



DRB RECOMMENDATION #2

121 15th Ave E. Seattle, WA

SDCI PROJECT NO.:
3020958

MEETING DATE:
09.07.2016

APPLICANT CONTACT:
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CARON

CARON REF #2015.024



PROPOSED STREET FACADE FROM SOUTH

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PROJECT TEAM

OWNER
Isola Homes

CARON ARCHITECTURE CONTACT
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Caron Reference No.: 2015.024

PROJECT HISTORY

EDG
11/04/2015

DRB 1
07/20/2016

SITE INFORMATION

ADDRESS:
121 15th Ave E. Seattle, WA 98121

SDCI PROJECT NO.:
3020958

PARCEL(S):
9421400035

SITE AREA:
7,879 SF

OVERLAY DESIGNATION:
Capitol Hill Urban Center Village, Pedestrian Area

PARKING REQUIREMENT:
None

LEGAL DESCRIPTION:
Lot 3, Block 2, Williams Add to the city of Seattle, according to the plat thereof recorded in Vol 1 of plats, pg 161, in King County, Washington; Together with that portion of Lot 4, said Block, 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 STATISTICS:

ZONING:
NC2P-40

MAX BUILDING HEIGHT:
44'

ALLOWABLE FAR:
3.00/3.25

PROPOSED FAR:
3.00/3.16

RESIDENTIAL UNITS:
36

PARKING STALLS:
0 (None Required)

BIKE STALLS:
12

3.0 Proposal

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.

SITE DESCRIPTION & ANALYSIS

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, serving as a hub of 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 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.

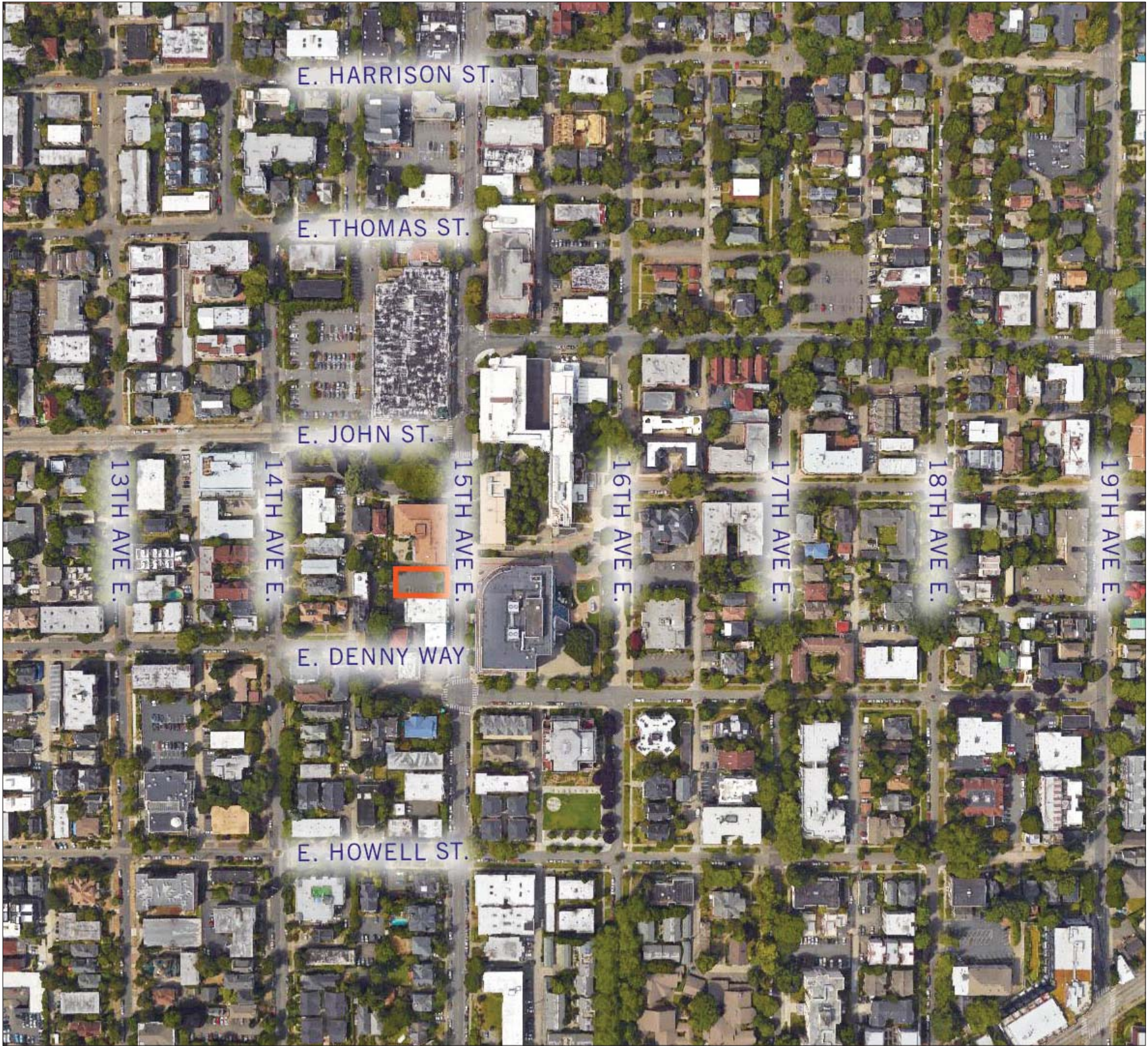
DEVELOPMENT SUMMARY

LEVEL	FAR SF	RESIDENTIAL UNITS	USE	BIKING STALLS
ROOF	650 SF	0	RESIDENTIAL AMENITY	0
4	6,243 SF	11	RESIDENTIAL	0
3	6,243 SF	11	RESIDENTIAL	0
2	6,243 SF	11	RESIDENTIAL	0
1	4,253 SF	3	RESIDENTIAL / RETAIL	12
TOTAL	24,881 SF	36	--	12

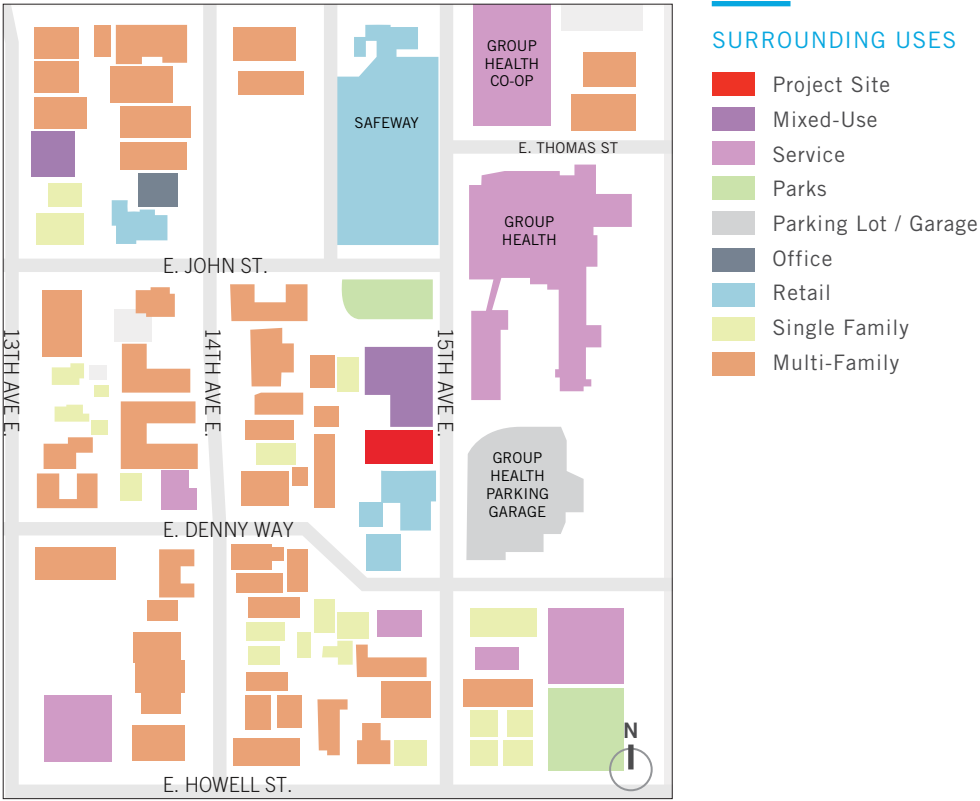
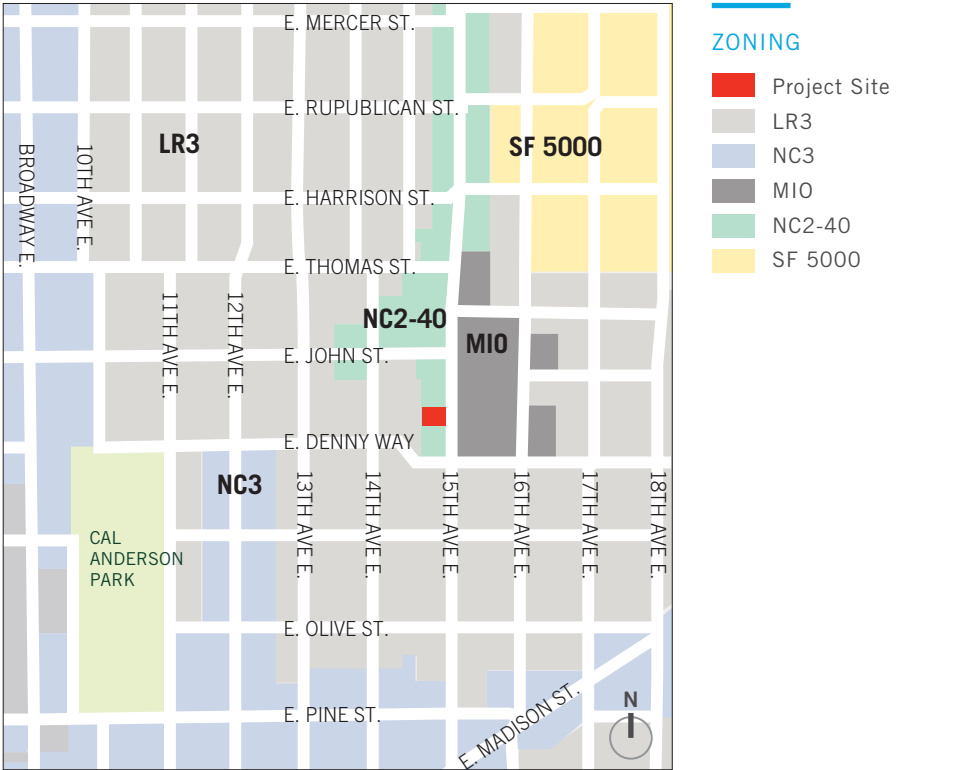


AXONOMETRIC MAP (GOOGLE EARTH)

4.0 Summary Context Analysis



AERIAL MAP (GOOGLE EARTH)



5.0 Existing Site Conditions



VICINITY MAP KEY

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

COMMUNITY NODES/
LANDMARKS:
*The 15th Avenue
Commercial Corridor is
a popular dining and
shopping area, highly
walkable and full of
history and vibrance.*

NEIGHBORHOOD
VICINITY PHOTOS
*There is a diversity
of uses that include
various restaurants,
services, institutions,
housing, two parks and
a grocery store.*



1 CAL ANDERSON PARK
1635 11TH AVE



2 ELLIOTT BAY BOOK COMPANY
1521 10TH AVE



3 GROUP HEALTH
2015 16TH AVE E.



4 BULLITT CENTER
1501 E. MADISON ST.



5 FARMERS MARKET ALLIANCE
1701 BROADWAY



6 SEVEN HILLS PARK
1514 E. HOWELL ST.



7 TRADER JOES
1700 E. MADISON ST.



8 APARTMENTS
13TH AVE E. & E. JOHN ST.

NEIGHBORHOOD DESIGN CUES:
*Surrounding buildings include a variety of two story businesses,
restaurants, and mid to high-rise multi-family apartments, with
townhomes and single-family houses in the neighborhood.*



9 APARTMENTS AT
116 13TH AVE E.

A CONTEMPORARY
BUILDING CONTINUES
THE PATTERN OF A
STRONG BASE WITH
RETAIL CONNECTION
AND RESIDENTIAL
AMENITY.



10 JOHN COURT
APARTMENTS AT
1435 E. JOHN ST.

WELL LIT ENTRIES
AND CANOPIES COM-
BINED WITH TRANS-
PARENT STOREFRONT
SYSTEM PROVIDE
IMPROVED PEDESTRI-
AN EXPERIENCE AND
SAFETY



11 APARTMENTS
AT E. PINE ST &
15TH AVE

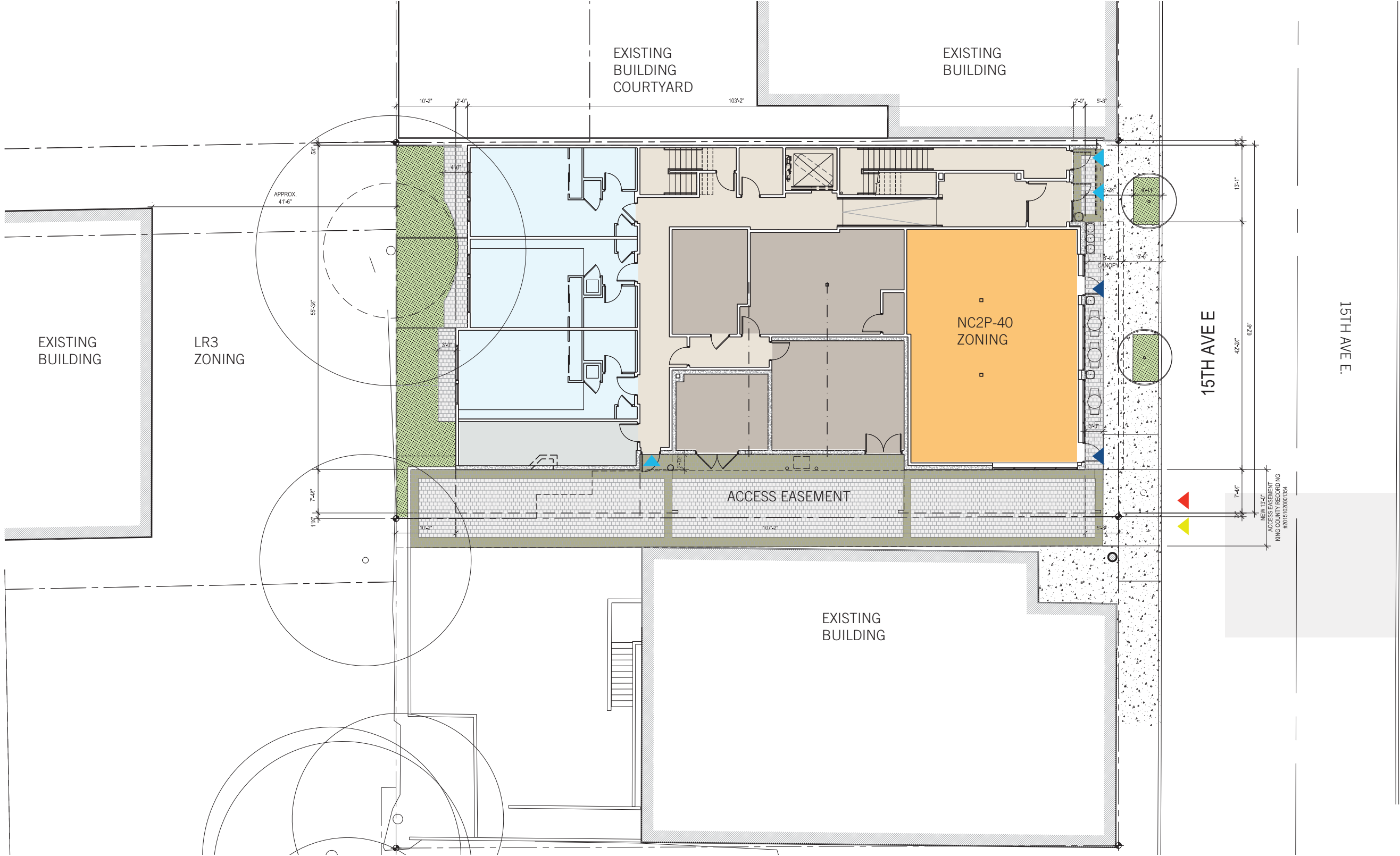
CANOPIES &
MATERIAL CHANGE
DIFFERENTIATE
BETWEEN RESIDENTIAL
& COMMERCIAL
SPACES. WIDE
SIDEWALKS PROVIDE
COMFORTABLE
PEDESTRIAN TRAVEL.

