121 15th Avenue E

EARLY DESIGN GUIDANCE MEETING

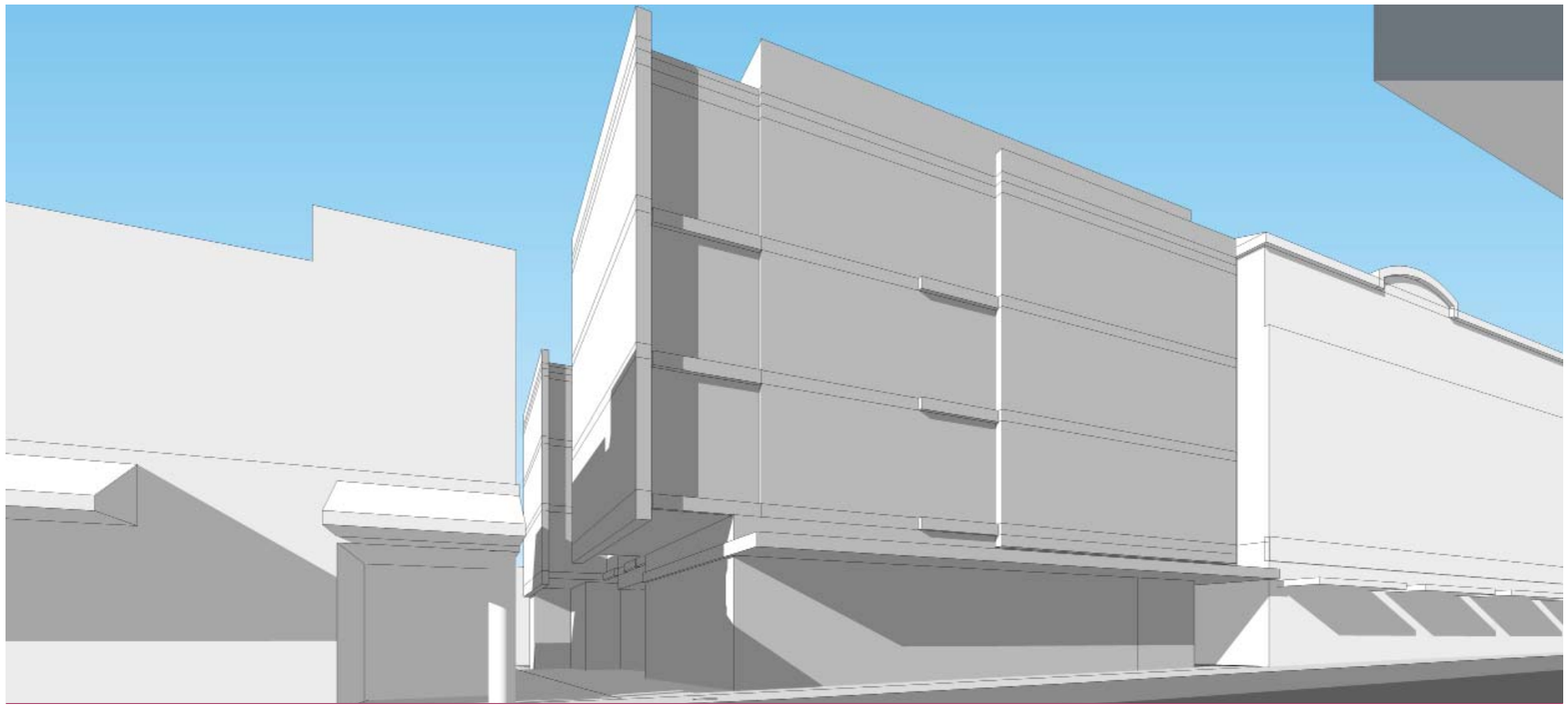
DPD PROJECT NO.:
3020958

REVIEW DATE:
November 4, 2015

ISOLA HOMES

caron

CARON REF #2015.024



Contents

Project Team

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Information

DPD PROJECT #
3020958

ADDRESS
121 15th Ave E
Seattle, WA 98121

Project Information

DEVELOPMENT OBJECTIVES:

The objective of this development is to improve the 15th Avenue Corridor area of Capitol Hill through the addition of a 4-story Mixed-use development which will contribute economically, socially and culturally to the existing urban fabric.

- Create commercial space on the ground floor which contributes to the existing economic infrastructure of the 15th Avenue Corridor.
- Develop a small scale, pedestrian orientated streetscape which will expand the social scene of the vicinity by infilling a site that is currently surface parking.
- Develop 36 residential units that will provide density and connectivity to the vicinity.
- Provide critical mass to the urban fabric at the south end of the “15th street Corridor” in order to fill and anchor the Corridor. This will create a sense of place for the neighborhood.

CONTEXT:

The site sits mid-block on an existing surface parking lot on the south end of the 15th Avenue Commercial Corridor between East John Street and East Denny Way, in the Capitol Hill neighborhood. The 15th Avenue Commercial Corridor is a popular dining and shopping area, and is the economic base and heart of Capitol Hill’s social scene. The site is also near a popular bus route on 15th Avenue connecting the neighborhood to downtown Seattle.

Within the immediate 9-block area, there is a diversity of uses that include various restaurants, services, institutions, housing, (2) parks and a grocery store. There is a wide variety of single family and multifamily housing of both historical and contemporary design, which represents the true reflection of the diversity of people whom live and play in the neighborhood.

The scale of 15th Avenue is small and intimate; where intimacy is created by street trees, canopies, awnings, public plazas and sitting areas. The block does allow street parking and has minimal curb cuts on the Avenue. There is a strong connection in the vicinity to the city’s principle arterials. Being in close proximity to multiple transit lines makes the site a great opportunity for mixed-use development which will be a positive addition to a thriving neighborhood.

AERIAL MAP

SITE DATA:

ADDRESS: 121 15th Ave E
DPD PROJECT #: 3020958
PARCEL(S): 9421400035
SITE AREA: 7,879 SF
OVERLAY DESIGNATION: Capitol Hill Urban Center Village, Pedestrian Area
FREQUENT TRANSIT: Yes
PARKING REQUIREMENT: None
LEGAL DESCRIPTION: Lot 3, Block 2, Williams Addition to the city of Seattle, according to the plat thereof recorded in volume 1 of plats, page 161, in King County, Washington;
Together with that portion of Lot 4, said Block 2, lying northerly of the following described line: commencing at the northeast corner of said Lot 4; Thence south 01°33’26” west along the easterly line of said Lot 4, a distance of 4.02 feet to the point of beginning of said line; thence north 88°35’45” west, parallel to the north line of said Lot 3, a distance of 123.00 feet to the west line of said Lot 4 and the terminus of said line.

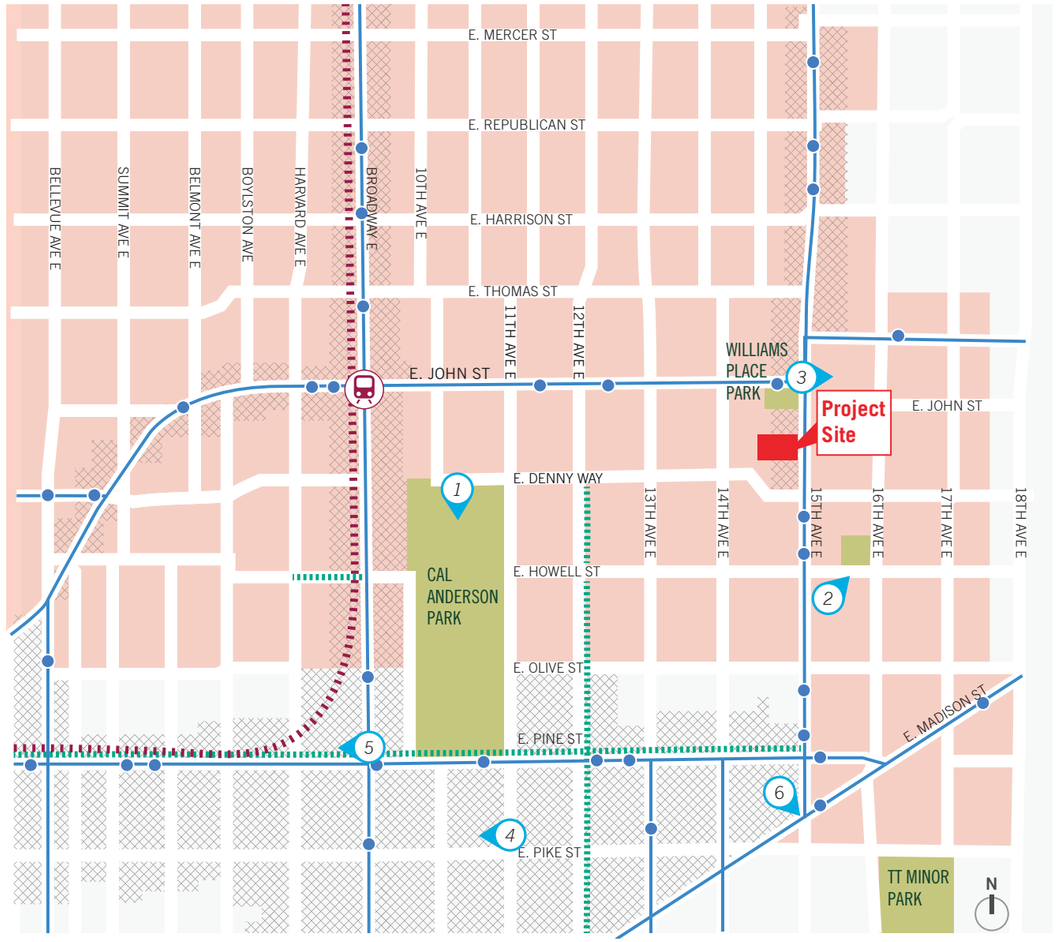
DEVELOPMENT SUMMARY:

ZONING: NC2P-40
BUILDING HEIGHT MAX: 44’
LOT SIZE: 7,879 SF
ALLOWABLE FAR: 3.00/3.25
PROPOSED FAR: 3.00/3.25
REQUIRED PARKING: None required
PROPOSED PARKING: 0
BIKE STALLS: 16
COMMERCIAL: 1220 SF

LEVEL	TOTAL SF	FAR SF	# UNIT	USE
ROOF	649	581	0	Amenity
4	6,390	6,238	11	Residential
3	6,390	6,238	11	Residential
2	6,390	6,238	11	Residential
1	5,710	5,562	3	Residential/Retail
TOTAL	25,529	24,487	36	

BASED ON PREFERRED SCHEME OPTION 1

Surrounding Uses & Community Nodes



VICINITY & WALKING MAP KEY

- Site
- Transit Runs
- Bus Stops
- Bike Lanes
- Light Rail Station*
- Future Light Rail Route*
- Pedestrian Areas
- Capitol Hill Urban Center Village
- Parks
- View

** EXPECTED TO OPEN FOR SERVICE IN 2016*

1 ANDERSON PARK AT 1635 11TH AVE

Biking Distance from Site: 2 min, 0.4 mile
Walking Distance from Site: 7 min, 0.5 mile

2 SEVEN HILLS PARK AT 1514 E. HOWELL ST

Biking Distance from Site: 1 min, 0.1 mile
Walking Distance from Site: 2 min, 0.2 mile

3 GROUP HEALTH AT 2015 16TH AVE E.

Biking Distance from Site: 1 min, 0.1 mile
Walking Distance from Site: 3 min, 0.1 mile

4 THE ELLIOTT BAY BOOK COMPANY AT 1521 10TH AVE

Biking Distance from Site: 3 min, 0.6 mile
Walking Distance from Site: 11 min, 0.6 mile

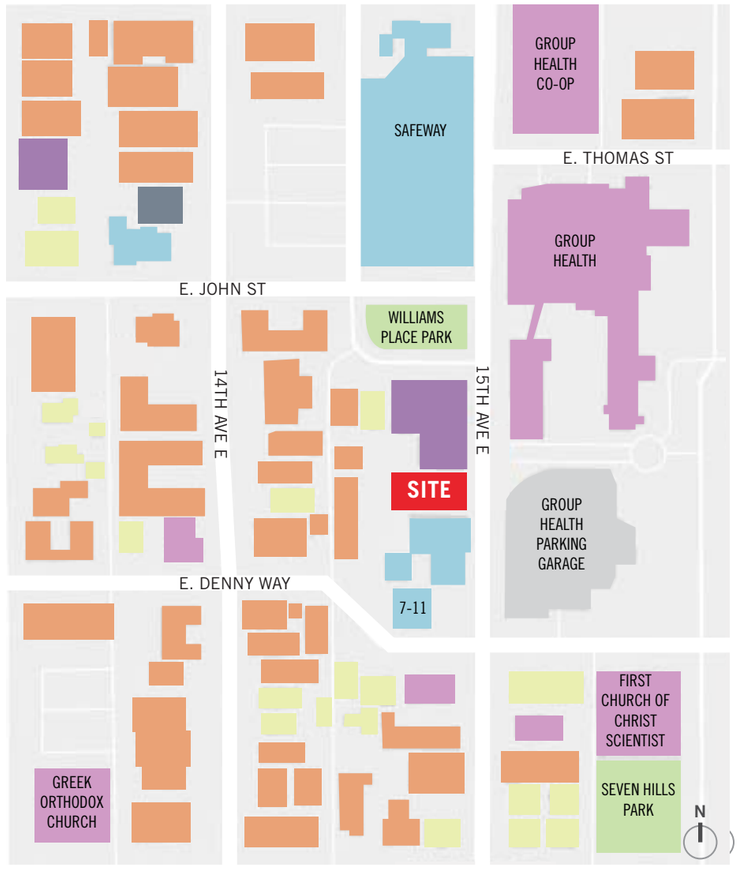
5 NEIGHBORHOOD FARMERS MARKET ALLIANCE

Biking Distance from Site: 6 min, 0.9 mile
Walking Distance from Site: 16 min, 0.9 mile

6 BULLITT CENTER

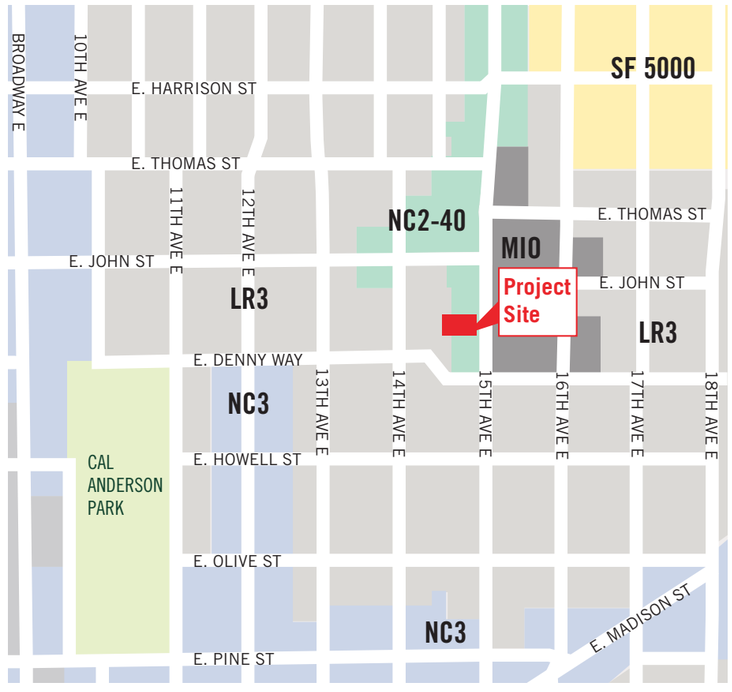
Biking Distance from Site: 3 min, 0.3 mile
Walking Distance from Site: 6 min, 0.3 miles

Surrounding Uses & Zoning



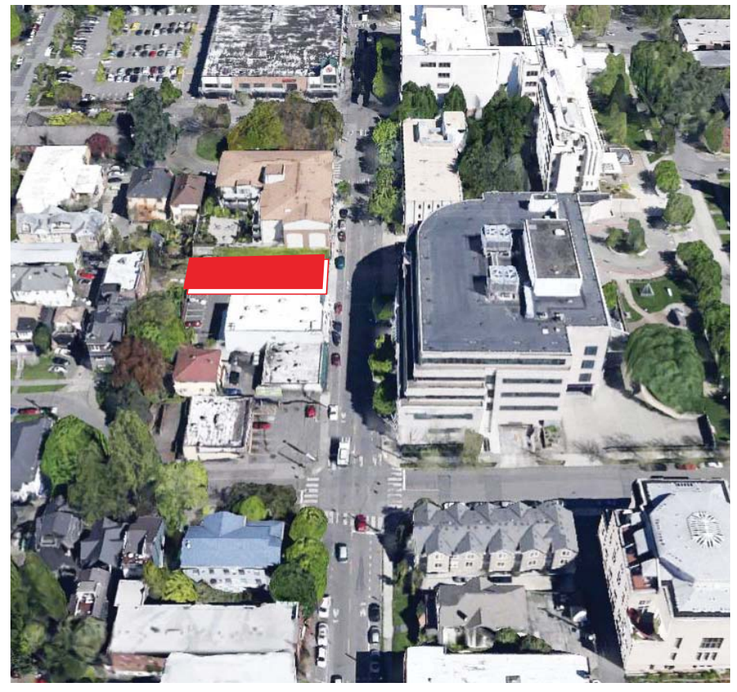
SURROUNDING USES MAP KEY

- Site
- Mixed-Use
- Service
- Parks
- Parking Lot/ Garage
- Office
- Retail
- Single Family
- Multi-Family



