

# #3018148

1010 E Republican St **EARLY DESIGN GUIDANCE**

CH APARTMENTS, LLC **S+HWorks**  
ARCHITECTURE & DESIGN

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PROJECT DETAILS

ADDRESS	1010 - 1014 E REPUBLICAN ST
APN	685270-0477, 685270-0478
DPD#	3018148
APPLICANT	HUGH SCHAEFFER S+H WORKS LLC 1101 E PIKE ST STE 200 SEATTLE, WA 98122 P 206 329 1802 E HUGH@S-HW.COM
OWNER	CH APARTMENTS, LLC
ARCHITECT	S+H WORKS, LLC
LANDSCAPE	VIREO DESIGN STUDIO, LLC
SURVEYOR	EMERALD LAND SURVEYING, INC

DEVELOPMENT OBJECTIVES

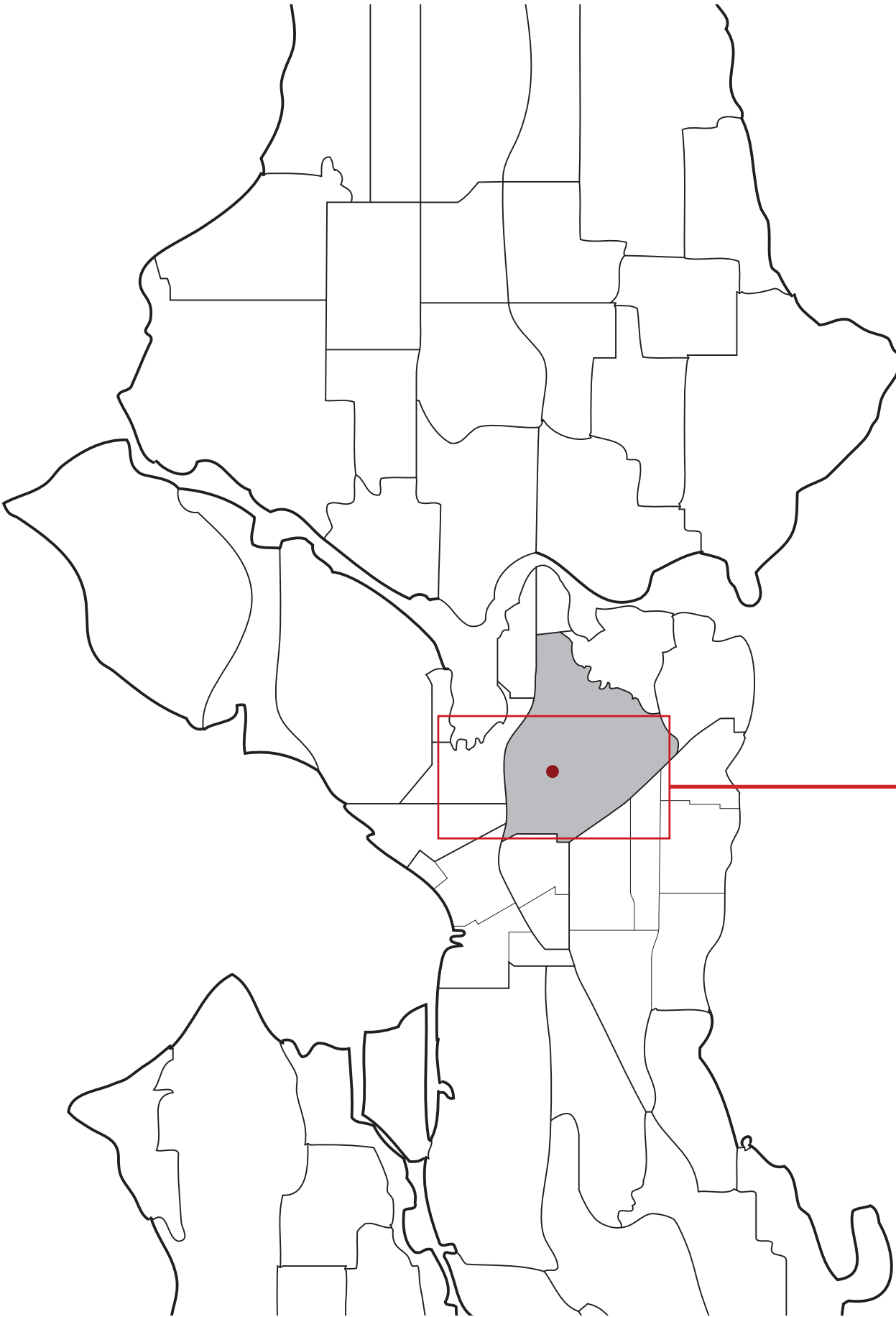
The proposed development is a 4 Story + Basement apartment building containing 36 residential units. No parking is required or proposed.

PROJECT GOALS

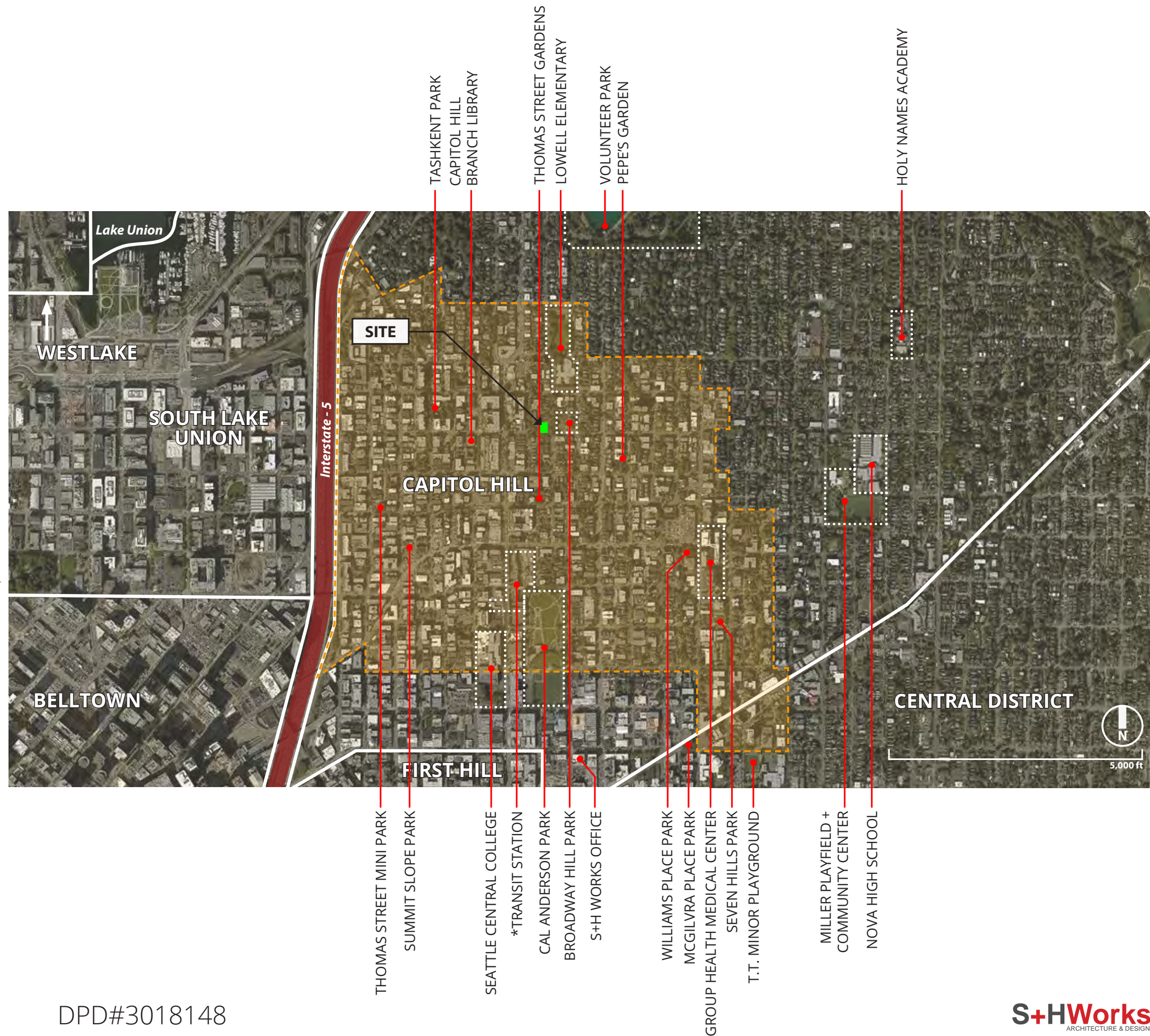
- Design a project that respects the residential and commercial nature of the area.
- Respond appropriately and creatively to adjacent residential uses.
- Create a strong, attractive, pedestrian friendly design.

ZONING

The proposed project is zoned LR3 and is within the Capitol Hill Urban Center Village and Frequent Transit Overlay.







## VICINITY ANALYSIS

The Broadway area of Capitol Hill is one of the fastest growing neighborhoods of Seattle. It offers its community an outstanding variety of restaurants, shopping, living, and working hubs that make it an attractive destination for potential residents of all demographics.

The project site is located in the heart of the Capitol Hill Urban Center Village, mid-way between Broadway Ave E and 12th Ave E. Several iconic parks are within walking distance, including Cal Anderson Park and Volunteer Park. The site's central location on Capitol Hill provides good access to various commercial areas.



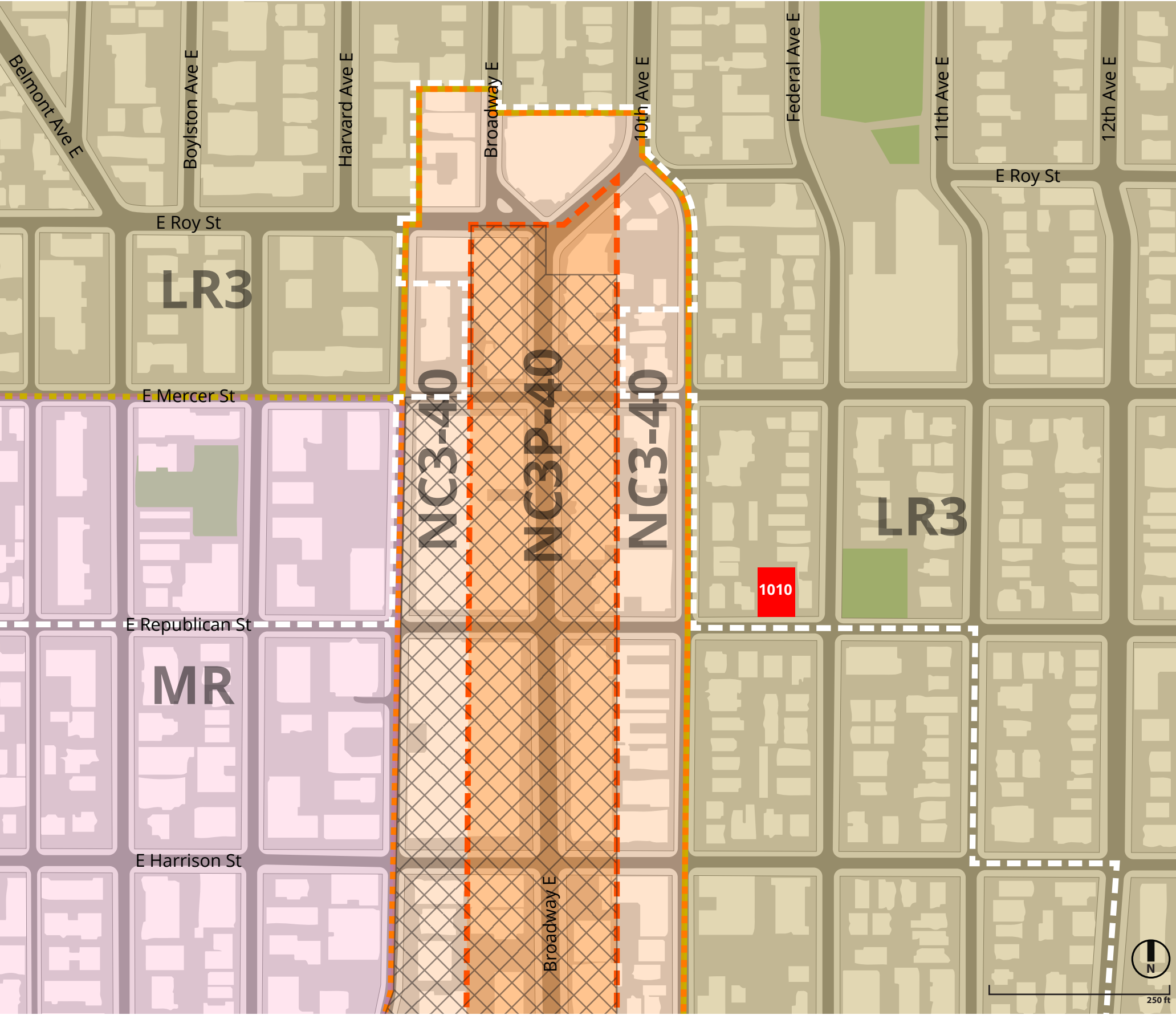
ADJACENCIES

The blocks adjacent to the project site are zoned LR3. Two blocks west of the site, Midrise and NC3-40 zones provide a dense commercial center with many desirable amenities. Additionally, a height upzone (NC3P-40) along Broadway further varies the building scale within the area. The transition of scale is consistent with the zoning objectives of the immediate neighborhood.

LR3 ZONING: “The LR3 zone provides for a variety of multifamily housing types in existing multifamily neighborhoods of moderate scale. LR3 accommodates residential growth primarily within Growth Areas. A mix of small to moderate scale multifamily housing is encouraged including apartments, townhouses, and row houses.” - DPD HANDOUT

ZONING

- Site
- Mid-Rise
- Low-Rise 3
- Neighborhood Commercial 3, 40'
- Neighborhood Commercial 3, 40' Pedestrian
- Light Rail Station Overlay
- 25' Additional Height permitted, SMC 23.47.012.A2





## CIRCULATION + ENVIRONMENT

The site is situated mid-block on East Republican Street, between 10th Ave E and Federal Ave E. Broadway Ave E and 15th Ave E are within four blocks west and east of the project site allowing ample access to mass transit. East Republican Street enjoys a low traffic volume and a pedestrian friendly atmosphere. The combination of existing and emerging transit adjacencies, along with recent biking infrastructure improvements, reduces or eliminates the need for residents to own cars.

WALK SCORE	95
BIKE SCORE	89
TRANSIT SCORE	70

(Source: walkscore.com)

### BUS TRAVEL TIMES:

- 10-18 MINUTES TO DOWNTOWN
- 15-20 MINUTES TO UW

## STREETS

- Major Arterial
- Minor Arterial
- Dedicated Bicycle Lane
- Potential Streetcar Extension Route
- Transit Route
- Designated Bus Stop
- Zipcar Locations
- Pronto Cycle Share Locations



## 1 REPUBLICAN LOOKING NORTH

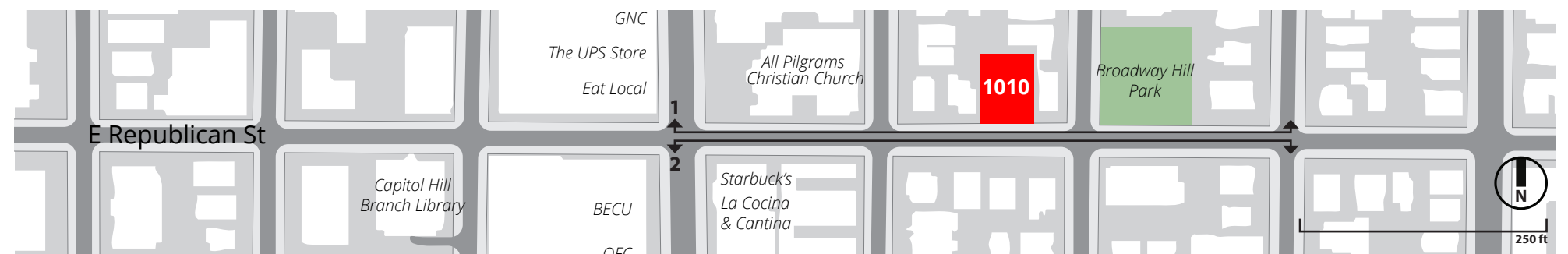


## 2 REPUBLICAN LOOKING SOUTH



## STREETSCAPE

There are a variety of building types and scales that define the streetscape along East Republican Street. A mix of multi-family residential, single family residential, and institutional use present a diverse and energetic variety to the area. The surrounding streetscapes have comparable conditions with ample similar development precedents. Parking is not allowed on the north side of East Republican street.







