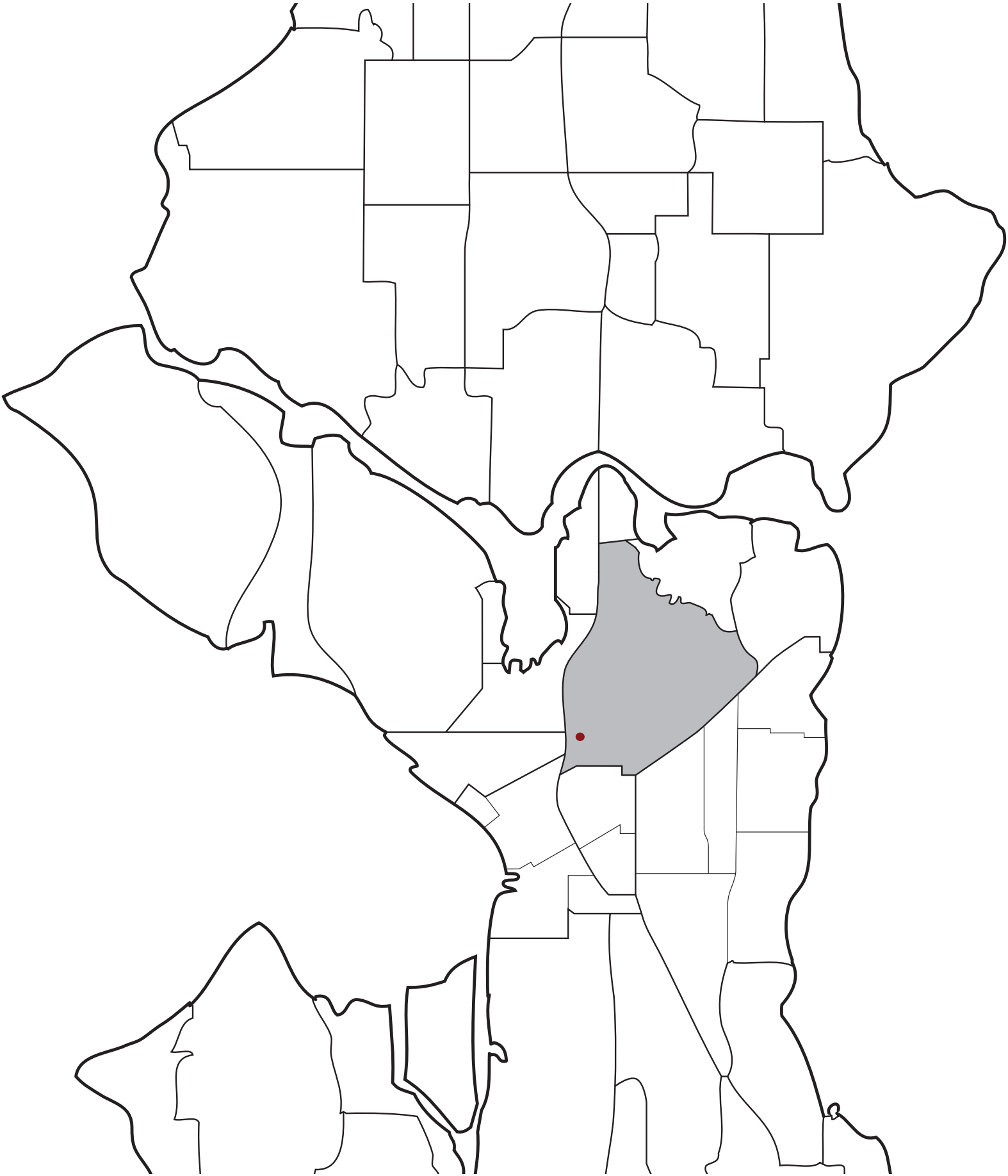


#3024635

600 E HOWELL ST RECOMMENDATION MEETING





ADDRESS

600 E HOWELL ST
SDCI# 3024635

PROJECT TEAM

OWNER	Blueprint Howell, LLC
ARCHITECT	SHW
LANDSCAPE	True Scape Design
SURVEYOR	Terrane Land Surveying

PROJECT INFO

ZONING	MR
OVERLAYS	Capitol Hill Station Overlay District
LOT SIZE	7,676 sf
FAR	4.25
ALLOWABLE FAR	32,623 sf
PROPOSED FAR	4.25
PROPOSED GFA	32,607 sf
RESIDENTIAL UNITS	76
COMMERCIAL GFA	1,226 sf
PARKING STALLS	n/a
BICYCLE PARKING	56

PROJECT DESCRIPTION

Construct 7-story mixed-use building, containing 76 residential units (67 SEDUs, 3 EDUs, 6 dwelling units) and 1,226 NSF of commercial space (restaurant use). Proposal to achieve Built Green 4-star certification with affordable housing incentives.

INDEX

PROJECT INFO / PROPOSAL	II
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VICINITY ANALYSIS

Capitol Hill is one of the fastest growing neighborhoods of Seattle. It offers its community an outstanding variety of restaurants, shopping, living, and working hubs that make it an attractive destination for residents of all demographics.

The proposed project is located in the southwest portion of the Capitol Hill Urban Center Village. The site is situated just north of the Pike/Pine corridor, between the commercial areas along Broadway and East Olive Way. Transit is readily available with the Light Rail, Streetcar and buses, providing ready access to downtown & beyond.

LEGEND

- Site
- Capitol Hill Urban Center Village (UCV)
- Neighborhood Boundary

ZONING

The project site is zoned Mid-Rise and is located within the Capitol Hill Urban Center Village. The adjacent and surrounding sites are also zoned Mid-Rise, eliminating any required zone transitions. The Mid-Rise area is surrounded by significant Neighborhood-Commercial zones with Pedestrian Overlays (East Olive Way, Broadway and Pike/Pine), establishing a strong mixed-use character.

Mid-Rise zones are defined as: an area that provides concentrations of housing in desirable, pedestrian-oriented urban neighborhoods having convenient access to regional transit stations, where the mix of activity provides convenient access to a full range of residential services and amenities, and opportunities for people to live within walking distance of employment.

Per SMC 23.45.504, ground floor commercial uses (including restaurants) are permitted in Mid-Rise zones.

OVERLAYS

Capitol Hill Urban Village

Additional 25' Height Permitted
SMC 23.47.012.a2

Transit Station 85' Height Limit

○ ○ ○

○ ○ ○

○ ○ ○

ZONING

LR3

MR

NC3P-65

NC3-65

MIO-105-NC3P-65

MIO-105-NC3P-40

NC3P-85

NC3P-40

NC3-40

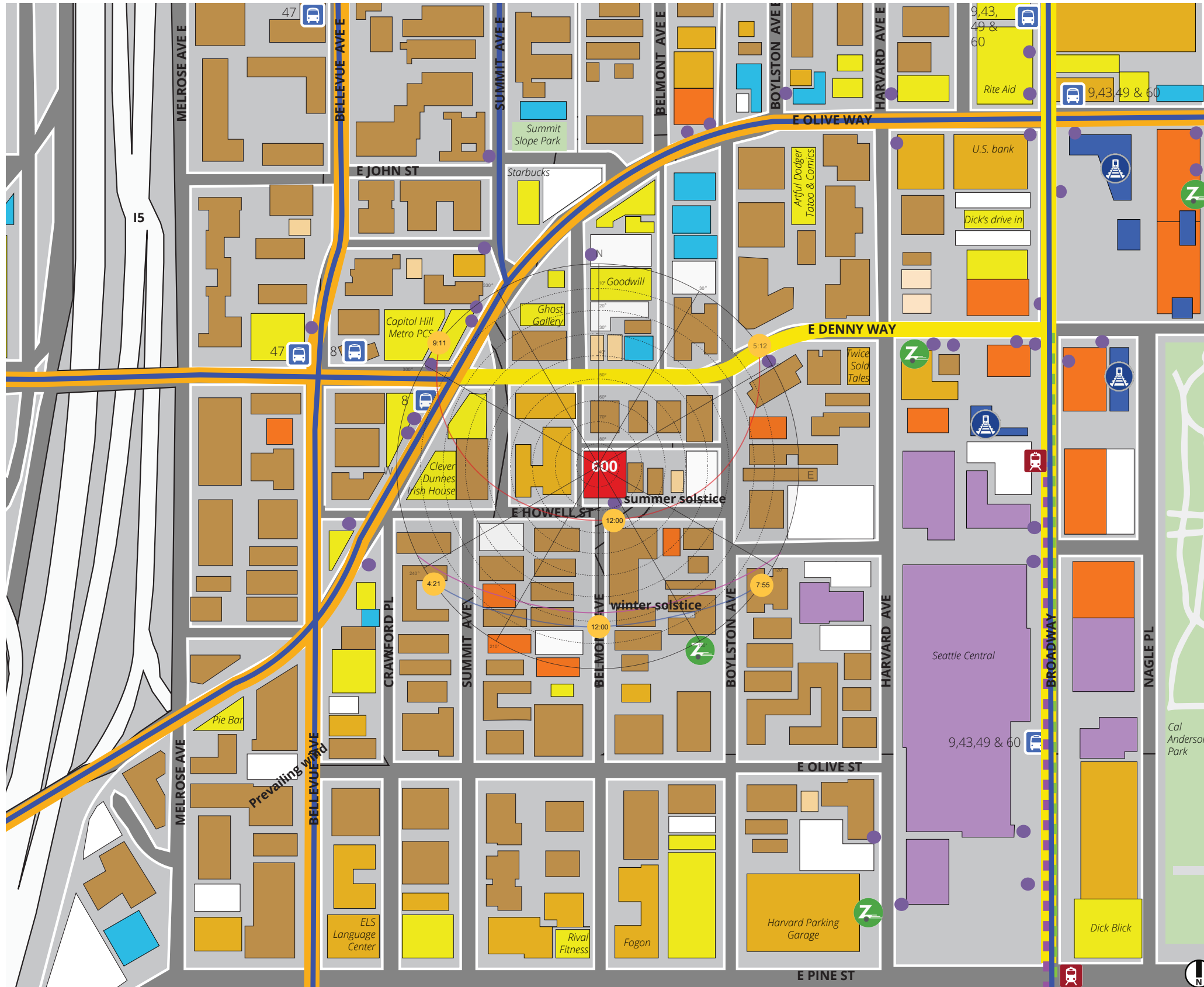
DMC

2

BLUEPRINT

SHW

600 E HOWELL ST RECOMMENDATION MEETING SDCI# 3024635



ADJACENCIES / CIRCULATION

East Howell includes a variety of uses, including mixed-use, commercial, multifamily and parking. The site is immediately surrounded by mixed-use and multifamily structures, with easy access to adjacent commercial areas. Transit, including Light Rail, buses and Streetcar provide excellent connections to the city. Other transportation options, including car & bike sharing are also abundant.

The site is unique in that Belmont Ave terminates at East Howell, making the primary facade visible from multiple streets. Additionally, alleys abut the site to the west and north, creating a variety of viewpoints for the secondary facades.

TYOLOGY

- Permitting / Permitted / Under Construction
- Commercial
- Mixed-use
- Multi-family
- Institutional
- Public Transit
- Office
- Single Family
- Parking

CIRCULATION

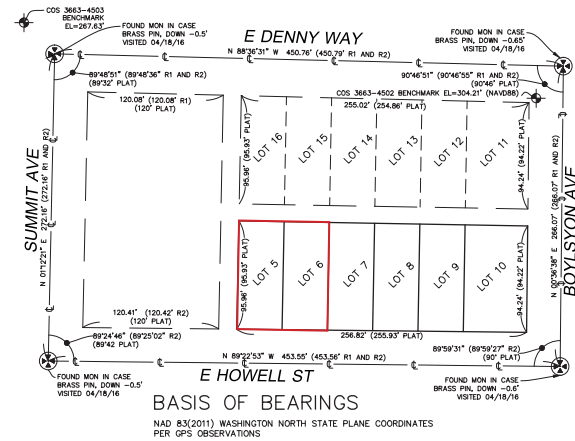
- Major Arterial
- Minor Arterial
- Dedicated Bike Lane
- Streetcar
- Transit Route
- Designated Bus Stop
- Zipcar Locations
- City Owned Bike Racks
- Lightrail Station
- Streetcar Stop

EXISTING CONDITIONS

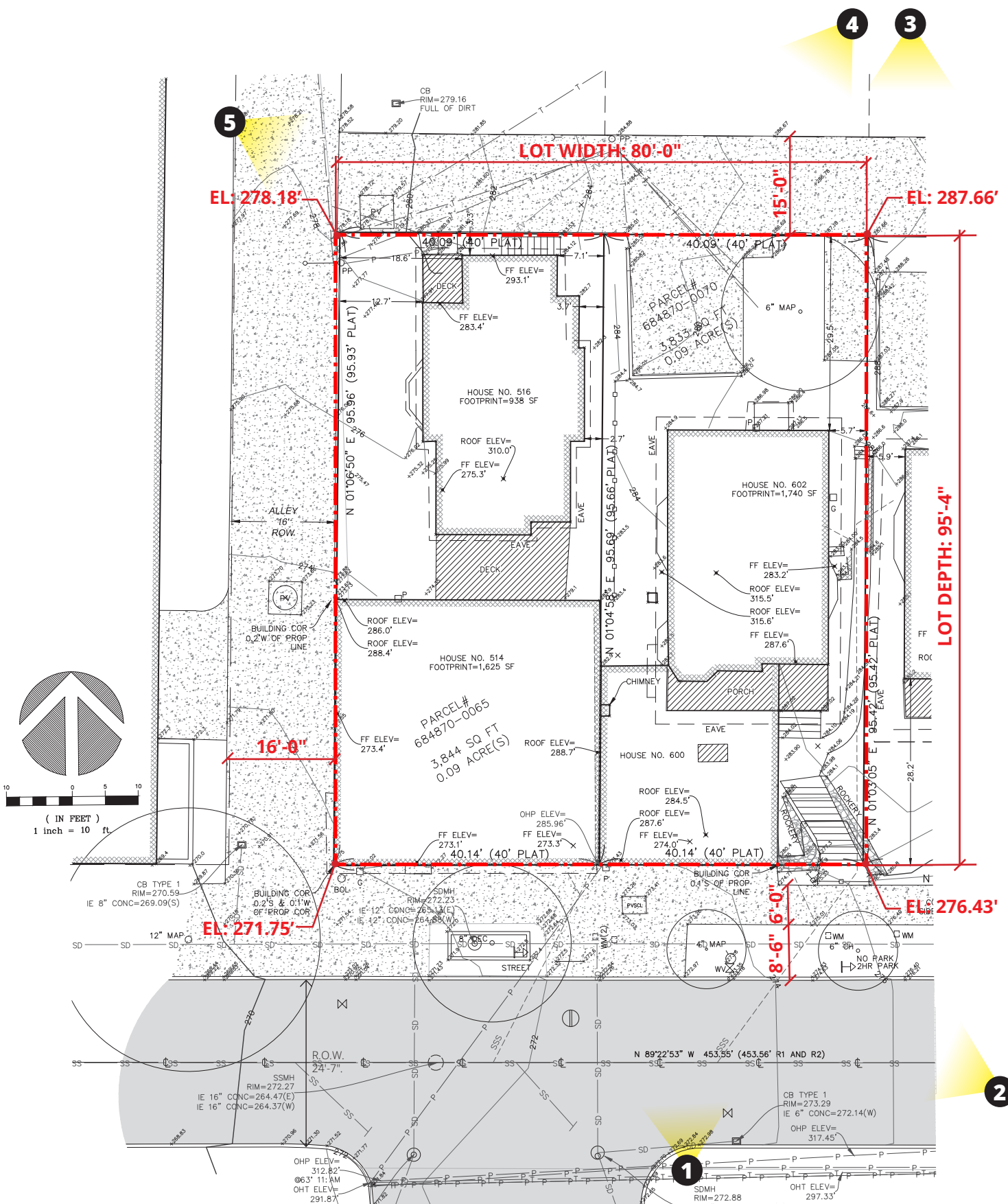
The site is approximately 80'-0" x 95'-4" (7,636sf) and is located at a three way intersection with two alleys skirting the parcel. Two duplex structures and two single level commercial buildings will be removed from the site, along with any associated site features. The R.O.W. frontage includes three street trees – two of these are healthy and will remain, the third will be replaced in kind. A planting strip will be extended/provided, and a 6' sidewalk will be maintained. The Side & Rear alleys are already improved and will remain; a 6" setback is required along the Rear Alley. The site slopes up from the southwest corner to the northeast corner, creating almost 16' of cross slope on the site.