6.0 Zoning Data

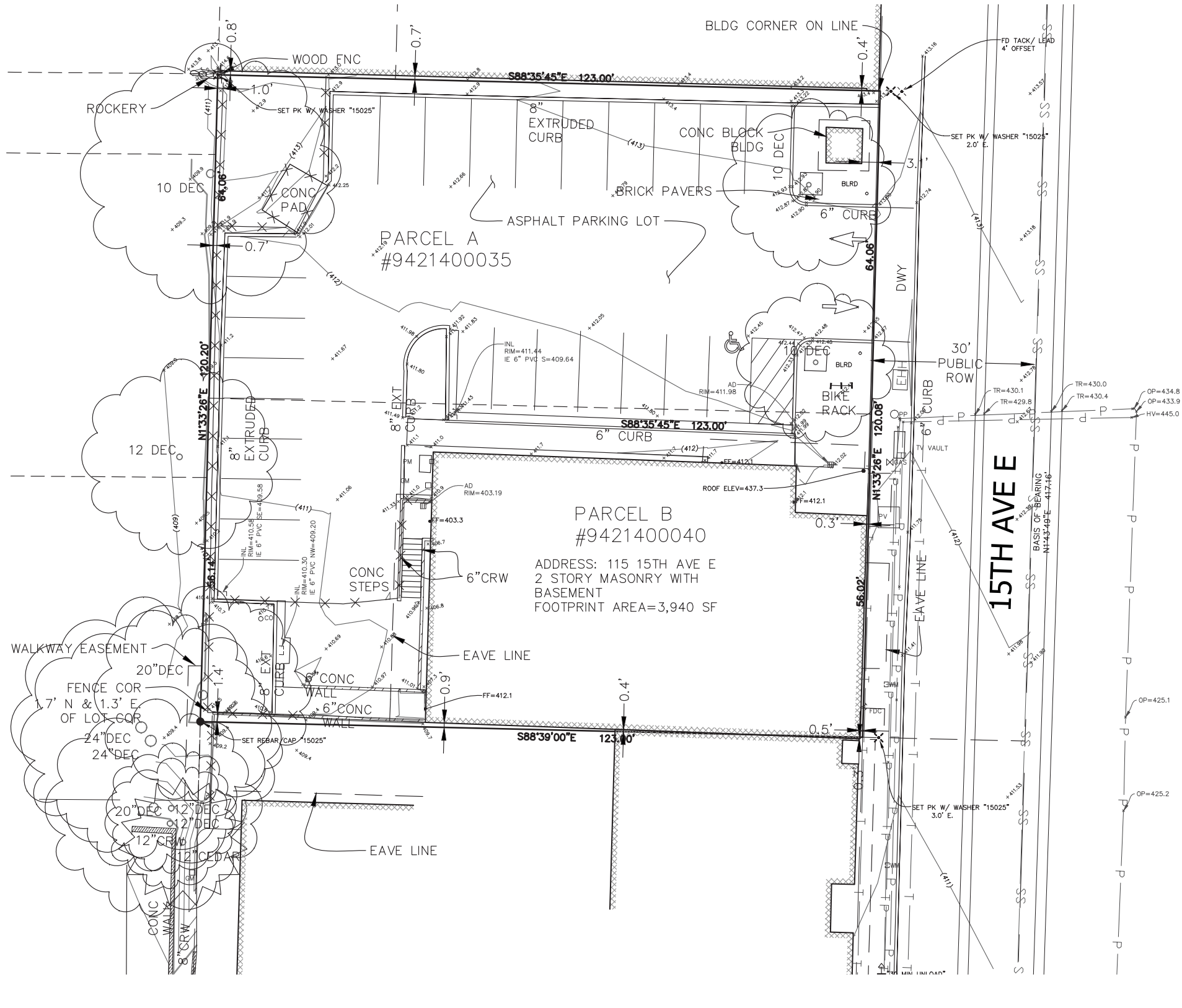
APPLICABLE ZONING	SMC-SECTION	REQUIREMENT	DESIGN OPTION
PERMITTED & PROHIBITED USES	23.47A.004	Table A: Office & Commercial use is permitted @ 25,000 SF; multi-family is permitted outright	√
STREET-LEVEL USES	23.47A.005	20% max street level facade permitted to be residential use	Approx. 25% Req'd For Residential Egress. Request Departures
STREET-LEVEL DEVELOPMENT 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 residential uses along the rear lot line abutting a residentially-zoned lot.	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 Commercial; 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.	√

7.0 Site Plan

- KEY
- Commercial
 - Units
 - Utility/BOH
 - Circulation
 - Planting Strip
 - Bicycle Parking
 - Pedestrian Access
 - Residential Access
 - Service Access
 - Commercial Access



7.0 Survey



7.0 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")

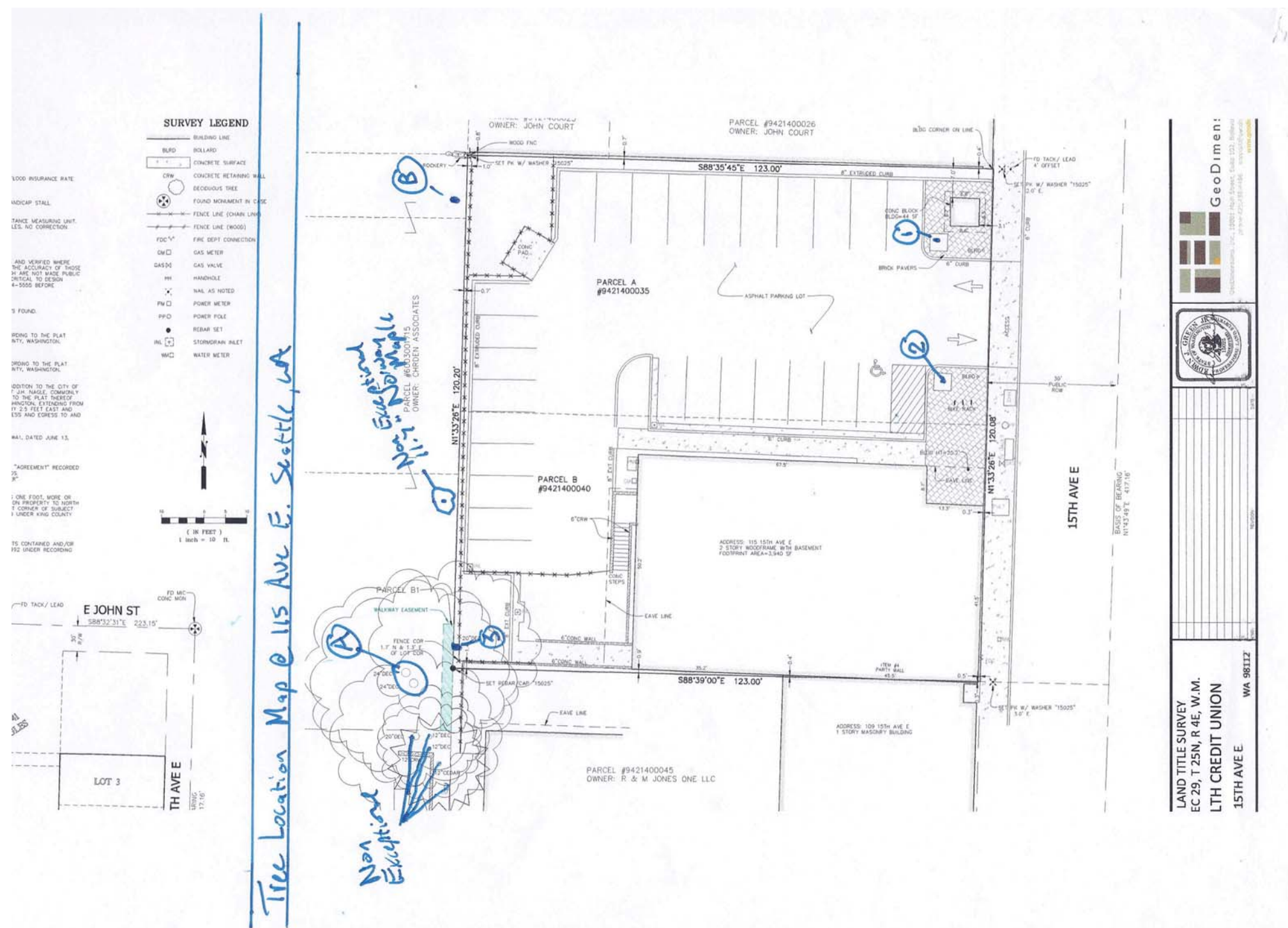
Tree #2: 9.7" DBH Chinese Scholar tree, Styphnolobium japonicum, Good condition, Non-Exceptional Tree (Largest Chinese Scholar tree in Trees of Seattle, 2nd edition by Arthur Lee Jacobson is 10'11" circumference = 41.7" diameter; 75% = 31.2", so Threshold diameter = 30.0")

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 OVER-HANGING 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)

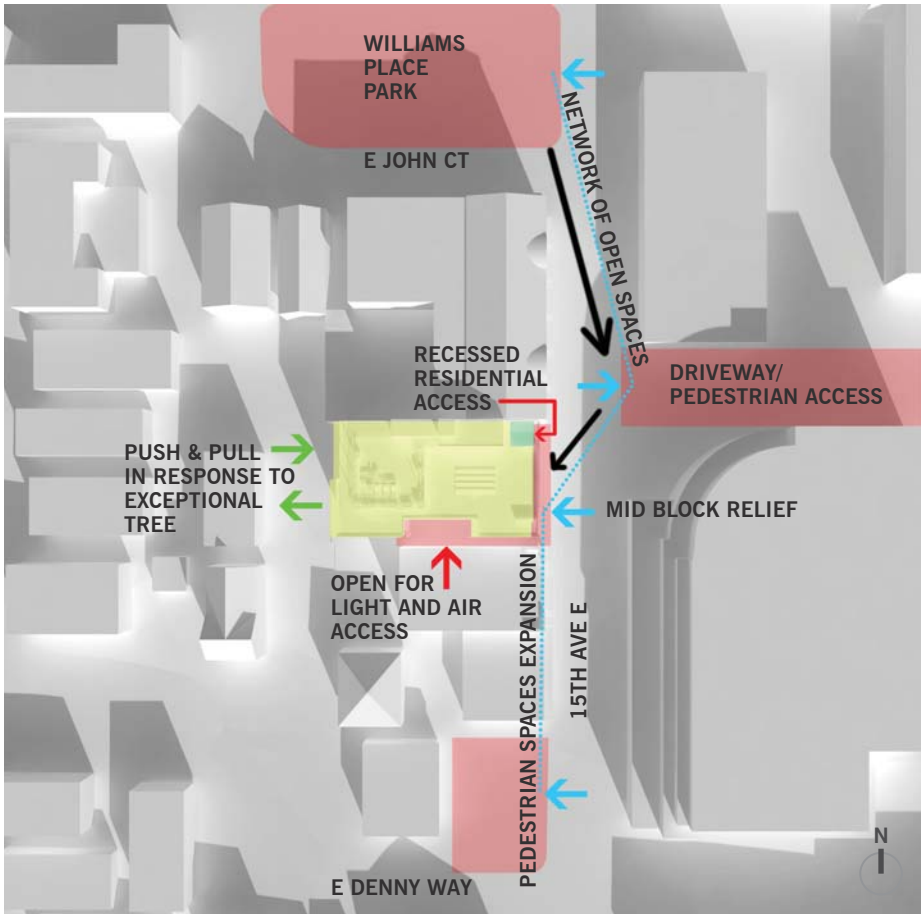
Tree #B: 33.5" DBH Black Locust tree, Robinia pseudoacacia, Good/ fair condition, 23 ft. average physical drip line radius, Exceptional Tree due to size (Largest Black Locust tree in Trees of Seattle, 2nd edition by Arthur Lee Jacobson is 13'5" circumference = 51.3" diameter; 75% = 38.5" so 30" is the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



8.0 Itemized Response to DRB 1

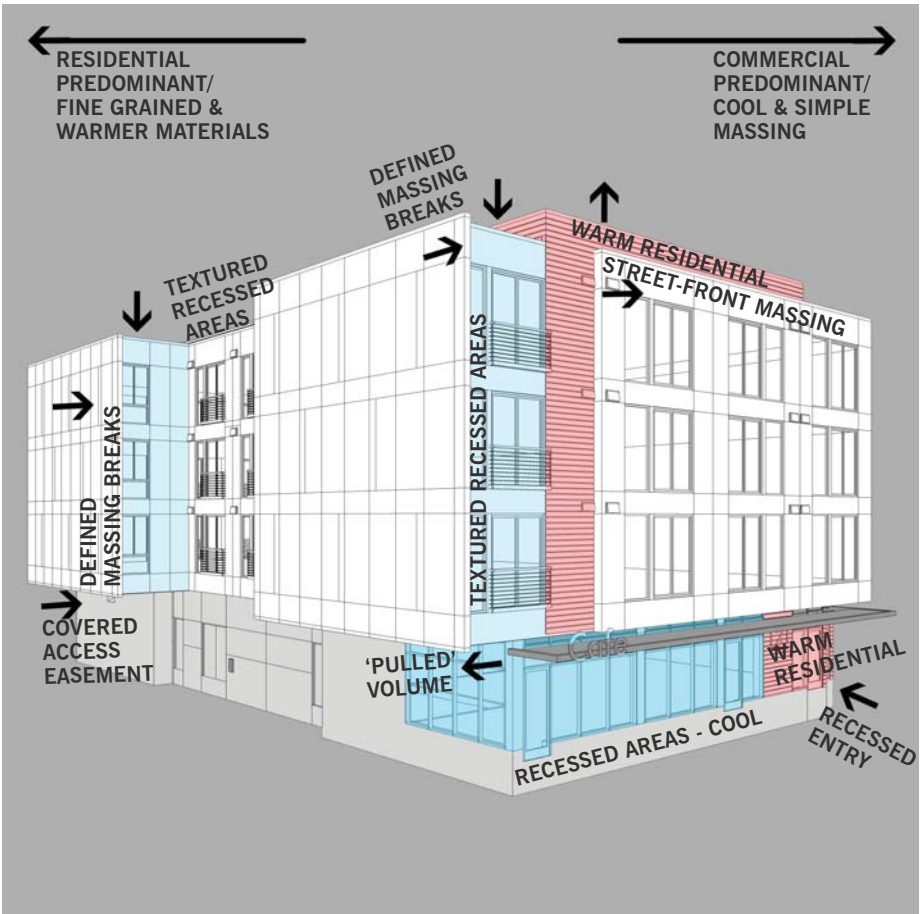
DRB1 REPORT	DESIGN TEAM RESPONSE	REFERENCE
<p>Architectural Design, Composition and Materiality</p> <p>The Board agreed that the street facade had been simplified and supported the massing composition, however the Board also recognized that the largest concern raised at the EDG remains the street facing facade application of materials and detailing. The Board suggested the applicant return with a few alternate designs for the street facing facade based on the guidance provided.</p> <ul style="list-style-type: none">A. The Board struggled with how the design relates to adjacent buildings and creates its own sense of place and identity, and requested renderings with the adjacent buildings superimposed for the next meeting. (CS2-C2, DC2)B. Echoing the public comment, the Board was unanimously concerned with the proposed materials and detailing of the street facing facade. The Board also noted the first floor appears disjointed from the rest of the facade composition. The Board recommended developing a well-proportioned architectural expression through the exploration of materials and detailing. (CS2-C2, DC2, DC4-A1, DC4-I, DC4-II)	<p>Architectural Design, Composition and Materiality</p> <ul style="list-style-type: none">A. The existing adjacent buildings have been superimposed into the design renderings to give a better understanding of how the proposed project relates to the existing structures and fits into the streetscape.B. The proposed building's exterior material pallet at the street facing façade has been upgraded to a higher level quality of materials.B. The first floor street facing façade has been revised to strengthen and blend with the overall building composition and create a more balanced façade.B. Additional exhibits have been added to the package that show 2 alternate material studies for the street facing façade.	<p>See Renderings Pages 30-34</p> <p>See Elevations Pages 22-29</p>
<p>Entries and Streetscape</p> <p>The Board discussed the entries and gave guidance on how to revise the design to enhance the streetscape.</p> <ul style="list-style-type: none">A. The Board was concerned with the residential entry vestibule and service exit frontage and recommended revising the design to read as an integrated part of the facade composition and reinforce the streetscape. Related to the requested departure for this area, the majority of the Board indicated preliminary support for the departure, provided that the frontage along the residential service exit and vestibule is well proportioned and detailed. (CS2-B2, PL3-A1, PL3-A4)B. To reflect the uniqueness the site, the Board recommended differentiated ground level treatment, additional planting and pedestrian amenities to encourage human interaction and activity. (PL1-B, PL3-C)	<p>Entries and Streetscape</p> <ul style="list-style-type: none">A. The residential entry and exit door have been revised to step back from the main façade to create an alcove area that gives the entry an identity.A. The entry's material has been changed to wood to make it feel warm and inviting.B. The ground level treatments have been revised to show outdoor chairs and tables and additional potted landscape containers at street level. 8"x8" permeable concrete pavers along the frontage of the commercial space and at the residential entry and driveway have been added to enhance differentiated ground level treatments.	<p>See Elevations Pages 22-29</p>
<p>Edges, Zoning Transition and Easement Portal</p> <p>The Board gave direction on the proposal's edges.</p> <ul style="list-style-type: none">A. The Board supported the façade development along the zone transition and indicated preliminary support for the related setback departure as the design better respected the adjacent property with a coherent design composition. (CS2-D3, DC2)B. The Board also questioned if the roof deck location was appropriate as it was located adjacent to the zone transition. Ultimately the Board supported the location of the roof deck, as the adjacent zone was multifamily and the proposed location reflects adjacent existing development. (CS2-D3, CS2-D5, DC3)C. The Board supported the development of the easement portal.	<p>Edges, Zoning Transition and Easement Portal</p> <ul style="list-style-type: none">A. No ResponseB. No ResponseC. No Response	<p>No Response</p>

