MODERA BROADWAY

RECOMMENDATION 1732, 1812 + 1818 BROADWAY | EAST DESIGN REVIEW BOARD MEETING 08.08.2018

SDCI #3028538 & #3028539

MILL CREEK
PEOPLE · PLACES · RELATIONSHIPS

WEBER THOMPSON

CONTENTS

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.

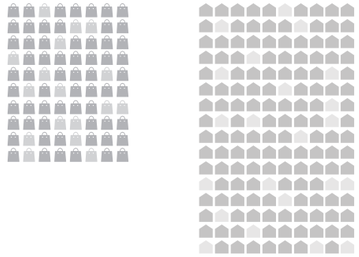
The South Anchor District is notable as the location of both Capitol Hill's largest open space in Cal Anderson Park and the Bobby Morris Playfield ("Park"), and its largest institution, Seattle Central Community College ("SCCC") and now the Link light rail Capitol Hill Station ("Station"). The two project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

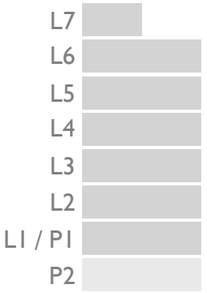
The Broadway Commercial Corridor is recognized as both Seattle's longest continuous pedestrian commercial street and most vibrant and interesting commercial street. The blocks adjacent to the project site have the highest pedestrian volumes in the neighborhood due to proximity to SCCC, the Park, and 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.

	total site area	gross building area	total commercial	total residential units	residential parking	building height
	37,120sf	234,164sf	16,018sf	228 units	124 stalls	65ft/ 7 stories
north site	23,040sf	151,141sf	10,441sf	133 units	101 stalls	
south site	14,080sf	83,023sf	5,577sf	85 units	23 stalls	





NEIGHBORHOOD

CAPITOL HILL BROADWAY

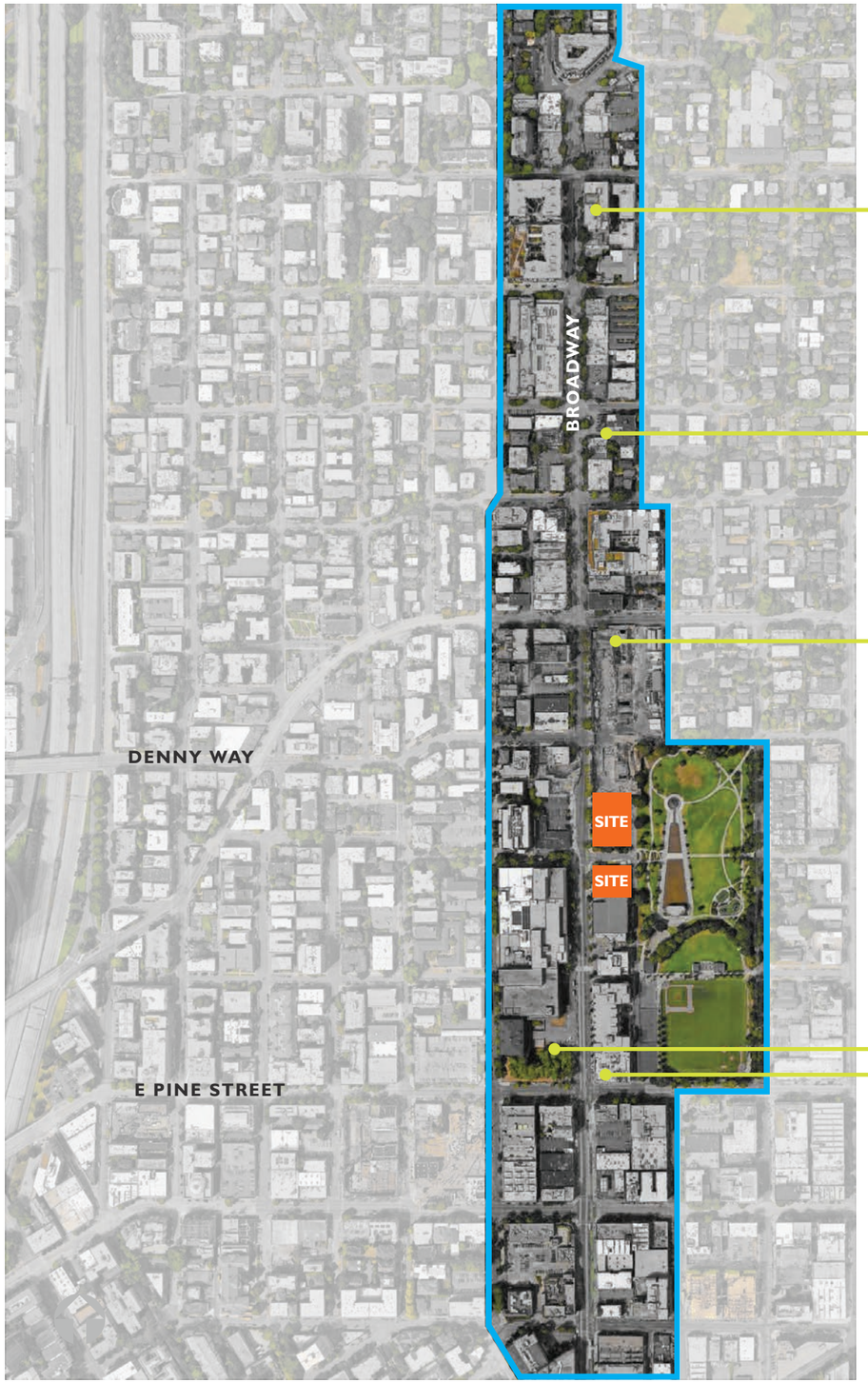
Capitol Hill is one of the most sought after Urban Centers in Seattle to live and continues to expand with the newly developed Link light rail station. Broadway carries its own specific character with a heavy mix of commercial and mixed-use residential properties bringing a highly active day and night 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.

CAPITOL 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 the park, which was planned in reaction to the 1889 Great Seattle Fire. The Olmsted brothers designed the original Lincoln Park on the south parcel which was further developed as a playfield. The park was renamed Cal Anderson Park in 2003 after Washington's first openly gay legislator. The reservoir was eventually redesigned as a 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.

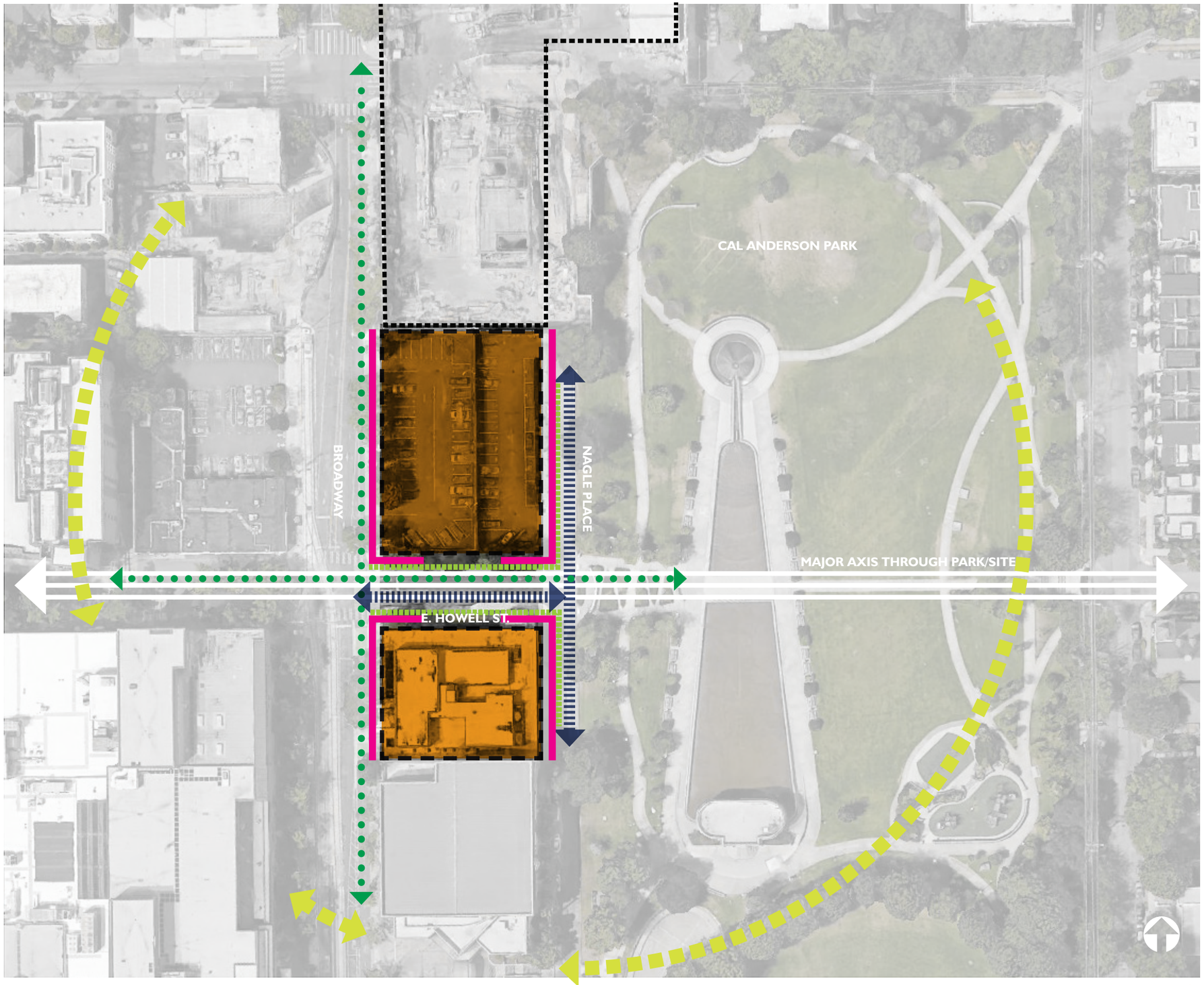
NEIGHBORHOOD CHARACTER

Broadway is comprised of 1-3 story historic brick structures, iconic places and architecture such as Dick's Drive-In and the Market Building housing QFC, large brutalist style architecture of Seattle Central Academy's campus, and 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.



CONTEXT ANALYSIS

The site fronts on three streets of very different characters. Broadway, 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 Olmsted 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 acts a pedestrian gateway to the park.



LEGEND

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

PAGE INTENTIONALLY LEFT BLANK

NEIGHBORHOOD – HISTORIC BRICK BUILDINGS WITH GRID EXPRESSION

1 1600 BROADWAY
2 BROADWAY & EAST PIKE BUILDING
3 1514 10TH AVE E
4 1019 E PIKE ST
5 1103 E PIKE ST
6 BETKINS
7 ODDFELLOWS
8 WHITE BUILDING
9 ELYSIAN BREWERY
10 1417 10TH AVE E

NEIGHBORHOOD – WHITE BUILDING BUILDING ANALYSIS

WHITE BUILDING NORTH ELEVATION – PINE STREET

PROPORTIONS: Horizontal orientation of openings, 3 story expression, regular vertical spacing along main street

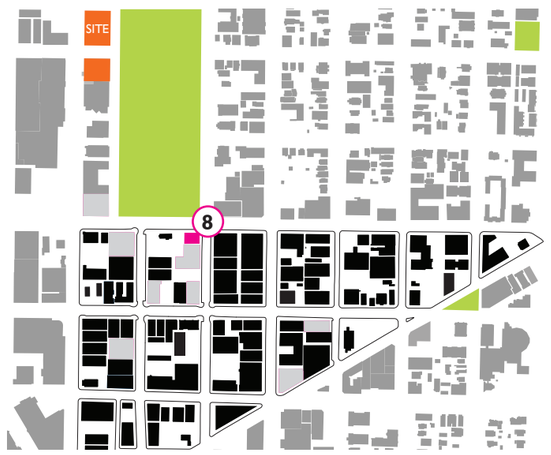
WINDOWS: Evenly dimised window mullion pattern with thin vertical expression within brick grid frame

GRADE LEVEL: Full height windows, highlighted entries, clerestory windows

WHITE BUILDING NORTH ELEVATION - 11TH AVE

PROPORTIONS: Wider spaced proportion along side street, square proportions define the edges of the massing

HORIZONTAL: Strong horizontal language with higher window sill for spaces beyond



NEIGHBORHOOD – BETKINS BUILDING BUILDING ANALYSIS

BETKINS STORAGE WAREHOUSE WEST ELEVATION - 12TH AVE

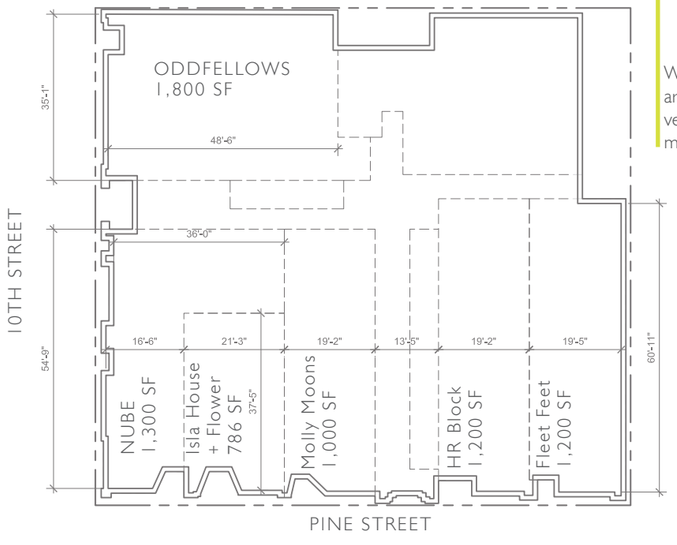
PROPORTIONS: Frequent verticals and vertical orientation of openings

WINDOWS: 3-window punched opening articulation at upper levels

TWO-STORY BASE: Full height windows and two-story expression at base with horizontal metal banding

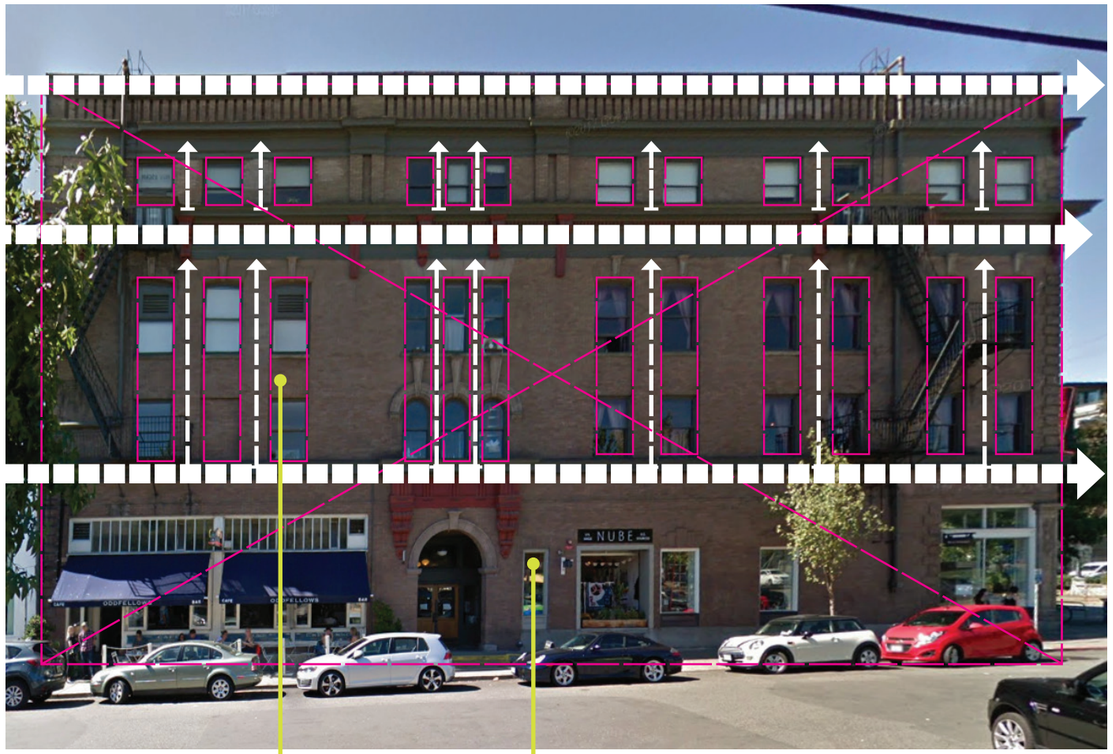
NEIGHBORHOOD – ODDFELLOWS BUILDING ANALYSIS

ODDFELLOWS NORTH ELEVATION – PINE STREET



WINDOWS: Punched opening articulation at upper levels with vertical treatment of windows at middle section

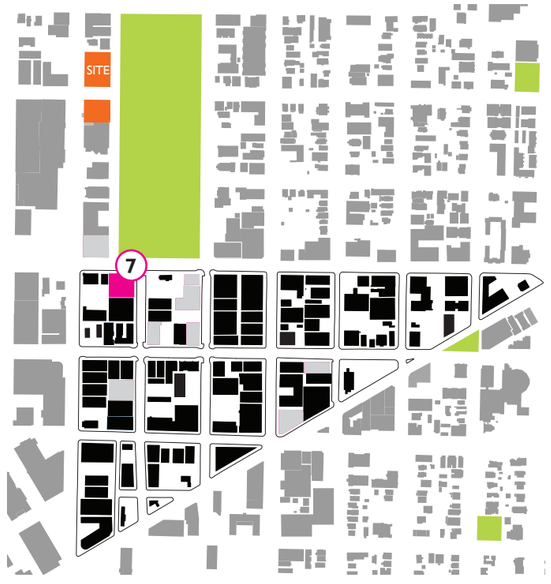
TOP: Refined detail and strong datumn transition with historic details, upper level remains in same plane as structure below



ODDFELLOWS EAST ELEVATION – 10TH STREET

PROPORTIONS: Horizontal rectilinear massing with defined base, middle and top

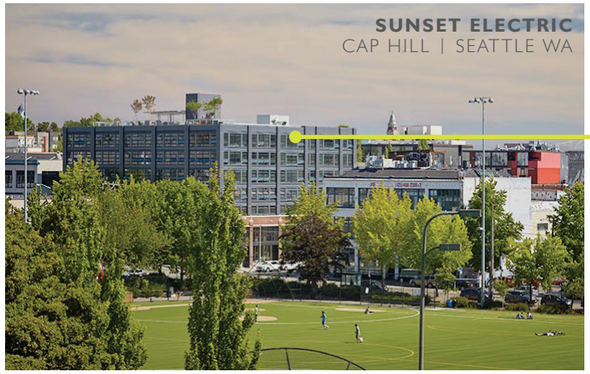
BASE: Punched unique storefront at entries for retailers and upper level tenants



BOARD SUGGESTED + OVERALL PROJECT PRECEDENT IMAGERY

MODERA PEARL | 290 UNIT FULL BLOCK DEVELOPMENT PORTLAND OR

REFINED PATTERNED FACADES



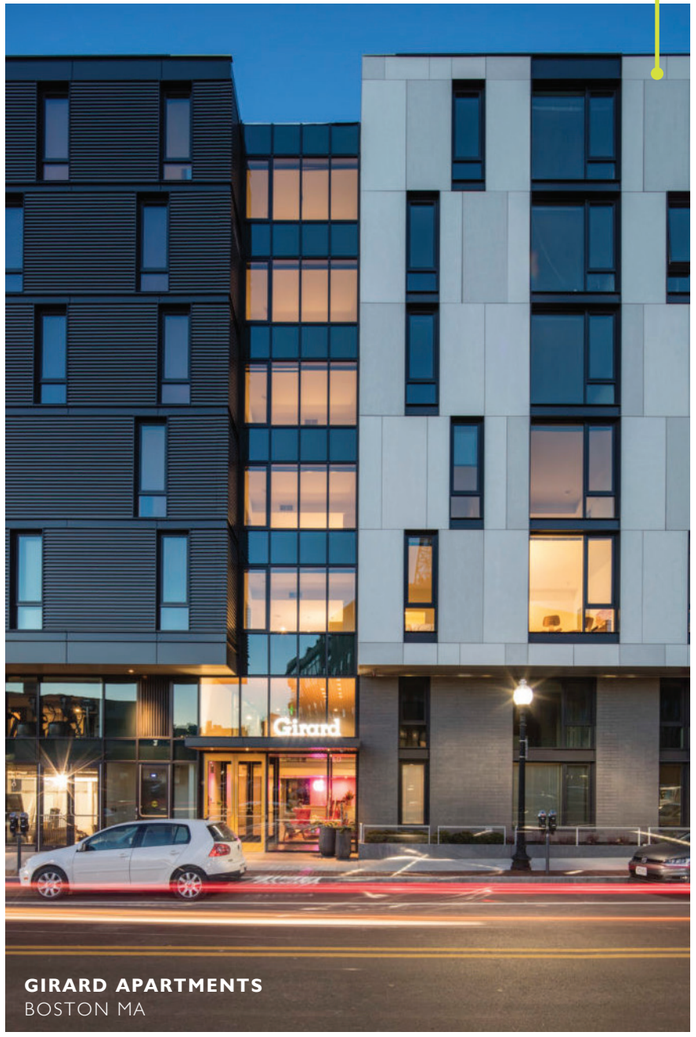
SUNSET ELECTRIC
CAP HILL | SEATTLE WA

PATTERNED FACADE AS URBAN FABRIC AND BACKDROP TO THE PARK

PATTERNED BRICK GRID BUILDING AS FABRIC TO CAL ANDERSON PARK

HUGO HOUSE
CAP HILL | SEATTLE WA

SIBLING RELATIONSHIP: MATERIAL SIMILARITY WITH COLOR CONTRAST



GIRARD APARTMENTS
BOSTON MA

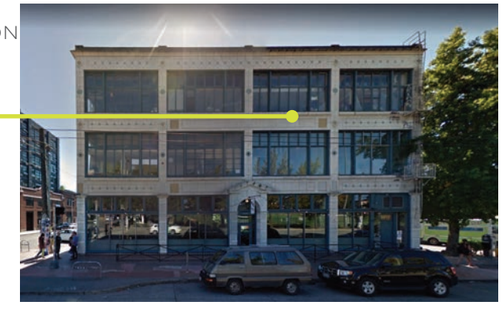
MODERA JACK LONDON SQUARE |
134 UNIT FULL BLOCK DEVELOPMENT, RETAIL ALONG 2ND AVE PRIMARY COMMERCIAL STREET | OAKLAND CA

PRECEDENT IMAGERY

STRONG FREQUENT VERTICALS

REGULAR/RHYTHMIC FACADE MODULATION INDICATIVE OF THE BAUHAUS MOVEMENT

WARHOUSE STYLE HORIZONTAL EXPRESSION OF MASONRY FACADE WITH METAL AND GLASS INFILL



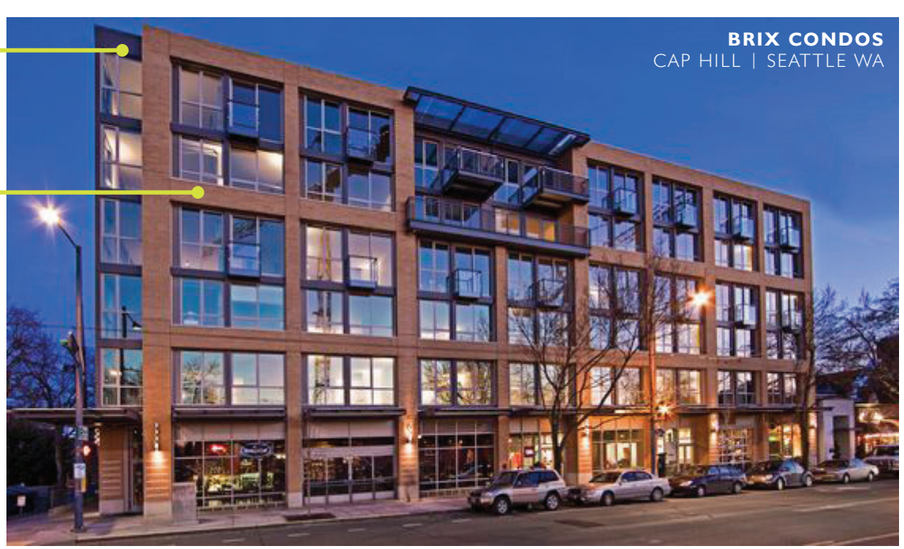
SOUTH | NORTH

UNIQUE OPEN CORNER GRID EXPRESSION CREATES VISUAL INTEREST FOR TURNING CORNERS

DOUBLE STORY GRID EXPRESSION WITH BUILDING EXTENSION BEYOND FRAME

CONTRASTING MATERIAL COLORATION WARM + DARK

VERTCIALLY ARTICULATED BRICK GRID BASE

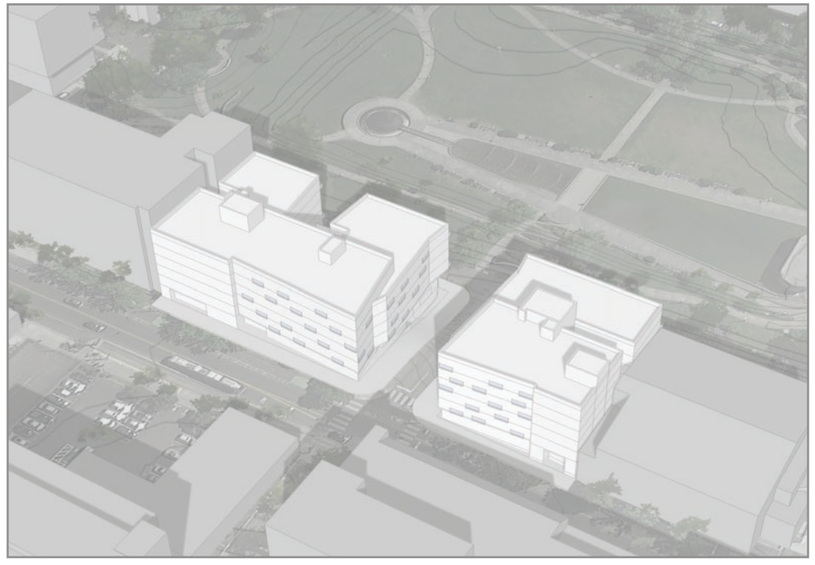


PAGE INTENTIONALLY LEFT BLANK

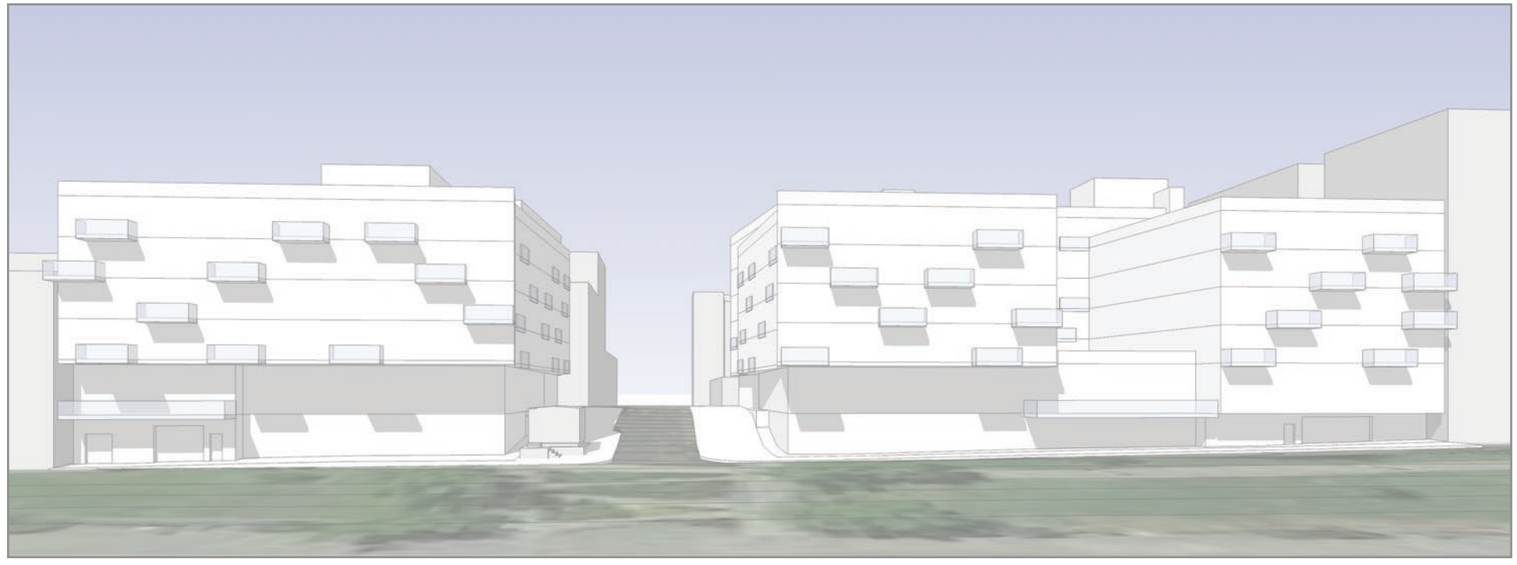
DESIGN DIRECTION

EDG PREFERRED MASSING SCHEMES

EDG I PREFERRED MASSING SCHEME



SW AERIAL VEIW ALONG BROADWAY



EAST VIEW FROM CAL ANDERSON PARK

EDG 2 APPROVED MASSING

1 1. **MASSING AND HEIGHT, BULK, AND SCALE:** Four out of five Board members agreed the overall massing and scale of development was appropriate for the project site. (CS2-D Height, Bulk, and Scale, Capitol Hill CS2-III-iv. Broadway Scale)

2 2. **ARCHITECTURAL CONCEPT AND FAÇADE EXPRESSION:**

a| The Board discussed the responsiveness to EDG 1 regarding direction to create a legible design concept. Though the Board acknowledged the design team's efforts to evolve the angular concept, the Board unanimously agreed the original architectural concept was lost with the current design. The Board gave guidance to further refine the massing and articulation to create a clear design parti.

b| The Board was specifically concerned with the following aspects of the design shown at this meeting (DC2-B Architectural and Facade Composition, CS2-D Height, Bulk, and Scale, DC2-A-2. Reducing Perceived Mass):

i. Lack of a strong base to ground the playful upper stories;

ii. Lack of a clear relationship between the vertically undulating brick base and the horizontal undulation of the foreground massing volume;

iii. Too many small moves breaking up the parti; and

iv. Identical expressions for both buildings.

c| The Board provided strong guidance with the overall goal of creating a simple, clear, elegant form (DC2-B Architectural and Facade Composition, CS2-D Height, Bulk, and Scale, DC2-A-2. Reducing Perceived Mass):

i. Create a strong and consistent base expression, which would better support more playful upper stories.

ii. Simplify and reduce the massing moves in order to create a legible architectural identity.

iii. Create a different expression for each building with identities that relate to each other. The Board further clarified this could be a subtle distinction with material, fenestration, etc. The Board suggested the two buildings could have different brick colors: one white, one black.

2D d| BROADWAY

i. The Board supported the pedestrian scaled base expression and flexibility to allow for smaller retail bays. (CS2-III-v. Broadway Storefronts, PL3-I Human Activity)

ii. The Board discussed the design reference to the existing Bonney Watson structure. The Board was unconvinced by the vertical cues taken from the Bonney Watson colonnade, commenting that the proposed building and the existing Bonney Watson structure have a stronger horizontal expression. (CS3-B Local History and Culture)

iii. A majority of the Board was comfortable with the stepped awnings along Broadway as an appropriate response to grade change. (CS2-D-2. Existing Site Features, PL2-C-2. Design Integration)

2E e| HOWELL

i. The Board discussed the massing and articulation along Howell St., commenting that the undulating form seemed to diminish the openness of the street-level expression along Howell street by angling inward with the upper stories. The angles also pinched the width of Howell, rather than keeping it open. (PL1-A Network of Open Spaces, PL1-B Walkways and Connections, CS2-B-2. Connection to the Street, CS2-A-2. Architectural Presence)

ii. To resolve these issues, the Board directed the design team to pay special attention to how the angled façade would wrap from Broadway to Howell in a way that would support a generous open connection from Broadway to Cal Anderson Park. (DC2-B Architectural and Facade Composition, CS2-B-1. Site Characteristics, PL1-B-2. Pedestrian Volumes, CS2-A-2. Architectural Presence)

2F f| NAGLE

i. The Board clarified EDG 1 concerns regarding the hovering upper massing volume over the setback two-story base expression along Nagle. The Board clarified they were not opposed to a two-story base expression, but rather the initial looming condition presented at EDG 1. (CS2-D Height, Bulk, and Scale)

ii. At EDG 2, the Board discussed the design response along Nagle, acknowledging the design team's efforts to move towards a more appropriate response to the site context by creating an active pedestrian link with live-work units, between the Light Rail Station/future TOD site and Cal Anderson Park. (PL3-B-3. Buildings with Live/Work Uses, L1-B-3. Pedestrian Amenities)

iii. The Board was strongly in support of the integration of commercial at the corner of Howell and Nagle as a means of activating the park edge and Howell. (DC1-A Arrangement of Interior Uses, PL3-C Retail Edges)

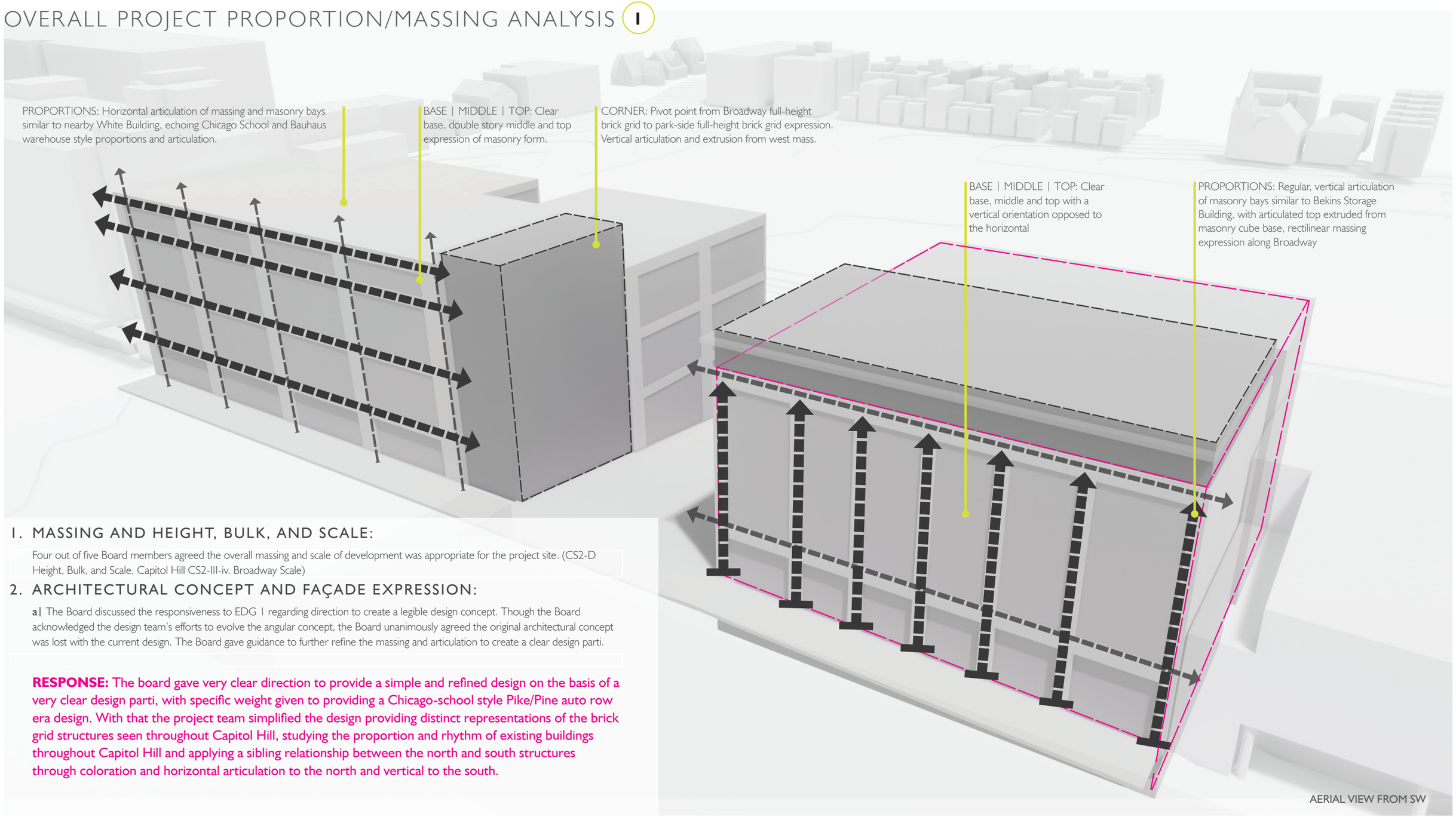
iv. The Board had significant concerns with the design and proportions of the one-story live/work space, which was designed as a 16-foot wide x 40-foot deep space. The Board was concerned the arrangement of interior uses would not support viable live/work. The lack of daylight would necessitate the front work-space to be used for live-space, contradicting the design intent for an active and lively response to the park edge. (PL3-B-3. Buildings with Live/Work Uses, CS1-B-2. Daylight and Shading, PL3-C Retail Edges)

v. To resolve this issue, the Board directed the applicant to explore a two-story live/work expression that supports viable live- and work-space. (PL3-B-3. Buildings with Live/Work Uses, CS1-B-2. Daylight and Shading, DC1-A Arrangement of Interior Uses)

vi. The Board directed the design team to revisit the design of the raised courtyard. As currently designed, the courtyard does not successfully relate to the park and does not create a clear distinction of residential levels above the second story. The Board was open to a possible design solution to bring the courtyard down to the street (creating an opportunity for an interior courtyard, green space, more retail seating etc.). Another possible solution is a consistent two-story massing along Nagle, with upper level setbacks above the second story. (PL1-A Network of Open Spaces, PL1-B-3. Pedestrian Amenities, DC3-A-1. Interior/Exterior Fit, DC2-B-1. Façade Composition, DC2-A-1. Site Characteristics and Uses, Capitol Hill (DC3-I Residential Open Space)

PAGE INTENTIONALLY LEFT BLANK

OVERALL PROJECT PROPORTION/MASSING ANALYSIS I



AERIAL VIEW FROM SW

1. MASSING AND HEIGHT, BULK, AND SCALE:

Four out of five Board members agreed the overall massing and scale of development was appropriate for the project site. (CS2-D Height, Bulk, and Scale, Capitol Hill CS2-III-iv. Broadway Scale)

2. ARCHITECTURAL CONCEPT AND FAÇADE EXPRESSION:

a| The Board discussed the responsiveness to EDG 1 regarding direction to create a legible design concept. Though the Board acknowledged the design team's efforts to evolve the angular concept, the Board unanimously agreed the original architectural concept was lost with the current design. The Board gave guidance to further refine the massing and articulation to create a clear design parti.

RESPONSE: The board gave very clear direction to provide a simple and refined design on the basis of a very clear design parti, with specific weight given to providing a Chicago-school style Pike/Pine auto row era design. With that the project team simplified the design providing distinct representations of the brick grid structures seen throughout Capitol Hill, studying the proportion and rhythm of existing buildings throughout Capitol Hill and applying a sibling relationship between the north and south structures through coloration and horizontal articulation to the north and vertical to the south.

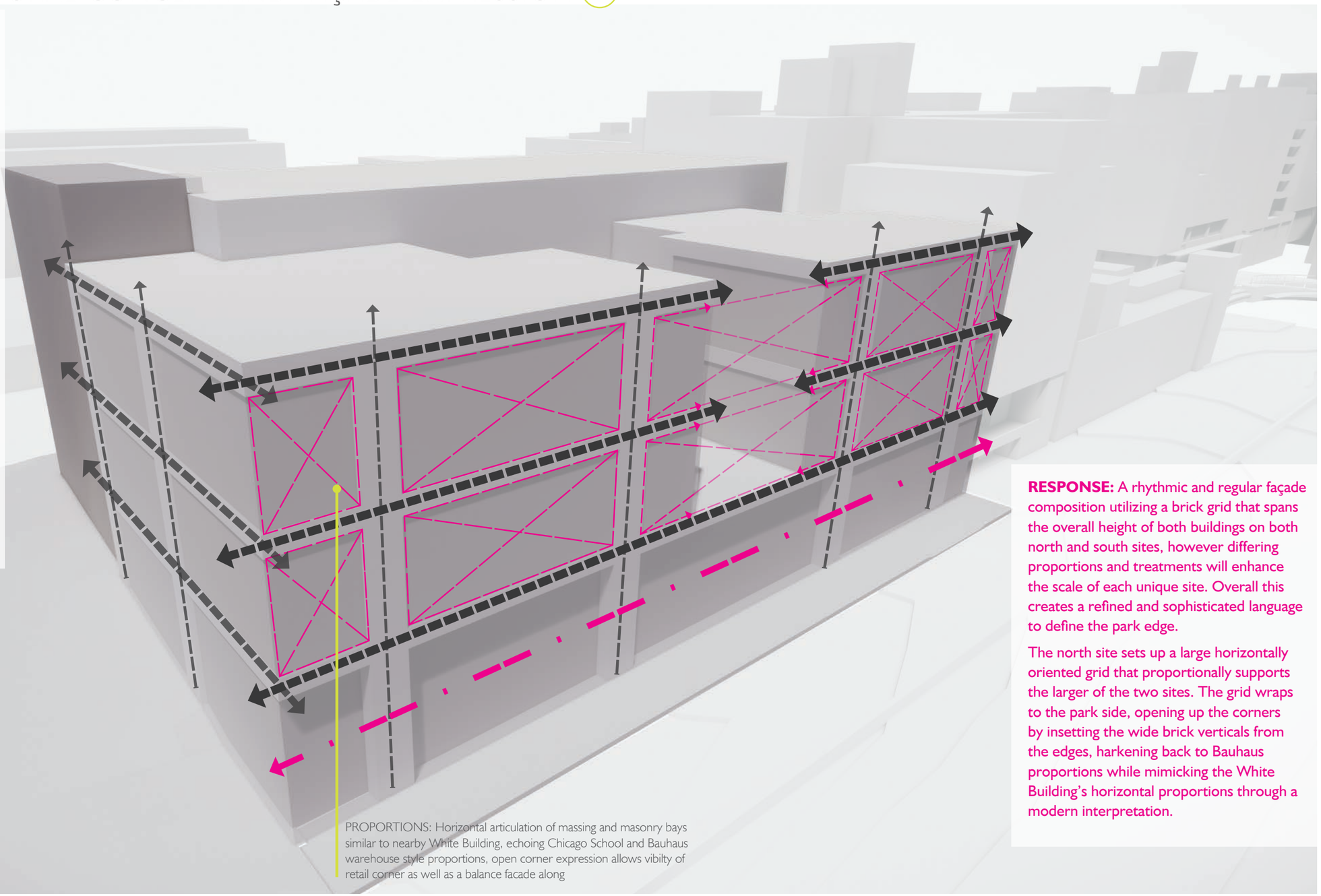
2. ARCHITECTURAL CONCEPT AND FAÇADE EXPRESSION:

b| The Board was specifically concerned with the following aspects of the design shown at this meeting (DC2-B Architectural and Facade Composition, CS2-D Height, Bulk, and Scale, DC2-A-2. Reducing Perceived Mass):

i. Lack of a strong base to ground the playful upper stories; **ii.** Lack of a clear relationship between the vertically undulating brick base and the horizontal undulation of the foreground massing volume; **iii.** Too many small moves breaking up the parti; and **iv.** Identical expressions for both buildings.

c| The Board provided strong guidance with the overall goal of creating a simple, clear, elegant form (DC2-B Architectural and Facade Composition, CS2-D Height, Bulk, and Scale, DC2-A-2. Reducing Perceived Mass):

i. Create a strong and consistent base expression, which would better support more playful upper stories; **ii.** Simplify and reduce the massing moves in order to create a legible architectural identity; **iii.** Create a different expression for each building with identities that relate to each other. The Board further clarified this could be a subtle distinction with material, fenestration, etc. The Board suggested the two buildings could have different brick colors: one white, one black.



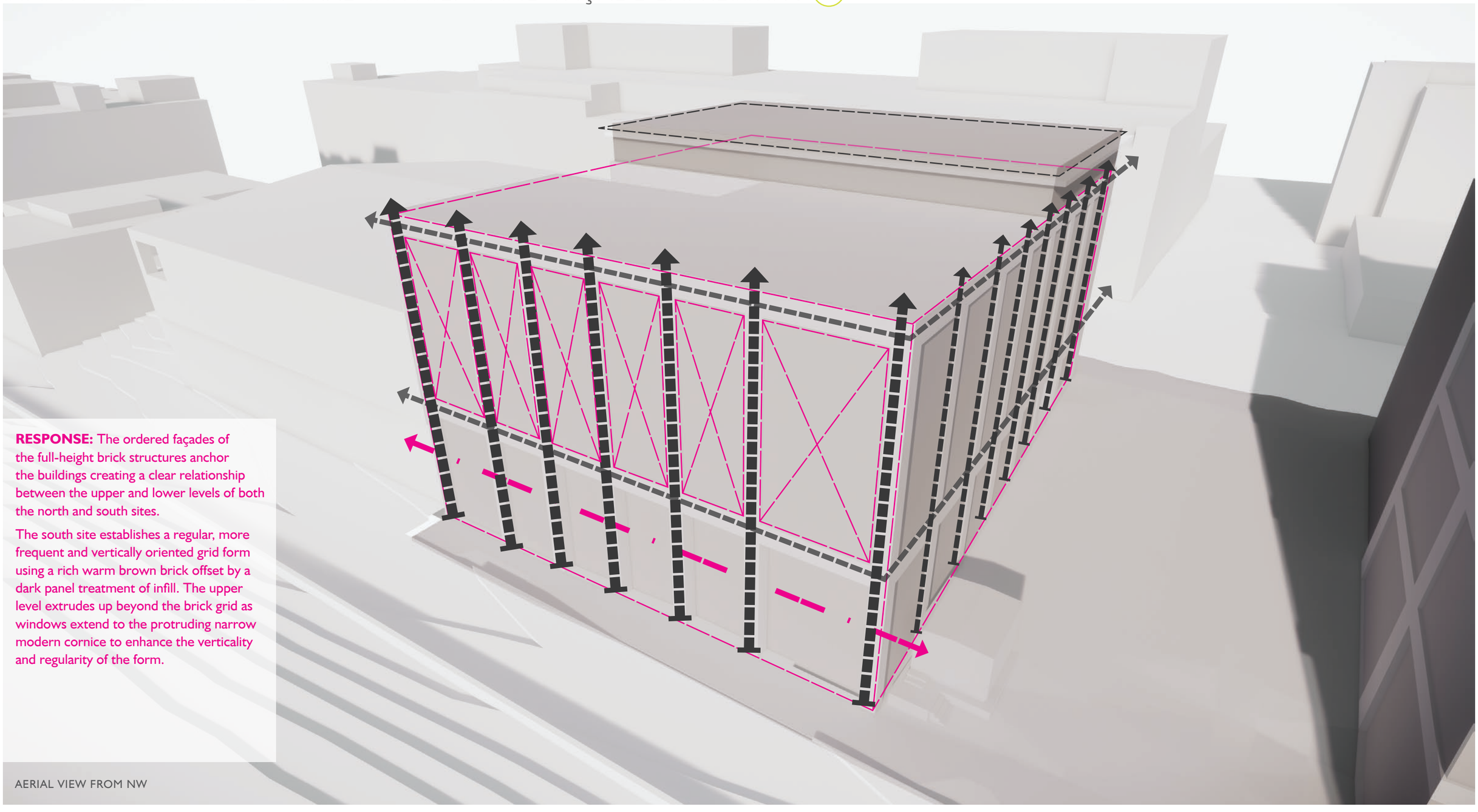
PROPORTIONS: Horizontal articulation of massing and masonry bays similar to nearby White Building, echoing Chicago School and Bauhaus warehouse style proportions, open corner expression allows vibilty of retail corner as well as a balance facade along

AERIAL VIEW FROM SE

RESPONSE: A rhythmic and regular façade composition utilizing a brick grid that spans the overall height of both buildings on both north and south sites, however differing proportions and treatments will enhance the scale of each unique site. Overall this creates a refined and sophisticated language to define the park edge.

The north site sets up a large horizontally oriented grid that proportionally supports the larger of the two sites. The grid wraps to the park side, opening up the corners by insetting the wide brick verticals from the edges, harkening back to Bauhaus proportions while mimicking the White Building's horizontal proportions through a modern interpretation.

SOUTH SITE ARCHITECTURAL CONCEPT AND FAÇADE EXPRESSION 2



RESPONSE: The ordered façades of the full-height brick structures anchor the buildings creating a clear relationship between the upper and lower levels of both the north and south sites.

The south site establishes a regular, more frequent and vertically oriented grid form using a rich warm brown brick offset by a dark panel treatment of infill. The upper level extrudes up beyond the brick grid as windows extend to the protruding narrow modern cornice to enhance the verticality and regularity of the form.

