

403 BELMONT AVENUE E



EARLY DESIGN GUIDANCE  
FEBRUARY 11, 2015  
DPD #3018617

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# PROJECT INTRODUCTION



SITE LOCATION

ADDRESS: 403 Belmont Avenue E  
 DPD PROJECT #: 3018617  
 OWNER: Stream Harrison

APPLICANT: Nicholson Kovalchick Architects  
 CONTACT: Jill Burdeen

### DEVELOPMENT OBJECTIVES

The project is a seven-story apartment building containing approximately 47 residential units. Parking for approximately 17 vehicles will be located in a below grade parking garage, which is accessed via a ramp from the alley off E Harrison Street. The two existing one-story residential structures on site will be demolished. The approximate sizes of the proposed building and its individual uses are as follows:

- Number of Residential Units: Approximately 47
- Number of Parking Stalls: Approximately 17, below grade
- Area of Residential Levels: Approximately 30,952 square feet
- Area of Parking Levels: Approximately 6,521 square feet
- Total Building Area: Approximately 37,473 square feet

### EXISTING SITE

The site is on the northwest corner of the intersection Belmont Avenue E and E Harrison Street. The site is comprised of two parcels including two existing single family houses. The east parcel faces Belmont Avenue E and is served by a single curb cut on Belmont. The west parcel faces E Harrison Street and is served by an alley adjacent to its west property line. Several deciduous street trees are adjacent to the site along E Harrison Street fronting the east parcel. No street trees or planting strip fronts the west parcel. A single large coniferous tree is located along Belmont Avenue E. The topography of the site has been graded to accommodate the westerly slope of E Harrison Street and the southerly slope along Belmont Avenue E. The resultant site slopes gently to the southwest before a rockery transitions to meet the sidewalk along the length of E Harrison Street. The rockery is approximately 8' tall at the southwest corner of the site.

### ZONING AND OVERLAY DESIGNATION

The site is located in the West Slope District, Midrise Zone of the Capitol Hill Urban Center Village. The area of the site is 7,207 sf.

### NEIGHBORING DEVELOPMENT

The West Slope District is a densely developed multi-family area with pockets of ground floor commercial, bordered with a higher density commercial area several blocks to the east along Broadway. A single family house is located on the property directly to the north of the site. A single family house is located east across Belmont Avenue E. The Castellan apartment building is located to the southeast. Directly south across E Harrison St is the Hyatt House apartment building. Parking is located between the building and right-of-way. Across the alley located directly west of the site is a single-family house.

# SITE ANALYSIS

URBAN CONTEXT

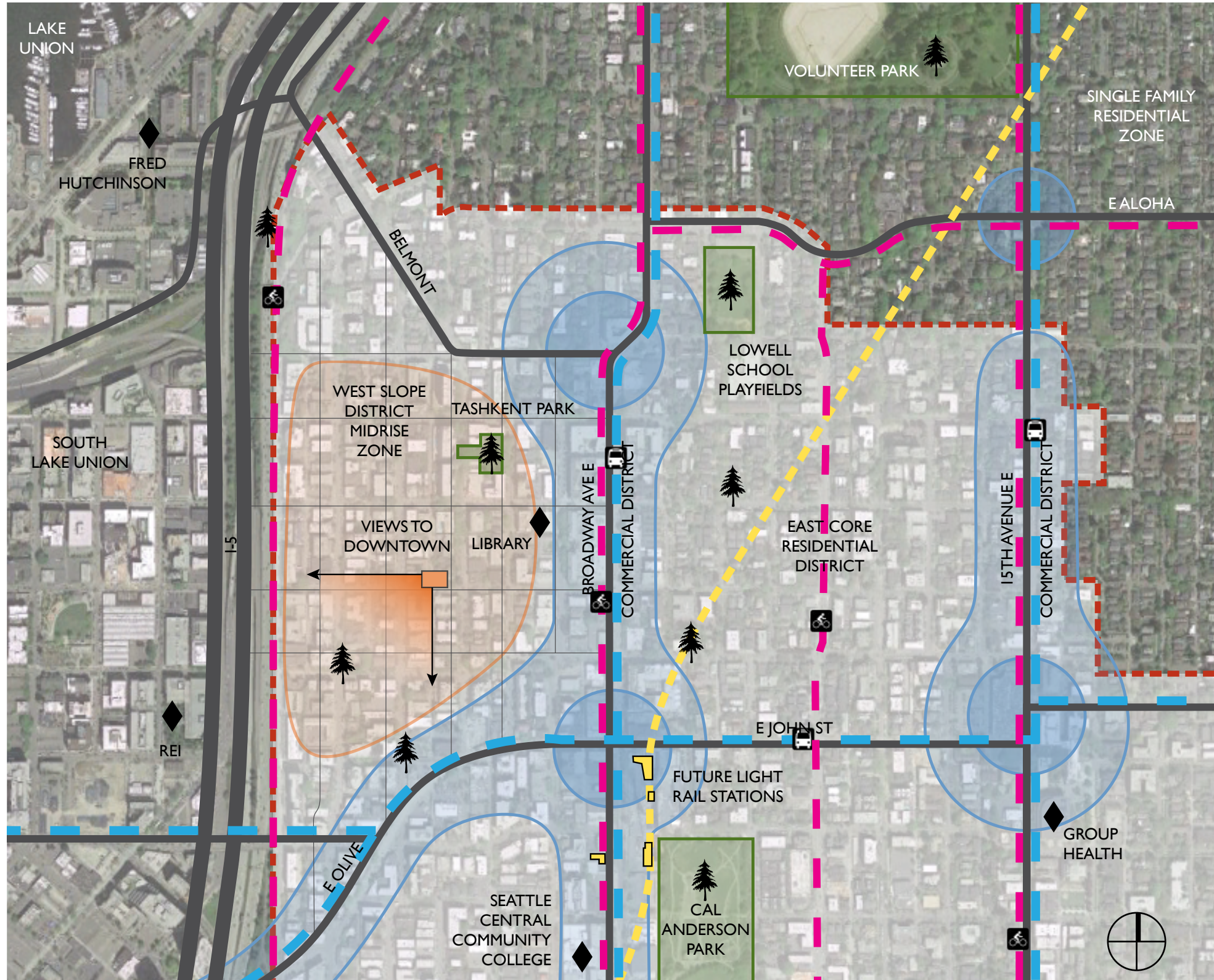
SITE CONTEXT

EXISTING SITE

STREETSCAPES

ZONING SUMMARY

# URBAN CONTEXT



## OPPORTUNITIES & CONSTRAINTS













The site is located in the West Slope District Midrise Zone, one of two primary residential areas in Capitol Hill. The dense residential development of the West Slope District provides for well-established neighborhood character with many multi-family brick structures. Neighborhood development goals include ensuring that new infill development enhances this existing character. Other existing buildings represent a variety of styles and scales including monolith high-rise condominiums, low-rise apartments with exterior walkways, and single-family homes.

The immediate neighborhood context is bounded by major arterials: Belmont and Roy Street to the north, Broadway to the east, and Olive Way to the south. To the west, I-5 creates a distinct edge to Capitol Hill. The neighborhood is well served by public transit. A future lightrail station is under construction at the corner of Broadway and E John Street. This future station is within walking distance of the site creating a strong pedestrian connection to public transportation.

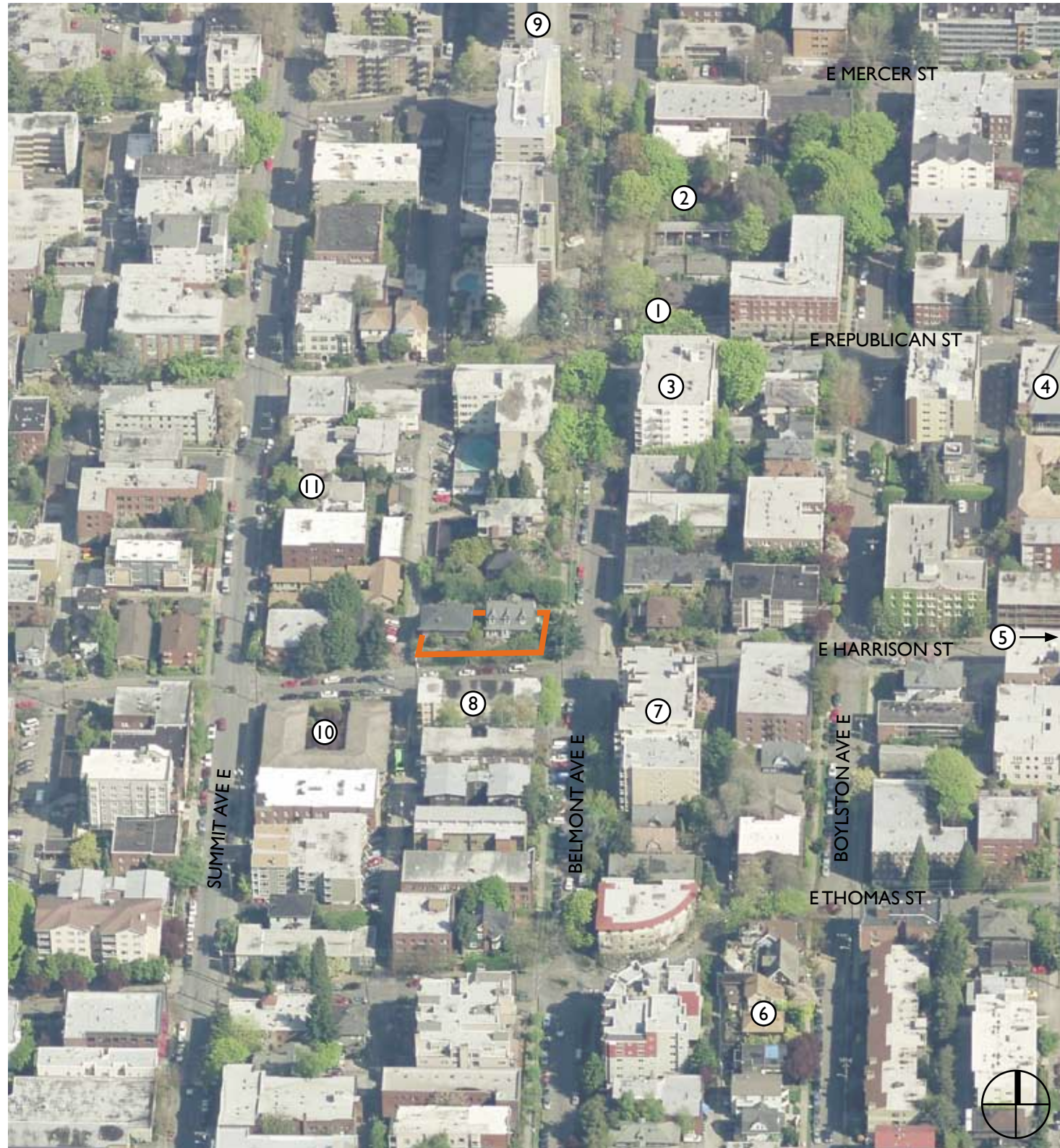
The urban commercial district along Broadway borders the West Slope District three blocks to the east. Broadway offers walkable neighborhood commercial amenities and pedestrian-oriented activities. This section of Broadway has seen recent development including increases in both commercial and residential density. Farther east, the 15th Avenue commercial district offers additional amenities. Community resources include the Capitol Hill Branch Library located several blocks to the northeast of the site and Seattle Central Community College, approximately one-half mile to the south.

Numerous parks and amenity areas surround the site. Tashkent Park is one block to the north. Views of downtown and the Olympic Mountains can be seen looking southwest from the site. The site is also within blocks of Thomas Street Mini Park and the Summit Slope Park. At a broader scale, the site is located equidistant from Volunteer Park to the north and Cal Anderson Park to the south.

### KEY

	PROJECT SITE		STREETS
	NODE		CAPITOL HILL URBAN CENTER VILLAGE
	COMMERCIAL		FUTURE LIGHTRAIL
	WEST SLOPE DISTRICT MIDRISE ZONE		BUS ROUTE
	PARK		BIKE LANES
	SIGNIFICANT BUILDING		PARK

# SITE CONTEXT



① STREAM BELMONT



② TASHKENT PARK



③ BELMONT COURT APTS



④ CAPITOL HILL BRANCH LIBRARY



⑤ HARRISON & BROADWAY



⑥ CORTENA APODMENTS



⑨ SHANNON CONDOS



⑦ CASTELLAN APARTMENTS



⑧ HYATT HOUSE APARTMENTS



⑩ CAMELLIA MANOR CONDOMINIUM



⑪ 422 SUMMIT (IN CONSTRUCTION)

# SITE CONTEXT

## BUILDING TYPOLOGIES

Traditional brick apartment buildings, ubiquitous throughout the West Slope District Midrise Zone, are typically of monolithic massing without differentiated corner treatments. More recently constructed brick buildings show added material hierarchy with a finer grain of detail, restrained modulation, and an emphasis on corner treatments including canopies or shifts in massing. Examples of neighborhood buildings that have been oriented to their corner sites show two differing strategies: locating the building entry on the corner or using the corner as a gathering space. The proposed project will draw from each of the precedents.



TRADITIONAL BRICK APARTMENT BUILDINGS



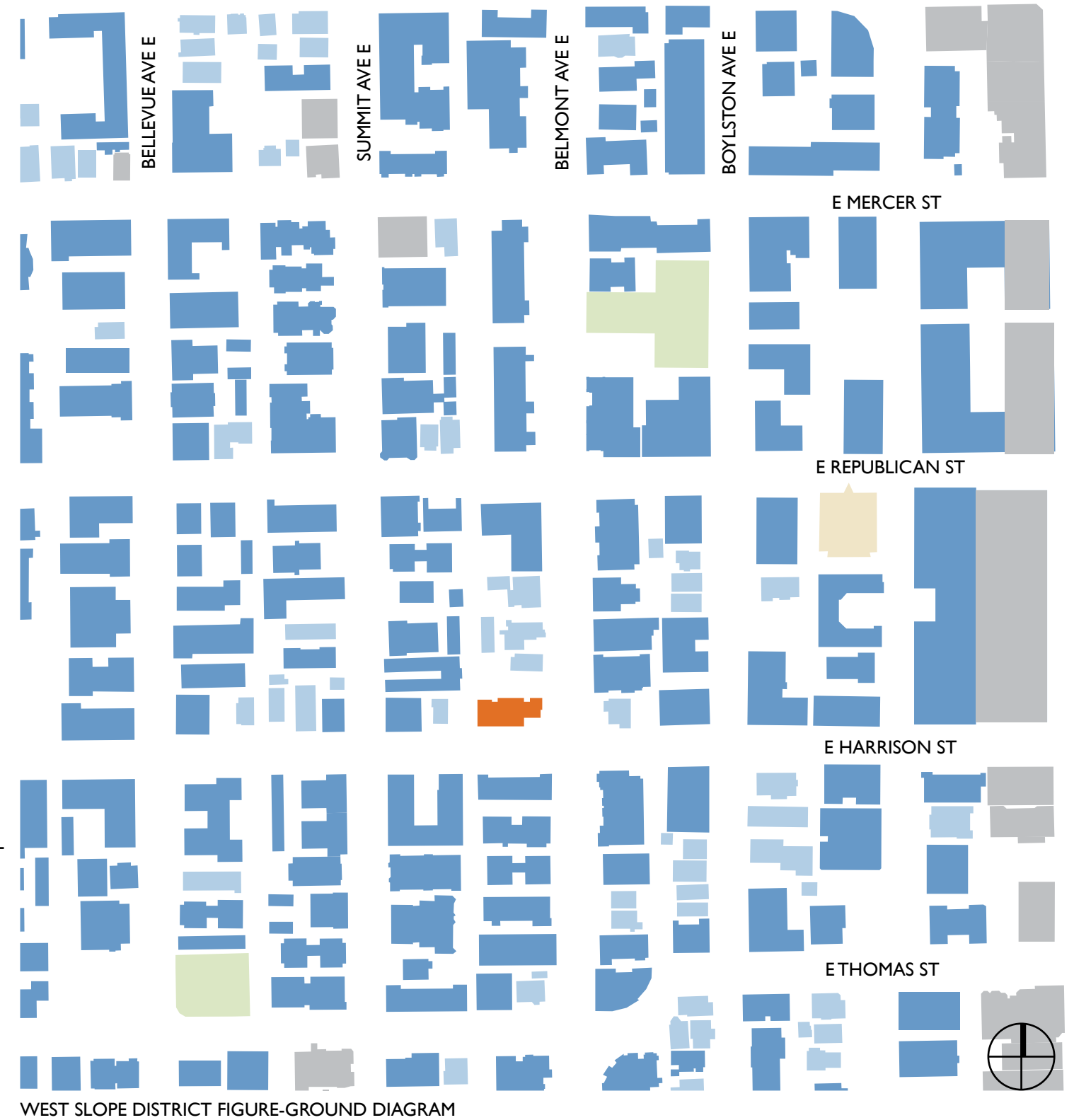
MODERN MULTI-FAMILY BUILDINGS



CORNER TREATMENTS



- KEY
- PROPOSED FOOTPRINT
  - SINGLE FAMILY TYPOLOGY
  - MULTI-FAMILY TYPOLOGY
  - GROUND-LEVEL COMMERCIAL
  - PARK
  - CIVIC



# SITE CONTEXT

## COURTYARDS

As shown in the figure-ground study, courtyards are not heavily prevalent in the West Slope District Midrise Zone. Those that do exist, fall into three primary categories: deep courtyards in low-rise multifamily buildings characterized by lush plantings to promote privacy, narrow courtyards for apartments that function solely as entry points at the pedestrian level, and larger courtyards for mid-rise apartments that serve as both entry points and gathering spaces. This project proposes to develop a corner courtyard that serves both as entry and gathering space but also maintains an intimate scale appropriate to the small size of the project.

