

Crosby Capitol Hill

Early Design Guidance
December 3rd, 2014

1517 Bellevue Avenue
DPD #3018252

PROJECT INFORMATION

Project Number:
3018252

Project Address:
1517 Bellevue Avenue
Seattle, WA 98122

Assessor Parcel No:
8725600290

Legal Description:
Lot 11 in block 3 of replat of Twelfth Avenue addition to the City of Seattle, as per plat recorded in Volume 8 of plats, page 54, records of King County; situated in the City of Seattle. County of King, State of Washington

Owner:
Daniel Klein
Gardens Studios LLC
1425 Western Avenue #303
Seattle, WA 98101

Applicant/Architect:
Bryan Croeni
B+H Architects
225 Terry Ave N
Suite 101
Seattle, WA 98109

Contact:
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jon@permitcnw.com
425.301.9541

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PROJECT DATA

GENERAL INFORMATION

- OWNER: GARDENS STUDIOS LLC,
 - ADDRESS: 1425 WESTERN AVE #303 SEATTLE, WA 98101
- CONTACT: JON O'HARE
 - ADDRESS: 26456 MARINE VIEW DR S DES MOINES, WA 98198
 - EMAIL: JON@PERMITCNW.COM
 - PHONE: (425) 301 9541
- SITE ADDRESS: 1517 BELLEVUE AVE SEATTLE, WA 98122
- ASSESSOR'S PARCEL NUMBER: 8725600290
- PROPERTY ZONING: NC3-65
- USE: EFFICIENCY APARTMENTS, LIVE/WORK UNITS, RETAIL
- LOT SIZE: 105.06' X 50.04'
- AVERAGE GRADE: + 244.68
- NUMBER OF STORIES: 7
- NUMBER OF STUDIO UNITS: 45
- NUMBER OF LIVE/WORK UNITS: 5
- TOTAL COMMERCIAL SF: 2400 SF
 - RETAIL SF: 700 SF
 - LIVE/WORK SF: 1700 SF

DENSITY CALCULATIONS

- LOT AREA: 5 257 SF
- FAR: 4.75
- ALLOWABLE AREA:
5257 SF X 4.75 = 24 970 SF
- RESIDENTIAL FAR: 4.25
5257 SF X 4.25 = 22 342 SF
- COMMERCIAL FAR: 0.50
5257 SF X 0.50 = 2 628 SF
- MIXED OCCUPANCY:
(R2) RESIDENTIAL UNITS - 45,
(B OR M) LIVE/WORK UNITS - 5,
RETAIL SPACES - 1

LOT COVERAGE

- AREA OF ALL PRINCIPAL AND ACCESSORY STRUCTURES:
 - ALLOWABLE LOT COVERAGE: 100%
 - PROPOSED LOT COVERAGE: 100%

STRUCTURE HEIGHT

- MAXIMUM STRUCTURE HEIGHT ALLOWED: MAIN STRUCTURE 65'-0", ADDITIONAL 4'-0" IF LOWEST LEVEL IS NON RESIDENTIAL, AND HAS A FLOOR TO FLOOR OF 13'-0" MINIMUM. (EXCEPTION TAKEN). STAIR AND ELEVATOR PENTHOUSES ALLOWED TO 16'-0" ABOVE THE HIGHEST LEVEL IF LESS THAN 25% OF TOTAL ROOF AREA.
- PROPOSED STRUCTURE HEIGHT: 69'-0"

- PARAPET HEIGHT: + 3' (72'-0")
- PENTHOUSE HEIGHT: + 16'-0" (85'-0")

STRUCTURE WIDTH AND DEPTH

- ENTIRE BLOCK IS ZONED NC3-65 - NO REQUIREMENTS

SETBACKS

- NO SETBACKS REQUIRED BY ZONING CODE

SCREENING AND LANDSCAPE

- NO SCREENING REQUIRED
- LANDSCAPE GREEN FACTOR SCORE OF 0.30 OR GREATER REQUIRED. CURRENTLY TRACKING SCORE OF 0.31
- DUMPSTER AND RECYCLING SCREENING: CONTAINED WITHIN BUILDING

OPEN SPACE REQUIREMENTS

- ZONED NC3-65, NO REQUIREMENT

PARKING REQUIREMENT

- NO PARKING PROVIDED ON PROJECT

AMENITY AREA CALCULATION

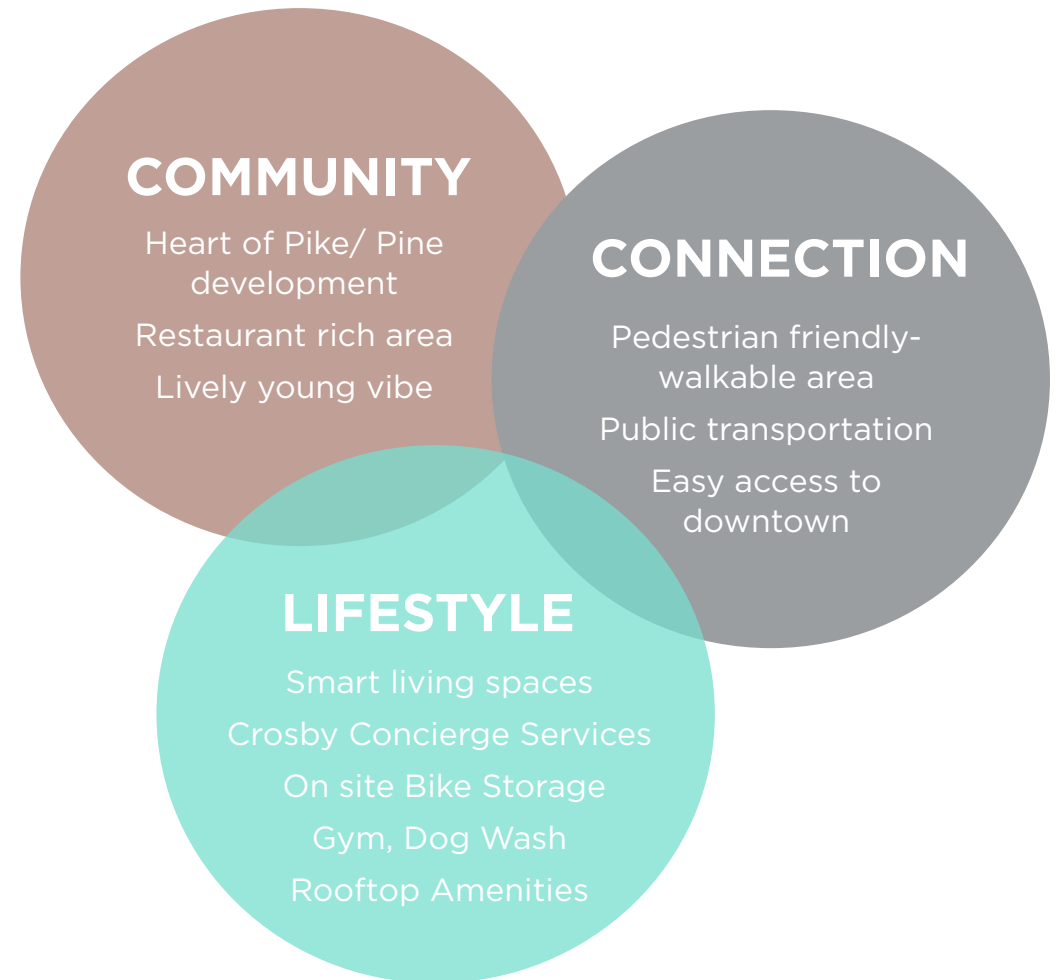
- RESIDENTIAL BUILDING SQUARE FOOTAGE: 22 300 SF
- AMENITY REQUIREMENT: 5%
1 115 SF REQUIRED
- ROOF TOP AMENITY DECK AND BOCCE COURT: 2400 SF
- MAIN COURTYARD AT GRADE: 1010 SF
- TOTAL AMENITY SPACE: 3410 SF

DEVELOPMENT OBJECTIVES

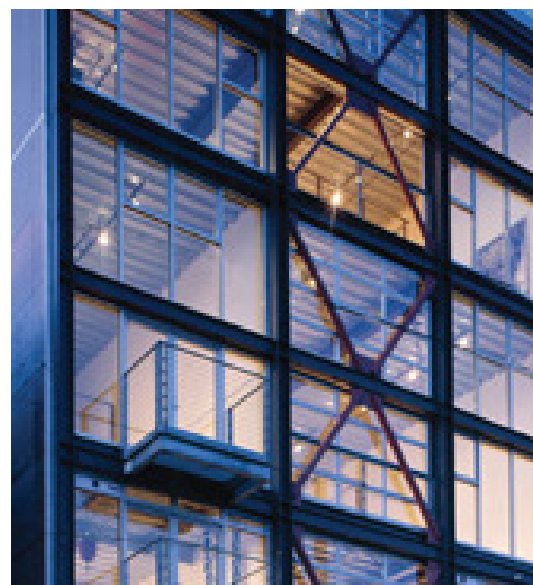
The proposed development is a mixed-use residential building. The site is located within the Pike/Pine Corridor, which is promoting the development of residential mixed-use to preserve the existing balance between commercial and residential uses. The Pike/Pine Conservation Overlay District calls for the preservation of buildings over 75 years old and encourages new development to adhere to the scale and character of the district. With its proximity to Downtown, South Lake Union, and the abundant eateries and coffee shops, the area has become a highly desirable place to live.

NC3P-65 allows retail on the street-facing facade with residential above, building up to 65 ft. Ground floor retail and garden-level live/work units combine with six stories of furnished apartment units, resulting in approximately 50 units. It is located mid-block between the new Excelsior development and the existing Louis Arms Apartments on Bellevue Avenue in Capitol Hill. Approximately 700 SF of retail and 1700 SF of live/work will activate the pedestrian path nestled between the active Pine and Pike corridors. No on-site parking is provided, encouraging the occupants to lead a more carbon-friendly lifestyle. We see the project as contributing to the continued development of the Capitol Hill Urban Village as a retail-residential mixed-use property activating the street and appealing to young professionals.

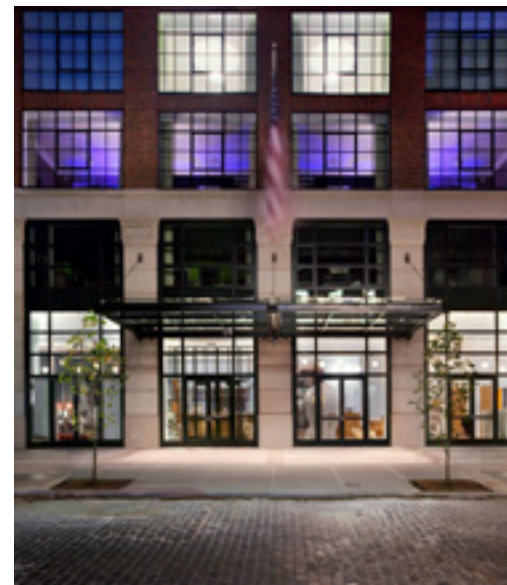
PROJECT VISION



URBAN



MODERN

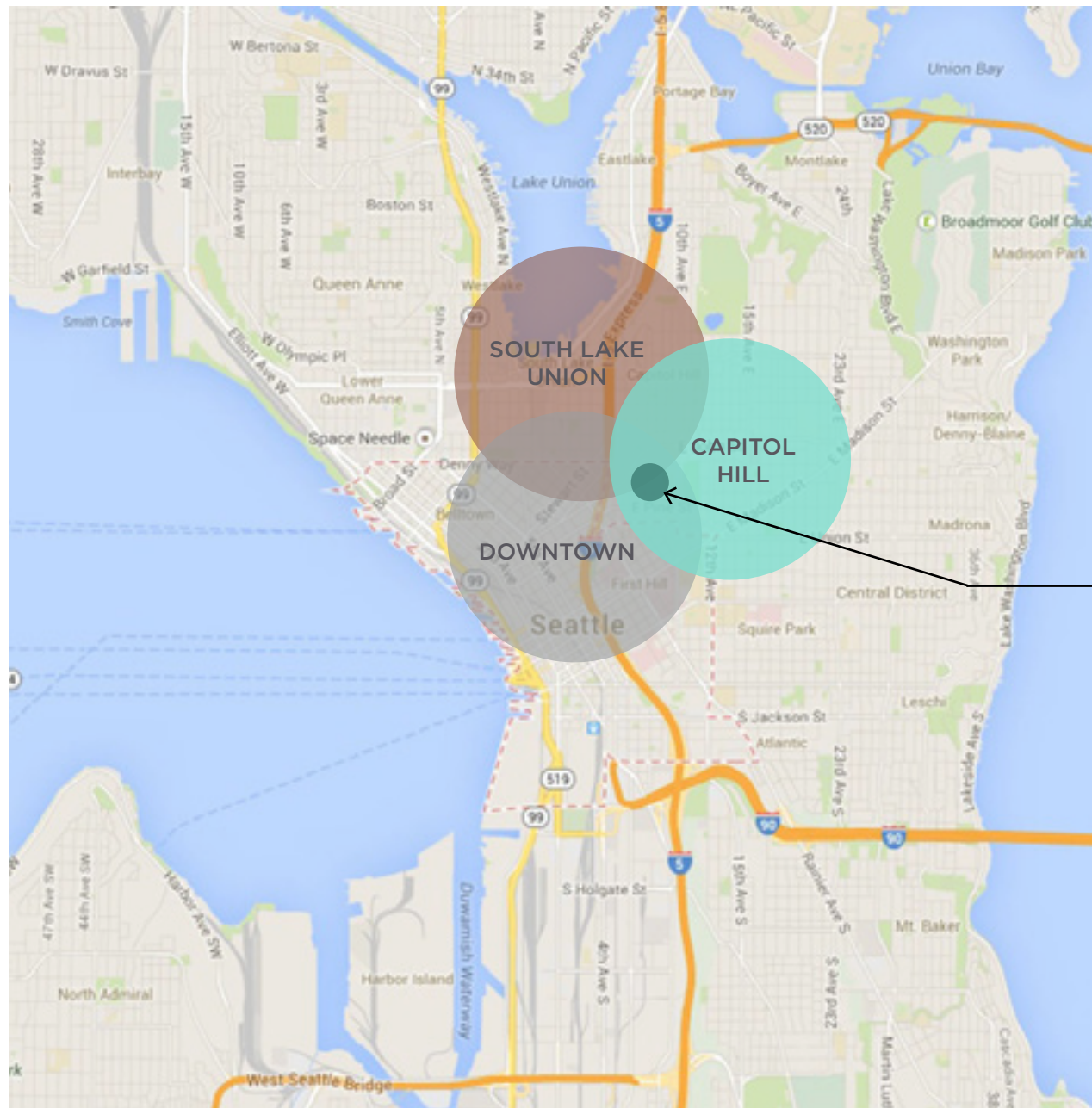


TIMELESS



CONTEMPORARY

PROJECT OBJECTIVES AND VISION



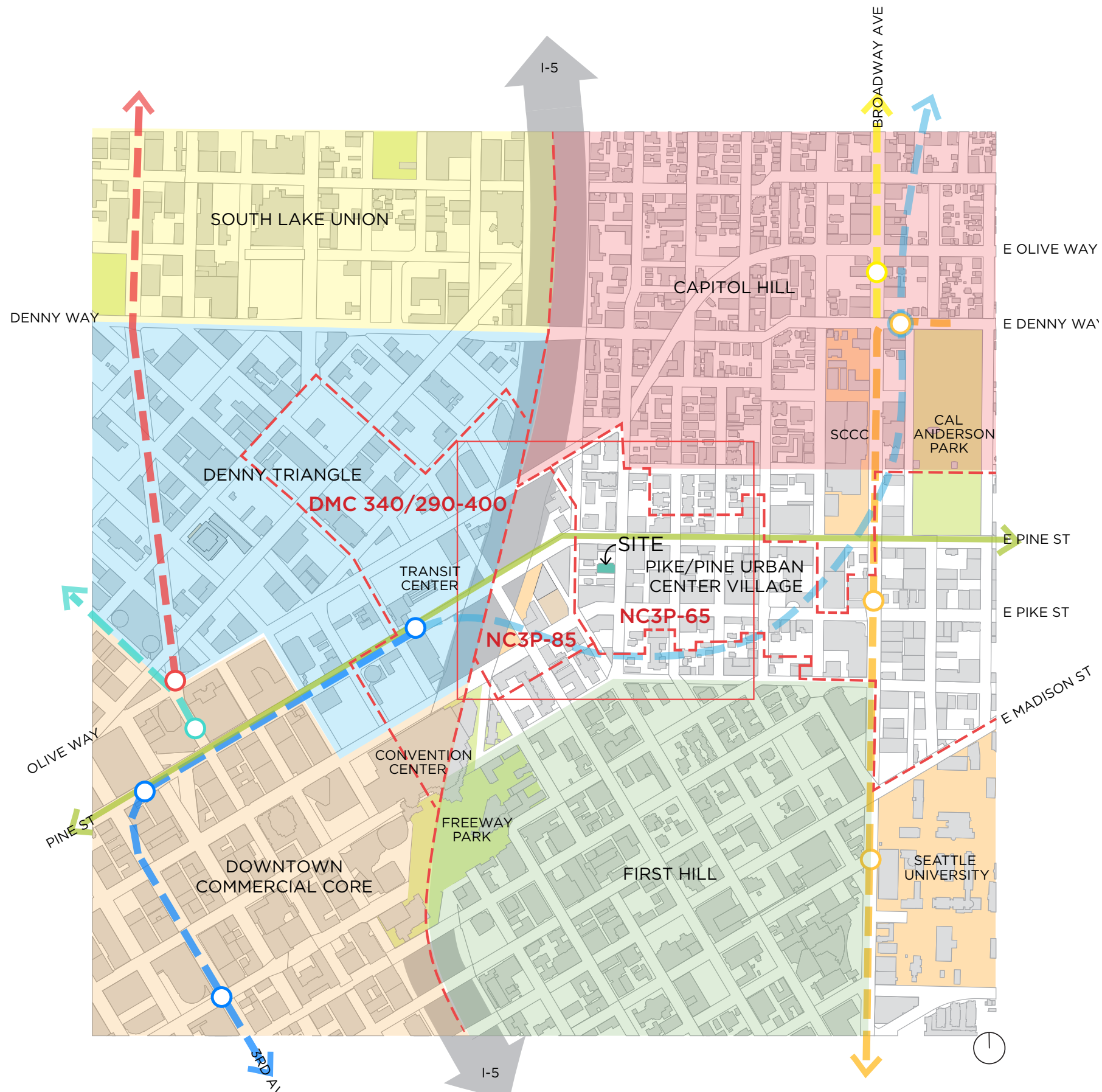
MAP OF THE SEATTLE AREA



ENLARGED MAP OF PIKE-PINE CORRIDOR

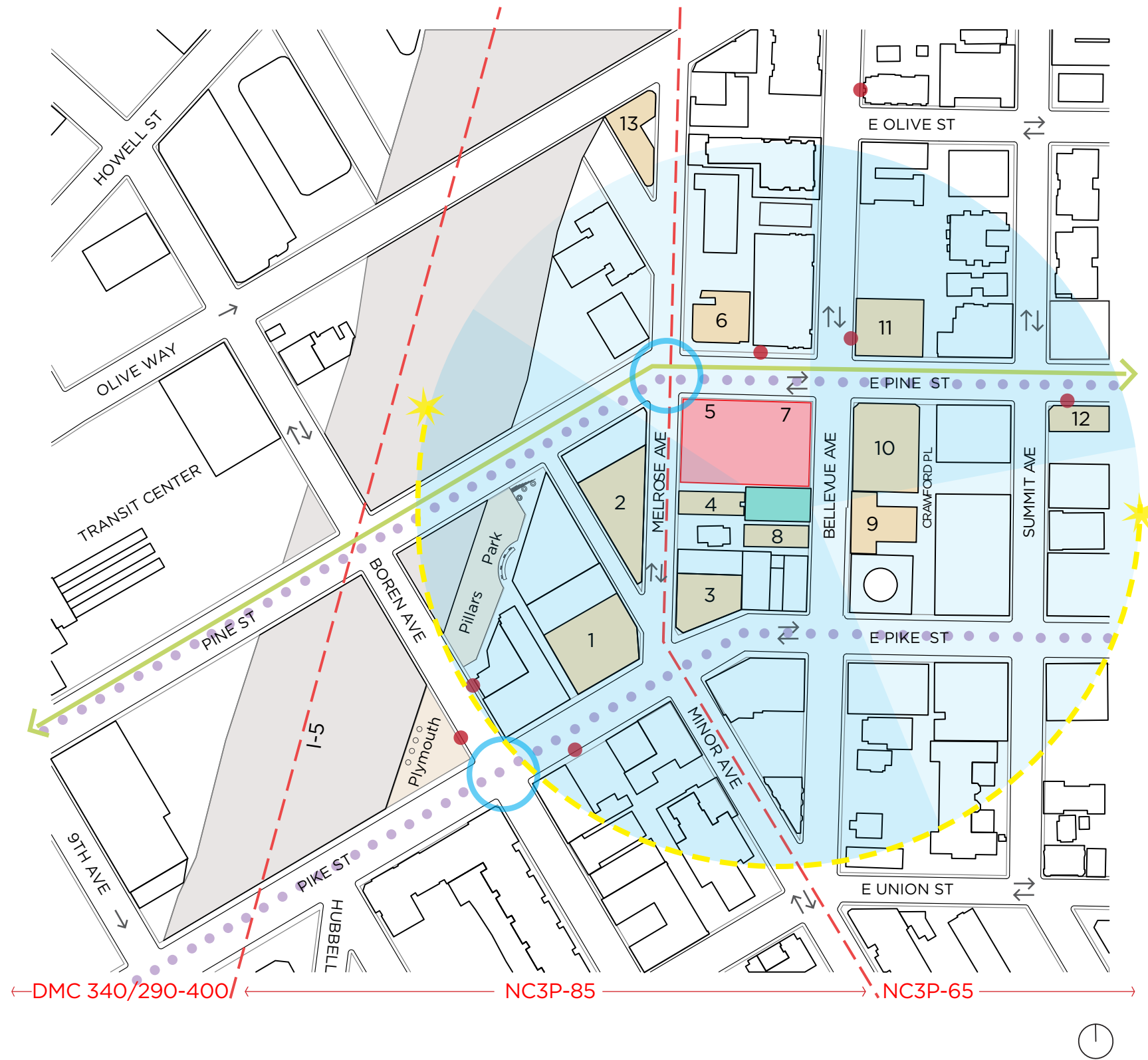


PROJECT LOCATION



- LEGEND**
- zoning boundary
 - I-5 corridor
 - bike lane
 - Monorail
 - South Lake Union Streetcar
 - link light rail
 - future link light rail
 - First Hill Streetcar
 - future Broadway Streetcar