1010

SINGLE FAMILY

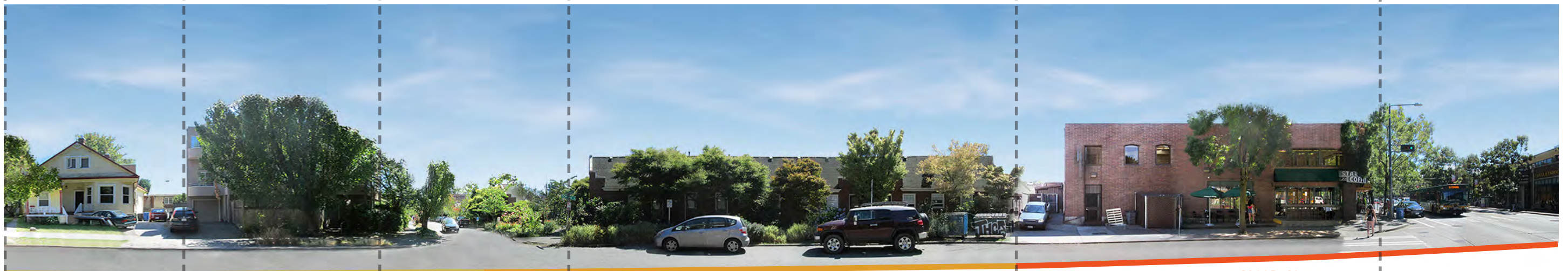
FEDERAL AVE E

LR3

BROADWAY HILL PARK

TRIPLEX  
DPD#3012300 (PROPOSED)

11TH AVE E



SINGLE FAMILY

LR3

MULTI-FAMILY

FEDERAL AVE E

NC3-40

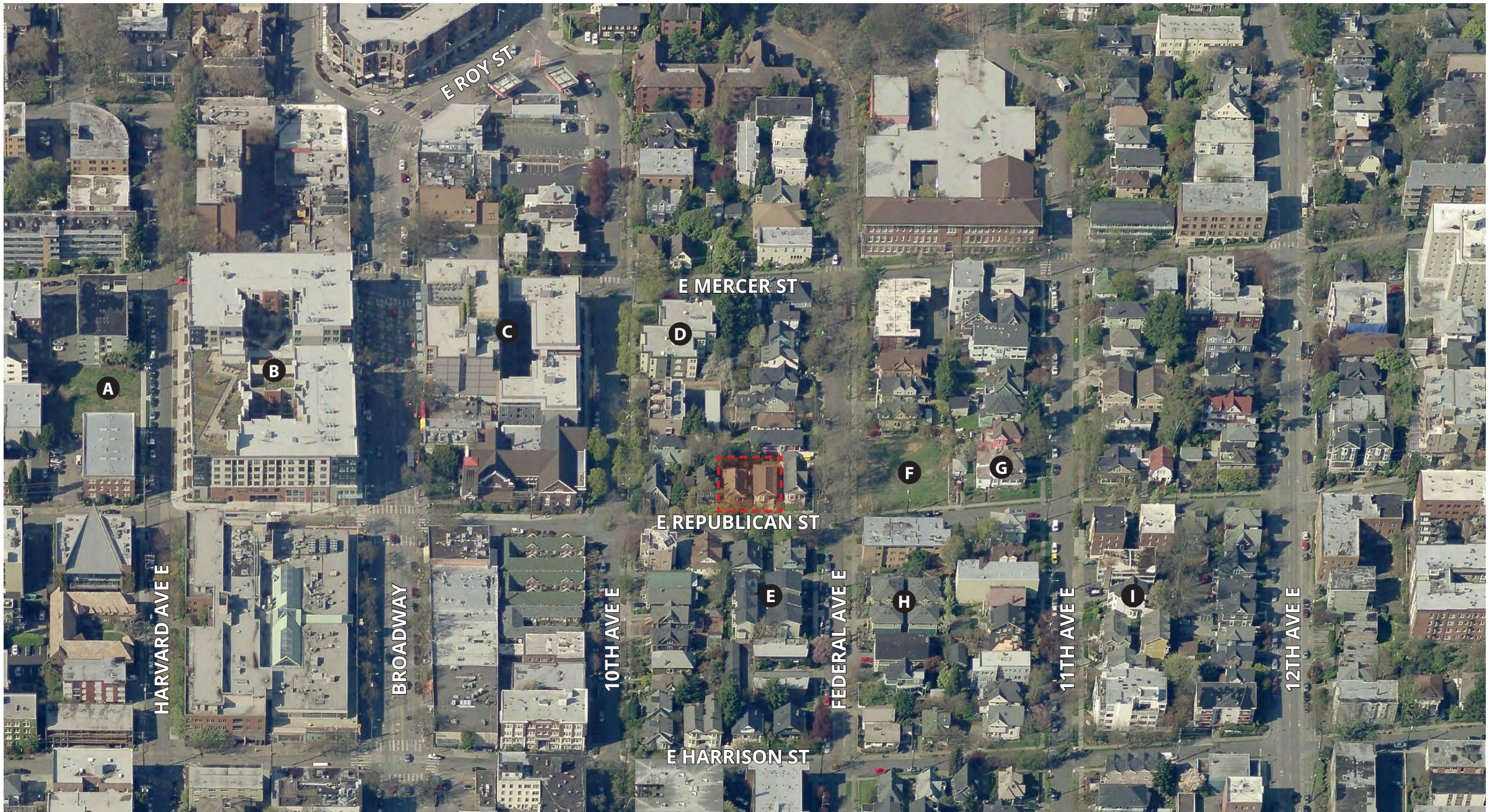
MULTI-FAMILY

NC3P-40,  
+25' HEIGHT BONUS

COMMERCIAL

BROADWAY





## RECENT DEVELOPMENTS

The blocks immediately surrounding the lot have seen significant development of apartments and townhomes in the past several years. The style is typically modern with a mixed architectural palette.



SITE

A

MULTI-FAMILY (UNDER CONSTRUCTION)  
515 HARVARD AVE E

B

MULTI-FAMILY - THE JOULE  
523 BROADWAY E

C

MULTI-FAMILY - THE BRIX  
530 BROADWAY E

D

MULTI-FAMILY  
530 10TH AVE E

E

TOWNHOMES  
423 FEDERAL AVE E

F

BROADWAY HILL PARK (PROPOSED)  
FEDERAL AVE E + E REPUBLICAN ST

G

MULTI-FAMILY - DPD#3012300 (PROPOSED)  
505 11TH AVE E

H

TOWNHOMES  
420 FEDERAL AVE E

I

MULTI-FAMILY  
422 11TH AVE E



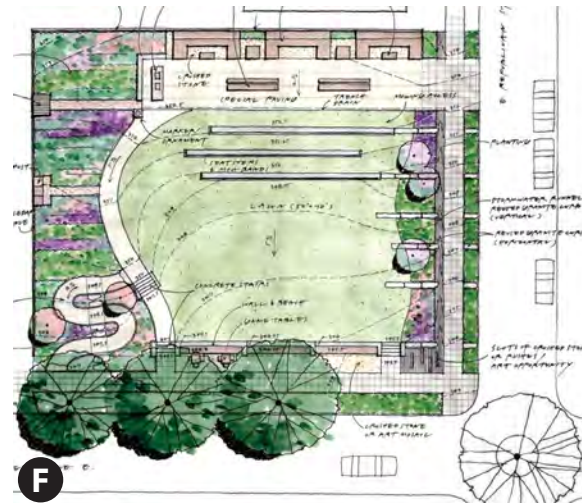
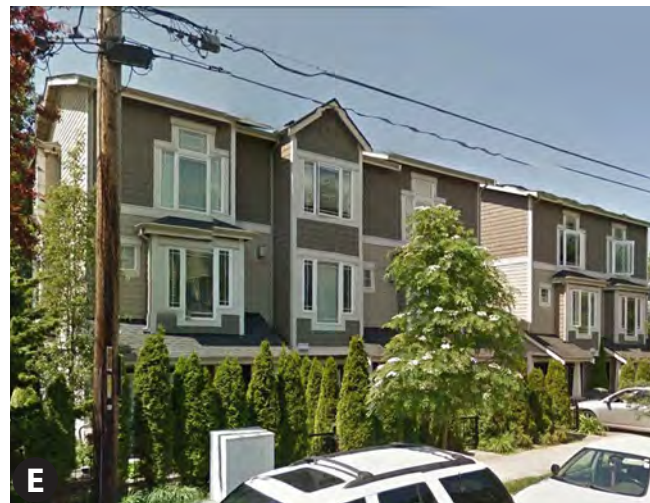
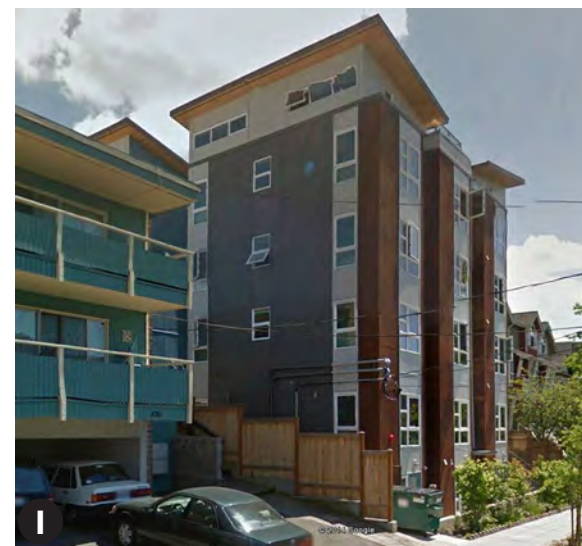


Image courtesy of NK Architects





## EXISTING CONDITIONS

USE

The existing single family homes on the site contain individual rental units.

## TOPOGRAPHY

The site slopes gently down from the east to the west, approximately two feet. The slope is generally uniform, with various retaining walls and landscape features which will be removed during demolition.

## ACCESS

The site is currently accessed by two curb cuts, both of which will be removed and replaced with planting strips and sidewalks to match the existing.

## VEGETATION

The existing vegetation is largely overgrown and of poor quality. A large kiwi vine has aggressively taken over much of the backyard area of 1010 E republican St. New landscaping will be incorporated throughout the project site, including the planting strip.

## POWER LINES

There are existing power-lines south of the site within the R.O.W., but do not affect the project.

## LEGAL DESCRIPTIONS

APN 685270-0477 AND 685270-0478

THE WEST TWO THIRDS OF THE SOUTH HALF OF LOT 5 AND  
THE WEST TWO THIRDS OF LOT 6 IN BLOCK 26, SUPPLEMENTAL  
PLAT OF LINCOLN PONTIUS ADDITION TO THE CITY OF SEATTLE,  
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF  
PLATS, PAGE 52, RECORDS OF KING COUNTY, WASHINGTON;

SUBJECT TO A TUNNEL EASEMENT FOR THE BENEFIT OF  
CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY,  
RECORDED UNDER KING COUNTY AUDITOR FILE NUMBER  
20090416000974, RECORDS OF KING COUNTY, WASHINGTON;

ALSO SUBJECT TO A TUNNEL EASEMENT FOR THE BENEFIT OF  
CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY,  
RECORDED UNDER KING COUNTY AUDITOR FILE NUMBER  
20090416000975, RECORDS OF KING COUNTY, WASHINGTON.

CONTAINING IN ALL 5,970.7 SQUARE FEET.

(LEGAL DESCRIPTION PER FIRST AMERICAN TITLE COMPANY  
UNDER FILE NUMBERS 4220-2230536 AND 4220-2230537).

## KEYED OFFSET CALLOUTS

- ① NW Brick Walk Corner, 0.24' W & 25.92' S
- ② NW Arbor Corner, 0.14' W & 1.81' N

## FENCE CORNERS

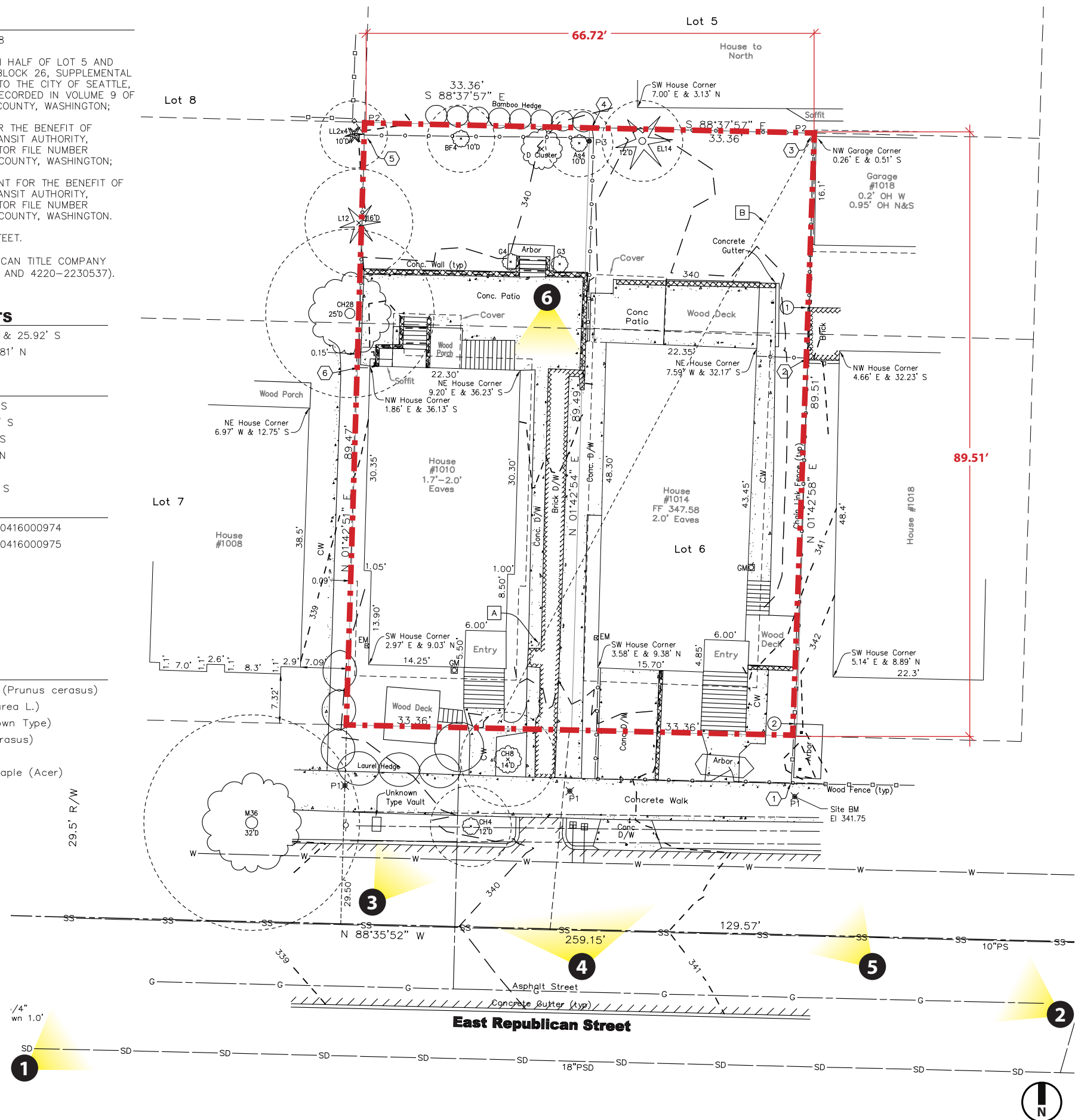
- |   |                                  |
|---|----------------------------------|
| 1 | Fence Corner, 0.58' W & 6.97' S  |
| 2 | Fence Corner, 0.02' W & 33.44' S |
| 3 | Fence Corner, 0.19' W & 0.05' S  |
| 4 | Fence Corner, 0.33' E & 0.02' N  |
| 5 | Fence Corner, 1.92' S            |
| 6 | Fence Corner, 0.19' E & 36.41' S |

## EASEMENTS

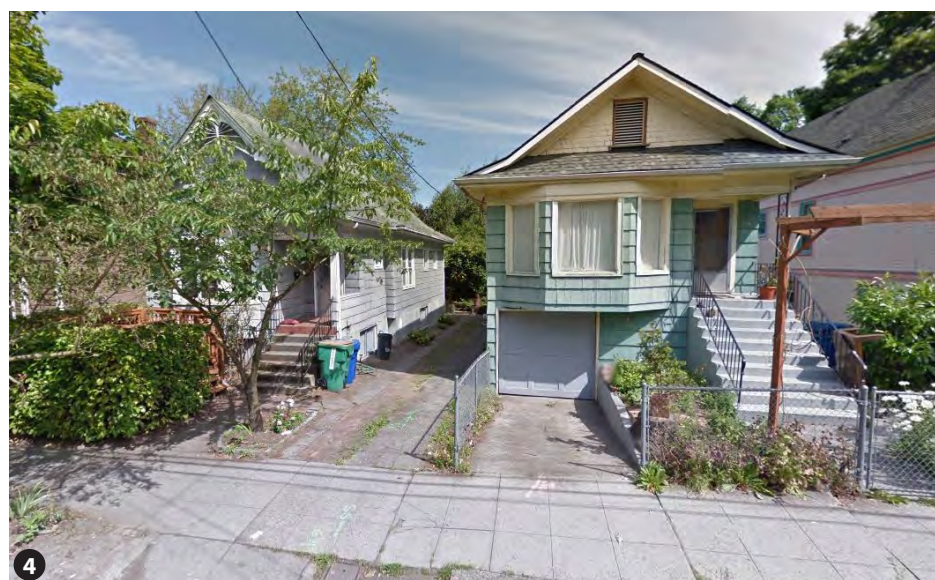
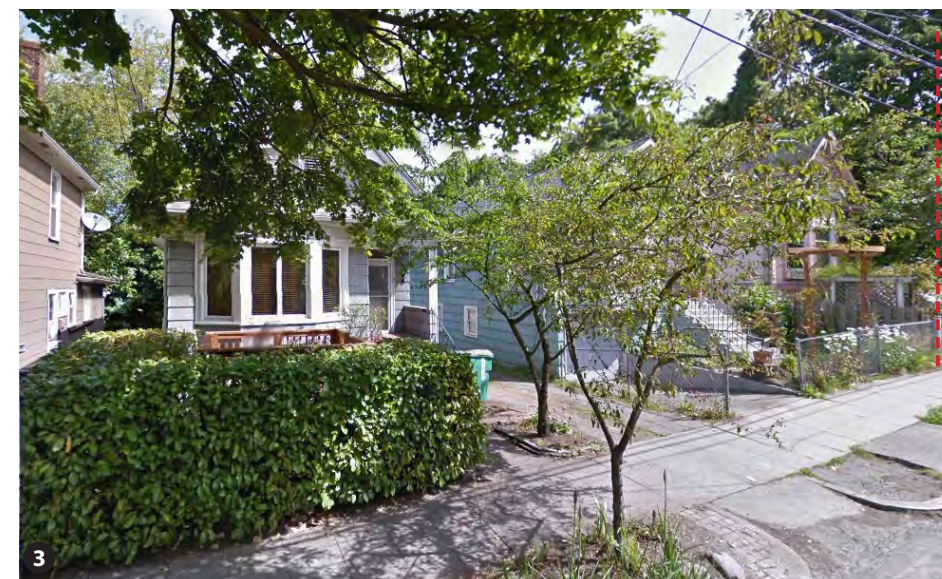
- |   |  |
|---|--|
| A | Tunnel Easement per AFN 20090416000974 |
| B | Tunnel Easement per AFN 20090416000975 |

## TREE DESCRIPTIONS

As	Ash (Fraxinus)	CH	Cherry (Prunus cerasus)
BF	Butterfly Tree (Bauhinia purpurea L.)		
D	Deciduous	G	Grape (Unknown Type)
EL	English Loral (Prunus Laurocerasus)		
L	Laurel (Laurus nobilis)		
LL	Holly (Liez aquifolium)	M	Maple (Acer)







