RECOMMENDATION MEETING

October 17th, 2018 - 8:00PM

SDCI # 3028590
225 Harvard Ave E
Seattle, WA 98102

Applicant:
Cone Architecture, LLC
2226 3rd Avenue
Seattle, WA 98121
Contact: Jamie Yengel

Owner:
Highpoint Investments, LLC
PO Box 13316
Mill Creek, WA 98086
Contact: Michael Pollard

SDCI Contact:
Allison Whitworth
allison.whitworth@seattle.gov

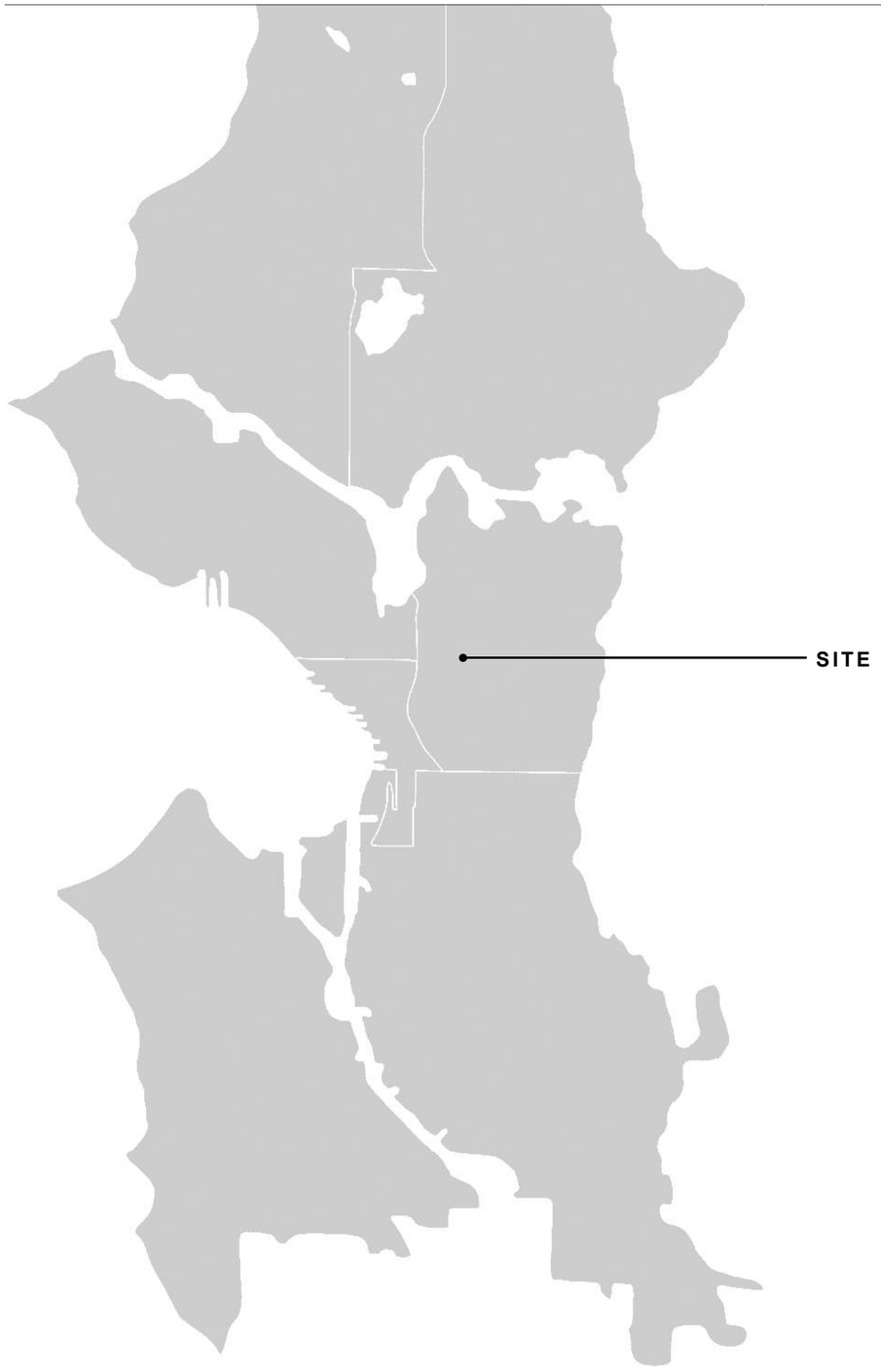


TABLE OF CONTENTS

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 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 66 small efficiency dwelling unit (SEDU) and 5 efficiency dwelling units (EDU). 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, adjacent 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, medical and educational facilities. The project's proximity to the Capitol Hill Light Rail Station makes access to much of the city, including downtown Seattle, the University of Washington and Sea-Tac Airport, convenient and affordable. 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: 71
Number of Parking Stalls: 0
Proposed Bike Parking: 50
Total GFA: 30,305 SF
Total GFA Above Grade (FAR): 27,186 SF
Allowable FAR: 27,187.25 SF (4.25)

PROJECT INFORMATION

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

DEVELOPMENT STANDARDS SUMMARY

23.45.504 PERMITTED USES
Permitted Outright: Residential

Proposed: Residential (small efficiency dwelling units)

23.45.514 STRUCTURE HEIGHT
Permitted:

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”

Proposed:
Maximum Height: 74'-6"
Penthouse Height: 88'-4"

23.45.510 FLOOR AREA RATIO

Base FAR: 3.2 (20,470.4 SF)
Maximum FAR: 4.25 (27,187.25 SF)

Proposed: 4.25 (27,186 SF)

23.45.518 SETBACKS REQUIREMENTS
Required:

Front and Side Setback from Street Lot Lines:	7'-0" average/5'-0" minimum
Rear Setback:	15'-0" minimum
Side Setback from Interior Lot Line	
42 feet less in height:	7'-0" average/5'-0" minimum
Above 42 feet in height:	10'-0" average/7'-0" minimum

Proposed:
Front: 8'-7"
Rear: 15-0"
North: 10.35' average/10'-0" minimum
South: 6.68' average/5'-0" minimum **departure requested - see page 44*

23.45.522 AMENITY AREA
Required: 5% of gross floor area in residential use
5% x 27,186 SF =1359.3 SF Minimum

Proposed: 2,123 SF

23.54.015 VEHICULAR PARKING
Required: None. The project is within an Urban Village and Station Area Overlay.

Proposed: None

23.54.015 BICYCLE PARKING
Required: 0.75 per 1 SEDU
1 per 4 EDU

Proposed: 50 bicycle parking stalls

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS
Required:
Residential, 51-100 dwelling units: 375 SF + 4 SF for each additional unit above 50
375 SF + (71-50) * 4 SF = 459 SF

Proposed: 463 SF

23.45.524 LANDSCAPING AND SCREENING STANDARDS
Required: 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.

Proposed: Green factor score of 0.728
Street Trees provided - see page 34

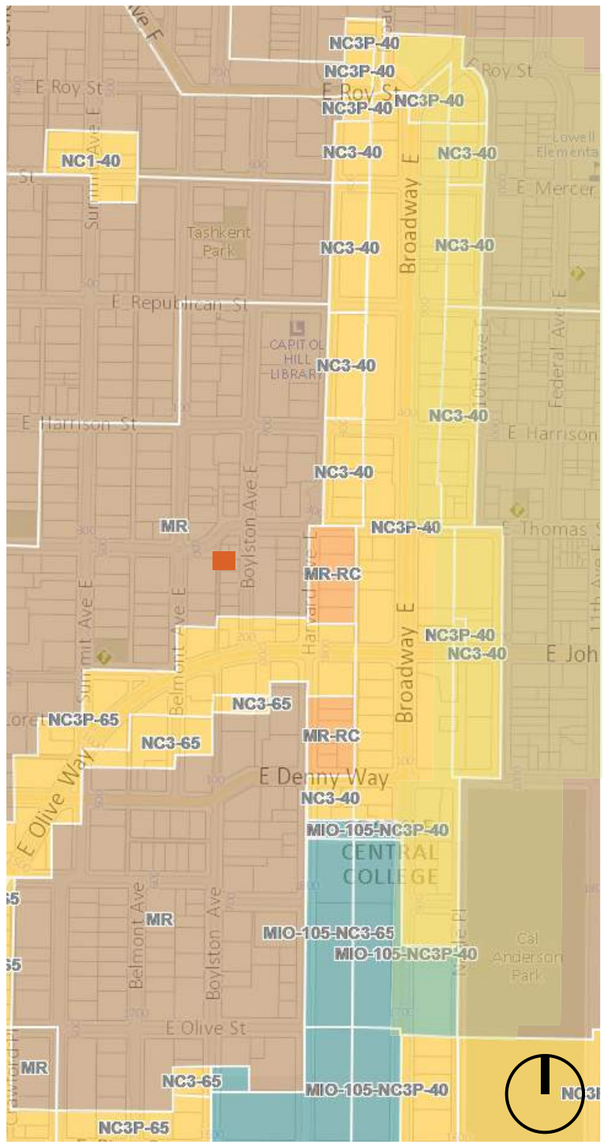
ZONING KEY

- NC 3
- MIDRISE
- LOWRISE 3 MULTI-FAMILY
- MR/RC
- MAJOR INSTITUTION

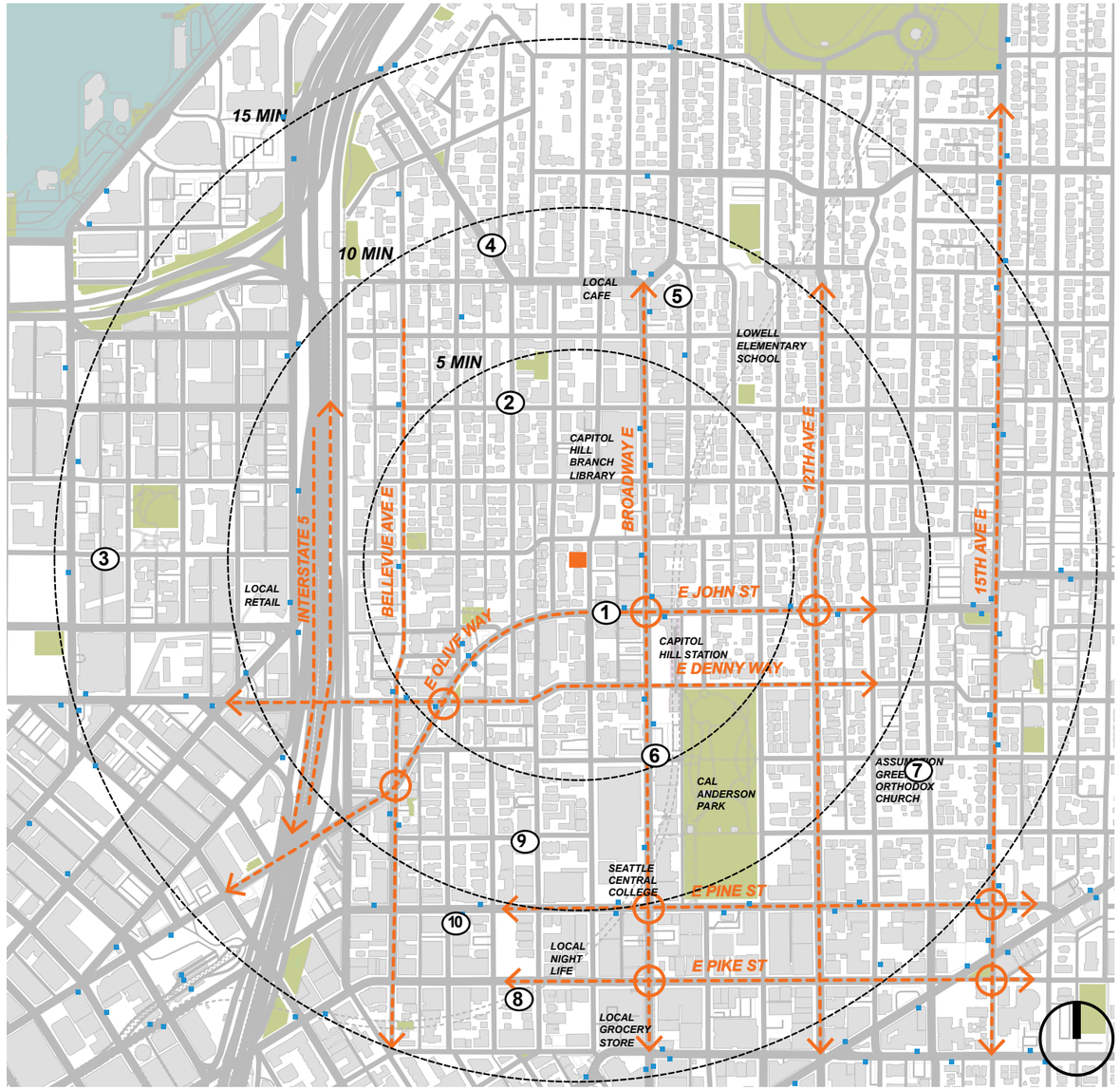
URBAN ANALYSIS KEY

- PRIMARY ACCESS ROAD
- NODE
- POINT OF INTEREST
- WALKSHED
- PROJECT SITE
- BUS STOP

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

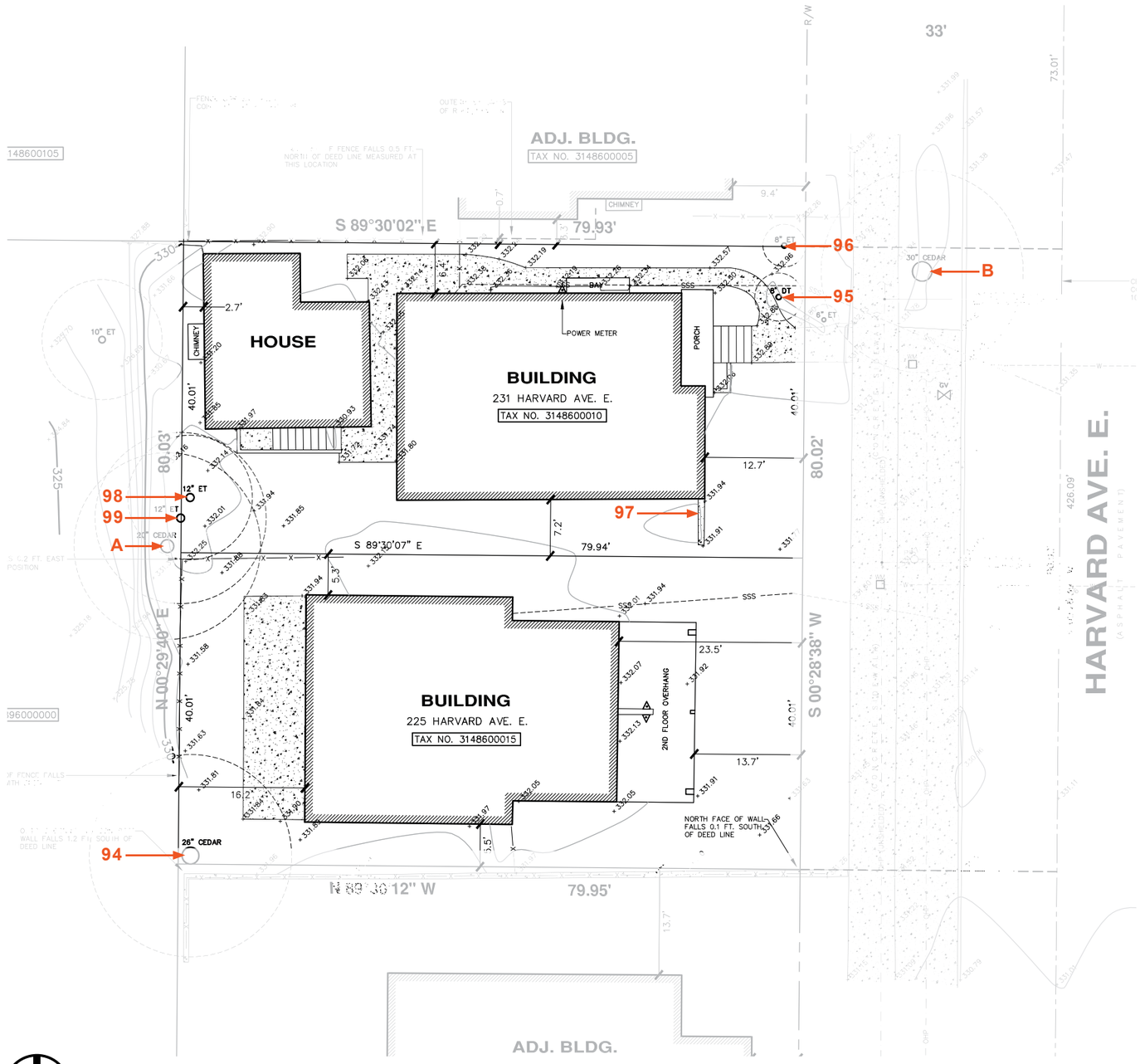


ZONING MAP



URBAN ANALYSIS MAP


HARVARD AVE E
KEY:



EXISTING SITE CONDITIONS

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.

NEIGHBORHOOD PATTERNS

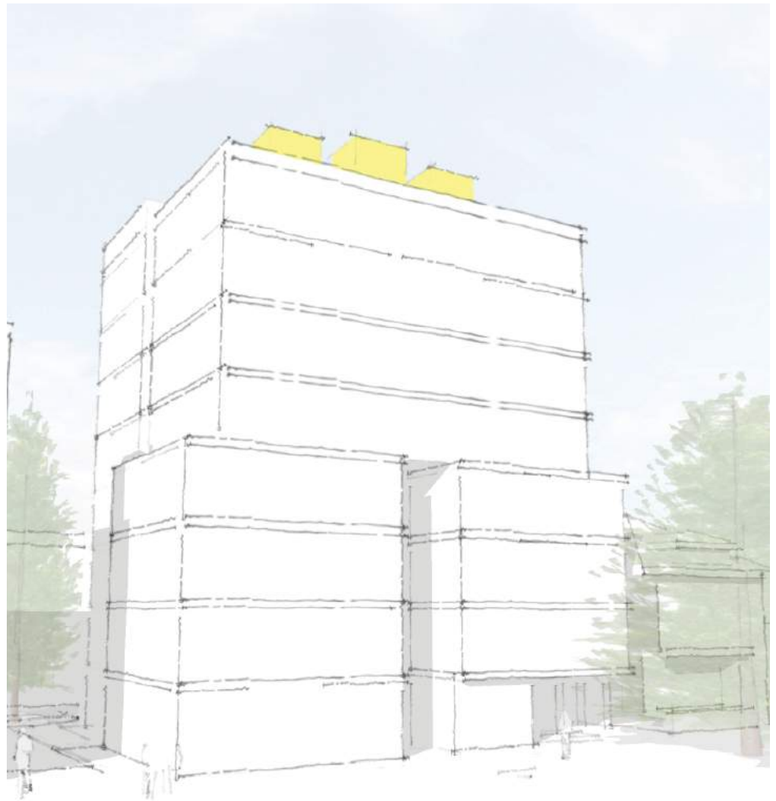
- Capitol Hill is a popular, vibrant neighborhood that is rapidly evolving in housing opportunities as well as commercial, recreational and cultural amenities as the population of the city grows.
- With proximity to the Link Light Rail, streetcar and numerous bus stops the neighborhood is conducive to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

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)

EDG RECAP

At the December 13, 2017 meeting of the East Design Review Board, the members preferred Option 2 as the basis for further refinement.



OPTION ONE: "STEPPED BACK SPLIT"

OPTION TWO: "FLAT WITH FLAIR"

OPTION THREE: "REFINED RECESSES" - PREFERRED

EDG RECAP

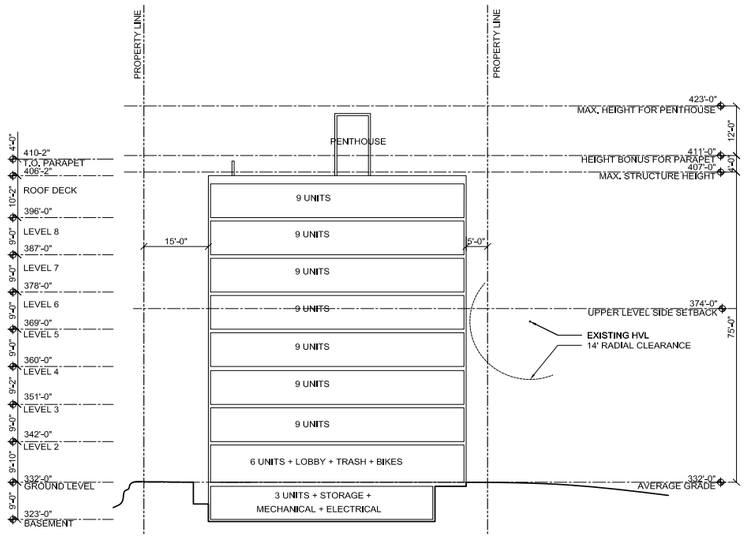
OPTION TWO: "FLAT WITH FLAIR"

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 and opposite single-family neighbor to north

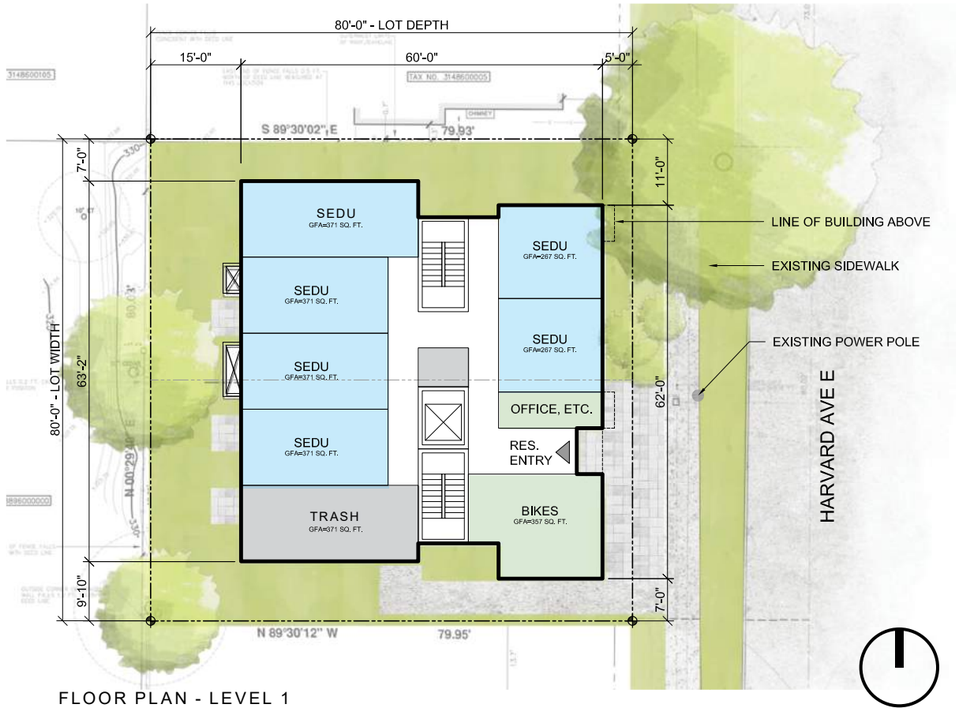
CONSTRAINTS
- Flat street facing elevation
- Basement units necessary
- Inefficient circulation
- Penthouse shades roof deck
- Trash staging required at right-of-way

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

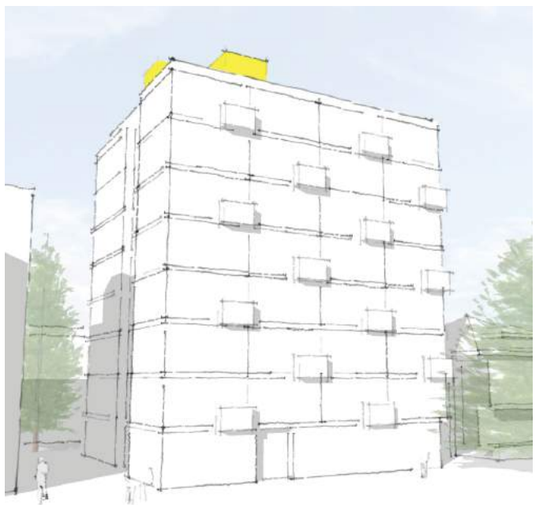


STACKING DIAGRAM EAST/WEST

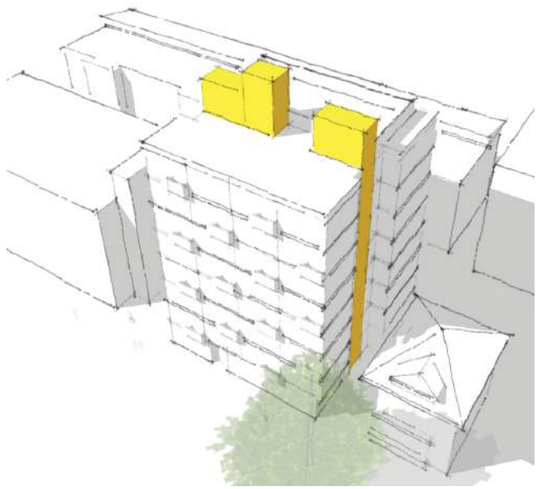
DWELLING AREA
SERVICE AREA
AMENITY AREA



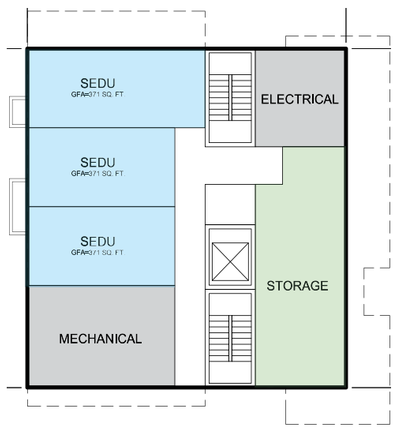
FLOOR PLAN - LEVEL 1



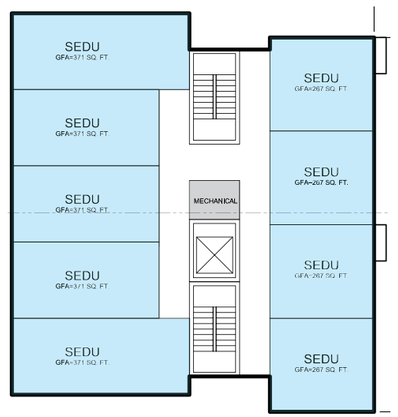
VIEW FROM SOUTHEAST CORNER



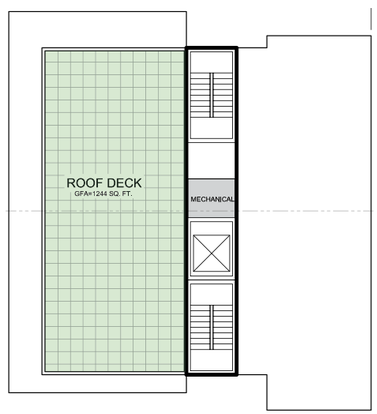
BIRDSEYE VIEW



FLOOR PLAN - BASEMENT



FLOOR PLAN - LEVELS 2-8



FLOOR PLAN - ROOF LEVEL

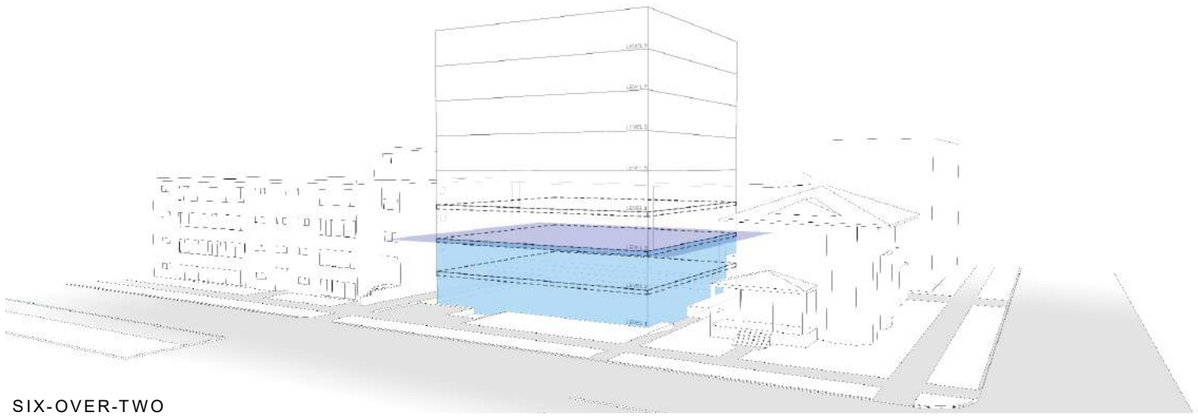
RESPONSE TO EARLY DESIGN GUIDANCE

1. MASSING & ARCHITECTURAL CONCEPT:
The Board discussed the three massing options presented. While recognizing the merits of each scheme, the Board ultimately preferred Option 2 as the basis for further refinement.

