



1103 SUMMIT AVE

JOHNSON CARR, LLC.

skidmore
janette | architecture
planning
design

1103 SUMMIT AVE

RECOMMENDATION #2
09/26/2018 #3028322

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VICINITY MAP

OVERVIEW

Address | 1103 Summit Ave
 Site Area | 7,200 SF (120'-0" x 60'-0")
 Zone | HR
 Maximum FAR | 13
 Maximum Height | 160 / 240 / 300
 Proposed | 5.04
 Proposed | 75
 Proposed # of Dwelling Units | 91 Small Efficiency Dwelling Units
 Proposed Parking | None, not required



AERIAL VICINITY SATELLITE IMAGE

RECOMMENDATION MEETING #1 RESPONSES

EDG GUIDANCE RESPONSE

The Board agreed that the project responded well to guidance given at EDG. The Board also acknowledged the design team's effort in putting together a design effort that fully embraced both Early Design Guidance and the design review process as a whole.

APPLICANT RESPONSE :

The design has continued to evolve and improve, maintaining the goals and priorities given by the board at the Early Design Guidance stage, while integrating the additional feedback and guidance given at the June 27th, 2018 recommendation meeting.

DESIGN CONCEPT

The Board verbalized their continued support of Option A, the preferred massing option, designed as a shifting bar concept. However, the Board questioned the material change using cement fiber panel finish to step down at the upper levels of the northern massing element. The Board generally supported the material change to indicate the stepping down in height at the upper floors but recommended a different color and material, possibly brick in place of the cement panel. The Board also was not enthusiastic about the continued line of fiber cement panel going down the back or northern building mass. The Board suggested that the brick framing continue across the entire face of the north facing façade as way of making the parti more cohesive but declined to recommend further direction.

a. The Board recommended that the northern building mass have a similar materiality and finish as the southern building mass, and to do away with the cascading cementitious board treatment going down the back of the or north facing facade.



RECOMMENDATION MEETING #1

THE BRICK FRAME EXPRESSION OF THE SOUTH BAR NOW WRAPS THE ENTIRE NORTH BAR, WITH A VERTICAL FIBER CEMENT PANEL INFILL. THE “STEPPING DOWN” EXPRESSION HAS BEEN MAINTAINED.



PROPOSED DESIGN

APPLICANT RESPONSE :

The material distribution & palette have been revised, based on the board's commentary and guidance. The frame still “steps down” as it transitions from the south bar to the north bar, reflecting the reducing height from 1223 Spring Street to the south to the Tuscany Apartments to the north, however the frame expression on the north bar is now rendered in the same brick as the south bar and carries across the entire north facade, creating parity between the two masses. The infill between the frames of the north bar is clad in vertical fiber cement panel in a dynamic pattern, echoing the pattern of the metal panel infill on the south bar. The color of the fiber cement panel is lighter, both to create variation between the two masses, as well as increase the reflected light between the proposed building and the adjacent Tuscany apartments.

MATERIALITY

Materiality: The Board supported how the faceted metal used on the southern building façade gave the appearance of a secondary or tertiary material. The Board also supported the rationale for the changes in material and the resulting depth along the south facing elevation. In discussing the northern building mass, the Board suggested that there needs to be more consistency with the southern building mass in terms of its overall material treatment. The Board was not in favor of cement board and how it stepped down to an imaginary datum line at the upper reaches of the northern building mass. The Board agreed that greater material consistency with the southern building mass would reinforce the overall proposed design concept of two sliding bars that the building. In order to achieve greater consistency, the Board was not opposed to using two different colors of the same brick material on both of the sliding bars.

a. The Board recommended that a consistent material treatment be used to reinforce the concept of two building volumes sliding past each other, possibly consisting of two different shades of brick, with a lighter tone brick on the upper reaches of the northern bar.

b. The Board stated that the east and west elevations need to be developed further to achieve a similar architectural quality with the increased use of brick and the reduced use of metal, as presented on the Spring St. side of the building.

c. The Board requested that the design team provide actual materials samples at the next Recommendation public meeting.



NORTH FACADE
RECOMMENDATION MEETING #1

APPLICANT RESPONSE :

The cladding on the north bar has been updated to reflect the board's comments and establish a more consistent materiality and facade expression between the north and south bars. The brick frame expression, complete with the deep pilasters found on the south elevation, have been wrapped around the lower 6 floors of the north bar. The frame is continuous along the entire north elevation, removing the center portion of the North facade where the upper level fiber cement siding cascaded to grade, per the board's guidance.

The east and west facades of the building have been modified to provide further uniformity between the Summit and Alley facades and the Spring Street facade by adding additional glazing, reducing the amount of “blank wall” metal cladding, and increasing the depth of the pilasters to match the south facade.

At the second recommendation meeting the design team will provide examples of the cladding materials (brick, fiber cement, and metal panel) for the board members to review.



NORTH FACADE
PROPOSED DESIGN

RECOMMENDATION MEETING #1 RESPONSES



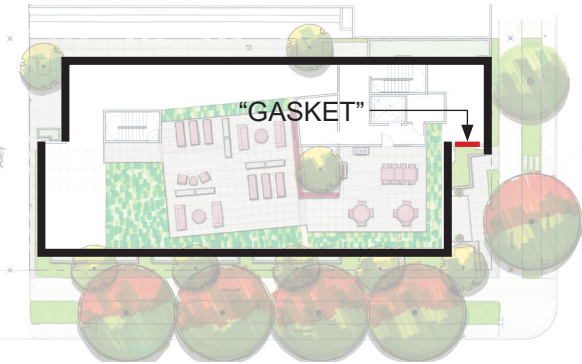
BOARD GUIDANCE : LANTERN ELEMENT

The Board did not agree with the applicant’s characterization of the vertical slot on the northern building mass, perpendicular to the front entry, as a lantern element because the windows are all the same format. The Board also suggested that the concept of the lantern windows was much stronger at EDG because the size and shape of the windows created more areas of continuous glazing.

a. The Board request the lantern be further developed so that it reads as a lantern concept with recessed windows or other techniques, or eliminate entirely.

APPLICANT RESPONSE :

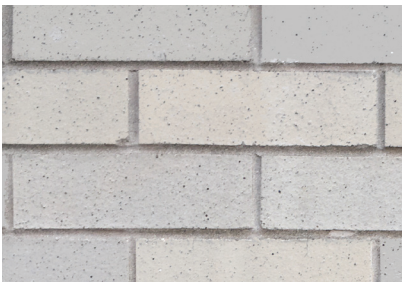
The applicant agrees, the lantern element that was present in the preferred scheme at the Early Design Guidance stage has become less of a “lantern” and more of a “gasket” expression between the two sliding bars as the design has evolved. In the proposed design, the glazed area between the north & south bars adjacent to the entry plaza has maintained it’s high transparency, but has been increased in depth, creating a more distinct separation between the two building volumes.



COLOR PALETTE

Board members agreed with the public comment that the color of the brick presented in the recommendation packet appeared to be very dark in relationship to the neighborhood context.

a. The Board requested that the applicant explore alternative color palettes for the brick and other finishes as the proposed brick was too dark and did not respond to the context of nearby colors and materials.



APPLICANT RESPONSE :

The brick has been lightened to a more neutral gray mix that better reflects the lighter beige, tan, and earth tones found on nearby buildings and around the first hill neighborhood. The lighter tone brick also creates deeper contrast between the brick frames and the darker infill metal panels. The brick color is consistent between the two massing volumes, with the infill color (light vs. dark) creating variation between the north & south bars. The contrast also strengthens the layering of the primary, secondary, and tertiary elements.



RECOMMENDATION MEETING #1 (ABOVE), PROPOSED (BELOW)

STREETSCAPE

The Board suggested that the courtyard outside of the entryway lacked materiality in the hardscaping and thought the seating wall resembled a concrete wall rather than a place to sit.

a. *The Board recommended that the courtyard be integrated with warmer materials such as a wooden seat or other materials that bring a human presence to the area. The Board also suggested that the overhead protection could be made to look more prominent as a way of creating a better sense of entry. The Board stated that the base of the pilasters along Spring St., the hardscaping, and the raised planters consist of large amounts of poured concrete and therefore recommended that these should be treated with a higher quality material, texture and finish using tile or by extending the brick finishes to these areas.*



ENTRY PLAZA WITH TILE AND WOOD SEATING WALLS

APPLICANT RESPONSE :

The streetscape, and particularly the entry plaza, have been updated to reflect the board’s guidance. Additional detailing has been added to the planters by providing a wood seat and a tile veneer to the cast-in-place concrete planter walls, adding warmth, pedestrian scale, and detailing while also designating the planter walls secondary function as seating. The tile adds color & texture to the entry plaza in a way that references the use of tile on the adjacent Tuscany apartments. Additional detail has been added to the cast-in-place concrete pilaster bases as well, with horizontal reveals that continue the shade, shadow, and relief of the careful brick detailing above down to the pilaster bases. This gives visual interest to the pedestrian realm while reinforcing the strength and scale of the overall brick frame composition. Additional images of the proposed details can be found on page 29.

RECOMMENDATION MEETING #1 RESPONSES

LIGHTING

The Board recommended that the lighting located at the front entrance be subtle and not so bright that it will be introducing a large amount of glare.

APPLICANT RESPONSE :

The design team is committed to using dark-sky compliant and reducing glare on adjacent properties and loud pollution into the night sky where possible. The proposed lighting plan (provided on page 38) provides appropriately scaled, downward facing sconces at the pilasters along both Summit & Spring streets. The entry plaza is lit by the adjacent sconces, modest down lighting in the entry canopy, and ambient light from the adjacent, two-story lobby. Similarly the rooftop is lit with modest, downward facing sconces at entries & shielded lights mounted to the underside of the guard rail, reducing glare and light spill out on the adjacent properties. The design team feels this restrained approach to lighting provides adequate lighting for safety, security, and the pedestrian experience, while mitigating the impact on adjacent residents and properties.

LANDSCAPING

Echoing public sentiment, the Board voiced their concern about the color palette and different foliage choices. The Board suggested that the foliage associated with the surrounding neighborhood be characterized by different textures and shades of greens. The Board briefly discussed how they would like to see better hardscaping with a gate that helps better activate the entry, more vegetative screening designed to soften the facades at the service entrance in the alley, and high degree of transparency for eyes on the street.

- a. The Board recommended that the foliage colors and tones are more verdant with more colors of green, and more indicative of neighborhood plant palette, rather than red foliage tone as presented in the Recommendation packet.
- b. The Board recommended that the applicant provide more vegetative screening that is designed to be more pedestrian friendly and soften the facades at the service entrance in the alley.
- c. The Board recommended that the applicant include hardscape elements that are designed to be more inviting, that highlights the secondary entry, and add a door with glazing to add eyes on the street.

APPLICANT RESPONSE :

The landscape design has been revised to accommodate the board’s additional guidance. The planting palette has been simplified, with an emphasis on plants similar to those located on first hill with green vegetation in varying textures, within the design team’s goal of using plant species that are native and drought tolerant. Some of the plants and trees specified are more colorful and vibrant during limited seasons or blooming periods. The page in the packet that shows landscape species (pg 30) and the renderings have also been updated to more accurately show the foliage in it’s typical state.

Additional landscape foliage / screening has been provided along the alley, both in the northwest corner, and along the western edge of the structure, to soften the area. The layout of the service entry area has been modified to accommodate an additional setback, per the board’s direction, but a combination of hardscape (planters and concrete patterning) and landscape (planted tree, strips of landscaping) have been included in the design. Additionally, the exit passageway door has been modified to include glass, providing eyes on the street at the service entry.

Per the board’s request, a preliminary proposed maintenance plan has also been provided on pages 32 - 37.

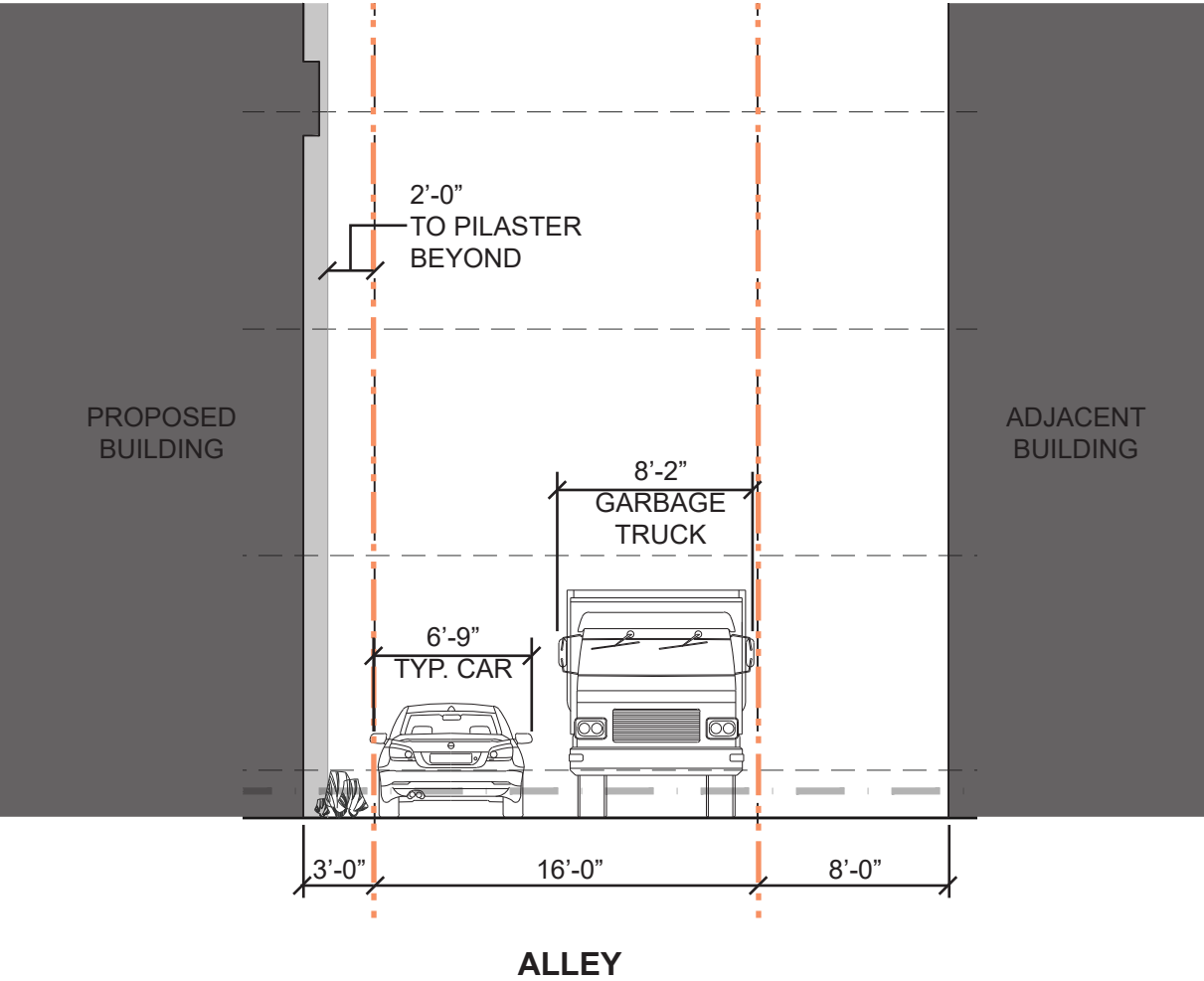
DEPARTURES

The Board was inclined to support departures 1 a, c, and d but not b as they felt that “c” would add to increased traffic impacts. The Board was amenable to a departure that encroached less into the rear setback but needed additional information that would aid in forming a final decision. The Board wished to gain a better understanding of how a vehicle moving through the alley might navigate past a temporarily parked vehicle and what impacts might be encountered if the 4’ encroachment into the rear setback were allowed.

- a. The Board requested dimensioned sectioned vignettes and profiles comparing the requirements of the code verses the departure request.

APPLICANT RESPONSE

The three departures the board supported (Front setback along Summit, Front setback along Spring Street, and upper level side setback on the north) have all been largely maintained. The fourth departure, regarding the west setback adjacent to the alley has been modified. Though the adjacent building to the north (Tuscany Apartments) are built out to the alley lot line, the south bar of the building has been shifted 2’-0” further east, providing for additional space for vehicles to pass in the alley, as well as additional landscaping, per the board’s guidance. A departure is still being requested, however the additional setback being provided meets the board’s guidance to allow for the safe passage of two vehicles, including a large service vehicle, as discussed at the first recommendation meeting. An additional section of the west property line and alley can be found on page 26, and additional information about all the departures is located on pages 39 & 40)



EARLY DESIGN GUIDANCE RESPONSES

BOARD GUIDANCE: HEIGHT, BULK, AND SCALE

The board appreciated the diagrams which depicted the maximum zoning capacity of the site and the applicant’s preferred option. The board also agreed that the proposed bulk of the building is proportional to the size of the site and its neighboring buildings. However, the Board felt the unit sizes are driving the exterior design of the project. The Board gave guidance to develop a design concept by starting with massing proportions, and taking cues from the neighborhood.

APPLICANT RESPONSE :

The applicant's preferred option presented at the Early Design Guidance Meeting, Option A, has been further developed. The proposed height, bulk, and “shifting bars” massing parti has been maintained, while changes to the facade composition, materiality, and street-level uses have been made based on the board’s guidance.



EDG OPTION A



PROPOSED DESIGN

BOARD GUIDANCE: OPTIONS

The Board stated that any of the proposed building options would be compatible with the neighborhood: However, the Board was least supportive of Option C, as it was the least interesting in terms of its overall design elements. The Board noted that the materials chosen for all three options did not demonstrate how these options are the best design approach or response to neighborhood context. The Board advised developing a contemporary approach or response to neighborhood context. The proposed articulation should also be modified to respond to the neighborhood context.

- a) The board gave guidance to develop the design with additional building fenestration, detailing and a different choice in materials.
- b) In agreement with public comment about using a mid block entry, the board requested a study of entry options and nearby context.
- c) The board requested further review and consideration of landscaping and sidewalk treatments that respond to existing neighborhood patterns.



EDG STREETSCAPE ALONG SPRING ST



PROPOSED STREETSCAPE ALONG SPRING ST

APPLICANT RESPONSE :

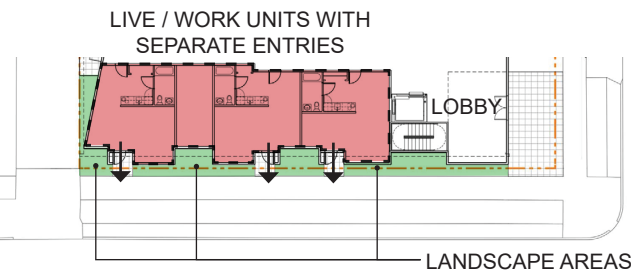
The design team has moved forward with the massing of option A, while adapting the Board’s guidance to revise the building materials to primarily brick and glazing along the street facing facades, with a unique metal panel system as a tertiary material. The ground floor has been revised to remove the earlier proposed live/work units, in favor of a continuous verdant landscape buffer along Spring Street. Modulation and visual interest is provided by the brick pilasters and careful detailing, particularly at the lower floors, to achieve a streetscape that is highly textural, and pedestrian scaled. The “shifting bar” massing concept creates open space at the corner, which encourages interaction between the building and the neighborhood, while also forming a natural location for the residential entry and high-transparency, two-story lobby. Studies reinforcing a corner entry approach vs. a mid-block entry are provided on page 6.

BOARD GUIDANCE: STREETSCAPE

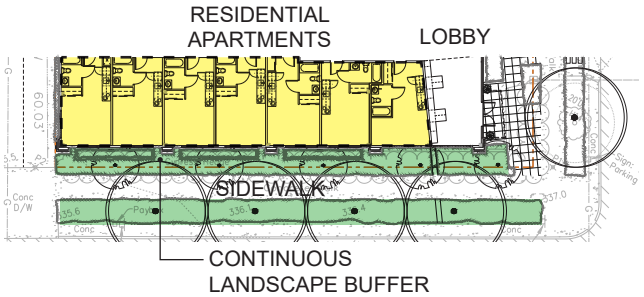
The Board requested additional information about the Live-Work units. The applicant should demonstrate whether these units will be designed to function as primarily residential apartments, or live-work.

APPLICANT RESPONSE :

The ground floor layout has been revised and the Live-Work units along Spring Street, as well as the individual entries, have been removed in favor of a continuous, abundant landscape buffer, per the Board’s guidance and recommendation. Modulation and visual interest is created by the rigorous brick expression of the south façade continuing to ground level, with additional detailing.



EDG STREETSCAPE ALONG SPRING ST



PROPOSED STREETSCAPE ALONG SPRING STREET

BOARD GUIDANCE : LANDSCAPING

The Board agreed with the public sentiment that landscaping should be abundant, well designed and maintained, and reflecting the neighborhood character. The Board strongly encouraged the development of a landscaping plan in response to these items.

- a) The board requested clear and specific information about the type and location of landscaping elements, along with a maintenance and irrigation plan designed to make it a functioning landscape.
- b) The board strongly encouraged the applicant to provide larger caliper trees than the minimum required.

APPLICANT RESPONSE :

A rich, verdant landscape is proposed adjacent to the sidewalk and within the planting strip, with additional open space at both the main entry in the southwest corner and adjacent to the alley in the northwest corner. New street trees are proposed in the planting strip along both Spring Street and Summit Ave. A rendered landscape plan, character images, and pictures of proposed species of plants are provided on pages 24 & 25.



EARLY DESIGN GUIDANCE RESPONSES

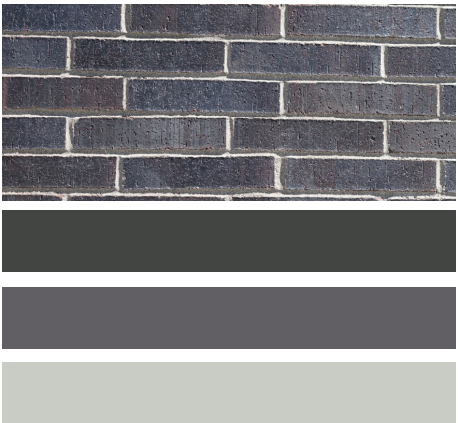
BOARD GUIDANCE : MATERIALS

The board agreed that the use of fiber cement is not an appropriate response to context at this location, or for this scale of building. The Board noted that the use of high quality materials compatible with the neighborhood is reflected in the priority Design Guidelines. The Board also agreed that the use of metal siding as a primary material is out of character with the neighborhood, unless it is used in small areas.

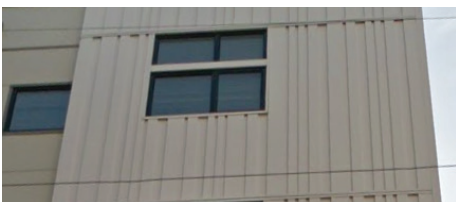
- a) The Board asked the applicant to continue their investigation of their fenestration patterns and demonstrate how the proposed relates to the neighborhood context.
- b) The Board requested that the applicant provide a couple of diagrams of different buildings with in a couple block radius, as suggested by the community during public comment. The proposed fenestration design for this building should be responsive to context, not driven by unit sizes.
- c) At the Recommendation meeting, the applicant should demonstrate how the fenestration detailing takes into account the location of vents and incorporates high quality materials that reflect the neighborhood character.

APPLICANT RESPONSE :

A material palette of brick, glass, and infill metal panel are proposed for the street facing facades, compatible with the high-quality materials found on other First Hill buildings. The fenestration patterns have been revised to live within a rigorous masonry frame expression which is consistent along the full height and length of the south bar. The same material palette and fenestration patterns are carried across the street facing facades of the North bar and a large section of the alley elevation. The masonry frame steps down to create a massing transition from the taller buildings to the south to the shorter adjacent structures to the north and west. The upper floor and north façade of the north bar are clad in a light colored, durable commercial-grade fiber cement system (Hardie Reveal 2.0), contrasting the substantial masonry base. The fenestration on the north facing façade is smaller in scale, minimizing the impact to the adjacent residential building. Additional analysis and information regarding materiality is provided on page 7



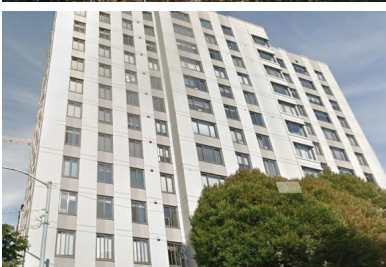
A brick frame clads the street facing facade, with the rest of the color palette consisting of compatible neutral colors. A dynamic metal panel system consisting of varying width vertical panels adds shade, shadow, and relief and detailing for the infill on the street facing facades.



Street-facing facade



North facade



The fenestration patterns of the building are driven by the materiality (residing within the brick frame) on the street facing facades. Smaller, vertically stacked “punched” windows that reflect the pattern and scale of fenestration on nearby buildings are present on the north and west facade, where adjacent to other residential buildings.

BOARD GUIDANCE: BALCONIES

The Board agreed with the public comment that the balconies are too small to be usable and may only be used for storage. The Board gave guidance to redesign the balconies to either be Juliet balconies or larger balconies that can be used for a table and two chairs.

APPLICANT RESPONSE :

The small balconies on the south façade presented at the Early Design Guidance meeting have been removed in favor of a rigorous masonry frame expression. The landscaped entry courtyard and a large common amenity roof deck provide outdoor space for the residents.



EDG SOUTH FACADE WITH BALCONIES

Projecting Balconies, removed per board guidance

Masonry frame expression envelops the south volume, adding shade, shadow, and relief

Additional detailing of the brick at the lower levels create further visual interest at street level.



