

Early Design Guidance
Analytic Design Proposal Packet
101 Broadway Ave. E, Seattle WA 98102
A Proposed Apartment Development
for 101 Broadway LLC.

Project #: 3018402
Meeting Date: December 3rd, 2014

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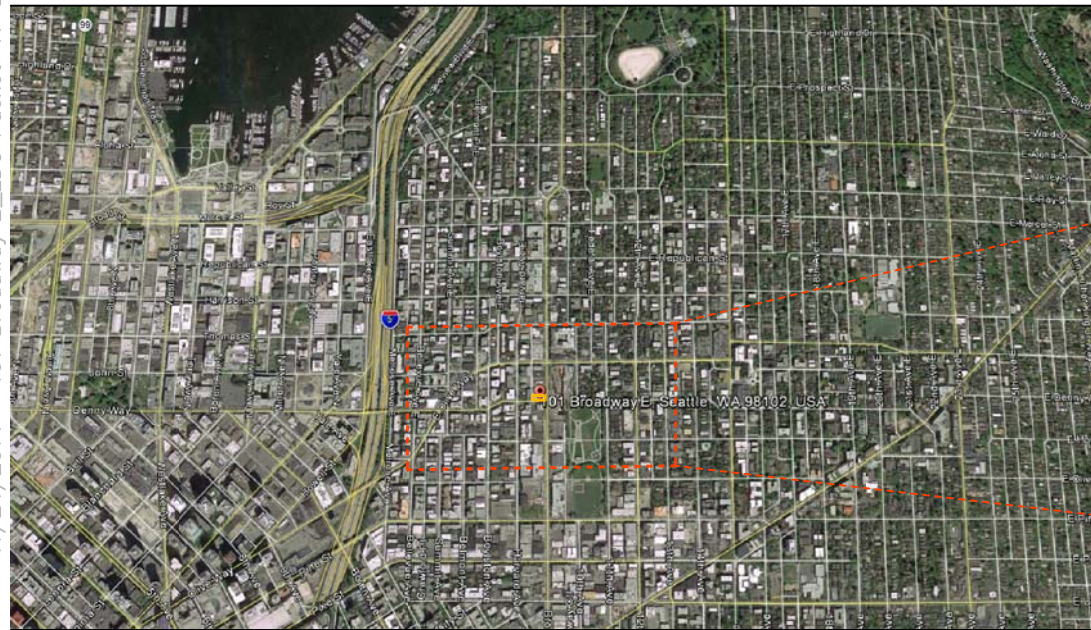
PROJECT INFORMATION

ADDRESS:	101 BROADWAY E., Seattle, WA 98102	BLDG. MAX. HT.:	65'-0" (MAP A FOR 23.47A.012)
PARCEL #:	600300-2110	BASE PLANE:	334.43'
ZONING:	NC3P-40	MAX. HEIGHT PLANE:	399.43'
OVERLAY:	CAPITOL HILL (URBAN CENTER VILLAGE)	SETBACK:	15'-0" (FROM RESIDENTIAL ZONE)
LIGHT RAIL:	CAPITOL HILL (HT. & FAR MODIFIER)		
OTHER:	PEDESTRIAN AREA/ FREQUENT TRANSIT		
BASE FAR:	4.75 (MIXED-USE) / 4.25 (ANY SINGLE USE)		
LOT SIZE:	7,200 SF		

LEGAL DESCRIPTION

600300-2110 : NAGLES ADD LESS ALLEY
(101 BROADWAY E)

VICINITY MAP



SITE MAP



TITLE PAGE

Early Design Guidance- 101 Broadway Ave E

T1

11/24/14

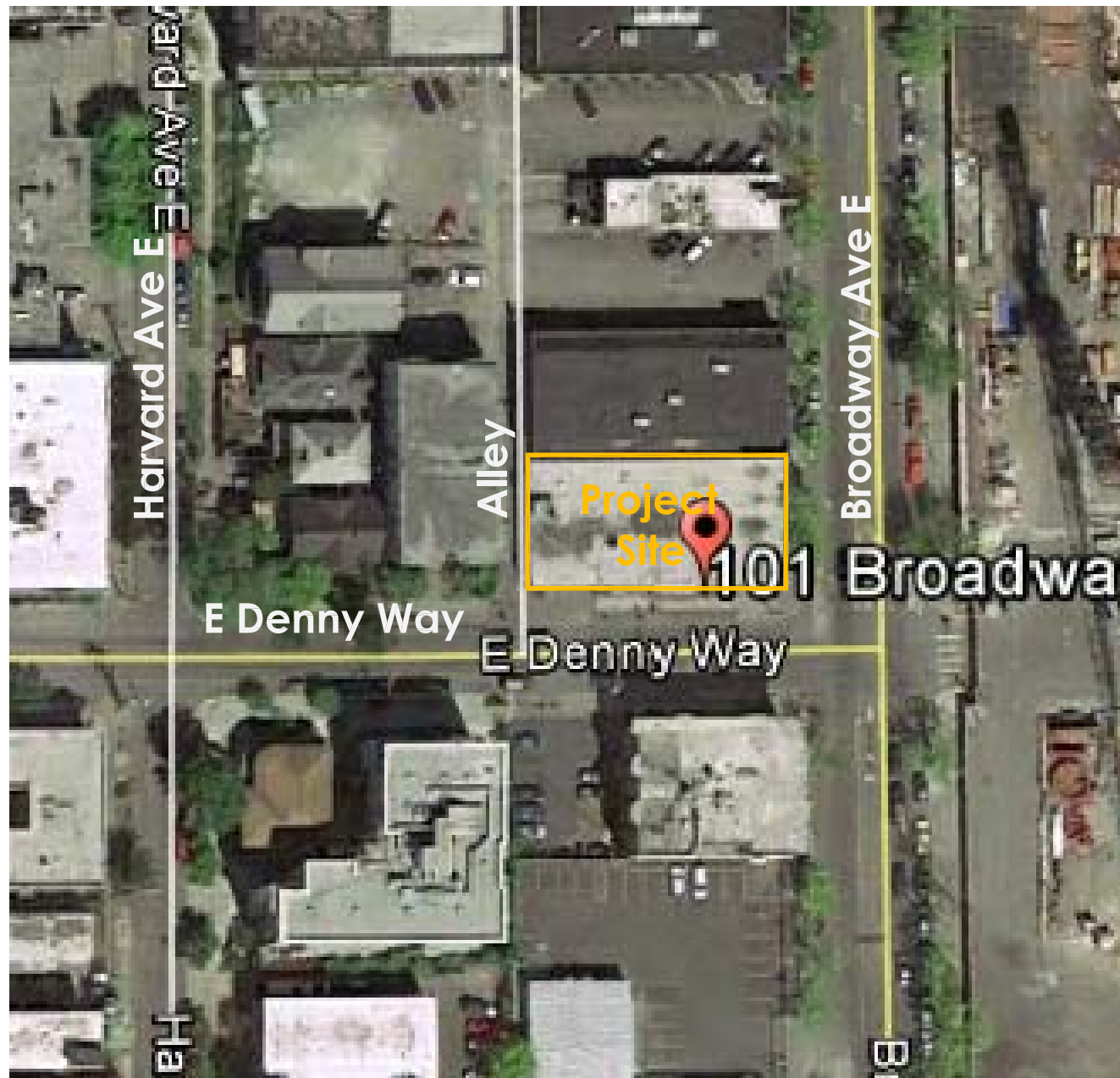
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DEVELOPMENT OBJECTIVES

SITE AERIAL MAP



1. Please describe the existing site, including location, existing uses and/ or structures, topographical or other physical features, etc.

The project site is located within a pedestrian area of the Capitol Hill Urban Center Village, Northwest of the intersection of E. Denny Way and Broadway Ave E. The site is a corner lot with an alley to the west. The lot area of the project site is 7,200 square feet. An existing structure on the site currently houses a US Postal Service facility.

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

The project site is zoned NC3P-40. The project site is located in the pedestrian area of Capitol Hill Urban Center Village overlay zone. The project site is also located within a Frequent Transit Corridor and immediately East of Sound Transit's Capitol Hill Light-rail Station.

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

The neighborhood is a mix of mid-rise zone (MR), Low-rise zone (LR3) neighborhood commercial zone (NC3P-65/40), with buildings types ranging from two to eight-story apartments/ condominiums, single family houses, one story office, retail, and restaurant buildings. The project site is situated on the north side of E Denny Way, one of the major streets connecting downtown Seattle to the capitol Hill neighborhood. Southwest of the project is the Seattle downtown core. Immediate east of the project is the Broadway Ave E., connecting the capitol hill neighborhood north/ south direction. The project also has an alley to the west. Directly west of the project is a mid-rise zone with higher buildings. East of the project site is the Capitol Hill Transit Station. One block south of the project is the Seattle Central College campus and one block Southeast is Cal Anderson park.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx.), number of residential units (approx.) amount of commercial square footage (approx.), and number of parking stalls (approx.). Please also include potential requests for departure from development standards.

The owner's aim is to create a market rate rental community that appeals to a wide range of Capitol Hill neighborhood residents. The development will be designed in keeping with the specific character of the surrounding neighborhood context in it's architectural elements, building scale, and massing. We are committed to using quality, long-lasting materials, and an aesthetic design that appeals to and blends with the neighborhood.

The proposed building is a 45-unit, five-level wood frame over one-level concrete. The design will include retail on the ground level and 4 surface parking stalls accessed via the alley.

Proposed Building Summary:

- * Building Area: 34,200 SF
- * Unit: 44 Units
- * Parking: 4 Parking Stalls

DEVELOPMENT OBJECTIVES

Early Design Guidance- 101 Broadway Ave E

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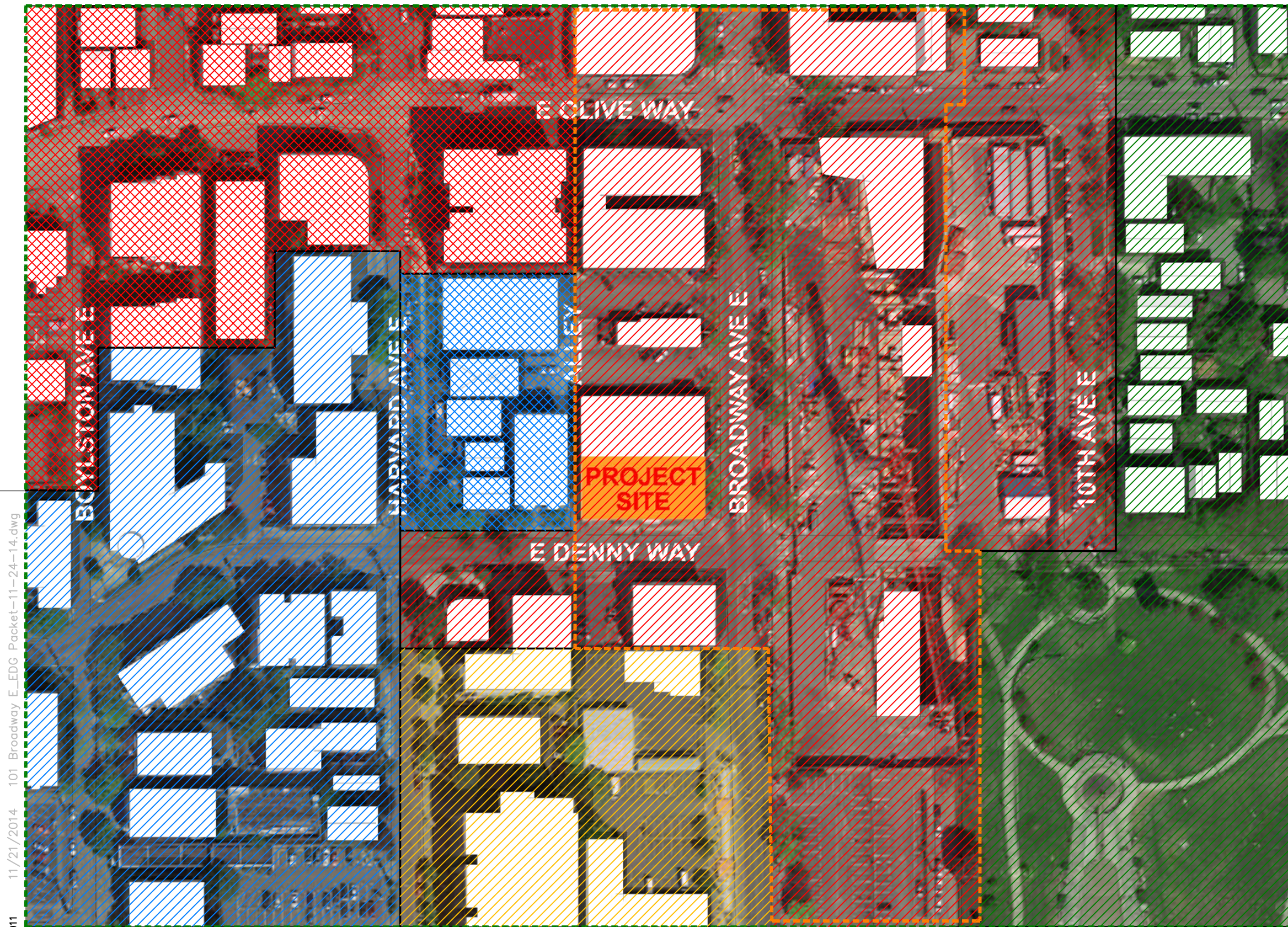
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







