



614 13th Avenue East

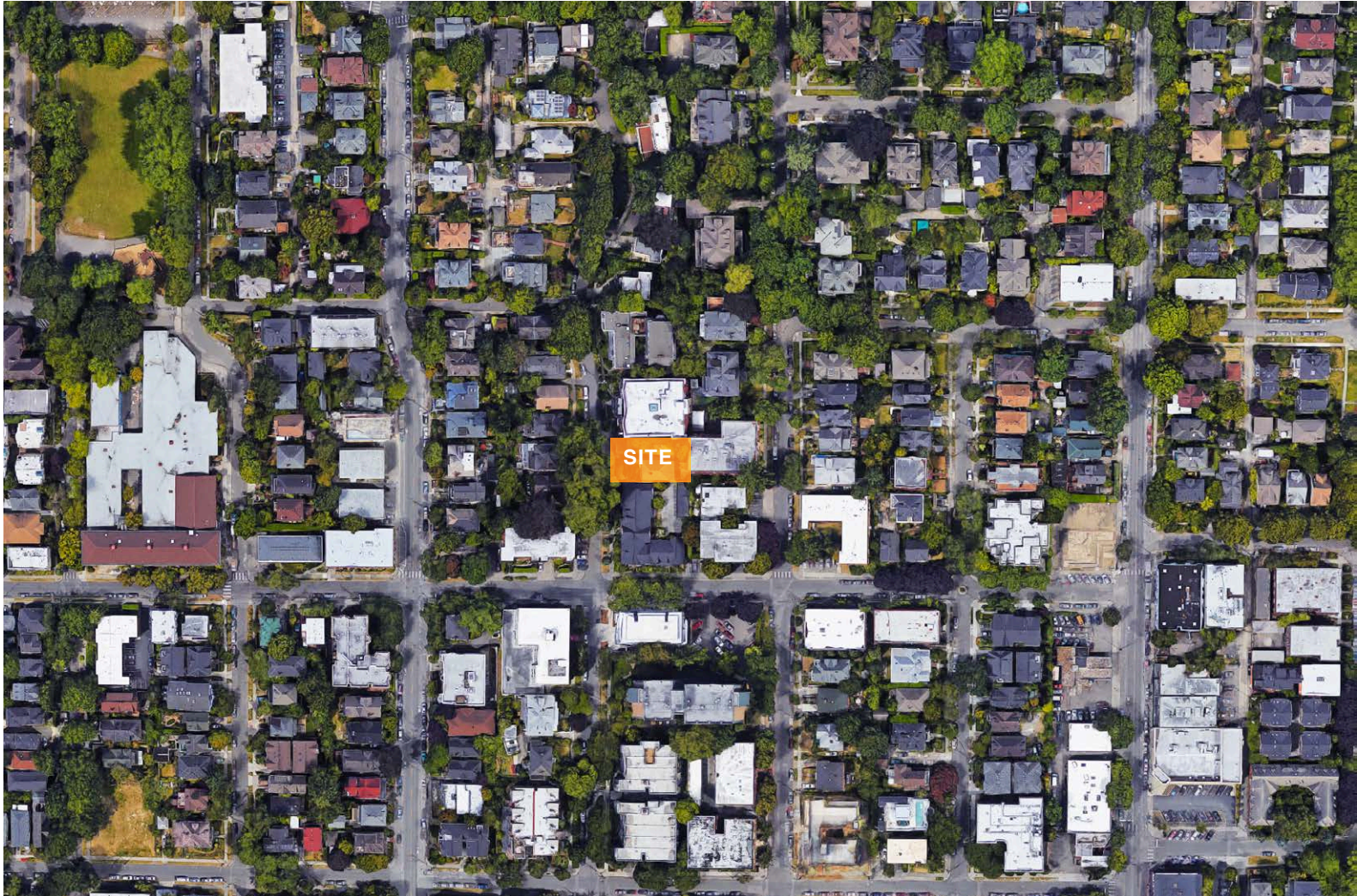
Recommendation Packet | SDCI Project #3021532
February 15, 2017



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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

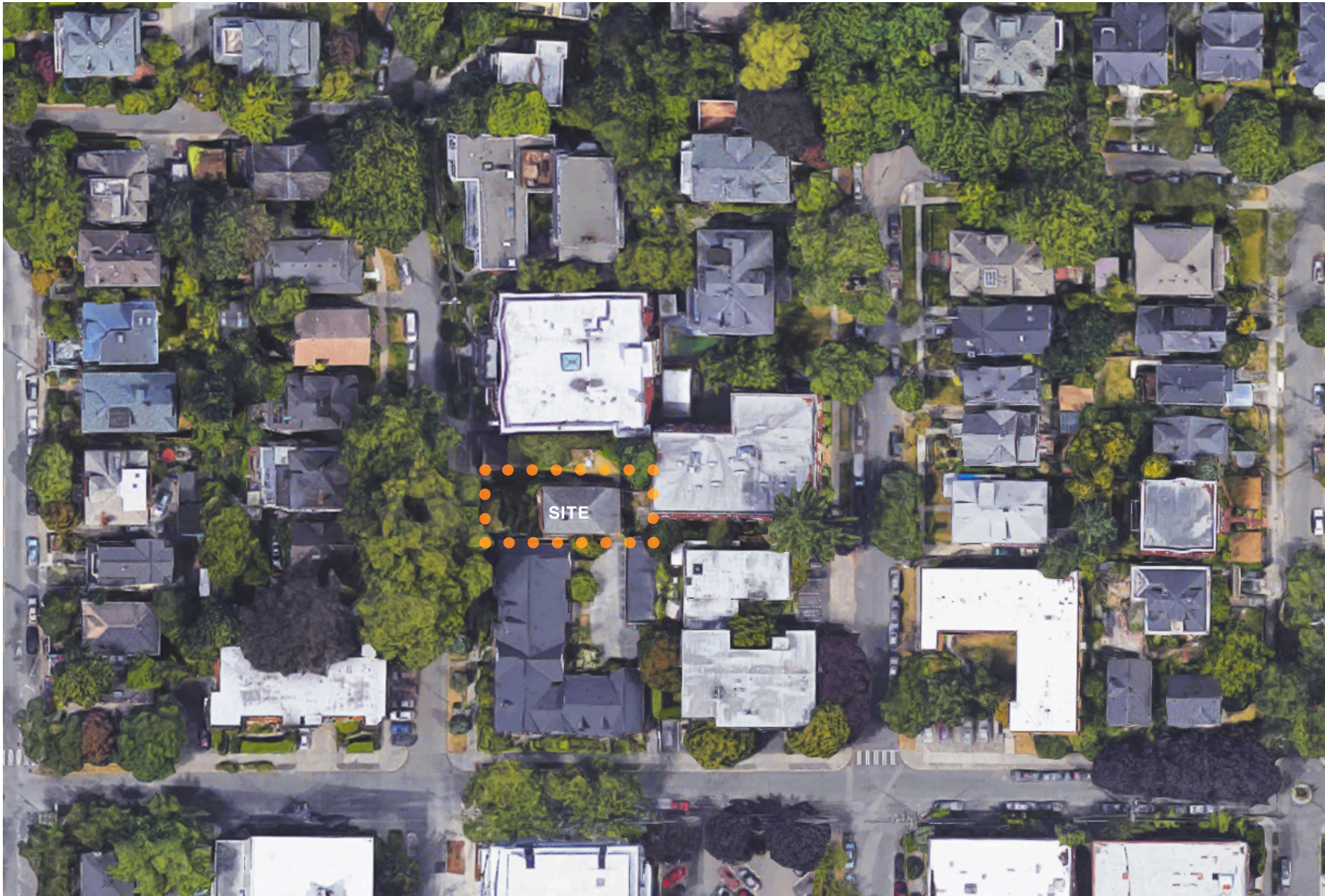
E Valley St

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 three studios, ten one-bedrooms, and three two-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	614 13th Ave E LLC
STRUCTURAL	Malsam Tsang
GEOTECHNICAL	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	614 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
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.

CITY OF SEATTLE

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 11 one-bedroom units, 5 studio units and 3 two-bedroom units. No parking is provided and the approximate structure height is 44', per SMC 23.45.514A and F.

The design proposed is the evolution of the preferred Alternative 3 from Early Design Guidance. It is contextual in its volume and street engagement; deferential in relation to neighboring buildings; and innovative in its entry experience, courtyard space, building modulation, materiality, and negotiation of old and new within a rich architectural landscape.

No departures are requested.

SUMMARY OF GUIDANCE

BUILDING MASSING:

Board Recommendation
Height, Bulk, Scale and Massing Options: The Board acknowledged the public's concern with the height bulk and scale of the proposal, however they concluded the applicant has done a judicious job of studying and deferring to the adjacent context. While there are quite a few existing single family houses, the Board recognized that the site and adjacent properties are zoned for multifamily structures and that the design massing proposal is an appropriate response.

b. The Board discussed the overlap of the northeast corner and the Maryland Apartment projection. Recognizing that an additional setback in this area would likely shift the massing toward the rear and encroach upon the rear setback, the Board supported the proposed massing as shown. (Guidelines CS1.B, CS2.D.5)

Summary Response
The massing strategy has been maintained with one minor change. The elevator and stair have switched places in plan, shifting the taller elevator volume further east to reduce solar impacts on the Maryland apartment to the north. (Guideline CS1.B, CS2.D.5)

In addition the circulation element material cladding has been adjusted to be more differentiated from the rest of the massing. In the rendered elevations, the circulation element now reads as distinct in both panel color and material detailing. It is now shown as white 2x8 panels, distinct from the adjacent gray 4x8 panel cladding to the east and the brick cladding to the west.

c. The Board strongly supported the proposed voluntary setbacks and clarified for the public that setbacks are measured from the property line. Echoing similar public comments, the Board recognized that the Maryland Apartments has a front porch historic prominence and directed that the applicant provide more developed, realistic street renderings as viewed from the south and the north to demonstrate the project does not obscure the Maryland Apartments. (Guidelines CS2.A, CS2.C.2, CS2.D.5)

Summary Response
The applicant has provided many more fully developed realistic renderings from the street, viewed from the south and north. These views demonstrate that the project has provided a front porch with landscaping that is complementary to the Maryland Apartments. In addition the views show that the proposed structure does not obscure views to the Maryland Apartments. (Guideline CS2A, CS2.C.2, CS2.D.5)

d. Similar to the public's concerns regarding privacy, the Board directed the applicant to provide window mapping studies for all adjacent facades to protect the privacy of neighboring properties. (Guideline CS2-D-5)

Summary Response
Window mapping studies (privacy elevations) have been provided for all adjacent facades. There are no overlaps that impact privacy for any of the neighboring properties. (Guideline CS2-D-5)



COURTYARD:

Board Recommendation
The Board unanimously preferred massing Alternate 3 as the south courtyard location breaks up the massing, respects the solar access of the northern neighbor, and the stepped down "slinky" massing relates to surrounding development. The Board directed the applicant to proceed with the preferred option.

Summary Response
The applicant has developed the massing Alternate 3 from EDG per the Board's guidance.

a. The courtyard amenity space location is desirable, as it breaks up the massing along the south frontage and appears to align with the drive for the adjacent development to the south. (Guidelines CS1.B, CS2.D.5)

Summary Response
The courtyard is used to separate the proposed massing into two distinct volumes, knitted together by the courtyard and the adjacent vertical circulation mass in between. The courtyard is aligned with the adjacent drive for the development to the south in order to receive the maximum amount of natural daylight from the south. (Guideline CS1.B, CS2.D.5)



SUMMARY OF GUIDANCE

ENTRY / FRONT PORCH CONDITION:

Board Recommendation
The Board discussed the pedestrian character of the front porch and recommended further strengthening the design to announce the main entry.

a. The Board appreciated the study of entries and agreed the offset entry fit in with the existing context. (Guidelines CS2, PL3.A.1)

Summary Response
The entry is consistent with the EDG proposal. The entry is distinguished from the larger façade with a contrasting material and overhang for weather protection, adding scale to the overall façade. (Guideline CS2, PL3.A.1)

b. Recognizing the front porch is critical, as reiterated by the public comment, the Board recommended further developing the front entry and landscaping to provide useable space and suggested incorporating benches, a varied and layered planting palette, and elevated planters to demarcate the entry. (Guidelines CS2.B.2, PL3.A, PL3.B.4, DC3.C.1)

Summary Response
The front entry and landscape are designed to complement the immediate context and engage the sidewalk and highlight the entry. Low planters with benches ground the structure on either side of the proposed building entry. Landscaping provides a continuous planted edge along the sidewalk and street edge, similar to the Maryland Apartment to the north. (Guideline CS2.B.2, PL3.A, PL3.B.4)

c. In order to clarify wayfinding, the Board recommended replacing the secondary hardscape in the right of way with landscaping. (Guidelines PL2.D, PL3.A)

Summary Response
The applicant has replaced the secondary hardscape in the right of way with landscaping to maintain a continuous landscape buffer to the street. (Guideline PL2.D, PL3.A)

d. The Board supported public comments regarding the proposed retention of the mature vegetation as it provides visual interest and buffering. (Guidelines CS1.D.1, CS2.D.2)

Summary Response
Through outreach with the adjacent residents, the applicant has redesigned the area between the proposed structure and the Maryland Apartment, removing the mature vegetation. This results in a more open and secure area between the structures and provides greater access to light and air for the current and future residents of the Maryland Apartment. New landscaping is proposed. (Guideline CS1.D.1, CS2.D.2)

e. The Board agreed with the public comments regarding the location and treatment of the trash area and directed the applicant to resolve the proposed location of trash and recommended screening trash areas from the street to provide a pleasant pedestrian experience. (Guideline DC1.II)

Summary Response
Through outreach with the adjacent Maryland Apartment, the applicant has redesigned the trash area, now located between the proposed structure and the Maryland Apartment. It is proposed to be screened and covered and is lined with a planters, benches and landscaping to create a pleasant pedestrian experience. (Guideline DC1.II)



MATERIALS:

Board Recommendation
Materials: The Board strongly supported the quality of materials proposed, especially the brick as reflective of the neighborhood character and context and urged the applicant to consider durability, detailing and color of the materials. In order to bounce light, the Board agreed with the related public comments and directed the applicant to explore light colored materials for the facades facing existing structures, including potentially a light brick. (Guidelines DC4.A, DC4.I.I, DC4.II)

Summary Response
The proposed materials include red brick and dark gray brick at the volume closest to street with matte black painted steel railings and canopy. Dark window frames are proposed in the brick volumes. These materials are reflective of the neighborhood character and context and are durable in nature. The other materials are painted white and light gray cement board panels, with the panel size changing between the different paint colors. The elevator/stair element is painted white with narrow vertical panels. The east volume is proposed to be light gray, so that all materials facing the adjacent structures are light in color and tone east of the brick adjacent the street. (Guideline DC.4.A, DC.4.1.1, DC4.II)