## SLOPED SITE STRATEGIES

Buildings on the west slope of Capitol Hill negotiate their sloping sites in a variety of ways. Blank walls are frequently buffered from the sidewalk by landscaping. Other strategies include the use of patios or unit entries to activate the space between the building and the sidewalk. This project proposes to combine several of these strategies to create an appropriate site solution. It will include both a lush landscape buffer and a plinth that doubles as unit terraces to activate the street while maintaining a comfortable separation between public and private space.

## BALCONIES

Balconies in Capitol Hill represent a variety of materials and levels of transparency. While older brick buildings typically lack balconies, newer brick typologies tend toward pairing masonry with highly transparent balconies. These balconies complement the brick while adding a finer grain of detail without competing with the building mass. The design team will use these balcony precedents to find a similar complementary approach to the proposed masonry material palette.



COURTYARDS THAT PROMOTE PRIVACY



LUSH LANDSCAPE BUFFER



METAL BALCONIES



NARROW ENTRY COURTYARDS



LANDSCAPE BUFFERS WITH PLINTH WALL



GLASS BALCONIES



LARGER COURTYARDS FOR GATHERING AND ENTRY



SUNKEN PRIVATE PATIOS



PLINTH WALL WITH UNIT ENTRIES



SOLID BALCONIES



# EXISTING SITE

## SITE PLAN



### EXISTING SITE CONDITIONS

The existing site offers both opportunities and challenges for access. The corner location provides excellent visibility and access from both E Harrison Street and Belmont Avenue E. Locating the building lobby at this corner would create a focal point for the site and enhance the intersection. However, the steep slope of Harrison proves challenging. The existing development contends with the topography with a rockery that is approximately 8' above sidewalk level at the southwest corner. The project will require strategic treatment of the building facade where it meets grade along E Harrison Street.

The adjacent alley provides an excellent opportunity to locate both below-grade parking access and garbage room access from the alley. However, the alley is also subject to a grade sloping up approximately 6' along the west property line. This slope creates challenges to gaining access to the relatively small parking garage while maximizing on-site parking. The project aims to provide direct alley access to the garbage room to prevent bins from being left in the street for pick-up.

Please refer to the conceptual landscape plan for a complete listing of trees located on site and in the right-of-way.



① 403 BELMONT AVE E



② 403 BELMONT AVE E



③ 516 E HARRISON ST



④ SIDEWALK ON E HARRISON ST



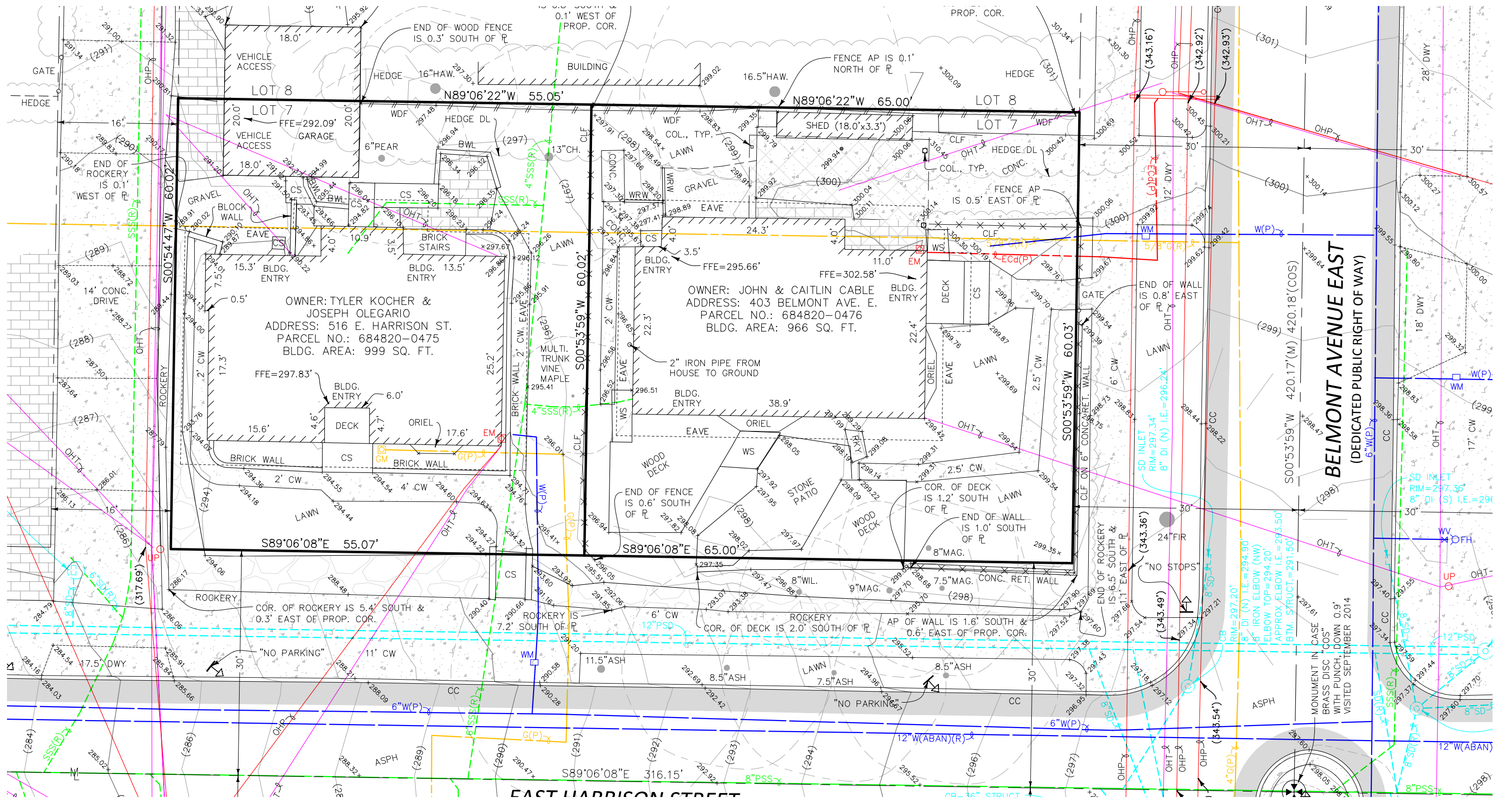
⑤ ALLEY



⑥ CORNER OF BELMONT & HARRISON

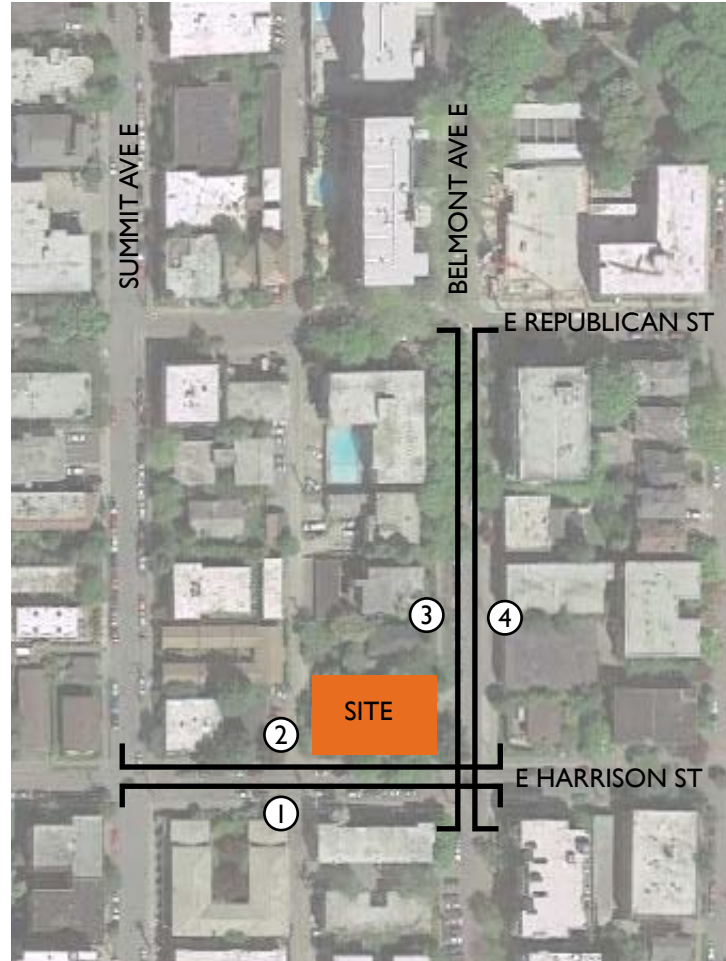


# EXISTING SITE SURVEY



# STREETSCAPES

## E HARRISON ST



① E HARRISON ST LOOKING SOUTH



② E HARRISON ST LOOKING NORTH

# STREETSCAPES

## BELMONT AVENUE E



③ BELMONT AVE E LOOKING EAST

PROJECT SITE



④ BELMONT AVE E LOOKING WEST

# ZONING SUMMARY

**PARCEL #:** 6848200476, 6848200475  
**ZONING:** MR  
**OVERLAYS:** Capitol Hill Urban Center Village  
**LOT AREA:** 7,207 SF

- Unenclosed decks and balconies may project a maximum of 4' into required setbacks if each one is no closer than 5' to any lot line, no more than 20' wide, and separated from other decks and projections by a distance equal to one-half the width of the projection

## 23.45.504 PERMITTED USES

Permitted outright: Residential

## 23.45.510 FLOOR AREA RATIO

Base FAR: 3.2  
 Maximum FAR: 4.25  
 Maximum FAR per sustainable design and affordability incentives (SMC 23.45.516, SMC 23.45.526, SMC 23.58A.014)

## 23.45.514 STRUCTURE HEIGHT

- Allowed Maximum Structure Height:
- Base Height: 60'-0"
  - Maximum bonus height per incentives: 75'-0"
  - 4' additional allowed for parapets: 79'-0"
  - 15' additional allowed for stair penthouse: 90'-0"
  - 16' additional allowed for elevator penthouse: 91'-0"

## 23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ('average grade level' means the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each exterior wall of the structure or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure).

## 23.45.518 SETBACK REQUIREMENTS

- Front and side setback from street lot lines:
- 7' average, 5' minimum
  - No setback required if a courtyard abuts street, and the courtyard is minimum 30% width of abutting street frontage or 20' whichever is greater, and minimum 20' deep measured from street lot line
- Rear setback:
- 10' if abutting an alley
- Side setback from interior lot line:
- For portions 42' high or less, 7' average setback and 5' minimum setback
  - For portions higher than 42', 10' average setback and 7' minimum setback
- Additional setbacks:
- Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4' if they are no closer than 3' to any lot line

## 23.45.522 AMENITY AREA

- Required: 5% of gross floor area in residential use
- General requirements:
- All units shall have access to private or common amenity area
  - No more than 50% of the amenity area may be enclosed, and this enclosed area shall be provided as common amenity area
  - No minimum horizontal dimension for private amenity areas, except 10' at non-street side lot lines
- Requirements for apartments, rowhouses, and townhouses:
- No common amenity area shall be less than 250 sf in area, and common amenity areas shall have a minimum horizontal dimension of 10'
  - Min. 50% of common amenity area at ground level shall be landscaped
  - Seating, lighting, outdoor protection, art, et al. shall be provided
  - Common amenity area req'd at ground level will be accessible to all units

## 23.45.524 LANDSCAPING REQUIREMENTS

Green Factor score minimum 0.5 required

## 23.54.015 REQUIRED PARKING

- Required parking in multi-family zones in urban centers: none
- Bicycle long-term parking: 1 per 4 units

## 23.45.536 PARKING LOCATION, ACCESS, AND SCREENING

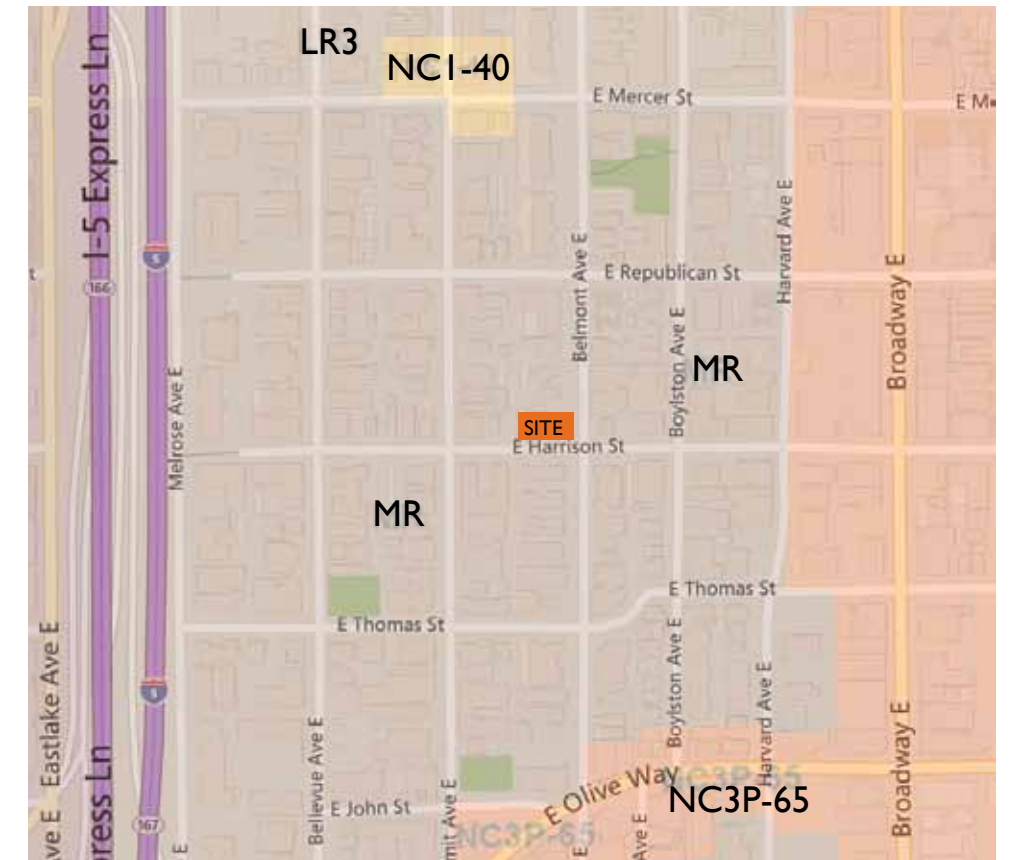
- Parking may be located in a structure provided that no portion of a garage that is higher than 4' above grade shall be closer to a street lot line than any part of the first floor of the structure
- Alley access to parking required

## 23.54.030 PARKING SPACE STANDARDS

- Driveway width min. 10' for driveways serving 30 spaces or fewer for one or two-way traffic
- Driveway slope maximum 15%

## 23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

- 25-50 units:
- 375 sf
  - Min. horizontal dimension of required storage space is 12'



DPD ZONING MAP

# DESIGN CONCEPT

DESIGN GUIDELINE PRIORITIES

DESIGN PROCESS

DESIGN OPTION 1

DESIGN OPTION 2

PREFERRED OPTION 3

OPTION 3 DEVELOPMENT STUDIES

LANDSCAPE

STREETScape STUDIES

SHADING STUDY

DESIGN OPTION SUMMARY

DEPARTURE MATRIX

DEPARTURE COMPARISONS

# DESIGN GUIDELINE PRIORITIES

## CAPITOL HILL NEIGHBORHOOD

### CS2 URBAN PATTERN AND FORM

**Citywide Guideline:** Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

#### Capitol Hill Supplemental Guidance:

##### I. Streetscape Compatibility

**Neighborhood Priority:** The siting of buildings should reinforce the existing desirable spatial characteristics of the right-of-way.

