

EARLY DESIGN GUIDANCE

December 13, 2017 8:00 pm

SITE

SDCI # 3028590
225 Harvard Ave E
Seattle, WA 98102

Applicant:
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Seattle, WA 98121
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Owner:
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Site Conditions

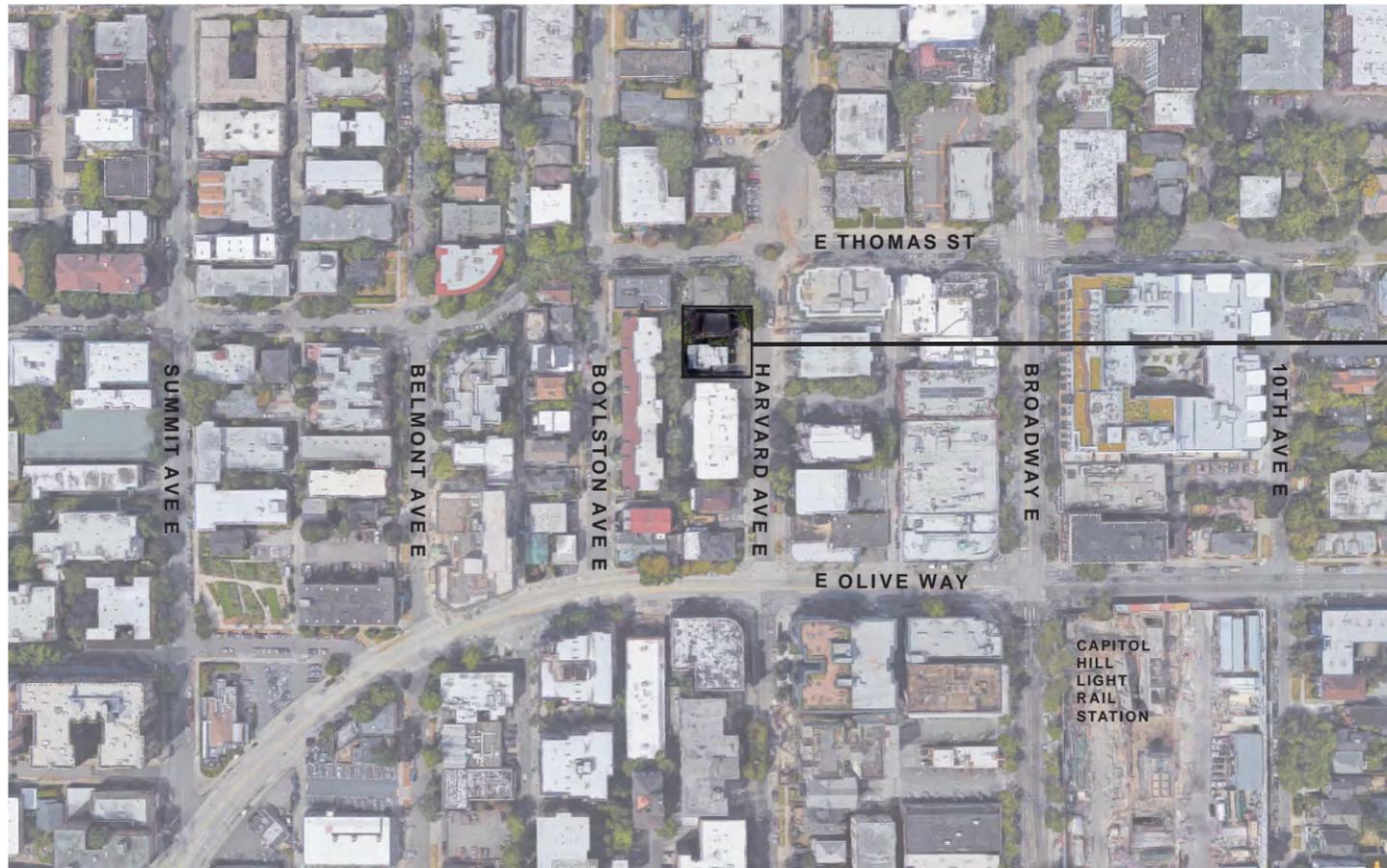
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VICINITY MAP

EXISTING SITE

The project site consists of two parcels (APN 314860-0010 and APN 314860-0015) on the western side of Harvard Ave E. Immediately adjacent to the site is a single-family residence to the north, a 4-story apartment building to the south, and a 4-story condominium building to the west. The subject parcels total 6,397 SF and measure approximately 80' in the east-west direction and 80' in the north-south direction. The site is relatively flat with the grade dropping approximately 5' immediately west of the property. Three two-story multi-family residential buildings currently occupy the parcel.

ZONING AND OVERLAY DESIGNATION

The project parcels are zoned mid-rise (MR), indicating that the structure may achieve a height of 60'-0" plus 15'-0" (75'-0" total) through applicable zoning incentives. The MR zoning continues for six blocks to the north on Harvard Ave E and continues south for one and a half parcels before transitioning to neighborhood commercial (NC3P-65) at the intersection with E Olive Way. MR zoning also continues uninterrupted to the west to the boundary of I-5. Directly to the east across Harvard the zoning changes to MR-RC.

The subject parcel is within the Capitol Hill Urban Center Village and the Capitol Hill Station Area Overlay. No parking is required nor will it be provided.

DEVELOPMENT OBJECTIVES

The owner proposes the construction of a new residential apartment building with approximately 68 small efficiency dwelling units (SEDUs). The objective for these apartments is to provide upscale and attainable housing that is centrally located to the amenities of the Capitol Hill Neighborhood and within close proximity to multiple forms of public transportation and downtown Seattle. The project parcels, located within the Capitol Hill Urban Center Village, in close proximity to the Pike/Pine Urban Center Village and one block away from the Capitol Hill Light Rail Station, are prime for denser development with a focus on a pedestrian oriented lifestyle.

NEIGHBORHOOD DEVELOPMENT

The immediate blocks surrounding the project parcels are a mix of multi-family apartment buildings, commercial businesses, and single-family homes. The proposed apartments are located four blocks from Cal Anderson Park, a main community and recreational hub, and one block from both Broadway and E Olive Way, two main commercial areas. Additionally, the site is within walking distance from both E Pike and E Pine as well as 12th Ave and 15th Ave E - all main commercial areas within Capitol Hill, each with their own diverse character and offering of shops, restaurants, bars, supermarkets, parks, fitness facilities, art galleries, performance venues and medical and educational facilities. The project's proximity to the Capitol Hill Light Rail Station makes much of the city, including downtown Seattle, the University of Washington and Sea-Tac Airport, convenient and affordable to access. In addition to the light rail the site is within one block of bus stops serving numerous routes and two blocks from the street car line to First Hill and Pioneer Square.

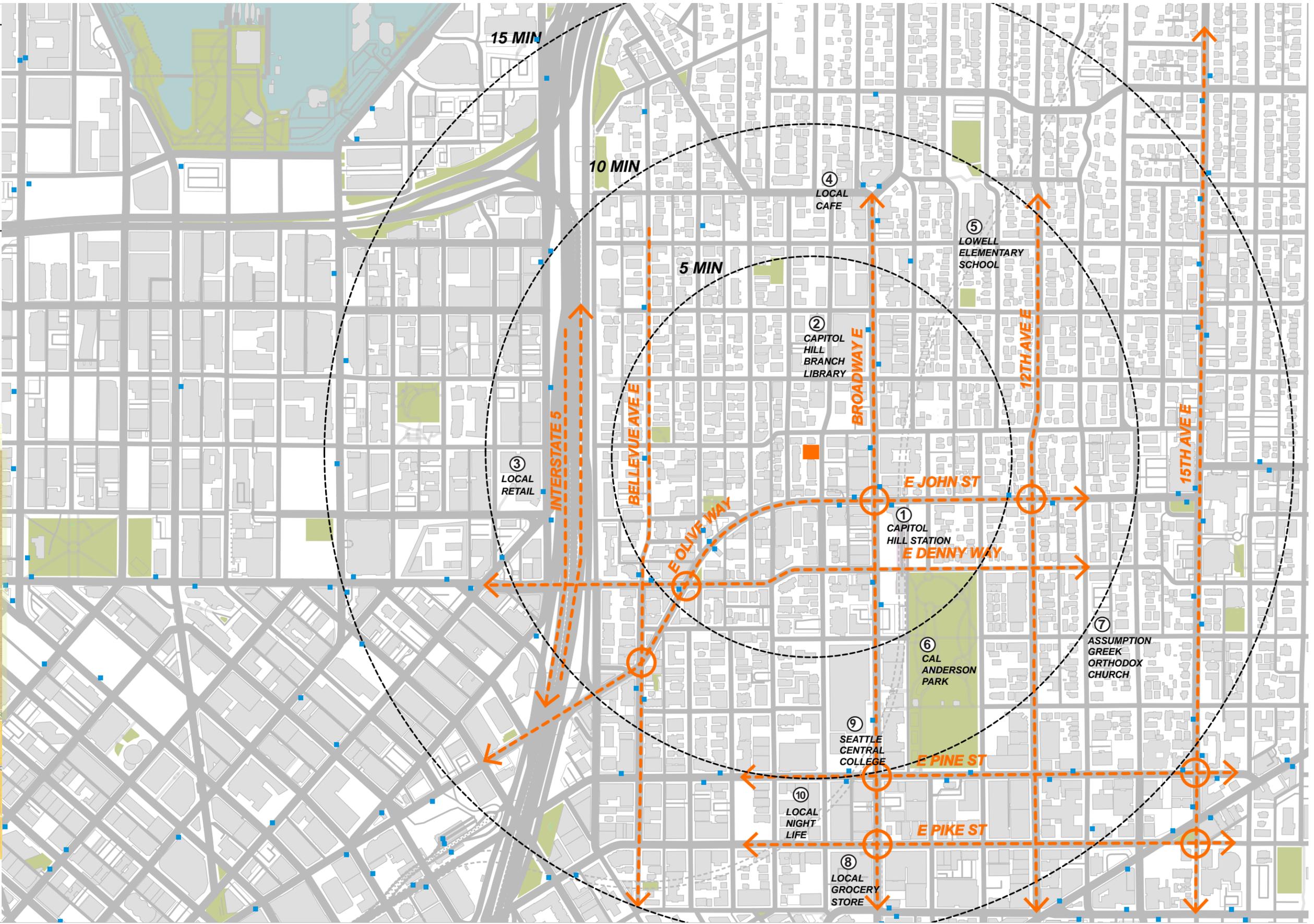
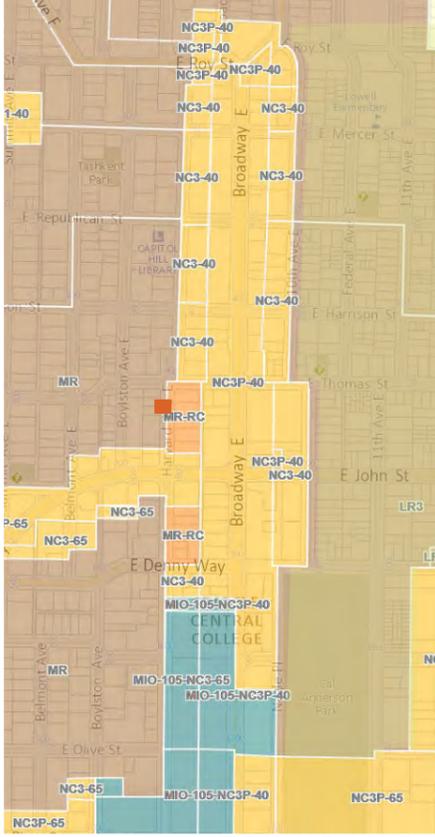


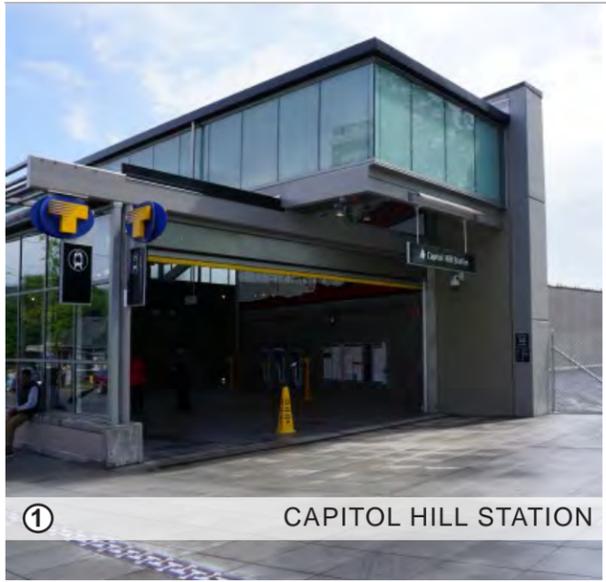
SITE LOCATION
225 Harvard Ave E
Seattle, WA 98102

ZONING SUMMARY
Zone: MR
Overlay: Capitol Hill Urban Center Village; Station Area Overlay
ECA: None

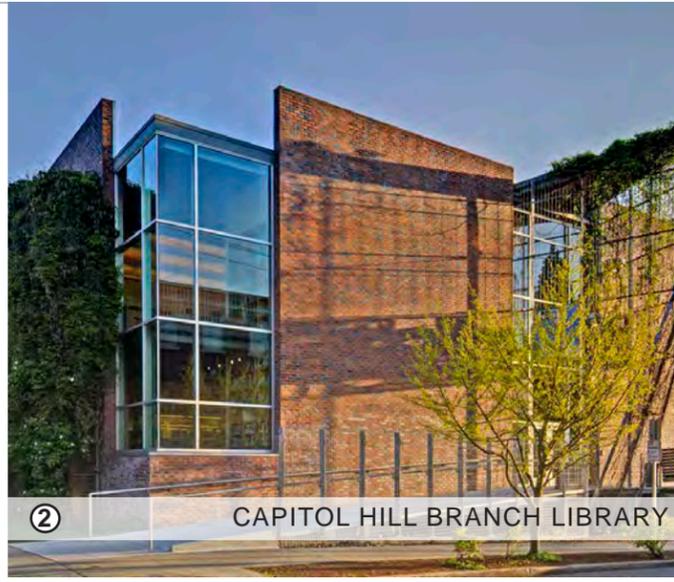
PROJECT PROGRAM
Site Area: 6,397 SF
Number of Residential Units: 68
Number of Parking Stalls: 0
Proposed Bike Parking: 17
Total FAR: Approx. 30,100 SF
Total FAR Above Grade: Approx. 27,100 SF
Allowable FAR: 27,187.25 SF (4.25)

- URBAN ANALYSIS KEY**
- PRIMARY ACCESS ROAD
 - NODE
 - POINT OF INTEREST
 - WALKSHED
 - PROJECT SITE
 - BUS STOP
- ZONING KEY**
- NC 3
 - MIDRISE
 - LOWRISE 3 MULTI-FAMILY
 - MR/RC
 - MAJOR INSTITUTION





① CAPITOL HILL STATION



② CAPITOL HILL BRANCH LIBRARY



③ LOCAL RETAIL



④ LOCAL CAFE



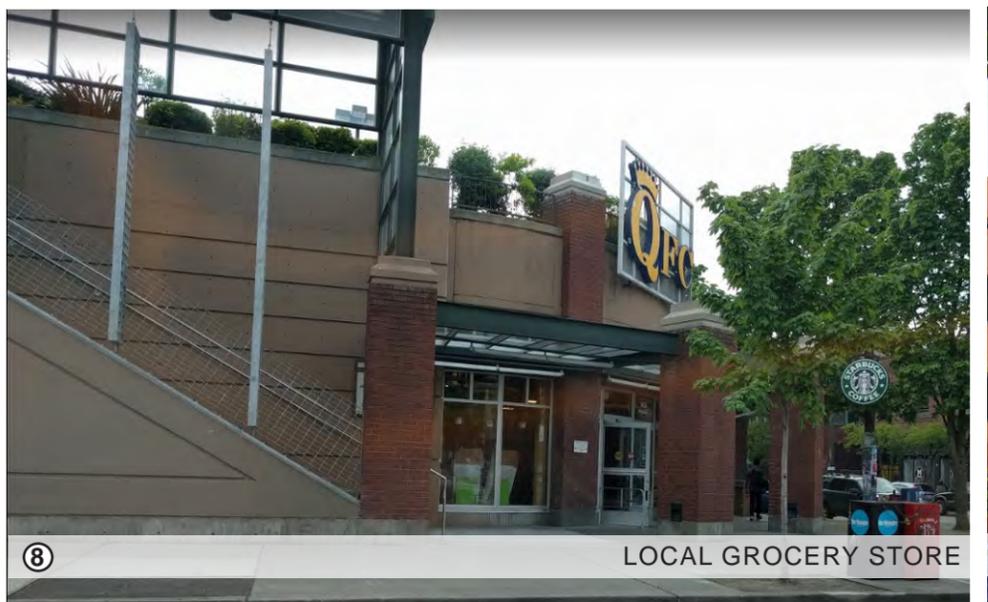
⑤ LOWELL ELEMENTARY SCHOOL



⑥ CAL ANDERSON PARK



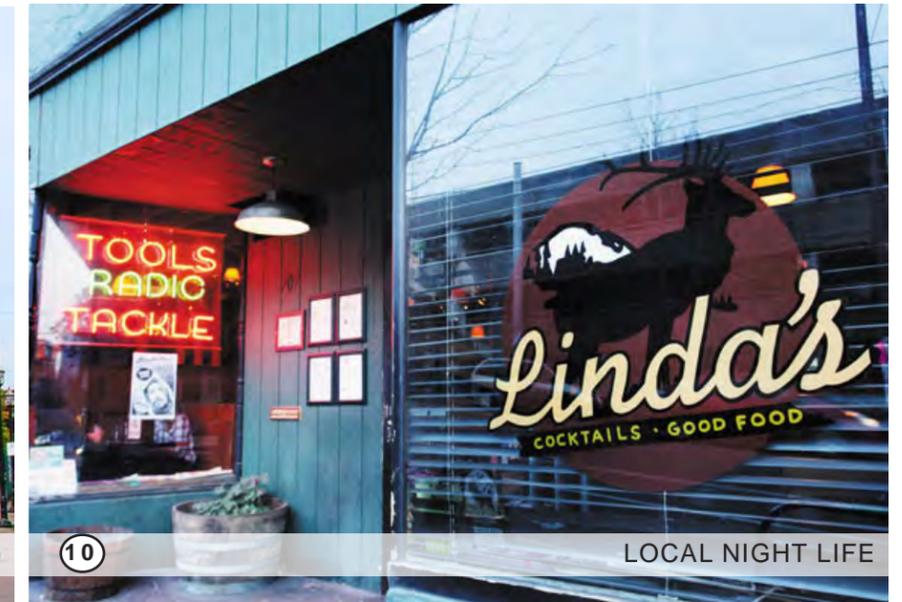
⑦ ASSUMPTION GREEK ORTHODOX CHURCH



⑧ LOCAL GROCERY STORE



⑨ SEATTLE CENTRAL COLLEGE



⑩ LOCAL NIGHT LIFE



ADDRESSES: 225 and 231 Harvard Ave E
PARCEL #: 314860-0015 and 314860-0010
ZONING: MR
OVERLAYS: Capitol Hill Urban Center Village; Capitol Hill Station Area Overlay
SITE AREA: 6,397 SF

23.45.504 PERMITTED USES
 Permitted outright: Residential

23.45.514 STRUCTURE HEIGHT
 Zoning: MR
 Allowed Maximum Base Height: 60'-0"
 Maximum Height under 23.58A and 23.45.516: 75'-0"
 4'-0" additional allowed for rooftop features (parapets, clerestories, etc.): 79'-0"
 15'-0" additional allowed for stair penthouses: 90'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT
 The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ("average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.45.510 FLOOR AREA RATIO
 Base FAR: 3.2 (20,470.4 SF)
 Maximum FAR: 4.25 (27,187.25 SF)

23.45.518 SETBACKS REQUIREMENTS
 Front and Side Setback from Street Lot Lines: 7'-0" average/5'-0" minimum
 Rear Setback: 15'-0" from a rear lot line that does not abut an alley
 Side Setback from Interior Lot Line
 42 feet or less in height: 7'-0" average/5'-0" minimum
 Above 42 feet in height: 10'-0" average/7'-0" minimum

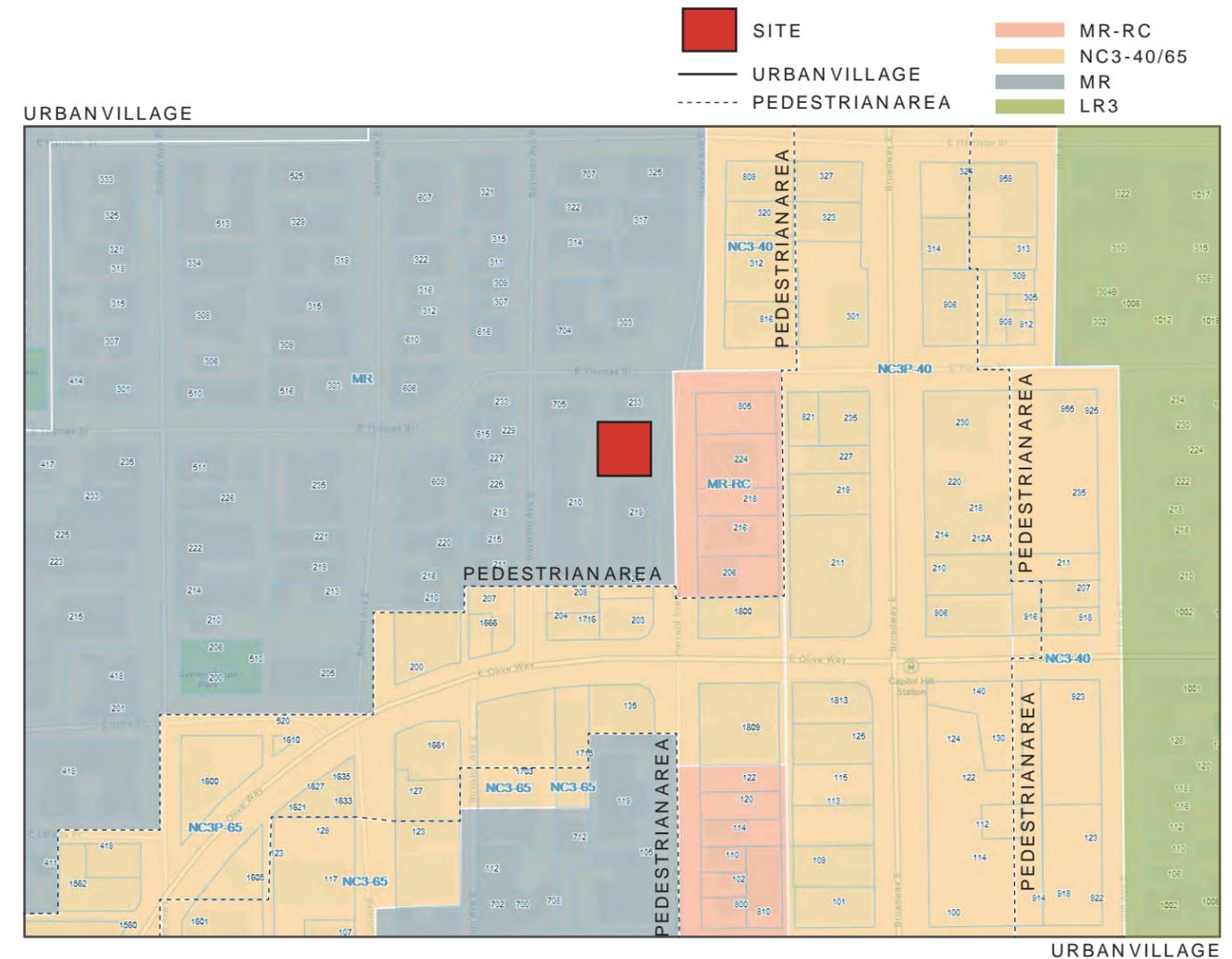
23.45.524 LANDSCAPING AND SCREENING STANDARDS