AERIAL VIEW FROM NW

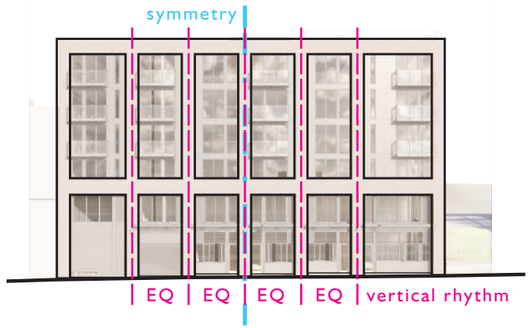
SOUTH SITE ELEVATION ANALYSIS 2

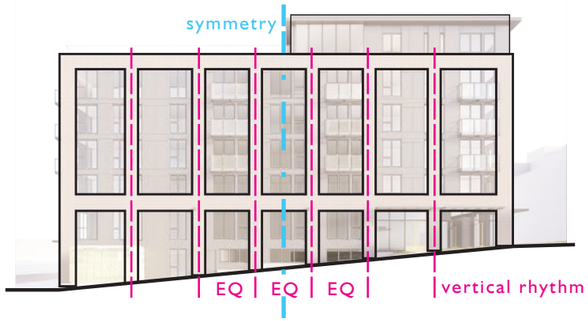
EAST ELEVATION ANALYSIS - NAGLE STREET

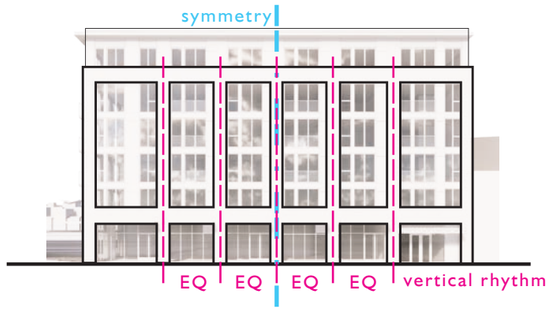
NORTH ELEVATION ANALYSIS - HOWELL STREET

WEST ELEVATION ANALYSIS - BROADWAY

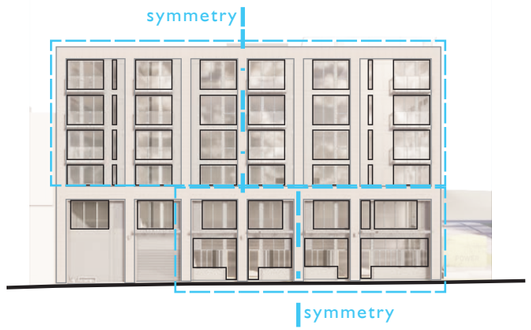
VERTICAL BRICK EXPRESSION ARTICULATION

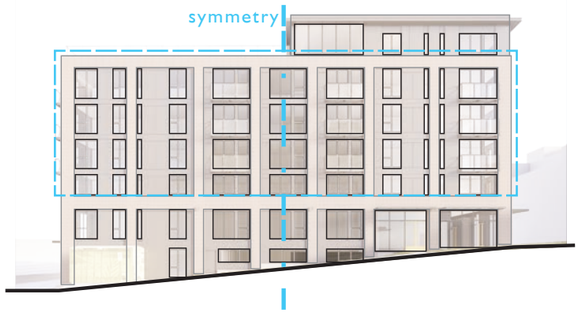




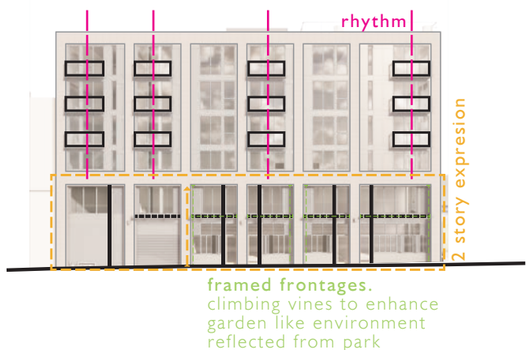


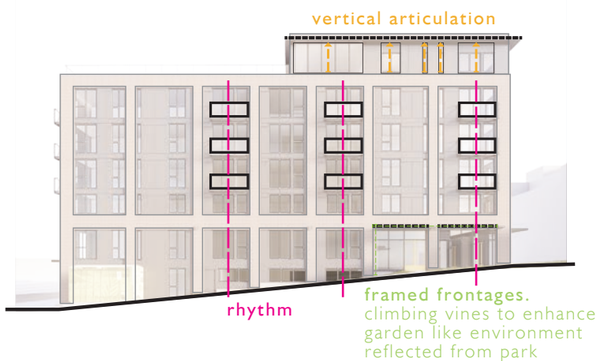
PATTERNED OPENINGS

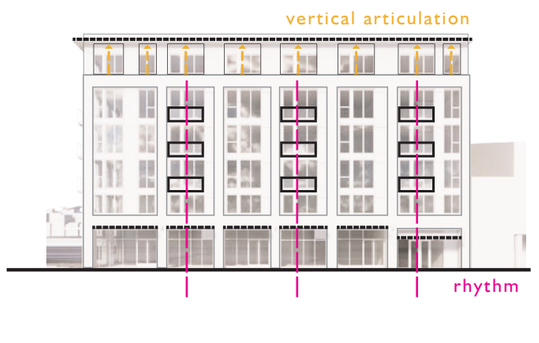




LAYERED DETAILS

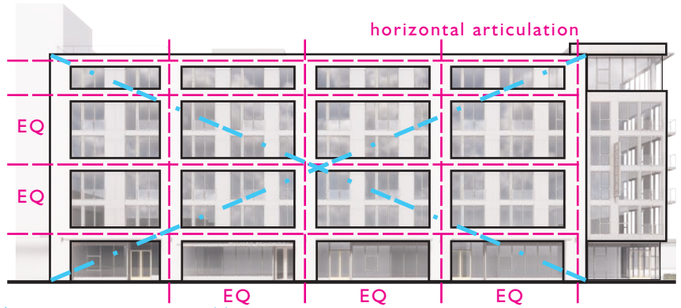




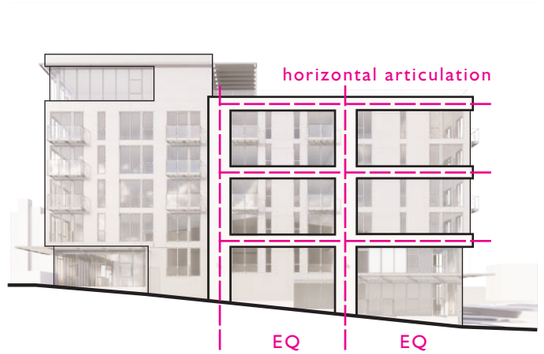


NORTH SITE ELEVATION ANALYSIS 2

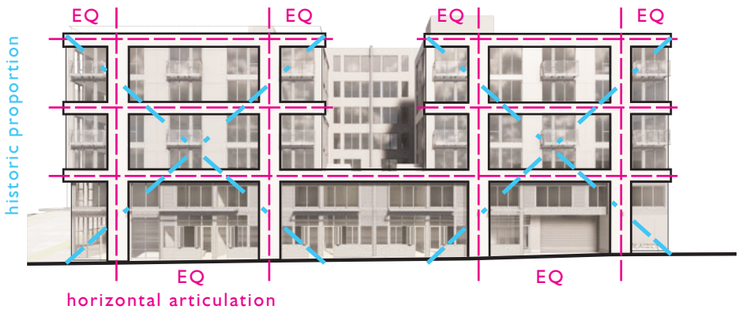
HORIZONTAL BRICK EXPRESSION



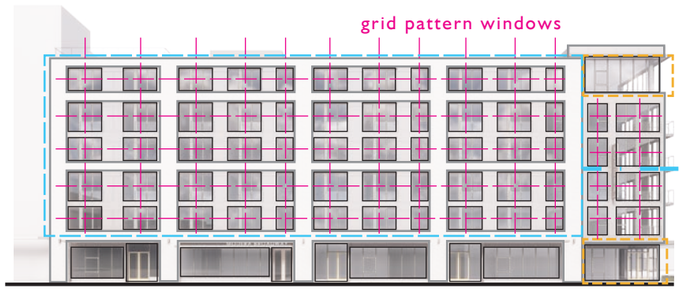
historic proportion. white building precedent study of primary facade



historic proportion. white building precedent study of side street facade

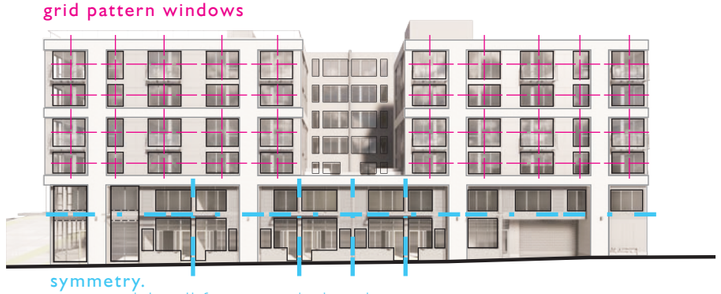


PATTERNED OPENINGS



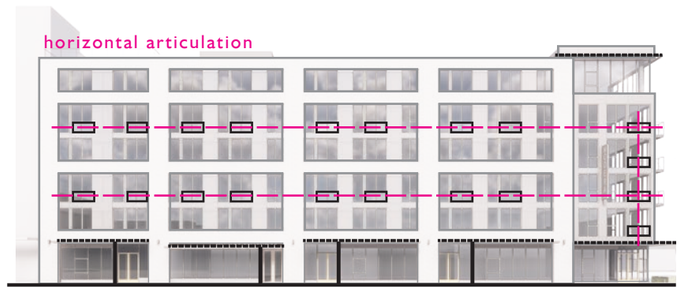
balance. tall+wide storefronts anchor main retail corners

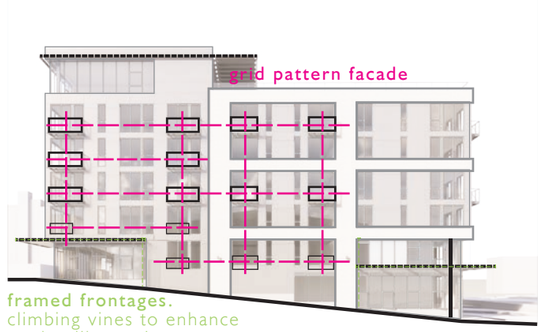
symmetry. tall+wide storefronts flank the upper and lower levels of the corner



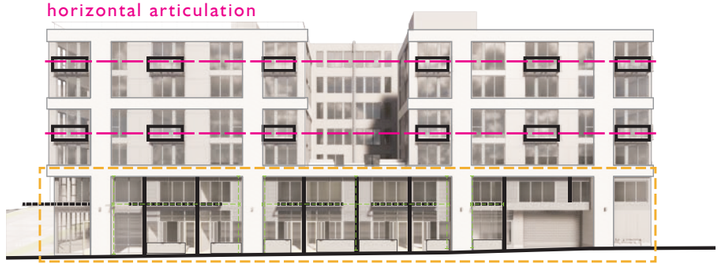
symmetry. commercial stall frontages designed as mirrored storefronts with walk up windows with accordian operables

LAYERED DETAILS





framed frontages. climbing vines to enhance garden like environment reflected from park



2 story expresion

framed frontages. climbing vines to enhance garden like environment reflected from park

SW AERIAL VEIW ALONG BROADWAY

AS PRESENTED AT EDG 02

SOUTH WEST VIEW FROM BROADWAY

NORTHWEST VIEW FROM BROADWAY

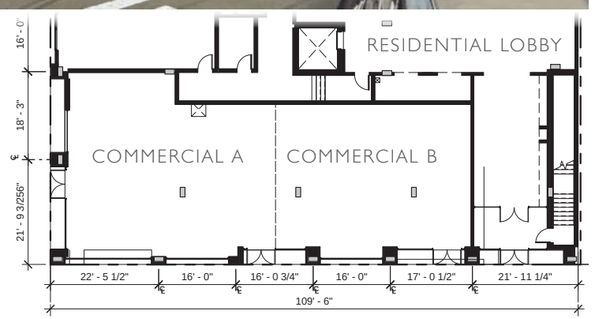
SOUTHWEST VIEW FROM BROADWAY

d| BROADWAY

i. The Board supported the pedestrian scaled base expression and flexibility to allow for smaller retail bays. (CS2-III-v. Broadway Storefronts, PL3-I Human Activity)

ii. The Board discussed the design reference to the existing Bonney Watson structure. The Board was unconvinced by the vertical cues taken from the Bonney Watson colonnade, commenting that the proposed building and the existing Bonney Watson structure have a stronger horizontal expression. (CS3-B Local History and Culture)

iii. A majority of the Board was comfortable with the stepped awnings along Broadway as an appropriate response to grade change. (CS2-D-2. Existing Site Features, PL2-C-2. Design Integration)



RESPONSE: The project team has balanced priorities given by the board to provide a clear and refined parti. The existing building on the site was reviewed for historic significance through the proper channels and was deemed insignificant. The existing architecture responded to a more horizontal expression at the south site given the height of the existing Bonney Watson structure to the proportion of the site.

With the taller proposed building height of the south structure the proportion of the massing has shifted. A strong horizontal defines a two-story expression along Nagle which wraps to define a ground level commercial frontage along Broadway. The secondary strong horizontal at the sill of the top level creates a contained proportional cube treated in the regular vertical brick grid and allows the upper level to extrude beyond the brick base, creating a clear upper story to the structure taking cues from the nearby Betkin's Storage Building's proportions and rhythm.

RESPONSE: The north building conversely expresses the horizontality of the north site citing proportions from the nearby White Building.

The canopies stagger to a lower height at the residential entries, cueing a differentiation between commercial entries along Broadway.

NORTHWEST VIEW FROM BROADWAY

AS PRESENTED AT EDG 02

SOUTHWEST VIEW FROM BROADWAY

RESPONSE: Given the refined parti there are no longer any uses of angles. The north building responds to the intersection of Broadway and Howell by creating a relief from brick on the corner with metal and glass expression above the retail storefront. The retail setback at the base of the Broadway intersection allows for visibility into the park and sets up a language that is mimicked in the corner commercial space at Howell and Nagle, providing nodes at both intersections to move pedestrians through to the park or up to Broadway. This relief from brick at the corner intersection of Broadway and Howell allows the treatment of the brick grid to morph to a more appropriate response to the Nagle side; acting as a pivot point between the open corner, full height, brick grid treatment along the park to the more restrained brick grid along Broadway that creates a clear base, middle, and top.

NORTH BUILDING SOUTH PERSPECTIVE ELEVATION

e| HOWELL

i. The Board discussed the massing and articulation along Howell St., commenting that the undulating form seemed to diminish the openness of the street-level expression along Howell street by angling inward with the upper stories. The angles also pinched the width of Howell, rather than keeping it open. (PL1-A Network of Open Spaces, PL1-B Walkways and Connections, CS2-B-2. Connection to the Street, CS2-A-2. Architectural Presence)

ii. To resolve these issues, the Board directed the design team to pay special attention to how the angled façade would wrap from Broadway to Howell in a way that would support a generous open connection from Broadway to Cal Anderson Park. (DC2-B Architectural and Facade Composition, CS2-B-1. Site Characteristics, PL1-B-2. Pedestrian Volumes, CS2-A-2. Architectural Presence)

RESPONSE: The south building creates a vertical rhythm that wraps all three exposed facades and provides a visual notion of movement towards the park.

NORTHEAST VIEW FROM CAL ANDERSON PARK

WEST VEIW FROM CAL ANDERSON PARK

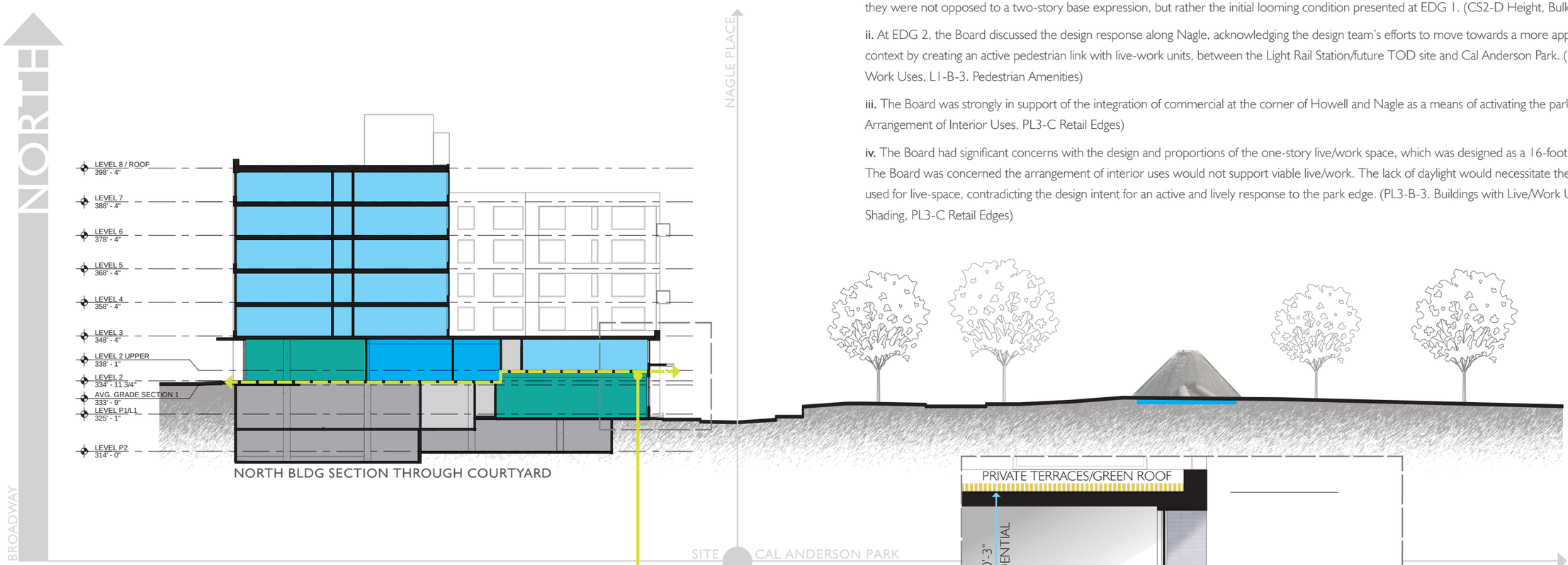
f| NAGLE

i. The Board clarified EDG 1 concerns regarding the hovering upper massing volume over the setback two-story base expression along Nagle. The Board clarified they were not opposed to a two-story base expression, but rather the initial looming condition presented at EDG 1. (CS2-D Height, Bulk, and Scale)

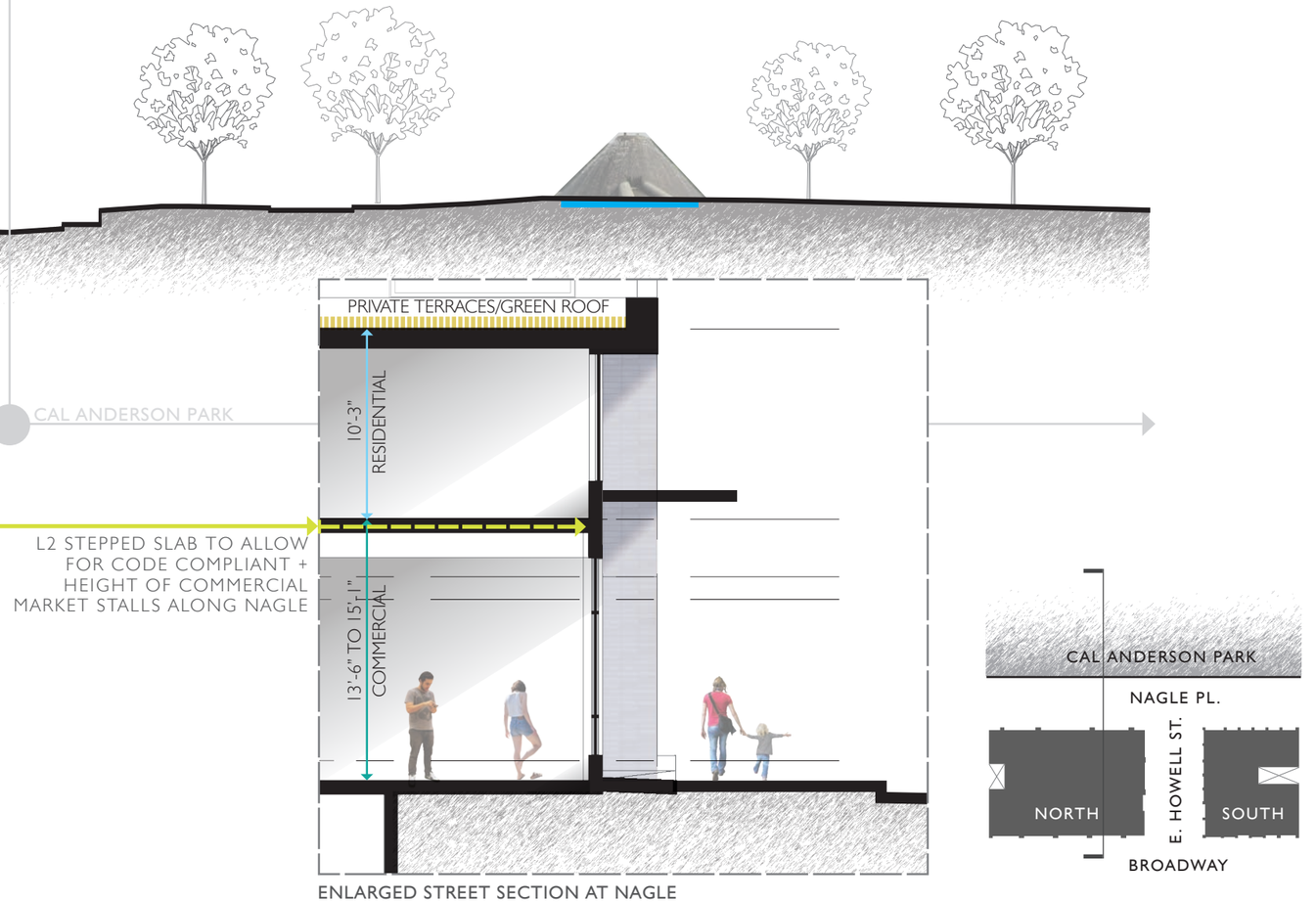
ii. At EDG 2, the Board discussed the design response along Nagle, acknowledging the design team's efforts to move towards a more appropriate response to the site context by creating an active pedestrian link with live-work units, between the Light Rail Station/future TOD site and Cal Anderson Park. (PL3-B-3. Buildings with Live/Work Uses, L1-B-3. Pedestrian Amenities)

iii. The Board was strongly in support of the integration of commercial at the corner of Howell and Nagle as a means of activating the park edge and Howell. (DC1-A Arrangement of Interior Uses, PL3-C Retail Edges)

iv. The Board had significant concerns with the design and proportions of the one-story live/work space, which was designed as a 16-foot wide x 40-foot deep space. The Board was concerned the arrangement of interior uses would not support viable live/work. The lack of daylight would necessitate the front work-space to be used for live-space, contradicting the design intent for an active and lively response to the park edge. (PL3-B-3. Buildings with Live/Work Uses, CS1-B-2. Daylight and Shading, PL3-C Retail Edges)



NORTH BLDG SECTION THROUGH COURTYARD



ENLARGED STREET SECTION AT NAGLE

v. To resolve this issue, the Board directed the applicant to explore a two-story live/work expression that supports viable live- and work-space. (PL3-B-3. Buildings with Live/Work Uses, CS1-B-2. Daylight and Shading, DC1-A Arrangement of Interior Uses)

vi. The Board directed the design team to revisit the design of the raised courtyard. As currently designed, the courtyard does not successfully relate to the park and does not create a clear distinction of residential levels above the second story. The Board was open to a possible design solution to bring the courtyard down to the street (creating an opportunity for an interior courtyard, green space, more retail seating etc.). Another possible solution is a consistent two-story massing along Nagle, with upper level setbacks above the second story. (PL1-A Network of Open Spaces, PL1-B-3. Pedestrian Amenities, DC3-A-1. Interior/Exterior Fit, DC2-B-1. Façade Composition, DC2-A-1. Site Characteristics and Uses, Capitol Hill (DC3-I Residential Open Space)

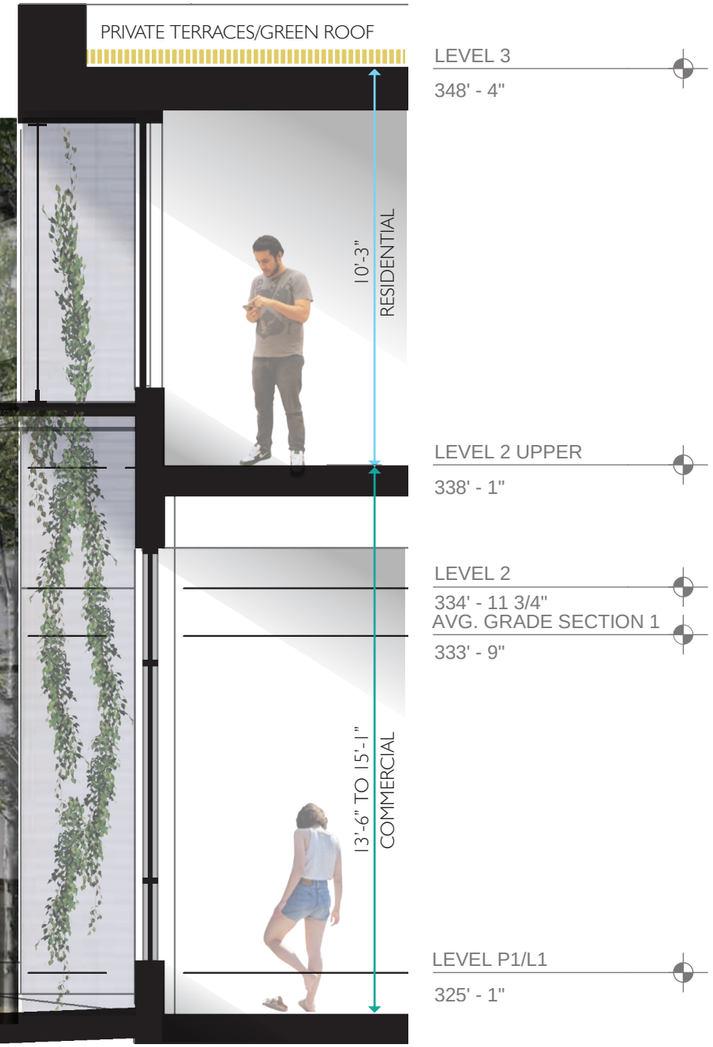
RESPONSE: A consistent two-story expression along the north and south buildings has been developed creating a unique place-making character of 'Market Stalls' along Nagle. These areas are focused at attracting small business that are seeking smaller/affordable commercial spaces that would benefit from the foot traffic of the light rail stations, and draw character from the nearby Capitol Hill farmers market.

These 'Market Stalls' offer flexibility of expansion by combining two commercial stalls to a 1,500 SF space. Additionally, the NW corner space at Howell and Nagle offers a larger square footage establishing an opportunity for an anchor tenant that will help create interest for other small commercial spaces. Vertically suspended canopies are set high to allow for light into the spaces below but also to provide a strong pedestrian scale with opportunity for unique signage and unique door entries. Strong floor to ceiling glass treatments provide for visibility into and out of the commercial spaces and maintain eyes on the street. A 3-foot setback adjacent to the commercial spaces allow for spill out space use for small café tables, exterior display of merchandise, placement of sandwich boards and out-swinging doors.

SE VIEW OF COMMERCIAL CORNER AT NAGLE AND HOWELL

NORTHWEST VEIW FROM CAL ANDERSON PARK

PROPOSED DESIGN NORTH SITE 2E



BROADWAY

NORTH

NAGLE PLACE

CAL ANDERSON PARK | SITE

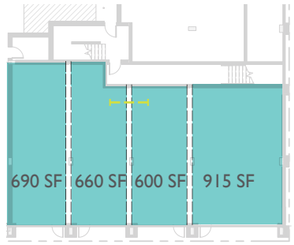
RESPONSE: Increased ceiling height through all commercial spaces, coupled entries to provide opportunity for increased square footage with matching slab heights, all increase the flexibility and viability of the proposed commercial spaces. The north building spaces range from 13’ to 15’ floor to floor, south commercial spaces range from 13’ to 13’-6” floor to floor (approximately 11’-6” to 14’ clear).

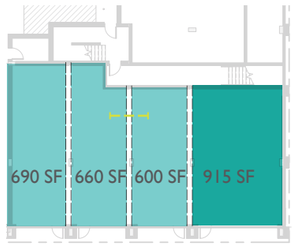
PROPOSED DESIGN SOUTH SITE 2E

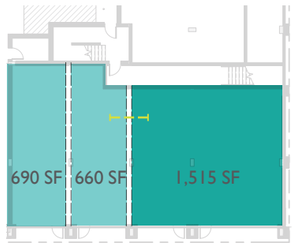
PROPOSED DESIGN NORTH SITE 2E

COMMERCIAL FLEXIBILITY

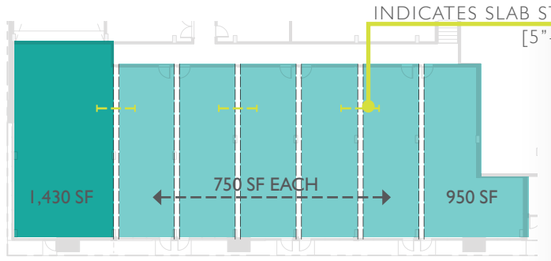
SOUTH COMMERCIAL STALLS

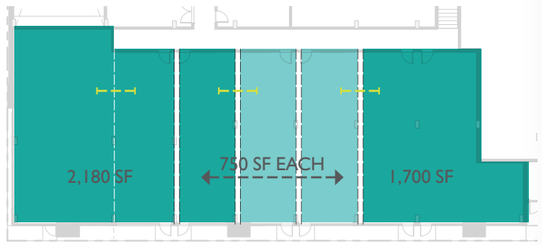


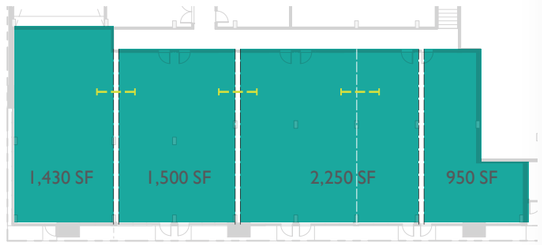




NORTH COMMERCIAL STALLS

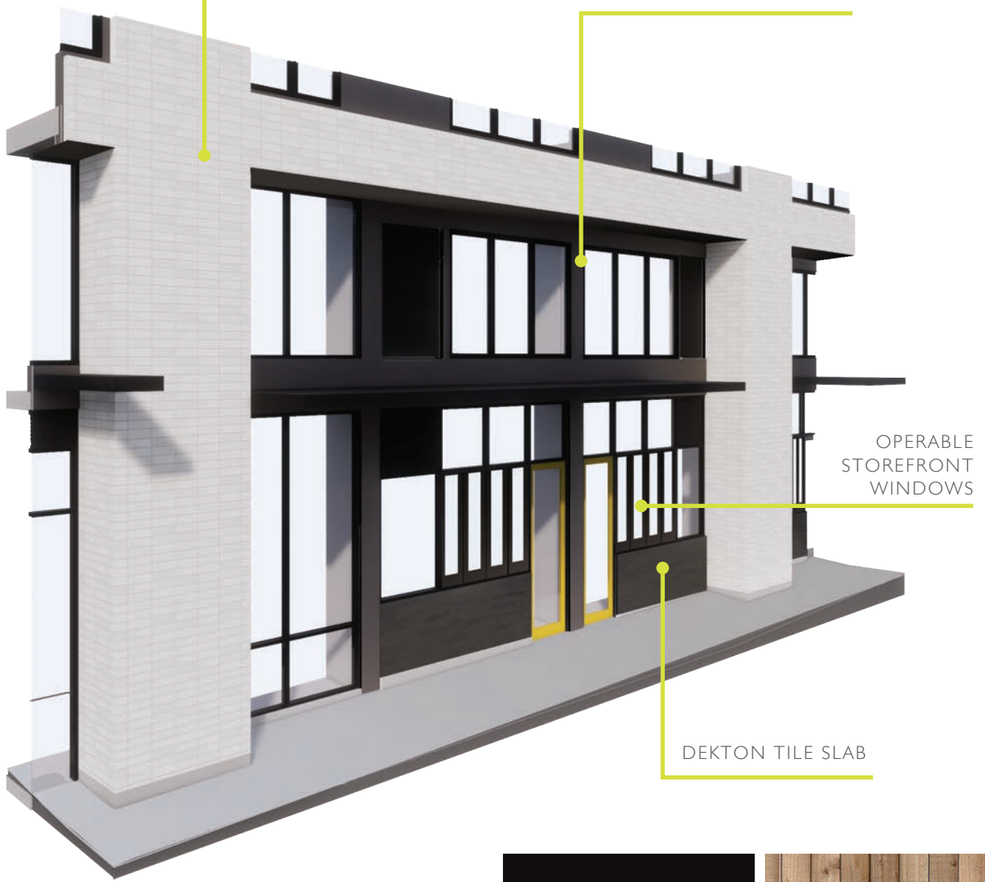






LIVE - WORK NAGLE CONDITION

MATERIALS | NORTH



ANODIZED ALUMINUM LOUVER | BLACK

VINYL WINDOWS BLACK

GROUT GRAY

ALUMINUM COMPOSITE MATERIAL (ACM) METAL PANEL ACORN
PRIMARY FIELD MATERIAL

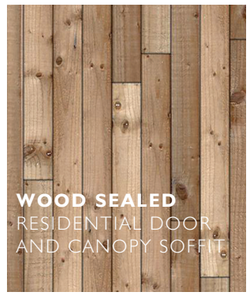
FIBER CEMENT MATCH ACORN GRAY
AT PROPERTY LINE AND BACK COURTYARD WALL

FIBER CEMENT WHITE
LOCATED AT LIGHT WELLS

BOLT-ON GLASS AND ALUMINUM BALCONIES + GUARDRAILS | BLACK

BRICK | WHITE
STACK BOND MIX OF GRANITE AND WHITE BRICK
10% GLAZED

ALUMINUM STOREFRONT BLACK



WOOD SEALED
RESIDENTIAL DOOR AND CANOPY SOFFIT

STOREFRONT DOOR METAL | YELLOW
COMMERCIAL ENTRY DOORS

BREAK SHAPE METAL
MATCH GALAXY BLACK

DEKTON TILE SLAB RADIUM
MARKET STALL WALK UP WINDOW BASE

MATERIALS | SOUTH

ANODIZED ALUMINUM LOUVER | BLACK

VINYL WINDOWS BLACK

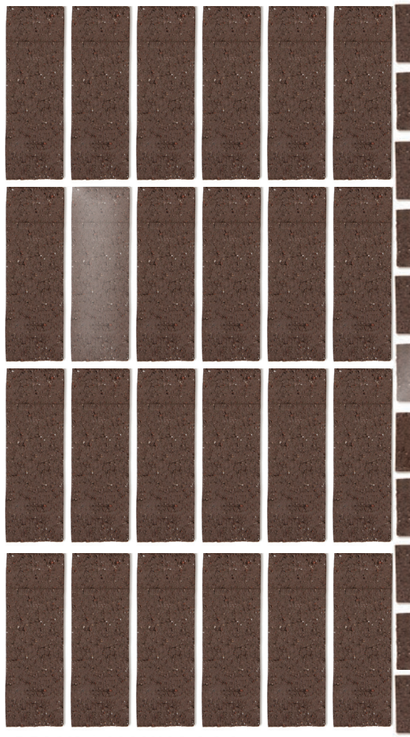
GROUT TAN

ALUMINUM COMPOSITE MATERIAL (ACM) METAL PANEL GALAXY BLACK
PRIMARY FIELD MATERIAL

BOLT-ON GLASS AND ALUMINUM BALCONIES + GUARDRAILS | BLACK

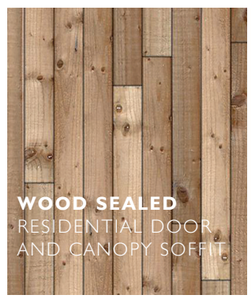
FIBER CEMENT DARK GREY
AT PROPERTY LINE AND UPPER LIGHTWELL

FIBER CEMENT WHITE
LOCATED AT LIGHT WELLS



BRICK | MAUNA LOA
RUNNING BOND TYP + SOLDIER COURSING AT BASE HORIZONTAL
10% GLAZED

ALUMINUM STOREFRONT BLACK



WOOD SEALED
RESIDENTIAL DOOR AND CANOPY SOFFIT

STOREFRONT DOOR METAL | YELLOW
COMMERCIAL ENTRY DOORS

BREAK SHAPE METAL
MATCH GALAXY BLACK

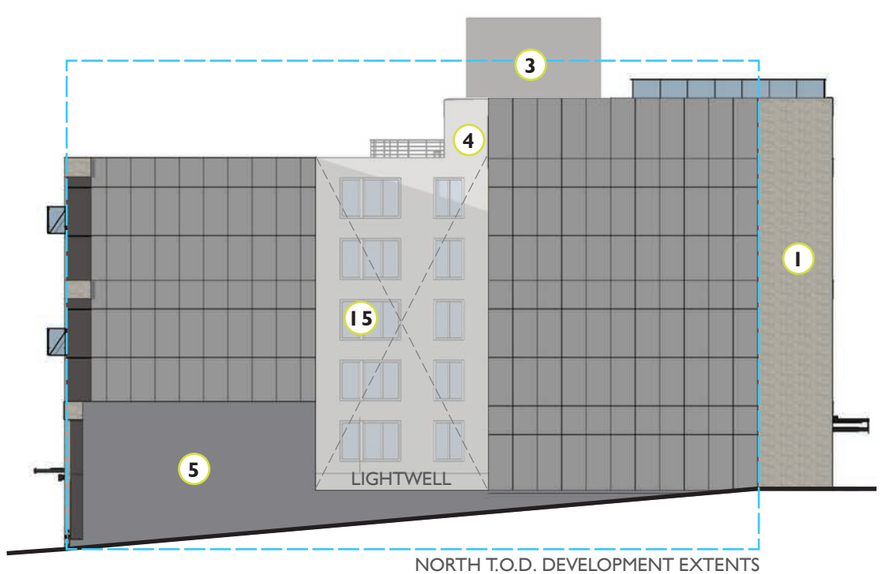
DEKTON TILE SLAB RADIUM
MARKET STALL WALK UP WINDOW BASE

ELEVATIONS | NORTH

MATERIAL LEGEND

1. BRICK | WHITE | STACK BOND
2. ACM PANEL | ACORN GRAY
3. FIBER CEMENT | MATCH ACORN GRAY
4. FIBER CEMENT | WHITE
5. CONCRETE
6. BREAK SHAPE METAL | BLACK
7. STEEL CANOPY |METAL SOFFIT | BLACK
8. STEEL CANOPY |TRELLIS | BLACK
9. STEEL CANOPY |WOOD SOFFIT | BLACK
10. STEEL CANOPY | OPEN | BLACK
11. ALUMINUM STOREFRONT | BLACK
12. ALUMINUM+GLASS DOOR | YELLOW
13. WOOD FRAME GLASS DOOR
14. BLACK VINYL WINDOWS
15. WHITE VINYL WINDOWS
16. GARAGE DOOR | SLATED | BLACK
17. TILE SLAB | RADIUM
18. ACM PANEL | GALAXY BLACK
19. STOREFRONT OPERABLE WINDOWS | BLACK

NORTH ELEVATION AT SHARED PROPERTY EDGE



NORTH T.O.D. DEVELOPMENT EXTENTS

WEST ELEVATION ALONG BROADWAY

ELEVATIONS | NORTH

MATERIAL LEGEND

1. BRICK | WHITE | STACK BOND
2. ACM PANEL | ACORN GRAY
3. FIBER CEMENT | MATCH ACORN GRAY
4. FIBER CEMENT | WHITE
5. CONCRETE
6. BREAK SHAPE METAL | BLACK
7. STEEL CANOPY |METAL SOFFIT | BLACK
8. STEEL CANOPY |TRELLIS | BLACK
9. STEEL CANOPY |WOOD SOFFIT | BLACK
10. STEEL CANOPY | OPEN | BLACK
11. ALUMINUM STOREFRONT | BLACK
12. ALUMINUM+GLASS DOOR | YELLOW
13. WOOD FRAME GLASS DOOR
14. BLACK VINYL WINDOWS
15. WHITE VINYL WINDOWS
16. GARAGE DOOR | SLATED | BLACK
17. TILE SLAB | RADIUM
18. ACM PANEL | GALAXY BLACK
19. STOREFRONT OPERABLE WINDOWS | BLACK

SOUTH ELEVATION ALONG HOWELL STREET

EAST ELEVATION ALONG NAGLE

LIGHTWELL

BEYOND

SOUTH ELEVATION HISTORIC PROPORTION ANALYSIS

ELEVATIONS | SOUTH

MATERIAL LEGEND

1 BRICK | MAUNA LOA | RUNNING BOND

2 BRICK | MAUNA LOA | SOLDIER

3 ACM PANEL | GALAXY BLACK

4 FIBER CEMENT | DARK GRAY

5 FIBER CEMENT | WHITE

6 CONCRETE

7 BREAK SHAPE METAL | BLACK

8 TILE SLAB | RADIUM

9 STEEL CANOPY |METAL SOFFIT | BLACK

10 STEEL CANOPY |TRELLIS | BLACK

11 STEEL CANOPY |WOOD SOFFIT | BLACK

12 ALUMINUM CORNICE | BLACK

13 ALUMINUM STOREFRONT | BLACK

14 ALUMINUM+GLASS DOOR | YELLOW

15 STOREFRONT ACCORDIAN WINDOWS | BLACK

16 WOOD FRAME GLASS DOOR

17 BLACK VINYL WINDOWS

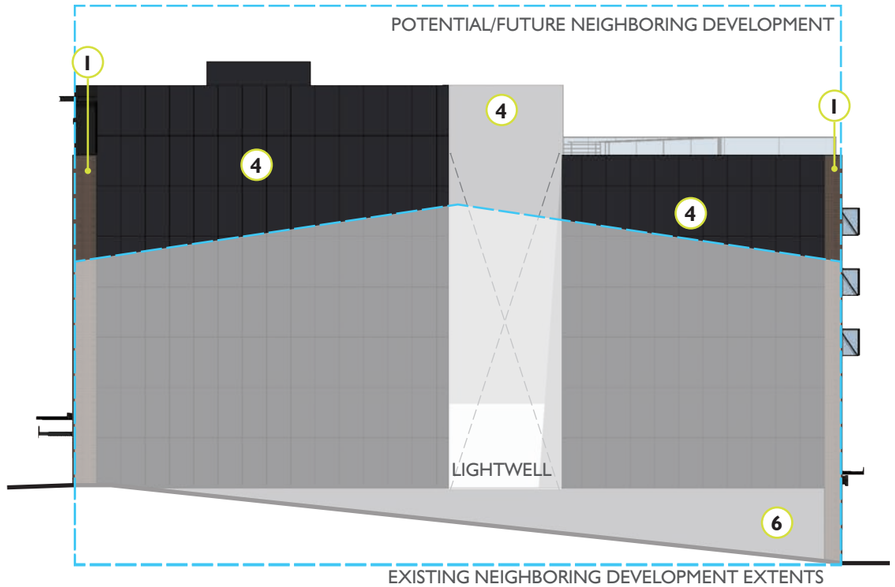
18 RYTEC GARAGE DOOR | PERFORATED | BLACK

NORTH ELEVATION ALONG HOWELL STREET

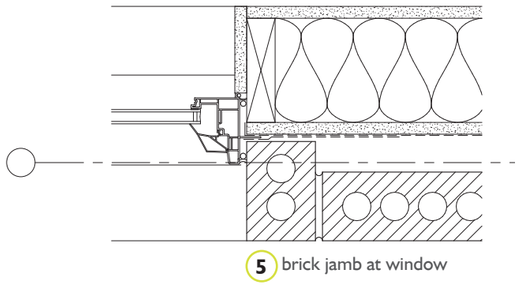
WEST ELEVATION ALONG BROADWAY

EAST ELEVATION ALONG NAGLE

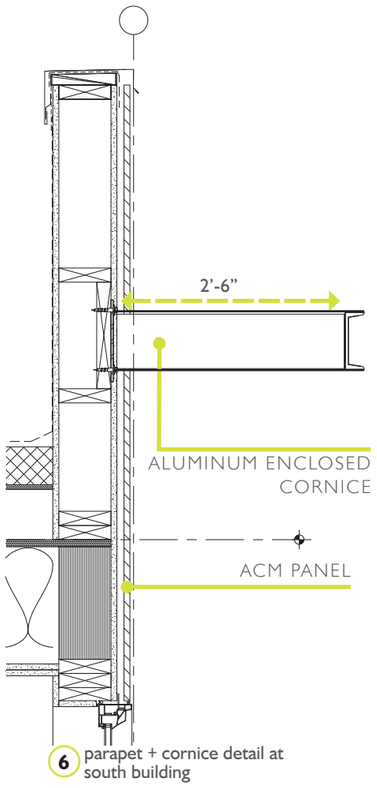
SOUTH ELEVATION AT SHARED PROPERTY EDGE



BRICK AND CORNICE DETAILS

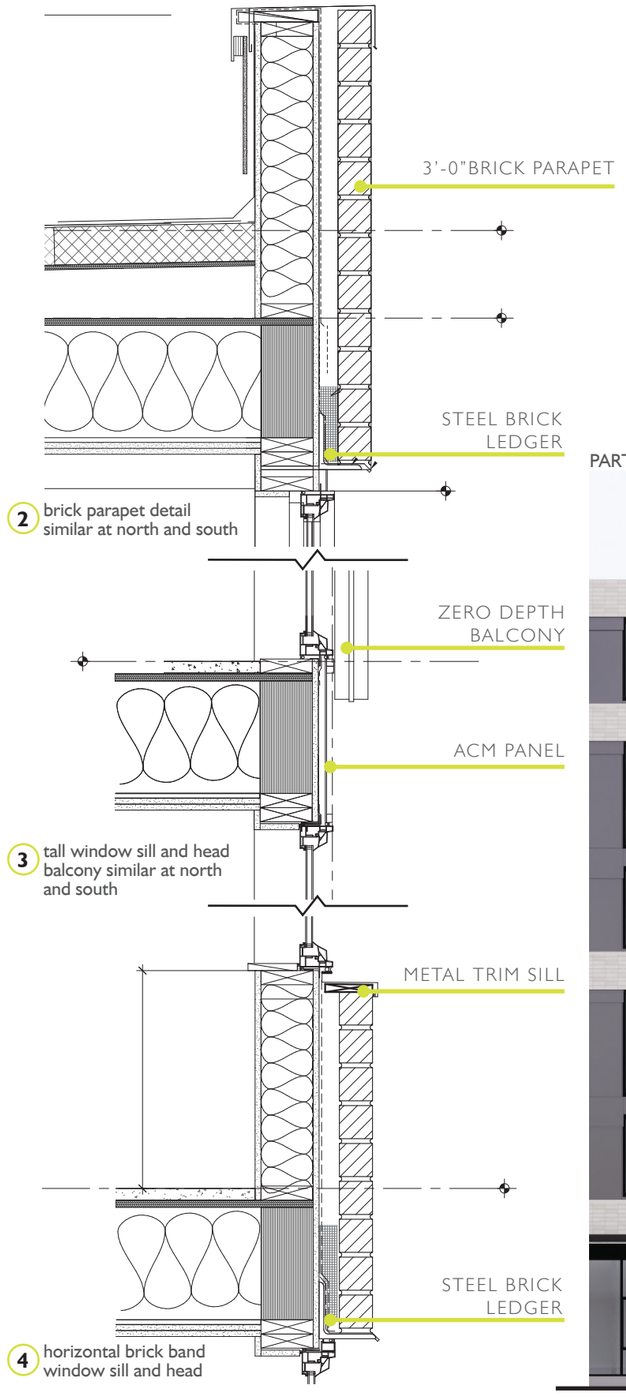


5 brick jamb at window



6 parapet + cornice detail at south building

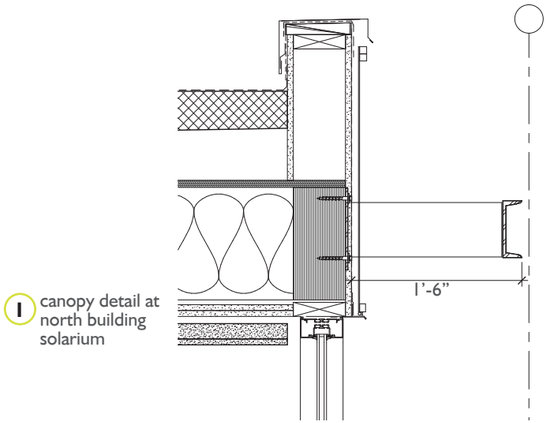
PARTIAL SOUTH BUILDING NORTH ELEVATION *HOWELL STREET*



2 brick parapet detail similar at north and south

3 tall window sill and head balcony similar at north and south

4 horizontal brick band window sill and head



1 canopy detail at north building solarium

PARTIAL NORTH BUILDING WEST ELEVATION *BROADWAY*

PLANS + SECTIONS

PARK LEVEL PLANS

NORTH NAGLE PLACE L1/P1 STREET LEVEL PLAN

SOUTH NAGLE PLACE L1/P1 STREET LEVEL PLAN

ENTRIES / EXITS KEY

- RESIDENTIAL
- COMMERCIAL

SPACE FUNCTION KEY

- COMMERCIAL RETAIL
- COMMERCIAL LIVE WORK
- RESIDENTIAL
- AMENITY (INTERIOR)
- AMENITY (EXTERIOR)
- CIRCULATION/BOH
- PARKING

0 8' 16' 32' 64'

1/32"=1'-0"

NORTH

BROADWAY

WEBER THOMPSON

BROADWAY LEVEL PLANS

ENTRIES / EXITS KEY

RESIDENTIAL

COMMERCIAL

SPACE FUNCTION KEY

COMMERCIAL RETAIL

COMMERCIAL LIVE WORK

RESIDENTIAL

AMENITY (INTERIOR)

AMENITY (EXTERIOR)

CIRCULATION/BOH

PARKING

0 8' 16' 32' 64'

1/32"=1'-0"

NORTH NAGLE PLACE L1/P1 STREET LEVEL PLAN

SOUTH NAGLE PLACE L1/P1 STREET LEVEL PLAN

NORTH BROADWAY

WEBER THOMPSON

TYPICAL LEVEL PLANS

CAL ANDERSON PARK

NORTH SITE | HOWELL STREET | SOUTH SITE | NAGLE PLACE

ENTRIES / EXITS KEY

RESIDENTIAL

COMMERCIAL

SPACE FUNCTION KEY

COMMERCIAL RETAIL

COMMERCIAL LIVE WORK

RESIDENTIAL

AMENITY (INTERIOR)

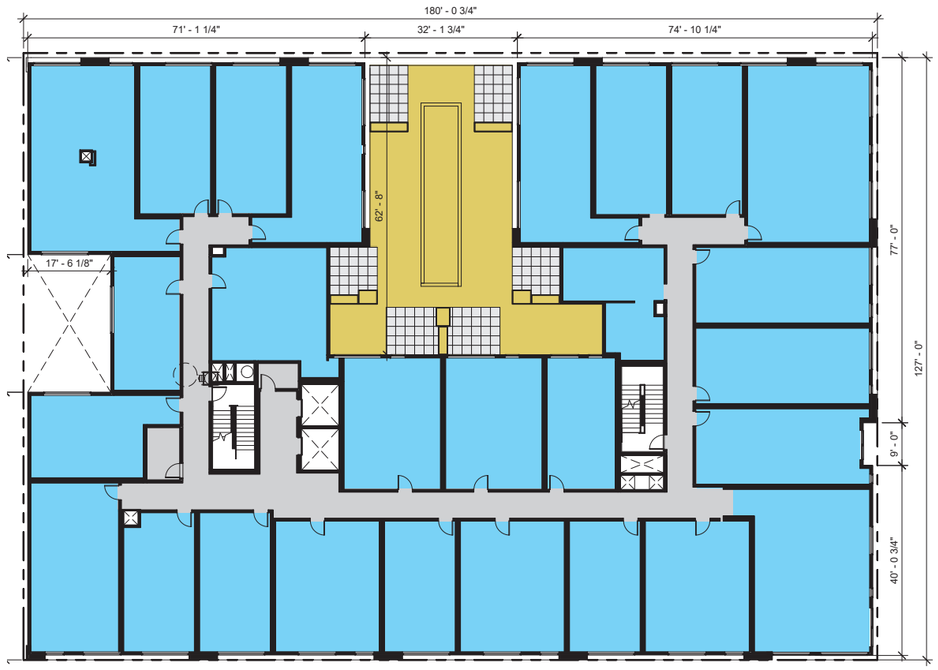
AMENITY (EXTERIOR)

CIRCULATION/BOH

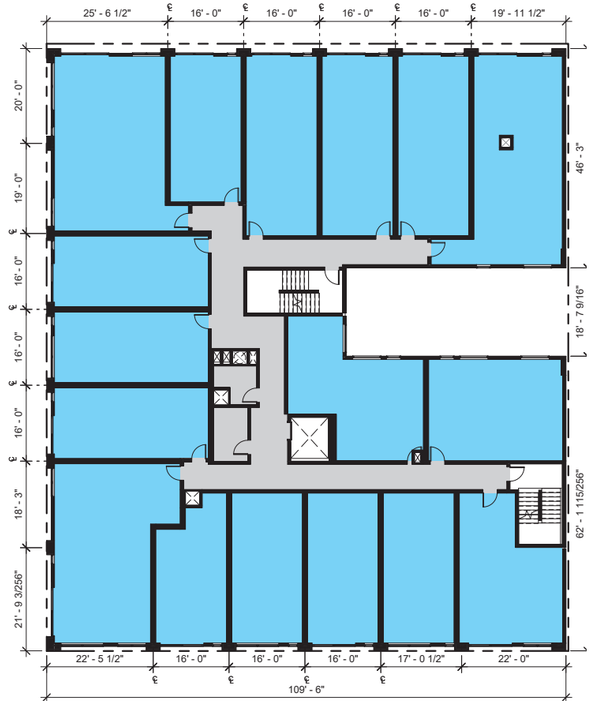
PARKING

0 8' 16' 32' 64'

1/32"=1'-0"



NORTH TYPICAL UPPER LEVEL PLAN



SOUTH TYPICAL UPPER LEVEL PLAN

NORTH BROADWAY

WEBER THOMPSON

UPPER LEVEL PLANS

CAL ANDERSON PARK

NORTH SITE

SOUTH SITE

NAGLE PLACE

HOWELL STREET

ENTRIES / EXITS KEY

RESIDENTIAL

COMMERCIAL

SPACE FUNCTION KEY

COMMERCIAL RETAIL

COMMERCIAL LIVE WORK

RESIDENTIAL

AMENITY (INTERIOR)

AMENITY (EXTERIOR)

CIRCULATION/BOH

PARKING

0 8' 16' 32' 64'

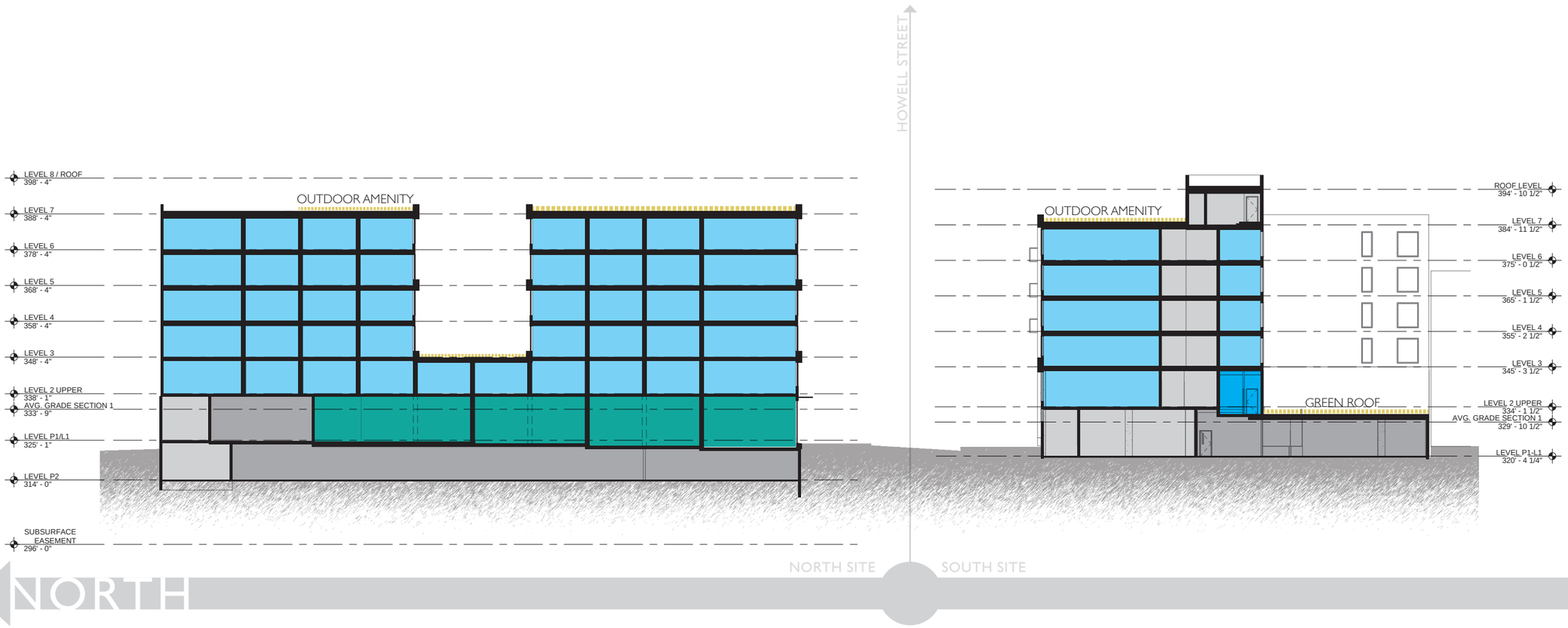
1/32"=1'-0"

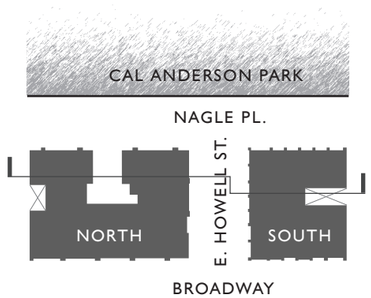
NORTH LEVEL 7 PLAN

SOUTH LEVEL 7 PLAN

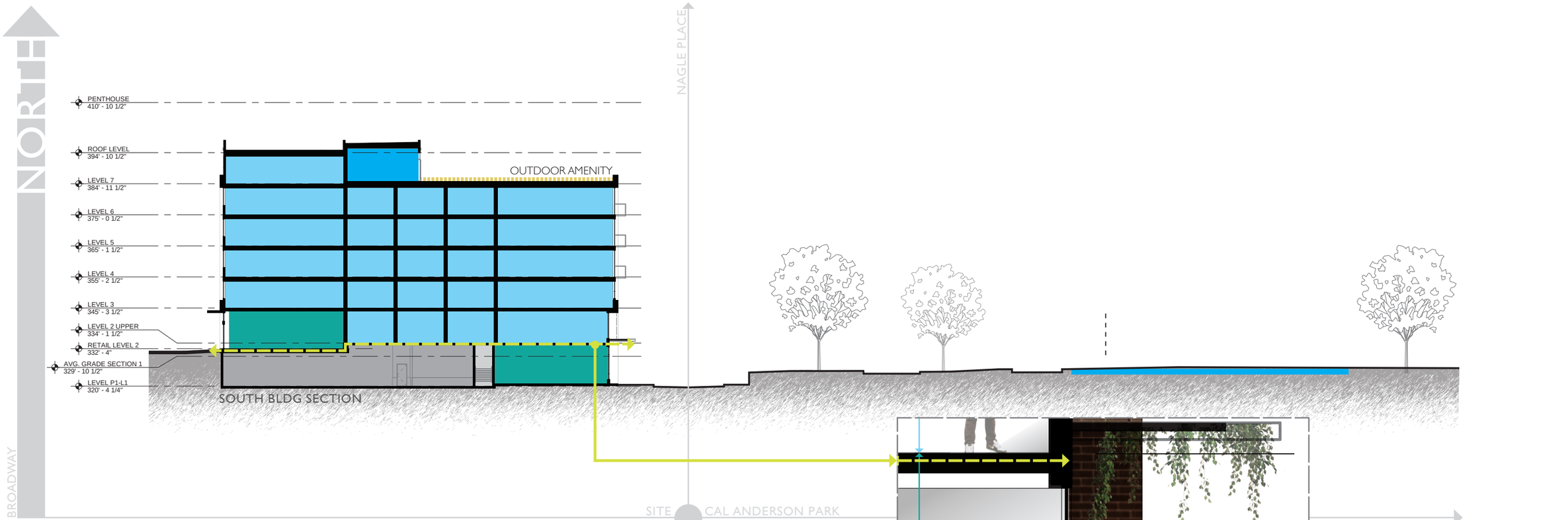
NORTH BROADWAY

SITE SECTION



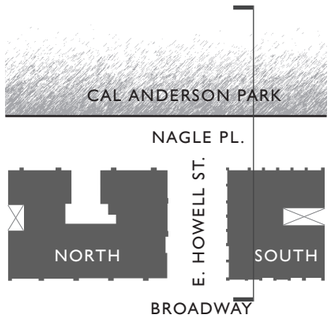


SOUTH SITE SECTION

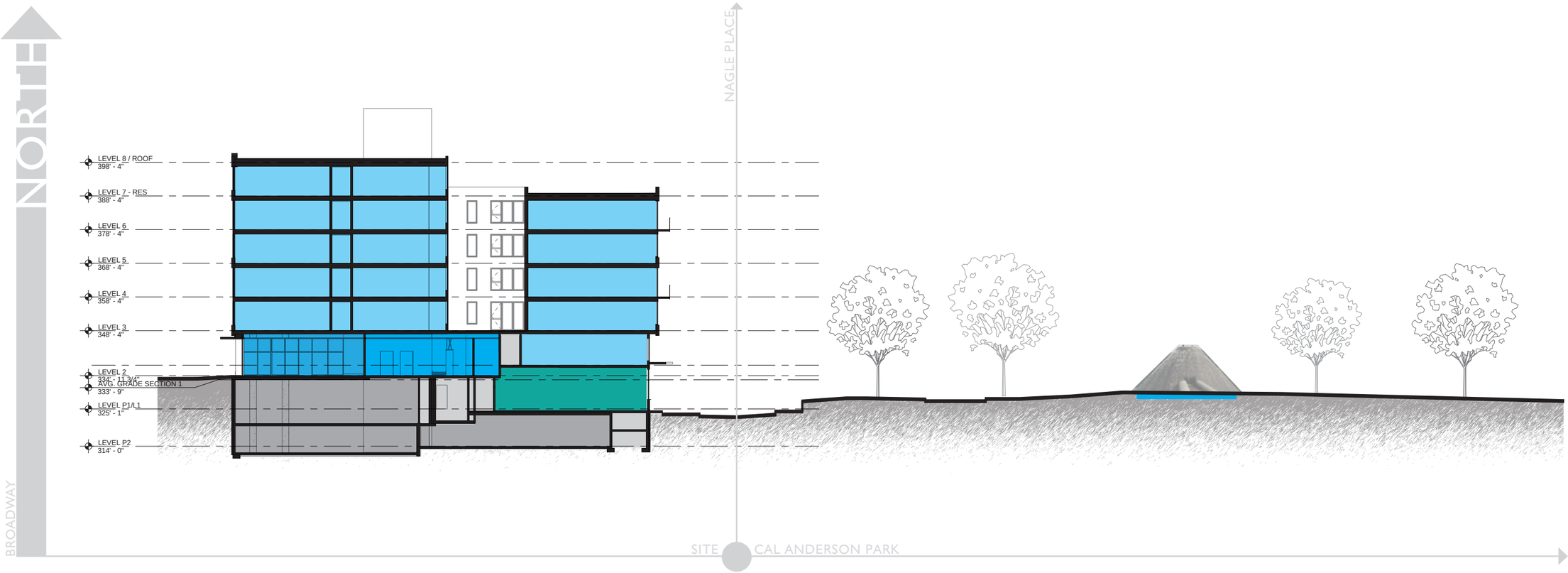


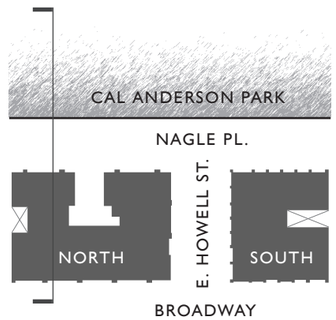
L2 STEPPED SLAB TO ALLOW FOR CODE COMPLIANT + HEIGHT OF COMMERCIAL MARKET STALLS ALONG NAGLE

ENLARGED STREET SECTION AT NAGLE



NORTH SITE SECTION





ANTICIPATED DEPARTURES

DEPARTURE REQUEST BLANK FACADE SOUTH PROPERTY

LAND USE CODE REQUIREMENT [23.47A.008 - STREET-LEVEL DEVELOPMENT STANDARDS: BLANK FACADES + NON RESIDENTIAL TRANSPARENCY]:

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.

c. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.