- Retain or increase the width of sidewalks.
- Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest.
- vehicle entrances to buildings should not dominate the streetscape.

**Response:** The preferred option will maintain the original sidewalk widths along Belmont Avenue E. The planting strip along E Harrison will be extended to be continuous along the length of the lot. The preferred option proposes improving the streetscape character along both right-of-ways with residential amenity areas including a corner courtyard at the building entry, terraced patios, and landscape buffers. The terraced patios will both accommodate the topographical changes along the site and activate the streetscape. Vehicle access to the parking garage will be located off the existing alley.



GROUND LEVEL TERRACES

##### II. Corner Lots

**Neighborhood Priority:** Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from the corner.

- Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines.

**Response:** The preferred option creates a generous entry courtyard at the corner with access to Belmont Ave E and E Harrison St to create strong connections to both streets. The lobby and courtyard will be conceived as an indoor/outdoor room with seating, mailboxes, and landscaping. The residential levels above partially overhang the courtyard to provide weather protection and to create a sense of intimacy at the pedestrian scale. This courtyard will serve to create a sense of place by becoming a focal point for the project. Access to parking is located off the alley to the west of the property.



CORNER COURTYARD

##### III. Height, Bulk, and Scale Compatibility

**Neighborhood Priority:** Compatible design should respect the scale, massing and materials of adjacent buildings and landscape. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones.

- Break up building mass by incorporating different facade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.
- Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help preserve those views from public rights-of-way.
- Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year.

**Response:** The preferred option has been pulled away from the north lot line, providing a larger than required setback from the adjacent single family home. The courtyard also creates massing relief at the corner of the building and provides open space at the pedestrian level along Belmont and Harrison. A rooftop deck will be situated to maximize views toward downtown and the Olympic Mountains beyond. Units, decks, and amenity spaces will be oriented to maximize southern daylighting and to provide privacy to the neighbor to the north.



ROOFTOP DECK VIEWS

### CS3 ARCHITECTURAL CONTEXT AND CHARACTER

**Citywide Guideline:** Contribute to the architectural character of the neighborhood.

#### Capitol Hill Supplemental Guidance:

##### I. Architectural Concept and Consistency

**Neighborhood Priority:** Building design elements, details and massing should create a well-proportioned and unified building form and exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its facade walls.

- Incorporate signage that is consistent with the existing or intended character of the building and the neighborhood.
- Use materials and design that are compatible with the structures in the vicinity if those represent the desired neighborhood character.

**Response:** The massing strategy of the preferred option creates a focal point at the corner of the building to emphasize the building entry and public/private open space. While the immediate context includes a mix of architectural styles and materials, the project aims to complement the established neighborhood character including the use of masonry. Durable materials such as brick are being considered in conjunction with warm accent materials including cedar siding. The intrinsic qualities of masonry provides an organic texture that alleviates the need to add modulation for modulation sake. The preferred scheme is proposed to be a uniform building mass that can be slightly altered to accept complimentary accent materials.

# DESIGN GUIDELINE PRIORITIES

## CAPITOL HILL NEIGHBORHOOD

### PL2 WALKABILITY

**Citywide Guideline:** Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

#### Capitol Hill Supplemental Guidance:

##### I. Human Scale

**Neighborhood Priority:** The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

- Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.
- Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms, pedestrian-scaled awnings; architectural detailing on the first floor; and detailing at the roof line.

**Response:** Human scale will be emphasized along the ground level of the building with activated common and private open spaces. The indoor/outdoor room concept of the courtyard will provide spatial intimacy and resident activity. The upper-level building overhang above the entry courtyard provides a natural weather barrier while also creating a human scale element to develop the 'room-like' feel that we are seeking to achieve in the courtyard.

The proposed ground-level terraces and decks along the south, east and west façades also play a part in helping create a human scale to the building. The proposal is also considering building materials with an inherent human scale including brick and cedar siding.



CONTEXTUAL BRICK BUILDING WITH ENTRY COURTYARD

##### II. Pedestrian Open Spaces and Entrances

**Neighborhood Priority:** Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

- Provide entryways that link the building to the surrounding landscape.
- Create open spaces at street level that link to the open space of the sidewalk.
- Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.

**Response:** The outdoor courtyard emphasizes the pedestrian nature of the neighborhood and meshes the public and private realms. While the courtyard is fundamentally south-facing, it is ultimately designed to be a corner courtyard which links the building to both Belmont and Harrison. The courtyard will meet grade along E Harrison St for maximum accessibility and an additional access point will be provided off Belmont Ave E. The courtyard provides weather protection by way of the cantilevered upper floors, which also creates an intimate human scale at the pedestrian level. The building lobby will include a high level of transparency to maintain sight lines and create the sense of an indoor/outdoor room. Garage access will occur from the alley to the west of the site, deemphasizing the vehicular entrance.

##### III. Personal Safety and Security

**Neighborhood Priority:** Project design should consider opportunities for enhancing personal safety and security in the environment under review.

- Consider pedestrian-scale lighting, but prevent light spillover onto adjacent properties; architectural lighting to complement the architecture of the structure; and transparent windows allowing views into and out of the structure— thus incorporating the “eyes on the street” design approach.

**Response:** The orientation of the building lobby, units, balconies, and terraces encourages natural surveillance by maximizing eyes on the street. The courtyard will be well-lit to enhance pedestrian safety, create a corner focal point, and provide a welcoming space for visitors. Private terraces along Belmont Ave E, E Harrison St and the alleyway will be separated from the sidewalk/alley by landscaped buffers and a vertical separation due to the site topography.



WELL-LIT CORNER ENTRY WITH TRANSPARENCY

### DCI PROJECT USES AND ACTIVITIES

**Citywide Guideline:** Optimize the arrangement of uses and activities on site.

#### Capitol Hill Supplemental Guidance:

##### I. Parking and Vehicle Access

**Neighborhood Priority:** Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

- Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally broken within a block by vehicular access.

**Response:** Vehicle access to parking will occur from the alley to the west of the property. The proposal will remove a curb cut along Belmont Ave E and replace it with a planting strip.

##### II. Screening of Dumpsters, Utilities, and Service Areas

**Neighborhood Priority:** New developments should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way

- Consolidate and screen dumpsters to preserve and enhance the pedestrian environment.

**Response:** All trash collection will occur from the alley to the west of the site.

# DESIGN GUIDELINE PRIORITIES

## CAPITOL HILL NEIGHBORHOOD

### DC3 – OPEN SPACE CONCEPT

**Citywide Guideline:** Integrate open space design with the design of the building so that each complements the other.

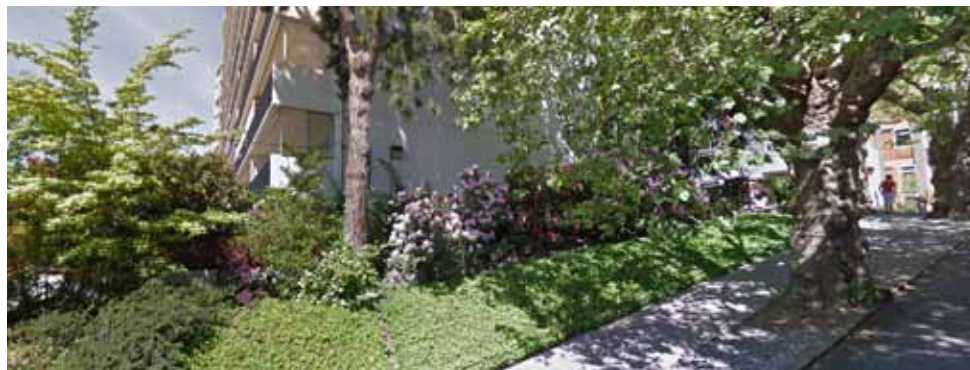
#### Capitol Hill Supplemental Guidance:

##### I. Residential Open Space

**Neighborhood Priority:** Redevelopment should retain and enhance open space and landscaping. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

- Incorporate quasi-public open space with new residential development or redevelopment, with special focus on corner landscape treatments and courtyard entries.
- Create substantial courtyard-style open space that is visually accessible to the public view.
- Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.
- Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged.
- Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.
- Use porous paving materials to enhance design while also minimizing stormwater run-off.

**Response:** The preferred option maximizes ground-level open space on the site by introducing an attractive and usable corner courtyard. This transitional space will provide access to the private residential entrance from the public sidewalk. Conceived as an indoor/outdoor room, the lobby and courtyard will also serve to activate the streetscape, enhance the pedestrian realm, and create a sense of place. The north façade of the building has been setback from the lot line more than the required amount to reduce the building's solar impact on the neighboring property. We don't have any intention of removing the existing street trees, unless we are told by the DPD to do so.



LANDSCAPE BUFFER



ENTRY COURTYARD

##### II. Landscape Design to Address Special Site Conditions

**Neighborhood Priority:** The landscape design should take advantage of special on-site conditions such as highbank front yards, steep slopes, view corridors or existing significant trees, and off-site conditions such as greenbelts, ravines, natural areas and boulevards.

- Maintain or enhance the character and aesthetic qualities of neighborhood development to provide for consistent streetscape character along a corridor.
- Supplement and complement existing mature street trees where feasible.
- Incorporate street trees in both commercial and residential environments in addition to trees onsite.

**Response:** The proposal will improve the current character of the streetscape by extending the planting strip along E Harrison St, creating landscape buffers between the sidewalk and ground level terraces, as well as introducing an entry courtyard at the corner. The preferred option addresses the existing site topography by replacing the overgrown rockery with terraced private patios and landscaping.

### DC4 – EXTERIOR ELEMENTS AND FINISHES

**Citywide Guideline:** Use appropriate and high quality elements and finishes for the building and its open spaces.

#### Capitol Hill Supplemental Guidance:

##### II. Exterior Finish Materials

**Neighborhood Priority:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.

- Use wood shingles or board and batten siding on residential structures.
- Provide operable windows.
- Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.
- Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.

**Response:** The project design intent assumes durable materials, such as brick, as a primary exterior material to complement the existing neighborhood character. Additionally, materials to add warmth, texture, and scale to the project, including wood accents, are being considered. Each unit will include operable windows for ventilation as well as an access door to provided unit decks.



TRADITIONAL BRICK BUILDING

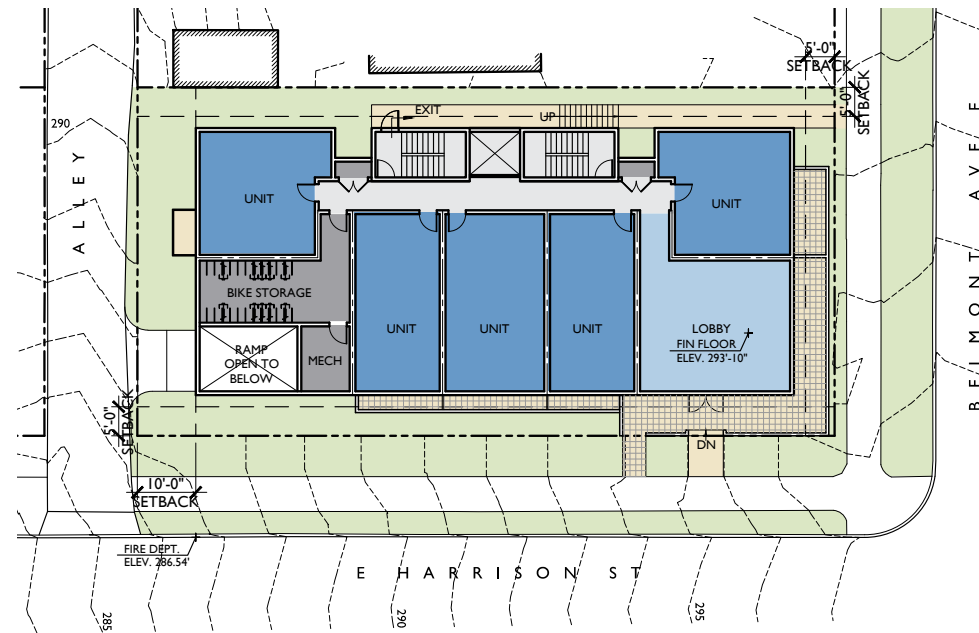


MODERN BRICK BUILDING



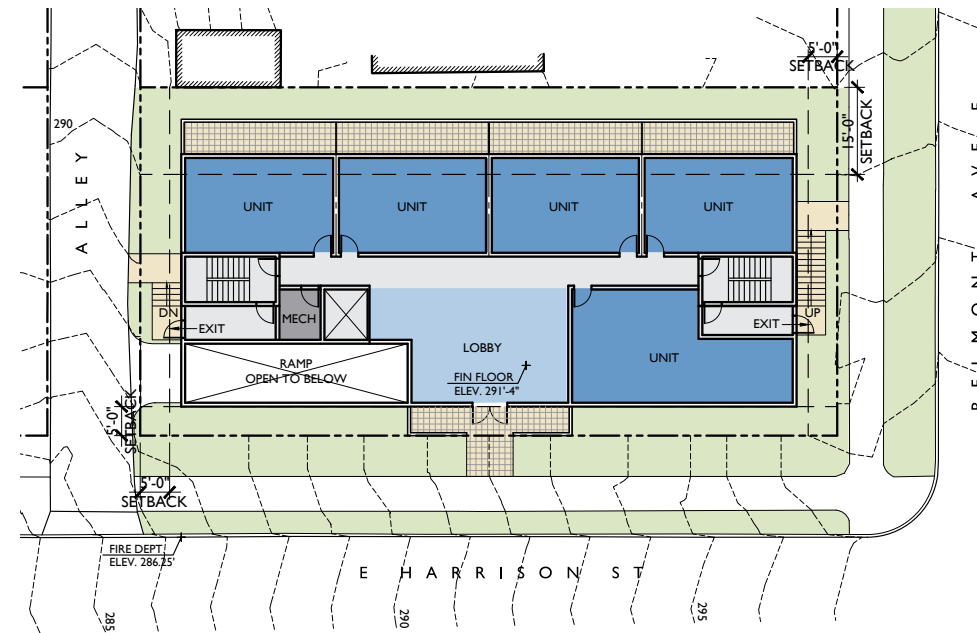
# DESIGN PROCESS

## CONSOLIDATED CORE SCHEME



LEVEL I

## BAR SCHEME



LEVEL I

## EARLY SCHEMATICS

Due to the small project site, the design process hinged on test-fitting floorplan layouts to find a feasible solution. After developing several options, the team settled on the consolidated core scheme which was used to develop each of the three options presented. This early test-fit proves beneficial for several reasons: it maximizes the units oriented to the street, it maximizes southern exposure in units, it maintains privacy for the single-family neighbor to the north, it allows for efficient on-site parking, it enables development of private outdoor spaces at the ground level that interact with the street, and it consolidates the penthouses.



