



416 Summit Ave East

Administrative Design Review EDG Packet | Project #3026903 | October 5, 2017 **DRAFT**

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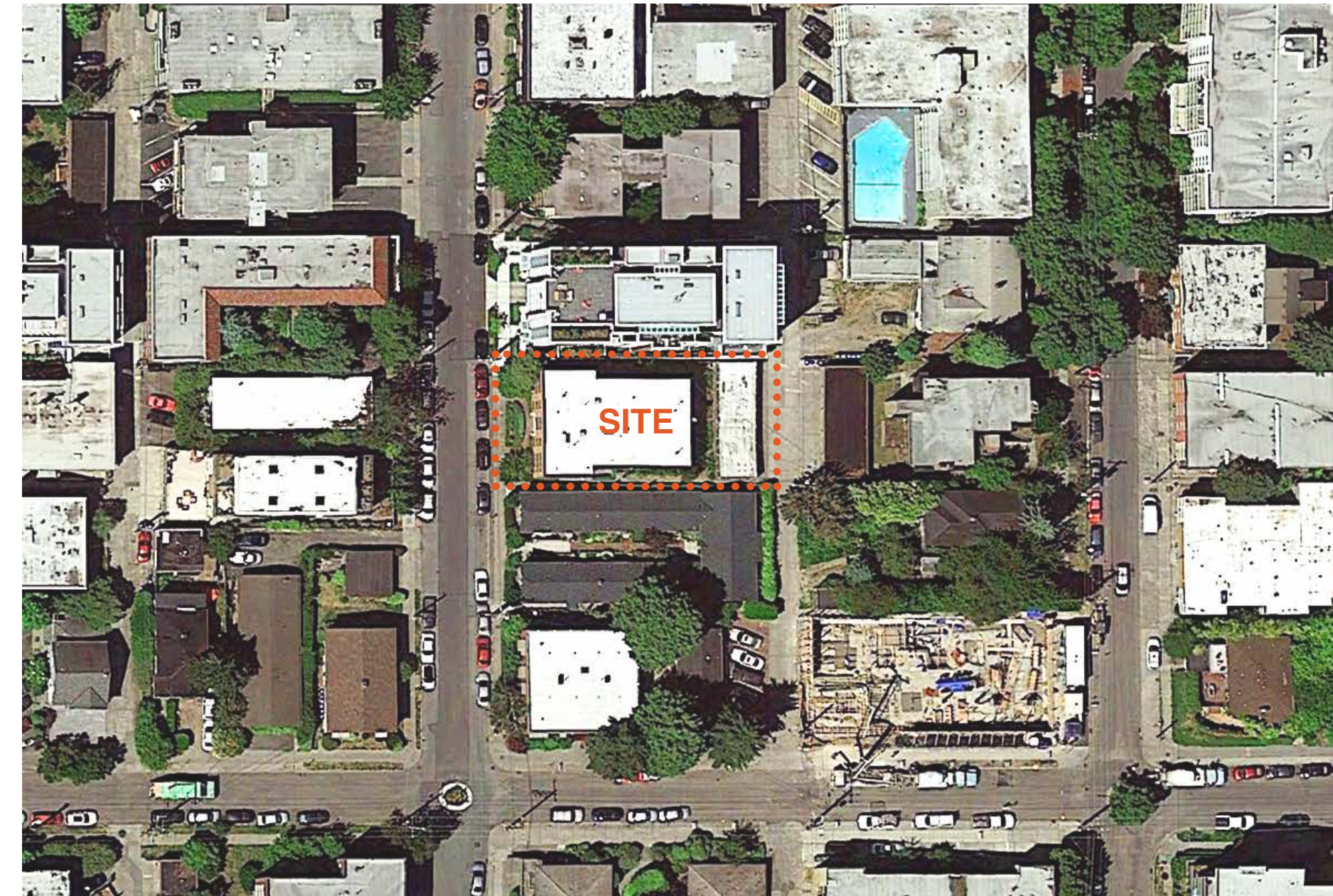
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Interstate 5
 Melrose Ave E
 Bellevue Ave E
Summit Ave E
 Belmont Ave E
 Boylston Ave E
 Harvard Ave E
 Broadway E

E Mercer St
 E Republican St
 E Harrison St
 E Thomas St



Summit Ave E

Belmont Ave E

E Harrison St



OBJECTIVES

Preserve existing street-facing three-story residential 10-unit brick apartment building and design and construct a new six-story residential building with basement and 19 studio units at rear of site.

Number of Units	19
Number of Parking Spaces	0
Number of Bike Parking Spaces	19

Sustainability
Preserve existing structure and design and construct new structure to achieve a 4-Star Built Green certification.

TEAM

ARCHITECTS	b9 architects
DEVELOPER	Seattle Investors Group Oriana LLC
STRUCTURAL	Malsam Tsang
GEOTECHNICAL	Pangeo Inc.
LANDSCAPE	Root of Design

EDG APPLICATION

PART I: Contact Information

1. Property address	416 Summit Ave E
2. Project number	#3026903
3. Additional related project number(s)	#6576640
4. Owner Name	Seattle Investors Group Oriana LLC
5. Contact Person Name	Bradley Khouri
	Firm
	Mailing Address
	City, State Zip
	Phone
	Email Address
	b9 architects
	610 2nd Avenue
	Seattle, WA 98104
	206.297.1284
	office@b9architects.com
6. Applicant's Name	Bradley Khouri
	Relationship to Project
	Architect
7. Design Professional's Name	Bradley Khouri
	Email Address
	Address
	Phone
	bgk@b9architects.com
	610 2nd Avenue
	206.297.1284

PART II: Site and Development Information

- Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.
- Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The existing site is located mid-block on Summit Ave E in the Capitol Hill neighborhood, between E Republican Street to the north and E Harrison Street to the south. The site's topography descends from east to west. A three-story brick structure, the Oriana Apartments, currently exists on the site.

- Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.
- Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The lot is zoned MR and located within the Capitol Hill Urban Center Village. The site, located in the West Slope Sub Area of Capitol Hill, is subject to the Capitol Hill Design Guidelines.

The immediate neighborhood is residential and consists of, predominantly apartment and condominium buildings, with a number of single family houses and duplexes/triplexes. Apartments range from 12-story concrete high-rises to modern apodments to low-rise traditional brick buildings. New construction of an apartment building is underway down the street from the proposal.

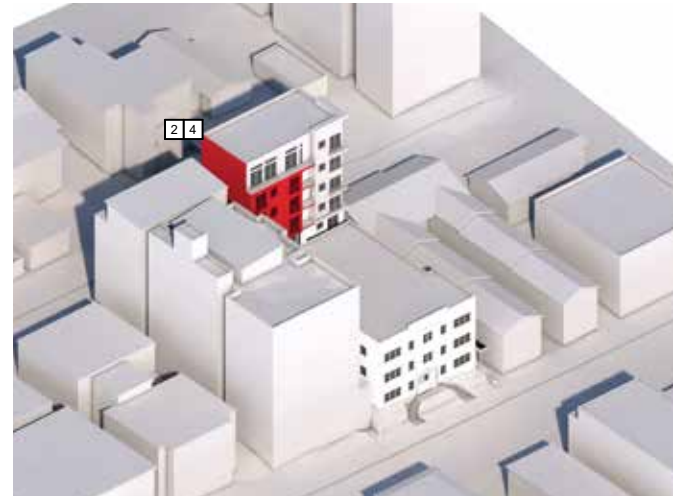
A small strip of commercial businesses are located 1 block north of the proposal. Views of Lake Union, the Space Needle, and Downtown can be seen from the subject site.

Adjacent zones include Neighborhood Commercial to the east and south on Broadway E and E Olive Way, respectively, and single Family to the north.

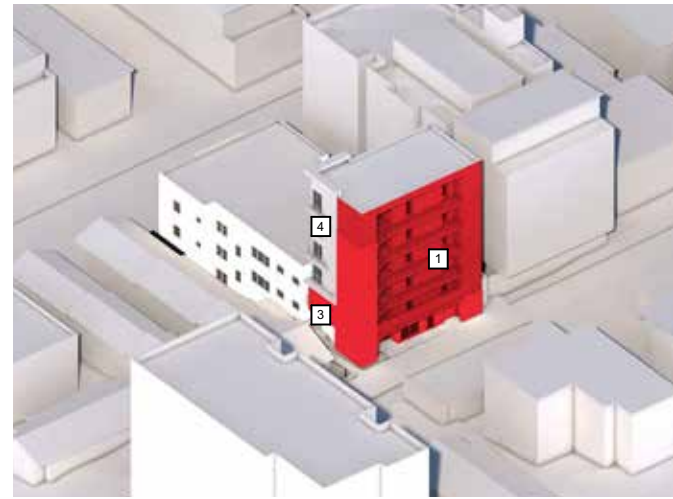
The three design alternatives represent a design exploration and evolution, resulting in a preferred scheme that is contextual in its volume and alley engagement; deferential in relation to neighboring buildings; and innovative in its massing strategy in relation to the preservation of the existing apartment building, materiality, and negotiation of old and new within a rich architectural landscape.

- In order to preserve the existing structure, several departures are requested.
- Rear setback departure abutting the alley along the East property line
 - Side setback departures at the North and South property line