LEGAL DESCRIPTION

Lot 5 & 6, block 50, replat of blocks 49, 50, and 51, in supplementary plat of pontius' second addition to Seattle, according to the plat thereof recorded in volume 9 of plats, page 13, in king county Washington.



Terrane



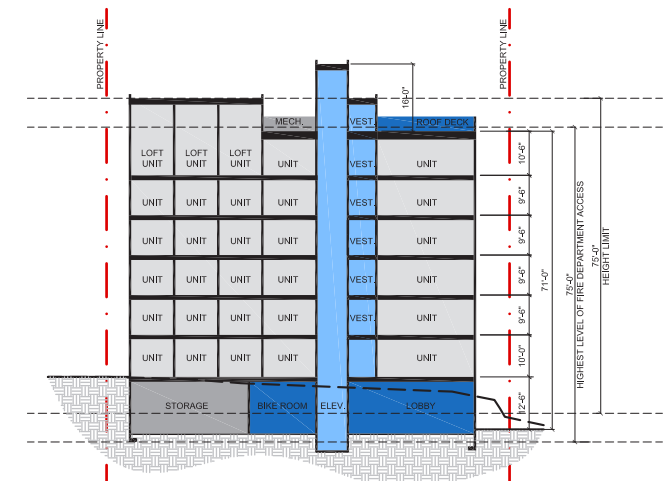
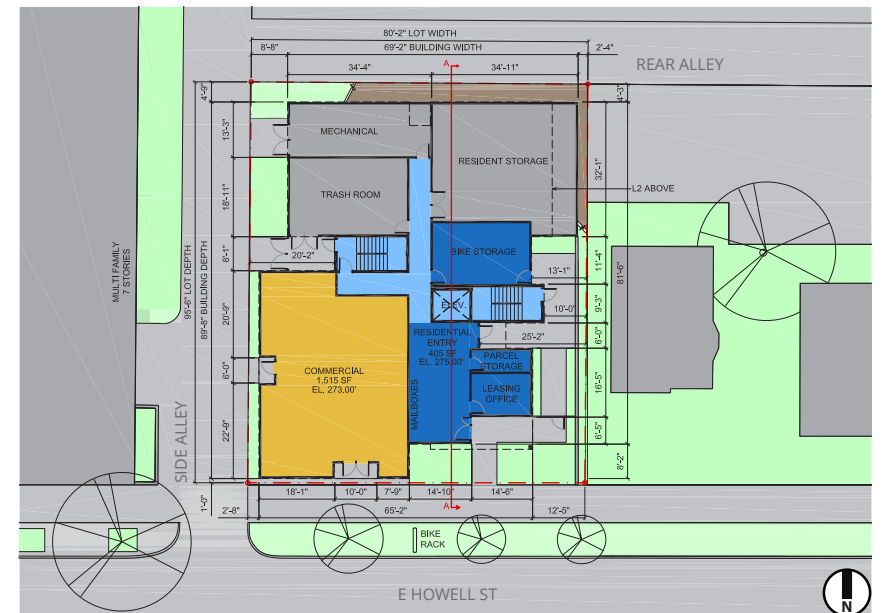
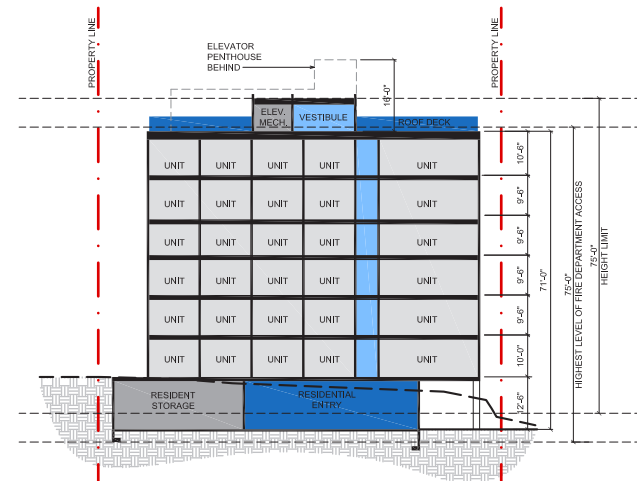
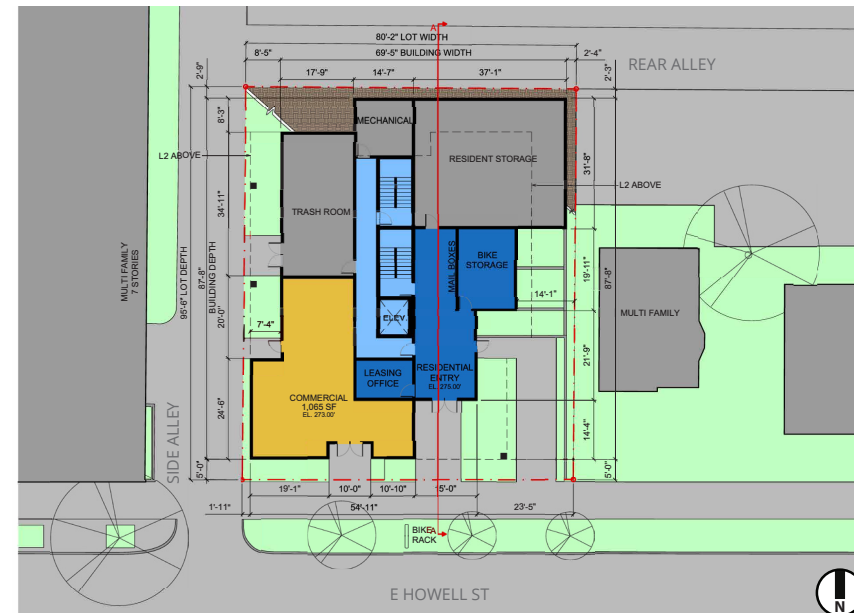
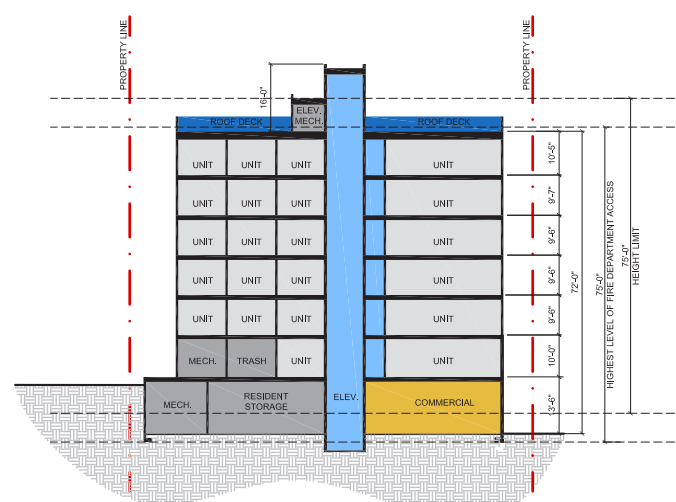
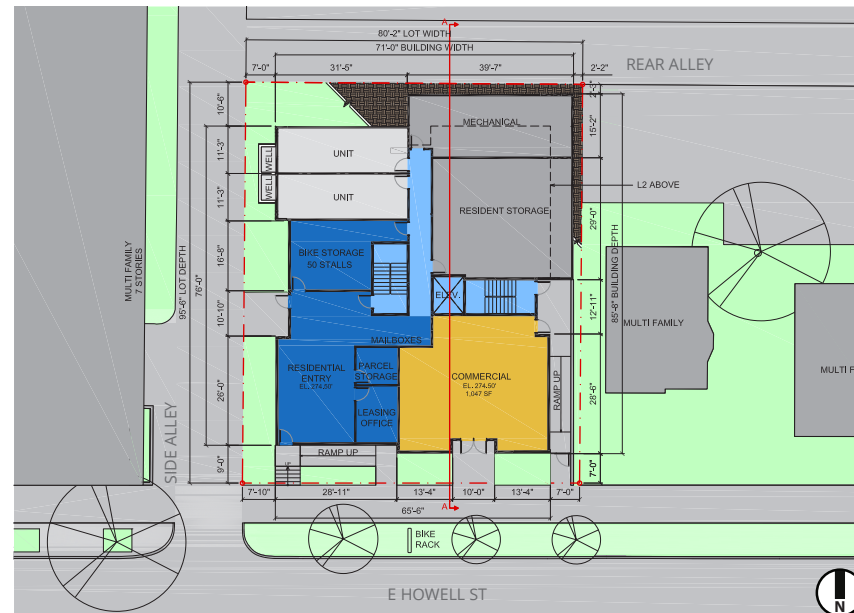
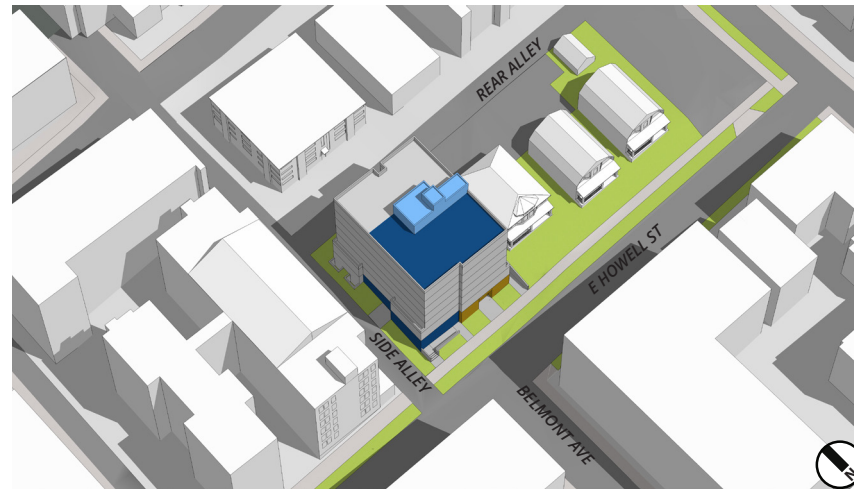
EXISTING SITE CONDITIONS



BIRD'S EYE PERSPECTIVE

SITE PLAN

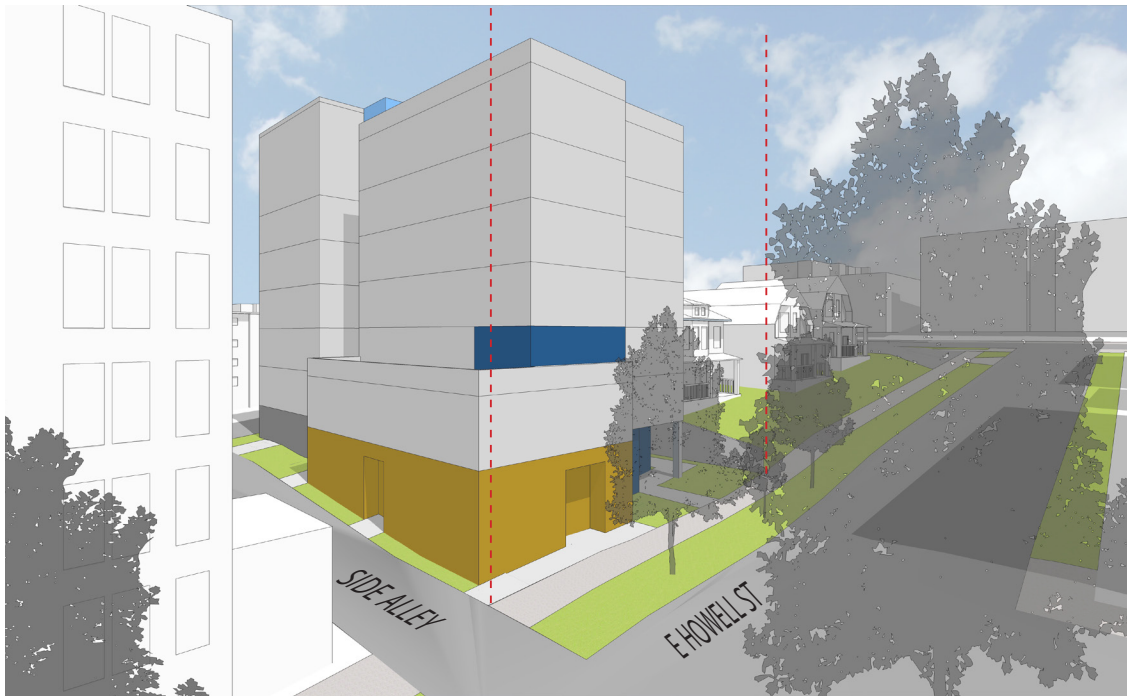
SECTION



EDG PERSPECTIVES: SCHEME C: NARROW + ARTICULATED (PREFERRED)