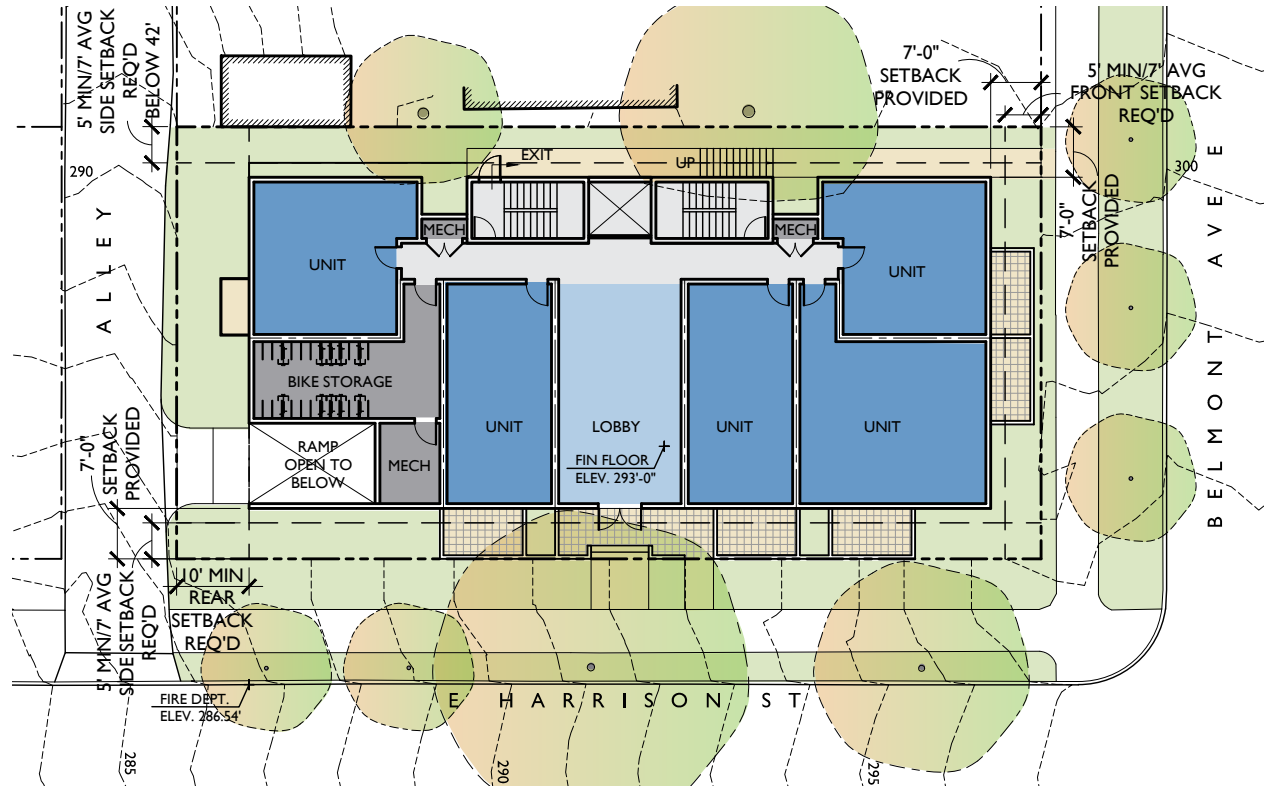
VIEW FROM CORNER



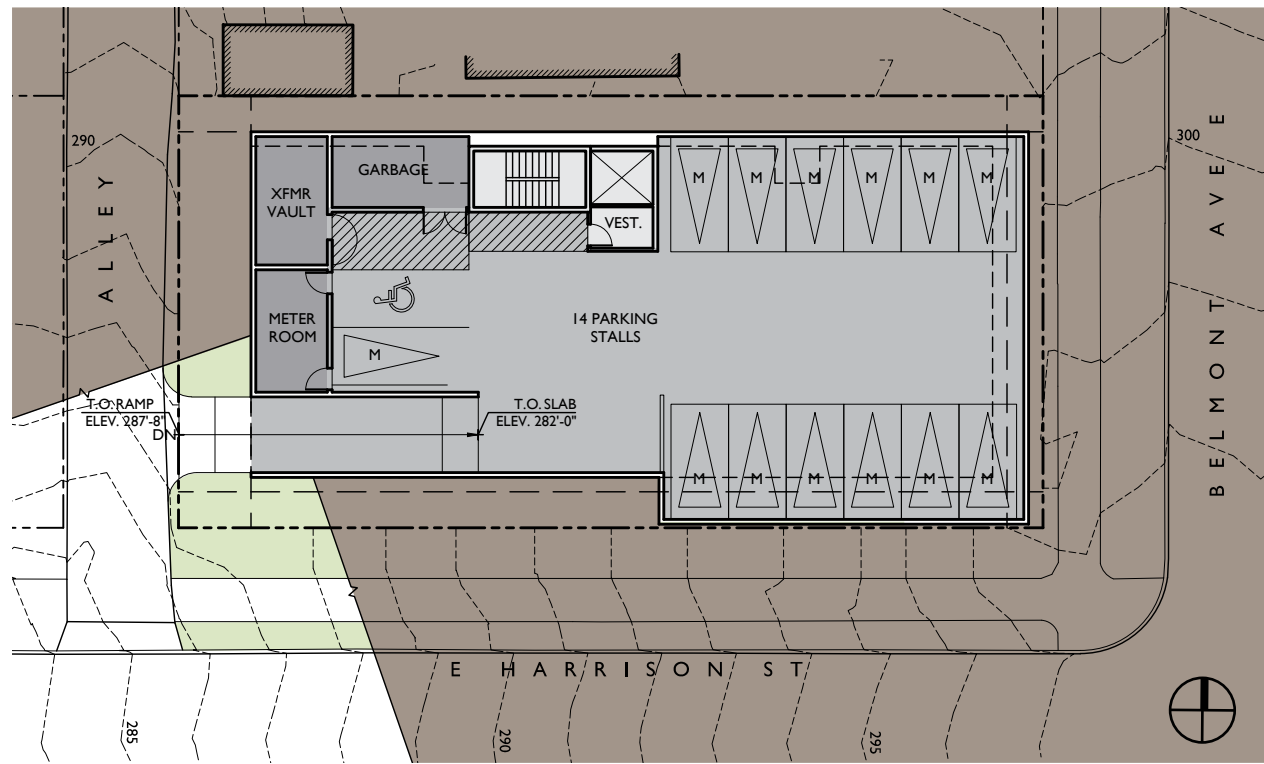
VIEW FROM CORNER

# DESIGN OPTION I

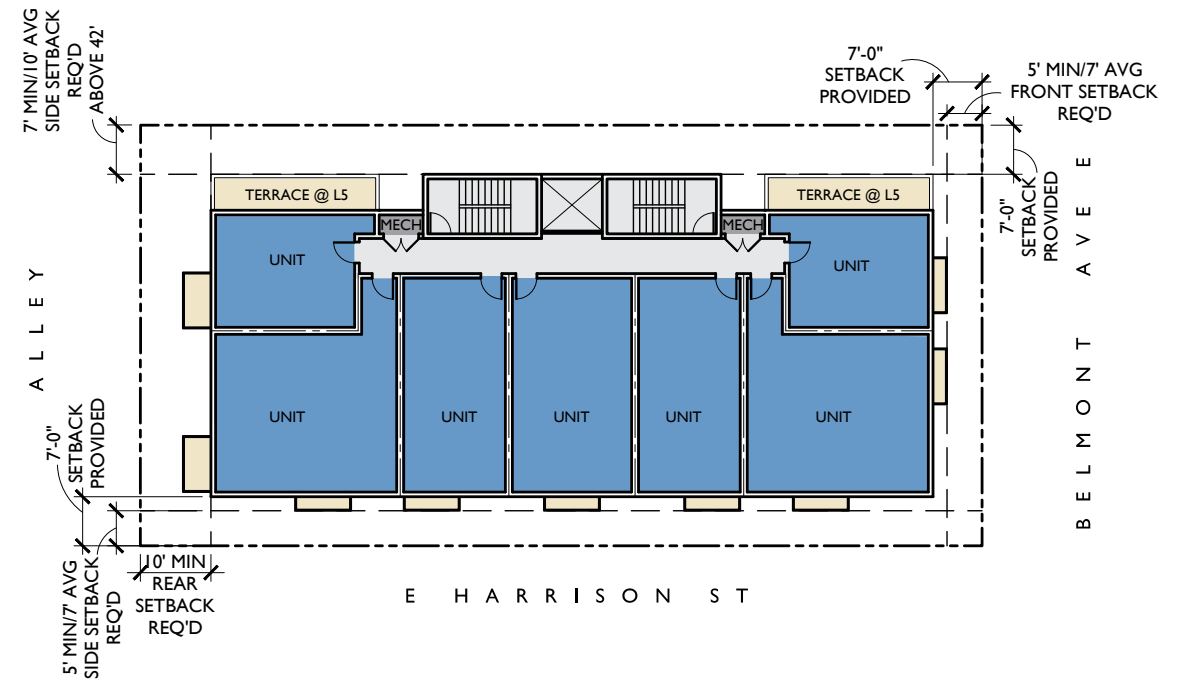
## ZONING COMPLIANT SCHEME



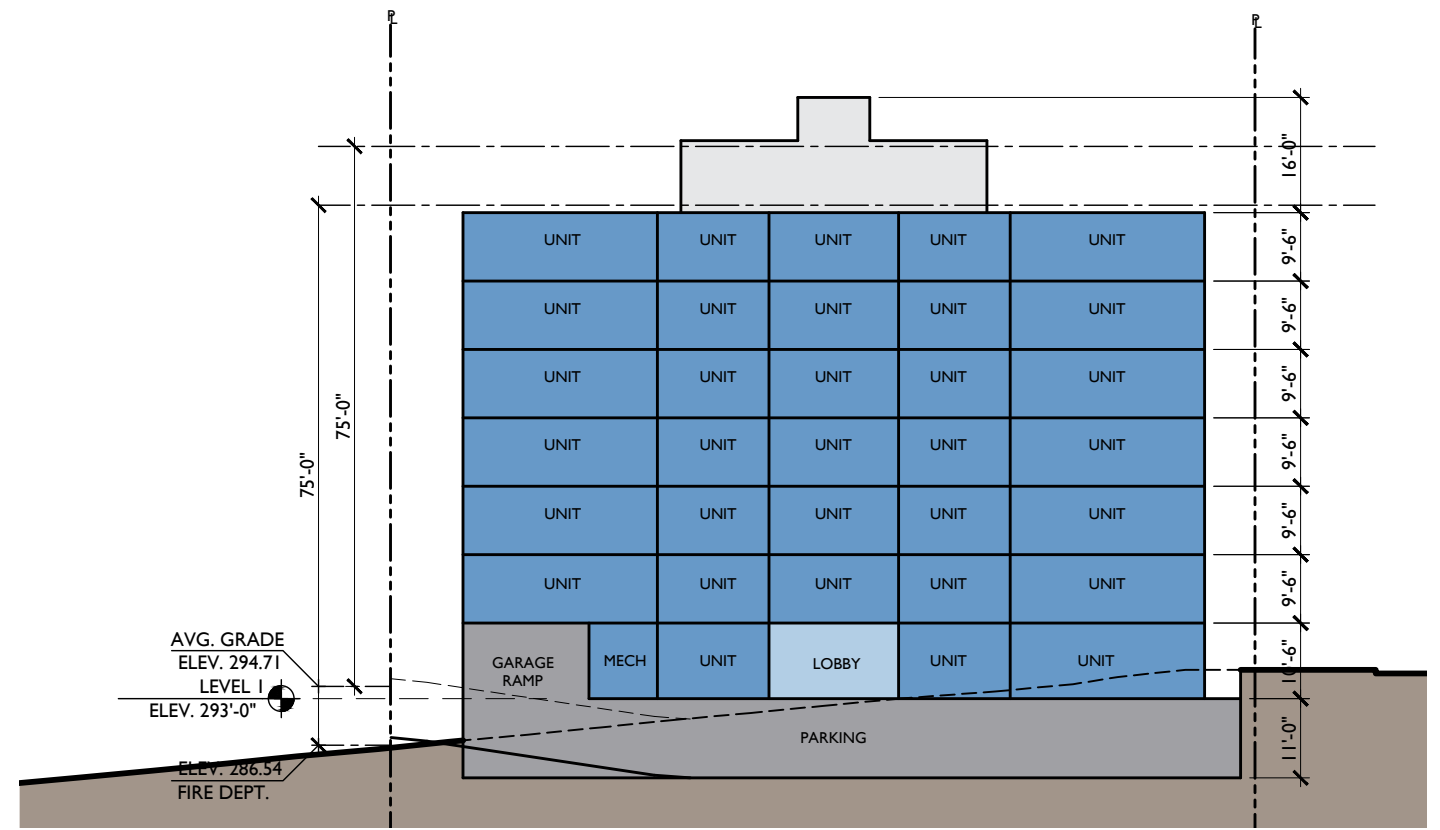
LEVEL I



LEVEL PI



LEVELS 2-7



SECTION

# DESIGN OPTION I

## ZONING COMPLIANT SCHEME



VIEW FROM HARRISON



VIEW FROM CORNER



VIEW FROM BELMONT

### DESIGN PROGRESSION

This zoning compliant scheme aimed to orient the majority of the units to have southern exposure and to maximize unit views toward downtown, Mt. Rainier, and the Puget Sound. This scheme also combined the circulation cores to minimize the penthouses and locate them toward the interior of the site. This scheme investigated a centrally located lobby along E Harrison St.

### DISTINGUISHING FEATURES

- Code Compliant
- 47 Units, 14 Parking Stalls
- Centrally located lobby
- Terraces on North facade at Level 5
- 9'-6" Floor-to-Floor, 10'-6" @ Level 1
- Fire Department access at SW corner on Harrison

### POTENTIAL DEPARTURES

- None

### PROS

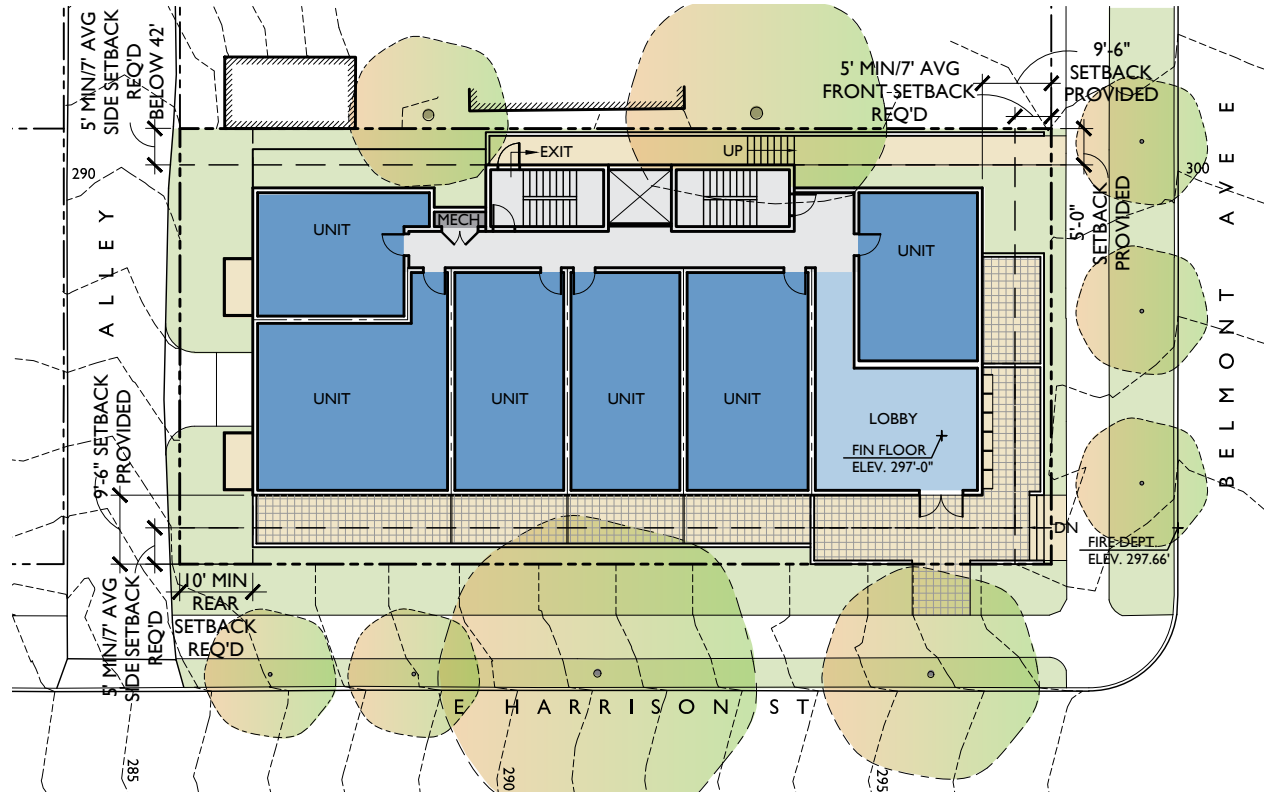
- No departures required
- Minimum area of Level P1 counts towards FAR
- Ample bike storage at Level 1

