

#3019265

1715 12TH AVE **ADMINISTRATIVE DESIGN REVIEW**

JOHNSON & CARR **S+HWorks**
ARCHITECTURE & DESIGN

ADDRESS

1715 12TH AVE
DPD# 3019265

PROJECT TEAM

OWNERJohnson & Carr

ARCHITECTS+H Works, LLC

SURVEYOREmerald Land Surveying, Inc.

PROJECT INFO

ZONINGNC3-40

LOT SIZE4,845 SF

FAR4.0

ALLOWABLE FAR19,380 SF

PROPOSED FAR3.57

PROPOSED UNITS30+

COMMERCIAL SQ.FT.842 SF

PARKING STALLS0

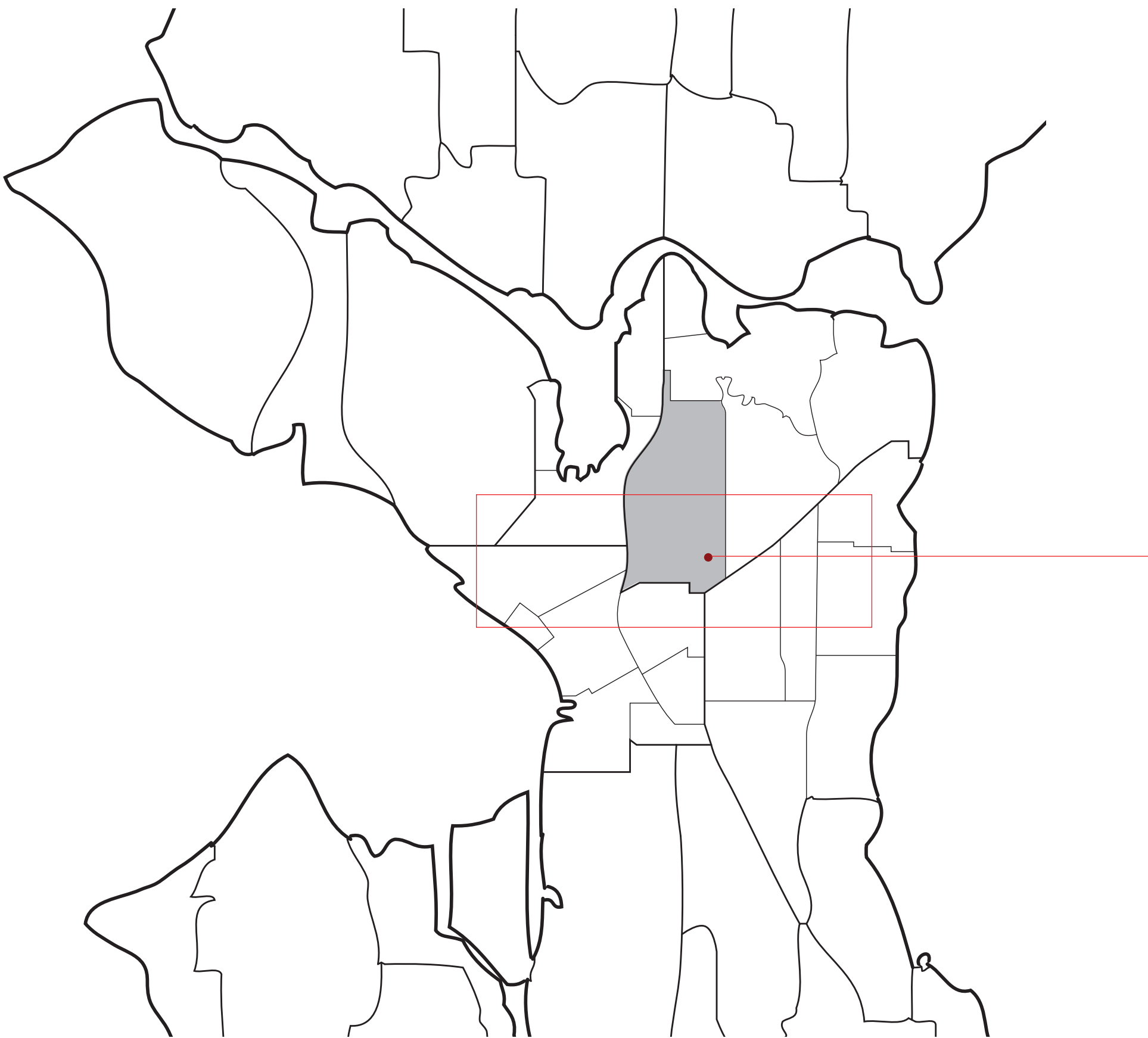
BICYCLE PARKING25

PROJECT DESCRIPTION

The proposed project involves the demolition of an existing commercial building and the construction of a four story (+ basement) mixed-use building containing 30+ Small Efficiency Dwelling Units. The project will have an elevator and roof deck.

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VICINITY ANALYSIS

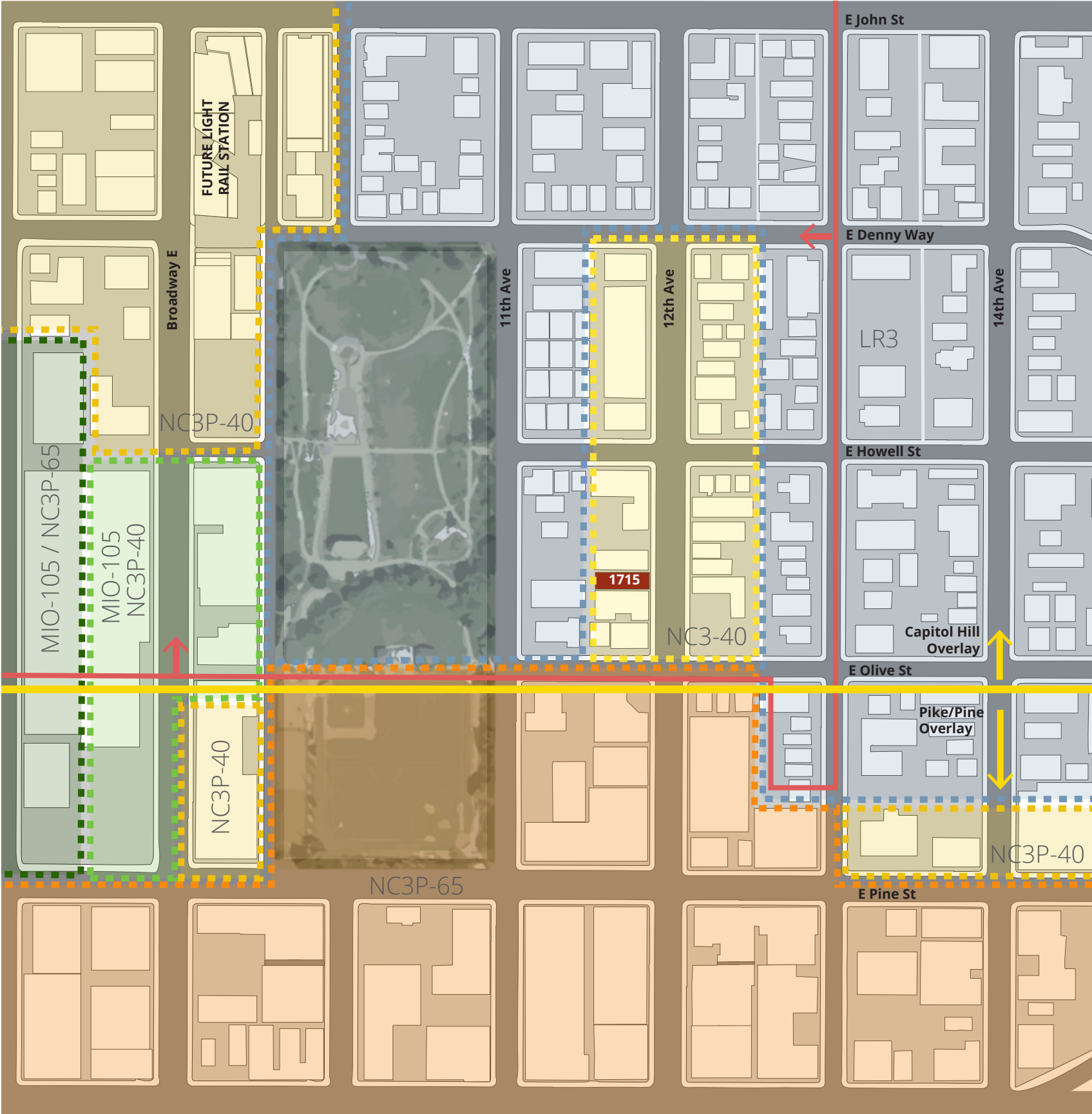
The proposed development is located within both the Capitol Hill Urban Center Village and the Capitol Hill Station Overlay District, and sits just north of the Pike/Pine corridor. There is an abundance of mixed-use development along 12th Ave with a wide variety of restaurants, retail and nightlife located within blocks of the site. The greater Capitol Hill area has been going through a period of steady growth as well as major public transit infrastructure improvements.

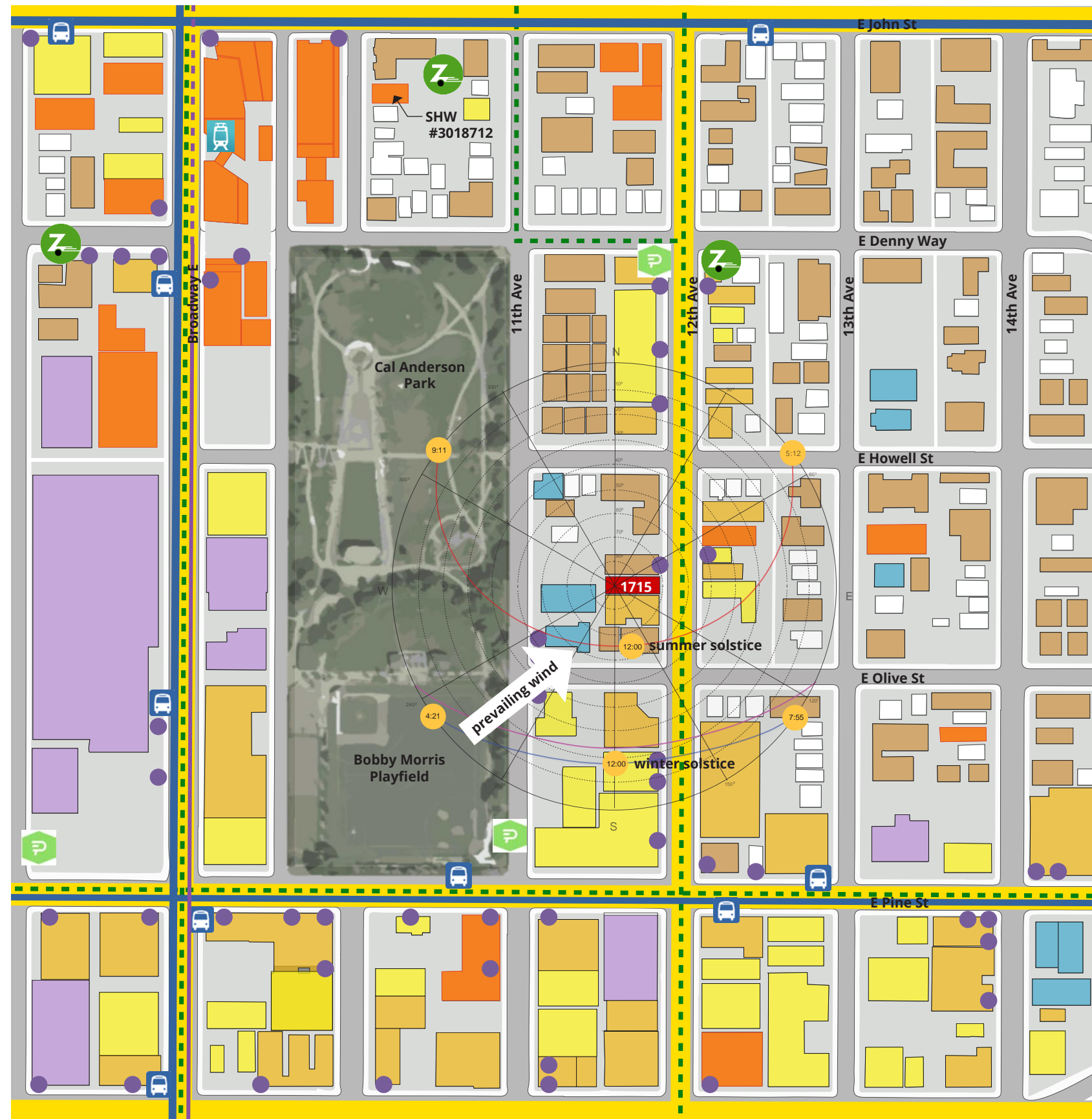
ZONING

This area of Capitol Hill has a wide variety of zoning. The site is located within a NC3-40 zone. While the 12th ave corridor is less intensively developed than either Broadway or the Pike/Pine corridor, it has relatively continuous commercial uses south of Denny. Retail and service businesses on the block primarily serve the local neighborhood.

The site is bordering a LR3 zone, which continues to the east and north as the neighborhood transitions from mixed-use to low-rise residential. To the south of the site is the Pike/Pine corridor, where the NC3P-65 zoning allows for more intensive commercial use.

- URBAN CENTER VILLAGE OVERLAY
- CAPITOL HILL STATION OVERLAY
- LR3
- NC3P-65
- NC3P-40
- NC3-40
- MIO-105/ NC3-40
- MIO-105/ NC3P-65

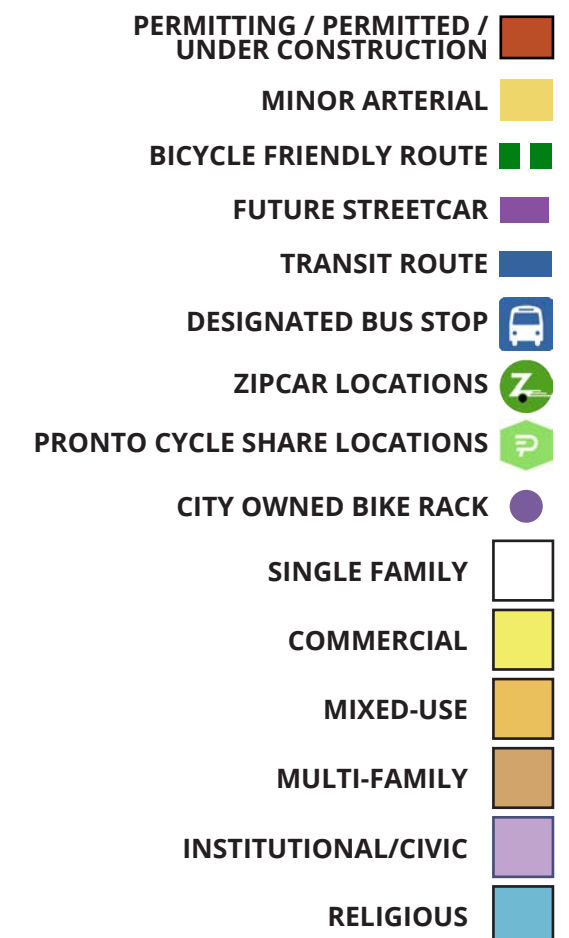




ADJACENCIES/CIRCULATION

The vicinity contains a variety of mixed-use, multi-family, and single-family structures, with the site positioned between the busy commercial corridor of Pike/Pine to the south and the quieter residential area to the north and east. There is a new 4-story, multi-family development to the immediate south, and a mid-century multi-family structure to the north. Several religious structures are situated along the west side of the block, along with Cal Anderson Park one block to the west.

The proposed location allows easy access via walking or biking to restaurants, coffee shops, grocery stores, retail, and green spaces. 12th Ave features a sharrow bicycle lane, making access even easier. In addition, there are frequent transit bus routes a few blocks to the north and south, which connect to most of the central area neighborhoods.



1 12TH AVE LOOKING WEST

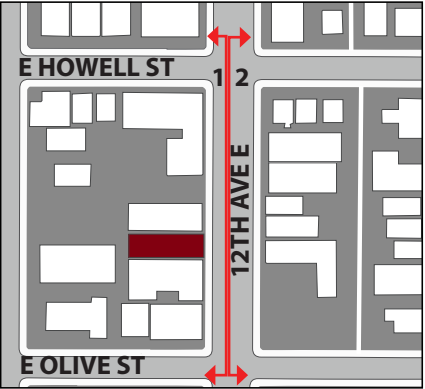


2 12TH AVE LOOKING EAST



STREET ELEVATIONS

As infill increases along 12th Avenue, the character of street wall is evolving. Existing development creates gaps in the street wall, in the form of either building setbacks or exterior parking lots. New infill is being built out to the property lines, and is establishing a more continuous street edge and pedestrian experience. For the proposed site, the new south neighbor has provided a zero-lot line condition, while the older north neighbor is pulled back from the property line.



RECENT 12TH AVE DEVELOPMENTS



1806-1812 12TH AVE (JOHNSON/CARR)



1200 PIKE (UNDER CONSTRUCTION/ANKROM MOISAN RENDERING)



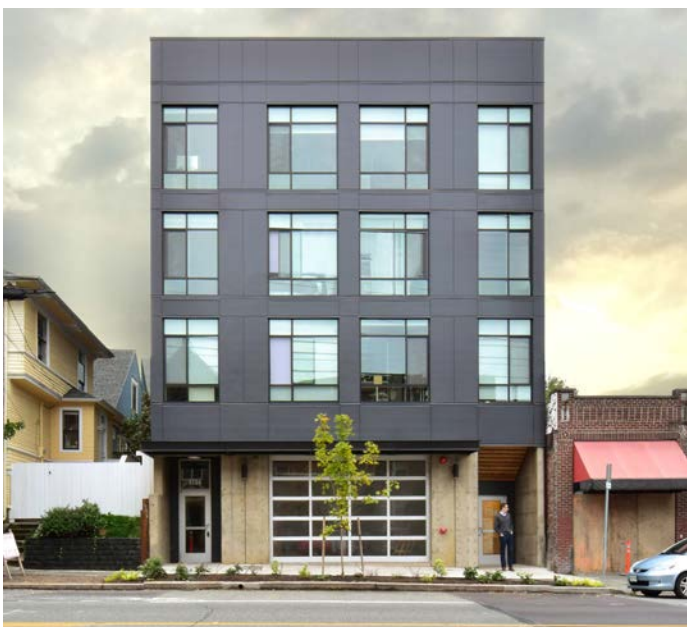
1660 12TH AVE



1113 E. JOHN ST
(UNDER CONSTRUCTION/CARON RENDERING)



109 12TH AVE E



1728 12TH AVE (S+H WORKS)



1720 12TH AVE
(UNDER CONSTRUCTION/SCHEMATA RENDERING)

EXISTING CONDITIONS

The existing 1909 wood frame single family structure (converted to retail) and its garage will be removed, as well as associated driveways, porches, fencing, and other site work. The site is relatively sloped with the east side approximately 5 ft higher than the west edge. There is a stone retaining wall just beyond the west property line, where the grade drops another 9 ft to the neighboring parking lot. There is not an existing planting strip or street trees along the sidewalk, but both will be provided.

