



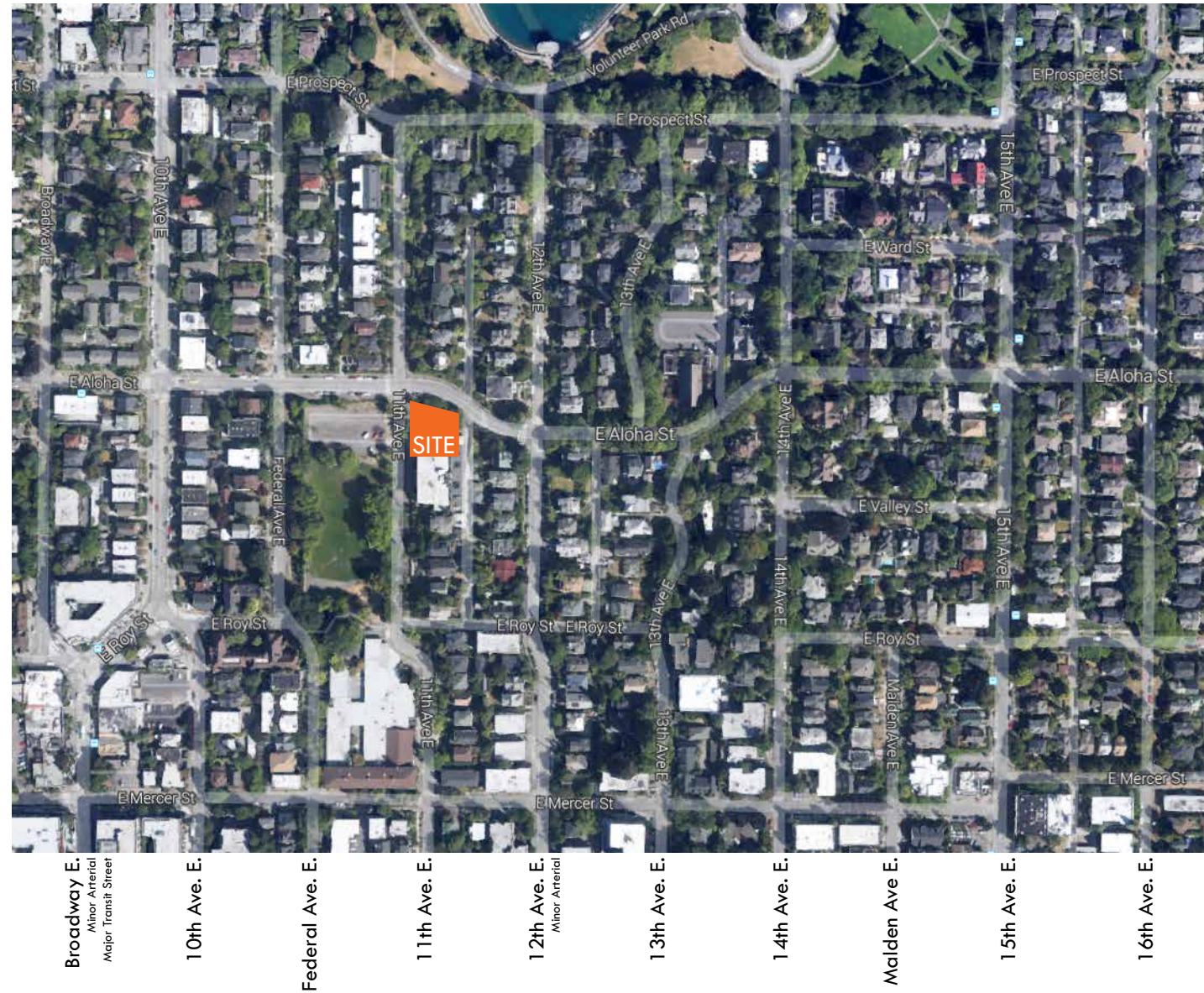
748 11th Avenue E

Early Design Guidance Application



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E. Prospect St.

E. Aloha St.

E. Roy St.

E. Mercer St.



E. Aloha St.



11th Ave. E.

12th Ave. E.

OBJECTIVES

Design and construct an apartment building containing approximately 34 apartment units centered around a shared courtyard.

Number of Residential Units (Approx.) 34

Number of Parking Stalls 0

Sustainability

Achieve a 4-Star Built Green certification.

Utilize reclaimed materials.

Community

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

TEAM

ARCHITECT

b9 architects

DEVELOPMENT

Aloha Ventures LLC

STRUCTURAL

MalsamTsang Structural Engineering

GEOTECHNICAL

PanGEO, Inc.

LANDSCAPE

Root of Design

Application for Early Design Guidance

PART I: CONTACT INFORMATION

- | | |
|--|------------------------|
| 1. Property Address | 1101 E Aloha Street |
| 2. Project number | 3017655 |
| 3. Additional related project number(s): | N/A |
| 4. Owner/Lessee Name | Aloha Ventures LLC |
| 5. Contact | |
| Name | Brian Johnson |
| Firm | b9 architects |
| Mailing Address | 610 2nd Avenue |
| City State Zip | Seattle, WA 98104 |
| Phone | 206.297.1284 |
| Email Address | brian@b9architects.com |
| 6. Applicant | |
| Name | Bradley Khouri |
| Relationship to Project | Architect |
| Email Address | bgk@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 is located in the Capitol Hill neighborhood within the Capitol Hill Urban Center Village. This project will combine two lots located at 740 and 748 11th Ave E. The existing use at 740 11th Ave E is a 6-unit apartment complex that was constructed in 1905. The existing use at 748 11th Ave E is a Duplex structure that was also constructed in 1905. The site is bordered on the north by E Aloha Street, the west by 11th Ave E, the south by the Midtown Condominiums, and the east by an alley. The site is relatively flat in the center but there is almost 20 feet of grade change from the alley to 11th Ave E. This slope is currently mediated with retaining walls at the sidewalk.

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

Both parcels of the proposed project are zoned LR3. The project is located in the Capitol Hill Urban Center Village.

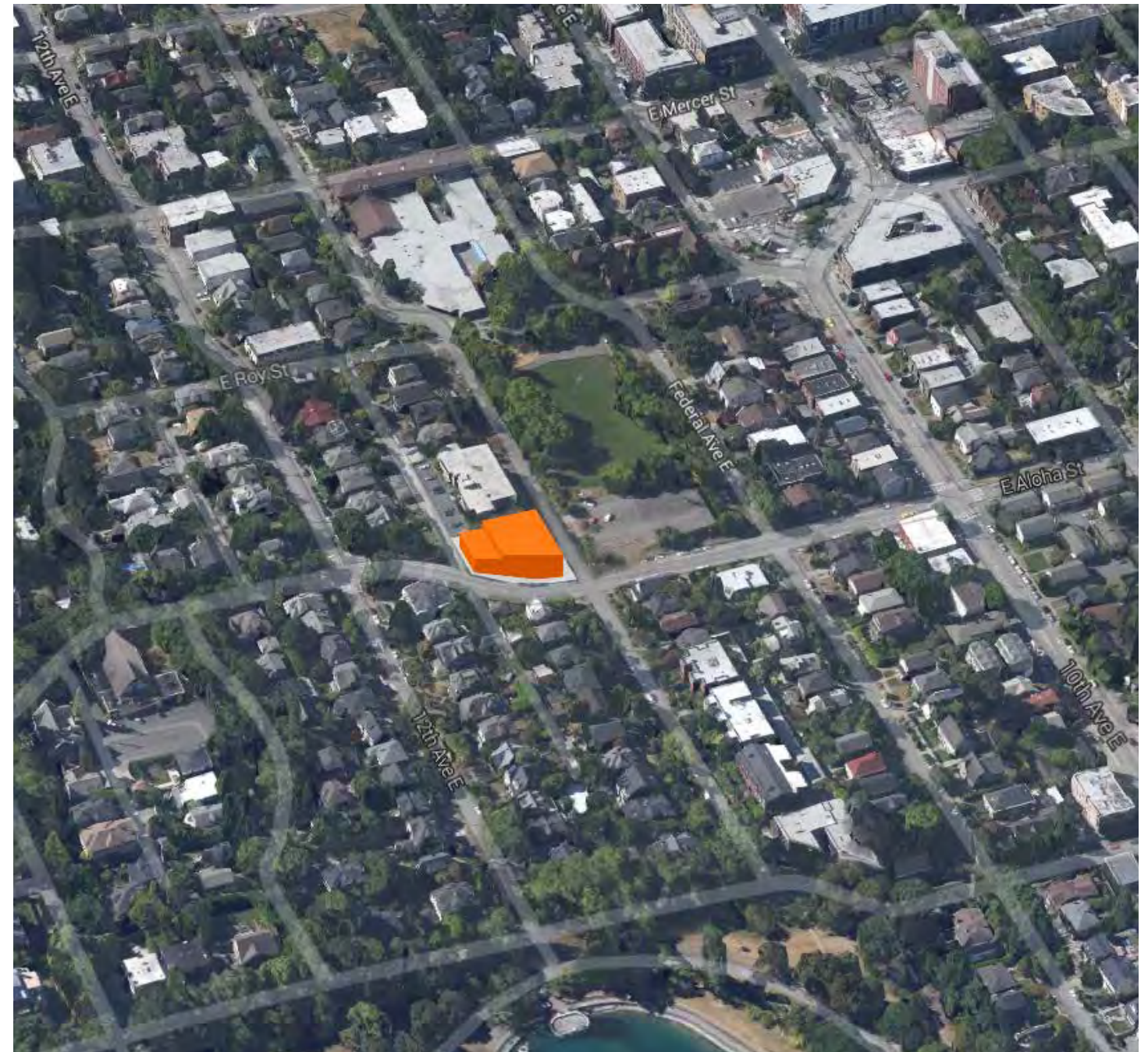
3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

Within the immediate neighborhood, there is a diverse mixture of single family, small multifamily, and small apartment buildings. The project is located at the northeastern edge of an LR3 zone and abuts SF5000 to the north across E Aloha Street and to the east across the alley. There are views from the site to downtown and to Queen Anne hill to the west.

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 proposal is for an apartment structure that will house approximately 35 units. The height of the proposal is 40 feet above the average grade level, with the exception of that portion of the proposal located within 50 feet of the adjacent single family lot which will be 30 feet in height. No parking is proposed.

VICINITY MAP



ZONING SUMMARY

23.45.504 PERMITTED USES:

- Residential use permitted outright.

23.45.510 FLOOR AREA RATIO:

- 2.0 X 9,500 = 19,000 square feet allowable for projects that meet the standards of SMC 23.45.510.C
- Underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from FAR limits.

23.45.512 DENSITY LIMITS:

- Density limits do not apply for apartment developments that meet the standards of SMC 23.45.510.C

23.45.514 STRUCTURE HEIGHT:

- For apartment developments located in zone LR3 and within Urban Centers, the height limit is 40 feet.
- On portions of lots within 50 feet of a single-family zoned lot, the height limit is 30 feet.

23.45.518 SETBACKS AND SEPARATIONS

- Front Setback – 5 feet minimum
- Rear Setback – 15 minimum without alley
- Side Setback – 7 feet average and 5 feet minimum
- Separations - 10 feet minimum separation between principal structures

23.45.522 AMENITY AREA

- The required amount of amenity area is equal to 25 percent of the lot area.
- A minimum of 50 percent of the required amenity area shall be provided at the ground area.
- For apartments, amenity area at ground level is to be provided as common space.