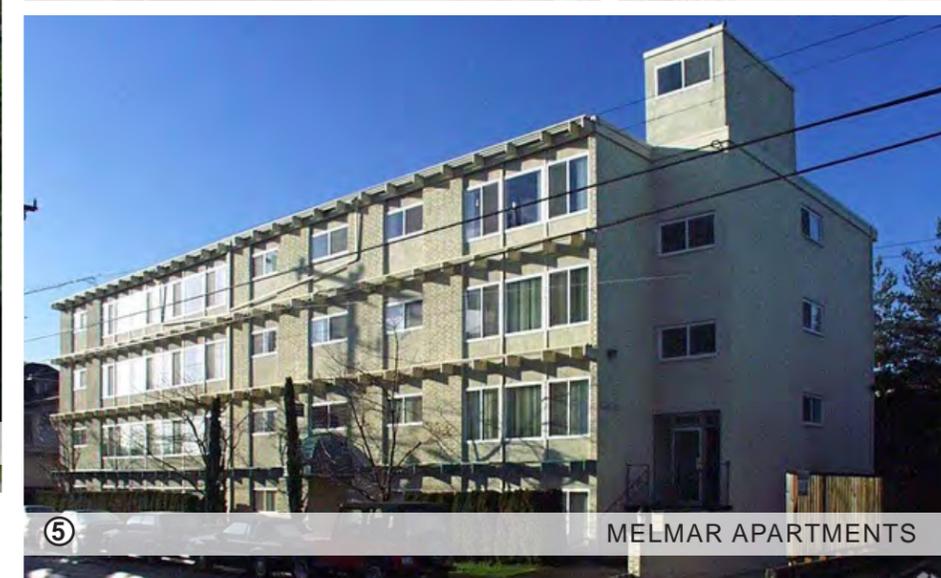
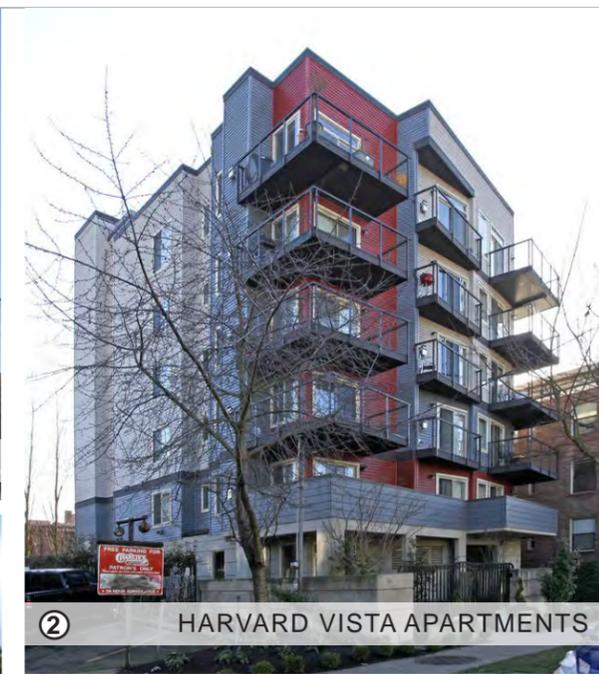
- In MR zones, green factor score of .50 or greater is required for any lot with development containing more than one new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.45.524.B.2 and section 23.53.015.
- Existing street trees shall be retained unless the director of transportation approves their removal.
- The Director, in consultation with the director of transportation, will determine the number, type and placement of street trees to be provided.

23.45.522 AMENITY AREA
 Required: 5% of gross floor area in residential use
 5% x 27,187.25 SF = 1359.4 SF Maximum

23.54.015 REQUIRED PARKING
 Parking is not required. The project is within an Urban Village and Station Area Overlay.
 Curb cut to be restored per SDOT standards to add on-street parking stalls.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS
 Residential, 51-100 dwelling units: 375 SF + 4 SF for each additional unit above 50
 375 SF + (69-50) * 4 SF = 451 SF
 The minimum horizontal dimension of required storage space is 12 feet.





MODERN CORNER



① SIMPLE MASSING WITH ADDITIVE BALCONIES, COMBINATION OF TRADITIONAL AND MODERN MATERIALS

MODERN INFILL



⑥ REFINED MATERIAL PALETTE, LARGE GLAZING

MODERN INFILL



③ RECESSED BALCONIES PROVIDE FACADE MODULATION

1990'S CONTEMPORARY



④ INTRIGUING ROOF FORM, SIMPLE MATERIAL PALETTE, ADDITIVE BALCONIES TO BREAK DOWN FACADE

MOTEL STYLE



⑤ TEXTURAL BLANK WALL TREATMENT

MODERN INFILL



⑧ JULIETTE BALCONIES BREAK DOWN FACADE

EARLY 20TH CENTURY BRICK

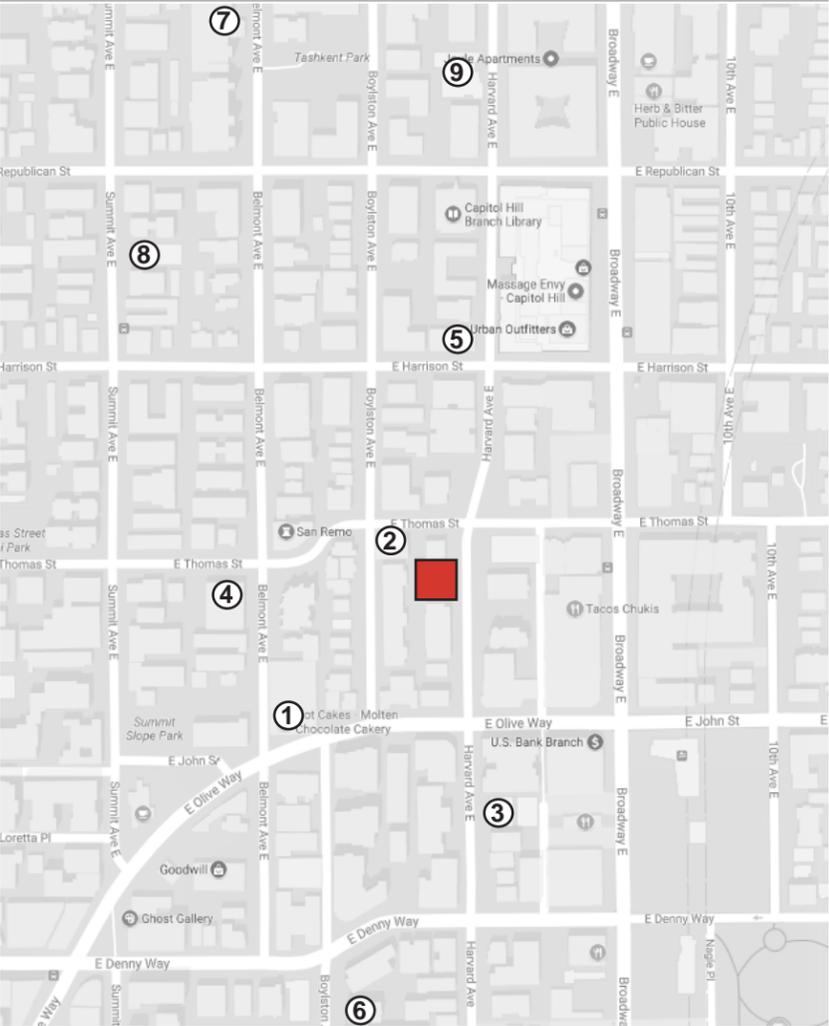


② SIMPLE MASSING, MATERIAL, AND FENESTRATION PATTERN

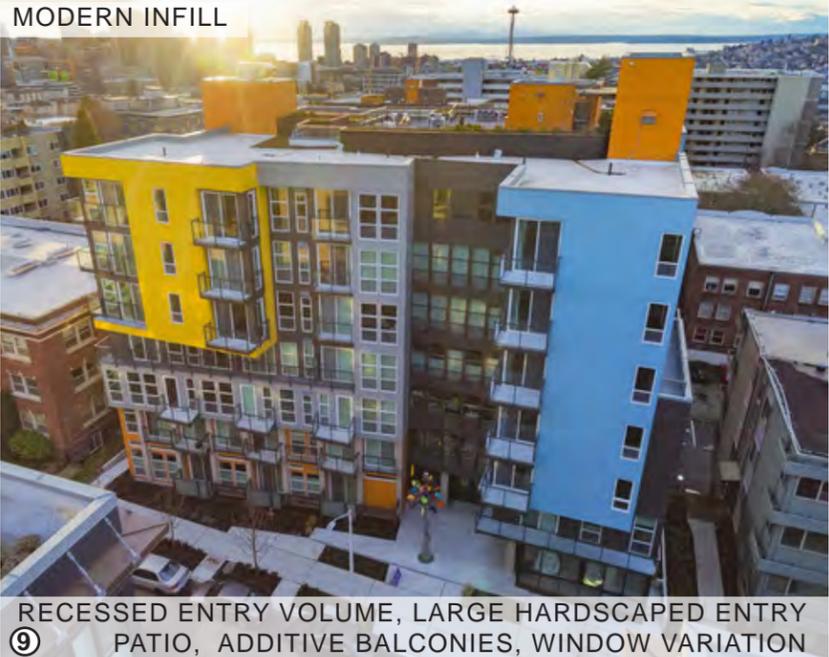
BRUTALIST



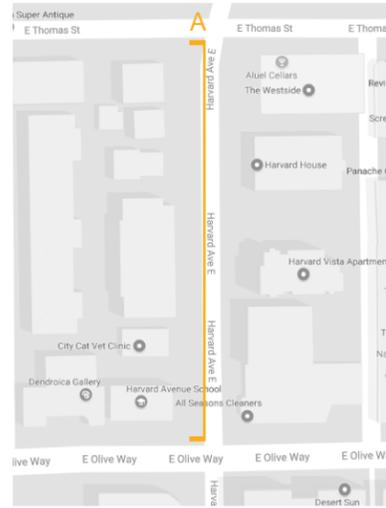
⑦ SIMPLE MASSING, SINGLE MATERIAL PALETTE, BLANK STAIR TOWER



MODERN INFILL



⑨ RECESSED ENTRY VOLUME, LARGE HARDSCAPED ENTRY PATIO, ADDITIVE BALCONIES, WINDOW VARIATION



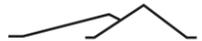
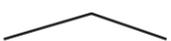
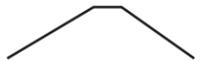
75': MAX. HEIGHT LIMIT

60': BASE HEIGHT LIMIT

SITE



HARVARD AVE LOOKING WEST (A)

| | | | | | | |
|-----------------|---|---|--|---|---|---|
| |  |  |  |  |  |  |
| USE | PRE-SCHOOL | OFFICE | APARTMENT | DUPLEX | TRIPLEX | SINGLE FAMILY RESIDENCE |
| HEIGHT | TWO-STORIES | TWO-STORIES | FOUR-STORIES | TWO-STORIES | TWO-STORIES | TWO-STORIES |
| ENTRY | RAISED CENTER ENTRY | OFF-CENTER RAISED ENTRY | OFF-CENTER RAISED ENTRY | CENTERED ENTRY AT GRADE | RAISED CENTERED ENTRY | RAISED CENTERED ENTRY |
| ROOF | GABLE ROOF | HIP ROOF | FLAT ROOF | FLAT ROOF | FAUX MANSARD | HIP ROOF |
| MATERIAL | LAP SIDING | LAP SIDING | BRICK | EIFS | LAP SIDING | LAP SIDING |



75': MAX. HEIGHT LIMIT

60': BASE HEIGHT LIMIT

ACROSS FROM SITE



HARVARD AVE LOOKING EAST (B)

| <u>USE</u> | <u>HEIGHT</u> | <u>ENTRY</u> | <u>ROOF</u> | <u>MATERIAL</u> |
|-------------|---------------|---------------------------|-------------|------------------|
| MIXED USE | SEVEN-STORIES | CENTER ENTRY AT GRADE | FLAT ROOF | CMU, METAL PANEL |
| APARTMENT | FOUR-STORIES | RAISED CENTERED ENTRY | FLAT ROOF | BRICK |
| APARTMENT | SIX-STORIES | OFF-CENTER ENTRY AT GRADE | FLAT ROOF | LAP SIDING |
| APARTMENT | THREE-STORIES | RAISED CENTERED ENTRY | FLAT ROOF | BRICK |
| DRY CLEANER | SINGLE STORY | AT GRADE ENTRY AT CORNER | FLAT ROOF | STOREFRONT |



① RETAINING WALL AT SOUTHERN AND WESTERN EDGES OF SITE



② TREE IN RIGHT-OF-WAY



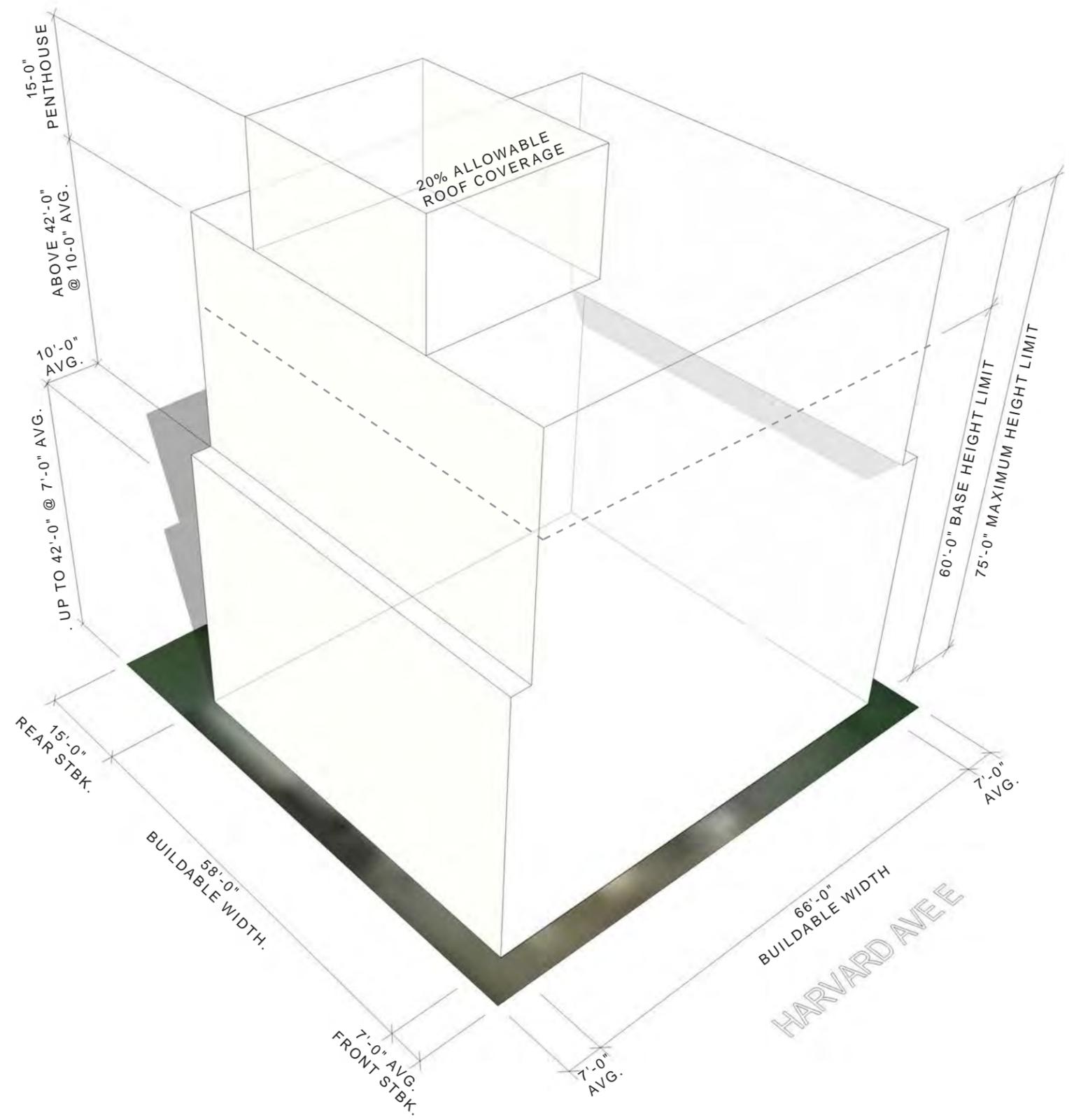
③ VIEW OF HVL LOOKING WEST

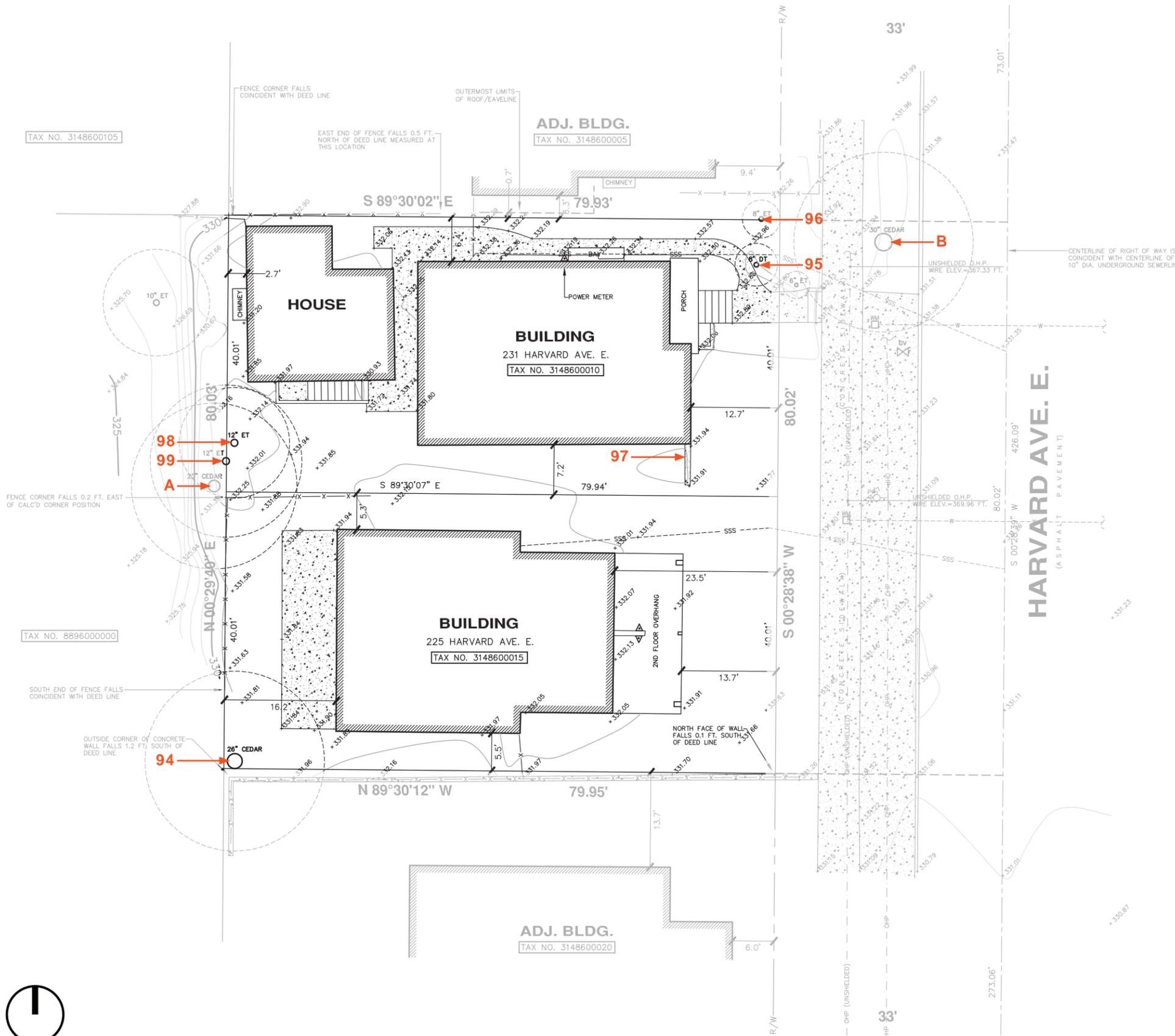
MAXIMUM DEVELOPMENT POTENTIAL

The development site consists of two parcels, both zoned mid-rise (MR).
 Within MR zones the following setbacks are required:

- Front: 5'-0" Minimum / 7'-0" Average
- Rear: 15'-0" for parcels with no alley
- Side: 5'-0" Minimum / 7'-0" Average at a height below 42'-0"
 7' Minimum / 10'-0" Average at a height above 42'-0"

The base height limit within the MR zone is 60'-0" with a maximum height limit of 75'-0" plus an additional 15'-0" for stair and elevator penthouses.





EXISTING SITE CONDITIONS

PROPOSED PROJECT SITE

- Two parcels located on the west side of Harvard Ave E
- Site Area = 6,397 SF, and measures roughly 80' wide by 80' deep

TOPOGRAPHY

- Approximately 1'-0" slope down from north to South

ADJACENT BUILDINGS AND USES

- Existing 2-story single family residence immediately north of site (MR)
- Existing 4-story apartment building immediately south of site (MR)
- Existing 4-story condominium building immediate to the west (MR)
- Existing 7-story mixed use building (commercial/apartments) across Harvard Ave E (MR-RC)

LEGAL DESCRIPTION

LOT 2, BLOCK 1, HARVARD HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 65, RECORDS OF KING COUNTY, WA.
 and
 LOT 3, BLOCK 1, HARVARD HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 65, RECORDS OF KING COUNTY, WA.

