

#3018148

1010 E Republican St **RECOMMENDATION MEETING**

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

INDEX

| | |
|-------|---------------------|
| 1 | VICINITY ANALYSIS |
| 2-3 | SITE ANALYSIS |
| 4-5 | SURVEY |
| 6-7 | EDG SUMMARY |
| 8-9 | RENDERINGS |
| 10-11 | COURTYARD VIGNETTES |
| 12-13 | PLANS |
| 14-17 | ELEVATIONS |
| 18-19 | SECTIONS |
| 20-21 | LANDSCAPE PLAN |
| 22-23 | TECHNICAL LANDSCAPE |
| 24 | LIGHTING PLAN |
| 26 | WINDOW STUDY |
| 27 | SHADOW |
| 28-29 | DESIGN GUIDELINES |
| 30 | ZONING ANALYSIS |
| 31 | DEPARTURES |
| 32 | RECENT WORKS |

PROJECT DETAILS

| | |
|-----------|---|
| ADDRESS | 1010-1014 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 |
| ARCHITECT | S+H WORKS, LLC |
| SURVEYOR | EMERALD LAND SURVEYING |
| LANDSCAPE | VIREO DESIGN STUDIO, LLC |

DEVELOPMENT OBJECTIVES

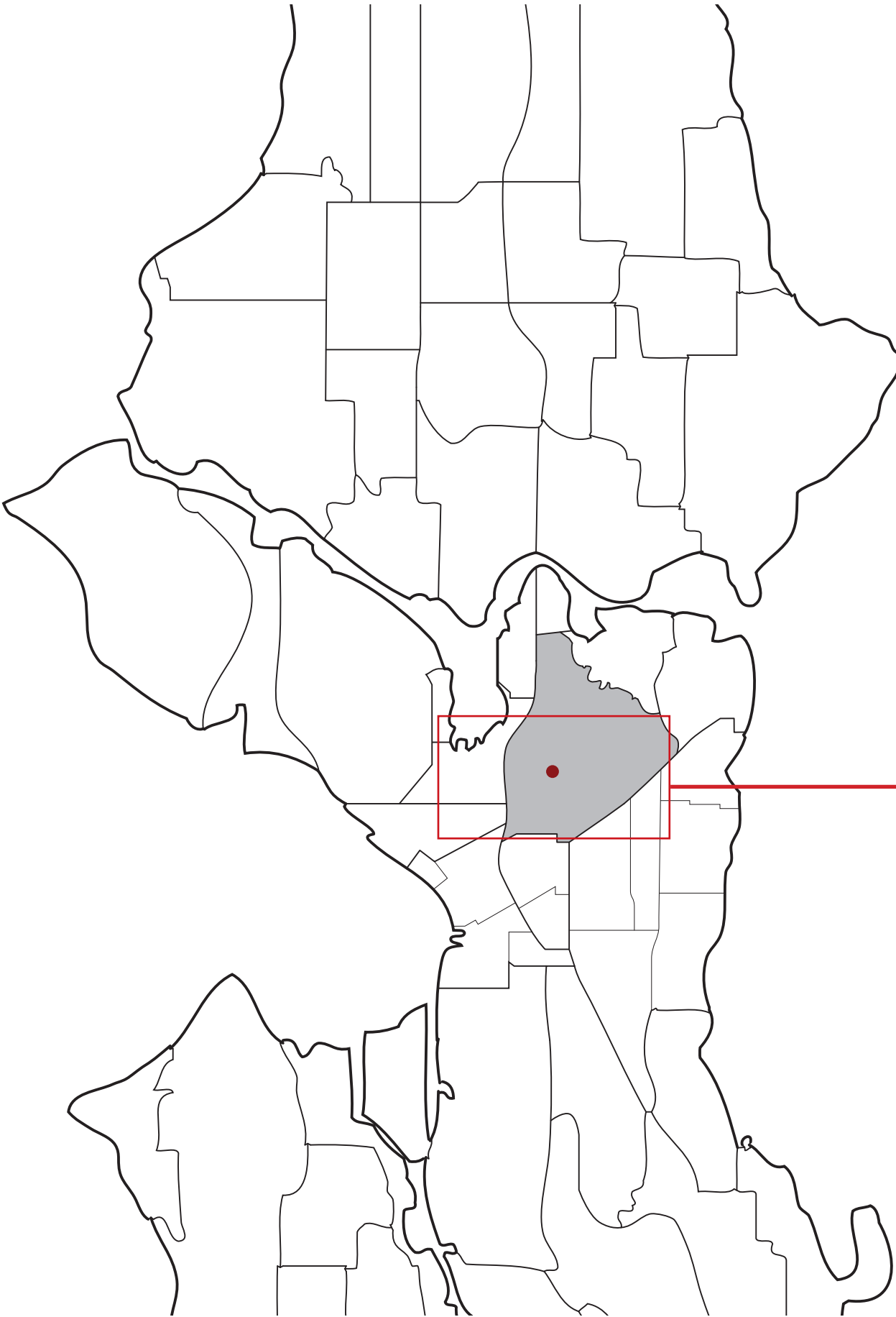
THE PROPOSED DEVELOPMENT IS A 4 STORY + BASEMENT APARTMENT BUILDING CONTAINING 36 RESIDENTIAL UNITS. NO PARKING IS REQUIRED OR PROPOSED.

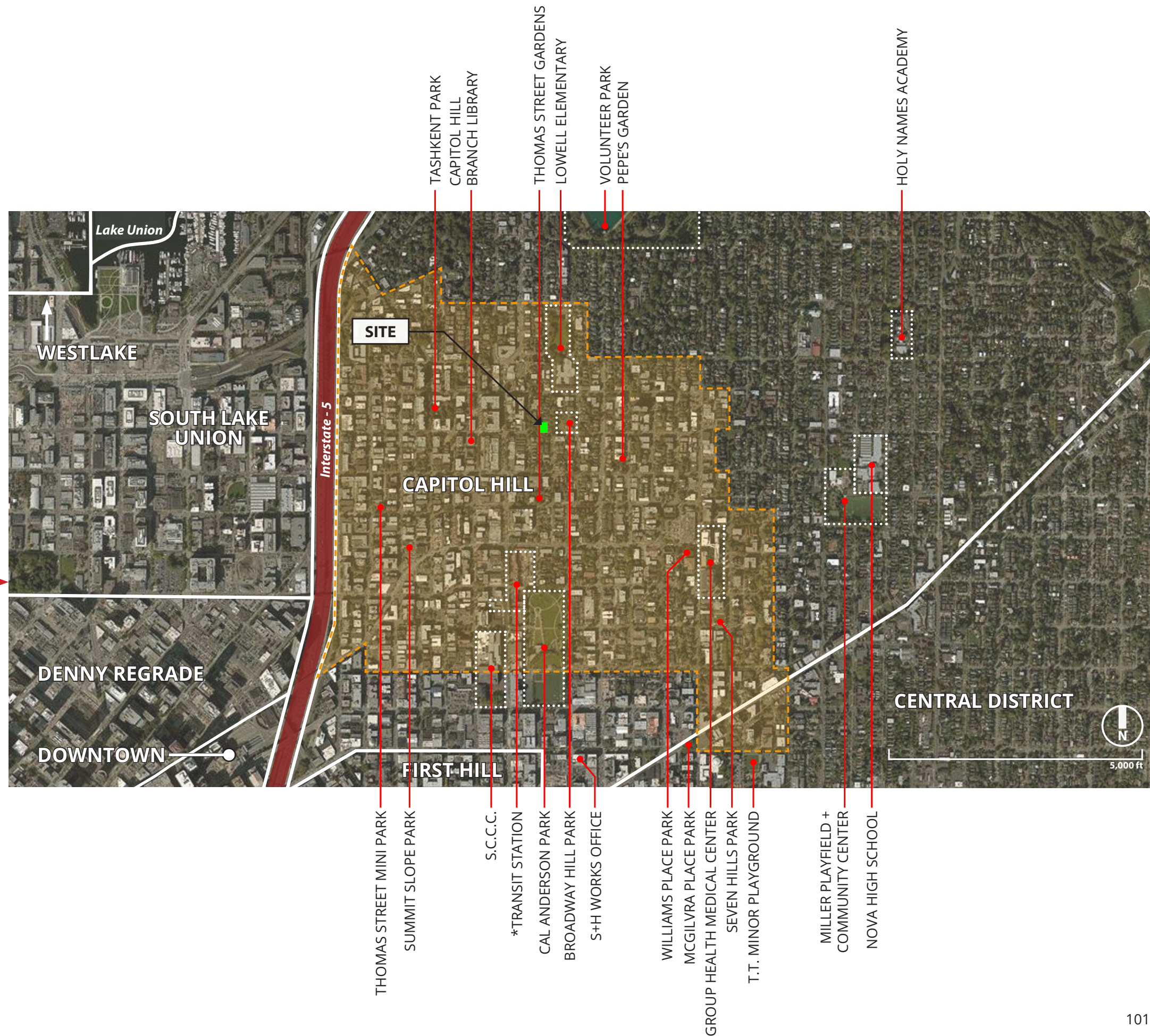
PROJECT GOALS

- DESIGN A PROJECT THAT RESPECTS THE COMMERCIAL AND RESIDENTIAL 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 THE 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.