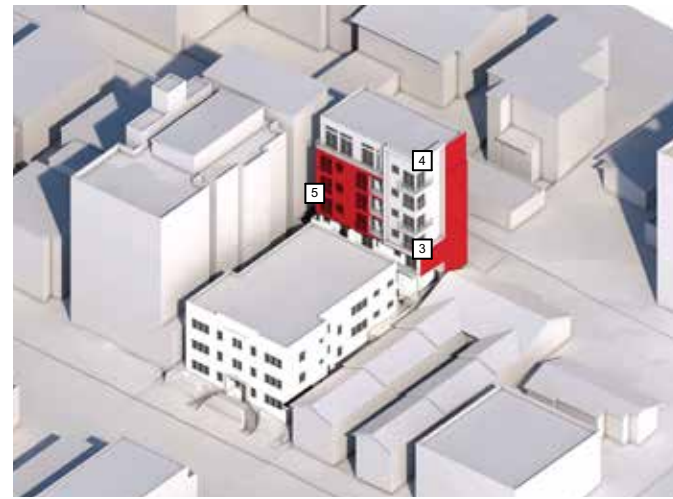
NORTHWEST DEPARTURE DIAGRAM



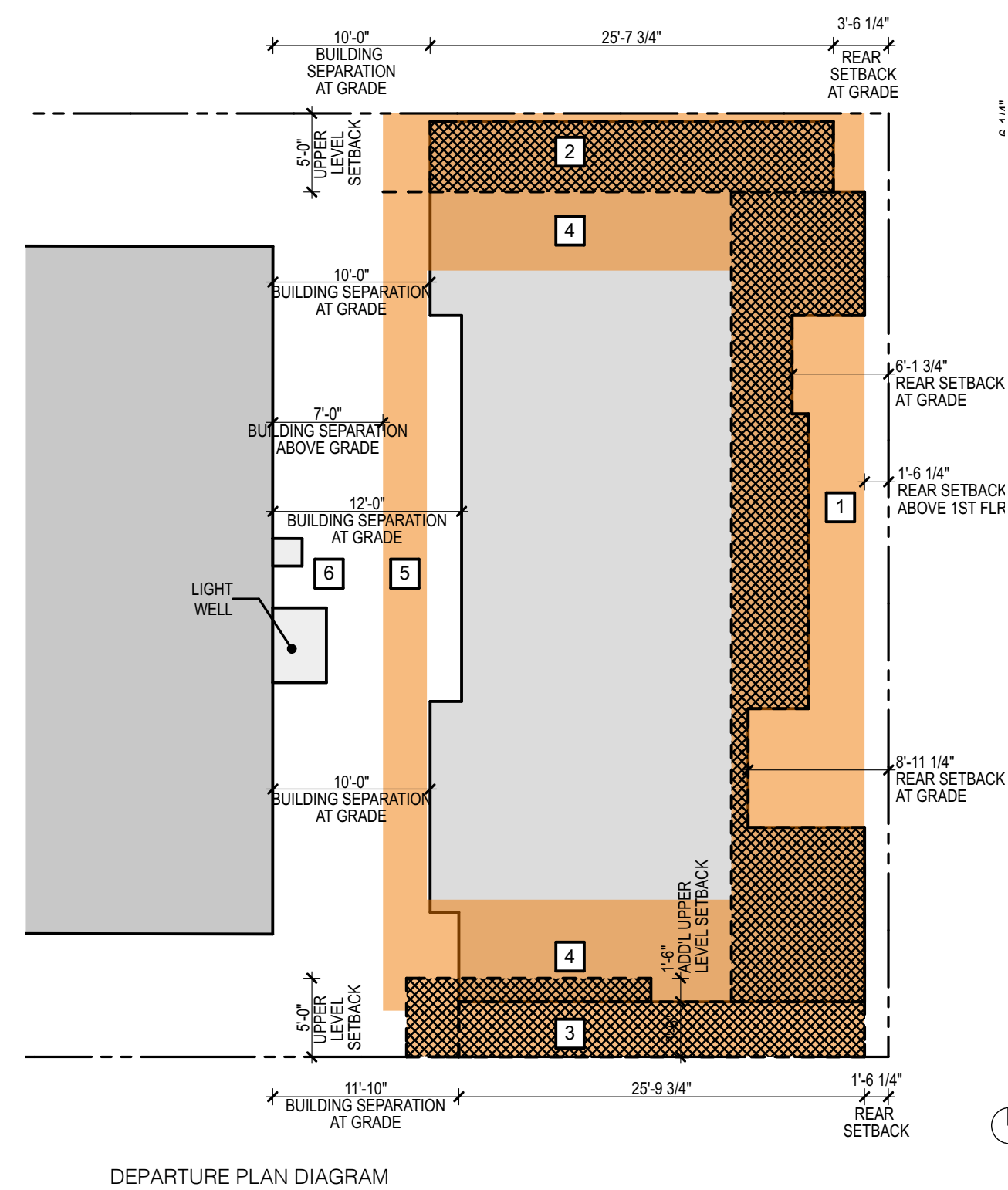
SOUTHEAST DEPARTURE DIAGRAM



SOUTHWEST DEPARTURE DIAGRAM



DEPARTURE MATRIX



DEPARTURE PLAN DIAGRAM

DEPARTURE MATRIX						
ITEM	CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	REAR SETBACK SMC 23.45.518.B	10'-0" WITH ALLEY	A MINIMUM 1'-6" SETBACK AND AN AVERAGE 3'-4 1/2" SETBACK	8'-6"	IN ORDER TO ACHIEVE THE PROJECT GOALS, SPECIFICALLY TO PRESERVE THE EXISTING 1928 BRICK ORIANA APARTMENT FRONTING SUMMIT AVENUE E, THIS DEPARTURE IS REQUESTED. IT RESULTS FROM AN INTEREST TO GROW AND SHIFT THE PROPOSED STRUCTURE AWAY FROM THE EXISTING STRUCTURE INTO THE REAR SETBACK. THE REDUCED REAR SETBACK IS CONSISTENT WITH THE EXISTING STRUCTURE TO THE SOUTH, THE NEW DEVELOPMENT TO THE NORTH, AND THE EXISTING GARAGE TO BE REMOVED. THE PROPOSED STRUCTURE PROVIDES OPEN WALKWAYS AND AN OPEN STAIR TO MINIMIZE THE AMOUNT OF SOLID WALL ALONG THE ALLEY, LOCATING MOST OF THE STRUCTURE'S WALL FIVE TO SEVEN FEET BACK. IN ADDITION, THIS DEPARTURE PRESERVES THE EXISTING ORIANA STRUCTURE AND KEEPS IT AS AN INDEPENDENT STRUCTURE ON THE SITE.	CS2.B.2 – Connection to the Street: (Capitol Hill - A-2 Streetscape Compatibility); CS2.D.1 – Existing Development and Zoning: (Capitol Hill - A-1 Responding to Site Characteristics, B-1 Height, Bulk and Scale Compatibility); CS2.D.5 – Respect for Adjacent Sites: (Capitol Hill - A-5 Respect for Adjacent Sites); CS3.A.1 – Fitting Old and New Together: (Capitol Hill - C-1 Architectural Context, C-2 Architectural Concept and Consistency); DC2.A.1 – Reducing Perceived Mass: (Capitol Hill - C-3 Human Scale)
2	NORTH SIDE SETBACK SMC 23.45.518.B	7'-0" AVERAGE 5'-0" MINIMUM	1'-3" AVERAGE AT FIRST FLOOR 0'-6" MINIMUM AT FIRST FLOOR 5'-0" AVERAGE 5'-0" MINIMUM AT FLOORS 2-6	5'-9" FROM AVERAGE AT FIRST FLOOR 4'-6" FROM MINIMUM AT FIRST FLOOR 2'-0" FROM AVERAGE AT FLOORS 2-6 0'-0" FROM MINIMUM AT FLOORS 2-6	TO THE NORTH IS A RECENTLY CONSTRUCTED APARTMENT BUILDING THAT PROVIDES A REDUCTION IN ITS SIDE SETBACK AS WELL. THE PROPOSED STRUCTURE SEEKS A 0'-6" SETBACK ON THE FIRST STORY, CONSISTENT WITH THE EXISTING NON-CONFORMING GARAGE STRUCTURE TO BE DEMOLISHED. ABOVE THE ALLEY GRADE, THE STRUCTURE PROPOSES TO MAINTAIN THE MINIMUM 5'-0" SETBACK ON ALL FLOORS. THE PROPOSED DESIGN WILL MINIMIZE WINDOWS ORGANIZED TO RESPOND TO THE ADJACENT STRUCTURE ALONG THIS SIDE TO ADDRESS PRIVACY CONCERNS.	CS2.D.1 – Existing Development and Zoning: (Capitol Hill - A-1 Responding to Site Characteristics, B-1 Height, Bulk and Scale Compatibility); CS2.D.5 – Respect for Adjacent Sites: (Capitol Hill - A-5 Respect for Adjacent Sites); DC2.A.1 – Reducing Perceived Mass: (Capitol Hill - C-3 Human Scale); DC2.B.1 – Façade Composition: (Capitol Hill - C-2 Architectural Concept and Consistency, C-3 Human Scale)
3	SOUTH SIDE SETBACK SMC 23.45.518.B	7'-0" AVERAGE 5'-0" MINIMUM	3'-6" AVERAGE 3'-6" MINIMUM	3'-6" FROM AVERAGE 1'-6" FROM MINIMUM	TO THE SOUTH IS A TWO-STORY 10-UNIT GARDEN APARTMENT BUILDING. THE PROPOSED STRUCTURE SEEKS A 3'-6" SETBACK FOR MOST OF THE FACADE WITH MODULATION TOWARDS THE WEST WITH A 5'-0" SETBACK AT THE UPPER FLOORS. BECAUSE THE SMALLER STRUCTURE IS TO THE SOUTH THIS WILL NOT HAVE ANY SHADOW IMPACTS. IN ADDITION, THE SETBACK AT THE PROPOSED BUILDING ENTRY WIDENS TO 8'-6" AT THE LOWER FLOORS. THE SETBACK PROVIDED ALLOWS FOR A PEDESTRIAN CONNECTION BETWEEN THE ALLEY AND THE STREET AS WELL AS THE COURTYARD PROPOSED BETWEEN THE PROPOSED STRUCTURE AND THE EXISTING ORIANA APARTMENT ON THE SAME SITE. THE PROPOSED DESIGN WILL ORGANIZE WINDOWS ALONG THIS FACADE TO ADDRESS PRIVACY CONCERNS.	CS2.D.1 – Existing Development and Zoning: (Capitol Hill - A-1 Responding to Site Characteristics, B-1 Height, Bulk and Scale Compatibility); CS2.D.5 – Respect for Adjacent Sites: (Capitol Hill - A-5 Respect for Adjacent Sites); DC2.A.1 – Reducing Perceived Mass: (Capitol Hill - C-3 Human Scale); DC2.B.1 – Façade Composition: (Capitol Hill - C-2 Architectural Concept and Consistency, C-3 Human Scale)
4	SETBACK ABOVE 42 FEET SMC 23.45.518.B	10'-0" AVERAGE 7'-0" MINIMUM	NORTH: 5'-0" AVERAGE 5'-0" MINIMUM SOUTH: 3'-0" AVERAGE 2'-7" MINIMUM	NORTH: 5'-0" AVERAGE 2'-0" MINIMUM SOUTH: 7'-0" AVERAGE 4'-5" MINIMUM	A REDUCED SIDE SETBACK ABOVE 42 FEET IS REQUESTED IN ORDER TO SUPPORT THE PROJECT GOALS OF PRESERVING THE 1928 BRICK ORIANA APARTMENT THAT FRONTS SUMMIT AVENUE E. THE PROPOSED STRUCTURE HAS A SMALL FOOTPRINT AND THEREFORE THE REDUCED UPPER LEVEL SETBACK HAS A MINIMAL IMPACT. REFER TO ITEMS 2 AND 3 ABOVE FOR FURTHER JUSTIFICATION. IN ADDITION THE PROPOSED MASS IS LOCATED AT THE REAR OF THE SITE, AWAY FROM THE STREET AND ADJACENT STRUCTURES. SECONDARY ARCHITECTURAL FEATURES, DECKS, PROJECTIONS AND RAILINGS AS WELL AS PROPOSED MATERIAL CHANGE AND MINOR MODULATION PROVIDE VISUAL DEPTH AND INTEREST.	DC2.A.1 – Reducing Perceived Mass: (Capitol Hill - C-3 Human Scale); DC2.B.1 – Façade Composition: (Capitol Hill - C-2 Architectural Concept and Consistency, C-3 Human Scale); DC2.C – Secondary Architectural Features (Capitol Hill - C-2 Architectural Concept and Consistency, C-3 Human Scale)
5	SEPARATION BETWEEN MULTIPLE STRUCTURES SMC 23.45.518.F	10'-0"	10'-0" AT GRADE 7'-0" AT FLOORS 2-5	3'-0" AT FLOORS 2-5	AN INCREASED BUILDING SEPARATION HAS BEEN PROVIDED AT THE BASEMENT AND FIRST FLOORS THAT VARIES BETWEEN 10 AND 12 FEET IN WIDTH. PROVIDING AN INCREASED BUILDING SEPARATION AT THE LOWEST TWO LEVELS RESULTS IN AN IMPROVED USER EXPERIENCE IN THE CENTRAL COURTYARD. FROM THE SECOND FLOOR TO THE FIFTH FLOOR, THE BUILDING SEPARATION IS REDUCED TO 7 FEET FOR 50% OF THE LENGTH OF THE WEST FACADE AND 8 FEET TO 10 FEET FOR THE REMAINING 50%. THIS REDUCED SEPARATION IS DESIGNED TO OCCUR ONLY AT THE FLOORS LOCATED ABOVE THE EXISTING ORIANA BUILDING, REDUCING THE IMPACT ON THE EXISTING STRUCTURE AND PROVIDED UNIMPACTED LIGHT AND AIR ON THE UNITS. THIS MODULATION ADDS VISUAL INTEREST AND ELEMENTS OF HUMAN SCALE TO ALL THE BUILDING FACADES AND IS VISIBLE FROM SUMMIT AVENUE E. IT ALSO FURTHER ARTICULATES THE ARCHITECTURAL DESIGN CONCEPT, WHICH FEATURES A STRONG BRICK BASE, SIMILAR TO THE EXISTING ORIANA APARTMENT BUILDING TO REMAIN, AND INTRODUCES SIMPLE AND DISTINCT ELEMENTS THAT COMPLEMENT IT.	CS2.D.5 – Respect for Adjacent Sites; CS3.A.1 Fitting Old and New Together (Capitol Hill - CS3.I); DC2.A.1 – Reducing Perceived Mass: (Capitol Hill - C-3 Human Scale); DC2.B.1 – Façade Composition: (Capitol Hill - C-2 Architectural Concept and Consistency, C-3 Human Scale); DC2.C – Secondary Architectural Features (Capitol Hill - C-2 Architectural Concept and Consistency, C-3 Human Scale)
6	AMENITY AREA SMC 23.45.522.C	ORIANA 489 SF PROPOSED 471 SF TOTAL 960 SF	ORIANA 175 SF PROPOSED 471 SF TOTAL 646 SF	ORIANA 314 SF	SINCE THE EXISTING ORIANA CURRENTLY DOES NOT HAVE AN AMENITY AREA DESIGNATED FOR ITS TENANTS ANY AREA PROVIDED IS AN IMPROVEMENT. THE SMALL "YARD" SPACE IS NOT ACCESSIBLE TO TENANTS CURRENTLY, USED BY THE PREVIOUS OWNER FOR THEMSELVES. THE DESIGN PROPOSAL CREATES A SHARED AMENITY AREA FOR BOTH STRUCTURES TO SHARE. THE AMOUNT PROVIDED EXCEEDS THE REQUIREMENTS FOR THE NEWLY PROPOSED STRUCTURE. THE "EXCESS" AMENITY AREA BEYOND THE REQUIREMENT FOR THE PROPOSED STRUCTURE WILL BE ATTRIBUTED TO THE EXISTING ORIANA. THEREFORE, THE PROPOSED PROJECT INCREASES THE AMOUNT OF COMMON AMENITY AREA AVAILABLE TO THE ORIANA TENANTS.	DC3.B.4 Multifamily Open Space (Capitol Hill - DC3 Open Space Concept);

SUMMARY OF GUIDANCE

BUILDING MASSING:

Board Recommendation:

4. Building Separation: The overhang resulting from the requested departure, as well as the level 2 rear balcony, appear to essentially enclose the ground level amenity space and restrict access to daylight.

Staff would be more inclined to support the departure request if the amount of intrusion was reduced to the amount of the rear setback and the overhang occurred above the level of the parapet of the existing Oriana Apartment building.

Summary Response:

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5. Departure - rear setback: Staff was open to the requested departure from rear setback requirements provided that there is a high level of transparency and/or porosity along the alley, and the design of the amenity space and entry is resolved.

This framing concept appears to shift the perceived bulk of the building closer to the rear property line, negating the rationale of the requested departure. Staff recommends eliminating the solid railing at the second level and solid parapet at the roof level to increase the perceived setback.

Summary Response:

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Summary Response:

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e. In response to public comment, Staff strongly encourages increasing the building separation by eroding away the lower two levels of the proposed development in a manner that responds to the existing Oriana Apartment buildings. Staff would be more inclined to support a requested departure from reduced rear setback requirements if a larger common amenity space is provided. (PL1-B-2, DC2-A-1, DC3-C-2)

Summary Response:

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f. Staff is inclined to support the requested departure from side setbacks above 42-feet provided that sufficient modulation and secondary architectural features are incorporated to reduce the perceived height, bulk and scale of the proposed development, and achieve a better fit with the existing, older residential context. (DC2-A-2, DC2-C-1, DC2-C-3)

Summary Response:

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SUMMARY OF GUIDANCE

ARCHITECTURAL CONTEXT & MATERIALITY

Board Recommendation:

12. Context: Staff requested further study of the relationship of the proposed design to the immediate residential context. Furthermore, Staff noted that the design should respond to the context through articulation, scale, and proportion, such as roof forms, detailing and fenestration patterns.

Summary Response:

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b. Staff strongly recommends applying the brick cladding up to Level 4, so as to provide a clearer expression the architectural concept, strengthen the visual relationship between the old and new structures, and maintain attractive facade proportions. (CS3-A-1, CS3-1-iv, DC2-B-1, DC4-1-1)

Summary Response:

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c. Staff supports the material transition expressed in the precedent image of the Capitol Hill Public Library (page 28) as it creates visual depth and interest, while supporting the overall architectural concept. (DC2-C1)

Summary Response:

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ENTRY EXPERIENCE & AMENITY SPACE:

Board Recommendation:

5. Departure - rear setback: Staff does not support the design of the entry as proposed. There lacks an appropriate hierarchy, the individual entry to the ground-level SEDU appears to have more prominence than the lobby entry. Staff has prioritized Design Guidelines PL3-A-1 and PL3-A-2, which state common entries and lobbies should be welcoming, obvious, and identifiable to visitors. The proposed fence surrounding the entry does not help meet these guidelines.

