403 BELMONT AVENUE E

DESIGN RECOMMENDATION
SEPTEMBER 9, 2015
DPD #3018617

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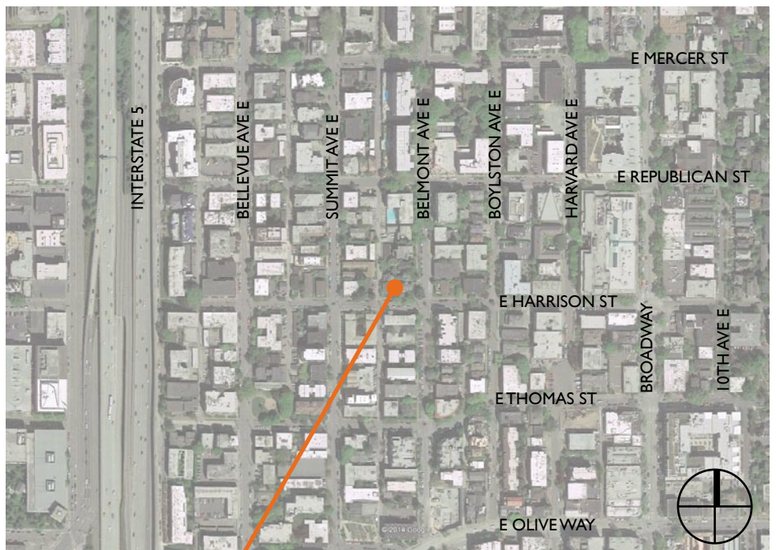
NICHOLSON KOVALCHICK ARCHITECTS

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 47 residential units. Parking for 16 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 sizes of the proposed building and its individual uses are as follows:

Number of Residential Units:	47
Number of Parking Stalls:	16, below grade
Area of Residential Levels:	31,700 square feet
Area of Parking Levels:	6,100 square feet
Total Building Area:	37,800 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.

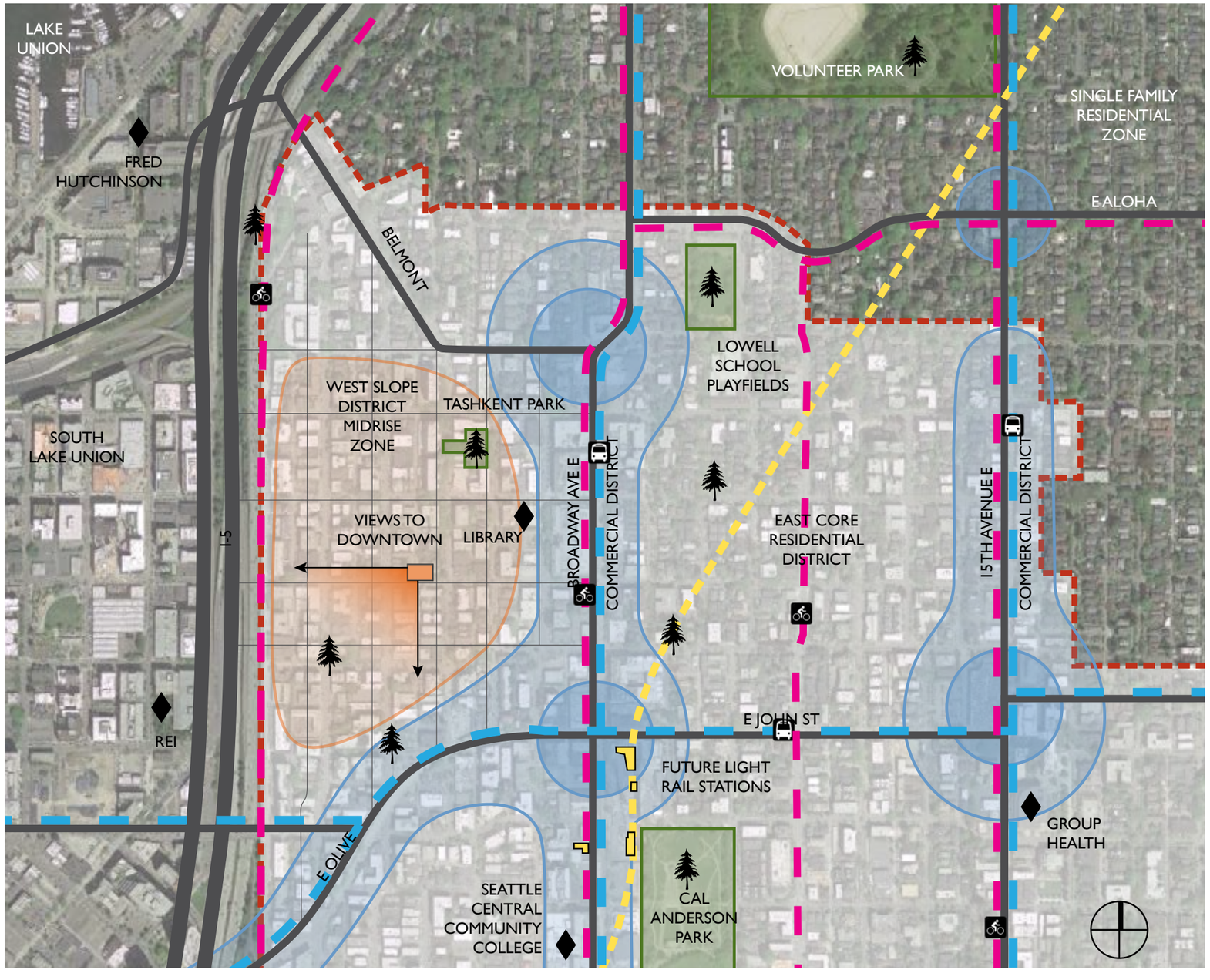
SITE ANALYSIS

URBAN CONTEXT

SITE CONTEXT

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
- NODE
- COMMERICAL
- WEST SLOPE DISTRICT MIDRISE ZONE
- PARK
- SIGNIFICANT BUILDING
- STREETS
- CAPITOL HILL URBAN CENTER VILLAGE
- FUTURE LIGHTRAIL
- BUS ROUTE
- BIKE LANES
- 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.

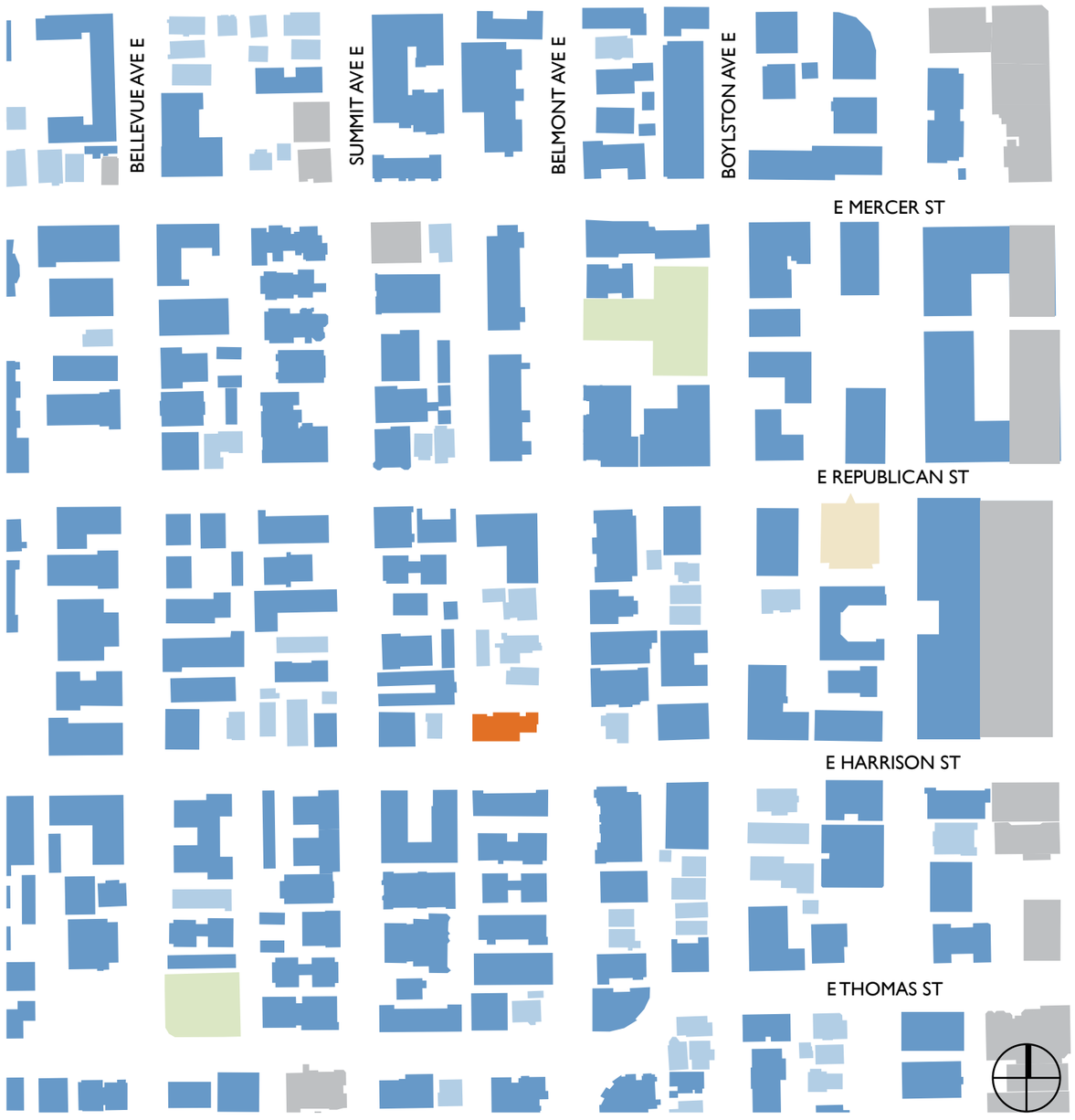
TRADITIONAL BRICK APARTMENT BUILDINGS

MODERN MULTI-FAMILY BUILDINGS

CORNER TREATMENTS

KEY

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



WEST SLOPE DISTRICT FIGURE-GROUND DIAGRAM

SITE CONTEXT

COURTYARDS

As shown in the figure-ground study, courtyards are not heavily prevalant 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.

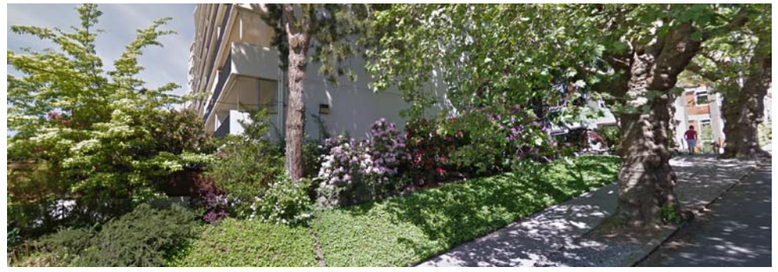
SLOPED SITE STRATEGIES

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

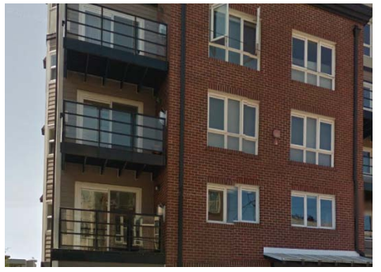
Balconies in Capitol Hill represent a variety of materials and levels of transparency. While older brick buildings typically lack balconies, newer brick typologies tend toward pairing masonry with highly transparent balconies. These balconies complement the brick while adding a finer grain of detail 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

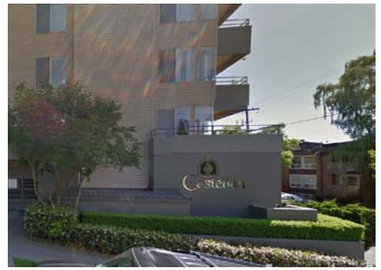


LUSH ANDSCAPE BUFFER

METAL BALCONIES

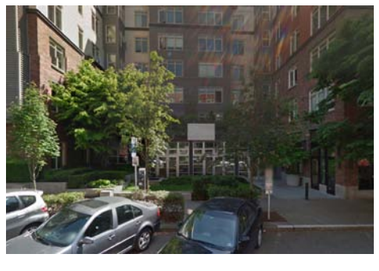


NARROW ENTRY COURTYARDS



LANDSCAPE BUFFERS WITH PLINTH WALL

GLASS BALCONIES



LARGER COURTYARDS FOR GATHERING AND ENTRY

SUNKEN PRIVATE PATIOS

PLINTH WALL WITH UNIT ENTRIES

SOLID BALCONIES

ZONING SUMMARY

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

23.45.504 PERMITTED USES

- Permitted outright: Residential

23.45.510 FLOOR AREA RATIO

- Base FAR: 3.2
- Maximum FAR: 4.25* per sustainable design and affordability incentives (SMC 23.45.516, SMC 23.45.526, SMC 23.58A.014)
- Proposed FAR: 4.24

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"

- Proposed Height: 68.10'
- Proposed Height at parapets: 70.60'
- Proposed Height at stair penthouses: 78.10'
- Proposed Height at elevator penthouses: 84.10'

23.45.518 SETBACK REQUIREMENTS

Front and side setback from street lot lines:

- Required: 7' average, 5' minimum
- Proposed Front: 9.93' average, 5'-8" minimum
- Proposed Side: 6" average, 6" minimum *Departure Requested

Rear setback:

- Required: 10' if abutting an alley
- Proposed: 4'-0 3/4" *Departure Requested

Side setback from interior lot line:

- Required for portions 42' high or less: 7' average and 5' minimum
- Proposed for portions 42' high or less: 10.04' average and 8'-8 1/4" min

- Required fo portions higher than 42': 10' average and 7' minimum
- Proposed for portions higher than 42': 10.04' average and 8'-8 1/4" min

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
- 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
  *Departure Requested

23.45.522 AMENITY AREA

Required: 5% of gross floor area in residential use
Proposed: 8.6% 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

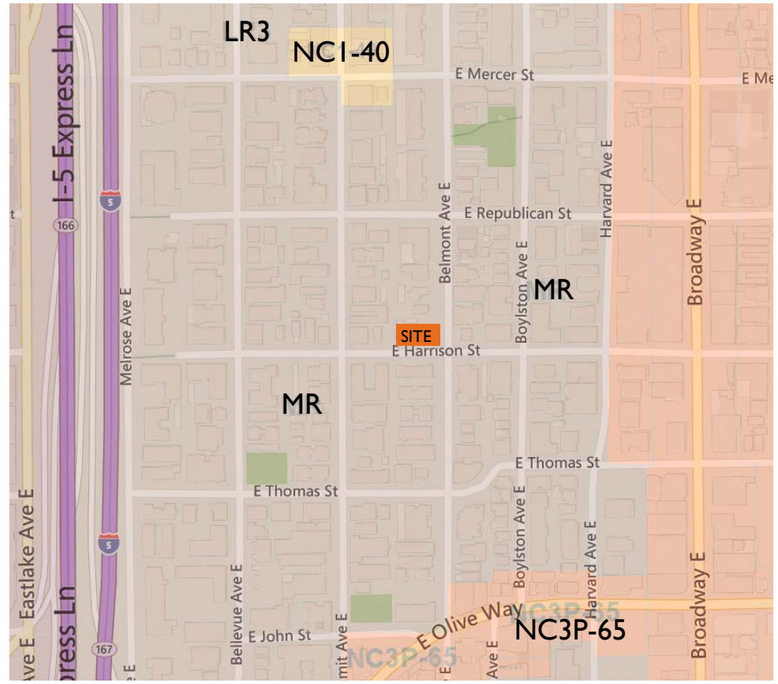
Required: 0.5 minimuum Green Factor score
Proposed: 0.5 Green Factor score

23.54.015 REQUIRED PARKING

- Required parking in multi-family zones in urban centers: none
- Proposed: 16 spaces
- Bicycle long-term parking: 1 per 4 units (12 spaces)
- Proposed: 13 spaces

23.45.536 PARKING LOCATION, ACCESS, AND SCREENING

- Alley access to parking required
- 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
  *Departure Requested



DPD ZONING MAP

23.54.030 PARKING SPACE STANDARDS

- Required: 10'-0" minimum driveway width
- Proposed: 10'-2" driveway width

- Required: 15% maximum driveway slope
- Proposed: 15% maximum driveway slope

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

25-50 units:

- Required: 375 sf
- Min. horizontal dimension of required storage space is 12'
- Proposed garbage room under SPU review

PROPOSED DESIGN

DESIGN GUIDELINE PRIORITIES

CAPITOL HILL NEIGHBORHOOD

CONTEXT & SITE

CS2 URBAN PATTERN AND FORM
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

Citywide Guideline:

CS2-C RELATIONSHIP TO THE BLOCK

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

Capitol Hill Supplemental Guidance:

CS2-II CORNER LOTS

CS2-II-i. Residential Entries: Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines.

Response: The design contains a generous 2-story entry courtyard at the corner with access to Belmont Ave E and E Harrison St to create strong connections to both streets. The residential lobby is to be accessed directly from the courtyard and courtyard will be conceived as an indoor/outdoor room with seating, mailboxes, and integrated 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.

WELL-LIT CORNER ENTRY WITH TRANSPARENCY

PUBLIC LIFE

PL2 WALKABILITY
Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

Citywide Guideline:

PL2-B SAFETY AND SECURITY

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

Capitol Hill Supplemental Guidance:

PL2-II PEDESTRIAN OPEN SPACES AND ENTRANCES

PL2-II-i. Entryways: Provide entryways that link the building to the surrounding landscape.

PL2-II-ii. Link Open Spaces: Create open spaces at street level that link to the open space of the sidewalk.

PS2-II-iii. Ingress/Egress: Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.

Capitol Hill Supplemental Guidance:

PL2-III PERSONAL SAFETY AND SECURITY

PL2-III-i. Lighting/Windows: Consider:

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

GROUND LEVEL TERRACES PROMOTE "EYES ON THE STREET"

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 highly transparent 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 ot encourage year-round use and also creates an intimate human scale at the pedestrian level. Sufficient lighting will be provided in order to encourage all day usage of the courtyard. The highly-transparent building lobby will include a high level of visibility 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.

The orientation of the building lobby, units, balconies, and terraces encourages natural surveillance by maximizing eyes on the street. There are raised patios along Harrison at the 'ground level' that promote interaction with the passersby, as well as provide safety by putting 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.