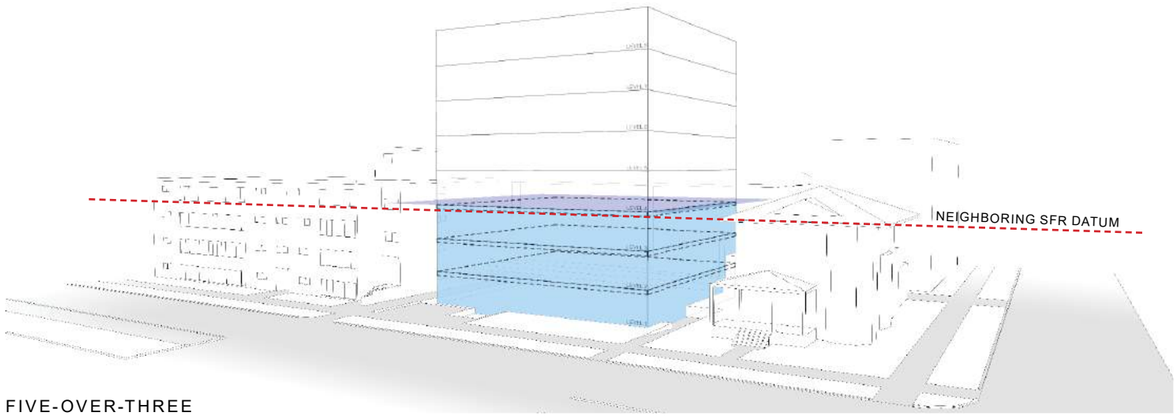
a. The Board supported the simple massing of Option 2 which is consistent with the patterns and rhythms of the surrounding neighborhood. (CS3-A Emphasizing Positive Neighborhood Attributes)

APPLICANT RESPONSE:
At EDG the Board gravitated toward images provided in the packet of two buildings within the neighborhood, one existing and one in development, that had flat facades and simple massing moves. The applicant studied these buildings, as well as others in the neighborhood of similar height and proportion to this proposed building as a basis for inspiration.

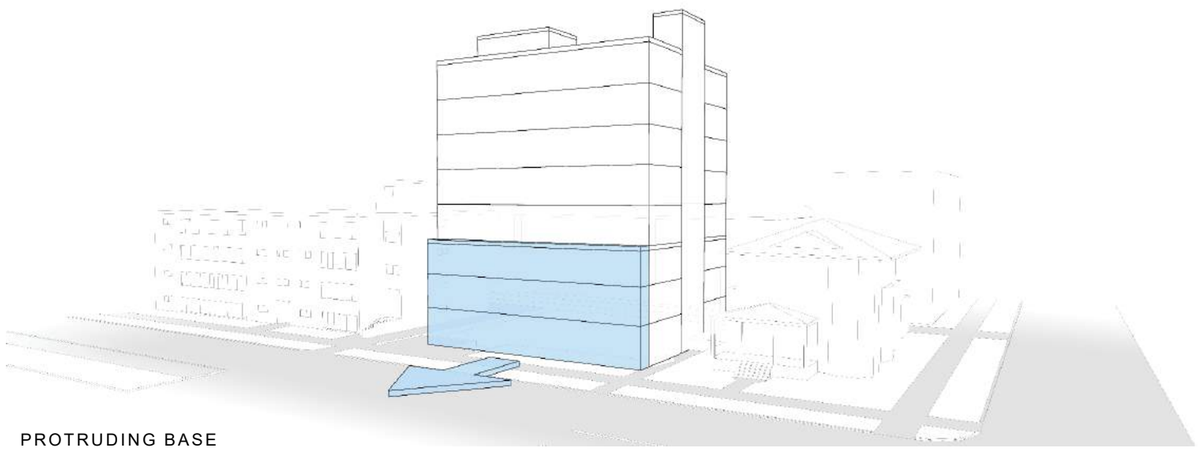
Additionally, the building was studied in relation to its immediate neighboring context. Eschewing the common two-story base the proposal divides the mass into a five-over-three arrangement closely aligning with the datum of the roof of the single family to the north as well as expressing the transition in construction type from concrete at the base to wood above. The lower three story recess also increases the perceived front setback by reducing the scale of the building and promoting a usable and welcoming exterior entry sequence and private patios for street facing units.



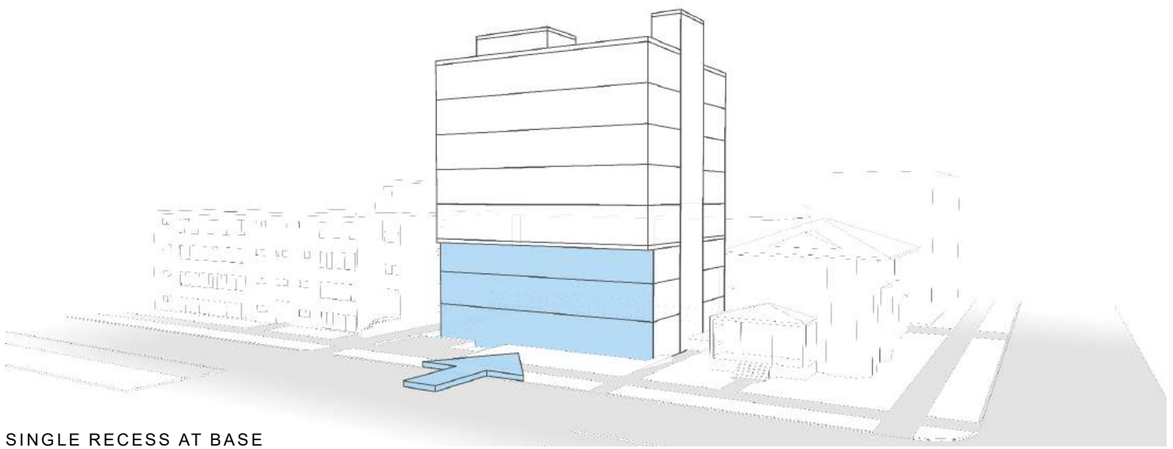
SIX-OVER-TWO



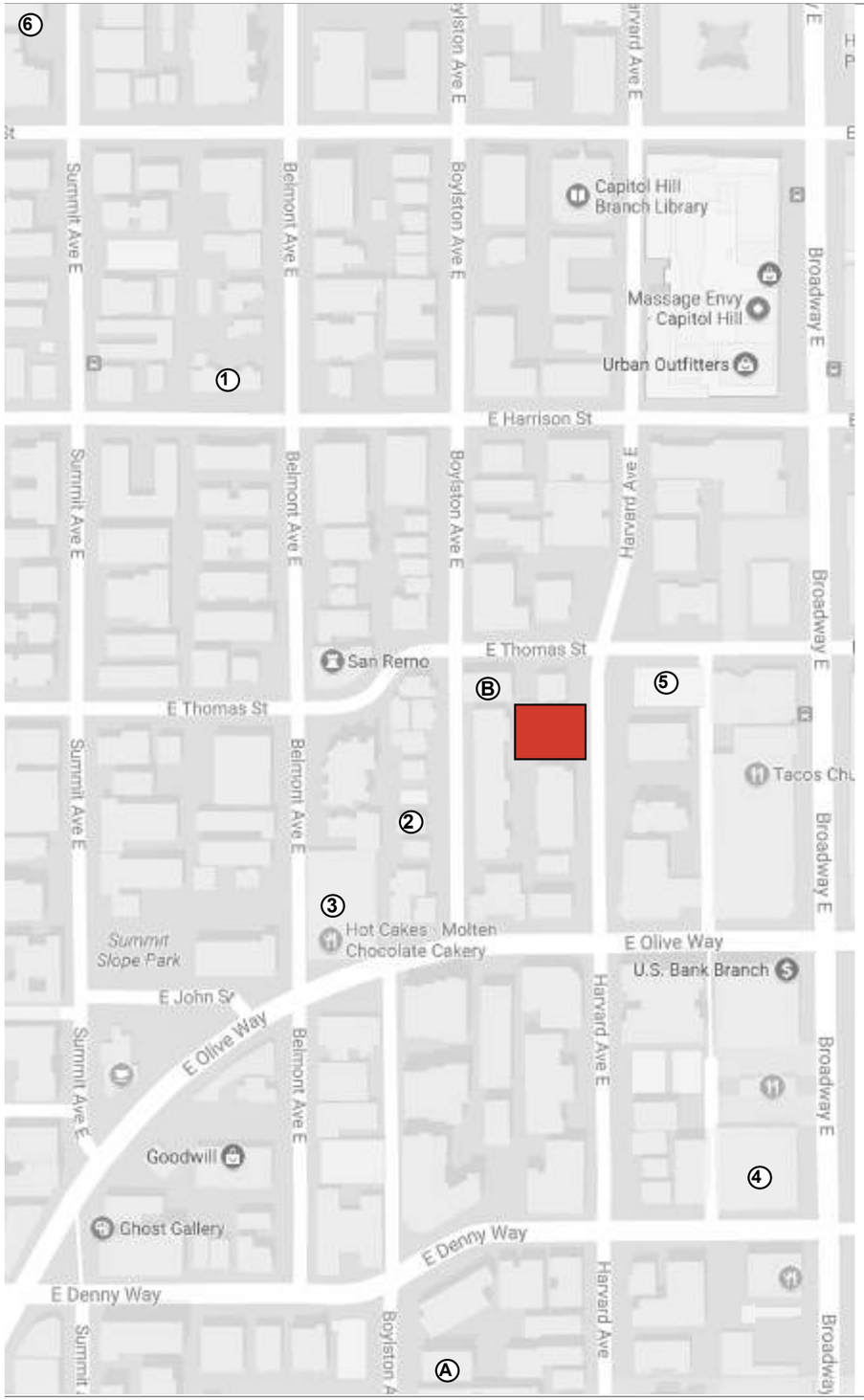
FIVE-OVER-THREE



PROTRUDING BASE



SINGLE RECESS AT BASE



The images of the following buildings sparked discussion regarding simple, flat massing and well organized glazing at the Early Design Guidance Meeting.

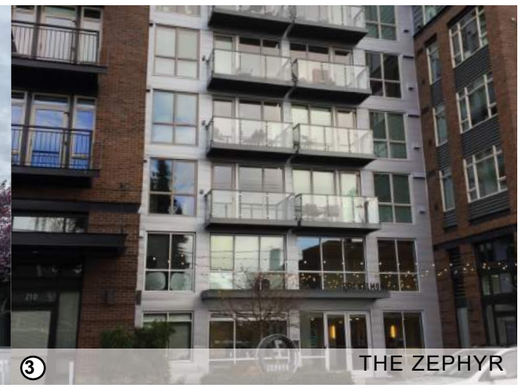

Ⓐ 1820 BOYLSTON


Ⓑ ROYGATE APARTMENTS

The design team walked the neighborhood in search of existing context with massing that was flat in nature, six-stories minimum, elegantly organized, and possessing qualities congruent with the design objectives. Items of inspiration from these buildings included simplistic volumes, thoughtful material detailing, highly organized and regular fenestration patterns.


① STREAM 403


② CAPITOL CORE


③ THE ZEPHYR


④ 101 BROADWAY


⑤ THE WESTSIDE


⑥ BORSEN

RESPONSE TO EARLY DESIGN GUIDANCE

b. The Board also supported the location of the stair towers and elevator core at the interior of the structure which reduces the bulk of the massing at the street. (DC1-A2 Reducing Perceived Mass)

APPLICANT RESPONSE:
The stair orientation has been rotated 180 degrees from the EDG plan to facilitate a more efficient double loaded corridor circulation scheme but remain located away from the street edge to reduce the bulk of the massing. The elevator, the tallest element, is entirely internalized and is only visible from distances away from the building, not at the sidewalk edge.

c. The Board agreed the balconies applied to the front facade in a checkerboard pattern were not compelling. The Board provided guidance to develop a strong architectural concept that does not rely upon balconies as the driving aesthetic and primary method of articulating the facade and creating visual interest. (DC2-B Facade Composition, DC2-C-1 Visual Depth and Interest)
d. The Board also voiced concern regarding the size of the balconies. The balconies should either be large enough to be usable or be juliet balconies only to prevent use for storage. (DC2-C Secondary Architectural Features)

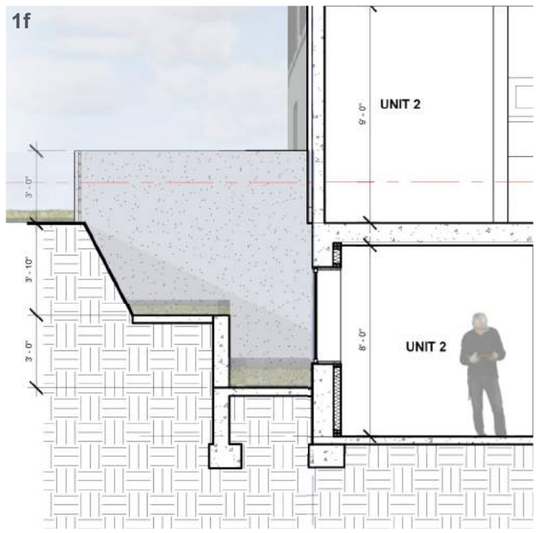
APPLICANT RESPONSE:
The balconies have been removed from the font facade in favor of a highly organized, simple fenestration pattern. Visual interest is derived from the clear organization and material texture. Shadow lines cast at the juliet balconies, inset windows and recessed base provide a second layer of interest throughout the day. Balconies have been provided at the rear of the building for west facing units to take advantage of solar exposure and views. These west facing balconies are 3'-7" deep by 8'-0" wide and accessed by a sliding door to prevent disruption of the balcony and unit footprint with a door swing. Analysis of neighboring balconies showed these to be sized appropriately for functional use rather than storage.

e. The Board provided guidance to further articulate the residential entry. (PL3-A Entries)

APPLICANT RESPONSE:
The residential entry is expressed with a large steel awning providing weather protection, lighting and address signage. Though located below the sidewalk level a wide stair and paved landing reach out to the sidewalk. Large storefront glazing highlights the entry and lobby area and a bench provides covered seating.

f. The Board was not opposed to basement units if adequately sized window wells are provided to allow ample access to natural light and air. (CS1-B Sunlight and Natural Ventilation)

APPLICANT RESPONSE:
Basement units remain in the building and have been provided with a terraced window well to promote light and ventilation for the units while maintaining privacy from the adjacent ground level patios.



RESPONSE TO EARLY DESIGN GUIDANCE

2. ARRANGEMENT OF GROUND LEVEL USES:
The Board discussed the optimal arrangement of ground floor uses to best activate the street and create a pleasant pedestrian experience. The following guidance was provided.

a. The Board agreed that the residential entrance should be located at the south to minimize impacts to the single-family residence to the north. (PL4-A Entry Locations and Relationships)

APPLICANT RESPONSE:
The residential entry remains located at the southeast corner to minimize impacts to the north neighbor as well as to align with the predominant pedestrian circulation route south of the site to and from the light rail station and downtown.

b. The Board strongly supported the location of trash storage at the southwest corner of the structure. Trash storage should continue to be located off the street where staging at the street is not required. (DC1-C-4 Service Uses)

APPLICANT RESPONSE:
With the residential entry located in the southeast corner of the building the remaining logical locations for solid waste storage are the northeast and southwest corners. Initially the northeast corner seemed ideal for interior staging, however, due to the presence of an existing curb cut to the south (within 150' of the project site) no additional curb cut is permitted to be created to facilitate internal pick-up by the haulers. Since street-side dumpster staging is a requirement for this site the location of the solid waste storage at the southwest corner provides no disruption to the street-facing facade and allows for units to be located at the street-level to better activate this prominent elevation.

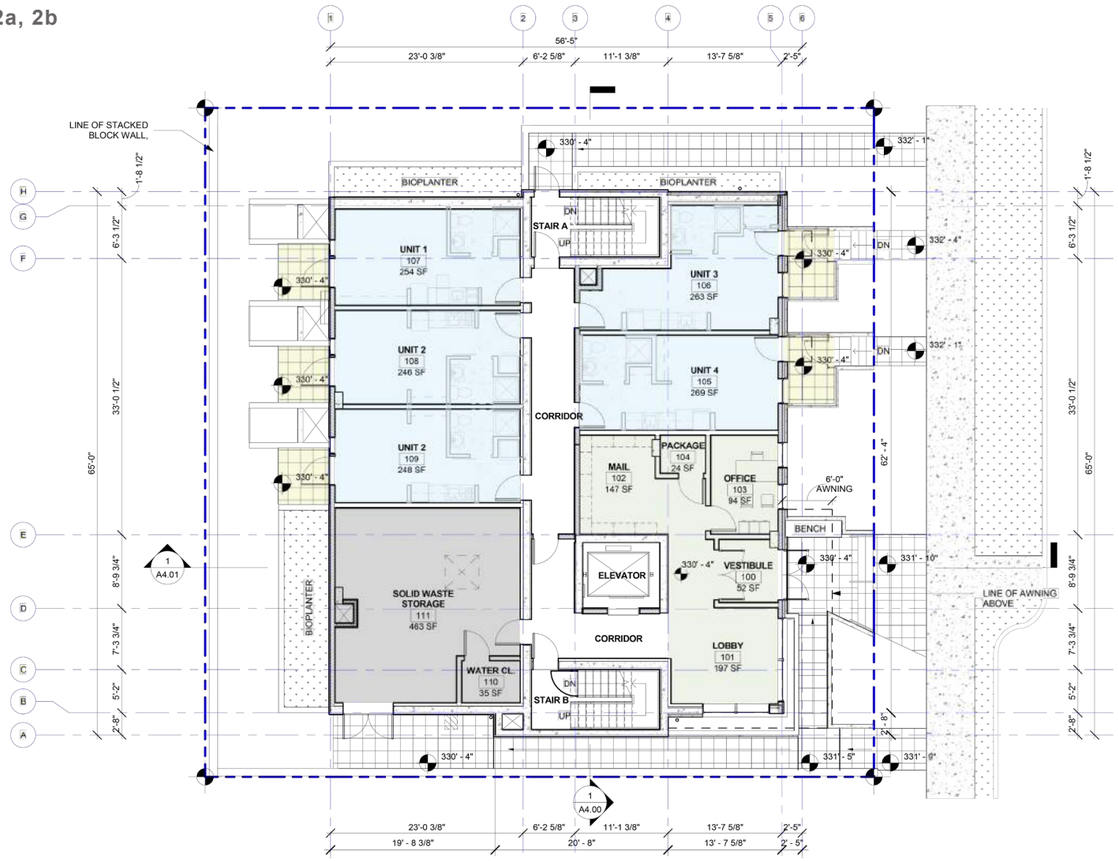
c. The Board expressed a strong preference for locating residential units at the street rather than service uses, including bike storage. However, if the service uses are unable to be accommodated elsewhere, their presence should be limited to no more than a third of the street facade and minimized rather than highlighted. (DC1-A Arrangement of Interior Uses, DC1-C-4 Services Uses)

APPLICANT RESPONSE:
After the studies of the solid waste storage room proved the rear of the building the preferred location for this use and locating the bicycle storage room in the basement the applicant was able to provide two street-level, street-facing units.

d. The Board requested study and analysis of providing direct street access for residential units facing the street. (CS2-B-2 Connection to the Street, PL3-A Entries)

APPLICANT RESPONSE:
Direct access to the two residential units facing the street has been provided to activate the street edge.

2a, 2b



2c, 2d

RESPONSE TO EARLY DESIGN GUIDANCE

3. MATERIALS:
The Board agreed high quality materials and careful detailing are essential to articulate the simple massing and flat facade. The material palette proposed in the EDG packet—including wood, metal panel and brick—was strongly supported. The Board recommended reconsideration of where these materials are applied as the design concept is further developed. (DC4-A Materials, DC2-C Visual Depth and Interest, DC2-D Scale and Texture)

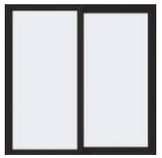
APPLICANT RESPONSE:
The material palette consists of durable materials that are climate appropriate and easy to maintain. Furthermore, they are attractive, textural and of high quality. The street facing facade is composed of brick, metal panel and Trespa panel. While real wood is typically preferred, a laminate panel was chosen for long-term durability to avoid the risk of fading and maintenance issues typically found with cedar siding, especially at upper stories which are difficult to access. Fiber cement panel is utilized sparingly as an accent color to express the verticality of the stairs.

AEP SPAN, FLUSH PANEL


BRICK, COAL CREEK

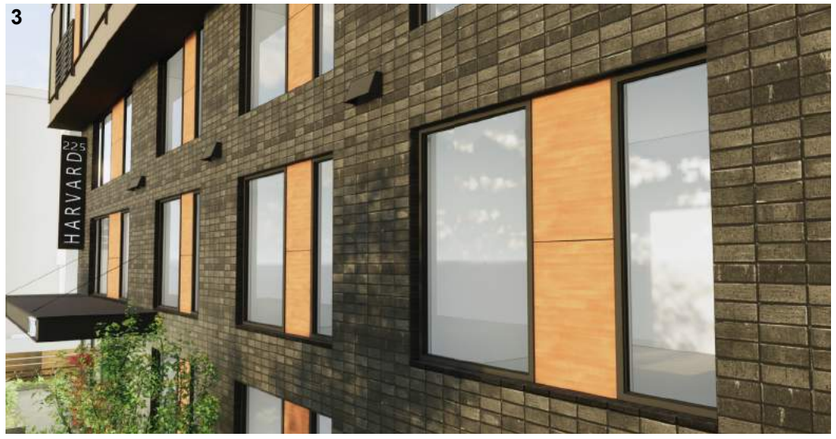

FIBER CEMENT PANEL


ARCHITECTURAL CONCRETE

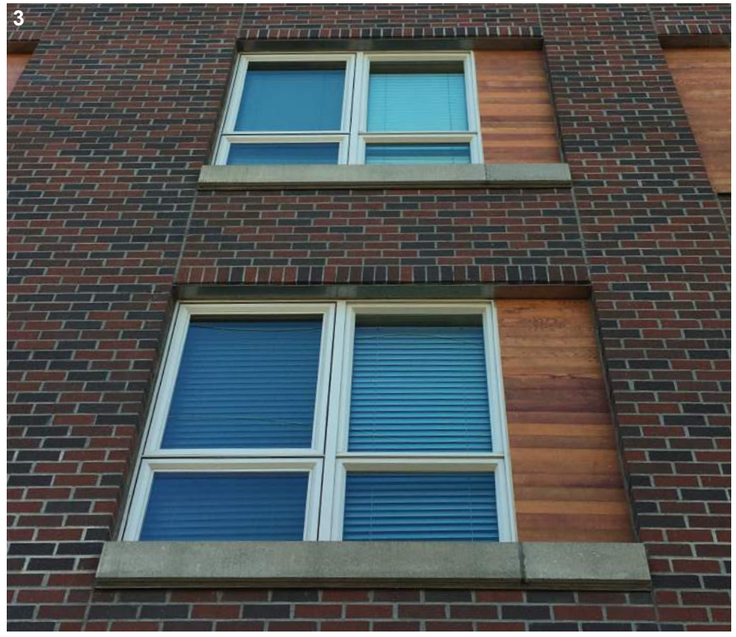

VINYL WINDOW


ALUMINUM STOREFRONT


TRESPA PANEL (OR SIMILAR)



MATERIAL PRECEDENT - WINDOW GROUPING TRIMMED WITH LOW-PROFILE FLASHING



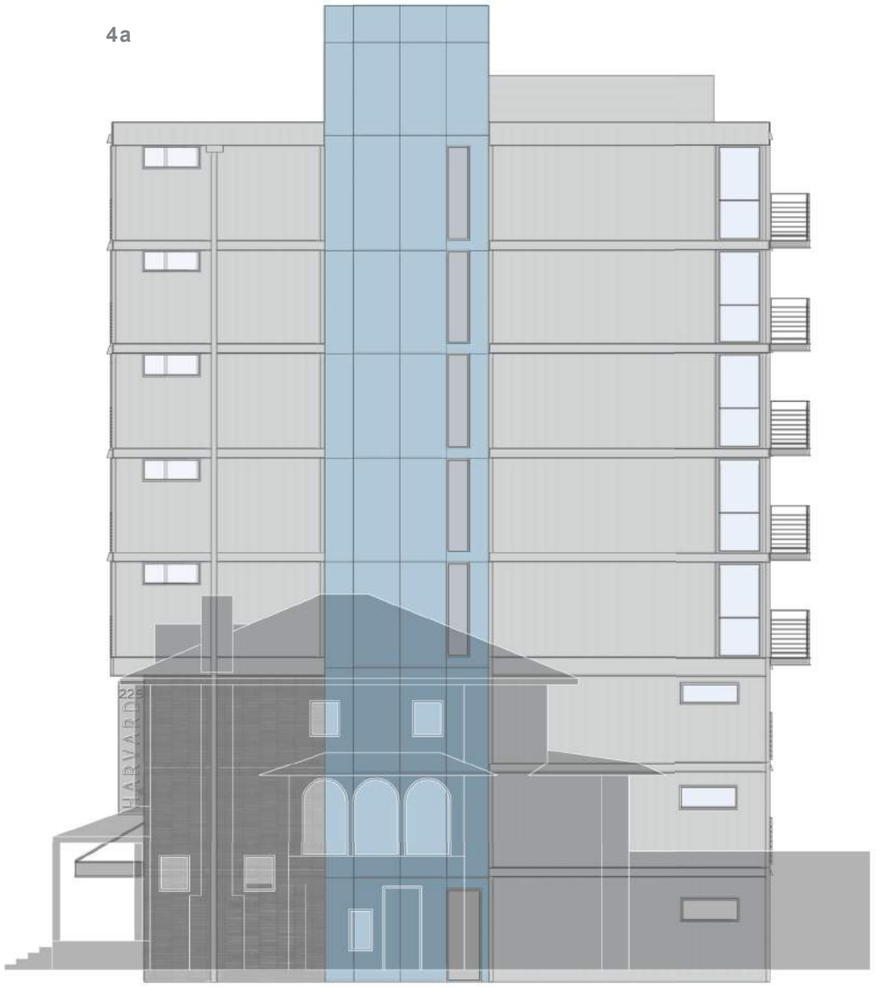
MATERIAL PRECEDENT - WINDOW GROUPING SET IN BRICK WITH WOOD INFILL

RESPONSE TO EARLY DESIGN GUIDANCE

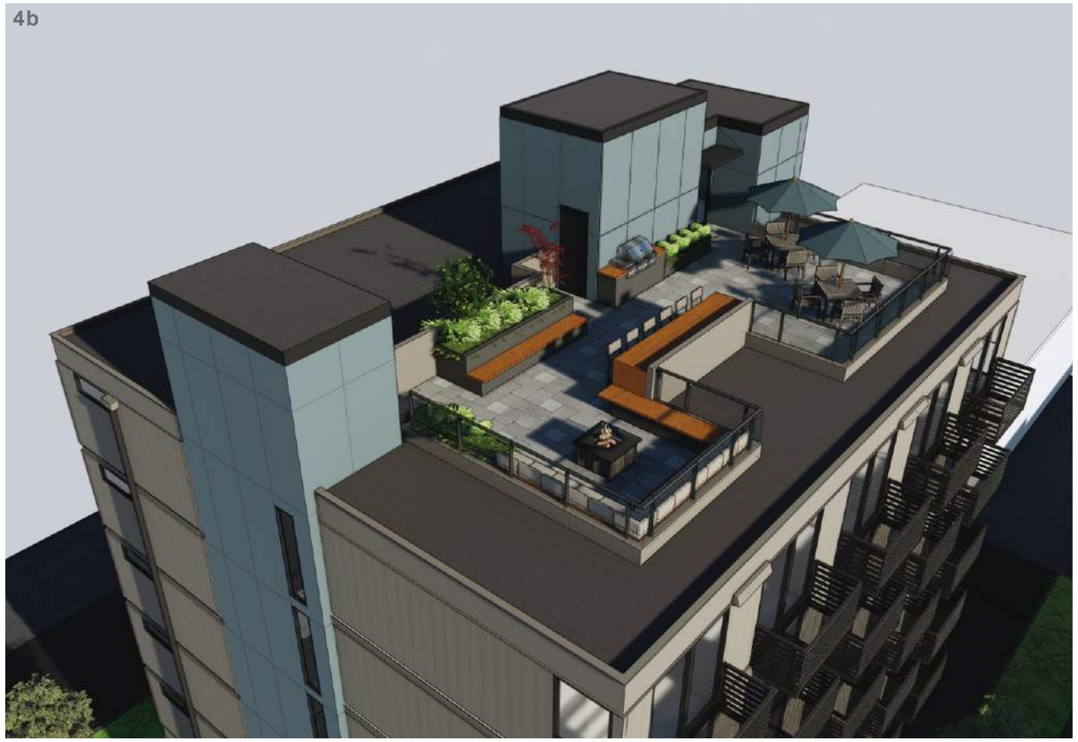
4. RESPECT FOR ADJACENT SITES:
The Board acknowledged and agreed with public comment and expressed concern regarding impacts to the adjacent single-family neighbor to the north and provided the following guidance.

a. Noise and privacy impacts to the neighbors to the north and south should be minimized through the size and placement of windows on these facades. (CS2-5 Respect for Adjacent Sites, DC2-B Facade Composition)
b. The Board recommended shifting the roof deck towards the south. (CS2-5 Respect for Adjacent Sites)

APPLICANT RESPONSE:
The building has been sited toward the south to the maximum extent feasible to provide privacy, light and air to the northern neighbor (see departure request on page 44). Limited glazing is located on the north and south facades to promote privacy and reduce auditory disturbances. The roof deck is pulled in from the building edges for additional privacy for all neighbors.