PROPOSED DESIGN, MASONRY FRAME REPLACES PROJECTING BALCONIES

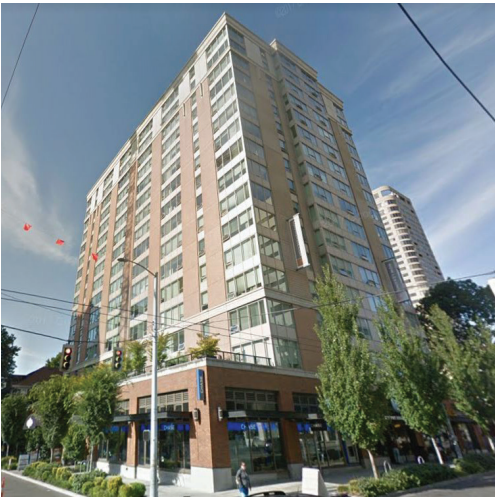
MATERIALS - OVERVIEW



01 1223 SPRING
MATERIALS: BRICK



02 TUSCANY APARTMENTS
MATERIALS: STUCCO AND TILE



03 COPPINS WELL
MATERIALS: BRICK AND STEEL



04 LUMA CONDOMINIUMS
MATERIALS: STONE, GLASS, METAL



05 DECATHUR
MATERIALS: CONCRETE & STEEL



06 CABRINI SENIOR APARTMENTS
MATERIALS: BRICK & FIBER CEMENT



07 1320 UNIVERSITY ST
MATERIALS: METAL AND CONCRETE



08 BOYLSTON FLATS
MATERIALS: BRICK & FIBER CEMENT



09 1001 JAMES
MATERIALS: BRICK & FIBER CEMENT



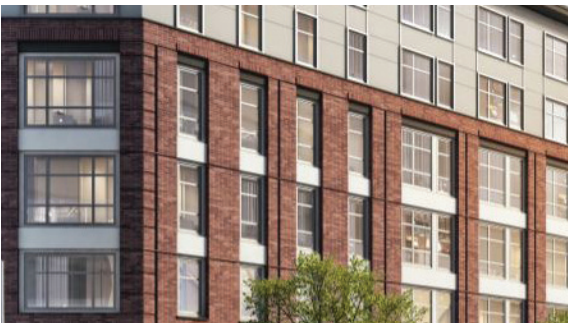
ANALYSIS |

The First Hill Neighborhood has a rich diversity of different building, clad in materials that reflect the time in which they were built, with an emphasis on well detailed, durable materials. Older structures (built in the early 20th century) in the neighborhood (1223 Spring, Tuscan Apartments) are often clad in brick, masonry, and tile. Newer projects (1320 University Street, 1001 James, and Luma Condominiums) often include traditional materials, such as brick and stone, but also incorporate more modern materials such as metal panels, fiber cement, and glass (through larger fenestration).

CONCLUSION |

The proposed material palette includes brick, with detailed sills, soldier courses, and patterning reflecting traditional brick construction as the primary frame expression on the street facing facade. Similar to other new developments in the neighborhood, the palette also incorporates modern, large glazing and a dynamic metal panel pattern as the infill within the brick frame. The commercial grade fiber cement panels are limited to upper stories and non-street facing facades.

MATERIALS - DETAILS



● MASONRY / BRICK FRAME EXPRESSION WITH PANEL / GLAZING INFILL



◆ FIBER CEMENT / STUCCO-LIKE PANELS AS CLADDING



▲ METAL SIDING AS A SECONDARY CLADDING MATERIAL

ENTRY STUDY

KEY

- SITE
- ARTERIAL
- BUS ROUTE
- BIKE ROUTE / LANES
- COMMERCIAL CORRIDOR
- CORNER ENTRY

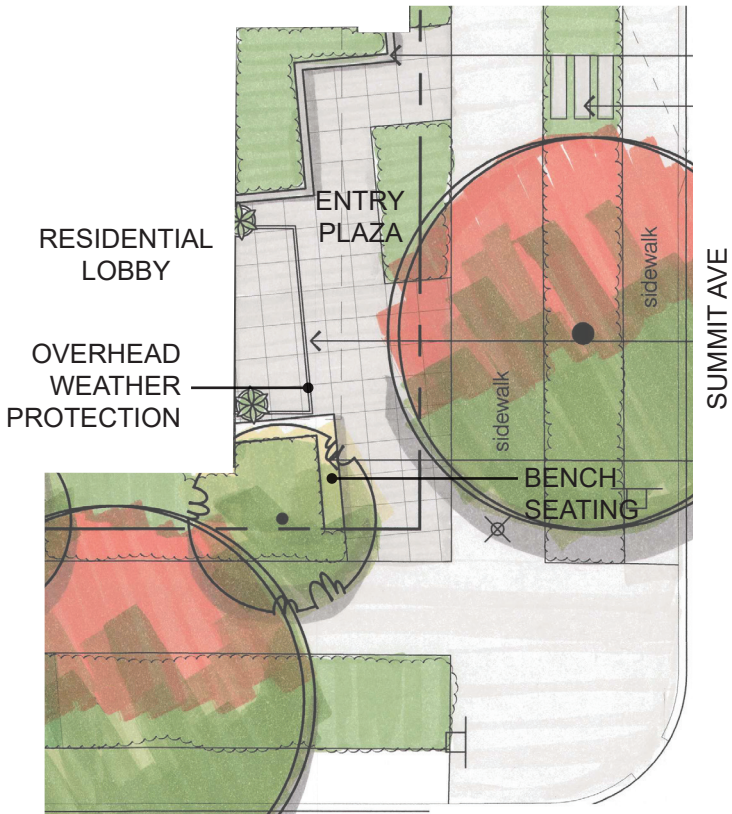
ENTRY AND ACCESS ANALYSIS |

Madison Street is the main commercial road in the area with multiple restaurant options.

Bus routes run along Seneca and access route will be walking South along Summit Ave

Pedestrians will mainly access the site from north/south along Summit.

Bike traffic will mainly access the site along Spring with the anticipated majority coming from Downtown to the West.

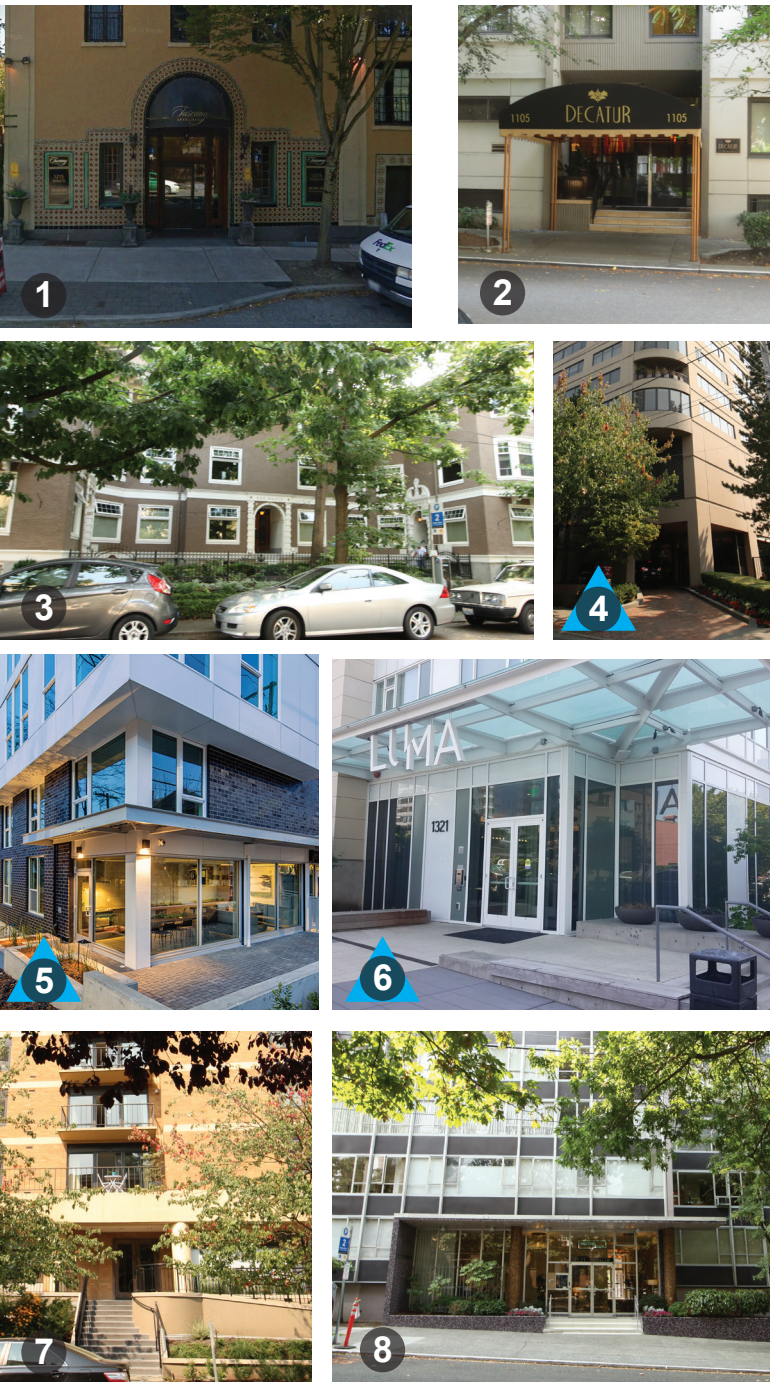


CONCLUSIONS |

The proposed “shifting bars” design parti utilizes a massing shift that creates an open space at the corner of Summit Ave & Spring Street. Our analysis of neighborhood traffic patterns concludes that this corner will likely be where residents and neighbors encounter the site and as such is a natural place for the primary entry. By establishing a corner open space there is an opportunity to activate the corner, both for residents and the neighborhood at larger. Lush landscaping, dynamic hard scape patterns that reflect the geometry of the adjacent lobby and pedestrian amenities such as seating and overhead weather protection create a welcoming extension of the public sidewalk.

EXISTING RESIDENTIAL ENTRY ANALYSIS |

The existing residential entries in the area are diverse in style and location. The range of style is reflective of the organic growth the neighborhood has seen over the past 80 years. The location of the entry, for older buildings, is typically mid-block, or on one of the two facades of a corner lot. , Newer construction on corner lots typically favor an entrance that engages the corner. Both types of entry often recessed into the building or adjacent to a modest courtyard or open space.



