

3023932

740 HARVARD AVE E | SEATTLE WA 98102

RECOMMENDATION MEETING

MEETING DATE: DECEMBER 12TH, 2018

ADDRESS: SEATTLE UNIVERSITY  
824 12TH AVE  
SEATTLE, WA 98122



1205 E PIKE STREET 2D | SEATTLE, WA 98122  
[www.hybridarc.com](http://www.hybridarc.com) | 206.267.9277

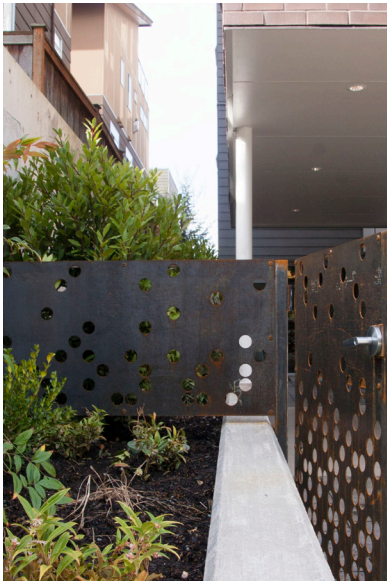


# DESIGN OVERVIEW

## Previous Projects Designed by Hybrid Architecture



Remington Court Townhomes



741 Harvard Entry Gate & Planter



Betula Apartments



Integration of Gabion walls, concrete, cedar siding



Redwood Apartments



Killebrew Apartments



Bellevue Avenue Midrise



Main Entry at Redwood Apartments



Harvard Avenue Apartments

Architect:  
Hybrid Architecture  
1205 E Pike St #2D, Seattle, WA 98122  
www.hybridarc.com | 206.267.9277

Owner:  
740 Harvard LLC  
Seattle, WA

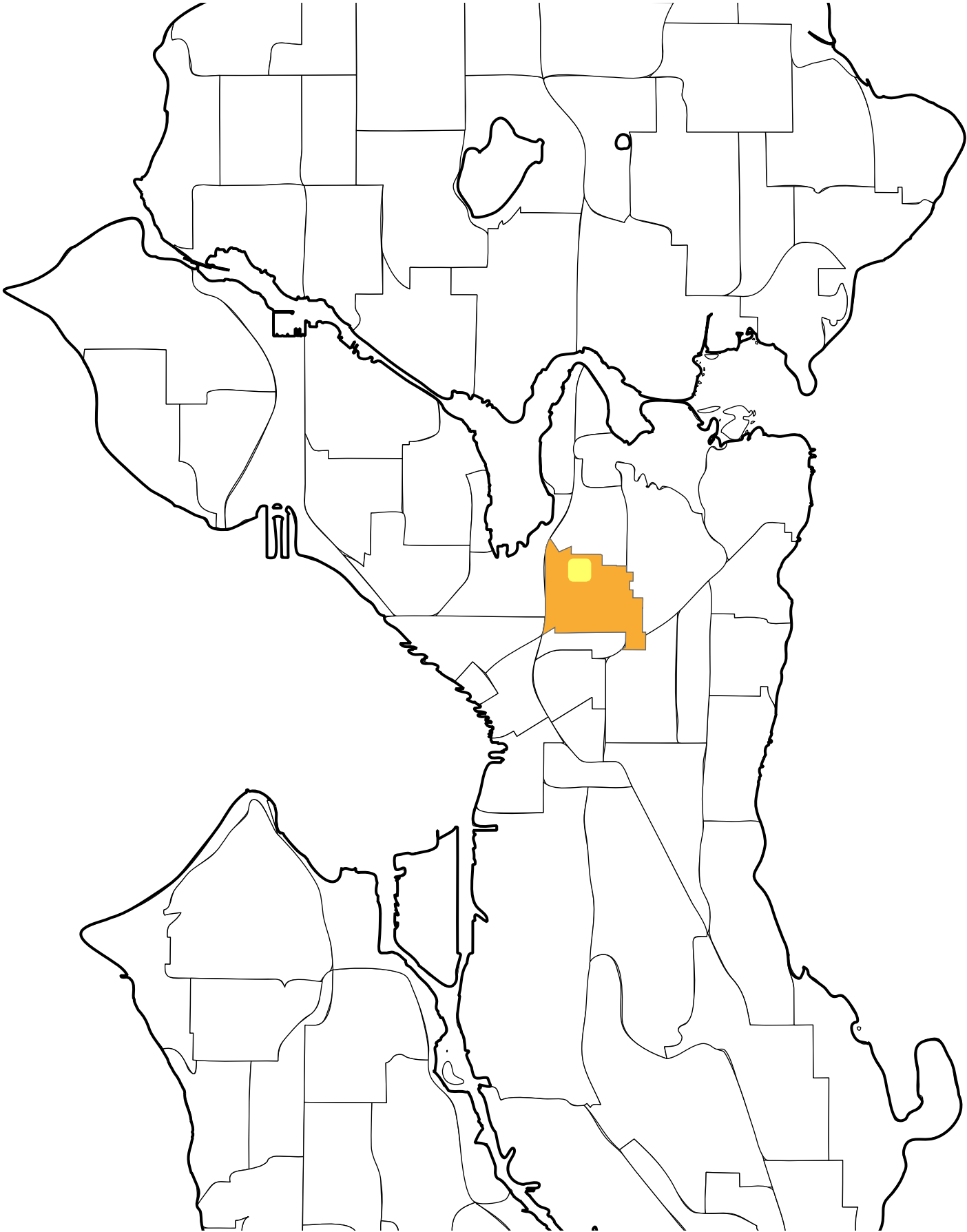
### Design Objectives:

- Create lasting, durable and elegant building
- Enhance pedestrian environment
- Foster a sense of community and security
- Provide parking (vehicular & bicycle)
- Encourage connection with the environment through exterior circulation, courtyards and roof decks

### Development Objectives:

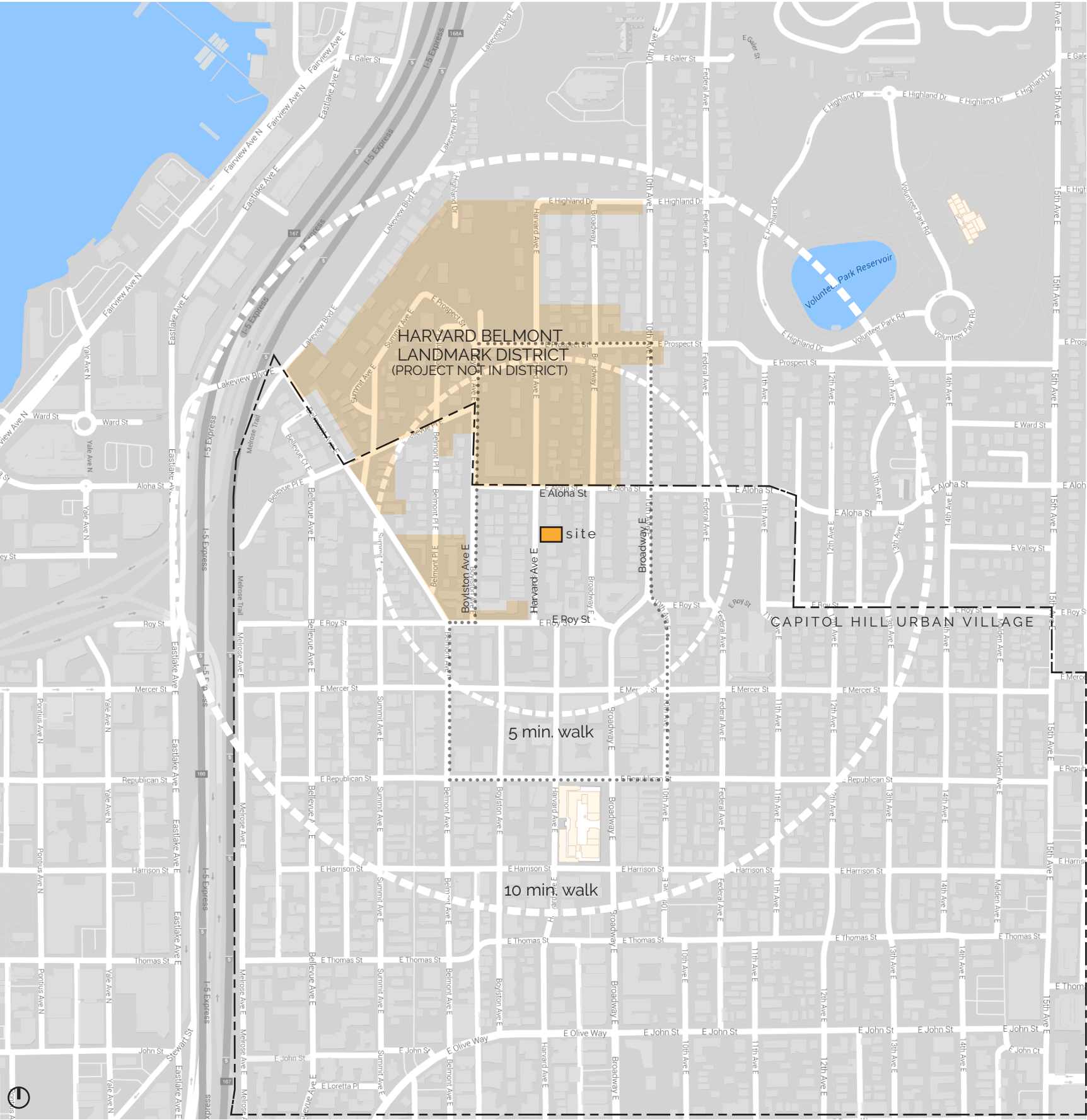
- Provide 38 Apartment Units
- Provide 12 parking spaces + 5 tandem spaces
- Provide 22 bicycle parking stalls
- Provide 2000 sf of amenity area in a 15,996 sf (to FAR) building





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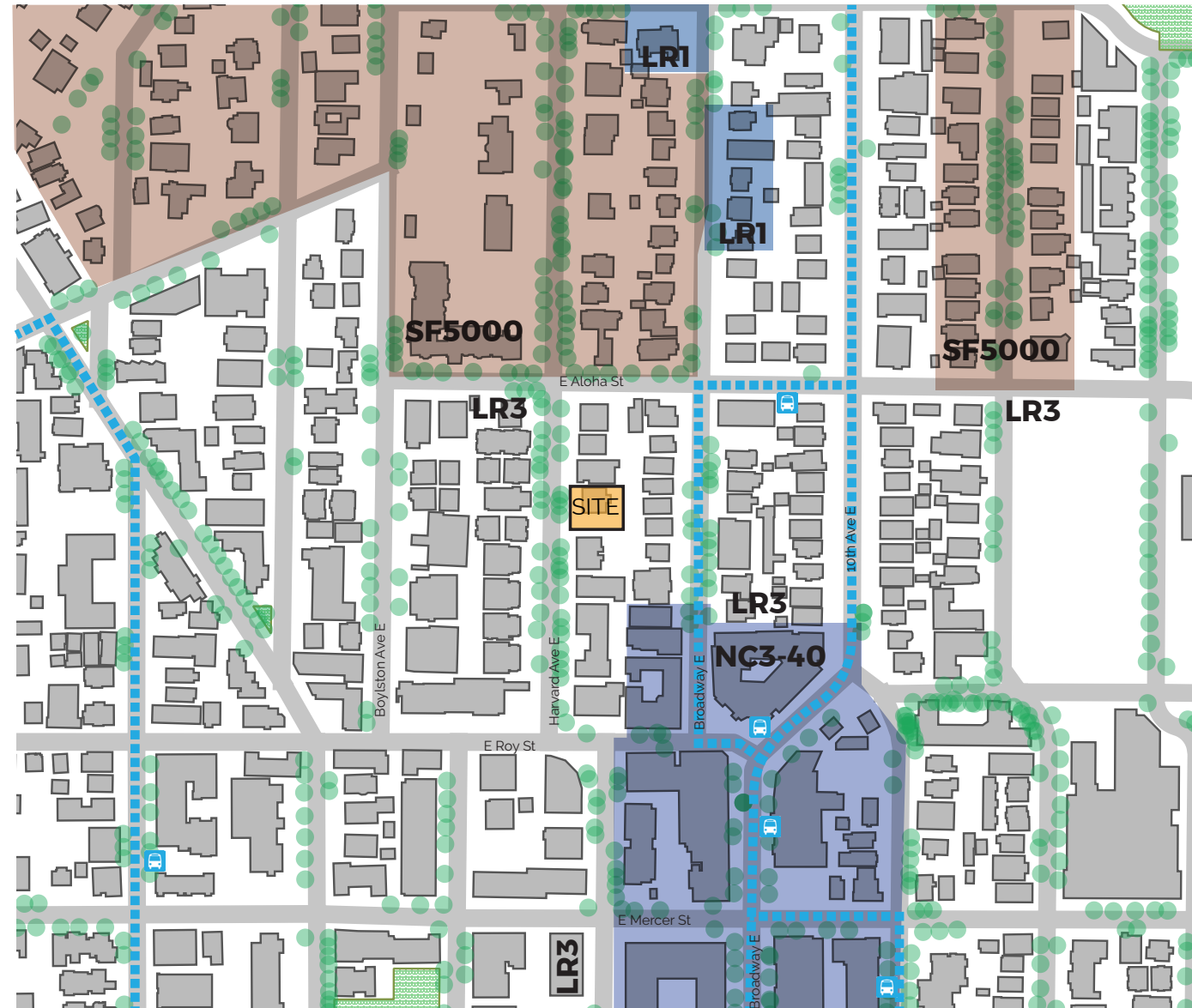


**Project Summary**

The project is proposing **one, five-story structure** over **one-story parking** containing **36 residential units**. The structure has 15 SEDUs, 1 EDU, and 20 one bedroom apartments, two of which are Type A units, the rest being Type B. Parking for **16 vehicles** including one ADA van accessible stall to be provided below grade. Existing structure to be demolished.


Site Location	740 Harvard Ave E
Site Zoning	LR3
Residential Units	36 (15 SEDU + 1 EDU + 20 ONE-BEDROOM)
Overlay	Capitol Hill Urban Center Village
SEPA Review	Yes
Parking Required	(0) Required / (16) Provided (5 tandem spaces, 1 ADA stall)
Height 23.45.514	Base Height 40' <b>Max Height 44' (not inc rooftop features)</b>
Site Area	8,000 SF
Floor Area Ratio 23.45.510	Apartments 2.0 if inside Urban Center & meets requirements of 23.45.510.C 8,000 x 2.0 = 16,000 SF max FAR (ground floor area per SMC.23.45.510.E.4 and bike storage area per SMC.23.54.015.K.5- Council Bill #118201 are exempt from FAR calculations)
Floor Area Ratio Compliance	<b>Project FAR = 15,996 SF &lt; 16,000 SF (Complies)</b>
Gross Floor Area	Gross Floor Area = 28,128 SF
Setbacks 23.45.518	Front setback: 10'-1" provided (5'-0" req) Rear setback: 10' provided (15' req. departure - see p.32) Side setback: 7' ave. 5' min provided (complies)
Amenity area 23.45.522	8,000 SF x 0.25 = 2000 SF required
Amenity Compliance	<b>Project Amenity = 3,597 &gt; 2,000 SF (complies)</b>





### ① Zoning Map

The site exists within LR3 zoning that acts as a transitional zone between dense commercial activity along Broadway E to the south and the residential character of the Harvard Belmont District to the north.

-  Bus Stop
-  Transit Line
-  Major Arterial
-  Minor Arterial
-  Alley



### ① Aerial Map

The site is at the north end of the Capitol Hill neighborhood. Nearby public and commercial facilities include the Broadway avenue commercial center, Volunteer park, and Kerry Hall of the Cornish College of the Arts. The site is also close to bus lines along Broadway, which include Metro routes 49 and 9.