### CONS

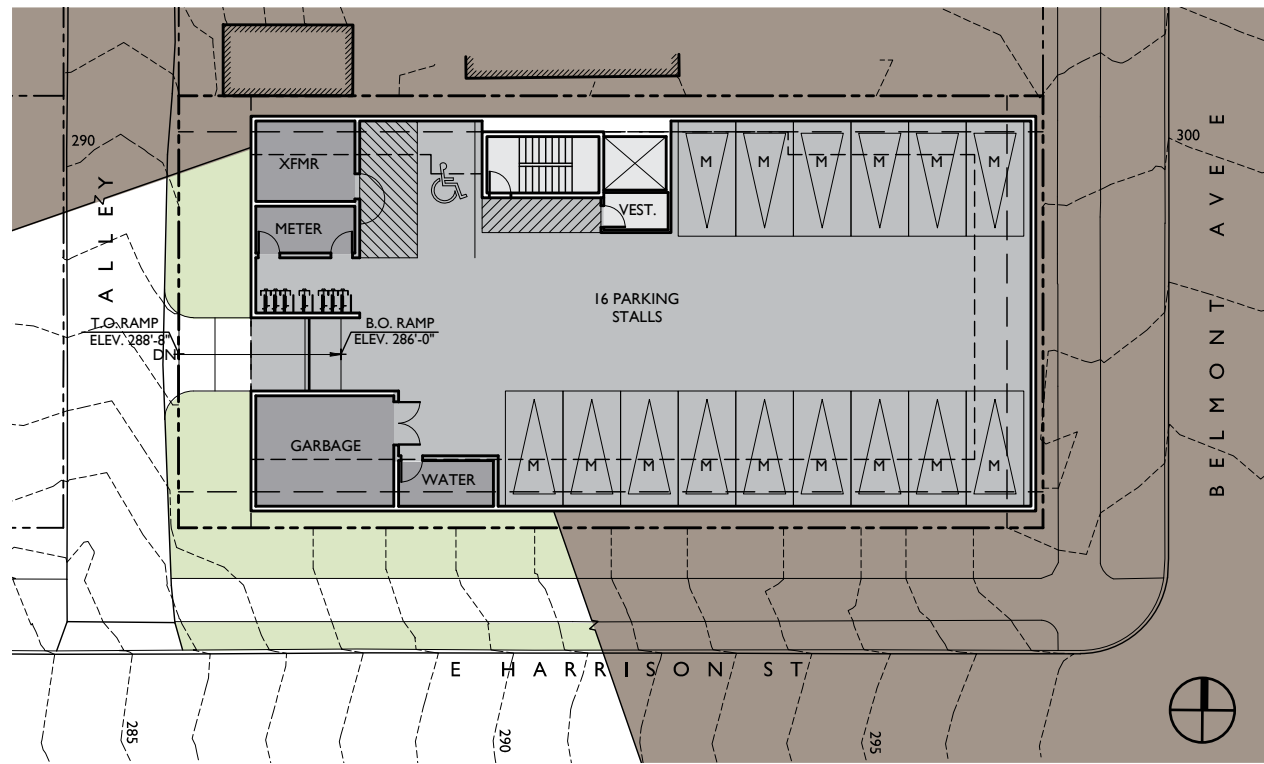
- Blocky massing
- Shallow terraces and decks
- North-facing terraces at interior lot line
- Belmont-facing units sunken below grade max. 7'
- Very small studios at L5-L7
- Blank street frontage at garage ramp along E Harrison St.
- Fewer parking stalls
- Requires deeper excavation

# DESIGN OPTION 2

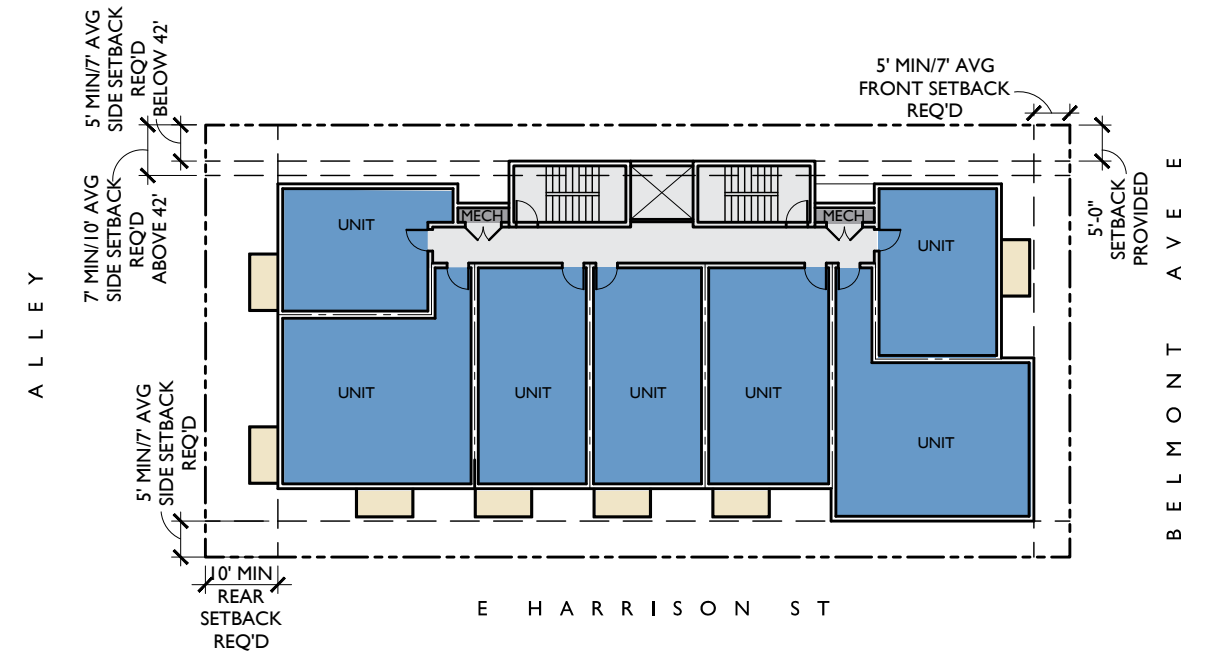
## PROMINENT CORNER SCHEME



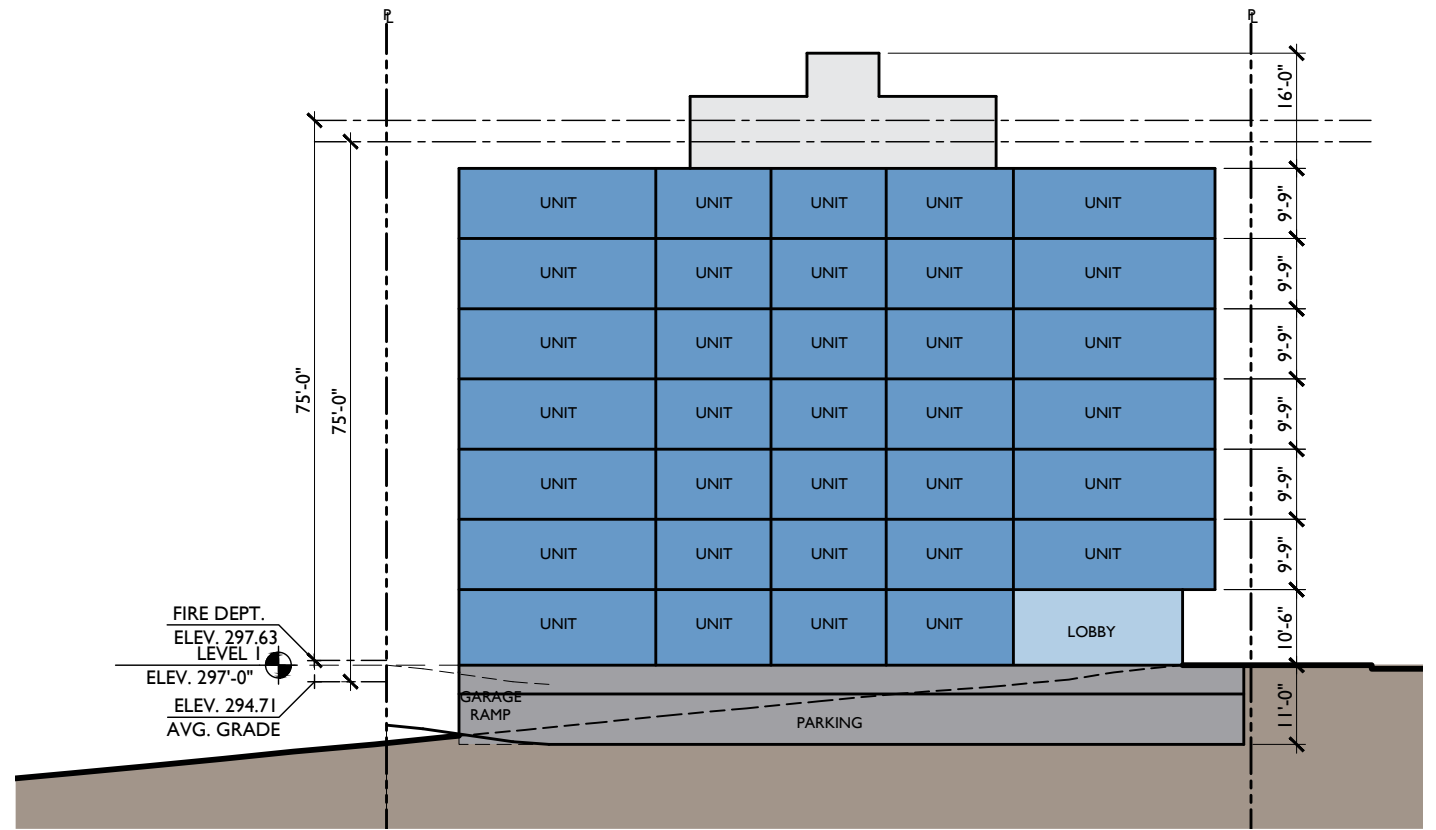
LEVEL I



LEVEL PI



LEVELS 2-7



SECTION

# DESIGN OPTION 2

## PROMINENT CORNER SCHEME



VIEW FROM HARRISON



VIEW FROM CORNER



VIEW FROM BELMONT

### DESIGN PROGRESSION

This scheme built off the successful design moves of Option 1 including maximizing unit orientation to the south, maximizing unit views, and locating a combined core away from the street. This scheme then established the building's relationship to its corner site by shifting the lobby to the corner of Belmont and Harrison and raising it to meet grade. The corner is further accentuated by creating a prominent mass above the lobby. Additionally, this scheme investigated ways to activate the space along E Harrison St. and encourage interaction along the sidewalk by introducing private unit terraces.

### DISTINGUISHING FEATURES

- 48 Units, 16 Parking Stalls
- Corner building entry
- Massing emphasizes corner
- Terraces along Harrison
- 9'-9" Floor-to-Floor, 10'-6" @ Level 1
- Fire Department access at SE corner on Belmont

### POTENTIAL DEPARTURES

- Front Setback (SMC 23.45.518.B.): 2'-4" minimum and average at Level P1
- Interior Side Setback (SMC 23.45.518.B.): 2'-10" at Level P1
- Interior Side Setback (SMC 23.45.518.B.): 7'-6" avg, 5'-0" min above 42'
- Location of Parking (23.45.536.B.3.): Level P1 extends max of 9'-6" above finished grade at SW corner

### PROS

- Streetfront activated with terraces
- Lobby terrace with mailbox feature
- Deep ground floor setbacks
- Articulated, focal point at corner
- Minimizes excavation
- Increased floor-to-floor heights
- Garage ramp does not eliminate a unit

### CONS

- More area of Level P1 counts towards FAR
- Requires lower Fire Department access approval
- Level P1 wall along Harrison- potential for art wall or terraced planters



# PREFERRED OPTION 3

## COURTYARD SCHEME



VIEW FROM HARRISON



VIEW FROM CORNER



VIEW FROM BELMONT

### DESIGN PROGRESSION

Once again building off the successful design moves of Options 1 & 2, this scheme follows suit by orientating the units to the south, maximizing unit views, and locating a combined core away from the street. This scheme proposes to recess the corner mass and provide an at-grade courtyard in an effort to improve upon the prominence of the corner that was developed in Option 2. The lobby/courtyard is conceived as an indoor/outdoor room to activate the corner and provide access to pedestrians from both Belmont and Harrison. Activity at the corner courtyard is encouraged by providing building facilities exterior to the lobby and providing a large building overhang for weather protection. The terraces introduced in Option 2 are increased in size in this scheme to wrap around the base of the building along the alley to screen the garage entry and provide additional outdoor residential space. Lastly, this scheme shifted the building south to provide additional privacy and sunlight to the property north of the project site.

### DISTINGUISHING FEATURES

- 47 Units, 17 Parking Stalls
- Corner courtyard with building entry
- Recessed building corner
- Terraces along Harrison and alley
- 9'-9" Floor-to-Floor, 10'-6" @ Level 1
- Fire Department access at SE corner on Belmont

### POTENTIAL DEPARTURES

- Front Courtyard (SMC 23.45.518.B.): 7'0 depth at Levels 3-7
- Deck Projection into Setback (SMC 23.45. 518.I.I.): NE decks within 1' of lot line along Belmont Ave E Rear Setback (SMC 23.45.518.B.): 4'-0" minimum at Level P1
- Location of Parking (23.45.536.B.3.): Level P1 extends max of 9'-9" above finished grade at SW corner

### PROS

- Streetfront and alley activated with terraces
- Indoor/outdoor lobby/courtyard room
- Strong connection to sidewalks at corner
- Articulated, focal point at corner
- Maximizes privacy to neighbor to the north
- Minimizes excavation
- Additional unit decks at corner
- Increased floor-to-floor heights
- Garage ramp does not eliminate a unit

### CONS

- More area of Level P1 counts towards FAR
- Requires lower Fire Department access approval
- Level P1 wall along Harrison- potential for art wall or terraced planters

# OPTION 3 DEVELOPMENT STUDIES

## PREFERRED OPTION 3

### COURTYARD & LOBBY DEVELOPMENT

The corner siting offers an opportunity to create a focal point where the residential lobby meets the pedestrian realm. Transparency, proportion, structural expression, and programming will be studied to create the character and identity of the building.



### COMPOSITION DEVELOPMENT

A few simple design moves will create a strong composition in keeping with the small size of the building. By creating subtle planar shifts and striking material contrasts the building mass can be developed at appropriate scale and proportion.