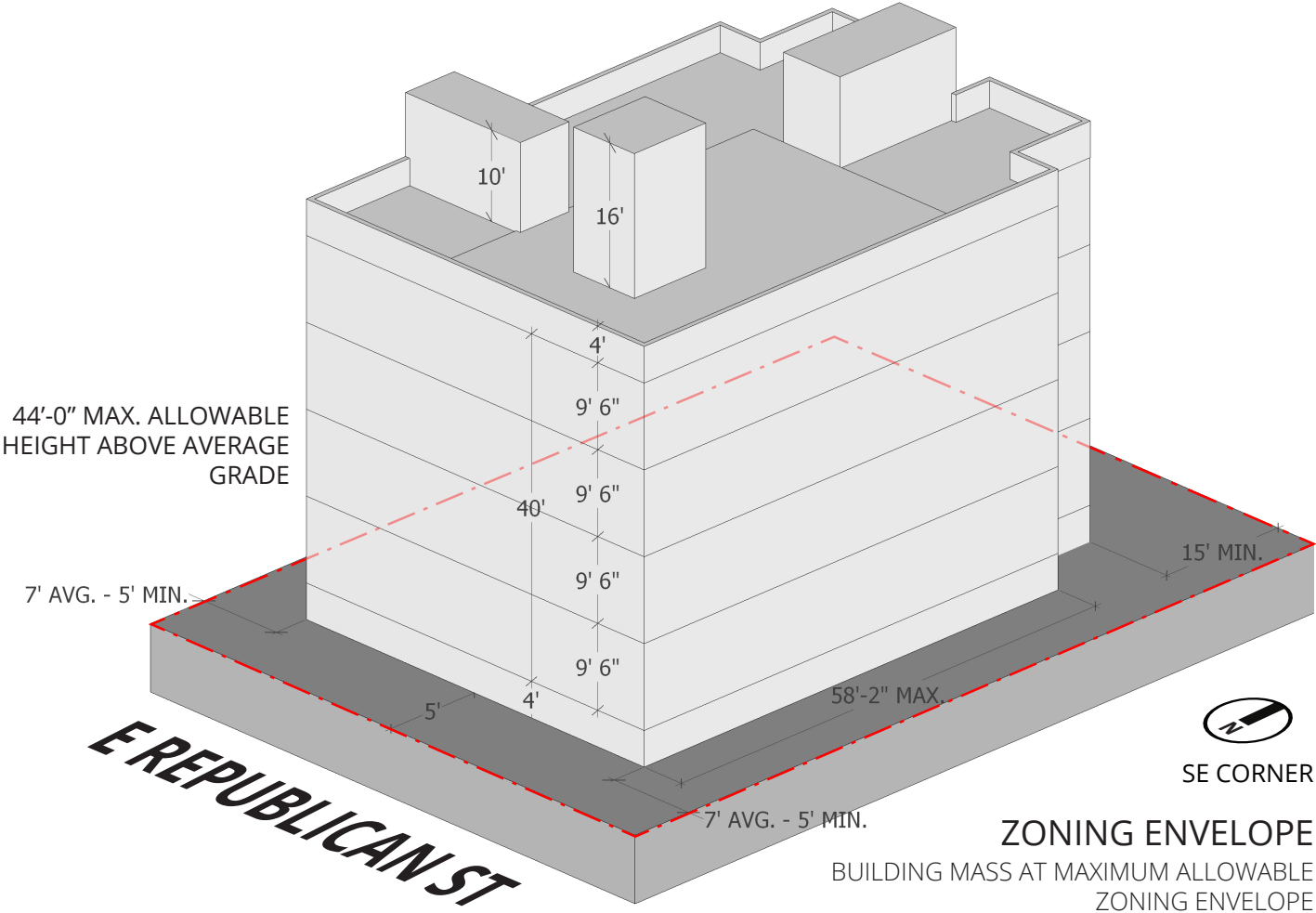


ZONING ANALYSIS

ZONING: LR3

OVERLAYS: CAPITOL HILL URBAN CENTER VILLAGE / FREQUENT TRANSIT

SMC	Code	Definition
SMC 23.45.504		PERMITTED USES Residential use permitted outright
SMC 23.45.510.B,E		FLOOR AREA RATIO - Base 1.5 FAR inside growth areas * 2.0 FAR allowed with Built Green 4 Star certification.
SMC 23.45.512.A		DENSITY LIMITS - No limit per exception 3 (Built Green bonus)
SMC 23.45.514.A, F, & J		HEIGHT - Base height limit of 40' above average grade. - Additional 4' of height for partially below grade story (4' max above grade) - Parapets, railings etc. may extend 4' above the allowed height limit. - Stair penthouses may extend 10' above the allowed height limit. - Elevator penthouses may extend 16' above the allowed height limit.
SMC 23.45.518.A		SETBACKS Front: 5' minimum Rear: 10' minimum with Alley, 15' minimum no Alley Side: 5' if building is 40' or less in length, or 7' Average 5' min.
SMC 23.45.522.A.4		AMENITY AREA - 25% of total lot area shall be provided as amenity area. - 50% of total amenity area shall be provided at the ground level as common space. - Common Amenity: minimum 250 sf, 10' min. dimension.
SMC 23.45.524.A		LANDSCAPING - 0.60 Green Factor Required
SMC23.45.527.A,B		STRUCTURE WIDTH/FACADE LENGTH - Width of principal structures shall not exceed 150' - Length of principal structures shall not exceed 65% of lot depth.
SMC 23.45.534		LIGHTING AND GLARE - Exterior lighting shall be shielded and directed away from adjacent properties.
SMC 23.54.015		REQUIRED PARKING - No vehicular parking required (Urban Center Village + Frequent Transit) - Bicycle Parking: 1 space per 4 units
SMC 23.54.040		SOLID WASTE & RECYCLING - Residential (26-50 units): 375sf - 12' minimum horizontal dimension





PRIORITY GUIDELINES - CITY WIDE AND CAPITOL HILL GUIDELINES

CS1: NATURAL SYSTEMS AND SITE FEATURES

B. SUNLIGHT AND NATURAL VENTILATION:

The proposed structure is oriented so the majority of units face open spaces to the south and west. Rooftop features are held back in order to minimize the impact on adjacent structures.

CS2: URBAN PATTERN AND FORM

A.2 ARCHITECTURAL PRESENCE:

The area immediately surrounding the project site has a variety of architectural styles & scales. Because the adjacent properties are mostly single family scale, the design will minimize its frontage on the street to the greatest extent possible, roughly matching the setbacks of the houses to the east and west. The neighborhood is currently under its zoning potential in terms of density and scale.

C.2 MID-BLOCK SITES:

The proposed structure will have a decreased frontage to better respond to the neighboring sites.

D.5 RESPECT FOR ADJACENT SITES:

This area is part of a well-established neighborhood with a strong sense of community. By providing an entry courtyard, abundant landscaping, and a highly transparent facade, the design will match the spirit and character of the immediate urban context.

CAP HILL GUIDELINE I. STREETScape COMPATIBILITY:

The project will preserve the sidewalk and Right Of Way width on E. Republican, adding additional trees and landscaping to the street. Because there is no parking on the north side of E. Republican Street, the right of way landscaping will provide a buffer from the street.

CS3: ARCHITECTURAL CONTEXT + CHARACTER

A.4 EVOLVING NEIGHBORHOODS:

Architectural context: the immediate neighborhood has a variety of architectural styles & scales. Extensive development has occurred in recent years, and this mix of scale and development provides the opportunity for a contemporary design.

PL1: CONNECTIVITY

B.1 PEDESTRIAN INFRASTRUCTURE:

The building has been designed to provide a generous entry courtyard, which allows the structure to have a smaller visual appearance on the street facing facade and accommodates additional residential amenities and landscape opportunities. Throughout Seattle, on Capitol Hill in particular, there is ample precedent for courtyards and open entry spaces similar to this proposal.

PL2: WALKABILITY

A.1 ACCESS FOR ALL:

The entry courtyard will feature ramping and walkways which fully integrate into the architectural and landscape concept. Seating and benches will facilitate gathering opportunities for residents.

B.1 EYES ON THE STREET:

Two units per floor will be oriented toward E. Republican Street, providing a total of 8-10 apartments with visual and auditory access to the street.

CAP HILL GUIDELINE II. PEDESTRIAN OPEN SPACES AND ENTRANCES:

The design welcomes residents through a well landscaped entry courtyard, and proposes a generous ‘deck’ at the building entry with a transparent connection to the lobby.

PL3: STREET LEVEL INTERACTION

A.2 ENSEMBLE OF ELEMENTS:

Overhead protection elements and visual connections will be provided at the entry. The use of layering of landscape and architectural features will create interest and attract residents into the building. The courtyard will act as a kind of ‘borrowed view’ for both residents and pedestrians.

B.1 SECURITY AND PRIVACY:

The property line along Republican is set back several feet off of the sidewalk edge, allowing landscaping and fencing to provide privacy for the lower level apartments The first level will be elevated from the sidewalk, allowing privacy for the residents and a buffer to the public right of way.

PL4: ACTIVE TRANSPORTATION

C.3 TRANSIT CONNECTIONS:

The project site is adjacent to multiple transit connections such as the 49, 43, 10, and 8 buses, and the upcoming light rail project. Recent bike infrastructure improvements on Broadway and on-site interior bike storage encourage bike commuting.

DC1: PROJECT USES AND ACTIVITIES

A.1 VISIBILITY:

The entry courtyard and building entry will be visible and attractive from the street, providing on site visual interest. Landscaping will soften the edge of the building form, and also draw eyes into the space.

A.4 VIEWS AND CONNECTIONS:

A large entry ‘porch’ in the courtyard will be slightly elevated from the street to match the floor height of Level 1. Ramps, stairs, and landscaping will create connections between entry elements.

CAP HILL GUIDELINE II. SCREENING OF DUMPSTERS, UTILITIES, AND SERVICE AREAS:

The trash room will be located well off the sidewalk on E. Republican Street in the interior of the building on level 1.

DC2: ARCHITECTURAL CONTEXT

A.2 REDUCED PERCEIVED MASS:

By configuring the building into an ‘L’ shape, the facade has a greatly reduced presence on E Republican Street. The visual impression will be the appearance of a smaller building of a scale more coherent with and in composition with the surrounding buildings. The introduction of a courtyard reduces the bulk along E. Republican Street.

DC3: OPEN SPACE CONCEPT

B.4 MULTIFAMILY OPEN SPACE:

A generous entry courtyard encourages social interaction and provides opportunities for communal activities.

C.2 AMENITIES AND FEATURES:

The entry courtyard will feature ramping and walkways which fully integrate into the architectural and landscape concept. Planters and a rooftop deck add to the amenity spaces.

CAP HILL GUIDELINE I. RESIDENTIAL OPEN SPACE:

A substantial courtyard entry is proposed which will be open and visually accessible to all.

DC4: EXTERIOR ELEMENTS AND FINISHES

A. BUILDING MATERIALS:

The project will be constructed of durable, attractive materials that will be properly detailed, taking into account both large and small scale relationships.

C. LIGHTING:

Lighting along the Right Of Way, as well as in the courtyard, will provide safety and visibility for residents and pedestrians. Lighting will integrate with landscaping to avoid glare.

D. TREES, LANDSCAPING, AND HARDSCAPE MATERIALS:

Landscaping will be responsive to climate, existing context, and maintenance requirements. It will be designed to provide texture, protection, and privacy.

CAP HILL GUIDELINE II. EXTERIOR FINISH MATERIALS:

The finish materials will be compatible with the character and historical precedent of the neighborhood.



SCHEME A: CODE COMPLIANT

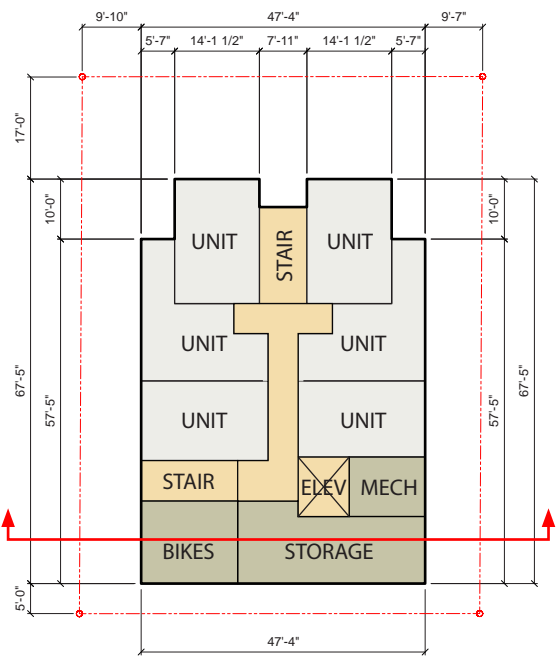
36 EFFICIENCY STUDIOS

POSITIVE

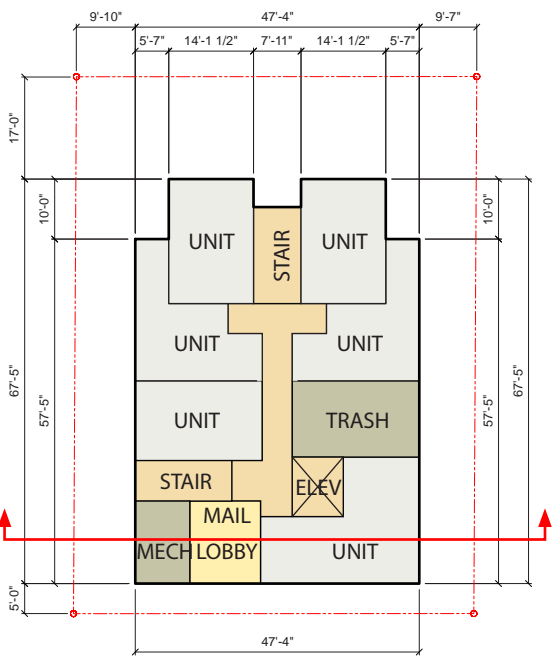
- SIMPLE BUT INEFFICIENT LAYOUT
- NO DEPARTURES REQUIRED

NEGATIVE:

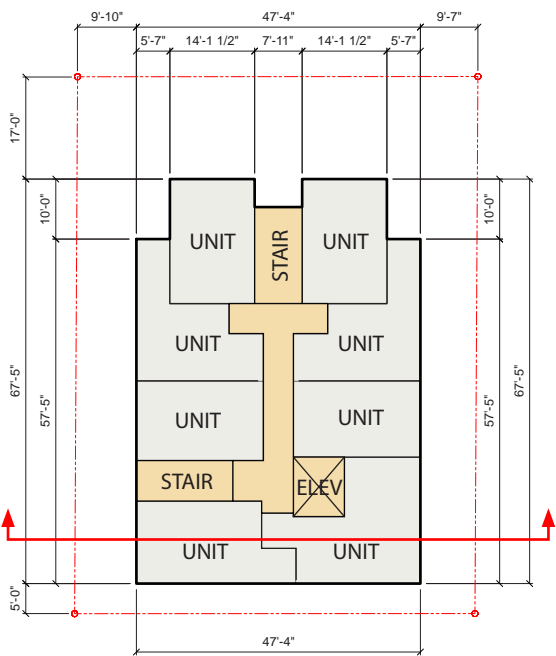
- LITTLE MODULATION IN BUILDING BULK
- LARGE AND BULKY STREET FACADE
- DOES NOT UTILIZE SITE AND LANDSCAPE OPPORTUNITIES WELL



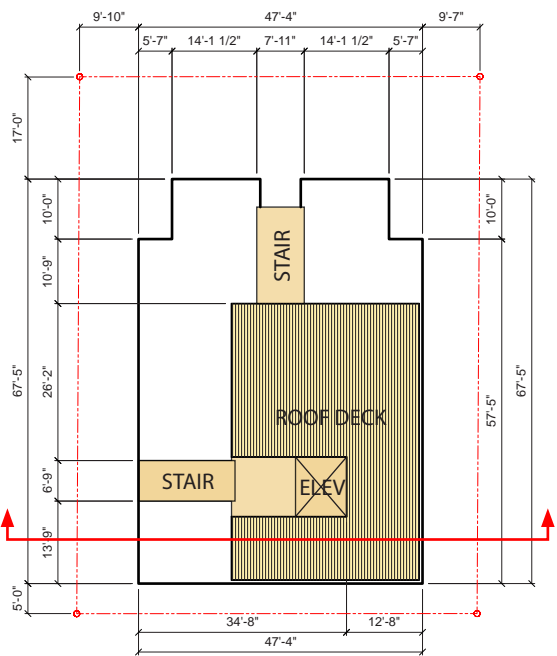
E REPUBLICAN ST.  
LEVEL BASEMENT  
SCALE: 1'-0" = 1/32"



E REPUBLICAN ST.  
LEVEL 1  
SCALE: 1'-0" = 1/32"



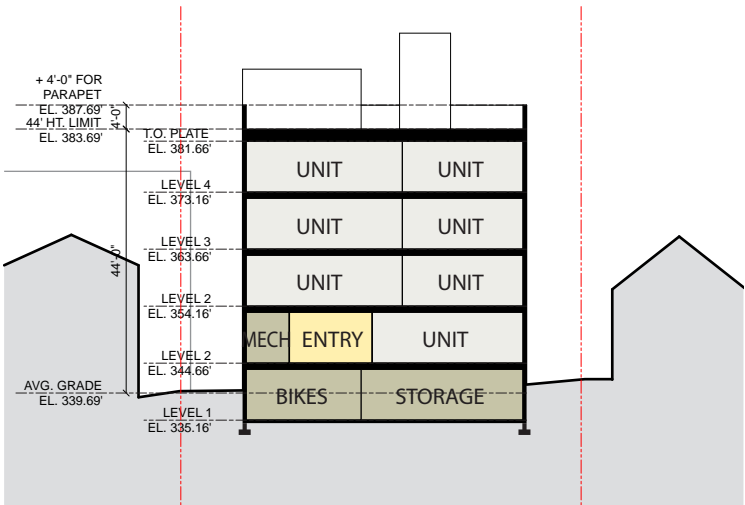
E REPUBLICAN ST.  
LEVEL 2-4  
SCALE: 1'-0" = 1/32"



