

# BROADWAY + E. HOWELL

1732, 1812 + 1818 BROADWAY



**EARLY DESIGN GUIDANCE – DRAFT**

EAST DESIGN REVIEW BOARD MEETING

DPD #3028538 | 08.25.2017





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# PROJECT INFORMATION

## PROJECT DESCRIPTION & VISION

The project is sited on Capitol Hill within the Capitol Hill Urban Center Village as part of both the South Anchor District and Broadway Commercial Corridor.

The South Anchor District is notable as the location of both Capitol Hill's largest open space in Cal Anderson Park and the Bobby Morris Playfield ("Park"), and its largest institution, Seattle Central Community College ("SCCC") and now the Link Light rail Capitol Hill Station ("Station"). The two project sites are at the intersection of these features along an isolated one block length of East Howell Street.

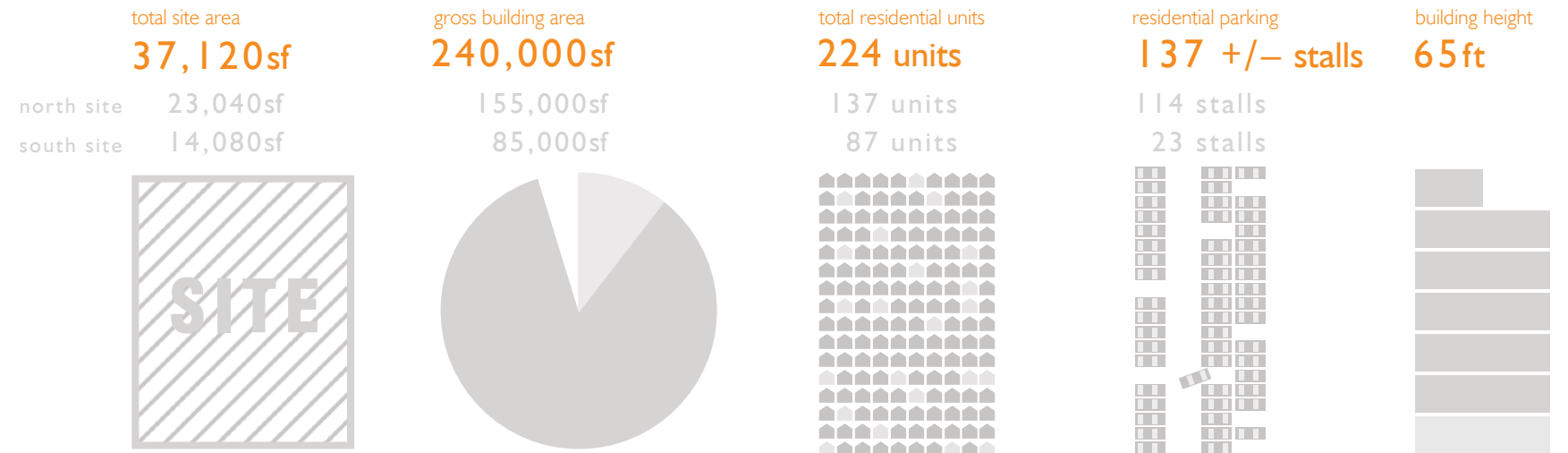
The Broadway Commercial Corridor is recognized as both Seattle's longest continuous pedestrian commercial street and most vibrant and interesting commercial street. The blocks adjacent to the project site have the highest pedestrian volumes in the neighborhood due to proximity to SCCC, the Park, and Station. Broadway is noted for activity day and night thanks to its eclectic mix of shops and services as well as its prominent gay, eclectic, and street youth cultures. Redeveloping the existing parking lot and two story commercial structure with a variety of commercial uses and housing for a diverse demographic, with likely participation in the MFTE program, will stitch together a gap in the existing urban fabric.

The positioning between these neighborhood features provides an opportunity to enhance the entry corridor of East Howell Street and create an inviting pedestrian gateway experience oriented toward the Park. Critical components to creating this gateway include; a strong massing for gateway identification at the larger neighborhood context with better activating the current inactive pedestrian experience with porosity and eyes on the street at ground level for safe vibrant pedestrian-oriented streets.

Although development will occur on two separate parcels the buildings will be designed to create one cohesive resident community with shared management, ample resident amenities and outdoor space. Design will incorporate opportunities for maximizing light and views to the apartment homes, creating overlooks and encouraging people-watching. The buildings will work together toward a shared design concept with similar massing, materials and detailing in support of creating a vibrant transit-oriented development.

## PROJECT STATISTICS

PROGRAM	NORTH SITE AREA (APPROXIMATE)	SOUTH SITE AREA (APPROXIMATE)
PARKING	37,500 SF	8,800 SF
RETAIL	5,500 SF	3,000 SF
RESIDENTIAL	94,500 SF	62,500 SF
AMENITY/LOBBY SPACES	8,000 SF	4,200 SF
EXTERIOR AMENITY	5,200 SF	3,000 SF



# NEIGHBORHOOD

## CAPTIOL HILL BROADWAY

Capitol Hill is one of the most sought after Urban Centers in Seattle to live and continues to expand with the newly developed LINK light rail station. Broadway carries its own specific character with a heavy mix of commercial and mixed-use residential properties bringing a highly active day and night life to this neighborhood. The proposed project sites are located along the missing link between the Pike/Pine corridor and the developed density of Broadway. This site meets a series of intersections including the primary passageway to Cal Anderson Park from Broadway; a transition zone from the large scale structures and massing of Seattle Central's campus to the mid-rise development adjacent the Capitol Hill TOD site, as well as part of the connection to the Pike/Pine corridor.

## CAPTIOL HILL CAL ANDERSON

Cal Anderson Park represents a deep history of Capitol Hill. The park evolved from the creation of the Lincoln Reservoir on the north parcel of where the park resides, which was planned in reaction to the 1889 Great Seattle Fire. The Olmstead brothers designed the original Lincoln Park on the south parcel and which was further developed as a playfield. The park was renamed to Cal Anderson Park in 2003 after Washington's first opening gay legislator. The reservoir was eventually redesigned as covered basin in the early 2000s. The park creates a huge draw for Capitol Hill residents given its proximity to commercial and residential activity and the myriad of amenities shelterhouse, plaza, children's play area, caged tennis courts with outdoor lights, basketball courts, dodgeball court, reflecting pond, and summer wading pool

## NEIGHBORHOOD CHARACTER

Broadway is comprised of a 2-3 story historic brick structures, iconic places/architecture such as Dicks Drive-In or the Market Building housing QFC, large brutalist style architecture of Seattle Central Academy's campus, infill mid-rise mixed-use buildings with various transitional and modern styles. Low-rise residential homes inhabit the east side of Cal Anderson park with a mix of single family houses and townhouses. With the development of the Capitol Hill TOD site, this area of Broadway has begun to develop infill sites with mid-rise structures carrying design language similar to Chicago Style architecture, specifically at the corner of Denny and Broadway.



# ZONING SYNOPSIS








KING COUNTY PARCEL #'S	NORTH LOT: PARCEL 600300-1350 + 600300-1345 SOUTH LOT: PARCEL 600300-1115
ZONING CLASSIFICATION	NC3P-40 (NEIGHBORHOOD COMMERCIAL 3 PEDESTRIAN-40)
NEIGHBORHOOD/ OVERLAY	CAPITOL HILL URBAN VILLAGE
SITE AREA	NORTH LOT: 23,040 SF   SOUTH LOT: 14,080 SF
PERMITTED USES	ALL PERMITTED USES ALLOWED AS PRINCIPAL OR AN ACCESSORY USE  PERMITTED USES = RETAIL SALES AND SERVICE, RESTAURANTS, DRINKING ESTABLISHMENTS, LIVE/WORK*, PARKS AND OPEN SPACE, OFFICE, INSTITUTIONS, & RESIDENTIAL USES  *LIVE/WORK LIMITED TO 20% MAX OF THE STREET-LEVEL FAÇADE IN A PEDESTRIAN DESIGNATED ZONE, FACING A PRINCIPAL PEDESTRIAN STREET— BROADWAY  **OFFICE LIMITED TO 30'-0" IN WIDTH ALONG DESIGNATED PRINCIPAL PEDESTRIAN STREETS— BROADWAY
STREET LEVEL USES	RESIDENTIAL USES 20% MAX OF THE STREET-LEVEL FAÇADE IN A PEDESTRIAN DESIGNATED ZONE, FACING A PRINCIPAL PEDESTRIAN STREET OR WHEN FACING AN ARTERIAL STREET  *SITE SUBJECT TO 20% LIMIT ALONG BROADWAY ONLY
DESIGNATED PEDESTRIAN STREETS/ ZONES	BROADWAY
STREET LEVEL DEVELOPMENT STANDARD	BLANK FAÇADE SEGMENTS BETWEEN 2FT & 8FT MAY NOT EXCEED 20 FT IN WIDTH & TOTAL OF ALL BLANK FACADES MAY NOT EXCEED 40% OF THE WIDTH ALONG THE STREET  NON-RESIDENTIAL USE AT STREET LEVEL REQUIRES 60% OF STREET FACING FAÇADE TO BE TRANSPARENT BETWEEN 2FT & 8FT, DRIVEWAYS UP TO 22FT MAY BE SUBTRACTED  NON-RESIDENTIAL USE SHALL EXTEND AN AVERAGE DEPTH OF 30FT AND A MIN. DEPTH OF 15FT WITH A MIN. HEIGHT OF 13FT  WHEN RESIDENTIAL USES ARE ALONG THE STREET FAÇADE, AT LEAST ONE FAÇADE SHALL HAVE A PROMINENT PEDESTRIAN ENTRY AND THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET SHALL BE 4FT ABOVE OR 4FT BELOW SIDEWALK GRADE OR BE SET BACK 10FT FROM THE SIDEWALK (ADDITIONAL REQUIREMENTS FOR LIVE/WORK UNITS AT STREET LEVEL)  STREET-LEVEL STREET-FACING FACADES SHALL BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE, UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED.
OVERHEAD WEATHER PROTECTION	ONLY REQUIRED IN PEDESTRIAN ZONES
STRUCTURE HEIGHT	<b>65FT</b>  FOR ANY LOT WITHIN THE DESIGNATED AREAS SHOWN ON MAP A FOR 23.47A.012, THE HEIGHT LIMIT IN NC ZONES OR C ZONES DESIGNATED WITH A 40-FOOT HEIGHT LIMIT ON THE OFFICIAL LAND USE MAP MAY BE INCREASED TO 65 FEET AND MAY CONTAIN FLOOR AREA AS PERMITTED FOR A 65 FOOT ZONE  4FT INCREASE FOR RAILINGS, PLANTERS, PARAPETS, ETC. ABOVE HIGHEST PITCHED ROOF OR APPLICABLE HEIGHT LIMIT

	7FT INCREASE FOR SOLAR COLLECTORS  15FT INCREASE FOR MECHANICAL EQUIPMENT, PENTHOUSES, ETC. AT 20% OF TOTAL ROOF AREA OR 25% IF TOTAL AREA INCLUDES STAIR OR ELEVATOR PENTHOUSES  STAIR AND ELEVATOR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 16 FEET  SOLAR COLLECTORS, PLANTERS, CLERESTORIES AND GREEN HOUSES MUST BE LOCATED 10FT FROM THE NORTH ROOF EDGE UNLESS SHADOW DIAGRAM PROVIDED TO PROVE NO NEGATIVE IMPACTS ON NORTH PROPERTY
DESIGN STANDARDS	N/A
FLOOR AREA RATIO (FAR)	5.75 (MAXIMUM FAR IN THE STATION OVERLAY DISTRICT) 2.0 (MINIMUM FAR)
EXEMPT FAR	UNDERGROUND STORIES AND ALL PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4FT ABOVE EXISTING OR FINISHED GRADE
SETBACK REQUIREMENTS	N/A
LANDSCAPE	GREEN FACTOR OF 0.3 REQUIRED STREET TREES REQUIRED
AMENITY AREA	5% OF TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE AMENITY AREAS SHALL NOT BE ENCLOSED MIN. HORIZONTAL DIMENSION OF 10FT AND 250 SF PRIVATE BALCONIES 60 SF MIN. AND HORIZONTAL DIMENSION OF 10FT ROOFTOP AREAS EXCLUDED
PARKING REQUIREMENTS	NO MINIMUM REQUIREMENT
PARKING SPACE STANDARDS	RESIDENTIAL & LIVE/WORK PARKING PROVIDED IN EXCESS OF THE QUANTITY REQUIRED IS EXEMPT FROM THE PARKING SPACE DIMENSION REQUIREMENTS AND PARKING SPACE REQUIREMENTS
BICYCLE PARKING REQUIREMENTS	EATING AND DRINKING ESTABLISHMENTS: LONG-TERM: 1 PER 12,000 SQUARE FEET SHORT-TERM: 1 PER 4,000 SQUARE FEET  SALES AND SERVICES, GENERAL: LONG-TERM: 1 PER 12,000 SQUARE FEET SHORT-TERM: 1 PER 4,000 SQUARE FEET  MULTI-FAMILY STRUCTURES: LONG-TERM 1 PER 4 DWELLING UNITS OR 0.75 PER SMALL EFFICIENCY DWELLING UNIT  NORTH SITE: 1 LONG AND 2 SHORT TERM COMMERCIAL/ 39 LONG TERM RESIDENTIAL SOUTH SITE: 1 LONG AND SHORT TERM COMMERCIAL/ 21 LONG TERM RESIDENTIAL
SITE TRIANGLE	REQUIRED
TRASH/RECYCLING STORAGE REQUIREMENTS	RESIDENTIAL DEVELOPMENT: MORE THAN 100 DWELLING UNITS: 575 SQUARE FEET PLUS 4 SQUARE FEET FOR EACH ADDITIONAL UNIT ABOVE 100  51-100 DWELLING UNITS: 375 SQUARE FEET PLUS 4 SQUARE FEET FOR EACH ADDITIONAL UNIT ABOVE 50  NORTH SITE: 791 SF   SOUTH SITE: 507 SF  NON-RESIDENTIAL DEVELOPMENT (BASED ON GROSS FLOOR AREA OF ALL STRUCTURES ON THE LOT) MINIMUM AREA FOR SHARED STORAGE SPACE: 0—5,000 SQUARE FEET: 82 SQUARE FEET 5,001—15,000 SQUARE FEET: 125 SQUARE FEET  NORTH SITE: 125 SF   SOUTH SITE: 82 SF

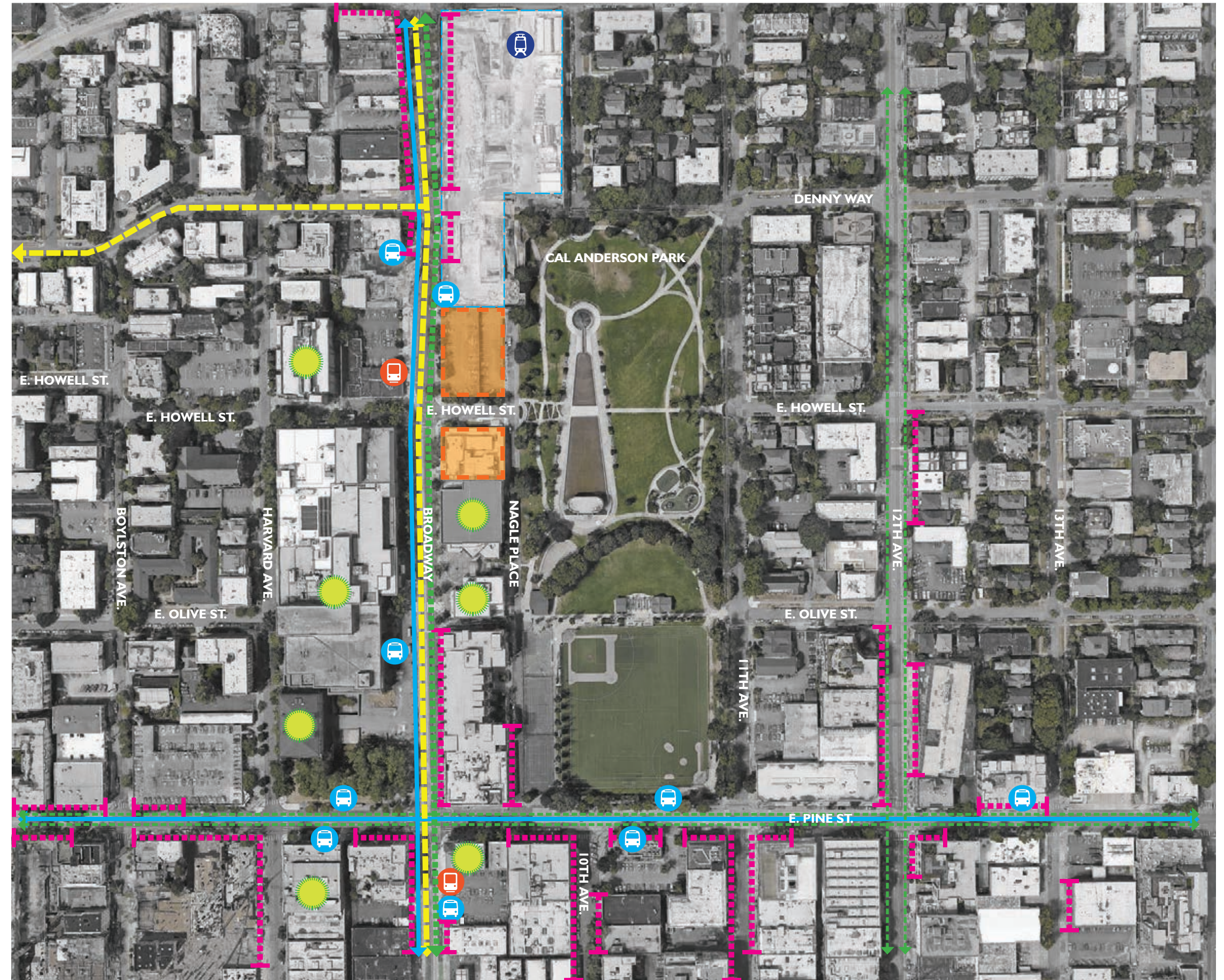
# ZONING MAP












LEGEND: CURRENT ZONING

-  SITE: NCP-3
-  NEIGHBORHOOD/COMMERCIAL 3- 40
-  MULTIFAMILY MIDRISE
-  MULTIFAMILY LOW-RISE 3
-  MAJOR INSTITUTIONS
-  RESIDENTIAL/COMMERCIAL - MIDRISE
-  ADDITIONAL 25 FEET OF HEIGHT PERMITTED 23.47.012 A2

# VICINITY MAP



## LEGEND






-  PROJECT SITE
-  SCHOOLS / SEATTLE CENTRAL
-  RETAIL FRONTAGE
-  STREETCAR
-  LINK
-  BUS STOP
-  MAIN TRANSIT ROUTES
-  DEDICATED BIKE LANE
-  MINOR ARTERIAL STREETS



# EXISTING BUILDINGS IN IMMEDIATE CONTEXT



## LEGEND

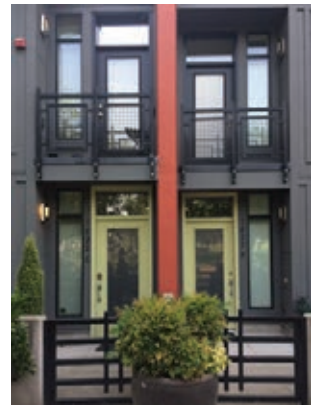
-  SITE
-  RESIDENTIAL
-  RETAIL
-  INSTITUTIONAL
-  PLANNED PROJECTS



# PROJECT VICINITY AND BUILDING USE



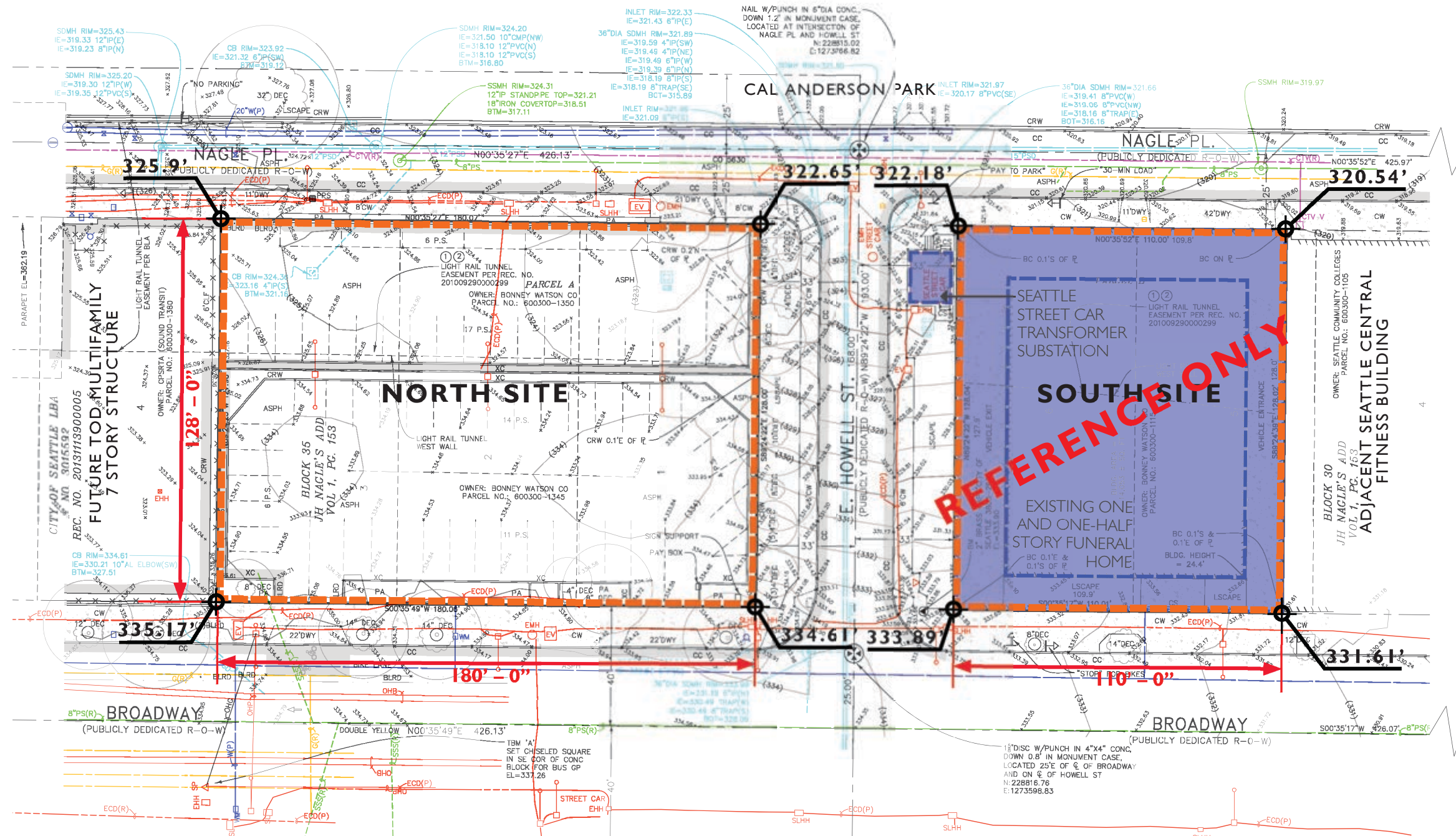
# PROJECT VICINITY PEDESTRIAN REALM



# CAL ANDERSON PARK

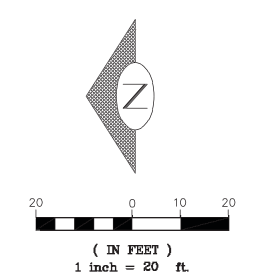


# SURVEY



**LEGEND**

SP STRAIN POLE  
 WF IRON FENCE (WF)  
 IE INVERT ELEVATION  
 LP LIGHT POLE (METAL)  
 LP LIGHT POLE (WOOD)  
 LSCAPE/PA LANDSCAPE/PLANTER  
 MANHOLE  
 MAILBOX (FEDERAL/PRIVATE)  
 MW MONITOR WELL  
 OHT/OHT OVERHEAD POWER/TELEPHONE  
 OHB/OHB OVERHEAD GUYWIRE/BUS (TROLLEY)  
 P.S. PARKING SPACE(S)  
 PL PROPERTY LINE (PL)  
 P PAINTED UTILITY LOCATION  
 PE POLYETHYLENE  
 PPS PARKING PAY STATION  
 PS/SSS COMBINED/SANITARY SEWER  
 PSD STORM DRAIN  
 RE PRIVATE CATCH BASIN  
 RD RECORD DATA  
 RE ROOF ELEVATION  
 SD SERVICE DRAIN (STORM)  
 GO CLEANOUT  
 SSS SANITARY SIDE SEWER (RECORD)  
 SS SIGN/STREET NAME SIGN  
 TC/SL TRAFFIC CONTROL/STREET LIGHT HANDHC  
 TRSCC TRAFFIC CONTROL CABINET (TRSCC)  
 TCHD TRENCH DRAIN  
 TBM TEMPORARY BENCHMARK (TBM)  
 TCO TELEPHONE CONDUIT (BURIED)  
 TD TELEPHONE DUCT  
 TV TELEPHONE VAULT  
 TMH TELEPHONE MANHOLE  
 TS TELEPHONE SENTRY  
 TFD TRAFFIC FLOW DIRECTION  
 TRSD TRAFFIC SIGNAL  
 TRCO TRAFFIC SIGNAL CONDUIT (BURIED)  
 UP UTILITY POLE (WOOD)  
 V VAULT  
 VW WATER VAULT  
 W WATER MAIN  
 WM WATER METER  
 WV WATER VALVE  
 WV/CO WATER GATE VALVE/CHAMBER  
 WO VACATION/CONDEMNATION ORDINANCE  
 WL WOOD FENCE (WF)  
 Y YARD LIGHT



**PARCEL A:**  
 LOTS 1, 2 AND 3, BLOCK 35, ADDITION TO THE CITY OF SEATTLE AS LAID OFF BY D. T. DENNY GUARDIAN OF THE ESTATE OF J.H. NAGLE (COMMONLY KNOWN AS NAGLE'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 153, IN KING COUNTY, WASHINGTON.

**EXCEPT THAT PORTION CONDEMNED BY CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY AS SHOWN BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20100929000299.**

**PARCEL B:**  
 LOT 6 AND THE NORTH 50 FEET OF LOT 5, BLOCK 30, ADDITION TO THE CITY OF SEATTLE, AS LAID OFF BY D. T. DENNY, GUARDIAN OF THE ESTATE OF J. H. NAGLE, (COMMONLY KNOWN AS NAGLE'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 153, IN KING COUNTY, WASHINGTON.