TABLE OF TREES:

Per Tree Solutions, Inc. Arborist Report (10/23/2017)

| TREE ID | SCIENTIFIC NAME | COMMON NAME | DBH (INCHES) | EXCEPTIONAL |
|---------|--------------------------|-------------------|--------------|------------------|
| 94 | Chamaecyparis lawsoniana | Lawson cypress | 21.5 | No |
| 95 | Cupressus arizonica | Arizona cypress | 8.8 | No |
| 96 | Cupressus arizonica | Arizona cypress | 7.9 | No |
| 97 | Thuja occidentalis | Arborvitea | 9.2 | No |
| 98 | Pseudotsuga menziesii | Douglas fir | 12.0 | No |
| 99 | Pinus nigra | Austrian pine | 13.0 | No |
| A | Chamaecyparis lawsonia | Lawson cypress | 20.0 | No |
| B | Thuja plicata | Western red cedar | 32.0 | No (street tree) |



PROPOSED SITE PLAN

SETBACK REQUIREMENTS:

- East Front and Side Setback from Street Lot Lines: 7'-0" average/5'-0" minimum
- Rear Setback: 15'-0" from a rear lot line that does not abut an alley
- Side Setback from Interior Lot Line
 - 42 feet or less in height: 7'-0" average/5'-0" minimum
 - Above 42 feet in height: 10'-0" average/7'-0" minimum
- A departure from upper level setbacks is requested.

TRAFFIC CIRCULATION

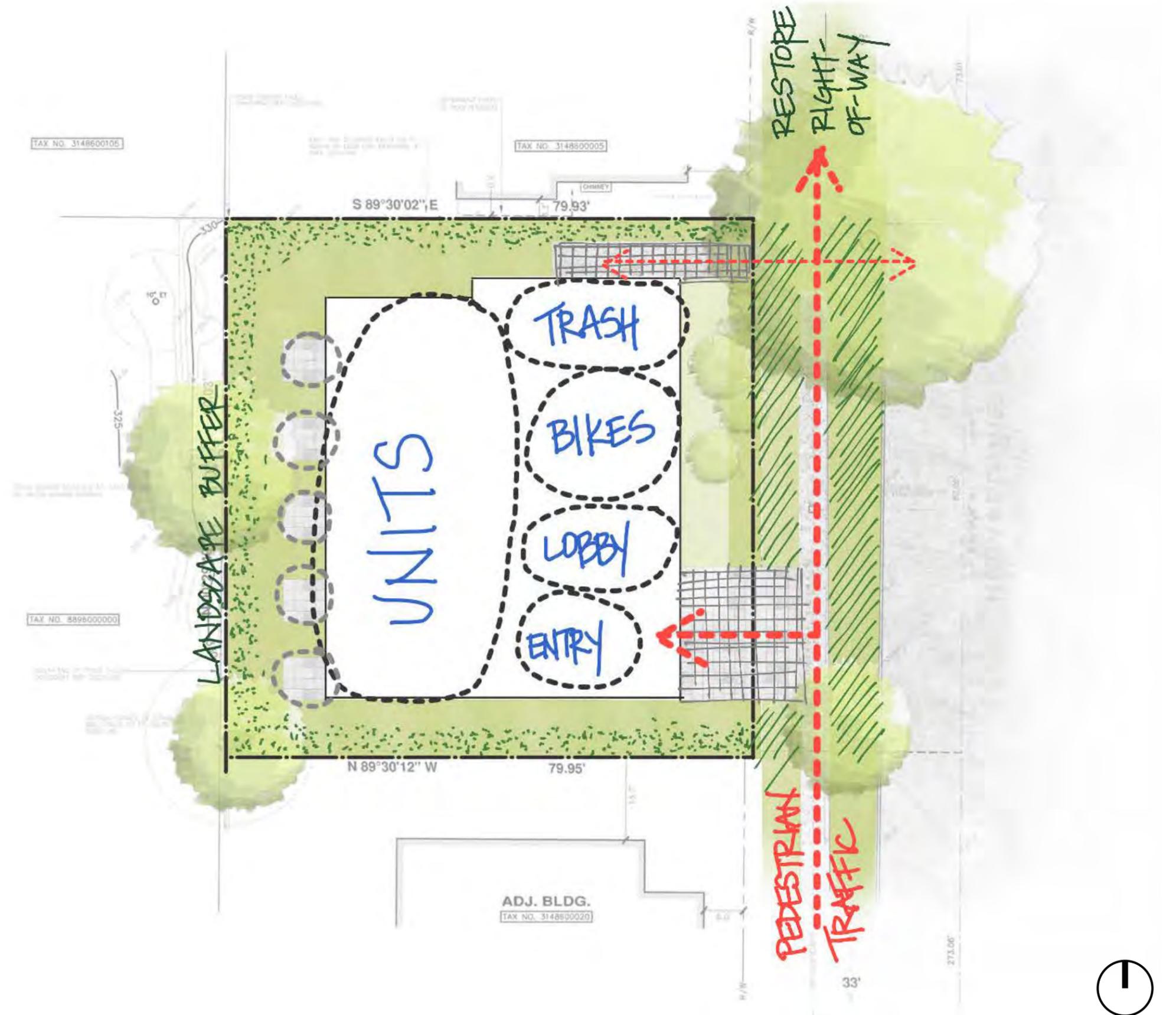
- Harvard Ave E is designated a collector street running 7 blocks north to its termination at E Highland Drive and 7 blocks south terminating at E Union Street.
- One parcel north of the project parcels Harvard Ave E intersects with E Thomas Street which runs east-west providing access to Bellevue Ave E, a collector arterial and Broadway Ave E, a minor arterial which both run parallel to Harvard Ave E.
- Three parcels south of the project parcels Harvard Ave E intersects with E Olive Way, a major arterial, providing access west to I-5, South Lake Union and downtown.

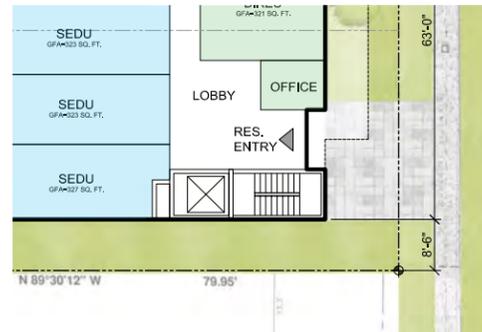
STREETScape

- East of the property there is a 14' wide sidewalk with no planting strip along Harvard Ave E.
- Overhead power lines run south to north immediately adjacent the site on the west side of Harvard Ave E.
- There is no street parking immediately adjacent to the site on the west side of Harvard. Three to four new on-street parking stalls will be provided.

NEIGHBORHOOD PATTERNS

- Capitol Hill is a popular, vibrant neighborhood that is rapidly evolving in housing opportunities as well as commercial, recreational and cultural amenities as the population of the city grows.
- With proximity to the Link Light Rail, streetcar and numerous bus stops the neighborhood is conducive to transit and pedestrian oriented development.





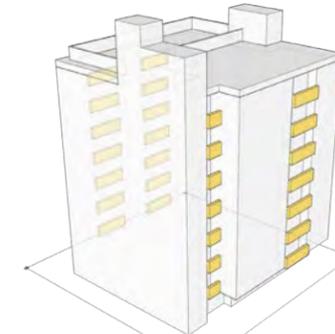
CS2-I



CS2-C.2, CS2-D.1



PL2-B.1, PL2-B.3



PL2-I



PL1-B.2

| | | |
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| CS2. URBAN PATTERNS AND FORM | Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area | |
| CS2-A. Location in the City and Neighborhood | 2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. | Though located between two shorter buildings the project is in line with the recent developments at the NE and SE intersection of Harvard and Thomas. |
| CS2-C. Relationship to the Block | 2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means. | As the west side of Harvard is currently underdeveloped, the project will extend above its neighbors. Facades that will be visible will be carefully detailed for visual interest. |
| CS2-D. Height, Bulk, and Scale | 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. | The project meets the scale of development anticipated by the zoning of the neighborhood but will be sensitive to surrounding neighbors. |
| <i>CS2-I. Streetscape Compatibility</i> | <i>Maintain and enhance the character and function of a mixed-use; pedestrian-oriented urban village.</i> | The size and scale of this project is appropriate for the pedestrian-oriented Capitol Hill Urban Village. |

| | | |
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| PL1. CONNECTIVITY | Complement and contribute to the network of open spaces around the site and the connections among them. | |
| PL1-B. Walkways and Connections | 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. | A large pedestrian patio is proposed adjacent to the entry to allow for outdoor gathering. It will be enhanced with permanent seating, lighting and planting. |

| | | |
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| PL2. WALKABILITY | Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features. | |
| PL2-B. Safety and Security | 1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses. 2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights. 3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. | Street level, street facing glazing will be provided at the lobby, bike room and partially at the trash room to provide lines of site to the street for natural surveillance. Lighting will be provided at all entries, exterior amenity spaces and vulnerable locations at the building exterior for wayfinding and security. At the same time lighting will be shielded from surrounding neighbors. |
| PL2-C. Weather Protection | 1. Location and coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity. | The entry is recessed to provide inherent weather protection by the building above. An entrance awning is likely to be added for further protection and wayfinding. |
| <i>PL2-I. Human Scale</i> | <i>The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.</i> | The ground level will be carefully designed with human scaled materials. Upper level balcony railings will further add a human scale to the street-facing facade. |



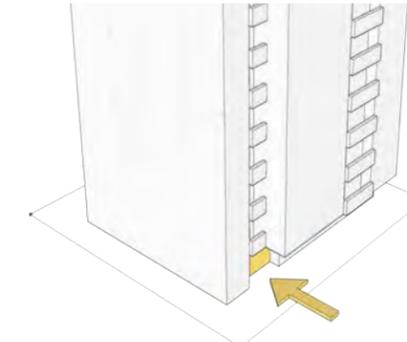
DC4.A-1, DC4.II



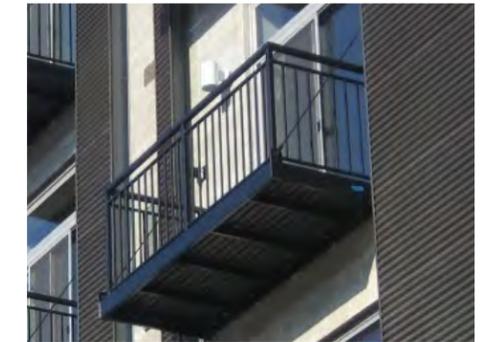
DC2-A



DC4-D.1, DC4-D.2



PL3-A.1, PL3-A.2



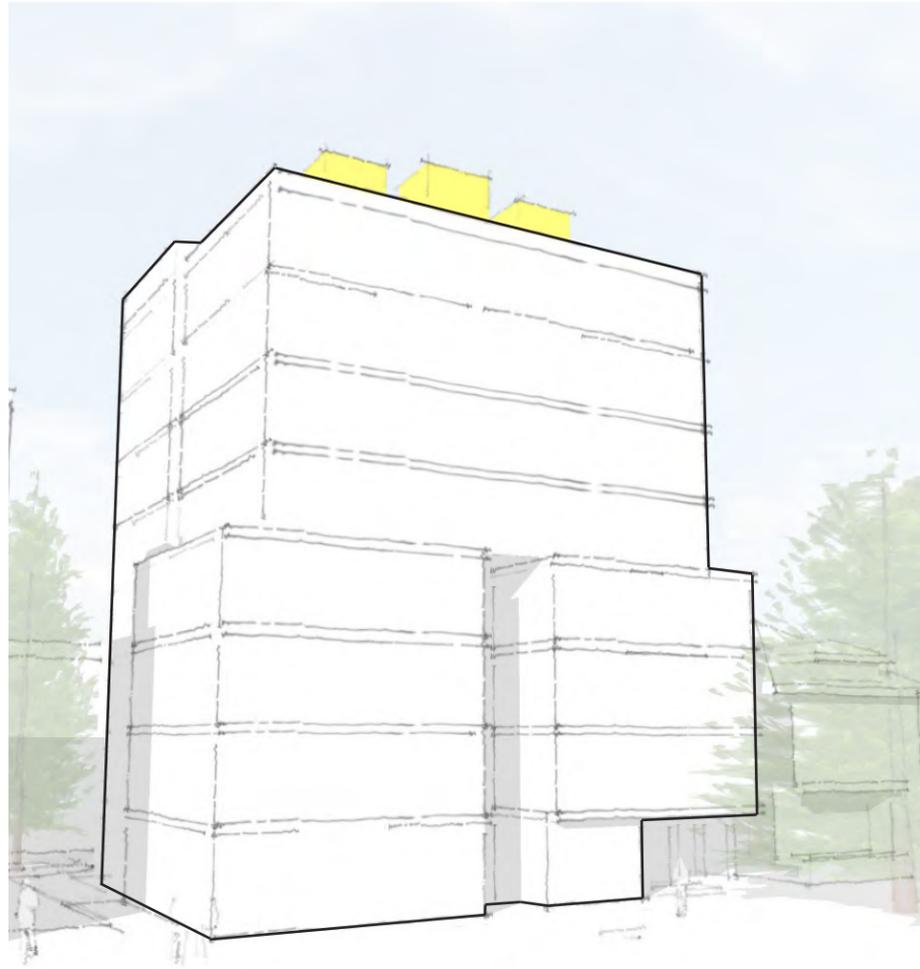
DC2-B.1

| | | |
|--------------------------------------|--|--|
| PL3. STREET-LEVEL INTERACTION | Encourage human interaction and activity at the street-level with clear connections to building entries and edges. | |
| PL3-A. Entries | <ol style="list-style-type: none"> 1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. 2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. | The entry is located toward the south to accommodate current pedestrian traffic flow. It is recessed for wayfinding and weather protection. A hardscaped patio adjacent to the entry provides a transition between the sidewalk and entry for privacy. Glazing, lighting, permanent seating, signage, landscaping and weather protection will work in concert to provide an identifiable, welcoming entry. |

| | | |
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| 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. | |
| DC2-A. Massing | <ol style="list-style-type: none"> 1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. | The proposed project provides vertically aligned recesses to break down the overall mass of the building. Units are grouped facing east and west providing glazing opportunities at these prominent elevations, further breaking down the scale of the project. |
| DC2-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. | Above the fourth floor, the project will be visible from all sides. Material, massing and architectural features will be consistent and thoughtful throughout. |

| | | |
|---|--|--|
| DC4. EXTERIOR ELEMENTS AND FINISHES | Use appropriate and high quality elements and finishes for the building and its open spaces. | |
| DC4-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 proposed will be high quality and durable, especially at the pedestrian level. |
| DC4-D. Trees, Landscape and Hardscape Materials | <ol style="list-style-type: none"> 1. Choice of Plant 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 through the use of distinctive and durable paving materials. | Native and drought-tolerant species will be used to the greatest extent feasible. Planters will be used on site as landscape features as well as for stormwater management. Hardscaping at the entries will be differentiated from the sidewalk while providing texture and scale. |
| DC4-II. Exterior Finish Materials | <i>Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.</i> | High quality materials will be chosen to reflect the character of the neighborhood while reinforcing contemporary design aesthetics. |

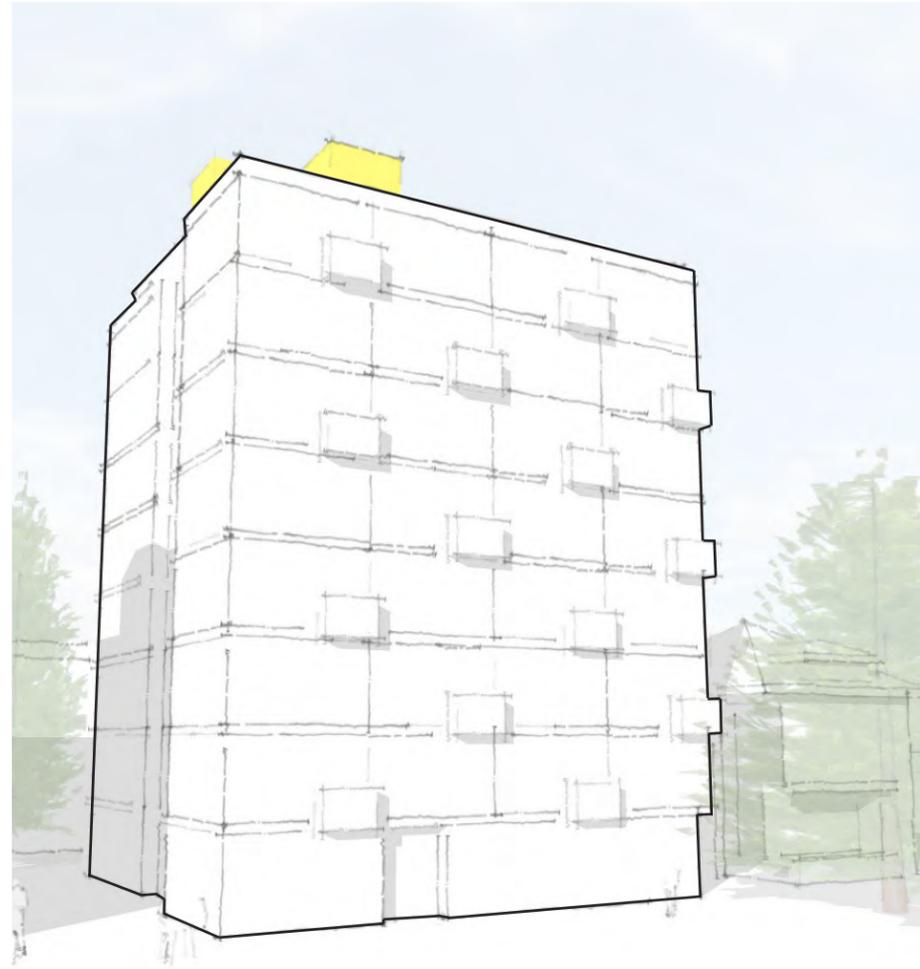
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OPTION ONE: "STEPPED BACK SPLIT"

Option One proposes 69 apartment units. The residential entry is located to the north and is recessed for wayfinding, weather protection, and street facing modulation. An additional recess is provided adjacent to the bike storage room and continues for four stories. Further building modulation occurs at Level 5 where front and side setbacks are increased to meet code. Centralized stair and elevator components create an efficient, linear circulation path and locate penthouses away from the building edges. Units are oriented primarily east and west for solar access, and a generous roof deck is located on the west side of the building to take advantage of views to downtown.

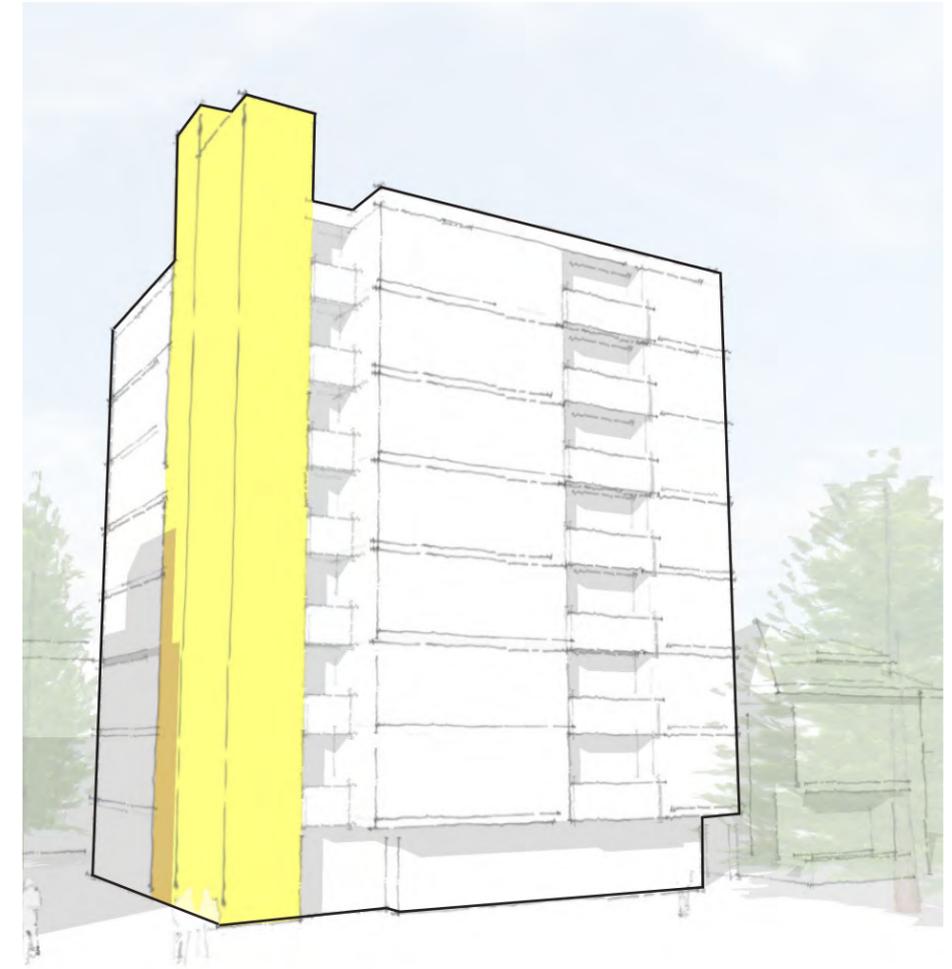
Option One is code compliant and seeking no departures.



OPTION TWO: "FLAT WITH FLARE"

Option Two proposes 72 apartment units. The residential entry is located toward the south, adjacent a small bike storage room at the southeast corner. Stair and elevator components are pulled to the north and south building edges and arranged linearly with corridors on either side of the circulation core at Levels 2-8. While this option proposes the largest unit count, three are located at the basement level and two are street-level, street-facing. Units are oriented east and west for access to light, with the majority facing west for both light and views. A roof deck is oriented to the west to take advantage of views, however, the penthouse is oriented north-south and will cast shadows on the roof deck for the first half of the day.

Option Two seeks an upper level setback departure to eliminate undesirable layered massing and a departure to allow upper level decks within 5' of a property line to introduce balconies on the street facing elevation for modulation and visual interest.



OPTION THREE: "REFINED RECESSES" - PREFERRED

Option Three proposes 68 apartment units. The entry is located toward the south to align with neighborhood pedestrian patterns. A generous lobby and bicycle storage room is located adjacent to the entry. Stair and elevator components are pulled to the north and south to provide an efficient linear circulation path. The southeast stair is located at the street-facing elevation, providing a design opportunity for unique material expression and transparency. A repeating unit layout occurs on Levels 2-8 with street facing modulation occurring at recesses for private balconies. Additional balconies are provided for west facing units. Units are oriented east and west to capture light and views, and the roof deck is located on the west side of the building to take advantage of the same.

Option Three seeks an upper level setback departure to eliminate undesirable layered massing and a departure to allow upper level decks within 5' of a property line to introduce balconies on the street facing elevation for additional modulation and visual interest.