The recently completed south neighbor is built out to the property line. The north neighbor is held back from the property line. The main south facade (with windows) is 3'-8" from the property line. However, non-conforming bay windows are located within 1'-6" of the property line. These windows would not be allowed under current building code requirements.

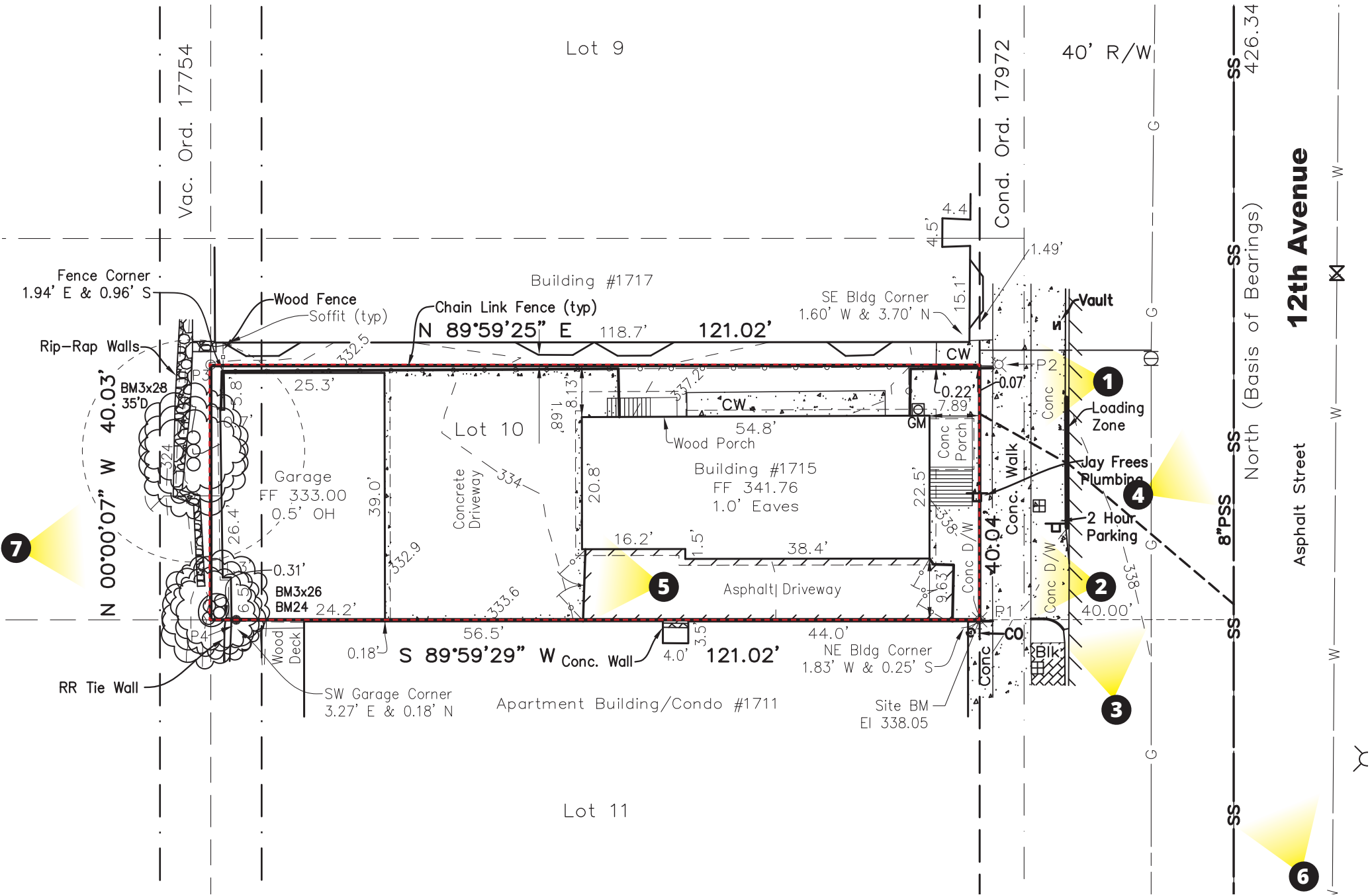
LEGAL DESCRIPTION

The South 40 feet of lot 10, Block 28, of John H. Nagles Second Addition to the city of Seattle, as per plat recorded in volume 5 of plats, page 67, records of King County Auditor.

Except the east 7 feet thereof condemned in King County Superior Court cause number 61479 under City of Seattle Ordinance number 17972 for widening of 12th ave;

Together with that portion of vacated alley under City of Seattle ordinance number 17754.

Situate in the City of Seattle, County of King, State of Washington.



SURVEY

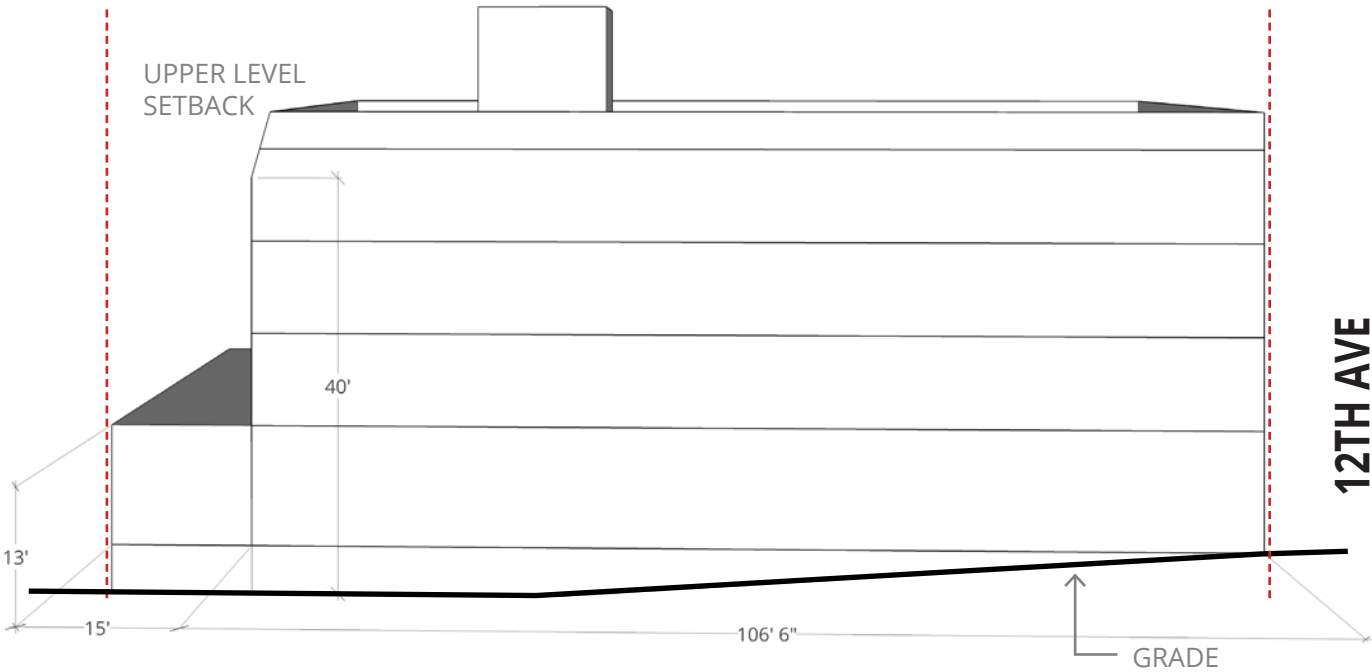
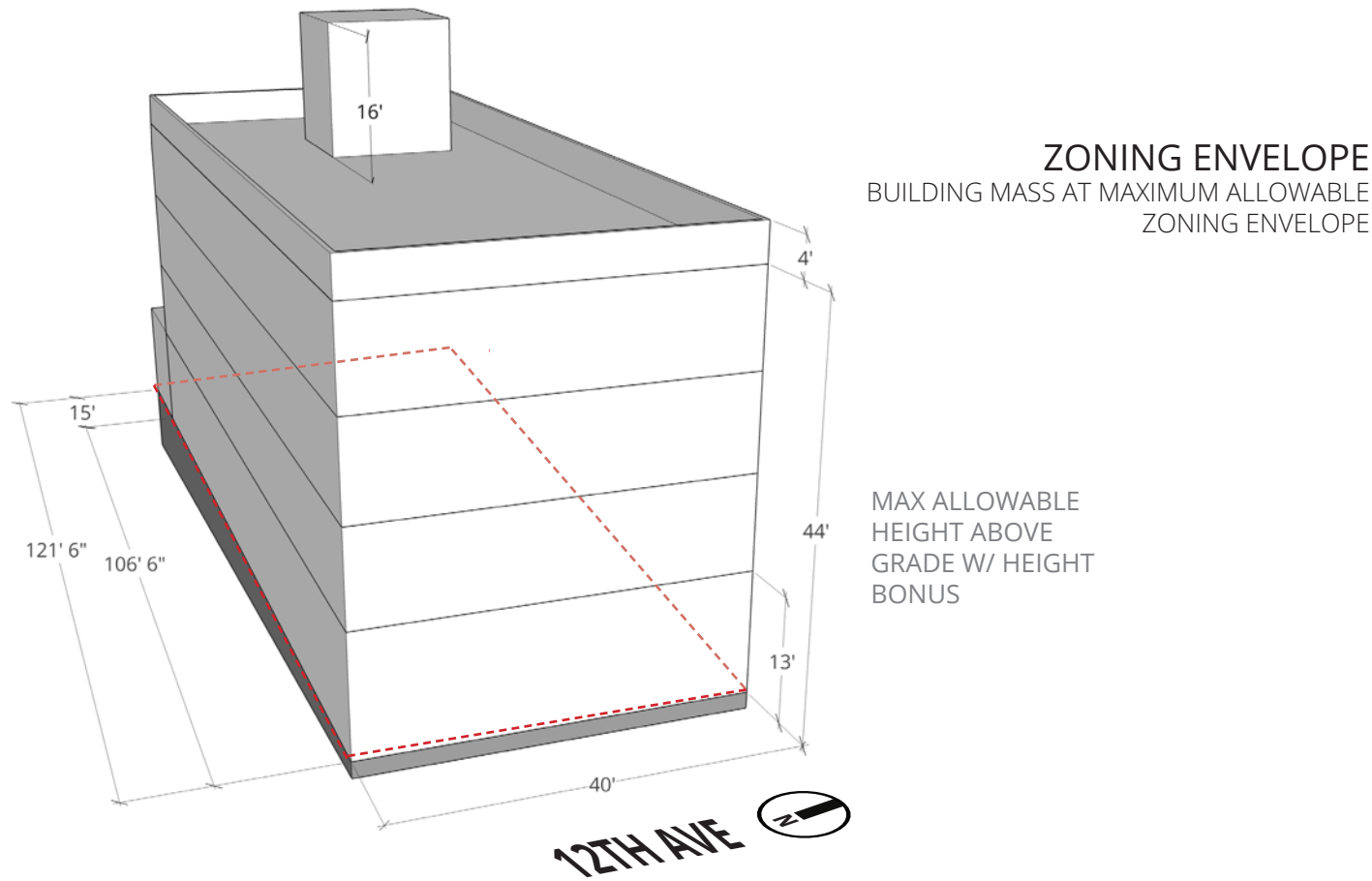
Surveyor: Emerald Land Surveying, Inc. Date: 01/13/15

SITE CONDITIONS



ZONING: NC3-40
OVERLAYS: CAPITOL HILL URBAN CENTER VILLAGE / CAPITOL HILL STATION DISTRICT / FREQUENT TRANSIT

SMC	Code	Definition
SMC 23.47A.004		SMC Code PERMITTED USES Uses permitted outright: eating drinking establishments, lodging, offices, sales & service, residential & live work. Live work is considered a commercial use.
SMC 23.47A.005		STREET-LEVEL USES Residential uses are limited to 20% of the ground floor street-level facade when facing an arterial.
SMC 23.47A.008		STREET-LEVEL DEVELOPMENT STANDARDS - Blank facades may not exceed 20' in width or 40% of the facade within 2' and 8' above sidewalk grade. - 60% transparency required between 2' and 8' above sidewalk grade. - 15' min and 30' average commercial depth required. - Commercial at grade shall have a minimum 13' floor-to-floor height. - Street facing facades shall be within 10' of the lot line.
SMC 23.47A.012		HEIGHT - Base height limit of 40' above average grade. - Additional 4' of height for having a 13' minimum floor-to-floor height at ground level. - Parapets, railings etc. may extend 4' above the allowed height limit. - Stair and elevator penthouses may extend 16' above the allowed height limit.
SMC 23.47A.013		FLOOR AREA RATIO 4.0 FAR allowed for mixed-use development within the Station Area Overlay District.
SMC 23.47A.014		SETBACKS - 15' rear setback above 13' required when containing a residential use and abutting a lot in a residential zone. - Additional setback of 2' horizontal for every 10' vertical above 40' is required.
SMC 23.47A.016		LANDSCAPING - 0.30 Green Factor required.
SMC 23.47A.024		AMENITY AREA - 5% of total floor area in residential use shall be provided as amenity area. - All residential shall have access to a common or private amenity area. - Common Amenity: minimum 250 sf, 10' min. dimension. Private decks & balconies shall be 60 sf min., 6' min. dimension.
SMC 23.54.015		REQUIRED PARKING - No vehicular parking required (Urban Center Village). - Bicycle Parking: - Residential, Long Term: .75 spaces per 1 SEDU, 1 space per 4 units. - Commercial, Long Term 1 per 12,000 SF, Short Term, 1 per 4,000 sf.
SMC 23.54.040		SOLID WASTER & RECYCLING - Residential (26-50 units): 375sf. - Commercial (0-5,000 sf): 82sf. - Mixed-use building must meet the storage requirement for the residential portion of the structure + 50% of the commercial requirement. - 12' minimum horizontal dimension.



PRIORITY GUIDELINES

CITY WIDE AND CAPITOL HILL

CS1: NATURAL SYSTEMS AND SITE FEATURES

B.2 DAYLIGHTING & SHADING: Narrow lot width and orientation limits options for arranging units to maximize natural light opportunities.

CS2: URBAN PATTERN AND FORM

C.2 MID-BLOCK SITES: Design responds to recent development by extending a strong street edge.

D.1 EXISTING DEVELOPMENT AND ZONING: Nearby development provides zero-lot-line condition, maximizing the building street frontage. Existing structures are often pulled back from interior property lines.

D.5 RESPECT FOR ADJACENT SITES: Reduce windows facing the building to north, to minimize disrupting the privacy of those existing residential units.

CAP HILL GUIDELINE I. STREETScape COMPATIBILITY: Right of way character will be improved through landscaping and new street trees where none exist at present. Consider visibility of west elevation from Cal Anderson Park.

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

A.4 EVOLVING NEIGHBORHOODS: Undergoing development in the immediate vicinity provides the opportunity for a contemporary design.

PL1: CONNECTIVITY

B.3 PEDESTRIAN AMENITIES: Recess level 1 to allow for wider sidewalk. Provide storefront windows, landscaping, a street tree and lighting to enhance the pedestrian experience.

PL2: WALKABILITY

B.1 EYES ON THE STREET: Orient residential and commercial uses for better observation of the street.

CAP HILL GUIDELINE III. PERSONAL SAFETY & SECURITY: Transparent, yet prominent entries and lighting allow for better visibility of tenants and pedestrians.

PL3: STREET LEVEL INTERACTION

A.1.b RETAIL ENTRIES: Recessed entry provides room for circulation and weather protection.

A.1.c RESIDENTIAL ENTRIES: Residential entry is distinguished through recessed massing, landscaping and signage.

CAP HILL GUIDELINE I: HUMAN ACTIVITY: Maximize commercial transparency to engage the street. Recessed level 1 allows for more pedestrian activity.

PL4: ACTIVE TRANSPORTATION

B.2 BIKE FACILITIES: Bike racks and storage will be provided on the interior of the building to maximize security and safety.

DC1: PROJECT USES AND ACTIVITIES

A.1 VISIBILITY: Principal commercial and residential entry is located along the street front. Orient residential units to face the street.

A.4. VIEWS AND CONNECTIONS: West units and roof top deck are situated to take advantage of views toward Cal Anderson Park.

CAP HILL GUIDELINE II. SCREENING OF SERVICE AREAS: Trash & mechanical spaces are located inside the structure.

DC2: ARCHITECTURAL CONTEXT

B.1 FACADE COMPOSITION: Building massing and fenestration patterns provide variety and interest of the street.

C.3 FIT WITH NEIGHBORING BUILDINGS: Materials and massing uniquely reinforce the mixed-use character of the block while presenting a coherent structure that connects to the street.

DC3: OPEN SPACE CONCEPT

B.4 MULTIFAMILY OPEN SPACE: A variety of amenity spaces, including ground level landscaping and a rooftop deck, provides multi-functional spaces to occupants.

CAP HILL GUIDELINE II. LANDSCAPE DESIGN: A new street tree and planting strip will enhance the pedestrian experience.

DC4: EXTERIOR ELEMENTS AND FINISHES

A. BUILDING MATERIALS: Materials will provide both large and small scale textures, will be durable and properly detailed. A high quality material at the ground floor will improve the street level facade.