# BROADWAY ELEVATIONS

FUTURE CAP HILL T.O.D. SITE

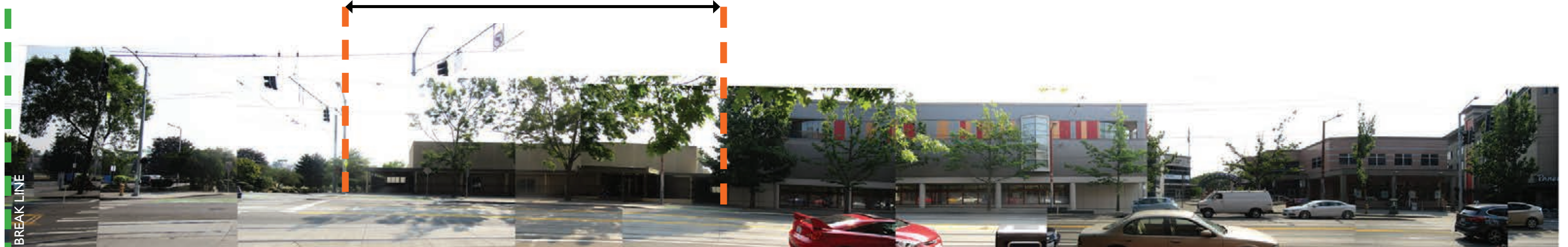
NORTH PROJECT SITE



EAST ELEVATION - NORTH



SOUTH PROJECT SITE



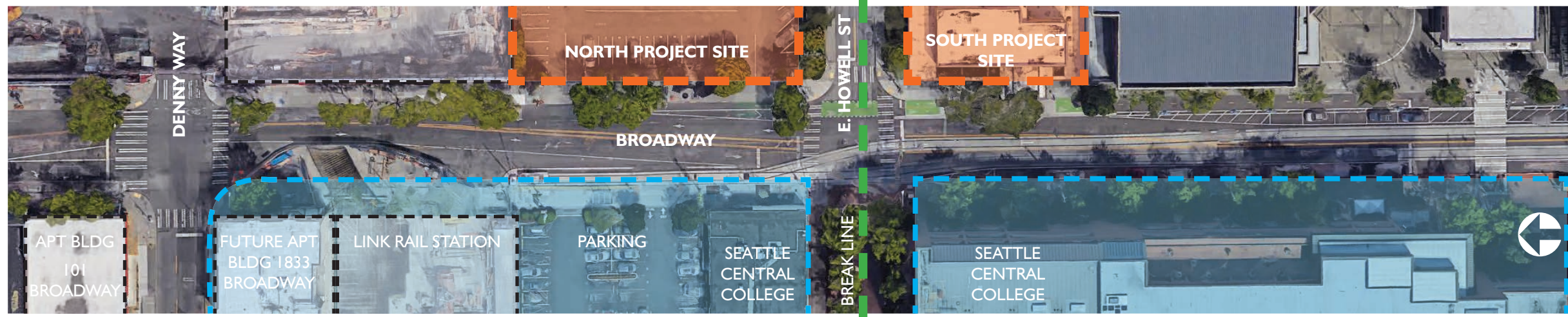
2 EAST ELEVATION - SOUTH

# BROADWAY ELEVATIONS

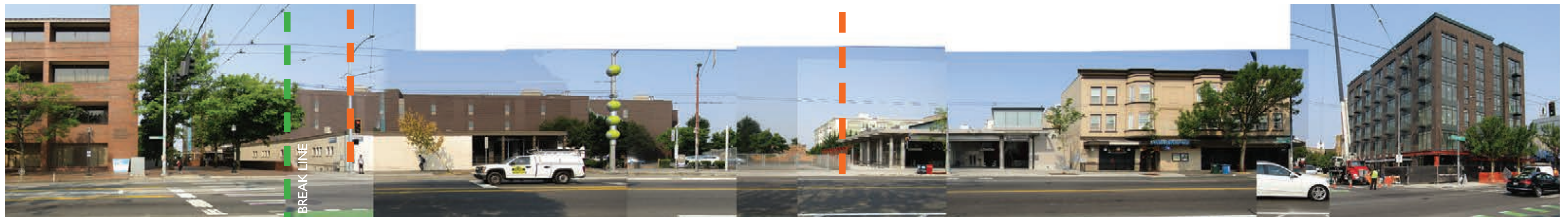
SITE ACCROSS SOUTH PROJECT SITE



WEST ELEVATION - SOUTH



SITE ACCROSS NORTH PROJECT SITE



2 WEST ELEVATION - NORTH

# NAGLE PL. ELEVATIONS

SITE ACCROSS NORTH PROJECT SITE



EAST ELEVATION - NORTH



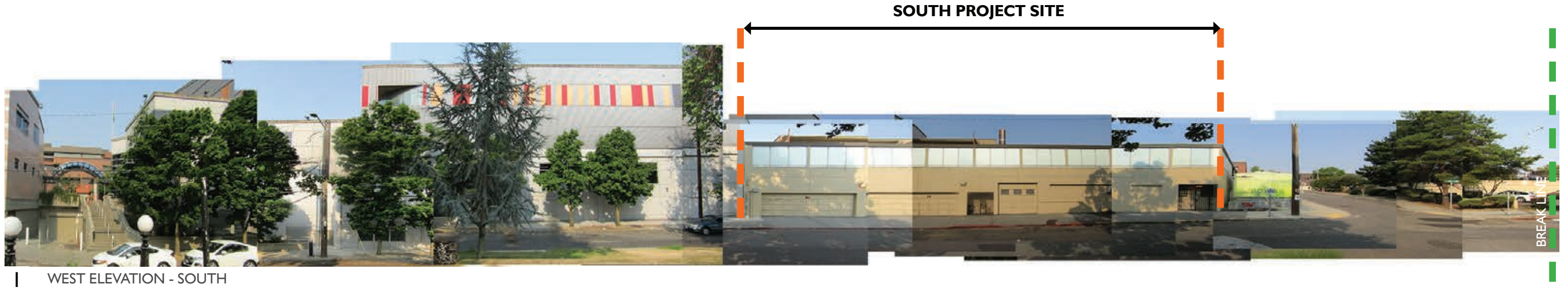
SITE ACCROSS SOUTH PROJECT SITE



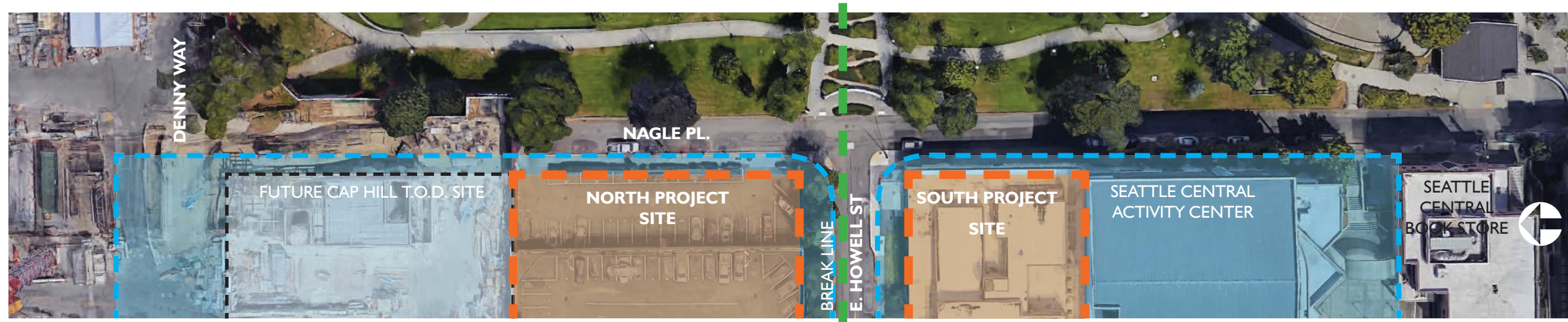
2 EAST ELEVATION - SOUTH



# NAGLE PL. ELEVATIONS

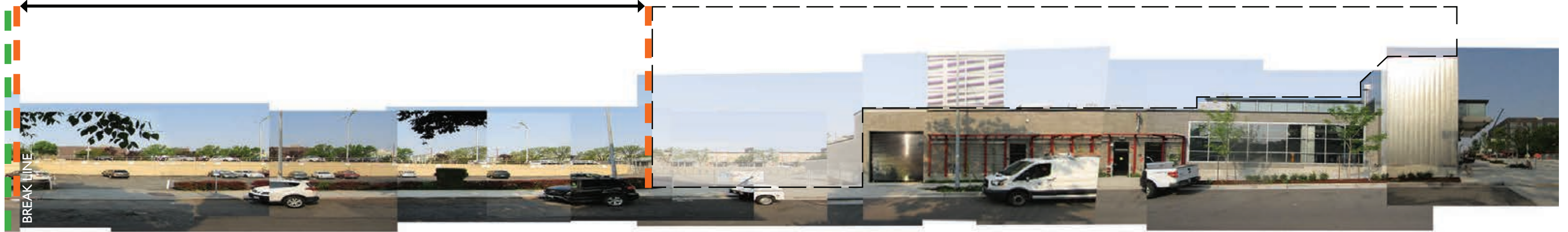


WEST ELEVATION - SOUTH



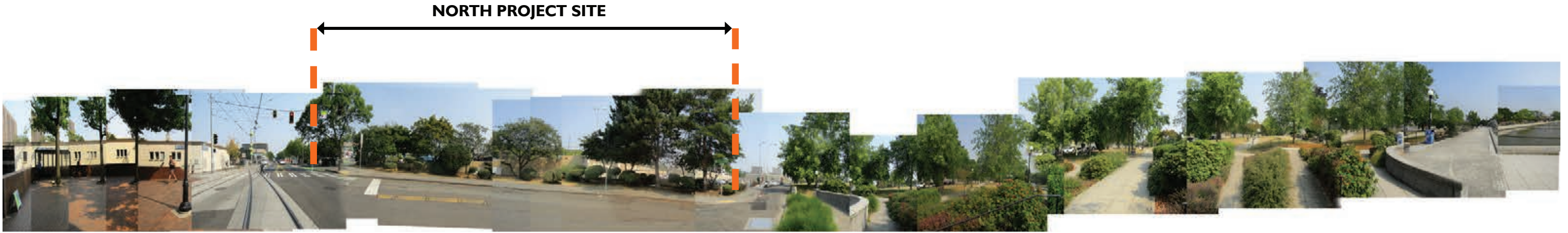
NORTH PROJECT SITE

FUTURE CAP HILL T.O.D. SITE

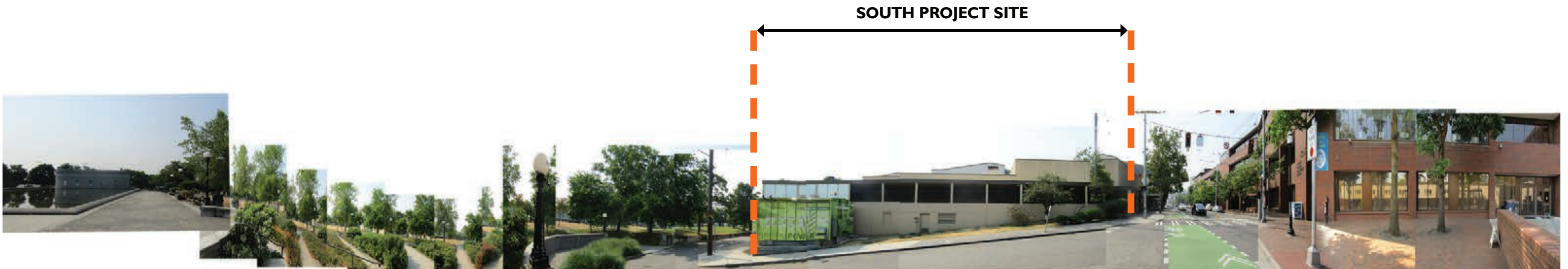
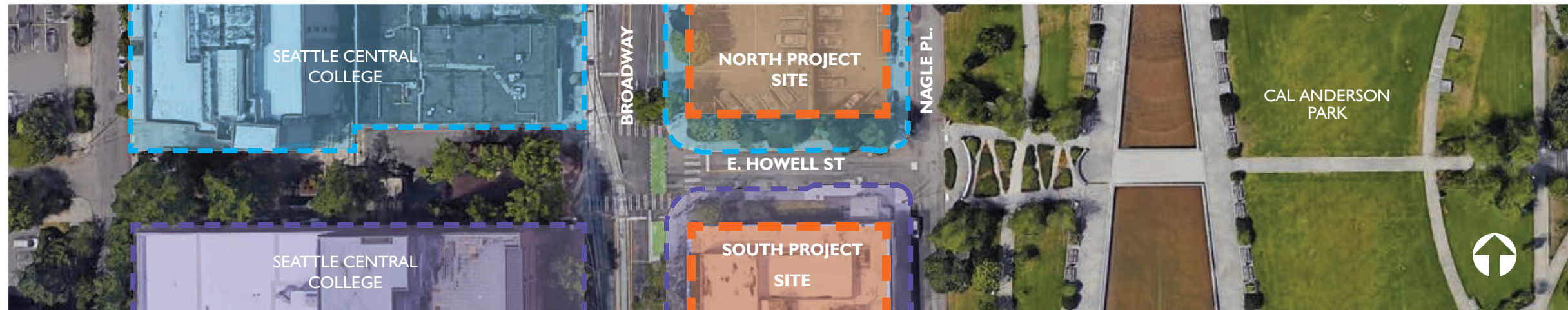


2 WEST ELEVATION - NORTH

# E. HOWELL ST. ELEVATIONS



1 WEST ELEVATION - SOUTH

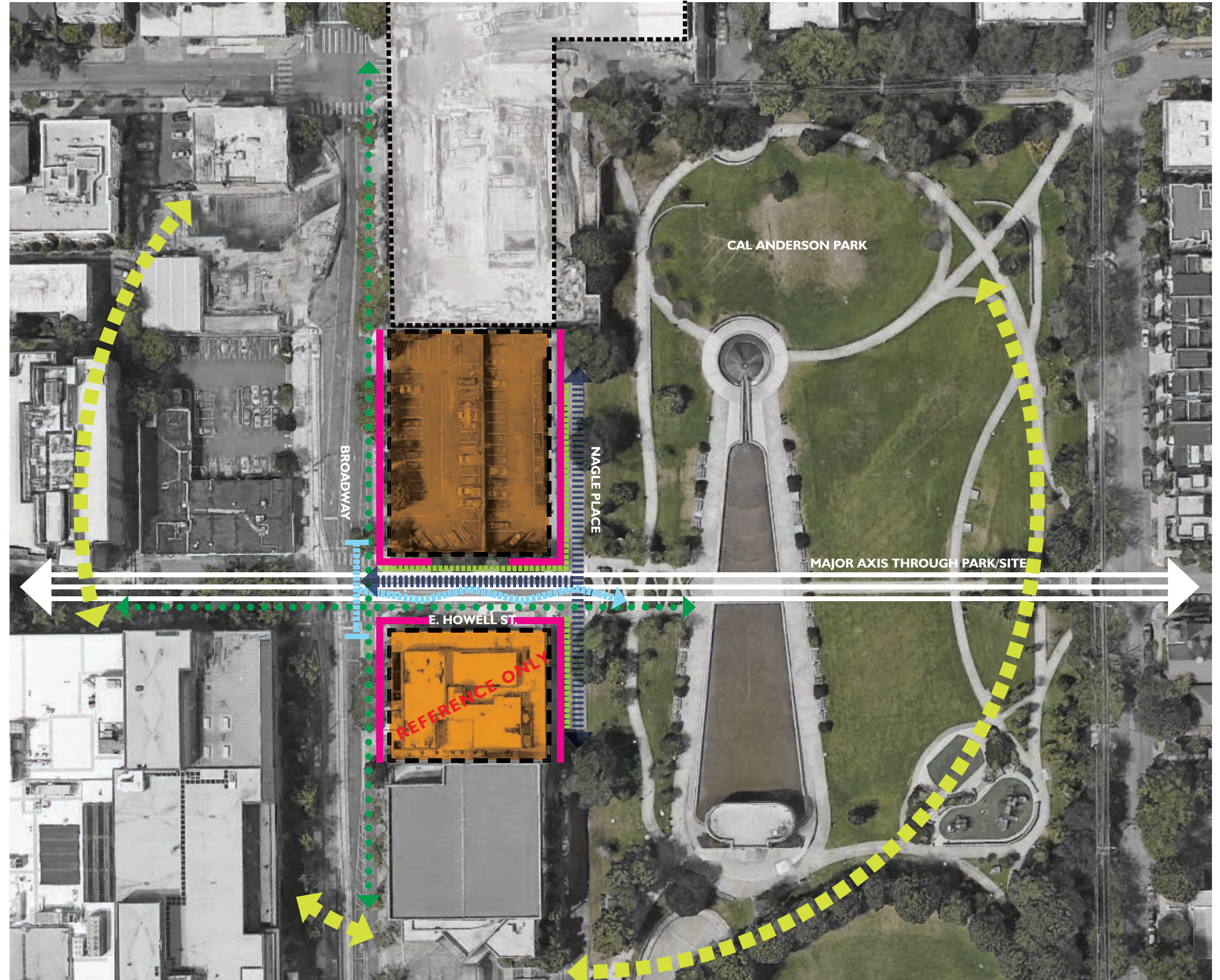


2 WEST ELEVATION - NORTH









# SITE ANALYSIS

## CONTEXT ANALYSIS

The site fronts on three streets of very different characters. Broadway Avenue, with its vibrant pedestrian activity, animated commercial storefronts, large scale institutional buildings, multimodal transportation, and people watching opportunities, conveys an energy and sense of constant motion. In stark contrast the discontinuous Nagle Street frontage conveys a pastoral calm and order reinforced by the formal axis of the Olmstead designed park with its reflecting pools fed by a masonry cone and rivulet channel. East Howell Street acts as the link between the vibrant energy of Broadway and the pastoral calm of Nagle placing the short street in tension. The intersection of two discontinuous streets at Howell and Nagle causes a reduction in vehicle traffic and lends itself toward a pedestrian gateway to the park.



### LEGEND

-  SITE
-  FUTURE DEVELOPMENT
-  PEDESTRIAN & BIKE
-  VEHICLE ACCESS
-  HIGHLY VISIBLE AREA OF SITE
-  PRIME SOLAR ACCESS
-  TRANSITION URBAN EDGE
-  OPEN SPACE DESIRED



# DESIGN GUIDELINES

### CS2 URBAN PATTERN AND FORM

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

#### A. Location in the City and Neighborhood

**2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

#### B. Adjacent Sites, Streets, and Open Spaces

**1. Site Characteristics:** Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

**2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape—its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

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

#### C. Relationship to the Block

**3. Full Block Sites:** Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and including repeating elements to add variety and rhythm to the facade and overall building design. Consider providing through-block access and/or designing the project as an assemblage of buildings and spaces within the block.

#### I. Streetscape Compatibility

**Neighborhood Priority:** Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. The character of a neighborhood is often defined by the experience of walking along its streets. How buildings meet the sidewalk helps determine the character, scale and function of the streetscape. The siting of a new building should reinforce the existing desirable spatial characteristics of the Capitol Hill streetscapes. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

#### II. Corner Lots

**Neighborhood Priority:** Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. Capitol Hill’s small-scale blocks provide numerous opportunities for special corner treatments. Prominent building entries and landscaped courtyards create interesting focal points at each corner. Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from the corners.

#### III. Height Bulk and Scale

**Neighborhood Priority:** *Preserve and augment the neighborhood’s architectural qualities, historic character and pedestrian scale.* Contemporary building practices can potentially create visual conflicts with older buildings due to differences in scale, massing and degrees of articulation. Capitol Hill emphasizes the notion of historical continuity—the relationship of built structures over time. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.

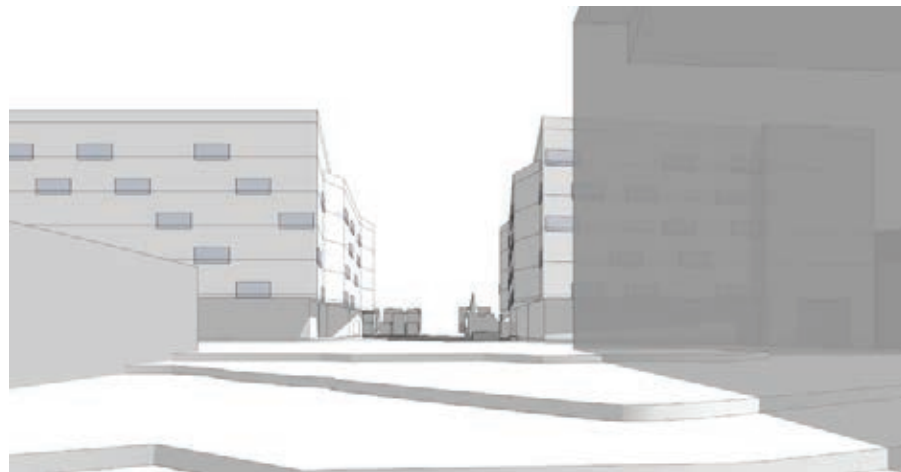
Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of adjacent zones.

**Broadway Priority:** *Maintain and enhance the character and function of Broadway as a vibrant and interesting commercial street.* Most of Broadway’s architecture is an eclectic mix of one to three-story buildings that range in style, age and architectural quality. Small, commercial storefronts are present at street-level in nearly all buildings. Many attractive masonry and terra-cotta buildings are interspersed with lesser quality structures. The Broadway Market redevelopment between Harrison and Republican Streets East is a popular mixed-use building that blends in well with its surroundings.

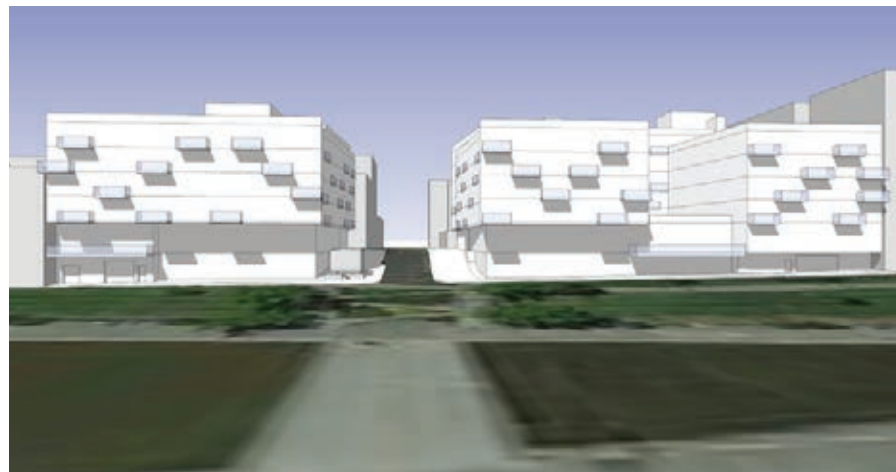
Building responds to the three different pedestrian-oriented street frontages by maintaining a lively and transparent commercial street frontage with entries along Broadway contrasted by landscaped setback grade related residential flats along Nagle. Widened sidewalks with opportunity for gathering areas along Howell support pedestrian activity and movement between Broadway and the Park.

Located on Howell at the only direct street connection from Broadway to the heart of Cal Anderson Park, the building corners have the opportunity act as a gateway transition from the commercial corridor to the neighborhood’s largest public open space. Locating retail entries and at the corners will charge the gateway with pedestrian activity.

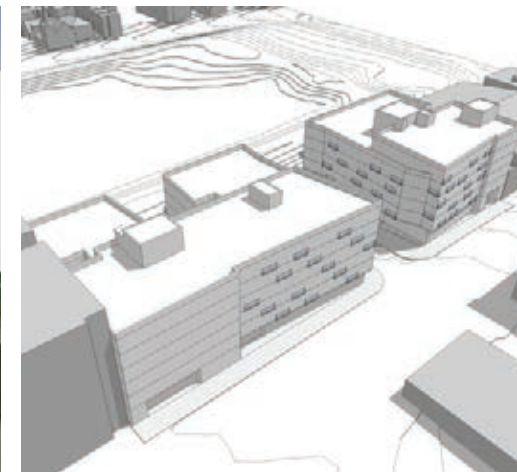
Building height responds to the site grading by stepping down one floor on the east half overlooking the Park. Building massing at upper levels is proposed to hold the urban street edge along Broadway and Howell with a play on gateway feature using modulated walls to convey movement and activity. This is contrasted with linear facades along Nagle to provide a calm backdrop to the Park. The larger north parcel is further reduced in massing with the introduction of an east facing courtyard fronting the Park. Building scale is broken down with a variety of balconies along Broadway and Howell to encourage people watching along pedestrian streets while randomly positioned decks facing Nagle provide playful opportunities for Park overlooks.



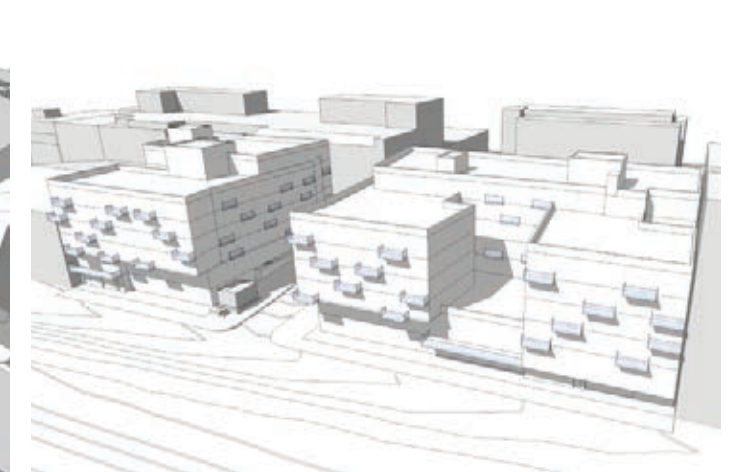
PEDESTRIAN VIEW FROM WEST



PEDESTRIAN VIEW FROM CAL ANDERSON PARK



AERIAL VIEW FROM NW



AERIAL VIEW FROM SE

# DESIGN GUIDELINES

## SEATTLE DESIGN GUIDELINE

### CS3 ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.

#### A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

**1. Fitting Old and New Together:** Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of contemporary materials.

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

**3. Established Neighborhoods:** In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

**4. Evolving Neighborhoods:** In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

#### B. LOCAL HISTORY AND CULTURE

**1. Place-making:** Explore the history of the site and neighborhood as a potential place-making opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

**2. Historical/Cultural References:** Reuse existing structures on site where feasible as a means of incorporating historical or cultural elements into the new project.

## CAPITOL HILL DESIGN GUIDELINES

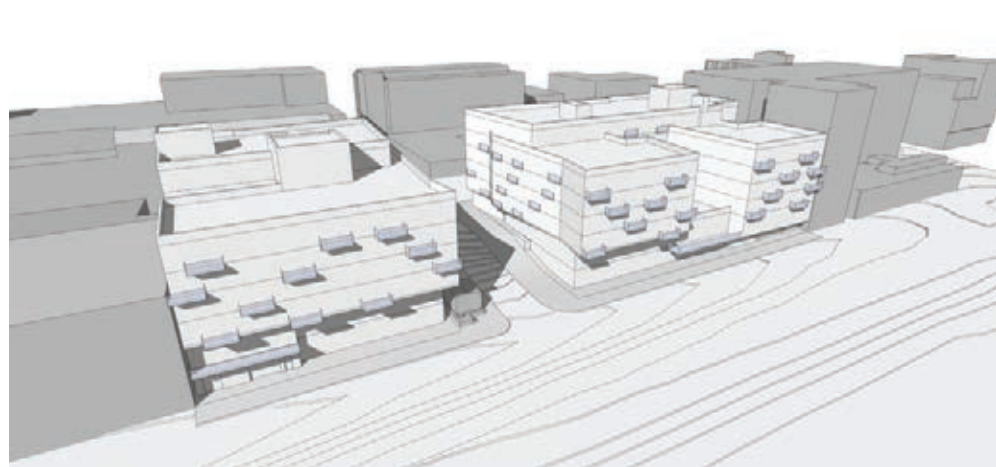
#### I. Architectural Concept and Consistency

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

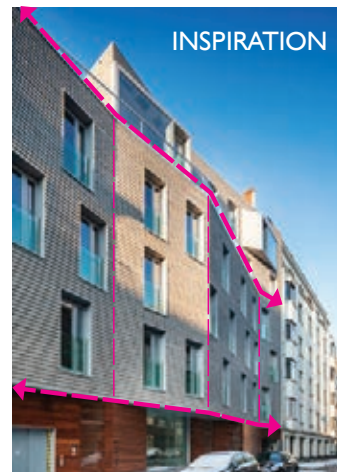
Building design elements, details and massing should create a well proportioned and unified building form and exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its façade walls.

## RESPONSE

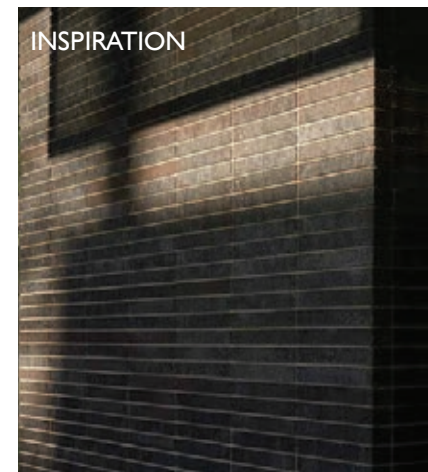
The architectural context at Broadway is a combination of the older one and two story facades accommodating a wide range of uses and the newer multi-story mixed-use buildings with both defined base, middle, top façade hierarchy and full height expressions. The proposed design concept responds to this diversity by creating a defined pedestrian base between the vertical articulation that flanks the north end of the north structure and south end of the south structure anchoring the overall massing to the site and creating a framed entry into Cal Anderson Park. The undulating facades above the first level pull the vibrancy of Broadway into the park in a modern and whimsical way, relating to the historic and contextual textures of the neighborhood through its material treatment of brick and metal.



AERIAL VIEW FROM SE



UNDULATING FACADE



BRICK TEXTURE



GRADE RELATED UNITS- TWO-STORY EXPRESSION



### PL2 WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

#### A. ACCESSIBILITY

**1. Access for All:** Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations.

**2. Access Challenges:** Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges. Examples include exterior stairs and landings, escalators, elevators, textured ground surfaces, seating at key resting points, through-block connections, and ramps for wheeled devices (wheelchairs, strollers, bicycles).

#### B. SAFETY AND SECURITY

**1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

**2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**3. Street-Level Transparency:** 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.

#### C. WEATHER PROTECTION

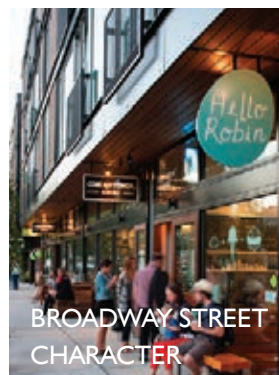
**1. Locations and Coverage:** Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.

**2. Design Integration:** Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

**3. People-Friendly Spaces:** Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade. If transparent canopies are used, design to accommodate regular cleaning and maintenance.

#### D. WAYFINDING

**1. Design as Wayfinding:** Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.



BROADWAY STREET CHARACTER



GRADE RELATED UNITS



#### I. Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

- Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.
- Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms; pedestrian-scaled awnings; architectural detailing on the first floor; and detailing at the roof line. (These details make buildings more “pedestrian-friendly”—details that would be noticed and enjoyed by a pedestrian walking by, but not necessarily noticed by a person in a vehicle passing by at 30 miles per hour.)

#### II. Pedestrian Open Spaces and Entrances

**Neighborhood Priority:** *Maintain and enhance pedestrian scale, activity and comfort.* The pedestrian environment (sidewalks, pathways, crossings, entries and the like) should be safe and accessible. The pedestrian environment should connect people to places they want to go, and should provide good spaces to be used for many things. New development should reflect these principles by enhancing commercial district streetscapes that make street-level pedestrian activity a priority.

Convenient and attractive access to the building's entry should be provided to ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

- Provide entryways that link the building to the surrounding landscape.
- Create open spaces at street level that link to the open space of the sidewalk.
- Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.
- Minimize the number of residential entrances on commercial streets where non-residential uses are required. Where residential entries and lobbies on commercial streets are unavoidable, minimize their impact to the vitality of the retail commercial streetscape.

#### III. Personal Safety and Security

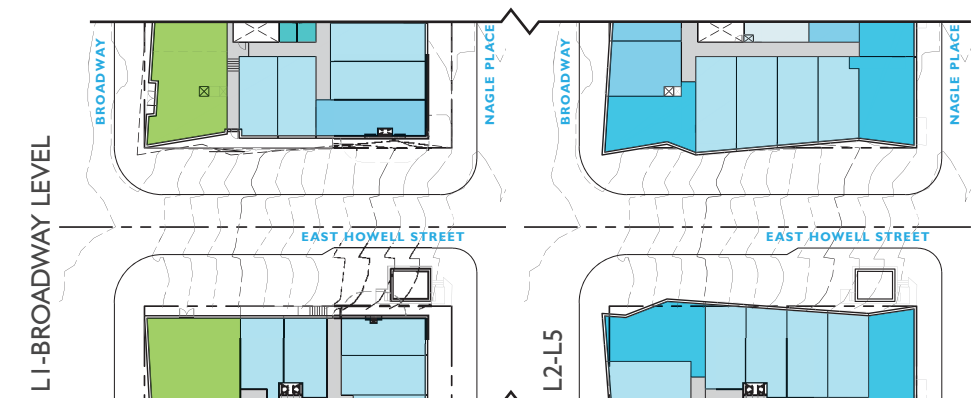
Project design should consider opportunities for enhancing personal safety and security in the environment under review.

- Consider:
  - pedestrian-scale lighting, but prevent light spillover onto adjacent properties;
  - architectural lighting to complement the architecture of the structure; and
  - transparent windows allowing views into and out of the structure— thus incorporating the “eyes on the street” design approach.
- Provide a clear distinction between pedestrian traffic areas and commercial traffic areas through the use of different paving materials or colors, landscaping, etc.

Building components including brick, storefront glazing and sidewalk treatment will add a fine level of scale to the building.

Commercial storefronts along Broadway are recessed with building massing overhanging to increase pedestrian area and provide effective overhead protection. Residential entries along Broadway are located to maximize length of continuous retail opportunity as well as to provide a break in the longer length of the north building frontage. At the corner of Broadway and Howell the building mass holds the street edge to frame the Park gateway. Increased setbacks along Howell create public/private open space to animate sitting areas acting as Park overlooks.

Maximizing transparency along commercial frontages combined with grade related units, intentionally setback with an at grade terrace separation from sidewalks, will maximize opportunities for eyes on the street surveillance. The addition of site responsive pedestrian lighting will further support personal safety around the project.



### PL3

#### STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

#### A. ENTRIES

**1. Design Objectives:** 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.

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

#### B. RESIDENTIAL EDGES

**1. Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

**2. Ground-level Residential:** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.

#### C. RETAIL EDGES

**1. Porous Edge:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

**2. Visibility:** Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

**3. Ancillary Activities:** Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

#### I. Human Activity

**Neighborhood Priority:** Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. Capitol Hill's commercial corridors are among the liveliest pedestrian environments in the city. The mix of small-scale storefronts that house retail, restaurants, and services attract residents and visitors on a daily basis. Proper site planning reinforces the existing pedestrian orientation of the neighborhood.

New development should be sited and designed to encourage human activity on the street.

i. Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and displaying goods to the pedestrian.

ii. Provide for outdoor eating and drinking opportunities on the sidewalk by allowing restaurant or café windows to open to the sidewalk and installing outdoor seating while maintaining pedestrian flow.

iii. Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside. Do not block views into the interior spaces with the backs of shelving units or with posters.

The Broadway street level is being designed with a variety of setbacks providing opportunities for retail to spill out and room to accommodate the high volume of pedestrians. To reinforce the Park gateway the design restricts the sidewalk back to the traditional width to reinforce the focus to the Howell Street access. Storefronts along these two frontages will be developed to maximize transparency. A departure may be necessary to address grade change and code required ventilation at Howell. Grade related unit terraces will contribute to the pedestrian activity along Nagle.





SEATTLE DESIGN GUIDELINE	CAPITOL HILL DESIGN GUIDELINES	RESPONSE
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**DCI**  
PROJECT USE AND  
ACTIVITIES  
Optimize the  
arrangement of uses  
and activities on site.

**A. ARRANGEMENT OF INTERIOR USES**

1. **Visibility:** Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.
2. **Gathering Places:** Maximize the use of any interior or exterior gathering spaces by considering the following:
  - a. a location at the crossroads of high levels of pedestrian traffic;
  - b. proximity to nearby or project-related shops and services; and
  - c. amenities that complement the building design and offer safety and security when used outside normal business hours.
3. **Flexibility:** Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.
4. **Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

**B. VEHICULAR ACCESS AND CIRCULATION**

1. **Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by.
2. **Facilities for Alternative Transportation:** Locate any facilities for alternative transportation such as shared vehicles, carpooling and charging stations for electric vehicles in prominent locations that are convenient and readily accessible to expected users.

**C. PARKING AND SERVICE USES**

1. **Below-Grade Parking:** Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.
2. **Visual Impacts:** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/ or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.
3. **Multiple Uses:** Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.
4. **Service Uses:** Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

**I. Parking and Vehicle Access**

**Neighborhood Priority:** Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. A wall of garage doors and multiple curb cuts greatly diminish the quality of the pedestrian environment. Where alley access is not possible, garage entries and driveways should be consolidated to enhance the streetscape for pedestrians.

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

- i. Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally broken within a block by vehicular access.

**II. Screening of Dumpsters, Utilities, and Service Areas**

New developments should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

- i. Consolidate and screen dumpsters to preserve and enhance the pedestrian environment.
- ii. For new development along Broadway that extends to streets with residential character—such as Nagle Place or 10th or Harvard Avenues East (see map on page 12)—any vehicle access, loading or service activities should be screened and designed with features appropriate for a residential context.

As a through block site the project offers the ability to locate parking as far away from the commercial corridor and pedestrian activity as possible. Garage entries at Nagle are set back from the intersection with Howell. Additionally, due to the presence of bike lanes, bus routes and the nearby Station, the quantity of cars parked is being reduced to a ratio well below one stall per apartment unit to reduce the impact of vehicles on the neighborhood.

There is no “back” side of either building or alley upon which to locate service areas. As such the building utility and services have been consolidated along Howell and Nagle to the extent possible by code requirements. Transformer room doors are adjacent to the parking entry with Trash/Recycling being stored within the building and accessed via the garage door. Building utility requirements are still being determined.