DESIGN GUIDELINE PRIORITIES

CAPITOL HILL NEIGHBORHOOD

PL3 STREEL-LEVEL INTERACTION:
Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

Citywide Guideline:

PL3-A ENTRIES

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distractive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

Response: The corner courtyard is highly visible and identifiable as the entrance to the building. Additionally, the courtyard provides clear sight lines from the lobby to both Belmont and Harrison. The courtyard will be well-lit to provide a sense of security while still feeling open and inviting to the public. The courtyard is slightly below grade, along Belmont, creating a sense of space (or a room) and a boundary between the public and private zones.

MODERN BRICK BUILDING WITH CEDAR ACCENTS

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES
Optimize the arrangement of uses and activities on site.

Capitol Hill Supplemental Guidance:

DC1-II SCREENING OF DUMPSTERS, UTILITIES, AND SERVICE AREAS

DC1-II-i. Dumpsters: Consolidate and screen dumpsters to preserve and enhance the pedestrian environment.

Response: The project has been designed with a trash collection room accessed directly off the alley. The trash/recycling/compost will all be collected in this room and will be pulled out to the alley on trash collection day.

DC2 ARCHITECTURAL CONCEPT
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

Citywide Guideline:

DC2-B ARCHITECTURAL + FAÇADE COMPOSITION

DC2-B-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.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

Citywide Guideline:

DC2-C SECONDARY ARCHITECTURAL FEATURES

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

CONTEXTUAL BRICK BUILDING WITH ENTRY COURTYARD

Response: The building creates a focal point at the corner of the building to emphasize the building entry and highlight the projects relationship to the corner. The design complements the established neighborhood character by using masonry as the main building material. Durable materials, such as brick, are being used 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 design is a uniform building mass that can be slightly altered to accept complimentary accent materials.

The northern façade, while mainly consisting of the circulation core, will avoid a blank wall condition through the use of windows in the stairwells and will use patterned siding material to create interest in that façade.

Each unit will be equipped with at least one deck or patio which will develop facade rhythm, create interest at the street level, and encourage active street life. The building plinth provides separation between public and private space, maximizes on-site parking., and provides ground-level terraces that add facade depth. The plinth grounds the building to the site by supporting vertical landscaping and a textured backdrop to the landscape buffer along Harrison.

DESIGN GUIDELINE PRIORITIES

CAPITOL HILL NEIGHBORHOOD

DC3 – OPEN SPACE CONCEPT
Integrate open space design with the design of the building so that each complements the other.

Citywide Guideline:

DC3-B OPEN SPACE USES + ACTIVITIES

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

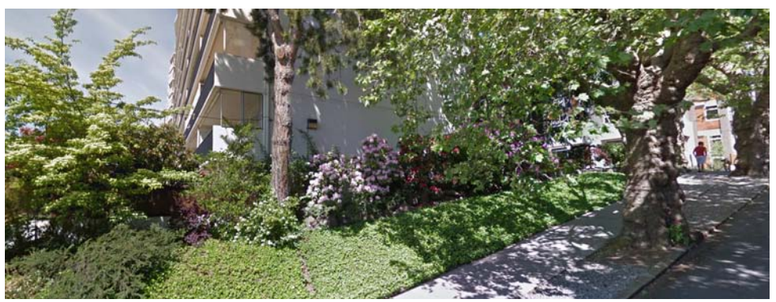
DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-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.

Response: The design 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, and this will also create more space for landscape features.

The landscape buffers between the sidewalk and ground level terraces soften the transition between the sidewalk and the building as well as create a screen for the garage wall at the southwest corner.



LANDSCAPE BUFFER ON E REPUBLICAN ST

DC4 – EXTERIOR ELEMENTS AND FINISHES
Use appropriate and high quality elements and finishes for the building and its open spaces.

Citywide Guideline:

DC4-A EXTERIOR ELEMENTS + FINISHES

DC4-A-1. Exterior Finish Materials: 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.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

Citywide Guideline:

DC4-D TREES, LANDSCAPE + HARDSCAPE MATERIALS

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

Capitol Hill Supplemental Guidance:

DC4-II EXTERIOR FINISH MATERIALS

DC4-II-i. 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 includes durable materials, such as brick, as a primary exterior material to complement the existing neighborhood character, provide texture and pattern and to add a high level of quality. Additionally, materials to add warmth, texture, and scale to the project, including wood accents, have been used. Each unit will include operable windows for ventilation as well as an access door to provided unit decks.

LANDSCAPED ENTRY COURTYARD

The proposed landscape design reinforces the architectural design, uses exterior courtyards to enliven public spaces, considers long range planning, and creates a sense of place in several ways. Hardscape material is used to create distinctive outdoor spaces in the following locations: the lobby exterior courtyard, the access walks, the unit terraces, and the roof top patio. Hardscape materials will include colored concrete pavers, decorative gravel, small boulders, and raised planter walls. The low walls of raised beds surround the lobby exterior courtyard and roof top patio defining the outdoor spaces. The intention of the hardscape design is to provide texture, pattern and color that is simple, clean-lined and consistent with architecture.

The landscape has significant elements including trees that have been incorporated on all sides of the building and in the right-of-way. Small ornamental trees are used in the south, east and north planting areas and in the raised beds on the roof top. Trees are also used between the alley and the west facing façade. Trees and landscape materials have been selected with careful consideration of color, texture, bloom time, and winter characteristics in order to create a landscape supportive of the architecture with all season interest.

Maintenance, scale, size and shape of plant materials are strongly considered in the plant design. The intention of the planting design is to create a low maintenance landscape that works in harmony with environment and site conditions. Horticultural choices based on plant compatibility in size and form at maturity as well as growth rates are considered in the design to create a landscape that has longevity. Careful attention has been taken with material selections and plant design in order to ensure that views from windows, terraces, and open spaces have potential for "eyes on the street" wherever possible.

BOARD RECOMMENDATIONS

RESPONSE TO EARLY DESIGN GUIDANCE

1. MASSING OPTIONS AND DESIGN CONCEPT

The Board agreed that Option 3 provided the best option for the location of the entry and conceptual massing. (CS2-C, CS2-II, PL2-II, PL3-A, DC3-B)

- The Board preferred locating the main entry at the corner, as opposed to the entry along Harrison as shown in Option 1. (CS2-C, CS2-II, PL2-II, PL3-A, DC3-B)
- The Board supported the prominent corner massing as presented in Option 3 that recesses the massing of the corner element to highlight the entry courtyard. The Board noted that this approach adds visual depth to the façade and establishes a strong relationship with the corner. (CS2-II, PL3-A)
- The existing steep topography is a difficult condition, and the Board supported the conceptual landscape plan and the ground-related terraces that wrap around the building base. (DC2-C, DC3-B)
- The development studies (on page 24 of the EDG Packet) were appreciated by the Board; they expressed interest scheme 2, which further to breaks down the building massing with subtle shifts in planes and material applications. (DC2-C, DC4-A)

Response: The proposed design is a development of Option 3 presented at EDG. The main entry has been located at the corner. The corner massing has been recessed and clad in a contrasting material to add depth and create a focal point. The ground related terraces and building plinth have been designed to create connections to the pedestrian realm, establish a strong base for the building, and create a backdrop for the landscape buffer along Harrison. The Scheme 2 development study was used as the starting point for development of the proposed design which maintains a simple massing form complemented by material shifts to create composition.

EDG OPTION 3

2. MATERIALS.

The Board supported the conceptual materials palette proposed at the meeting.

- The Board strongly supported the use of brick as the main material. (DC4-A, DC4-II)
- The Board generally supported the concept of minimal modulation of the building, and discussed the use of secondary architectural elements to break down the mass of the building and reduce perceived bulk. More detailed graphics regarding the application of materials and secondary architectural features is desired. (DC2-C, DC2-B, DC4-A, DC4-II)

Response: The proposed design utilizes brick as the predominant cladding material. Cedar is used as an accent material to establish façade rhythm, develop a unifying material palette, and add warmth to the building. Additional detailed graphics regarding materials and architectural features are included within the packet.

EDG CONCEPTUAL MATERIAL PALETTE

3. COURTYARD AND ENTRY SEQUENCE

The Board expressed approval of the corner entry and plaza/courtyard concept. (PL2-II, PL3-A, DC3-B)

- The progression of the courtyard from a single story to two stories was favored by the Board, noting that the higher ceiling height improved the building proportions and created a more inviting and comfortable space. (PL2-II, PL2-III, DC3-B)
- The presence of the necessary structural support for overhang should be kept to a minimum, to preserve transparency and retain a sense of openness. (PL2-B, PL2-II, PL2-III, PL3-A)
- The Board discussed potential safety and security concerns relating to the partially covered courtyard, and noted that a higher courtyard would provide more sight lines into the space and improve natural surveillance. The Board requested that the applicant explore options for a courtyard that extends the full height of the building. (PL2-B, PL2-III, DC3-B)
- The design of landscaping, lighting, and massing should make the courtyard appear inviting and safe. The Board requested sections and perspectives of the courtyard to better understand the function and experience in the courtyard, as well as to better evaluate potential security issues. (PL2-B, PL2-III)

Response: The proposed design maintains a two-story courtyard that functions as an indoor/outdoor room. Sight lines are improved both into and out of the space with low landscape walls and a second level amenity space that overlooks the courtyard and sidewalk. A study of the full height courtyard is presented alongside additional alternative study schemes. Sections and perspectives of the courtyard are included within the packet.

4. STREET-LEVEL INTERACTION

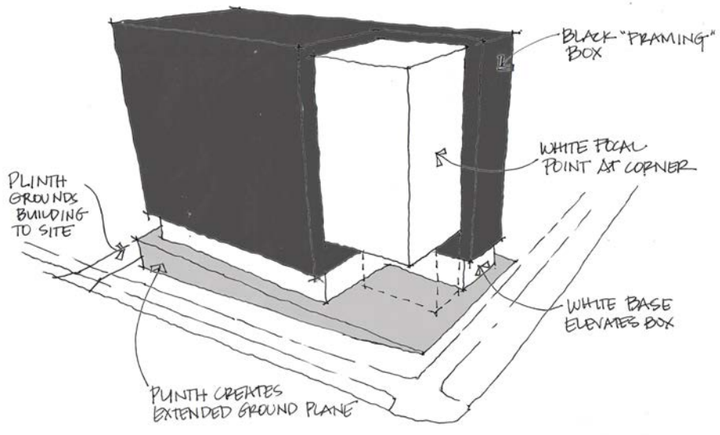
The entry courtyard and ground related terraces should be designed to create safe and engaging transitions between residential uses and the sidewalk. (PL2-B, PL2-II, PL3-A, DC3-B)

- The Board generally supported the protruding P1 level, as it provides ground-related terraces that promote activity at the street level. (DC3-B, PL2-B)
- The Board discussed concern over the treatment of the proposed blank wall along Harrison. Exploration of landscaping options, rather than an artistic treatment, is preferred due to potential vandalism. (DC1-II, DC2-B, DC4-B)
- The Board supported the conceptual landscape plan and the intent to include a lushly planted buffer along Harrison. (DC4-D)

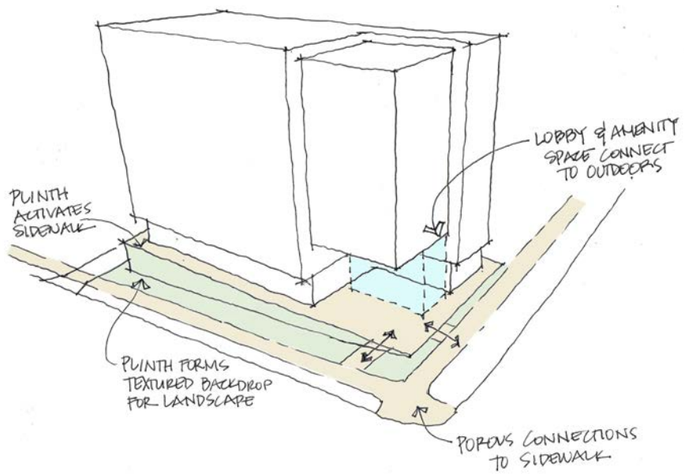
Response: The proposed design had developed the ground-related terraces to be functional for residents to promote activity at the street level. The ground level units have been recessed to add depth to the terraces. The guardrail along the terraces has been designed to provide openness to reduce the perceived height of the plinth wall. The plinth wall is conceived as a backdrop for the landscape buffer. The landscape buffer has been designed to include plants in a variety of scales, textures, and colors as well as vertical green screen elements to utilize the height of the wall itself for plantings.

EDG COMPOSITION DEVELOPMENT STUDY "SCHEME 2"

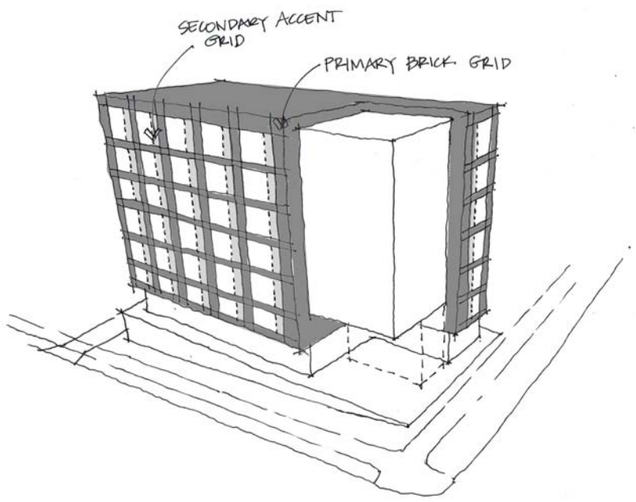
DESIGN CONCEPT



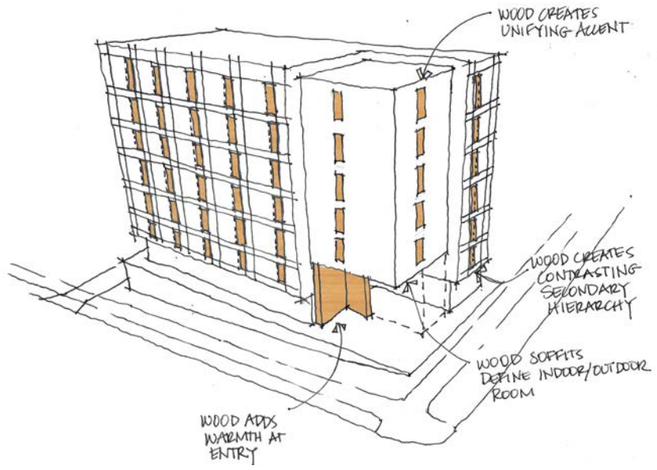
FRAMING ELEMENT FOR CORNER FOCAL POINT



GROUND LEVEL CONNECTIONS



RHYTHM HIERARCHIES



MATERIAL HIERARCHIES

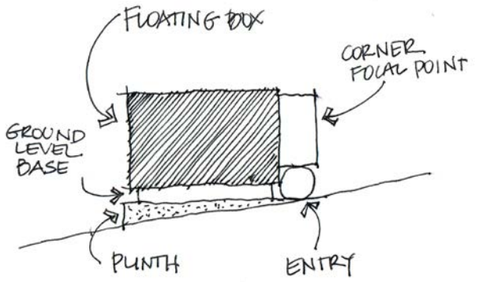
The project aims to develop a simple building massing that celebrates the corner as a focal point, establishes strong ground-level connections that activate the streetscape, honors the inherent quality of the material palette, and develops a layered material hierarchy.

The building massing is conceived as a dark framing element to highlight the corner as a contrasting focal point. Both massing elements are elevated above a unifying plinth that roots the building to the ground. The ground level base serves to create a distinct compositional separation between mass and plinth, increases the extents of the ground plane allowing room to maximize below grade parking, and exterior spaces on top of the plinth, and forms a double-height courtyard at the corner entry.

The plinth forms a series of resident terraces along E Harrison Street and the alley that activate the streetscape, maximize "eyes on the street", and enhance resident living. The plinth also separates public and private spaces while serving as a backdrop for the landscape buffer. The corner courtyard is accessed from both Belmont Avenue E and E Harrison Street. It has been positioned to minimize the elevation changes between sidewalk and courtyard and to maximize views into and out of the courtyard. Extensive glazing at the lobby reinforces the concept of an indoor/outdoor room at the courtyard.

The clear form and simple modulation of the framing element honors the masonry cladding and reflects the neighborhood context. The brick is organized into a rational grid that establishes rhythm and scale within the building mass. A secondary grid overlays the primary masonry field to create material hierarchy and additional texture.

Cedar siding is layered into the secondary material grid as an accent to the dark masonry cladding. The wood adds warmth and texture as well as contrasting tone to the neutral material palette. Wood is also utilized at the entry courtyard as a feature wall and soffit cladding to provide an inviting space. Secondary elements including decks, guardrails, and planters provide a finer grain of material detail and establish facade rhythm. The landscape design adds color, texture, scale, and depth to enhance the architecture and the public realm.



