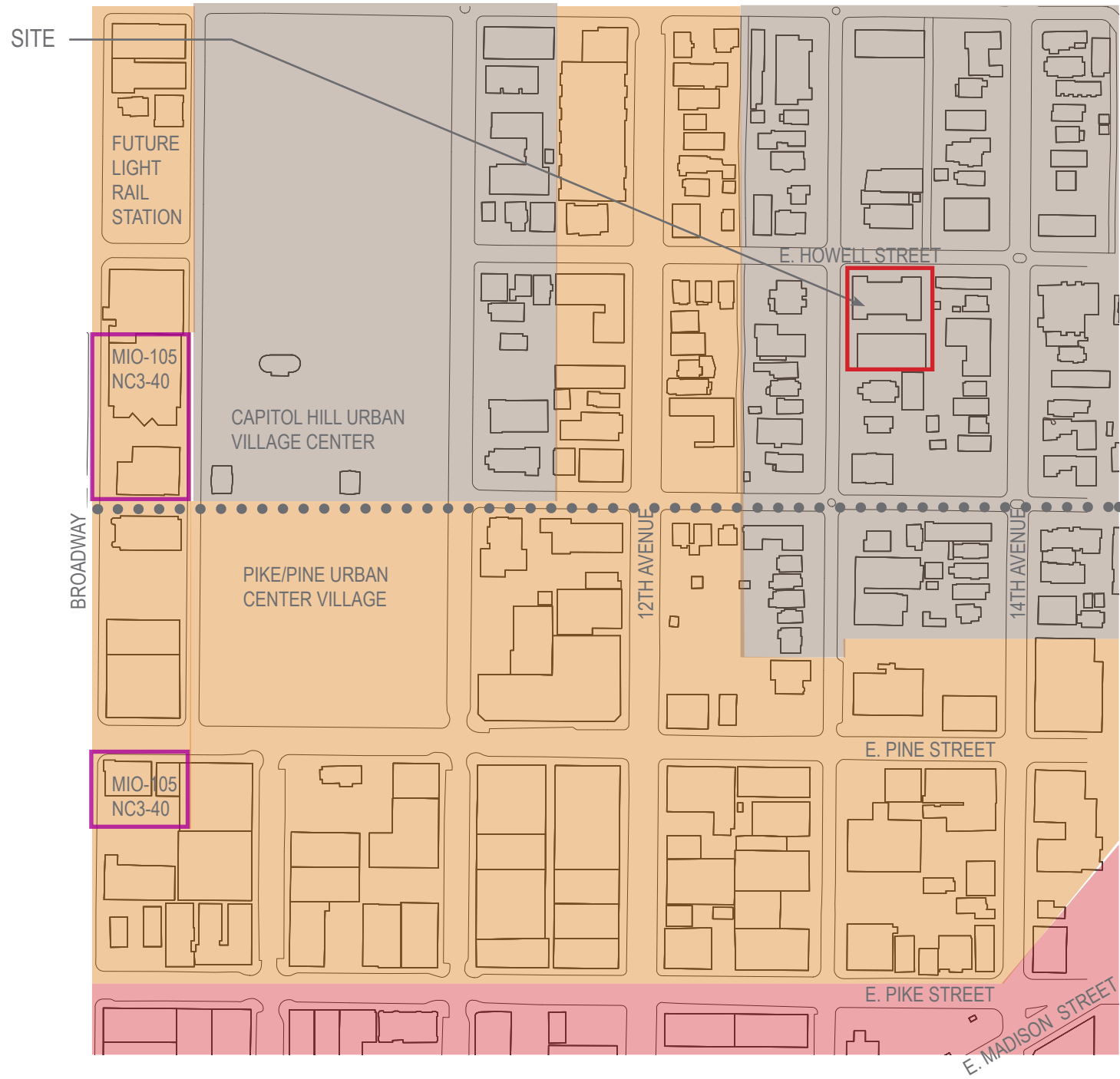


# SITE OVERVIEW: OPPORTUNITIES + CONSTRAINTS



- Existing large apartment uses most of the site development potential on the large site.
- Keep lot intact, **develop with granular infill** as opposed to large scale development.
- Context includes **mix of multifamily, single family residences, and institutional buildings.**
- Remove the visual impact of the parking garage and **activate the streetscape.**
- Create an amenity area to **activate currently unused open space.**
- **No alley** to east.
- **Grade changes significantly** at the east edge of the site, preventing vehicular access.
- **Consider privacy issues** between the existing apartment to the north.
- The Capitol Hill Neighborhood Plan designates **East Howell Street** as a **key pedestrian street**

# ZONING + VICINITY MAP



## ZONING

••••• URBAN VILLAGE BOUNDARY



## LEGEND:

- LR3
- NC3-40
- NC3-65
- MIO

## VICINITY USE MAP



## LEGEND:

- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- OPEN SPACE
- MIXED USE



# DEVELOPMENT CONTEXT

LIGHT RAIL  
ENTRY

SITE

E. HOWELL  
STREET

E. PINE STREET

12TH AVENUE

14TH AVENUE

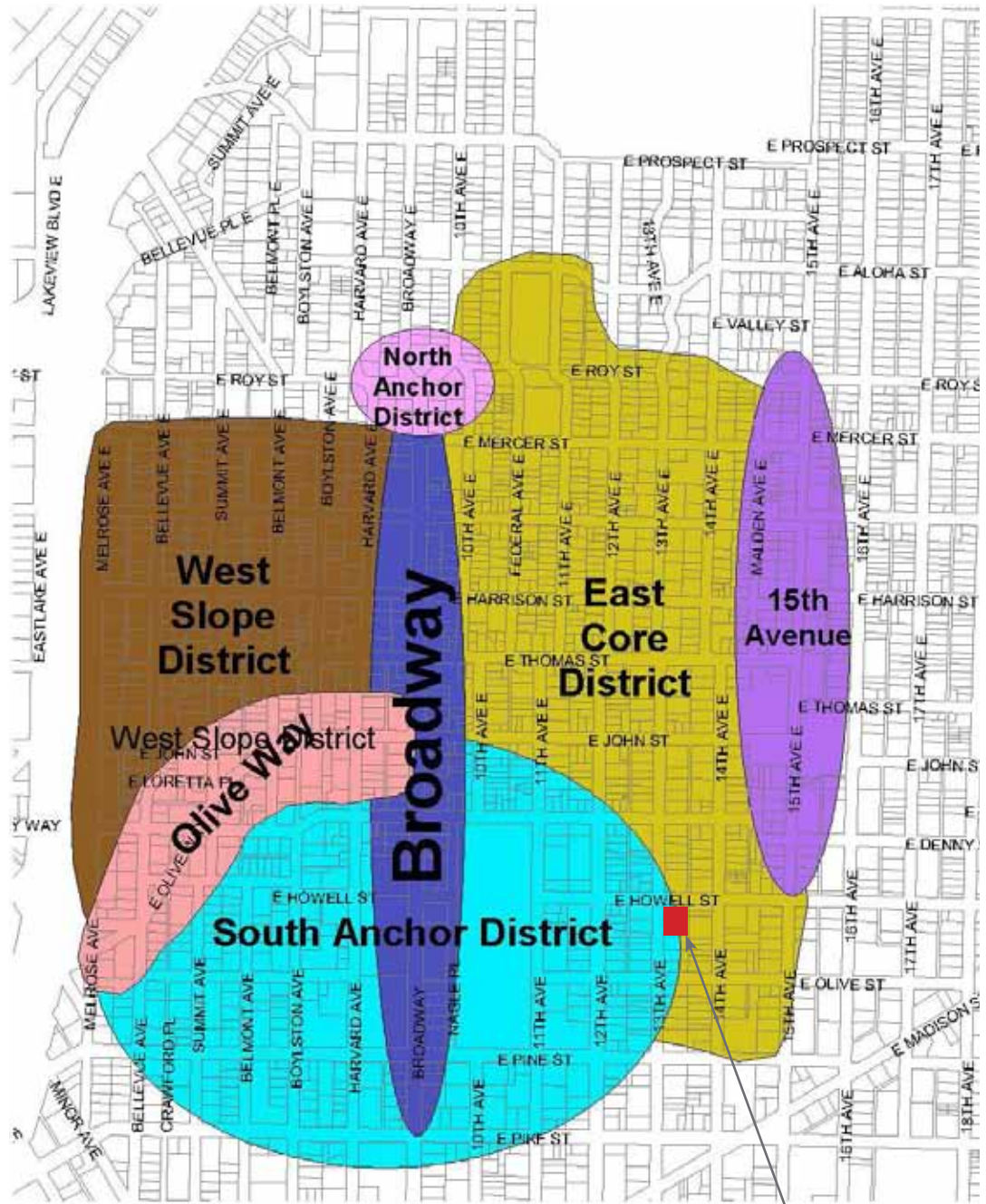
LEGEND:

- RESIDENTIAL - SINGLE FAMILY
- RESIDENTIAL - MULTI FAMILY
- RESIDENTIAL - MIXED USE
- OPEN SPACE
- PEDESTRIAN PRIORITY STREET

HOUSING DEVELOPMENT MAP



# DESIGN GUIDELINE PRIORITIES



Map 1: Capitol Hill Subareas



**DAYLIGHT AND SHADING (CS1-B2)**

**CONNECTION TO THE STREET (CS2-B2)**

**HEIGHT, BULK AND SCALE (CS2-D1)**

**CORNER SITES (CS2-C1)**

**FITTING TOGETHER OLD AND NEW (CS3-A1)**

**RESIDENTIAL EDGES (PL3-B1, -B2)**

**OPEN SPACE CONCEPT (DC3-A1, -B4)**





Small, punched openings

**East Core District**



Large fixed glazing

**South Anchor District**

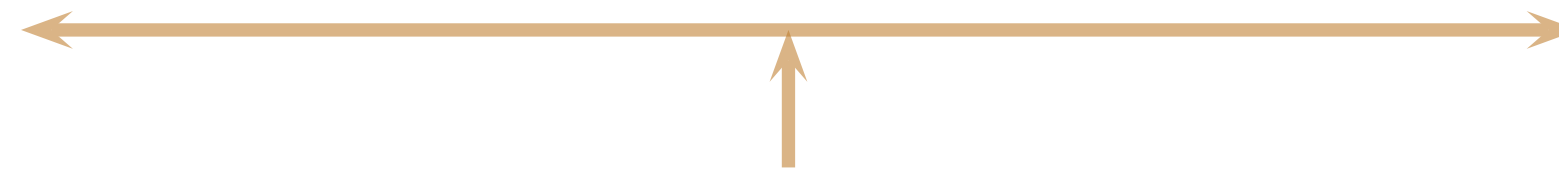
EXAMPLE: APARTMENT WINDOW PATTERNS

The South Anchor District and East Core District are characterized by very different approaches to typical window patterns. In addition to considerations of privacy and security, daylight and ventilation, scale and operability are critical elements in the design of building openings within this contextual transition zone.

RELEVANT GUIDELINE PRIORITIES

**CS3-A Emphasizing Positive Neighborhood Attributes**

**DC-2 Architectural Concept**



**WI ANNEX**

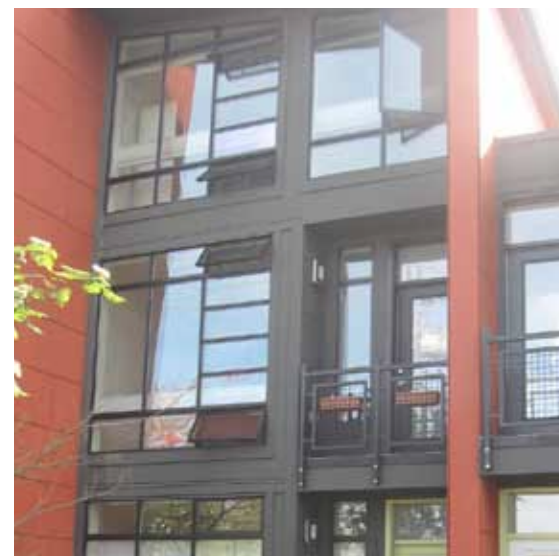
Operable grouped openings designed to maximize access to light, air and views



19th and Howell



19th and Madison



11th and Howell



14th and Union





# DESIGN OPTION A

## *CONVENTIONAL INFILL*

### OVERVIEW

Code compliant - no departures requested

New units: 23

Parking spaces: 0

Amenity area: 8,800 SF total, 6,000 SF at grade

- maximize height, hold setback line
- maximize unit orientation to view
- external circulation
- main level at sidewalk grade



STREET VIEW - LOOKING SE ON 13TH AVENUE

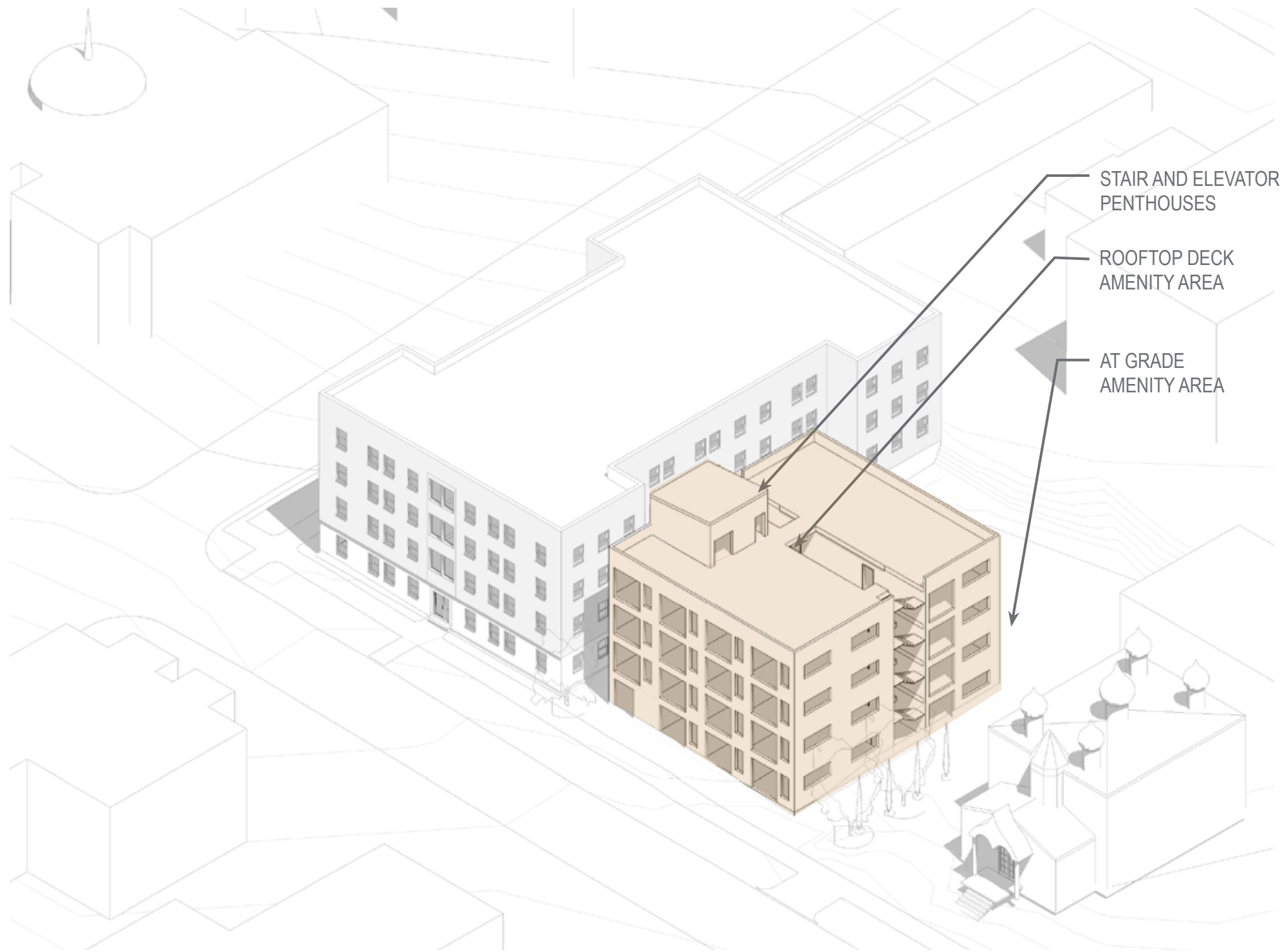
# DESIGN OPTION A

## PROS

- Existing historic apartment is retained (CS3-A+B)
- At grade amenity area and roof deck have good solar access (PL1-C)
- Rear yard setback provides a buffer to the church to the south (CS2-B)

## CONS

- Minimum setback from street edge and no scale transition from apartment to church (CS2)
- Units are oriented primarily to enjoy views, not for solar or ventilation strategies (CS1-B)
- No opportunities to break up massing along street (CS2)
- Amenity area has no visual connection to the public realm (CS2-B, DC3)
- Entry is not clearly articulated within massing (PL3-A)