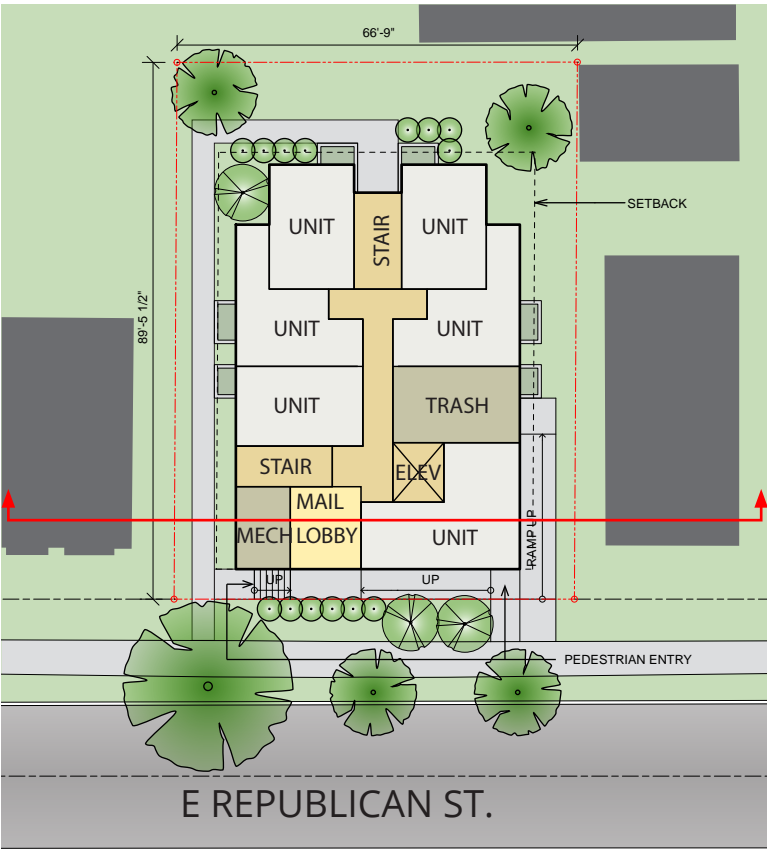
E REPUBLICAN ST.  
LEVEL ROOF  
SCALE: 1'-0" = 1/32"



- BLDG. SERVICE
- RESIDENTIAL
- CIRCULATION / CORE
- COMMON



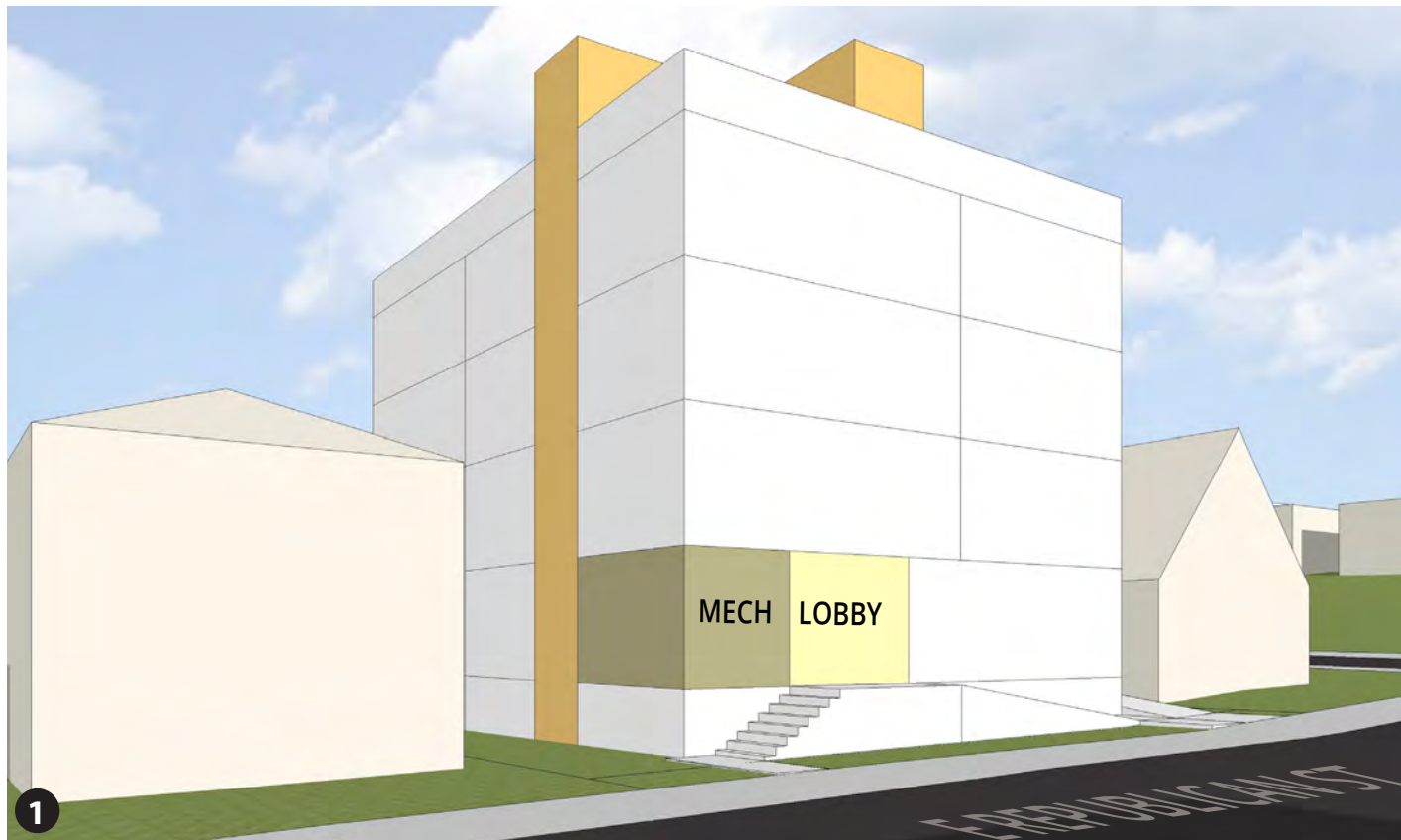
SECTION  
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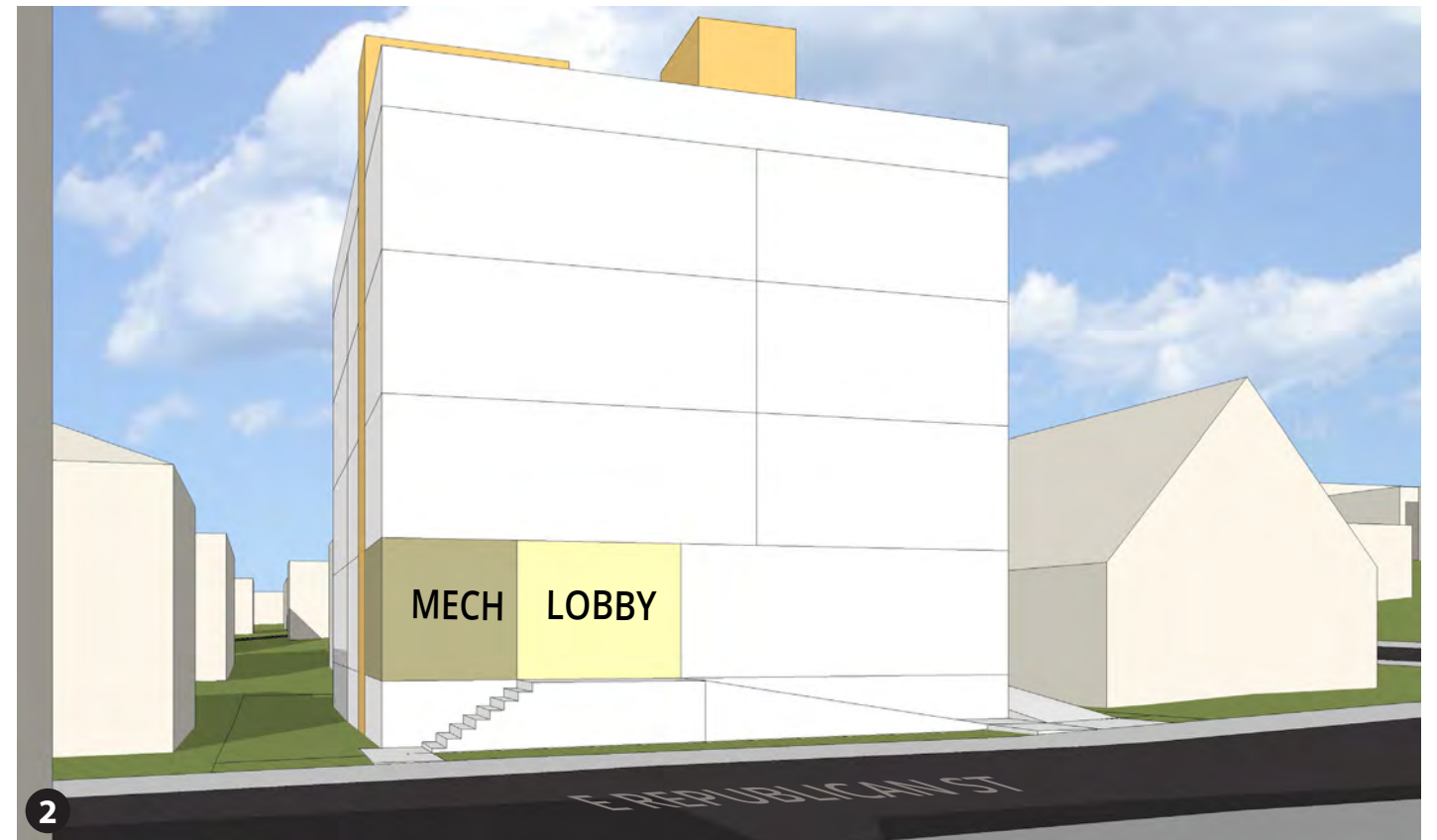
SITE PLAN  
SCALE: 1'-0" = 1/32"  
DIMENSIONS NOT SHOWN FOR CLARITY







1  
E REPUBLICAN ST, LOOKING NE



2  
E REPUBLICAN ST, LOOKING N



3  
BIRDSEYE PERSPECTIVE ABOVE E REPUBLICAN ST, LOOKING NE



4  
BIRDSEYE PERSPECTIVE ABOVE E REPUBLICAN ST, LOOKING NW



SCHEME B: SPLIT MASSINGS

36 EFFICIENCY STUDIOS

POSITIVE

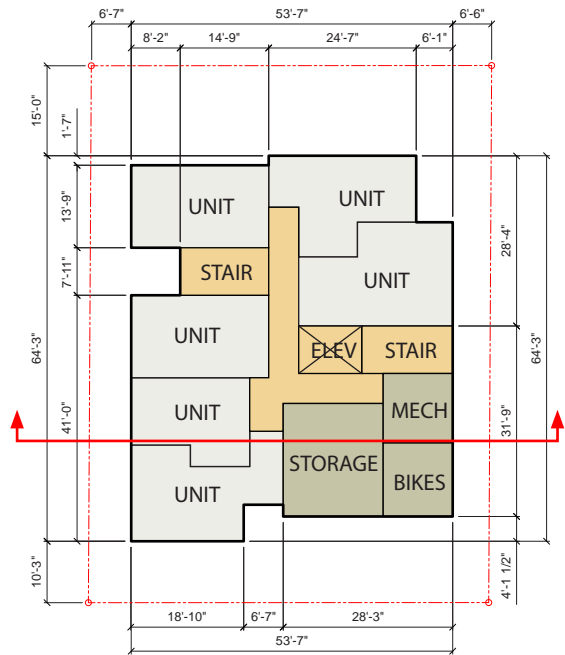
- MODULATED MASSING HELPS CREATE INTEREST AND REDUCE BUILDING BULK
- FRONT SETBACK ALLOWS FOR LANDSCAPE AND ENTRY DESIGN OPPORTUNITIES

NEGATIVE

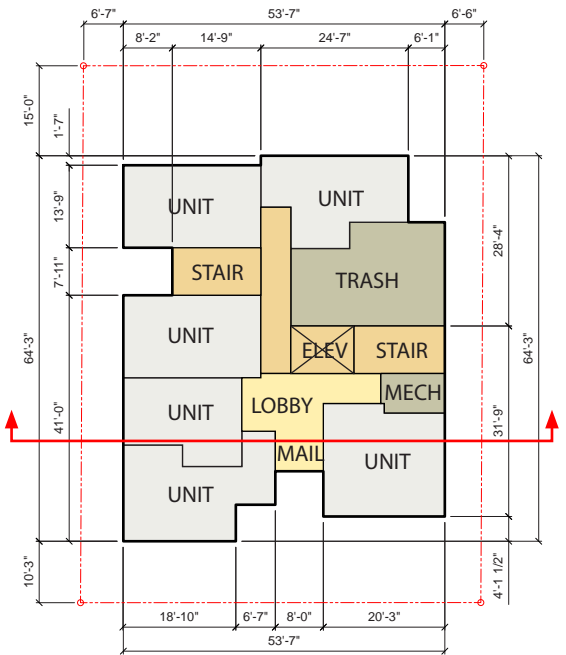
- LARGE AMOUNT OF FACADE PRESENCE ON E REPUBLICAN STREET
- MASSING FEELS LARGE RELATIVE TO THE SITE AND ADJACENT BUILDINGS
- REQUIRES DEPARTURES

DEPARTURES

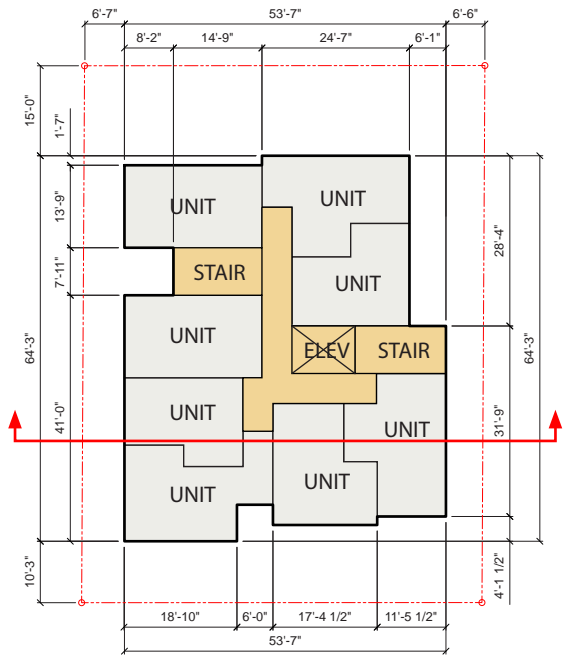
- FACADE LENGTH EXCEEDS 65% OF LOT DEPTH



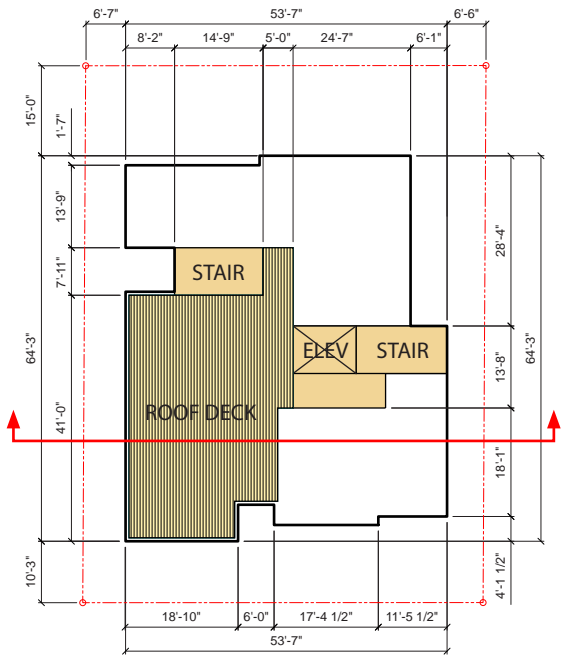
E REPUBLICAN ST.  
LEVEL BASEMENT  
SCALE: 1'-0" = 1/32"



E REPUBLICAN ST.  
LEVEL 1  
SCALE: 1'-0" = 1/32"



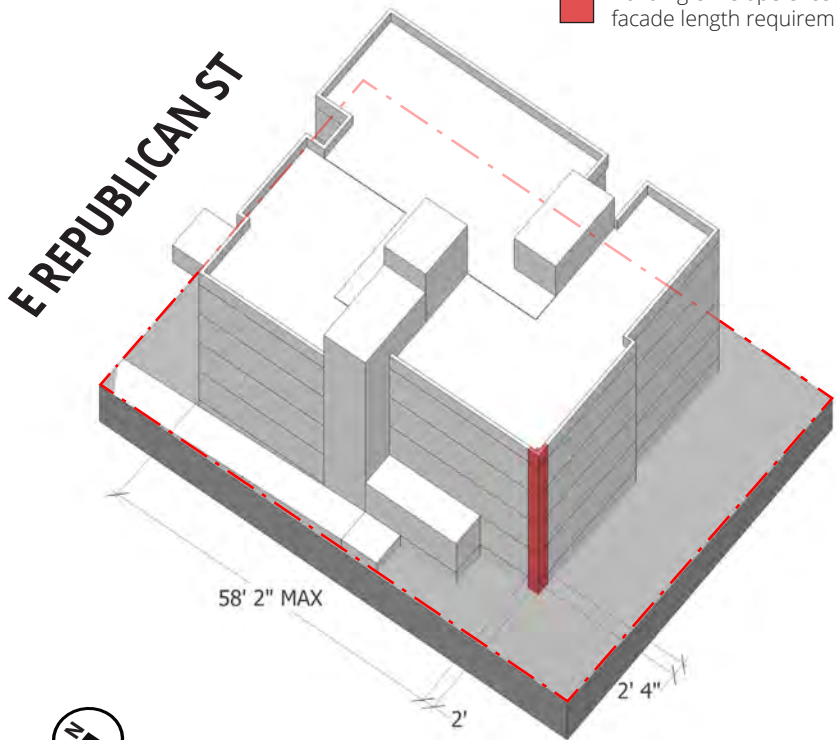
E REPUBLICAN ST.  
LEVEL 2-4  
SCALE: 1'-0" = 1/32"



E REPUBLICAN ST.  
LEVEL ROOF  
SCALE: 1'-0" = 1/32"