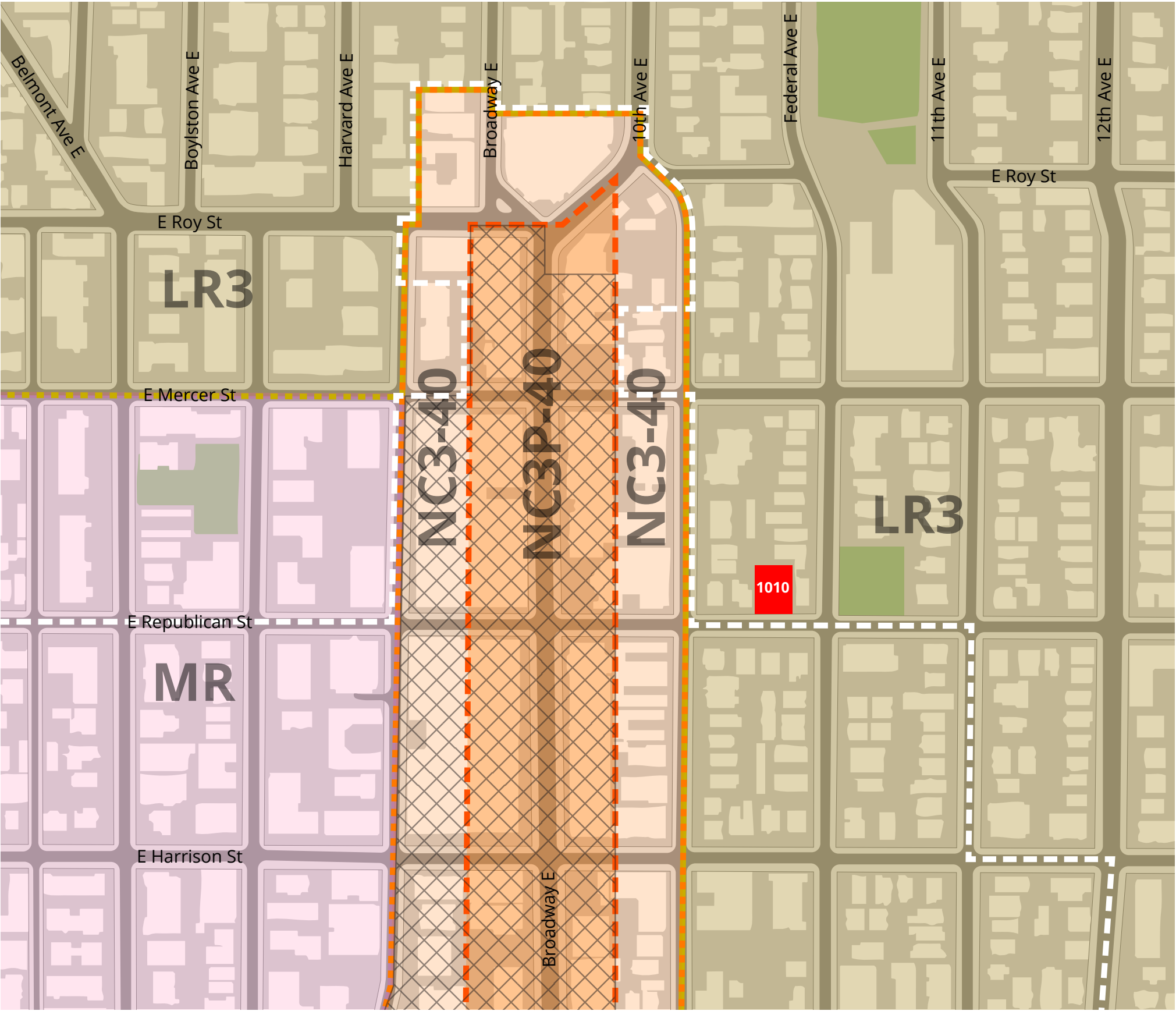
ADJACENCIES

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
- City Owned Bike Racks

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

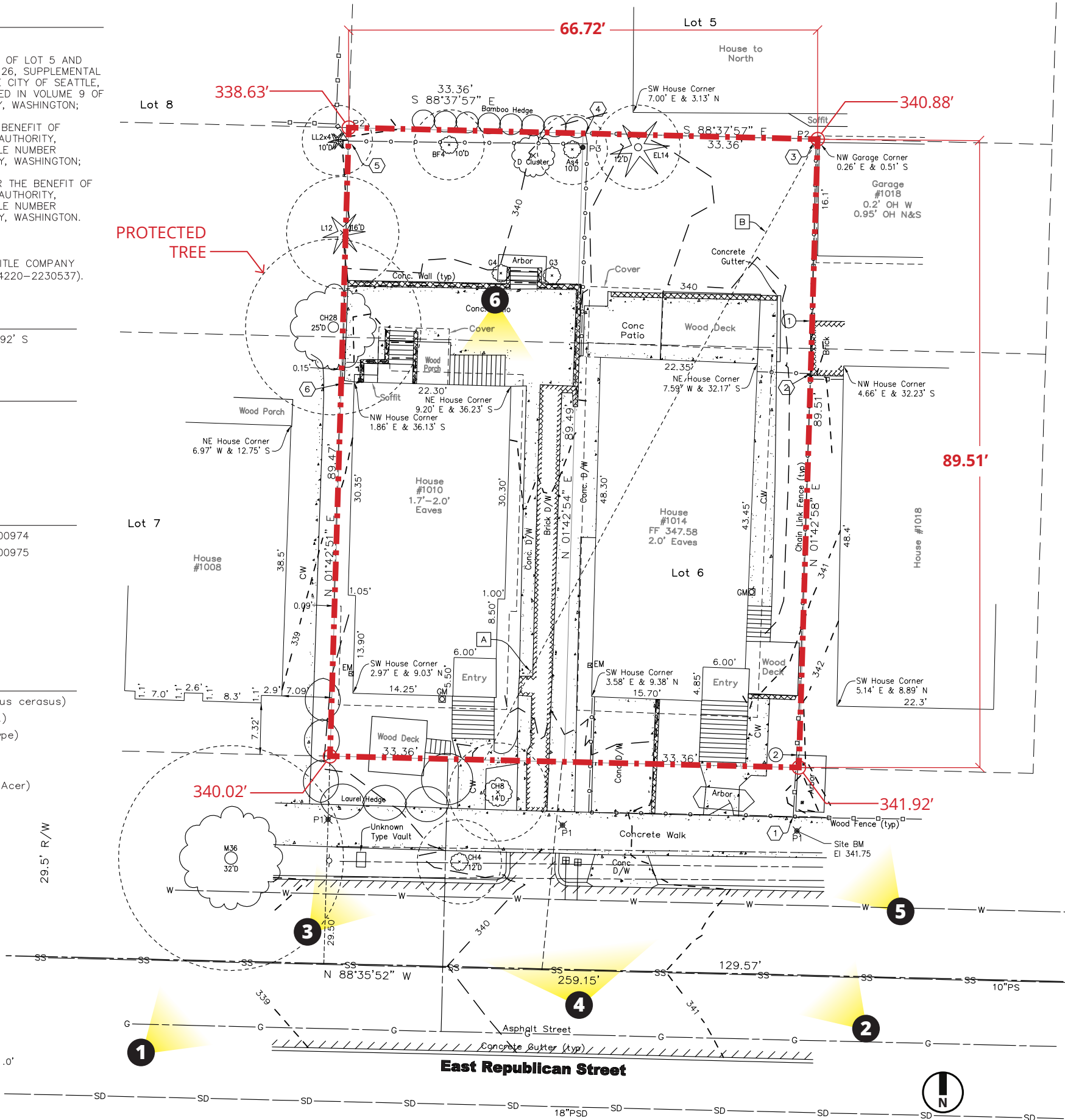
- 1 Fence Corner, 0.58' W & 6.97' S
- 2 Fence Corner, 0.02' W & 33.44' S
- 3 Fence Corner, 0.19' W & 0.05' S
- 4 Fence Corner, 0.33' E & 0.02' N
- 5 Fence Corner, 1.92' S
- 6 Fence Corner, 0.19' E & 36.41' S

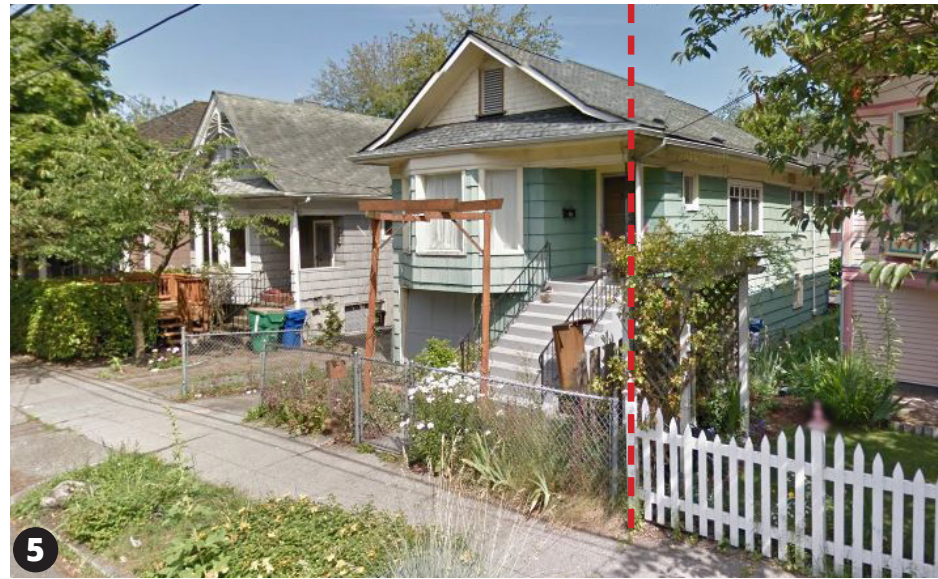
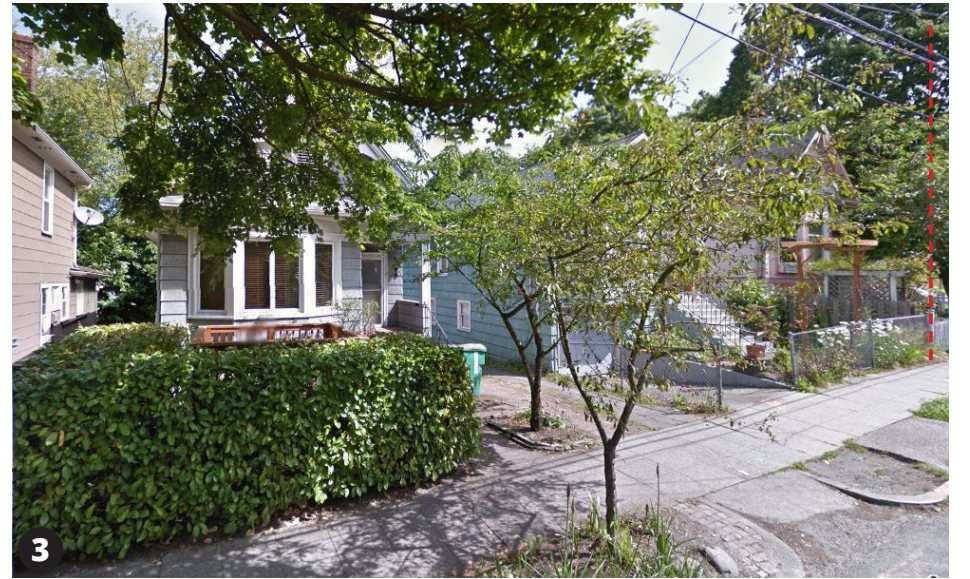
EASEMENTS

- 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)

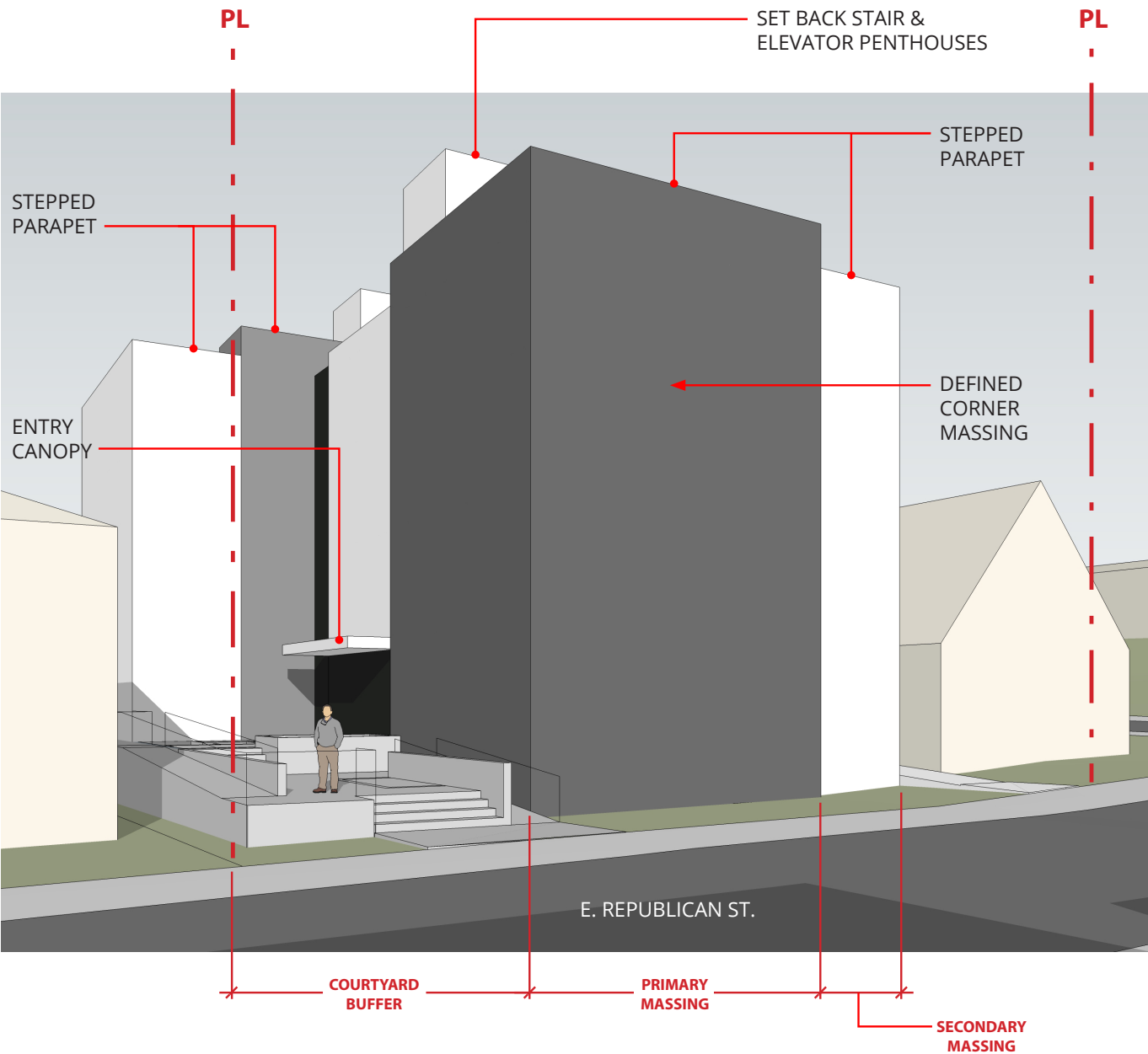
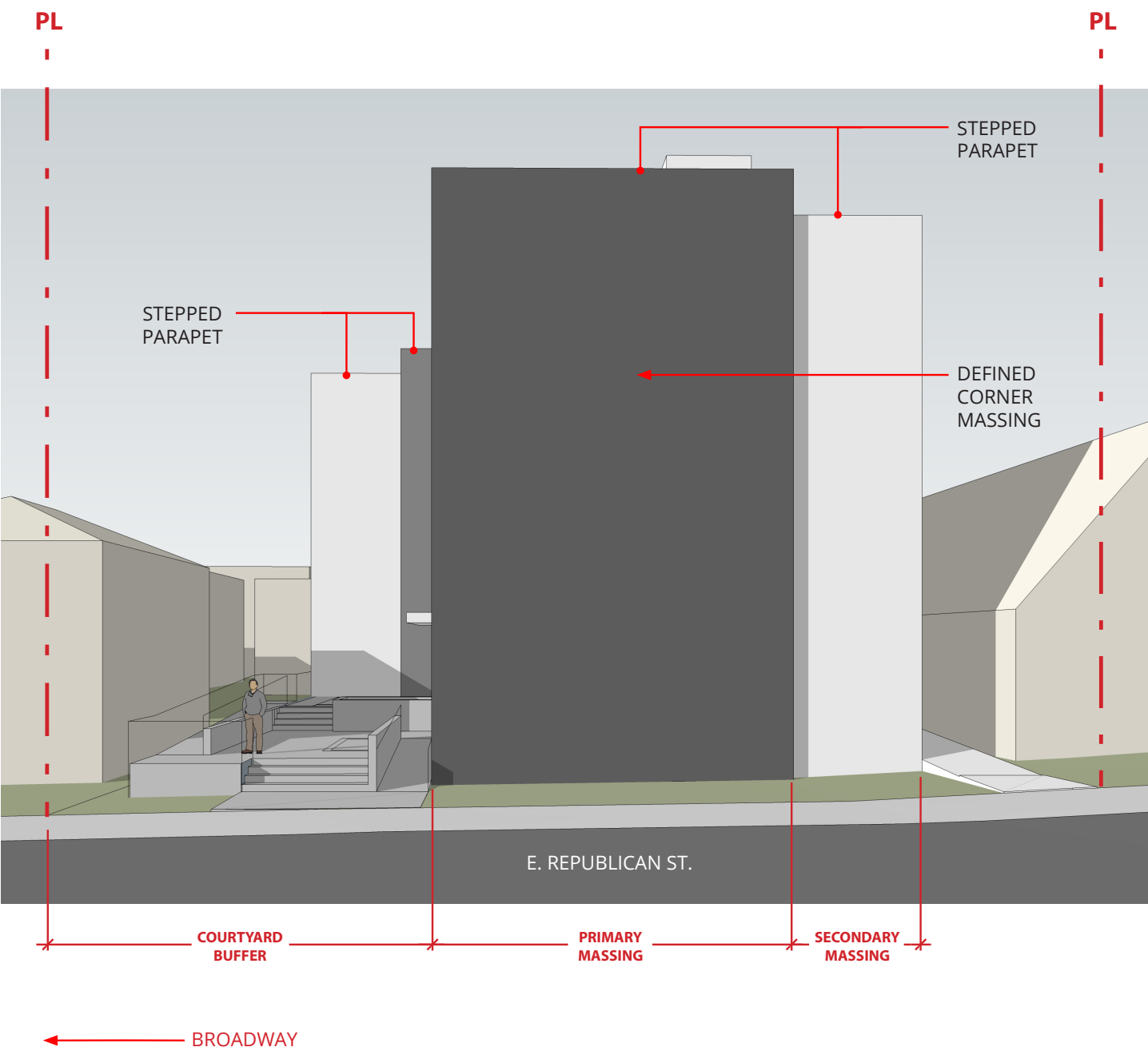




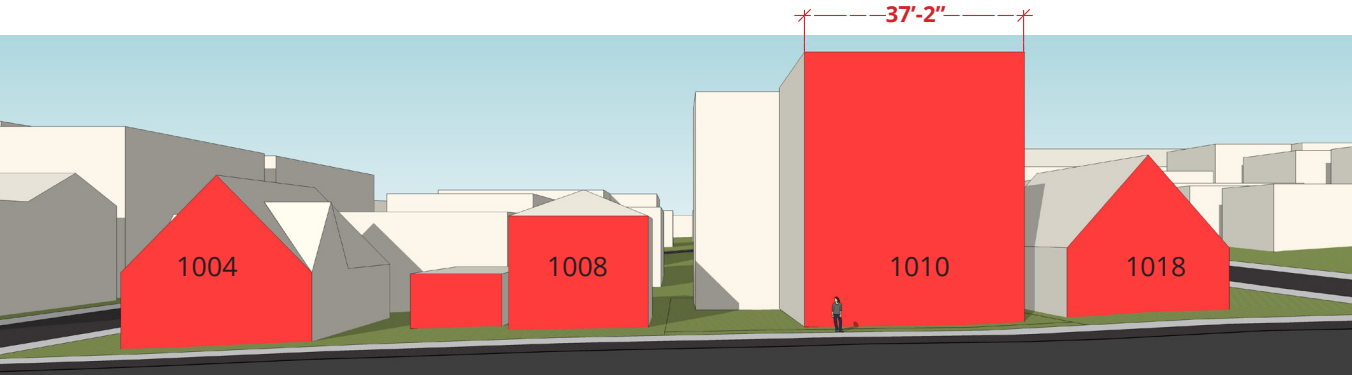
EDG - DESIGN DEVELOPMENT - MASSING ARTICULATION