PRIVACY STUDIES - NEIGHBORING SINGLE FAMILY RESIDENCE



PROPOSED BUILDING - OPENINGS TO NEIGHBORING BUILDINGS (LEFT - SOUTH, RIGHT - NORTH)

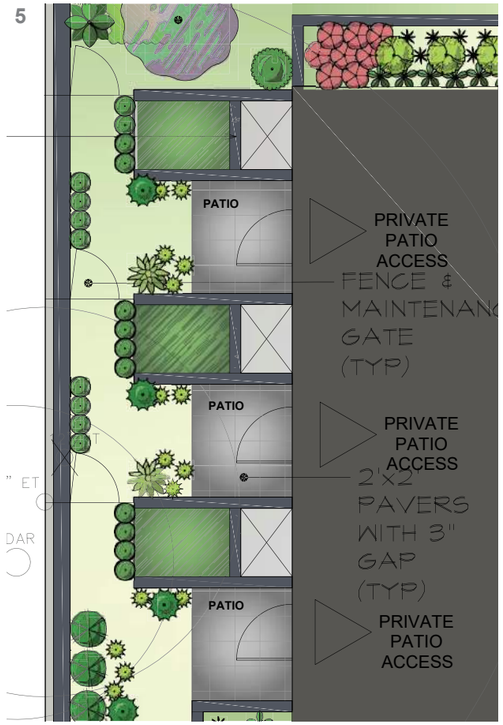
RESPONSE TO EARLY DESIGN GUIDANCE

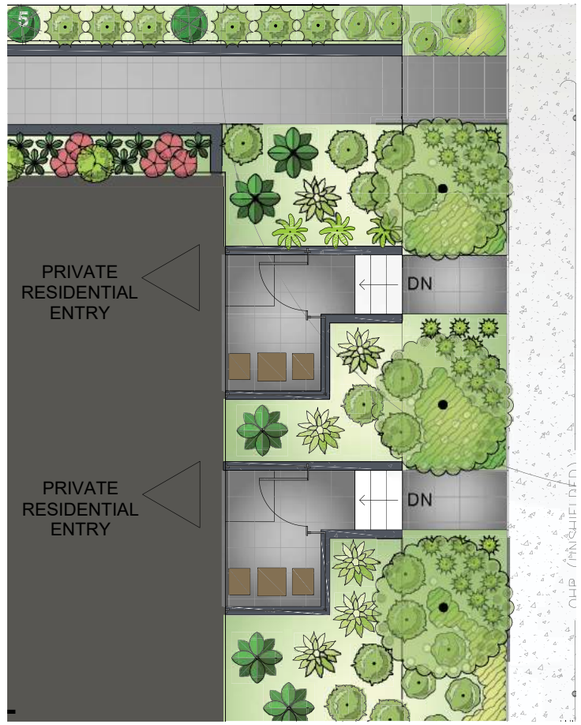
5. LANDSCAPE CONCEPT:
At the Recommendation phase the Board would like to see a landscape plan which provides details for development of the ground level patios and setback area along the west property line. (DC4-D Trees, Landscape and Hardscape Materials, DC3-B Open Space Uses and Activities)

APPLICANT RESPONSE:

The existing topped cedar street tree has been approved for removal by SDOT and will be replaced with two Redbud Zumi Crabapples in the planters strip and four Sourwood Trees on the west side of the sidewalk. A focal point tree, Autumn Moon Maple, is located next to the residential entrance. Plantings are chosen for their color, texture and drought tolerance.

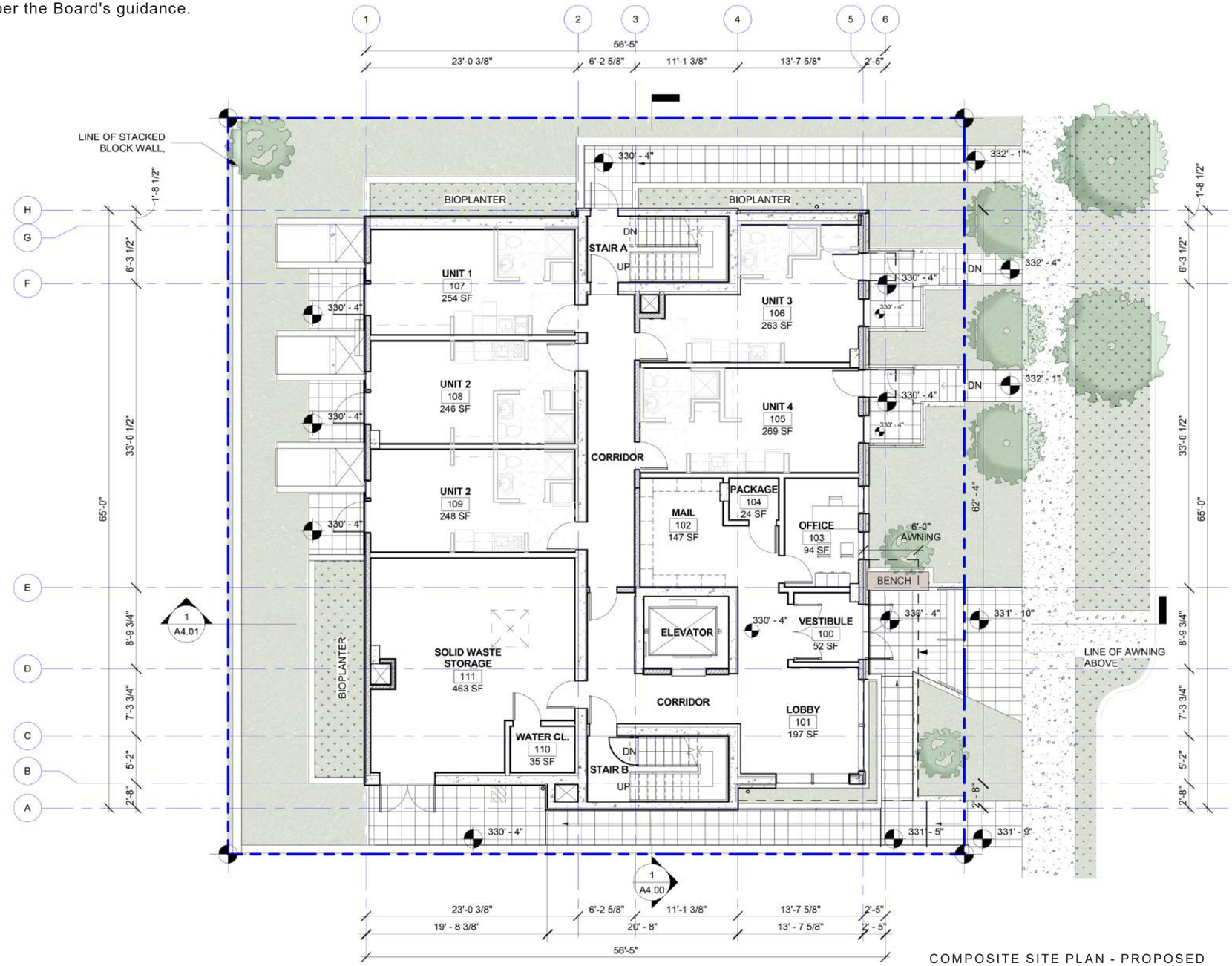
See page 33-34 for a fully developed landscape plan providing details of the west facing patios, street facing private entries, main residential entry as well as the roof deck.



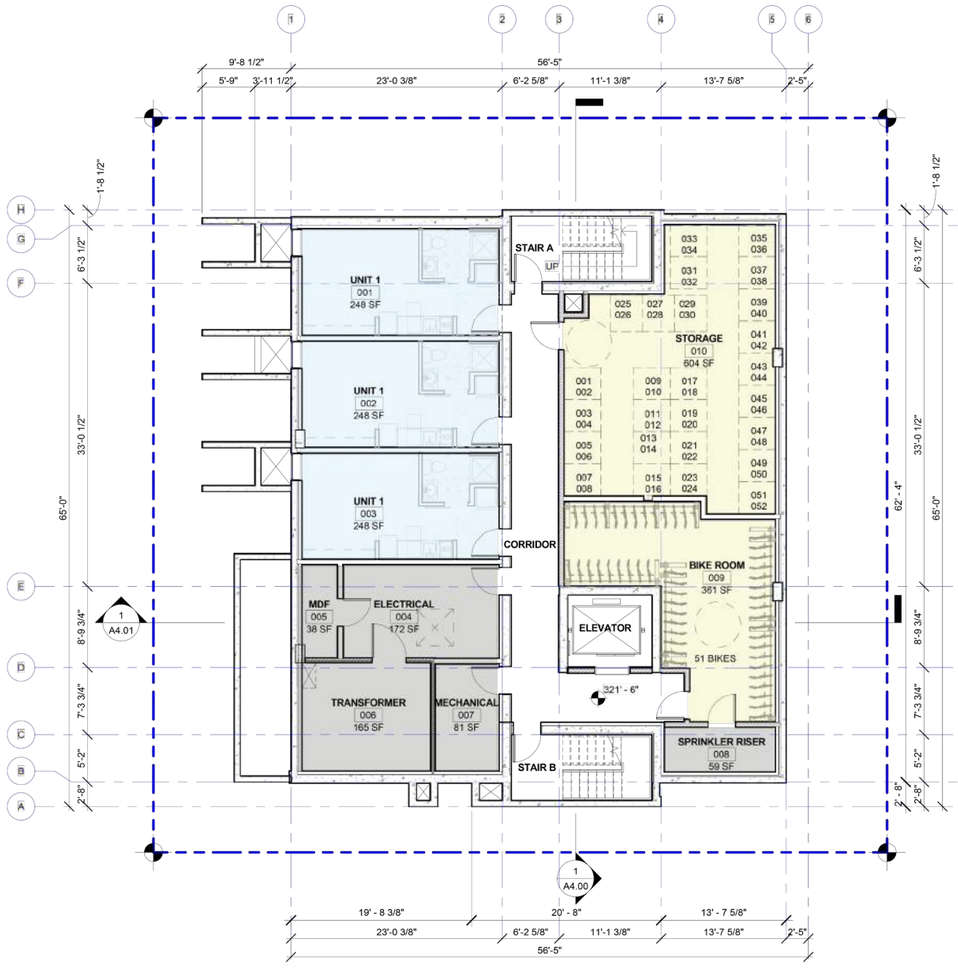


ARRANGEMENT OF GROUND LEVEL USES

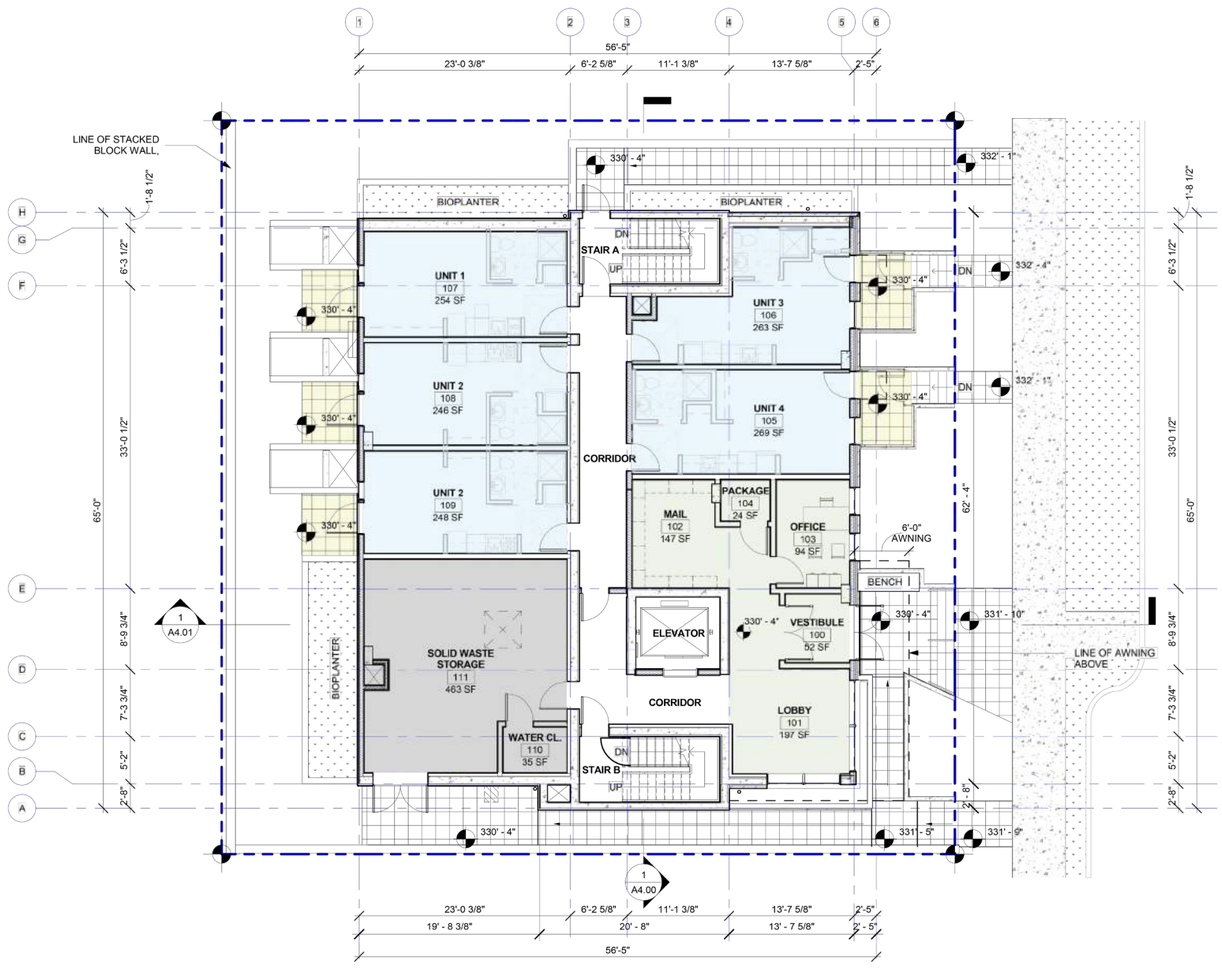
In response to EDG Guidance, the residential entry remains at the southeast corner of the building to align with pedestrian patterns as well as maintain privacy for the single family residence to the north. The solid waste storage room has been relocated to the southwest corner to permit residential uses facing the street and decrease disturbance to the SFR neighbor to the north. Direct access to the street facing units has been provided to active the street edge per the Board's guidance.



COMPOSITE SITE PLAN - PROPOSED

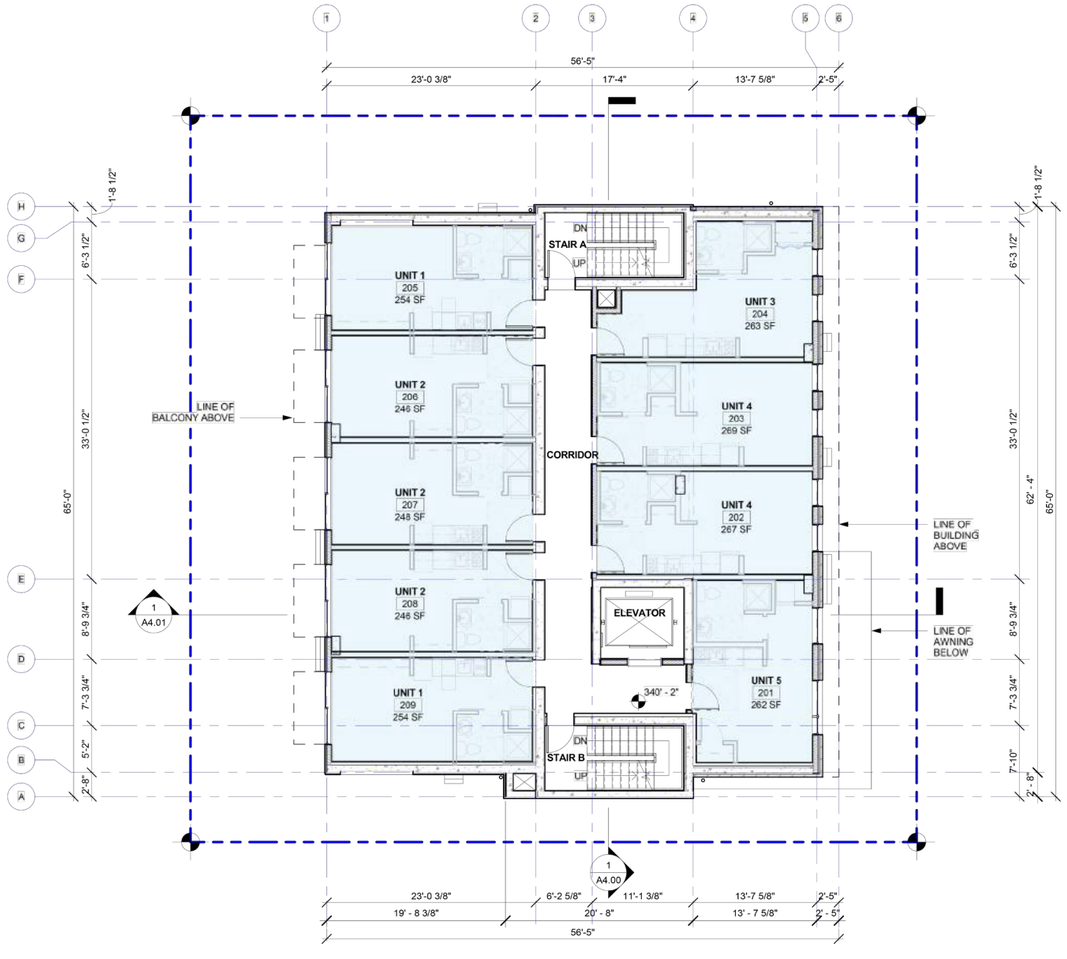


BASEMENT PLAN

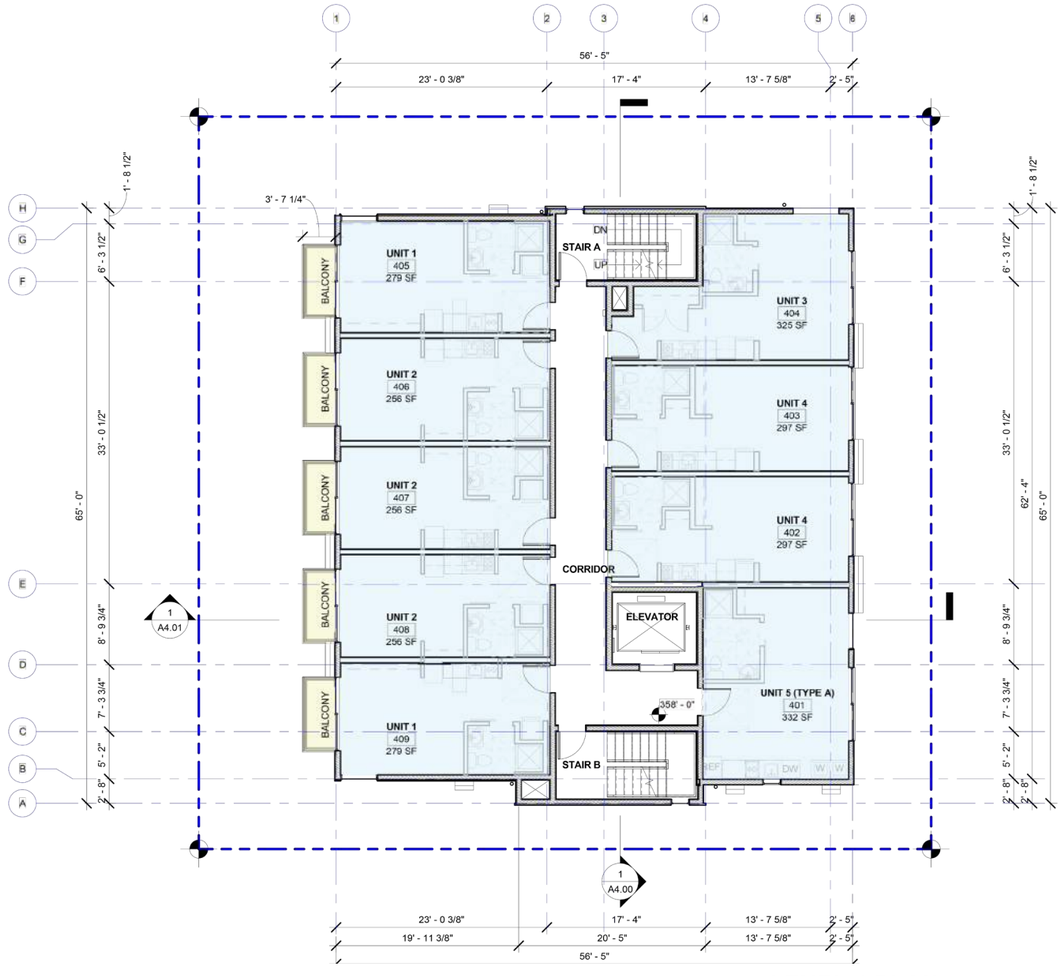


LEVEL 1 PLAN

LOBBY AREA RESIDENTIAL UNITS AMENITY AREA SERVICE AREA

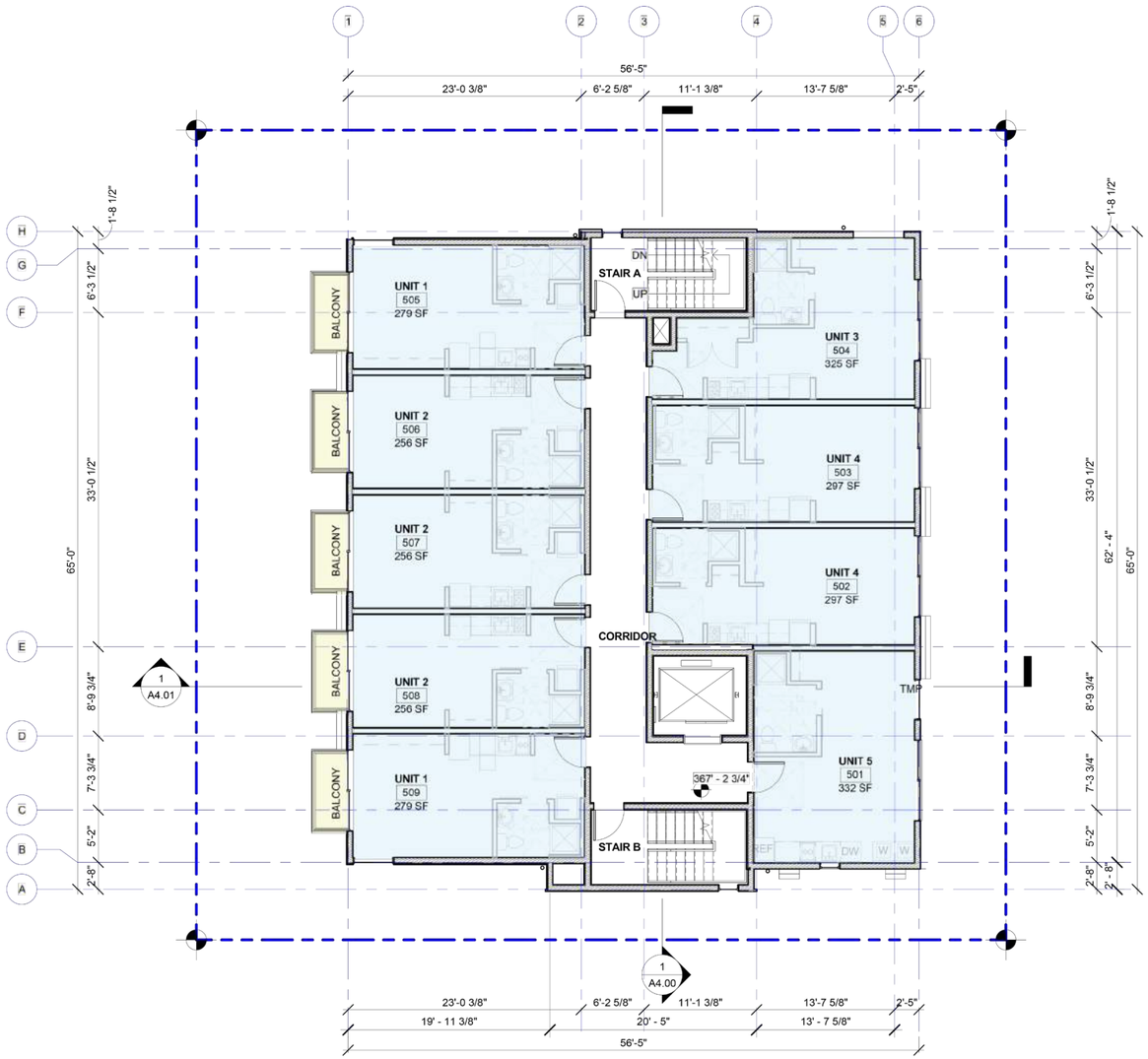


LEVEL 2-3 PLAN

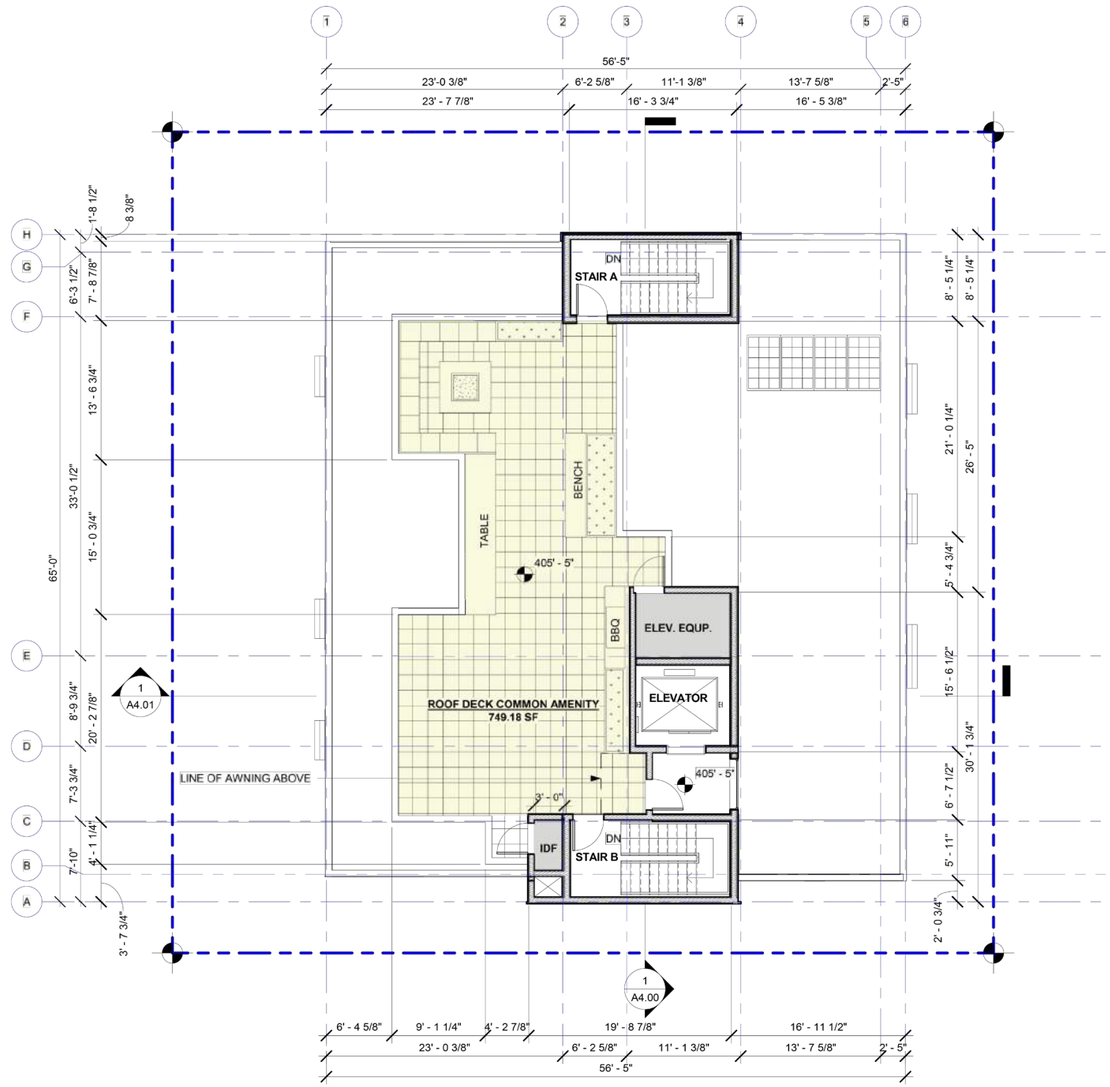


LEVEL 4 PLAN

LOBBY AREA RESIDENTIAL UNITS AMENITY AREA SERVICE AREA



LEVEL 5-8 PLAN



ROOF PLAN

LOBBY AREA RESIDENTIAL UNITS AMENITY AREA SERVICE AREA

DESIGN REVIEW MATERIALS BOARD (PHOTO)

NORTH ELEVATION

EAST ELEVATION

AEP SPAN, FLUSH PANEL, 1" REVEAL (PARCHMENT)

MUTUAL MATERIALS BRICK, COAL CREEK (DARK MORTAR), STACKED BOND, SOLDIER COURSE

FIBER CEMENT PANEL (SW7604 'SMOKY BLUE') 5/16" THICK PANEL, EXPOSED FASTENER

VINYL WINDOW (BLACK)

SOUTH ELEVATION

WEST ELEVATION

ALUMINUM STOREFRONT (BLACK)

TRESPA PANEL (ENGLISH CHERRY) OR SIMILAR, EXPOSED FASTENER

ARCHITECTURAL CONCRETE (PARGED)

CS3-A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

CS3-A-1. FITTING OLD AND NEW TOGETHER

CS3-A-2. CONTEMPORARY DESIGN

CS3-A-3. ESTABLISHED NEIGHBORHOODS

CS3-A-4. EVOLVING NEIGHBORHOODS

The neighborhood contains a blend of new construction with modern materials applied to modulated facades and older buildings with more traditional materials and simpler massing. The proposed building blends modern metal panel with traditional brick and wood texture in a contemporary application. The craftsmanship of the older structures is interpreted as clean and crisp detailing where siding, glazing and masonry come together in the proposed design.