Summary Response:

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6. Ground level transparency: Staff would like to see a greater level of transparency between the lobby, rear amenity space, alley and south side setback, while maintaining respect for the privacy of the residents of the adjacent Oriana Apartment building.

Staff would like to see a highly transparent and porous ground-level facade where adjacent to the walkway. There should be high-level of visibility and direct sight lines between the lobby and side setback.

Summary Response:

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8. Circulation: Staff questions the feasibility of the ramping and stair, particularly how the stair to the amenity space meets the landing.

Staff does not support the proposed resolution as it complicates the entry experience. While the general location is fine, and the increased ground-level setback is supported, the entry should provide direct access to the lobby or lobby level.

Summary Response:

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11. Trash: Staff requested additional information regarding trash storage, circulation, and service. Staff does not support trash circulation occurring through amenity space.

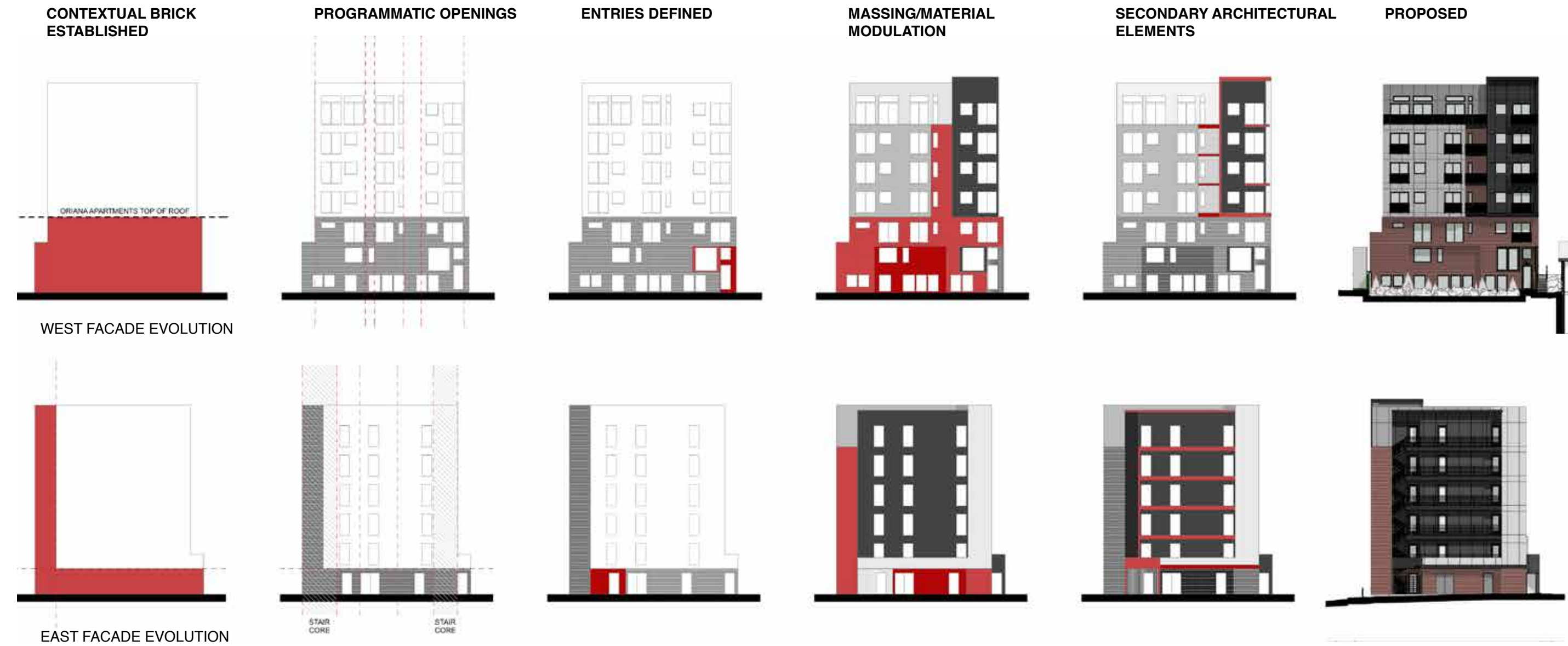
Summary Response:

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BUILDING MASSING



ARCHITECTURAL CONTEXT & MATERIALITY

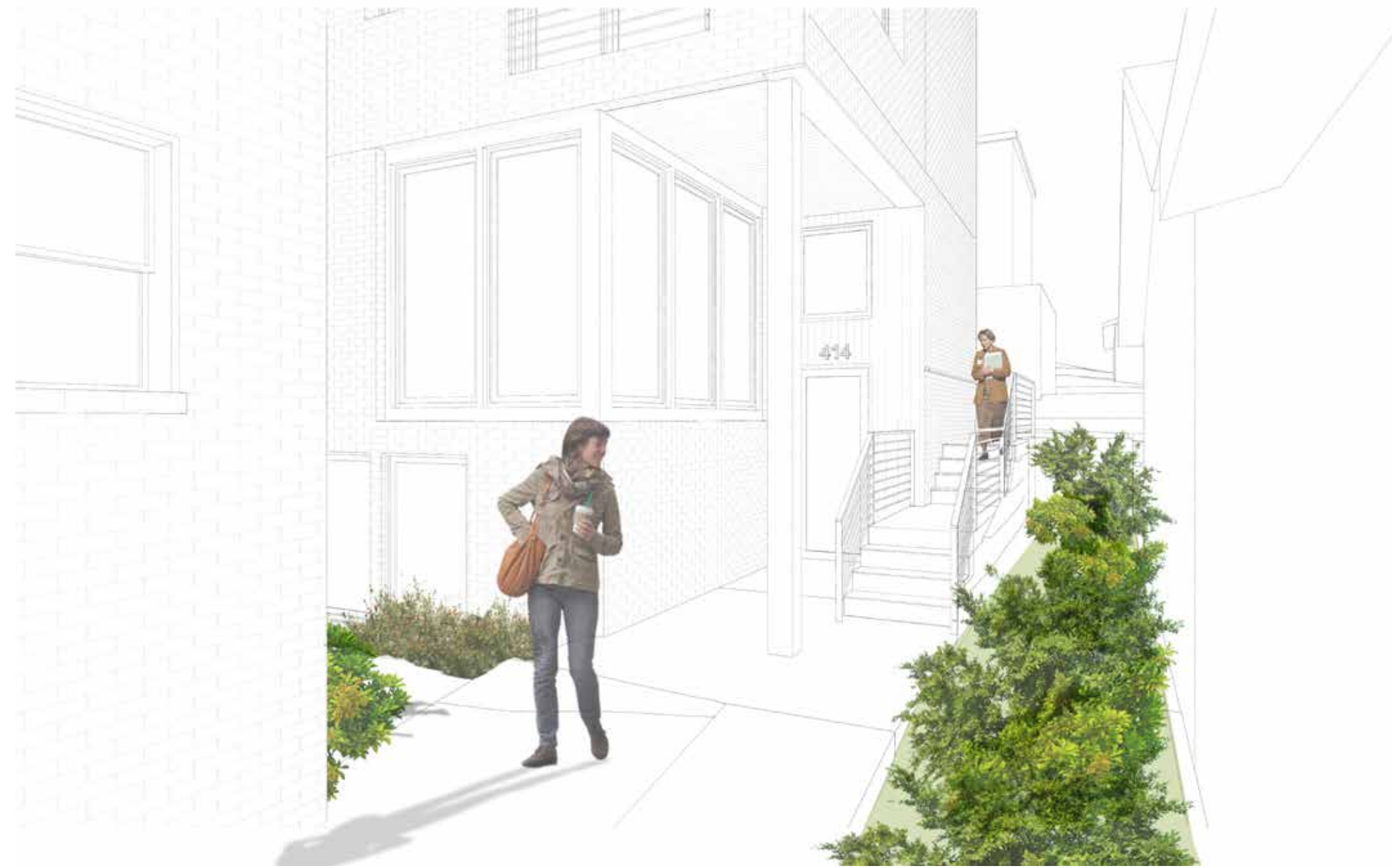


ENTRY EXPERIENCE & AMENITY SPACE



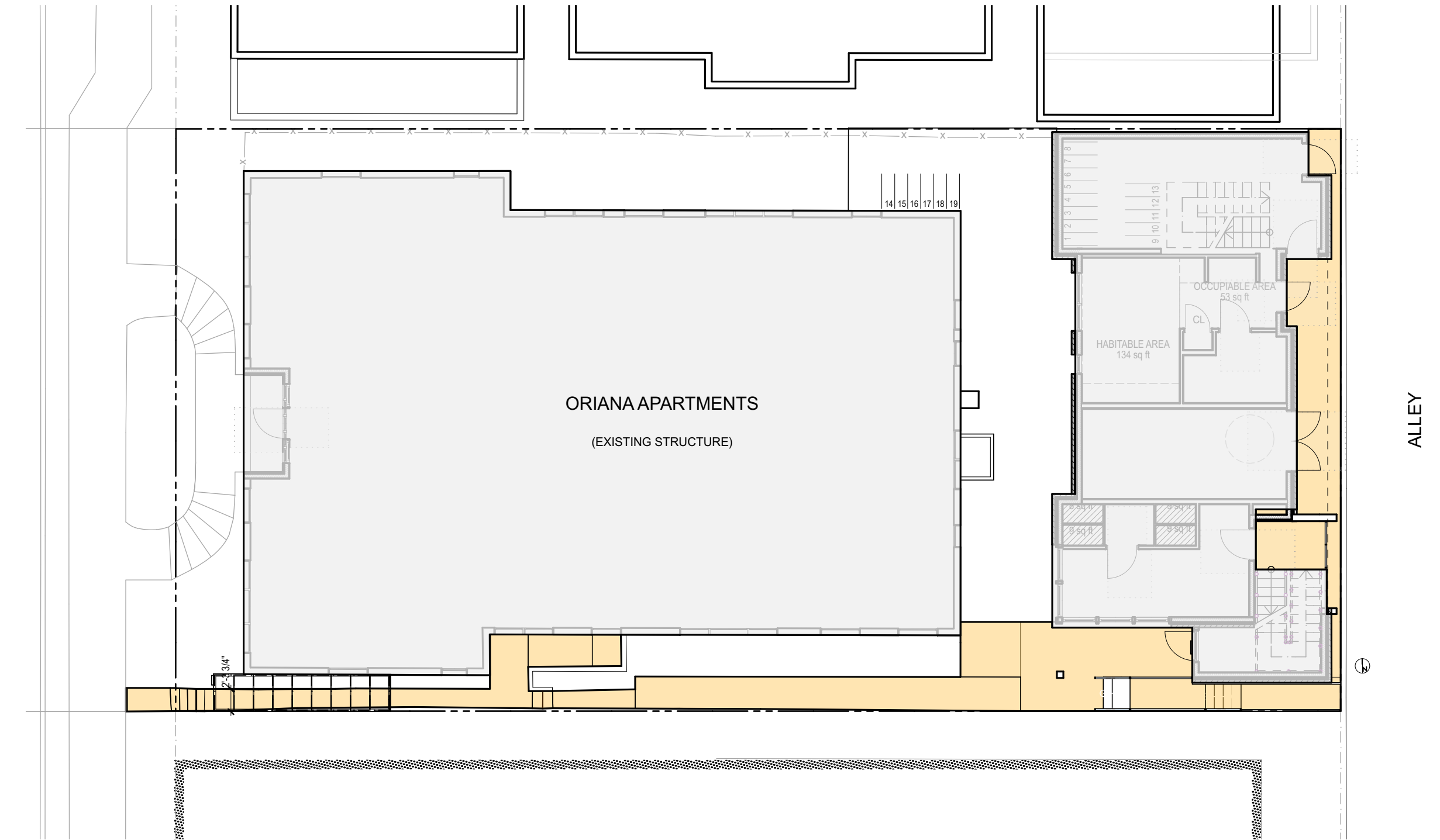
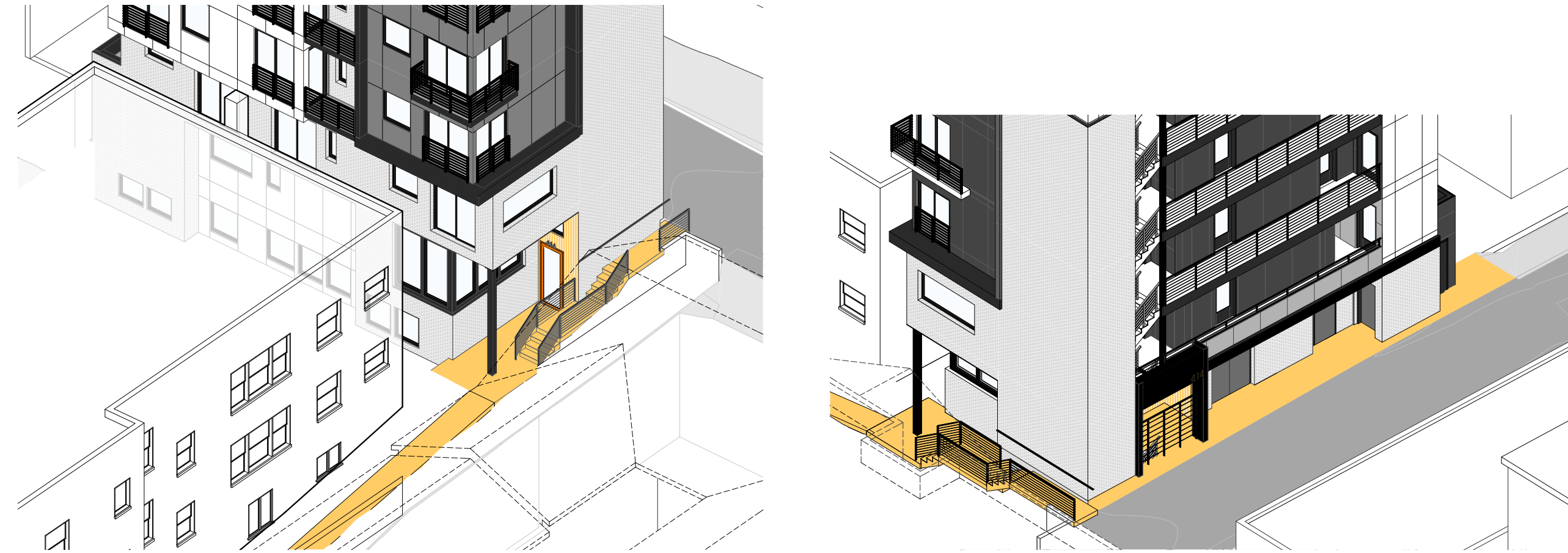
Closeup of entry at alley from EDG