8.0 Design Diagrams



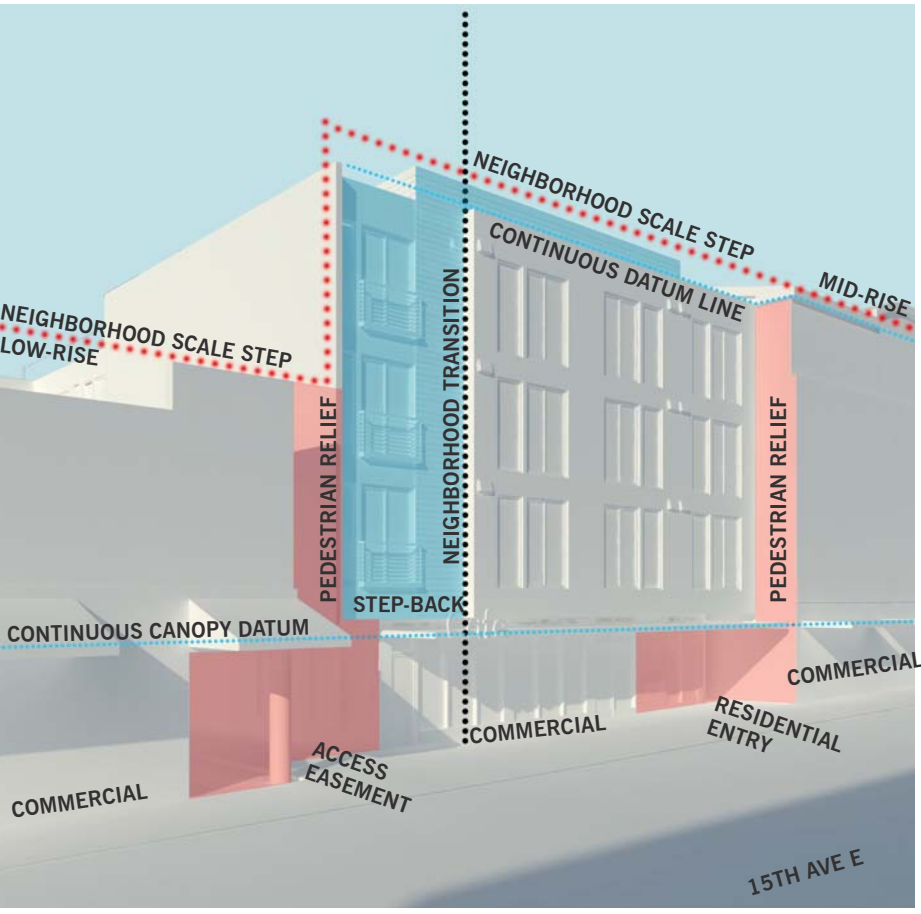
PLAN DESIGN ANALYSIS

The plan is derived from the project's location as a mid block site, bounded by a zero lot line condition to the north, an exceptional tree to the west, and an access easement to the south. The building is set back from the street to provide a wider sidewalk, which helps to tie together a network pedestrian areas through the block. The main residential entry is sited on axis with the Group Health pedestrian walk. The south facade is recessed to allow light and air into the site, while the west facade is informed by the location of the exceptional tree.



MASSING ANALYSIS

The project's location mid block corresponds with the change on 15th Avenue from the commercial dominated north to the more residential south. The predominant massing of the building reflects this, with a simple facade transitioning to increased texture at the south. Warm wood accents the secondary volume and the main residential entry, while the recessed areas are 'cooler' and darker similar to the commercial spaces.



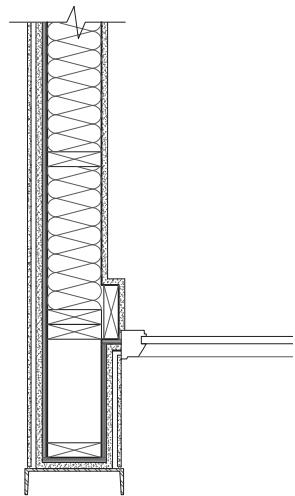
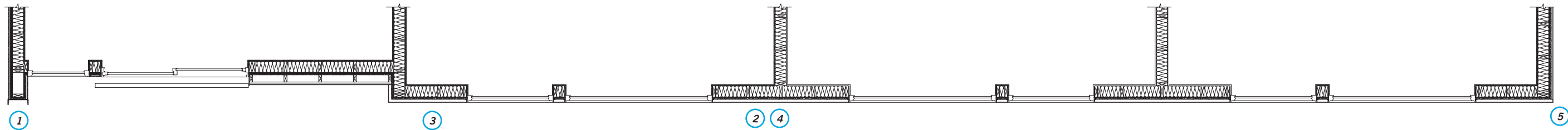
STREET FACADE ANALYSIS

The modulation of the street facade responds to the neighboring buildings by maintaining datum lines and with a continuous canopy. The block steps up from 1-2 story buildings to the south to 4 story mixed use, with the proposed project at the intersection. The project's massing and modulation take cues from this transition while replacing the existing parking lot with a simple and elegant facade meant to improve the continuity of the street elevation.

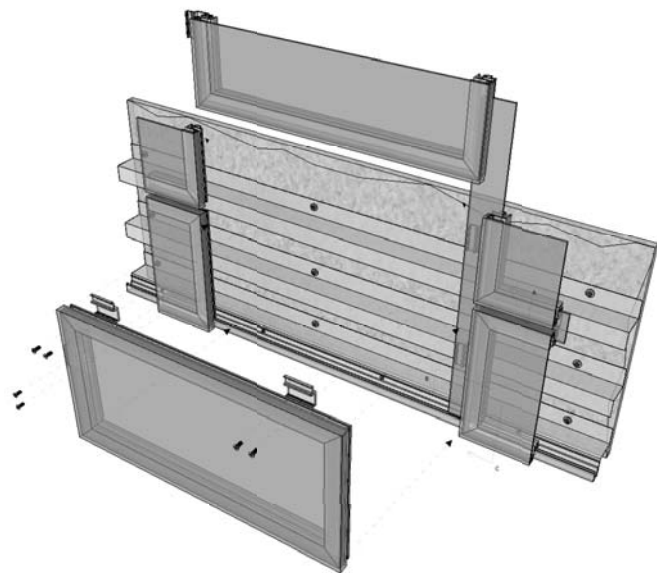
8.0 Design Diagrams | Material Detailing for Preferred Materials

MATERIAL DETAILING

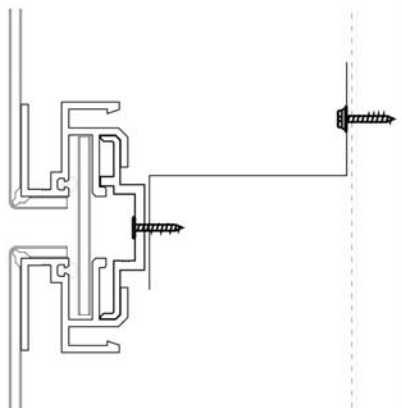
Materials will wrap corners or butt against described details; no material will terminate on an outside corner. The building utilizes a durable and long lasting rain screen system. The details will evolve with the project and as final materials are assigned.



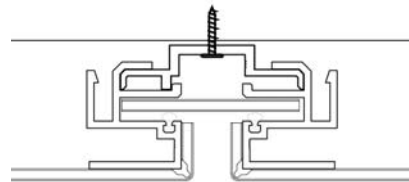
1. FIN END CAP
The fin is defined by a C-channel that caps the end and allows materials to terminate cleanly.



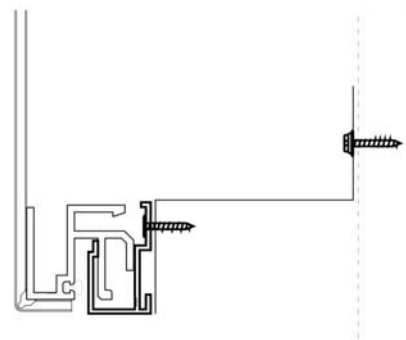
2. ACM PANEL DIAGRAM
Rain screen panel system with preformed corner joints.



3. HORIZONTAL ACM JOINT
With color matching reveal behind.

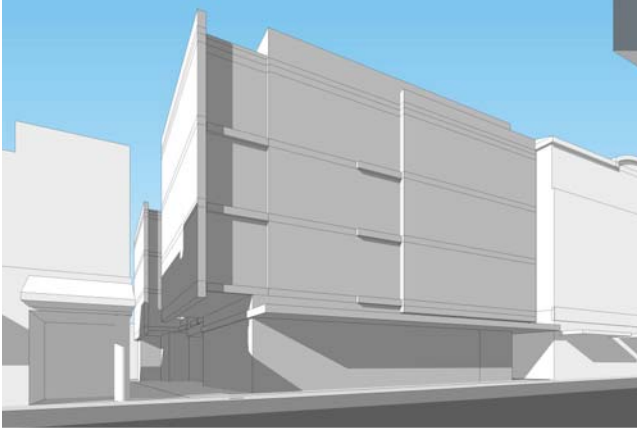
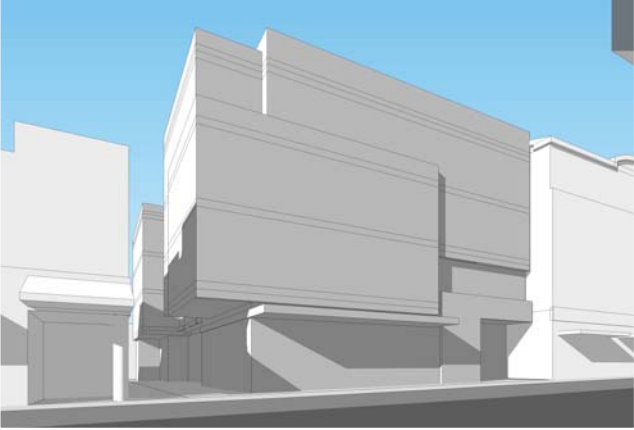




4. VERTICAL JOINT DETAIL
With color matching reveal behind.



5. ACM BASE DETAIL
Corner termination with Z-clip rain screen.

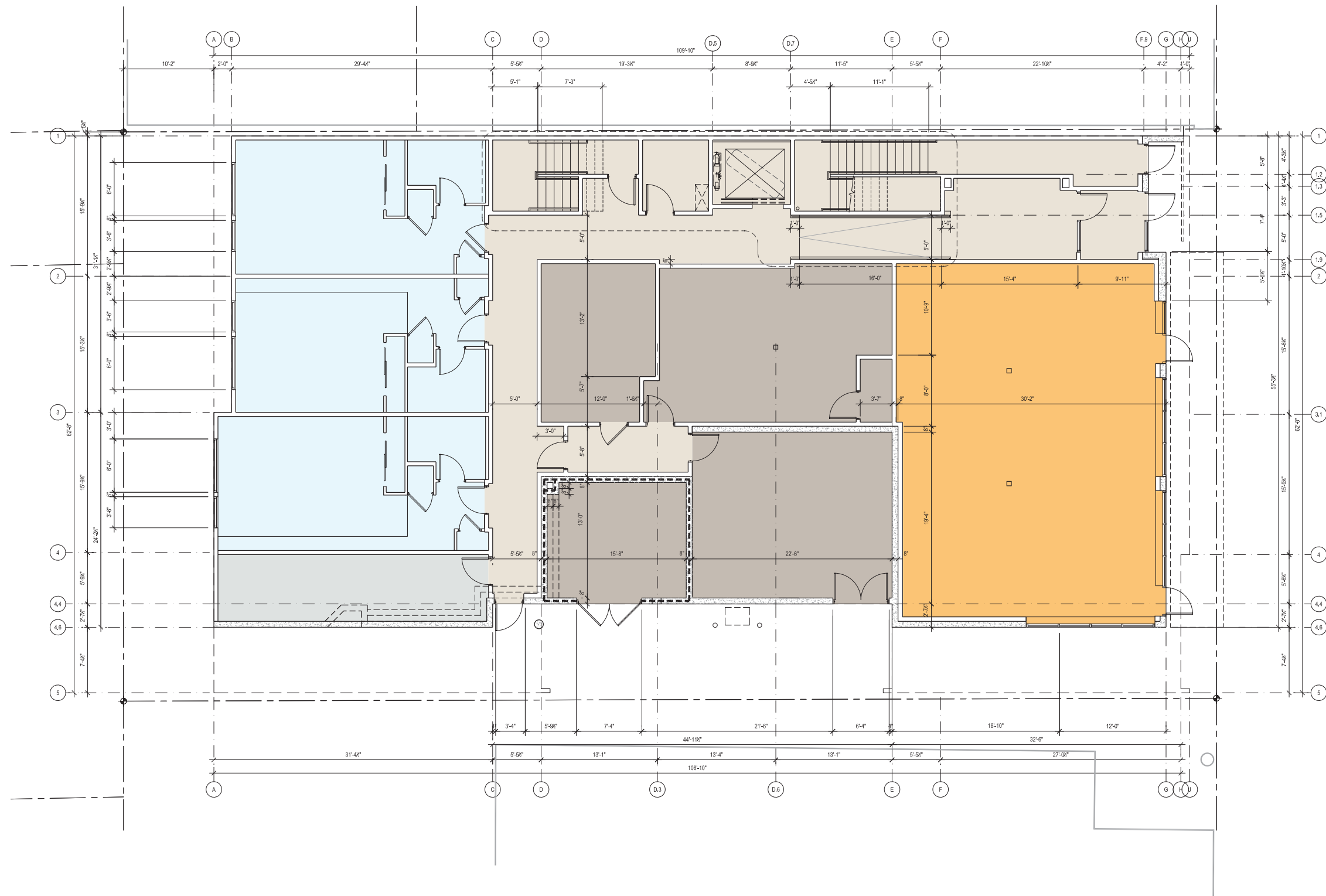
8.0 Project Design History

				
	EDG 1: Option 1	EDG 1: Option 2 - Board Approved	EDG 1: Option 3	DRB (Option 2 - Developed)
# UNITS:	36	36	36	36
AMENITY AREA SF	5% of total gross required (1,131SF)	5% of total gross required (1,131 SF)	5% of total gross required (1,131 SF)	2,704 SF (1,131 Required)
COMMERCIAL RETAIL SF:	1,220 SF	1,220 SF	1,294 SF	1,249
PARKING STALLS:	0	0	0	0
BIKE STALLS:	12 + 4 at exterior	12 + 4 at exterior	12 + 4 at exterior	12
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	Allowable FAR is 3.25; 24,881 at 3.16
OPPORTUNITIES:	<ul style="list-style-type: none">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.	<ul style="list-style-type: none">Increased modulation at street facade.Well-defined residential entry at street facade.Modulation provided at rear with west facing balconies.Improved screening and green space at ground level patios.	<ul style="list-style-type: none">Code compliant at rear setback.Simple street facade.Proportions of neighboring buildings used as design cues.	<ul style="list-style-type: none">Increased distance from rear property line and related exceptional tree.Improved screening and green space at ground level patios.Elegant street facade and simple modulation at rear facade.Legible street front facade differentiates between residential and commercial.Activated street facade with balconies.Proportions of neighboring buildings used as design cues.Well-defined residential entry at street facade.
CONSTRAINTS:	<ul style="list-style-type: none">Departure required for rear setback reduction (15' to 11'-8").Departure required for > 20% residential entry width on front facade.Departure required for < 80% required commercial width on front facade.	<ul style="list-style-type: none">Departure required for rear setback reduction (15' to 11'-8").Departure required for > 20% residential entry width on front facade.Departure required for < 80% required commercial width on front facade.	<ul style="list-style-type: none">Decreased distance between building and rear property line/exceptional tree.Reduced residential entry width on street facade.	<ul style="list-style-type: none">Departure required for rear setback reduction (15' to 11'-2" avg setback).Departure required for > 20% residential entry width on front facade.Departure required for < 80% required commercial width on front facade.
CODE COMPLIANCE:	No	No	Yes	No