23.45.524 LANDSCAPING STANDARDS

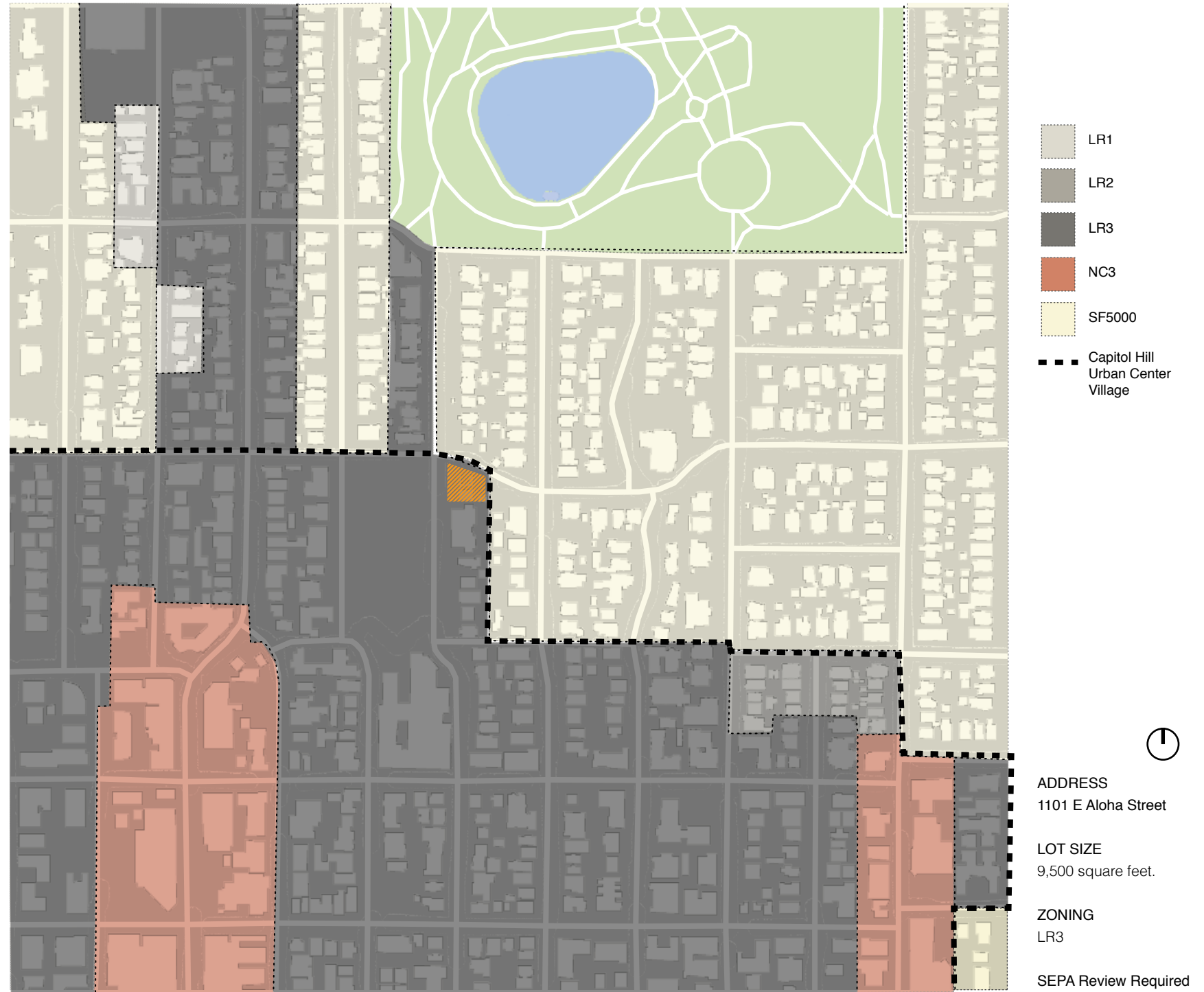
- Landscaping shall achieve a green factor score of 0.6 or greater.

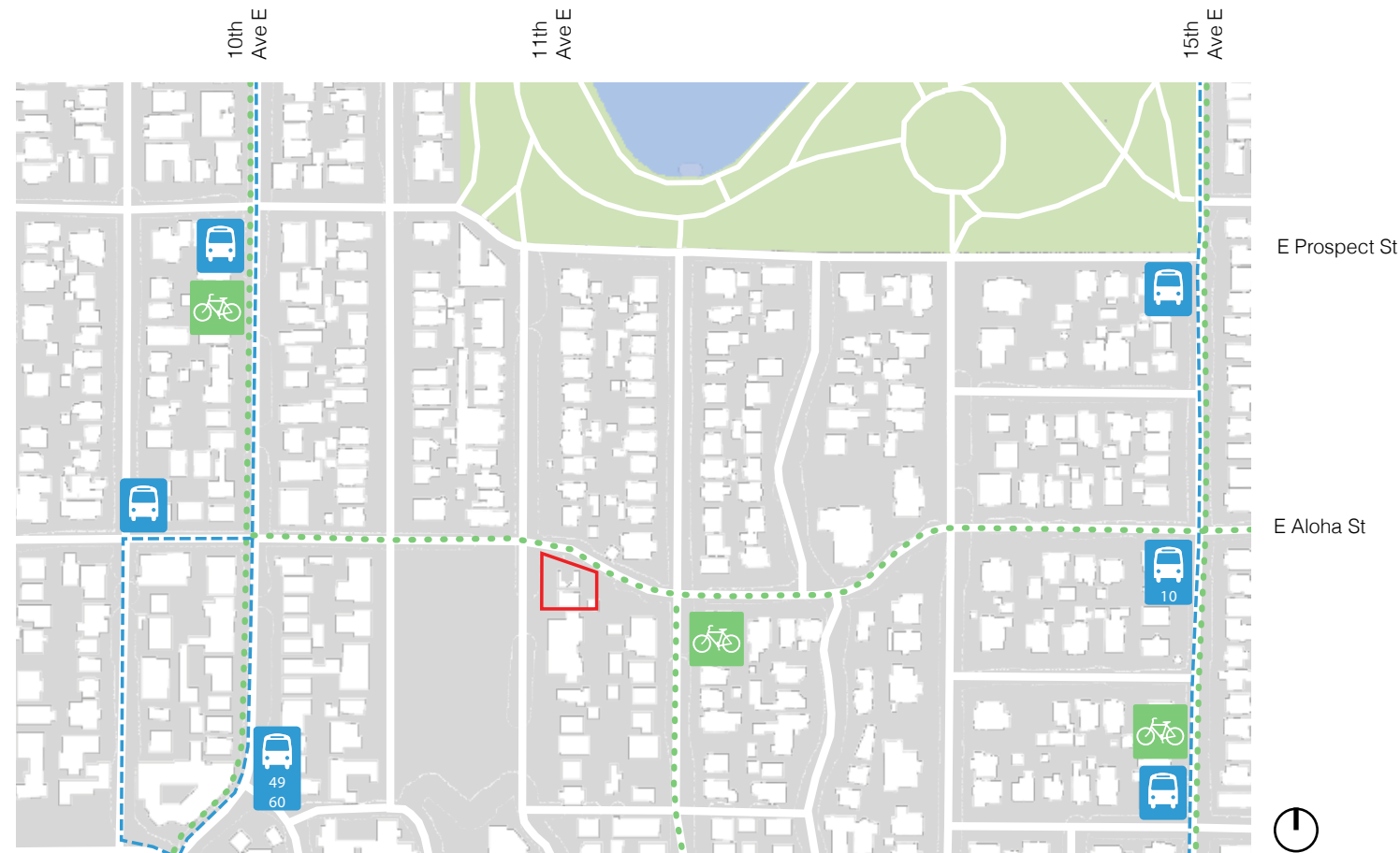
23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH

- For apartment developments located in zone LR3 and within Urban Centers, the maximum structure width is 150 feet.
- The maximum combined façade length within 15 feet of a lot line that is neither a rear lot line, a street, or an alley shall not exceed 65 percent of the length of that lot line.

23.54.040 SOLID WASTE

- For developments containing 26-50 dwelling units, the minimum area for solid waste storage is 375 square feet.
- The minimum horizontal dimension of required storage space is 12 feet.





TRANSIT AND ACCESS

- The proposed project is located between two major north/south bus routes. Two blocks to the west is the 49 (service north to the University District and west to downtown) and the 60 (service south to Beacon Hill and Georgetown). Four blocks to the east is the 10 (service to Pike/Pine, downtown and south to Pioneer Square).
- There is great access for cycling including 15th Avenue E, 12th Avenue E, and 10th Avenue E. Approximately 1/2 mile south on Broadway E is the Broadway Bikeway, a dedicated bike lane south to E Yesler Way.
- The project is within a 10 minute walk to the First Hill Streetcar which is to begin operations in the Summer of 2014. The streetcar provides service south through First Hill, the Central District, the International District, and Pioneer Square.
- Also within a 10 minute walk is the future Capitol Hill Link Lightrail station. This station is scheduled to open in early 2016 and will provide a direct route south to SeaTac airport and north to Husky Stadium in the University District. By 2023, this service will have service as far north as Northgate and east to Bellevue.



Bus along 15th Ave E



Broadway Bikeway



First Hill Street Car



Capitol Hill Lightrail Station

ADJACENT USES

- To the west of the site is Lowell Elementary School with its large playground occupying an entire city block.
- The predominant use in the immediate vicinity of the site is single family with some small multifamily including duplexes, triplexes, and apartment buildings.
- Adjacent the project site to the south is the Midtown Condominium. Built in 1969, it is a 4-story structure with 22 units.
- The site is three blocks from the northern edge of the Broadway commercial zone which includes numerous restaurants, shops, and grocery stores.
- Four blocks to the east is the northern edge of the 15th Avenue commercial zone containing more restaurants, shops, and grocery stores.
- One block to the north is Volunteer Park, a 48 acre park which includes the Asian Art Museum and the Volunteer Park Conservatory.



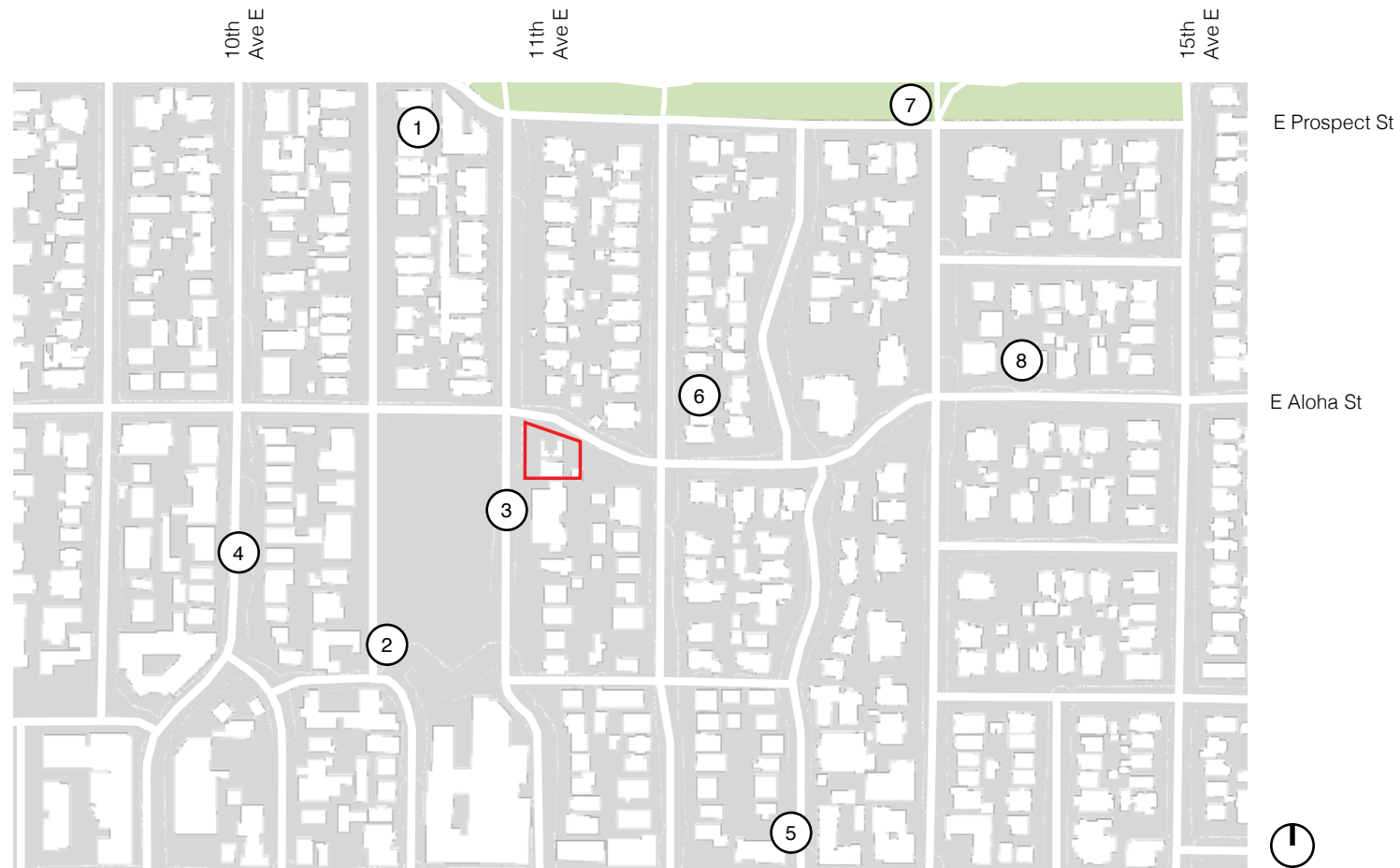
Volunteer Park



Businesses along Broadway



Neighborhood Event on Broadway



ARCHITECTURAL CONTEXT

The architecture along 11th Avenue E and in the immediate vicinity of the site varies to a large degree in scale, building type, and architectural style. To the immediate south and east of the project site is a four-story condominium building and a single-family house respectively. Across E Aloha Street to the north is a single family house elevated 14 feet above 11th Avenue E.

A short survey of buildings in the neighborhood reveals a diversity of scale, material, and type. There are numerous turn-of-the-century houses in this area; some of these have since been converted to duplexes or triplexes. There is also a wide range of three and four story multifamily buildings varying in era and construction.