2. TRANSPARENCY (NON-RESIDENTIAL STREET-LEVEL REQUIREMENTS

a. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.

PROPOSED DEPARTURE

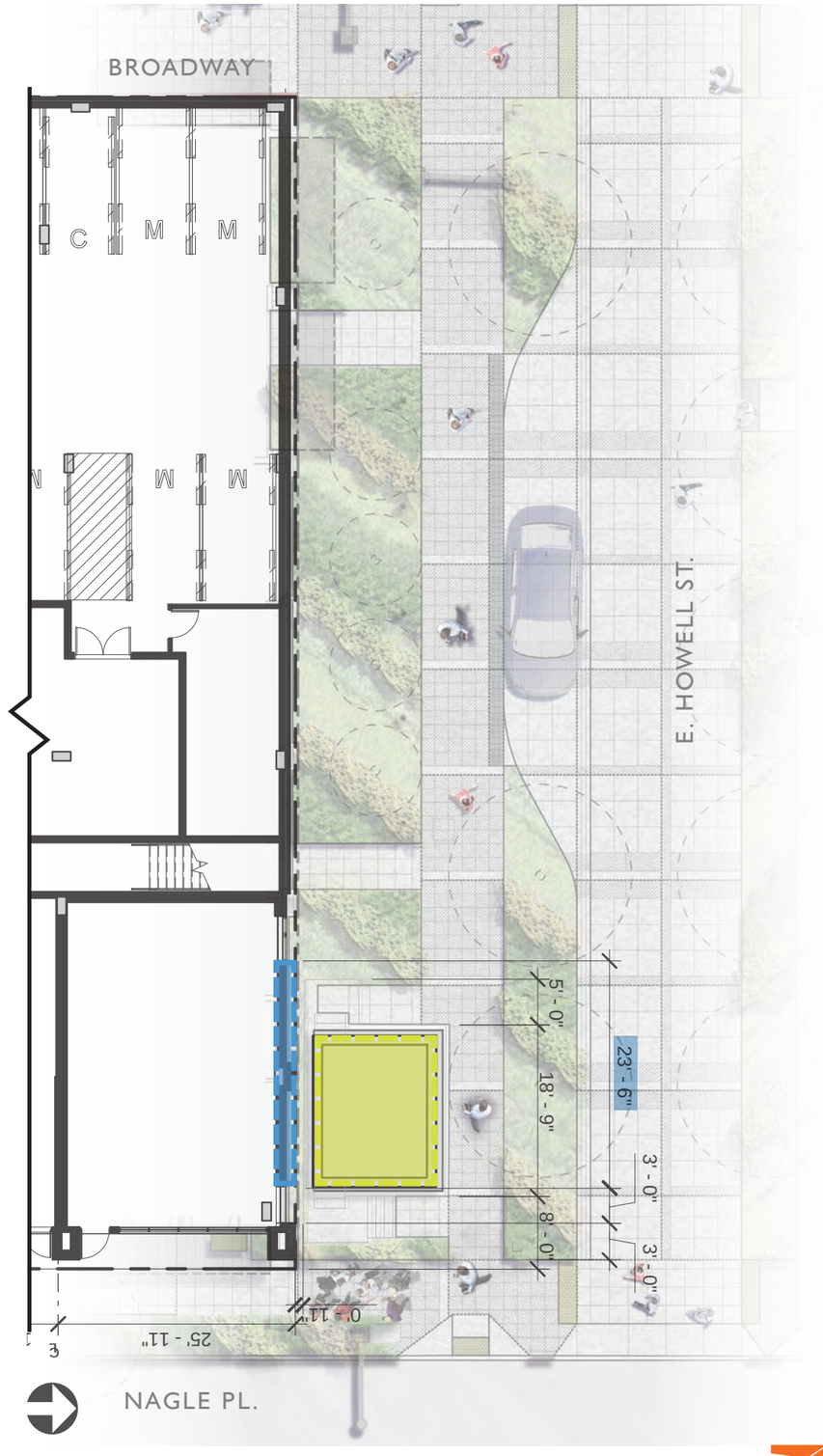
Increase maximum blank segments from 20'-0" in width to 24'-0" in width along E. Howell St and increase maximum blank facade area from 40% to 45% along howell street

Decrease non-residential transparency requirement from 60% to 50% along Howell Street.

PURPOSE: Request to increase blank segments and reduce transparency along E. Howell St. is tied to the existing condition of the Street Car Traction Power Substation at the east end of the street. As the existing substation structure completely blocks 18'-9" of the building while service access increases this span to 31'9". The structure is only 11" from the property line, the project team is proposing the area directly behind the Substation to be a blank facade. The remaining facade will include compliance with street level development standards focusing on increasing the pedestian street condition through glazing into bike storage room and garage, landscape enhancements and attempting to pull visibility and focus away from the Substation. In calculating transparency, if the substatin is exempt the project acheives 64% transparency.

NORTH ELEVATION ALONG HOWELL STREET

VIEW OF NORTHEAST CORNER



SOUTH BUILDING DEPARTURE REQUEST SIGHT TRIANGLE

LAND USE CODE REQUIREMENT [23.54.030.G - SIGHT TRIANGLE:

For two way driveways, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway with sidewalk.

PROPOSED DEPARTURE

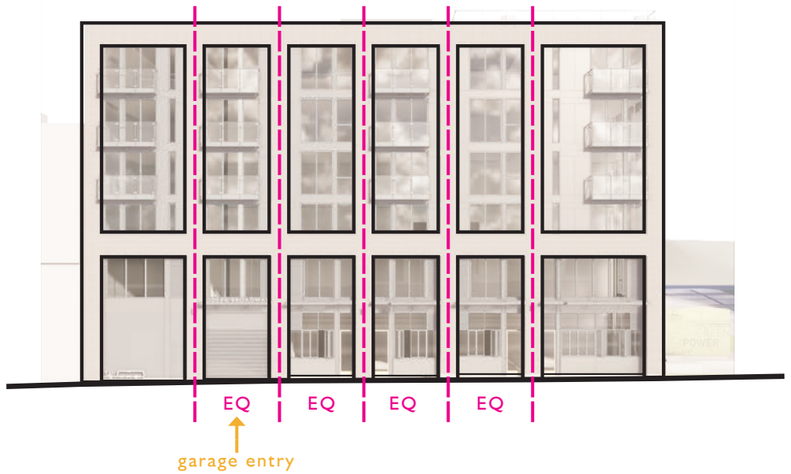
Allow wall-mounted mirror as the means of pedestrian visibility in lieu of sight triangle at the garage exit lane.

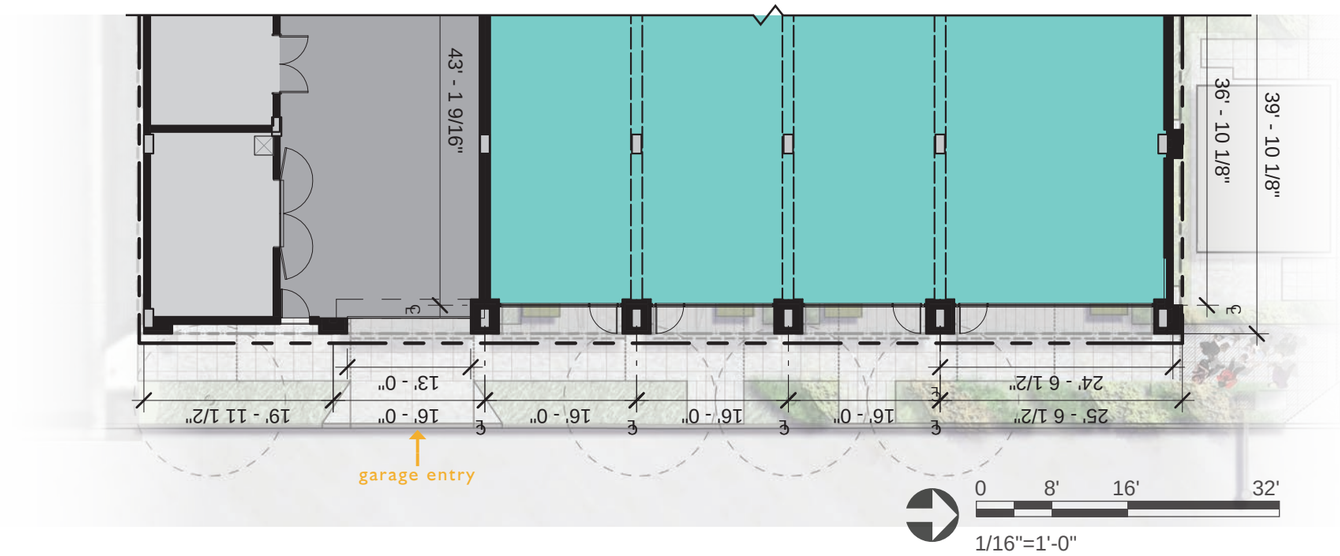
PURPOSE: The board provided strong guidance with the overall goal of creating a simple, clear, elegant form (dc2-b architectural and facade composition, cs2-d height, bulk, and scale, dc2-a-2 reducing perceived mass): Create a strong and consistent base expression.

Request to use mirror as a satisfactory alternative to sight triangle: Mirrors are accepted in downtown and commercial 1 & 2 zones, per smc 23.54.030.g.6, and this project's location and zoning provide an equivalent condition. Proposed mirror location would provide drivers exiting the garage adequate visibility of pedestrians on the sidewalk along nagle place.

The expression of the facade uses several elements to address the design review board's guidance noted above. The pilasters on the facade establish a rhythm at the base of the building, and portions of the facade between pilasters establish consistency through uniform inset depths. A code-compliant sight triangle at the garage exit lane would necessitate a major disruption of the rhythm and consistency already established at the facade expression, and would result in an outcome in opposition to the design review board's guidance. Thus, a mirror is the preferred solution, so that the facade expression elements may be retained.

EAST ELEVATION ANALYSIS - NAGLE STREET





PAGE INTENTIONALLY LEFT BLANK

LANDSCAPE DESIGN

3. STREETSCAPE

a| The Board discussed the streetscape design, focusing on Howell street and the connection to Cal Anderson Park. The Board continued to struggle with the angled cues taken from the park, as the angles were seen in plan view only, but from a pedestrian view the curvilinear shapes were much more prominent. The Board commented that the streetscape plan was not yet clearly relating to either Broadway or the park. (DC3-C-1. Reinforce Existing Open Space, DC3-II-i. Aesthetic Consistency)

b| The Board acknowledged the challenge of accommodating the existing substation into the streetscape plan. However, the Board remained concerned with the offset connection to the park and asymmetry of the streetscape conditions. (DC3-C-1. Reinforce Existing Open Space, DC3-II-i. Aesthetic Consistency, PL1-B-1. Pedestrian Infrastructure)

c| The Board gave direction to modify the design to (DC3-C-1. Reinforce Existing Open Space, DC3-II-i. Aesthetic Consistency, PL1-B-1. Pedestrian Infrastructure):

i. Clarify the alignment and connection to the park. ii. At EDG 2, the Board discussed the design response along Nagle, acknowledging the design team's efforts to move towards a more appropriate response to the site context by creating an active pedestrian link with live-work units, between the Light Rail Station/future TOD site and Cal Anderson Park. (PL3-B-3. Buildings with Live/Work Uses, L1-B-3. Pedestrian Amenities)

ii. Further refine the landscape plan to relate more closely to the surrounding character.

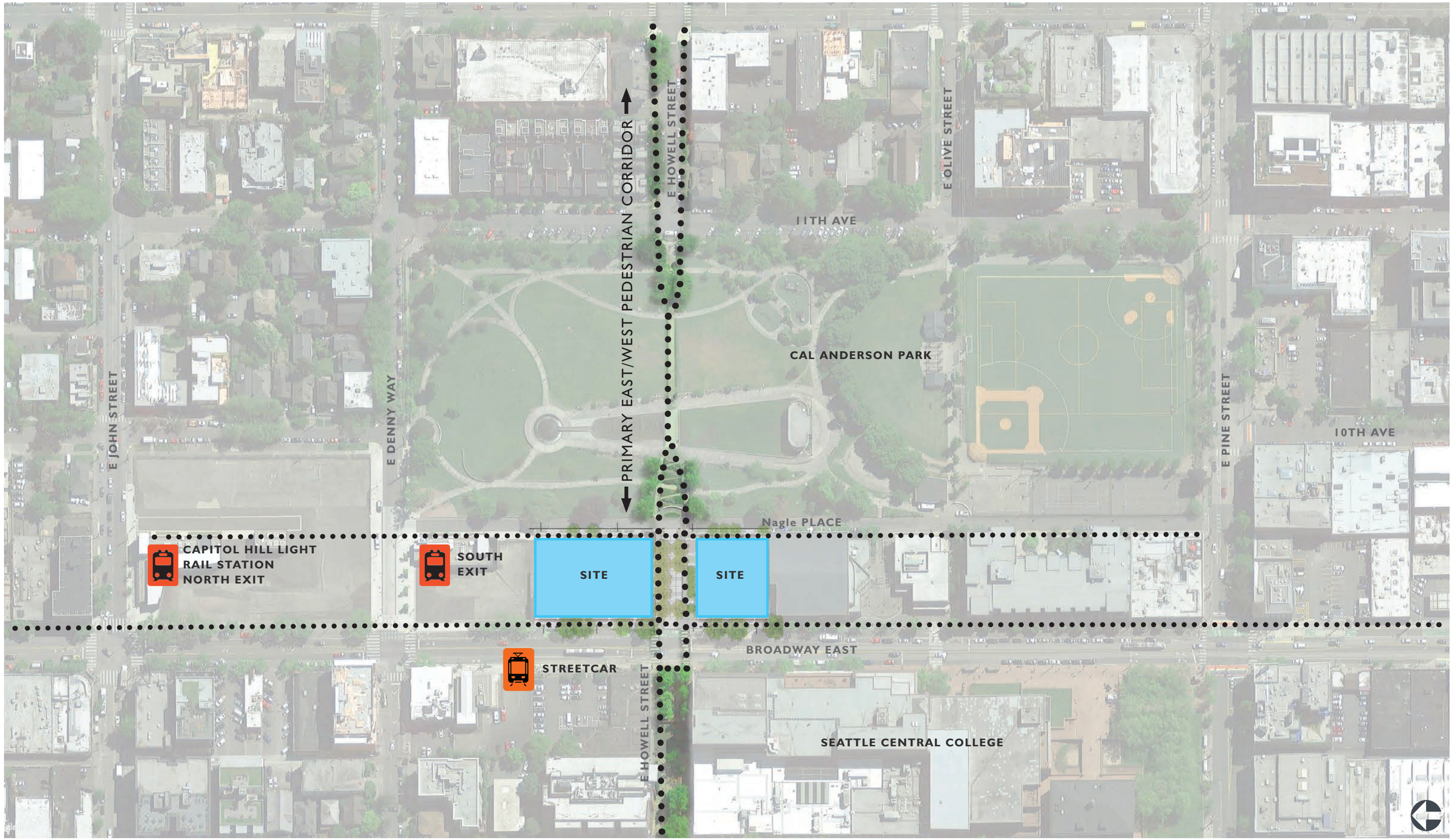
iii. Explore increasing the symmetry between the sidewalks along Howell St.

01.24.2018 Previous Streetscape Design

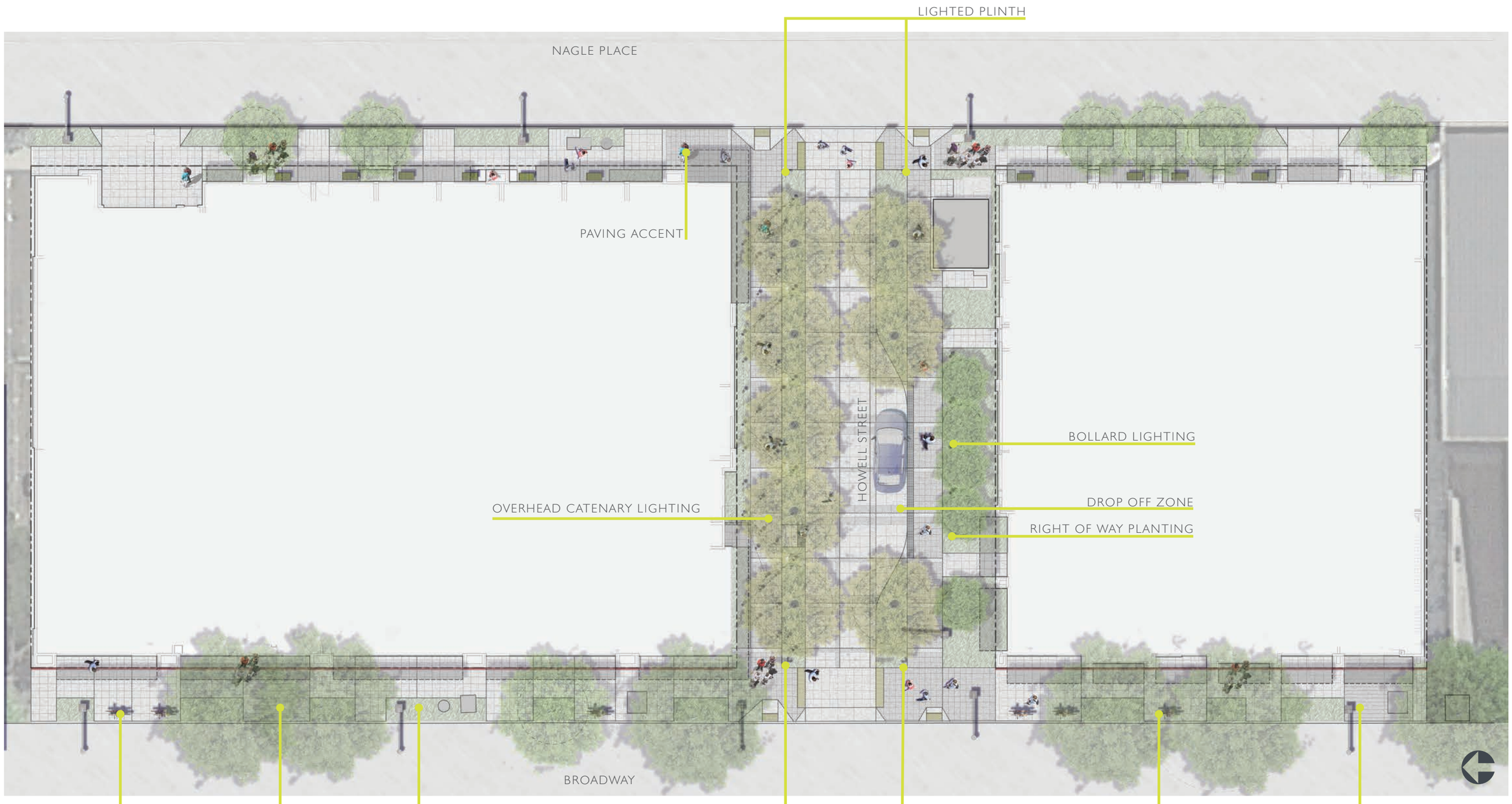
RESPONSE:

1. The streetscape design at Howell Street has been married with the orthogonal architectural response, while placing emphasis on improved pedestrian experience. Widened sidewalks are flanked by planting on both sides, creating a unique experience for an urban streetscape. This response is appropriate given the street links a major pedestrian corridor between Cal Anderson Park and the busy, retail focused streetscape of Broadway.
2. The Howell Street roadway alignment has been shifted north, allowing the proposed streetscape to maintain the improved planting area adjacent to the substation while providing a more symmetrical layout of sidewalks on the north and south side of the right of way. Pedestrian lighting is provided along both sidewalks, as well as widened access to the retail uses at each of the four building corners. Additionally, four plinths have been added to the plans to mark the east and west sides of the Howell Street right of way as a unique experience pulling the character of Cal Anderson Park up Howell towards Broadway.

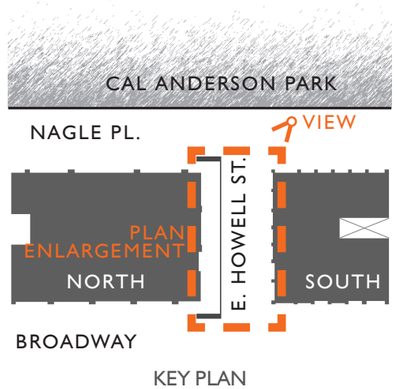
CONTEXT SITE PLAN



SITE PLAN



HOWELL STREET SECTION



KEY PLAN

VIEW FROM NAGLE

HOWELL STREET PLAN

DROUGHT TOLLERANT STREET PLANTING BEDS

NEW STREET TREES

LIGHTED PLINTH

BROADWAY

HOWELL STREET

NAGLE PLACE

EXISTING STREETCAR SUBSTATION

SANDBLASTED PAVING

LIGHTED BOLLARD

CURBLESS TRANSITION

VEHICULAR DROP-OFF

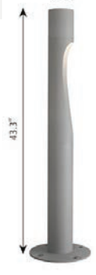
NEW SMALL SCALE STREET TREE

NEW STREET TREES

CATENARY LIGHTING

STREET LIGHTING

LIGHTED PLINTH



HOWELL STREETSCAPE

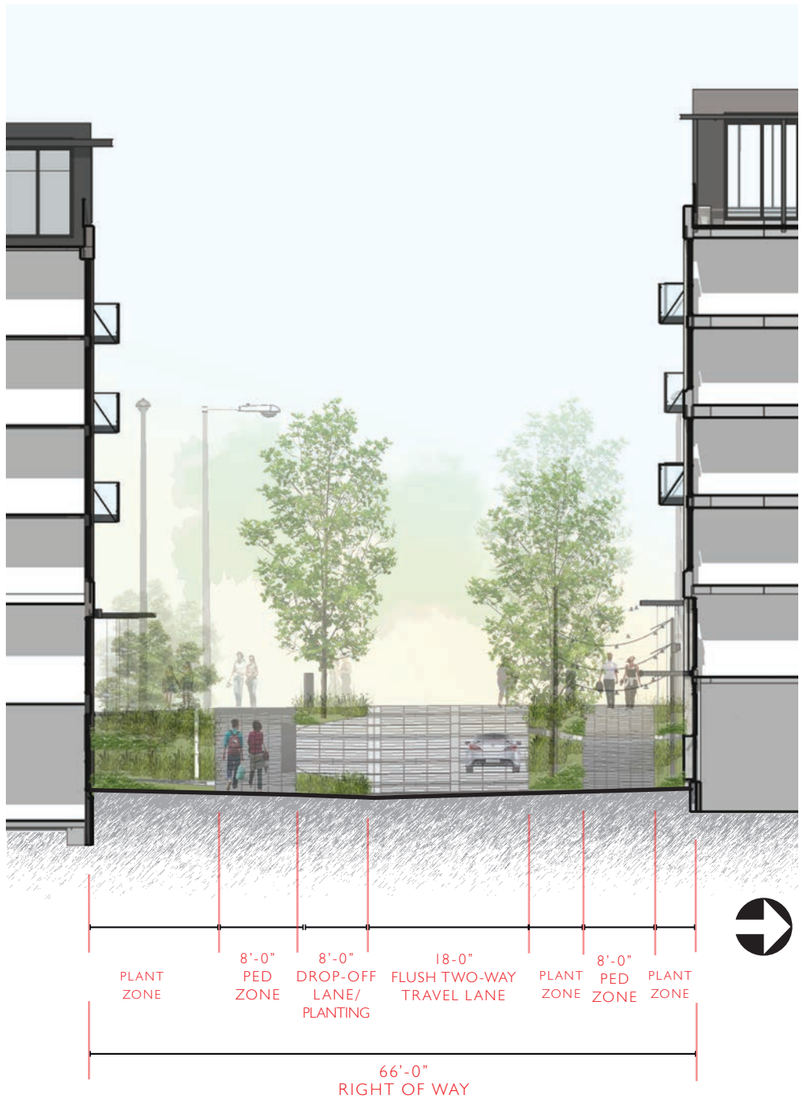
CAL ANDERSON INSPIRATION

CAL ANDERSON PARK

ROSMARINUS OFFICINALIS 'BLUE SPIRES' /
BLUE SPIRES ROSEMARY

NEPETA RACEMOSA
CATMINT

LIRIODENDRON TULIPIFERA 'JFS OZ' /
EMERALD CITY TULIP TREE



MODIFIED / SHARED ROADWAY

PLANT PALETTE

CAL ANDERSON INSPIRATION

ACER PALMATUM 'SEIRYU'
THREADLEAF JAPANESE MAPLE

RHODODENDRON MACROPHYLLUM /
PACIFIC RHODODENRON

BERBERIS THUNBERGII ATROPURPUREA 'CONCORDE' /
CONCORDE BARBERRY

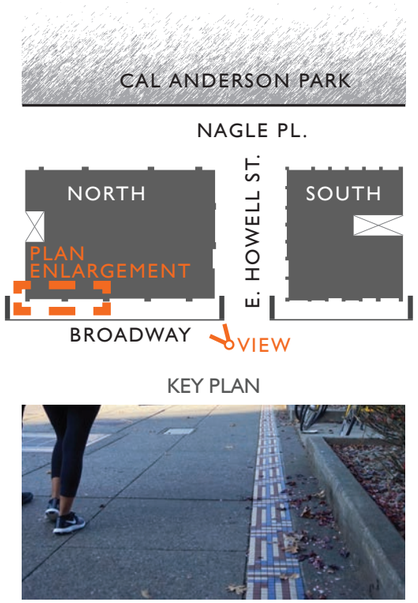
ROSA RUGOSA /
RAMANAS ROSE

SYRINGA VULGARIS 'LAVENDER LADY' /
LAVANDER LADY LILAC

WEST ELEVATION OF NORTH BUILDING

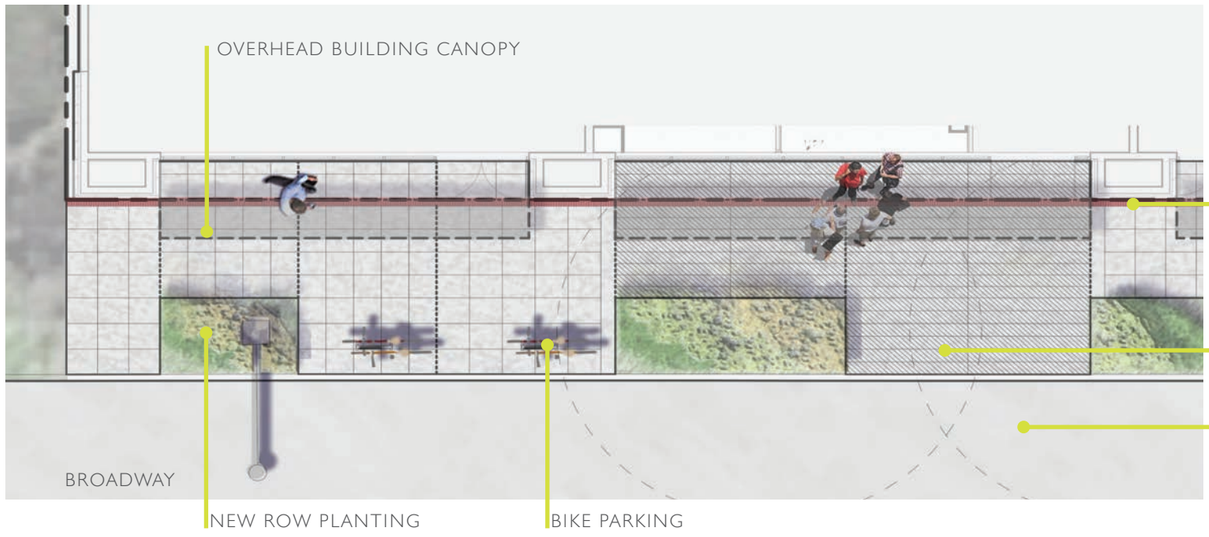
HOWELL STREET

WEST ELEVATION OF SOUTH BUILDING



KEY PLAN

BROADWAY STREET CHARACTER

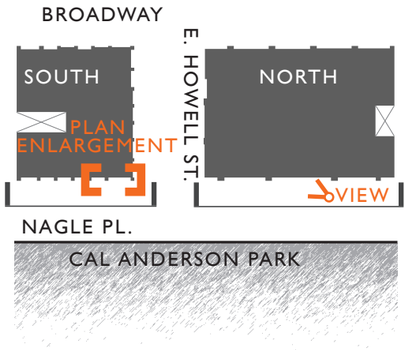


NORTH BUILDING STREETSCAPE AT RESIDENTIAL ENTRY

NORTH BUILDING STREETSCAPE PERSPECTIVE

EAST ELEVATION OF SOUTH BUILDING

EAST ELEVATION OF NORTH BUILDING

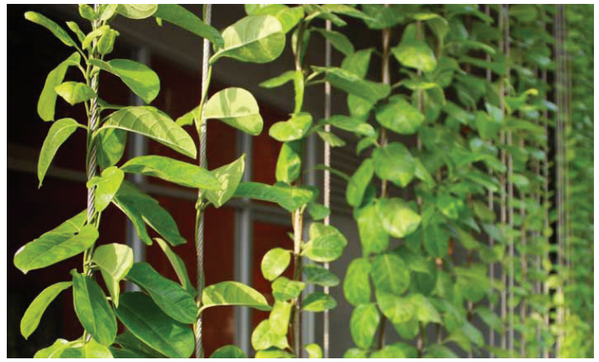


KEY PLAN

SOUTH BUILDING STREETSCAPE PERSPECTIVE

NORTH BUILDING STREETSCAPE PERSPECTIVE

BROADWAY AND NAGLE STREET PLANTING

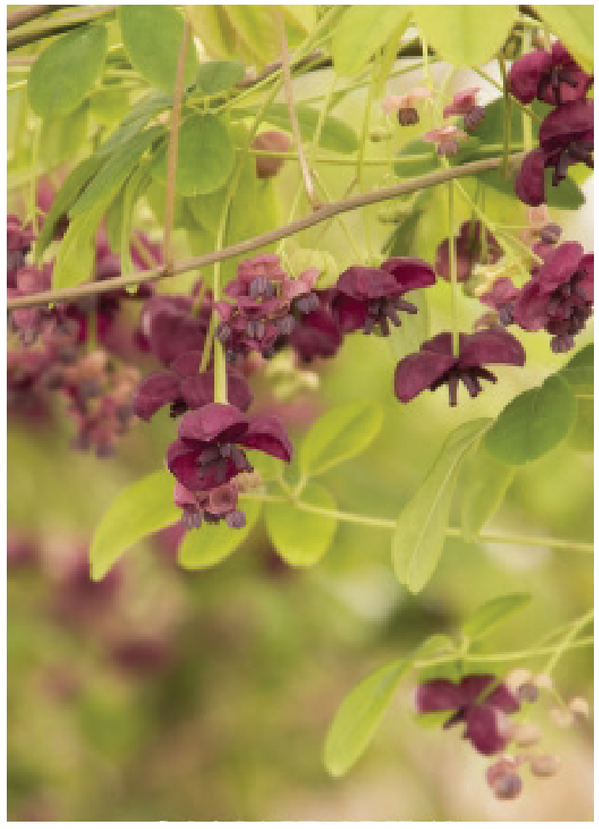


CANOPY TRELLIS

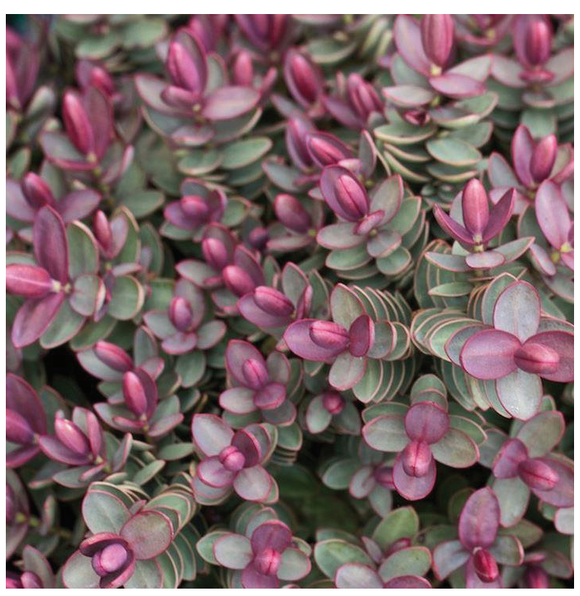
ILEX CRENATA 'HELLERI' /
JAPANESE HOLLY

PRUNUS LAUROCERASUS 'MOUNT VERNON' /
DWARF ENGLISH LAUREL

ACHILLEA MILLEFOLIUM /
COMMON YARROW



AKEBIA QUINATA /
FIVELEAF AKEBIA



HEBE 'RED EDGE' /
RED EDGE HEBE

SARCOCOCCA HOOKERIANA VAR HUMILIS /
HIMALAYAN SWEET BOX

IRIS TENAX /
OREGON IRIS HYBRID

ROOFTOP AMENITIES

LITHODORA DIFFUSA 'GRACE WARD' /
GRADE WARD LITHODORA

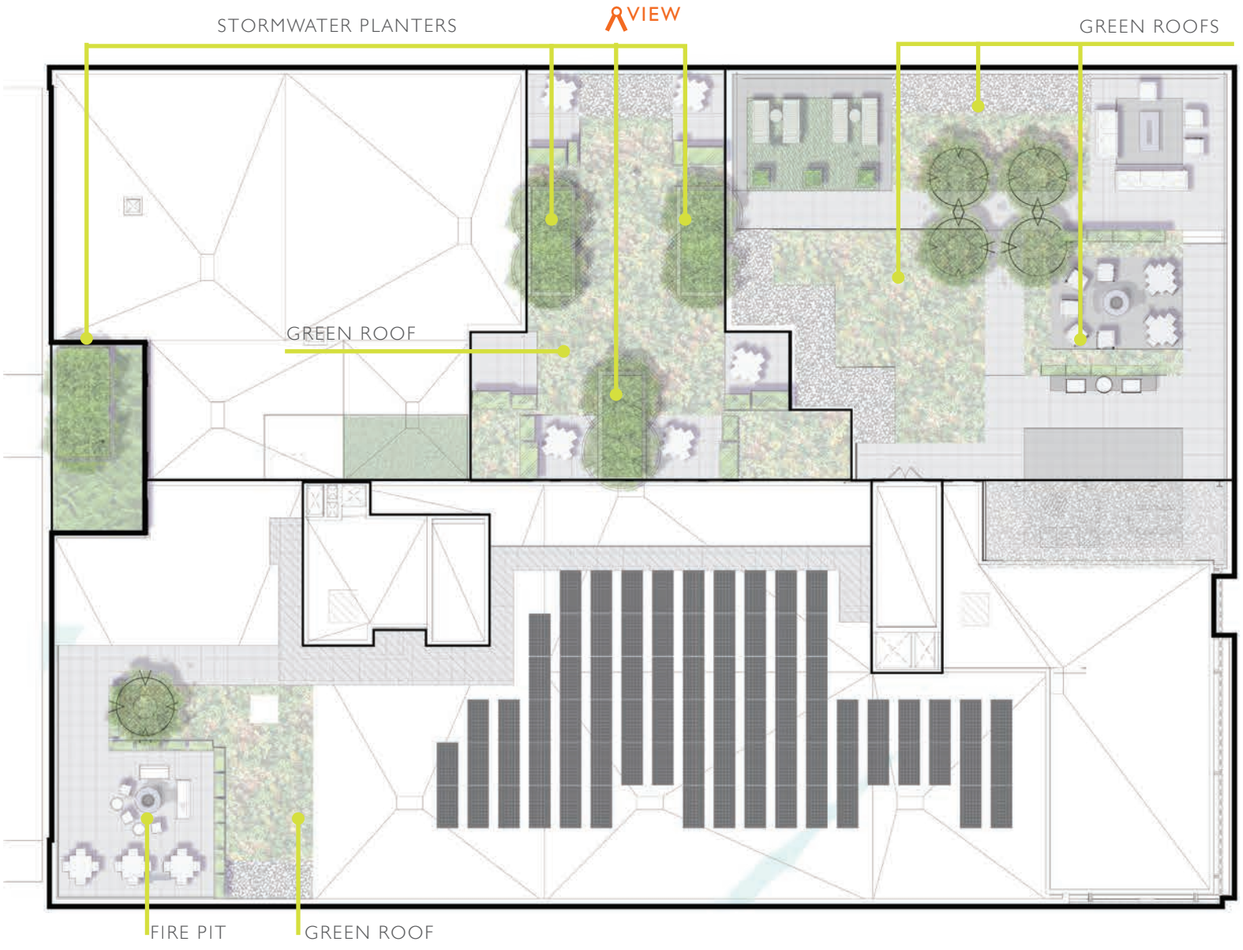
EUONYMUS FORTUNEI 'SILVER QUEEN' /
SILVER QUEEN EUONYMUS

ILEX GLABRA 'SHAMROCK' /
INKBERRY

OPHIOPOGON PLANISCAPUS 'NIGRESCNES' /
BLACK MONDO GRASS

ETERA /
TUFF STUFF SEDUM TILE

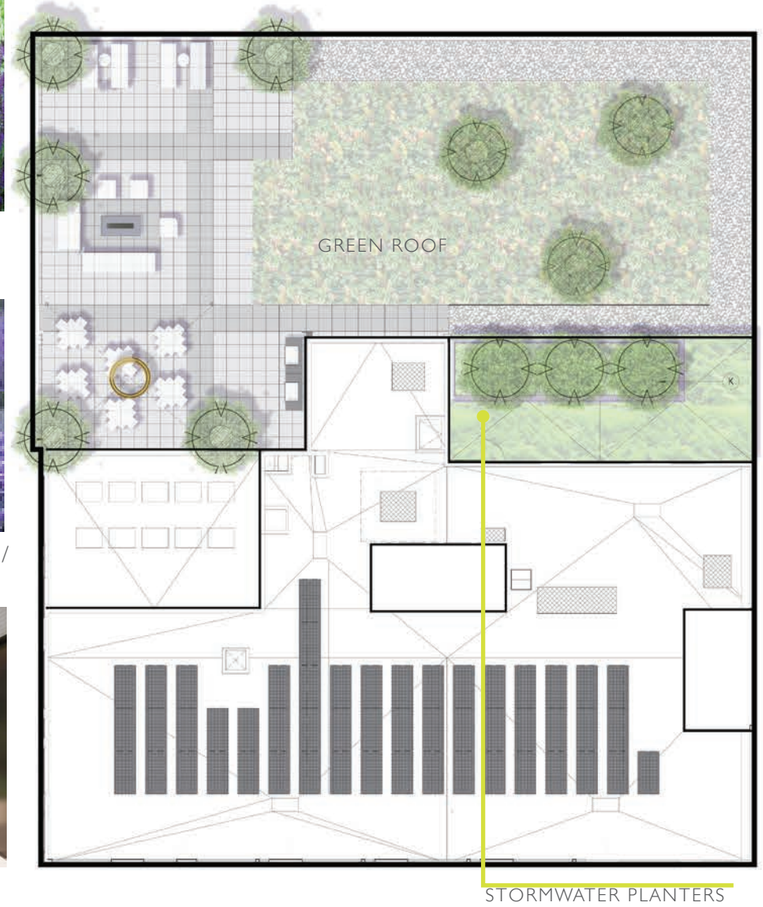
ETERA /
COLOR MAX SEDUM TILE



SALVIA × SYLVESTRIS 'MAINACHT' /
VIOLET MEADOW SAGE

LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' /
MUNSTEAD ENGLISH LAVENDER

NORTH L3 COURTYARD VIEW



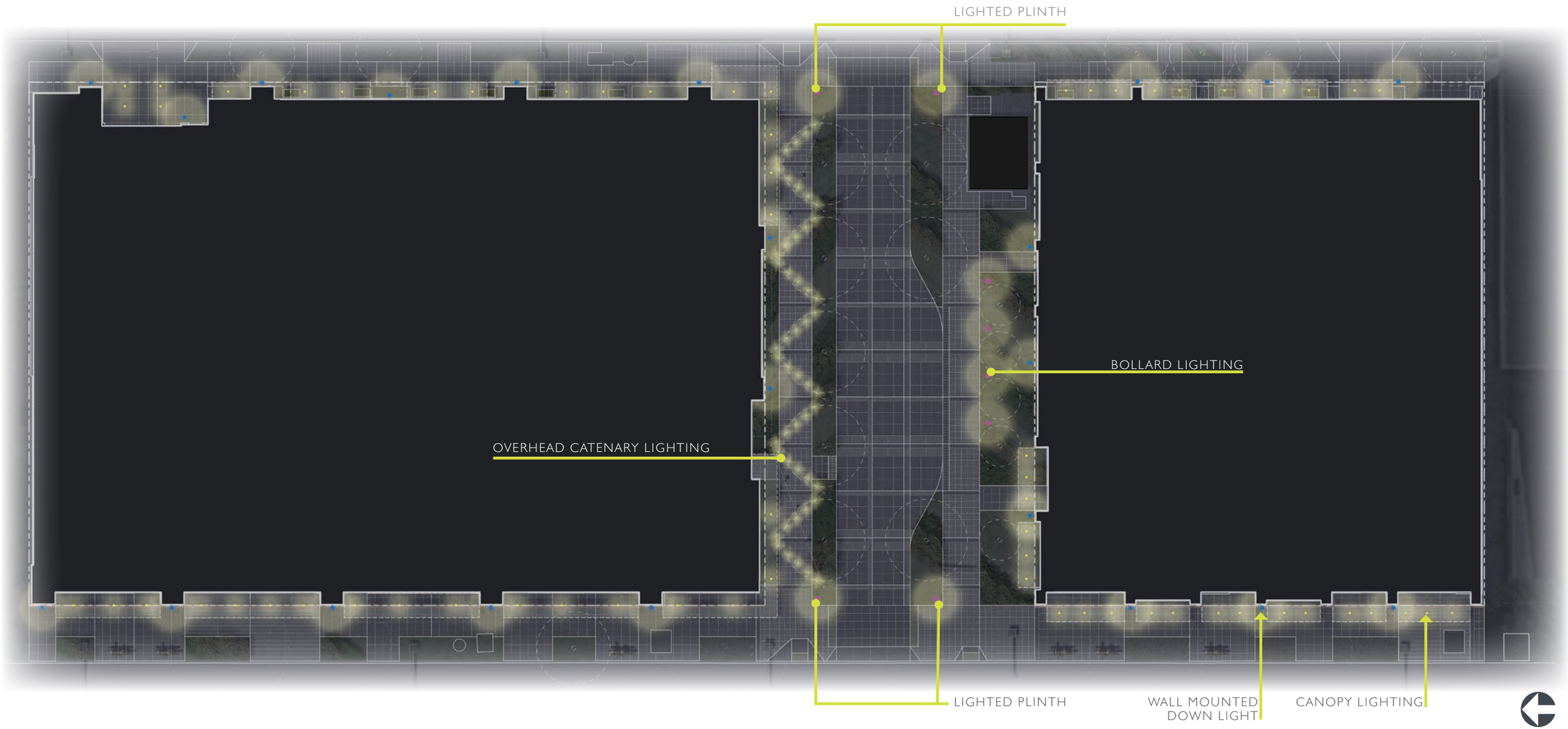
SITE LIGHTING

BOLLARD LIGHTING

CATENARY LIGHTING

CANOPY LIGHT

WALL MOUNTED LIGHT



DESIGN GUIDELINES

DESIGN GUIDELINES

CITYWIDE GUIDELINES
PIKE/PINE GUIDELINES

CONTEXT & SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

CS1-B-2 DAYLIGHT AND SHADING Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

BOARD DIRECTION AT EDG 2: The Board had concern for the depth to height ratio as a result of the proposed departure to 9' from the 13'required commercial height of live work units along Nagle.

RESPONSE AT RECOMMENDATION: Commercial spaces along Nagle are now proposed at between 13' and 15' tall, eliminating the need for the proposed departure. This increased height coupled with tall windows and canopies allow for maximum daylight penetration into the commercial spaces. Daylight into upper-level residential units have been maximized by placing decks along Nagle and Howell, and providing zero-depth balconies along Broadway.

CS2 URBAN PATTERN & FORM

CS2-A2 LOCATION IN THE CITY AND NEIGHBORHOOD Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B1+2 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 public realm.

BOARD DIRECTION AT EDG 02: These guidelines focused on refining the response along Howell. Given the connectivity to Cal Anderson and the steep street slope, the board wanted a more composed and open feeling carrying towards the park along Howell.

RESPONSE AT RECOMMENDATION: The north site provides an inset relief at the corner, creating a pivot point for the massing to shift proportion from Broadway to Howell where the topography drops 9' and a story drops off on the east side of the structure. The Broadway corner retail space also sets back from the street edge to provide visibility to the park. The south site responds by creating a tidy and rhythmic facade that wraps all frontages of the structure and creates an extruded upper level on the west side of the mass. This rhythm supports movement and formality as street facade lining street frontage that carries the allee of trees from the park towards Broadway.

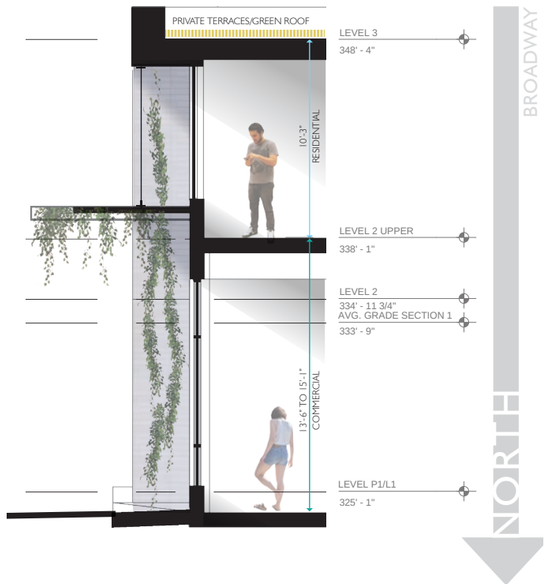
CS2-D 1-5 ADJACENT SITES, STREETS AND OPEN SPACES

1 – Existing Development and 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.

2 – Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example, siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

3 – Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider: a. Distance to the edge of a less (or more) intensive zone; b. Differences in development standards between abutting zones; c. The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change); d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and e. Shading to or from neighboring properties.

4 – Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.



DESIGN GUIDELINES

CITYWIDE GUIDELINES
PIKE/PINE GUIDELINES

5 – 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.

BOARD DIRECTION AT EDG 02: These guidelines focused on refining the response along Howell. Given the connectivity to Cal Anderson and the steep street slope, the board wanted a more composed and open feeling carrying towards the park along Howell.

RESPONSE AT RECOMMENDATION: A rhythmic and regular facade composition utilizing a brick grid spanning the overall height of both buildings provides a refined and sophisticated language to define the park edge. As a response to the different scales of each site, the buildings respond accordingly, exhibiting proportions and treatments that enhance these different scales.

The south site establishes a regular, more frequent and vertically oriented grid form using a rich warm brown brick offset by a dark panel infill. The warm coloration plays off the large field of orange-red brick of Seattle Central College's frontage. The upper level extrudes up beyond the brick grid as windows extend to the protruding narrow modern cornice to enhance the verticality and regularity of the form.

The north site sets up a large horizontally oriented grid that proportionally supports the larger of the two sites. The grid wraps to the park side, opening up the corners by insetting the wide brick verticals from the edges, harkening back to more Bauhaus proportions while mimicking the White Building's horizontal proportions through a modern interpretation. The brick to the north is white with a grey metal infill with black windows pulling inspiration from the warehouse style of the Pike Pine corridor auto-row era buildings and pulling the bright white coloration of the neighboring site of the TOD.

CS2 *URBAN PATTERN AND FORM*

CS2-III-iv + v HEIGHT, BULK, AND SCALE COMPATIBILITY – *SUPPLEMENTAL CAPITOL HILL*

iv – Help maintain and enhance the character of Broadway by designing new buildings to reflect the scale of existing buildings.

v – The pedestrian orientation of Broadway should be strengthened by designing to accommodate the presence or appearance of small storefronts that meet the sidewalk and where possible provide for an ample sidewalk.

BOARD DIRECTION AT EDG 02: Four out of five Board members agreed the overall massing and scale of development was appropriate for the project site. The Board supported the pedestrian scaled base expression and flexibility to allow for smaller retail bays.