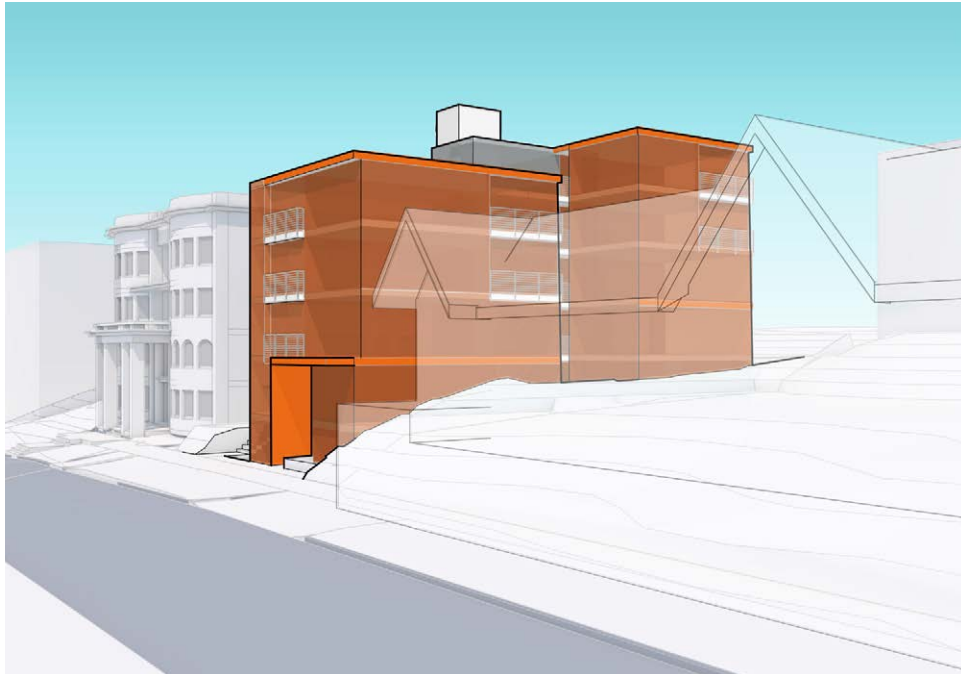




Street View from SW

BUILDING MASSING

The proposed building engages the existing context, proposing a design that is current and relevant while carefully knitting old with new. The structure is sited to provide a large setback to the adjacent Maryland Apartment to the north, minimizing the shadow impacts and preserve the views to the historic Maryland front facade from the south. (Guidelines CS.3.A.1, CS3.A.2)

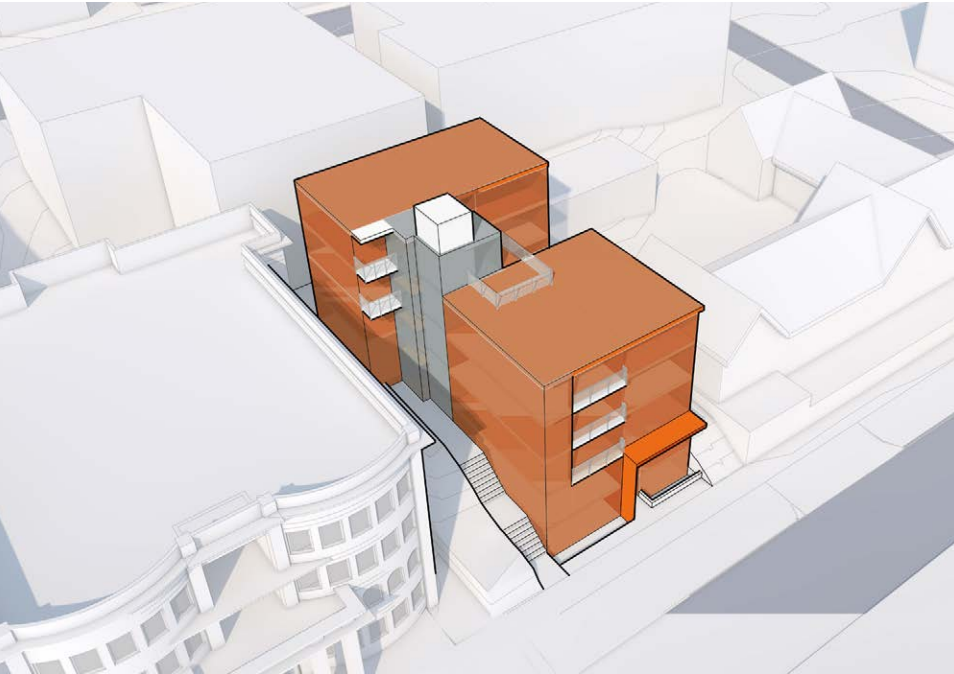


Street View from SW at EDG



Aerial View from NW

The circulation element material cladding has been adjusted to be more differentiated from the rest of the massing. In the rendered elevations, the circulation element now reads as distinct in both panel color and material detailing. It is now shown as white 2x8 panels, distinct from the adjacent gray 4x8 panel cladding to the east and the brick cladding to the west.



Aerial View from NW at EDG

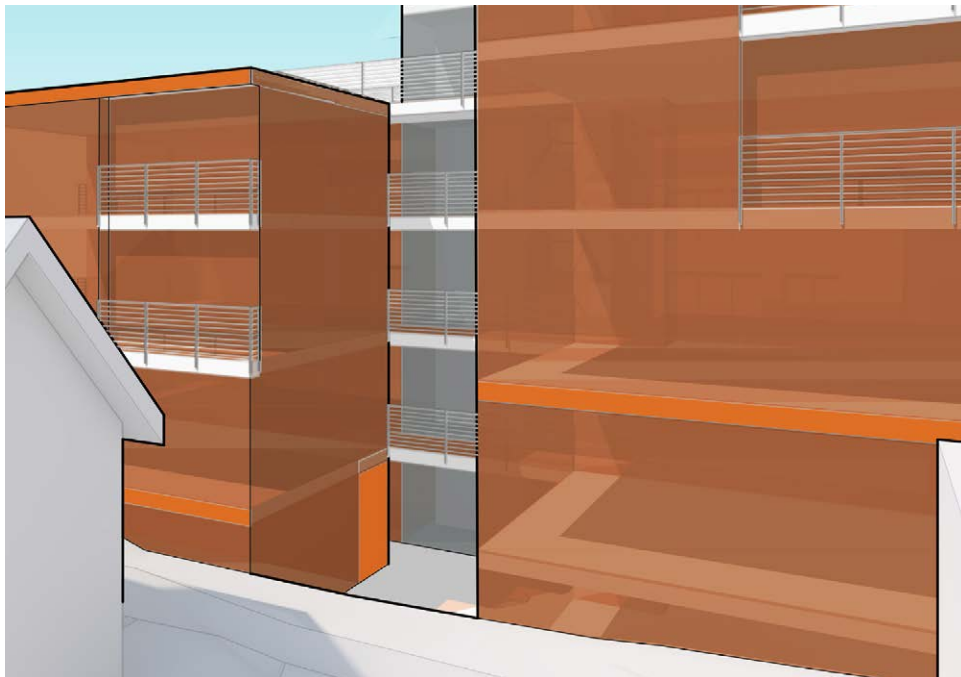


Courtyard View

COURTYARD

The courtyard is used to separate the proposed massing into two distinct volumes, knitted together by the courtyard and the adjacent vertical circulation mass in between. The courtyard is aligned with the adjacent drive for the development to the south in order to receive the maximum amount of natural daylight from the south. (Guideline CS1.B, CS2.D.5)

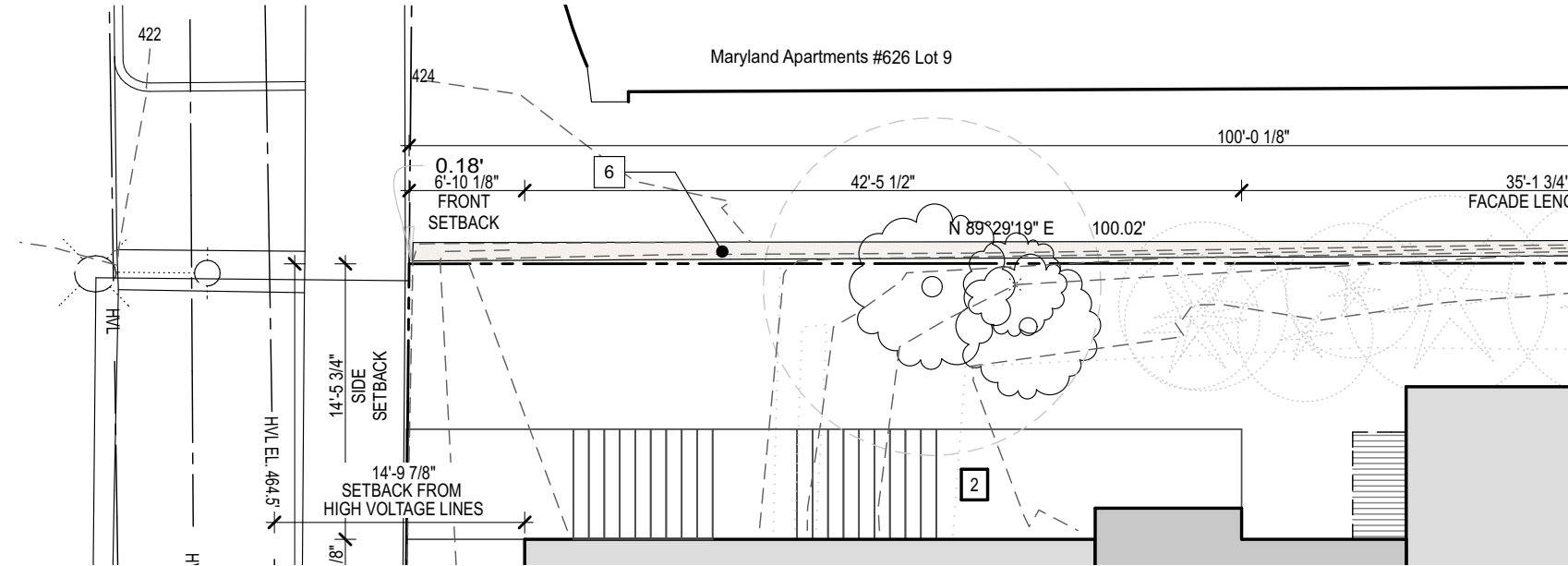
The courtyard provides an amenity that is centrally, activating the center of the site. It is located adjacent to the access to all units and brings natural light deep into the site. The courtyard is one of three amenity spaces for the residents and is complemented by the rear yard space as well as the roof deck. (Guidelines PL1.C.1, PL1.C.2)



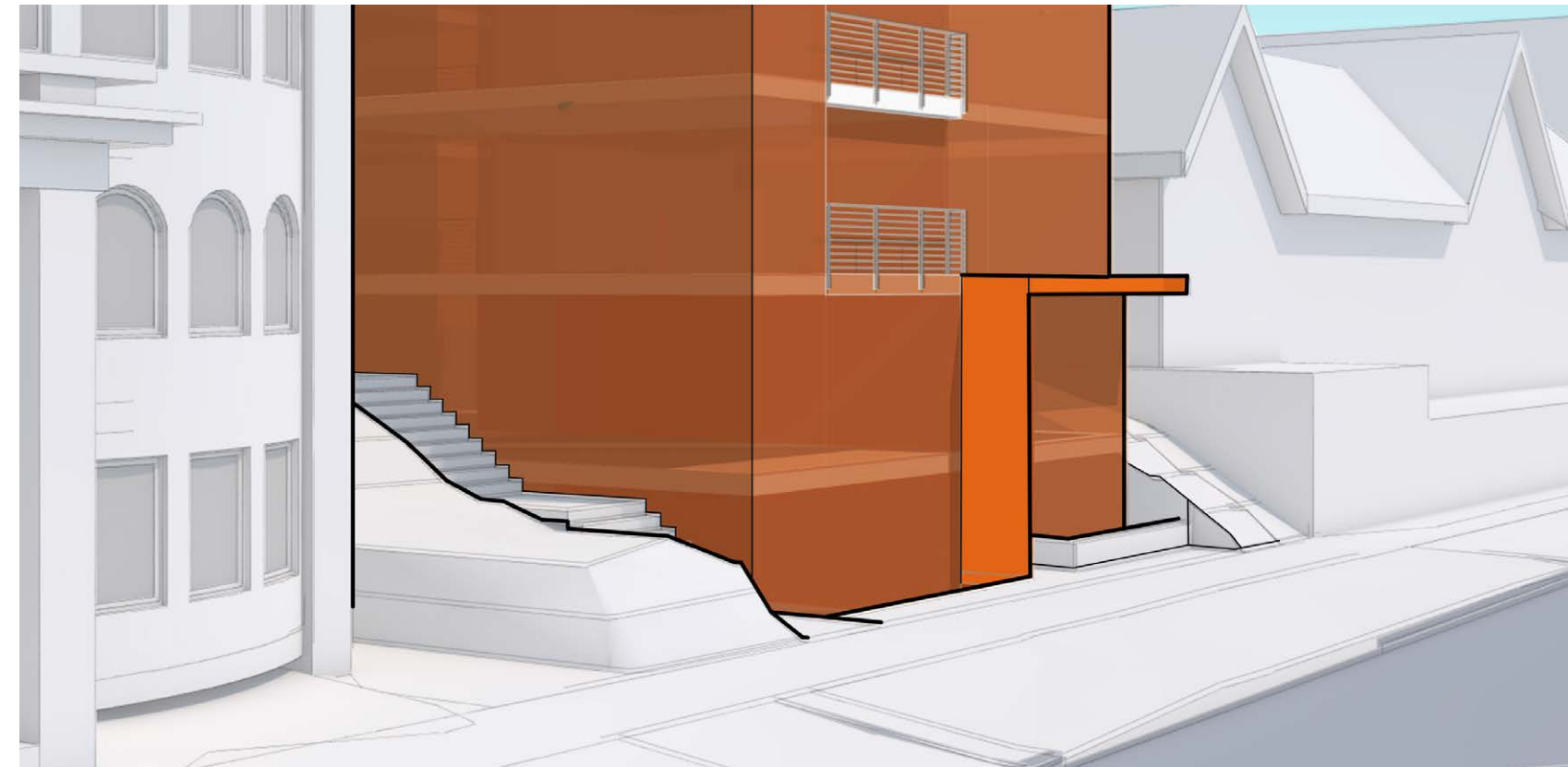
Courtyard View at EDG



Courtyard Perspective



North setback at EDG



North setback at EDG

ENTRY / FRONT PORCH

b9 Architects met with residents of the Maryland Apartments on multiple occasions to discuss the space between the proposed building at 614 13th Ave E and the Maryland Apartment building. Several options were investigated by b9 in an effort to improve this space for both properties and these options were presented to the Maryland resident's at a meeting in June of 2016. The final option, which has been incorporated into this proposal, eliminates the large retaining wall and earth mound between these two buildings and replaces it with a street-level egress path, planters, and a covered trash area. This option eliminates an unnecessary remnant from the previous use and improves access and street presence for the proposed building while increasing light and airflow to the south side of the Maryland building. To the right are images documenting the progression of this idea.

Below is a summary of the meetings held between b9 architects and members of the Maryland Apartments.