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KEY




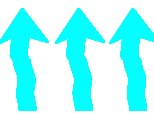
-  Capitol Hill Urban Center Village
-  NC3P-40
-  Pedestrian Area (NC3P-40)
-  NC3P-65
-  MR
-  MR-RC
-  MIO 105/
NC3 40-65
-  LR3

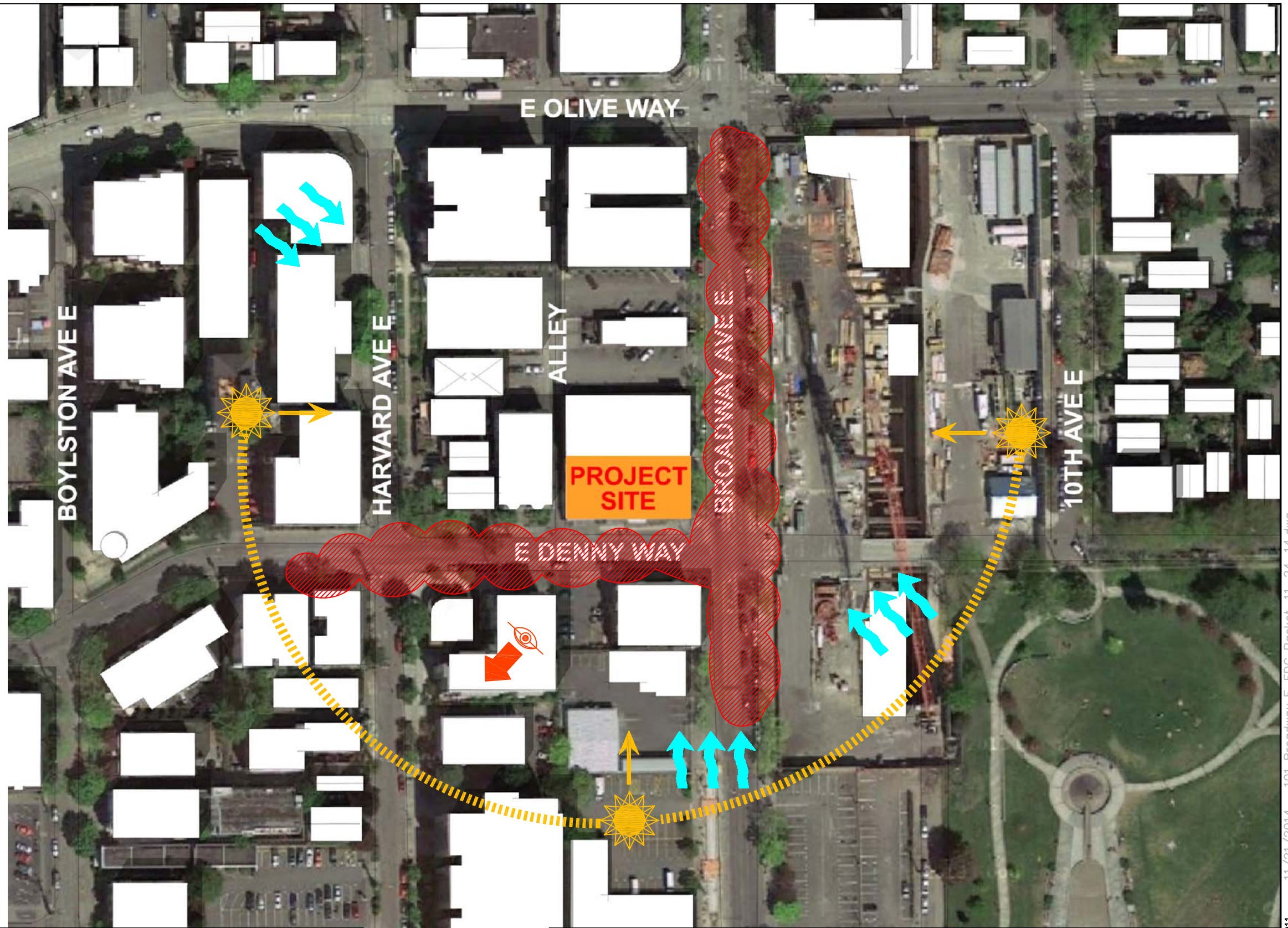


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SITE ANALYSIS

KEY

-  SUN
-  VIEW
-  NOISE TRAFFIC
-  PREVAILING WIND
S (Jan-June)
NW (July-Sept)
SSE (Oct-Dec)



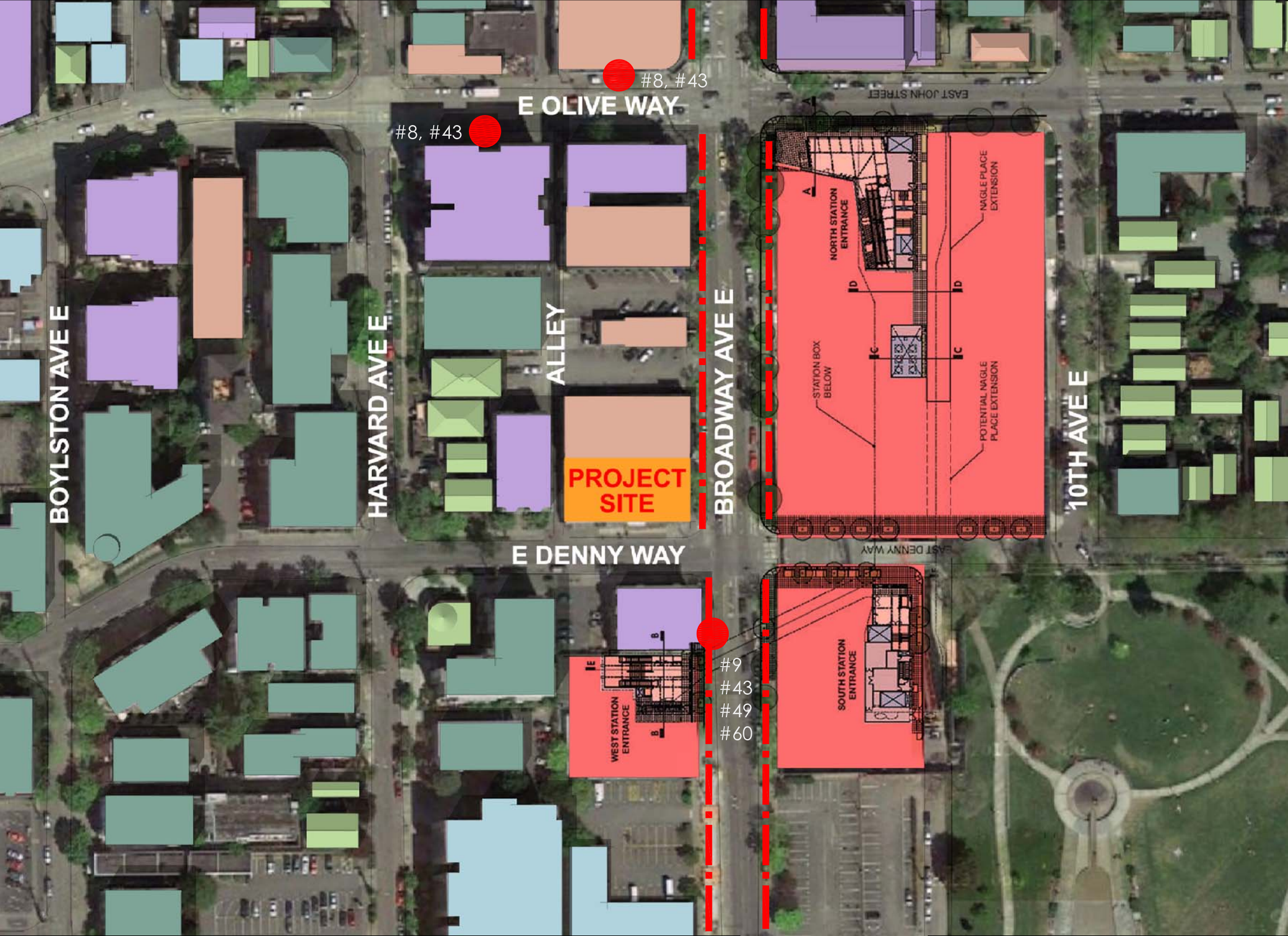
SITE ANALYSIS
Early Design Guidance- 101 Broadway Ave E

A3
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#9, #49, #60

#8, #43

#8, #43

#9
#43
#49
#60

KEY

- RETAIL
- HOUSE
- MIXED-USE
- APARTMENTS/ CONDO
- OFFICE/ SCHOOL
- TRANSIT STATION
- MAJOR PEDESTRIAN SIDEWALK
- BUS STOP