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



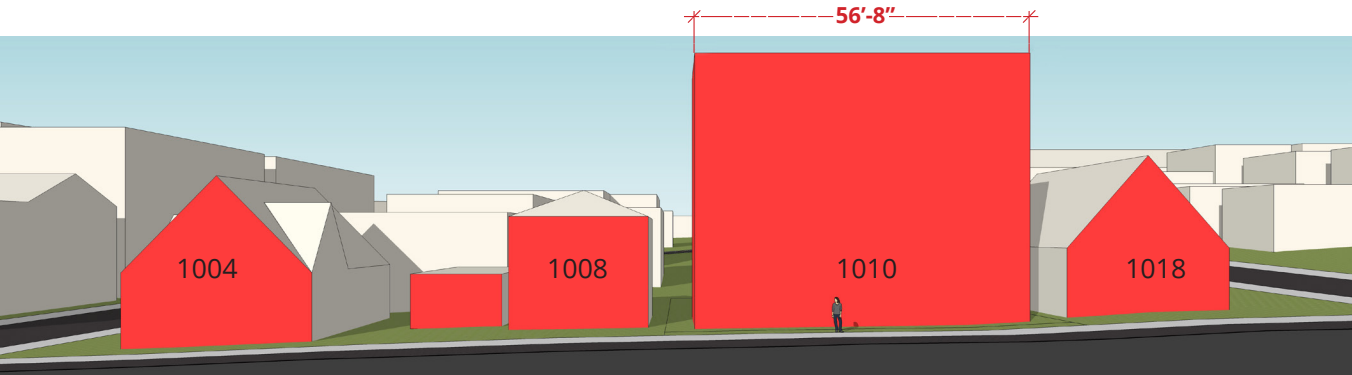
EDG - CONCEPT DEVELOPMENT - STREET FACING FACADE



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)



EDG CONCEPT IMAGE / RENDERING

VIEW FROM SOUTHWEST



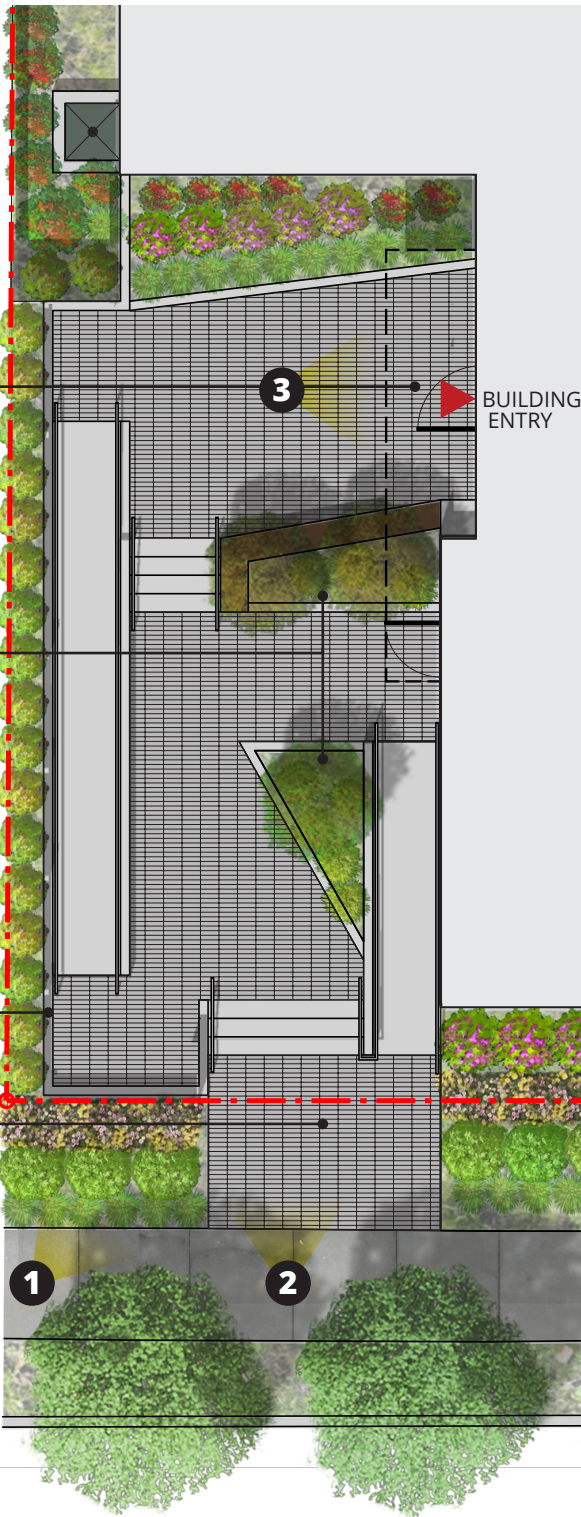
VIEW FROM SOUTHEAST



COURTYARD VIGNETTE



- DC4** PRIMARY ENTRY, METAL CANOPY ABOVE
- PL2/PL3/DC4** LARGE WINDOWS FACING STREET
- PL2/PL3** CONCRETE PLANTER
- PL2** HORIZONTAL BOARD FORM
- PL2/PL3** WELL LANDSCAPED RIGHT OF WAY
- PL2/PL3/DC4** CEDAR PRIVACY FENCING
- PL2/PL3** PERVIOUS PAVING
- PL2** ADDRESS NUMBERS



- 1** COURTYARD, VIEW FROM STREET
 - LARGE WINDOWS PROVIDE SECURITY
 - AMPLE LANDSCAPING AT RIGHT OF WAY
 - NO VENTING OR BLANK WALLS FACING STREET
 - A VARIETY OF TEXTURES AND COLORS DRAW THE EYE TOWARD THE COURTYARD AREA AND ENTRY



- 2** COURTYARD, INTERIOR VIEW
- 'BORROWED' VIEW CONNECTS SIDEWALK TO SITE
 - RAISED LEVEL CREATES SEMI-PRIVATE SPACE
 - COURTYARD PROVIDES USEFUL GROUND LEVEL AMENITY SPACE



- 3** MAIN ENTRY VIEW
- 'FRONT PORCH' LIKE QUALITY
 - ENSEMBLE OF ELEMENTS MARKS THE ENTRY
 - TRANSPARENT YET PROTECTED BUILDING ACCESS

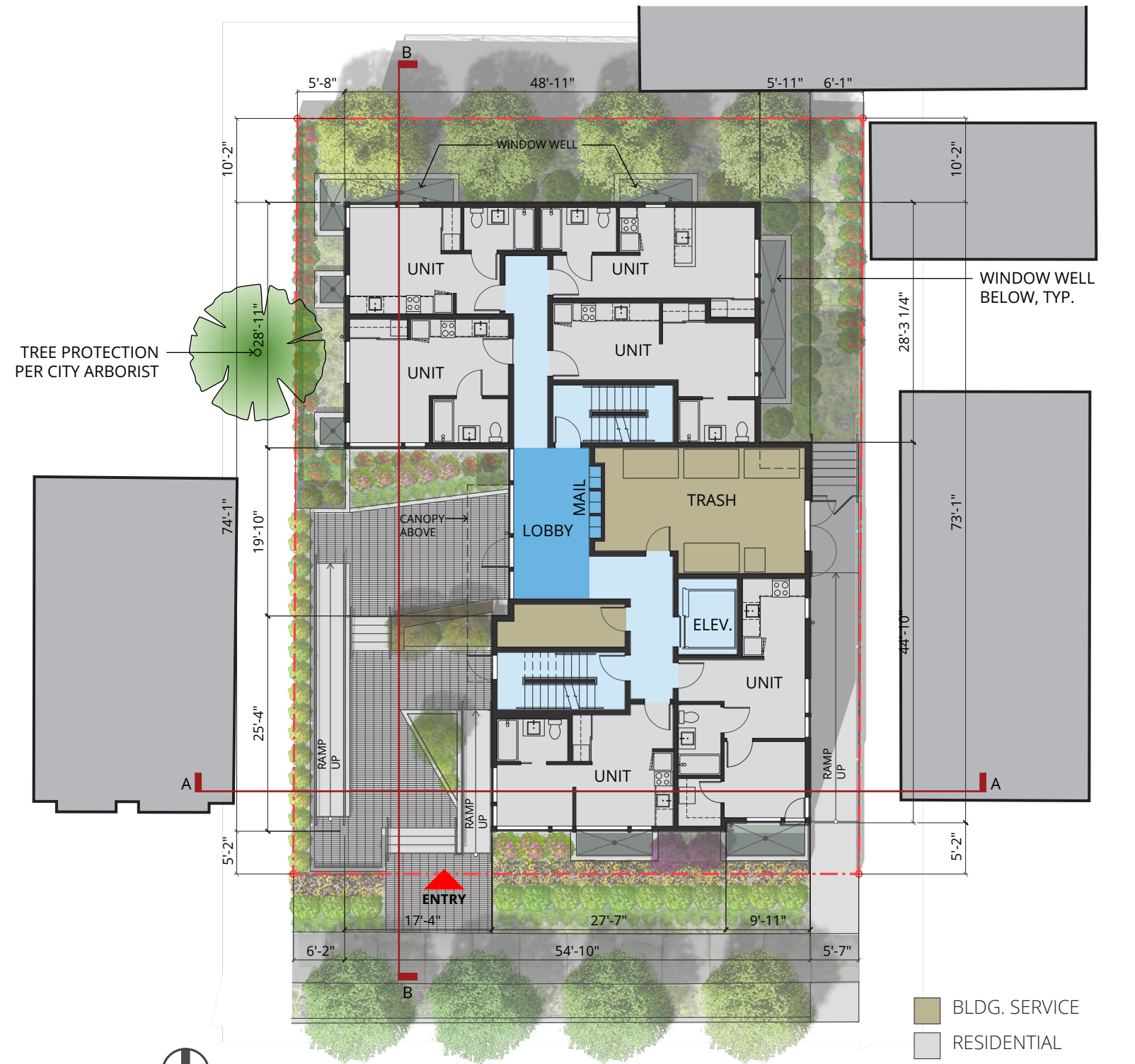
BASEMENT



E REPUBLICAN ST

SCALE: 1'-0" = 1/16"

LEVEL 1 - SITE COMPOSITE

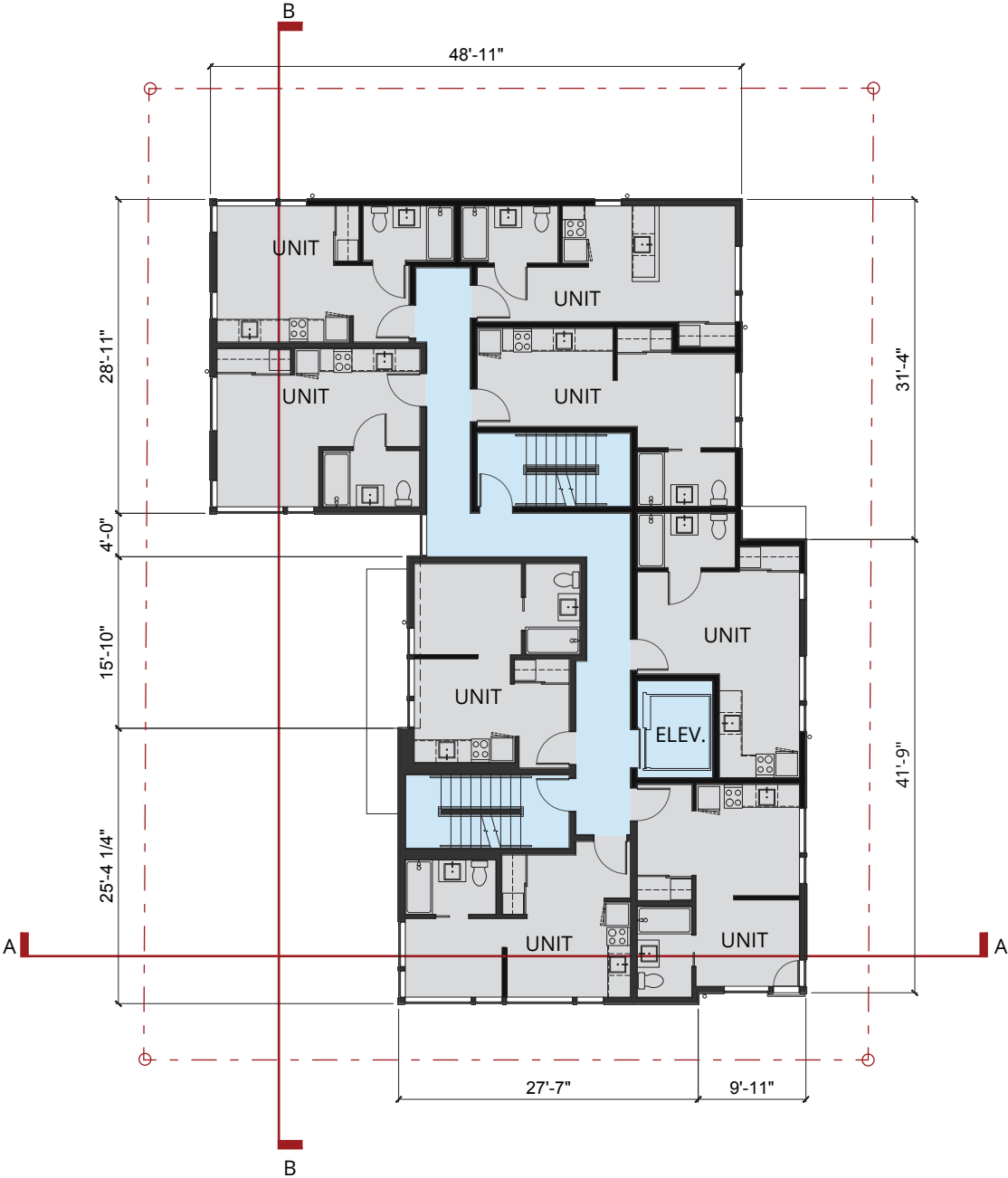


E REPUBLICAN ST

SCALE: 1'-0" = 1/16"

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

LEVEL 2-4



SCALE: 1'-0" = 1/16"