### DC3 OPEN SPACE CONCEPT

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

#### A. BUILDING-OPEN SPACE RELATIONSHIP

**1. Interior/Exterior Fit:** Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

#### B. OPEN SPACE USES AND ACTIVITIES

**1. Meeting User Needs:** 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.

**2. Matching Uses to Conditions:** Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. For example, place outdoor seating and gathering areas where there is sunny exposure and shelter from wind. Build flexibility into the design in order to accommodate changes as needed; e.g. a south-facing courtyard that is ideal in spring may become too hot in summer, necessitating a shift of outdoor furniture to a shadier location for the season.

**3. Connections to Other Open Space:** Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.

**4. Multifamily Open Space:** 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), barbecues, resident meetings, and crafts or hobbies.

#### C. DESIGN

**1. Reinforce Existing Open Space:** Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept, where appropriate, that other projects can build upon in the future.

**2. Amenities and Features:** Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

**3. Support Natural Areas:** Create an open space design that retains and enhances on-site natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife. If the site contains no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors in the future with development i of other public or private projects.

#### I. Residential Open Space

**Neighborhood Priority:** Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. With one of the highest residential densities in the city, Capitol Hill's neighborhoods are remarkably green. Street trees and private landscaping contribute to this pleasant environment. Redevelopment should retain and enhance open space and landscaping.

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

- i. Incorporate quasi-public open space with new residential development or redevelopment, with special focus on corner landscape treatments and courtyard entries.
- ii. Create substantial courtyard-style open space that is visually accessible to the public view.
- iii. Set back development where appropriate to preserve a view corridor.
- iv. Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.
- v. Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged.
- vi. Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.
- vii. Use porous paving materials to enhance design while also minimizing stormwater run-off.

#### II. Landscape Design to Address Special Site Conditions

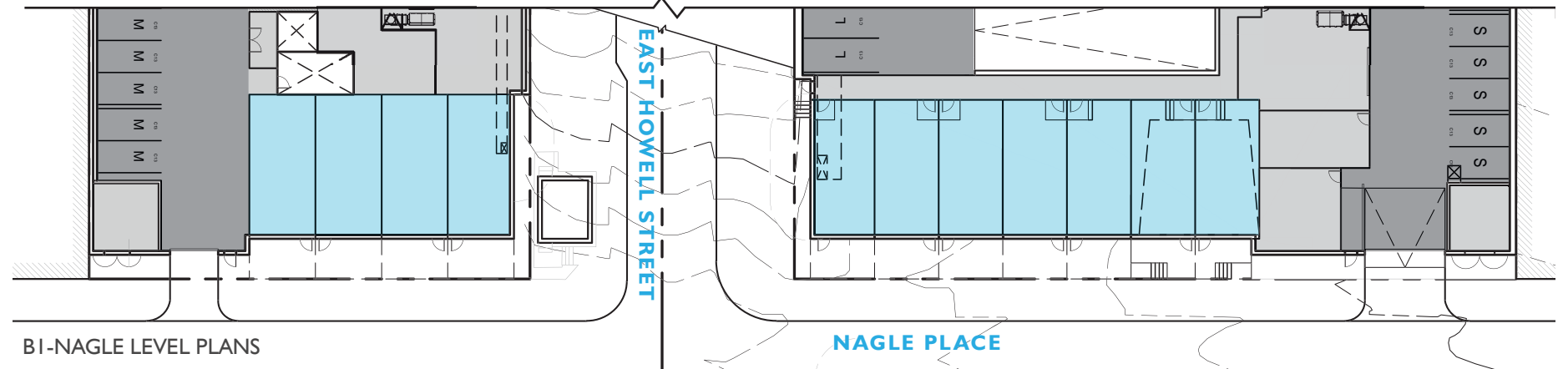
**Neighborhood Priority:** Maintain and enhance existing landscape patterns in commercial and residential areas.

The landscape design should take advantage of special on-site conditions such as highbank front yards, steep slopes, view corridors or existing significant trees, and off-site conditions such as greenbelts, ravines, natural areas and boulevards.

- i. Maintain or enhance the character and aesthetic qualities of neighborhood development to provide for consistent streetscape character along a corridor.
- ii. Supplement and complement existing mature street trees where feasible.
- iii. Incorporate street trees in both commercial and residential environments in addition to trees onsite.
- iv. Consider commercial landscape treatments that include street trees.

Grade related units, set back from the sidewalk, will contribute residential open space and activity to the street fronts as defensible and useable terraces. Development of these areas will look to successful examples of grade related unit terraces in the neighborhood which incorporate a balanced material palette of paved hardscape, landscape and seating. Additional residential open space is proposed at east facing roof deck areas to take advantage of the view over the Park, with an upper roof deck on the north building looking west toward the Olympics.

The development of Howell will introduce street trees consistent with the city standard. Additionally the project is exploring opportunities for enhancing the Howell Street right of way with widened sidewalks, sidewalk plantings, seating, decorative lighting or open space providing gathering opportunities in support of a vibrant pedestrian streetscape. The Sound Transit power station on grade at Howell Street presents some challenges to pedestrian connectivity, however treating the opposing sides of Howell as through passage vs. occupied open space could minimize the intrusion to the urban fabric.



# DESIGN GUIDELINES

## SEATTLE DESIGN GUIDELINE

## CAPITOL HILL DESIGN GUIDELINES

## RESPONSE

### DC4 EXTERIOR ELEMENTS AND FINISHES

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

#### A. Building Materials

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

**2. Climate Appropriateness:** Select durable and attractive material that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

#### I. Height, Bulk, and Scale

i. Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.

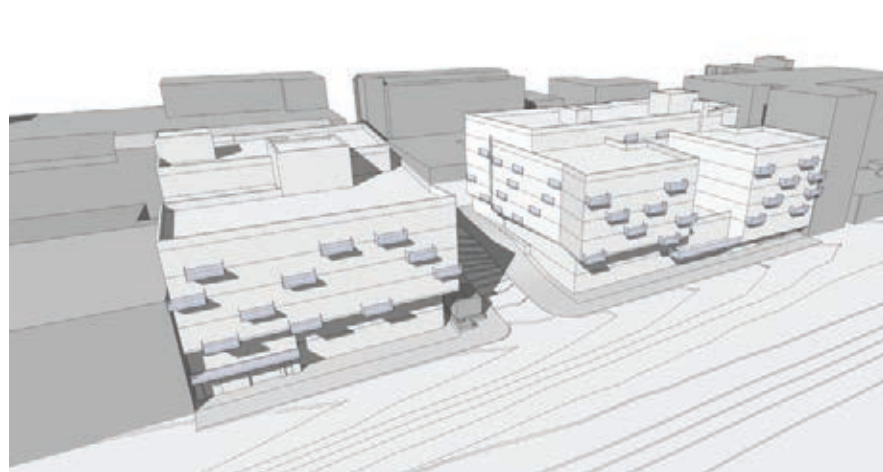
#### II. Exterior Finish Materials

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

- i. Use wood shingles or board and batten siding on residential structures.
- ii. Avoid wood or metal siding materials on commercial structures.
- iii. Provide operable windows, especially on storefronts.
- iv. Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.
- v. Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.
- vi. The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.

The building steps up toward Broadway, or rather down towards Cal Anderson Park, creating a well-proportioned mass viewed from the Park with the introduction of the courtyard along the north structure. High quality materials such as brick will be incorporated at ground level and extend up at prominent building features to break up the building bulk and enhance pedestrian scale and interest. A variety of window sizes and balcony types with varied locations are proposed to add additional levels of scale and modulation to the facades.

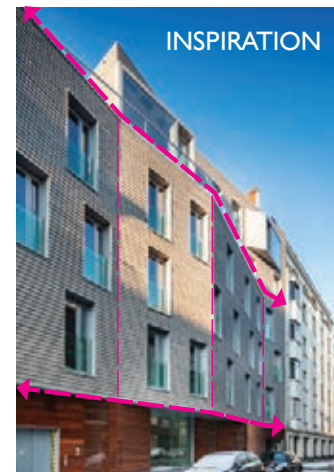
The project plans to utilize high quality and durable materials that are appropriate for retail, grade related units and residential expression. The team is studying a palate of brick, cement composite and metal panel, anodized aluminum storefront at commercial frontages and vinyl windows at residential units. Color selection and distribution is still being explored.



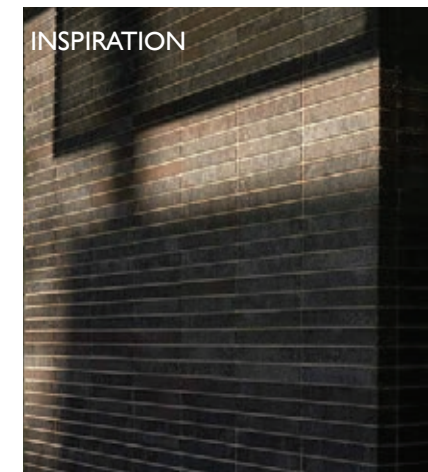
AERIAL VIEW FROM SE



BROADWAY STREET CHARACTER



UNDULATING FACADE



BRICK TEXTURE

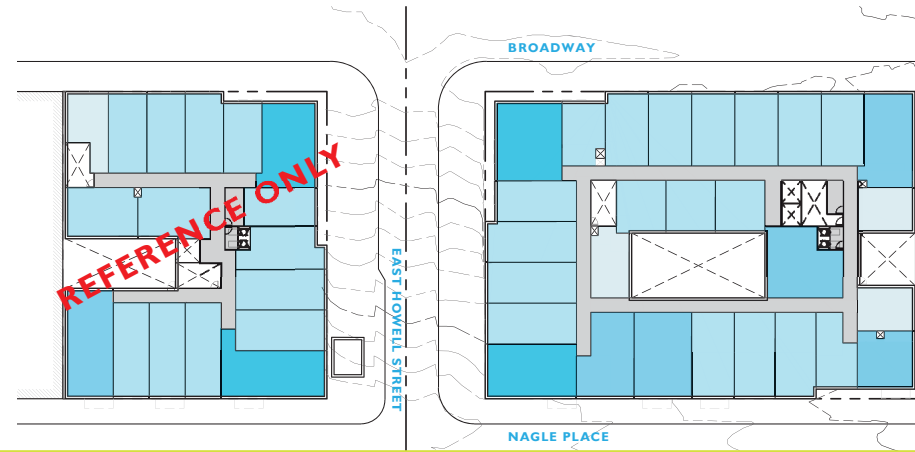
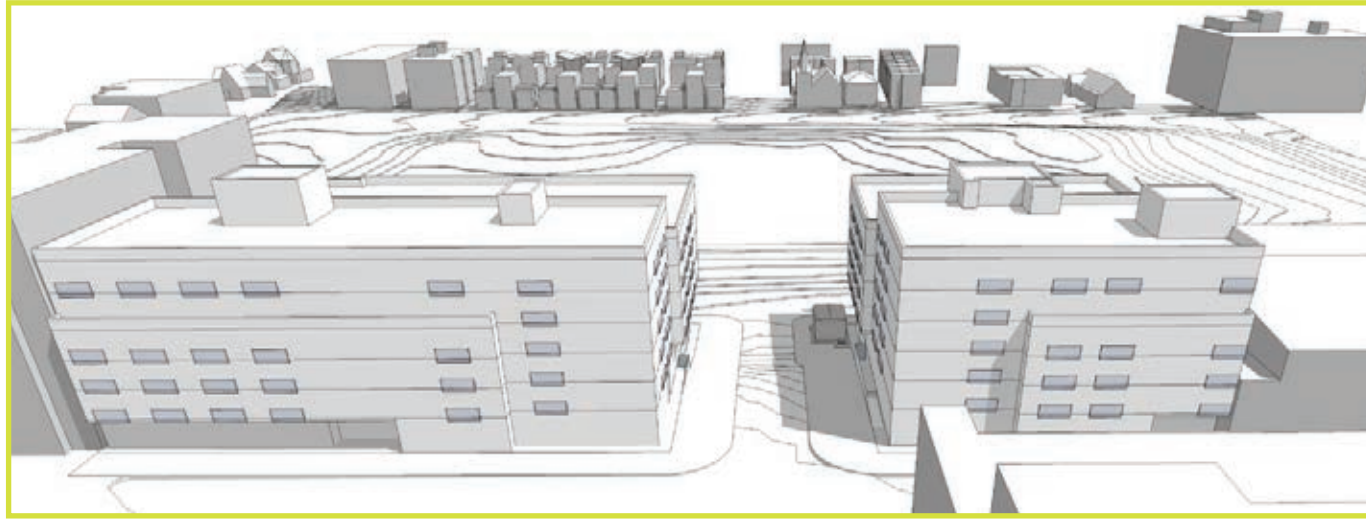


GRADE RELATED UNITS- TWO-STORY EXPRESSION



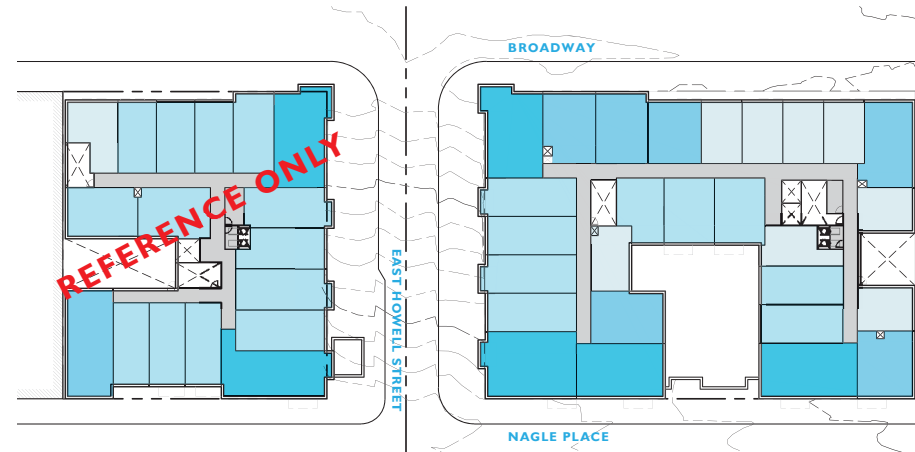
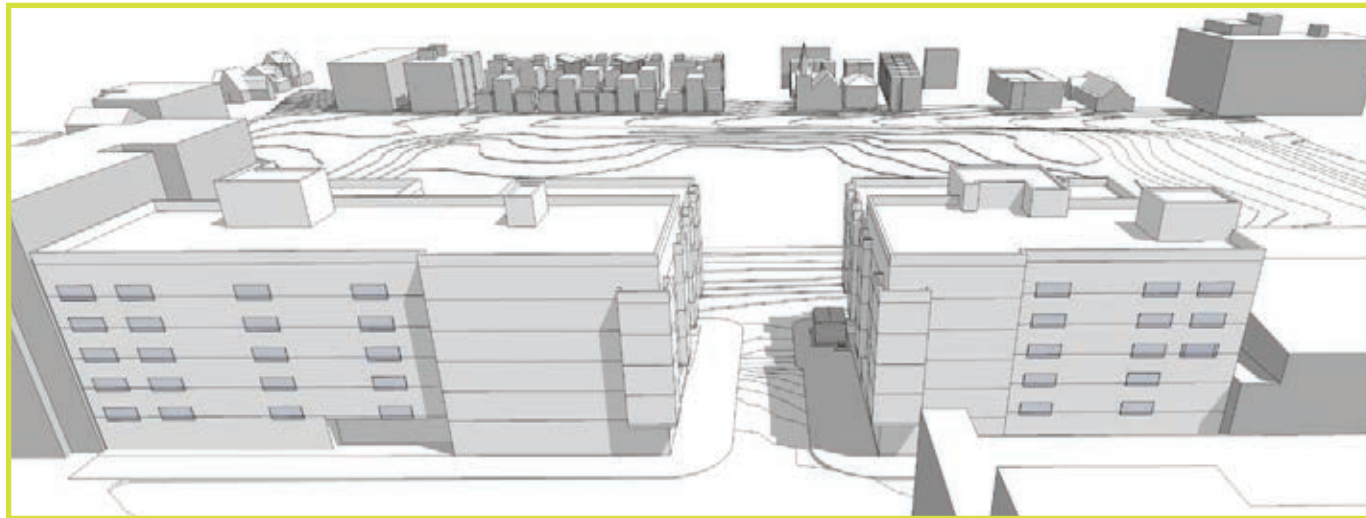
MASSING OPTIONS

# OPTION COMPARISON



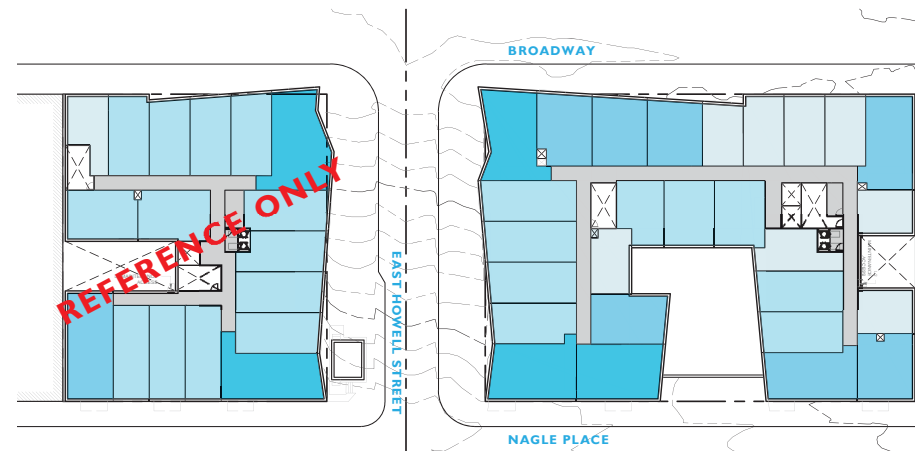
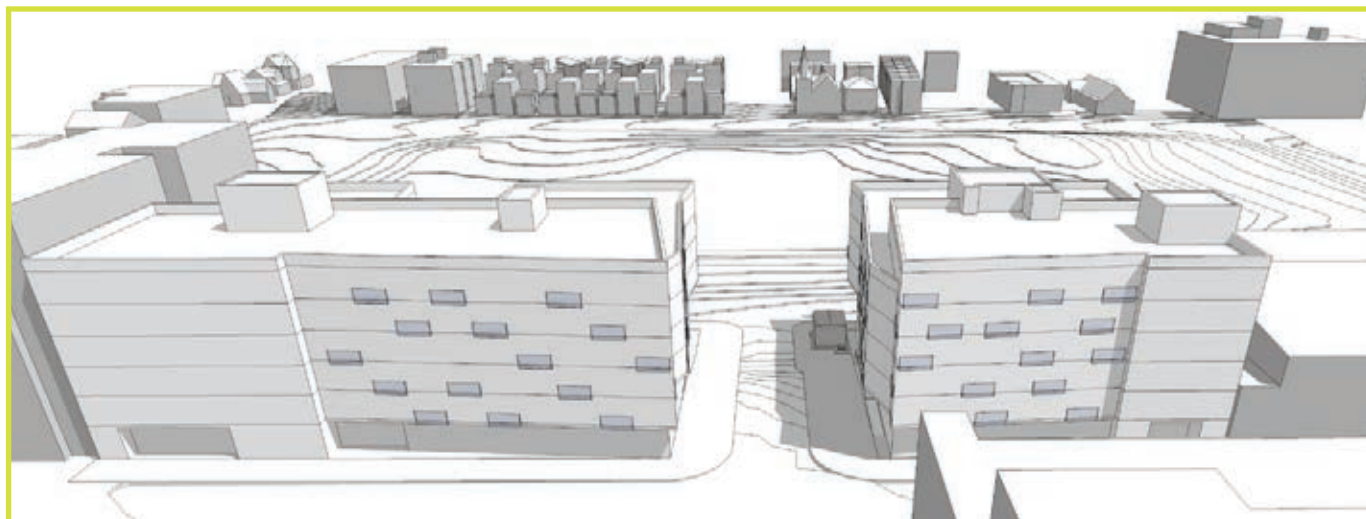
## OPTION 1 LIGHTWELL SCHEME

The lightwell scheme aims to reduce massing height along Broadway by setting back the upper two floors and provides an inset vertical expression at the "gateway" of Broadway and E. Howell into the park.



## OPTION 2 CORNER TOWER GATEWAY SCHEME

This scheme creates a gateway at the intersection of Broadway and E. Howell St. with a vertical expression focused to reflect the proportion of the narrow residential apartment structures to the North on west side of Broadway at Denny.

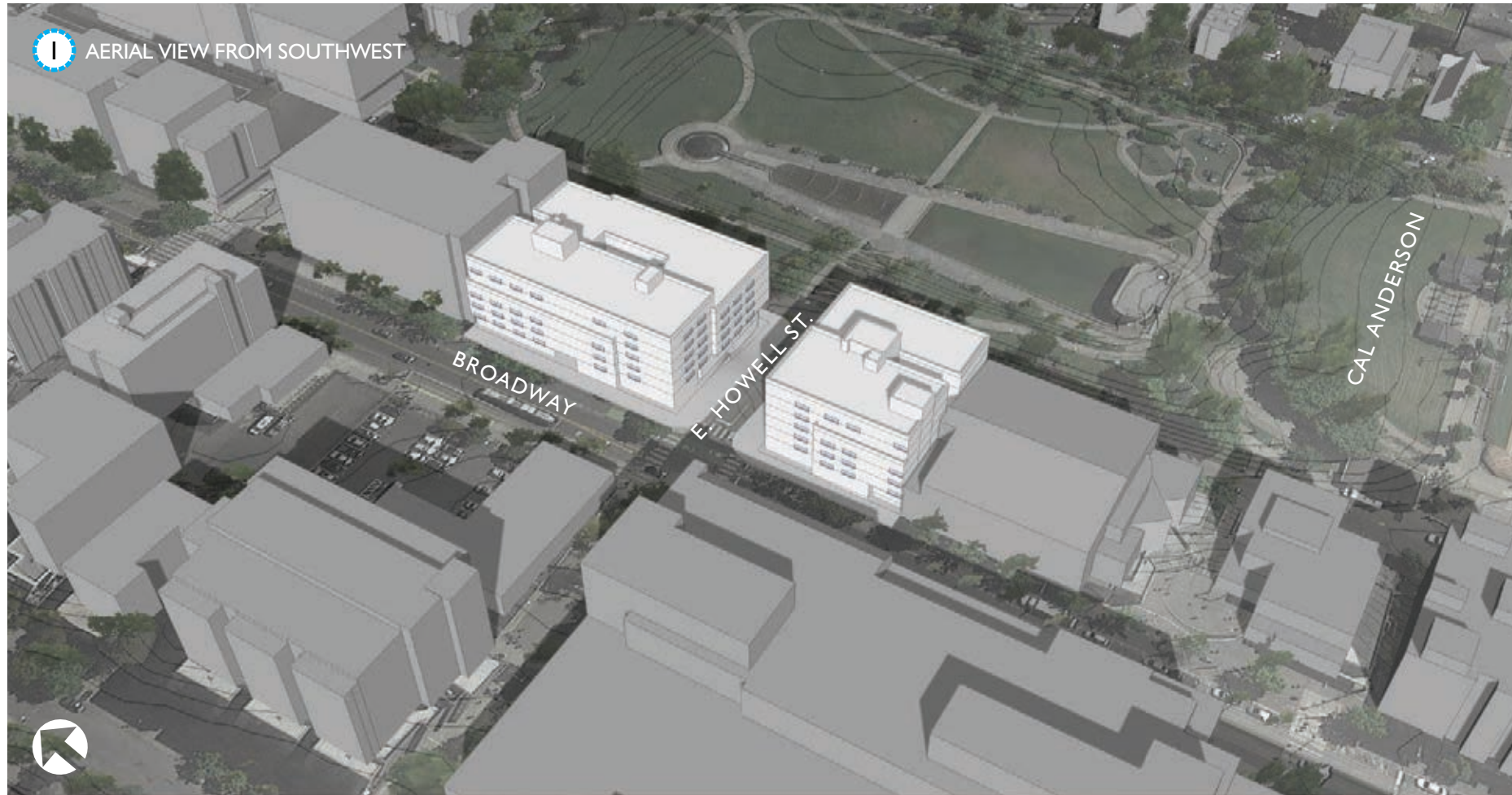


## OPTION 3 -PREFERRED UNDULATING GATEWAY SCHEME

This scheme envisions an opportunity to celebrate a primary entry to Cal Anderson Park from Broadway. The playful massing hovers above the ground level, pulling the activity and vibrancy of Broadway into the park via expression of form.

AERIAL VIEW FROM WEST

# OPTION 1



1 AERIAL VIEW FROM SOUTHWEST

## LIGHTWELL SCHEME

The lightwell scheme aims to reduce massing height along Broadway by setting back the upper two floors and provides an inset vertical expression at the “gateway” of Broadway and E. Howell into the park. The massing wraps around into the park side creating a consistent facade facing Cal Anderson. Ground level flats and LI units setback along Nagle to provide a two-story expression towards the park at LI above the garage entries. Amenity spaces bookend the sites on either side towards the park at LI above the garage entries.

### PROS

- Code compliant
- Upper level setback along Broadway

### CONS

- Long uninterrupted massing along park facade
- No building mass texture along E. Howell to support the gateway into Cal Anderson Park
- Less opportunity for views into park from project



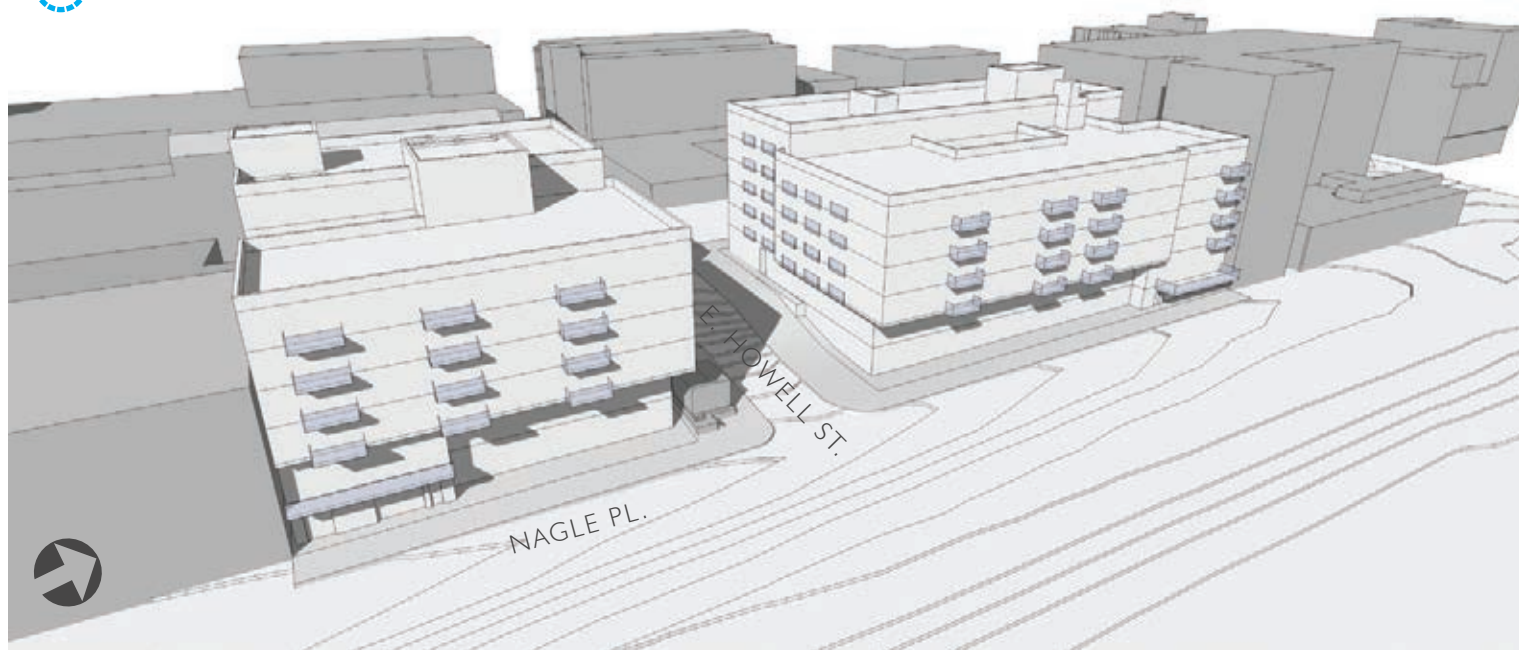
SITE PLAN

# OPTION 1

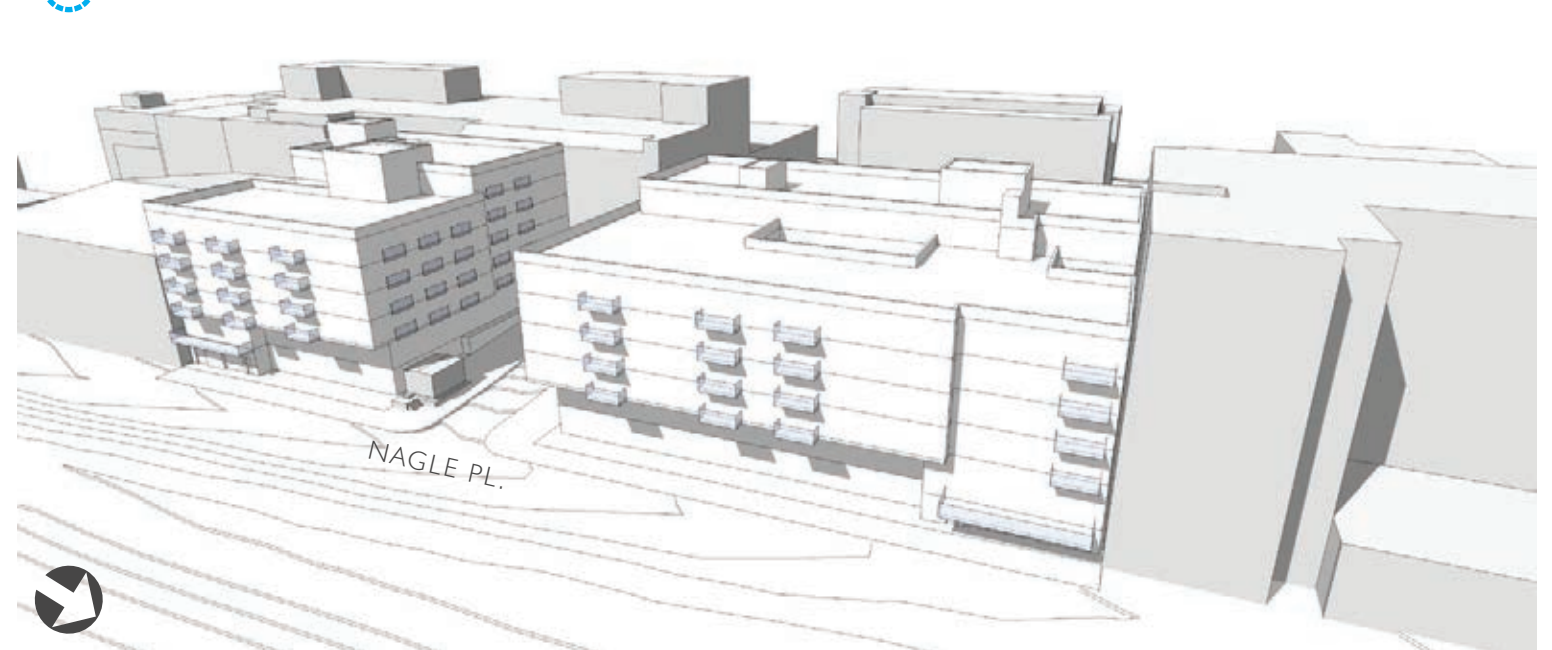
2 PEDESTRIAN VIEW FROM CAL ANDERSON PARK