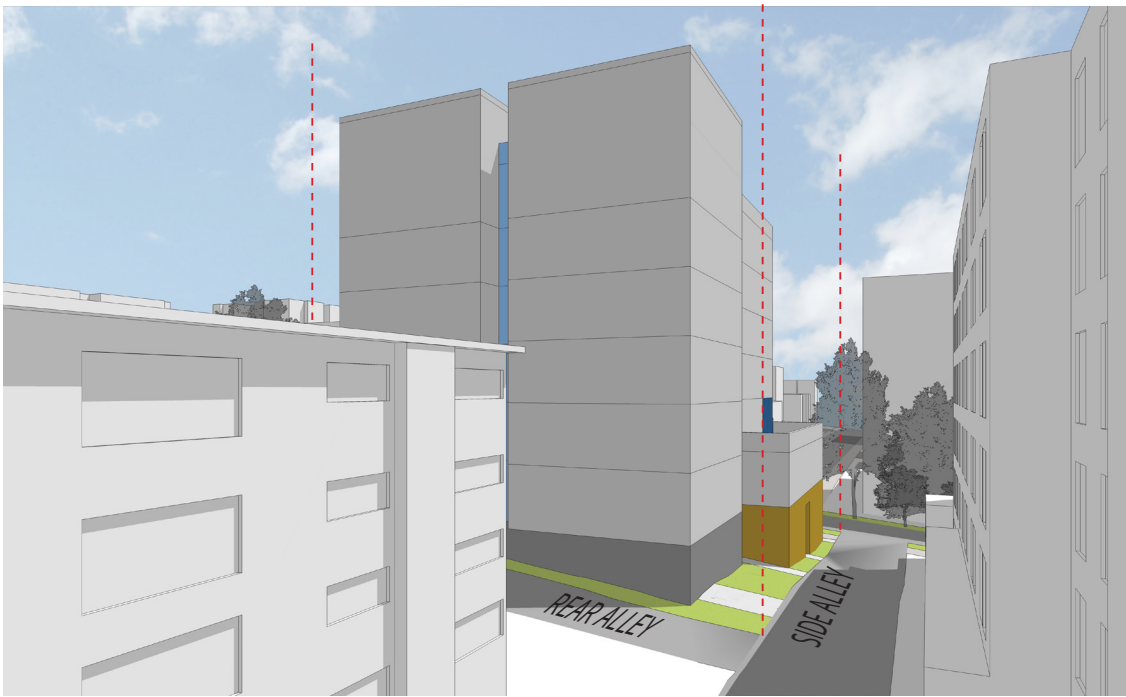
1 PERSPECTIVE LOOKING AT SOUTHEAST CORNER



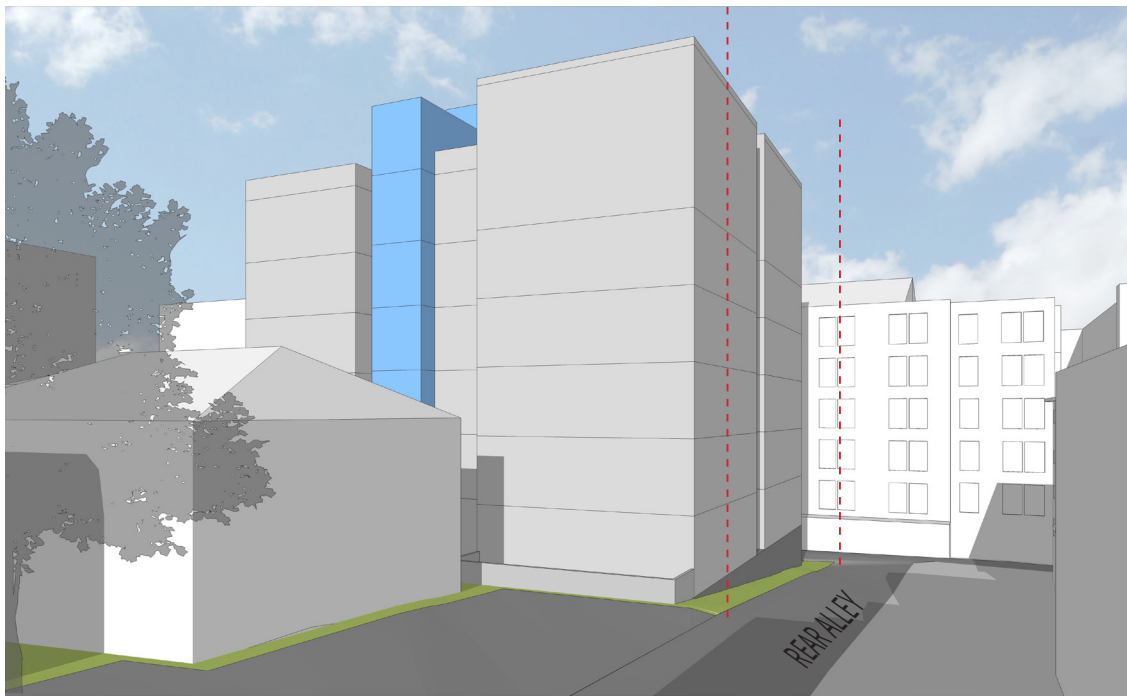
2 PERSPECTIVE LOOKING AT SOUTHWEST CORNER

BOARD COMMENTS OF SUPPORT:

- Massing is an appropriate response to the surrounding context, site topography and function as both a mid-block and corner site.
- Strong support for location and transparency of the commercial 'box' as it reestablishes the commercial corner at the alley edge and use at the E. Howell Street.
- Supported arrangement of uses as seen from axial view along Belmont Avenue.
- Supported eroding the southeast building corner at the residential entry.
- Supported location of service functions along the west alley.

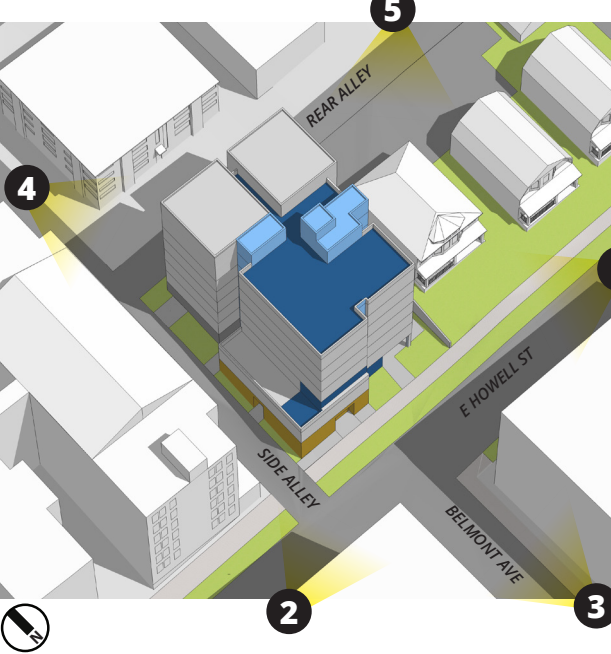


4 PERSPECTIVE LOOKING AT NORTHWEST CORNER



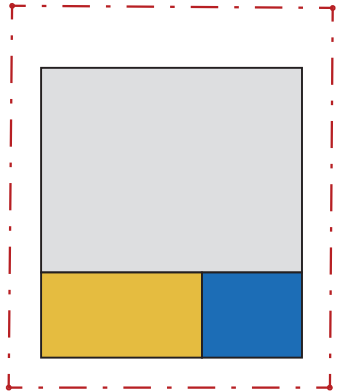
5 PERSPECTIVE LOOKING AT NORTHEAST CORNER

SCHEME C BIRDSEYE



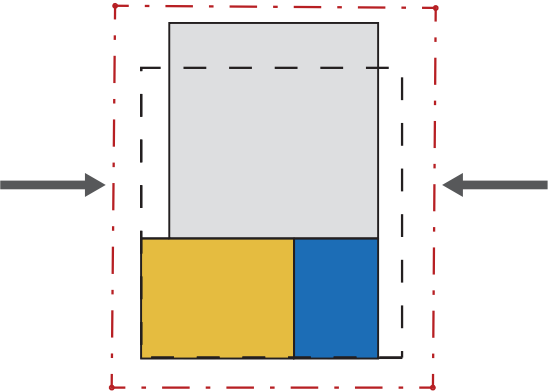
EDG CONCEPT DEVELOPMENT

MASSING



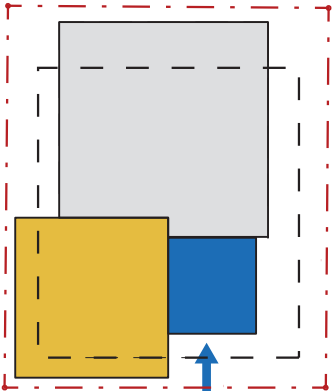
DEVELOPMENT POTENTIAL

Basic program elements for the project include residential units, residential lobby and commercial space. The first evolution reflects the starting point for setback compliance and relationship to the street & alleys.



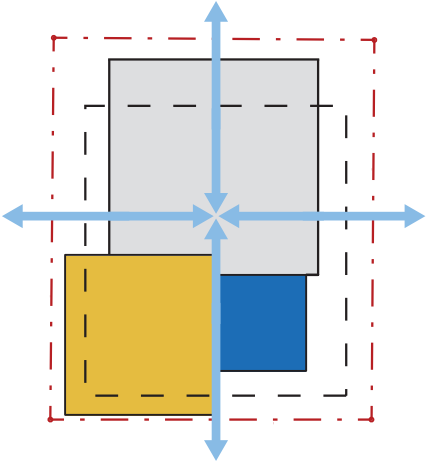
RESPONSE TO ADJACENCIES

The residential footprint is compressed to provide additional side yard buffer, and reduce the impact on adjacent neighbors. The result is a long and narrow footprint, pushed to the rear of the alley.



EXPRESSION OF STREET LEVEL USES

The street level uses are adjusted to better relate to the street. The commercial space is pulled forward to make a stronger corner, and to better engage the street. The residential lobby is pushed back to provide a buffer from the sidewalk and enhance the entry experience.



CIRCULATION + CORE ARTICULATION

The overall massing is articulated by expressing the circulation, establishing a clear architectural concept. The resulting modulation breaks down the perceived mass of the building, and provides the opportunity for a clear fenestration and material palette.

EDG CONCEPT RENDERING

CONCEPTUAL SKETCH OF PROPOSED DEVELOPMENT



RECOMMENDATION MEETING RENDERING

REFINEMENT AND DEVELOPMENT OF EDG CONCEPT



BOARD FEEDBACK/GUIDANCE

1 MASSING + CONTEXT RESPONSE

GUIDELINES: CS1-C1, CS2-D5, DC2-A1, DC2-B1, CS2-B2, CS2-C1, PL3-C1, DC2-E, CS2-D2

- A.** The Board appreciated the expression of the vertical circulation (stairs and elevator) to help define the building mass and the members encouraged the applicant to continue to explore this emphasis as the building form is developed.
- B.** The Board strongly supported the location and transparency of the commercial “box” at the southwest corner as a strong response to the corner as an opportunity to engage the street.
- C.** The Board directed the applicant to simplify the east elevation massing choices at all building levels and to retain the simple forms as presented.
- D.** The Board supported eroding the southeast corner of the building and recommended further development of the structural column design.
- E.** The Board noted the public comment regarding visibility of the rear facade from East Denny Way and requested greater articulation of the rear facade.

2 STREET LEVEL ORGANIZATION, ENTRIES, AND OPEN SPACE

GUIDELINES: CS2-A1, CS2-A2, CS2-C1, DC1-A1, CS2-I.V., PL3-A1C, DC1-C4, PL2-II.IV, PL2-B1, DC4-C1, PL1-A2, PL3-C3

- A.** The Board directed the applicant to explore variations of the residential entry sequence and refine the outdoor circulation.
- B.** The Board supported the location of service functions along the side alley. The Board recommended eliminating or significantly minimizing the presence of the leasing office on East Howell Street.
- C.** The Board agreed security concerns at the site should be addressed through robust landscaping, incorporating gates to limit access to private areas, and providing adequate lighting.
- D.** The Board encouraged activation of the street frontage and suggested outdoor seating at the commercial frontage as one possibility.

3 MATERIALITY + SECONDARY FACADE ELEMENTS

GUIDELINES: CS3-A1, CS3-A2, DC2-C1, DC2-C3, DC4-A1, DC4-II, CS3-B2

- A.** The Board urged the applicant to develop a contemporary version of the richness and depth of the adjacent 20th century apartment buildings through modern materials and secondary architectural elements.
- B.** The Board recommended a minimal palette of durable, high-quality materials to express the uses within.
- C.** The Board strongly supported a consistent window pattern and window scale, which references the fenestration of the surrounding buildings.
- D.** The Board encouraged consideration of strategies to acknowledge the history of the neighborhood through design.

APPLICANT RESPONSE

1 MASSING + CONTEXT RESPONSE

- A.** Expression of interior circulation maintained on all sides of the building. Material applied to this massing offers a different color and texture to further distinguish it from the other building forms. Covered decks were added to the east and west sides of the building, simplifying the massing by carrying roof/soffit lines to a logical termination, while maintaining expression of the circulation massing beyond.
- B.** Transparency at the commercial corner is important not only to engage and activate the street but to allow visibility for pedestrians and vehicles using the alley to the west of the site. The 2-story ‘box’ is designed with large openings that wrap the corner. Establishing a strong building edge facing E. Howell Street with no landscape barriers aid in transparency at the street.
- C.** The east elevation has been simplified into two primary masses, one of which is interrupted by the stair tower. Previously the design was segmented into five separate planes.
- D.** The southeast corner at grade has been further recessed, massing that meets grade has been simplified and the structural column has been removed. The result is upper-story massing with more impact and a more open, transparent and visually secure entry.
- E.** The two rear masses are separated by a deep recess which strengthens their vertical nature and reinforces balance. Corner window groupings with accent infill panels break down mass and wrap around the building for a cohesive design. Downspouts and vent outlets are carefully composed secondary architectural elements.

2 STREET LEVEL ORGANIZATION, ENTRIES, AND OPEN SPACE

- A.** Program adjustments at the lobby and eliminating the structural column open the entry sequence for direct access from the sidewalk. This primary circulation path uses attractive, resilient materials that are softened by generous feature landscaping which frames the entry and enhances the pedestrian experience.
- B.** Service functions remain off the alley on the west side of the building beyond the commercial mass. The leasing office is accessed from the residential lobby but has been removed from the street-facing façade providing better flow and functionality of the space and increased visibility for residents coming and going.
- C.** Lighting is used to make circulation paths secure, highlight and differentiate commercial and residential entries facing the street, and enhance the landscaping.
- D.** The existing established commercial edge is maintained as part of the preferred EDG scheme design concept. The presence of the commercial use activates the street front rather than a typical mid-rise front setback. Proximity to the west alley and noise pollution for residential neighbors on the block may determine outdoor uses aren’t suitable, however outdoor seating is possible with 9-ft wide sidewalks.