4 725-729 10th Avenue E Apartments
Built: 1927



5 1300 E Mercer Apartment
Built: 1926



6 Single Family
Built: 1903



① Washington Arms Condominium
Built: 1920



② 1014 E Roy Condominium
Built: 1928



③ Midtown Condominiums
Built: 1969



⑦ Asian Art Museum
Built: 1933



⑧ Single Family
Built: 1914

COURTYARD PRECEDENTS



Lower Level Courtyard, Charleston SC



Belroy Apartments, Capitol Hill



Washington Arms Condo, 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

RETAINING WALL CONTEXT



1 1065 E Prospect Street



6 732 11th Avenue E



7 714-716 11th Avenue E



2 941 11th Avenue E



3 941 11th Avenue E



4 930 11th Avenue E



5 905 12th Avenue E



8 712 11th Avenue E



9 628 11th Avenue E



10 608 11th Avenue E

Retaining walls at the sidewalk are a common feature along this portion of 11th Avenue E. The walls are the result of the significant grade change that occurs as one moves west from 12th Avenue E. This brief study identifies some of the examples found within a couple blocks of the project site.

These walls create a strong edge along the sidewalk at 11th. The proposed project will continue this strong edge, but will do so in a manner that adds to the interest of the street.

CONTEXT & SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

B. SUNLIGHT AND VENTILATION

The reduction of mass at the center of the site maximizes daylight to both interior and exterior spaces. In addition, the open courtyard proposed in the preferred alternative greatly increases the natural ventilation through the site.

C. TOPOGRAPHY

The proposal lends itself to the site's existing topography by locating the main floor of units and the central courtyard off of E Aloha Street. Basement units locating below the central courtyard daylight to the west as the slope drops nearly 10 feet to 11th Avenue E.

D. PLANTS AND HABITAT

The proposal includes new street trees along E Aloha Street and a generously vegetated site including vegetation along the 11th Avenue E retaining wall, the courtyards, and the roof decks.

CS2 URBAN PATTERN AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

This site is centrally located in northern Capitol Hill between the main commercial corridors of Broadway E and 15th Avenue E. There are a large number of projects in the immediate neighborhood incorporating a similar use, scale, and concept of centering around a main courtyard.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

The main focus of all three design alternatives is the central courtyard. The location of the courtyard varies based on the alternative, but all three open to E Aloha street directly or indirectly. In Alternatives 2 and 3, the courtyard visually and physically connects the center of the site to E Aloha Street which helps make a strong connection between the site and the neighborhood. The space acts as a transition from the public street and the semi-public courtyard. The project responds to adjacent sites by reducing mass directly adjacent the neighboring structures. In addition, a 15 foot rear setback is provided to the south reducing the visual impact of the proposal.

C. RELATIONSHIP TO THE BLOCK

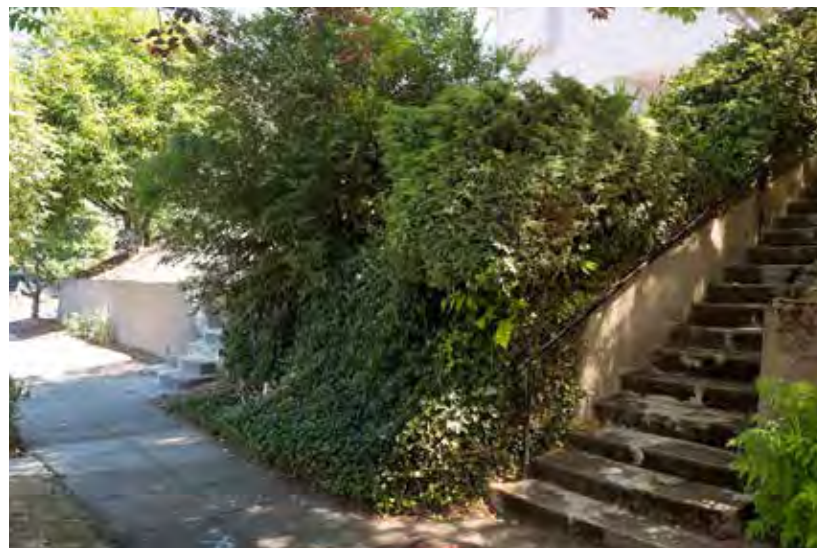
The 700 block of 11th Avenue E provides a great deal of variation. The western side of this block is dedicated to the Lowell Elementary School playground and a parking lot. The eastern side of the block contains a number of single family residences and a condominium building. The single family houses are all perched well-above street level (up to 14 feet above 11th). It is expected that this proposal will be similar in height to the neighboring condominium.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES



The Washington Arms Condominium is located one block north of the project site and employs a similar massing and siting strategy.



The existing site from the street. This shows the drastic change in grade that is common along the eastern side of 11th Avenue E

The proposal is for a modern, multifamily residential building that draws on many of the existing and established characteristics of this neighborhood. Some of the key attributes that abound in this area are lush landscaping and grand central courtyards.

CAPITOL HILL

CS2 URBAN PATTERN AND FORM

I. STREETScape COMPATIBILITY

One of the distinct characteristics in this part of Capitol Hill is that many of the existing houses and apartment buildings along 11th Avenue E sit well above sidewalk level. The retaining walls and constructed landscapes required to mitigate this grade difference becomes an easily identifiable feature. This proposal will add to this existing context by proposing a retaining wall and plantings along 11th Ave E. The wall will turn the corner at 11th and Aloha and terminate into the slope along Aloha. Street trees will be retained or replaced along 11th and will be added along Aloha.

II. CORNER LOTS

The proposed building extends to the corner and provides a strong edge at E Aloha Street and 11th Avenue E. The existing fabric of retaining walls and vegetation rising up above the sidewalk along 11th Avenue E is continued with this proposal. These features are borne from necessity as there is a large grade change between the sidewalk and the center of the lot. No parking is being proposed so there will be no automobile access to the site, allowing the entire frontage on both sides to be devoted to the pedestrian experience.

III. HEIGHT, BULK, AND SCALE

This project has the opportunity to define the corner at 11th Avenue E and E Aloha Street. It is centrally located between the two major north-south arterials of 10th Avenue E and 15th Avenue E providing easy vehicular and bicycle access. A structure of similar scale and height is located to the immediate south of the site. To the east and approximately 10 feet upslope is a single family residence. Due to the proximity to a single family zone, the portion of the lot within 50 feet of the single family zone is only allowed 30 feet of height. The remaining portion will be built to the allowable 40 foot height limit. The proposal suggests opportunities for varied facade treatments including recessed areas and deck projections. The preferred option proposes a large central courtyard opening to E Aloha Street providing a significant break in the mass.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

I. ARCHITECTURAL CONCEPT AND CONSISTENCY

The surrounding area is a wide mix of single family residential and three to four story multifamily residential structures. The courtyard define the massing of the proposal which is augmented by varying deck projections, recesses, and private open spaces. A network of external walkways activates the site internally and provides opportunities for larger areas for gathering. The walkways vary in the courtyard to create large open areas to maximize access to daylight.

PUBLIC LIFE

PL1 CONNECTIVITY

A. NETWORK OF OPEN SPACES

Alternatives 2 and 3 provide a large courtyard that opens directly to E Aloha Street. Trees and landscape add to the place-making nature of the proposal

B. WALKWAYS AND CONNECTIONS

Residents will enter the site from 11th Avenue E and will navigate to their units through a series of external courtyards. This approach opens up pedestrian activity to the street and encourages activity.

C. OUTDOOR USES AND ACTIVITIES

In all three design alternatives outdoor space is one of the key design element. It is designed to encourage resident use and to bolster social interaction. It is also intended to soften the barrier between street and structure along 11th Avenue E.

PL2 WALKABILITY

A. ACCESSIBILITY

Access to the central courtyard will be coordinated to determine the appropriate point of entry from the existing sidewalk along E Aloha Street. All of the shared amenities proposed for the project will be accessible.

B. SAFETY AND SECURITY

The courtyard and exterior walkways provides the opportunity for all residents to monitor their space. In Alternatives 2 and 3 the courtyard and exterior walkways open directly onto E Aloha Street increasing the ability to survey the neighborhood.

C. WEATHER PROTECTION

In Design Alternative 3, weather protection would be naturally provided at the entry to the courtyard by the elevated units. This would be a natural place to gather as the building's elevator lobby is located here.

PL3 STREET LEVEL INTERACTION

A. ENTRIES

As a multi-story residential building the entry is recessed from the sidewalk in all three alternatives to signal a break from the public realm to the semi-public entry courtyard.

B. RESIDENTIAL EDGES

Along E Aloha Street, the central entry courtyard is buffered from the public realm through landscaping and by being recessed from the street. At the street-level units along 11th Avenue E, an appropriate transition will be incorporated using a series of landscaping elements and retaining wall structure.

PL4 ACTIVE TRANSPORTATION

A. ENTRY LOCATIONS AND RELATIONSHIPS

The entry to the building is located off of E Aloha Street allowing for the easiest access to and from the main North-South arterials of Broadway E and 15th Avenue E.

CAPITOL HILL

PL2 WALKABILITY

I. HUMAN SCALE

In the preferred option, a large entry to the central courtyard is created by elevating units above the courtyard surface. This provides a strong, easily identifiable, 20 foot tall entry to the site allowing light and air in to the central space while also providing weather protection. Detailed articulation of materials and facade treatment will add interest and reduce the structure's perceived scale.

II. PEDESTRIAN OPEN SPACES AND ENTRANCES

The preferred alternative would create a central space that connects visually and physically with E Aloha Street. Exterior walkways above the entry courtyard provide eyes on the street and eyes on the courtyard, creating an environment where the residents and guests can feel safe.

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.

PL3 STREET LEVEL INTERACTION

I. HUMAN ACTIVITY

This proposal creates a strong, pedestrian focused apartment building. By incorporating exterior walkways and shared courtyards/decks, the focus of this project will be on people and not vehicles.



Outdoor patios encourage patrons to pause and linger. This proposal intends to create a similar atmosphere in its courtyards.



People gathering in Volunteer Park.



Proposed gathering spaces within the design allow for neighbors to meet and mingle, creating a strong sense of community



Residential open space from E Aloha Street will bring activity to the project and maintain eyes on the street

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES

The preferred scheme locates multiple gathering places throughout the site and at varying elevations. All of the proposed gathering places are central to the site and are connected via external walkways increasing the ability for visual connections within and beyond the site.

C. PARKING AND SERVICE USES

Service uses are located below grade in all three design alternatives.

DC2 ARCHITECTURAL CONCEPT

A. MASSING

The perceived mass of the proposal is greatly reduced with the introduction of a central courtyard. The special characteristics of this site, with an angled front lot line, also reduces the appearance of mass.

B. ARCHITECTURAL AND FAÇADE COMPOSITION

The facade will be designed to maximize visual interest by including elements such as private decks, material changes, recesses and overhangs, and varied fenestration patterns.

D. SCALE AND TEXTURE

The final proposal will include architectural elements that will effectively reduce the perceived scale.

DC3 OPEN SPACE CONCEPT

A. BUILDING OPEN SPACE RELATIONSHIPS

In the preferred design alternative, shared open space and private residences are well-balanced and centrally locating allowing for a strong relationship between the two elements.

B. OPEN SPACES USES AND ACTIVITIES

The open spaces proposed for the preferred alternative vary greatly and are intended to activate the site. The central courtyard provides the main mixing area for the project and will see activity throughout the day and evening as residents come and go. The lower courtyard is intended to be more private and will be utilized by basement level units as a shared exterior area. The mid-level deck and the roof deck are intended as small places to gather with friends, family, and other residents.

C. DESIGN

The proposed central courtyard will be span over a concrete deck and onto the existing grade. At locations where the courtyard is constructed on a concrete deck, hardscape will be the main design element with above grade planters. Where the courtyard is located on grade, a landscape-intensive approach can be used including the possibility of a shared gardening space.

DC4 MATERIALS

A. EXTERIOR ELEMENTS AND FINISHES

Exterior finish materials will be durable and maintainable. The proposed structure is for rent and will be held and maintained by the project developer.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

Generous setbacks to the south and east are planned to be treated with a variety of hardscape and landscape materials. The areas aim at softening the transition to the adjacent structures and provide places for people to mingle and relax. New street trees along E Aloha Street will further buffer the new structure from the relatively busy corridor.

CAPITOL HILL

DC1 PROJECT USES AND ACTIVITIES

I. PARKING AND VEHICLE ACCESS

The proposal provides no parking, therefore vehicle access is not required.

II. SCREENING OF DUMPSTERS, UTILITIES, AND SERVICE AREAS

All (3) design alternatives propose trash and service areas in the basement level of the structure. The areas will each have their own dedicated room, allowing these areas to be screened from the view of residents and neighbors.

DC3 OPEN SPACE CONCEPT

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 exterior walkways and decks above grade. Below street-level is a lower-level courtyard connected to the central courtyard by an open stair. Individual and common decks are accessible throughout the project, ranging in scale from unit-sized decks, medium-sized shared spaces connected to the exterior walkways, and a large roof-top deck.

II. LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS

The site initially slopes gradually downhill from east to west and then sharply as it reaches 11th Ave E. Landscaping and planter walls create an attractive buffer that enhances the presence of the project at the corner of 11th Avenue E and E Aloha Street.