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VICINITY PHOTOS



Broadway E- Looking South



Broadway E- Looking South



Broadway E- Looking South



Broadway E- Looking North



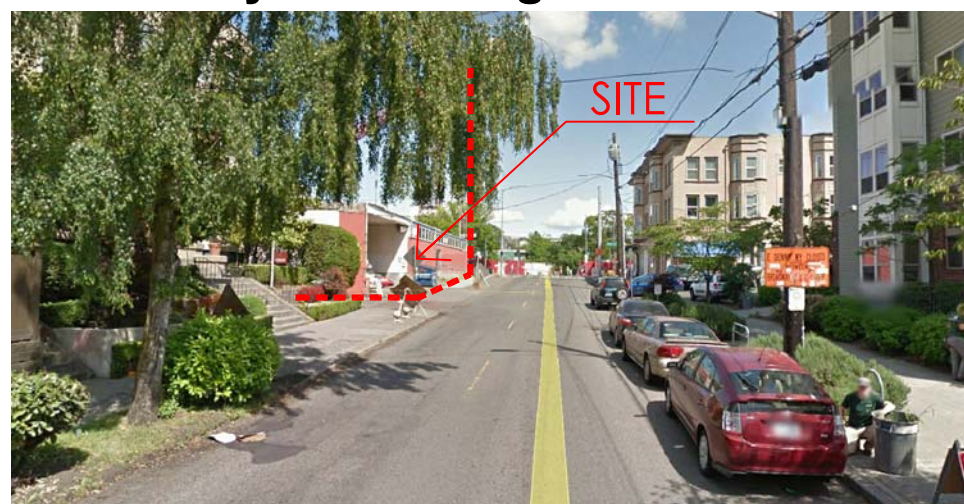
Broadway E- Looking North



Broadway E- Looking North



E Denny Way- Looking West



E Denny Way- Looking East



E Denny Way- Looking East

SITE PHOTOS



Project Site- Broadway E



Project Site- Corner E Denny Way & Broadway E



Project Site- Alley



Project Site- E Denny Way

SITE PHOTOS

Early Design Guidance- 101 Broadway Ave E

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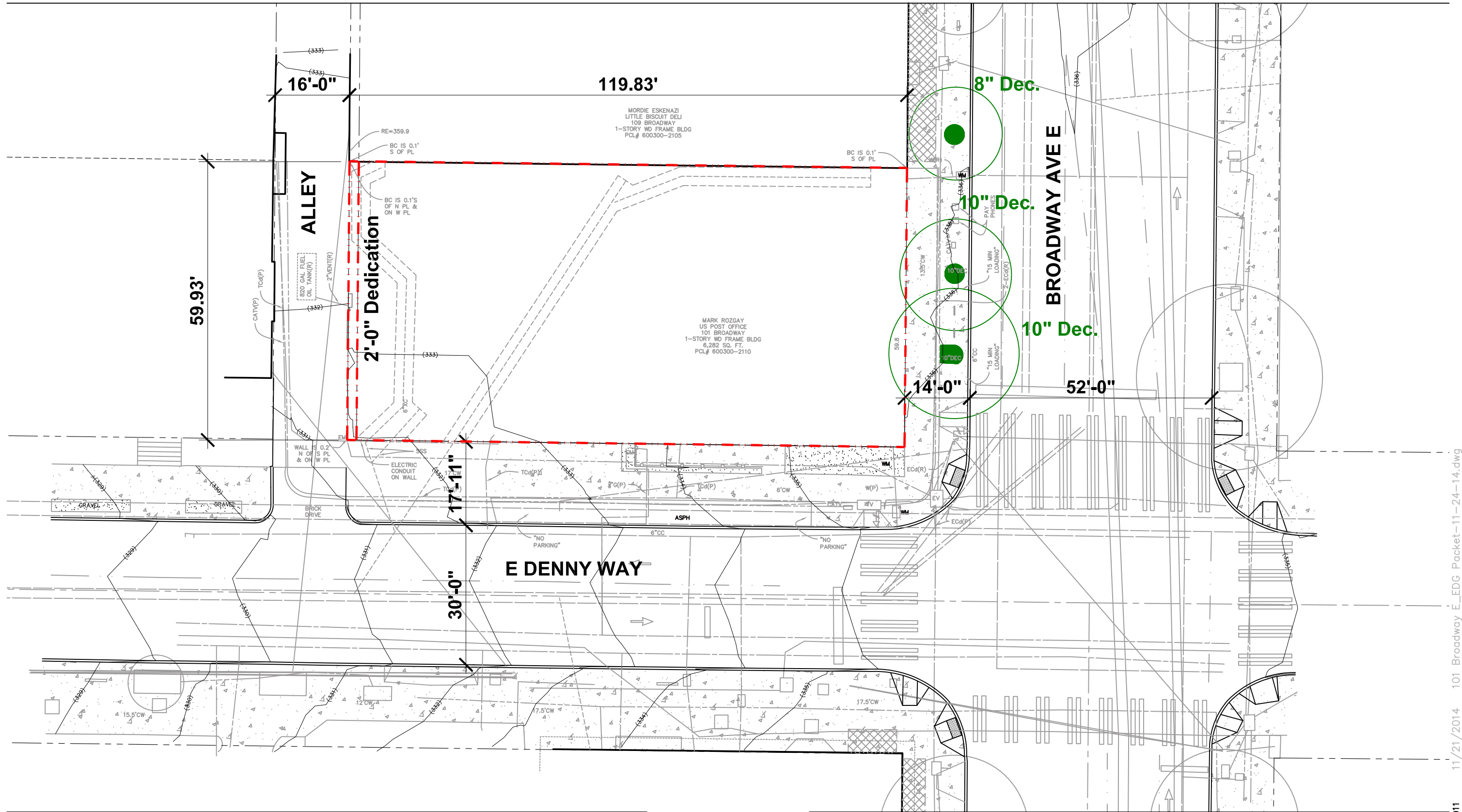
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SURVEY PLAN



SURVEY PLAN
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ZONING REQUIREMENTS FOR NC3P-40

PROJECT DATA

LOCATION: 501 EAST PIKE STREET
 SITE AREA: 18,000 SQ FT
 ZONE: NC3P-65
 OVERLAYS: PIKE/PINE OVERLAY DISTRICT (URBAN CTR VILLAGE)
 STREET CLASSIFICATIONS: PRINCIPAL PEDESTRIAN STREET (PIKE AND SUMMIT)
 BUILDING CODE: SEATTLE AMENDMENTS TO THE 2009 IBC
 PROPOSED USE: RESIDENTIAL MIXED USE

OCCUPANCY CLASSIFICATION / SEPARATIONS:

CODE SUMMARY

OCCUPANCY CLASSIFICATION / SEPARATIONS:

	M	R-2	S-2
COMMERCIAL	M	1	1
RESIDENTIAL	R-2	1	2
	S-2	1	2

POTENTIAL USE: (23.47A.004) SOME PERMITTED EXAMPLES
 RESIDENTIAL, LIVE-WORK UNITS, GENERAL SALES/SERVICE, RESTAURANTS, OFFICES

STREET DEVELOPMENT STANDARDS: (23.47A.008)

RESIDENTIAL USES MAY NOT EXCEED 20% OF THE STREET-LEVEL STREET-FACING FACADE WHEN FACING AN ARTERIAL OR WITHIN AN 85' FOOT ZONE.

BLANK FACADES PERMITTED: NO SEGMENT LONGER THAN 20'
 TOTAL BLANK FACADE <40%

STREET-LEVEL STREET-FACING FACADES SHALL BE LOCATED WITHIN 10' OF THE STREET LOT LINE. UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED.

TRANSPARENCY REQUIRED: 60% BETWEEN 2 FEET TO 8 FEET ABOVE SIDEWALK AT MIN. 30 FEET DEPTH
 DEPTH OF NON-RESIDENTIAL: AVERAGE 30 FT. MINIMUM 15 FT.
 HEIGHT OF NON-RESIDENTIAL: 13 FT FLOOR-TO-FLOOR

AT LEAST ONE OF THE STREET-LEVEL STREET-FACING FACADES CONTAINING A RESIDENTIAL USE SHALL HAVE A VISUALLY PROMINENT ENTRY

THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL STREET-FACING FACADE SHALL BE AT LEAST 4' ABOVE OR BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10' FROM THE SIDEWALK.

LIVE-WORK UNITS LOCATED ON STREET-LEVEL STREET-FACING FACADES MUST COMPLY WITH BLANK FACADE AND TRANSPARENCY REQUIREMENTS

USES AT STREET LEVEL: (23.73.008)

FOR MORE THAN 16,000 SQ FT COMMERCIAL USE, 4 SPACES ARE REQUIRED TO AVERAGE 2,000 SQ FT, PLUS ONE FOR EACH ADDITIONAL 4,000 SQ FT UP TO 8 TOTAL.
 WIDTH OF INDIVIDUAL BUSINESSES WITH SOME EXCEPTIONS IS LIMITED TO 50 FEET.

DEVELOPMENT STANDARDS: (23.73.010)

STRUCTURE WIDTH
 FOR EACH BLOCK FACE ABUTTING E. PIKE AND E. PINE STREETS, THE MAXIMUM WIDTH OF ALL PORTIONS OF A STRUCTURE IS 1/2 THE TOTAL WIDTH OF ALL LOTS ON THE BLOCK FACE. A DEPARTURE WILL BE NEEDED FOR THIS RULE.

REQUIRED PARKING: (23.54.015 TABLE A & B)
 0 STALLS REQUIRED

PARKING LOCATION AND ACCESS: (23.47A.032)

IF ALLEY ACCESS IS NOT AVAILABLE, ACCESS IS PERMITTED FROM THE SIDE STREET WHEN LOT ABUTS TWO OR MORE STREETS.
 A LOADING ZONE MAY BE REQUIRED.

ADA PARKING REQUIREMENTS: (SBC 1106)

1-25 STALLS: 1 ADA STALL
 26-50 STALLS: 2 ADA STALLS
 51-75 STALLS: 3 ADA STALLS
 76-100 STALLS: 4 ADA STALLS
 101 TO 150 STALLS: 5 ADA STALLS
 151-200 STALLS: 6 ADA STALLS

1 ADA VAN STALL

SETBACKS: (23.47A.014)

PLAN: 15'-0" TRIANGLE SETBACK REQUIRED FROM RESIDENTIAL ZONE
 SECTION 1: 15'-0" SETBACK REQUIRED FROM 13 FEET HT. TO 40 FEET HT.
 SECTION 2: ABOVE 40 FEET HT. ADD. RATE OF 2 FEET SETBACK PER 10 FEET HT.
 ONE-HALF ALLEY WIDTH MAY BE COUNTED AS PART OF THE REQUIRED SETBACK.

REQUIRED LANDSCAPING: (23.47A.016)

SEATTLE GREEN FACTOR SCORE OF .30 OR GREATER

STRUCTURE HEIGHT: (23.47A.012.A.2)

MAX. ALLOWED: 65 FEET (INCREASED FROM 40'-0")
 PROJECTIONS ALLOWED ABOVE HEIGHT LIMIT: PARAPETS, GUARDRAILS, ELEVATOR OVERRUNS, ETC.

AVERAGE GRADE CALCULATION

AVERAGE GRADE HEIGHT- CALCULATED USING THE MIDPOINT OF PROPERTY LINE, ASSUMING BUILDING HAS 0 LOT LINE:
 $((335.2 \times 108) + (336.0 \times 60) + (333.85 \times 108) + (332.5 \times 60)) / (108 + 60 + 108 + 60)$
 $=112,367.4/336$
 $=334.43$

FLOOR AREA RATIO: (23.47A.013)

LOT AREA: 7,200 SF
 MAX. FAR FOR SINGLE USE (RESIDENTIAL): 4.25 (30,600 SF)
 MAX. FAR FOR TOTAL OF MIXED-USE STRUCTURE: 4.75 (34,200 SF)

FLOOR AREA EXEMPTIONS:

- SMC 23.47A.013D: GROSS AREA BELOW GRADE
- SMC 23.73.009C: STREET LEVEL COMMERCIAL USES. FLOOR AREA USED FOR CREATION, DISPLAY, PERFORMANCE OR SCREENING OF ART, OR ARTS FACILITY.

PROPOSED FAR:

FLOOR LEVEL	USE	GSF	SUBJECT TO FAR
LEVEL G	RETAIL / SURFACE PARKING	5,085 SF	4,813 SF
LEVEL L1	RESIDENTIAL	6,119 SF/ FLOOR	5,817 SF/ FLOOR
LEVEL L2	RESIDENTIAL	6,119 SF/ FLOOR	5,817 SF/ FLOOR
LEVEL L3	RESIDENTIAL	6,119 SF/ FLOOR	5,817 SF/ FLOOR
LEVEL L4	RESIDENTIAL	6,119 SF/ FLOOR	5,817 SF/ FLOOR
LEVEL L5	RESIDENTIAL	6,119 SF/ FLOOR	5,817 SF/ FLOOR
TOTAL		35,680 SF	33,898 SF (< 34,200 SF)

EFFICIENCY:

UNIT PROVIDED: 45 UNITS @ AVG. 670 SF PER UNIT
 CIRCULATION: 15% EFFICIENCY
 PARKING PROVIDED: 4 STALLS

RESIDENTIAL AMENITY AREA: (23.47A.024)

5% OF GROSS BUILDING AREA IN RESIDENTIAL USE
 29,085 SF x 5%= 1,454 SF

SOLID WASTE CALCULATION: (23.54.040)

RESIDENTIAL: 375 SF (26-50 UNITS= 375 SF)
 NON RESIDENTIAL: 82 SF (0-5,000SF= 82 SF)
 TOTAL= 457 SF (375 SF + 82 SF)

BICYCLE PARKING REQUIREMENT: (23.54.015.K)

BICYCLE PARKING REQUIREMENT CALCULATION		
SALES & SERVICE		
3,050 SF	LONG TERM: 1 STALL/ 12,000 SF	0.3 STALLS
	SHORT TERM: 1 STALL/ 2,000 SF	1.5 STALLS
RESIDENTIAL		
45 UNITS	1 STALL/ 4 UNITS	11.3 STALLS
	SUB TOTAL	13.0 STALLS
CODE REDUCTION FOR (1/2 OF STALLS >50 STALLS)		0
TOTAL BICYCLE PARKING REQUIRED		13 STALLS

DESIGN REVIEW GUIDELINES

CS2 Urban Pattern and Form

I. Streetscape Compatibility

iii. Vehicle entrances to buildings should not dominate the streetscape.

By shifting the vehicle access to the West off the adjacent alleyway, the frontages on E. Denny Way and Broadway Ave. E are devoted to commercial storefront and the residential entrance

vi. Where possible, new development in commercial zones should be sensitive to neighboring residential zones.

Keeping the commercial frontage focused on the Broadway Ave. E. corridor and locating the residential entrance off E. Denny Way, the buildings' organization can respond to the different character and adjacency of the two sides of the site.

II. Corner Lots

Maintain and enhance the character and function of a mixed-use, pedestrian oriented urban village - Buildings on corner lots should be oriented to the corner and public street fronts.

ii. Provide for a prominent retail corner entry.

The corner of Broadway Ave. E and E. Denny Way will have a form articulation and architectural detailing that will recognize the corner and intersection at this prominent location.

III. Height, Bulk and Scale Compatibility

i. Break up building mass by incorporating different facade treatments to give the impression of multiple, small-scale buildings.

Even though the project site is actually fairly small, with a narrow frontage on Broadway Ave. E., the project design will avoid uninteresting monolithic forms and elevation treatments while still presenting a clear, uncluttered design that recalls the neighborhood's earlier elegant masonry buildings.

CS3 Architectural Context and Character

I. Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale.

ii. Solid canopies or fabric awnings over the sidewalk are preferred.