3 MATERIALITY + SECONDARY FACADE ELEMENTS

- A.** The building maintains the simple, large massing moves seen in the neighborhood. Horizontal and vertical datums are reinforced through rigorous window and panel alignment.
- B.** Building modulation allows for a consistent material palette, logically applied to the massing. One primary material is proposed for each mass as it relates to function or use: commercial, residential and circulation. Limited use of secondary materials to further define modulation where primary massing comes together.
- C.** The window pattern maintains the consistency and rigidity of pattern seen in neighboring buildings. Windows are larger than typically seen in turn of the century buildings as a reference to the contemporary nature of the building.
- D.** The original footprint of the corner retail structure is maintained. The design of the commercial frontage allows signage opportunities similar in scale and orientation to the existing restaurant/ bar occupant.

BOARD RECOMMENDATIONS

APRIL 6TH, 2016 MEETING

PROJECT RENDERINGS

DESIGN RESPONSE

1 MASSING + CONTEXT RESPONSE

(DC2-A2, DC2-B1)

- Large, simple massing moves.
- Expression of vertical circulation and gasket above commercial mass frame the building projections and provide a dramatic shadow line.
- Double height commercial space with large storefront windows can be seen from a distance on the Belmont axial view.

2 STREET LEVEL ORGANIZATION, ENTRIES, AND OPEN SPACE

(CS2-B2, PL3-A1)

- Street level massing adjusted to relate use and the street relationship.
- Residential and commercial entries facing the street are marked using different architectural features further distinguishing commercial space from residential.

3 MATERIALITY + SECONDARY FACADE ELEMENTS

(DC2-A2, DC4-A1, DC2-D1)

- Modulation breaks down the perceived mass and informs the fenestration pattern and material palette.
- High quality, high contrast materials used throughout design.



VIEW LOOKING NORTHEAST
*STREET TREES NOT SHOWN FOR CLARITY



VIEW LOOKING NORTH FROM BELMONT AVE.

DESIGN RESPONSE

- 1 MASSING + CONTEXT RESPONSE (CS2-A2, PL3-C2)**
 - Prominent 2- story commercial mass centered on axial view from Belmont Avenue.
 - The upper stories use color and window - panel alignment to provide a simple, well balanced composition.
- 2 STREET LEVEL ORGANIZATION, ENTRIES, AND OPEN SPACE (DC2-C3, DC1-A1)**
 - Primary entries for residential and commercial use are placed in direct line with pedestrian, bicycle and vehicle routes, with a high degree of visual connection to the street.
- 3 MATERIALITY + SECONDARY FACADE ELEMENTS (DC2-B1, DC2-C1)**
 - High contrast materials used to frame and shape the composition as seen from blocks away.
 - Window pattern maintains the consistency and rigidity of patterns seen in neighboring buildings.
 - Variety of signage opportunities can be integrated into the design.



VIEW LOOKING SOUTHEAST

DESIGN RESPONSE

- 1 MASSING + CONTEXT RESPONSE (CS1-C2, DC2-B1)**
 - Stepped massing along the west property line responds to rising topography along the alley.
 - Expression of interior circulation creates a strong shadow line and strengthens the vertical nature of the massing.
- 2 STREET LEVEL ORGANIZATION, ENTRIES, AND OPEN SPACE (DC1-C4, PL2-II.IV)**
 - Service functions remain off the alley on the west side of the building.
- 3 MATERIALITY + SECONDARY FACADE ELEMENTS (CS3-A2, PL2-C2)**
 - Corner window groupings with accent infill panels break down mass and wrap around the building.
 - Downspouts and vent outlets are carefully composed secondary architectural elements.

DESIGN RESPONSE

1 MASSING + CONTEXT RESPONSE (CS2-D5, CS2-C1, C2)

- Strong commercial corner encourages activation of the street frontage. Location on the site maintains a retail relationship the neighborhood is familiar with.
- Residential entry is setback from the sidewalk is demarcated with a large, uninterrupted building overhang.
- Massing configuration offers relief to east and west residential neighbors.

2 STREET LEVEL ORGANIZATION, ENTRIES, AND OPEN SPACE (DC4-D1, DC1-A1, PL2-B1)

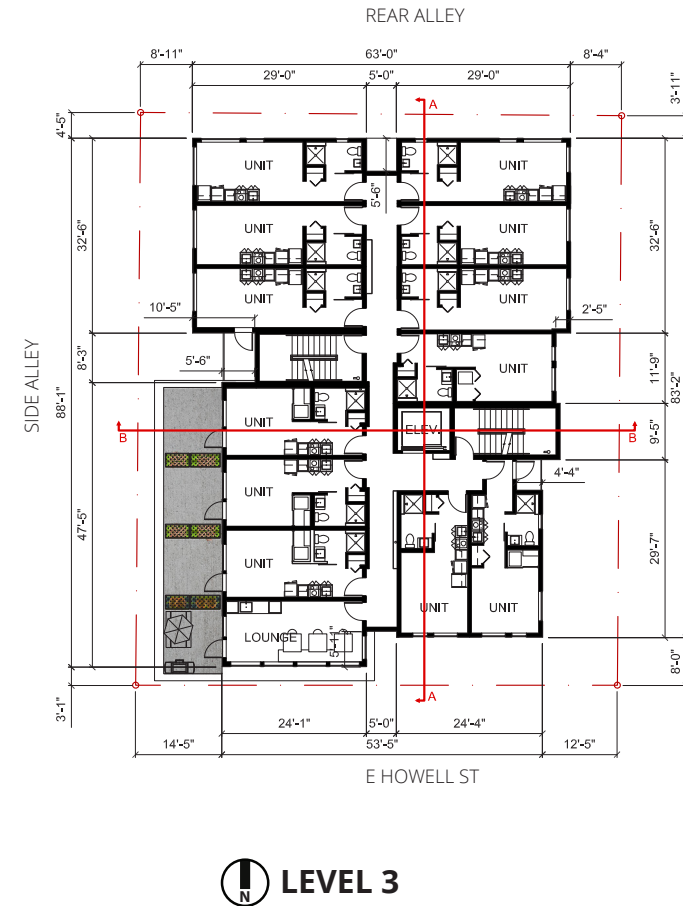
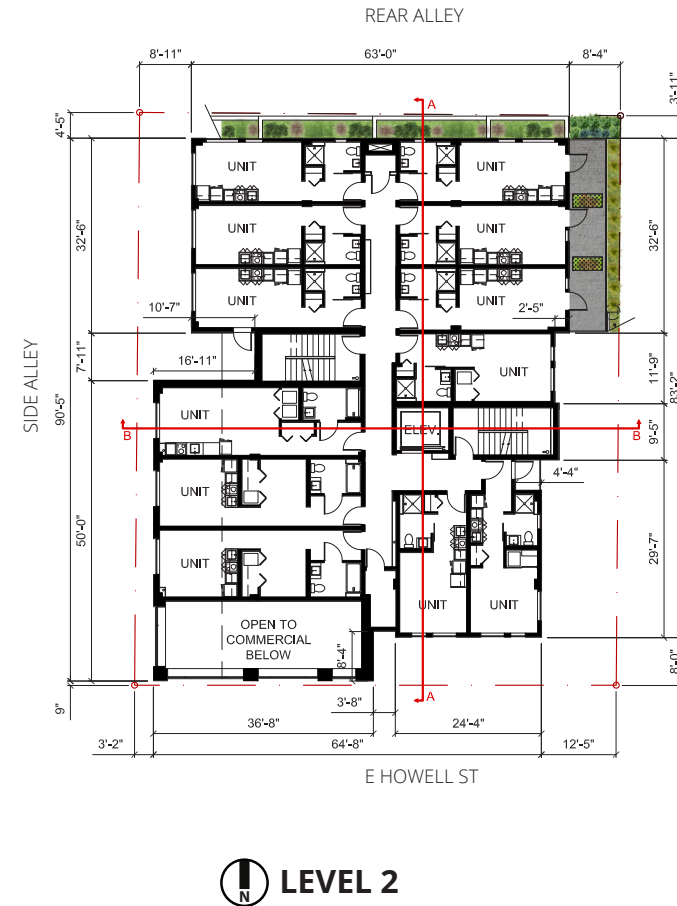
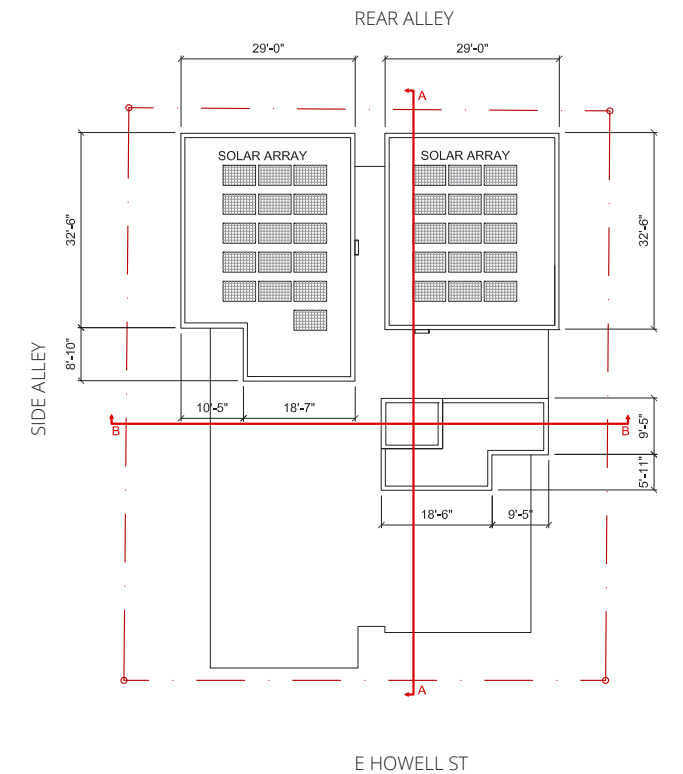
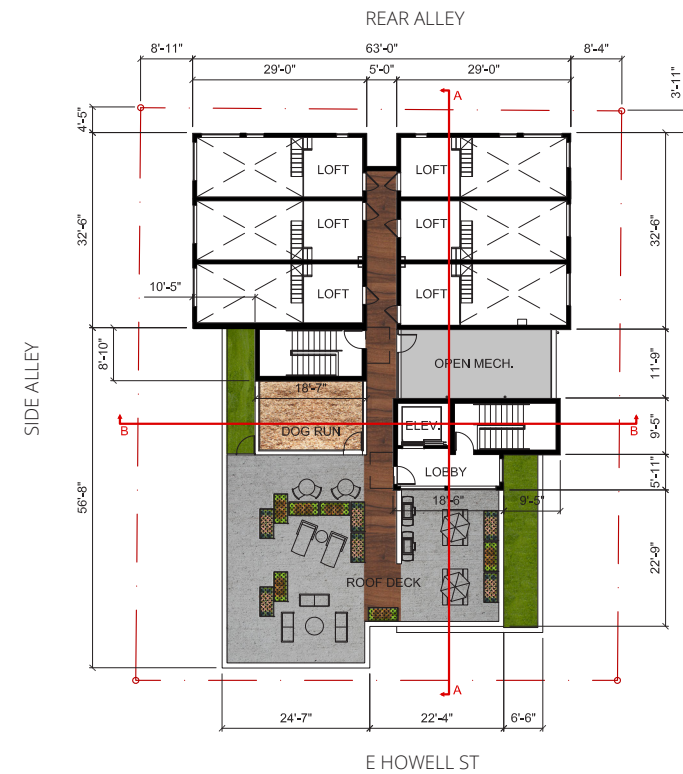
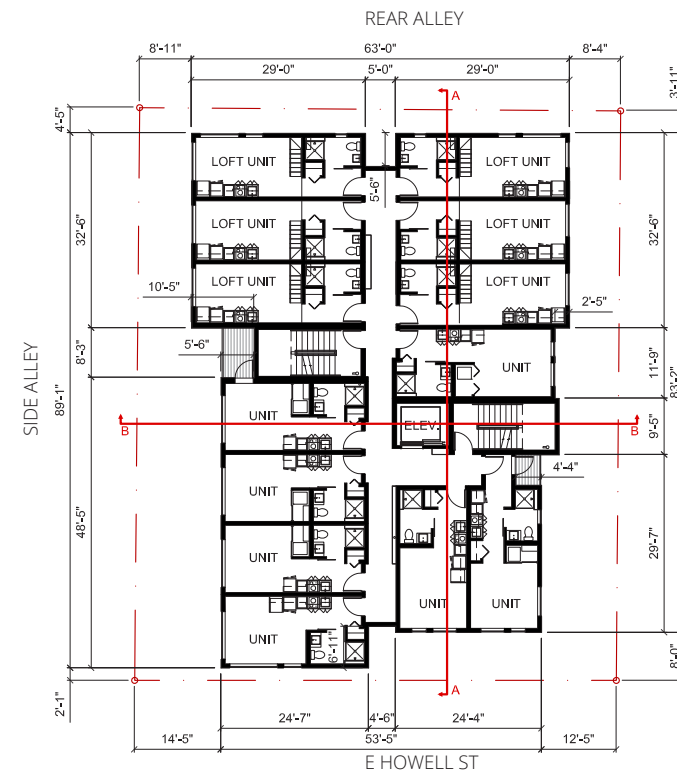
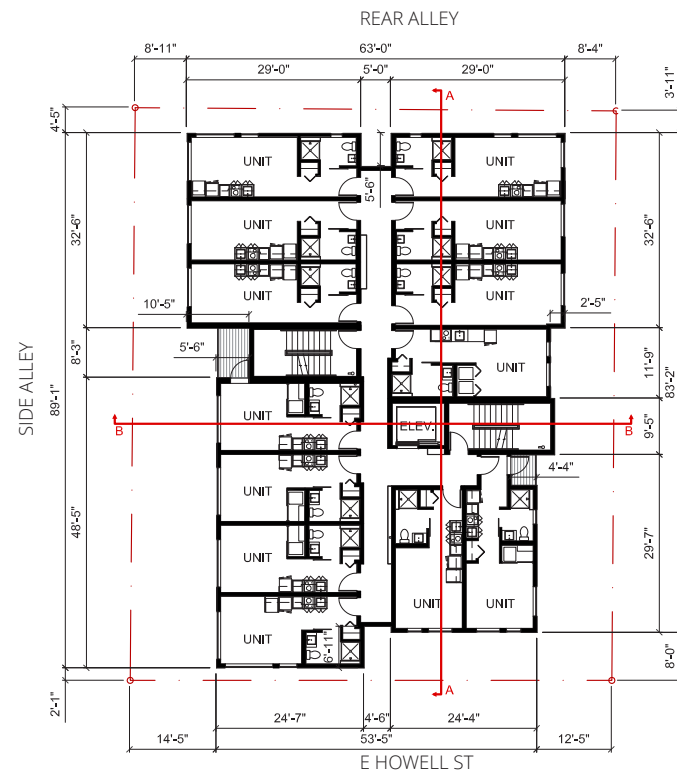
- Residential entry is accessed directly from the sidewalk. Ornamental trees, shrub groupings and low-level lighting are composed to frame the entry.
- Lobby is programmed to increase visibility and activate the space. Leasing office is easily accessed but does not deactivate frontage when not in use.
- Security gates provided at pathways leading to bicycle storage and building services.
- East side yard as a secure residential amenity offers benches, festival lighting and robust landscaping.
- Service functions located off of the side alley.
- Durable cast-in-place concrete planters with a variety of dense landscaping buffer alley conditions.