VICINITY MAP



Historical Character Buildings

1. Future Starbucks (Packard Building)
2. Melrose Market
3. Six Arms (Gallagher's Fine Cars)
4. Melrose Apartments
5. Melrose Building
6. Pine Box (Buttersworth Mortuary)
7. Timken Roller Bearing Building
8. Louis Arms Apartments
9. New McDermott Apartments
10. Area 51 (Carr Brothers Auto Repair)
11. Lighting Design Lab (Hirsh Cycle Co.)
12. Travelers India Shop & Cafe
13. Sherwood Apartments

LEGEND

- Project Site
- Bus Stops
- Bike Street Lane
- Sun Path
- Potential Views
- Principal Pedestrian Street
- Pike/Pine Gateway
- Under Construction
- Future Development (Permitted)
- Historic Character

← DMC 340/290-400 / ← NC3P-85 / → NC3P-65 →



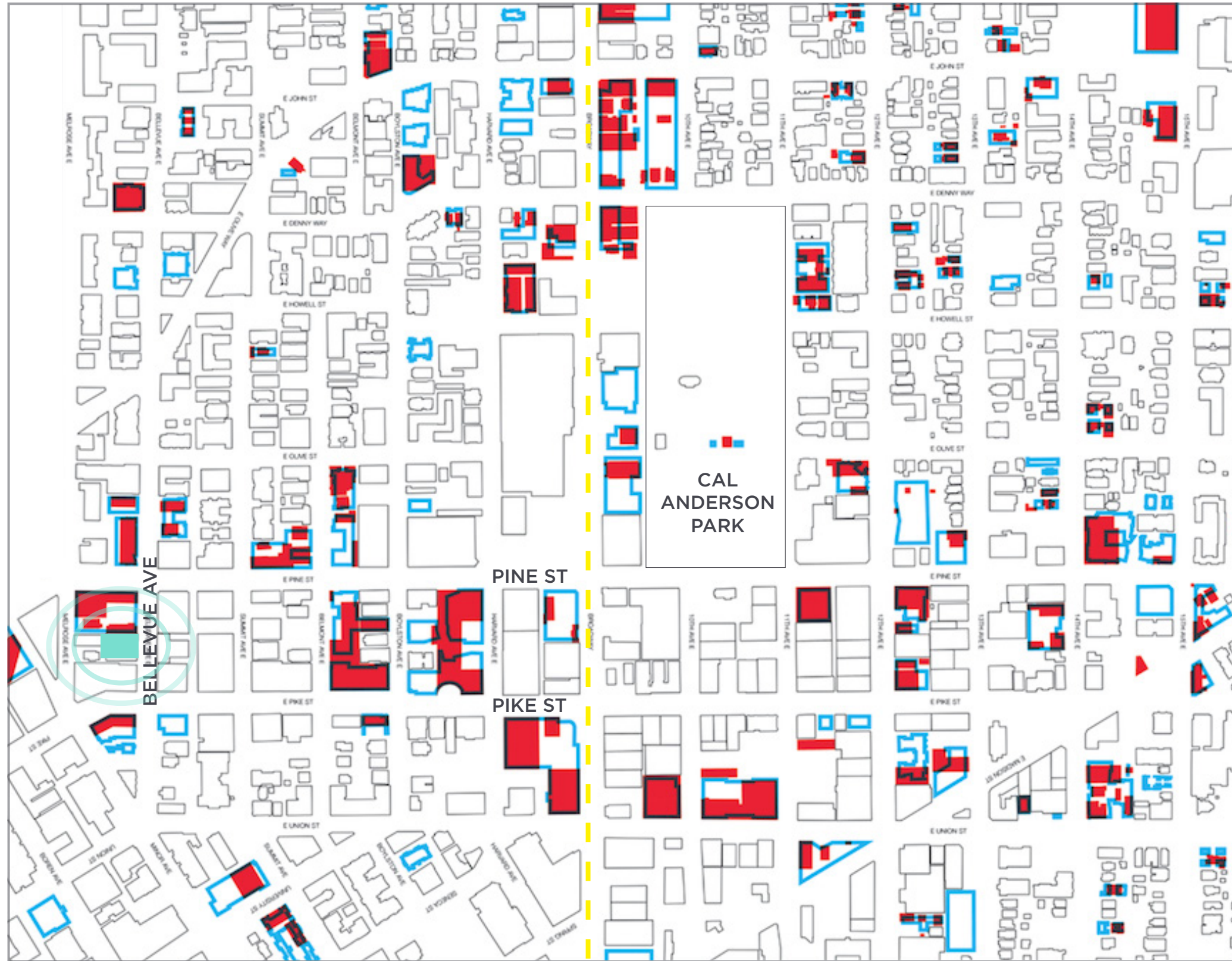


IMAGE: PROJECT 2014, DAN PAULUS



1992 - 2014

- SITE
- EXISTING STRUCTURE
- DEMOLISHED
- CURRENT OR PLANNED DEVELOPMENT
- PLANNED FIRST HILL TROLLEY



AGNES LOFTS



1111 E PIKE ST



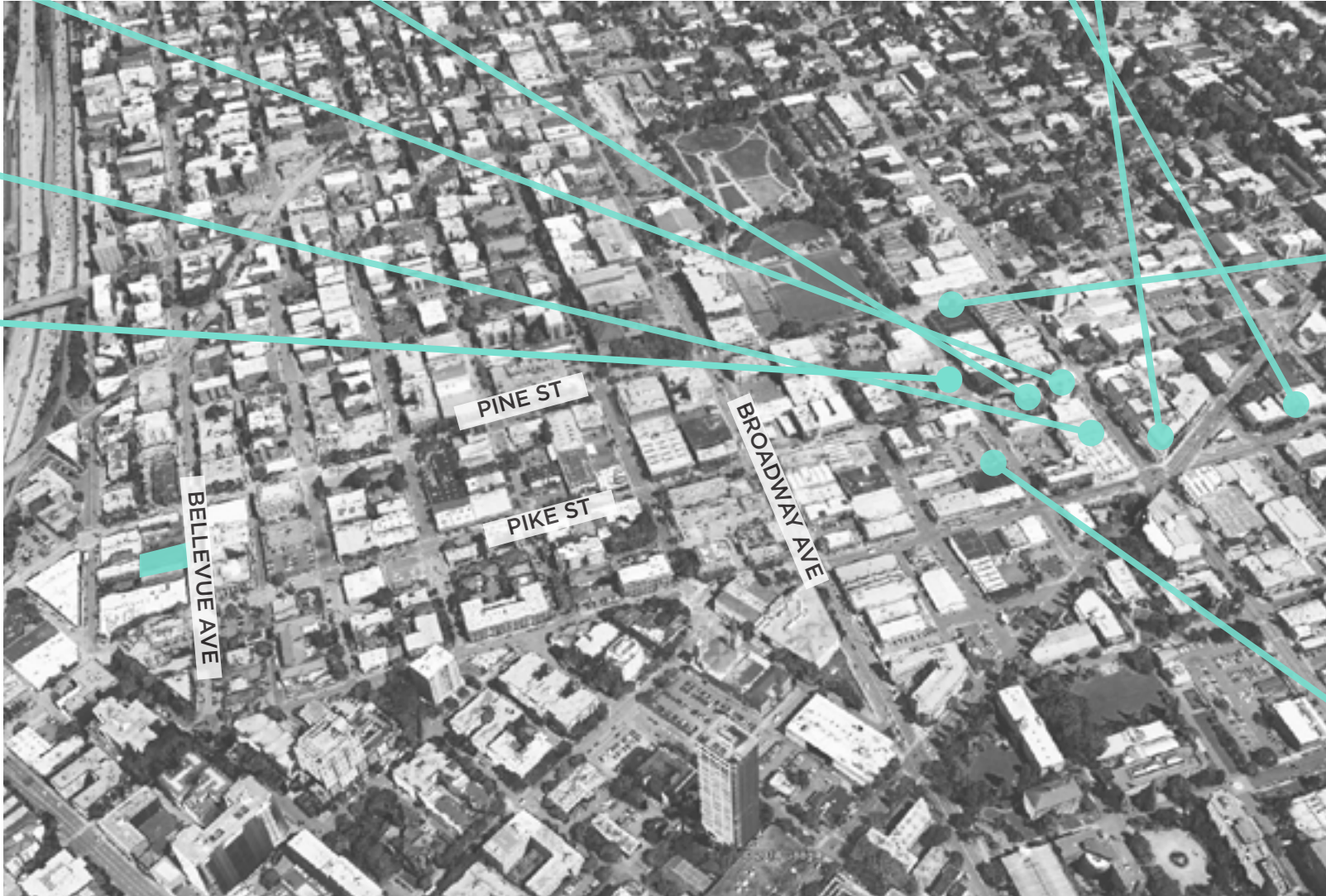
1310 E UNION ST



TRACE LOFTS



PACIFIC SUPPLY COMPANY



SUNSET ELECTRIC



MONIQUE LOFTS



ELLIOTT BAY BOOKS & TOTOKAELO



PINE/MINOR MIXED-USE



MAMNOON



HOUSE



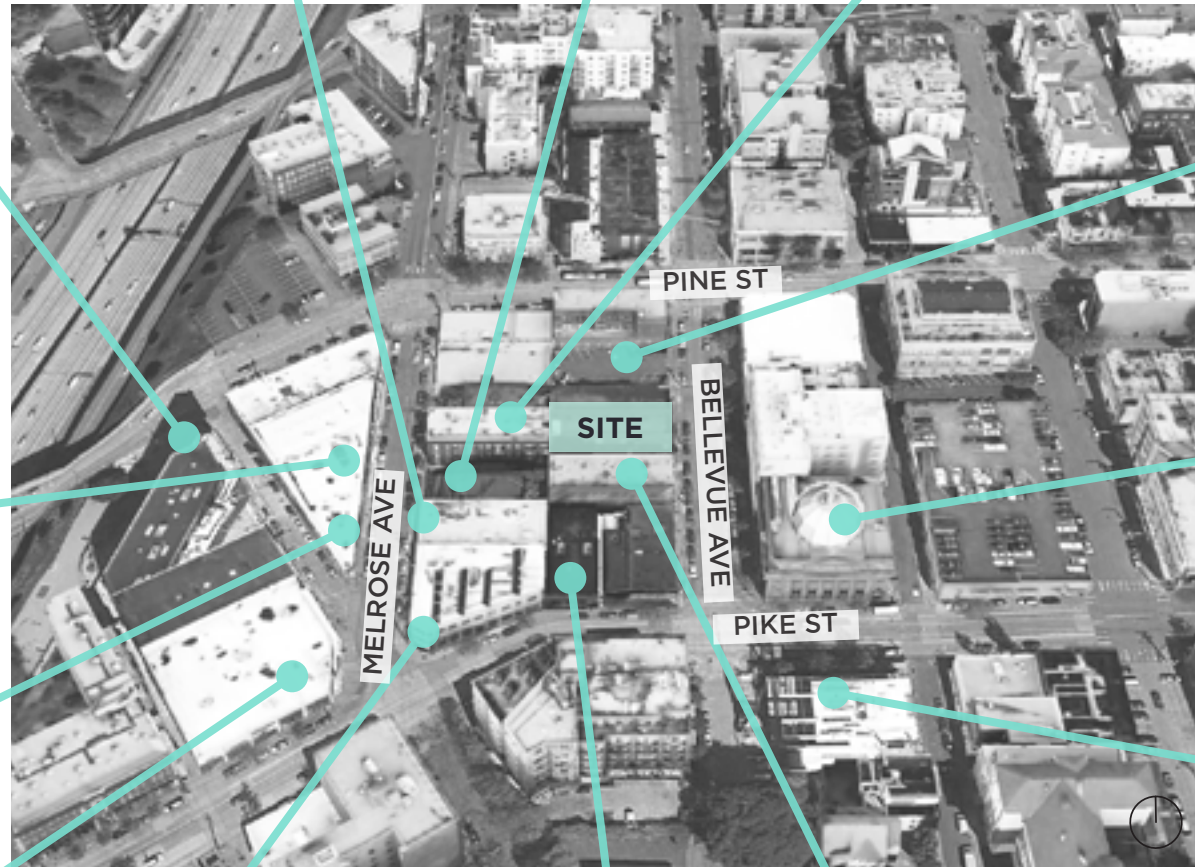
MELROSE APTS



MELROSE PINE MIXED-USE DEVELOPMENT



MELROSE MARKET



FIRST COVENANT CHURCH



TERRA PLATA



FUTURE STARBUCKS



SIX ARMS



VICTROLA COFFEE

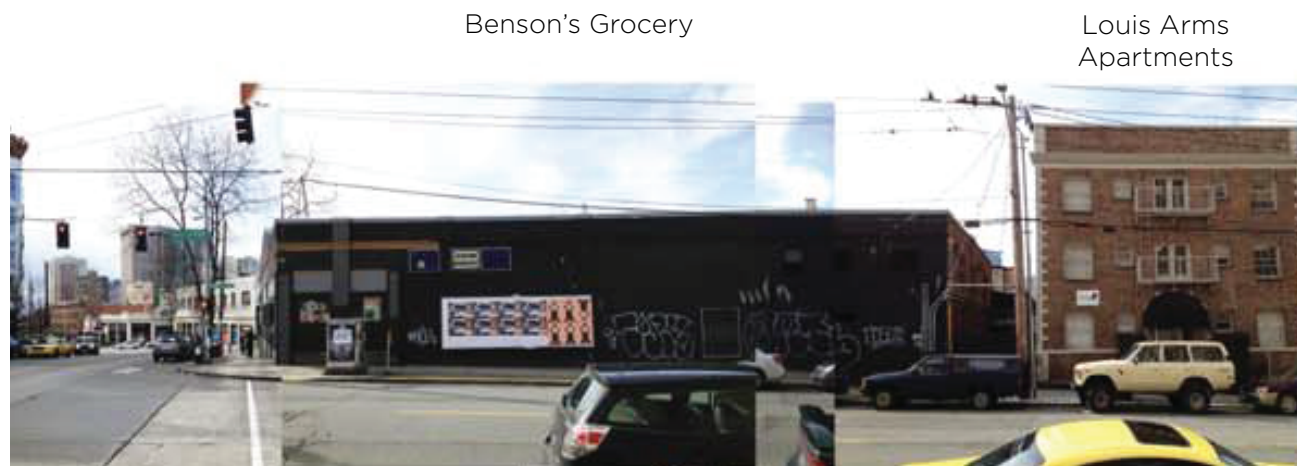


LOUIS ARMS



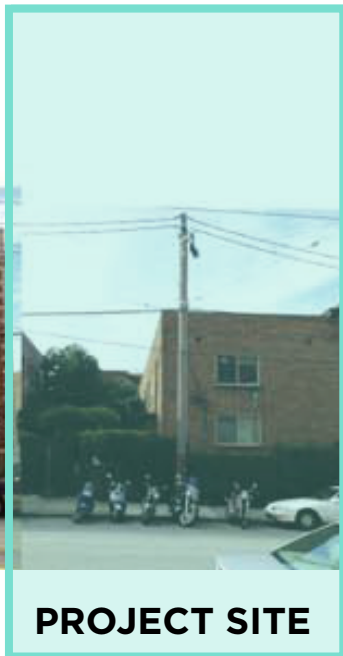
NORTHWEST SCHOOL

SITE CONTEXT



Benson's Grocery

Louis Arms Apartments



PROJECT SITE



Excelsior - Under Development

EAST PIKE STREET

EAST PINE STREET

BELLEVUE AVENUE LOOKING WEST



Area 51

Commercial

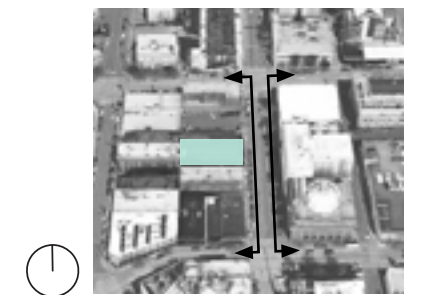
The McDermott Apartments

First Covenant Church

EAST PINE STREET

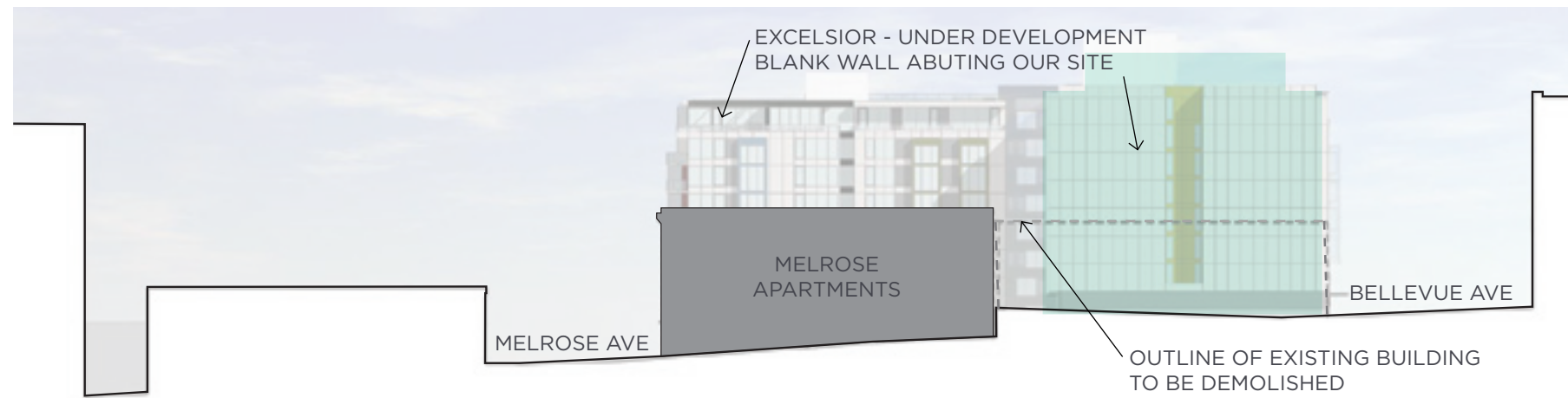
EAST PIKE STREET

BELLEVUE AVENUE LOOKING EAST





AERIAL PHOTOGRAPH OF SITE BLOCK FROM WEST ⊖



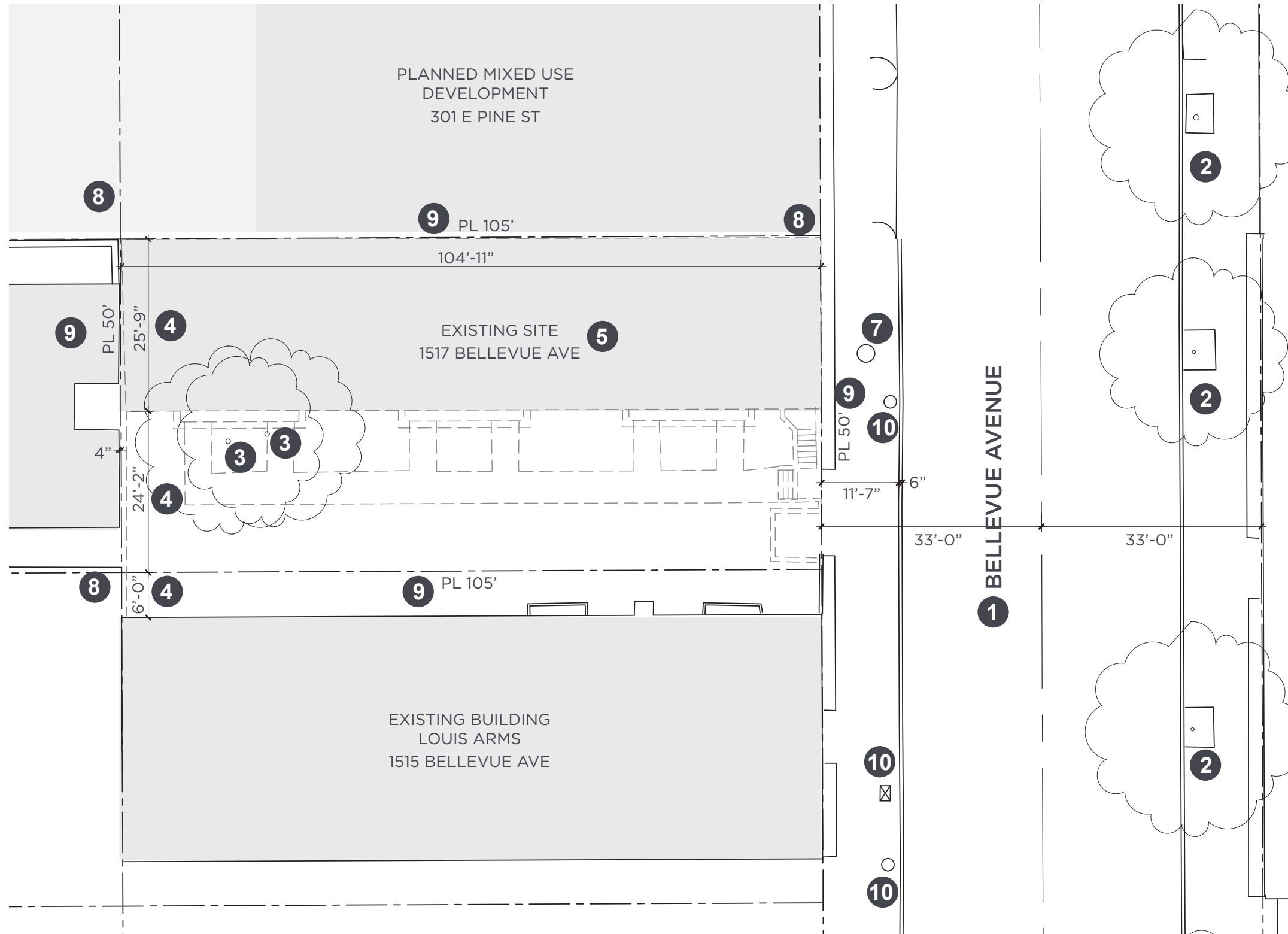
SITE SECTION
IMAGE: HEWITT



VIEW OF SITE FROM PINE ST



VIEW OF SITE FROM PIKE ST



ASSESSOR PARCEL NO:

8725600290

LEGAL PROJECT DESCRIPTION

LOT 11 IN BLOCK 3 OF REPLAT OF TWELTH AVENUE ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 54, RECORDS OF KING COUNTY, SITUATED IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

SITE INFORMATION

SITE SIZE: 105.06' X 50.04'

AREA OF SITE: 5 257 SF

AVERAGE GRADE: 244.68

ALLOWABLE FAR @ 4.75: 24 970 SF

LEGEND

- | | |
|---|---------------------------------------|
| 1 Street Name | 6 Location of Primary Entrance |
| 2 Existing Trees - 6" Deciduous Trees | 7 Man holes |
| 3 Existing Trees / Shrubs - 8" Camellias | 8 Property line |
| 4 Distances btw structures and property line | 9 Property line dimensions |
| 5 Building identifiers | 10 Power poles/Street light |

SEATTLE DESIGN GUIDELINES
+
PIKE/PINE SUPPLEMENTAL GUIDANCE

CONTEXT AND SITE

CS2. URBAN PATTERN AND FORM

C. RELATIONSHIP TO THE BLOCK

2. Mid-Block Sites

Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors.

Response: *The proposed structure will continue the continuous street wall along Bellevue Avenue. High ground floor ceiling heights reflect the retail scale of the adjacent Melrose/Pine Development. Due to the sloping nature of the street and site, datum lines will be similar in scale but not at the same height.*

III. HEIGHT, BULK, AND SCALE COMPATIBILITY AND PIKE/PINE SCALE AND PROPORTION

i. Design the structure to be compatible in scale and form with surrounding structures.

One, two, and three-story structures make up the primary architectural fabric of the neighborhood. Due to the historic platting pattern, existing structures seldom exceed 50 to 120 feet in width or 100 to 120 feet in depth. Structures of this size and proportion have been ideal for the small, locally owned retail, entertainment, and restaurant spaces that have flourished in this neighborhood. The actual and perceived width of new structures should appear similar to these existing structures to maintain a sense of visual continuity.

Response: *The proposed mid-block structure measures 42 ft in width and 90 ft in depth. It rises 7 stories and is the same height as the Melrose/Pine Development to the immediate North of the property.*

IV. SMALL LOT DEVELOPMENT

The Pike/Pine Conservation Overlay District encourages development on small lots of 8,000 square feet or less by exempting the residential floor area in the project from the FAR limit. While the scale of development on small lots is compatible with the existing developed context, such projects may still present design challenges that require attention to ensure the best fit between the new and the old at any given site. New structures on

small lots should maintain the character of the Pike/Pine neighborhood, and not use the small size of the lot as a reason to compromise maintaining compatibility with the character of the area.

i. Consider the project's impact on the street environment.

- a. Maintain solid massing of the street wall.
- c. Orient the structure's street level uses, building entrances, and service areas so that street-level priorities for commercial and pedestrian activity are not compromised.

ii. In order to maintain a continuous street wall, front setbacks are discouraged.

- a. "T" or "L" shaped structures that maintain a continuous street wall while allowing setbacks from shared lot lines on the interior of the lot are preferred over setbacks of upper floors fronting the street.
- b. Ground level front setbacks may be appropriate in limited circumstances to enhance the project's relationship to the pedestrian environment by providing such features as wider sidewalks, space for residential entries, or other pedestrian amenities.
- c. In some circumstances, an upper level front setback may be appropriate to better relate a taller new structure to the prevailing height of adjacent character structures.

iii. Provide appropriate rear and side setbacks. Side and rear setbacks are most important on the upper floors of portions of the structure that do not face the street. Maintaining a continuous street wall to preserve the streetscape character at ground level generally takes precedence.

- a. Provide setbacks from side and rear lot lines to maximize access to light, air, and usable space between structures and to minimize exposed blank walls.
- b. Avoid blank walls on the sides of structures that abut neighboring lots, while recognizing the potential for abutting development in the future. In general, blank walls are discouraged.
- c. Use the rear of the lot for parking or other open areas. Rear setbacks may be used to create light courts, seating areas, or courtyards.

Response: *The proposed structure extends 42 ft of the 50 ft wide street frontage. A heavy street facing facade is anchored by a translucent, tall retail storefront. A translucent side gate leads to the public-private courtyard with live/work units and a defined residential entry. A side setback between 7 - 11 ft on the South facade, and a setback of 6'-6" of the neighboring Louis Arms Apts creates a courtyard condition at the ground level and plenty of light for South-facing units. At the rear, property line setbacks ranging from 8 ft to 12 ft create a similar garden condition.*

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

I. HEIGHT, BULK, AND SCALE COMPATIBILITY AND PIKE/PINE SCALE AND PROPORTION

Relate the scale and proportions of architectural features and elements to existing structures on the block face to maintain block face rhythm and continuity.

- i. Align architectural features with patterns established by the vernacular architecture of neighborhood structures to create visual continuity.
- ii. Use building components that are similar in size and shape to those found in structures along the street from the auto row period.
- iii. Keep the proportions of window and door openings similar to those of existing character structures on the block or in the neighborhood.
- iv. Use windows compatible in proportion, size, and orientation to those found in character structures in the surrounding area.

Response: *The design of the proposed structure aligns with the Auto Row period that reflects many historical Capitol Hill buildings. Heavy vertical columns and large windows indicative of garage doors define the street facing facade.*

IV. ARCHITECTURAL CONTEXT