RESPONSE AT RECOMMENDATION: Careful attention was given to documenting and studying the proportions, scale and treatments of Auto-row era warehouse buildings. The proportions, massing and devising of scales were developed as a result of this analysis.

Commercial spaces along Broadway are demisable to smaller retail spaces to provide a variety of uses along the eclectic street frontage. These spaces near the sidewalk edge along Broadway with setback retail entries allowing for small gathering/ waiting area. Areas between street landscape are available for street use permits for additional signage, retail display, etc.

CS3 *ARCHITECTURAL CONTEXT AND CHARACTER*

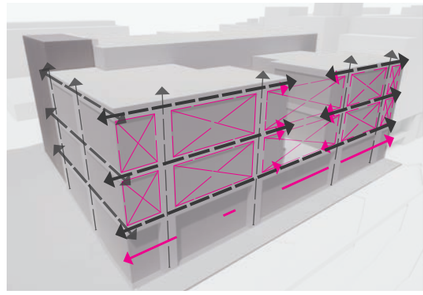
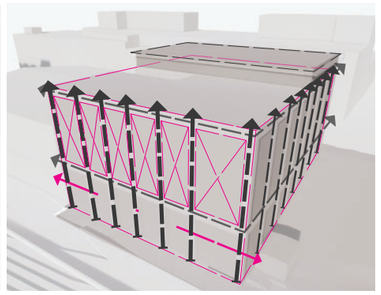
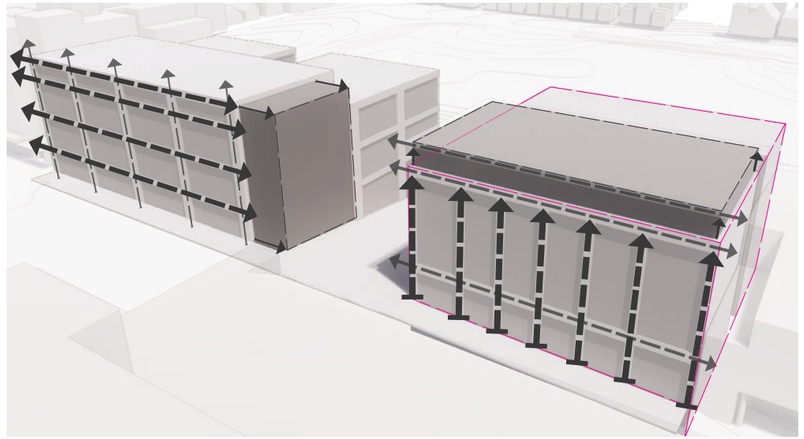
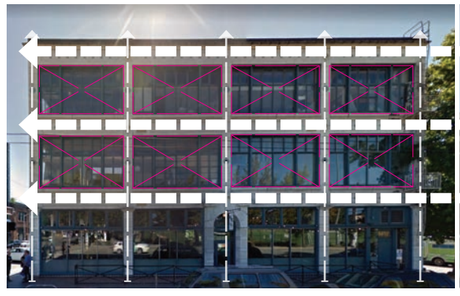
CS3-B LOCAL HISTORY AND CULTURE

1 – Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, use neighborhood groups and archives as resources.

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

BOARD DIRECTION AT EDG 02: The Board discussed the design reference to the existing Bonney Watson structure. The Board was unconvinced by the vertical cues taken from the Bonney Watson colonnade, commenting that the proposed building and the existing Bonney Watson structure have a stronger horizontal expression.

RESPONSE AT RECOMMENDATION: The project team focused on pulling from the strength of the historical context of the Pike/Pine core reflecting the autorow era warehouse designs. The existing Bonney Watson structure, while deemed insignificant by the historic preservation board, was highlighted as taking on a horizontal proportion. Given its height relationship to this square site, this was appropriate at that time. The proposed designs reflect a balanced proportion to the two differing sites; the north maintains a more horizontal proportion and the south a cubic proportion enhanced by a vertical articulation. Landscape elements pull from the design of Cal Anderson park through patterning, rhythm and modern interpretations of park elements.

PUBLIC LIFE

PL1 *OPEN SPACE CONNECTIVITY*

PL1-A NETWORK OF OPEN SPACES

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

2 – 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.

PL1-B NETWORK OF OPEN SPACES

1 – Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

2 – Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

3 – Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

RESPONSE AT RECOMMENDATION: This guideline was in response to treatment along Howell and the relationship of the upper level courtyard to Cal Anderson and Nagle Pl.

Regarding Howell, the design has been simplified and maintained order to help reflect a more formal streetscape reflecting the allee of trees from Cal Anderson.

Regarding Nagle and the relationship of the upper level courtyard, the board guided the design team to create a consistent two-story expression and one board member guided to create a courtyard to grade along Nagle and invite place making, feeling that the single story raised courtyard was out of place. The team studied this condition and focused on creating a viable and unique continuous commercial street frontage along Nagle to focus place making. A 3' setback at the commercial spaces along Nagle allows for street spill out and interaction. Landscape beds are minimized anchoring each side of the larger expanded commercial space "model" to allow for maximum use of the ROW using planted pots to infill and provide variety amongst the street furnishings at the commercial spaces.

PL2 *WALKABILITY*

PL2-C2 WEATHER PROTECTION

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.

RESPONSE AT RECOMMENDATION: Canopy designs respond to use and street environment. Residential canopies along Broadway drop to denote the residential entries. At the North building, retail canopies on the corners of Howell at Broadway and Nagle reflect languages at the varying heights. Canopies along Nagle create a pedestrian scale maintaining height for maximum daylight into the spaces as well as creating interest by being vertically suspending from the overhead brick framework. These canopies further create opportunities for signage and an overhead plane for landscape elements.

PL3 *STREET-LEVEL INTERACTION*

PL3-B RESIDENTIAL EDGES

3 – Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

RESPONSE AT RECOMMENDATION: Increased ceiling height through all commercial spaces, coupled entries to provide opportunity for increased square footage with matching slab heights, all increase the flexibility and viability of the proposed commercial spaces. The north building spaces range from 13' to 15' floor to floor, south commercial spaces range from 13' to 13'-6" floor to floor (approximately 11'-6" to 14' clear).

DESIGN GUIDELINES

CITYWIDE GUIDELINES
PIKE/PINE GUIDELINES

PL3-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.

PL3-I HUMAN ACTIVITY – *SUPPLEMENTAL CAPITOL HILL*

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.

RESPONSE AT RECOMMENDATION: This guideline was in response to the treatment of commercial spaces along Nagle. Floor to ceiling glass has been provided to its maximum with a clerestory window bay and a 3' setback from the sidewalk to allow for spill out from the retailer (café tables, Adirondack chairs, sandwich boards, goods for sale). The smaller commercial spaces have coupled slabs with adjacent spaces to allow for expandability and maximum flexibility. Operable windows are provided in each of the spaces to allow for connection to the outdoors. The corner commercial space has a series of operable windows to increase indoor/outdoor connectivity

DESIGN CONCEPT

***DC1** PROJECT USES AND ACTIVITIES*

DC1-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.

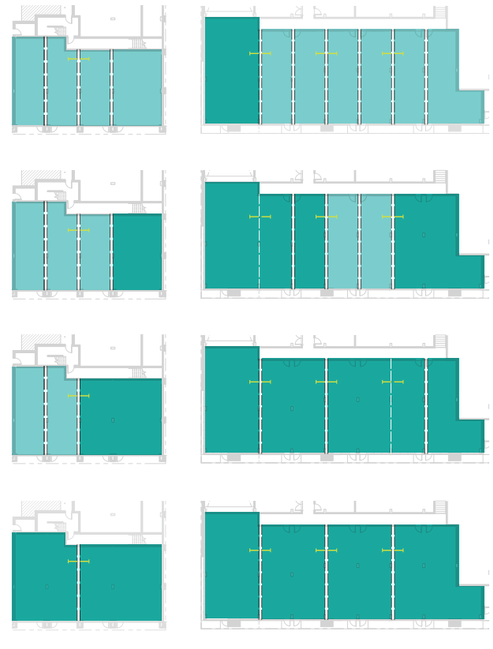
2 – Gathering Places: Maximize the use of any interior or exterior gathering spaces by considering the following: a. a location at the crossroads of high levels of pedestrian traffic; b. proximity to nearby or project-related shops and services; and c. amenities that complement the building design and 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.

DC3-A-1 BUILDING-OPEN SPACE RELATIONSHIP 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.

COMMERCIAL STALLS CONFIGURATIONS



LIVE - WORK NAGLE CONDITION

CITYWIDE GUIDELINES
PIKE/PINE GUIDELINES

RESPONSE AT RECOMMENDATION: Similar to the previous response. The proposed corner retail space at Nagle and Howell at the North site is now proposed at double the size as previously proposed. The intended result is to continue the vibrancy from Broadway down Howell and towards Nagle Place and Cal Anderson Park. Smaller commercial spaces line Nagle providing maximum flexibility detailed above. These spaces all orient towards the park and provide spill out space towards the park. Amenity space for the residents has been focused at the roof top of both projects, providing indoor solariums at L7 and a mix of rooftop outdoor spaces overlooking Cal Anderson Park. The north site's lower level courtyard at L3 provides private terraces for residents to overlook the park. The south building takes advantage of its lightwell as a bioretention planter with terraced landscape that fronts the entry to the building for residents and building operators. Windows into this space from the main lobby provide for natural light and visual connection to the outside.

DC2 ARCHITECTURAL CONCEPT

DC2-A MASSING Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

DC2-B ARCHITECTURAL AND FAÇADE COMPOSITION

1 – Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

RESPONSE AT RECOMMENDATION: A strong brick grid establishes frontage on all exposed facades and respond in proportion to the site conditions of the north and south lots. Windows and metal infill span between the brick setback at least 1' to 3' along Nagle at the base, further articulating the two-story expression along Nagle Pl. Canopy treatments define the street room conditions while steel supported balconies align with the brick grids of the north and south structures.

DC2-B ARCHITECTURAL AND FAÇADE COMPOSITION

2 – Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

RESPONSE AT RECOMMENDATION: Blank walls are avoided in all areas, transformer vaults are coupled with gas meter locations, minimizing BOH areas and giving focus to a visible and transparent base throughout the north and south project design responses. The south structure garage door has been minimized to a 13' wide opening, reducing its presence on the street for access of 22 parking stalls. The small section of exposed parti-wall on the south lot is being explored for a mural. Potential future development of the neighbor is possible but not imminent.

DC3-C OPEN SPACE - DESIGN 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.

RESPONSE AT RECOMMENDATION: The project's right of ways approach this in three different ways. The Broadway streetscape continues a well-established expression of the primary retail and pedestrian corridor. The existing significant street trees are protected and reinforced with additional trees to fill in any gaps. Robust hardscape reflects the high level of foot traffic, while accent paving identifies building entries as well as the intersection with Howell Street. The Howell Street improvements provide a link between the garden-style pedestrian connection through Cal Anderson Park to the east and the urban, campus-style connection to the west across Broadway. Both existing connections include large-scale trees that flank the corridors and specialty paving. Howell Street introduces catenary and bollard lighting to create a unique experience, improve safety and echo pedestrian-scaled lighting in Cal Anderson Park. Nagle Place establishes a new character as a smaller-scale commercial corridor with connections between the new Light Rail Station and the Pike Pine corridor. The design provides opportunities for potential retailers to engage pedestrians through signage, street cafe space and a layering of vegetation.

DESIGN GUIDELINES

CITYWIDE GUIDELINES
PIKE/PINE GUIDELINES

DC3-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.

DC3-II-i. AESTHETIC CONSISTENCY

Maintain or enhance the character and aesthetic qualities of neighborhood development to provide for consistent streetscape character along a corridor.

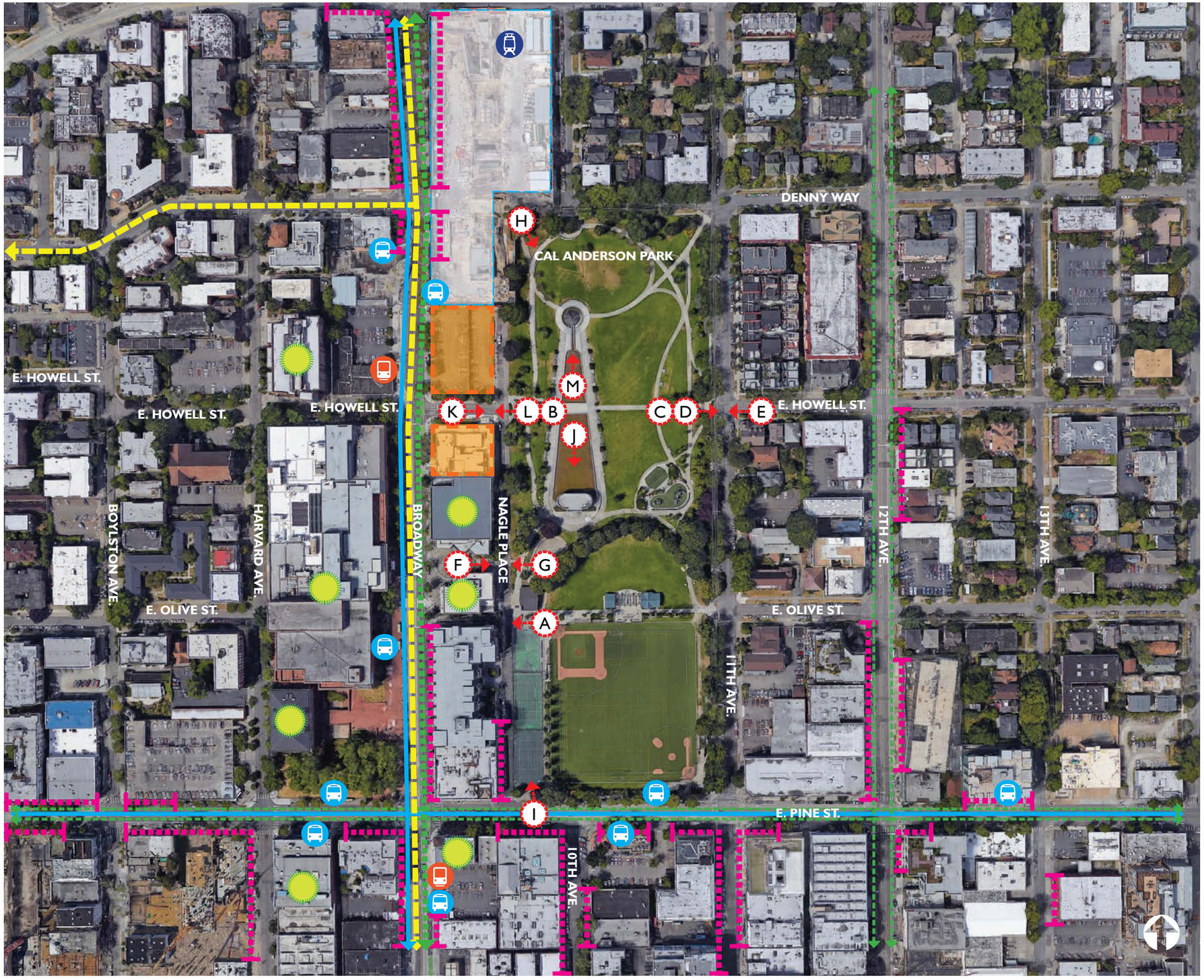
RESPONSE AT RECOMMENDATION: The project's open space is oriented towards Cal Anderson Park. Breaking down the scale of the east facade of the North building is in effort to relate to the massing of the adjacent buildings – paying attention to the Park "room." The raised courtyard provides additional relief and vegetation at the park level, while the streetscape along Nagle Place is prioritized as a vibrant commercial corridor, as expressed by the community and Design Review Board. The Howell Street design places emphasis on the pedestrian experience through a woonerf-style flush streetscape section. Mature street trees on Broadway will be preserved and their long-term health improved through expanded planting areas and better delineation of planting versus walking surfaces.

APPENDIX

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	**65FT** 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

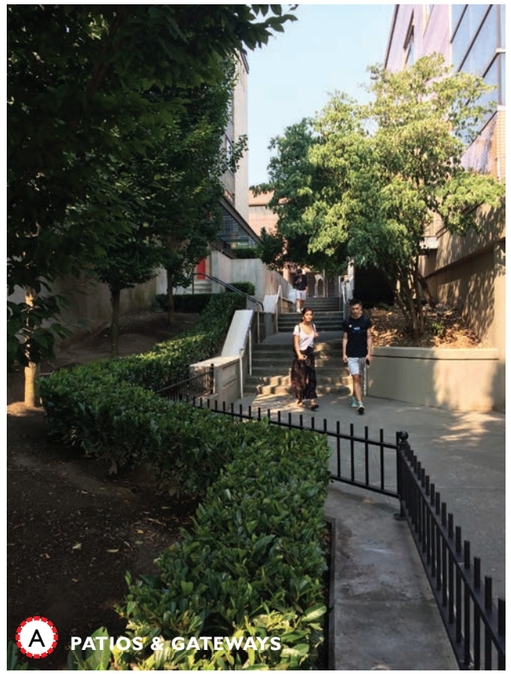
VICINITY MAP

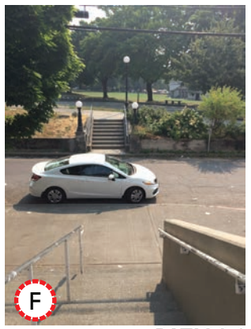


LEGEND

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

CAL ANDERSON PARK – AXIS, ANGLES, VISTAS & WHIMSY





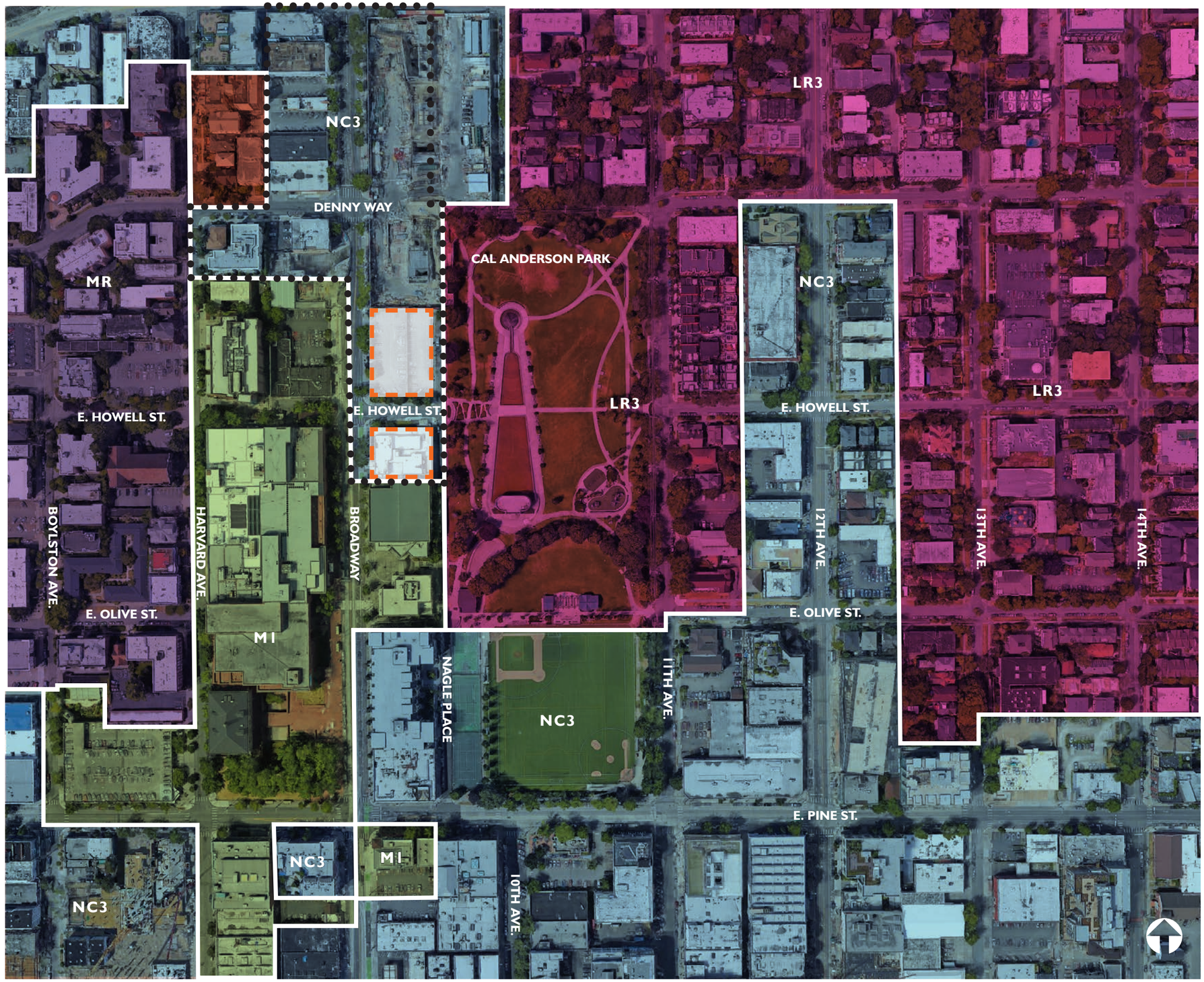
ZONING MAP

LOCATES: URBAN CENTER BOUNDARY

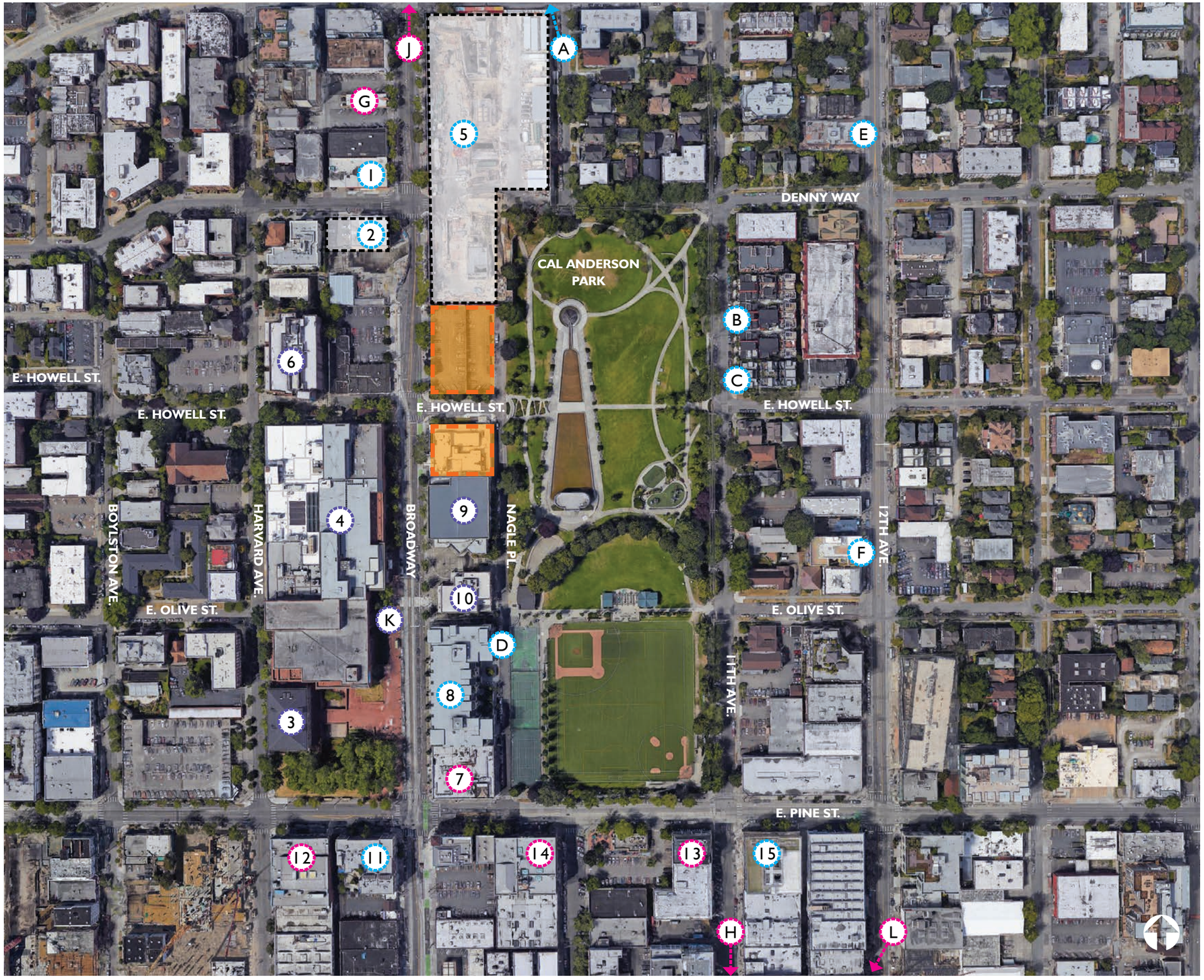
ID: PRIMARY PEDESTRIAN STREET (BROADWAY)

LEGEND: CURRENT ZONING

- SITE: NCP-3
- NEIGHBORHOOD/COMMERCIAL 3-40 (NC3)
- MULTIFAMILY MIDRISE (MR)
- MULTIFAMILY LOW-RISE (LR3)
- MAJOR INSTITUTIONS (M1)
- RESIDENTIAL/COMMERCIAL – MIDRISE (RC)
- ADDITIONAL 25 FEET OF HEIGHT PERMITTED 23.47.012 A2



EXISTING BUILDINGS IN IMMEDIATE CONTEXT

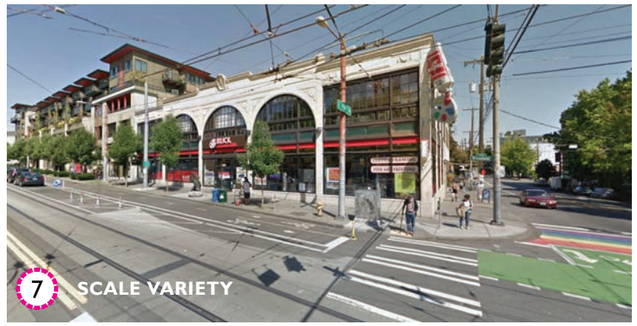


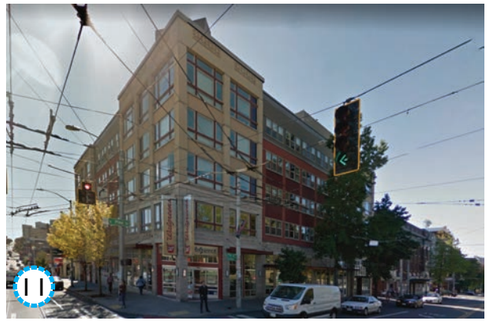
LEGEND

- SITE
- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- PLANNED PROJECTS

PROJECT VICINITY BUILDING USE

BUILDING FACADES ARE PREDOMINANTELY EXPRESSED STRUCTURAL GRIDS





PROJECT VICINITY PEDESTRIAN REALM

VARIETY OF SETBACKS BASED ON USE, SIDEWALK DETAILS, SIGNAGE AND WEATHER PROTECTION

A RESIDENTIAL SCALE


B DEFENSIBLE SPACE


D GRADE RELATED RESIDENTIAL

F LIVE-WORK SETBACKS

G GATHERING SPACES


H BLUR BOUNDARIES


ART & DETAILS

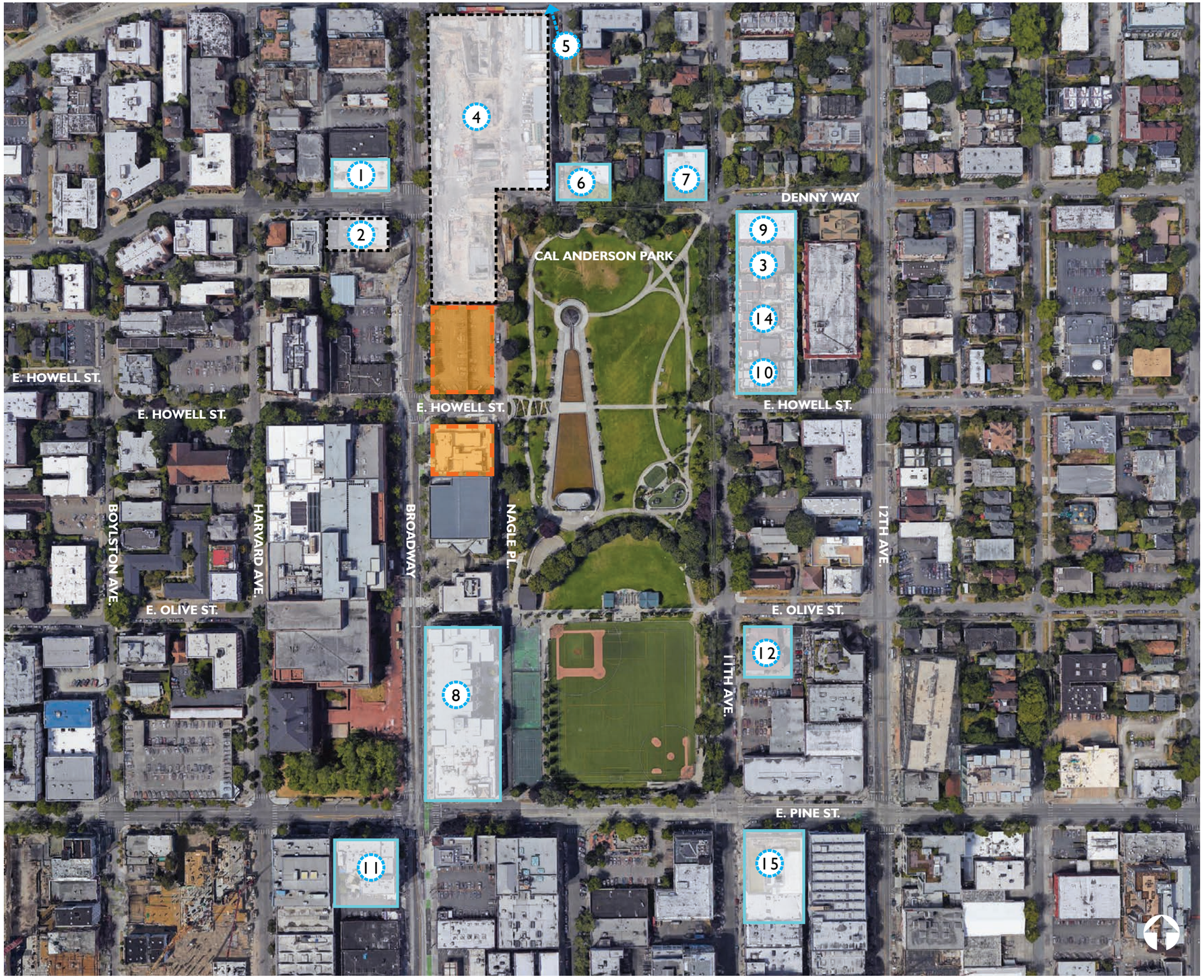
L INTERACTIVE COMMERCIAL SPACES

J URBAN EDGE


K COMMUNITY EVENTS


NEIGHBORHOOD CHARACTER

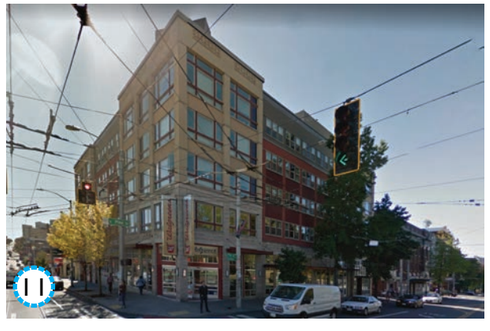
MULTI-FAMILY RESIDENTIAL BUILDINGS IN IMMEDIATE CONTEXT



LEGEND

- SITE
- MULTI-FAMILY RESIDENTIAL
- PLANNED PROJECTS
- EXISTING

PROJECT VICINITY MULTI-FAMILY RESIDENTIAL BUILDINGS



BROADWAY CHARACTER

HOLD STREET EDGE, CREATE RETAIL CONNECTIONS WITH FENESTRATION, ADDRESS CORNERS, WEATHER PROTECTION

ACCENT CORNERS


TRIPARTITE FACADE

UNIQUE CORNER

OVERHEAD PROTECTION

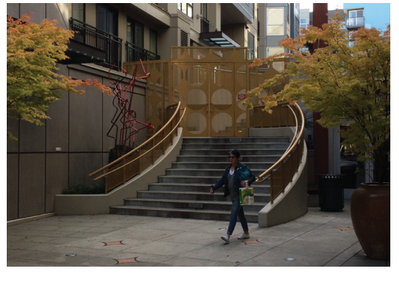

RETAIL SIDEWALK SPACES


PAVEMENT TREATMENT

RECESSED ENTRIES

WIDENED SIDEWALKS


PRIORITIZING PEDESTRIANS




EXPRESSED STRUCTURAL GRID

CONTEXT AND USES AT GROUND LEVEL AROUND PARK

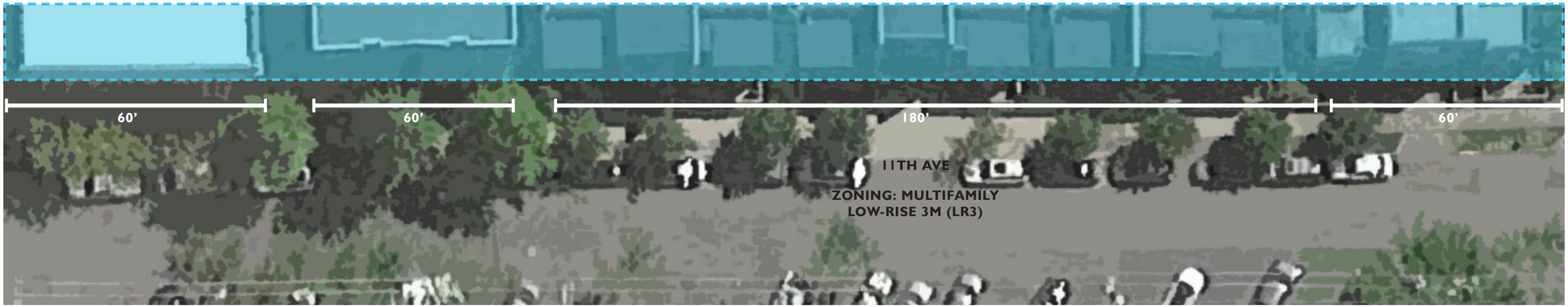
STREET ELEVATION 7

SITE PLAN

LEGEND

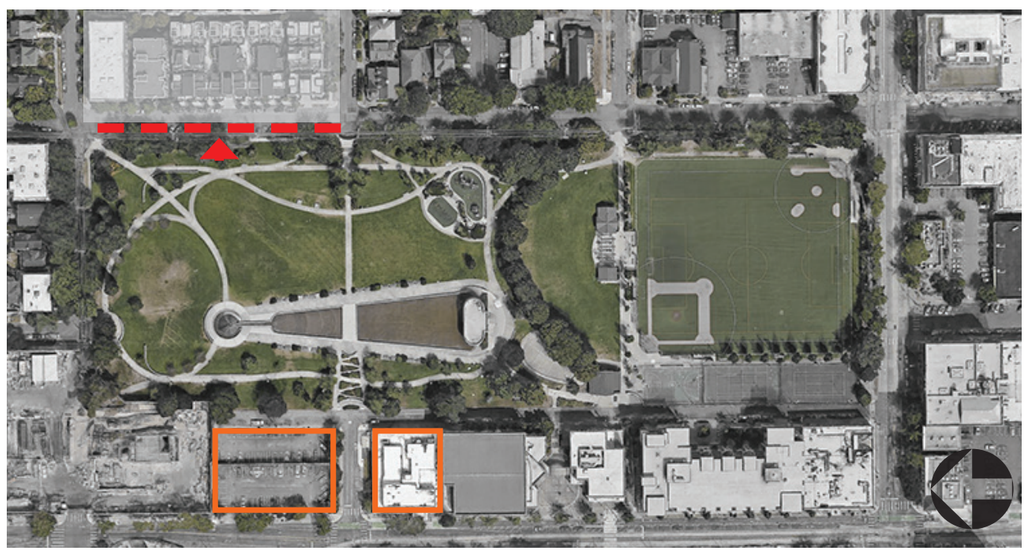
- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

CONTEXT AND USES AT GROUND LEVEL AROUND PARK



STREET ELEVATION 1

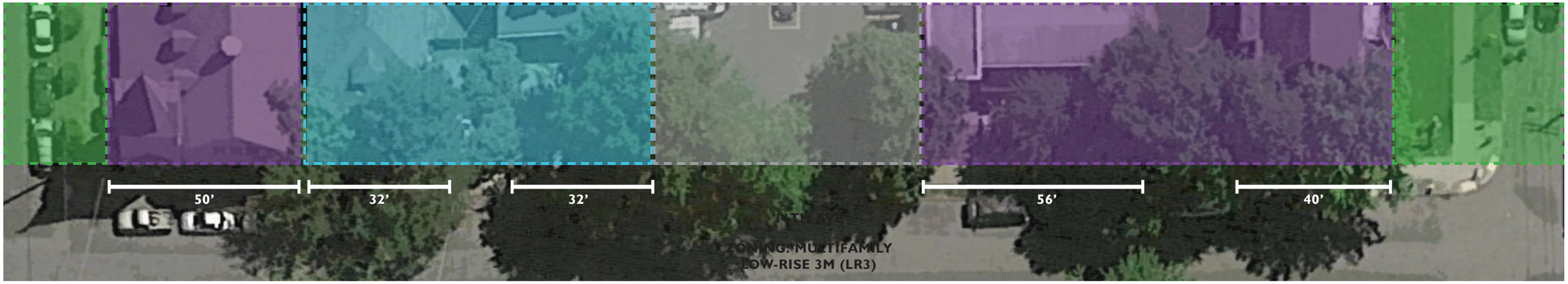
SITE PLAN



LEGEND

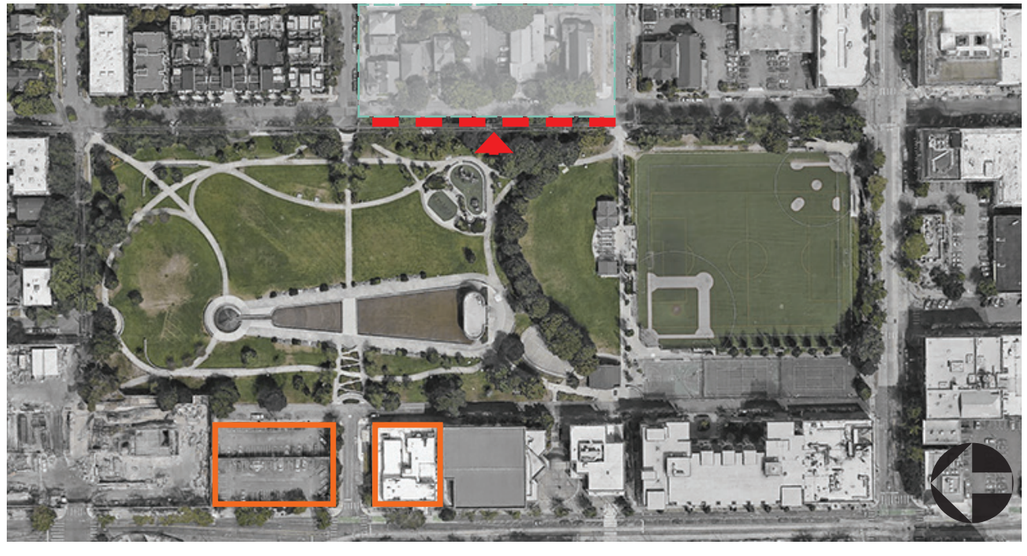
- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

CONTEXT AND USES AT GROUND LEVEL AROUND PARK



STREET ELEVATION 3

SITE PLAN



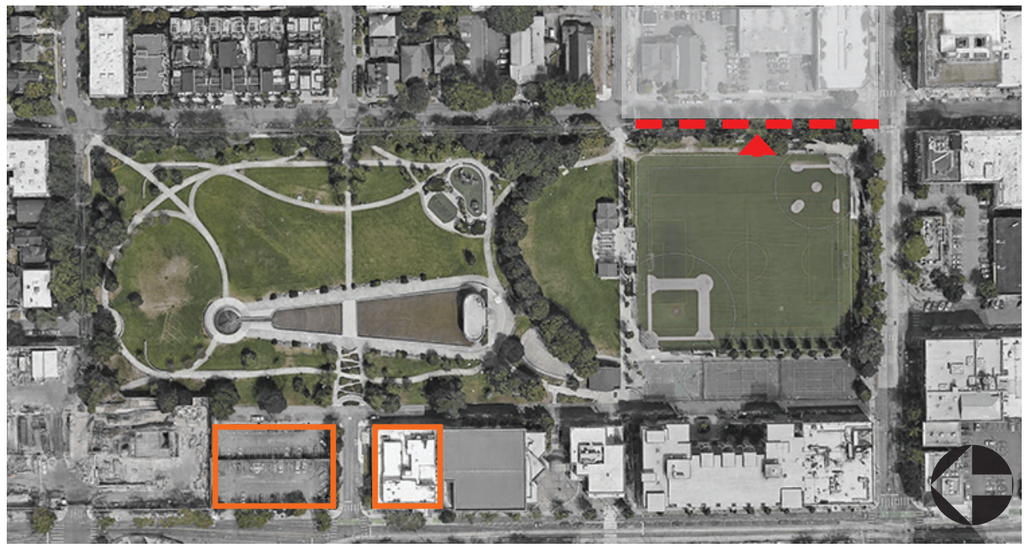
LEGEND

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

CONTEXT AND USES AT GROUND LEVEL AROUND PARK

STREET ELEVATION 5

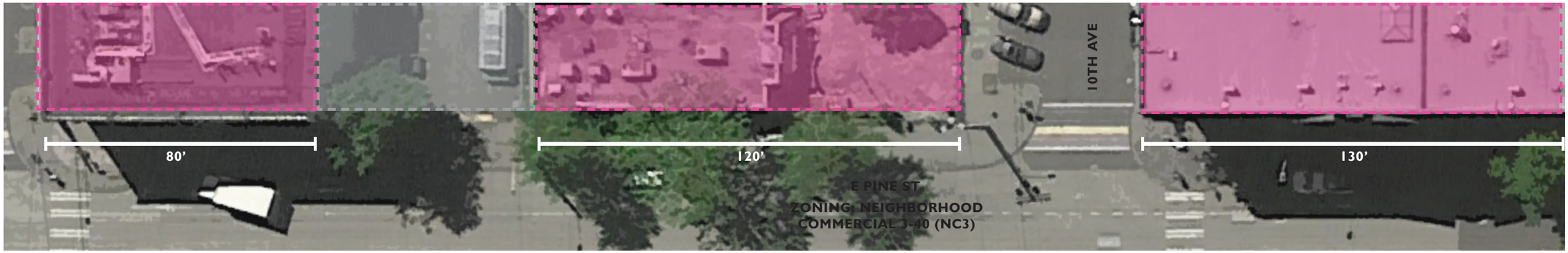
SITE PLAN



LEGEND

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

CONTEXT AND USES AT GROUND LEVEL AROUND PARK



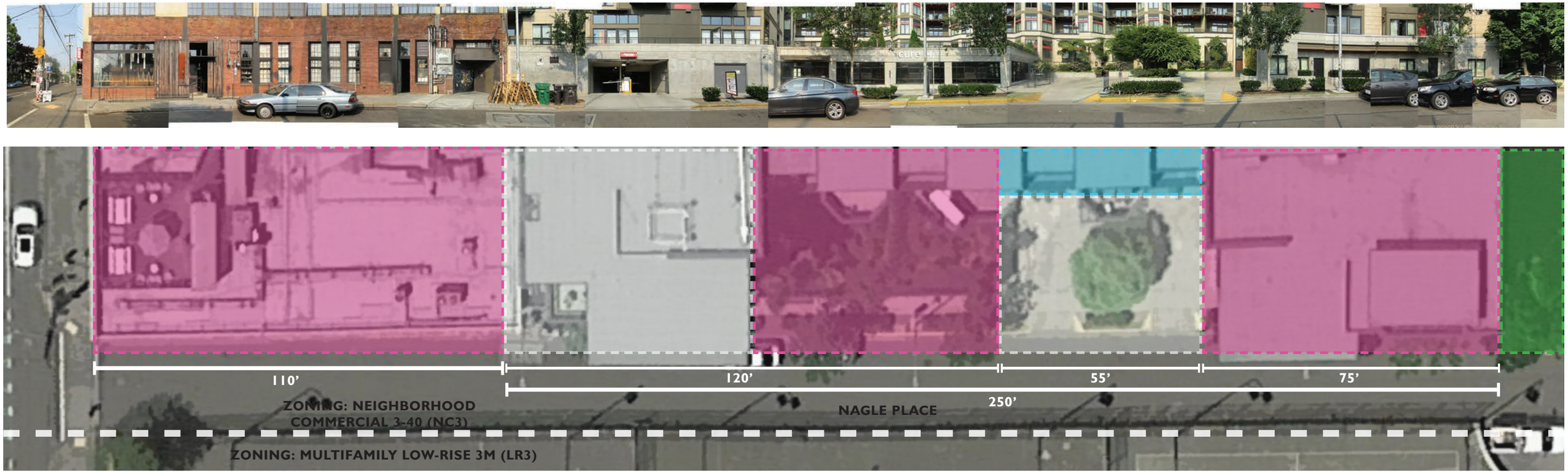
STREET ELEVATION 8

SITE PLAN

LEGEND

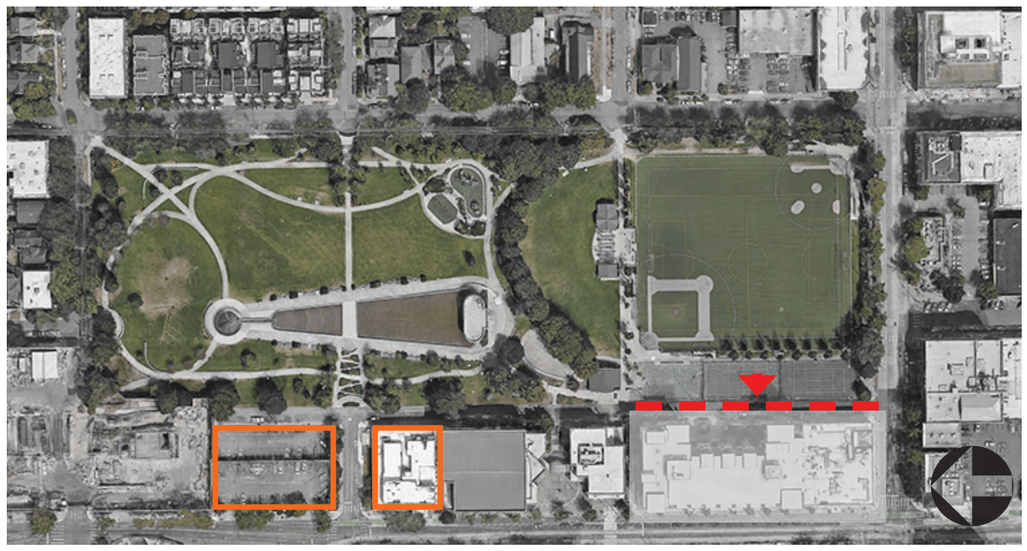
- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

CONTEXT AND USES AT GROUND LEVEL AROUND PARK



STREET ELEVATION 6

SITE PLAN



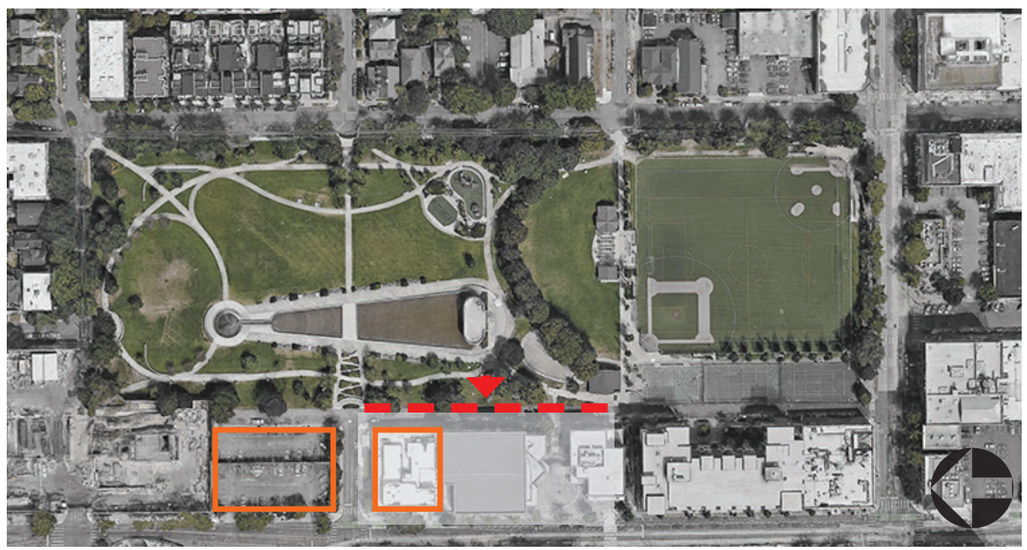
LEGEND

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

CONTEXT AND USES AT GROUND LEVEL AROUND PARK

STREET ELEVATION 4

SITE PLAN



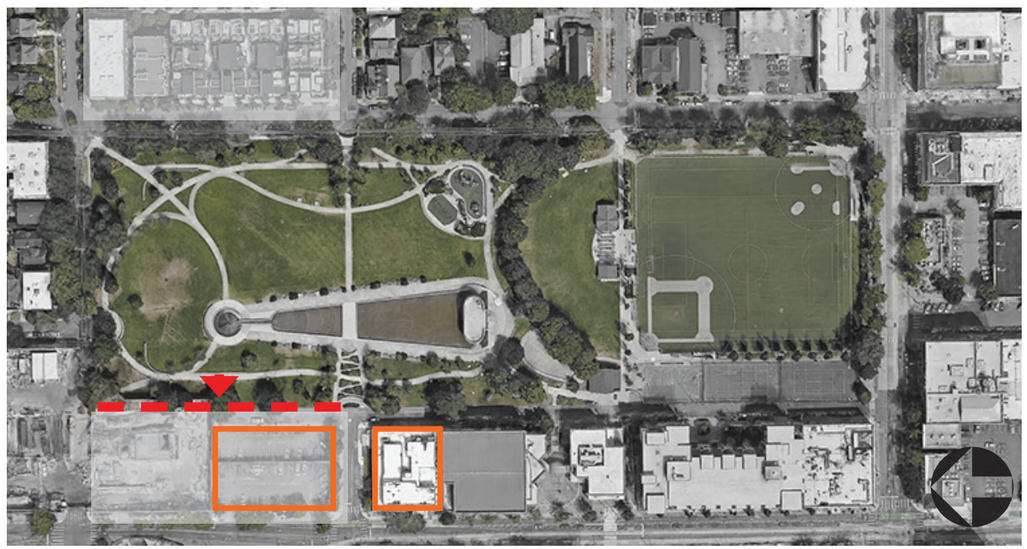
LEGEND

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

CONTEXT AND USES AT GROUND LEVEL AROUND PARK

STREET ELEVATION 2

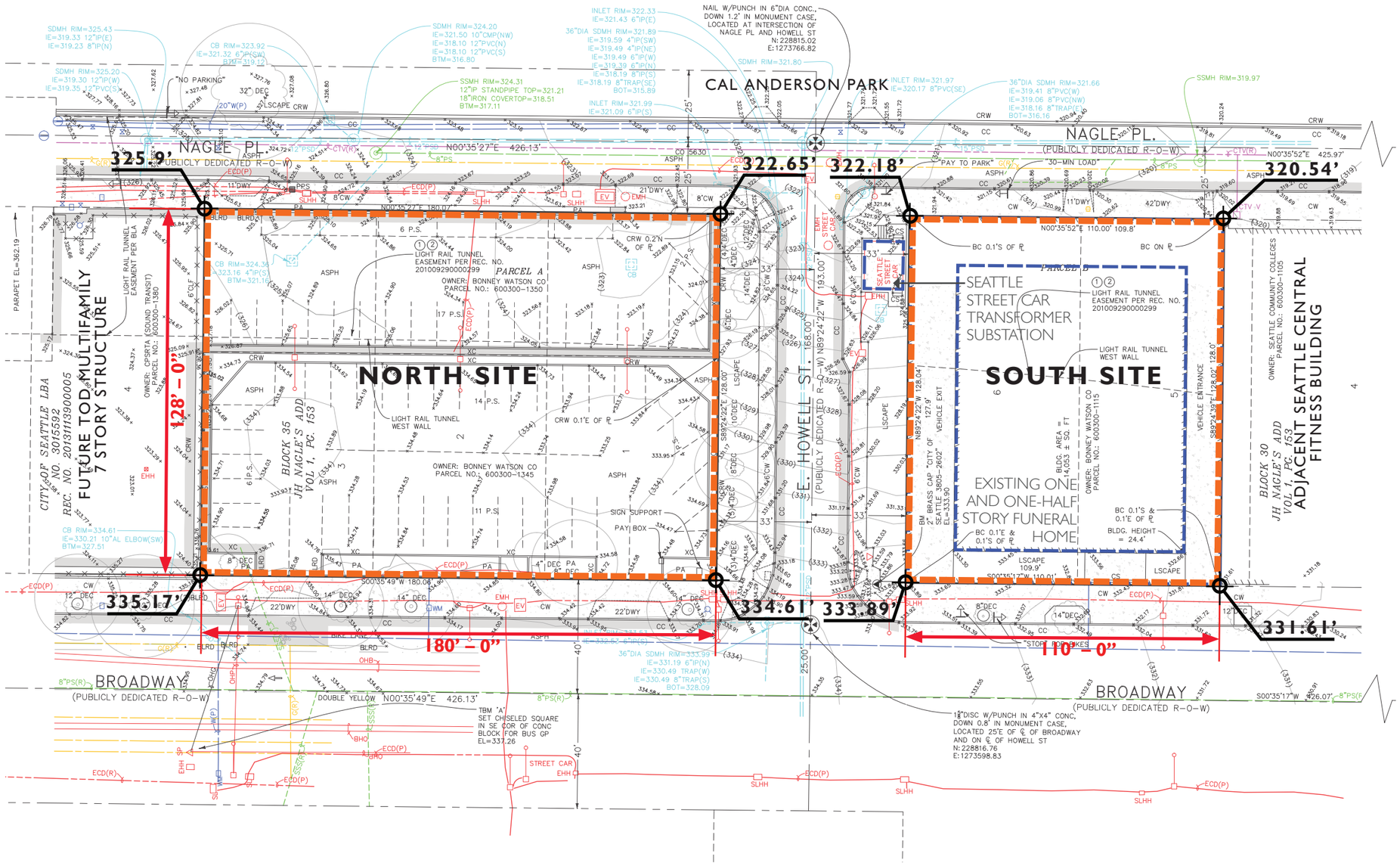
SITE PLAN



LEGEND

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

SURVEY



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 THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 153, IN KING COUNTY, WASHINGTON.