The building also takes its massing cues from the older structures and distills the massing into one simple recess at the lower levels. The proportions of the modulation aligns with the datum created by the roof line of the single family residence to the north and compliments the horizontality of the apartment building to the south.

CS2-A LOCATION IN THE CITY AND NEIGHBORHOOD

CS2-A-1. SENSE OF PLACE

CS2-A-2. ARCHITECTURAL PRESENCE

Not only will be building be highly visible from Harvard Ave, the upper 4-5 stories will be visible above the existing neighboring buildings. Understanding this high level of visibility in the neighborhood, all four facades have been designed and high quality materials are used throughout and wrap all corners.

DC2-A MASSING

DC2-A-1. SITE CHARACTERISTICS AND USES

DC2-A-2. REDUCING PERCEIVED MASS

The building is composed of two simple masses with the lower three floors recessed from the street. This recess expresses the construction type, but more importantly reduces the scale of the building at the street level. The entry awning at the southeast corner breaks down the mass at the pedestrian level even further. The stair towers are located to maximize efficiency of circulation which places them away from the street edge. The height of the stair towers has been decreased by minimizing the ceiling height at the penthouse level and their prominence reduced with the application of a solid, muted color and treatment as a secondary massing element.

Thoughtful mix of hardscaping and plantings

Window groupings with wood infill panels

HARVARD AVE SOUTHEAST CORNER STREET PERSPECTIVE

CS2-D HEIGHT, BULK, AND SCALE

CS2-D-1. EXISTING DEVELOPMENT AND ZONING

CS2-D-2. EXISTING SITE FEATURES

CS2-D-4. MASSING CHOICES

CS2-D-5. RESPECT FOR ADJACENT SITES

While the building appropriately follows the zoning allowances of the neighborhood it responds to the single family residence to the north through its massing, setting back the first three stories to align with the roof line of the SFR. Furthermore, the building has been sited toward the south to the maximum extent feasible to provide privacy, light and air to the northern neighbor. Limited glazing is located on the north and south facades to promote privacy and reduce auditory disturbances.

DC1-A ARRANGEMENT OF INTERIOR USES

DC1-A-1. VISIBILITY

DC1-A-2. GATHERING PLACES

DC1-A-3. FLEXIBILITY

DC1-A-4. VIEWS AND CONNECTIONS

The lobby is located adjacent the entry at the southeast corner to take advantage of storefront glazing as well as create a welcoming entry with lines of sight into the building.

Solid waste storage is located at the southwest corner of the building, away from the street edge, providing the opportunity for two street-facing units at the ground floor. Three ground level units are located at the west edge, providing private outdoor patios for these residents. All mechanical service spaces are located in the basement along with bicycle storage.

PL2-B SAFETY AND SECURITY

PL2-B-1. EYES ON THE STREET

PL2-B-2. LIGHTING FOR SAFETY

PL2-B-3. STREET-LEVEL TRANSPARENCY

PL2-III PERSONAL SAFETY AND SECURITY

PL2-III-I. LIGHTING/WINDOWS

PL2-III-II. TRAVEL AREA DISTINCTION

Architectural lighting is provided through the site for wayfinding, safety and security. Storefront glazing is located at the building entry and adjacent lobby space to provide street facing transparency and eyes on the street.

Recessed base building massing at street edge

Visual interest through material variation

HARVARD AVE NORTHEAST CORNER STREET PERSPECTIVE

DC2-D SCALE AND TEXTURE

DC2-D-1. HUMAN SCALE

DC2-D-2. TEXTURE

Though the massing of the building is simple it has been designed to break down into finer grained elements.

1. Simple massing with first three floors recessed.

2. Glazing proportions and order.

3. Materials - metal panel, brick, composite wood infill panels

4. Details - Balcony railings, steel awning with tie back, building signage, paving, seating, hardscaping, landscaping

The brick and composite wood paneling at the base provides a textural, familiar, human scaled materials

Flush metal panel siding

Dark brick with illuminated storefront glass

DC1-C PARKING AND SERVICE USES

DC1-C-4. SERVICE USES

As directed by the Board to promote active uses at the street and the privacy of the single family residence to the north, the trash room is located at the southwest corner of the building. A pathway along the south edge of the site provides a connection between the trash storage room and the street, where the receptacles will be staged twice weekly for pick-up.

DC3-B OPEN SPACE USES AND ACTIVITIES

DC3-B-1. MEETING USER NEEDS

DC3-B-2. MATCHING USES TO CONDITIONS

DC3-B-3. CONNECTIONS TO OTHER OPEN SPACE

DC3-B-4. MULTIFAMILY OPEN SPACE

Open space is provided at the building entry to create a location for residents to interact. A 6' deep overhang at the entry creates usable space in all weather conditions. Private patios are located outside the west facing ground level units and are sized to provide a seating area proportionate to the unit size and allowing for landscape buffers between patios to create privacy. Open space is also provided at the roof and has been softly divided into gathering spaces for lounging, dining and playing.

CS2-C RELATIONSHIP TO THE BLOCK

CS2-C-2. MID BLOCK SITES

The building is set back from the street approximately equivalent to that of its neighbors in order to maintain a strong street edge. The building modulation aligns with the neighboring roof to the north, further strengthening this edge. Additionally, the project is restoring the curb and planting strip, providing a literal continuation of the street edge.

HARVARD AVE EAST ELEVATION STREET PERSPECTIVE

CS2-B ADJACENT SITES, STREET, OPEN SPACES

CS2B-2. CONNECTION TO THE STREET

The building makes a strong connection to the street at the entry with hardscaping reaching out toward the sidewalk. This entry patio is wide to promote resident interaction and is partially covered for year-round use. Street-facing units area also provided with a direct, private connection to the street to activate the sidewalk edge and provide an active use at street-level.

CS1-E WATER

CS1-E-1. NATURAL WATER FEATURES

CS1-E-2. ADDING INTEREST WITH PROJECT DRAINAGE

Bioretention planters located throughout the site provide landscape buffers as well as stormwater mitigation.

CS3-I ARCHITECTURAL CONCEPT AND CONSISTENCY

CS3-I-1. SIGNAGE

CS3-I-2. CANOPIES

CS3-I-3. ILLUMINATED SIGNS

CS3-I-4. MATERIALS

The address signage is incorporated into the large, solid entry awning adjacent the sidewalk while the building name signage is located above. Both type of signage are distinct for wayfinidng but subtle enough to complement the residential character of the street and neighborhood.

Addressing located on awning fascia

Contemporary building signage

NORTHEAST CORNER SIDEWALK PERSPECTIVE

PL3-A ENTRIES

PL3-A-1. DESIGN OBJECTIVES

PL3-A-2. COMMON ENTRIES

The residential entry is located at the southeast corner of the site to align with pedestrian traffic patterns. A 6' deep metal awning, storefront glazing and building signage combine to create an identifiable entry. Expanding hardscaping at the entry provides an opportunity for resident interaction. A weather protected bench provides outdoor seating and lush landscaping contributes to an approachable, welcome entry sequence. Private street entries are deemphasized with smaller pathways, awnings at a smaller scale and denser planting to promote privacy

Integrated bench seating at entryway

Contemporary entry awning with wood soffit

PL4-A ENTRY LOCATIONS AND RELATIONSHIPS

PL4-A-1. SERVING ALL MODES OF TRAVEL

PL4-A-2. CONNECTIONS TO ALL MODES

The building entry is sited toward the south to accommodate pedestrian traffic that will primarily arrive from the light rail station or bus stop located one block southeast or on bike or foot from South Lake Union or Downtown via E Olive Way to the south. A ramp at the southeast corner provides access for cyclist to maneuver their bikes into the building to the storage room in the basement. An elevator is located adjacent the entry for quick access to the bike storage in the basement and units on floors above.

PL2-II PEDESTRIAN OPEN SPACES AND ENTRANCES

PL2-II-I. ENTRYWAYS

PL2-II-II. LINK OPEN SPACES

PL2-II-III. INGRESS/EGRESS

PL2-II-IV. RESIDENTIAL ENTRANCES

The building entry is located to capture predominant pedestrian traffic from the south. Well proportioned hardscaping extends to the sidewalk bridging public open space and the semi-private entry patio.

PL2-III PERSONAL SAFETY AND SECURITY

PL2-III.I LIGHTING/WINDOWS

Architectural lighting is provided through the site for aesthetics, wayfinding and security. The lighting has been carefully selected and placed to avoid spillover onto adjacent properties. Storefront glazing and the building entry and adjacent lobby gathering space creates ample transparency to allow "eyes on the street."

SOUTHEAST CORNER SIDEWALK PERSPECTIVE

DC4-A EXTERIOR ELEMENTS AND FINISHES

DC4-A-1. EXTERIOR FINISH MATERIALS

DC4-A-2. CLIMATE APPROPRIATENESS

The material palette consists of flush metal panel, dark brick, and wood textured panel with concrete, steel and aluminum accents at planters, awnings and railings. These materials are durable, climate appropriate and easy to maintain. Furthermore, they are of a high quality, attractive and textural. While real wood is typically preferred, Trespa panel was chosen for its performance and longevity, especially located at the upper building levels where maintenance of wood would be extremely difficult.

PL2-C WEATHER PROTECTION

PL2-C-1. LOCATIONS AND COVERAGE

PL2-C-2. DESIGN INTEGRATION

PL2-C-3. PEOPLE-FRIENDLY SPACES

A 6' deep awning is located 9' above the building entry providing weather protection, lighting and signage. The height and depth is appropriately human scaled.

DC2-C SECONDARY ARCHITECTURAL FEATURES

DC2-C-1. VISUAL DEPTH AND INTEREST

DC2-C-2. DUAL PURPOSE ELEMENTS

Depth is provided at the street-facing facade through modulation (the first three floors are recessed from the street), materiality (dark brick provides a textural element with human scaled details) and architectural features (the entry awning, building signage and juliette balconies at the upper levels provide further depth). Pavers at the entry combined with lush landscaping provide additional depth, texture and pedestrian scaled elements which create an inviting entry and active pedestrian realm.

PL4-B PLANNING AHEAD FOR BICYCLISTS

PL4-B-1. EARLY PLANNING

PL4-B-2. BIKE FACILITIES

PL4-B-3. BIKE CONNECTIONS

Three quarters of the units are provided with a bicycle parking stall. To minimize service uses at the street, per the Board's direction, the bicycle storage room is located in the basement. An elevator is conveniently located adjacent the entry on the first floor and the bike room in the basement for ease of movement through the building.

Well-design planting strip at street edge

Street-level setback allowing for landscaping

RESIDENTIAL ENTRY - SIDEWALK PERSPECTIVE

CS1-B SUNLIGHT AND NATURAL VENTILATION

CS1-B-1. SUN AND WIND

CS1-B-2. DAYLIGHT AND SHADING

CS1-B-3. MANAGING SOLAR GAIN

The building is sited to prioritize units with solar access and views. Units are primarily east and west facing for exposure to light and upper units will have western access to views. To alleviate solar gain in western facing units upper level balconies will serve as solar shade devices. Stepped light wells in the rear yard provide basement units with access to natural light and ventilation increasing the livability and desirability of these units.

PL3-B RESIDENTIAL EDGES

PL3B-1. SECURITY AND PRIVACY

PL3B-2. GROUND LEVEL RESIDENTIAL

A combination of landscaping and hardscaping is provided to create buffer zones between the public sidewalk, semi private pathways and main entry and private unit entries. Fencing will be utilized strategically to provide both security and privacy to the building's residents at the ground level.

DC4-D TREES, LANDSCAPE, AND HARDSCAPE MATERIALS

DC4-D-1. CHOICE OF PLANT MATERIALS

DC4-D-2. HARDSCAPE MATERIALS

DC4-D-3. LONG RANGE PLANNING

DC4-D-4. PLACE MAKING

The existing topped cedar street tree has been approved for removal by SDOT and will be replaced with two Redbud Zumi Crabapples in the planters strip and four Sourwood Trees on the west side of the sidewalk. A focal point tree, Autumn Moon Maple, is located next to the residential entrance. Plantings are chosen for their color, texture and drought tolerance.

See page 33-34 for a fully developed landscape plan providing details of the west facing patios, street facing private entries, main residential entry as well as the roof deck.

BALCONY STUDY 1 - VERTICAL RAILING

BALCONY STUDY 2 - CABLE RAILING

BALCONY STUDY 3 - HYBRID RAILINGS AND INFILL PANEL COLOR

REAR AERIAL PERSPECTIVE

DC2-B ARCHITECTURAL AND FACADE COMPOSITION

DC2-B-1. FACADE COMPOSITION

DC2-B-2. BLANK WALLS

The building has been designed from all sides. High quality materials are cohesive and continuous, wrapping all corners. Facades are composed of simple massing moves complemented by simple organizational strategies for fenestration. Clean detailing reinforces the simplicity of the massing and facade composition. The north side has been left intentionally muted in order to reduce visual impact on the neighbor to the north.

DC4-C LIGHTING

DC4-C-1. FUNCTIONS

DC4-C-2. AVOIDING GLARE

Site lighting provides wayfinding as well as safety while highlighting the landscaping and architectural features. All lighting will be directed away from neighboring buildings.

CS2-III HEIGHT, BULK, AND SCALE COMPATIBILITY

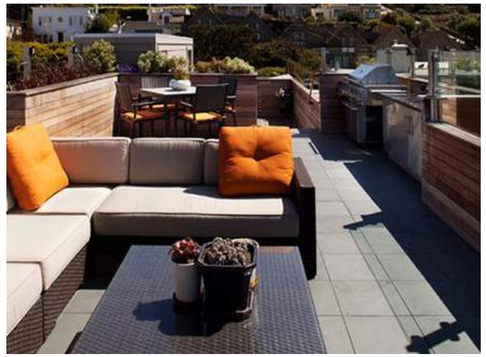
CS2-III-I. BUILDING MASS

CS2-III-II. VIEWS

CS2-III-III. SUNLIGHT

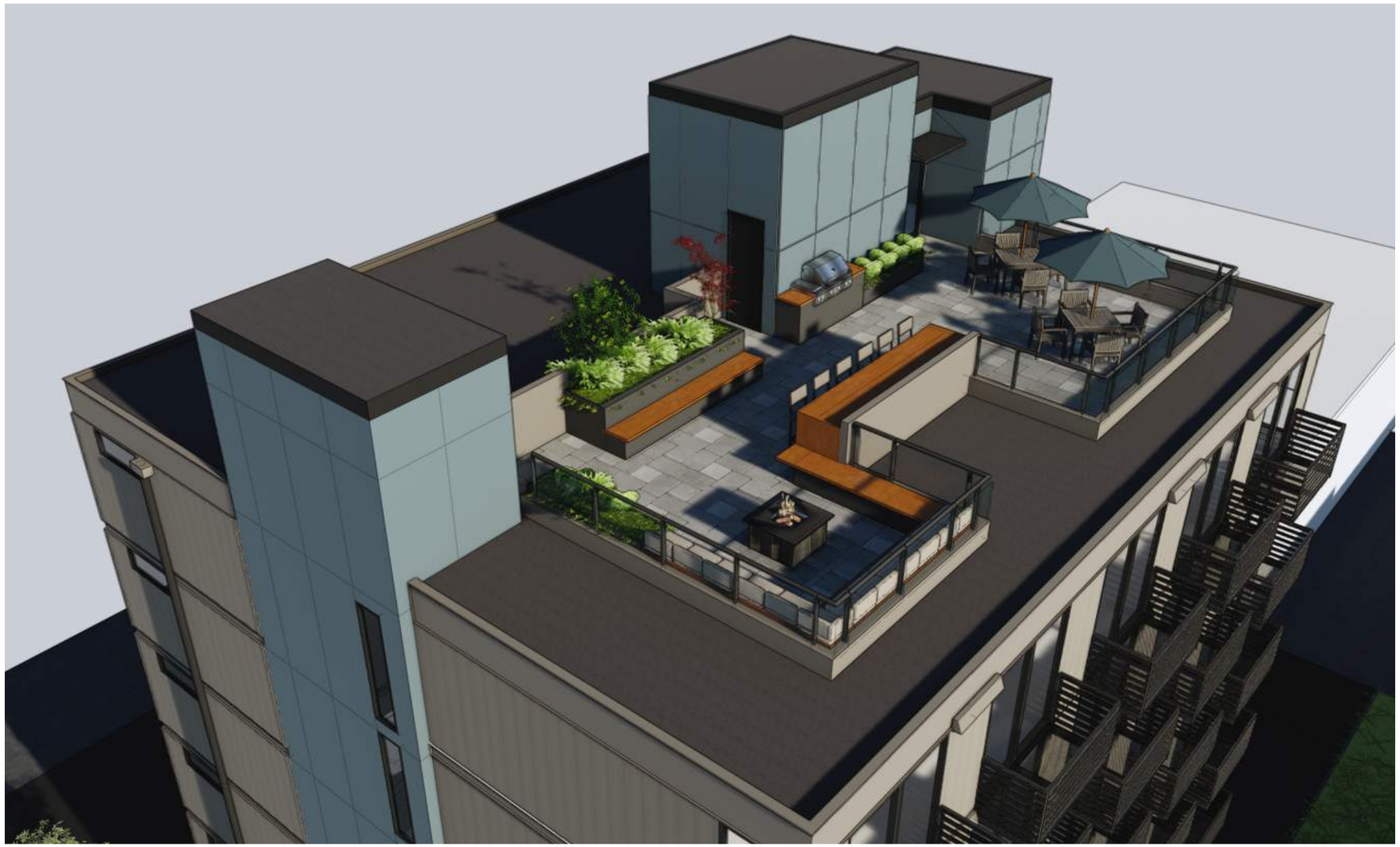
The building consists of a simple mass with the lower three floors recessed to decrease the scale of the building at the pedestrian level. This recess aligns with the scale of the single family house to the north.

Views to downtown and the Space Needle have been maximized by orienting units to the west and providing balconies as an amenity to take advantage of both the western solar exposure and views.



Contemporary roof-top amenities

Durable built in seating and lush plantings



AERIAL ROOF DECK PERSPECTIVE

DC3-1 RESIDENTIAL OPEN SPACE

DC3.1-I. OPEN SPACE

DC3-1-VI. LANDSCAPE MATERIALS

DC3-I-VII. POROUS PAVING

All hardscaped areas consist of permeable pavers for porosity as well as aesthetics. A small courtyard is provided at the building's public entrance as well as private patios at the ground level units. Additionally, rear patios will contain high density plantings for privacy considerations in addition to fencing to divide individual yards. A landscape buffer is also provide for the basement unit window wells. Landscaping elements are native species and drought tolerant whenever possible and new street trees will enhance the aesthetic of the neighborhood.