The Pike/Pine "vernacular" architecture is characterized by the historic auto row and warehouse industrial buildings featuring high ground-floor ceilings, articulated ground-floor commercial space, display windows, detailed cornice and frieze work, and trim detailing.

- i. New buildings should echo the scale and modulation of neighborhood buildings in order to preserve both the pedestrian orientation and consistency with the architecture of nearby buildings. Architectural styles and materials that complement the light-industrial history of the neighborhood are encouraged. Examples of preferred elements include:
 - a. Similar building articulation at the groundlevel;
 - b. Similar building scale, massing and proportions; and
 - c. Similar building details and fenestration patterns.

Response: *The street facade reflects the preferred vernacular architecture of the historic Pike/Pine corridor as indicated above.*

PUBLIC LIFE

PL1. CONNECTIVITY

B. WALKWAYS AND CONNECTIONS

3. Pedestrian Amenities

Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.

Response: *The ground level seeks to engage the pedestrian by providing a retail space with large storefront windows, industrial awnings, and a take-out window. The street front sits 4 ft back from the property line to allow for an exterior ramp to the retail level, which sits 6 inches below the sidewalk level at the North end of the site. A heavy architectural spine on the North physically separates the proposed structure from the new Melrose/Pine Development. A gated side courtyard to the South creates a more intimate community space for the live/work units and the residential entry.*

PL3. STREET-LEVEL INTERACTION

A. ENTRIES

1. Design Objectives

Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

b. Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.

c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

Response: *Retail entry from the storefront will be clearly identifiable with a defined door, awning, and signage. The residential entry comes off of a gated side courtyard but is still clearly defined from the street through a translucent gate, with a boldly designed accent wall, clear signage, and an awning that extends to the property line and end returns to the ground with a proposed water feature.*

B. RESIDENTIAL EDGES

2. Ground-level Residential

Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in PL3.B1, design strategies include:

- vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries;
- pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots; and
- a combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy.

3. Buildings with Live/Work Uses

Maintain active and transparent facades in the design of live/work residences that are required to orient the nonresidential portions of the unit toward the street. Design the first floor so it can be adapted to other commercial use as needed in the future.

4. Interaction

Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children's play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.

Response: *There are no residential units on the ground level. The residential lobby and live/work units are accessed through a gate to the South side courtyard. An interactive community feel will be encouraged by a water feature, landscaping, and outdoor seating on the exterior, and a transparent residential lobby and retail lounge on the interior. Live/work*

units on the ground floor do not have a street presence and will also be accessed via the side courtyard and connected rear garden area.

C. RETAIL EDGES

1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays

Response: *Large transparent storefront windows define the retail space on the ground level, opening up the interior space to the street. A take-out window connects the retail out to the street and potential wall-sized windows will slide to open the space completely to the pedestrian environment.*

DESIGN CONCEPT

DC2. ARCHITECTURAL CONCEPT

B. ARCHITECTURAL AND FAÇADE COMPOSITION

1. Façade Composition

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

Response: Materiality, fenestration, and details are continuous on the three facades not abutting adjacent buildings.

I. HEIGHT, BULK, AND SCALE COMPATIBILITY AND PIKE/PINE SCALE AND PROPORTION

- i. Design the first floor façade to encourage a small-scale, pedestrian-oriented character.
- b. Repeat common elements found in neighborhood commercial buildings, such as clearly defined primary entrances and large display windows.
- c. Provide generous floor to ceiling heights on the ground floor with a high degree of transparency.
- d. Consider variations in the street-level facade, such as shallow recesses at entries or arcades, to add variety.

Response: The retail storefront will have a high degree of transparency. At the North end of the street facing facade, the recessed residential egress stairway will be enclosed with a perforated separation similar to the gate to the courtyard. At the South end, a translucent gate leads around the corner to an accent wall that leads the pedestrian to the residential entry. Beyond the residential entry lie the live/work units that are defined by perforated vertical fins.

DC3. OPEN SPACE CONCEPT

B. OPEN SPACE USES AND ACTIVITIES

4. Multifamily Open Space

Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbecues, resident meetings, and crafts or hobbies.

Response: Amenities in Crosby Capitol Hill include a ground floor courtyard and garden to the side and rear, a residential lobby, a basement gym, and a rooftop deck. The deck has a seating area with a barbecue, a bocce court, and a green roof.

I. RESIDENTIAL OPEN SPACE

Locating a significant amount of open space on rooftops is discouraged. Open space at street level that is compatible with established development patterns and does not detract from desired, active street frontages is encouraged. While not characteristic of the historic warehouse, commercial, or apartment development in the area, usable balconies may be appropriate on streets where a more residential character is intended, to provide both open space and visual relief on building facades. In other areas, if balconies are provided, it is preferable that they not be located on street-facing facades, but rather on facades facing the side or rear of the lot, or internal courtyards.

Response: To align with the historic warehouse character of the neighborhood, no balconies are provided on the street facing facade. Although not open space, on the side and rear there are window box seats with operable windows to capitalize on the views of downtown.

II. LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

The creation of small gardens and art within the street right-of-way is encouraged in the Pike/ Pine neighborhood in order to enhance and energize the pedestrian experience. This is especially desirable for residential and mixed use developments as well as a means to distinguish commercial areas from institutional areas. Providing vertical landscaping, trellises or window boxes for plants is also desirable. Street greening is specifically recommended along the following streets:

- ii. Along Bellevue, Summit, Belmont, and Boylston (except from Pike to Pine)

Response: Landscaping will occur primarily in the side and rear courtyard and minimally at the storefront to retain the industrial character of the neighborhood.

DC4. EXTERIOR ELEMENTS AND FINISHES

I. EXTERIOR FINISH MATERIALS

New development should complement the neighborhood's light industrial vernacular through type and arrangement of exterior building materials. Preferred materials and approaches include:

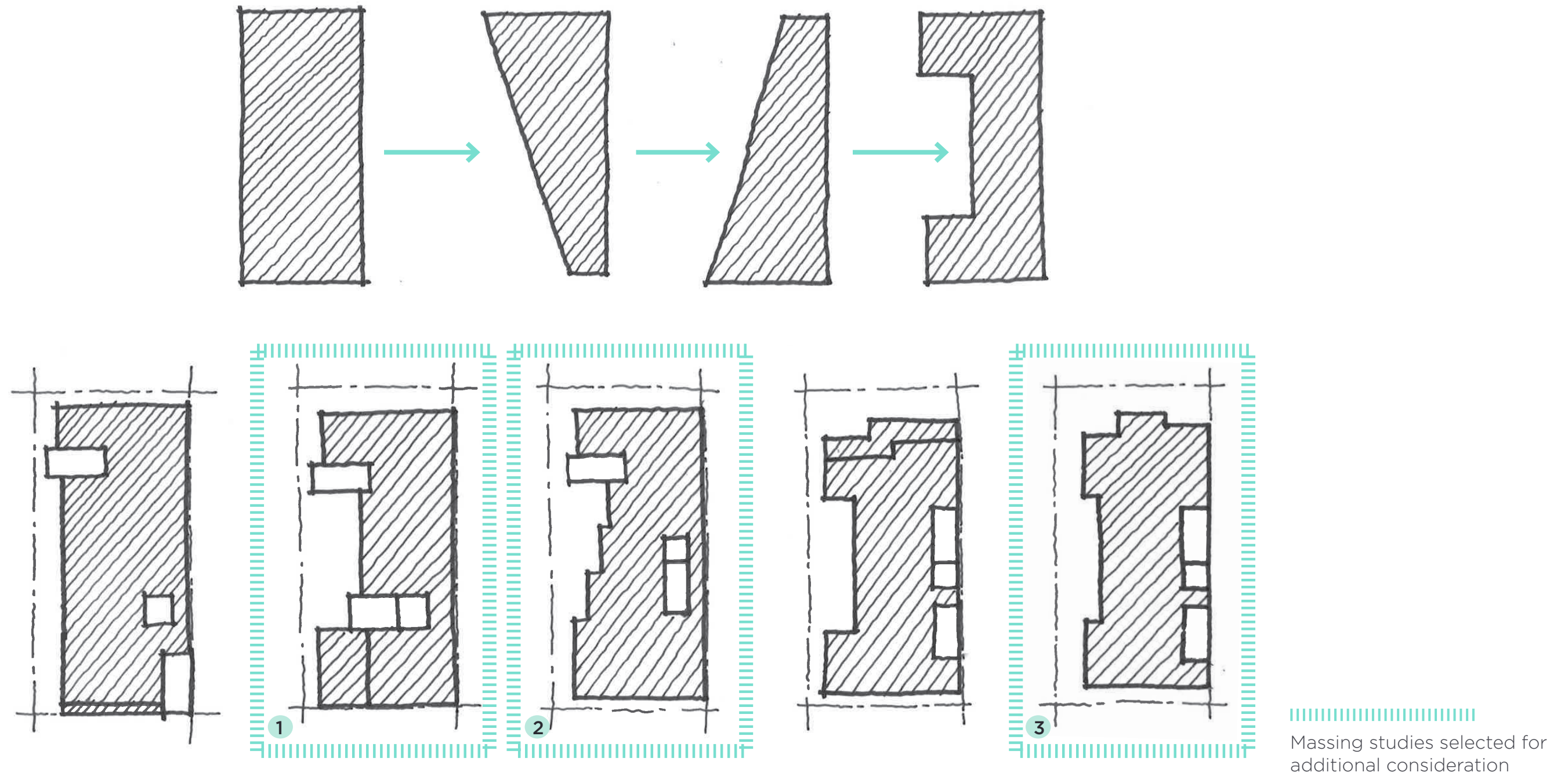
- i. Brick, masonry, textured or patterned concrete, true stucco (Dryvit is discouraged), with wood and metal as secondary or accent materials;
- ii. Other high quality materials that work well with the historic materials and style of neighboring buildings;
- iii. Limited number of exterior finish materials per building; and
- iv. High quality glazing and trim as a vital component of exterior finish.

Response: The proposed materials include heavy brick or masonry at the spine and base, with metal accents indicative of industrial construction. At the upper levels, metal and glass are accented with wood detailing.