ZONING MAP KEY

- Site
- LR3
- NC3
- MIO
- NC2-40
- SF 5000



AXON MAP KEY

- Site

Neighborhood Design Cues & Vicinity Photos

1 THE WEATHERFORD APARTMENTS AT 1346 E. JOHN ST

2 13TH AVE E & E JOHN ST

3 TRADER JOES AT 1700 E. MADISON ST

4 CENTRAL CO-OP AT 1600 E. MADISON ST

5 FUTURE MAD FLATS NEAR 16TH & E. MADISON ST

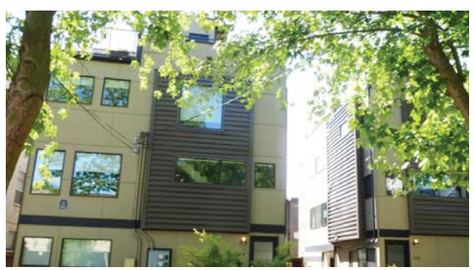
6 MIXED-USE APARTMENTS AT E. PINE ST & 15TH AVE

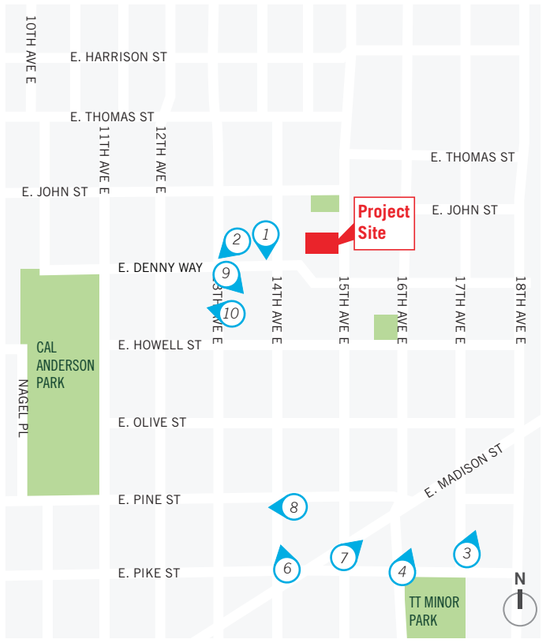
7 MIXED-USE APARTMENTS AT E. PINE ST & 14TH AVE

8 TOWNHOMES AT 1623 14TH AVE

9 APARTMENTS AT 116 13TH AVE E

10 TOWNHOMES ON 13TH AVE E



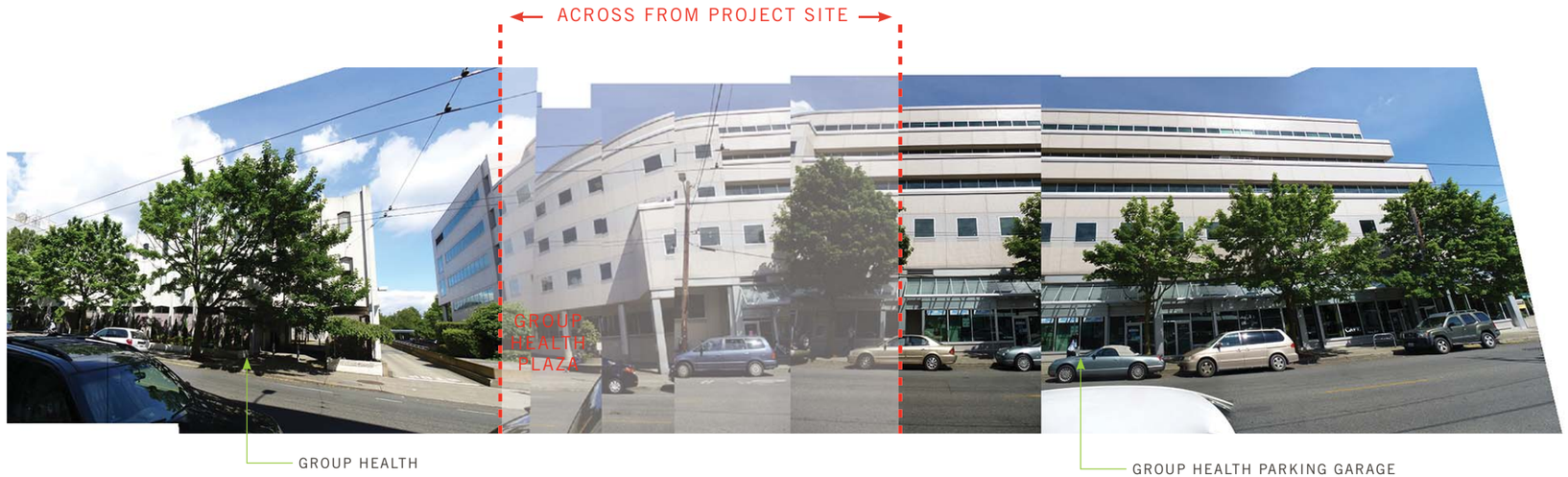


MAP KEY

Project Site

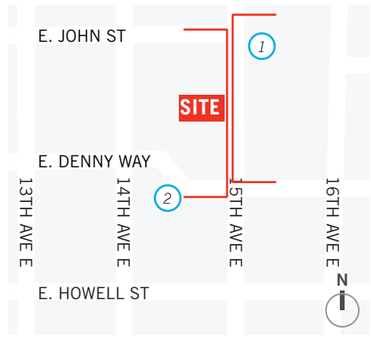
View

Streetscapes



1 15TH AVE E, FACING EAST

2 15TH AVE E, FACING WEST



Tree Survey

SUBJECT PROPERTY TREES

Tree #1: 11.1” DBH Chinese Scholar tree, Styphnolobium japonicum, Good/ fair condition, Non-Exceptional Tree (Largest Chinese Scholar tree in Trees of Seattle, 2nd edition by Arthur Lee Jacobson is 10’11” circumference = 41.7” diameter; 75% = 31.2”, so Threshold diameter = 30.0”)

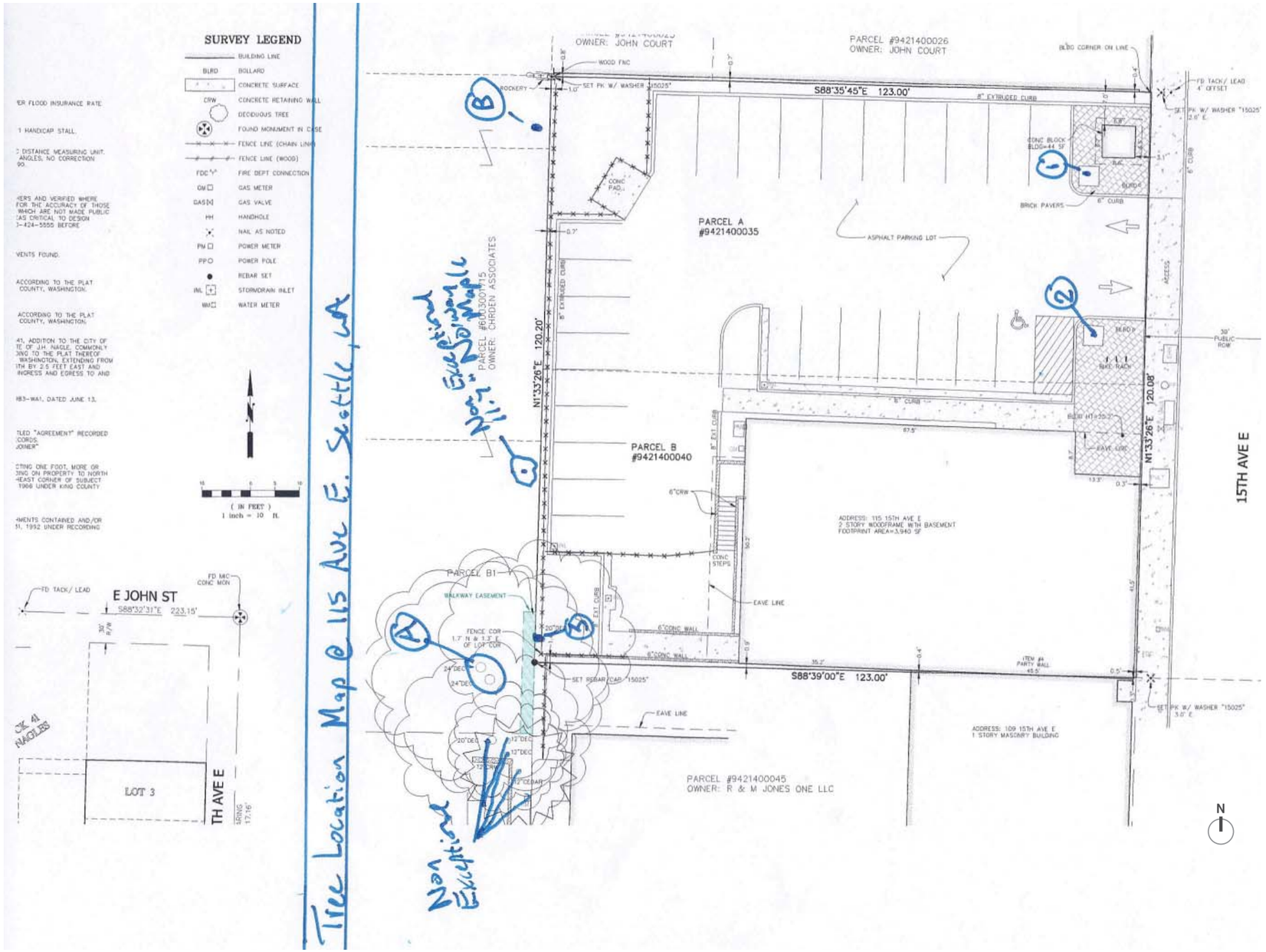
Tree #2: 9.7” DBH Chinese Scholar tree, Styphnolobium japonicum, Good condition, Non-Exceptional Tree (Largest Chinese Scholar tree in Trees of Seattle, 2nd edition by Arthur Lee Jacobson is 10’11” circumference = 41.7” diameter; 75% = 31.2”, so Threshold diameter = 30.0”)

Tree #3: 19.3” DBH Freeman Maple tree, Acer x freemanii, Good/ fair condition, Non-Exceptional Tree (Largest Freeman Maple tree in Trees of Seattle, 2nd edition by Arthur Lee Jacobson is 7’0” circumference = 26.8” diameter; 75% = 20.1” Threshold diameter)

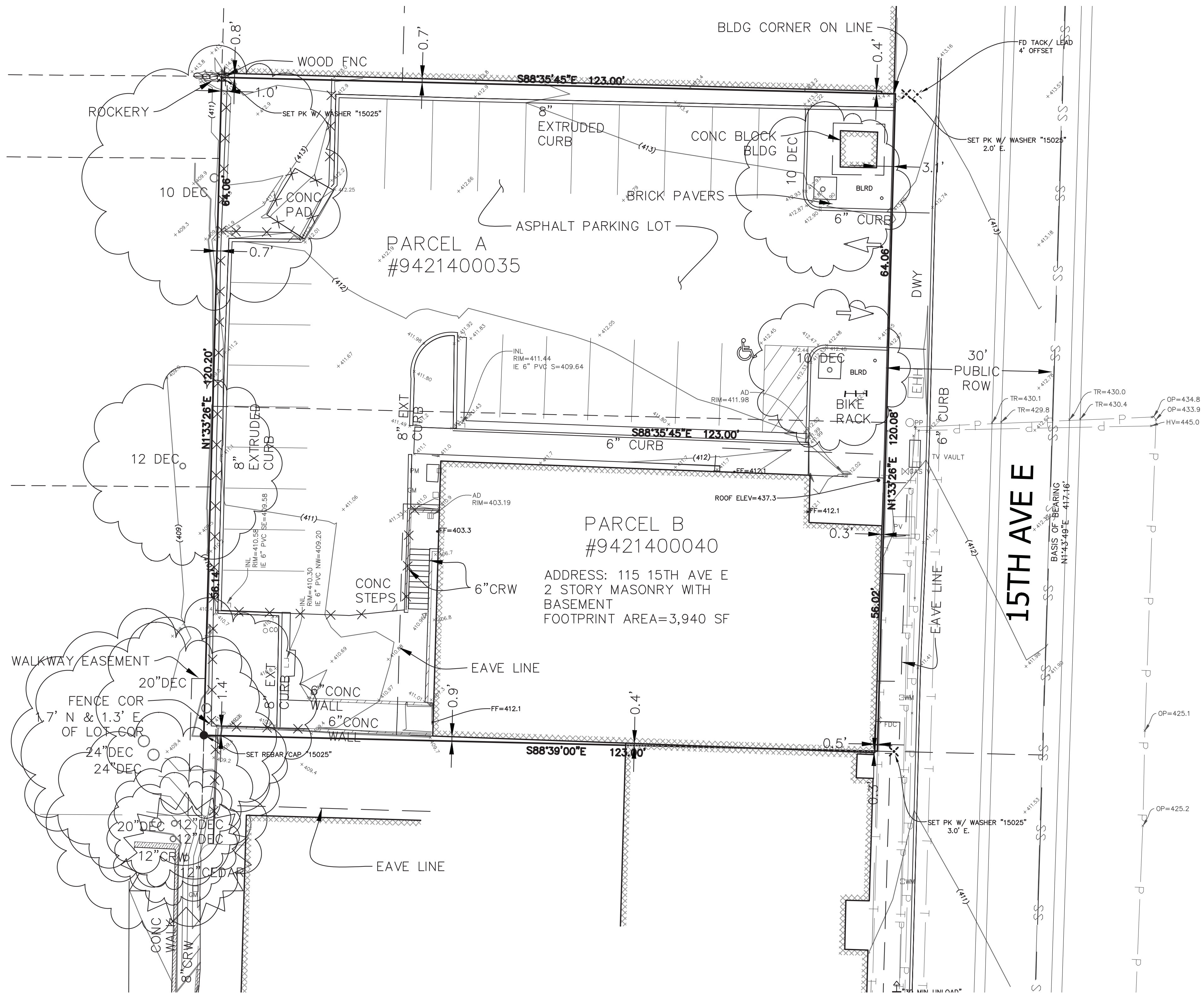
ADJACENT EXCEPTIONAL TREES WITH OVERHANGING DRIP LINES

Tree #A: 29.8” DBH Freeman Maple tree, Acer x freemanii, Two-stemmed tree in good condition, 25 ft. average physical drip line radius, Exceptional Tree due to size (Largest Freeman Maple tree in Trees of Seattle, 2nd edition by Arthur Lee Jacobson is 7’0” circumference = 26.8” diameter; 75% = 20.1” Threshold diameter)

Tree #B: 33.5” DBH Black Locust tree, Robinia pseudoacacia, Good/ fair condition, 23 ft. average physical drip line radius, Exceptional Tree due to size (Largest Black Locust tree in Trees of Seattle, 2nd edition by Arthur Lee Jacobson is 13’5” circumference = 51.3” diameter; 75% = 38.5” so 30” is the Threshold diameter)



Survey


WOOD FNC
ROCKERY
SET PK W/ WASHER "15025"
10 DEC
CONC PAD
S88°35'45"E 123.00'
8" EXTRUDED CURB
CONC BLOCK BLDG
10 DEC
BRICK PAVERS
6" CURB
ASPHALT PARKING LOT
PARCEL A
#9421400035
BLDG CORNER ON LINE
FD TACK/ LEAD 4' OFFSET
SET PK W/ WASHER "15025" 2.0' E.
DWY
30' PUBLIC ROW
10 DEC
BIKE RACK
12 DEC
N1°33'26"E 120.20'
8" EXTRUDED CURB
8" EXT CURB
S88°35'45"E 123.00'
6" CURB
ROOF ELEV=437.3
PARCEL B
#9421400040
ADDRESS: 115 15TH AVE E
2 STORY MASONRY WITH BASEMENT
FOOTPRINT AREA=3,940 SF
CONC STEPS
6"CRW
EAVE LINE
N1°33'26"E 120.08'
6" CURB
TV VAULT
15TH AVE E
BASIS OF BEARING N1°43'49"E 417.16'
EAVE LINE
WALKWAY EASEMENT
20"DEC
FENCE COR 1.7' N & 1.3' E OF LOT COR
24"DEC
24"DEC
6"CONC WALL
6"CONC WALL
SET REBAR/CAP "15025"
S88°39'00"E 123.00'
SET PK W/ WASHER "15025" 3.0' E.
20"DEC
12"DEC
12"DEC
12"CRW
12"CEDAR
CONC WALK
8"CRW
EAVE LINE
N

Site Analysis

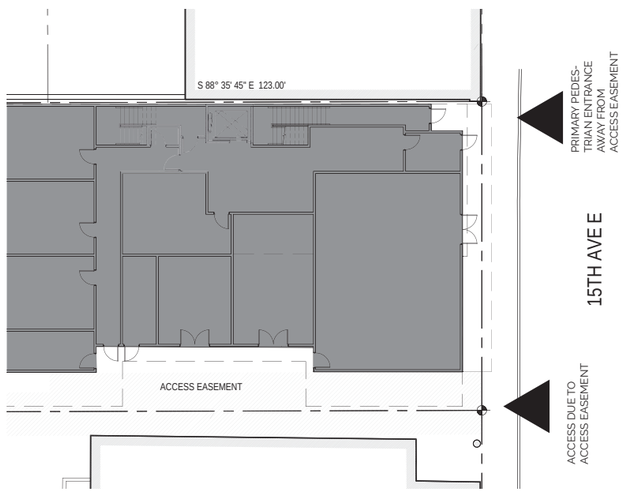
OPPORTUNITIES & CONSTRAINTS

The site is located on 15th Ave. E between E. John St. and E. Denny Way. 15th Ave. E is a vibrant and desirable neighborhood located at the top of Capitol Hill and the site lies at the south end of the designated pedestrian zone that describes this neighborhood. The site also lies in a frequent transit area and in the Capitol Hill Urban Center Village.