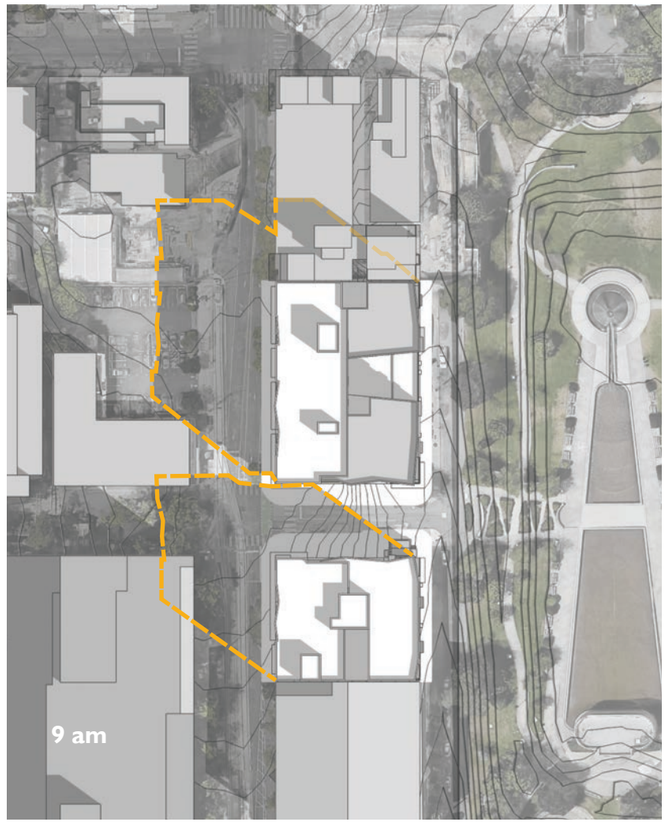
EXCEPT THAT PORTION CONDEMNED BY CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY AS SHOWN BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20100929000299.

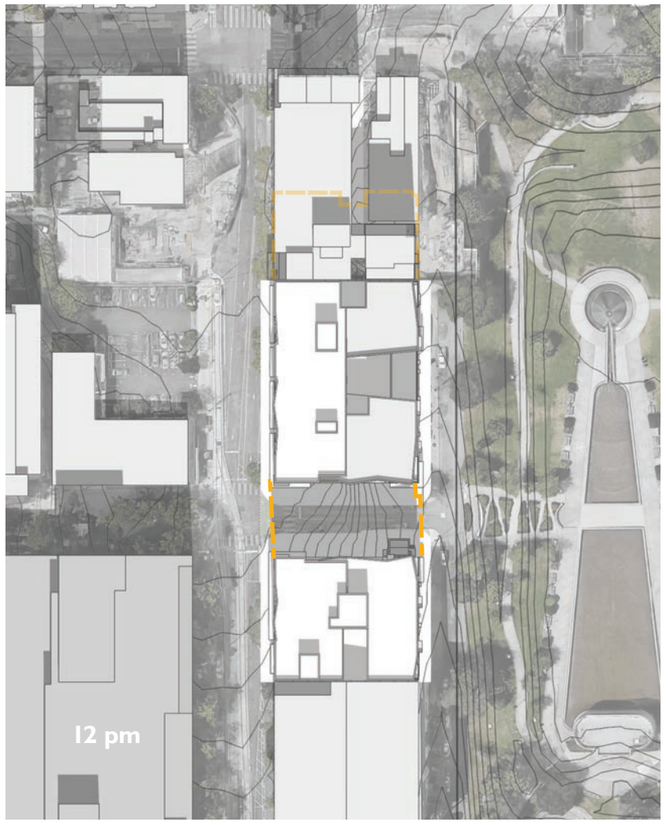
PARCEL B:

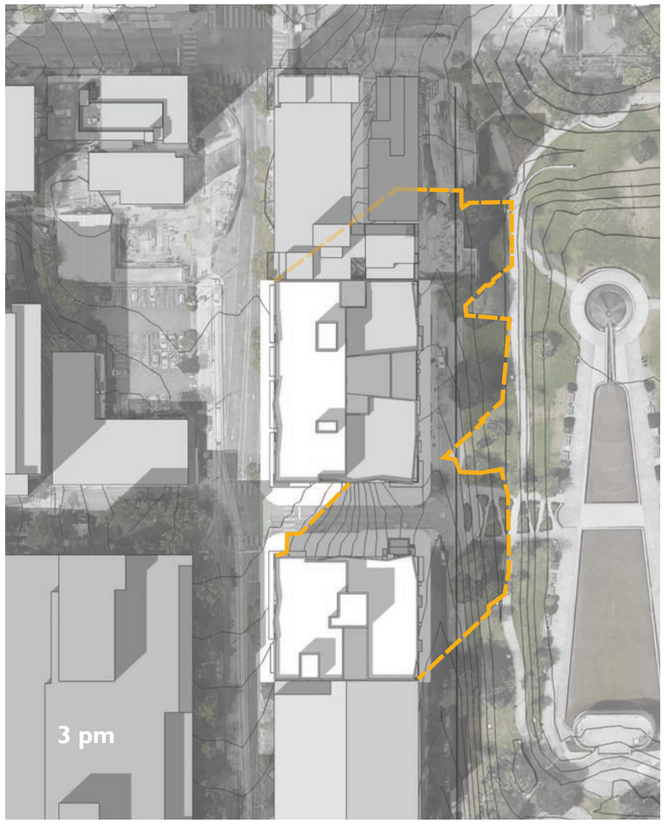
LOT 6 AND THE NORTH 50 FEET OF LOT 5, BLOCK 30, ADDITION TO THE CITY OF SEATTLE, AS LAID OFF BY D. T. DENNY, GUARDIAN OF THE ESTATE OF J. H. NAGLE, (COMMONLY KNOWN AS NAGLE'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 153, IN KING COUNTY, WASHINGTON.

SUN SHADOW STUDIES

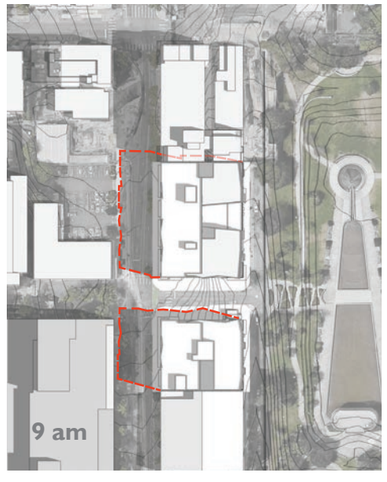
FALL/SPRING EQUINOX

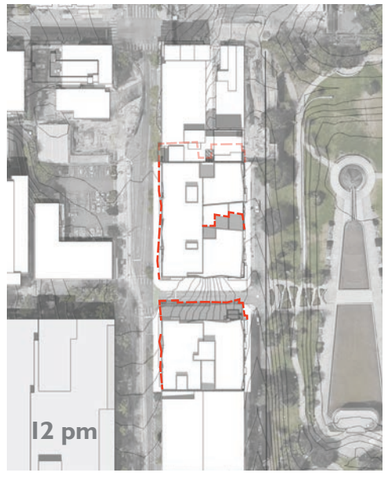


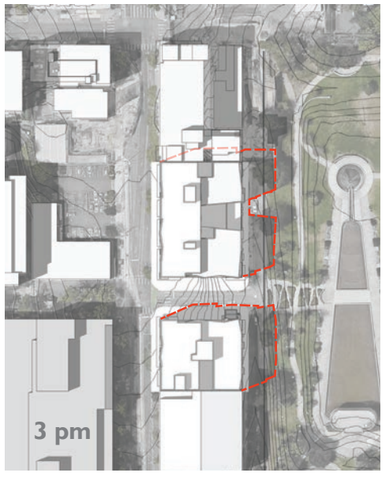




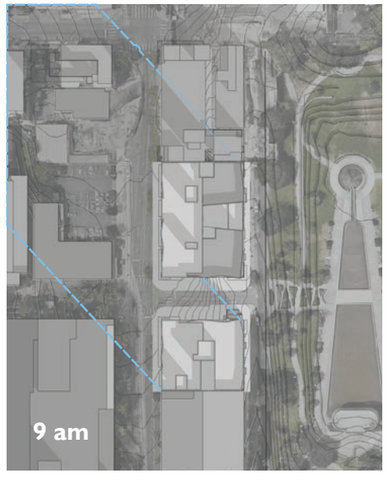
SUMMER SOLSTICE

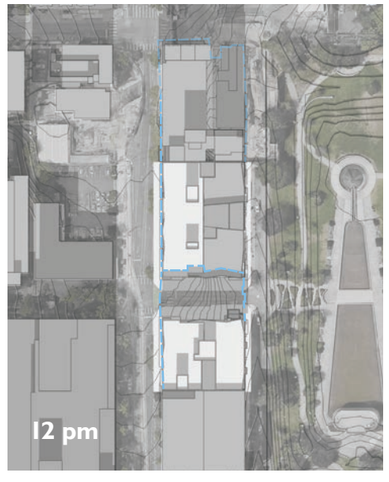


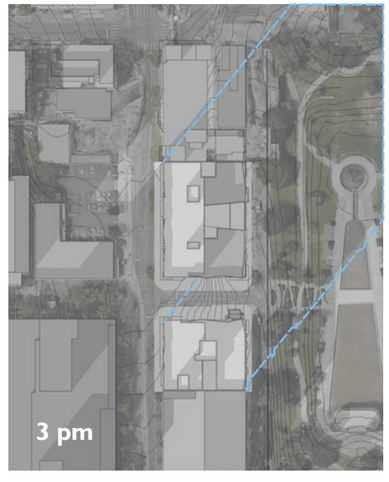




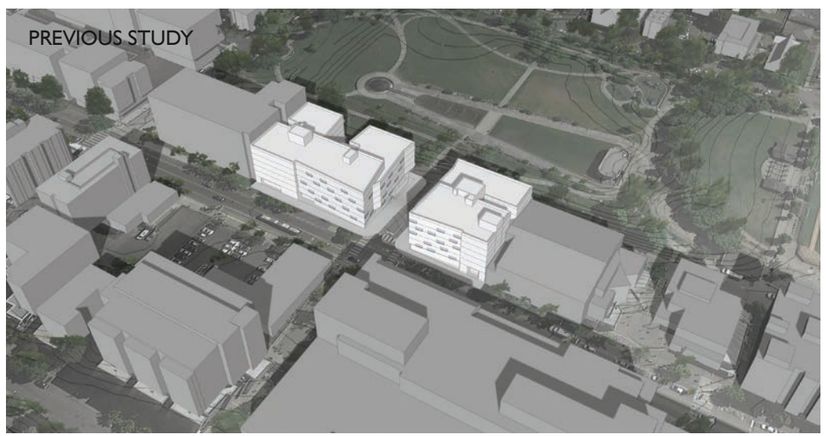
WINTER SOLSTICE







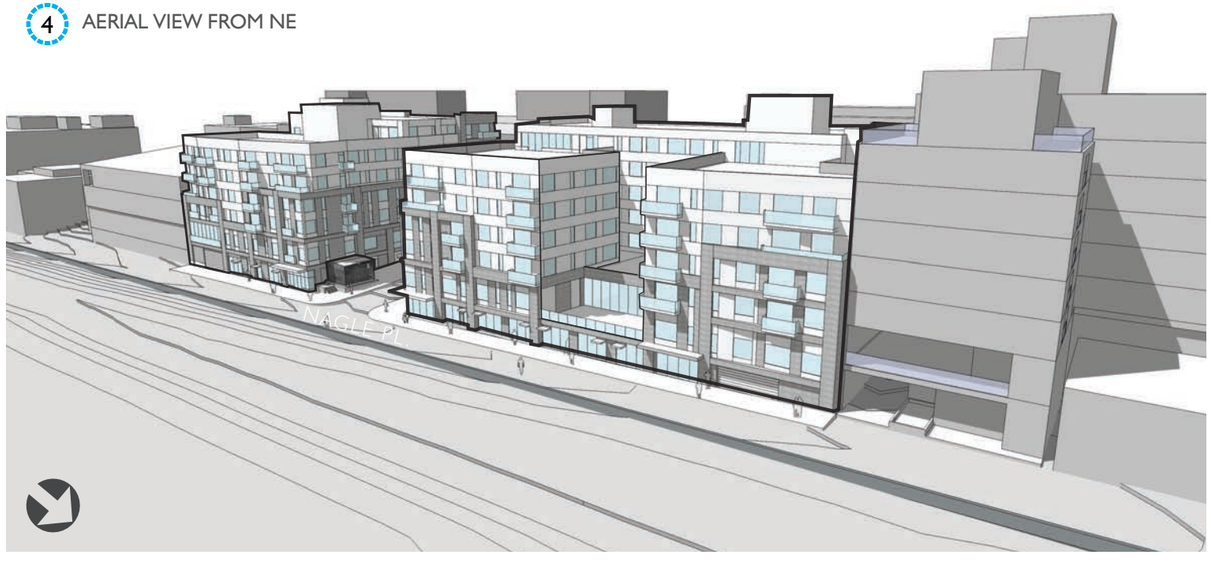
PREVIOUS DESIGN PROPOSED AT EDG 02



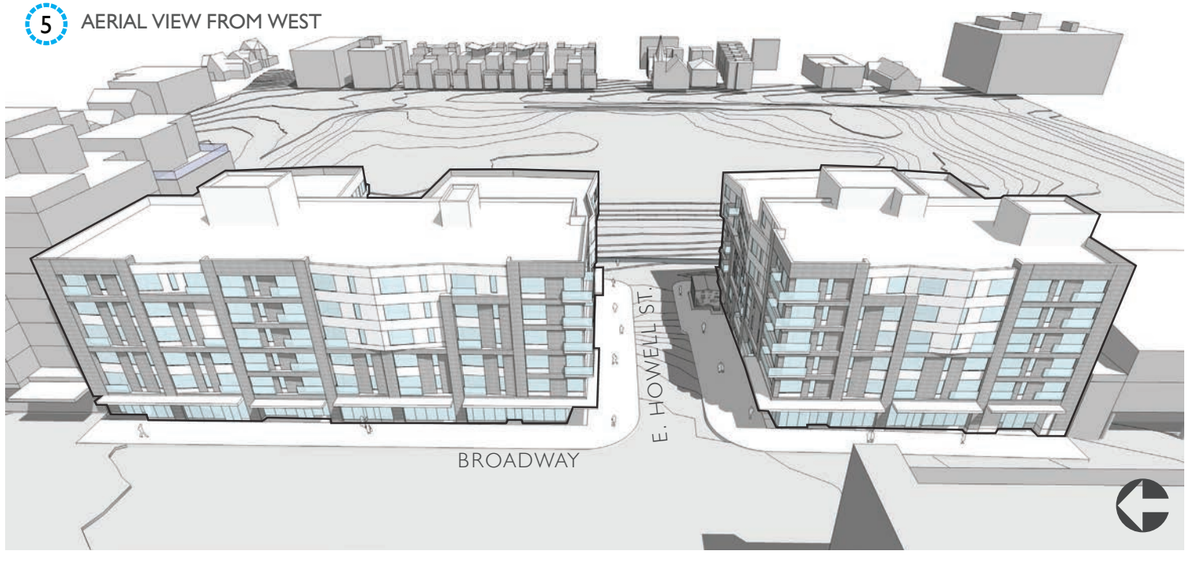
SITE PLAN

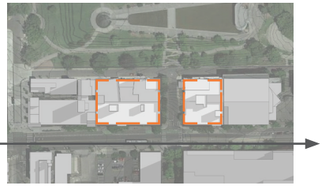
3 AERIAL VIEW FROM SE

4 AERIAL VIEW FROM NE



5 AERIAL VIEW FROM WEST





VIEW FROM NORTH-WEST FROM BROADWAY

WALK

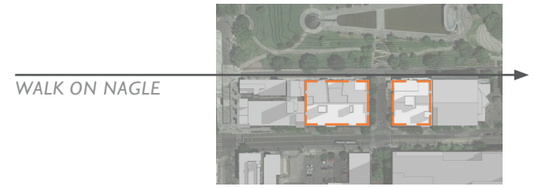
VIEW FROM NORTH-WEST CORNER OF BROADWAY AND HOWELL

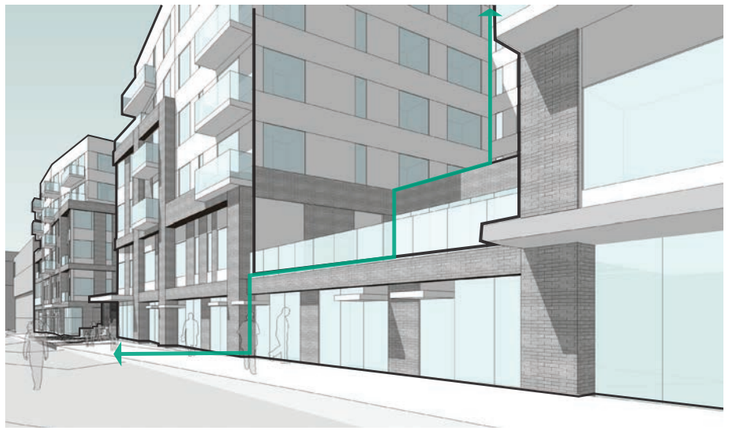
VIEW FROM WEST OF BROADWAY

WALK

VIEW FROM SOUTH-WEST OF BROADWAY

PREVIOUS DESIGN PROPOSED AT EDG 02





VIEW FROM NORTH-EAST FROM NAGLE

WALK

VIEW FROM CAL ANDERSON PARK [EAST OF NAGLE]

VIEW FROM EAST OF HOWELL AND NAGLE CORNER

WALK

VIEW FROM SOUTH-EAST OF NAGLE

MODERA BROADWAY

1732, 1812 + 1818 BROADWAY

MILL CREEK
PEOPLE · PLACES · RELATIONSHIPS

WEBER THOMPSON

EARLY DESIGN GUIDANCE #2

EAST DESIGN REVIEW BOARD MEETING #2

SDCI #3028538 & #3028539 | 01.24.2018

CONTENTS

PROJECT & ZONING INFORMATION

VICINITY INFORMATION

SITE DETAILS

DESIGN DIRECTION

DESIGN PROGRESS

LANDSCAPE DESIGN

ANTICIPATED DEPARTURES

APPENDIX

PROJECT INFORMATION

PROJECT DESCRIPTION & VISION

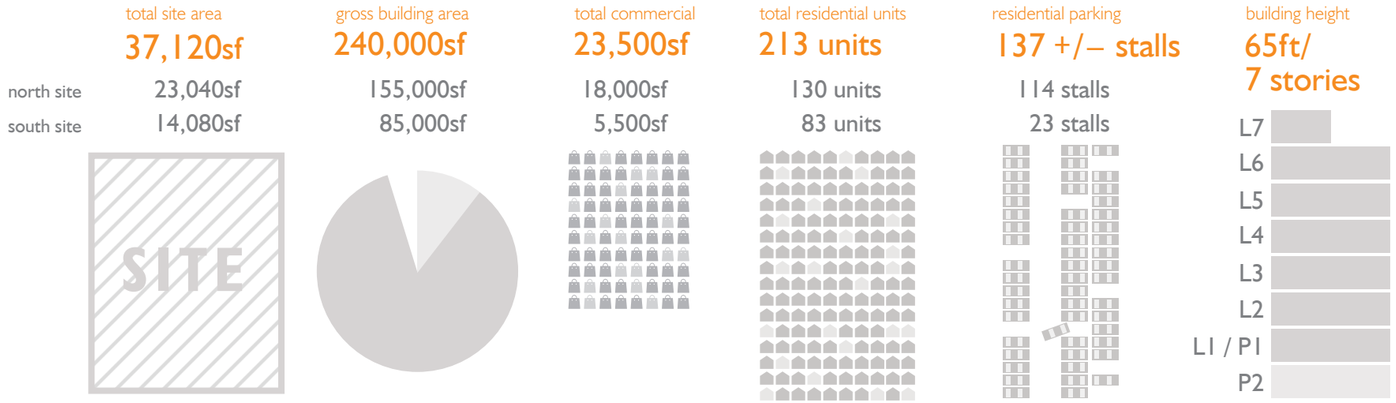
The project is sited on Capitol Hill within the Capitol Hill Urban Center Village as part of both the South Anchor District and Broadway Commercial Corridor.

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
COMMERCIAL	18,000 SF	5,500 SF
RESIDENTIAL	81,500 SF	60,000 SF
AMENITY/LOBBY SPACES	8,000 SF	4,200 SF
EXTERIOR AMENITY	5,200 SF	3,000 SF

NEIGHBORHOOD

CAPITOL HILL BROADWAY

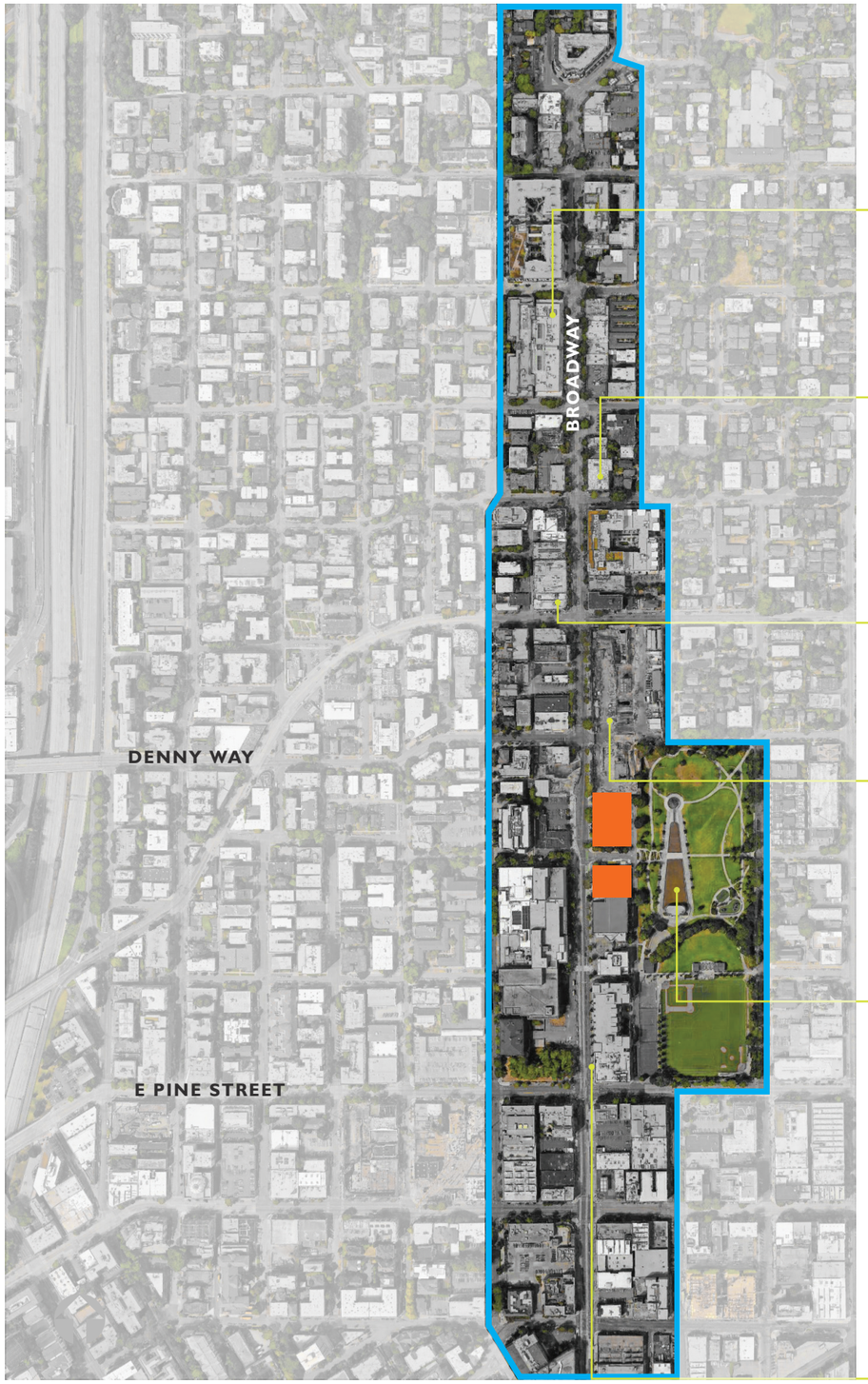
Capitol Hill is one of the most sought after Urban Centers in Seattle to live and continues to expand with the newly developed Link light rail station. Broadway carries its own specific character with a heavy mix of commercial and mixed-use residential properties bringing a highly active day and night 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.

CAPITOL 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 the park, which was planned in reaction to the 1889 Great Seattle Fire. The Olmsted brothers designed the original Lincoln Park on the south parcel which was further developed as a playfield. The park was renamed Cal Anderson Park in 2003 after Washington's first openly gay legislator. The reservoir was eventually redesigned as a 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 1-3 story historic brick structures, iconic places and architecture such as Dick's Drive-In and the Market Building housing QFC, large brutalist style architecture of Seattle Central Academy's campus, and 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	**65FT** 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

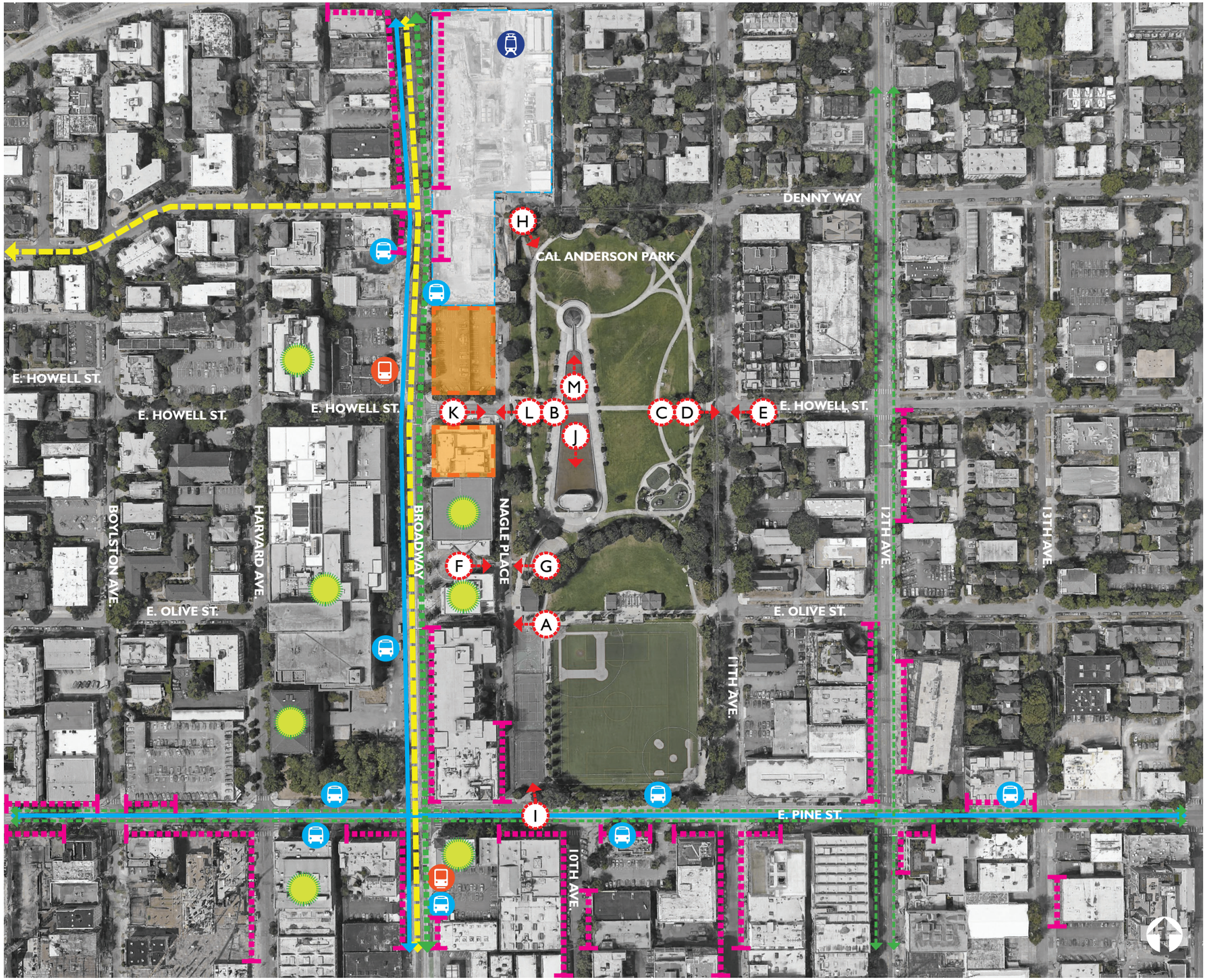
LOCATES: URBAN CENTER BOUNDARY

ID: PRIMARY PEDESTRIAN STREET (BROADWAY)

LEGEND: CURRENT ZONING

- SITE: NCP-3
- NEIGHBORHOOD/COMMERCIAL 3-40 (NC3)
- MULTIFAMILY MIDRISE (MR)
- MULTIFAMILY LOW-RISE (LR3)
- MAJOR INSTITUTIONS (M1)
- RESIDENTIAL/COMMERCIAL – MIDRISE (RC)
- ADDITIONAL 25 FEET OF HEIGHT PERMITTED 23.47.012 A2

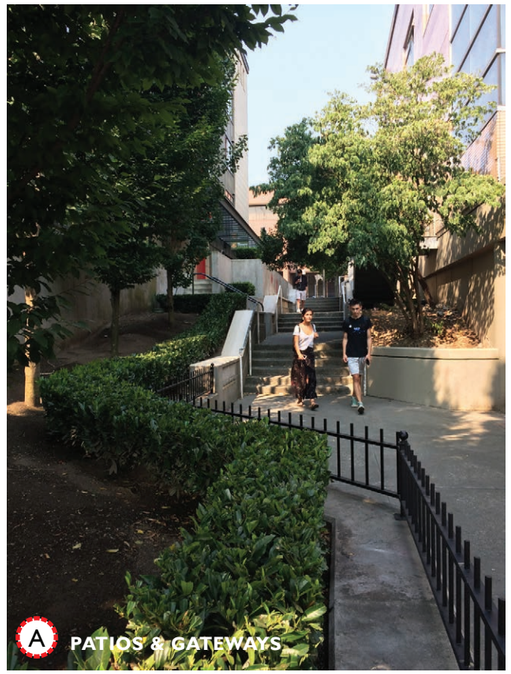
VICINITY MAP



LEGEND

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

CAL ANDERSON PARK : AXIS, ANGLES, VISTAS & WHIMSY

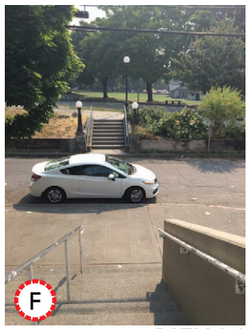

A PATIOS & GATEWAYS


B PATIOS & GATEWAYS


C


D AXIS


E


F


G


H

I

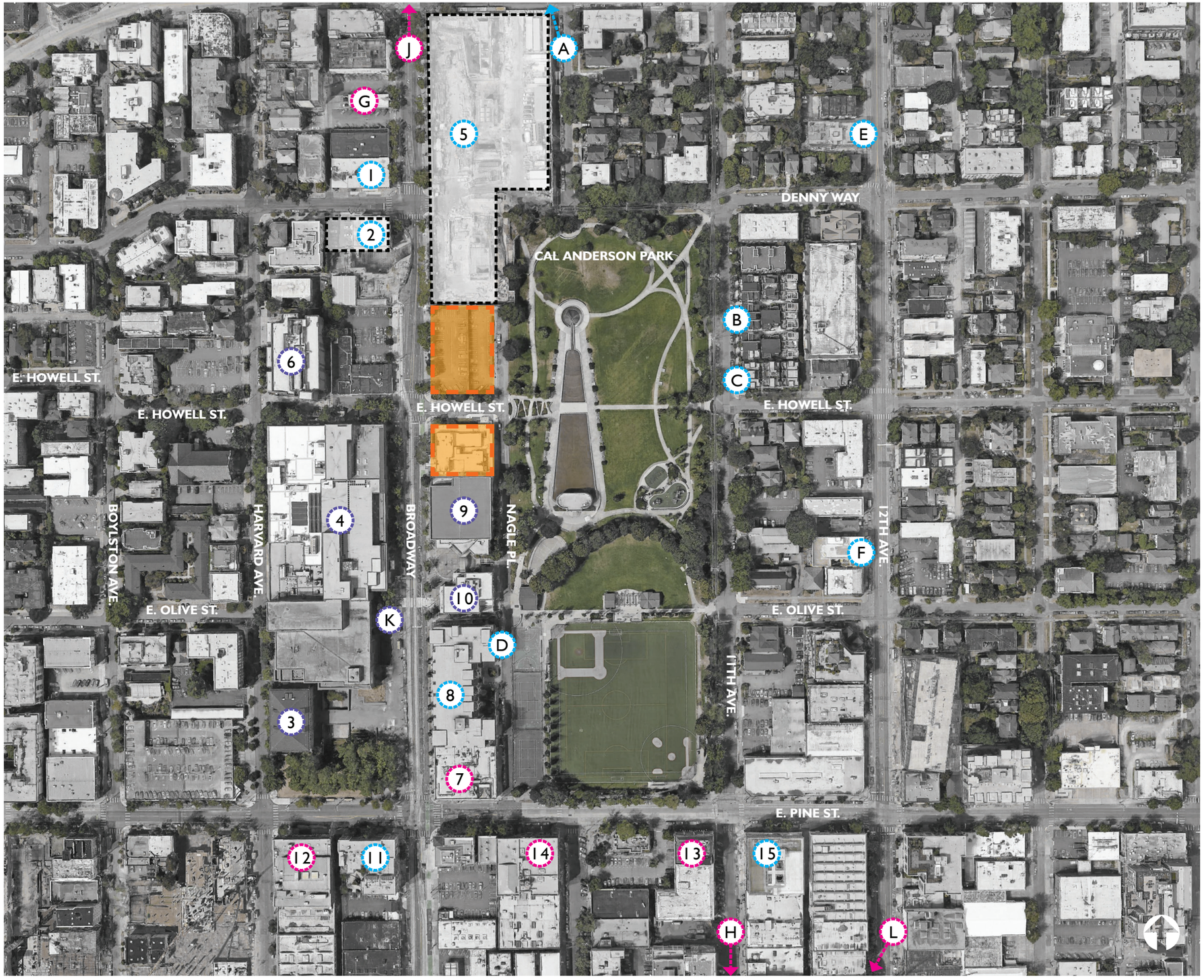

J NATURE WITHIN STRUCTURE


K FOCAL POINTS

L FOCAL POINTS


M

EXISTING BUILDINGS IN IMMEDIATE CONTEXT

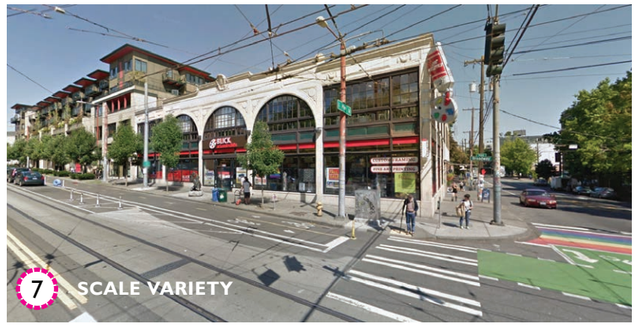


LEGEND

- SITE
- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- PLANNED PROJECTS

PROJECT VICINITY BUILDING USE :

BUILDING FACADES ARE PREDOMINANTELY EXPRESSED STRUCTURAL GRIDS



PROJECT VICINITY PEDESTRIAN REALM :

VARIETY OF SETBACKS BASED ON USE, SIDEWALK DETAILS, SIGNAGE AND WEATHER PROTECTION

RESIDENTIAL SCALE A


DEFENSIBLE SPACE B


GRADE RELATED RESIDENTIAL D


LIVE-WORK SETBACKS F

G GATHERING SPACES


H BLUR BOUNDARIES


ART & DETAILS

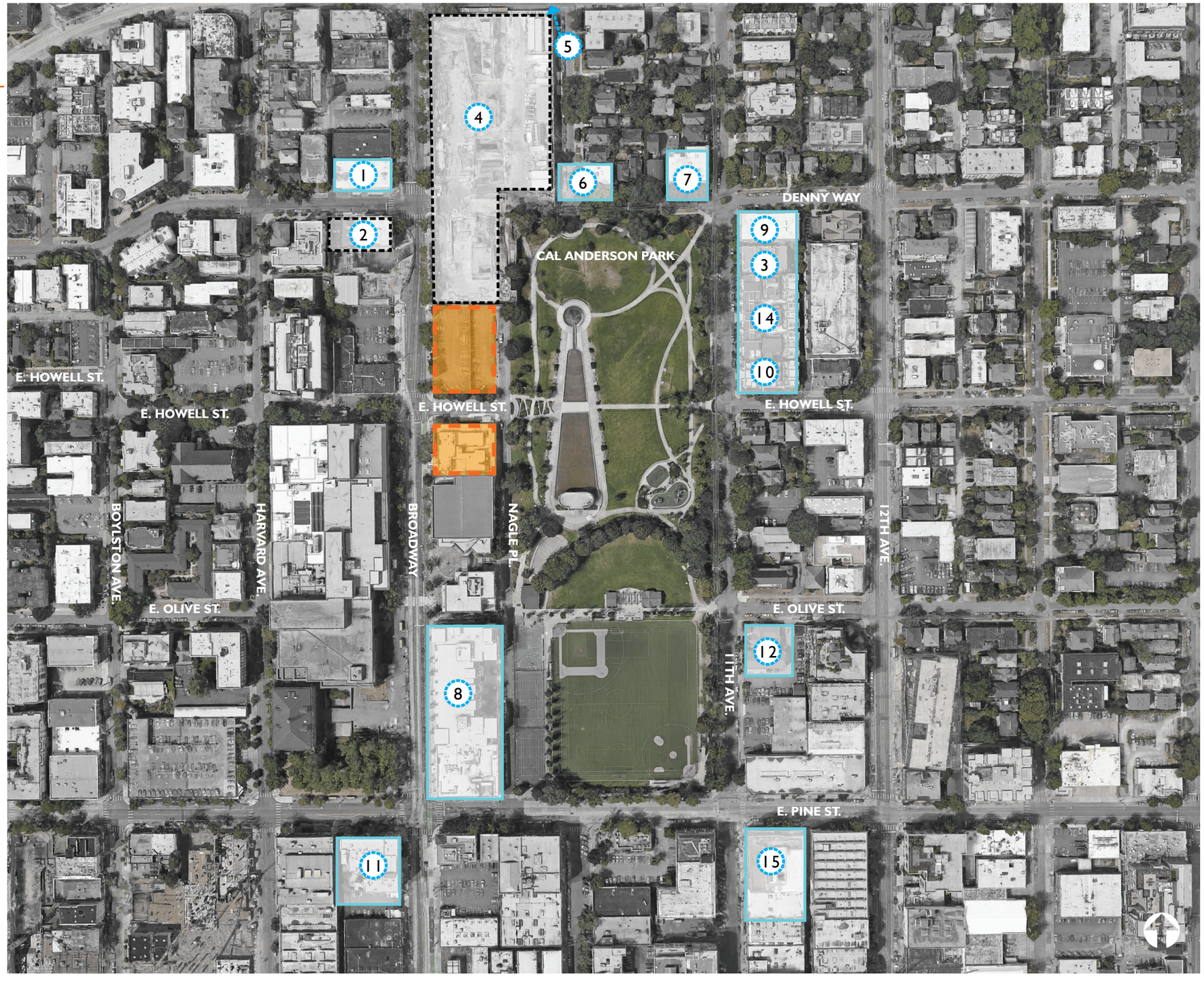
L INTERACTIVE COMMERCIAL SPACES

J URBAN EDGE


COMMUNITY EVENTS K


NEIGHBORHOOD CHARACTER

MULTI-FAMILY RESIDENTIAL BUILDINGS IN IMMEDIATE CONTEXT



LEGEND

- SITE
- MULTI-FAMILY RESIDENTIAL
- PLANNED PROJECTS
- EXISTING

PROJECT VICINITY MULTI-FAMILY RESIDENTIAL BUILDINGS


1 CHICAGO STYLE ARCHITECTURAL INFLUENCES


2 CHICAGO STYLE ARCHITECTURAL INFLUENCES


3


4

5


6


7


8


9


10


11


12 *HUGO HOUSE: DESIGN RECOMMENDATION MEETING IMAGE*


14


15

BROADWAY CHARACTER :

HOLD STREET EDGE, CREATE RETAIL CONNECTIONS WITH FENESTRATION, ADDRESS CORNERS, WEATHER PROTECTION

ACCENT CORNERS


TRIPARTITE FACADE

UNIQUE CORNER

OVERHEAD PROTECTION

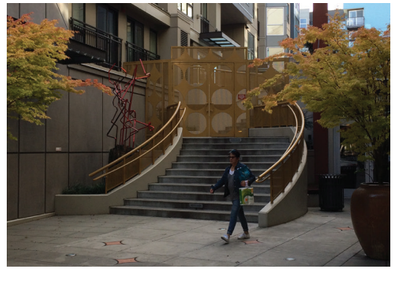

RETAIL SIDEWALK SPACES


PAVEMENT TREATMENT

RECESSED ENTRIES

WIDENED SIDEWALKS


PRIORITIZING PEDESTRIANS

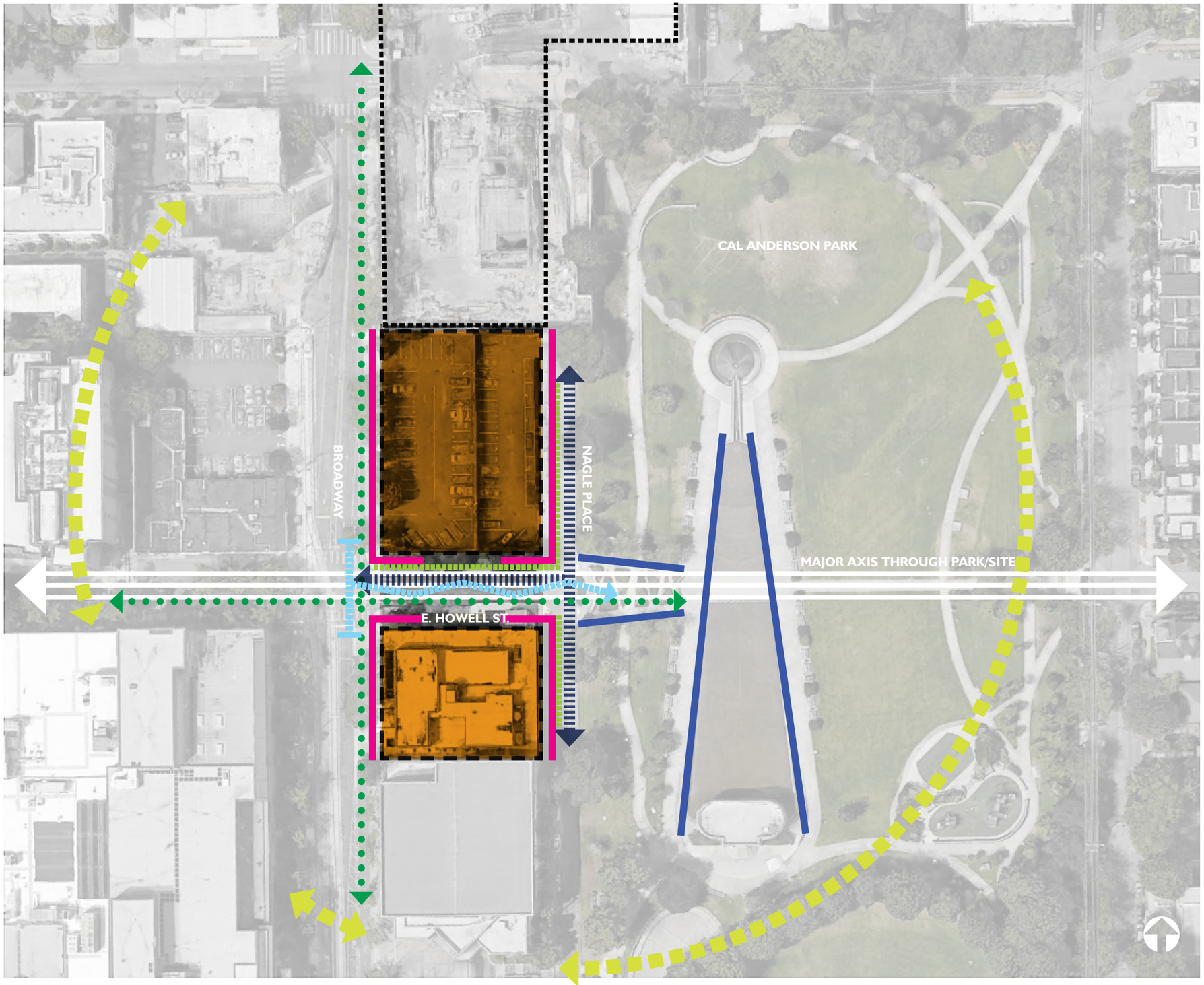



EXPRESSED STRUCTURAL GRID

SITE ANALYSIS

CONTEXT ANALYSIS

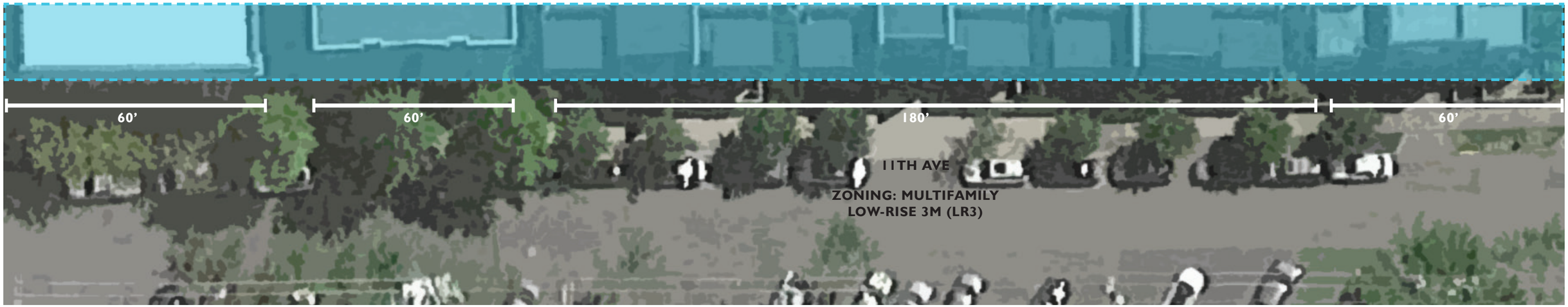
The site fronts on three streets of very different characters. Broadway, with its vibrant pedestrian activity, animated commercial storefronts, large scale institutional buildings, multimodal transportation, and people watching opportunities, conveys an energy and sense of constant motion. In stark contrast the discontinuous Nagle Street frontage conveys a pastoral calm and order reinforced by the formal axis of the Olmsted 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 acts 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
- PARK GEOMETRY

CONTEXT AND USES AT GROUND LEVEL AROUND PARK



STREET ELEVATION 1

SITE PLAN

LEGEND

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

CONTEXT AND USES AT GROUND LEVEL AROUND PARK

STREET ELEVATION 2

SITE PLAN

LEGEND

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

CONTEXT AND USES AT GROUND LEVEL AROUND PARK

STREET ELEVATION 3

SITE PLAN

LEGEND

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

CONTEXT AND USES AT GROUND LEVEL AROUND PARK

STREET ELEVATION 4

SITE PLAN

LEGEND

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

CONTEXT AND USES AT GROUND LEVEL AROUND PARK

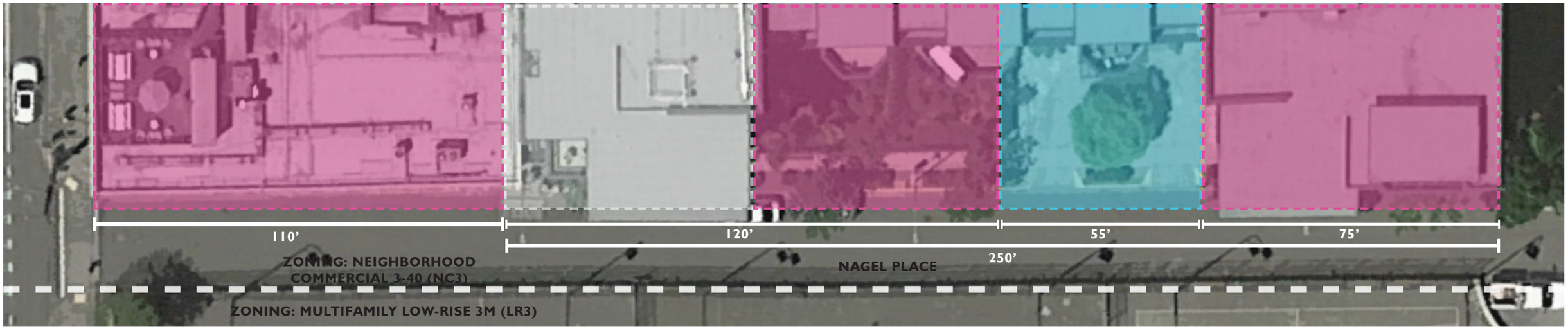
STREET ELEVATION 5

SITE PLAN

LEGEND

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

CONTEXT AND USES AT GROUND LEVEL AROUND PARK



STREET ELEVATION 6

SITE PLAN

LEGEND

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

CONTEXT AND USES AT GROUND LEVEL AROUND PARK

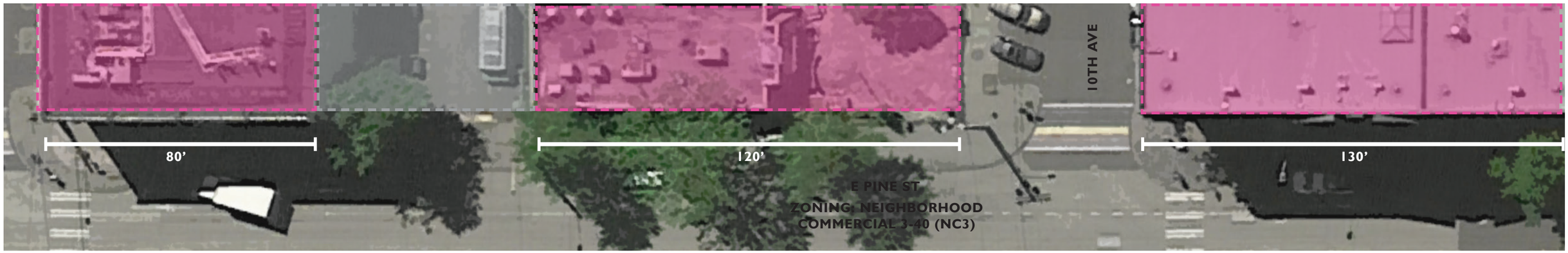
STREET ELEVATION 7

SITE PLAN

LEGEND

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

CONTEXT AND USES AT GROUND LEVEL AROUND PARK



STREET ELEVATION 8

SITE PLAN

LEGEND

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

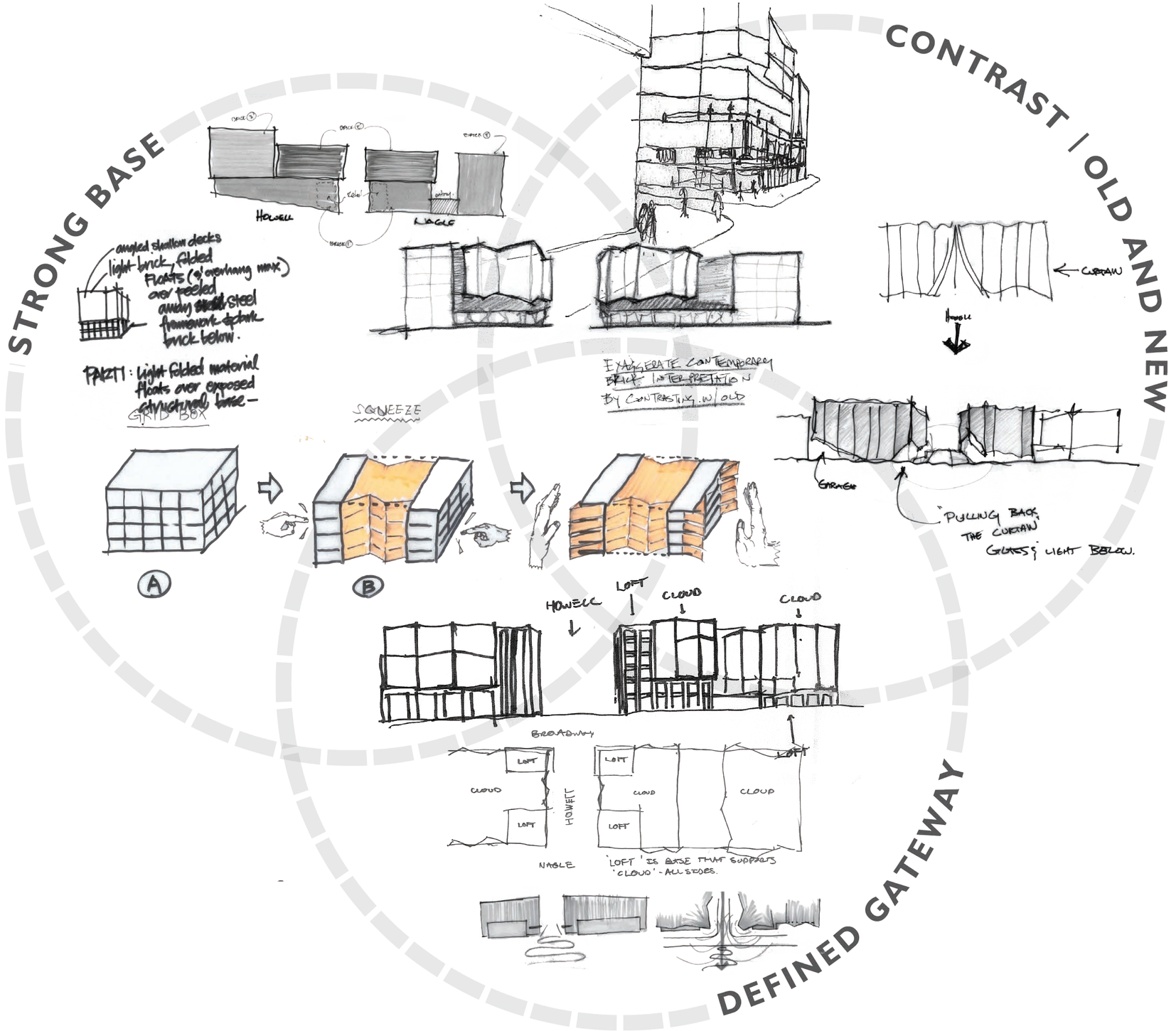
DESIGN DIRECTION

DESIGN EVOLUTION

CONCEPT STUDY

A design charrette unveiled three major themes from which the organizing prinicpals of the design evolved: STRONG BASE, CONTRAST OLD AND NEW, and DEFINED GATEWAY.