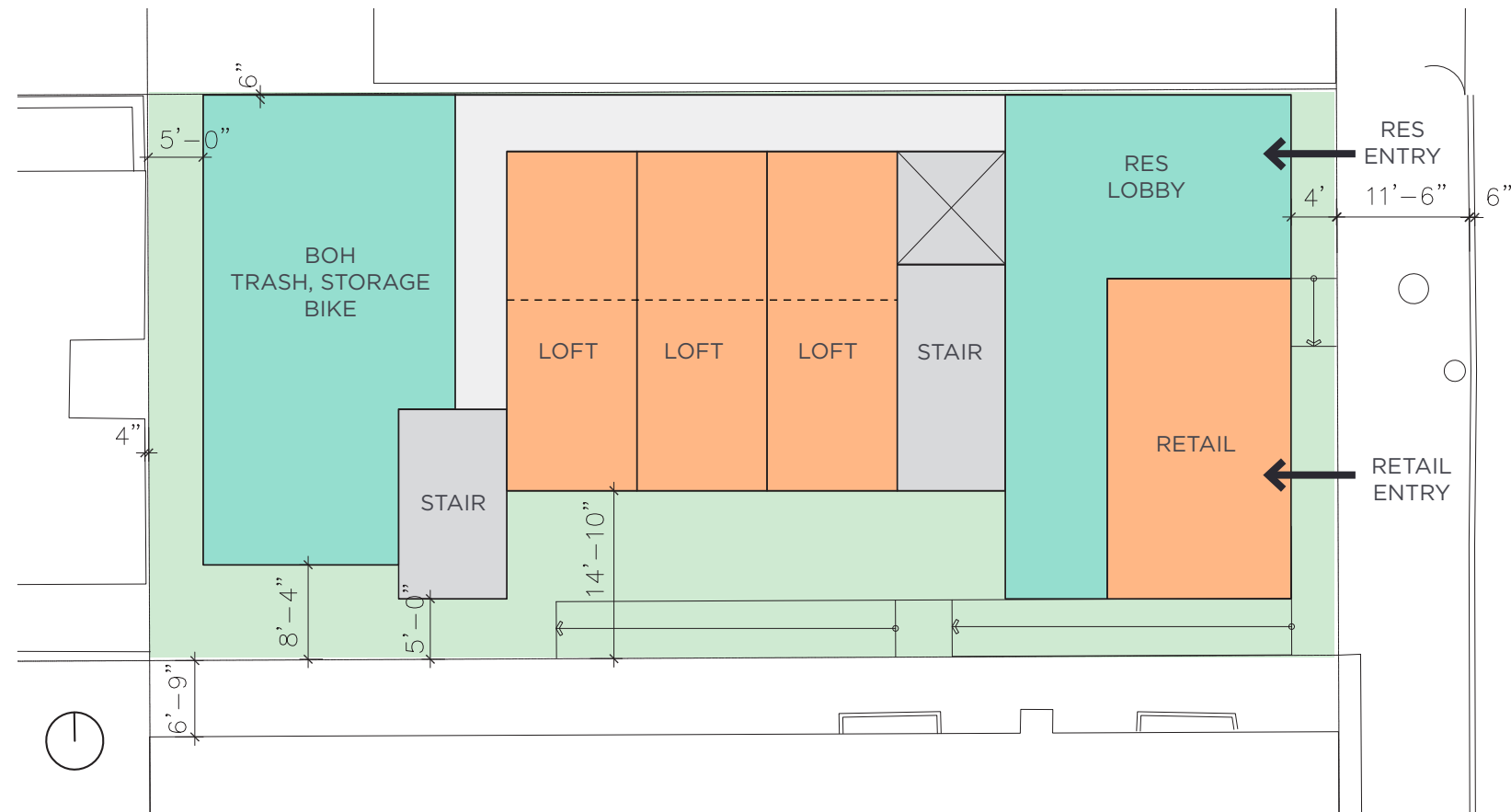
MASSING STUDIES

Massing Studies

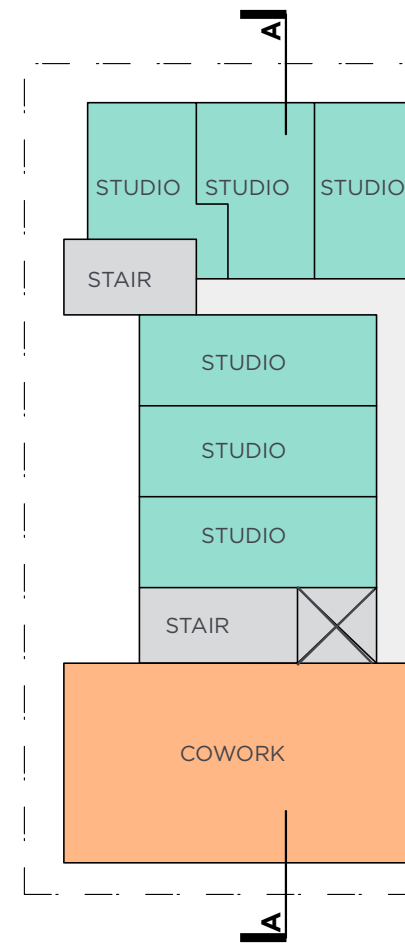
Our project provides small, highly-fitted out apartments, intended to attract tenants interested in living low-carbon, high-density lifestyles in a vibrant urban environment. Target apartment sizes dictate specific depths from circulation and egress corridors. Meeting the target development density (FAR) and remaining within height limits drives building footprint options. The principal design variables are the strategic location of open space and setbacks. The options are driven by pushing the main mass to the North against the blank wall of the new development, as well as keeping a continuous street wall. The following diagrams indicate potential options and those selected for further study.



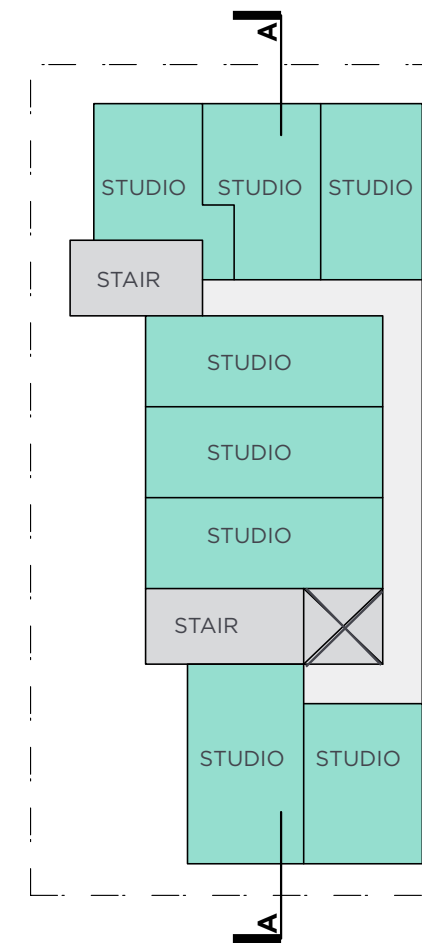
OPTION 1



SITE AND GROUND LEVEL PLAN



SECOND FLOOR PLAN



TYPICAL FLOOR PLAN



SECTION A

FEATURES

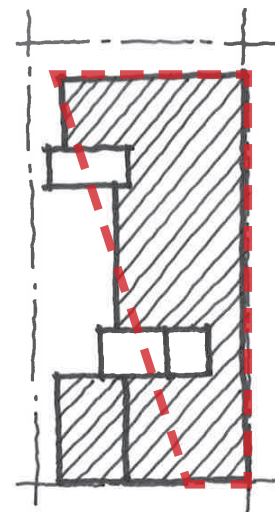
- 475 SF retail and 3 loft units at ground level
- 13' ceiling height at retail, 15'-6" ceiling height at lofts
- Utilizes height bonus by providing retail on street level
- 1100 SF cowork amenity on second floor above the retail
- 51 studio units @ 300 SF each
- Courtyard lowered 2'-6"
- Residential lobby at NE corner of the street frontage

PROS

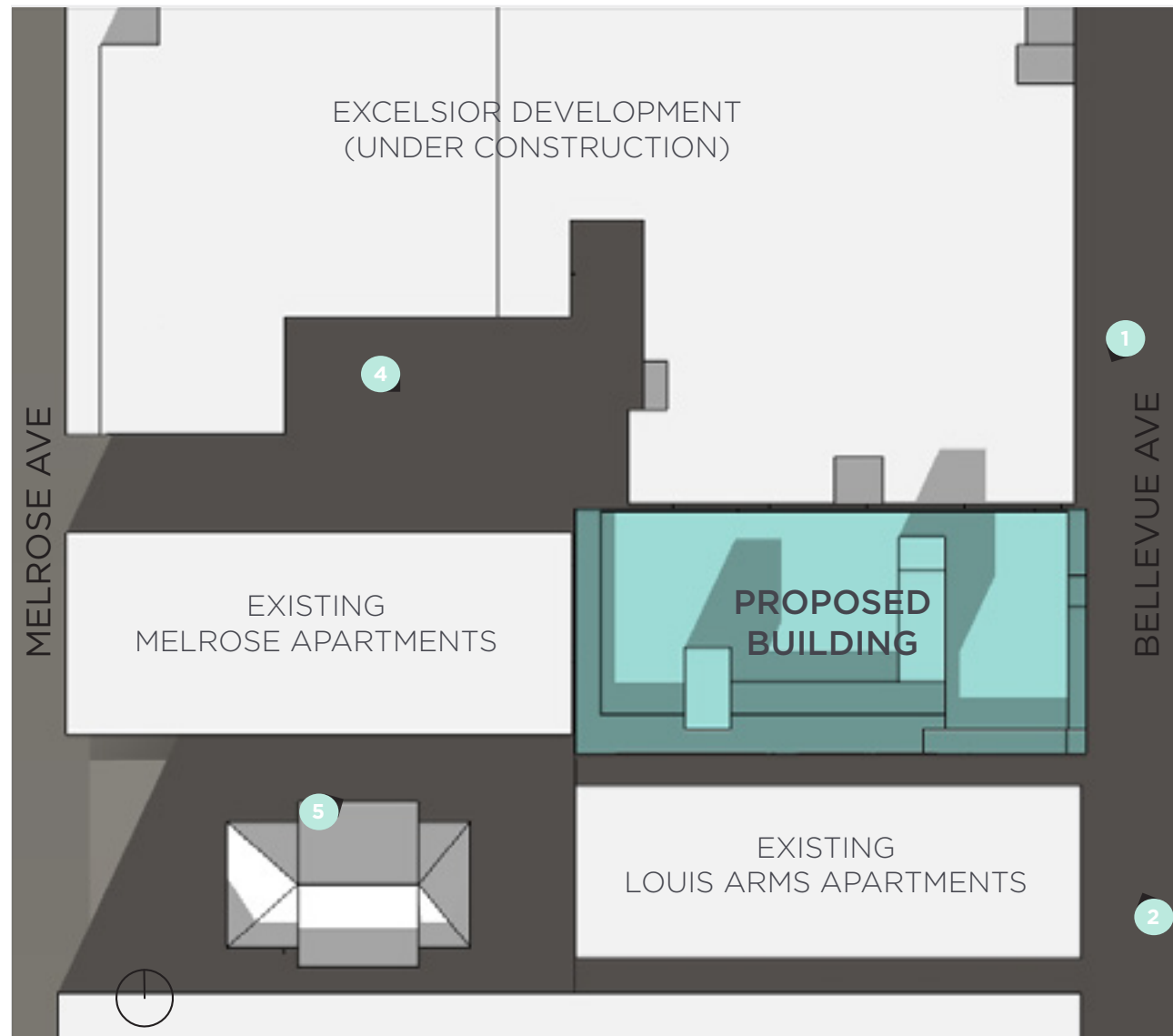
- Clear separation between retail in front and residential in back at levels 1 & 2
- Clear architectural expression with commercial in the 2 story concrete base and residential units above

CONS

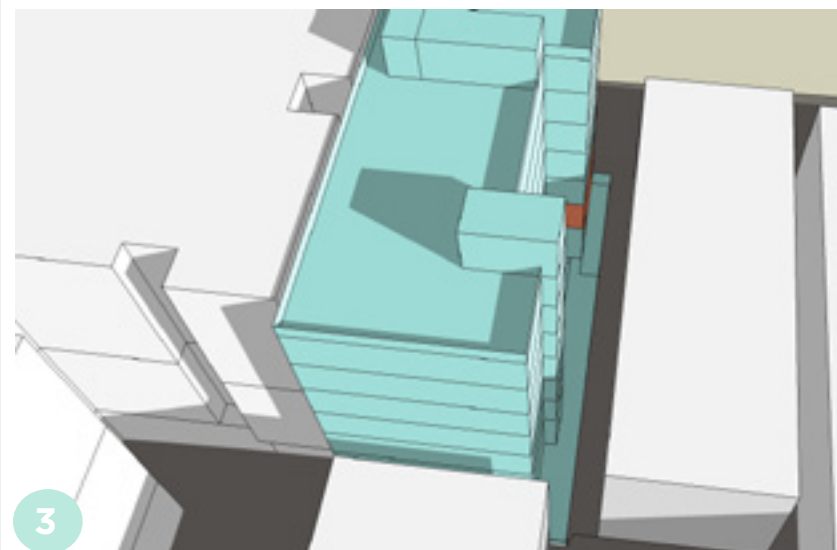
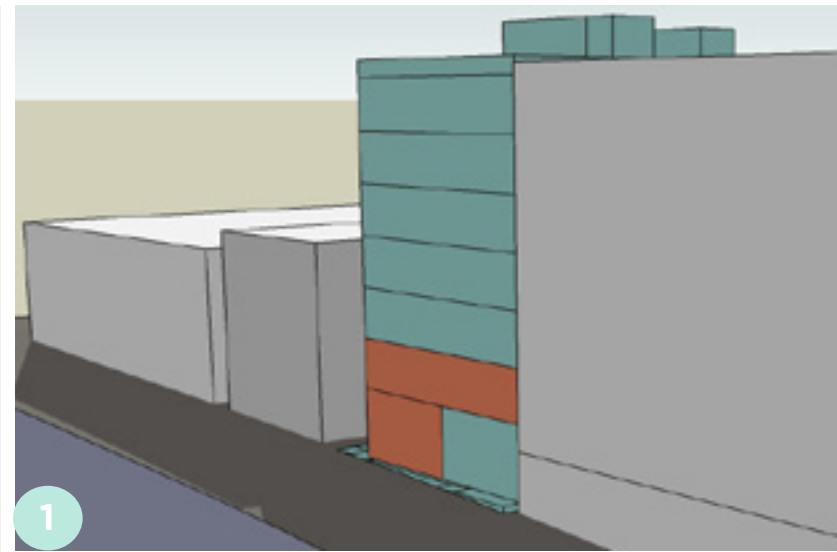
- Inefficient use of floor plate
- Unfavorable unit size
- Retail frontage reduced due to sharing with residential lobby
- Long ramp down sideyard reduces the usable courtyard space
- Cowork only accessible to residents
- Back stair blocks potential light sources and views for units



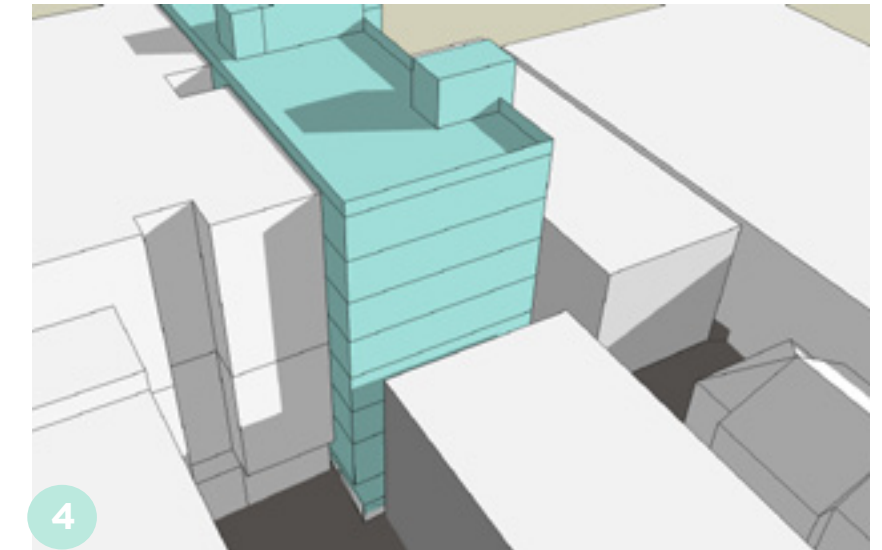
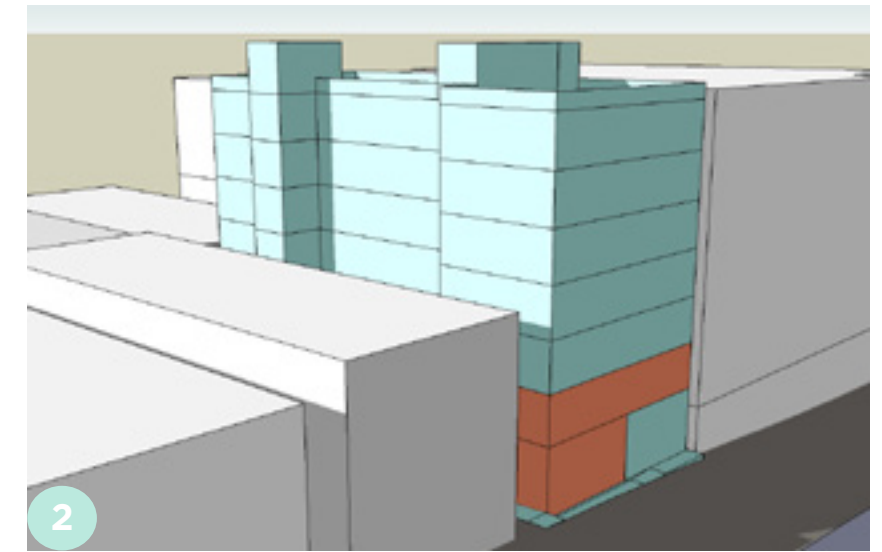
MASSING OPTION 1



