



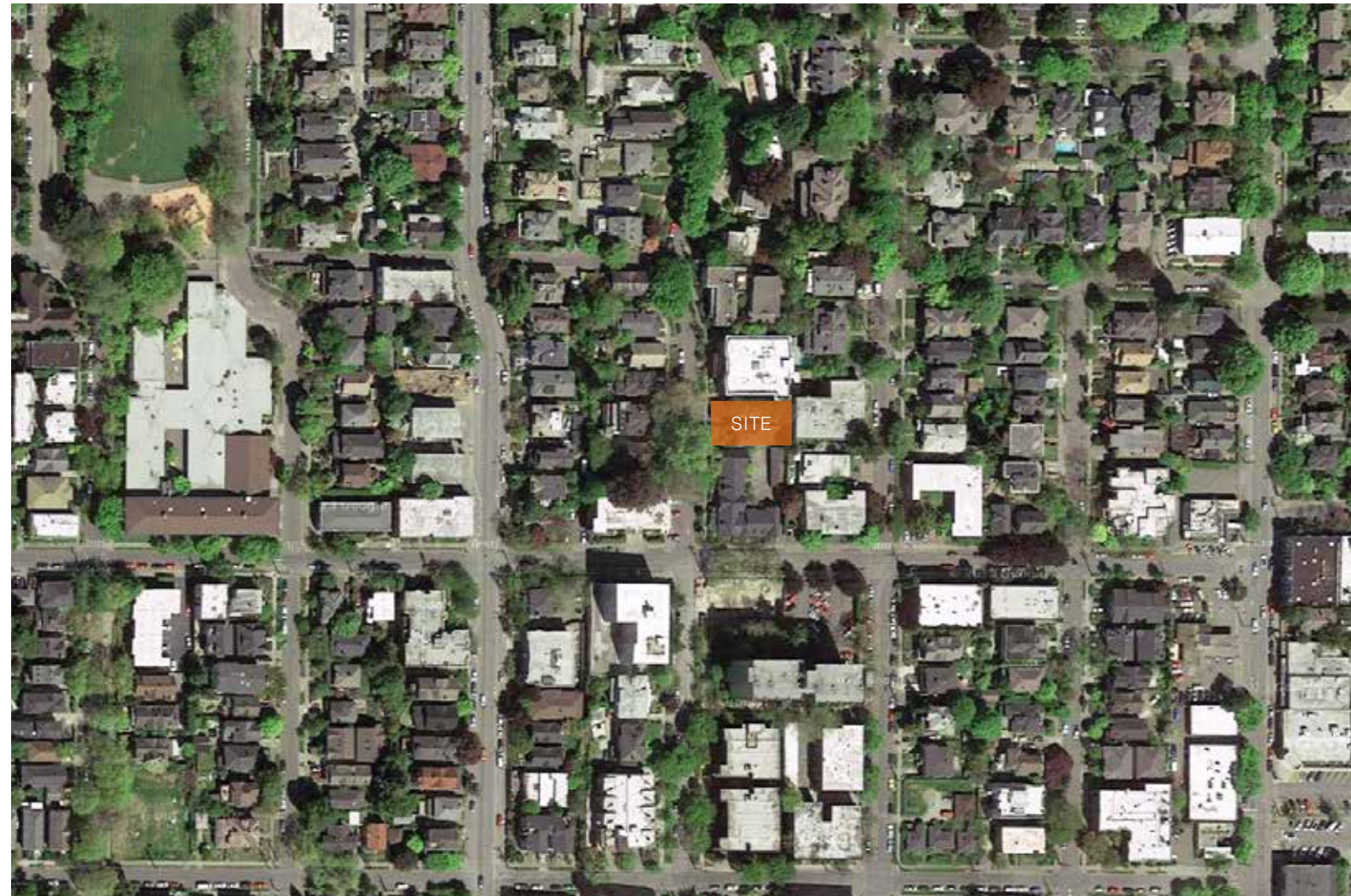
614 13th Avenue East

Early Design Guidance Application | East Design Review Board | Project #3021532 | December 30, 2015

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Federal Ave E

11th Ave E

12th Ave E

13th Ave E

14th Ave E

Malden Ave E

15th Ave E

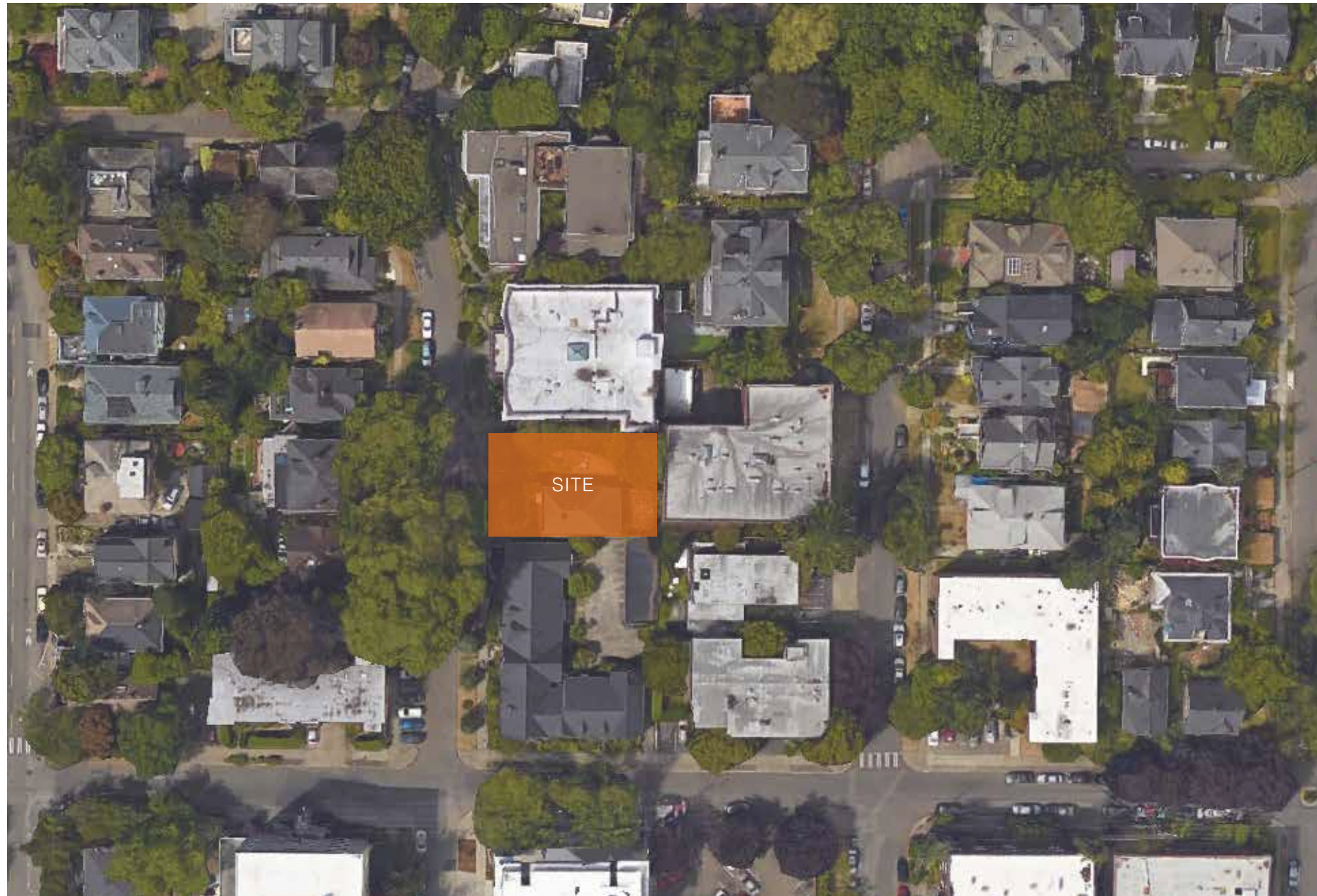
E Valley St

E Roy St

E Mercer St

E Republican St





12th Ave E

13th Ave E

14th Ave E

Malden Ave E

E Roy St

E Mercer St



OBJECTIVES

Design and construct a five story residential building with 20 one-bedroom units. Deconstruct and remove existing structure.

Number of Units	20
Number of Parking Spaces	0
Number of Bike Parking Spaces	20
Sustainability	Achieve a 4-Star Built Green certification.

TEAM

ARCHITECT	B9 ARCHITECTS
DEVELOPER	13TH AVE E LLC
STRUCTURAL	MALSAM TSANG
GEO TECHNICAL	PANGEO INC.
LANDSCAPE	ROOT OF DESIGN

APPLICATION FOR EARLY DESIGN GUIDANCE

PART I: CONTACT INFORMATION

- 1. Property Address: 614 13th Ave. E.
- 2. Project number: 3021532
- 3. Additional related project number(s): N/A
- 4. Owner/Lessee Name: 13th Ave E LLC
- 5. Contact Person Name: Bradley Khouri
 - Firm: b9 architects
 - Mailing Address: 610 2nd Avenue
 - City State Zip: Seattle, WA 98104
 - Phone: 206.297.1284
 - Email address: office@b9architects.com
- 6. Applicant's Name: Bradley Khouri
 - Relationship to Project: Architect
- 7. Design Professional's Name: Bradley Khouri
 - Email address: bgk@b9architects.com
 - Project Designer: Dinah Dimalanta
 - Email address: dinah@b9architects.com
 - Address: 610 2nd Avenue
 - Phone: 206.297.1284

PART II: SITE AND DEVELOPMENT INFORMATION

- 1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The existing site is located mid-block on 13th Ave. E in Capitol Hill. The site's topography ascends from west to east. The existing single family structure will be demolished and removed.
- 2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

The lot is zoned LR3 and located within the Capitol Hill Urban Center Village.
- 3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The proposed project is located in north Capitol Hill, on an infill lot between the Maryland Apartments building to the north (a historical landmark building consisting of 20 condominium units), and an 8 unit apartment complex to the south. The site is a half block north of Mercer Street on the east side of 13th Ave. E. It is located three blocks west of 15th Ave. E., a commercial and vehicular arterial; and five blocks east of Broadway E., another commercial, bike and vehicular arterial.

The immediate neighborhood is residential and consists of various housing typologies, predominantly apartment buildings, townhomes and single family homes. The majority of buildings are older, established and traditional, with some modern buildings throughout. Development of contemporary projects is also in process in the immediate neighborhood.

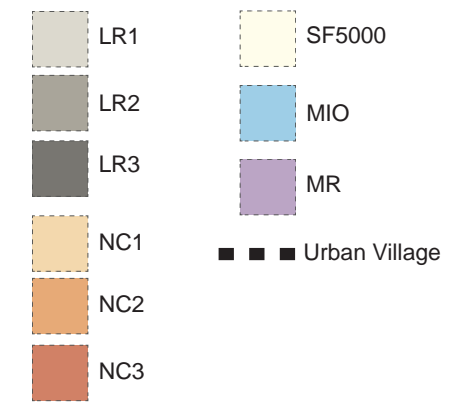
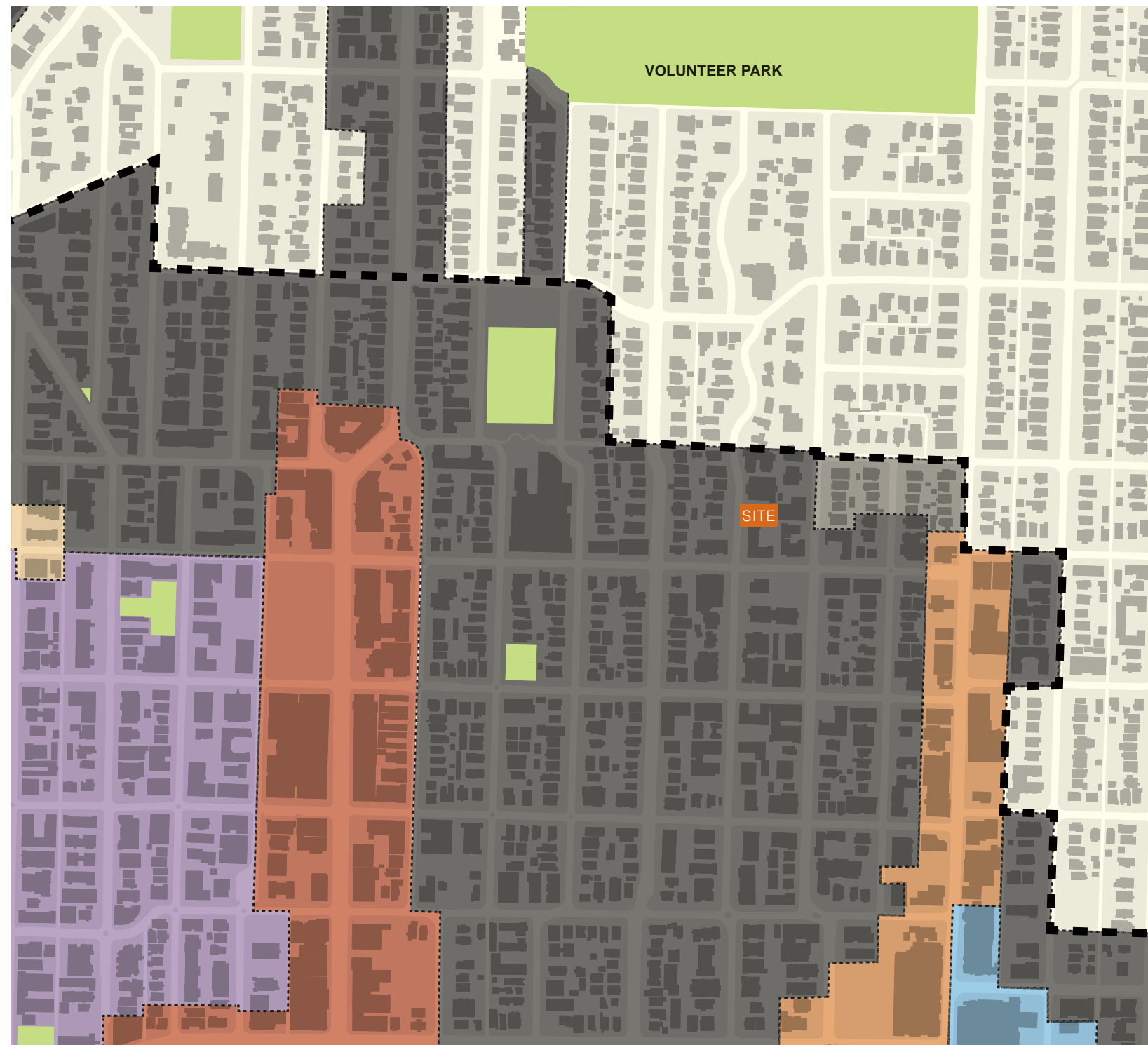
Adjacent zones include Neighborhood Commercial to the east and west (at 15th Ave. E. and Broadway E. respectively) and Single Family to the north. Additionally, Volunteer Park is two blocks north of the site.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The following proposal is for a residential apartment building consisting of 20 one-bedroom units, with no parking provided. Approximate structure height is 44', per SMC 23.45.514A and F.

The three design alternatives represent a design exploration and evolution, resulting in a preferred scheme that is contextual in its volume and street engagement; deferential in relation to neighboring buildings; and innovative in its entry experience, courtyard space, building modulation and materiality, and negotiation of old and new within a rich architectural landscape.

No departures are requested.



ADDRESS
614 13th Ave E

PARCEL #
388580-2475

LEGAL DESCRIPTION
KIRKLAND ADD LOTS 4 &
5 BLK 34 BLEWETTS 1ST
ADD TO KIRKLAND TGW
LOTS 4 & 5 BLK 34 TOWN
OF KIRKLAND ADD

LOT SIZE
6,000 SF

ZONE
LR3

URBAN CENTER
Capitol Hill Urban Center

SEPA
Review Required



ZONING SUMMARY

23.45.504 PERMITTED USES:

- Residential use permitted outright.

23.45.510 FLOOR AREA RATIO:

- 2.0 X 6,000 = 12,000 square feet allowable for projects that meet the standards of SMC 23.45.510.C
- Underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from FAR limits.

23.45.512 DENSITY LIMITS:

- Density limits do not apply for apartment developments that meet the standards of SMC 23.45.510.C

23.45.514 STRUCTURE HEIGHT:

- For apartment developments located in zone LR3 and within Urban Centers, the height limit is 40 feet.
- On portions of lots within 50 feet of a single-family zoned lot, the height limit is 30 feet.

23.45.518 SETBACKS AND SEPARATIONS:

- Front Setback – 5 feet minimum
- Rear Setback – 15 minimum without alley
- Side Setback – 7 feet average and 5 feet minimum
- Separations - 10 feet minimum separation between principal structures

23.45.522 AMENITY AREA:

- The required amount of amenity area is equal to 25 percent of the lot area.
- A minimum of 50 percent of the required amenity area shall be provided at the ground area.
- For apartments, amenity area at ground level is to be provided as common space.

23.45.524 LANDSCAPING STANDARDS:

- Landscaping shall achieve a green factor score of 0.6 or greater.

23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH:

- For apartment developments located in zone LR3 and within Urban Centers, the maximum structure width is 150 feet.
- The maximum combined façade length within 15 feet of a lot line that is neither a rear lot line, a street, or an alley shall not exceed 65 percent of the length of that lot line.

23.54.040 SOLID WASTE:

- For developments containing 16-25 dwelling units, the minimum area for solid waste storage is 225 square feet.
- The minimum horizontal dimension of required storage space is 12 feet.

ARCHITECTURAL CONTEXT



The architectural context surrounding this site is well-established. The immediate neighborhood is dense with residential buildings and architectural character.

Single family homes range from iconic gabled homes (see #9), to traditional craftsman (10), to uniquely eccentric (pagoda-inspired 8). A majority of such single family homes have defined the neighborhood since the early 20th century.