PARTI SKETCH

SOUTHEAST CORNER

(DC2-B/DC3-B/DC4-D)
ROOF DECK PROVIDES RESIDENT OUT-DOOR SPACE & LANDSCAPING

(PL2-B/DC2-C/DC3-B)
ALL DECKS ORIENTED TOWARD RIGHT-OF-WAYS TO MAINTAIN NEIGHBOR PRIVACY, CREATE FACADE RHYTHM, AND ADD "EYES ON THE STREET"

(DC2-C/DC4-A/DC4-II)
BRICK IS CONTEXTUAL, DURABLE, & HUMAN-SCALED

(DC4-A/DC4-II)
CEDAR ACCENTS ADD WARMTH, TEXTURE & COHESION

(PL2-B/DC2-B)
TERRACES & DECKS ACTIVATE ALLEY & ENCOURAGE NATURAL SURVEILLANCE

(DC1-11/DC2-B/DC2-C)
BUILDING PLINTH SEPARATES PUBILIC & PRIVATE SPACE, GROUND THE BUILDING TO THE SITE, & SCREENS THE GARAGE ENTRY

(DC1-II)
GARAGE AND GARBAGE ACCESSED FROM ALLEY & SCREENED FROM SIDEWALK

(DC2-B/DC4-D)
LANDSCAPE BUFFER ADDS SCALE & CREATES SENSE OF PLACE

(PL2-B/DC2-C/DC3-B)
GROUND LEVEL TERRACES ACTIVATE STREETSCAPE, IMPROVE NEIGHBOR-HOOD SECURITY, & CREATE FACADE DEPTH

(CS2-C/PL3-A/DC4-A/DC4-II)
BUILDING CORNER EXPRESSED AS A FOCAL POINT AND DIFFERENTIATED BY MATERIAL COLOR, TEXTURE, AND SCALE

(PL3-A/DC3-B)
OVERHANG ADDS SCALE AND PROVIDES WEATHER PROTECTION FOR SHADING & YEAR-ROUND USE OF SOUTH-FACING COURTYARD

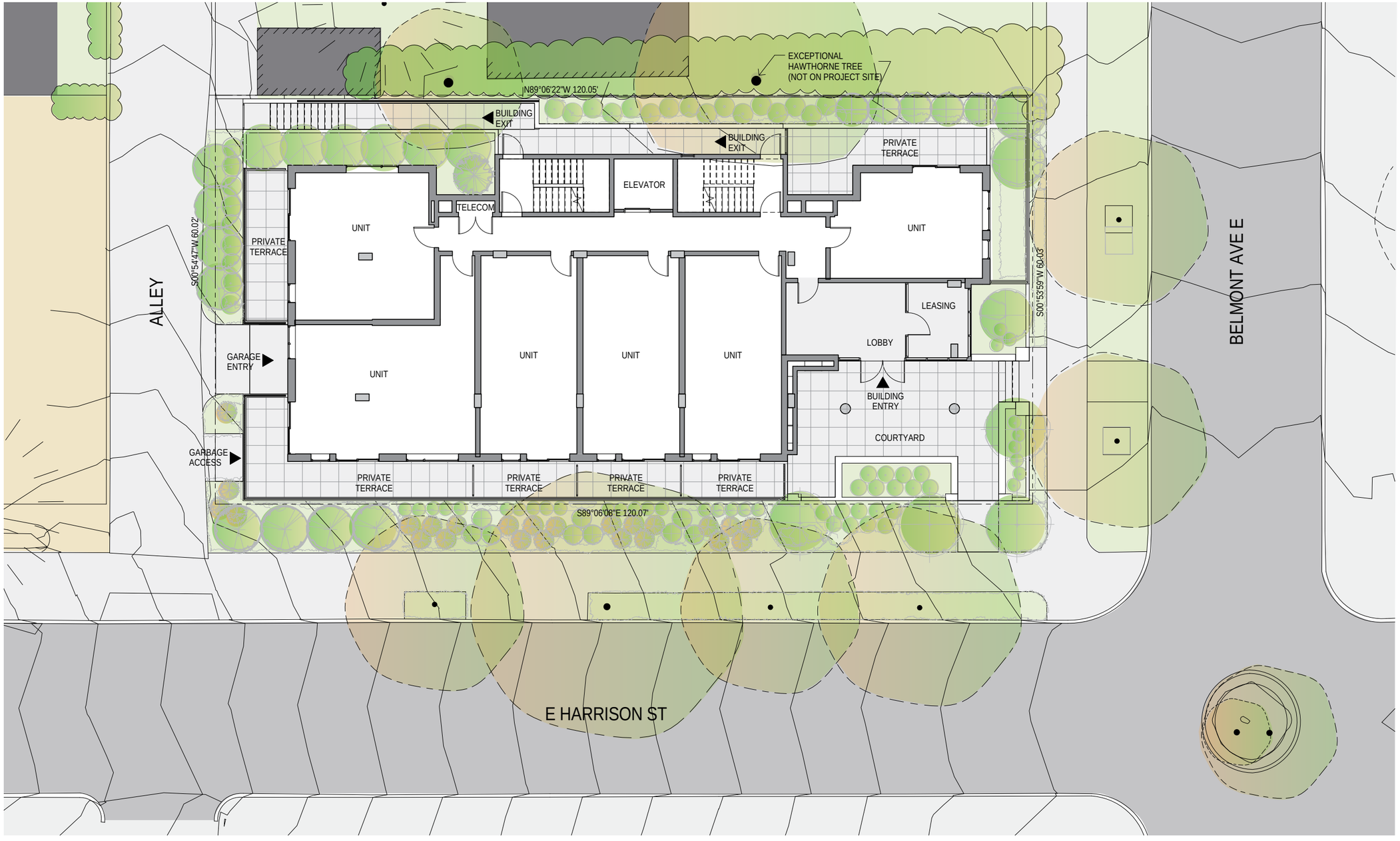
(PL2-B/PL2-III/DC4-A/DC4-II)
PUBLIC USES DIFFERENTIATED BY HIGH LEVEL OF TRANSPARENCY, ARCHITECTURAL LIGHTING, AND CEDAR FEATURE WALL

(CS2-II/PL3-A/DC4-D)
INDOOR/OUTDOOR "ROOM" PROVIDES SENSE OF PLACE AT RESIDENTIAL ENTRY & ENLIVENS STREETSCAPE AT CORNER

(CS2-C/CS2-II/PL2-II)
LANDSCAPED ENTRY COURTYARD LINKED TO BOTH HARRISON & BELMONT

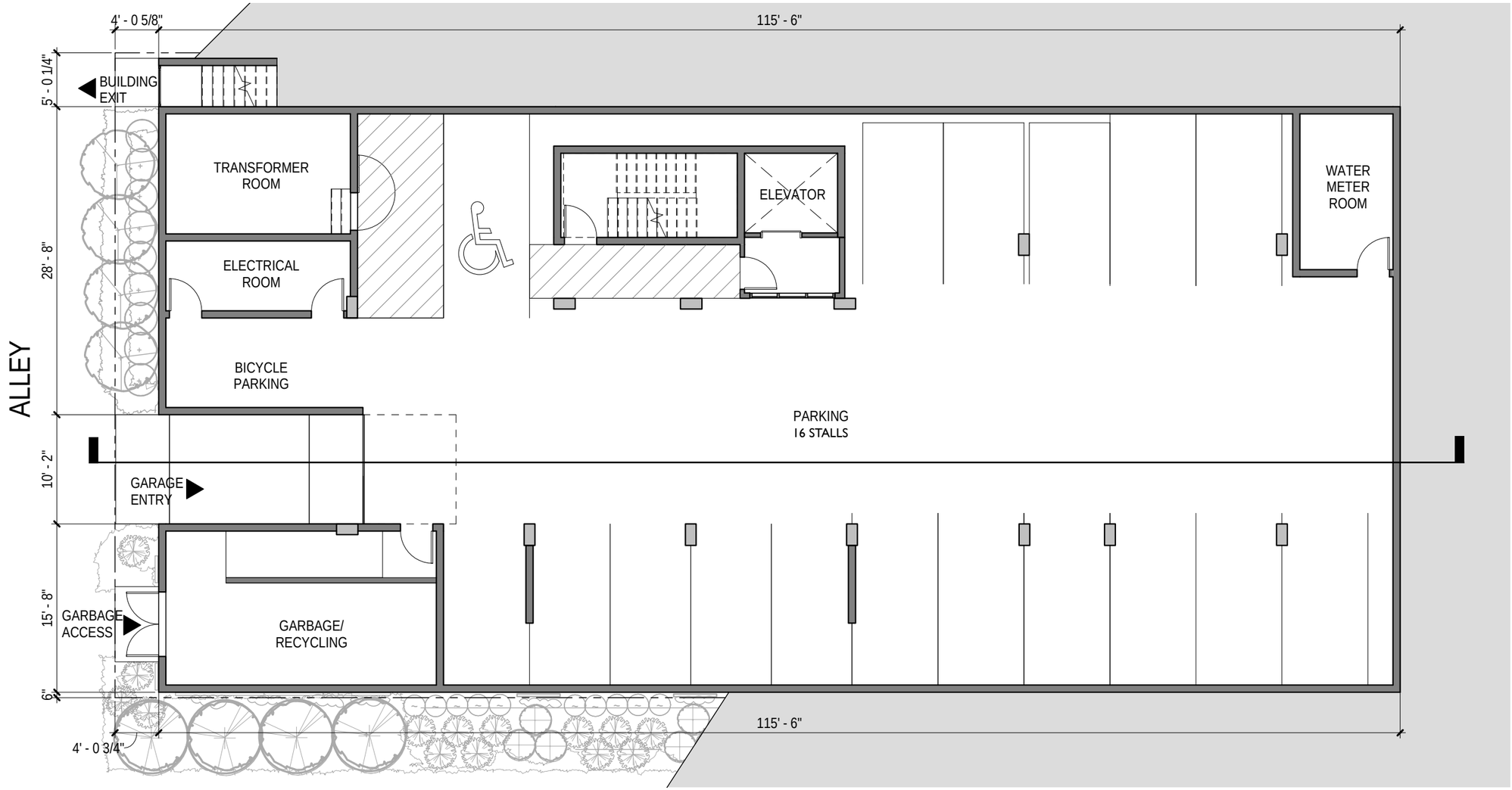
(PL2-B/PL3-A/DC3-B)
LOW PLANTER WALLS MAXIMIZE SIGHT LINES AND CREATE PLACES FOR GATHERING

SITE PLAN


EXCEPTIONAL
HAWTHORNE TREE
(NOT ON PROJECT SITE)
N89°06'22"W 120.05'
BUILDING
EXIT
BUILDING
EXIT
PRIVATE
TERRACE
ELEVATOR
TELECOM
UNIT
UNIT
PRIVATE
TERRACE
S00°54'47"W 60.02'
ALLEY
GARAGE
ENTRY
UNIT
UNIT
UNIT
UNIT
LEASING
LOBBY
BUILDING
ENTRY
COURTYARD
S00°53'59"W 60.03'
BELMONT AVE E
GARBAGE
ACCESS
PRIVATE
TERRACE
PRIVATE
TERRACE
PRIVATE
TERRACE
PRIVATE
TERRACE
S89°06'08"E 120.07'
E HARRISON ST