OPTION ONE: "STEPPED BACK SPLIT"
Code-Compliant Option

DISTINGUISHING FEATURES

- 8-story building plus basement = 27,000 GSF
- 69 apartments (51 SEDUs, 18 EDUs)
- Code compliant

OPPORTUNITIES

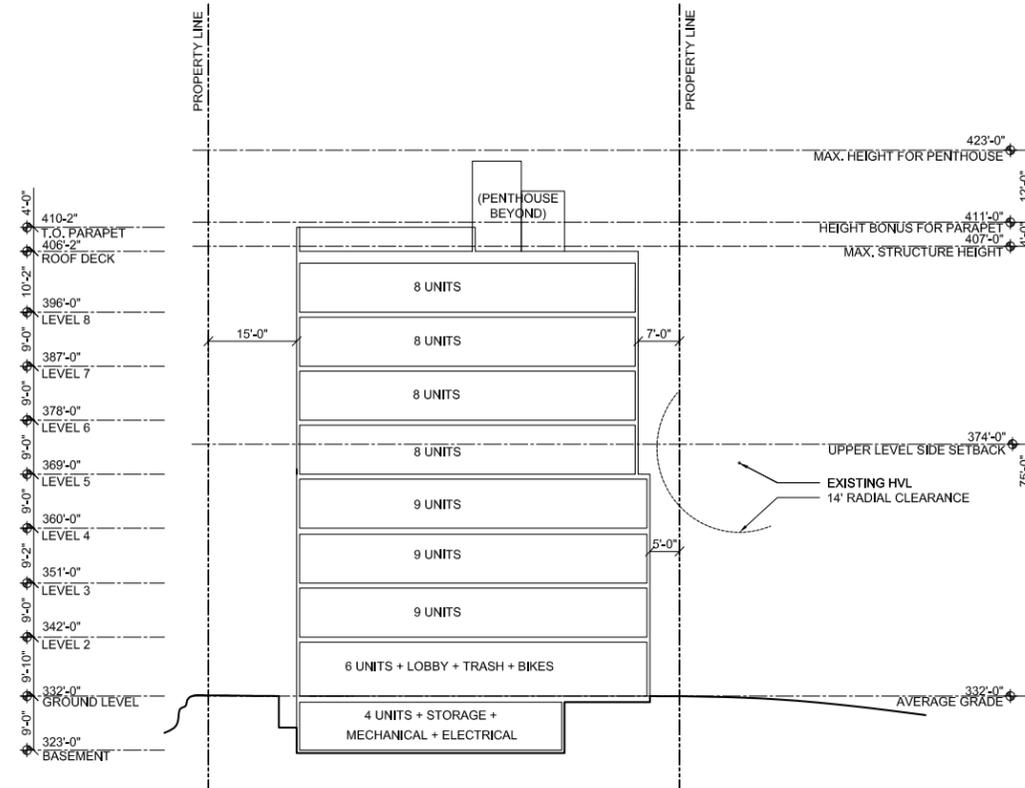
- Majority of units face west to light and views.
- Centralized circulation
- Large roof deck amenity oriented towards afternoon sun and western views

CONSTRAINTS

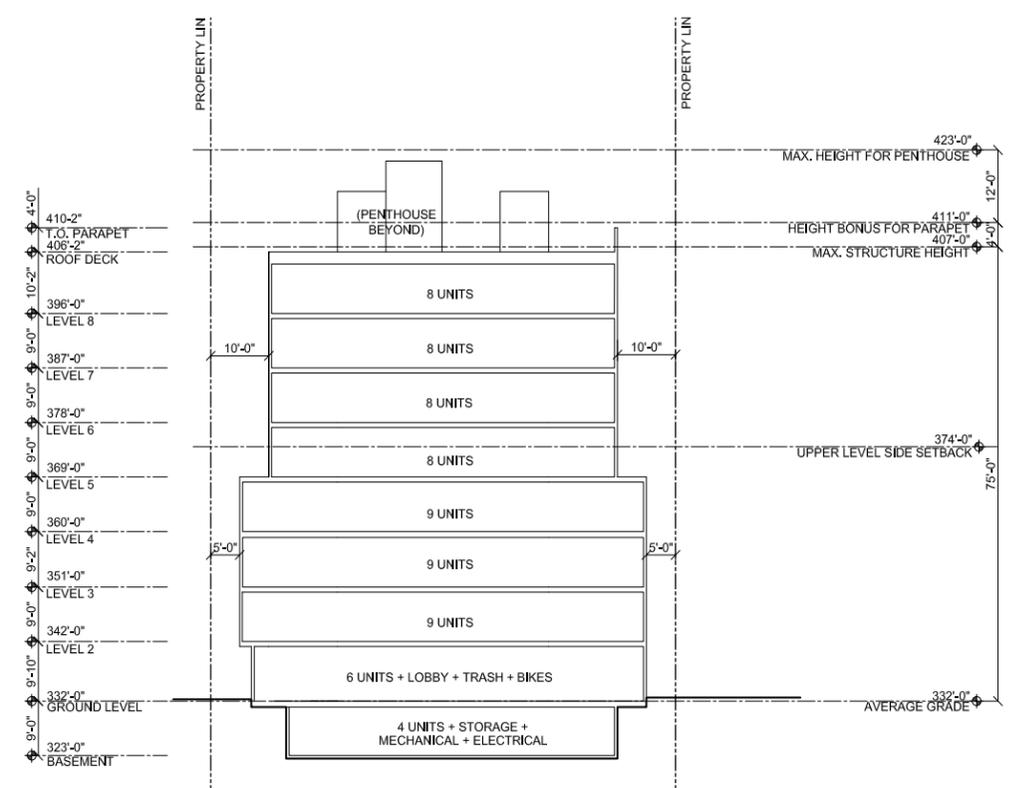
- Upper level setbacks create layered "wedding cake" massing
- Basement units necessary
- Irregular geometry of street facing units at Levels 2-4
- Residential entry at the north, farthest from likely pedestrian patterns

DEPARTURE REQUESTED:

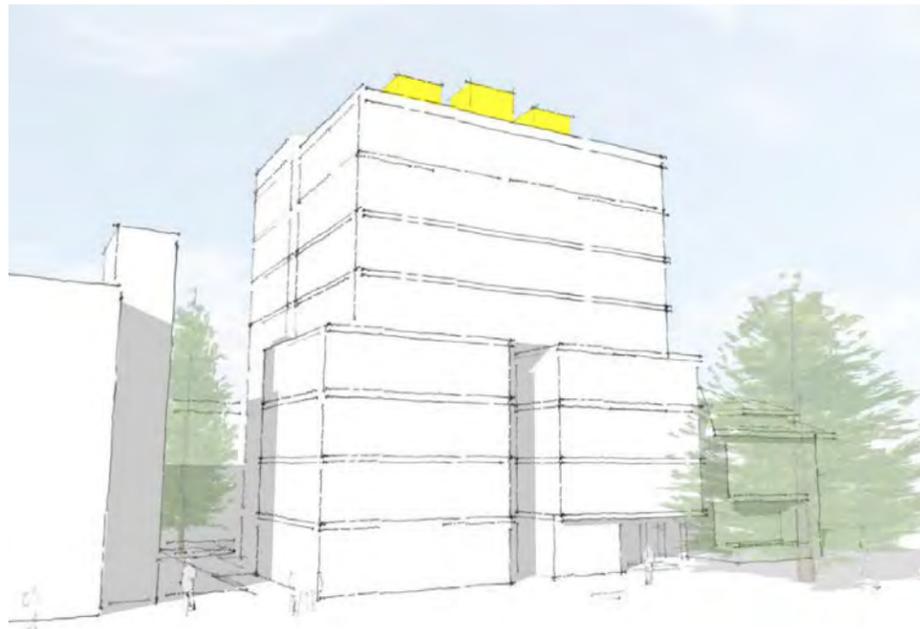
- No departures requested



STACKING DIAGRAM EAST/WEST



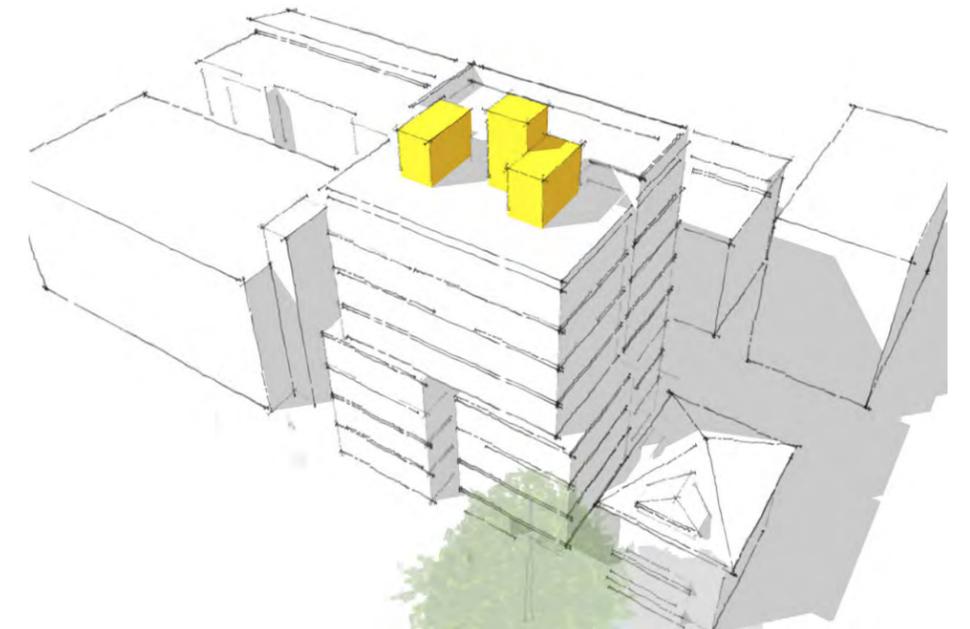
STACKING DIAGRAM NORTH/SOUTH



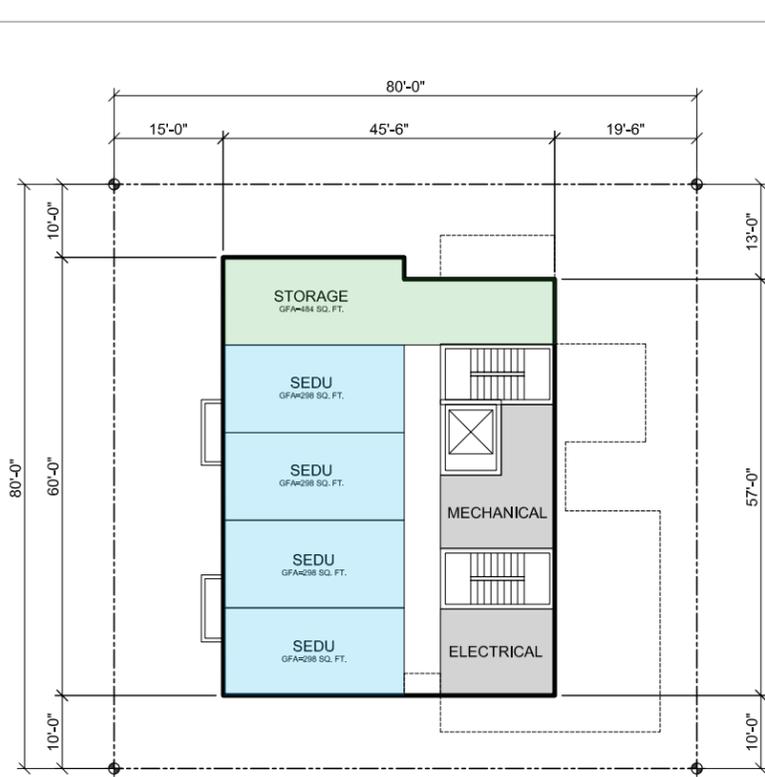
VIEW FROM SOUTHEAST CORNER



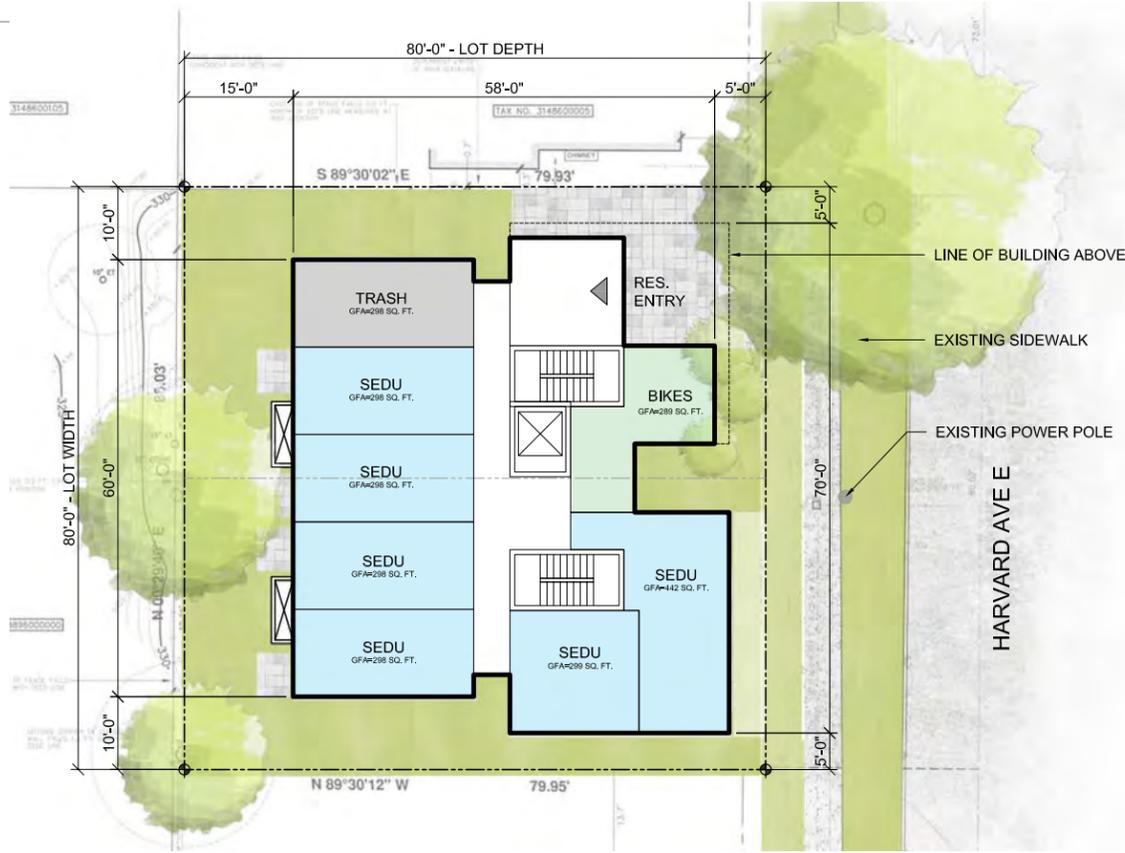
VIEW FROM NORTHEAST CORNER



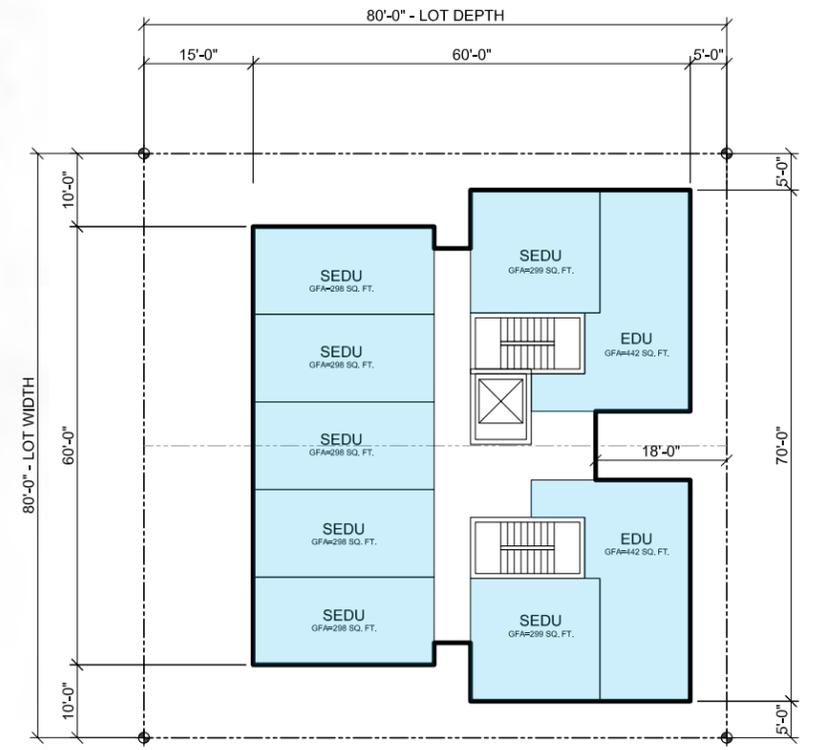
BIRDSEYE VIEW



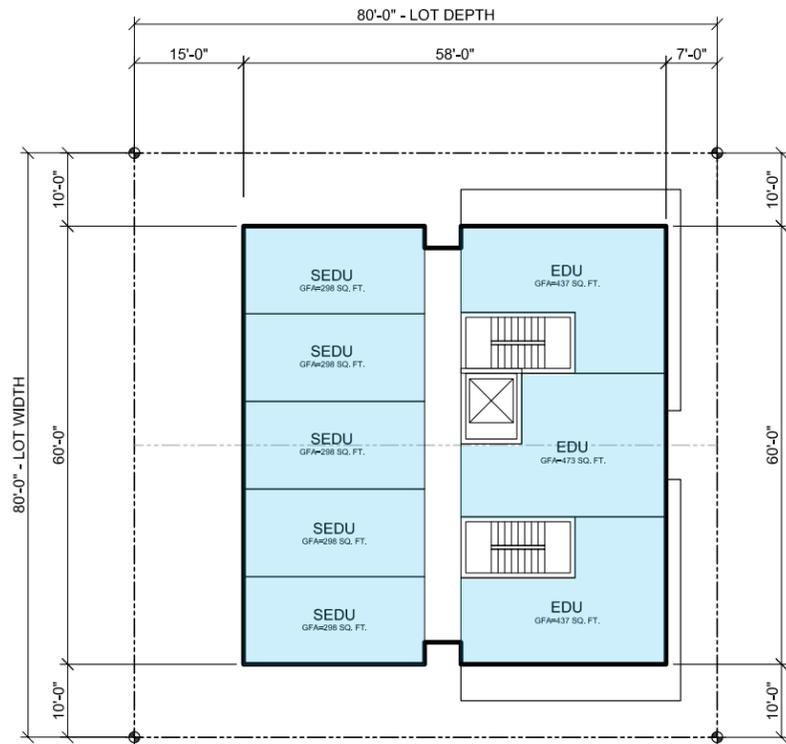
FLOOR PLAN - BASEMENT



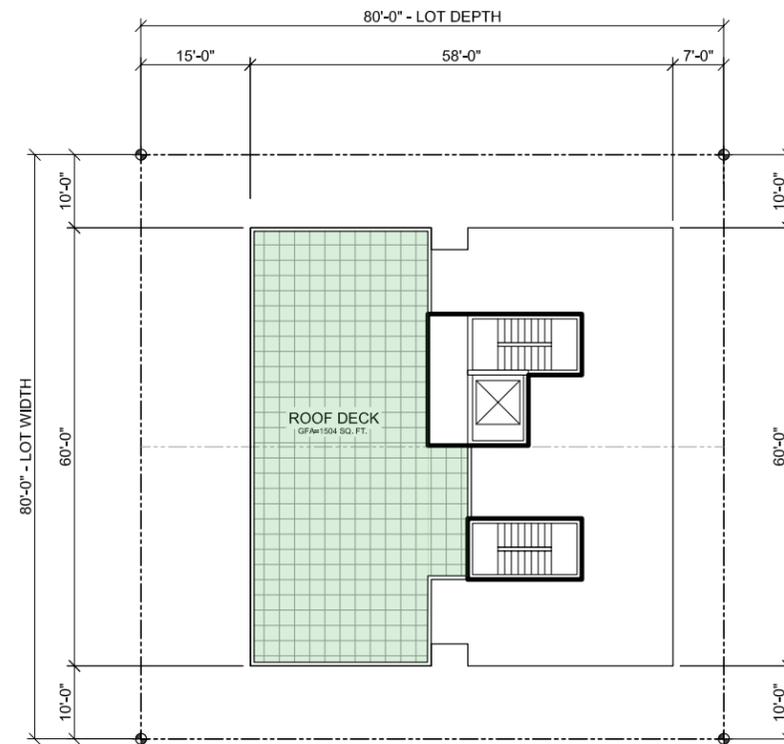
FLOOR PLAN - LEVEL 1



FLOOR PLAN - LEVELS 2-4



FLOOR PLAN - LEVELS 5-8



FLOOR PLAN - ROOF LEVEL

- DWELLING AREA
- SERVICE AREA
- AMENITY AREA



OPTION TWO: "FLAT WITH FLARE"

DISTINGUISHING FEATURES

- 8-story building plus basement = 27,000 GSF
- 72 apartments (SEDUs)

OPPORTUNITIES

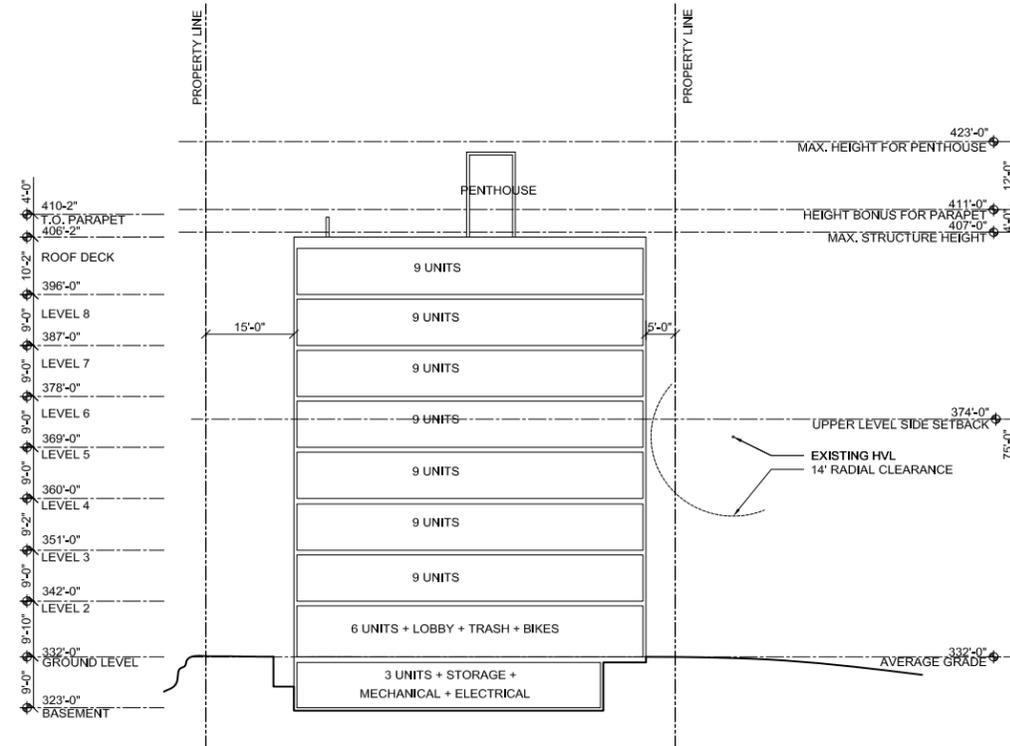
- Majority of units face west to light and views
- Centralized circulation
- Large roof deck amenity oriented towards afternoon sun and western views
- Residential entry at the south in-line with pedestrian circulation patterns