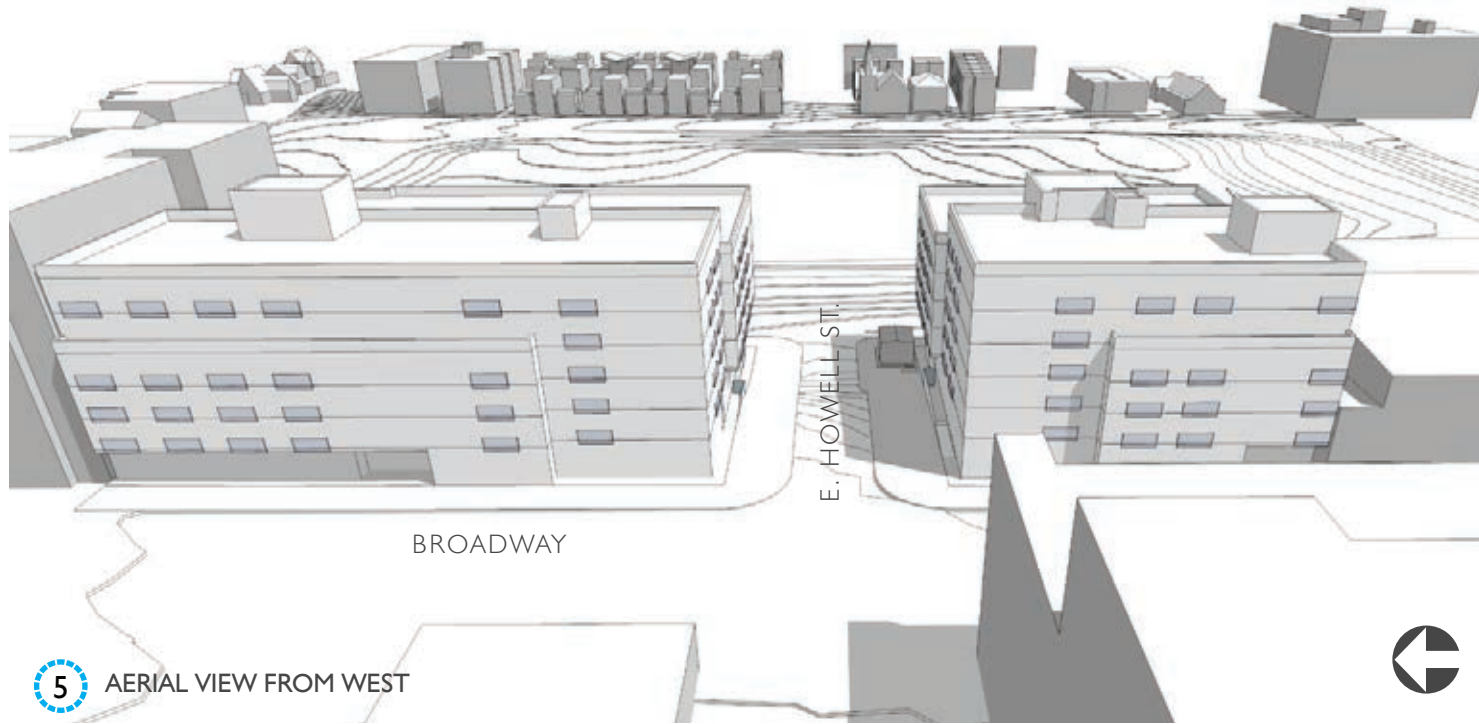
3 AERIAL VIEW FROM SE



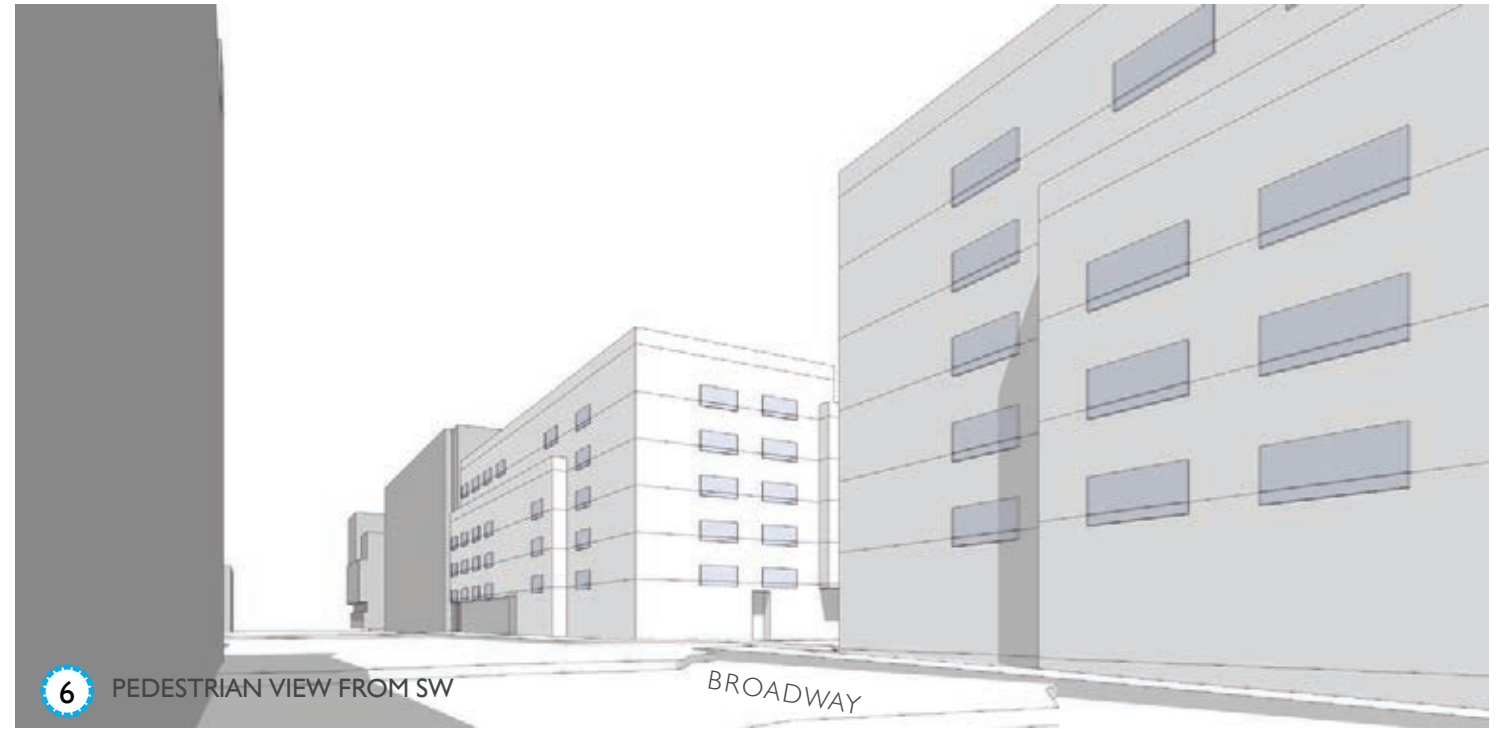
4 AERIAL VIEW FROM NE



# OPTION 1



5 AERIAL VIEW FROM WEST



6 PEDESTRIAN VIEW FROM SW



7 PEDESTRIAN VIEW FROM WEST

- Along 24th Ave NE, the building facades closest to the street occupy 443' of the 513' (86%) of the site.
- The buildings are articulated with insets to help break up the facades and provide rhythm and visual interest along 24th Ave NE.



8 PEDESTRIAN VIEW FROM NW



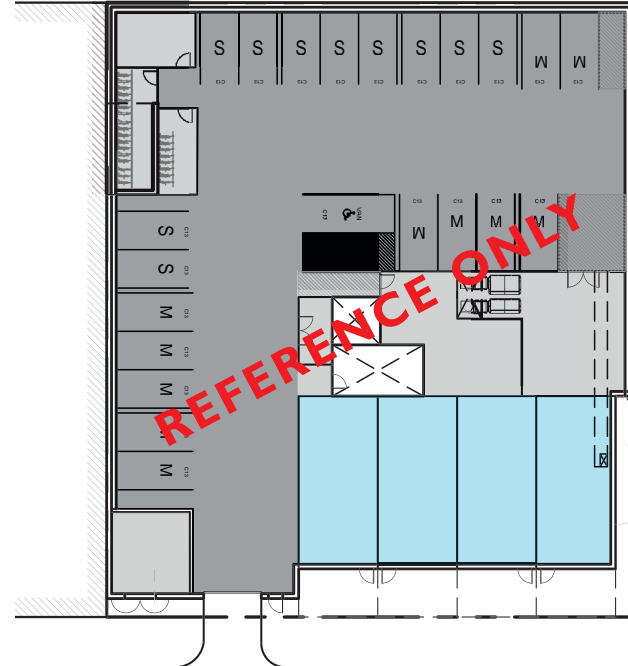
# OPTION 1

## SPACE FUNCTION KEY

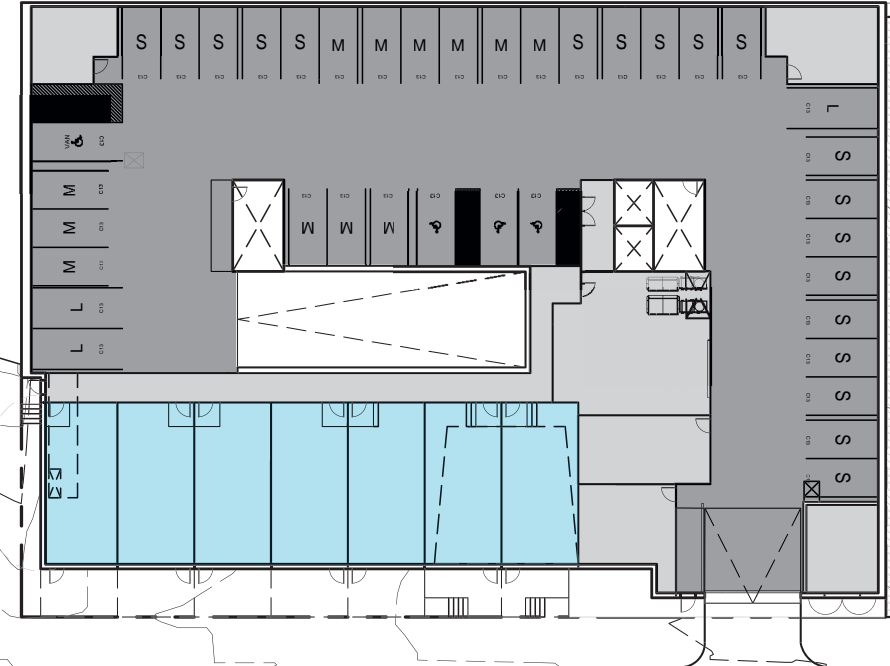
- RETAIL
- STUDIO
- OPEN ONE
- ONE BED
- TWO-BED
- AMENITY (INTERIOR)
- AMENITY (EXTERIOR)
- CIRCULATION/BOH
- PARKING



1"=40'-0"

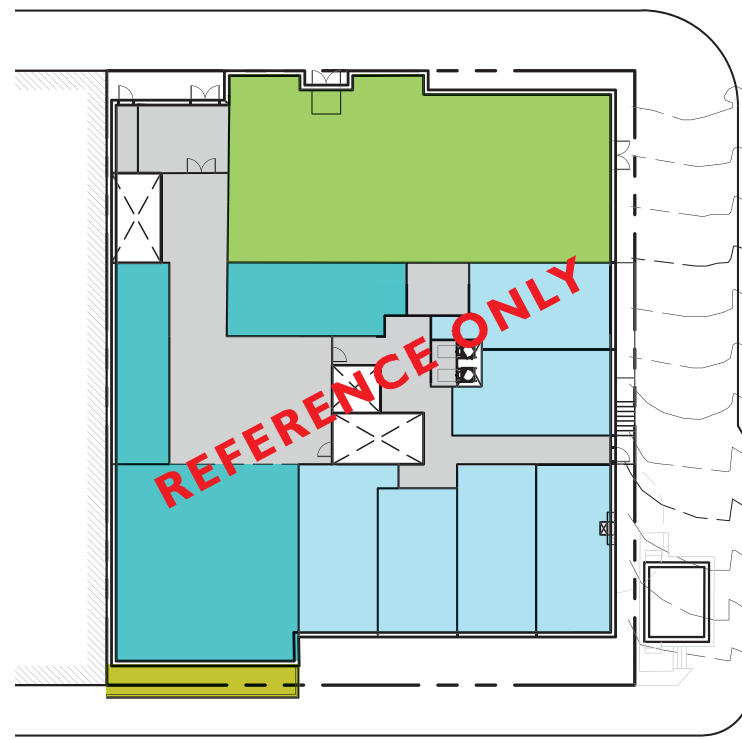


NAGLE PLACE BI LEVEL PLAN

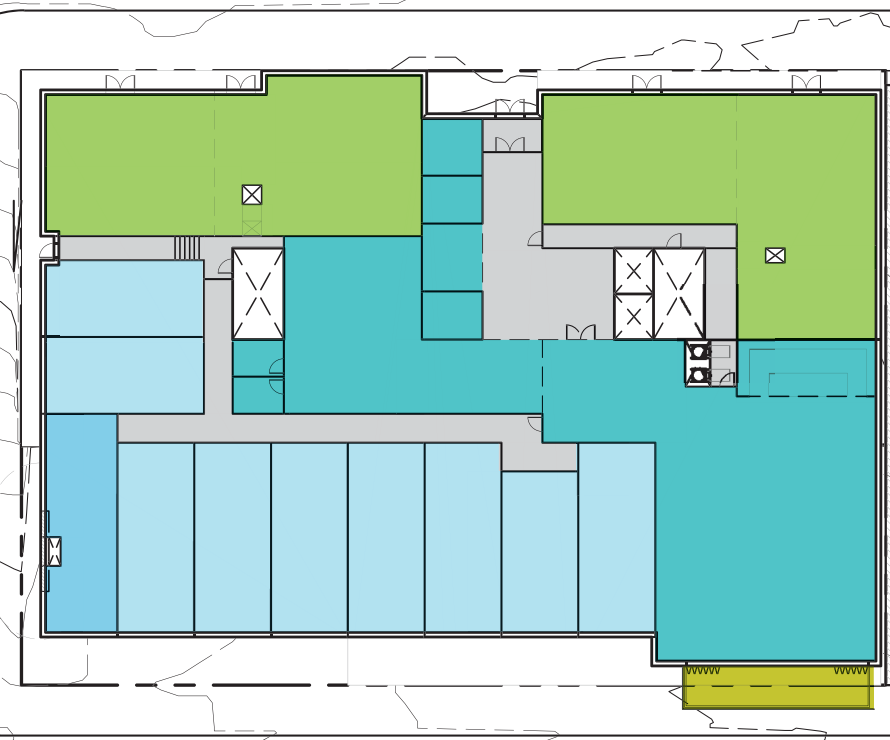


NAGLE PLACE

AERIAL VIEW FROM SOUTHEAST



BROADWAY LI LEVEL PLAN



NAGLE PLACE

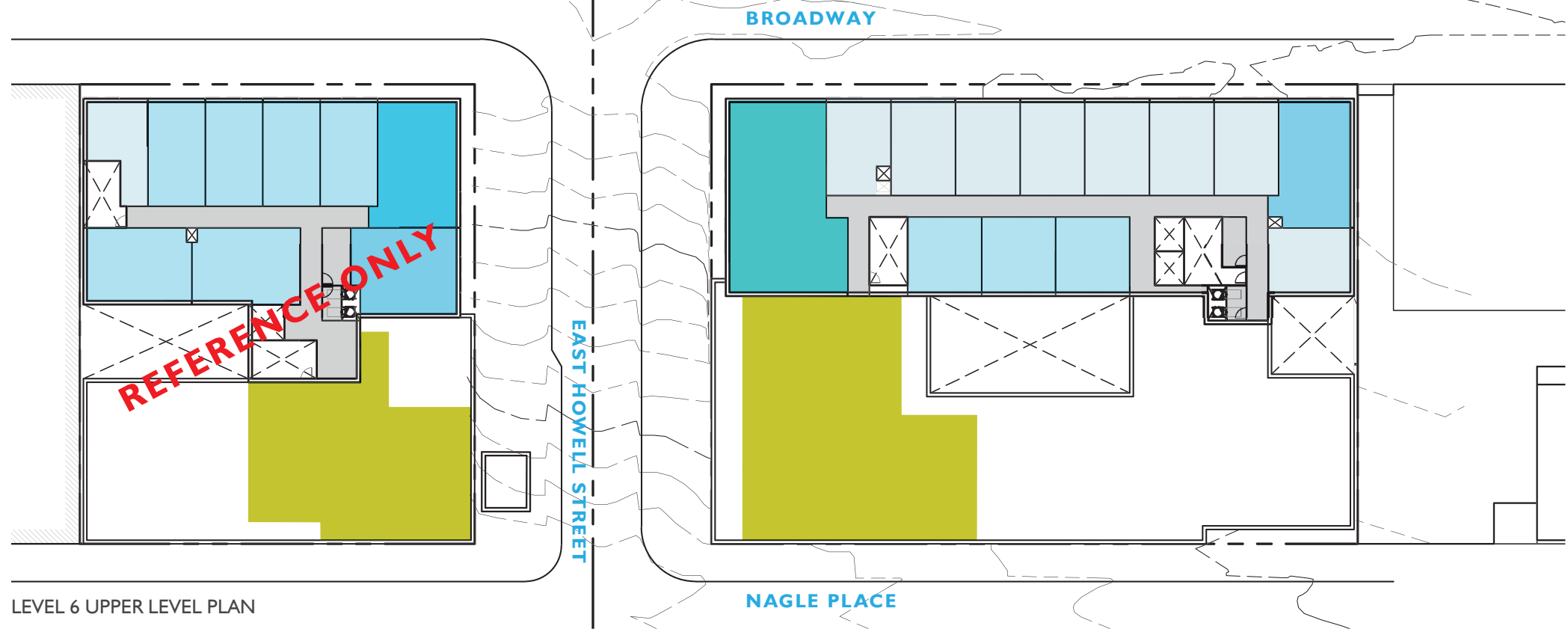
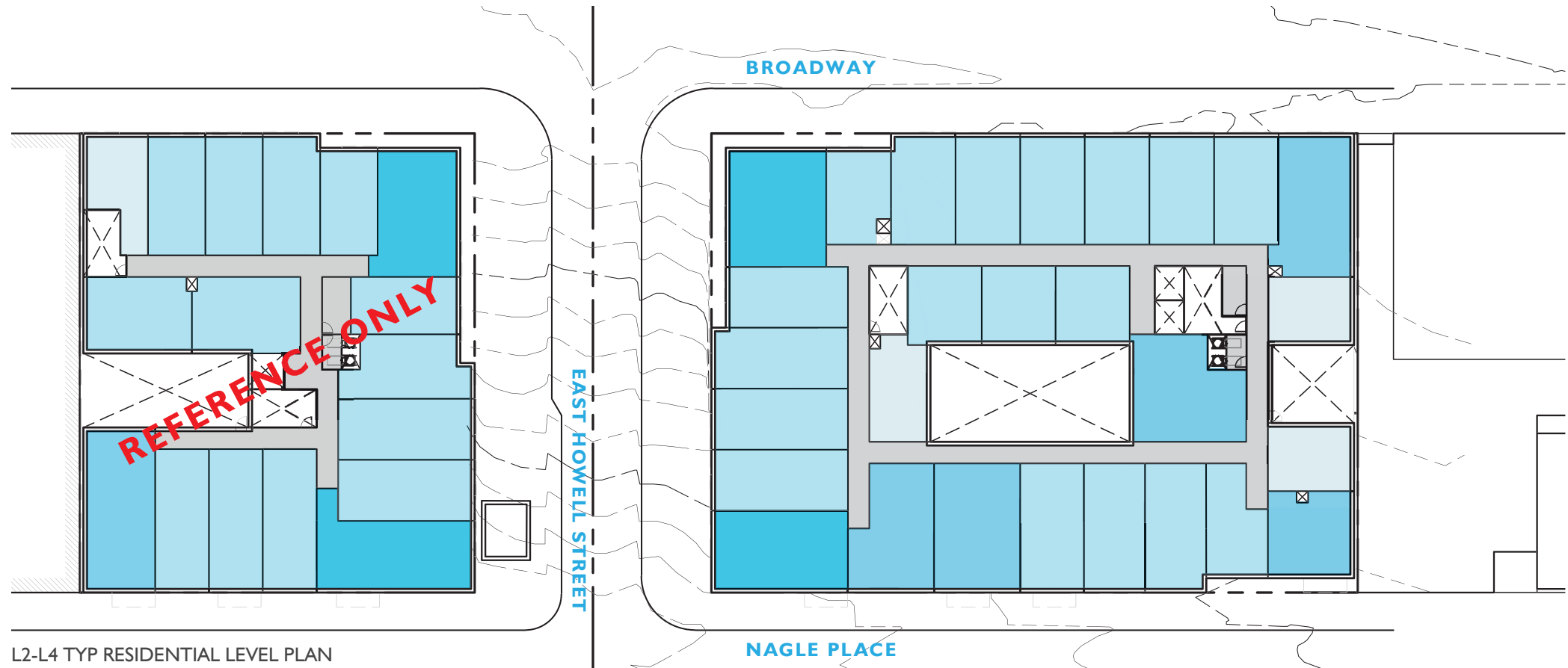
# OPTION 1

## SPACE FUNCTION KEY

- RETAIL
- STUDIO
- OPEN ONE
- ONE BED
- TWO-BED
- AMENITY (INTERIOR)
- AMENITY (EXTERIOR)
- CIRCULATION/BOH
- PARKING

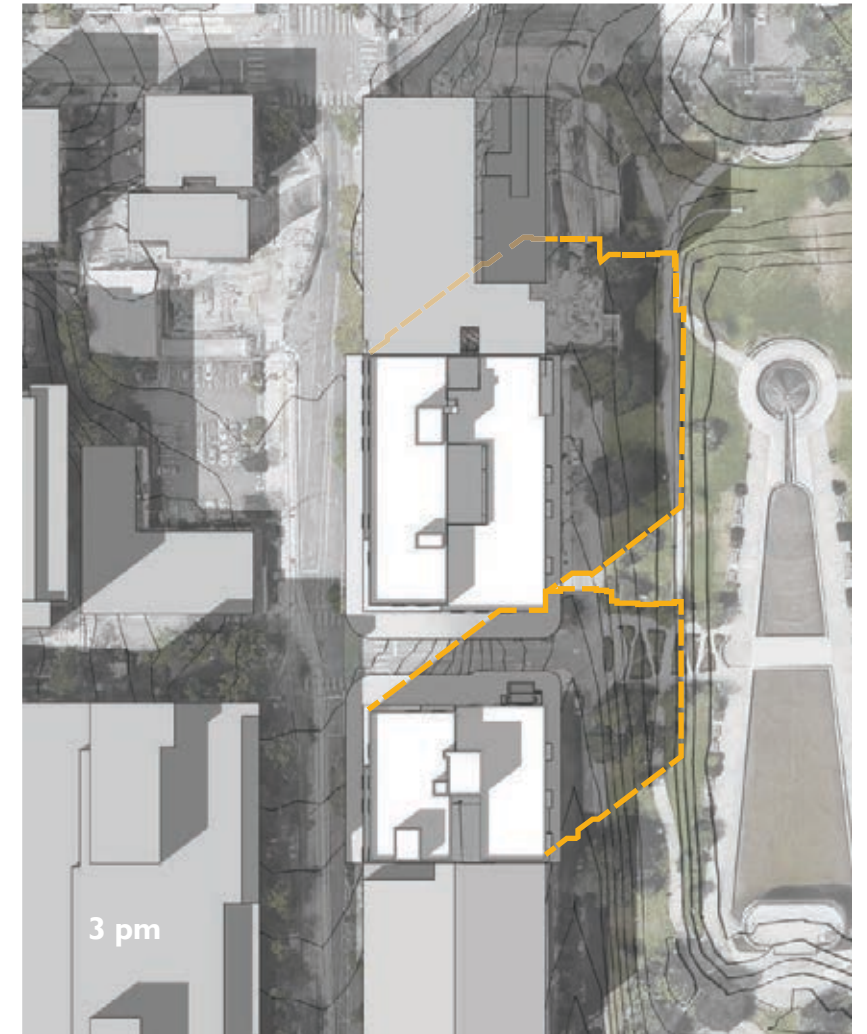
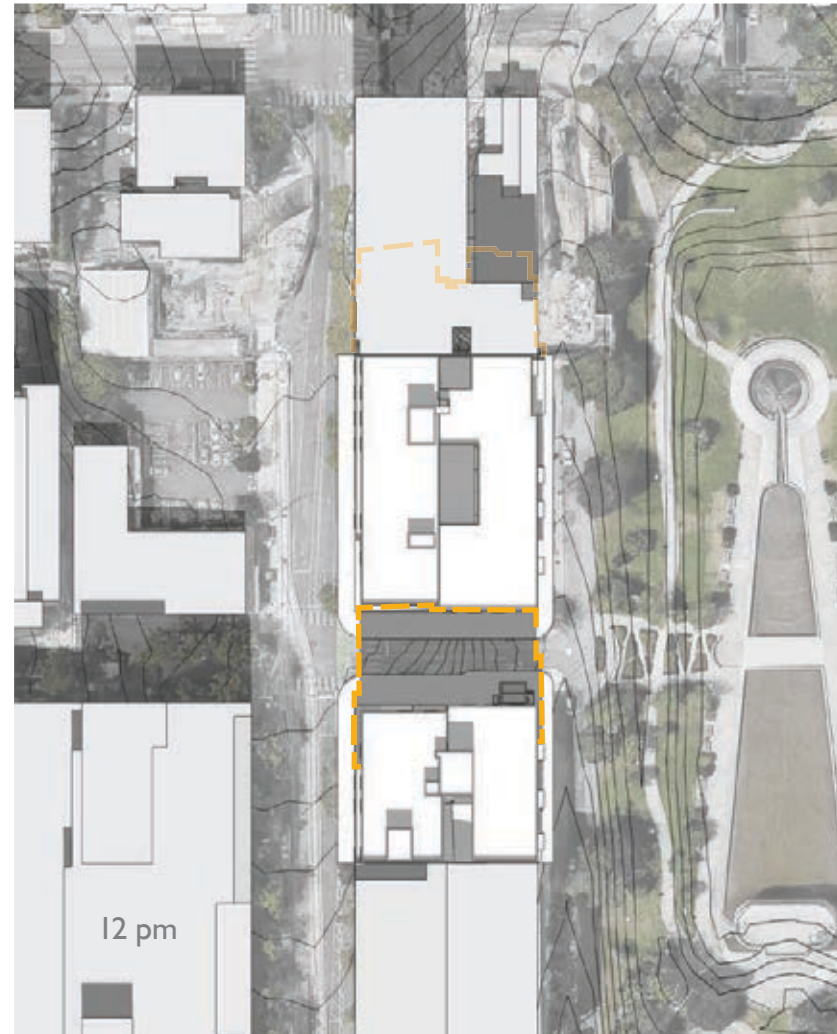
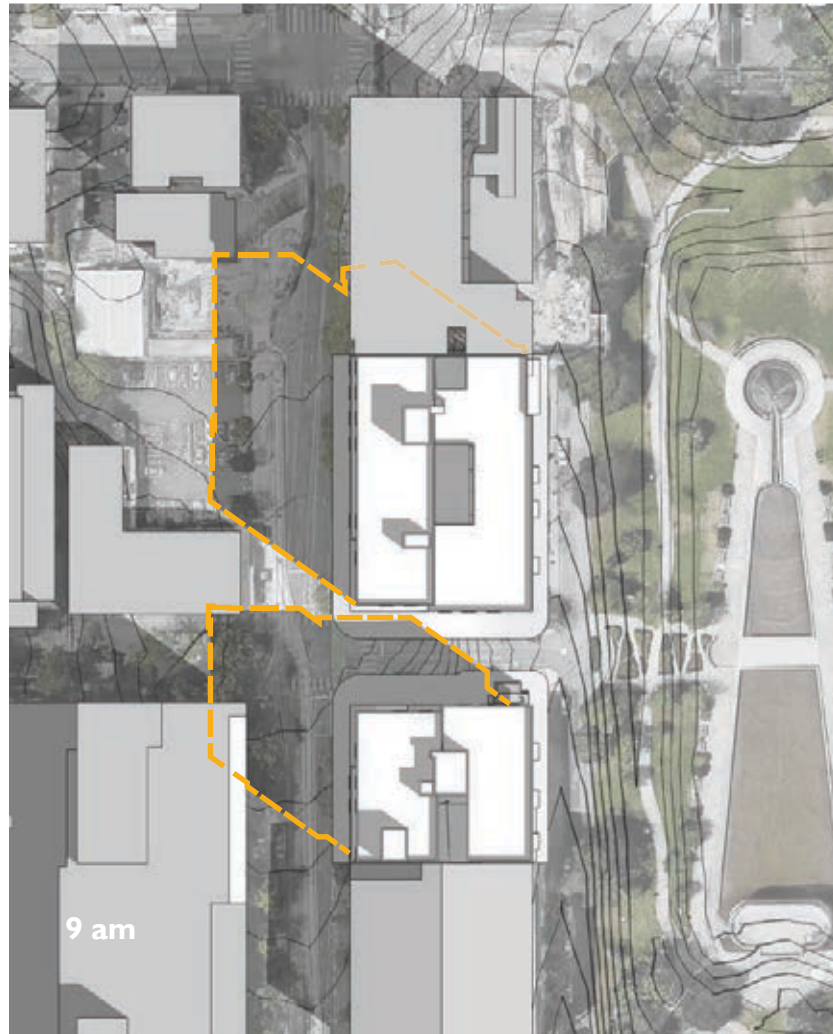


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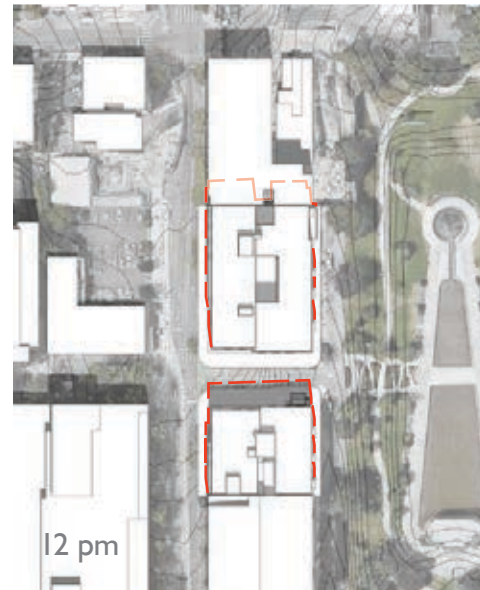
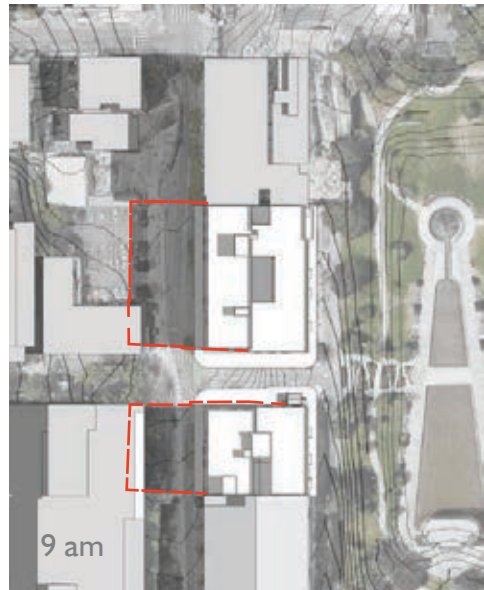


# OPTION 1 – SUN SHADOW STUDIES

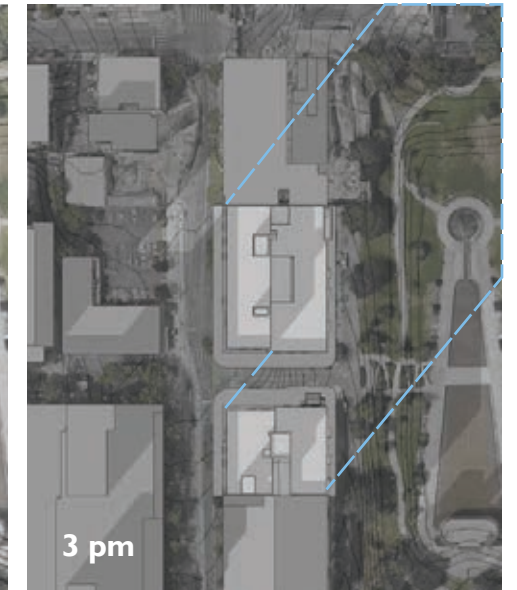
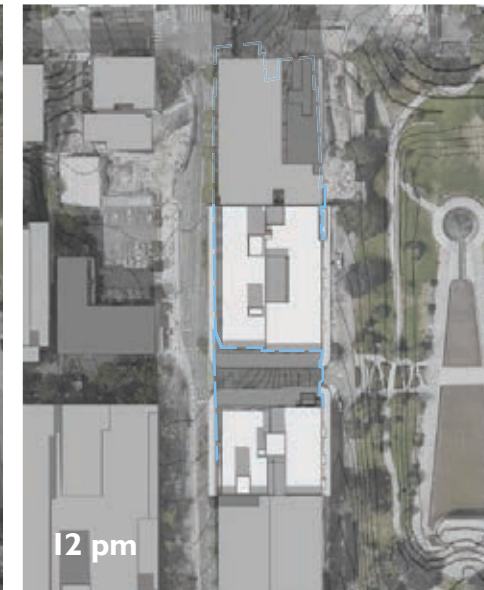
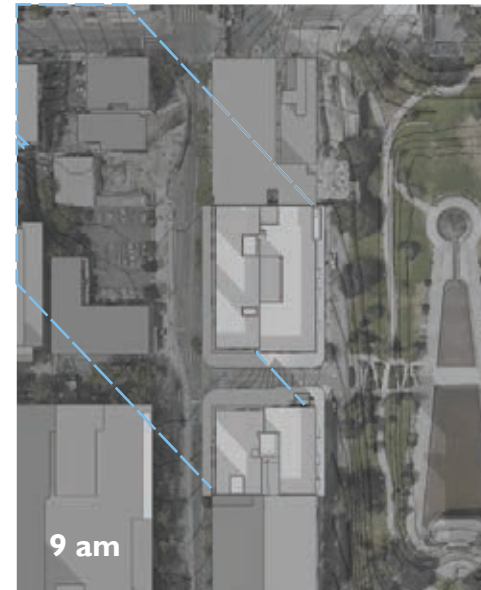
FALL/SPRING EQUINOX