E REPUBLICAN ST

ROOF



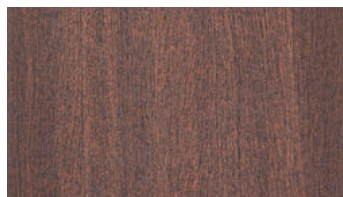
SCALE: 1'-0" = 1/16"

E REPUBLICAN ST

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

EAST ELEVATION

SCALE: 1'-0" = 3/32"



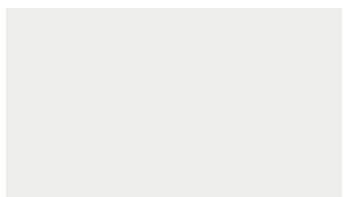
WOOD VENEER SIDING, 'PARKLEX ANTRA'



BOARD FORM CONCRETE



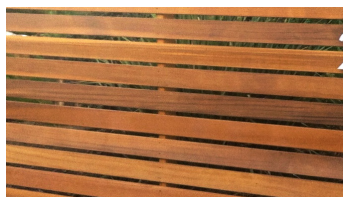
EXPOSED CONCRETE UNPAINTED



FIBER CEMENT PANELS, 'CHANTILLY LACE'



METAL GUARDRAIL, GALVALUME FINISH



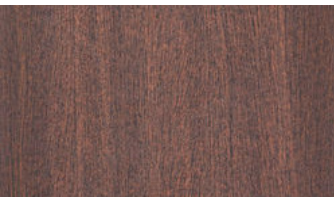
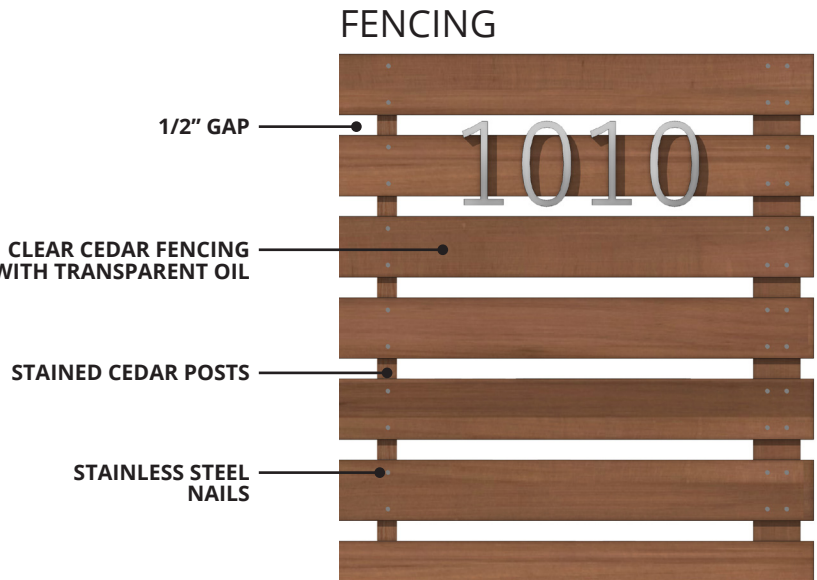
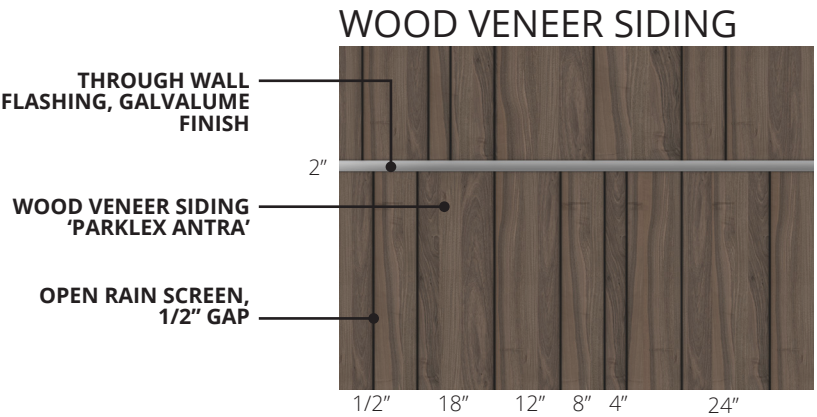
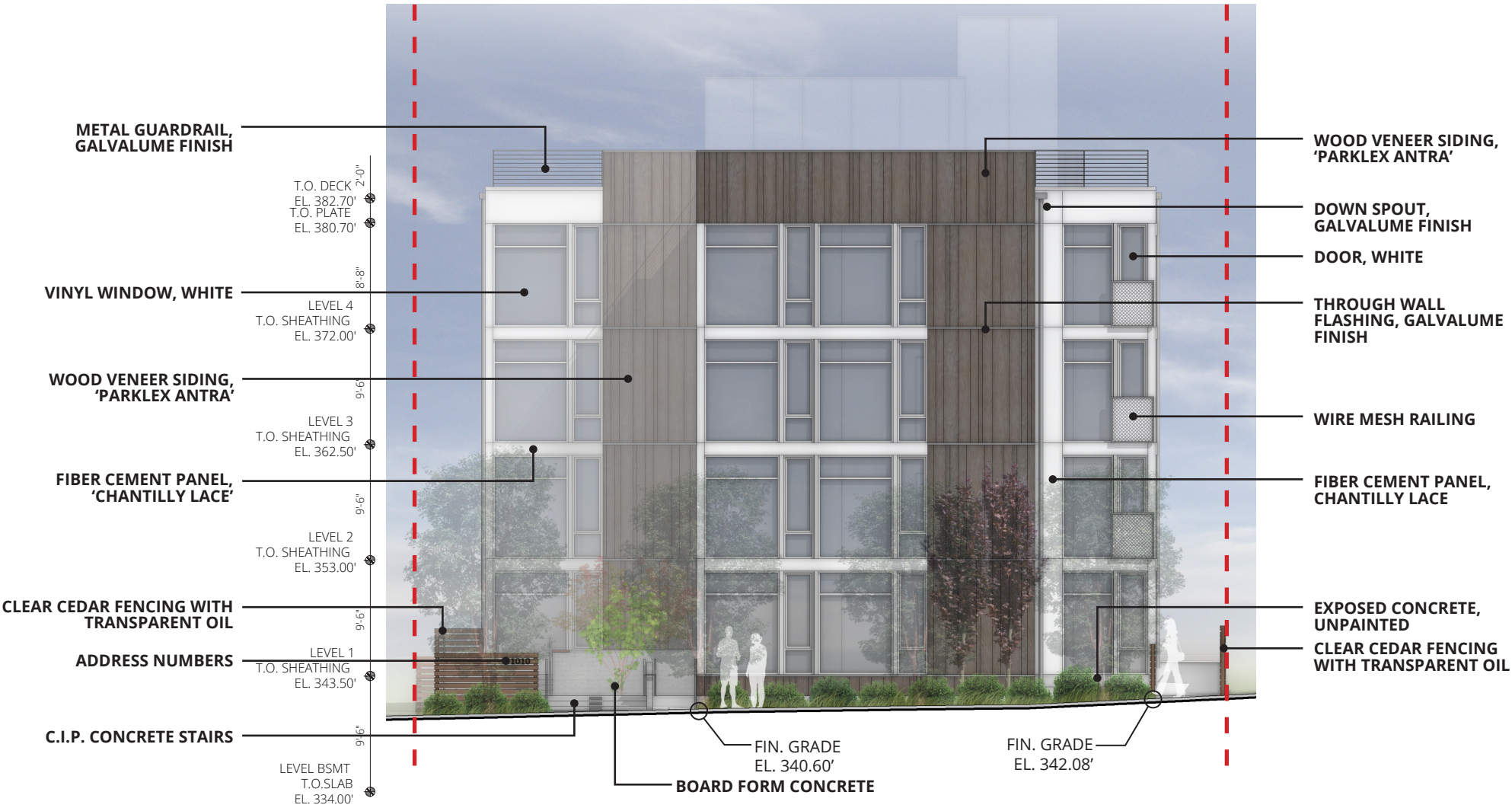
CLEAR CEDAR FENCING, WITH TRANSPARENT OIL



WIRE MESH RAILING

SOUTH ELEVATION (E REPUBLICAN ST)

SCALE: 1'-0" = 3/32"



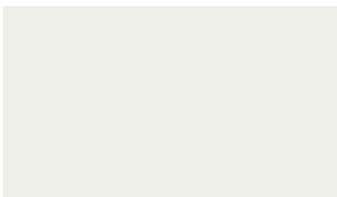
WOOD VENEER SIDING, 'PARKLEX ANTRA'



BOARD FORM CONCRETE



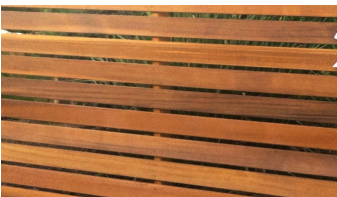
EXPOSED CONCRETE UNPAINTED



FIBER CEMENT PANELS, 'CHANTILLY LACE'



METAL GUARDRAIL, GALVALUME FINISH



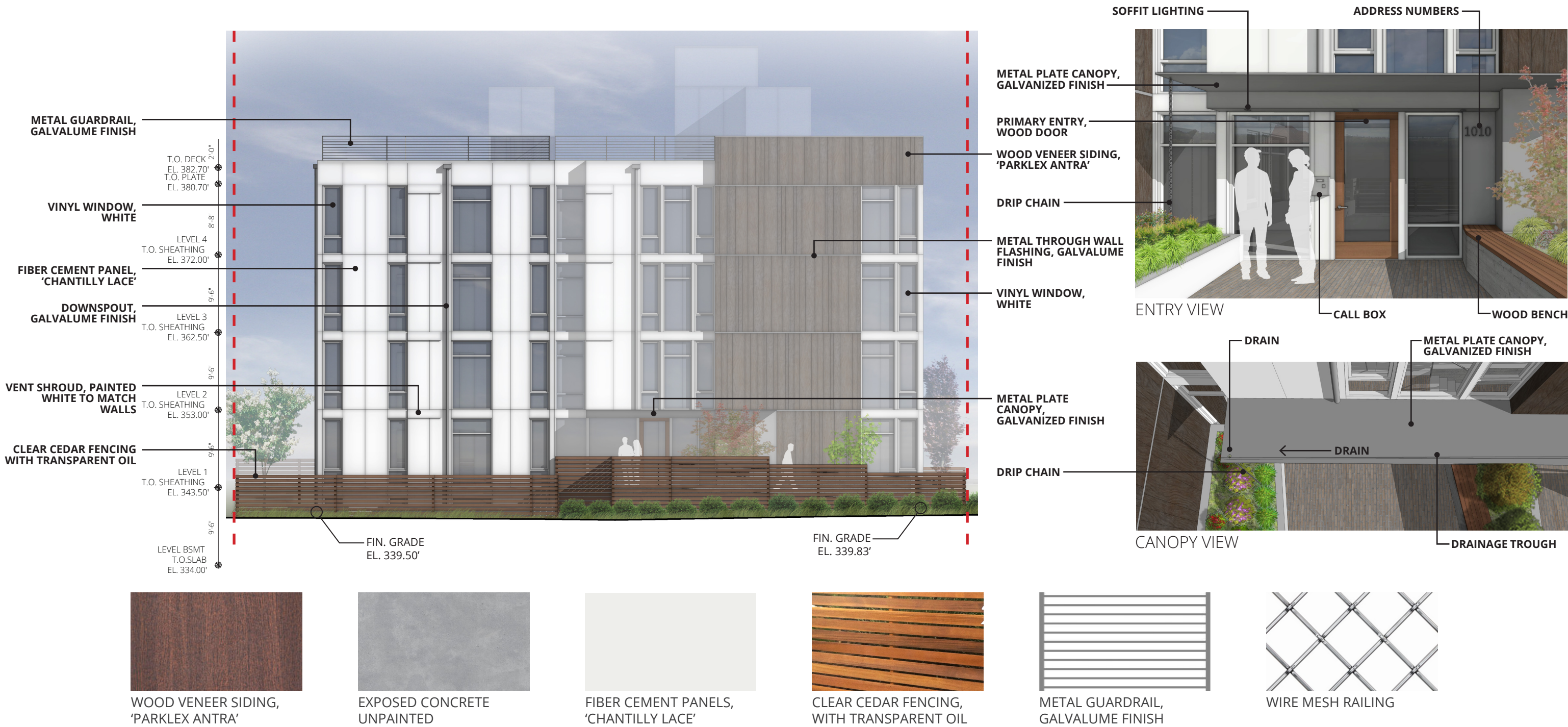
CLEAR CEDAR FENCING, WITH TRANSPARENT OIL



WIRE MESH RAILING

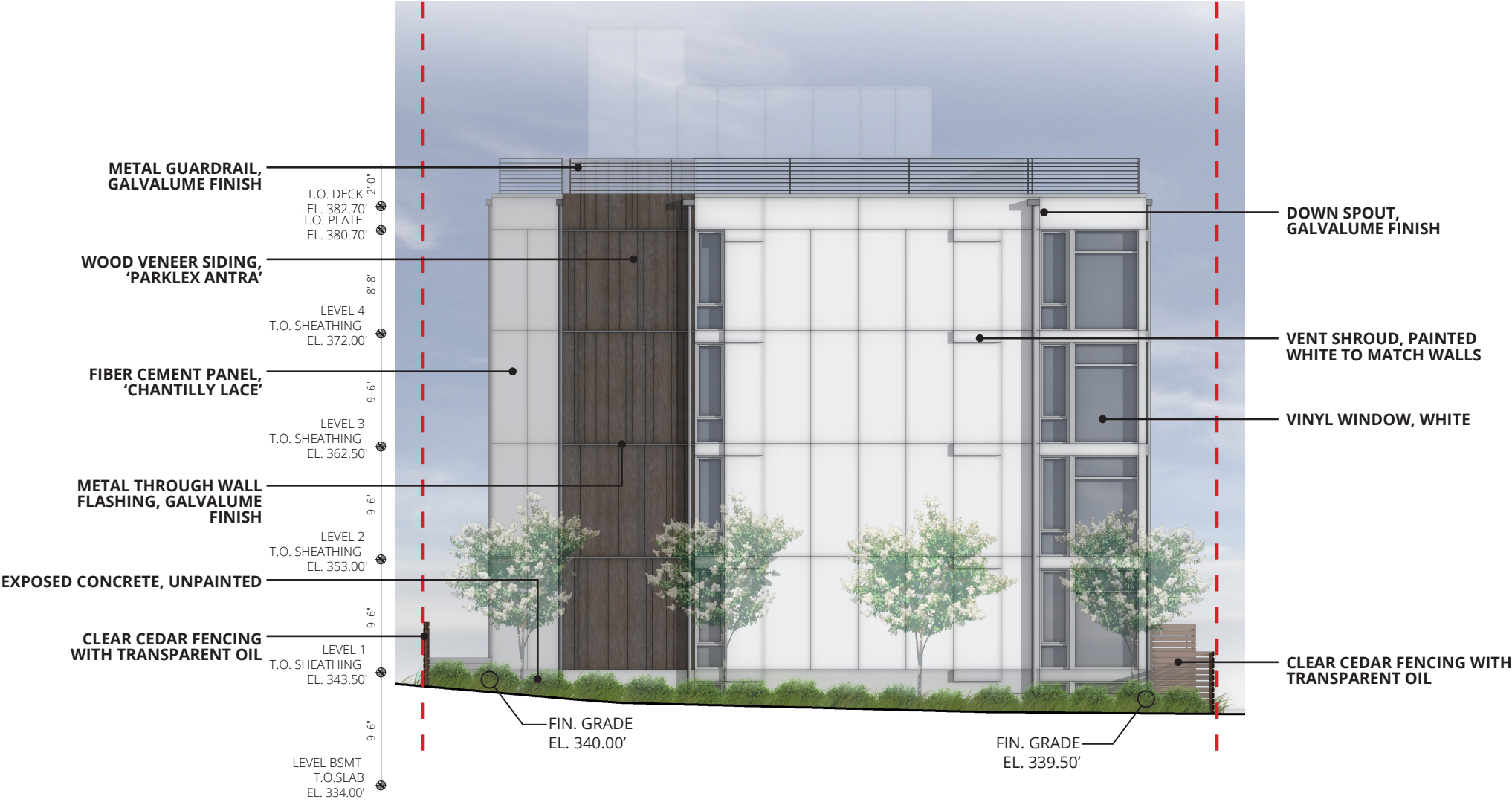
WEST ELEVATION

SCALE: 1'-0" = 3/32"