The project design intends to incorporate solid canopies at both frontages along the commercial storefront with articulated covers at the corner and residential entry.

iv. Use materials and designs that are compatible with the structures in the vicinity if those represent the desired neighborhood.

The project design will incorporate high-quality materials that not only reflect the palette of the neighborhoods historic buildings but set a higher bar for future development than is currently represented in the sites' immediate vicinity.



PL2 Walkability

II. Pedestrian Open Spaces and Entrances

iv. Minimize the number of residential entrances on commercial streets.

The preferred scheme orients the residential entrance on E. Denny Way and devotes the entire Broadway Ave. E. frontage to the commercial use. A set-back corner entrance will provide a pedestrian friendly entrance to the retail area.

PL3 Street Level Interaction

I. Human Activity

i. Provide for sidewalk retail opportunities and connections by allowing for opening the storefront to the pedestrian way.

The design will respect the existing sidewalk width and commercial nature of Broadway Ave. E. with wide sections of storefront which could be opened to the public way. The street-level facade along E. Denny Way will reflect it's less busy character with some storefront but also smaller glazed areas and a protected, set-back residential entry.

DC1 Project Uses and Activities

I. Parking and Vehicle Access

i. Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles.

ii. Screening of Dumpsters, Utilities and Service Areas (subsections i. & ii.)

By shifting all vehicle and service access from the adjacent alleyway, the project design provides un-interrupted sidewalks and clear pedestrian access to the residential and commercial uses of the development. The design will incorporate an enclosed trash-room and will utilize a compactor.

DC3 Open Space Concept

I. Residential Open Space

iv. Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.

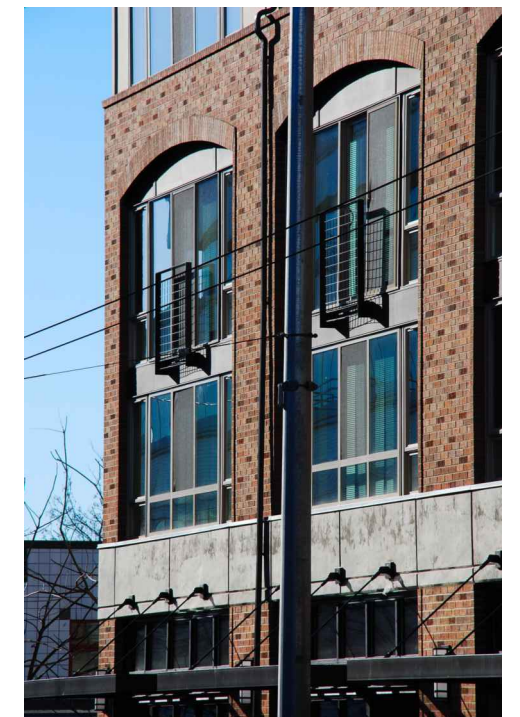
The preferred scheme configuration sets-back the upper floor from the residential neighbors to the West.

DC4 Exterior Elements and Finishes

I. height, Bulk and Scale

II. Exterior Finish Materials

The design intends to use brick, glass, aluminum storefront and metal architectural detailing at the stree-level and brick and metal panels on the upper, residential floors.



15TH AVENUE EAST STREET SCAPE



DESIGN PROPOSAL- OPTION 1

View- Looking Northwest



Design Option 1

Description:

- The new building engages both E. Denny Way and Broadway E. with retail spaces at street level along the pedestrian way
- The residential entry is prominently located at the corner of Broadway E. & E. Denny Way.
- Vehicular entrance to a surface parking structure is located in the alley.
- The 9 unit per floor building footprint with interior corridor allows all units to face outward toward a frontage
- Residential units are oriented equally facing Broadway Ave E, E Denny Way and the Alley.

Advantages:

- Erosion at corner of Broadway E and E Denny Way reduce mass.
- Parking and back of house service off alley, away from E Denny way and Broadway E.

Challenges:

- The retail entrances are secondary to the residential entry. Less retail presence on Broadway E.
- Divided retail floor. Not flexible for future tenants. Overly complicated core layout due to split retail areas.
- Doesn't minimize residential entry presence on commercial street.
- Reduce the visual mass of the building on both E. Denny Way and Broadway Ave E.
- Blank wall at north property line.

DESIGN PROPOSAL- OPTION 1

Early Design Guidance- 101 Broadway Ave E

A11

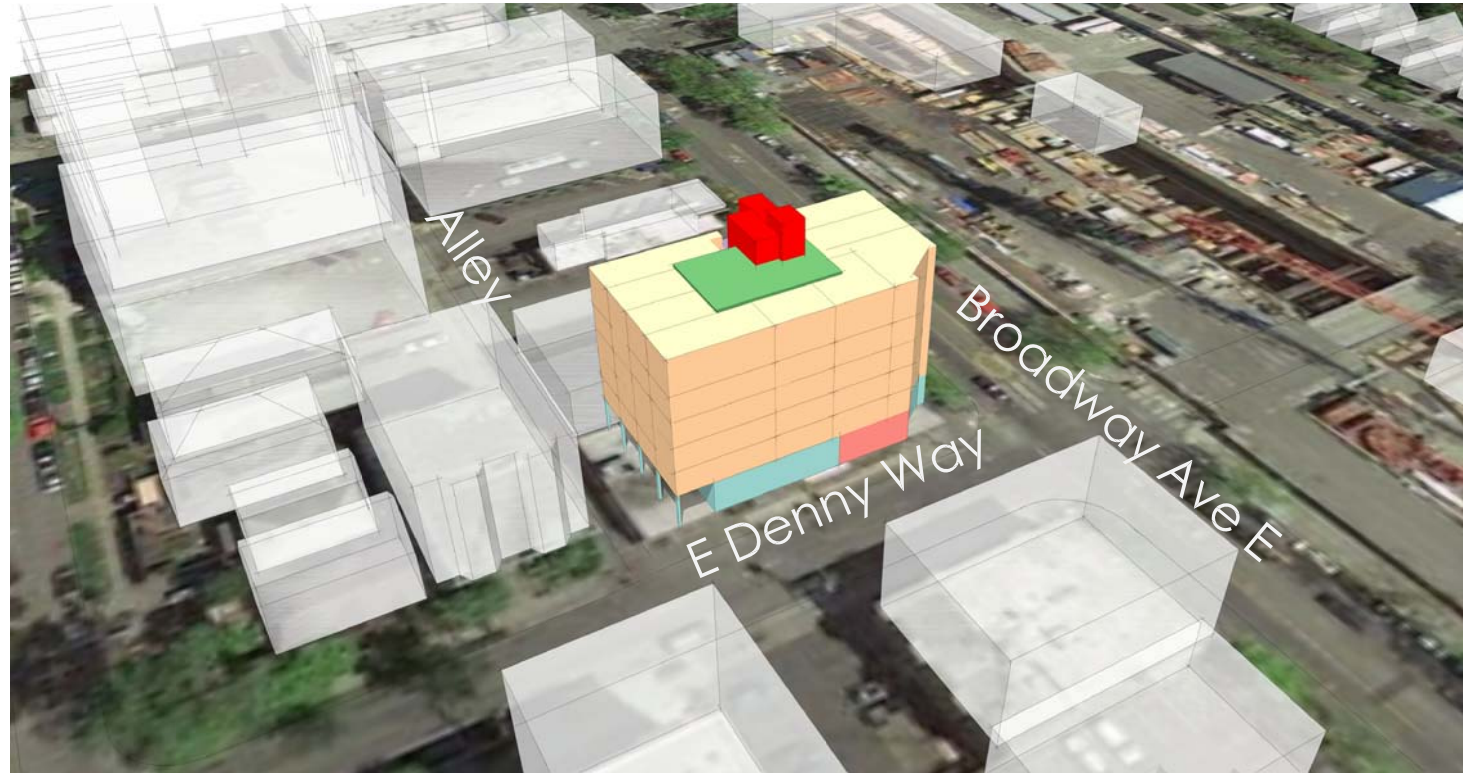
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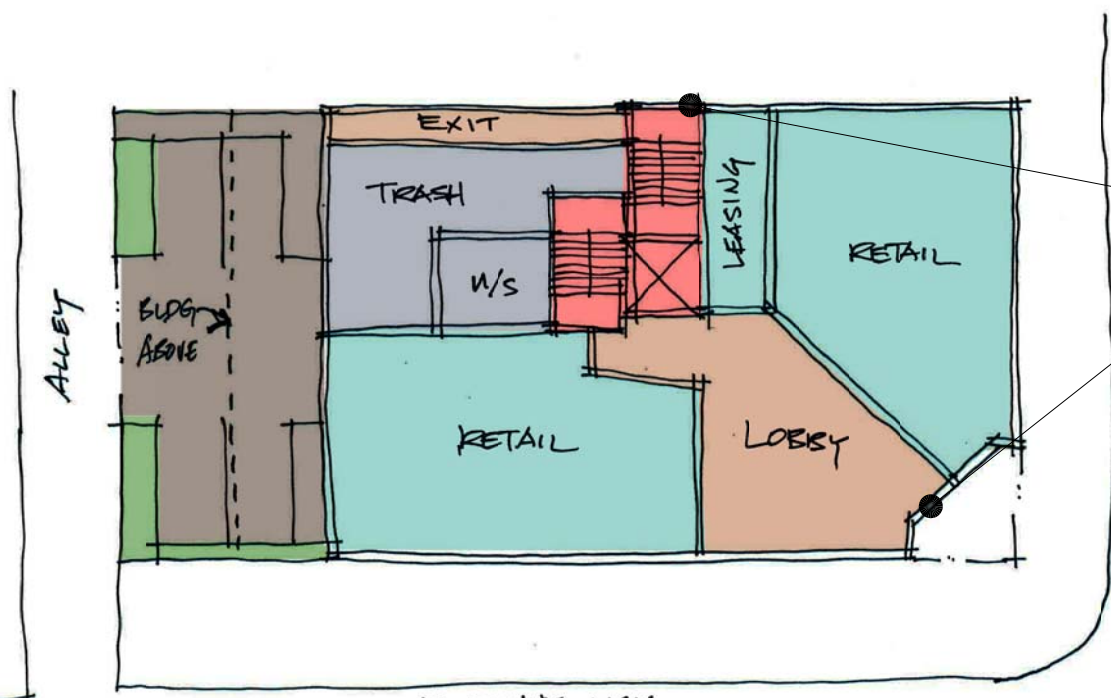
View- Looking Northeast



View- Looking Southwest



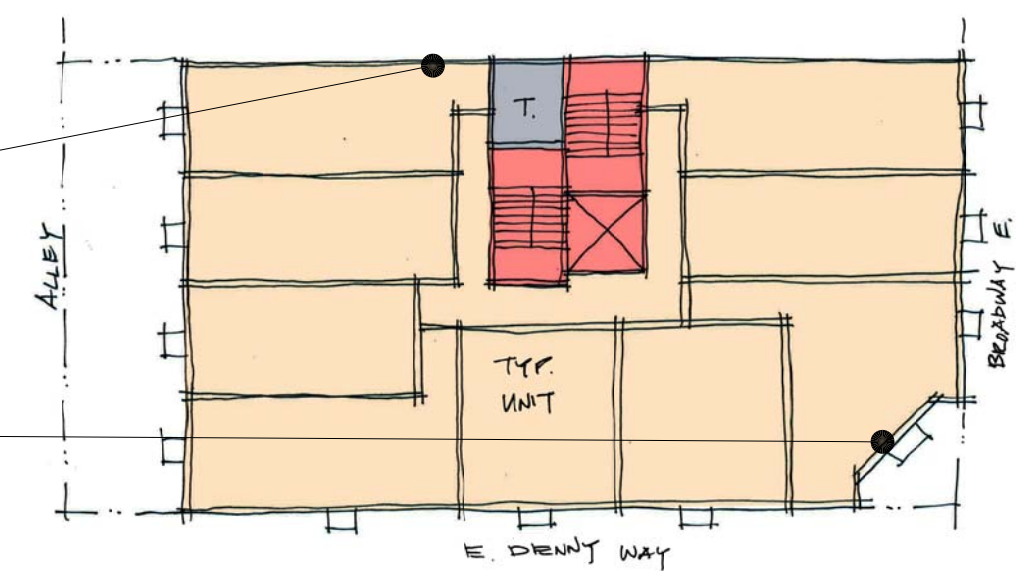
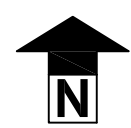
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Street/ retail Level

- B-1
DEPARTURE REQUIRED
- D2
LARGE BLANK WALL AGAINST NORTH PROPERTY LINE
- PL2.II.iv
RESIDENTIAL ENTRANCE ON COMMERCIAL STREET.
- A-1
ERODE CORNER TO REDUCE MASS