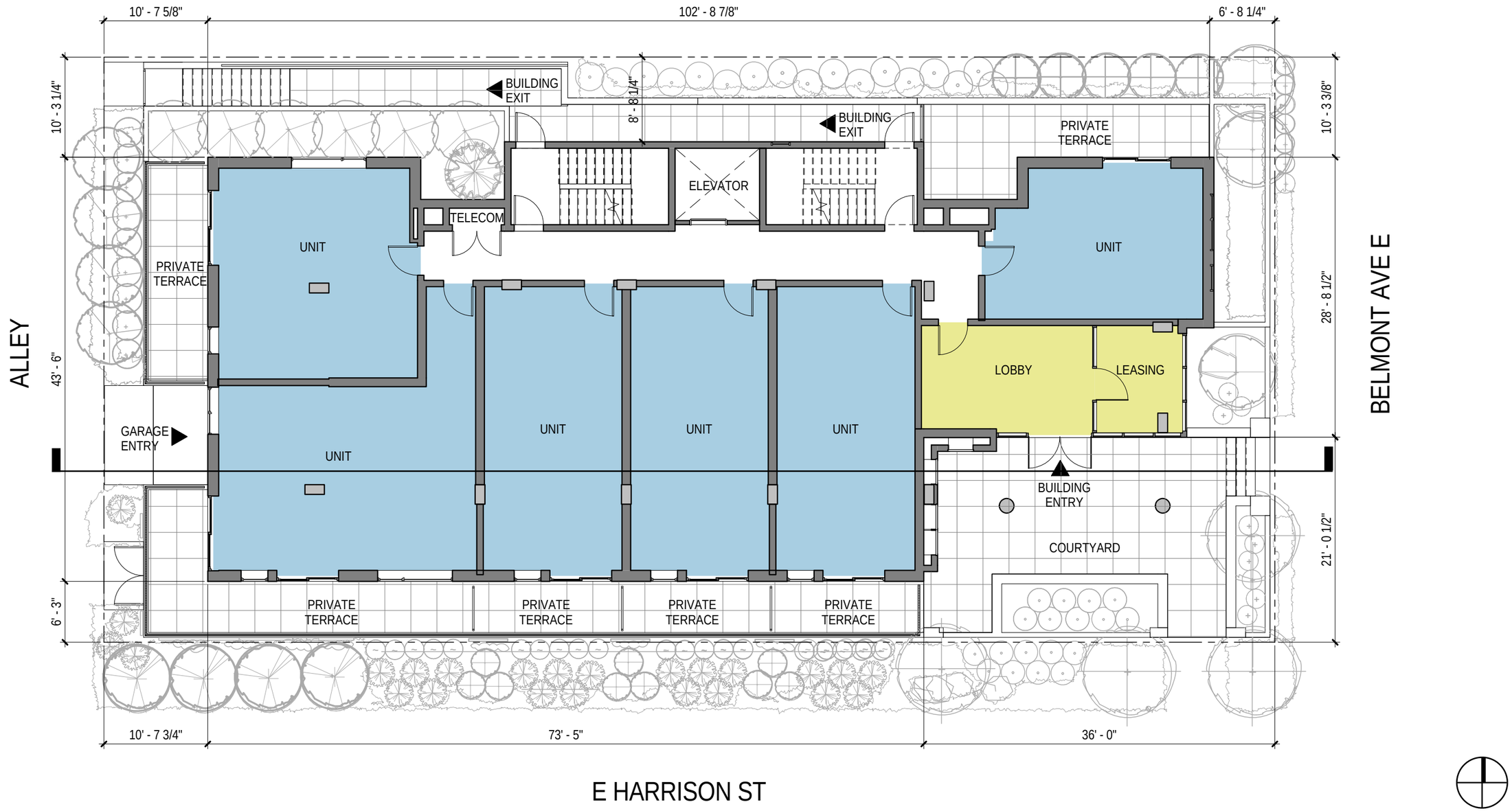
FLOOR PLANS

LEVEL P1



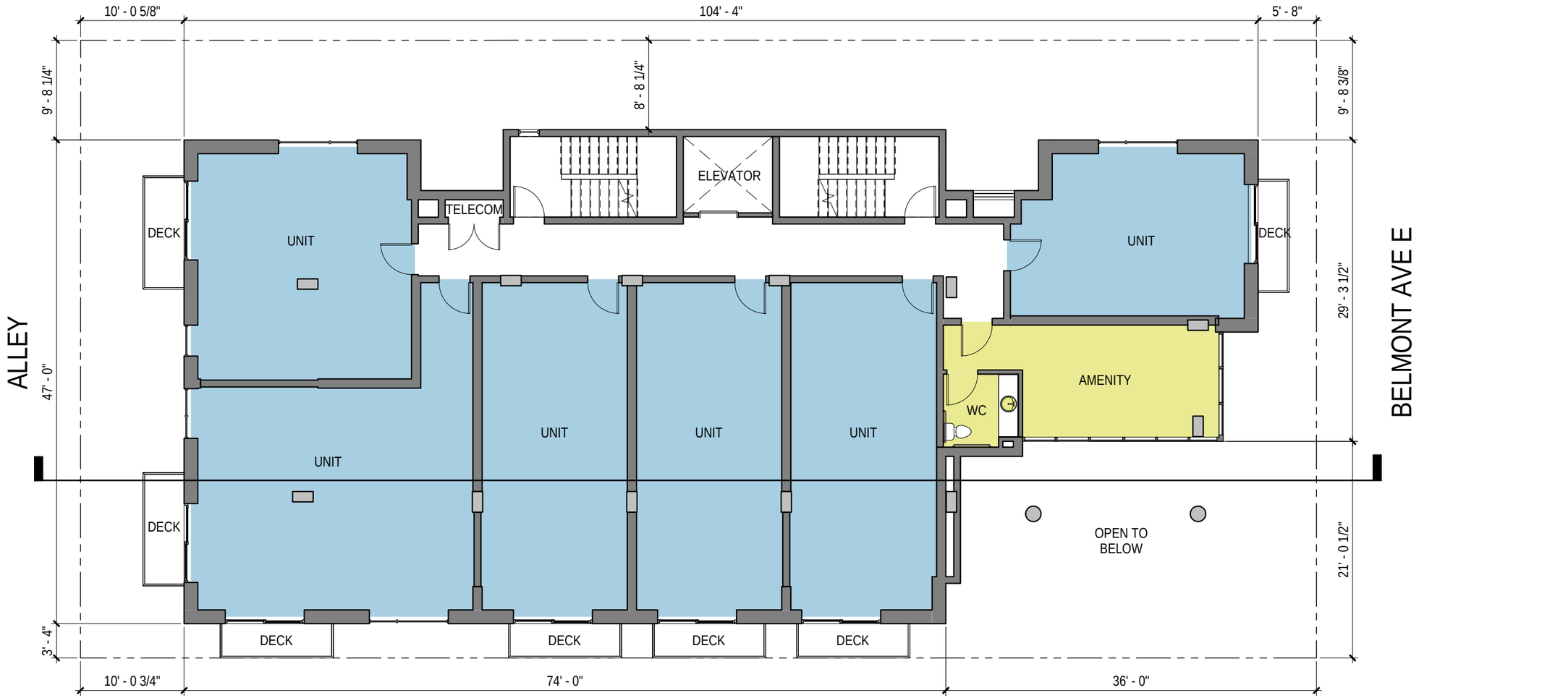
FLOOR PLANS

LEVEL 1



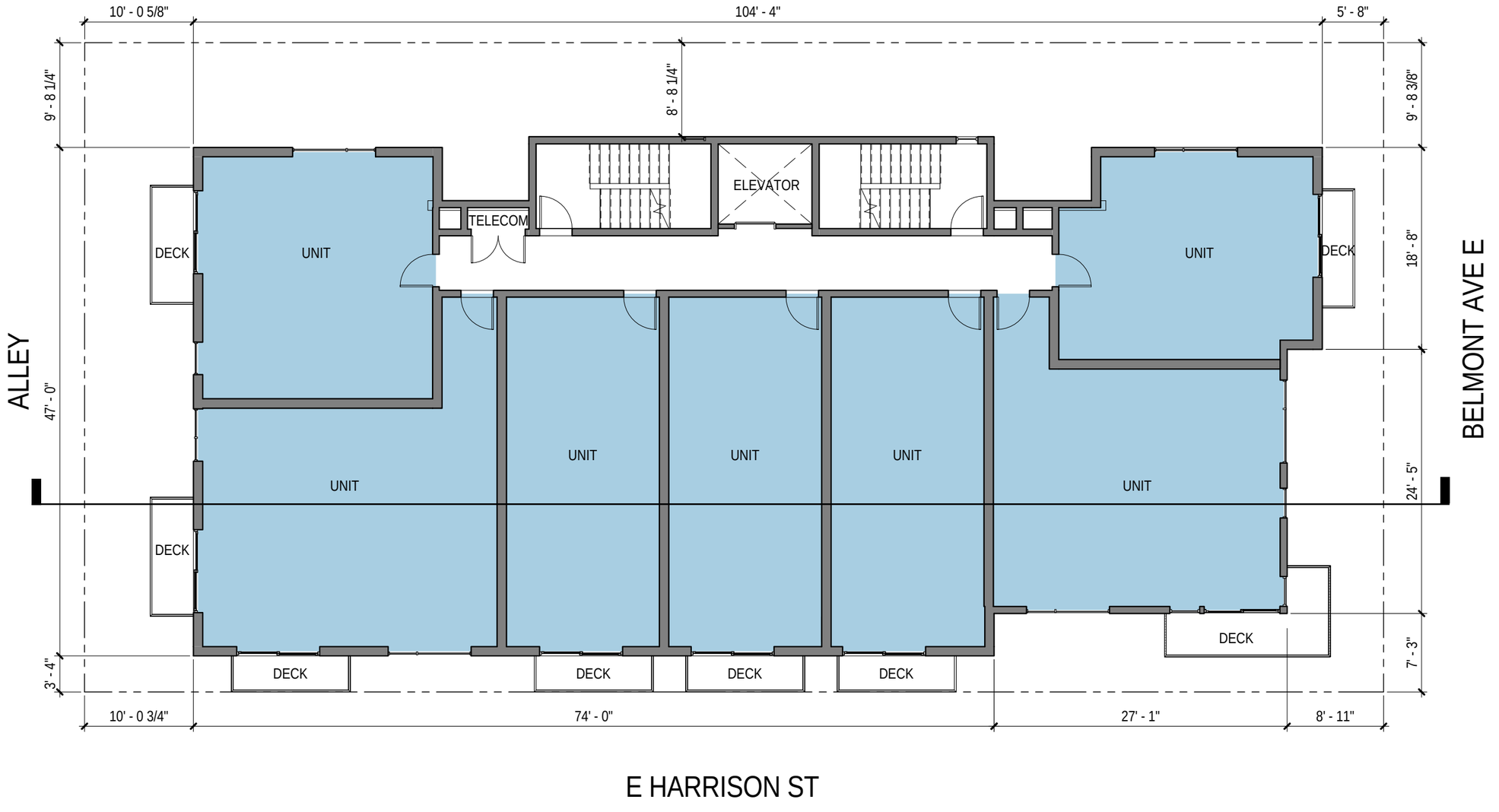
FLOOR PLANS

LEVEL 2



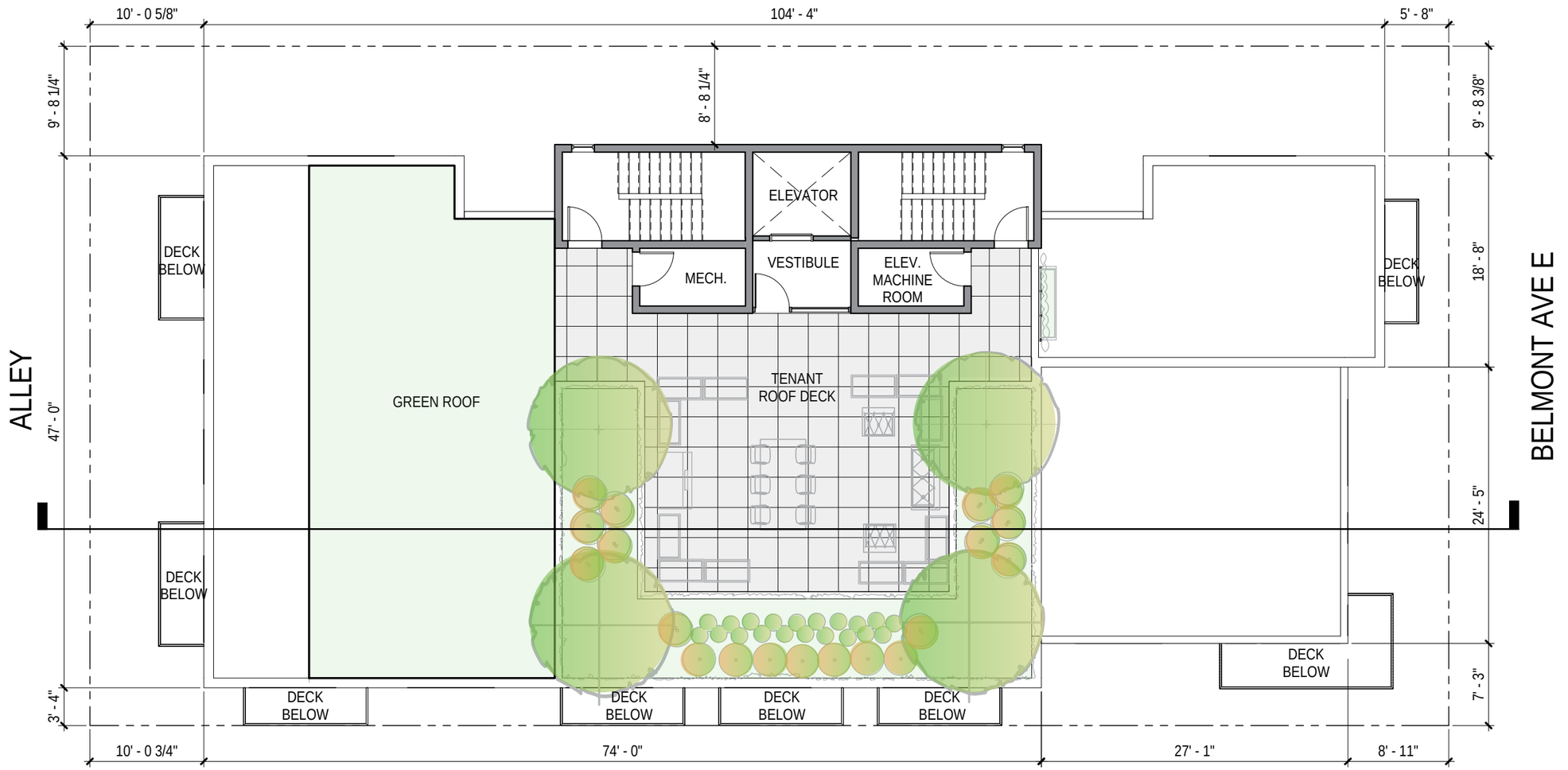
FLOOR PLANS

LEVELS 3-7



FLOOR PLANS

ROOF PLAN

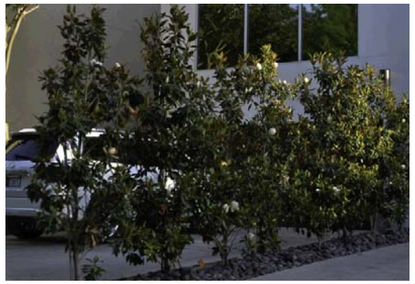


E HARRISON ST

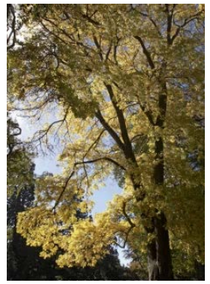
LANDSCAPE DESIGN

SITE PLAN

AMANOGOWA JAPANESE FLOWERING CHERRY



LITTLE GEM MAGNOLIA- selected for its, narrow form, evergreen folige and summer flower, this SDOT approved under wire -street tree will provide year round interest at the alley.



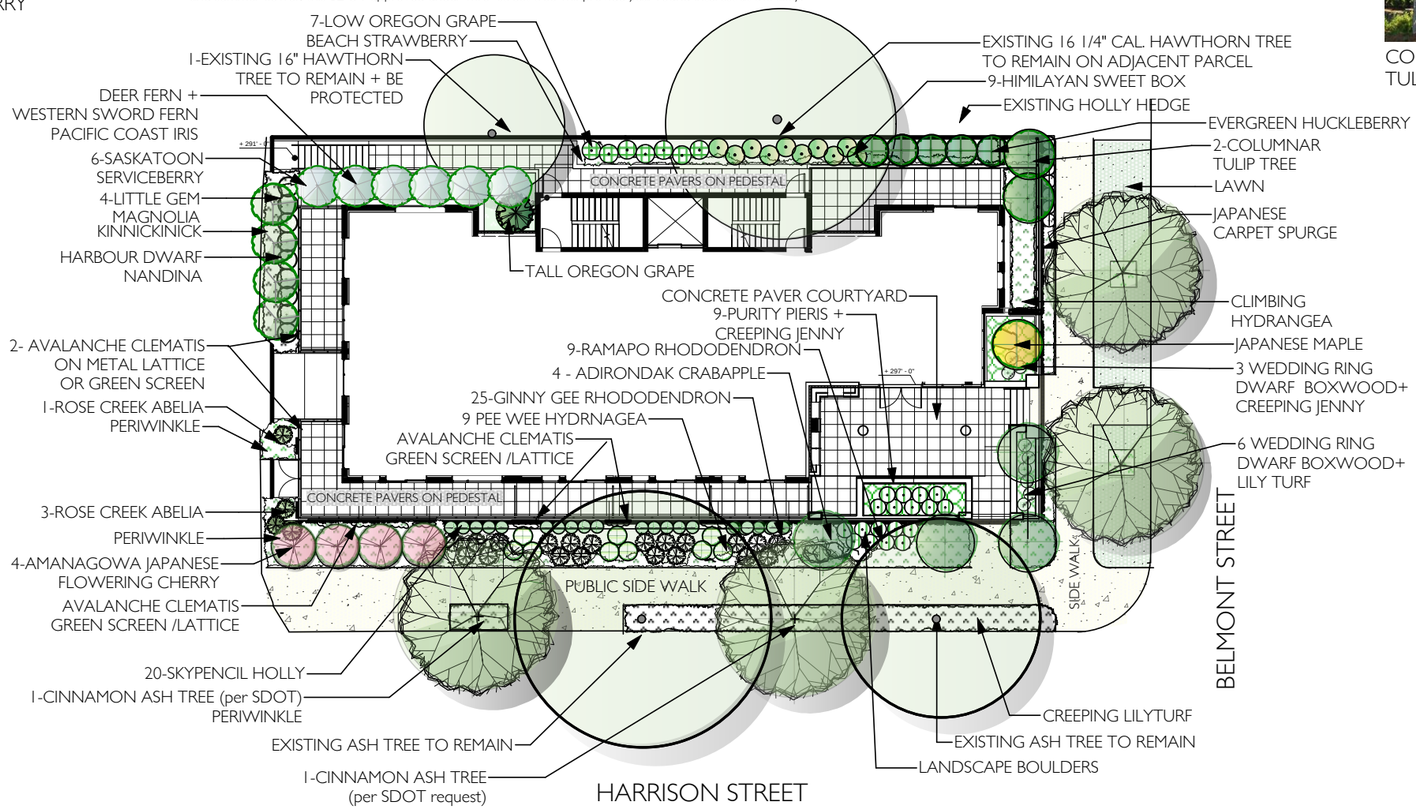
CINNAMON ASH TREE

ADIRONDAK CRAB APPLE

COLUMNAR TULIP TREE

HARRISON STREET ROW + ALLEY PLANTING
There is a unique opportunity along Harrison Street and the alley to marry the architecture to the site

Amanogawa Cherry is the ideal tree for the narrow planting space in the right of way at the corner of Harrison and the alley. Amanogawa Cherry is on the SDOT approved street tree list, stays about 8' wide and 20' tall at maturity. Pale pink spring blooms and orange fall color provide seasonal interest and beauty. Because this tree is decidous and columnar in form, southern light will gracefully shine into the living space during the winter months.



BUILDING COURTYARD
The courtyard planting can be a shared asset for the neighborhood and the residents of the building.

Consideratin of scale, form and sustainability is behind plant selection. The upright branching habbit and narrow form of the Adirondak Crabapple allows ease in pedestrian traffic on public sidewalks the sunken court yard.

With a mature size of 10' wide and 20' tall the Adirondak Crabapple is the ideal scaled tree for the 2 story builidng entrance as it's size and form allow views into the courtyard and to the street.

Pink flowers, strong branching pattern, and fall color make a lovely all season interest tree to be enjoyed by the residents of the building and the neighborhood.

LANDSCAPE PLAN AND MATERIAL IMAGES LEVEL 1

0 10 20 30 40 50 FT

N

SCALE: 1"=20'-0"

NATIVE MATERIALS- NORTH SIDE OF BUILDING


TALL
OREGON GRAPE

WESTERN SWORD FERN


DEER FERN


BEACH STRAWBERRY


LOW
OREGON GRAPE


HIMILAYAN
SWEETBOX


SASKATOON
SERVICEBERRY


EVERGREEN
HUCKLEBERRY

SHRUBS, PERENNIALS AND GROUNDCOVER EAST SIDE OF BUILDING + COURTYARD


JAPANESE CARPET
SPURPE


LILLY TURF


WATERFALL
JAPANESE MAPLE

WEDDING RING
DWARF BOXWOOD


RAMAPO
RHODODENDRON


GOLDIELOCKS
CREEPING JENNY


PURITY PIERIS

SHRUBS, VINES, PERENNIALS AND GROUNDCOVER AT WEST SOUTH SIDE OF BUILDING


AVALANCHE
CLEMATIS


ROSE CREEK ABELIA

PEEWEE OAKLEAF
HYDRANGEA

GINNY GEE
RHODODENDRON


SKY PENCIL
JAPANESE HOLLY


HARBOR DWARF
HEAVENLYBAMBOO


PERIWINKLE

LANDSCAPE PLANT MATERIAL IMAGES LEVEL I

LANDSCAPE DESIGN

ROOF PLAN

PLANT MATERIAL IMAGES - ROOF TOP

TUSCARORA CREPE MYRTLE

STAR JAMINE VINE

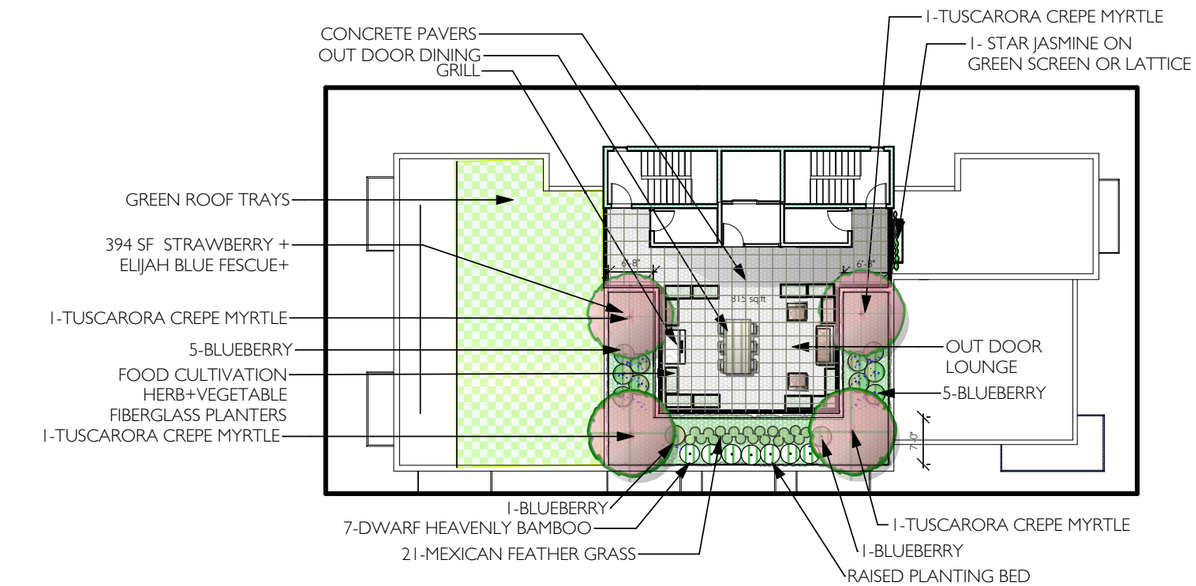
LIPSTICK STRAWBERRY

ELIJAH BLUE FESCUE

SUNSHINE BLUEBERRY

MEXICAN FEATHER GRASS

ETERA TUFF STUFF STANDARD MIX SEDUM TILES



OUTDOOR DINING SPACE + METALTABLE+RESIN CHAIR

OUTDOOR LOUNGE SPACE + CONCRETE PAVERS

ROOF TOP PATIO:
The rooftop planting beds are filled with materials that are appropriate for the conditions found in the roof top environment. Soil depth, wind, heat, and sun conidtions are all determining factors in selecting materials. The raised planters have 2' soil depth to accomodate trees and shrubs. The roof top also has seventy square feet fiberglass planters designated as a vegetable and herb garden for the tenants. The green tray sedum tile "tuff mix" has a proven track record for success on rooftops in the Seattle climate zone 8. In addition to creating a pleasing aesthetic outdoor community space for relaxing or entertainging, the roof top ammenity can be a sustainable living natural environment.