Apartment buildings also define the neighborhood, although embody a wider range of age and character. Classic brick buildings, block or U-shaped with decorative architectural details, permeate the neighborhood. One significant example of this typology, the Maryland Apartment building, sits just north of the site (1), and is also a historical landmark building. Other similar buildings can be seen on subsequent Entry Study pages.

Buildings at this larger scale vary, from those clearly based in a western architectural tradition (6, 7), to those that represent a mid-century modern aesthetic language (5). More recent apartment and townhome buildings that mimic classical details (gables, trim, lap siding, symmetry) are also a part of this landscape (11).

Lastly, there is significant contemporary development in the neighborhood, both recently finished and in process (2, 3, 4). These buildings are often a composition of rectilinear volumes, sided with wood, colorful panel, or brick. All of the above creates a context that is deeply layered, and continuing to evolve.



1 Maryland Apartments, Landmark Building
626 13th Ave. E.
Built: 1910, 20 condominiums



2 Ilaria Apartments
1305 E. Mercer St
Built: 2014, 60 units



7 1300 E. Mercer St. Apartments
Built: 1926, 8 Units



8 627 13th Ave. E. Duplex
Built: 1905



③ Yardhouse Apartments
Built: 2014, 35 units



④ Mercer Rowhouses
Built: 2015, 5 units



⑤ Capitol Park Apartments
Built: 1971, 126 units



⑥ 12th and Roy Apartments
Built: 1926, 21 units



⑨ Single Family Residence
Built: 1902



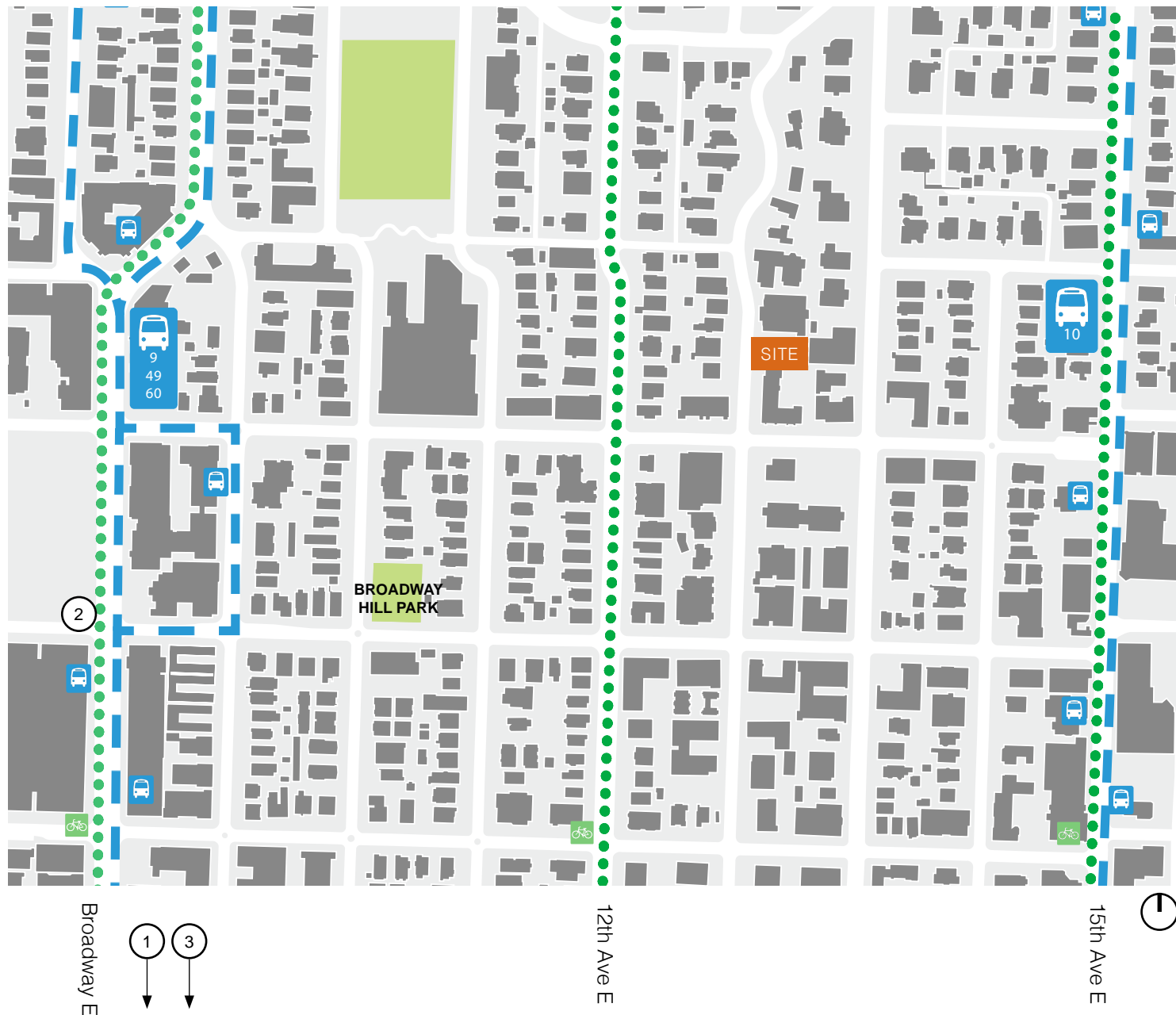
⑩ Four-plex
Built: 1904



⑪ Townhouses
Built: 2002

VICINITY MAP





① Future Capitol Hill Light Rail Station



② Bike lane



③ Future Streetcar

TRANSIT & ACCESS

This site is well served by several bus lines, including the #10, 9, 49 and 60, facilitating travel to many Seattle neighborhoods, including Downtown, Capitol Hill, University District, Rainier Beach, Beacon Hill, Laurelhurst, and Northgate. The future Capitol Hill Light Rail Station and First Hill Streetcar is also within walking distance.

Bicycle routes connect the site to South Lake Union, Downtown, and Capitol Hill. The Burke Gilman Trail is also approximately two miles north of the site.

ADJACENT USES



① Broadway E is a commercial arterial and serves as a venue for a variety of established Seattle events



⑤ Commercial storefronts along 15th Ave E





② Commercial storefronts on Broadway E



③ Seattle Asian Art Museum in Volunteer Park



④ Mixed-use building at intersection of Broadway and 10th, housing Starbucks, Fedex, Home Street Bank



⑥ Victrola Coffee on 15th Ave E



⑦ Summer events at Volunteer Park



⑧ Lowell Elementary on 11th Ave E and E Mercer St

STREET PANORAMAS

① East Side of 13th Ave E



② West Side of 13th Ave E





③ South Side of E Mercer St



④ North Side of E Mercer St



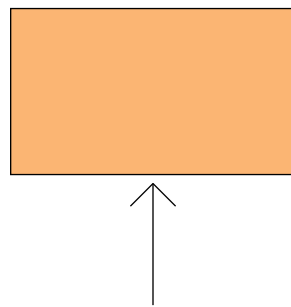
STREET ENGAGEMENT & ENTRIES

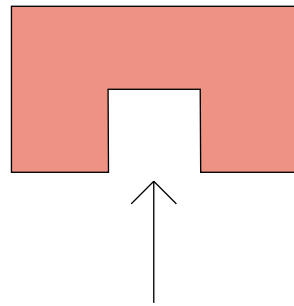
In developing the proposed design alternatives, the surrounding neighborhood was carefully studied, specifically how existing buildings engage with the street and their respective entry conditions. Common themes emerged and are cataloged and analyzed on the following pages. This information provided inspiration for both how to achieve effective engagement with the street as well as ways in which to relate to the existing context. It also revealed ineffective design strategies that the proposed alternatives seek to avoid.



BLOCK SHAPE BUILDING WITH DECORATED ENTRY

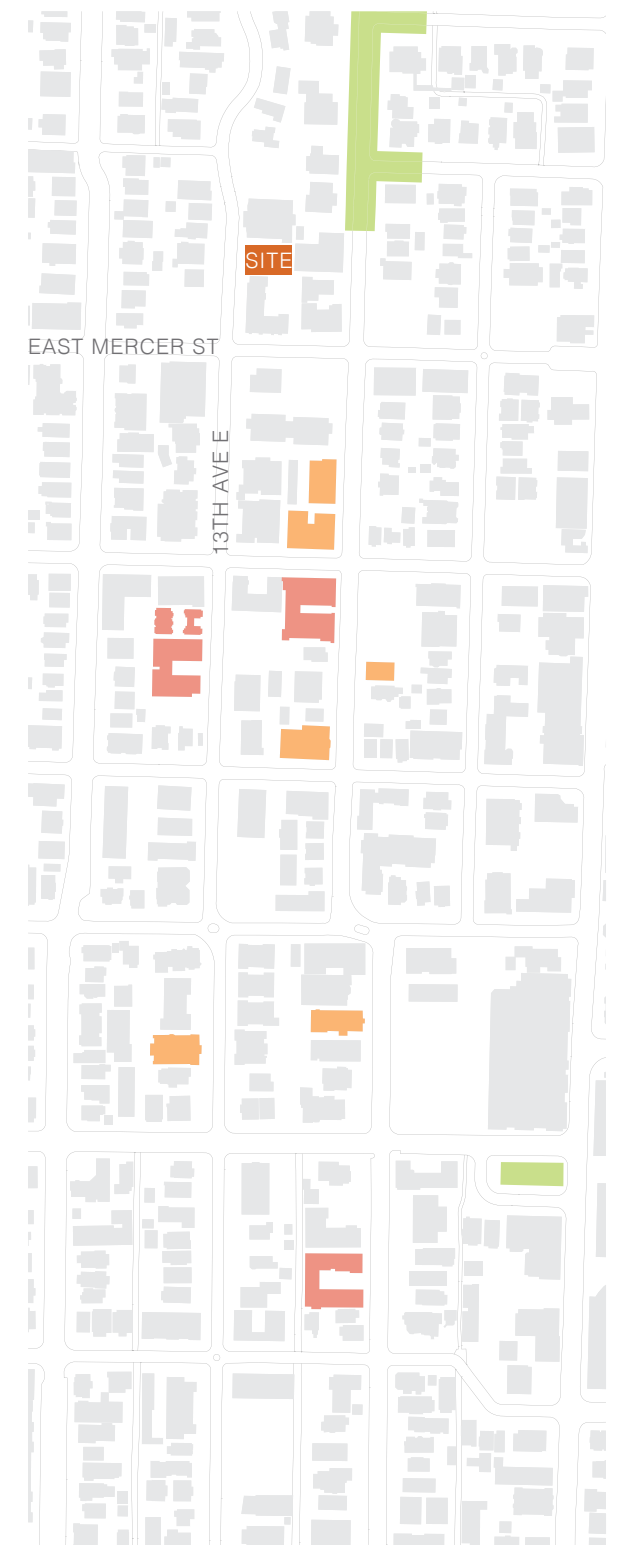
There is a predominance of block shaped buildings in the neighborhood, similar in overall mass as well as unique ornamental detail (specifically at entry and demarcation of vertical or horizontal elements). This approach not only makes the entry inarguably clear it also celebrates it and helps establish building and street character.





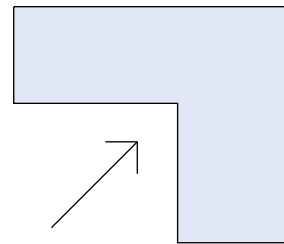
U-SHAPE BUILDING WITH RECESSED ENTRY

The U-shape building is similarly prevalent in the neighborhood, providing a central outdoor space as entry, with building enclosing three sides. The character of these buildings vary, from traditional to contemporary takes on the traditional. The open space provides light, air and a shared space with potential for connection. The typology affords an elongated entry which in some instances is experiential, and others ambiguous and lacking in pedestrian scale.



Building Study Key Map

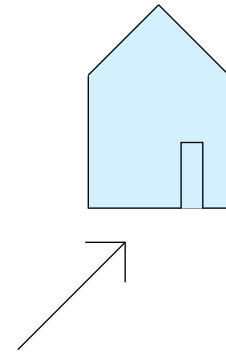
STREET ENGAGEMENT & ENTRIES



L-SHAPED BUILDING WITH OPEN CORNERS

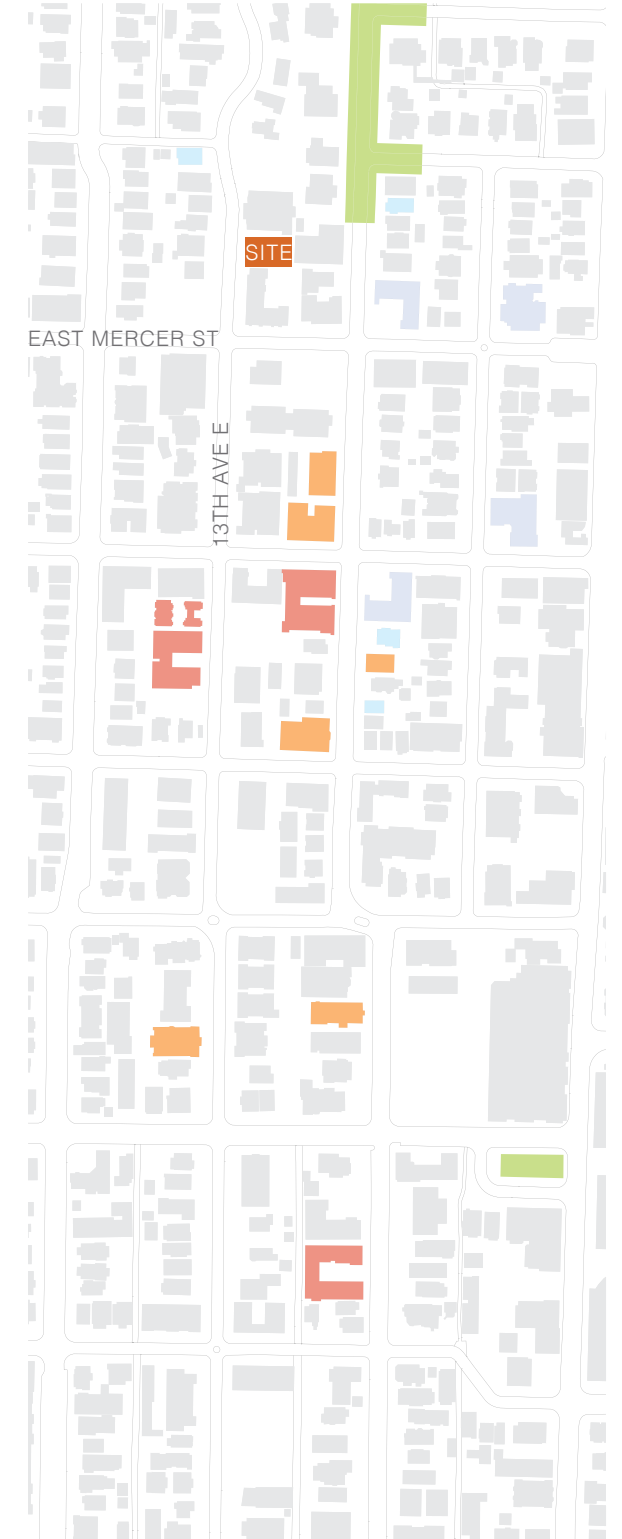
L-shaped buildings are located on numerous corners in the neighborhood, leaving open space on the corner, with building on two sides. Significant characteristics of this typology include parking at the corner open space with entries clear and close by or those with stairs and landscaping, at times obscuring entry into the building. The L-shape building's presence is often not at the street and in its place is asphalt or understated, if at times ambiguous, entry. As a result, the building in effect pulls back and recedes, as does it's role in enhancing the character of the street.





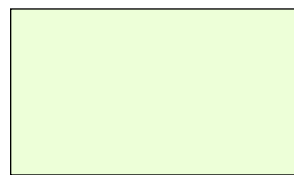
GABLED HOUSE WITH COVERED ENTRY

Gable roofed houses are an iconic typology that define the neighborhood, predominantly in the north and east, single family zoned areas. Influence ranges from Victorian to Craftsman and buildings are characterized by stairs up from the street to a covered entry porch, with triangulated roof above. These homes provide clear facades and character to the street as well as breadth of building scale in the neighborhood.



Building Study Key Map

STREET ENGAGEMENT & ENTRIES



MID-CENTURY TO RECENT BUILDINGS WITH SEMI-AMBIGUOUS (OFTEN SIDE) ENTRY

Numerous apartment buildings punctuate the neighborhood, ranging in size from four floors to towers and all with a mid-century modern aesthetic: rectilinear volumes and voids, extruded roof or deck planes, neutral pastel color palette. Entries are often to one side and ambiguous to passerby on the street. Additionally, these buildings often have multiple faces to the street, not designating a single identifying facade or entry. This typology served as an example of strategies to avoid.

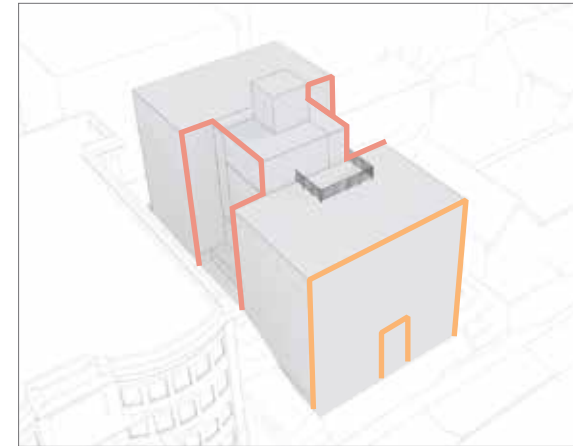
SYNTHESIS AND DESIGN ALTERNATIVES

The cataloging and analysis of entry and street engagement in the neighborhood informed the development of three design alternatives, described in more detail on upcoming pages.

Each alternative incorporates findings from our studies, often pulling strengths from multiple typologies and creating hybrid approaches, as well as avoiding precedented approaches that neglect to enhance street character and greater context. At right is a brief summary of how specific observations of the context informed each alternative.