With direction from the board and with these guiding principals the design parti developed to incorporate a strong brick bay base in which the original design concept of undulating facades could form, while still carrying roots in the context of Broadway and the project surroundings. A strong desire to incorporate the free-form elements inspired by the form and vitality of the park as well as from the street life of Broadway laid the ground work for the evolved design solution.

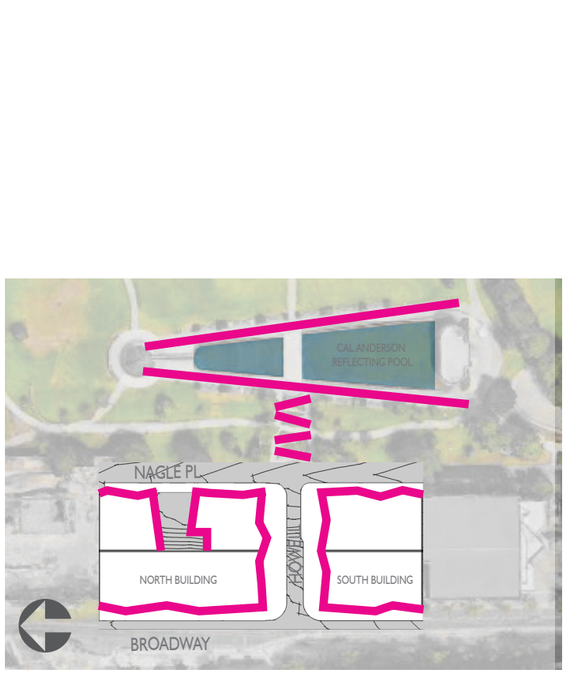


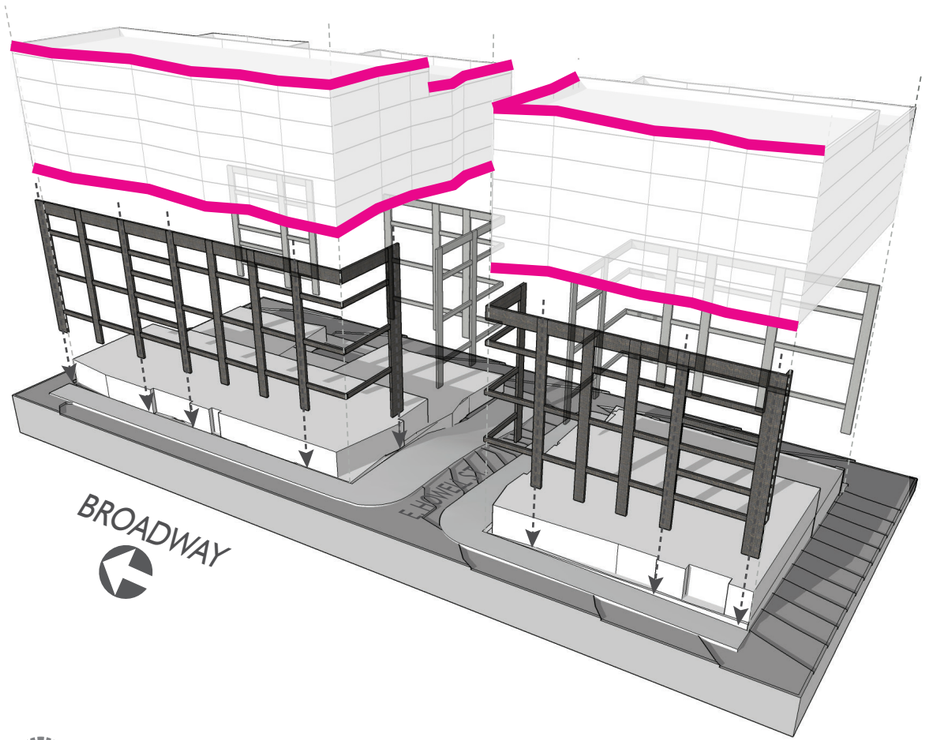
DESIGN EVOLUTION

There is a natural opposition between the happenings of Broadway and Cal Anderson park. The contrast of the daytime play activities of the park and the evening/nighttime activities of Broadway are both playful in their own right. The project captures the playfulness of both realms while providing a contextual relationship to the neighborhood through material and form.

The structures of the north and south buildings are sculpted using the angled geometries seen in Cal Anderson park. The design overlays a frame, anchoring the project in the existing context of the neighborhood. The building facade along Broadway maintains the urban edge condition while capturing the undulating organic lines inspired by the park between the frames of the underlying structure. The undulating form reveals itself above the frame towards the park side along Nagle, giving prominence to the influence of the angled geometries of the park.

GRID AND FRAME GESTURE FROM BUILDINGS SURROUNDING PROJECT SITE



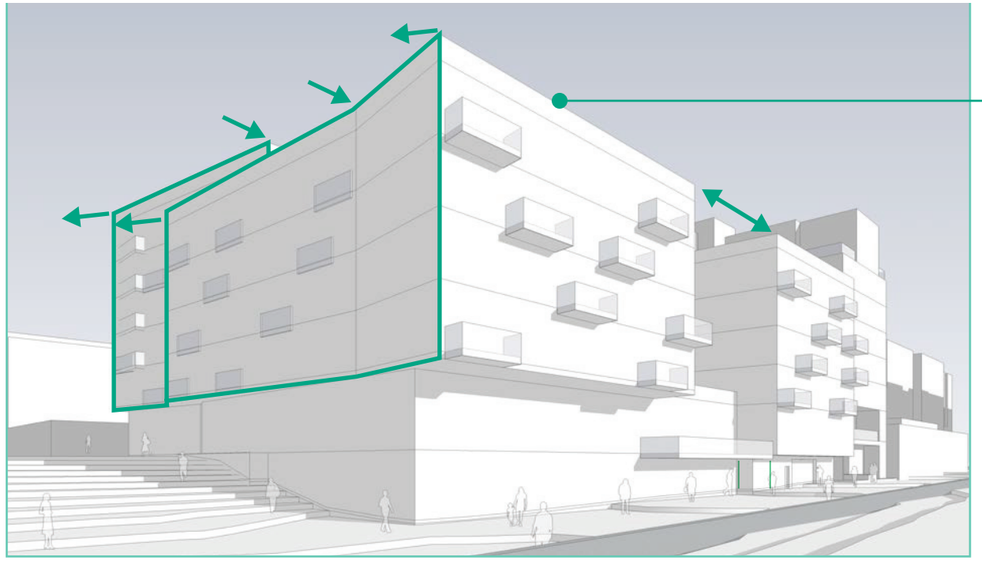


1 UNDULATING FORM

2 CONTEXTUAL GRID MEETS UNDULATING FORM

3 PREFERRED MASSING

BOARD DIRECTION AND RESPONSE **DESIGN CONCEPT**

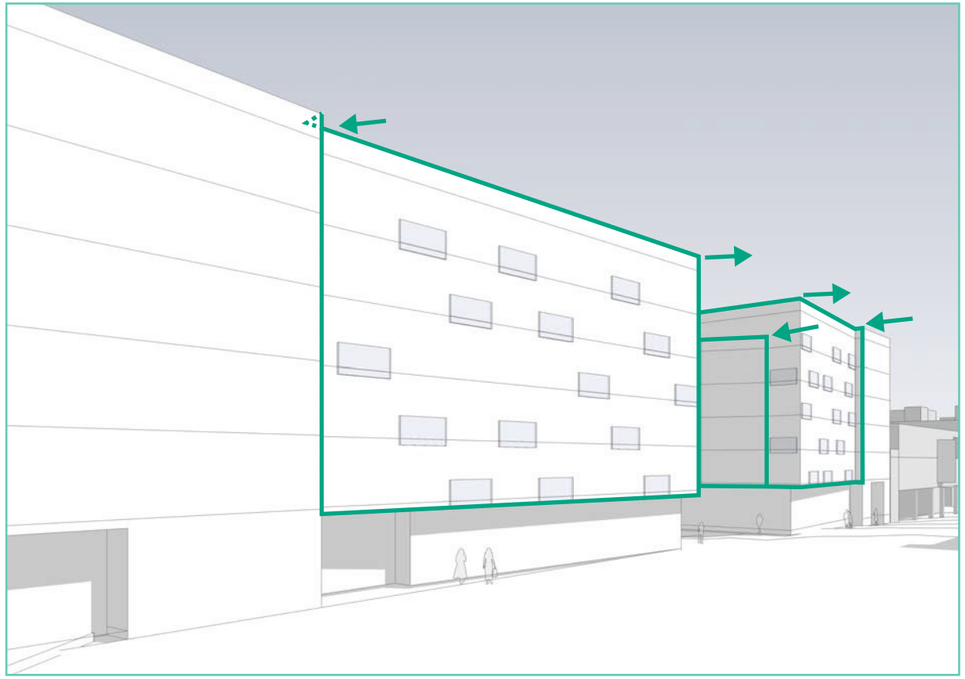


BEFORE: SOUTH-EAST CORNER OF NORTH BUILDING

EDG BOARD RECOMMANDTION:
ANGULAR DESIGN CONCEPT TO WRAP ALL OF THE STREET ELEVATIONS (CS2-B, CS3-A, DC2-B, DC2-E)

RESPONSE: ANGULAR WALLS UNDULATE WITHIN A CAREFULLY CONTROLLED BRICK GRID AND BREAK OUT ABOVE THE BASE BAY STRUCTURE AT THE CORNERS OF NAGEL AND BETWEEN BRICK TOWERS ALONG BROADWAY. THIS TREATMENT IS CONSISTENT AROUND ALL OF THE STREET ELEVATIONS.

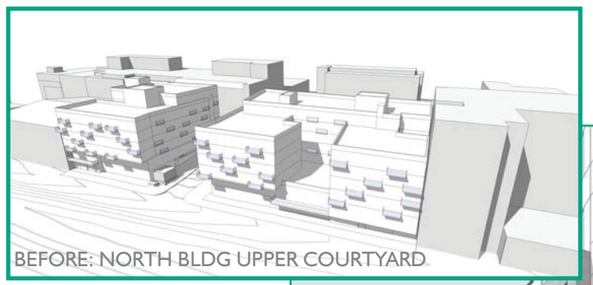
PROPOSED: SOUTH-EAST CORNER OF NORTH BUILDING



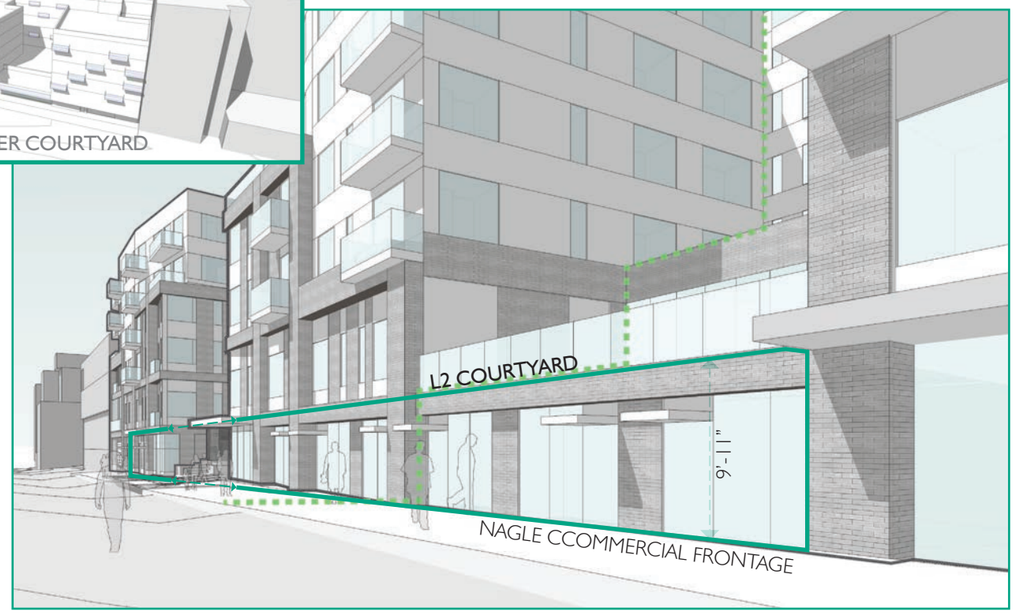
BEFORE: NORTH-WEST CORNER FROM BROADWAY

PROPOSED: NORTH-WEST CORNER FROM BROADWAY

BOARD DIRECTION AND RESPONSE **DESIGN CONCEPT**



BEFORE: NORTH BLDG UPPER COURTYARD

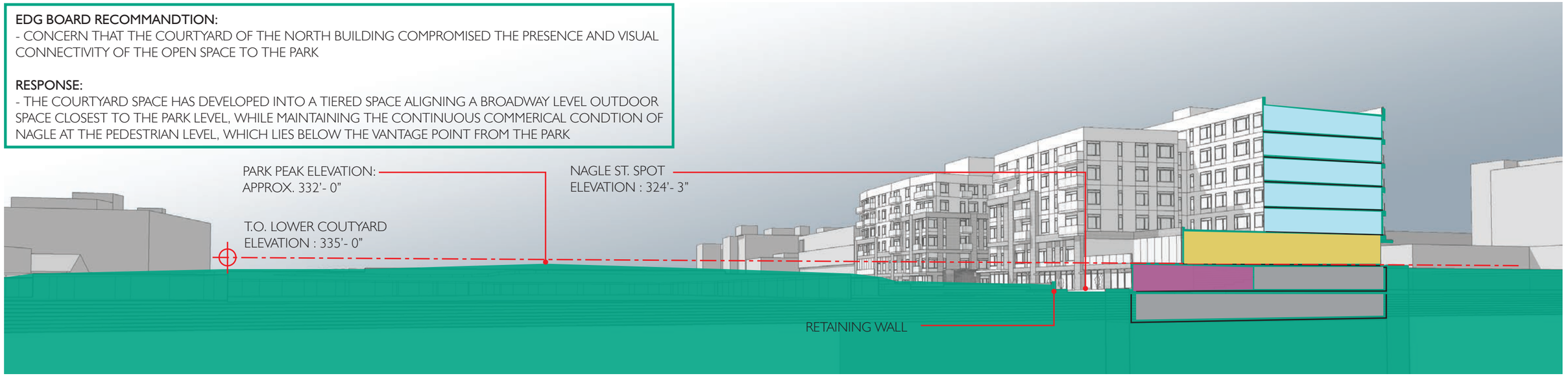


PROPOSED: NORTH BLDG PEDESTRIAN FRONTAGE ALONG NAGLE

PROPOSED: SOUTH-EAST CORNER OF NORTH BUILDING

EDG BOARD RECOMMANDTION:
- CONCERN THAT THE COURTYARD OF THE NORTH BUILDING COMPROMISED THE PRESENCE AND VISUAL CONNECTIVITY OF THE OPEN SPACE TO THE PARK

RESPONSE:
- THE COURTYARD SPACE HAS DEVELOPED INTO A TIERED SPACE ALIGNING A BROADWAY LEVEL OUTDOOR SPACE CLOSEST TO THE PARK LEVEL, WHILE MAINTAINING THE CONTINUOUS COMMERICAL CONDTION OF NAGLE AT THE PEDESTRIAN LEVEL, WHICH LIES BELOW THE VANTAGE POINT FROM THE PARK

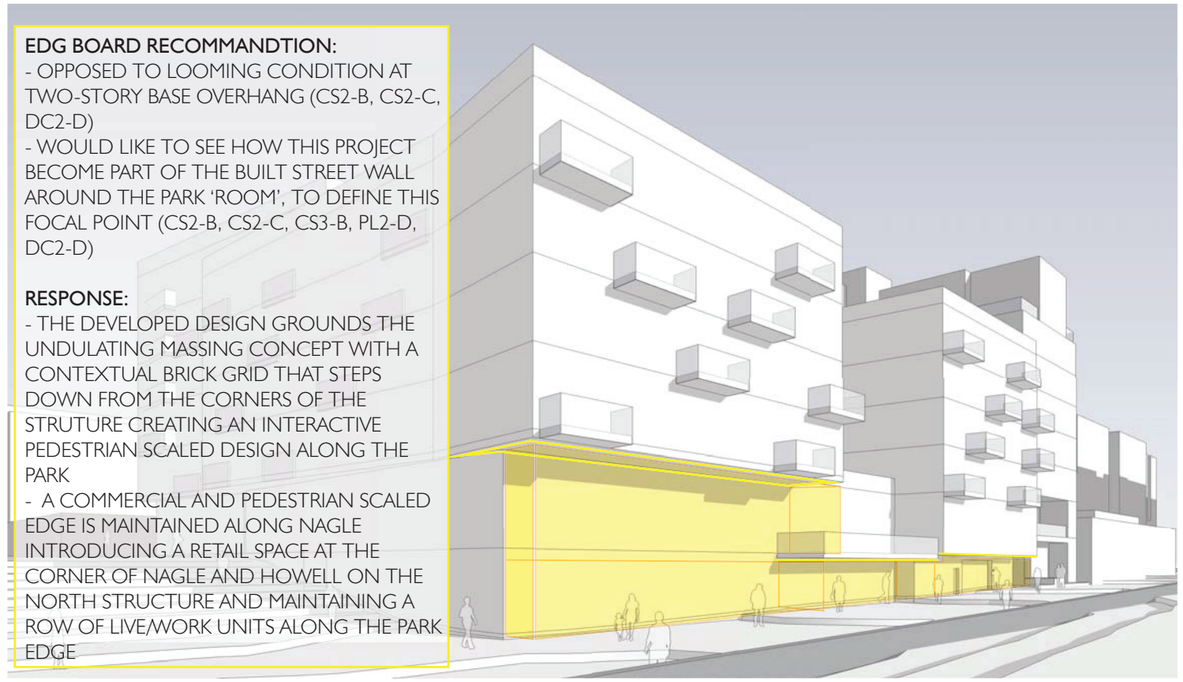


SITE SECTION THRU PARK AND COURTYARD AT NORTH BUILDING

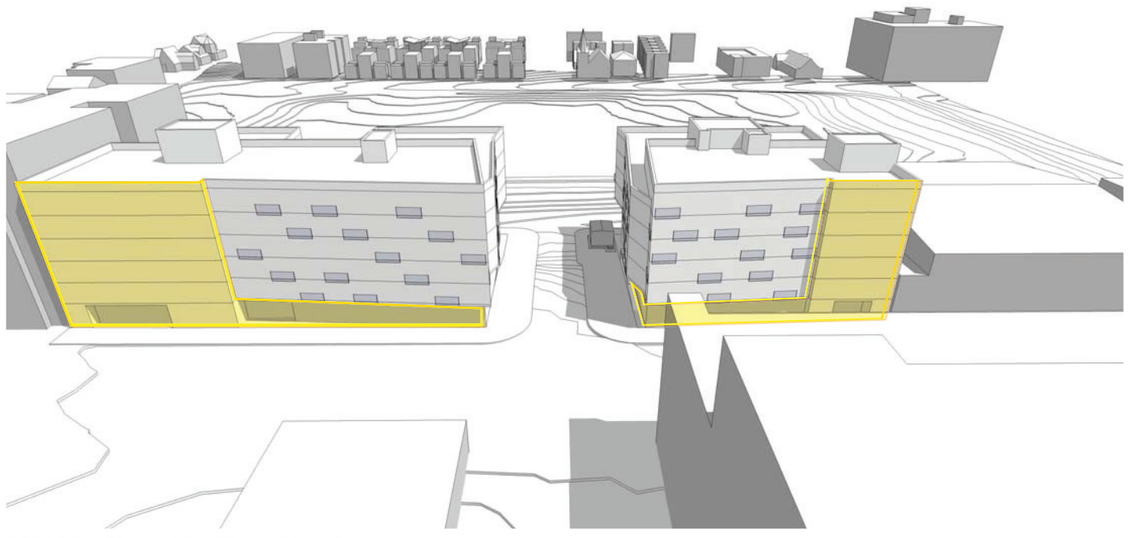
BOARD DIRECTION AND RESPONSE **MASSING**

EDG BOARD RECOMMANDTION:
- OPPOSED TO LOOMING CONDITION AT TWO-STORY BASE OVERHANG (CS2-B, CS2-C, DC2-D)
- WOULD LIKE TO SEE HOW THIS PROJECT BECOME PART OF THE BUILT STREET WALL AROUND THE PARK 'ROOM', TO DEFINE THIS FOCAL POINT (CS2-B, CS2-C, CS3-B, PL2-D, DC2-D)

RESPONSE:
- THE DEVELOPED DESIGN GROUNDS THE UNDULATING MASSING CONCEPT WITH A CONTEXTUAL BRICK GRID THAT STEPS DOWN FROM THE CORNERS OF THE STRUTURE CREATING AN INTERACTIVE PEDESTRIAN SCALED DESIGN ALONG THE PARK
- A COMMERCIAL AND PEDESTRIAN SCALED EDGE IS MAINTAINED ALONG NAGLE INTRODUCING A RETAIL SPACE AT THE CORNER OF NAGLE AND HOWELL ON THE NORTH STRUCTURE AND MAINTAINING A ROW OF LIVE/WORK UNITS ALONG THE PARK EDGE

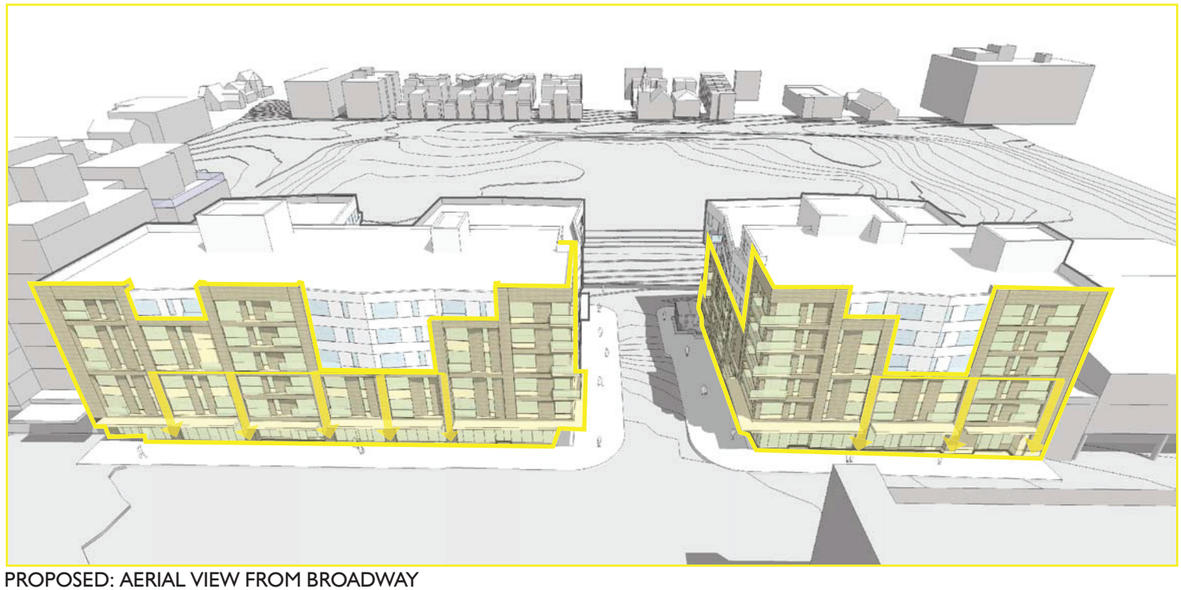


BEFORE: SOUTH-EAST CORNER OF NORTH BUILDING



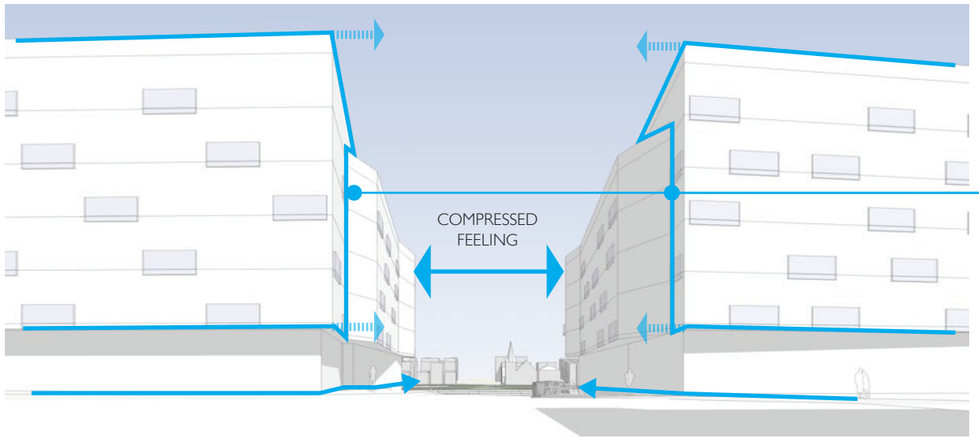
BEFORE: AERIAL VIEW FROM BROADWAY

PROPOSED: SOUTH-EAST CORNER OF NORTH BUILDING



PROPOSED: AERIAL VIEW FROM BROADWAY

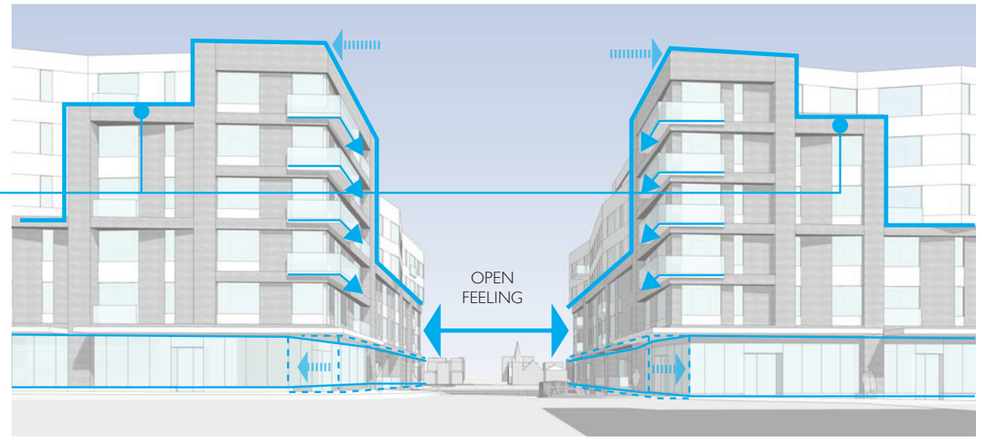
BOARD DIRECTION AND RESPONSE **STREETSCAPE AND EDGES**



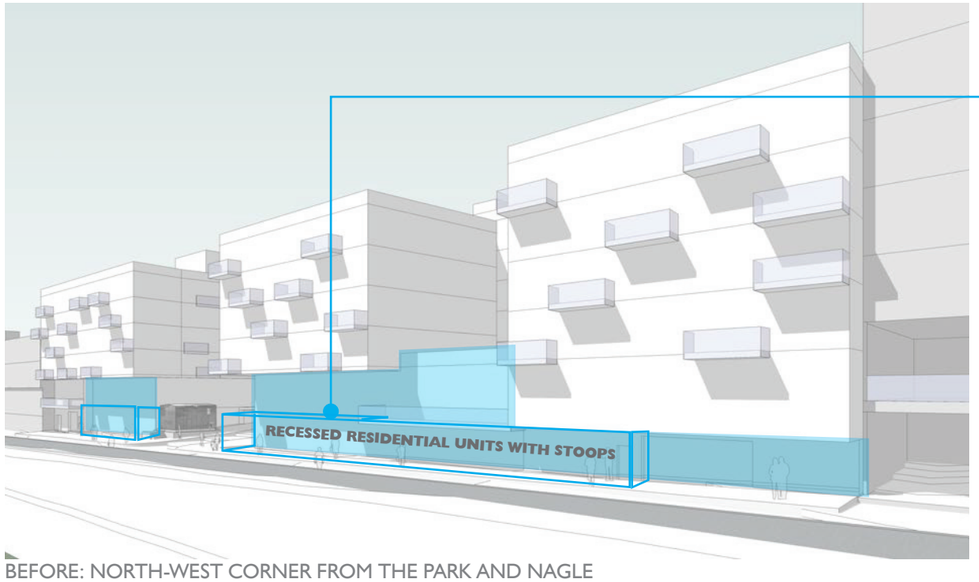
BEFORE: HOWELL AND THE PARK FROM BROADWAY

EDG BOARD RECOMMANDTION:
- USE ANGLES TO FRAME AND HIGHLIGHT THE HOWELL GATEWAY (CS2, DC3, Capitol Hill CS2-1-v)
- CREATE NODE AT HOWELL (CS2-C-1, DC3-B-3, Capitol Hill CS2-1-v)

RESPONSE:
- STEPPING BRICK FACADES CREATES HIERARCHY TO HIGHLIGHT HOWELL STREET AS A GATEWAY
- RECESSED ANGLED CORNER RETAIL SPACES OPEN TO CREATE A NODE ENCOURAGING PEDSTRIAN MOVEMENT TOWARDS THE PARK
- HORIZONTAL BALCONY PROJECTIONS REINFORCE THE CORNER AND PROMOTE DIRECTIONAL MOVEMENT TOWARDS THE PARK.



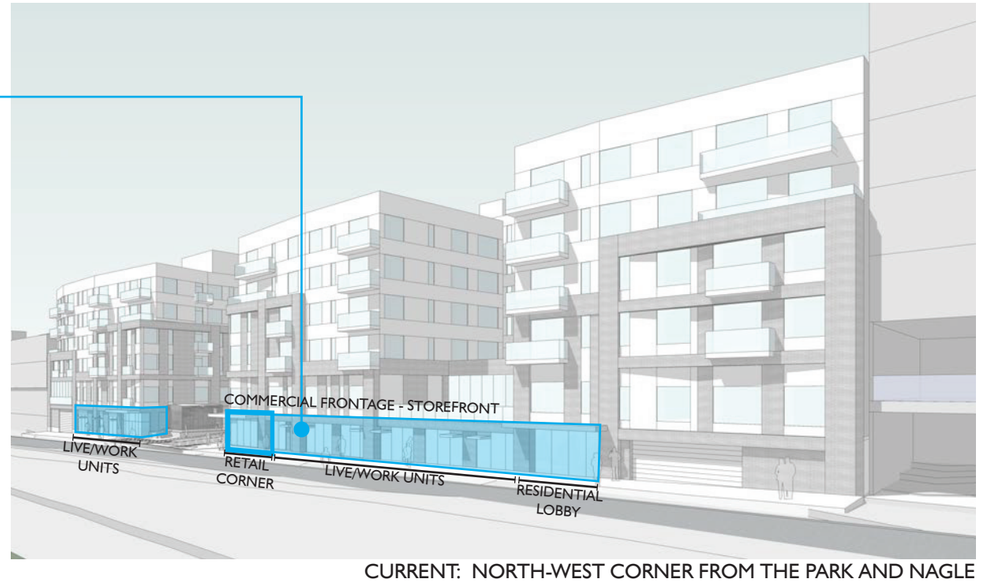
CURRENT: HOWELL AND THE PARK FROM BROADWAY



BEFORE: NORTH-WEST CORNER FROM THE PARK AND NAGLE

EDG BOARD RECOMMANDTION:
- ACTIVATE USES, HIGH TRANSPARENCY, LIGHTING AND CLEAR SIGHT LINES
- ACTIVATE NAGLE BY INCLUDING COMMERCIAL USES (CS2-A, CS2-B, PL1-B, PL2-B, PL3-B, PL3-C)

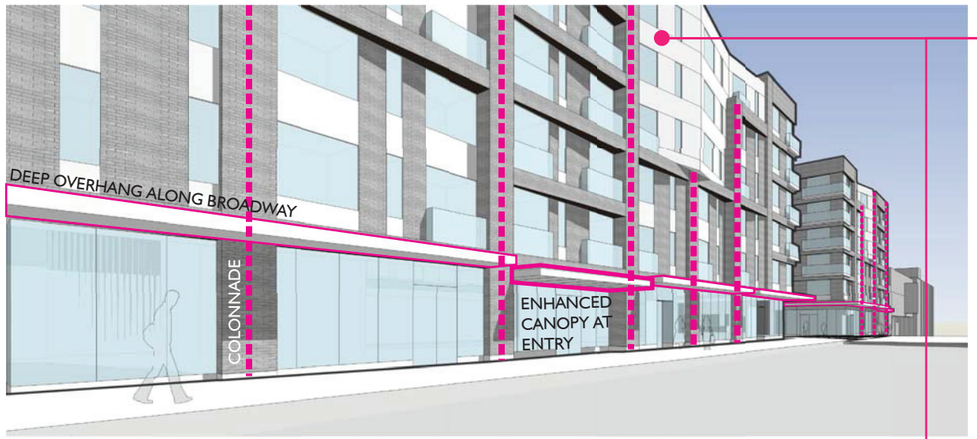
RESPONSE:
- REDUCED SETBACKS AND INTRODUCED MORE TRANSPARENCY ALONG NAGLE TO THE STREET ALONG THE PARK.
- IN LIEU OF RECESSED RESIDENTIAL UNITS, A CORNER RETAIL SPACE, LIVE/WORK UNITS AND A NORTH RESIDENTIAL LOBBY ACTIVATE NAGLE PLACE FRONTAGE ACROSS FROM THE PARK.



CURRENT: NORTH-WEST CORNER FROM THE PARK AND NAGLE

BOARD DIRECTION AND RESPONSE **CHARACTER AND MATERIALS**

EXISTING BONNEY WATSON STRUCTURE



PROPOSED: PEDESTRIAN VIEW DOWN BROADWAY FROM NORTH BLDG

PROPOSED: PEDESTRIAN VIEW DOWN BROADWAY FROM SOUTH BLDG

EDG BOARD RECOMMANDTION:
- DESIRE TO PRESERVE OR GIVE A NOD TO THE EXISITING CHARACTER OF THE EXISTING BONNEY WATSON STRUCTURE

RESPONSE:
- THE INTRODUCTION OF THE BRICK GRID BASE UTILIZES STRONG VERTICALS TO ANCHOR THE BUILDING WHILE PROVIDING THE NOTION OF A COLONNADE FOUND IN THE ORIGINAL BONNEY WATSON STRUCTURE. STRONG HORIZONTAL CANOPIES WITH DIFFERIENTIATED CANOPIES AT THE BUILDING ENTRIES MIMIC THE CONDTION OF BONNEY WATSON STRUCTURE WHILE HOLDING THE URBAN STREET EDGE.

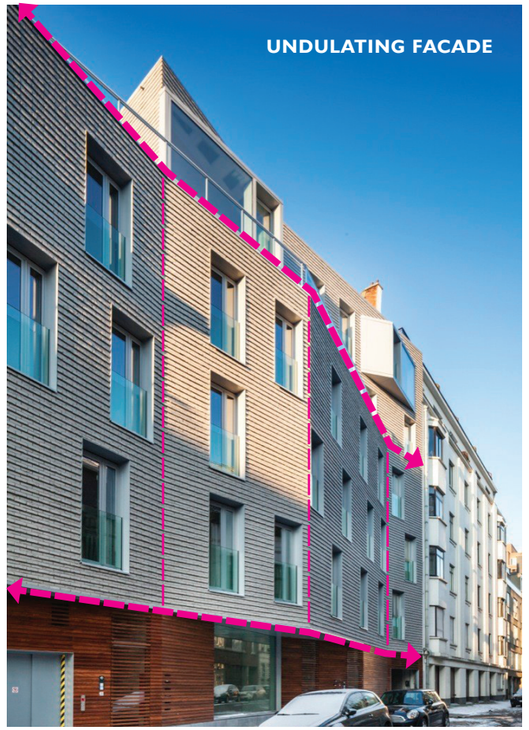
PROPOSED: PEDESTRIAN VIEW ALONG NAGLE LOOKING NORTHWEST

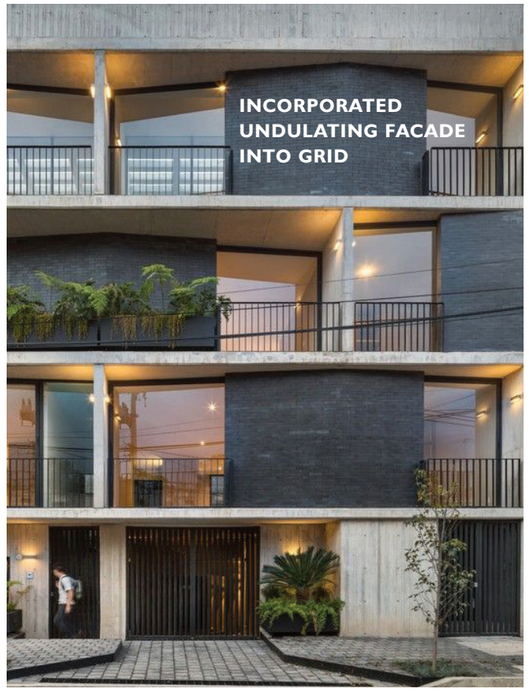
PROPOSED: AREIAL VIEW ALONG BROADWAY LOOKING EAST

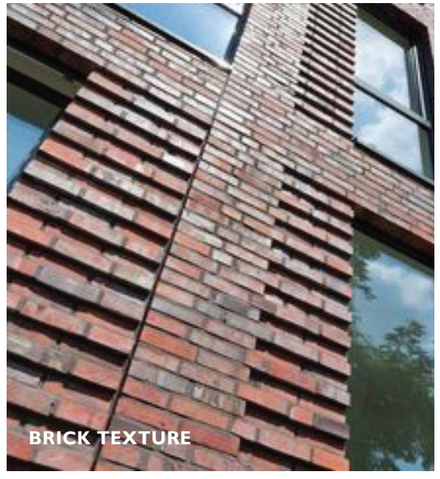
EDG BOARD RECOMMANDTION:
- SUPPORTED USE OF BRICK AS PROMINANT MATERIAL CITING CONTEXTUAL RELATIONSHIP TO SITE
- USE BRICK TO ENCHANCE FACADE ALONG BROADWAY

RESPONSE:
- THE PRIMARY USE OF BRICK EVOLVED THROUGH THE DESIGN PROCESS AS AN ELEMENT TO ANCHOR THE PROJECT WITH A CONTEXTUAL BRICK BAY STRUCTURE.
- THE BRICK GRID FRAMES EACH ELEVATION IN A UNIQUE WAY, HIGHLIGHTING TOWER ELEMENTS AT THE HOWELL GATEWAY AND AT THE ABUTTING EDGES OF THE STRUCTURE TO PROVIDE TRANSITION.

INSPIRATION



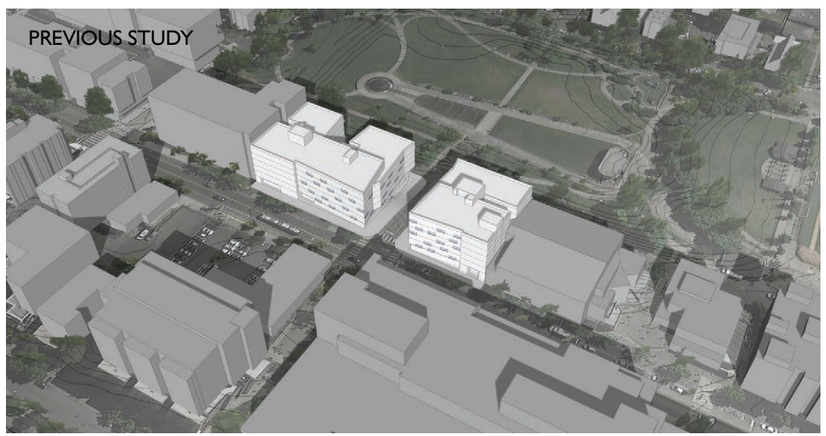




COLOR ACCENT INSPIRATION ALONG HOWELL AND NAGLE. EXPLORATION OF COLOR WILL REFERNCE COLORFUL STREETS OF BROADWAY AS ACCENTS WITHIN THE FACADES.

DESIGN PROGRESS

DESIGN PROGRESS

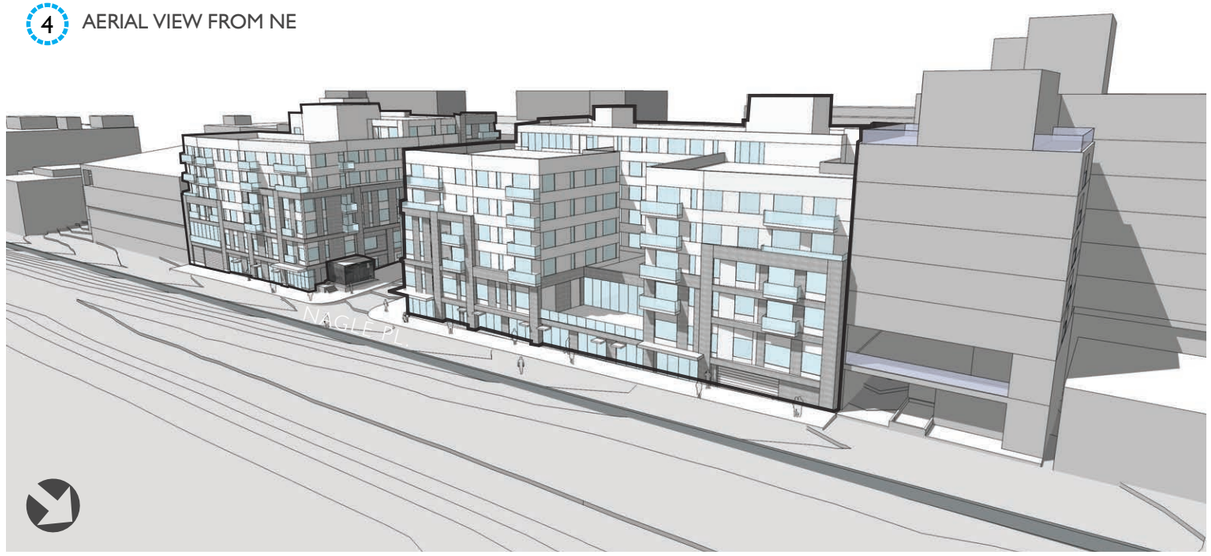


SITE PLAN

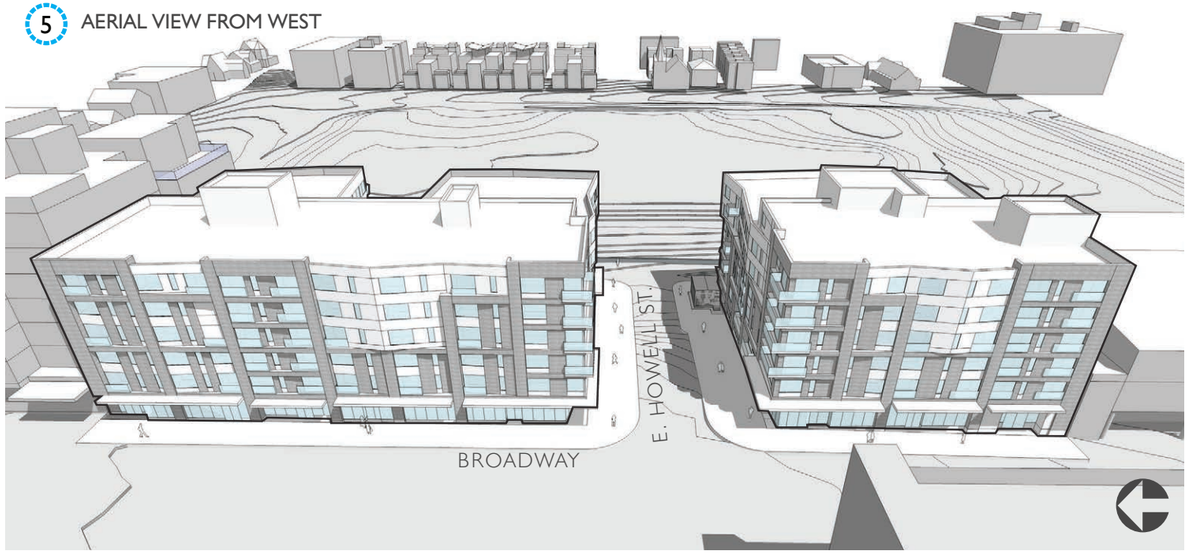
DESIGN PROGRESS

3 AERIAL VIEW FROM SE

4 AERIAL VIEW FROM NE

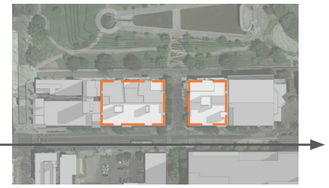


5 AERIAL VIEW FROM WEST



DESIGN PROGRESS

BROADWAY - HOWELL PEDESTRIAN VIEWS



VIEW FROM NORTH-WEST FROM BROADWAY

WALK

VIEW FROM NORTH-WEST CORNER OF BROADWAY AND HOWELL

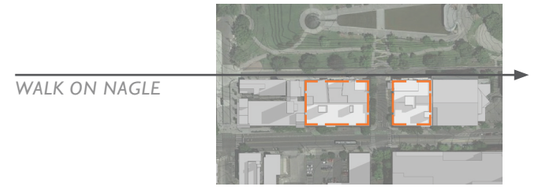
VIEW FROM WEST OF BROADWAY

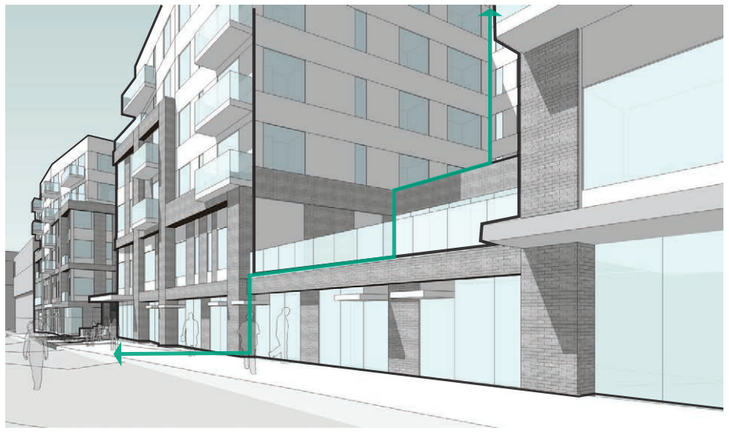
WALK

VIEW FROM SOUTH-WEST OF BROADWAY

DESIGN PROGRESS

NAGLE & HOWELL PEDESTRIAN VIEWS





VIEW FROM NORTH-EAST FROM NAGLE

WALK

VIEW FROM CAL ANDERSON PARK [EAST OF NAGLE]

VIEW FROM EAST OF HOWELL AND NAGLE CORNER

WALK

VIEW FROM SOUTH-EAST OF NAGLE

DESIGN PROGRESS

ENTRIES / EXITS KEY

RESIDENTIAL

COMMERCIAL

SPACE FUNCTION KEY

COMMERCIAL

LIVE-WORK

STUDIO

OPEN ONE

ONE BED

TWO BED

AMENITY (INTERIOR)

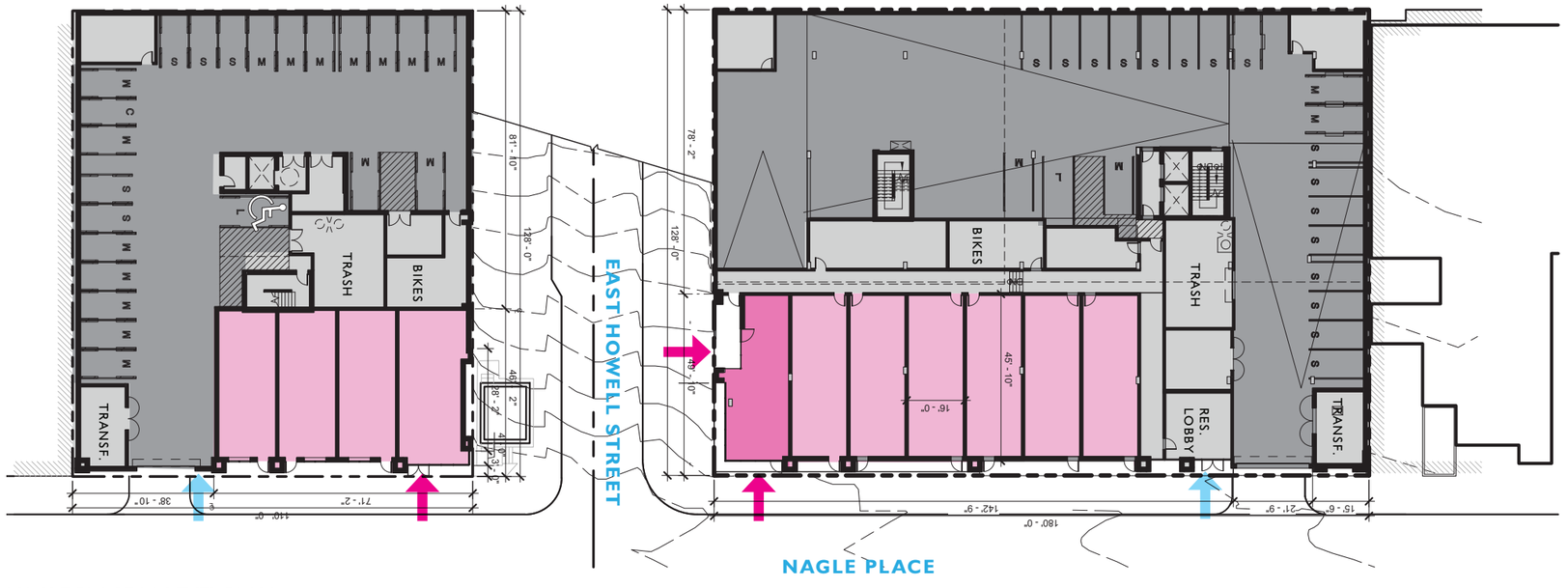
AMENITY (EXTERIOR)

CIRCULATION/BOH

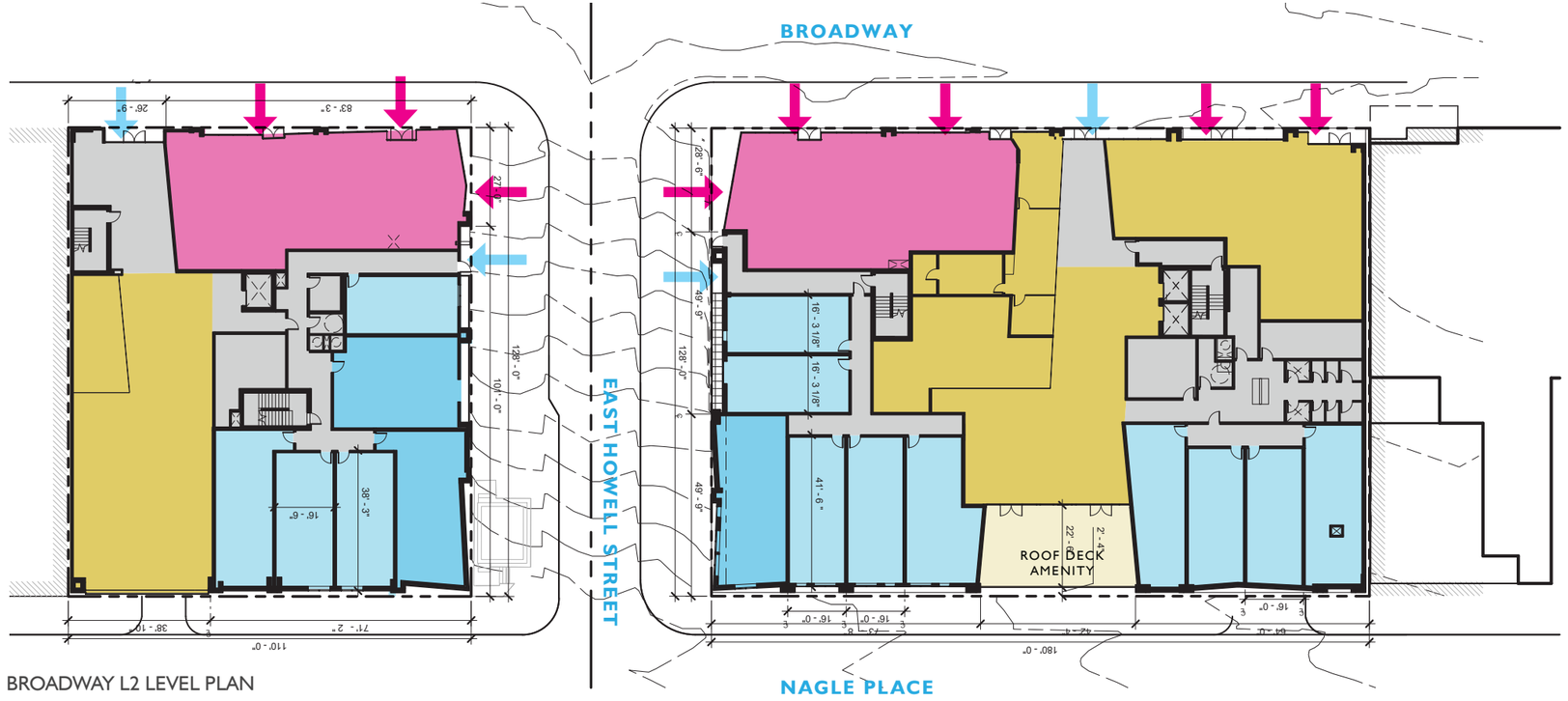
PARKING

0 20' 40' 80'