The pedestrian zone of the street is lined predominantly with street front businesses. The site is located within easy walking distance to the Pike/Pine corridor, as well as multiple grocery stores, transit stops, restaurants, parks, Group Health Hospital and other amenities.

15th Ave. E is a minor arterial street with frequent transit and moderate vehicular traffic; though at a smaller scale than neighboring 12th Ave. E or Broadway. There are transit stops located one block to the north and to the south.

The neighborhood is an eclectic combination of small “mom and pop” shops, professional offices, restaurants and cafes, mixed use and multifamily uses. The surrounding streets trend toward small multifamily with well manicured single family homes to the east, and larger multifamily and business located down the hill to the west.



OPTION 1 LEVEL 1 ACCESS

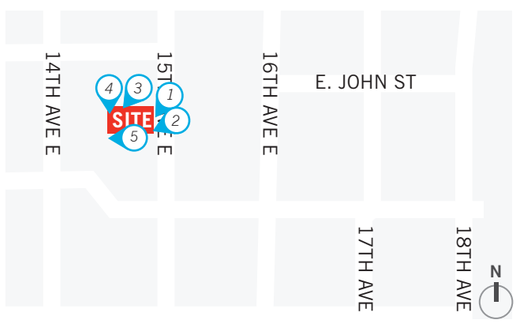
1 SOUTH PROPERTY LINE

2 SOUTH PROPERTY LINE

3 NORTH PROPERTY LINE

4 BUILDING NEXT TO SITE

5 WEST PROPERTY LINE



Proposed Site Plan

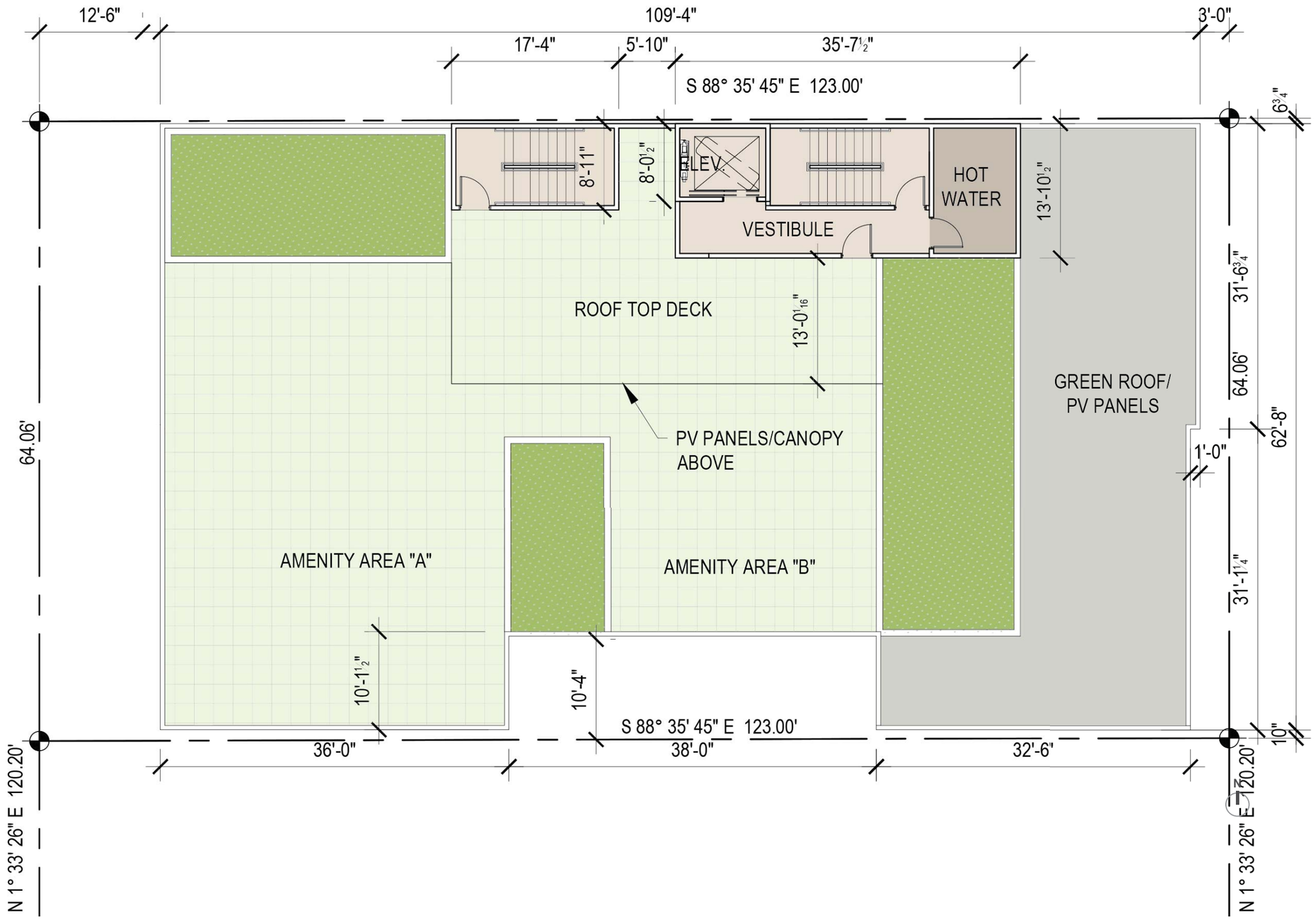
SITE PLAN KEY

- Commercial
- Units
- Utility / BOH
- Circulation

Proposed Landscape/Roof Plan

SITE PLAN KEY

- Commercial
- Utility / BOH
- Circulation
- Roof Deck
- Green Roof



Code Compliance

APPLICABLE ZONING	SMC-SECTION	REQUIREMENT	PREFERRED OPTION 1	OPTION 2	CODE COMPLIANT OPTION 3
PERMITTED & PROHIBITED USES	23.47A.004	Table A: Office & Commercial use is permitted @ 25,000 SF; multi-family is permitted outright	√	√	√
STREET-LEVEL USES	23.47A.005	20% max street level facade permitted to be residential use	Approx. 25% Req'd For Residential Egress. Request Departure	Approx. 25% Req'd For Residential Egress. Request Departure	√
STREET-LEVEL DEVELOP-MENT STANDARDS	23.47A.008	Limit Blank Facades To 20 Ft Wide At Street Level; Min. 60% Transparency At Street Level; Non-Residential Use Shall Extend Avg. 30 Ft & Min. 15 Ft. Deep; Floor-To-Floor Height Min. 13 Ft.;	√	√	√
OUTDOOR ACTIVITIES	23.47A.011	Outdoor Storage Is Prohibited; Outdoor Sale Of Food Or Beverage Must Be 50 Ft. from Residential Lot Line	√	√	√
STRUCTURE HEIGHT	23.47A.012	40 Ft Base Height; Additional 4 Ft Height Allowed W/ Street Level Floor-To-Floor Height Of 13 Ft. = 44 Ft.; Stair And Elevator Penthouses May Extend Additional 16 Ft Above Applicable Height Limit; Parapets And Railings May Extend An Additional 4' Above Applicable Height Limit. Solar Collectors May Extend Up To 15' Above Applicable Height Limit @ <25% Roof Coverage.	√	√	√
(FAR) FLOOR AREA RATIO	23.47A.013	Table A: Mixed Use Structure - 3.25	√	√	√
SETBACK REQUIREMENTS	23.47A.014	Per SMC 23.47A.014 Exhibit C – Requires a setback for structures with more than one residential unit along the rear lot line abutting a residentially-zoned lot.	Request for Departure for Landscape Buffer	Request for Departure for Landscape Buffer	√
LANDSCAPING & SCREENING STANDARDS	23.47A.016	Per Table C 23.47A.016 - None required	√	√	√
LIGHT & GLARE STANDARDS	23.47A.022	Exterior Lighting Must Be Shielded	√	√	√
AMENITY AREA	23.47A.024	Amenity Area = 5% Of Residential Far Min.; Min Dimension Of 10 Ft. & 250 SF Min.	√	√	√
PARKING LOCATION & ACCESS	23.47A.032	No parking provided.	√	√	√
REQUIRED PARKING	23.15.015	Table B.M: No Parking Req'd. for multifamily when within 1320 FT. of Frequent Transit Service. Table D.A. General Sales Parking Waived for first 5000 SF. of each space. Table E: Bicycle Parking = 1/4 Res. Units; 1/4000 SF Office; 1/12000 Sf Sales Service.	√	√	√
PARKING QUANTITY EXCEPTIONS	23.54.020	Table A.J. & B.I. No Parking Required Within Urban Center.	√	√	√
SOLID WASTE STORAGE AREA	23.54.040	375 SF, Plus 50% Of Non-Res. Use Area Of 5001 - 15000 SF = 82 Req'd/2 = 41 SF. Office & Retail Recycling Must Be Separate from Residential-Or-Pre-Approval of Alternative Space.	√	√	√

CS1 Natural Systems & Site Features

A. Energy Use

A1. ENERGY CHOICES:
Examine how energy choices may influence building form, siting and orientation when making siting and design decisions.

The proposed building is set back from the South boundary of the site and is oriented with glazed facades facing the East, West and South, to provide each unit with a minimum of a half-day of natural light. In addition, the façade of the South facing units are recessed and utilize balconies to reduce solar heat gain. Site geometry and adjacent buildings limit flexibility in building orientation.

B. Sunlight & Natural Ventilation

B1. SUN & WIND:
Take advantage of solar exposure and natural ventilation available on-site where possible.

All units will have tall, operable windows to allow daylight and natural ventilation into the units. No mechanical cooling is proposed for the project units. While the South and West facing façades have windows that open units to views, the vertical fenestration pattern on the East elevation will be a balance between natural light and privacy. Operable windows will allow residents to take advantage of breezes at the top of the hill for ventilation

B2. DAYLIGHT & SHADING:
Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

All units will have tall, operable windows to allow daylight into the interior. The neighboring building to the North has no windows on its South facade. Site shape and adjacent buildings limit flexibility in building orientation.

B3. MANAGING SOLAR GAIN:
Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

South facing units are recessed and utilize balconies to reduce solar heat gain. Existing trees to the West of the site will be maintained and utilized to prevent solar heat gain on the West facade.

C. Topography

C1. LAND FORM:
Use the natural topography and/or other desirable land forms or features to inform the project design.

A large roof deck will serve as a residential amenity and is shaped to take advantage of views to the south and west from the top of Capitol Hill.

C2. ELEVATION CHANGES:
Use the existing site topography when locating structures and open spaces on the site.

No significant site topography changes exist on the site, not applicable.

D. Plants & Habitat

D1. ON-SITE FEATURES:
Incorporate on-site natural habitats and landscape elements. Consider relocating significant trees and vegetation if retention is not feasible.

This proposal created schemes that preserves significant existing trees on the West side of the site. The proposal will replace and/or relocate street trees on the East boundary of the site. A system of planters on the roof will form the rooftop garden.

ROOF DECK REFERENCE

Amenity feature, seating, and transparent railing (CS1.C1)

CS2 Urban Pattern & Form

(Capitol Hill Supplement Guidance)

I. Streetscape Compatibility

I1. NEIGHBORHOOD PRIORITY:

Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. The character of a neighborhood is often defined by the experience of walking along its streets. How buildings meet the sidewalk helps determine the character, scale and function of the streetscape. The siting of a new building should reinforce the existing desirable spatial characteristics of the Capitol Hill streetscapes.

The preferred scheme increases the existing sidewalk width (by 4 feet) and utilizes canopies to shelter the sidewalk and to provide the pedestrian scale. The preferred scheme relocates and/or replaces existing trees to enhance visual interest year-round. A landscape architect will be consulted for street tree selection. The massing on the West facade is pulled back from the property line where smaller scale façade elements have been added to enhance the massing, transitioning the project to the neighboring residential areas.

II. Corner Lots

II1. NEIGHBORHOOD PRIORITY:

Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. Capitol Hill's small-scale blocks provide numerous opportunities for special corner treatments. Prominent building entries and landscaped courtyards create interesting focal points at each corner. Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from the corners.

N/A

II2. NEIGHBORHOOD PRIORITY:

Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale. Contemporary building practices can potentially create visual conflicts with older buildings due to differences in scale, massing and degrees of articulation. Capitol Hill emphasizes the notion of historical continuity – the relationship of built structures over time. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of adjacent zones.

The preferred scheme building mass is modulated and set back from sidewalk to maximize view and visibility on 15th Avenue. It is also modulated on the south side to break down the visual appearance of the building when viewing from the street. The massing takes cues from the adjacent buildings to help knit the project into the growing neighborhood. The preferred scheme is set back from 15th Avenue and the south boundary of the site, to allow maximum sunlight on the adjacent sidewalk.

RESIDENTIAL ENTRY

Commercial entry broken down to pedestrian scale (CS2.I1 PL1.A1&A2).

Past Caron project.

PL1 Connectivity

A. Network Of Open Spaces

A1. ENHANCING OPEN SPACE:

Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

The building is set back from 15th Ave to increase the width of the sidewalk by 4 feet, with a continuous canopy above to enhance the pedestrian experience and street connectivity.

A2. ADDING TO PUBLIC LIFE:

Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life.

The widened sidewalk and commercial space will add vitality to this end of the street by replacing the existing parking lot with commercial use and street appeal. These improvements will increase the pedestrian connectivity along 15th Ave.

B. Walkways & Connections

B1. PEDESTRIAN INFRASTRUCTURE:

Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

N/A

B2. PEDESTRIAN VOLUMES:

Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

Ground floor on 15th Avenue is set back to allow for higher volume of pedestrian traffic outside of commercial space and along the pedestrian corridor.

B3. PEDESTRIAN AMENITIES:

Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

Canopies offer weather protection over the sidewalk and enhance the facade for a more pedestrian scale. Retail lighting and large storefront windows will be provided at retail space to enliven the site.

C. Outdoor Uses & Activities

C1. SELECTING ACTIVITY AREAS:

Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

The roof deck amenity space is located on the southwest end of the project to maximize daylight and views toward downtown.

C2. INFORMAL COMMUNITY USES:

In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

N/A

C3. YEAR-ROUND ACTIVITY:

Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open spaces will contribute vibrancy, economic health, and public safety.

Overhead weather protection and pedestrian lighting will be provided as the design further develops.

PL2 Walkability

(Capitol Hill Supplement Guidance)

I. HUMAN SCALE

I1. NEIGHBORHOOD PRIORITY:

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

The residential entry is recessed on the ground floor and will accent the buildings massing on 15th Avenue. A solid canopy is provided along 15th Avenue which highlights the commercial portion of the building; it also provides weather protection and lighting while integrating the facade to the pedestrian scale.

II. PEDESTRIAN OPEN SPACES & ENTRANCES

II1. NEIGHBORHOOD PRIORITY:

Maintain and enhance pedestrian scale, activity and comfort. The pedestrian environment should connect people to places they want to go, and should provide good spaces to be used for many things. New development should reenact these principles by enhancing commercial district streetscapes that make street-level pedestrian activity a priority. Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

The preferred scheme provides direct streetscape connections to the building entryways. It also clearly separates residential and commercial building entries to improve pedestrian orientation. In addition,the building will improve pedestrian continuity along the street by removing the existing surface parking lot.

III. PERSONAL SAFETY & SECURITY

III1. NEIGHBORHOOD PRIORITY:

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

The preferred scheme emphasizes site pedestrian level lighting on the East and South side of the building to improve pedestrian safety. The transparency of retail storefronts on the street facade extends to the south side and will enhance visibility. Sidewalk will extend from front of building to R.O.W. Replacing an existing surface parking lot, the project will provide for additional 'eyes on the street' through the commercial storefront and residential windows.

VICINITY WALKING MAP

PL4 Active Transportation

A. Entry Locations & Relationships

A1. SERVING ALL MODES OF TRAVEL:

Provide safe and convenient access points for all modes of travel.

Both long term interior bicycle parking for residents and short term exterior bicycle parking will be provided at ground level.

A2. CONNECTIONS TO ALL MODES:

Site the primary entry in a location that logically related to building uses and clearly connects all major points of access.

The primary residential entry is located on northeast corner of the site in proximity to the building core. The residential entry will be visually separated from commercial areas through signage and material changes.

B. Planning Ahead For Bicyclists

B1. EARLY PLANNING:

Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

Direct access to long term bicycle storage will be provided from the street.

B2. BIKE FACILITIES:

Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

Indoor bicycle facilities will be provided on ground floor with direct access to exterior through a covered and well lit entry.

B3. BIKE CONNECTIONS:

Facilitate connections to bicycle trails and infrastructure around and beyond the project.

Bicycle parking will be connected to public ROW with easy access through the curb cut.

C. Planning Ahead For Transit

C3. TRANSIT CONNECTIONS:

Where no transit stops are on or adjacent to the site, identify where the nearest transit stops.

Multiple transit stops are accessible via 15th Avenue ROW within 500' of the project.

BICYCLE STORAGE REFERENCE

DC1 Project Uses & Activities

(Capitol Hill Supplement Guidance)

I. Screening of Dumpsters, Utilities & Service Areas

I1. NEIGHBORHOOD PRIORITY:
Optimize the arrangement of uses and activities on site. i. Consolidate and screen dumpsters to preserve and enhance the pedestrian environment.

The preferred scheme provides storage space for dumpsters, inside the building.

DC2 Architectural Concept

A. Massing

A1. SITE CHARACTERISTICS & USES:
Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

Site is an infill lot with no significant grade change. The mass of the building is pulled back from the West property line to create open space for units and transition to the adjacent residential zone.