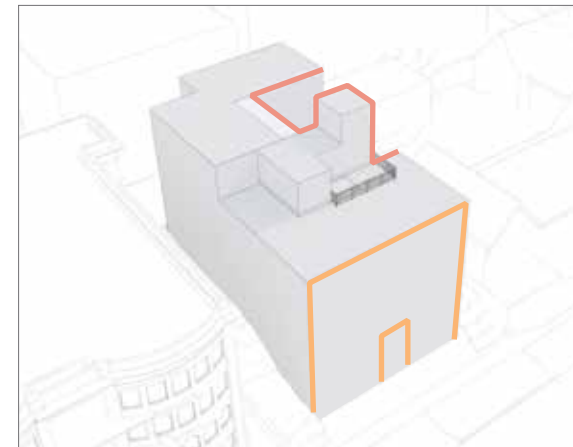
ALTERNATIVE 1

The first alternative takes inspiration from the block shape building and the U-shape building. With a rectilinear overall shape and central entry at the street, the design proposes a clear face and entry to the neighborhood, referencing, in part, the landmark building to the north. The south facade of the building embraces the U-shape typology and provides access to light and air to more of the building, while also extending and connecting to the open space of the building directly to the south.



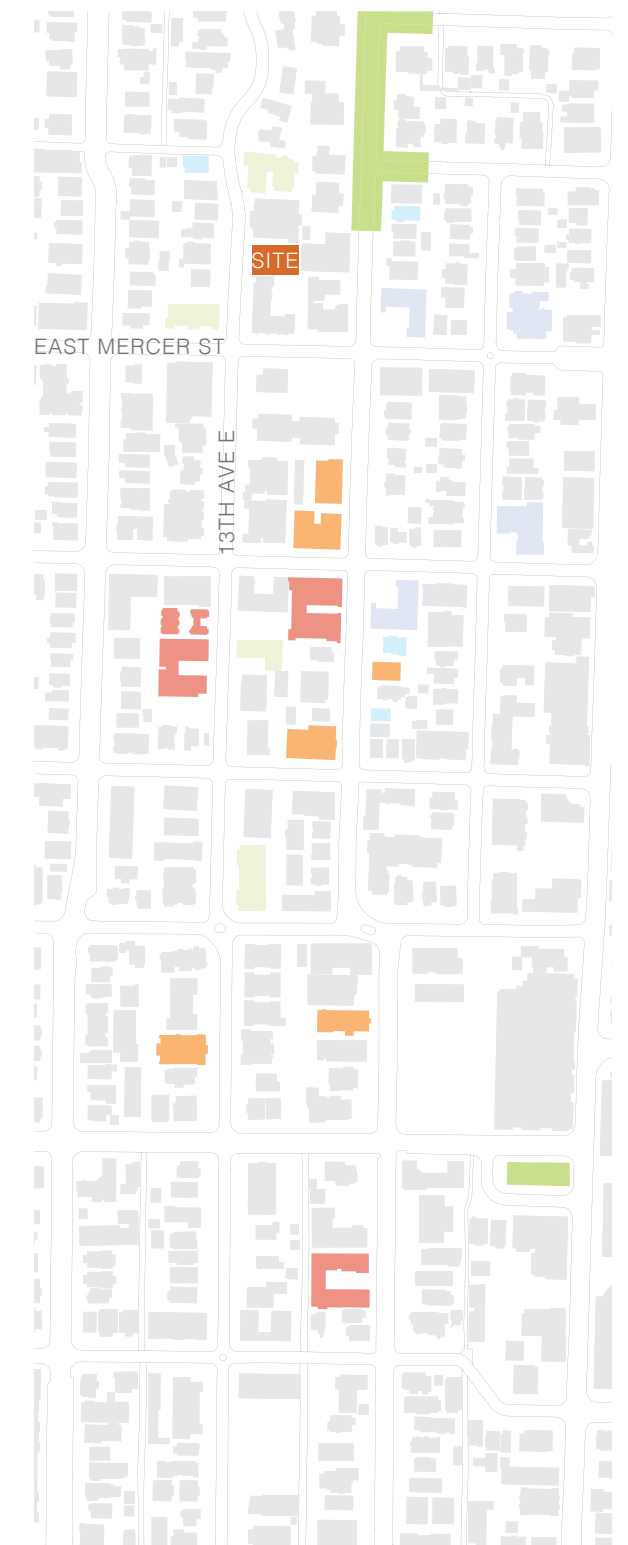
ALTERNATIVE 2

The second alternative maintains a block shape with central entry at the street with a larger southern U-shape, increasing the open space at the south facade.



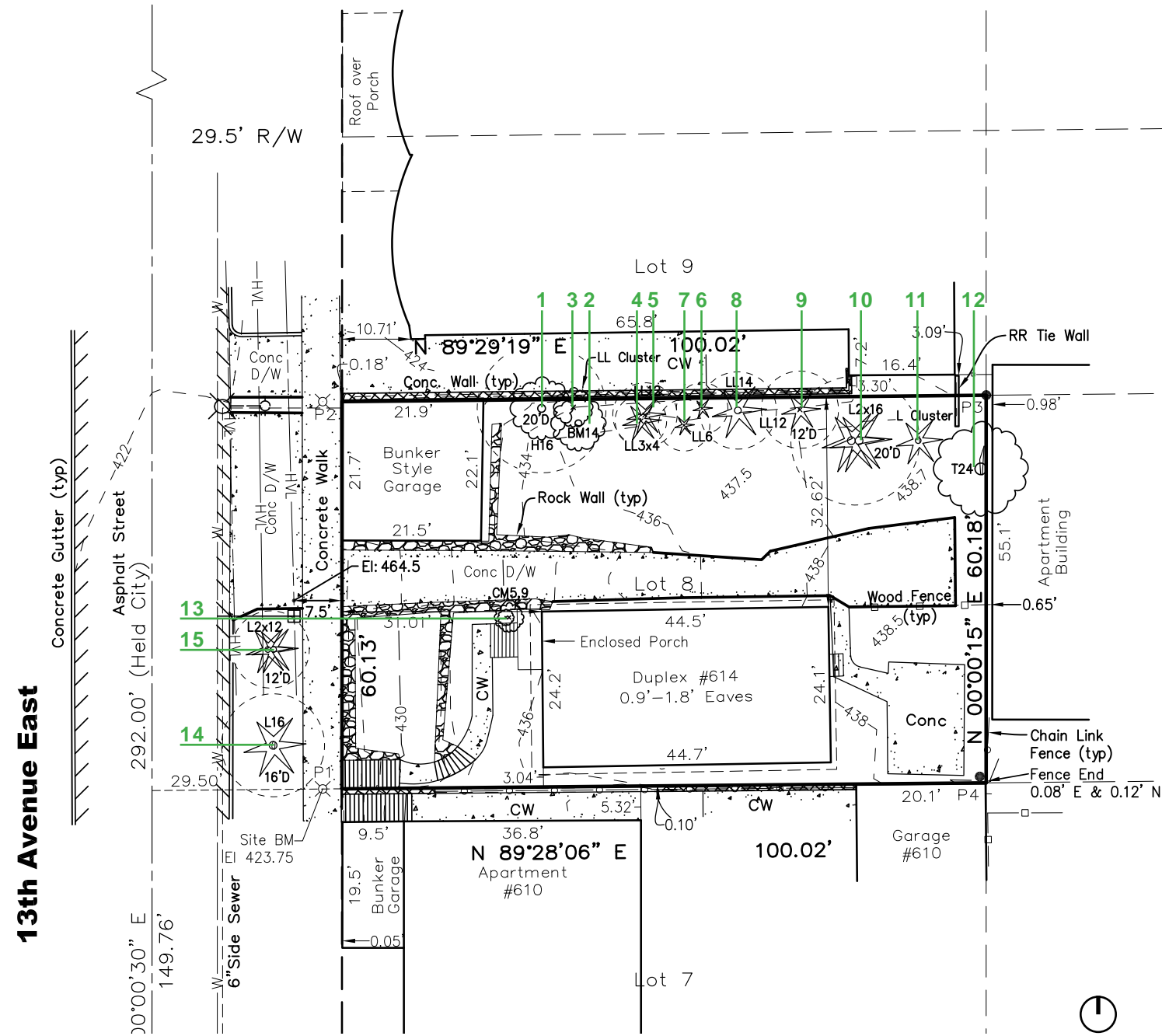
ALTERNATIVE 3

The final, preferred alternative incorporates elements of the block shape, U-shape and gabled house typologies. The entry is accentuated in a clear and creative way, drawing on examples in the neighborhood and celebrating an articulated entry in a contemporary language. The scheme integrates architectural elements such as facade modulation, decks, and an exterior egress stair into a cohesive building character. The scheme also includes a side egress stair, improving upon mid-century precedents seen in the neighborhood in its location, size and visibility.



Building Study Key Map

SITE SURVEY & ARBORIST REPORT



Andrew Lyon
 ISA certified arborist, PN-6446A
 ISA Tree Risk Assessment Qualified

5459 26th Ave SW
 Seattle WA 98106
 206-734-0705

12/17/2015

Arborist Inventory Report for:

614 13th Ave E
 Seattle, WA

This report covers trees 6" and larger in diameter (DBH). There are no exceptional trees or groves on or overhanging this site. These trees are in fair health and are to be removed in order to allow the further development of this property.

1. Common Hawthorn *Crataegus laevigata*. DBH is 12", 20' tall with a 9' drip line.
2. Bigleaf Maple *Acer macrophyllum*. DBH 10", 10' tall with a 3' drip line.
3. English Holly *Ilex aquifolium*. DBH 16", 20' tall with a 7' drip line. This tree is in fair health and has been topped multiple times.
4. English Holly *Ilex aquifolium*. DBH 12", 15' tall with a 4' drip line.
5. English Holly *Ilex aquifolium*. DBH 9", 15' tall with a 5' drip line.
6. English Holly *Ilex aquifolium*. DBH 7", 12' tall with a 6' drip line.
7. English Holly *Ilex aquifolium*. DBH 10", 12' tall with a 5' drip line.
8. English Holly *Ilex aquifolium*. DBH 13", 12' tall with a 6' drip line.
9. English Holly *Ilex aquifolium*. DBH 12", 12' tall with a 7' drip line.
10. Portuguese Laurel *Prunus lusitanica*. DBH 17", 12' tall with a 10' drip line.
11. Portuguese Laurel *Prunus lusitanica*. DBH 9.5", 12' tall with a 10' drip line.
12. Black Maple *Acer Nigrum*. DBH 25", 50' tall with a 12' drip line.
13. Camellia *Camellia japonica*. DBH 11", 15' tall with a 5' drip line.
14. Cherry Laurel *Prunus laurocerasus* DBH 13", 12' tall with a 8' drip line.
15. Cherry Laurel *Prunus laurocerasus* DBH 14", 12' tall with a 8' drip line.

If there are any questions or concerns about this report or for additional information, please contact me at the number or address above.

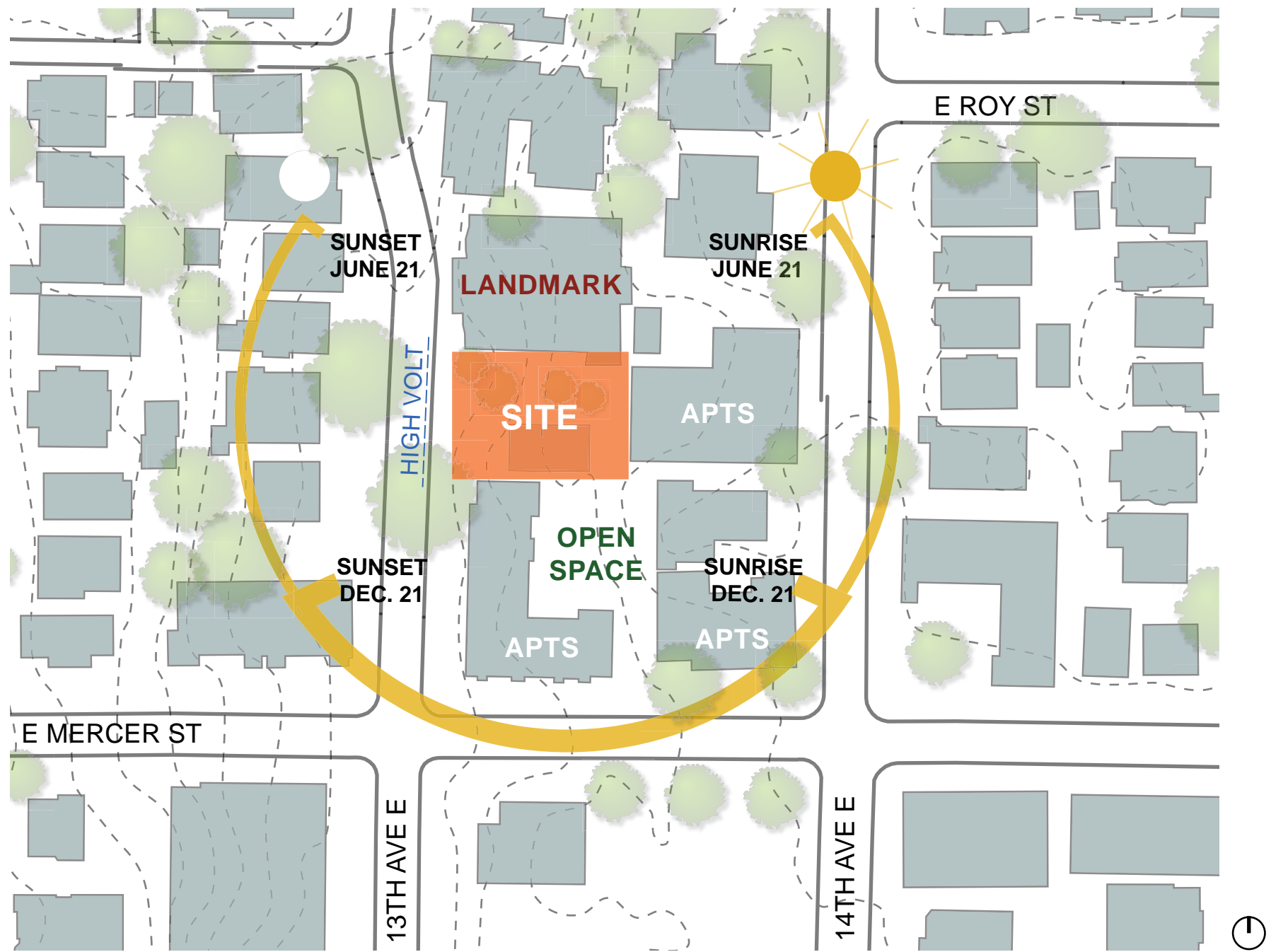
This report was prepared by,

Andrew Lyon

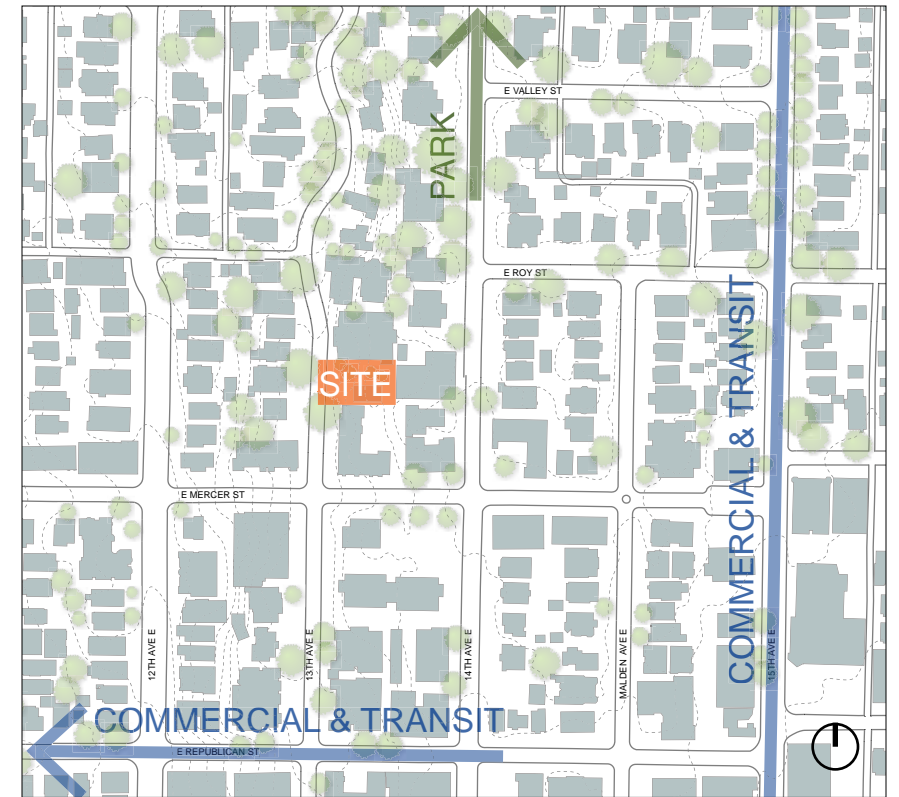
Andrew Lyon
 ISA PN-6446A

Tree Risk Assessment Qualified CTRA #512

SITE CONDITIONS & CONSTRAINTS



Immediate neighborhood



Extended neighborhood



EXISTING CONDITIONS

Occupying the site currently is a single family house with detached garage, which will be demolished and removed. The site is bound on all three sides by brick apartment buildings of vintage character. With significant topography (ascending from west to east), the site is lifted from the street and provides an elevated view.

The site topography and adjacent landmark building to the north were influential in the design response, involving a strategy of stepping, separating and squeezing: stepping the building to address topography; separating to enhance character, scale and light; and squeezing the building inwards to provide maximum distance to the historic structure to the north. This strategy is represented diagrammatically on the following Design Evolution pages.



① View of site looking Northeast on 13th Ave. E.



② View of site looking Southeast on 13th Ave. E.