9.0 Floor Plans | Level 1

KEY

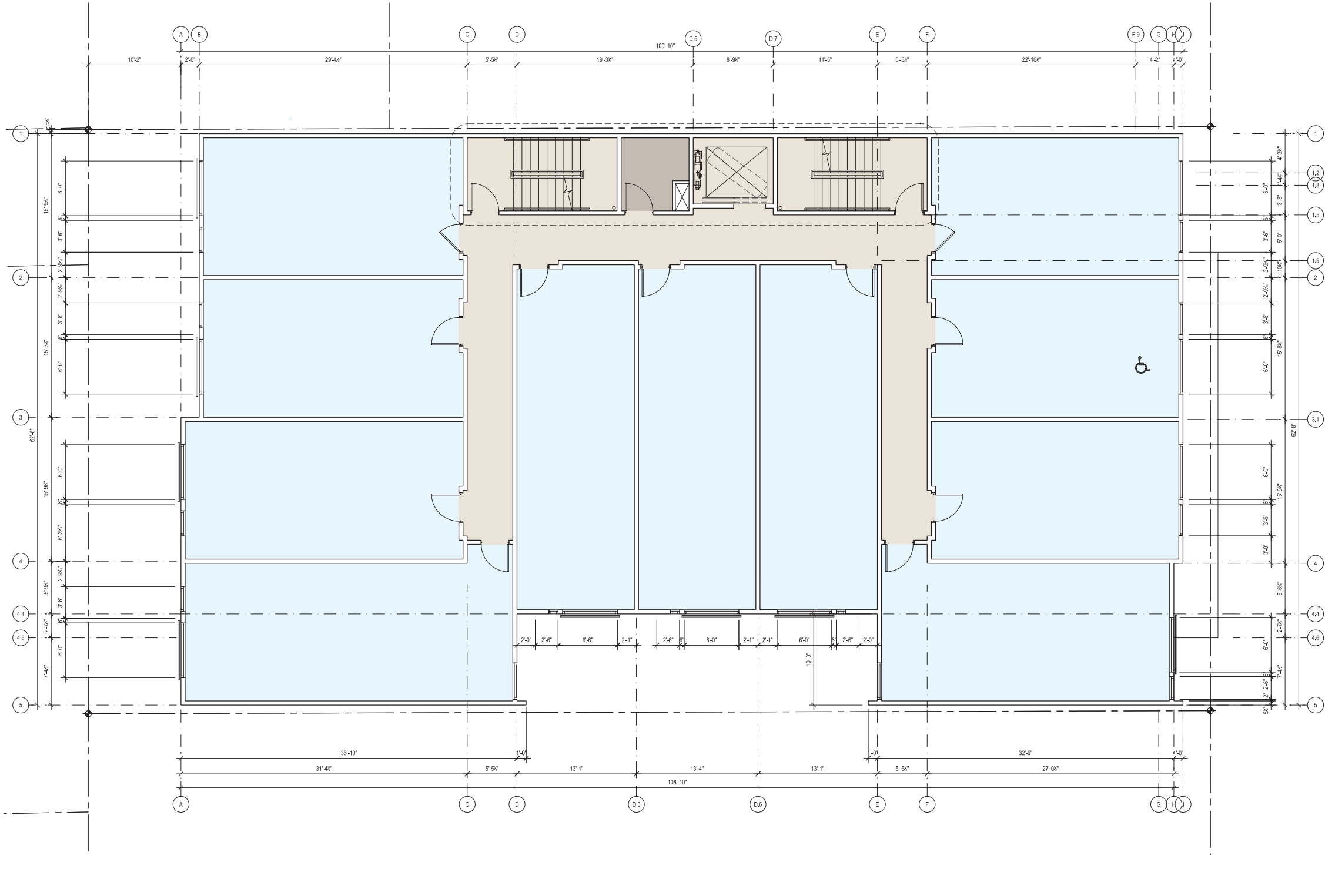
- Commercial
- Units
- Utility/BOH
- Circulation
- Bicycle Parking