▲ RESIDENTIAL ENTRIES

STREET VIEWS



LOOKING ACROSS CORNER OF SPRING AND SUMMIT



LOOKING ACROSS SPRING



LOOKING ACROSS SUMMIT

AERIAL VIEWS



LOOKING NORTH



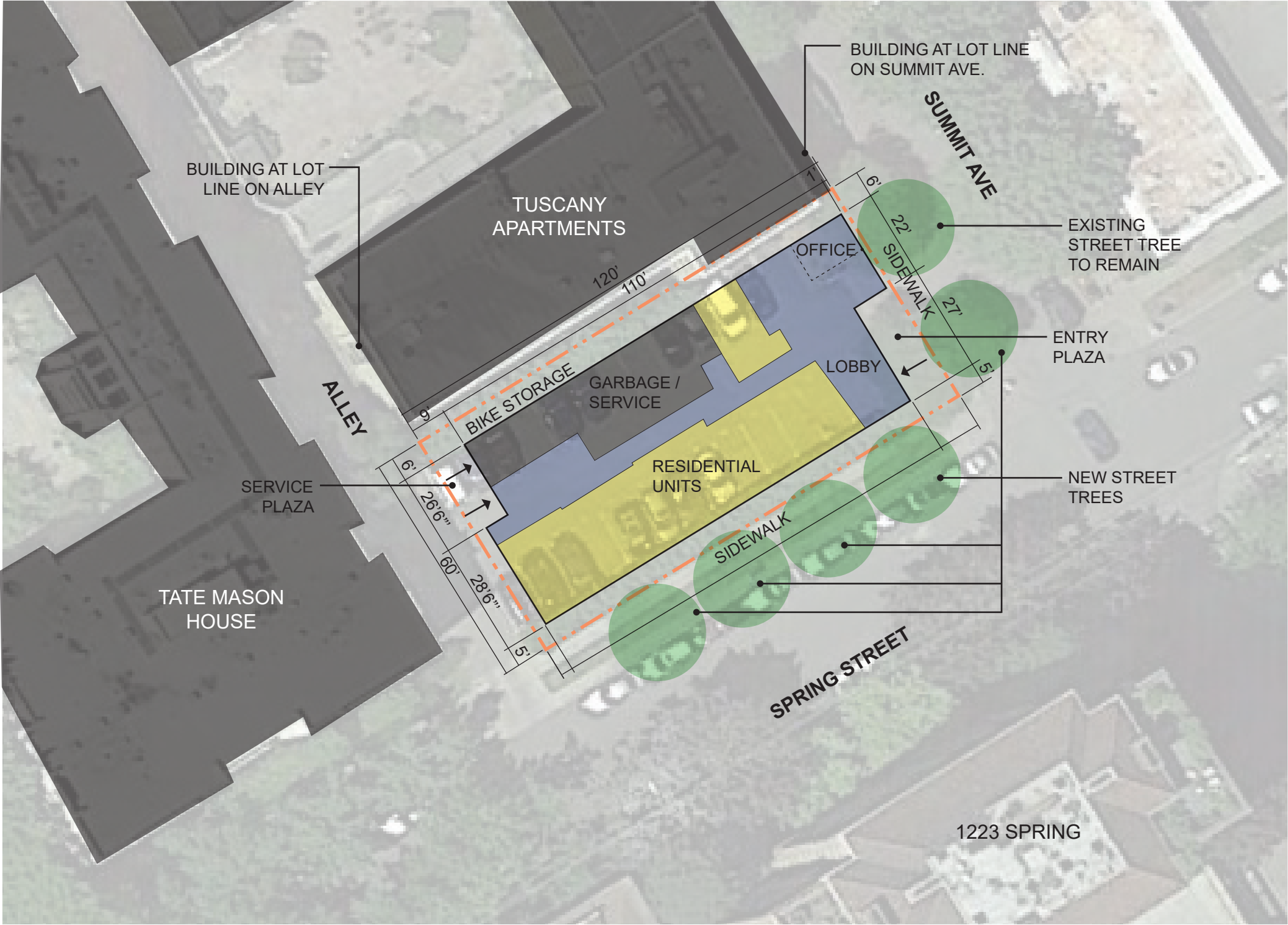
LOOKING WEST

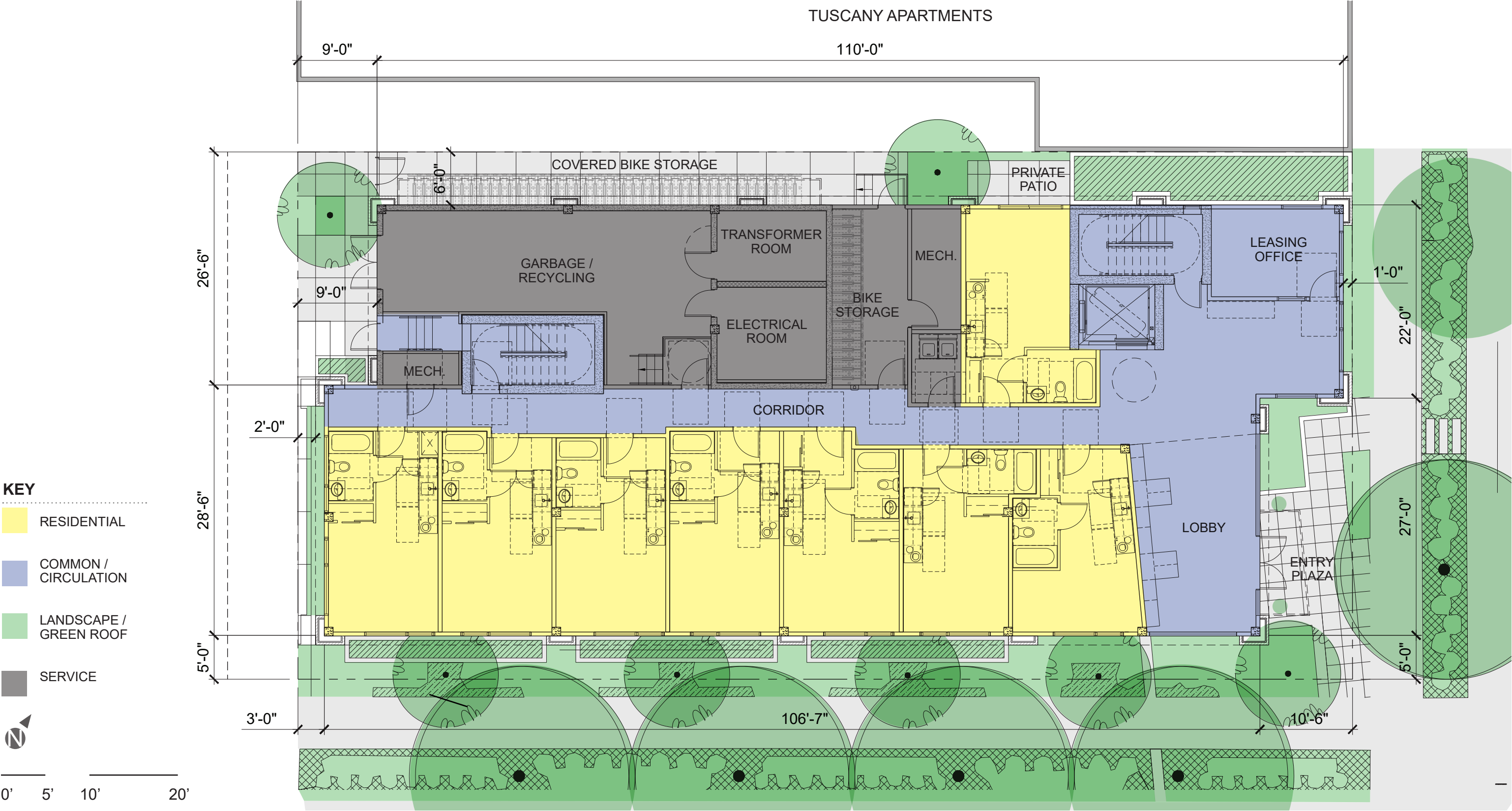


LOOKING SOUTH

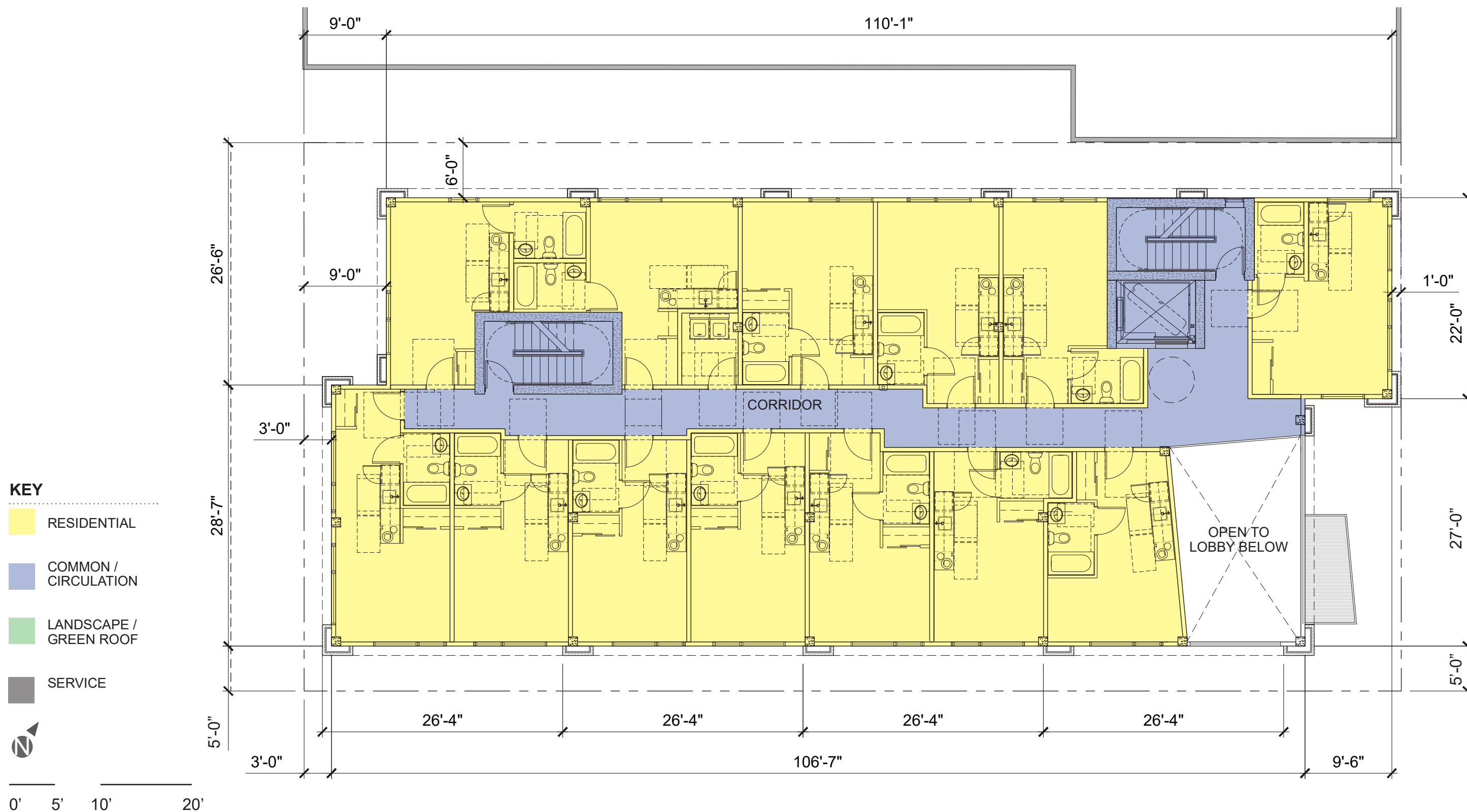


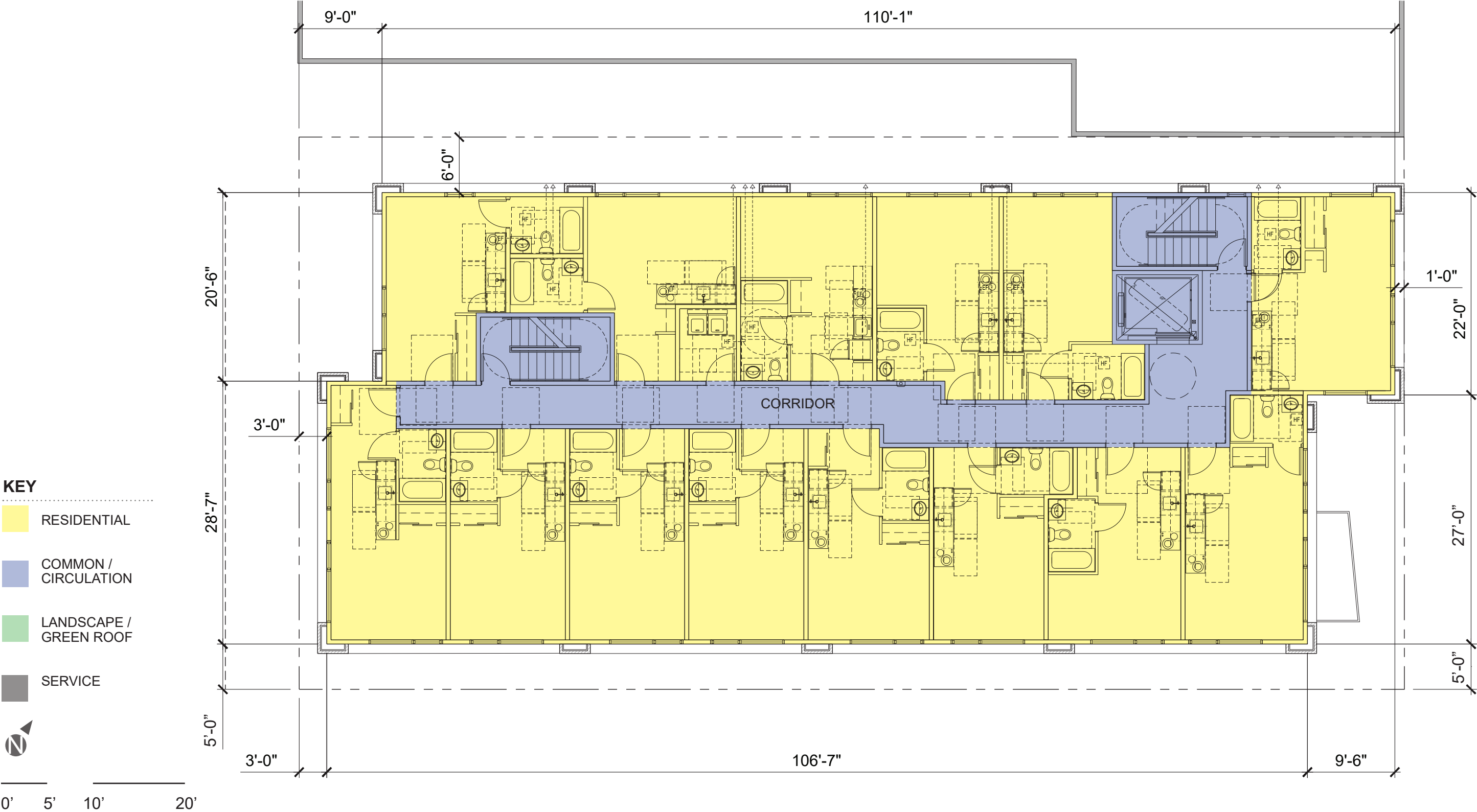
LOOKING EAST





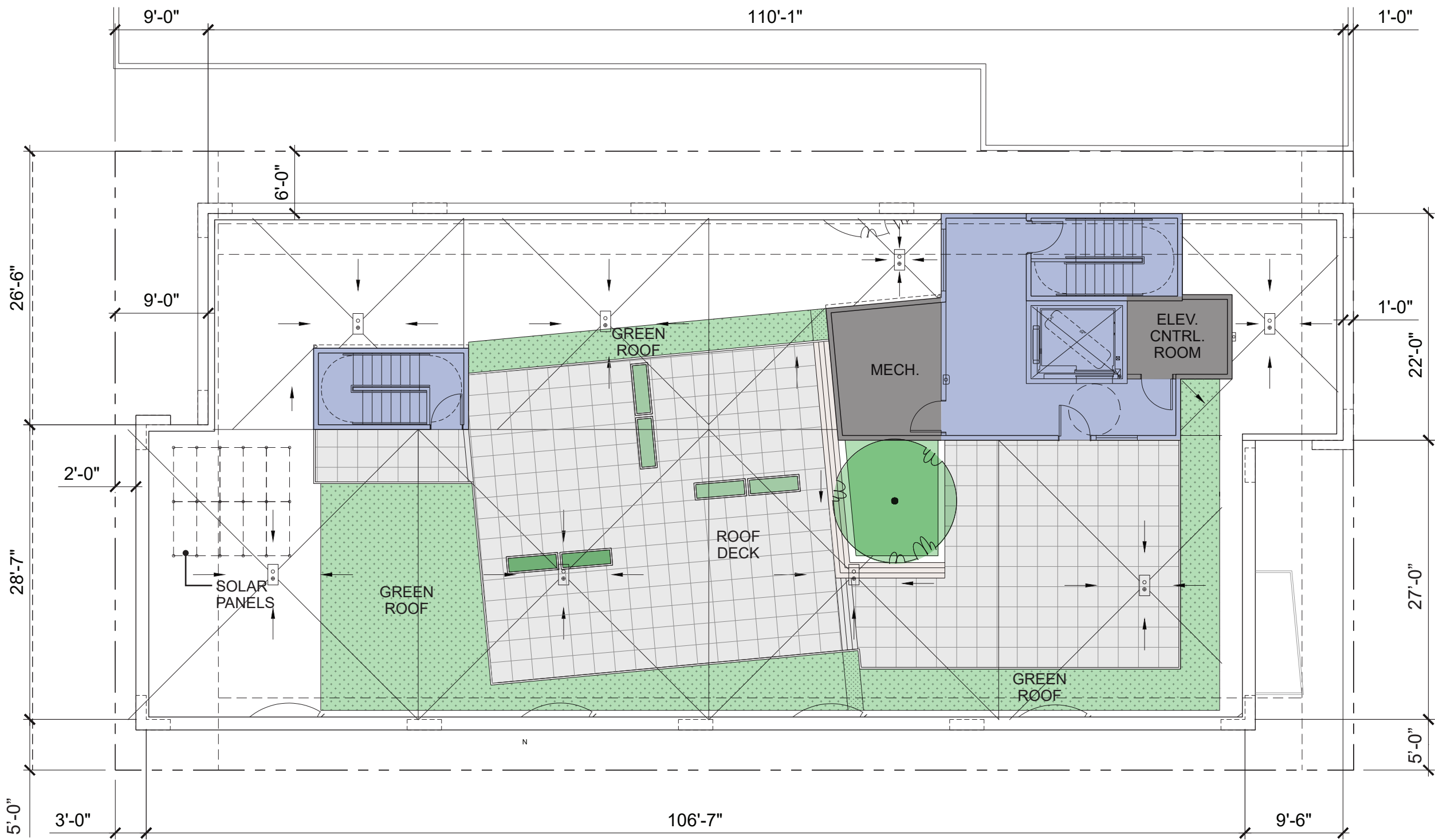
FLOOR PLANS | LEVEL 2





KEY

- RESIDENTIAL
- COMMON / CIRCULATION
- LANDSCAPE / GREEN ROOF
- SERVICE



EAST & WEST ELEVATIONS



KEY

- | | | | | |
|------------------------------|--|---|---------------------------------|--------------------------------|
| 01 BRICK VENEER CUSTOM MIX | 03 FIBER CEMENT PANEL SIDING STONINGTON GRAY | 05 CAST IN PLACE CONCRETE NATURAL | 07 METAL TRIM / COPING / ACCENT | 09 ALUMINUM STOREFRONT BLACK |
| 02 METAL SIDING CHARCOAL | 04 FIBER CEMENT PANEL SIDING DARK GREY | 06 METAL TRIM / FLASHING MATCH ADJACENT FIELD | 08 VINYL WINDOW BLACK VINYL | 10 METAL LOUVER CHARCOAL |

JOHNSON CARR, LLC.

skidmore
janette
architecture
planning
design

1103 SUMMIT AVE

RECOMMENDATION #2
09/26/2018 #3028322

BUILDING ELEVATIONS
EAST & WEST

SOUTH ELEVATION



KEY

- | | | | | |
|------------------------------|--|---|---------------------------------|--------------------------------|
| 01 BRICK VENEER COAL CREEK | 03 FIBER CEMENT PANEL SIDING STONINGTON GRAY | 05 CAST IN PLACE CONCRETE NATURAL | 07 METAL TRIM / COPING / ACCENT | 09 ALUMINUM STOREFRONT BLACK |
| 02 METAL SIDING CHARCOAL | 04 FIBER CEMENT PANEL SIDING DARK GREY | 06 METAL TRIM / FLASHING MATCH ADJACENT FIELD | 08 VINYL WINDOW BLACK VINYL | |

NORTH ELEVATION



KEY

- | | | | |
|------------------------------|--|---|---------------------------------|
| 01 BRICK VENEER CUSTOM MIX | 03 FIBER CEMENT PANEL SIDING STONINGTON GRAY | 05 CAST IN PLACE CONCRETE NATURAL | 07 METAL TRIM / COPING / ACCENT |
| 02 METAL SIDING CHARCOAL | 04 FIBER CEMENT PANEL SIDING DARK GREY | 06 METAL TRIM / FLASHING MATCH ADJACENT FIELD | 08 VINYL WINDOW BLACK VINYL |

JOHNSON CARR, LLC.

skidmore
janette
architecture
planning
design

1103 SUMMIT AVE

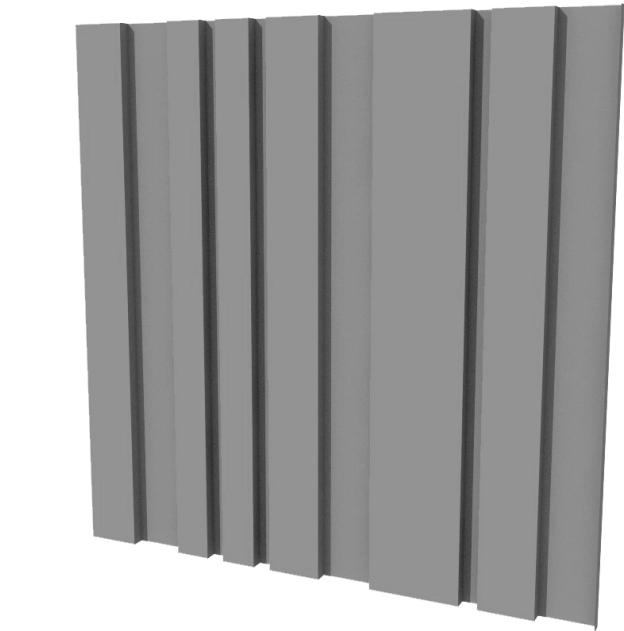
RECOMMENDATION #2
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BUILDING ELEVATIONS
NORTH

MATERIALS



01 PEWTER / ASPEN BRICK BLEND
BRICK VENEER



02 CHARCOAL
METAL SIDING - DYNAMIC PROFILE PATTERN



03 STONINGTON GRAY
FIBER CEMENT PANEL SIDING



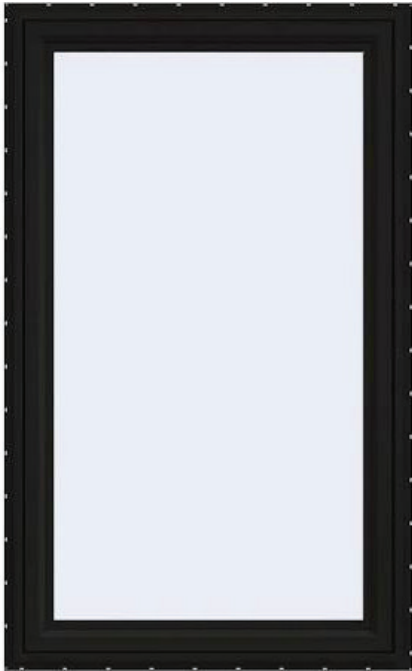
04 CLOAK GRAY
FIBER CEMENT PANEL SIDING



05 METAL ACCENTS | IRON ORE
CANOPY, TRIM, RAILINGS



07 IRON ORE
METAL TRIM / COPING / ACCENT



08 WINDOWS | BLACK
VINYL



09 STOREFRONT
BLACK ANODIZED

STREETSCAPE VIEWS



OVERALL VIEW OF STREETSCAPE ALONG SPRING STREET
Along Spring Street new street trees in the right-of-way planting strip pair with trees in the setback between the building and the sidewalk to create a verdant landscape that integrates with the lush landscaping elsewhere along Spring street. Low shrubs, grasses, and plantings are combined with hardy ground covers to form a richly textured pedestrian experience.



STREETSCAPE VIEW ALONG SPRING STREET LOOKING SOUTHWEST
The verdant, landscaped buffer along Spring Street terminates in an entry plaza at the corner of Spring and Summit, where the canopy, planters, and hard-scape patterning reflect the lobby's angled geometry, adding a dynamic quality to the plaza.



STREETSCAPE VIEW ALONG SPRING LOOKING NORTH EAST



STREETSCAPE VIEW ALONG SUMMIT LOOKING SOUTH EAST

AMENITY SPACES



FRONT ENTRY COURTYARD

The building's mass at the corner has been carved away to create a generous entry plaza adjacent to the two-story, high transparency lobby. Pedestrian amenities such as lush landscaping, overhead canopy, and seating walls activate the corner and create a shared space between the residents and the neighborhood.



ALLEY COURTYARD WITH BICYCLE PARKING

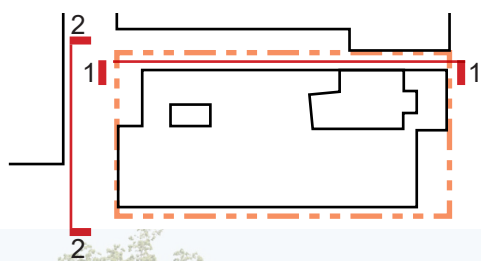
Service uses (bicycle parking and garbage / recycling) are accessed off the alley, allowing lush landscaping along the entirety of the street facing facades. A recessed courtyard off the alley mirrors the one located at Summit & Spring, while adding life and vibrancy to the alley



ROOFTOP DECK LOOKING TOWARDS DOWNTOWN SEATTLE



SEATING AREA ON ROOFTOP DECK



1

- WINDOWS 6' FROM ADJACENT FACADE
- WINDOWS 14' FROM ADJACENT FACADE
- WINDOWS 25' FROM ADJACENT FACADE
- WINDOWS 33' FROM ADJACENT FACADE

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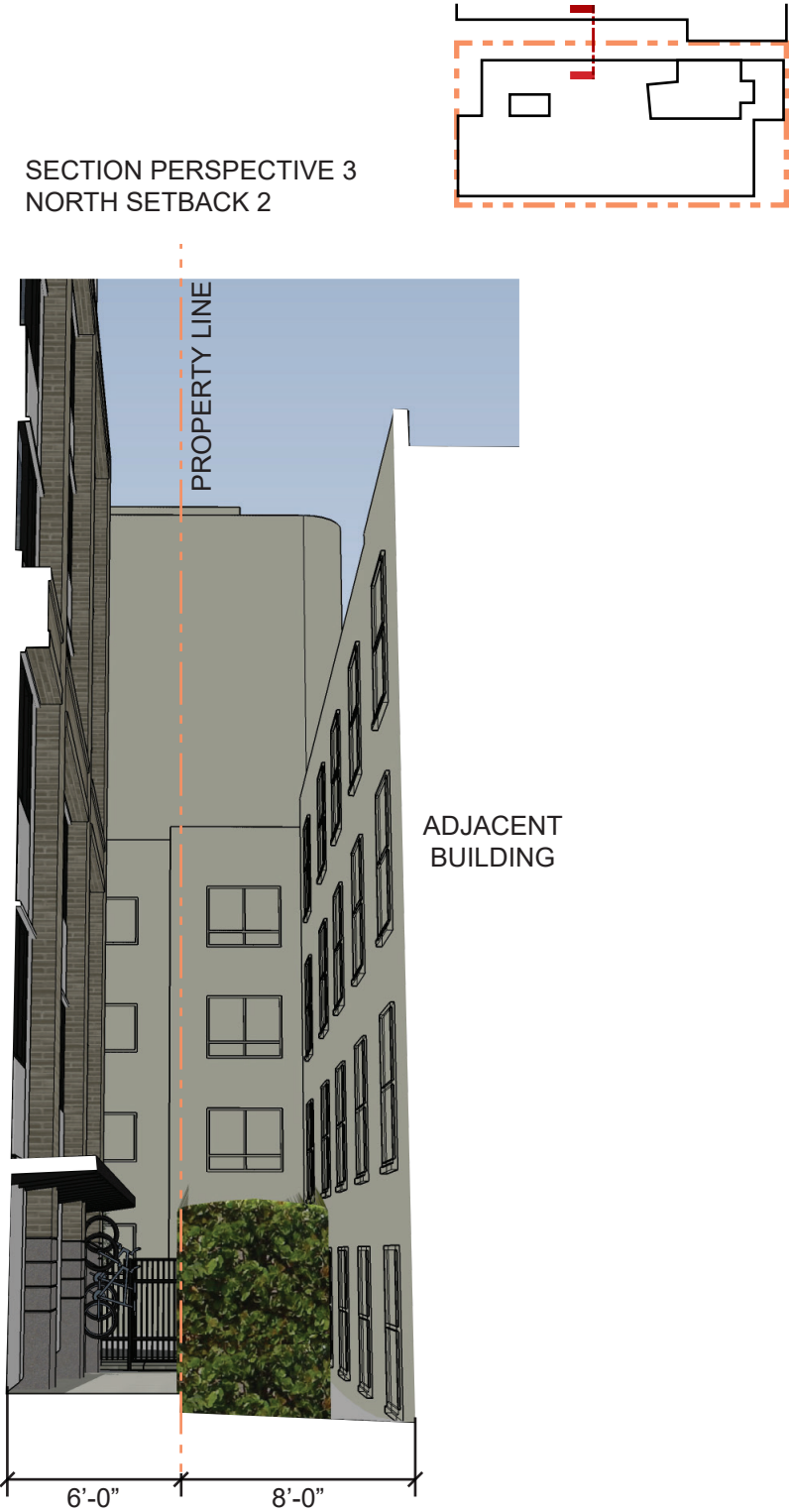
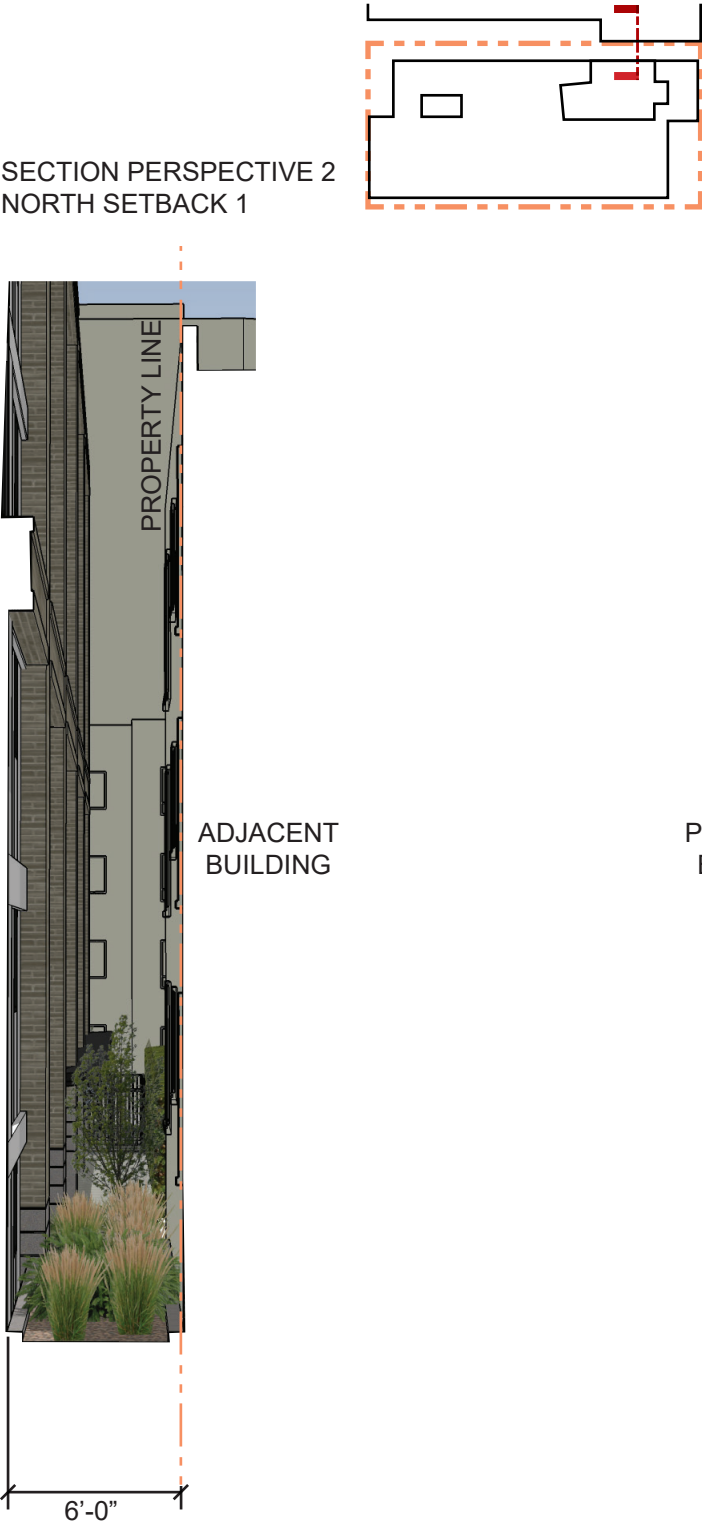
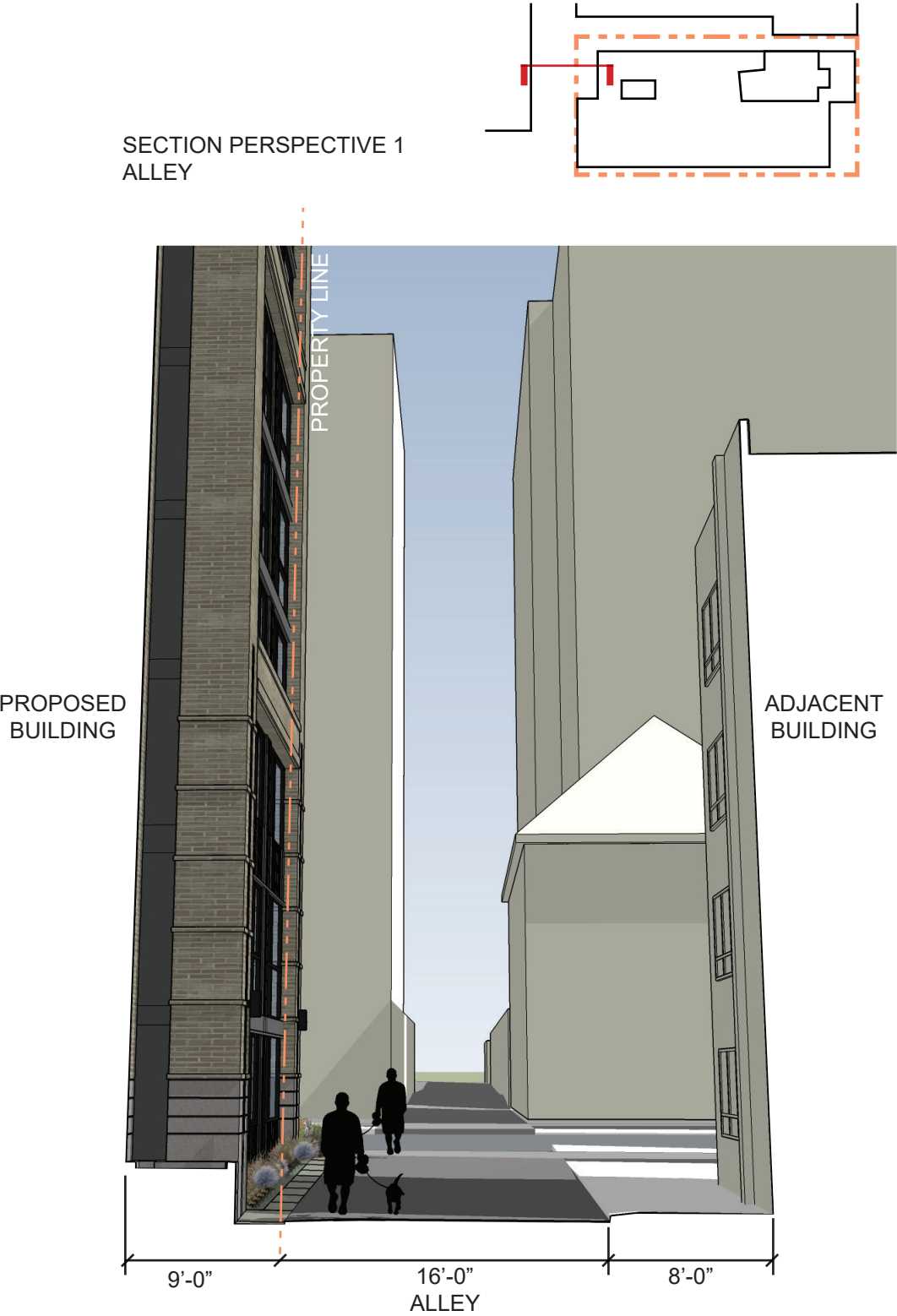


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RECOMMENDATION #2
09/26/2018 #3028322