③ View of site looking East at existing house (right) and detached garage (left)



⑥ View North of the Maryland Apartments building



④ View from site looking West across the street



⑦ View West of the Fairhome Apartments building

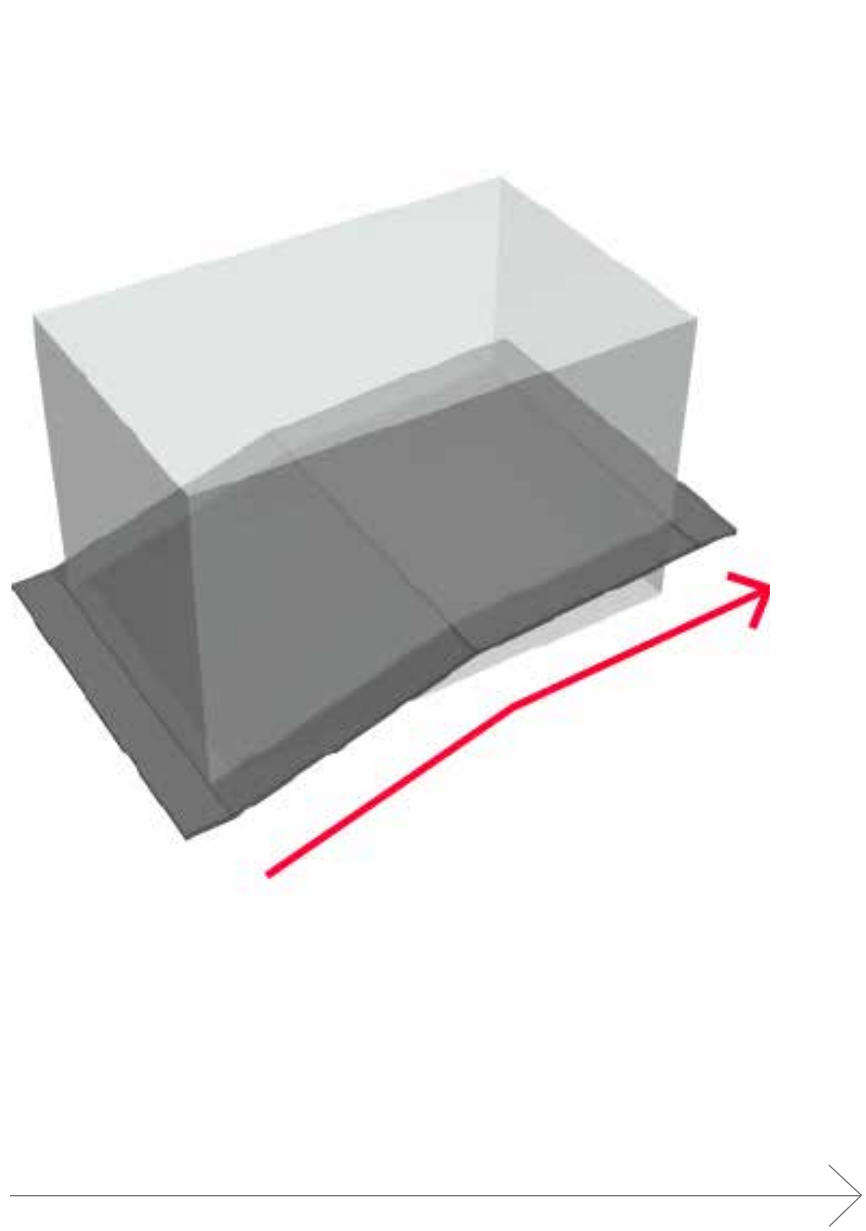


⑤ View of open space at neighboring apartment building to the South

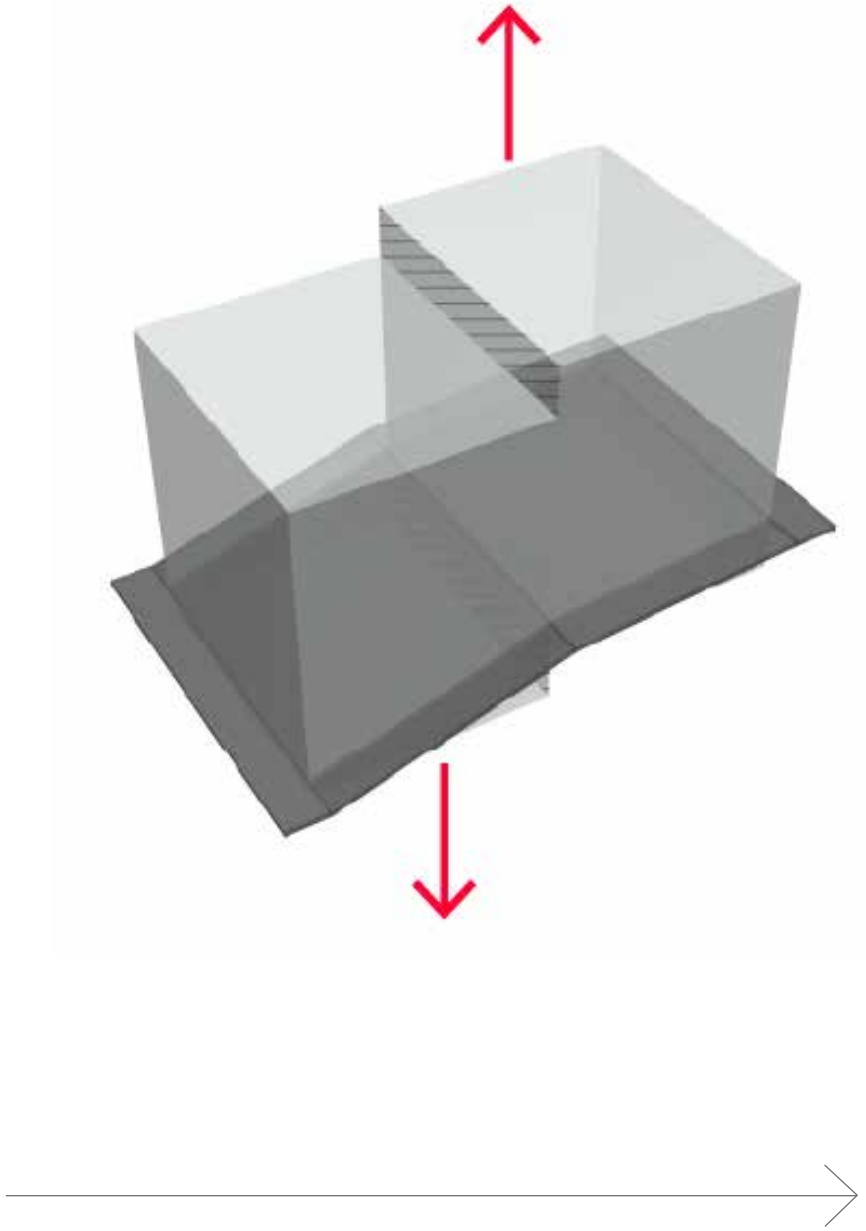


⑧ View from rear of site looking Northwest

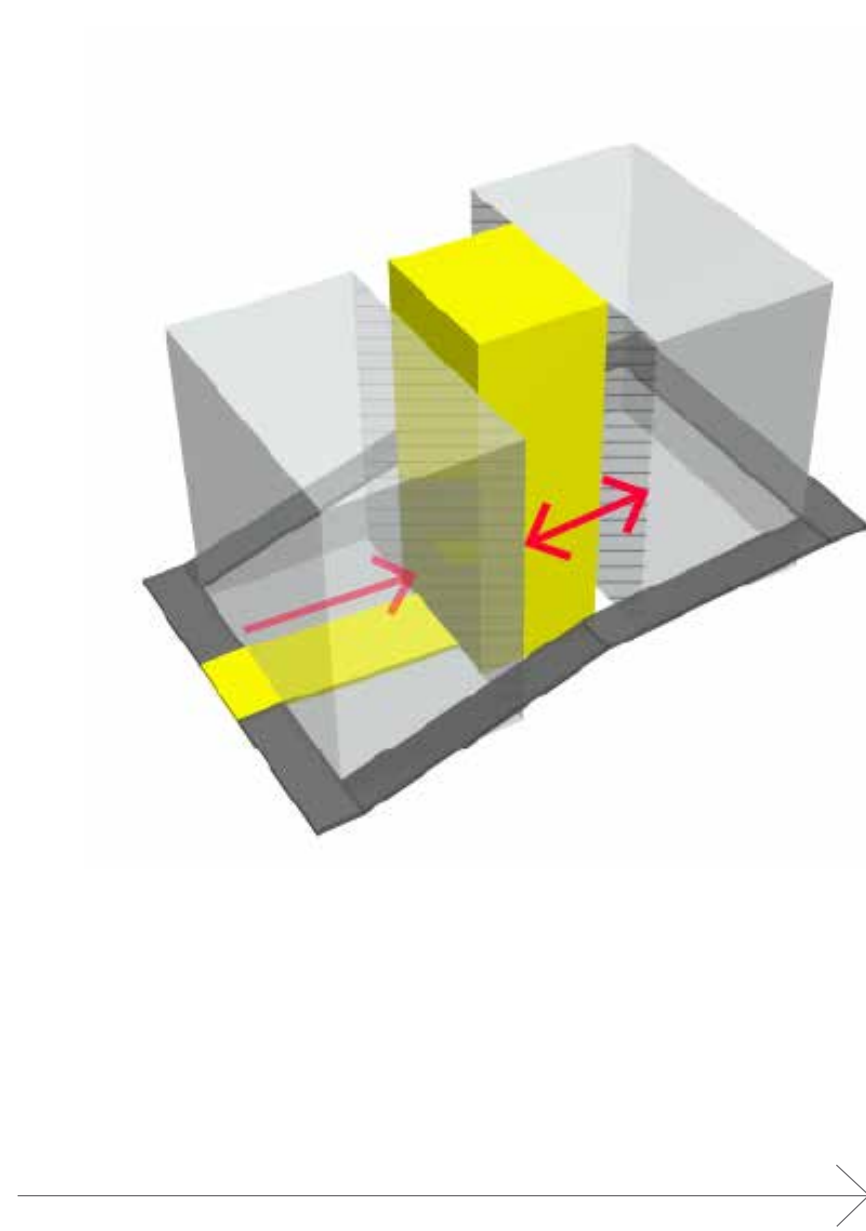
DESIGN EVOLUTION



The three diagrams above illustrate the initial response to the site and the generation of a conceptual design strategy. The diagram above shows an extrusion of the site's build-able footprint in relation to grade, which slopes up from the street at the west to the rear of the site to the east.



The primary site response split the building volume into two, pushing the volume at the street down and the rear volume up, following the existing topography. The stepping of building volumes maximizes light and air to all units and breaks down the overall mass of the building.

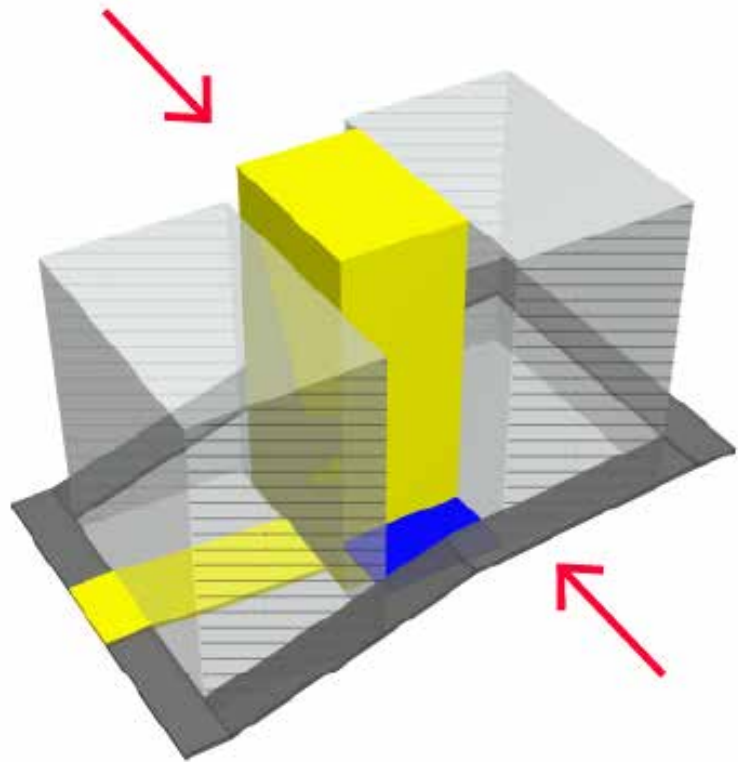


The next step in design evolution inserted circulation (shown above in yellow). This involved locating a stair and elevator core in between two articulated building volumes. This reduces the depth of building mass and creates voids for light and air to the north and south of the central core. Additionally, a ramp from the street descends slightly to the base of the core, providing accessible entry into the building and also referencing the central entries pervasive in the neighborhood.

DESIGN ALTERNATIVES

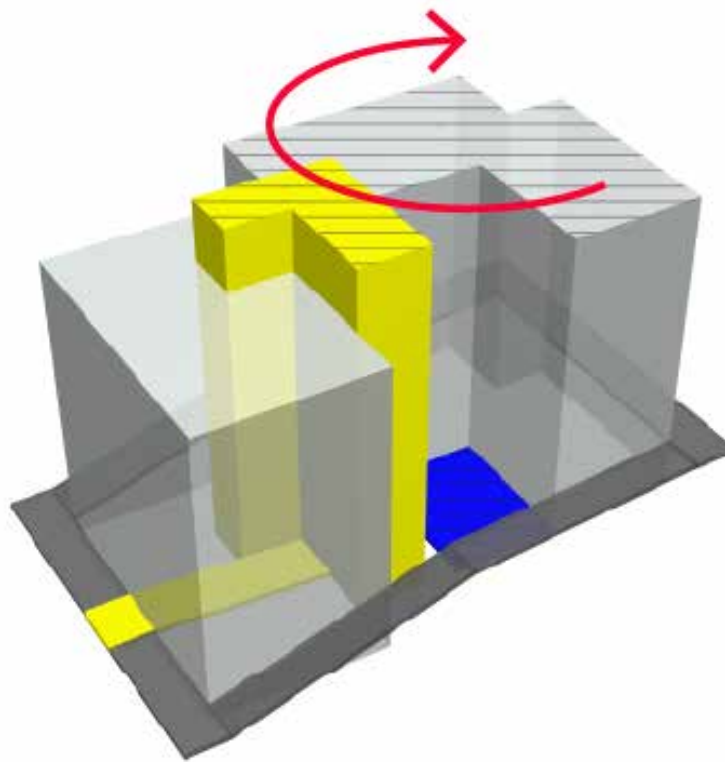
ALTERNATIVE 1: NORTH AND SOUTH FACADES PULL INWARD

Alternative 1 is defined by the pulling inward of the north and south facades. This creates a variable massing strategy that increases space between neighboring buildings. The scheme also includes a south facing courtyard (shown in blue below) that offers light and air to units, a shared communal space, and a point of connection to the adjacent courtyard of the neighbor building to the south.



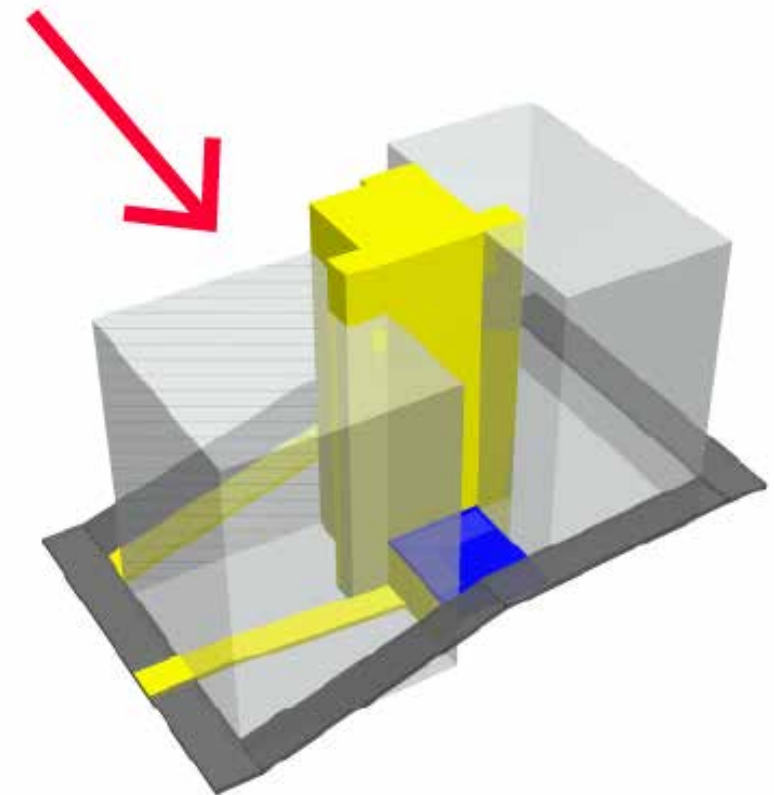
ALTERNATIVE 2: REAR VOLUMES AND COURTYARD ROTATE

The second alternative develops from Alternative 1 through a series of rotations, and related consequences. The courtyard and building volume at the southeast corner of the site rotate 90 degrees. Subsequently, the volume to the northeast pushes west and rearranges the circulation core. The reorientation improves the courtyard proportion and increases the amount of building facade open to the courtyard, light and air. However, the scheme also positions more of the structure closer to the historic structure to the north.



ALTERNATIVE 3: DEFERENCE TO LANDMARK *PREFERRED ALTERNATIVE*

The third alternative focuses on deference to the landmark building to the north by maximizing the setback at the north property line. As a result, the entry ramp into the building narrows slightly and the egress stair moves to the north side of the building, further increasing the distance between the buildings. Additionally, the narrow entry ramp will terminate under the courtyard, with natural light from the courtyard illuminating entry below.