DC4 MATERIALS

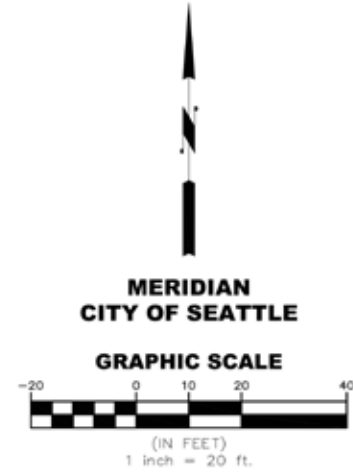
I. HEIGHT, BULK, AND SCALE

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

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 facades.

SITE SURVEY



LEGAL DESCRIPTION

THE NORTH 6 FEET OF LOT 21, AND ALL OF LOT 22, BLOCK 2, CAPITAL HILL DIVISION #1 ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 11, RECORDS OF KING COUNTY, WASHINGTON.

APN: 133630-0250

THE SOUTH 44 FEET OF LOT 21, BLOCK 2, CAPITAL HILL DIVISION #1 ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 11, RECORDS OF KING COUNTY, WASHINGTON.

APN: 133630-0245

TREE DESCRIPTIONS

CH Cherry (*Prunus cerasus*) O Oak (*Quercus*)

PROPERTY CORNERS

P1 Set Rebar & Cap, LS 30581, 2" Offset

P2 Set Rebar & Cap, LS 30581

SURVEY NOTES

INSTRUMENT USED: SOKKIA SET 5 EDM
METHOD USED: FIELD TRAVERSE

APPROXIMATE POINT ACCURACY: ±0.05'

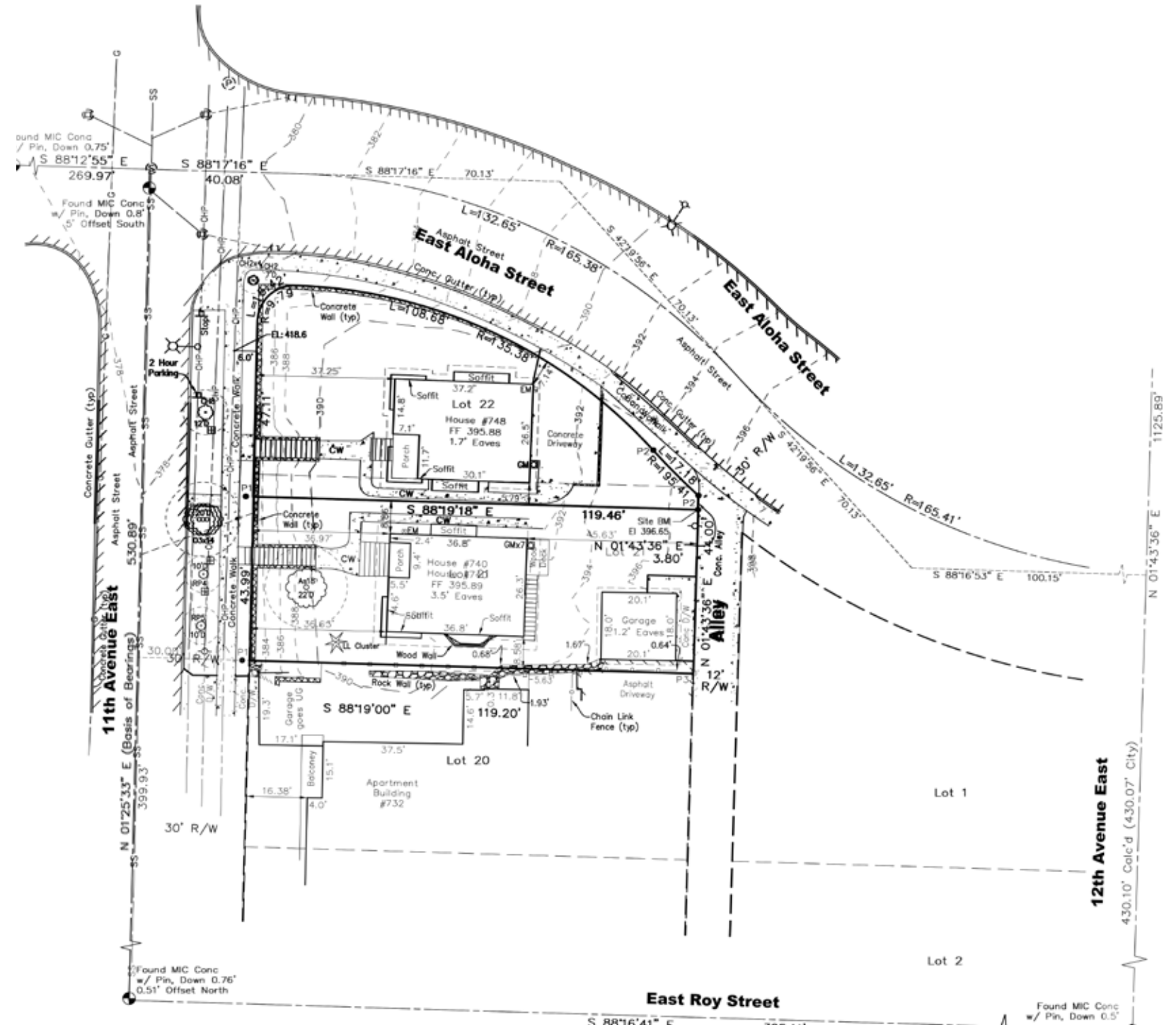
SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.

MONUMENTS SHOWN HEREON WERE VISITED ON MARCH 19 AND 20, 2014.

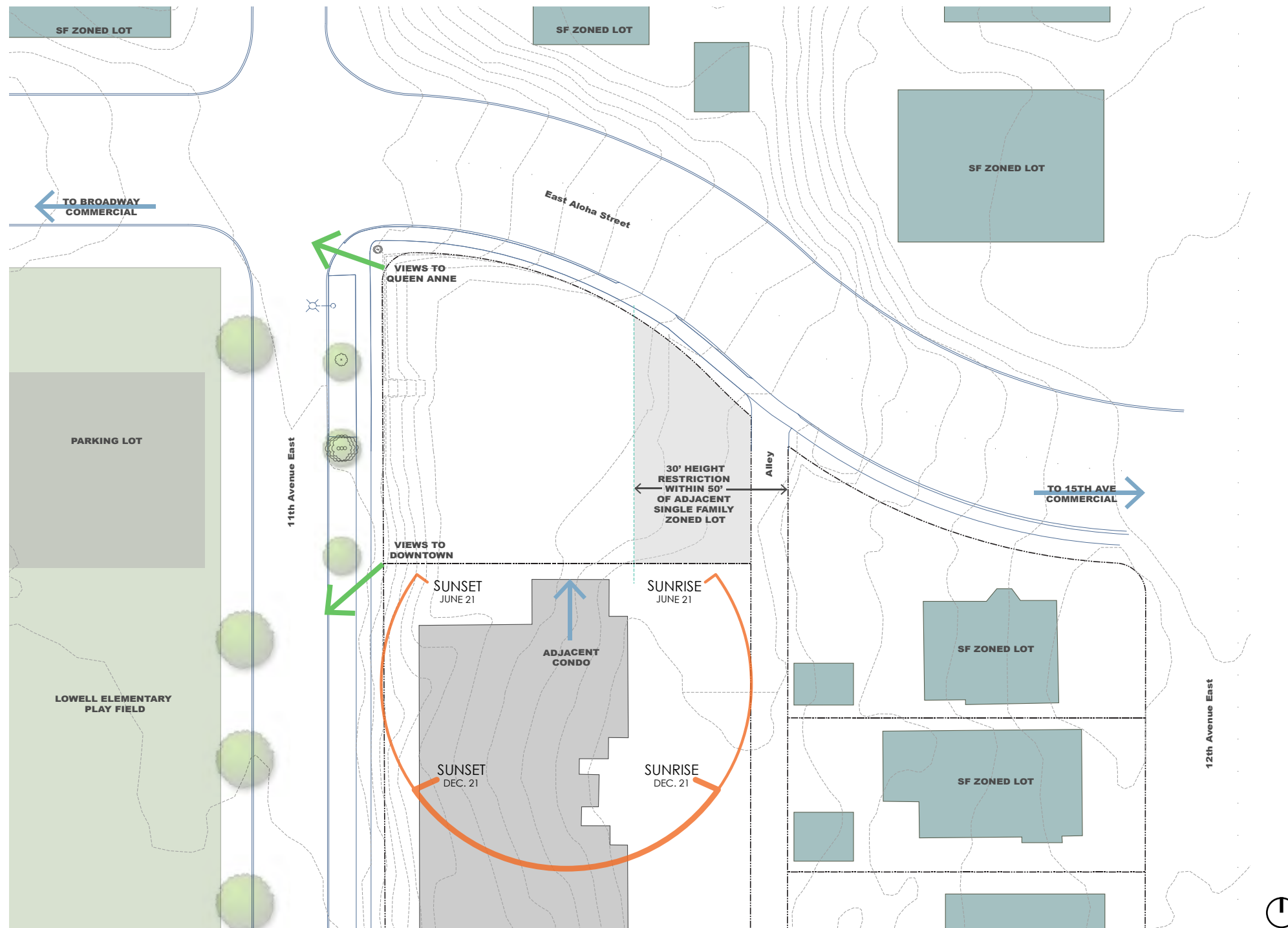
THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

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



SITE CONDITIONS & CONSTRAINTS



- East Aloha Street slopes down from 12th Avenue E to 11th Avenue E.
- The lot is located across the alley from a lot zoned Single Family. According to SMC 23.45.514 the height limit is restricted to 30 feet for projects located within 50 feet of the single family lot.
- Two major commercial corridors are located within five blocks of the site; Broadway to the west and 15th Avenue E to the east.
- To the south of the project site is a condominium building. The approach of our preferred alternative is to respond to the mass closest to our site by reducing mass in this zone.
- To the west is a surface parking lot and the playfield associated with Lowell Elementary School. This playfield stretches south for the entire block.
- At elevated locations on the site there is opportunity for views to both Queen Anne hill and Downtown.

STREETSCAPE



1 Property Line from 11th Avenue E Looking E



2 Property Line from Alley Looking W



4



West Side of 11th Avenue E

5



12th Avenue E

11th Avenue E

10th Avenue E

South Side of E Aloha St

6



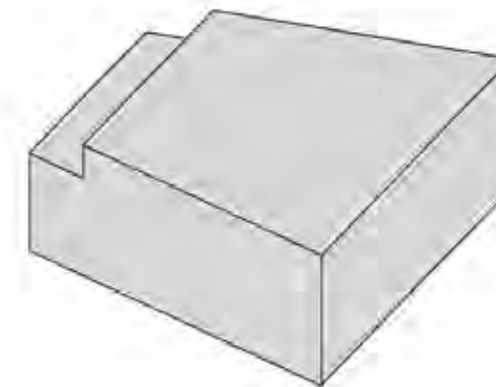
10th Avenue E

11th Avenue E

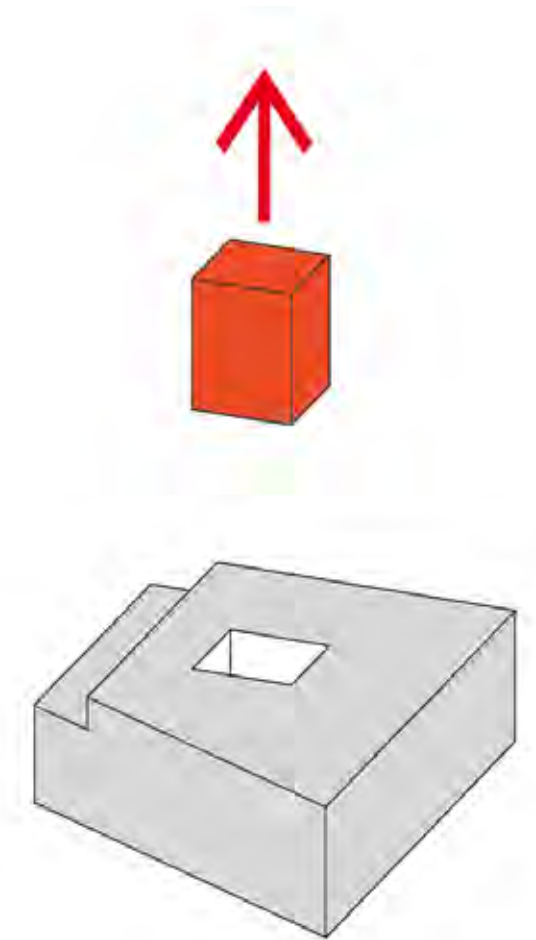
12th Avenue E

North Side of E Aloha Street

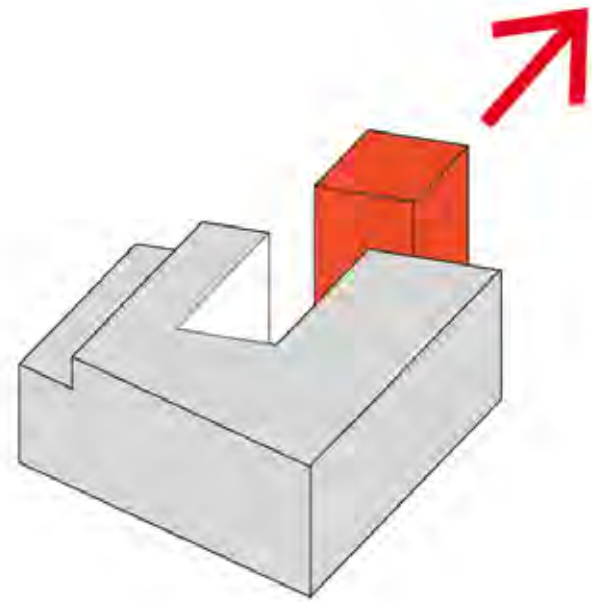
DESIGN EVOLUTION



Development potential for project.