LANDSCAPE PLAN AND MATERIAL IMAGES ROOF TOP

0 10 20 30 40 50 FT

N

SCALE: 1"=20'-0"

ELEVATIONS

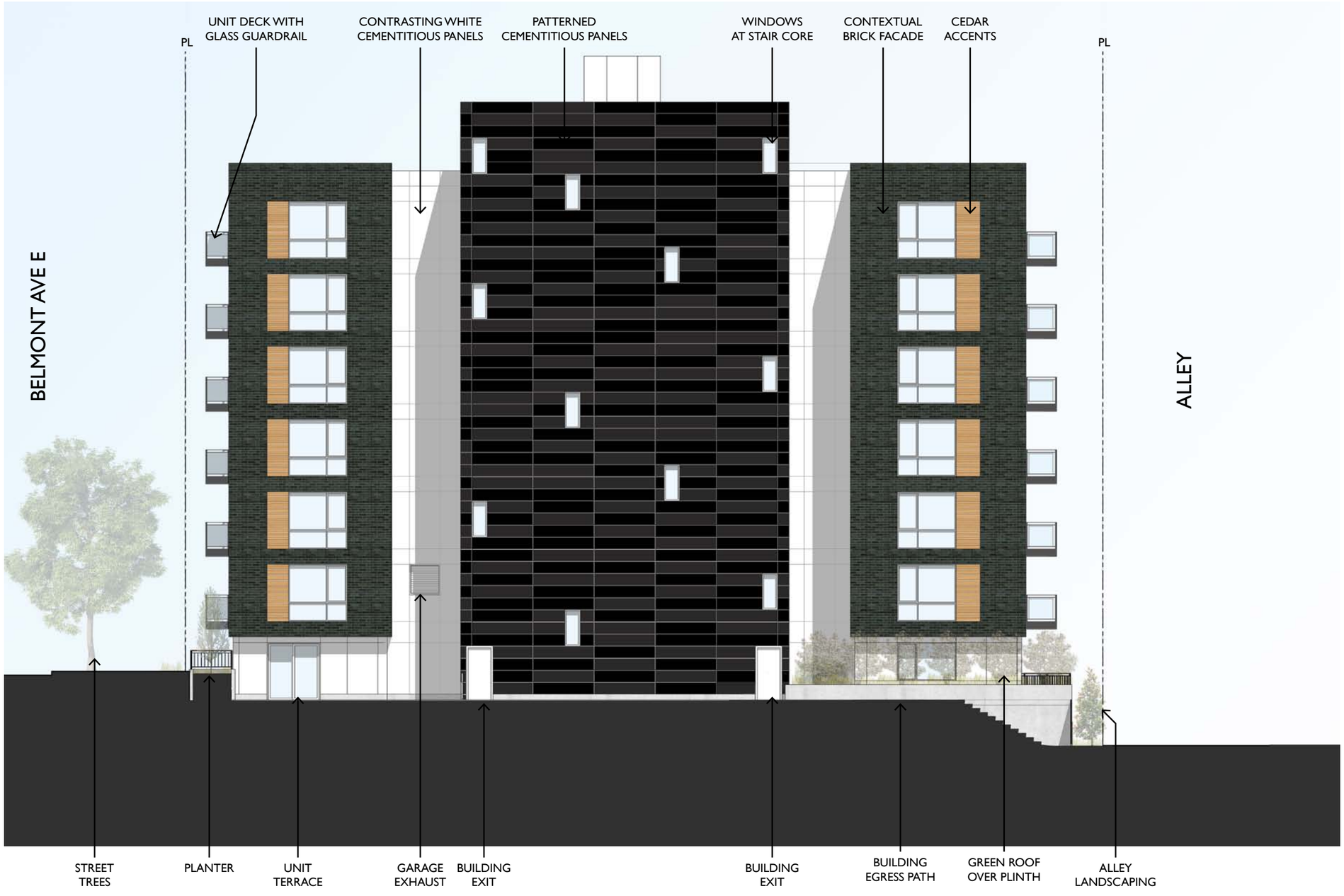
SOUTH

ELEVATIONS

EAST

ELEVATIONS

NORTH



ELEVATIONS

WEST

MATERIAL PALETTE

BRICK FRAMING MASS

1 BRICK - COAL CREEK

2 GLASS GUARDRAILS

CORNER & BASE

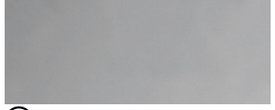
3 CEMENTITIOUS REVEAL PANEL - WHITE

4 METAL GUARDRAIL & FENCING

5 CEDAR SIDING - NATURAL OAK

6 METAL DECKS

7 VINYL WINDOWS/ DOORS - WHITE

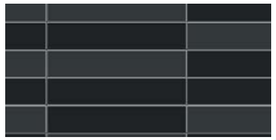


8 STOREFRONT - ALUMINUM ANODIZED

9 CAST-IN-PLACE CONCRETE - SNAPTIE

10 GREENSCREEN

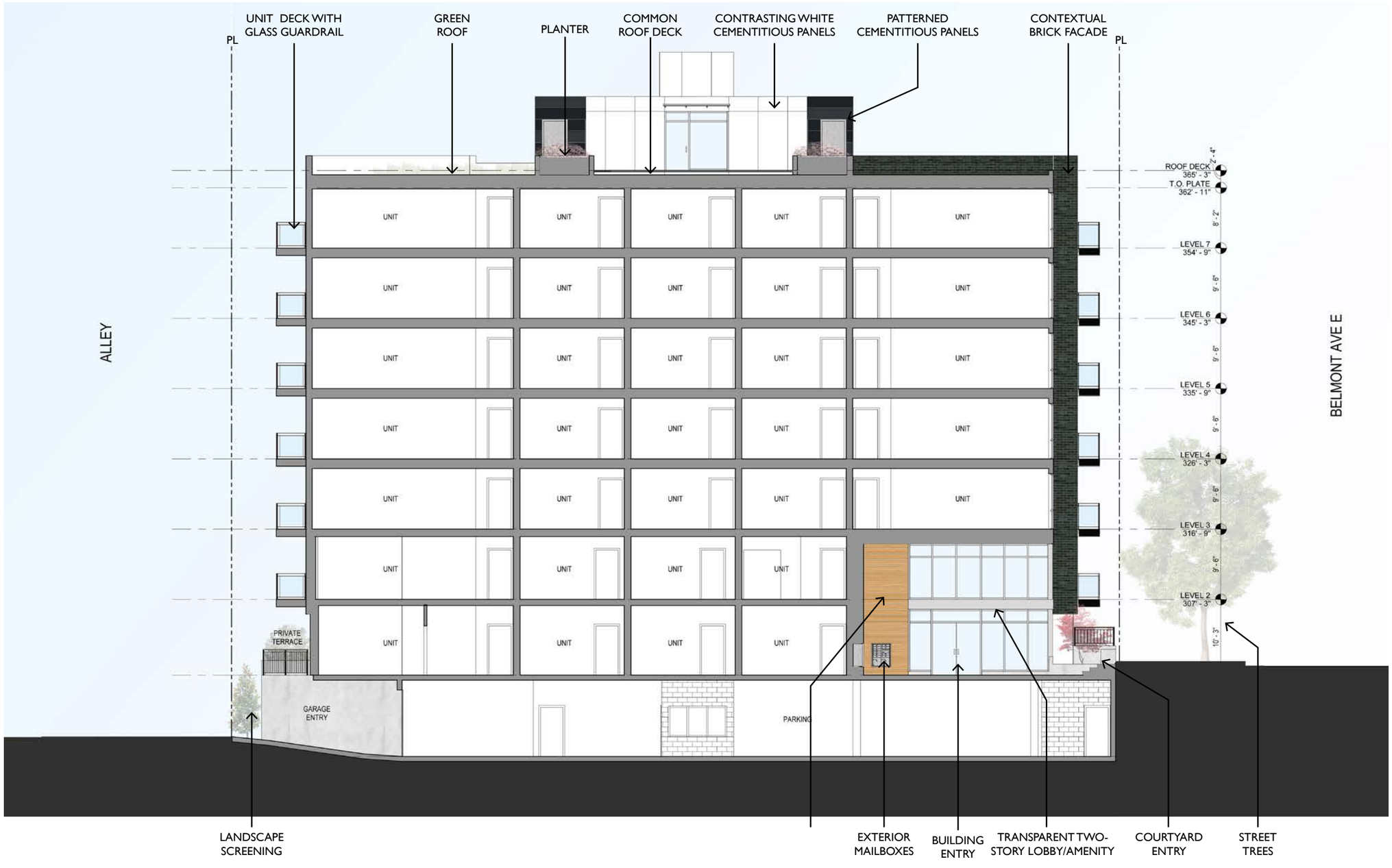
11 CEDAR SOFFIT



12 CEMENTITIOUS REVEAL PANEL - BLACK MIX (NORTH ELEVATION)

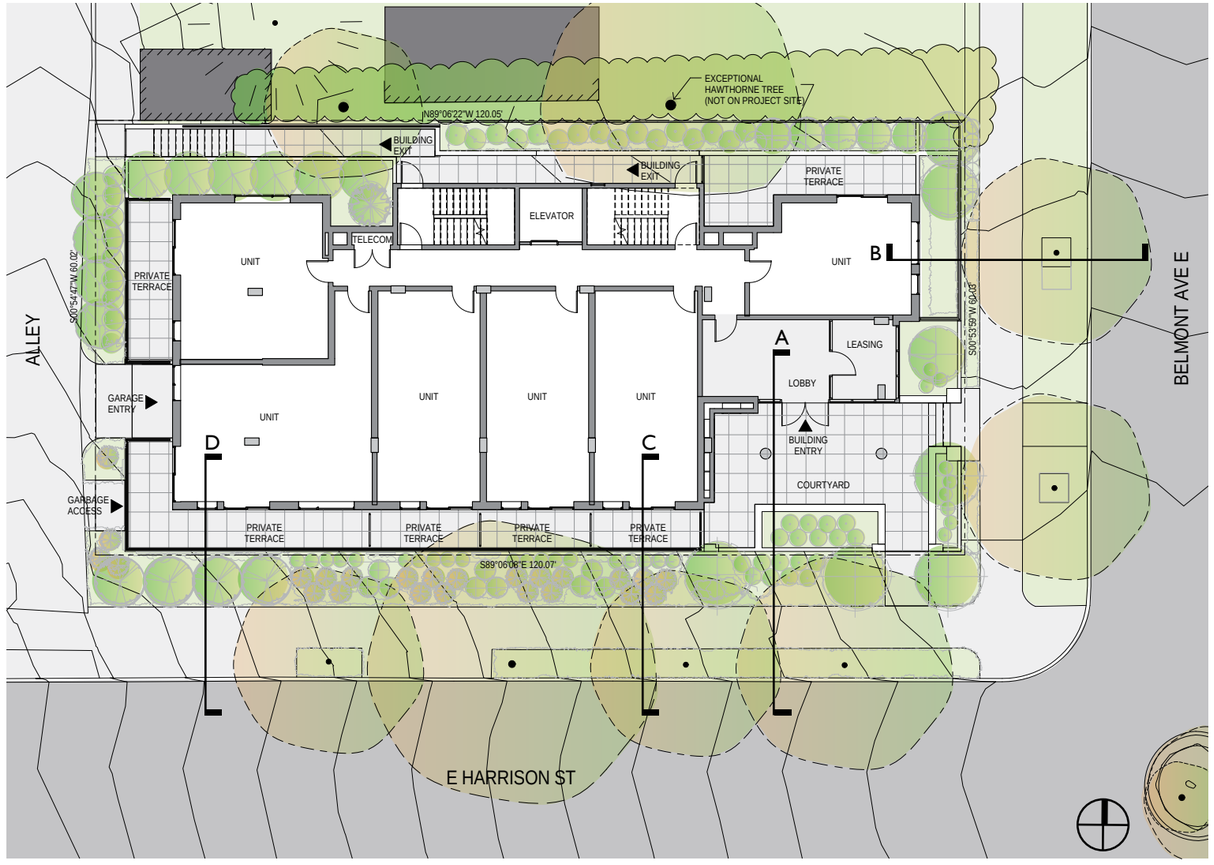
BUILDING SECTION

EAST-WEST



STREETSCAPE SECTIONS

SECTION A

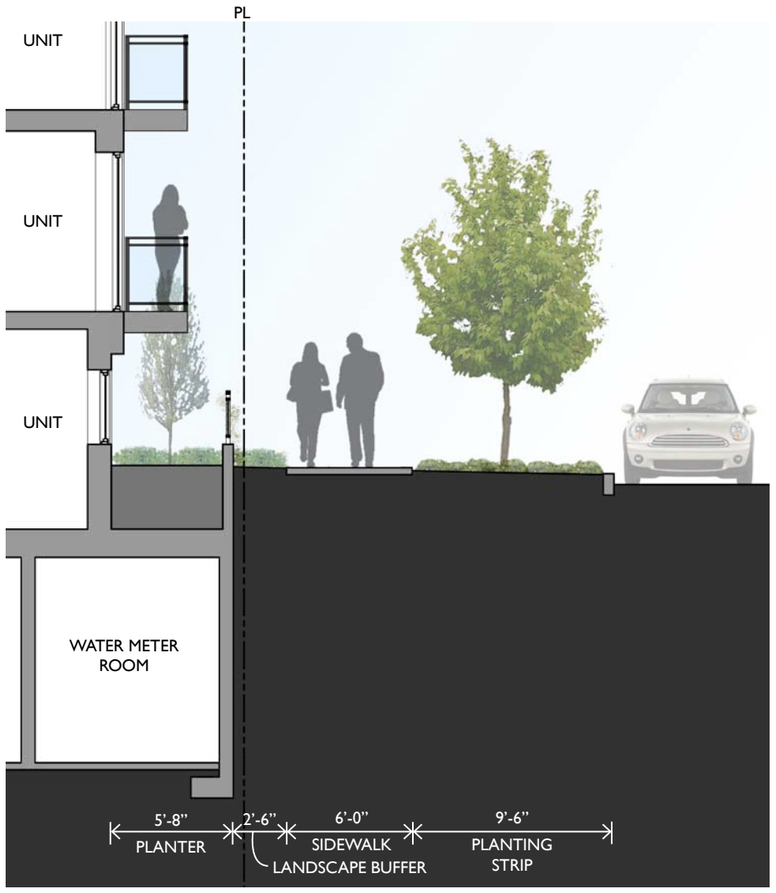


SITE PLAN

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 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. The second level above the lobby will be dedicated amenity space to enhance the public nature of the courtyard and provide additional "eyes on the street" at the corner.

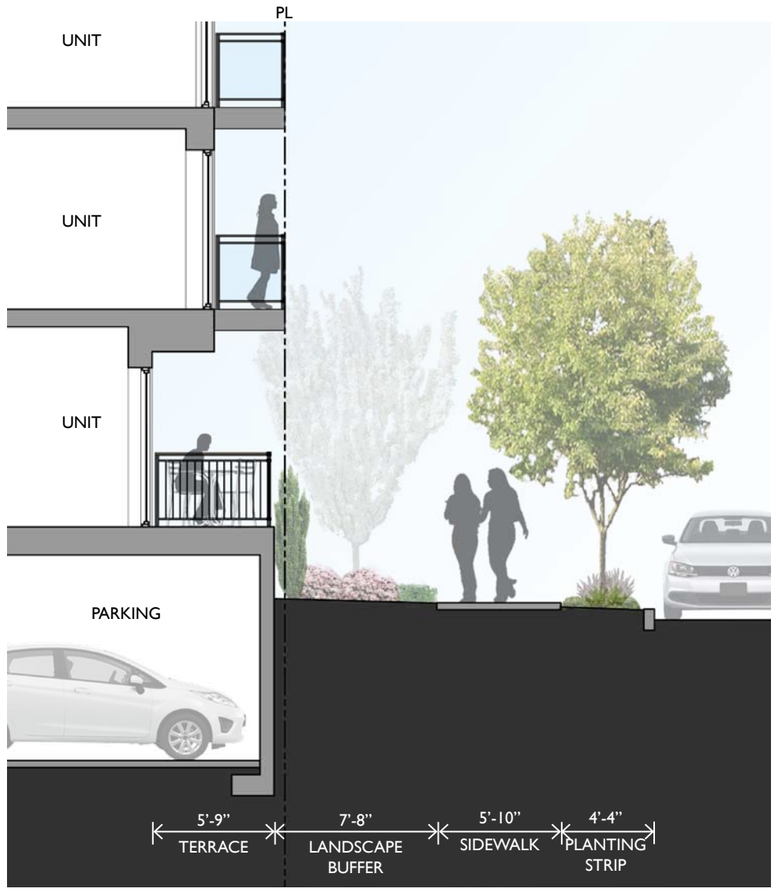
STREETSCAPE SECTIONS



SECTION B

PLANTER ON BELMONT AVE E

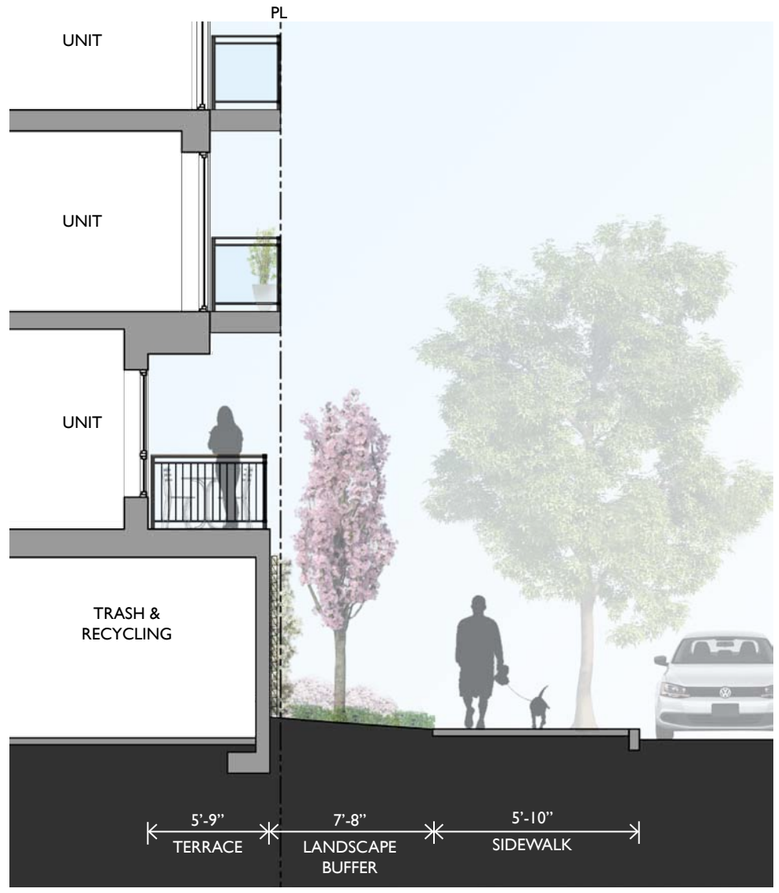
The northeast unit at ground level will be sunken below grade by a maximum of 3'-0". A landscaped planter and privacy screen will provide a buffer between the ground level unit and the sidewalk. Decks will be provided for the units above to maximize eyes on the street, provide tenant outdoor space, and enhance the east elevation.



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 the serves to hide parking and provide terraces, quickly diminishes in height to the east. The plinth wall is conceived as a textured backdrop for the landscape buffer. Landscape buffers are a prevalent strategy for negotiating steep slopes throughout the West Slope District. This buffer will add interest, beauty, and scale to the pedestrian experience through a variety of plantings and greenscreen elements.