ALTERNATIVE 1

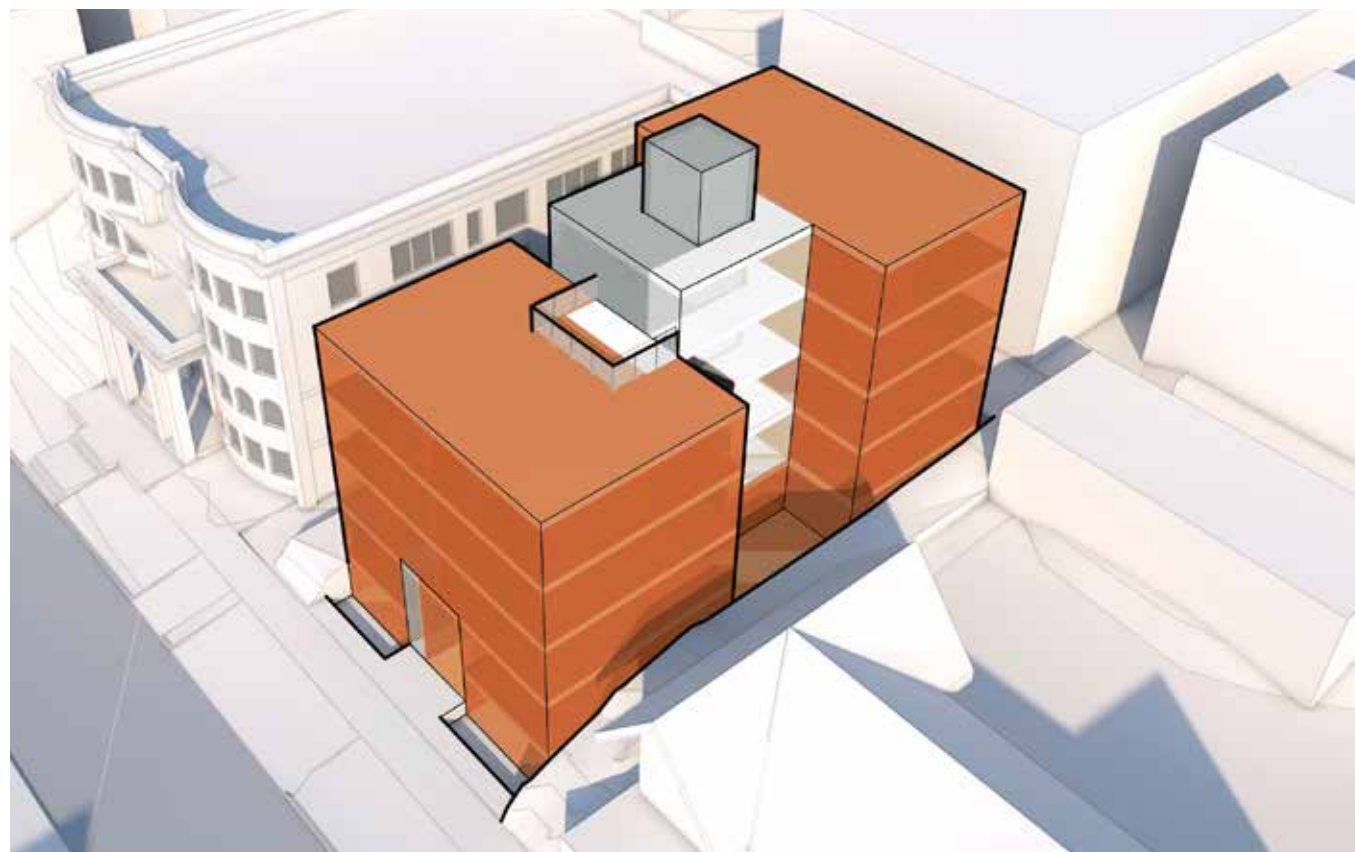
Alternative 1 is a code compliant scheme, responsive to the zoning envelope of the site. Portions of the north and south facades adjacent to the central circulation core are removed, providing open space at the center of the site and maximizing light and air to all units. The pulling in and carving of building volume provides generous setbacks from the landmark building to the north and apartment building and courtyard to the south, exceeding code requirements. The scheme has a central entry at the street, leading to a ramp down to the lobby, stair and elevator. The proportion of the building and location of entry reference the block shape apartment buildings prevalent in the neighborhood.

Advantages:

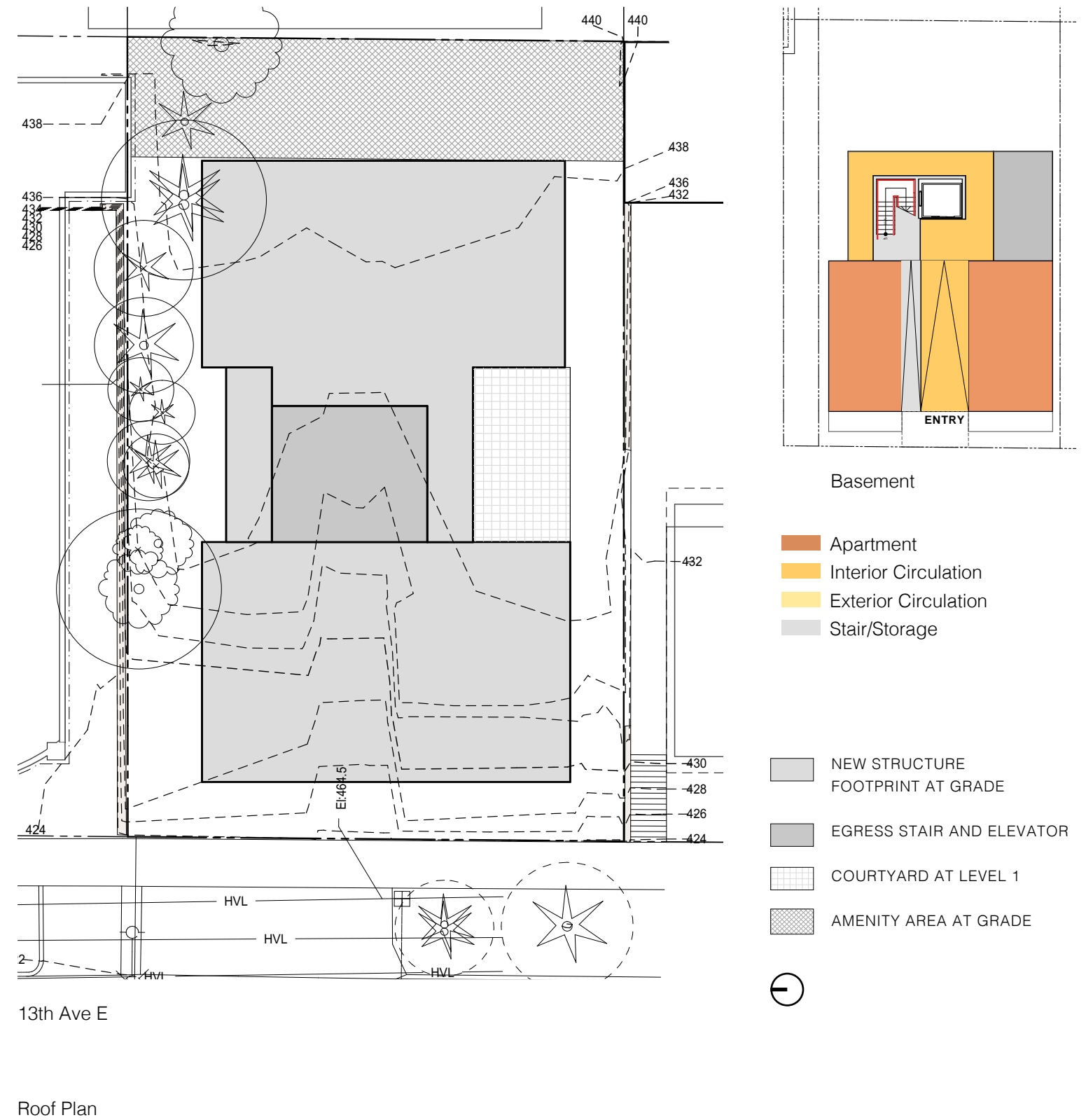
- Code compliant
- Common Amenity Area at rear of site
- Common Amenity Area at central courtyard
- Varied side setbacks
- Contextual building volume and central, clear entry

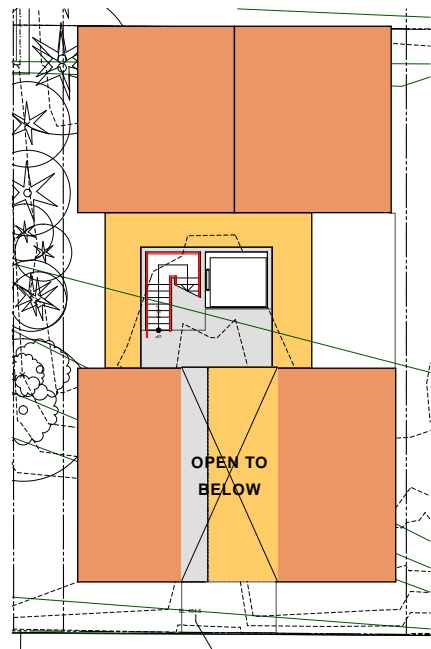
Issues:

- Larger, uniform massing
- Small courtyard space
- Potential for circulation core to cast shadows on landmark building to the north
- Adjacency of entry with egress stair outlet
- Minimal lobby space

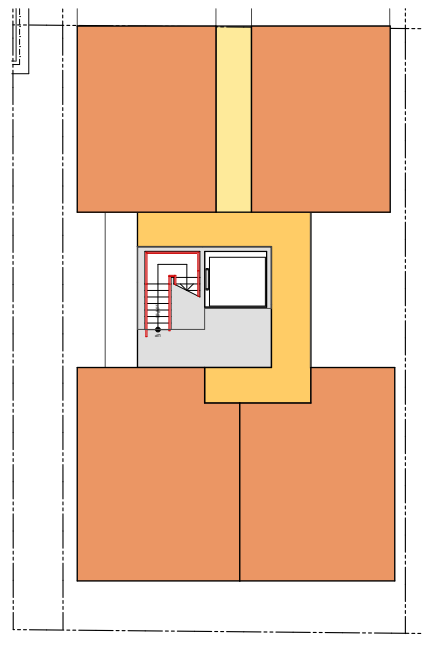


1 Aerial View from Southwest

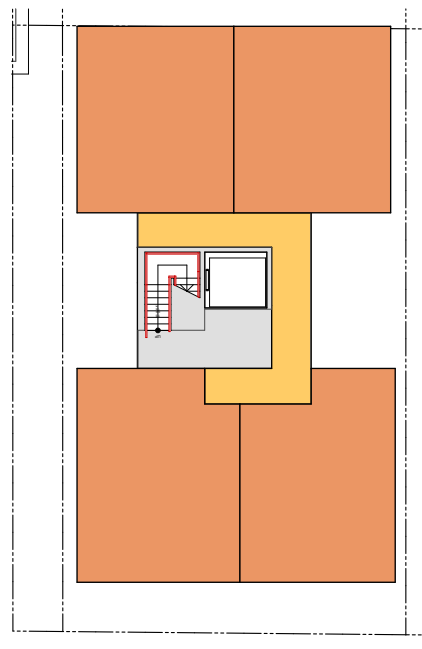




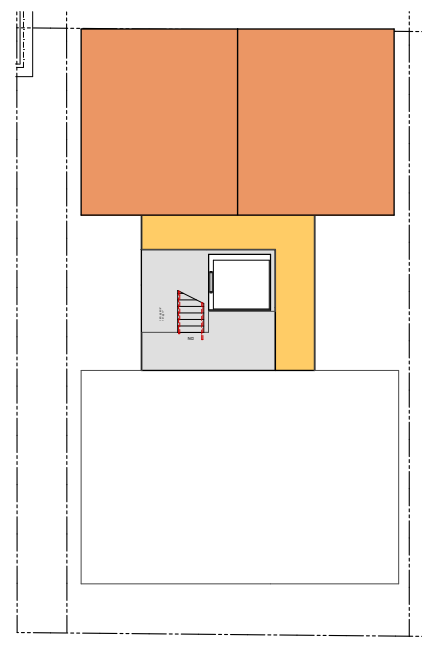
Basement 1



Second Floor



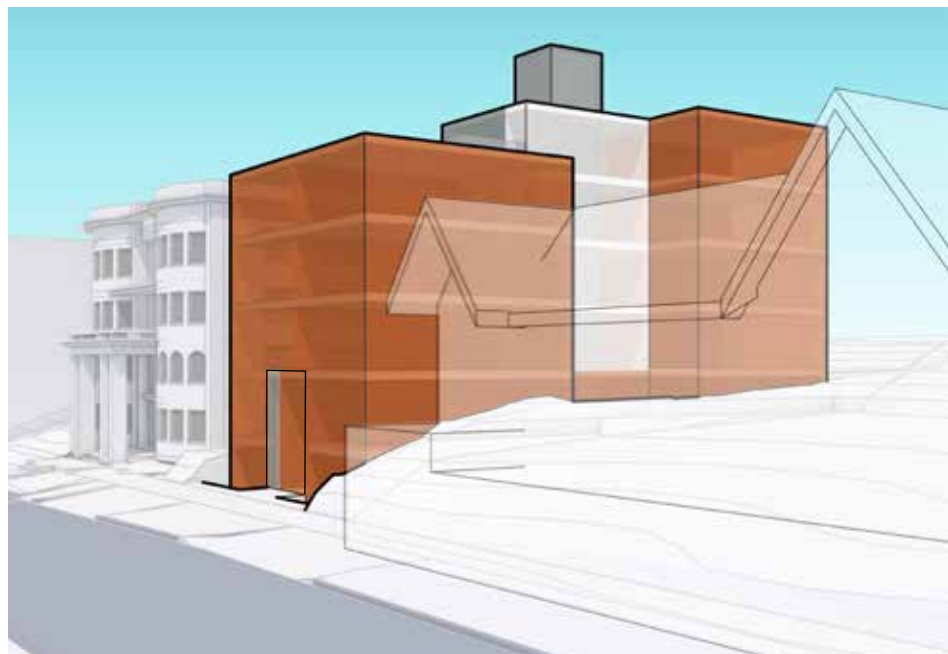
Third and Fourth Floor Plan



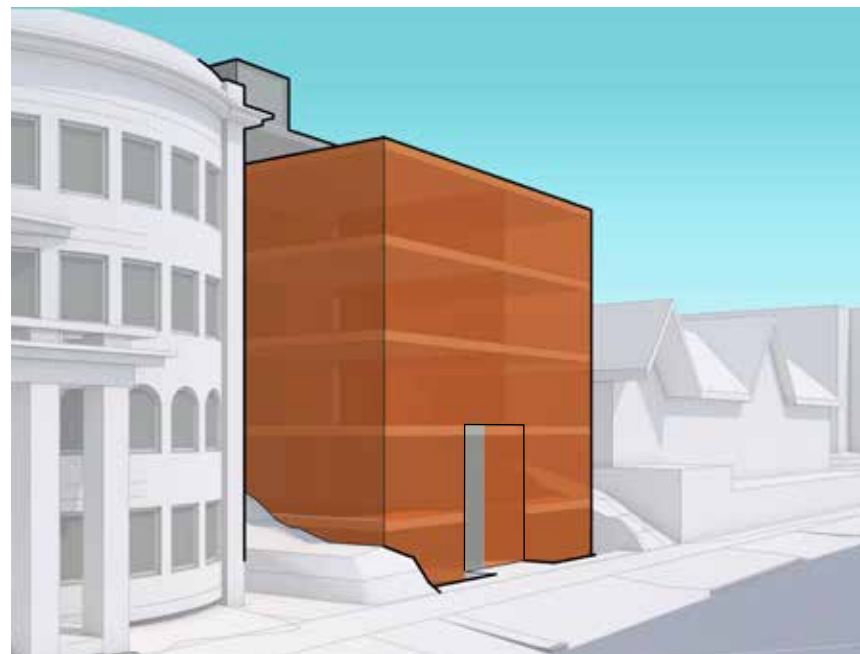
Fifth Floor Plan



② Aerial View from Northwest



③ View from Southwest



④ View from Northwest



⑤ View from Southeast

ALTERNATIVE 2

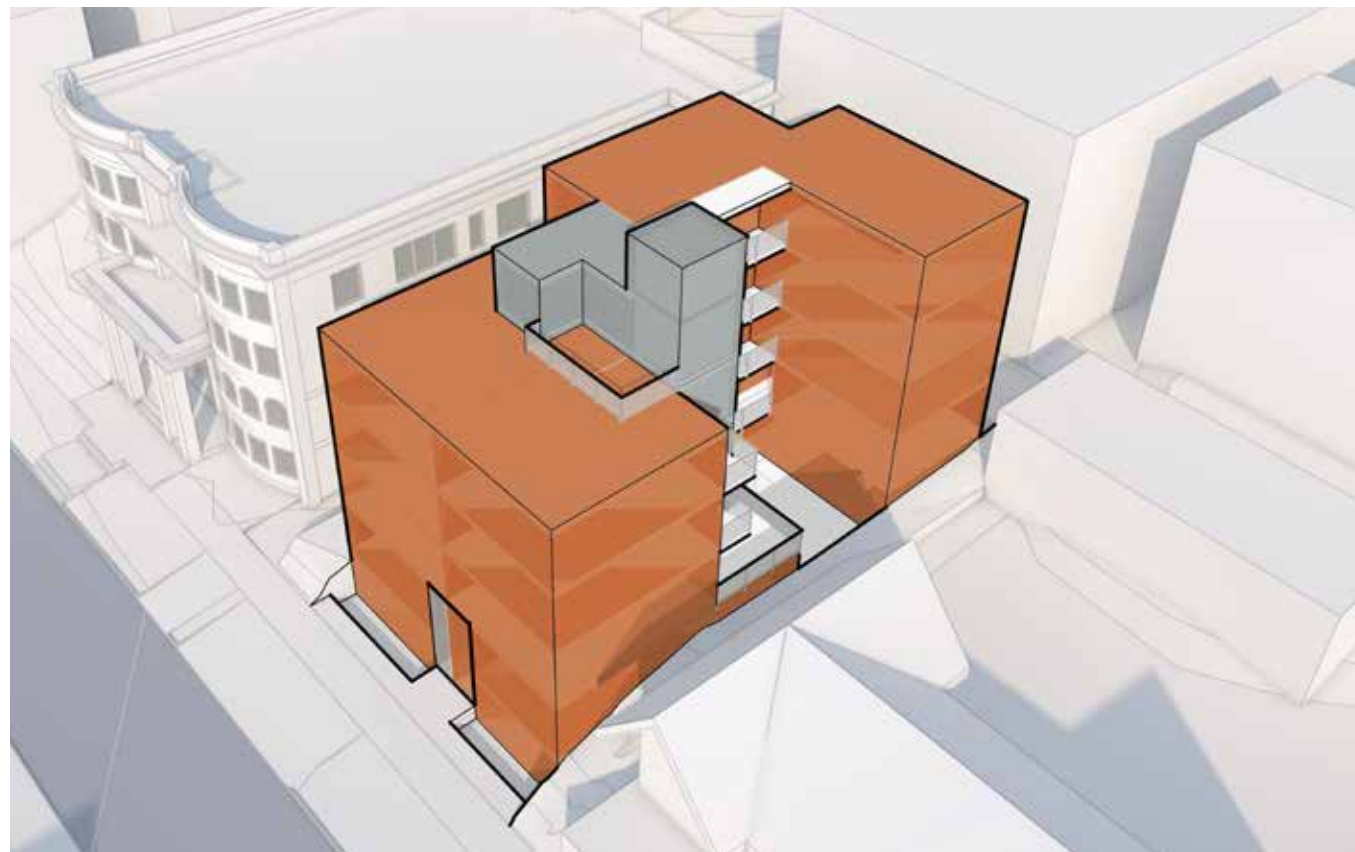
Alternative 2 modifies several components of Alternative 1, including rotating the southeast building volume and courtyard 90 degrees. These gestures increase the amount of building facade and units with visual access to the courtyard, light and air. Additionally, in breaking the east building volume into two parts, the building form becomes more modulated and architecturally varied. Building scale is also reduced from a single, large mass, into multiple smaller volumes. Contextually, this scheme provides an opportunity to, at the street, strike connections to vintage block buildings that define the neighborhood. However at the rear of the site, there is an opportunity to segue into more forward thinking architecture and in one building, both connect to and depart from the surrounding architectural context.