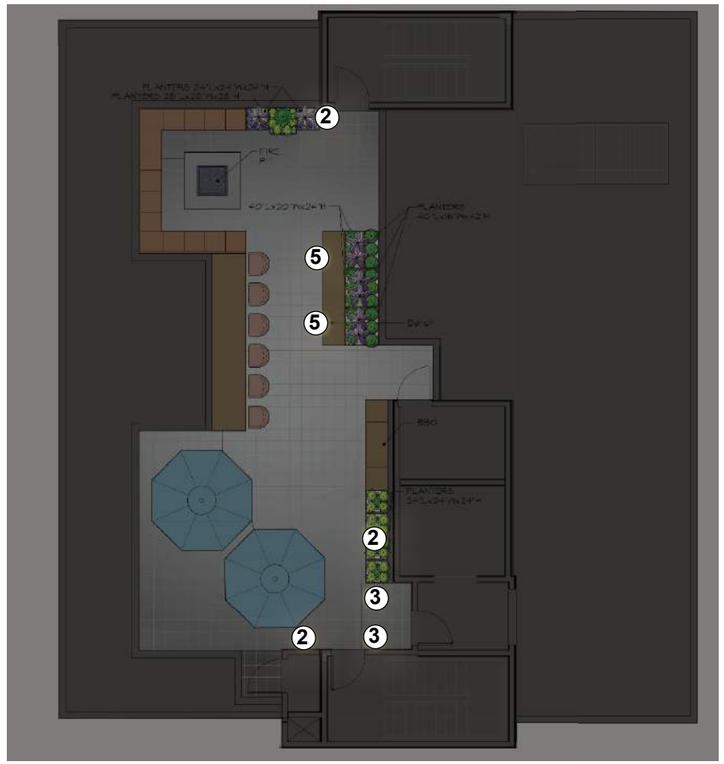
Urban patio

Transition between hard and soft material

REAR UNIT PATIO PERSPECTIVE - LOOKING NORTH

REAR UNIT PATIO PERSPECTIVE - LOOKING SOUTH

STREET LEVEL LIGHTING PLAN



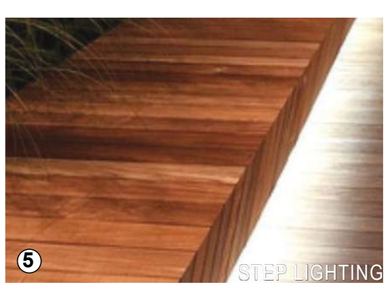
ROOF LEVEL LIGHTING PLAN

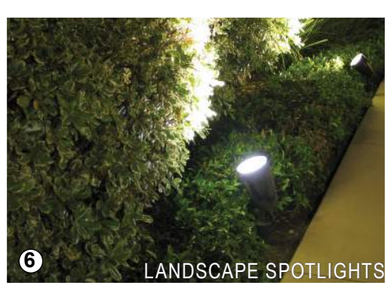

1 LANDSCAPE BOLLARD LIGHTS


2 WALL SCONCES

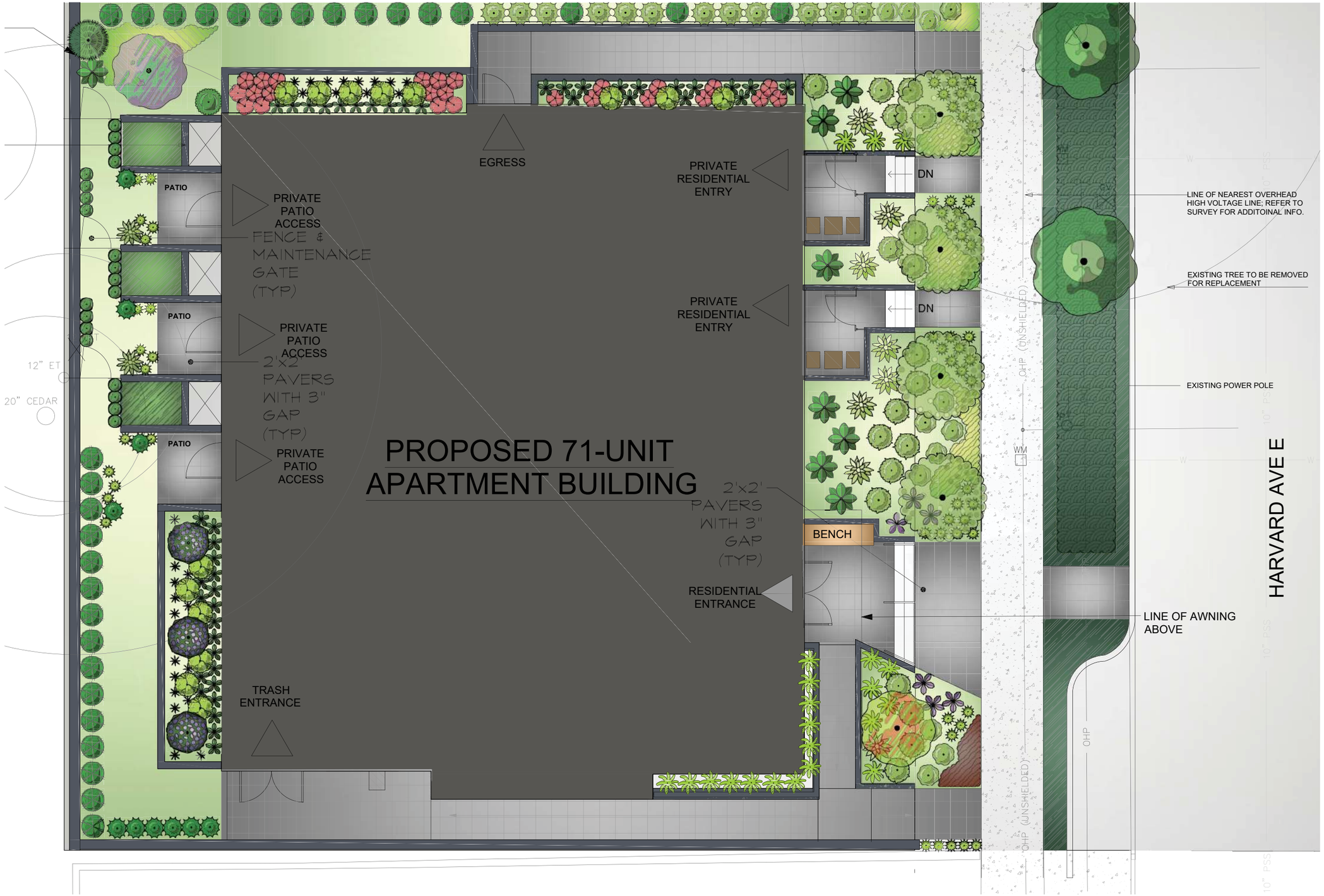

3 RECESSED DOWNLIGHTS


4 WALL LIGHTS


5 STEP LIGHTING


6 LANDSCAPE SPOTLIGHTS

NORTHEAST CORNER SIDEWALK PERSPECTIVE



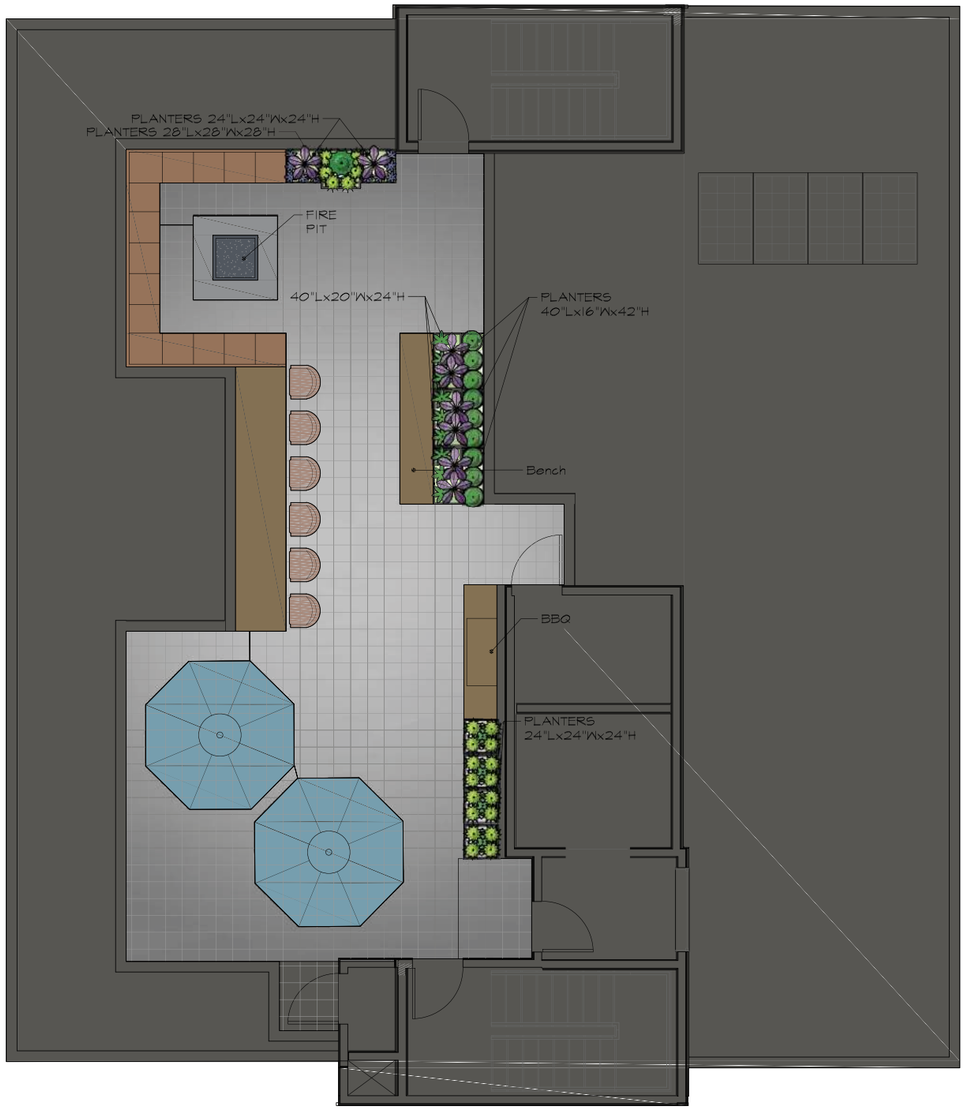
STREET LEVEL RENDERED LANDSCAPING PLAN

ROOF LEVEL PLANTS

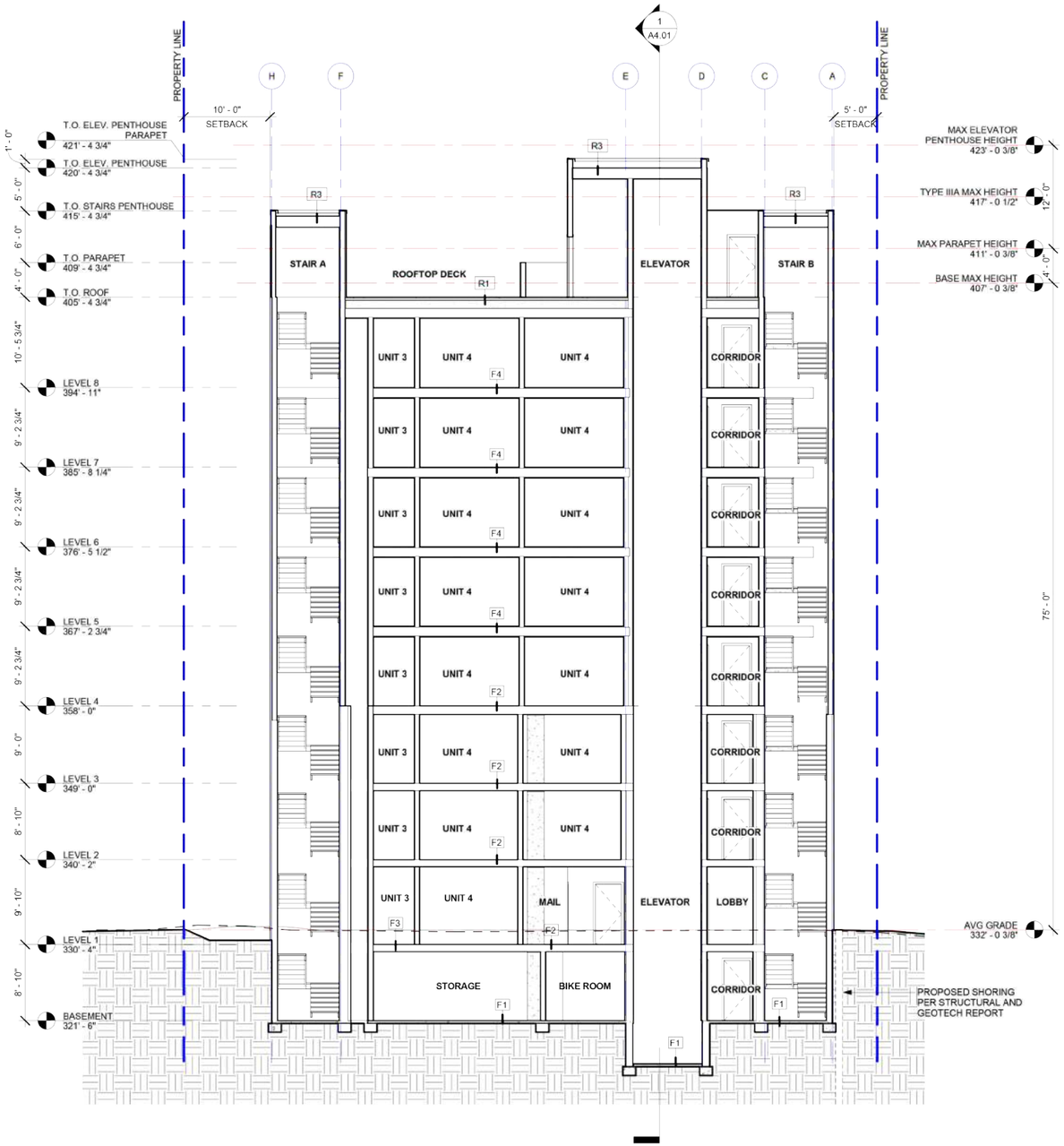
STREET LEVEL PLANTS

LANDSCAPE CONCEPT

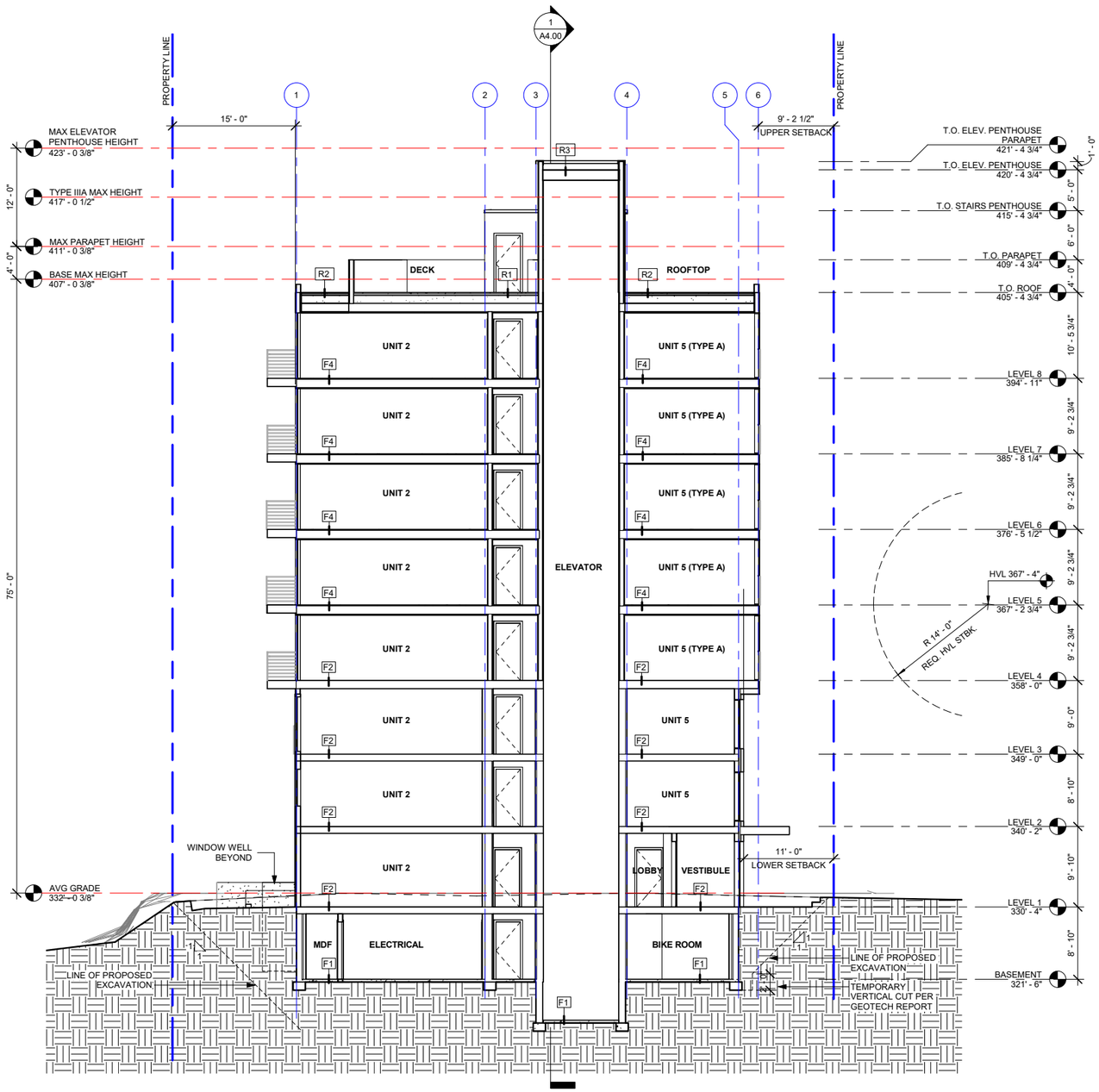
Landscaping at the street edge provides visual interest, assists in wayfinding with a focal tree at the main entry and adds a level of privacy to the street facing unit entries. Plantings located to the west enhance the ground level patios as well as natural privacy buffers for the window wells to the basement units. Stormwater is captured within three non-infiltrating bioretention planters throughout the site.



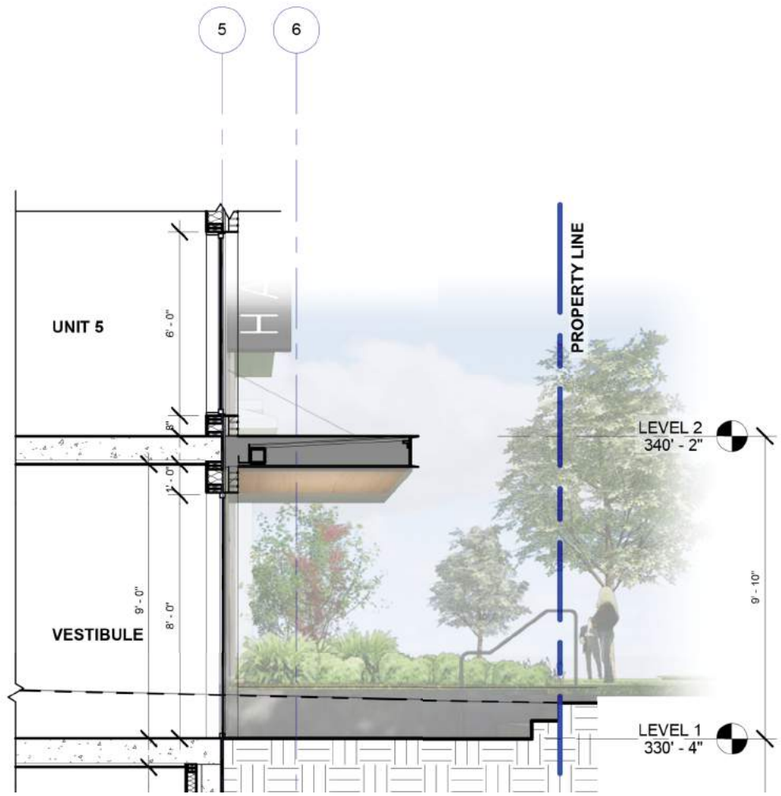
ROOF LEVEL RENDERED LANDSCAPING PLAN



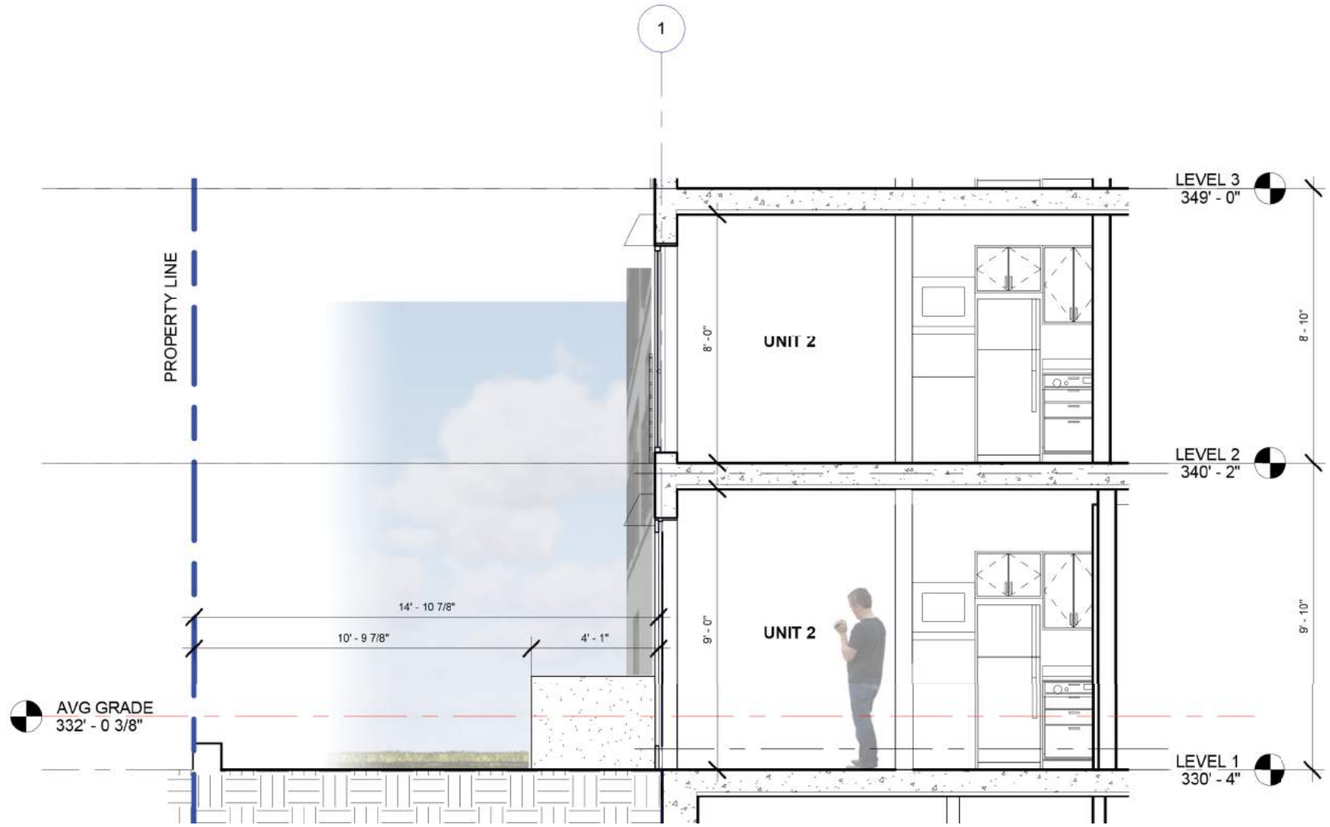
LONGITUDINAL SECTION



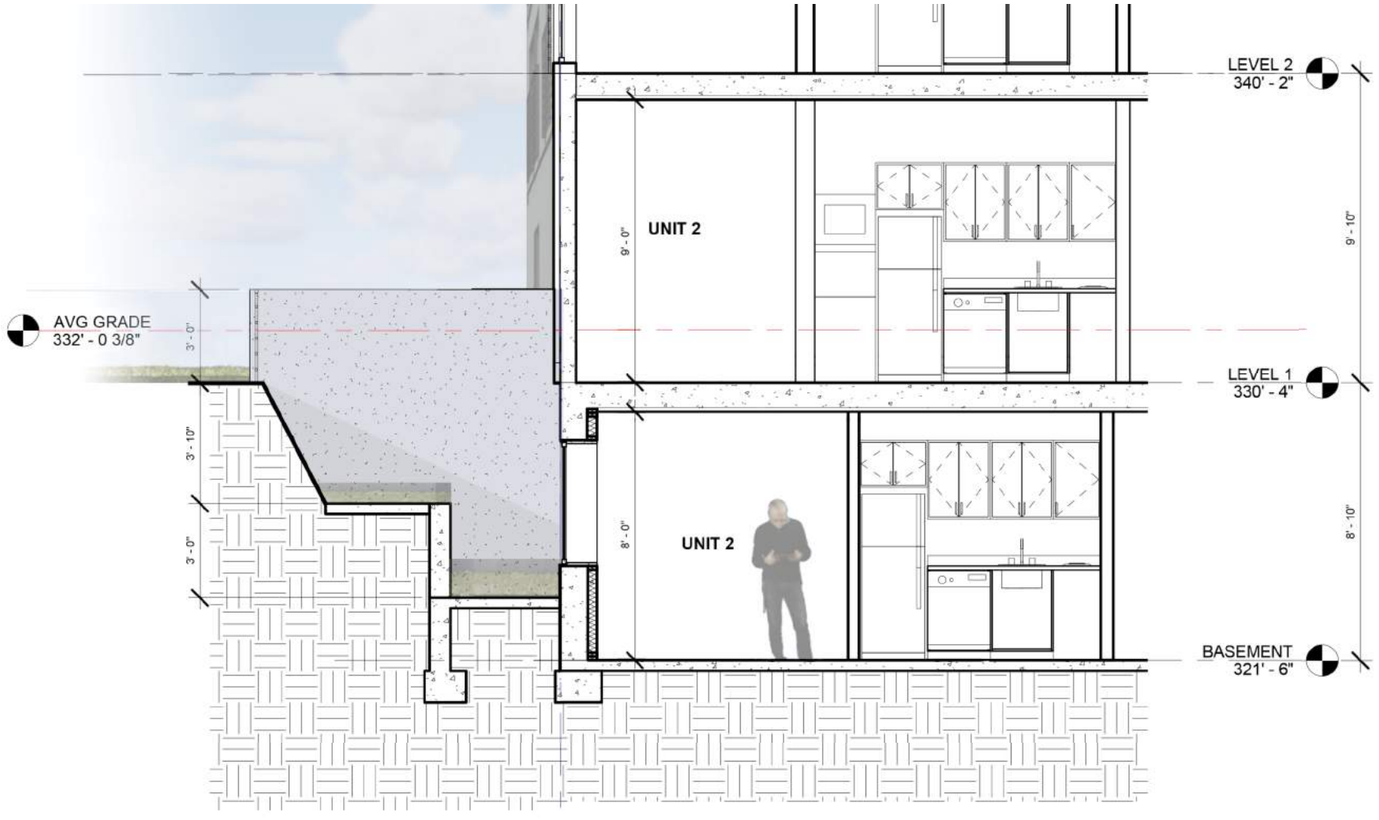
TRANSVERSE SECTION



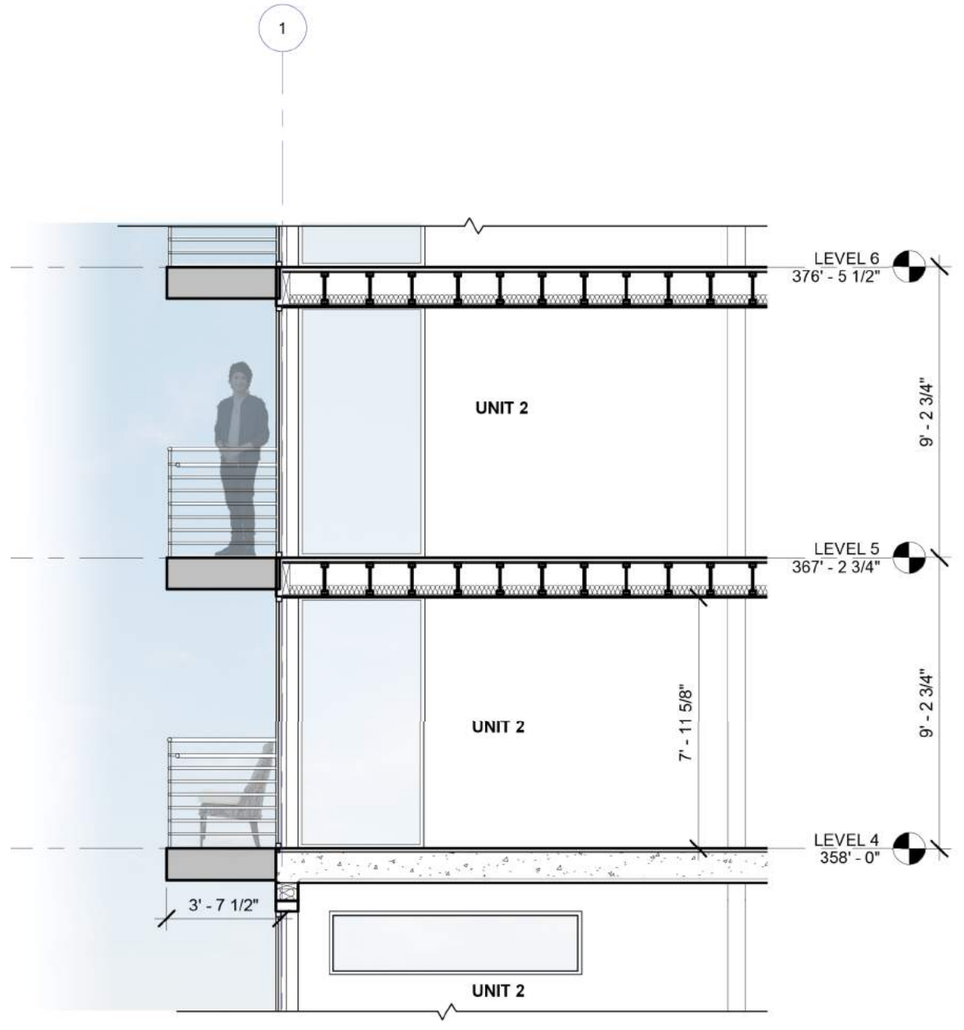
SECTION AT BUILDING ENTRY



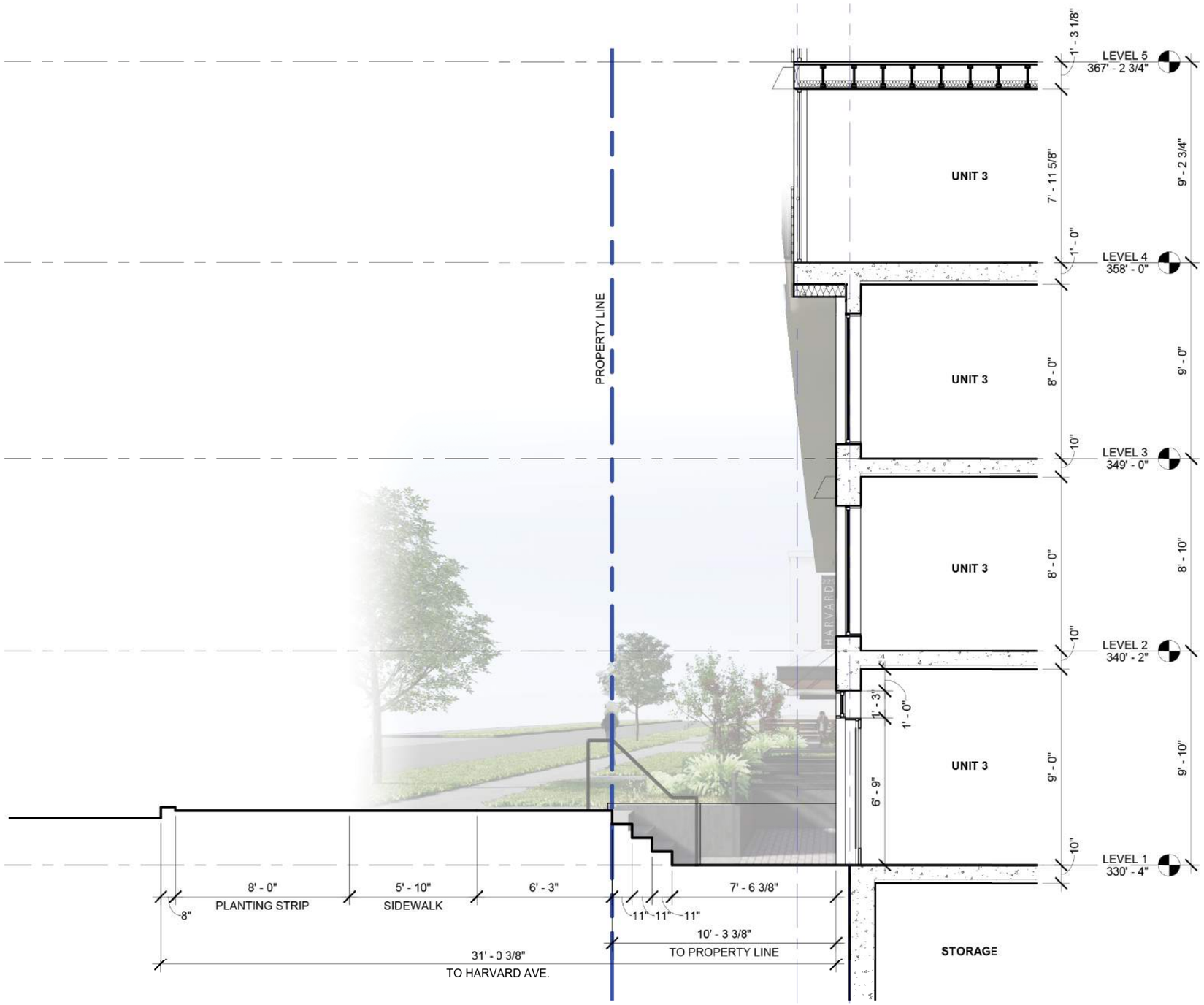
SECTION AT REAR UNIT PATIO



SECTION AT BASEMENT LEVEL UNIT



SECTION AT REAR UNIT BALCONIES



SECTION AT HARVARD AVE RESIDENTIAL UNIT ENTRIES

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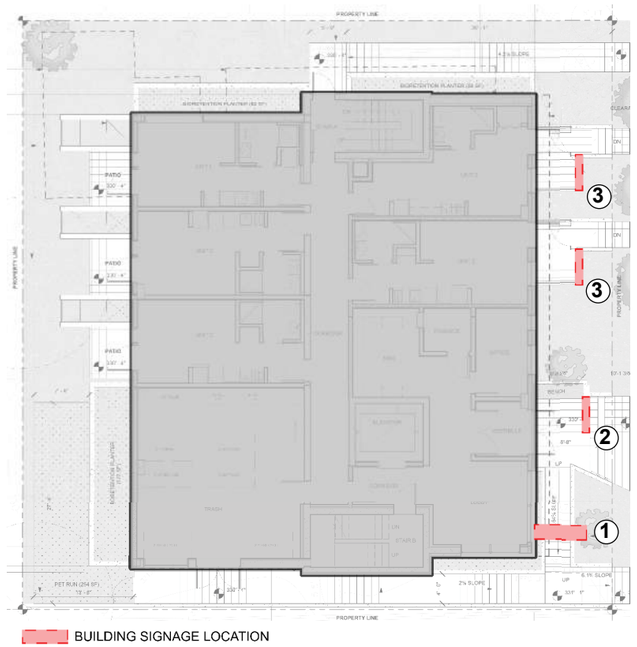
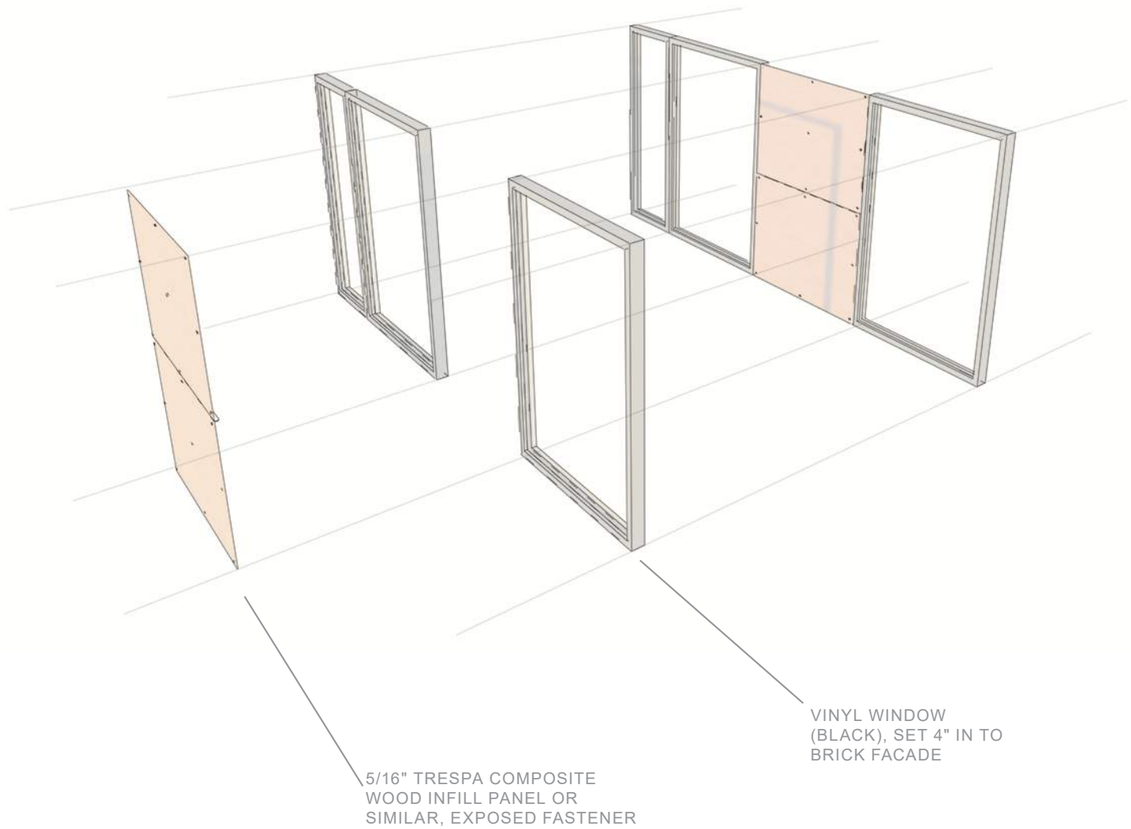


BUILDING SIGNAGE LOCATION

SIGNAGE PLAN

①

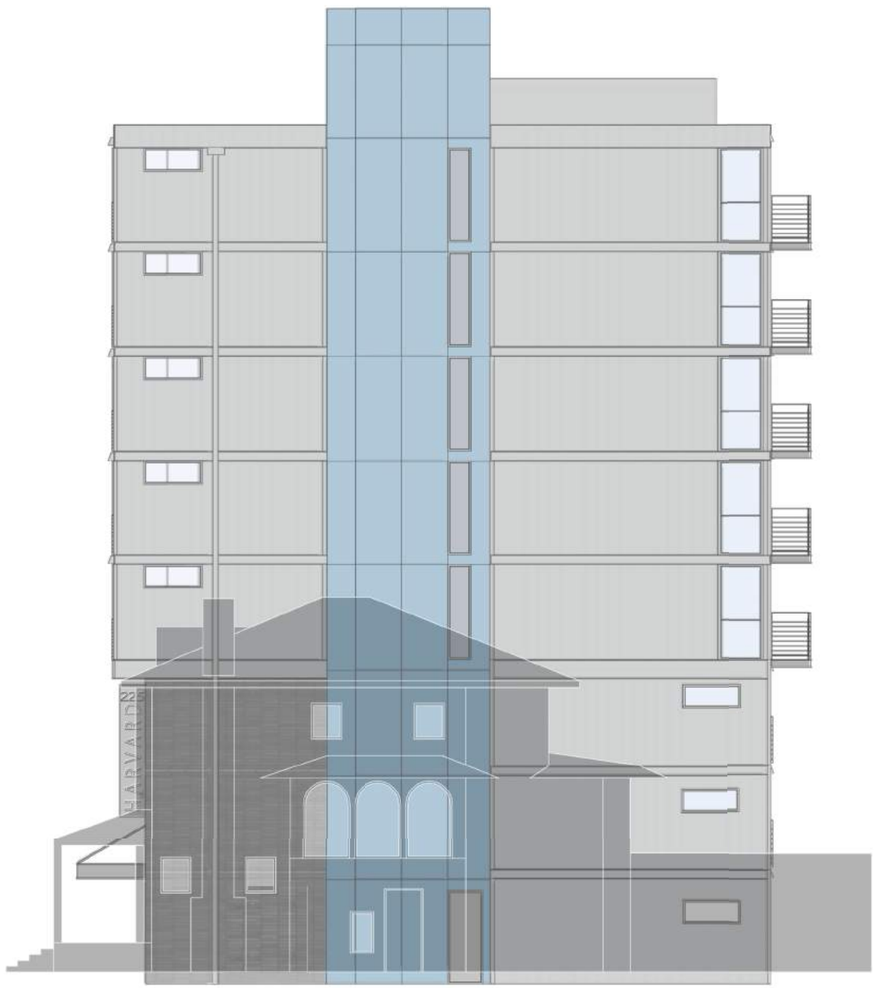
SIGNAGE PRECEDENT



TYPICAL WINDOW GROUPING - DIAGRAM

RESPECT FOR ADJACENT SITES

While the building appropriately follows the zoning allowances of the neighborhood it responds to the single family residence to the north through its massing, setting back the first three stories to align with the roof line of the SFR. Furthermore, the building has been sited toward the south to the maximum extent feasible to provide privacy, light and air to the northern neighbor (see departure request). Limited glazing is located on the north and south facades to promote privacy and reduce auditory disturbances.