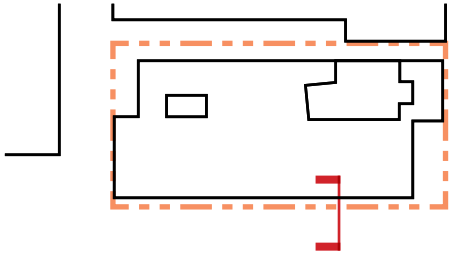
ADJACENCIES
PRIVACY STUDY

ADJACENCIES

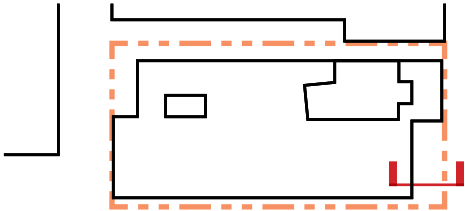


ADJACENCIES

SECTION PERSPECTIVE 4
SPRING STREET



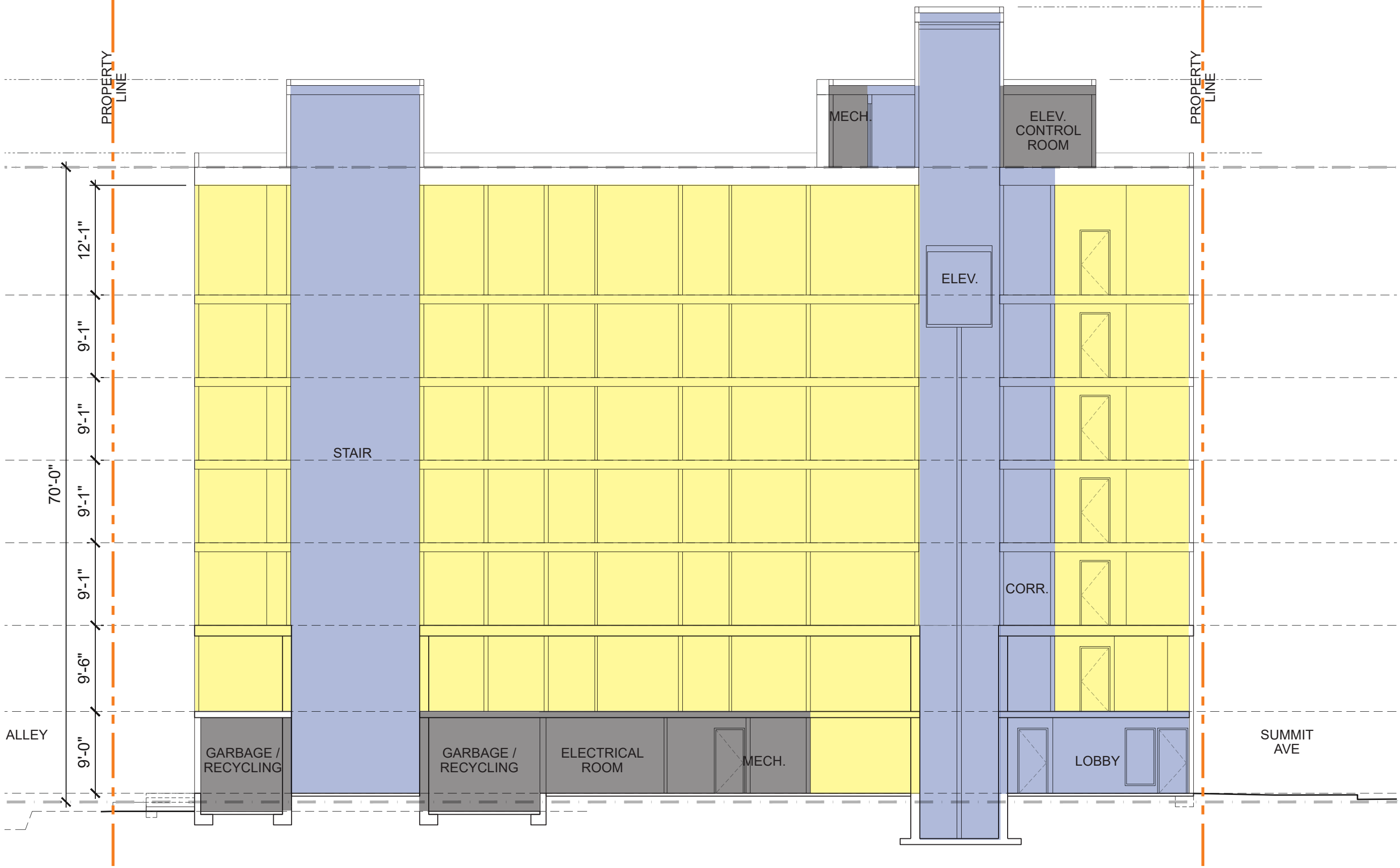
SECTION PERSPECTIVE 5
SUMMIT AVE



BUILDING SECTION

KEY

- RESIDENTIAL
- COMMON / CIRCULATION
- SERVICE

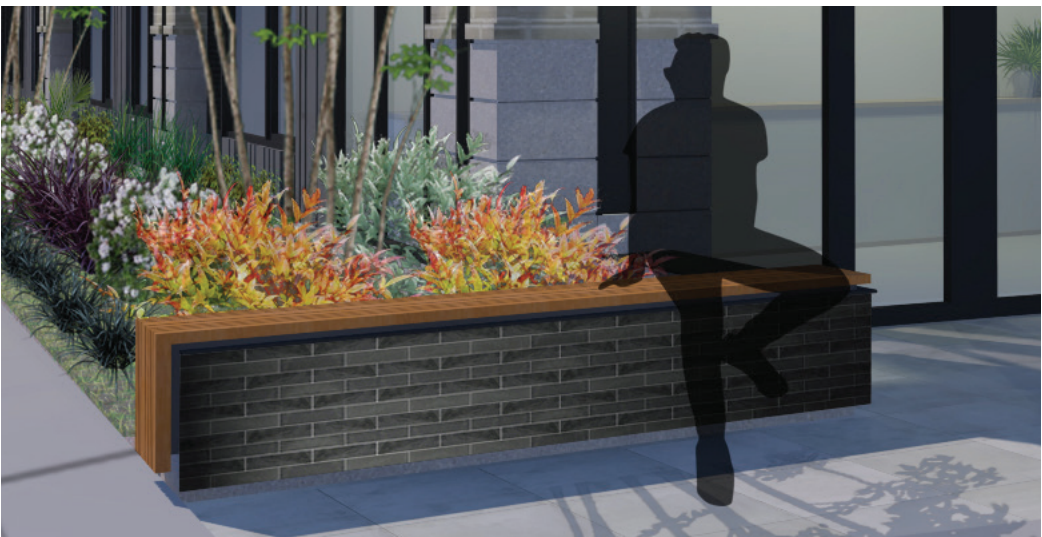
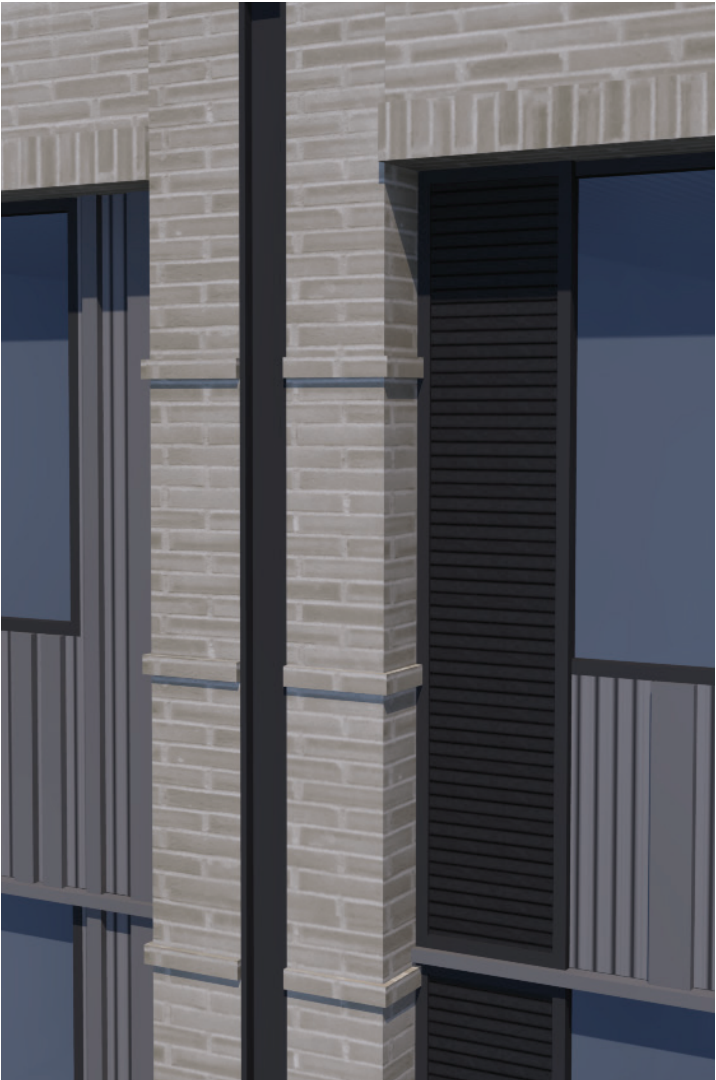
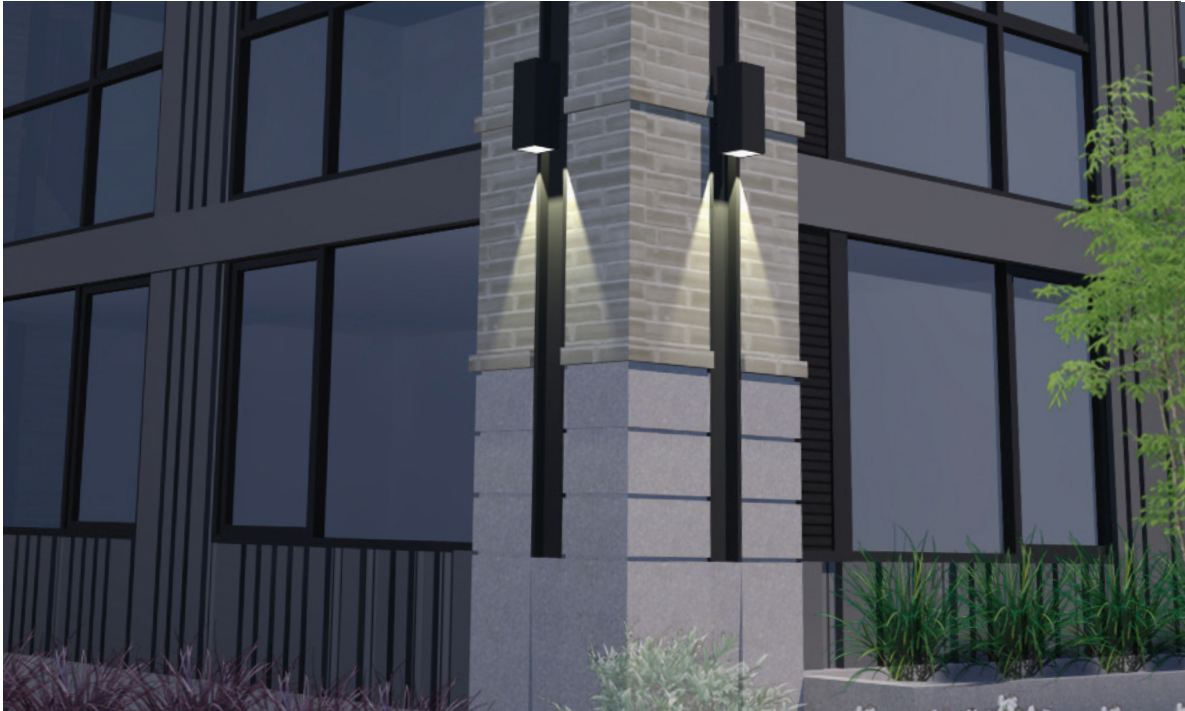


UNIT VENTING

ON THE STREET-FACING FACADES (SOUTH, EAST, AND WEST) THE UNIT VENTING HAS BEEN COLLECTED AND OCCURS THROUGH LOUVERS ADJACENT TO THE WINDOW UNITS. THIS VISUALLY INCORPORATES THE VENTING EXHAUST INTO THE OVERALL FACADE COMPOSITION & DESIGN OF THE BUILDING, REINFORCING THE BOARD'S REQUEST FOR HIGH-QUALITY, DETAILED FACADES, ESPECIALLY AT STREETS.

COLUMN PILASTERS

ALONG THE SOUTH BAR, THE BRICK PILASTERS INCLUDE DETAILING, INCLUDING INSET STEEL W/ LIGHTING, BRICK MODULATION, AND RELIEF AT THE CAST-IN-PLACE CONCRETE PILASTERS BASES. THESE DETAILS ADD VISUAL INTEREST AND ADDITIONAL HUMAN-SCALE TEXTURE AT THE STREET LEVEL.



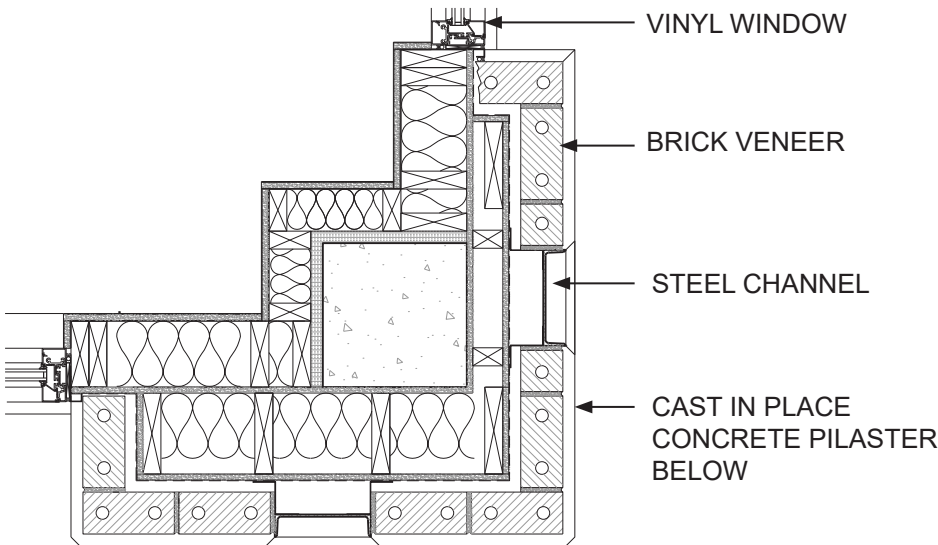
ENTRY PLAZA SEATING | OPTION 1, SLATE TILE



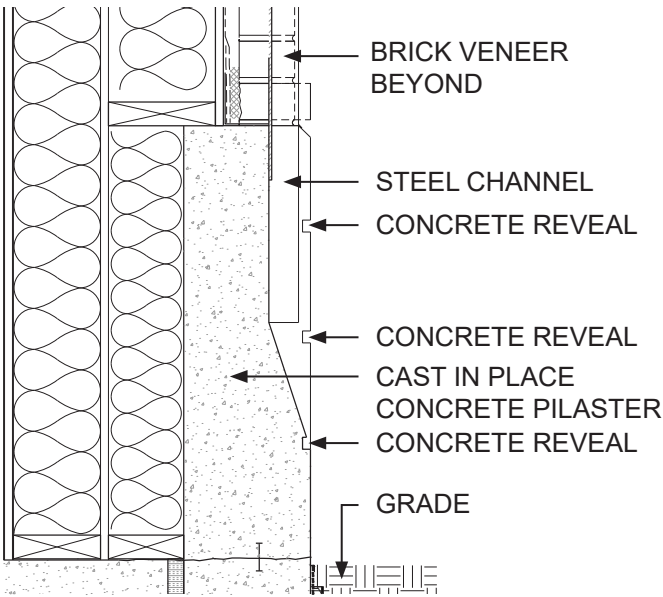
ENTRY PLAZA SEATING | OPTION 2, SCORED CONCRETE



ENTRY PLAZA SEATING | OPTION 3, ALTERNATE TILE



COLUMN DETAIL - PLAN



COLUMN DETAIL - SECTION

ENTRY PLAZA
WOOD SEATING BENCHES ADD WARMTH, HUMAN SCALE, AND FUNCTIONALITY TO THE CORNER ENTRY PLAZA. VARIOUS TREATMENTS OF THE SEAT / PLANTING WALLS HAVE BEEN EXPLORED, INCLUDING TILE (OPTIONS 1 & 3) OR ADDITIONAL SCORING DETAILS IN THE CONCRETE (OPTION 2).

LANDSCAPE



DWARF RED OSIER



MAJESTIC LILY TURF



BOXLEAF HEBE



BERRY SMOOTHIE CORAL BELLS



MARDI GRAS RHODODENDRON



MARDI GRAS RHODODENDRON IN BLOOM



COMMON RUSH



ORANGE SEDGE



FIREPOWER HEAVENLY BAMBOO



ELIJAH BLUE FESCUE



CAVATINE LILLY OF THE VALLEY



CAVATINE LILLY OF THE VALLEY IN BLOOM



WESTERN SWORD FERN



JACK SPRATT NEW ZEALAND FLAX



HEAVENLY BAMBOO



CREEPING BRAMBLE

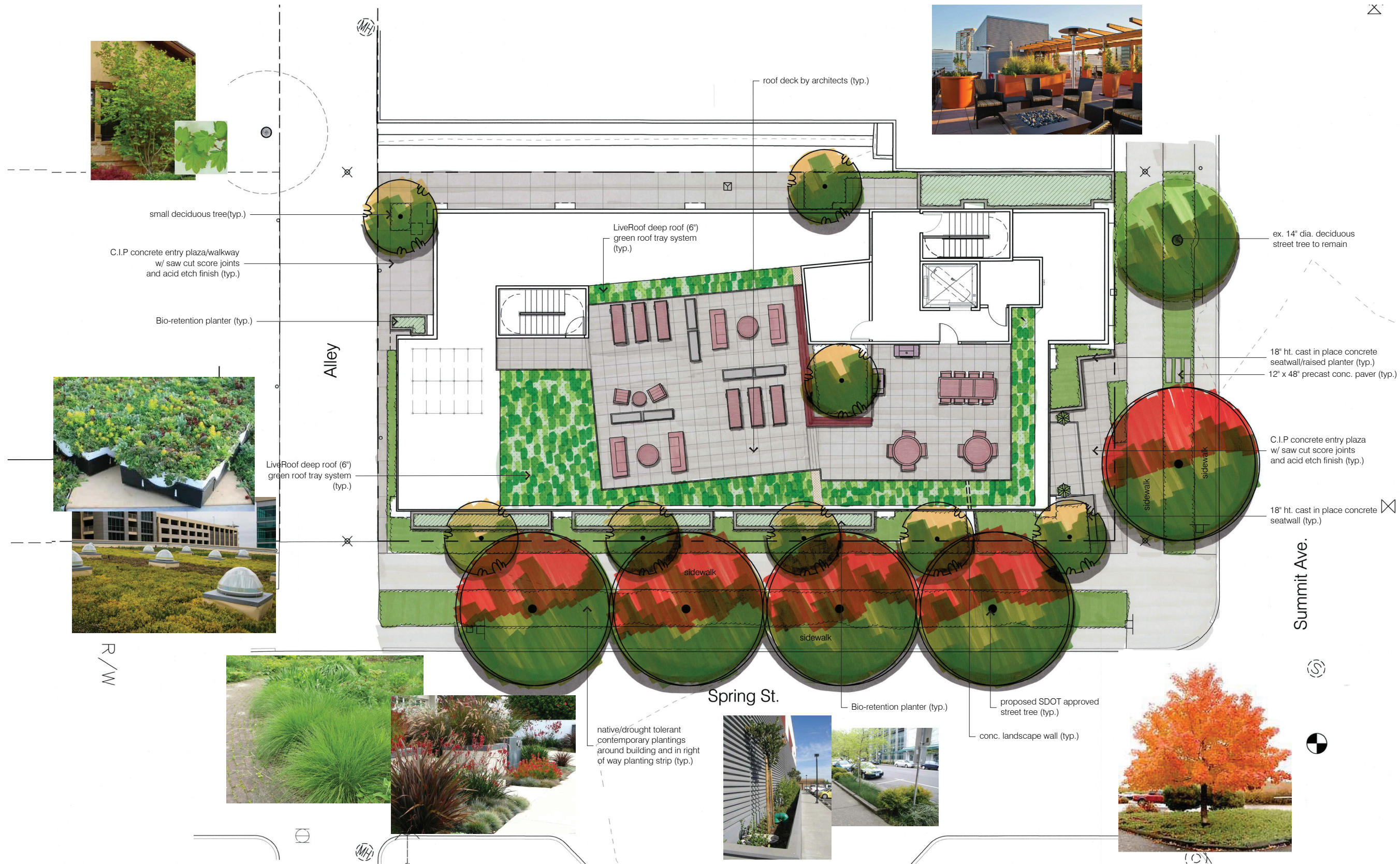


TUFTED HAIR GRASS



TUFTED HAIR GRASS IN BLOOM

LANDSCAPE



LANDSCAPE MAINTENANCE PLAN

- for the -

1103 Summit Avenue Project

1103 Summit Avenue

Seattle, WA 98104

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A. LANDSCAPE MANAGEMENT APPROACH

In addition to meeting the Seattle Green Factor criteria, the landscape plan for this mixed-use (restaurant/retail/residential) development is designed to:

- Provide an enjoyable outdoor environment for patrons and an aesthetic amenity for residents and passers-by. Lush at-grade plantings, raised planters, and a green roof terrace compliment the building with a variety of attractive public and private outdoor areas.
- Ensure public safety for residents, commercial tenants, and customers. Sight lines are maintained on all sides of the site, with low (2 to 3 foot) shrubs and open, limbed-up trees.
- Protect the health of residents, workers, and customers, as well as the environment, by minimizing use of pesticides (herbicides, insecticides, fungicides, and rodenticides). Plant selection emphasizes native plants and hardy ornamental cultivars to prevent pests and the use of harmful chemicals, especially where they may contact people or wash off in surface water. Pest, weed, and disease problems that arise are managed through “Integrated Pest Management” (IPM) methods described below.

B. LANDSCAPE MANAGEMENT SCHEDULE

See Sections C through F for definitions and specific practices required by this landscape management plan.

January:

- Prune any tree branches that interfere with public safety or sight lines. Prune all street trees yearly to encourage strong upward growth. Do not top trees.
- Mulch mow all turf areas once per month. (Use mulching mower that chops clippings finely and blows mulch down into turf to decompose and feed soil.)

February:

- If specified in contract, apply granular fertilizer around trees or shrubs in late February. Make application prior to a moderate rainfall so the rain will wash the fertilizer in. Do not fertilize swale plantings. (See “Fertilization” section for recommended products.)
- Mulch mow all turf areas once per month.
- Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.

March:

- Mulch mow all turf areas twice per month.
- Flush out irrigation systems as needed, run and check for proper operation of each valve zone. Test sensors (rain, soil, or weather sensors).
- Remove and clean WYE filter screens.
- Clean or replace plugged sprinkler nozzles. Replace plugged drip emitters.
- Replace irrigation controller program back-up batteries.

April:

- Mulch mow all turf areas weekly.
- Fertilize all landscape areas except for swale. The fertilization of shrubs/groundcover areas may be eliminated when the plants reach maturity or completely fill the planters, without space between them. Written authorization from the owner's representative is required before the fertilization may be eliminated from the required work.

- Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.

May:

- Mulch mow all turf areas weekly.
- Submit receipts to owner's authorized representative as proof of fertilizer purchase.
- Turn on irrigation system, run and visually inspect for proper zone coverage. Set ET-based, weather or soil sensor-based, or seasonal programs to adjust irrigation up in July-August, and down for May-June and September.

June:

- Mulch mow all turf areas weekly.
- Prune spring & winter-flowering shrubs as needed to maintain proper shape (natural, touching, not hedged or topiary except where specified by owner).
- Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.
- Prune perennial bulbs back to ground level as soon as leaf blades yellow and wilt (June-Oct. depending on bulb type).

July:

- Mulch mow all turf areas weekly.
- Prune vines as needed to keep out of window recesses or if vines are extending above the first story (12 feet above street level).
- Water green roof as needed for the first two years after installation (until plants are fully established).

August:

- Mulch mow all turf areas weekly.
- Add new mulch to planters where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch not required where shrubs or groundcover completely hide the soil surface from view.
- Water green roof as needed for the first two years after installation (until plants are fully established).

September:

- Mulch mow all turf areas weekly.
- Prune vines as needed to keep out of window recesses or if vines are extending above the first story (12').
- Fertilize all landscape areas except for swale in September or early October. The fertilization of shrubs/groundcover areas may be eliminated when the plants reach maturity or completely fill the planters, without space between them. Written authorization from the owner's representative is required before the fertilization may be eliminated from the required work.
- Inventory all plant materials. Inventory shall include an exact count of all shrubs and trees, itemized by planter. Replace any dead or missing plants subject to the terms of these specifications.
- Prune perennial bulbs back to ground level as soon as leaf blades yellow and wilt (from June through October, depending on bulb type). Maintain 2 inches of mulch on ground surface over bulbs to insulate from cold and prevent winter weed growth.

October:

- Mulch mow all turf areas twice per month.
- Have backflow preventer (on irrigation water supply) tested annually by approved plumbing technician.
- Turn off and prepare irrigation system for winter. Make sure backflow preventer is well-insulated or drained prior to first freeze. Blow out pipes using compressed air in areas where freezing could result in breakage. Drain drip irrigation lines as recommended by manufacturer. Any winter damage to irrigation system due to insufficient winterization shall be the responsibility of the contractor to repair.
- Add new mulch to planters and swale where the mulch depth has been reduced to less than 2 inches (5 cm) thick. Mulch additions are not required where shrubs or groundcover completely hide the soil surface from view.

November:

- Mulch mow all turf areas twice per month.

December:

- Mulch mow all turf areas once per month.
- Prune any tree branches that interfere with public safety. Prune all parking lot and street trees yearly as needed to remove dead and crossing branches and to encourage spreading and upward growth that fits the available space. Do not top trees.
- Prune summer and fall-blooming shrubs as needed to maintain proper shape.

C. LANDSCAPE MANAGEMENT AREAS

C.1. Grounds maintenance – all outdoor areas

Clean-up:

- Remove biodegradable landscape debris to a yard waste recycling facility, including turf clippings (limited to only those times when mulch mowing is not possible), leaves, branches, annuals, dead plant material, potting soil, etc.. Acceptable facilities include composting facilities, topsoil producing facilities or other facilities which utilize yard waste for landscape purposes. No biodegradable material should be disposed of in garbage to land fill sites.
- All trash and sticks are to be picked up from lawn strips and bed areas prior to mowing.
- A weekly general clean-up program will be performed. The clean-up program shall include a policing of all maintained areas for the removal of trash (paper, cans, bottles etc.) and landscape waste such as fallen sticks and limbs.
- All trash and landscape debris shall be removed and disposed of off site.
- Mulch is to be maintained clear of building foundations and paved areas, and off utility covers.
- Debris shall not be carried into patios, entryways or doorways.
- Debris deposited by typical weather occurrences will be cleaned up.
- Sweep patios and sidewalks at least weekly.

Fall leaf removal – September through January

- On a weekly basis remove leaves from lawn areas to prevent heavy build-up and damage to turf by smothering. A single layer of leaves may be mulch-mowed into the turf. Thicker accumulations should be removed.

- Leaves may be raked or shredded by mower and blown into shrub beds for mulch as directed by Owner’s Agent, or accumulated leaves will be raked and/or blown from lawn, plants, high maintenance bed areas and collected and removed from property and disposed of off site.
- Sweep leaves from patio at least weekly, to avoid clogging paver pores.

C.2. Pruning – Trees, Shrubs, and Groundcovers

Trees

- Trees shall be maintained in a healthy, vigorous growing condition, free from disease and large concentrations of pests.
- Prune trees only to remove dead, diseased, broken, dangerous, or crossing branches, and as required below.
- Prune in accordance with generally accepted standards for proper pruning. Use of a certified arborist, particularly with significant trees, is recommended.
- Discard all tree trimmings off-site using a legal method.
- Any tree found to be dead or missing shall be replaced with plant material of identical species at the landscape maintenance contractor's expense, unless the loss was due to excluded damage. Replacement trees shall be approved for size and appearance by the owner's authorized representative prior to planting.
- Remove tree stakes from trees after two growing seasons. Check tree ties to adjust and loosen as needed after the first growing season. Remove stakes from site and dispose of by a legal method. Recycle used stakes if possible.
- Once a year, prune all trees to encourage a high-branching structure. Remove all non-structural branches between the ground and a point half the tree's total height (for tall trees don't remove branches higher than 20' [6 m] above the ground). Exception to the above: trees planted for screening purposes, such as those at rear perimeters of many sites shall not be pruned except as needed to remove dead, diseased, broken, dangerous, or crossing branches.
- All sucker growth from trunk and base of trees shall be removed monthly or as required up to twelve feet (12') from the ground to maintain a clean appearance.
- The cutting blades on pruning shears, clippers, blades, saws, etc. shall be sterilized after pruning each tree to minimize the possibility of spreading disease. When pruning trees known or suspected to be diseased, cutting blades shall be sterilized (with 10% bleach solution or other approved) after each cut.
- A vertical clearance of 114 inches is required above all parking spaces. A vertical clearance of 80 inches is required above all walkways. Trim trees to remove all limbs within these areas.