SUMMER SOLSTICE



WINTER SOLSTICE





OPTION 2

# OPTION 2



1 AERIAL VIEW FROM SOUTHWEST

## CORNER TOWER GATEWAY SCHEME

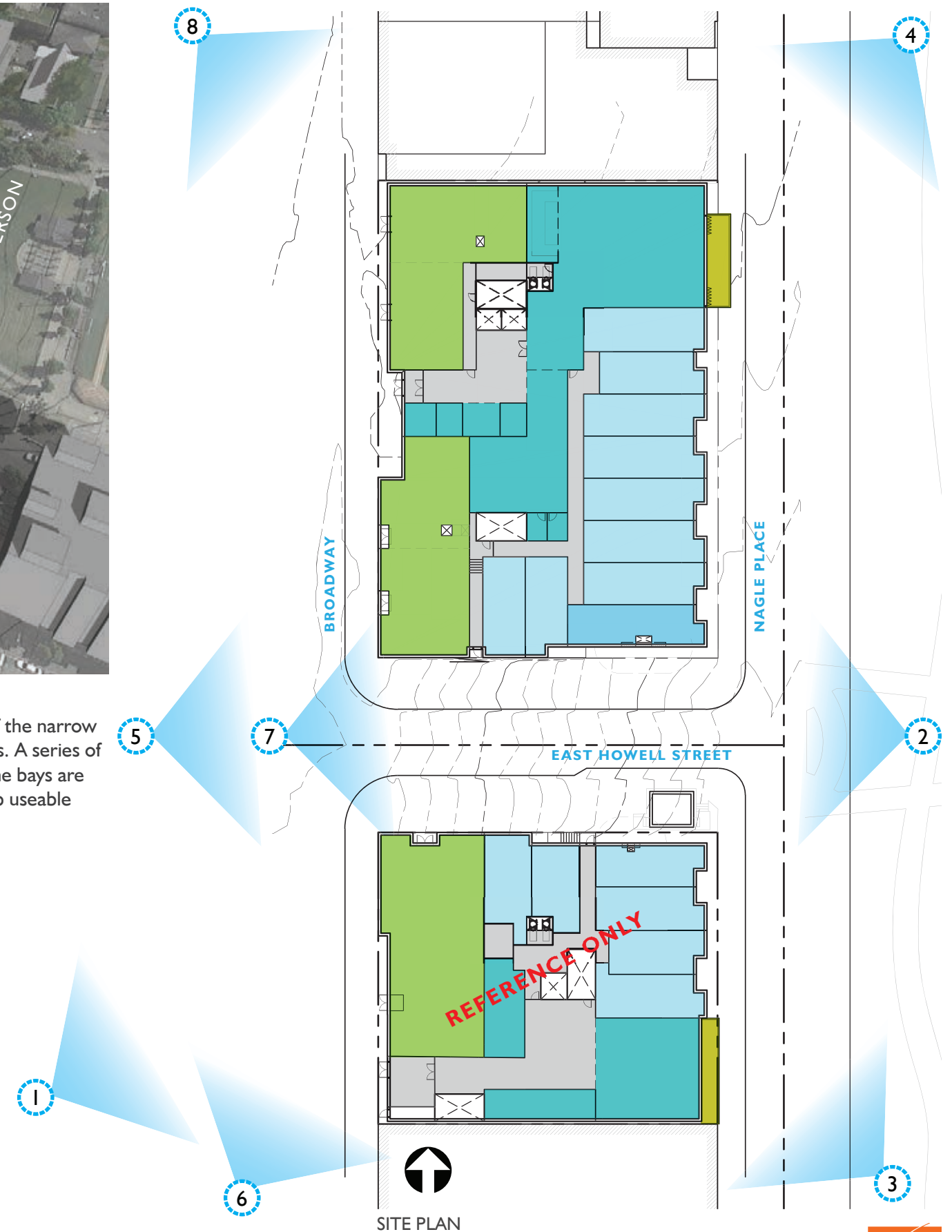
This scheme creates a gateway at the intersection of Broadway and E. Howell St. with a vertical expression focused to reflect the proportion of the narrow residential apartment structures to the North on west side of Broadway at Denny. This vertical expression also provides an anchor to both sites. A series of overhead bays from L2-L4 create a rhythm along E. Howell St providing a more formal entry into Cal Anderson Park. This similar language of the bays are carried through the double height expression of units along Nagle Pl and LI to the east, creating a rhythm of massing into the park, but giving up useable area for the unit porches. Similar to Option 1, amenity space book ends either side of the site towards the park at LI above the garage entries.

### PROS

- Scale and form elements references surrounding context
- Ground level flats set back full 10' to create usable and defensible space to create activation along Nagle Pl.

### CONS

- Grade-related units require departure to create form; setting back 4' at the narrow point and 8' at the deepest point, providing shaping similar to the upper bays but less useable area for units.



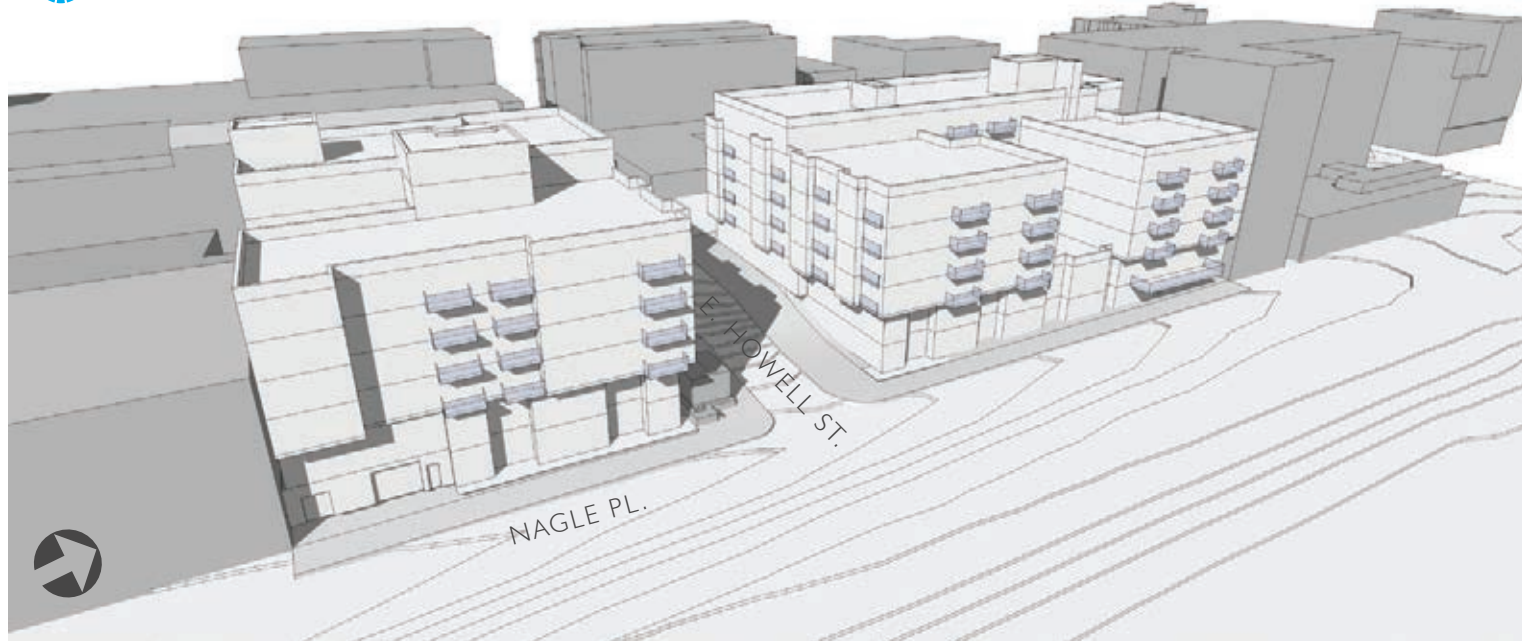
SITE PLAN

# OPTION 2

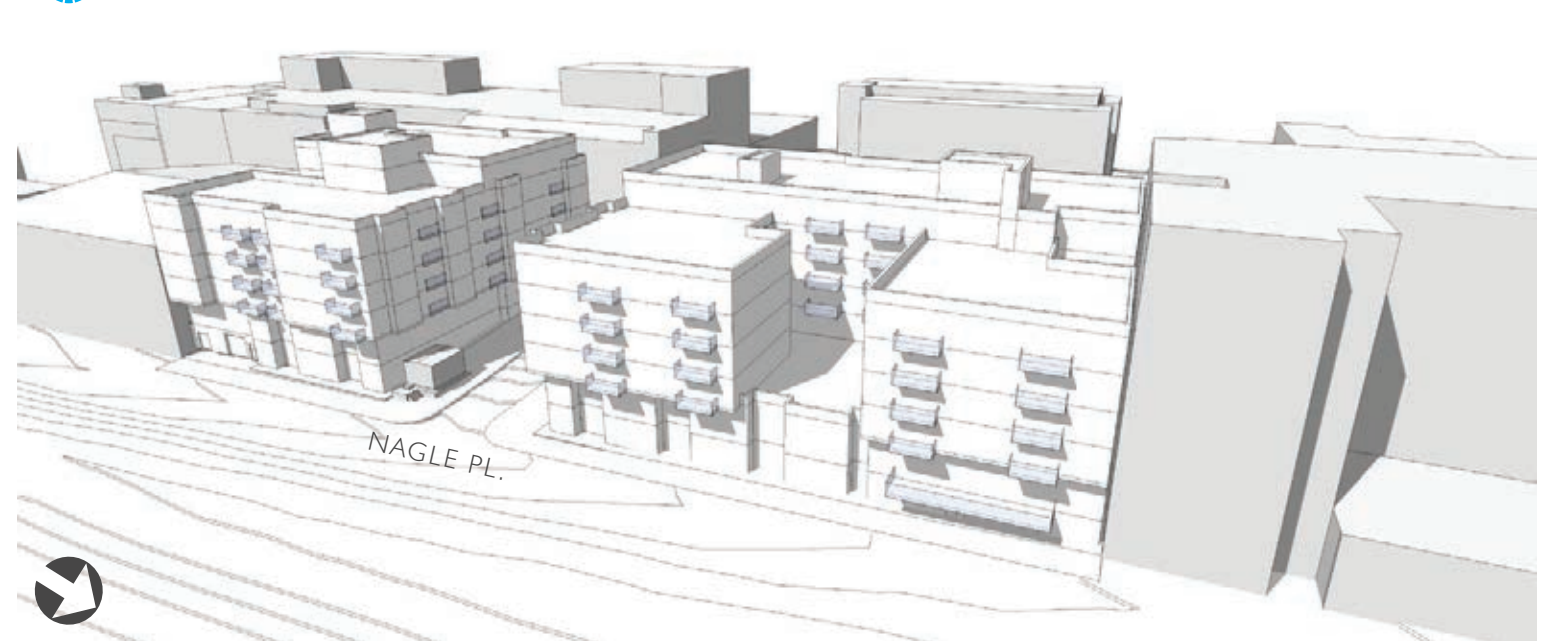
2 PEDESTRIAN VIEW FROM CAL ANDERSON PARK



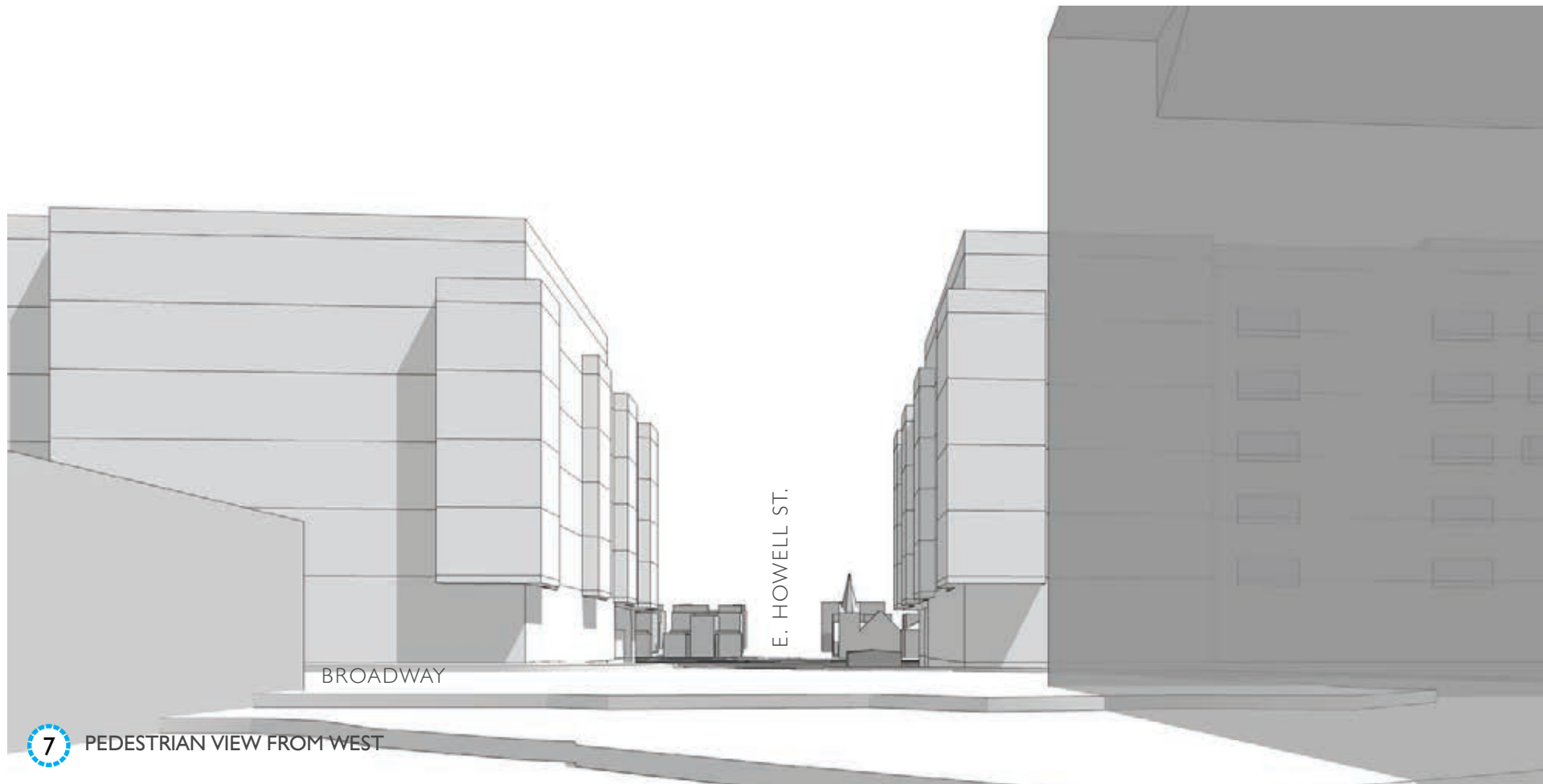
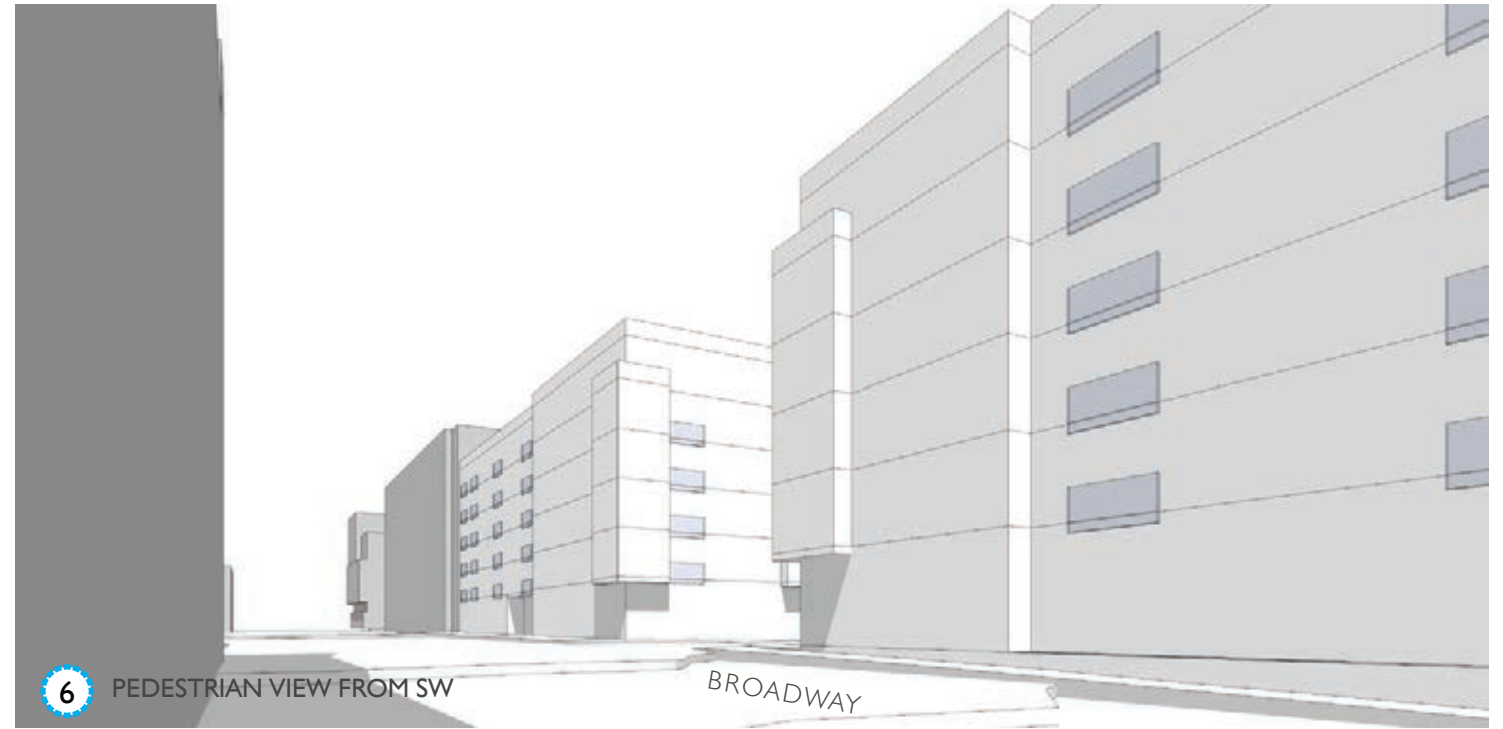
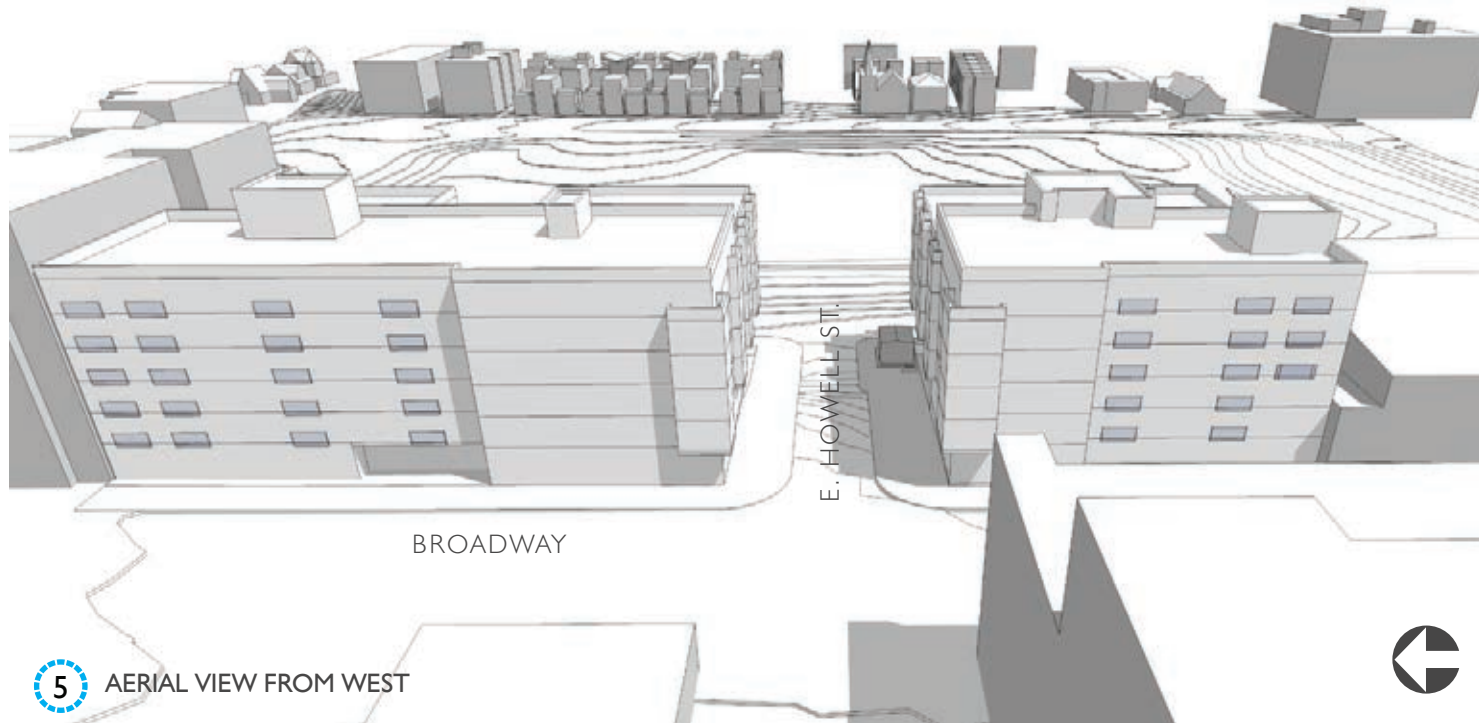
3 AERIAL VIEW FROM SE



4 AERIAL VIEW FROM NE



# OPTION 2



- Along 24th Ave NE, the building facades closest to the street occupy 443' of the 513' (86%) of the site.
- The buildings are articulated with insets to help break up the facades and provide rhythm and visual interest along 24th Ave NE.



# OPTION 2

## SPACE FUNCTION KEY

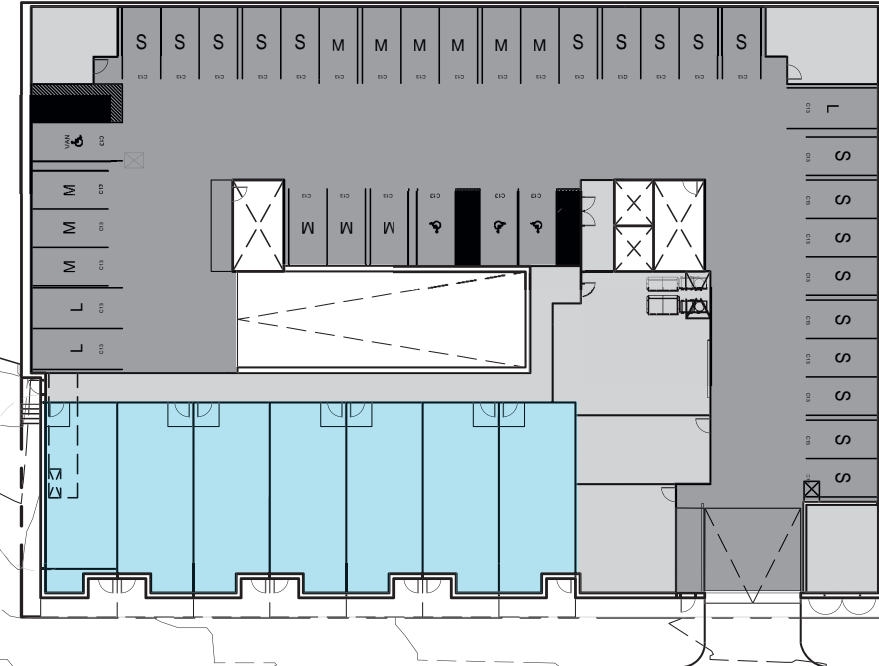
- RETAIL
- STUDIO
- OPEN ONE
- ONE BED
- TWO-BED
- AMENITY (INTERIOR)
- AMENITY (EXTERIOR)
- CIRCULATION/BOH
- PARKING



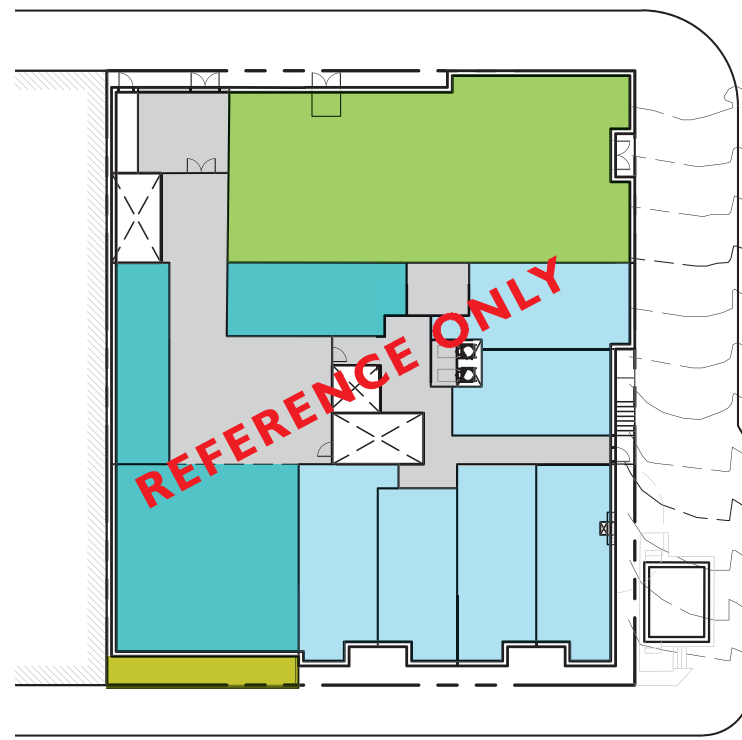
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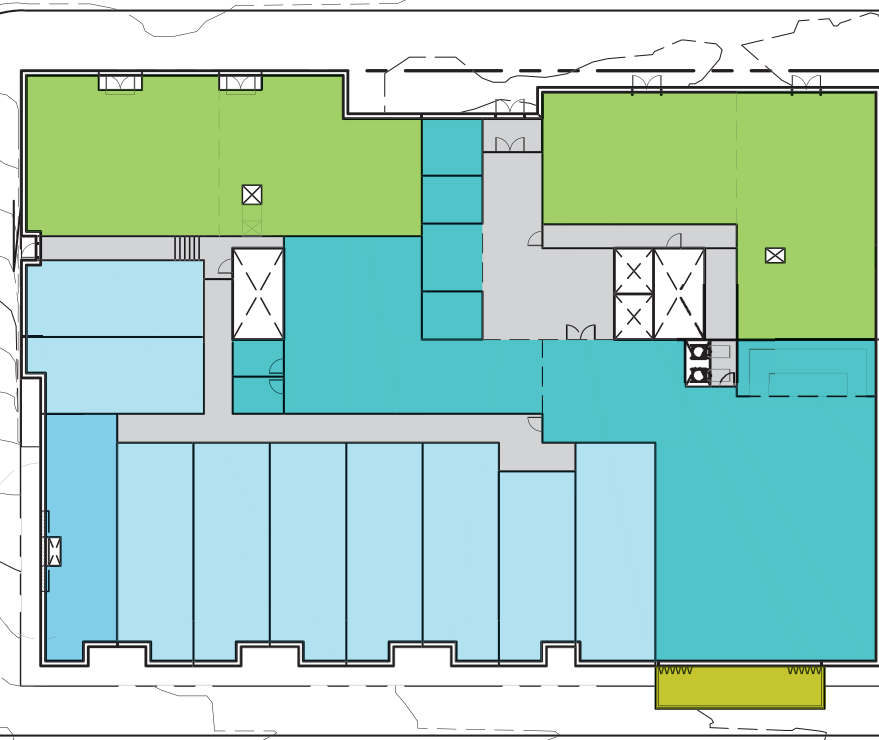
NAGLE PLACE BI LEVEL PLAN



NAGLE PLACE



BROADWAY LI LEVEL PLAN



NAGLE PLACE

AERIAL VIEW FROM SOUTHEAST

REFERENCE ONLY

REFERENCE ONLY



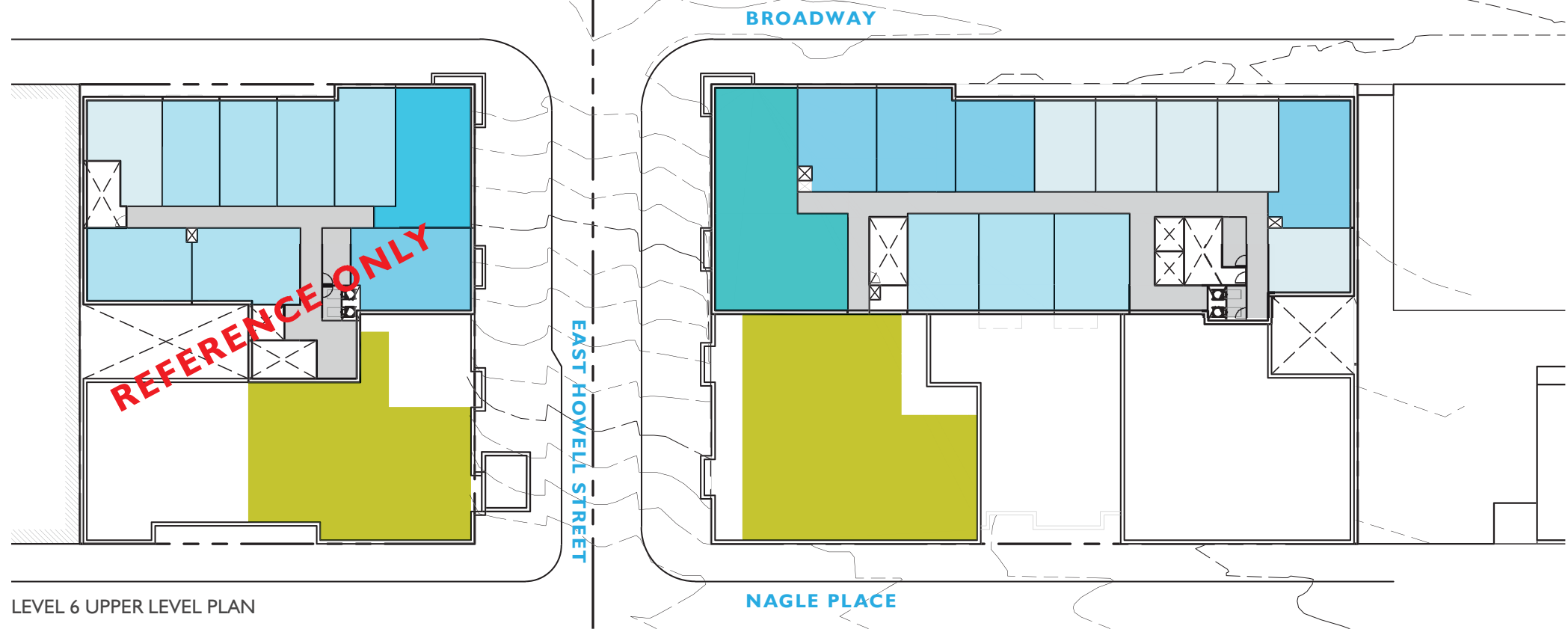
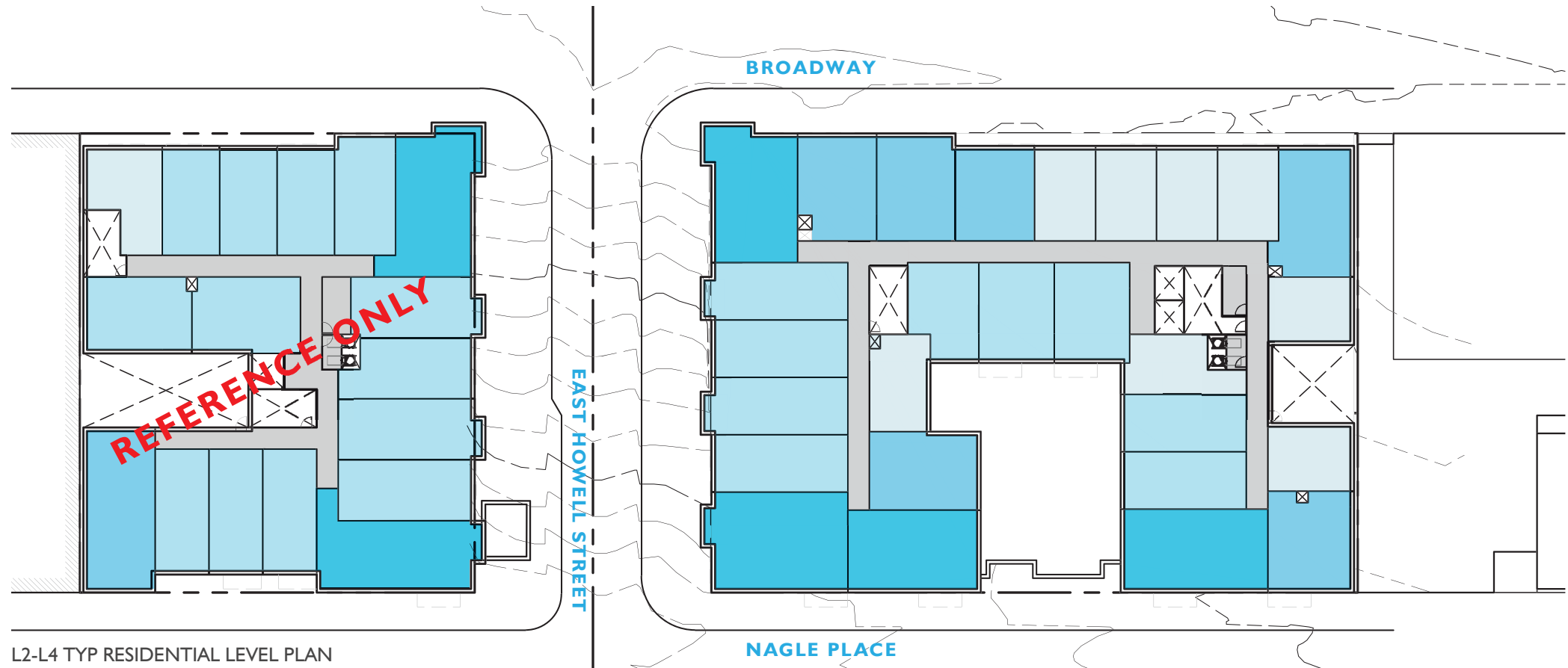
# OPTION 2