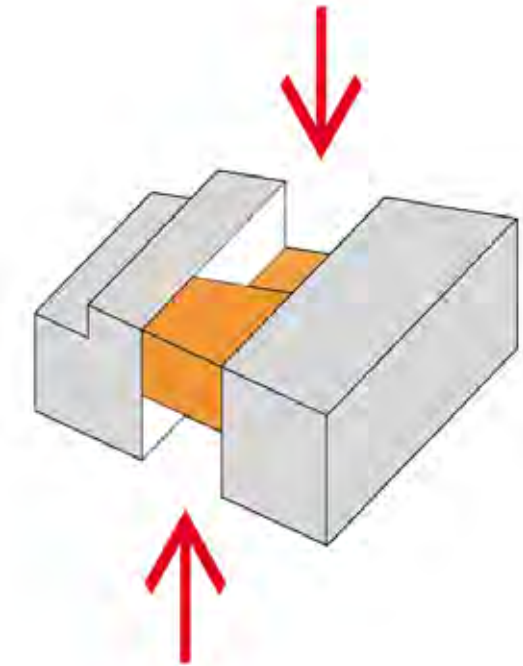
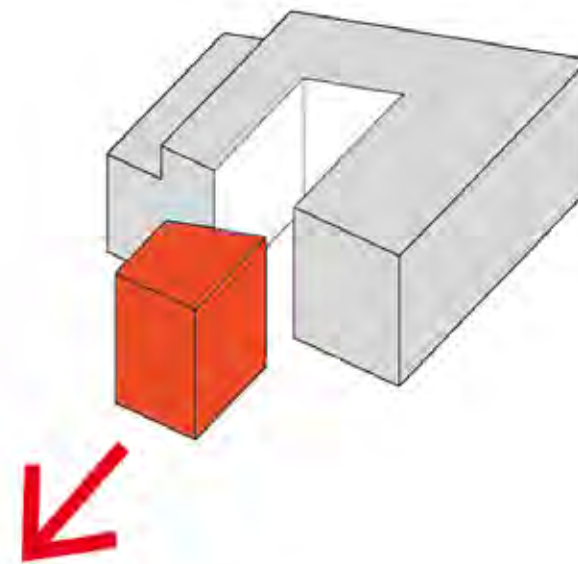


Creation of central courtyard by removing mass at the middle of the site



Extending the courtyard by removing all of the mass to the south of the courtyard.

Extending the courtyard by removing all of the mass to the north of the courtyard.



Rather than completely removing the mass it is compressed. This approach allows for the largest courtyard at street-level while maintaining units above and creating a more dynamic central space.

ALTERNATIVE 1

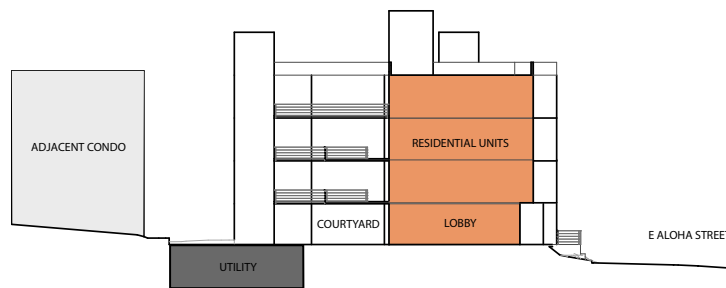
Alternative 1 creates a code compliant scheme that proposes (32) 1-bedroom units. This alternative includes a south-facing courtyard with units at the street along both 11th Avenue E and E Aloha Street. The courtyard is located on the site to provide an appropriate response to the southern neighbor and to maximize exposure to sunlight. The upper floors utilize a series of stacked, exterior walkways to access those units and a rooftop deck is proposed for the northwest corner of the site.

Advantages:

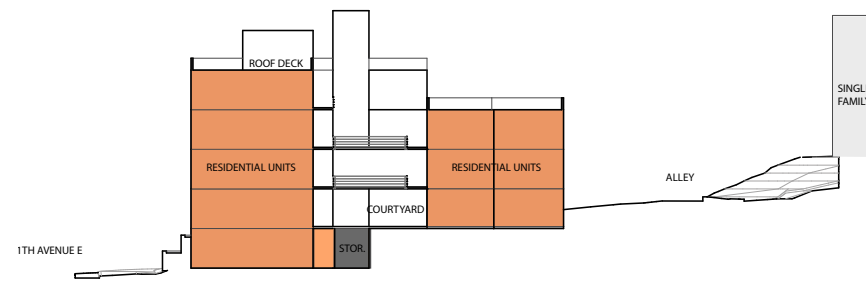
- South-facing courtyard
- Strong street presence
- Respects the neighbor to the south by removing mass where the structures are in close proximity

Issues:

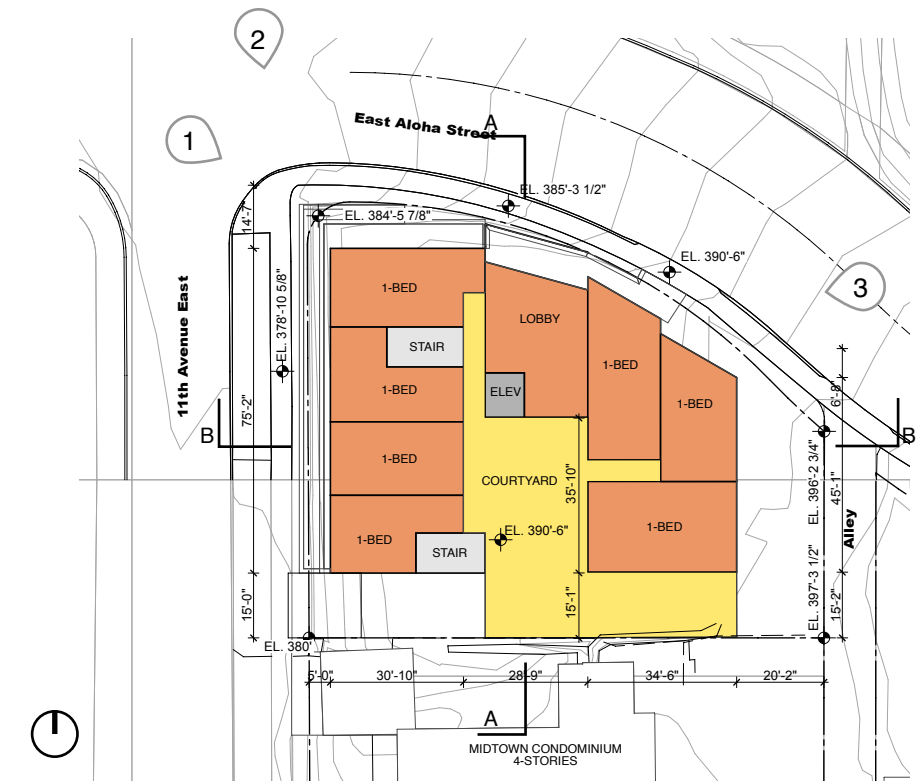
- Somewhat monolithic and repetitious facade
- Closed courtyard does not provide visual access to the street