PRIVACY STUDIES - NEIGHBORING SINGLE FAMILY RESIDENCE

PROPOSED BUILDING - OPENINGS TO NEIGHBORING BUILDINGS (LEFT - SOUTH, RIGHT - NORTH)

DEPARTURE MATRIX

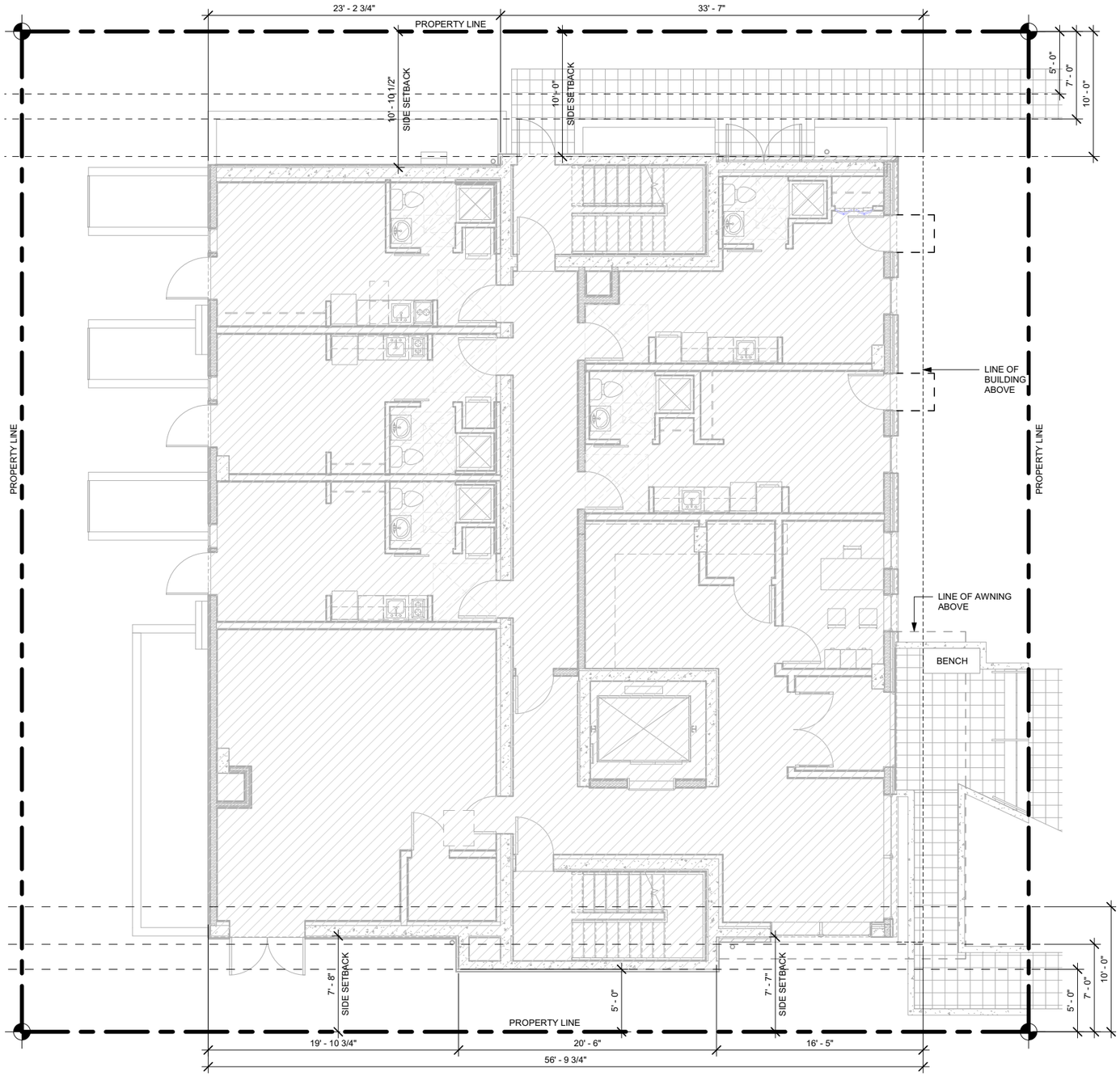
DEPARTURE	REQUIREMENT	REQUEST	RATIONALE
SMC 23.45.518.B SETBACKS AND SEPARATIONS	SIDE SETBACK FROM INTERIOR LOT LINE FOR PORTIONS OF A STRUCTURE 42 FEET OR LESS IN HEIGHT; 7 FOOT AVERAGE SETBACK; 5 FOOT MINIMUM SETBACK	TO ALLOW FOR A AVERAGE SIDE SETBACK FOR PORTIONS OF A STRUCTURE 42 FEET OR LESS TO BE REDUCED BY 0.32 FEET, OR 4.6%, TO 6.68 FEET AT THE SOUTH ONLY.	TO RESPECT THE RESIDENTS OF THE ADJACENT SINGLE-FAMILY RESIDENCE TO THE NORTH THE SETBACKS ALONG THIS PROPERTY LINE WERE INCREASED. THE INCREASED SETBACK (AVERAGE AND MINIMUM AT BOTH ABOVE AND BELOW A HEIGHT OF 42 FEET) REDUCES NOISE AND PRIVACY CONFLICTS, PROVIDES FOR A LARGER LANDSCAPE BUFFER BETWEEN THE BUILDINGS AND ALLOWS THE SINGLE-FAMILY RESIDENCE GREATER ACCESS TO LIGHT AND AIR. THIS DESIRED INCREASED NORTH SETBACK WAS ACHIEVED BY SHIFTING THE PROPOSED BUILDING TO THE SOUTH, THEREBY REDUCING CERTAIN REQUIRED SETBACKS AT THIS PROPERTY LINE. THE BUILDING TO THE SOUTH IS A FOUR-STORY APARTMENT BUILDING WITH MINIMAL WINDOWS ADJACENT THE PROPOSED BUILDING. ADDITIONALLY, IT IS LOCATED 13.7 FEET FROM THE SHARED PROPERTY LINE AND IS SEPARATED FROM THE PROPOSAL BY A DRIVEWAY. THIS DEPARTURE ALSO RESULTS IN A SIMPLIFIED MASS AS PREFERRED BY THE DESIGN REVIEW BOARD AND ENHANCES OUR RESPONSE TO THE FOLLOWING DESIGN GUIDELINES: CS2-D-5 RESPECT FOR ADJACENT SITES DC2-C-3 FIT WITH NEIGHBORING BUILDINGS
	SIDE SETBACK FROM INTERIOR LOT LINE FOR PORTIONS OF A STRUCTURE ABOVE 42 FEET IN HEIGHT; 10 FOOT AVERAGE SETBACK; 7 FOOT MINIUMUM SETBACK	TO ALLOW FOR A MINIMUM SIDE SETBACK FOR PORTIONS OF A STRUCTURE ABOVE 42 FEET TO BE REDUCED BY 2 FEET, OR 28.6%, TO 5 FEET AT THE SOUTH ONLY. TO ALLOW FOR A AVERAGE SIDE SETBACK FOR PORTIONS OF A STRUCTURE ABOVE 42 FEET TO BE REDUCED BY 3.32 FEET, OR 33.2%, TO 6.68 FEET AT THE SOUTH ONLY.	

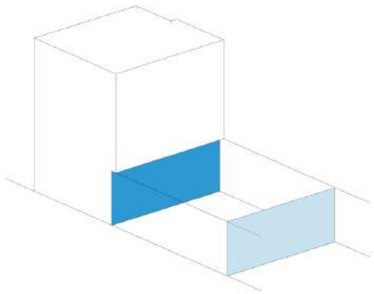
NORTH SIDE SETBACK AVERAGE

	FAÇADE LENGTH	SETBACK	PRODUCT
	22.23	10.88	241.74
	33.58	10.00	335.83
SUM=	55.81		*577.58*
		AVERAGE SETBACK =	**10.35**

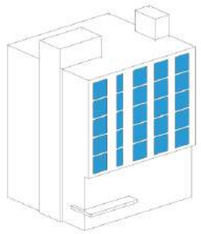
SOUTH SIDE SETBACK AVERAGE

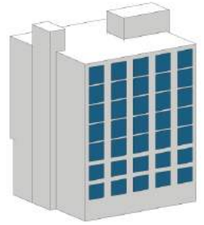
	FAÇADE LENGTH	SETBACK	PRODUCT
	19.90	7.66	152.40
	20.50	5.00	102.50
	16.42	7.58	124.49
SUM=	56.81		*379.40*
		AVERAGE SETBACK =	**6.68**



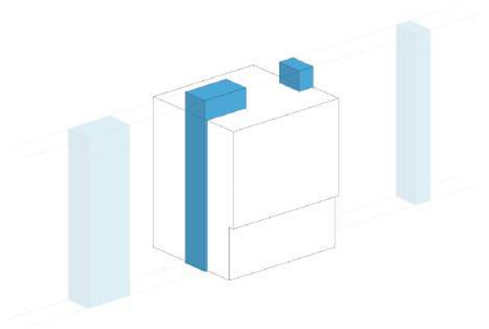


RECESSED BASE, UPPER CANTILEVER
A simple recess of the lower three floors provides a clean massing shift to align with neighboring context and provides scale.

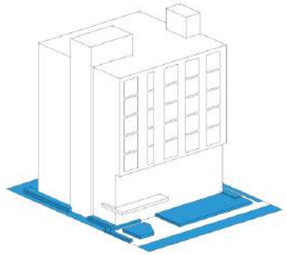


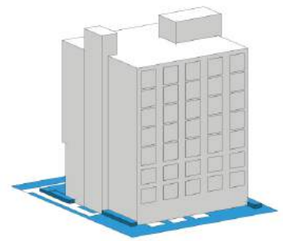


UNIT WINDOW ORIENTATION
Glazing is provided for natural light and to maximize ventilation within units. A clear, organized glazing strategy is consistent with the building's simple massing.

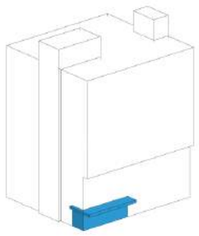


BOOKEND VERTICAL CIRCULATION
The vertical circulation cores are located within the center of the building and away from the street to reduce height of the building at the street edge.

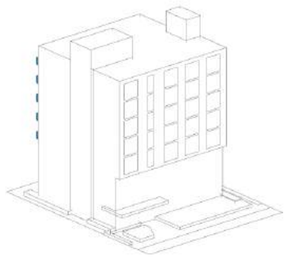


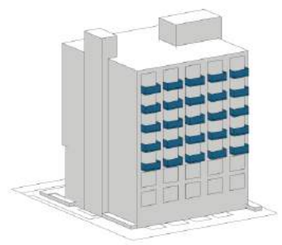


GROUND LEVEL LANDSCAPE BUFFER
Generous proposed setbacks provide ample landscaping along building edges. Specifically the increased setback at the north provides a landscape buffer to maintain the privacy of the single family residence.



HIGHLIGHT RESIDENTIAL ENTRY
The entry is located at the southwest to align with current and predicted pedestrian circulation patters. A broad awning provides wayfinding as well as weather protection.





WEST BALCONIES FOR AMENITY/ VIEW
Large openings are provided on the west elevation to take advantage of solar exposure and capture views of downtown to the West. Balconies at the upper floors provide additional outdoor private amenity space for residents.

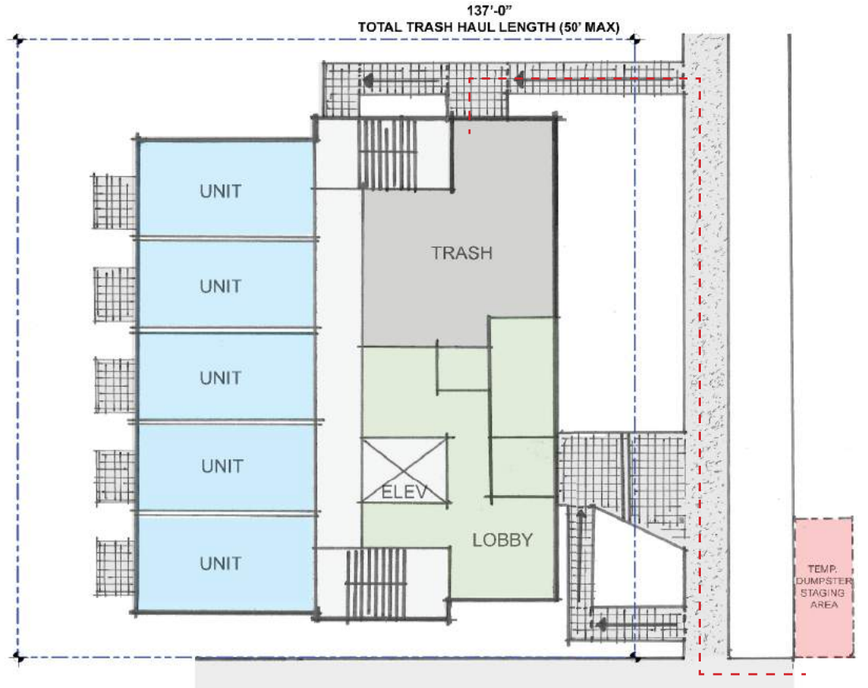
SOLID WASTE STORAGE ROOM LOCATION STUDIES:

The Design Review Board provided guidance to remove service functions from the street-level, street-facing facade if possible, and expressed a preference for locating the solid waste storage room at the southwest corner of the building. The board also expressed preference for an internal staging area to prevent pick-up staging areas adjacent to the street, sidewalk and/or building entry.

The design team sought to provide a solution that prioritized internal trash staging, however, due an existing curb cut within 150' of the project parcels (serving the neighbor to the south), SPU and SDOT mandate that it be used for trash pick up. With the Board in agreement that the main residential entry be located at the southeast corner of the building the two remaining locations for the solid waste storage room are the northeast and southwest corners of the building. The distance from the exterior access of both of these locations to the pick up location at the street exceeds 50', SPU's maximum distance a hauler will travel to enter the building on pick-up day. Therefore, trash and recycling dumpsters along with food waste carts are required to be staged at the street for weekly pick-up regardless of which location houses the solid waste storage room. Recycling and trash will be picked up on separate days so dumpsters will be staged at the street at least twice a week.

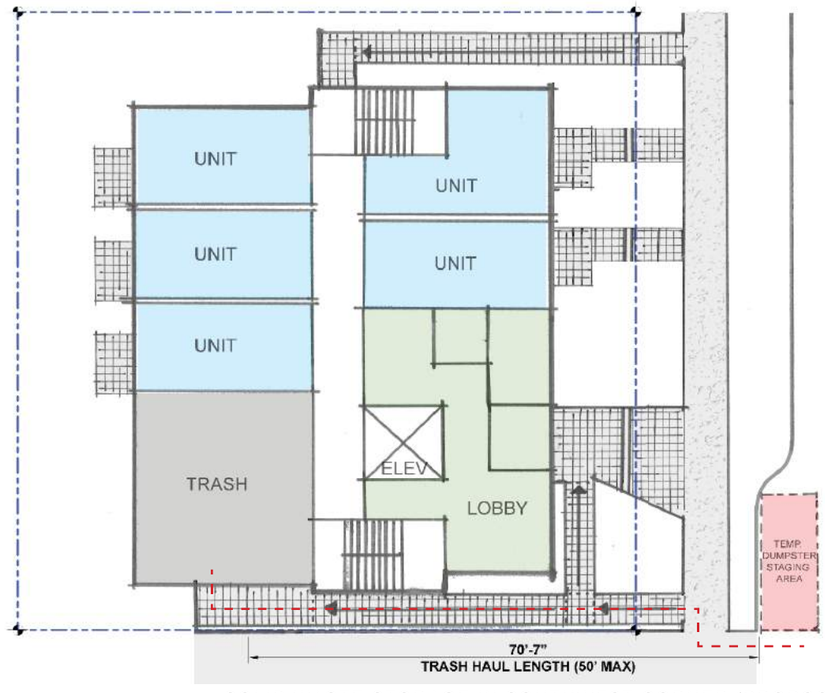
Ultimately the southwest corner of the building was chosen as the final location of the solid waste storage room to provide the opportunity for residential units to be located on the street-facing facade to better activate the street edge. An on-site building manager will be retained to stage the dumpsters and containers at the right-of-way and remove them once solid waste has been collected.

A 20'-0" pull-in bay will be created upon SDOT approval as a staging location.



SOLID WASTE STORAGE IN NORTHWEST CORNER (STUDY)

PROPOSED DUMPSTER STAGING



SOLID WASTE STORAGE IN SOUTHWEST CORNER (PROPOSED)

BUILDING VERTICAL PANELING COLOR STUDIES

Throughout the design process, we carefully studied and considered several combinations of color options to best reflect our design intent. The darker brick base gives compositional weight to the bottom of the building. The metal and wood veneer panels are colored as such to represent honesty in the natural qualities of the chosen materials. Finally, the stair tower offered an opportunity to counterbalance the large horizontal break between lower and upper portions of the building with vertical movement on the profile of the building speaking to the vertical circulation behind the exterior envelope. As the lone colored portion of the building, we explored options for the color that will be applied to the stair towers.

PROPOSED COLOR - SW7604 'SMOKY BLUE'

COLOR ALTERNATE #1 - SW6231 'ROCK CANDY'

COLOR ALTERNATE #2 - SW7068 'GRIZZLE GRAY'

APPENDIX

GUIDANCE HIGHLIGHTED IN EDG REPORT OUTLINED IN RED
AREAS OF IMPORTANCE HIGHLIGHTED BY ARCHITECT

CONTEXT & SITE

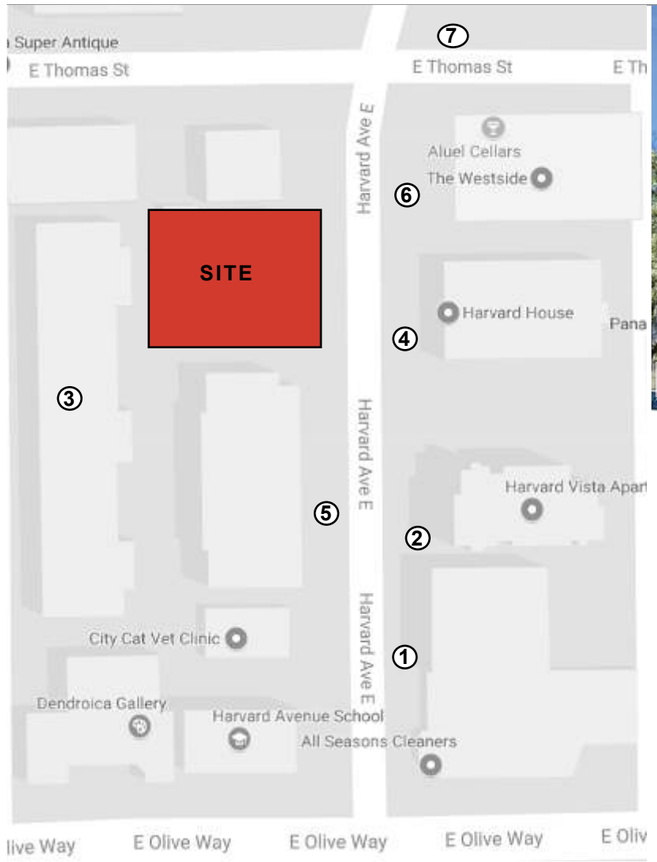
DESIGN GUIDELINE				*CONE ARCHITECTURE RESPONSE*
CS1 Natural Systems and Site Features: *Use natural systems/features of the site and its surroundings as a starting point for project design.*	**CS1-B Sunlight and Natural Ventilation**	**CS1-B-1. Sun and Wind:**	Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.	The building is sited to prioritize units with solar access and views. Units are primarily east and west facing for exposure to light and upper units will have western access to views. To alleviate solar gain in western facing units upper level balconies will serve as solar shade devices. Stepped light wells in the rear yard provide basement units with access to natural light and ventilation increasing the livability and desirability these units.
		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.	
		CS1-B-3. Managing Solar Gain:	Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.	
Capitol Hill Supplemental Guidance:	**CS1-III Water**	**CS1-III-i. Visible Water:**	Provide publicly visible displays of water use	Bioretention planters located throughout the site provide landscape buffers as well as stormwater mitigation.
		CS1-III-ii. Shared Systems:	Provide shared site-wide systems for rain water harvesting, greywater reuse, blackwater processing/reuse, centralized shared water cisterns. Provide for potential expansion with adjacent properties.	
		CS1-III-iii. Flow Reduction:	Reduce flows into the municipal water system through stormwater management of building green roofs and walls.	
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.*	**CS2-A Location in the City and Neighborhood**	**CS2-A-1. Sense of Place:**	Emphasize attributes that give a 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.	Not only will be building be highly visible from Harvard Ave, the upper 4-5 stories will be visible above the existing neighboring buildings. Understanding this high level of visibility in the neighborhood, all four facades have been designed and high quality materials are used throughout and wrap all corners.
		CS2-A-2. Architectural Presence:	Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.	
	CS2-B Adjacent Sites, Streets, and Open Spaces	**CS2-B-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.	The building makes a strong connection to the street at the entry with hardscaping reaching out toward the sidewalk. This entry patio is wide to promote resident interaction and is partially covered for year-round use. Street-facing units area also provided with a direct, private connection to the street to activate the sidewalk edge and provide an active use at street-level.
		CS2-B-2. Connection to the Street:	Identify opportunities for the project to make a strong connection to the street and public realm.	
		CS2-B-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	
		CS2-B-3. Character of Open Space:	Contribute to the character and proportion of surrounding open spaces.	
	CS2-C Relationship to the Block	**CS2-C-2. Mid-Block Sites:**	Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.	The building is set back from the street approximately equivalent to that of its neighbors in order to maintain a strong street edge. The building modulation aligns with the neighboring roof to the north, further strengthening this edge. Additionally, the project is restoring the curb and planting strip, providing a literal continuation of the street edge.
	CS2-D Height, Bulk, and Scale	**CS2-D-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.	While the building appropriately follows the zoning allowances of the neighborhood it responds to the single family residence to the north through its massing, setting back the first three stories to align with the roof line of the SFR. Furthermore, the building has been sited toward the south to the maximum extent feasible to provide privacy, light and air to the northern neighbor. Limited glazing is located on the north and south facades to promote privacy and reduce auditory disturbances.
		CS2-D-2. Existing Site Features:	Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.	
		CS2-D-4. Massing Choices:	Strive for a successful transition between zones where a project abuts a less intense zone.	
		CS2-D-5. Respect for Adjacent Sites	Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	
Capitol Hill Supplemental Guidance:	**CS2-I Streetscape Compatibility**	**CS2-I-i. Sidewalk Width:**	Retain or increase the width of sidewalks	The sidewalk width has been retained while the right-of-way has been restored to widen the planting strip to provide locations for street frees and other vegetation at the sidewalk edge.
		CS2-I-ii. Street Trees:	Provide street trees with tree grates or in planter strips	
	CS2-III Height, Bulk, and Scale Compatibility	**CS2-III-i. Building Mass:**	Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.	The building consists of a simple mass with the lower three floors recessed to decrease the scale of the building at the pedestrian level. This recess aligns with the scale of the single family house to the north. Views to downtown and the Space Needle have been maximized by orienting units to the west and providing balconies as an amenity to take advantage of both the western solar exposure and views.
		CS2-III-ii. Views:	Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way.	
		CS2-III-iii. Sunlight:	Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year.	
CS3 Architectural Context and Character: *Contribute to the architectural character of the neighborhood.*	**CS3-A Emphasizing Positive Neighborhood Attributes**	**CS3-A-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 complementary materials.	The neighborhood contains a blend of new construction with modern materials applied to modulated facades and older buildings with more traditional materials and simpler massing. The proposed building blends modern metal panel with traditional brick and wood in a contemporary application. The craftsmanship of the older structures is interpreted as clean and crisp detailing where siding, glazing and masonry come together in the proposed design. The building also takes its massing cues from the older structures and distills the massing into one simple recess at the ground floors This proportions of the modulation aligns with the datum created by the roof line of the single family residence to the north and compliments the horizontality of the apartment building to the south.
		CS3-A-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.	
		CS3-A-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.	
		CS3-A-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.	
Capitol Hill Supplemental Guidance:	**CS3-I Architectural Concept and Consistency**	**CS3-I-i. Signage:**	Incorporate signage that is consistent with the existing or intended character of the building and neighborhood	The address signage is incorporated into the large, solid entry awning adjacent the sidewalk while the building name signage is located above. Both types of

	DESIGN GUIDELINE				CONE ARCHITECTURE RESPONSE
			CS3-I-ii. Canopies:	Solid canopies or fabric awnings over the sidewalk are preferred.	signage are distinct for wayfinding but subtle enough to complement the residential character of the street and neighborhood.
			CS3-I-iii. Illuminated Signs:	Avoid using vinyl awnings that also serve as big, illuminated signs.	
			CS3-I-iv. Materials:	Use materials and design that are compatible with the structures in the vicinity if those represent the neighborhood character.	
PUBLIC LIFE	**PL1 Connectivity:** *Complement and contribute to the network of open spaces around the site and the connections among them.*	**PL1-A Network of Open Spaces**	**PL1-A-1. Enhancing Open Space:**	Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.	The building is setback from the street to create a semi-public open space at the entry as well as private patios at ground level units.
			PL1-A-2. Adding to Public Life:	Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.	
		PL1-B Walkways and Connections	**PL1-B-1. Pedestrian Infrastructure:**	Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.	The building entry is located at the southeast corner to best capture residents along the predominate pedestrian route to/from the light rail station and bus stops. Hardscaping is provided at the entry to allow for circulation and informal interaction to take place between residents. Private patios off of the sidewalk add to liveliness of the open space.
			PL1-B-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.	
			PL1-B-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.	
	PL2 Walkability: *Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.*	**PL2-A Accessibility**	**PL2-A-1. Access for All:**	Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.	The main building entry is full accessible and all common amenity spaces are available to all users regardless of ability.
			PL2-A-2. Access Challenges:	Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.	
		PL2-B Safety and Security	**PL2-B-1. Eyes on the Street:**	Create a safe environment by providing lines of sight and encouraging natural surveillance.	Architectural lighting is provided through the site for wayfinding, safety and security. Storefront glazing is located at the building entry and adjacent lobby space to provide street facing transparency and eyes on the street.
			PL2-B-2. Lighting for Safety:	Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.	
			PL2-B-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	
		PL2-C Weather Protection	**PL2-C-1. Locations and Coverage:**	Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.	A 6' deep awning is located 9' above the building entry providing weather protection, lighting and signage. The height and depth is appropriately human scaled and gutters and downspouts are integrated into the design.
			PL2-C-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.	
			PL2-C-3. People-Friendly Spaces:	Create an artful and people-friendly space beneath building.	
	Capitol Hill Supplemental Guidance:	**PL2-I Human Scale**	**PL2-I-i. Building Entries:**	Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.	The ensemble of elements used at the lower levels adjacent the pedestrian realm are human scaled and highly textural and include the building awning, signage, planting, seating and brick and wood textured materials.
			PL2-I-ii. Pedestrian Character:	Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms; pedestrian scaled awnings; architectural detailing on the first floor; and detailing at the roof line.	
		PL2-II Pedestrian Open Spaces and Entrances	**PL2-II-i. Entryways:**	Provide entryways that link the building to the surrounding landscape.	The building entry is located to capture predominant pedestrian traffic from the south. Well proportioned hardscaping extends to the sidewalk bridging public open space and the semi-private entry patio.
			PL2-II-ii. Link Open Spaces:	Create open spaces at street level that link to the open space of the sidewalk.	
			PL2-II-iii. Ingress/Egress:	Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.	
			PL2-II-iv. Residential Entrances:	Minimize the number of residential entrances on commercial streets where non-residential uses are required. Where unavoidable, minimize their impact to the vitality of the retail commercial streetscape.	
		PL2-III Personal Safety and Security	**PL2-III-i. Lighting/Windows:**	Consider a. pedestrian-scale lighting, but prevent light spillover onto adjacent properties b. architectural lighting to complement the architecture of the structure c. transparent windows allowing views into and out of the structure—thus Incorporating the "eyes on the street" design approach.	Architectural lighting is provided through the site for aesthetics, wayfinding and security. The lighting has been carefully selected and placed to avoid spillover onto adjacent properties. Storefront glazing and the building entry and adjacent lobby gathering space creates ample transparency to allow "eyes on the street."
			PL2-III-ii. Travel Area Distinction:	Provide a clear distinction between pedestrian traffic areas and commercial traffic areas through the use of different paving materials or colors, landscaping, etc.	
	PL3 Street-Level Interaction: *Encourage human interaction and activity at the street-level with clear connections to building entries and edges.*	**PL3-A Entries**	**PL3-A-1. Design Objectives:**	Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.	The residential entry is located at the southeast corner of the site to align with pedestrian traffic patterns. A 6' deep metal awning, storefront glazing and building signage combine to create an identifiable entry. Expanding hardscaping at the entry provides an opportunity for resident interaction. A weather protected bench provides outdoor seating and lush landscaping contributes to an approachable, welcome entry sequence. Private street entries are deemphasized with smaller pathways, awnings at a smaller scale and denser planting to promote privacy.
			PL3-A-2. Common Entries:	Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.	
			PL3-A-4. 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.	
		PL3-B Residential Edges	**PL3-B-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.	A combination of landscaping and hardscaping is provided to create buffer zones between the public sidewalk, semi private pathways and main entry and private unit entries. Fencing will be utilized strategically to provide both security and privacy to the building's residents at the ground level.
			PL3-B-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.	