### FACADE DEVELOPMENT

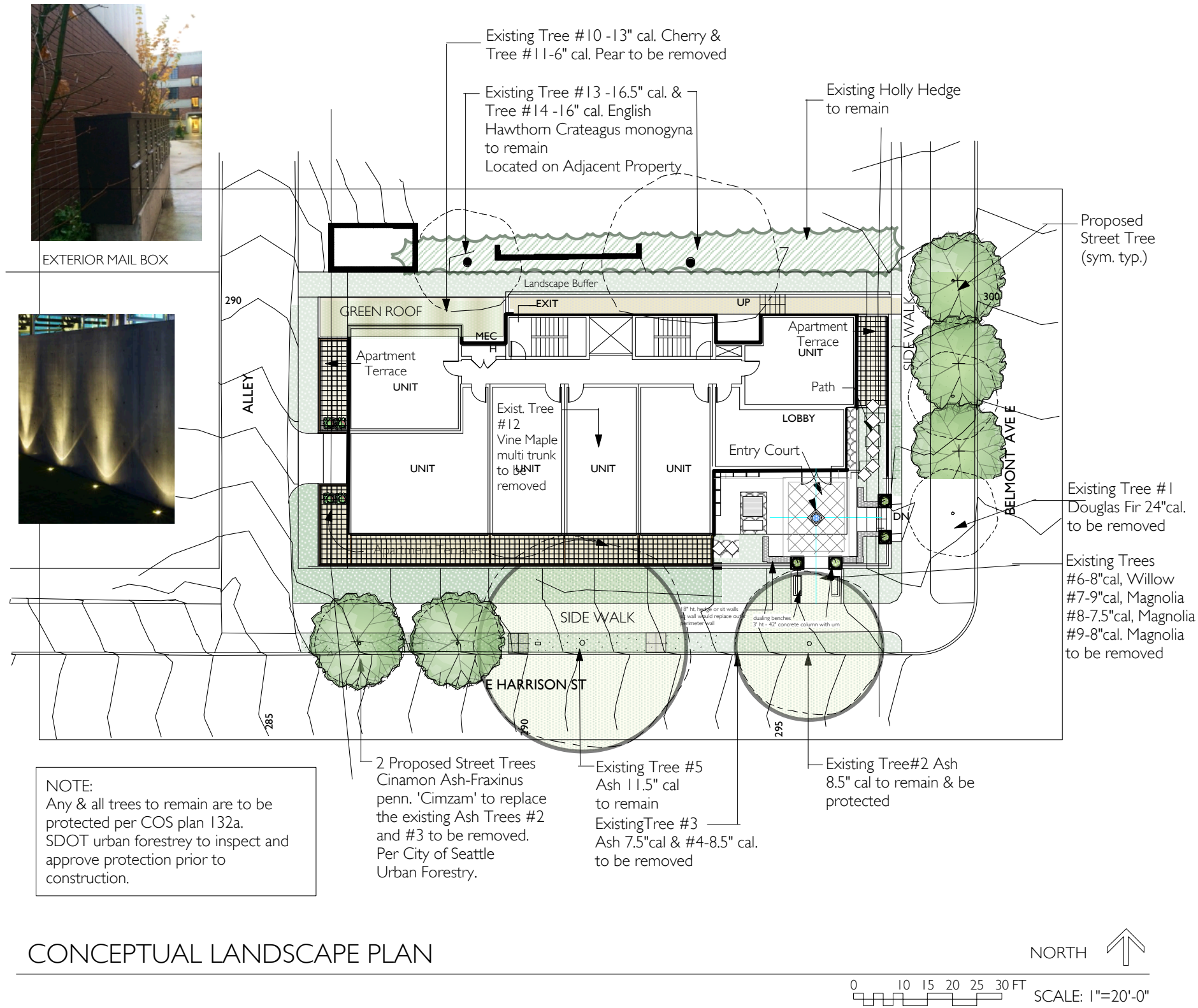
The facade will be developed with a finer grain of material detailing to create rhythm and texture. The corner can be expressed with differentiated planes, corner transparency, or wrap-around balconies.



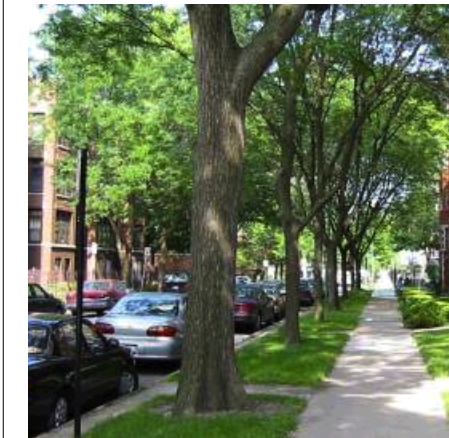


# LANDSCAPE

## PLANS & DESIGN INSPIRATION



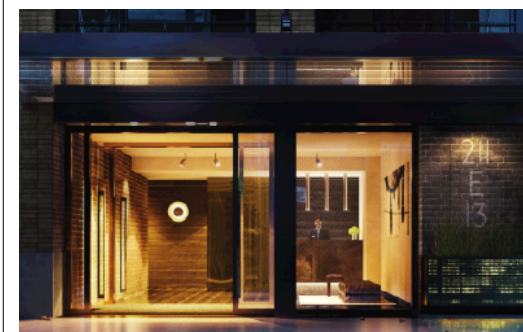
APARTMENT TERRACE



STREET TREES IN PARKWAY LAWN



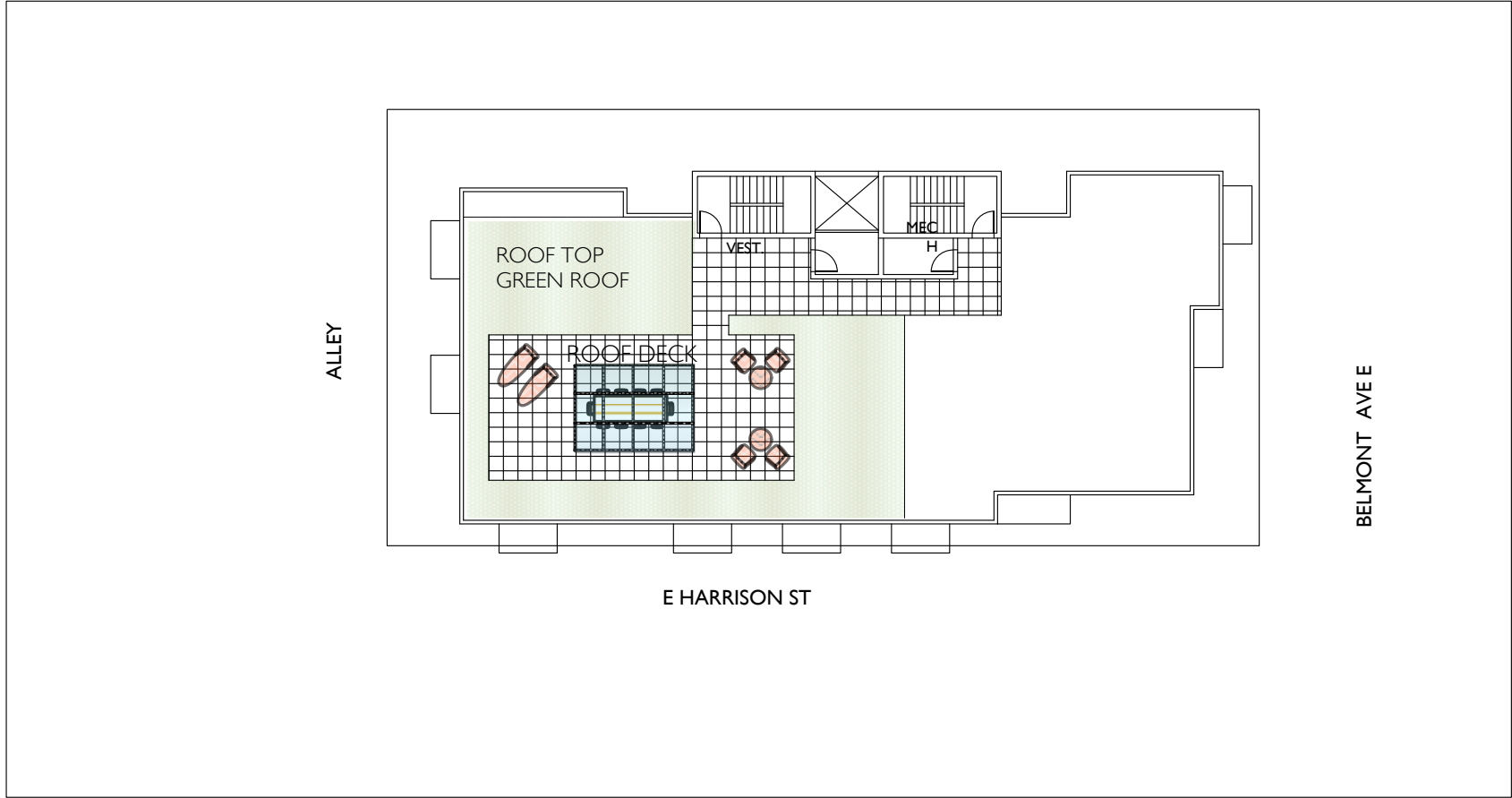
TRADITIONAL CAPITOL HILL COURTYARD APARTMENT BUILDING- AS INSPIRATION



MODERN COVERED ENTRY

# LANDSCAPE

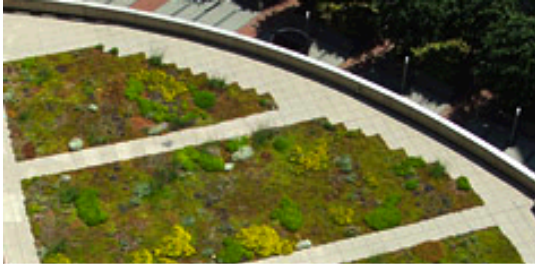
## PLANS & DESIGN INSPIRATION



CONCEPTUAL LANDSCAPE PLAN- ROOF TOP



0 10 15 20 25 30 FT SCALE: 1"=20'-0"



GREEN TRAY-GREEN ROOF



ROOF DECK-LOUNGING-COMMUNITY SPACE



ROOF DECK-PLANTER



OPEN AIR/ COVERED ROOF DECK-COMMUNITY SPACE



CORNER APARTMENT: TREES + PLANTING CREATE ENCLOSURE



VIEW FROM FRONT DOOR TOWARD CENTRAL FOCAL POINT



POST WITH LANTERN SIGNAGE



CENTRAL FOCAL POINT + LOW HEDGING+ BENCH SEATING



PEDESTRIAN IN SCALE AT ENTRY WIDTH



CENTRAL GREEN SPACE AND TRAFFIC PATTERN ON EXTERIOR

### APARTMENT ENTRY COURT YARDS :

CAPITOL HILL NEIGHBORHOOD STUDY OF EXISTING EXAMPLES OF SCALE, USABLE SPACE, AND ACCESS POINTS FOR ENTRY COURTS

# LANDSCAPE

## COURTYARD STUDY



2-STORY LOBBY WITH COVER ENTRY AT FIRST STORY + RAISED PLANTER + USE OF PATTERN IN PAVING



FOCAL POINT



1-STORY COVERED ENTRY WITH 2ND FLOOR GREEN SPACE-  
COURT YARD HAS SIT WALLS + RAISED PLANTER



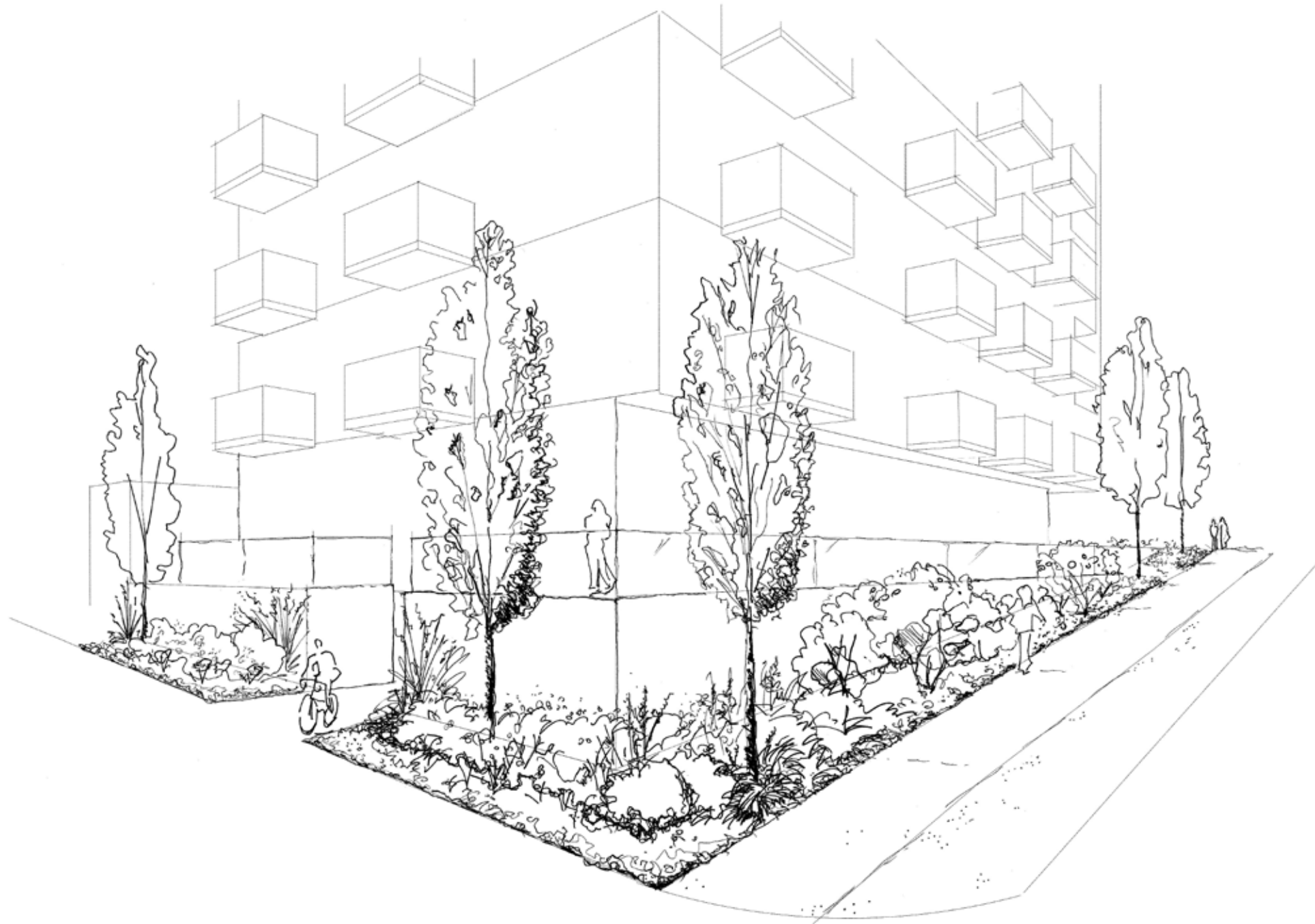
2-STORY COVERED ENTRY WITH SEATING + RAISED PLANTER