May 6th 2016
Meeting at b9 Architects

June 7th 2016
Meeting at Maryland Apartments

July 8th 2016
Updated Documents

September 23rd 2016
Meeting at b9 Architects



Trash Area Opt 1



Trash Area Opt 2



Trash Area Opt 3



Trash Area Opt 1 at Street



Trash Area Opt 2 at Street

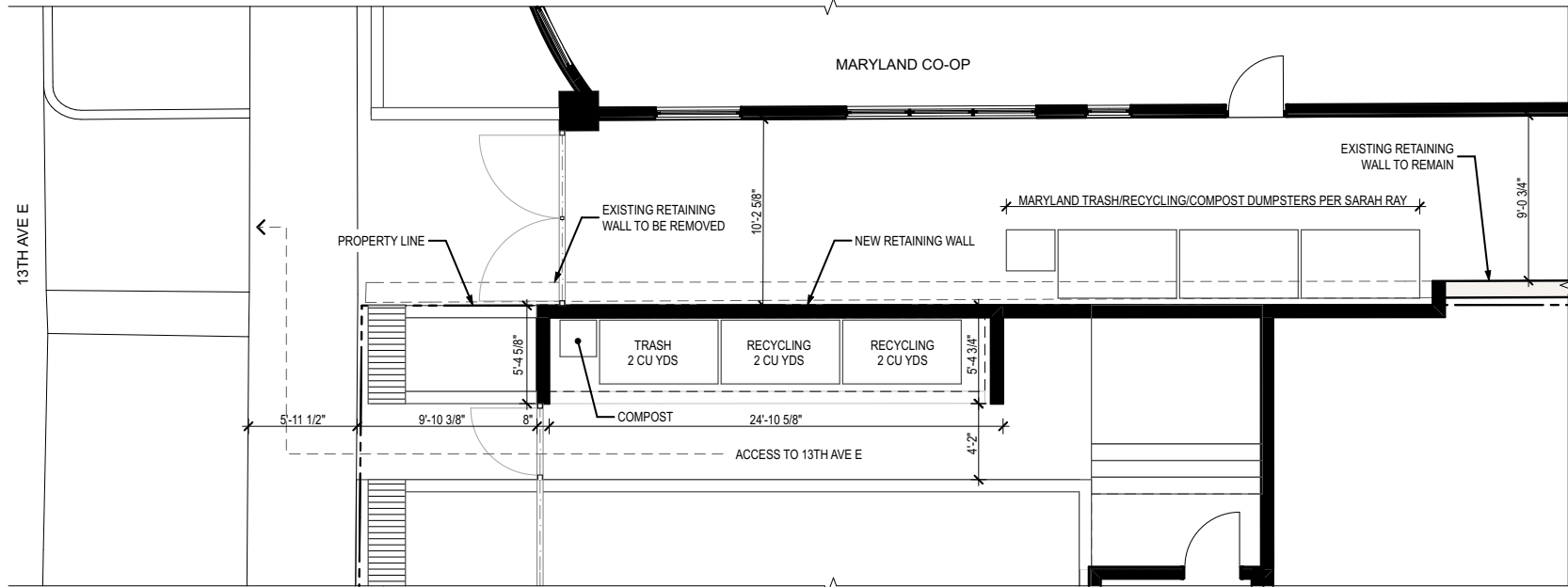


Trash Area Opt 3 at Street

ENTRY / FRONT PORCH

In response to the Board's guidance the "front porch" is extended across the full frontage of the parcel, creating a continuous frontage in deference to the Maryland structure. Planters and bench seating engage the sidewalk and adjacent structure, contributing to the visual connection to the Maryland when viewed from the south. Landscape continues across the planting strip in response to the Board's guidance.

The proposed egress and trash storage area shown here was an iterative process that results in an improved street presence and increases light and airflow to the neighboring Maryland Apartments.



North setback with plan of proposed trash area, planters, and egress path



Proposed trash area at sidewalk



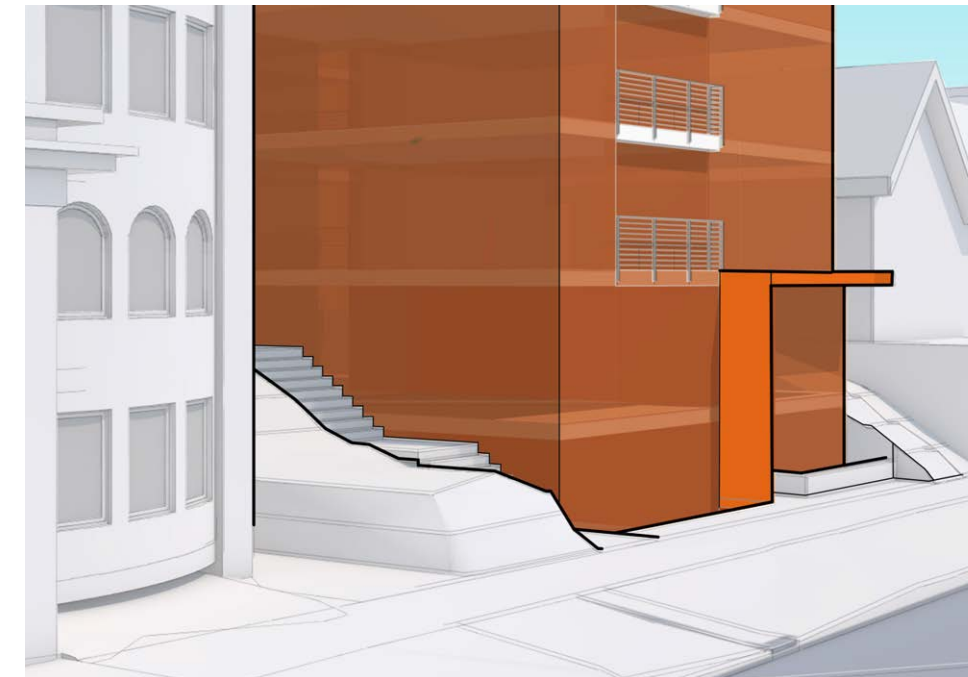
Proposed trash area looking east between 614 13th Ave E and existing Maryland Apartments

ENTRY / FRONT PORCH

The building entry is designed to read as a two-story expression, creating a strong response to the neighborhood analysis. The brick at the recessed entry volume is ebony, in contrast to the red brick of the rest of the west facade. The ebony brick color is further represented in the steel and panel architectural elements at this facade. The front porch is an important design item for this project, consistent with the adjacent context, specifically the adjacent historic Maryland Condominium building. In response to the Board's guidance the "front porch" is extended across the full frontage of the parcel, creating a continuous frontage in deference to the Maryland structure. Planters and bench seating engage the sidewalk and adjacent structure, contributing to the visual connection to the Maryland when viewed from the south. Landscape continues across the planting strip in response to the Board's guidance.



Sidewalk View from NW



Sidewalk View from NW at EDG



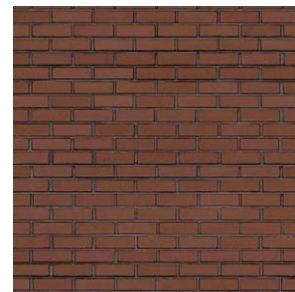
Street View looking North



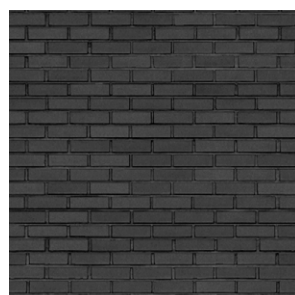
Street View from NW

MATERIALS

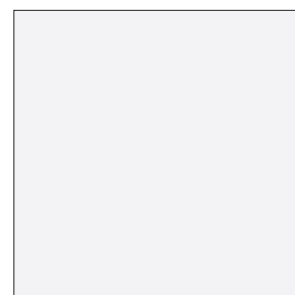
The Rendered Elevations and rendered views show material joints relating to fenestration patterns. Finish material information for balconies and railings an siding is provided. Design evolution diagrams are provided on the next page, highlighting the pattern of openings and material contrast on the street facing facade.



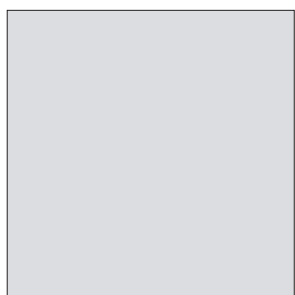
1. RED BRICK
MUTUAL MATERIALS
INCA, MISSION TEXTURE



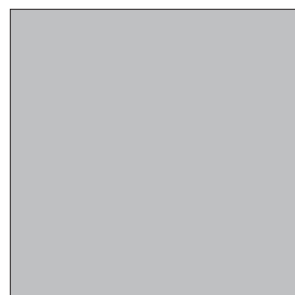
2. DARK BRICK
MUTUAL MATERIALS
COAL CREEK



3. PAINT 1
SW 7063
NEBULOUS WHITE



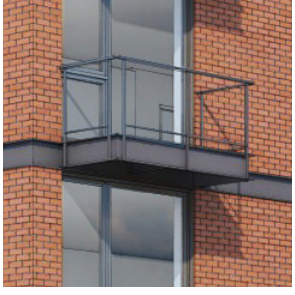
4. PAINT 2
SW 7065
ARGOS



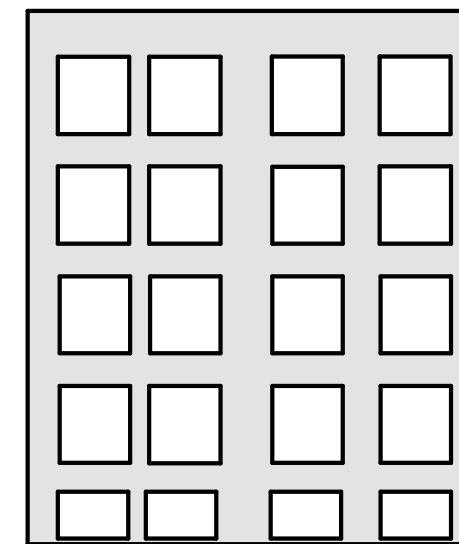
5. PAINT 3
SW 7066
GRAY MATTERS



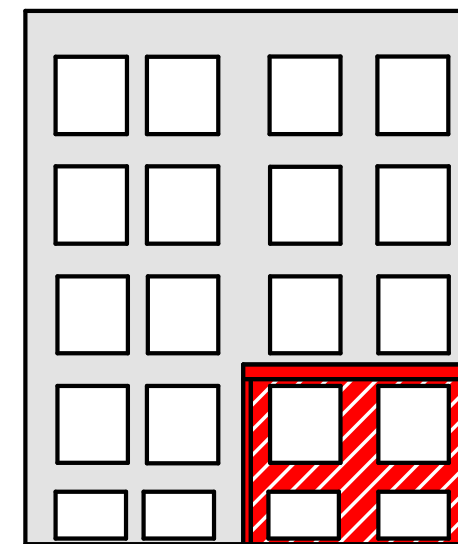
6. PAINT 4
SW 7069
IRON ORE



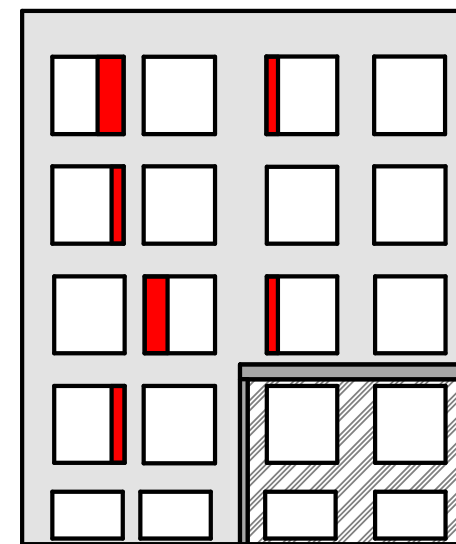
7. POWDER COATED STEEL
MATTE BLACK



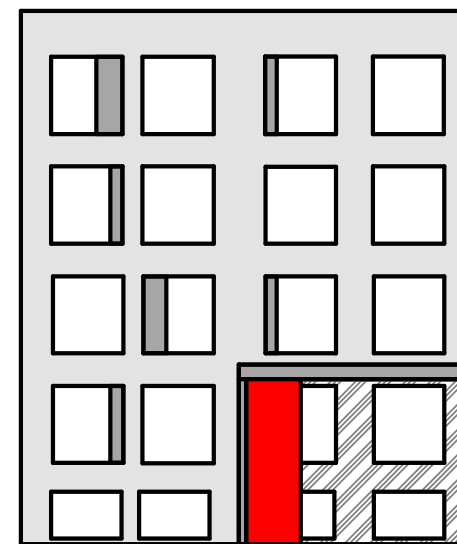
FACADE PATTERN ESTABLISHED



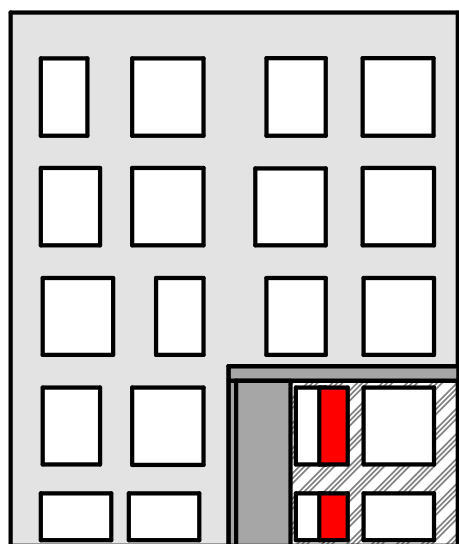
HUMAN SCALE ELEMENT
INTRODUCED IN RESPONSE
TO ANALYSIS OF
NEIGHBORHOOD CONTEXT
ENTRY CONDITIONS OVERLAID
WITH SITE CONSTRAINTS