## SPACE FUNCTION KEY

- RETAIL
- STUDIO
- OPEN ONE
- ONE BED
- TWO-BED
- AMENITY (INTERIOR)
- AMENITY (EXTERIOR)
- CIRCULATION/BOH
- PARKING

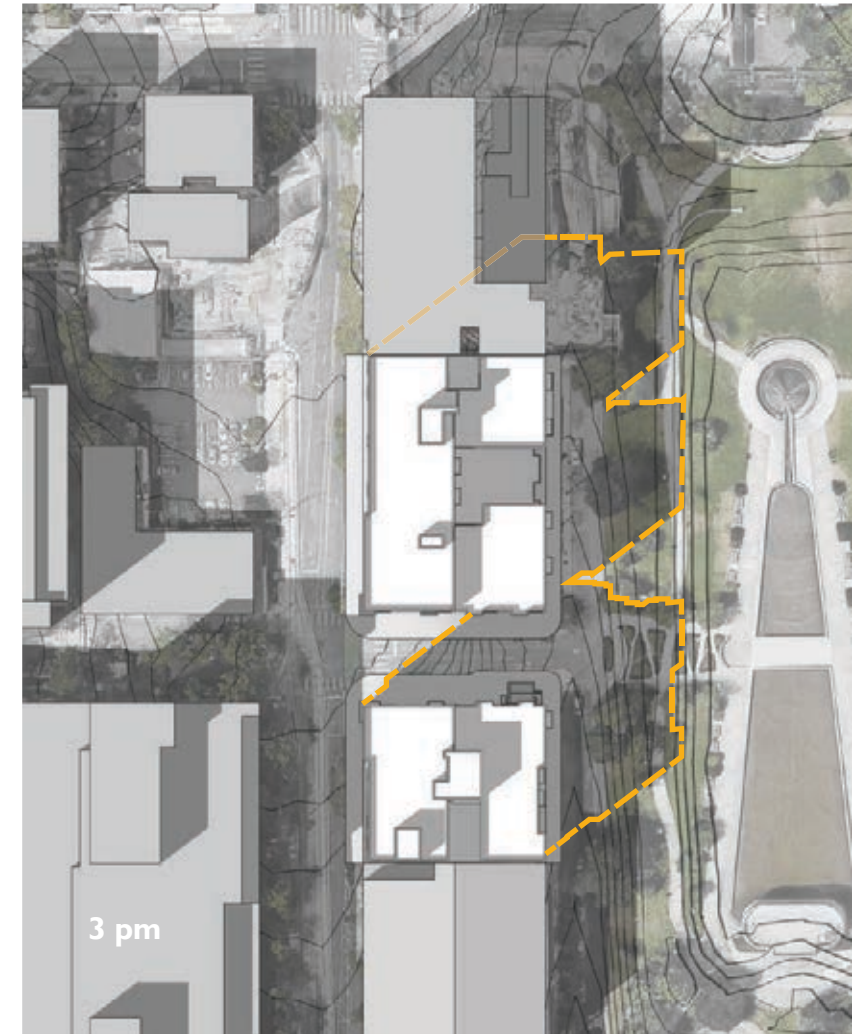
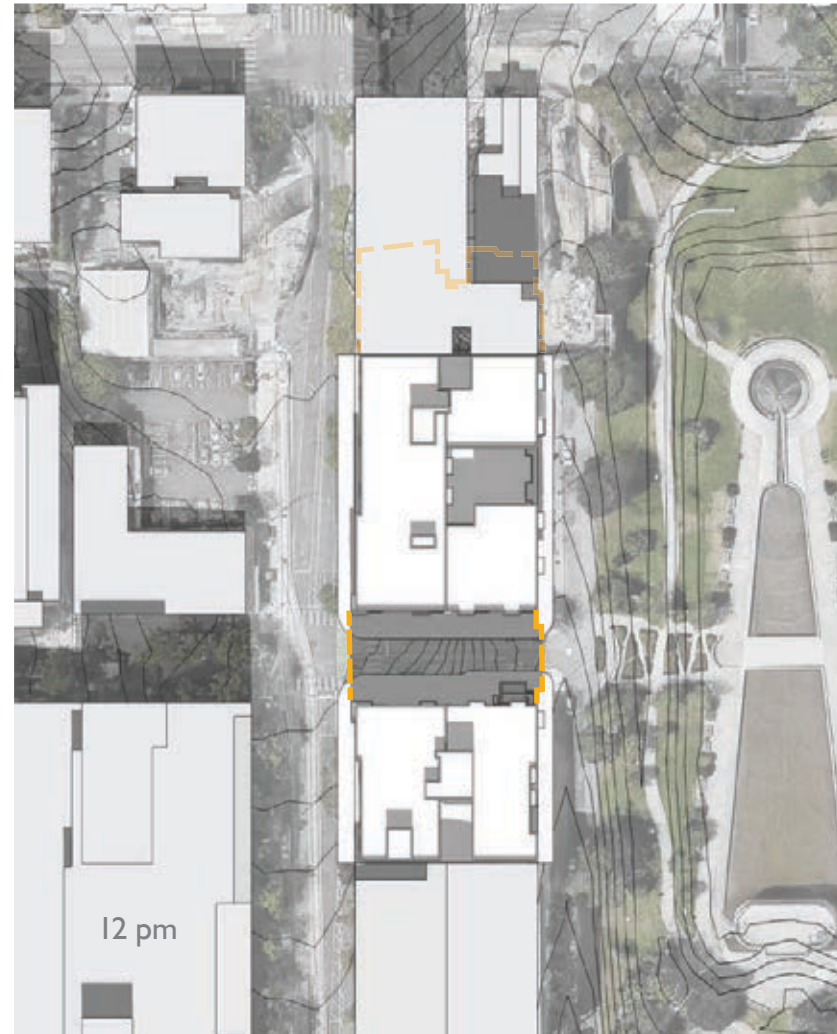
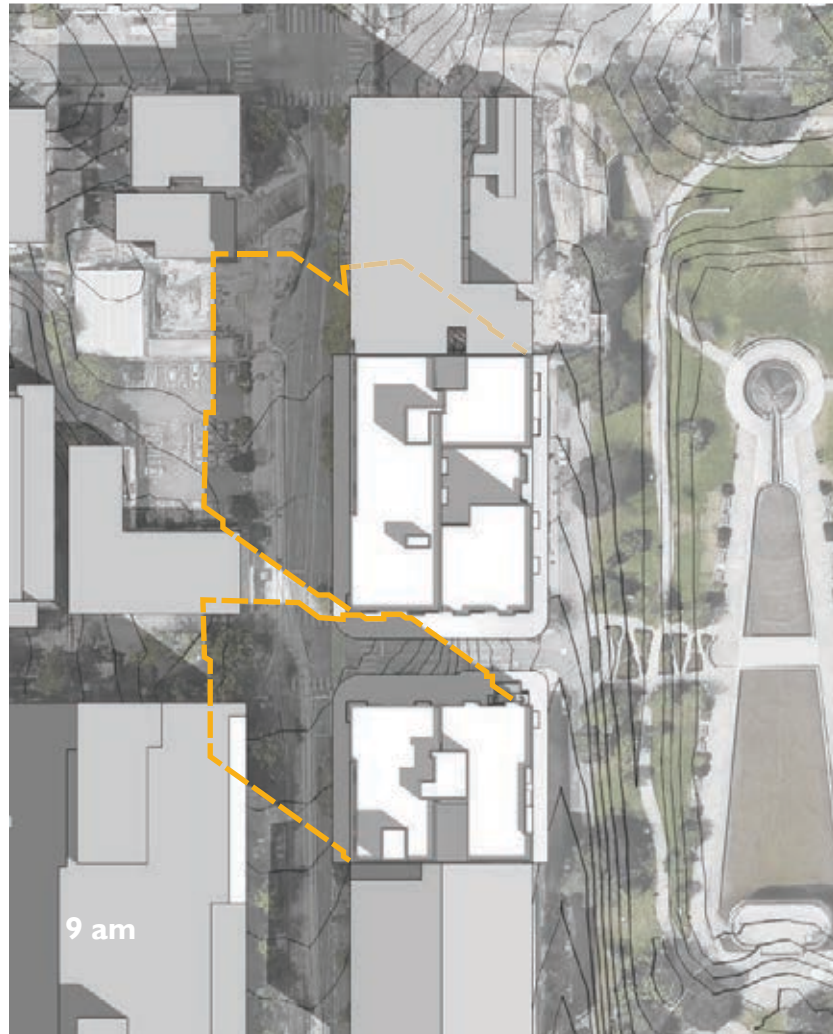


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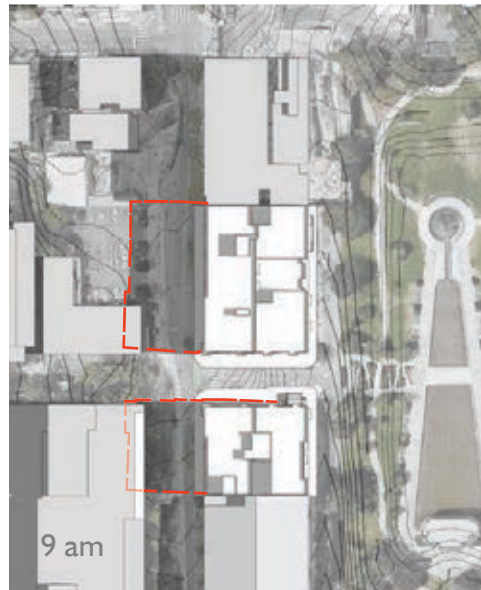


# OPTION 2 – SUN SHADOW STUDIES

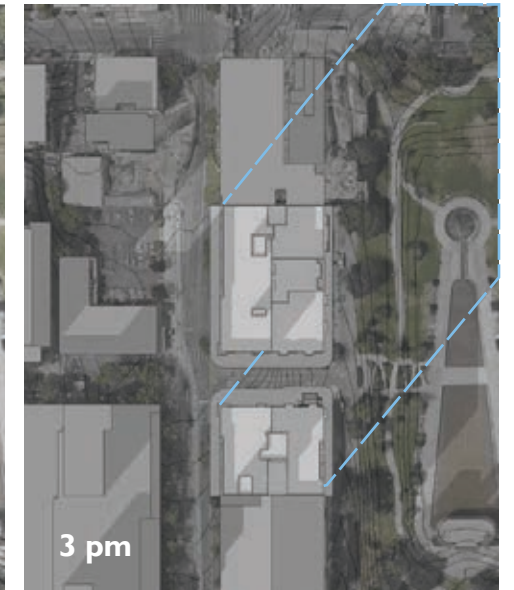
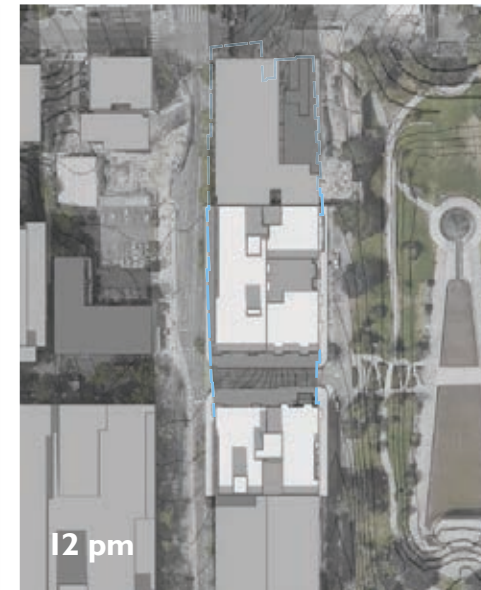
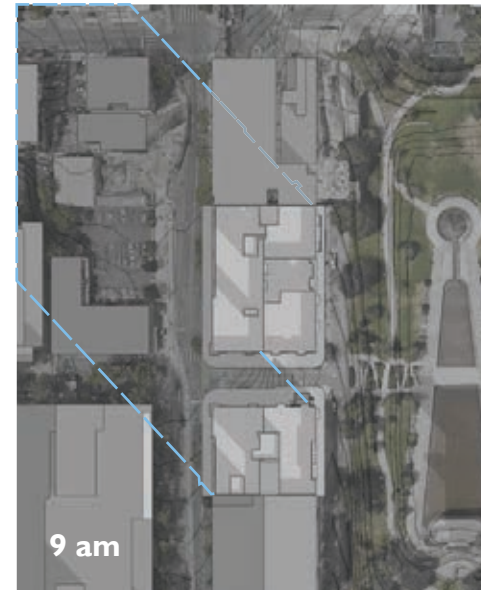
FALL/SPRING EQUINOX



SUMMER SOLSTICE



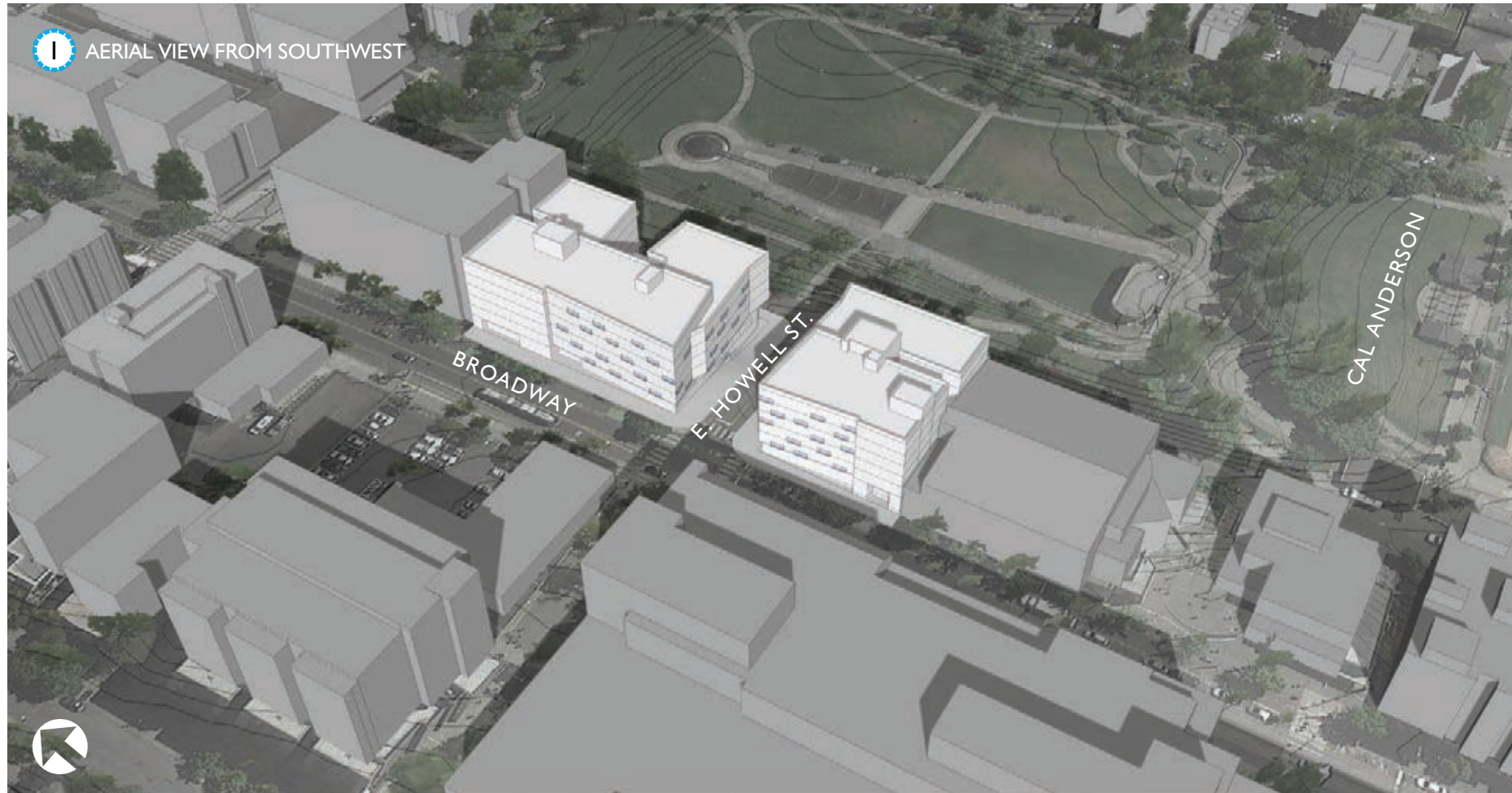
WINTER SOLSTICE





OPTION 3

# OPTION 3 – PREFERRED



1 AERIAL VIEW FROM SOUTHWEST

## UNDULATING GATEWAY SCHEME

This scheme envisions an opportunity to celebrate a primary entry to Cal Anderson Park from Broadway. The playful massing hovers above the ground level, pulling the activity and vibrancy of Broadway into the park via expression of form. This form was inspired by the formal entry of the park at the central west entry to Cal Anderson from E. Howell St. With the vibrancy of the upper form, the massing is anchored with a vertical expression serving as book ends to the north and south boundaries of the site along Broadway. This vertical expression mimics similar scale and proportion to the newer developments along Broadway at Denny Way. The undulating facade hovers above a setback ground level condition, which mimics and plays into the treatment of the ground level of the future adjacent development of the Captiol Hill TOD site. Grade related units along Nagle setback 10' to create a front porch on the park and create defensible space and creates a 2 story expression to enliven and support the park side pedestrian environment. Decks are placed playfully facing the park creating a pattern to be viewed from the park. This language wraps along the undulating facades as zero-depth balconies. The amenity space in the north building is placed centrally, allowing for visibility out of the space from the main entry as well as playing into shifting decks along the east facade.

### PROS

- Scale and form elements references surrounding context
- Vibrancy of Broadway and playfulness of the park are celebrated with the undulating forms along Broadway and Howell
- Ground level flats set back full 10' to create usable and defensible space to create activation along Nagle Pl.

### CONS

- Undulating form requires departure for structural overhang



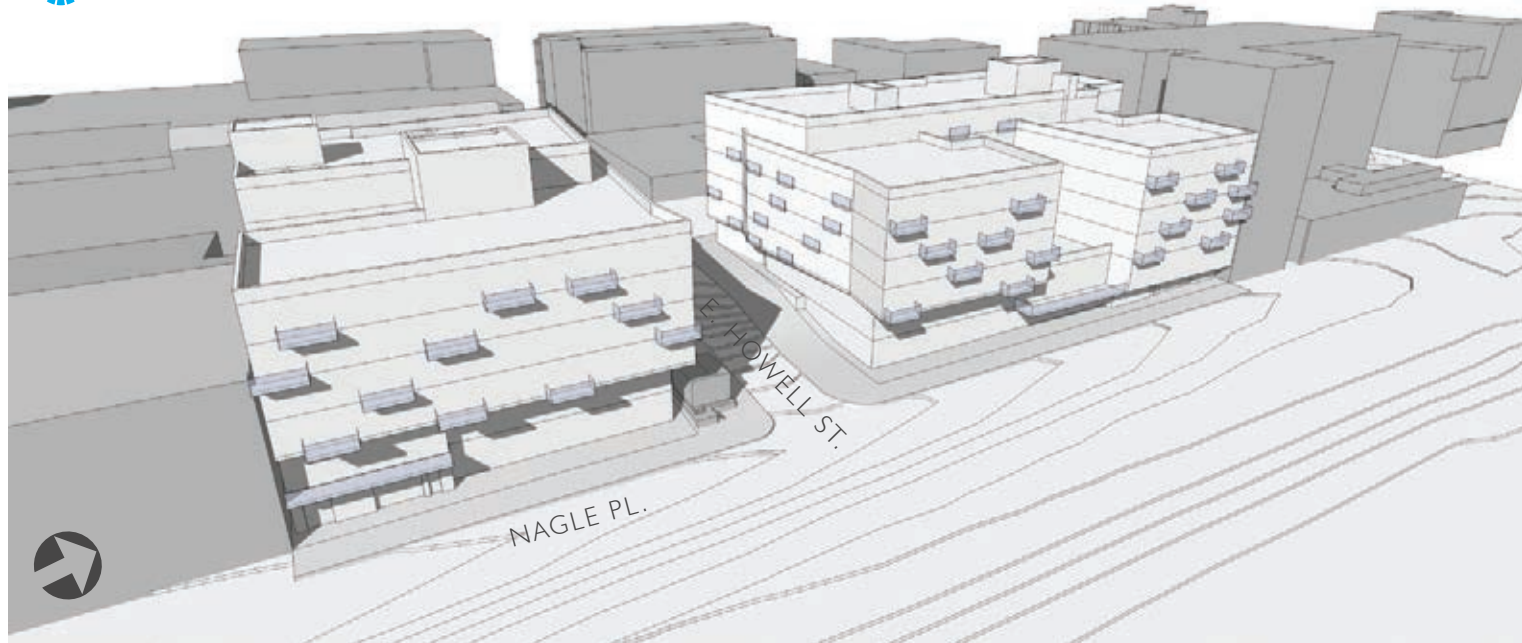
SITE PLAN

# OPTION 3- PREFERRED

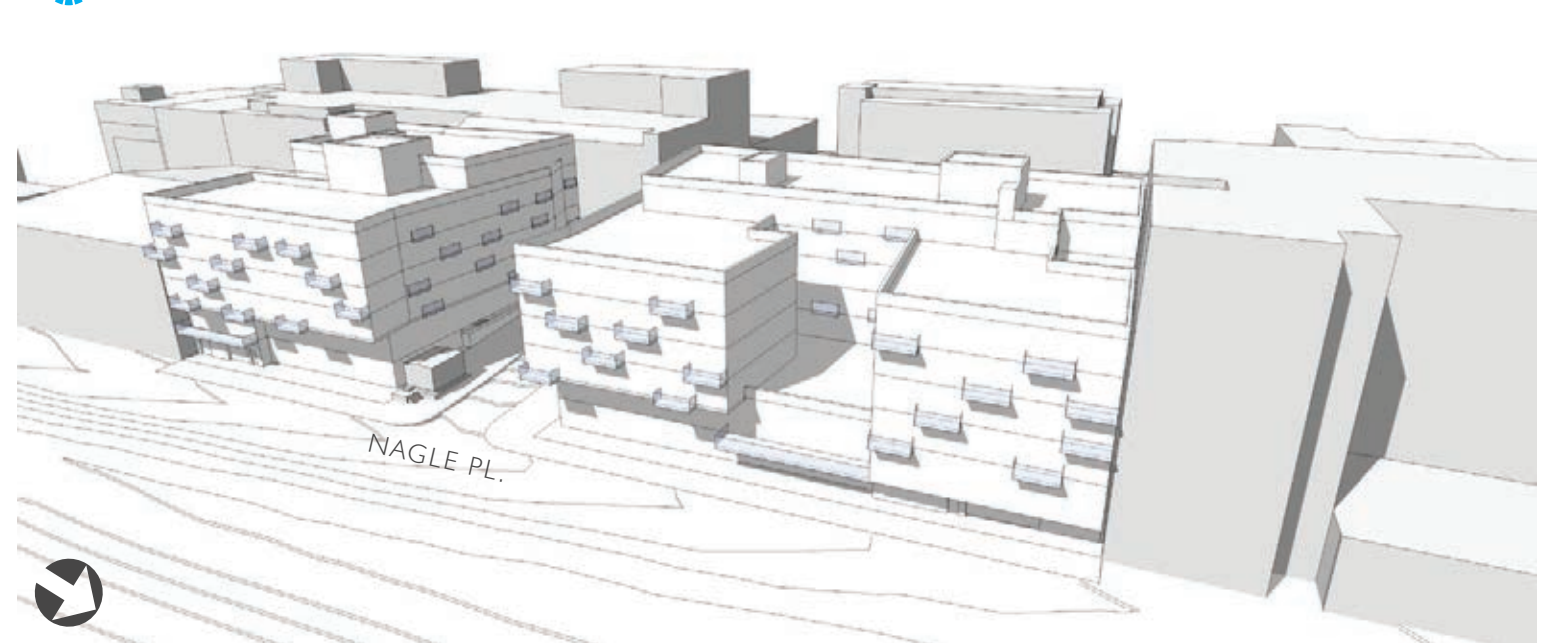
2 PEDESTRIAN VIEW FROM CAL ANDERSON PARK – VIEW FROM EAST