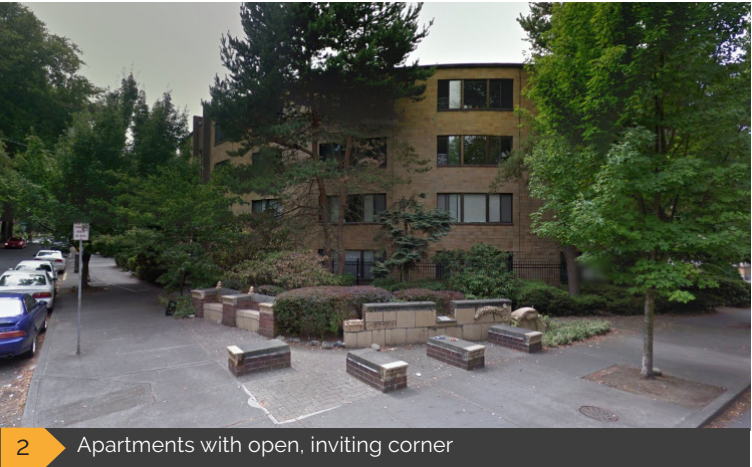
**Typology / Adjacencies**

The site is bordered by a relatively new condo structure to the north and an older apartment building to the south. Across Harvard to the west is a mixture of townhome structures and a newer apartment building that is scheduled to be completed by 2017.

- Civic
- Single Family/Townhome
- Duplex/Triplex/Fourplex
- Apartment/Condominium
- Mixed Use
- Office
- Retail
- Restaurant



1 Mixed Use Rowhouses



2 Apartments with open, inviting corner



3 Cornish College of the Arts - Kerry Building



4 Apartment Under Construction



5 Broadway Single-Story Mixed Use



6 Broadway Multi-Story Mixed Use



7 Single Family Residence



8 Corner Craftsman Home



A

A



## Harvard Avenue East - East Elevation

Along the east side of Harvard Ave are a mix of apartment buildings, condominium projects and a commercial property to the south along E Roy St. Directly across from the site are several trees that help screen the adjacent property from the street. A large retaining wall with landscaping makes up the streetscape at this location.

B

B



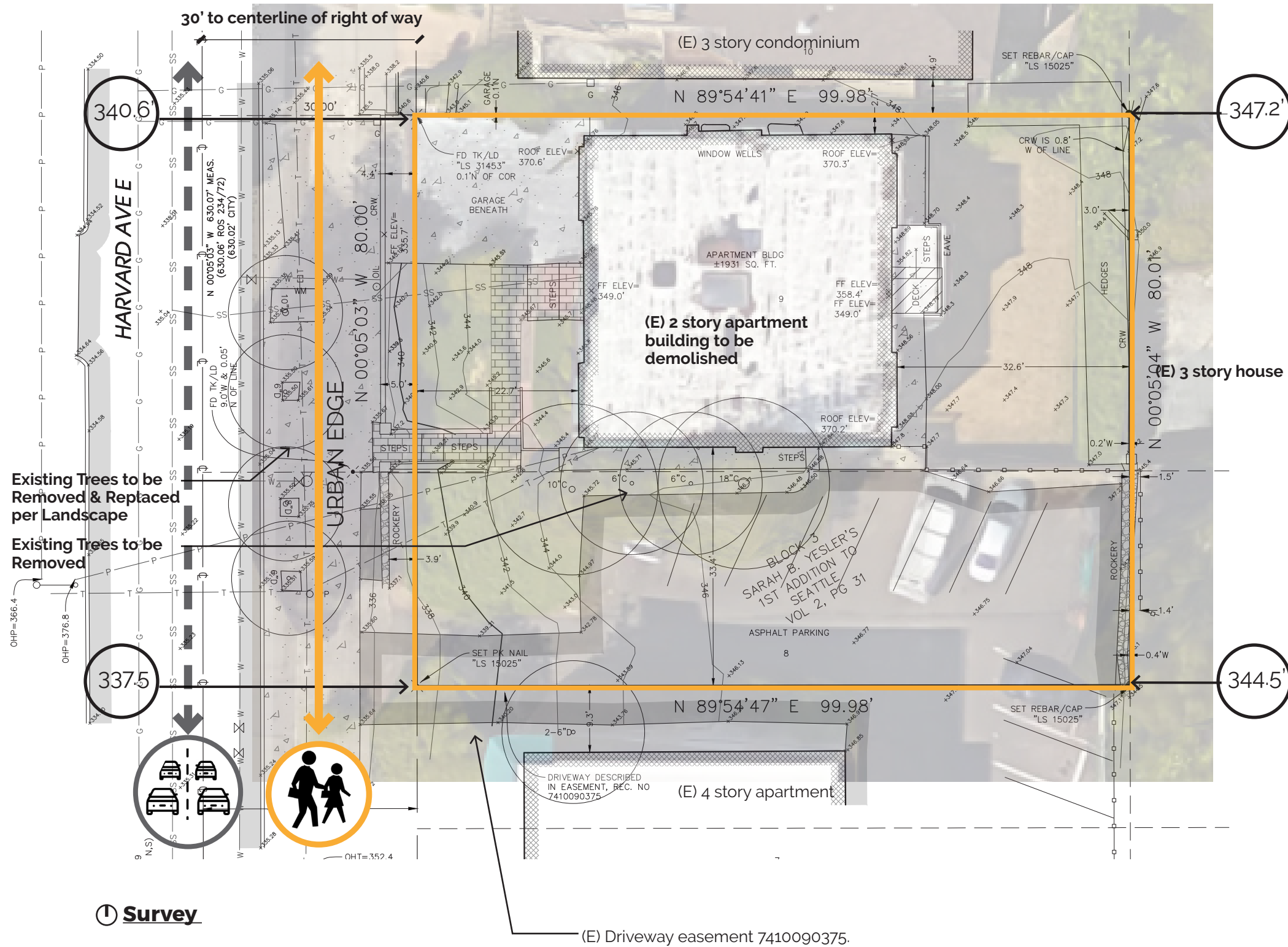
## Harvard Avenue East - West Elevation

The west side of Harvard Avenue consists of condominium projects to the south, townhome projects immediately to the north and south of the site, a single family residence to the north of the block and an educational facility to the south of the block. The streetscape consists of fences and high retaining walls to the south and lower retaining walls and landscaping to the north.





## CONTEXT & SITE ANALYSIS | EXISTING SITE CONDITIONS



## Existing Site

## Uses

There is an existing two story masonry clad apartment structure with 8 units on the site with an at-grade garage with spaces for two automobiles in addition to parking along the south property line.

## Topography

The rear of the site (east end) is @ele ~348', which is the highest point on the site. The ground slopes down gradually to ~@ele 345' at the west edge of the existing building. The site then slopes steeply about 10' down to ~@ele 335' at the sidewalk

## Access

There is no alley access on the site therefore pedestrian access as well as trash and recycling are taken from Harvard Ave E to the west of the site.

## Views and Solar Access

The property will have partial views to the west towards downtown and lake union. Solar access will be partially blocked by an existing apartment building to the south. The project will feature a rooftop deck that will provide views out to the west.

## Trees

8 (non-exceptional, to be verified by arborist) to be removed

10" deciduous , 6" deciduous, 8" deciduous, 6" deciduous,  
10" conifer, 6" conifer, 6" conifer, 18" conifer

## Site Analysis Summary

Harvard Ave E

- Primarily multi-family structures on both sides of street
- Parking along the west side of the street.
- Mixture of older apartment buildings, newer brick condos and some single family buildings
- Most buildings contain parking within garages accessed off Harvard.

## Solar Access

- Southern exposure partially blocked by adjacent apartment structures.

## Views

- View west towards downtown / Olympic Mountains

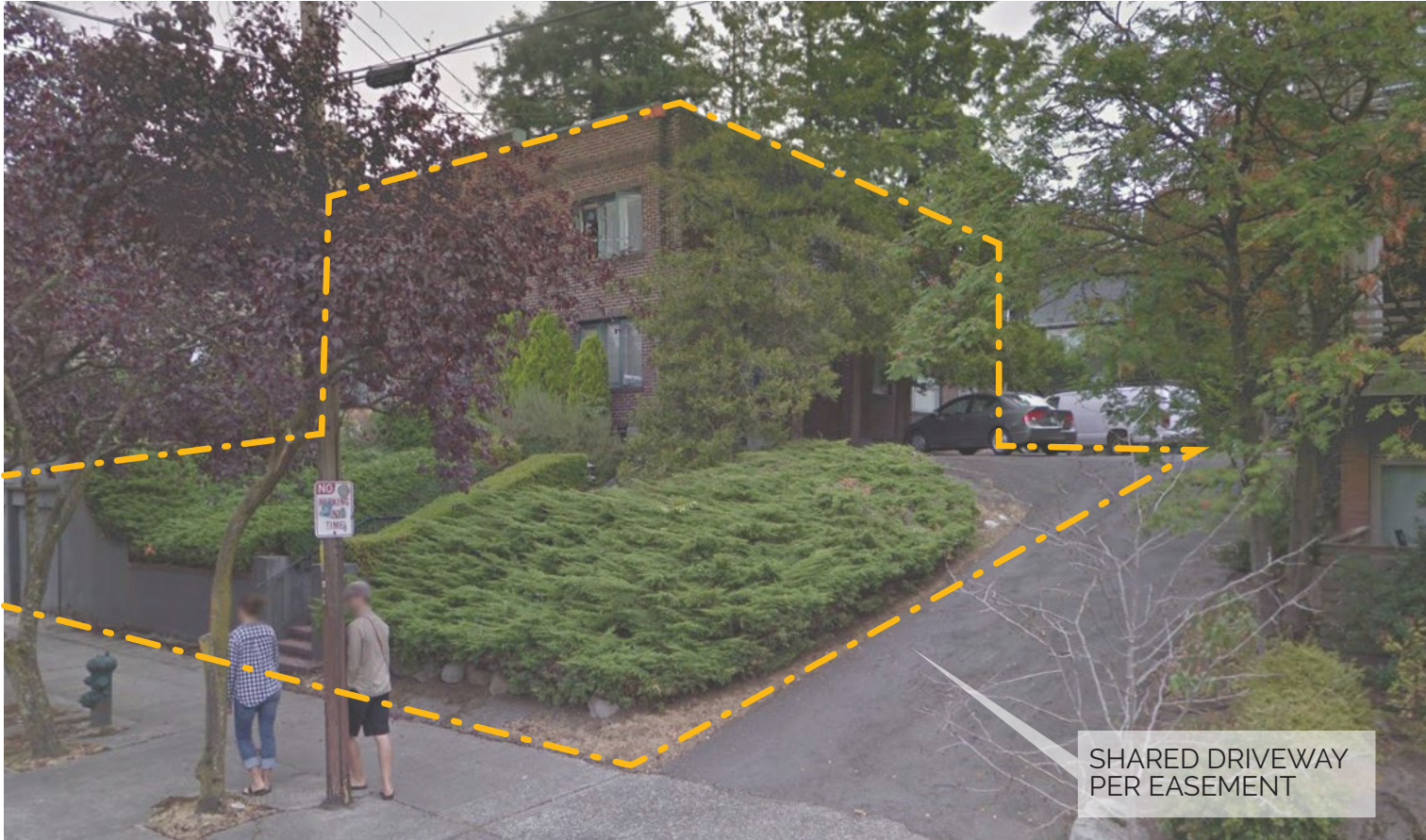
## Amenities

- Restaurants and retail on Broadway, several blocks to the south east.
- Cornish College located to the south
- St. Mark's church located to the north
- Volunteer park to the northeast





A - NW Corner of Site



B - SW Corner of Site



C - E Side of the site - existing building



D - South Elevation / Driveway



E - Shared Driveway Looking West

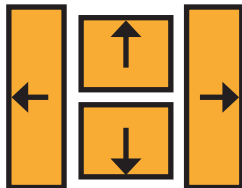


supported by Design Review Board

### 1: H Blocks

45 total (15 One-Bedroom Units + 30 SEDU Units)

Max FAR:	16,000 sf
	16,000 sf (max allowable)
Gross SF:	23,475 sf
Height:	44' max
Bike:	26 req.
Parking:	10 (0 req)



**Positive**

- Below grade parking
- Centrally located elevator tower
- Mix of unit types
- Roof deck on lower volume

**Negative**

- Units facing south and north - reduced privacy to adjacent property
- Large bulk and scale
- Driveway not shared with property to south

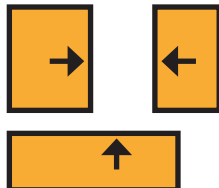
**Departures**

- None - CODE COMPLIANT

### 2: Inside Yard

47 total (One Bedroom Units + 30 SEDU Units)

Max FAR:	15,900 sf
	16,000 sf (max allowable)
Gross SF:	23,600 sf
Height:	44' max
Bike:	27 req.
Parking:	10 (0 required)



**Positive**

- Shared driveway entry
- Internal courtyard with exterior circulation
- Roof deck lowered on front volume
- Mass broken down
- Below grade parking

**Negative**

- Units facing south - reduced privacy to adjacent property
- Tall volume along south property line
- Courtyard will not get ample daylight
- Raised grade along right of way

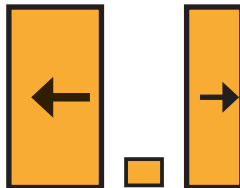
**Departures**

- Rear Yard Setback

### 3: Open Court (preferred)

38 total (13 One Bedroom Units + 25 EDU Units)

Max FAR:	15,208 sf
	16,000 sf (max allowable)
Gross SF:	22,400 sf
Height:	44' max
Bike:	22 req.
Parking:	12 + 5 tandem (0 required)



**Positive**

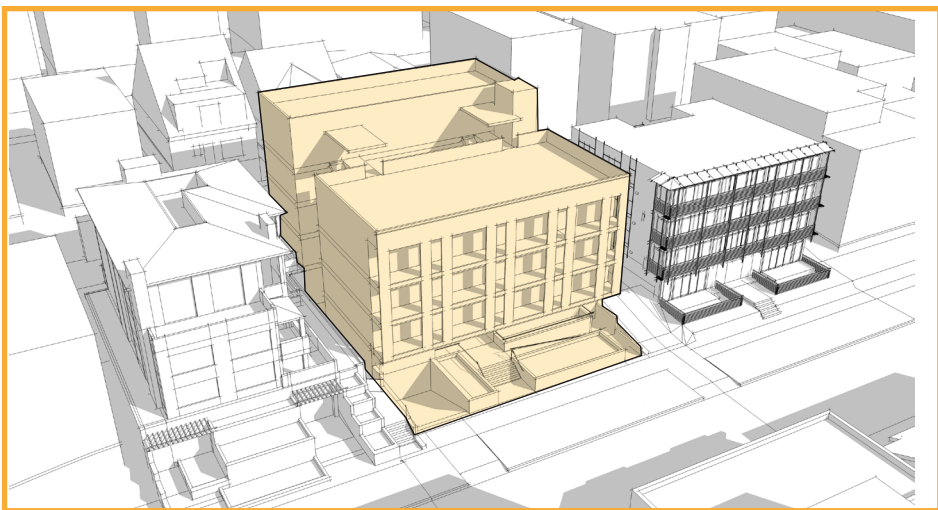
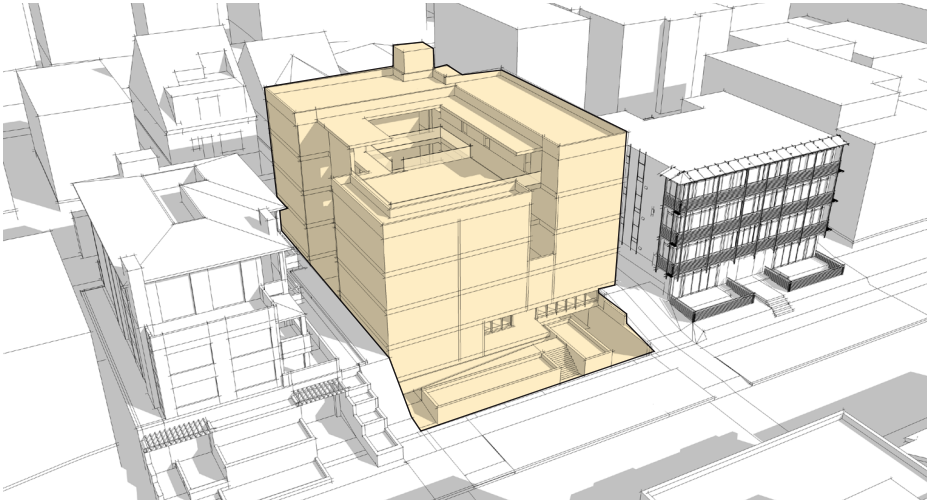
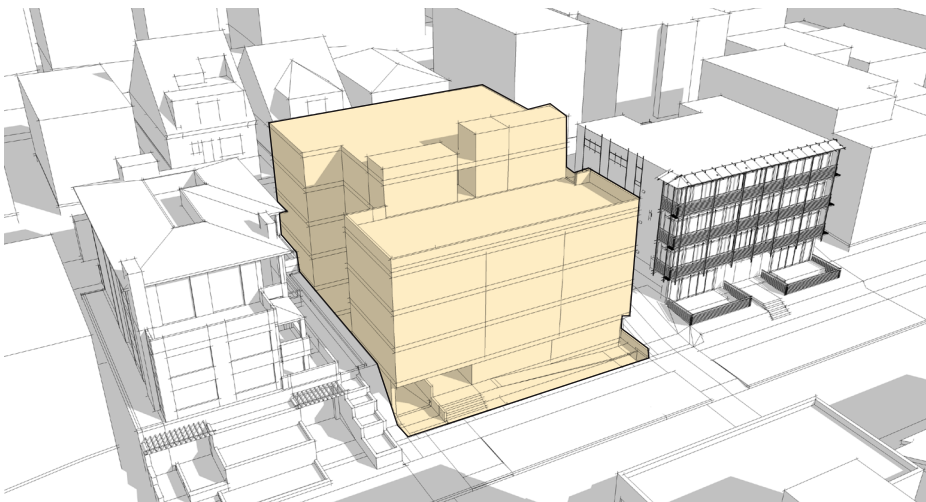
- Shared driveway entry
- Increased privacy to north and south
- Lots of light and air into courtyard
- Reduced bulk and scale
- Efficient parking layout
- Opportunity for outdoor space / circulation