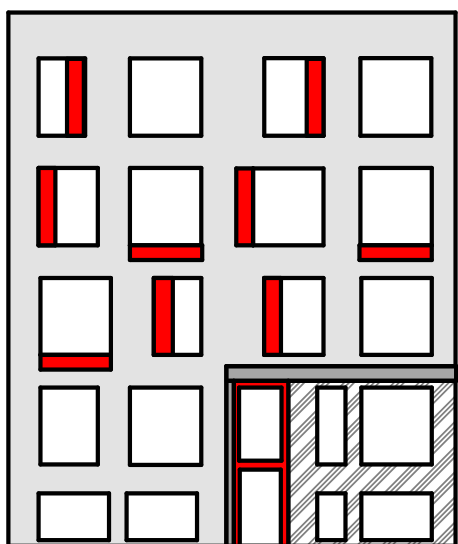
FACADE PATTERN INTERRUPTED
TO CREATE FACADE DYNAMIC
BASED ON VISUAL MOVEMENT



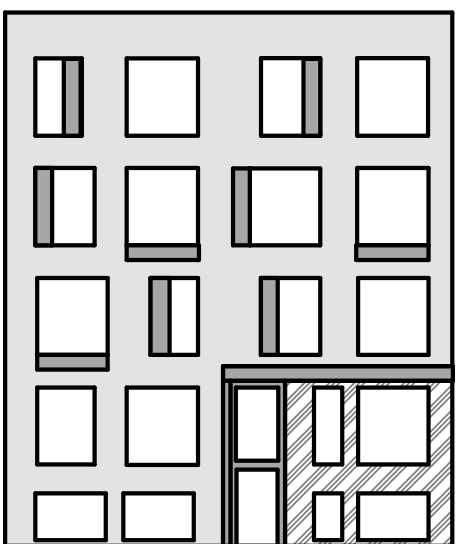
TWO-STORY BUILDING ENTRY
HIGHLIGHTED



FACADE PATTERN AT LOWER
FLOORS RESPONDS TO
TWO-STORY ENTRY LOCATION



SECONDARY ARCHITECTURAL
ELEMENTS PROVIDE
ARTICULATION AND CONTRAST
IN THE FACADE



FACADE PATTERN RESULT

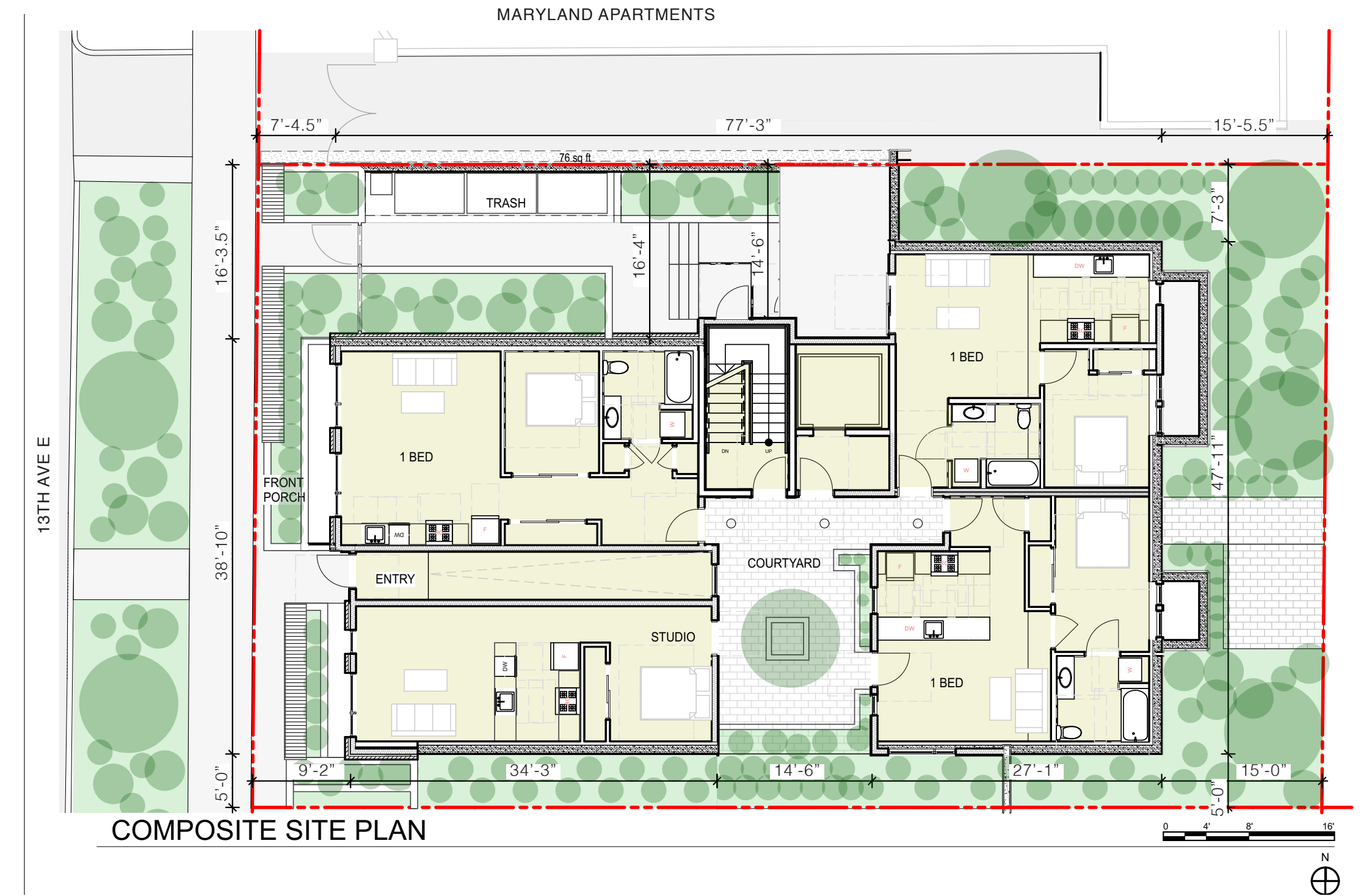


PROPOSED RENDERED
ELEVATION

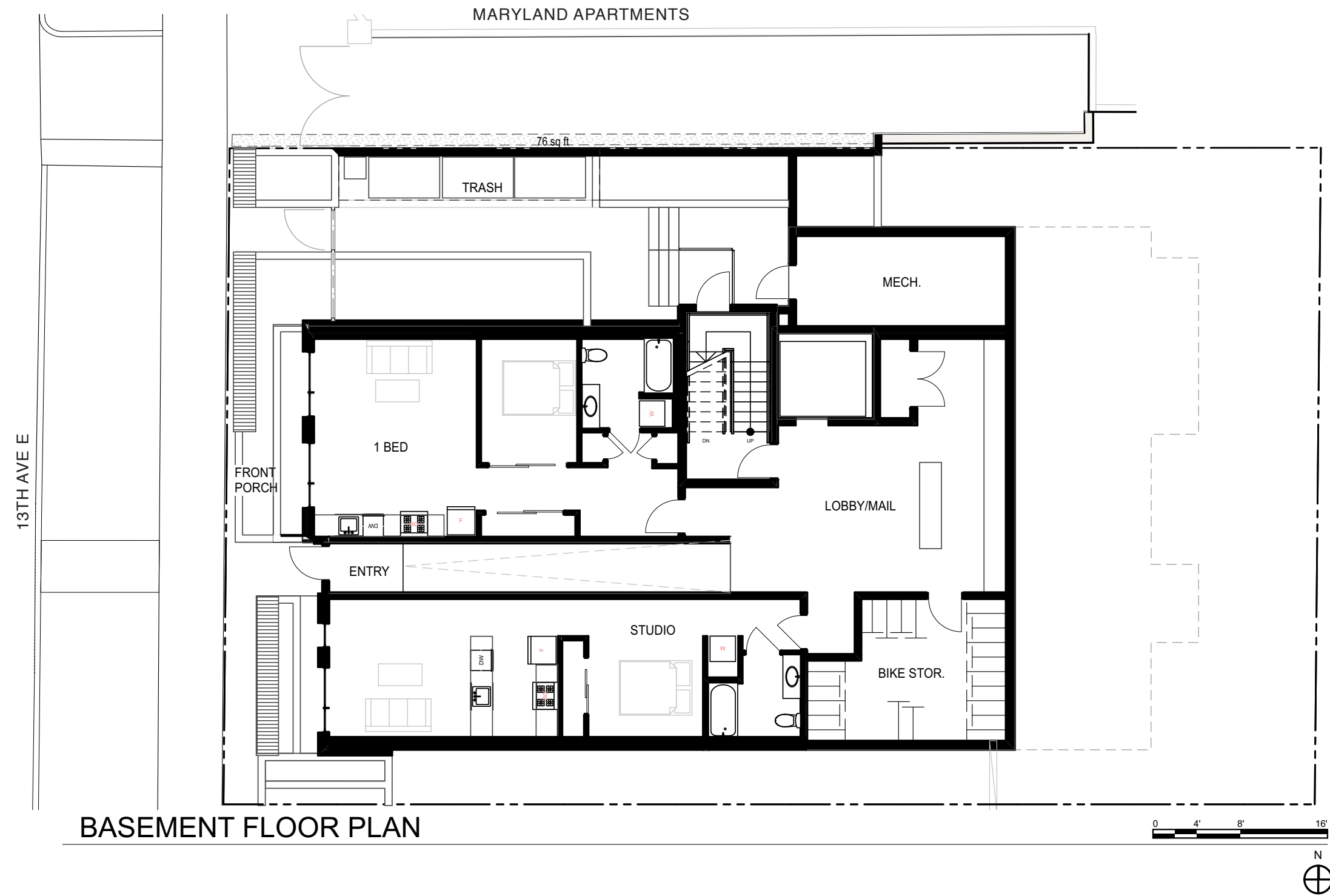
Design Evolution Diagrams

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SITE PLAN

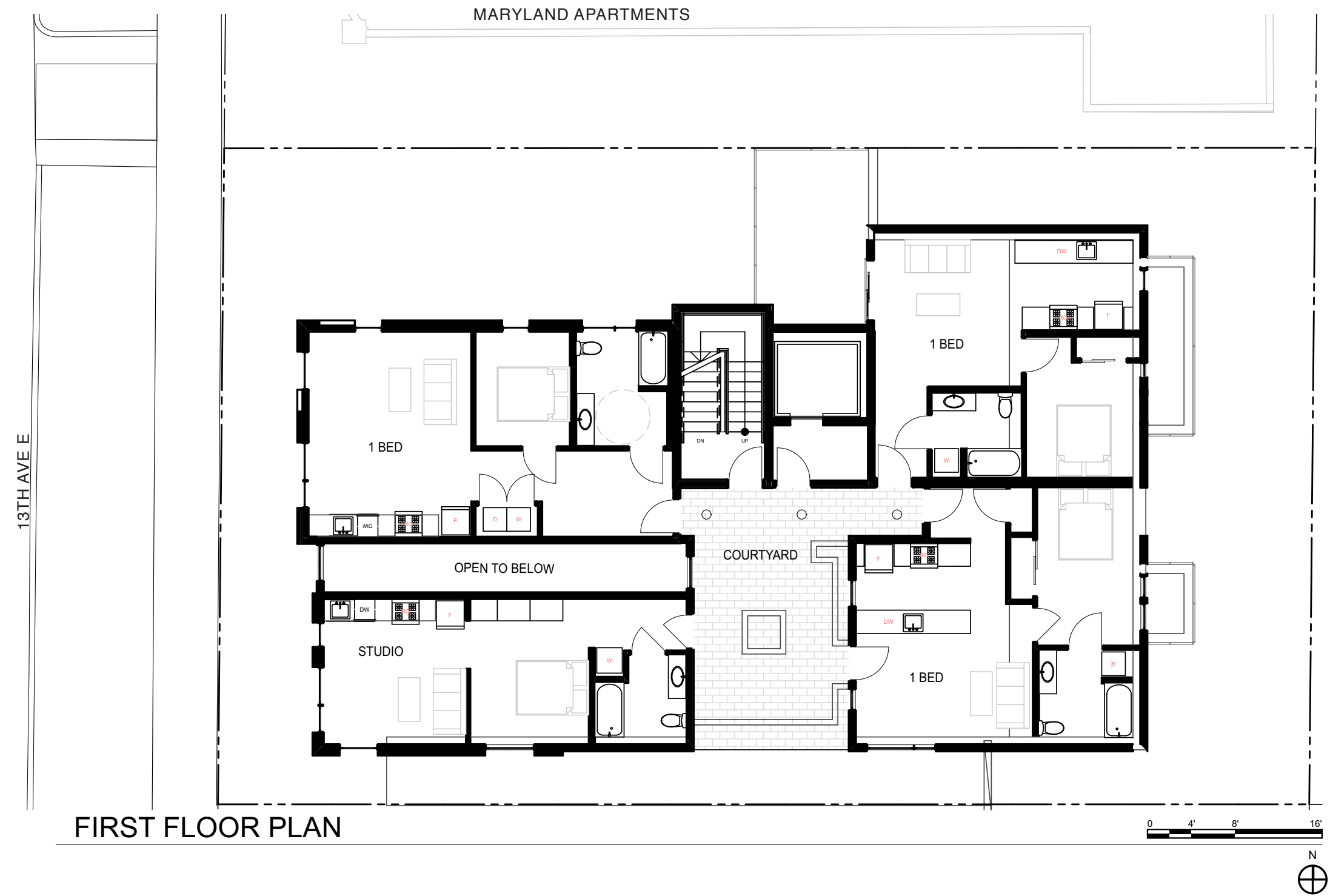


FLOOR PLANS



BASEMENT FLOOR PLAN

FLOOR PLANS

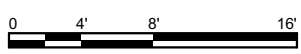


FIRST FLOOR PLAN

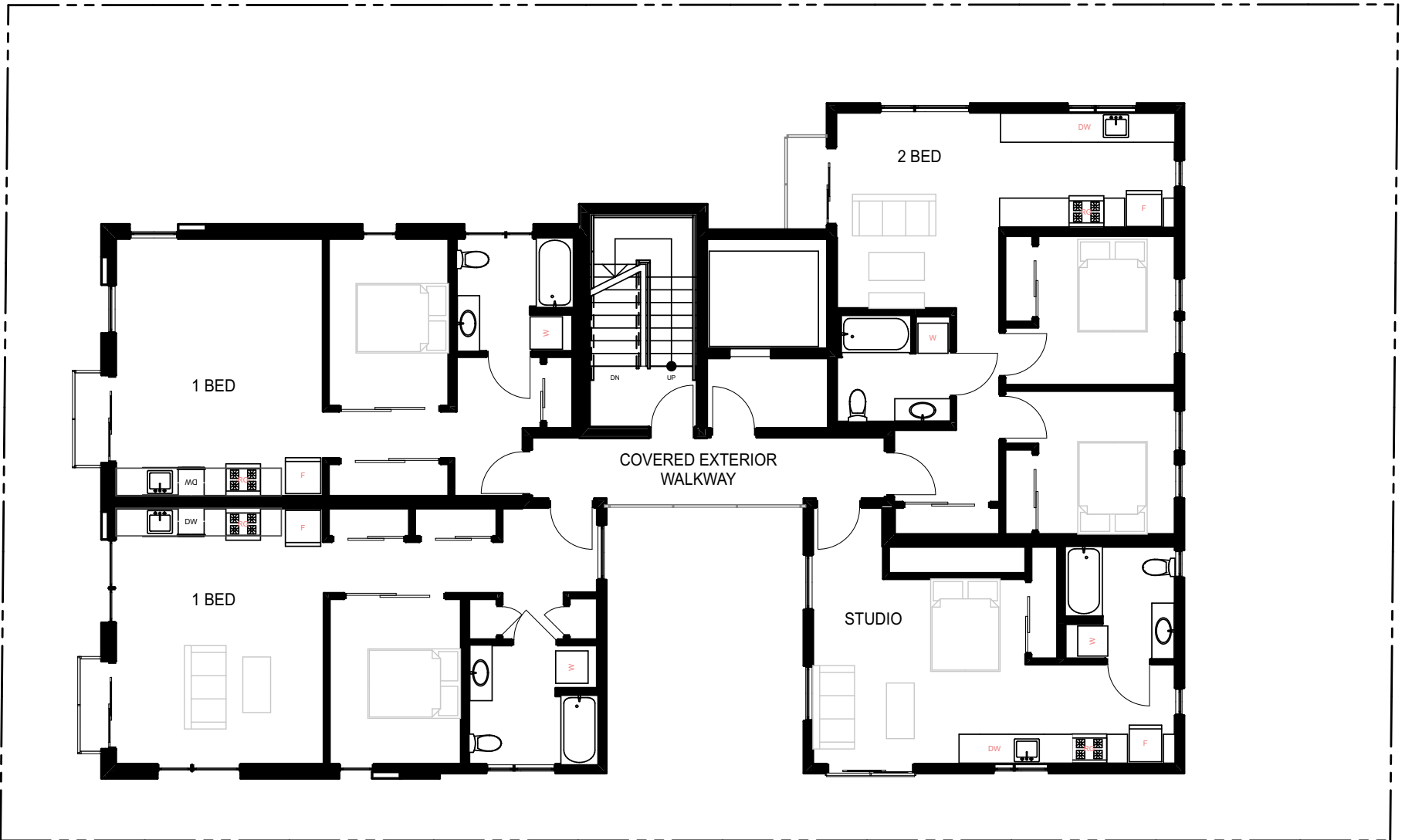
FLOOR PLANS



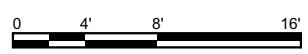
SECOND FLOOR PLAN



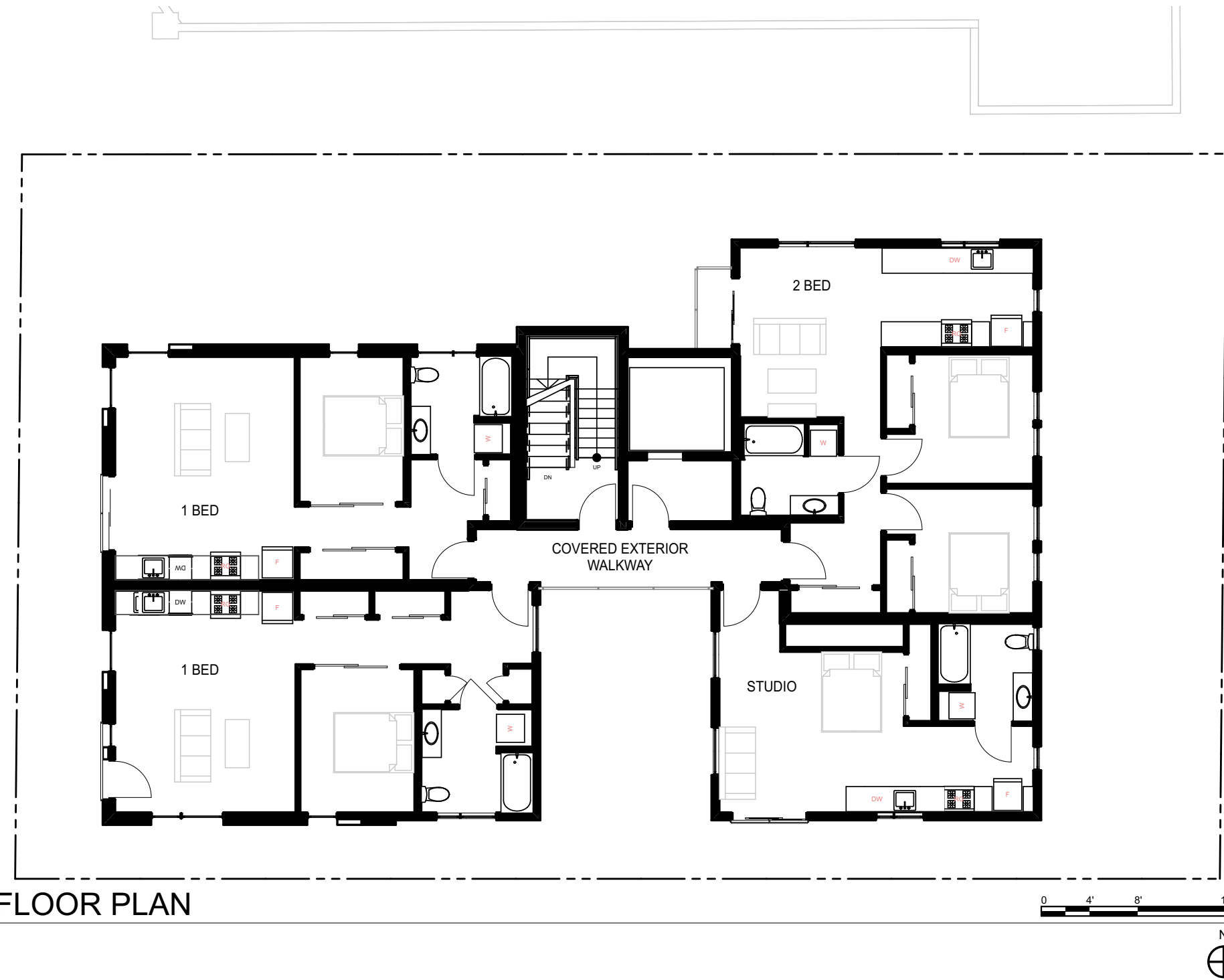
FLOOR PLANS



THIRD FLOOR PLAN

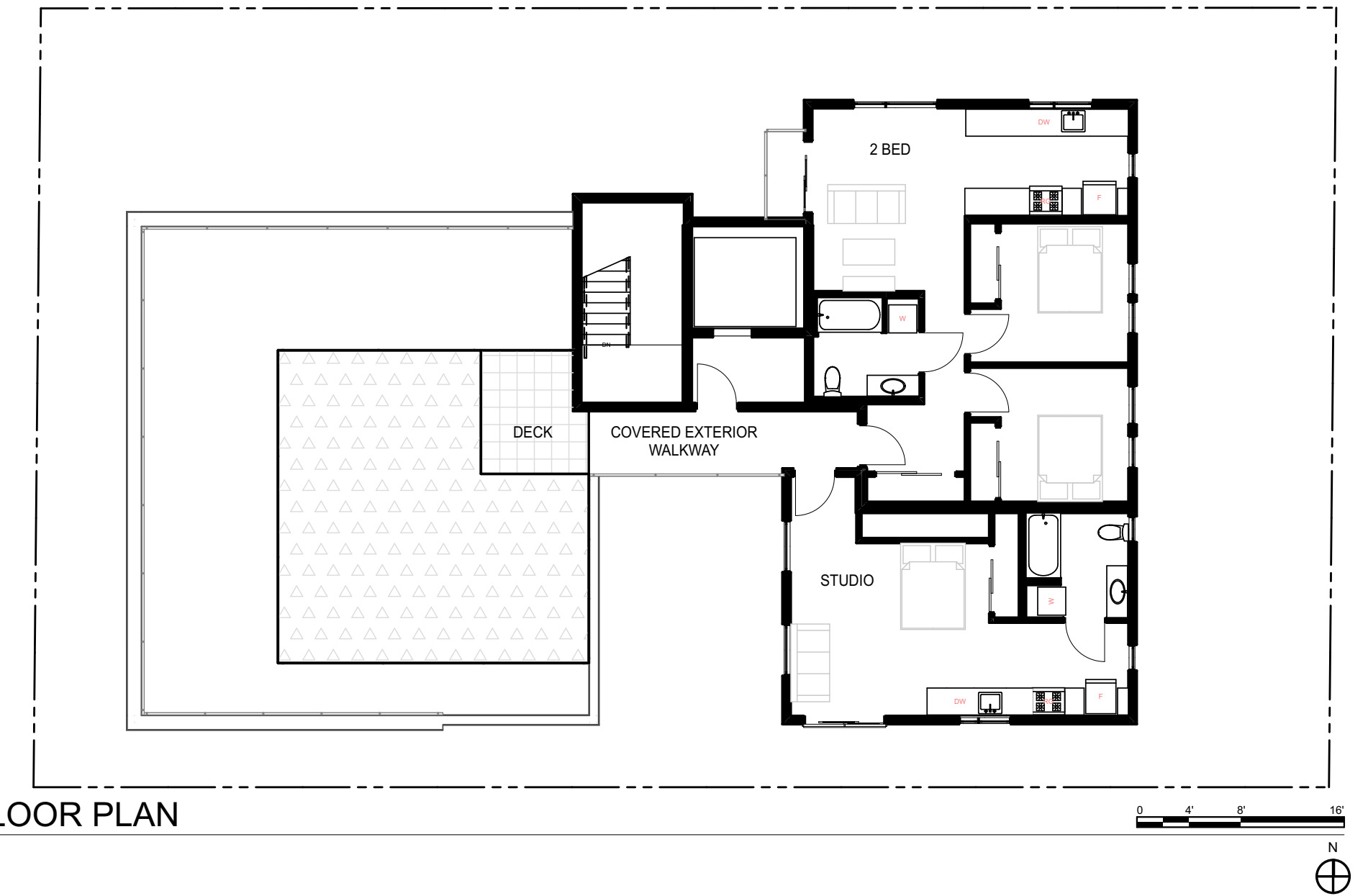


FLOOR PLANS



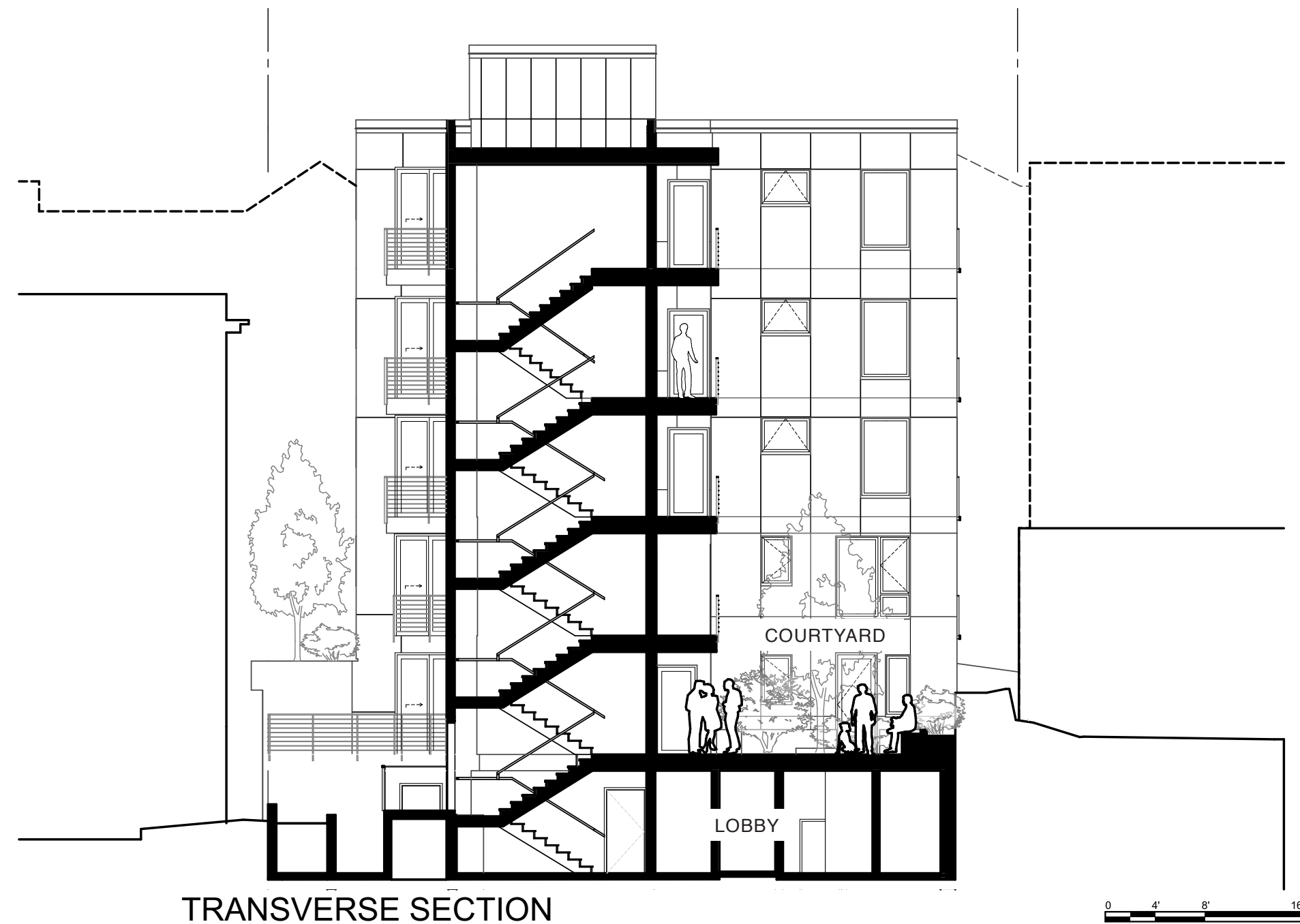
FOURTH FLOOR PLAN

FLOOR PLANS

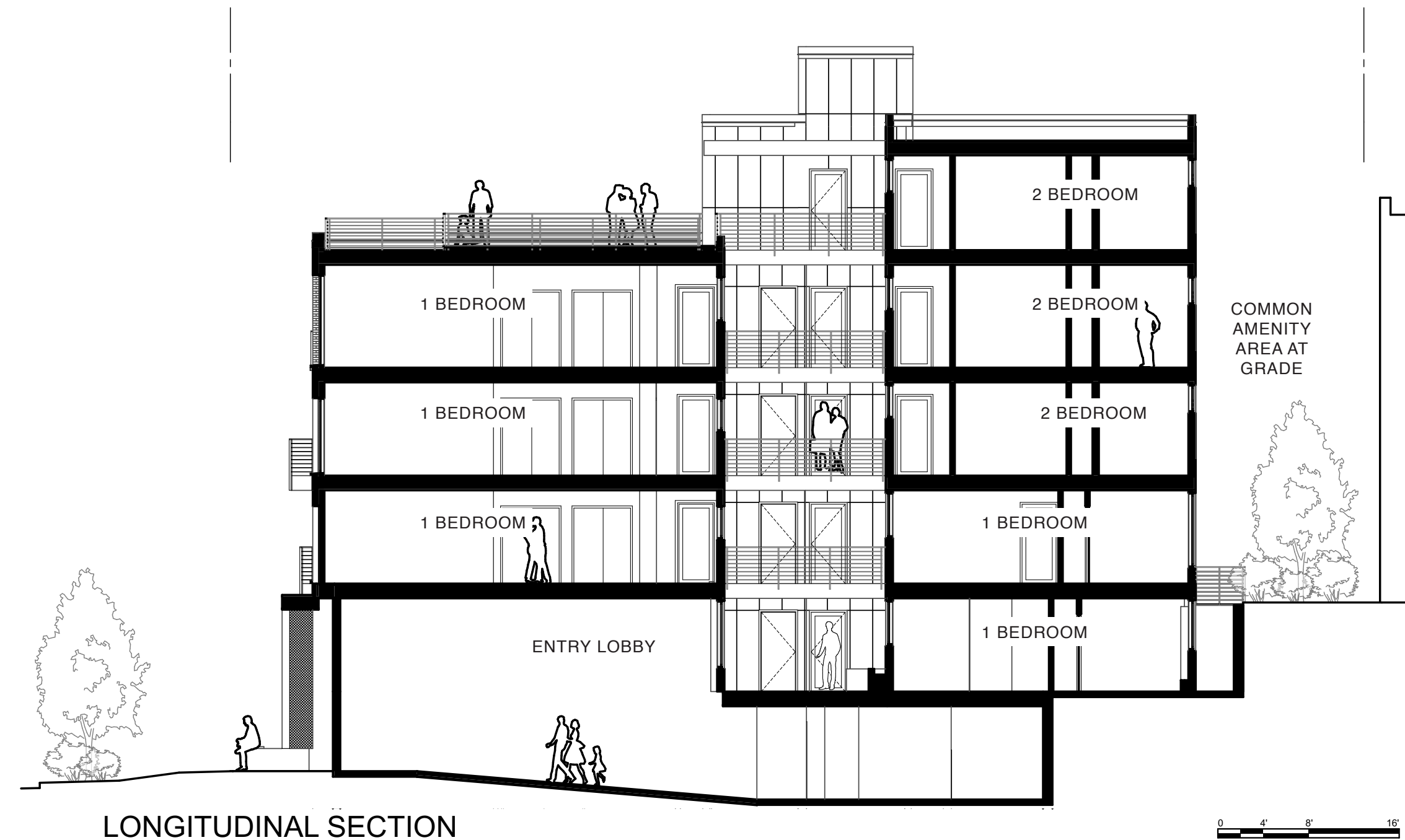


FIFTH FLOOR PLAN

SECTIONS

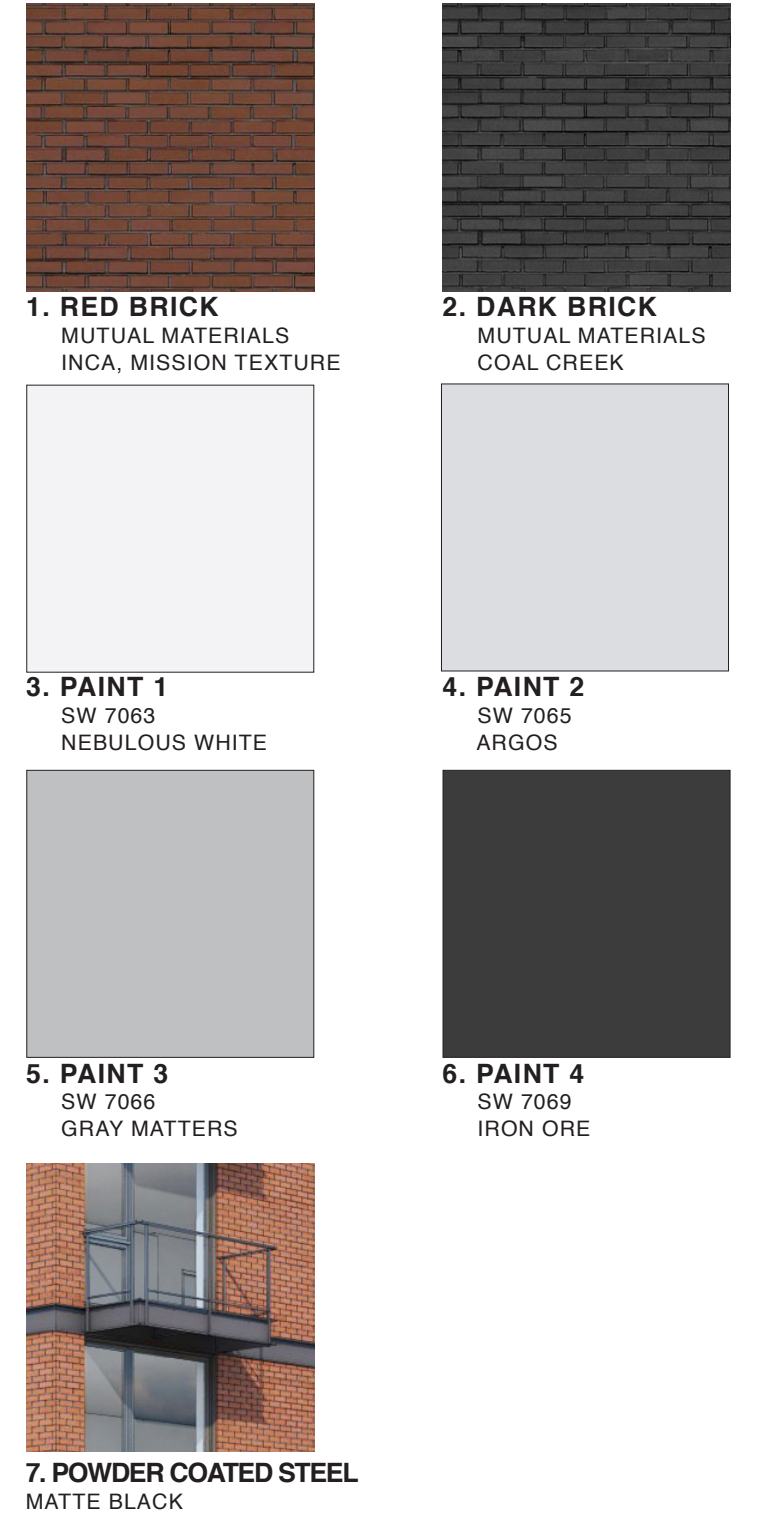


SECTIONS

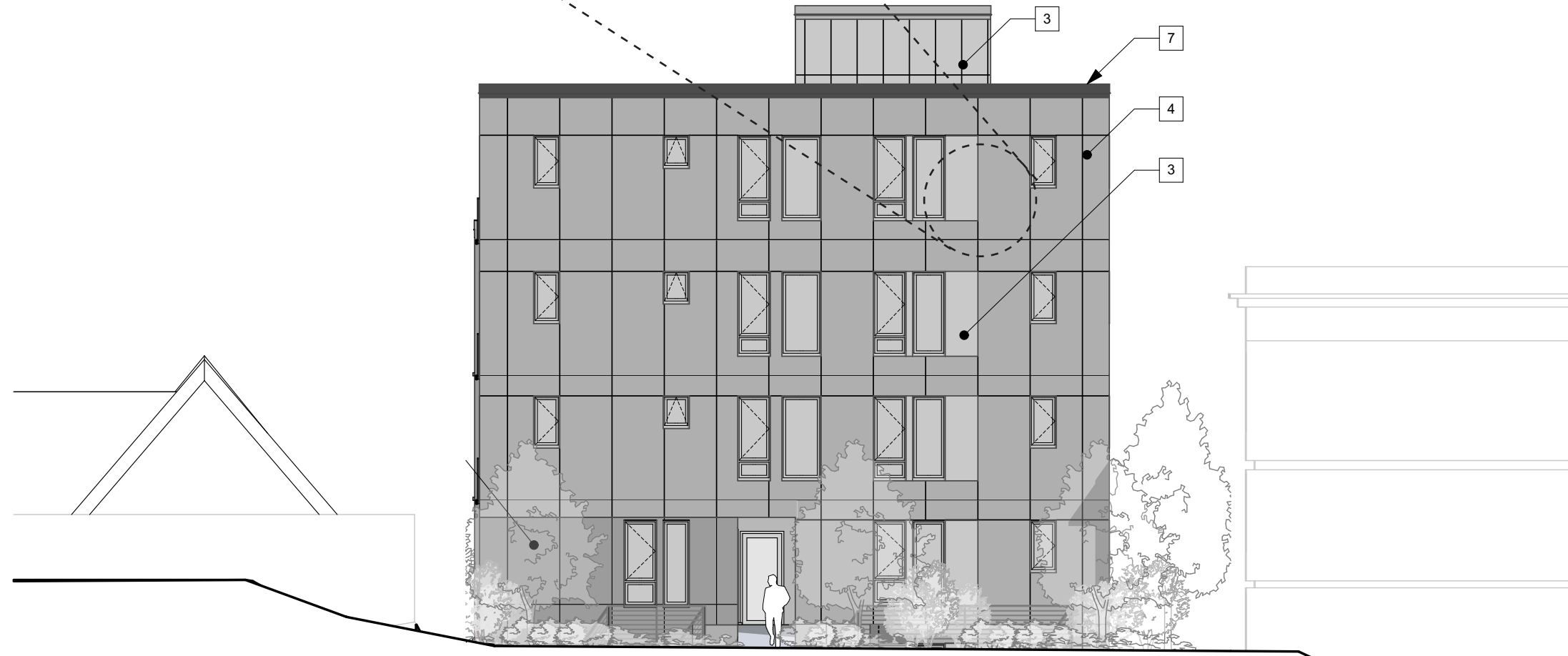
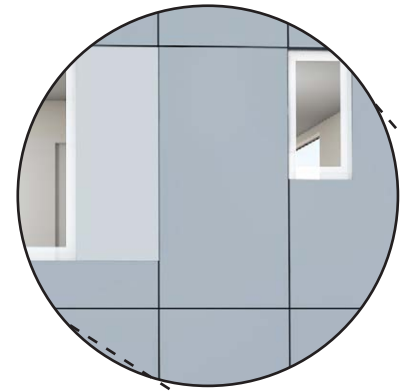