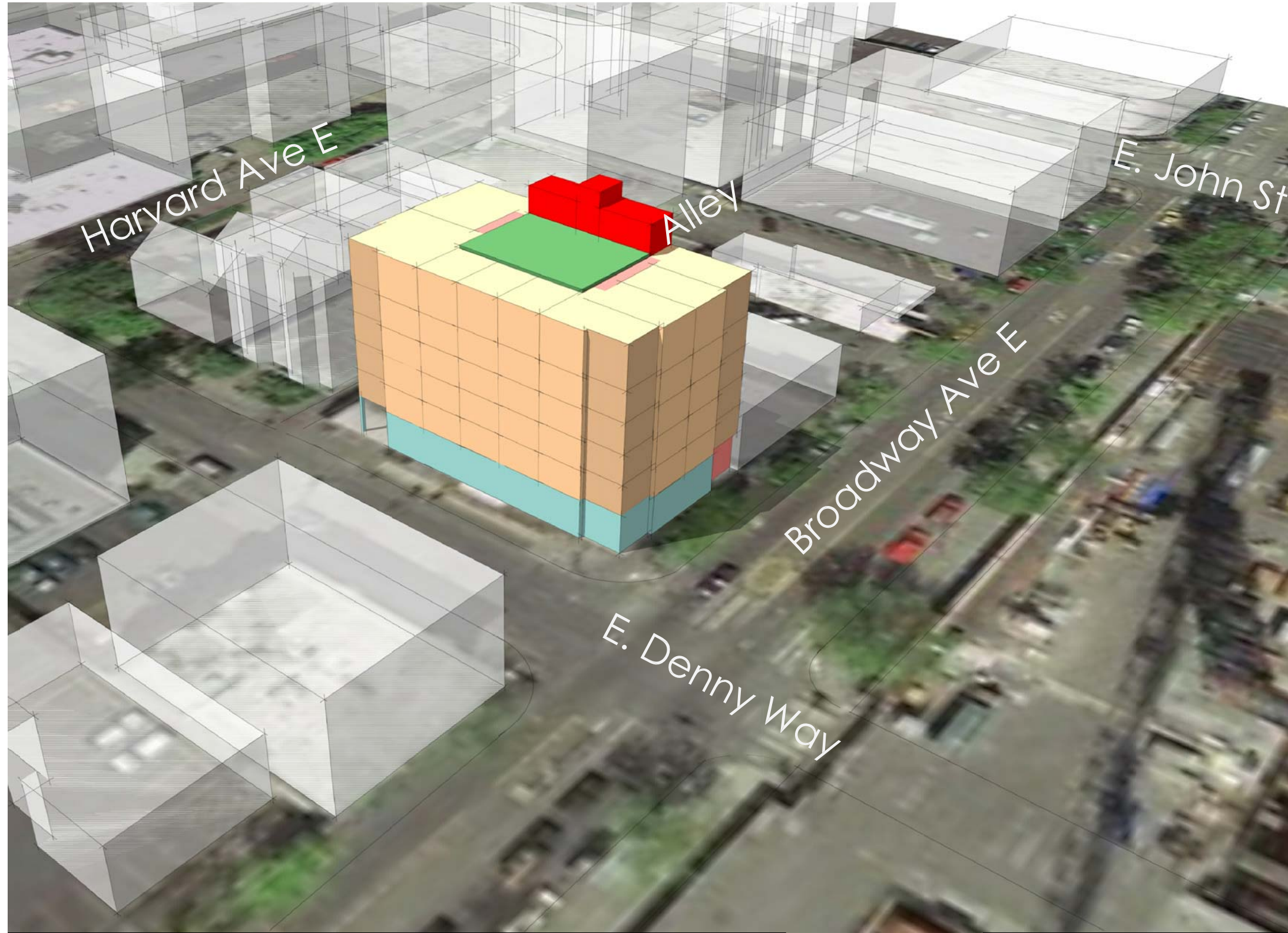
PROJECT INFO
Retail SF: 3,000 SF
Residential: 45 units
Parking: 4 stalls



Residential Levels

DESIGN PROPOSAL- OPTION 2

View- Looking Northwest



Design Option 2

Description:

- The new building engages both E. Denny Way and Broadway E. with retail spaces at street level along the pedestrian way.
- The residential entry is located at the North end of the Broadway E. frontage.
- Vehicular entrance to a surface parking structure is located in the alley.
- The 9 unit per floor building footprint with interior corridor allows all units to face outward toward a frontage
- Residential units are oriented equally facing Broadway Ave E, E Denny Way and the Alley.

Advantages:

- Prominent retail entry on Broadway E
- Continuous retail floor, flexible for future tenant.
- Parking and back of house service off alley, away from E Denny way and Broadway E.
- Maximize residential floor.

Challenges:

- Residential entry competes with retail for prominence along Broadway E. (minimize residential entry presence on commercial street). Distinct visual identity difficult.
- Pushes majority of retail toward the South and along E Denny Way - away from the retail corridor.
- Reduce the visual mass of the building on both E. Denny Way and Broadway Ave E.
- Blank wall at north property line.

DESIGN PROPOSAL- OPTION 2

Early Design Guidance- 101 Broadway Ave E

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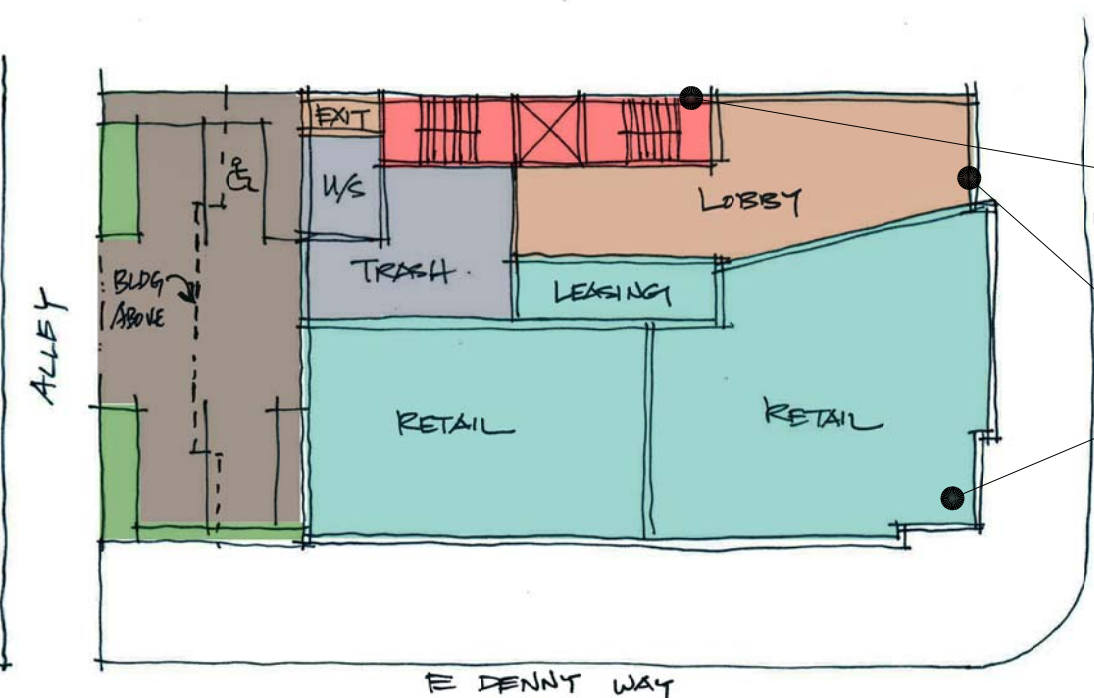
View- Looking Northeast



View- Looking Southwest



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Street/ retail Level

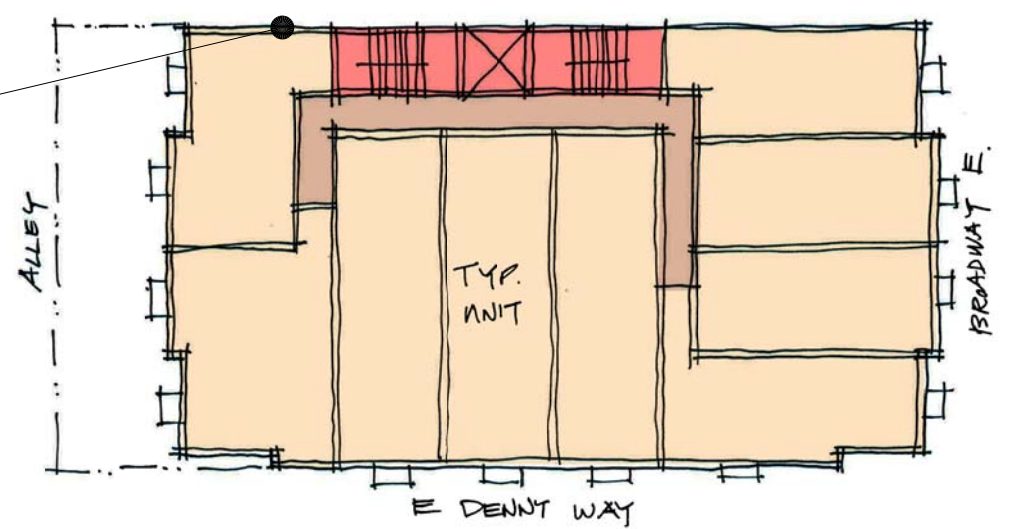
B-1
DEPARTURE REQUIRED

D2
LARGE BLANK WALL AGAINST NORTH PROPERTY LINE

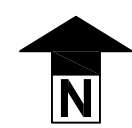
PL2.II.iv
RESIDENTIAL ENTRANCE ON COMMERCIAL STREET.

CS2.II.ii
PROMINENT RETAIL ENTRY.

PROJECT INFO
Retail SF: 3,000 SF
Residential: 45 Units
Parking: 4 stalls

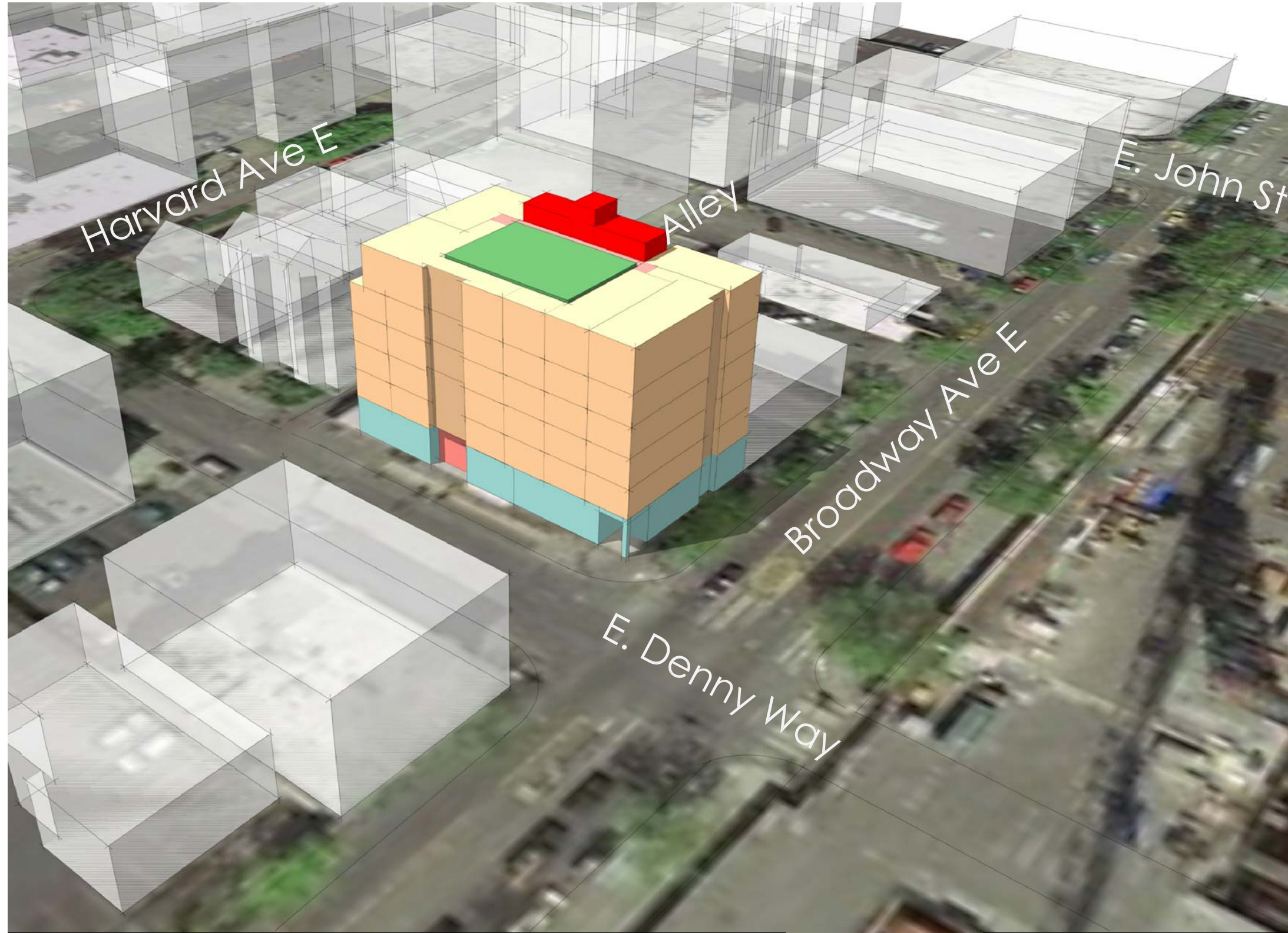


Residential Levels



DESIGN PROPOSAL- OPTION 3 (PREFERRED SCHEME)

View- Looking Northwest



Design Option 3 (Preferred)

Description:

- The new building engages both E. Denny Way and Broadway E. with retail spaces at street level along the pedestrian way. It facilitates the pedestrian link between North and South Capitol Hill with an un-interrupted retail presence along the Broadway E. frontage.
- Vehicular entrance to a surface parking structure is located in the alley.
- The 9 unit per floor building footprint with interior corridor allows all units to face outward toward a frontage
- Residential frontage greater facing E. Denny Way to take advantage of view to the SW.

