

#3029945

514-524 FEDERAL AVE E **EARLY DESIGN GUIDANCE**

SHW

ADDRESS

514-524 FEDERAL AVE E
SDCI# 3029945

PROJECT TEAM

OWNER 514 - 522 Federal Ave LLC
ARCHITECT SHW LLC
LANDSCAPE Root of Design
SURVEYOR Terrane

PROJECT INFO

ZONING LR3
OVERLAYS Capitol Hill Urban Center Village,
Parking Flexibility

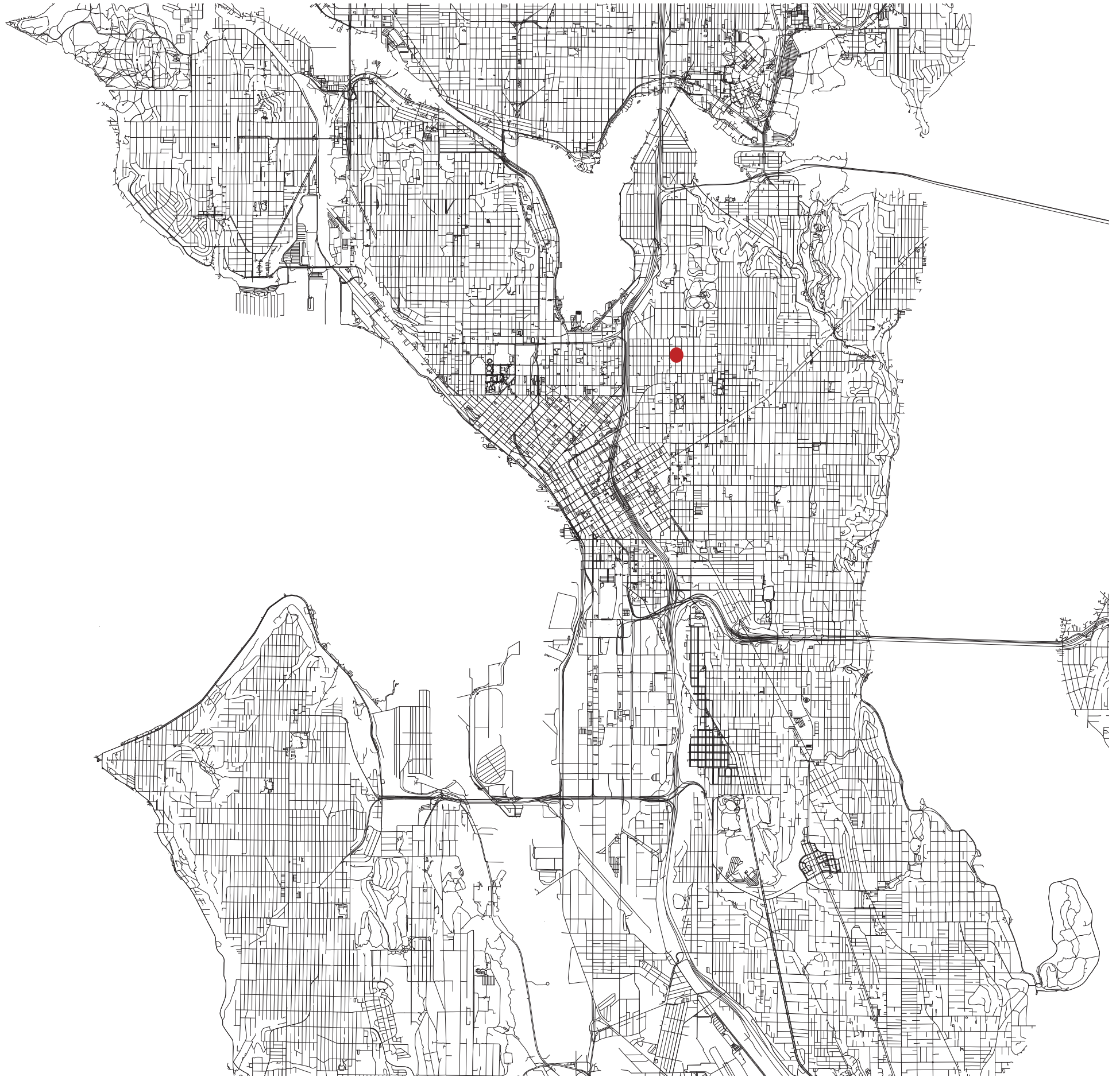
LOT SIZE 23,915 SQ FT
FAR 2.0
ALLOWABLE FAR 47,830
EXISTING FAR 11,378
EXISTING UNITS 15
PROPOSED NEW UNITS 58
EXISTING PARKING STALLS 13
PROPOSED NEW PARKING STALLS 0
BICYCLE PARKING 17