RENDERED ELEVATIONS

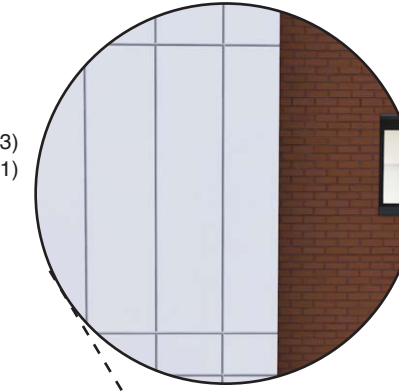


4'X 8' PANELS PAINT 2 (4) WITH
INFILL PANELS PAINT 1 (3)



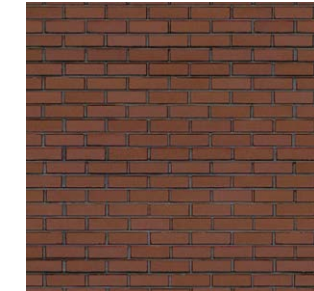
RENDERED EAST ELEVATION

2'X 8' PANELS PAINT 1 (3)
ADJACENT TO RED BRICK (1)

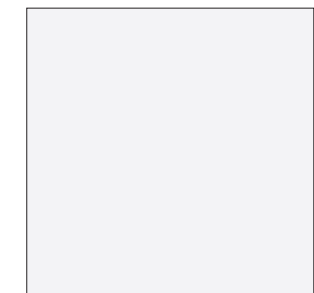


RENDERED NORTH ELEVATION

RENDERED ELEVATIONS



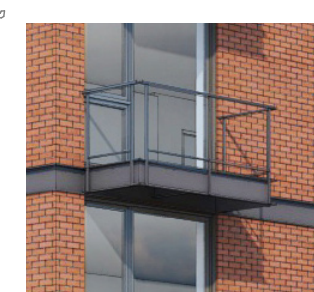
1. RED BRICK
MUTUAL MATERIALS
INCA, MISSION TEXTURE



3. PAINT 1
SW 7063
NEBULOUS WHITE



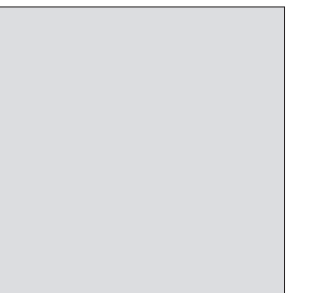
5. PAINT 3
SW 7066
GRAY MATTERS



7. POWDER COATED STEEL
MATTE BLACK



2. DARK BRICK
MUTUAL MATERIALS
COAL CREEK



4. PAINT 2
SW 7065
ARGOS



6. PAINT 4
SW 7069
IRON ORE

DETAILING

The entry is designed in a clear and creative manner, drawing on examples found in the neighborhood and celebrating an articulated entry in a contemporary language. The design integrates architectural elements of varying scale to create interest and uses warm, inviting materials to draw the eye to the building entrance. The planters and benches combine to create the front porch feel that adds to the neighborhood character.



- Dark infill panels adjacent to red brick.
- Vertical green-screen provides scale and color at entry.
- Dark infill panels in dark brick further emphasize entry.