NORTH ELEVATION

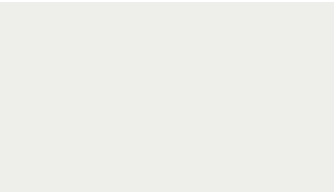
SCALE: 1'-0" = 3/32"



WOOD VENEER SIDING,
'PARKLEX ANTRA'



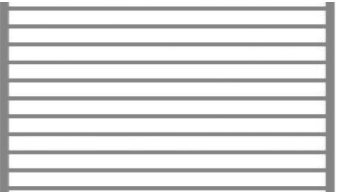
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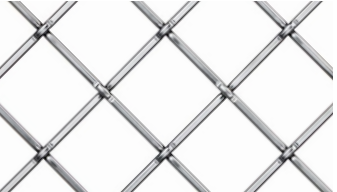
FIBER CEMENT PANELS,
'CHANTILLY LACE'



CLEAR CEDAR FENCING,
WITH TRANSPARENT OIL



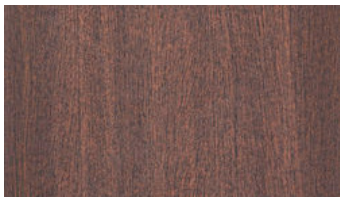
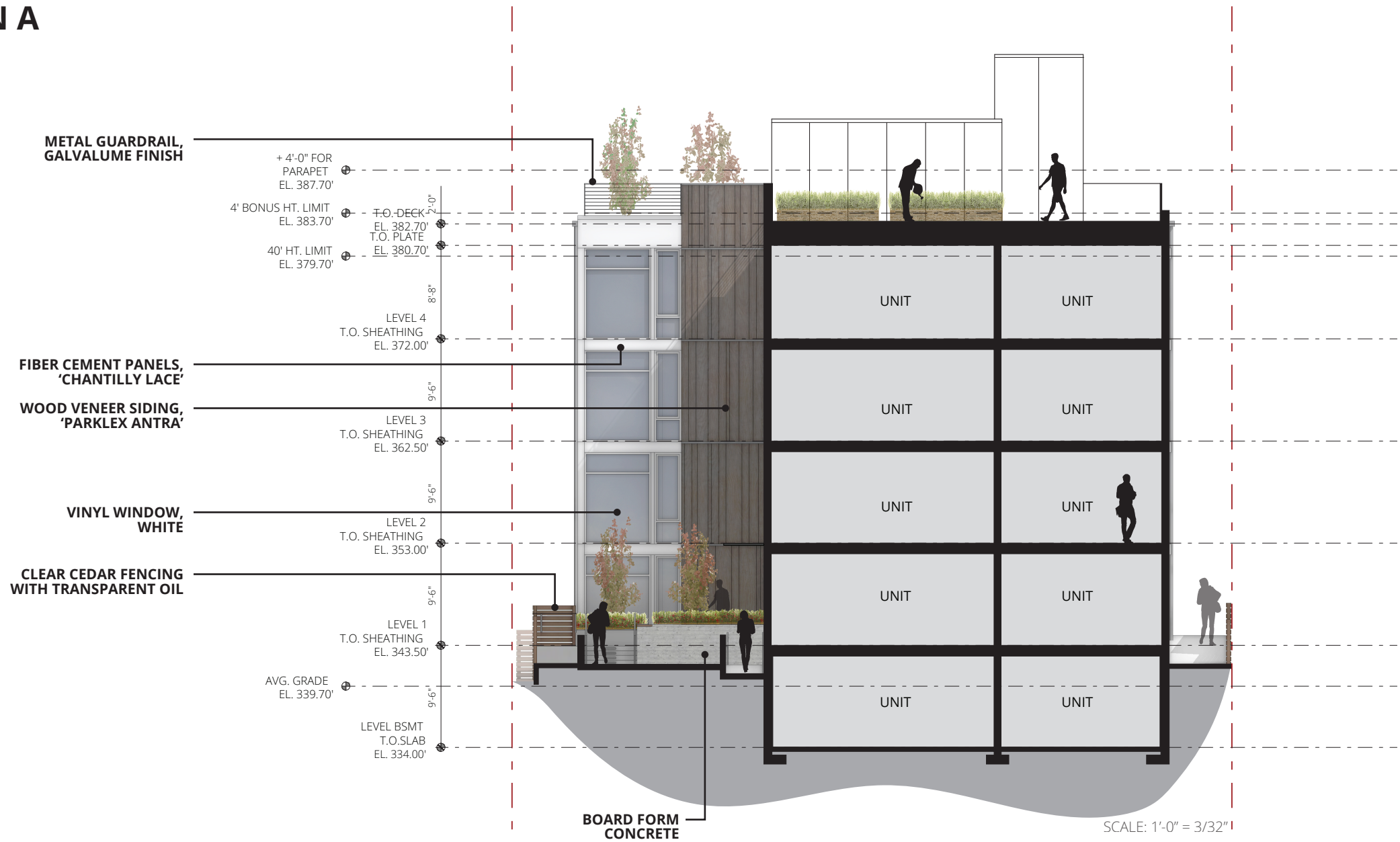
METAL GUARDRAIL,
GALVALUME FINISH



WIRE MESH RAILING

SECTION A

SCALE: 1'-0" = 3/32"



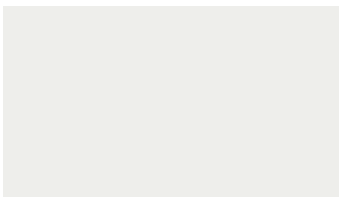
WOOD VENEER SIDING,
'PARKLEX ANTRA'



BOARD FORM CONCRETE



EXPOSED CONCRETE
UNPAINTED



FIBER CEMENT PANELS,
'CHANTILLY LACE'



METAL GUARDRAIL,
GALVALUME FINISH



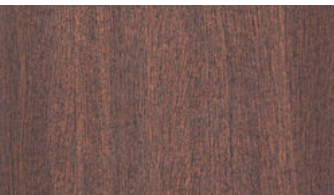
CLEAR CEDAR FENCING,
WITH TRANSPARENT OIL



WIRE MESH RAILING

SECTION B

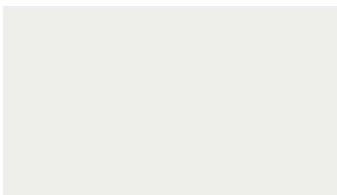
SCALE: 1'-0" = 3/32"



WOOD VENEER SIDING, 'PARKLEX ANTRA'



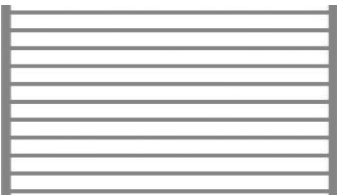
BOARD FORM CONCRETE



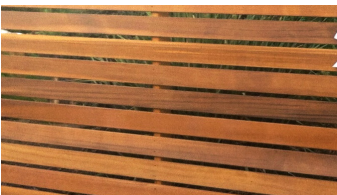
FIBER CEMENT PANELS, 'CHANTILLY LACE'



METAL CANOPY



METAL GUARDRAIL, GALVALUME FINISH

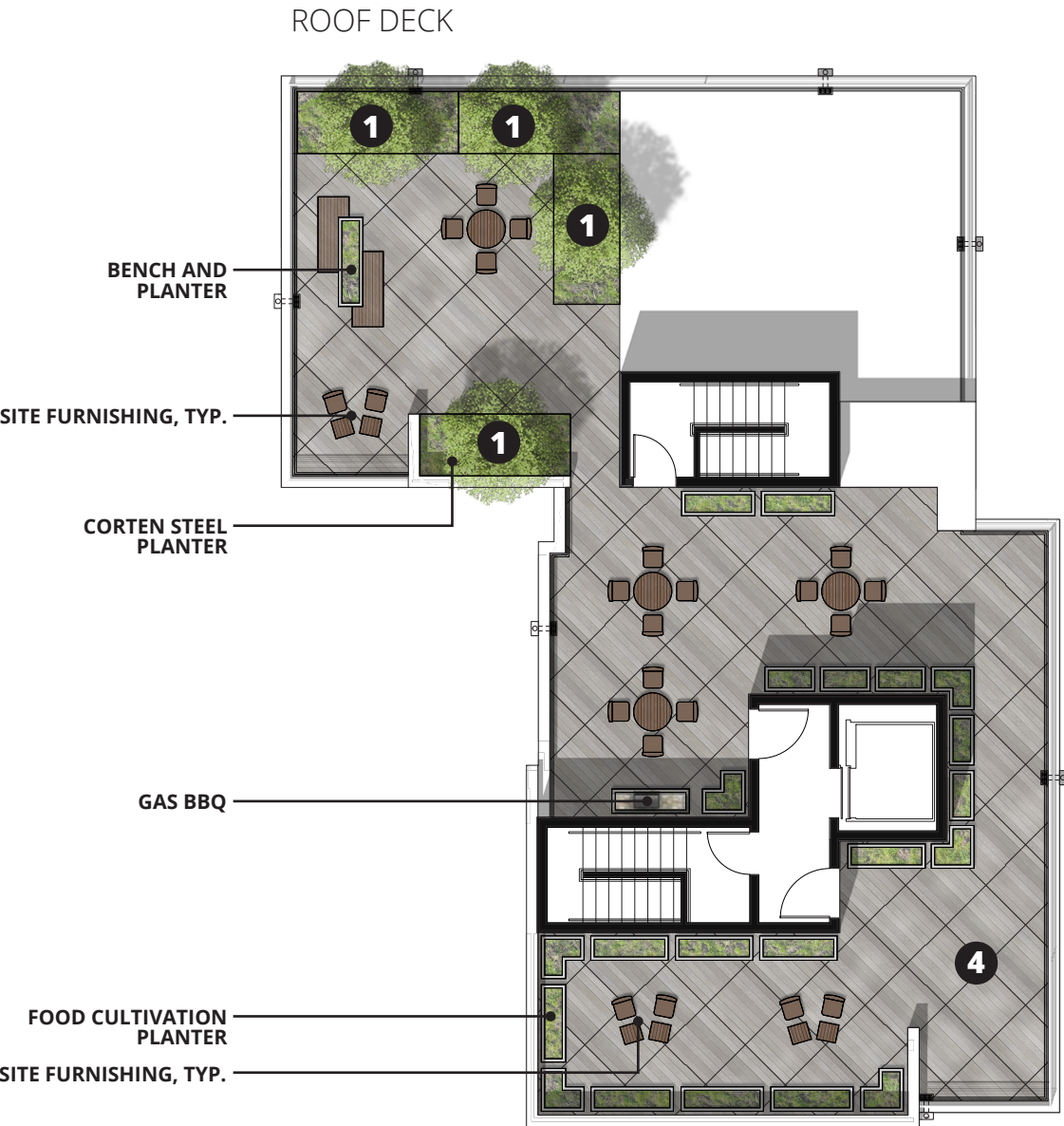
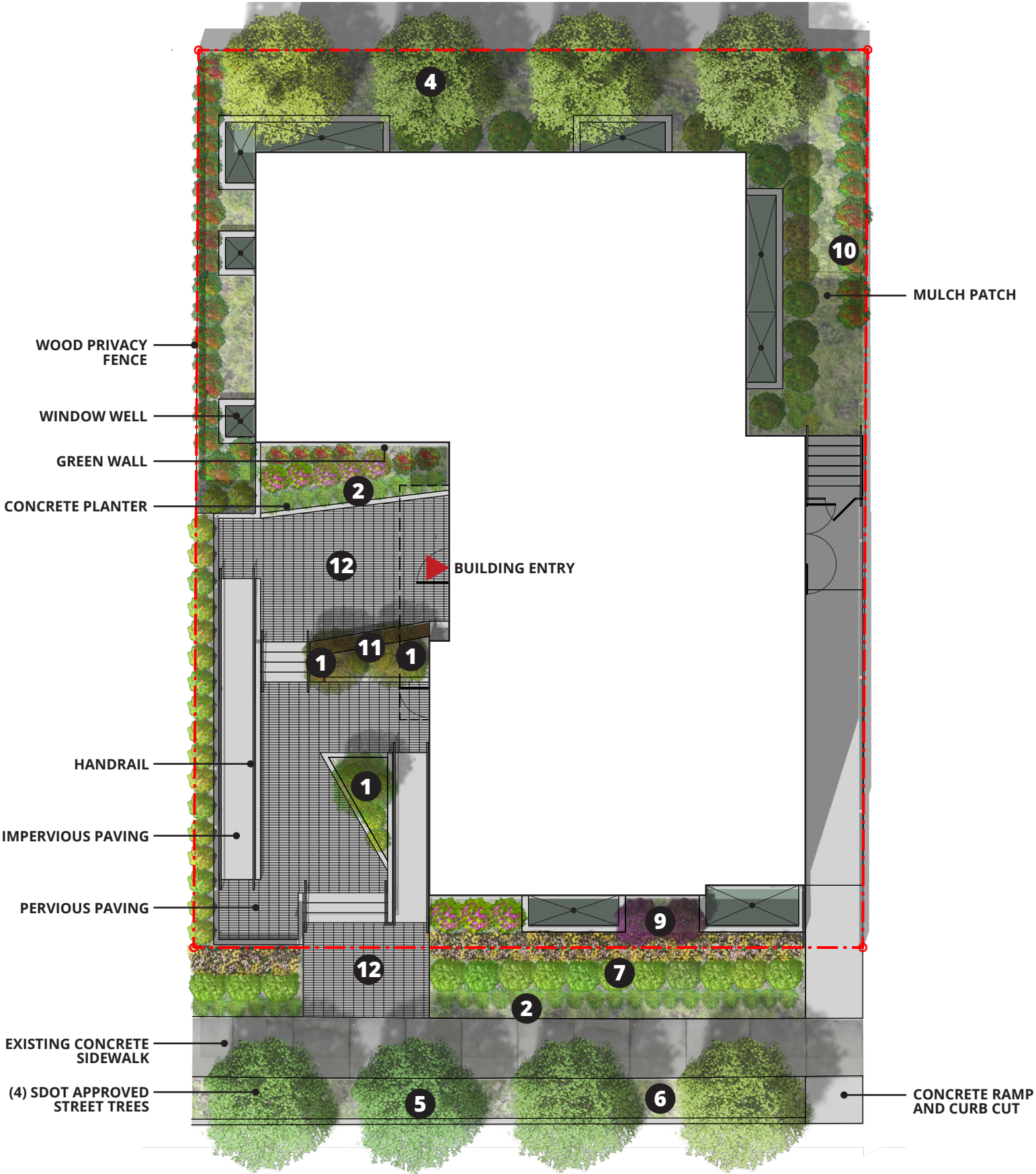