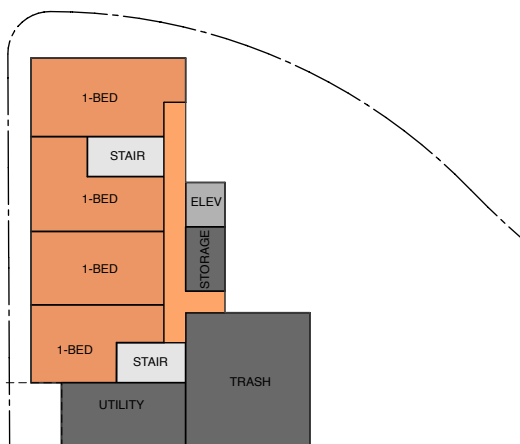
Section A-A



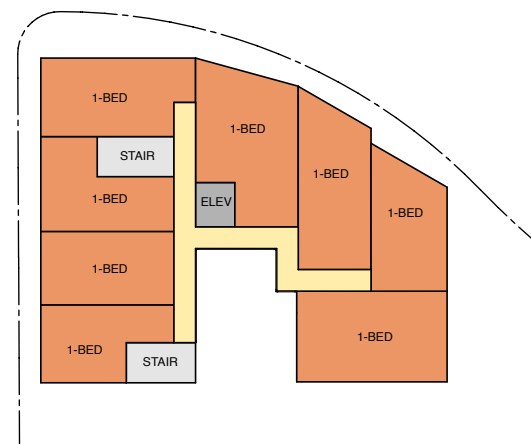
Section B-B



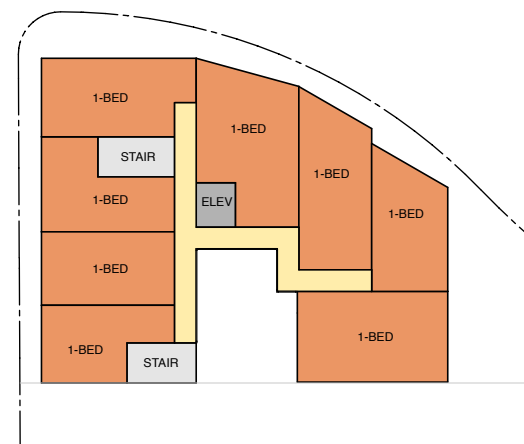
1st Floor Plan



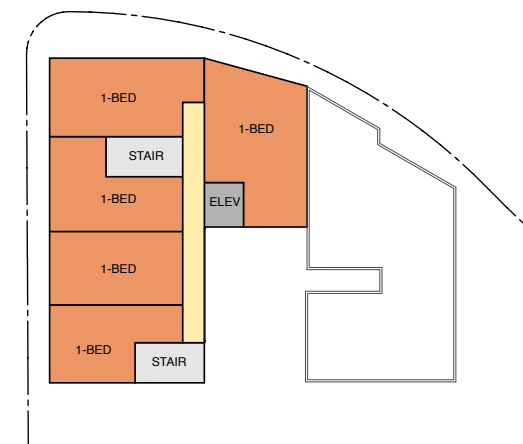
Basement Plan



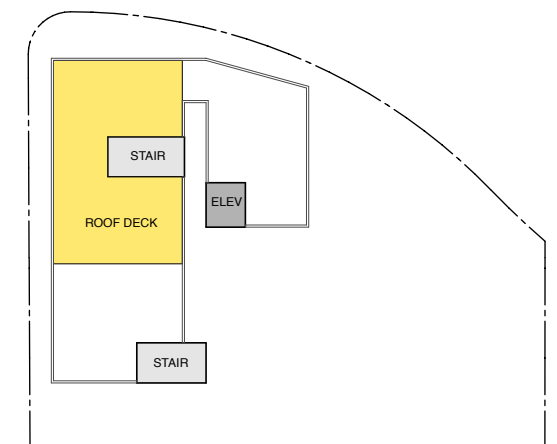
2nd Floor Plan



3rd Floor Plan



4th Floor Plan



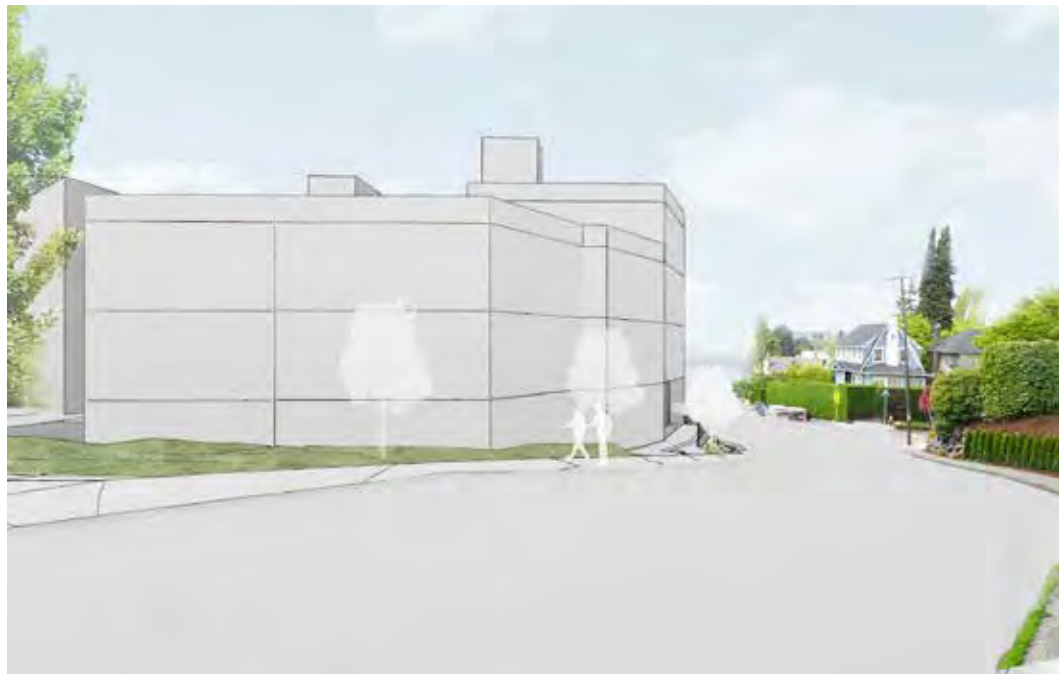
Roof Plan



1 View from W



2 View from N



3 View from E



4 Aerial View looking N

ALTERNATIVE 2

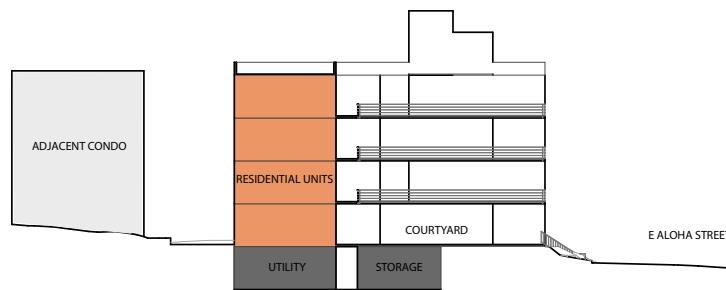
Alternative 2 creates a code compliant scheme that proposes (33) 1-bedroom units. This proposal creates a courtyard that opens outward onto E Aloha Street. Units would be located at the street along 11th Avenue E and a setback slightly from E Aloha Street. This provides a continuation of the existing character at 11th Avenue E while providing a more open front to E Aloha Street. The upper floors utilize a series of stacked, exterior walkways to access those units and a rooftop deck is proposed for the northwest corner of the site.

Advantages:

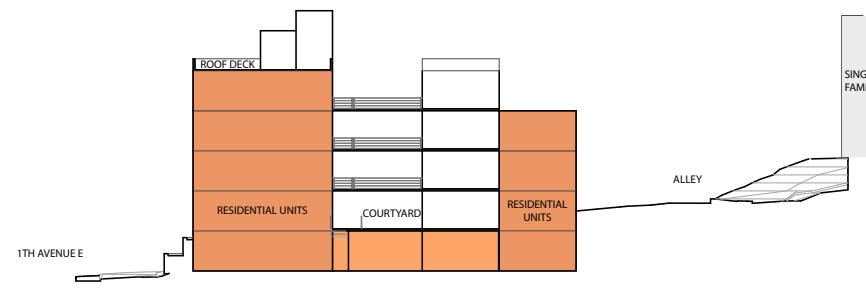
- North-facing courtyard with visual access to E Aloha Street
- Strong street presence at 11th Avenue E

Issues:

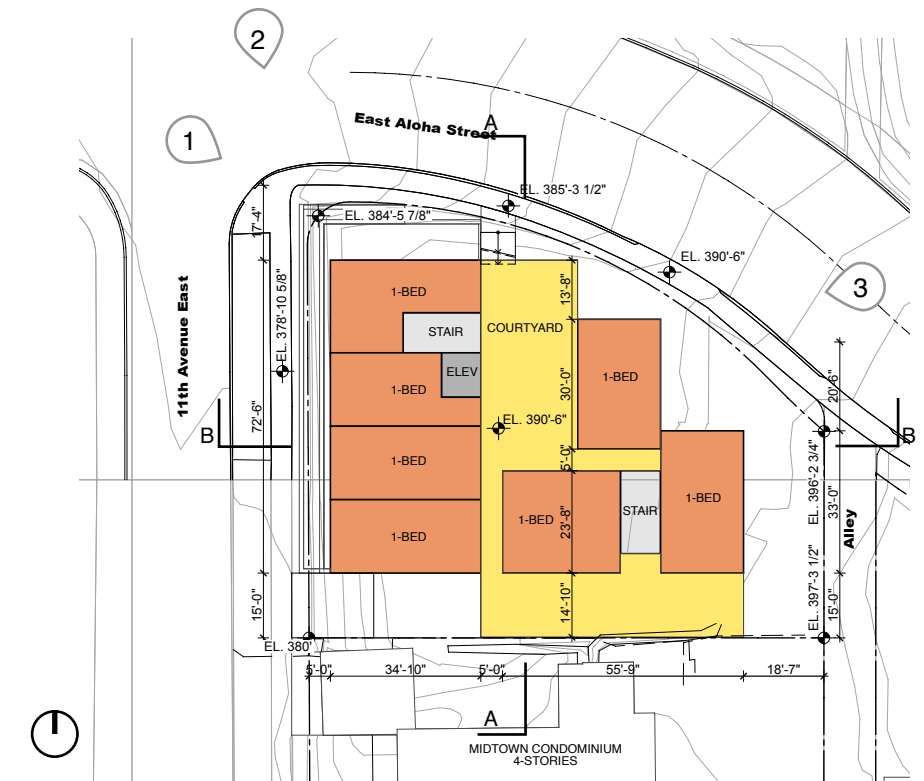
- Proposes a large mass towards the neighbor to the south
- Significantly reduces solar access to the central courtyard



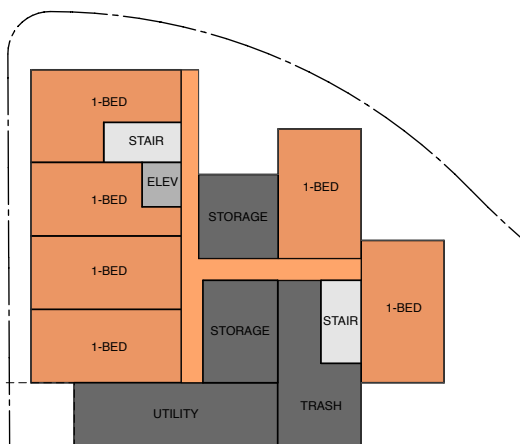
Section A-A



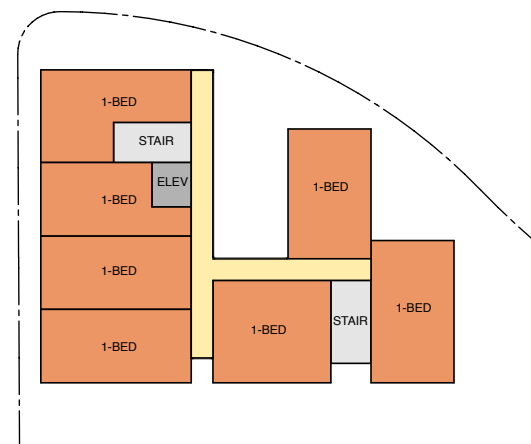
Section B-B



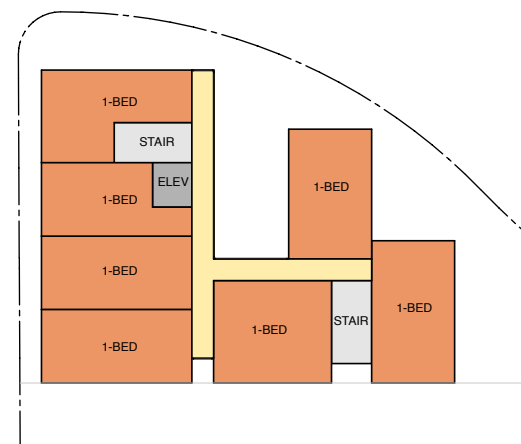
1st Floor Plan



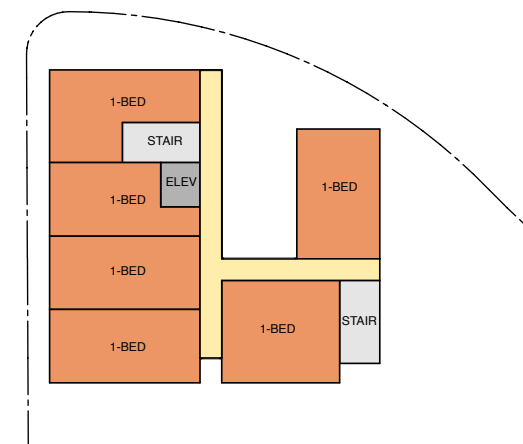
Basement Plan



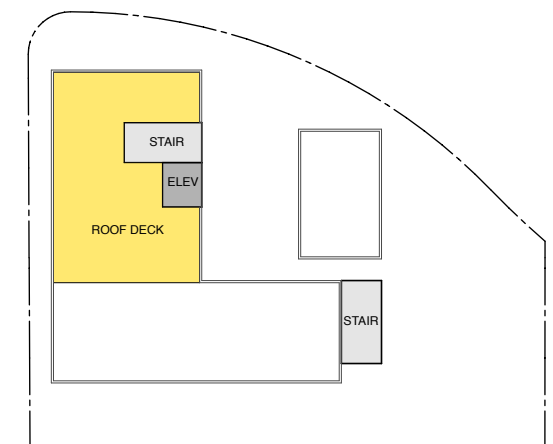
2nd Floor Plan



3rd Floor Plan



4th Floor Plan



Roof Plan



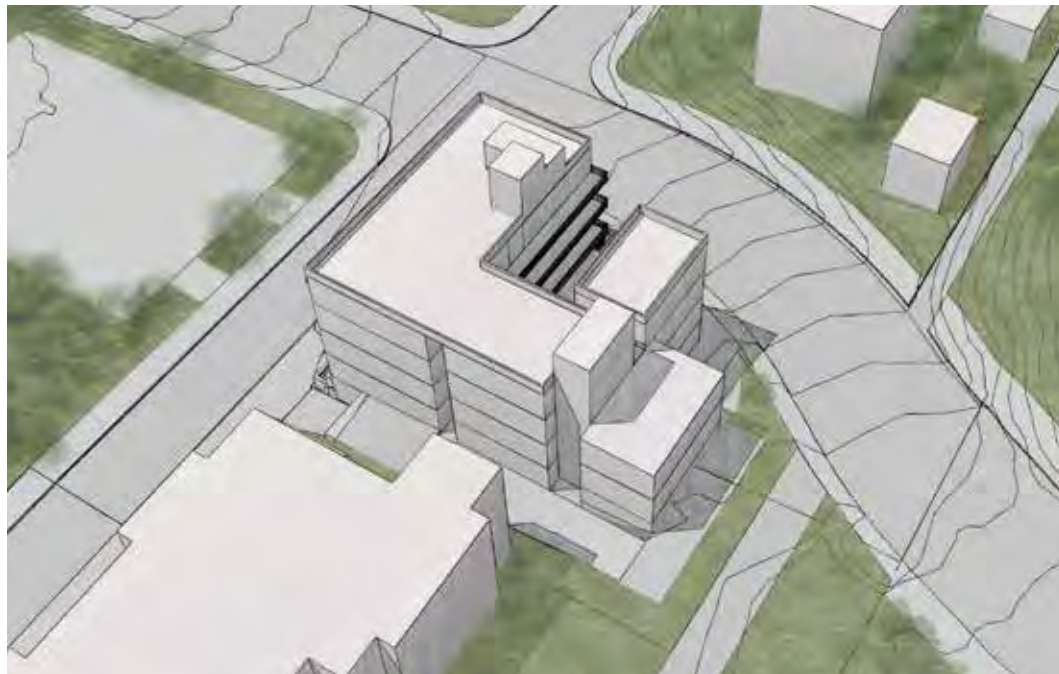
1 View from W



2 View from N



3 View from E

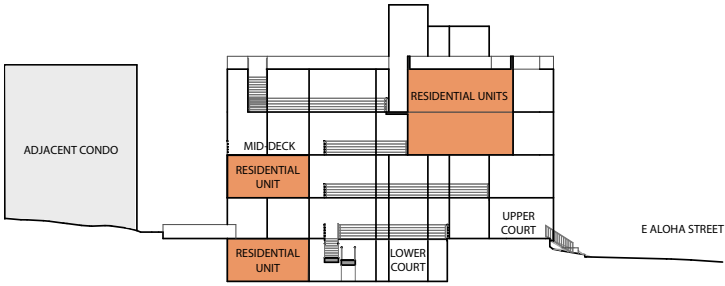


4 Aerial View looking N

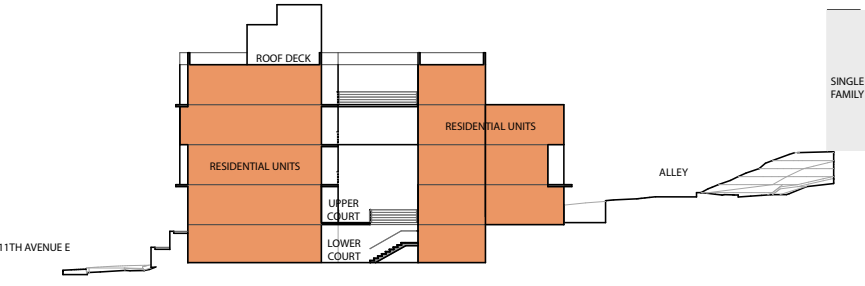
ALTERNATIVE 3

Alternative 3 (preferred) is a code compliant scheme that proposes (34) 1-bedroom units. This proposal attempts to blend the advantages of Alternative 1 and 2 by maintaining the central courtyard and reducing the mass to the adjacent structures. The proposed courtyard in this alternate is open from north to south at street-level. This provides a visual connection from the street to the rear of the site. There are three units proposed above the central courtyard, 1 at the south of the site and 2 to the north. This serves to reduce the mass facing the adjacent structure to the south while creating an identifiable entry off of E Aloha Street. In addition to the main, street-level courtyard, a lower courtyard is proposed for this site and can be accessed via an exterior stair. A network of elevated and varied walkways will be used to access upper units and will create an active and visually dynamic central space.