ENTRY EXPERIENCE & AMENITY SPACE



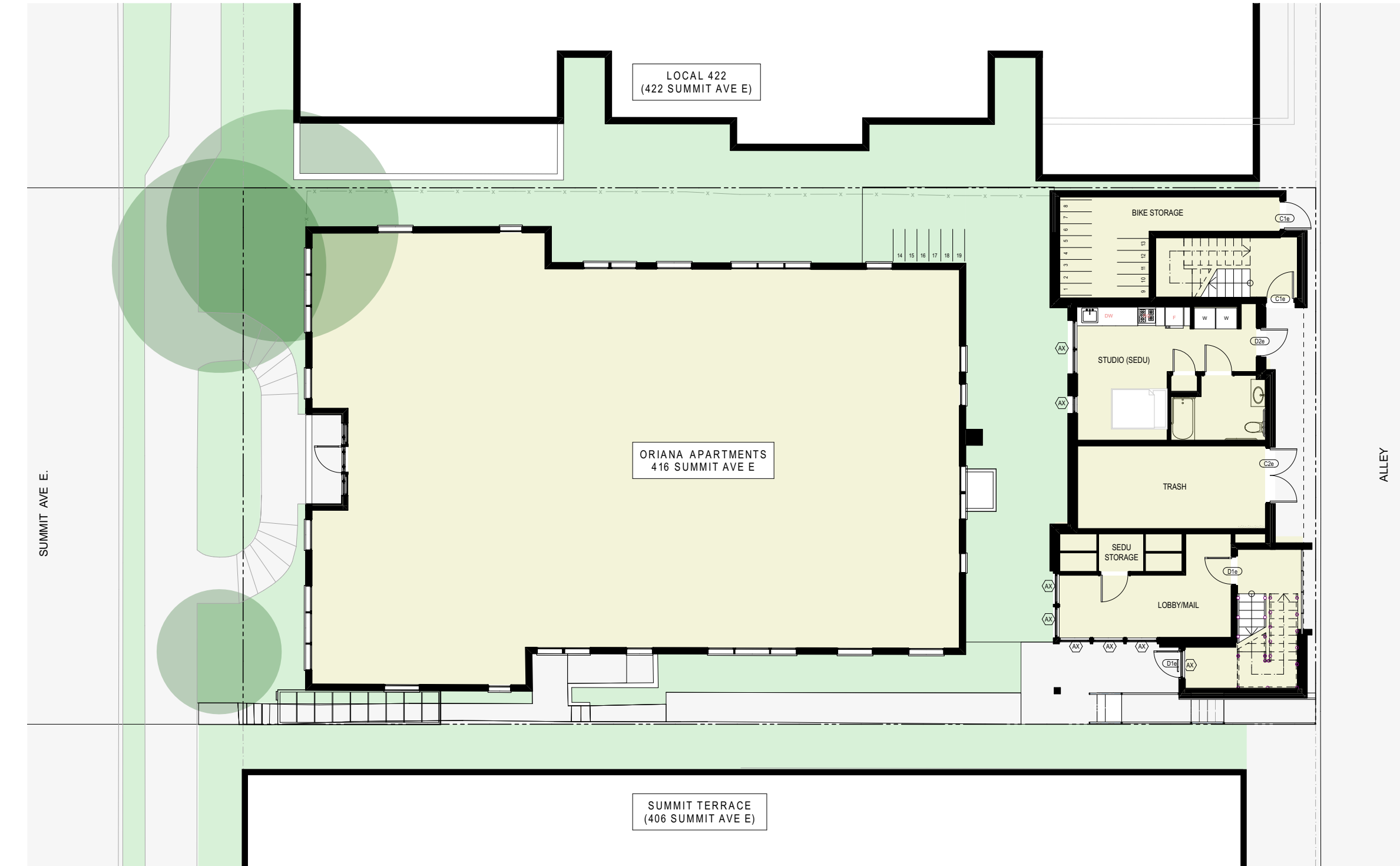
Closeup of entry at alley from EDG

ENTRY EXPERIENCE & AMENITY SPACE



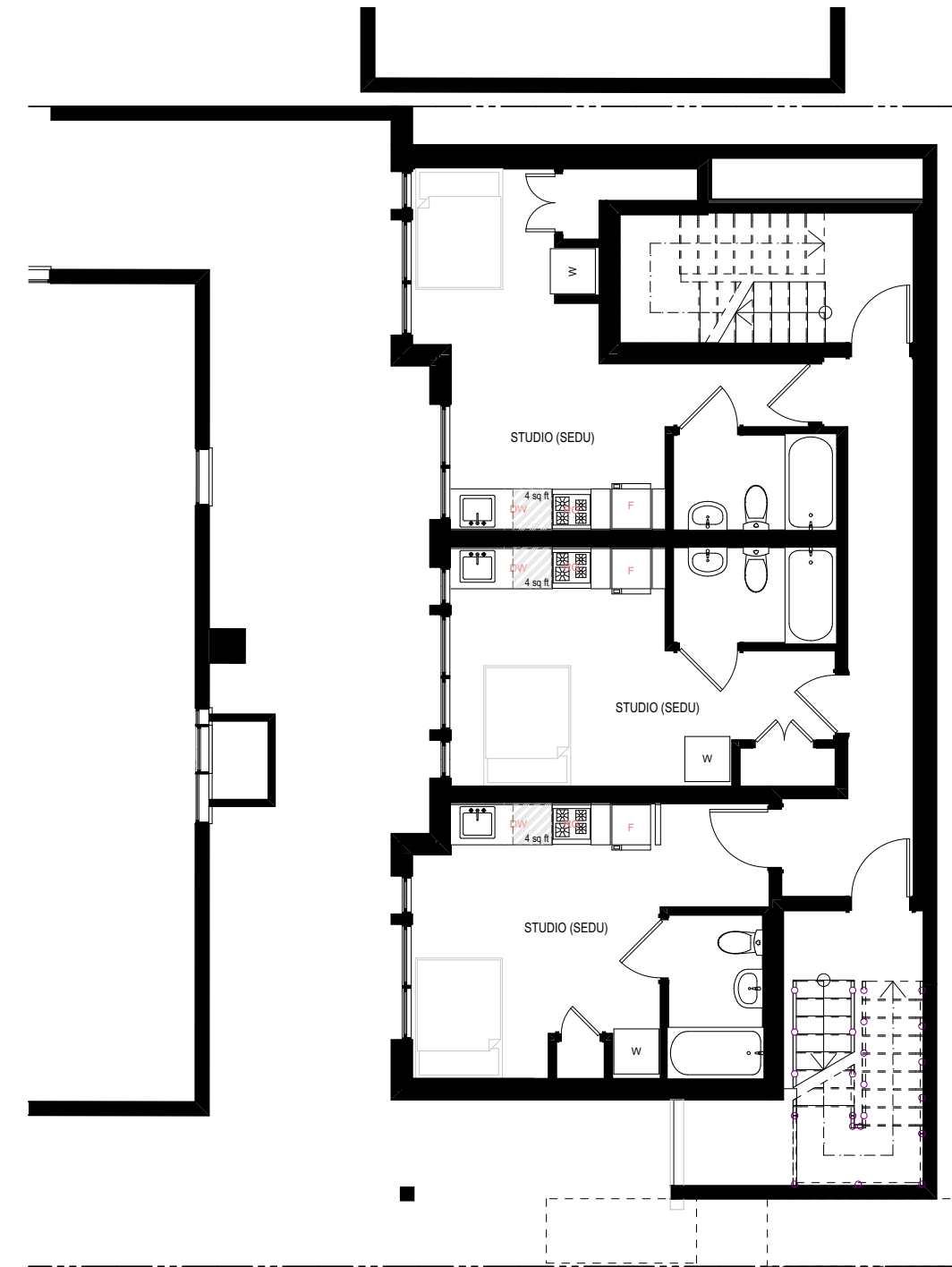
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SITE PLAN