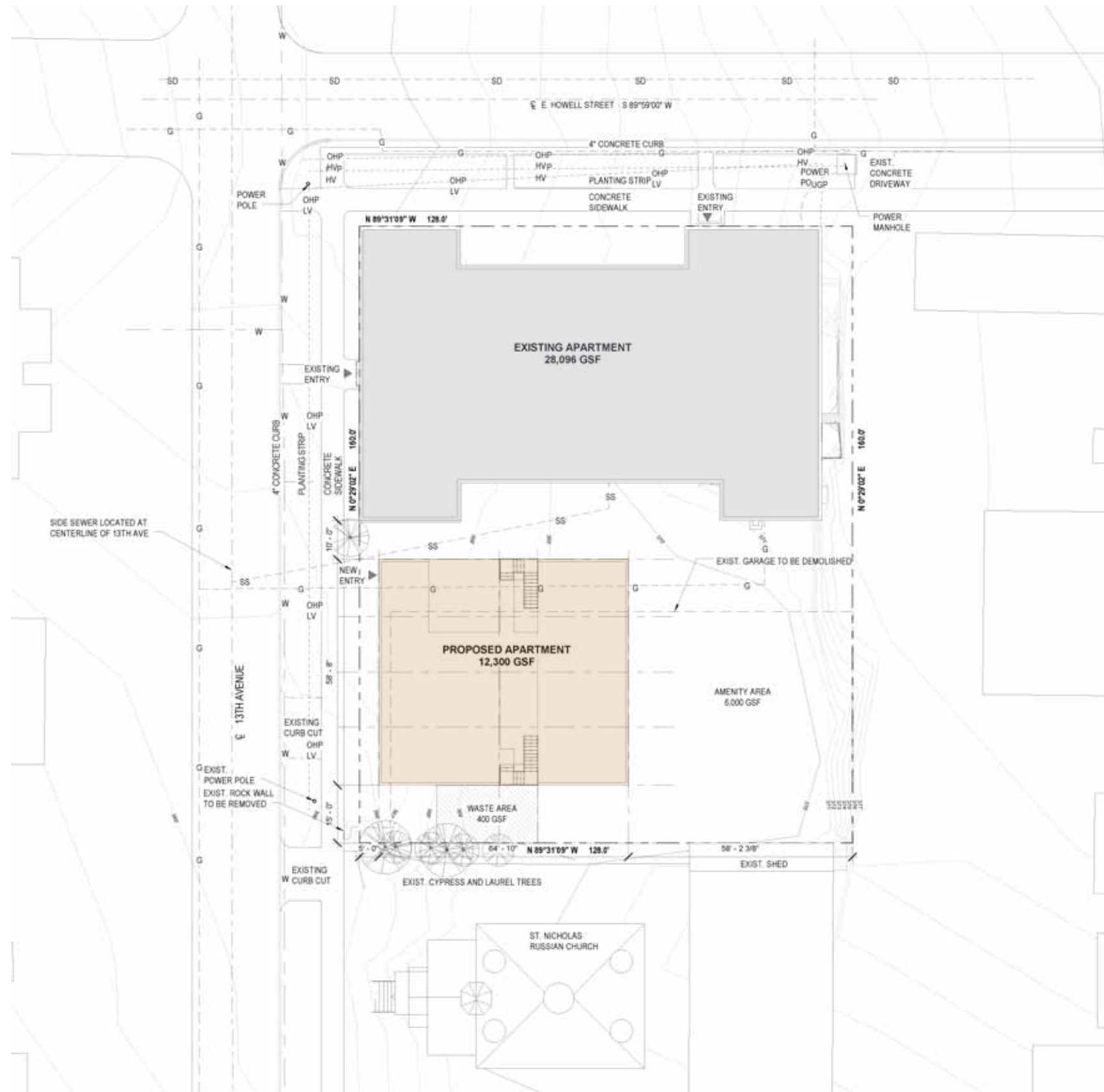
MASSING STUDY



# DESIGN OPTION A

## FAR CALCULATION

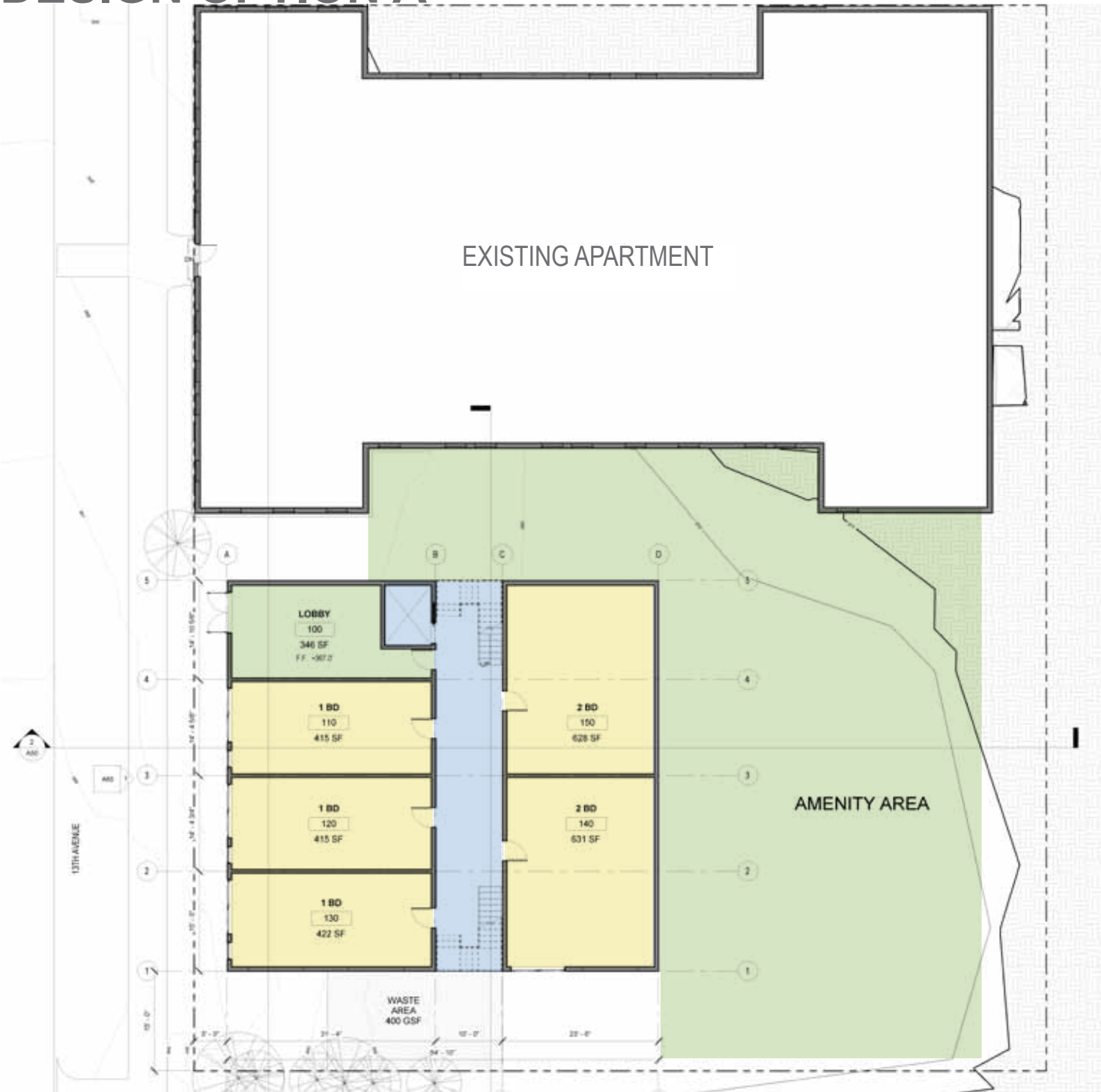
GROSS SF & FAR CALCULATION - OPTION A											
SPACE	ENCLOSED FLOOR AREAS										
	BASEMENT	EXISTING			GARAGE	PROPOSED				ROOF	TOTAL
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 1		LEVEL 2	LEVEL 3	LEVEL 4			
ALL	7480	7480	7496	7496	n/a	2725	2725	2725	2725	200	41052
APTS	7000	7000	7000	7000		2400	2725	2725	2725		10575
RETAIL											0
LOBBY						350					350
CIRC	480	480	496	496		-25	0	0	0		-25
GARAGE											0
UTILITY											0
NON-FAR	-2109										0
EXIST APARTMENT										27843	
LOT ARE										20501	
EXISTING FAR										1.71	
GRAND TOTAL										41052	
LOT AREA										20501	
FAR										2.00	



SITE PLAN



# DESIGN OPTION A

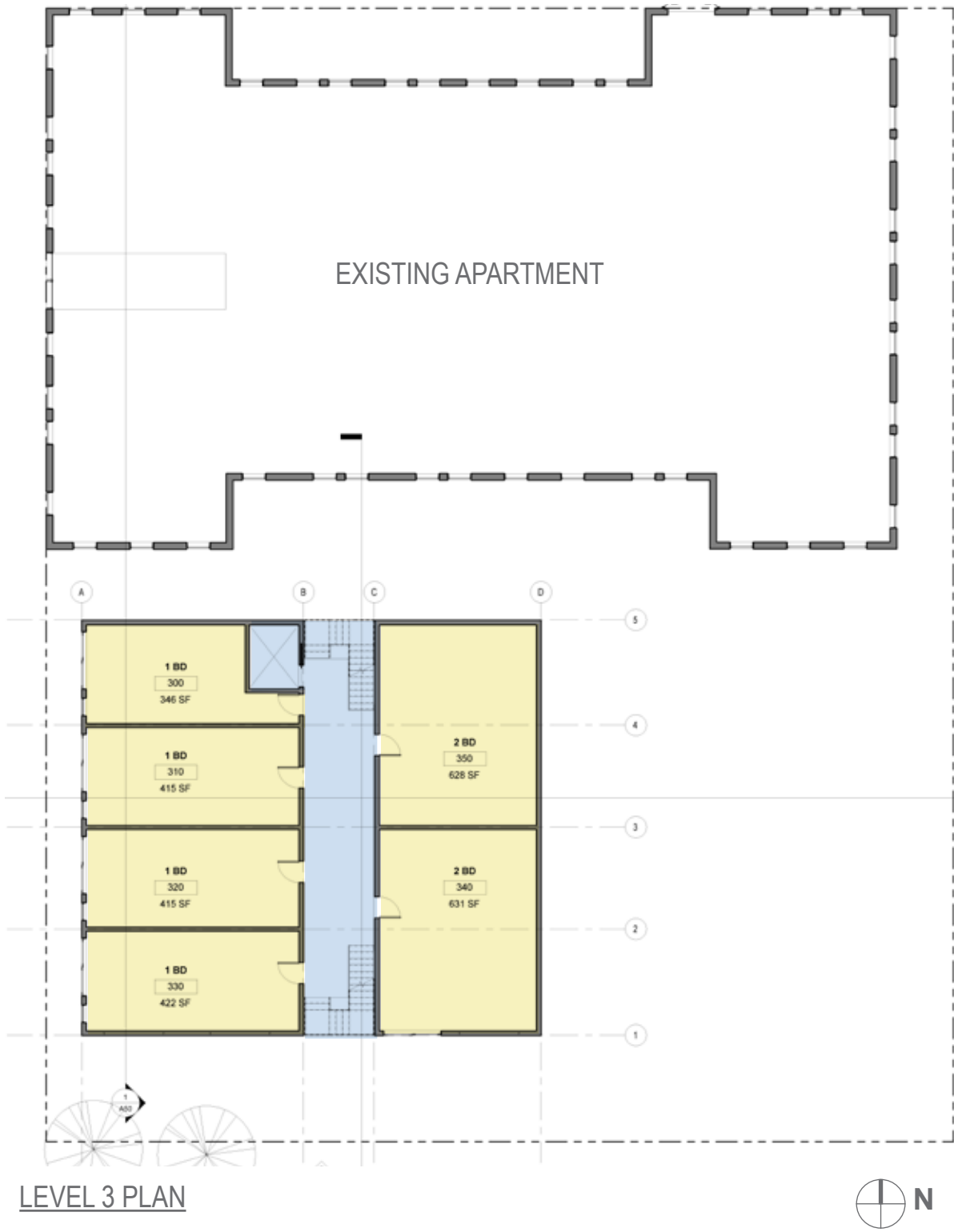


LEVEL 1 PLAN

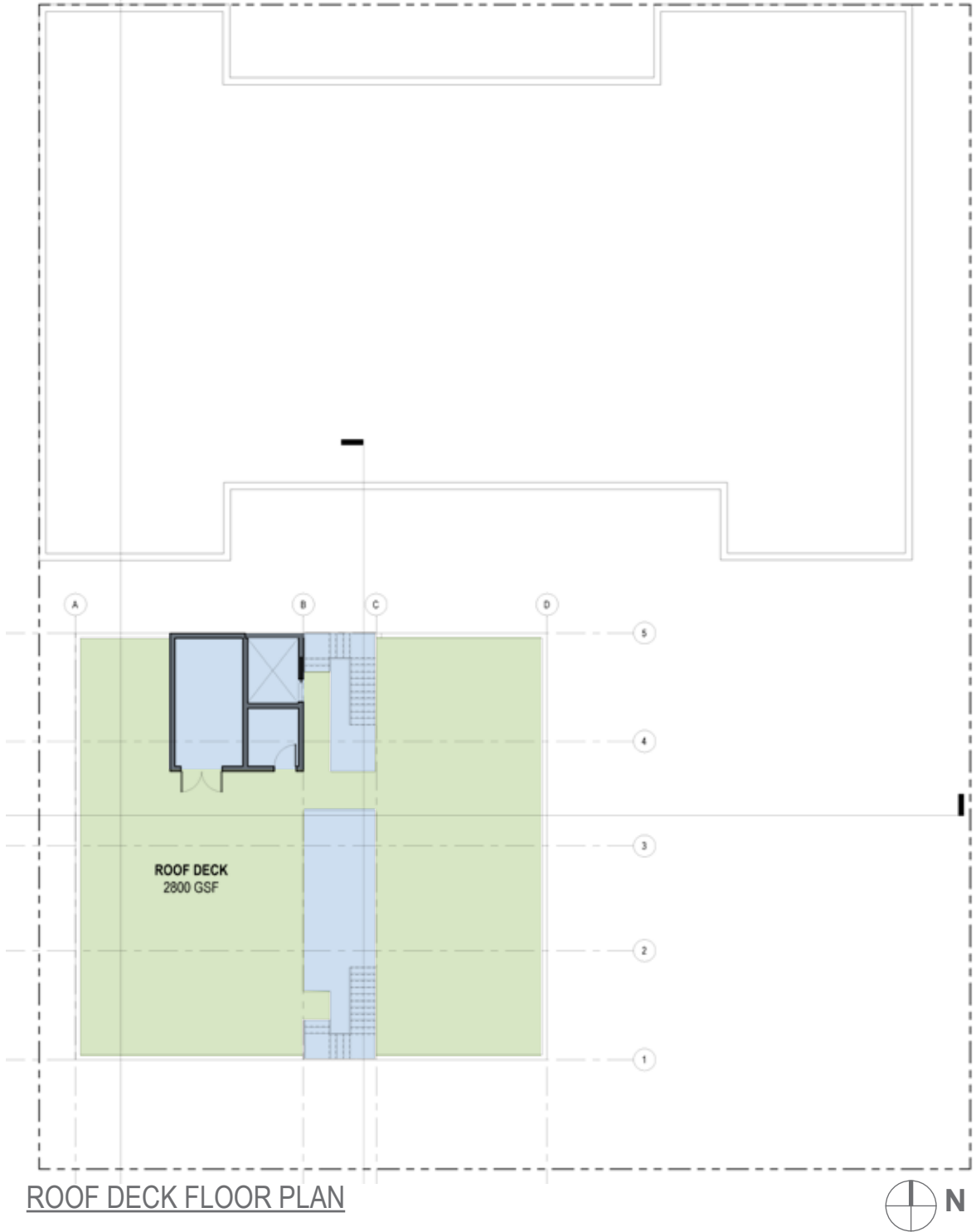
LEVEL 2 PLAN

- LEGEND:
- RESIDENTIAL
  - CIRCULATION/UTILITY
  - COMMON AREA





# DESIGN OPTION A

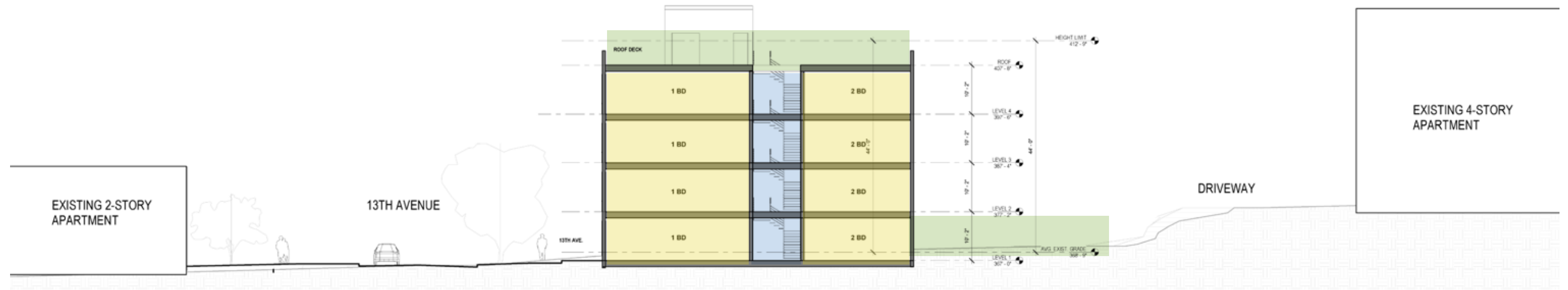


ROOF DECK FLOOR PLAN

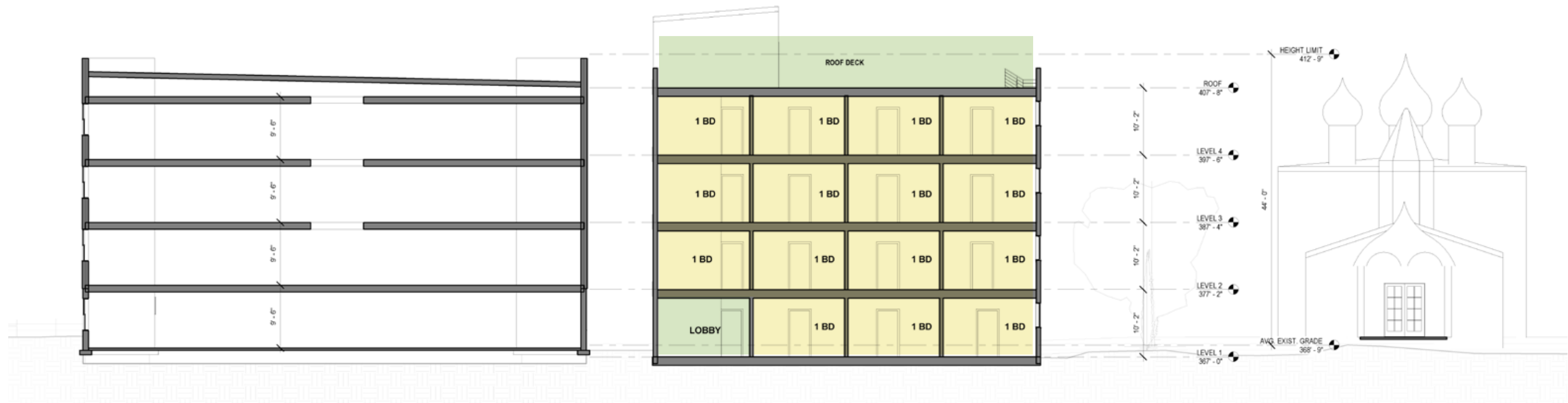
- LEGEND:
- RESIDENTIAL
  - CIRCULATION/UTILITY
  - COMMON AREA



# DESIGN OPTION A



SECTION WEST TO EAST



SECTION NORTH TO SOUTH

# DESIGN OPTION A



ELEVATION AT 13TH AVENUE (WEST)



ELEVATION AT CHURCH (SOUTH)



## Areas to improve:

- Create setback from street
- Visually prominent entry
- Transition building scale from apartment block to single family
- Connect amenity area to the street
- Provide some parking!