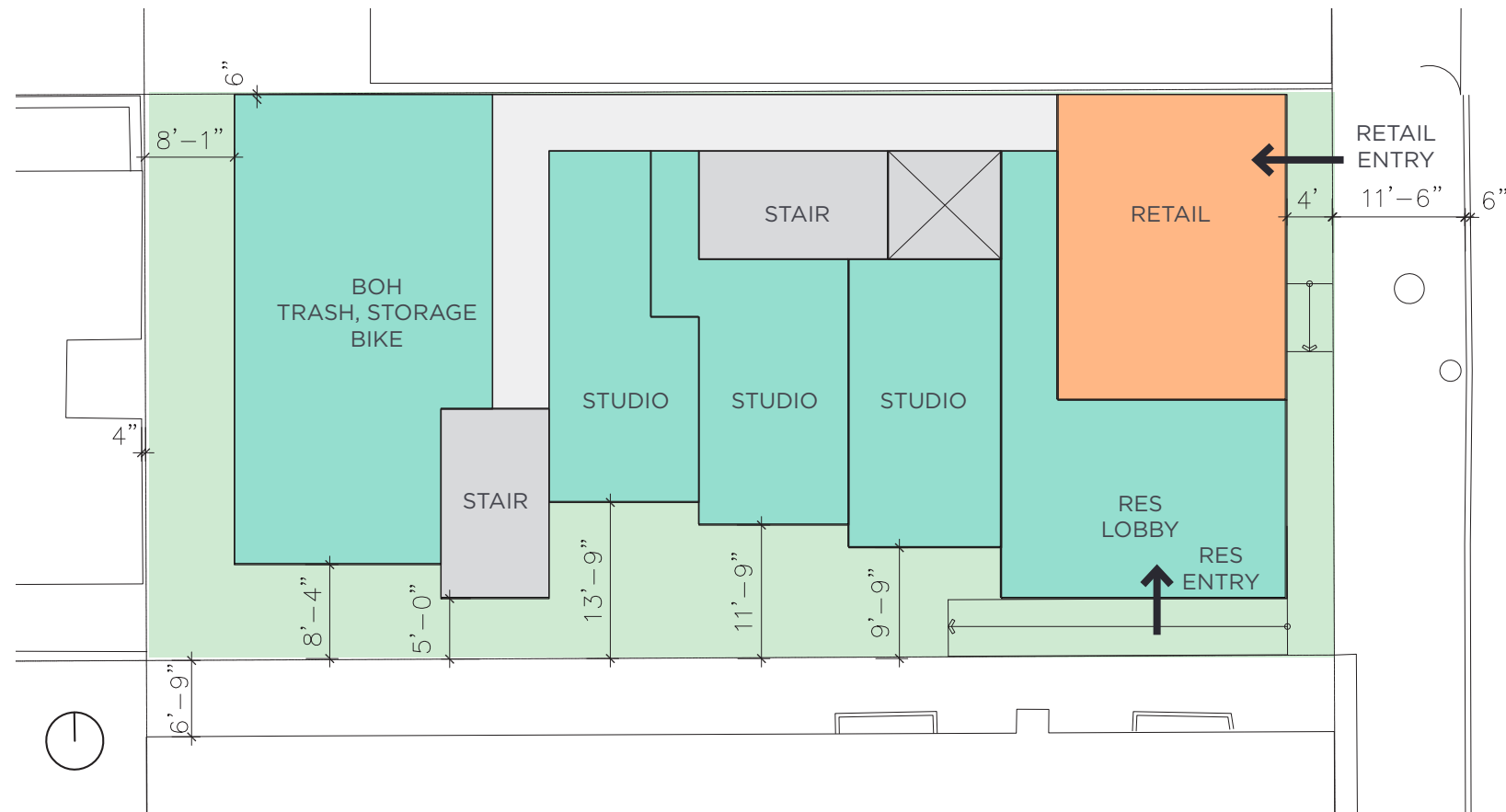
SITE PLAN



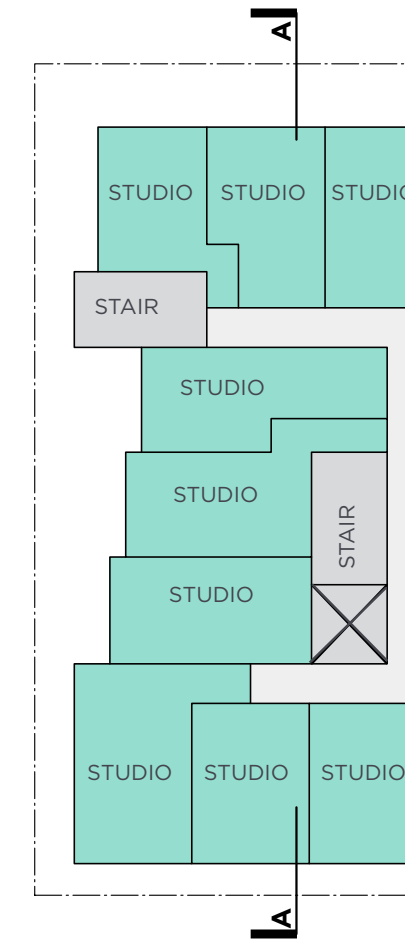
VIEWS AROUND THE SITE



OPTION 2



SITE AND GROUND LEVEL PLAN



TYPICAL FLOOR PLAN



SECTION A

FEATURES

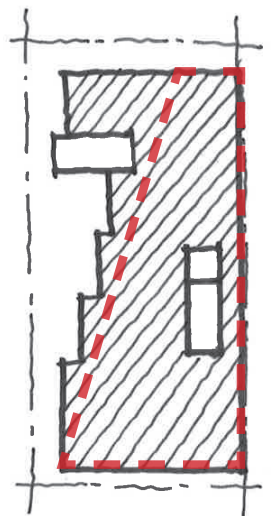
- 550 SF retail at ground level with 13' ceiling height
- Utilizes height bonus by providing retail on street level
- 57 studio units @ 300 SF each
- Residential lobby at SE corner of the street frontage

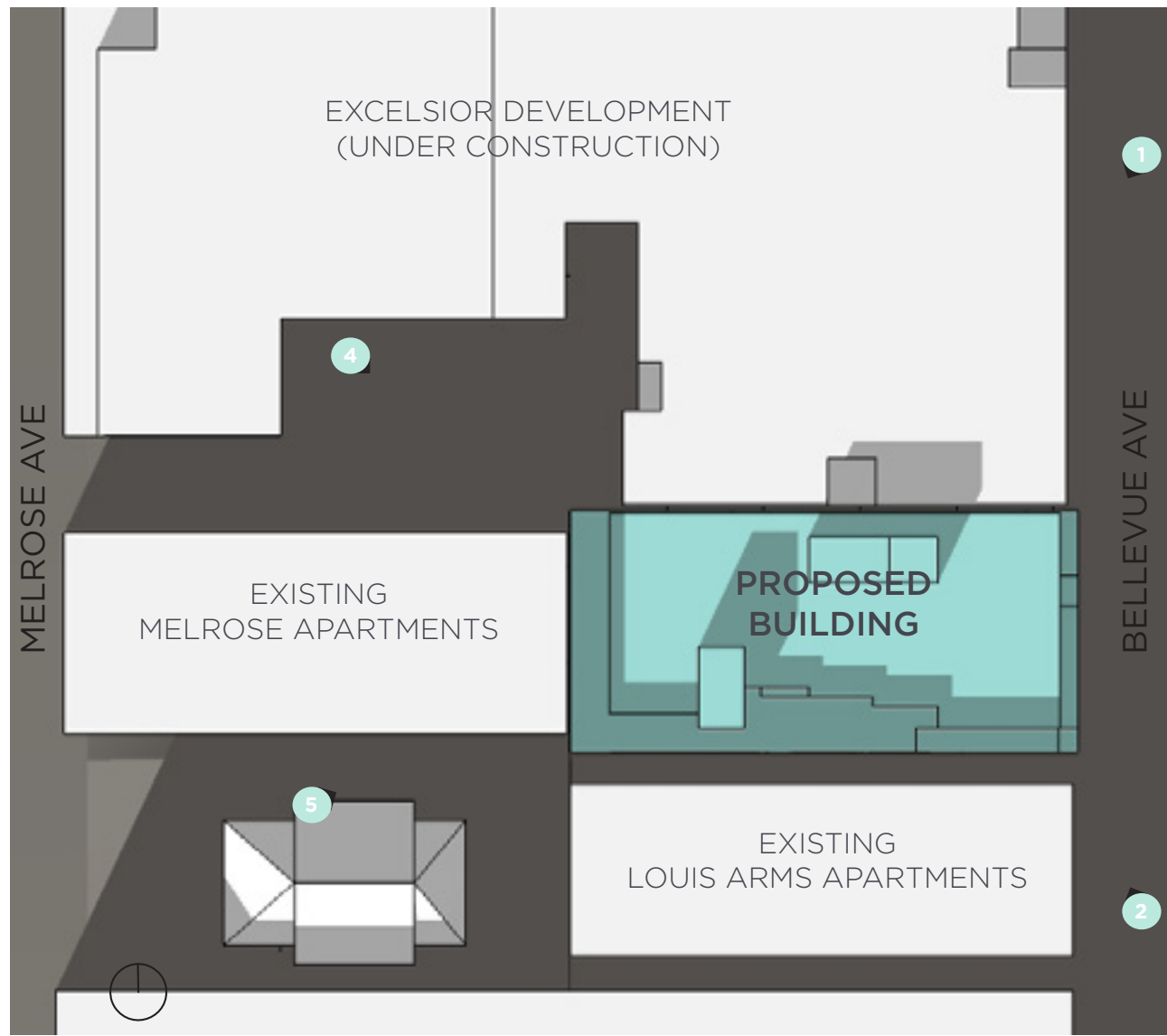
PROS

- Residential entry located off the sideyard providing a clear transition from commercial to residential
- More residential units

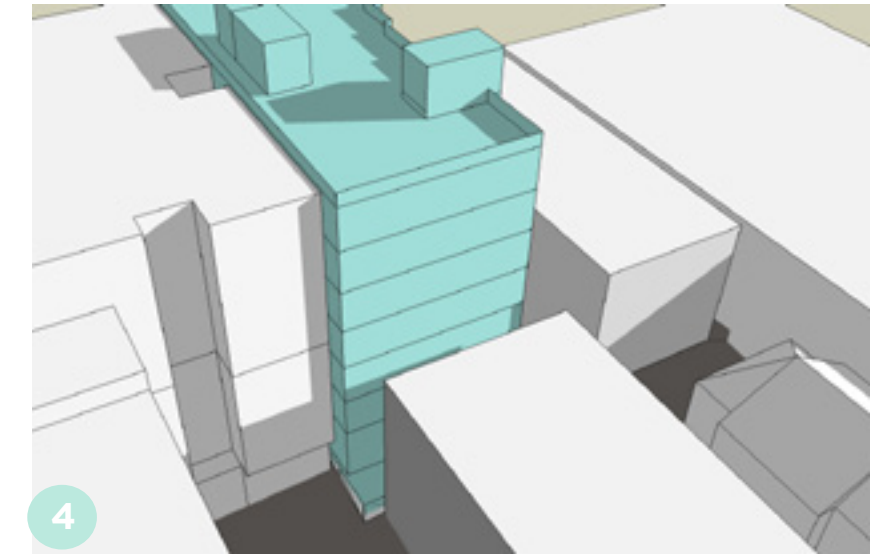
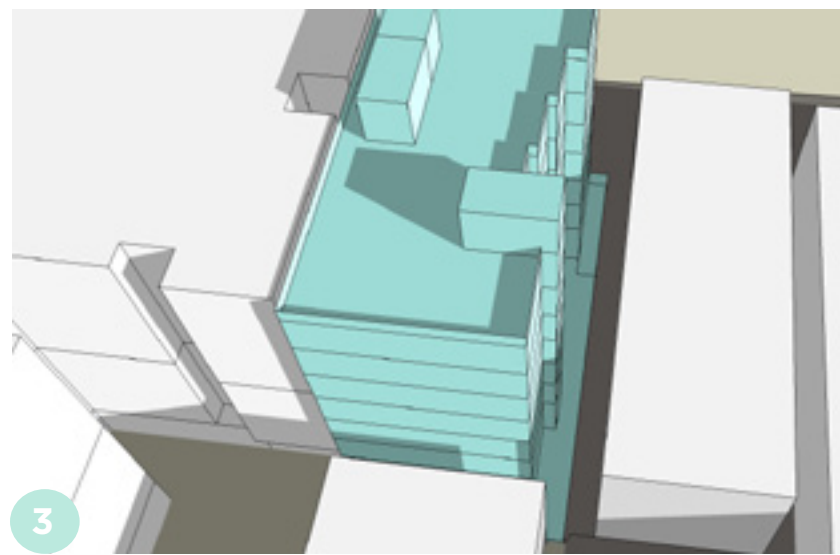
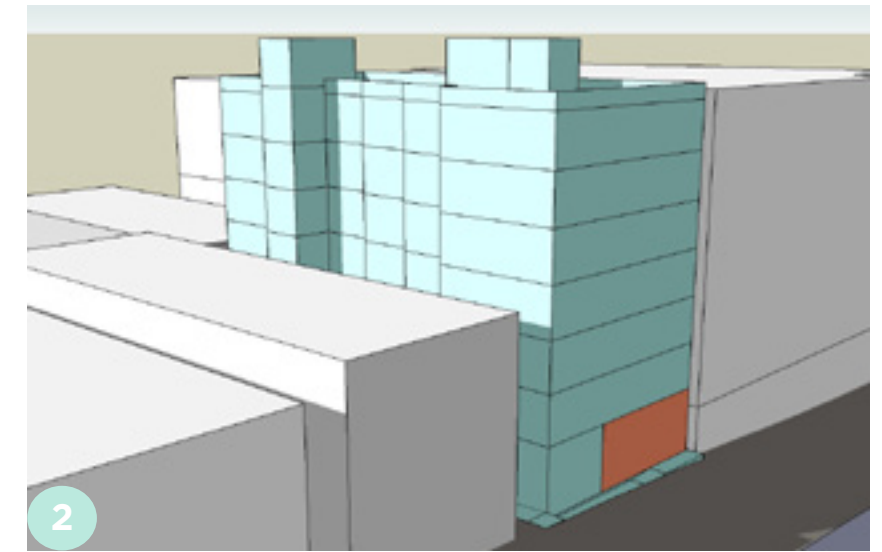
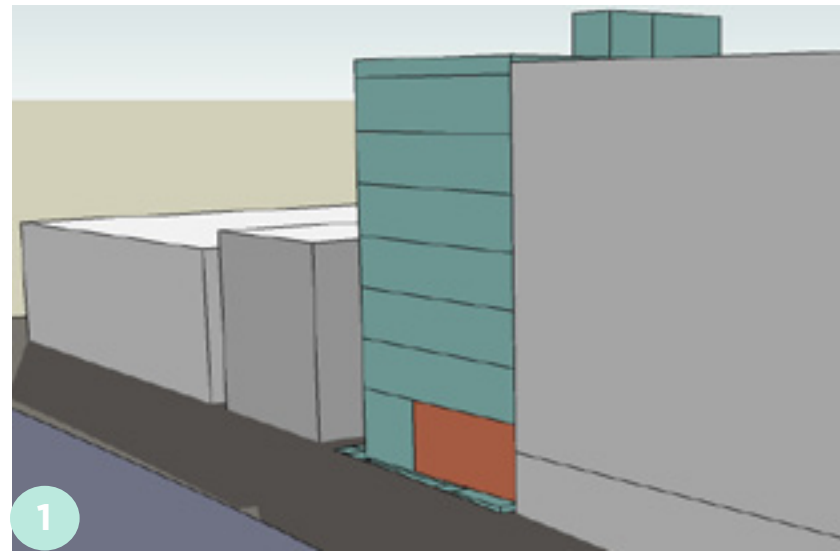
CONS

- No cowork space or live/work units
- Narrow sideyard with private patios - no community interaction
- Not utilizing all commercial potential
- Unfavorable unit size
- Retail frontage reduced due to sharing with residential lobby
- Back stair blocks potential light sources and views for units



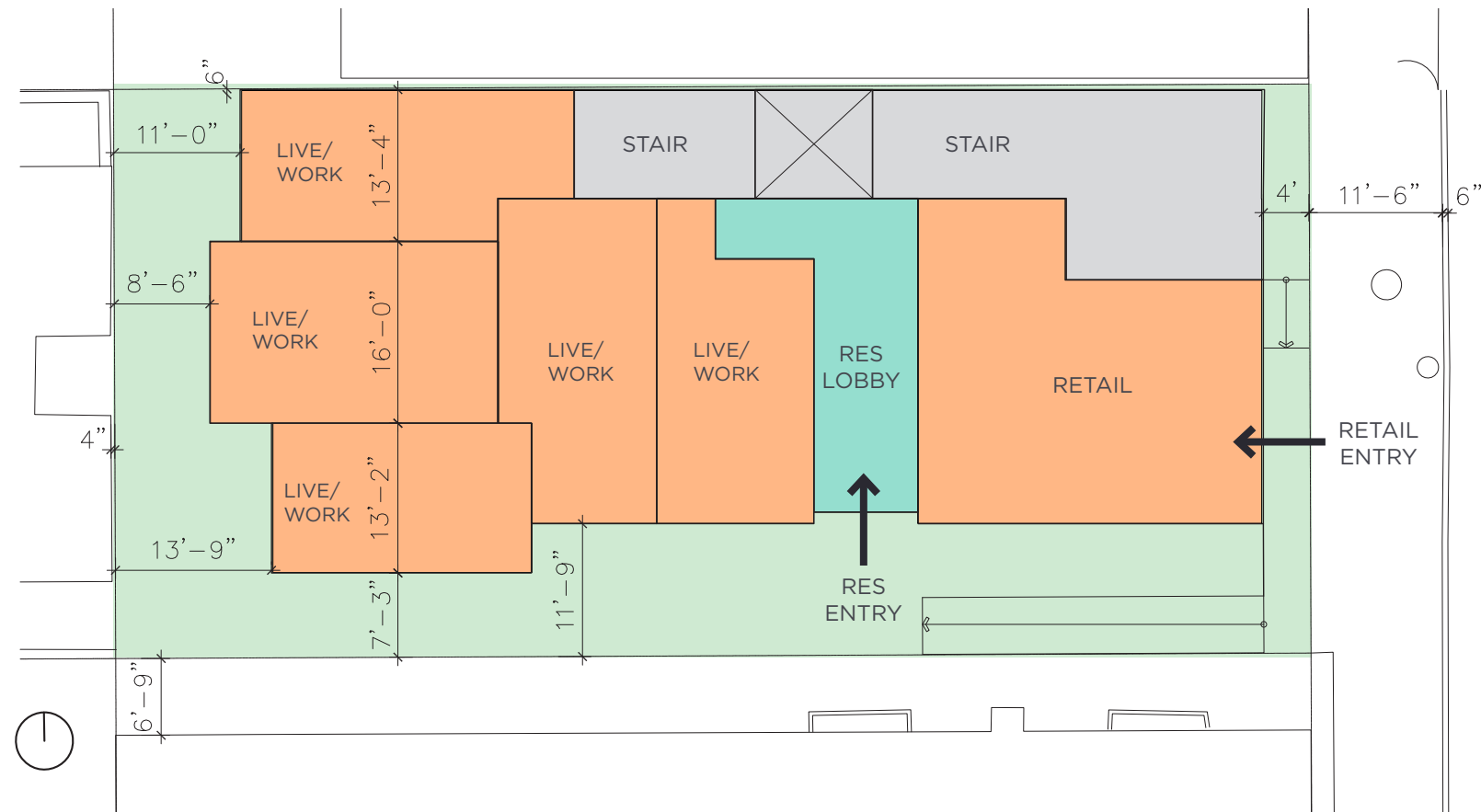


SITE PLAN

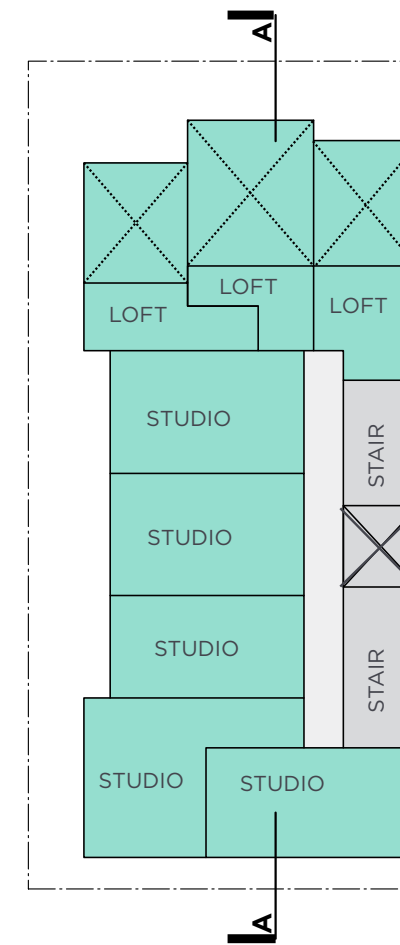


MASSING OPTION 2

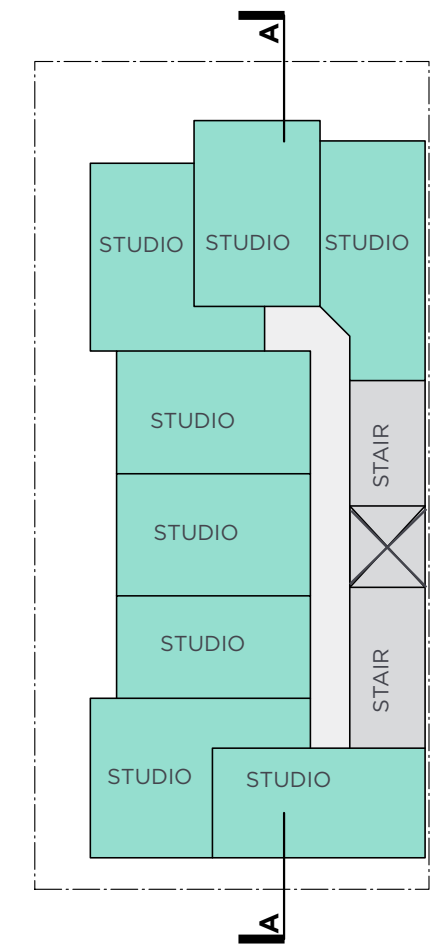
OPTION 3 (PREFERRED)