CONSTRAINTS

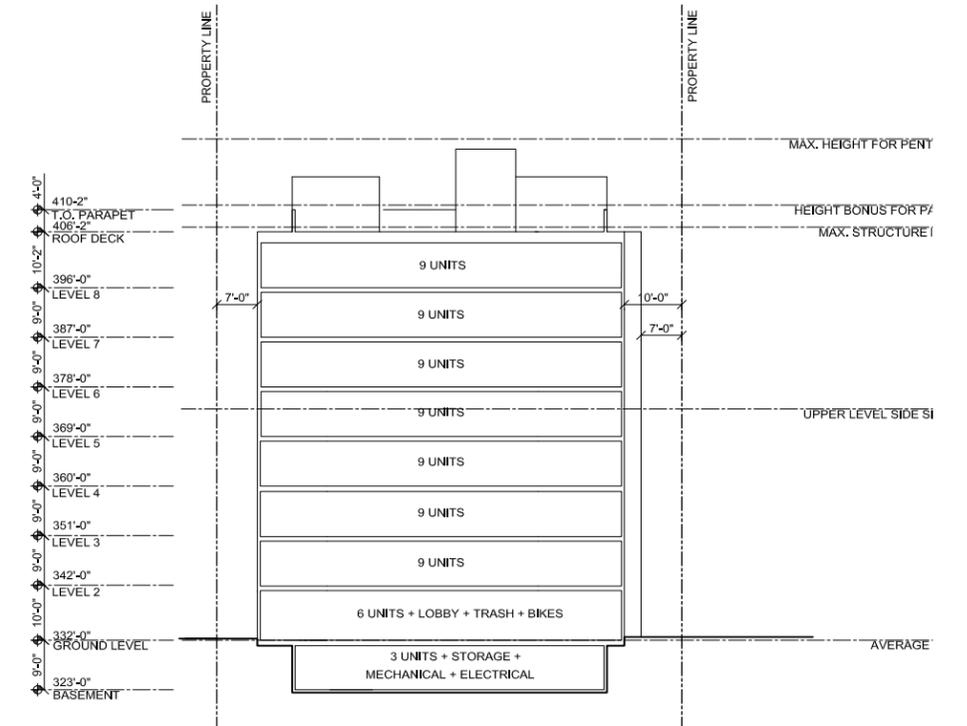
- Flat street facing elevation
- Basement units necessary
- Inefficient circulation
- Penthouse shade roof deck

DEPARTURE REQUESTED:

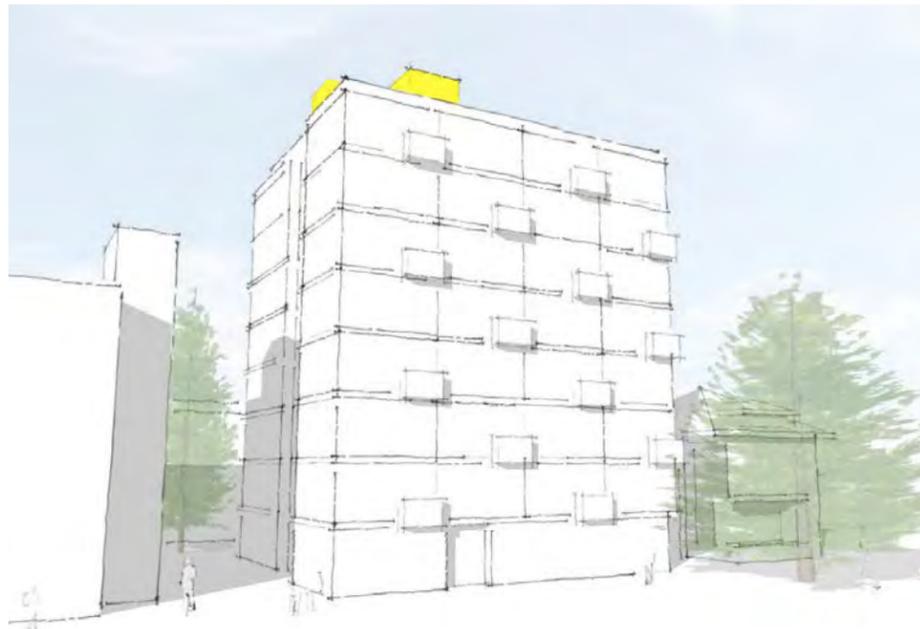
- Departure from upper level side setbacks.
- departure to allow unenclosed decks within 5 feet of lot line



STACKING DIAGRAM EAST/WEST



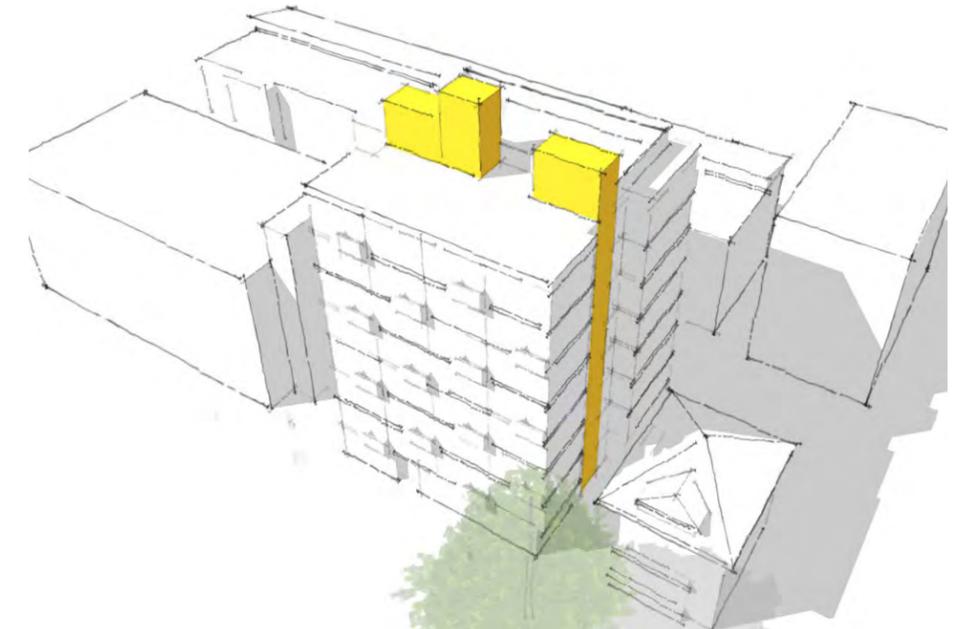
STACKING DIAGRAM NORTH/SOUTH



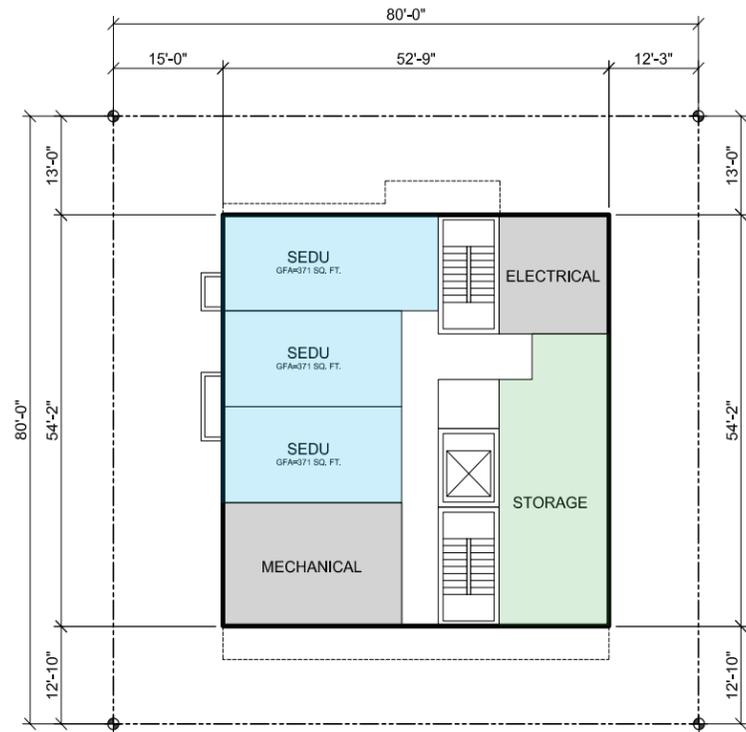
VIEW FROM SOUTHEAST CORNER



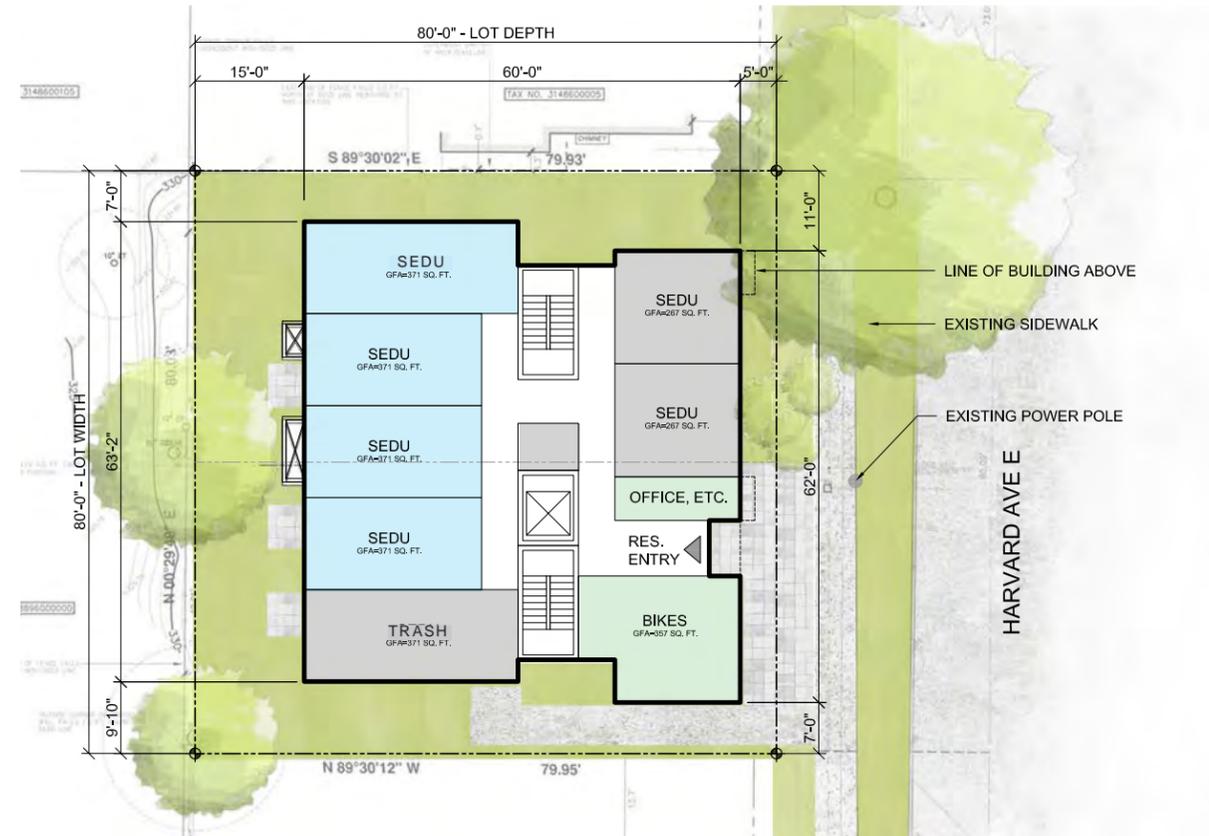
VIEW FROM NORTHEAST CORNER



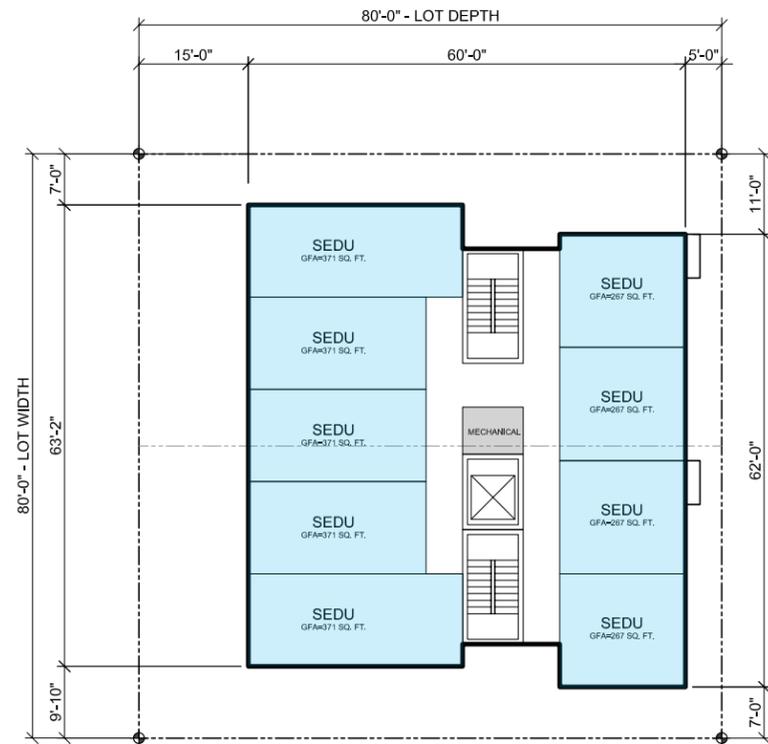
BIRDSEYE VIEW



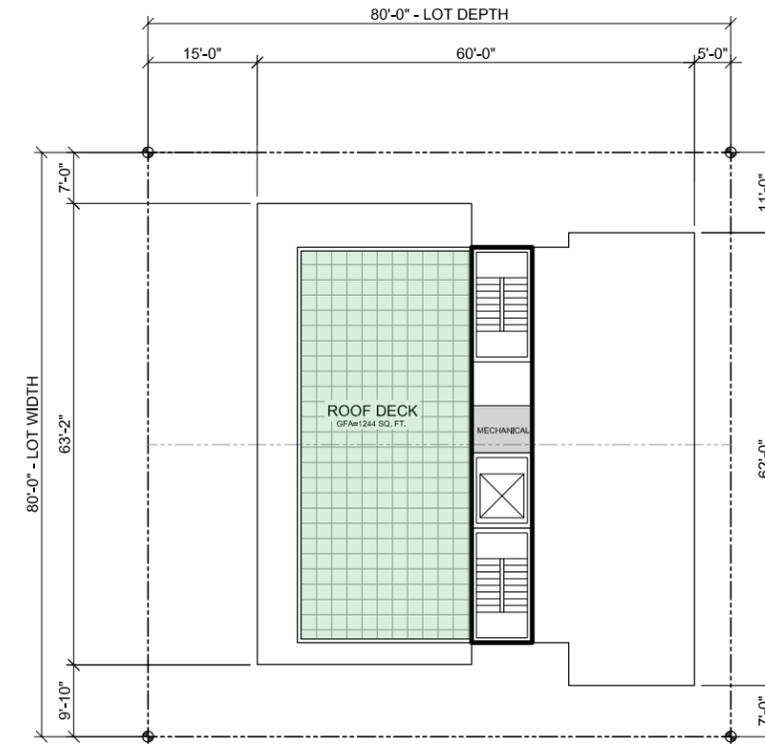
FLOOR PLAN - BASEMENT



FLOOR PLAN - LEVEL 1



FLOOR PLAN - LEVELS 2-8



FLOOR PLAN - ROOF LEVEL

- DWELLING AREA
- SERVICE AREA
- AMENITY AREA



OPTION THREE: "REFINED RECESSES"
Preferred Option

DISTINGUISHING FEATURES

- 8-story building plus basement = 27,100 GSF
- 68 apartments (SEDUs)

OPPORTUNITIES

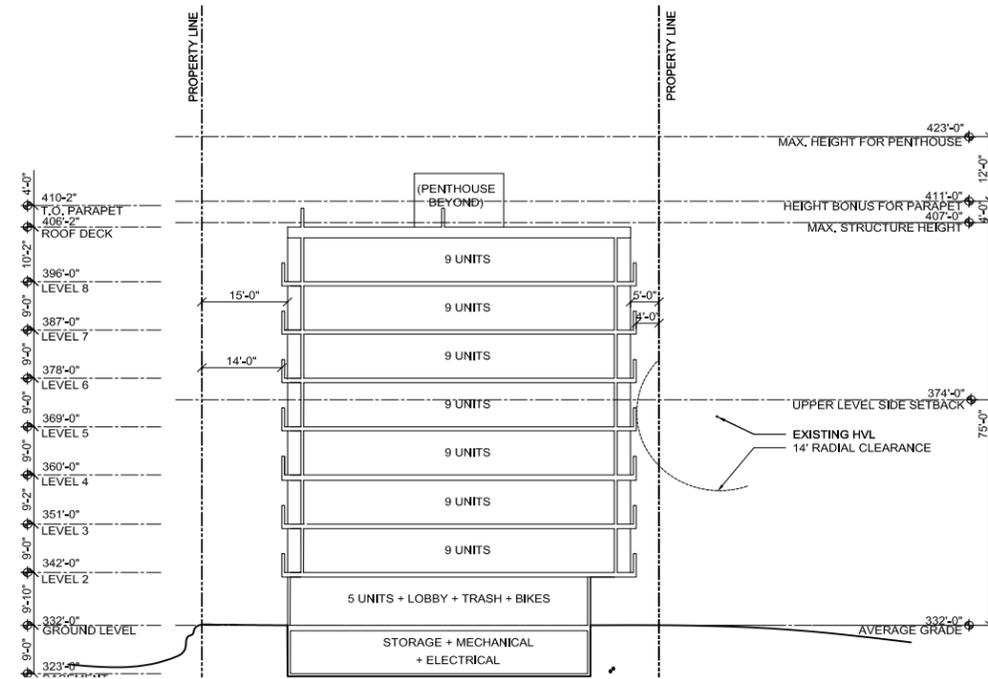
- Majority of units face west to light and views
- All units at Levels 1 through 8 (no basement units)
- Modulation at street facing elevation through private balconies
- Stair tower at south edge provides opportunity for treatment as design feature
- Large roof deck amenity oriented towards afternoon sun and western views
- Residential entry at the south in-line with pedestrian circulation patterns

CONSTRAINTS

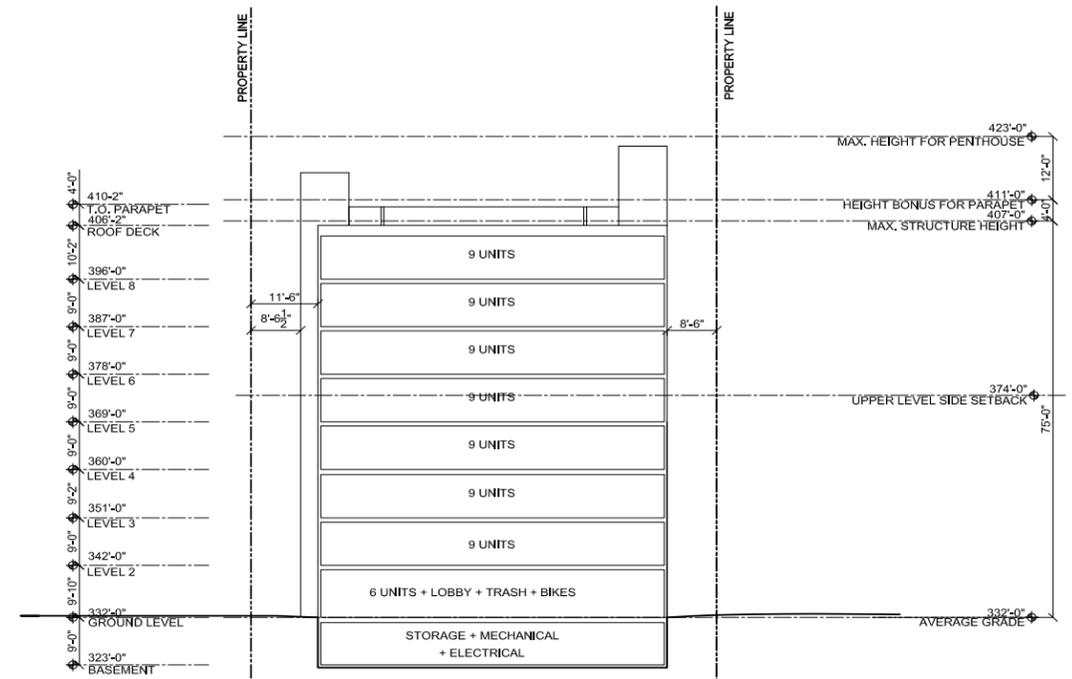
- Stair tower at street facing elevation

DEPARTURE REQUESTED:

- Departure from upper level side setbacks.
- Departure to allow unenclosed decks within 5 feet of lot line