**Negative**

- Wide facade on west facade
- Elevator located on exterior facade
- Roof deck adjacent to neighboring properties

**Departures**

- Facade Length
- Rear Yard Setback





The board **strongly supported scheme 3** and reacted positively to the proposed **massing stepping down the slope**, the **balconies** along the street-facing facade and the **entry sequence** from public to private space.

PUBLIC COMMENT

The following public comments were offered at this meeting:

- The bulk and scale of the proposal is too large for the site.
- The proposed use of brick is important to blend into the neighborhood fabric.
- The density of the proposal is too high with 51 units.
- The massing of Option #3 Open Court, creates a front façade building height which is a good fit with neighboring buildings and is a good architectural proposal.
- The broad steps at the entry are a good relationship-building to street.
- Option #3 Open Court is the preferred option.
- The proposal to store trash in a trash room is a good solution.
- There may be false assumptions that guide this design to a too large bulk and scale.
- The design appears to be too stark in that building details are lost to modern interpretations.
- Use old clinker brick to recall the building that will be demolished and to fit in the neighborhood.
- The proposals do not look like a good fit for the neighborhood due to size, scale and previously stated reasons.

PRIORITIES & BOARD RECOMMENDATIONS

1. Height, Bulk and Scale:

- a. The Board commented that **Option #3**, the Open Court option, was the **strongest concept** presented at the meeting, echoing public comment. It pointed out the strengths of the **lower front massing, balconies on the street and higher rear massing** and directed the applicant to develop Option #3 going forward. (CS2A2, CS2D1,2,5)
- b. The Board agreed that the proposed **setback from the street was important** to retain as shown to meld with neighboring building setbacks for a good street building face. (CS2B1, PL2 I, CS3A1)

2. Relationship to the Street:

- a. Similar to public comment, the Board commended the applicant on the concept of a **broad stair and simple ramp function** to relate easily to the street. (PL2li, PL3A1, A2)
- b. The main door at the front façade is an important element to retain during project design. (DC1A2, DC2C3)
- c. The Board requested the building **setback** from the street **match the neighboring developments** to best fit in neighborhood context as shown in the Early Design Guidance packet. (DC2C3)
- d. The proposed **balconies** are an important element to create a **sense of relationship to the street** and should be retained. (DC2C1)
- e. The Board approved of the entry sequence and asked that the gate at the courtyard be pushed back as far as possible to leave the **entry area open** and **inviting** and the gate element to meld with the design and not look like a barrier. (PL2l, PL2B1)
- f. The Board agreed with public comment and approved the trash room location and functional explanation. (DC1liii)
- g. The Board was **supportive of an easily accessible bicycle room** and simple access to it via the ramp or stairs with a rill (a shallow channel) for bike tires. (PL4B)

3. Materials:

- a. The Board **reacted positively**, and echoed public comment, to using **brick** on the exterior of the building with a **residential style lap siding** at other places and at the rear. (DC4A1)
- b. The color of the building behind the brick façade should complement the use, the building and the neighborhood. (DC4A1)

4. Relationship to Neighboring Sites:

- a. The Board affirmed the applicant's suggestion to **keep a large hedge** at the rear property line for a sense of privacy for both sites. (DC4D1)
- d. The Board approved of the elevator location which helps **minimize the elevator penthouse** impact on neighboring sites. (CS2D4)
5. Amenity Spaces:
- a. The Board requested **"quiet" colors** for the courtyard and keen use of **quality materials**. They also asked for a well-designed and useable space for the residents in the courtyard. (DC4A1, Cs31)
- b. The Board requested the applicant continue with the concept to provide **small gathering areas** at the **roof top amenity space**. (PL1C1)







Project at EDG

## Notable Evolutions

### 1. Articulation

The project has evolved along its western facade by creating a checkerboard pattern of balconies and extended enclosed living space. This allows for a more diverse and playful facade rather than the monotonous facade seen at EDG with continuous balconies.

### 2. Materiality

The building maintains the use of brick on the street facing volume. The specific color and style of brick that has been chosen is a darker more desaturated brick that lends a contemporary yet timeless appearance that corresponds to the more modern design of the building. Finally, the rear volume features lap siding of a similar tone to the front volume to visually tie both masses together. The lap siding is more responsive to the residential structures east of the site.

### 3. Privacy & Security

A more secure entry gate has been placed at the main entry to the building to maintain the privacy and safety of the residents. Furthermore an open metal garage screen has been placed at the face of the building to add a level of security to the below grade garage. These elements are to both be constructed of light metal with as few elements as possible as to preserve visibility into & out of the courtyard so that an "eyes on the street" focus to the project can be maintained.



**Revised Scheme - View from SW Corner**



The board commented that Option #3, the **Open court** Option, was the strongest concept, echoing public comment. Strengths were the **lower front massing** and **balconies** on the street. The proposed **setback from the street** was also important to retain as shown to meld with the neighboring building setbacks for a **good street building face**.

**EDG 1 DESIGN GUIDANCE:**

a. The Board commented that Option #3, the Open Court option, was the strongest concept presented at the meeting, echoing public comment. It pointed out the strengths of the lower front massing, balconies on the street and higher rear massing and directed the applicant to develop Option #3 going forward. (CS2A2, CS2D1,2,5)

b. The Board agreed that the proposed setback from the street was important to retain as shown to meld with neighboring building setbacks for a good street building face. (CS2B1, PL2 I, CS3A1)



**Street Elevation**



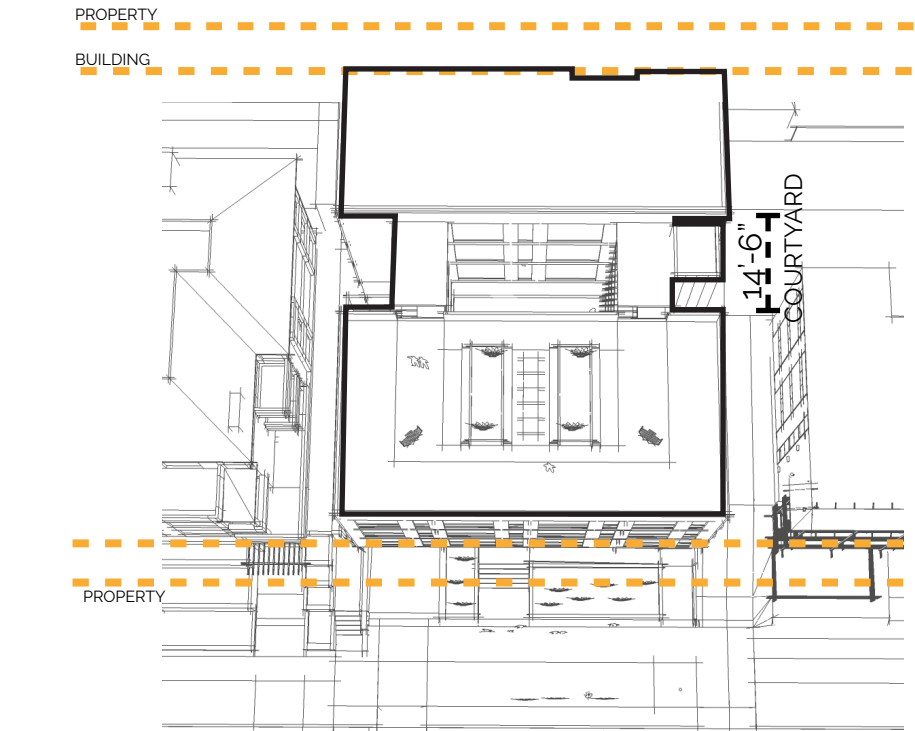
**Street Elevation**

**RESPONSE:**

Option #3 has been maintained and is represented as the scheme in the MUP plans.

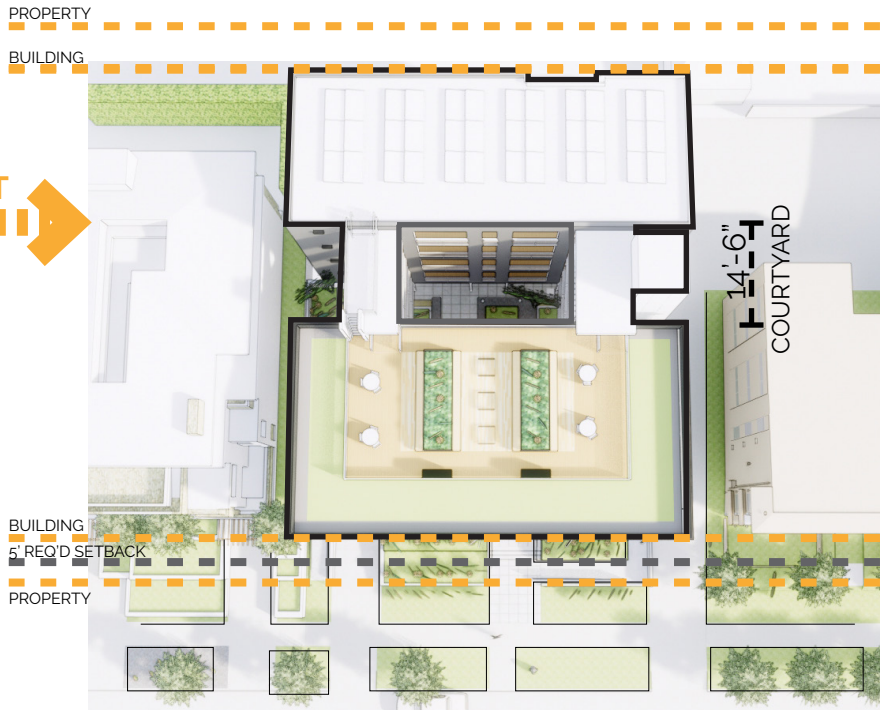
The massing has been lowered along the front part of the building and balconies have been maintained along the street edge.

*Front setback increased, maintained.*



**Aerial View @ EDG**

Harvard Avenue



**Aerial View @ REC**

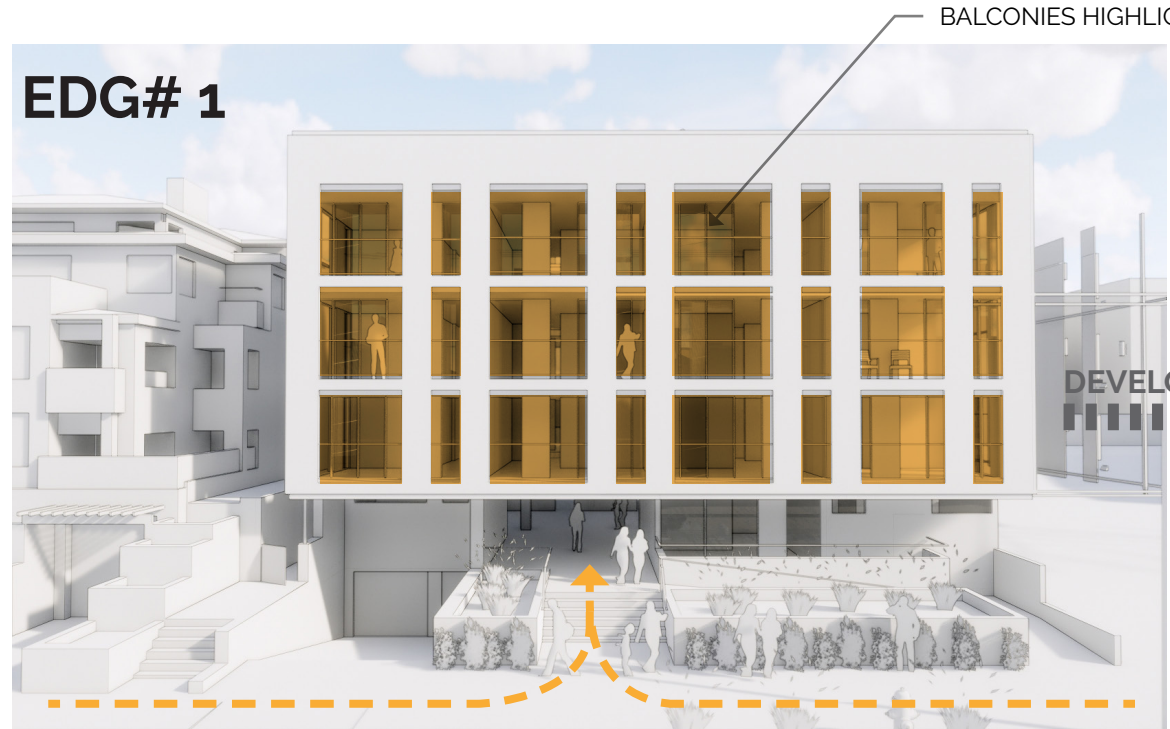
Harvard Avenue



The board commended the applicant on the **broad stair** and simple ramp function that relates easily to the street and that the **main entrance** door is an important element to retain during the design. The **building setback** is an important design element that helps the structure **match the neighboring context**. The **balconies** are an important element to creating a sense of **relationship to the street**.

EDG 1 DESIGN GUIDANCE:

- a. Similar to public comment, the Board commended the applicant on the concept of a broad stair and simple ramp function to relate easily to the street. (PL2li, PL3A1, A2)
- b. The main door at the front façade is an important element to retain during project design. (DC1A2, DC2C3)
- c. The Board requested the building setback from the street match the neighboring developments to best fit in neighborhood context as shown in the Early Design Guidance packet. (DC2C3)
- d. The proposed balconies are an important element to create a sense of relationship to the street and should be retained. (DC2C1)



RESPONSE:

The stair has been maintained and the ramp has been kept hidden with planter walls.

The building has been setback 10'-1" from the street to closely align with the neighbors. It extends slightly beyond the plane of the adjacent structures but has been pushed back from the street to an increase of 202% from the required 5'-0" min. to provide more openness in the central courtyard.

The front facing balconies have been staggered to create more visual texture in the facade and interest from the street. This subtle massing move articulates the scale of the surrounding neighborhood.