STREET VIEW - LOOKING NE ON 13TH AVENUE





# DESIGN OPTION B

## *SCALED DOWN AND SETBACK*



### OVERVIEW

Side yard departure requested (100% for 29'-9")

New units: 15

Parking spaces: 19

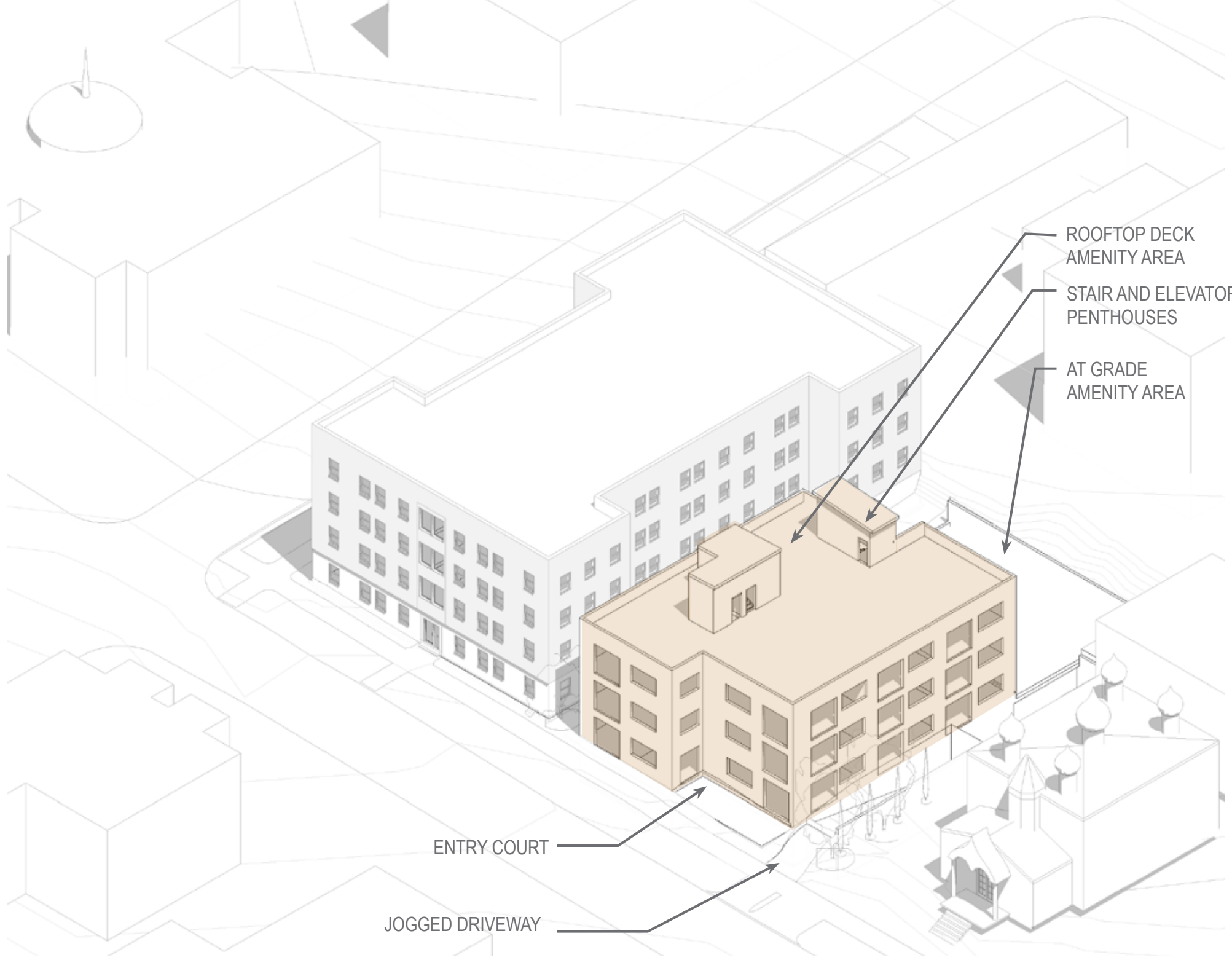
Amenity area: 7,550 SF total, 9,900 SF at grade

- reduced height to three stories
- hold street edge at apartment, setback entry at driveway/neighbor church to create entry court
- internal circulation
- main level at sidewalk grade

STREET VIEW - LOOKING SE ON 13TH AVENUE

# DESIGN OPTION B

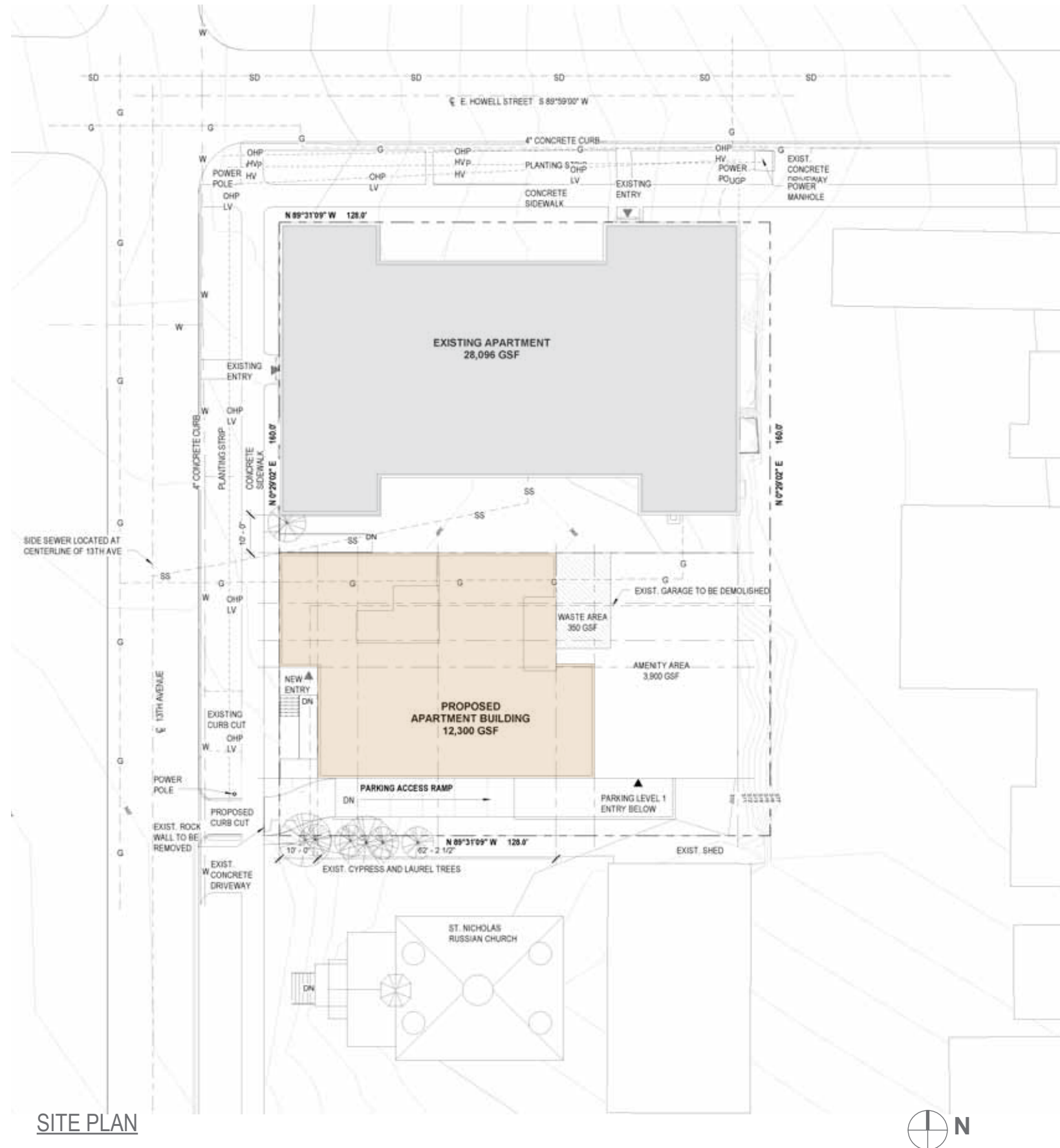
- PROS**
- Proposed apartment massing and height bridges between existing apartment and neighboring church (CS2-D)
  - Building entry is setback from the street (CS2)
  - At grade amenity area and roof deck have good solar access (PL1-C)
  - Existing historic apartment is retained (CS3-A+B)
  - Vehicle access is off of the property edge and parking is enclosed (DC1-B+C).
  - At grade amenity areas and accessible roof deck provide diverse open spaces for residents while respecting neighbor privacy (DC3-A,B,C)
- CONS**
- Amenity area has no visual connection to the public realm (CS2-B, DC3)
  - Pedestrian access at driveway is undesirable (PL1-B)
  - Ground floor residential is at sidewalk grade (PL3-B)



MASSING STUDY



# DESIGN OPTION B

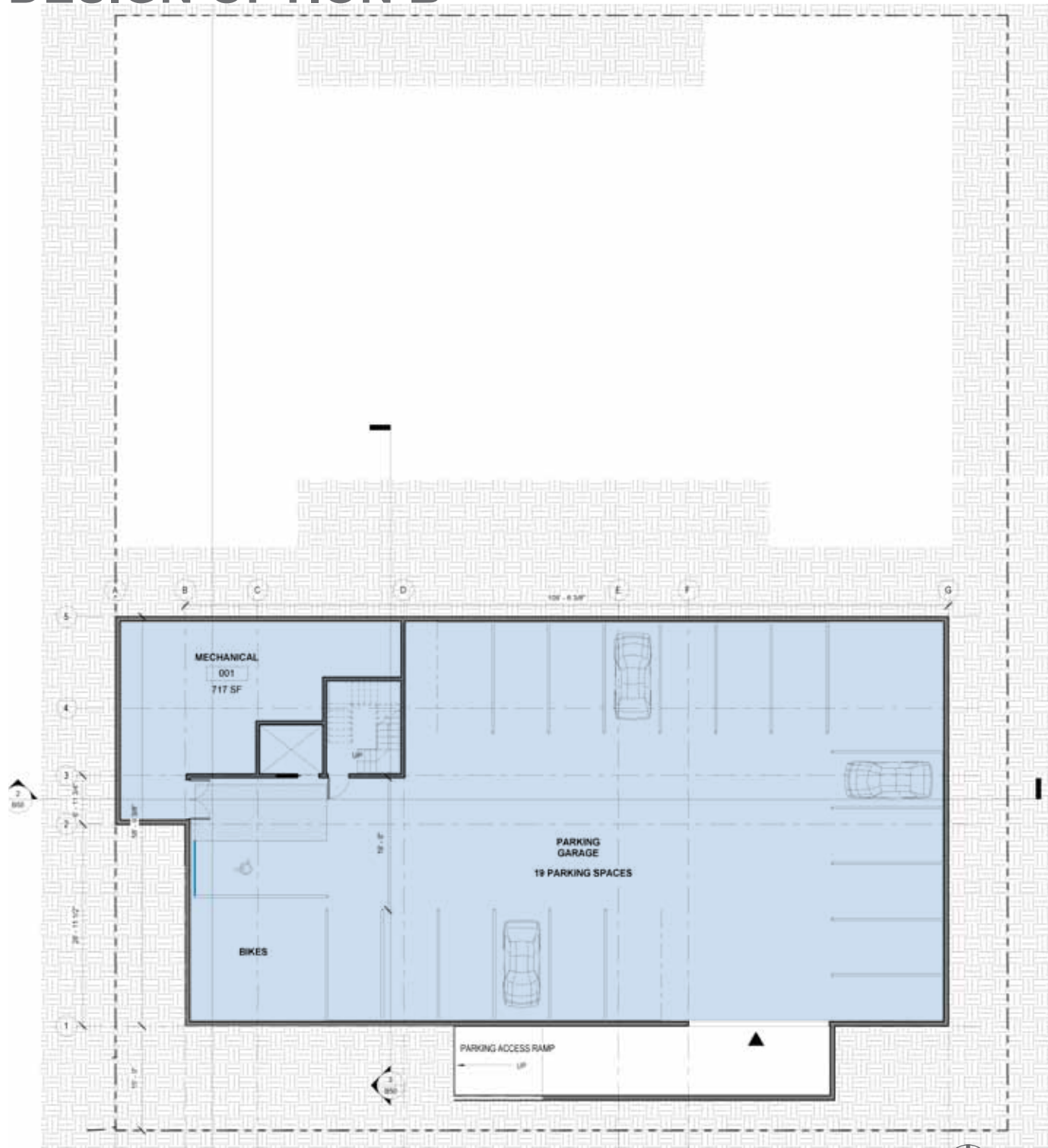


SITE PLAN

## FAR CALCULATION

GROSS SF & FAR CALCULATION - OPTION B											
SPACE	ENCLOSED FLOOR AREAS								ROOF	TOTAL	
	EXISTING				PROPOSED						
	BASEMEN	LEVEL 1	LEVEL 2	LEVEL 3	GARAGE	LEVEL1	LEVEL2	LEVEL 3			
ALL	7480	7480	7496	7496	6505	3600	3600	3600	300	47557	
APTS	7000	7000	7000	7000	0	3070	3350	3350		9770	
RETAIL					0					0	
LOBBY					0	266				266	
CIRC	480	480	496	496	148	264	250	250		912	
GARAGE					5464					5464	
UTILITY					893					893	
NON-FAR	-2109				-6505					-6505	
					EXIST APARTMENT	27843			GRAND TOTAL		47557
					LOT AREA	20501			LOT AREA		20501
					EXISTING FAR	1.71			FAR		2.00