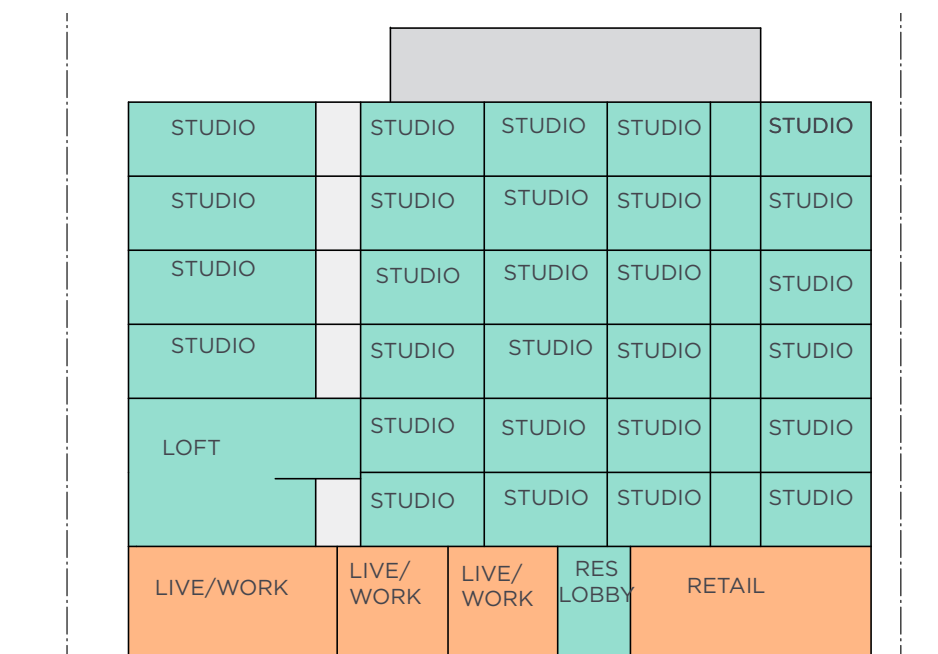
SITE AND GROUND LEVEL PLAN



THIRD FLOOR PLAN



TYPICAL FLOOR PLAN



SECTION A

FEATURES

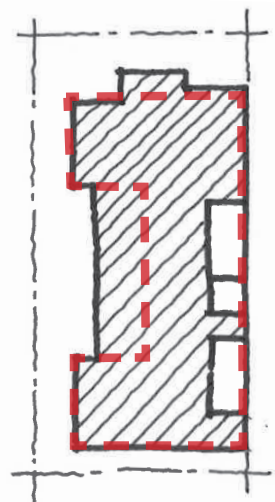
- 700 SF retail and 1700 SF of live/work units with 13' ceiling height
- Follows regular provisions of NC code
- Utilizes height bonus by providing retail on street level
- Roof top amenity space
- Basement level with gym, bike parking, and storage
- 42 studio units @ 325 SF each, 3 loft units @ 420 SF each, 5 live/work units @ 325 SF each

PROS

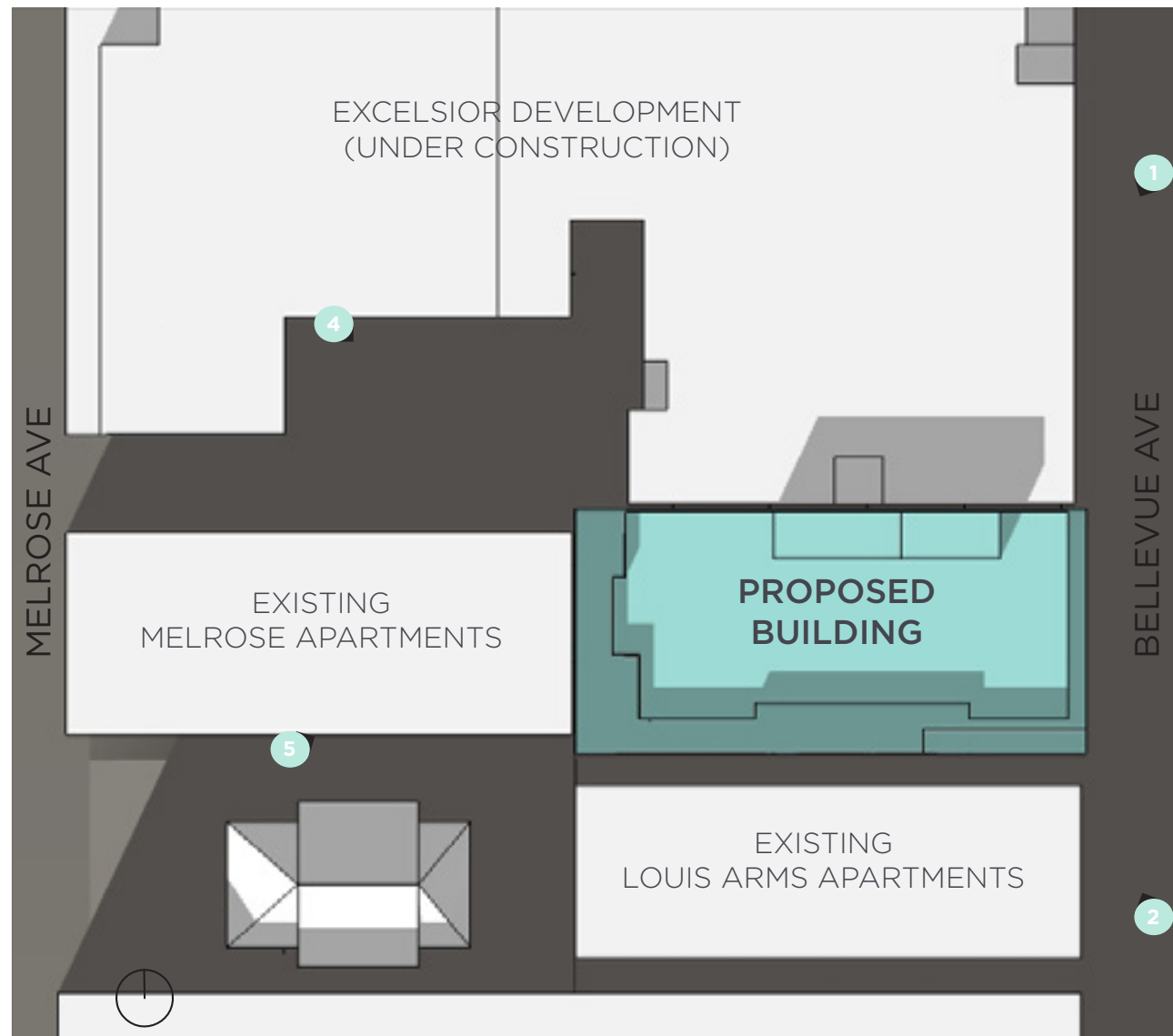
- Inbound core creates most efficient use of floor plate
- Optimal exposure to daylight and views for all units
- Increased retail frontage
- Preferred unit count, layout and size
- Public-private courtyard garden off the live/work units adding another amenity and community gathering space
- Core volume creates a defining separation between the building and its neighbor to the North

CONS

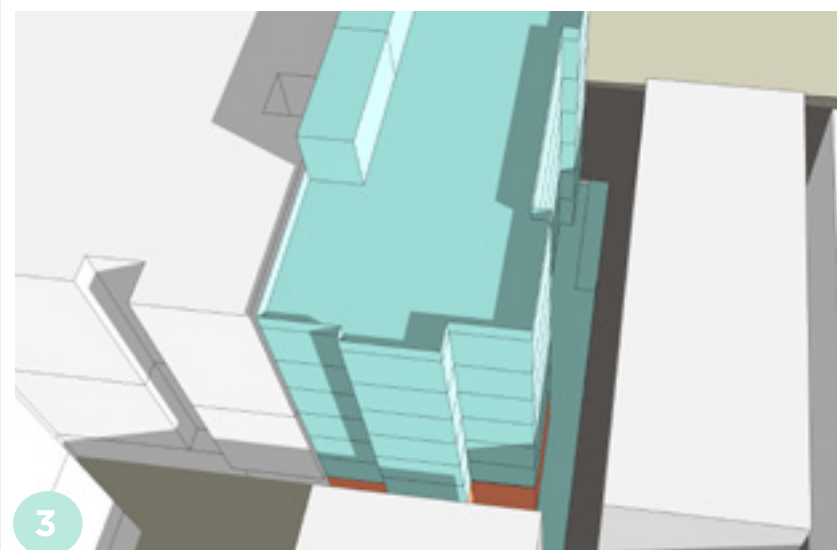
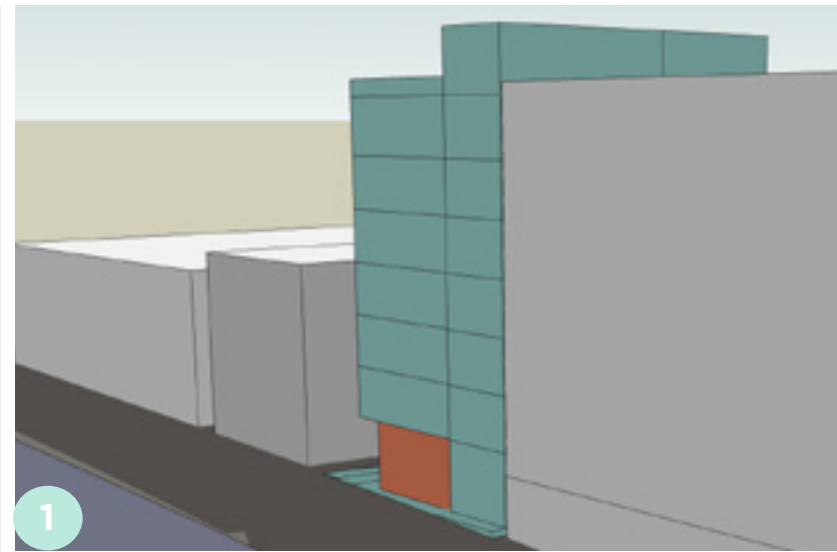
- 4 ft setback from property line at street facade



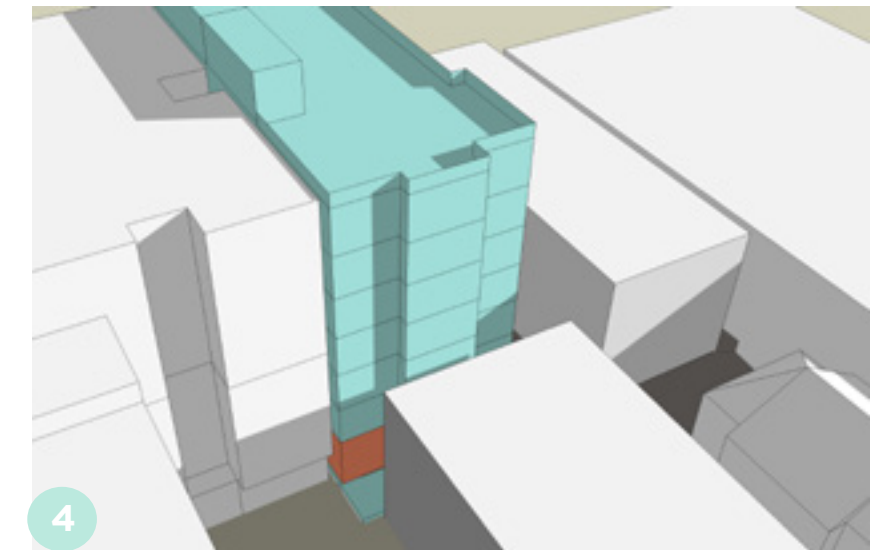
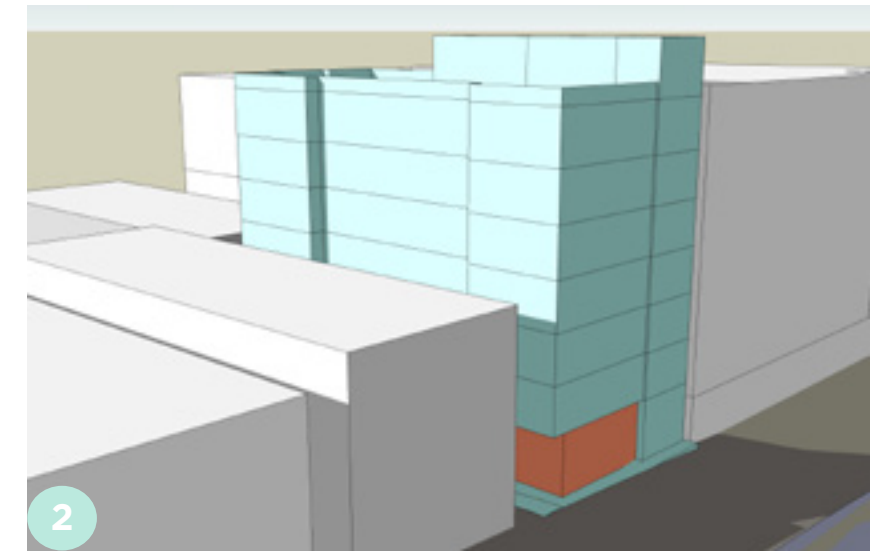
MASSING OPTION 3 (PREFERRED)



SITE PLAN

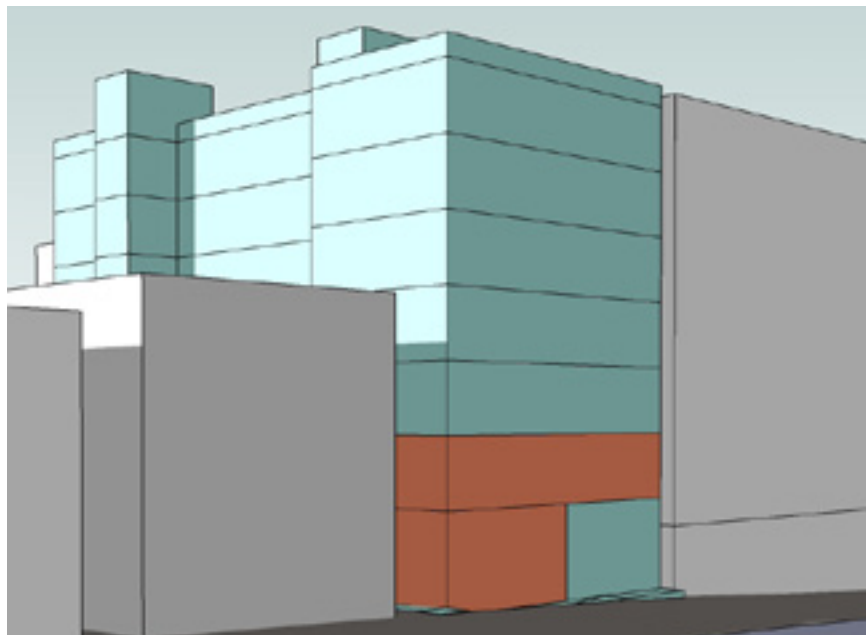


VIEWS AROUND THE SITE



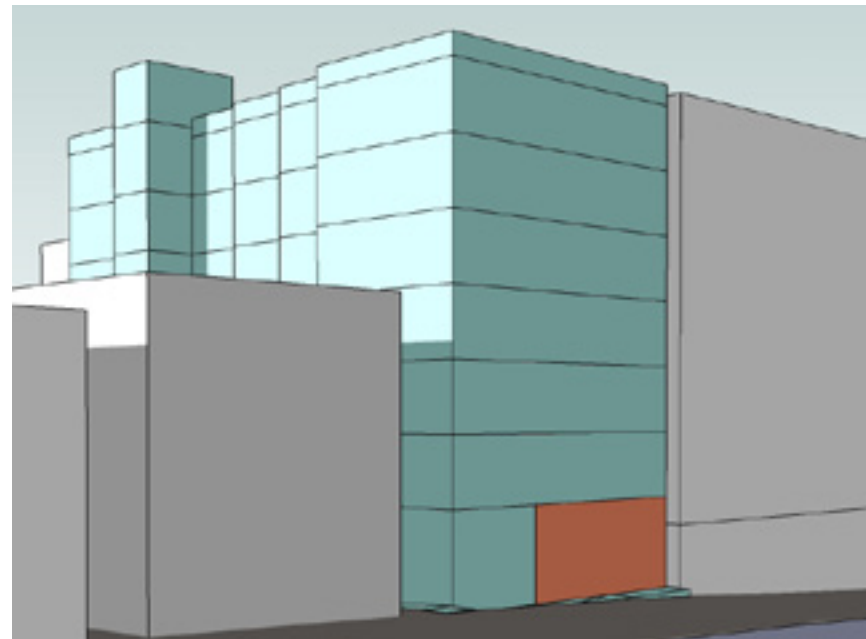
OPTION 1

- FEATURES**
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 - Courtyard lowered 2'-6"
 - Residential lobby at NE corner of the street frontage
- PROS**
- Clear separation between retail in front and residential in back at levels 1 & 2
 - Clear architectural expression with commercial in the 2 story concrete base and residential units above
- CONS**
- Inefficient use of floor plate
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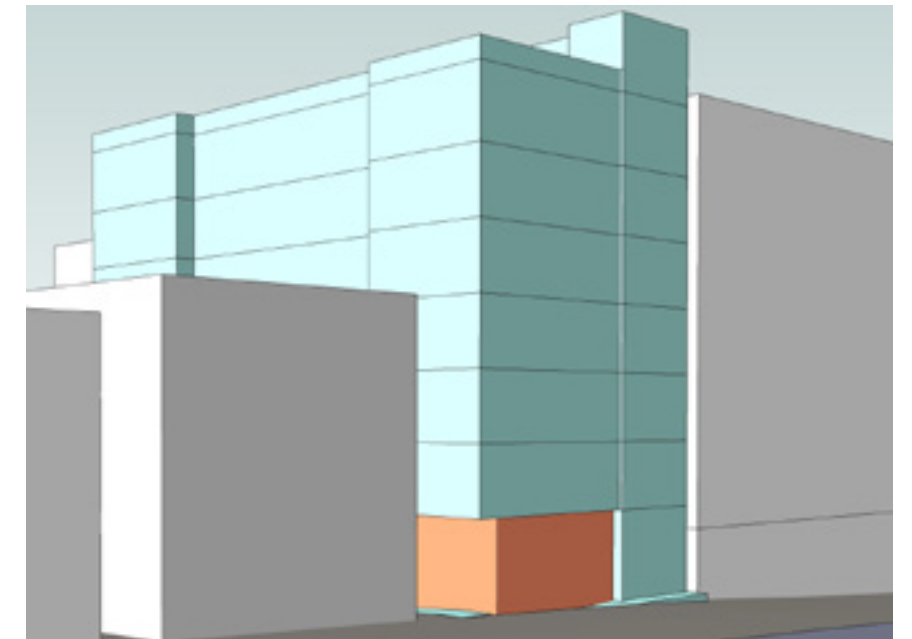
OPTION 2