VIGNETTE

CORNER OF E HARRISON ST & BELMONT AVE E

(CS2-C/PL3-A/DC4-A/DC4-II)
BUILDING CORNER EXPRESSED AS A FOCAL POINT AND DIFFERENTIATED BY MATERIAL COLOR, TEXTURE, AND SCALE

(PL3-A/DC3-B)
OVERHANG ADDS SCALE AND PROVIDES WEATHER PROTECTION FOR SHADING & YEAR-ROUND USE OF SOUTH-FACING COURTYARD

(PL2-B/PL2-III/DC4-A/DC4-II)
PUBLIC USES DIFFERENTIATED BY HIGH LEVEL OF TRANSPARENCY, ARCHITECTURAL LIGHTING, AND CEDAR FEATURE WALL

(CS2-II/PL3-A/DC4-D)
INDOOR/OUTDOOR "ROOM" PROVIDES SENSE OF PLACE AT RESIDENTIAL ENTRY & ENLIVENS STREETSCAPE AT CORNER

(CS2-C/CS2-II/PL2-II)
LANDSCAPED ENTRY COURTYARD LINKED TO BOTH HARRISON & BELMONT

(PL2-B/PL3-A/DC3-B)
LOW PLANTER WALLS MAXIMIZE SIGHT LINES AND CREATE PLACES FOR GATHERING

VIGNETTE

ENTRY COURTYARD

(CS2-C/PL3-A/DC4-A/DC4-II)
BUILDING CORNER EXPRESSED AS A FOCAL POINT AND DIFFERENTIATED BY MATERIAL COLOR, TEXTURE, AND SCALE

(PL3-A/DC3-B)
OVERHANG ADDS SCALE AND PROVIDES WEATHER PROTECTION FOR SHADING & YEAR-ROUND USE OF SOUTH-FACING COURTYARD

(PL2-B/PL2-III/DC4-A/DC4-II)
PUBLIC USES DIFFERENTIATED BY HIGH LEVEL OF TRANSPARENCY, ARCHITECTURAL LIGHTING, AND CEDAR FEATURE WALL

(CS2-II/PL3-A/DC4-D)
INDOOR/OUTDOOR "ROOM" PROVIDES SENSE OF PLACE AT RESIDENTIAL ENTRY & ENLIVENS STREETSCAPE AT CORNER

(CS2-C/CS2-II/PL2-II)
LANDSCAPED ENTRY COURTYARD LINKED TO BOTH HARRISON & BELMONT

(PL2-B/PL3-A/DC3-B)
LOW PLANTER WALLS MAXIMIZE SIGHT LINES AND CREATE PLACES FOR GATHERING

VIGNETTE

E HARRISON ST & ALLEY

(PL2-B/DC2-C/DC3-B)
ALL DECKS ORIENTED TOWARD RIGHT-OF-WAYS TO MAINTAIN NEIGHBOR PRIVACY, CREATE FACADE RHYTHM, AND ADD "EYES ON THE STREET"

(DC2-C/DC4-A/DC4-II)
BRICK IS CONTEXTUAL, DURABLE, & HUMAN-SCALED

(DC4-A/DC4-II)
CEDAR ACCENTS ADD WARMTH, TEXTURE & COHESION

(PL2-B/DC2-B)
TERRACES & DECKS ACTIVATE ALLEY & ENCOURAGE NATURAL SURVEILLANCE

(DC1-11/DC2-B/DC2-C)
BUILDING PLINTH SEPARATES PUBILIC & PRIVATE SPACE, GROUND THE BUILDING TO THE SITE, & SCREENS THE GARAGE ENTRY

(DC1-II)
GARAGE AND GARBAGE ACCESSED FROM ALLEY & SCREENED FROM SIDEWALK

(PL2-B/DC2-C/DC3-B)
GROUND LEVEL TERRACES ACTIVATE STREETSCAPE, IMPROVE NEIGHBOR-HOOD SECURITY, & CREATE FACADE DEPTH

(DC2-B/DC4-D)
LANDSCAPE BUFFER ADDS SCALE & CREATES SENSE OF PLACE

VIGNETTE

BELMONT AVE E

(PL2-B/DC2-C/DC3-B)
ALL DECKS ORIENTED TOWARD RIGHT-OF-WAYS TO MAINTAIN NEIGHBOR PRIVACY, CREATE FACADE RHYTHM, AND ADD "EYES ON THE STREET"

(DC2-C/DC4-A/DC4-II)
BRICK IS CONTEXTUAL, DURABLE, & HUMAN-SCALED

(DC4-A/DC4-II)
PATTERNED SIDING TO ADD INTEREST TO NORTH FACADE

(PL2-B/DC2-C/DC3-B)
GROUND LEVEL TERRACES ACTIVATE STREETSCAPE, IMPROVE NEIGHBOR-HOOD SECURITY, & CREATE FACADE DEPTH

(DC2-B/DC4-D)
LANDSCAPE BUFFER ADDS SCALE & CREATES SENSE OF PLACE

LIGHTING PLAN

The lighting concept for the project aims to reduce energy usage, promote safety, enhance the architecture, and prevent light spillage. Shielded fixtures will be used along access paths and in courtyard sit walls to provide perimeter lighting. Recessed soffit downlights will provide lighting for the courtyard and terraces along Harrison. Downlit wall sconces will be located at additional gorund level terraces. Lighting from the lobby will be designed to provide a welcoming entry to residents and visitors. This lighting will be designed to prevent light spillage beyond the courtyard and maintain appropriate illumination for a residential neighborhood.

1 RECESSED DOWNLIGHT

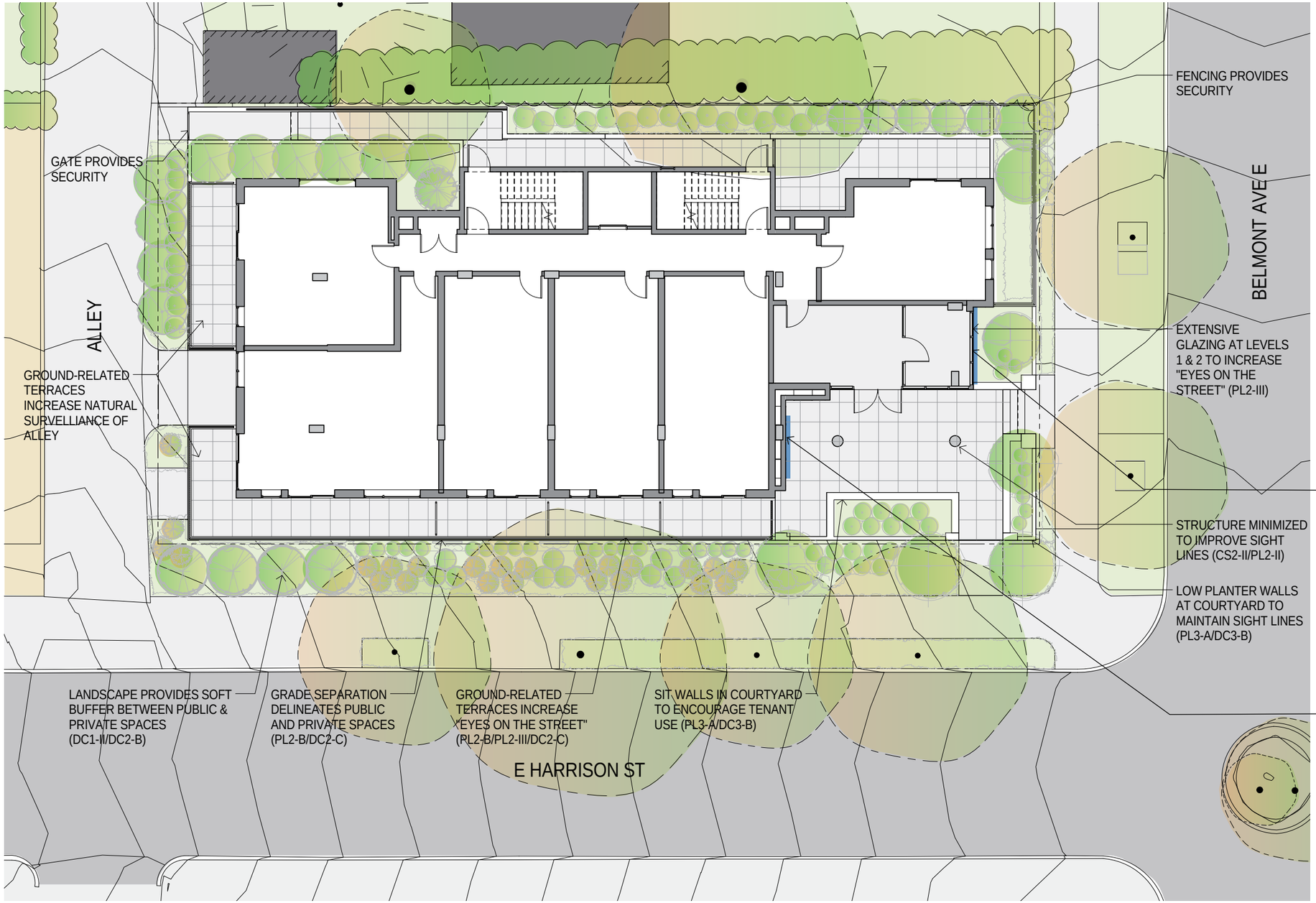
2 LED WALL LIGHT

3 RECESSED LED DOWNLIGHT

4 WALL SCONCE

5 INTERIOR LOBBY LIGHTING

SIGNAGE & SECURITY PLAN

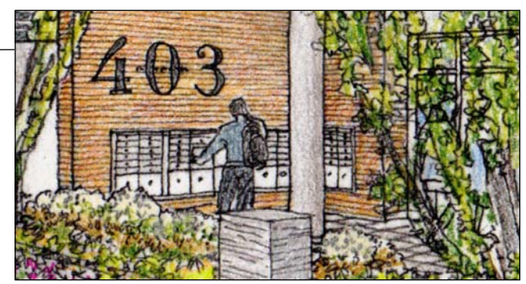


The security concept for the project will maximize "eyes on the street" by providing units decks, ground-level terraces, and large unit windows along Belmont, Harrison, and the alley to the west. The natural grade separation between the terraces and the sidewalk along Harrison along with the soft landscape buffer provides an appropriate separation between public and private spaces.

The courtyard is designed to maintain sight lines between the lobby and sidewalk with low planter walls, minimal structure, and extensive glazing. Overhead weather protection, exterior programming, and sit walls encourage year-round use of the courtyard. The Level 2 amenity space will encourage additional natural surveillance of the courtyard and adjacent neighborhood.

Building signage will be located as a graphic element both on the cedar feature wall in the courtyard and on the glazing of the amenity space of Level 2.

WINDOW SIGNAGE AT AMENITY ROOM

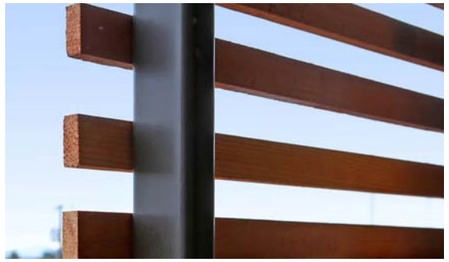


SIGNAGE AT COURTYARD CEDAR WALL

DESIGN OPTIONS

SOUTH ELEVATION WITH MOVABLE SHADE SCREENS

SHADE SCREEN STUDY

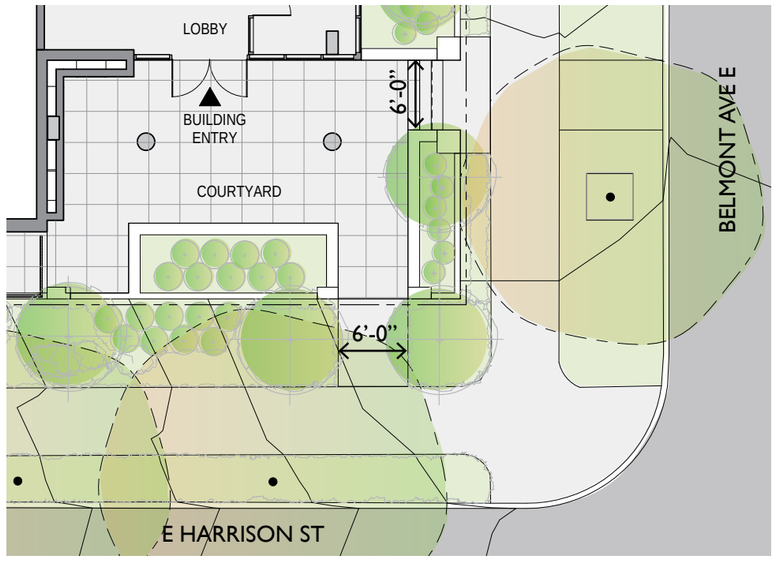


SHADE SCREEN PRECEDENT

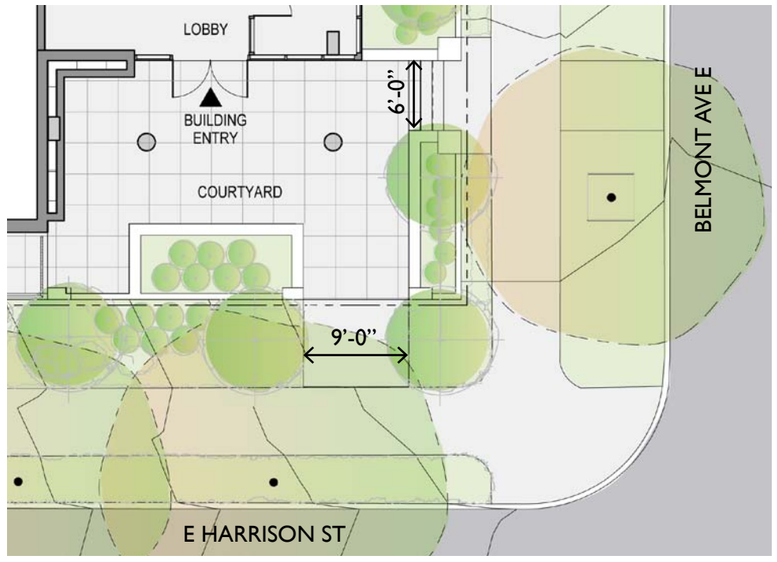
SHADE SCREEN PRECEDENT

MOVABLE SHADE SCREENS

The project team is investigating the viability of adding wooden sun shade screens to the project. The screens would be operable by residents, giving them the opportunity to shade the fixed panel of the sliding glass deck doors in their unit. These screen elements would help maintain unit comfort, particularly along the south and west facades where the sun exposure is highest. As a design element, the shade screens would add a dynamic component to the building façade, while continuing to maintain the design consistency . The interplay of solid wood accent panels, slatted wood shading screen, and transparent glazing would add another layer of material interest and dimension to the project. These panels are being presented as a design option pending financial feasibility.



COURTYARD ENTRY CONDITION

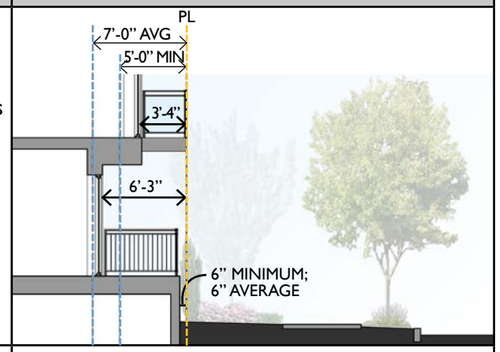
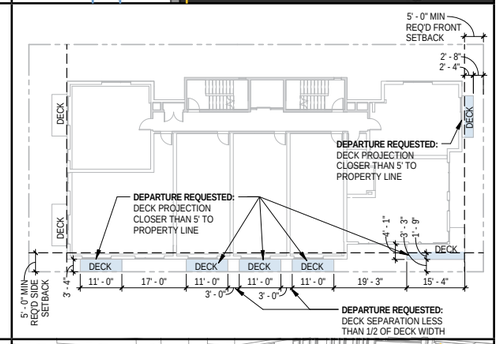
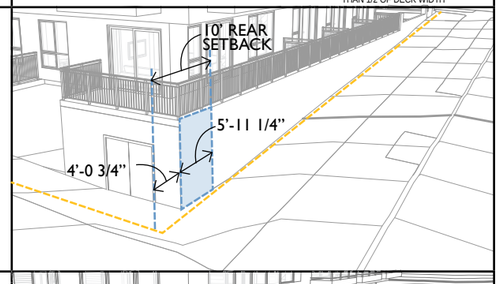
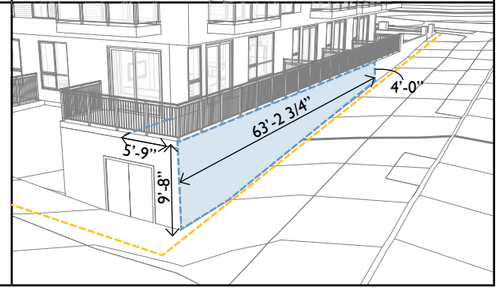


WIDENED COURTYARD ENTRY CONDITION

ACCESSIBLE COURTYARD ENTRY

The project team is also investigating the feasibility of widening the accessible courtyard entry off E Harrison Street. Due to the steep slope along Harrison and the necessity to maintain cross slopes that meet accessibility requirements, the entry has been designed to be 6'-0" wide. However, this entry may be widened an additional 3'-0". This design option is being presented to the Board for consideration.