- Proposed bench seating to be 18" above adjacent pavement.

Entry Facade



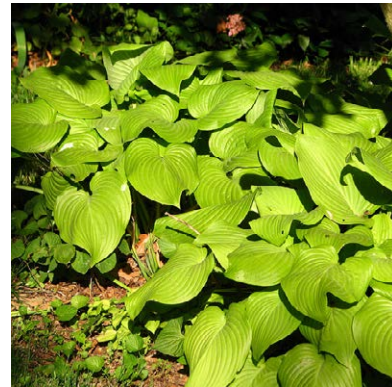
- Gate to trash area to be black powder-coated steel.
- Proposed bench seating to be 18" above adjacent pavement. Bench to be hardwood seat over cast in place concrete.

Trash Area / Front Porch

LANDSCAPE



Rendered Landscape Plan



Golden Hosta



Deer Fern



White Spring Heather



Vine Maple



Oakleaf Hydrangea



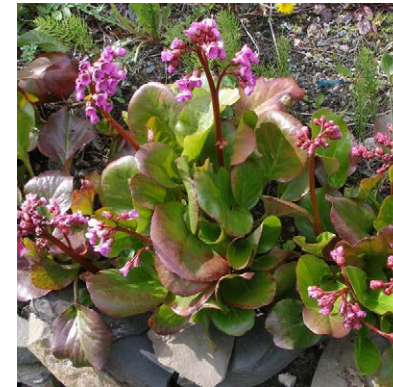
Japanese Maple



Purity Japanese Pieris



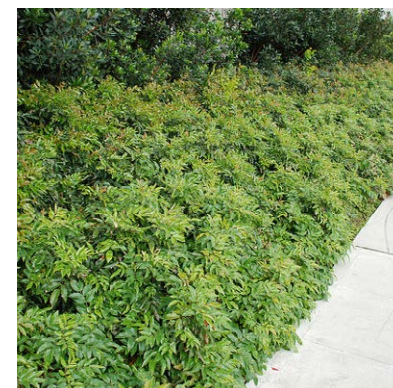
Paperbark Maple



Heartleaf Bergenia



Ivory Halo Dogwood



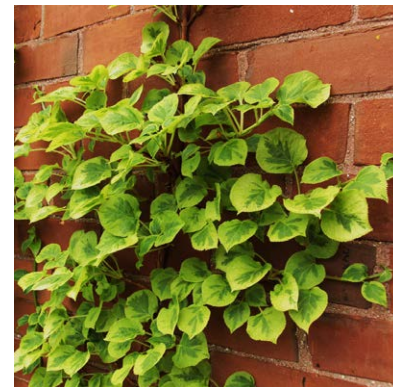
Compact Oregon Grape



Crimson Spire Oak



Kinnikinnick



Climbing Hydrangea



Little Bunny Fountain Grass



Shirazz Japanese Maple



Young's Barrenwort



Yellow Creeping Jenny



Morning Light Maiden Grass



Tiny Tower Italian Cypress



Bowle's Common Periwinkle



Firelight Spirea



Fountain Bamboo



Emerald Green Arborvitae



Maryland Apartments south elevation



North elevation of adjacent apartments to south



Fairhome Apartments west elevation

PRIVACY ELEVATIONS

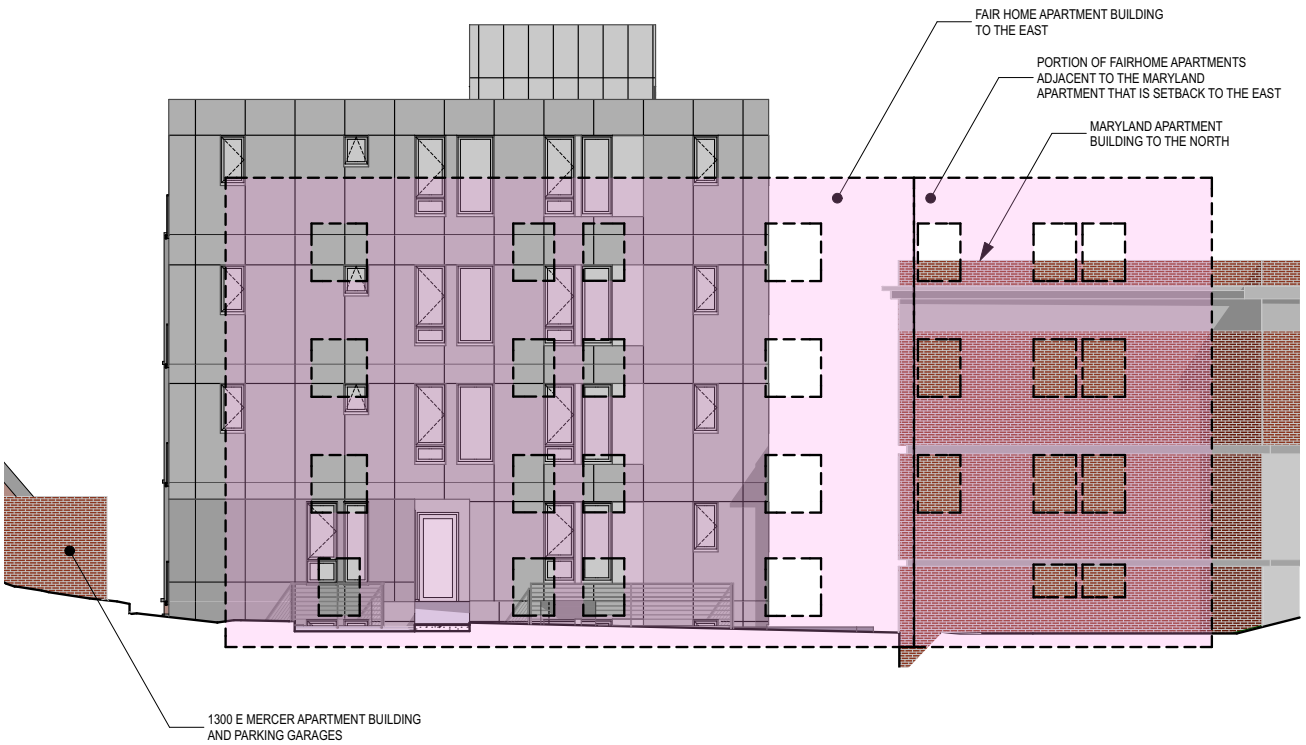
- Adjacent Building Facade
- Adjacent Building Windows / Extents