1"=40'-0"



NAGLE PLACE L1 LEVEL PLAN



BROADWAY L2 LEVEL PLAN

DESIGN PROGRESS

ENTRIES / EXITS KEY

RESIDENTIAL

COMMERCIAL

SPACE FUNCTION KEY

COMMERCIAL

LIVE-WORK

STUDIO

OPEN ONE

ONE BED

TWO BED

AMENITY (INTERIOR)

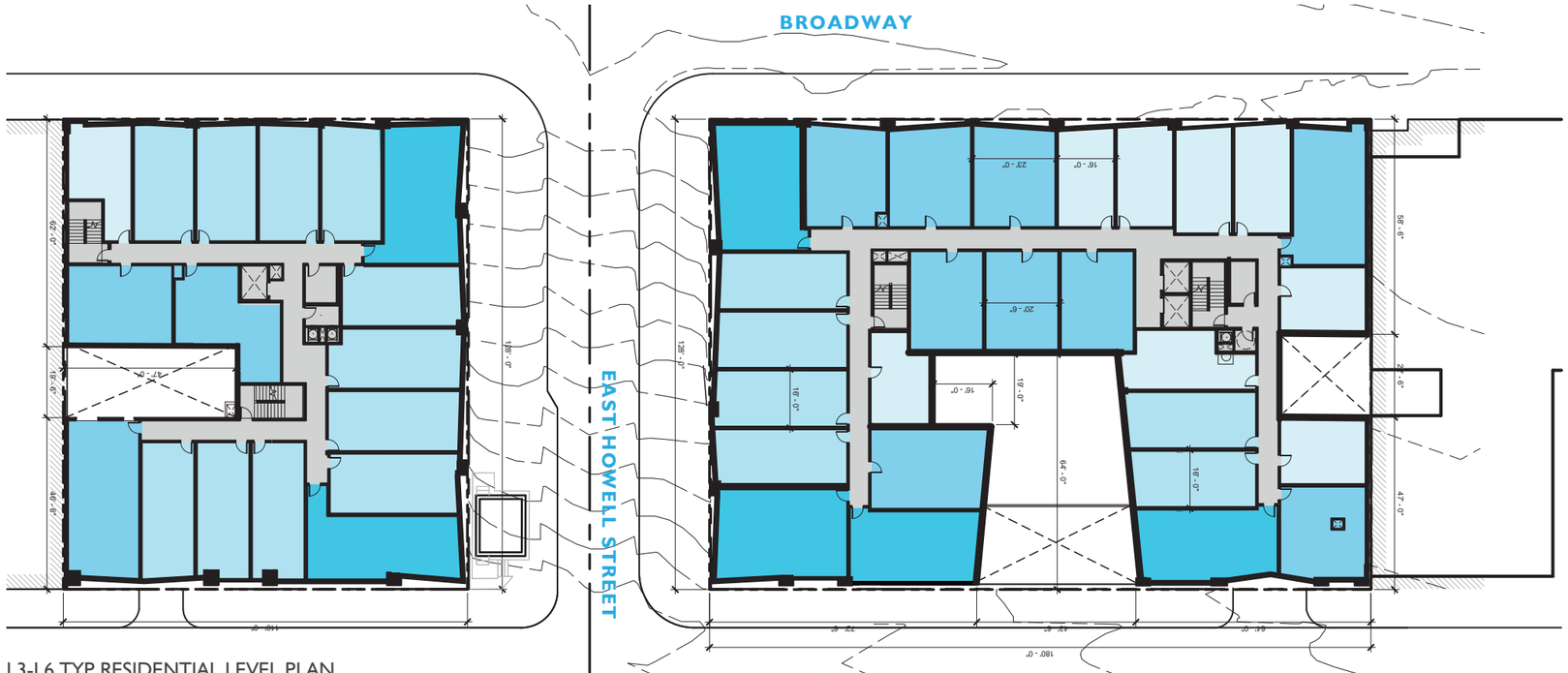
AMENITY (EXTERIOR)

CIRCULATION/BOH

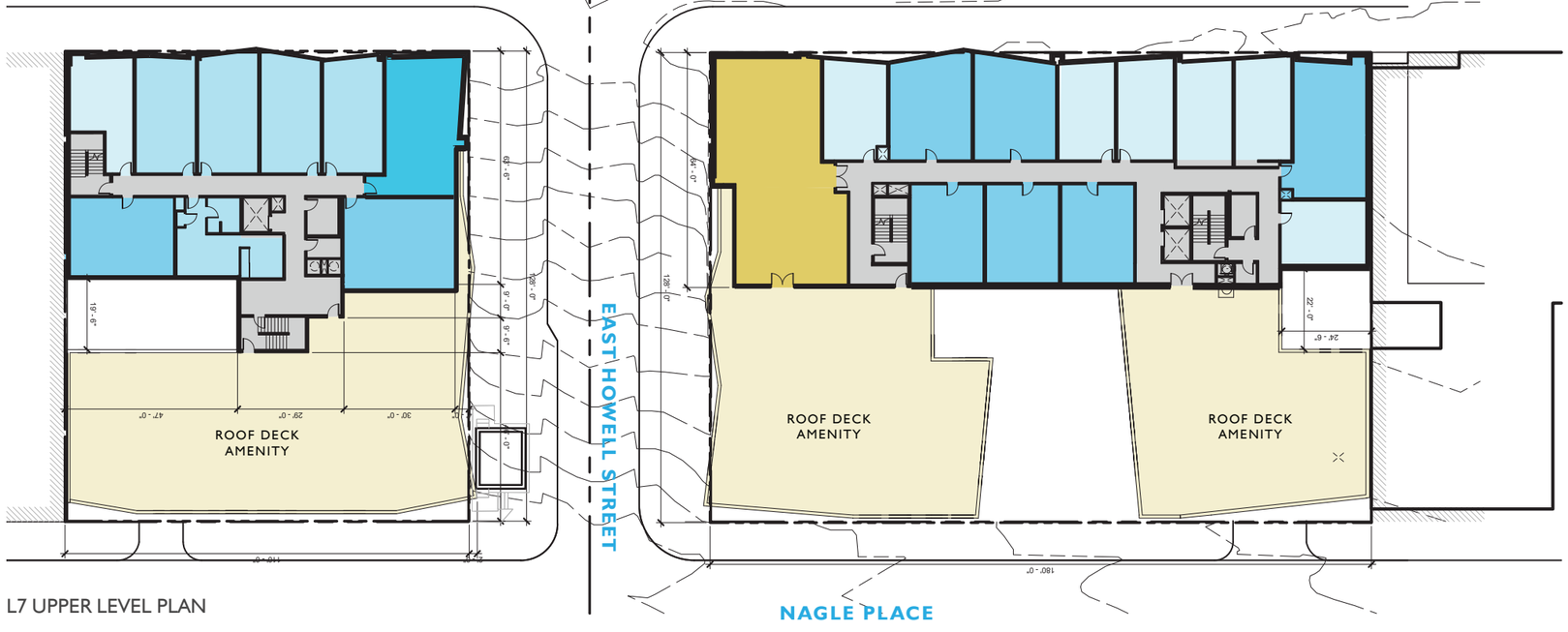
PARKING

0 20' 40' 80'

1"=40'-0"

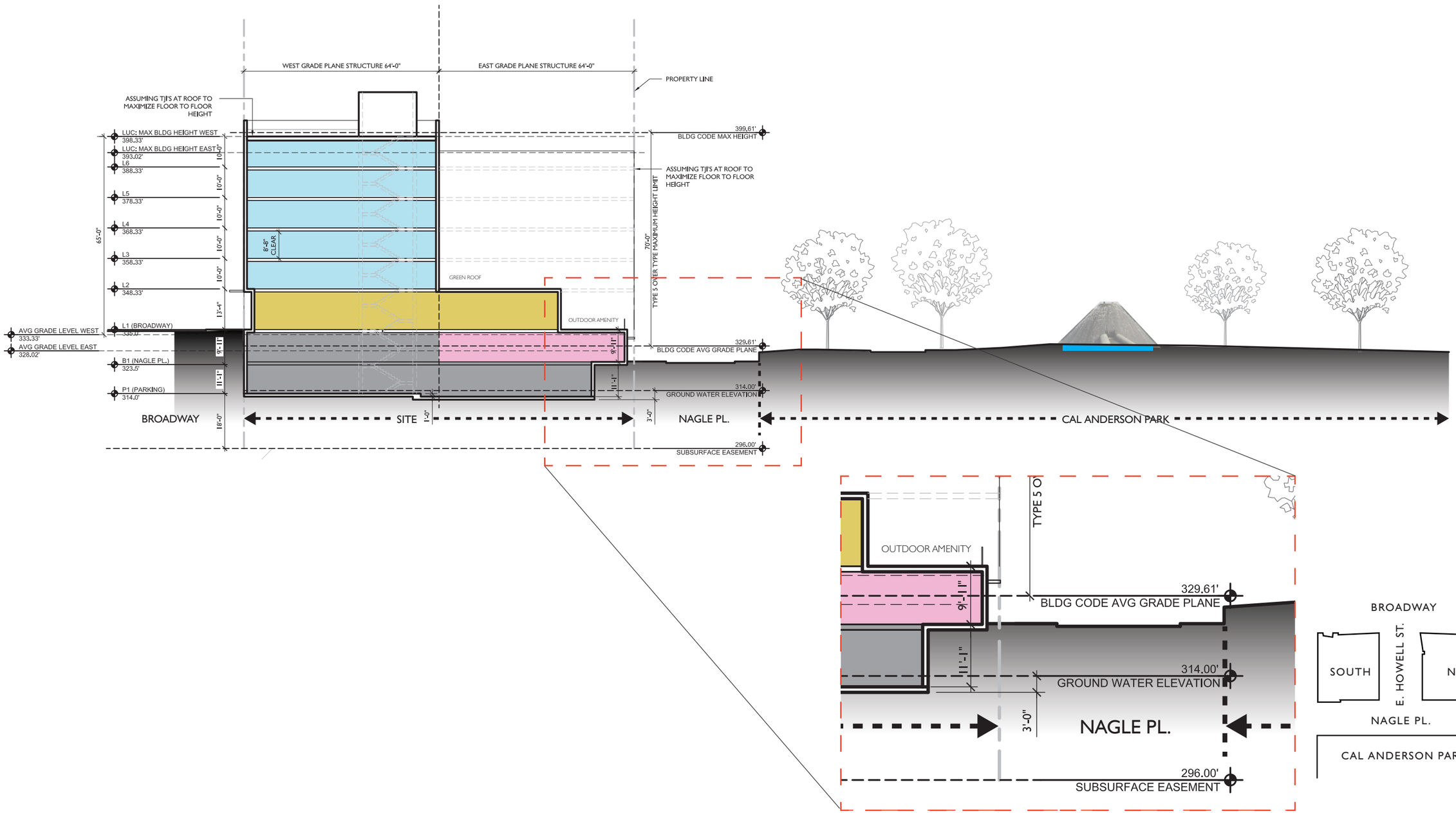


L3-L6 TYP RESIDENTIAL LEVEL PLAN

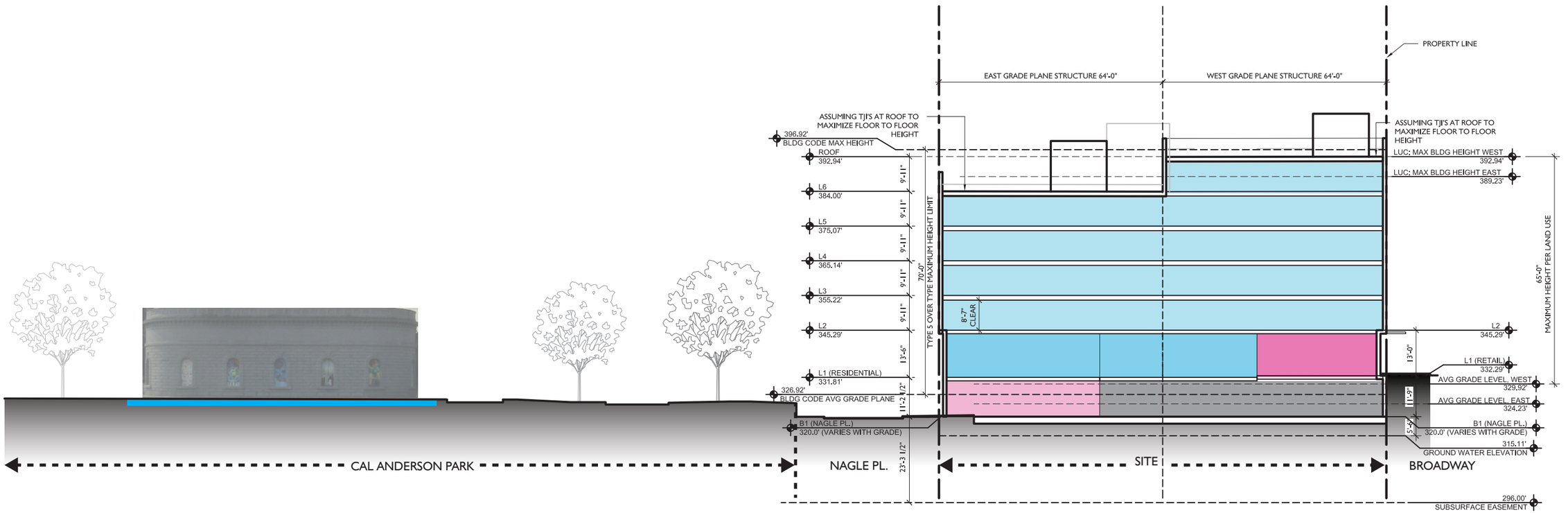


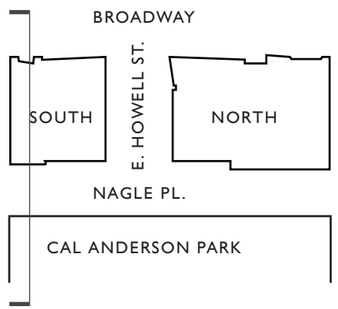
L7 UPPER LEVEL PLAN

SITE SECTION

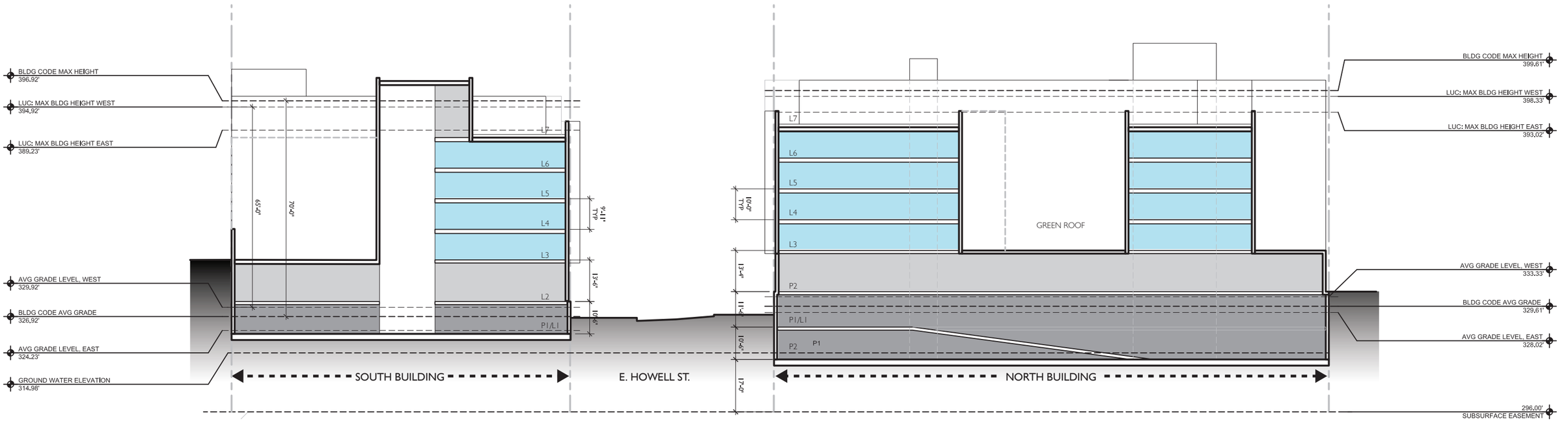


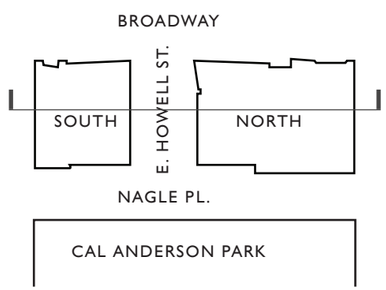
SITE SECTION





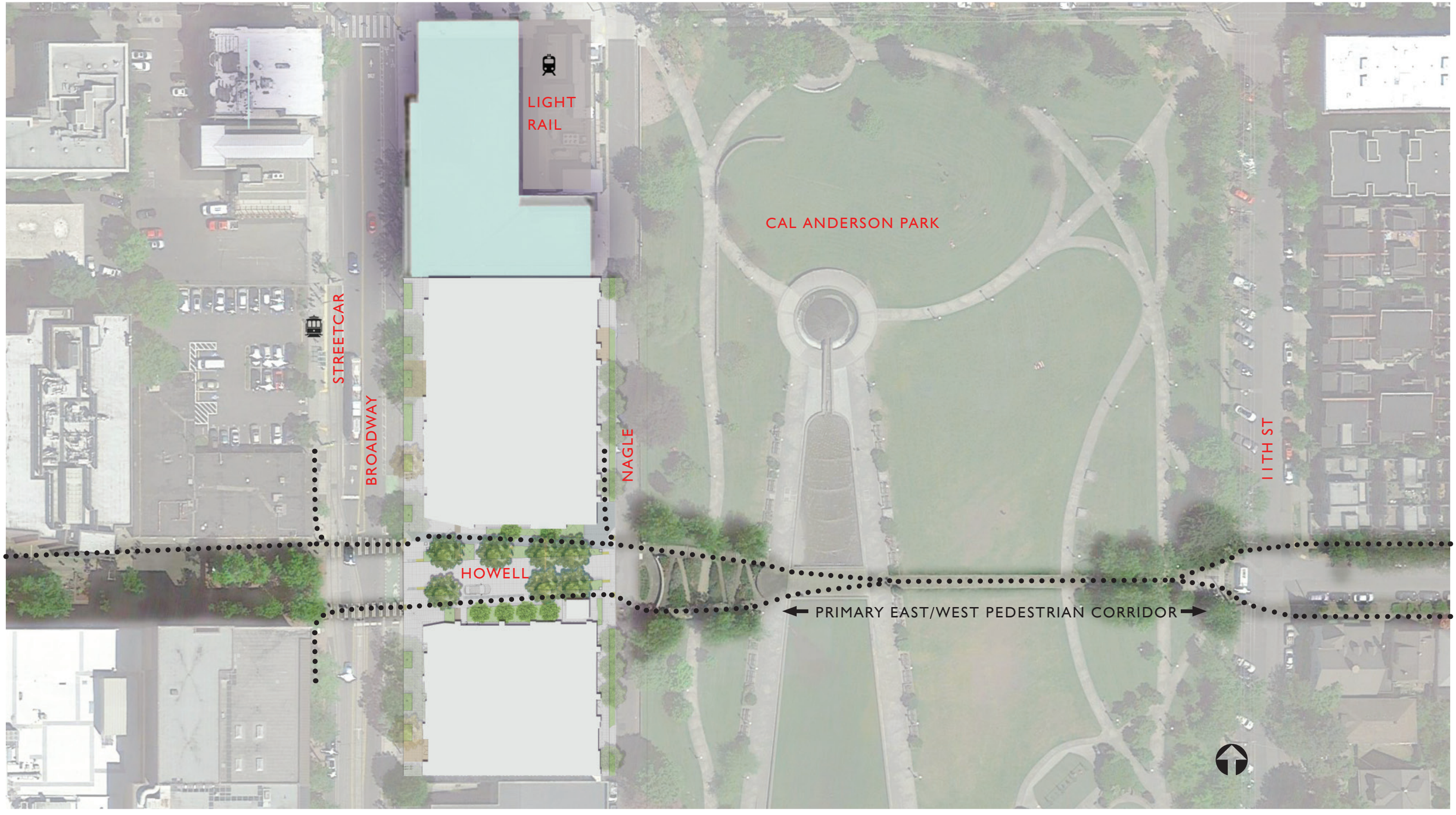
SITE SECTION



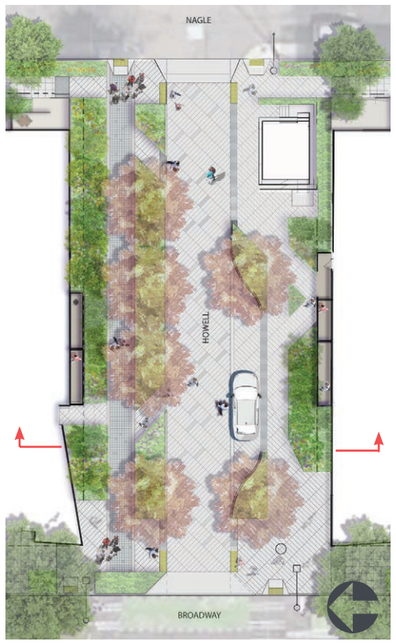


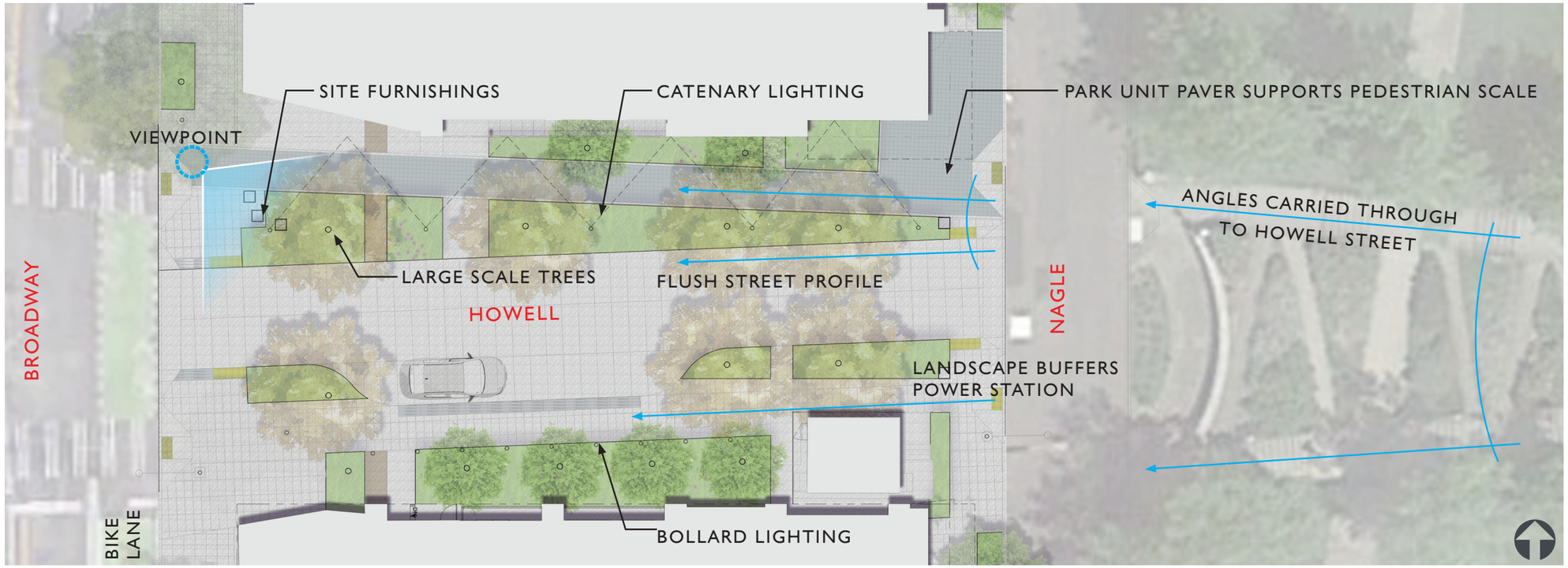
LANDSCAPE DESIGN

OVERALL SITE PLAN

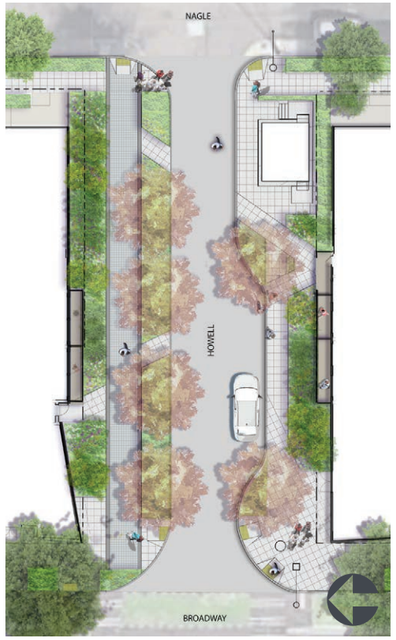


HOWELL PLAN





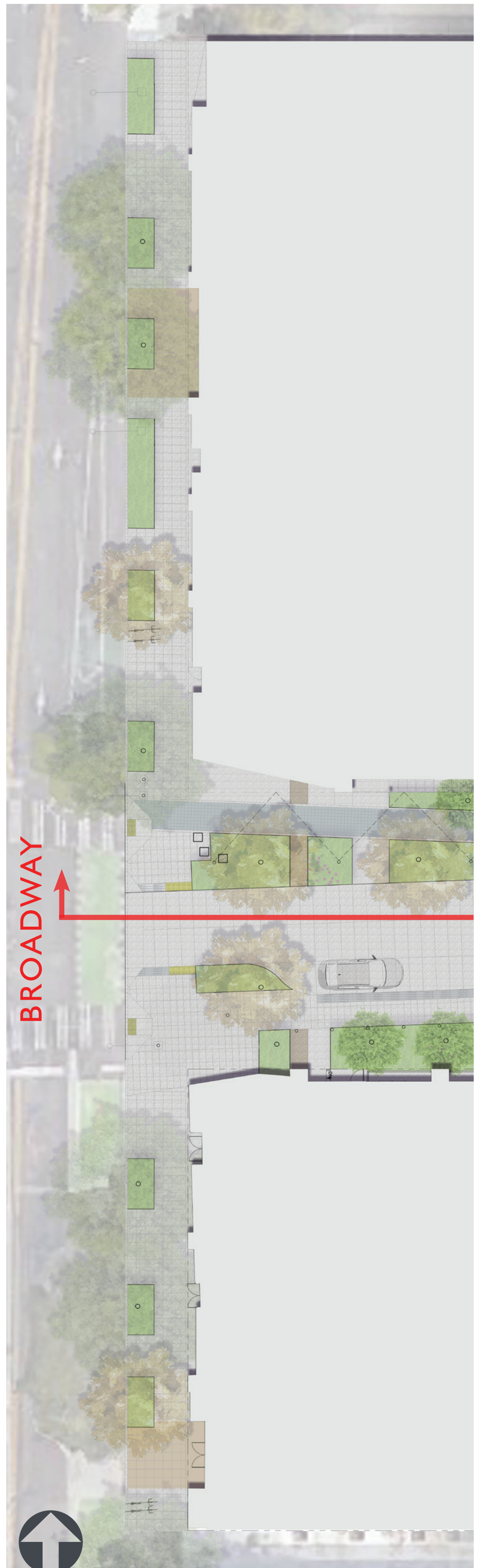
DESIGN RESPONSE

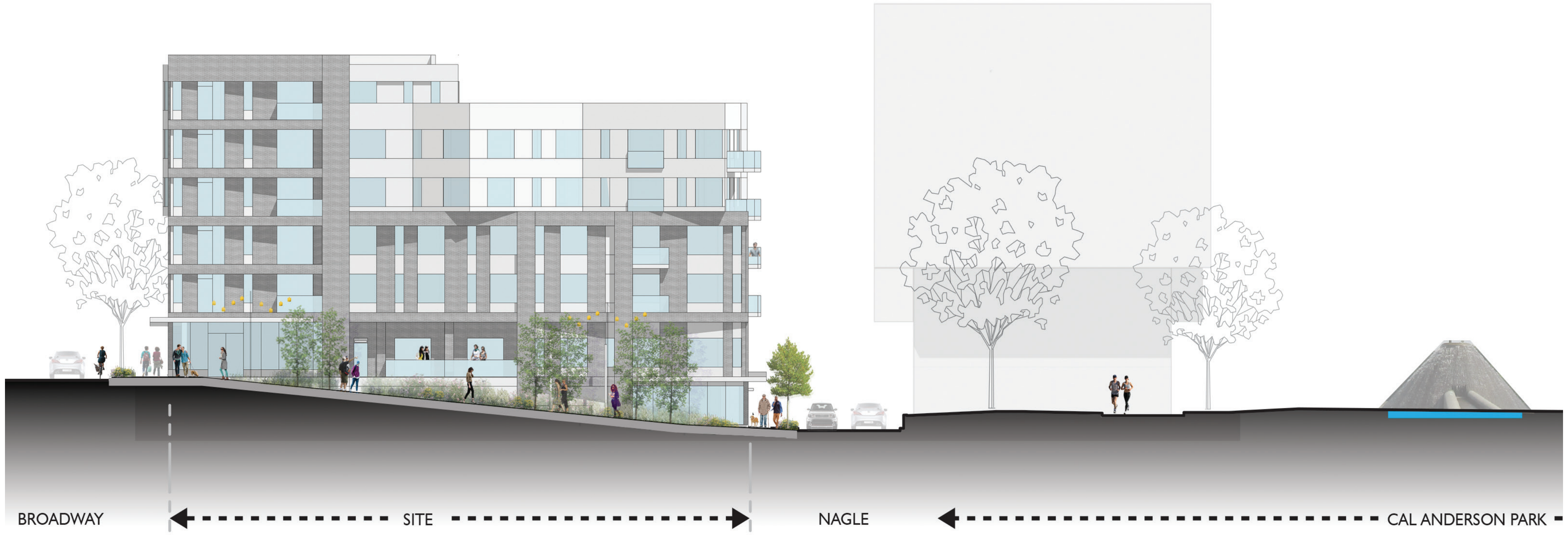


INITIAL CONCEPTS

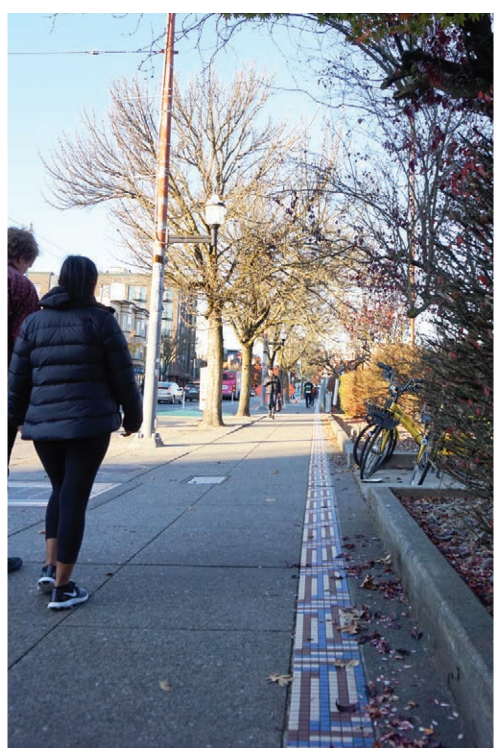
HOWELL STREET VIEW LOOKING EAST

BROADWAY AND NAGLE STREETSCAPES





HOWELL STREET ELEVATION



BROADWAY STREET PLAN

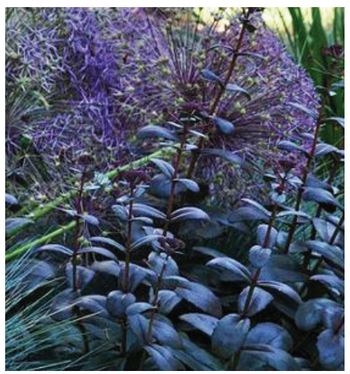
BROADWAY STREET CHARACTER

NAGLE STREET INSPIRATION

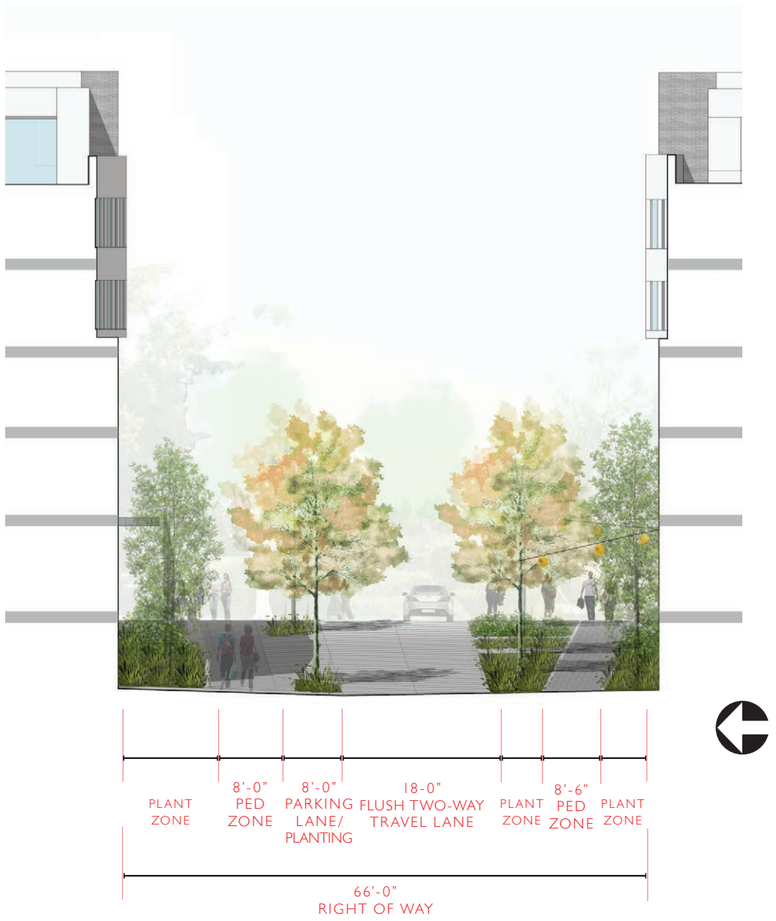
NAGLE STREET PLAN

HOWELL STREETSCAPE

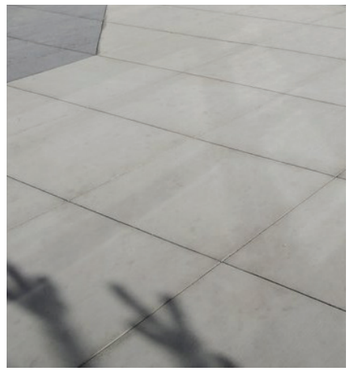
CAL ANDERSON PARK



PLANT PALETTE



MODIFIED / SHARED ROADWAY



HARDSCAPE MATERIALS

ANTICIPATED DEPARTURES

DEPARTURE REQUEST #1 REDUCED COMMERCIAL SPACE CEILING HEIGHT

LAND USE CODE REQUIREMENT

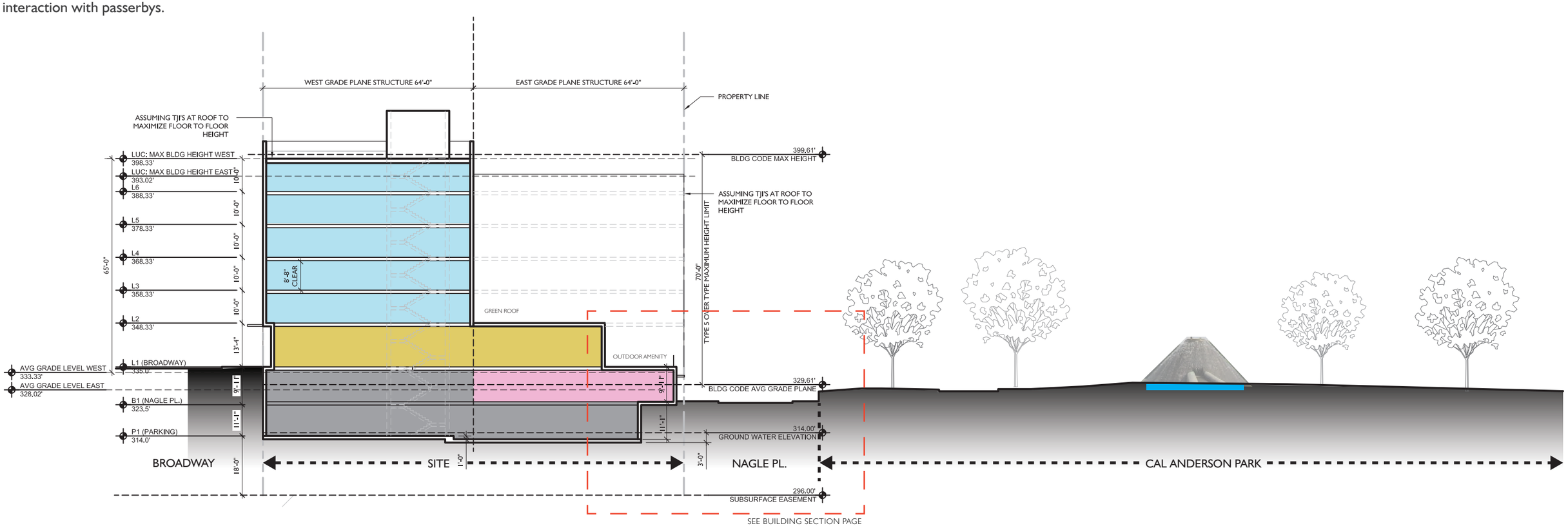
[23.47A.008.B.4] - STREET-LEVEL DEVELOPMENT STANDARDS: NON RESIDENTIAL STREET LEVEL REQUIREMENTS:

23.47.008.B.4: Height provisions for new structures or new additions to existing structures. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

PROPOSED DEPARTURE

To allow Commercial and Live-Work units along Nagle with minimum floor to floor heights of 9'-11" at North building and 11'-10" at South building.

PURPOSE: A departure is necessary in order to place Commercial uses floor levels at existing sidewalk grade along Broadway and Nagle, which reduces the floor to floor height below 13'-0". The project proposes to provide commercial use along Nagle to enhance the pedestrian experience along the park edge, contribute to eyes on the street and interaction with passerbys.



SEE BUILDING SECTION PAGE

DEPARTURE REQUEST #2 BLANK FACADE SOUTH PROPERTY

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

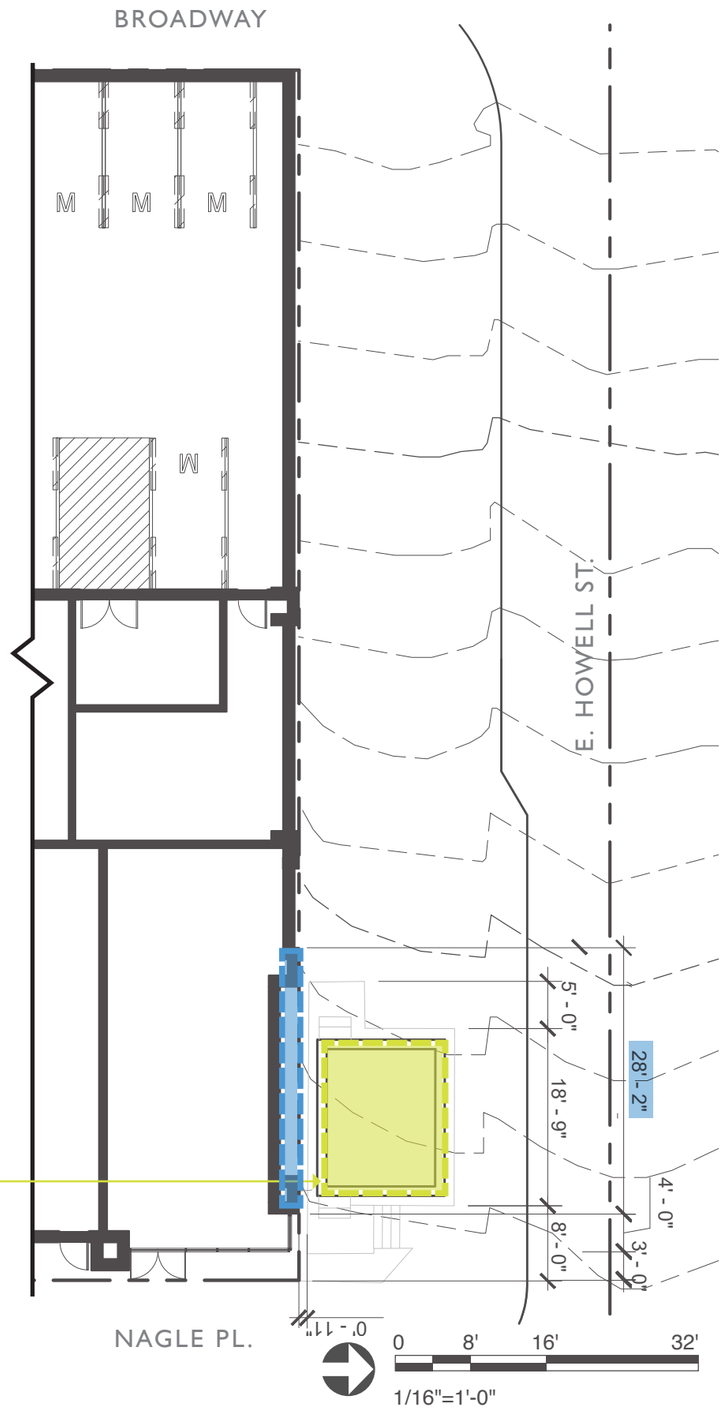
2. BLANK FACADES

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 28'-2" 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. As the existing substation structure completely blocks 18'-9" of the building and is only 11' from the property line, the project team is proposing the area directly behind the Substation to be a blank facade. The remaining facade will include compliance with street level development standards focusing on increasing the pedestian street condition through glazing, landscape enhancements and attempting to pull visibility and focus away from the Substation.



APPENDIX

DESIGN GUIDELINES

DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINE	CAPITOL HILL DESIGN GUIDELINES	RESPONSE

CS1
NATURAL SYSTEMS AND SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

C. TOPOGRAPHY

1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.

2. Elevation Change: Use the existing site topography when locating structures and open spaces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.

D. PLANTS AND HABITAT

1. On-Site Features: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

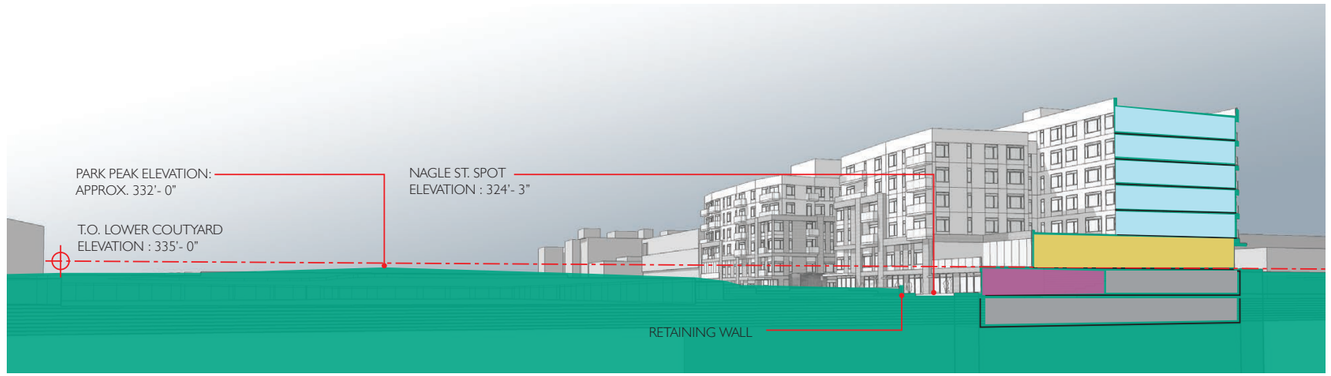
2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

Building height responds to the natural topography by stepping down one floor on the east half overlooking the Park. The Broadway commercial floors are set to align entries with street grade.

The elevation of the park informs the location of common amenity features. The second floor is near level with the park topography rather than below. Therefore the courtyard sits above the Nagle street level.

On-site rooftop amenity terraces have been oriented to the east, facing Cal Anderson Park. The rooftops, both occupied and unoccupied, will include planters and green roof areas and will serve as an extension of the public open space.

The project's design response for the Howell Street right of way completes a gap in an allee of trees running through the center of Cal Anderson Park which continues west across Broadway Avenue to a pedestrian plaza. In addition, the Howell Street right of way will include significant shrubs and perennial understory plants to support native pollinators pulling the garden plantings at the park entry up towards Broadway and inviting pedestrians to a pathway towards Cal Anderson.



SITE SECTION THROUGH PARK


ALLEE OF TREES

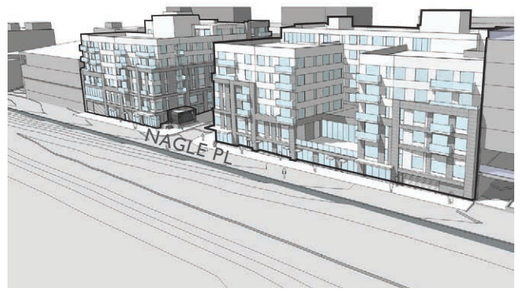
DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINE	CAPITOL HILL DESIGN GUIDELINES	RESPONSE
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.	**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. V. Multiple Frontages: For buildings that span a block and "front" on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments to complement the established streetscape character. **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.	Located on Howell, the only direct street connection from Broadway to the heart of Cal Anderson Park, the orthogonal building corners act as a gateway transition from the commercial corridor to the neighborhood's largest public open space. Locating retail entries at the corners will charge the gateway with pedestrian activity. Commercial storefronts in canted walls ease the corner transitions for enhanced pedestrian space. The corner massing above reflects the neighborhood vernacular of expressed structural grid to mark the important neighborhood gateway. The project engages three distinct streetscape environments, with unique responses appropriate for each one. The Broadway streetscapes embrace the vibrant retail corridor with robust paving, widened sidewalks, transparent storefronts with multiple entry points, overhead canopies, wide bay rhythm of structural columns, and preservation of the existing large canopy trees. Howell Street provides a physical extension of the Cal Anderson Park materials and plant palette to extend the valued public open space. Building massing holds the urban street edge to reinforce the gateway. Nagle Street responds with a strong pedestrian character and smaller scale, appropriate for residential live-work units that access from the street. The retail use that has been added at the corners of Howell and Nagle are a direct reflection of the neighborhood's desire for intimate, quality business to activate and enhance Cal Anderson Park.
A. LOCATION IN THE CITY AND NEIGHBORHOOD **1. Sense of Place:** Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. **2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. **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. **3. Character of Open Space**: Contribute to the character and proportion of surrounding open spaces. **C. RELATIONSHIP TO THE BLOCK** **1. 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.		

PEDESTRIAN VIEW FROM WEST (SCC CAMPUS)

PEDESTRIAN VIEW FROM CAL ANDERSON PARK

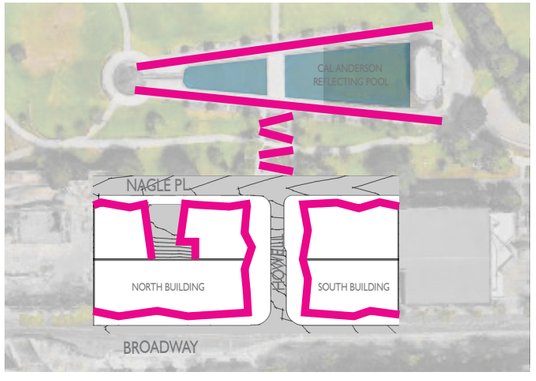
AERIAL VIEW FROM NW

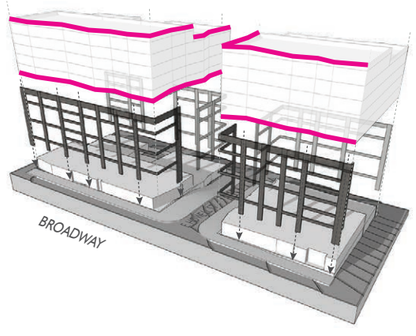


AERIAL VIEW FROM NE

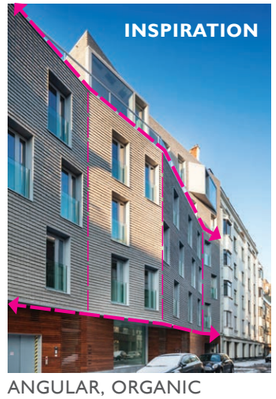
DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINE	CAPITOL HILL DESIGN GUIDELINES	RESPONSE
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.	**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.	The architectural character of the neighborhood is defined by tripartite facade arrangement, brick facades expressing structural frames and transparent pedestrian level storefronts holding the street edge – accommodating a range of large and small commercial tenants. The proposed design concept responds to this historic character by creating a defined pedestrian base, a middle field and a top held within an expressed structural frame. The structural frame is used to identify the different components of the facade, gateways, residential entries, and edges of the development. Within the structural frame angled planes draw on angular geometries of park features to add a unique character at the park gateway. The structural frame holds the angled planes along Broadway, however the angles break out of the frame in sections on Howell and Nagle to convey movement and activity of the Park. The larger north parcel scale is broken down through the introduction of east facing terraced courtyards fronting the Park. Recognizing that the north end of the park is elevated 6'-8' above the adjacent streets the building terrace is at the second level to look onto the park while the first floor responds to the pedestrian walks adjacent to the site. Building scale is further broken down with a variety of Juliette balconies along Broadway in response to its busy commercial environment and decks along Howell and Nagle to encourage people watching opportunities for Park overlooks. The project's neighbor to the east, Cal Anderson Park, was originally identified by the Olmstead Brothers as a part of the city-wide connection of open space that would become Seattle's Park System. While Cal Anderson was not designed by the Olmsted's, the plan character, hardscape details and simple geometries reflect their legacy. Howell Street landscaping proposes an extension of the park language to reinforce this history and connection.

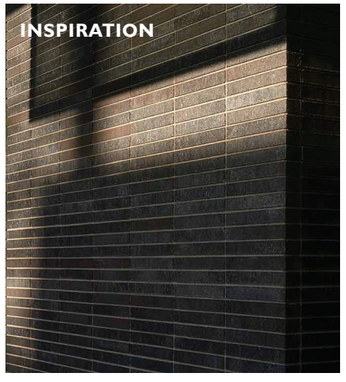




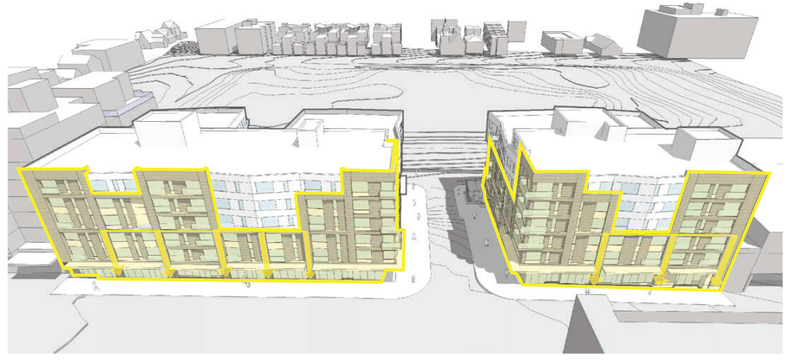
CAL ANDERSON PARK GEOMETRIES



ANGULAR, ORGANIC FACADE



BRICK TEXTURE



NEIGHBORHOOD CHARACTER - EXPRESSED STRUCTURAL FRAMES

DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINE	CAPITOL HILL DESIGN GUIDELINES	RESPONSE
PL1 CONNECTIVITY Complement and contribute to the network of open spaces around the site and the connections among them.		The Broadway streetscape continues the wide sidewalk appropriate for a busy retail corridor. Residential and commercial entries are recessed to provide additional room for pedestrian movements and opportunity for pedestrian amenities. Angled commercial storefront at the intersection of Broadway and Howell accommodates increased pedestrian amenity area highlighting the prominent gateway. Pedestrian canopies along Nagle and Broadway will allow the sidewalk open spaces to be all season spaces. Howell Street proposes a widened sidewalk on the north side of the street, which provides the best connection from the park to the project and multiple transit stops and stations to the north of the site. The street will also have added width to accommodate increased landscape to enhance the connection to the park open space. Catenary lighting and unit pavers in lieu of a typical concrete sidewalk provides an enhanced pedestrian experience at Howell Street. The Broadway streetscape will reinstall the signature tile inlay and maintain the large existing tree canopy.

A. NETWORK OF OPEN SPACES

1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

2. 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.