DEPARTURE MATRIX

MR ZONING CODE	REQUIREMENT	PROPOSED	DEPARTURE RATIONALE	DESIGN REVIEW GUIDELINES	DEPARTURE DIAGRAM
#1 SIDE SETBACK (HARRISON) SMC 23.45.518.B.	7'-0" average 5'-0" minimum	6" minimum; 6" average DEPARTURE: 4'-6" min; 6'-6" average	The reduced side setback provides an opportunity to increase the north side setback to a minimum of 8'-8 1/4" which grants additional space for light, air, and privacy to the northern neighbor. This gesture also creates a strong corner element by shifting the massing above the corner courtyard to provide weather protection and human scale for the double-height courtyard. The courtyard space itself meets the minimum courtyard requirements, however, we are asking for a side yard departure in order to provide a covered space to be used year round. 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-C - Relationship to the Block CS2-II - Corner Lots PL2-B - Safety & Security PL2-II - Pedestrian Open Spaces & Entries PL2-III - Personal Safety & Security PL3-A - Entries	
#2 PROJECTIONS INTO SETBACK (BELMONT & HARRISON) SMC 23.45.518.I.1	Unenclosed decks may project a maximum of 4'-0" into required setbacks if no closer than 5'-0" to any lot line and separated from other decks by a distance equal to at least 1/2 the width of the projection	East Facade: Decks are within 2'-8" of the lot line DEPARTURE: 2'-4" projection South Facade: Decks are within 0-0" of the lot line; 11'-0" wide decks separated by 3'-0" DEPARTURE: 3'-4" projection; 2'-6" deck separation width Corner: Decks within 3'-4" of the S lot line DEPARTURE: 1'-8" projection;	One vertical stack of decks encroaches into the front yard setback along Belmont. These decks were positioned away from the north facade to provide greater privacy for the neighbor to the north. All of the units will be provided with a deck. The decks along both facades provide added scale, texture, and interest as well as increase the natural surveillance of the public realm.	PL2-B - Safety & Security DC2-C - Secondary Arch. Features	
#3 REAR SETBACK: SMC 23.45.518.B.	10'-0" for a rear lot line abutting an alley	4'-0 3/4" setback at Level P1 DEPARTURE: 5'-11 1/4" Level P1	The parking garage protrudes from grade in the rear setback to provide terraces for ground level units along the alley. These terraces add activity to E Harrison St and the alley. The terraces provide a proportional plinth for the building where it meets the ground and screens the garage entry from the right-of-way. The additional area in the garage allows for additional parking which will reduce the burden of parking on the neighborhood.	PL2-B - Safety & Security DC1-II - Screening of Dumpsters, Etc. DC2-C - Secondary Arch. Features	
#4 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	Level P1 extends maximum of 9'-8" above finished grade at SW corner; 63'-2 3/4" of facade length is higher than 4'-0" above finished grade DEPARTURE: 5'-8" @ SW Corner	The parking garage protrudes from the finished grade 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". The terraces help provide a graceful transition where the building meets the ground. The additional area in the garage allows for additional parking which will reduce the burden of parking on the neighborhood.	PL2-B - Safety & Security DC1-II - Screening of Dumpsters, Etc. DC2-B - Arch. & Facade Composition DC2-C - Secondary Arch. Features DC4-D - Trees, Landscape & Hardscape	

DEPARTURE COMPARISON

SIDE SETBACK - HARRISON

Decreasing the side setback allows for an increased north side setback to improve the privacy of the neighbor to the north. The massing shift also allows for the development of a double-height courtyard at the corner which enhances the project and neighborhood in the following ways:

- Creates a corner focal point at the corner with a covered 'outdoor room' for gathering (CS2-II/CS2-C)
- The courtyard and lobby encourages activity at the corner even during less desirable weather conditions and adds transparency to maximize "eyes on the street" (PL2-B/PL2-III)
- Outdoor room and corner entry creates a strong connection to the neighborhood (PL2-II/ PL3-A)

WITH SIDE SETBACK DEPARTURE

WITHOUT SIDE SETBACK DEPARTURE

PROJECTIONS INTO SIDE SETBACK - BELMONT & HARRISON

The addition of decks on the east and south facades improves the design in several ways:

- Adds scale, detail, and proportion to the facades (DC2-C)
- Increases natural surveillance of neighborhood (PL2-B)

WITH PROJECTION DEPARTURE

WITHOUT PROJECTION DEPARTURE

REAR SETBACK & LOCATION OF PARKING

A comparison of the proposed design 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 (DC1-II)
- Provides a transition where the building meets the ground with unit terraces and landscaping (DC2-B /DC4-D)
- Establishes pedestrian scale and activity at ground level (DC2-C)
  Increases natural surveillance of neighborhood (PL2-B)

WITH REAR SETBACK AND PARKING DEPARTURE

WITHOUT REAR SETBACK AND PARKING DEPARTURE

DESIGN STUDIES

COURTYARD STUDY
BASE STUDIES
COMPOSITION STUDIES
ELEVATION STUDIES
SHADING STUDY
RECENT NK PROJECTS

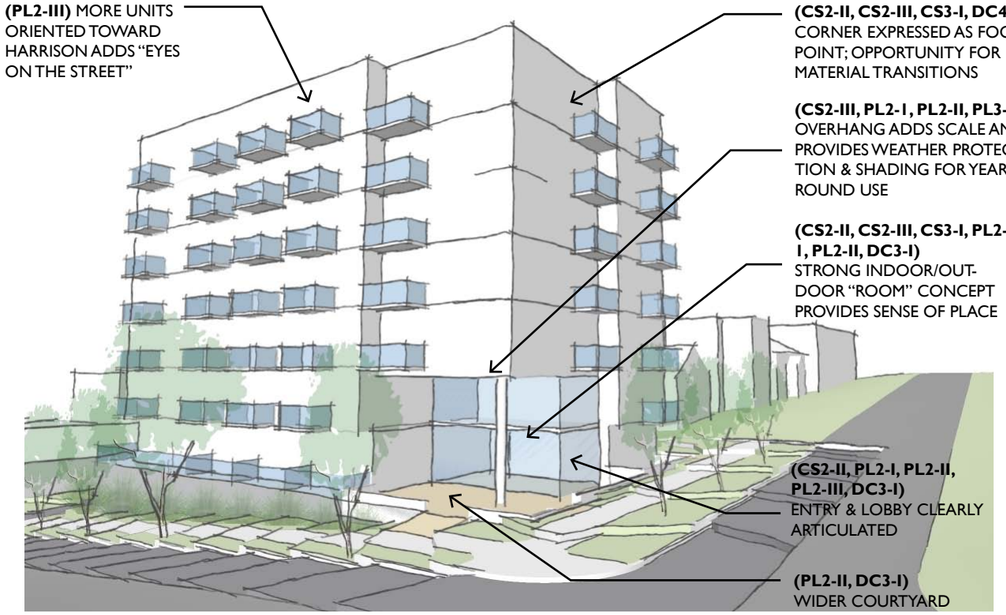
COURTYARD STUDY

ALTERNATE SCHEME

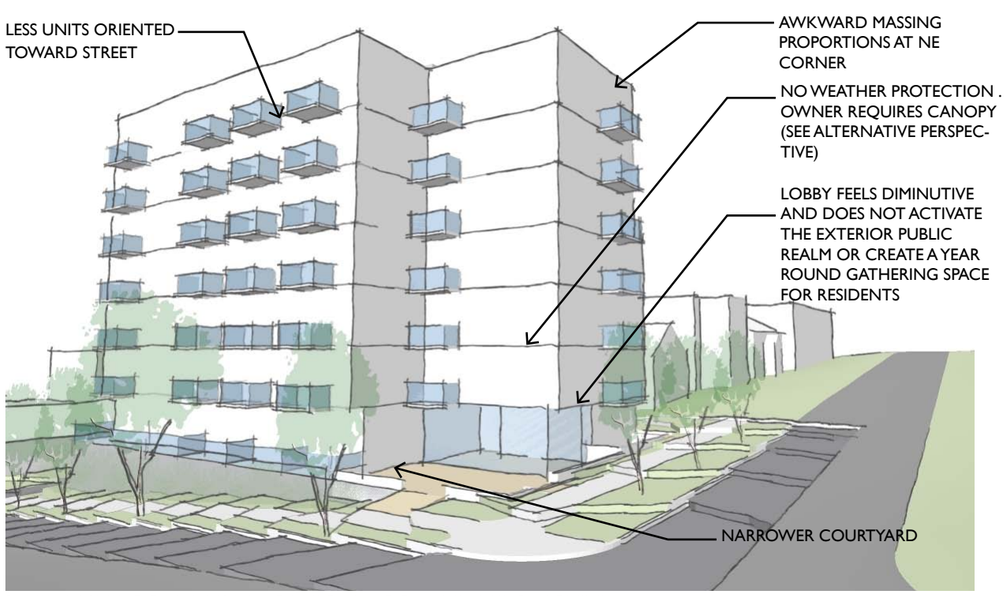
The alternate scheme below explores the impacts of a full-height courtyard at the corner of Belmont and Harrison. The loss of rentable square footage with a full-height courtyard necessitates that square footage be gained elsewhere in the project. Thus, in the alternate scheme the building is extended north toward the adjacent single family house and the courtyard is made smaller. After exploring this alternate, the design team felt the preferred option offered the following benefits to the project:

- the massing at the corner provides more of an opportunity to create a focal point and a natural location for material transitions and accents
- the straight-forward massing along Belmont and the north facade is more proportional to the building and is preferable for the design of an elegant brick building
- the indoor/outdoor room concept of the lobby/courtyard creates a strong sense of place
- the overhang adds shade, weather protection, and scale
- the building entry is more strongly articulated
- the courtyard is wider
- the setback at the north property line is maximized
- decks are oriented away from the single-family neighbor to the north to provide privacy
- more units are oriented toward Harrison for southern exposure, views, and "eyes on the street"

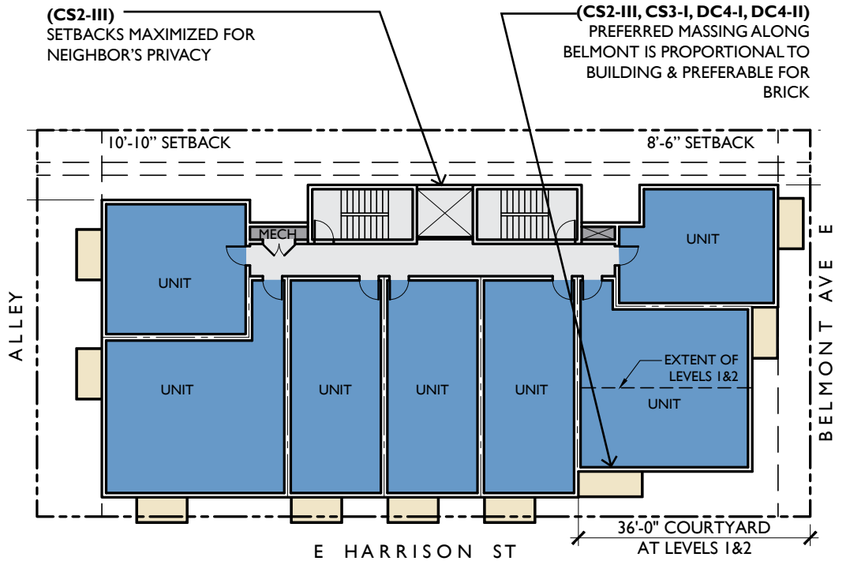
ALTERNATE COURTYARD OPTION - CORNER PERSPECTIVE WITH CANOPY



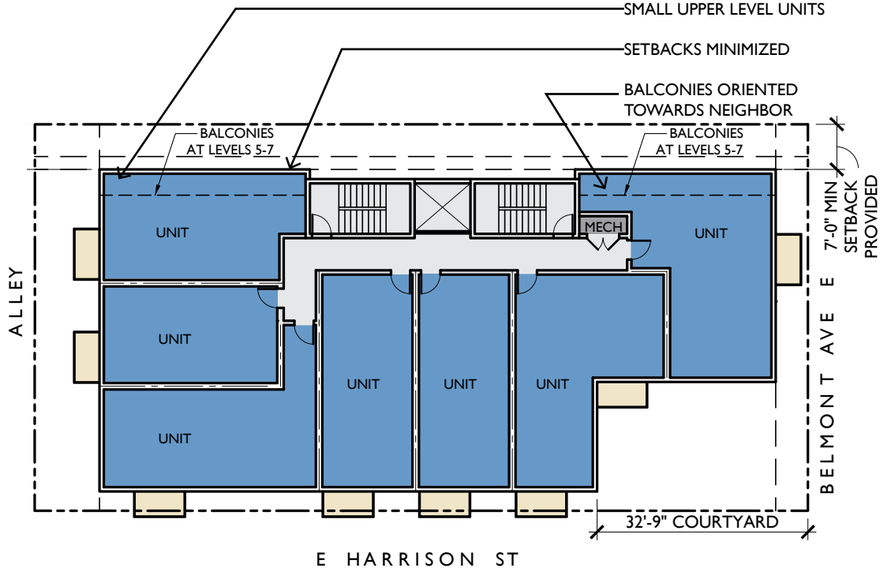
PREFERRED OPTION - CORNER PERSPECTIVE



ALTERNATE COURTYARD OPTION - CORNER PERSPECTIVE



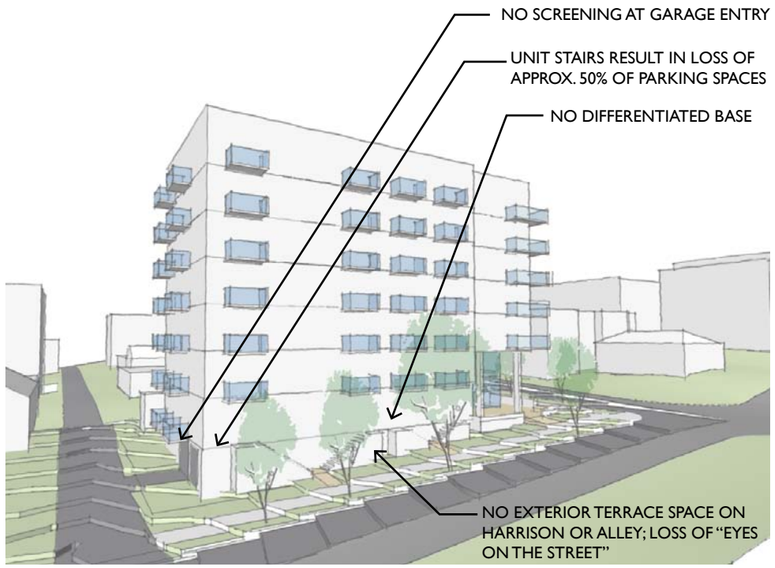
PREFERRED OPTION - TYPICAL FLOORPLAN



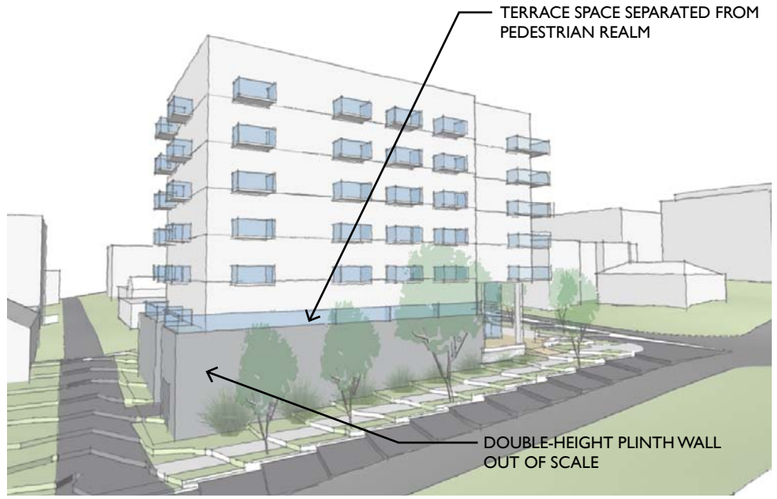
ALTERNATE COURTYARD OPTION - TYPICAL FLOORPLAN

BASE STUDIES

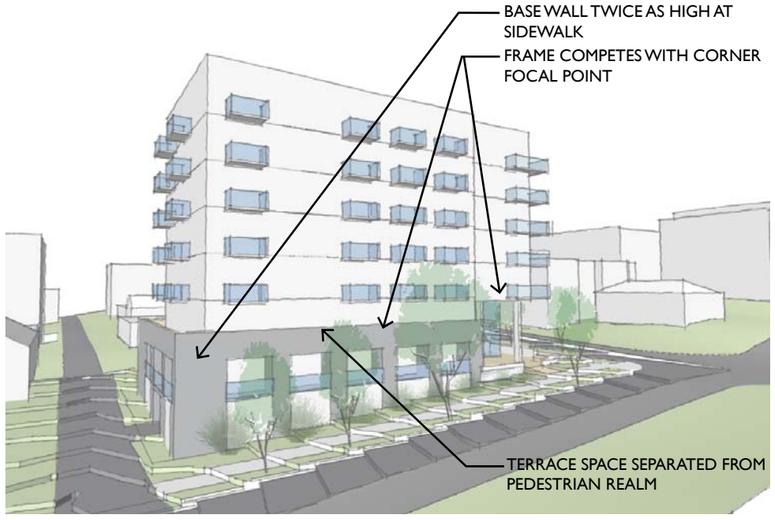
ALTERNATE SCHEMES



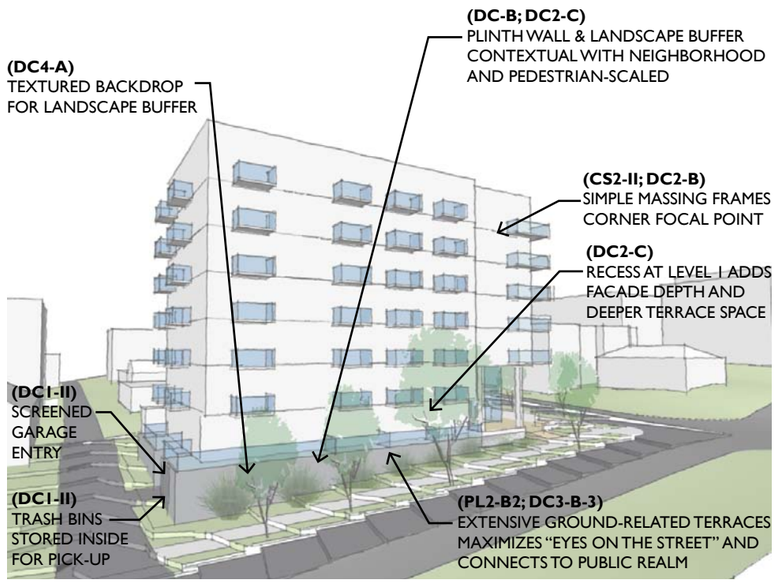
INDIVIDUAL UNIT ENTRIES



TWO-STORY PLINTH



SECONDARY FRAMING ELEMENT



PREFERRED OPTION - ONE-STORY PLINTH

These alternate studies explore a variety of strategies to resolve the base of the building. After exploring these alternates, the design team concluded the preferred option of a one-story plinth was best able to meet the design guidelines and project goals:

- the plinth creates extensive ground-related terraces on both Harrison and the alley that serve to activate the streetscape, maximize "eyes on the street", and enhance resident living
- the ground-level units are recessed to deepen the terraces, provide facade depth, and create a compositional material change
- the plinth provides a simple massing element to contribute to the unified architectural concept that creates a corner focal point and is appropriate to the small scale of the building
- the plinth wall forms a textured backdrop for a lush landscape buffer that will improve the pedestrian realm and provide a transition between public and private space
- plinth walls and landscape buffers are contextual; they can be found throughout the West Slope District Midrise Zone as a strategy for negotiating steeply sloped sites
- the plinth wall screens the garage entry from Harrison Street
- the plinth maximizes below-grade parking to lessen the burden on neighborhood streets
- the plinth provides direct access from the alley to the garbage room for trash pick-up so that bins will not be left alongside the alley