CLEAR CEDAR FENCING, WITH TRANSPARENT OIL



WIRE MESH RAILING

LANDSCAPE PLAN





LANDSCAPE ELEMENTS

(left to right)

1. Acer Circinatum 'Pacific Fire'
2. Carex Oshimensis 'Evergold'
3. Cornus Kousa 'Eddies White Wonder'
4. Roof decking, Modular Paver

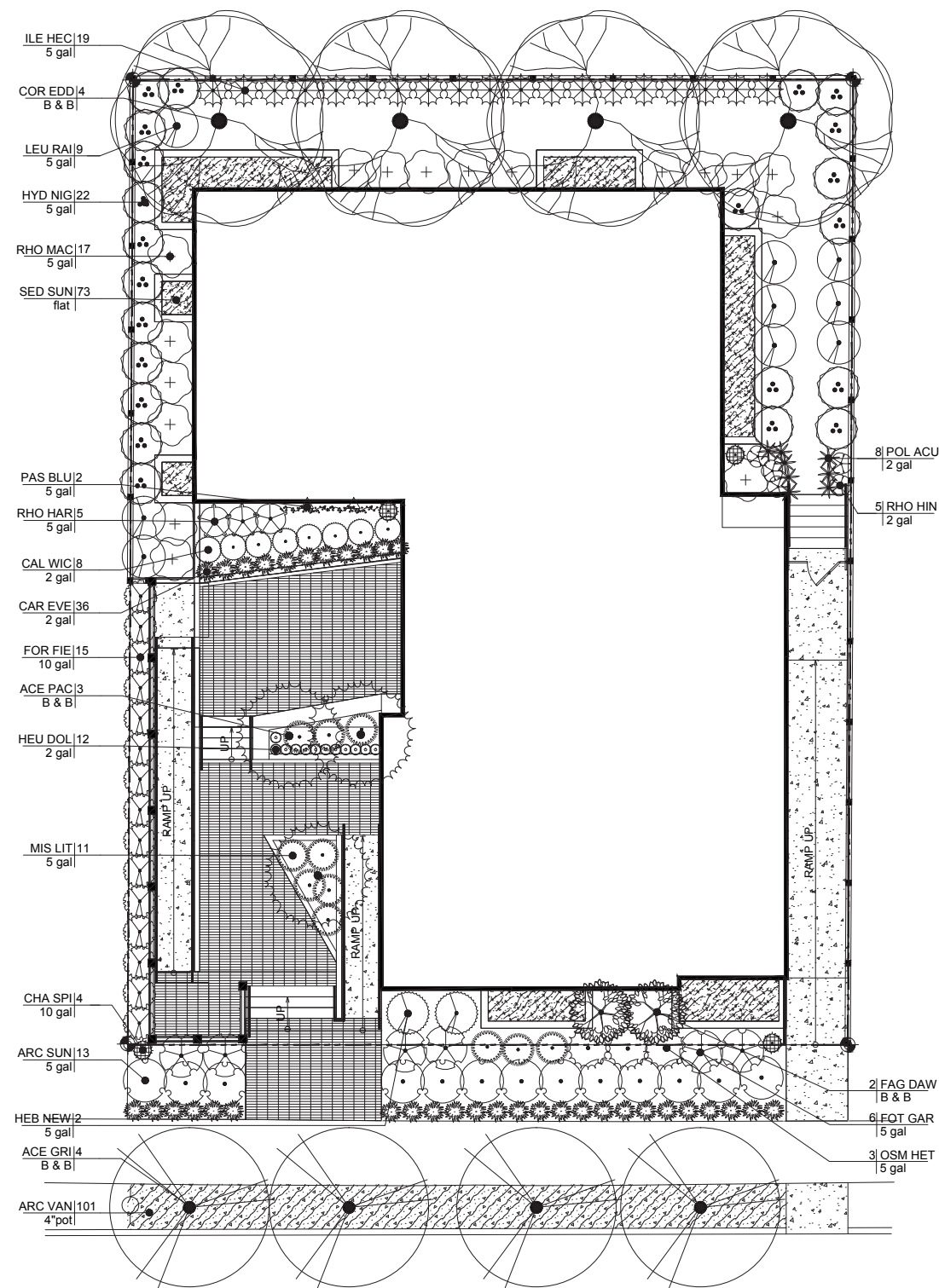


























5. Acer Griseum 'Paper Bark Maple'
6. Vancouver Jade Bearberry
7. Arctostaphylos 'Sunset Manzanita'
8. Roof Deck Concept



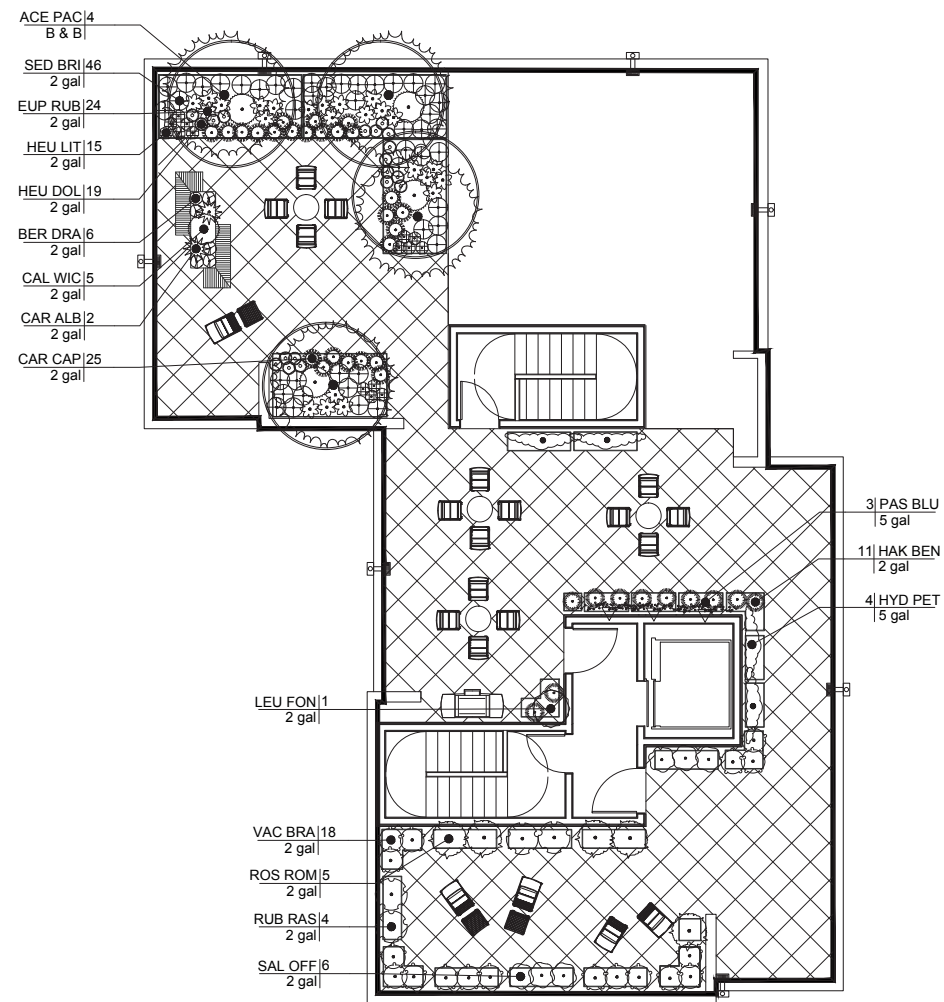
9. Fagus Sylvatica 'Dawyck Purple'
10. Rainbow Leucothoe
11. Miscanthus Sinensis 'Little Kitten Eulalia Grass'
12. Narrow modular paver (permeable)


















PLANTING SCHEDULE - SITE PLAN



| PLANT SCHEDULE SITE | | | | | | | | | |
|---|---------|---|--|--------|-------|--------------|-----|---------|--|
| TREES | CODE | BOTANICAL NAME / COMMON NAME | | CONT | CAL | SIZE | QTY | DETAIL | |
|  | ACE PAC | Acer circinatum 'Pacific Fire' / Vine Maple | | B & B | 2"Cal | | 3 | 5/L-2.1 | |
|  | ACE GRI | Acer griseum / Paperbark Maple | | B & B | 2"Cal | 8' H x 10' W | 4 | 1/L-2.0 | |
|  | CHA SPI | Chamaecyparis obtusa 'Spiralis' / Hinoki False Cypress | | 10 gal | | | 4 | 3/L-2.1 | |
|  | COR EDD | Cornus kousa 'Eddie's White Wonder' / Kousa Dogwood | | B & B | 2"Cal | | 4 | 2/L-2.0 | |
|  | FAG DAW | Fagus sylvatica 'Dawyck' / Dawyck Beech | | B & B | 2"Cal | | 2 | 2/L-2.0 | |
| SHRUBS | CODE | BOTANICAL NAME / COMMON NAME | | SIZE | HT. | | QTY | DETAIL | |
|  | ARC SUN | Arctostaphylos x 'Sunset' / Sunset Manzanita | | 5 gal | | | 13 | 3/L-2.1 | |
|  | CAL WIC | Calluna vulgaris 'Wickwar Flame' / Wickwar Flame Heather | | 2 gal | | | 8 | 3/L-2.1 | |
|  | FOR FIE | Forsythia x 'Fiesta' / Fiesta Forsythia | | 10 gal | | | 15 | 3/L-2.1 | |
|  | FOT GAR | Fothergilla gardenii / Dwarf Fothergilla | | 5 gal | | | 6 | 3/L-2.1 | |
|  | HEB NEW | Hebe odora 'New Zealand Gold' / Hebe | | 5 gal | | | 2 | 3/L-2.1 | |
|  | HYD NIG | Hydrangea macrophylla 'Nigra' / Nigra Hydrangea | | 5 gal | | | 22 | 3/L-2.1 | |
|  | ILE HEC | Ilex x meserveae 'Heckenstar' / Meserve Holly | | 5 gal | | | 19 | 3/L-2.1 | |
|  | LEU RAI | Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe | | 5 gal | | | 9 | 3/L-2.1 | |
|  | OSM HET | Osmanthus heterophyllus 'Goshiki' / Goshiki Holly Olive | | 5 gal | | | 3 | 3/L-2.1 | |
|  | RHO HAR | Rhododendron x 'Hardy Geranium' / Evergreen Azalea | | 5 gal | | | 3 | 3/L-2.1 | |
|  | RHO HIN | Rhododendron x 'Hino Crimson' / Evergreen Azalea | | 2 gal | | | 5 | 3/L-2.1 | |
| ANNUALS/PERENNIALS | CODE | BOTANICAL NAME / COMMON NAME | | SIZE | HT. | | QTY | DETAIL | |
|  | HEU DOL | Heuchera x 'Dolce Cinnamon Curis' / Coral Bells | | 2 gal | | | 12 | 3/L-2.1 | |
|  | POL ACU | Polystichum aculeatum / Hardy Shield Fern | | 2 gal | | | 8 | 3/L-2.1 | |
| GRASSES | CODE | BOTANICAL NAME / COMMON NAME | | SIZE | HT. | | QTY | DETAIL | |
|  | CAR EVE | Carex oshimensis 'Evergold' / Variegated Japanese Sedge | | 2 gal | | | 36 | 3/L-2.1 | |
|  | MIS LIT | Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass | | 5 gal | | | 11 | 3/L-2.1 | |
| NATIVE SHRUBS | CODE | BOTANICAL NAME / COMMON NAME | | SIZE | HT. | | QTY | DETAIL | |
|  | RHO MAC | Rhododendron macrophyllum / Pacific Rhododendron | | 5 gal | | | 17 | 3/L-2.1 | |
| VINE/ESPALIER | CODE | BOTANICAL NAME / COMMON NAME | | SIZE | HT. | | QTY | DETAIL | |
|  | PAS BLU | Passiflora caerulea 'Blue Crown' / Blue Crown Passionflower | | 5 gal | | | 2 | 4/L-2.1 | |
| GROUND COVERS | CODE | BOTANICAL NAME / COMMON NAME | | CONT | | SPACING | QTY | DETAIL | |
|  | ARC VAN | Arctostaphylos uva-ursi 'Vancouver Jade' / Vancouver Jade Bearberry | | 4"pot | | 18" o.c. | 116 | 2/L-2.1 | |
|  | SED SUN | Sedum x 'Sun & Shade' / Etera Sun & Shade Sedum Mix | | flat | | 24" o.c. | 60 | 2/L-2.1 | |