B. SIGNAGE: Signage will be coordinated with the overall design, and distinguish between residential & commercial uses.

C. LIGHTING: Lighting will be integrated along the right of way, as well as the residential & commercial entries.

D. TREES, LANDSCAPING, AND HARDSCAPE MATERIALS: Native plants will be used throughout. Landscaping will act as a privacy buffer as well as providing a sense of human scale and texture. The ground level hardscape will further distinguish entry points.

CAP HILL GUIDELINE II. EXTERIOR FINISH MATERIALS: Finish materials will be selected to distinguish the project from recent developments and provide a high quality pedestrian experience.



CS2.A.2. ARCHITECTURAL PRESENCE:
STRONG STREET EDGE



CS2: STREETScape COMPATIBILITY



PL3. STREET LEVEL INTERACTION: RECESSED ENTRY



PL2.B.3: STREET LEVEL TRANSPARENCY

SCHEME A: CODE COMPLIANT
18,578 GSF
30 EFFICIENCY STUDIOS
903 SF - LIVE/WORK
879 SF - TOTAL COMMON AMENITY AT ROOF

3.58 - FAR

POSITIVE

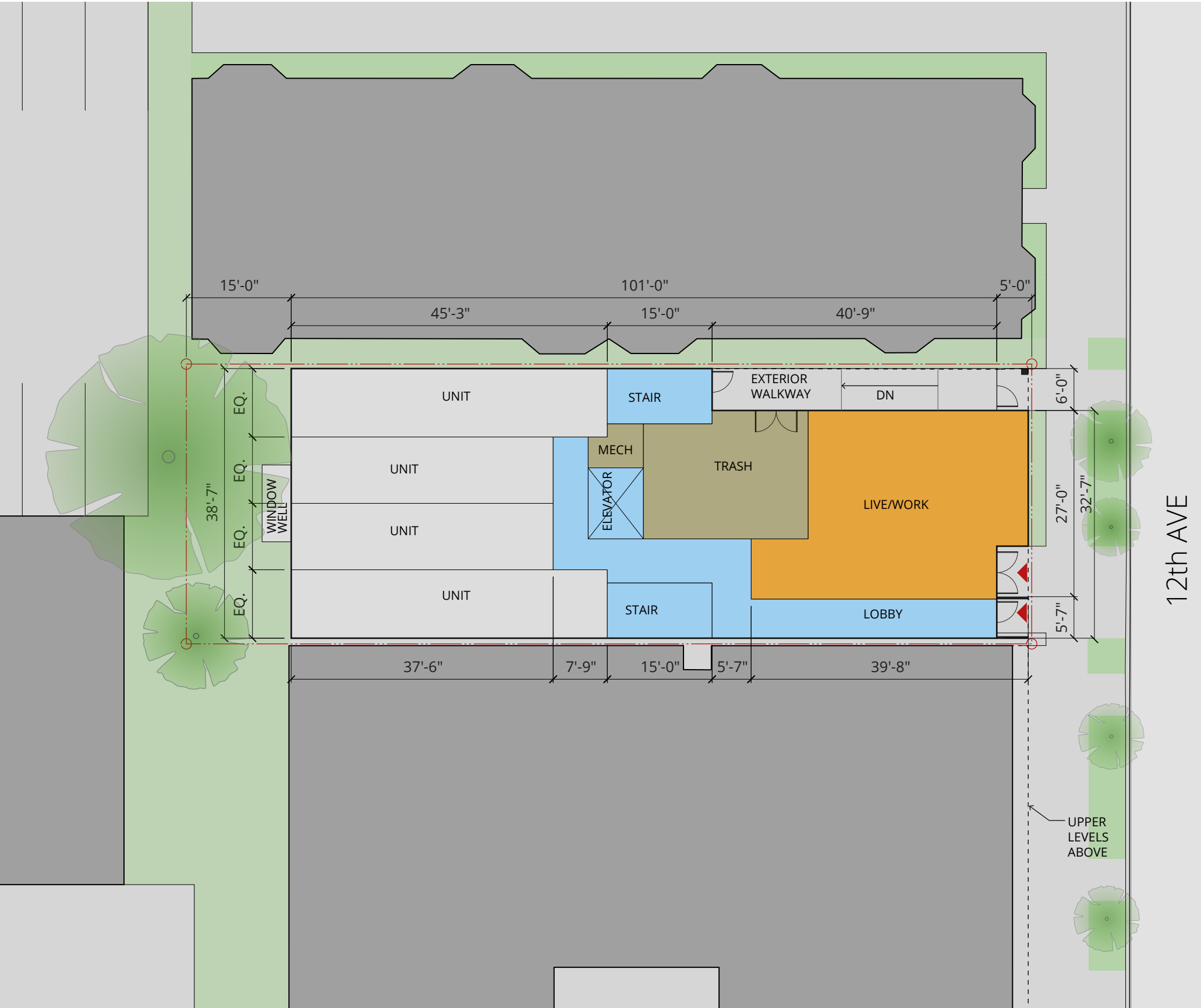
- Very efficient floor plan
- Large/convenient trash area
- No Departures

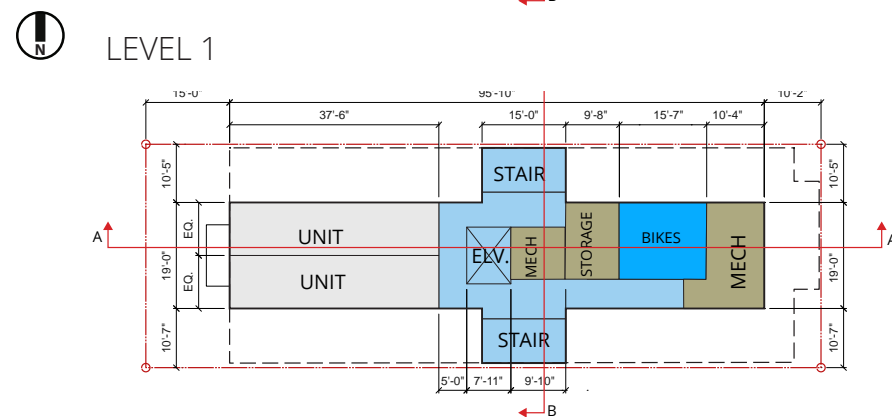
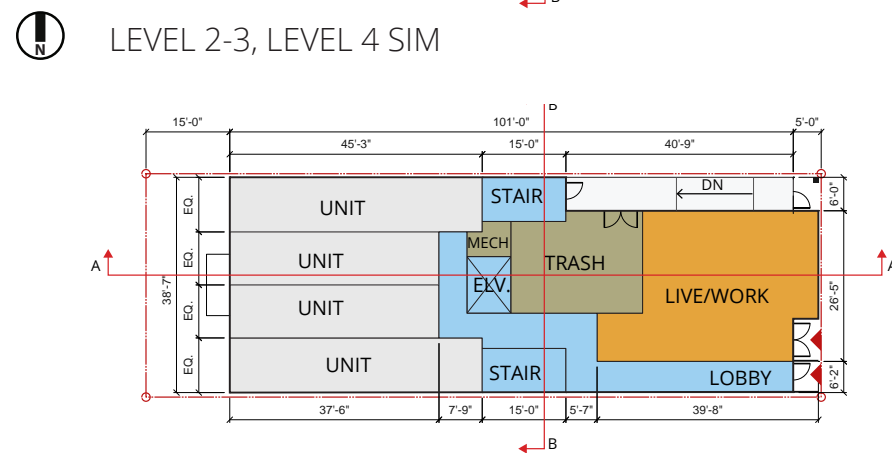
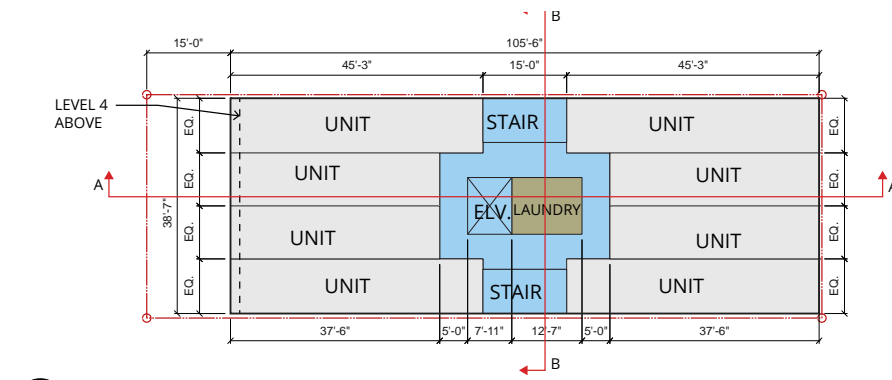
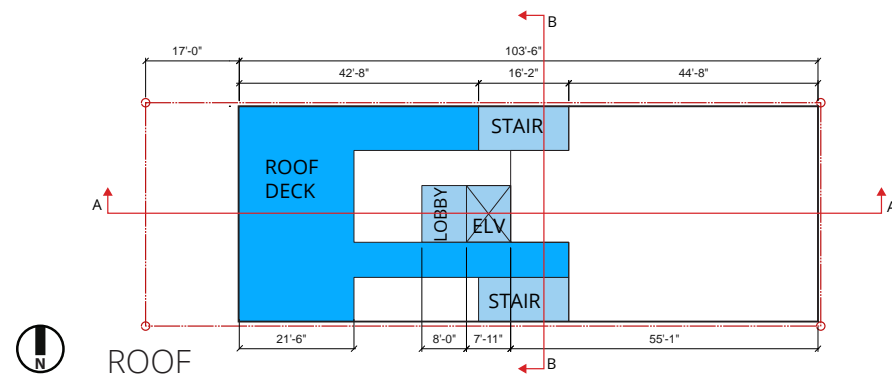
NEGATIVE

- Zero lot line to both north & south neighbors
- Lower unit count
- Bike storage in basement
- Live-work at grade
- Live/work & residential entries are near each other

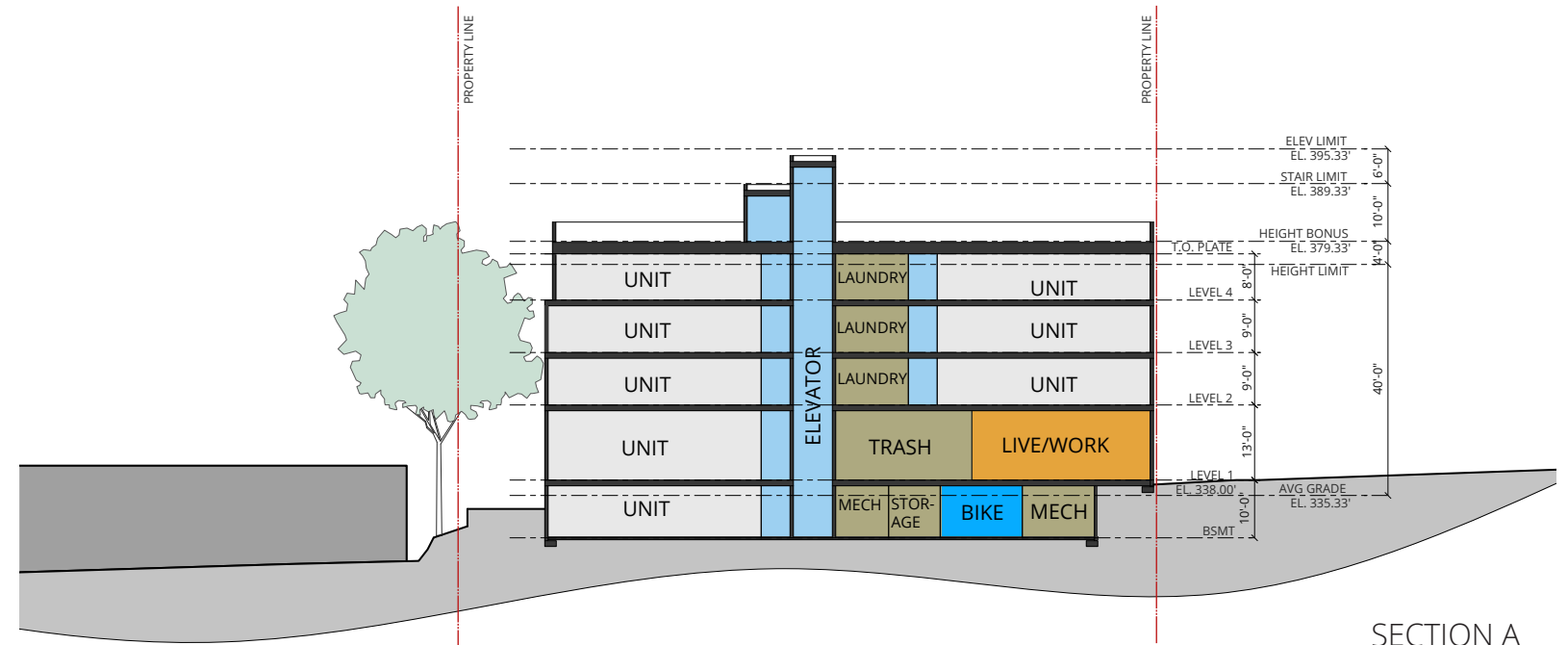
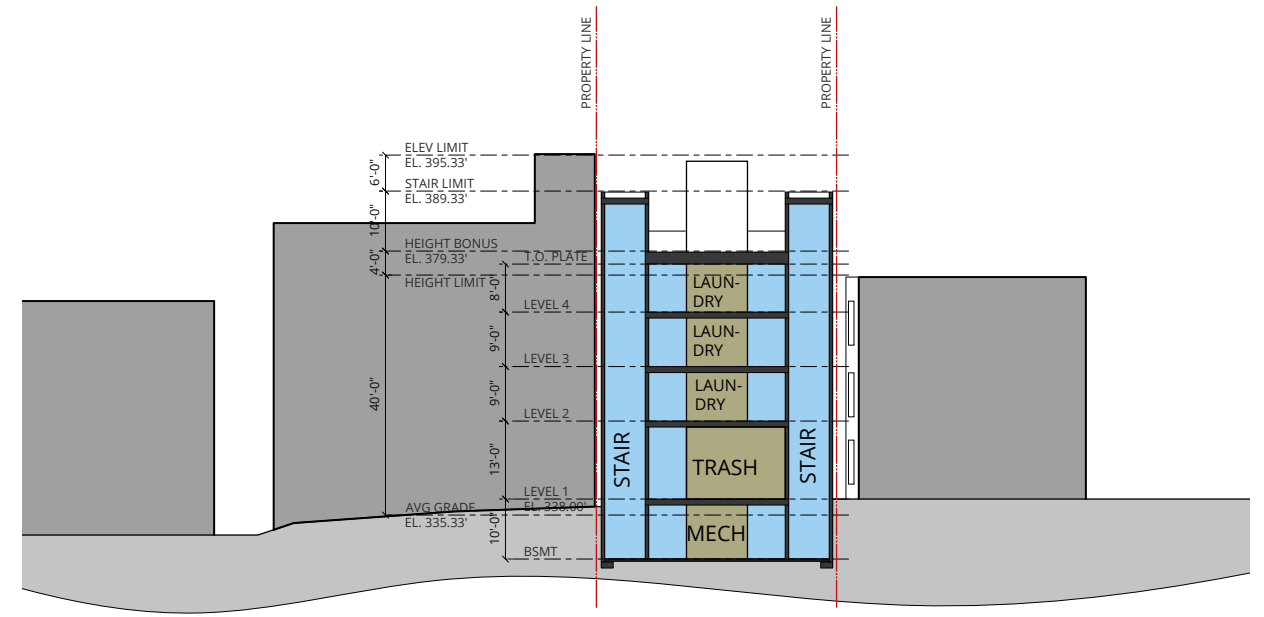
- ▶ PRIMARY BUILDING ENTRANCE
- BUILDING SERVICE
- RESIDENTIAL
- CIRCULATION
- COMMON
- LIVE/WORK

SITE / STREET LEVEL PLAN
SCALE: 1/16" = 1'-0"





*ALL DRAWINGS AT SCALE: 1/32" = 1'-0"