STACKING DIAGRAM EAST/WEST



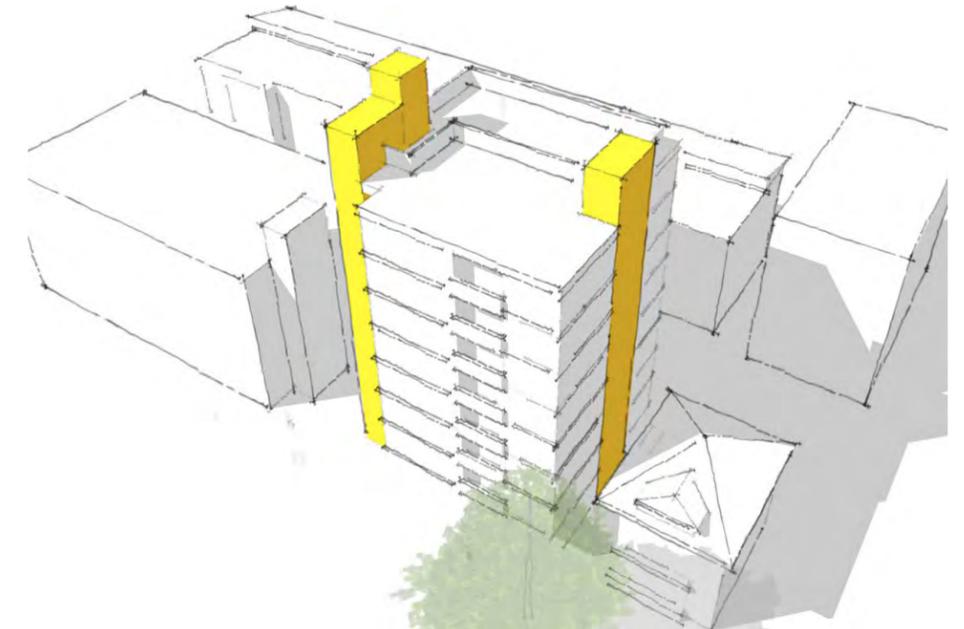
STACKING DIAGRAM NORTH/SOUTH



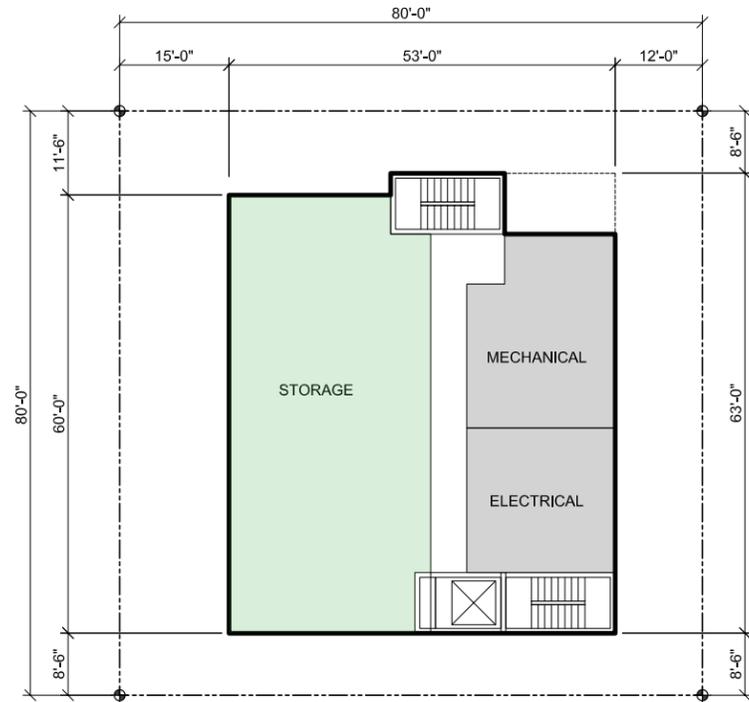
VIEW FROM SOUTHEAST CORNER



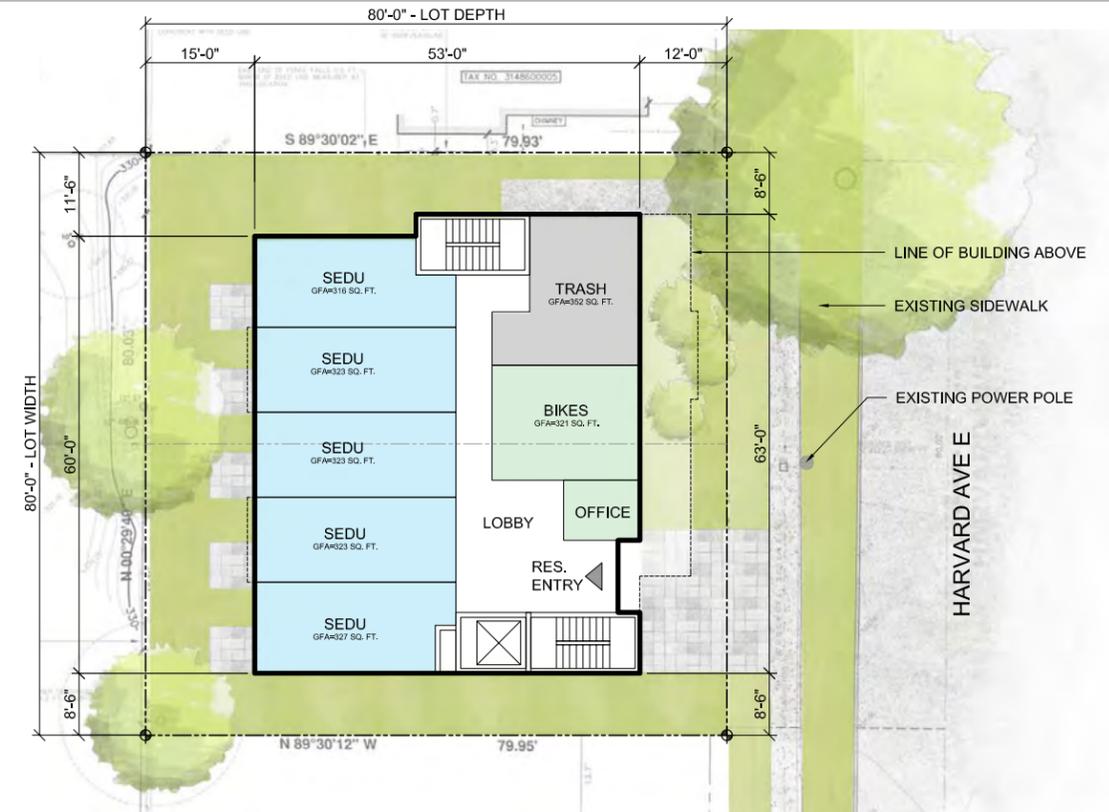
VIEW FROM NORTHEAST CORNER



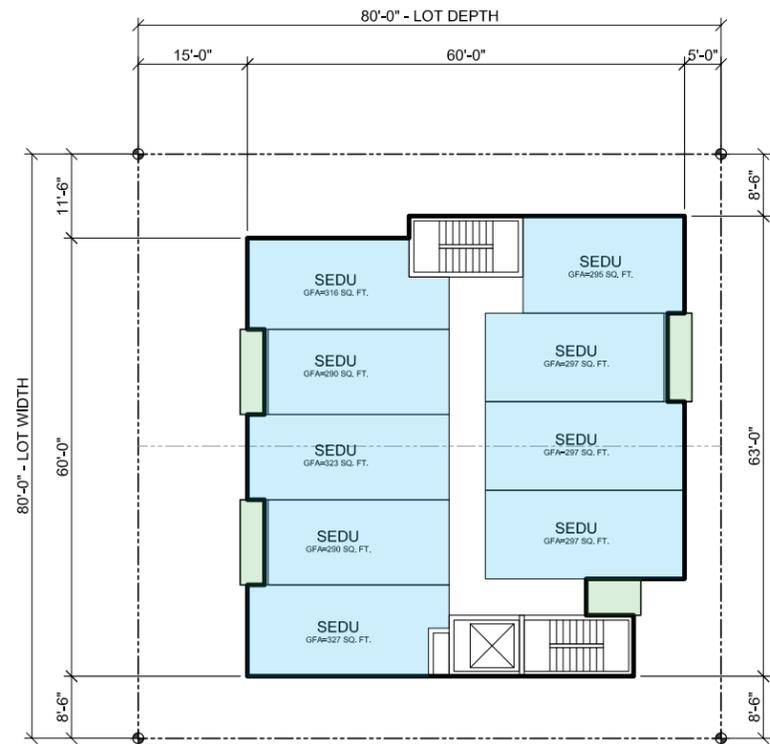
BIRDSEYE VIEW



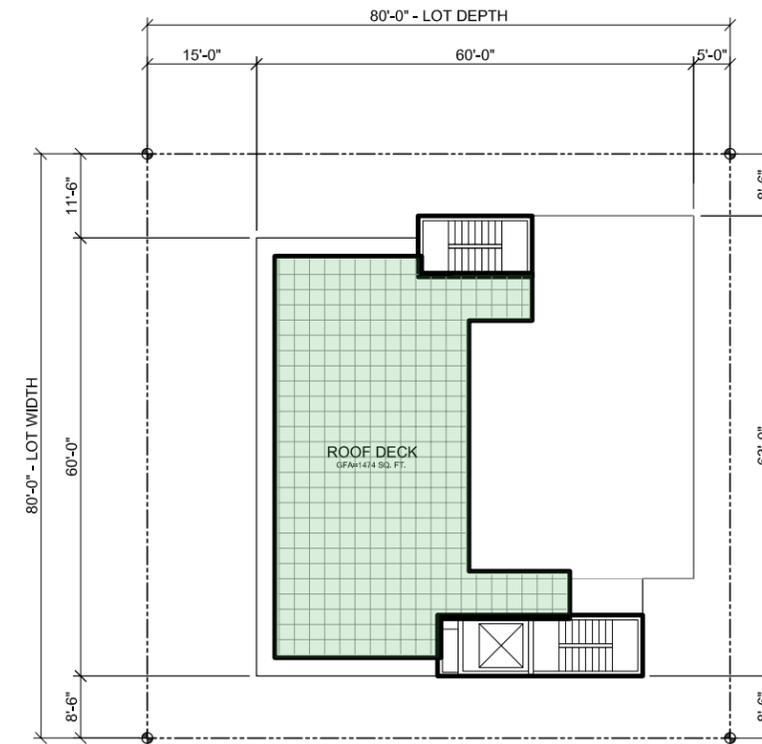
FLOOR PLAN - BASEMENT



FLOOR PLAN - LEVEL 1



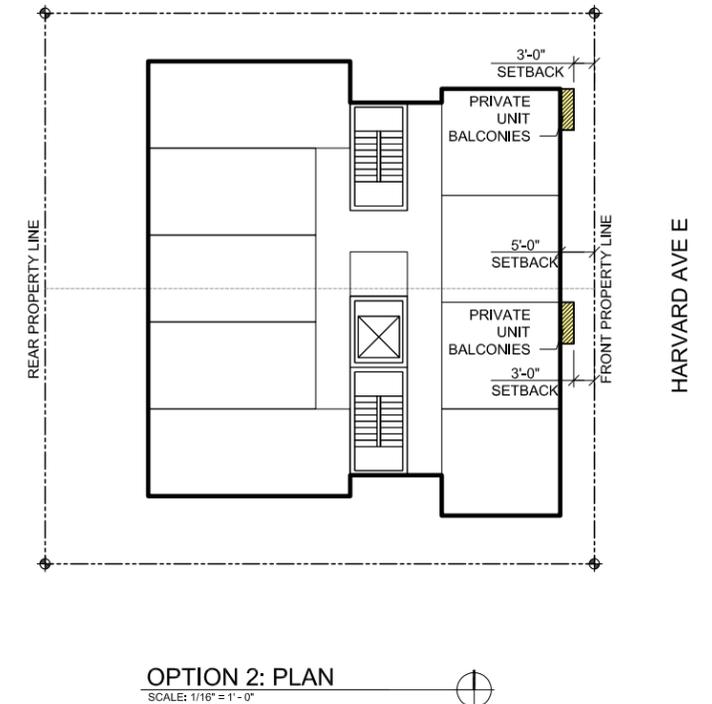
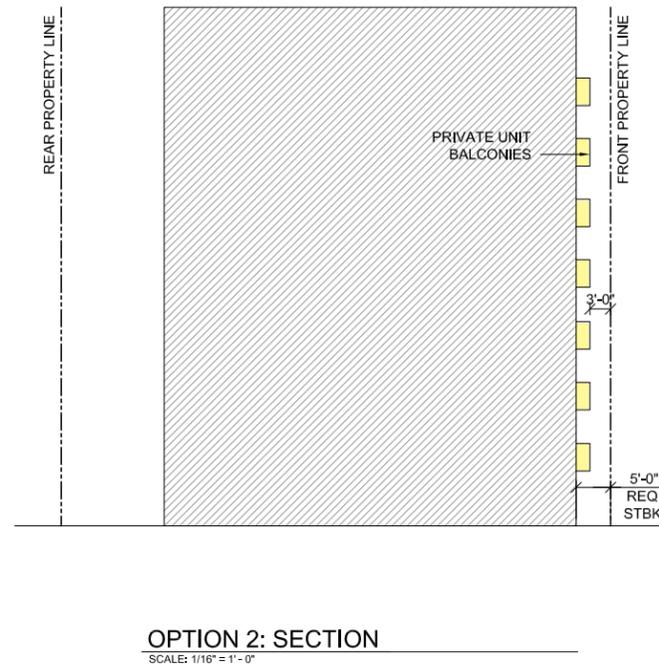
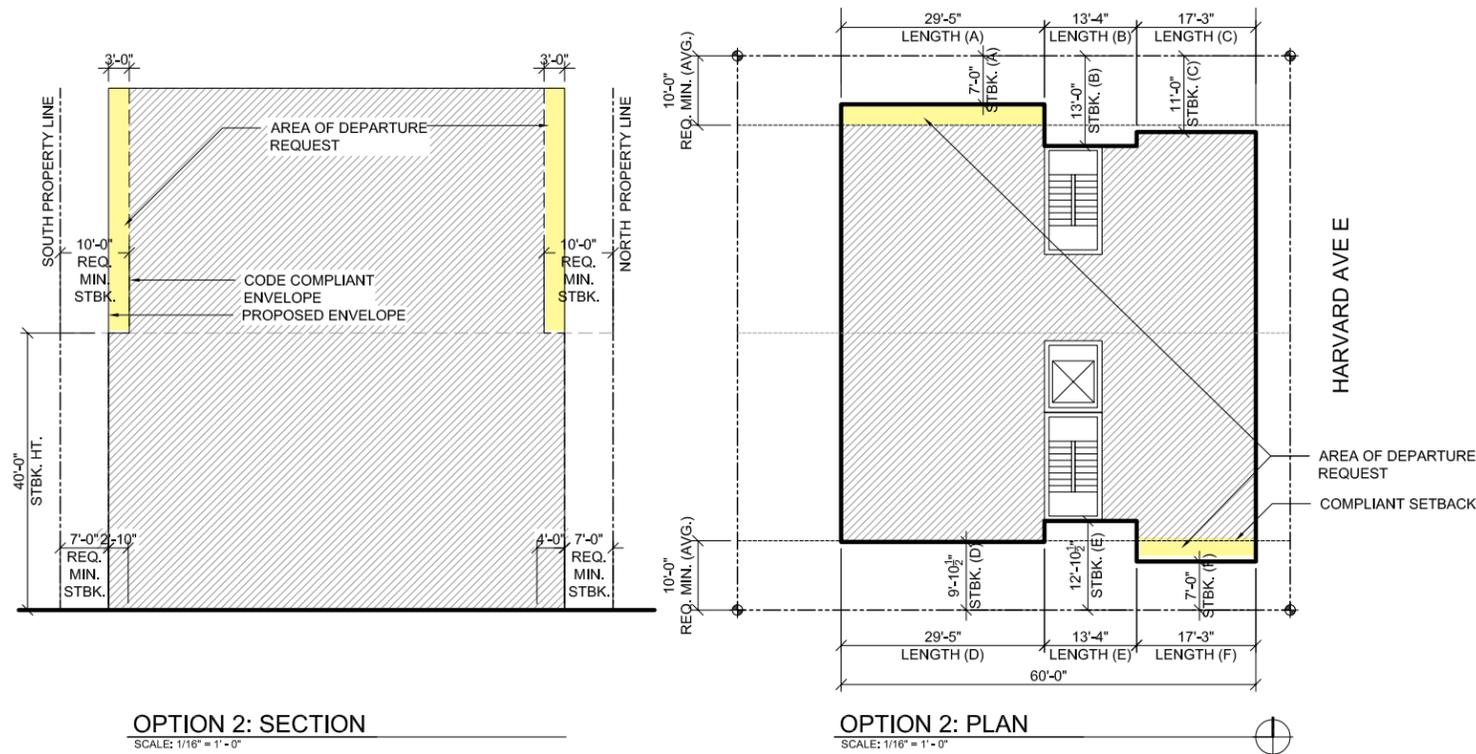
FLOOR PLAN - LEVELS 2-8



FLOOR PLAN - ROOF LEVEL

- DWELLING AREA
- SERVICE AREA
- AMENITY AREA





DEPARTURE CALCULATIONS

| N FACADE LENGTH | SETBACK | PRODUCT |
|-----------------|---------|---------|
| (A) 29.45 | 7.00 | 206.15 |
| (B) 13.33 | 13.00 | 173.29 |
| (C) 17.25 | 11.00 | 189.75 |
| 60.03 | | 569.19 |

AVG SETBACK = 9.48

DESIGN STANDARD

SMC 23.45.518.B:
Side Setback from Interior Lot Line

Above 42 feet in height; 10 foot average setback; 7 foot minimum setback

DEPARTURE REQUEST

To allow the average side setback above 42 feet in height to be reduced:

- a. by 0.52 feet to 9.48 feet at the north (a 5.2% reduction).
- b. by 0.30 feet to 9.70 feet at the south (a 3.0% reduction).

RATIONALE FOR DEPARTURE:

The code required side setbacks create an undesirable layered "wedding cake" look and create irregularity in unit size and geometry between floors above and below a height of 42 feet. Eliminating the upper level setback will create more cohesive, legible massing, and improve the facade composition.

OPTION: 2

DEPARTURE CALCULATIONS

| S FACADE LENGTH | SETBACK | PRODUCT |
|-----------------|---------|---------|
| (D) 29.45 | 9.85 | 290.08 |
| (E) 13.33 | 12.85 | 171.29 |
| (F) 17.25 | 7.00 | 120.75 |
| 60.03 | | 582.12 |

AVG SETBACK = 9.70

DESIGN STANDARD

SMC 23.45.518.I

Unenclosed decks and balconies may project a maximum of 4' into required setbacks if each one is:
1. no closer than 5 feet to any lot line; 2. no more than 20 feet wide; and 3. separated from other decks and balconies on the same side of the structure by a distance equal to at least 1/2 the width of projection.

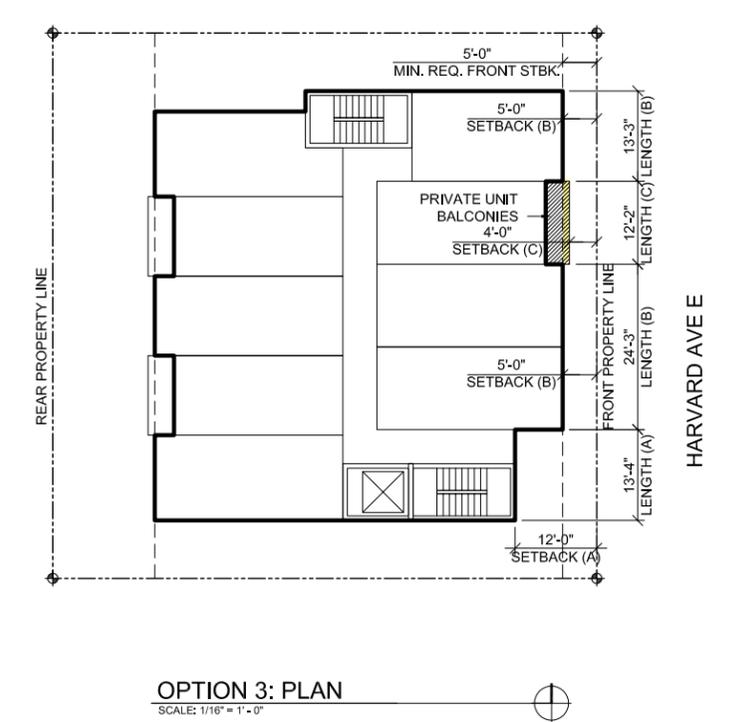
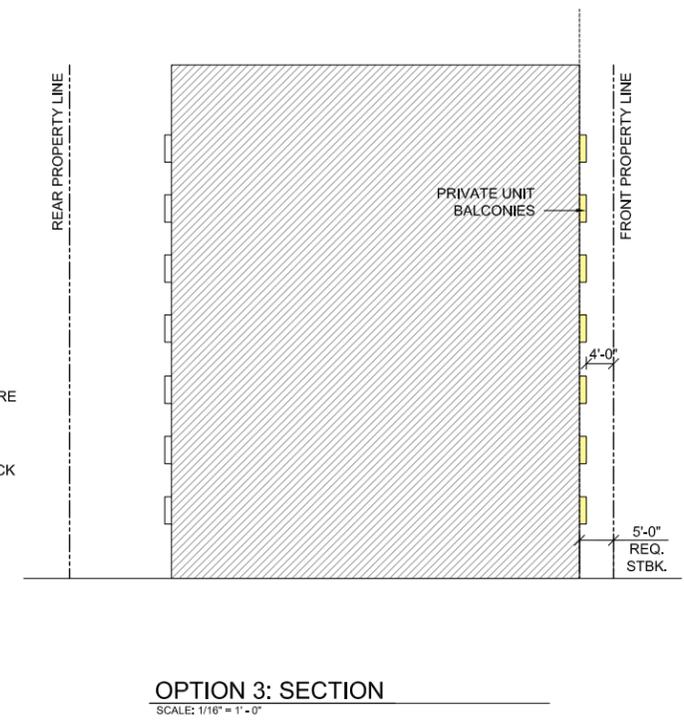
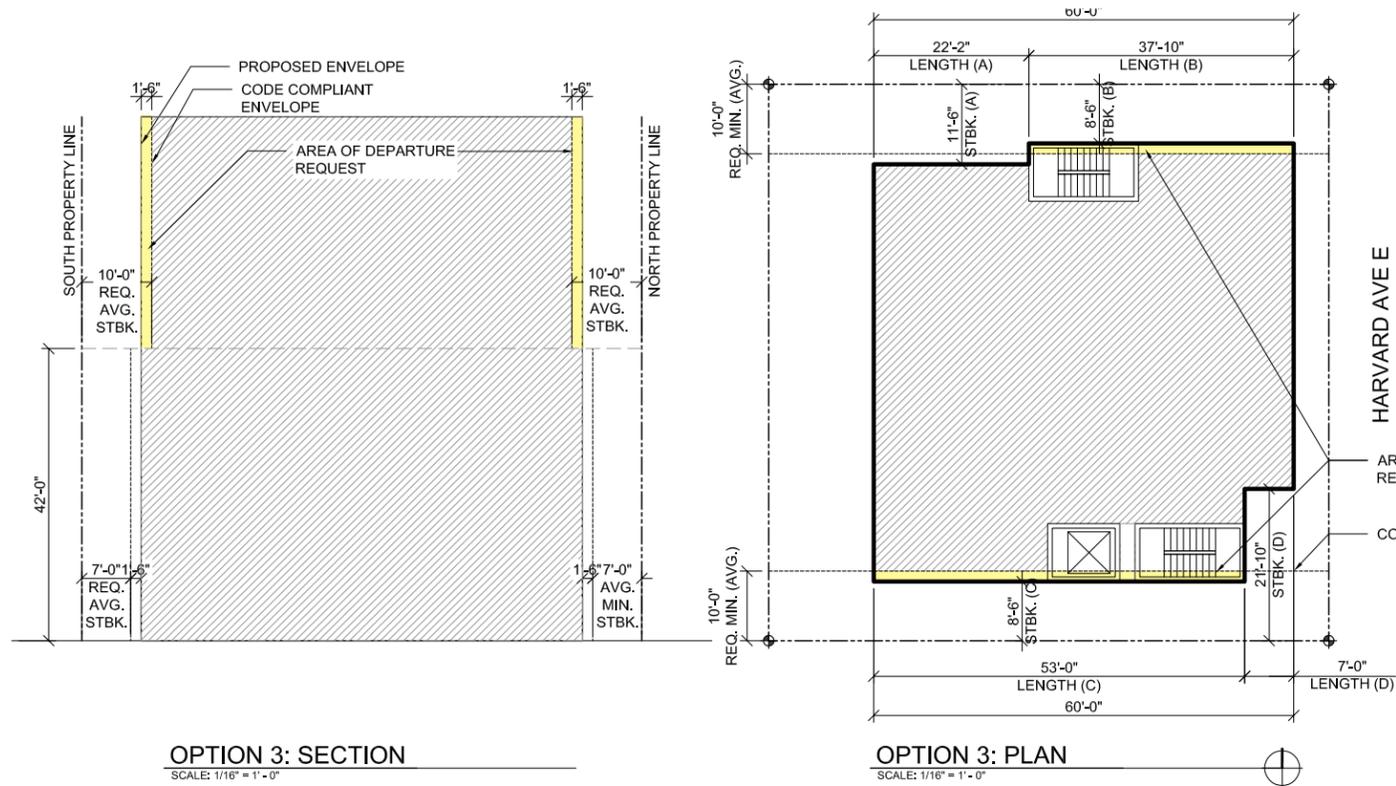
DEPARTURE REQUEST

To allow unclosed balconies to project into required setbacks within 3 feet of the front lot line, a 40% increase.