PROJECT DESCRIPTION

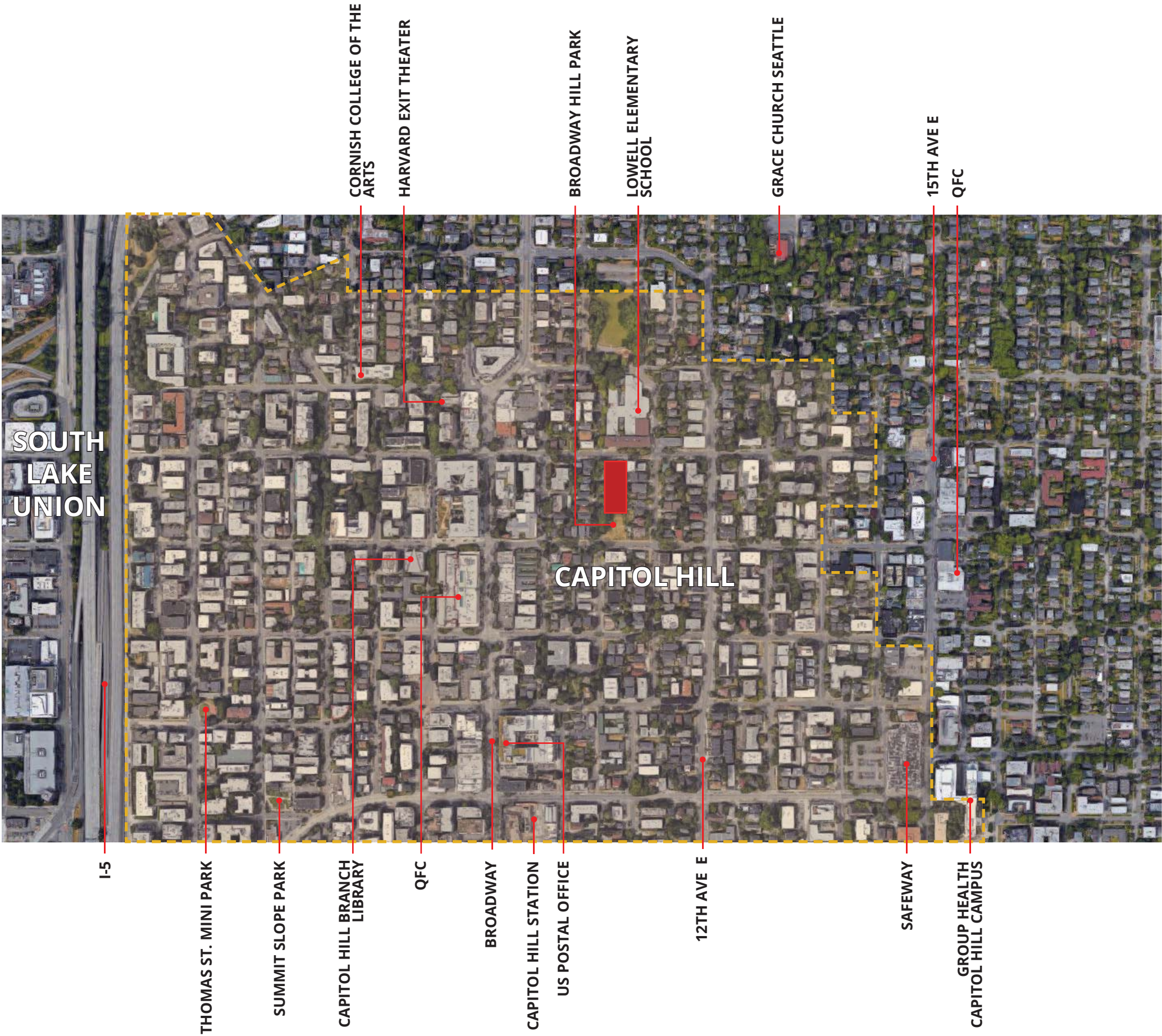
The proposed project is a multifamily apartment building containing 58 residential units. No parking is proposed. The existing 15 unit apartment building and 13 parking stalls will remain. Three existing multifamily structures (converted SFRs) will be demolished.


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VICINITY ANALYSIS



-  CAPITOL HILL URBAN CENTER VILLAGE (UCV)
-  SITE

Capitol Hill is a vibrant neighborhood offering the community an outstanding variety of restaurants, shopping, living, and working hubs making it an attractive destination for residents of all demographics.

The proposed project is located in the central portion of the Capitol Hill Urban Center Village. The site is situated between the Broadway and 15th Ave commercial strips and just north of the Pike/Pine corridor. This site is well served by the new Capitol Hill Transit Center, and buses throughout Seattle.

ZONING

The project is zoned LR3, and all adjacent zoning for several blocks is zoned LR3. The site is within the Capitol Hill Urban Center Village and a little over a block from the Station Area Overlay District. Prominent commercial zones are located at Broadway to the west and 15th Ave to the east.