# DESIGN OPTION B



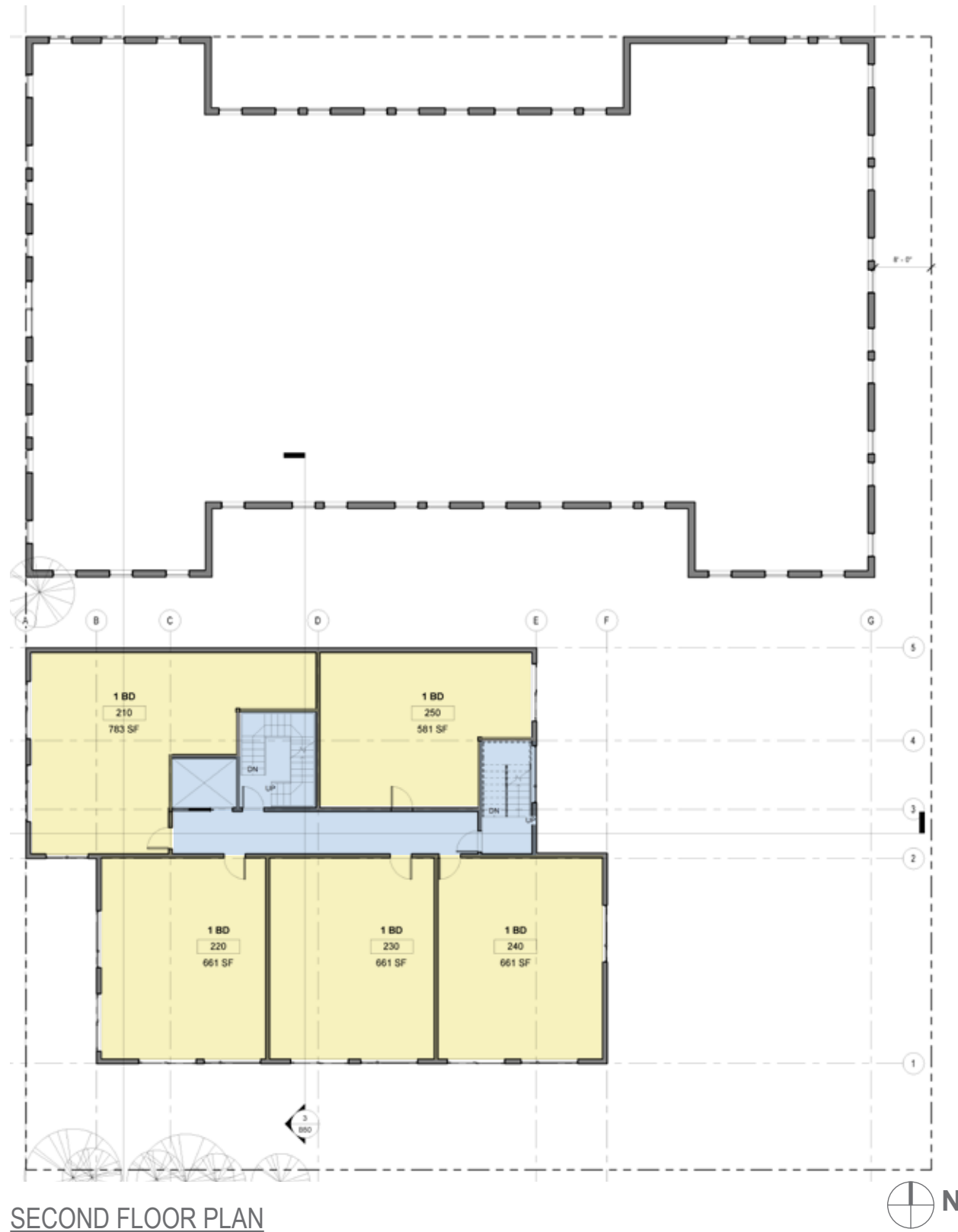
**GARAGE FLOOR PLAN**

- LEGEND:
- RESIDENTIAL
  - CIRCULATION/UTILITY
  - COMMON AREA

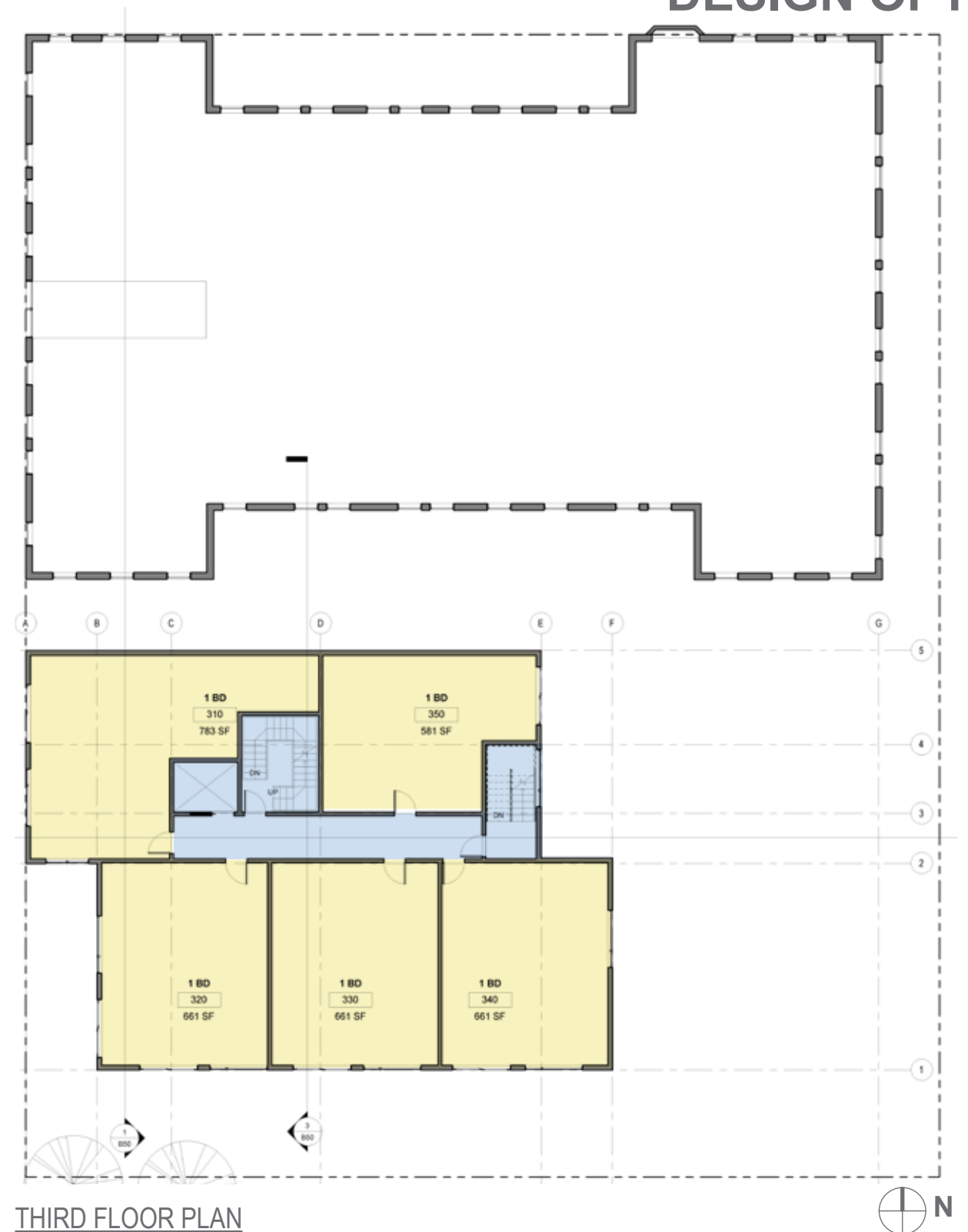


**MAIN FLOOR PLAN**



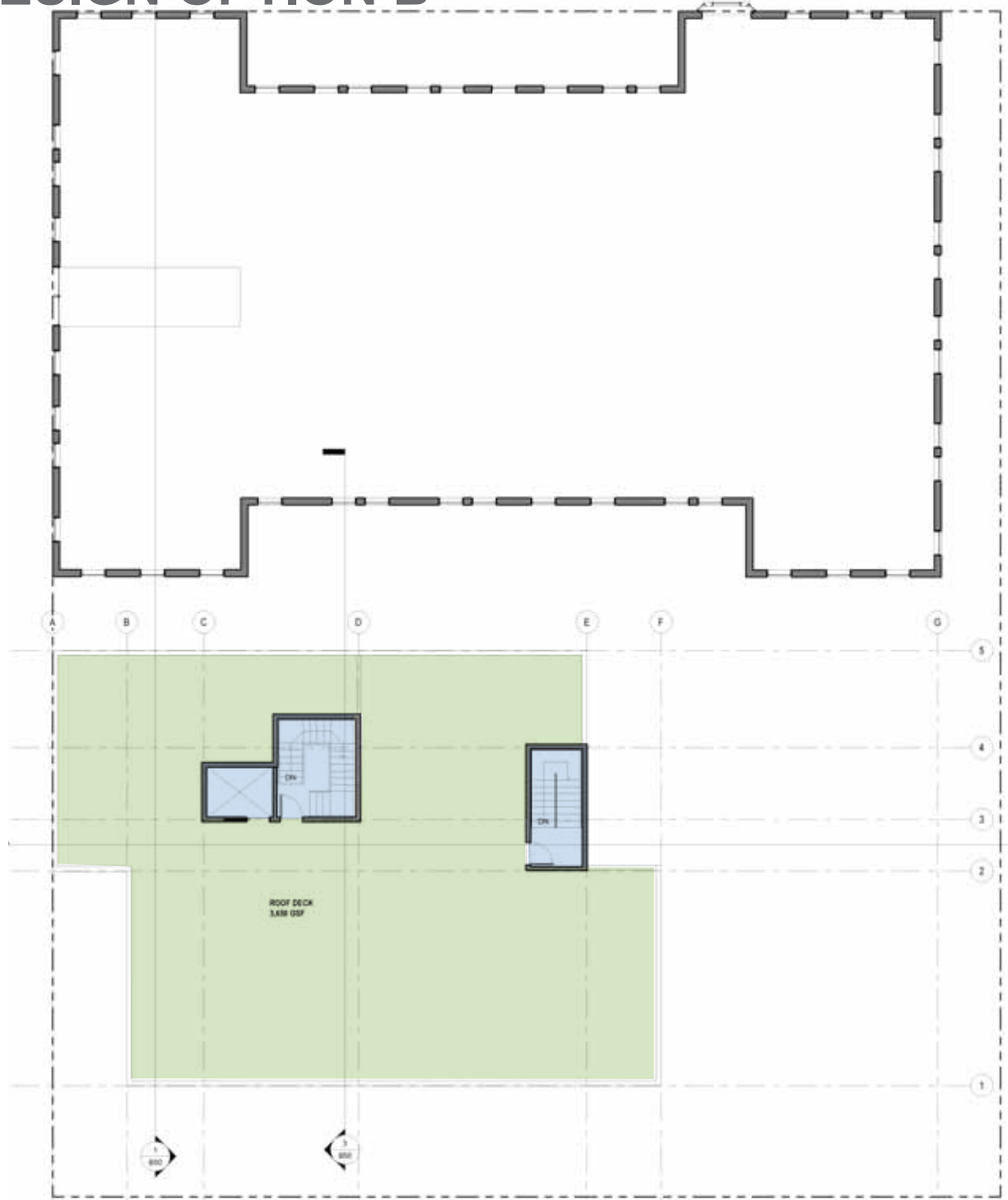


SECOND FLOOR PLAN






THIRD FLOOR PLAN

# DESIGN OPTION B



ROOF DECK FLOOR PLAN

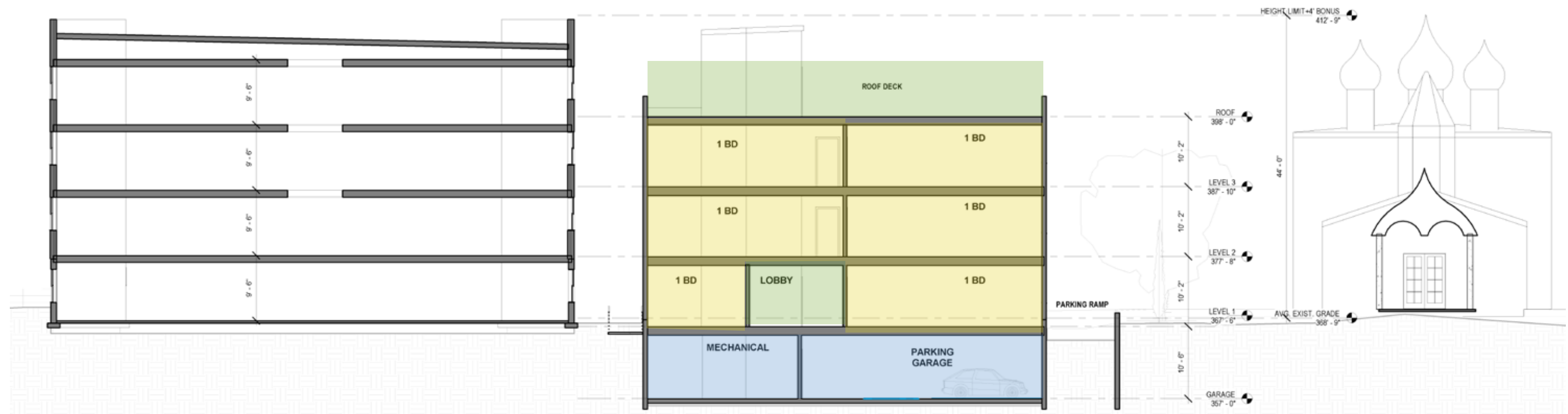


- LEGEND:
-  RESIDENTIAL
  -  CIRCULATION/UTILITY
  -  COMMON AREA

# DESIGN OPTION B



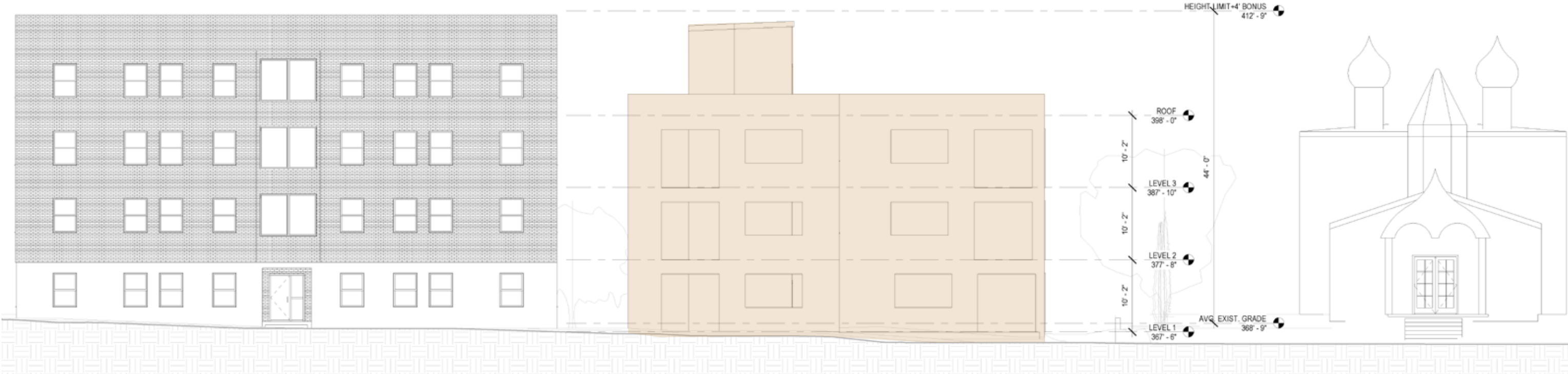
SECTION WEST TO EAST



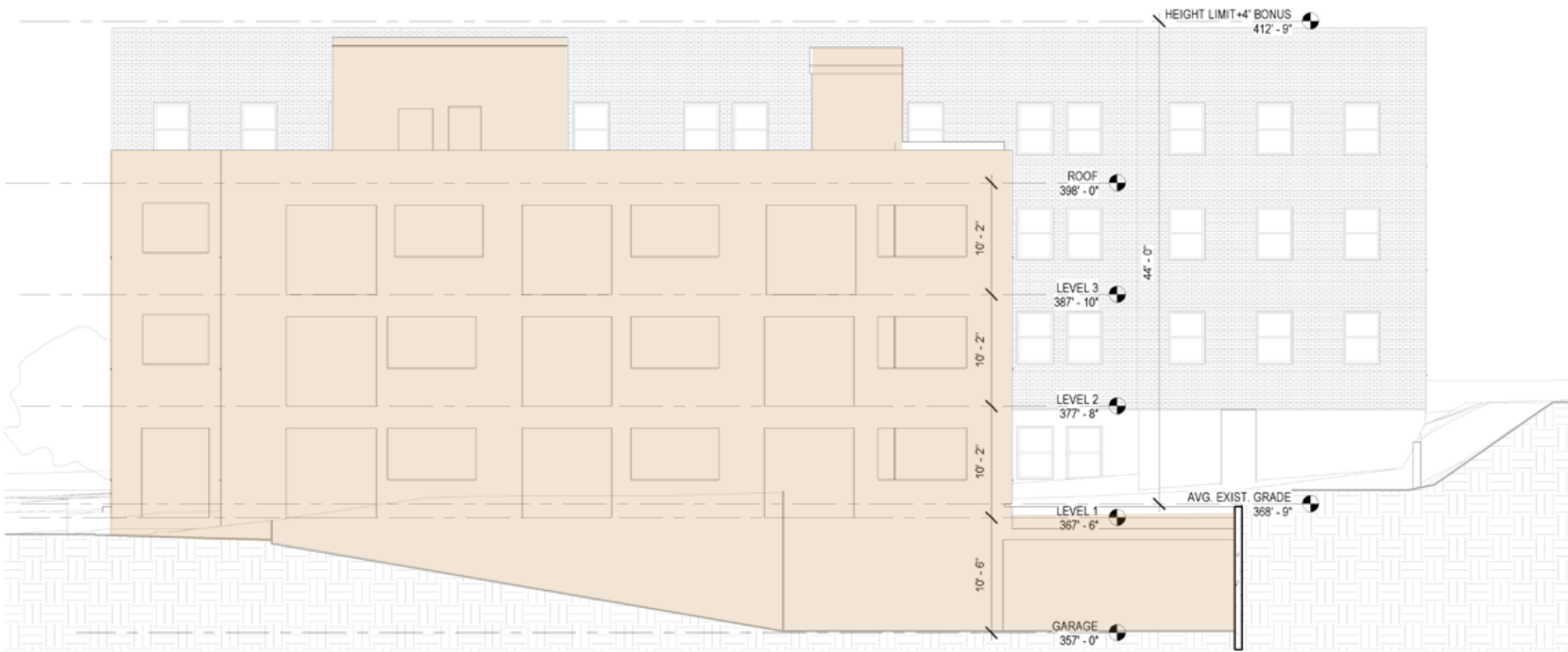
SECTION NORTH TO SOUTH



# DESIGN OPTION B



ELEVATION AT 13TH AVENUE (WEST)



ELEVATION AT CHURCH (SOUTH)

## Areas to improve:

- Create more space between apartments
- Separate pedestrian and vehicle entries
- Further articulate transition of building scale from apartment block to single family
- Connect amenity area to the street
- Visually screen driveway



STREET VIEW - LOOKING NE ON 13TH AVENUE





# DESIGN OPTION C - PREFERRED

## *ACTIVATED EDGE AND ARTICULATED FORM*



### OVERVIEW

Internal setback departure requested at upper portion of garage podium above grade (75%)

Sight triangle departure requested at south lot line (25%)

New units: 15

Parking spaces: 41

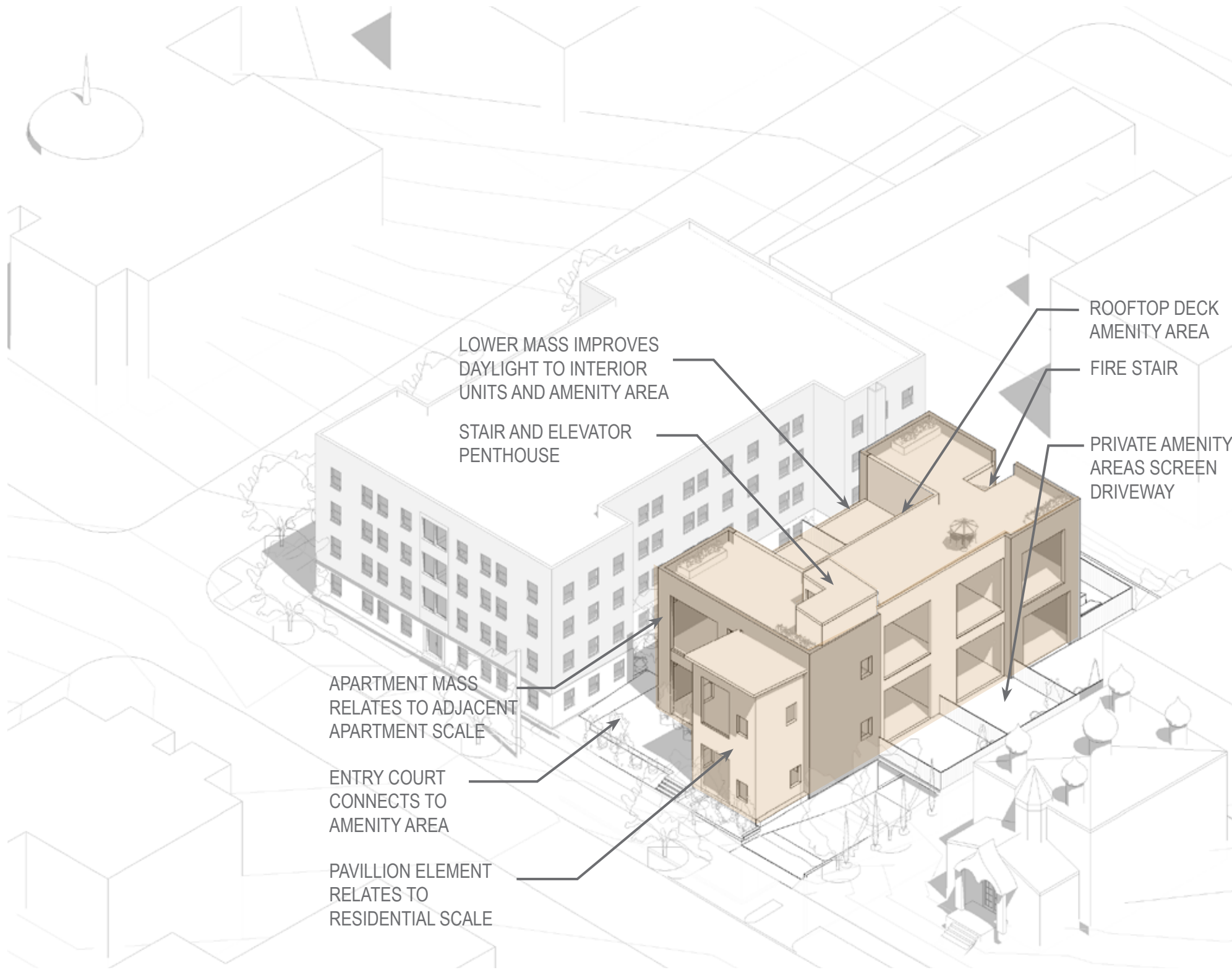
Amenity area: 5,400 SF total, 2,800 SF at grade