The board **approved the entry sequence** and asked that the **gate** at the courtyard be pushed back to leave the entry area **open and inviting** and not look like a barrier. The trash adjacency next to the entrance and bicycle parking in the garage were approved.

### EDG 1 DESIGN GUIDANCE:

e. The Board approved of the entry sequence and asked that the gate at the courtyard be pushed back as far as possible to leave the entry area open and inviting and the gate element to meld with the design and not look like a barrier. (PL2I, PL2B1)

f. The Board agreed with public comment and approved the trash room location and functional explanation. (DC1Ilii)

g. The Board was supportive of an easily accessible bicycle room and simple access to it via the ramp or stairs with a rill (a shallow channel) for bike tires. (PL4B)



### RESPONSE:

Response: The project has moved forward with the preferred entry sequence and the entrance was kept wide to maintain visibility into the courtyard beyond and out towards the street. In order to maintain security, relate to the datum established at the lower level, and maintain a visual relationship between the gate at the driveway and the gate at the entrance, the fence was kept in the current location. Both of the garage gate and entry gate shall be constructed out of thin steel members and painted white to allow for minimal visual obstructions.



Precedent Image - Anhalt Apartments Main Entry Gate

The trash room location has been maintained at the southwest corner of the building and shall be enclosed within the structure. It will be close enough to the street that the trash contractors can come get the trash and return it to the room without needing to leave it in the right of way.

Response: Bicycle storage is located in the parking garage and can be easily accessed by the ramp down to the garage or internally via the building's elevator. This location is preferred for its safety and security and to not hinder the paths of egress on the main level.



RESPONSE TO EDG | SECTION 2: RELATIONSHIP TO THE STREET



Northwest entry ramp and vehicular driveway ramp down to below grade parking garage



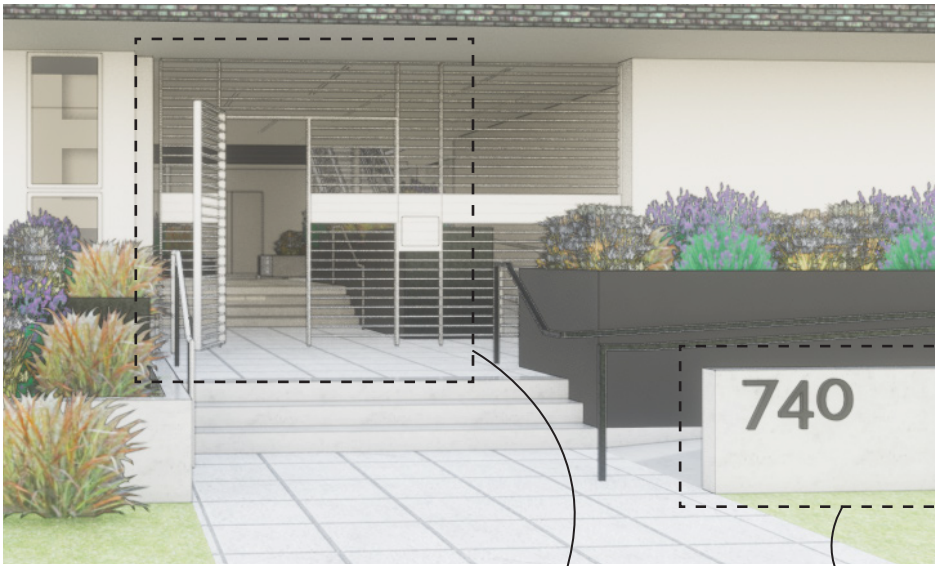
Central west entry



Southwest entry ramp sequence



North walkway to pedestrian entry / closed garage roll up screen - horizontal light grey metal



Main entry gate with address on low concrete wall



South trash screened roll up door



Pedestrian entry to north gate



Garage ramp entry with roll up light grey metal door



Main Entry Gate with Call Box - white steel flat bar at 4" o.c.



Surface mount steel address - 12" sans serif font



Trash room with roll up door - easy in/out



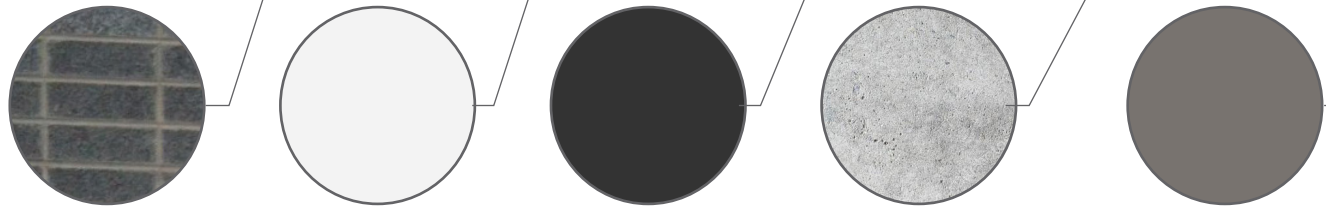
The board reacted positively, echoing public comment, to using brick on the exterior of the building with a residential style lap siding at the rear. The colors should compliment the use, the building, and the neighborhood.

EDG 1 DESIGN GUIDANCE:

- a. The Board reacted positively, and echoed public comment, to using brick on the exterior of the building with a residential style lap siding at other places and at the rear. (DC4A1)
- b. The color of the building behind the brick façade should complement the use, the building and the neighborhood. (DC4A1)



Brick massing on street facing facade with white base and interior cladding



RESPONSE:

Brick has been maintained as the dominant cladding material for the front of the building that will wrap around to the entire volume of the street facing mass. The rear facing mass will be clad in lap siding to reflect the lap siding of the neighbors to the east.

The secondary color behind the brick façade will be a simple white cladding that will emphasize the uniform masonry “shell” of the building. A clean and modern interior will compliment the exterior. A series of simple reveals at the window and balcony “head” conditions will also create relief and depth to the façade by articulating the white mass behind the brick.



Horizontal Lap siding at rear of the building to correspond with residential materiality towards the east



The board affirmed keeping the large hedge at the rear property line to maintain a sense of privacy. The elevator was approved in the location shown which minimizes the penthouse impact on neighboring sites.

EDG 1 DESIGN GUIDANCE:

c. The Board affirmed the applicant's suggestion to keep a large hedge at the rear property line for a sense of privacy for both sites. (DC4D1)

d. The Board approved of the elevator location which helps minimize the elevator penthouse impact on neighboring sites. (CS2D4)

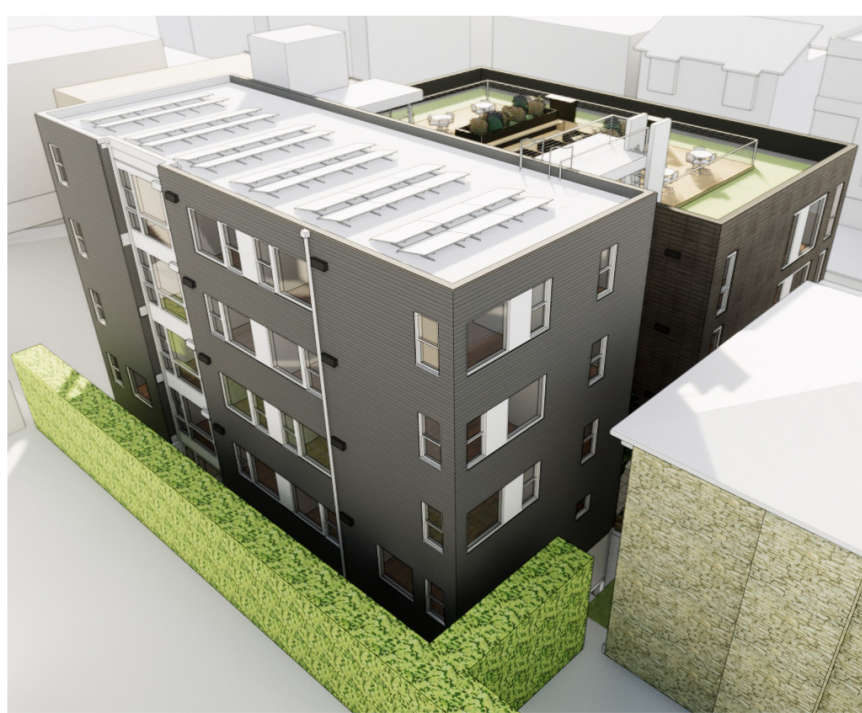


Elevator location has minimal impact on the neighbors

RESPONSE:

The overall health and viability of the hedge will be maintained. Furthermore, planting will be added along the northern property line to increase the privacy to the adjacent condo building to the north and windows have been minimized at the ground floor units facing south to maintain privacy along the driveway of the adjoining south apartment building.

The elevator location was maintained on the south side of the building to help reduce shadows cast on the adjacent property to the north.



Hedge will be maintained for privacy



The board requested “quiet” colors for the courtyard and keen use of quality materials. The courtyard should also be well-designed and provide useable space for the residents. The roof should support and provide small gathering areas as an amenity.

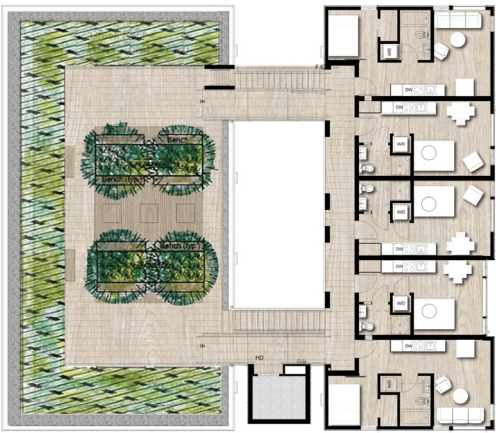
EDG 1 DESIGN GUIDANCE:

a. The Board requested “quiet” colors for the courtyard and keen use of quality materials. They also asked for a well-designed and useable space for the residents in the courtyard. (DC4A1, Cs31)

b. The Board requested the applicant continue with the concept to provide small gathering areas at the roof top amenity space. (PL1C1)



Level 1 Plan



Roof Plan



Roof Deck Perspective



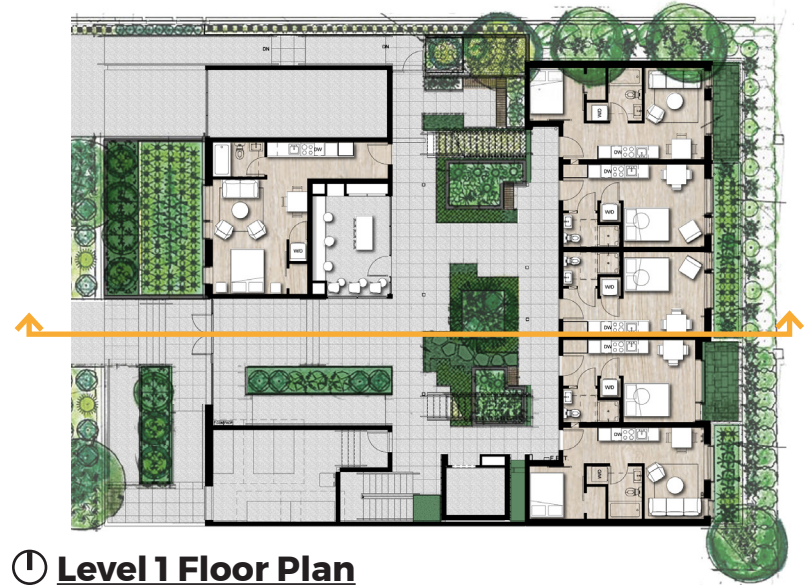
Courtyard looking at main entrance

RESPONSE:

The courtyard will feature brick on the west facing mass and lap siding on the east facing mass. These two colors will be complimentary and shall lend the quiet atmosphere that was mentioned at the EDG meeting. Benches are scattered throughout the courtyard and a landscaped nook has been designed to the north. A mail room adjacent to the courtyard provides additional seating and lounge space for residences.

The roof deck plan, which has been pulled back from the façade of the building, has been divided into smaller gathering areas for more intimate interactions rather than one large open roof deck.





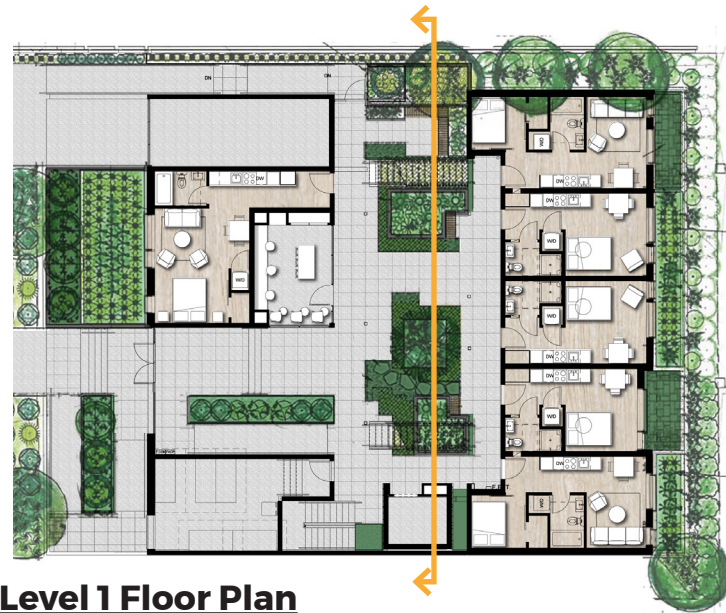
1 Level 1 Floor Plan

Transition through Experience

- 1. Public  
Public paths from the street to the front entry gate are enhanced with metal and concrete planters and light features that promote a sense of way-finding and entry.
- 2. Semi Public  
After entering through the entry gate, there is a portal with a soffit overhead that indicates entry into the semi public space through to the open courtyard, complete with outdoor seating and an adjacent amenity seating area.
- 3. Semi Private  
Cues to the semi private space are indicated with covered exterior walkways establishing a sense of privacy and ownership for each of the units.
- 4. Private  
The final transition is the private rooms which have access to outdoor air, light, and some with balconies.







① **Level 1 Floor Plan**

## Activated Courtyard

### 1. Public

Once in the courtyard, they public path and street can be seen from beyond.