**NORTH PRIVACY ELEVATION
(MARYLAND APARTMENTS)**

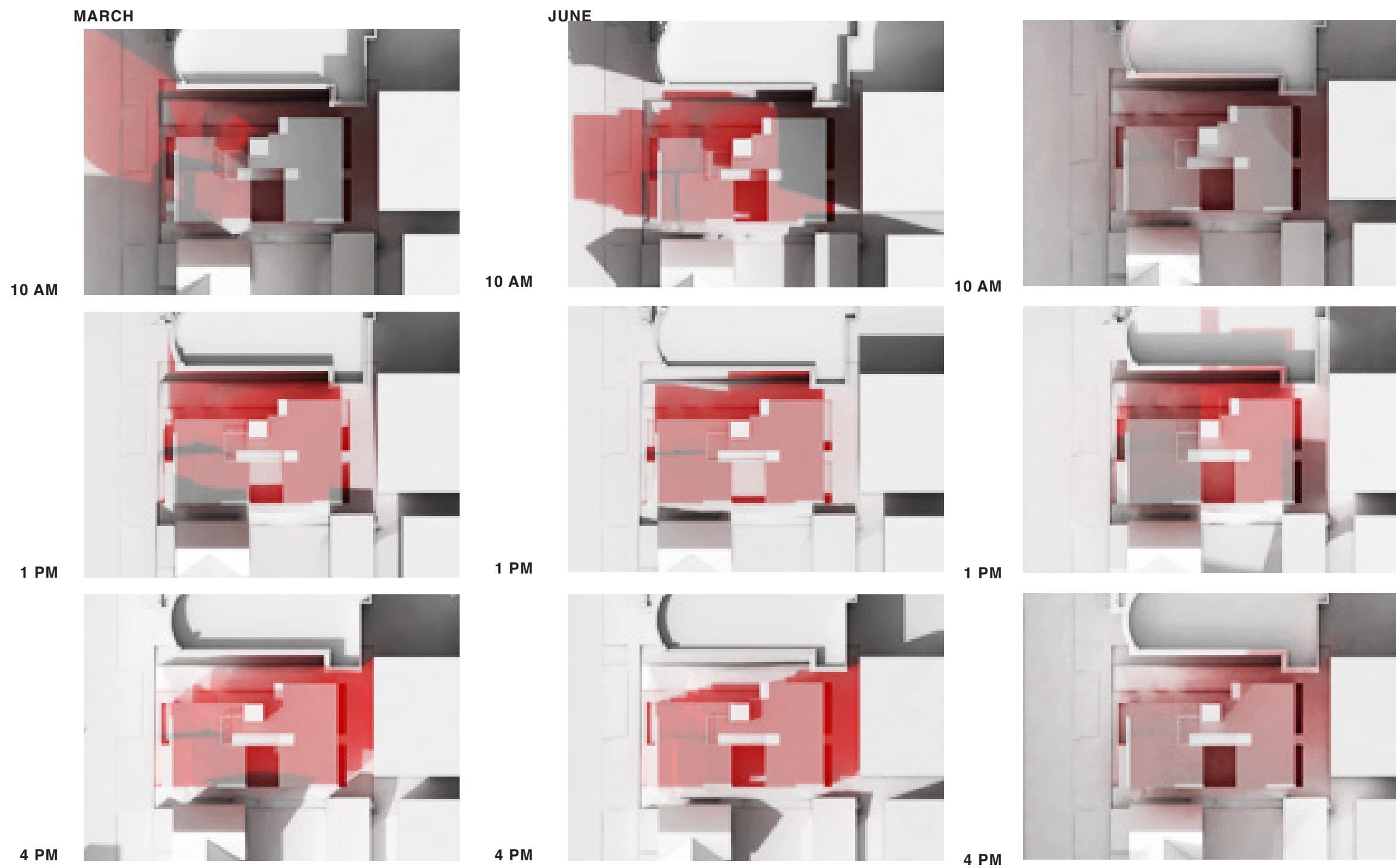


SOUTH PRIVACY ELEVATION

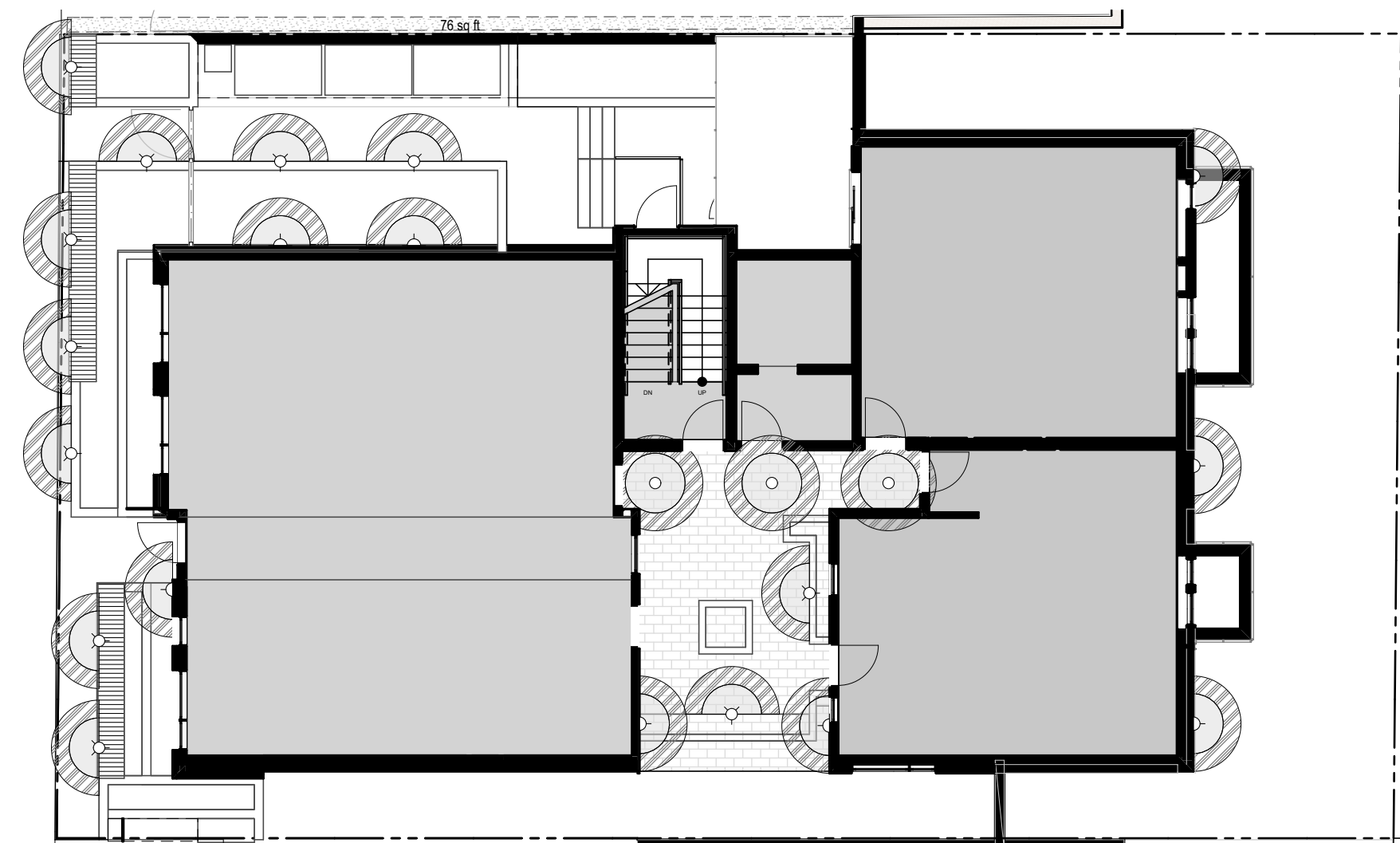


**EAST PRIVACY ELEVATION
(FAIRHOME APARTMENTS)**

SHADOW STUDIES



Shadow Studies



Light and Glare Plan

LIGHTING

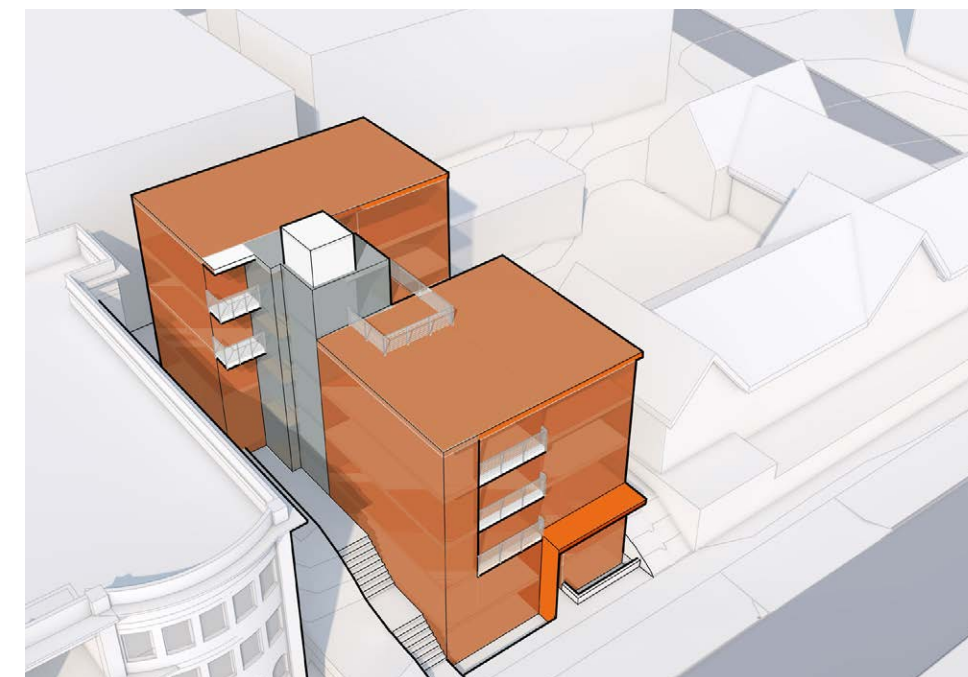




Street View from NW

AERIAL VIEWS

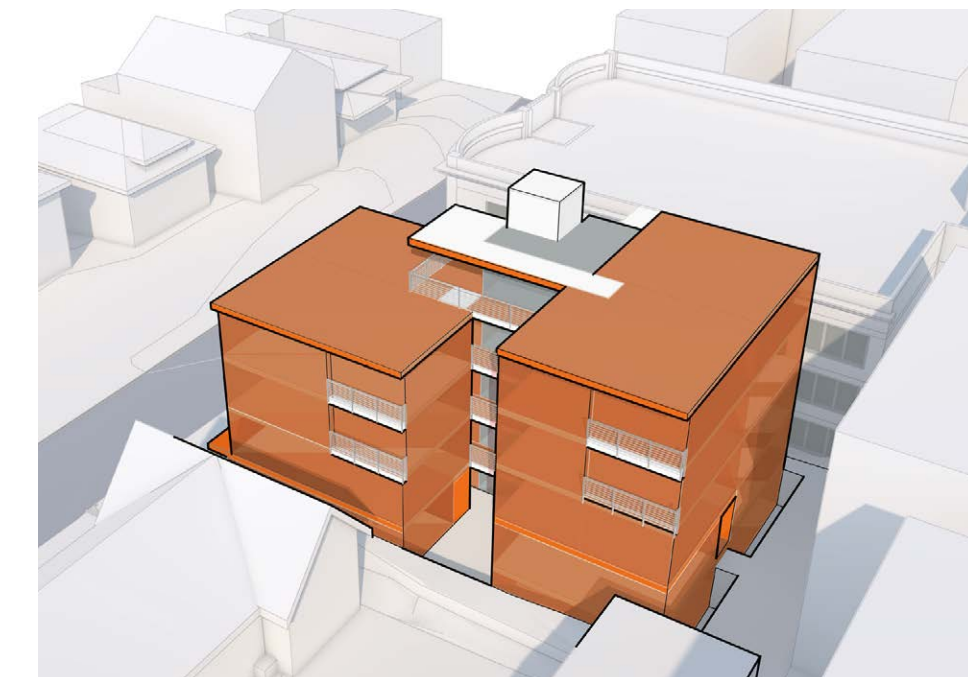
The massing strategy has been maintained with one minor change. The elevator and stair have switched places in plan, shifting the taller elevator volume further east to reduce solar impacts on the Maryland apartment to the north. (Guideline CS1.B, CS2.D.5)



Street View from NW at EDG



Aerial View from SE



Aerial View from SE at EDG



Street View from SW

AERIAL VIEWS

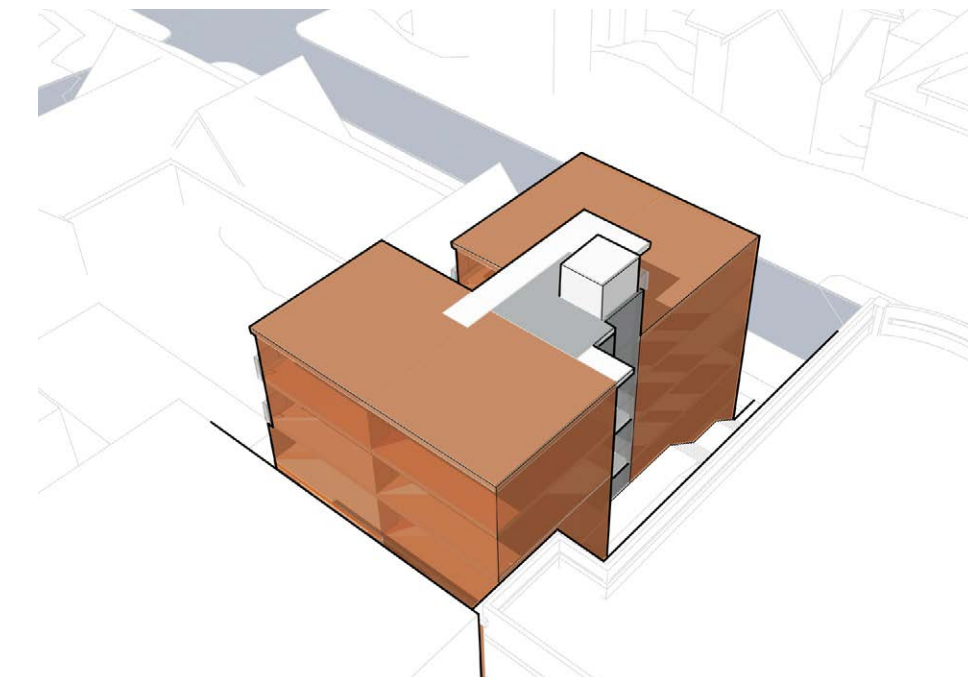
The circulation element material cladding has been adjusted to be more differentiated from the rest of the massing. In the rendered elevations, the circulation element now reads as distinct in both panel color and material detailing. It is now shown as white 2x8 panels, distinct from the adjacent gray 4x8 panel cladding to the east and the brick cladding to the west.