- reduced height, fully activated site
- setback entry at courtyard amenity space
- internal circulation
- main level raised above sidewalk grade
- loft units provide better daylight and ventilation

STREET VIEW - LOOKING SE ON 13TH AVENUE

# DESIGN OPTION C - PREFERRED

- PROS**
- Proposed apartment massing and height bridges between existing apartment and neighborhood granular context (CS2-D)
  - Amenity area at roof deck has good solar access (PL1-C)
  - Existing historic apartment is retained (CS3-A+B)
  - Entry is articulated within massing (PL3-A)
  - Vehicle access is off of the property edge and parking is enclosed (DC1-B+C).
  - At grade amenity areas and accessible roof deck provide diverse open spaces for residents while respecting neighbor privacy (DC3-A,B,C)
  - Amenity area has visual connection to the public realm (CS2-B, DC3)
- CONS**
- Amenity area at grade has reduced solar access (PL1-C)



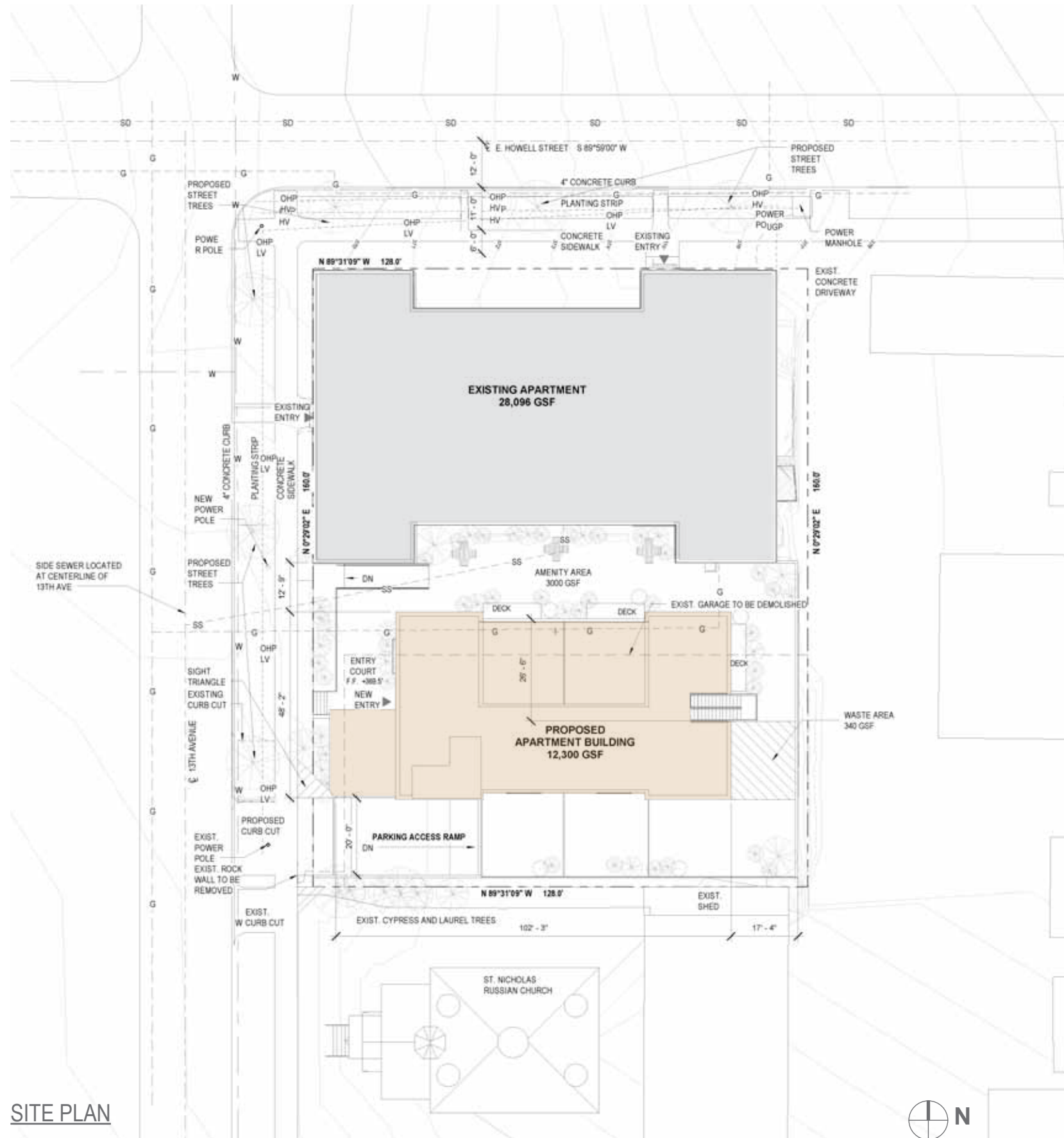
MASSING STUDY



# DESIGN OPTION C - PREFERRED

## FAR CALCULATION

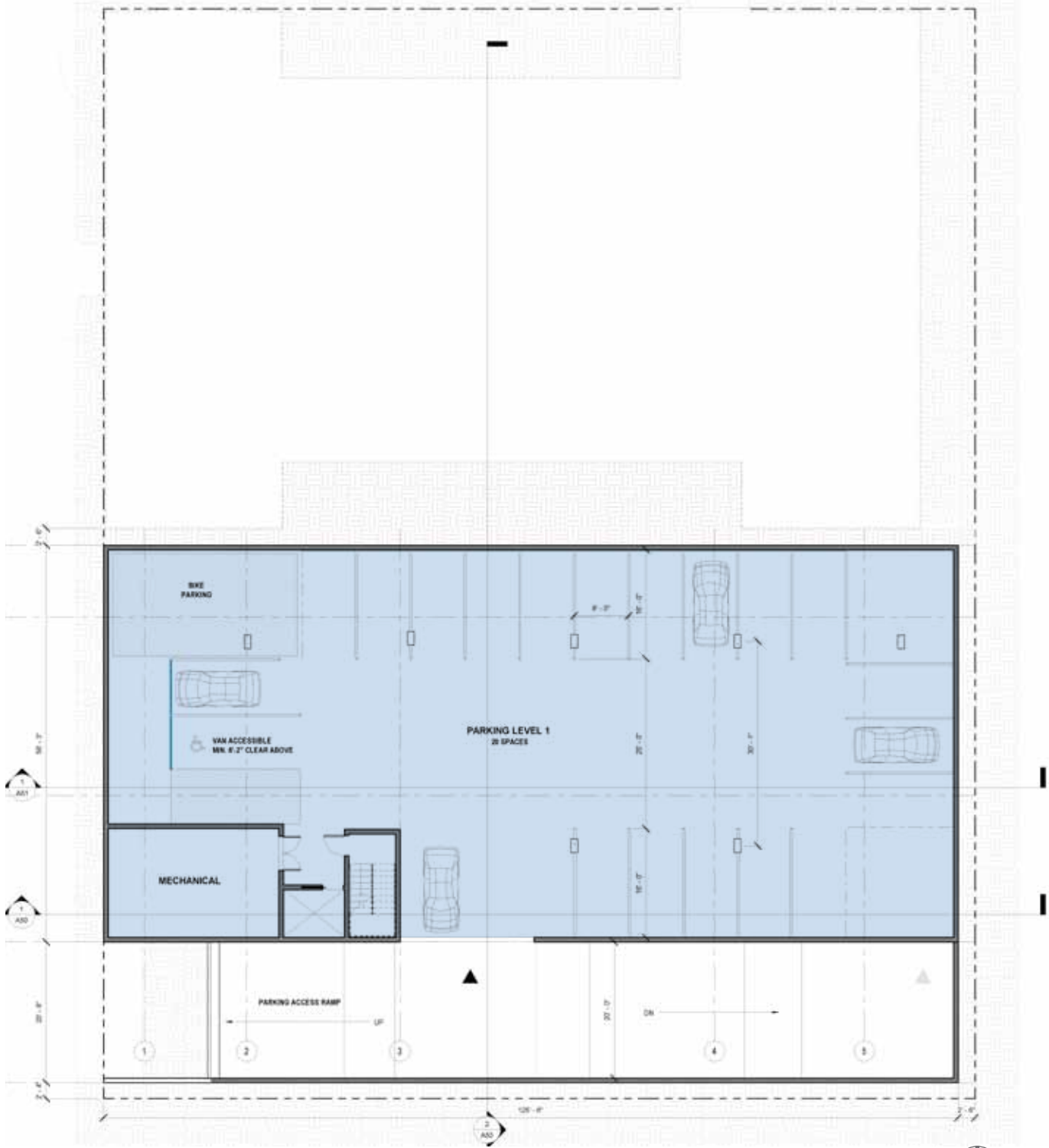
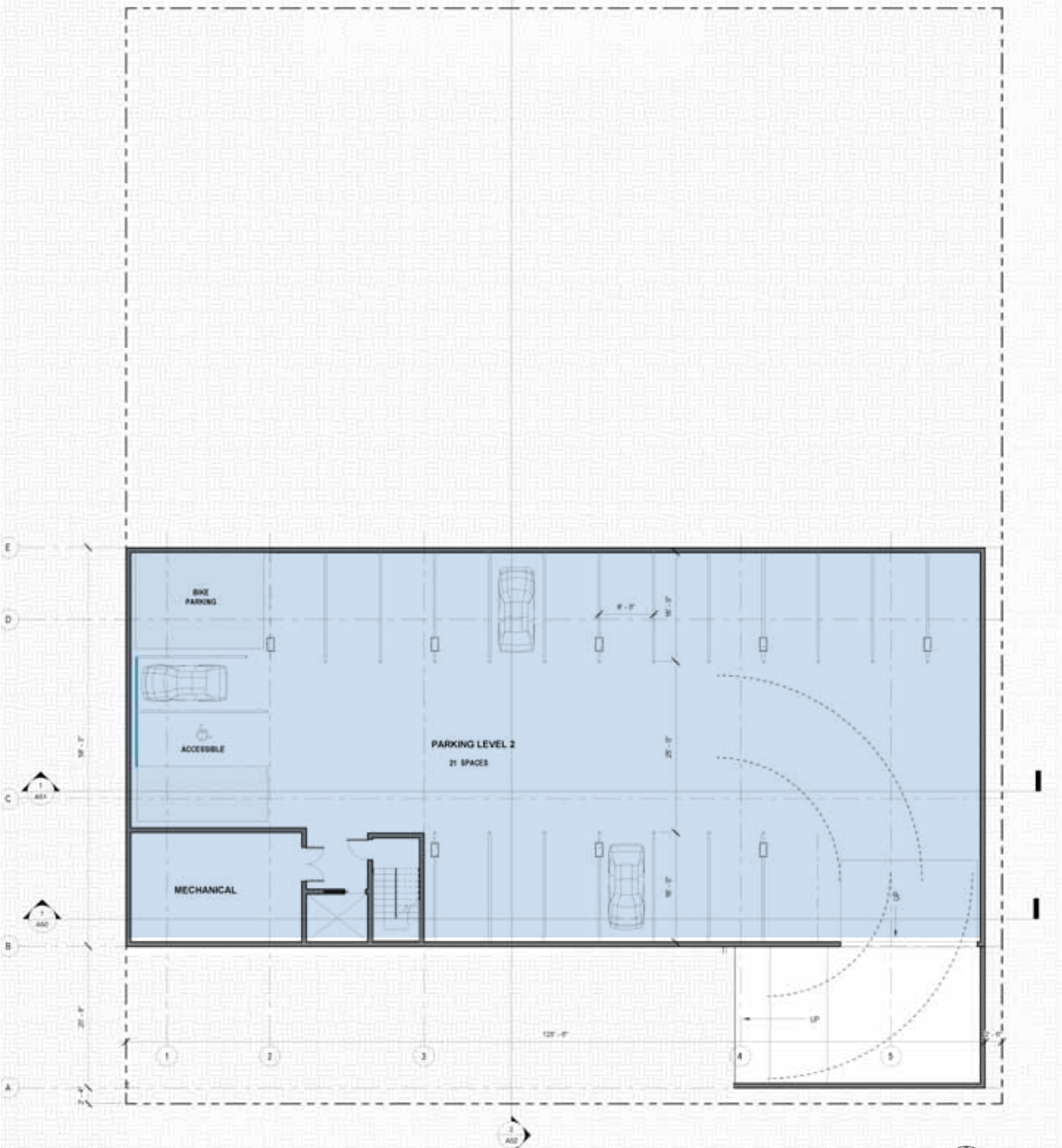
GROSS SF & FAR CALCULATION - OPTION C												
SPACE	EXISTING						PROPOSED					TOTAL
	BASEMENT	LEVEL 1	LEVEL 2	LEVEL 3	GARAGE 2	GARAGE	LEVEL 1	LEVEL 1A	LEVEL 2	LEVEL 2A	ROOF	
ALL	7480	7480	7496	7496	7200	7200	4275	2400	4275	1850	300	57452
APTS	7000	7000	7000	7000	0	0	3090	1525	3170	1175		36960
RETAIL					0	0						0
LOBBY					0	0	266					266
CIRC	480	480	496	496	212	212	919	875	1105	675		5950
GARAGE					6344	6343						12687
UTILITY					644	645						1289
NON-FAR	-2110				-7200	-7200						-16510
											EXIST APARTMENT	27842
											LOT AREA	20501
											EXISTING FAR	1.71
											GRAND TOTAL	40942
											LOT AREA	20501
											FAR	2.00