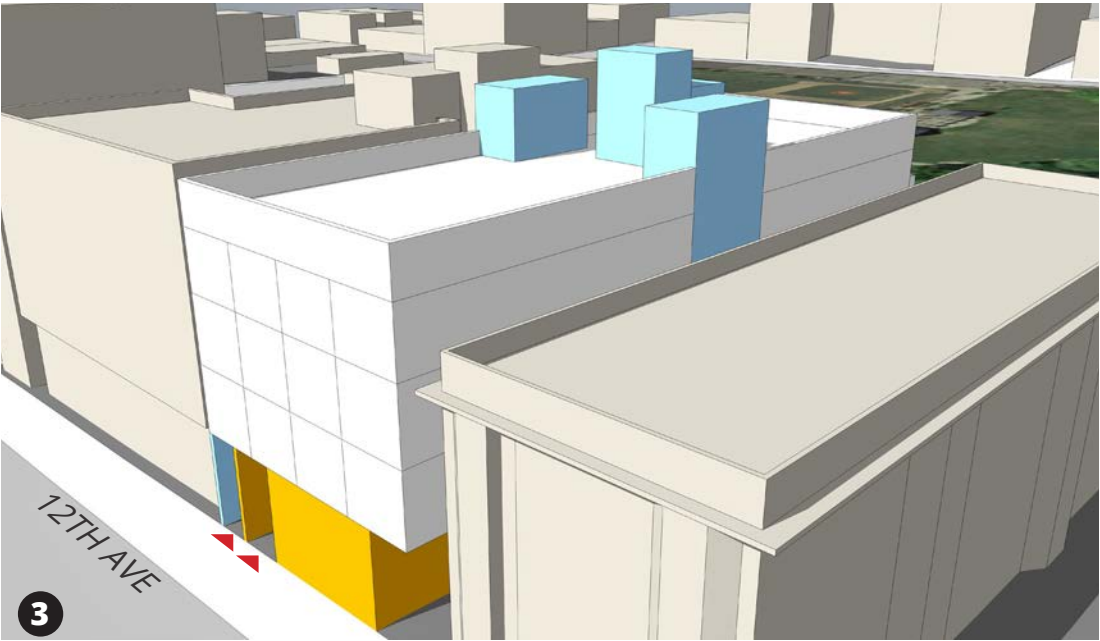
SCHEME A: CODE COMPLIANT



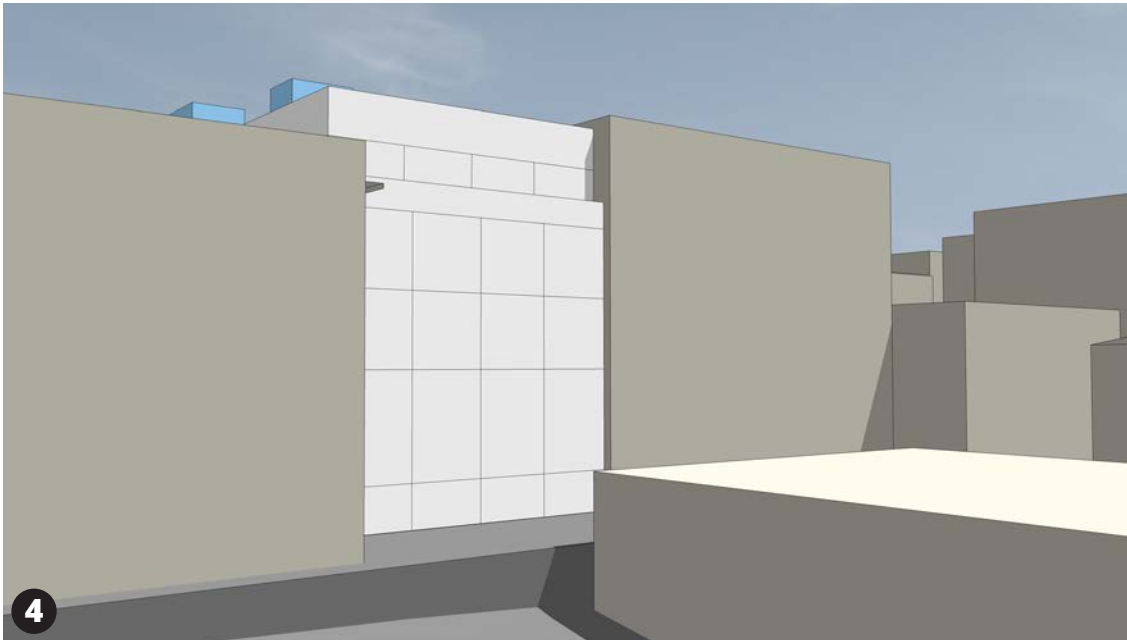
1 PERSPECTIVE LOOKING NORTHWEST FROM 12TH AVE



2 PERSPECTIVE LOOKING SOUTHWEST FROM 12TH AVE

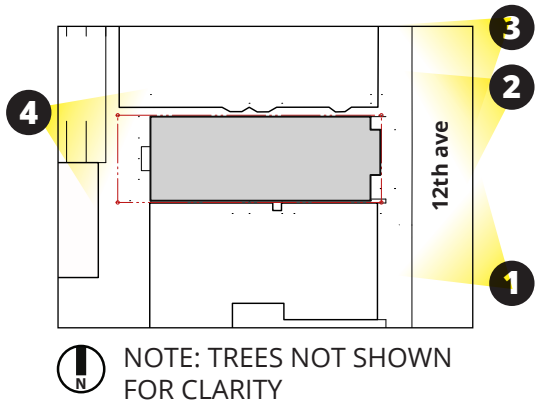


3 BIRD'S EYE PERSPECTIVE LOOKING SOUTHWEST



4 PERSPECTIVE LOOKING SOUTHEAST FROM 11TH AVE

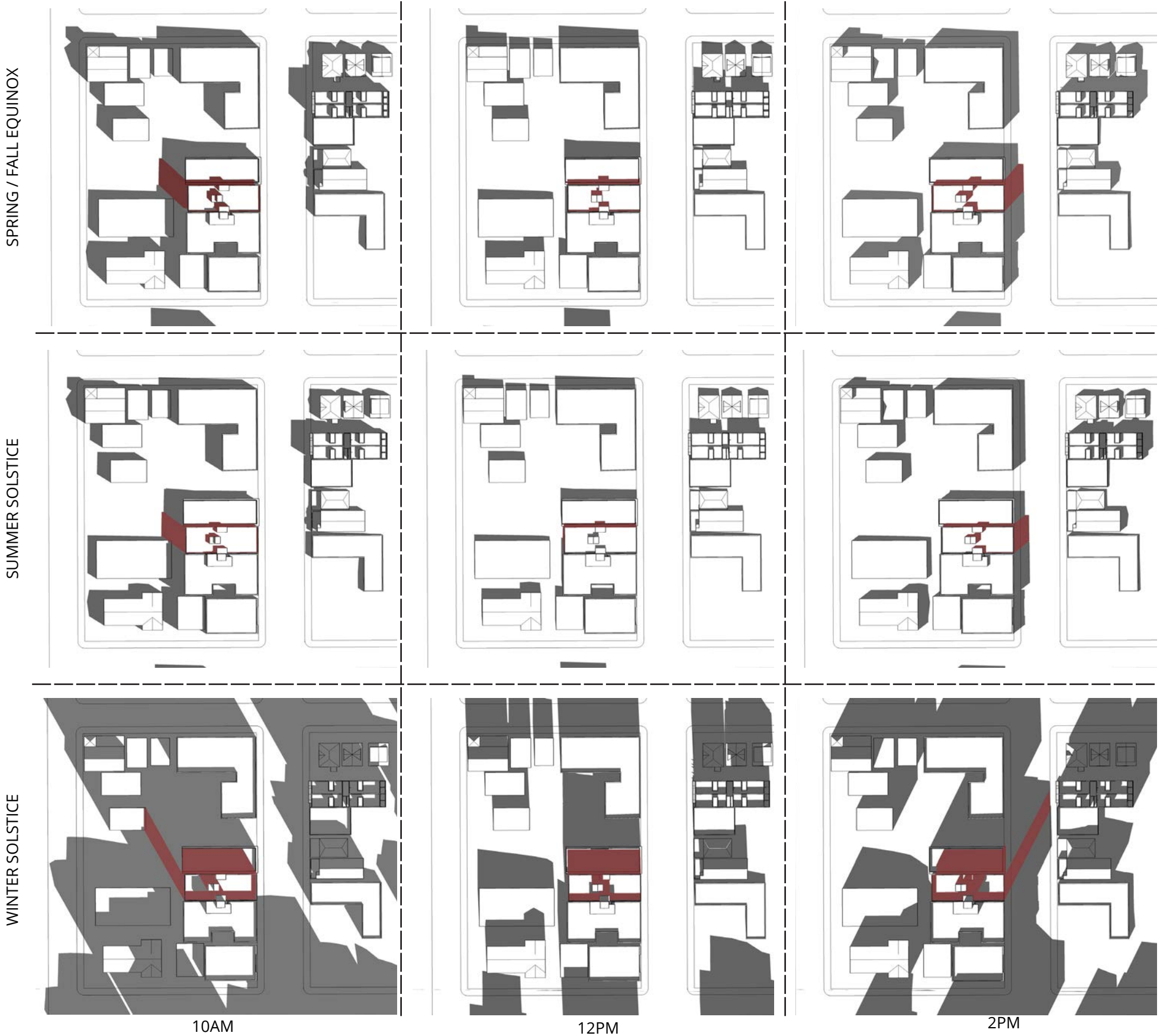
- PRIMARY BUILDING ENTRANCE
- BUILDING SERVICE
- RESIDENTIAL
- CIRCULATION
- COMMON
- LIVE/WORK



DEPARTURES

• NONE REQUESTED

SUN PATH / SHADOW STUDY: SCHEME A



SCHEME B: NORTH FACING UNITS

17,934 GSF
33 EFFICIENCY STUDIOS
865 SF LIVE/WORK
839 SF - TOTAL COMMON AMENITY AT ROOF

3.43 - FAR

POSITIVE

- Some portions pulled back from adjacent structure to the north
- Bike storage at ground level
- Separated live/work & residential entries
- Higher unit count

NEGATIVE

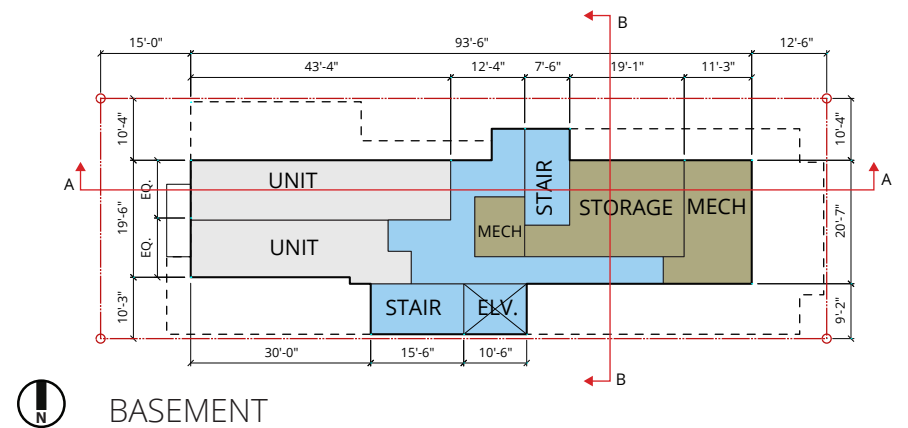
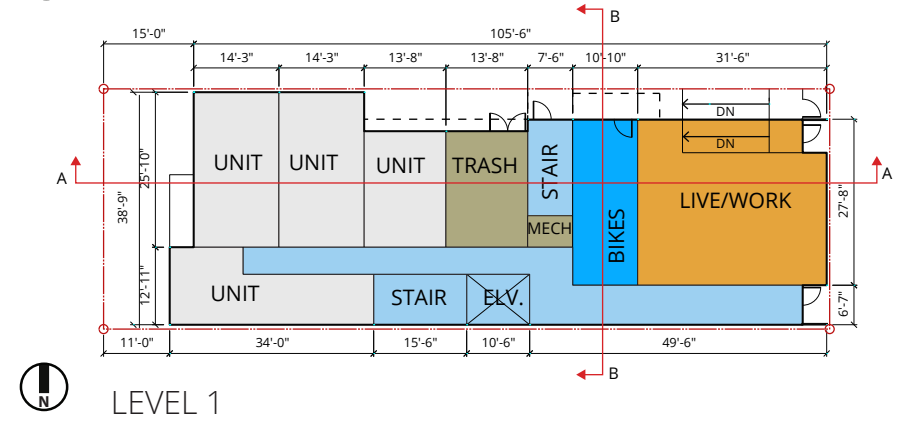
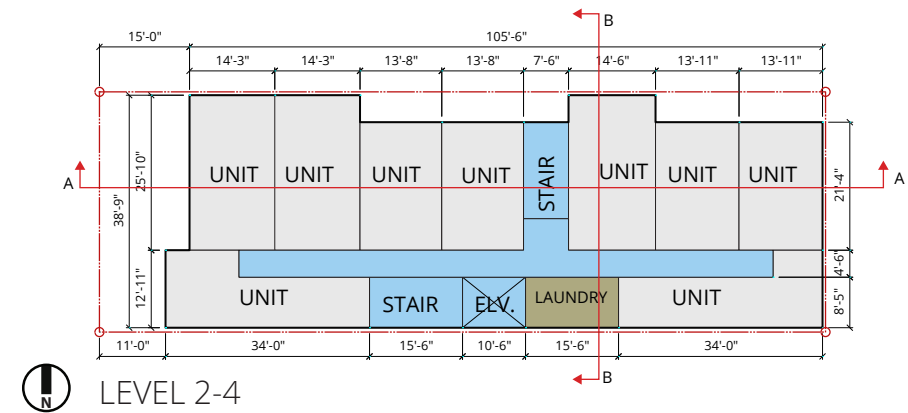
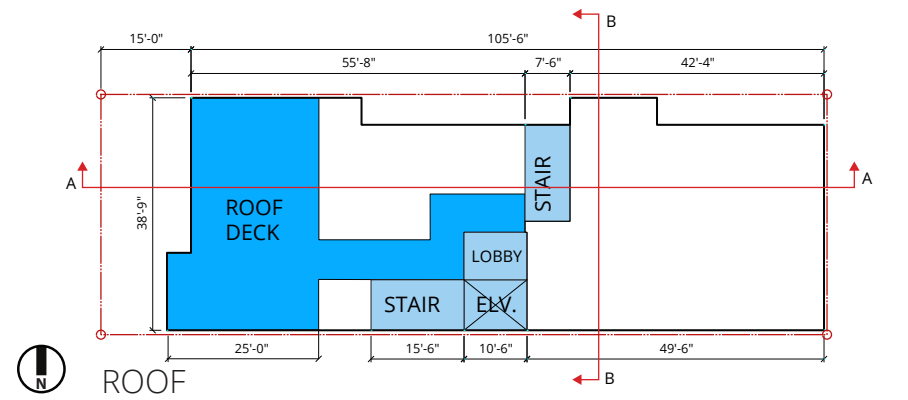
- A majority of units will face the neighboring structure to the north resulting in less privacy for both buildings
- Only 2 units face the street
- Awkward unit layout
- Restricted trash configuration
- Live work at grade requiring ramp for access
- Departures requested

- ▶ PRIMARY BUILDING ENTRANCE
- BUILDING SERVICE
- RESIDENTIAL
- CIRCULATION
- COMMON
- LIVE/WORK

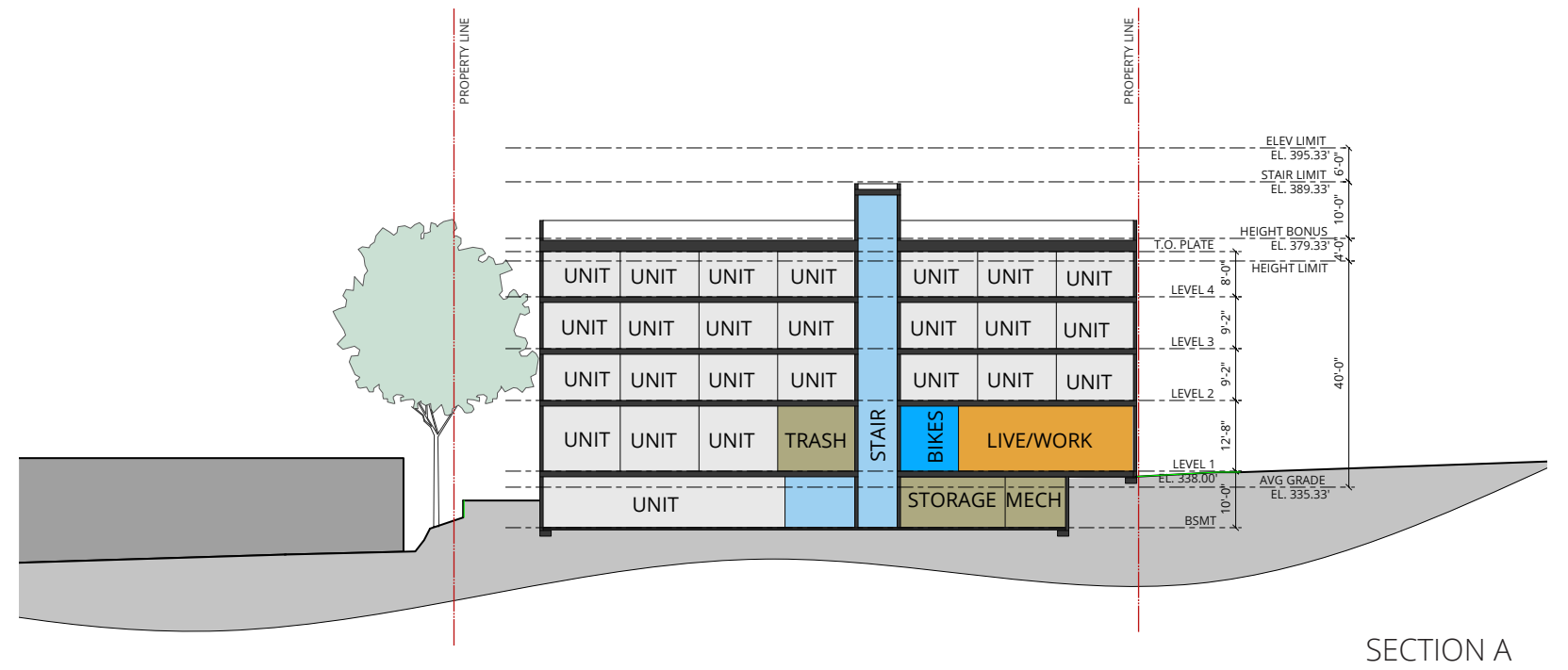
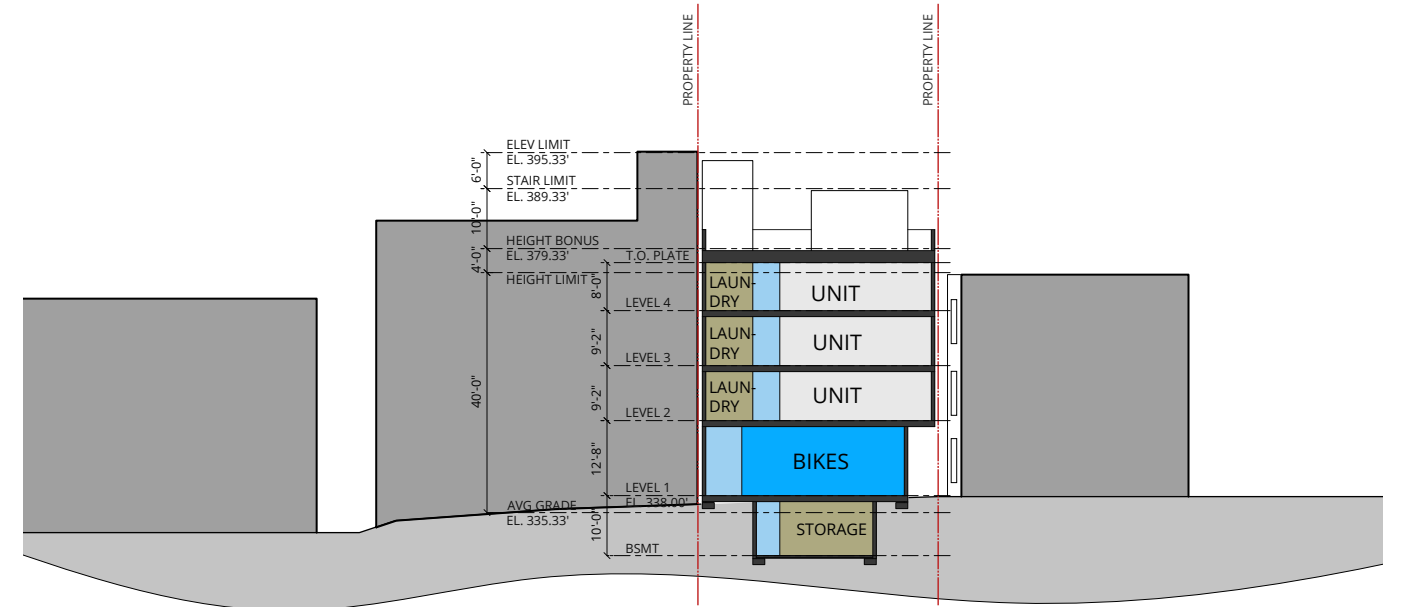
SITE / STREET LEVEL PLAN