PLANTING SCHEDULE - ROOF PLAN



| PLANT_SCHEDULE | | | | | | | | |
|---|---------|--|---------------------------|-------|-------|-----|---------|--------------|
| TREES | CODE | BOTANICAL NAME | COMMON NAME | CONT | CAL | QTY | DETAIL | GREEN FACTOR |
|  | ACE PAC | Acer circinatum 'Pacific Fire' | Vine Maple | B & B | 2"Cal | 4 | 5/L-2.1 | B3 |
| SHRUBS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | HT. | QTY | DETAIL | GREEN FACTOR |
|  | CAL WIC | Calluna vulgaris 'Wickwar Flame' | Wickwar Flame Heather | 2 gal | | 5 | 3/L-2.1 | B2, H1 |
|  | LEU FON | Leucothoe fontanesiana 'Nana' | Dwarf Drooping Leucothoe | 2 gal | | 1 | 3/L-2.1 | B2 |
| ANNUALS/PERENNIALS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | HT. | QTY | DETAIL | GREEN FACTOR |
|  | BER DRA | Bergenia x 'Dragonfly Sakura' | Bergenia | 2 gal | | 6 | 3/L-2.1 | H1 |
|  | EUP RUB | Euphorbia x martinii 'Ruby Glow' | Ruby Glow Euphorbia | 2 gal | | 24 | 3/L-2.1 | H1 |
|  | HEU DOL | Heuchera x 'Dolce Cinnamon Curls' | Coral Bells | 2 gal | | 19 | 3/L-2.1 | H1 |
|  | HEU LIT | Heuchera x 'Little Cutie Frost' | Coral Bells | 2 gal | | 15 | 3/L-2.1 | H1 |
| EDIBLE | CODE | BOTANICAL NAME | COMMON NAME | SIZE | HT. | QTY | DETAIL | GREEN FACTOR |
|  | ROS ROM | Rosmarinus officinalis 'Roman Beauty' | Roman Beauty Rosemary | 2 gal | | 5 | 3/L-2.1 | B2, H1 |
|  | RUB RAS | Rubus idaeus 'Raspberry Shortcake' | Dwarf Thornless Raspberry | 2 gal | | 4 | 3/L-2.1 | B2 |
|  | SAL OFF | Salvia officinalis 'Berggarten' | Berggarten Garden Sage | 2 gal | | 6 | 3/L-2.1 | B2, H1 |
|  | VAC BRA | Vaccinium corymbosum 'Brazel Berries' | Brazel Berries Blueberry | 2 gal | | 18 | 3/L-2.1 | B2 |
| GRASSES | CODE | BOTANICAL NAME | COMMON NAME | SIZE | HT. | QTY | DETAIL | GREEN FACTOR |
|  | CAR ALB | Carex albula | Frosty Curls Sedge | 2 gal | | 2 | 3/L-2.1 | H1 |
|  | CAR CAP | Carex Carex tenuiculmis 'Cappuccino' | Cappuccino Sedge | 2 gal | | 25 | 3/L-2.1 | H1 |
|  | HAK BEN | Hakonechloa macra 'Beni-Kaze' | Green Forest Grass | 2 gal | | 11 | 3/L-2.1 | B1 |
| SUCCULENTS | CODE | BOTANICAL NAME | COMMON NAME | SIZE | HT. | QTY | DETAIL | GREEN FACTOR |
|  | SED BRI | Sedum spectabile 'Brilliant Fire' | Stonecrop | 2 gal | | 46 | 3/L-2.1 | B2, H1 |
| VINE/ESPALIER | CODE | BOTANICAL NAME | COMMON NAME | SIZE | HT. | QTY | DETAIL | GREEN FACTOR |
|  | HYD PET | Hydrangea anomala petiolaris 'Miranda' | Climbing Hydrangea | 5 gal | | 4 | 4/L-2.1 | D |
|  | PAS BLU | Passiflora caerulea 'Blue Crown' | Blue Crown Passionflower | 5 gal | | 3 | 4/L-2.1 | D |

LIGHTING PLAN



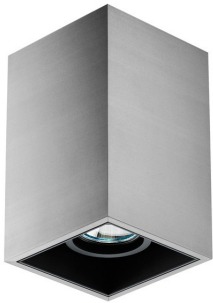
NOTE: ALL EXTERIOR LIGHTING
WILL BE SHIELDED FROM
NEIGHBORS



1 RECESSED LIGHT



2 STEP LIGHT



3 WALL LIGHT



4 LANDSCAPE LIGHT

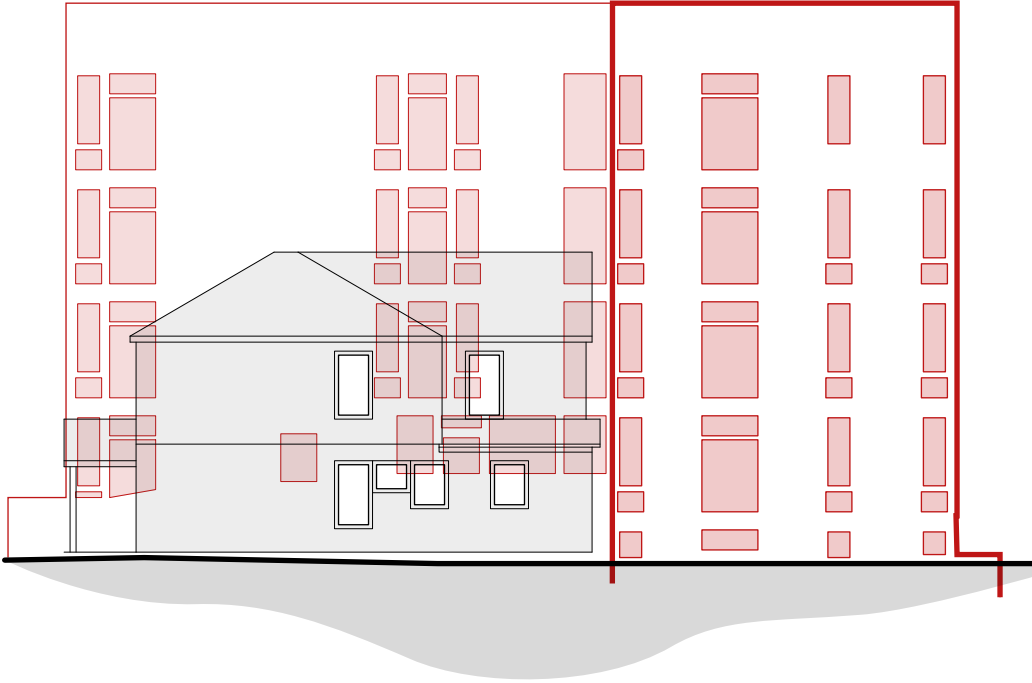


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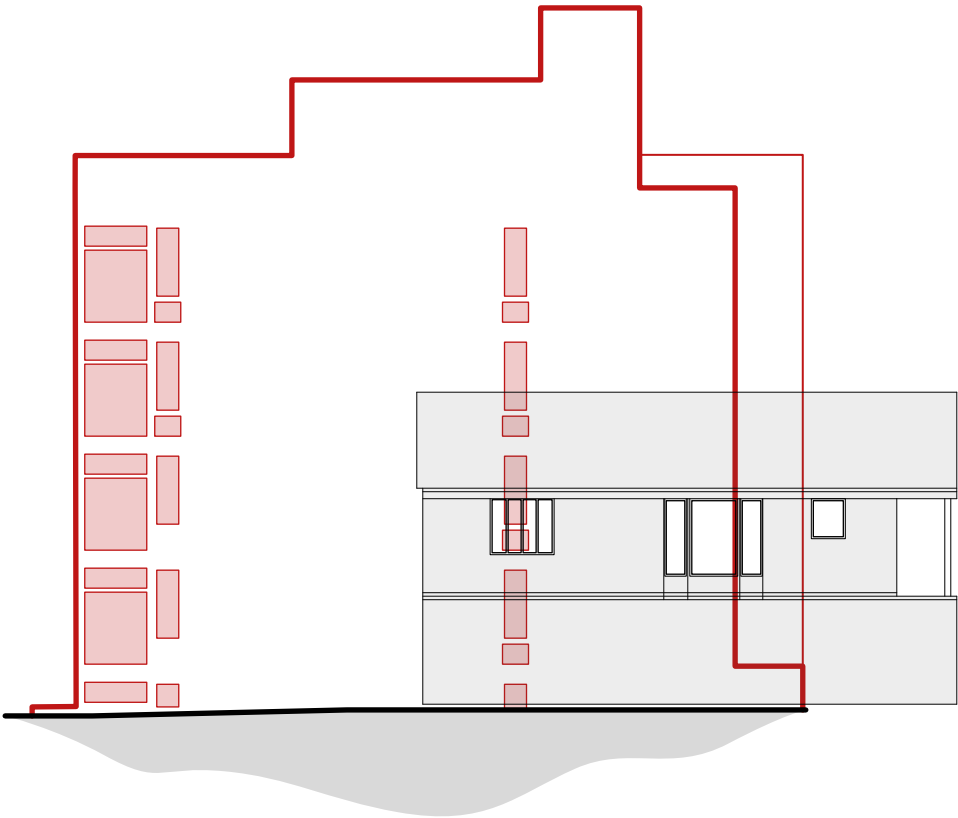
WINDOW / PRIVACY STUDY



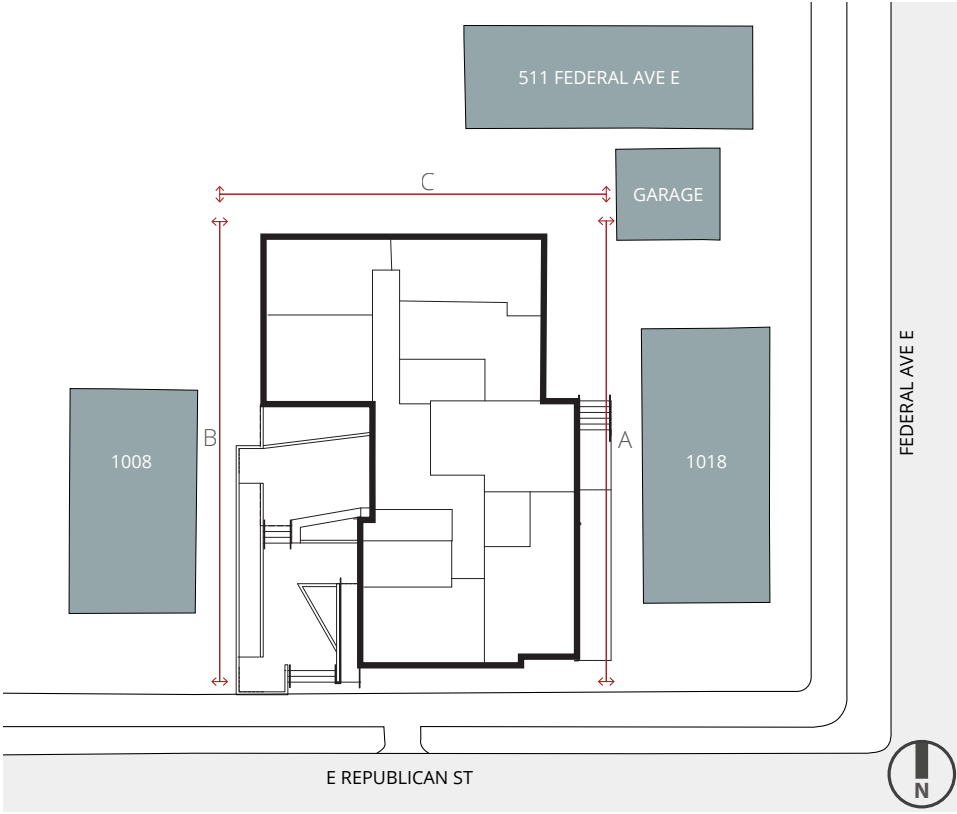
A. LOOKING EAST



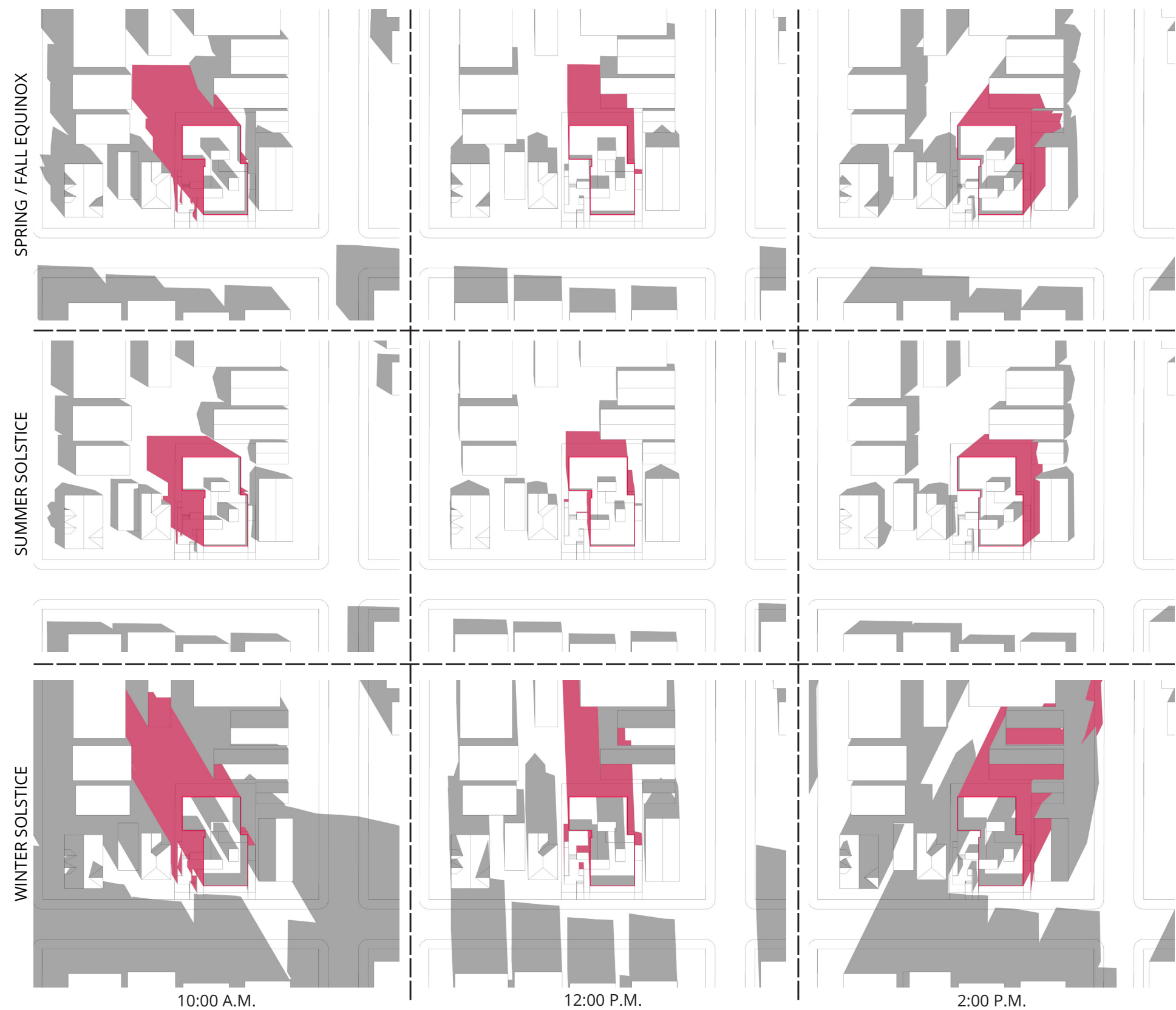
B. LOOKING WEST



C. LOOKING NORTH



SUN PATH / SHADOW STUDY



GUIDELINE

EDG GUIDANCE

RESPONSE

CS2 URBAN PATTERN AND FORM

The massing articulation sketches presented at the EDG meeting indicated intent to provide distinct massing elements to reduce bulk; to create building definition; and, to accentuate the massing articulation. The Board supported this design direction and looks forward to reviewing further refinement of this design's development at the Recommendation meeting.