SITE PLAN



# DESIGN OPTION C - PREFERRED

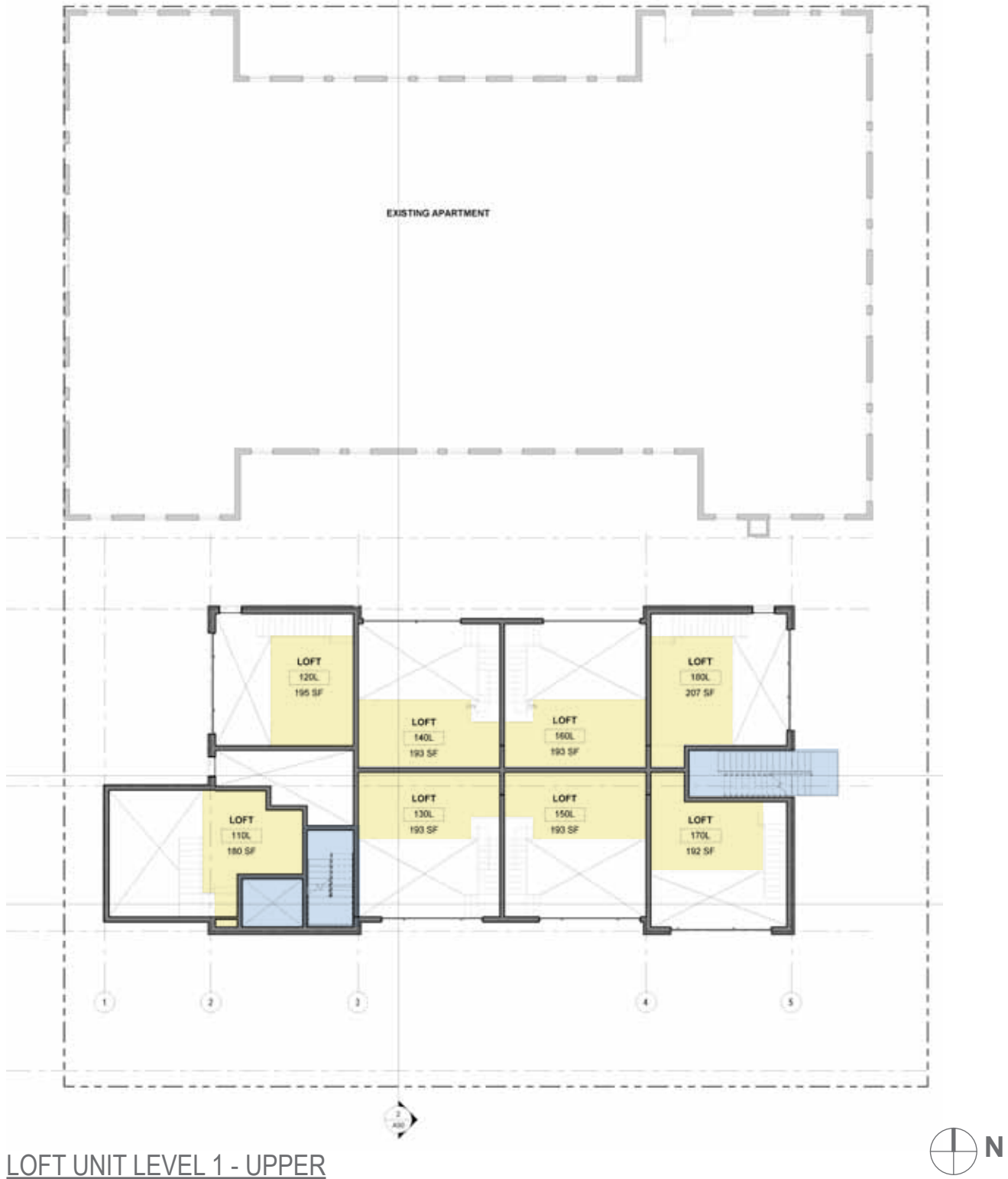


GARAGE FLOOR PLAN

- LEGEND:
- RESIDENTIAL
  - CIRCULATION/UTILITY
  - COMMON AREA

GARAGE FLOOR PLAN

**DESIGN OPTION C - PREFERRED**



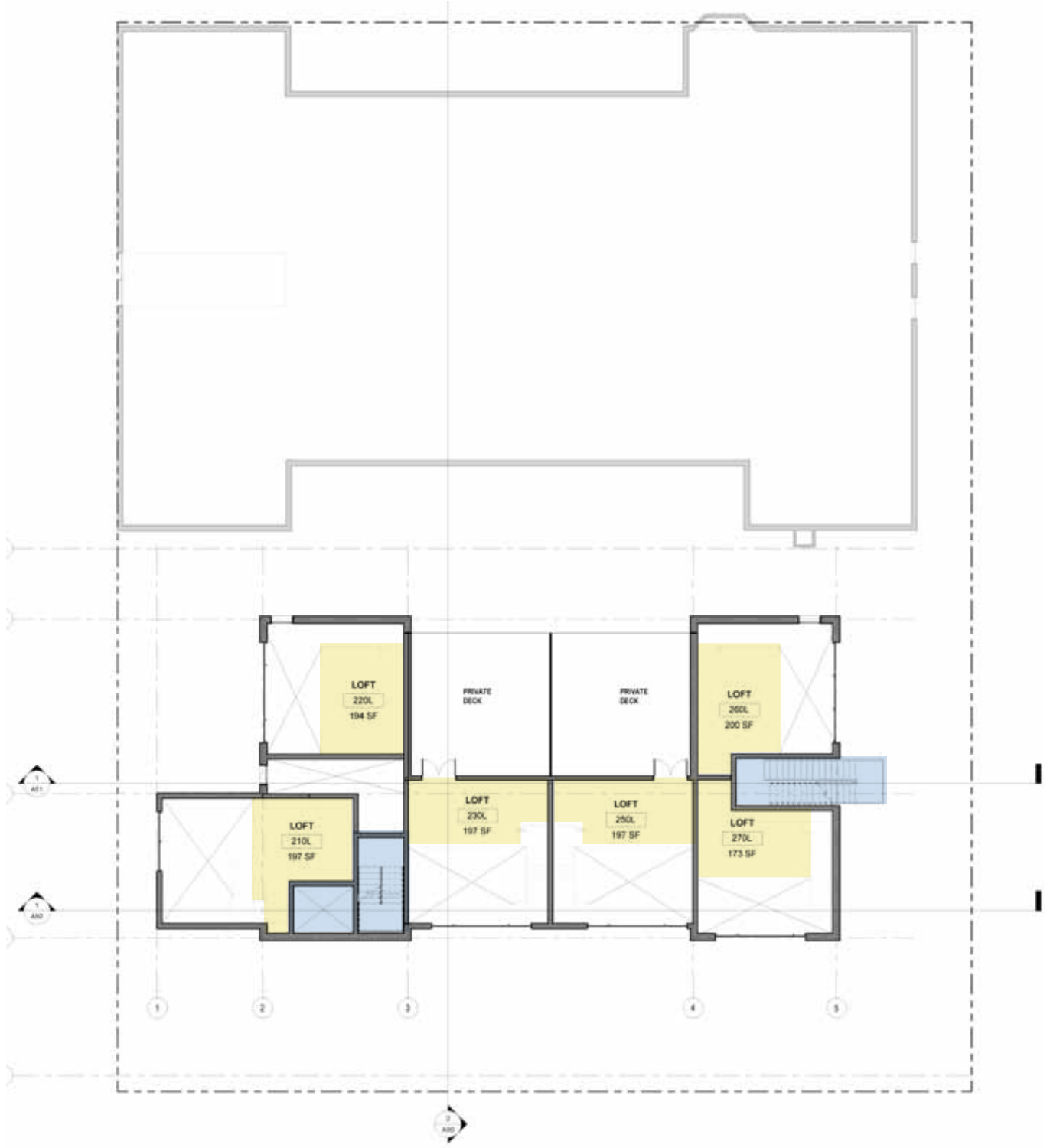
# DESIGN OPTION C - PREFERRED



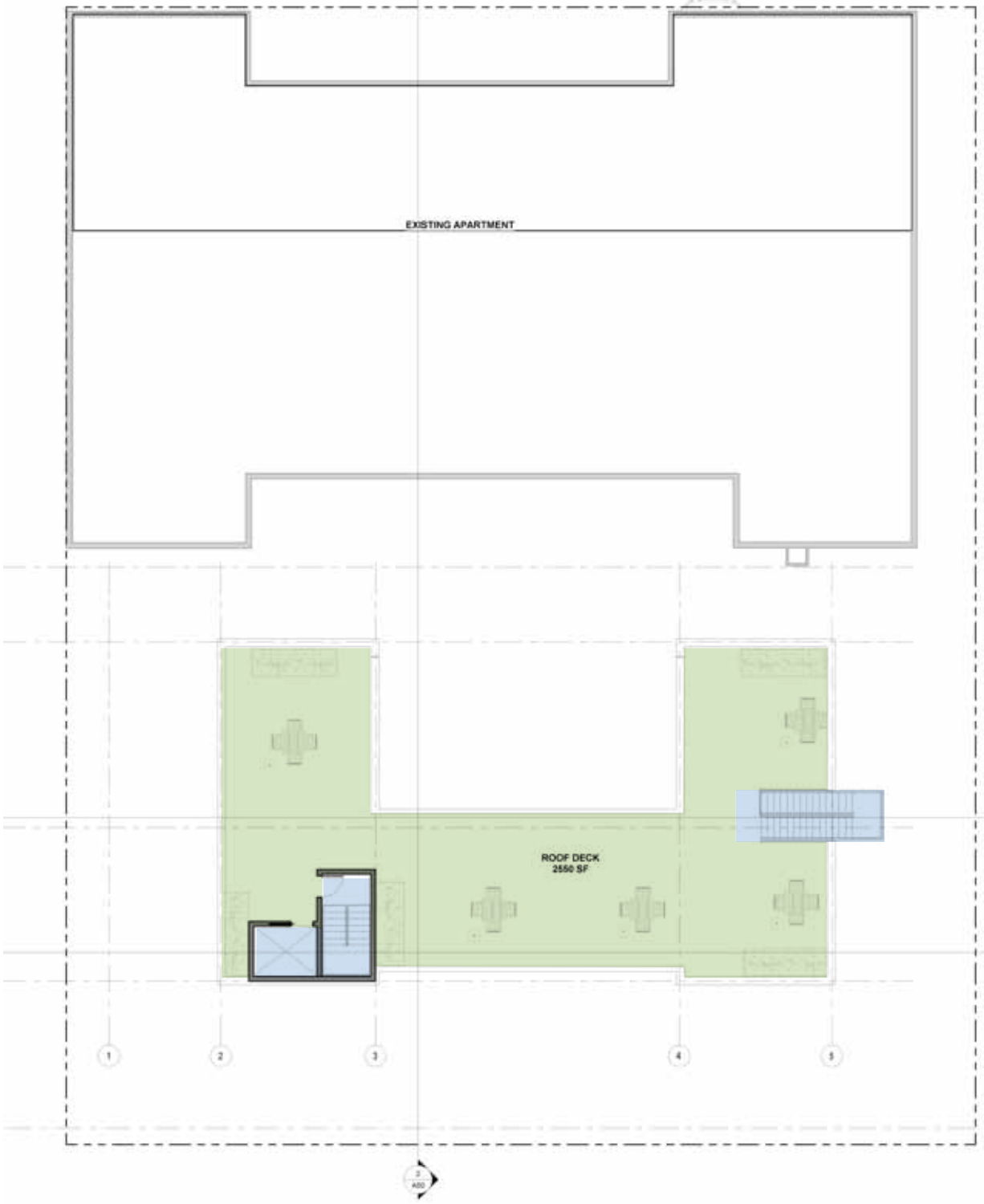
- LEGEND:
- RESIDENTIAL
  - CIRCULATION/UTILITY
  - COMMON AREA



**DESIGN OPTION C - PREFERRED**



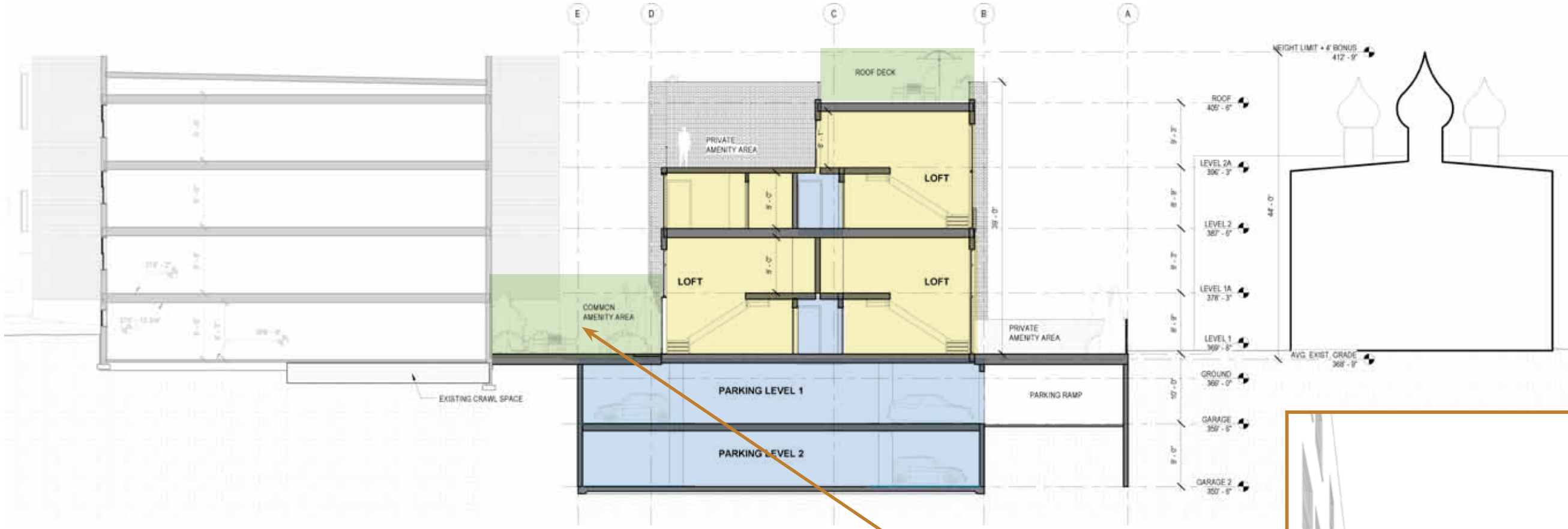
LOFT UNIT LEVEL 2 - UPPER



ROOF DECK FLOOR PLAN



# DESIGN OPTION C - PREFERRED



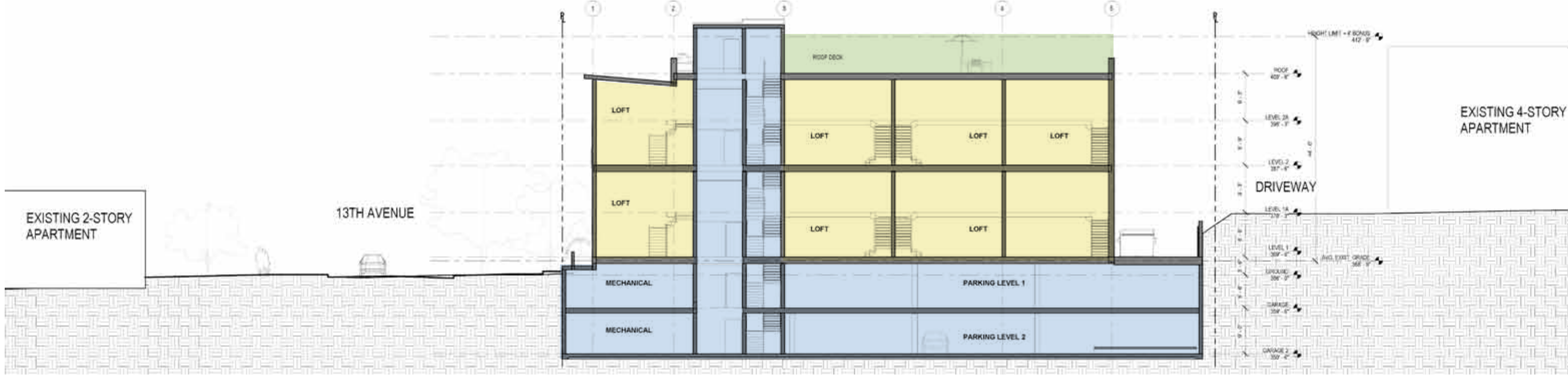
SECTION AT CIRCULATION



PERSPECTIVE AT COURTYARD AMENITY AREA

- LEGEND:
- RESIDENTIAL
  - CIRCULATION/UTILITY
  - COMMON AREA

# DESIGN OPTION C - PREFERRED



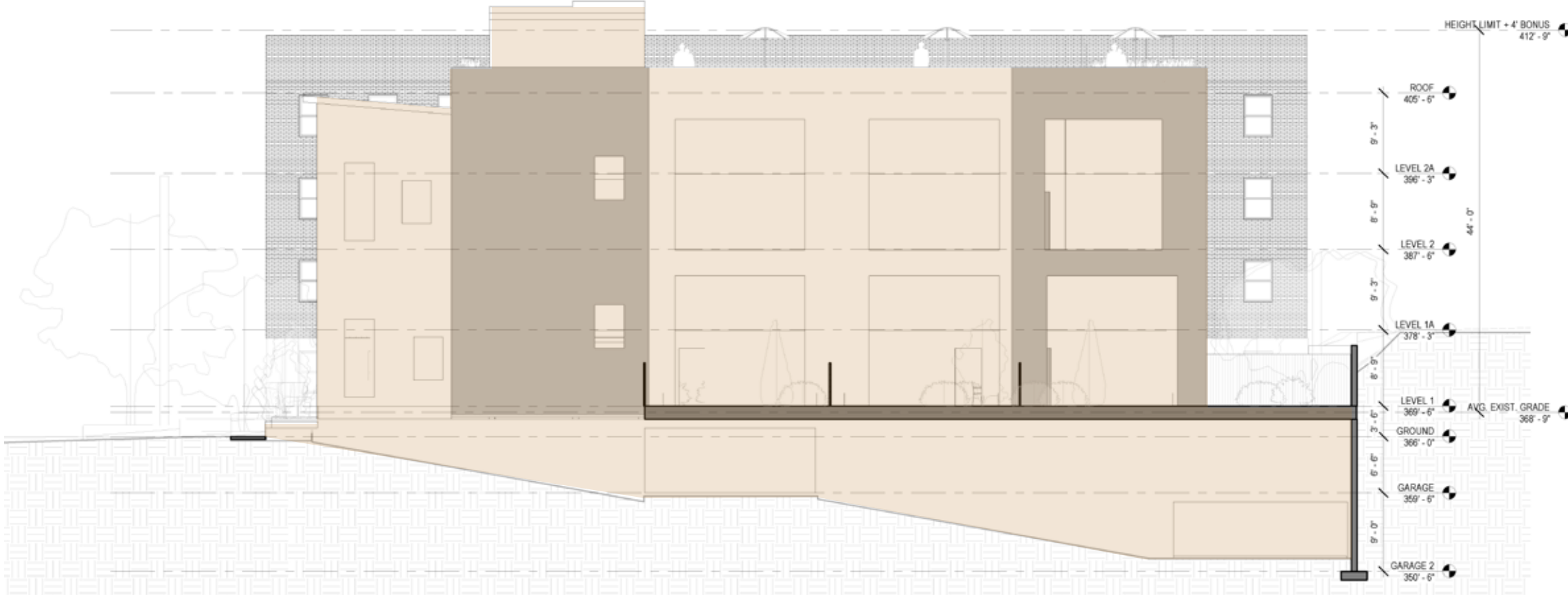
SECTION WEST TO EAST



# DESIGN OPTION C - PREFERRED



ELEVATION AT 13TH AVENUE (WEST)