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

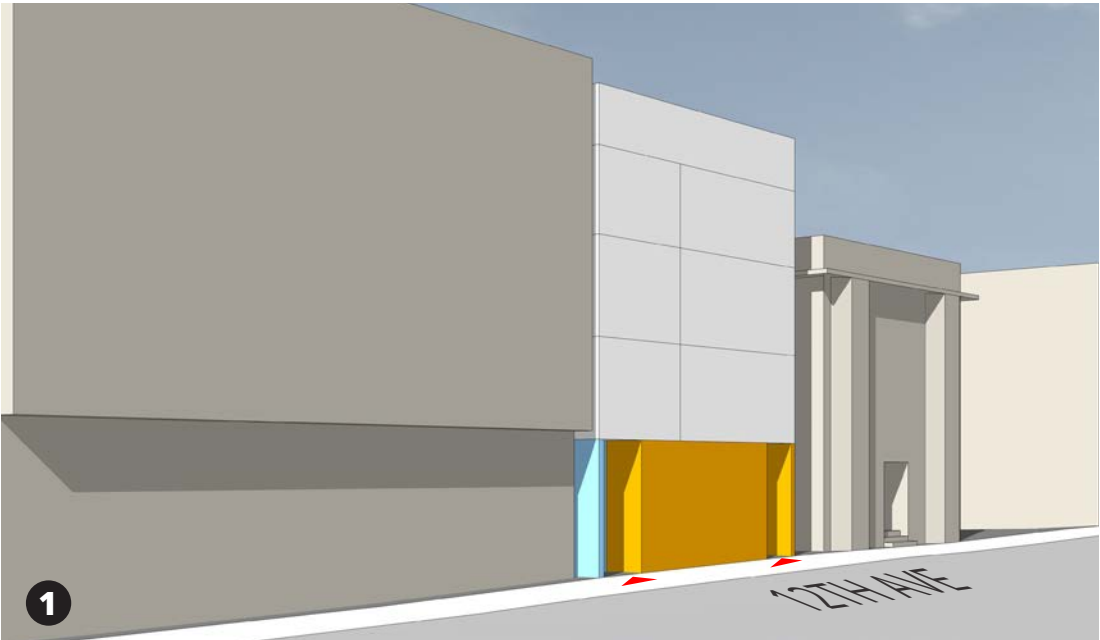




*ALL DRAWINGS AT SCALE: 1/32" = 1'-0"



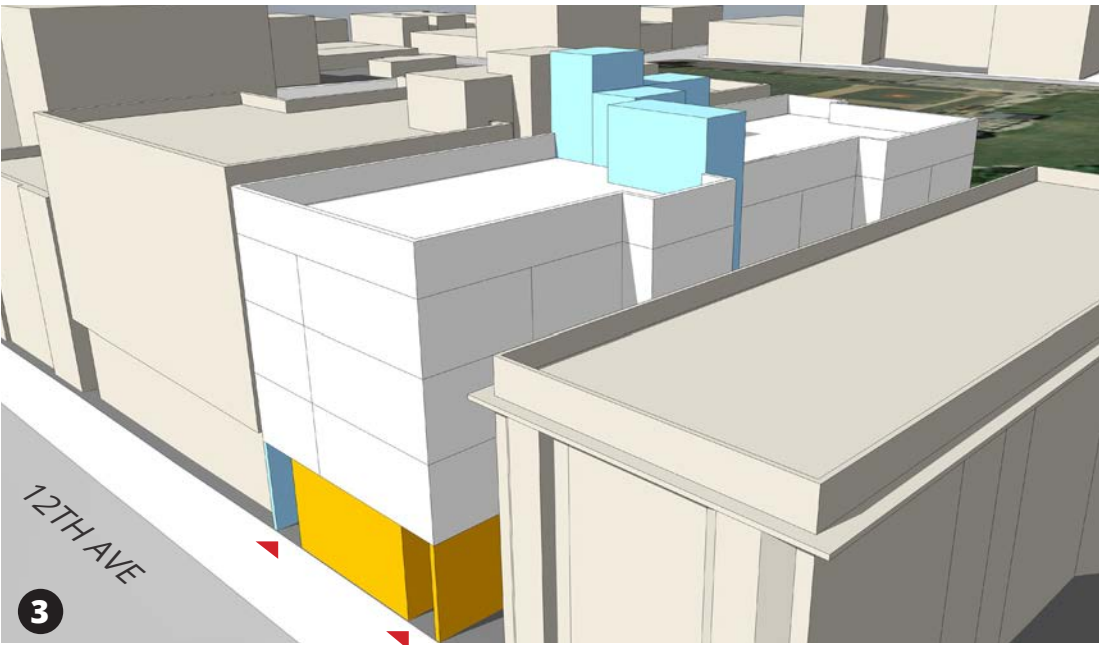
SCHEME B: NORTH FACING UNITS



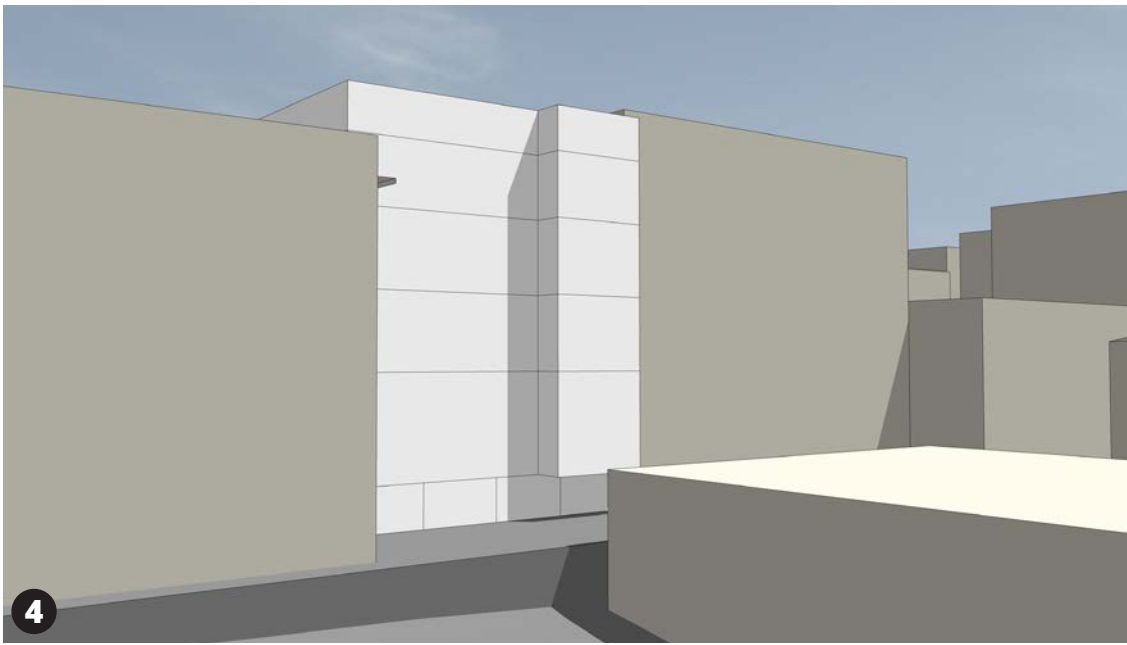
PERSPECTIVE LOOKING NORTHWEST FROM 12TH AVE



PERSPECTIVE LOOKING SOUTHWEST FROM 12TH AVE

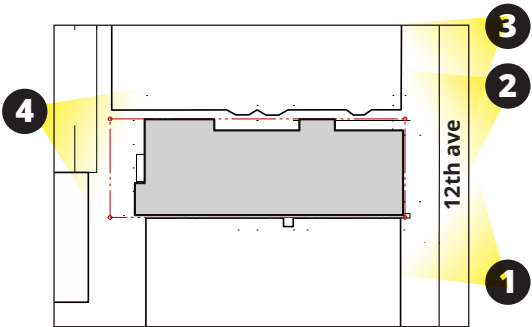


BIRD'S EYE PERSPECTIVE LOOKING SOUTHWEST



PERSPECTIVE LOOKING SOUTHEAST FROM 11TH AVE

- ▶ PRIMARY BUILDING ENTRANCE
- BUILDING SERVICE
- RESIDENTIAL
- CIRCULATION
- COMMON
- LIVE/WORK



NOTE: TREES NOT SHOWN FOR CLARITY

DEPARTURES

DEPARTURE #1

- SMC 23.47A.012 Height Required:13' at ground level
- Provided: 12'-8" at ground level

JUSTIFICATION

The site slopes from east to west, establishing an experientially lower average grade along the street front. A reduction in commercial height is requested to separate building entries, and provide more desirable residential ceiling heights. Guidelines: CS2/D.1, Cap Hill PL3/I, DC1/A.1



DEPARTURE #2

- SMC 23.47A.014 Setbacks Req'd: 2' for every 10' above 40'
- Provided: 1'-11" reduction; Maintain 15' over upper most 9'-6"

JUSTIFICATION

Prominent west facade does not abut a residential use. Extending the 15' setback allows for more coherent massing. Guidelines: CS2/D.1, CS2/C.2, DC1/A.4

DEPARTURE #3

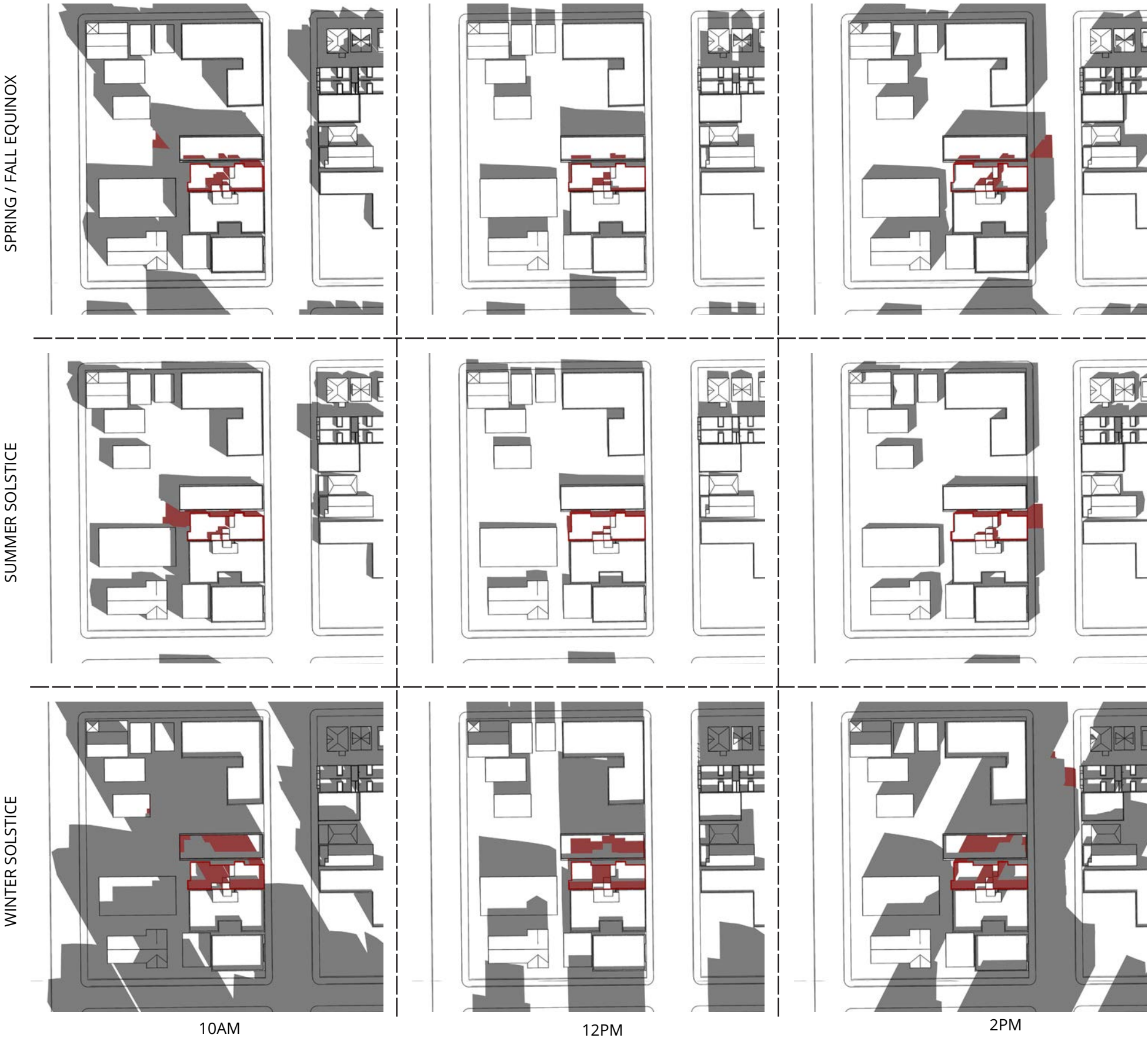
- SMC 23.47A.014 Setbacks Required: Rear setback 15'
- Provided: Rear setback 11'-0" for 12'-11" of width

JUSTIFICATION

In order to set the building back from the existing north neighbor, a portion of the massing is extended into the rear yard. Guidelines: CS2/D.5, CS3/A.4



SUN PATH / SHADOW STUDY: SCHEME B



SCHEME C: PREFERRED
18,040 GSF
33 EFFICIENCY STUDIOS
946 SF - COMMERCIAL
842 SF - TOTAL COMMON AMENITY AT ROOF

3.46 - FAR

POSITIVE

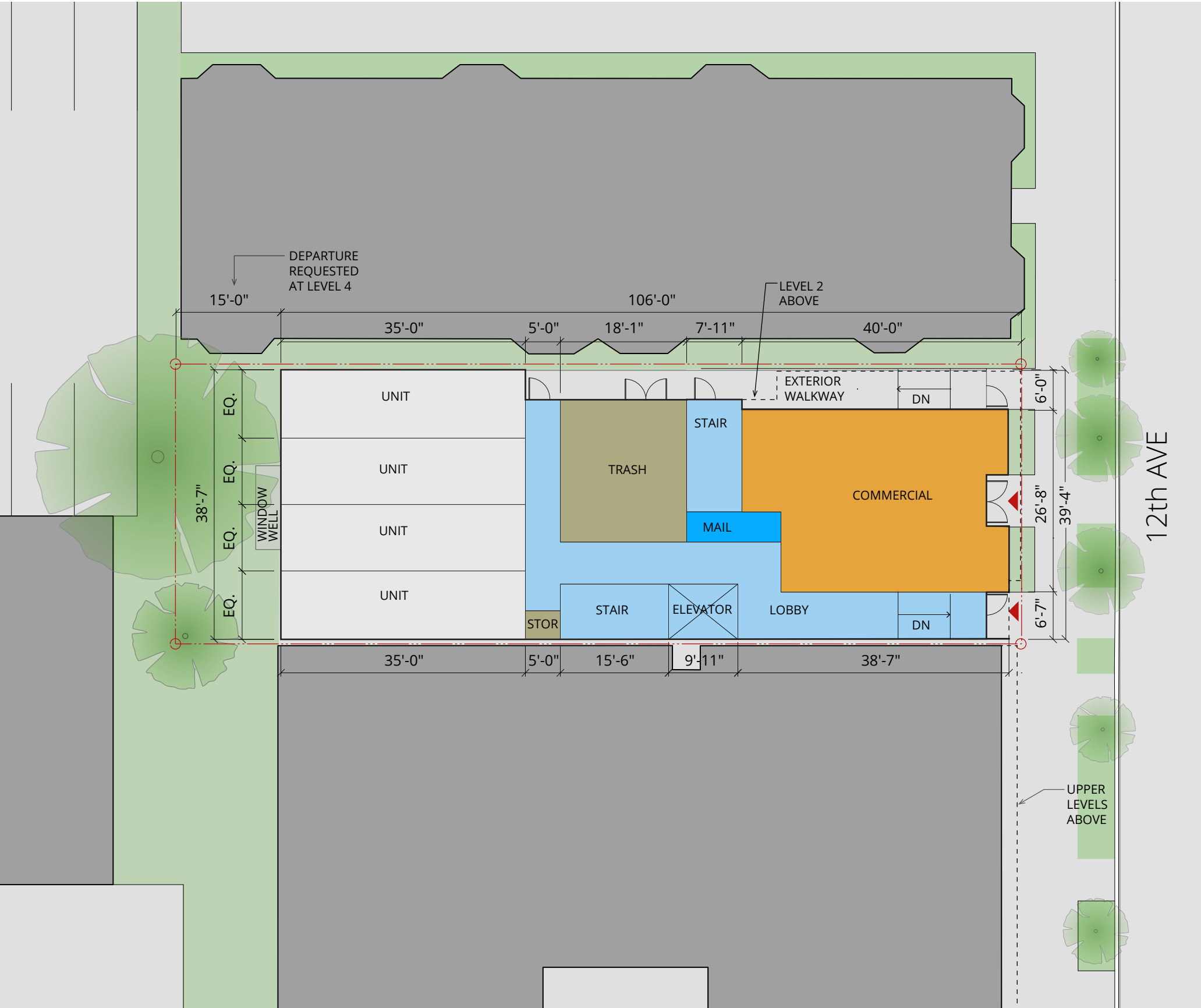
- Majority of units face the street or side yard to provide privacy to north neighbor and more “eyes on the street”
- Provides buffer for light and air to majority adjacent bay windows
- Commercial space at grade
- Higher unit count
- Primary access points equally distributed along street front