▶ PRIMARY BUILDING ENTRANCE

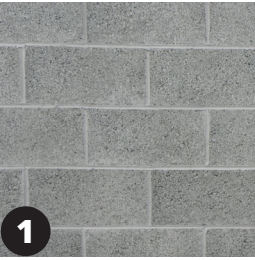


BUILDING PLANS

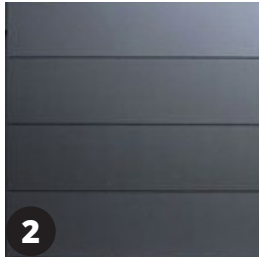
SCALE: 1/32" = 1'-0"



SOUTH ELEVATION (E HOWELL ST)
SCALE: N.T.S.



1
CMU VENEER
SMOOTH FACE
(NATURAL GRAY)



2
FLAT METAL PANEL
12" HORIZONTAL
(MATTE BLACK)



3
ALUMINUM
STOREFRONT SYSTEM
(BLACK)



4
FIBER CEMENT PANEL
(LIGHT GRAY)



5
FIBER CEMENT PANEL
(WHITE)



6
VINYL WINDOW
(BLACK/WHITE)



7
CORRUGATED METAL
VERTICAL ORIENTATION
(REGAL BLUE)



8
EXPOSED CONCRETE
SMOOTH FINISH

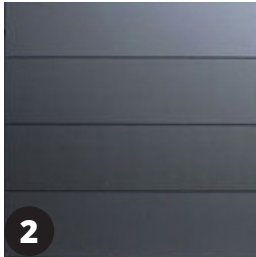


9
METAL SLAT SECURITY
GATE/ SCREENING
(BLACK)

WEST ELEVATION (SIDE ALLEY)
SCALE: N.T.S.



1
CMU VENEER
SMOOTH FACE
(NATURAL GRAY)



2
FLAT METAL PANEL
12" HORIZONTAL
(MATTE BLACK)



3
ALUMINUM
STOREFRONT SYSTEM
(BLACK)



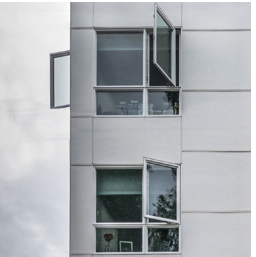
4
FIBER CEMENT PANEL
(LIGHT GRAY)



5
FIBER CEMENT PANEL
(WHITE)



6
VINYL WINDOW
(BLACK/WHITE)



7
CORRUGATED METAL
VERTICAL ORIENTATION
(REGAL BLUE)



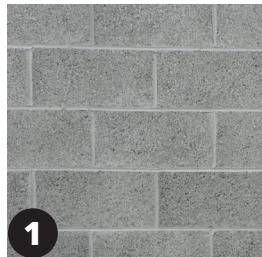
8
EXPOSED CONCRETE
SMOOTH FINISH



9
ALUMINUM GUARDRAIL
(WHITE)
WIRE MESH INFILL

NORTH ELEVATION (REAR ALLEY)

SCALE: N.T.S.



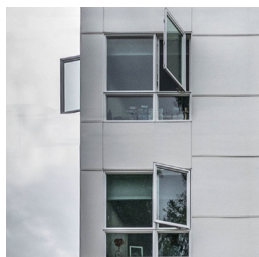
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CMU VENEER
SMOOTH FACE
(NATURAL GRAY)



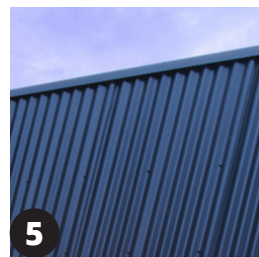
2
FIBER CEMENT PANEL
(LIGHT GRAY)



3
FIBER CEMENT PANEL
(WHITE)



4
VINYL WINDOW
(WHITE)



5
CORRUGATED METAL
VERTICAL ORIENTATION
(REGAL BLUE)



6
EXPOSED CONCRETE
SMOOTH FINISH

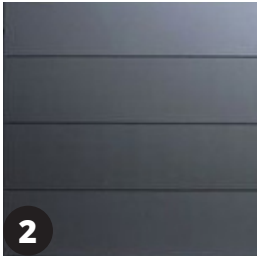


7
METAL SLAT
SECURITY SCREENING
(BLACK)

EAST ELEVATION
SCALE: N.T.S.



1
CMU VENEER
SMOOTH FACE
(NATURAL GRAY)



2
FLAT METAL PANEL
12" HORIZONTAL
(MATTE BLACK)



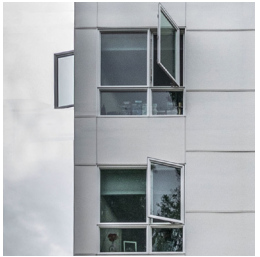
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FIBER CEMENT PANEL
(LIGHT GRAY)



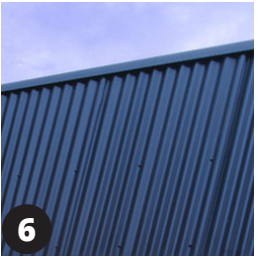
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FIBER CEMENT PANEL
(WHITE)



5
VINYL WINDOW
(BLACK/WHITE)



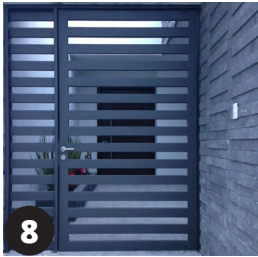
6
CORRUGATED METAL
VERTICAL ORIENTATION
(REGAL BLUE)



7
ALUMINUM GUARDRAIL
(WHITE)
WIRE MESH INFILL



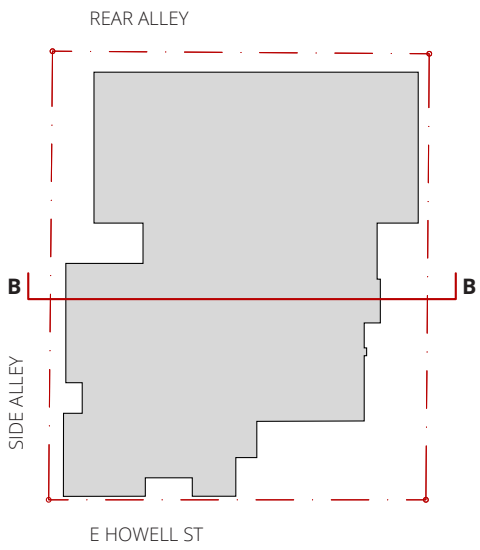
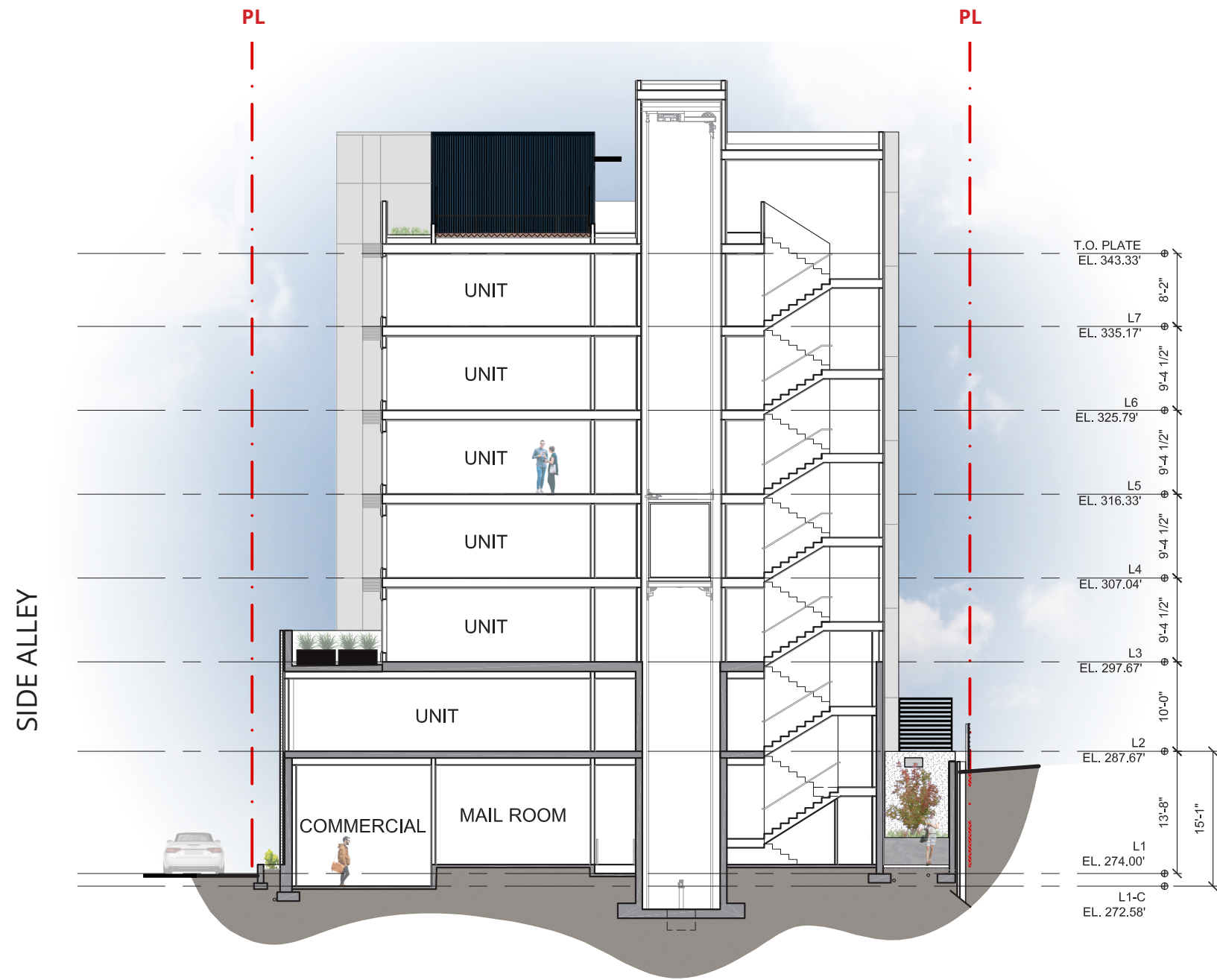
8
METAL SLAT
SECURITY SCREENING
(BLACK)



9
WOOD PRIVACY
FENCE



BUILDING SECTION B
SCALE: 1/16" = 1'-0"

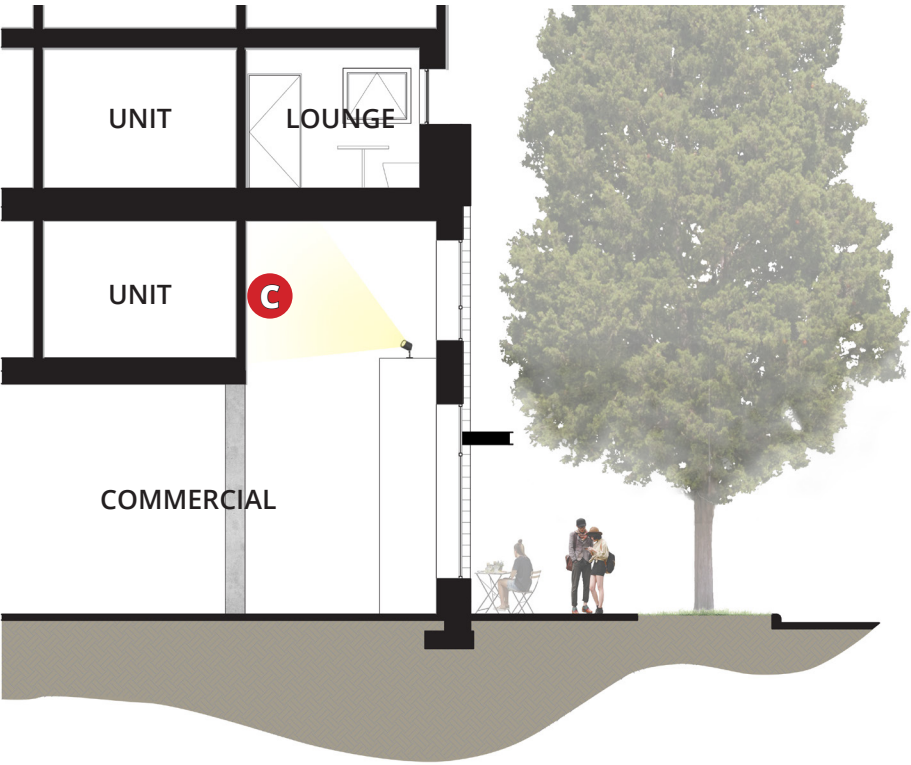


 **KEY PLAN**

STREET-LEVEL DEVELOPMENT: COMMERCIAL FRONTAGE



A COMMERCIAL FRONTAGE ON E. HOWELL ST. *STREET TREES NOT SHOWN FOR CLARITY



SECTION: COMMERCIAL FRONTAGE / N.T.S.