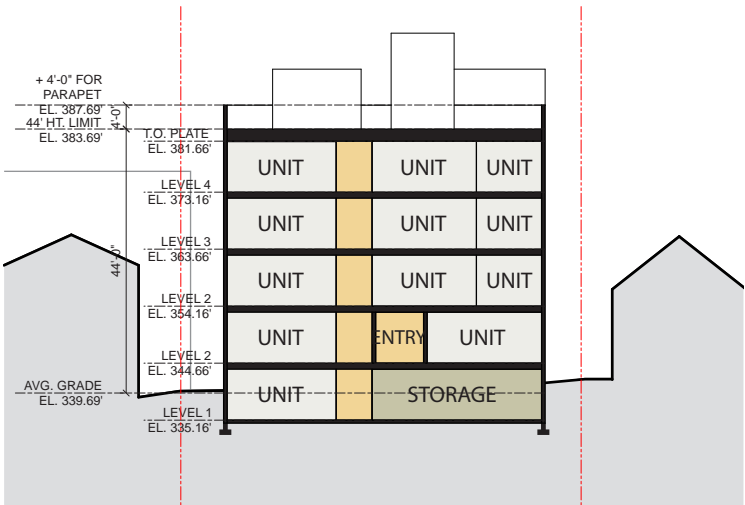
DEPARTURE DIAGRAM

Building envelope exceeding limit of facade length requirements

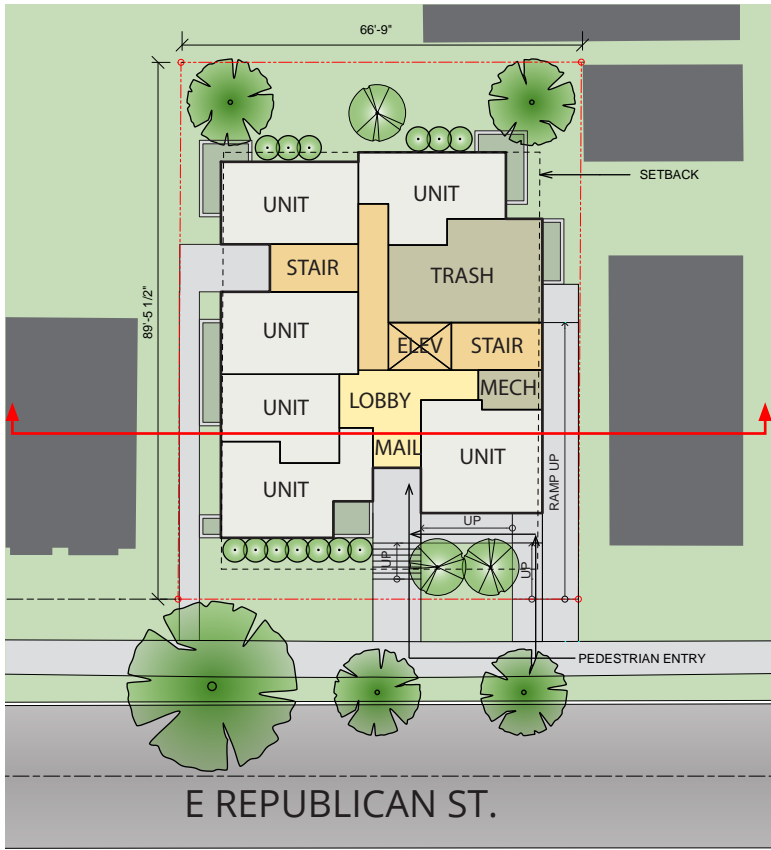


NE CORNER

- BLDG. SERVICE
- RESIDENTIAL
- CIRCULATION / CORE
- COMMON

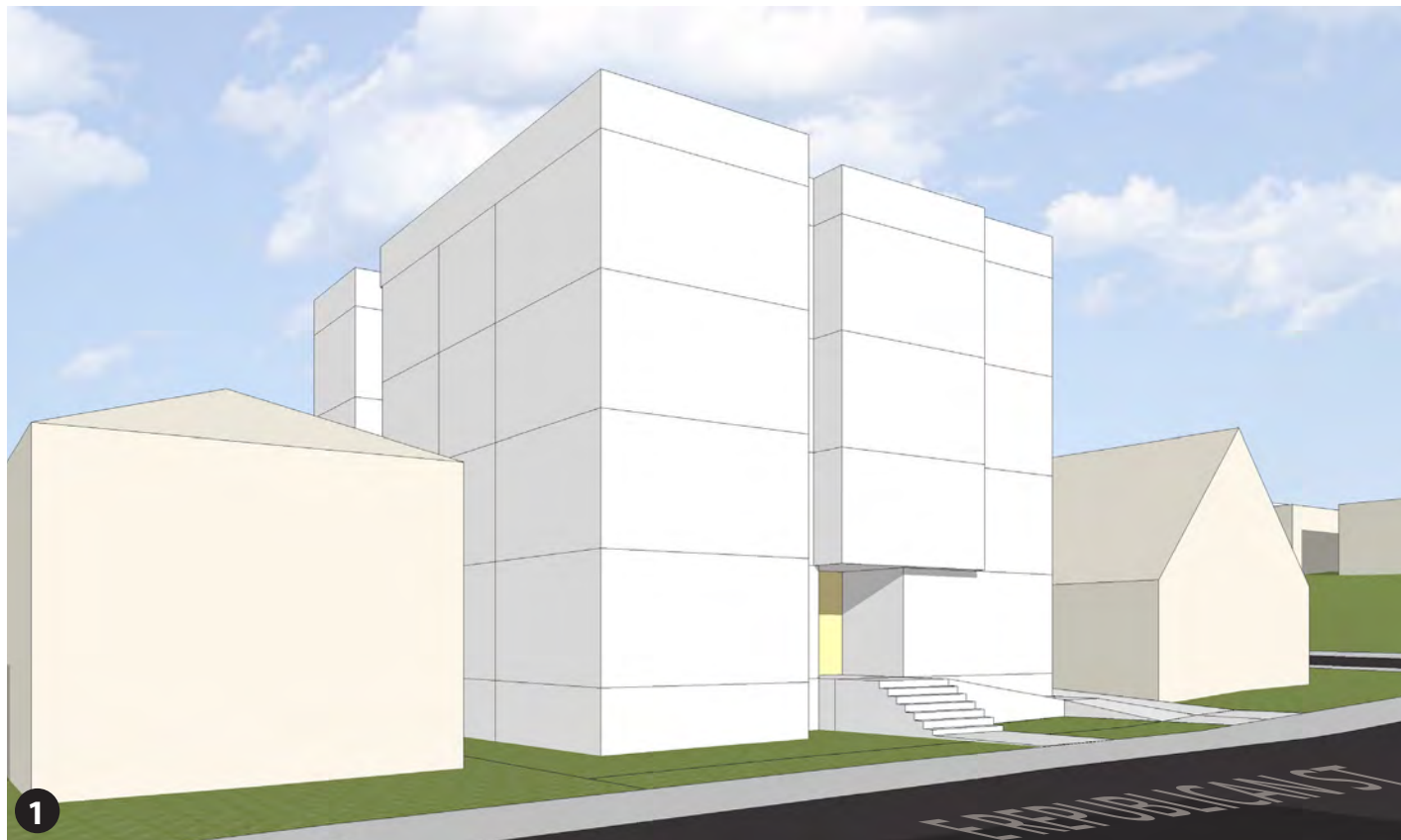


SECTION  
SCALE: 1'-0" = 1/32"

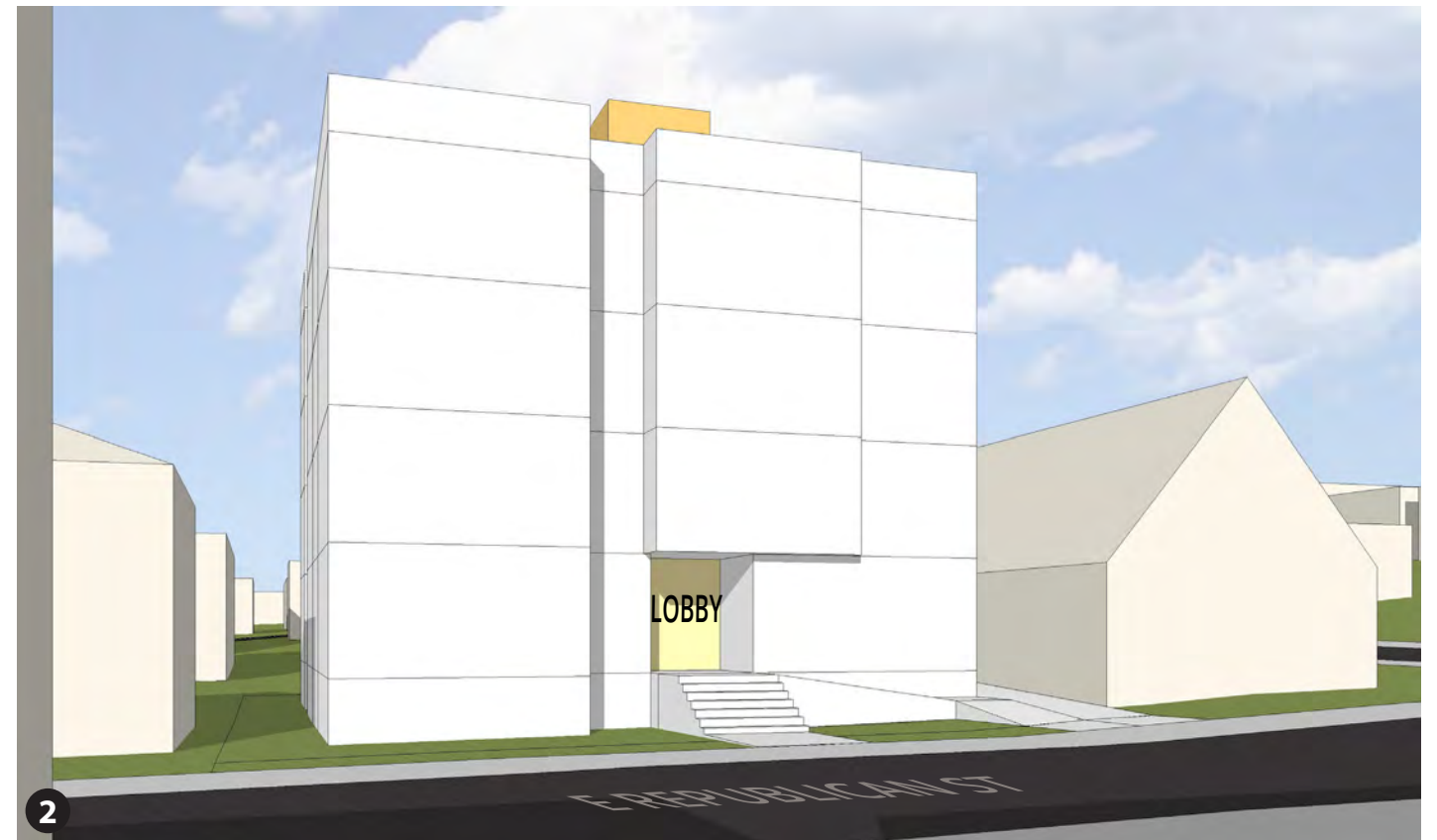


SITE PLAN  
SCALE: 1'-0" = 1/32"  
DIMENSIONS NOT SHOWN FOR CLARITY





1  
E REPUBLICAN ST, LOOKING NE



2  
E REPUBLICAN ST, LOOKING N



3  
BIRDSEYE PERSPECTIVE ABOVE E REPUBLICAN ST, LOOKING NE



4  
BIRDSEYE PERSPECTIVE ABOVE E REPUBLICAN ST, LOOKING NW



SCHEME C: PREFERRED - COURTYARD

36 EFFICIENCY STUDIOS /  
URBAN 1'S

POSITIVE

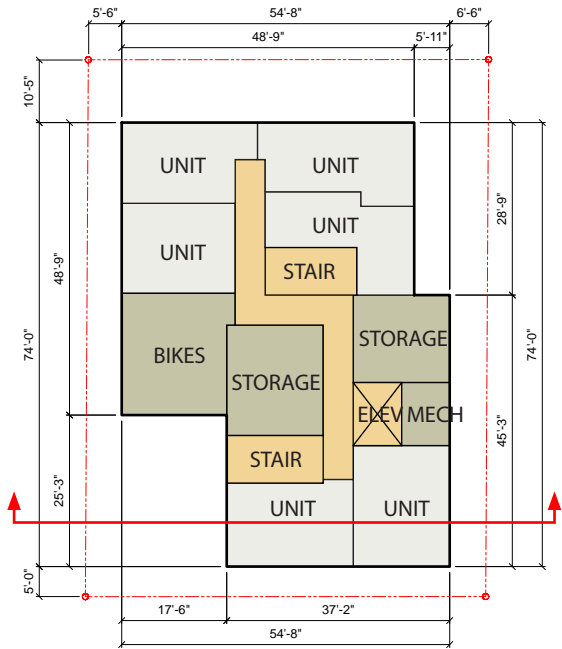
- THE L-SHAPED MASSING REDUCES ITS VISUAL IMPACT ON E REPUBLICAN STREET AND PROVIDES AN ENTRY COURTYARD AMENITY
- MASSING IS BROKEN UP TO ALLOW BETTER EXPOSURE FOR LIGHT AND AIR CIRCULATION
- AMPLE LANDSCAPING AND AMENITY SPACE IS POSSIBLE AT THE FRONT OF THE BUILDING AND IN THE ENTRY COURTYARD
- THE BUILDING ENTRY SEQUENCE AND LOBBY ACTIVATE THE PUBLIC AND PRIVATE SPACES NEAR AND WITHIN THE PROJECT

NEGATIVE

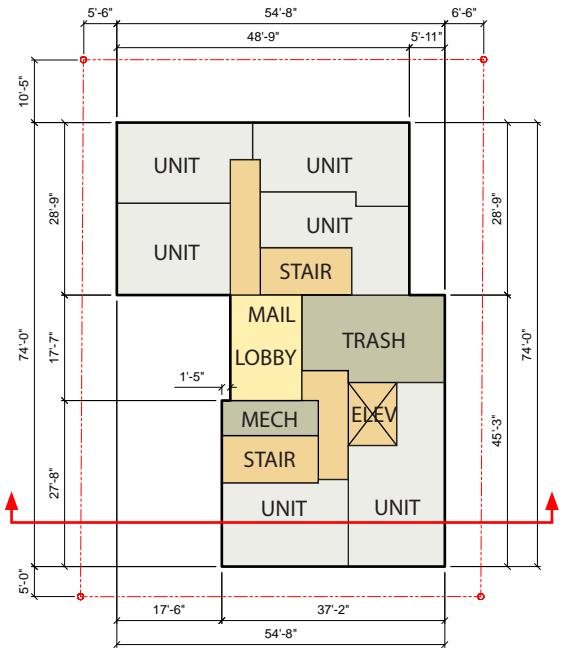
- REQUIRES DEPARTURES

DEPARTURES

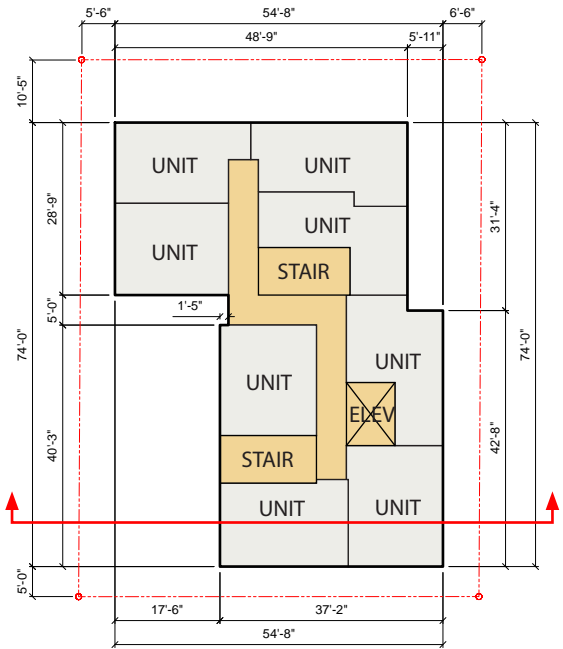
- FACADE LENGTH EXCEEDS 65% OF LOT DEPTH
- REAR SETBACK IS LESS THAN THE 15' REQUIREMENT



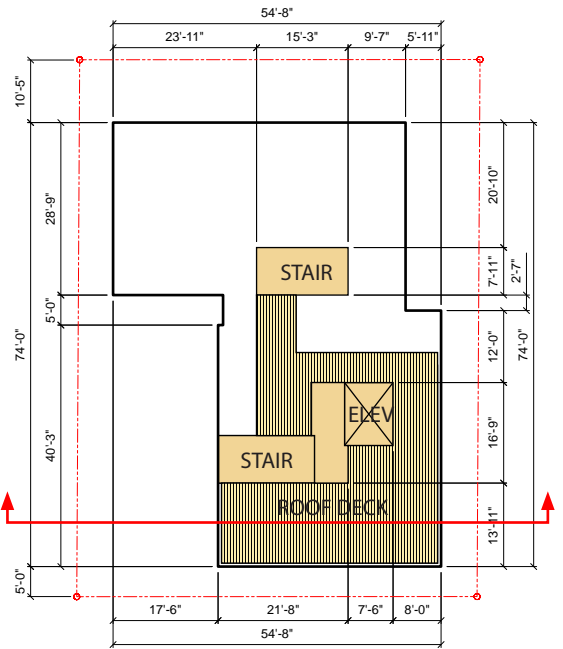
E REPUBLICAN ST.  
**LEVEL BASEMENT**  
SCALE: 1'-0" = 1/32"



E REPUBLICAN ST.  
**LEVEL 1**  
SCALE: 1'-0" = 1/32"