SITE PLAN

FLOOR PLANS



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

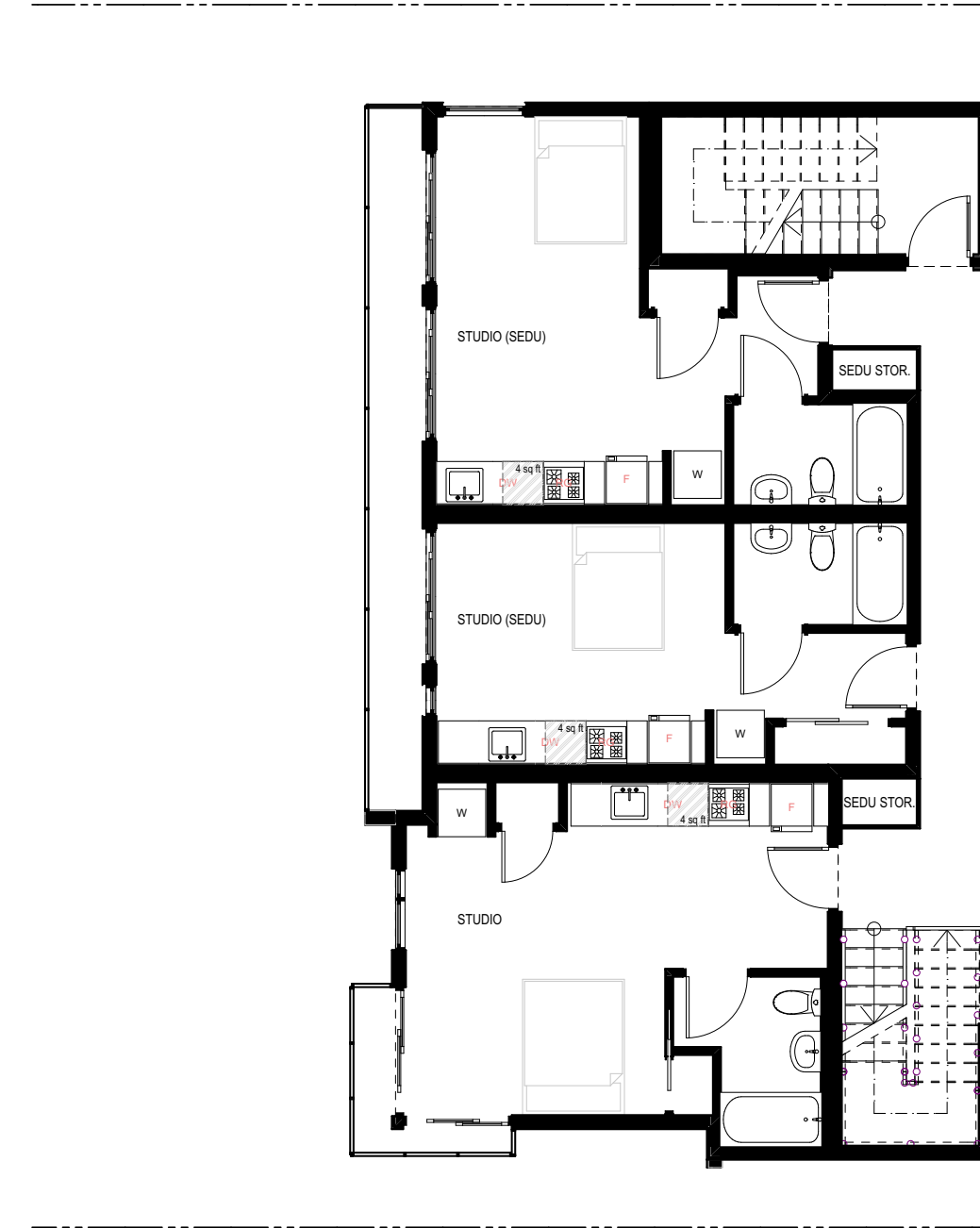
FLOOR PLANS



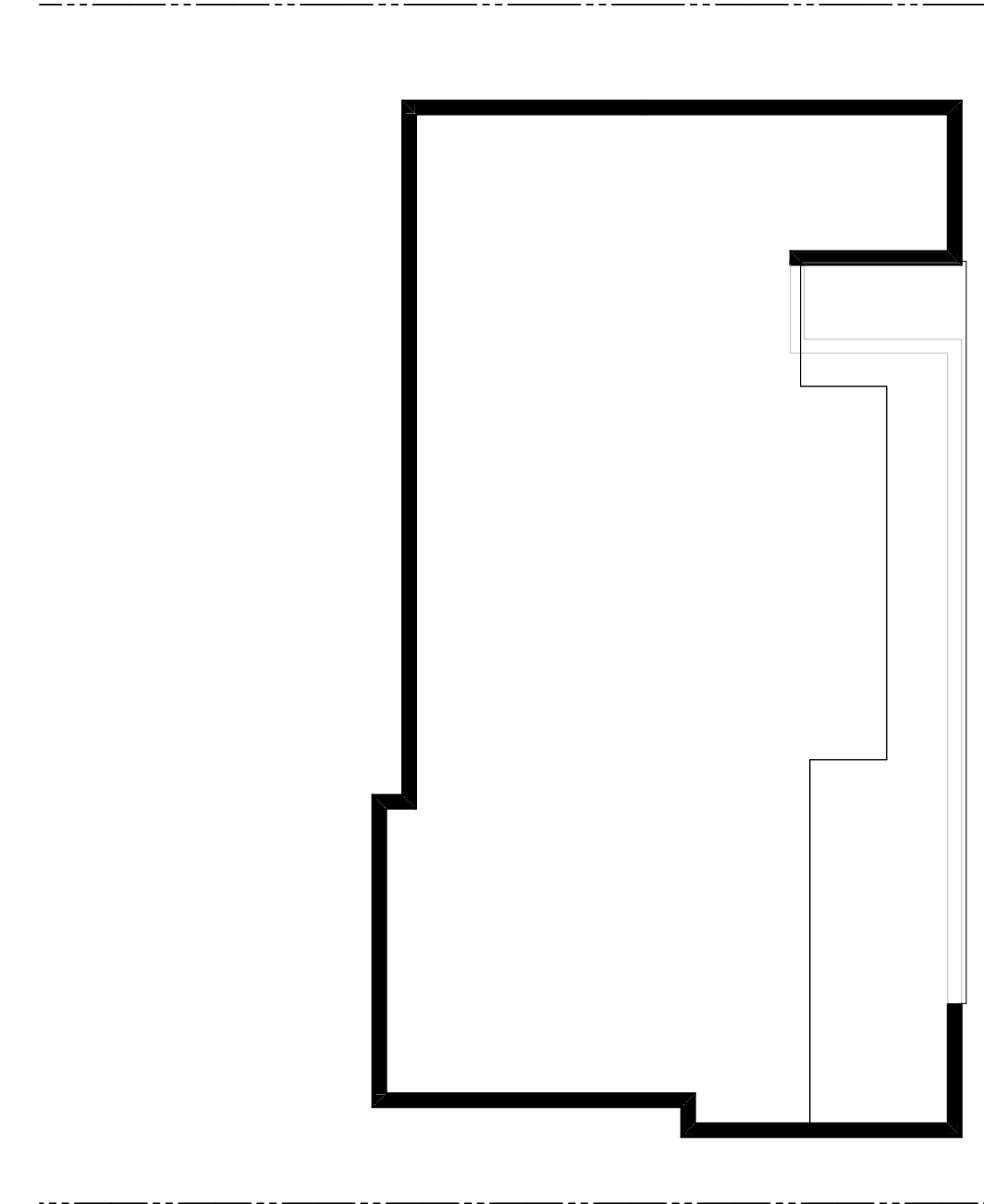
FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

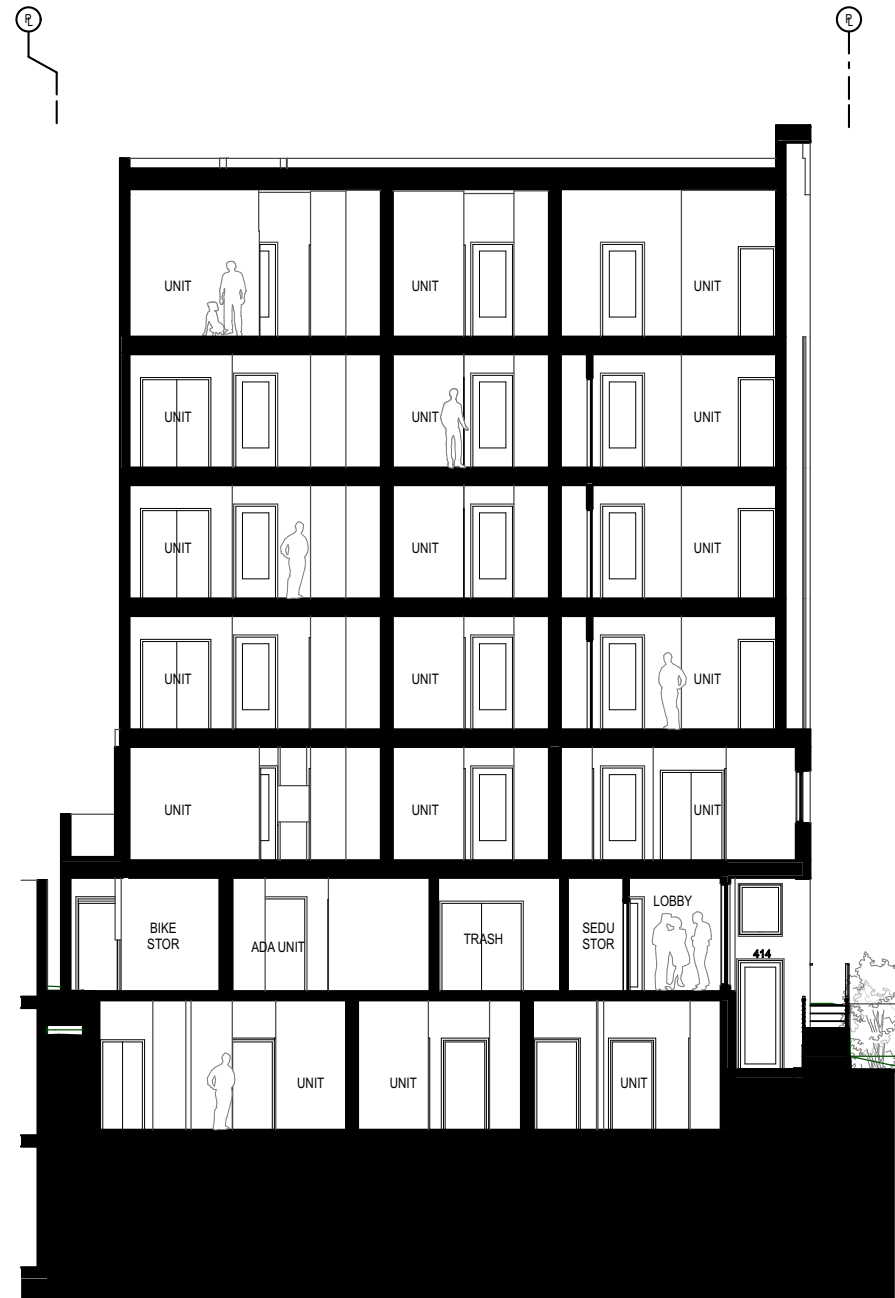


SIXTH FLOOR PLAN








ROOF PLAN

SECTIONS

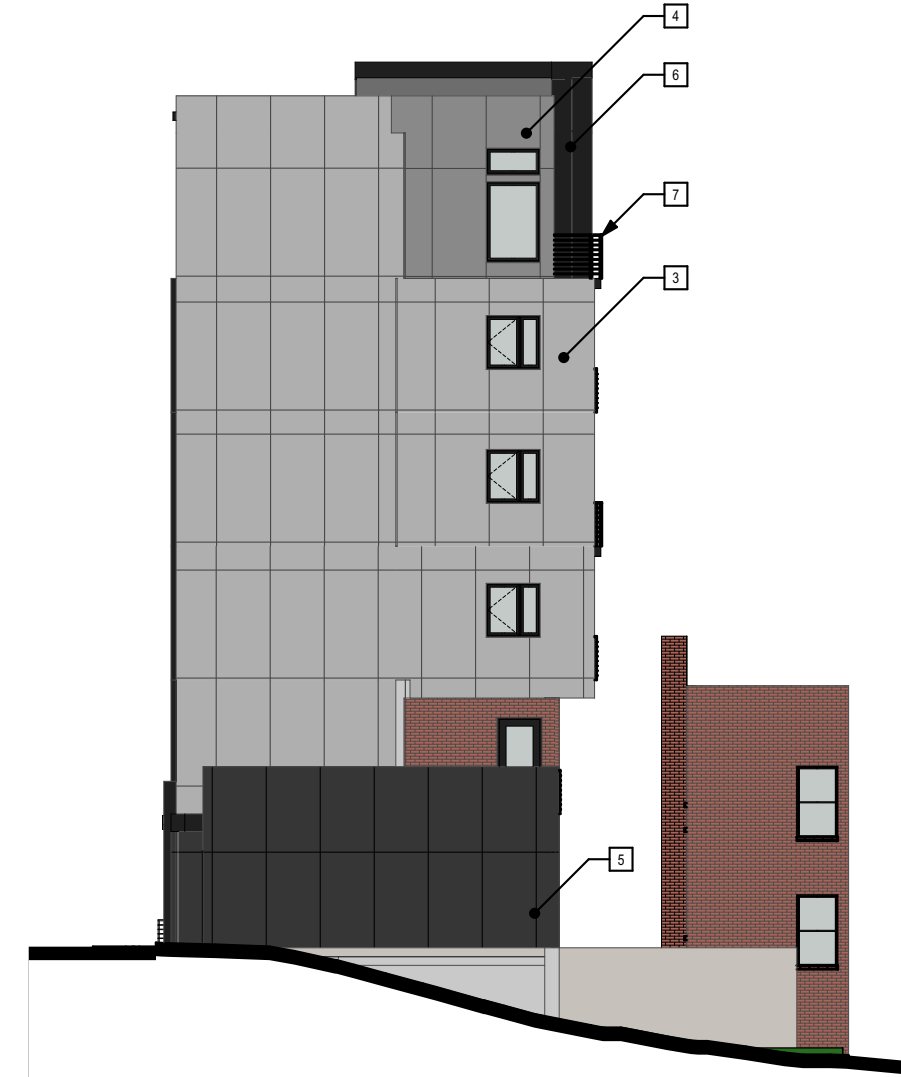


RENDERED ELEVATIONS

- 1  **RED BRICK**
MUTUAL MATERIALS
INCA, MISSION TEXTURE
- 2  **4" TIGHT KNOT CEDAR**
STAIN S1
- 3  **PAINT 1**
SW #7063
ARGOS
- 4  **PAINT 2**
SW #7066
GRAY MATTERS
- 5  **PAINT 3**
SW #7069
IRON ORE