SIGNAGE OPPORTUNITIES



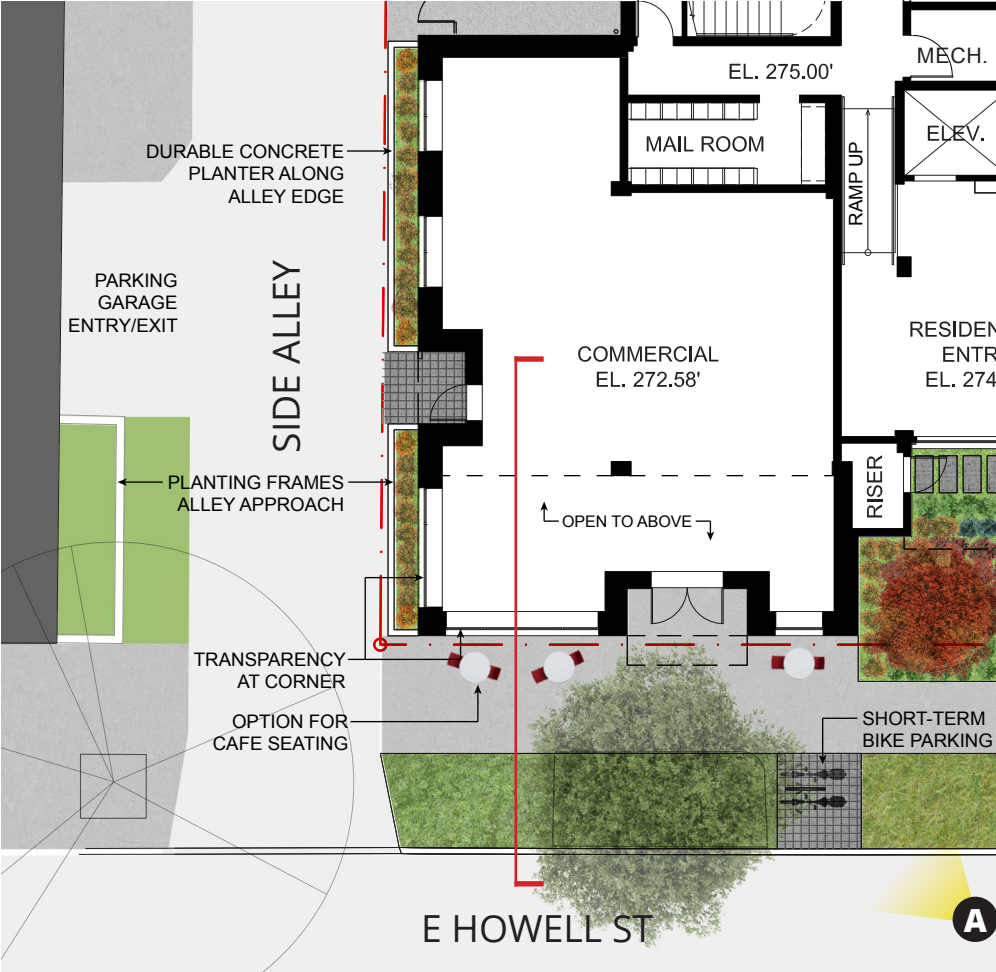
A CANOPY ATTACHED



B BUILDING FACE INTEGRATED



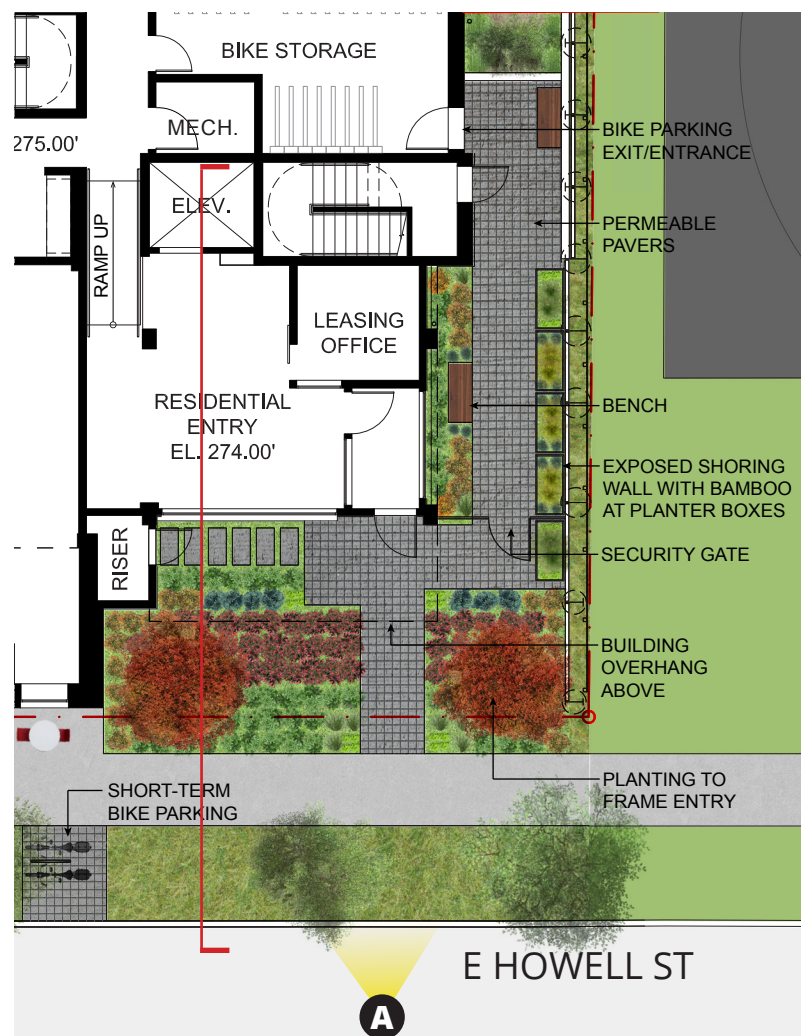
C INTERIOR GRAPHICS



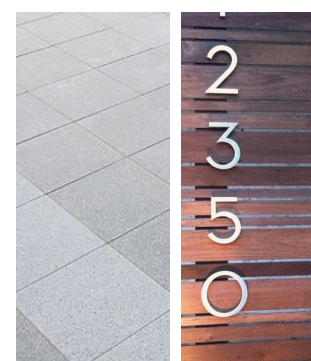
1 PARTIAL PLAN / N.T.S.

DESIGN RESPONSE

- 1 MASSING + CONTEXT RESPONSE (PL3-C1, PL2-B3)**
 - Appropriate proportion and scale at street-level massing, for the neighborhood.
 - Commercial use feature highly transparent storefront windows.
 - Contrast in massing relationship to the street differentiate retail and residential frontage.
- 2 STREET LEVEL ORGANIZATION, ENTRIES, AND OPEN SPACE (DC2-E1, PL3-C3, DC4-B2)**
 - Entry recess, canopy and lighting mark the entry.
 - Multiple signage approaches can be integrated into the design composition.
 - Generous sidewalk width allows for cafe seating at street level.
- 3 MATERIALITY + SECONDARY FACADE ELEMENTS (DC4-A1)**
 - Fine-grain, durable materials provided at street-level massing.
 - Material contrast and lighting accents give the commercial mass definition at street-level and from a multiple block approach.



A PARTIAL PLAN / N.T.S.



PAVING BUILDING NUMBERS



GATE CONCEPT IMAGE



SIDE YARD SEATING

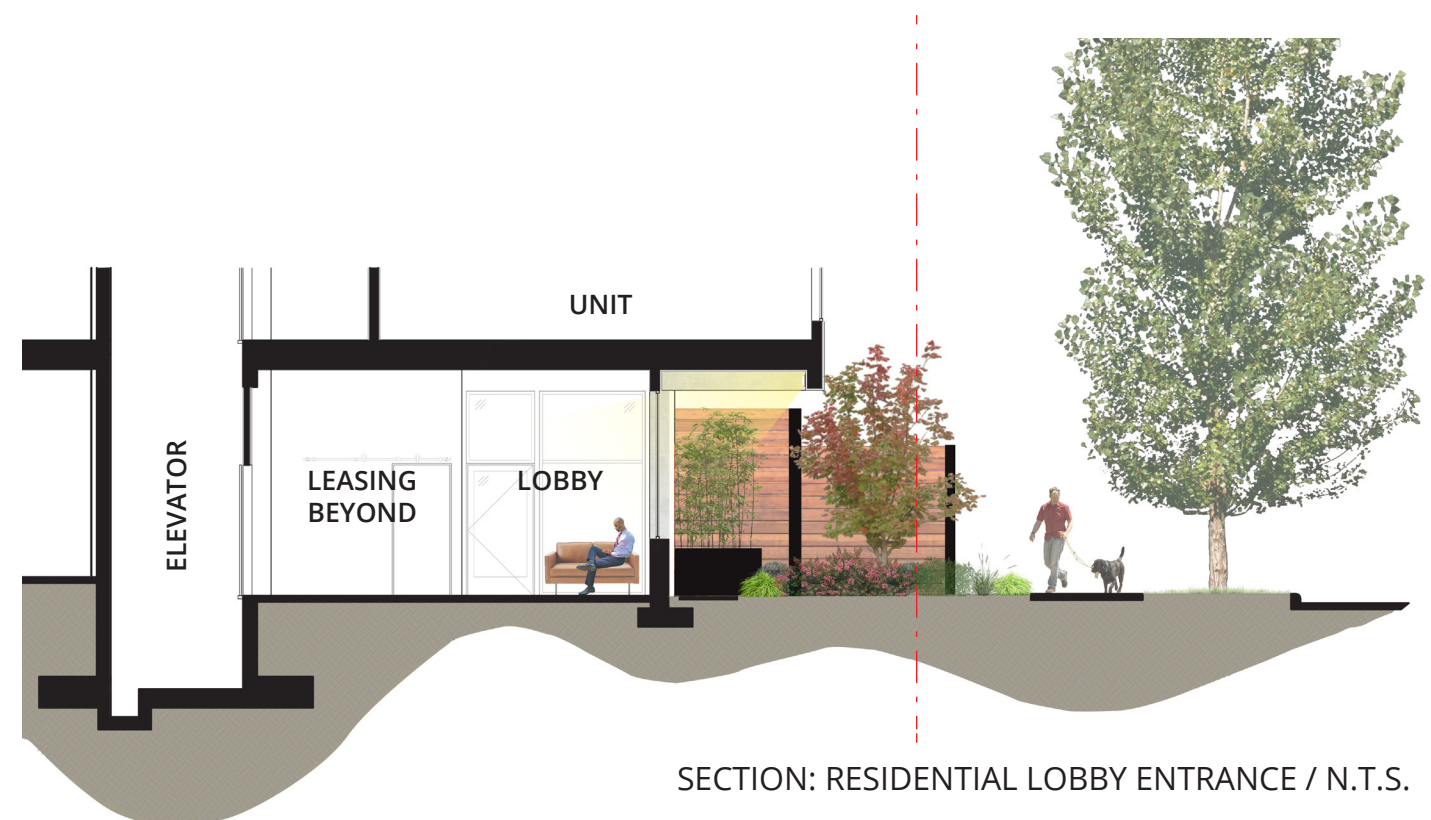
STREET-LEVEL DEVELOPMENT: RESIDENTIAL APPROACH



A VIEW OF RESIDENTIAL LOBBY ENTRANCE *STREET TREES NOT SHOWN FOR CLARITY

DESIGN RESPONSE

- 1 MASSING + CONTEXT RESPONSE (DC2-C1, PL2-C2)**
 - Strong recessed entry is buffered from the sidewalk and enhances the entry experience.
 - Massing modifications and removal of column open up the residential entry making it more visibly secure, while also providing weather protection.
- 2 STREET LEVEL ORGANIZATION, ENTRIES, AND OPEN SPACE (DC4-C1, PL4-B2)**
 - Entry sequence is refined to provide direct access for tenants. Feature landscaping frames the entry pathway.
 - Enhanced landscaping at R.O.W. establishes new precedent at the street.
 - The lighting strategy provides security and enhances the entry and program legibility.
 - Security gate limits access to private areas.
- 3 MATERIALITY + SECONDARY FACADE ELEMENTS (PL3-A2, DC3-C2)**
 - Minimal palette of materials with high contrast to emphasize building articulation.
 - Large storefront windows provide increased visibility at the lobby contributing to tenant safety and comfort.
 - Entry elements, including addressing and callbox, are composed as part of the entry sequence.



SECTION: RESIDENTIAL LOBBY ENTRANCE / N.T.S.

STREET-LEVEL DEVELOPMENT: ALLEY EDGES

DESIGN RESPONSE

- 1

MASSING + CONTEXT RESPONSE

(PL3-B1, DC2-A1)

• Buffer plantings at grade provide visual interest and soften alley edges.

• Building setback provided at northwest corner for pedestrian and vehicular visibility.

• Window locations at units closest to grade were carefully considered for privacy and security.
- 2

STREET LEVEL ORGANIZATION, ENTRIES, AND OPEN SPACE

(DC4-C1, DC1-C4)

• East residential patios are secured with metal screening. A dense landscape buffer protects amenity space from adjacent surface parking. Planted containers separate the patios with a soft transition.

• Building service access provided at side alley. Security gate and lighting offers additional measures to secure building access areas.
- 3

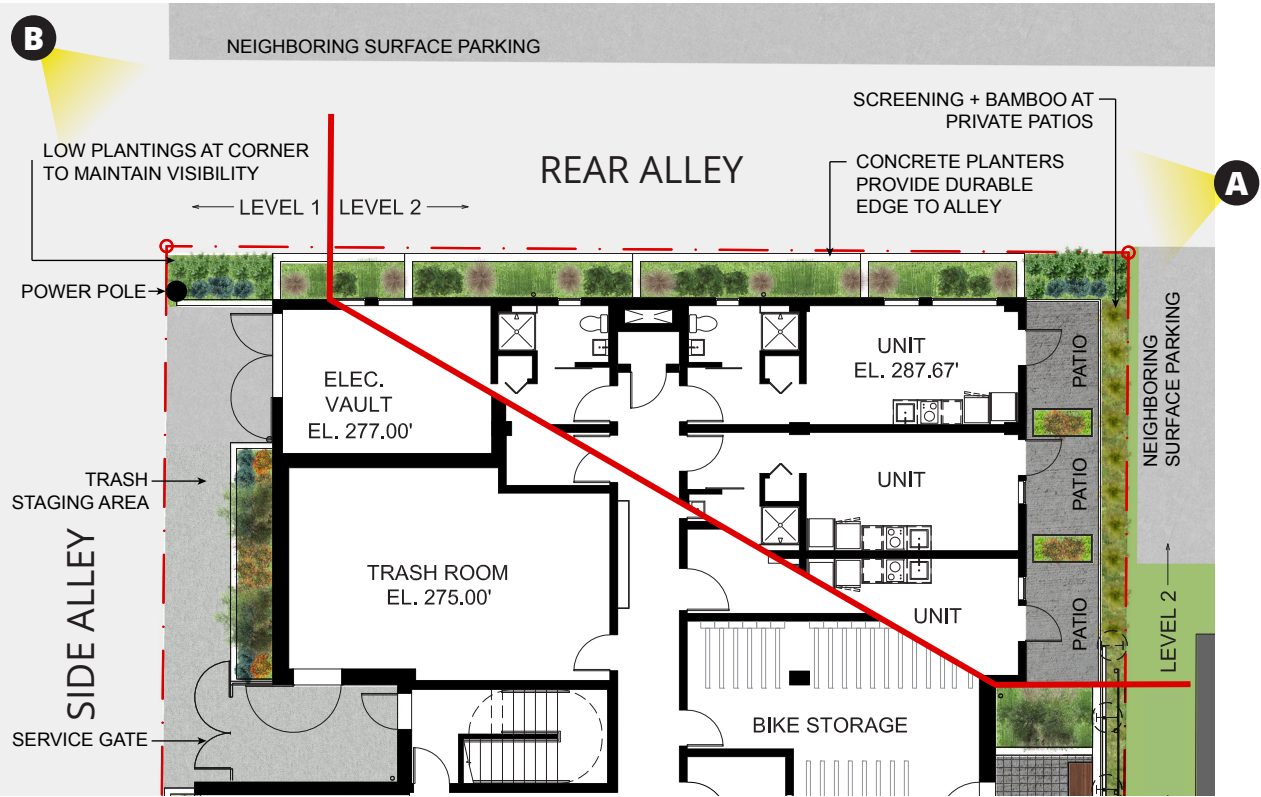
MATERIALITY + SECONDARY FACADE ELEMENTS

(DC2-D1, DC2-D2)

• Durability of concrete planters at alley edges hold up to heavily used alley.