Advantages:

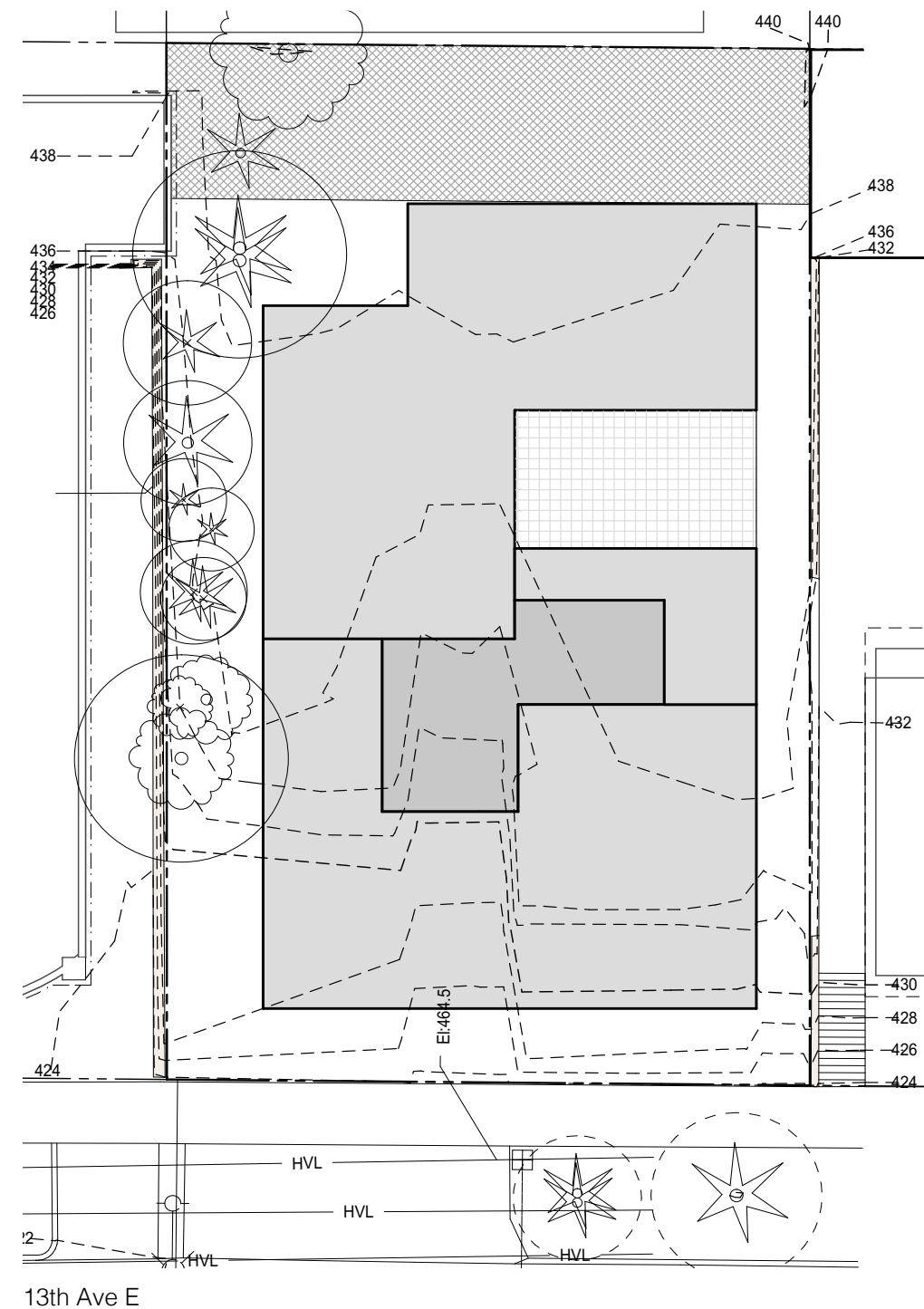
- Code compliant
- Common Amenity Area at rear of site
- Common Amenity Area at central courtyard with improved proportion
- Contextual building volume and central, clear entry
- Varied building form, resulting in architectural character and reduced overall scale
- Circulation core furthest from landmark building

Issues:

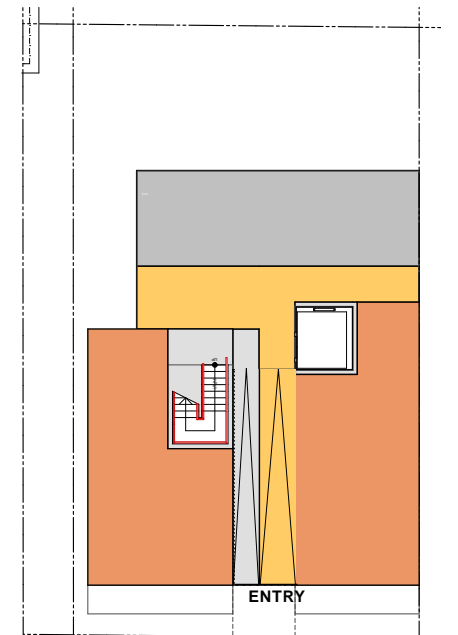
- Larger, uniform massing at street
- Adjacency of entry with egress stair outlet
- Less modulated north facade positioned closer to the historic building to the north



1 Aerial View from Southwest



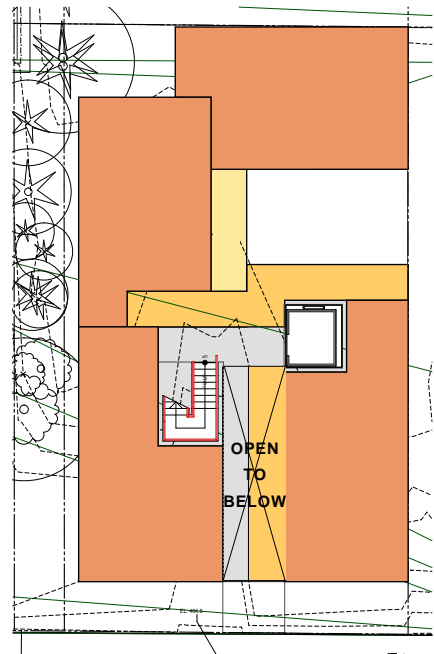
Roof Plan



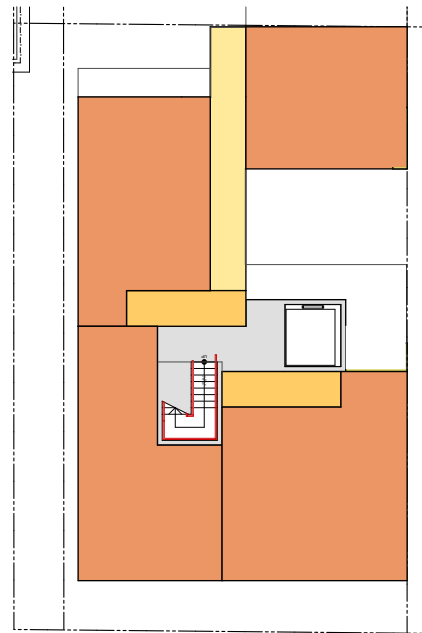
Basement

- Apartment
- Interior Circulation
- Exterior Circulation
- Stair/Storage

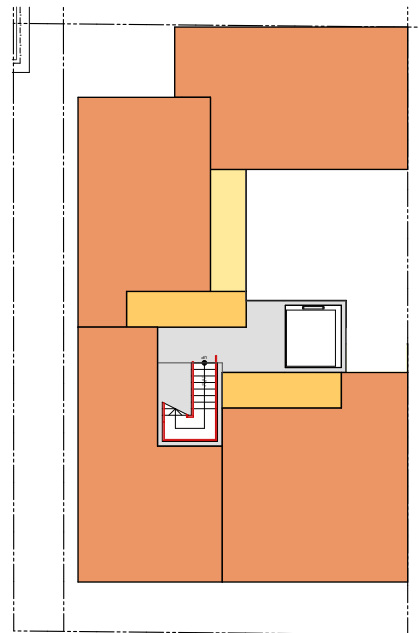
- NEW STRUCTURE FOOTPRINT AT GRADE
- EGRESS STAIR AND ELEVATOR
- COURTYARD AT LEVEL 1
- AMENITY AREA AT GRADE
-



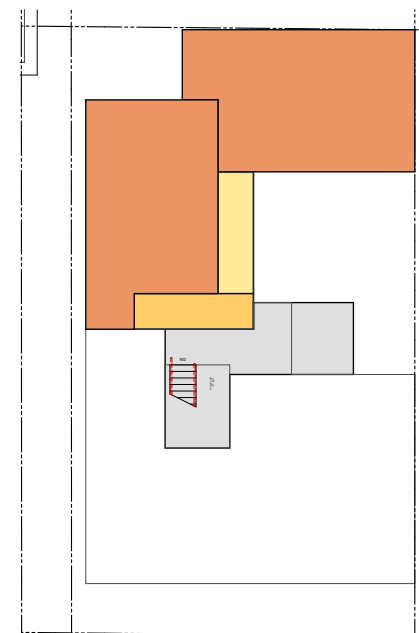
Basement 1



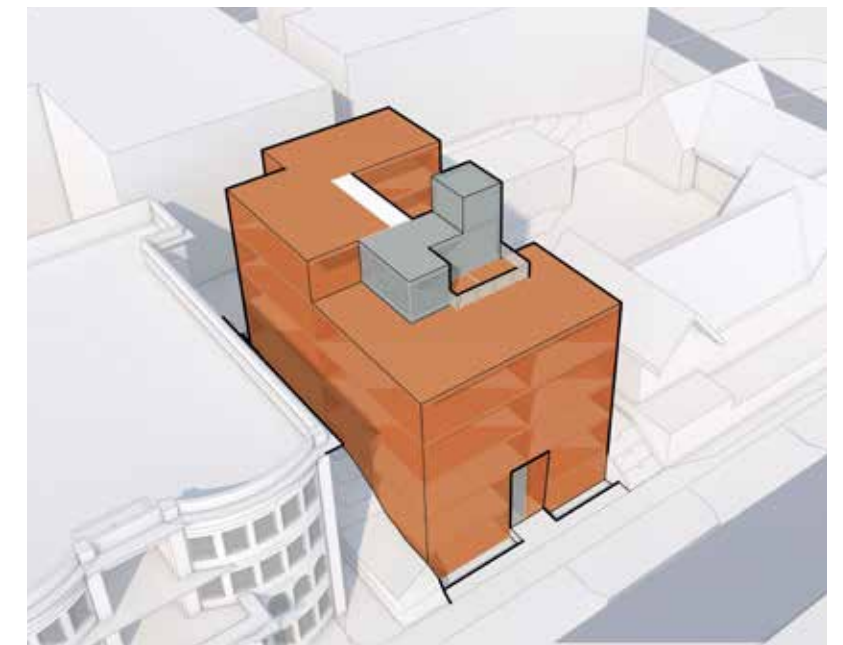
Second Floor



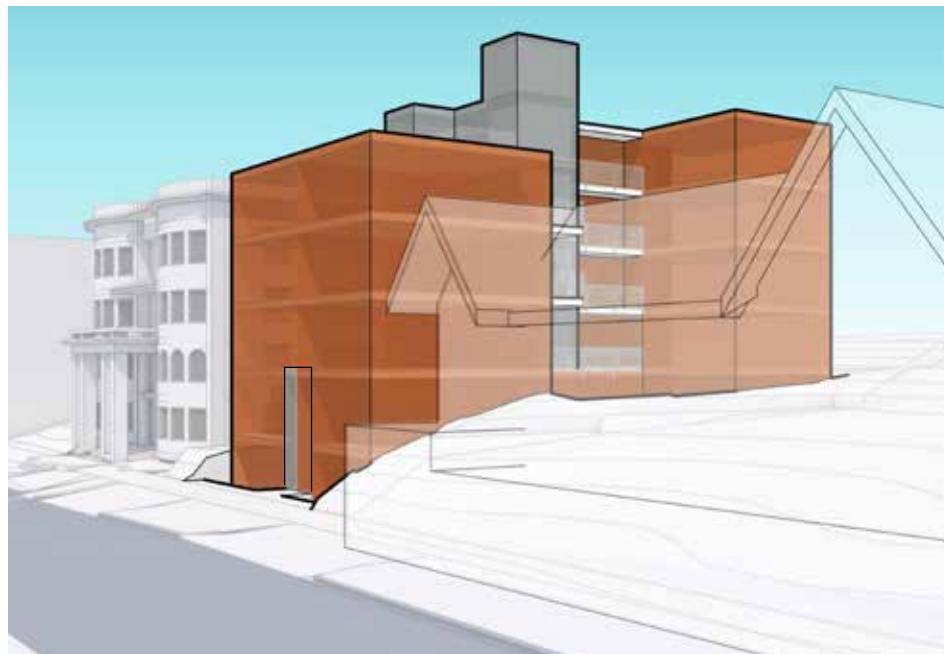
Third and Fourth Floor Plan



Fifth Floor Plan



② Aerial View from Northwest



③ View from Southwest



④ View from Northwest



⑤ View from Southeast

ALTERNATIVE 3

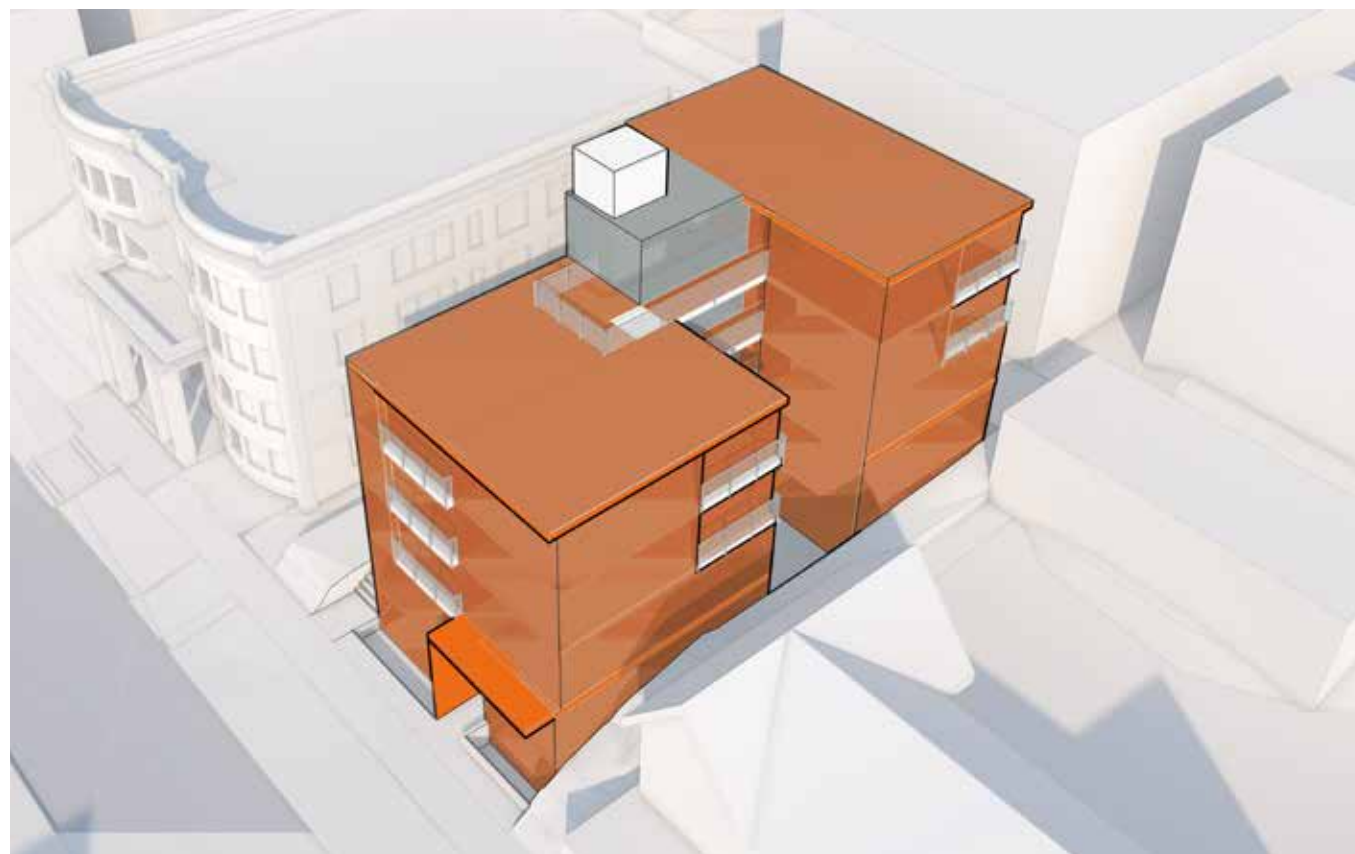
Alternative 3 focuses on deference to the landmark, Maryland Apartments building to the north while maintaining a courtyard that activates the center of the site. The proposal maximizes the separation between the two buildings (providing 24' for the majority of the structure from the north wall of the proposed building to the south wall of the landmark building). The generous space between buildings results in a narrower building volume at the street that is accentuated with a clear entry, referencing articulated entries in the neighborhood in a restrained, contemporary language. This entry will be visible from the sidewalk upon approaching the building (as seen in image 3), however doesn't compete with the landmark building's entry, which pushes further out to the street, continuing to be a visible and celebrated focal point.