LR3 Zoning: “The LR3 zone provides for a variety of multifamily housing types in existing multifamily neighborhoods of moderate scale. A mix of small to moderate scale multifamily housing is encouraged including apartments, townhouses and rowhouses.” -SDCI Handout

OVERLAYS

CAPITOL HILL STATION AREA OVERLAY DISTRICT

ADDITIONAL 25' HEIGHT PERMITTED
SMC 23.47.012.A2

ZONING

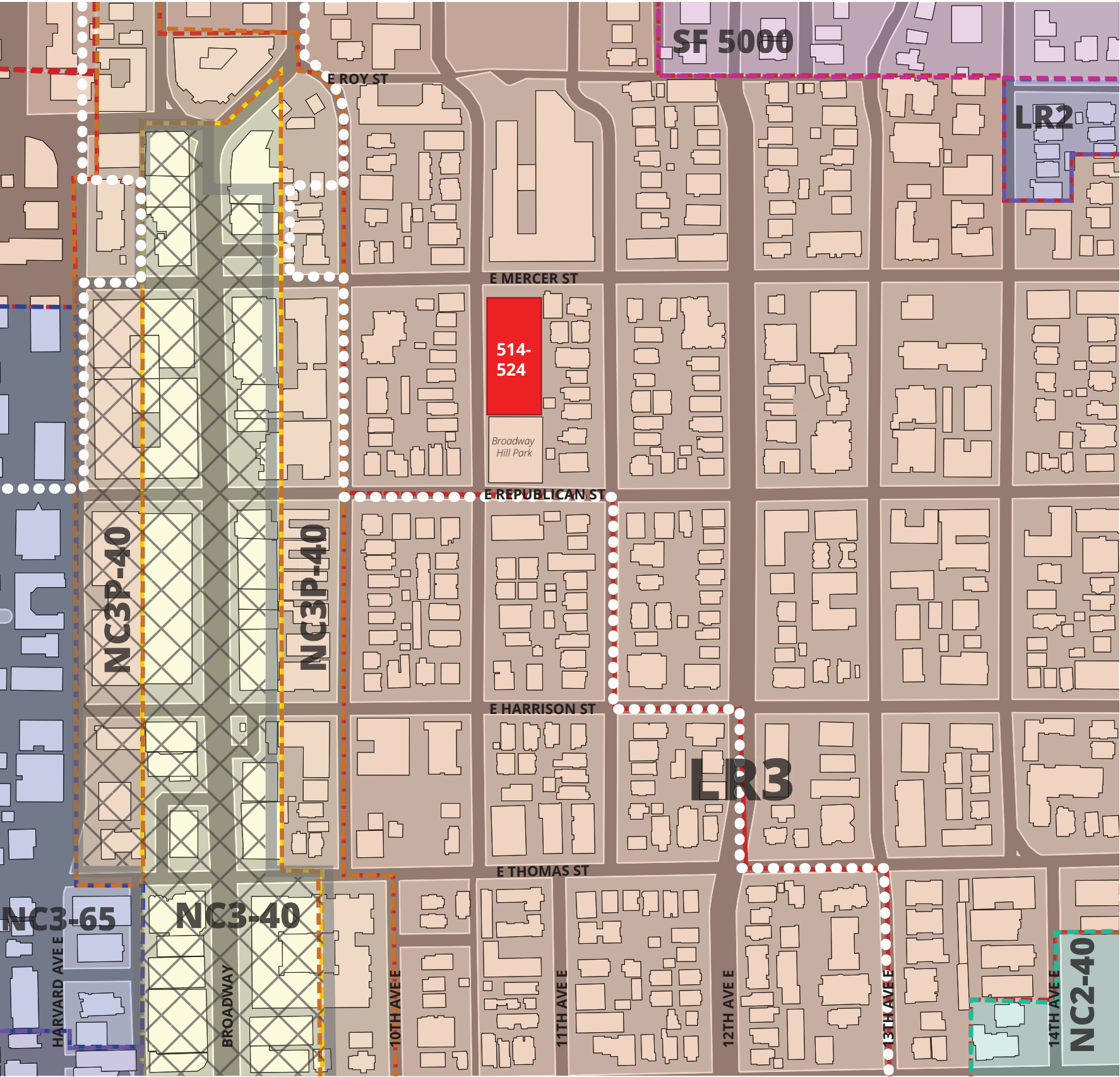
NC2-40

NC3-40

NC3-65

LR3

SF 5000



ADJACENCIES / CIRCULATION

The site is located at the NE corner of the intersection of Federal Ave East & East Mercer St. Federal Ave E is a relatively quiet street while E Mercer has slightly more vehicular traffic. The site is in close proximity to multiple commercial areas, parks and mass transit.

Adjacent uses are varied. Directly to the south of the site is Broadway Hill Park which is discussed in detail later on in this packet. To the east of the site is a mix of single-family residences converted into multi-family residences. Across the street to the west is a similar situation in the process of being developed. To the north of the site across East Mercer St is Lowell Elementary school.