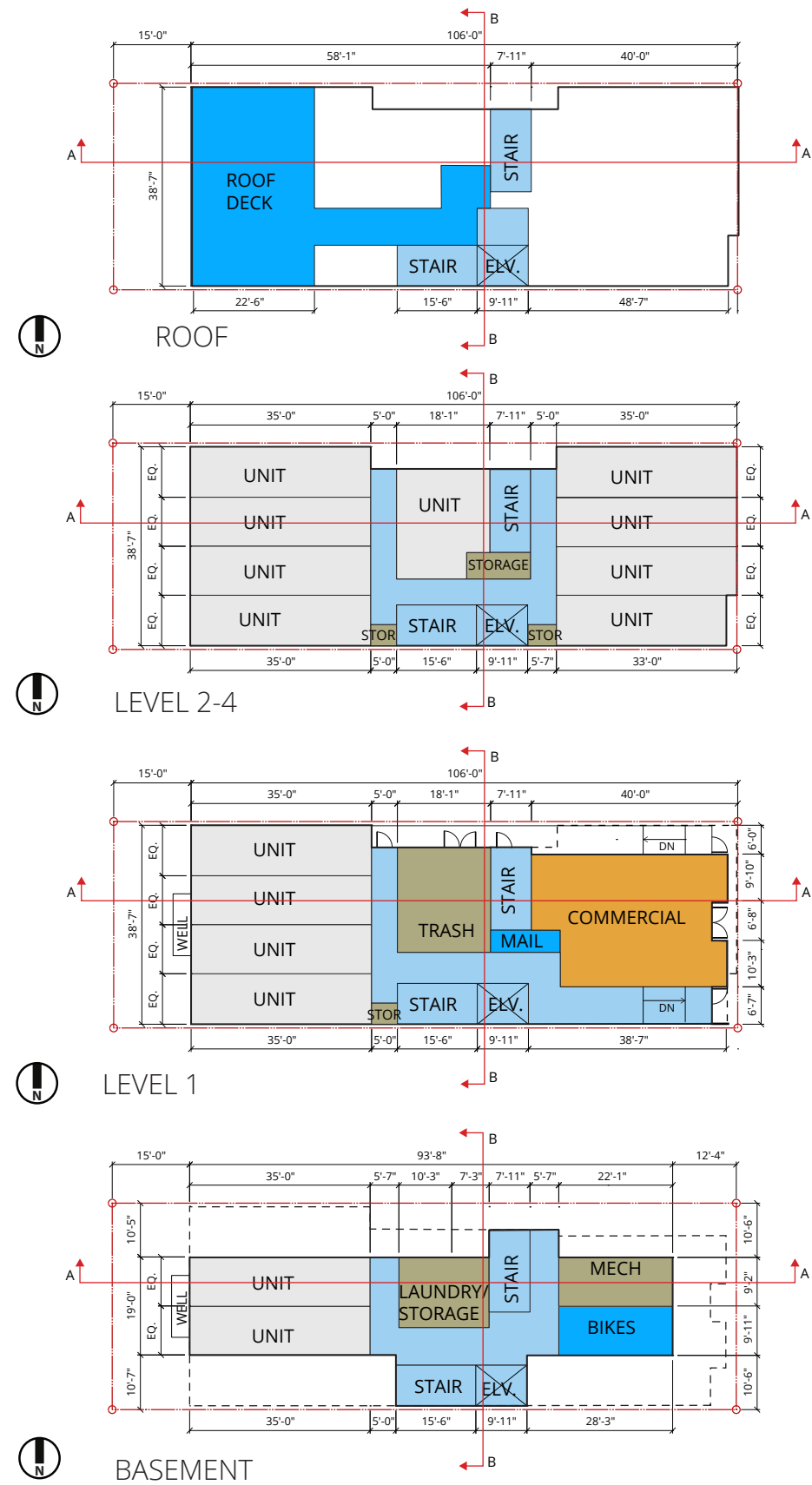
NEGATIVE

- Departures required

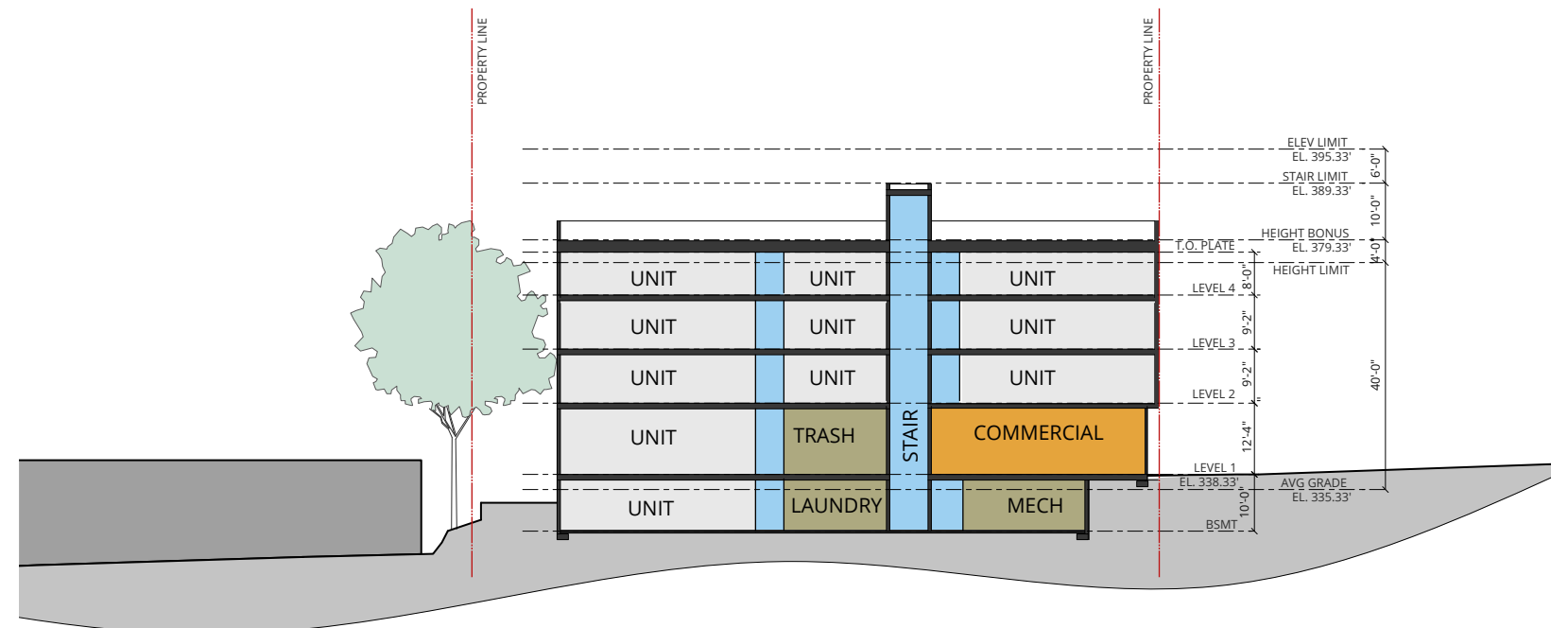
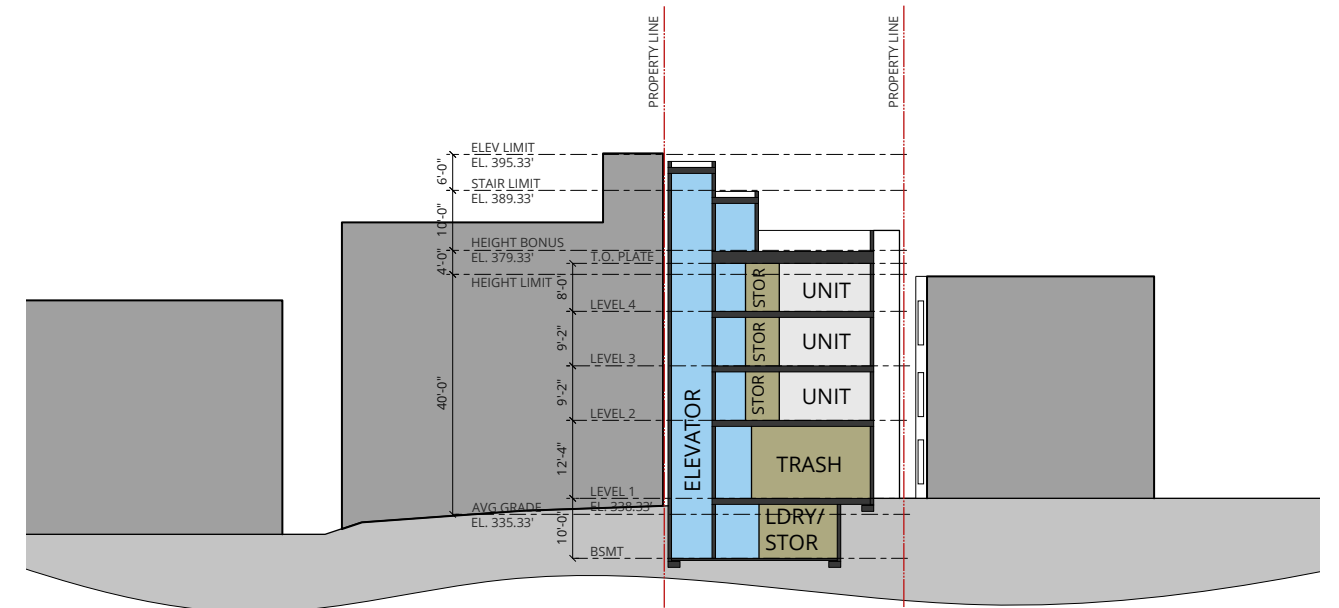
- ▶ PRIMARY BUILDING ENTRANCE
- BUILDING SERVICE
- RESIDENTIAL
- CIRCULATION
- COMMON
- COMMERCIAL

SITE / STREET LEVEL PLAN
SCALE: 1/16" = 1'-0"





*ALL DRAWINGS AT SCALE: 1/32" = 1'-0"



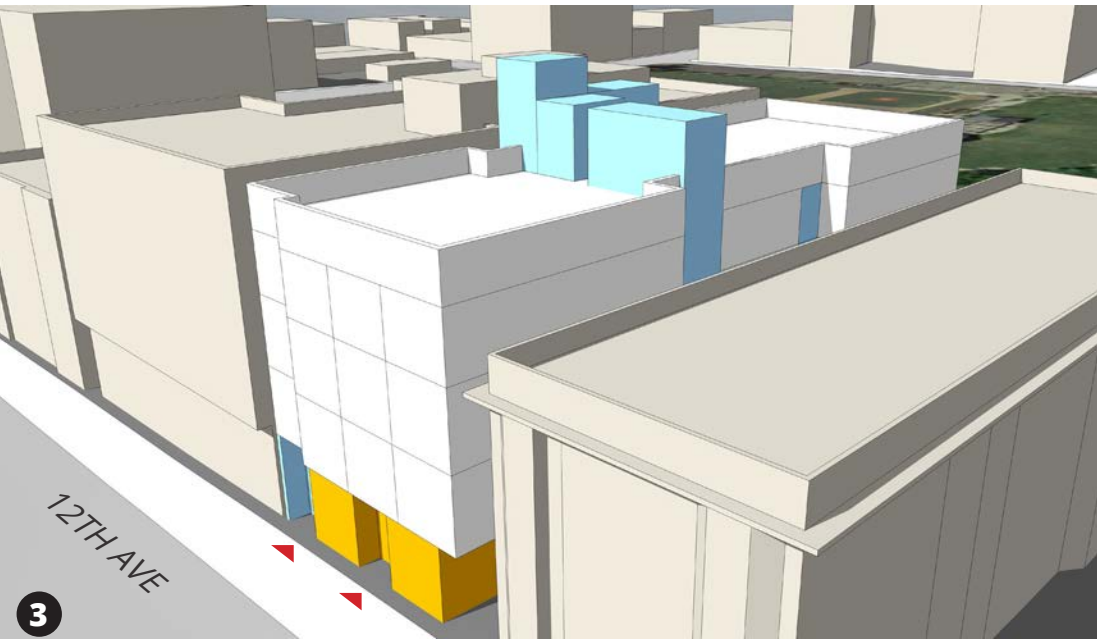
SCHEME C: PREFERRED



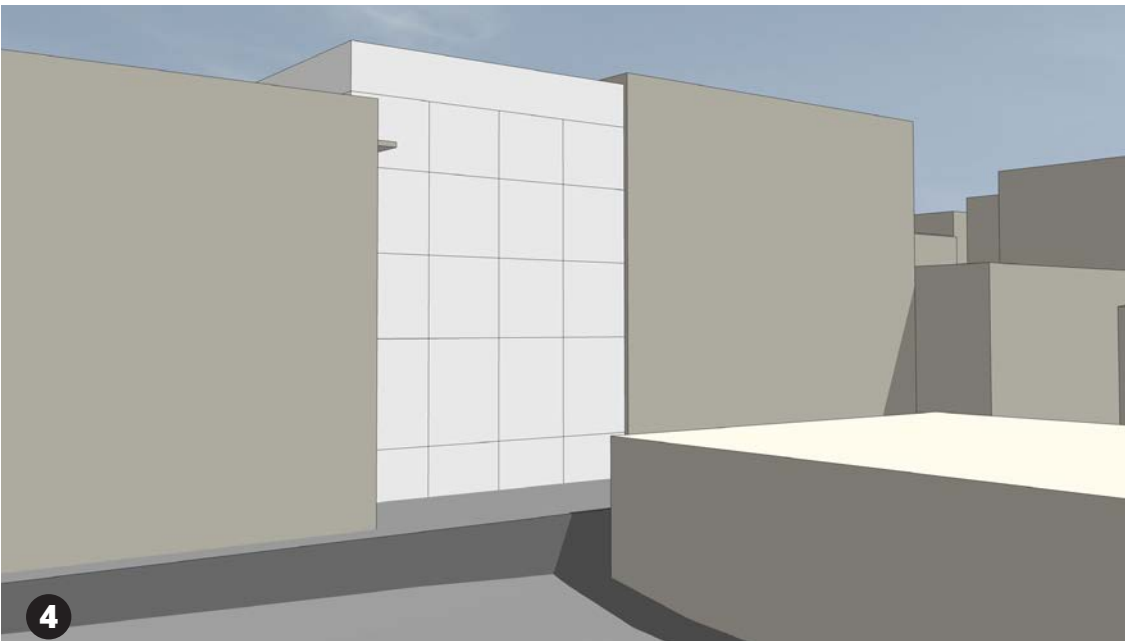
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2 PERSPECTIVE LOOKING SOUTHWEST FROM 12TH AVE

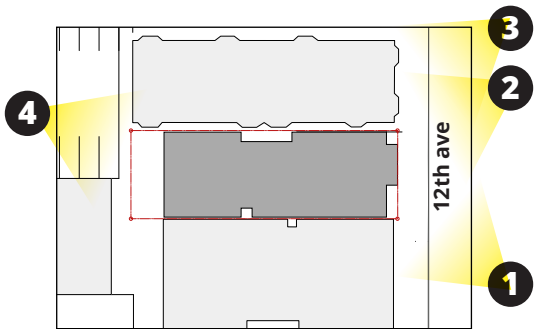


3 BIRDS EYE PERSPECTIVE LOOKING SOUTHWEST



4 PERSPECTIVE LOOKING SOUTHEAST FROM 11TH AVE

- ▶ PRIMARY BUILDING ENTRANCE
- BUILDING SERVICE
- RESIDENTIAL
- CIRCULATION
- COMMON
- COMMERCIAL



NOTE: TREES NOT SHOWN FOR CLARITY

DEPARTURES

DEPARTURE #1

- SMC 23.47A.012 Height Required:13' at ground level
- Provided: 12'-4" at ground level

JUSTIFICATION

The site slopes from east to west, establishing an experientially lower average grade along the street front. A reduction in commercial height is requested to provide the ideal commercial entrance location & sidewalk elevation, while providing more desirable residential ceiling heights.
Guidelines: CS2/D.1, Cap Hill PL3/I, DC1/A.1