- FEATURES**
- 550 SF retail at ground level with 13' ceiling height
 - Utilizes height bonus by providing retail on street level
 - 57 studio units @ 300 SF each
 - Residential lobby at SE corner of the street frontage
- PROS**
- Residential entry located off the sideyard providing a clear transition from commercial to residential
 - More residential units
- CONS**
- No cowork space or live/work units
 - Narrow sideyard with private patios - no community interaction
 - Not utilizing all commercial potential
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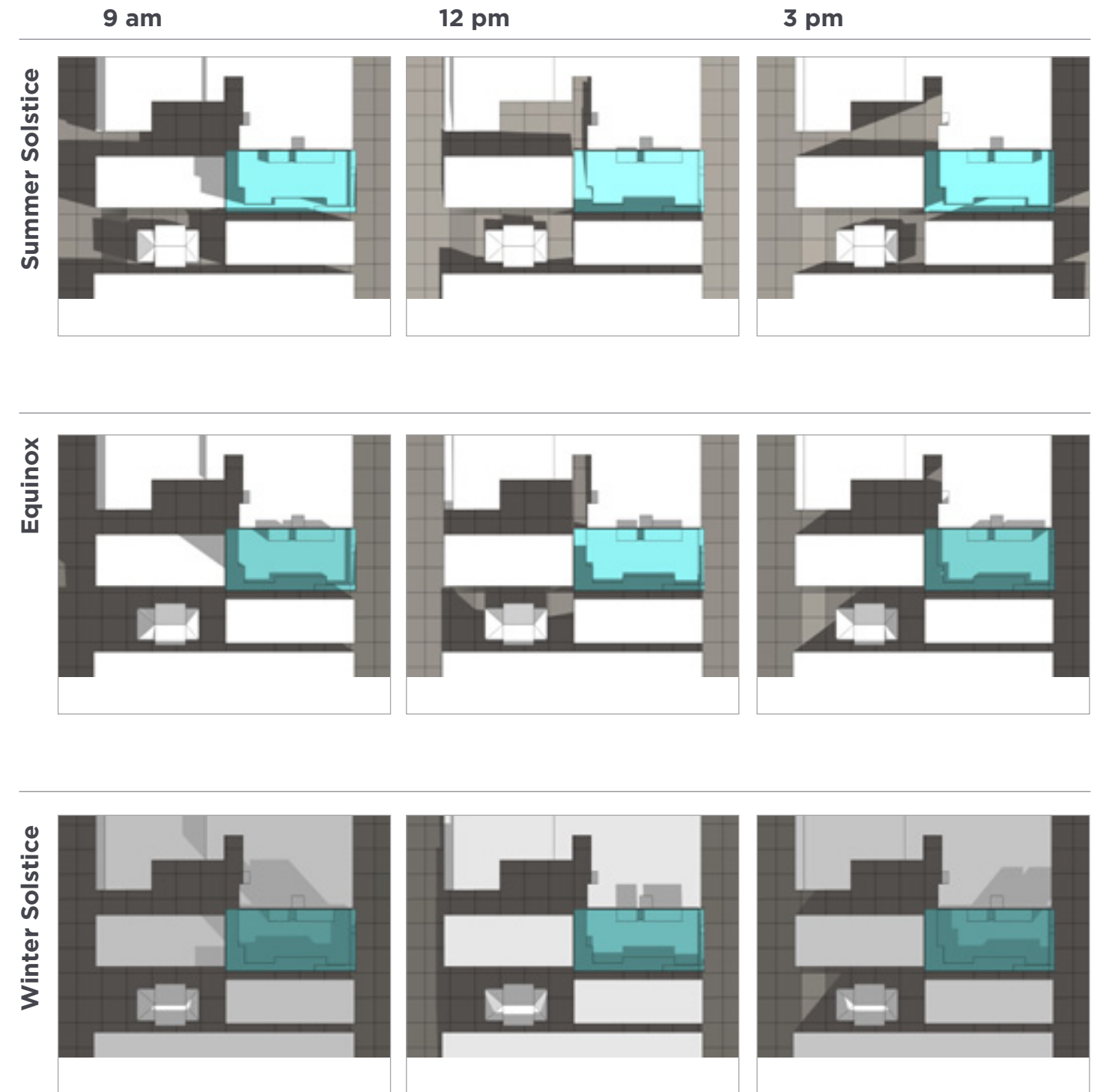
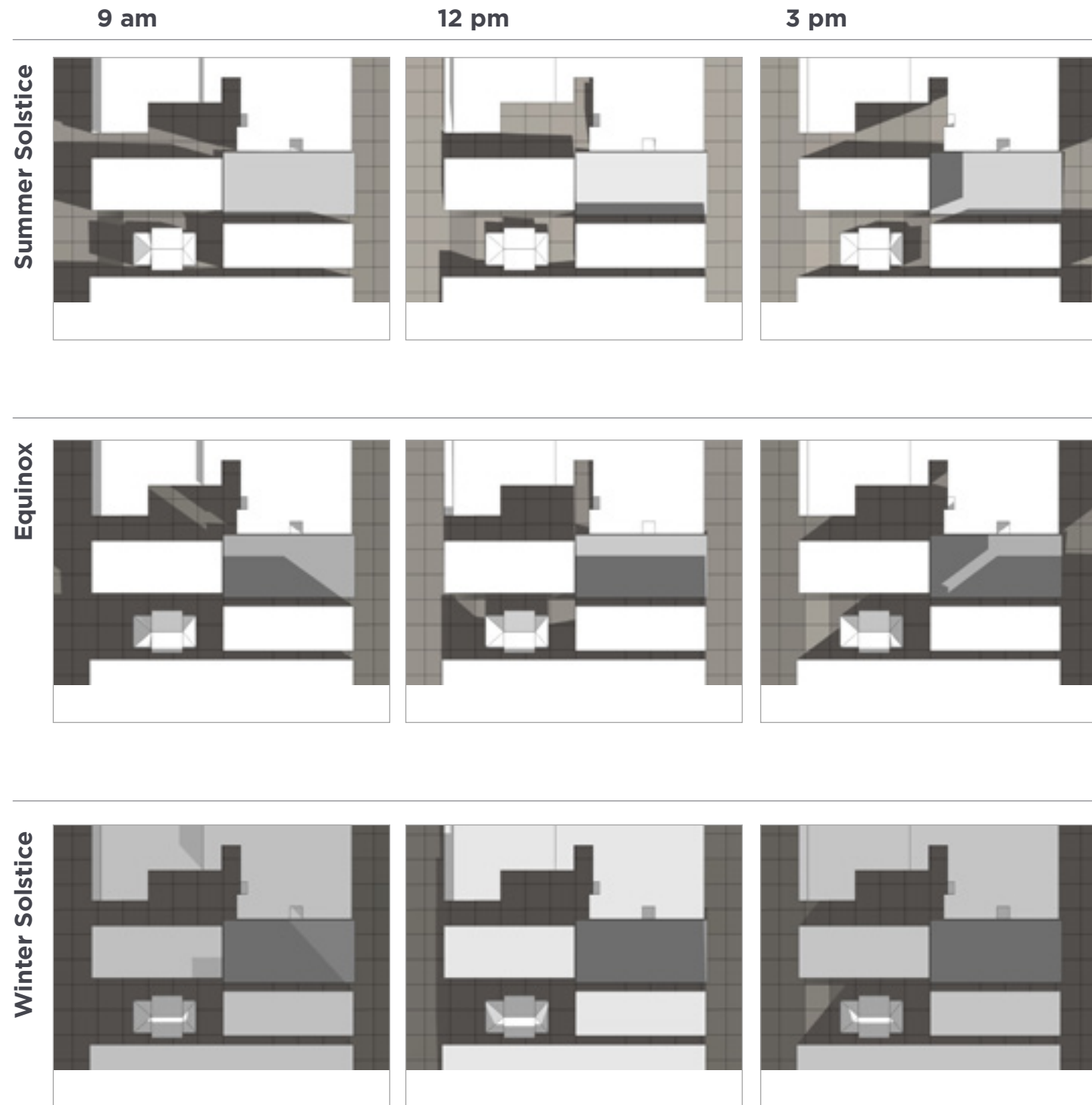
OPTION 3 - PREFERRED

- FEATURES**
- 700 SF retail and 1700 SF of live/work units with 13' ceiling height
 - Follows regular provisions of NC code
 - Utilizes height bonus by providing retail on street level
 - Roof top amenity space
 - Basement level with gym, bike parking, and storage
 - 42 studio units @ 325 SF each, 3 loft units @ 420 SF each, 5 live/work units @ 325 SF each
- PROS**
- Inbound core creates most efficient use of floor plate
 - Optimal exposure to daylight and views for all units
 - Increased retail frontage
 - Preferred unit count, layout and size
 - Public-private courtyard garden off the live/work units adding another amenity and community gathering space
 - Core volume creates a defining separation between the building and its neighbor to the North
- CONS**
- 4 ft setback from property line at street facade



No Massing

Preferred Massing



DESIGN NARRATIVE

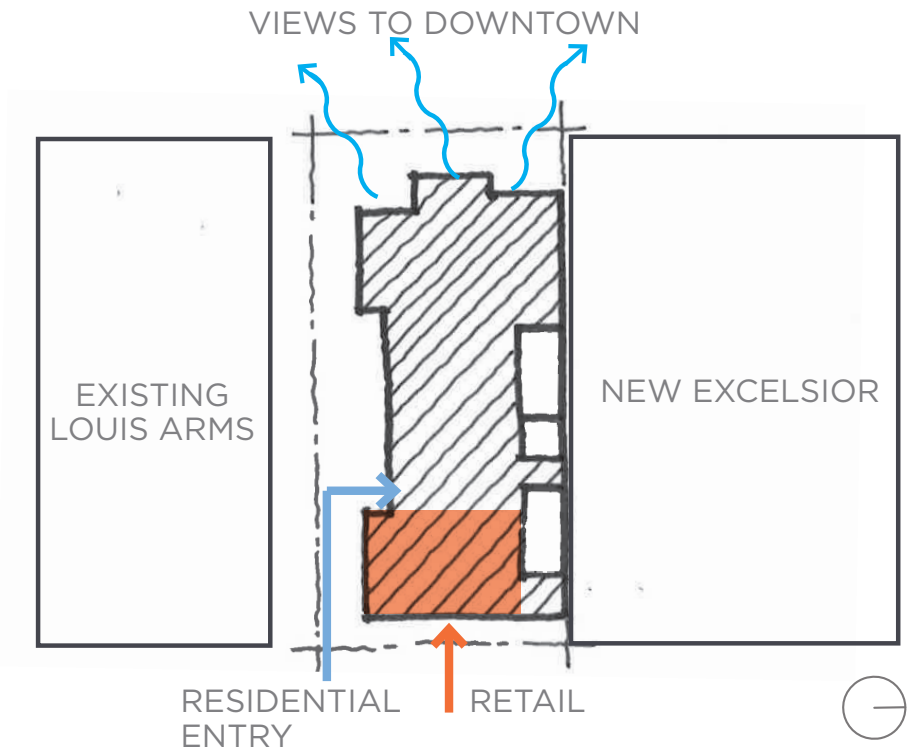
This project is in the heart of the vibrant neighborhood of Capitol Hill. It is located on the midblock of Bellevue Avenue between Pike and Pine. It sits between the new Excelsior Development to the North (scheduled to be completed end of 2015) and the old Louis Arms brick apartment building to the South.

The massing of the building is informed by its use, materials, light, and views. The core and circulation are pushed to the North edge of the project against the blank wall of the Excelsior Development, therefore maximizing the floor plate for units, views, and light penetration. The building is defined by a heavy spine at the North side of the lot that houses the vertical circulation and acts as the backbone of the project. The spine creates a transition opportunity from the larger scale Excelsior to the smaller scale Louis Arms. The proposed building sits at the same height as the Excelsior and is set back from the Louis Arms in a gesture to its smaller scale.

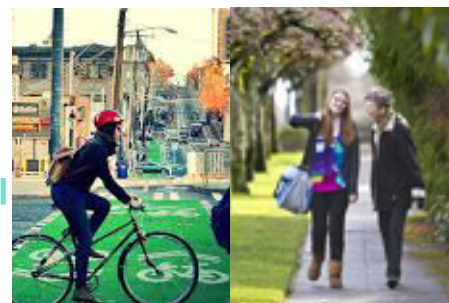
The architectural character of Crosby Capitol Hill is contemporary but takes its cues from the historic references of Auto Row. Brick, tile, metal, and wood form the complementary material palette. Strongly expressed vertical columns create repeating bays with large industrial windows and a high storefront at the street facade. The signage of the project includes mounted steel lettering, and metal and glass canopies and an arbor define the building entrances.

The ground floor has tall ceilings and a highly translucent storefront to reflect the industrial scale of the neighborhood. Continuing the more active streetscape from the new development to the North, the retail space stretches across the majority of the ground level street facade. Retail frontage is maximized by locating the residential entry off of a semi-public courtyard to the South side of the building.

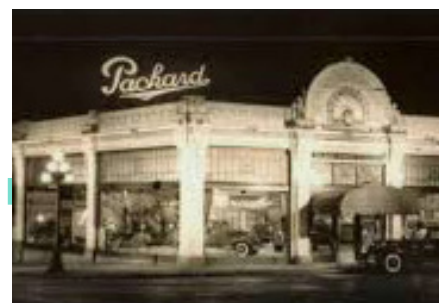
The residential entry is located behind the retail space to the side of the building and is accessed from a gate on the South-East corner of the lot. A courtyard garden lies beyond the entry, which creates a sense of place and a gathering space for both the residential community and the ground level live/work units. Double-height loft units occupy the second and third floor of the Western facade maximizing the opportunities for light into the spaces. The rest of the building's upper floors are comprised of thoughtfully designed studio units that take advantage of the great views of downtown Seattle.