WEST RENDERED ELEVATION



NORTH RENDERED ELEVATION



EAST RENDERED ELEVATION



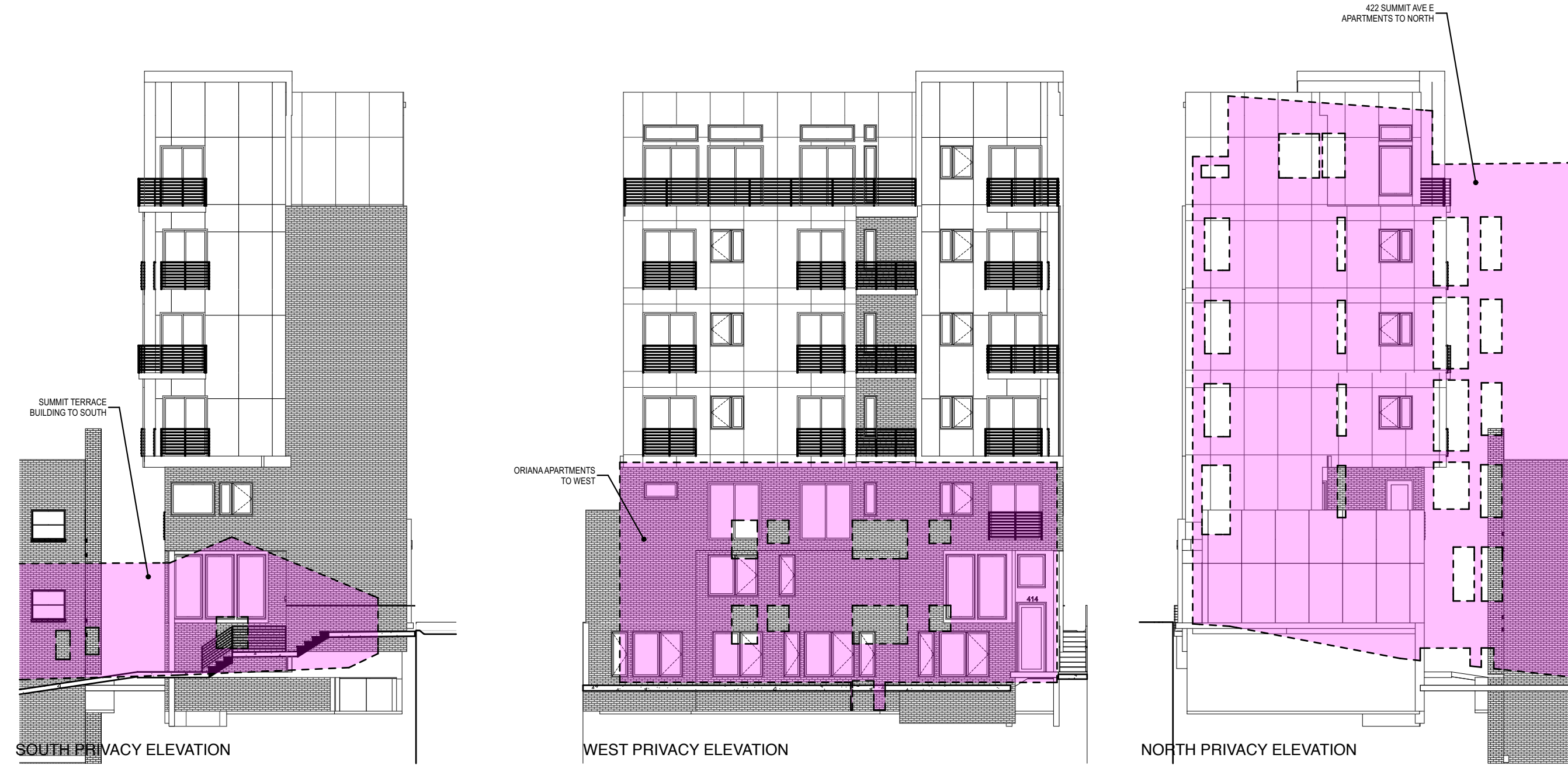
SOUTH RENDERED ELEVATION

LANDSCAPE



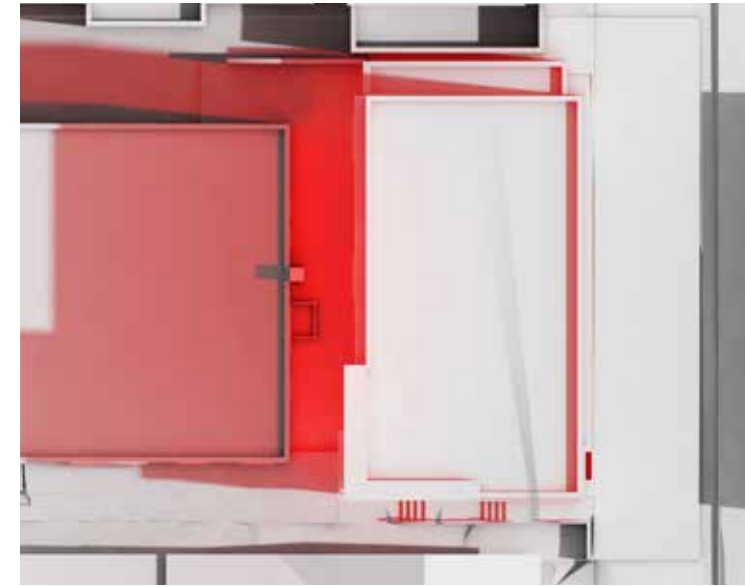
RENDERED LANDSCAPE PLAN

PRIVACY ELEVATIONS

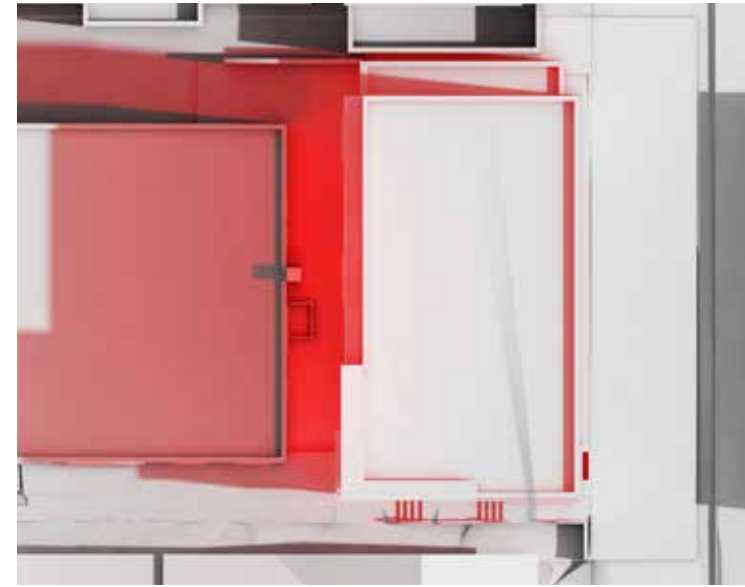


SHADOW STUDIES

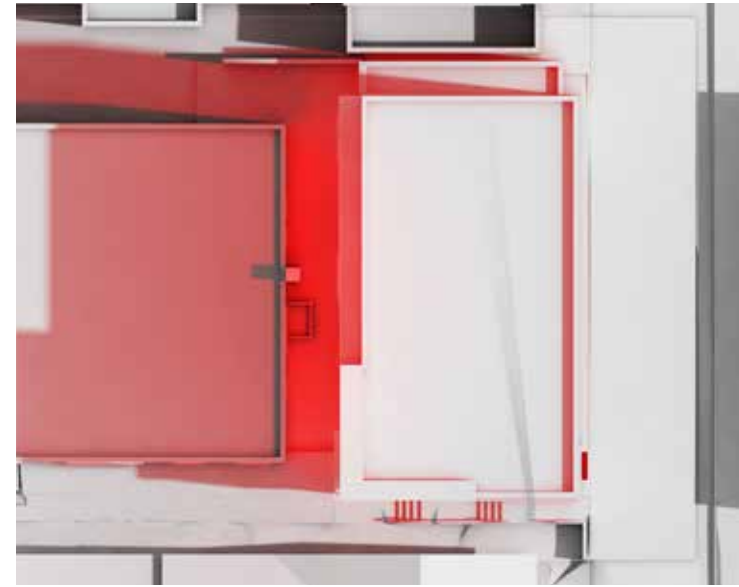
10 AM 8'-6" SEPARATION



7'-6" SEPARATION

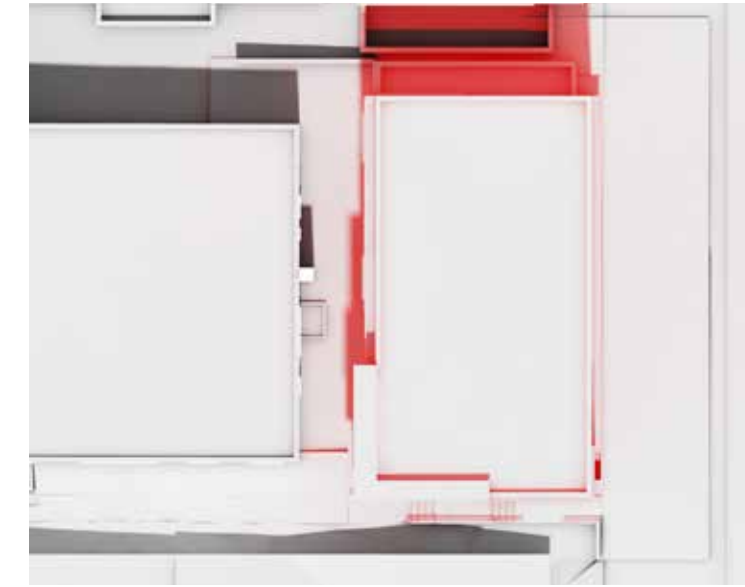


7'-0" SEPARATION (PROPOSED)



JUNE (SUMMER SOLSTICE)

1 PM 8'-6" SEPARATION



7'-6" SEPARATION

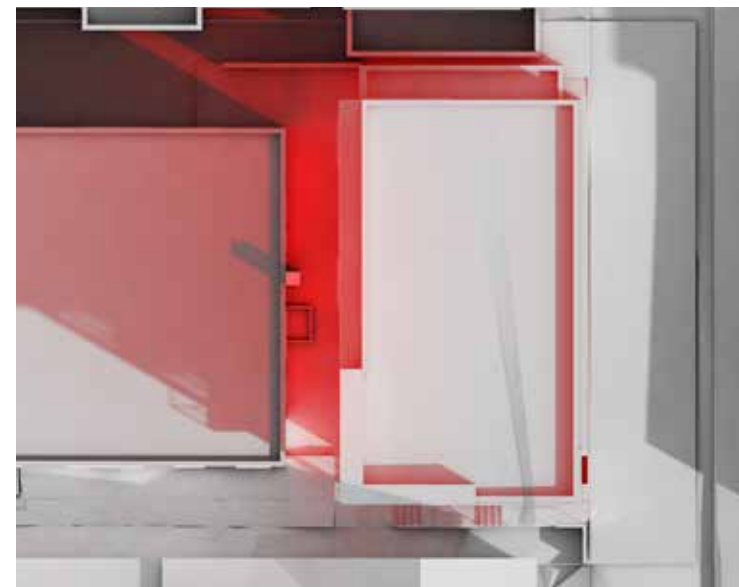
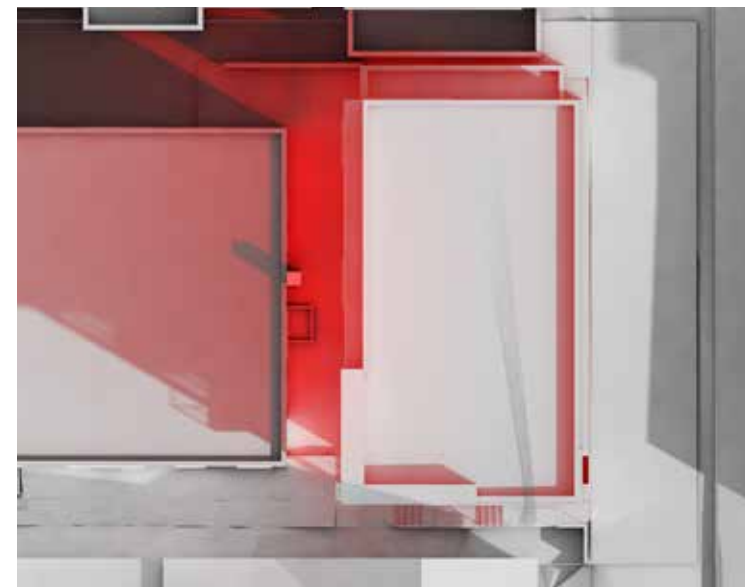
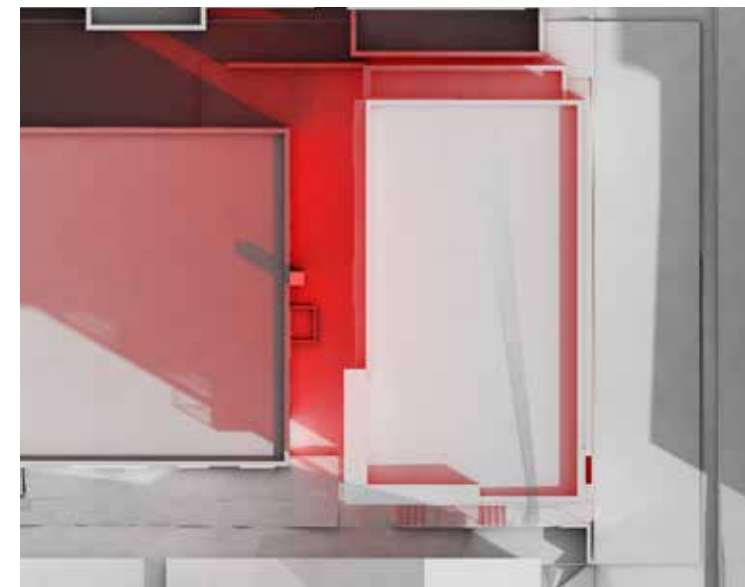


7'-0" SEPARATION (PROPOSED)



JUNE (SUMMER SOLSTICE)

MARCH/SEPT (SPRING/FALL EQUINOX)



MARCH/SEPT (SPRING/FALL EQUINOX)



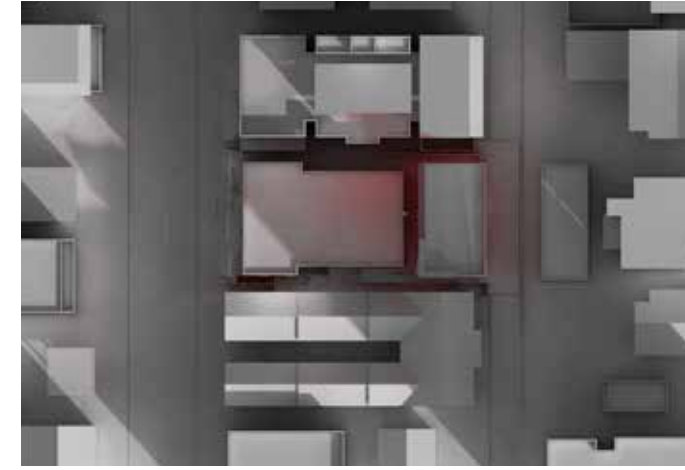
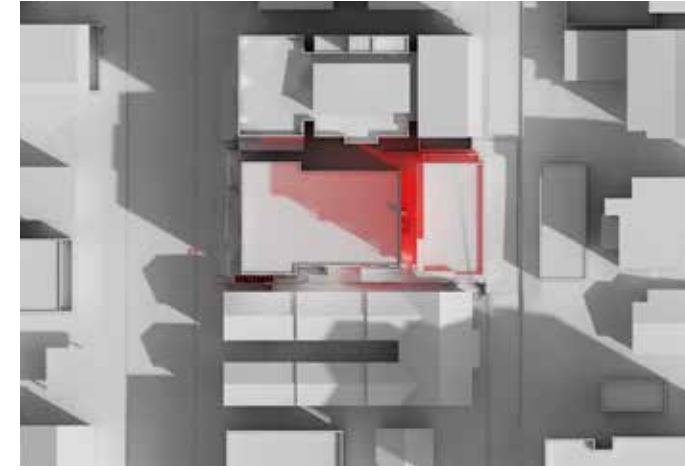
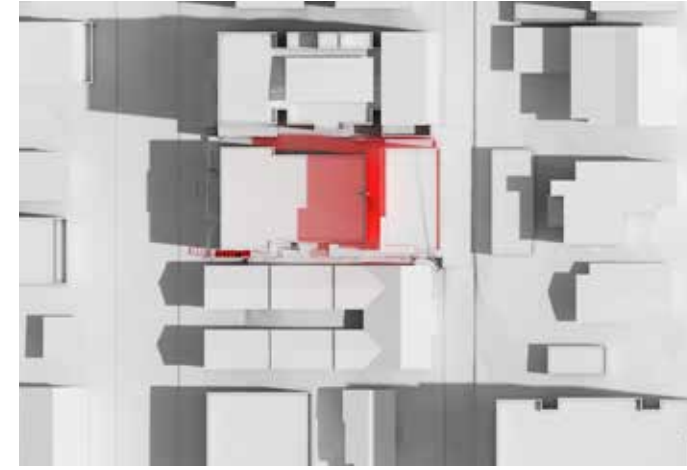
SHADOW STUDIES

JUNE (SUMMER SOLSTICE)

MARCH/SEPT (SPRING/FALL EQUINOX)

DECEMBER (WINTER SOLSTICE)