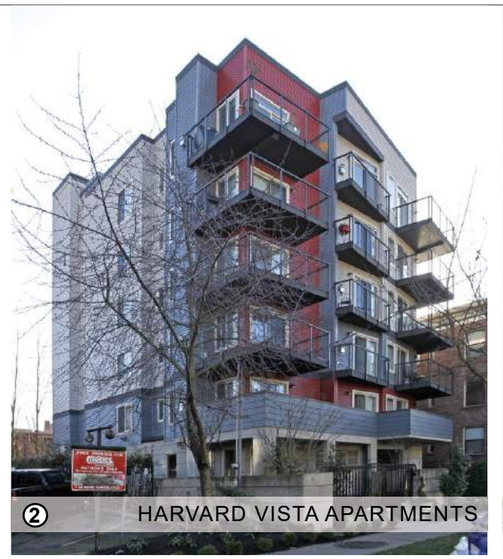
DESIGN GUIDELINE				CONE ARCHITECTURE RESPONSE
		PL3-B-3. Buildings with Live/Work Uses:	Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.	
		PL3-B-4. Interaction:	Provide opportunities for interaction among residents and neighbors.	
PL4 Active Transportation: *Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.*	**PL4-A Entry Locations and Relationships**	**PL4-A-1. Serving all Modes of Travel:**	Provide safe and convenient access points for all modes of travel.	The building entry is sited toward the south to accommodate pedestrian traffic that will primarily arrive from the light rail station or bus stop located one block southeast or on bike or foot from South Lake Union or Downtown via E Olive Way to the south. A ramp at the southeast corner provides access for cyclist to maneuver their bikes into the building to the storage room in the basement. An elevator is located adjacent the entry for quick access to the bike storage in the basement and units on floor above.
		PL4-A-2. Connections to All Modes:	Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.	
	PL4-B Planning Ahead for Bicyclists	**PL4-B-1. Early Planning:**	Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.	Three quarters of the units are provided with a bicycle parking stall. To minimize service uses at the street, per the Board's direction, the bicycle storage room is located in the basement. An elevator is conveniently located adjacent the entry on the first floor and the bike room in the basement for ease of movement through the building.
		PL4-B-2. Bike Facilities:	Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.	
		PL4-B-3. Bike Connections:	Facilitate connections to bicycle trails and infrastructure around and beyond the project.	
	PL4-C Planning Ahead For Transit	**PL4-C-1. Influence on Project Design:**	Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.	The building is located within a few blocks of the Capitol Hill Light Rail Station and numerous bus stops and as such accommodates a pedestrian oriented lifestyle and provide convenient bicycle parking.
		PL4-C-2. On-site Transit Stops:	If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.	
		PL4-C-3. Transit Connections:	Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.	
DC1 Project Uses and Activities: *Optimize the arrangement of uses and activities on site.*	**DC1-A Arrangement of Interior Uses**	**DC1-A-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.	The lobby is located adjacent the entry at the southeast corner to take advantage of storefront glazing as well as create a welcoming entry with lines of sight into the building. Solid waste storage is located at the southwest corner of the building, away from the street edge, providing the opportunity for two street-facing units at the ground floor. Three ground level units are located at the west edge, providing private outdoor patios for these residents. All mechanical services spaces are located in the basement along with bicycle storage.
		DC1-A-2. Gathering Places:	Maximize the use of any interior or exterior gathering spaces.	
		DC1-A-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.	
		DC1-A-4. Views and Connections:	Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	
	DC1-C Service Uses	**DC1-C-4 - Service Uses**	Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts on building aesthetics and pedestrian circulation. When service facilities abut pedestrian areas...maintain an attractive edge through screening, planting or other design treatments.	As directed by the Board to promote active uses at the street and the privacy of the single family residence to the north, the trash room is located at the southwest corner of the building. A pathway along the south edge of the site provides a connection between the trash storage room and the street, where the receptacles will be staged twice weekly for pick-up.
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**	**DC2-A-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.	The building is composed of two simple masses with the lower three floors recessed from the street. This recess expresses the construction type, but more importantly reduces the scale of the building at the street level. The entry awning at the southeast corner breaks down the mass at the pedestrian level even further. The stair towers are located to maximize efficiency of circulation which places them away from the street edge. The height of the stair towers has been decreased by minimizing the ceiling height at the penthouse level and their prominence reduced with the application of a solid, muted color and treatment as a secondary massing element.
		DC2-A-2. Reducing Perceived Mass:	Use secondary architectural elements to reduce the perceived mass of larger projects.	
	DC2-B Architectural and Facade Composition	**DC2-B-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.	The building has been designed from all sides. High quality materials are cohesive and continuous, wrapping all corners. Facades are composed of simple massing moves complemented by simple organizational strategies for fenestration. Clean detailing reinforces the simplicity of the massing and facade composition. The north side has been left intentionally muted in order to reduce visual impact on the neighbor to the north.
		DC2-B-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.	
	DC2-C Secondary Architectural Features	**DC2-C-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).	Depth is provided at the street-facing façade through modulation (the first three floors are recessed from the street), materiality (dark brick provides a textural element with human scaled details) and architectural features (the entry awning, building signage and Juliet balconies at the upper levels provide further depth). Pavers at the entry combined with lush landscaping provide additional depth, texture and pedestrian scaled elements which create an inviting entry and active pedestrian realm.
		DC2-C-2. Dual Purpose Elements:	Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.	
		DC2-C-3. Fit With Neighboring Buildings:	Use design elements to achieve a successful fit between a building and its neighbors.	
	DC2-D Scale and Texture	**DC2-D-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	Though the massing of the building is simple it has been designed to break down into finer grained elements. 1. Simple massing with first three floors recessed. 2. Glazing proportions and order. 3. Materials - metal panel, brick, wood infill panels 4. Details - Juliette balcony railings, steel awning with tie back, building signage, paving, seating, hardscaping, landscaping
		DC2-D-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.	

DESIGN CONCEPT

DESIGN GUIDELINE				*CONE ARCHITECTURE RESPONSE*
				The brick and wood at the base provides a textural, familiar, human scaled materials
DC3 Open Space Concept: *Integrate open space design with the building design so that they complement each other.*	**DC3-A Building-Open Space Relationship**	**DC3-A-1. Interior/Exterior Fit:**	Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	Many of the ground level interior spaces spill out into exterior amenity spaces - the lobby is adjacent the entry patio while the ground level units are all provided with private outdoor patios.
	DC3-B Open Space Uses and Activities	**DC3-B-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	Open space is provided at the building entry to create a location for residents to interact. A 6' deep overhang at the entry creates usable space in all weather conditions. Private patios are located outside the west facing ground level units and are sized to provide a seating area proportionate to the unit size and allowing for landscape buffers between patios to create privacy. Open space is also provided at the roof and has been softly divided into gathering spaces for lounging, dining and playing.
		DC3-B-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.	
		DC3-B-3. Connections to Other Open Space:	Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.	
		DC3-B-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.	
Capitol Hill Supplemental Guidance:	**DC3-I Residential Open Space**	**DC3-I-i. Open Space:**	Incorporate quasi-public open space with residential development, with special focus on corner landscape treatments and courtyard entries.	All hardscaped areas consist of permeable pavers for porosity as well as aesthetics. A small courtyard is provided at the building's public entrance as well as private patios at the ground level units. Landscaping elements are native species and drought tolerant whenever possible and new street trees will enhance the aesthetic of the neighborhood.
		DC3-I-ii. Courtyards:	Create substantial courtyard-style open space that is visually accessible to the public view.	
		DC3-I-iii. View Corridors:	Set back development where appropriate to preserve view corridors.	
		DC3-I-iv. Upper-floor Setbacks:	Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.	
		DC3-I-v. Street Trees:	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.	
		DC3-I-vi. Landscape Materials:	Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.	
		DC3-I-vii. Porous Paving:	Use porous paving materials to enhance design while also minimizing stormwater run-off.	
DC4 Exterior Elements and Finishes: *Use appropriate and high quality elements and finishes for the building and its open spaces.*	**DC4-A Exterior Elements and Finishes**	**DC4-A-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.	The material palette consists of flush metal panel, dark brick, and wood textured panel with concrete, steel and aluminum accents at planters, awnings and railings. These materials are durable, climate appropriate and easy to maintain. Furthermore, they are of a high quality, attractive and textural. While real wood is typically preferred, Trespa panel was chosen for its performance and longevity, especially located at the upper building levels where maintenance of wood would be extremely difficult.
		DC4-A-2. Climate Appropriateness:	Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.	
	DC4-B Signage	**DC4-B-1. Scale and Character:**	Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.	Signage is located adjacent the building entry for legibility and wayfinding. Address signage is integrated with the building's awning.
		DC4-B-2. Coordination with Project Design:	Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.	
	DC4-C Lighting	**DC4-C-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.	Site lighting provides wayfinding as well as safety while highlighting the landscaping and architectural features. All lighting will be directed away from neighboring buildings.
		DC4-C-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.	
	DC4-D Trees, Landscape, and Hardscape Materials	**DC4-D-1. Choice of Plant Materials:**	Reinforce the overall architectural and open space design concepts through the selection of landscape materials.	[MORE INFORMATION TO BE ADDED]
		DC4-D-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. Use permeable materials wherever possible.	
		DC4-D-3. Long Range Planning:	Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.	
		DC4-D-4. Place Making:	Create a landscape design that helps define spaces with significant elements such as trees.	
Capitol Hill Supplemental Guidance:	**DC4-I Height, Bulk, and Scale**	**DC4-I-i. Materials:**	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.	Masonry, in the form of a modern, dark brick is provided at the lower three floors for texture, scale and aesthetics. It also provides a connection to many of the historic brick buildings in the neighborhood.
	DC4-II Exterior Finish Materials	**DC4-II-i. 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.	The material palette was chosen for its modernity, longevity, quality and aesthetics. Dark brick, metal panel and wood textured panel provide both warmth and contrast and are complemented by cast in place concrete planters, metal railings and thoughtful landscaping.



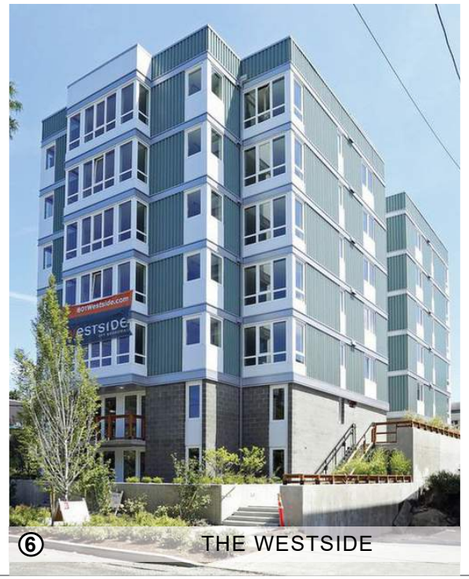

① HARVARD APARTMENTS


② HARVARD VISTA APARTMENTS


③ 210 BOYLSTON AVE E


④ HARVARD HOUSE

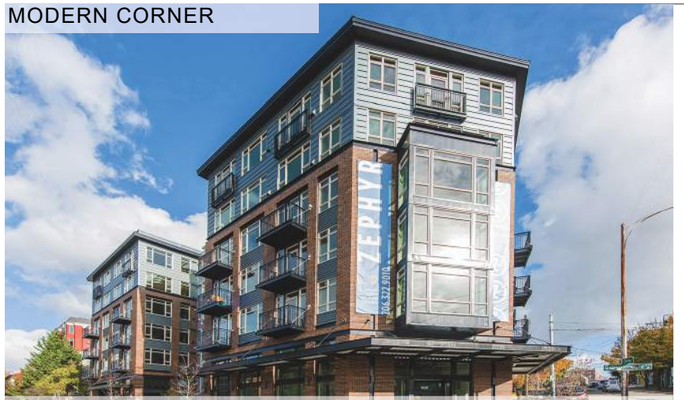

⑤ MELMAR APARTMENTS



⑥ THE WESTSIDE


⑦ HARVARD APARTMENTS

MODERN CORNER

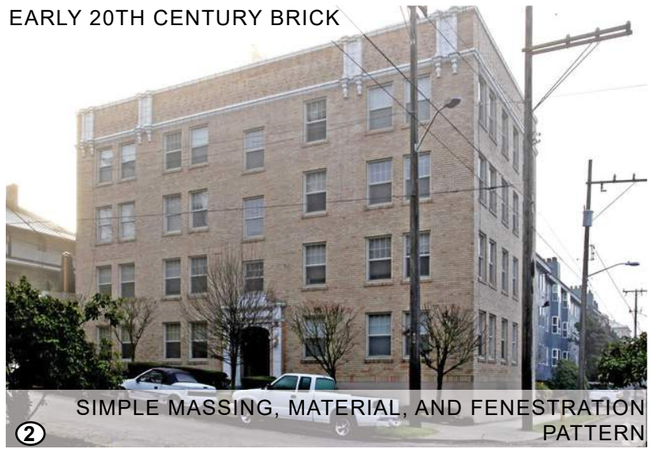


① SIMPLE MASSING WITH ADDITIVE BALCONIES, COMBINATION OF TRADITIONAL AND MODERN MATERIALS

1990'S CONTEMPORARY

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

EARLY 20TH CENTURY BRICK



② SIMPLE MASSING, MATERIAL, AND FENESTRATION PATTERN

MODERN INFILL

⑥ REFINED MATERIAL PALETTE, LARGE GLAZING

MOTEL STYLE

⑤ TEXTURAL BLANK WALL TREATMENT

BRUTALIST

⑦ SIMPLE MASSING, SINGLE MATERIAL PALETTE, BLANK STAIR TOWER

MODERN INFILL

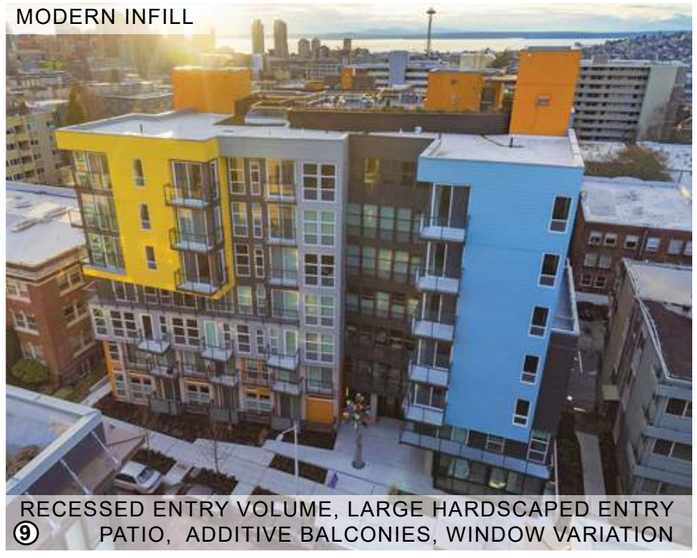
③ RECESSED BALCONIES PROVIDE FACADE MODULATION

MODERN INFILL

⑧ JULIETTE BALCONIES BREAK DOWN FACADE

⑦ ⑧ ⑨ ① ② ③ ④ ⑤ ⑥

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)

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


SITE
BROADWAY COMMERCIAL CORE
OLIVE WAY COMMERCIAL CORE
NORTH ANCHOR DISTRICT
PEDESTRIAN AXIS
BIKE AXIS
BUS STOPS
LIGHT RAIL
STREETCAR
I-5
BELLEVUE AVE E
SUMMIT AVE E
BELMONT AVE E
E REPUBLICAN ST
WEST SLOPE DISTRICT
E HARRISON ST
10TH AVE E
EAST CORE DISTRICT
E OLIVE WAY
BELMONT AVE E
BOYLSTON AVE E
HARVARD AVE E
E OLIVE WAY
E THOMAS ST
BROADWAY E
E DENNY WAY
LINK LIGHT RAIL
LINK LIGHT RAIL
STREETCAR
10TH AVE E
FEDERAL AVE E

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 of 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

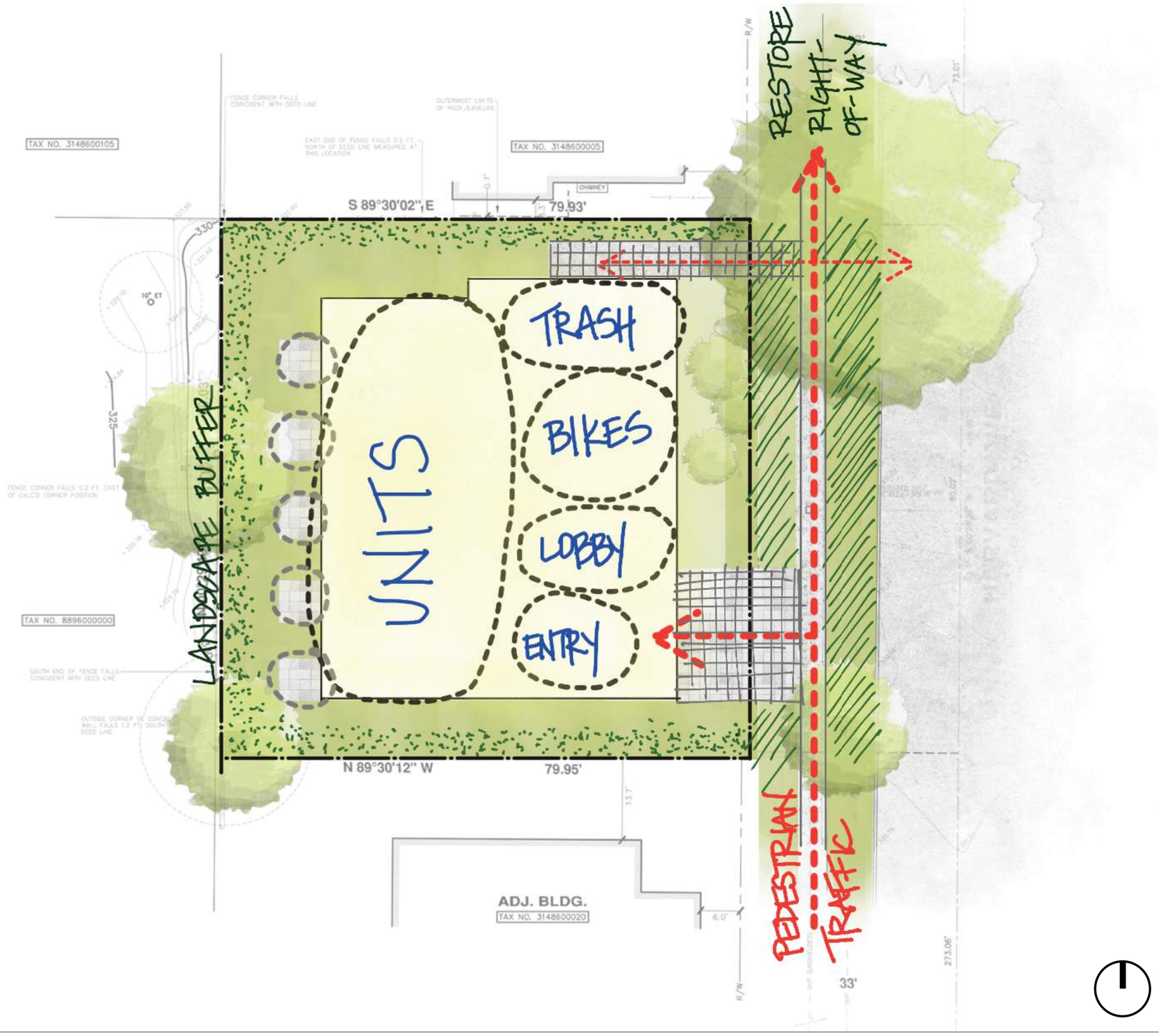
- Harvard Ave E is designated a collector street running 7 blocks north to its termination at E Highland Drive and 7 blocks south terminating at E Union Street.
- One parcel north of the project parcels Harvard Ave E intersects with E Thomas Street which runs east-west providing access to Bellevue Ave 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.



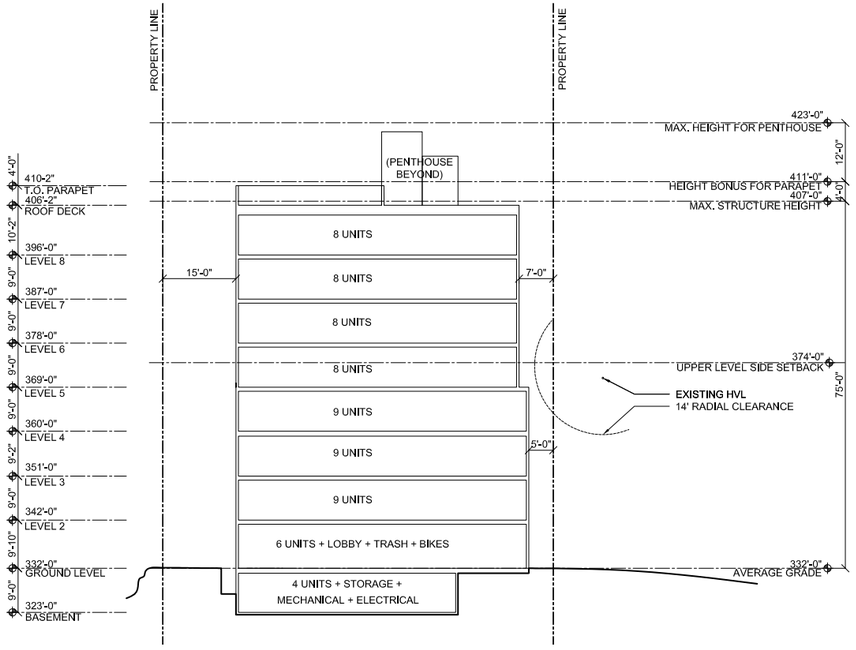
OPTION ONE: "STEPPED BACK SPLIT"
Code-Compliant Option

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

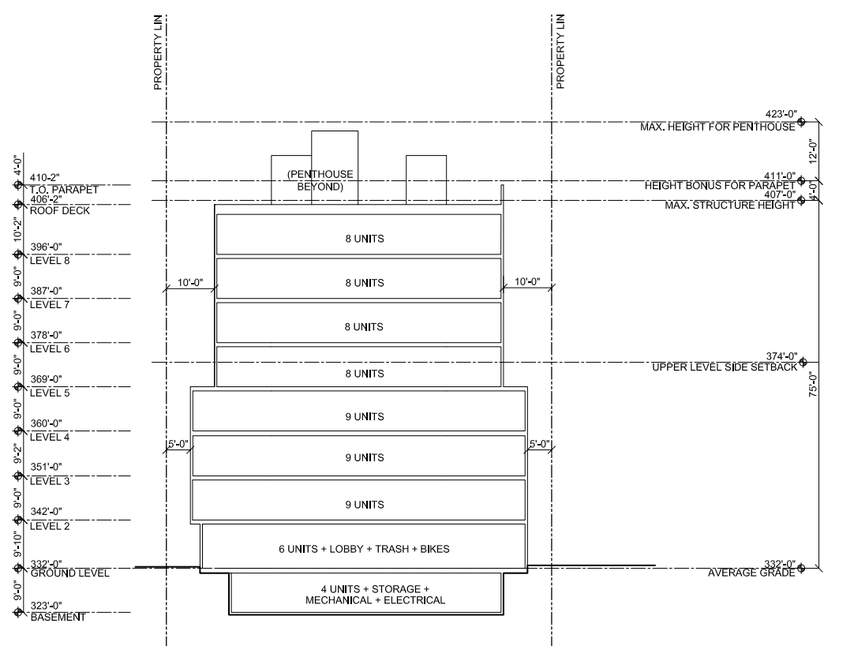
OPPORTUNITIES
- Majority of units face west to light and views.
- Centralized circulation
- Large roof deck amenity oriented towards afternoon sun and western views

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 and adjacent single family neighbor to the north
- Trash staging required at right-of-way