### 2. Semi Public

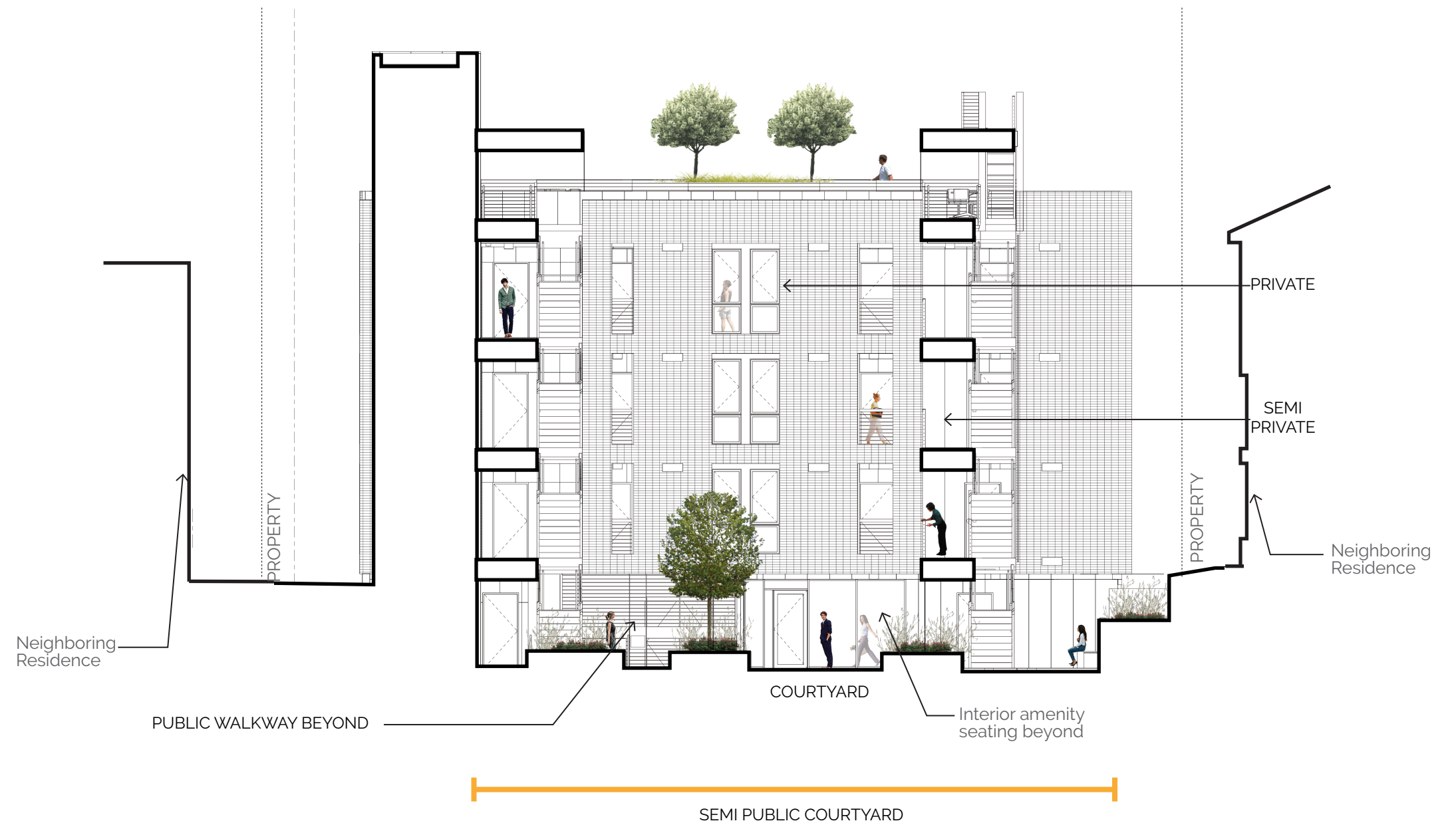
The semi public courtyard is activated by exterior seating, landscaping, integrated lighting, and amenity seating in the interior space beyond.

### 3. Semi Private

The courtyard can be seen throughout building with the semi private open walkways.

### 4. Private

The final transition is the private rooms which have access to outdoor air, light, and visibility into the courtyard.