A APPROACH VIEW HEADING WEST ON THE REAR ALLEY



B PARTIAL PLAN



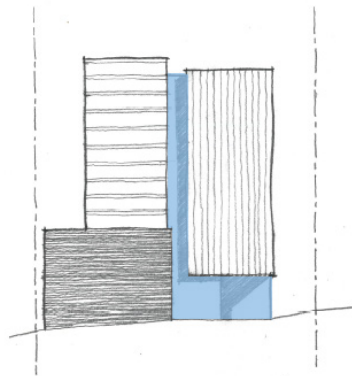
B APPROACH VIEW HEADING SOUTH ON THE SIDE ALLEY

EDG CONCEPT
SKETCH

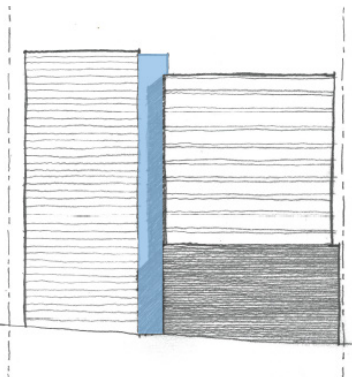
DEVELOPMENT
MARKERS

MATERIAL
DEVELOPMENT

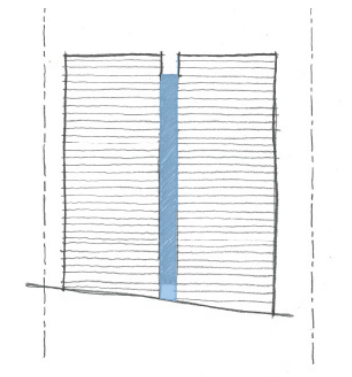
SOUTH ELEVATION



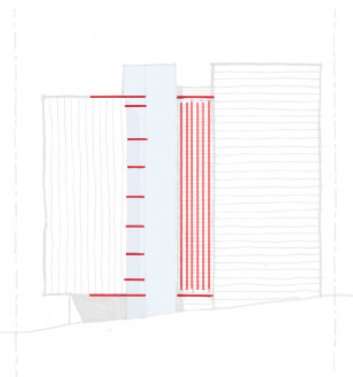
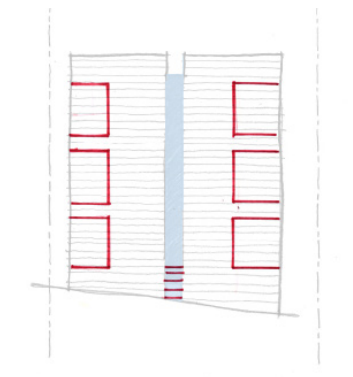
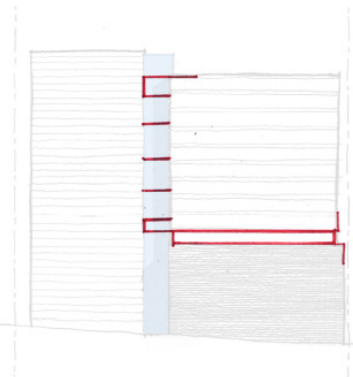
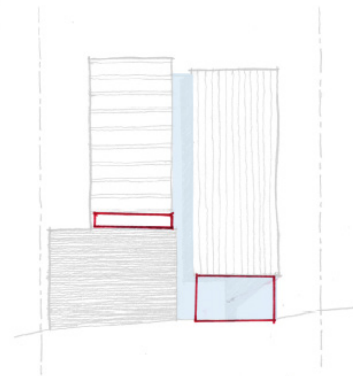
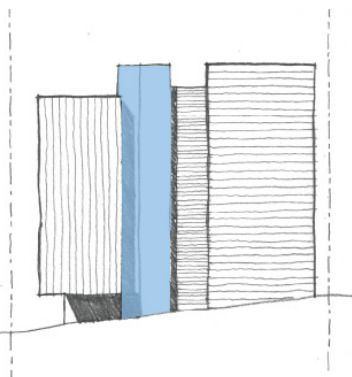
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



CONCEPT DEVELOPMENT: MASSING + MATERIALITY

MASSING ARTICULATION

COMMERCIAL MASS

MATERIALS: NATURAL GRAY CMU VENEER / 12" BLACK METAL PANEL / BLACK STOREFRONT WINDOWS / BLACK CANOPY

- Masonry veneer provides durability and fine-grain texture to the at-grade experience.
- Black metal paneling and storefront windows act as reveal within the masonry pillars.
- Commercial volume is balanced and appropriately scaled for the development and neighborhood.

VERTICAL SOUTH MASS

MATERIALS: LIGHT GRAY FIBER CEMENT PANEL / WHITE FIBER CEMENT INFILL PANEL / WHITE VINYL WINDOW / ENLARGED LOUVERED VENT COVER

- Vertical arrangement of windows, panel breaks and vents.
- Simplified lobby elevation creates dramatic shadow line.
- Clarified building form at the east elevation by stitching massing through parapet and soffit alignment.

HORIZONTAL WIDE WEST MASS

MATERIALS: LIGHT GRAY FIBER CEMENT PANEL / WHITE FIBER CEMENT INFILL PANEL / WHITE VINYL WINDOW / ENLARGED LOUVERED VENT COVER

- Horizontal arrangement of windows, panel breaks and vents.
- Material gasket separates commercial mass from residential levels above.
- Clarified building form at the west elevation by stitching massing through parapet and soffit alignment.

REAR MASS

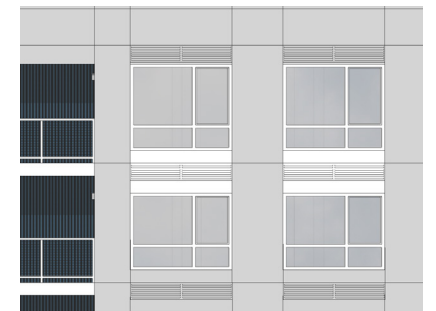
MATERIALS: LIGHT GRAY FIBER CEMENT PANEL / WHITE FIBER CEMENT INFILL PANEL / WHITE VINYL WINDOW / ENLARGED LOUVERED VENT COVER / LIGHT GRAY ALUMINUM DOWNSPOUT

- Deep recess strengthens the massing's vertical nature.
- Grouping corner windows with infill panels breaks down mass.
- Fenestration and panel patterns are carried around the forms, unifying the design.
- Downspouts and vent covers as secondary elements.

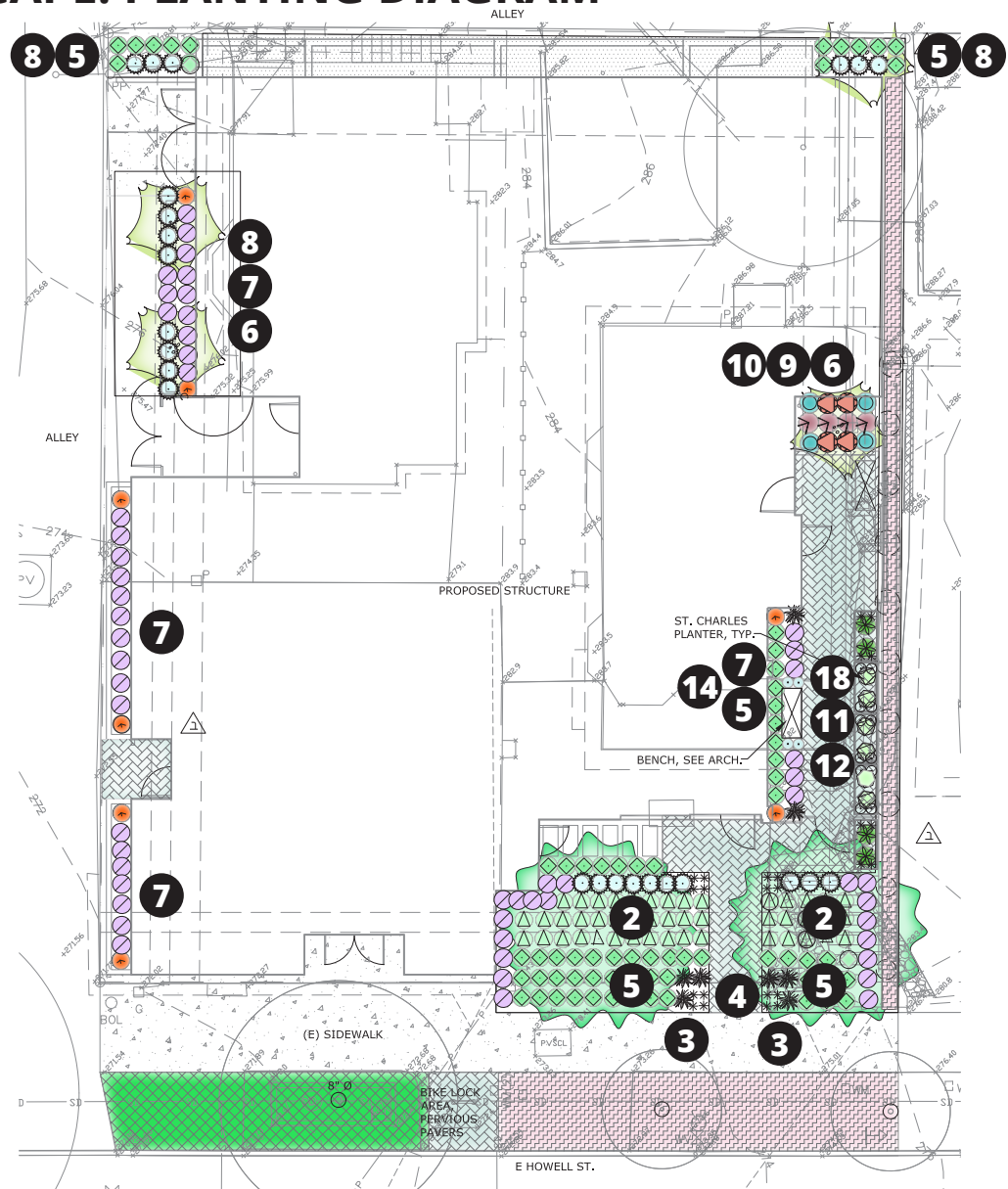
CORE/CIRCULATION MASS

MATERIALS: REGAL BLUE CORRUGATED METAL - VERTICAL GRAIN

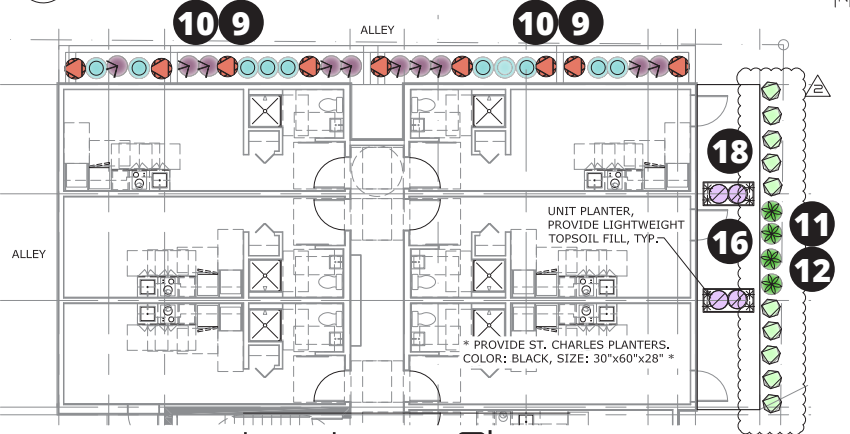
- Metal siding has a strong color and texture contrast.
- Expression varies based on orientation but maintains a strong vertical nature on all sides of the building.
- Building access is marked where the material is carried to grade.



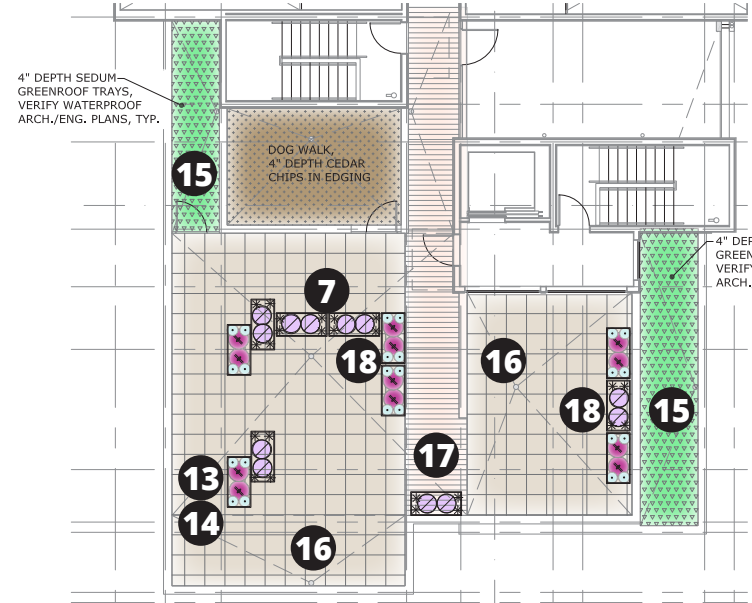
LANDSCAPE: PLANTING DIAGRAM



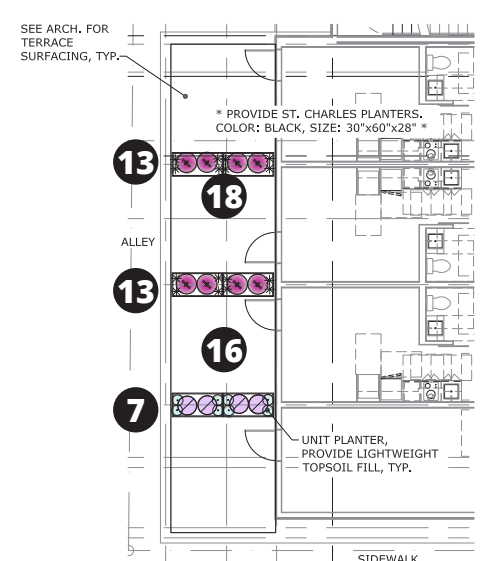
1 Landscape Plan



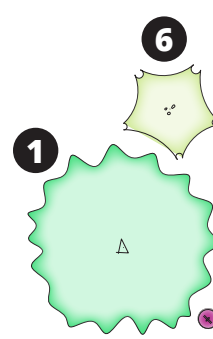
2 Landscape Plan Level 2 Plan



3 Landscape Plan Roof Plan



4 Landscape Plan Level 3 Plan



PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES			
Acer circinatum	Vine Maple	1.5" Cal.	(DT)
Fraxinus americana 'Autumn Applause'	Autumn Applause Ash	1.5" Cal.	
SHRUBS & GROUNDCOVERS			
Azalea 'Glamour'	Glamour Azalea	2 Gal.	(DT)
Buxus microphylla 'Horeana'	Horean Boxwood	5 Gal.	(DT)
Carex testacea	Orange Carex	1 Gal.	(DT, B)
Ceanothus gloriosus	Pt. Reyes Ceanothus	1 Gal.	(DT) 24" o.c. spacing
Cornus sericea 'Halseyi'	Halseyi Redtwig Dogwood	5 Gal.	(DT, B)
Equisetum hyemale	Horsetail	2 Gal.	(DT, B)
Escallonia 'Newport Dwarf'	Newport Dwarf Escallonia	5 Gal.	(DT)
Fargesia denudata	Naked Clumping Bamboo	5 Gal.	(DT)
Fargesia nitida	Blue Fountain Bamboo	5 Gal.	(DT)
Festuca glauca 'Beyond Blue'	Beyond Blue Fescue	1 Gal.	(DT)
Fragaria 'Lipstick'	Lipstick Strawberry	1 Gal.	(DT) 24" o.c. spacing
Hakonechloa macro 'All Gold'	All Gold Forest Grass	1 Gal.	(DT)
Juniperus squamata 'Blue Star'	Blue Star Juniper	2 Gal.	(DT)
Nandina domestica 'Gulf Stream'	Gulf Stream Nandina	5 Gal.	(DT)
Nandina domestica 'Tuscan Flame'	Tuscan Flame Nandina	5 Gal.	(DT)
Pennisetum setaceum 'Eaton Canyon'	Eaton Canyon Fountain Grass	2 Gal.	(DT)
Sarcococca ruscifolia	Dwarf Sweetbox	2 Gal.	(DT)
Vinca minor	Periwinkle	1 Gal.	(DT) 24" o.c. spacing
			B= Biocell
			DT= Drought Tolerant