Shrubs

- Shrubs shall be kept in a healthy, vigorous condition, free from disease and large concentrations of pests.
- Shrubs shall be pruned monthly only as needed to remove branches that are dead, broken, extending beyond the face of curbs or sidewalks, or are climbing building walls (not applicable to specified vines). Formal hedges and topiary shall be regularly pruned to maintain a uniform height and width. Except as noted previously, allow the shrubs to grow in their natural form to their mature sizes.

- Shrubs uniformly planted around the perimeter of tree pits shall be pruned so as to encourage a continuous planting where individual plants are not identifiable. Prune to encourage a dense, continuous planting, with natural shape and branches reaching fully to the ground.
- All other shrubs shall be pruned only as required for safety, visibility, and plant health, and allowed to develop into the natural shapes expected of the plant variety. Do not shear shrubs into topiary (shapes) unless specifically instructed.
- Allow shrubs two (2) months to rejuvenate following a hard frost prior to pruning or replacing.
- Any shrub found to be dead or missing shall be replaced with plant material of identical species at the landscape maintenance contractor's expense, unless the loss was due to excluded damage.
- When pruning shrubs known or suspected to be diseased, the cutting blades shall be sterilized after each cut.

Groundcovers

- Groundcover shall be maintained in a healthy, vigorous growing condition.
- Any groundcover found to be dead or missing shall be replaced with plant material of identical species at the landscape maintenance contractor's expense, unless the loss was due to excluded damage.
- Keep groundcover trimmed to edge of sidewalks, curbs, and paved areas on a monthly basis. Do not create vertical edges when pruning groundcover. Cut the edges at an angle /--\ for a more natural appearance and healthier plants. Prune so groundcover just overlaps adjoining paving; an open mulch strip here allows weeds to take hold and trash to accumulate.
- If regular foot traffic through a planter is preventing the groundcover from reaching full coverage of the soil, contact the owner's authorized representative to discuss options for redirecting the foot traffic. Consider installing pavers, stepping stones, a concrete walk, a gravel path, and/or barriers to redirect pedestrians.

C.3. Fertilizer - Trees, Shrubs, and Groundcovers

- Do not fertilize plantings in the swale (rain garden).
- Fertilizers shall be either organically derived or slow-release synthetic products, to minimize water pollution and feed plants over a longer period of time.
- Granular slow release or organic fertilizer shall be 5-5-5 formulation or similar, applied per label rate for plant type. Water immediately after applying to move the fertilizer into the soil and wash the fertilizer off of plant surfaces.
- When applying granular fertilizers to drip-irrigated areas, the fertilizer must be washed in by hand or rainfall before turning on the drip system. Running the drip system immediately after application will push the fertilizer away from the emitters, resulting in a high concentration of fertilizer at the edge of the wetted zone. This highly-concentrated fertilizer can kill or damage plants. It is recommended that granular fertilizers be applied to drip-irrigated areas only in early spring, just prior to a moderate rainfall.

C.4. Mulch layer - Trees, Shrubs, Vines and Groundcovers

Maintaining a deep layer of mulch greatly reduces the labor and materials needed to control weeds, reduces water use, and helps the plants stay healthy.

- Add additional mulch regularly to maintain a layer no less than 2 inches (5 cm) deep at all times in shrub planters, tree wells, and beds where plants have not yet closed in over soil surface. Decomposition of organic mulch is considered normal wear and tear, and replacement of decomposed mulch is required seasonally. Mulch is not required in areas where plant foliage completely covers the soil surface, such that the soil is not visible through the foliage. Any mulch found outside planter areas shall be returned to the planter on a weekly basis.
- Mulch shall be uniform in color and appearance, and free of sticks or trash. Mulch may be compost, shredded fall leaves (with Owner's permission), or chipped or shredded wood, such as arborist chips, hog fuel, or play chips. Bark is less preferable, because it does not feed the soil as readily, may seal the surface preventing water entry, and may inhibit some plants' growth. When replacing existing mulch, use a mulch product that is similar in appearance to that already at the site.

C.5. Turf care

C.5.1. Mowing - Turf

- Mowing schedule: Mow weekly during active growth periods (April-October) and at least once a month during winter. Keep mower blades sharp.
- Clippings should always be left on lawn areas ("mulch-mowing" or "grasscycling"), except if this will create a large surface buildup, for instance if saturated soft soils have prevented mowing for several weeks in spring and the grass is very tall. Grasscycling returns about 2 lb. nitrogen per 1000 sq. ft. per year, and improves resistance to drought damage and weed invasion.
- Modern "mulching" mowers are preferred because they chop clippings finely and blow the resulting mulch down to ground level, leaving a clean surface which is preferable, especially around building entrances where track-in can be a problem. Effective mulching requires about 20% more engine power, and it may be necessary to slow down in heavy areas or wet weather to get the best mulching results. For these reasons, equipment that converts easily from mulching to sidethrow (leaving clippings on surface) is the most adaptable to varying conditions and mowing schedules.
- Mowing height: 2 to 2.5 inches high.
- Mowing frequency: to cause the least stress on the grass plant, mow often enough to remove only one-third of the blade length (e.g., when the grass is 3" high mow it down to 2"). Also, mow un-irrigated summer-dormant turf regularly enough to remove weed seed heads before they mature. Start mowing in late winter as soon as grass begins to grow. On most lawn areas these rules will result in mowing every 5-7 days through the height of the spring growth spurt, tapering to weekly on irrigated summer lawn or 10 days to 2 weeks on dormant lawn, weekly through the fall growth spurt, and once a month during winter. Avoiding overfertilization and soluble "quick release" fertilizers is key to reducing mowing frequency.

C.5.2. Fertilization - Turf

- Natural organic fertilizers or "bridge" (organic plus slow-release synthetic) fertilizers shall be used. Soluble fertilizers, though less expensive, wash off site, volatilize, require more frequent application, and are toxic to beneficial soil life, so tend to be more expensive over time.
- Mid to late fall applications are the key to building carbohydrate reserves in the grass root system over the winter. Early spring applications should be avoided because they promote rapid top growth (requiring more mowing) and can exhaust stored nutrient reserves. If spring applications are desired, they should be in late spring.

C.5.3. Aeration and De-thatching - Turf

- While aeration is most important on high-use areas (such as playfields and building entrance areas) any lawn area should be considered for annual or more frequent aeration if it shows signs of thin turf, weed invasion, poor irrigation penetration, or soil compaction.
- Thatch buildup (beyond the 1/2 inch that is healthy) is usually a sign of overfertilization, over use of broadcast pesticides, over-watering, soil compaction, or other causes of diminished soil biota to break down thatch. Excess thatch prevents water penetration and promotes shallow rooting. Good maintenance practices will generally prevent thatch buildup, but where present it should be reduced by regular aeration or a vertical mowing (de-thatching), followed by adjusting cultural practices to prevent recurrence.

C.5.4. Overseeding - Turf

- In addition to aeration, spring or fall lawn renovations should include overseeding of thin or weed infested areas, or entire areas subject to heavy wear. This is a key weed control practice.
- Select certified seed appropriate for the site (perennial rye for sport lawn, rye and fescue blends for general lawn: contact the Cooperative Extension Service for site-adapted varieties, or buy from a reputable local supplier).
- Generally overseeding is practiced after aeration and before topdressing. A sliceseeding machine allows seed to be placed in the ground at the end of the dry season to await fall rains, and greatly improves seed germination and survival.

C.5.5. Topdressing - Turf

- After aeration and overseeding, high-use or worn lawn areas should be topdressed in spring or fall for greatest improvement.
- General lawn should be topdressed with pure compost or a compost-sand mixture, 1/4 to 1/2 inch thick, to improve both drainage and soil fertility. Use a weed-free mature compost from a reputable supplier, screened to 3/8 inch minus particle size. Dragging or raking after application can help get compost down into the aeration holes and break up aeration cores and compost clumps.
- Take soil plugs annually to verify that the compost is being incorporated into the soil profile below the aeration depth by earthworms and other soil biota, rather than accumulating on the surface where it could limit water infiltration. (This is a possible problem in cases of low soil biota due to overuse of fertilizers or pesticides, poor drainage, or conditions of acidic or compacted soils. Correct these problems to improve compost incorporation.)

D. INTEGRATED PEST (WEED, INSECT, AND DISEASE) MANAGEMENT

Definition: “Integrated Pest Management, or IPM, is an approach to pest control [weeds, insects, and diseases] that uses regular monitoring to determine if and when treatments are needed, and employs physical, mechanical, cultural, and biological tactics to keep pest numbers low enough to prevent intolerable damage or annoyance. Least-toxic chemical controls are used as a last resort.”

Daar, Olkowski & Olkowski: IPM Training Manual for Landscape Gardeners, 1992

D.1. Weed Control for Trees, Shrubs, Vines, and Groundcovers

- Weeds in planted areas, sidewalks, curbs, gutters, or pavement shall be removed or killed weekly as the weeds emerge. Weeds shall be removed (not just killed) if they are larger than 2 inches (5 cm) in height or diameter. Dispose of weeds offsite. The cost of all weed control work shall be included in the contract price for landscape maintenance. Regular maintenance of the mulch layer will help minimize weeds in shrub and groundcover areas.
- Contractor is strongly encouraged to use Integrated Pest Management techniques for controlling weeds. Techniques include mulching, pulling, allowing plantings to grow densely and shade ground, heat and hot water controls. If herbicides must be used, choose the least toxic available and spot apply on weeds. Pre-emergent herbicides are not allowed – maintaining a thick mulch layer combined with mechanical weeding is as effective.

D.2. Weed, Insect, and Disease Control for Turf

- Weed invasion can be effectively prevented or reversed by growing dense lawn, through the above recommended practices. Tolerate some broad-leaved plants in lawn areas. Identify problem (invasive) weeds and target only those species.
- Control weeds in turf by removal where practical (long-handled weed-pullers do this quickly), and remove them regularly before they go to seed. If weeds have over-run an area, spot-application of the least-toxic herbicide is permitted.
- No broadcast herbicide or “weed-and-feed” products may be applied.
- Moderately fertilized turf on well drained organic-rich soils rarely has serious disease problems. Correcting poor soil conditions or cultural practices (like overwatering or overfertilization) will prevent diseases.
- Insects are rarely a problem on lawn in Seattle—the European crane fly is the only one in this area. IPM techniques of monitoring, setting tolerance levels, and leasttoxic control can be applied effectively. Proper fertilization and overseeding will reduce crane fly damage.

D.3. General IPM Steps and Methods

IPM Steps Include:

- 1) Prevention first: plant vigorous, pest-resistant, site-adapted varieties. Plan cultural practices to minimize pests (watering, mulching, pruning, etc.).
- 2) Identify/know the pest (weed, etc.) life cycle.
- 3) Set action thresholds – tolerate some damage.
- 4) Monitor regularly (keep records of monitoring).

- 5) When pests exceed threshold, use control method with the least non-target impact. (Try cultural, physical, or biological methods first. As a last resort, use spot applications of least toxic chemical.) Only treat when the pest is most vulnerable and its natural enemies are in their least susceptible life stage.
- 6) Keep records of control methods and results, evaluate, and adapt cultural practices.
- 7) Replace problem plants/designs with more pest, disease, and weed-resistant varieties.

Weed Control Methods – General Guidelines:

- Crowd out weeds with dense healthy plantings, ground covers and shade canopies.
- Accept a few weeds – target the problem ones.
- Mulch beds in fall, winter, or early spring.
- Control weeds before they go to seed.
- Hoe, pull, mow, or till (mulch makes hoeing easier).
- Use flame or radiant heat weeders over pavement, cracks, fence lines, and building edges, or over mulch on rainy days (use fire precautions as per equipment labeling).
- Use barriers: newspaper or cardboard covered with mulch, root barriers for spreading plants. Landscape fabric can create problems as weeds grow through it – paper or cardboard is better.
- Don’t over-fertilize – it promotes weeds and pests.
- Spot apply the least-toxic chemical (e.g. soap and vinegar-based weed killers, or cut-and-paint stems with systemic herbicides) to minimize non-weed impacts.
- If a pesticide must be used, post signs for at least 24 hours stating: area affected; date/time applied; specific pesticide used; re-entry cautions (from label); and phone number to call with questions. Always follow label for application and protection. Professional applicers (including users of “weed & feed,” or even lowrisk herbicides like vinegar) must be licensed by State law, see <http://agr.wa.gov/PestFert/Pesticides/>.

E. IRRIGATION

All Areas

- Monitor the moisture levels around all ornamental plants including, but not limited to trees, lawn, shrubs, perennials, groundcovers and annuals. Report problems (including brown spots or saturated areas) to on-site management during normal maintenance visits.
- Fix irrigation system leaks and broken or misdirected heads as needed on every site visit.
- Hand watering of any ornamental plants not under irrigation is not assumed.

Spring start-up

- Open the main valve(s), inspect and adjust all sprinkler heads, re-program and check battery backup in controller, and troubleshoot the entire system.
- Test sensors (rain, soil moisture, weather) and zone coverage while running.
- Set ET-based, seasonal, or weather–based manual or automatic programs. Post spring/summer/fall schedules (runtimes x days / zone) and train staff as needed to monitor through season.

Checks and repairs

- Once per month inspect entire irrigation system. Irrigation inspections shall include the following:
 - Activation of each zone to inspect for valve function, lateral breaks, damaged heads, coverage or anything else that would indicate any malfunction of the irrigation system.
 - Adjust irrigation heads for proper coverage.
 - Adjust automatic controller to establish frequency and length of watering periods for seasonal requirements and water restrictions.
 - Runoff of water from irrigation systems into or onto streets, sidewalks, stairs, or gutters is not permitted. Immediately shut down the irrigation system and make adjustments, repairs, or replacements as soon as possible to correct the source of the runoff.
- Do not over-water plantings. Use multiple-start times and short run times to prevent runoff. Drip systems should be left on for sufficient time to allow for saturation of the root zone. Shorter runs with drip irrigation do not provide sufficient water penetration for healthy root development. Avoid multiple-start times with drip systems if possible. Do not allow run-off from any irrigation.
- Rain sensors/weather sensor/soil moisture sensors: Install rain shut-off devices where possible. If no rain shut-off device, building manager shuts off irrigation at first sign of rain.
- Maintain the irrigation system, including cleaning of filter screens yearly or more often as needed, and flushing pipes.
- Drip irrigation systems need periodic flushing to remove sediment. Systems shall be flushed at least once a year. Open ends of drip lines and run for at least 15 minutes at full flow to flush. It may be necessary to install flush outlets in order to flush the drip system.

System repair

- Regardless of the cause of damage, take immediate action to prevent further damage by shutting off the damaged part of the irrigation system and commencing with hand watering as needed. The following items are considered to be minor repairs: damaged or clogged sprinkler nozzles, adjustment of sprinkler patterns or arcs, adjustment of sprinkler position (reorient; raise, lower, or straighten sprinkler head), replacement of clogged, broken, or missing barbed-style drip emitters, replacement or repositioning of drip distribution tubing smaller than ½ inch or 15 mm diameter. Any replacement of irrigation system components shall be made with materials of the same manufacturer and model as the original equipment.
- All repairs to the system shall be identical to the original installation, unless approved otherwise in advance by the owner's authorized representative. If a change to the installation will result in lower future maintenance costs, less frequent breakage, or an increase in public safety, request authorization to make the change from the owner's authorized representative.
- For safety, do not install sprinklers on risers above the ground level, even if the risers are flexible. Always use spring-operated, pop-up style, sprinkler heads. Sprinkler heads are available with pop-up heights up to 12 inches (30 cm) above ground level. If the

existing sprinklers are mounted on above-ground risers, the replacements shall be pop-up type sprinklers. No exceptions.

- Annually submit recommendations for changes to system that would improve water efficiency while meeting the plants’ needs.

Winterization

- Completely drain the sprinkler system (blowout) to prevent freeze damage to underground pipes and sprinkler heads. Close all valves and shut down the controller(s) for the winter.

F. SPECIAL LANDSCAPE AREAS

Street trees and R.O.W. plantings

- These areas have additional stress of vehicular, pedestrian (and dog) traffic, and in this plan are not included in the irrigation system. To avoid compaction and prolong tree life, it is necessary to keep underplantings full and healthy. If low shrubs or groundcovers are damaged, replace them immediately to prevent further damage.

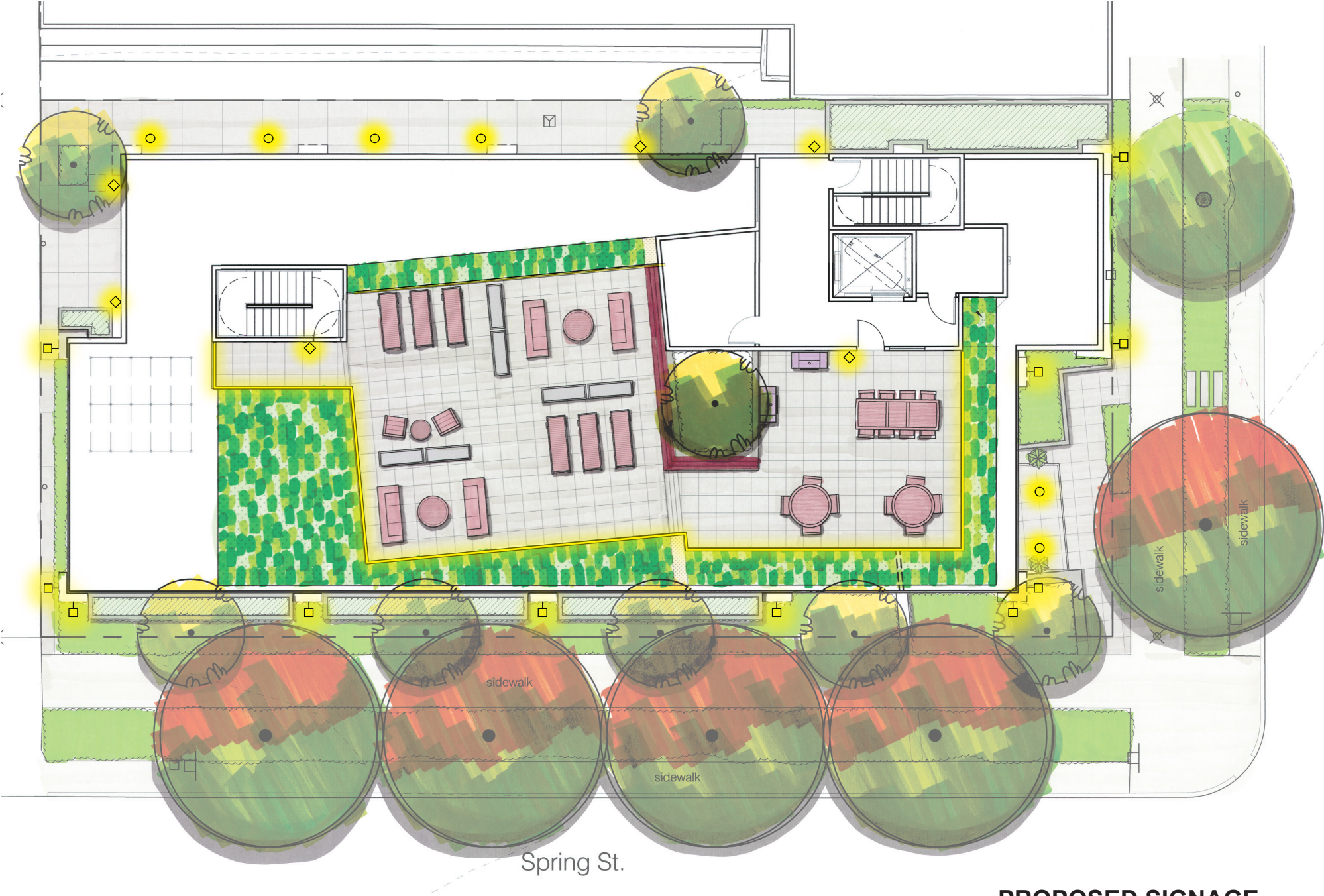
Green roof

- Weeds may be introduced by birds or wind-dispersed seeds. This area will require low but ongoing maintenance after it is established, and may need frequent weeding until desired vegetation covers the planted surface.
- Green roofs are exposed to extremes of wind, sun, and temperature. The green roof planting plan uses hardy, drought-resistant plants, but some initial irrigation will be required in this harsh microclimate. Manual watering about every two weeks will be necessary during the first two summers after installation.

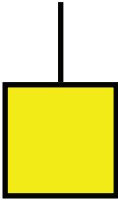
Bioretention areas

- Swales and rain gardens, designed to capture and hold roof runoff, will not maintain optimal drainage rates if soils become compacted. Minimize foot traffic in this area, although occasional walking for maintenance is fine.
- In addition to preventing weeds, regular applications of mulch will maximize the swale’s ability to capture and break down contaminants. In order to prevent runoff of excess nutrients, rain garden plantings should not be fertilized. Plant selection, a rich soil mix at time of installation, and regular mulching should provide sufficient nutrients to plantings in these areas.

LIGHTING & SIGNAGE



PROPOSED FIXTURES



LED SQUARE OUTDOOR LIGHTING
MANUFACTURER: PROGRESS LIGHTING
DIMENSIONS: 6.0" W X 18.0" H

LOCATION(S):
ALONG SPRING ST
SUMMIT ST AND
ALLEY



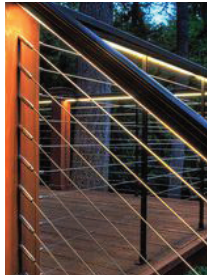
LED WALL SCONCE
MANUFACTURER: PROGRESS LIGHTING
DIMENSIONS: 6.125" W X 5.0" H

LOCATION(S):
PRIVATE AMENITY
SERVICE DOORS
ROOF PENTHOUSE



LED DOWN LIGHTING
MANUFACTURER: TBD
DIMENSIONS: TO FOLLOW RAILING

LOCATION(S):
INTEGRATED INTO
ROOF DECK RAILING



DOWNLIGHT | BLACK
MANUFACTURER: KICHLER LIGHTING
DIMENSIONS: 8.0" W X 7.3" H

LOCATION(S):
ENTRY CANOPY,
BICYCLE PARKING



PROPOSED SIGNAGE

The proposed signage is minimal and thoughtful, with a tasteful address / apartment name sign incorporated into the canopy above the residential entry.