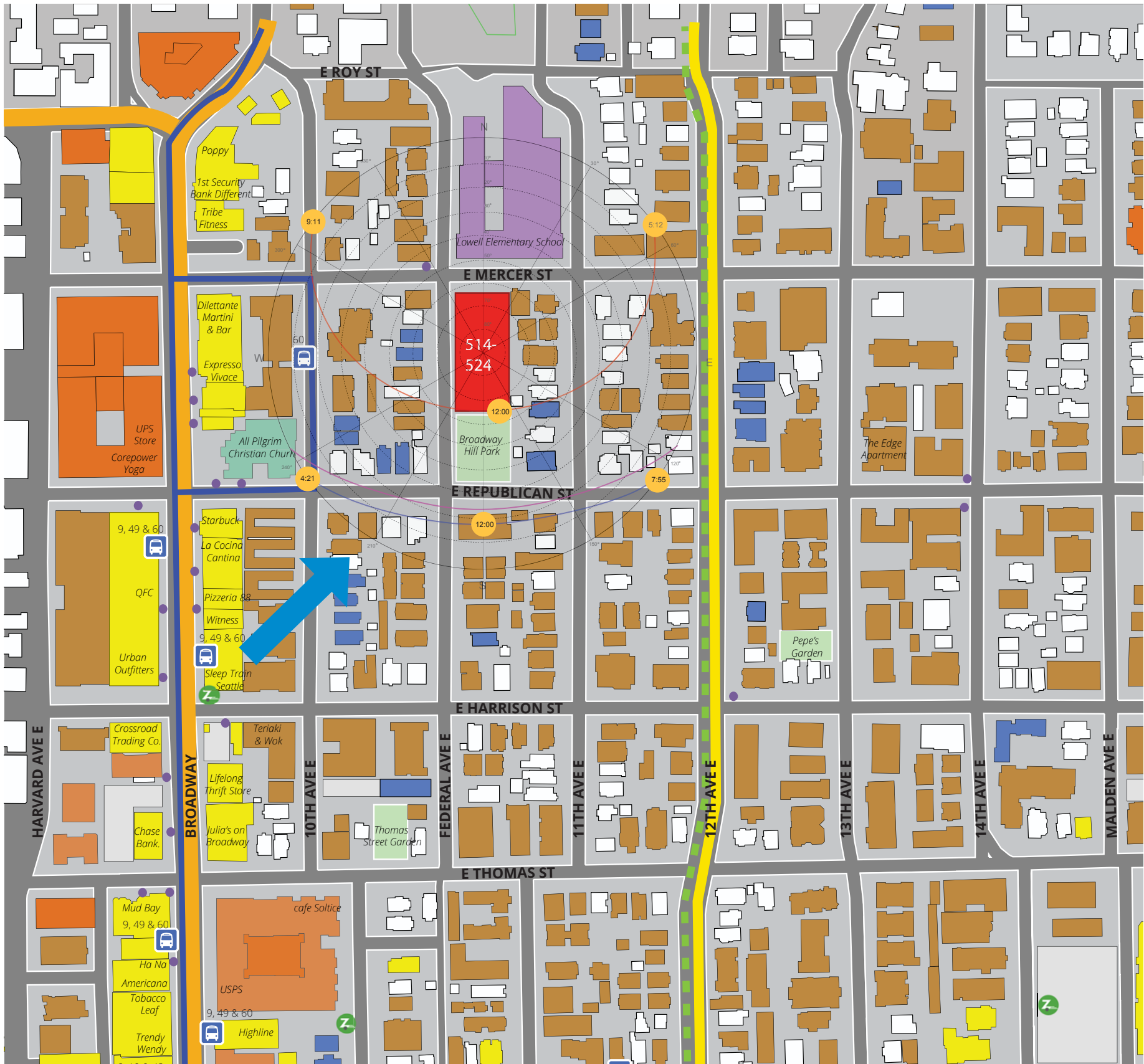
TYOLOGY

- PERMITTING / PERMITTED / UNDER CONSTRUCTION
- COMMERCIAL
- MIXED-USE
- MULTI-FAMILY
- INSTITUTIONAL
- PARKS
- SINGLE FAMILY
- PARKING

CIRCULATION



- MAJOR ARTERIAL
- MINOR ARTERIAL
- SHARED BICYCLE LANE
- TRANSIT ROUTE
- DESIGNATED BUS STOP
- ZIPCAR LOCATIONS
- CITY OWNED BIKE RACKS



1 FEDERAL AVE E LOOKING EAST



E MERCER ST MULTI-FAMILY MULTI-FAMILY MULTI-FAMILY MULTI-FAMILY BROADWAY HILL PARK E REPUBLICAN ST

514-524 FEDERAL AVE E

2 FEDERAL AVE E LOOKING WEST



E REPUBLICAN ST SINGLE FAMILY MULTI-FAMILY MULTI-FAMILY SINGLE FAMILY MULTI-FAMILY MULTI-FAMILY MULTI-FAMILY SINGLE FAMILY MULTI-FAMILY E MERCER ST

514-524 FEDERAL AVE E
(across from)



FEDERAL AVE E

- Federal Ave E between E Republican St and E Mercer St hosts a mix of multi-family and single-family structures.
- The east side of the street is characterized by large rock/landscaped retaining walls.
- The south end of Federal Ave E is capped by Broadway Hill Park, a community initiated park that acts as a "front porch" for the neighborhood. It features a large lawn area, varied seating, BBQ, a community garden, and landscaped planting.