### APARTMENT ENTRY COURTYARDS :

CAPITOL HILL NEIGHBORHOOD STUDY OF EXISTING EXAMPLES OF SCALE, USABLE SPACE, AND ACCESS POINTS FOR ENTRY COURTS

# LANDSCAPE

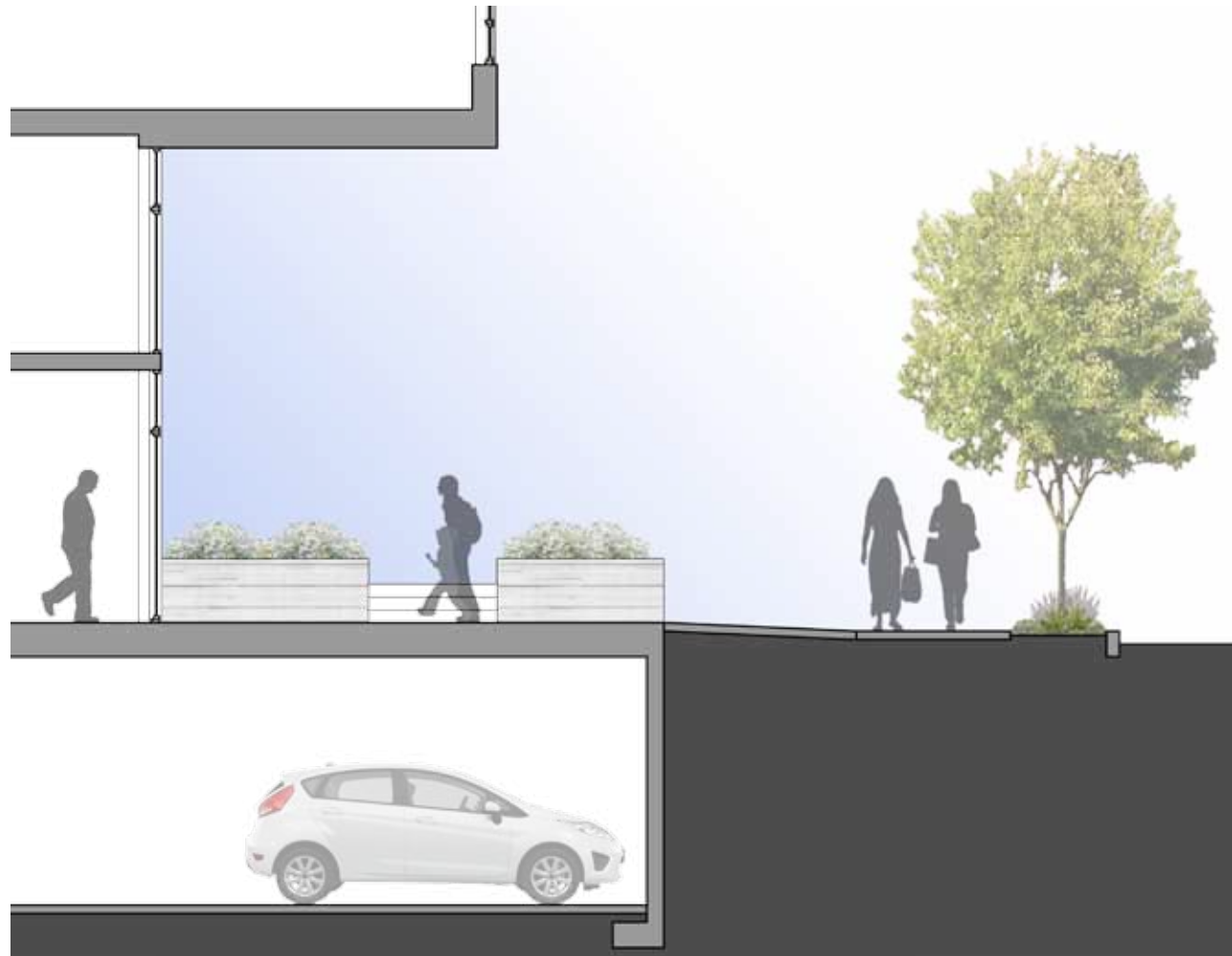
## TERRACE AND LANDSCAPE BUFFER STUDY



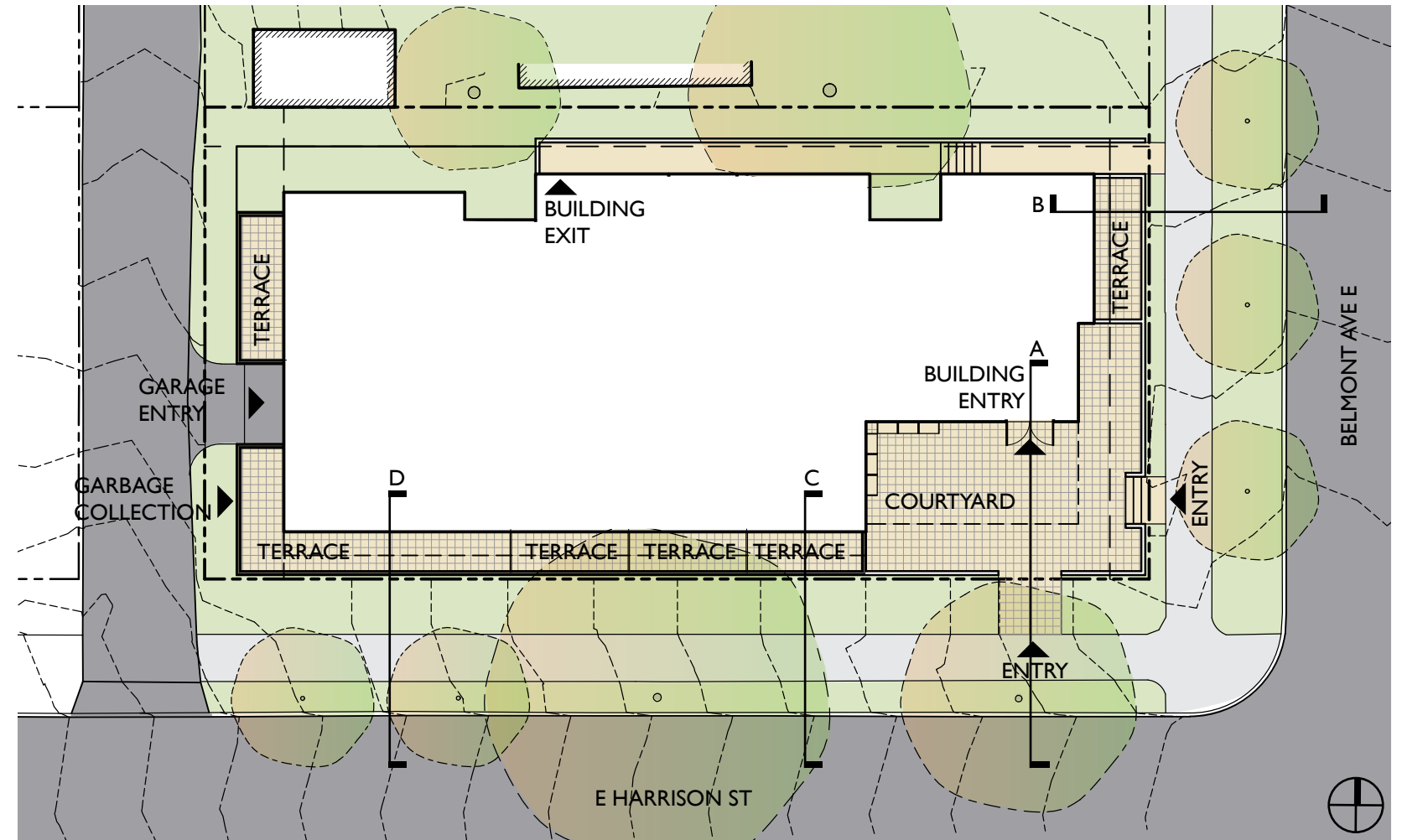
PERSPECTIVE FROM ALLEY

# STREETSCAPE STUDIES

## PREFERRED OPTION 3



SECTION A



PREFERRED OPTION #3 SITE PLAN

### CORNER COURTYARD

The corner courtyard offers an opportunity to create a focal point for the project, activate the streetscape, and create a sense of place. It will be developed with the lobby as an indoor/outdoor room to provide a transition from the private nature of the residential building to the public realm. By providing partial weather protection from the building above, the south-facing courtyard will be usable year-round and maintain an intimate scale appropriate to the building size.

# STREETSCAPE STUDIES

## PREFERRED OPTION 3



SECTION B

### SUNKEN TERRACE ON BELMONT AVE E

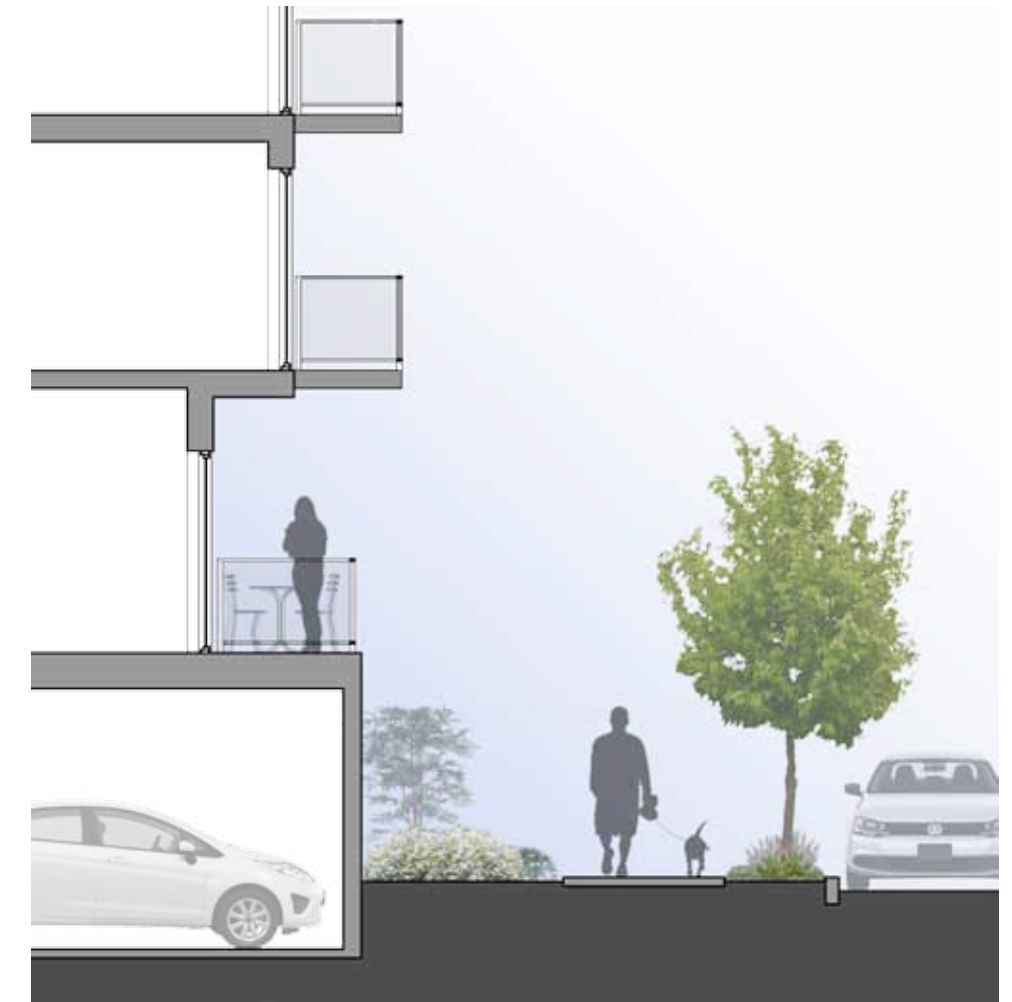
The northeast unit at ground level will be sunken below grade by a maximum of approximately 3'-0". The unit will be recessed by several feet from the floor above to provide a deeper terrace space. A privacy screen and landscaping will provide a buffer between the terrace and the sidewalk.



SECTION C

### UNIT TERRACES ON E HARRISON ST

This section illustrates the eastern most unit terrace. Located several feet above sidewalk grade, the terrace provides private outdoor space for the ground level unit. It is recessed several feet from the floor above to increase the depth of the terrace and provide some shade for the south-facing terrace. This terrace functions to activate the public realm, adds eyes on the street, and creates more of a buffer between the unit windows and the sidewalk. Below the terrace, the parking garage has been designed to maximize on-site parking to relieve the burden of on-street parking for the neighborhood.



SECTION D

### UNIT TERRACES ON E HARRISON ST

This section represents the western most unit terrace. This terrace has the greatest differential from sidewalk grade. Due to the steeply sloping site along E Harrison Street, the plinth wall that serves to hide parking and provide terraces, quickly diminishes in height to the east. The design team will study the treatment of this wall to utilize pattern and/or texture to create scale and interest. A lush landscape buffer, prevalent throughout the West Slope District, will add interest, beauty, and scale to the pedestrian experience.

# SHADING STUDY

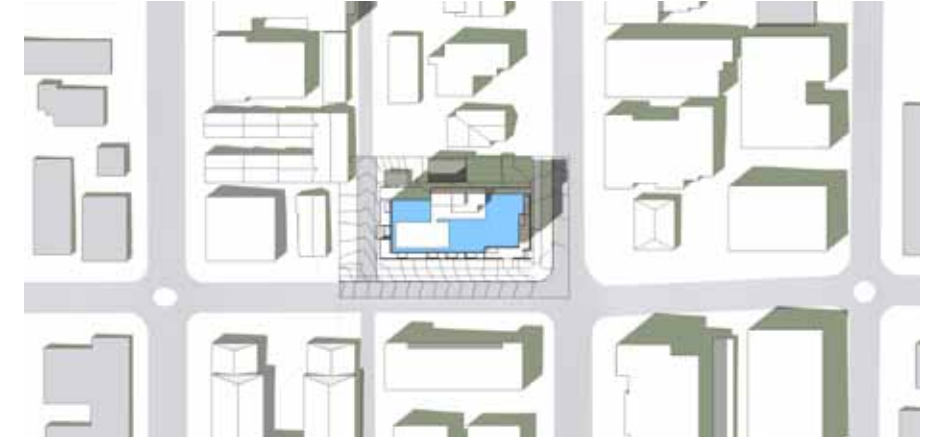
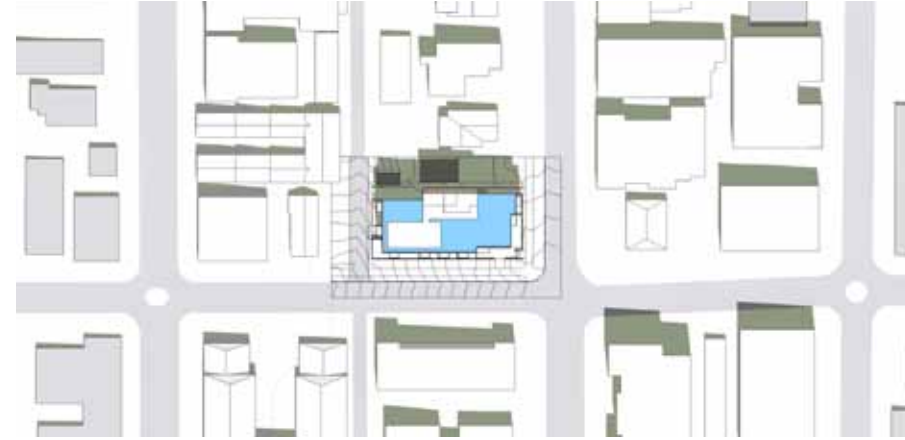
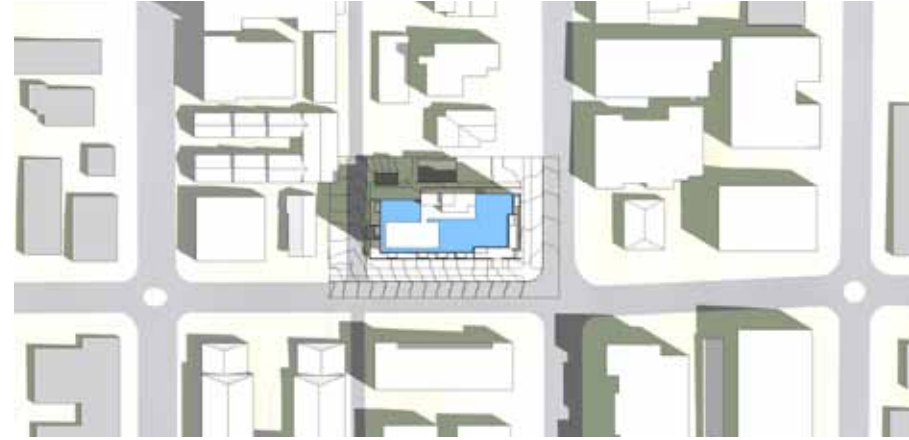
PREFERRED OPTION 3