A2. REDUCING PERCEIVED MASS:
Use secondary architectural elements to reduce the perceived mass of larger projects.

The street facing façade is modulated and entrances on the ground floor are recessed and utilize material changes to distinguish between commercial and residential use. Material changes will correspond with interior functions, while juliette balconies will add texture and reduce the perceived mass of the residential levels.

B. Architectural & Façade Composition

B1. FAÇADE COMPOSITION:
Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole.

Alley façade treatment on ground level is similar to the street facing façade. There is no 'back' alley façade in this proposal. In the preferred option, the street facade is modulated and stepped back in a manner informed by adjacent structures.

C. Secondary Architectural Features

C1. VISUAL DEPTH & 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).

The East, West and South facades all have balconies. The street facing facade will have a canopy and a transparent storefront to provide pedestrian interest at ground level.

C2. DUAL PURPOSE ELEMENTS:
Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions.

Privacy dividers on the West façade also provide a contrast in the materials palette. Juliette balconies will add texture to the facade and add connection to the exterior for residents. The photovoltaic canopy on the roof deck creates a covered area with additional interest from the panels and provides renewable electricity.

D. Scale & Texture

D1. HUMAN SCALE:
Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

The ground floor has a canopy that outlines the commercial function and the residential entry is recessed to create an appropriate scale. Modulation and facade materials will help break down the scale of the facade.

D2. TEXTURE:
Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

Material change and detailing will be provided on facades as design further develops.

E. Form & Function

E1. LEGIBILITY & FLEXIBILITY:
Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

The commercial space on the ground floor utilizes a storefront system to evoke retail use; while the remainder of the building is residential use and will have windows and materials that represent contemporary residential style. Material changes on the facade coincide with programmatic functions of the project.

SOLAR CANOPY AS ROOF DECK FEATURE (DC2.C2)

DC3 Open Space Concept

(Capitol Hill Supplement Guidance)

I. RESIDENTIAL OPEN SPACE

I1. NEIGHBORHOOD PRIORITY:

Integrate open space design with the design of the building so that each complements the other.

Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village.

The widened sidewalk and covered areas will provide quasi-public spaces to this existing infill lot. The existing exceptional black locust located off-site of NW corner of site will be properly preserved. Paving at south boundary can potentially be porous paver to reduce storm water run-off. Planting and potentially a green roof system may be used to reduce runoff.

II. Landscape Design to Access Special Site Conditions

II1. NEIGHBORHOOD PRIORITY:

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

New street trees along 15th Ave. will be provided to enhance the street character. Landscaping on West side for unit patios will supplement the existing trees. Residential West side will have complementary trees and the commercial east side will have street trees.

LANDSCAPE PLAN

DC4 Exterior Elements & Finishes

(Capitol Hill Supplement Guidance)

I. HEIGHT, BULK & SCALE

I1. NEIGHBORHOOD PRIORITY:

Use appropriate and high quality elements and finishes for the building and its open spaces. Masonry and terracotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.

Material change and detailing will be provided on facades as design further develops. High quality, durable, and attractive materials will be selected. Storefront transparency will increase pedestrian interest. In the preferred scheme a warm palette of materials and colors will be used to highlight the residential entrance and south portions of the facade.

II. EXTERIOR FINISH MATERIALS

I1. NEIGHBORHOOD PRIORITY:

Use wood shingles or board and batten siding on residential structures. Avoid wood or metal siding materials on commercial structures. Provide operable windows, especially on storefronts. 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 high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality. The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level location.

Material change and detailing will be provided on facades as design further develops. The commercial space will utilize a storefront system. The preferred scheme will incorporate and use material that will blend well into the surroundings. High quality, durable, and attractive materials will be selected.

Departure #1

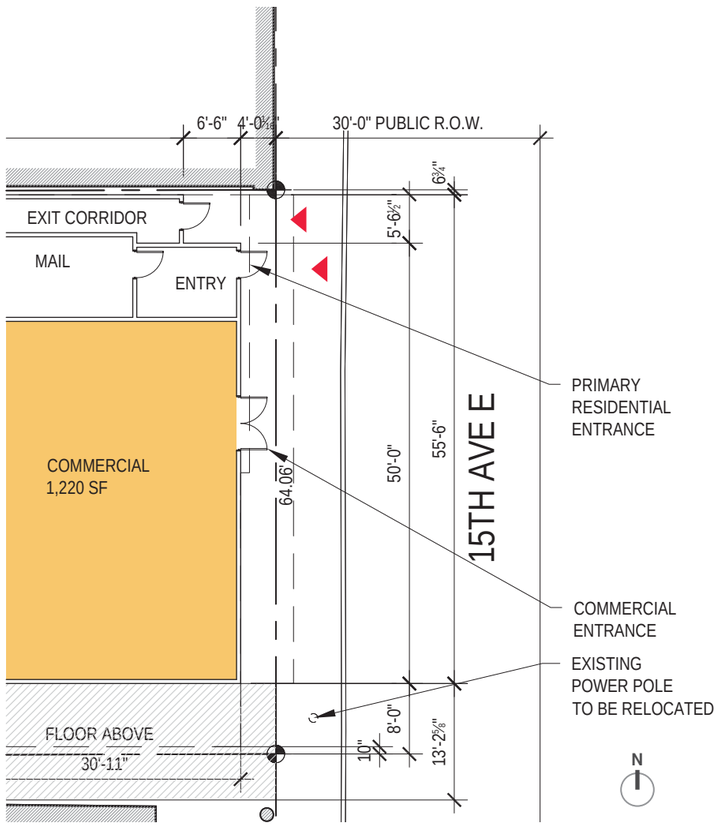
ADDITIONAL WIDTH AT STREET FRONT FOR RESIDENTIAL EGRESS:

Option 2 & 3 Similar

Per SMC 23.47A.008 C1 – A minimum of 80 percent of the width of a structure's street-level street-facing façade that faces a principal pedestrian street shall be occupied by uses listed in subsection 23.47A.005.D.1. The remaining 20% of the street frontage may contain other permitted uses and/or pedestrian entrances.

We request a departure to allow for required residential egress. 13'-11" is required for residential egress, approximately 25%of the proposed 55'-6" street-facing façade. The secondary residential egress to the North is also recessed 5'-0" to help influence the permitted use on the street-level as more dominant.

TOTAL GROUND FLOOR WIDTH: 55'-6"
COMMERCIAL WIDTH: 41'-7" (75%)
RESIDENTIAL WIDTH: 13' - 11" (25%)



Departure #2

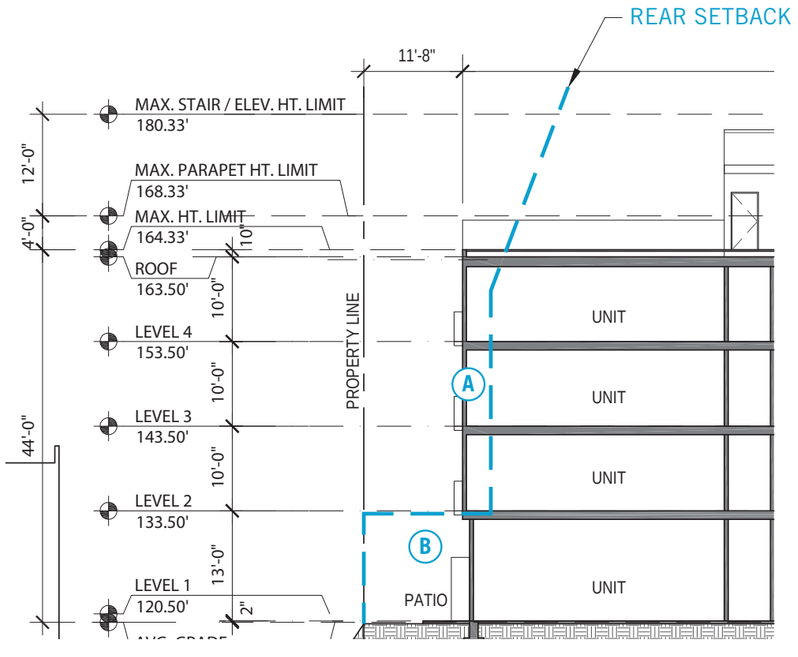
REAR SETBACK ADJUSTMENT:

Option 2 Similar

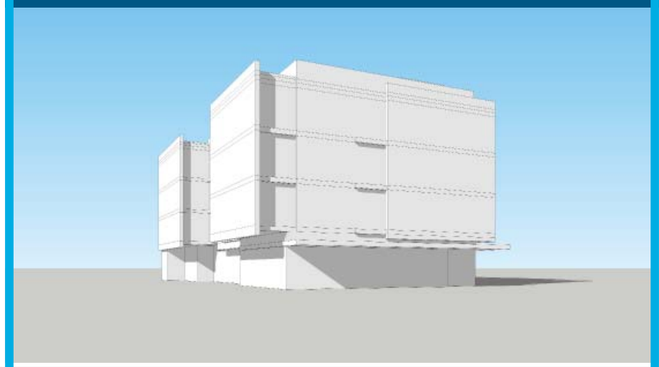
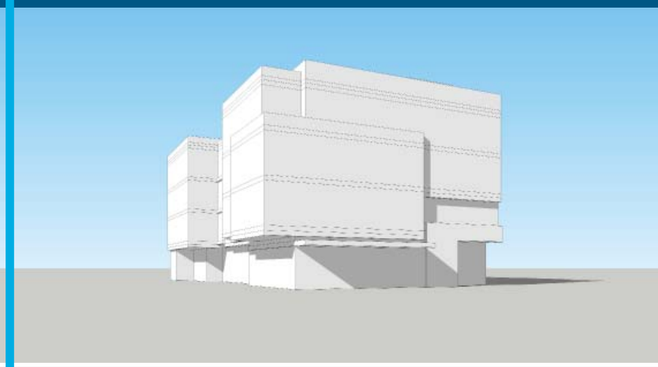
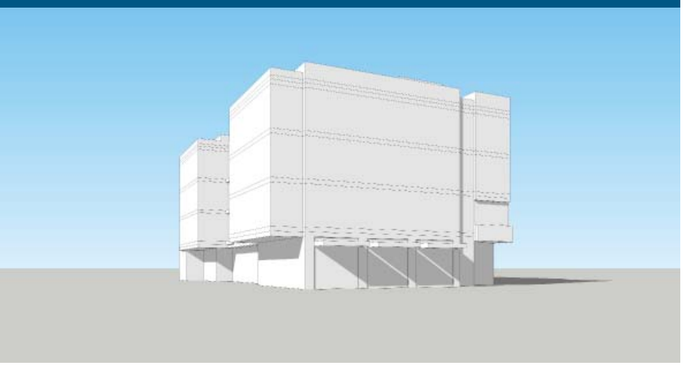
Per SMC 23.47A.014 Exhibit C – Requires a setback for structures with more than one residential unit along the rear lot line abutting a residentially-zoned lot.

We propose a setback of 11'-8" per our preferred scheme in order to maintain green space and privacy at the ground level at the rear property line. The area in section that will be added is similar to the area on the ground level which will be left open. (The proposed departure places the building out of critical root zone of an exceptional tree on adjacent west property.)

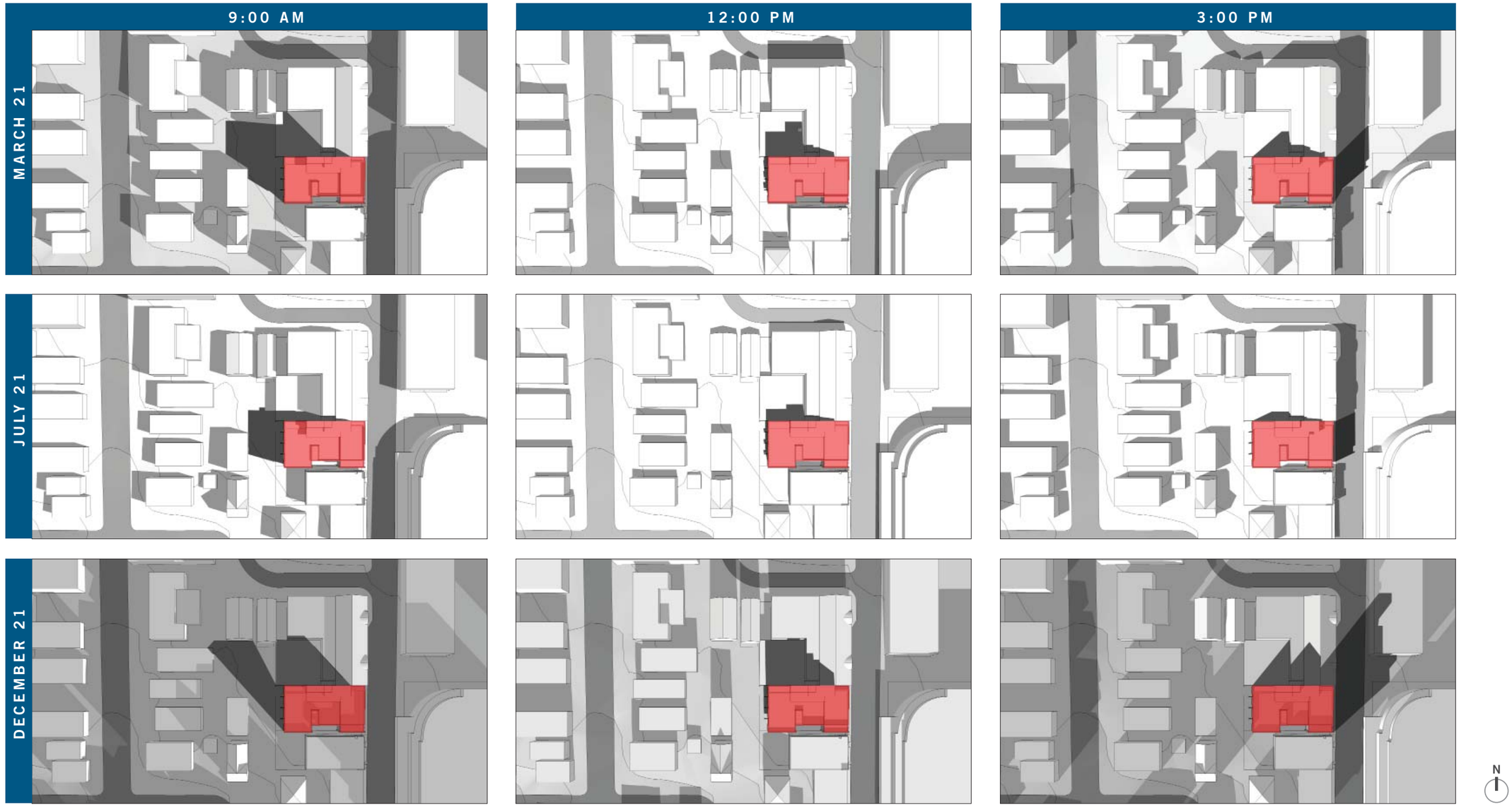
AREA INSPECTION
A: 6260 cubic feet of mass
B: 9498 cubic feet of mass



Design Options

	PREFERRED OPTION 1	OPTION 2	OPTION 3
			
# UNITS:	36	36	36
AMENITY AREA SF	5% of total gross required (1,280 SF)	5% of total gross required (1,280 SF)	5% of total gross required (1,280 SF)
COMMERCIAL RETAIL SF:	1,220 SF	1,220 SF	1,294 SF
PARKING STALLS:	0	0	0
BIKE STALLS:	12 + 4 at exterior	12 + 4 at exterior	12 + 4 at exterior
FAR SF:	Allowable FAR is 3.25; 24,847 at 3.15	Allowable FAR is 3.25; 24,589 at 3.12	Allowable FAR is 3.25; 24,570 at 3.12
OPPORTUNITIES:	Increased distance from rear property line and related exceptional tree. Improved screening and green space at ground level patios. Well-modulated and balanced street facade. Modulation provided at rear with west facing balconies. Legible street front facade differentiates between residential and commercial. Activated street facade with balconies. Proportions of neighboring buildings used as design cues.	Increased modulation at street facade. Well-defined residential entry at street façade. Modulation provided at rear with west facing balconies. Improved screening and green space at ground level patios.	Code compliant at rear setback. Simple street facade. Proportions of neighboring buildings used as design cues.
CONSTRAINTS:	Departure required for rear setback reduction (15’ to 11’-8”). Departure required for residential entry width on front facade.	Departure required for rear setback reduction (15’ to 11’-8”). Departure required for residential entry width on front facade.	Decreased distance between building and rear property line/exceptional tree. Reduced residential entry width on street façade.

Shadow Study



Option 1 Concept Statement

NEIGHBORHOOD CHARACTER TRANSITION

The concept of this design option is to create two contrasting volumes that relate to the different characters of the neighborhood surrounding the site. Volume "A" represents a warmer expression that relates to the smaller scale residential character of the neighborhood and helps to setup a character for the access easement to the South. Volume "B" represents a cooler expression that shields volume "A" from the larger commercial scale of the neighborhood to the North while providing a distinct transition in scale and edge definition with critical mass to the block.

A – Warm Mass that represents the transition to the more residential end of the street.

B – Cold Mass that represents the transition to the more commercial side of the street.