525 FEDERAL AVE E (David Vandervort Architects) SDCI #3024903

5 E MERCER ST LOOKING SOUTH



7 E REPUBLICAN ST LOOKING SOUTH



6 E MERCER ST LOOKING NORTH



8 E REPUBLICAN ST LOOKING NORTH



E MERCER ST AND E REPUBLICAN ST

- E Mercer St and E Republican St hosts a mix of multi-family structures.
- The North side of E Mercer St between Federal Ave E and 11th Ave E is the location of Lowell Elementary School.



505 11th Ave E (NK Architects; Permitting) SDCI #3012300

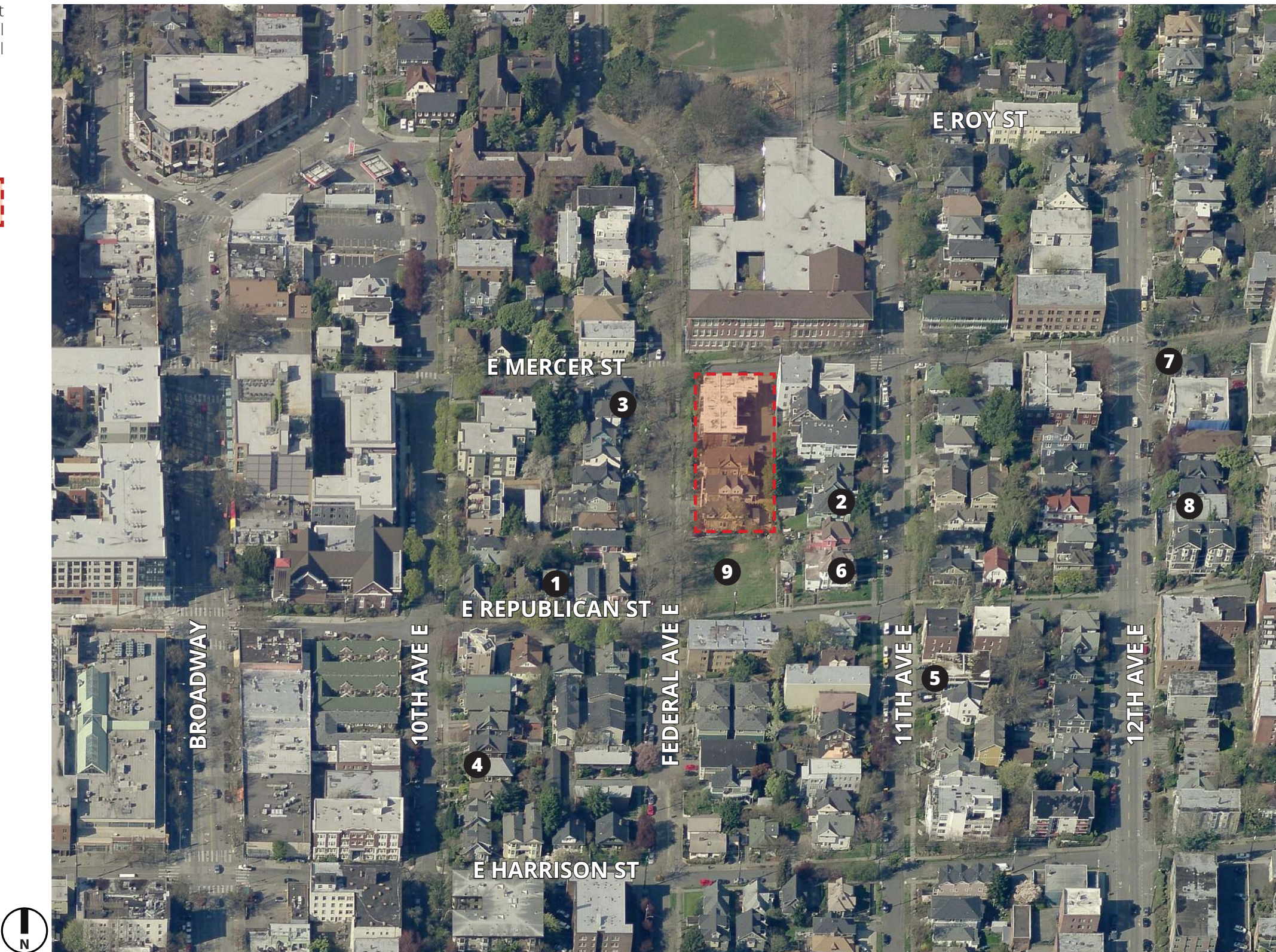


***NOTE:** ADJACENT CROSS STREETS PROVIDED FOR BETTER ILLUSTRATION OF TOPOGRAPHY ON SITE.

RECENT / PROPOSED DEVELOPMENTS

The blocks immediately surrounding the lot have seen significant development of apartments and townhomes in the past several years. The style is typically modern with a mixed architectural palette.