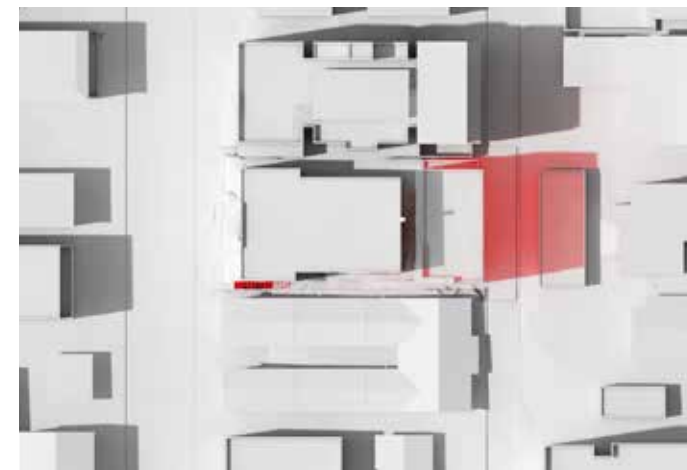
10 am



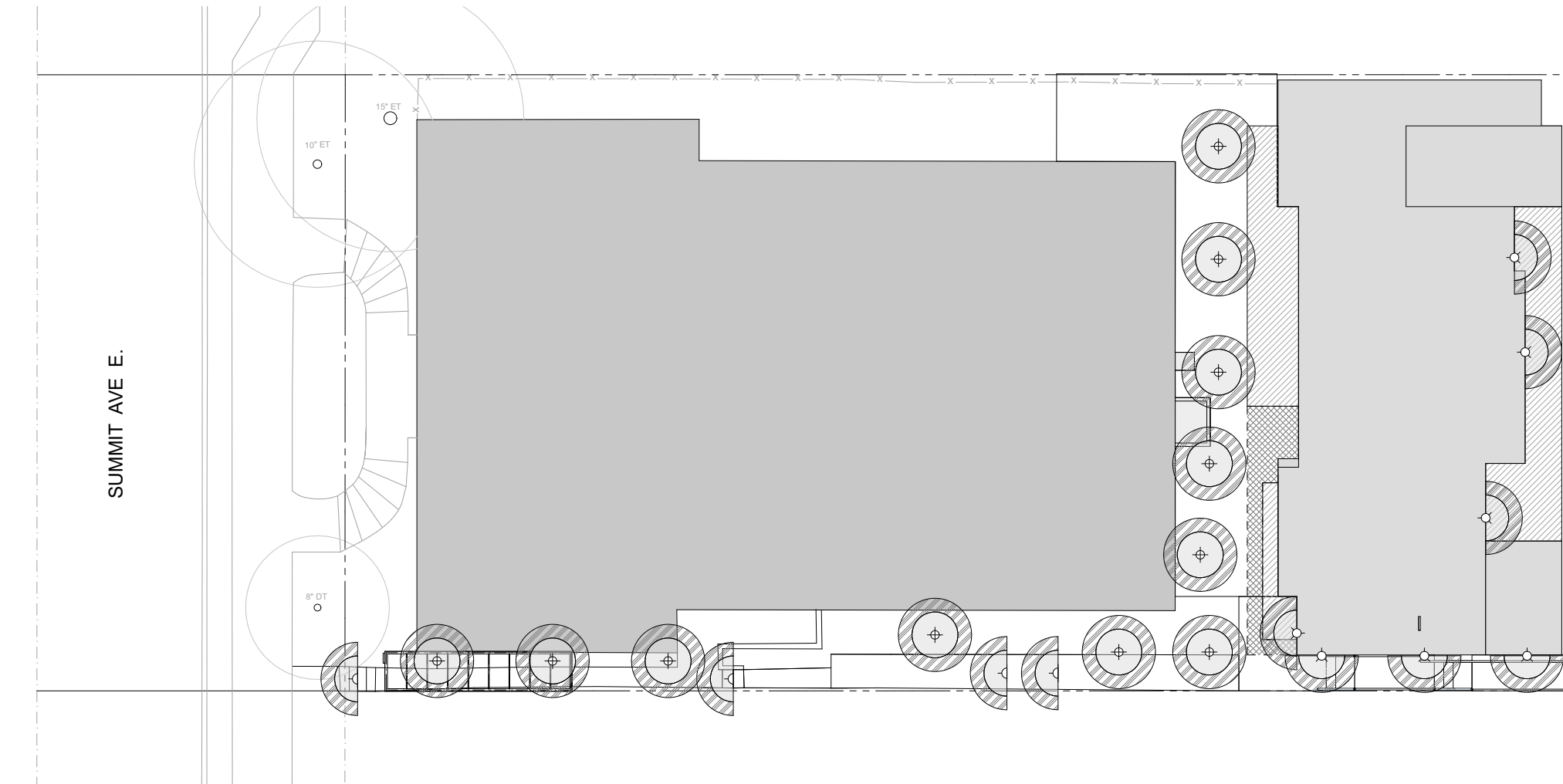
1 pm



4 pm



LIGHTING

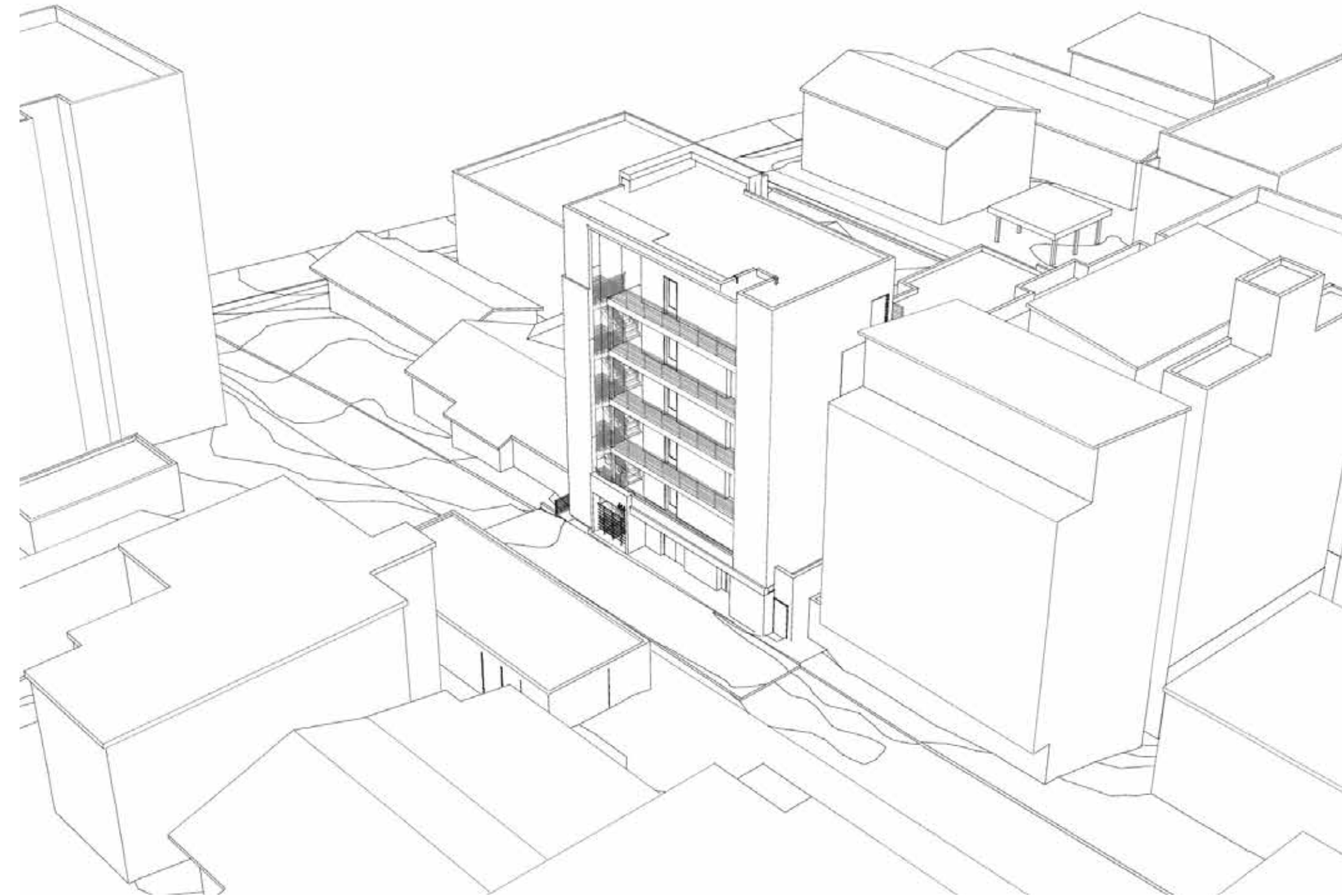


ALLEY
LIGHT AND GLARE PLAN LEGEND
+

AERIAL VIEWS



Aerial View from SW from EDG



Aerial View from NE from EDG

ZONING SUMMARY

23.45.504 PERMITTED USES:

- Residential use permitted outright

23.45.510 FLOOR AREA RATIO:

- 3.2 X 7,202 = 23,046 square feet allowable for projects that meet the Standards of SMC 23.45.510.C
- Underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from FAR limits.

23.45.514 STRUCTURE HEIGHT:

- Base max height for MR zones = 60'-0"
- Additional 5'-0" per 23.45.514.G

23.45.518 SETBACKS AND SEPARATIONS:

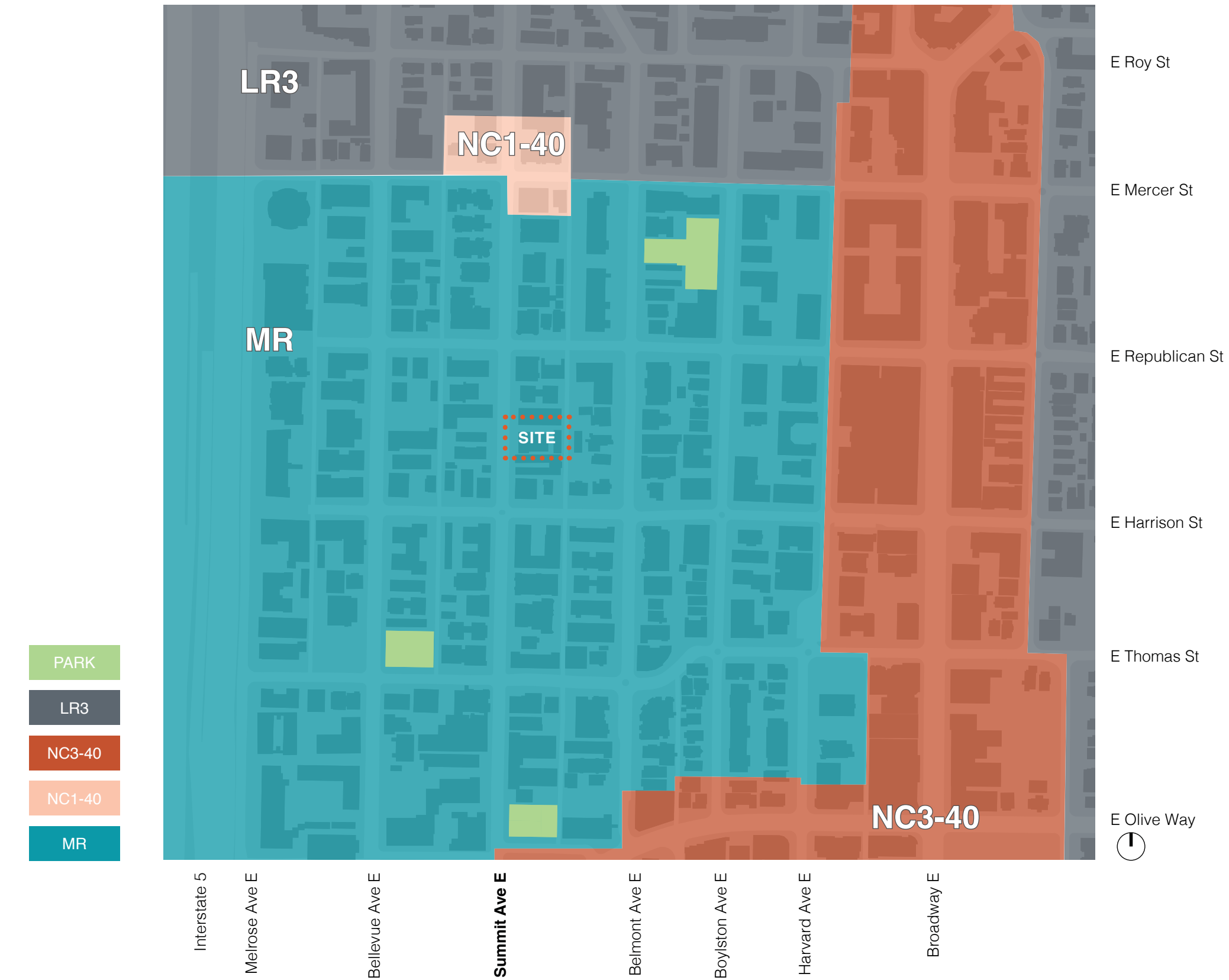
- Front setback – 5'-0" min., 7'-0" Avg.
- Rear setback – 10'-0" minimum with alley
- Side setback – 5'-0" min., 7'-0" Avg. Below 42'-0", 7'-0" min., 10'-0" Avg. Above 42'-0".
- Separations - 10 feet minimum separation between principal structures

23.45.522 AMENITY AREA:

- The required amount of amenity area is equal to 5 percent of the total residential gross area.
- All residents shall have access to at least one common or private amenity area.
- No more than 50% of the amenity area may be enclosed; this enclosed area must be a common amenity area.
- Common amenity area shall be minimum 250 square feet and have a minimum horizontal dimension of 10 feet

23.47A.016 LANDSCAPING AND SCREENING STANDARDS:

- Landscaping shall achieves a green factor score of 0.50 or greater.



ADDRESS
416 Summit Ave E

PARCEL #
684820-0460

LEGAL DESCRIPTION
Lot 4, Block 45, supplementary plat of pontius second addition to Seattle, according to the plat thereof recorded in volume 5 of plats, page 76, records of King County, WA.