CAR - DRIVE



NO CAR - WALK



CAR SHOWROOM



APARTMENTS

DESIGN INSPIRATION



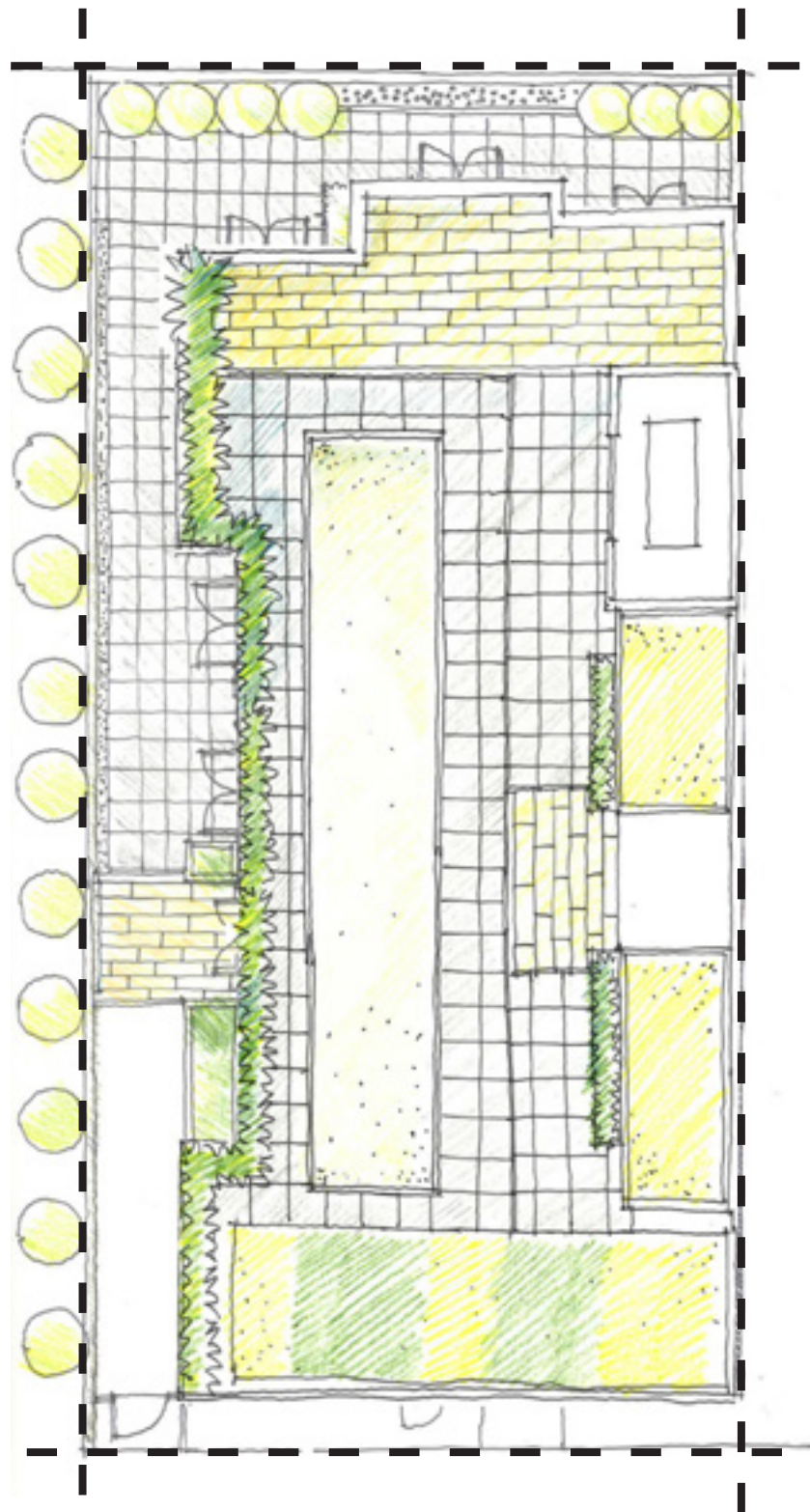
URBAN, INDUSTRIAL, MODERN, CLEAN

MATERIAL PALETTE

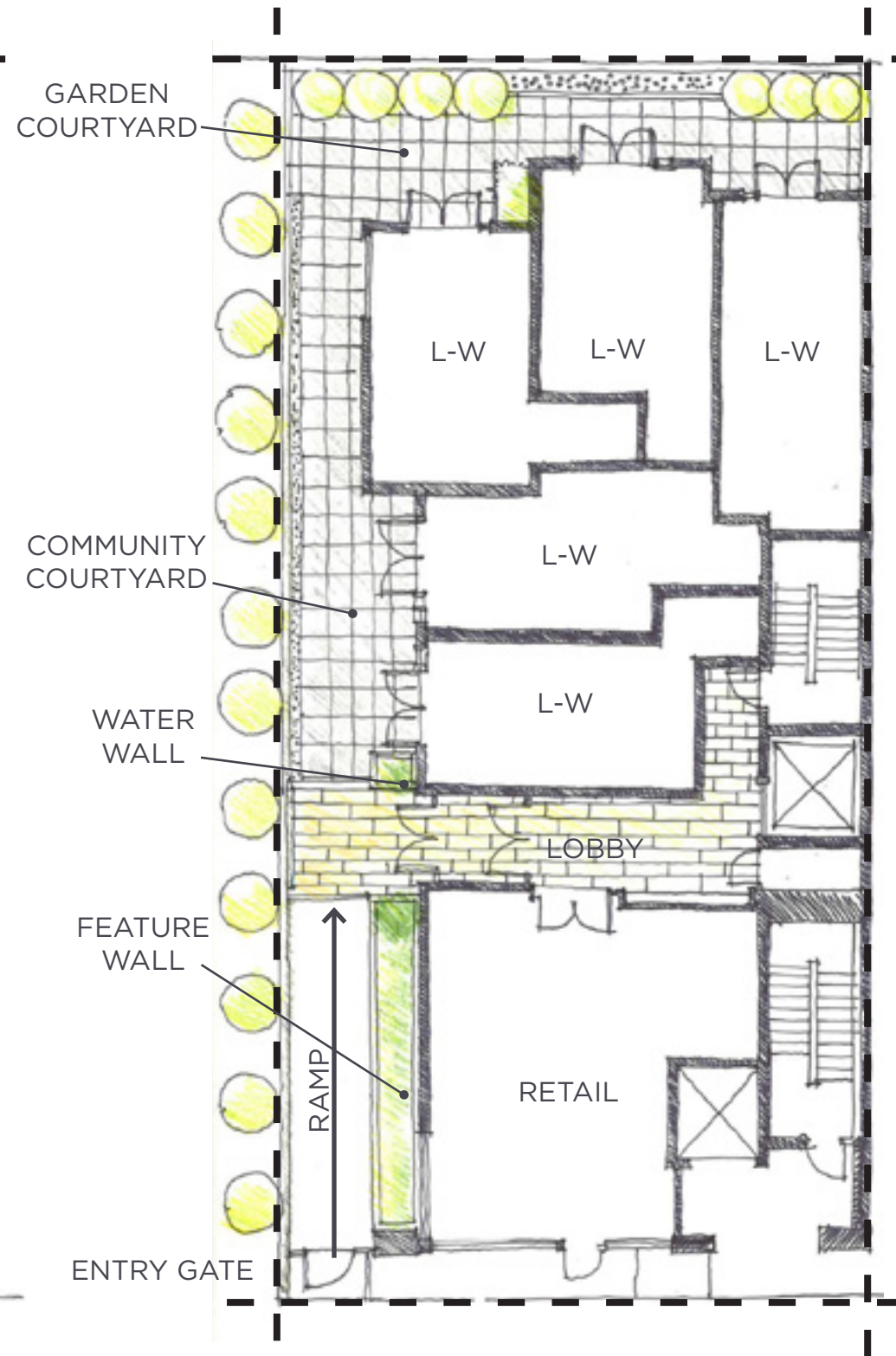


PRIMARY FACADE MATERIALS - BRICK, TILE, METAL

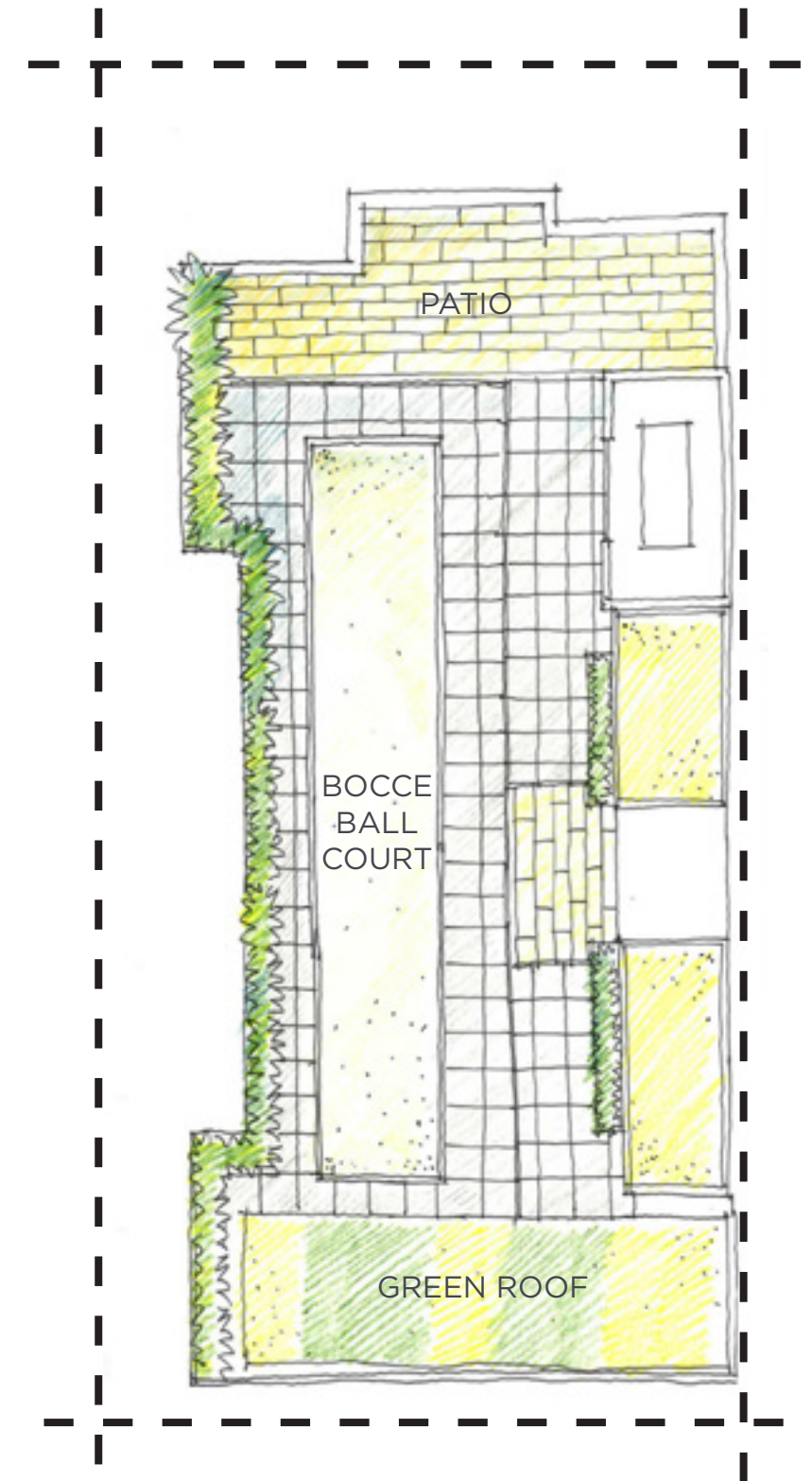
MATERIAL DETAILS - INDUSTRIAL WINDOWS, METAL, WOOD



LANDSCAPE SITE PLAN



LANDSCAPE GROUND FLOOR PLAN

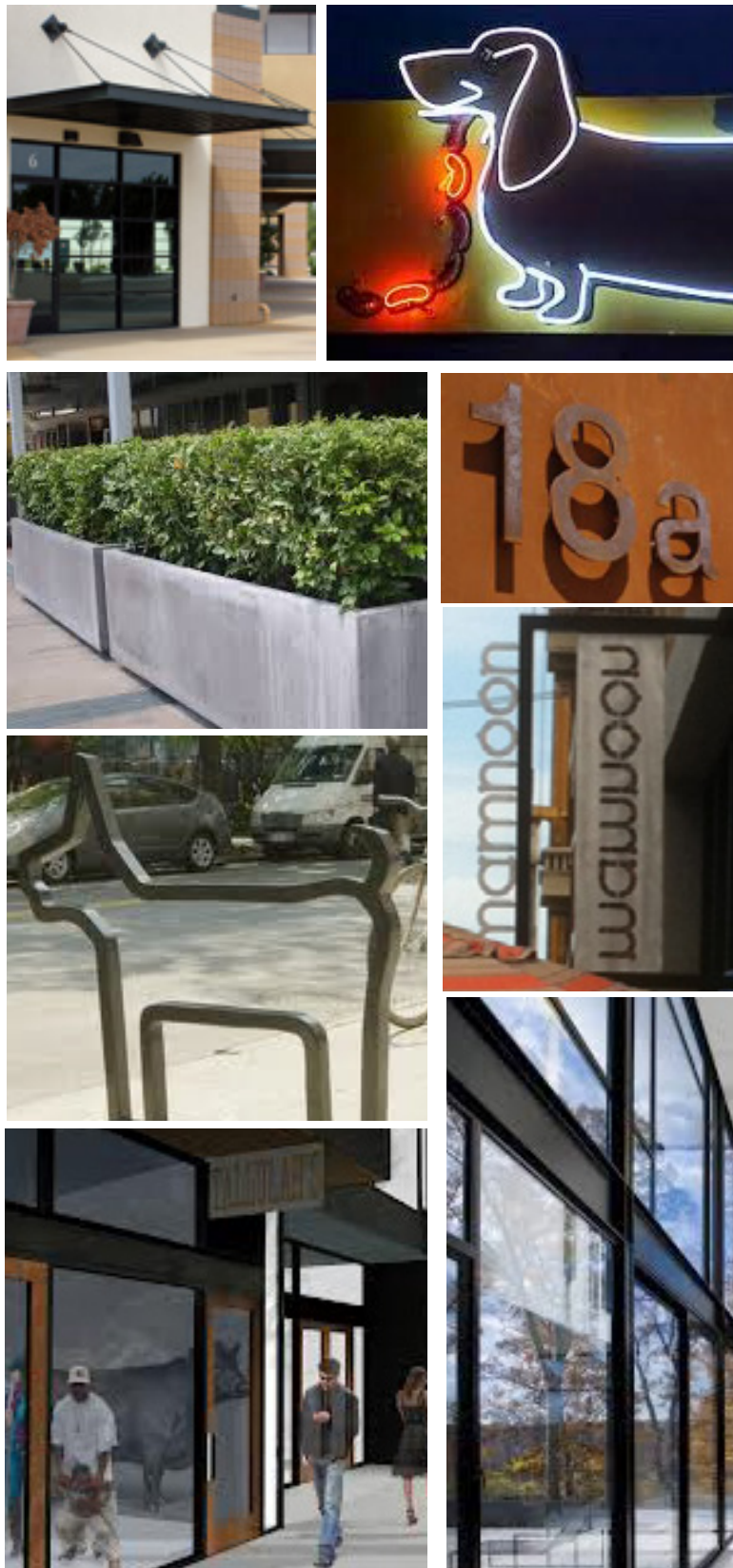


LANDSCAPE ROOF PLAN

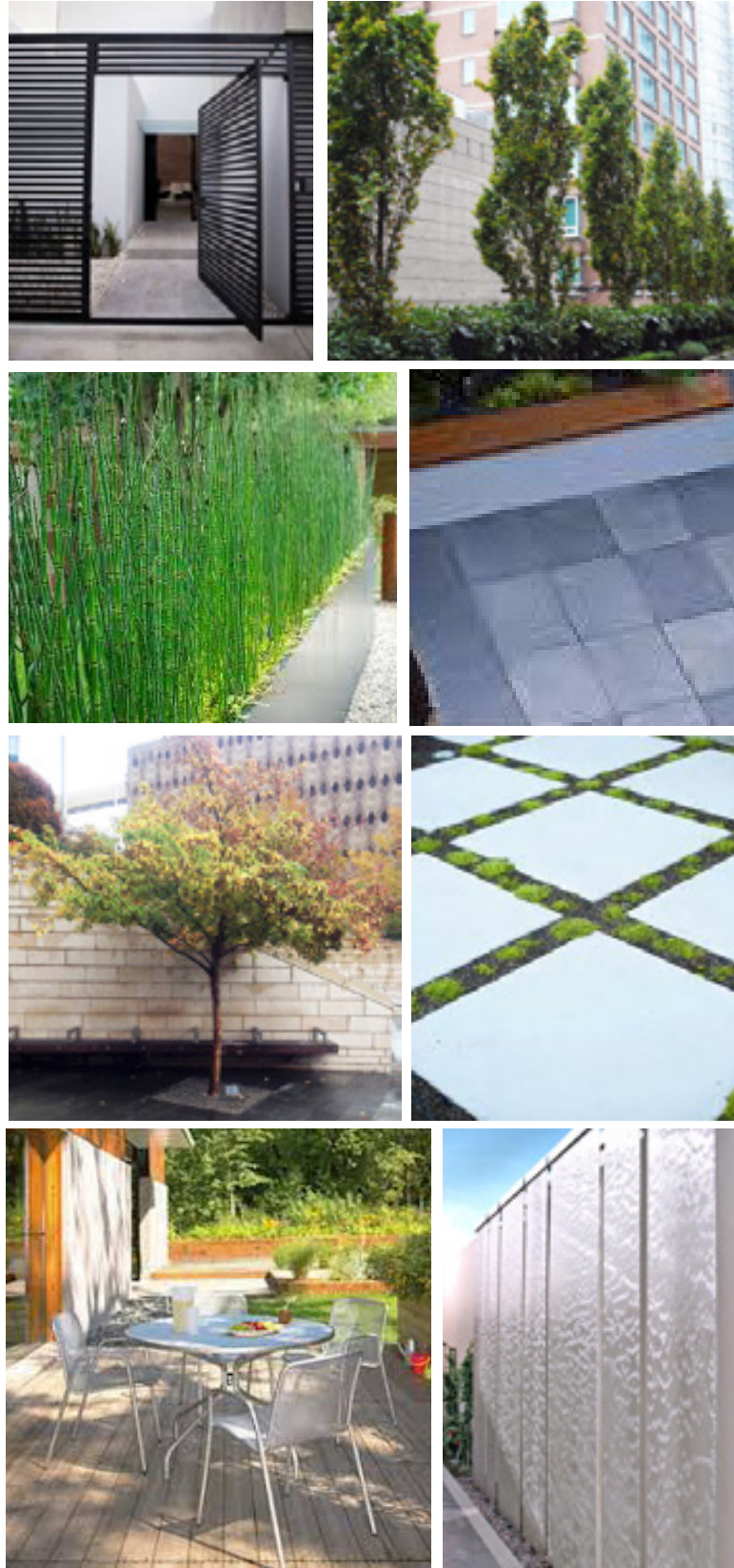


**PREFERRED OPTION 3
PRELIMINARY LANDSCAPE PLANS**

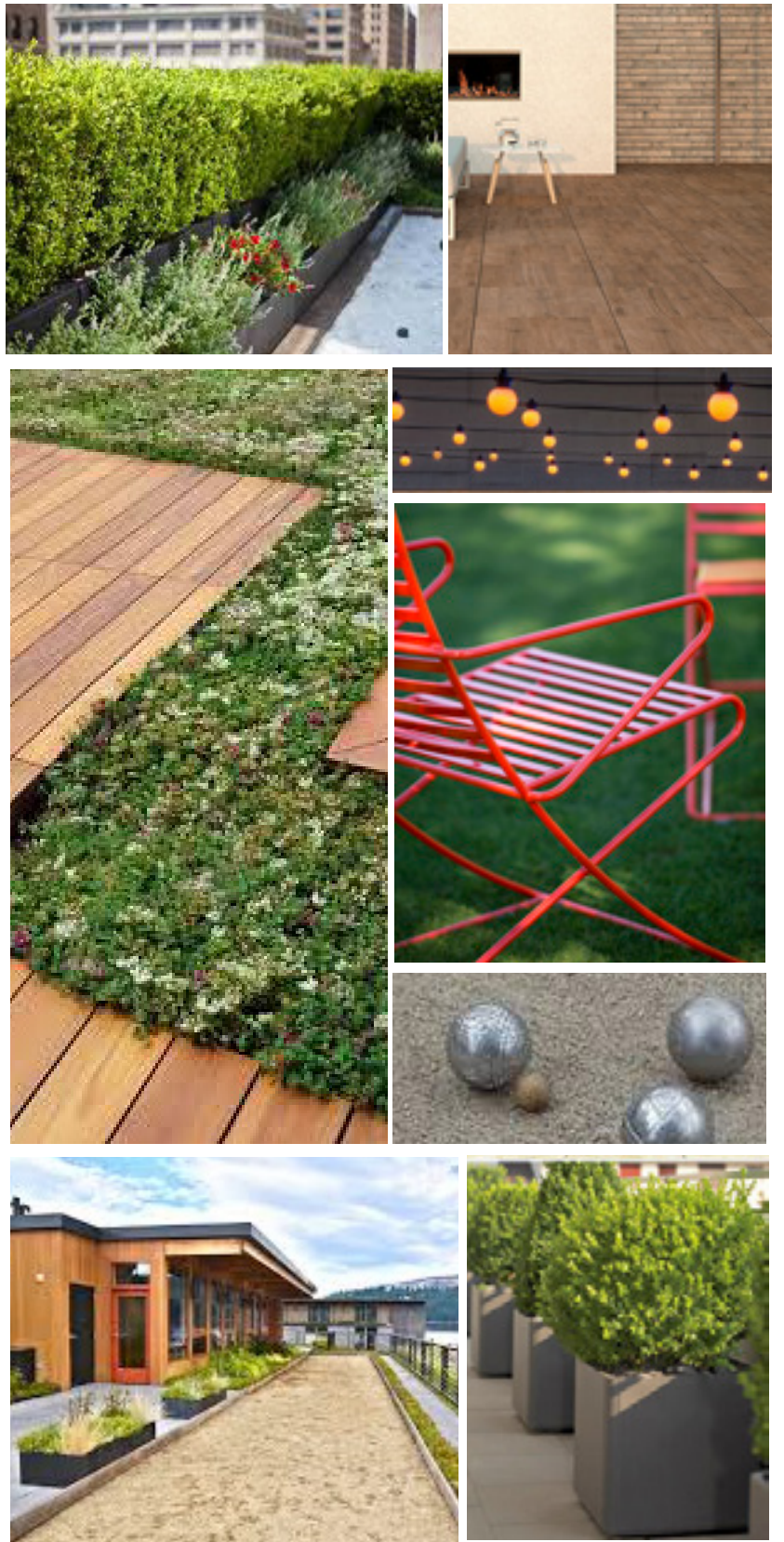
STREETSCAPE - PUBLIC

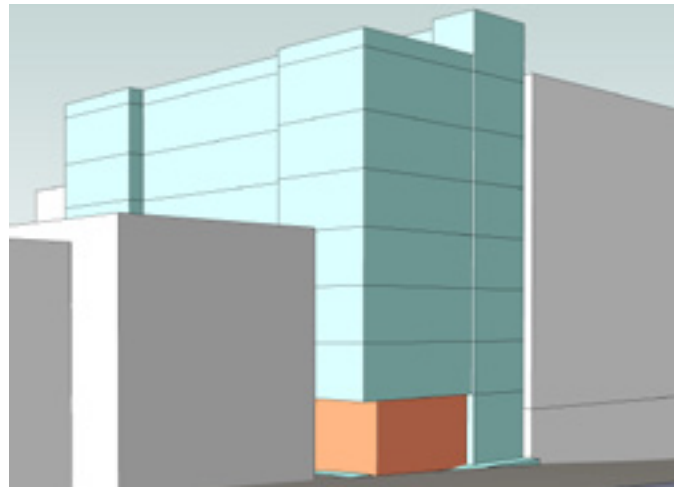


COURTYARD - SEMI-PUBLIC



ROOF TOP DECK - PRIVATE





PREFERRED MASSING OPTION



**PREFERRED OPTION 3
SCHEMATIC ELEVATION STUDY**

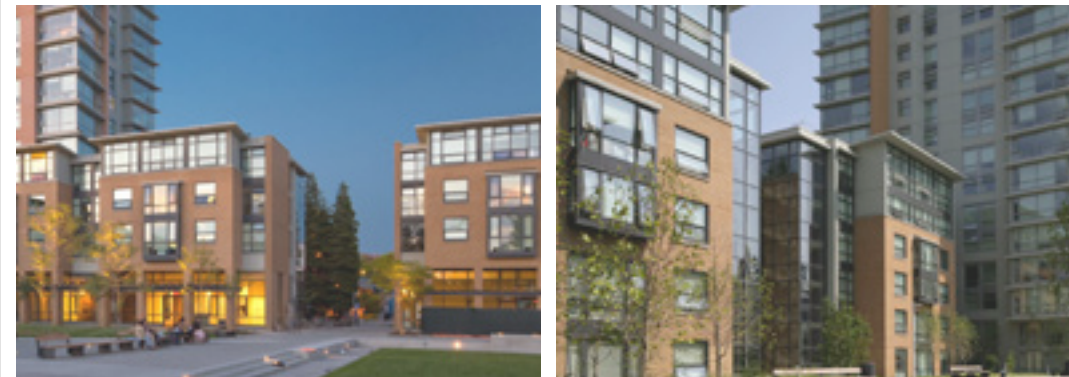
Project:

Skyline at First Hill

Client: Presbyterian Retirement Communities Northwest
Seattle, WA

Project Data:

- Size: 635,000 SF
- Includes high-rise independent living units, memory support units, assisted living and skilled nursing units.
- Also includes dining venues, office space, and fitness spaces



Project:

University of British Columbia
Marine Drive Residence
Vancouver, Canada

Project Data:

- Size: 726,730 SF
- Completion: Phase 1- 2005 | Phase 2- 2008 | Phase 3- 2009
- Student housing with a total of 1,600 beds
- 5-Story podium w/ (5) 18-story towers
- Comprised of 4 bedroom, 2 bedroom, and single suites
- Amenities include cafeterias, retail, and associated common spaces



Project:

Greenlake Apartment Building
Mixed-Use Multifamily
Seattle, WA

Project Data:

- Size: 31,450 SF
- Estimated Completion: 2015
- 4 stories w/ 62 studio apartments
- Retail base with an urban courtyard that serves community residents and building tenants
- Rooftop amenity deck with a bocce ball court, green roof, and patio