SITE



RECENT/ PROPOSED DEVELOPMENTS



1
1010 E Republican St (SHW; Under Construction)
SDCI #3018148



2
513 11th Ave E (Christopher Jones Architects)
SDCI #3027203



3
525 Federal Ave E (David Vandervort Architects)
SDCI #3024903



4
410 10th Ave E (Cone Architecture; Permitting)
SDCI #3025122



5
422 11th Ave E



6
505 11th Ave E (NK Architects; Permitting)
SDCI #3012300



7
530 12th Ave E (Christopher Jones Architects, Permitting)
SDCI #3029434



8
506 12th Ave E (SHW, Permitting)
SDCI #3026514



9
Broadway Hill Park (Completed July 2016)

INTENTIONALLY BLANK

ARCHITECTURAL CHARACTER

The immediate vicinity features single and multifamily residential development of a variety of scales. The buildings reflect how the area has developed over time, resulting in a lack of predominant architectural character.

HOUSES

Typically built in the early 20th century, some structures have remained single family residences, others have been subdivided into multifamily units.

Cues include:

- Strong rhythm along street
- Human scaled details



1053 E Harrison



1004 E Mercer

TOWNHOUSES

An increase of townhouses occurred in the early 2000's and current development includes infill townhouses.

Cues include:

- Strong street rhythm
- Smaller scale articulation and modulation
- Mix of materials



418 Federal Ave E



410 10th Ave E (Cone Architecture)
SDCI #3025122; Permitting

APARTMENTS

Apartment development has occurred throughout the neighborhood.

Cues include:

- Strong street edge
- Clearly defined entries
- Material detailing



1017 E Harrison St



1061 E Republican



998 E Mercer

PARK NEIGHBORS

Capitol Hill includes many small pocket parks within residential areas.

Cues include:

- Clear edge/boundary between public and private space
- Simple massing defines the volume of the park
- Buffer between active portions of the park to the private spaces



Thomas St. Gardens



Tashkent Park



Summit Slope Park

EXISTING CONDITIONS: SITE

EXISTING CONDITIONS

All of the four parcels currently have existing multifamily residential structures on the premises. The site topography slopes down 8' from north to south. A rockery along the west edge of Lot 11 and 12, supports 4' of slope down to the sidewalk. The R.O.W. along Federal Ave E is a mix of curb cuts, planting strips and tree wells. The R.O.W. along E Mercer St is a continuous sidewalk with the planting strip abutting the property.

LEGAL DESCRIPTION

LOT 9, 10, 11, AND 12, BLOCK 23, SUPPLEMENTAL PLAT OF LINCOLN PONTIUS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 52, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