RATIONALE FOR DEPARTURE:

This option produces a very flat street-facing facade. By adding balconies to this elevation it adds visual interest, scale, and texture to the elevation. The unenclosed decks would only project a maximum of 2' from the building.

OPTION: 2



DEPARTURE CALCULATIONS

| N FACADE LENGTH | SETBACK | PRODUCT |
|-----------------|---------|---------|
| (A) 22.15 | 11.50 | 254.73 |
| (B) 37.83 | 8.50 | 321.56 |
| 59.98 | | 576.28 |

AVG SETBACK = 9.61

DESIGN STANDARD

SMC 23.45.518.B:
Side Setback from Interior Lot Line

Above 42 feet in height; 10 foot average setback; 7 foot minimum setback

DEPARTURE REQUEST

To allow the average side setback above 42 feet in height to be reduced by 0.39 feet to 9.61 feet at the north (a 3.9% reduction).

RATIONALE FOR DEPARTURE:

The code required side setbacks create an undesirable layered "wedding cake" look and create irregularity in unit size and geometry between floors above and below a height of 42 feet. Eliminating the upper level setback will create more cohesive, legible massing, and improve the facade composition.

OPTION: 3 (PREFERRED)

DESIGN STANDARD

SMC 23.45.518.I

Unenclosed decks and balconies may project a maximum of 4' into required setbacks if each one is:
1. no closer than 5 feet to any lot line; 2. no more than 20 feet wide; and 3. separated from other decks and balconies on the same side of the structure by a distance equal to at least 1/2 the width of projection.

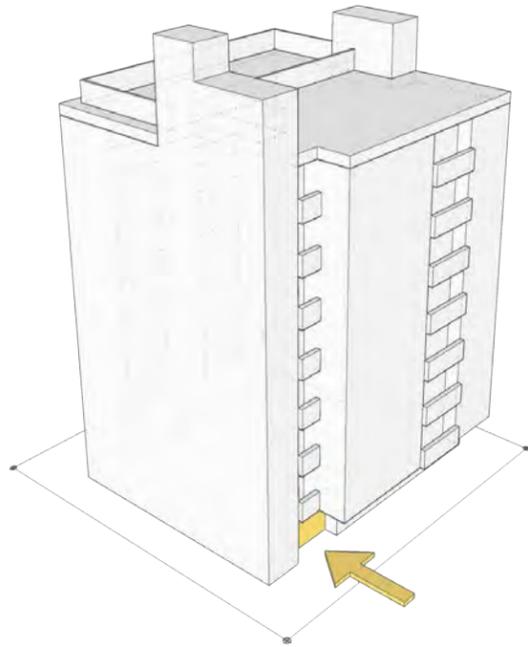
DEPARTURE REQUEST

To allow unclosed balconies to project into required setbacks within 4 feet of the front lot line, a 20% increase.

RATIONALE FOR DEPARTURE:

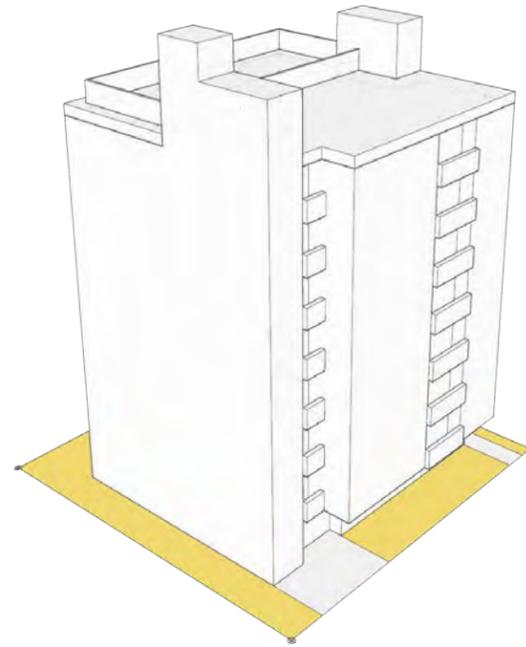
To add visual interest and break down the scale of the building through modulation, each floor is provided with a recess. To take advantage of the recess, unenclosed decks (balconies) have been added at each floor. Providing further visual interest, scale, texture, and usable outdoor spaces, these balconies project to within 4' of the property line.

OPTION: 3 (PREFERRED)



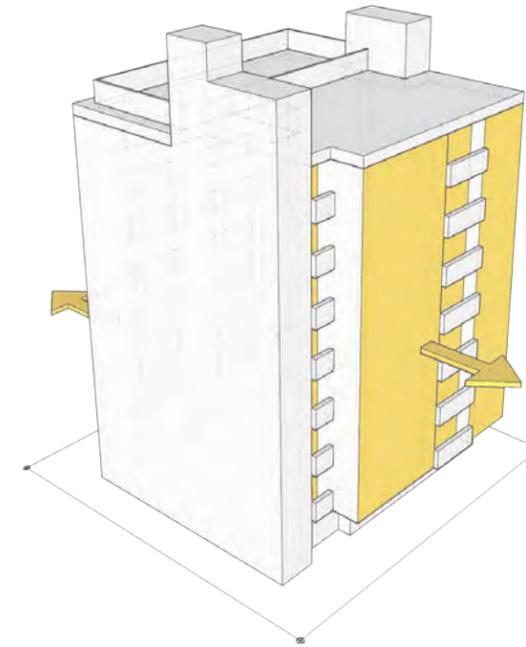
ENTRY

The main entry is located toward the south of the site consistent with pedestrian traffic patterns in the neighborhood.



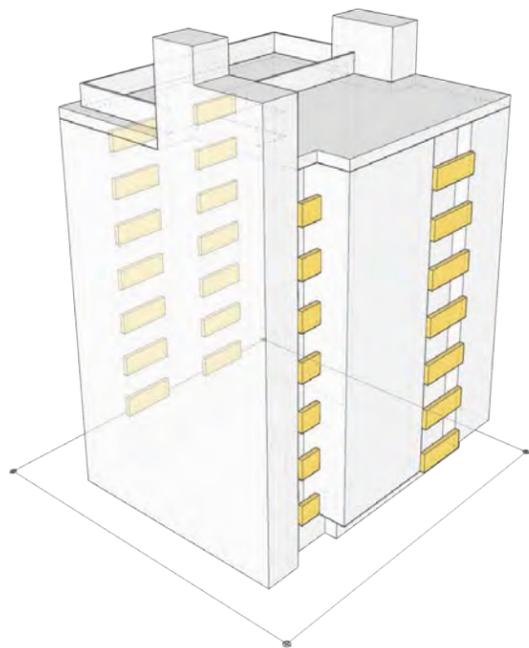
LANDSCAPE

Generous ground floor setbacks provide landscaping opportunities. Ground level units facing west will also have private patios adjacent their units.



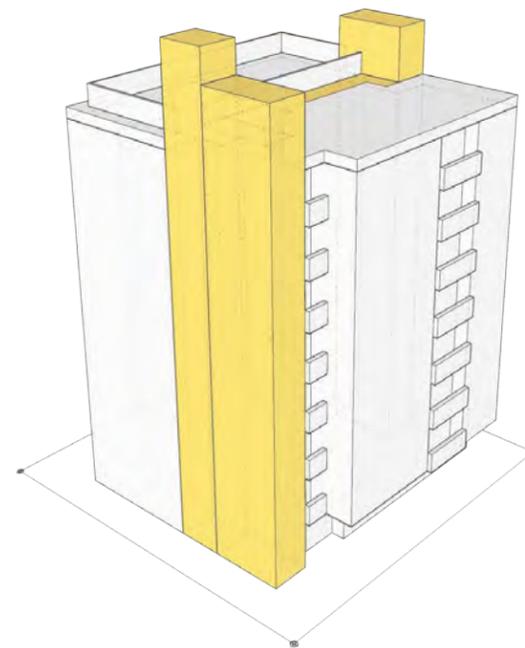
WINDOW ORIENTATION

Units are oriented east and west to take advantage and preserve privacy for next door neighbors.



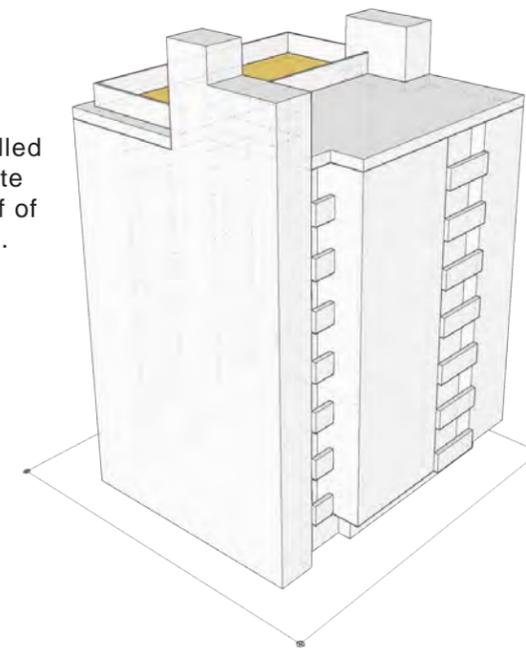
BALCONIES

To provide modulation at the street facade, units have been recessed to provide outdoor amenity spaces. The same strategy is also applied along the west facade for additional outdoor amenity and view potential.



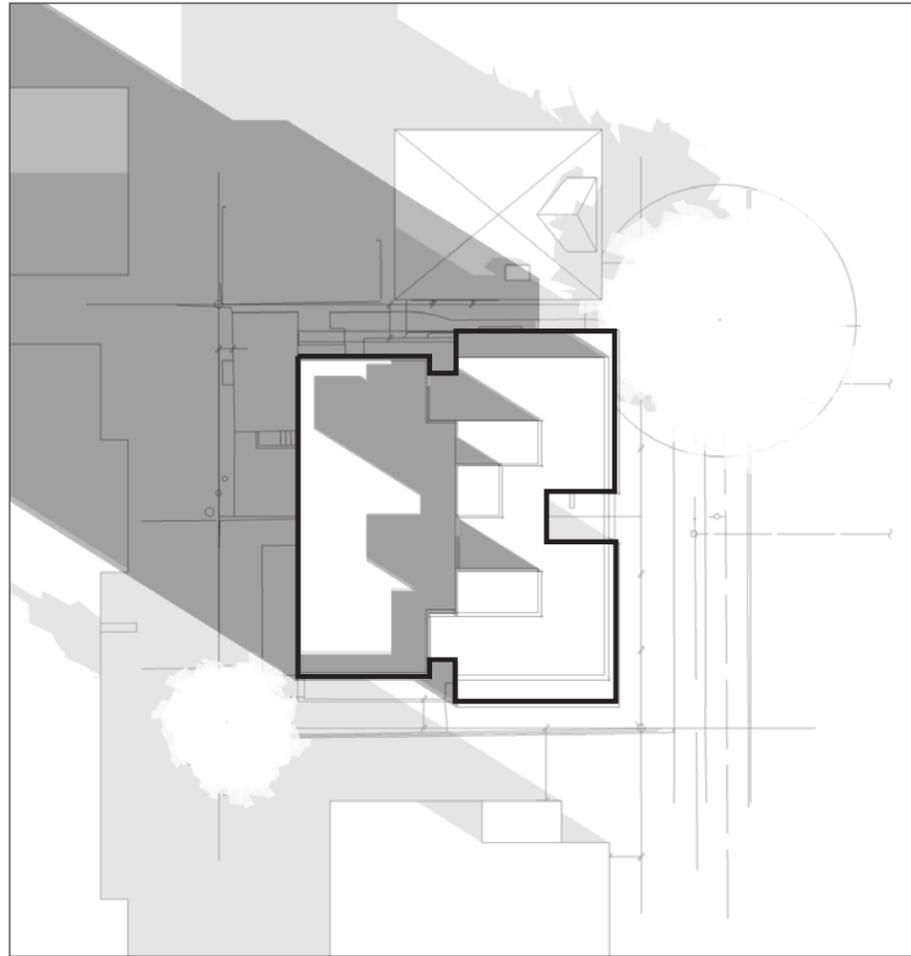
CIRCULATION

The vertical circulation is pulled to the building edges to create a single, efficient corridor off of which the units are arranged.

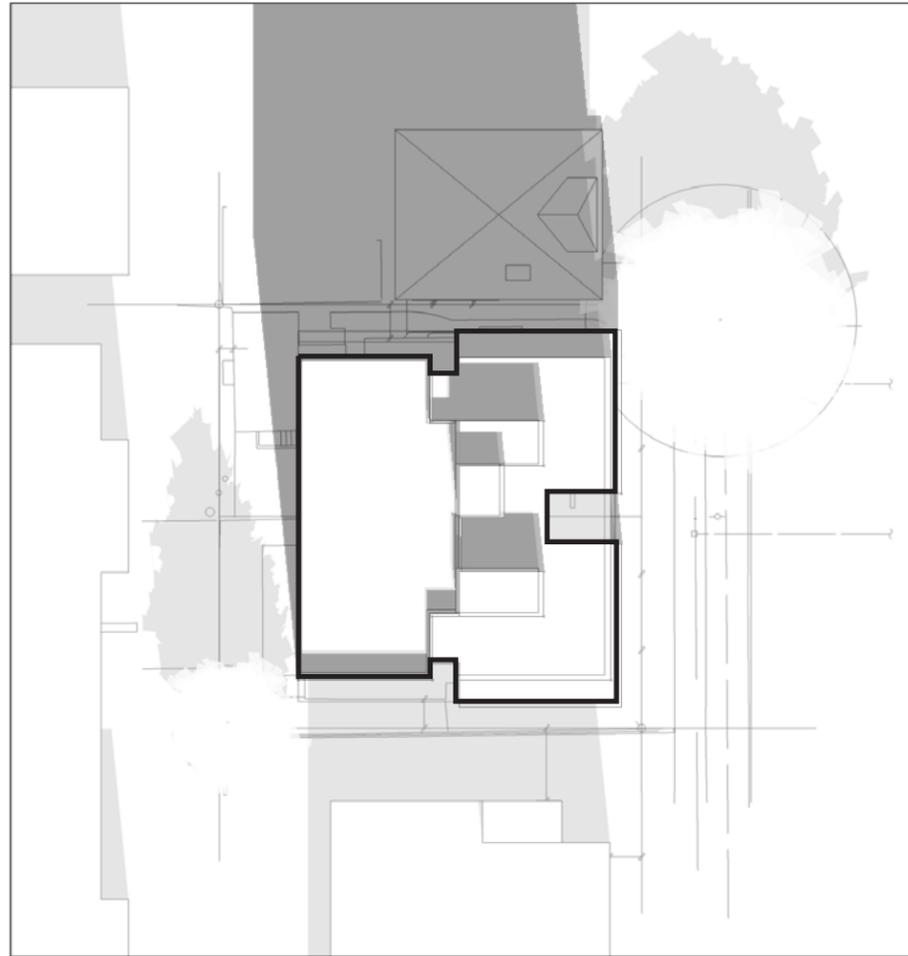


ROOF AMENITY

The roof deck is oriented toward the west to capture views of downtown, the Space Needle, Lake Union and the Cascades. This location also helps to reduce the height of the building at the street.



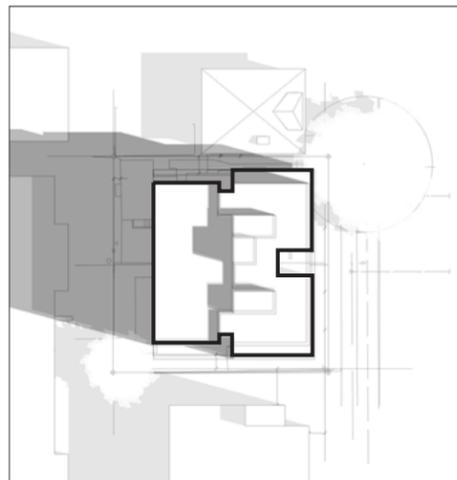
MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



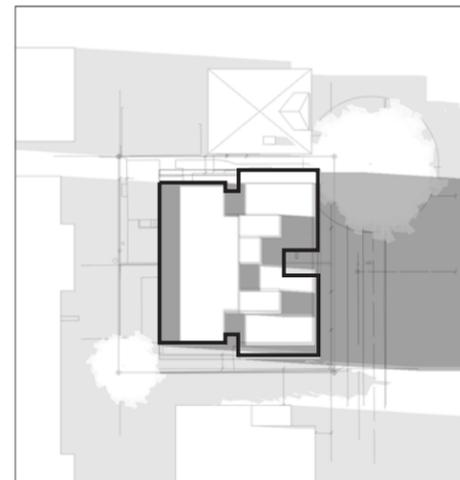
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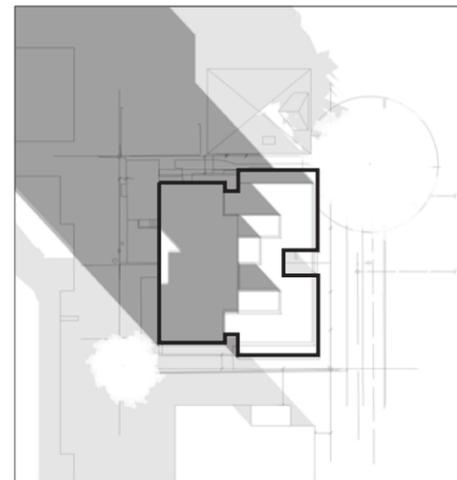
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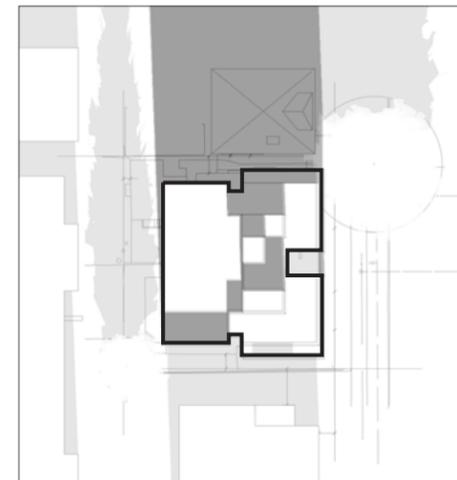
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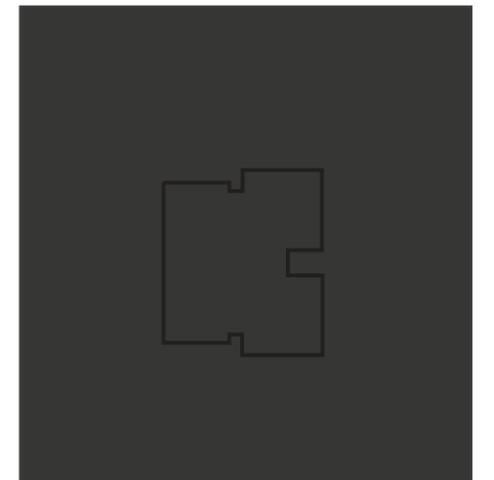
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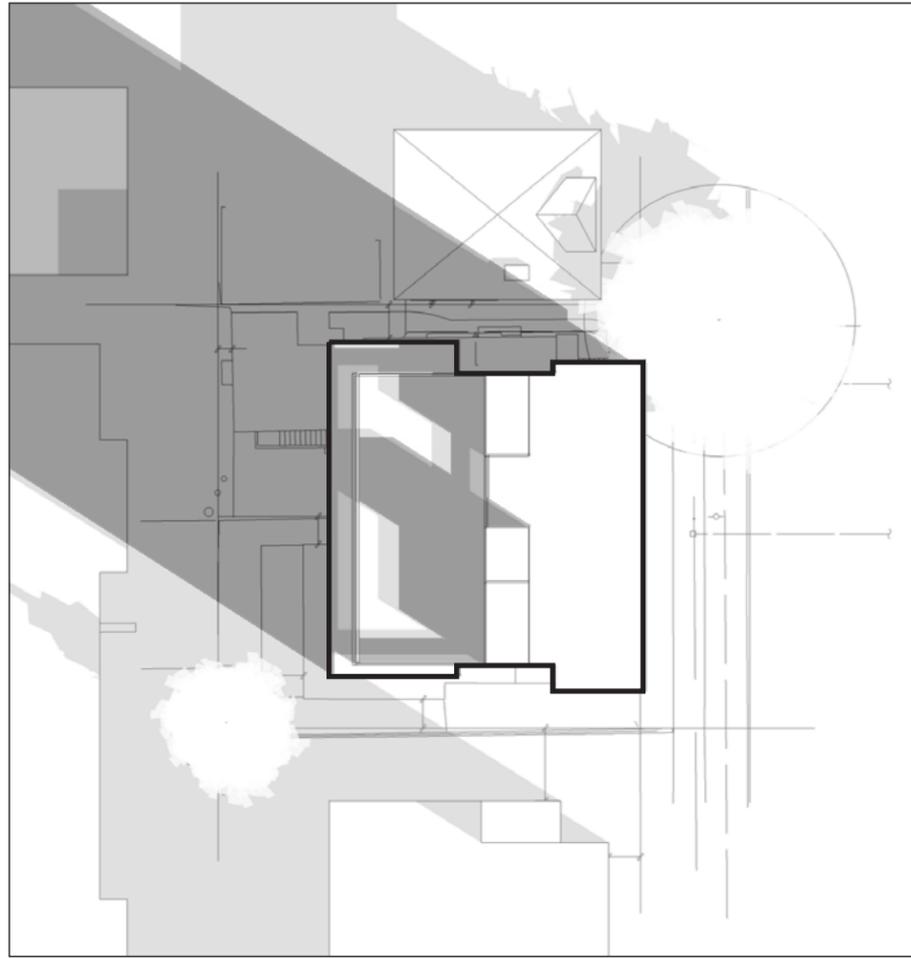
DECEMBER 21, 9 AM