It is imperative that the design be respectful to adjacent properties. At the Recommendation meeting, the Board expects the applicant to explain and demonstrate how the new building will respond to those adjacency pressures

The façade is broken up into different masses using building form modulation and material changes. The wood corner element is designed to create a strong corner mass, anchoring the project on the street and giving a more residential appearance. The window fenestration has been developed and refined to compliment the massing articulation.

The trash area is fully enclosed within the building and the doors to the trash room do not face the street. The room itself is set back as far as it can be from the right of way by code, allowing residential uses to face the street. An attractive wood fence screens the trash room doors and grade transition along the east property line. To minimize noise, the trash room access ramp will be constructed of concrete rather than metal decking.

Additionally, the windows adjacent to neighboring properties are offset to the greatest extent feasible in order to minimize privacy issues.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

The Board expressed support of the contemporary design and felt that the inclusion of a generous well-designed entry courtyard is an important way for this new residential development to demonstrate compatibility with existing architectural context and establish a positive and desirable context for others to emulate in this evolving neighborhood

The design welcomes residents through a well landscaped and lit entry courtyard, and proposes a generous 'deck' at the building entry with a transparent connection to the lobby. By configuring the building into an 'L' shape, the facade has a greatly reduced presence on East Republican Street. The visual impression will be the appearance of a smaller building with a scale more sympathetic to the surrounding buildings. The introduction of a courtyard reduces the bulk along East Republican Street.

CS3/DC4 ARCHITECTURAL CONTEXT AND CHARACTER

At the Recommendation meeting, the Board expects to review physical materials and a color palette that meets the intent of this guidance. The Board reminded the design team that the materials should set a precedent for future development in the neighborhood.

The proposed materials include fiber-cement panel siding and Parklex wood veneer siding. Parklex siding was chosen over natural exposed wood as it will not age or degrade as quickly, and it will maintain its original appearance for a greater amount of time. The majority of the adjacent structures are wood lap siding, so the use of such materials will be in character with a residential scale - while also adding a new and interesting contribution to the neighborhood.



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM SOUTHEAST

EDG GUIDANCE

RESPONSE

PL3/PL3 WALKABILITY AND STREET LEVEL INTERACTION

At the Recommendation meeting, the Board stated that they expect to see an ensemble of elements (lighting, fenestration, landscaping, entries, screening, etc.) that addresses resident safety and security on the property appropriately.

The Board commented that the height and layering of the future plant materials within the right-of-way should be cohesive with proposed adjacent landscaping in the front yard on the site; and provide a buffer between the development and the street.

The courtyard is designed as a semi-private space helping to transition from the pedestrian environment to the apartment building, and is raised providing a clear distinction between public and private space. Landscaping is designed to be responsive to climate, existing context, and maintenance requirements. It will provide texture, protection, and privacy to the basement level units, particularly along the ample 7' wide right of way on East Republican Street. Subtle metal signage is incorporated into the fencing/landscaping.

The project has a large number of units that face the street and sidewalk. The building has no blank walls or mechanical venting facing the street, all frontage is composed of either courtyard or units.

DC4 EXTERIOR ELEMENTS AND FINISHES

The Board voiced concern that the awning at the building entry located within the courtyard may become too prominent of an element which could result in minimizing views to this open space.

The awning at the building entry located within the courtyard area has been designed to be minimal without visually or physically taking up a large amount of room within the courtyard space itself. The design draws the eye toward the front door and entry area.

DC3 OPEN SPACE CONCEPT

...the Board requested that more information about the trellis, in addition to all other residential elements (outdoor furniture, landscaping, etc.) planned for the rooftop open space, be presented at the Recommendation meeting

The trellis has been eliminated for design clarity and to make the building appear less cluttered. Residential amenities at the roof include a BBQ, tables, lounge chairs, and attractive trees and other landscaping. The roof deck is broken up into three main spaces, allowing residents to use the area in a variety of ways.

CS2/DC4 URBAN PATTERN AND FORM

Upon further discussion about the applicant's rear setback request, the Board recognized that a design allowing active usage of this area as a common amenity space for the residents should be discouraged. Therefore, the Board requested that the ground-level rear yard be heavily planted to provide a landscaped buffer to the surrounding properties.

The rear yard is now only accessible for maintenance and is more heavily planted to provide a buffer to the surrounding properties. The courtyard space and large roof deck will function as the primary amenity space for the building.

Even though the project still meets the amenity area requirement without counting the rear yard space, in order to provide the courtyard, a departure has been requested from the 50% landscaping requirement for common amenity area at grade.



AERIAL VIEW FROM NORTHEAST

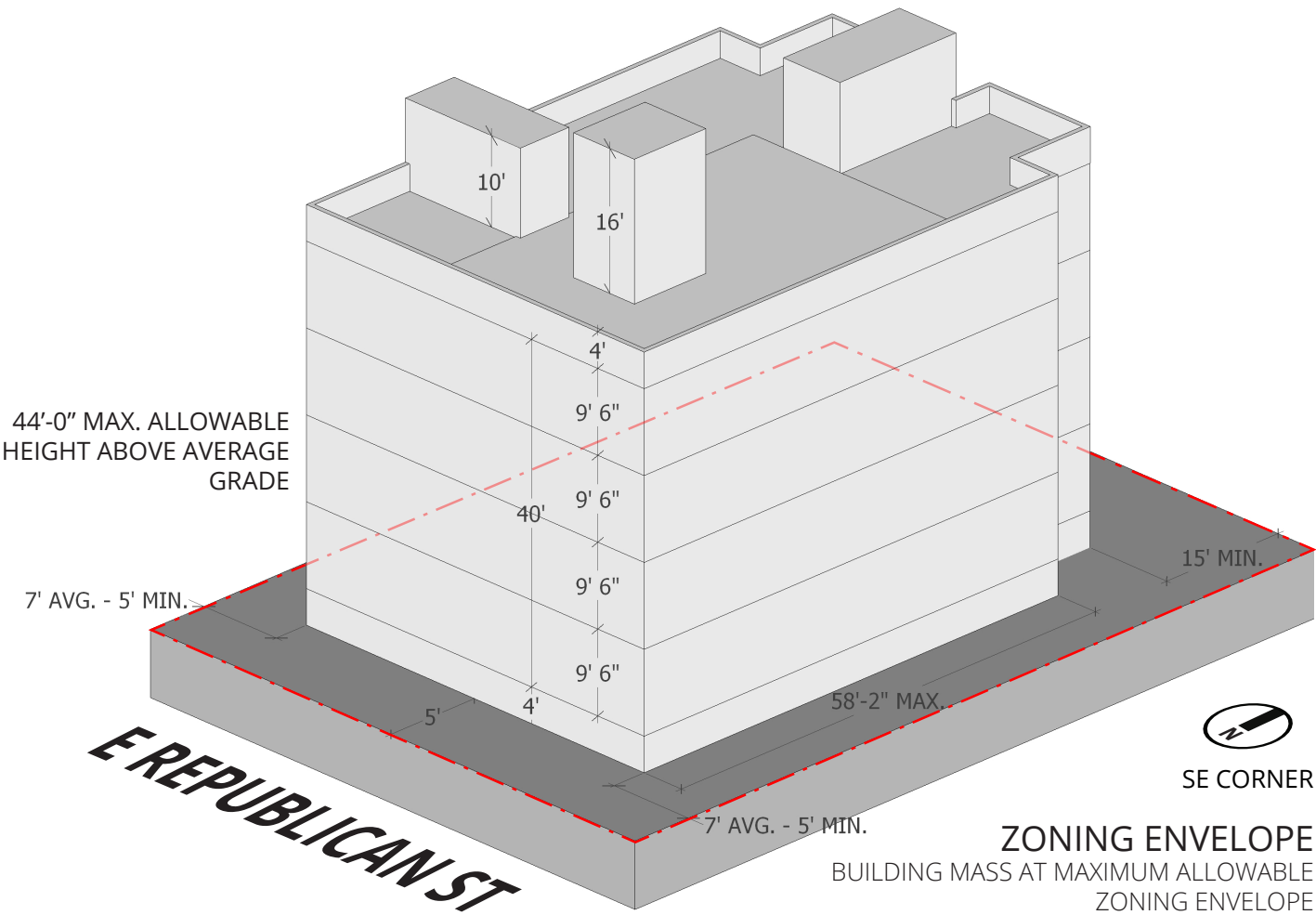


AERIAL VIEW FROM SOUTHEAST

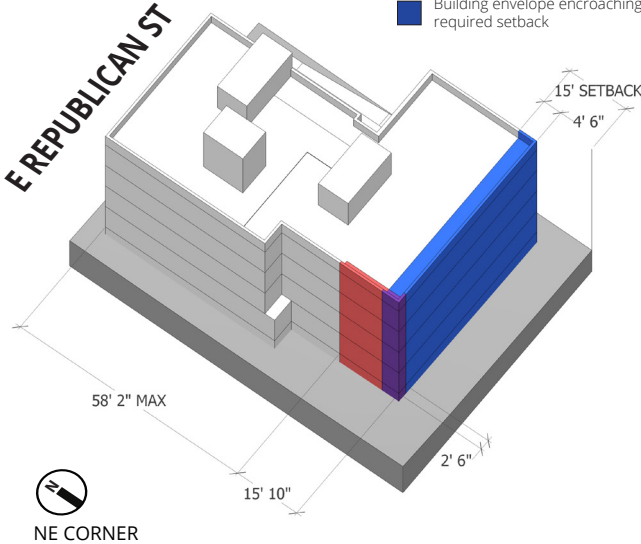
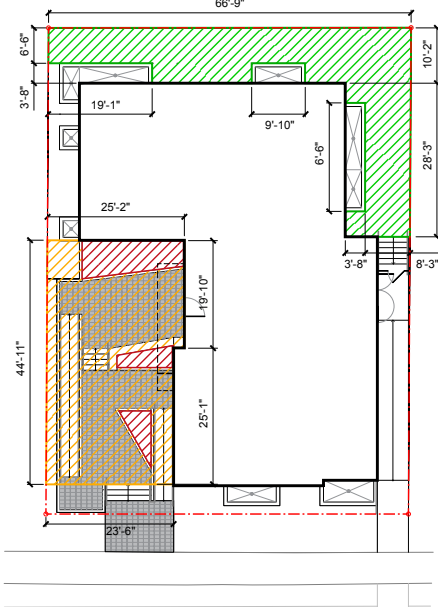
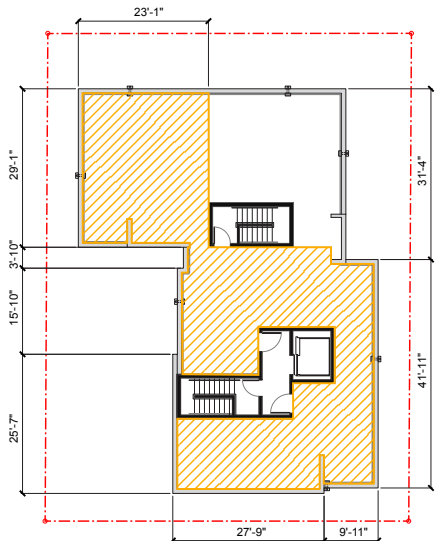
ZONING ANALYSIS

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 |



DEPARTURE MATRIX

| 1. FACADE LENGTH | | 2. REAR SETBACK | | <div>DEPARTURE DIAGRAM</div> <div><div>Building envelope exceeding limit of facade length requirements</div><div>Building envelope encroaching into required setback</div></div>  |
|---|---|---|--------------|--|
| SMC 23.45.527.B.1 | MAXIMUM FACADE LENGTH IN LOWRISE ZONES | SMC 23.45.518.A | REAR SETBACK | |
| REQUIRED: 65% MAX DEPTH OF LOT LENGTH = 58'-2" | | REQUIRED: 15' MINIMUM | | |
| PROPOSED: 74'-0" | | PROPOSED: 10'-5" MIN, 13'-9" AVERAGE | | |
| <div>GUIDELINES & JUSTIFICATION:</div> <div><div>- 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.</div><div>- 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.</div><div>- 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.</div></div> | | <div>GUIDELINES & JUSTIFICATION:</div> <div><div>- 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.</div><div>- 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.</div><div>- 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.</div></div> | | |
| 3. LANDSCAPED AMENITY AREA | | | | |
| SMC 23.45.522 | AMENITY AREA AND LANDSCAPE |  <div><div>AMENITY AREA NOT INCLUDED PER DESIGN REVIEW BOARD REQUEST (840 SF)</div><div>AMENITY AREA INCLUDED (940 SF)</div><div>LANDSCAPED AMENITY AREA AT GRADE (174 SF)</div></div> <div>LEVEL 1</div> <div>TOTAL AMENITY AREA: 2,738 SQFT</div> | | |
| <div>REQUIRED:</div> <div>AMENITY AREA FOR PROJECT = 25% OF LOT AREA</div> <div>AMENITY AREA REQUIRED AT GRADE = 50% OF AMENITY AREA</div> <div>AMENITY AREA AT GRADE REQUIRED TO BE LANDSCAPED = 50% OF AT GRADE AMENITY</div> | <div>= 1,493 SQFT</div> <div>= 746 SQFT</div> <div>= 373 SQSF</div> |  <div>AMENITY AREA INCLUDED (1,798 SF @ ROOF)</div> <div>ROOF</div> | | |
| PROPOSED: 174 SQFT= 31% LESS THAN REQUIRED | | | | |
| <div>GUIDELINES & JUSTIFICATION:</div> <div><div>- CS2 / D.5: The proposed departure allows limited access to the rear yard, creating additional privacy for the adjacent properties.</div><div>- PL3 / B.1: The rear yard will be heavily landscaped, providing a buffer to neighboring buildings.</div><div>- DC2 / A: In order for the building to be configured to provide a courtyard, the rear yard becomes less desirable as amenity space. This departure allows the project to actuate the generously sized courtyard.</div><div>- In addition to the courtyard, the project provides a 1,798 sqft roof deck</div><div>- The total amenity area for the project = 2,738 sqft, 940 sqft @ grade.</div></div> | | | | |