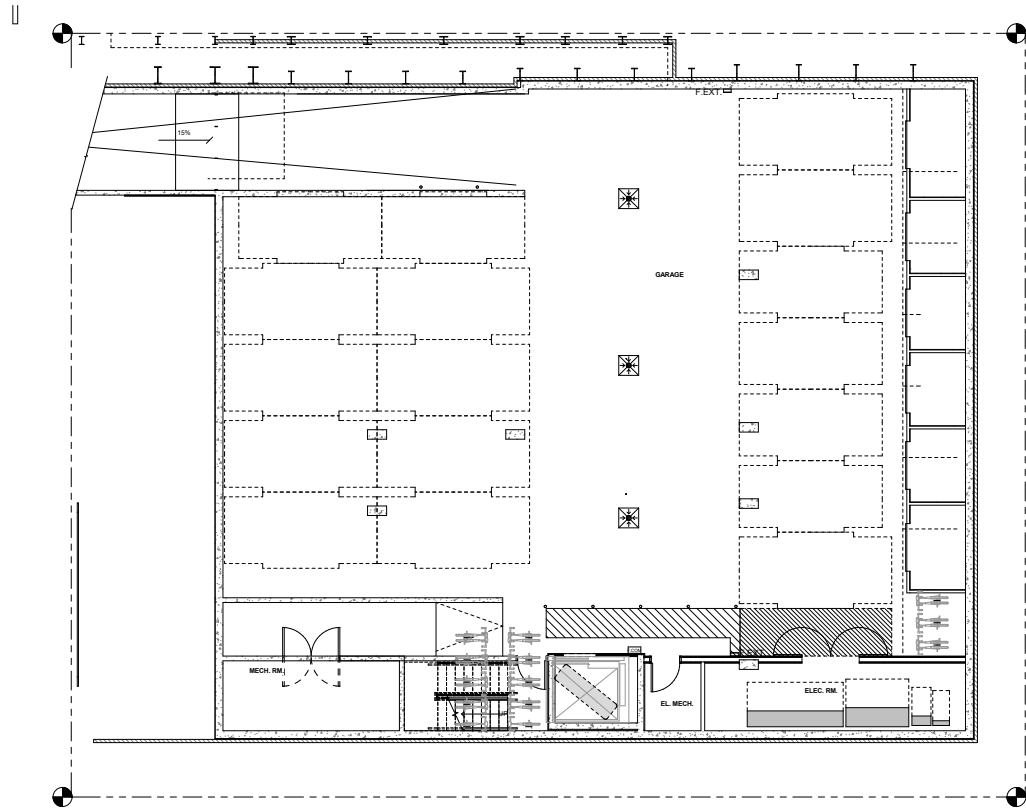


**Section Through Site**

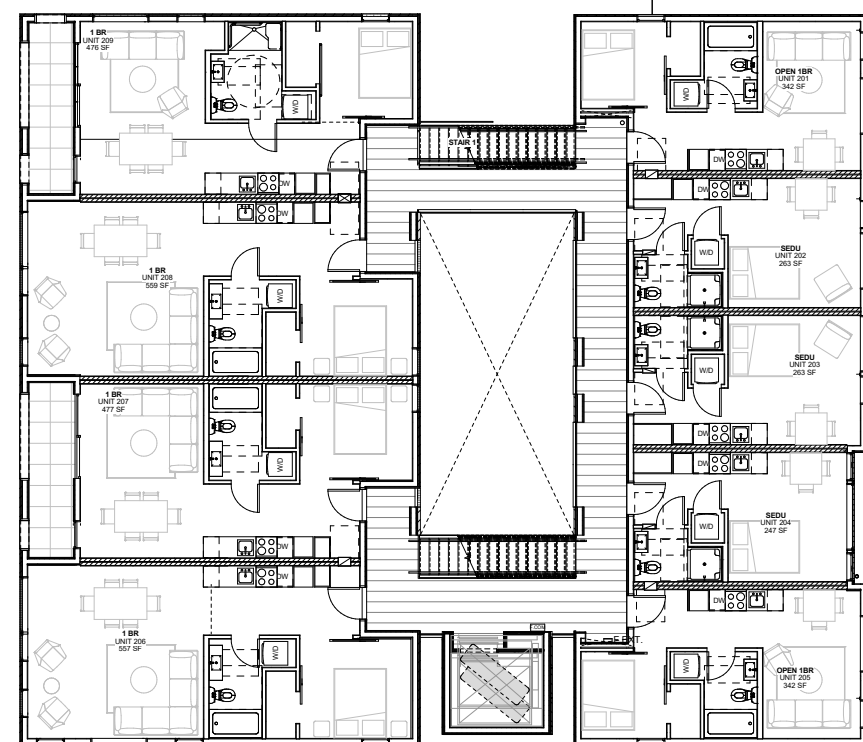




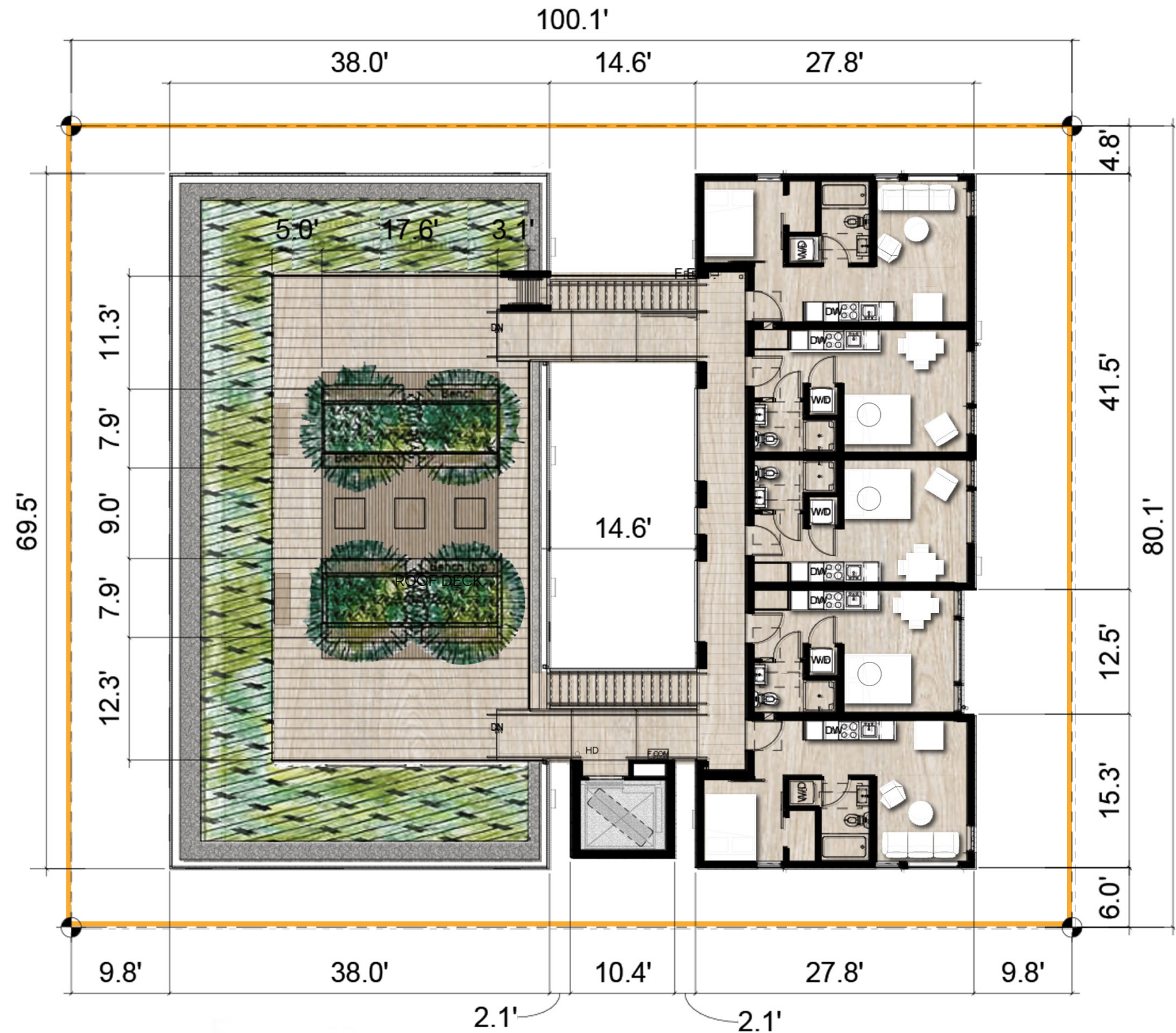




① **Garage Level**



① **Typical Upper Levels**



① **Roof Deck**





1 Contemporary Brick Facade



2 Modulation of Openings



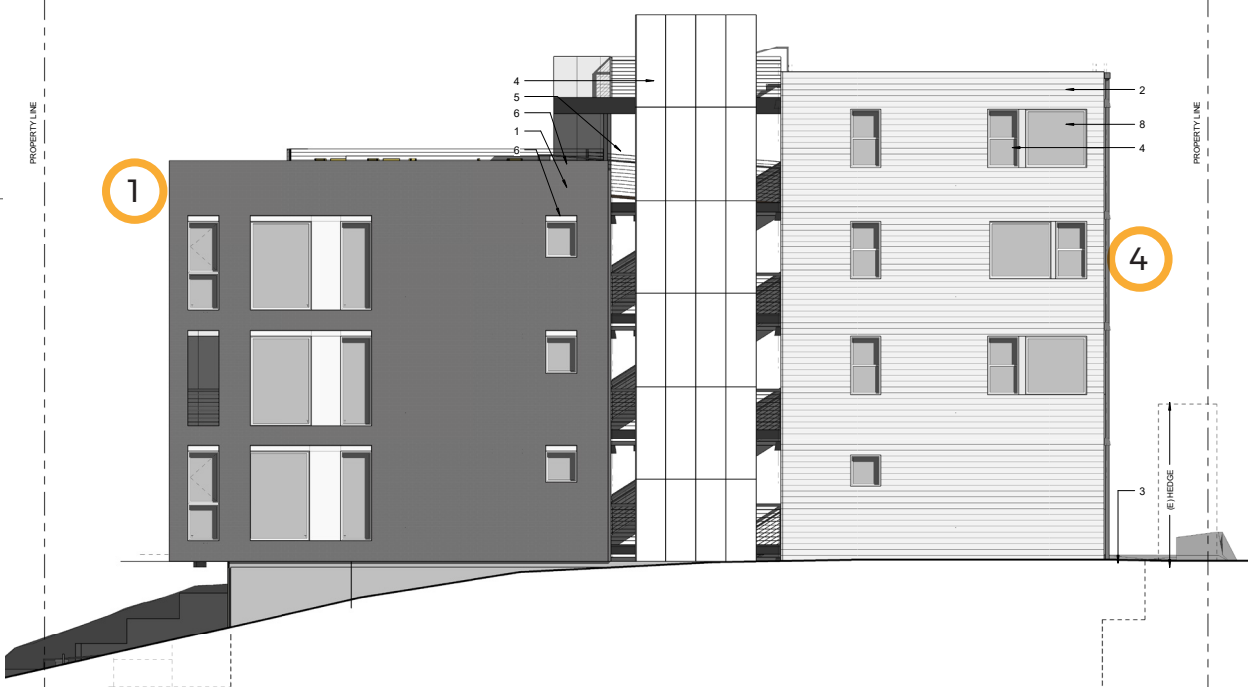
3 Steel & Concrete Courtyard



4 Lap Siding at Rear Volume



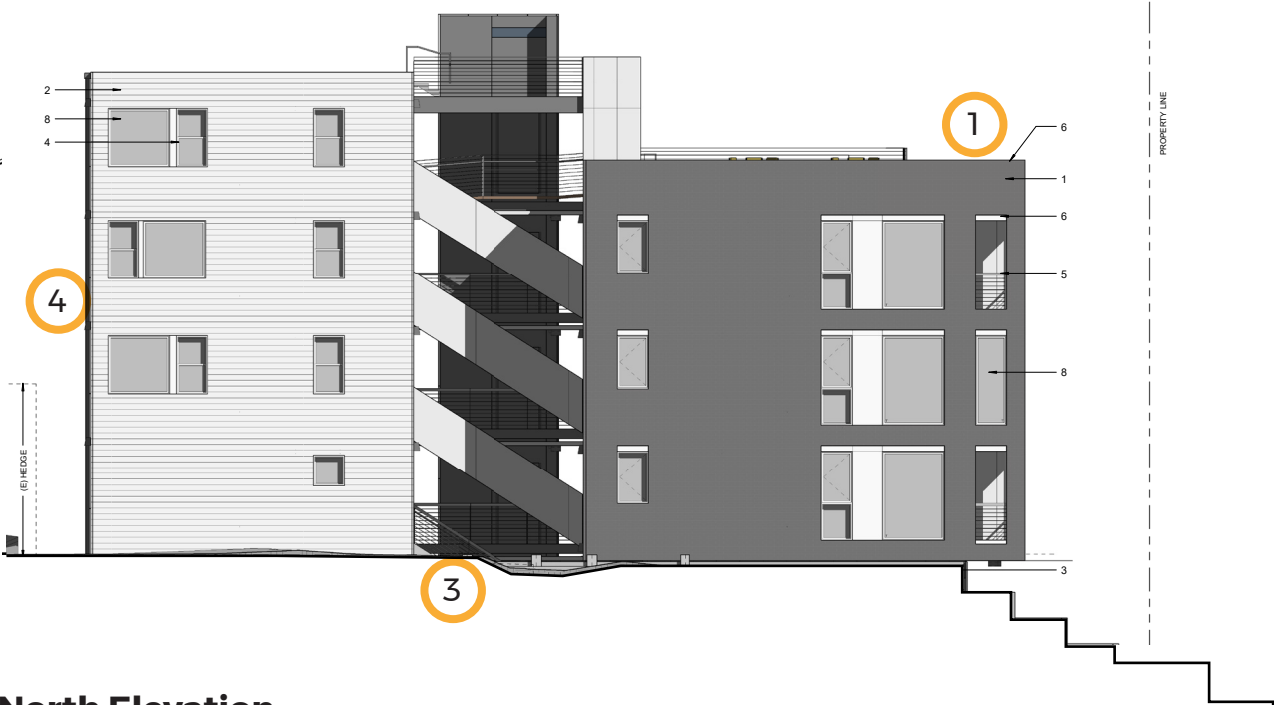
**West Elevation**



**South Elevation**



**East Elevation**



**North Elevation**





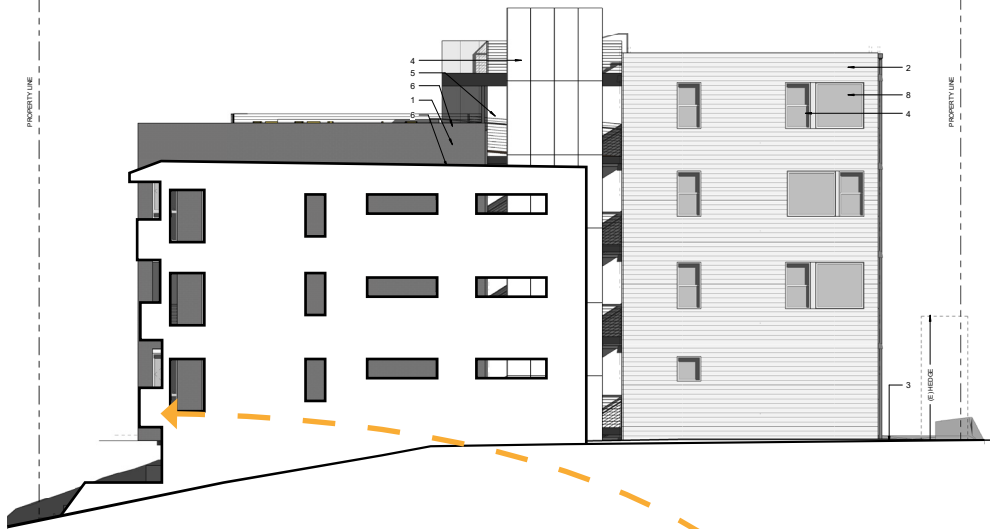
**North Elevation Privacy Study**

Level 1 condo is concerned about privacy into rear bedroom unit as well as visibility to central dining space. Level 1 windows in the rear volume will be located towards the east to respect privacy. The proposed courtyard is located close to the existing dining space to allow for mid day sun to travel through the site. There will be ample landscaping planted along the side yards to assist in maintaining privacy between the two structures & window placement will be designed to minimize direct visibility as well.



**East Elevation Privacy Study**

Window placement to be adjusted to reduce direct visibility between adjacent sites & upper level roof decks of adjacent structures



**South Elevation Privacy Study**

Most windows on south neighbor are placed high within rooms and most views are focused west, away from the site



Level 1 central dining room



Rear Yard / SE corner - existing tree, hedge and fence to provide privacy



Rear Yard - Existing hedge to assist in privacy on lower level



Existing balcony / screening element





West Facade - Enlarged Detail Image



HYBRID

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p: 206.267.9277  
w: www.hybridarc.com

3023932

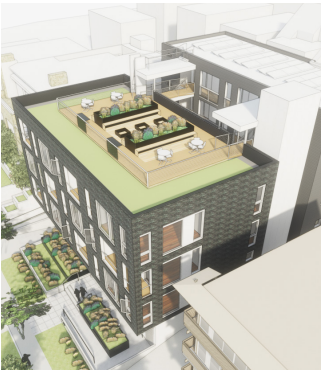
740 HARVARD AVE E | Seattle, WA



western - front facing - facade  
dark brick over white base



eastern - rear facing - facade  
dark grey lap siding with white cement board gasket and elev. shaft



roof deck  
wood decking with steel planters



courtyard view  
concrete pavers, lap siding right, brick left



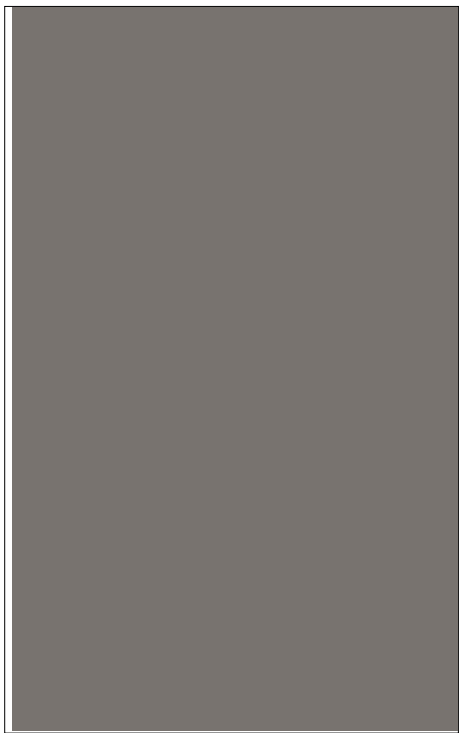
courtyard view towards entry  
brick volume above, white cement board soffit, concrete paver courtyard and steel planters



main entry  
scored concrete walkway, steel planters and building address



Brick - Stack Bond - Slimbrick  
Mutual Materials - Architectural Series  
Color: Coal Creek - Grout: Dark



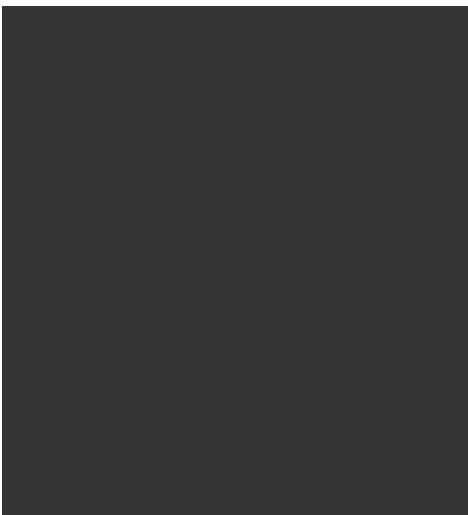
SW7019 - Gauntlet Grey  
Cement Board Cladding - 4" Lap Siding  
Rear massing volume cladding



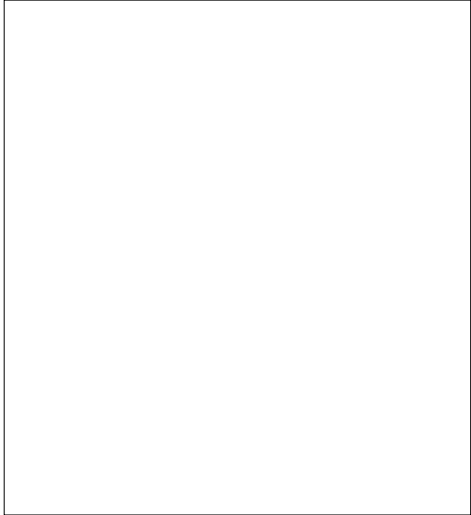
Concrete  
Foundation / Walls at Ground Floor  
Stair Treads



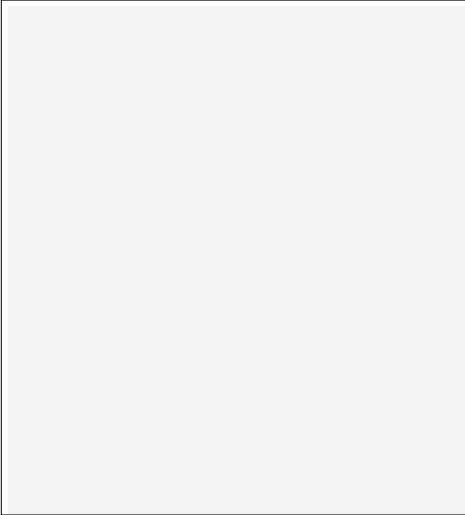
Wood - Hallway & Roof Flooring  
1x4 - Tight Knot Cedar w/  
Clear Stain



Metal Accents  
Black - Planters, Coping, Railing, Vent Hoods  
(UC40577 - Duranar - Black)

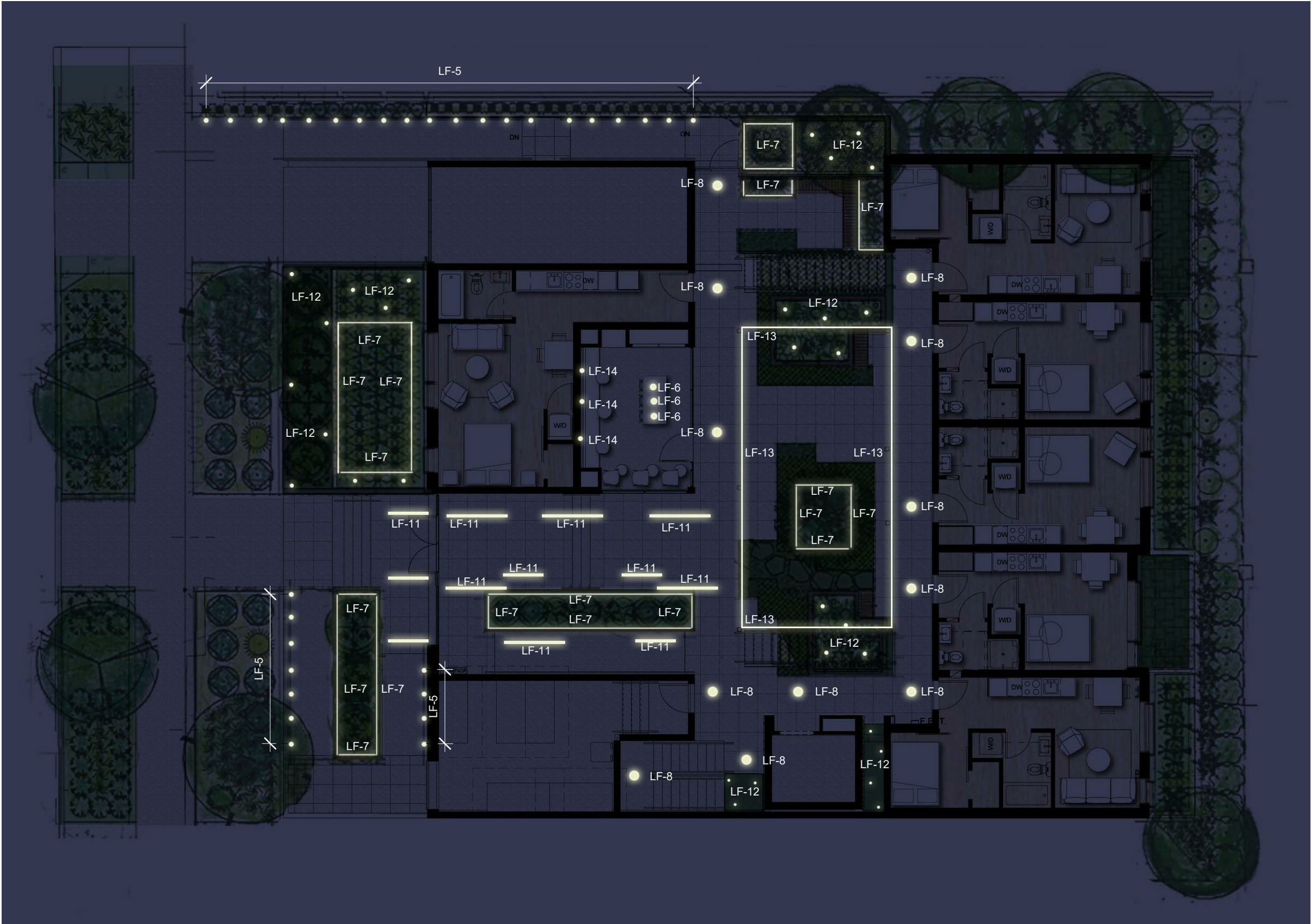


Metal Accents  
White - Railing, Vent Hoods, Accents  
(UC43350 - Duranar - Bone White)



SW7005 - Pure White  
Cement Board Cladding  
Roof, Interior Courtyard & Base





① Level 1 Lighting Plan



LIGHT FIXTURE SCHEDULE

LF-1 - DOWN LIGHT
LF-2 - UPLIGHT
LF-3 - PENDANT A
LF-4 - CONCEALED STRIP LIGHT
LF-5 - EMBEDDED PUCK LIGHTS
LF-6 - PENDANT B
LF-7 - EXTERIOR STRIP LIGHT
LF-8 - RECESSED CAN LIGHT
LF-9 - SURFACE MOUNTED LIGHT
LF-10 - BOH LIGHT
LF-11 - RECESSED LINEAR LIGHT A
LF-12 - EXTERIOR UP LIGHT
LF-13 - RECESSED LINEAR LIGHT B
LF-14 - SCONCE