LANDSCAPE: PROMINENT ELEMENTS



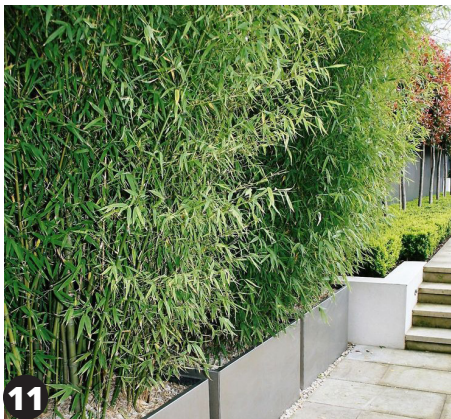
STREET FRONT PLANTINGS

- 1. Autumn Applause Ash
- 2. Newport Dwarf Escallonia
- 3. Eaton Canyon Fountain Grass
- 4. All Gold Forest Grass
- 5. Dwarf Sweetbox



PERIMETER PLANTINGS

- 6. Vine Maple
- 7. Gulf Stream Nandina
- 8. Blue Star Juniper
- 9. Kelseyi Redtwig Dogwood
- 10. Horsetail



PLANTER LANDSCAPING

- 11. Blue Fountain Bamboo
- 12. Naked Clumping Bamboo
- 13. Glamour Azalea
- 14. Beyond Blue Fescue
- 15. All Season Sedum trays



FURNITURE CONCEPTS



HARDSCAPE

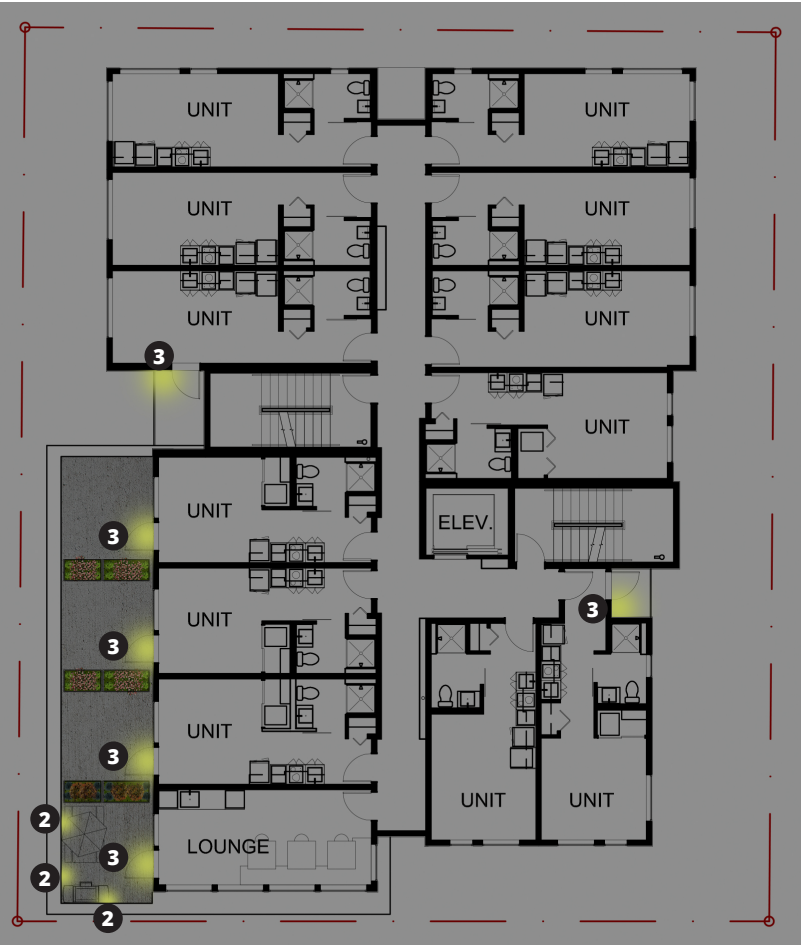
- 16. Concrete Pedestal Pavers
- 17. Plank Decking
- 18. Black Fiberglass Planter Box

LIGHTING: PLANS AND ELEMENTS

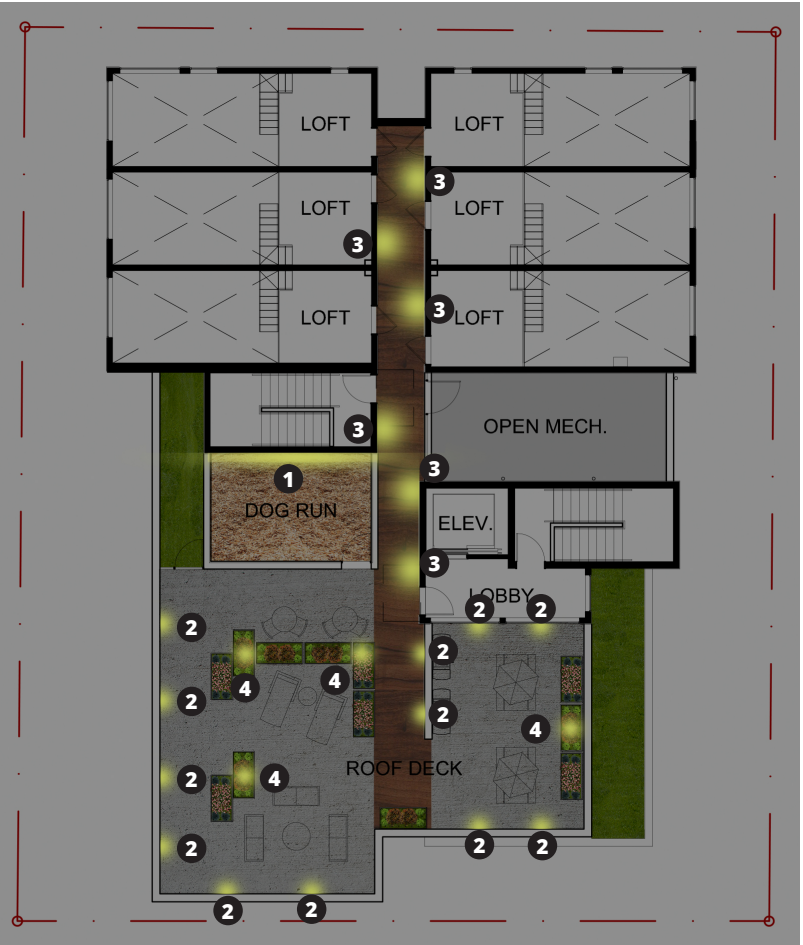
SCALE: N.T.S.



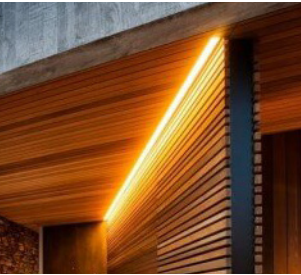
COMPOSITE LEVEL 1+2 PLAN



LEVEL 3 DECK



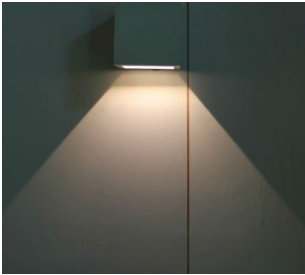
LEVEL 7 LOFT/ROOF DECK



1 STRIP LIGHT



2 STEP LIGHT



3 WALL LIGHT RESIDENTIAL



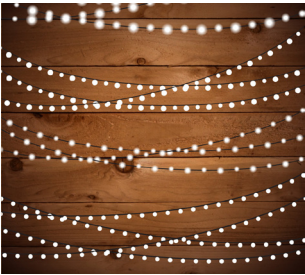
WALL LIGHT COMMERCIAL



4 PATHWAY + PLANTER LIGHTING



5 FESTIVAL LIGHTS



6 LANDSCAPE LIGHTING



7 MARKET LIGHT

DEPARTURES: PROPOSED

1 DEPARTURE
SMC 23.45.518.B: WEST SETBACK

REQUIRED:
7' average, 5' minimum (below 42' above grade) 10' average, 7' minimum (above 42' above grade)

PROPOSED:
8.53' average, 2.75' minimum (< 42' above grade) 12.58' average, 8.75' minimum (> 42' above grade) no departure required above 42'

GUIDELINES:
DC1.B.1: Façade Composition
CS2.D.5: Respect for Adjacent Sites
CS2.C.1: Corner Site
DC2.D.1: Human Scale

JUSTIFICATION:
The proposed side setback re-establishes the commercial corner at the sidewalk edge, responds to pedestrian scale and provides separation from adjacent residential uses.

*The Board indicated support for this departure request as the design reestablishes the commercial corner at the alley edge and emphasizes the axial relationship to Belmont Avenue view. In addition, the setback emphasizes the modular expression of the massing. (CS2-B2, CS2-C1, DC2-B1)

2 DEPARTURE
SMC 23.45.518.B: FRONT SETBACK

REQUIRED :
7' average, 5' minimum

PROPOSED:
5.39' average, 9" minimum

GUIDELINES:
CS2.I.I: Streetscape Compatibility
DC1.B.1: Façade Composition
PL1.C.1: Selecting Activity Areas CS3.A.4: Evolving Neighborhoods
CS2.A.2: Architectural Presence

JUSTIFICATION:
The proposed reduced front setback is consistent with other 7-story buildings in the immediate vicinity. The proposed setback re-establishes a pedestrian scaled commercial corner, and creates a balanced composition visible from multiple viewpoints including Belmont Ave. The proposed minimum setback only occurs at the commercial corner.

*The Board indicated support for this departure request as the design reestablishes the commercial use at the street, enforces the axial response of the design to Belmont Avenue view, and is consistent with surrounding development patterns. (CS2-II.ii, CS2-C1, DC2-B2)

3 DEPARTURE
SMC 23.45.518.B: REAR SETBACK

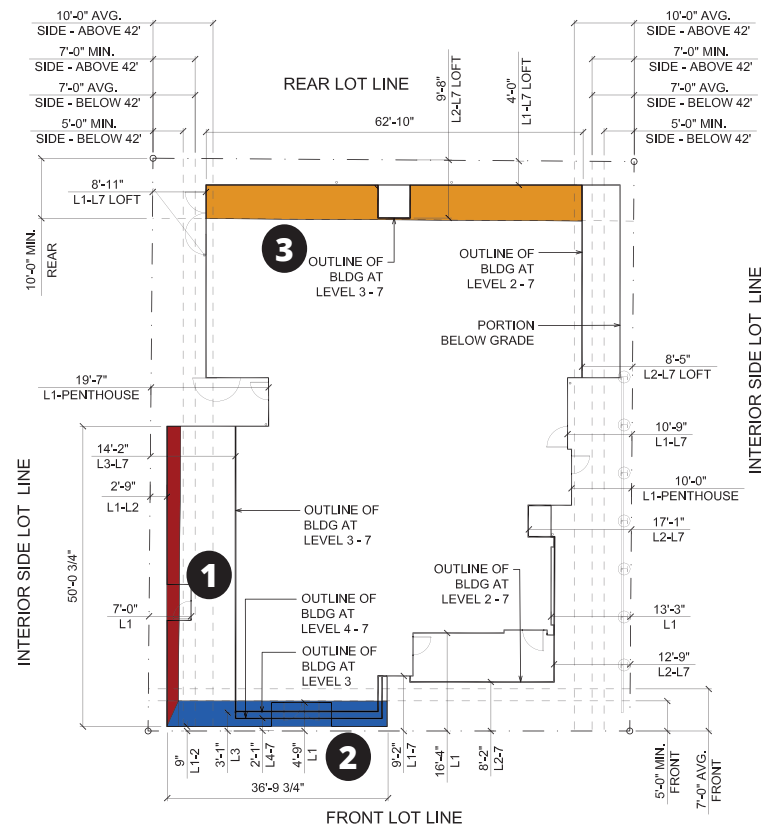
REQUIRED:
10' minimum

PROPOSED:
4.0' minimum

GUIDELINES:
CS1.C.2: Elevation Changes
CS2.D.5: Respect for Adjacent Sites
DC2.A.2: Reduced Perceived Mass

JUSTIFICATION:
The proposed rear setback provides the opportunity for greater articulation along the east and west facades, and a more narrow footprint towards the rear of the site. The resulting massing responds to the rising topography, and provides additional separation to the east and west neighbors.

*The Board indicated support for this departure request, as the increased rear setback allows the building to shift towards the alley and provide additional space on the front elevation. (CS2-B2, CS2-D5)



1 SITE PLAN



VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHEAST

RECENT WORK SHW



800 5TH AVE N (PERMITTING)  BLUEPRINT



2418 NW 58TH ST



120 10TH AVE E (UNDER CONSTRUCTION)



116 13TH AVE E



1806 23RD AVE



6301 15TH AVE NW (UNDER CONSTRUCTION)



1404 BOYLSTON AVE (UNDER CONSTRUCTION)