CONCEPT SUMMARY:

- FAR square footage is 24,487 SF at 3.25
- 36 total units
- Residential amenity square footage meets 5% of total gross required (1,280 SF)
- Ground floor commercial retail square footage is 1,220 SF
- No parking stalls are required; none are proposed
- 16 total bike stalls (12 interior and 4 exterior)

OPPORTUNITY:

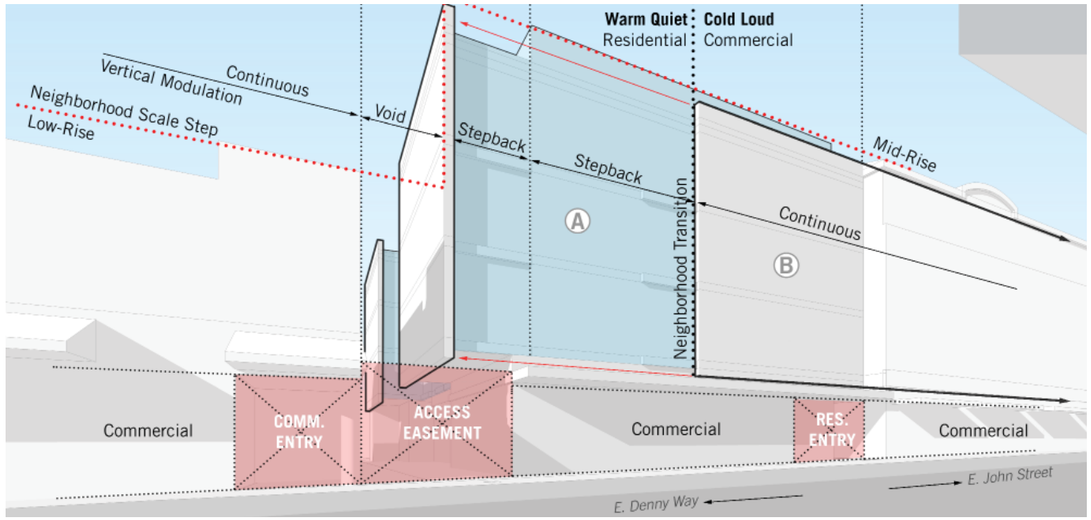
- Increased distance from rear property line and related exceptional tree.
- Improved screening and green space at ground level patios.
- Well-modulated and balanced street facade.
- Modulation provided at rear with west facing balconies. Activated street facade with balconies.
- Legible street front facade differentiates between residential and commercial.
- Proportions of neighboring buildings used as design cues.

CONSTRAINTS:

- Departure required for rear setback reduction (15' to 11'-8").
- Departure required for residential entry width on front facade (20% allowed).

DEVELOPMENT STATISTICS:

LEVEL	GROSS SF	RETAIL SF	UNIT SF	UNITS
Roof	649	-	581	-
4	6,390	-	6,238	11
3	6,390	-	6,238	11
2	6,390	-	6,238	11
1	5,710	1,220	4,490	3
Total	25,529	1,220	23,457	



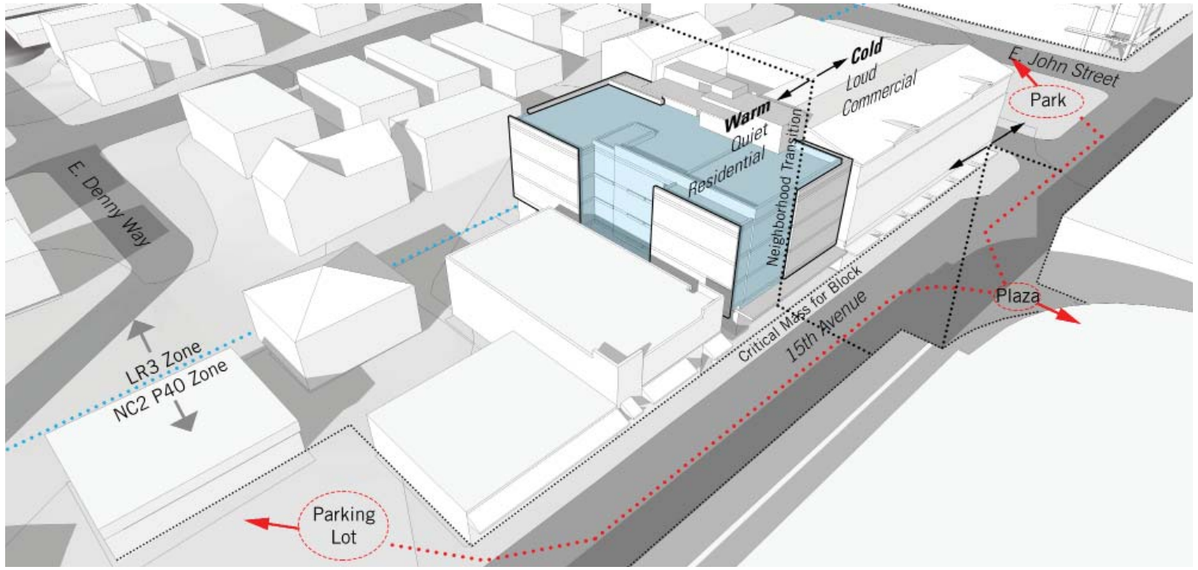
FACADE MODULATION DIAGRAM

Ⓐ VOLUME A
Warm Mass that represents the transition to the more residential end of the street

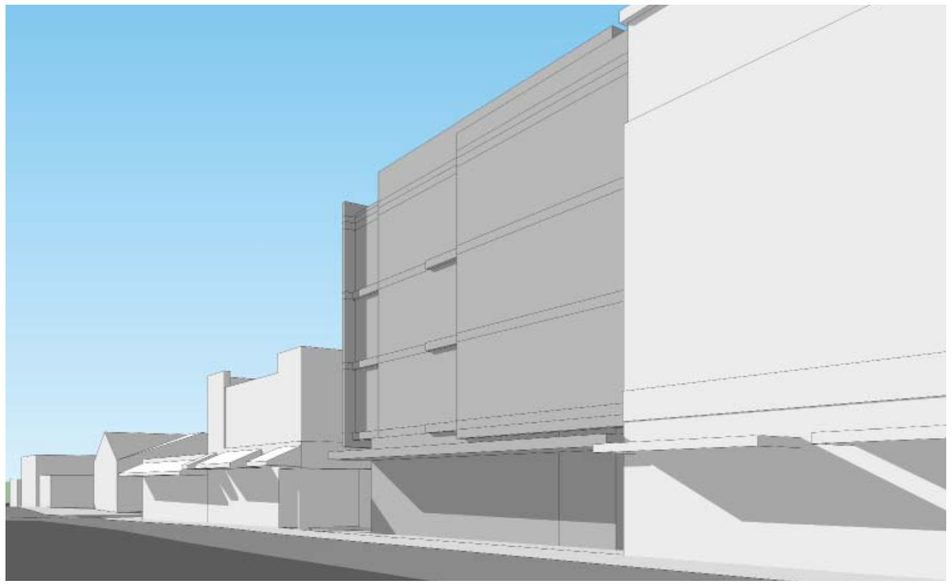
Ⓑ VOLUME B
Cold mass that represents the transition to the more commercial side of the street

NEIGHBORHOOD TRANSITION

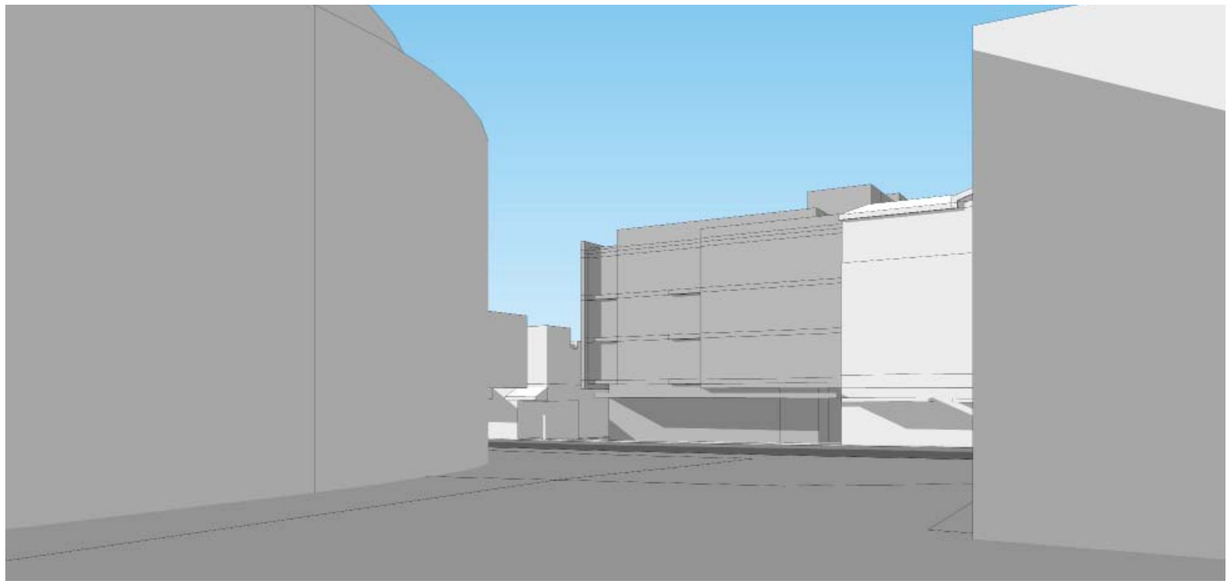
Transition from 'cold' to 'warm' in neighborhood



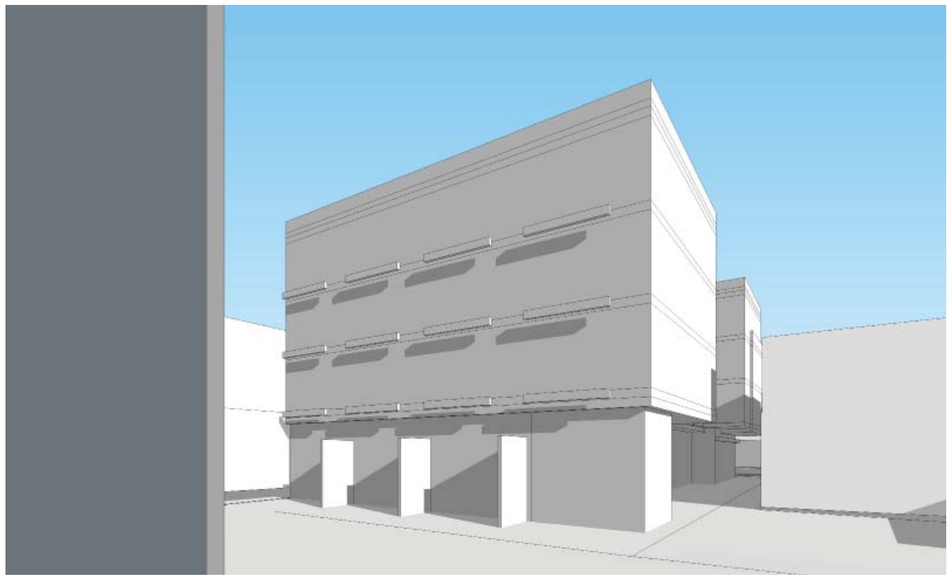
Option 1 Design Option Analysis



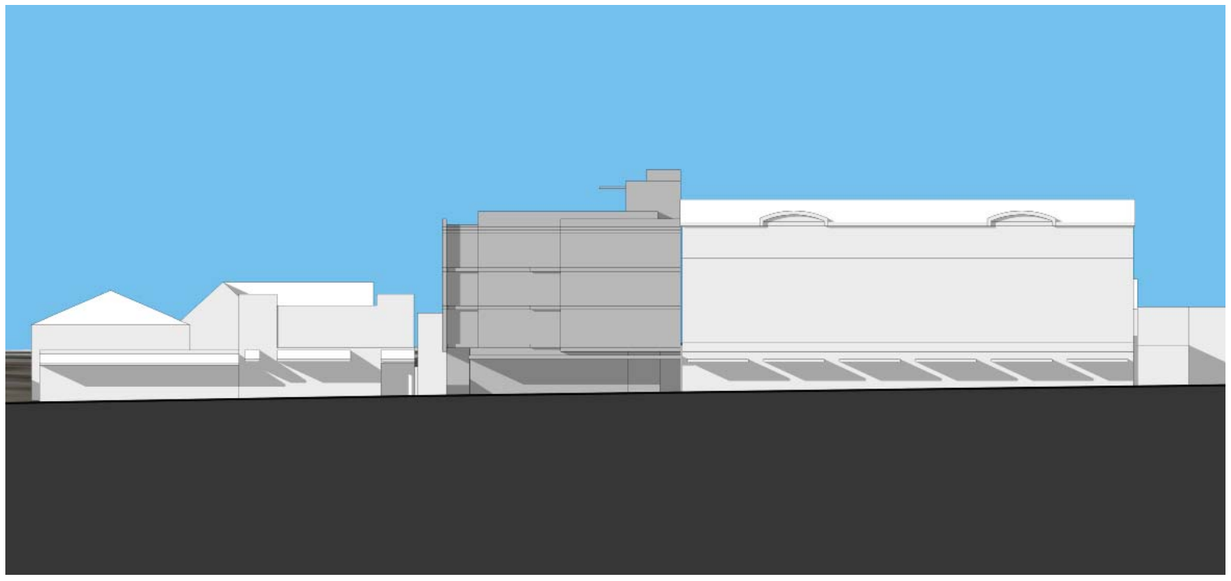
STREET PERSPECTIVE FROM NORTH



VIEW FROM GROUP HEALTH PLAZA

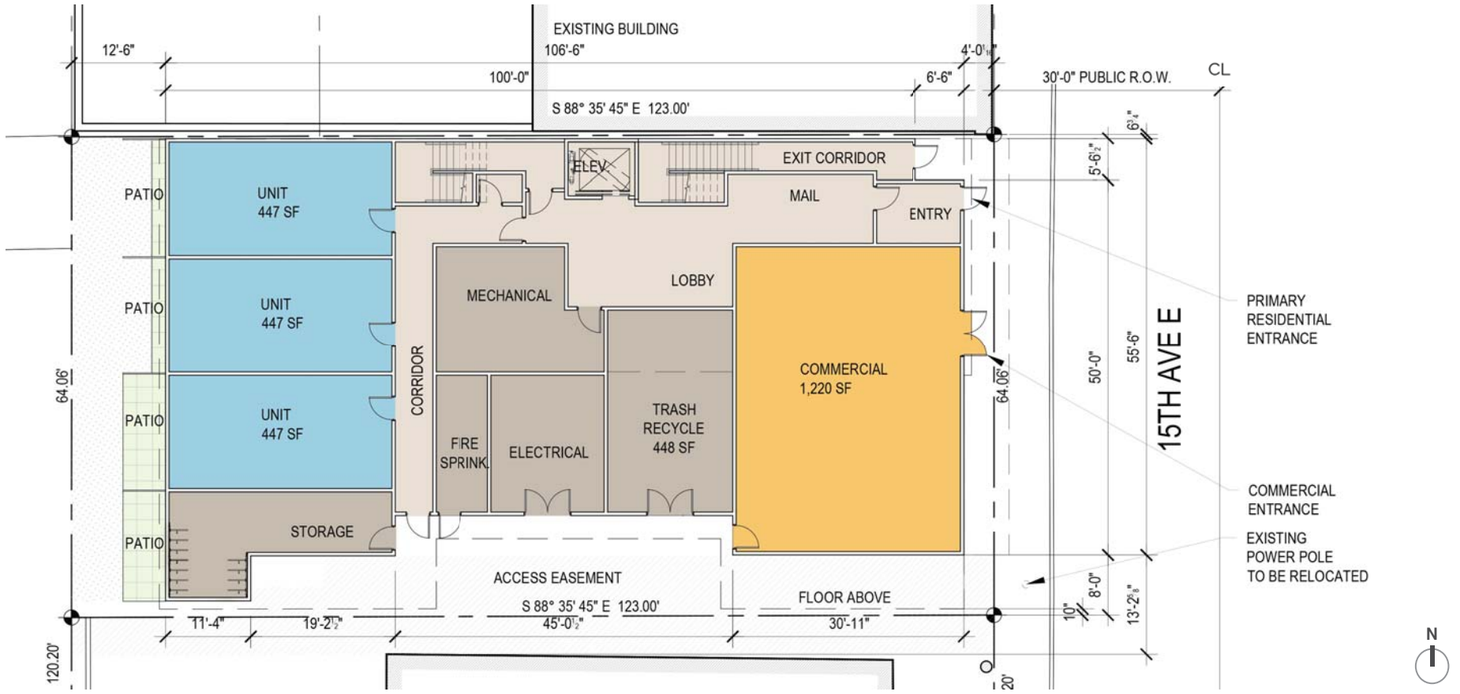


REAR VIEW (WEST ELEVATION)



EAST ELEVATION (STREET)