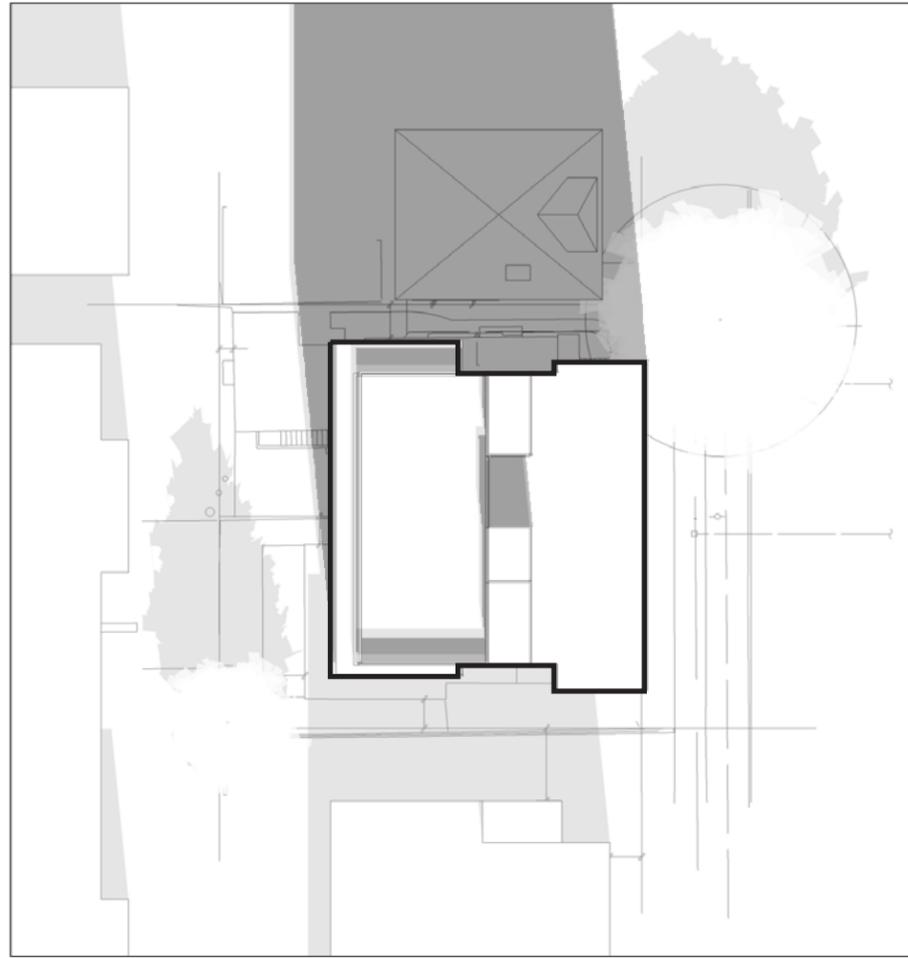
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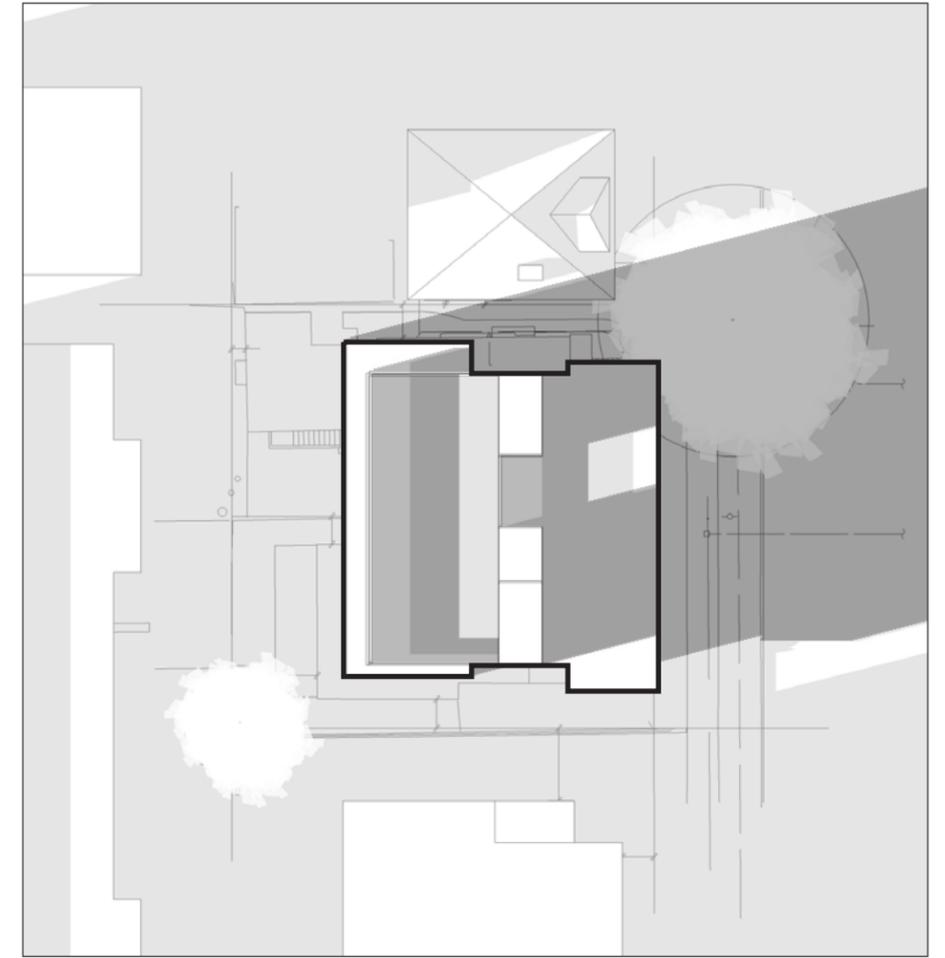
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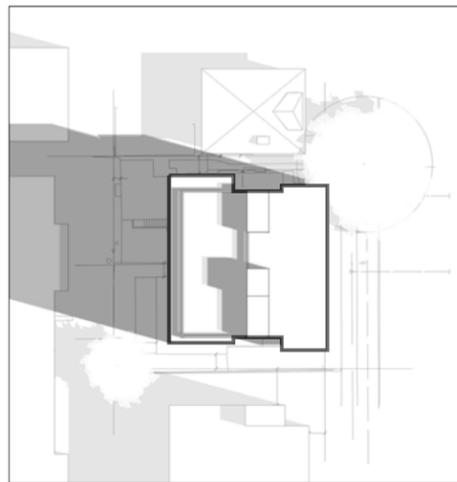
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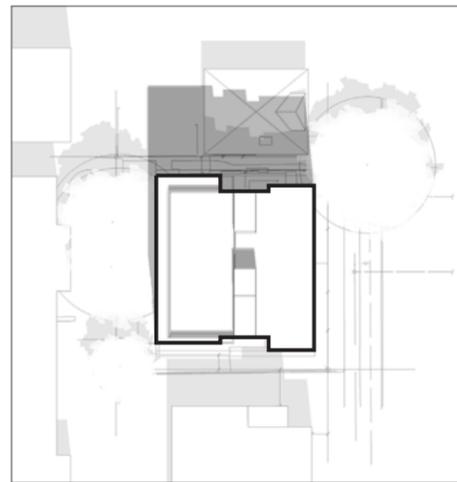
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MARCH / SEPTEMBER 21, 5 PM



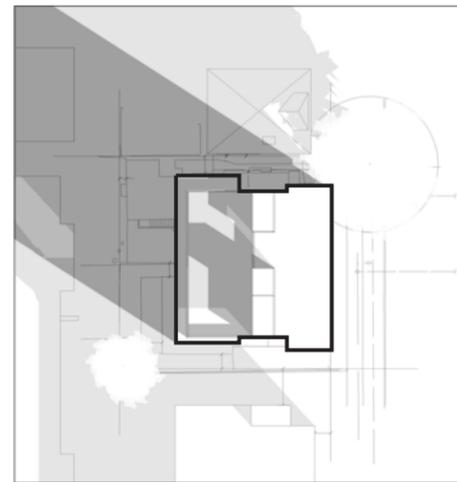
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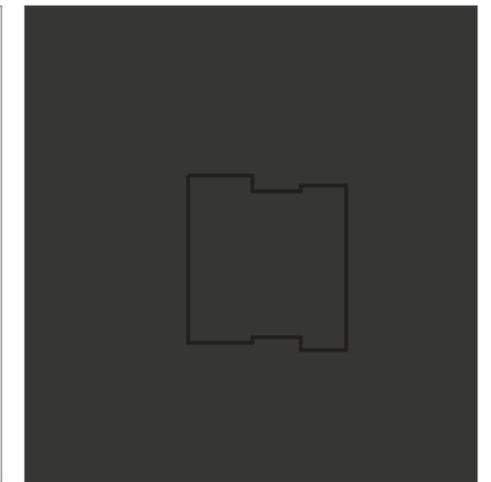
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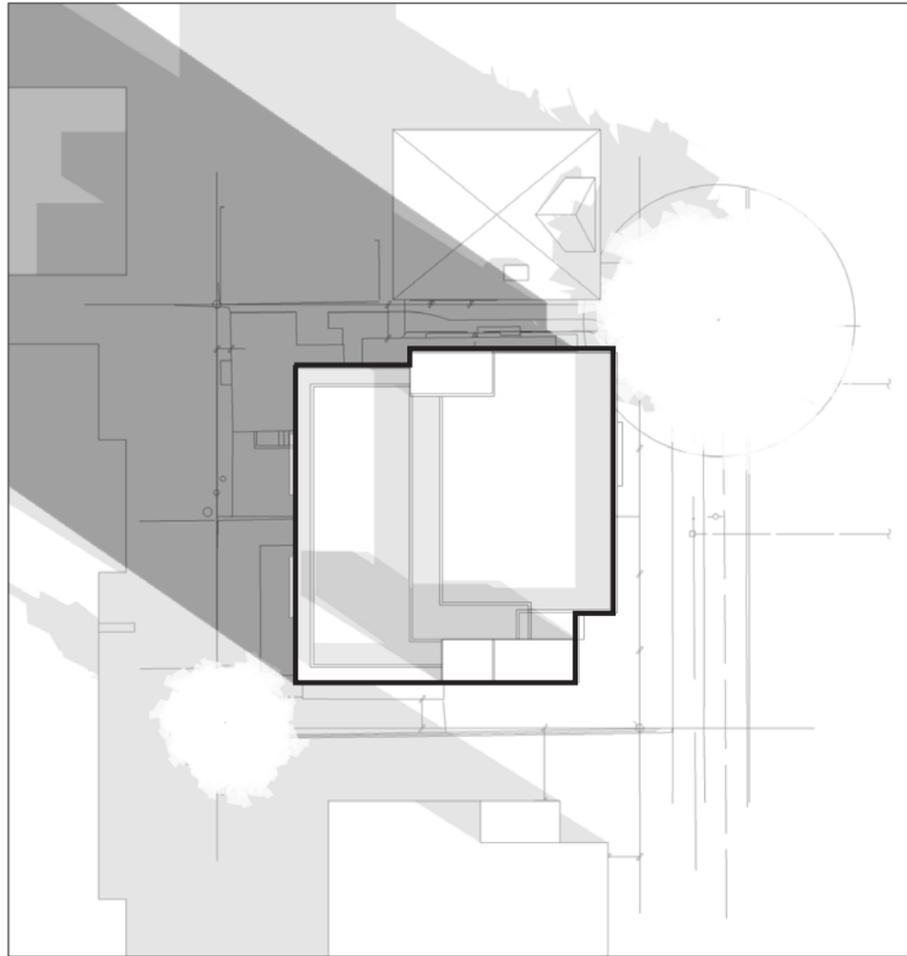
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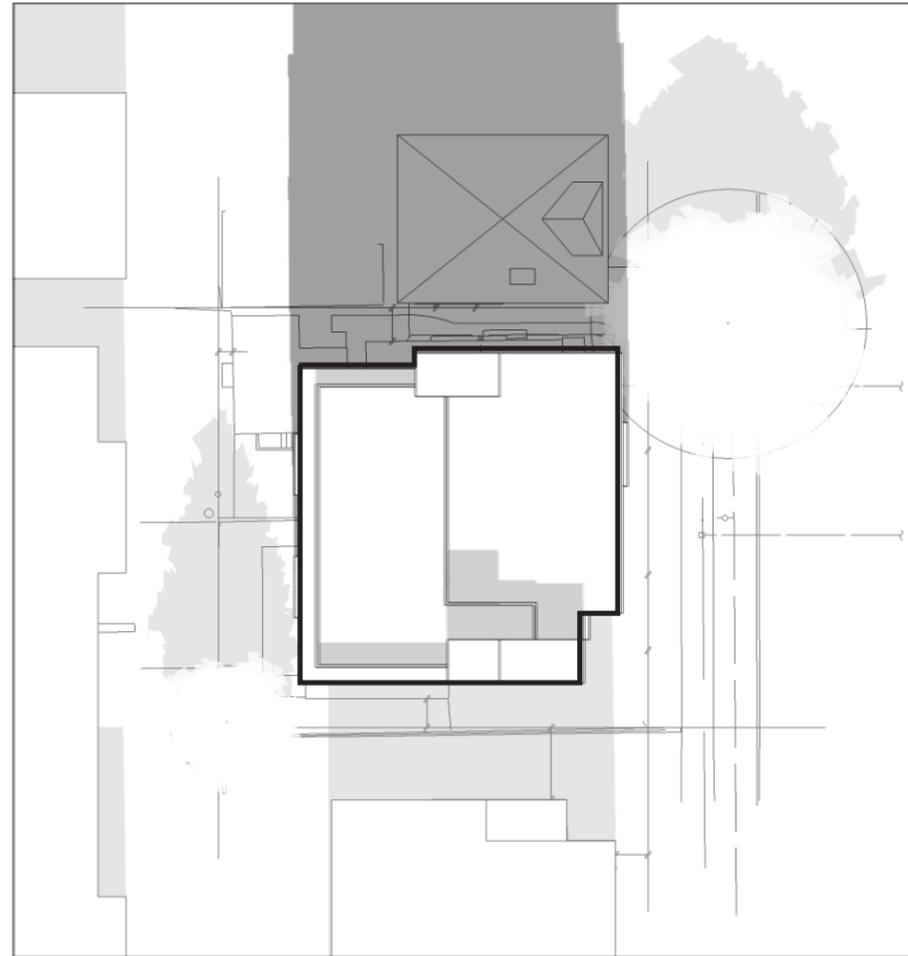
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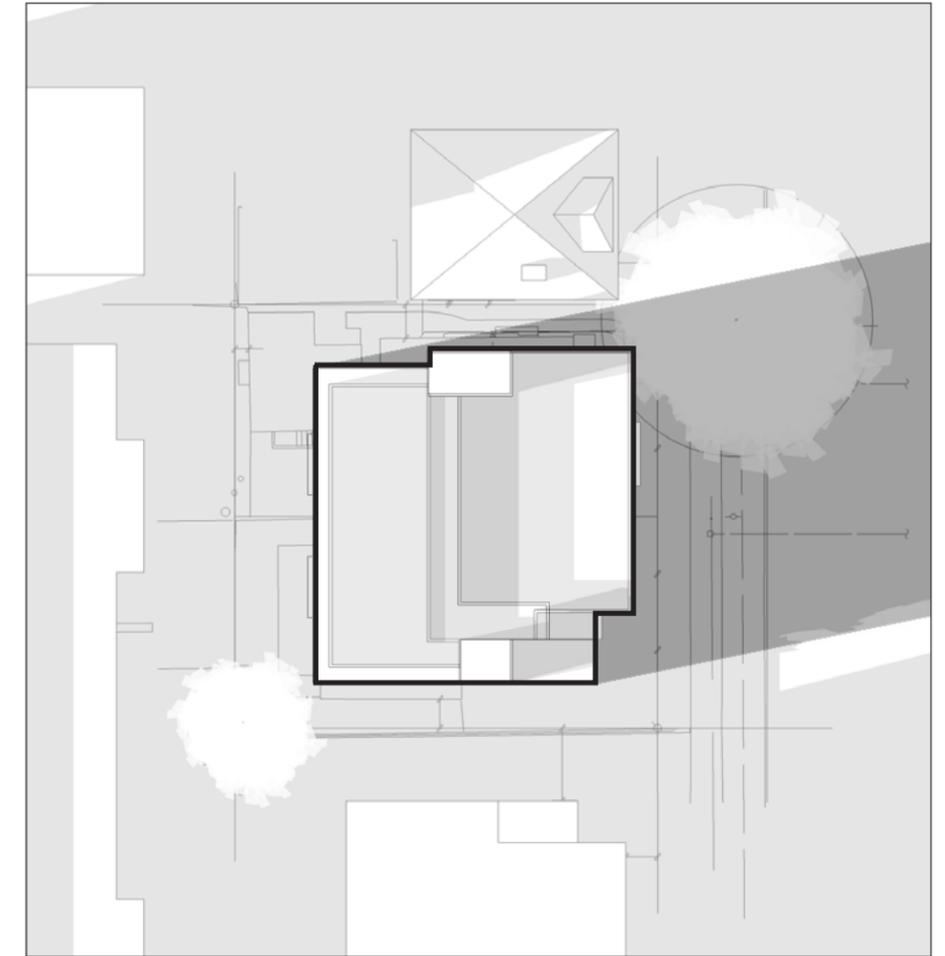
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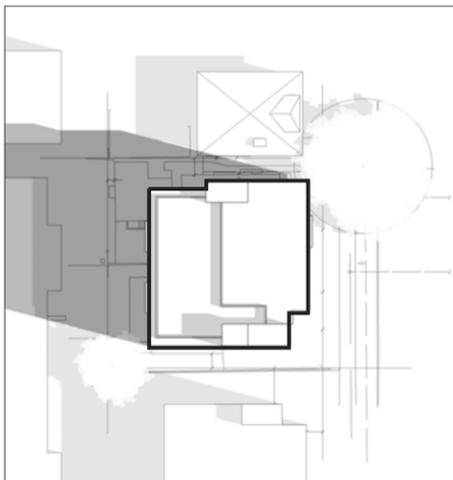
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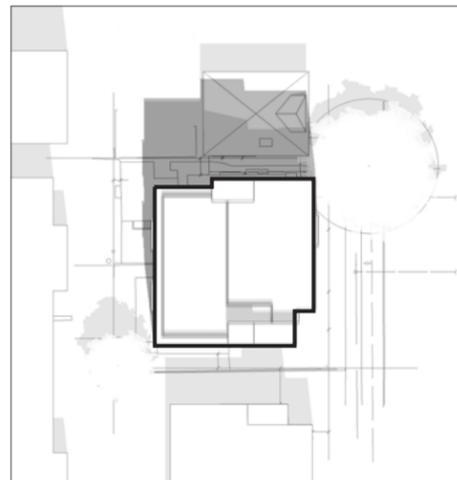
MARCH / SEPTEMBER 21, 12 PM



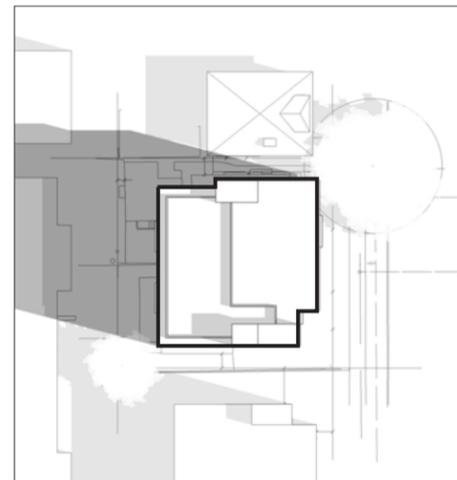
MARCH / SEPTEMBER 21, 5 PM



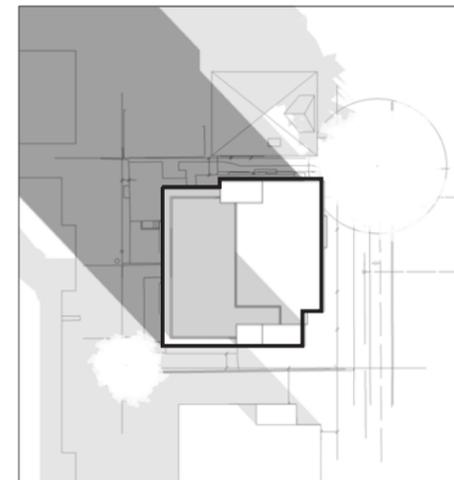
JUNE 21, 9 AM



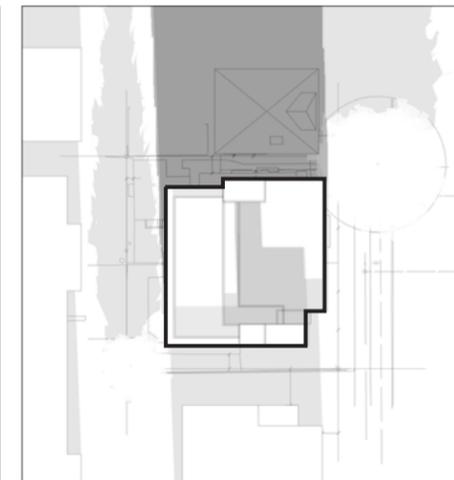
JUNE 21, 12 PM



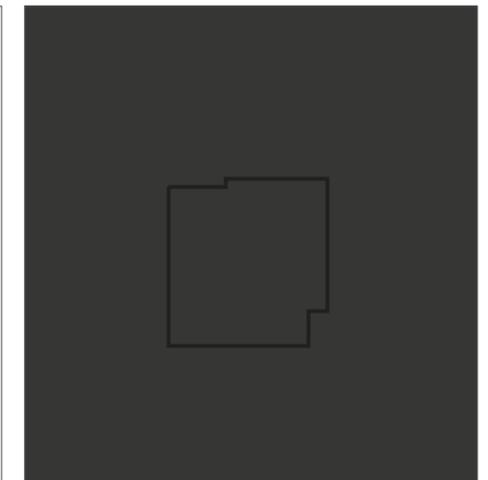
JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM

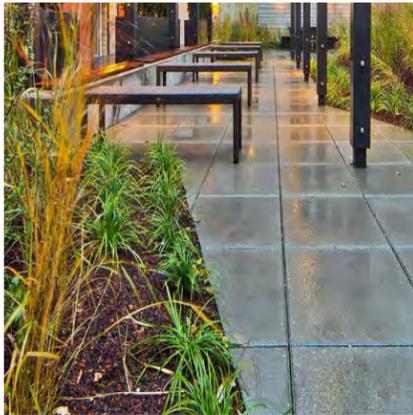


DECEMBER 21, 5 PM

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TEXTURAL METAL PANEL AT STAIR TOWER



LANDSCAPE AND HARDSCAPE INTERACTION AT BUILDING ENTRY



WELL LIT, ACTIVE BIKE ROOM ADJACENT ENTRY



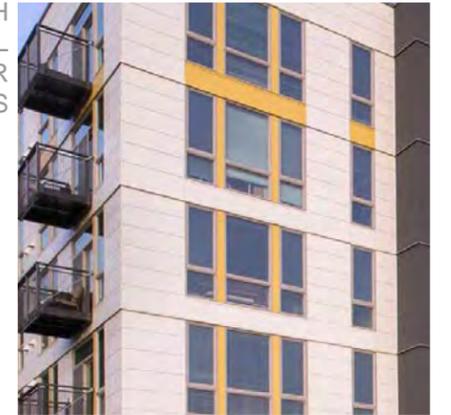
STREET LEVEL TRANSPARENCY



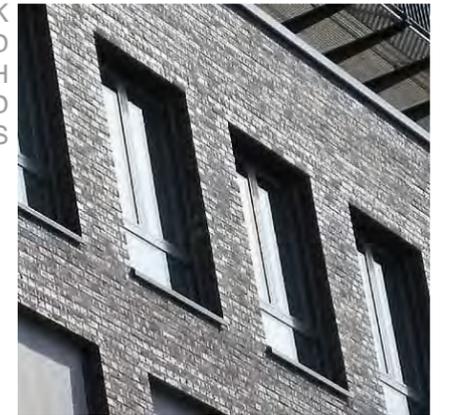
WOOD ACCENT RAILINGS AT UPPER LEVEL BALCONIES



FLUSH METAL PANEL AT UPPER LEVELS



DARK BRICK AT GROUND LEVEL WITH PUNCHED OPENINGS



TEXTURAL PLANTER AT STREET EDGE