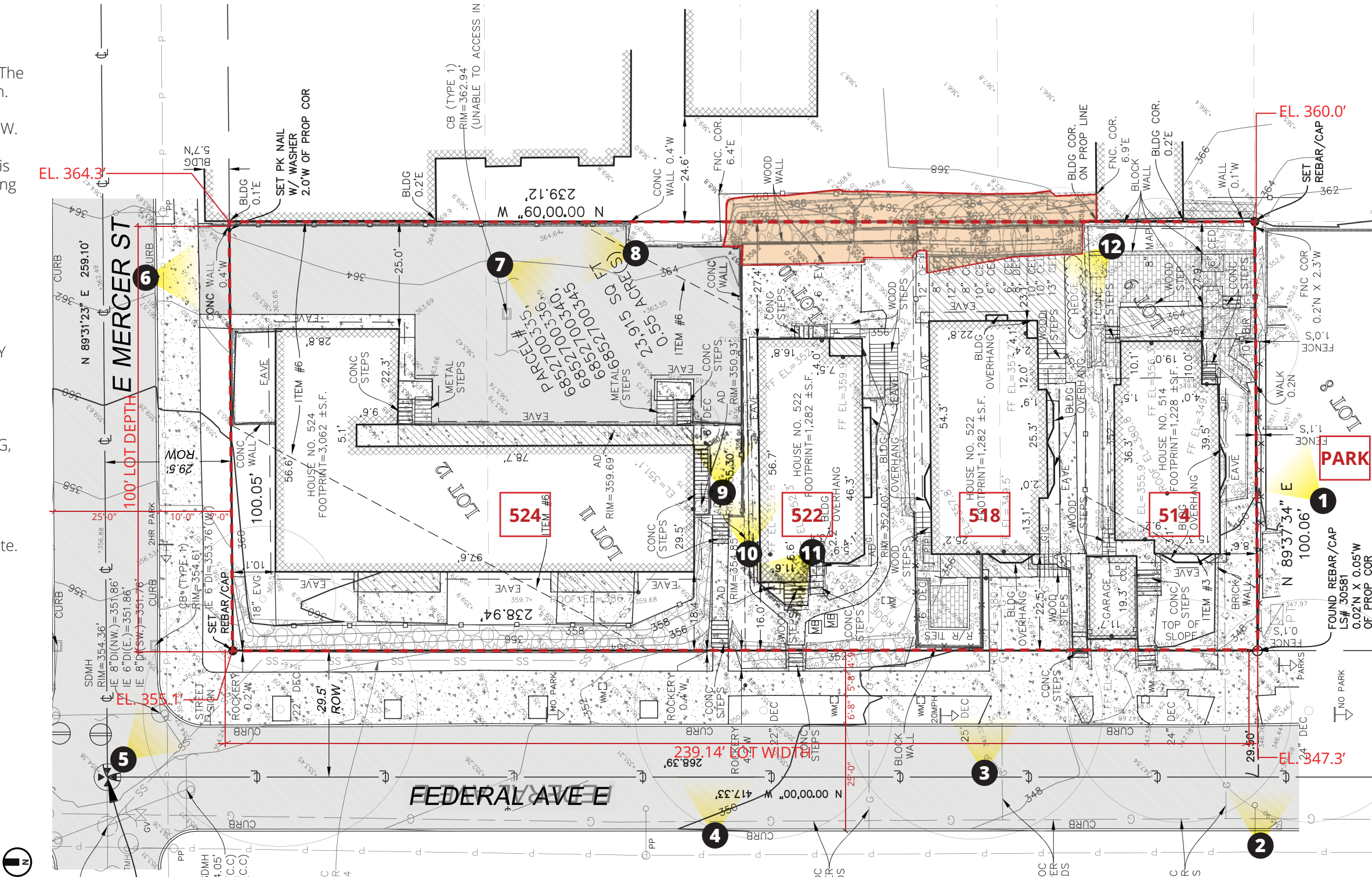
EXCEPTIONAL TREES

- Per arborist report, no exceptional trees are on site.

AREA OF STEEP SLOPE ECA

PROPERTY LINE

SURVEY: TERRANE DATE: 11/29/2017

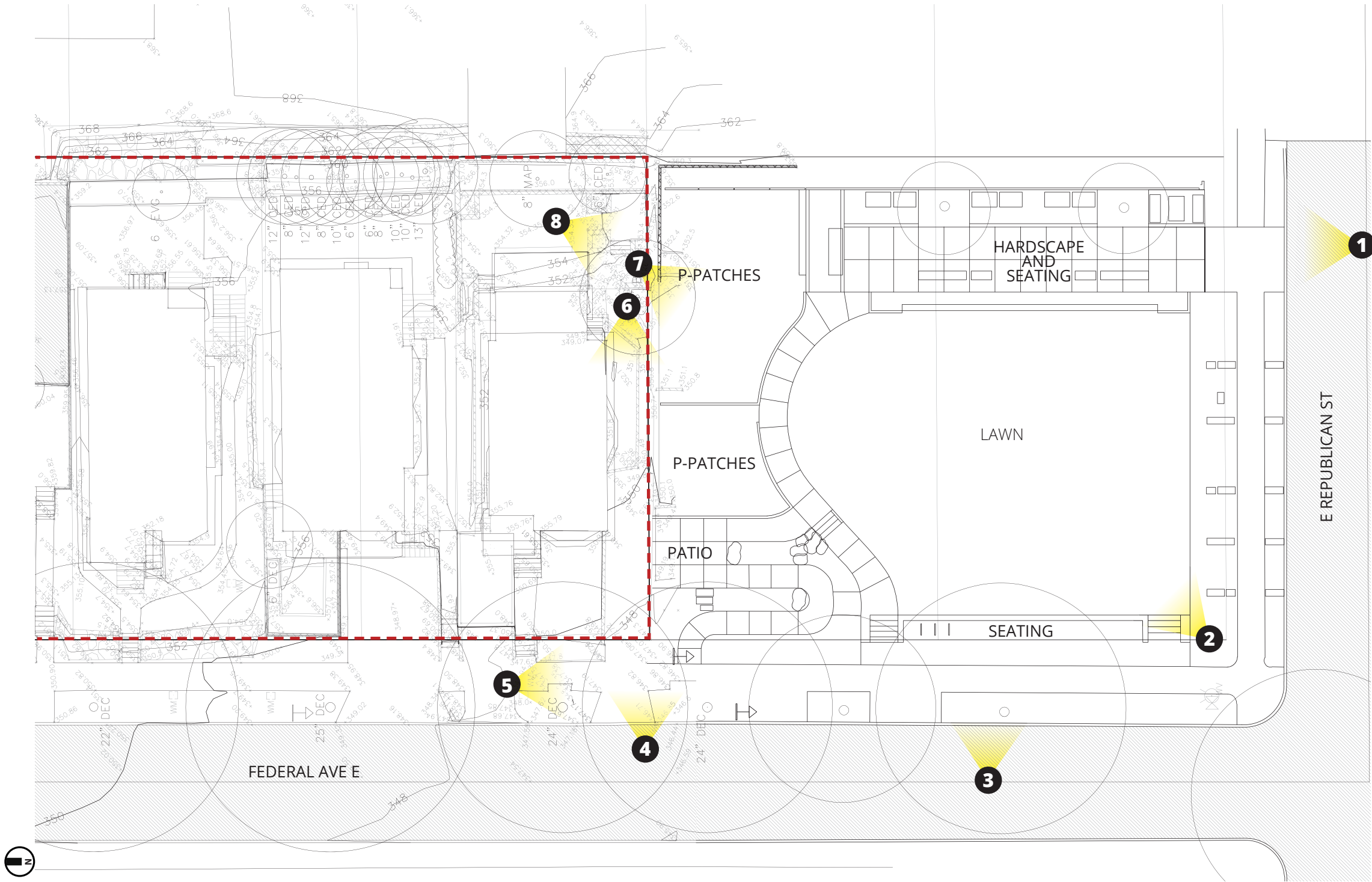


EXISTING CONDITIONS: SITE



EXISTING CONDITIONS: BROADWAY HILL PARK

The community-initiated park is a "front porch" and a public yard for the neighborhood. It features a large lawn area, varied seating and tables at the top of the site, BBQ, and a community garden.