Size:
Approximately 6" tall X 3'-6" long

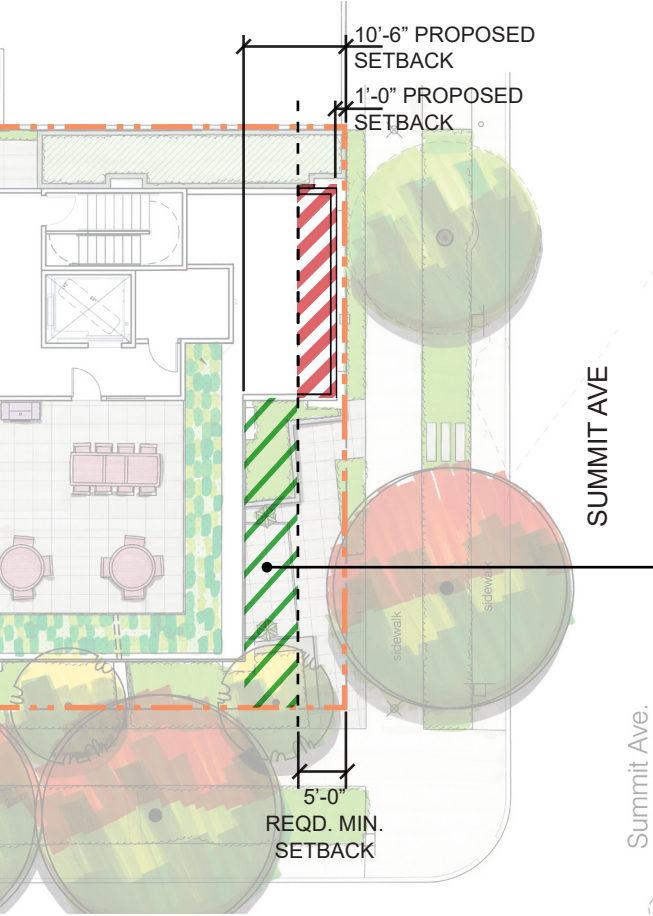
Finish:
Natural metal



REQUESTED DEPARTURES FRONT & REAR SETBACKS | SMC 23.45.518

REQUIREMENT	LOCATION	REQUEST	JUSTIFICATION	APPLICABLE DESIGN GUIDELINES
A FRONT (SUMMIT AVE) SETBACK 5 FEET MINIMUM, 7 FOOT AVERAGE	EAST PROPERTY LINE, ADJACENT TO SUMMIT AVE	4'-0" ENCROACHMENT INTO 5'-0" MINIMUM SETBACK FOR 22 FEET (44%) OF FAÇADE PROPOSED AVERAGE SETBACK OF 6'-3", 11% LESS THAN CODE COMPLIANT 7'-0" AVERAGE	THIS DEPARTURE WOULD PROVIDE AN OVERALL DESIGN THAT WOULD BETTER MEET THE INTENT OF DESIGN GUIDELINES CS1.D.1 ON SITE FEATURE, CS2.B.2 CONNECTION TO THE STREET, CS2.B-3 CHARACTER OF OPEN SPACE, CS2.C. 1 CORNER SITES, CS2.B.4 MASSING CHOICES, CS3.A.1 FITTING OLD AND NEW TOGETHER, PL3.A.2 COMMON ENTRIES, PL3.A.4 ENSEMBLE OF ELEMENTS, DC2.B.1 FAÇADE COMPOSITION, DC2.C.3 FIT WITH NEIGHBORING BUILDINGS, DC2.D.1&2 HUMAN SCALE AND TEXTURE, AND DC4.A.1 EXTERIOR FINISH MATERIALS BY CREATING AN ENTRY PLAZA / COURTYARD ADJACENT TO THE BUILDING'S ENTRY AND THE PROMINENT CORNER OF SUMMIT AVE & SPRING STREET. THE COURTYARD IS CREATED BY DIVIDING THE STRUCTURE INTO TWO "SHIFTING BARS". THE NORTHERN MASS PROJECTS EAST, TO BETTER RELATE TO THE ZERO LOT LINE SETBACK OF THE NORTHERN ADJACENT BUILDING ALONG SUMMIT AVE, WHILE THE SOUTH MASS SLIPS BACK TO CREATE A VIBRANT ENTRY COURTYARD AND PLAZA. LANDSCAPING, SEATING, AND OVERHEAD WEATHER PROTECTION FURTHER ENHANCE THE FUNCTION AND ENLIVENING THE SPACE.	<ul style="list-style-type: none">CS1.D.1 ON-SITE FEATURECS2.B.2 – CONNECTION TO THE STREETCS2.B.3 – CHARACTER OF OPEN SPACECS2.C.1 – CORNER SITESCS2.B.4 – MASSING CHOICESCS3.A.1 – FITTING OLD AND NEW TOGETHERPL3.A.2 – COMMON ENTRIESPL3.A.4 – ENSEMBLE OF ELEMENTSDC2.B.1 – FAÇADE COMPOSITIONDC2.C.1 VISUAL DEPTH AND INTERESTDC2.C.3 FIT WITH NEIGHBORING BUILDINGSDC2.D.1&2 HUMAN SCALE AND TEXTUREDC4.-A.1 EXTERIOR FINISH MATERIALS

B REAR (WEST) SETBACK 10 FEET MINIMUM (WITH ALLEY)	WEST PROPERTY LINE, ADJACENT TO ALLEY	7'-0" FOOT ENCROACHMENT INTO 10'-0" REQUIRED SETBACK FOR 28'-6" (58%) OF FAÇADE, 1'-0" FOOT ENCROACHMENT FOR 20'-6" (42%) OF FAÇADE AVERAGE SETBACK OF 5'-5" (46% REDUCTION FROM REQUIRED)	THIS DEPARTURE WOULD PROVIDE AN OVERALL DESIGN THAT WOULD BETTER MEET THE INTENT OF DESIGN GUIDELINES CS2.B.3 CHARACTER OF OPEN SPACE, CS3.A.1 FITTING OLD AND NEW TOGETHER, PL3.B.1 SECURITY, AND PRIVACY, AND DC2.B.1 FAÇADE COMPOSITION BY CREATING OPEN SPACE ADJACENT TO THE ALLEY, PROVIDING ACCESS TO SERVICE FUNCTIONS AS WELL AS AN ADDITIONAL OPPORTUNITY FOR LANDSCAPING AND GREEN SPACE. THE "SHIFTING BARS" PARTI EXPRESSED ALONG SUMMIT AVE IS REFLECTED ON THE WEST FAÇADE, WITH THE SOUTHERN MASS VISUALLY BLOCKING THE SERVICE ACCESS FROM THE PEDESTRIAN SIDEWALK ALONG SPRING STREET AND ALLOWING THE	<ul style="list-style-type: none">CS2.B.3 – CHARACTER OF OPEN SPACECS3-A-1 – FITTING OLD AND NEW TOGETHERPL3-B-1 – SECURITY AND PRIVACYDC2.B1 – FAÇADE COMPOSITION
			RIGOROUS SOUTH FAÇADE COMPOSITION TO GRACEFULLY TURN THE CORNER AND INTEGRATE WITH THE WEST FAÇADE.	



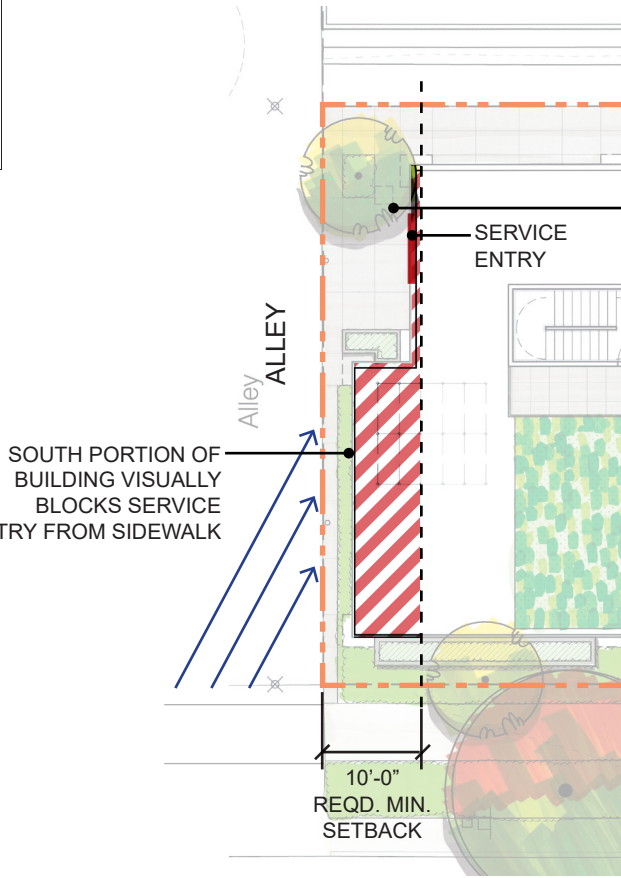
FRONT (SUMMIT AVE) SETBACK

The proposed Summit Ave street frontage is broken into two masses, a design parti that is reflected throughout the building mass (*DC2.B.1 - Facade composition*) The northern mass steps into the setback to relate to the zero setback condition of the adjacent apartment building to the north (*DC2.C.3 - Fit with neighboring buildings*). The south bar shifts inward to create an entry courtyard, providing relief and additional landscaping at the corner (*CS2.B.2 - Connection to the street, CS2.B.3 - Character of Open Space, CS2.C1 - Corner sites, PL3.A.2 - Common entries*)



ENTRY COURTYARD

Includes landscaping, overhead weather protection, and pedestrian amenities (such as seating)



AREA OF ENCROACHMENT INTO REQUIRED SETBACK



REAR (ALLEY) SETBACK

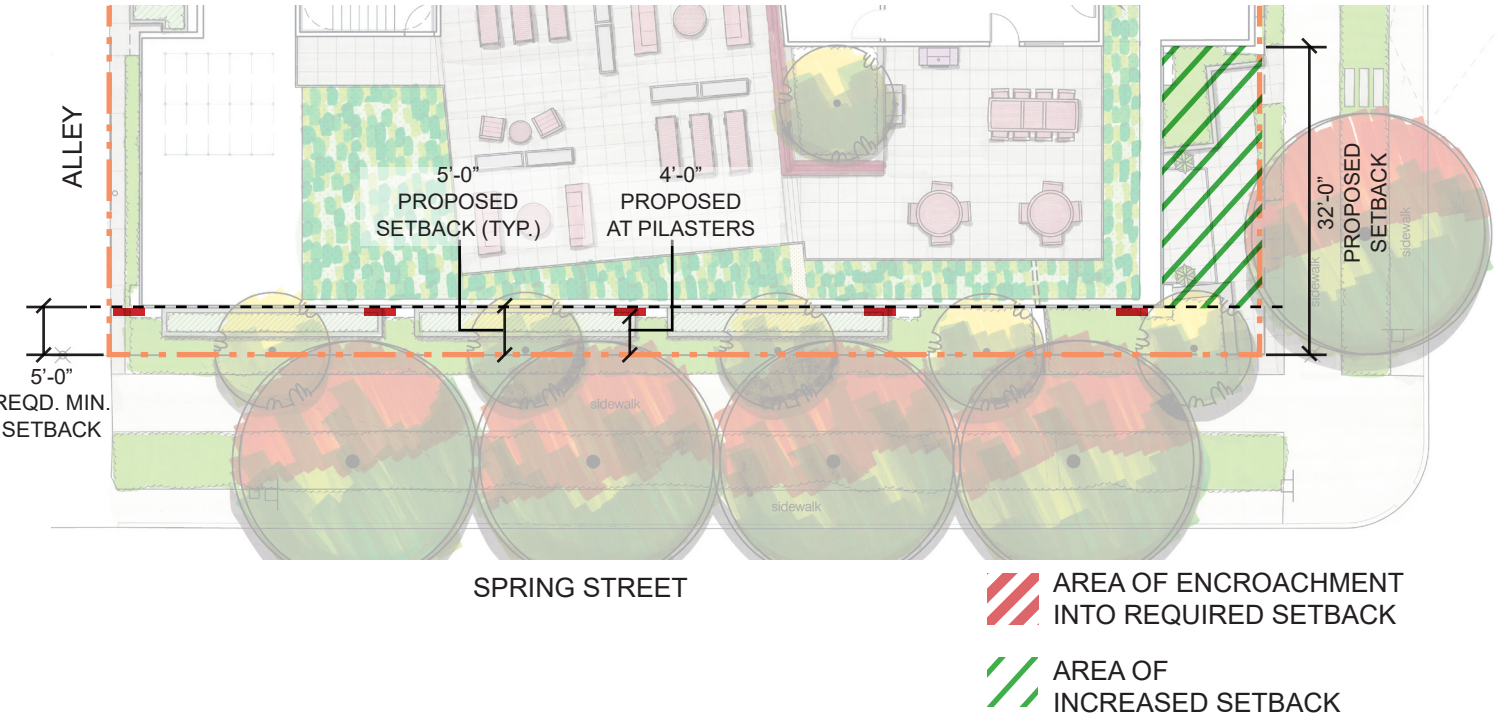
The “shifting bars” parti that is formed by the Summit Ave courtyard is reflected on the alley facade (*DC2.B.1 - Facade composition*), with the southern portion of the building pulled out, creating an alley edge similar to the apartment building to the north (*CS3.A.1 - Fitting old and new together*) while also visually obscuring the service area from the sidewalk. (*PL3.B.1 - Security and privacy*) Landscape planters and a small ornamental tree add vibrancy to the open space and soften the building edge, while further obscuring the service entry doors. (*CS2.B.3 - Character of open space*) A modest setback of 2'-0" is still provided on the south bar, allowing for vehicles, including large service vehicles, to pass each other in the alley. (A section showing the passing vehicles & clearance is shown in the recommendation responses on page 6.)

AREA OF ENCROACHMENT INTO REQUIRED SETBACK

AREA OF INCREASED SETBACK

REQUESTED DEPARTURES | SMC 23.45.518

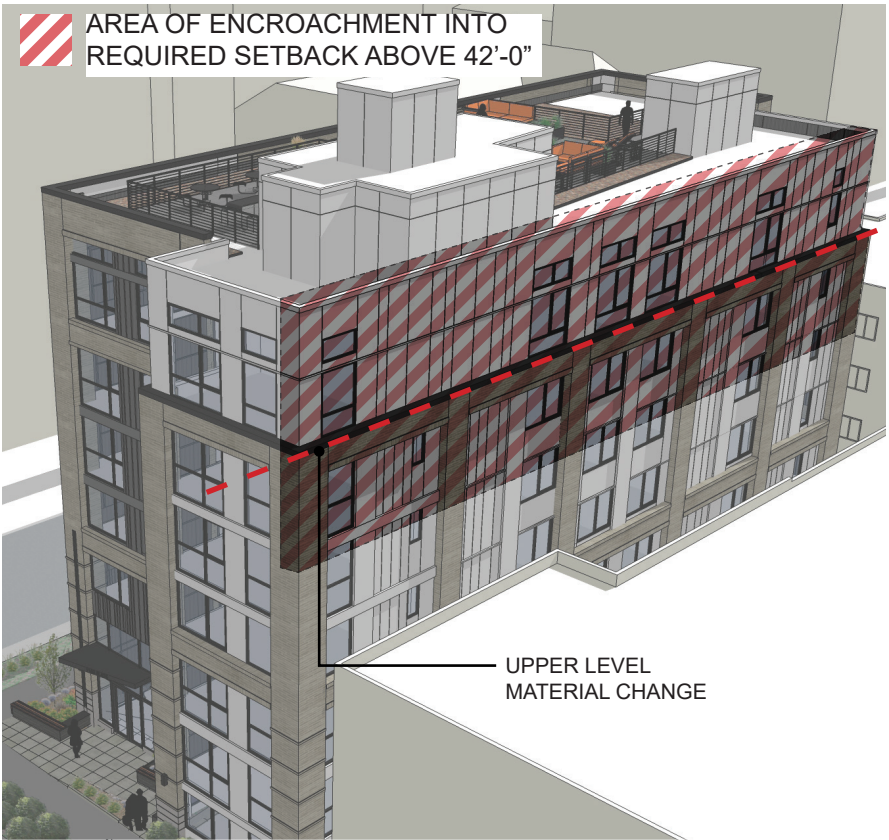
C FRONT (SOUTH) SETBACK 7 FEET AVERAGE, 5 FEET MINIMUM	SOUTH PROPERTY LINE, ADJACENT TO SPRING STREET	PILASTERS ENCROACH 1'-0" INTO 5'-0" MINIMUM SETBACK AVERAGE SETBACK OF 7'-3", GREATER THAN 7'-0" MINIMUM	THIS DEPARTURE WOULD PROVIDE AN OVERALL DESIGN THAT WOULD BETTER MEET THE INTENT OF DESIGN GUIDELINES CS1.D.1 ON-SITE FEATURE, CS2.B.2 CONNECTION TO THE STREET, CS2.B.3 CHARACTER OF OPEN SPACE, CS2.C.1 CORNER SITES, CS3.A.1 FITTING OLD AND NEW TOGETHER, PL3.A.2 COMMON ENTRIES, PL3.A.4 ENSEMBLE OF ELEMENTS, DC2.B.1 FAÇADE COMPOSITION, DC2.C.1 VISUAL DEPTH AND INTEREST, DC2.C.3 FIT WITH NEIGHBORING BUILDINGS, DC2.1&2, HUMAN SCALE AND TEXTURE, & DC4.A.1 EXTERIOR FINISH MATERIALS AS THE PROPOSED SOUTH FAÇADE IS COMPLIANT IN OVERALL AVERAGE SETBACK, EXCEEDING THE CODE REQUIREMENT, IN ADDITION TO THE FURTHER 2 FEET OF GREEN SPACE BETWEEN THE PROPERTY LINE AND BACK OF SIDEWALK, PROVIDING FOR A LUSH LANDSCAPED BUFFER, INDICATIVE OF THE EXISTING LANDSCAPE IN THE NEIGHBORHOOD AND ENCOURAGED BY THE BOARD. THE PILASTERS PROVIDE DEPTH AND ESTABLISH A CLEAR COMPOSITIONAL HEIERARCHY. THE RESULT IS A LAYERS OF MATERIALS THAT CREATE VISUAL INTEREST, SHAD, SHADOW, AND RELIEF. THIS PRIMARY ELEMENT IS IN STRONG CONTRAST TO THE SECONDARY AND TERTIARY ELEMENTS DUE TO THE DEPTH REQUESTED.	<ul style="list-style-type: none">• CS1.D.1 – ON-SITE FEATURE• CS2.B.2 – CONNECTION TO THE STREET• CS2.B.3 – CHARACTER OF OPEN SPACE• CS2.C.1 – CORNER SITES• CS2.B.4-MASSING CHOICES• CS3.A.1 – FITTING OLD AND NEW TOGETHER• PL3.A.2 – COMMON ENTRIES• PL3.A.4 – ENSEMBLE OF ELEMENTS• DC2.B.1 – FAÇADE COMPOSITION• DC2.C.1 VISUAL DEPTH AND INTEREST• DC2.C.3 - FIT WITH NEIGHBORING BUILDNGS• DC2.D.1&2 - HUMAN SCALE AND TEXTURE• DC4.A.1 - EXTERIOR FINISH MATERIALS
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FRONT (SPRING) SETBACK

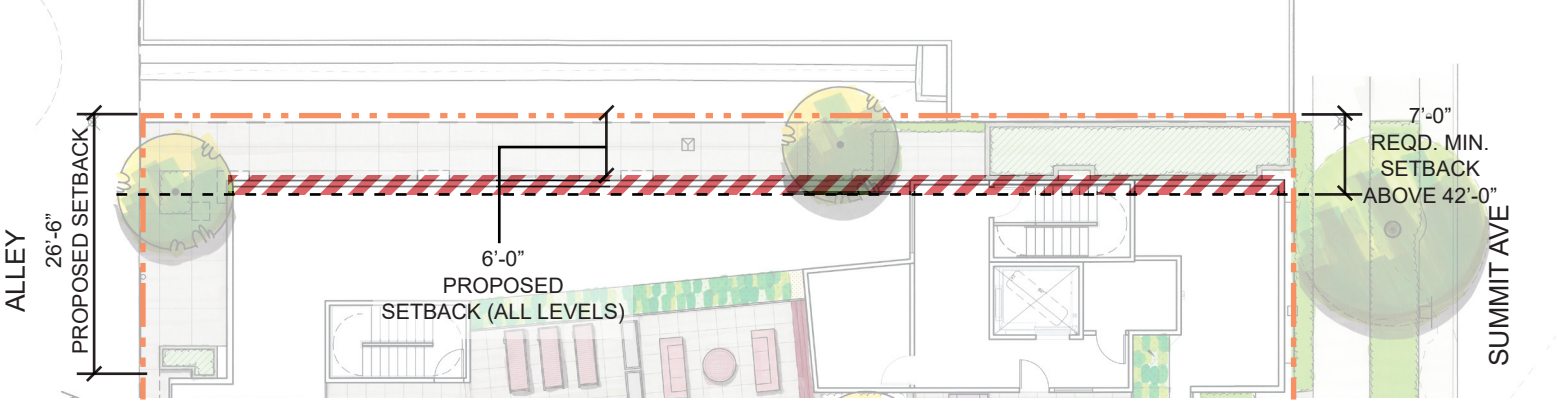
The proposed front setback along spring exceeds the code required 7'-0" average setback, providing for a lush landscape buffer along Spring Street (*CS2.B.3 - Character of open space*) as an extension of the landscaped entry courtyard (*CS2.B.2 - Connection to the street, CS2.C.1 - Corner sites*). The proposed departure is for the expressed pilasters to encroach into the 5'-0" minimum required setback. Due to the sidewalk's location 2'-0" from the property line, there will still be a minimum of 6'-0" of landscaped space between the sidewalk and structure and the proud pilasters allow the masonry frame to express itself in addition to adding detail and texture to the pedestrian realm. (*DC2.B.1 - Facade composition, DC2.D.1&2 - Human scale and texture, DC4.A.1 - Exterior finish materials*)

D SIDE (NORTH) SETBACK, UPPER LEVELS 10 FEET AVERAGE, 7 FEET MINIMUM, 42 FEET ABOVE AVERAGE GRADE PLANE	NORTH & SOUTH PROPERTY LINE, UPPER LEVELS (6 & 7)	AVERAGE SETBACK OF 7'-6", MINIMUM SETBACK OF 6'-0", (27% REDUCTION FROM REQUIRED)	THIS DEPARTURE WOULD PROVIDE AN OVERALL DESIGN THAT WOULD BETTER MEET THE INTENT OF DESIGN GUIDELINES CS2.D.5 RESPECT FOR ADJACENT SITES, CS3.A.1 FITTING OLD AND NEW TOGETHER, CS3.A.4 EVOLVING NEIGHBORHOODS, DC2..A2 REDUCING PERCEIVED MASS, AND DC2.B.1 FAÇADE COMPOSITION BY ALLOWING THE SIMPLE, "SHIFTING BARS" MASSING OF THE PROJECT TO BE UNINTERRUPTED BY SETBACKS THAT WOULD NOT BE REQUIRED OF A TALLER, HIRISE BUILDING PROPOSAL. INSTEAD DISTINCT, THOUGHTFUL BREAKS IN MATERIAL MITIGATE THE PROPOSED STRUCTURE'S PERCEIVED MASS IN A THOUGHTFUL COHERENT COMPOSITION. ADDITIONALLY, WE PROPOSED A "STEPPING DOWN" EXPRESSION FROM THE TALLER BUILDINGS TO THE SOUTH, TO THE SHORTER ADJACENT STRUCTURE TO THE NORTH.	<ul style="list-style-type: none">• CS2.D.5 – RESPECT FOR ADJACENT SITES• CS3.A.1 – FITTING OLD AND NEW TOGETHER• CS3.A.4 – EVOLVING NEIGHBORHOODS• DC2.A.2 – REDUCING PERCEIVED MASS• DC2.B.1 – FAÇADE COMPOSTION
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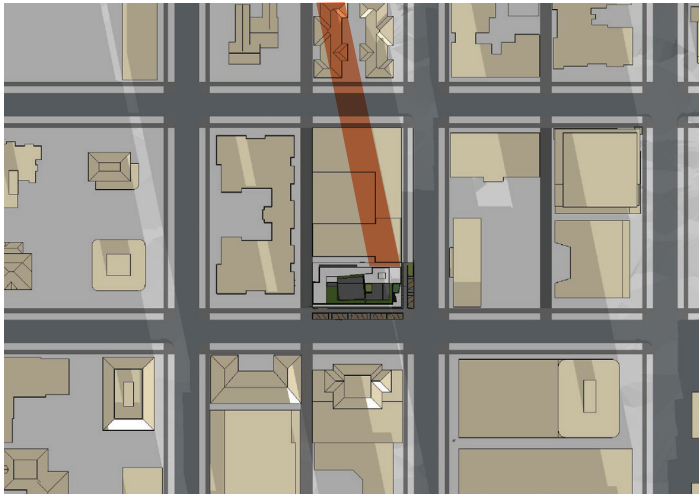
SIDE (NORTH) UPPER LEVEL SETBACK

The north facade has two required setbacks, a smaller 5'-0" minimum, 7'-0" average below 42'-0", which the proposed design exceeds. Above 42'-0" the code requires a 10'-0" minimum and a 7'-0" average. The "shifting bars" parti expressed throughout the building's massing, as well as the small, narrow shape of the site make upper level setbacks additional modulation that needlessly clutters the overall composition and design of the building. (*DC2.B.1 - Facade composition*) Instead, the design utilizes thoughtful breaks in material that correlate with the composition and proportions of the other three facades to create a visual break and reduce the north facade's perceived height, while maintaining the integrity of the design parti. (*DC2.A.2 - Reducing perceived mass*) Additionally, the 7-story structure creates a natural "stepping down" expression from the 12-story condominium building to the south to the 4-story apartment building to the north. (*CS3.A.1 - Fitting old and new together, CS3.A.4 - Evolving Neighborhoods*)

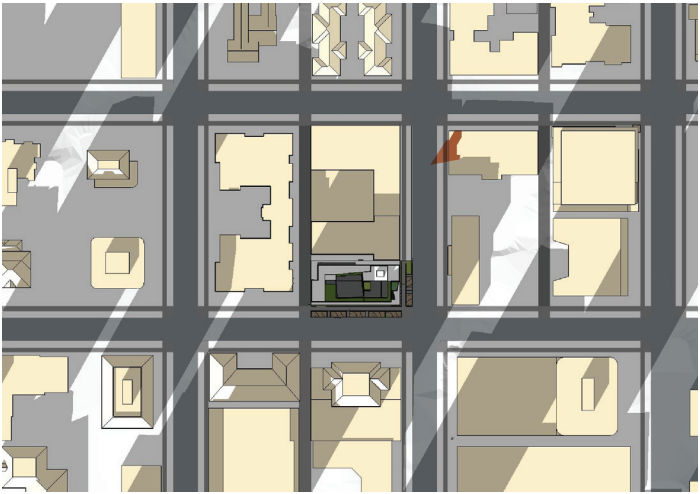


SHADOW STUDY

WINTER SOLSTICE



WINTER SOLSTICE
9 AM



WINTER SOLSTICE
12 PM

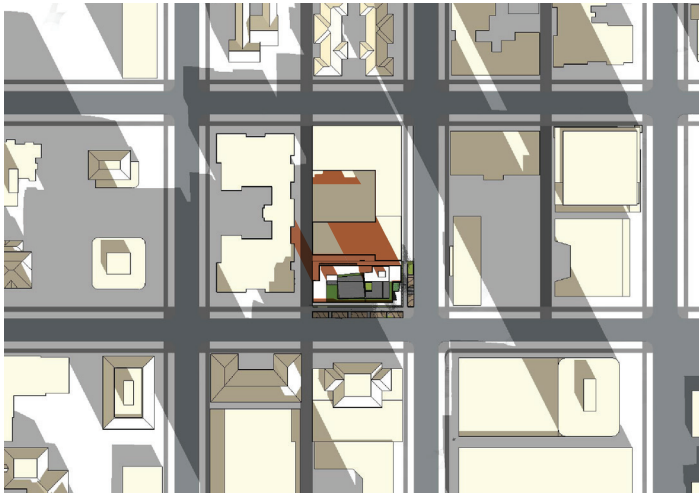


WINTER SOLSTICE
3 PM

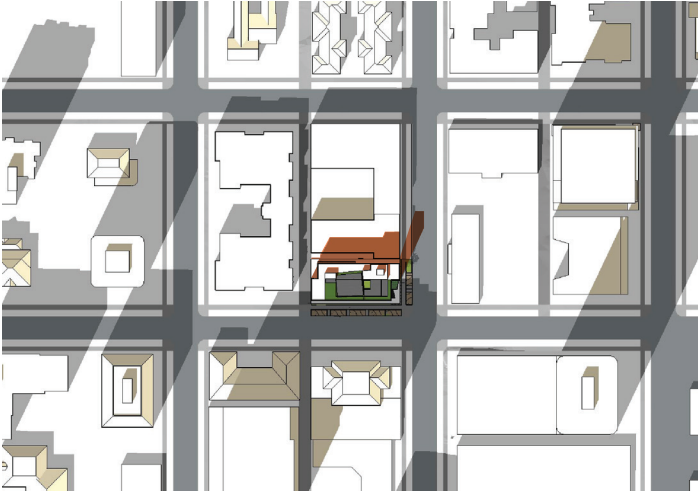
WINTER SOLSTICE |

Due to the taller height of the existing adjacent buildings, particularly to the south of the site, in the winter months, the area is already largely obscured by shadow. The proposed structure's additional shadow impact is minimal.