Street View from SW at EDG



Aerial View from NE



Aerial View from NE at EDG

ZONING ANALYSIS

- 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:

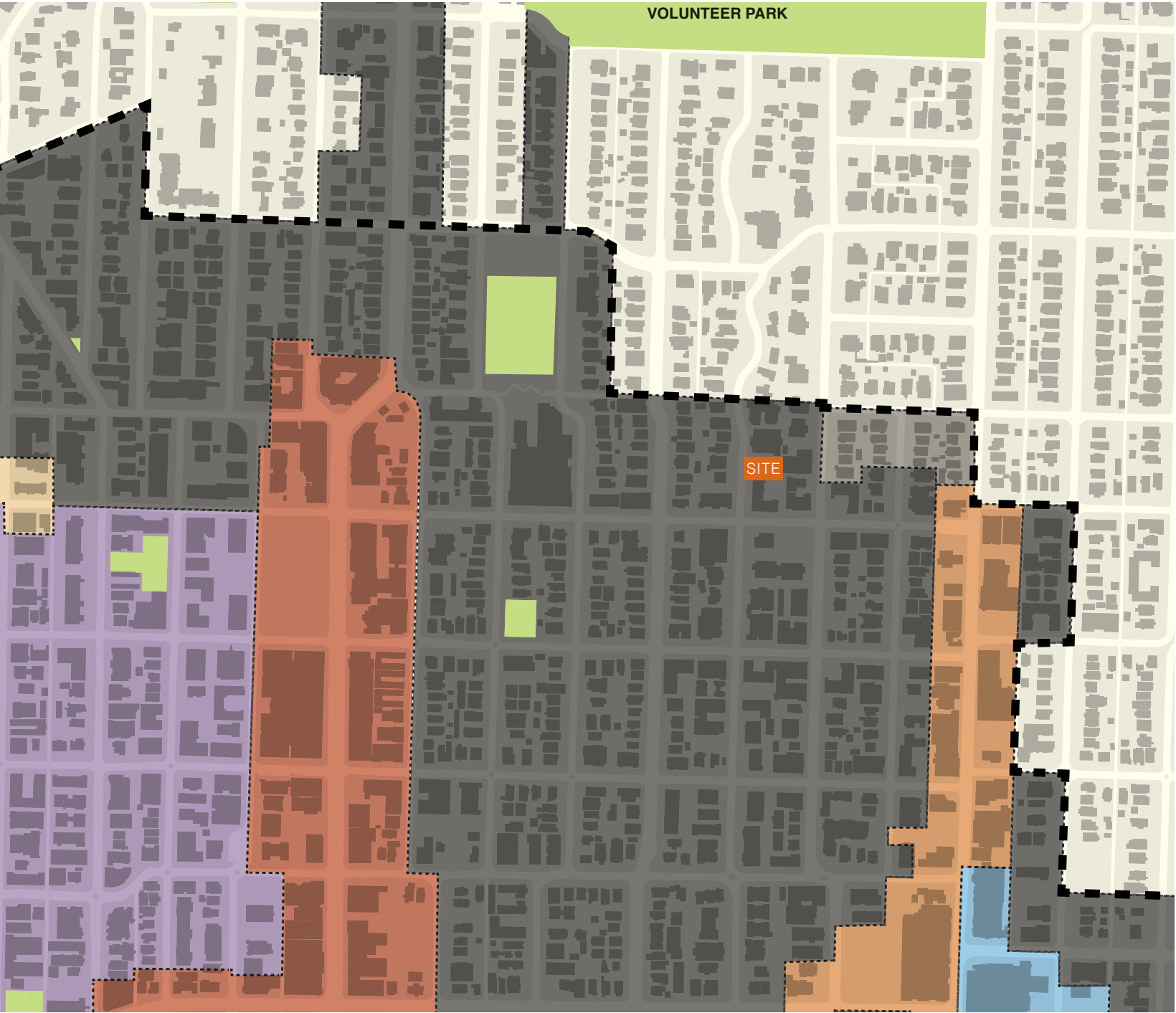
• Landscaping shall achieve a green factor score of 0.6 or greater.
- 23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH:

• 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.



ZONING MAP

- LR1

LR2

LR3

NC1

NC2

NC3

SF5000

MIO

MR

Urban Village

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

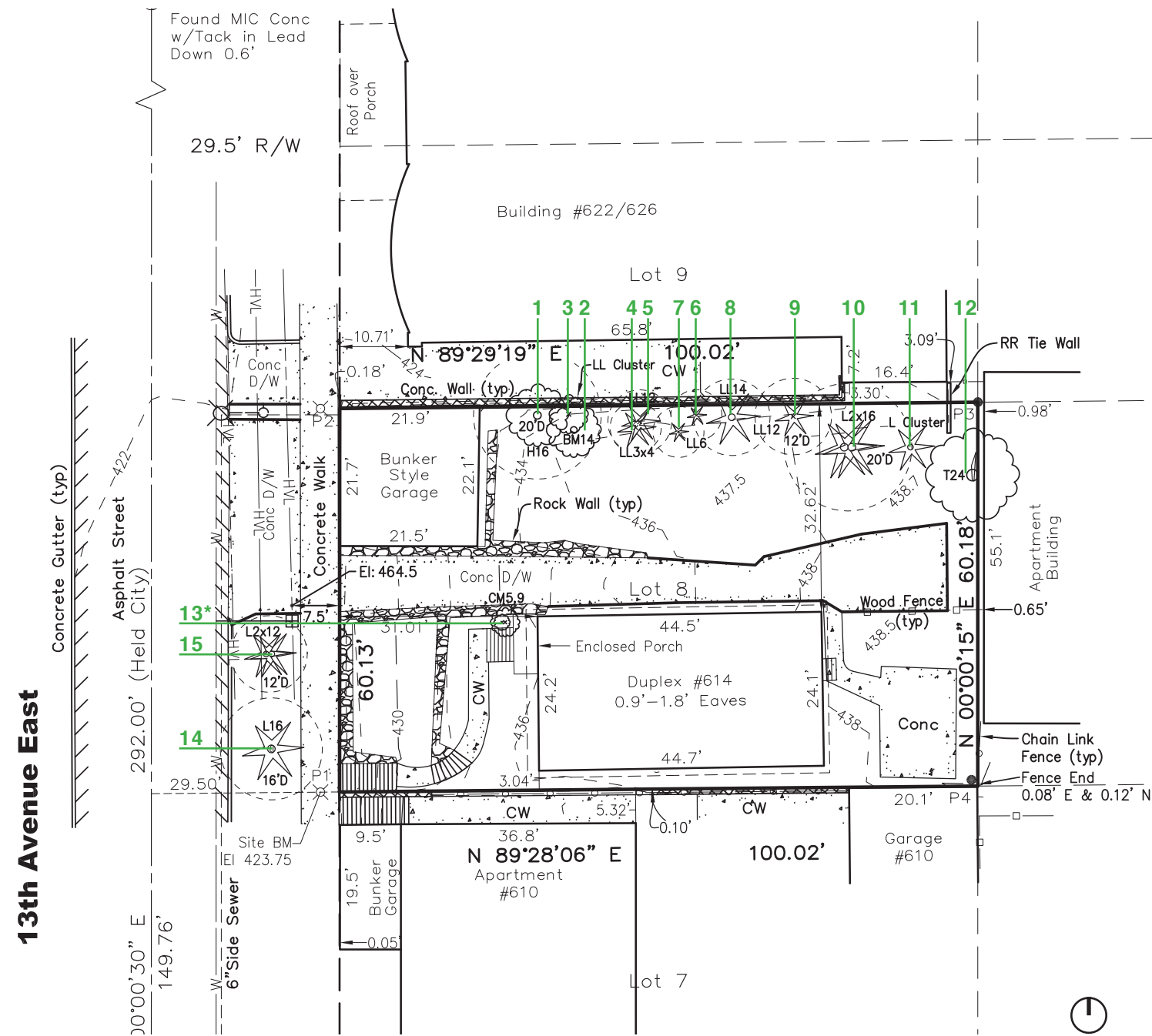
LOT SIZE
6,000 SF

ZONE
LR3

URBAN CENTER
Capitol Hill Urban Center

SEPA
Review Required

VICINITY MAP



* Tree #13 to be removed in all three design alternatives. Reference site plans for tree removal in individual alternatives.

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.

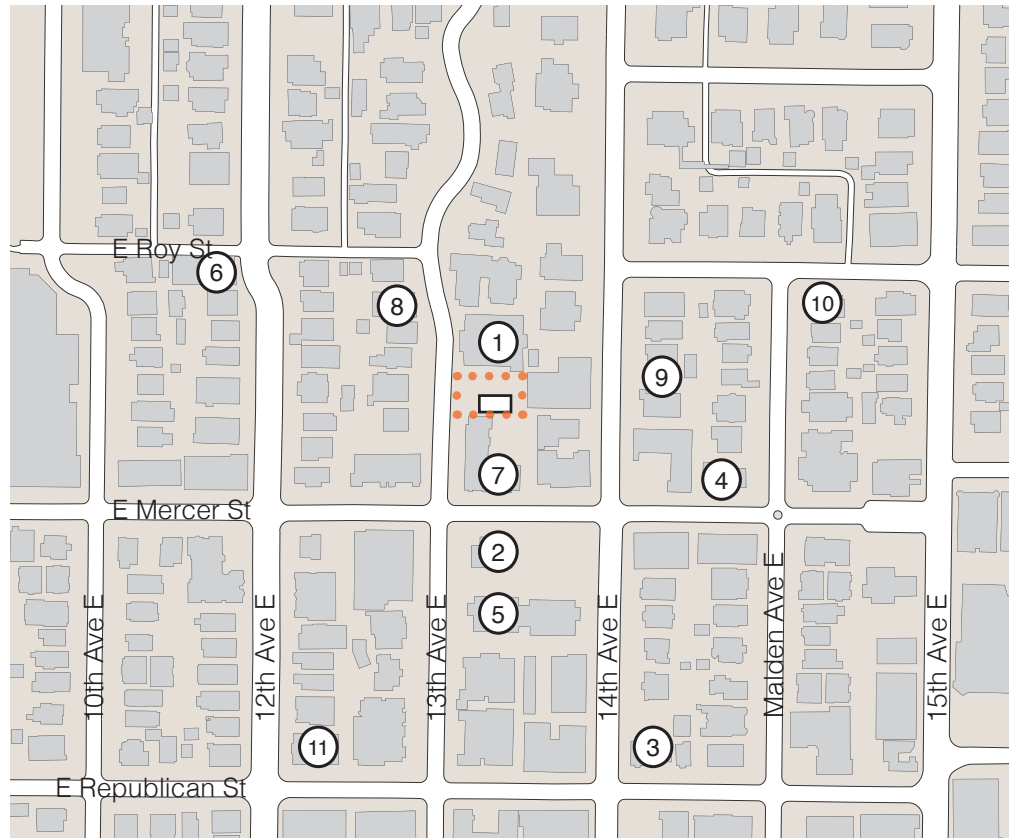
This report was prepared by,

Andrew Lyon

Andrew Lyon

ISA PN-6446A

Tree Risk Assessment Qualified CTRA #512



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.

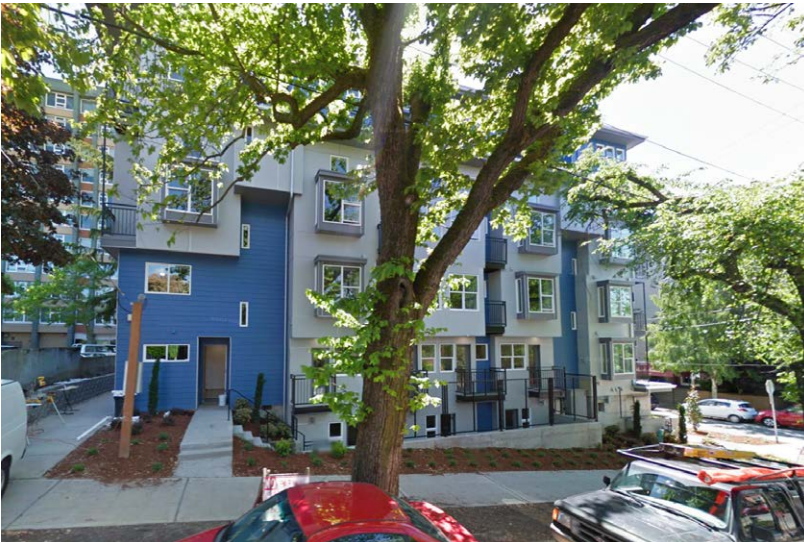
Apartment buildings also define the neighborhood, although embody a wider range of age and character. Classic brick buildings, block or U-shaped with decorative architectural details, permeate the neighborhood. One significant example of this typology, the Maryland Apartment building, sits just north 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 Apodments
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

CONTEXT

CONTEXT



3 Yardhouse Apartments
Built: 2014, 35 Units



4 Mercer Rowhouses
Built: 2016, 5 Units



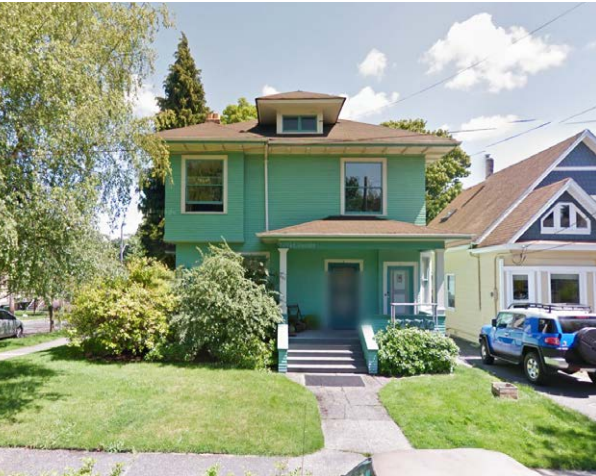
5 Capitol Park Apartments
Built: 1971, 126 Units



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



9 Single Family Residence
Built: 1902



10 Four-plex
Built: 1904



11 Townhouses
Built: 2002





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)



4 View from site looking West across the street



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



6 View North of the Maryland Apartments building



7 View West of the Fairhome Apartments building



8 View from rear of site looking Northwest

BUILT WORK



Townhomes at 416 19th Avenue E



Rowhouses at 90 E Newton Street



Townhomes at 410 12th Ave E



Townhomes at 208 25th Avenue E



Townhomes at 3806 Fremont Ave N



Townhomes at 1911 E Pine St

The images on this page represent two of b9 architects' apartment projects, currently under construction. The projects speak to the design intent for the proposed project, defined by contemporary uses of materials such as brick, panel and steel; a thoughtfully subdued and composed face to the street and surrounding neighborhood; and attention to pedestrian scale and engagement at entry and street level.



Apartment building by b9 architects in Wallingford showing contemporary brick facade



View showing use of brick and steel as well as active street engagement



Apartment building by b9 architects in Capitol Hill showing brick and panel facade



View showing street facade and entry