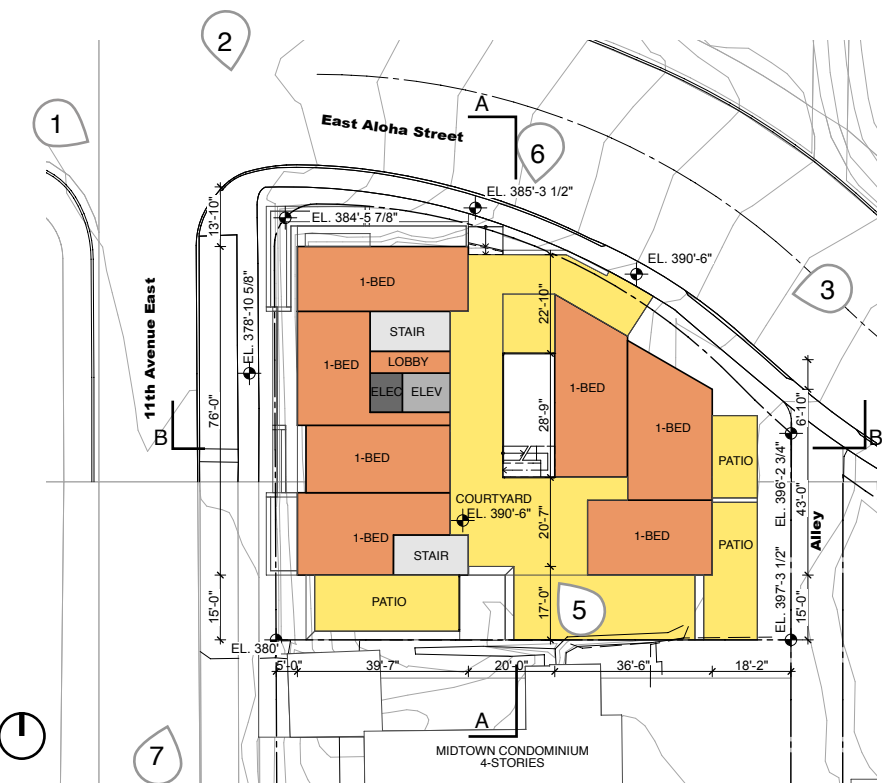
- Advantages:
- North-facing courtyard with visual access to E Aloha Street
 - Strong street presence at 11th Avenue E
 - Respects the neighbor to the south by removing mass where the structures are in close proximity
 - Several proposed exterior areas provides residents with many opportunities to gather and mingle, creating a sense of community.