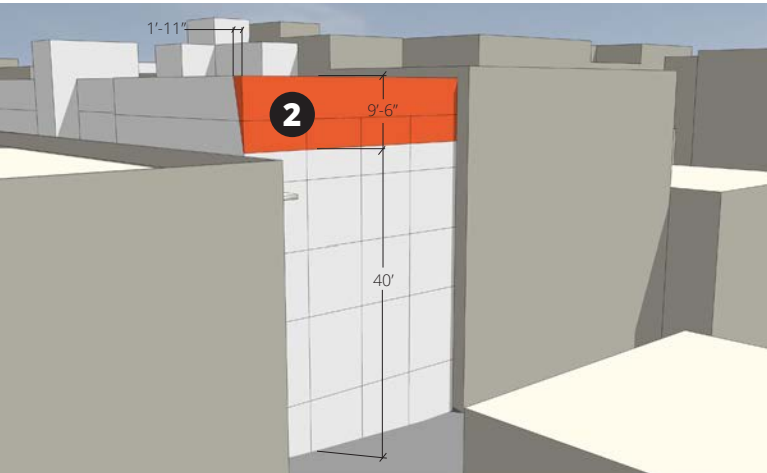


DEPARTURE #2

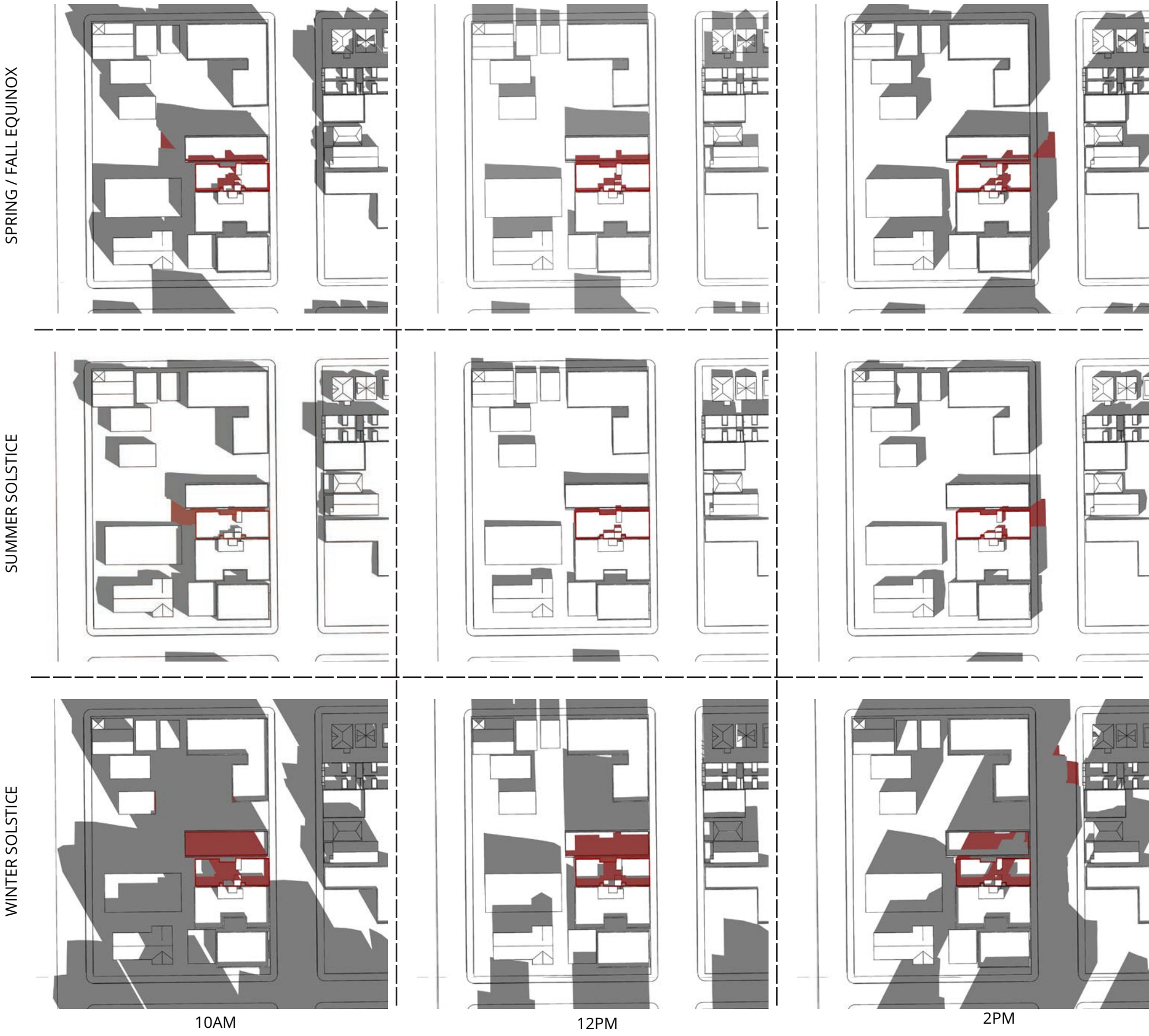
- SMC 23.47A.014 Setbacks Req'd: 2' for every 10' above 40'
- Provided: 1'-11" reduction; Maintain 15' over upper most 9'-6"

JUSTIFICATION

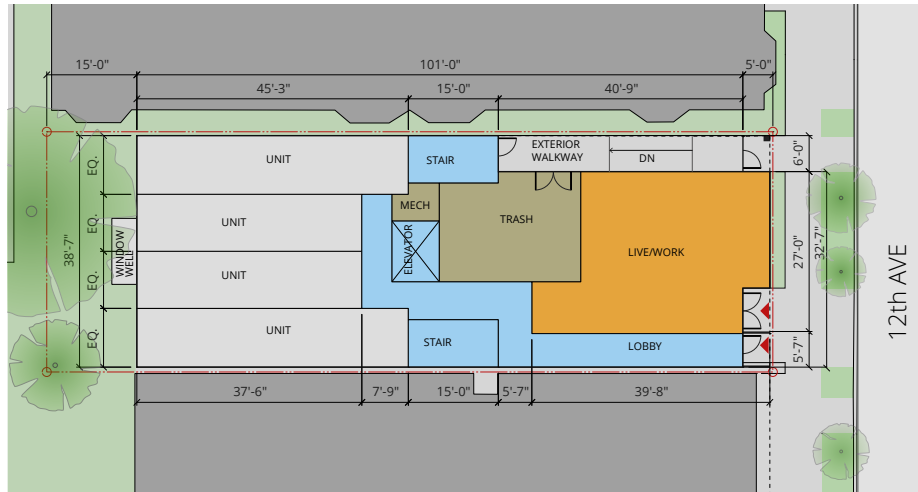
Prominent west facade does not abut a residential use. Extending the 15' setback allows for more coherent massing.
Guidelines: CS2/D.1, CS2/C.2, DC1/A.4



SUN PATH / SHADOW STUDY: SCHEME C



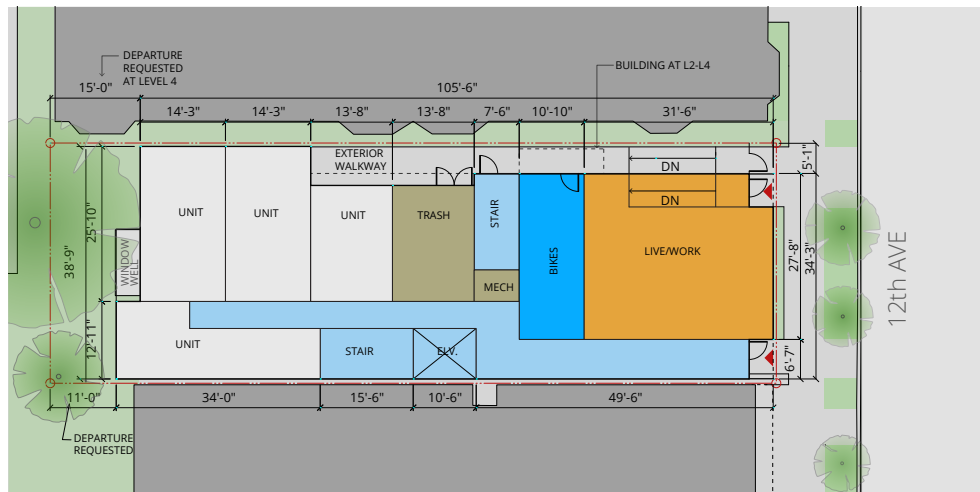
SCHEME A



SITE PLAN (NTS)



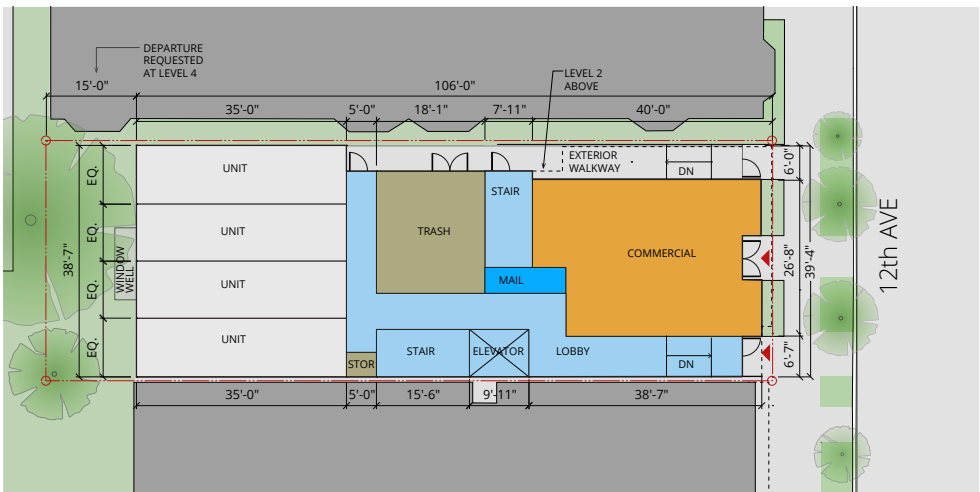
SCHEME B



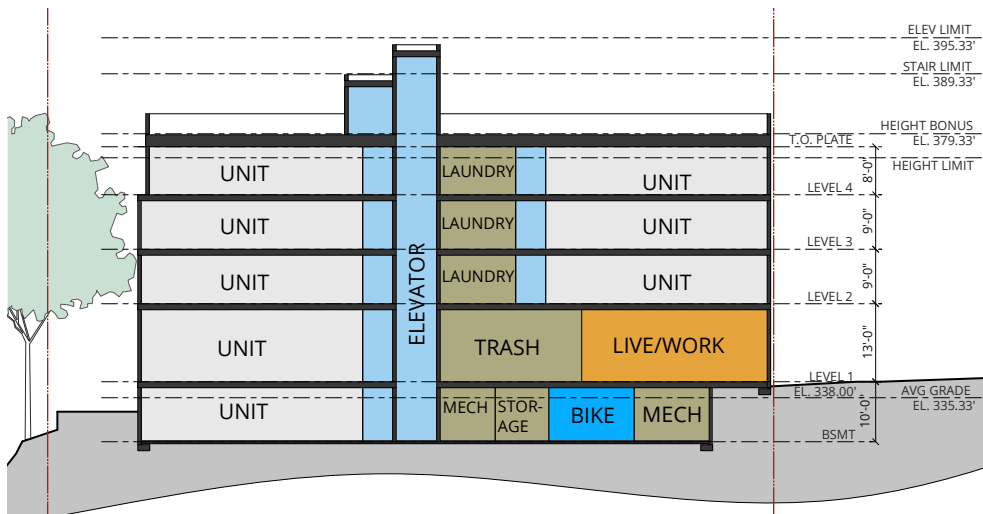
SITE PLAN (NTS)



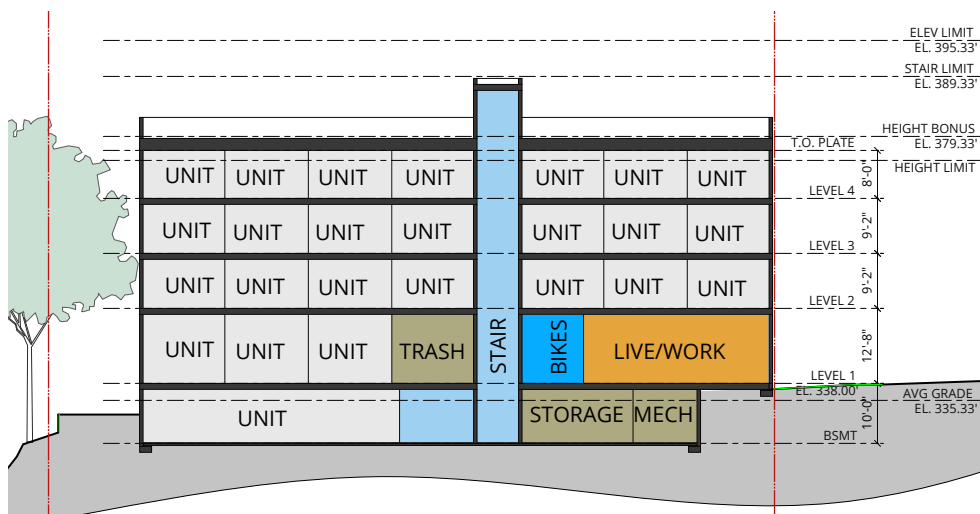
SCHEME C (PREFERRED)



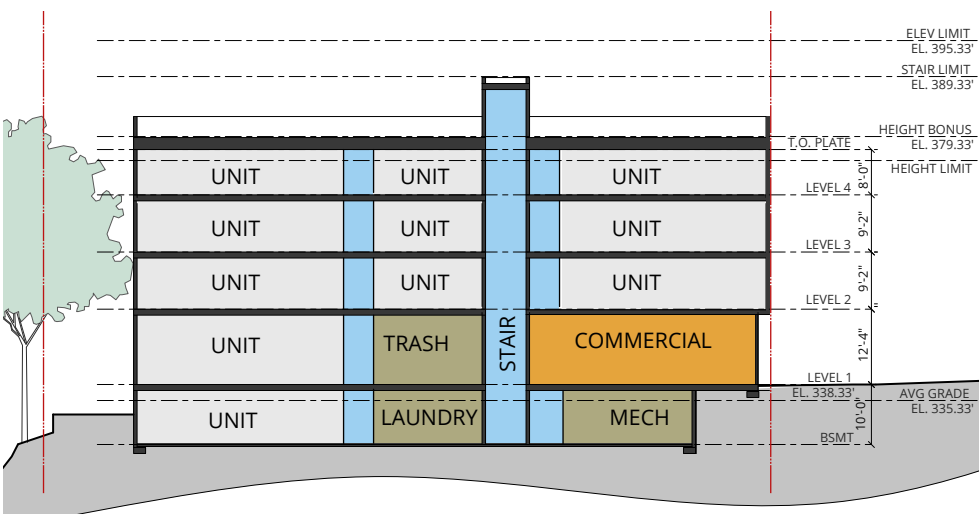
SITE PLAN (NTS)



SECTION (NTS)



SECTION (NTS)



SECTION (NTS)

DEPARTURE MATRIX

SCHEME B: NORTH FACING UNITS

DEPARTURE #1

- SMC 23.47A.012 Height
- Required: 13' at ground level
- Provided: 12'-8" at ground level

JUSTIFICATION

The site slopes from east to west, establishing an experientially lower average grade along the street front. A reduction in commercial height is requested to separate the building entrances and provide more desirable residential ceiling heights. Because the property is relatively narrow, the reduced height will still provide a volume that is proportional to the overall commercial width and depth. The floor framing will also reduce the amount of infrastructure below the floor, resulting in a more appealing commercial volume.

Guidelines: CS2/D.1 (Existing Development & Zoning), Cap Hill PL3/I (Human Activity), DC1/A.1 (Visibility).



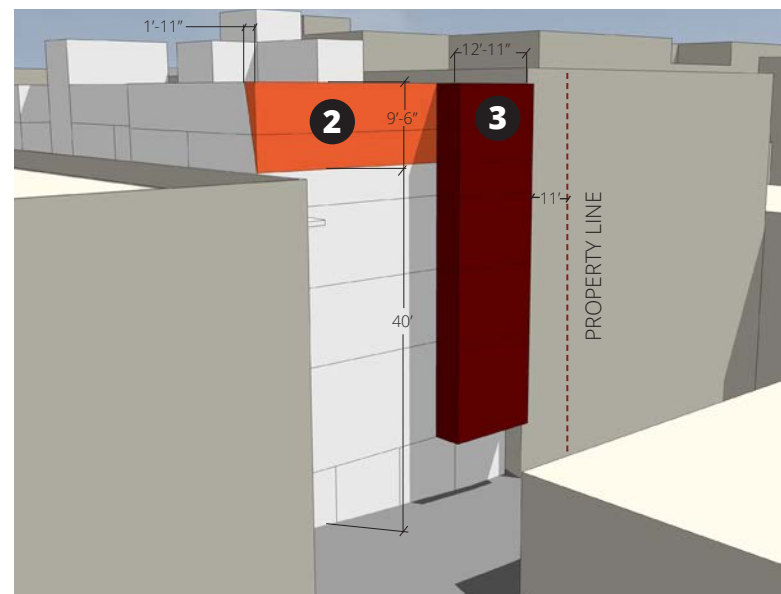
DEPARTURE #2

- SMC 23.47A.014 Setbacks
- Req'd: 2' for every 10' above 40'
- Provided: 1'-11" reduction; Maintain 15' for entire height.

JUSTIFICATION

Prominent west facade abuts the parking lot of an established institutional use (not a residential use). This reduces the need for an upper setback to transition to the less intense use. Extending the 15' setback allows for more coherent massing from 11th Avenue & Cal Anderson.

Guidelines: CS2/D.1 (Existing Dev. & Zoning), CS2/C.2 (Mid-Block Sites), DC1/A.4 (Views & Connections).



DEPARTURE #3

- SMC 23.47A.014 Setbacks
- Required: Rear setback 15'
- Provided: Rear setback 11'

JUSTIFICATION

In order to set the building back from the existing north neighbor, a portion of the massing is extended into the rear yard.

Guidelines: CS2/D.5 (Respect for Adjacent Sites), CS3/A.4 (Evolving Neighborhoods)

SCHEME C: PREFERRED

DEPARTURE #1

- SMC 23.47A.012 Height
- Required: 13' at ground level
- Provided: 12'-4" at ground level

JUSTIFICATION

The site slopes from east to west, establishing an experientially lower average grade along the street front. A reduction in commercial height is requested to provide the ideal commercial entrance location & sidewalk elevation, while providing more desirable residential ceiling heights. Because the property is relatively narrow, the reduced height will still provide a volume that is proportional to the overall commercial width and depth. The floor framing will also reduce the amount of infrastructure below the floor, resulting in a more appealing commercial volume.

Guidelines: CS2/D.1 (Existing Development & Zoning), Cap Hill PL3/I (Human Activity), DC1/A.1 (Visibility).



DEPARTURE #2

- SMC 23.47A.014 Setbacks
- Req'd: 2' for every 10' above 40'
- Provided: 1'-11" reduction; Maintain 15' over upper most 9'-6"

JUSTIFICATION

Prominent west facade abuts the parking lot of an established institutional use (not a residential use). This reduces the need for an upper setback to transition to the less intense use. Extending the 15' setback allows for more coherent massing from 11th Avenue & Cal Anderson.