9.0 Floor Plans | Level 2-3

KEY

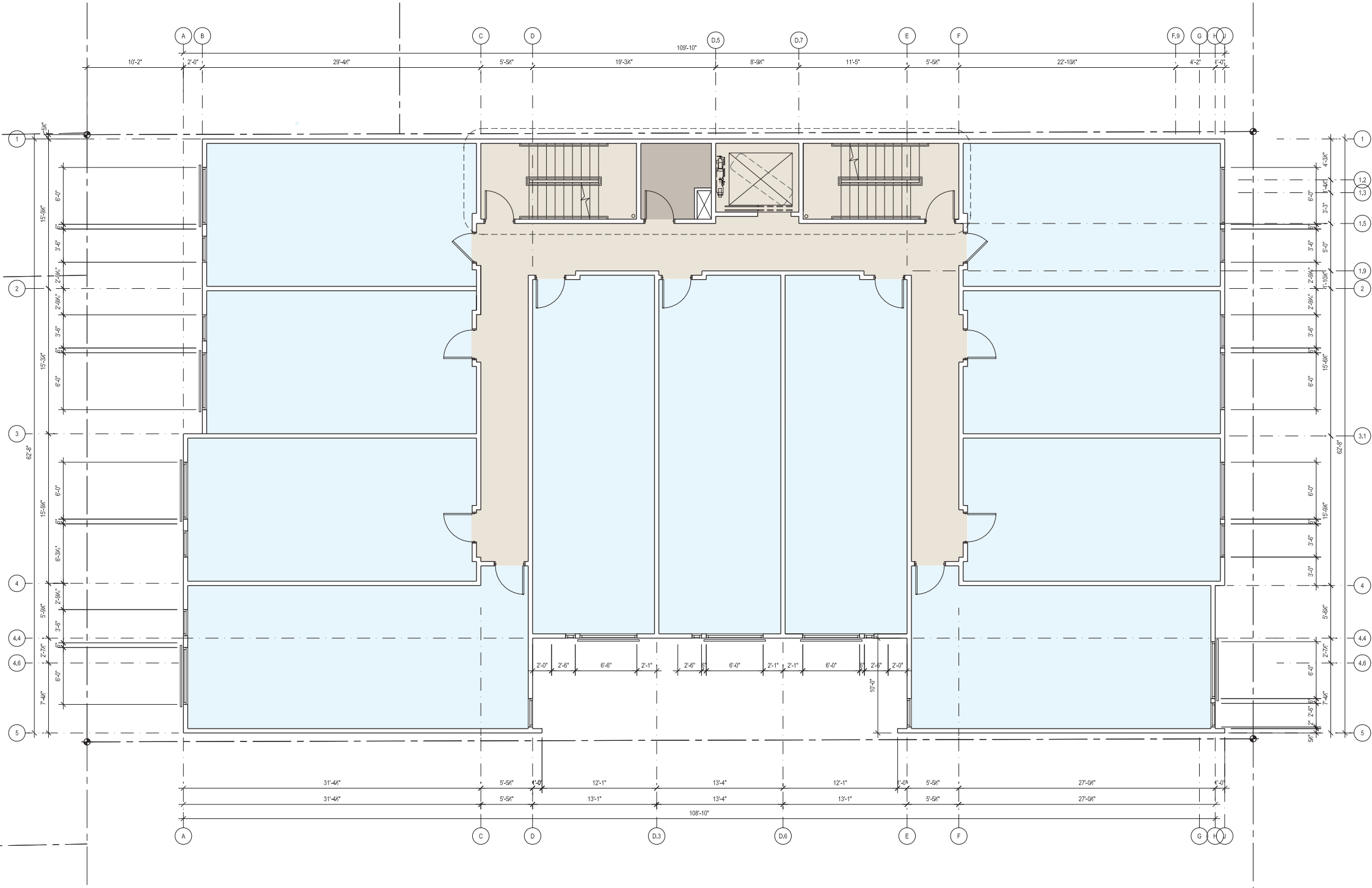
- Units
- Utility/BOH
- Circulation



9.0 Floor Plans | Level 4

KEY

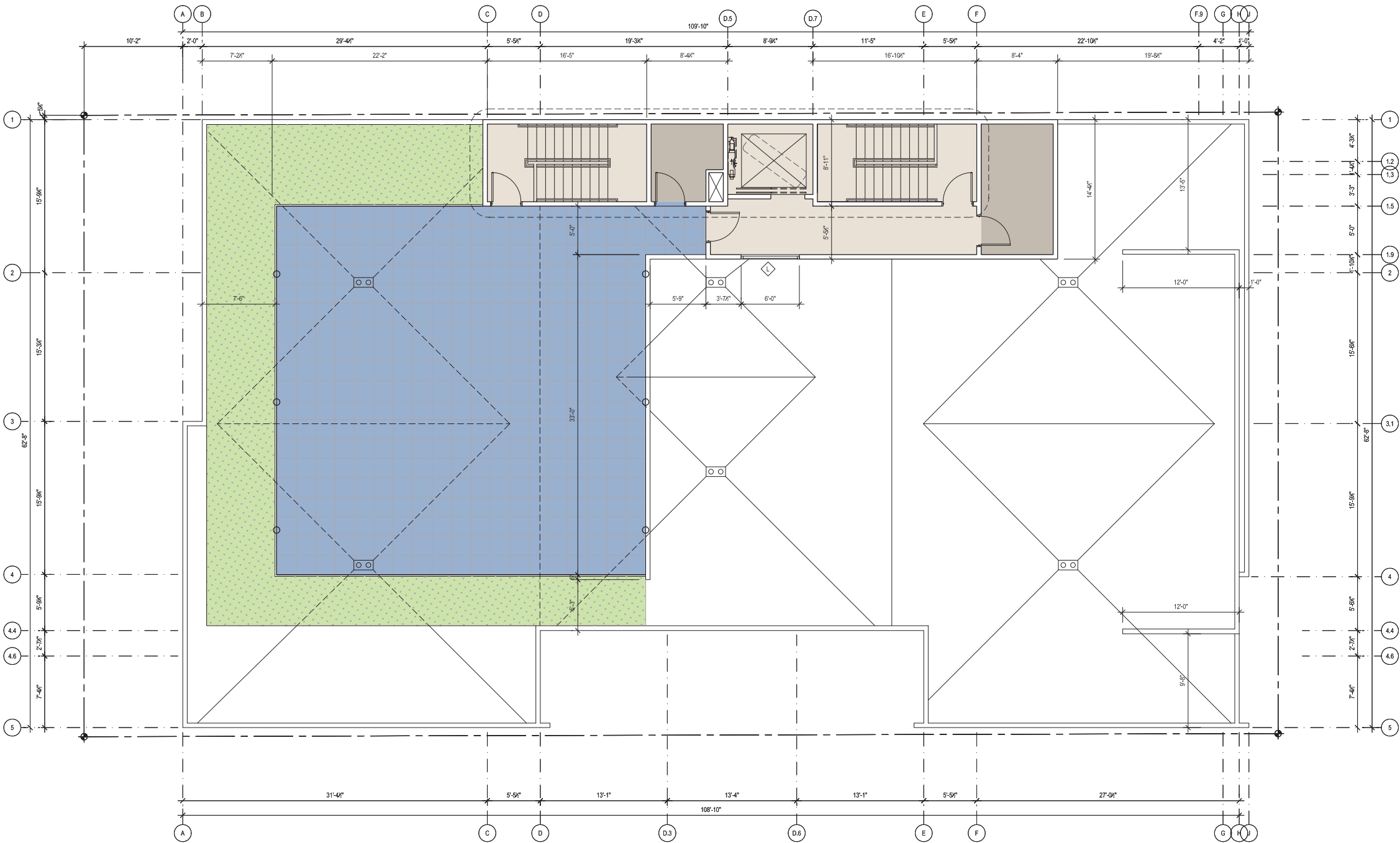
- Units
- Utility/BOH
- Circulation



9.0 Floor Plans | Roof Level

KEY

- Utility/BOH
- Circulation
- Residential Amenity
- Planting



10.0 Composite Landscape / Hardscape Plan

ROOF LEVEL PLANTING IMAGES

#01-10



01 Woolly Thyme



02 Lodgepole Pine



03 New Zealand Flax



04 Dwarf Fernleaf Bamboo



05 Feather Grass



06 Autumn Moon Maple



07 Caramel Coral Bells



08 Black Mondo Grass



09 Quicksilver Hebe



10 Japanese Blood Grass

STREET LEVEL PLANTING IMAGES

#11-20



11 Dwarf Horsetail



12 Rocky Mountain Glow Maple



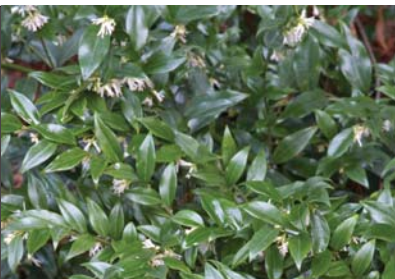
13 Dwarf Periwinkle



14 Japanese Forest Grass



15 Golden Variegated Dogwood



16 Fragrant Sweet Box



17 Autumn Fern



18 Sky Pencil Holly



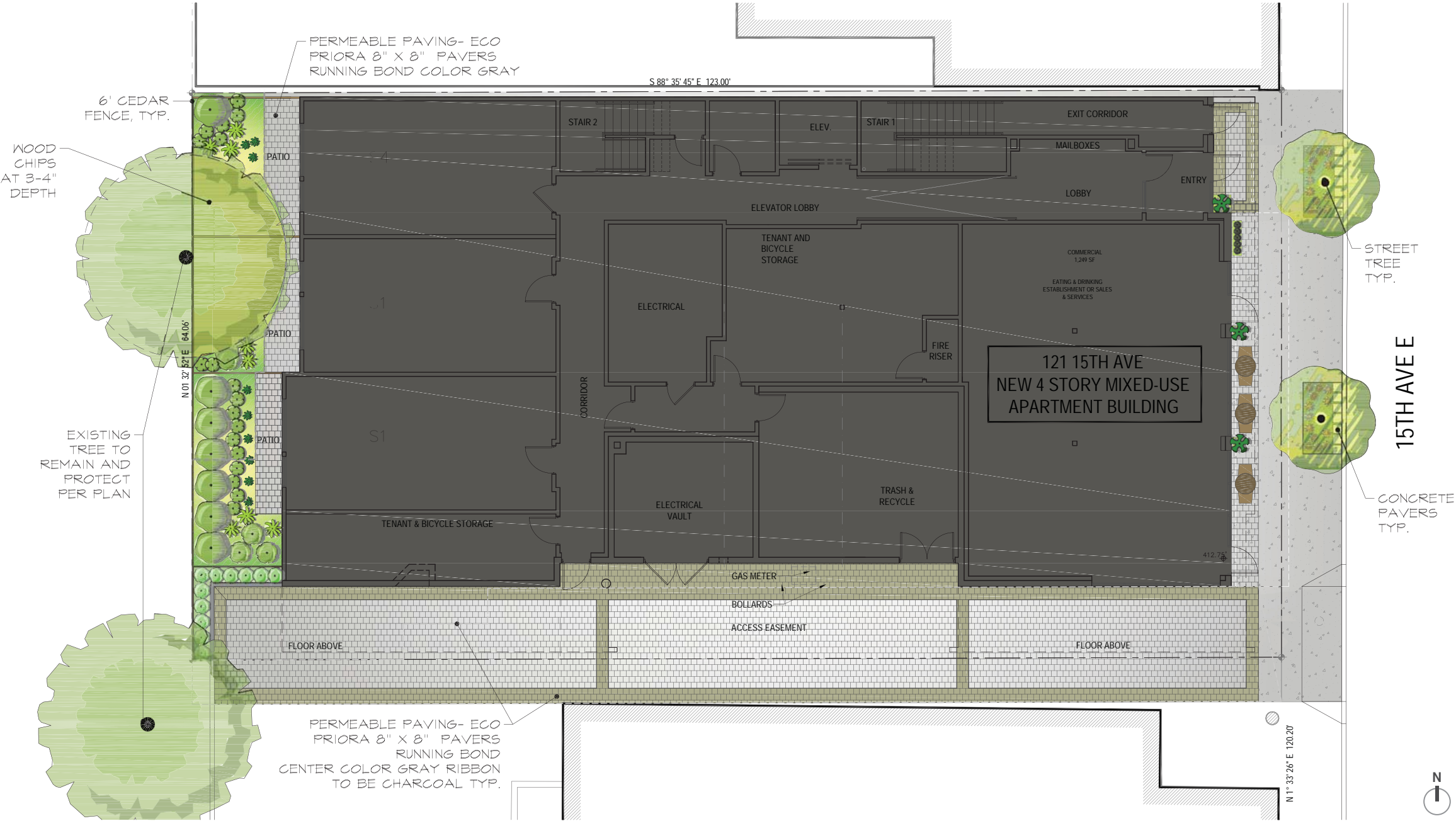
19 Blue Star Creeper



20 Deer Fern

10.0 Composite Landscape & Hardscape Plan

GROUND LEVEL PLAN



10.0 Composite Landscape & Hardscape Plan

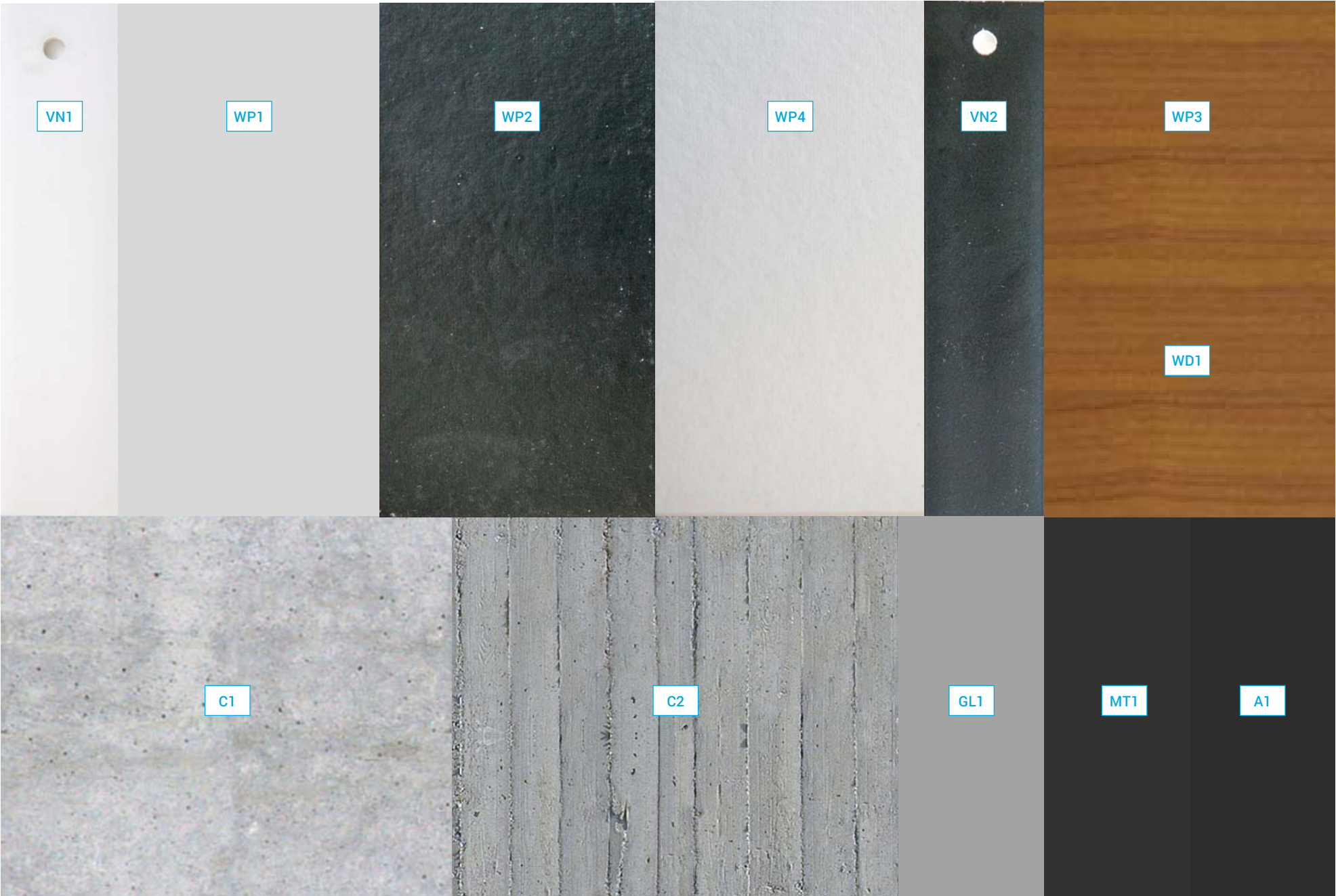
ROOF LEVEL PLAN



PLANT SCHEDULE

TREES		
	BOTANICAL NAME / COMMON NAME	SIZE
	<i>Acer grandidentatum</i> 'Schmidt' / Rocky Mountain Glow Maple Street Tree	2"Cal
	<i>Acer japonicum</i> 'Autumn Moon' / Autumn Moon Maple	1.5"Cal
SHRUBS		
	BOTANICAL NAME / COMMON NAME	SIZE
	<i>Blechnum spicant</i> / Deer Fern	1 gal
	<i>Cornus alba</i> 'Gouchaultii' / Goldenleaf Dogwood	5 gal
	<i>Dryopteris erythrosora</i> / Autumn Fern	1 gal
	<i>Equisetum scirpoides</i> / Dwarf Horsetail	1 gal
	<i>Hakonechloa macra</i> 'Aureola' / Golden Variegated Hakonechloa	1 gal
	<i>Hebe pimeleoides</i> 'Quicksilver' / Hebe	1 gal
	<i>Heuchera</i> x 'Caramel' / Caramel Coral Bells	1 gal
	<i>Ilex crenata</i> 'Sky Pencil' / Sky Pencil Japanese Holly	20" Ht min
	<i>Imperata cylindrica</i> 'Red Baron' / Japanese Blood Grass	1 gal
	<i>Nassella tenuissima</i> / Mexican Feather Grass	1 gal
	<i>Ophiopogon planiscapus</i> 'Nigrescens' / Black Mondo Grass	1 gal
	<i>Phormium tenax</i> / New Zealand Flax	2 gal
	<i>Pinus contorta latifolia</i> 'Chief Joseph' / Chief Joseph Lodgepole Pine	3 gal
	<i>Pleioblastus fortunei</i> / Dwarf Fernleaf Bamboo	1 gal
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca	2 gal
GROUND COVERS		
	BOTANICAL NAME / COMMON NAME	CONT
	Green Roof / Sedum Tiles 4" depth	flat
	<i>Pratia pedunculata</i> / Blue Star Creeper	4"pot
	<i>Thymus pseudolanuginosus</i> / Woolly Thyme	4"pot
	<i>Vinca minor</i> 'Illumination' TM / Illumination Dwarf Periwinkle	4"pot

11.0 Material Board








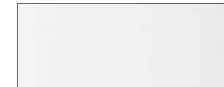





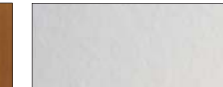
<p>VN1 Vinyl Window</p> <p>VPI WHITE USE: RES. WINDOW FRAME</p>	<p>C1 Concrete</p> <p>NATURAL FINISH POURED CONCRETE USE: EXTERIOR WALLS</p>
<p>VN2 Vinyl Window</p> <p>VPI DARK GRAY USE: RES. WINDOW FRAME</p>	<p>C2 Concrete</p> <p>BOARD FORM FINISH POURED CONCRETE USE: EXTERIOR WALLS</p>
<p>WP1 Painted FC Panel</p> <p>JAMES HARDIE PAINTED SW 7661 USE: BODY PANELS (SIDE & BACK)</p>	<p>GL1 Vision Glass</p> <p>VIRACON VE1-2M, INSULATED, CLEAR USE: RETAIL/ENTRY GLASS</p>
<p>WP2 Painted FC Panel</p> <p>JAMES HARDIE PAINTED SW 7665 USE: BODY PANELS (SIDE & BACK)</p>	<p>MT1 Juliet/Parapet Cap</p> <p>PREFINISHED MATCH WP2 GRAY USE: JULIETTE/PARAPET CAP</p>
<p>WP3 Longboard</p> <p>CORDOBA CHERRY FINISH USE: FIELD ACCENT/ENTRY/SOFFIT</p>	<p>A1 Aluminum Storefront</p> <p>KAWNEER ANODIZED BLACK USE: STOREFRONT</p>
<p>WP4 Aluminum Composite Panel</p> <p>PHOENIX PANELS BONE WHITE USE: FRONT FACADE BODY PANEL</p>	<p>WD1 Cedar Siding</p> <p>MATCH CORDOBA CHERRY FINISH USE: FIELD ACCENT/ENTRY/SOFFIT</p>

11.0 Elevations | Preferred Materials

EAST (STREET) ELEVATION



MATERIALS

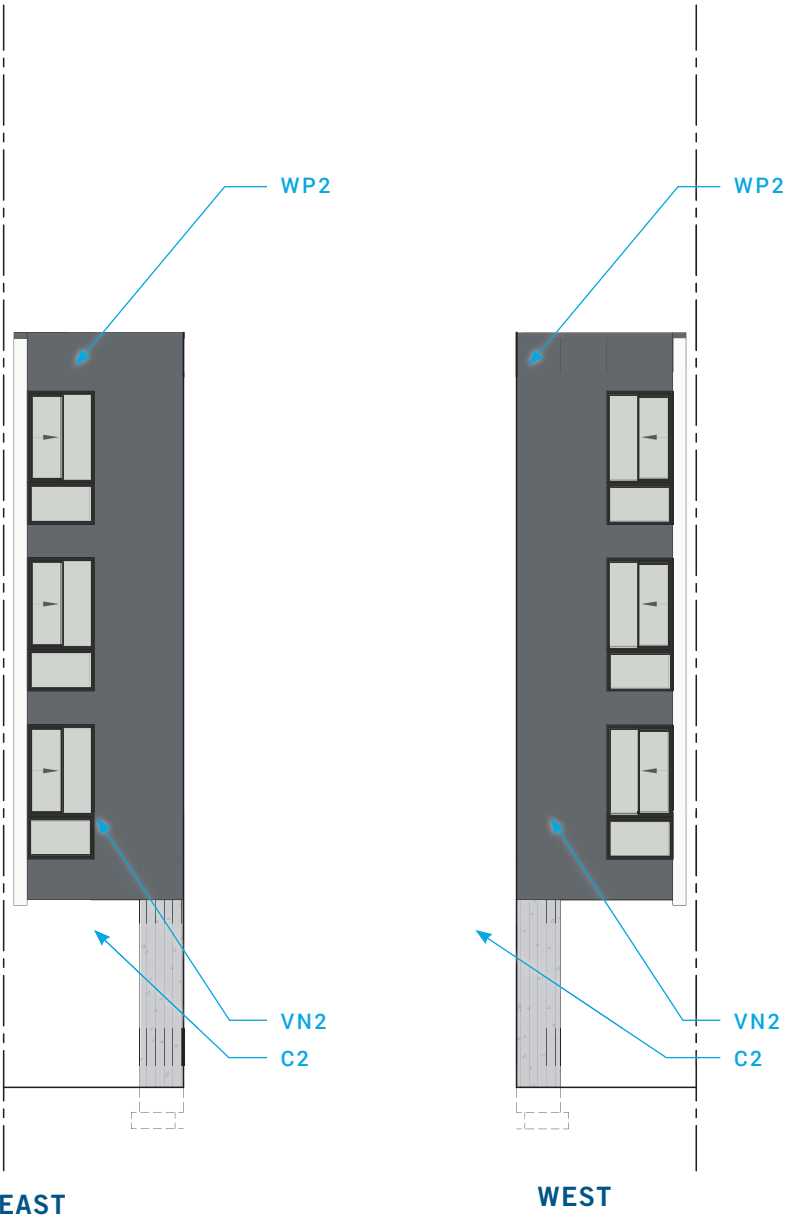
											
A1 Aluminum Storefront	C1 Concrete	C2 Concrete	GL1 Vision Glass	MT1 Juliet/Parapet Cap	VN1 Vinyl Window	VN2 Vinyl Window	WD1 Cedar Siding	WP1 Painted FC Panel	WP2 Painted FC Panel	WP3 Longboard (Cordoba Cherry Finish)	WP4 Alum. Composite Panel

11.0 Elevations | Preferred Materials

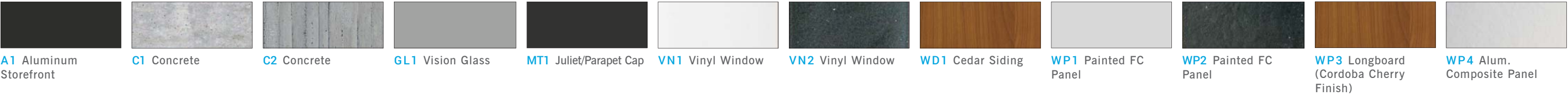
WEST ELEVATION



ALLEY INTERIOR ELEVATION

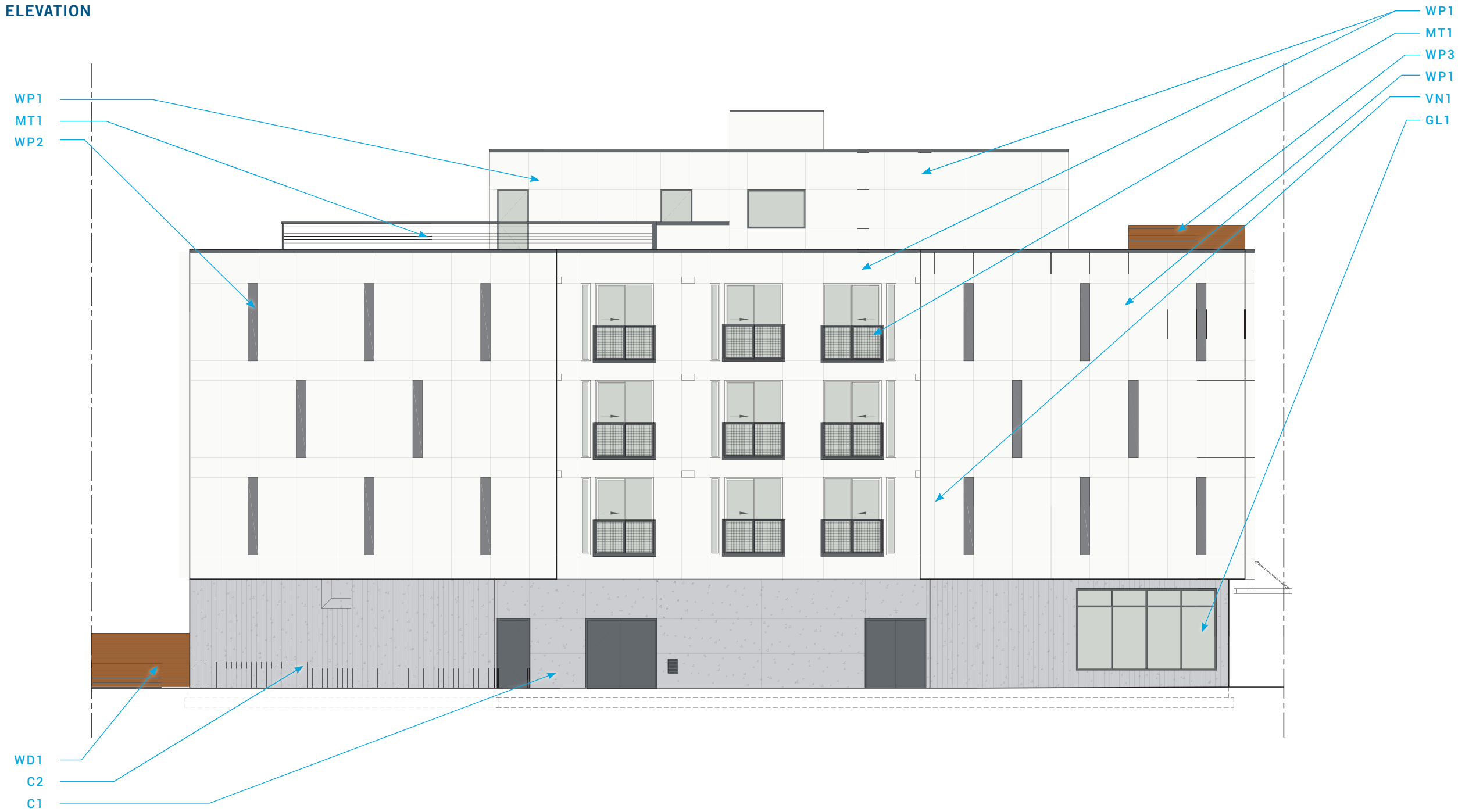


MATERIALS






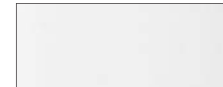





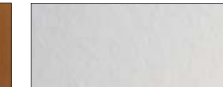


11.0 Elevations | Preferred Materials

SOUTH ELEVATION

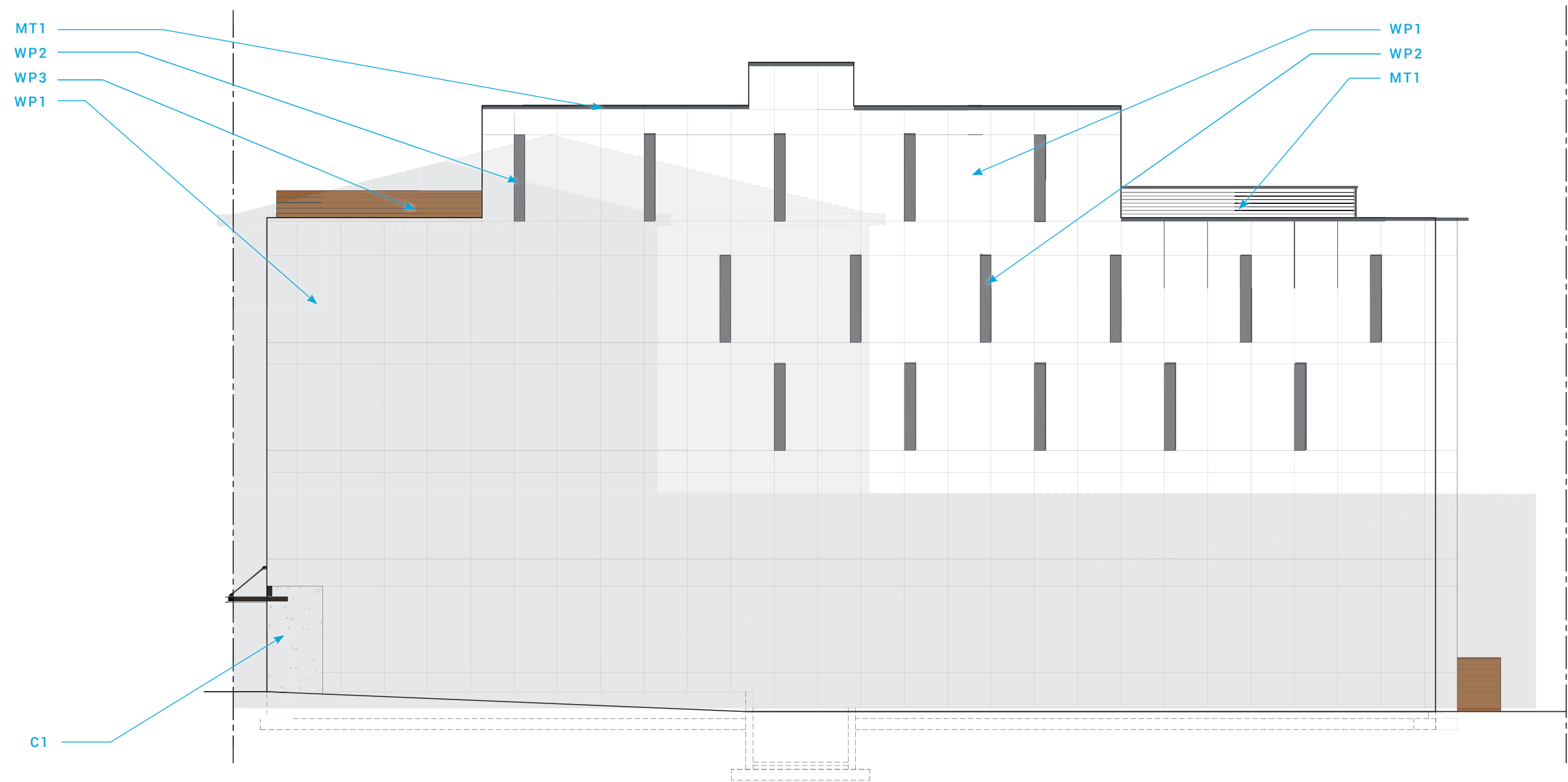


MATERIALS






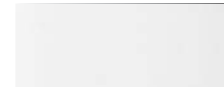






											
A1 Aluminum Storefront	C1 Concrete	C2 Concrete	GL1 Vision Glass	MT1 Juliet/Parapet Cap	VN1 Vinyl Window	VN2 Vinyl Window	WD1 Cedar Fence	WP1 Painted FC Panel	WP2 Painted FC Panel	WP3 Longboard (Cordoba Cherry Finish)	WP4 Alum. Composite Panel