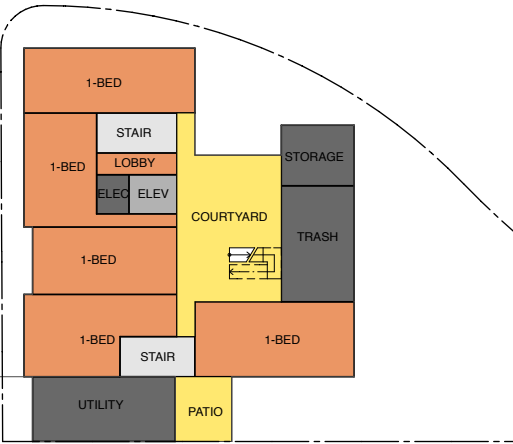
Section A-A



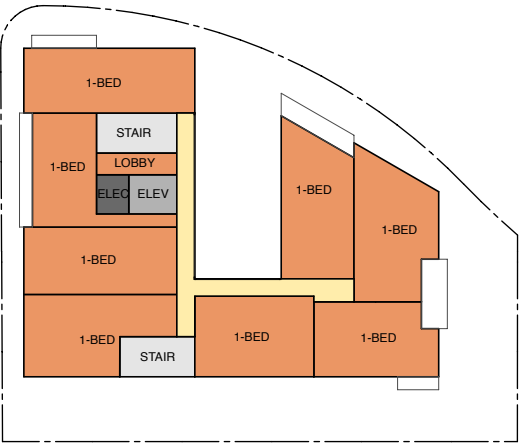
Section B-B



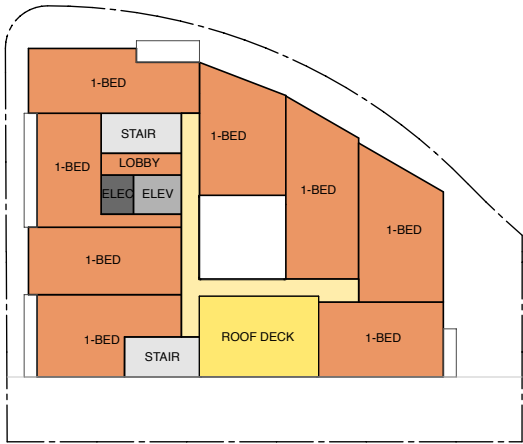
1st Floor Plan



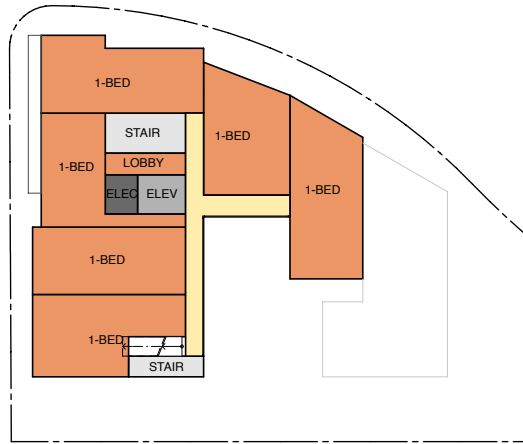
Basement Plan



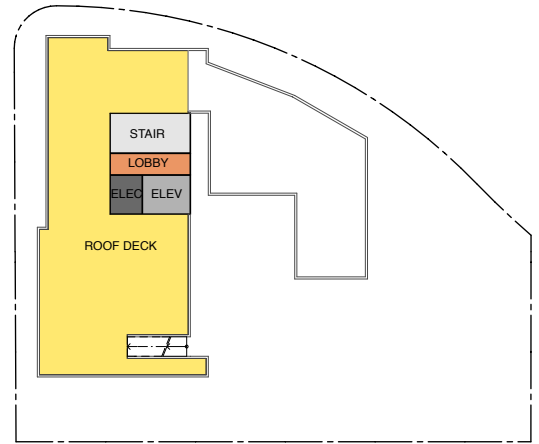
2nd Floor Plan



3rd Floor Plan



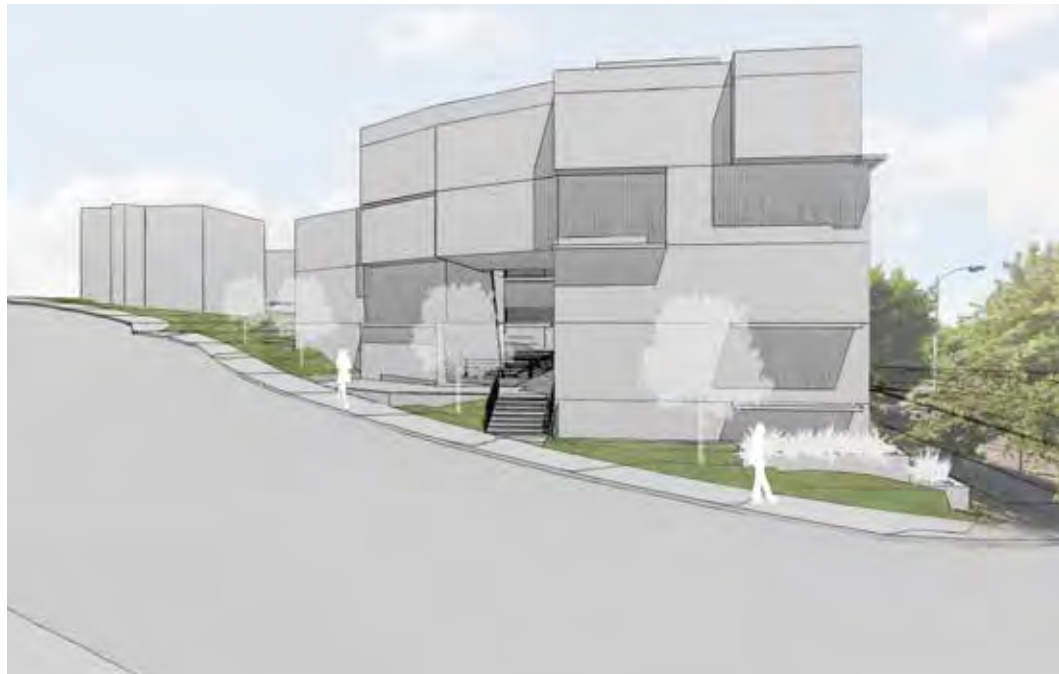
4th Floor Plan



Roof Plan



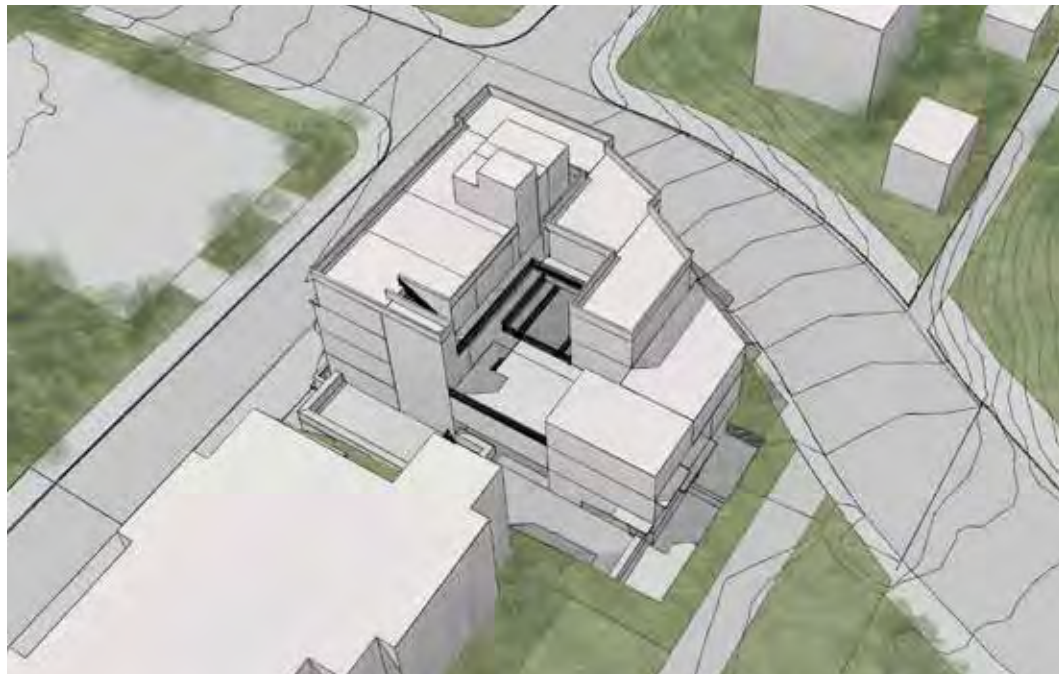
1 View from W



2 View from N



3 View from E



4 Aerial View looking N



7 View from SW



5 View looking N from Courtyard



6 View looking S to Courtyard

LANDSCAPE PLAN



PLANT PALETTE



Angelina Sedum



Blue Oat Grass



Deer Fern



Dwarf Fetterbush



Dwarf Mondo Grass



Epimedium



Fire and Ice Hosta



Variegated Sweet Flag



Japanese Forest Grass



Japanese Painted Fern



Limelight Hydrangea



Gold Bar Maiden Grass



Horsetail



Golden Full Moon Maple



Cinnamon Snow



Slender Hinoki



Upright European Horbeam



Helmond Pillar Barberry



Morning Light Maiden Grass



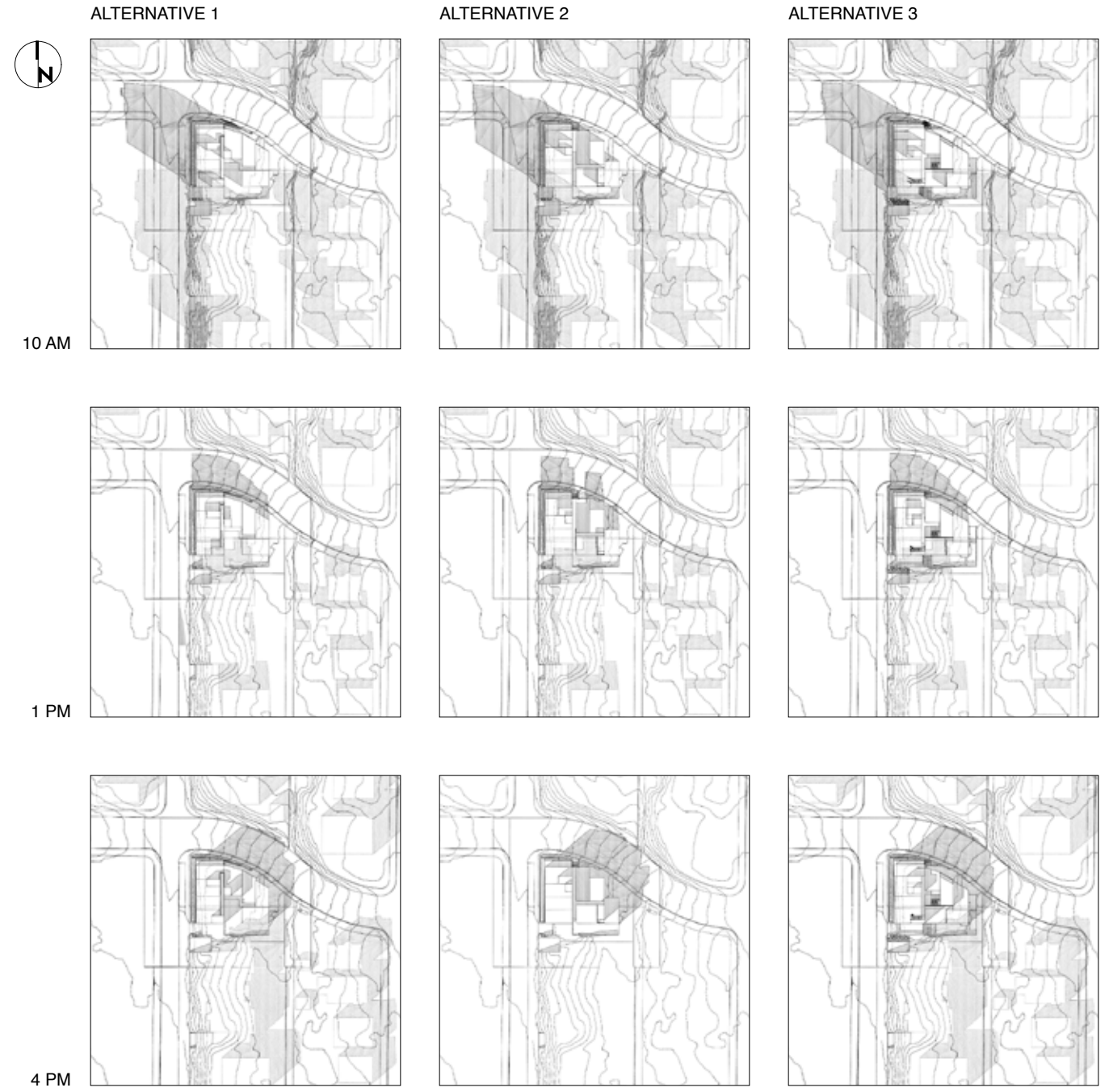
Japanese Blood Grass



Karl Foerster Grass

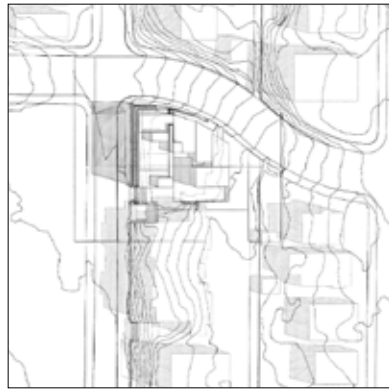
SHADOW STUDIES

MARCH 21



JUNE 21

ALTERNATIVE 1



10 AM

ALTERNATIVE 2



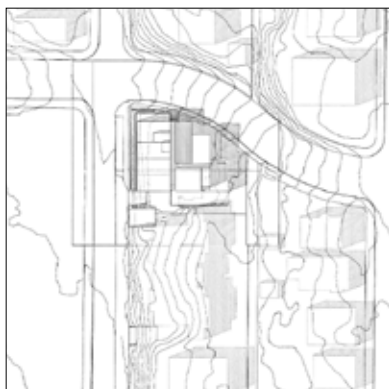
ALTERNATIVE 3



1 PM

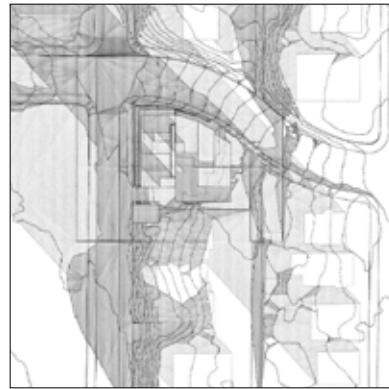


4 PM



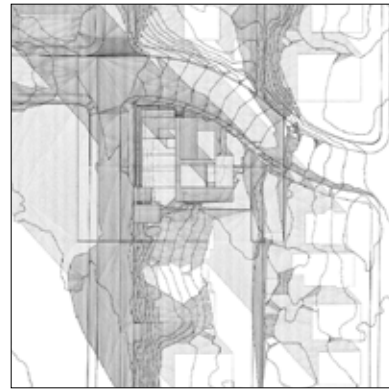
DECEMBER 21

ALTERNATIVE 1



10 AM

ALTERNATIVE 2



ALTERNATIVE 3



1 PM



4 PM

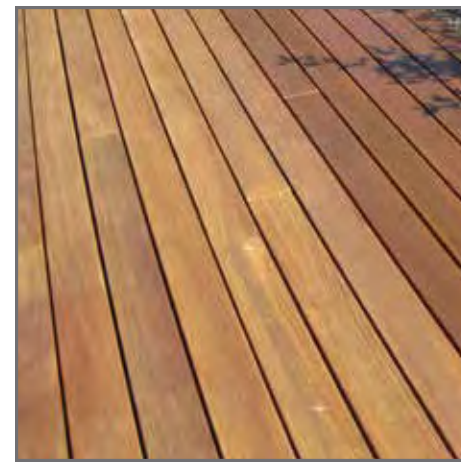


MATERIALS

Exterior materials will be chosen based on durability, maintainability, and sustainability. Consideration will be taken for contextual relevance of the materials and appropriateness to the Seattle climate. Contrasting materials of high quality will demarcate the entry and shared courtyard. These materials will also have a textural quality emphasizing a humanistic scale. Landscaping will be incorporated 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.



Concrete Paver



Wood Decking



Fiber Cement Board



Natural Wood Rainscreen



Steel Exterior Railing

DESIGN COMPARISONS



Alternative 1 creates a code compliant scheme that proposes (32) 1-bedroom units. This alternative includes a south-facing courtyard with units at the street along both 11th Avenue E and E Aloha Street. The courtyard is located on the site to provide an appropriate response to the southern neighbor and to maximize exposure to sunlight. The upper floors utilize a series of stacked, exterior walkways to access those units and a rooftop deck is proposed for the northwest corner of the site.

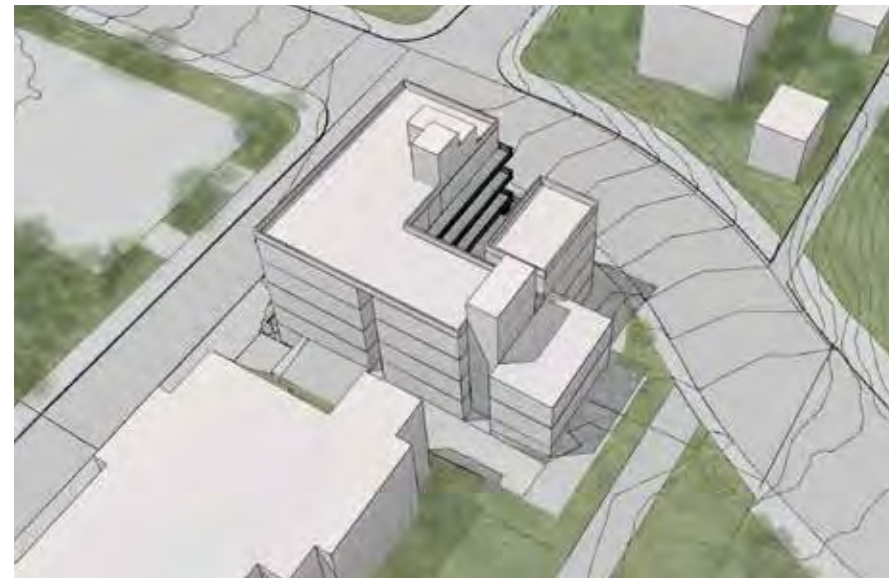
Advantages:

- South-facing courtyard
- Strong street presence
- Respects the neighbor to the south by removing mass where the structures

are in close proximity

Issues:

- Somewhat monolithic and repetitious facade
- Closed courtyard does not provide visual access to the street



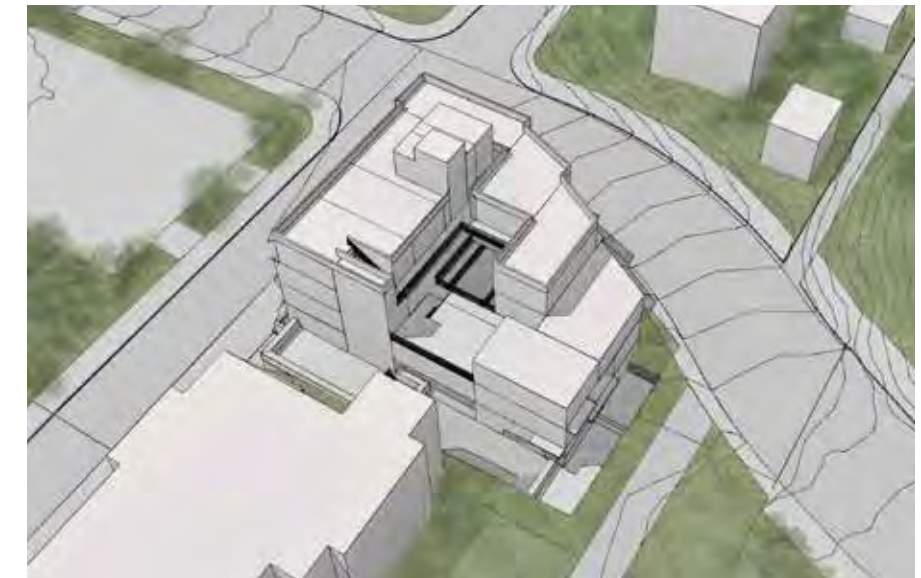
Alternative 2 creates a code compliant scheme that proposes (33) 1-bedroom units. This proposal creates a courtyard that opens outward onto E Aloha Street. Units would be located at the street along 11th Avenue E and a setback slightly from E Aloha Street. This provides a continuation of the existing character at 11th Avenue E while providing a more open front to E Aloha Street. The upper floors utilize a series of stacked, exterior walkways to access those units and a rooftop deck is proposed for the northwest corner of the site.

Advantages:

- North-facing courtyard with visual access to E Aloha Street
- Strong street presence at 11th Avenue E

Issues:

- Proposes a large mass towards the neighbor to the south
- Significantly reduces solar access to the central courtyard



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Advantages:

- North-facing courtyard with visual access to E Aloha Street
- Strong street presence at 11th Avenue E
- Respects the neighbor to the south by removing mass where the structures are in close proximity
- Several proposed exterior areas provides residents with many opportunities to gather and mingle, creating a sense of community.

COMPLETED WORK



① 3515 Wallingford Ave N



② 1818 E Yesler Way



⑥ 1818 E. Yessler Way



④ 208 18th Avenue E



⑤ 1504 19th Avenue



③ 90 E Newton Street



⑦ 1411 E. Fir Street