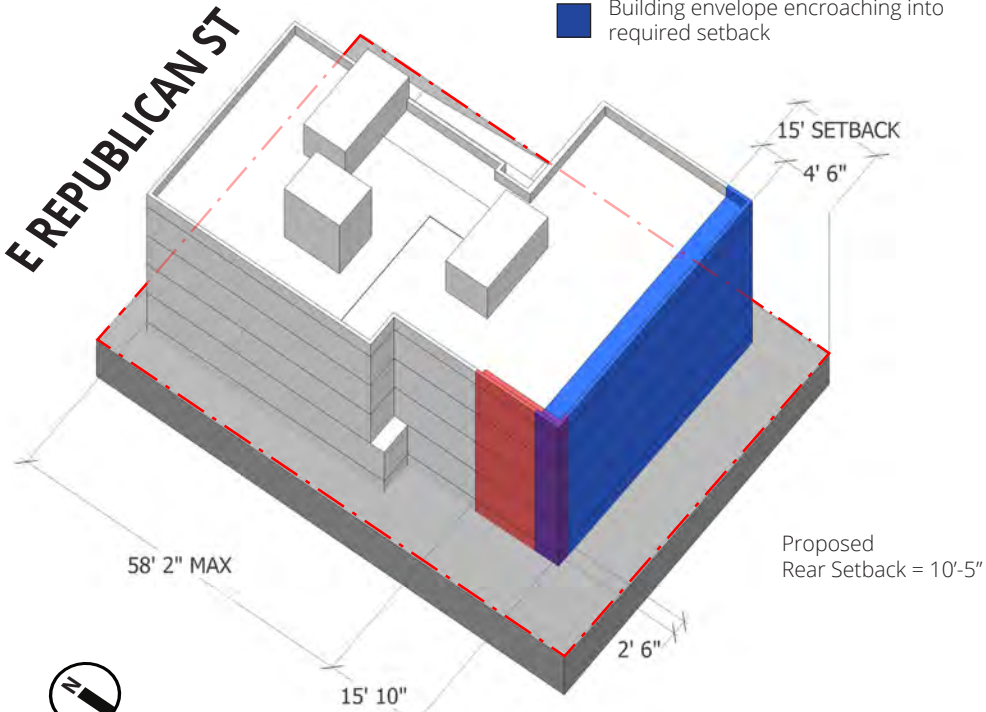
E REPUBLICAN ST.  
**LEVEL 2-4**  
SCALE: 1'-0" = 1/32"



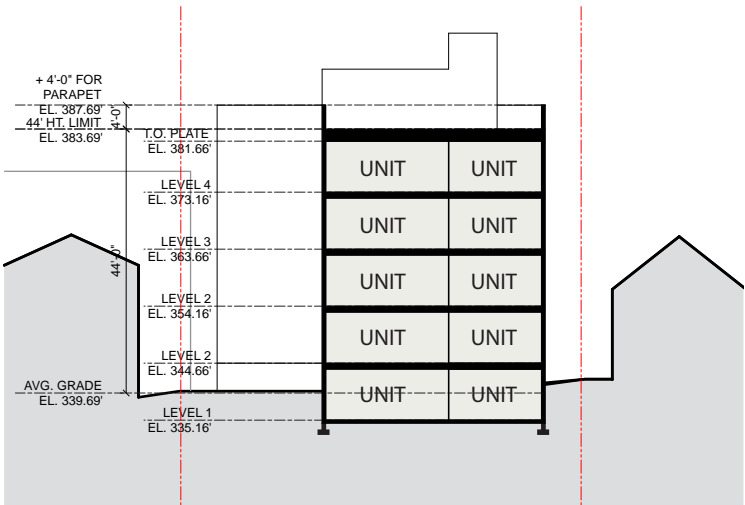
E REPUBLICAN ST.  
**LEVEL ROOF**  
SCALE: 1'-0" = 1/32"

DEPARTURE DIAGRAM

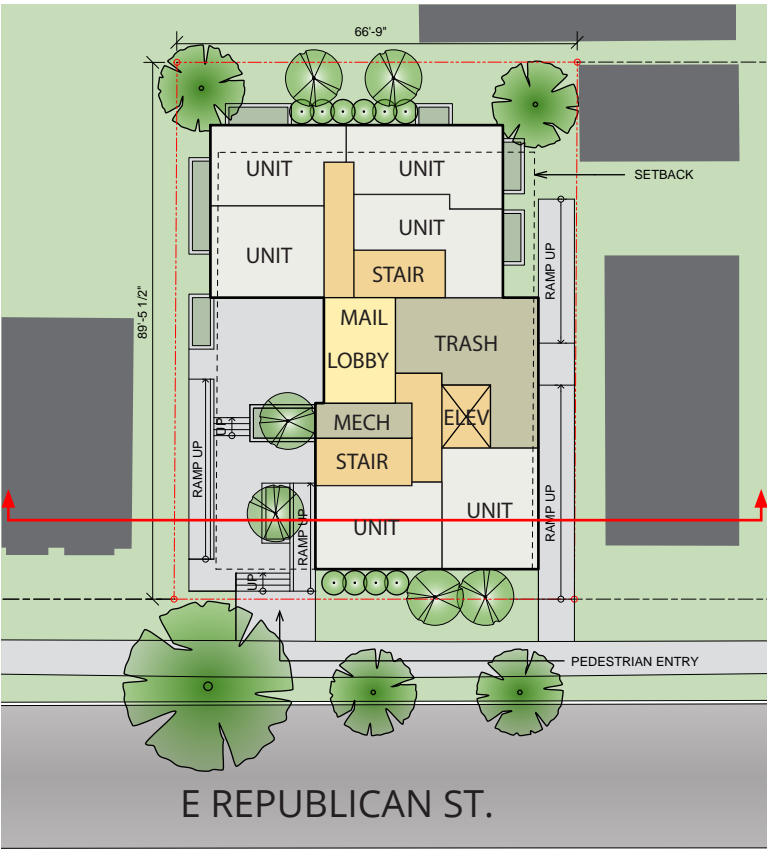
- Building envelope exceeding limit of facade length requirements
- Building envelope encroaching into required setback



- BLDG. SERVICE
- RESIDENTIAL
- CIRCULATION / CORE
- COMMON



**SECTION**  
SCALE: 1'-0" = 1/32"



**SITE PLAN**  
SCALE: 1'-0" = 1/32"  
DIMENSIONS NOT SHOWN FOR CLARITY





1  
E REPUBLICAN ST, LOOKING NE



2  
E REPUBLICAN ST, LOOKING N



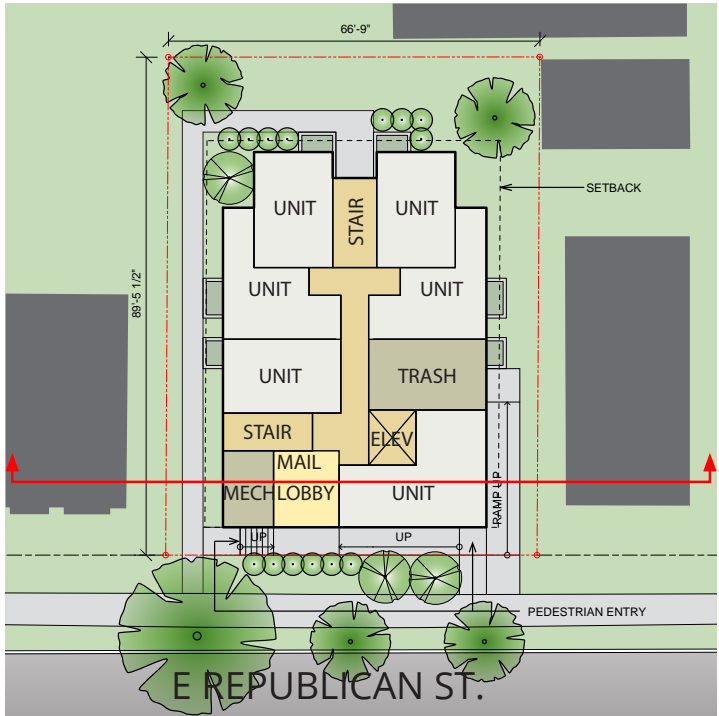
3  
BIRDSEYE PERSPECTIVE ABOVE E REPUBLICAN ST, LOOKING NE



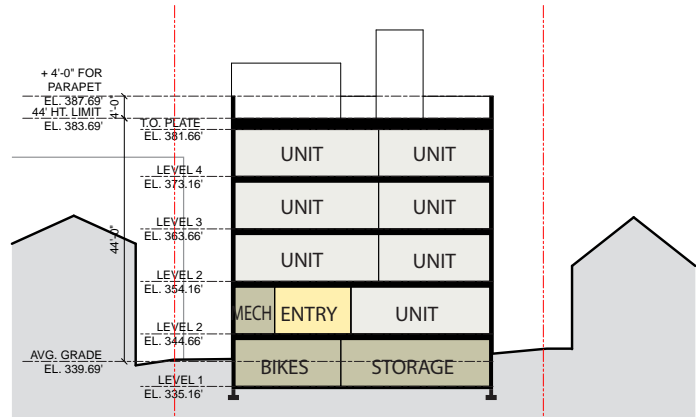
4  
BIRDSEYE PERSPECTIVE ABOVE E REPUBLICAN ST, LOOKING NW



SCHEME A

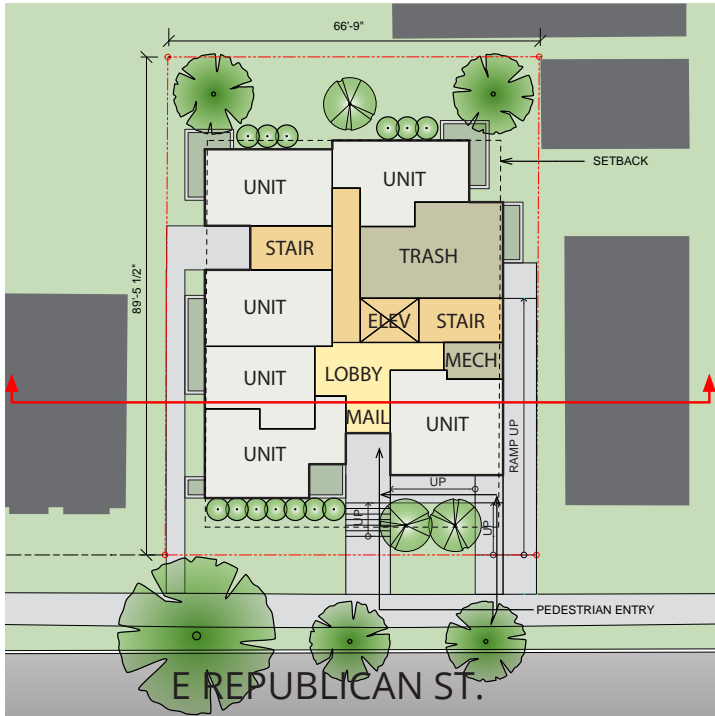


**SITE PLAN**  
SCALE: N.T.S.

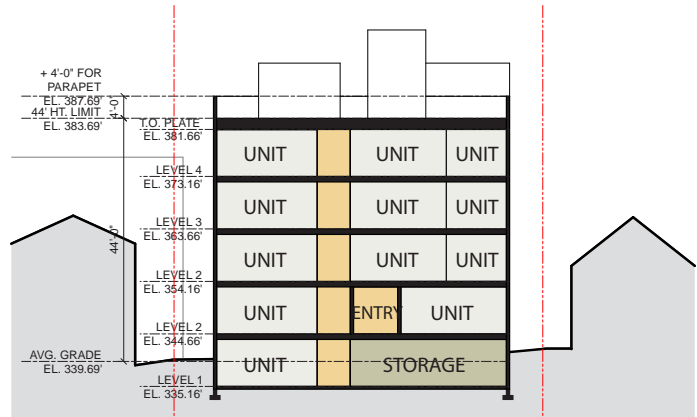


**SECTION**  
SCALE: N.T.S.

SCHEME B

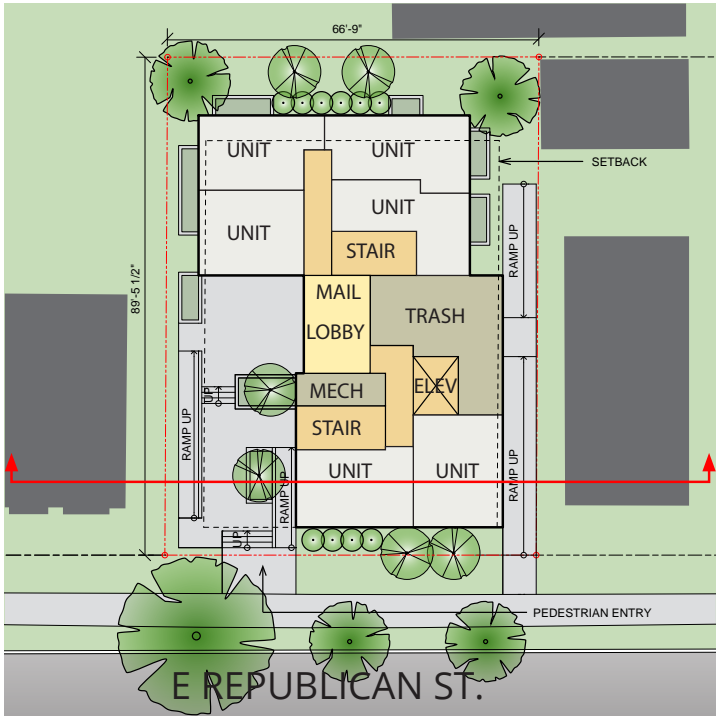


**SITE PLAN**  
SCALE: N.T.S.

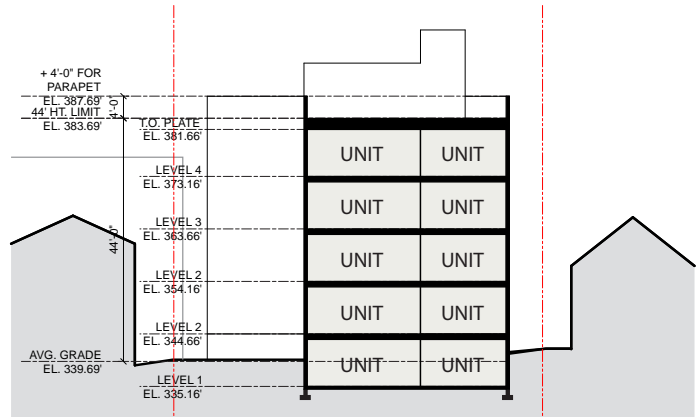


**SECTION**  
SCALE: N.T.S.

SCHEME C (PREFERRED)



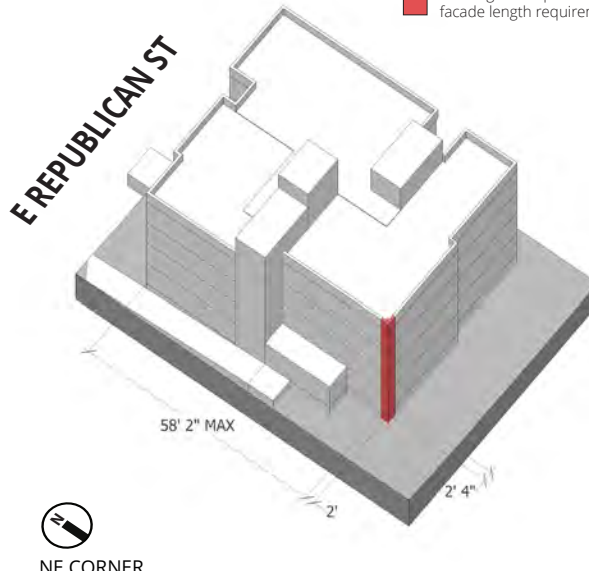
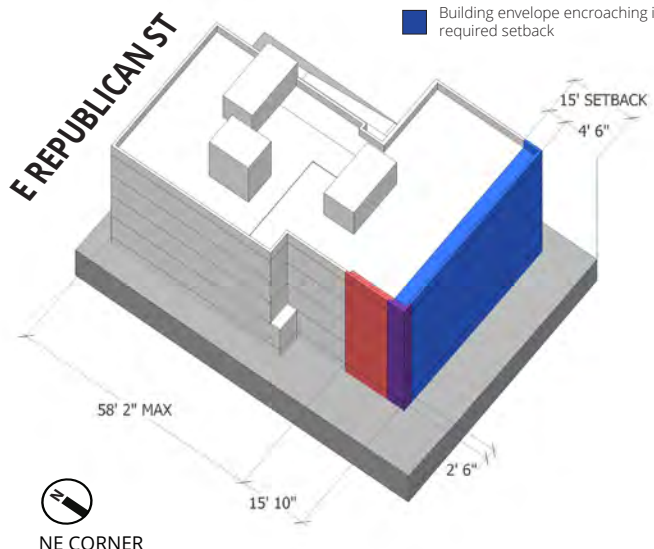
**SITE PLAN**  
SCALE: N.T.S.