LOT SIZE
7,200 SF

ZONE
MR

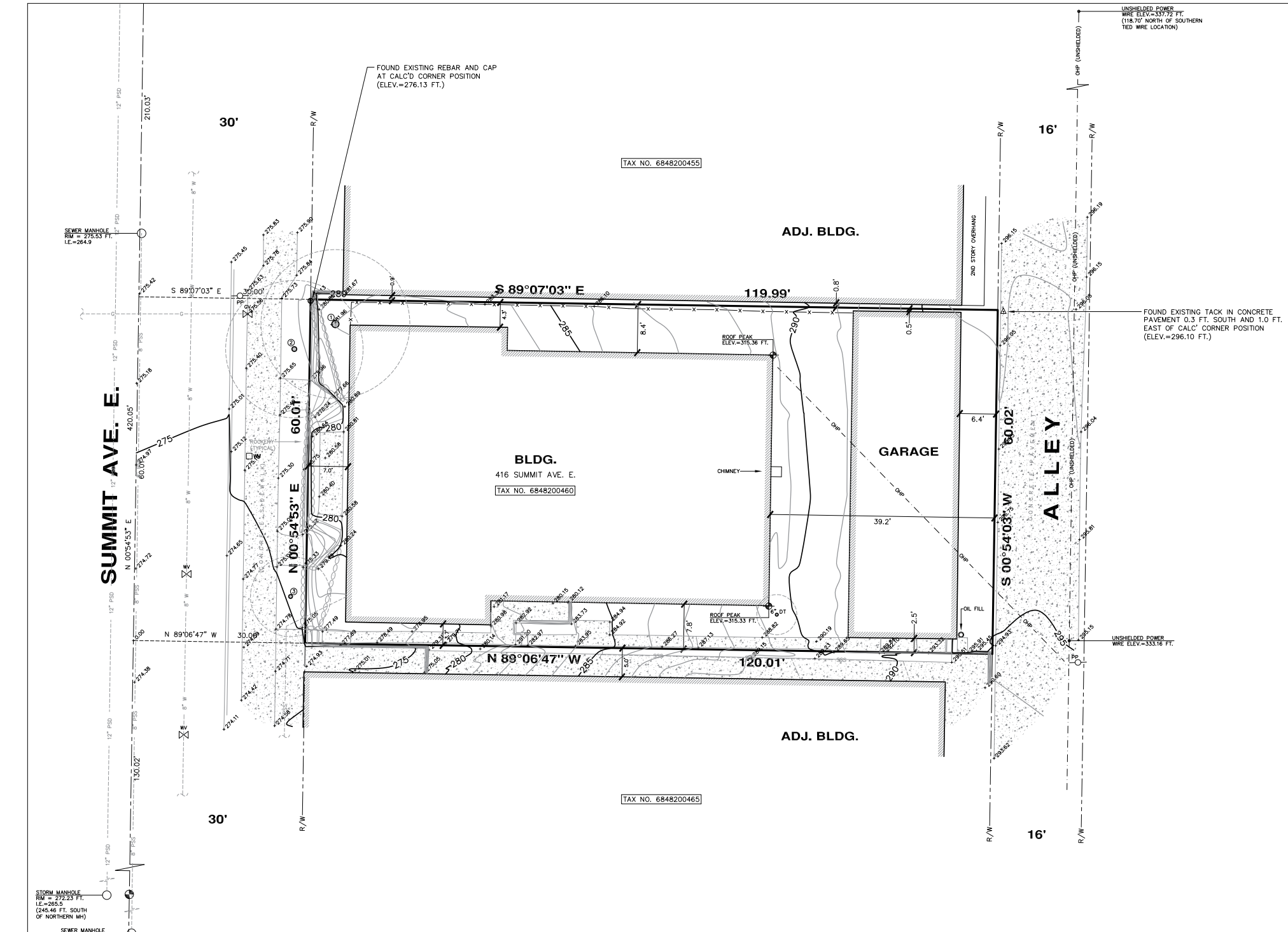
URBAN VILLAGE OVERLAY
Capitol Hill Urban Center Village

NEIGHBORHOOD CONTEXT



■ SITE

SITE SURVEY



ARCHITECTURAL CONTEXT



1 Single Family Residence
408 E Harrison St
Built: 1904



2 Belpex
612 Belmont Ave E
Built: 1927, 6 units



3 Stream Belmont
500 Belmont Ave E
Built: 2014, 71 units



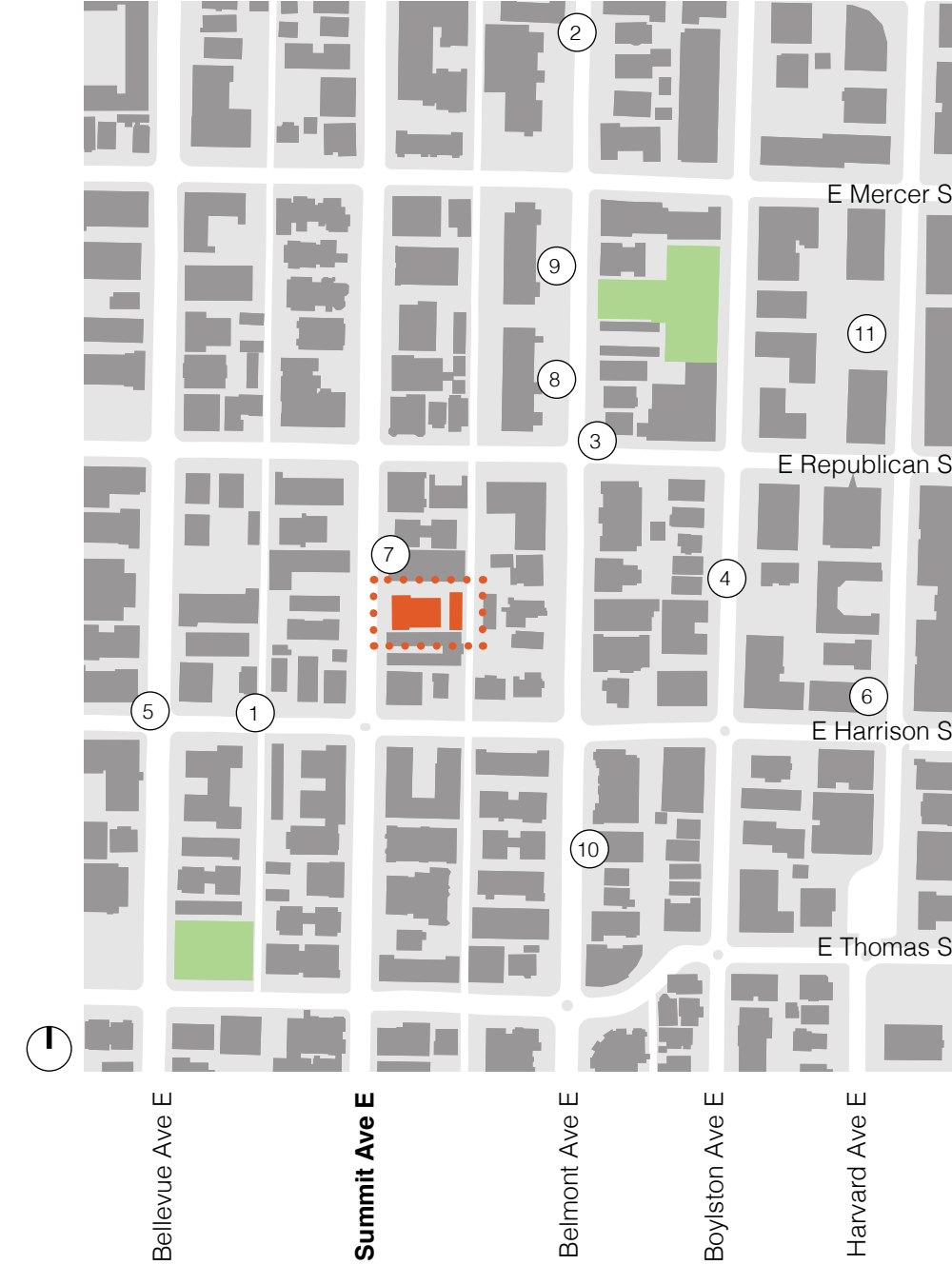
4 419/421 Boylston Ave E
Triplexes
Built: 1906



5 Apartments
316 E Harrison St
Built: 1928, 19 units



6 Harvard Avenue Apartments
401 Harvard Ave E
Built: 1956, 10 units



7 Local 422
422 Summit Ave E
Built: 2015, 48 units
PHOTO BY ADAM MICHAEL WALDO



8 Highlander Condominiums
525 Belmont Ave E
Built: 1965, 63 units



9 Shannon Condominiums
601 Belmont Ave E
Built: 1970, 63 units



10 Belmont Off Broadway Condo.
322 Belmont Ave E
Built: 1993, 15 units



11 Rubix Apartments
515 Harvard Ave E
Built: 2015, 73 units

The architectural context in the neighborhood around this site is well-established. The immediate neighborhood is dense with multifamily residential buildings of varying architectural character.

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

Apartment buildings also define the neighborhood, although embody a wider range of age and character.

Buildings at this larger scale vary. More recent apartment and townhome buildings that mimic classical details (gables, trim, lap siding, symmetry) are also a part of this landscape (11).

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



1 View of site looking Northeast on Summit Ave E



2 View of site looking Southeast on Summit Ave E



3 View to East of North property line condition



4 View to West of South property line condition



5 View of path through site along south side

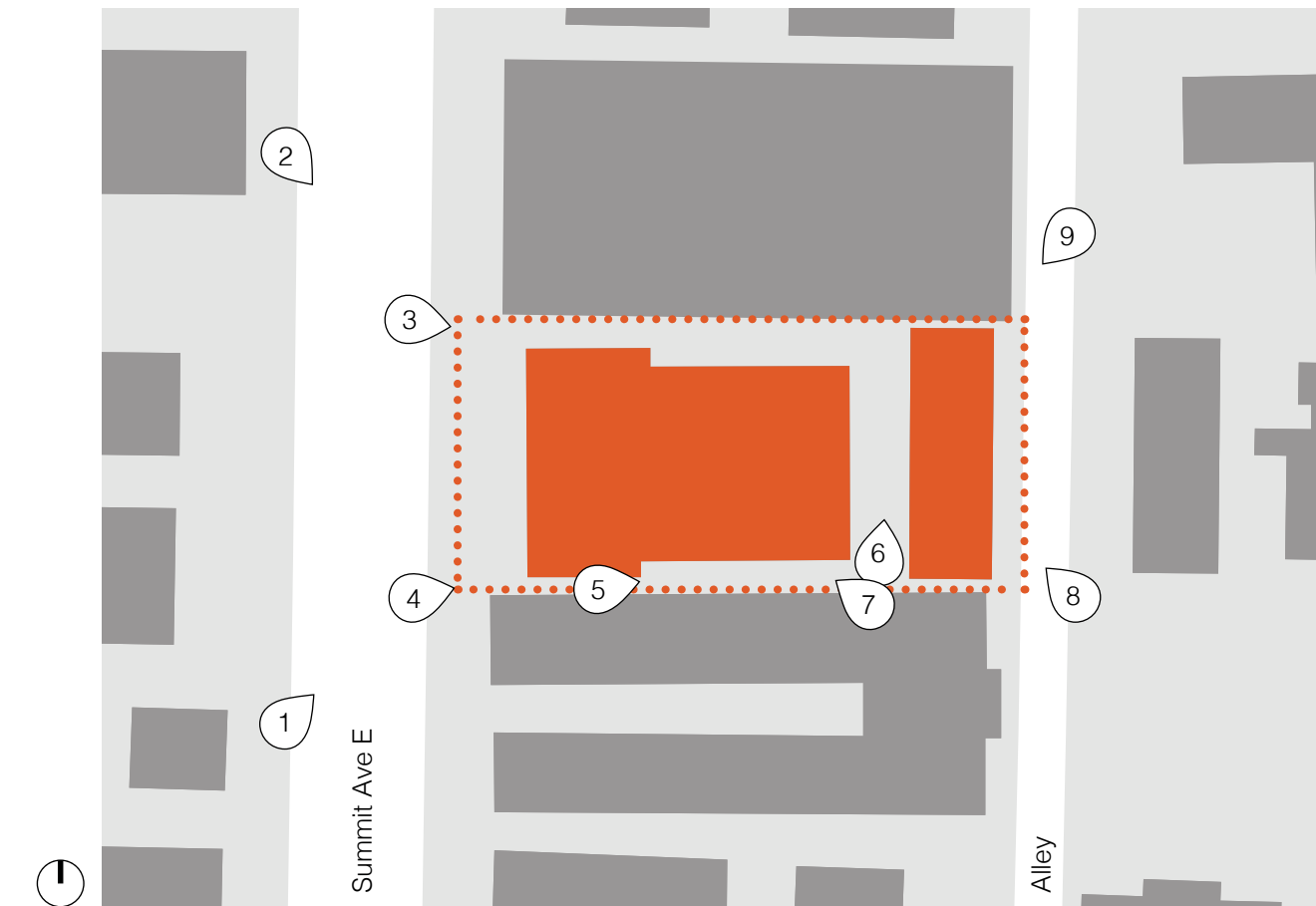
EXISTING CONDITIONS

The site, approximately 60 feet wide by 120 feet deep, currently contains a 3-story multifamily structure, the brick Oriana Apartment, with a detached one-story garage structure. The development proposes to add a new structure at the rear of the site in the location of the existing garage structure while preserving the Oriana structure, maintaining the neighborhood character. The existing detached garage structure will be demolished and removed.

Multi-family structures bound the site to the North and South. The site is bounded by an alley to the east of the site with multi-family structures across the alley. The site's topography descends approximately 20 feet from the alley to the East to Summit Avenue E to the West. Primary pedestrian access to the new structure will be from the alley

with access also provided from Summit Avenue E. The proposed design solutions respond to the site's topography, adjacent structures, and existing on-site structure. The design team is interested in preserving the existing Oriana Apartment building on-site. To the north is a new seven-story residential apartment, completed in 2015. To the south is a two-story residential structure built in 1924.

The site is located on the east side of Summit Ave E, mid-block between E Republican St and E Harrison St. The site has the potential for excellent views of the Space Needle, Olympic Mountains, and Downtown. The site has good access to Broadway E and neighborhood parks - approximately 0.5 miles southeast to Cal Anderson Park and 1 mile northeast to Volunteer Park.



6 View to north of gap between Oriana Apartments and existing garage



7 View too west of path along south property line



8 View to Northwest from alley



9 View to South at alley of existing garage structure

COMPLETED WORK



Townhomes at 416 19th Avenue E



717 10th Ave E



1108 10th Ave E



1108 10th Ave E



122 18th Ave E



Townhomes at 414 12th Avenue E



Rowhouses at E Mercer St

WORK IN PROGRESS



614 13th Ave E apartments by b9 architects in Capitol Hill



Lot J apartments by b9 architects in Ballard



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