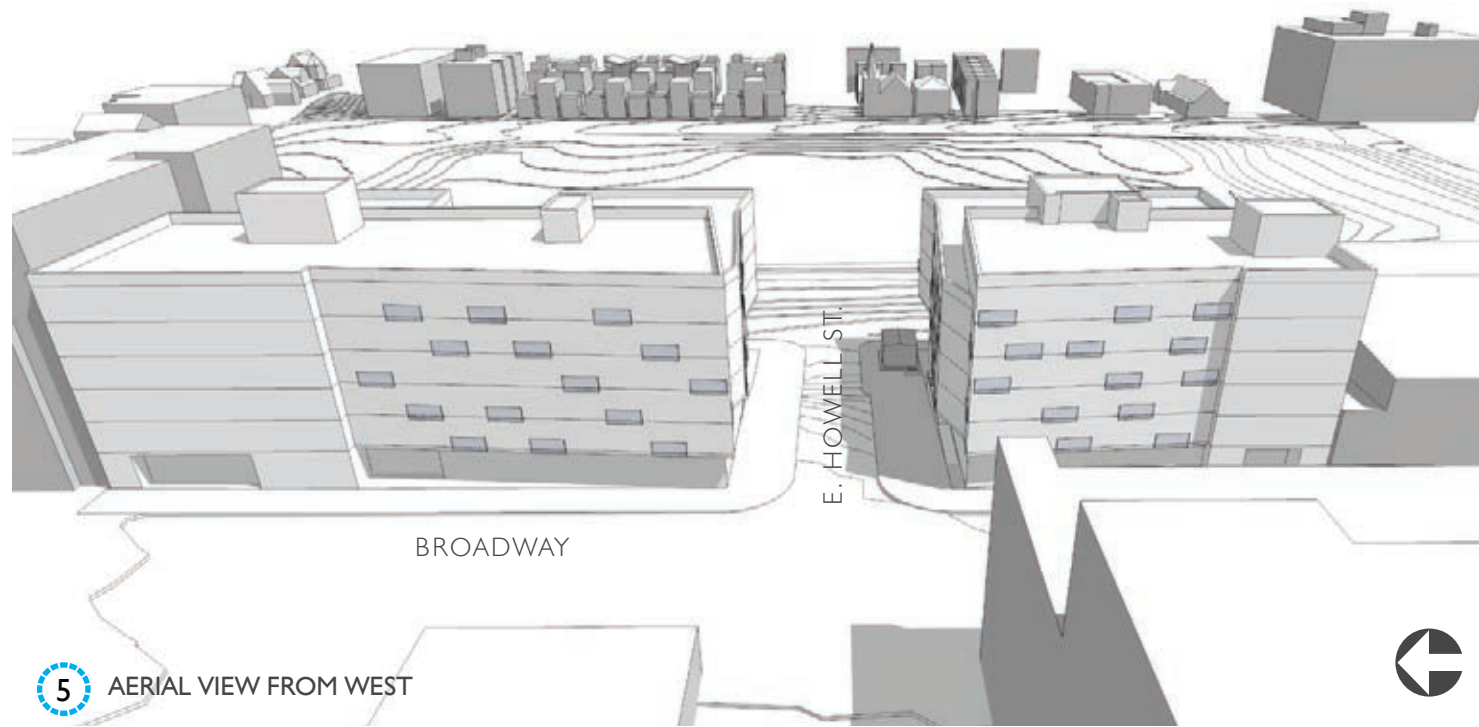
3 AERIAL VIEW FROM SE



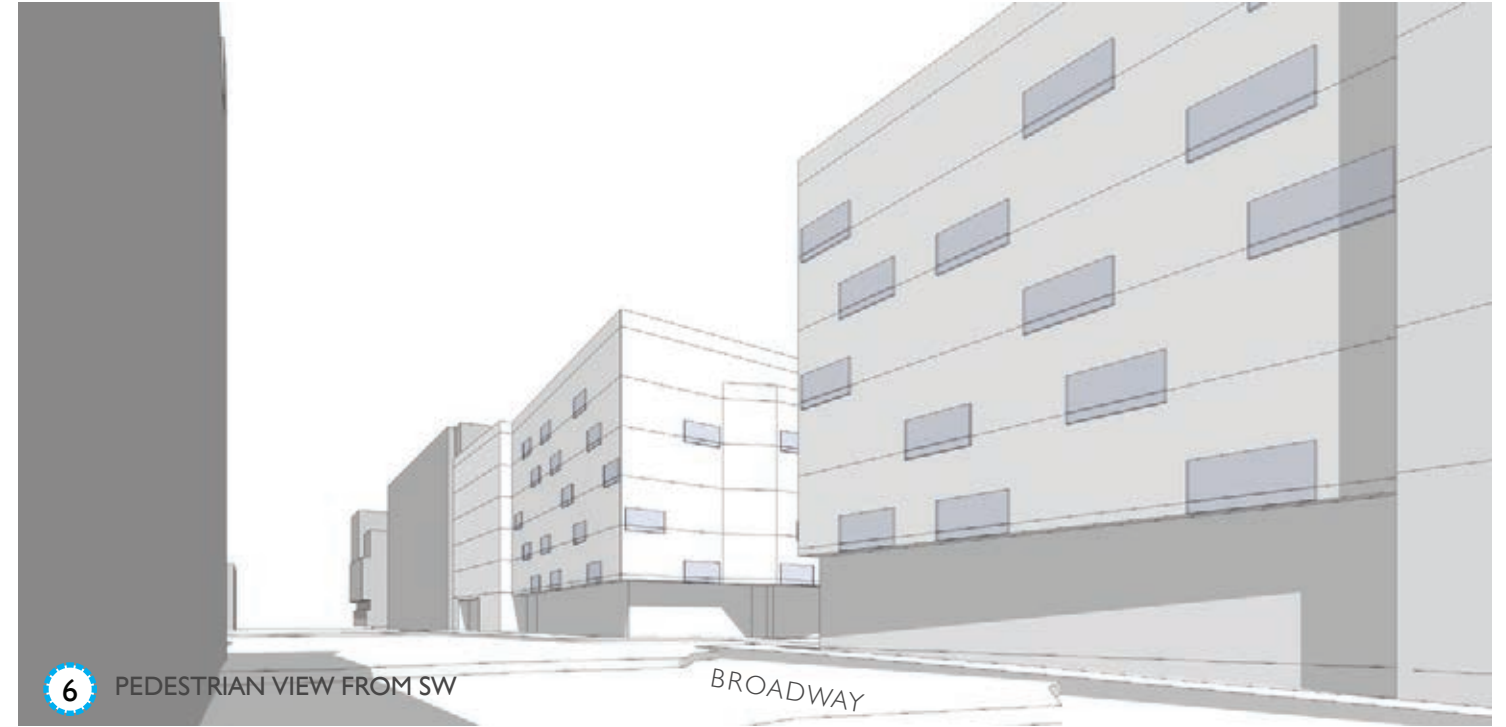
4 AERIAL VIEW FROM NE



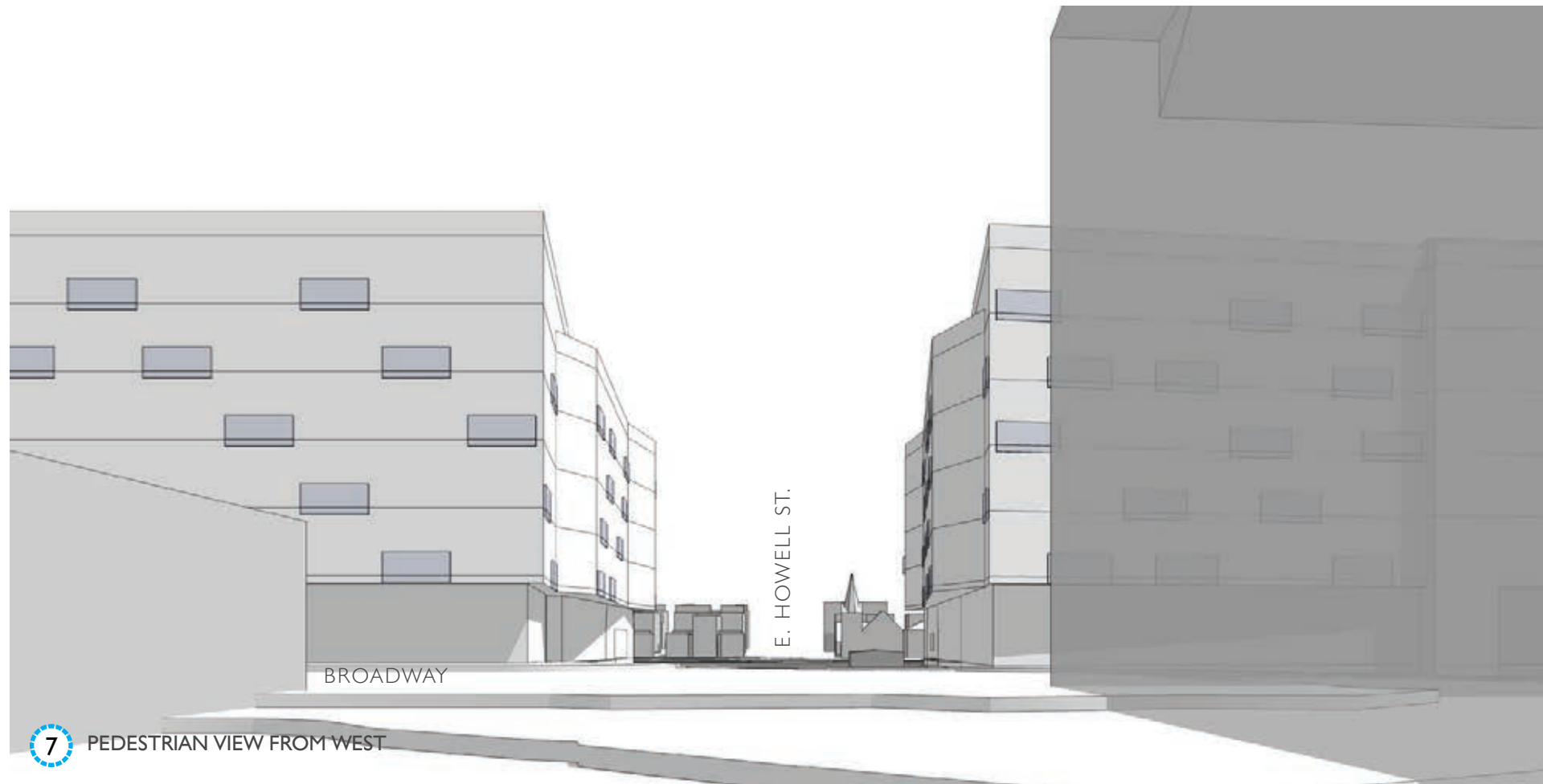
# OPTION 3- PREFERRED



5 AERIAL VIEW FROM WEST



6 PEDESTRIAN VIEW FROM SW



7 PEDESTRIAN VIEW FROM WEST

- Along 24th Ave NE, the building facades closest to the street occupy 443' of the 513' (86%) of the site.
- The buildings are articulated with insets to help break up the facades and provide rhythm and visual interest along 24th Ave NE.



8 PEDESTRIAN VIEW FROM NW

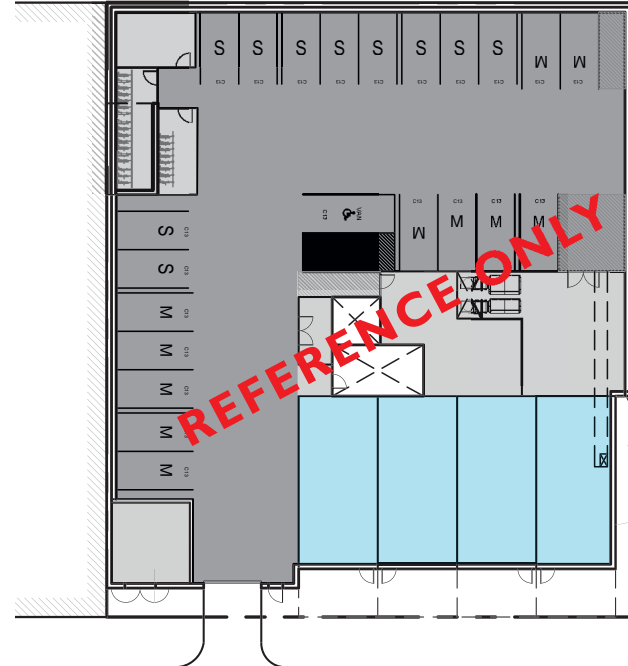
# OPTION 3- PREFERRED

## SPACE FUNCTION KEY

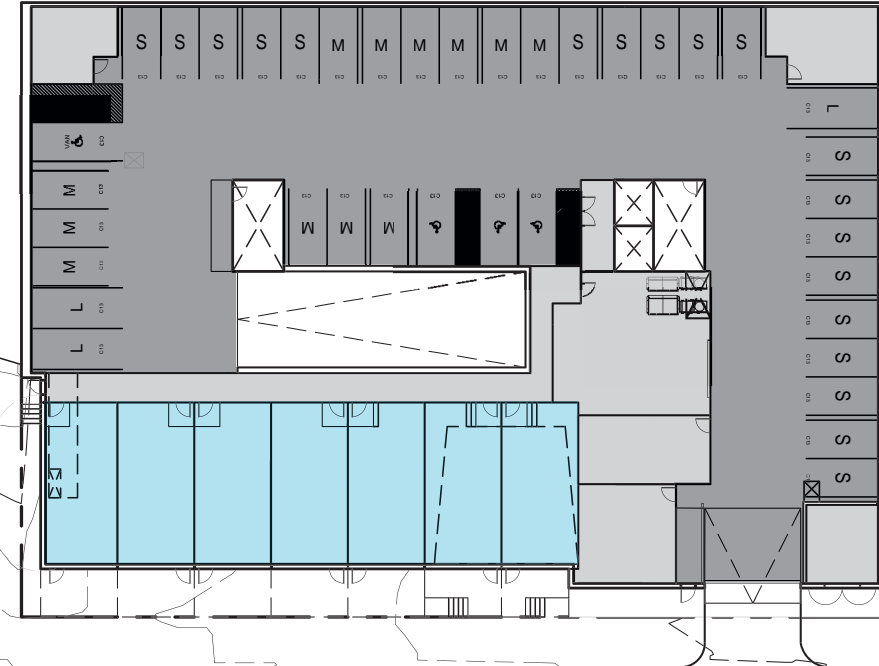
- RETAIL
- STUDIO
- OPEN ONE
- ONE BED
- TWO-BED
- AMENITY (INTERIOR)
- AMENITY (EXTERIOR)
- CIRCULATION/BOH
- PARKING



1"=40'-0"

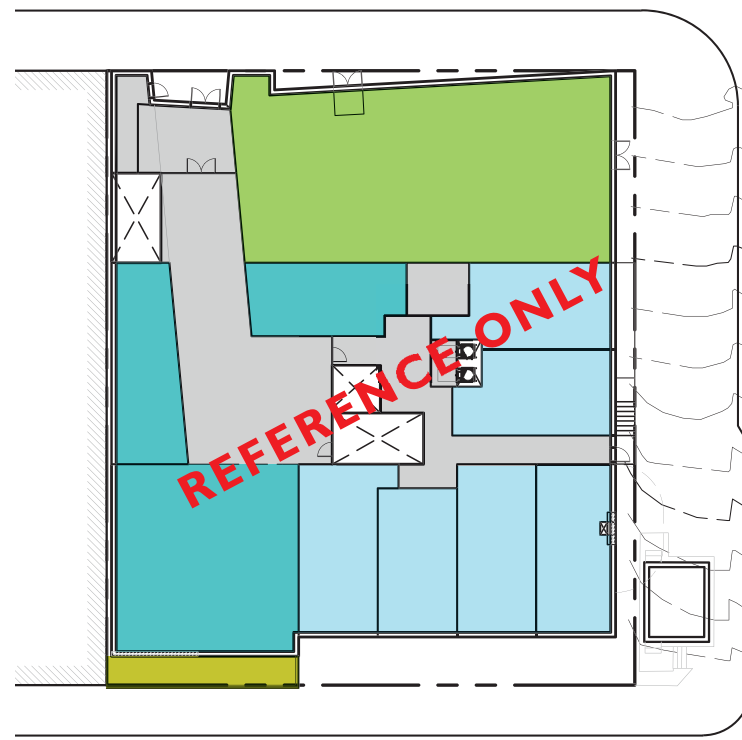


NAGLE PLACE BI LEVEL PLAN



NAGLE PLACE

AERIAL VIEW FROM SOUTHEAST



BROADWAY LI LEVEL PLAN



NAGLE PLACE



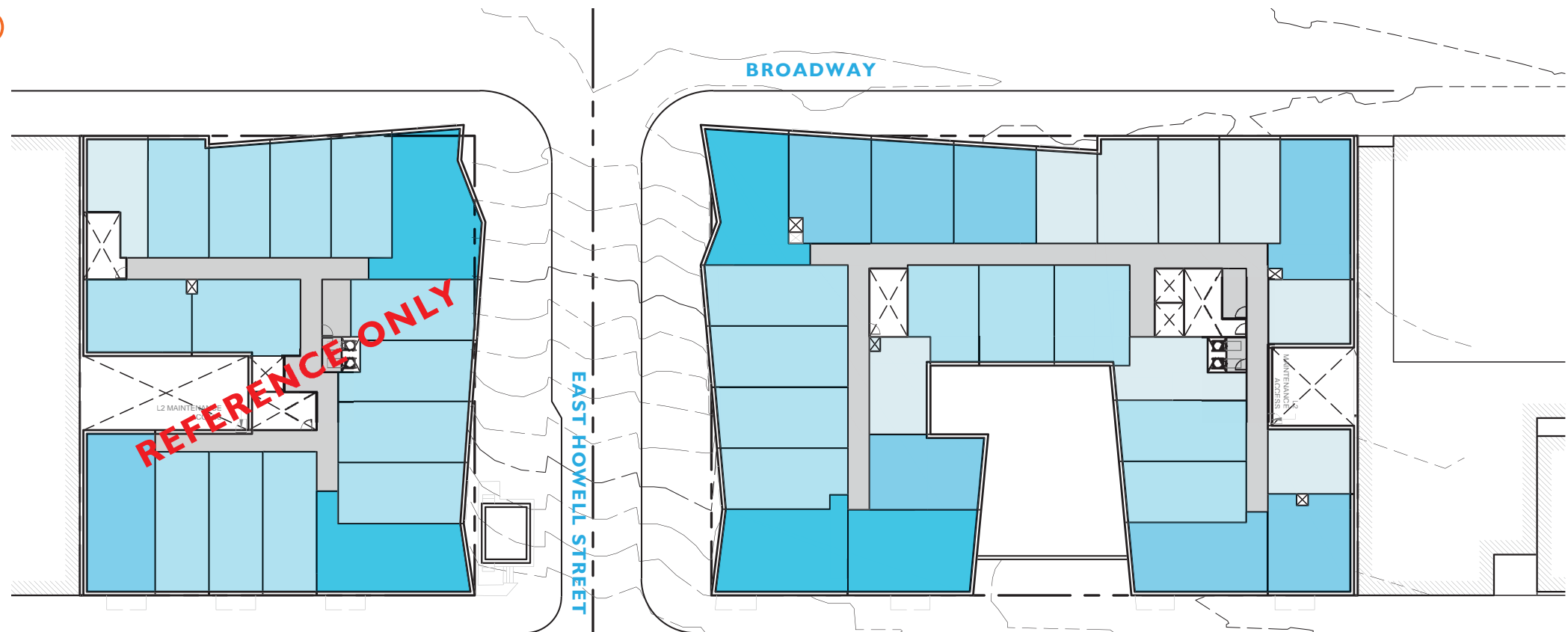
# OPTION 3- PREFERRED

## SPACE FUNCTION KEY

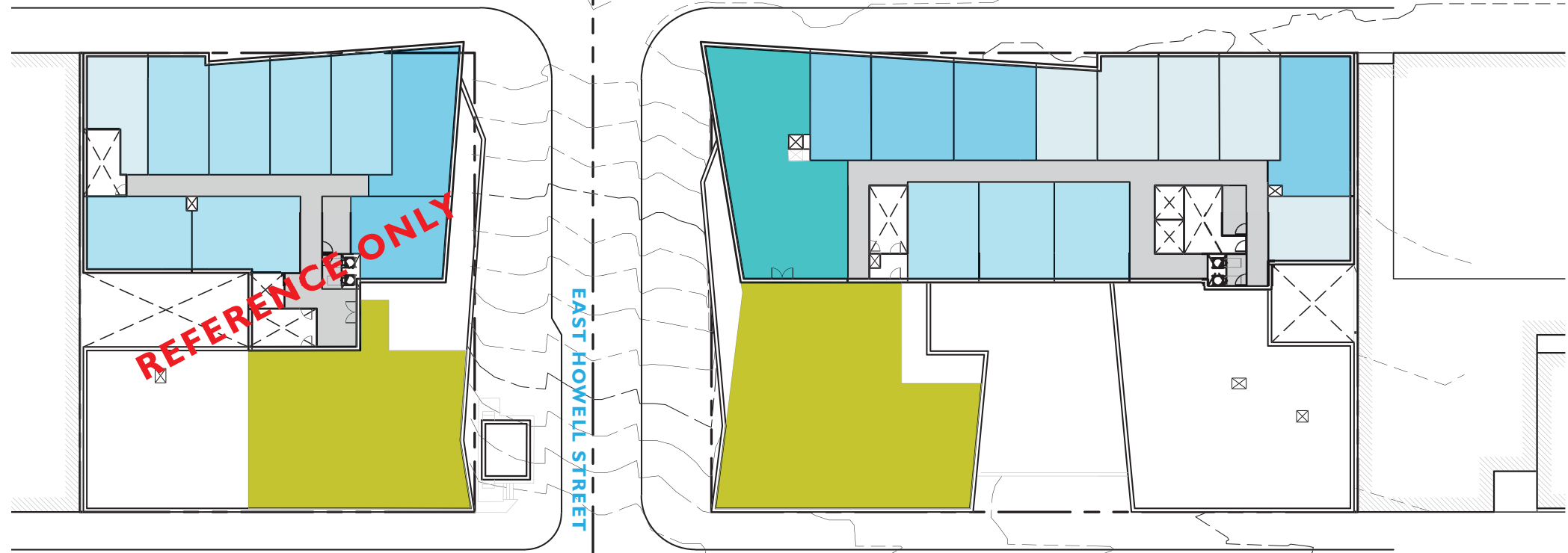
- RETAIL
- STUDIO
- OPEN ONE
- ONE BED
- TWO-BED
- AMENITY (INTERIOR)
- AMENITY (EXTERIOR)
- CIRCULATION/BOH
- PARKING



1"=40'-0"



L2-L4 TYP RESIDENTIAL LEVEL PLAN

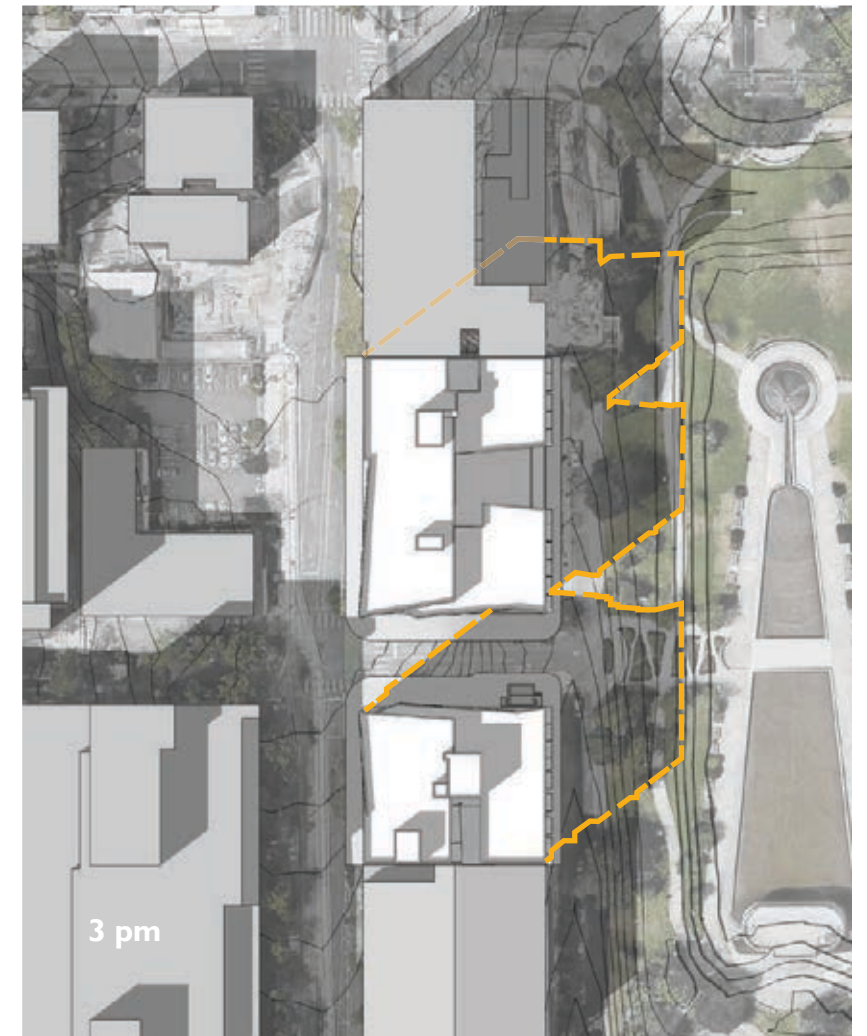
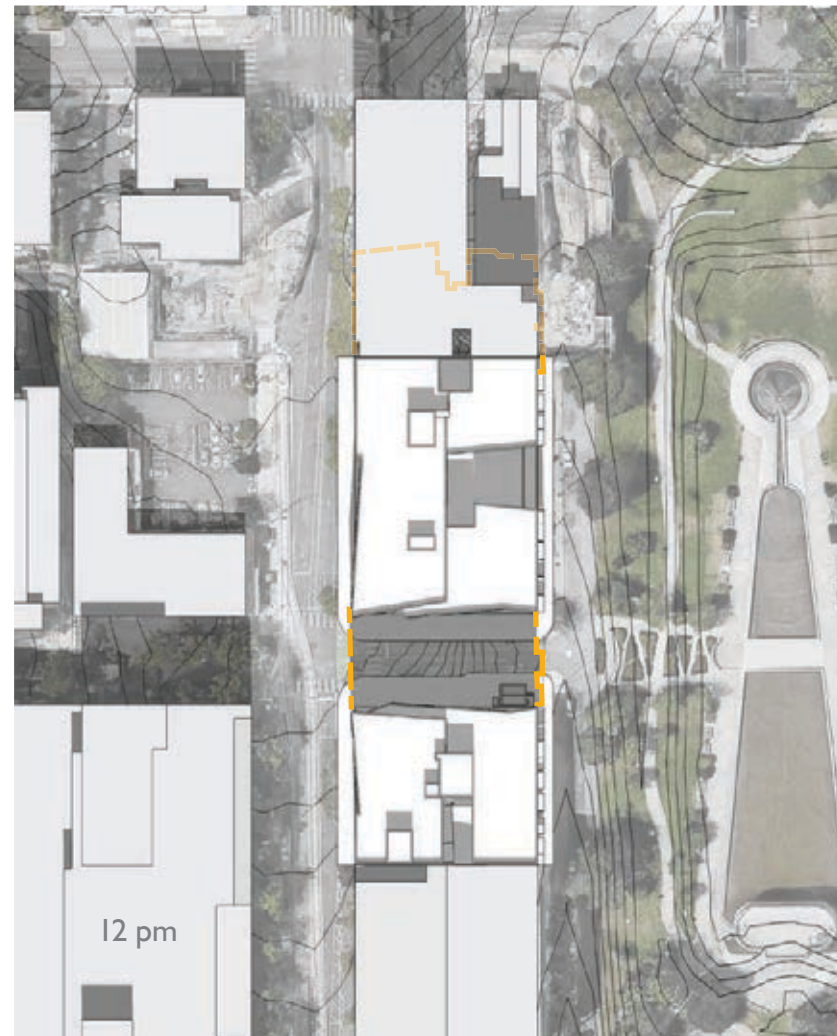
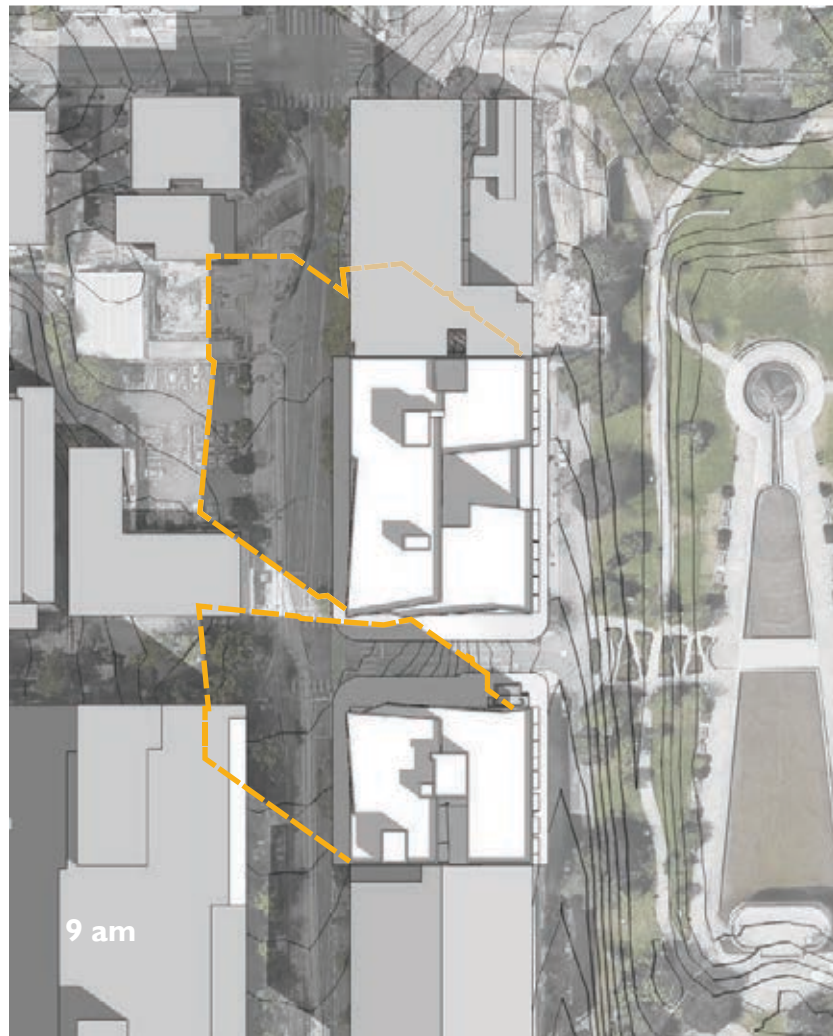


LEVEL 6 UPPER LEVEL PLAN

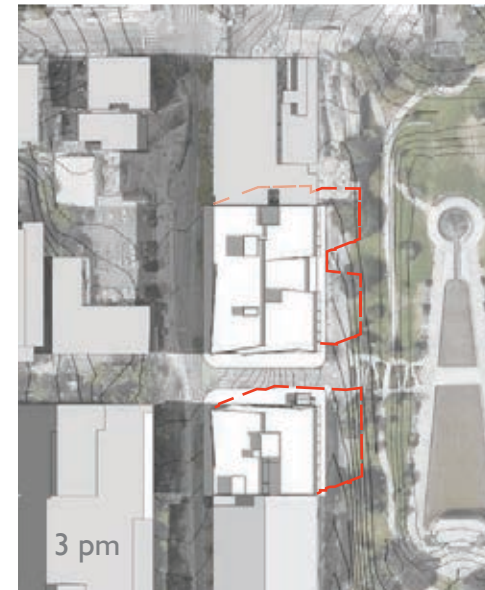
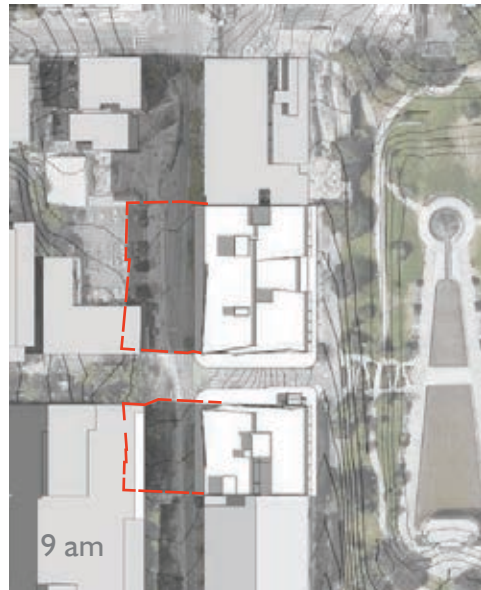


# OPTION 3 – SUN SHADOW STUDIES

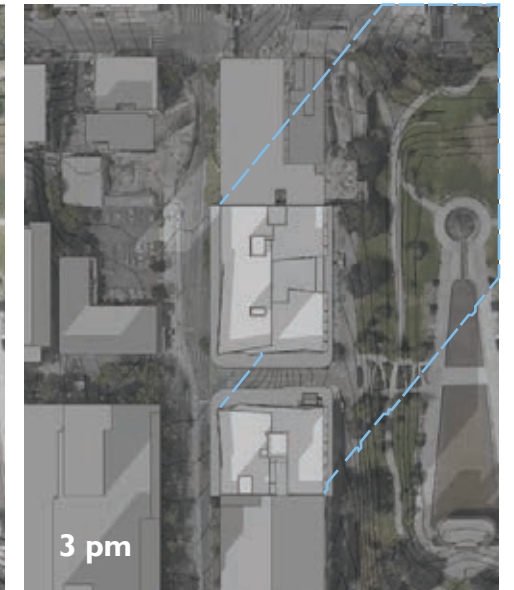
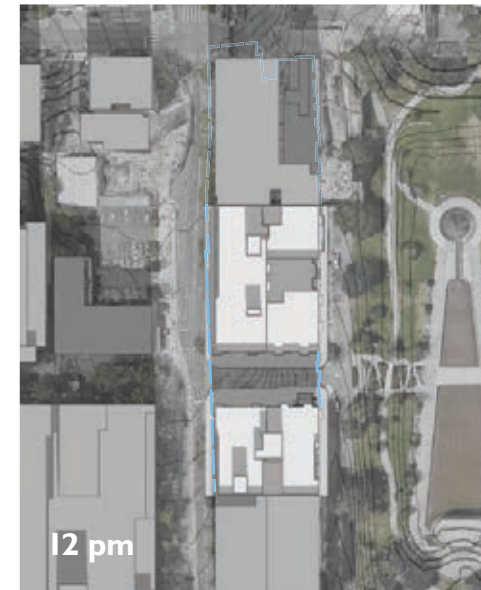
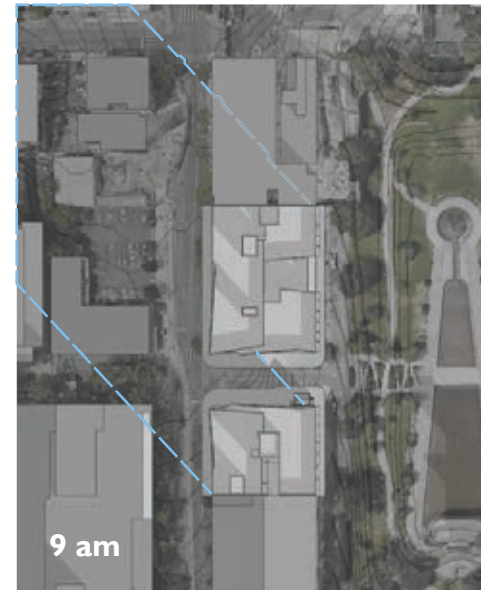
FALL/SPRING EQUINOX



SUMMER SOLSTICE



WINTER SOLSTICE





DESIGN DIRECTION

# INSPIRATION



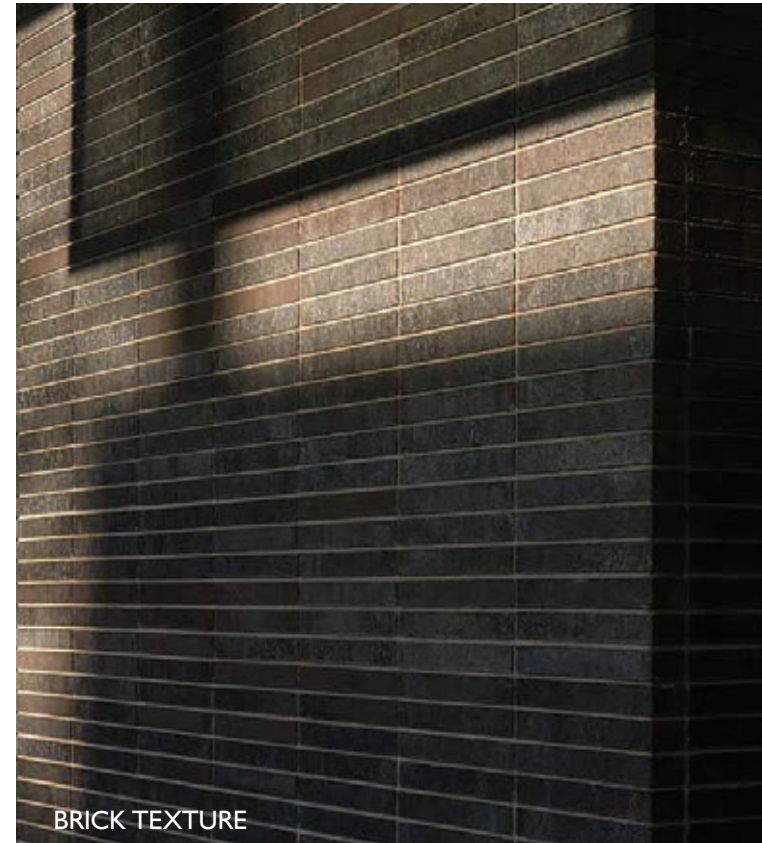
UNDULATING FACADE



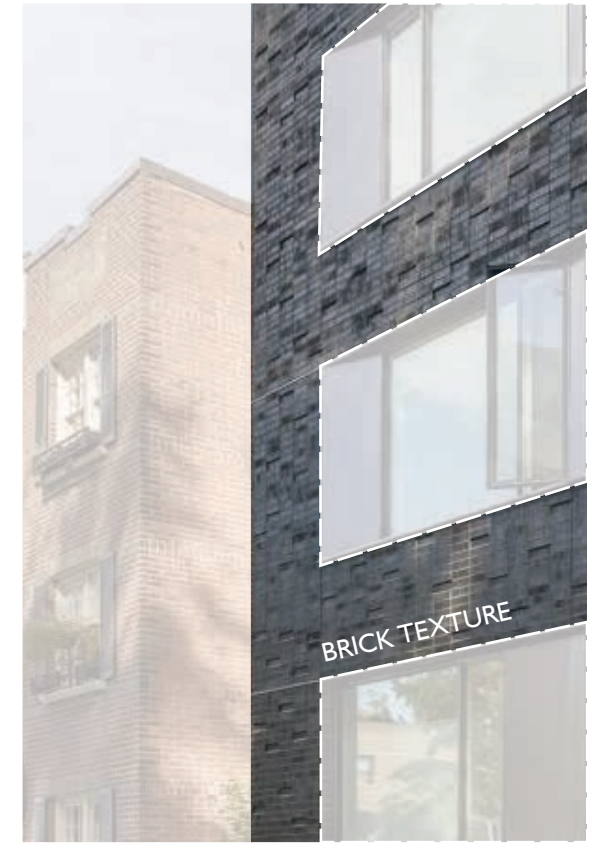
UNDULATING FACADE



UNDULATING FACADE



BRICK TEXTURE



BRICK TEXTURE



BROADWAY STREET CHARACTER

COLOR ACCENT INSPIRATION ALONG HOWELL AND NAGLE. EXPLORATION OF COLOR WILL REFERENCE COLORFUL STREETS OF BROADWAY AS ACCENTS WITHIN THE FACADES.