**SECTION**  
SCALE: N.T.S.



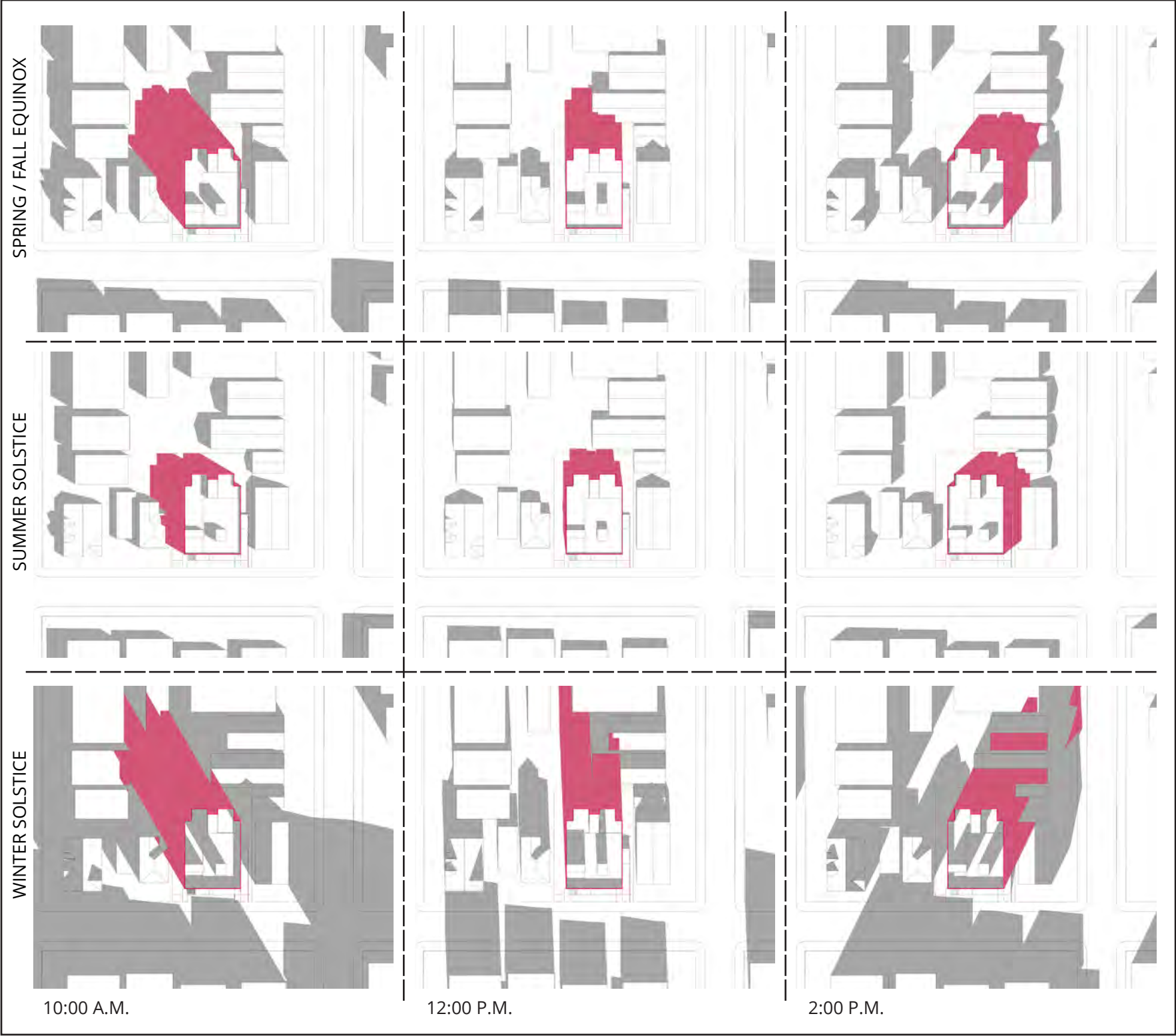
DEPARTURE MATRIX

SCHEME B: SPLIT MASSINGS						
1) SMC 23.45.527.B.1		MAXIMUM FACADE LENGTH IN LOWRISE ZONES			<div>DEPARTURE DIAGRAM</div> <div><div></div>Building envelope exceeding limit of facade length requirements</div> 	
REQUIRED: 65% MAX DEPTH OF LOT LENGTH = 58'-2"						
PROPOSED: 60'-1"						
GUIDELINES & JUSTIFICATION: - DC2/A.2 REDUCING PERCEIVED MASS: The massing is modulated to create variety in the design. - DC2/B.1 FACADE COMPOSITION: The modulation allows the street facing facade to have more variety and compositional interest. The requested departure allows the building mass to be shifted and modulated in this way.						
SCHEME C: COURTYARD						
1) SMC 23.45.527.B.1		MAXIMUM FACADE LENGTH IN LOWRISE ZONES		2) SMC 23.45.518.A	REAR SETBACK	<div>DEPARTURE DIAGRAM</div> <div><div></div>Building envelope exceeding limit of facade length requirements</div> <div><div></div>Building envelope encroaching into required setback</div> 
REQUIRED: 65% MAX DEPTH OF LOT LENGTH = 58'-2"				REQUIRED: 15' MINIMUM		
PROPOSED: 74'-0"				PROPOSED: 10'-5" MIN, 13'-9" AVERAGE		
GUIDELINES & JUSTIFICATION: - DC2/A.2 REDUCING PERCEIVED MASS: By configuring the building into an 'L' shape, the facade has a greatly reduced presence on E Republican Street. The requested façade length departure allows us to shift the bulk of the project off of E. Republican St, opening up a courtyard space as well as pulling the façade along the northeast property line back at the neighboring backyard. - PL2/II PEDESTRIAN OPEN SPACES AND ENTRANCES: The design welcomes residents through a well landscaped entry courtyard and proposes a generous 'deck' at the building entry with a transparent connection to the lobby. - DC3/B.4 MULTIFAMILY OPEN SPACE: The building has been designed to provide a generous entry courtyard, to encourage social interaction and create opportunities for communal activities.				GUIDELINES & JUSTIFICATION: - CS1/C.2: MID-BLOCK SITES: The proposed structure will have minimal frontage along E. Republican St. By allowing a smaller rear setback, the building mass is able to configure itself into a courtyard scheme. - CS2/A.2 ARCHITECTURAL PRESENCE: The area immediately surrounding the project site has a variety of architectural styles & scales. Because the adjacent properties are mostly single family, the design will minimize its scale on the street to the greatest extent possible, roughly matching the setbacks of the houses to the east and west. - PL1/B.1 PEDESTRIAN INFRASTRUCTURE: The building has been designed to provide a generous entry courtyard. This building form allows the structure to have a smaller visual appearance on the street facing facade and accommodates additional residential amenities and landscape opportunities. Throughout Seattle, but on Capitol Hill in particular, there is ample historical precedent for courtyards and open entry spaces similar to this proposal.		



SUN PATH / SHADOW STUDY: SCHEMES A,B AND C

SCHEME A



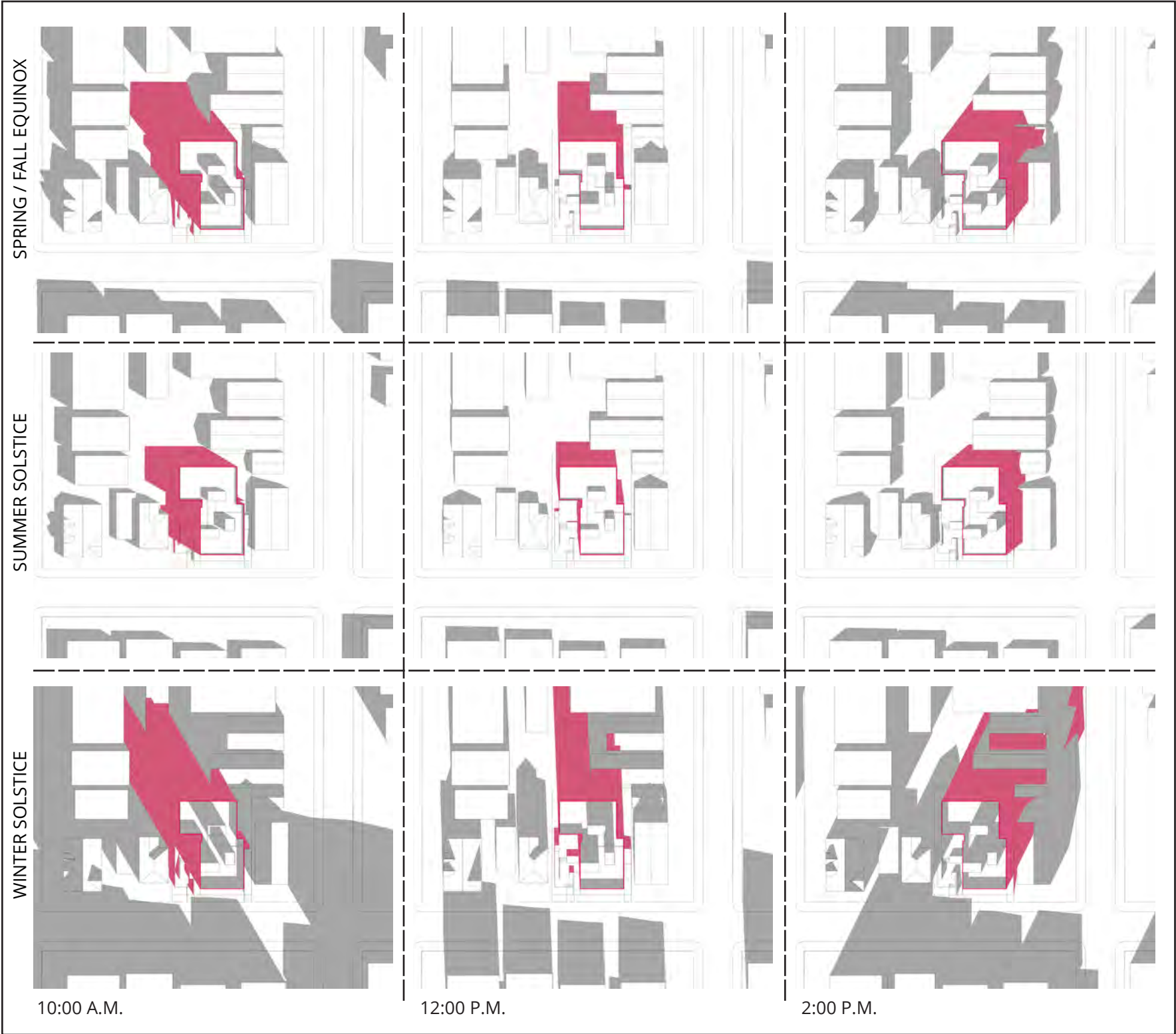
SCHEME B





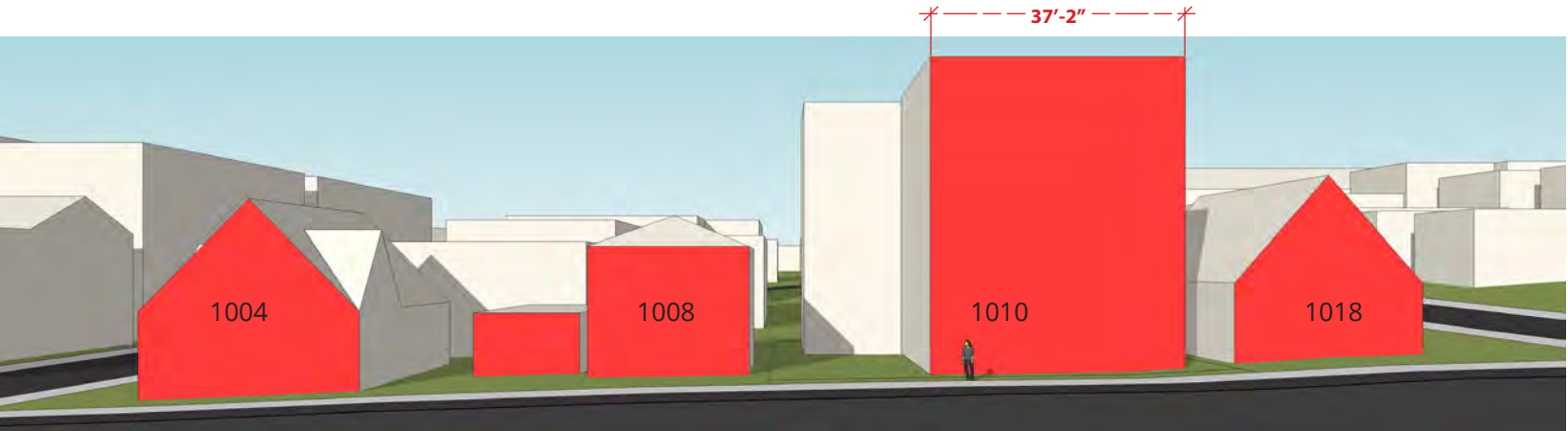


# SCHEME C





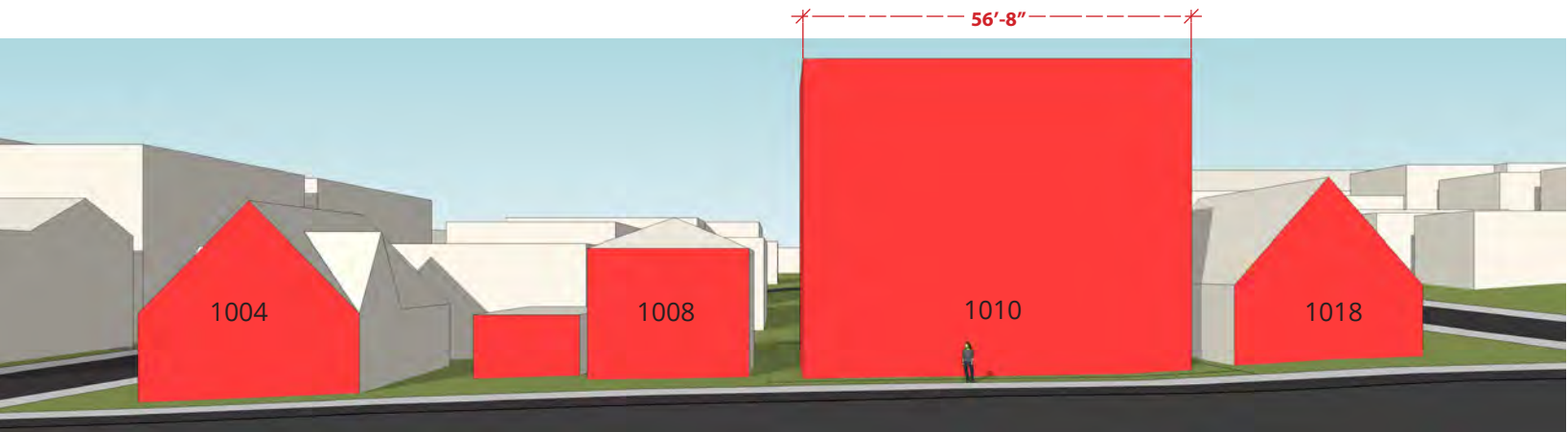
CONCEPT DEVELOPMENT - STREET FACING FACADE



E. REPUBLICAN ST.

PROPOSED MASSING

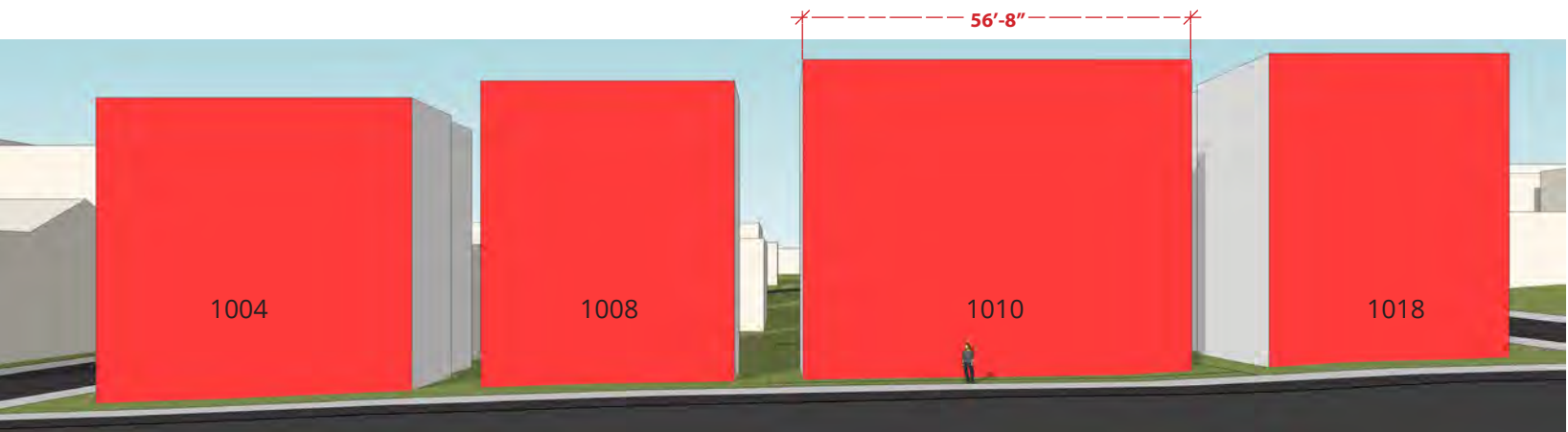
- REDUCES BULK ON STREET FACING FACADE
- PROVIDES AMENITY SPACE
- PROVIDES "BORROWED VIEW" INTO COURTYARD



E. REPUBLICAN ST.

DEVELOPMENT POTENTIAL

- LR3 ZONING IN GROWTH AREA WITH GREEN BUILDING FAR CREDIT (SMC23.45.510.C) AND PARTIALLY BELOW GRADE STORY (SMC 23.45.514.F)



E. REPUBLICAN ST.

ZONING POTENTIAL

- LR3 ZONING IN GROWTH AREA WITH GREEN BUILDING FAR CREDIT (SMC23.45.510.C) AND PARTIALLY BELOW GRADE STORY (SMC 23.45.514.F)