11.0 Elevations | Preferred Materials

NORTH ELEVATION



MATERIALS








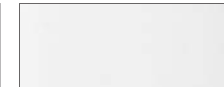



											
A1 Aluminum Storefront	C1 Concrete	C2 Concrete	GL1 Vision Glass	MT1 Juliet/Parapet Cap	VN1 Vinyl Window	VN2 Vinyl Window	WD1 Cedar Siding	WP1 Painted FC Panel	WP2 Painted FC Panel	WP3 Longboard (Cordoba Cherry Finish)	WP4 Alum. Composite Panel

12.0 Elevations | Option 2 Alternative Material Study

OPTION 2



MATERIALS

										
A1 Aluminum Storefront	C1 Concrete	C2 Concrete	GL1 Vision Glass	GL2 Glass Balustrade	MT1 Corrugated Metal	MT2 Custom Door	VN1 Vinyl Window	VN2 Vinyl Window	WP1 FC Panel (Through Color)	WP2 FC Panel (Through Color)



OPTION 2 STREET FACADE FROM SOUTH

12.0 Elevations | Option 3 Alternative Material Study

OPTION 3



MATERIALS



A1 Aluminum Storefront



C1 Concrete (Arch Grade)



GL1 Vision Glass



LS1 Limestone Face Brick



MT1 Juliet/Parapet Cap



VN1 Vinyl Window



VN2 Vinyl Window



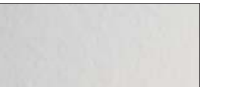
WP1 Painted FC Panel



WP2 Painted F.C. Panel



MT2 Metal Wall Panel



WP4 Alum. Composite Panel



OPTION 3 STREET FACADE FROM SOUTH

13.0 Renderings



STREET VIEW

13.0 Renderings

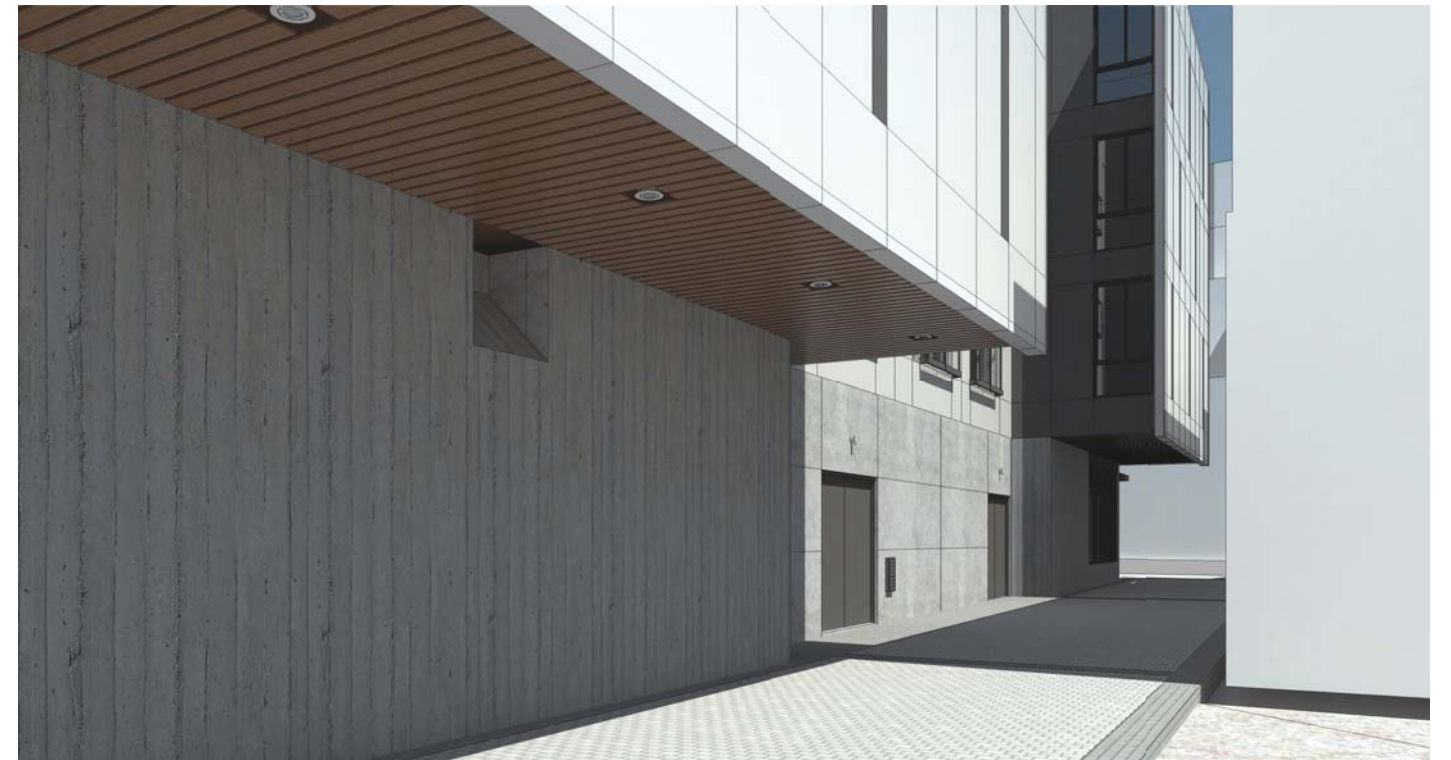


STREET VIEW

13.0 Renderings



AERIAL FROM NW



ALLEY FROM WEST



AERIAL FROM SE



STREET FACADE FROM PEDESTRIAN WALKWAY

13.0 Renderings



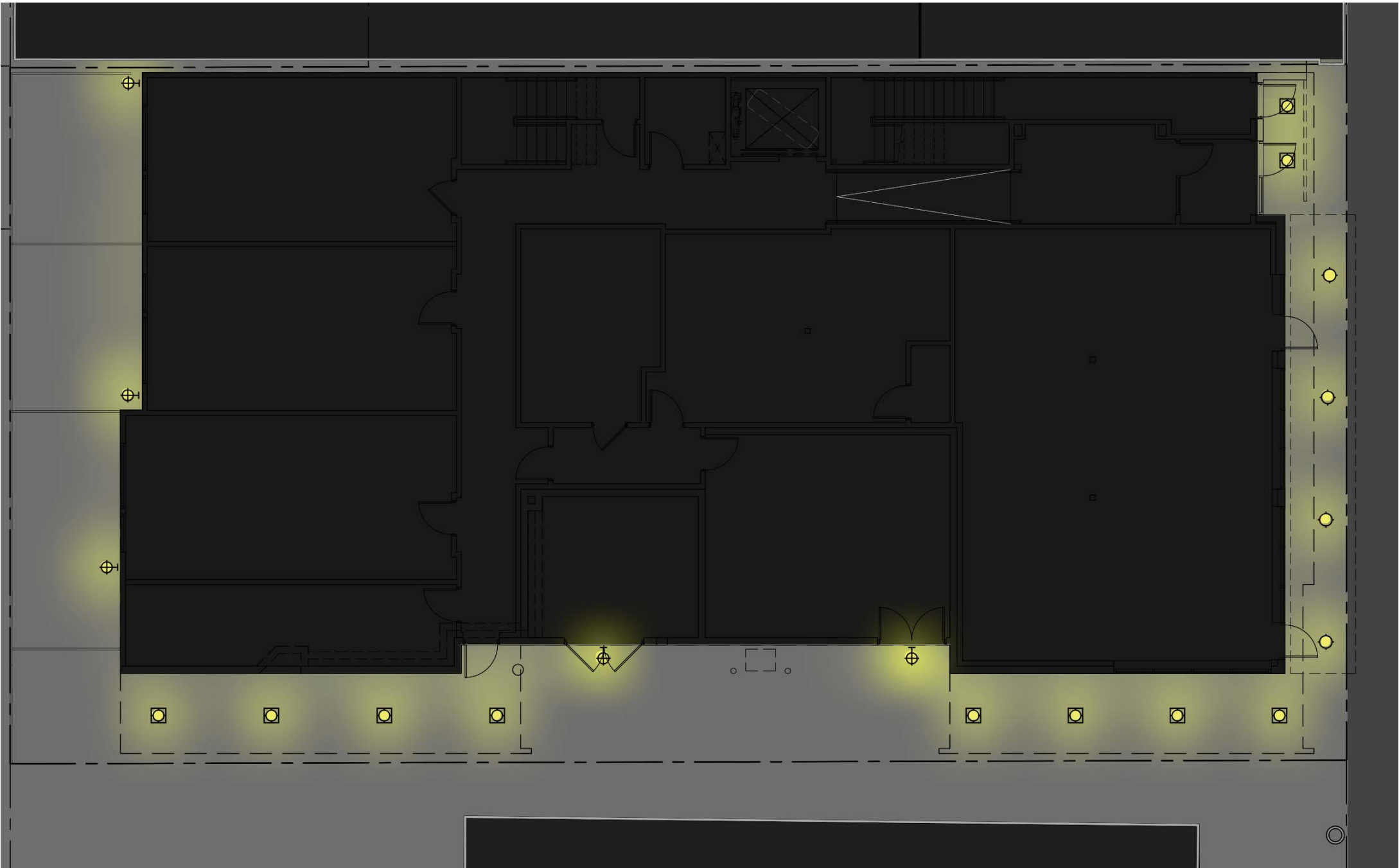
NIGHT RENDERING OF COMMERCIAL SPACE AND ALLEY

13.0 Renderings



REAR FACADE FROM SW

14.0 Exterior Lighting Schedule & Plan



GROUND LEVEL

LIGHTING DETAIL

 SOFFIT DOWNLIGHT



 SCONCE DOWNLIGHT



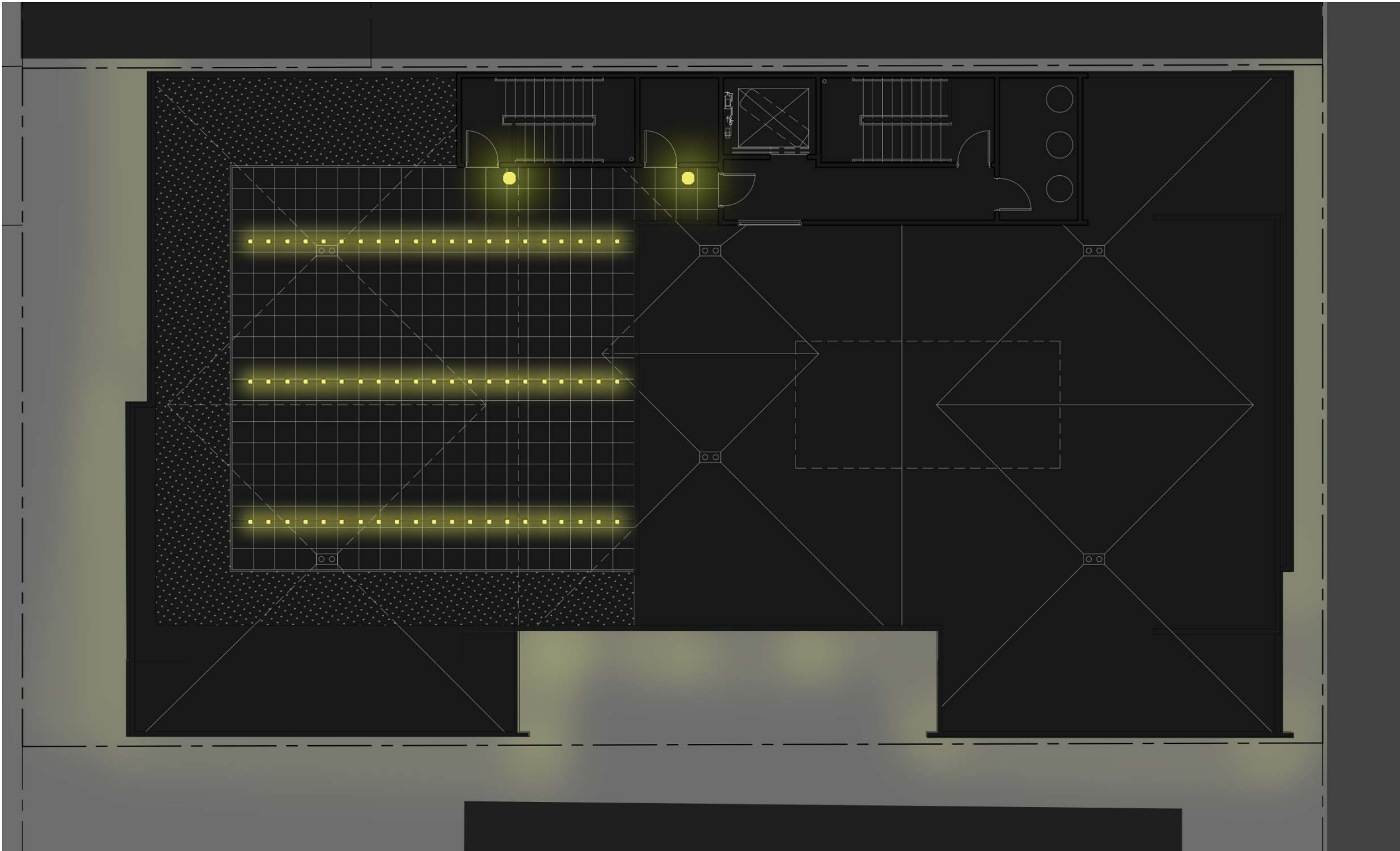
 CANOPY DOWNLIGHT



 FESTOON STRING LIGHT



14.0 Exterior Lighting Schedule & Plan



LIGHTING DETAIL



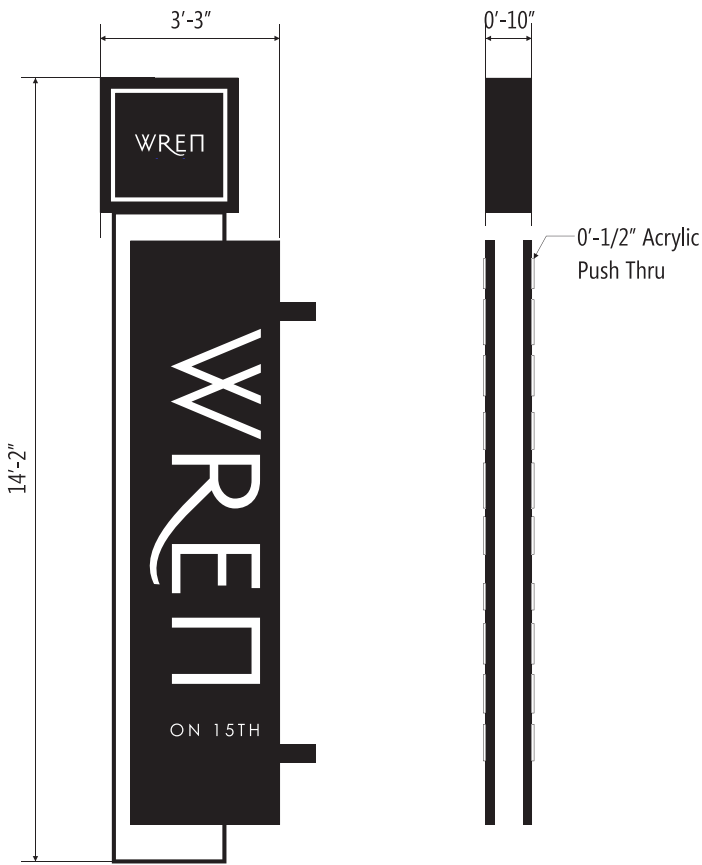
ROOF LEVEL

15.0 Signage Concept Plan



STREET VIEW 15TH AVENUE E

CONCEPTUAL SIGNAGE



DESCRIPTION: D/F ILLUMINATED PROJECTING SIGN

1-1/2' SQ tube aluminum frame.
Routed 1/8' Aluminum face.

Logo: Painted 0.063' Aluminum mounted to 1/8" white acrylic face. Grey border to be painted on face of acrylic. Paint: MP 18248 Gaspipe Grey Metallic.

Text: "Hyde Condos" to be white acrylic push-thru letters.
Letters to be 1/2" proud of face.
1/2" off-set of the letters to be painted MP White.