LF- 5 - EMBEDDED PUCK LIGHTS



LF-8 - RECESSED CAN LIGHT



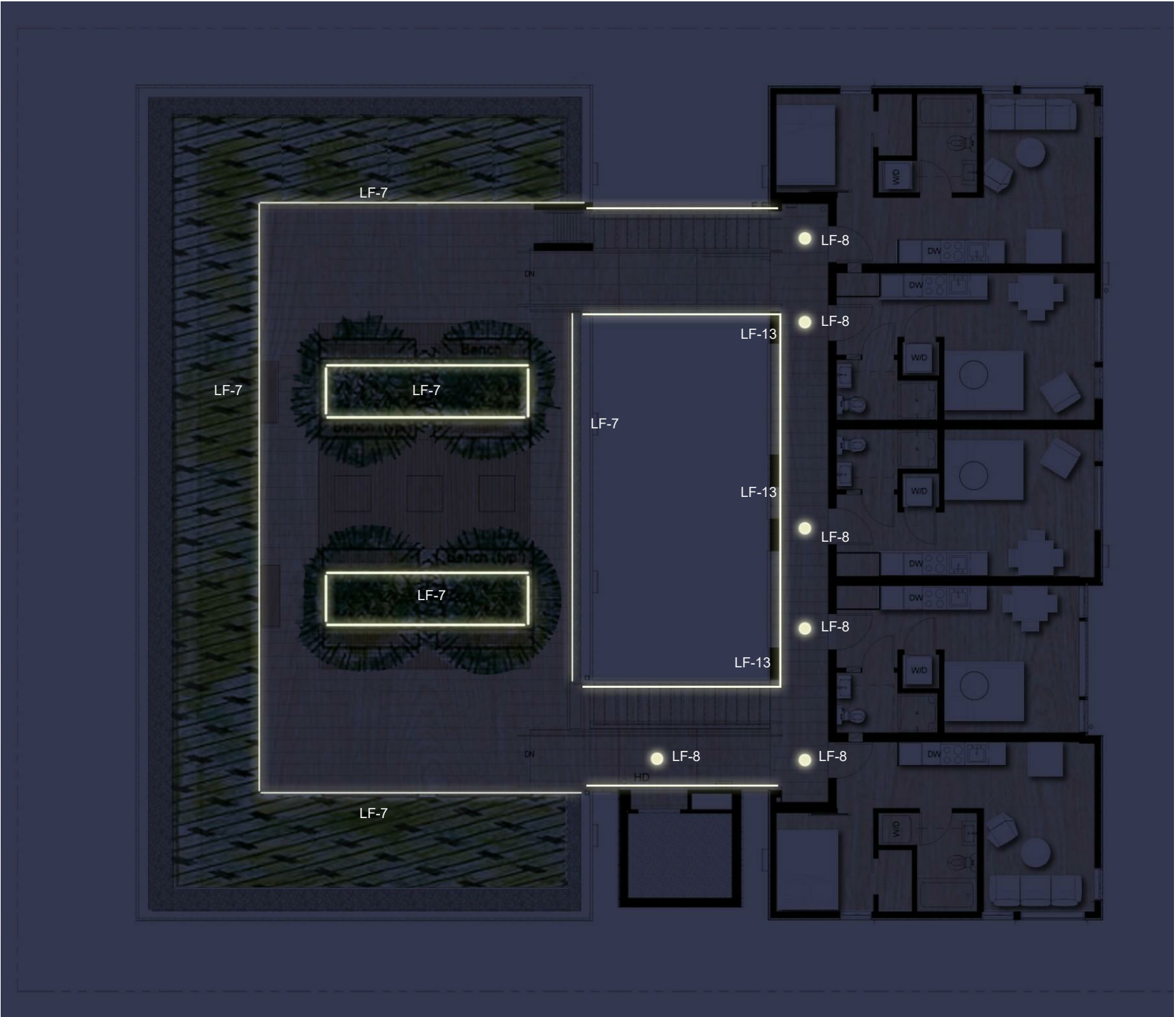
LF-7 & 13 - LINEAR STRIP LIGHT



LF-12 - EXTERIOR UP LIGHT



LF-11 - RECESSED LINEAR

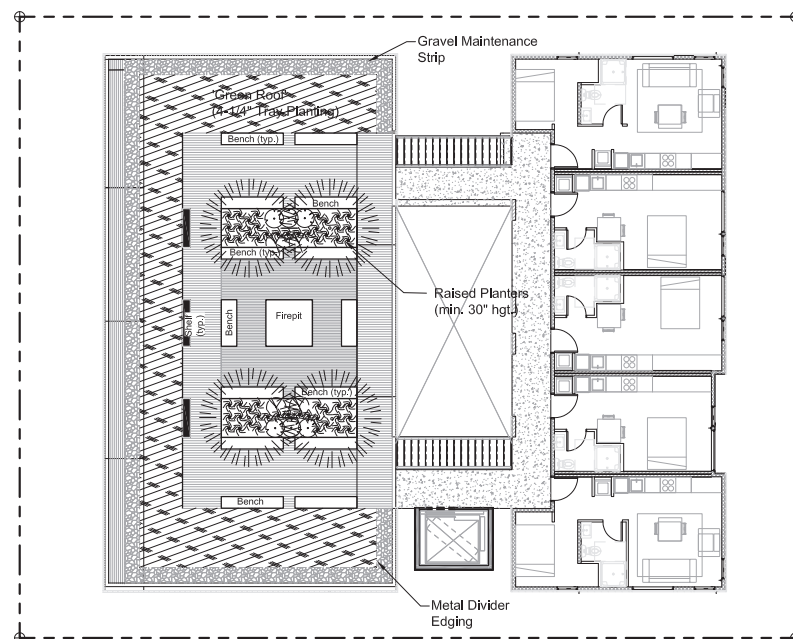


① Roof Deck Lighting Plan

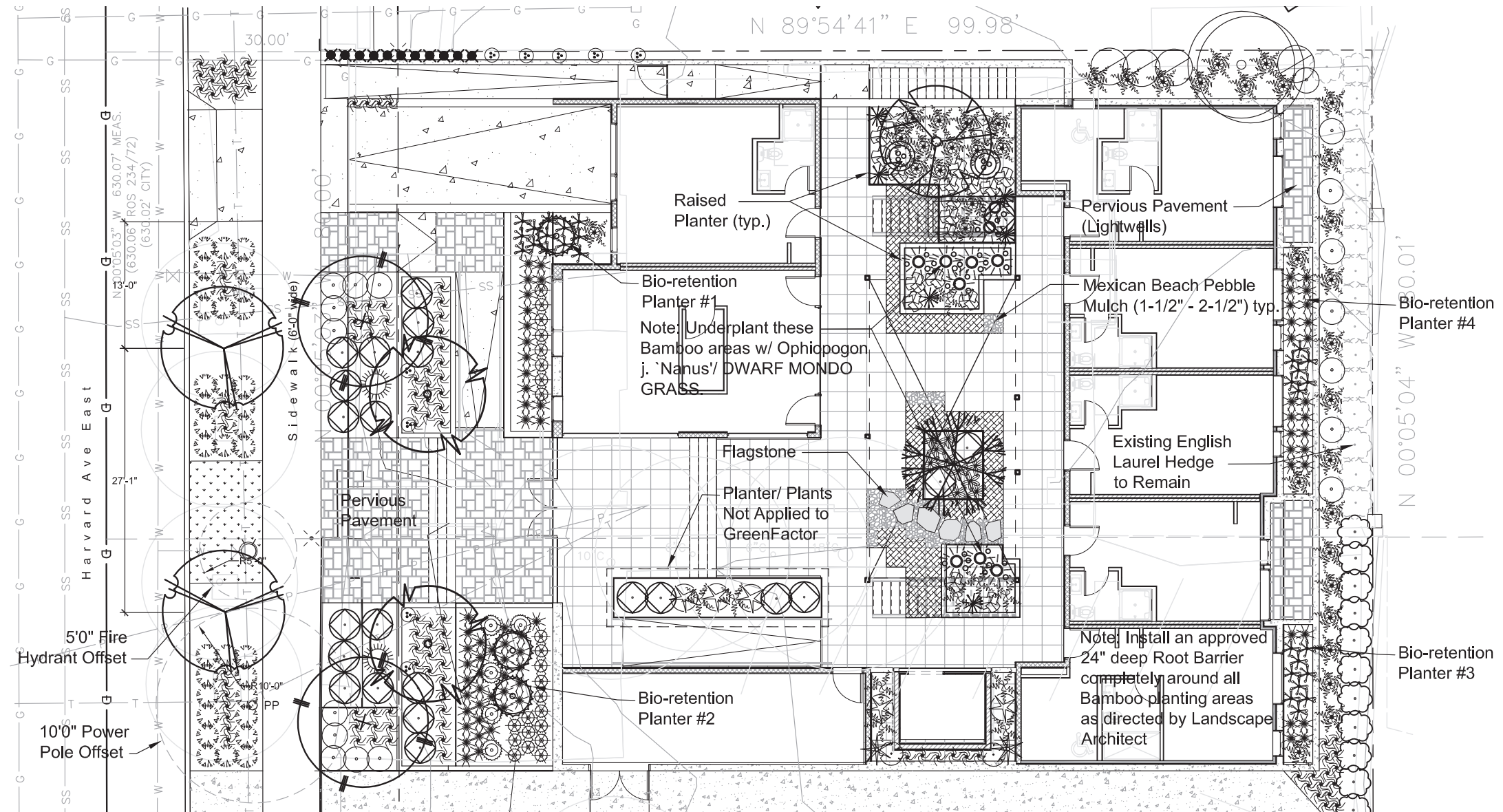


## Plant Schedule

Qty.	Symbol	Botanical/ Common Name	Size/ Remarks
<b>TREES:</b>			
1		Acer circinatum/ VINE MAPLE	min. 1-1/2' cal.
1		Carpinus b. 'Fastigata'/ COLUMNAR EUROPEAN HORNBEAM	min. 2-1/2' cal., Strer Tree form
4		Cotinus obovatus/ AMERICAN SMOKE TREE	min. 2' cal.
2		Magnolia g. 'Little Gem'/ EVERGREEN MAGNOLIA	min. 6'-0" hgt.
1		Oxydendron arboreum/ SOURWOOD	min. 2' cal.
2		Parrotia p. 'Vanessa'/ IRONWOOD	min. 2' cal., single trunk
1		Stewartia pseudocamellia/ JAPAN, STEWARTIA	min. 2' cal.
<b>SHRUBS / GRD.COVERS/ PERENNIALS:</b>			
9		Arctostaphylos 'Massachusetts'/ KINNICKINICK	1 gal.
10		Asplenium scolopendrium/ HARTS-TONGUE FERN	1 gal.
8		Buxus s. 'Suffruticosa'/ BOXWOOD	min. 15" spr.
75		Carex elata 'Aurea'/ BOWLES GOLDEN SEDGE	1 gal.
3		Cornus sericea 'Insanif'/ RED TWIG DOGWOOD	min. 24" spr.
5		Cornus sericea 'Kelsey'/ RED TWIG DOGWOOD	min. 18" spr.
2		Epimedium x v. 'Sulphureum'/ BISHOPS CAP	min. 1 gal.
23		Equisetum hyemale/ SCOURING RUSH	1 gal.
2		x Fatschedera lizel 'Annenmiek'/ VARIGATED FATSHEDERA	5 gal. can
6		Hakonechloa m. 'Aureola'/ JAPAN, FOREST GRASS	1 gal.
4		Helianthemum 'Henfield Brilliant'/ SUNROSE	1 gal.
29		Juncea effusus/ COMMON RUSH	1 gal.
2		Kalmla l. 'Osbo Red'/ MTN. LAUREL	min. 18" spr.
11		Mahonia repens/ CREEPING MAHONIA	1 gal.
2		Miscanthus s. 'Morning Light'/ MAIDENGRASS	5 gal. can
4		Nandina d. 'Compacta'/ HEAVENLY BAMBOO	min. 24" hgt.
48		Ophiopogon j. 'Nanus'/ DWARF MONDO GRASS	4" pots @ 12" o.c.
161		Pennisetum a. 'Hamlyn'/ DWARF FOUNTAIN GRASS	1 gal.
19		Pittosporum l. 'Wheeler's Dwarf'/ TOBRIA	min. 18" spr.
39		Polystichum munitum/ SWORD FERN	min. 5 funds @ 12" o.c.
8		Polystichum polyblepharum/ TASSEL FERN	min. 5 funds @ 12" o.c.
11 new + (17)		Prunus laurocerasus/ ENGLISH LAUREL	min. 4'-0" hgt.
28		Prunus l. 'Mt. Vernon'/ DWARF LAUREL	2 gal. can
17		Sarcococca humilis/ LOW SARCOCOCCA	min. 12" spr., spreading forms,
10		Semlaundrindaria fastuosa/ BAMBOO	#10. min. 7 hgt.
4		Vaccidum ovatum/ EVERGREEN HUCKLEBERRY	min. 24" hgt.
as required		'LIVE ROOF' Lite Modular Tray System (4-1/4" Soil Depth)	Pre-planted with LIVE ROOF/ GREENFEATHERS' Forest Glen' Sedum Mix.
as required		'LIVE ROOF' Lite Modular Tray System (4-1/4" Soil Depth)	Pre-planted w/ 20% Blechnum spic. OGER FERN & 80% Pachysandra l. 'Green Carpet' JAPAN, GRD. SPUI
as required		Lawn	No. 1 Sod



## Roof Deck



### Level 1





American Hornbeam



Evergreen Magnolia



Flowering Cherry



Hybrid Dogwood



Irish Yew



Tanyosho Pine



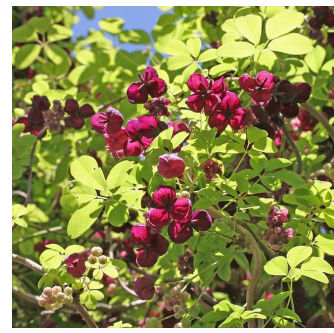
Sidewalk Perspective Looking South



Vanessa IronWood



Moonshine Yarrow



Five Fingred Akebia



Golden Nugget Barberry



Hybrid Boxwood



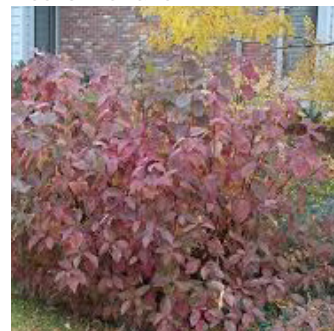
Suffruticosa



Sidewalk Perspective Aerial of SW Corner



Aurea Sedge



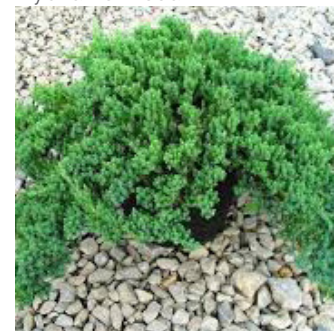
Red Twig Dogwood



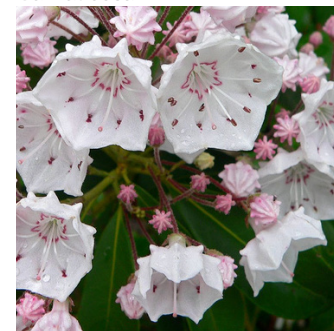
Japan Forest Grass



Common Rush



Japan Garden Juniper



Mountain Laurel



Sidewalk Perspective Looking North



Maiden Grass



Heavenly Bamboo



Dwarf Fountain Grass



Wheeler's Dwarf



Sword Fern



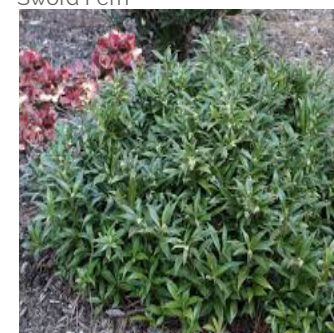
Flowering Currant



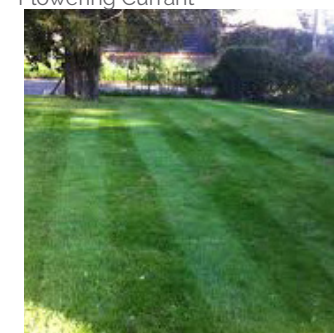
Roof Deck



guadua bamboo



Low Sarcococca



Lawn - Sod







DEPARTURE #1 - SETBACKS AND SEPARATIONS

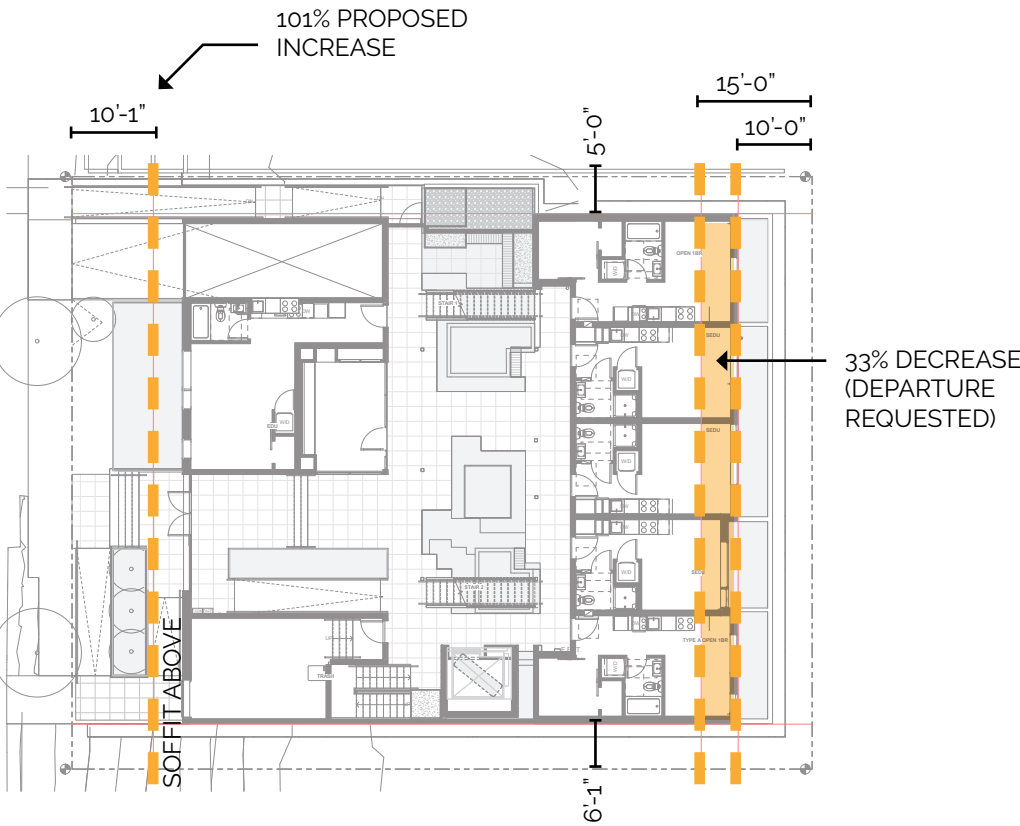
23.45.518 - SETBACKS AND SEPARATIONS

15'-0" REAR SETBACK REQUIRED /  
10'-0" REAR SETBACK PROVIDED

5'-0" FRONT SETBACK REQUIRED /  
11'-0" FRONT SETBACK PROVIDED

5' MIN / 7' AVG SIDE SETBACK REQUIRED /  
5' MIN / 7' AVG SIDE SETBACK PROVIDED

**Rationale:**  
In order to best respond to one of the project's primary design guidelines, CS2.C - Relationship to the block, the project is setback 11'-0" from the front property line (a 101% increase from the 5'-0" min. requirement). Due to this increased front setback the project is requesting a 33% departure from the rear yard setback requirements where the project will be setback 10'-0" from the rear yard as opposed to the required 15'-0" minimum, since no alley is located at the rear of the site. To help mitigate this reduced rear yard setback there will be adequate planting and trees to provide visual privacy with adjacent sites and help better respond to CS2.B - Adjacent Sites.