B. WALKWAYS AND CONNECTIONS

1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project

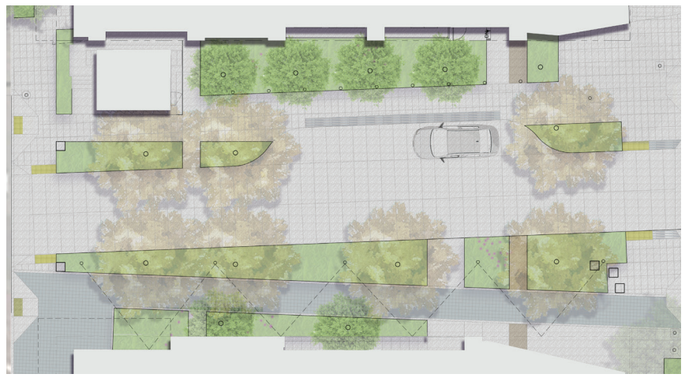
2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area

3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

STREET CHARACTER


TILE INLAY

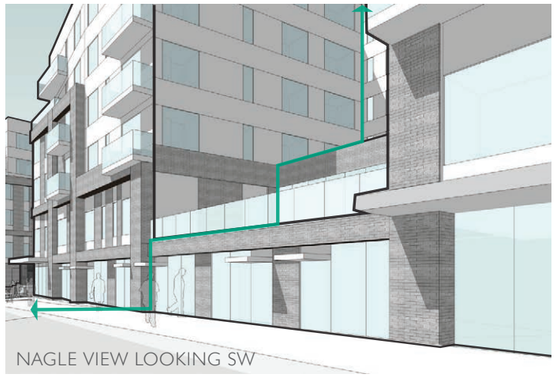

CATENARY LIGHTING


HOWELL STREET ENHANCED RIGHT OF WAY

DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINE	CAPITOL HILL DESIGN GUIDELINES	RESPONSE
PL2 WALKABILITY Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	**B. SAFETY AND SECURITY** **1. Eyes on the Street: C**reate 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. **D. WAYFINDING** **1. Design as Wayfinding:** Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.	**III. Personal Safety and Security** i. Project design should consider opportunities for enhancing personal safety and security in the environment under review. ii. Provide a clear distinction between pedestrian traffic areas and commercial traffic areas through the use of different paving materials or colors, landscaping, etc.	Maximizing transparency along pedestrian frontages through placement of uninterrupted commercial and live-work spaces supports eyes on the street surveillance. Entries will be held within 4' of the sidewalk and are arranged with frequency to prevent alcoves or areas of blank facades. The addition of site responsive pedestrian lighting, building mounted over the Howell Street north sidewalk, will further support personal safety around the project. The building massing; with its expressed structural frame held to the property line, enhances the street intersections as a gap in the street wall and highlights the park gateway. The facade design incorporates a hierarchy of horizontal brick bands to differentiate the residential building entry points from commercial frontages.

BROADWAY VIEW LOOKING NE



NAGLE VIEW LOOKING SW

STREET LEVEL TRANSPARENCY

VIEW AT BROADWAY LOOKING EAST

BUILDING MASSING AT GATEWAY

BROADWAY AERIAL

BUILDING MASSING AT RESIDENTIAL ENTRIES

DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINE	CAPITOL HILL DESIGN GUIDELINES	RESPONSE

PL3
STREET-LEVEL INTERACTION

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

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.

3. Buildings with Live-Work Units: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

4. Interaction: Provide opportunities for interaction among residents and neighbors.

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.

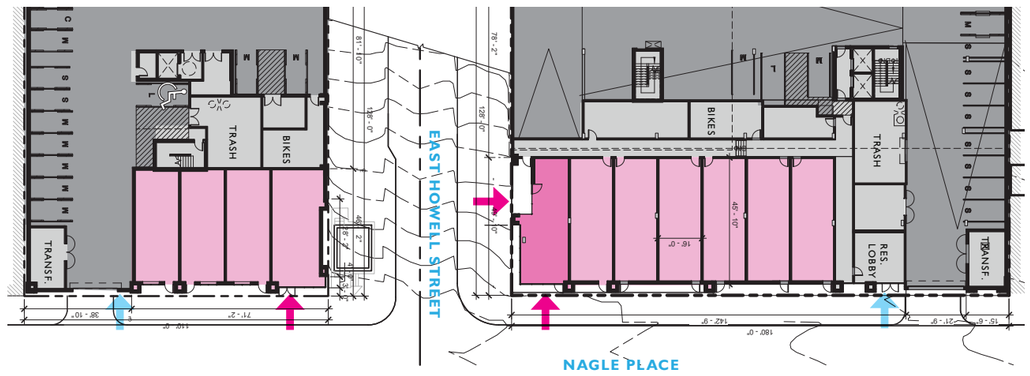
ii. Provide for outdoor eating and drinking opportunities on the sidewalk by allowing restaurant or café windows to open to the sidewalk and installing outdoor seating while maintaining pedestrian flow.

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.

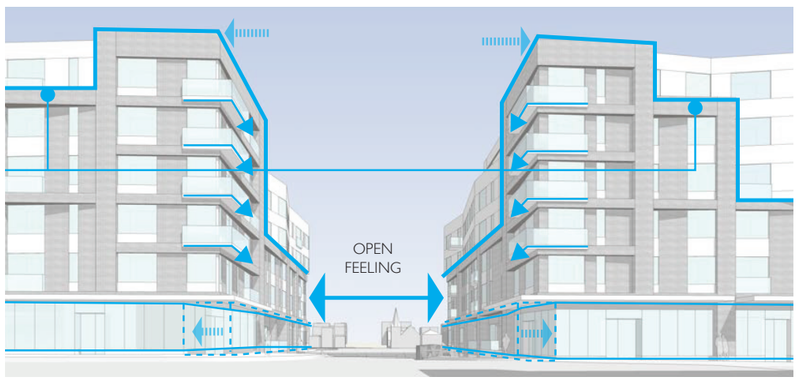
The Broadway street level is designed with a traditional rhythm of expressed structural columns and recessed storefront and entries providing opportunities for retail to spill out and room to accommodate the high volume of pedestrians. To reinforce the Park gateway the ground level pulls back for enhanced pedestrian volumes at the intersection with Howell. Retail and Live-work units will allow for flexibility in the future and contribute to increased pedestrian activity and security along Nagle. Storefronts along all three frontages will be developed to maximize transparency.

A departure is requested to address the height of live work units on Nagle which is restricted by the grade change between Broadway and Nagle. A second departure is requested at the south side of Howell in response to the Streetcar Substation and code required ventilation.

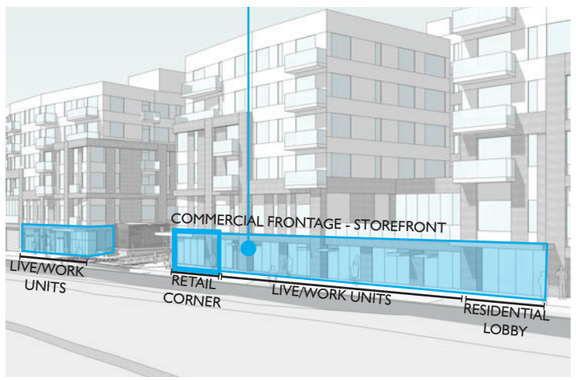
Small scale retail has been incorporated into all four prominent corners of the site, enlivening the streetscape and providing a meaningful way for the neighborhood to engage with the site.



LIVEWORK UNITS



POUROUS EDGES



VISIBILITY

DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINE	CAPITOL HILL DESIGN GUIDELINES	RESPONSE

DC2
ARCHITECTURAL CONCEPT

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

B. ARCHITECTURAL AND FACADE COMPOSITION

1. Facade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.

2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians

C. SECONDARY ARCHITECTURAL FEATURES

1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade 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).

2. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions.

3. Fit with Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbor.

D. SCALE AND TEXTURE

1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

E. FORM AND FUNCTION

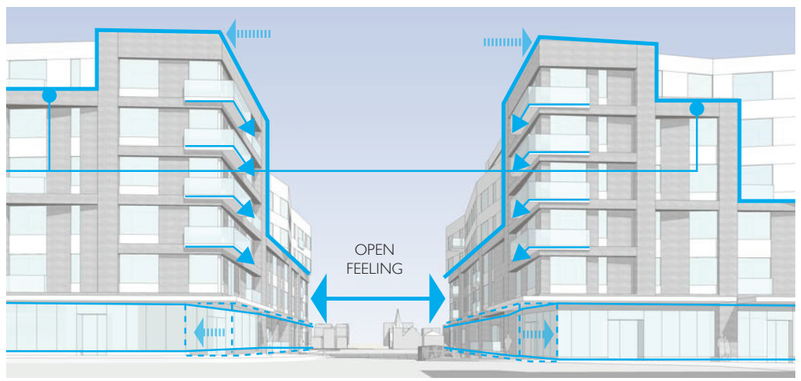
1. Legibility and Flexibility: Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

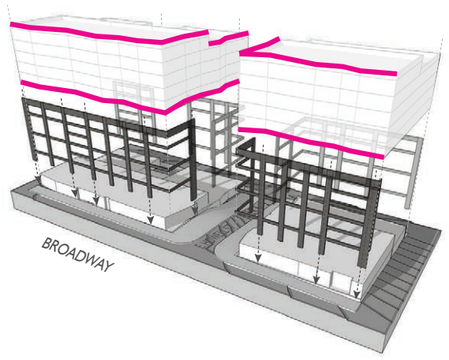
Building facades have been designed to respond to the scale of the adjacent street and its use. Broadway has a linear tripartite expression within a structurally expressed frame holding the street edge in keeping with surrounding Commercial buildings. Howell and Nagle use a combination of the expressed structural frame and angular planes to break down the facades to respond to the adjacent park and dominant pedestrian open spaces.

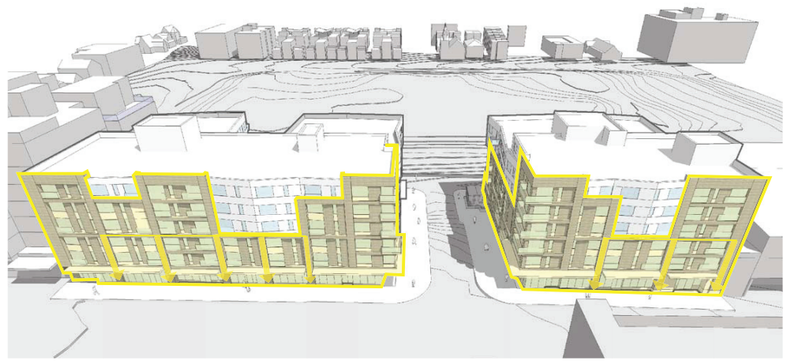
Blank walls are limited to areas of the building for Electrical transformer, parking garage entry, and exhaust. These areas are located away from the corner intersections to reduce their visual presence. The exception is the area of blank wall proposed behind the Streetcar Substation at Howell.

Using a brick clad expressed structural frame, in keeping with existing neighborhood buildings, provides visual depth as the frame in fill are recessed. Incorporating the angular geometries from the Park creates added depth at frame in fill locations. Balconies and canopies are incorporated on Broadway to respond to the active commercial facade while bolt-on and roof decks are incorporated on the Howell and Nagle façades to create enhanced resident and pedestrian interaction. Retail and live-work spaces along Nagle have a variety of canopy scales.

Human scale is introduced in the brick cladding, wall panel joint patterns, storefront and above grade window patterning, paving accent tiles, and sidewalk pavers.





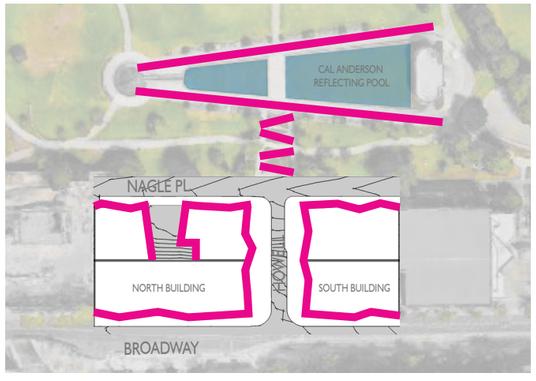


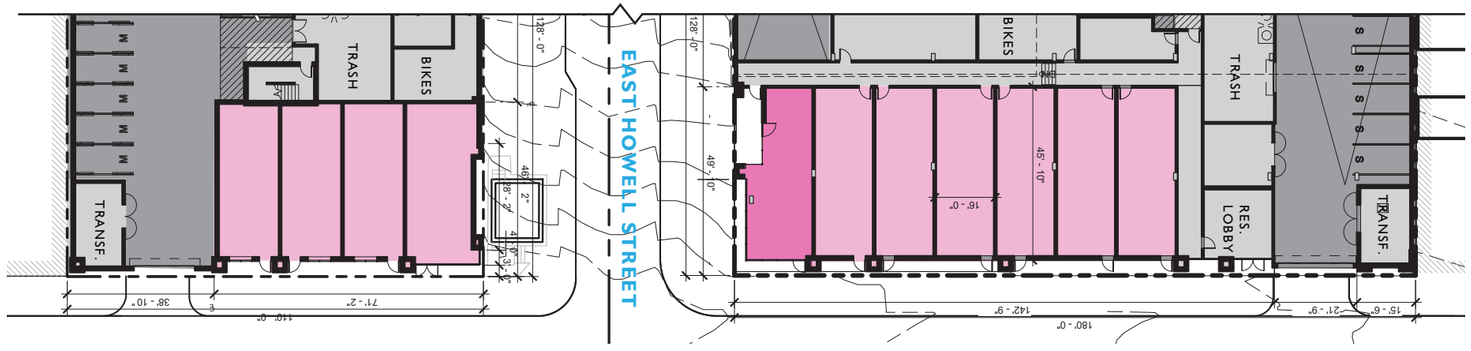
NEIGHBORHOOD CHARACTER - EXPRESSED STRUCTURAL FRAMES

DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINE	CAPITOL HILL DESIGN GUIDELINES	RESPONSE
DC3 OPEN SPACE CONCEPT Integrate open space design with the design of the building so that each complements the other.	**B. OPEN SPACE USES AND ACTIVITIES** **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), barbeques, resident meetings, and crafts or hobbies.	**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.	Expected users and activities have been determined through project planning and neighborhood engagement to be most supportive to the overall community and site users. Frontage along Broadway is designed to minimize the residential entries, maintain as large and contiguous retail tenant spaces to provide flexibility to accomodate either large tenants or broken down into small tenant spaces. Howell is treated with commercial uses at the corners and residential uses and entries as infill along the sloped street section. Nagle frontage combines grade related Live-Work units with residential uses and amenity open space above the street to create a lively pedestrian park edge. Light and sun exposure have influenced the overall landscape design to ensure the site feels safe, provide the most efficient connections for pedestrians and responds to the microclimates of the site. The project's neighbor to the east, Cal Anderson Park, was originally identified by the Olmsted Brothers as a part of the city-wide connection of open space that would become Seattle's Park System. While Cal Anderson was not designed by the Olmsteds, the plant character, hardscape details and simple geometries reflect their legacy. Howell Street proposes an extension of the park language to reinforce this history and connection. Rooftop terraces on both buildings will provide a range of options for residents to interact. The spaces will accommodate passive recreation and food prep areas for larger groups, as well as seating areas overlooking and connecting to Cal Anderson Park.

OPEN SPACE ADJACENT PARK





NAGLE FRONTAGE ENGAGEMENT

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.

C. LIGHTING

1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution

D. TREES, LANDSCAPE, AND HARDSCAPE MATERIALS

1. Choice of Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas with distinctive and durable paving materials. Use permeable materials wherever possible.

3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

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.

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's 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, live-work 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.

Building lighting will highlight the adjacent pedestrian walkways and building entries. Catenary lighting is proposed over the sidewalk on the north side of Howell as well as on the roof top amenity open spaces. Lighting will be incporporated into the commercial areas through soffit lighting or wall mounted up / down lighting. All residential decks will have wall mounted lighting.

Plant material has been selected based on appropriate hardiness for the urban area, to provide a clear extension of the plant palette from Cal Anderson Park, and to maximize the environmental benefits to the neighborhood.

A smaller, pedestrian-scale paver is proposed as an extension of the park materials on Howell Street. Concrete patterning and texture will accentuate residental entries and provide interest around the site.

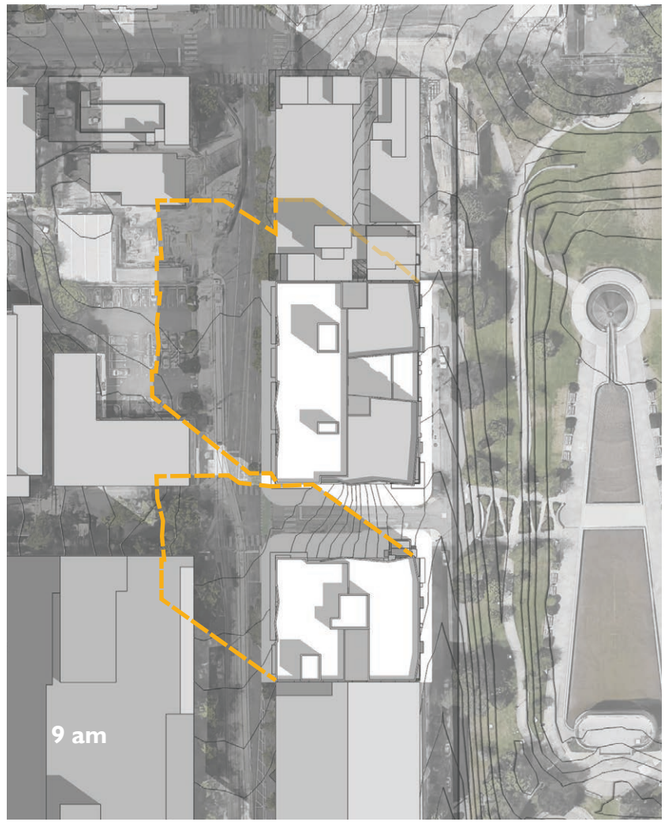
Plants have been selected to be appropriate for the urban environment and reduce the need for pruning and ongoing maintenance.

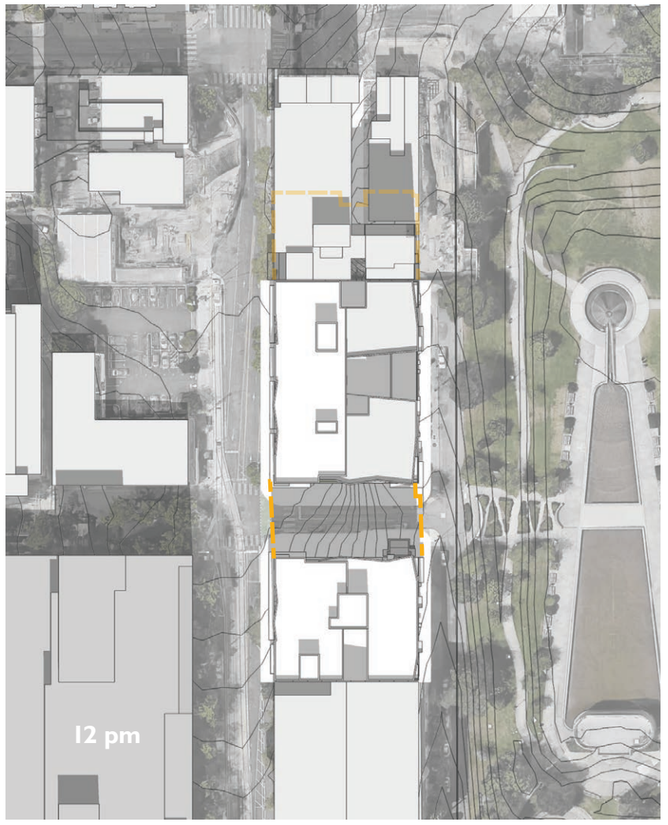
The project's design response for the Howell Street right of way completes a gap in an allee of trees running through the center of Cal Anderson Park and continuing west across Broadway Avenue to a pedestrian plaza. In addition, the Howell Street right of way will include significant shrubs and perennial understory plants to support native pollinators.

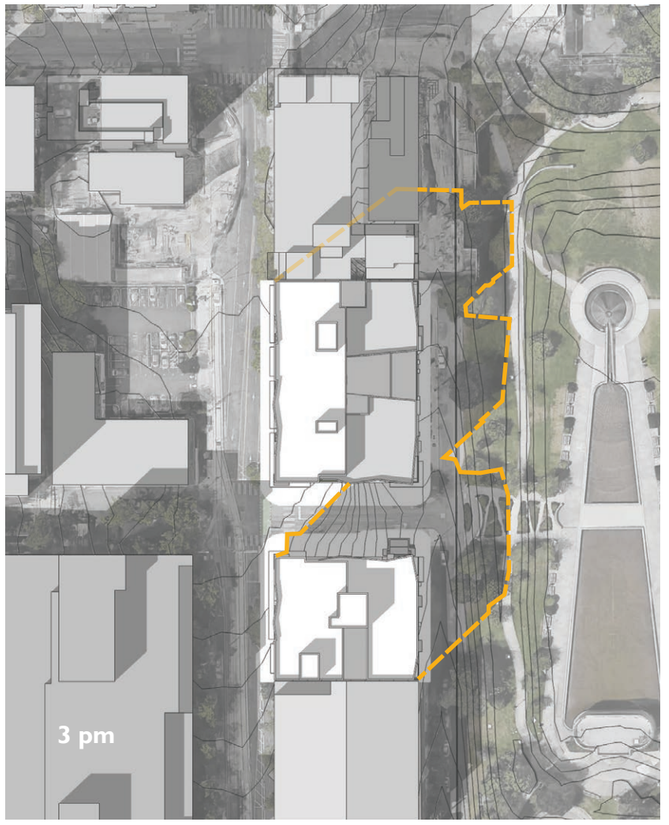
CATENARY LIGHTING

SUN SHADOW STUDIES

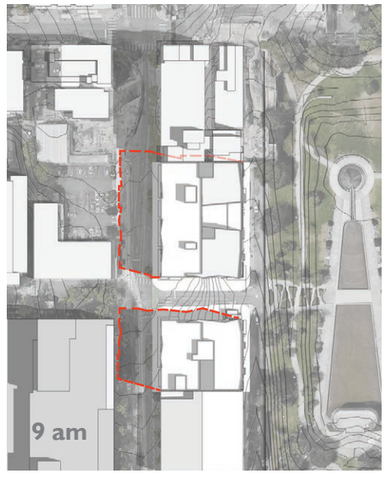
FALL/SPRING EQUINOX

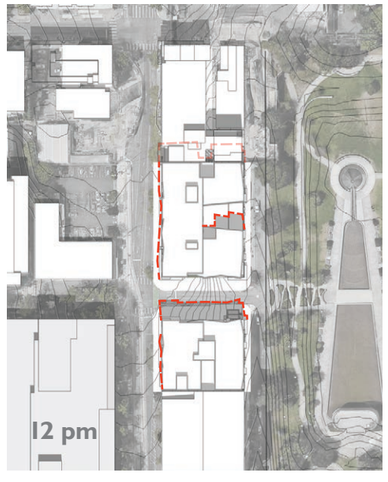


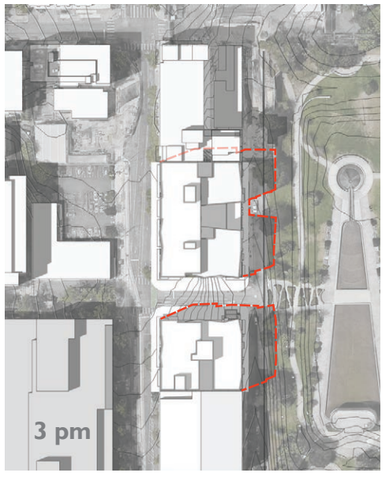




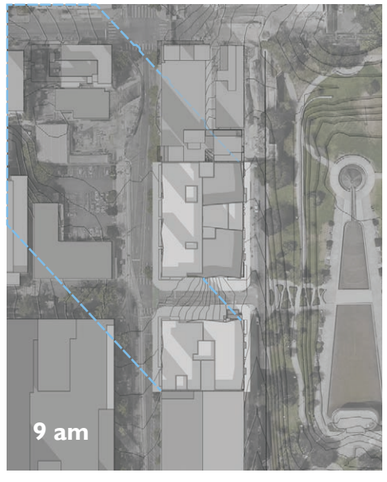
SUMMER SOLSTICE

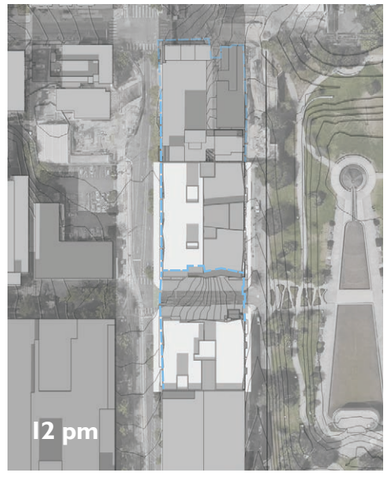


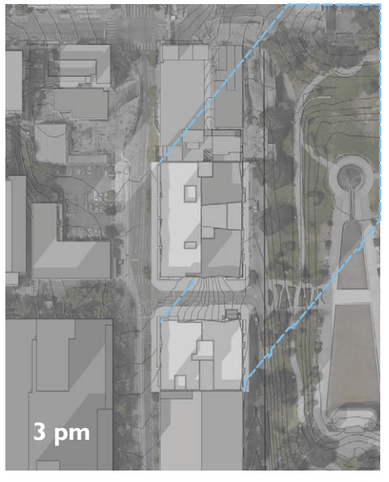




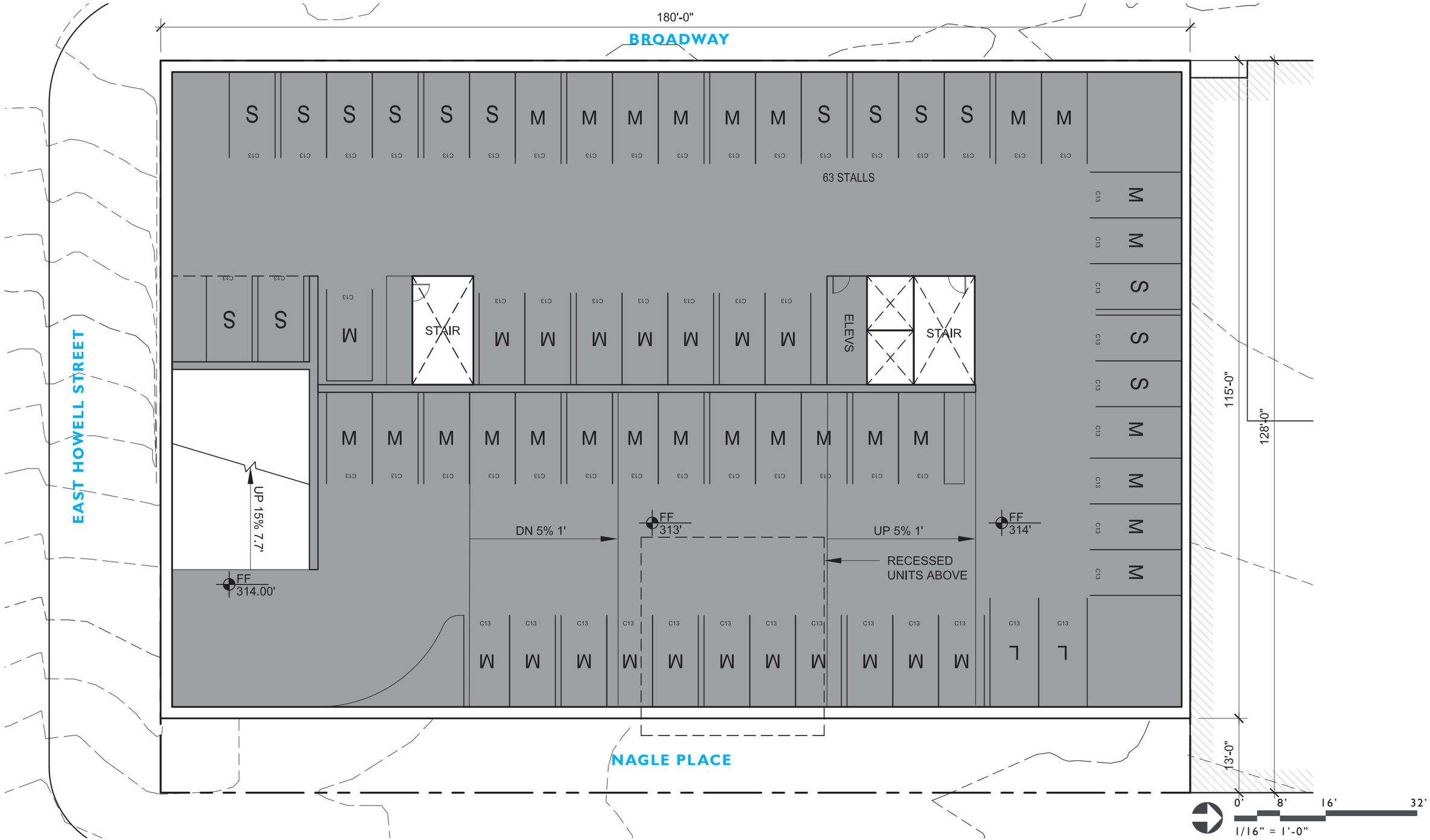
WINTER SOLSTICE



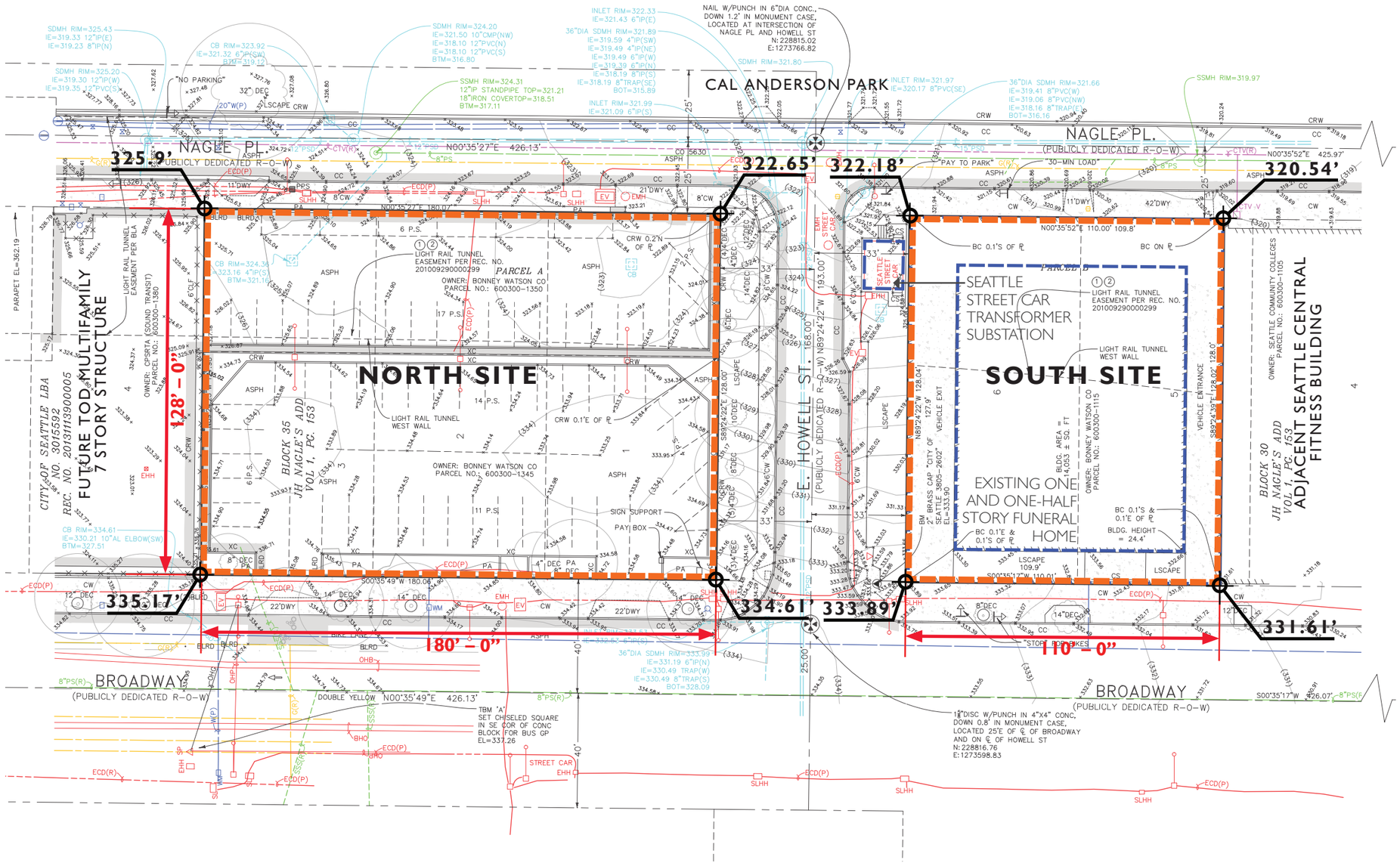




NORTH SITE BELOW GRADE PLAN (P2)

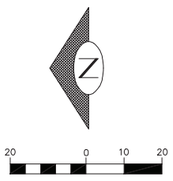


SURVEY



LEGEND

⊕	AREA DRAIN	△ SP	STRAIN POLE
ABAN/RET	ABANDONED/RETIRED	IE	INVERT ELEVATION
AL	ALUMINUM		LIGHT POLE (METAL)
	ASPHALT (ASPH)		LIGHT POLE (WOOD)
BLRD	BOLLARD	LSCAPE/PA	LANDSCAPE/PLANTER
BR	BUILDING CORNER		MANHOLE
	BIKE RACK	US	MAILBOX (FEDERAL/PRIVATE)
	CATCH BASIN (CB)	MW	MONITOR WELL
	CONCRETE SURFACE	OHP/OHT	OVERHEAD POWER/TELEPHONE
CW/BW	CONCRETE/BRICK WALK	OHG/OHB	OVERHEAD GUYMIRE/BUS (TROLLEY)
CRW/WRW	CONCRETE/WOOD RETAINING WALL	P.S.	PARKING SPACE(S)
CC/XC	CONCRETE/EXTRUDED CURB	℞	PROPERTY LINE (PL)
CP/IP	CONCRETE/IRON PIPE	(P)	PAINTED UTILITY LOCATION
	CHAIN LINK FENCE (CLF)	PE	POLYETHYLENE
CTV	CABLE TV	PPS	PARKING PAY STATION
COL	COLUMN	PS/PSS	COMBINED/SANITARY SEWER
℄/M	CENTERLINE/MONUMENT LINE	PSD	STORM DRAIN
COC	CENTER OF CHANNEL		PRIVATE CATCH BASIN
CS/WS	CONCRETE/WOOD STAIRS	(R)	RECORD DATA
♿	H/C PARKING SPACE	RE	ROOF ELEVATION
CON	CONIFEROUS TREE	SD	SERVICE DRAIN (STORM)
DEC	DECIDUOUS TREE	CO	CLEANOUT
CMP	CORRUGATED METAL PIPE	SSS	SANITARY SIDE SEWER (RECORD)
DWY	DRIVEWAY		SIGN/STREET NAME SIGN
ECD	ELECTRICAL CONDUIT	TC/SL	TRAFFIC CONTROL/STREET LIGHT HANDHO
ED	ELECTRICAL DUCT		TRAFFIC CONTROL CABINET (TRSCC)
EHH	ELECTRICAL HANDHOLE	TCHD	TRENCH DRAIN
EMH	ELECTRICAL MANHOLE		TEMPORARY BENCHMARK (TBM)
EM	ELECTRICAL METER	TCD	TELEPHONE CONDUIT (BURIED)
EV/ET	ELECTRICAL VAULT/TRANSFORMER	TD	TELEPHONE DUCT
	FOUND SURVEY MONUMENT (AS NOTED)	TV	TELEPHONE VAULT
	FIRE HYDRANT	TMH	TELEPHONE MANHOLE
	FIRE DEPT. CONNECTION (FDC)	TS	TELEPHONE SENTRY
FO	FIBER OPTICS		TRAFFIC FLOW DIRECTION
FOMH	FIBER OPTIC MANHOLE		TRAFFIC SIGNAL
FFE	FINISH FLOOR ELEVATION	TRCD	TRAFFIC SIGNAL CONDUIT (BURIED)
GB	GRADE BREAK	UP	UTILITY POLE (WOOD)
G	GAS MAIN	V	VAULT
GM	GAS METER	WV	WATER VAULT
GV	GAS VAULT	W	WATER MAIN
	GUY ANCHOR	WM	WATER METER
	HANDRAIL	⋈	WATER VALVE
HH	HAND HOLE		WATER GATE VALVE/CHAMBER
GP	GUY POLE	VO/CO	VACATION/CONDEMNATION ORDINANCE
			WOOD FENCE (WF)
			YARD LIGHT



PARCEL A:

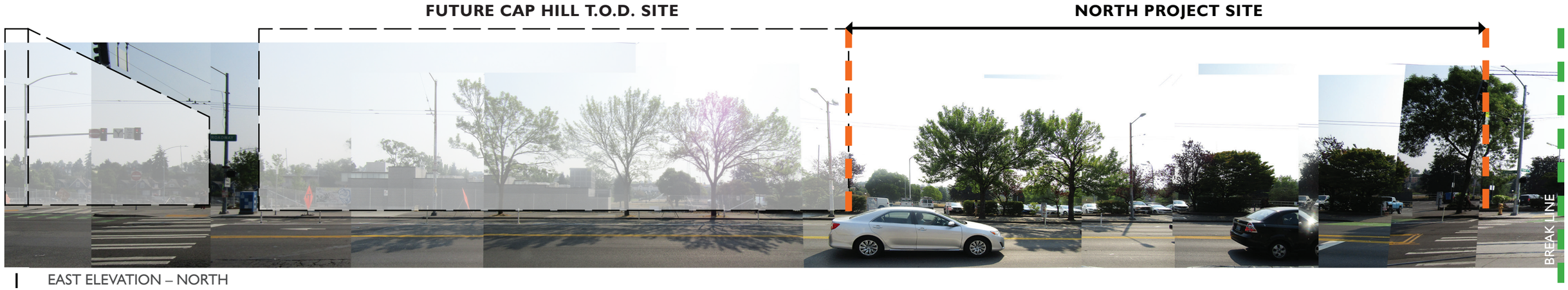
LOTS 1, 2 AND 3, BLOCK 35, ADDITION TO THE CITY OF SEATTLE AS LAID OFF BY D. T. DENNY GUARDIAN OF THE ESTATE OF J.H. NAGLE (COMMONLY KNOWN AS NAGLE'S ADDITION TO THE THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 153, IN KING COUNTY, WASHINGTON.

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

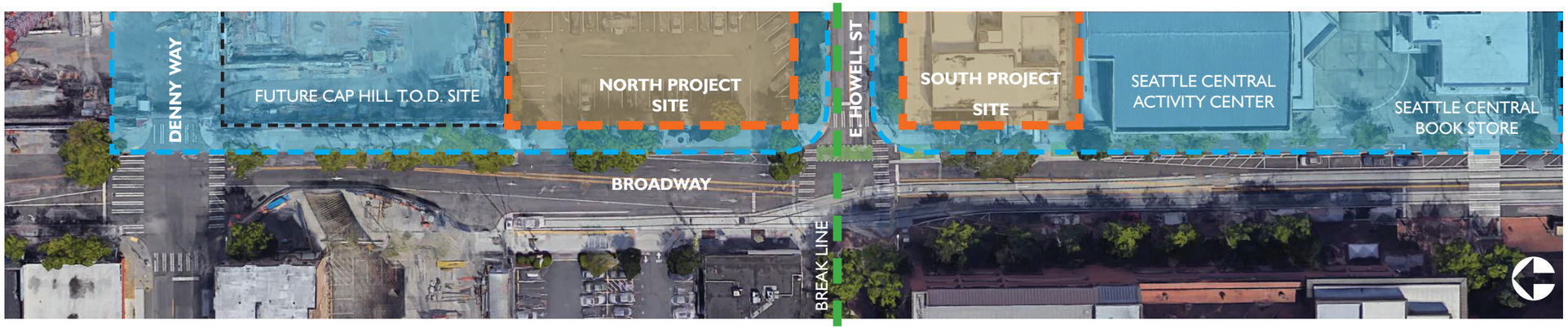
PARCEL B:

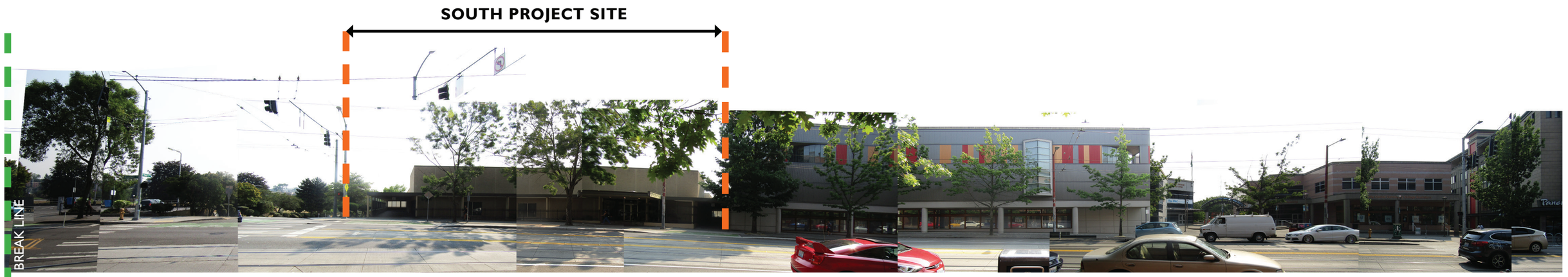
LOT 6 AND THE NORTH 50 FEET OF LOT 5, BLOCK 30, ADDITION TO THE CITY OF SEATTLE, AS LAID OFF BY D. T. DENNY, GUARDIAN OF THE ESTATE OF J. H. NAGLE, (COMMONLY KNOWN AS NAGLE'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 153, IN KING COUNTY, WASHINGTON.

BROADWAY ELEVATIONS



1 EAST ELEVATION – NORTH

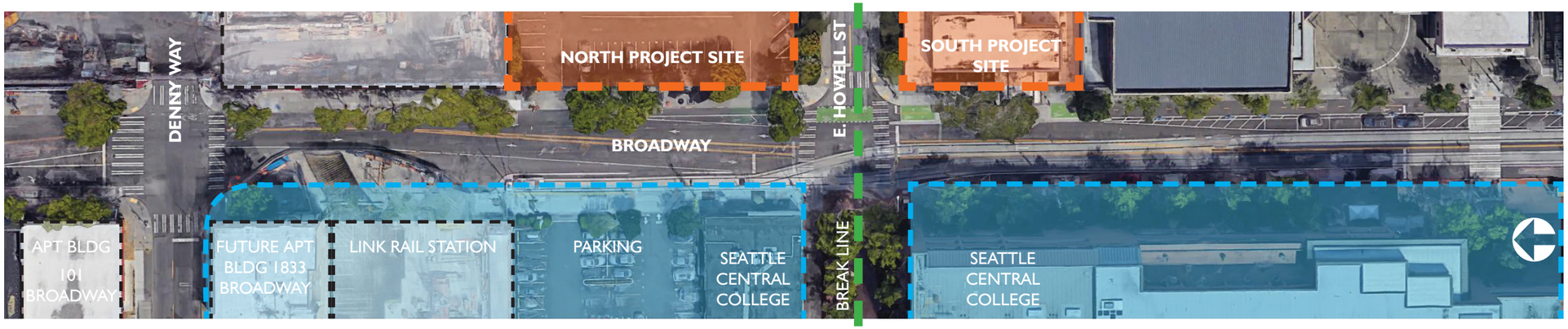


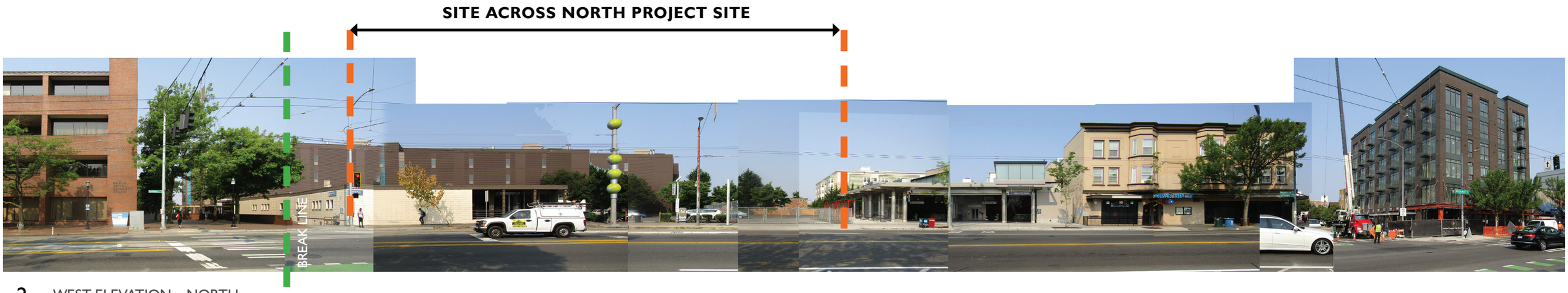


2 EAST ELEVATION – SOUTH

BROADWAY ELEVATIONS

1 WEST ELEVATION – SOUTH

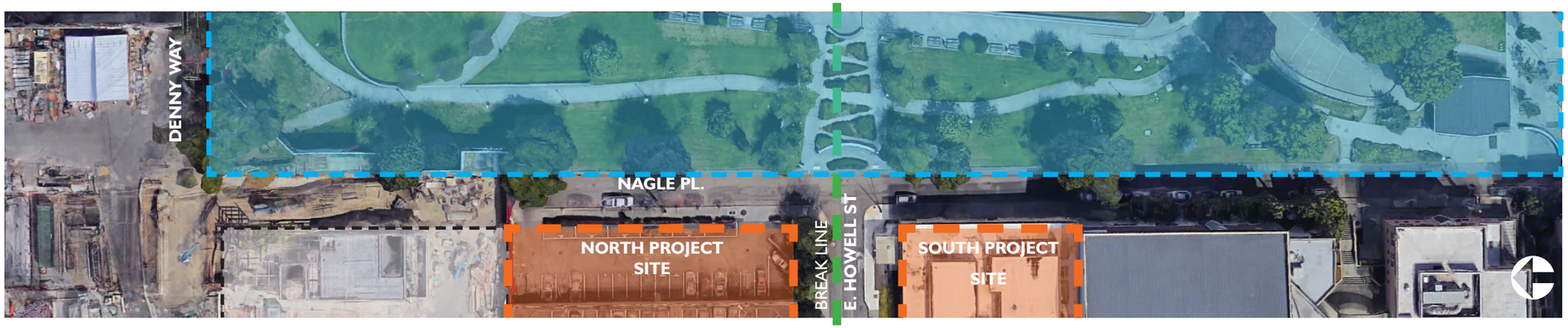


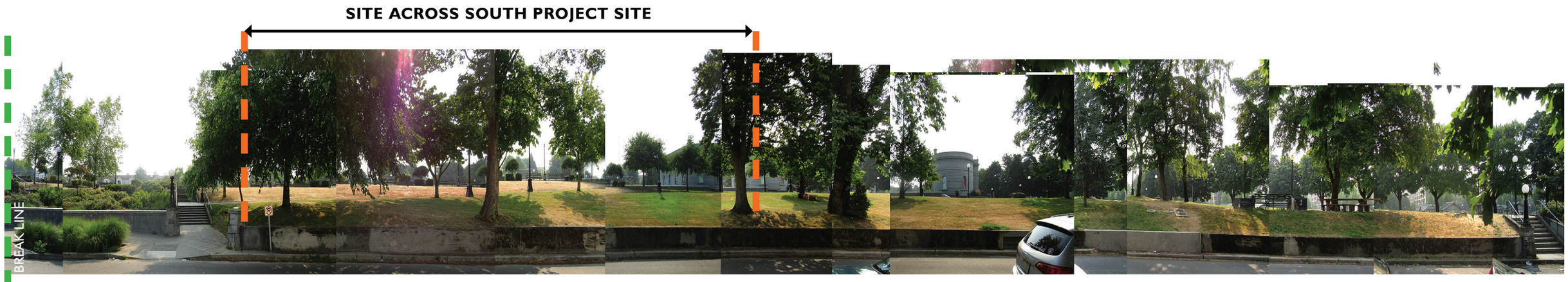


2 WEST ELEVATION – NORTH

NAGLE PL. ELEVATIONS

1 EAST ELEVATION – NORTH

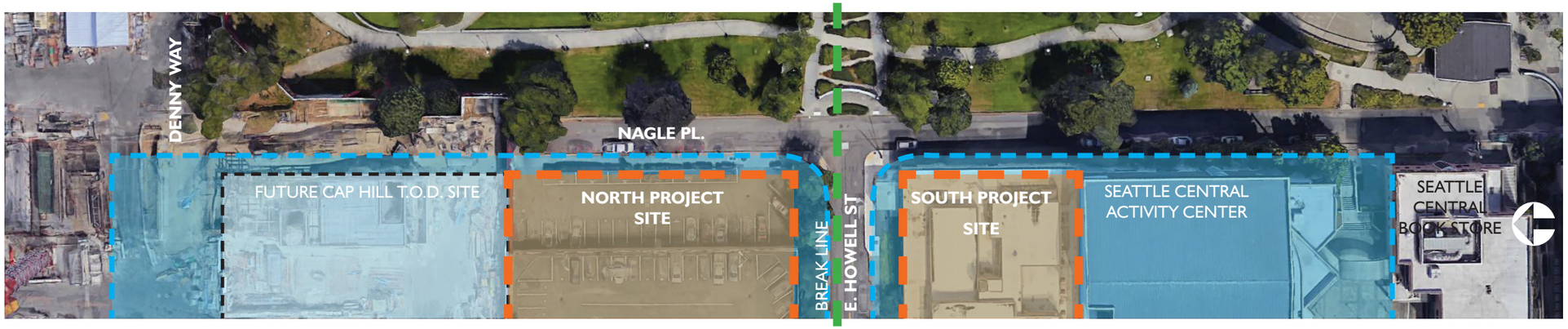


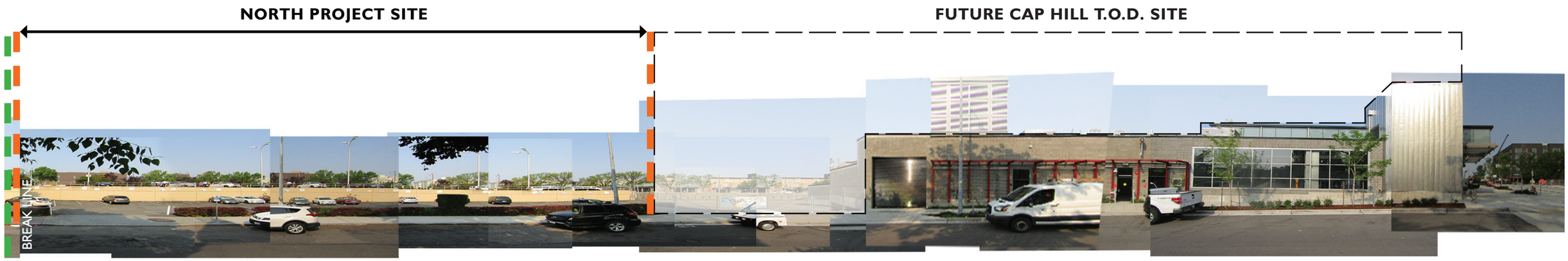


2 EAST ELEVATION – SOUTH

NAGLE PL. ELEVATIONS

1 WEST ELEVATION – SOUTH

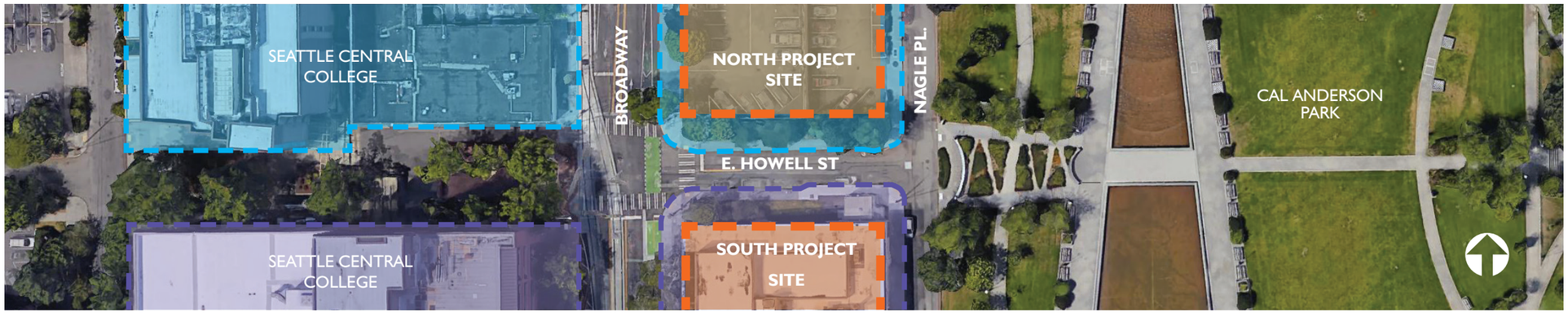


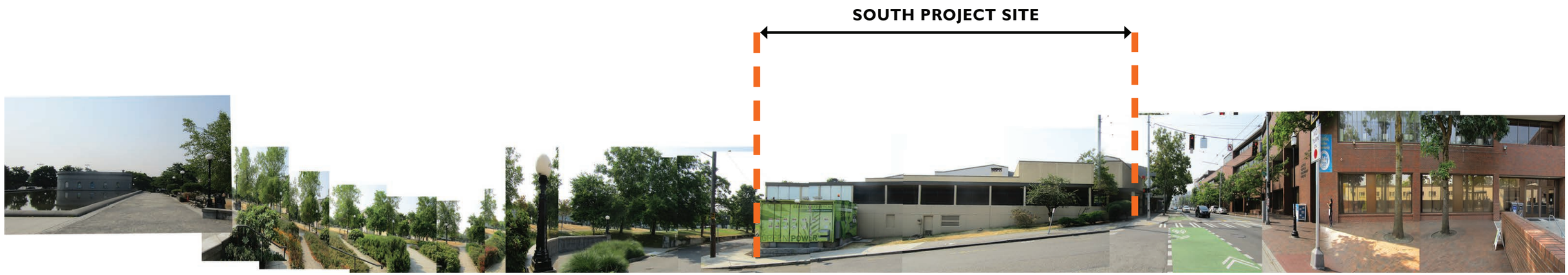


2 WEST ELEVATION – NORTH

E. HOWELL ST. ELEVATIONS

1 WEST ELEVATION – SOUTH





2 WEST ELEVATION – NORTH