Advantages:

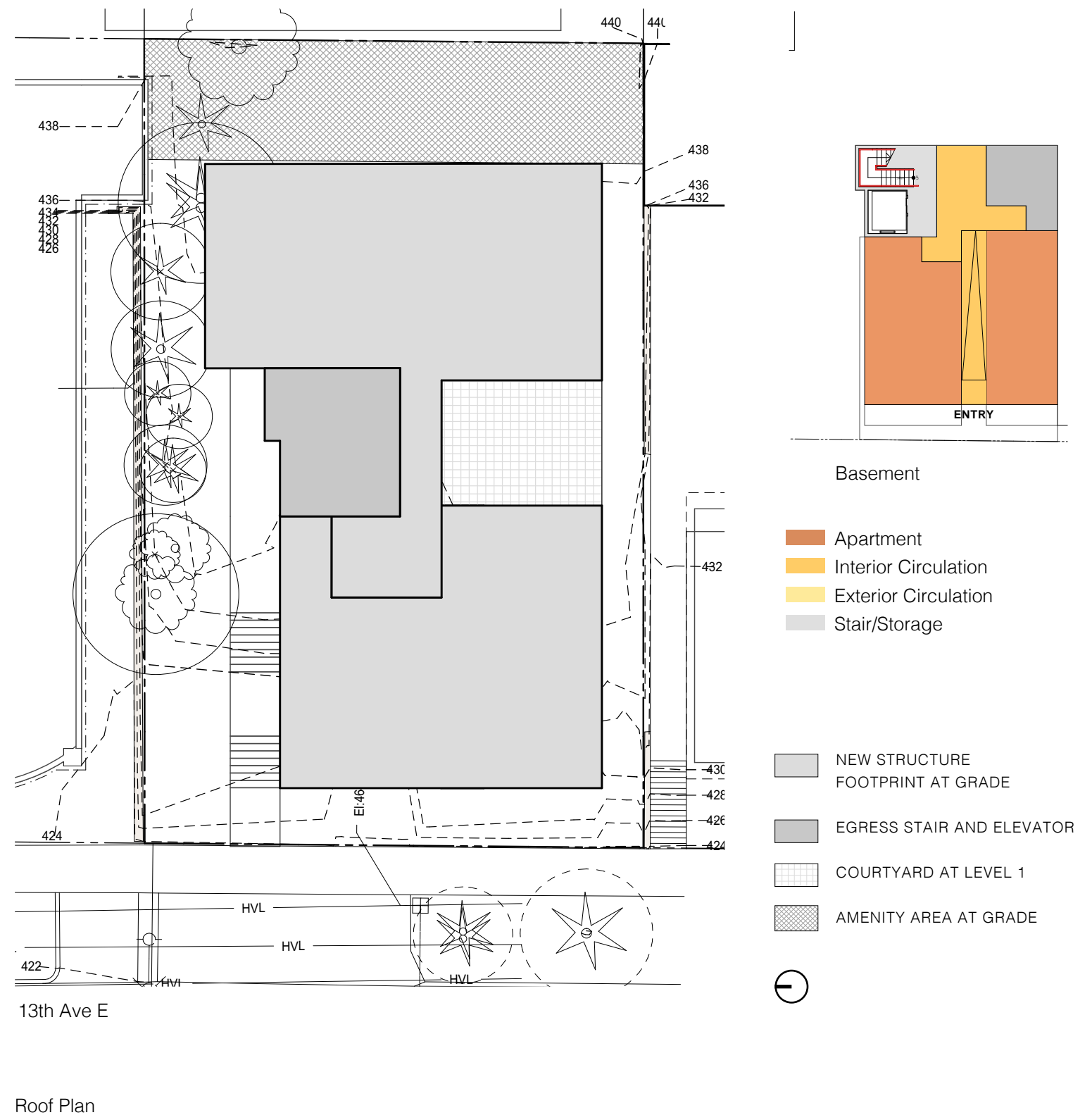
- Code compliant
- Common Amenity Area at rear of site
- Common Amenity Area at widened, central courtyard
- Maximized side setback at north facade
- Contextual building volume and central, clear, articulated entry
- Narrow building volume at the street
- Subtle building modulation throughout via pushing in of exterior walls and private decks
- Egress stair at north facade, separates from entry and increases setback

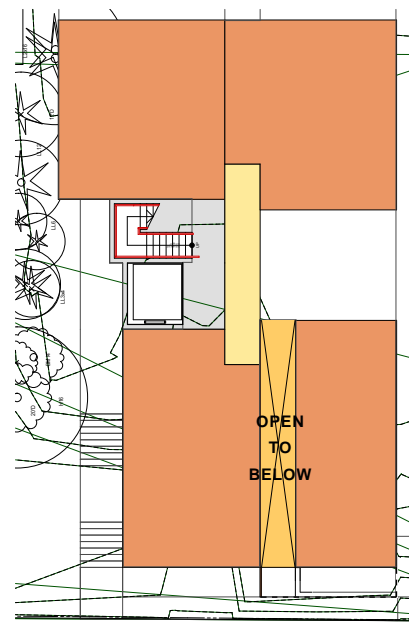
Issues:

- Potential for circulation core to cast shadows on landmark building to the north

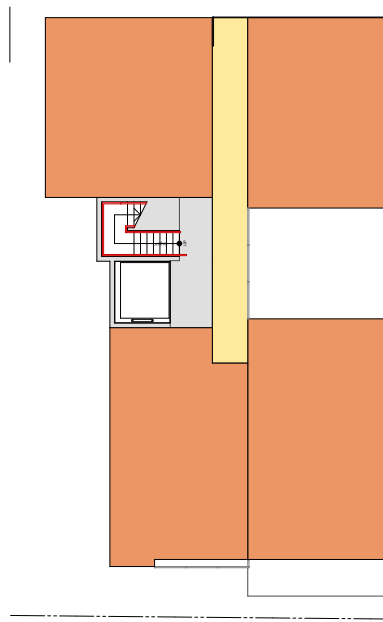


1 Aerial View from Southwest

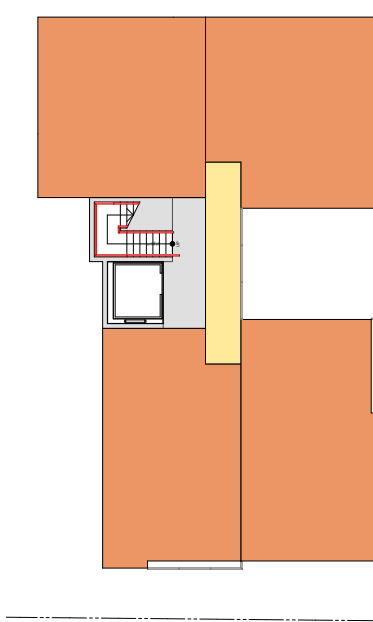




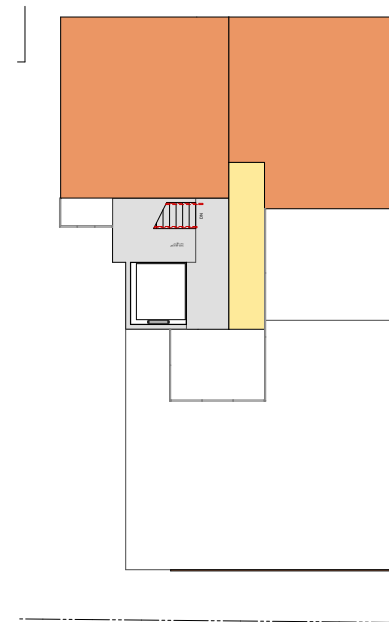
Basement 1



Second Floor



Third and Fourth Floor Plan



Fifth Floor Plan



② Aerial View from Northwest



③ View from Southwest



④ View from Northwest



⑤ View from Southeast

ALTERNATIVE 1

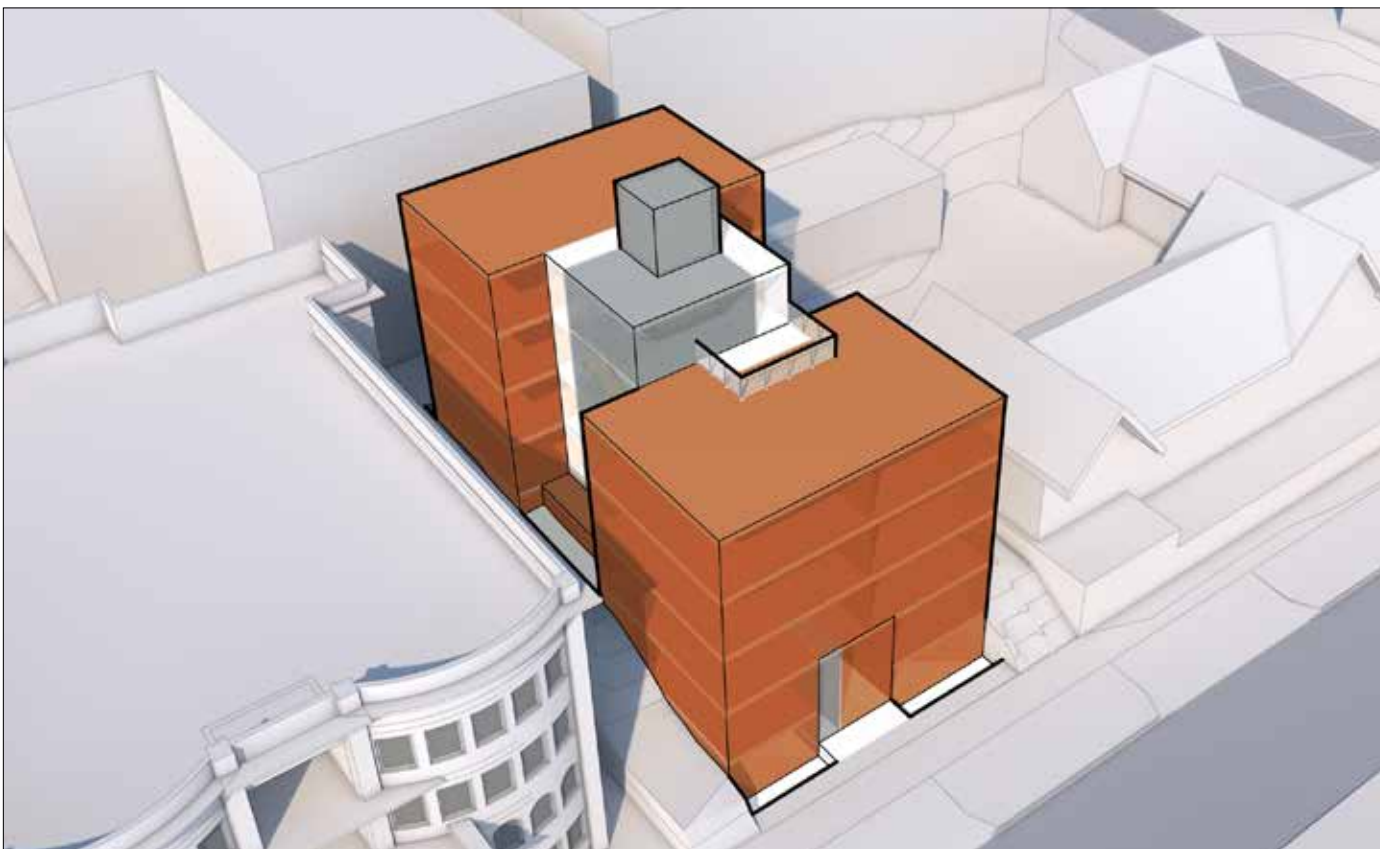
Alternative 1 is a code compliant scheme, responsive to the zoning envelope of the site. Portions of the north and south facades adjacent to the central circulation core are removed, providing open space at the center of the site and maximizing light and air to all units. The pulling in and carving of building volume provides generous setbacks from the landmark building to the north and apartment building and courtyard to the south, exceeding code requirements. The scheme has a central entry at the street, leading to a ramp down to the lobby, stair and elevator. The proportion of the building and location of entry reference the block shape apartment buildings prevalent in the neighborhood.

Advantages:

- Code compliant
- Common Amenity Area at rear of site
- Common Amenity Area at central courtyard
- Varied side setbacks
- Contextual building volume and central, clear entry

Issues:

- Larger, uniform massing
- Small courtyard space
- Potential for circulation core to cast shadows on landmark building to the north
- Adjacency of entry with egress stair outlet
- Minimal lobby space



Aerial View looking NW

ALTERNATIVE 2

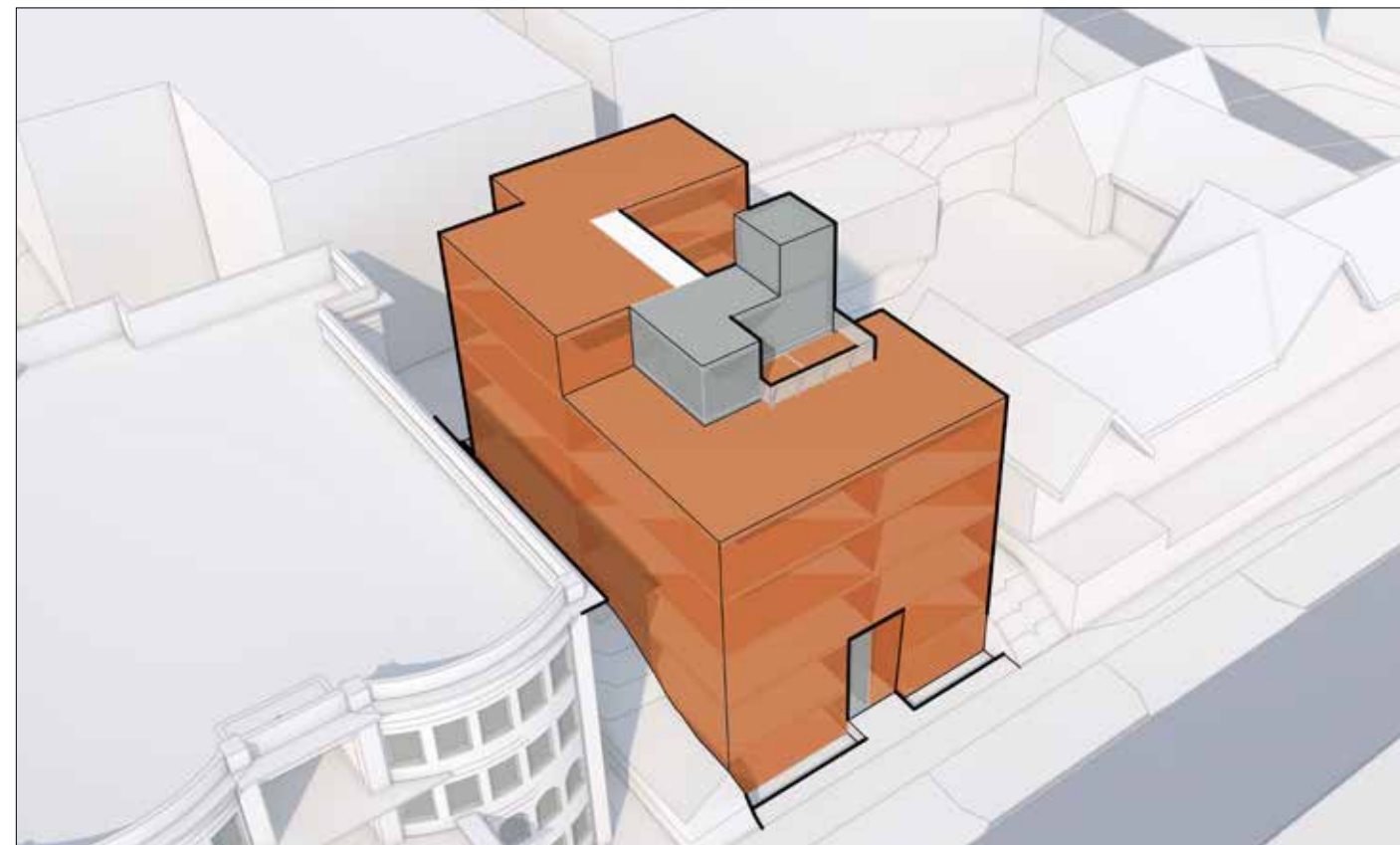
Alternative 2 modifies several components of Alternative 1, including rotating the southeast building volume and courtyard 90 degrees. These gestures increase the amount of building facade and units with visual access to the courtyard, light and air. Additionally, in breaking the east building volume into two parts, the building form becomes more modulated and architecturally varied. Building scale is also reduced from a single, large mass, into multiple smaller volumes. Contextually, this scheme provides an opportunity to, at the street, strike connections to vintage block buildings that define the neighborhood. However at the rear of the site, there is an opportunity to segue into more forward thinking architecture and in one building, both connect to and depart from the surrounding architectural context.