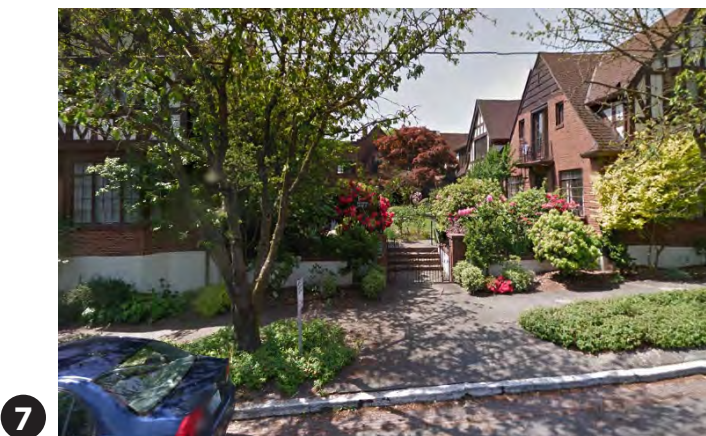
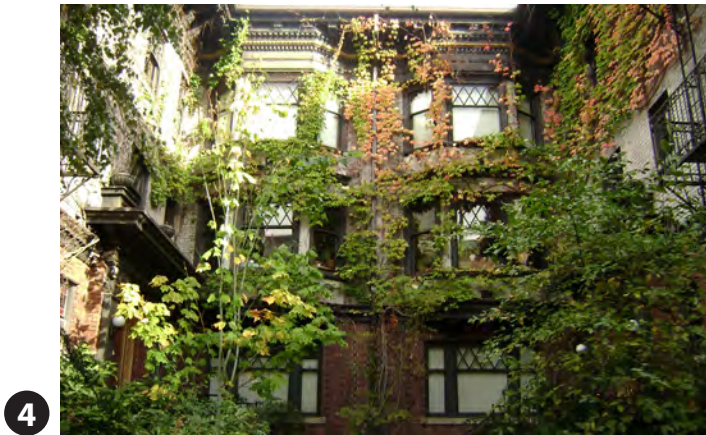
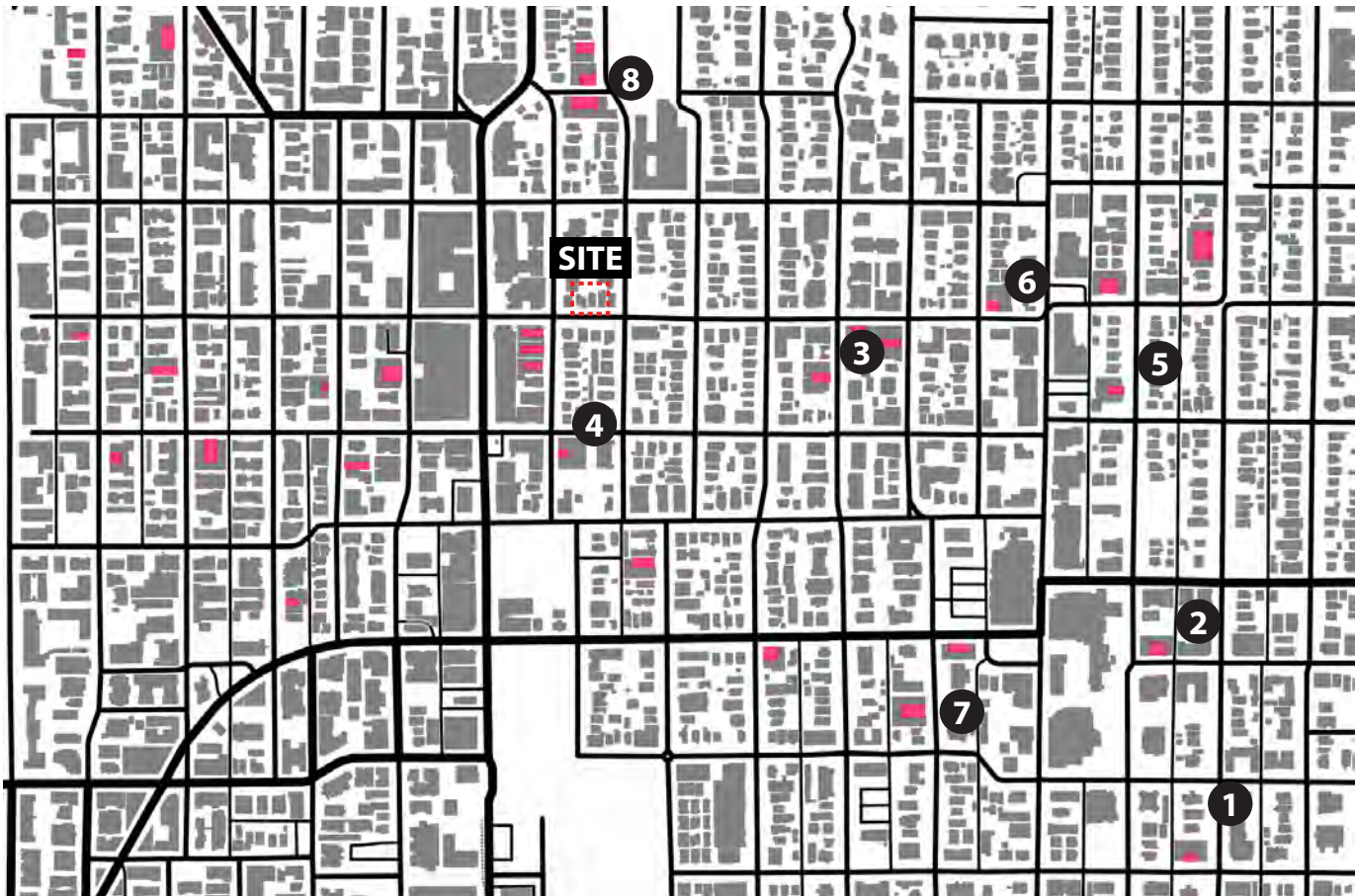


CONCEPT DEVELOPMENT - COURTYARD



CONCEPTUAL VIEW LOOKING INTO COURTYARD FROM E. REPUBLICAN

MAP OF SIMILAR COURTYARDS NEAR PROJECT SITE ■ COURTYARDS / BORROWED VIEWS

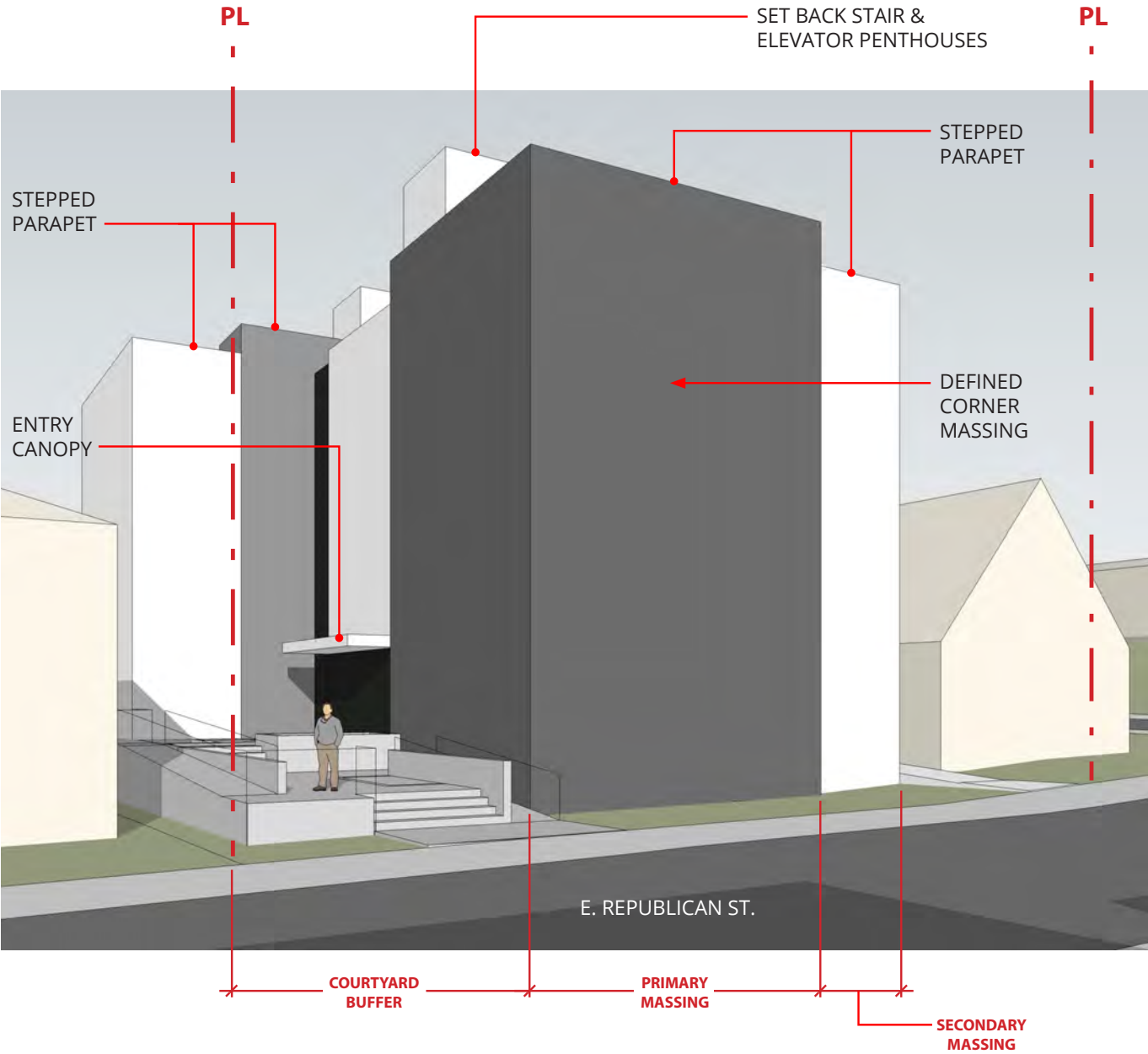
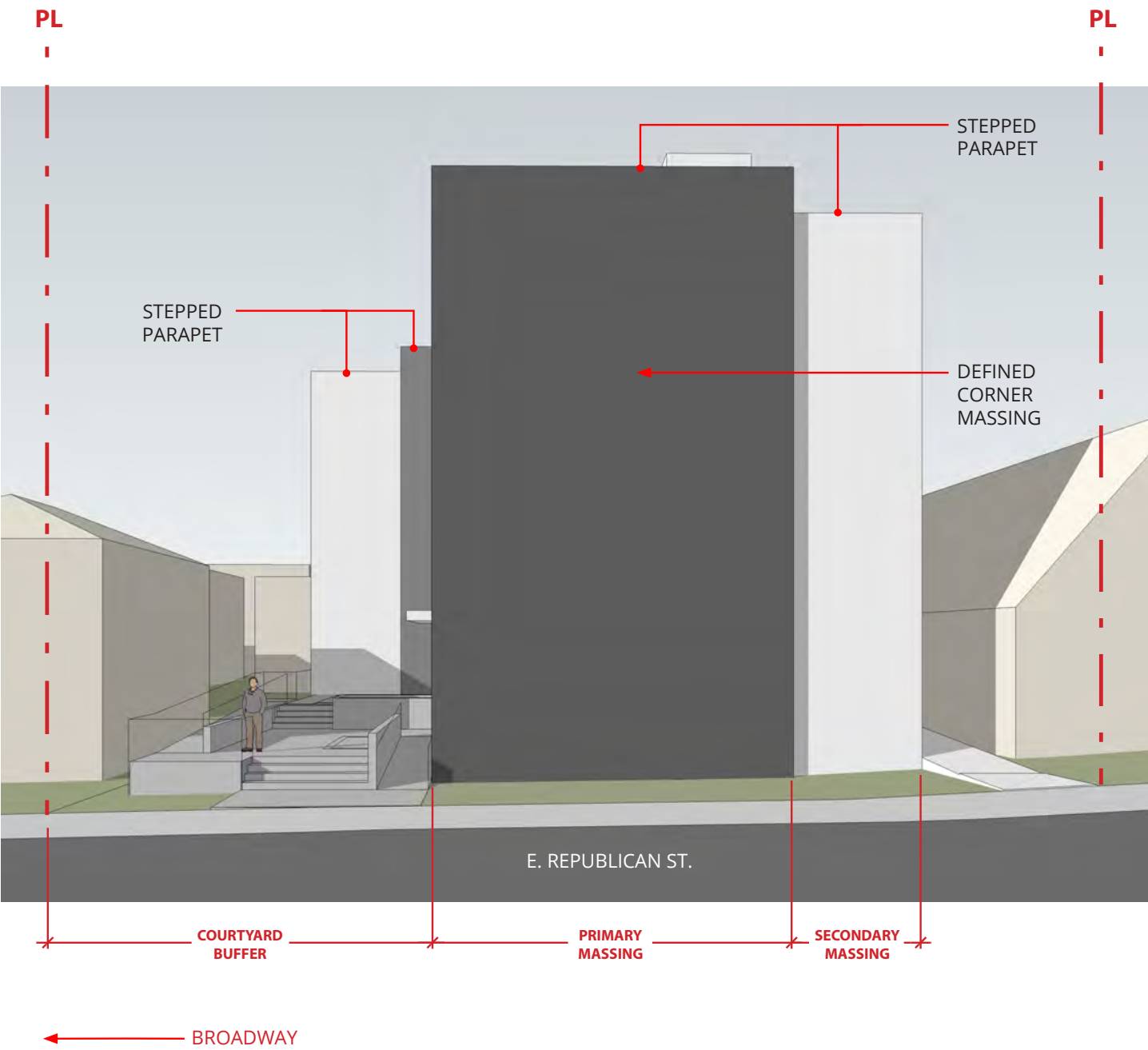




# DESIGN DEVELOPMENT - MASSING ARTICULATION

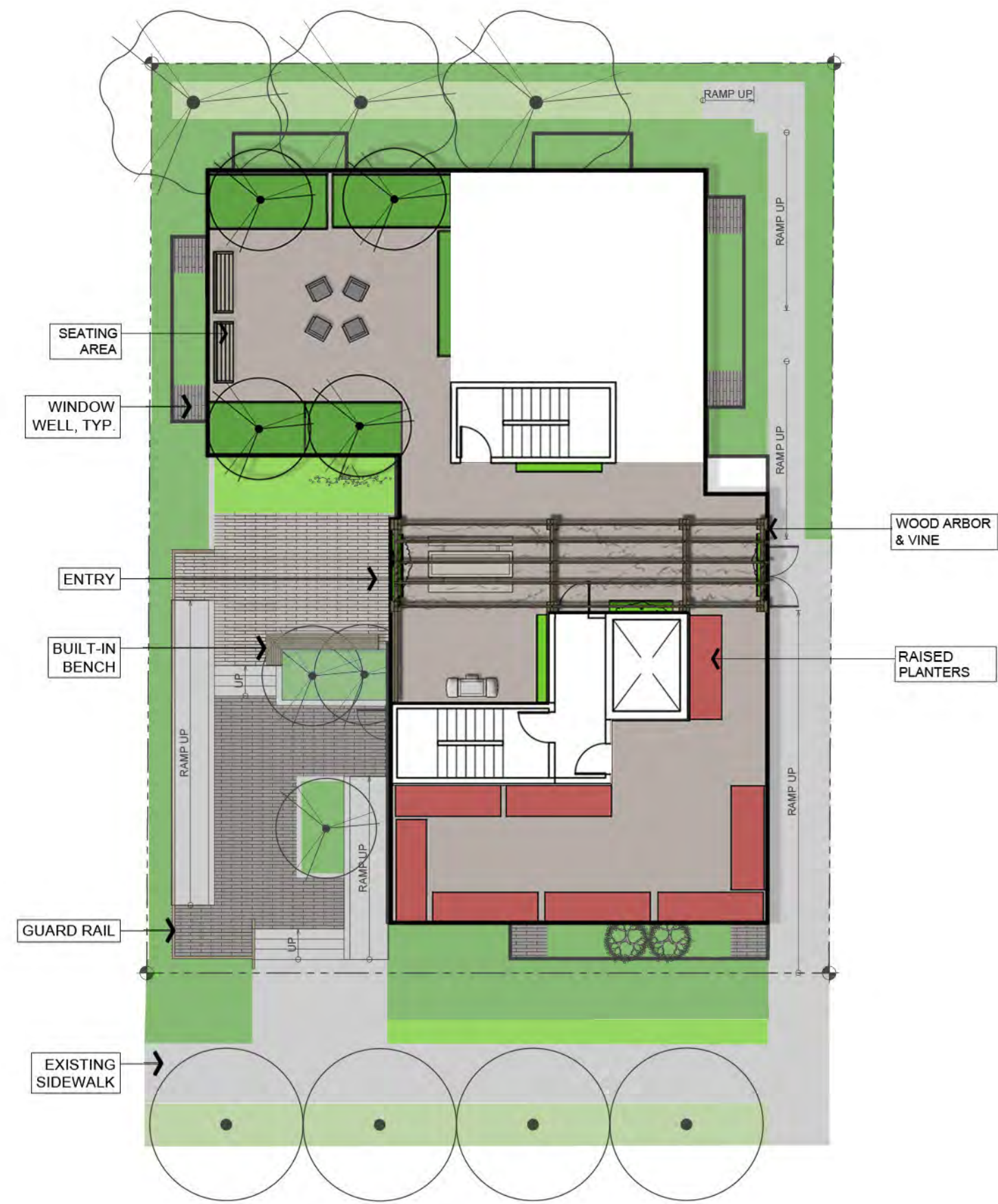
## MASSING STRATEGY

- DEFINED CORNER APPROACHED FROM BROADWAY
- DISTINCT MASSING ELEMENTS REDUCE BULK AND CREATE BUILDING DEFINITION
- MASSING IS GROUNDED AT CORNER AND ANCHORED BY THE COURTYARD
- STEPPED PARAPETS ESTABLISH RHYTHM TO ACCENTUATE MASSING ARTICULATION





LANDSCAPE CONCEPT



SYMBOL	NOTES
	PLANTING <2FEET TALL
	PLANTING >2 FEET TALL
	PLANTING - GROUND COVER
	VEGETATED WALL
	PAVING - NON PERMEABLE PAVERS
	PAVING - PERMEABLE PAVERS
	PAVING - CONCRETE
	PLANTING

TREES	BOTANICAL NAME
	Acer circinatum 'Pacific Fire'
	Acer griseum
	Cornus kousa 'Eddie's White Wonder'
	Fagus sylvatica 'Dawyck'
VINE/ESPALIER	BOTANICAL NAME
	Passiflora caerulea 'Blue Crown'
	Wisteria macrostachya 'Aunt Dee'







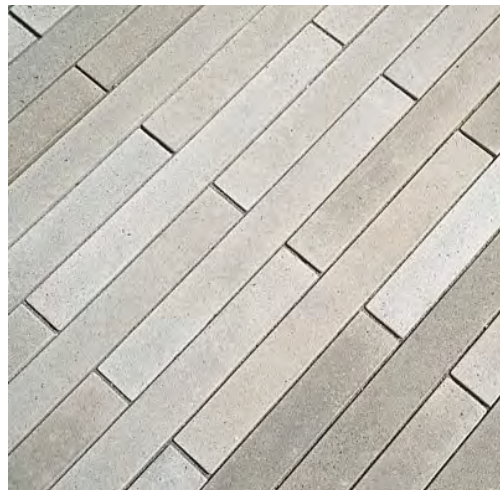
## LANDSCAPE ELEMENTS

(left to right)

1. Acer Circinatum 'Pacific Fire'
2. Juncus Effusus 'Quartz Creek'
3. Cornus Kousa 'Eddies White Wonder'
4. Roof decking



1. Acer Griseum 'Paper Bark Maple'
2. Arctostaphylos uva-ursi 'Wood's Compacta'
3. Rubus Idaeus 'Raspberry Shortcake'
4. Roof Trellis



1. Fagus Sylvatica 'Dawyck Purple'
2. Black Mondo Grass
3. Wisteria Macrostachya 'Aunt Dee'
4. Narrow modular paver (permeable)







RECENT WORK



5902 22ND AVE NW



116 13TH AVE E



225 27TH AVE E



1806 23RD AVE



1728 12TH AVE



2418 NW 58TH ST



200 10TH AVE E