Body of sign to be painted:
MP 18248 Gaspipe Grey Metallic.
MP 21956 Hammered Copper Metallic.
MP White

SIGNAGE DETAIL



COMMERCIAL NAME TBD



ADDRESS SIGN



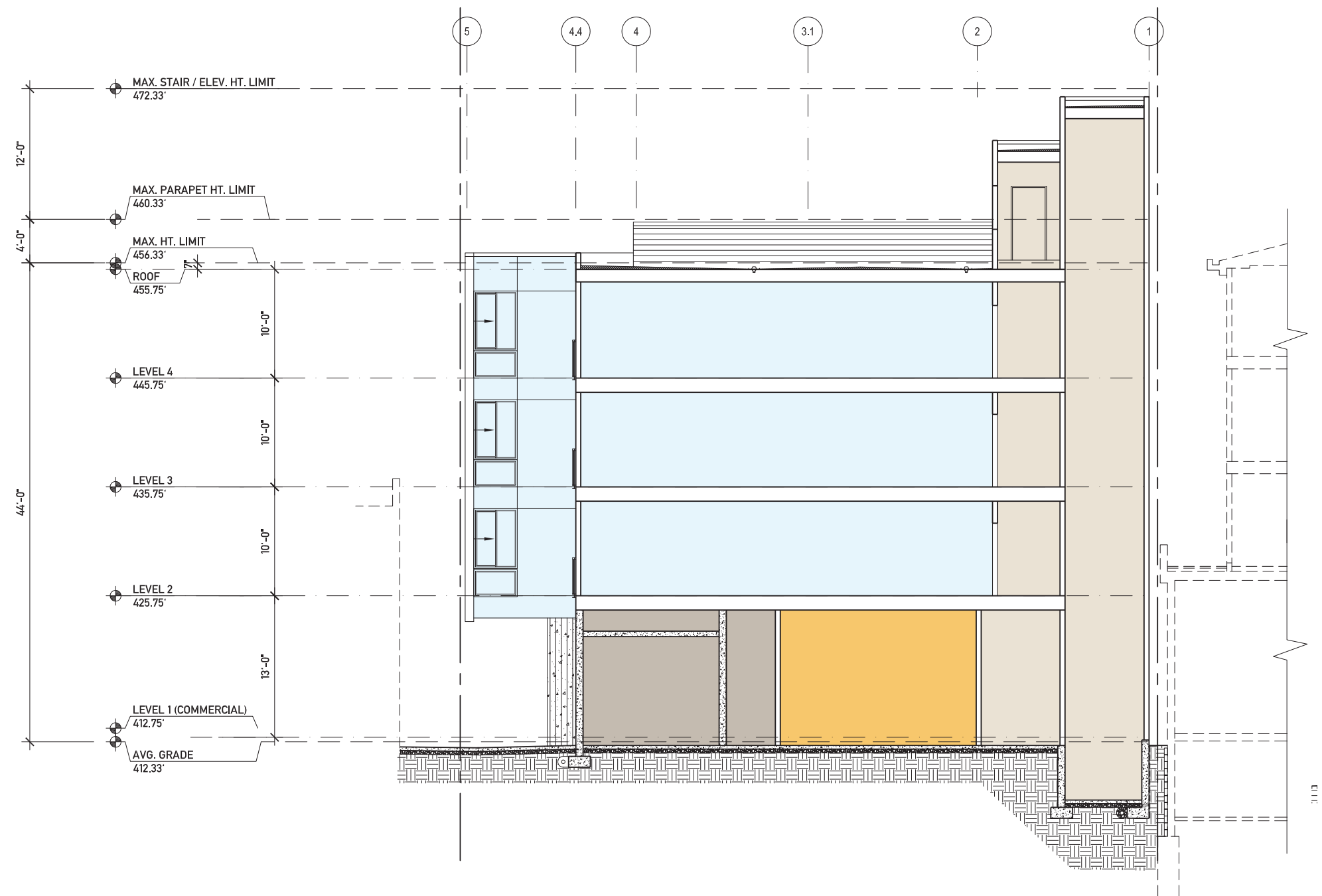
STEEL CUT LETTER SIGNAGE



ADDRESS SIGNAGE MOUNT EXAMPLE

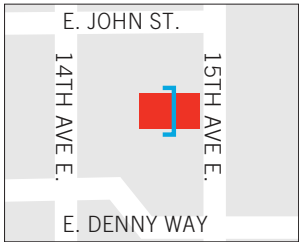
16.0 Building Sections

NORTH-SOUTH BUILDING SECTION



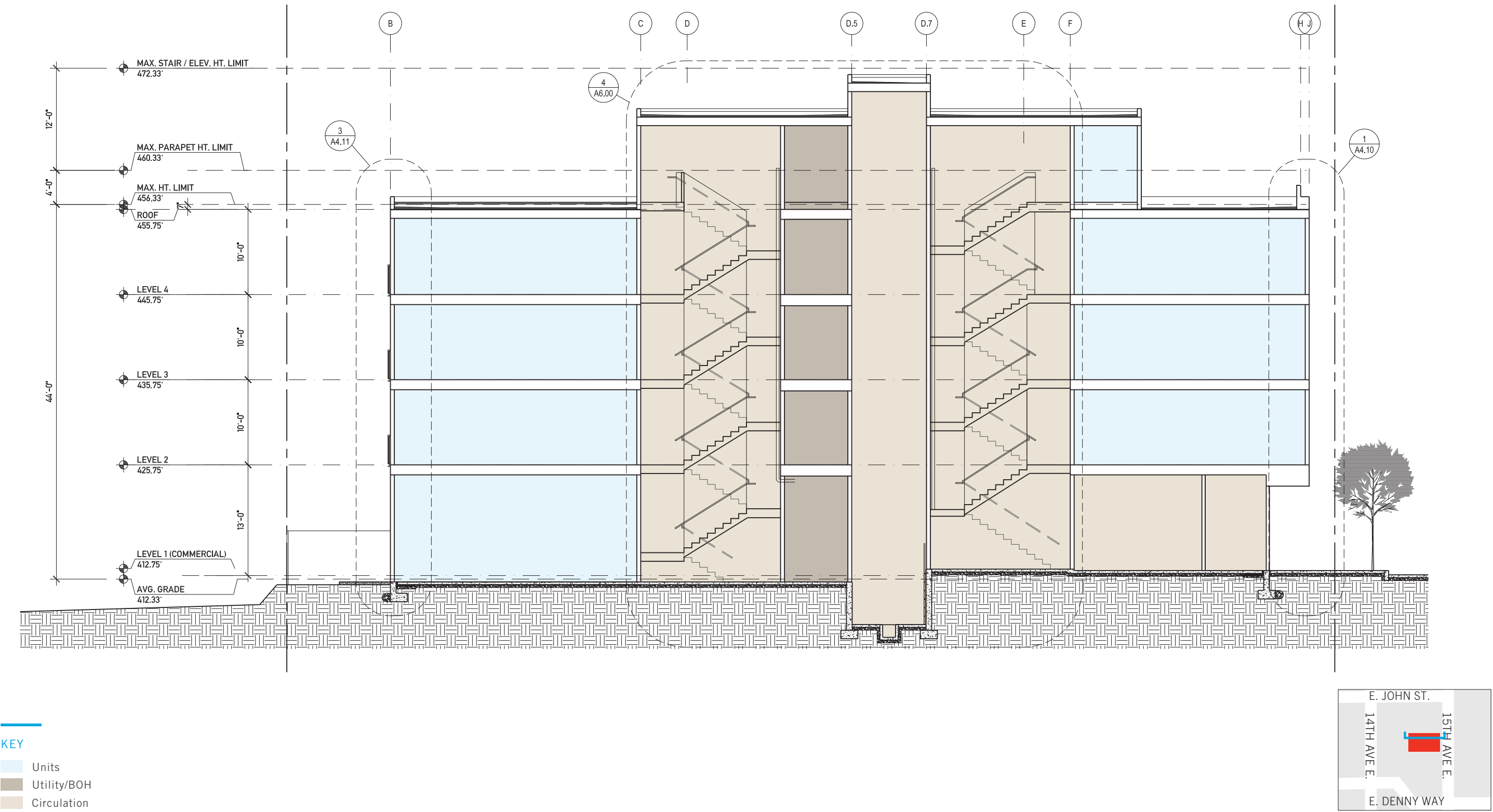
KEY

- Commercial
- Units
- Utility/BOH
- Circulation



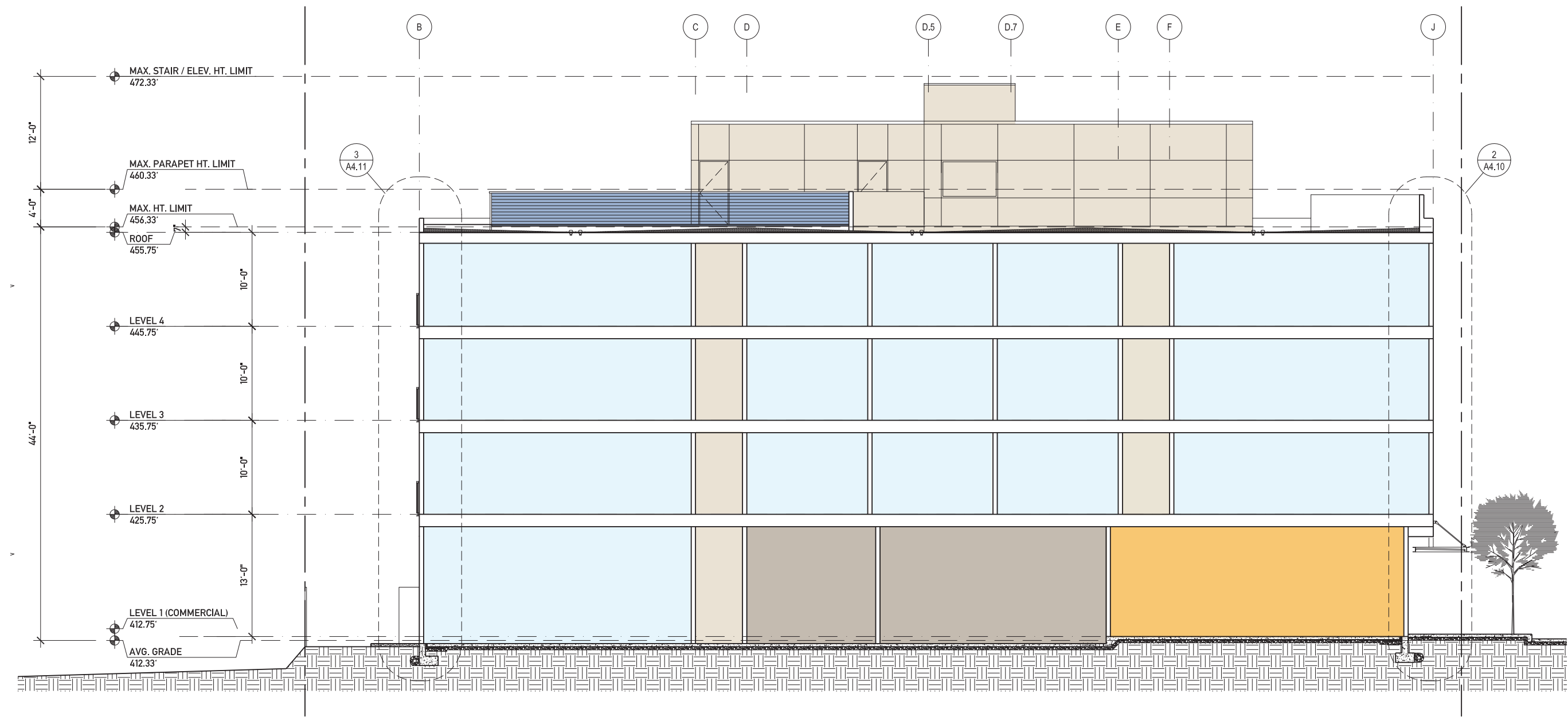
16.0 Building Sections

EAST-WEST BUILDING SECTION

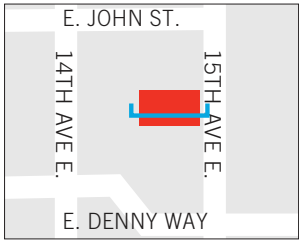


16.0 Building Sections

EAST-WEST BUILDING SECTION

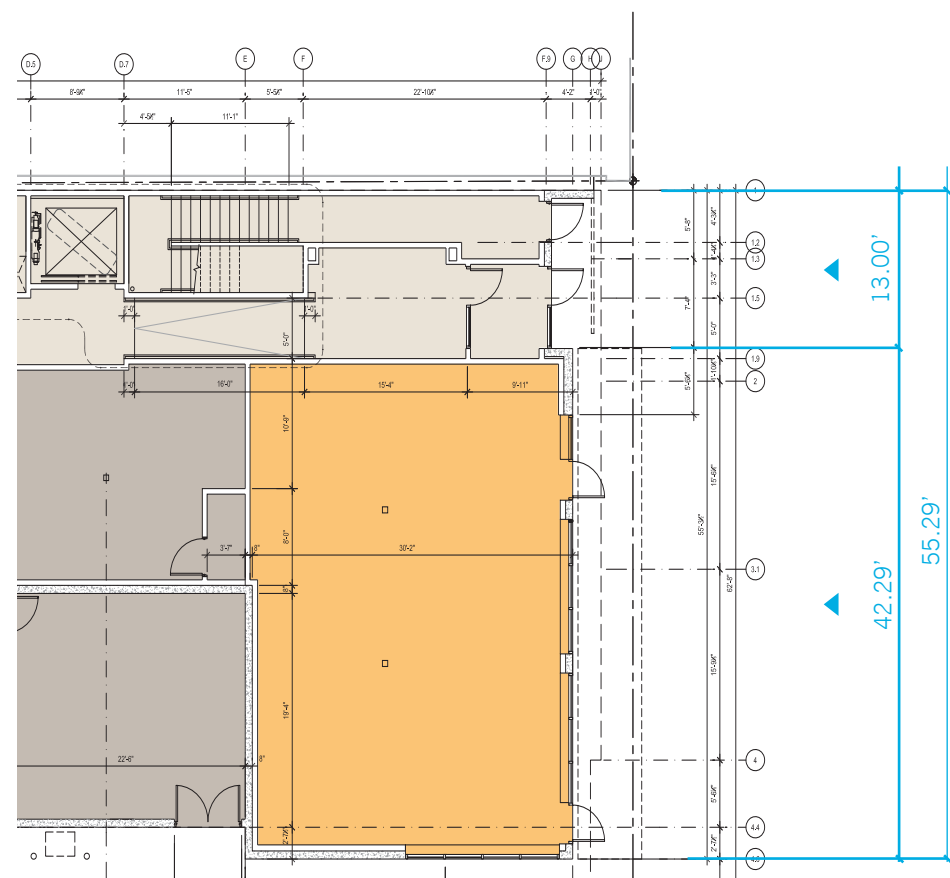


- KEY
- Commercial
 - Units
 - Utility/BOH
 - Circulation
 - Residential Amenity

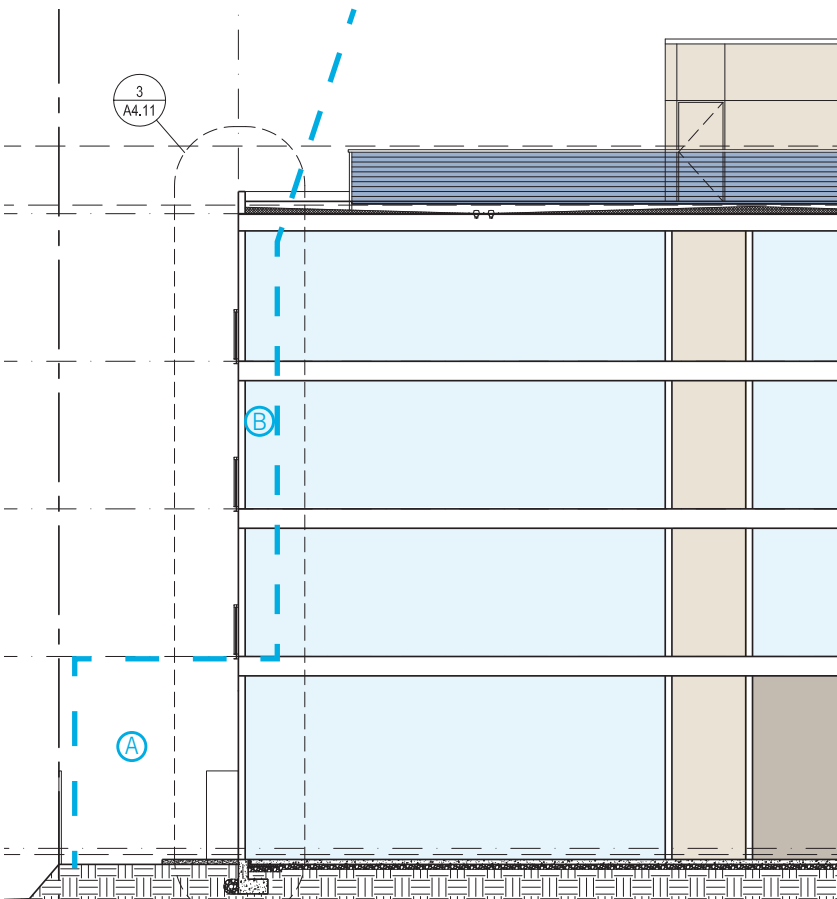


17.0 Departures

DEPARTURE 1 & 2 DIAGRAM



DEPARTURE 3 DIAGRAM



	DEPARTURE 1 ADDITIONAL WIDTH AT STREET FRONT FOR RESIDENTIAL EGRESS	DEPARTURE 2 ADDITIONAL WIDTH AT STREET FRONT FOR RESIDENTIAL EGRESS	DEPARTURE 3 REAR SETBACK ADJUSTMENT
CODE CITATION:	SMC 23.47A.008 C1	SMC 23.47A.008 C1	SMC 23.47A.014
PROPOSED:	We request a departure to allow for required residential egress. 13.00' is required for residential egress, approximately 24% of the proposed 55.29' street-facing facade. The secondary residential egress to the North is also recessed 5' to help influence the permitted use on the street-level as more dominant.	We request a departure to allow for required residential egress. 14.38' is required for residential egress, approximately 26%of the proposed 55.30' street-facing facade. The secondary residential egress to the North is also recessed 5' to help influence the permitted use on the street-level as more dominant.	We propose a minimum setback of 10'-2" (average of 11'-2") in order to maintain green space and privacy at ground level at the rear property line. The volume gained through the departure (B) is less than the code compliant volume that will remain unbuilt (A). (The proposed departure also places the building out of critical root zone of an exceptional tree on adjacent west property.)
CODE REQUIREMENT:	A minimum of 80 percent of the width of a structure's street-level street-facing facade 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. Along designated principal pedestrian streets, one or more of the following uses are required along 80 percent of the street-level street-facing facade in accordance with the standards provided in subsection 23.47A.008.C	Requires a setback for structures with more than one residential unit along the rear lot line abutting a residentially-zoned lot.
ADDITIONAL INFO:	Total Ground Floor Width: 55.29 Commercial Width: 42.29' (76%) Residential Width: 13.00' (24%)	Total Ground Floor Width: 55.29 Commercial Width: 42.29' (76%) Residential Width: 13.00' (24%)	A: 9084.72 CU FT unbuilt inside allowable area B: 7909.33 CU FT proposed in setback

18.0 Site Photos

SITE ACCESS

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.