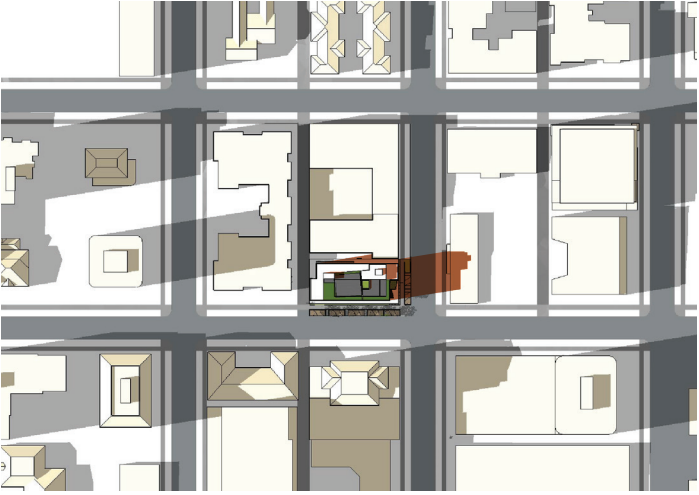
FALL/SPRING EQUINOX



SPRING/FALL EQUINOX
9 AM



SPRING/FALL EQUINOX
12 PM

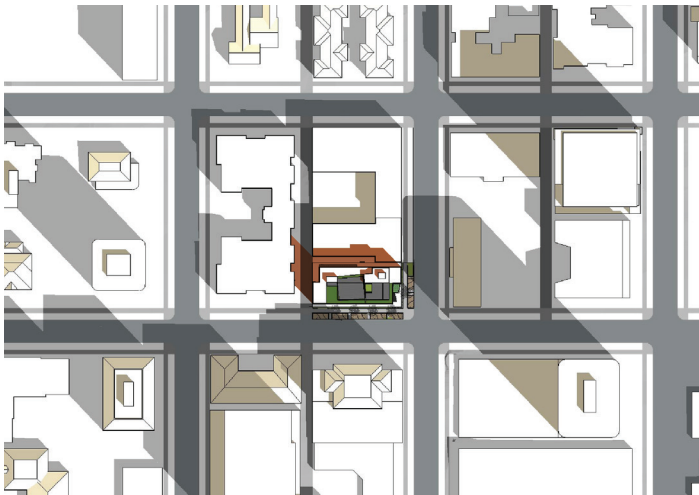


SPRING/FALL EQUINOX
3 PM

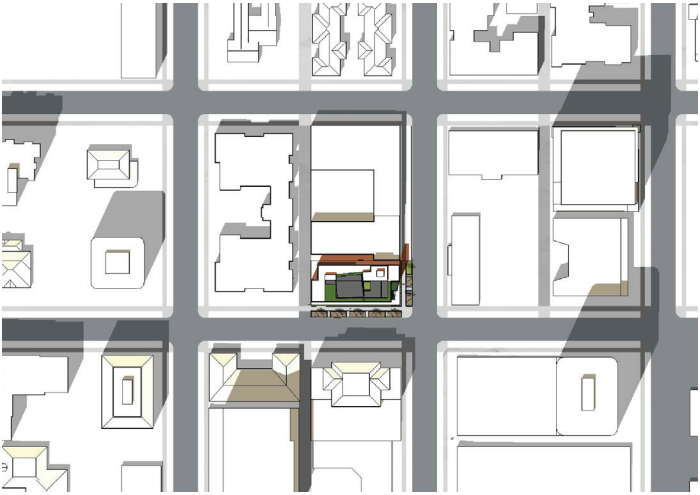
EQUINOXES |

The Tuscany Apartment's central courtyard is building largely shaded in the morning by the south wing of the Tuscany Apartments. In the afternoon, the proposed structure shade's only unoccupied roofs and the Summit Ave right of way.

SUMMER SOLSTICE



SUMMER SOLSTICE
9 AM



SUMMER SOLSTICE
12 PM



SUMMER SOLSTICE
3 PM

SUMMER SOLSTICE |

In the morning the proposed structure shades only the Tuscany Apartment's unoccupied roof and the alley. In the afternoon and evenings, it shades only the Summit Ave right of way.

APPLICANT WORK SAMPLES

SKIDMORE JANETTE APD



JOHNSON CARR, LLC.

skidmore
janette

architecture
planning
design

1103 SUMMIT AVE

RECOMMENDATION #2
09/26/2018 #3028322

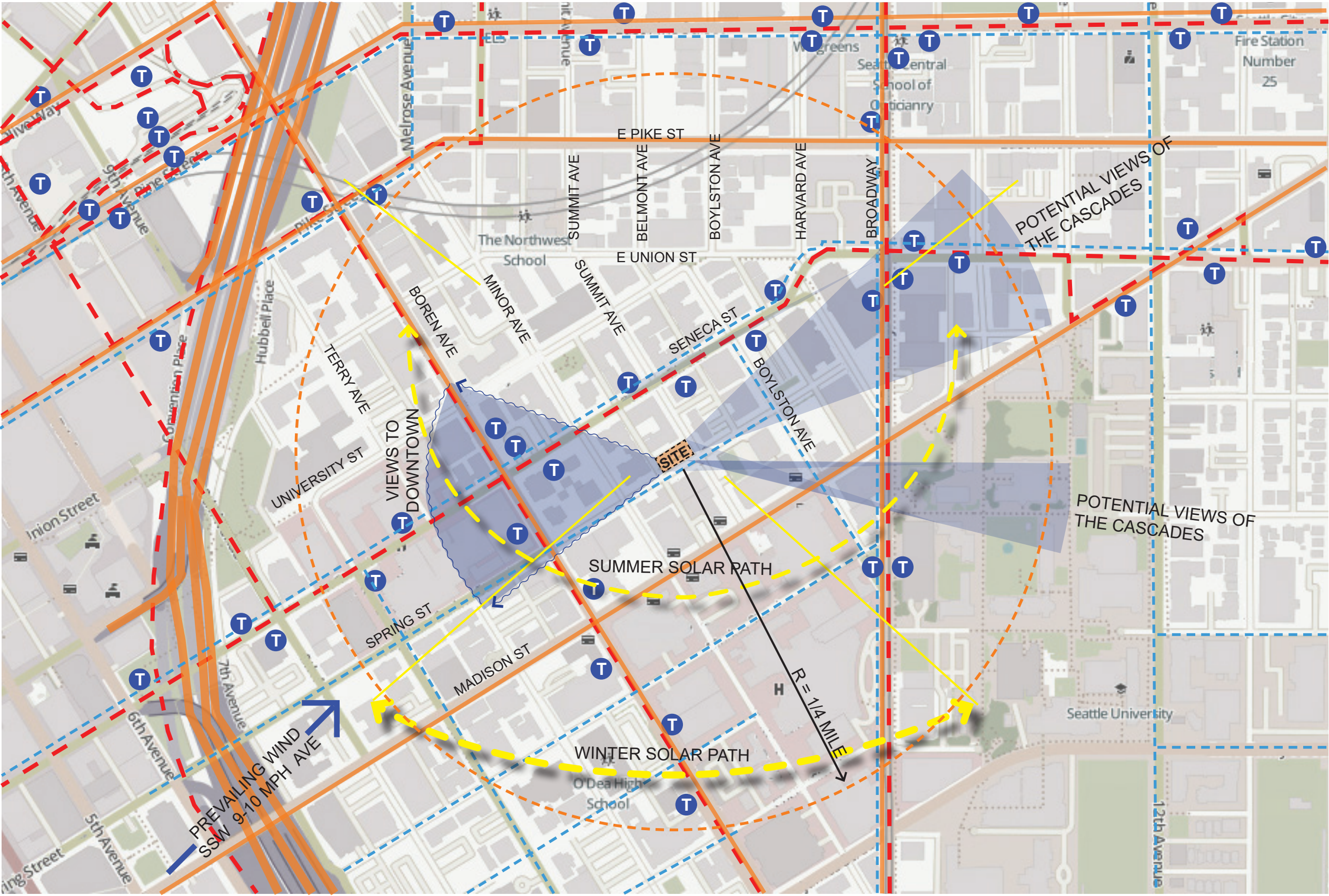
WORK SAMPLES
SKIDMORE JANETTE APD

APPENDIX

CIRCULATION, TRANSIT, & ENVIRONMENTAL ANALYSIS

KEY

- INTERSTATE
- MAIN ARTERIAL
- SECONDARY ARTERIAL
- BIKE ROUTE / LANES
- NEARBY TRANSIT STOP
- TRANSIT ROUTE
- VIEW OPPORTUNITIES



NEIGHBORHOOD AMENITIES & OPEN SPACE



1 JIMMY JOHN'S



2 SWEDISH MEDICAL CENTER



3 CAFE BAKERY



4 KEY BANK



5 FIRST HILL PARK



6 VIRGINIA MASON HOSPITAL AND ER



7 QFC GROCERY STORE



8 SEATTLE UNIVERSITY



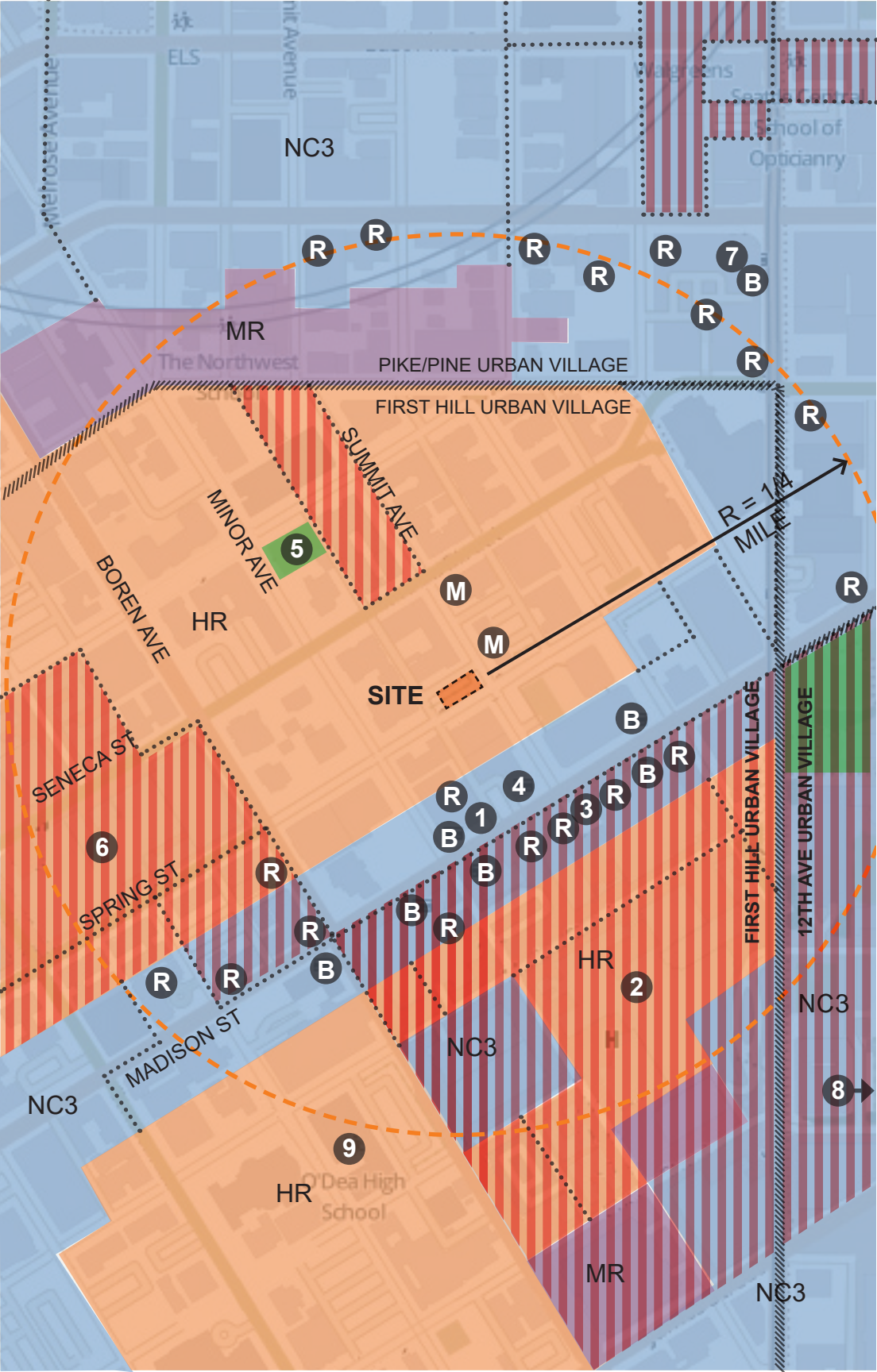
9 O'DEA HIGH SCHOOL

KEY

- LR ZONES
- NC3
- MR
- HR
- PARK/OPEN
- MIO OVERLAY
- BOUNDARIES BETWEEN ZONING

- R RESTAURANTS
- M MEDICAL FACILITIES
- B BANKS, ATM'S

ZONING MAP



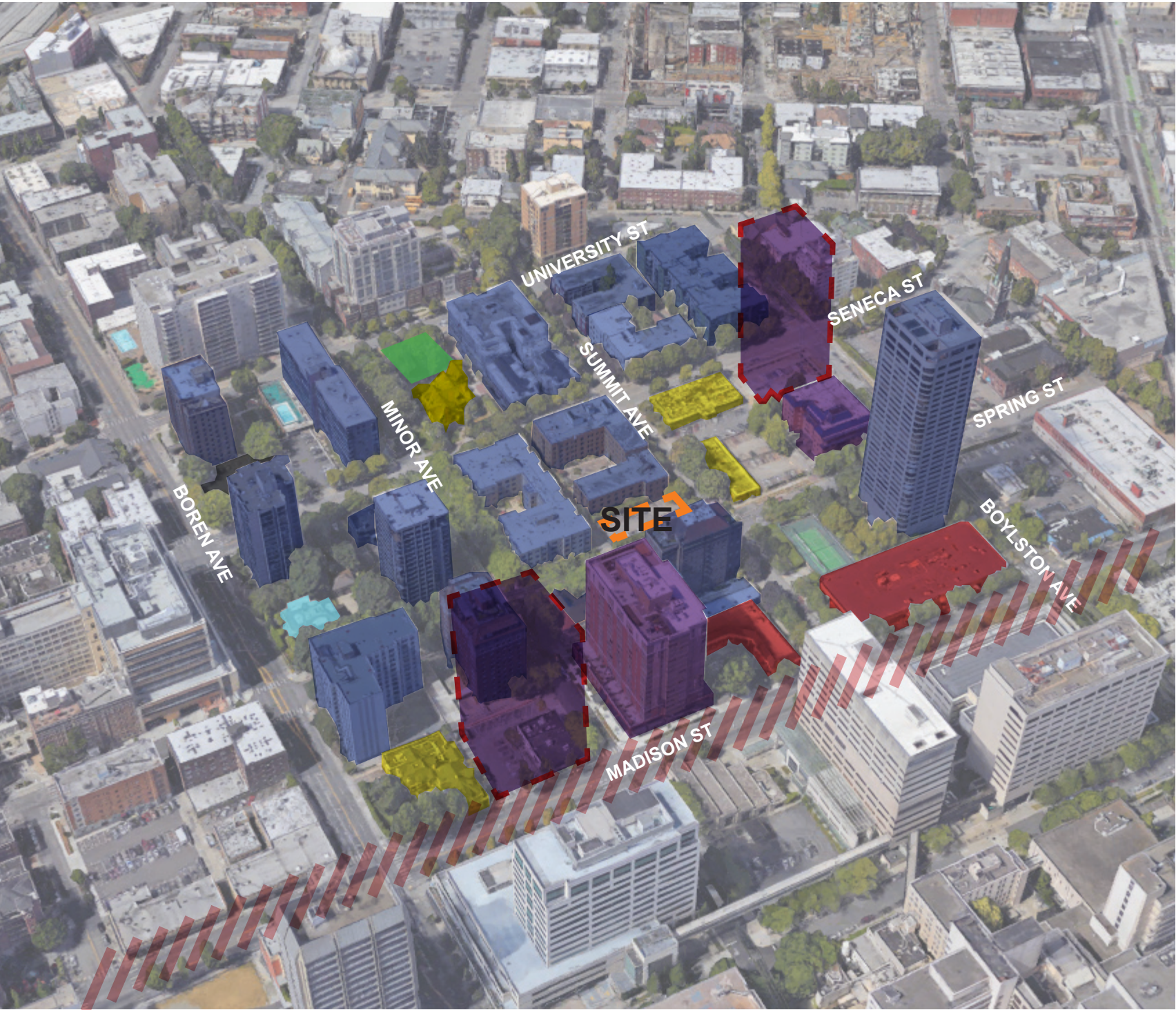
ADJACENT USES - PLAN



- VICINITY IS MAINLY SINGLE USE AND MAINLY RESIDENTIAL
- MIXED USE ALONG COMMERCIAL CORRIDOR

PHOTOGRAPHED NEIGHBORHOOD STRUCTURE (SEE PG 7)

ADJACENT USES - AERIAL



KEY

MIXED USE	PARK / OPEN SPACE	PARKING
MULTI - FAMILY	INSTITUTIONAL	COMMERCIAL CORRIDOR
COMMERCIAL	SINGLE FAMILY	STRUCTURE NEW / UNDER CONSTRUCTION

EXISTING NEIGHBORHOOD ARCHITECTURE



1 1321 SENECA S

- VISUALLY DISTINCT CORNER EXPRESSION
- CLEAR MASSING VOLUMES DEFINED BY MATERIAL
- BALCONIES / JULIETTES ADD VISUAL INTEREST



2 1223 SPRING STREET

- PREDOMINANTLY FLAT FACADE
- SUBTLE MASSING AT CORNERS
- QUALITY MATERIALS, MODEST DETAILING



3 1105 SPRING STREET

- COLLECTED FENESTRATION
- CLEAR, SIMPLE MASSING
- SMALLER WINDOWS



4 1501 BOYLSTON AVE

- COLLECTED FENESTRATION
- RECESSED CORNER EXPRESSION
- LARGE WINDOWS PROVIDE LIGHT TO UNITS



5 1530 BELMONT AVE

- CLEAR MASSING VOLUMES DEFINED BY MATERIAL
- COLLECTED FENESTRATION, HORIZONTAL FRAMES
- MODERN, WHIMSICAL MATERIALS



6 1404 BOYLSTON AVE

- CLEAR MASSING VOLUMES DEFINED BY MATERIAL / COLOR
- LARGE WINDOWS PROVIDE LIGHT TO UNITS
- QUALITY MATERIALS



7 1300 UNIVERSITY STREET

- CLEAR, SIMPLE MASSING
- BALCONIES / JULIETTES ADD VISUAL INTEREST
- SMALLER WINDOWS



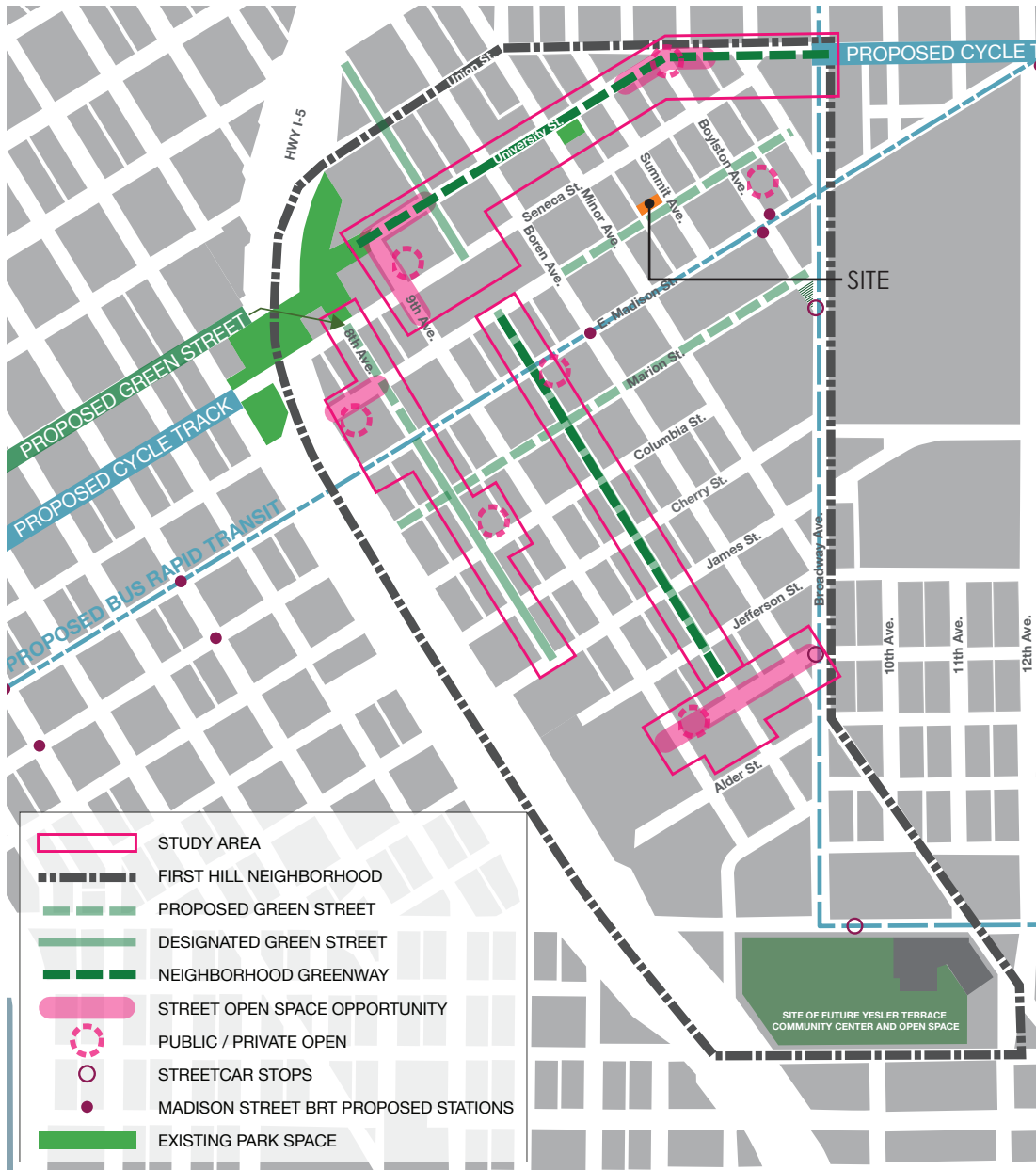
8 1017 BOREN AVE,

- VISUALLY DISTINCT CORNER EXPRESSION
- CLEAR, SIMPLE MASSING
- TRADITIONAL MATERIAL PALETTE, EARLY 20TH CENTURY FORMS AND EXPRESSION

FIRST HILL PEDESTRIAN REALM ACTION PLAN

The First Hill neighborhood has created a public realm action plan, which gives a vision that correlates with other planning and design documents for the neighborhood and city. One of the goals of the action plan is to consider street right of ways as a means to achieve connectivity and public space for the neighborhood, as well as identifying key streets to be developed into street concept plans.

All graphics are excerpts from First Hill Pedestrian Realm Action Plan.

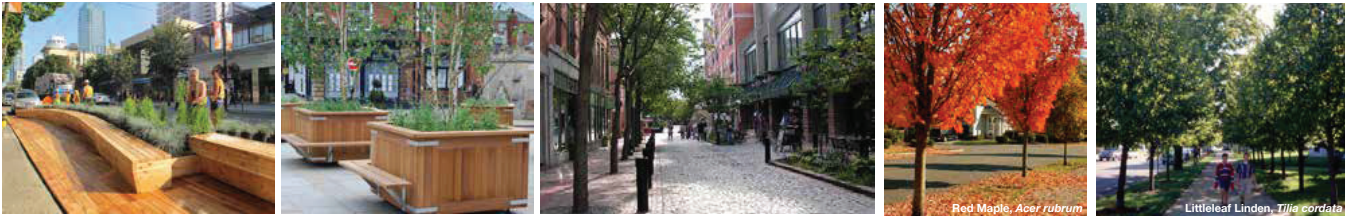


The proposed site, 1103 Summit ave, has frontage along Spring St, which is designated as a “Proposed Green Street”



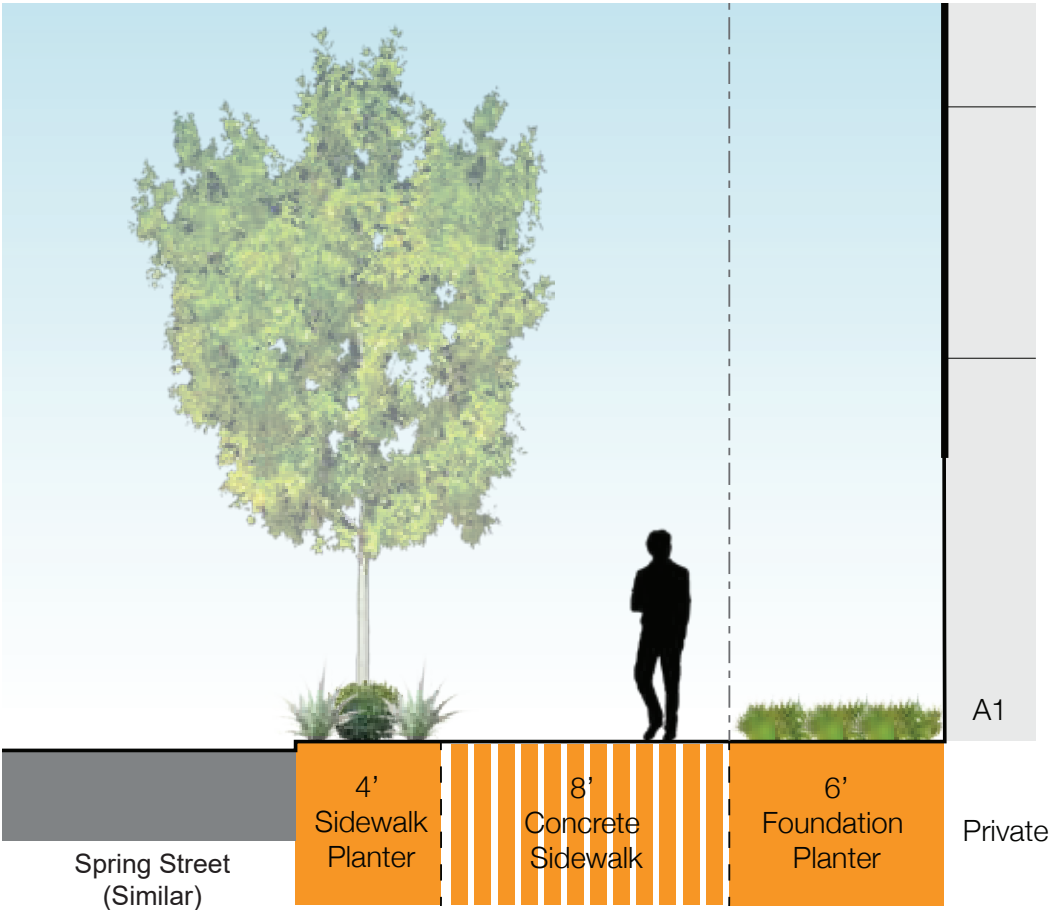
MATERIAL PALETTE

The public realm action plan identifies materials and elements to be included in the right of way and adjacent public spaces.