Advantages:

- Prominent retail entry at the corner of Broadway E and e Denny Way.
- Continuous retail floor, flexible for future tenants.
- Residential entry located away from commercial street and separate from retail frontage. A distinct identity for the residential entry possible.
- Setback at vertical circulation along south property line visually reduces building mass.
- Angled wall fronting E. Denny Way reduces mass of building and maximizes view to SW.
- Parking and back of house service off alley, away from E Denny way and Broadway E.

Challenges:

- Reduce visual mass of the building along Broadway Ave E.
- Blank wall at north property line.

DESIGN- OPTION 3 (PREFERRED)

Early Design Guidance- 101 Broadway Ave E

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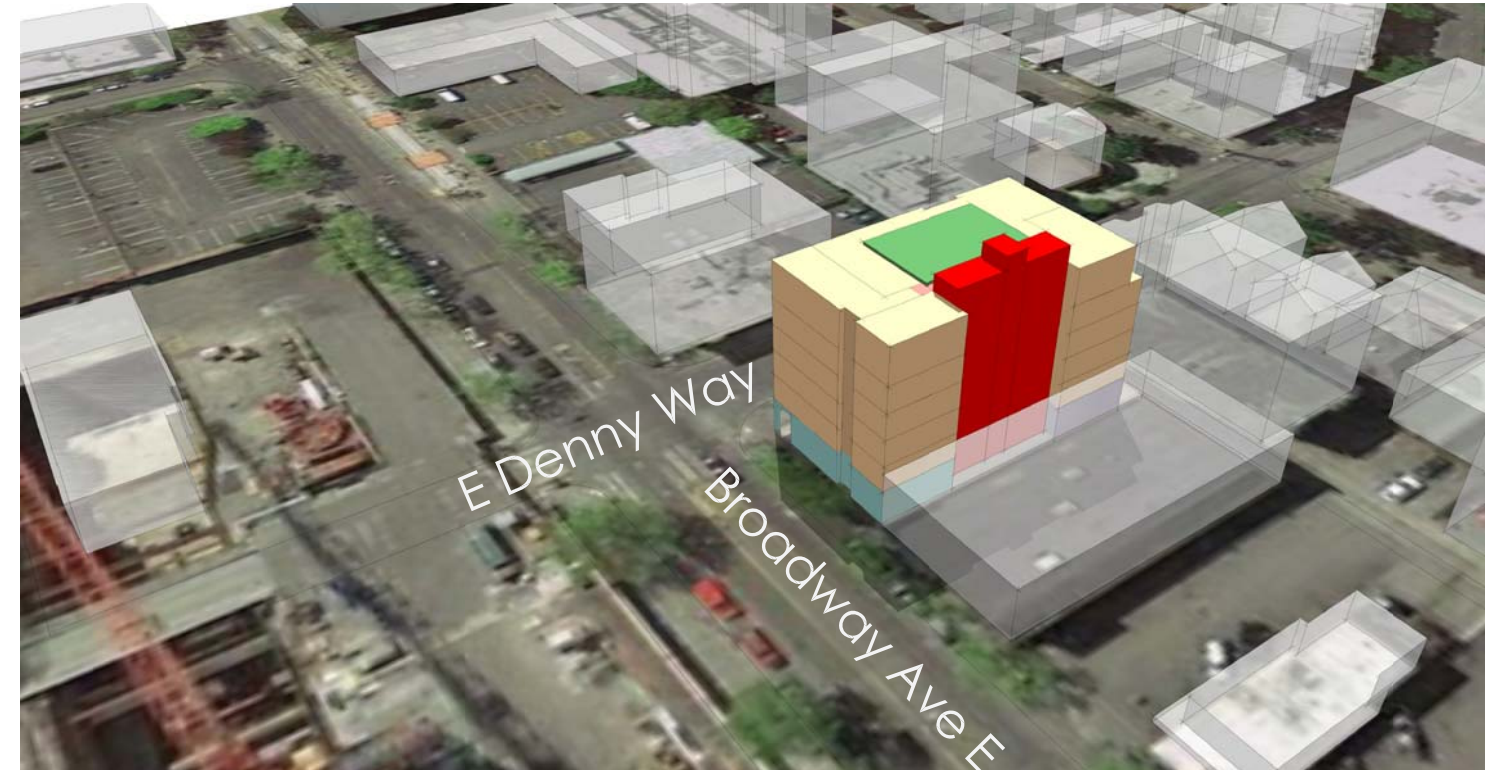
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DESIGN PROPOSAL- OPTION 3 (PREFERRED SCHEME)

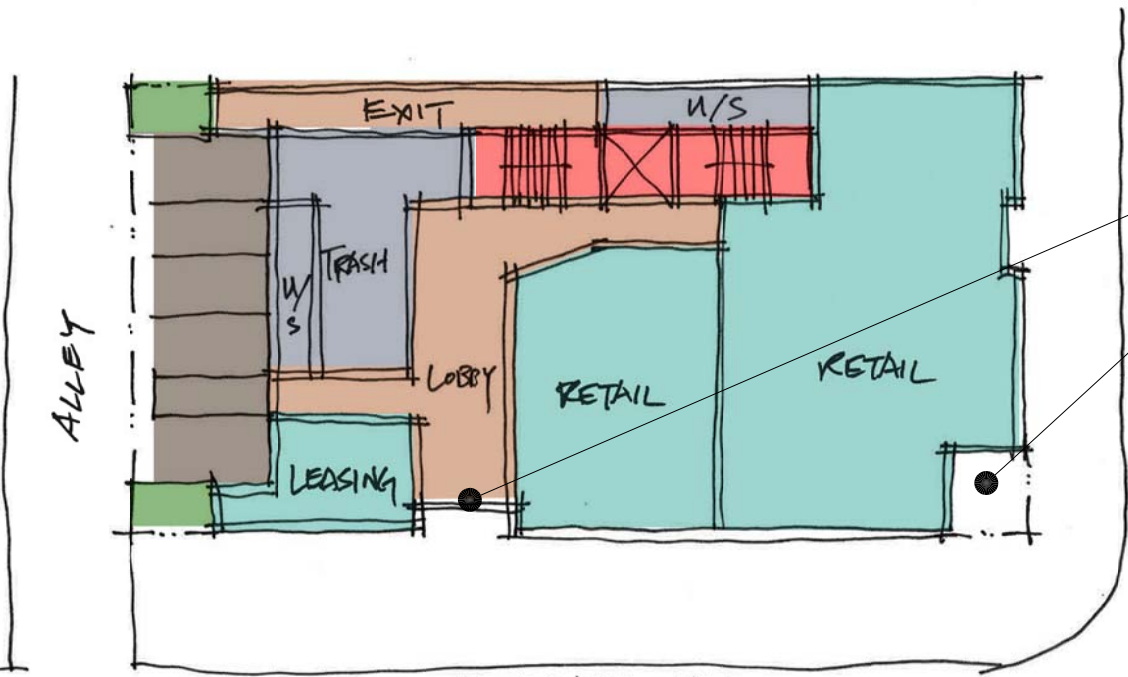
View- Looking Northeast



View- Looking Southwest



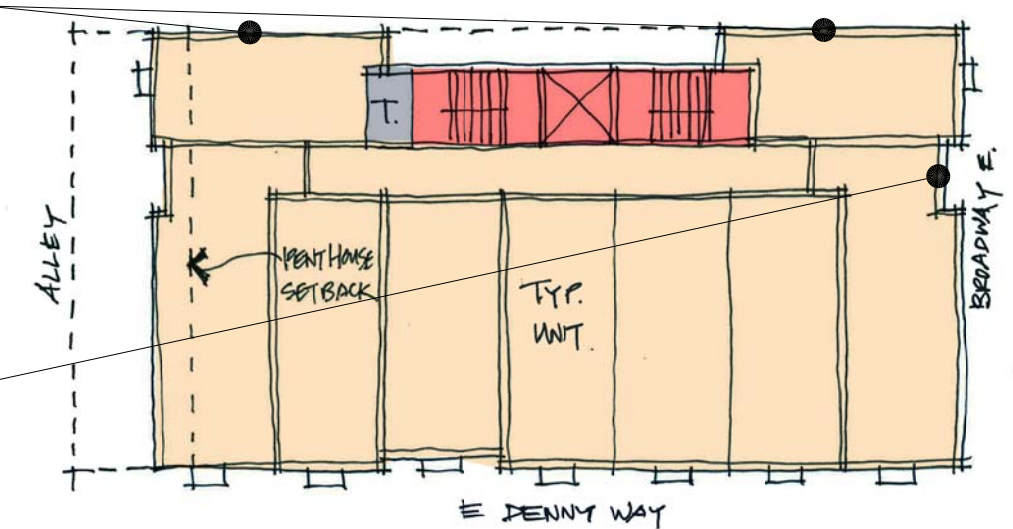
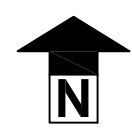
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Street/ retail Level

- D2
BLANK WALL AGAINST NORTH PROPERTY LINE
- PL2.II.iv
RESIDENTIAL ENTRANCE AWAY FROM COMMERCIAL STREET
- CS2.II.ii
PROMINENT RETAIL ENTRY.
- A-1, B-1
FACADE SETBACK TO REDUCE BULK AND SCALE