GRADE RELATED UNITS



GRADE RELATED UNITS

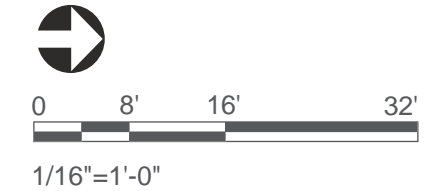
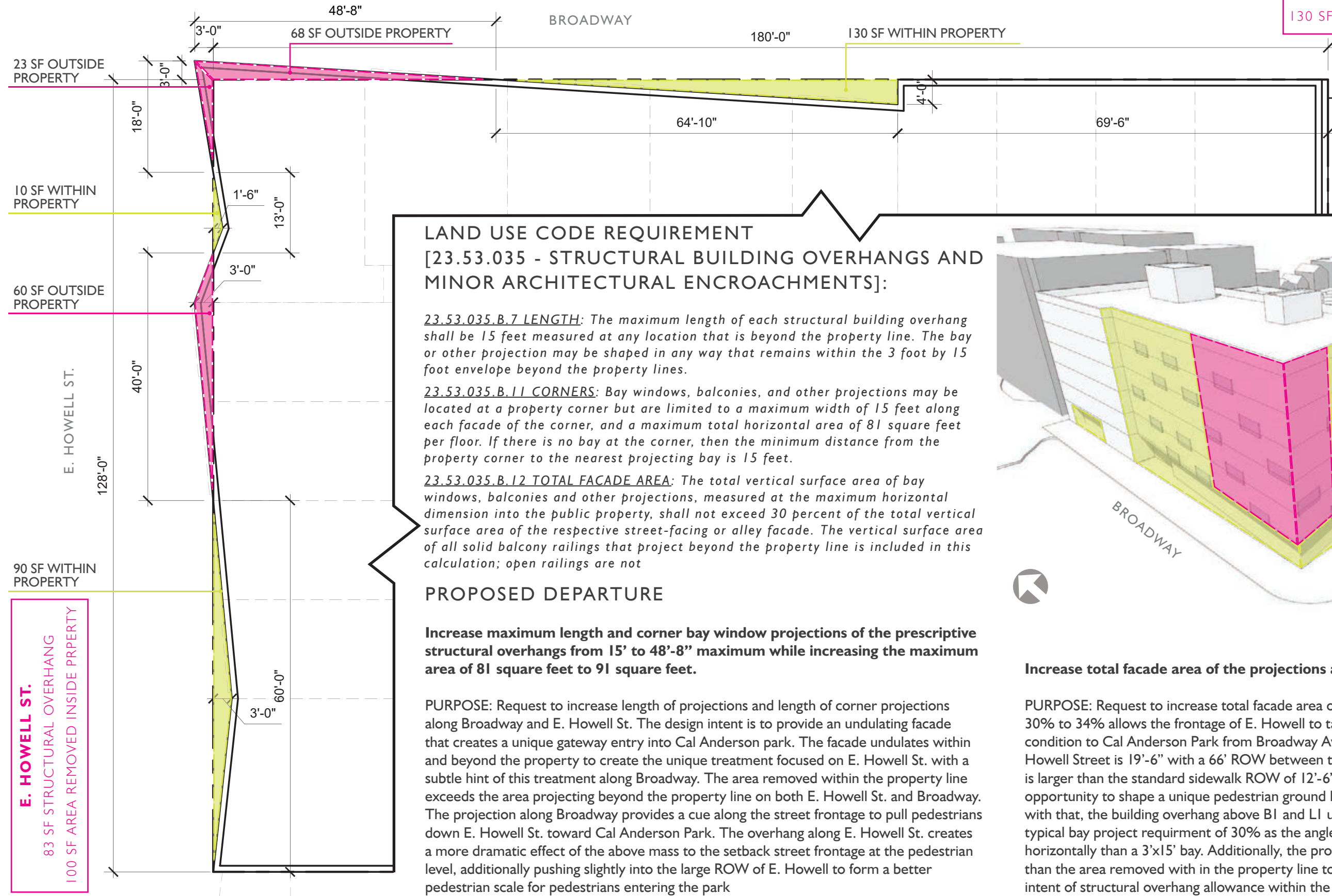




# ANTICIPATED DEPARTURES

# DEPARTURE REQUEST #IA STRUCTURAL OVERHANG NORTH PROPERTY

**BROADWAY**  
68 SF STRUCTURAL OVERHANG  
130 SF AREA REMOVED INSIDE PRPERTY



## LAND USE CODE REQUIREMENT [23.53.035 - STRUCTURAL BUILDING OVERHANGS AND MINOR ARCHITECTURAL ENCROACHMENTS]:

**23.53.035.B.7 LENGTH:** The maximum length of each structural building overhang shall be 15 feet measured at any location that is beyond the property line. The bay or other projection may be shaped in any way that remains within the 3 foot by 15 foot envelope beyond the property lines.

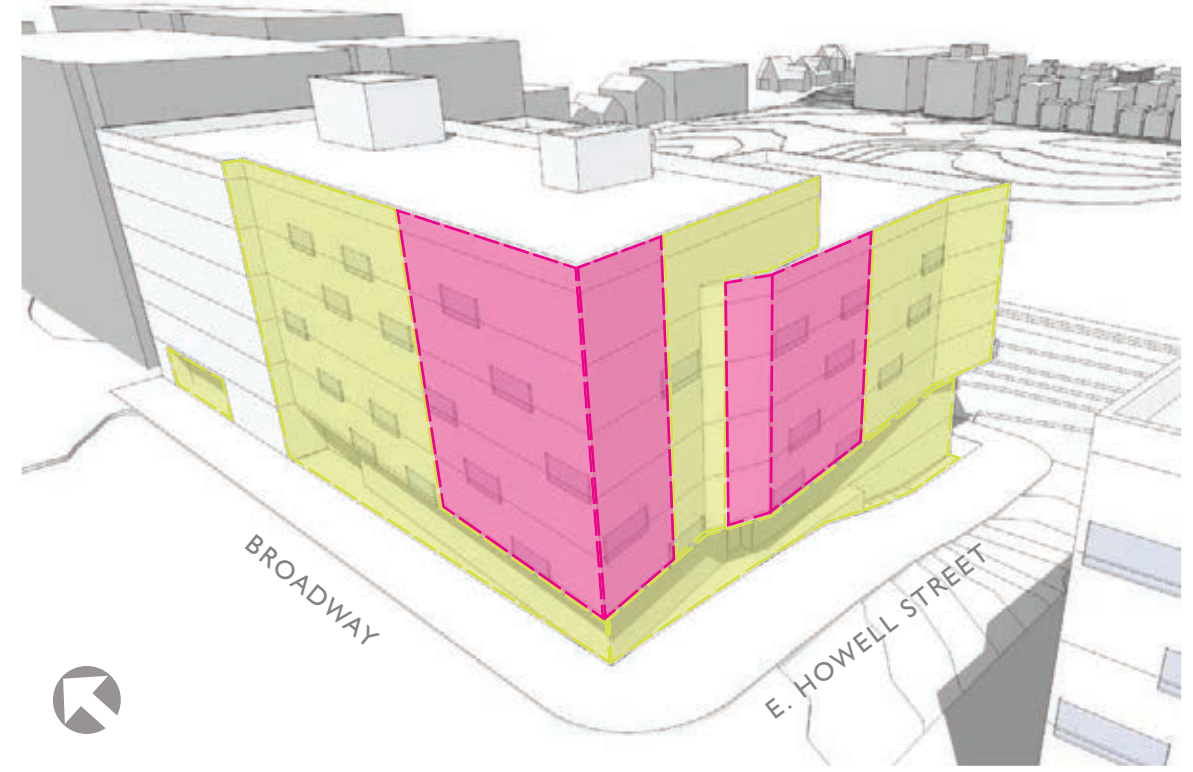
**23.53.035.B.11 CORNERS:** Bay windows, balconies, and other projections may be located at a property corner but are limited to a maximum width of 15 feet along each facade of the corner, and a maximum total horizontal area of 81 square feet per floor. If there is no bay at the corner, then the minimum distance from the property corner to the nearest projecting bay is 15 feet.

**23.53.035.B.12 TOTAL FACADE AREA:** The total vertical surface area of bay windows, balconies and other projections, measured at the maximum horizontal dimension into the public property, shall not exceed 30 percent of the total vertical surface area of the respective street-facing or alley facade. The vertical surface area of all solid balcony railings that project beyond the property line is included in this calculation; open railings are not

## PROPOSED DEPARTURE

**Increase maximum length and corner bay window projections of the prescriptive structural overhangs from 15' to 48'-8" maximum while increasing the maximum area of 81 square feet to 91 square feet.**

**PURPOSE:** Request to increase length of projections and length of corner projections along Broadway and E. Howell St. The design intent is to provide an undulating facade that creates a unique gateway entry into Cal Anderson park. The facade undulates within and beyond the property to create the unique treatment focused on E. Howell St. with a subtle hint of this treatment along Broadway. The area removed within the property line exceeds the area projecting beyond the property line on both E. Howell St. and Broadway. The projection along Broadway provides a cue along the street frontage to pull pedestrians down E. Howell St. toward Cal Anderson Park. The overhang along E. Howell St. creates a more dramatic effect of the above mass to the setback street frontage at the pedestrian level, additionally pushing slightly into the large ROW of E. Howell to form a better pedestrian scale for pedestrians entering the park



**Increase total facade area of the projections along E. Howell St. from 30% to 34%.**

**PURPOSE:** Request to increase total facade area of projections along E. Howell St. from 30% to 34% allows the frontage of E. Howell to take shape to create a unique entry condition to Cal Anderson Park from Broadway Avenue. The sidewalk ROW along E. Howell Street is 19'-6" with a 66' ROW between the north and south properties which is larger than the standard sidewalk ROW of 12'-6" and 50' street ROW allowing for an opportunity to shape a unique pedestrian ground level passageway to Cal Anderson park, with that, the building overhang above B1 and L1 undulates slightly beyond the measured typical bay project requirement of 30% as the angled forms take up more dimension horizontally than a 3'x15' bay. Additionally, the projection beyond the property line is less than the area removed within the property line to create the unique form but maintaining intent of structural overhang allowance within the code.

**E. HOWELL ST.**  
83 SF STRUCTURAL OVERHANG  
100 SF AREA REMOVED INSIDE PRPERTY

# DEPARTURE REQUEST #IB STRUCTURAL OVERHANG SOUTH PROPERTY

**BROADWAY**  
 53 SF STRUCTURAL OVERHANG  
 58 SF AREA REMOVED INSIDE PRPERTY

## LAND USE CODE REQUIREMENT [23.53.035 - STRUCTURAL BUILDING OVERHANGS AND MINOR ARCHITECTURAL ENCROACHMENTS]:

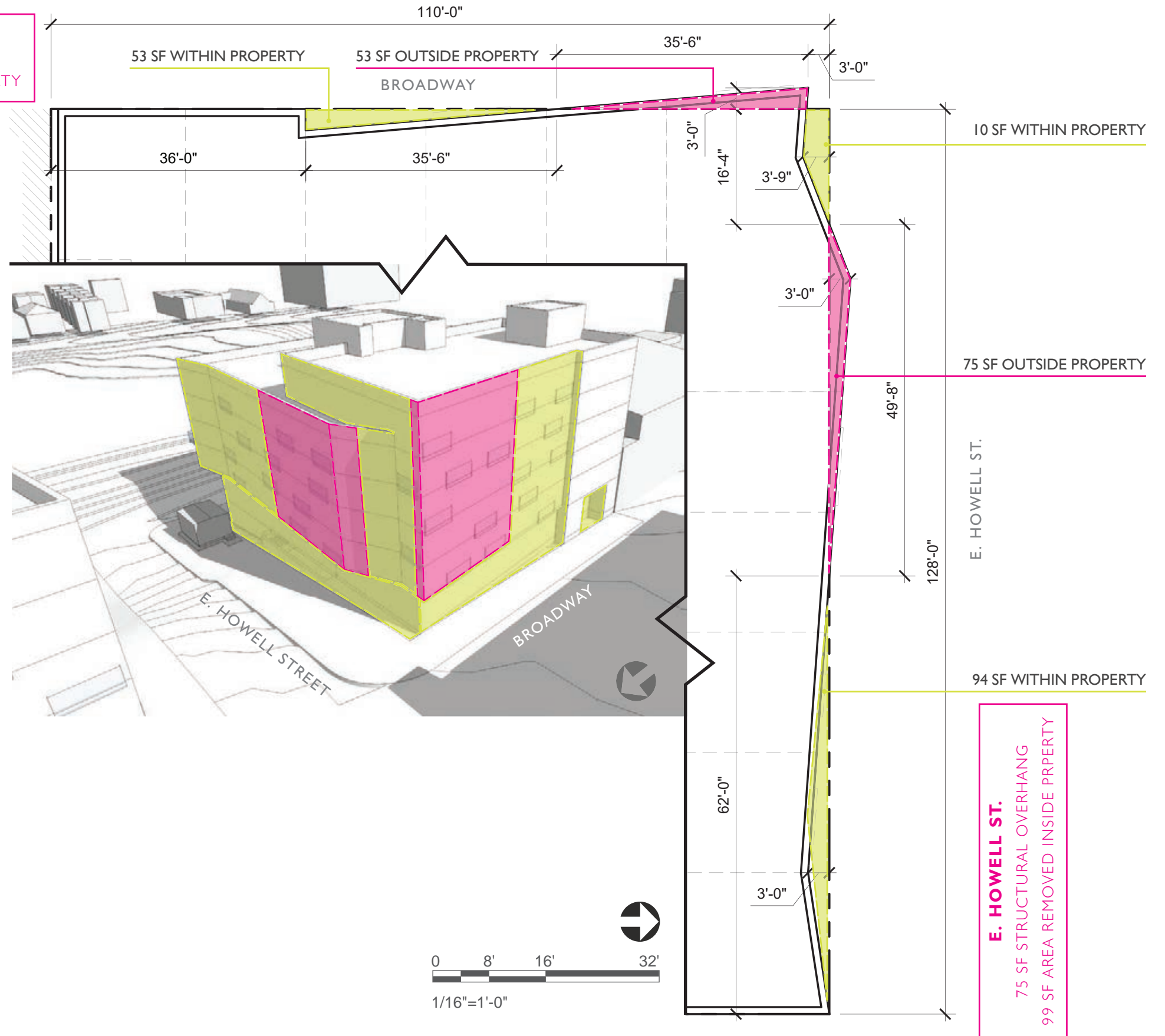
**23.53.035.B.7 LENGTH:** The maximum length of each structural building overhang shall be 15 feet measured at any location that is beyond the property line. The bay or other projection may be shaped in any way that remains within the 3 foot by 15 foot envelope beyond the property lines.

**23.53.035.B.11 CORNERS:** Bay windows, balconies, and other projections may be located at a property corner but are limited to a maximum width of 15 feet along each facade of the corner, and a maximum total horizontal area of 81 square feet per floor. If there is no bay at the corner, then the minimum distance from the property corner to the nearest projecting bay is 15 feet.

## PROPOSED DEPARTURE

**Increase maximum length and corner bay window projections of the prescriptive structural overhangs from 15' to 35'-6" maximum.**

**PURPOSE:** Request to increase length of projections and length of corner projections along Broadway and E. Howell St. The design intent is to provide an undulating facade that creates a unique gateway entry into Cal Anderson park. The facade undulates within and beyond the property to create the unique treatment focused on E. Howell St. with a subtle hint of this treatment along Broadway. The area removed within the property line exceeds the area projecting beyond the property line on both E. Howell St. and Broadway. The projection along Broadway provides a cue along the street frontage to pull pedestrians down E. Howell St. toward Cal Anderson Park. The overhang along E. Howell St. creates a more dramatic effect of the above mass to the setback street frontage at the pedestrian level, additionally pushing slightly into the large ROW of E. Howell to form a better pedestrian scale for pedestrians entering the park



# DEPARTURE REQUEST #3 BLANK FACADE SOUTH PROPERTY

**LAND USE CODE REQUIREMENT**  
 [23.47A.008.A.2.B - STREET-LEVEL DEVELOPMENT STANDARDS: BLANK FACADES]:

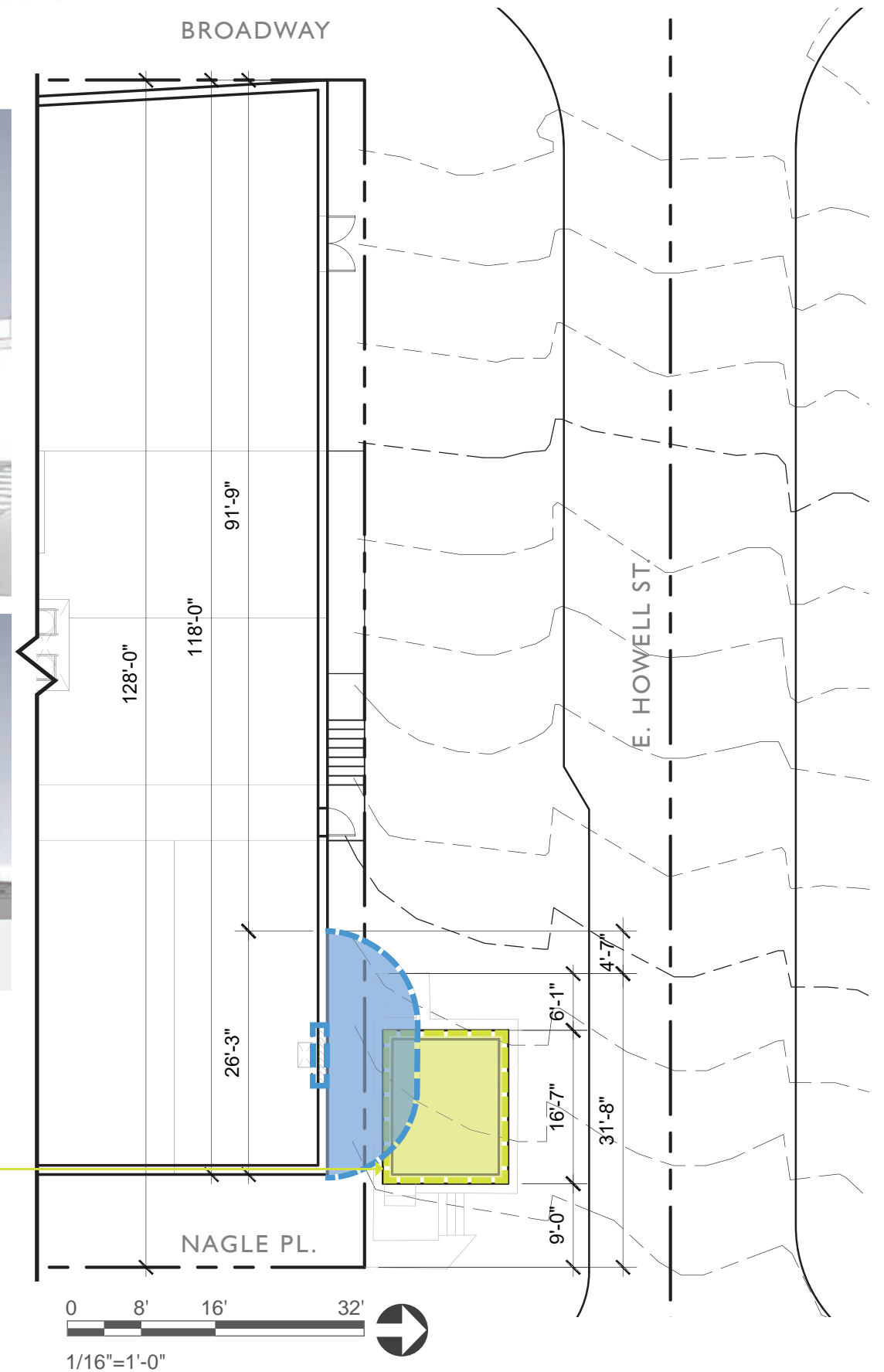
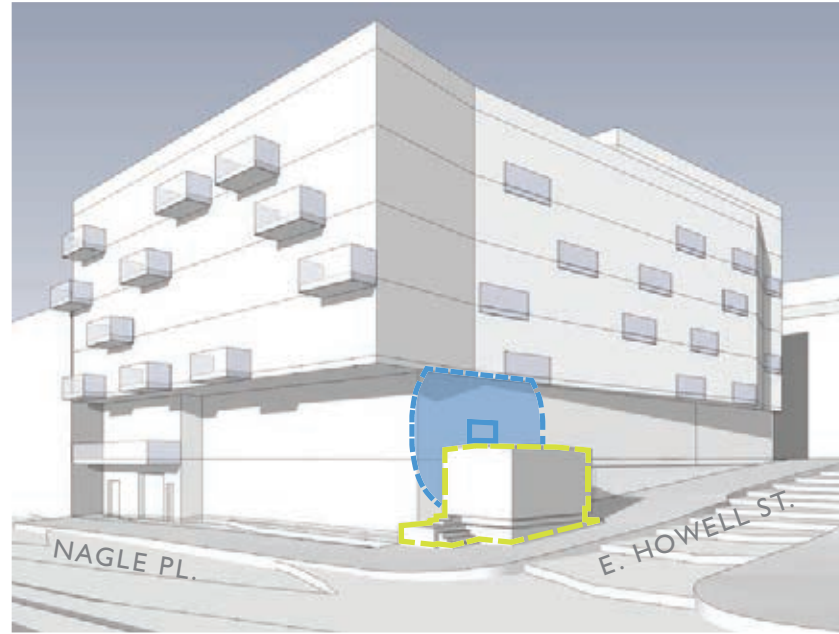
**2. BLANK FACADES**

*b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.*

**PROPOSED DEPARTURE**

**Increase maximum blank segments from 20'-0" in width to 26'-6" in width along E. Howell St.**

**PURPOSE:** Request to increase blank segments along E. Howell St. is tied to the existing condition of the Street Car Traction Power Substation at the east end of the street. Given the condition of the existing structure adjacent the property, the project team is utilizing the area behind the Substation for exhaust area. The remaining facade will include compliance with street level development standards focusing on increasing the pedestrian street condition through glazing, landscape enhancements and attempting to pull visibility and focus on the Substation.

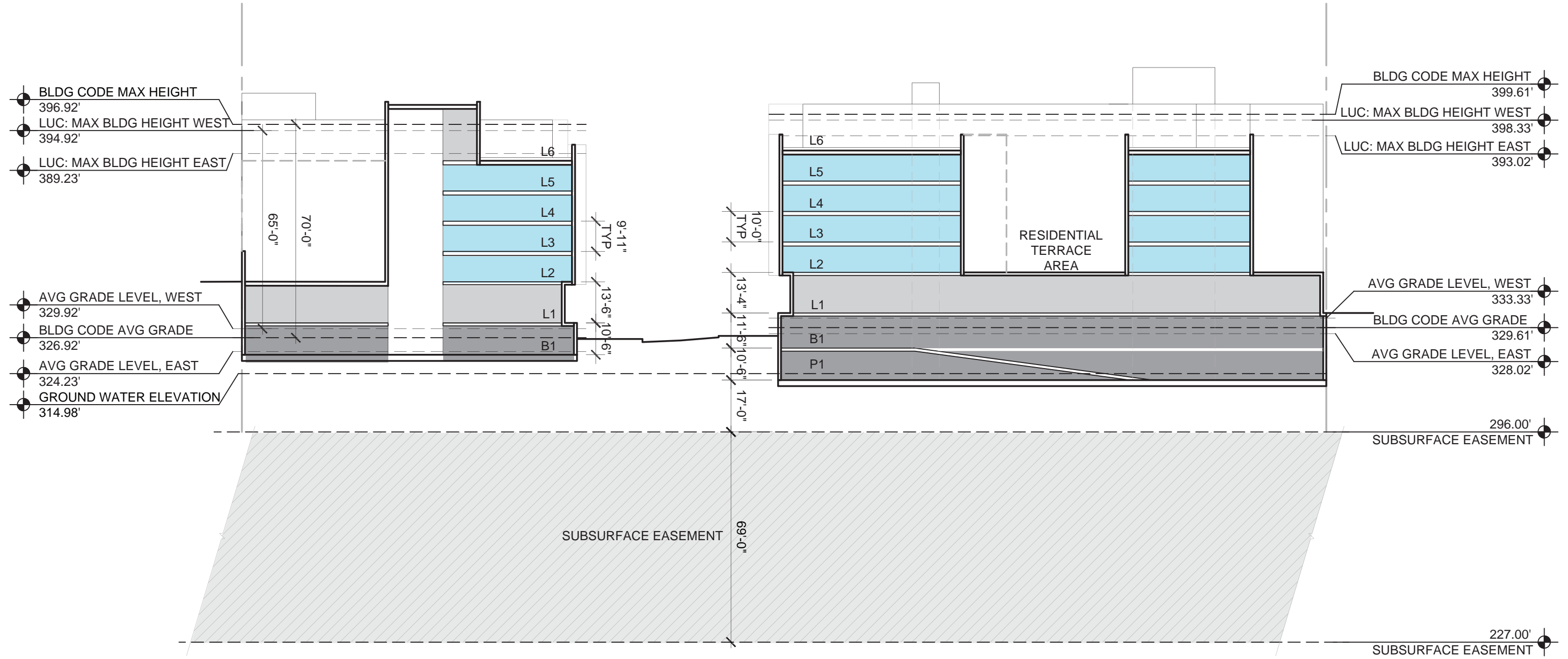




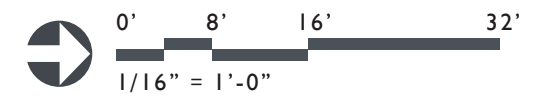
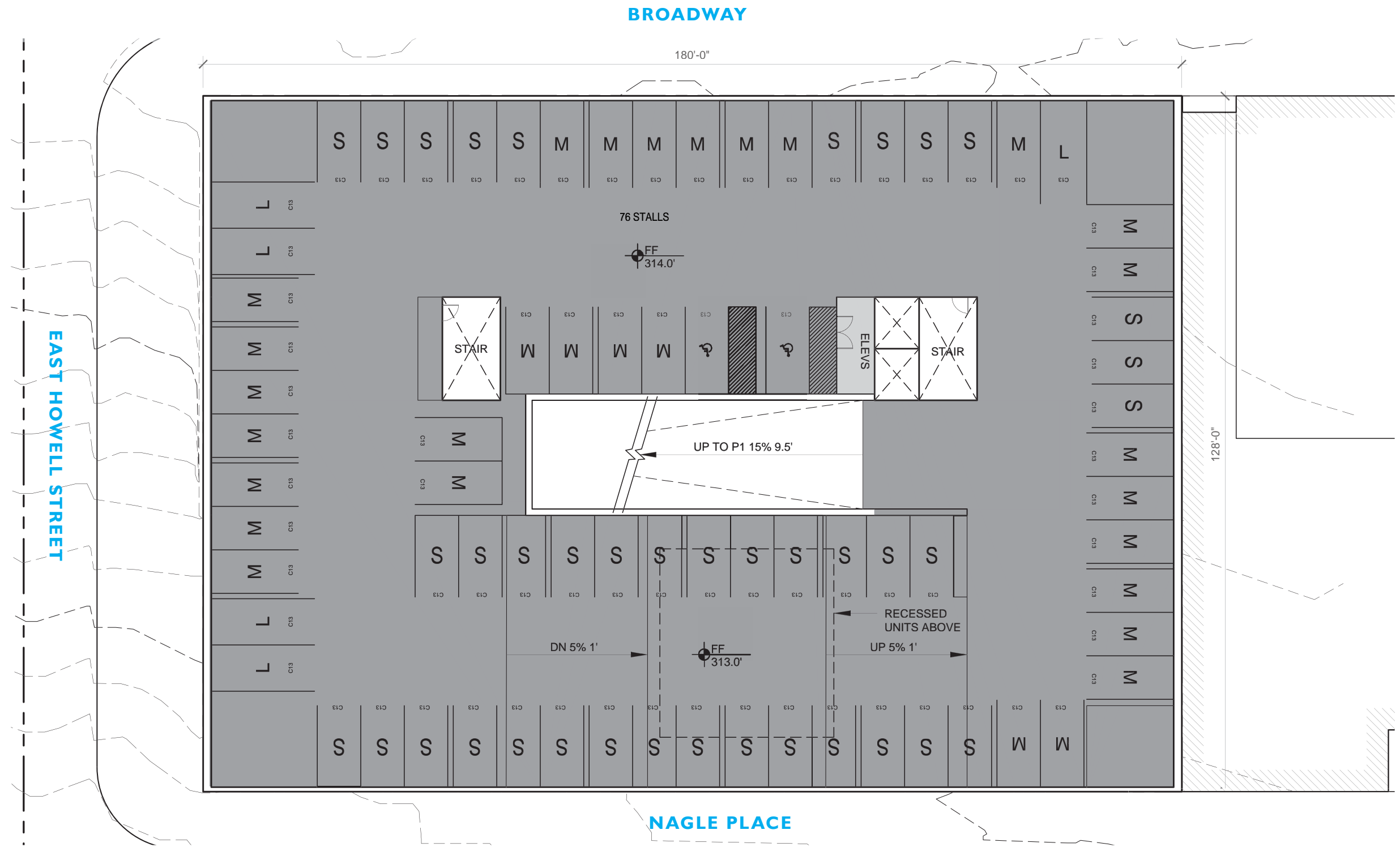
APPENDIX



# SITE SECTION



# NORTH SITE BELOW GRADE PLAN (PI)



# DEPARTURE REQUEST #2B STREET-LEVEL RESIDENTIAL

## LAND USE CODE REQUIREMENT

### [23.47A.008.D.2 - STREET-LEVEL DEVELOPMENT

**STANDARDS:** RESIDENTIAL USES ARE LOCATED ALONG A STREET-LEVEL STREET-FACING FACADE]:

**23.53.035.B.7 LENGTH:** THE MAXIMUM LENGTH OF EACH STRUCTURAL BUILDING OVERHANG SHALL BE 15 FEET MEASURED AT ANY LOCATION THAT IS BEYOND THE PROPERTY LINE. THE BAY OR OTHER PROJECTION MAY BE SHAPED IN ANY WAY THAT REMAINS WITHIN THE 3 FOOT BY 15 FOOT ENVELOPE BEYOND THE PROPERTY LINES.

**23.53.035.B.11 CORNERS:** BAY WINDOWS, BALCONIES, AND OTHER PROJECTIONS MAY BE LOCATED AT A PROPERTY CORNER BUT ARE LIMITED TO A MAXIMUM WIDTH OF 15 FEET ALONG EACH FACADE OF THE CORNER, AND A MAXIMUM TOTAL HORIZONTAL AREA OF 81 SQUARE FEET PER FLOOR. IF THERE IS NO BAY AT THE CORNER, THEN THE MINIMUM DISTANCE FROM THE PROPERTY CORNER TO THE NEAREST PROJECTING BAY IS 15 FEET.