PROPOSED GREEN STREET

The image (right) is a sidewalk section concept of a “proposed green street” by the pedestrian realm action plan. Spring Street conditions would be similar.



SITE PHOTOS



SITE - AERIAL VIEW



1 SITE FROM ACROSS SPRING AND SUMMIT INTERSECTION



2 VIEW OF SITE ACROSS SUMMIT AVE



3 LOOKING ACROSS SPRING FROM SITE



4 LOOKING ACROSS SUMMIT FROM SITE



5 ALLEY

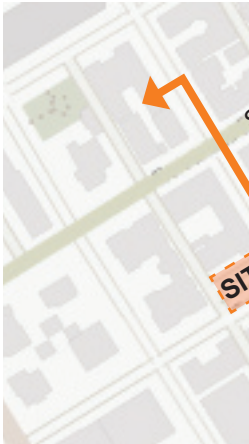


6 LOOKING SW ACROSS SITE



7 NEIGHBOR TO THE NORTH

COMPOSITE STRI
SUMMIT AVE



SUMMIT AVE
WEST COMPO



SUMMIT AVE
EAST COMPOSITE



SITE

SENECA ST



ACROSS FROM SITE

SPRING ST



COMPOSITE STREETSCAPES
SPRING ST



SPRING ST
NORTH COMPOSITE



SPRING ST
SOUTH COMPOSITE

MINOR
AVE



SUMMIT
AVE



ALLEY

SITE

SUMMIT
AVE

ALLEY



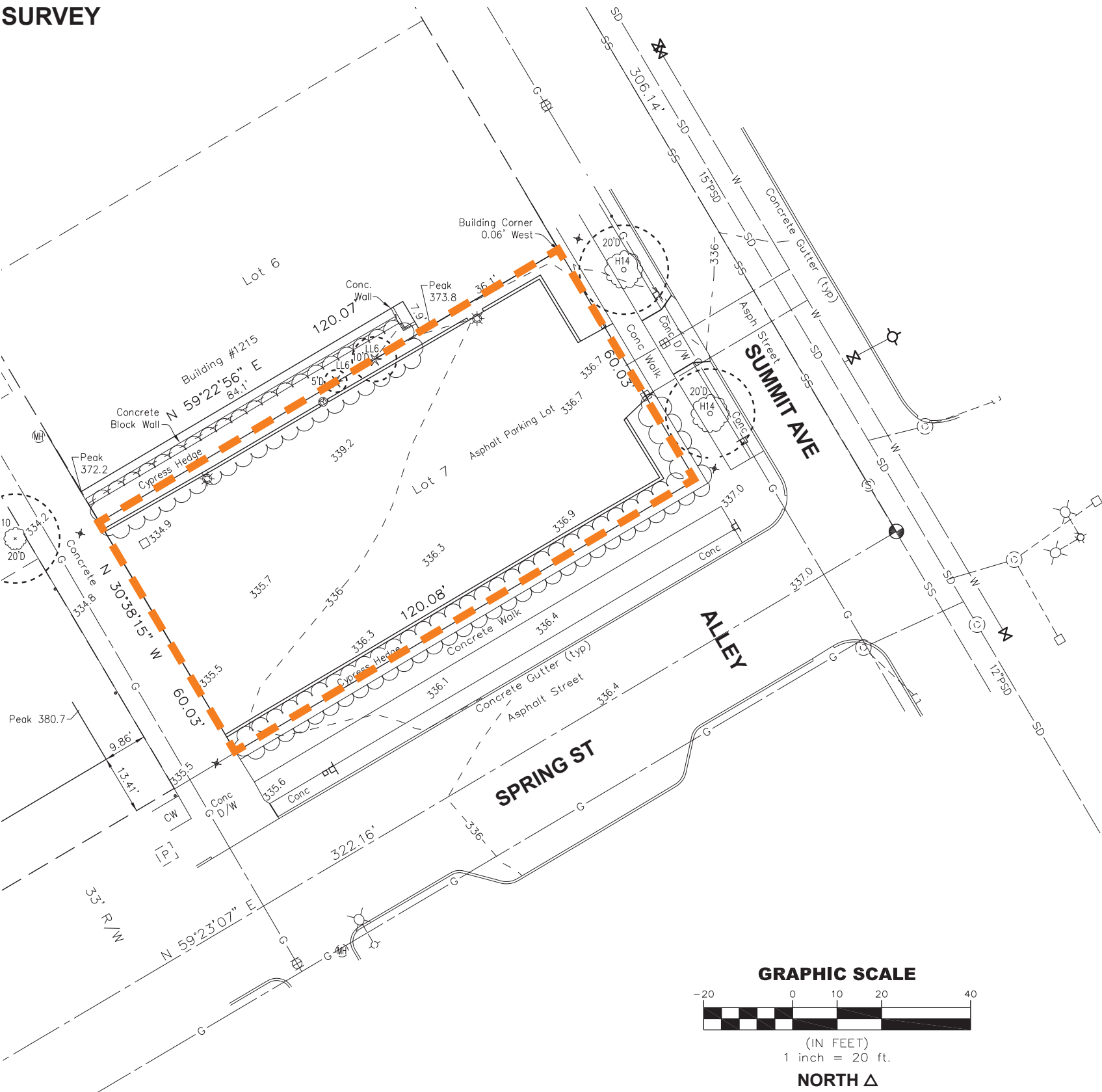
ACROSS FROM SITE

ALLEY

MINOR
AVE



SURVEY



MAXIMUM ALLOWED HEIGHT - ZONING



EXISTING SITE CONDITIONS

KEY

PROPERTY LINE

TOPOGRAPHY CONTOURS

POWER LINES

MULTI-FAMILY

COMMERCIAL

INSTITUTIONAL

SIZE |
7,200 SF, 60'-0" X 120'-0"

RIGHT OF WAYS / STREETS |
Site has 120'-0" of frontage along Spring St to the southeast and 60'-0" of frontage along Summit Ave to the northeast. The site also has 60'-0" of frontage along a paved alley to the southwest.

TOPOGRAPHY |
The site is relatively level, with minimal change in elevation.

ADJACENT BUILDINGS / USES |
The site shares a side lot line with a 4 story apartment building to the northwest. Across the alley to the southwest is a similar, 4 story apartment building. As a whole, the neighborhood is diverse, with everything from single story commercial buildings to high-rise residential buildings in the immediate vicinity of the site.

POWER LINES |
There are power lines on Spring St, however, as they run along the south side of the street, they will not have an impact on the proposed project's siting or massing.

VIEWS |
The adjacent neighborhood has a wide mix of building heights, including high-rises. Many of the regional views (Mt. Rainer, Olympic mountains, Cascades, etc...) will already be blocked or partially blocked by existing structures.

LEGAL DESCRIPTION |
LOT 7, BLOCK 123, A. A. DENNY'S BROADWAY ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON.

APN 197820-0775



PRIORITY DESIGN GUIDELINES - CONTEXT & SITE



CS2.C1 | RELATIONSHIP TO THE BLOCK - CORNER SITES

Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.



CS2.D1 | HEIGHT, BULK, AND SCALE - EXISTING DEVELOPMENT & ZONING

Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.



CS2.D5 | RESPECT FOR ADJACENT SITES

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

Conclusions from analysis of the larger neighborhood circulation patterns suggest the corner of Summit and Spring is the portion of the site that users are most likely to engage with first. As such, how the corner is articulated and how it meets the sidewalk are important urban design considerations for the massing of the building. Both a strong corner massing and an “absent corner” massing are explored through the various options. The project seeks to strike a balance between the expression of the building’s corner, and the function of the corner as an entry, while acknowledging other residential entry patterns.

The neighborhood is currently established as a mix of high-rise (10+ story) residential structures, and mid-rise (4 - 5 story structures) of varying ages and architectural styles. At 7 stories, the proposed project can seek to transition between the two building types. By studying the proportions and expression of the existing buildings, the massing and articulation of the project can relate to the existing context, while also establishing itself as an example for potential future development of a similar scale.

The project fronts 3 rights of way (Summit, Spring, and a public alley) with the fourth lot line being shared with a multi-family 4 story building. All of the design options establish a more generous buffer than code minimum for shared access to light and air between the proposed building and the existing residential structure. This will enhance privacy and visual interest of the private amenity along the northern edge. Maximizing the amount of windows that look onto the right of ways will also reduce the impact of the new structure on the privacy of it’s residential neighbor.

PRIORITY DESIGN GUIDELINES - PUBLIC LIFE



PL1.A2 | ADDING TO PUBLIC LIFE

Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.

In the preferred option a reentrant corner creates an entry plaza at the intersection of Summit and Spring adjacent to a high transparency lobby. The plaza will create a widened sidewalk area and include amenities for both residents as the neighborhood such as landscaping, and seat walls to create an open space that is an integral to the building’s design.



PL3.A | ENTRIES

Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

The preferred option entry sequence will be visually prominent at the intersection of Summit and Spring with a high transparency lobby . The entry will be combined with other amenities such as overhead weather protection, landscaping, signage, and seat walls to create an entry that is identifiable and distinctive, as well as being an amenity to the neighborhood as a whole.



PL2.B | SAFETY AND SECURITY

Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses. Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.

The adjacent structures are all multi-family buildings. By locating windows and/or balconies on the street facing facades,the project will encourage “eyes on the street”, increasing the project’s presence on the street and engagement with the public. Maximizing the transparency of non-residential functions (such as lobbies and circulation) adjacent to the sidewalk provides additional visual reciprocity between the building and the public right of ways.

PRIORITY DESIGN GUIDELINES - DESIGN CONCEPT



DC2.A | MASSING

Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

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.

All of the proposed options utilize massing shifts to break down the massing of the structure in different ways. Using a combination of upper level setbacks, bays, recesses, and massing shifts, the project provides opportunities to stitch into the neighborhood context. The massing also seeks to build out the block and complete the urban corner in a thoughtful and intentional way. The height of the proposed designs act as a transition from high rise to neighbors that are 3-5 stories tall.



DC2.C | SECONDARY ARCHITECTURAL FEATURES

Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

Use design elements to achieve a successful fit between a building and its neighbors, such as:

- a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,
- b. using trees and landscaping to enhance the building design and fit with the surrounding context, and/or
- c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.

As the suggested design options develop beyond large massing moves, further articulation of the building will occur through material distribution, fenestration patterns, and other architectural elements such as Juliette railings and balconies to provide shade, shadow and relief on the building's facades. In the selection of these secondary elements, the project will look for context in the surrounding neighborhood.



DC3.B | OPEN SPACE USES AND ACTIVITIES

Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

The proposed design options all provide open space at the ground floor, either adjacent to the sidewalk as an entry courtyard (in the preferred option) and/or as private ground level amenity on the interior lot line that also creates separation with the adjacent residential building. The options also consistently include a roof top amenity deck, which gives residents a place to gather and interact as a community.

ZONING & LAND USE SUMMARY
HR | MULTIFAMILY ZONING (SMC 23.45)
WITHIN FIRST HILL URBAN CENTER VILLAGE

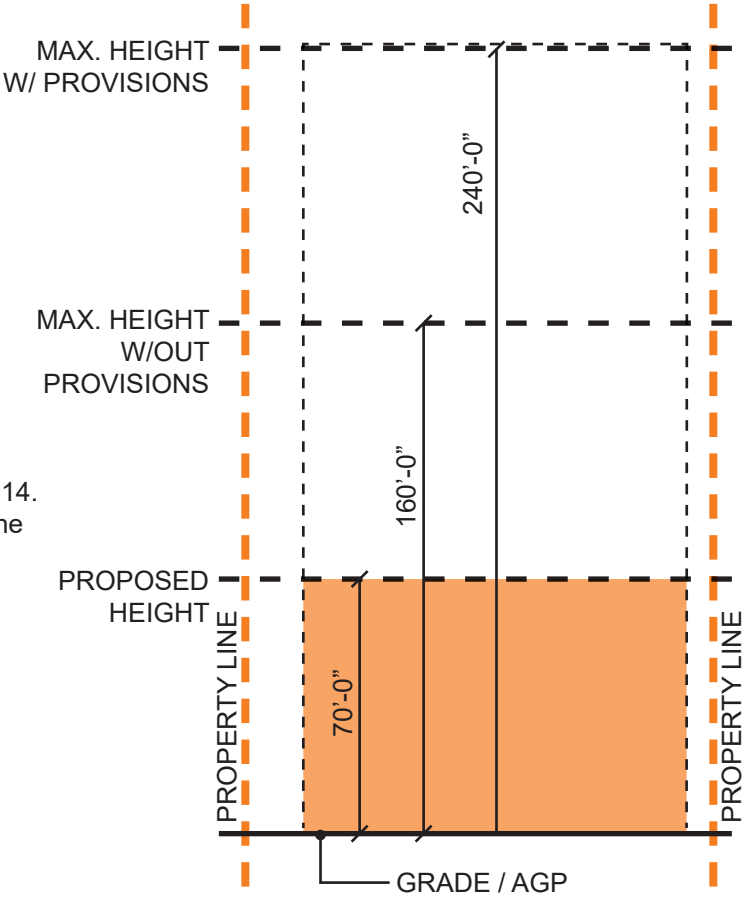
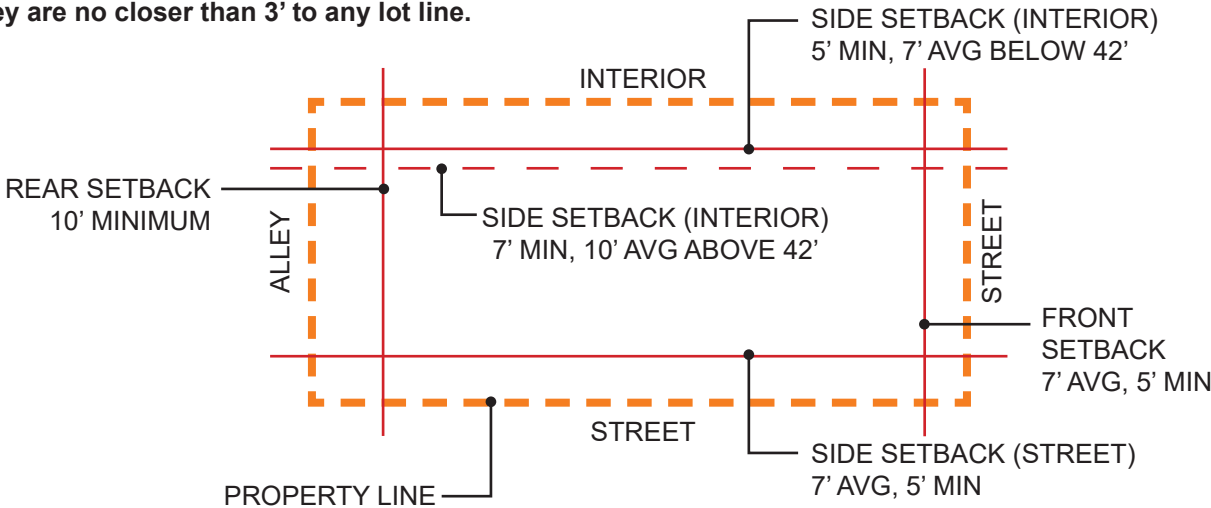
23.45.504 | PERMITTED USES
Residential use (apartments) are permitted outright, per table A 23.45.504 item A
Ground Level Commercial (Live / Work) are permitted per Table A 23.45.504 item F, subject so subsection 23.45.504.E

23.45.510 | FAR LIMITS
The base FAR in a HR zone on lots less than 15,000 sf is 8, per table B 23.45.510. If using the provisions of Chapter 23.58A & Section 23.45.516, the maximum FAR is 13. Applicable FAR exemptions are:
- All underground stories

23.45.514 | STRUCTURE HEIGHT
The base height limit in an HR is 160 feet. per table B 23.45.514. If using the provision of chapter 23.58A & Section 23.45.516 the maximum height is 240 feet. per table B 23.45.514
Applicable height exceptions are:
- Stair penthouses may extend 15 feet above the height limit, provided they are no more than 20% of the roof area
- Elevator penthouses may extend up to 16 feet above the height limit, provided they are no more than 20% of the roof area.

23.45.518 | SETBACKS & SEPARATIONS
Setbacks for apartments in LR zones, per table B SMC 23.45.518
Front & side (street lot lines) : 7 foot average, 5 foot minimum
Side, interior lot line, < 42' in height : 7 foot average, 5 foot minimum
Side, interior lot line, > 42' in height : 10 foot average, 7 foot minimum
Rear : 10 foot minimum (with alley)

Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks a maximum of 4' if they are no closer than 3' to any lot line.



23.45.522 | AMENITY AREA
The required amount of amenity area in MR zones is equal to 5% of the total gross floor area of the structure in residential use, with the following conditions:
- All units shall have access to a common or private amenity area
- In MR zones, no more than 50% of the amenity area may be enclosed, and enclosed area shall be provided as common amenity.
- Private Amenity areas : no minimum dimensions, except where abutting a non-street side lot line, where the minimum horizontal dimension measured from the lot line is 10 feet.
- Common Amenity areas: 250 sf min, no horizontal dimension less than 10 feet

Required common area amenity dimensions : 250 SF min, no horizontal dimension less than 10 feet.

23.45.524 | LANDSCAPE STANDARDS
Green Factor of 0.5 or greater is required
Street trees are required, in consultation with SDOT.

23.45.529 | DESIGN STANDARDS
Not required for projects undergoing any type of design review, per SMC 23.45.529.B.

23.45.532 | STANDARDS FOR GROUND FLOOR COMMERCIAL USES IN MR & HR ZONES
The commercial use is permitted only on a ground floor of a structure that contains at least one dwelling unit. The maximum size of any one business establishment is 4,000 SF
No loading berths are required for ground-floor commercial uses.
Identifying business sign are permitted pursuant to chapter 23.55.

23.45.534 | LIGHT AND GLARE STANDARDS
Exterior lighting shall be shielded and directed away from adjacent properties.

23.54.015 | PARKING REQUIREMENTS
Per table B SMC 23.54.015 Item M, there is no minimum parking requirement for residential uses in multifamily zones within urban villages if the residential use is located within 1,320 ft of a street with frequent transit service.

Bicycle parking requirements : 1 per 4 dwelling units and/or .75 per SEDU, per table D SMC 23.54.015 item D.2. After the first 50 spaces are provided, additional spaces are required at half the ratio shown in table D SMC 23.45.015.zzz
Required bicycle parking shall be provided in a safe, accessible, and convenient location. Bicycle parking hardware shall be installed so that it can perform to it's manufacturer's specifications and any design criteria promulgated by the Director of Transportation, allowing adequate clearance for bicycles and their riders. Directional signage shall be installed when bike parking facilities are not clearly visible from the street or sidewalk.
Bicycle parking required for small efficiency dwelling units and congregate residence sleeping rooms is required to be covered for weather protection. If the required, covered bicycle parking is located inside the building that contains small efficiency dwelling units or congregate residence sleeping rooms, the space required to provide the required bicycle parking shall be exempt from Floor Area Ratio (FAR) limits. Covered bicycle parking that is provided beyond the required bicycle parking shall not be exempt from FAR limits.

23.54.040 | SOLID WASTE AND RECYCLABLES
A minimum required square footage of 575 SF shall be provided for solid waste and recycling storage for approx. 100 units, per table A, SMC 23.54.040.
For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet. The floor of the storage space shall be level and hard-surfaced.
If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts. The storage space shall not be located between a street facing facade of the structure and the street.
Containers to be manually pulled shall be placed no more than 50 feet from a curb cut or collection location.

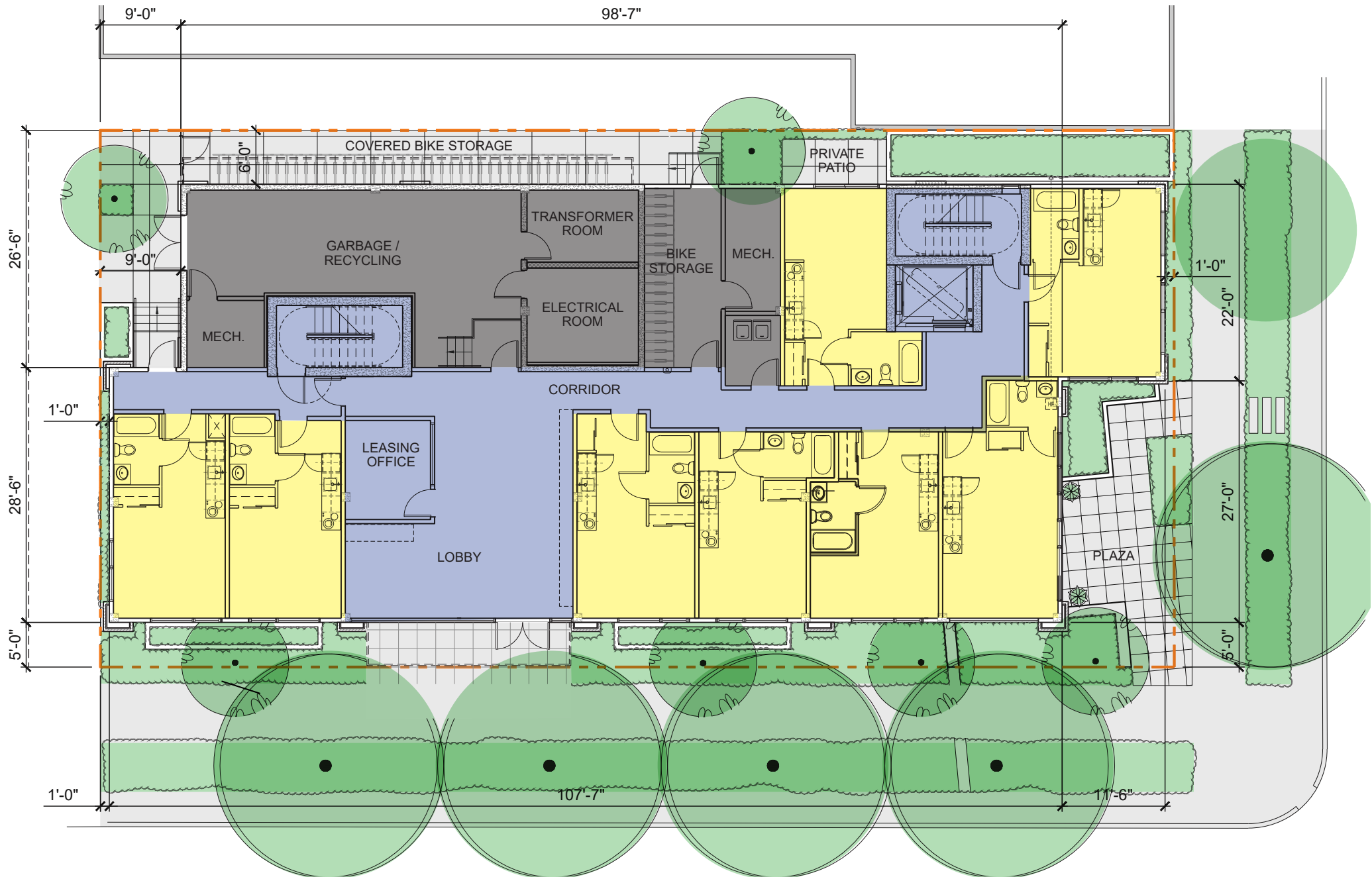
MID-BLOCK ENTRY STUDY



LOOKING ACROSS SPRING







MID-BLOCK ENTRY



GROUND FLOOR PLAN

KEY

	RESIDENTIAL		LANDSCAPE / GREEN ROOF
	COMMON / CIRCULATION		SERVICE



ALTERNATE WINDOW / JULIETTE BALCONIES STUDY



LOOKING ACROSS CORNER OF SPRING AND SUMMIT



LOOKING ACROSS SPRING



LOOKING ACROSS SUMMIT