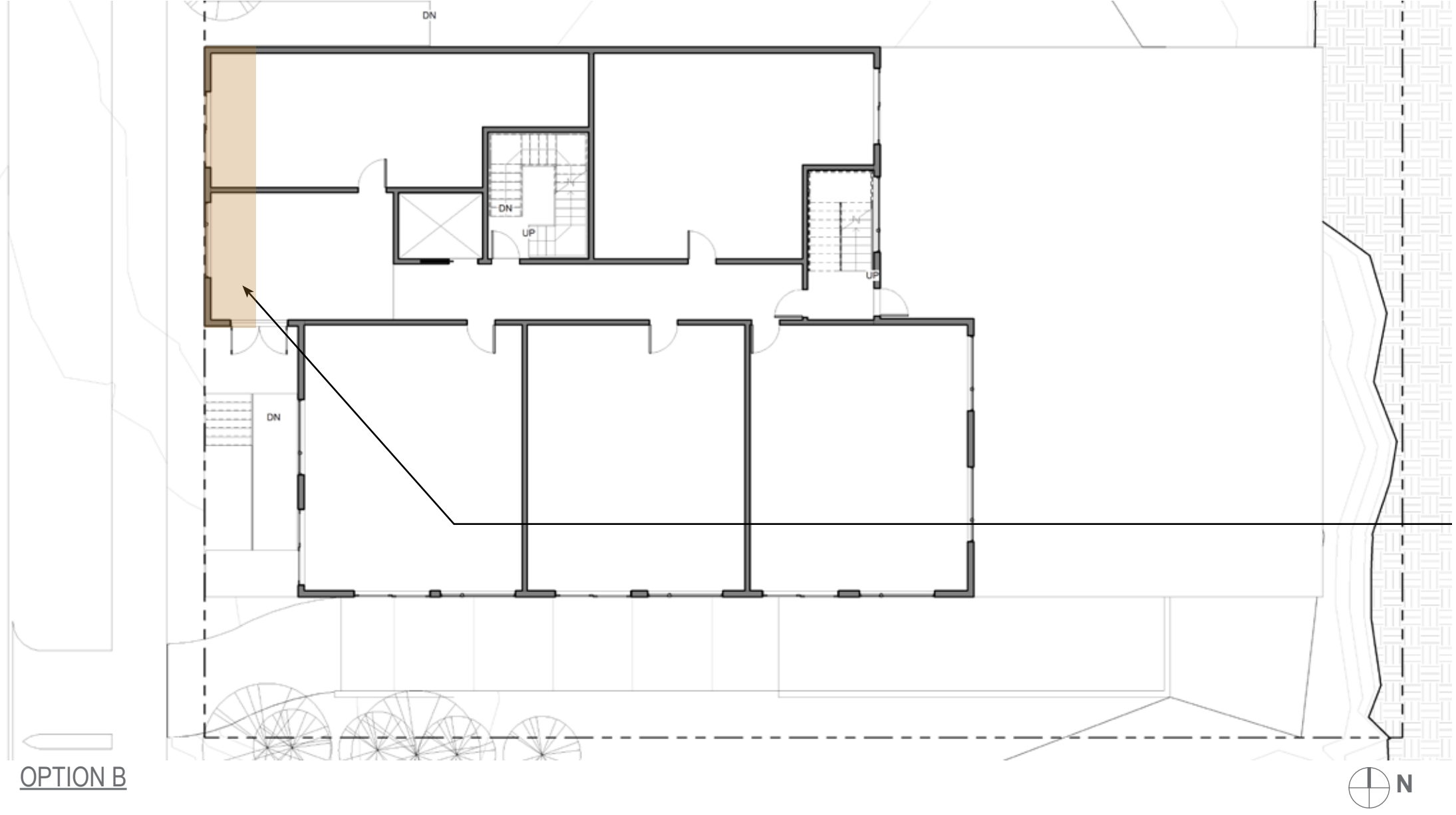


ELEVATION AT CHURCH (SOUTH)



STREET VIEW - LOOKING NE ON 13TH AVENUE

# DEPARTURE DIAGRAM - OPTION B

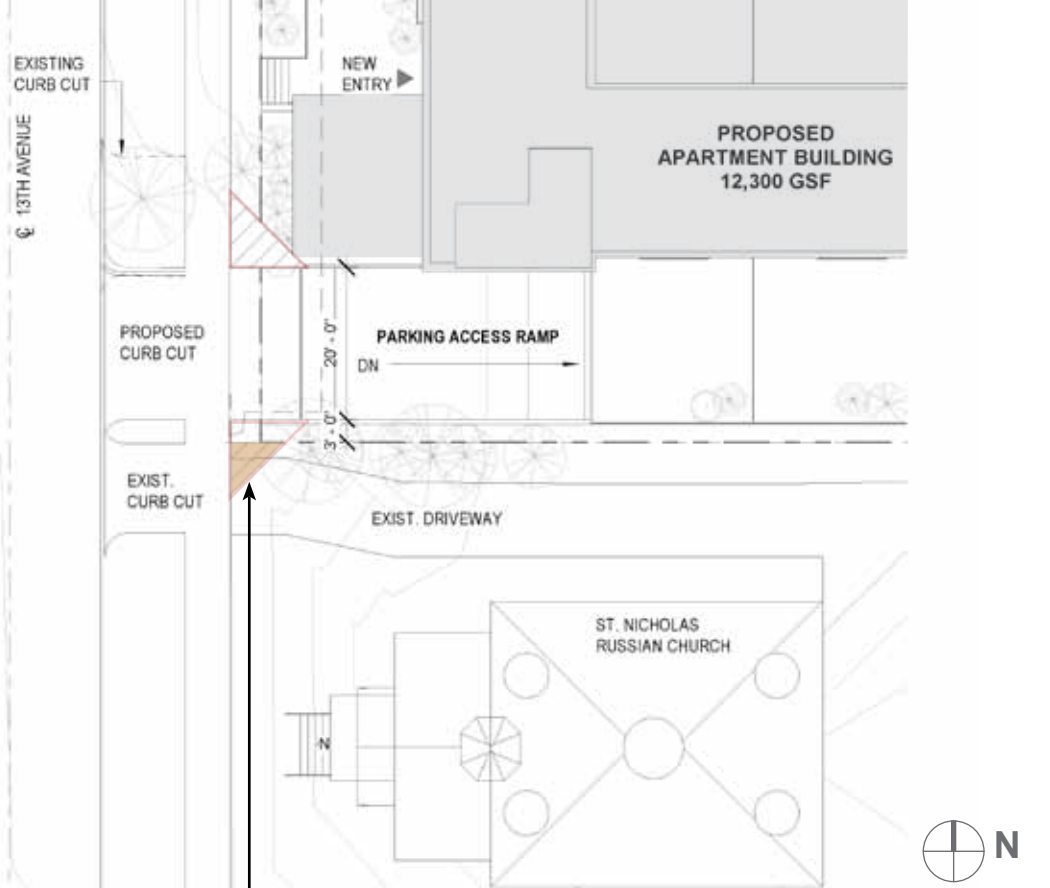
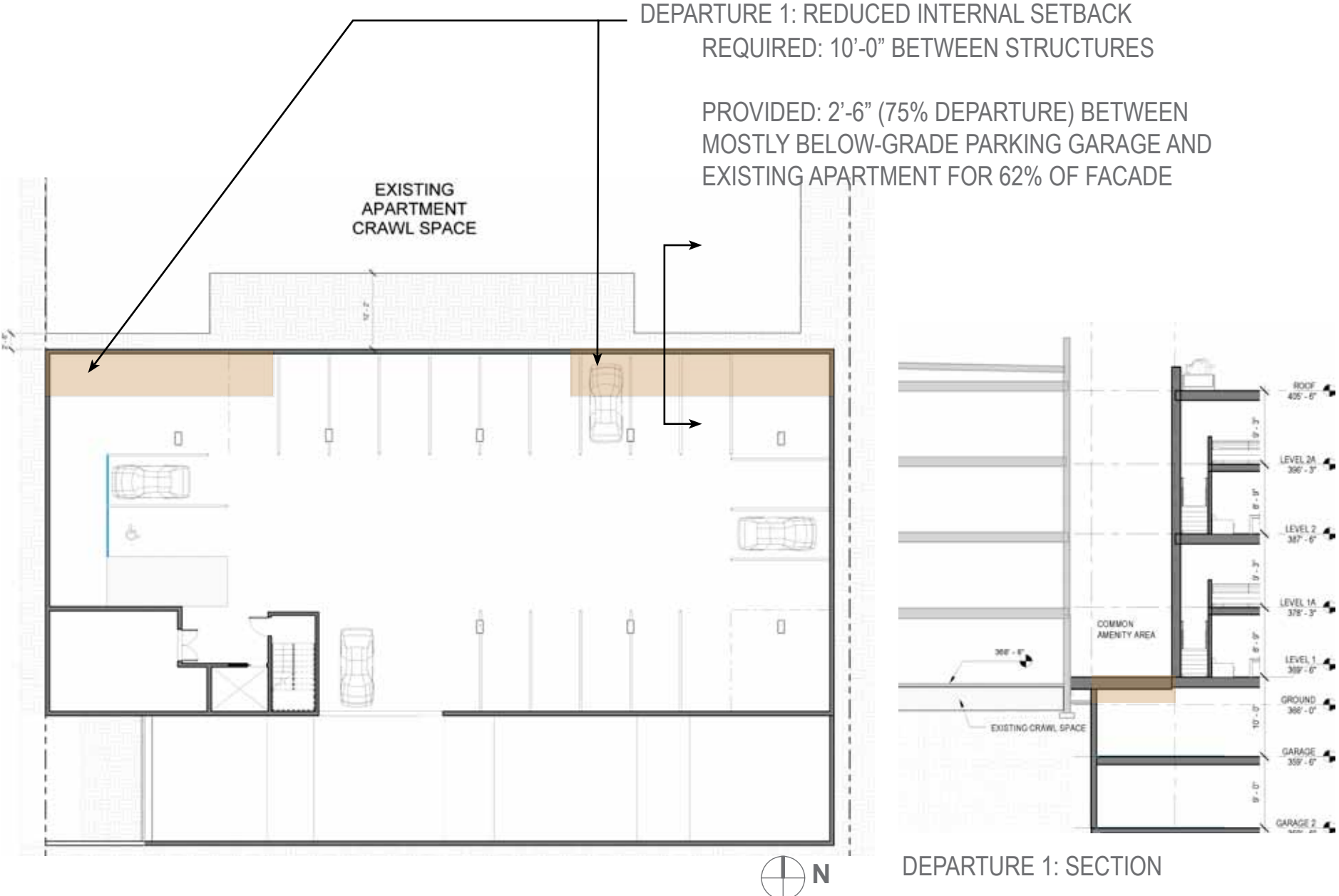


DEPARTURE 1: REDUCED REAR YARD SETBACK  
 REQUIRED: 5'-0" MIN.  
 PROVIDED: 0'-0" MIN. (100% DEPARTURE)

NUMBER	CODE SECTION	CODE ITEM	DEPARTURE REQUESTED	RATIONALE	GUIDELINE
1	23.45.518.A	5'-0" min. front yard setback	Front yard setback of 0'-0" for 29'-10" (100% max. departure)	Alignment of the new apartment with the existing apartment massing provides a transition to the setback of the church. Resulting semiprivate court enhances residential building entry.	CS2-D



# DEPARTURE DIAGRAM - OPTION C



DEPARTURE 2: REDUCED SIGHT TRIANGLE

REQUIRED: 10'-0" X 10'-0" TRIANGLE DRIVE UNDER 22'

PROVIDED: 20' DRIVE WITH FULL SIGHT TRIANGLE ON EXIT SIDE. SIGHT TRIANGLE AT ENTRY SIDE ALONG PROPERTY LINE REDUCED BY 50%

NUMBER	CODE SECTION	CODE ITEM	DEPARTURE REQUESTED	RATIONALE	GUIDELINE
1	23.45.518.A	10'-0" min. internal structure setback	Internal structure setback of 2'-6" at parking garage (75% departure for 62% of facade length)	Creation of a parking plate that accommodates for accessible van use and raises the ground floor residential level above the sidewalk requires an encroachment on the internal setback between mostly below grade parking garage and existing apartment	PL2-A, PL3-B
2	23.54.030	10'-0" by 10'-0" sight triangle at both side of drive under 22'-0" wide	Reduction of sight triangle provided on property	Location of driveway away from the corner per Capitol Hill CS2.2 limits ability to provide sight triangle on property. Existing church is a landmark and unlikely to be developed near the property line. Existing drive at church provides requisite visibility and use by vehicles is limited. Straight drive approach to sidewalk is safer for pedestrians.	CS2, DC1-B1, DC1-C2

# CONCEPT IMAGES

## OVERVIEW

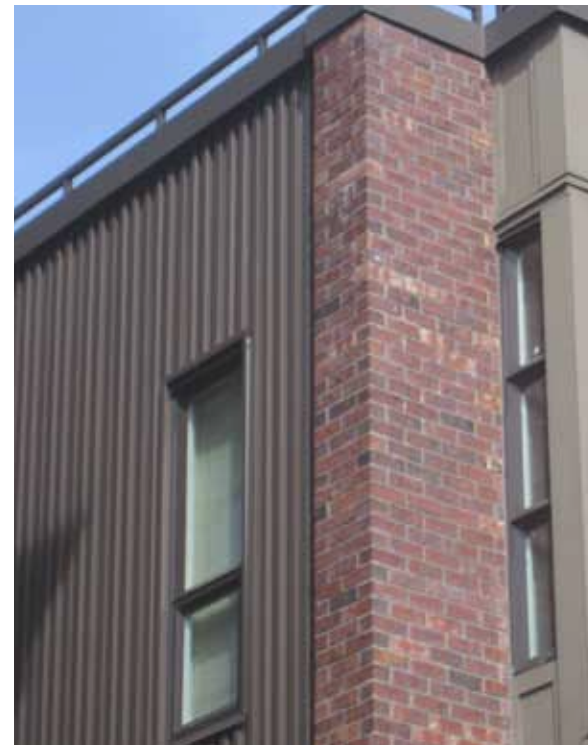
In a neighborhood where old and new construction must fit together in addition to considerations of scale, a well composed facade can create visual connections where materials and massing may differ. These concept studies focuses on the elements of architecture and landscape that can add character and articulation to the street facade and entry to an apartment building and will inform the building design as it evolves.