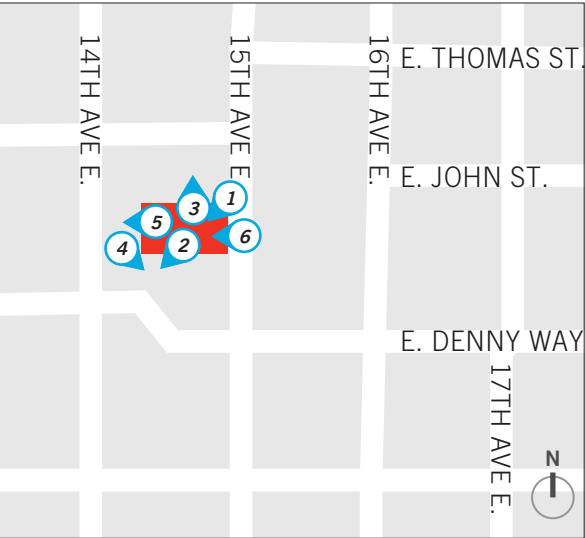
1 SOUTH PROPERTY LINE



2 SOUTH PROPERTY LINE



3 NORTH PROPERTY LINE



MAP KEY

- Project Site
- View



4 BUILDING SOUTH OF SITE



5 WEST PROPERTY LINE



6 LOOKING AT PROJECT SITE FROM 15TH AVE E.

18.0 Streetscapes

1 15TH AVE E, FACING EAST

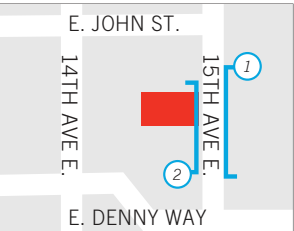


Group Health

- Pedestrian walk/driveway

Group Health Hospital

- 5 stories
- Transparent glazing at street level



2 15TH AVE E, FACING WEST



Teriyaki Madness

- Continuous canopy coverage
- Recessed entries

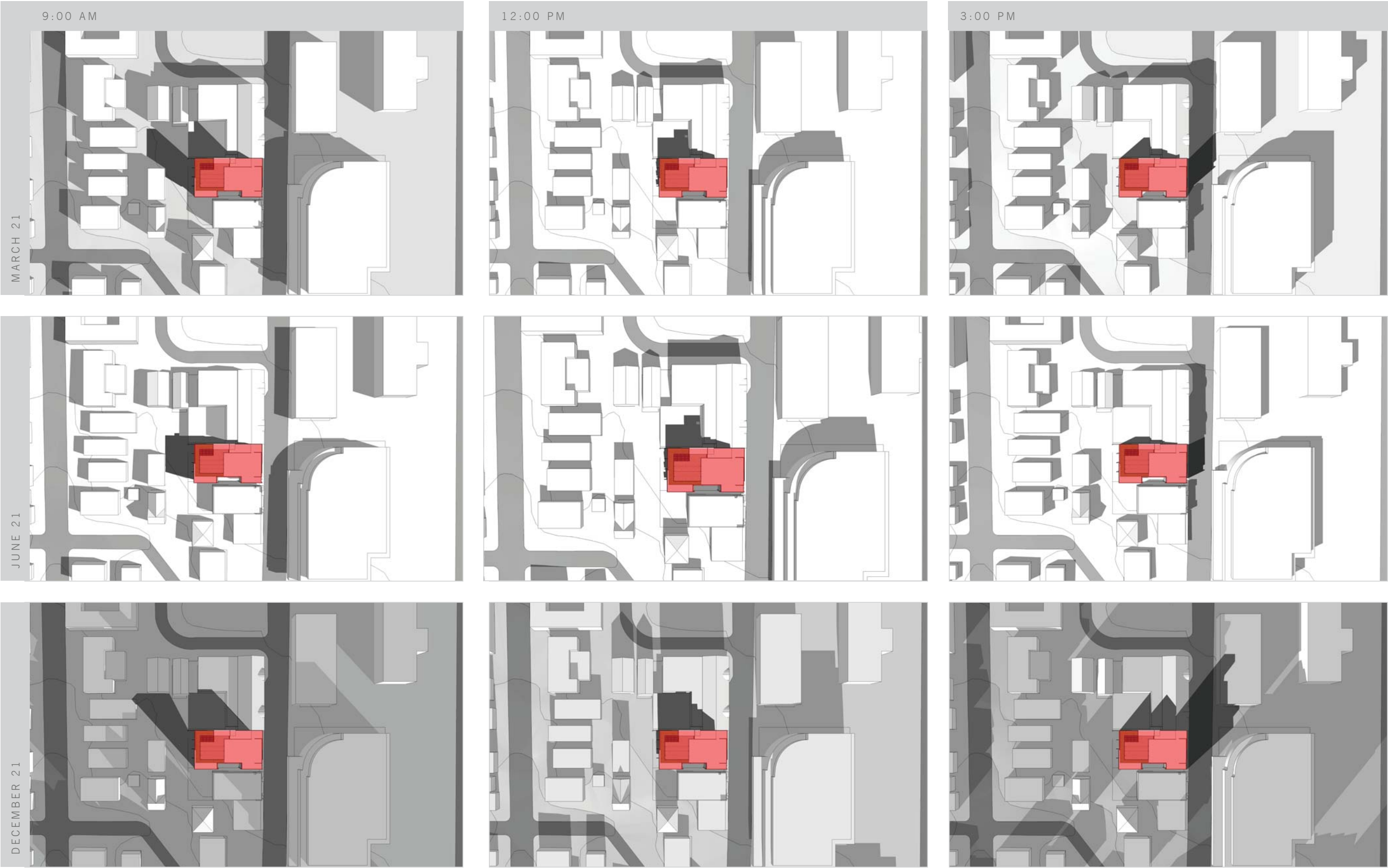
Salal Credit Union

- Simple materials
- Material change public to private areas

Mixed-Use Apartments

- John Court Apartments
- Transparent store-front system provides improved pedestrian experience and safety
- Canopies over retail spaces
- Legible signage

18.0 Shadow Study



18.0 Itemized Response to EDG

EDG REPORT	DESIGN TEAM RESPONSE	REFERENCE
<p>Massing and Architectural Concept</p> <ul style="list-style-type: none">The board deliberated the massing options and discussed the overall scale and response to the context. The board recognized that the general massing is appropriately scaled for the mid-block site to create a continuous street edge along 15th avenue. However, the board was concerned with the amount of plane and height changes shown in the preferred scheme. Discussing the different options, the board directed the applicant to simplify their preferred scheme and to use high quality materials instead of multiple massing shifts. The board also stated they would be open to the applicant moving forward with the second or the third massing option, if the frontages are simplified and high quality materials are provided. (Guidelines CS2-C2, DC2-B1, DC2-D2, DC4- A1, DC4-I, DC4-II)a. The Board indicated they were unsupported of the presented inspiration images and recommended design development consistent with their guidance for a simple, high quality facade. (Guidelines DC2-B, DC4-A)	<p>Massing and Architectural Concept</p> <ul style="list-style-type: none">The design of the project is a modified and simplified version of option 1 that responds to the board's direction in order to create a more continuous street edge along 15th Avenue. The number of plane changes has been reduced, and the material palette remains simple.	<p>See Renderings Pages 30-34</p>
<p>Zoning Transition and Edges</p> <p>The Board gave direction on the proposal's edges.</p> <ul style="list-style-type: none">a. The Board acknowledged the zone transition and discussed the rear massing of the structure. The Board agreed the setback departure massing better respected the adjacent property, since the facade can be driven by design logic for the whole building rather than as a direct expression of zoning code at this specific location. The Board stressed the importance of detailing this facade. (Guidelines CS2-D2, DC2-D2, DC4-A1, DC4-I, DC4-II)B. The Board supported the individual open space proportions along the west portion of the site. (Guidelines CS2-D2, DC2-D2, DC4-D)	<p>Zoning Transition and Edges</p> <ul style="list-style-type: none">The proposed rear facade is divided into two distinct masses with a material change at the ground level to help reduce the building's appearance of mass while also remaining simple and legible per the massing and architectural concept.The open space proportions will be maintained and will use divided fencing that corresponds with the material palette of the project.	<p>See Site Plan Page 7,</p> <p>See Renderings Pages 30-34</p>
<p>Entries and Street Level Interaction</p> <p>The Board gave direction on the entries and street level interaction.</p> <ul style="list-style-type: none">A. The Board supported the location of the residential entry and related departure and noted the alignment with the Group Health pedestrian walkway across the street strengthens the desirable forms in the surrounding area. (Guidelines CS2-B2, PL3-A1, PL3-A4)B. The Board discussed the easement portal and disruption to the sidewalk. The Board strongly recommended hardscape pavers or scoring to reduce the impacts of the curb cut and create a more continuous sidewalk. (Guidelines DC1-C2, CS2-I-i, DC1-I-i)C. For the easement portal itself, the Board recommended aligning the wall adjacent to the trash room to remove the blind corners at the ground floor. The Board directed the applicant to develop the design with consideration of safety and security, and to provide renderings of this space. (Guidelines PL2-B, DC4-C, DC1-II-i)	<p>Entries and Street Level Interaction</p> <ul style="list-style-type: none">The entry location has been maintained, and its identity strengthened through material detailing and the use of an overhead canopy.The easement will utilize scored paving to differentiate the surface from the street and adjacent parking.The blind corner has been reduced but due to structural and building code constraints, the wall at the commercial space cannot be pushed further north nor the wall at the trash room moved further south.	<p>See Site Plan Page 7,</p> <p>See Renderings Pages 30-34</p>

18.0 Itemized Response to EDG

CS2. Urban Pattern & Form

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

B. Adjacent Sites, Streets, & Open Spaces

- B.2 Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape—its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

ARCHITECT RESPONSE:

The residential entry is recessed on the ground floor and will accent the building’s massing on 15th Avenue. Wood texture will highlight the residential entries. 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. The widened sidewalk and street trees allow for an improved pedestrian experience while softening and adding depth to the facade and streetscape.

C. Relationship to the Block

- C.2 Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

ARCHITECT RESPONSE:

The massing on the west facade is pulled back from the property line where smaller scale facade elements have been added to enhance the massing, transitioning the project to the neighboring residential areas. The proposed 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.



D. Height, Bulk, & Scale

- D.2 Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

ARCHITECT RESPONSE:

The 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 buffer to the adjacent residential zone. Modulation of the west facade is informed by the existing exceptional black locust tree on the neighboring property. The massing takes cues from the adjacent buildings to help knit the project into the growing neighborhood such as retaining datum lines and massing profiles.

I. Capitol Hill Supplemental Guidelines

I. Streetscape Compatibility

- I.i Retain or increase the width of sidewalks

ARCHITECT RESPONSE:

The proposed scheme increases the existing sidewalk width (by over 4 feet) and utilizes canopies to shelter the sidewalk and to provide the pedestrian scale. The ground floor on 15th Avenue is set back to allow for a higher volume of pedestrian traffic outside of the commercial space and along the pedestrian corridor.

PL2 Walkability

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

B. Safety & Security

- B.1 Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.
- B.2 Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.
- 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, atcorners, or along narrow passageways. Choose semi-transparent rather than opaque screening.

ARCHITECT RESPONSE:

Pedestrian level lighting is emphasized at the pedestrian areas 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. The sidewalk will extend from the front of building to the R.O.W. By replacing an existing surface parking lot, the project will provide for additional ‘eyes on the street’ through the commercial storefront and residential windows.

18.0 Itemized Response to EDG

PL3 Street Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. Entries

- A.1 Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

[ARCHITECT RESPONSE:](#)

The main residential entry is aligned with the Group Health pedestrian walkway across the street and is defined by warm wood materials. The transparent commercial storefront will allow for project legibility at the street front. The secondary residential entry and service entries will be located along the south facade alongside the access easement. These entries will be augmented by scoring the paving along the access easement, and with material changes and modulation.

DC1. Project Uses & Activities

Optimize the arrangement of uses and activities on site.

C. Parking & Service Uses

- C.2 Parking & Service Uses: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/ or provide trees, landscaping or fencing as a screen. Design at-grade

[ARCHITECT RESPONSE:](#)

No automobile parking is provided. Bicycle parking will be accessed at the interior of the building.



I. Capitol Hill Supplemental Guidelines

I. Parking & Vehicle Access

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

[ARCHITECT RESPONSE:](#)

The proposed 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 building is set back from 15th Avenue and the South boundary of the site, to allow maximum sunshine on adjacent sidewalks. The access easement will utilize scored paving to reduce the impacts of the curb cut and create a more continuous sidewalk at the street front.

II. Screening of Dumpsters, Utilities & Service Areas

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

[ARCHITECT RESPONSE:](#)

Storage space for dumpsters is provided inside the building. Commercial and residential dumpsters are consolidated into one room to reduce visual impact at street level. The door is located at a recessed portion of the ground floor in order to screen it from 15th Avenue.

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.

B. Architectural & Facade Composition

- B.1 Facade 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 through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.

[ARCHITECT RESPONSE:](#)

The street facing facade 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.

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

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.

D. Scale & Texture

- D.2 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.

[ARCHITECT RESPONSE:](#)

Privacy dividers on the West facade also provide a contrast in the materials palette. Juliette balconies add texture to the facade and connection to the exterior for residents. A warm palette of materials and colors will be used to highlight areas at the residential entrance and portions of the facade. Material joints break at openings and relate the simple facade to the human scale. The recessed ground floor and canopy create a pedestrian 'room' to shelter passersby.

18.0 Itemized Response to EDG

DC4. Exterior Elements & Finishes

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

A. Building Materials

- 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.

ARCHITECT RESPONSE:

The exterior materials proposed for this project, other than the Level 1 and east (Front) facade materials, consist of painted exterior wall panels with matching colored metal edges and reveals. A composite wood product provides warmth and transition of material to the street facing facade. The front facade will utilize through color fiber cement paneling. Level 1 will consists predominantly of concrete and storefront glazing. Board-formed concrete is proposed along the commercial and residential unit walls, while recessed areas will have architectural grade finished concrete.

C. Lighting

- C.1 Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

ARCHITECT RESPONSE:

See C.2 Response

- C.2 Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

ARCHITECT RESPONSE:

Canopy and soffit mounted down lighting will be used to increase pedestrian comfort and safety along 15th Avenue and along the south facade. Lighting will be shielded from neighboring properties and/or downward facing.



D. Trees, Landscape & Hards-cape Materials

- D.1 Choice of Plant Materials
- D.2 Hards-cape Materials
- D.3 Long Range Planning
- D.4 Place Making

ARCHITECT RESPONSE:

The proposed scheme relocates and/or replaces existing trees to enhance visual interest year-round. A landscape architect will be consulted for street tree selection. The access easement will be formed with scored paving to enhance the pedestrian experience.

I. Capitol Hill Supplemental Guidelines

I. Height, Bulk & Scale

- I.i Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials

ARCHITECT RESPONSE:

The exterior materials proposed for this project, other than the Level 1 materials, consist of integral colored exterior wall panels with colored metal edges and reveals. A composite wood product provides warmth and transition of material to the street facing facade. Level 1 will consists predominantly of concrete and storefront glazing. Board-formed concrete is proposed along the commercial and residential unit walls, while recessed areas will have architectural grade finished concrete.

II. Exterior Finish Materials

- I.ii 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.

ARCHITECT RESPONSE:

See response for I.I.i

DC4-A SIDING PANEL REVEALS PAINTED TO MATCH