Option 1 Floor Plans

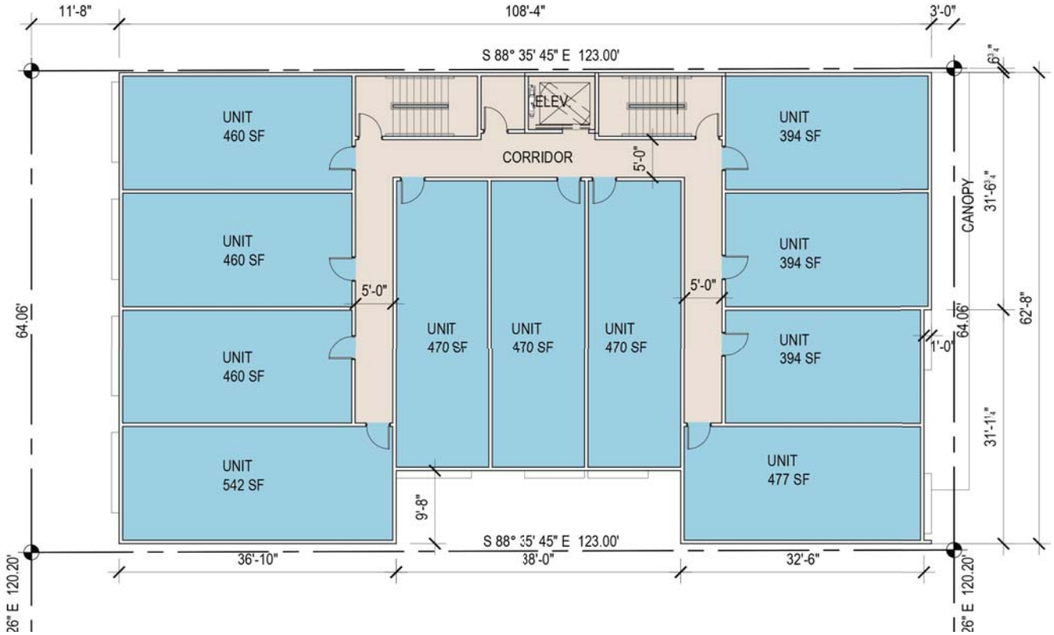


LEVEL 1

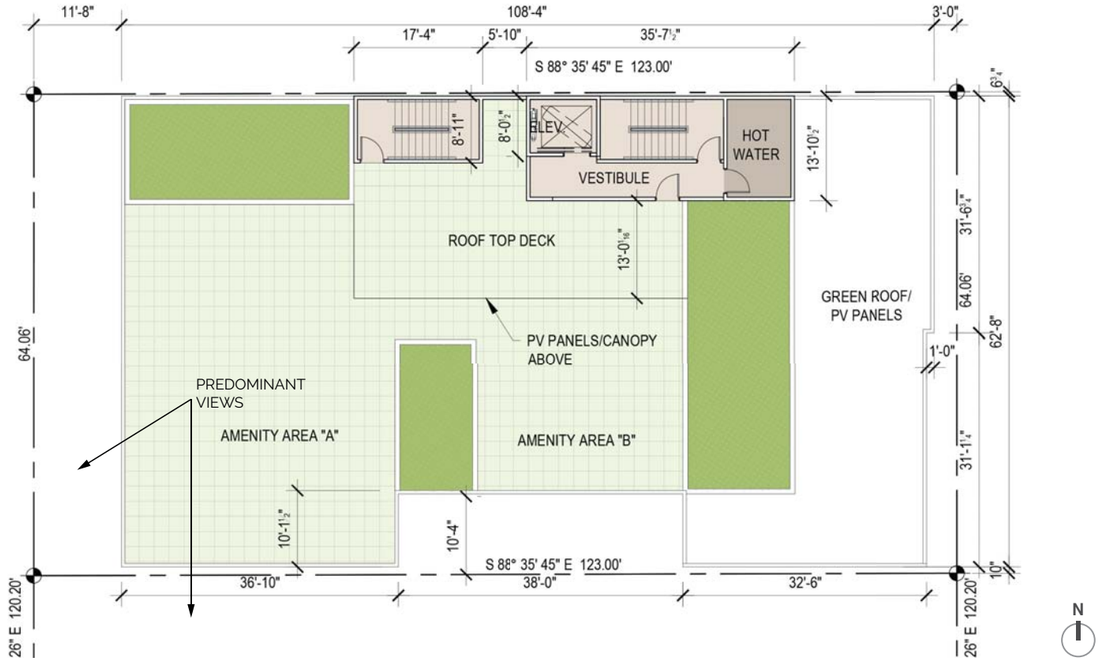
FLOOR PLAN KEY

- Commercial
- Units
- Roof Deck
- Green Roof
- Utility / BOH
- Circulation

Option 1 Floor Plans



LEVEL 2-4



ROOF DECK

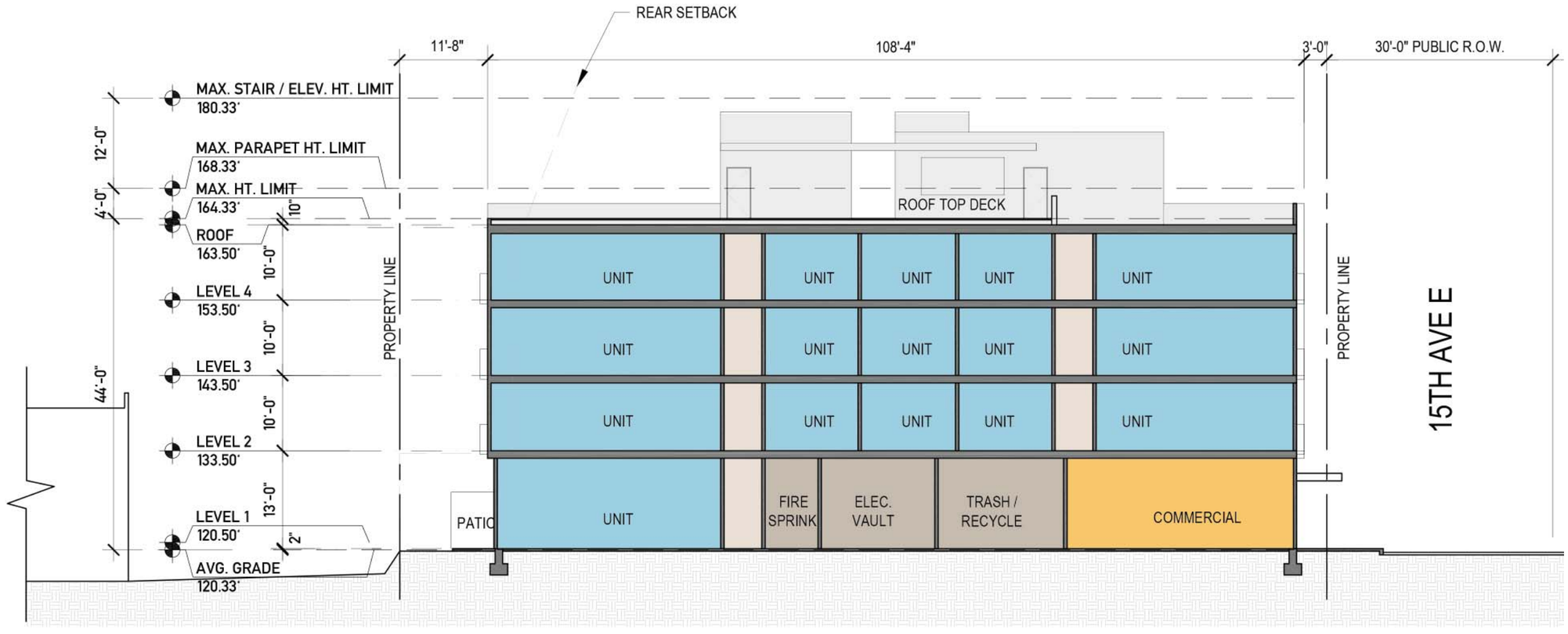
FLOOR PLAN KEY

- Commercial
- Units
- Roof Deck
- Green Roof
- Utility / BOH
- Circulation

Option 1 Section

SECTION KEY

- Commercial
- Units
- Roof Deck
- Green Roof
- Utility / BOH
- Circulation



Option 2 Concept Statement

GRADUAL TRANSITION

The concept of this option is to use the massing to create a more gradual transition within the block. This is done by stepping down the scale of the block in segments and by creating a massing composition that harmonizes the adjacent buildings to the North and the South. This massing also sets up a more prominent recessed residential entry to the building and articulates with the other minor urban nodes in the vicinity to create a Mid-Block nucleus, which helps to define a sense of place to the block.

A – Primary Solid Mass that extends as close to the public way as possible.
B – Secondary Stepback Mass in composition
C – Tertiary Mass in composition

CONCEPT SUMMARY:

- Concept is NOT code compliant
- FAR square footage is 24,589 at 3.12
- 36 total units
- Residential amenity square footage meets 5% of total gross required (1,280 SF)
- Ground floor commercial retail square footage is 1,220 SF
- No parking stalls are required; none are proposed
- 16 total bike stalls (12 interior and 4 exterior)

OPPORTUNITY:

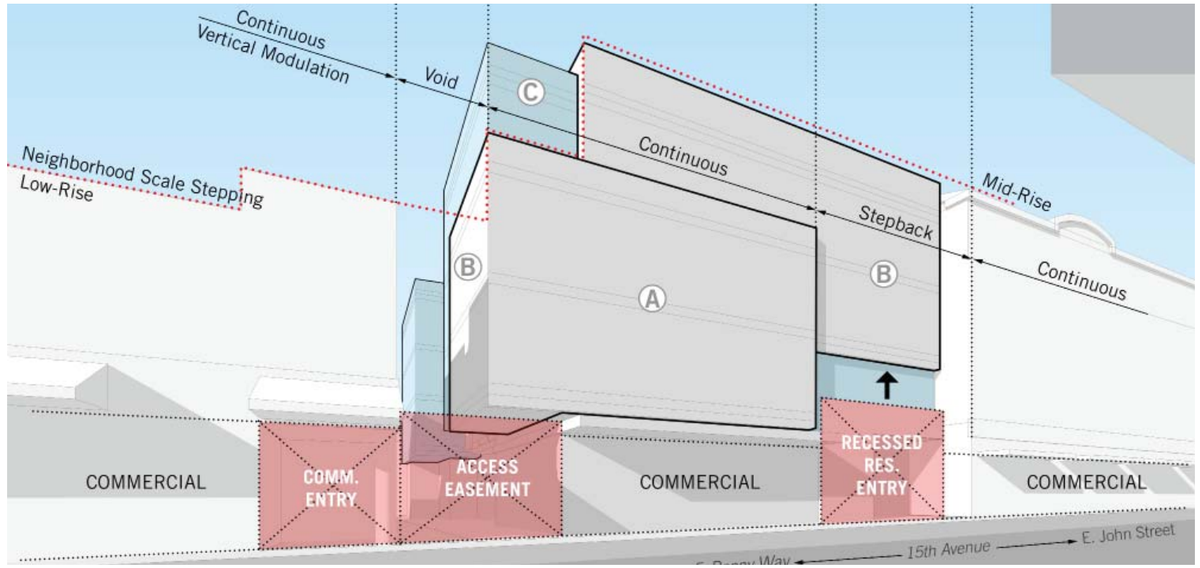
- Increased modulation at street facade.
- Well-defined residential entry at street façade.
- Modulation provided at rear with west facing balconies.
- Improved screening and green space at ground level patios.

CONSTRAINTS:

- Departure required for rear setback reduction (15’ to 11’-8”).
- Departure required for residential entry width on front facade.

DEVELOPMENT STATISTICS:

LEVEL	GROSS SF	RETAIL SF	UNIT SF	UNITS
Roof	649	-	591	-
4	6,325	-	6,168	11
3	6,393	-	6,230	11
2	6,369	-	6,204	11
1	5,677	1,220	4,299	3
Total	25,413	1,220	23,482	36



GRADUAL TRANSITION

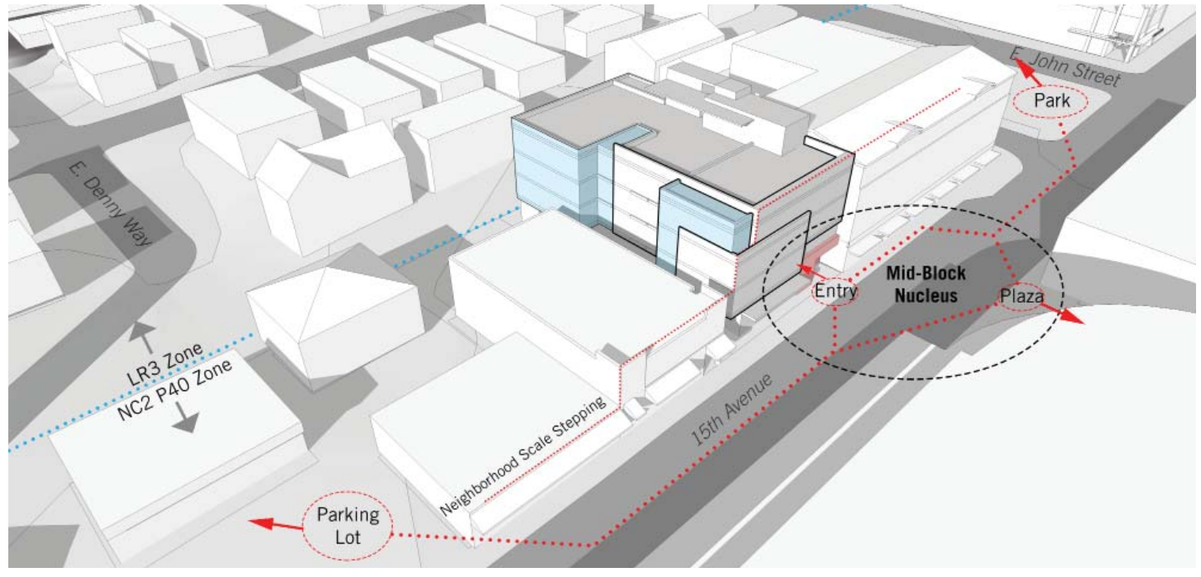
Ⓐ VOLUME A
Primary solid mass that extends as close to the public way as possible