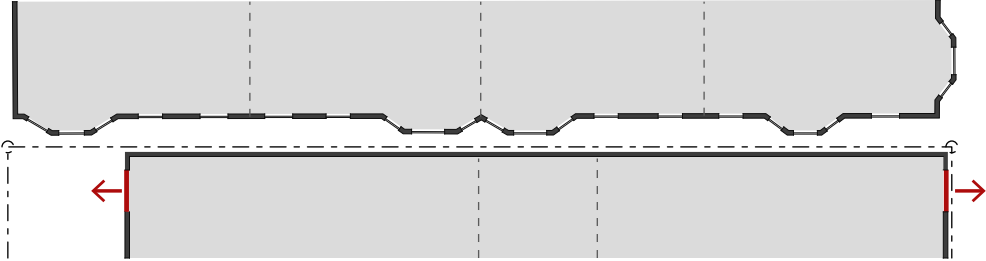
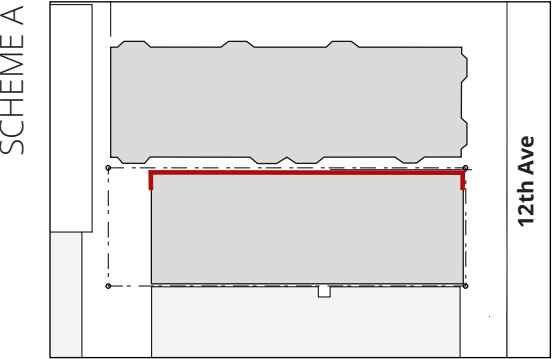
Guidelines: CS2/D.1 (Existing Dev. & Zoning), CS2/C.2 (Mid-Block Sites), DC1/A.4 (Views & Connections).



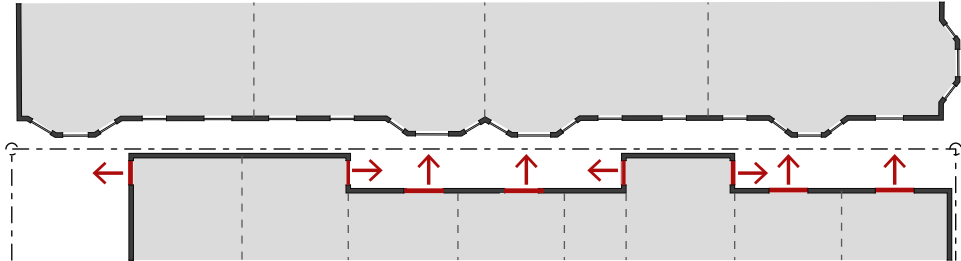
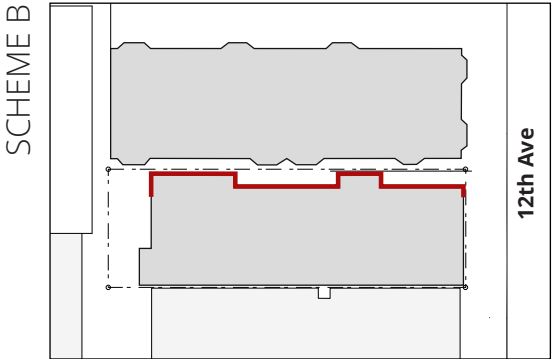
PRIVACY TO NORTH NEIGHBORS

The north neighbor’s south facade is located 3’-8” from the property line, with bay windows within 1’-6”. Windows have been provided along the facade, although they are non-conforming.

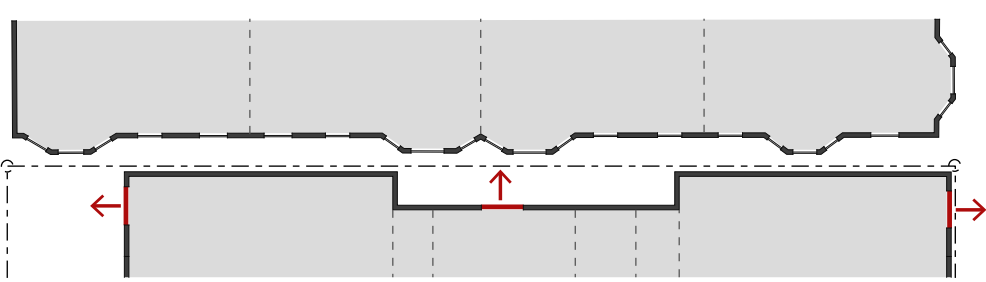
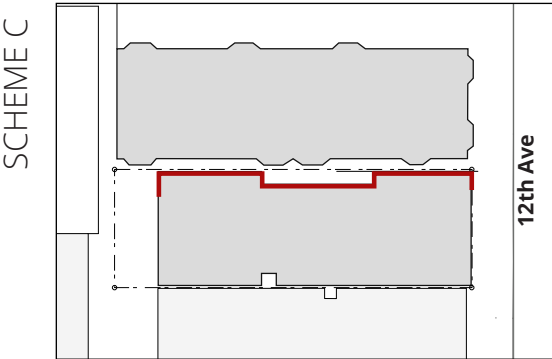
PLAN: LEVELS 2-4



Proposed project builds out to the north property line for the full length of the building. No windows face each other, but the buildings are very close.

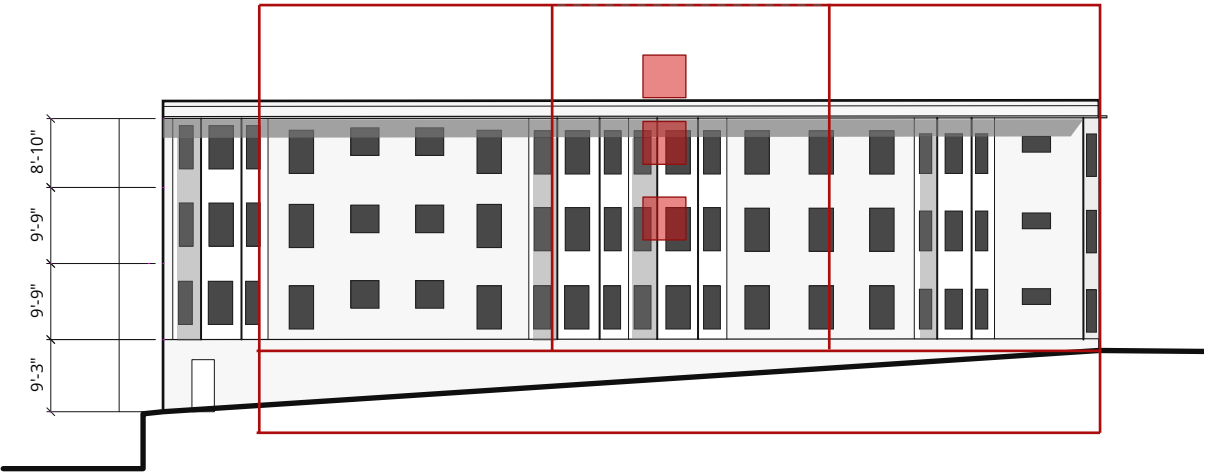
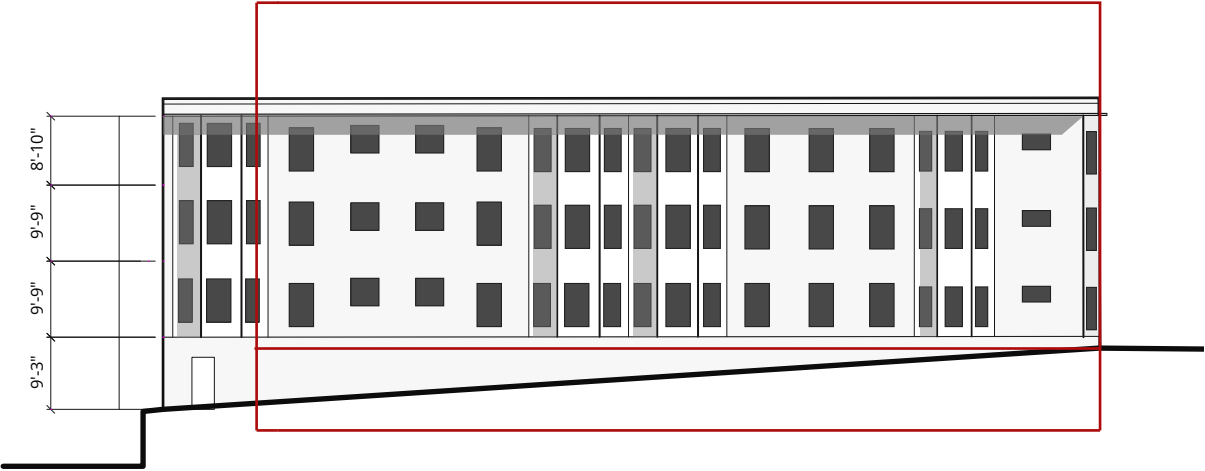


Proposed project pulls back from the north neighbor to accommodate the bay windows, but results in more units facing each other - providing less privacy for either property. A majority of the proposed units would have limited daylighting opportunities since they are north-facing.



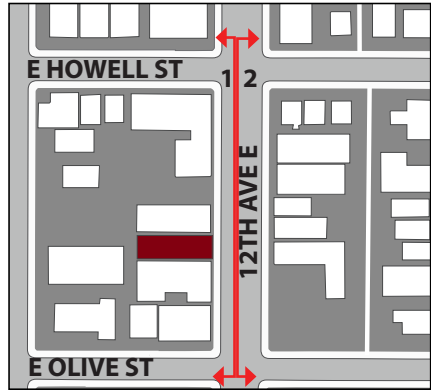
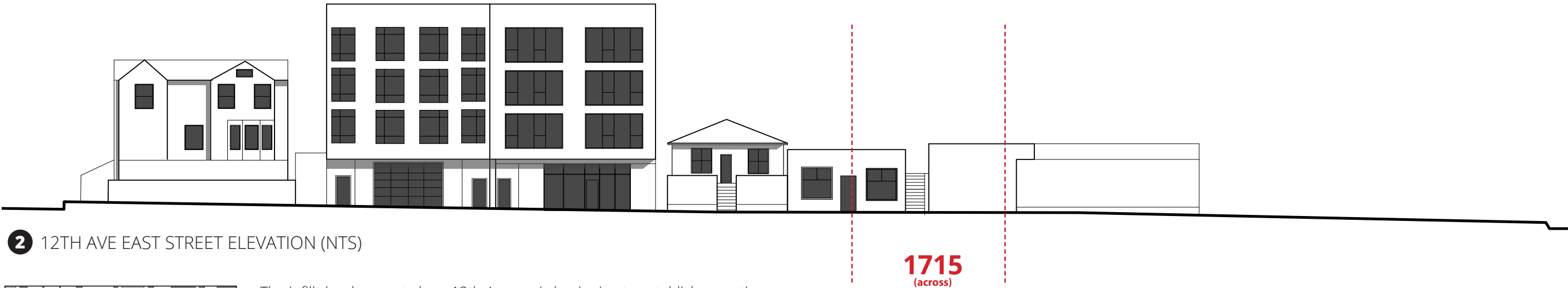
Proposed project creates a large light well at the center of the building, allowing a better balance of separation & privacy.
Guidelines: CS1/B.2 (Daylight & Shading), CS2/D.1 (Existing Dev. & Zoning), CS2/D.2 (Respect for Adjacent Sites)

SOUTH ELEVATION



*DRAWINGS NOT TO SCALE

CONCEPT: STREET FACADE



The infill development along 12th Avenue is beginning to establish a continuous street wall, and provides a rigorous window pattern. The preferred scheme utilizes simple modulation, plus a rhythmic and hierarchical fenestration palette to create visual interest and variety on the block.
Guidelines: CS2/C.2 (Mid-block Sites), CS3/A.4 (Evolving Neighborhoods), DC2/B.1 (Facade Composition)

CONCEPT: MASSING & MATERIALS

Recent infill development uses a variety of strategies to break down the street facade, including the following:

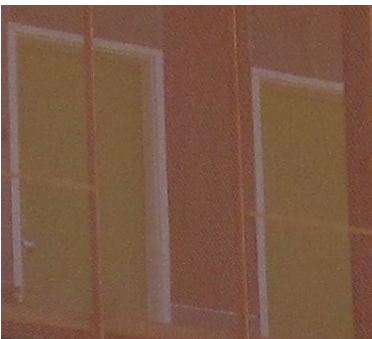
- develop a 'podium' to differentiate the mixed-use components.
- use a limited palette of materials and rigorous window pattern to develop the facade.
- use a variety of materials to create the illusion of modulation.

The preferred scheme proposes the following strategies:

- provide a high quality material on the ground-level and upper stories to avoid the 'podium', visually connecting the building to the ground and enhancing the pedestrian experience.
- create actual modulation to provide break down the facade.
- use a simple material palette to differentiate the modulation and balance the overall composition.
- reinforce the modulation with a window palette that provides visual interest.



weathered steel



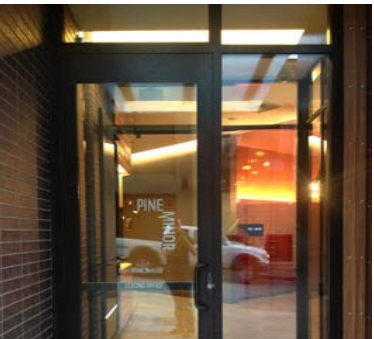
perforated weathered steel



dark gray fiber cement



white vinyl windows



black storefront windows



blade signage

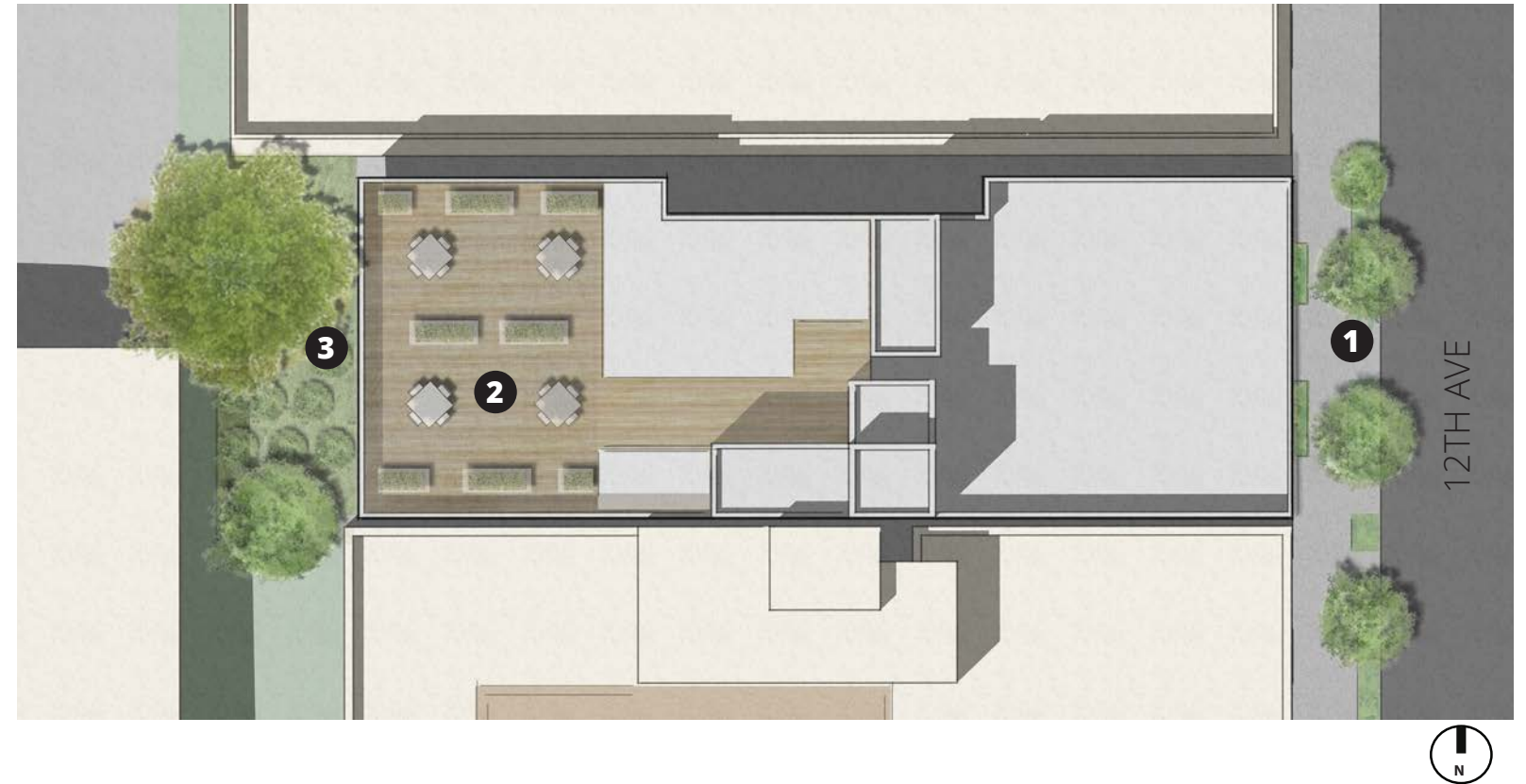


CONCEPT: LANDSCAPE

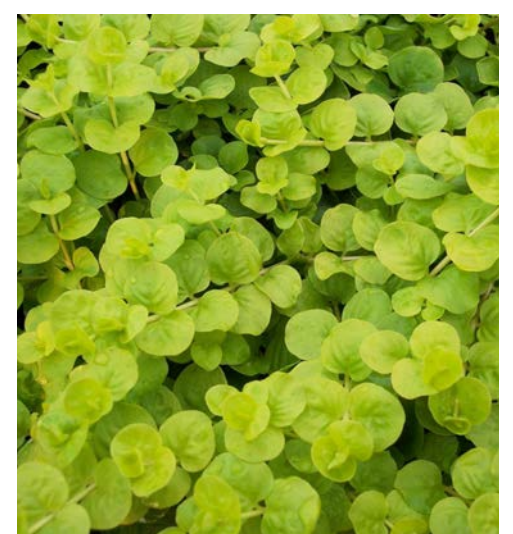
1 PLANTING STRIP



2 ROOF DECK PLANTERS



3 REAR YARD SHRUBBERY/GROUNDCOVER





A



B



C



D

S+HWorks
ARCHITECTURE & DESIGN

JOHNSON & CARR, LLC

- A** 1806 MULTIFAMILY
1806 23RD AVE / SEATTLE, WA
- B** 2429 TOWNHOUSES (UNDER CONSTRUCTION)
2429 8TH AVE N / SEATTLE, WA
- C** PHINNEY MULTIFAMILY (UNDER CONSTRUCTION)
8727 + 8731 AVE N / SEATTLE, WA
- D** BOYLSTON FLATS (PERMITTING)
1404 BOYLSTON SEATTLE, WA