PROJECT INFO
Retail SF: 3,000 SF
Residential: 44 Units
Parking: 4 stalls



Residential Levels

DESIGN- OPTION 3 (PREFERRED)
Early Design Guidance- 101 Broadway Ave E

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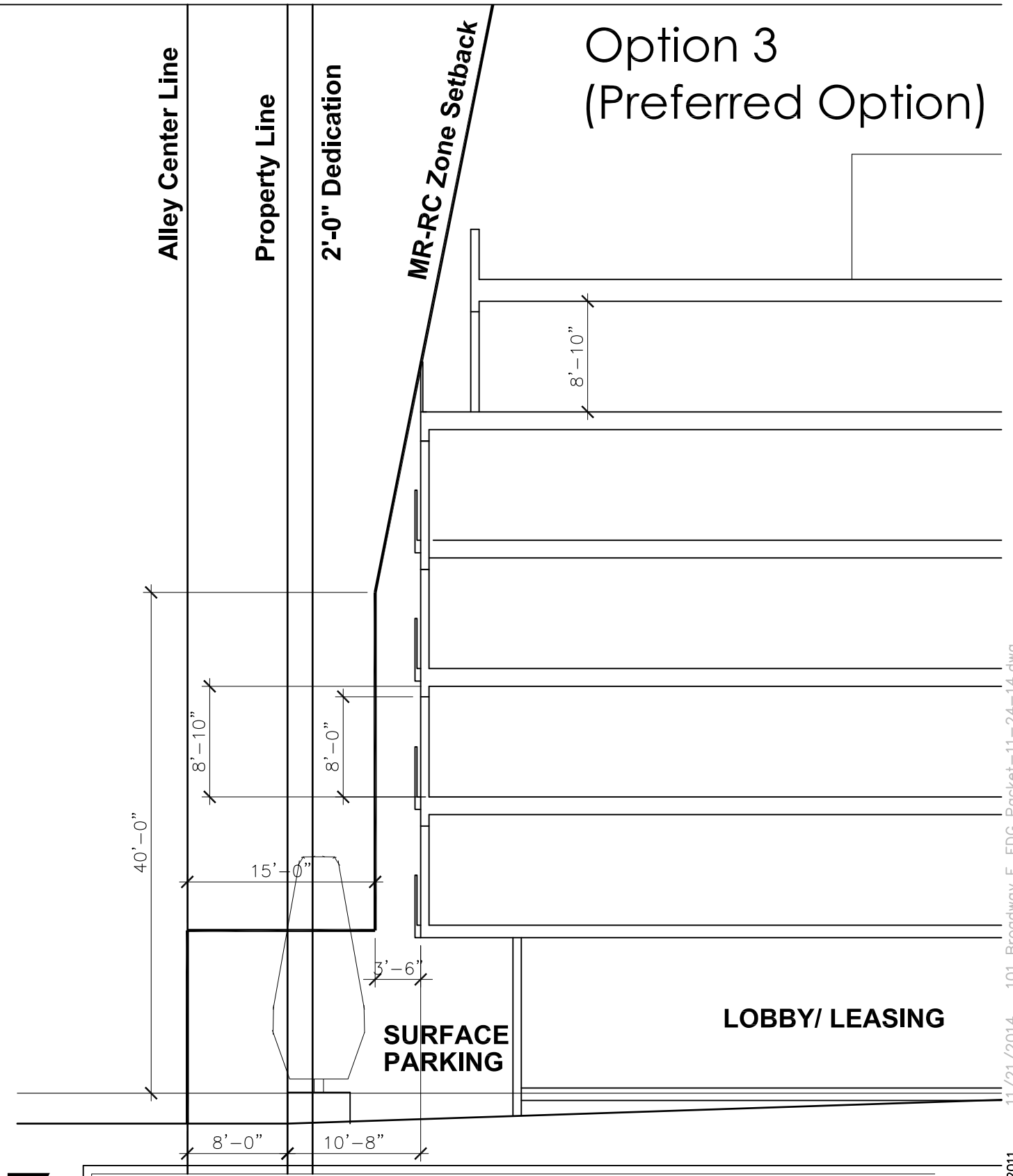
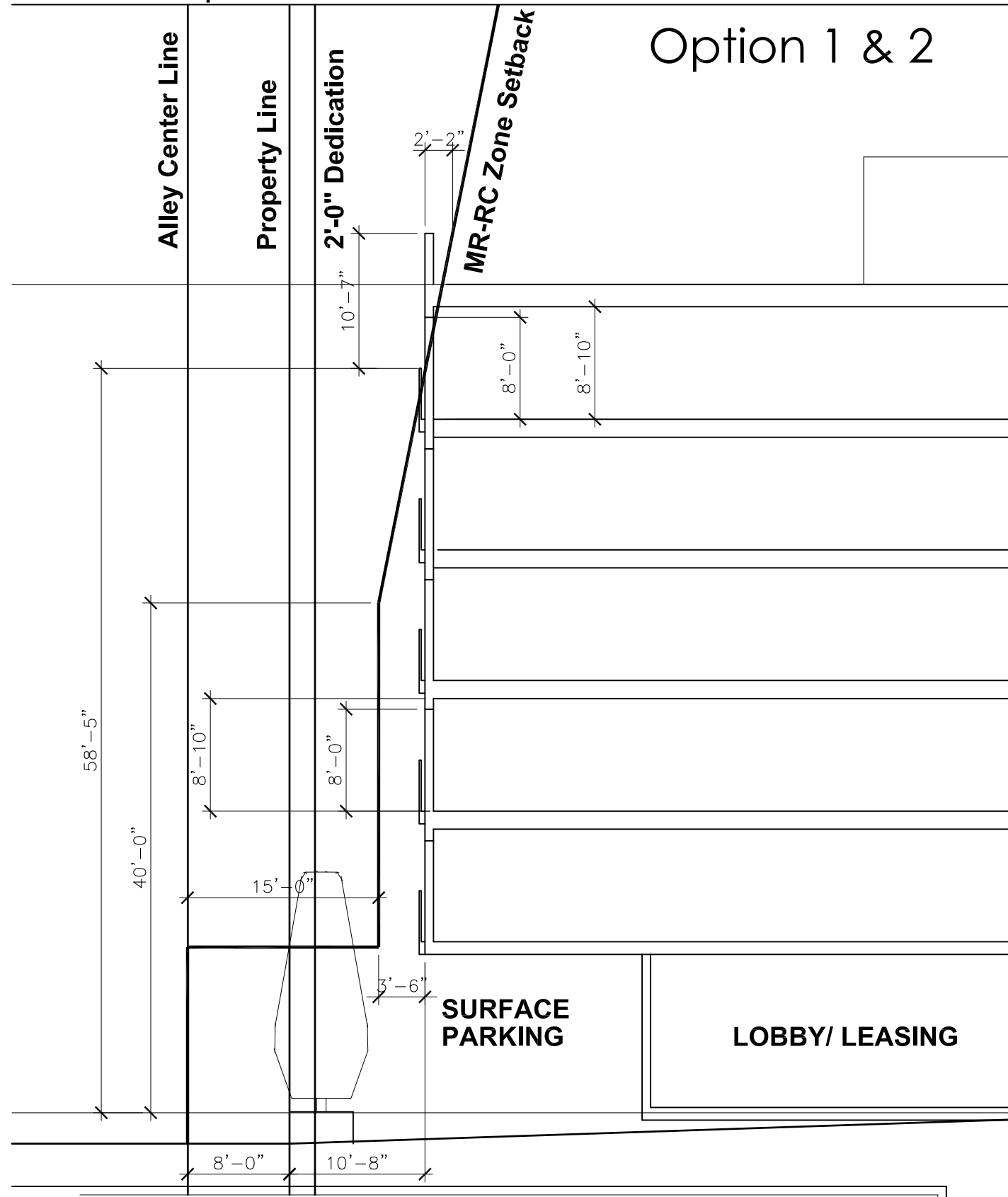
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Conceptual Sections

Option 1 & 2

Option 3 (Preferred Option)



SOLAR STUDIES: Equinox

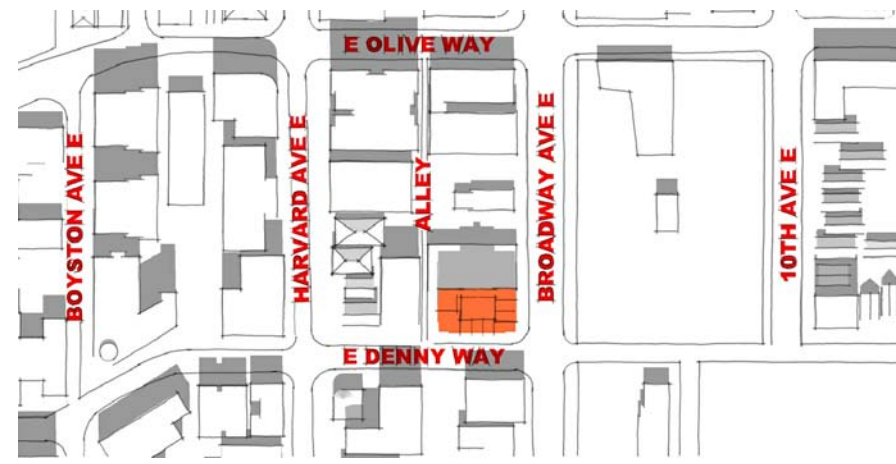
9 AM

NOON

4 PM



Option 1



Option 2



Option 3
(Preferred)

KEY:  Proposed Project

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SOLAR STUDIES: Equinox
Early Design Guidance- 101 Broadway Ave E

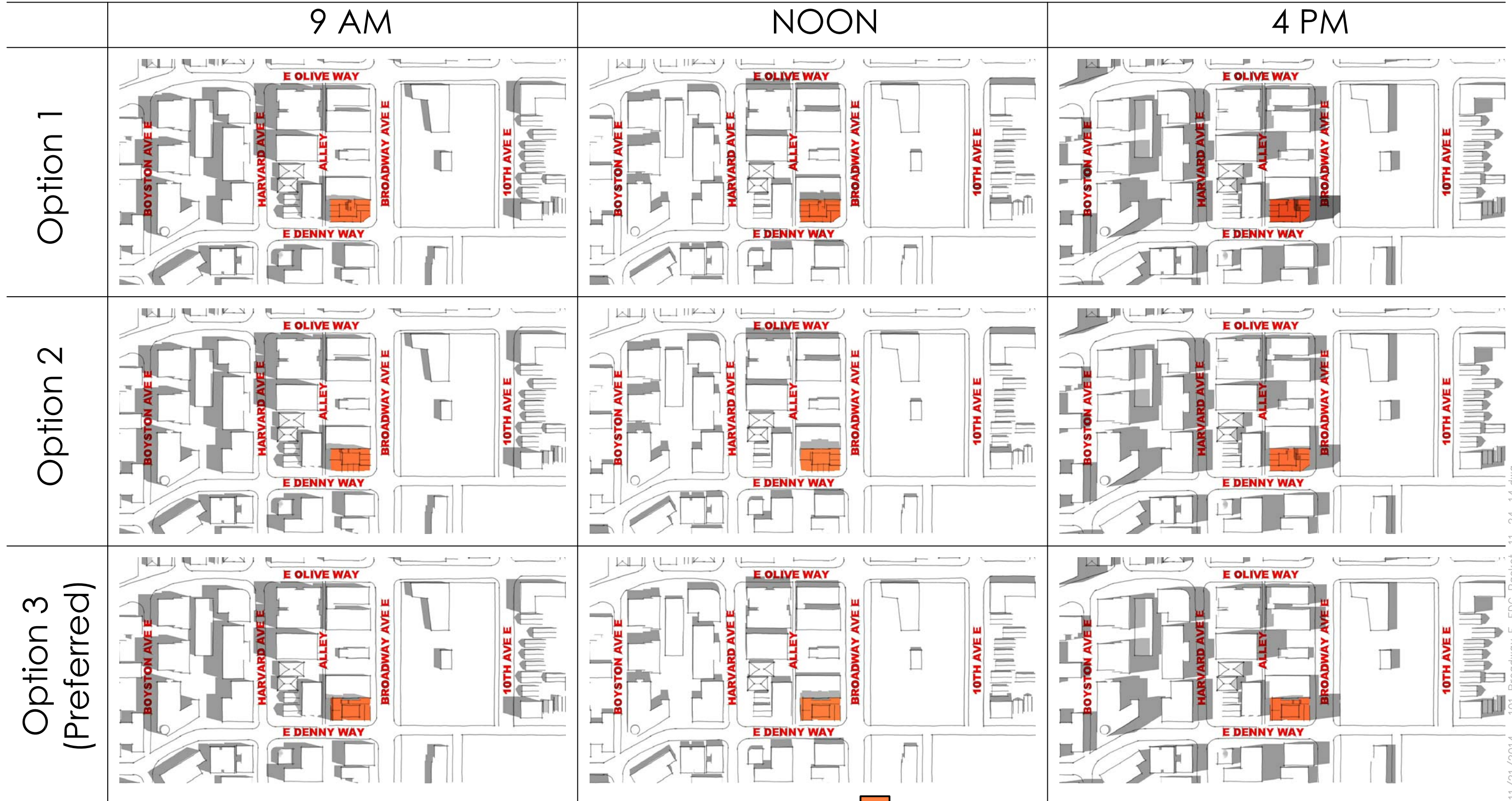
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SOLAR STUDIES: Summer Solstice



KEY:  Proposed Project

SOLAR STUDIES: Winter Solstice

9 AM

NOON

4 PM



Option 1



Option 2



Option 3
(Preferred)

KEY:  Proposed Project

Conceptual Image- Looking Northwest

CONCEPT DESIGN

A-8, A-10, C-5

MINIMIZE PARKING AND VEHICLE ACCESS. PARKING LOCATED AWAY FROM CORNERS

C-3

DURABLE AND HIGH QUALITY EXTERIOR MATERIALS INCLUDE BRICK AND METAL SIDING

D-7

EYES ON THE STREET DAY AND NIGHT FROM THE PROPOSED MIXED-USE PROJECT WITH LARGE TRANSPARENT GLAZING PATTERN CONTRIBUTE TO A SAFE AND SOCIAL COMMUNITY ENVIRONMENT

CS2.II.ii

PROMINENT RETAIL ENTRY.