10:00 AM

NOON

2:00 PM

JUNE



MARCH/SEPTEMBER




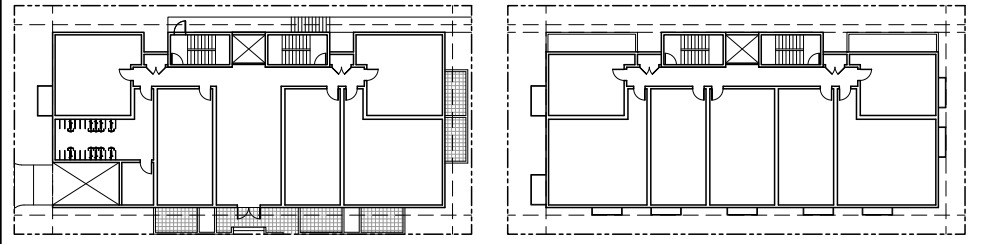
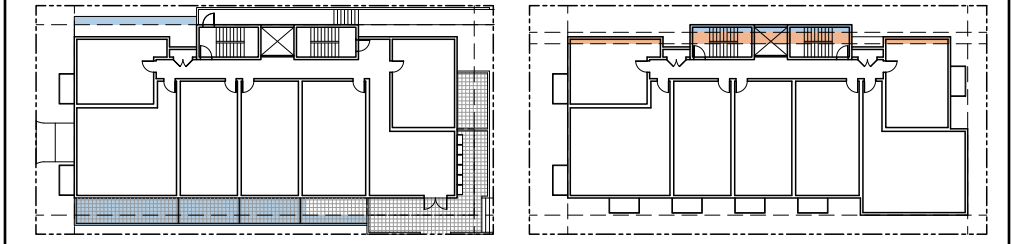
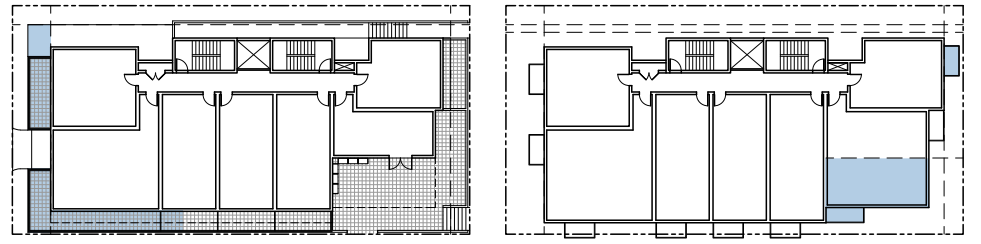


DECEMBER



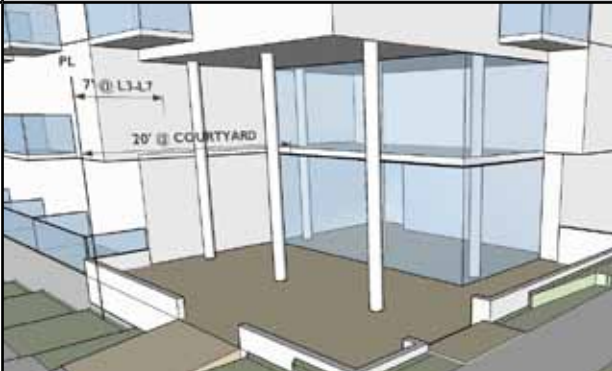





# DESIGN OPTION SUMMARY

DESIGN OPTION 1 ZONING COMPLIANT SCHEME		DESIGN OPTION 2 PROMINENT CORNER SCHEME		PREFERRED OPTION 3 COURTYARD SCHEME	
					
DISTINGUISHING FEATURES		DISTINGUISHING FEATURES		DISTINGUISHING FEATURES	
<ul style="list-style-type: none"> <li>• Code Compliant</li> <li>• 47 Units, 14 Parking Stalls</li> <li>• Centrally located lobby</li> <li>• Terraces on North facade at Level 5</li> <li>• 9'-6" Floor-to-Floor, 10'-6" @ Level 1</li> <li>• Fire Department access at SW corner on Harrison</li> </ul>		<ul style="list-style-type: none"> <li>• 48 Units, 16 Parking Stalls</li> <li>• Corner building entry</li> <li>• Massing emphasizes corner</li> <li>• Terraces along Harrison</li> <li>• 9'-9" Floor-to-Floor, 10'-6" @ Level 1</li> <li>• Fire Department access at SE corner on Belm</li> </ul>		<ul style="list-style-type: none"> <li>• 47 Units, 17 Parking Stalls</li> <li>• Corner courtyard with building entry</li> <li>• Recessed building corner</li> <li>• Terraces along Harrison and alley</li> <li>• 9'-9" Floor-to-Floor, 10'-6" @ Level 1</li> <li>• Fire Department access at SE corner on Belmont</li> </ul>	
ZONING DEPARTURES	OPTION 1	ZONING DEPARTURES	OPTION 2	ZONING DEPARTURES	OPTION 3
FRONT SETBACK		FRONT SETBACK	X	FRONT SETBACK	
FRONT COURTYARD		FRONT COURTYARD		FRONT COURTYARD	X
SIDE SETBACK: BELOW 42'-0"		SIDE SETBACK: BELOW 42'-0"	X	SIDE SETBACK: BELOW 42'-0"	
SIDE SETBACK: ABOVE 42'-0"		SIDE SETBACK: ABOVE 42'-0"	X	SIDE SETBACK: ABOVE 42'-0"	
PROJECTIONS INTO SETBACK		PROJECTIONS INTO SETBACK		PROJECTIONS INTO SETBACK	X
REAR SETBACK		REAR SETBACK		REAR SETBACK	X
LOCATION OF PARKING		LOCATION OF PARKING	X	LOCATION OF PARKING	X
<p>■ &lt; MIN REQ'D SETBACK ■ &lt; AVG REQ'D SETBACK</p> 		<p>■ &lt; MIN REQ'D SETBACK ■ &lt; AVG REQ'D SETBACK</p> 		<p>■ &lt; MIN REQ'D SETBACK ■ &lt; AVG REQ'D SETBACK</p> 	

# DEPARTURE MATRIX

## PREFERRED OPTION 3

MR ZONING CODE	REQUIREMENT	PROPOSED	DEPARTURE RATIONALE	DESIGN REVIEW GUIDELINES	DEPARTURE DIAGRAM
FRONT COURTYARD: SMC 23.45.518.B.	a minimum depth of 20'-0" measured from the abutting street lot line	<b>OPTION 3:</b> 20'-0" depth @ Levels 1-2 7'-0" depth @ Levels 3-7  DEPARTURE: 13'-0" @ Levels 3-7	The decreased depth of the courtyard on Levels 3-7 provides weather protection and a human scale for the double-height courtyard. The courtyard space itself meets the minimum courtyard requirements. The courtyard and lobby are conceived as an indoor/outdoor room to activate the streetscape, provide a focal point, and create a sense of place.	CS2 - Urban Pattern and Form CS3 - Architectural Context & Character PL1 - Adding to Public Life PL2 - Walkability PL3 - Residential Edges DC3- Open Space Concept	
PROJECTIONS INTO SETBACK: SMC 23.45.518.I.1.	Unenclosed decks and balconies may not be closer than 5'-0" to any lot line	<b>OPTION 3:</b> NE decks within 1'-0" of lot line along Belmont Ave E  DEPARTURE: 4'-0" @ NE Decks	One vertical stack of decks encroaches into the front yard setback. These decks were positioned away from the north facade to provide greater privacy for the neighbor to the north. Additionally, the decks provide added scale to the east facade as well as increase the natural surveillance of Belmont Ave E.	CS2 - Urban Pattern and Form CS3 - Architectural Context & Character PL2 - Walkability	
REAR SETBACK: SMC 23.45.518.B.	10'-0" for a rear lot line abutting an alley	<b>OPTION 3:</b> 4'-0" setback at Level PI  DEPARTURE: 6'-0" Level PI	The parking garage protrudes from grade in the rear yard setback in order to provide terraces for ground level units along the alley. These terraces provide added activity to E Harrison St and the alley. They also serve to provide a proportional plinth for the building where it meets the ground and screens the garage entry from the right-of-way.	CS2 - Urban Pattern and Form CS3 - Architectural Context & Character PL2 - Walkability DC1 - Project Uses and Activities DC3- Open Space Concept	
LOCATION OF PARKING: 23.45.536.B.3.	No portion of a garage that is higher than 4'-0" above existing or finished grade, whichever is lower, shall be closer to a street lot line than any part of the first floor of the structure	<b>OPTION 3:</b> Level PI extends maximum of 9'-9" above finished grade at SW corner; 66'-7" of facade length is higher than 4'-0" above finished grade  DEPARTURE: 5'-9" @ SW Corner	The parking garage protrudes from the finished grade level to provide terraces for the ground level units along E Harrison St. These terraces activate the street, provide a buffer between the public sidewalk and private units, and increase "eyes on the street". Additionally, the terraces help provide a graceful transition where the building meets the ground.	CS2 - Urban Pattern and Form CS3 - Architectural Context & Character PL2 - Walkability DC1 - Project Uses and Activities DC3- Open Space Concept	

# DEPARTURE COMPARISON

## PREFERRED OPTION 3

### FRONT COURTYARD

Decreasing the depth of the courtyard above level 2 improves the preferred option in several ways:

- Creates a covered 'outdoor room' for gathering (PL3 - Residential Edges)
- Location of building facilities in the covered 'outdoor' room encourages use of the outdoor space, even during less desirable weather conditions (PL3 - Residential Edges)
- Outdoor room creates an actual connection to the neighborhood (PL1 - Adding to Public Life)
- Full Height Courtyard would result in a loss in rentable square footage which will not meet the project targets, resulting in the need for a different massing solution.



PREFERRED OPTION #3 WITH DEPARTURE

### PROJECTIONS INTO SETBACK

The addition of decks on the east facade along Belmont Avenue E improves the preferred option in several ways:

- Adds scale, detail, and proportion to the east facade (CS2 - Urban Pattern and Form & CS3 - Architectural Context & Character)
- Increases natural surveillance of neighborhood (PL2 - Walkability)



PREFERRED OPTION #3 WITH DEPARTURE

### REAR SETBACK & LOCATION OF PARKING

A comparison of the preferred option with and without the parking related departures illustrates that these departures help the project to better meet the intent of the design guidelines in the following ways:

- Screens garage entry (CS2 - Urban Pattern and Form & DCI Project Uses and Activities)
- Provides a transition where the building meets the ground with unit terraces and landscaping (CS3 - Architectural Context & Character & DC3 Open Space Concept)
- Establishes pedestrian scale and activity at ground level (P2 - Walkability)
- Increases natural surveillance of neighborhood (PL2 - Walkability)



PREFERRED OPTION #3 WITH DEPARTURE



PREFERRED OPTION #3 WITHOUT DEPARTURE



PREFERRED OPTION #3 WITHOUT DEPARTURE



PREFERRED OPTION #3 WITHOUT DEPARTURE

# DESIGN INSPIRATION

PRECEDENTS

RECENT NK PROJECTS

# PRECEDENTS



MASONRY AND WOOD ACCENTS



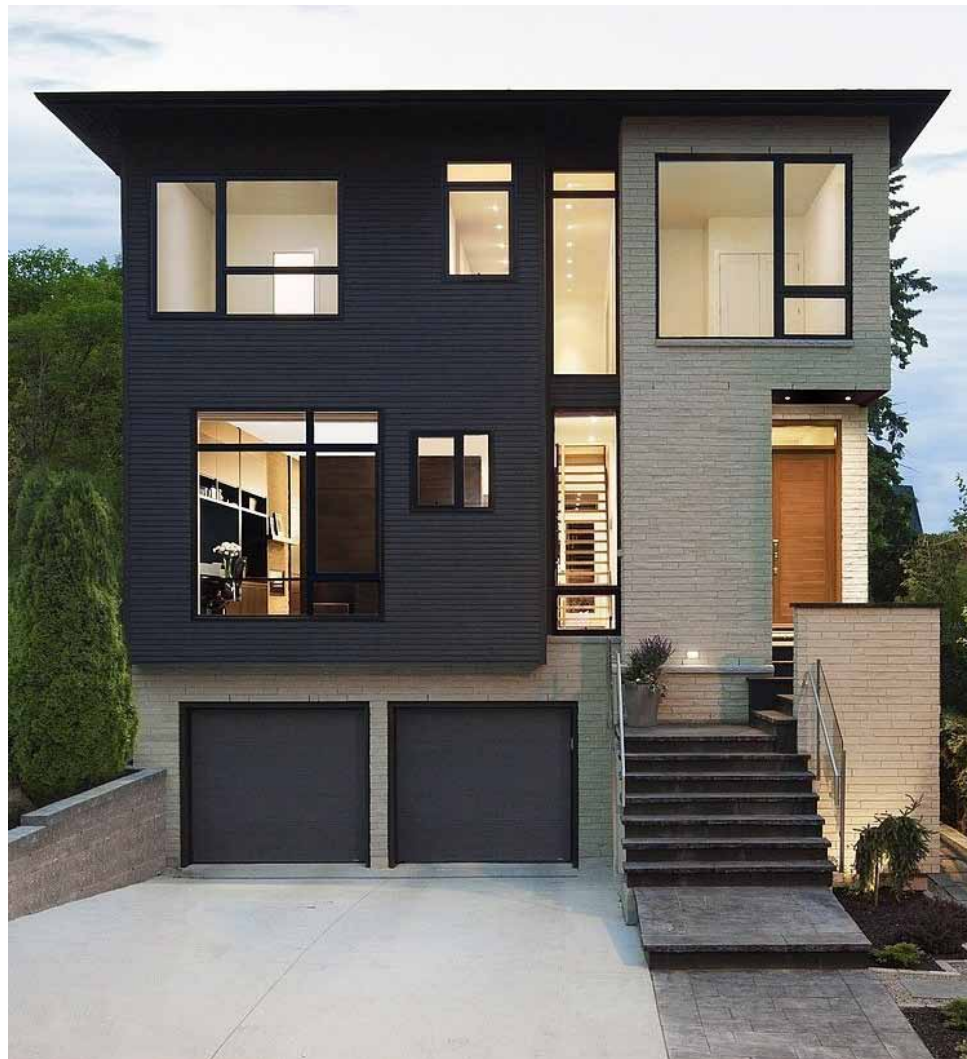
MASONRY AND WOOD ACCENTS



TEXTURAL CONTRASTS

## MATERIAL PALETTE

The project proposes using masonry with a modern expression as a predominant material to complement the existing neighborhood fabric. Masonry could be used in contrasting tones to balance composition and proportion. Detail will be layered into the project with accent materials such as wood and metal. The design team will explore the use of texture, pattern, color, and transparency to further develop scale and interest.



CONTRASTING NEUTRAL TONES



PATTERNED MASONRY AND WOOD ACCENTS



DARK BRICK



LIGHT BRICK



PATTERNED WOOD



TEXTURED CONCRETE



METAL ACCENTS



GLASS ACCENTS

# PRECEDENTS

## BUILDING FORM

The small size of the project calls for a simple massing. Additionally, the use of masonry dictates clarity of form and purposeful modulation. The texture of brick also lends itself to a more simplistic building form. The design team will investigate strategies including rhythm, material contrasts, and hierarchy to develop the project. The design of the north facade will aim to maintain privacy for the adjacent neighbor while adding interest. Windows will be considered in the stair cores to encourage the use of the stairs by residents and to add transparency to the north facade.



SIMPLE MASONRY FORM WITH WOOD ACCENTS



RHYTHM IN MASONRY BUILDING



RHYTHM IN MASONRY BUILDING



CONTRASTING MASONRY CREATES COMPOSITION WITH SIMPLE FORM



SIMPLE MASONRY FORM WITH WOOD ACCENTS



MATERIAL HIERARCHIES WITHIN SIMPLE MASONRY MASS



STAIR CORE WITH WINDOWS

# RECENT NK PROJECTS



APERTURE - BUILT GREEN 3-STAR TARGET



DAKOTA



CHELAN RESORT SUITES



TRIAD 12TH



STREAM BELMONT - LEED GOLD



ARTHOUSE



BROADSTONE KOI - LEED-NC CERTIFIED



ZEPHYR APARTMENTS - LEED PLATINUM TARGET



LIGHTBOX - LEED SILVER