Ⓑ VOLUME B
Secondary stepback mass in composition

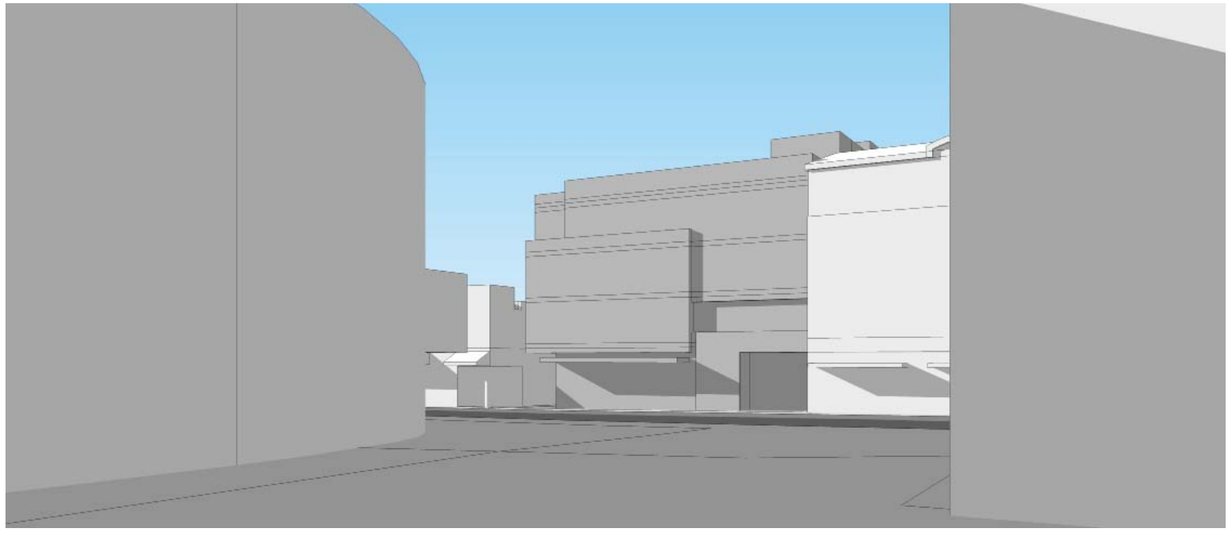
Ⓒ VOLUME C
Single mass

MID-BLOCK NUCLEUS

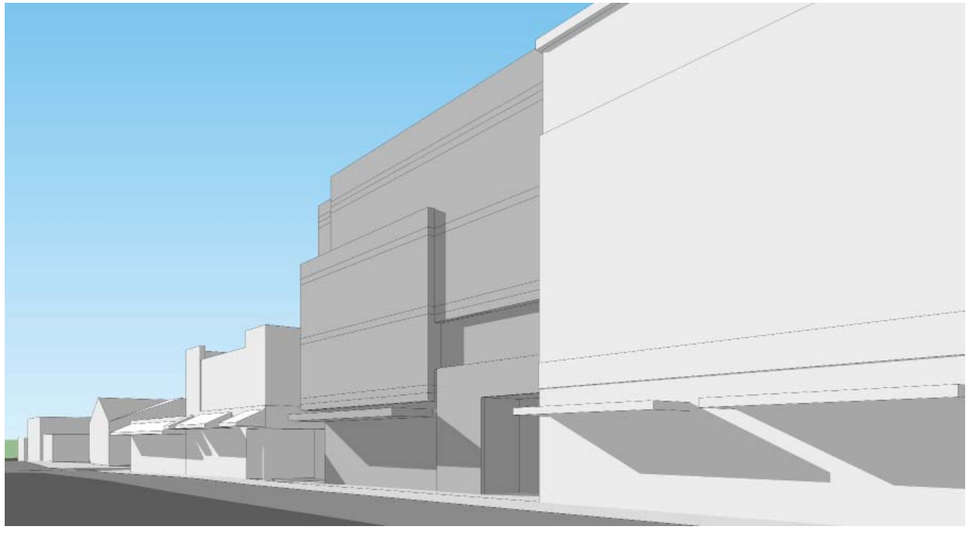
Connectivity of open spaces



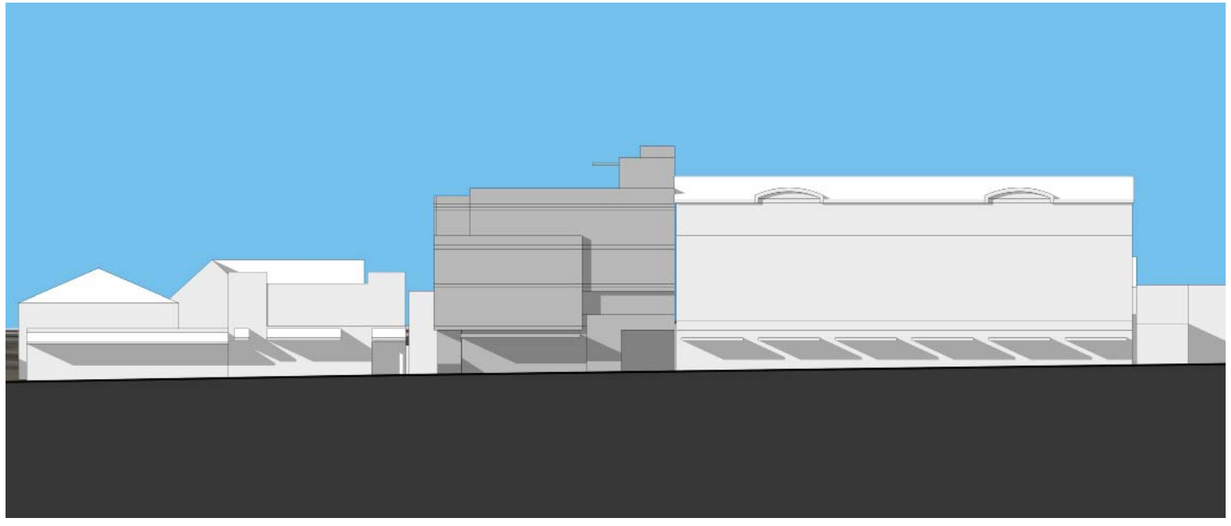
Option 2 Design Option Analysis



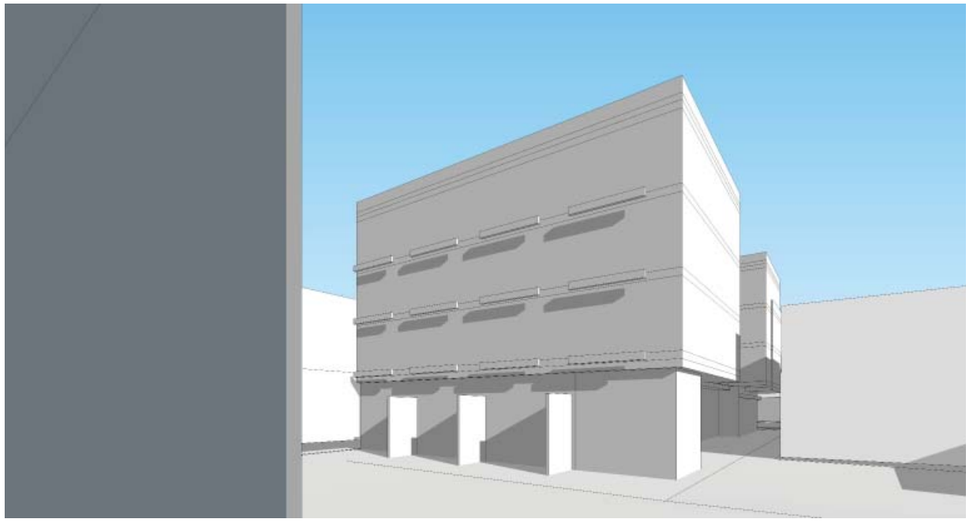
VIEW FROM GROUP HEALTH PLAZA



STREET PERSPECTIVE FROM NORTH

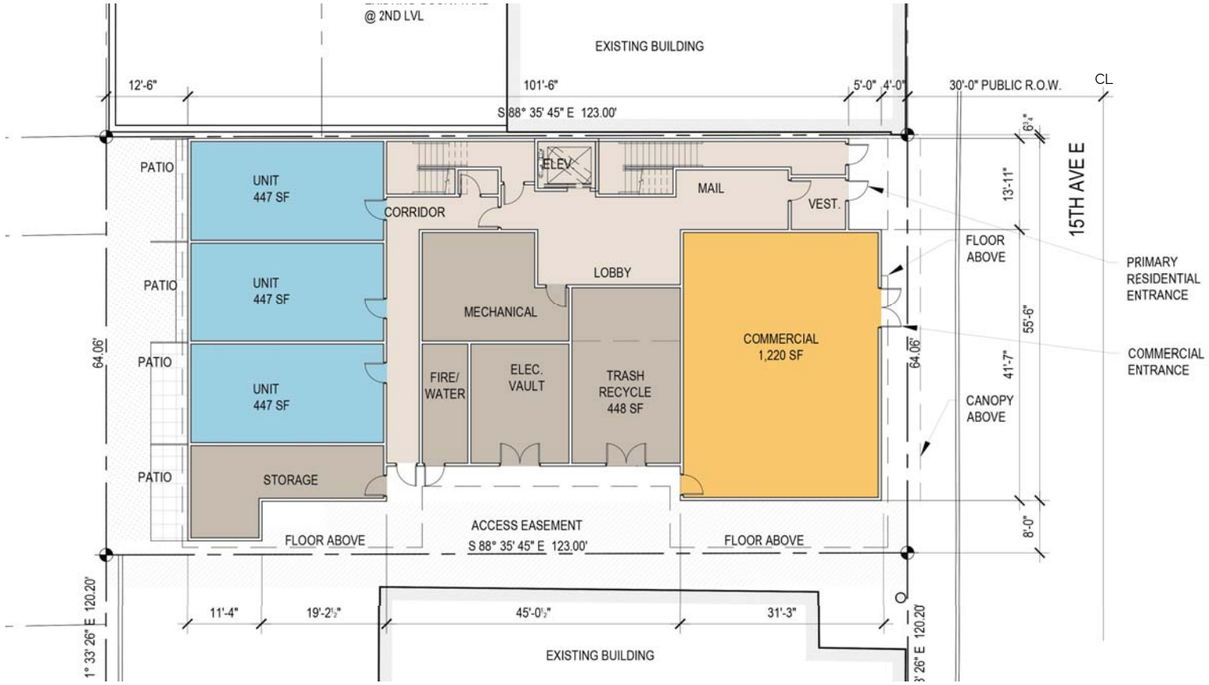


EAST ELEVATION (STREET)

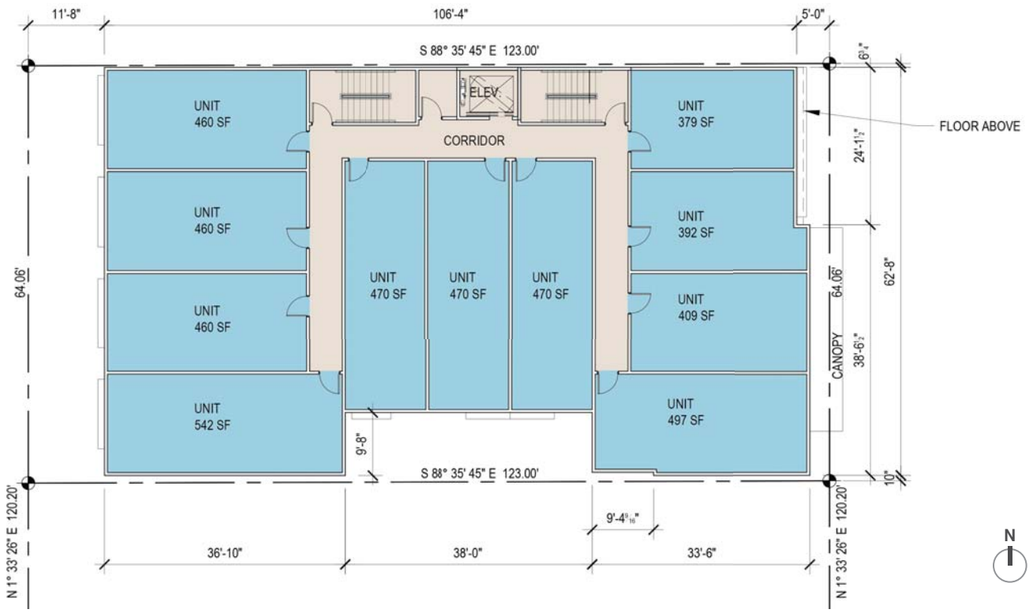


REAR (WEST ELEVATION)

Option 2 Floor Plans



LEVEL 1

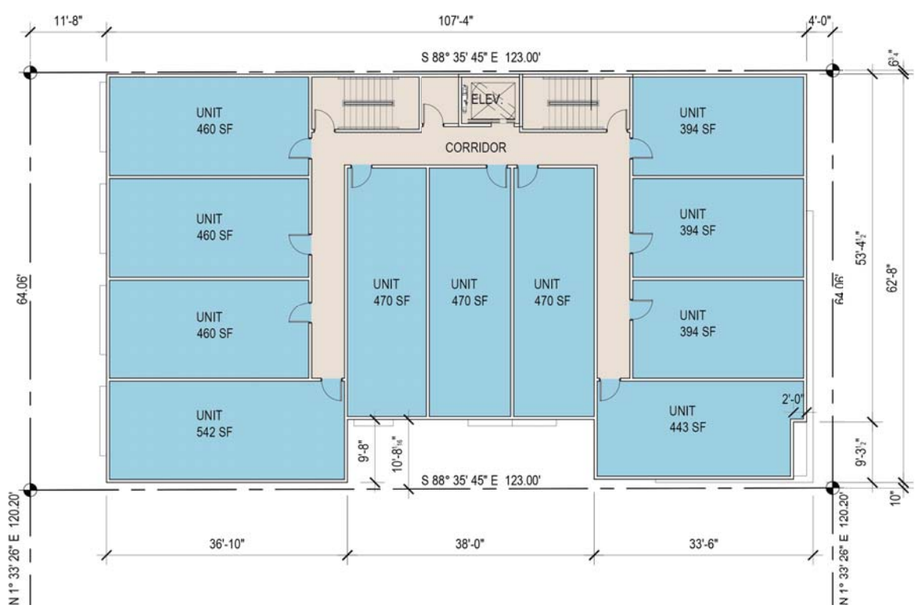


LEVEL 2

FLOOR PLAN KEY

- Commercial
- Units
- Roof Deck
- Green Roof
- Utility / BOH
- Circulation

Option 2 Floor Plans



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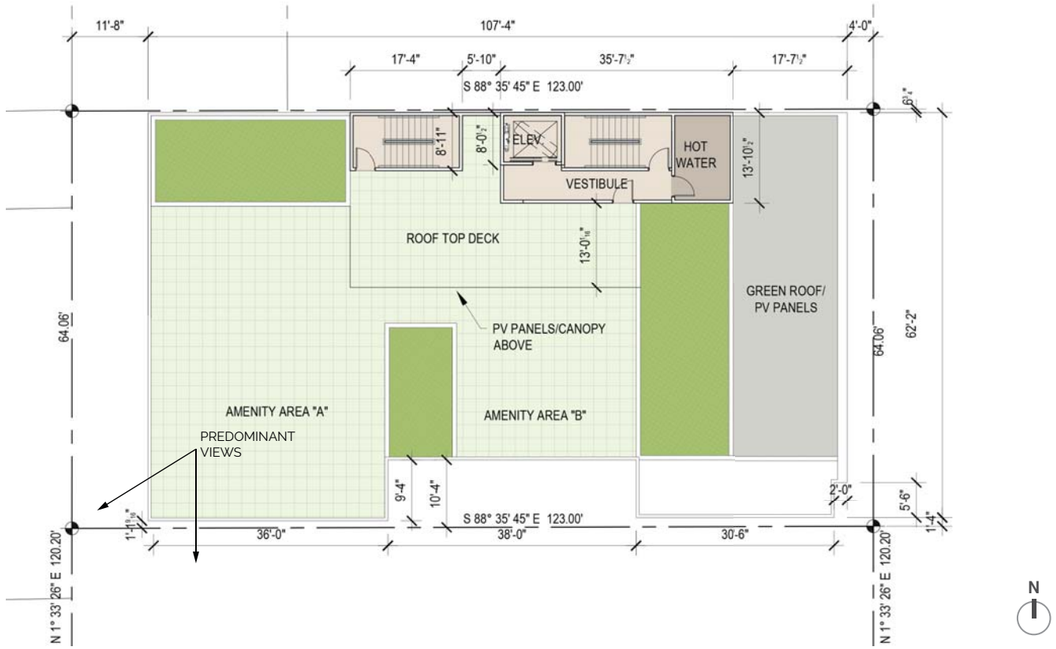


ROOF DECK

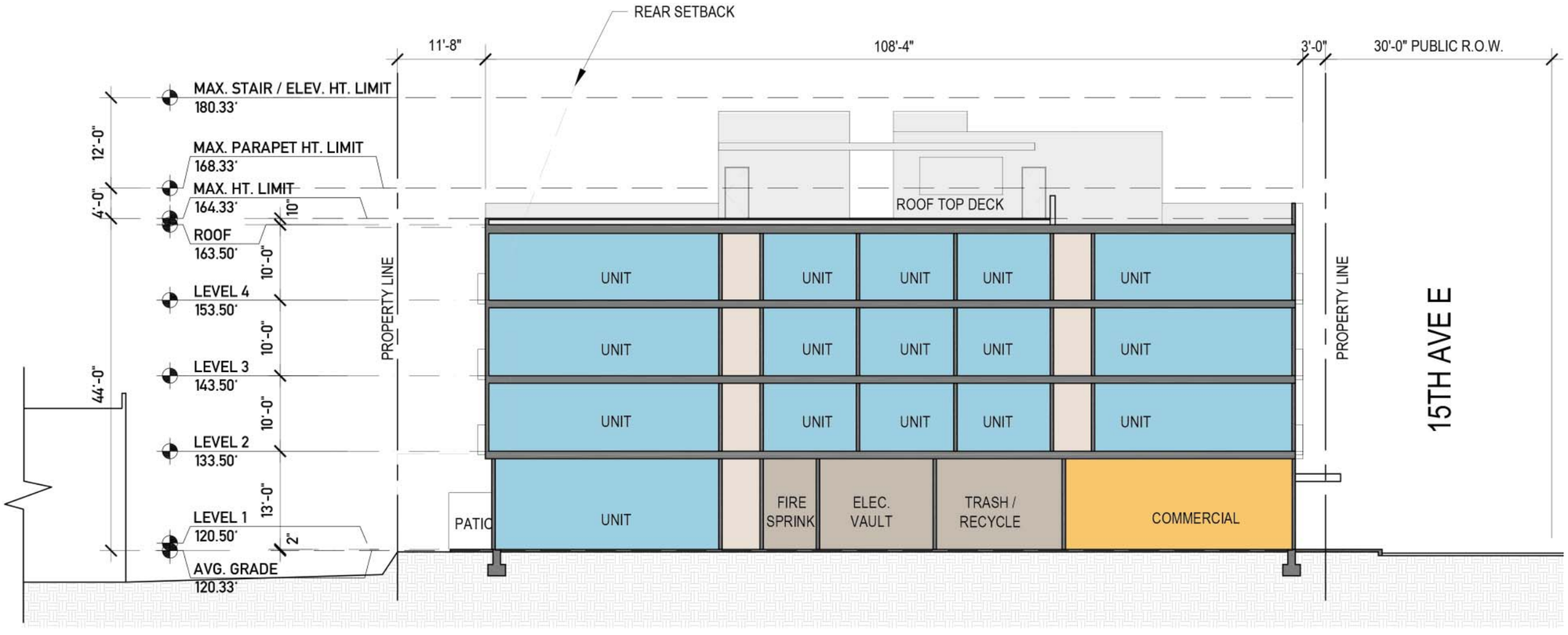
FLOOR PLAN KEY

- Commercial
- Units
- Roof Deck
- Green Roof
- Utility / BOH
- Circulation

Option 2 East - West Section

SECTION KEY

- Commercial
- Units
- Roof Deck
- Green Roof
- Utility / BOH
- Circulation



Option 3 Concept Statement

SINGLE MASS

The concept of this option is to provide a simple single mass that represents the rhythm of the block. This massing sets up a rhythm through a balanced up/down composition in elevation and through stepped back areas on the ground level that work with other minor urban nodes to provide relief and pedestrian connectivity along the block.

CONCEPT SUMMARY:

- Concept is code compliant
- FAR square footage is 24,570 SF at 3.12
- 36 total units
- Residential amenity square footage meets 5% of total gross required (1,280 SF)
- Ground level commercial retail square footage is 1,294 SF
- No parking stalls are required; none are proposed
- 16 total bike stalls (12 interior and 4 exterior)

OPPORTUNITY:

- Code compliant at rear setback.
- Simple street facade.
- Proportions of neighboring buildings used as design cues.