DEPARTURE REQUESTED:
- No departures requested



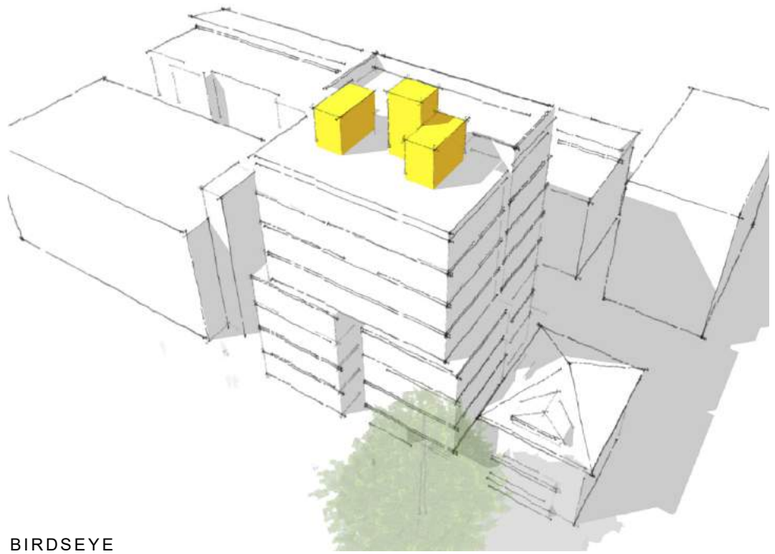
STACKING DIAGRAM EAST/WEST



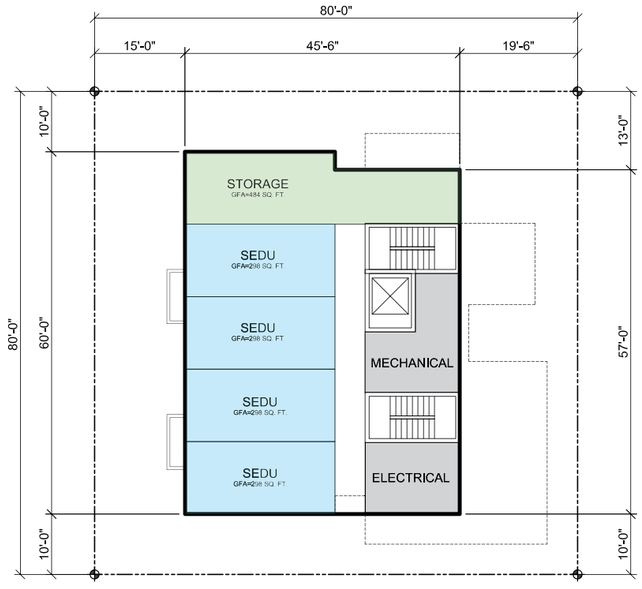
STACKING DIAGRAM NORTH/SOUTH

VIEW FROM SOUTHEAST CORNER

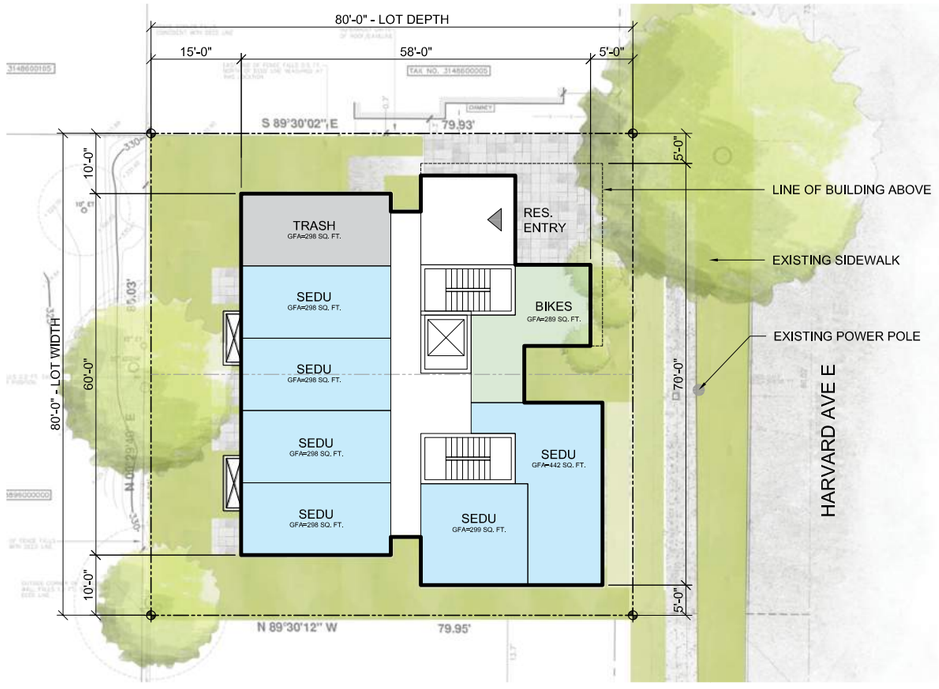
VIEW FROM NORTHEAST CORNER



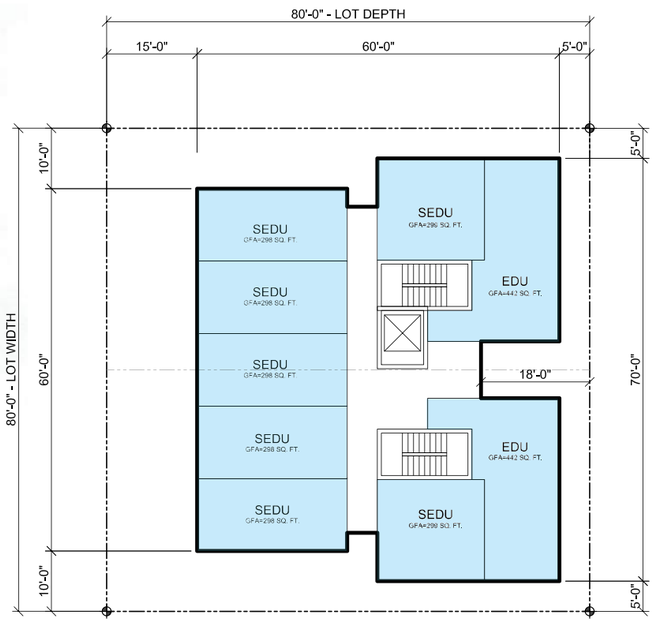
BIRDSEYE



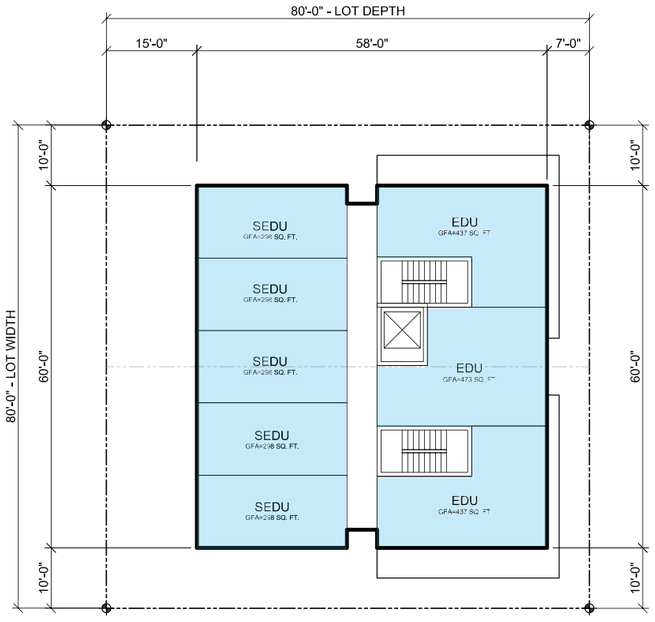
FLOOR PLAN - BASEMENT



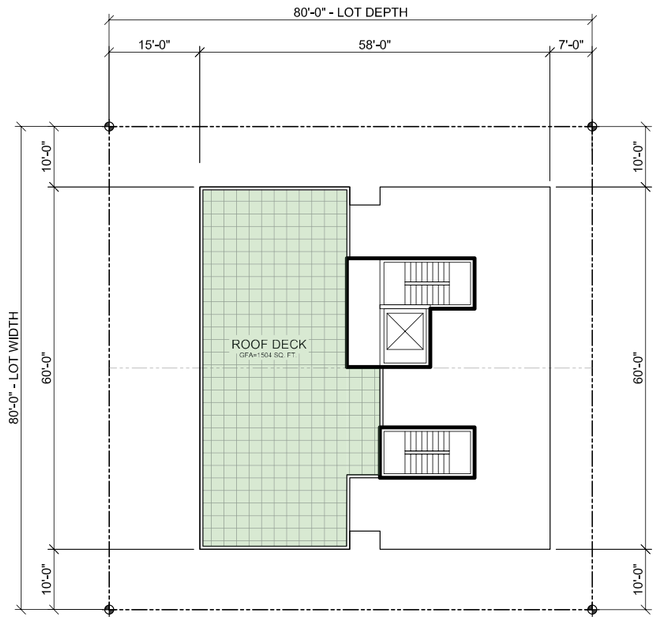
FLOOR PLAN - LEVEL 1



FLOOR PLAN - LEVELS 2-4



FLOOR PLAN - LEVELS 5-8



FLOOR PLAN - ROOF LEVEL

DWELLING AREA
SERVICE AREA
AMENITY AREA

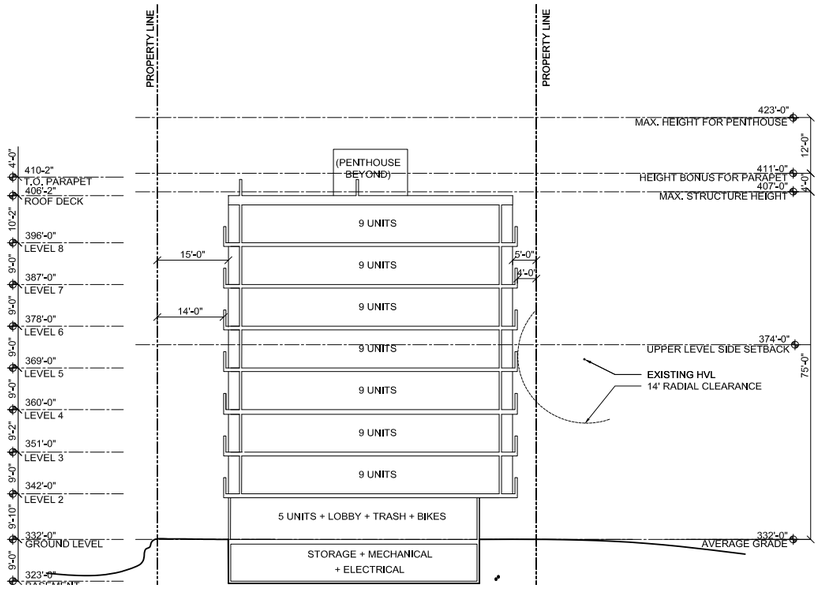
OPTION THREE: "REFINED RECESSES"
Preferred Option

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

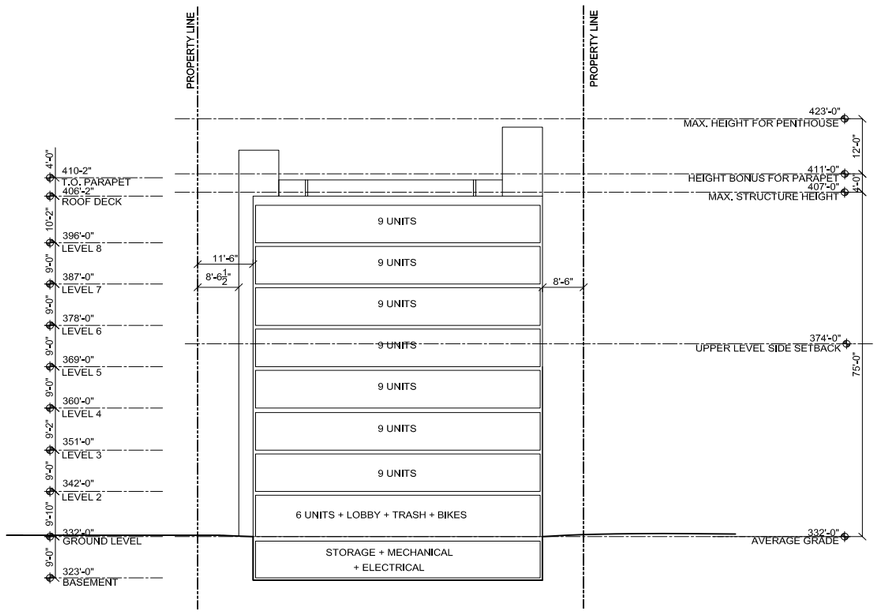
OPPORTUNITIES
- Majority of units face west to light and views
- All units at Levels 1 through 8 (no basement street-level, street-facing units)
- Modulation at street facing elevation through private balconies
- Stair tower at south edge provides opportunity for treatment as design feature
- Large roof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

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



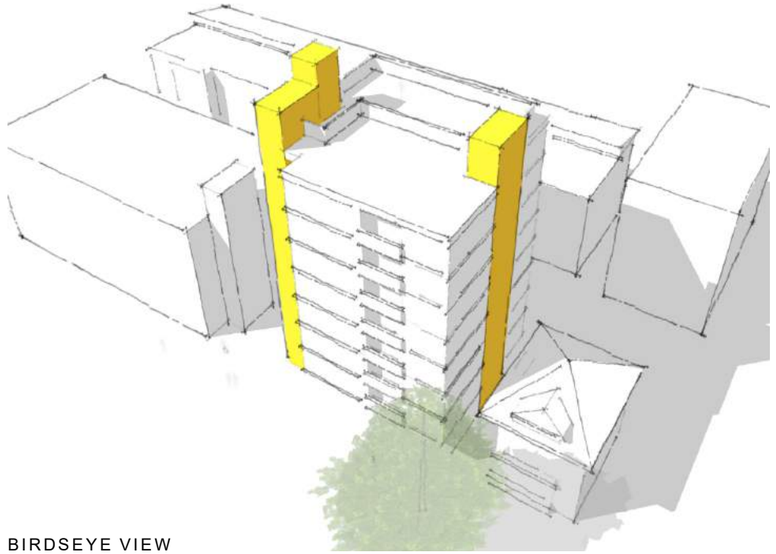
STACKING DIAGRAM EAST/WEST



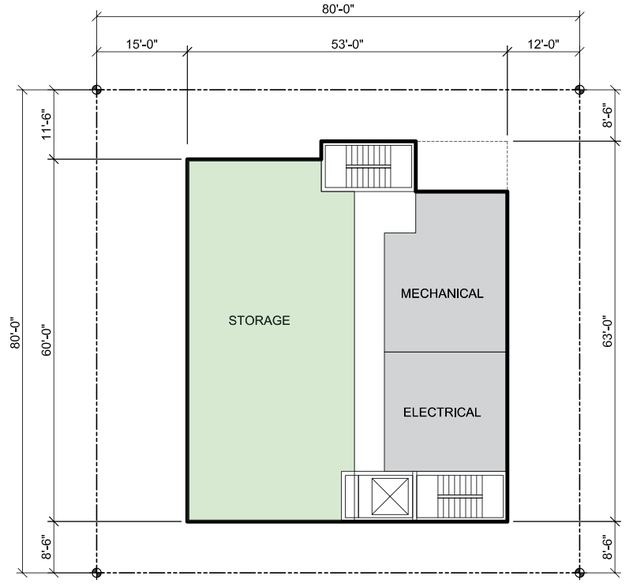
STACKING DIAGRAM NORTH/SOUTH

VIEW FROM SOUTHEAST CORNER

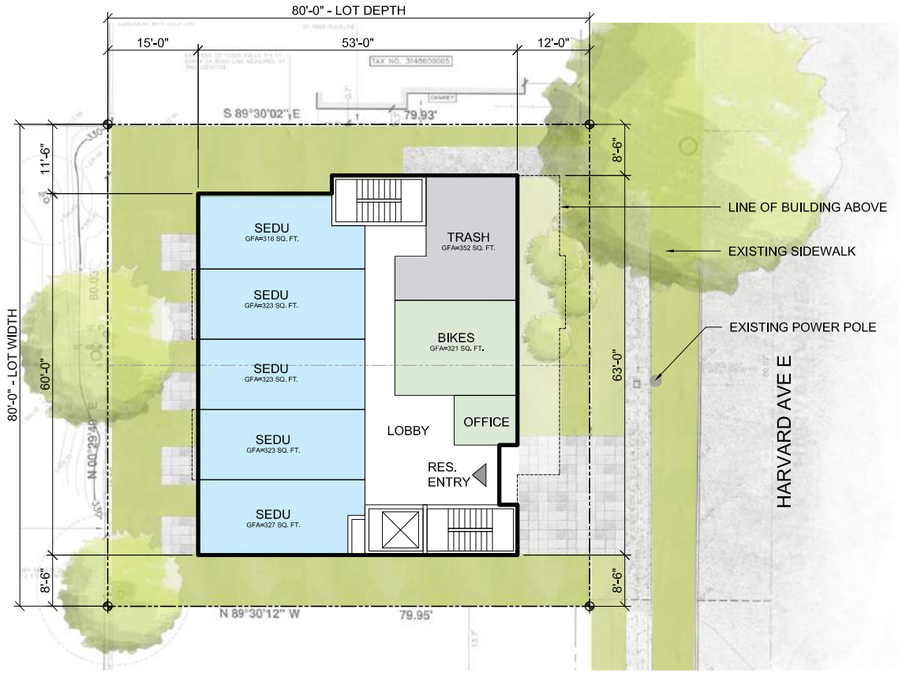
VIEW FROM NORTHEAST CORNER



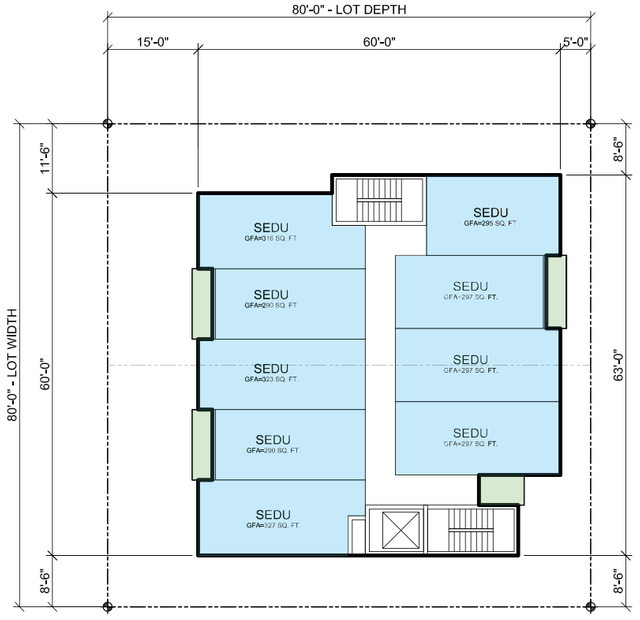
BIRDSEYE VIEW



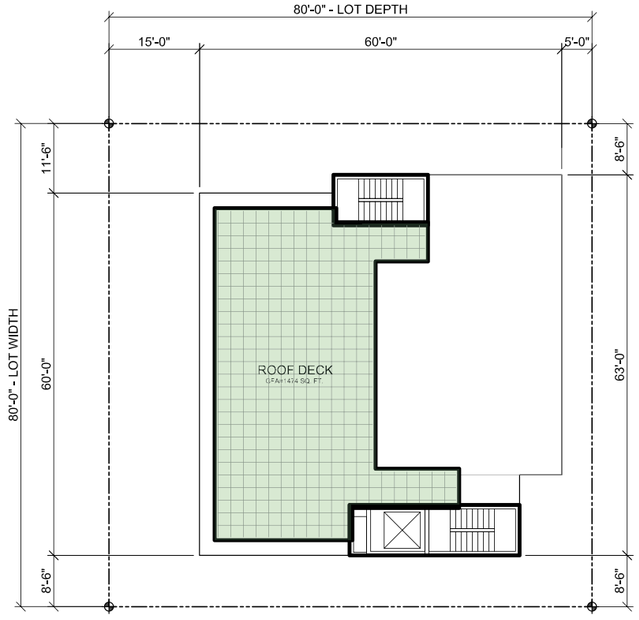
FLOOR PLAN - BASEMENT



FLOOR PLAN - LEVEL 1

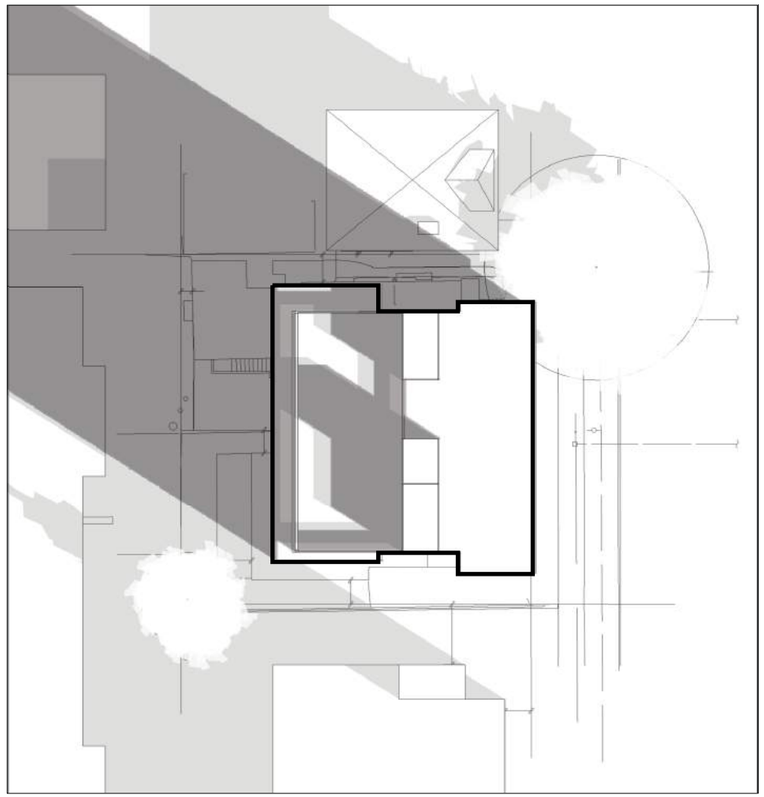


FLOOR PLAN - LEVELS 2-8

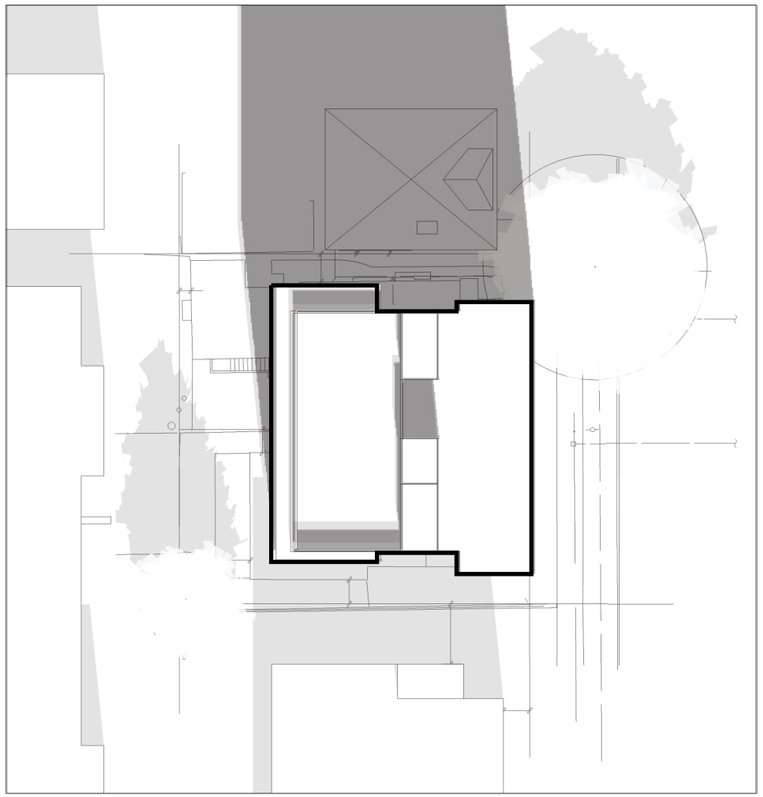


FLOOR PLAN - ROOF LEVEL

DWELLING AREA
SERVICE AREA
AMENITY AREA

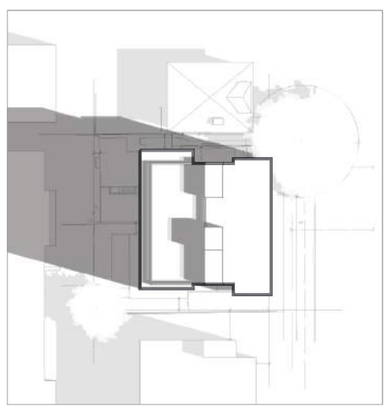


MARCH / SEPTEMBER 21, 9 AM

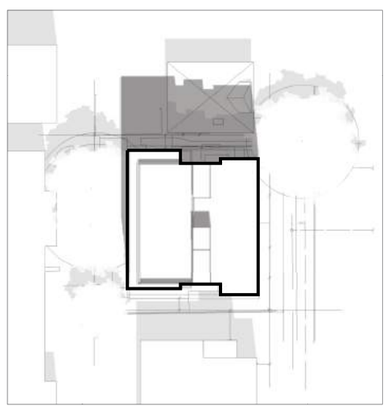


MARCH / SEPTEMBER 21, 12 PM

MARCH / SEPTEMBER 21, 5 PM

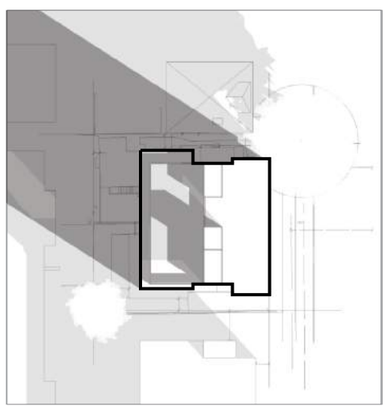


JUNE 21, 9 AM



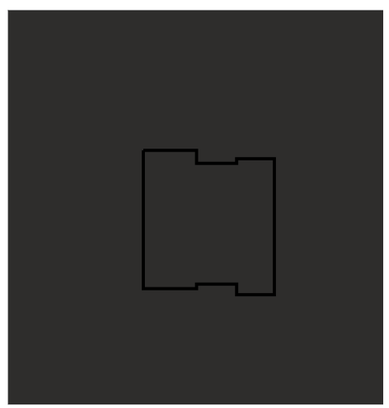
JUNE 21, 12 PM

JUNE 21, 5 PM

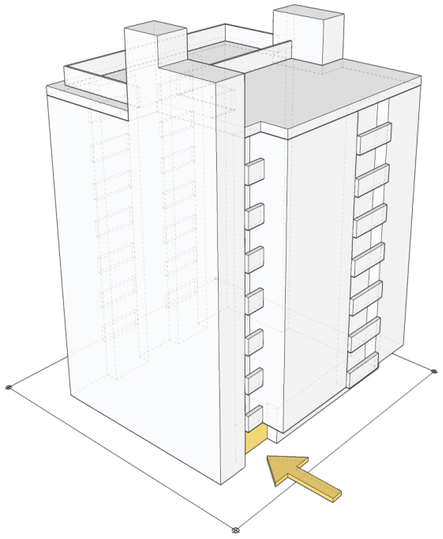


DECEMBER 21, 9 AM

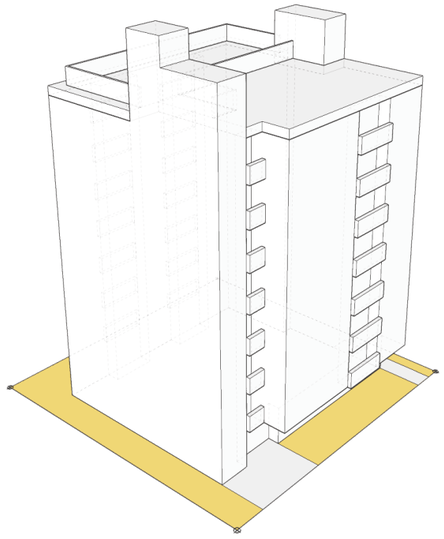
DECEMBER 21, 12 PM



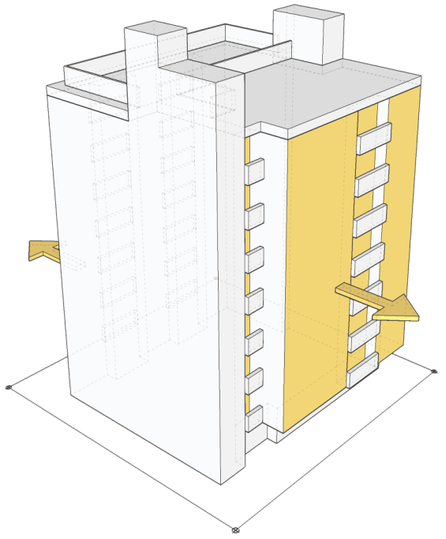
DECEMBER 21, 5 PM



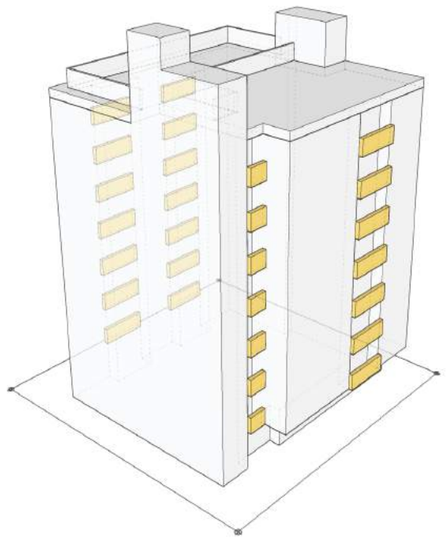
ENTRY
The main entry is located toward the south of the site consistent with pedestrian traffic patterns in the neighborhood.



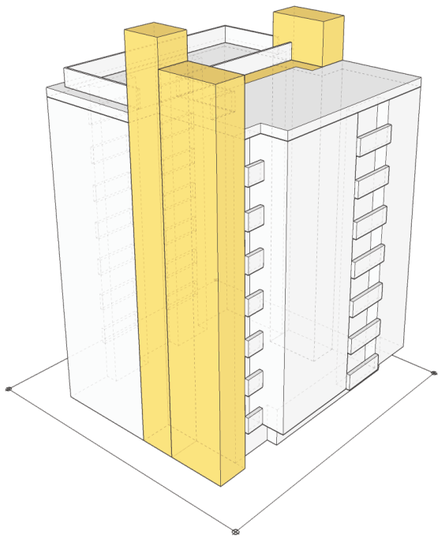
LANDSCAPE
Generous ground floor setbacks provide landscaping opportunities. Ground level units facing west will also have private patios adjacent their units.



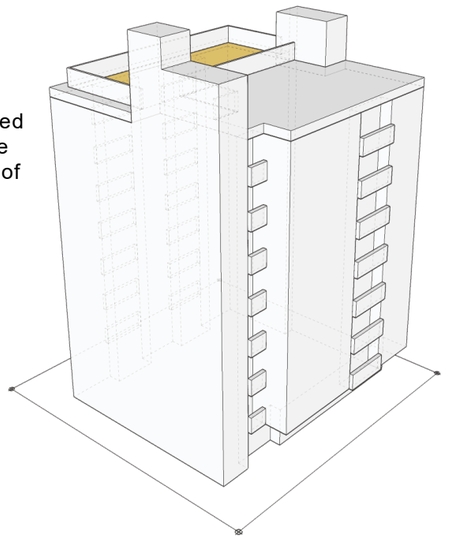
WINDOW ORIENTATION
Units are oriented east and west to take advantage and preserve privacy for next door neighbors.



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.

TEXTURAL METAL PANEL AT STAIR TOWER

LANDSCAPE AND HARDSCAPE INTERACTION AT BUILDING ENTRY

WELL LIT, ACTIVE BIKE ROOM ADJACENT ENTRY

STREET LEVEL TRANS-PARENCY

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