PREFERRED OPTION 3 FROM EDG

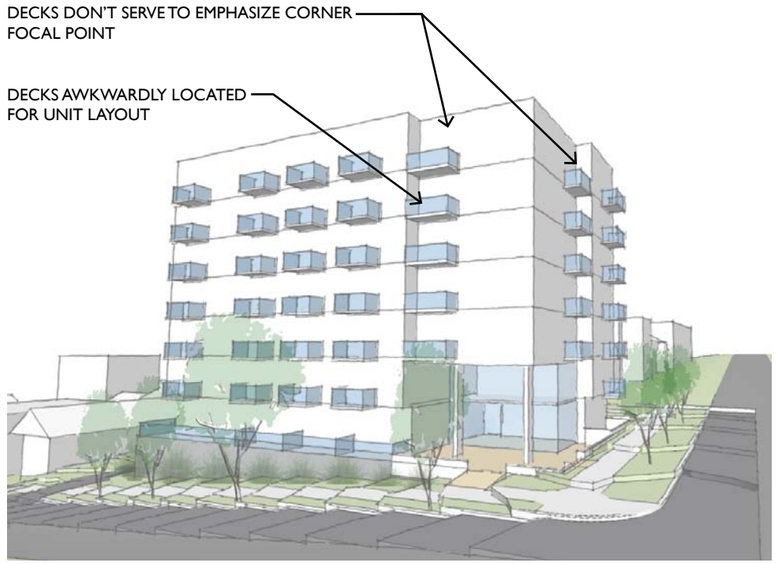
COMPOSITION STUDIES

ALTERNATE SCHEMES

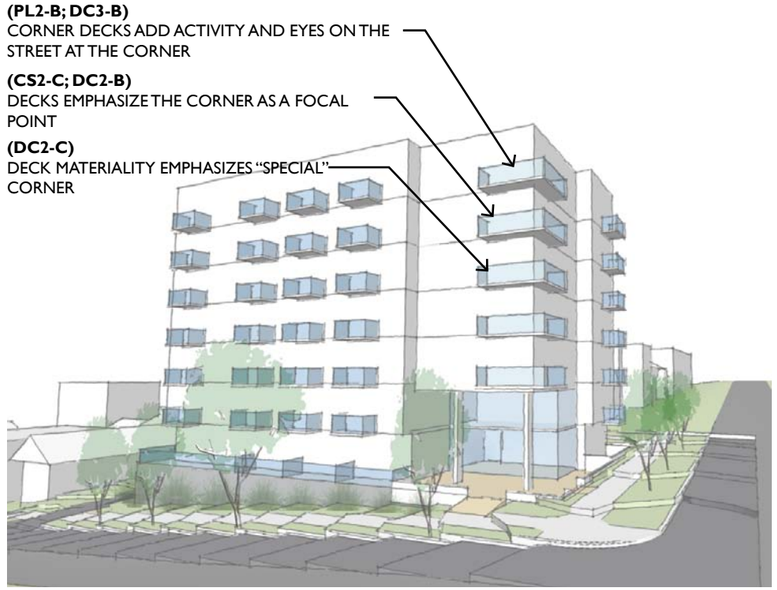
These studies explore alternate compositional ideas. They were developed from the Scheme 2 Development Study from the EDG packet. These studies helped the team hone in on the primary design concept of a simplified massing that celebrates the corner as a focal point:

- the corner decks create differentiation between the primary building mass and the corner element
- the corner decks add activity at the building corner itself
- the corner decks are articulated differently than the balcony decks to further emphasize the corner focal point
- the simplified massing provides a coherent framing element for the corner
- the simple massing lends itself to establishing a rational masonry hierarchy

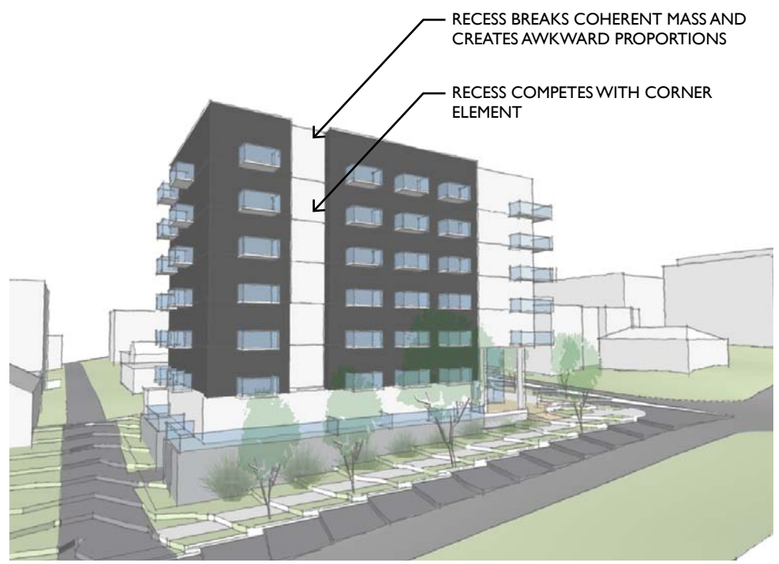
SCHEME 2 DEVELOPMENT STUDY FROM EDG PACKET



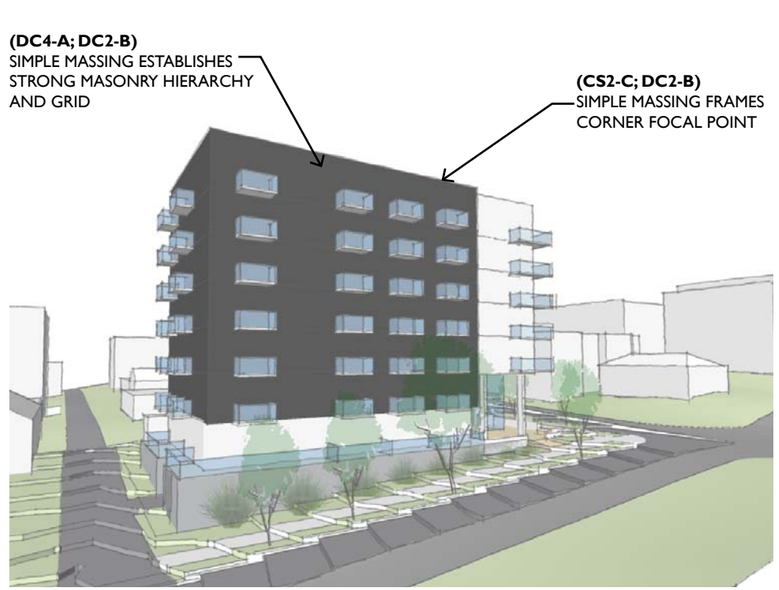
DUAL DECK STUDY



CORNER DECK STUDY



BROKEN MASS WITH RECESS



SIMPLE CONSOLIDATED MASS

ELEVATION STUDIES

ALTERNATE SCHEMES

REGULARIZED METAL ACCENT PANELS

REGULARIZED WINDOW RHYTHM

Rhythm, hierarchy, and material are defining elements of the simple building massing. The design team studied many elevation alternatives to explore these defining elements. These studies provided the following conclusions:

- wood accent panels benefit the project by adding warmth, tonal contrast, texture, and scale
- wood enhances exterior spaces, particularly common resident spaces at the courtyard and unit decks
- deck and window patterning that corresponds to interior unit functions adds a subtle hierarchical layer to the otherwise regular façade rhythm; this subtle shift provides a welcome break to the disciplined rhythm of the masonry and improves the building proportions
- a common glazing language creates a cohesion that ties the light corner focal piece to the dark masonry framing element
- wood also functions as a unifying element to create a cohesive material palette

SHIFTING CEDAR ACCENT PANELS

SPECIALIZED WINDOW RHYTHM

EARLY ELEVATION STUDIES

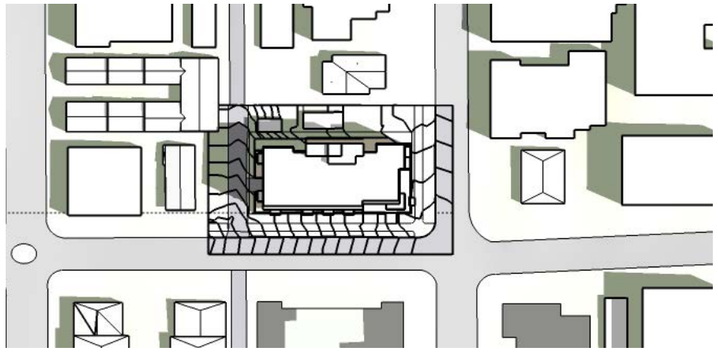
SHADING STUDY

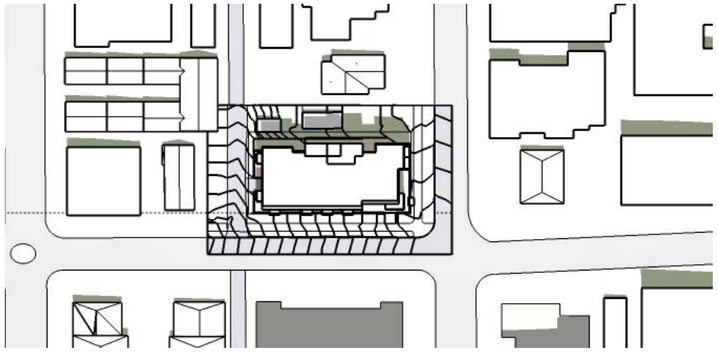
10:00 AM

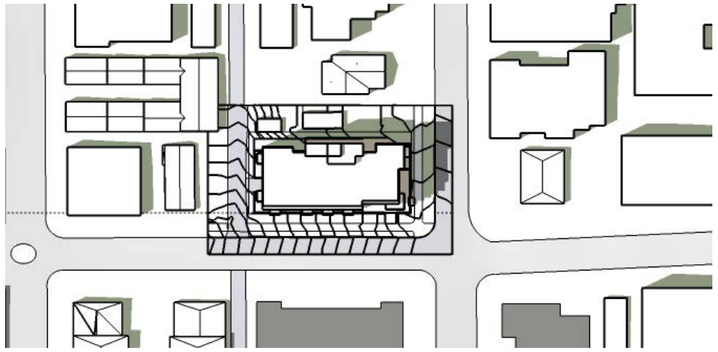
NOON

2:00 PM

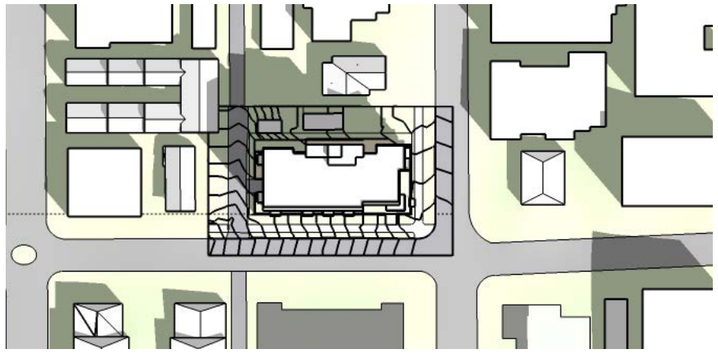
JUNE

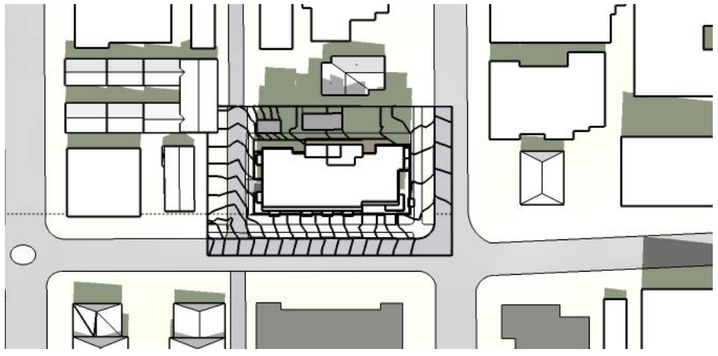


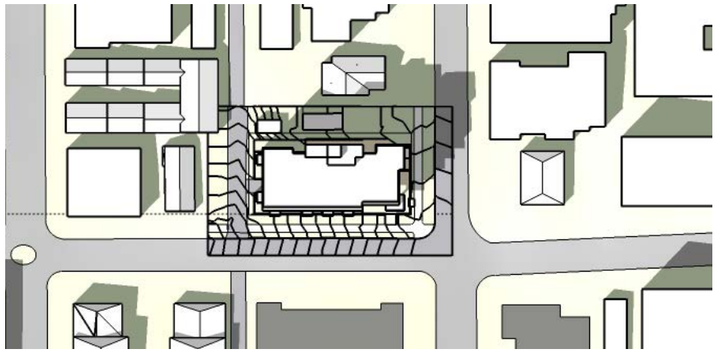




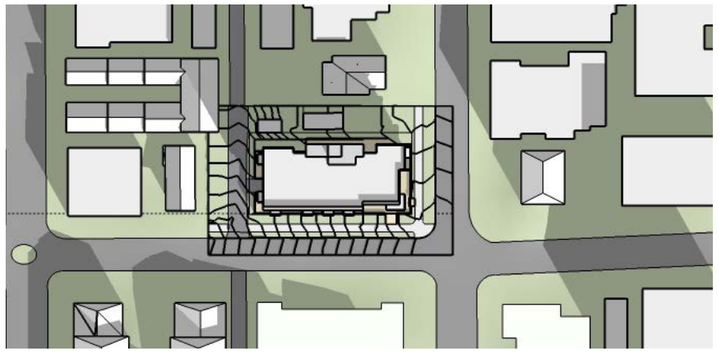
MARCH/SEPTEMBER

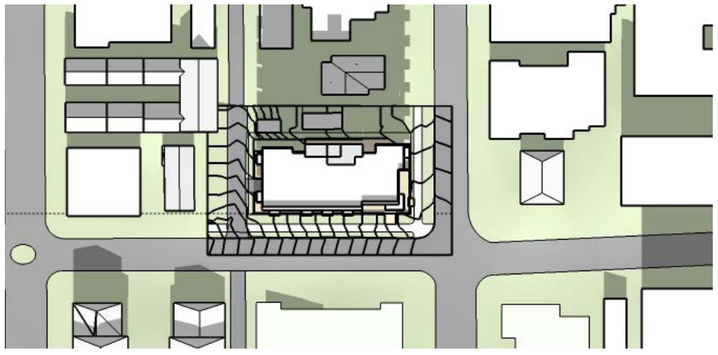


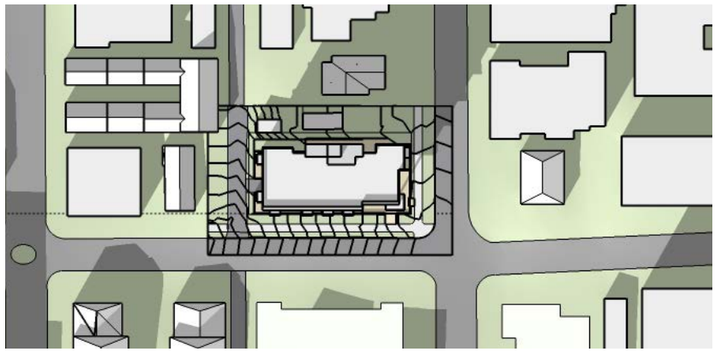




DECEMBER





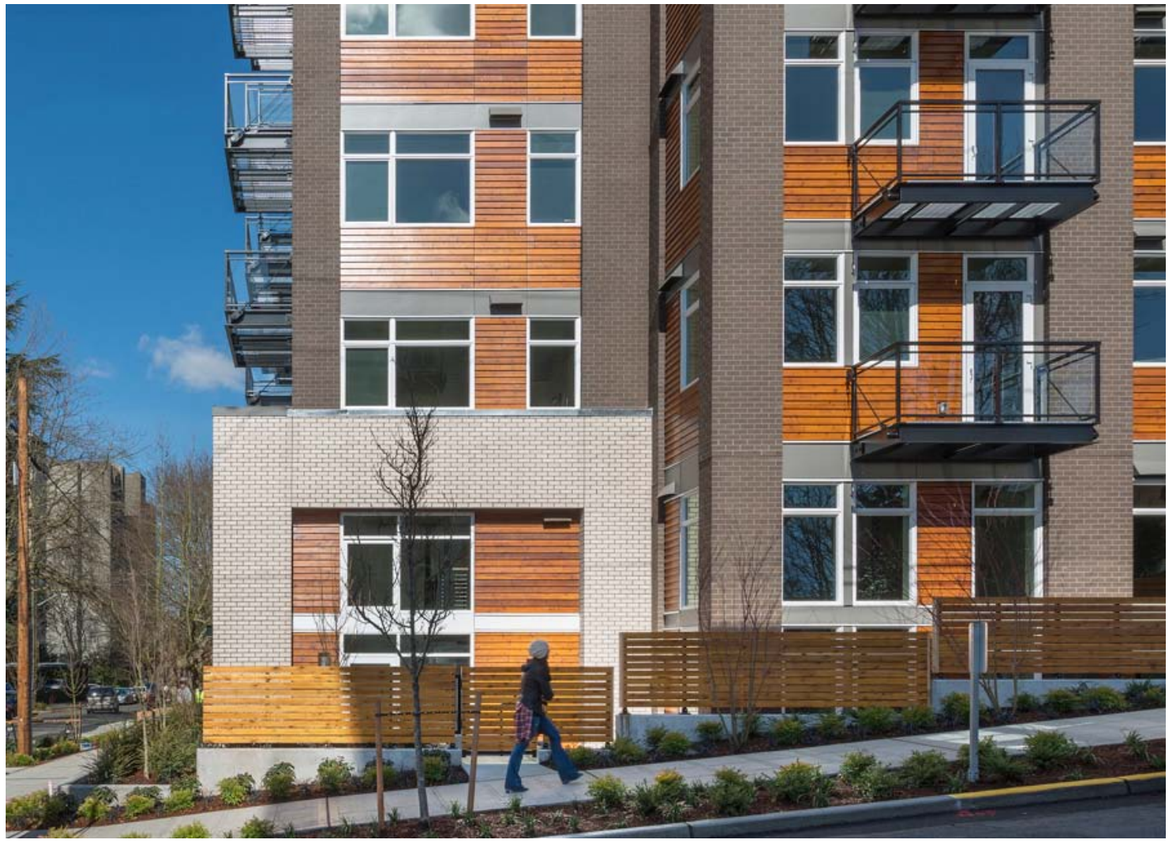


RECENT NK PROJECTS

LIGHTBOX - LEED SILVER

DAKOTA

BROADSTONE KOI - LEED-NC CERTIFIED



STREAM BELMONT - LEED GOLD

ARTHOUSE - BUILT GREEN 3-STAR

IDENTITY BUILDING D - LEED SILVER TARGET

ZEPHYR APARTMENTS - LEED GOLD

APERTURE ON FIFTH - BUILT GREEN 3-STAR TARGET