Conceptual Image- Looking NW
Early Design Guidance- 101 Broadway Ave E

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CONCEPT DESIGN

Conceptual Image- Looking Northwest



A-7, E-1
USABLE BALCONIES AND ROOF TOP GARDEN MAXIMIZE RESIDENTIAL OPEN SPACE

A-1, B-1
FACADE SETBACK TO REDUCE BULK AND SCALE

PL2.II.iv
RESIDENTIAL ENTRANCE AWAY FROM COMMERCIAL STREET

D-11
HIGH, TRANSPARENT GROUND-FLOOR STOREFRONTS.

A-1, A-2, A-4
STRONG CORNER PRESENCE WITH RETAIL AT STREET LEVEL ENCOURAGE HUMAN ACTIVITY

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Conceptual Image- Looking N
Early Design Guidance- 101 Broadway Ave E

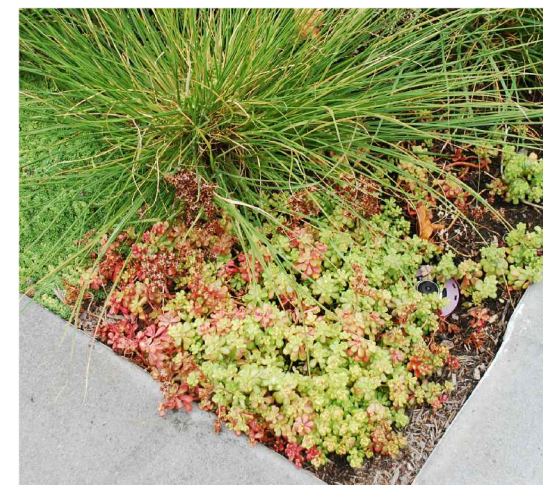
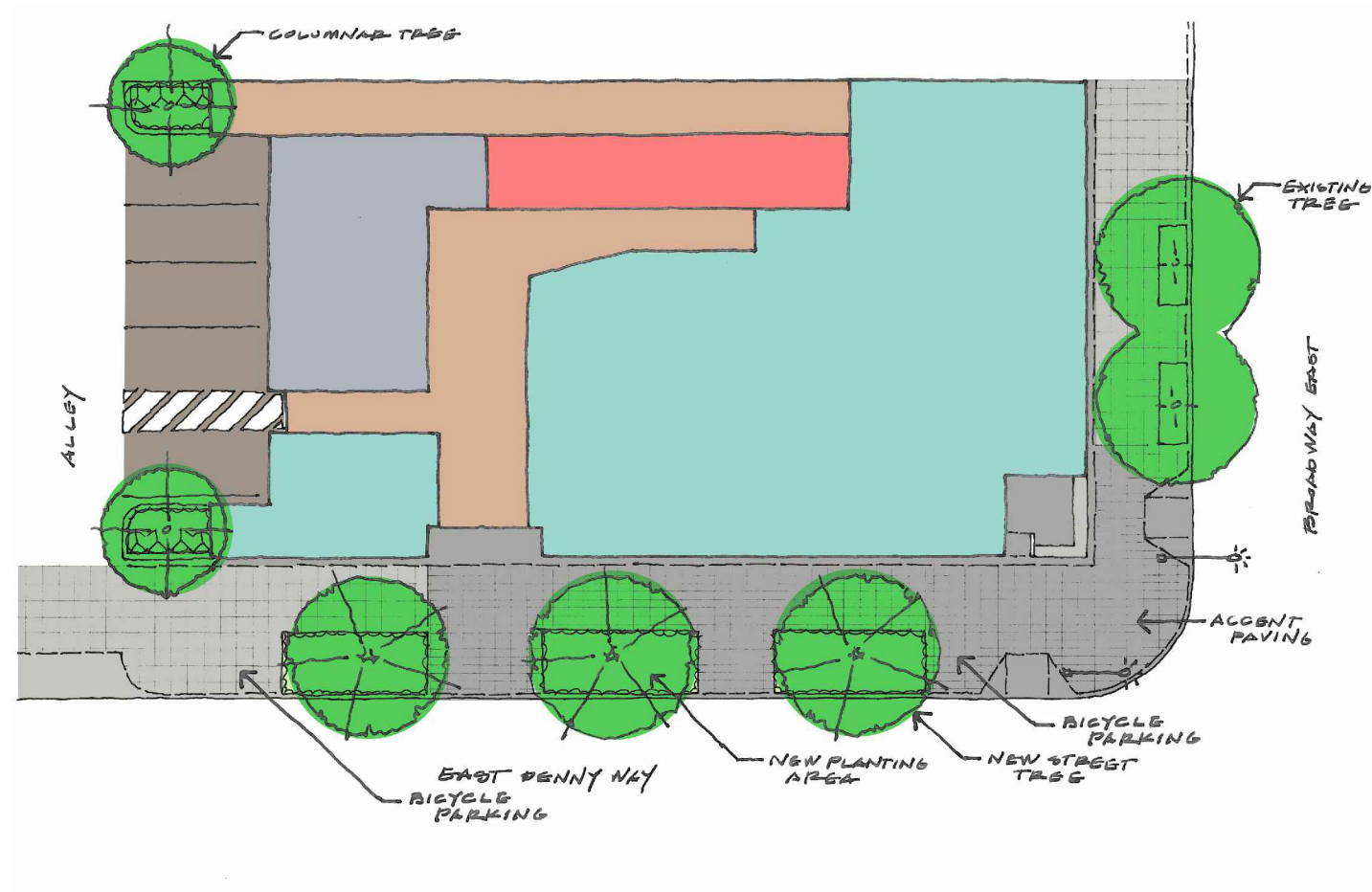
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Landscaping Concept - Site Level



Landscaping Concept - Site Level
Early Design Guidance- 101 Broadway Ave E

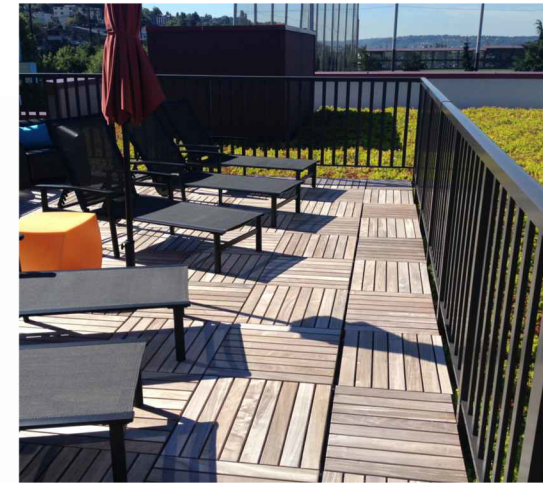
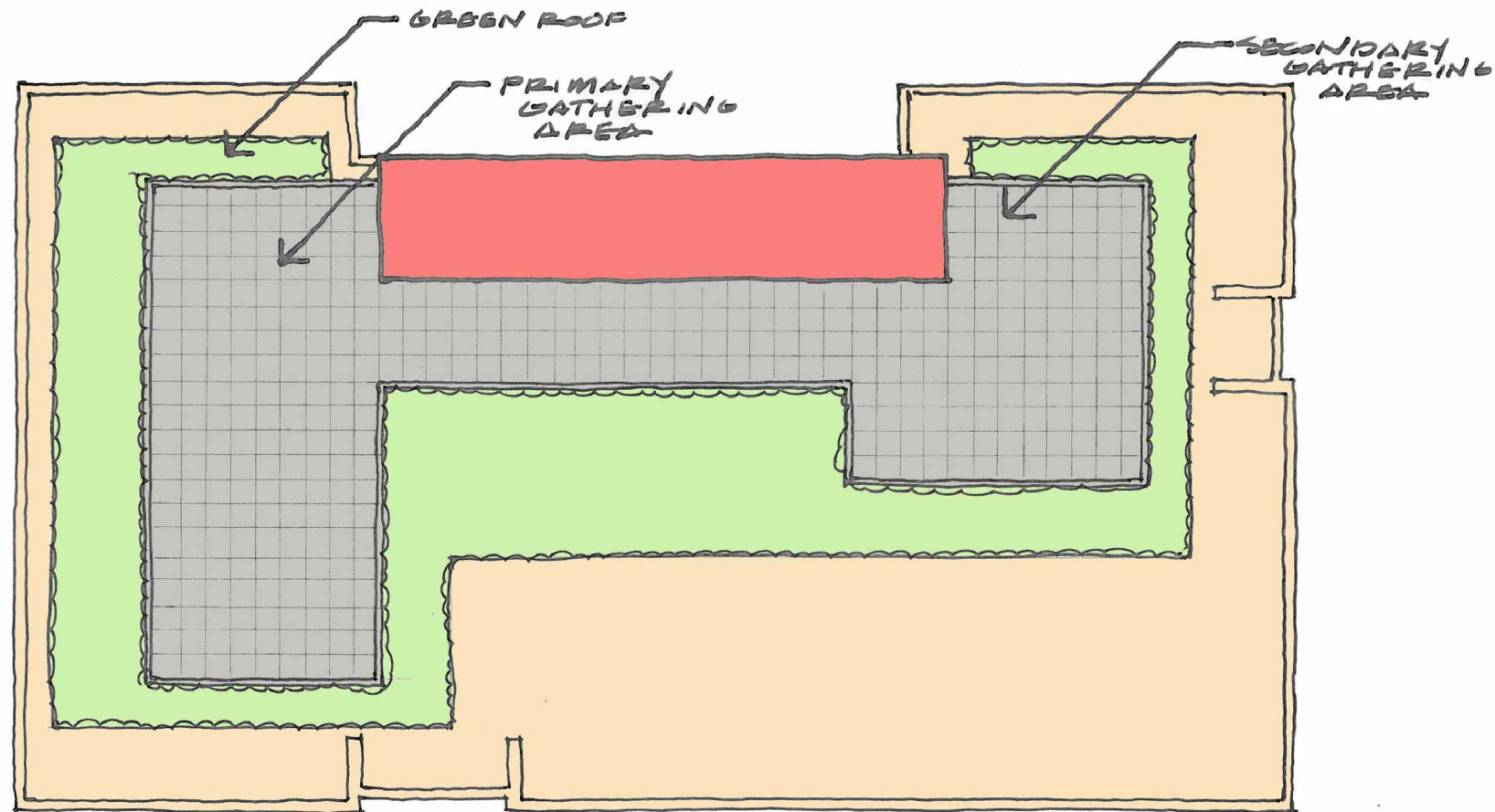
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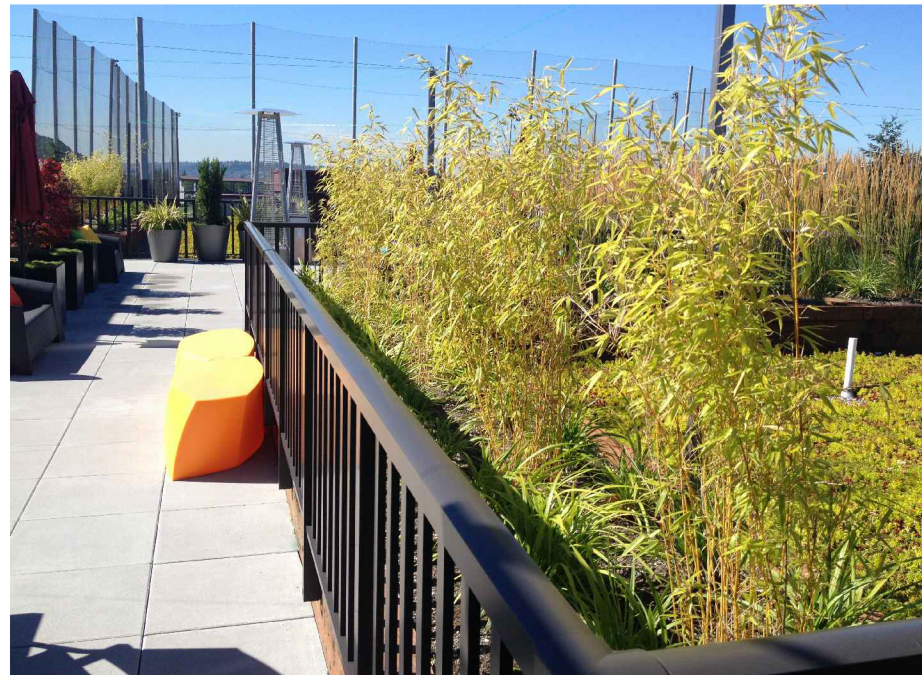
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Landscaping Concept - Roof Level



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Barrett Park



Trio



Joule



1620 Broadway



The Gastby Apartments



Vox Apartments



501 E Pike



1427 11th Ave

Portfolio Example (Architect)
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101 BROADWAY LLC . Portfolio Examples (Developer)



5601 22nd Ave NW



1620 Broadway

Portfolio Example (Developer)
Early Design Guidance- 101 Broadway Ave E

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