## DISTINCTION OF BUILDING TOP





CHANGE IN MATERIALS





# CONCEPT IMAGES

PA VILLI ON ELEMENT





ENTRY SEQUENCE - FORECOURT





# LANDSCAPE CONCEPTS

COURTYARD OPEN SPACE



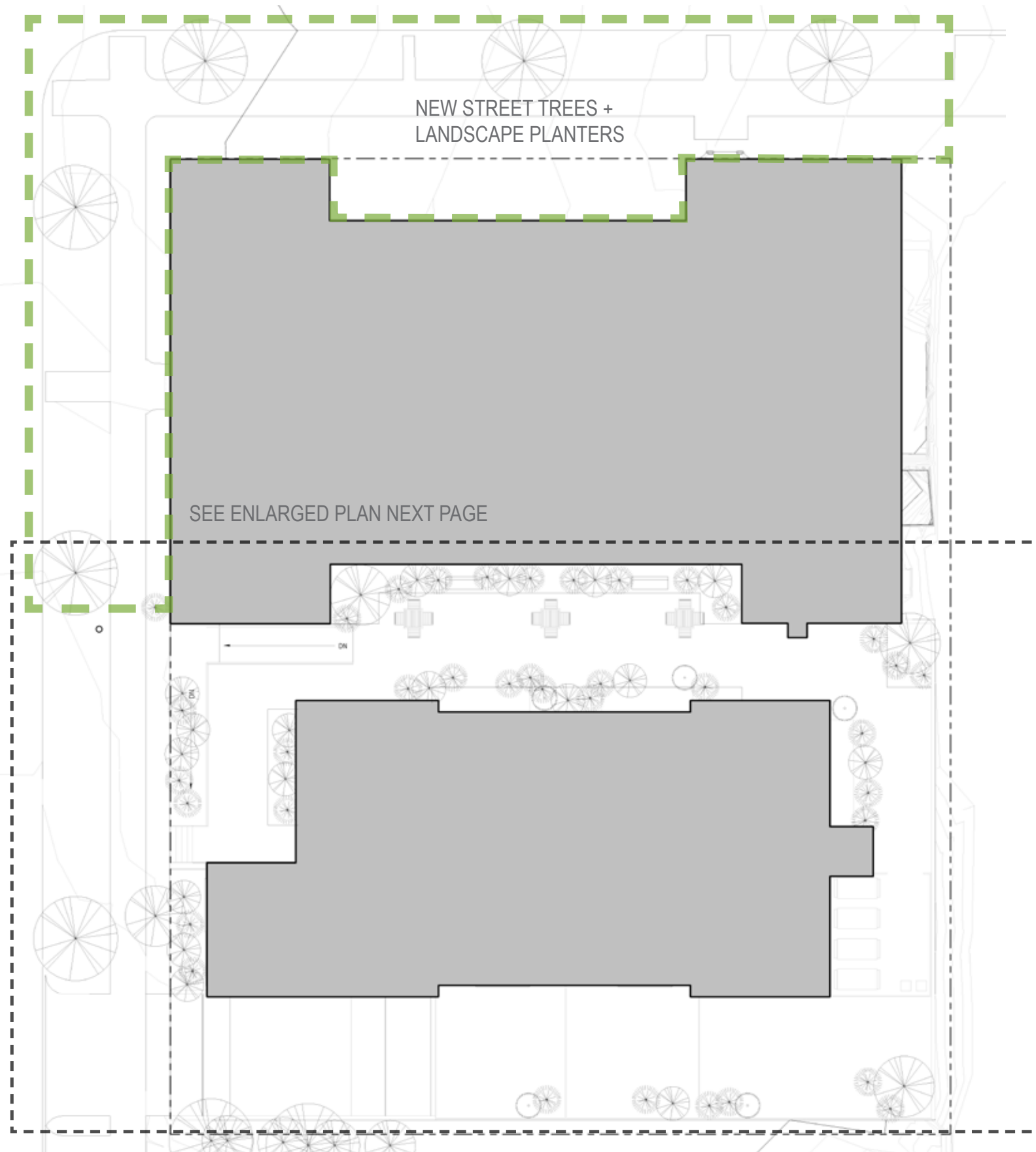
ROOFTOP AMENITY AREAS





# LANDSCAPE CONCEPTS

STREET TREES



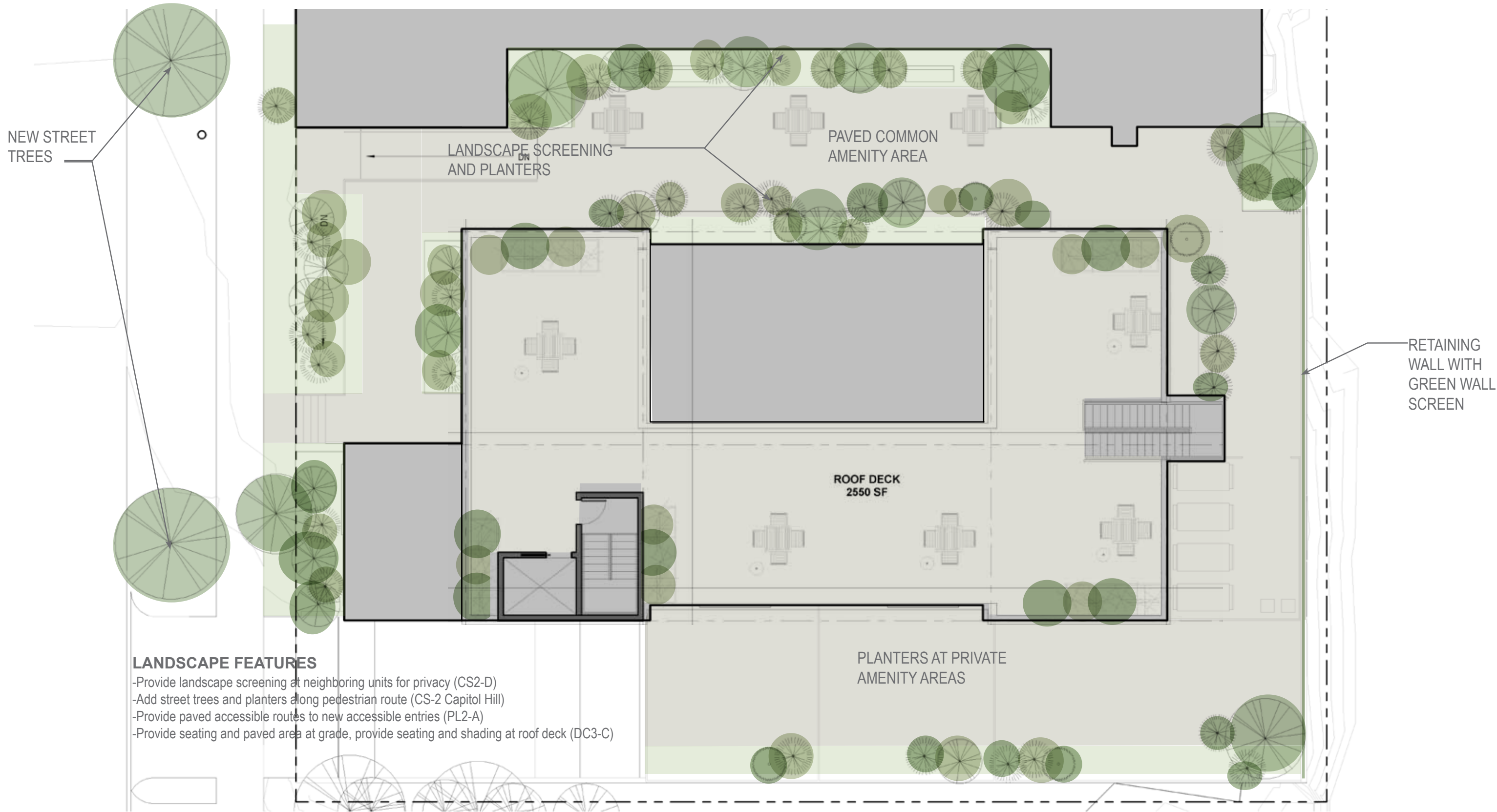
FULL SITE LANDSCAPE CONCEPT PLAN



PLANTERS + LANDSCAPE SCREENS



# LANDSCAPE CONCEPTS



**LANDSCAPE FEATURES**

- Provide landscape screening at neighboring units for privacy (CS2-D)
- Add street trees and planters along pedestrian route (CS-2 Capitol Hill)
- Provide paved accessible routes to new accessible entries (PL2-A)
- Provide seating and paved area at grade, provide seating and shading at roof deck (DC3-C)

ENLARGED ADDITION LANDSCAPE CONCEPT PLAN





NEIMAN TABER ARCHITECTS - RELATED WORK



ROOF OVERHANGS AND EXPOSED TIMBER FRAMING CREATE AN EXPRESSIVE AND DETAILED BUILDING TOP (1724 17TH AVENUE)



MODERN APPLICATION AND REINTERPRETATION OF BRICK MASONRY (535 16TH AVENUE)



COMMUNITY ORIENTED AMENITY AREAS (1734 13TH AVENUE S)



ACTIVATED AND MODULATED FACADES (922 14TH AVENUE)



# APPENDIX: SHADOW STUDIES

## EXISTING CONDITION

JUNE 21

MAR/SEPT 21

DEC 21

10 AM



12 PM



2 PM



## OPTION A

JUNE 21

MAR/SEPT 21

DEC 21



# APPENDIX: SHADOW STUDIES

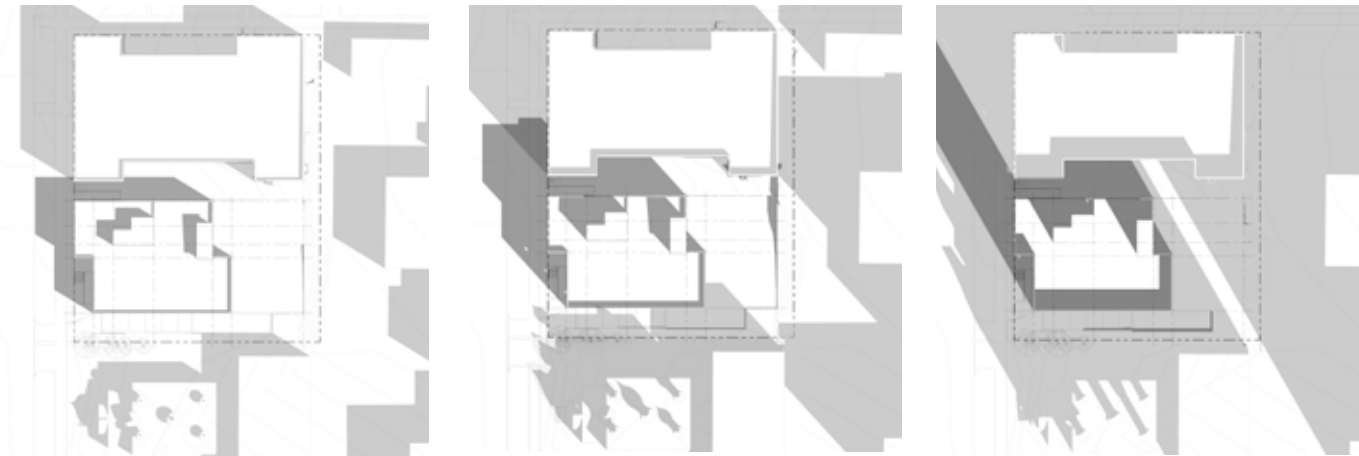
## OPTION B

JUNE 21

MAR/SEPT 21

DEC 21

10 AM



12 PM



2 PM



## OPTION C

JUNE 21

MAR/SEPT 21

DEC 21



# APPENDIX: DESIGN GUIDELINES

## 2013 CITY DESIGN GUIDELINE PRIORITIES - FULL LIST

### CONTEXT AND SITE

#### CS-1 Natural Systems and Site Features

Use natural systems and features of the site and its surroundings as a starting point for project design.

##### B. Sunlight and Natural Ventilation

- **B-1. Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

#### CS-2 Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

##### B. Adjacent Sites, Streets, and Open Spaces

**B-1. Site Characteristics:** Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

- **B-2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and public realm..

##### C. Relationship to the Block

- **C1. Corner Sites:** Corner sites can serve as gateways or focal points. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge.

##### D. Height, Bulk, and Scale

- **D-1. Existing Development and Zoning:** Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

#### CS-3 Architectural Context and Character

Contribute to the architectural character of the neighborhood.

##### A. Emphasizing positive neighborhood attributes

- **A1. Fitting Old and New Together:** Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

### PUBLIC LIFE

#### PL-1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

##### C. Outdoor Uses and Activities

**C-1. Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes. .

#### PL-3 Street-Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

##### A. Entries

**A-1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**A-2. Common Entries:** Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

**A-4. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

##### B. Residential Edges

**B1. Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi-private space. Consider elevating the main floor, providing a setback, and/or landscaping.

- **B2. Ground-level Residential:** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces.

### DESIGN CONCEPT

#### DC-1 Project Uses and Activities

Optimize the arrangement of uses and activities on site.

##### C. Parking and Service

**C-1. Below-Grade Parking:** Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

**C-2. Visual Impacts:** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/ or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.

**C-4. Service Uses:** Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

#### DC-3 Open Space Concept:

##### A. Building-open space relationship:

- **A1. Interior/Exterior Fit:** Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

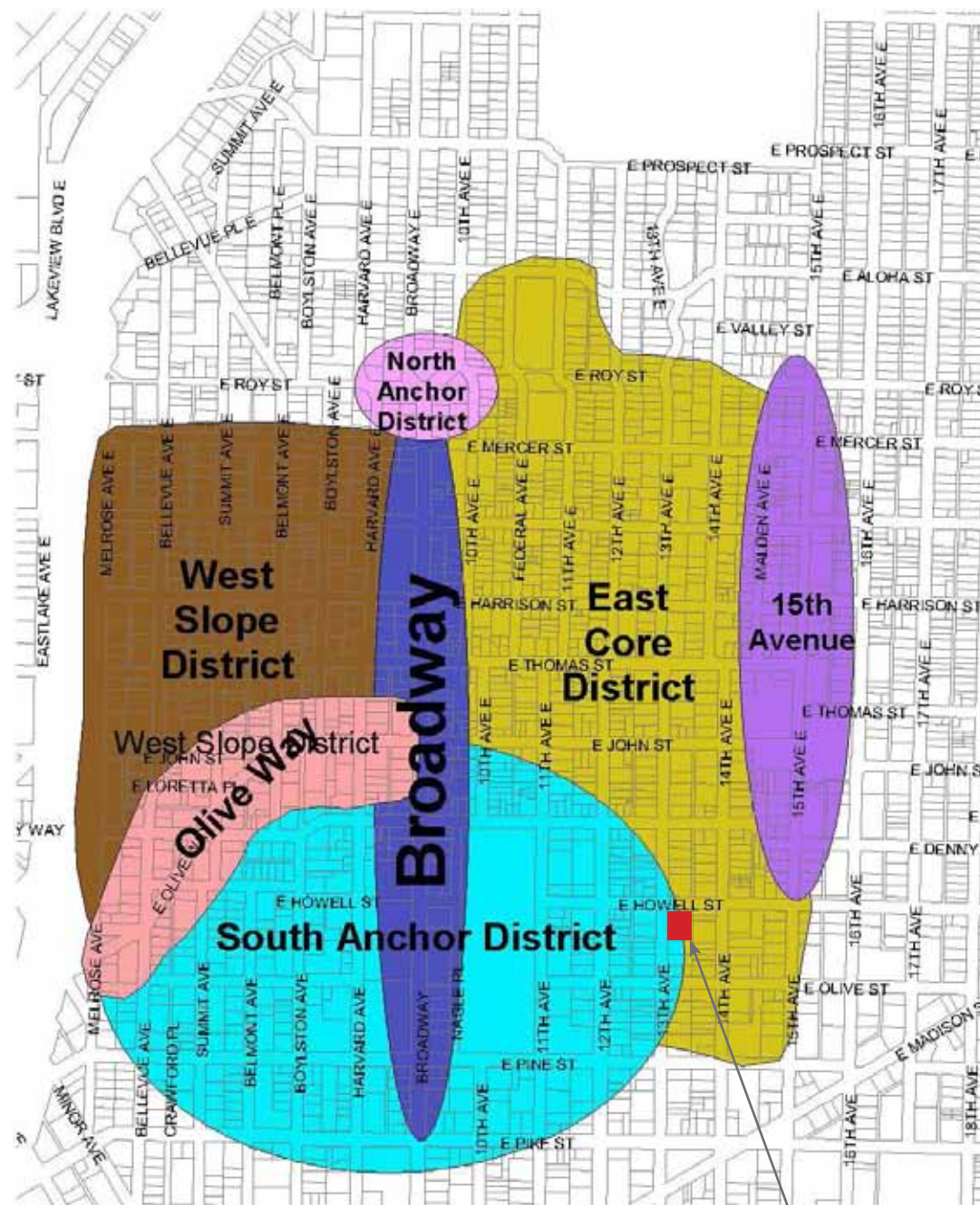
**DC-4 Exterior Elements and Finishes:** Use appropriate and high quality elements and finishes for the building and its open spaces.

##### A. Building Materials

**A-1. Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

### ● KEY PRIORITIES





Map 1: Capitol Hill Subareas

## 2013 CAPITOL HILL DESIGN GUIDELINE PRIORITIES

Per the Capitol Hill Neighborhood Plan, this site is located on the border between the South Anchor district of intensified mixed use and the East Core residential district. A neighborhood priority design issue is to preserve existing housing while providing for a diversity of new housing. In this plan, East Howell Street is designated as a key pedestrian street. Relevant guidelines for this project are outlined below:

### CONTEXT AND SITE

#### CS2: Urban Pattern and Form

- **1. Streetscape compatibility:** Character of the neighborhood is defined by experience of walking along streets.
  - Provide street trees
  - Vehicle entrances should not dominate
- **2. Corner lots:** Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village.
  - Parking and vehicle access should be located away from the corner
  - Set structure back from property line to accommodate for residential entries and landscaping
- **3. Height, bulk and scale:** Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.
  - "Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings"

#### CS3: Architectural context and character

- 1. Architectural concept and consistency:** Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale.
  - Distinguish roof line from façade wall
  - Use materials and design that are compatible with the structures in the vicinity if those represent the desired neighborhood character.

### PUBLIC LIFE

#### PL2: Walkability

- 2: Pedestrian open spaces and entrances:** Maintain and enhance pedestrian scale, activity and comfort.

- Create open spaces at street level
- Emphasize pedestrian ingress at entry
- 3. Personal safety and security:**
  - Pedestrian scale architectural lighting
  - Windows for eyes on the street
  - Distinguish pedestrian zones with materials

### DESIGN CONCEPT

#### DC1: Project uses and activities

- **1. Parking and vehicle access:** Minimize impact on pedestrians
- 2. Screening of dumpsters, utilities, service**
  - Locate away from street
  - Screen from view

#### DC3: Open space concept

- **1. Residential:** Street trees and private landscaping contribute to this pleasant environment.
  - Create courtyard style open space visible to public
  - Set back from street
- 2. Landscape for special site conditions:** add street trees

#### DC4: Exterior elements and finishes

- 1. Height, bulk and scale:** Mixture of materials, masonry and terracotta are preferred
- 2. Exterior finish materials:** durable, attractive up close

### ● KEY PRIORITIES

# APPENDIX: ZONING CODE ANALYSIS

<b>PARCEL #:</b>	600300-0930
<b>ZONING DESIGNATION:</b>	LR3
<b>OVERLAY:</b>	Capitol Hill Urban Center Village
<b>LOT AREA:</b>	20,480 SF

### CODE SUMMARY

#### 23.45.510 FAR LIMITS

FAR limited to 2.0 for LR3 Apartments within Urban Villages that meet the requirements of 23.45.510.C.

#### 23.45.512 DENSITY LIMITS

For apartments that meet the standards of subsection 23.45.510.C, there is no density limit in LR3 zones.

#### 23.45.514 STRUCTURE HEIGHT

LR3 Urban Village: 40' above average grade

Height increases allowed:

- +4 feet added to height limit for a structure with a story partially below-grade
- +4 feet above limit for open railings, planters, skylights, clerestories, greenhouses not dedicated to food production, parapets and firewalls on the roofs
- +10 feet above limit for stair penthouses
- +16 feet above limit for elevator penthouses

#### 23.45.518 SETBACK REQUIREMENTS

- Front: 5 feet min.
- Side: 5 feet min. (less than 40 feet facade length)  
7 feet average (great than 40 feet facade length)
- Rear: 10 feet min. at alley, 15 feet min. typical

Cornices, eaves, gutters, roofs and other forms of weather protection may project up to 4 feet into setbacks, as long as they are not within 3 feet of property line.

Unenclosed decks and balconies may project a maximum of 4 feet into required setbacks if each one is:

1. no closer than 5 feet to any lot line;
2. no more than 20 feet wide

Min. 10 feet separation between principal structures required.

#### 23.45.522 AMENITY AREAS

Residential amenity area required to be 25% of lot area, 50% must be common space accessed at ground level. Min. 250 SF area and min. 10 feet wide.

#### 23.45.524 LANDSCAPING

Green Factor score of 0.6 or greater required. Vegetated walls may count to max. 25%.

Existing street trees shall be retained unless SDOT approves removal.

#### 23.45.526 LEED, BUILT GREEN, AND EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS

Built Green 4-star rating compliance must be demonstrated per 23.45.510.C.

#### 23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES

- Max. structure width for apartments in LR3: 150 feet
- Max. facade length within 15 feet of property line: 65% of lot depth

#### 23.45.534 LIGHT AND GLARE STANDARDS

Design to minimize glare on adjacent properties

#### 23.54.015 PARKING REQUIREMENTS

No minimum requirement for all residential uses multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service.

Long term bicycle parking is required at a rate of 1 space per 4 units.

#### 23.54.040 SOLID WASTE + RECYCLABLE MATERIALS STORAGE + ACCESS

375 SF min. area for 26-50 dwelling units

## DESIGN OPTION A

### CONVENTIONAL INFILL



#### OVERVIEW

Code compliant - no departures requested

New units: 23

Parking spaces: 0

Amenity area: 8,800 SF total, 6,000 SF at grade

- maximize height, hold setback line
- maximize unit orientation to view
- external circulation
- main level at sidewalk grade

## DESIGN OPTION B

### SCALED DOWN AND SETBACK



#### OVERVIEW

Side yard departure requested (100% for 29'-9")

New units: 15

Parking spaces: 19

Amenity area: 7,550 SF total, 9,900 SF at grade

- reduced height to three stories
- hold street edge at apartment, setback entry at driveway/neighborhood church
- internal circulation
- main level at sidewalk grade

## DESIGN OPTION C - PREFERRED

### NEIGHBORHOOD LOFTS



#### OVERVIEW

Internal setback departure requested at portion of garage podium above grade (75%)

Sight triangle departure requested at south lot line (25%)

New units: 15

Parking spaces: 41

Amenity area: 5,400 SF total, 2,800 SF at grade

- reduced height, fully activated site
- setback entry at courtyard amenity space
- internal circulation
- main level raised above sidewalk grade