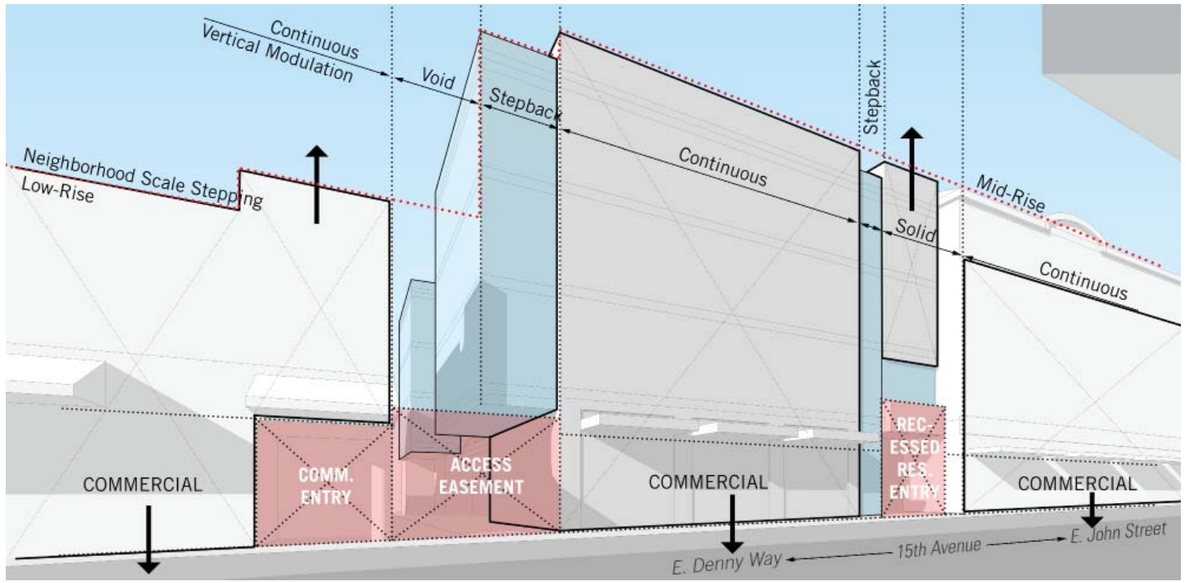
CONSTRAINTS:

- Decreased distance between building and rear property line/exceptional tree.
- Reduced residential entry width on street façade.

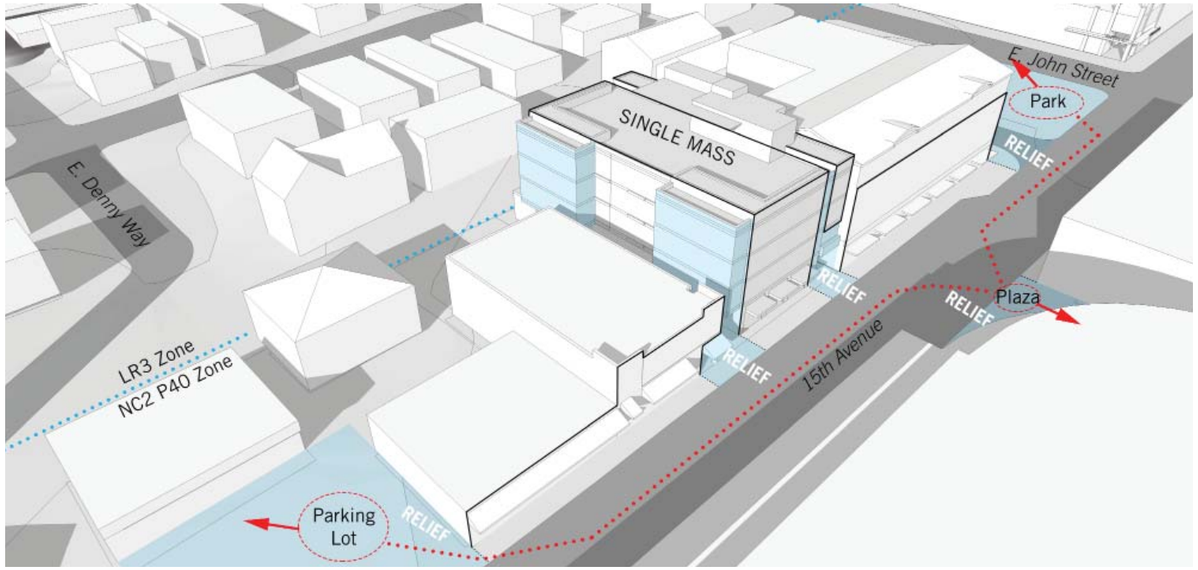
DEVELOPMENT STATISTICS:

LEVEL	GROSS SF	RETAIL SF	UNIT SF	UNITS
Roof	861	-	790	-
4	6,206	-	6,044	11
3	6,206	-	6,044	11
2	6,206	-	6,044	11
1	5,810	1,294	4,626	3
Total	25,289	1,294	23,548	36

CONTEXTUAL RHYTHM OF ELEVATION



RHYTHM OF URBAN RELIEF

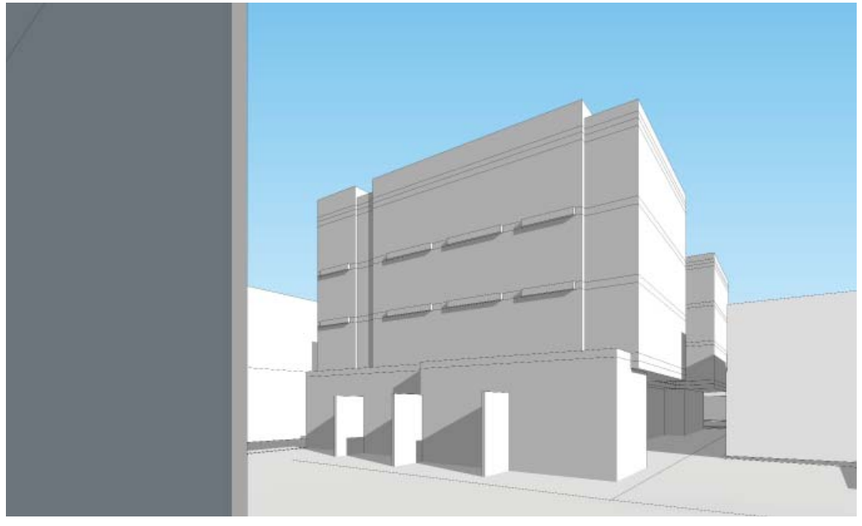


Option 3 Design Option Analysis

VIEW FROM GROUP HEALTH PLAZA

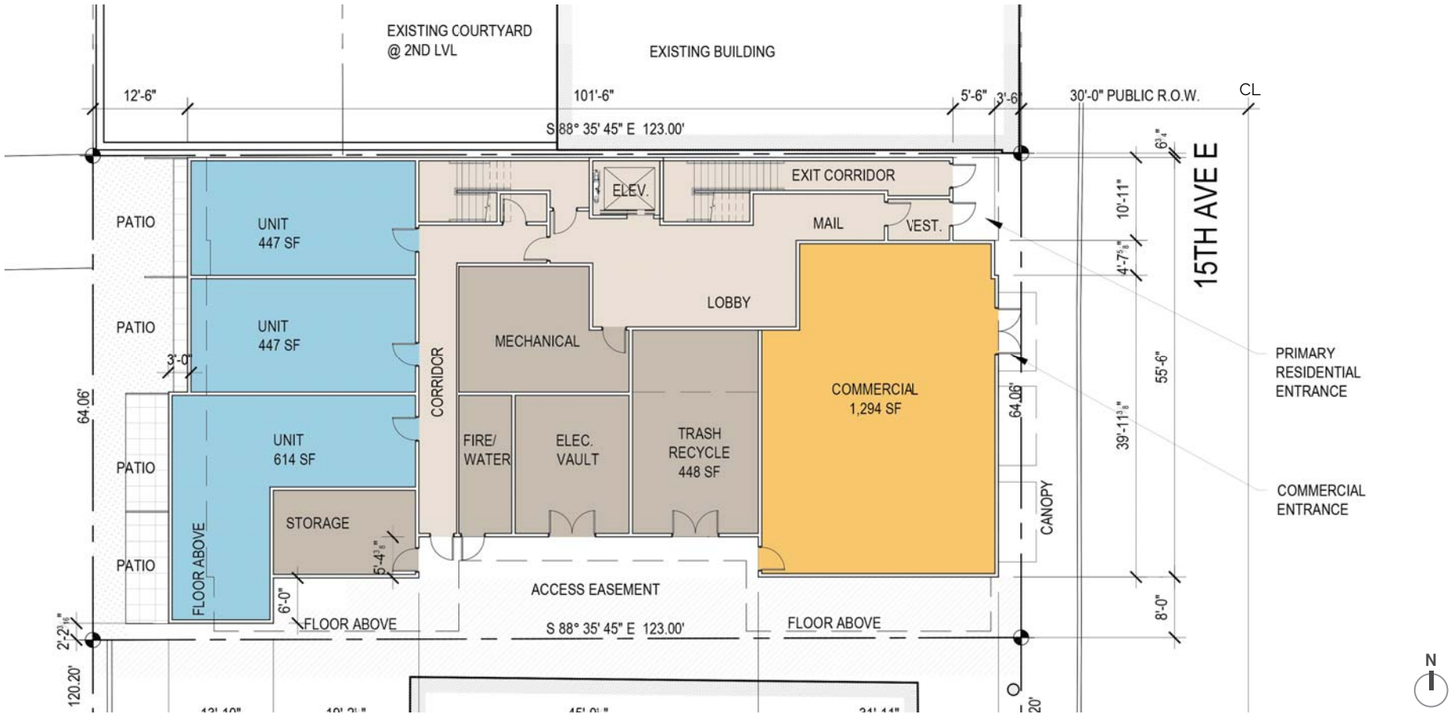
STREET PERSPECTIVE FROM NORTH

EAST ELEVATION (STREET)



REAR (WEST ELEVATION)

Option 3 Floor Plans

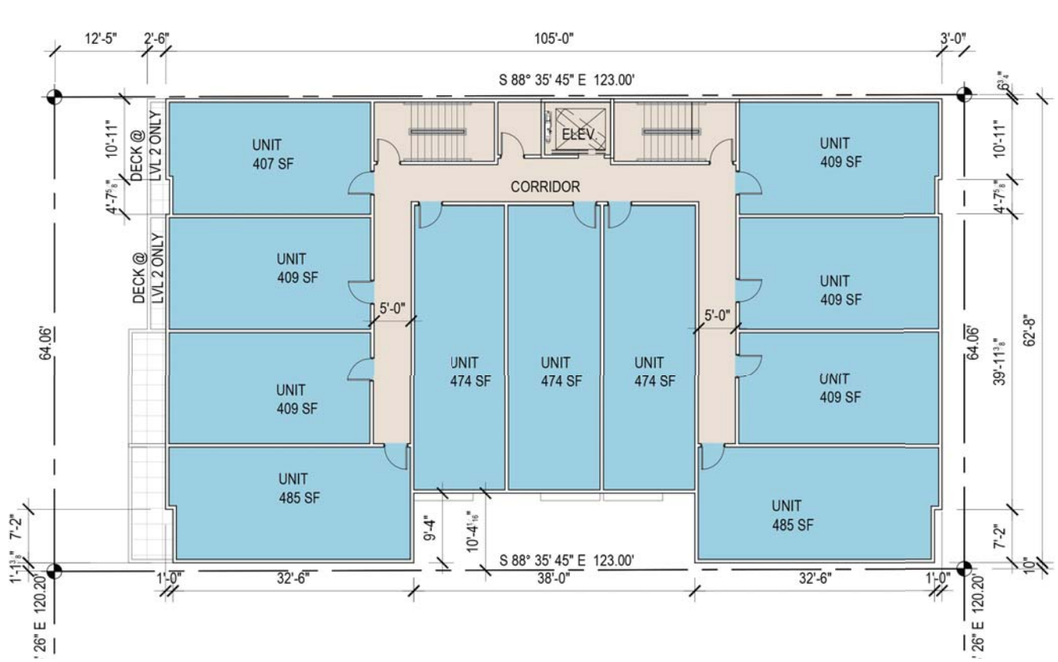


LEVEL 1

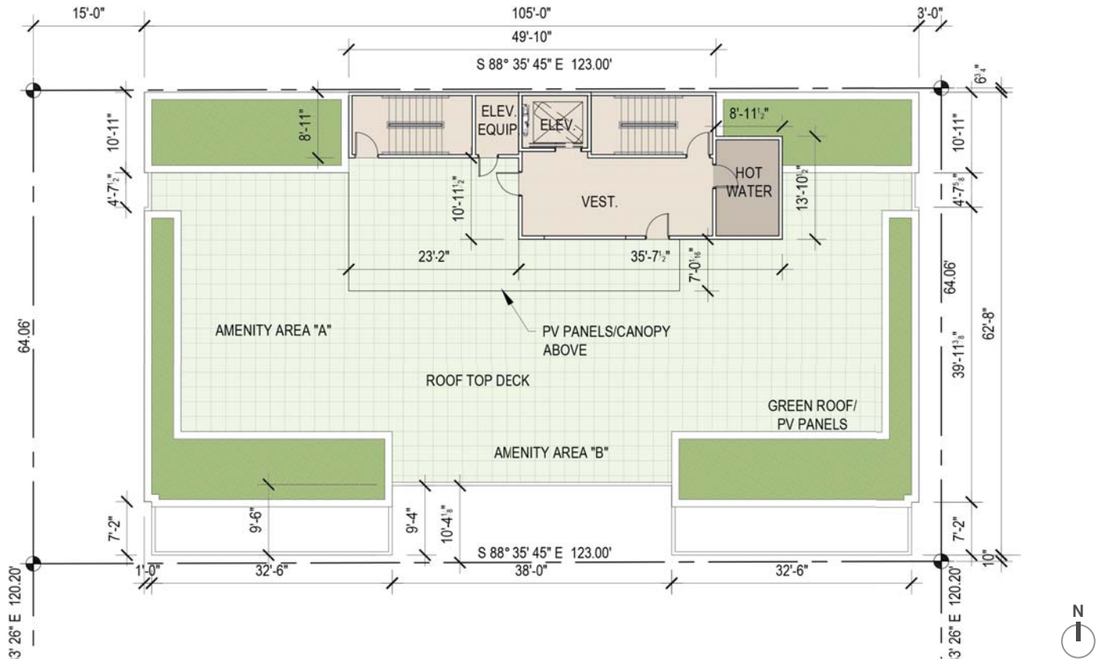
FLOOR PLAN KEY

- Commercial
- Units
- Roof Deck
- Green Roof
- Utility / BOH
- Circulation

Option 3 Floor Plans



LEVEL 2-4



ROOF DECK

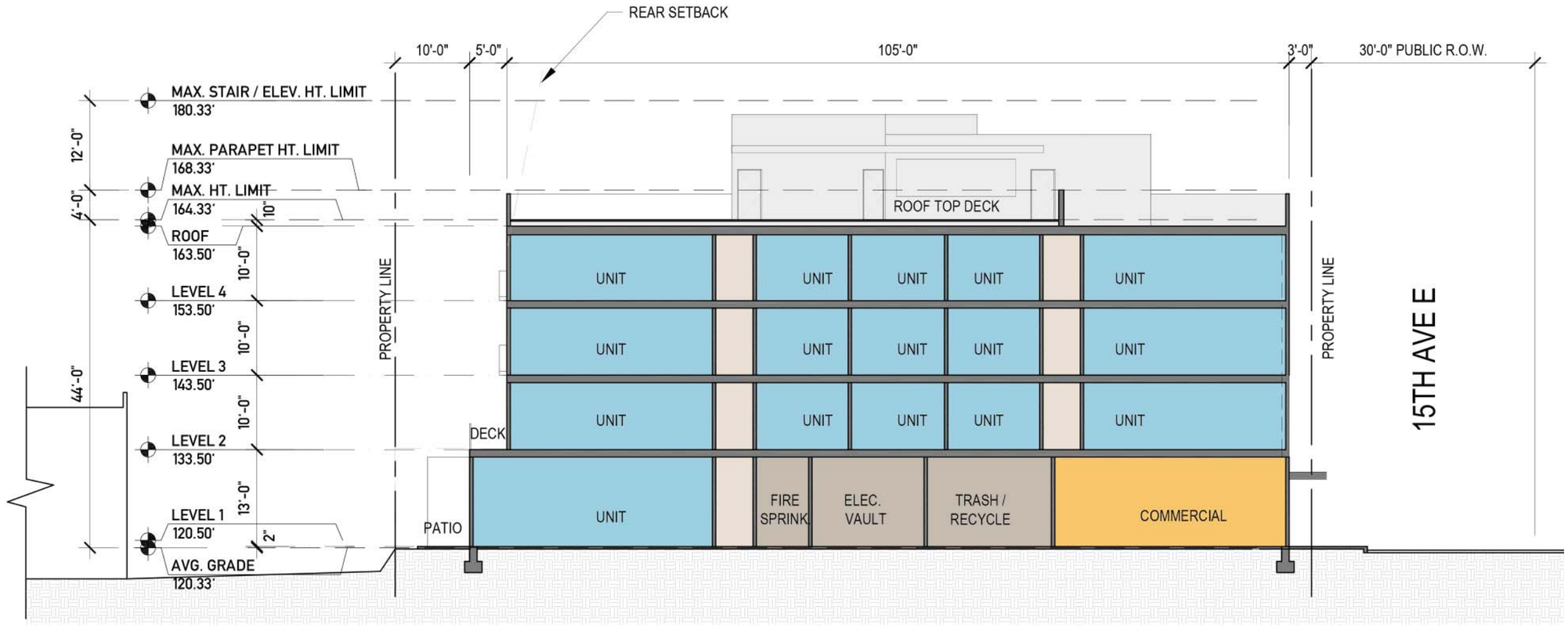
FLOOR PLAN KEY

- Commercial
- Units
- Roof Deck
- Green Roof
- Utility / BOH
- Circulation

Option 3 East-West Section

SECTION KEY

- Commercial
- Units
- Roof Deck
- Green Roof
- Utility / BOH
- Circulation



Design Inspiration

BROOKLYN AVE. NE STUDENT HOUSING:

- *Single massing (Option 3)*

306QA APARTMENTS

- *Single massing (Option 3)*

FREMONT GREEN

- *Stepped back massing (Option 2)*

LIV SEATTLE STUDENT HOUSING

- *Vertical stepback (Option 1)*

OTHELLO STATION NORTH

- *Stepped back massing (Option 2)*

THE CENTRAL

- *Vertical stepback (Option 1)*