🕒 **Setbacks**

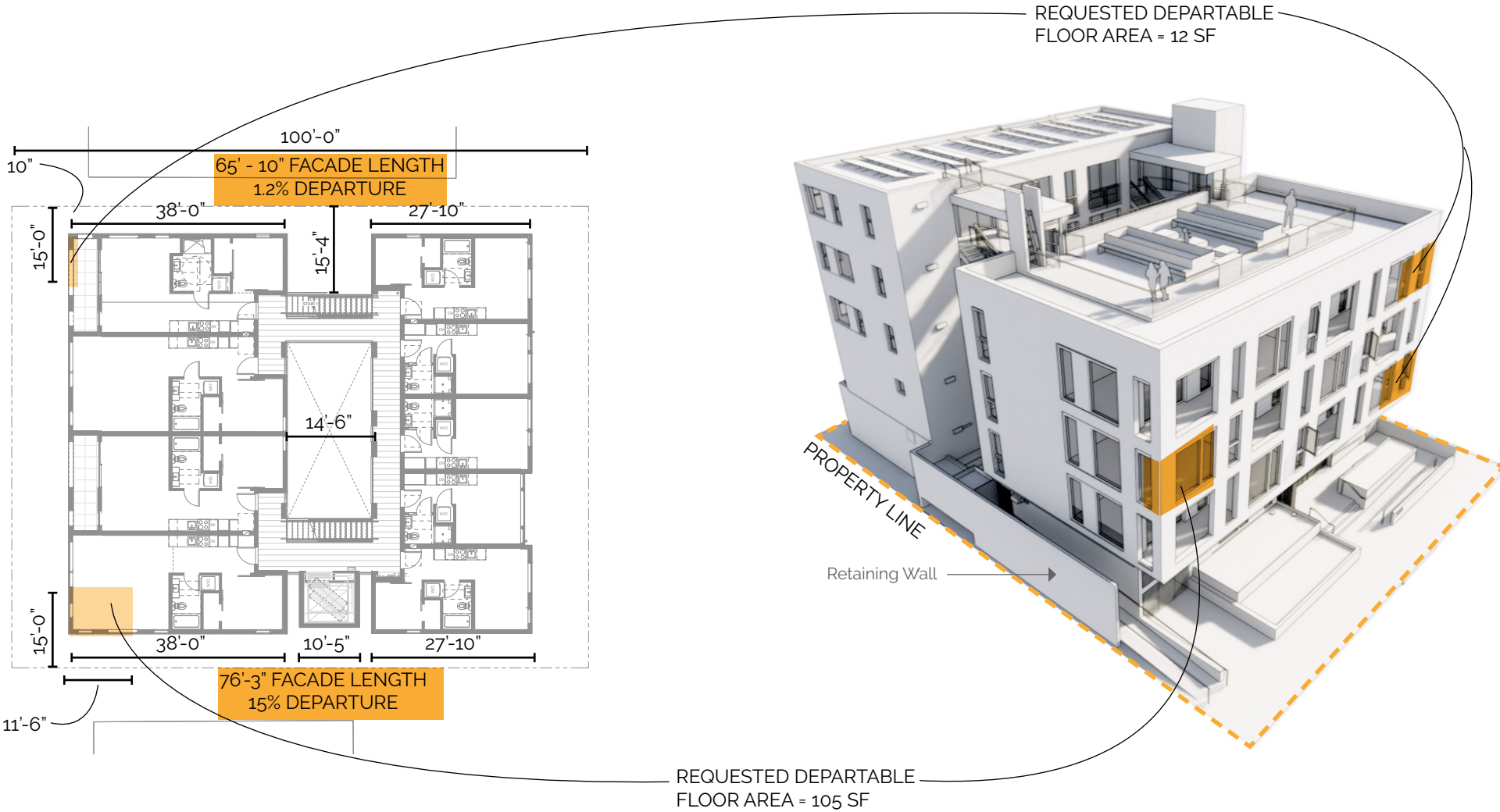
DEPARTURE #2 - FACADE LENGTH

23.45.527 - STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS IN LR ZONES

100' X .65 = 65'-0" MAX FACADE LENGTH REQUIRED  
76.25' PROVIDED @ SOUTH FACADE - REQ. 15% DEPARTURE  
65.83' PROVIDED @ NORTH FACADE - REQ. 1.2% DEPARTURE

**Rationale:**  
Per CS2.D.5 - Respect for adjacent sites - the project has located its elevator along the south property line, closest to an existing apartment building and parking lot that will be least affected by its placement. The alternatives would be the north property line, that would cast shadows on the adjacent condo structure, the street facing property line, which would have negative impact on the street-scape or the rear property line, which would also have a negative impact on the existing single family residences. The elevator could also be internalized into the project but that would inhibit the courtyard open space and detract from PL1.A.1.

Per DC2.B - Facade composition - In order to create a more varied and playful facade that shall provide added visual interest, the project features a "checkerboard" pattern of recessed balconies and extended enclosed living spaces. This back and forth of in-fill & recessed space creates a varied facade that provides visual interest and adds to the character of the neighborhood.



🕒 **Facade Length**





### PL1: CONNECTIVITY

*Complement And Contribute To The Network Of Open Spaces Around The Site And The Connections Among*

#### A. NETWORK OF OPEN SPACES

- **Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

#### CAPITOL HILL SUPPLEMENTAL GUIDANCE

- **Personal Safety and Security:** Project design should consider opportunities for enhancing personal safety and security in the environment under review.
- pedestrian-scale lighting, but prevent light spillover onto adjacent properties;
- c. transparent windows allowing views into and out of the structure— thus incorporating the “eyes on the street” design approach.

Create inviting space for residents to circulate through and interact but also be mindful of privacy and security. An eyes on the street approach should be taken so residents can look out onto Harvard as well as internally to the courtyard.



### PL3: STREET-LEVEL INTERACTION

*Encourage Human Interaction And Activity At The Street-Level With Clear Connections To Building Entries And Edges.*

#### A. ENTRIES

- **Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

Main entry should be apparent from the street and provide an inviting threshold to the project that is also coordinated within the language

### PL4: ACTIVE TRANSPORTATION

*Incorporate Design Features That Facilitate Active Forms Of Transportation Such As Walking, Bicycling, And Use Of Transit.*

#### B. PLANNING AHEAD FOR BICYCLISTS

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

Provide bike storage for residents and guests in a safe, secure and convenient location.



### DC1: PROJECT USES AND ACTIVITIES

*Optimize the arrangement of uses and activities on site.*

#### B. VEHICULAR ACCESS AND CIRCULATION

- **Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers
- where driveways and curb cuts are unavoidable, minimize the number and width as much as possible

#### C. PARKING AND SERVICE USES

- **Below-Grade Parking:** Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

#### CAPITOL HILL SUPPLEMENTAL GUIDANCE

- **Parking and Vehicle Access:** Where alley access is not possible, garage entries and driveways should be consolidated to enhance the streetscape for pedestrians. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.
- **Screening of Dumpsters, Utilities, and Service Areas:** New developments should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

Although not required in this zone, if parking is provided it should be located underground in a safe, secure and well screened location as to mitigate visibility from the street but in a way that is safe for vehicles and pedestrians as well. Trash services should also be located away from adjacent properties and screened in a way to mitigate odors and noise.





DC2: ARCHITECTURAL CONCEPT

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

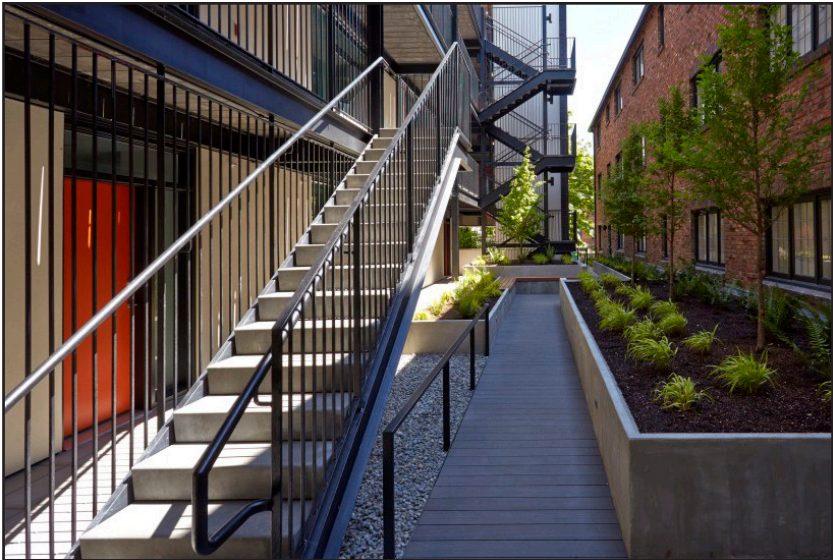
A. MASSING

- **Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

B. ARCHITECTURAL AND FAÇADE COMPOSITION

- **Façade Composition:** Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement.

Mass should be reduced in both the overall bulk and scale of the building as well as through the modulation of the facade and the potential relief gained from recessed balconies or movement within the planes of the facade. The overall composition of the project should be logical and consistent throughout the project.



DC3: OPEN SPACE CONCEPT

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

B. OPEN SPACE USES AND ACTIVITIES

- Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

CAPITOL HILL SUPPLEMENTAL GUIDANCE

- Residential Open Space Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.
- Create substantial courtyard-style open space that is visually accessible to the public view.
- Landscape Design to Address Special Site Conditions - Neighborhood Priority: Maintain and enhance existing landscape patterns in commercial and residential areas.

Courtyard design is an important influence on this project and it is key to create a space that is welcoming and engaging with the residents of the project to provide a design that is used for both circulation and interaction.



DC4: EXTERIOR ELEMENTS AND FINISHES

*Use appropriate and high quality elements and finishes for the building and its open spaces.*

A. BUILDING MATERIALS

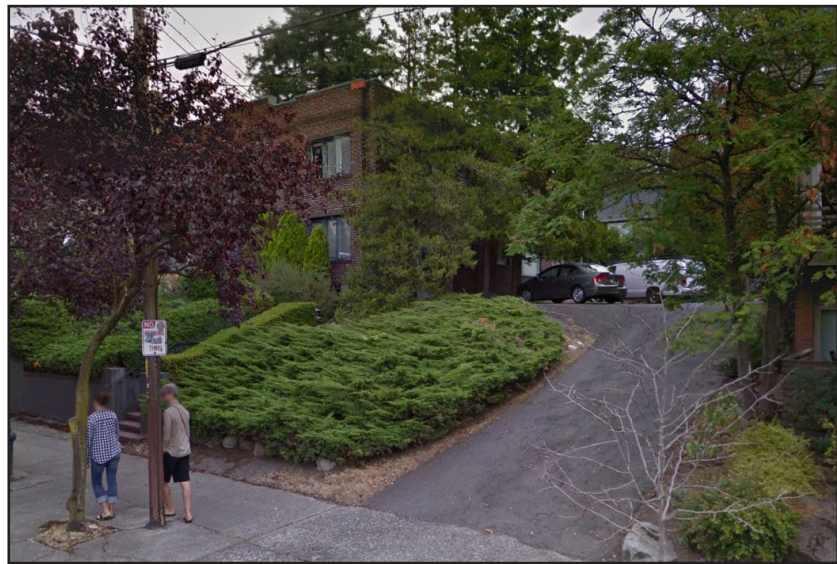
- **Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

CAPITOL HILL SUPPLEMENTAL GUIDANCE

- **Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.

The project aims to take inspiration from its context within the Harvard Belmont area to provide a project that features natural durable materials that reflect the lasting and elegant character of the surrounding classical structures. Brick, lap siding, dark metal accents, concrete planters and accents as well as landscaping that helps buffer and soften the edges of the project.





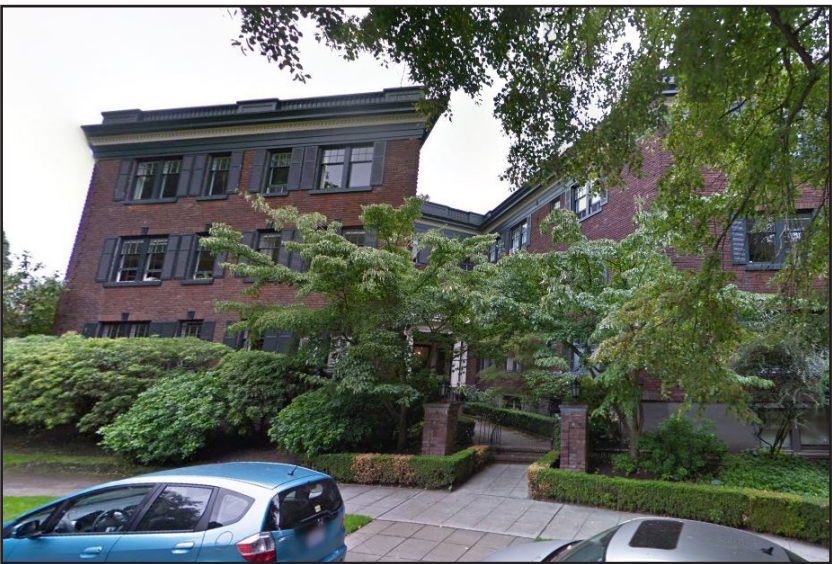
## CS1: NATURAL SYSTEMS & SITE FEATURES

*Use Natural Systems And Features Of The Site And Its Surroundings As A Starting Point For Project Design.*

### C. TOPOGRAPHY

- **Land Form:** Use the natural topography and/or other desirable land forms or features to inform the project design.
- **Elevation Changes:** Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

Site building to take advantage of naturally sloping lot. Recess partially below grade story to provide partial basement units with lightwells for access to light and air.



## CS2: URBAN PATTERN & FORM

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

### A. LOCATION IN THE CITY AND NEIGHBORHOOD

- **Sense of Place:** Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

### B. ADJACENT SITES, STREETS, AND OPEN SPACES

- **Character of Open Space:** Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).

Harvard / Belmont area has many examples of classically composed buildings that use natural materials in ordered facades. Respond to that context with well composed fenestration and a focus on using durable materials. There is also a lineage of courtyard apartments and others that utilize exterior circulation in Capitol Hill that take advantage of Seattle's temperate climate to provide a pleasant space for residents to circulate through.



## CS3: ARCHITECTURAL CONTEXT & CHARACTER

*Contribute To The Architectural Character Of The Neighborhood.*

### A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

- **Contemporary Design:** Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

### CAPITOL HILL SUPPLEMENTAL GUIDANCE

- **Architectural Concept and Consistency:** Preserve and augment the neighborhood's architectural qualities, historic character and pedestrian scale. There are many elements in the Capitol Hill neighborhood that lend to its unique and thriving character, especially its active street life. There are a variety of ways—architectural concept, human scale and high-quality materials—that can honor this architectural context.

Take inspiration from context while creating a design that speaks to the current methods of architecture & design. The language of the building should be carried through the entire structure with a consistent rhythm of openings and attention to detail. Materials may vary by volume but the color palette should be consistent and coordinated.



# ZONING CODE PROVISIONS

[illegible]





THANK YOU



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