Advantages:

- Code compliant
- Common Amenity Area at rear of site
- Common Amenity Area at central courtyard with improved proportion
- Contextual building volume and central, clear entry
- Varied building form, resulting in architectural character and reduced overall scale
- Circulation core furthest from landmark building

Issues:

- Larger, uniform massing at street
- Adjacency of entry with egress stair outlet
- Less modulated north facade positioned closer to the historic building to the north



Aerial View looking NW

ALTERNATIVE 3

Alternative 3 focuses on deference to the landmark, Maryland Apartments building to the north while maintaining a courtyard that activates the center of the site. The proposal maximizes the separation between the two buildings (providing 24' for the majority of the structure from the north wall of the proposed building to the south wall of the landmark building). The generous space between buildings results in a narrower building volume at the street that is accentuated with a clear entry, referencing articulated entries in the neighborhood in a restrained, contemporary language. This entry will be visible from the sidewalk upon approaching the building (as seen in image 3), however doesn't compete with the landmark building's entry, which pushes further out to the street, continuing to be a visible and celebrated focal point.

Advantages:

- Code compliant
- Common Amenity Area at rear of site
- Common Amenity Area at widened, central courtyard
- Maximized side setback at north facade
- Contextual building volume and central, clear, articulated entry
- Narrow building volume at the street
- Subtle building modulation throughout via pushing in of exterior walls and private decks
- Egress stair at north facade, separates from entry and increases setback

Issues:

- Potential for circulation core to cast shadows on landmark building to the north

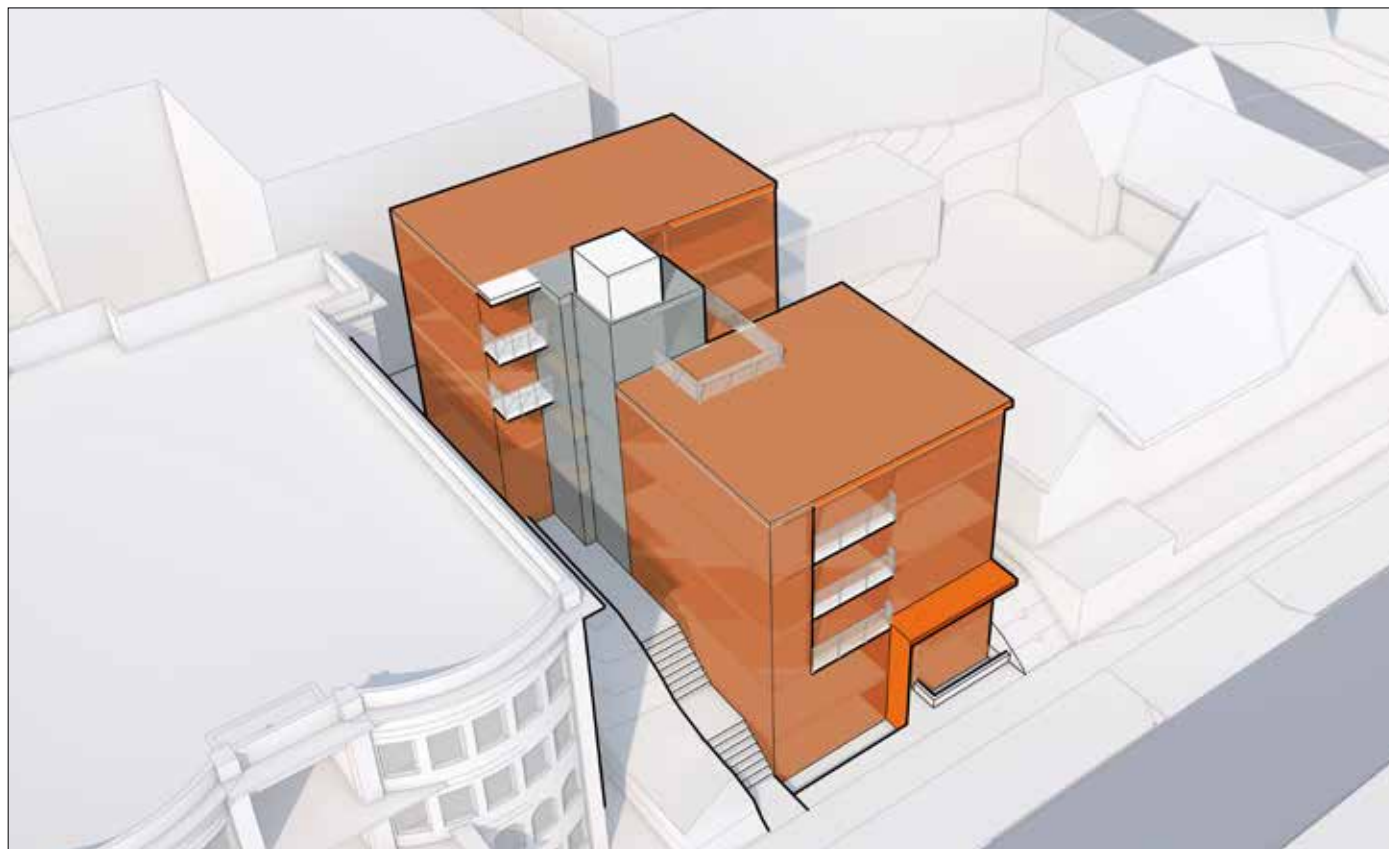
SUMMARY

Alternative 3 provides the most effective design solution to the site. It strikes a unique balance of referencing precedent and innovating upon the rich architectural context, creating a contemporary iteration of the vintage buildings that define the neighborhood.

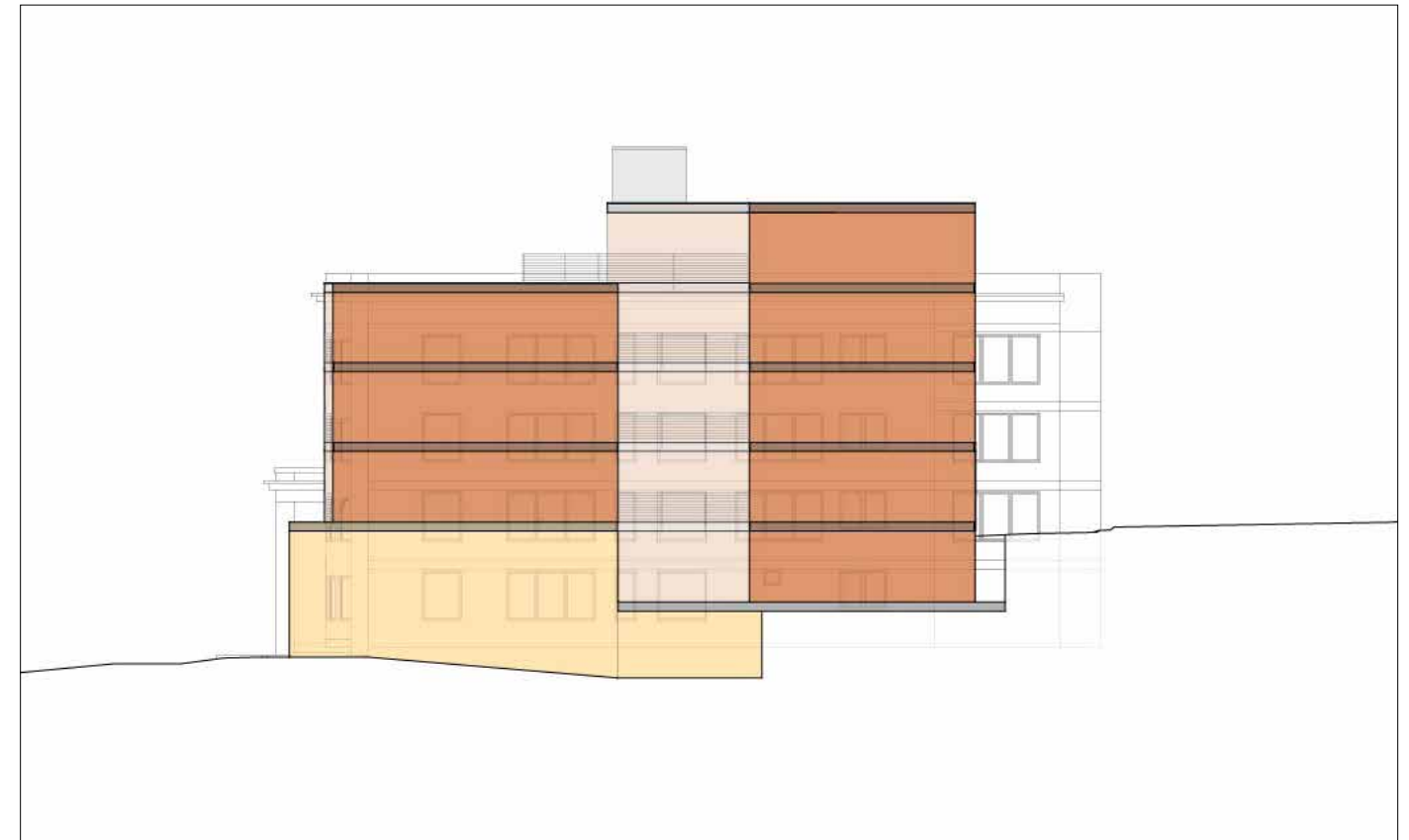
The scheme is also preferred for its reduced impact on the site. This is most evident in the narrower building volume at the street and the larger setback to the north, in deference and respect of the Maryland Apartments landmark.

Lastly, the design speaks to engagement and encourages community within the project and streetscape. An articulated entry establishes a strong relationship to the street. The shared courtyard is connected to the entry path, providing an opportunity for engagement and generation of community from within.

Each of the three proposed schemes speaks to goals of relating to context, design innovation, and enhancement of community -- Alternative 3 achieves them most successfully and with the least impact to the site and neighborhood.



Aerial View looking NW



Longitudinal section through Alternative 3 entry ramp looking North, view of Maryland Apartment building behind

DESIGN GUIDELINES

CONTEXT AND SITE

CS1 Natural Systems and Site Features
 B. Sunlight and Natural Ventilation
 C. Topography

CS2 Urban Pattern and Form
 A. Location in the City and Neighborhood
 B. Adjacent Sites, Streets, and Open Spaces
 C. Relationship to the Block
 D. Height, Bulk, and Scale

Capitol Hill CS2 Supplementary Guidelines:
 Streetscape Compatibility
 Height, Bulk and Scale

CS3 Neighborhood Character
 A. Emphasizing Positive Neighborhood Attributes
 B. Local History and Culture

Response to Design Guidelines

The three design alternatives draw from an analysis of the surrounding Capitol Hill, urban context. The neighborhood's patterns and forms were observed and cataloged in order to understand the neighborhood's unique character. These include: a building's identifiable face to the street; mediation of building and human scale via architectural form and detail; providing a clear, deliberate and experiential path of entry into the building; and curation of effective open space, between neighboring buildings and within individual buildings.

The preferred scheme incorporates these qualities and proposes a new interpretation and vision: a contemporary central entry at the street; a unique architectural experience at entry ramp; exterior character achieved through modulation, decks and varied siding materials; generous distance between neighboring buildings; and integration of a central courtyard that is also experienced, in part, at entry. Additionally, the alternatives maintain height, bulk and scale that is cohesive and complementary to the existing, surrounding buildings while responding to the existing topography.

Via all these elements, the proposed design intends to root itself in the surrounding context and re-envision its defining elements in contemporary and innovative ways.

PUBLIC LIFE

PL1. Connectivity
 A. Network of Open Spaces
 B. Walkways and Connections

PL2. Walkability
 A. Accessibility
 B. Safety and Security
 C. Weather Protection
 D. Wayfinding

Capitol Hill PL2 Supplementary Guidelines:
 Human Scale
 Pedestrian Open Spaces and Entrances
 Personal Safety and Security

PL3. Street-Level Interaction
 A. Entries
 C. Residential Edges

Capitol Hill PL3 Supplementary Guidelines:
 Human Activity

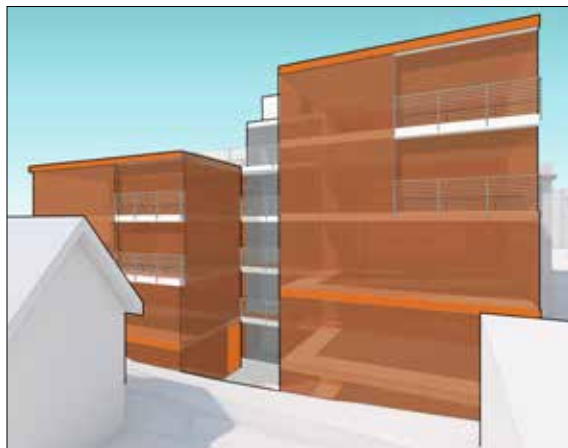
PL4. Active Transportation
 A. Entry Locations and Relationships

Response to Design Guidelines

Open space throughout the project contributes to how the building engages with neighboring buildings and provides opportunities for inhabitants to engage with each other. The preferred design provides the largest setback to the adjacent landmark Maryland Apartments, maintaining ample light and air into the building as well as visual access to the landmark's south facade. In relation to the apartment building to the south, the proposed design capitalizes on its existing courtyard by extending it and providing shared open space at the south face of the building. This courtyard provides light and air into the building and potential for connection among inhabitants. Lastly, the visual connection from entry ramp to courtyard creates a link between open space at the street to that at the courtyard. This provides a relationship between building and street that is not limited to the facade but extends into the building.

The proposed building's connection and engagement with the street was a significant component of design generation and development. The preferred alternative locates and frames the entry at the center of the street facade, clearly identifying a distinct face to the neighborhood and relating to the decorated central entry of the Maryland Apartments to the north (and numerous like buildings in the area). The entry incorporates an extension of an interior wall to the exterior which folds over into a horizontal overhang. This is an architectural detail that will highlight entry, connect and enhance the street, provide scale, and establish building character in the neighborhood in both a historical and contemporary way.





DESIGN CONCEPT

DC1. Project Uses and Activities

A. Arrangement of Interior Uses

DC2. Architectural Concept

A. Massing

B. Architectural and Façade Composition

C. Secondary Architectural Features

D. Scale and Texture

E. Form and Function

DC3. Open Space Concept

A. Building-Open Space Relationship

B. Open Spaces Uses and Activities

C. Design

Capitol Hill DC3 Supplementary Guidelines:

Residential Open Space

Landscape Design to Address Special Site Conditions

DC4. Materials

A. Exterior Elements and Finishes

Capitol Hill DC4 Supplementary Guidelines:

Exterior Finish Materials

Response to Design Guidelines

The proposed project creates a dialogue between the new building and the existing neighborhood context and encourages community through spaces that provide opportunity for connection.

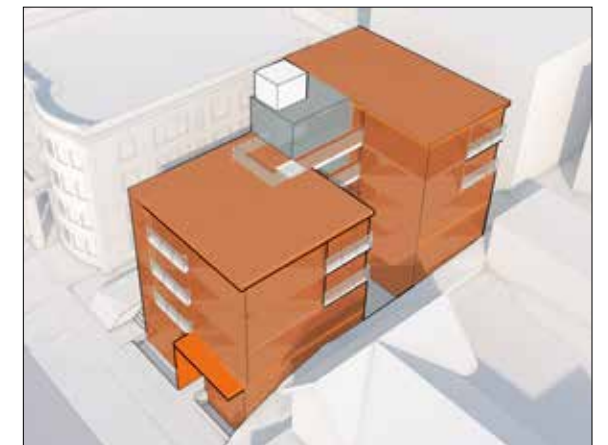
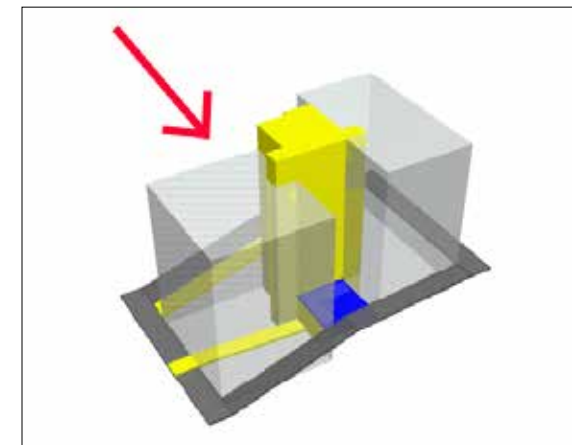
The design brings together components of building types in the neighborhood that contribute to neighborhood character, and reiterate them in a cohesive and contemporary architectural language. Achieved through the composition of volumes, materials and details and a compelling facade and entry, the design is both new and forward thinking and informed by precedent and context.

The design prioritizes shared spaces including the entry path, lobby and the exterior courtyard, as well as connections between these spaces. These connections range from literal pathways (from street, to entry ramp, to lobby) to visual connections where light from one open space is visible from afar (as in the courtyard illuminating the termination of entry path at the lobby).

The building's massing is organized with a strong presence at the street, consistent with adjacent structures. There are three opportunities for shared open space, a central south-facing courtyard, a shared more private area at the rear of the site and a small roof terrace setback from the building's edges. The existing topography is expressed in the design solution,

with the building's mass stepping down at the street. The front setback is consistent with adjacent structures and creates a continuous experience at the sidewalk from E Mercer Street to the north.

At both building and human scales, the design of open space intends to promote connection, from the relationships between neighboring buildings to the interaction between inhabitants of the building itself and the community. All design alternatives are code compliant while achieving the goals of the project described above.



COMPLETED WORK



3515 Wallingford Ave N



1818 E Yesler Way



1818 E Yesler Way



208 18th Avenue E



1504 19th Avenue



90 E Newton Street



1411 E Fir Street