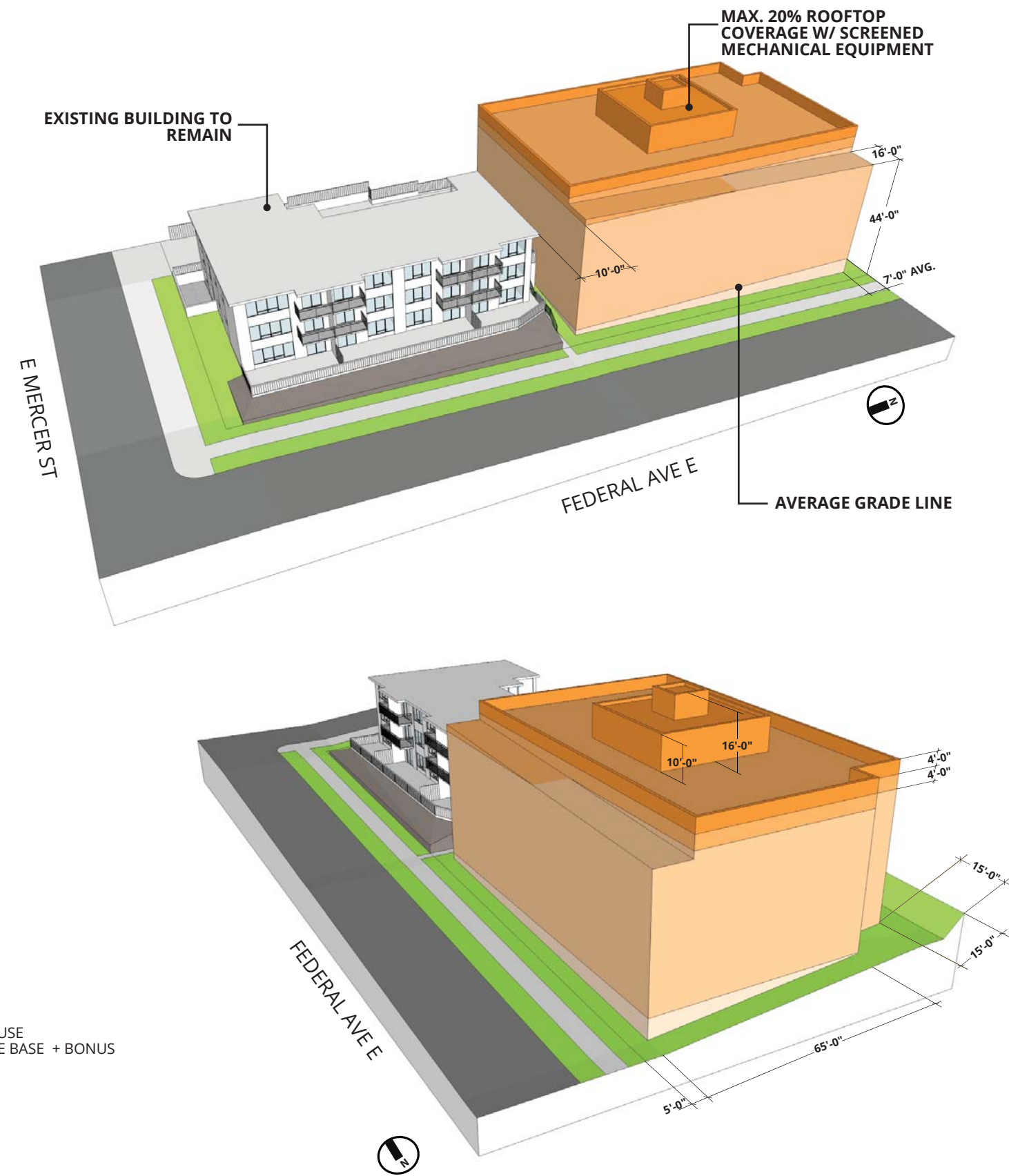


EXISTING CONDITIONS: BROADWAY HILL PARK



ZONING ANALYSIS

ZONING: LR3	
OVERLAYS: CAPITOL HILL URBAN CENTER VILLAGE, PARKING FLEXIBILITY	
SMC	Code
Definition	
SMC 23.45.504	PERMITTED USES Residential Use permitted outright
SMC 23.45.510.B	FLOOR AREA RATIO - 1.5 or 2.0 allowed * 2.0 FAR allowed with Green Building Standard
SMC 23.45.512.A	DENSITY LIMITS - 1/800 or no limit with Green Building Standard
SMC 23.45.514	HEIGHT - Base height limit of 40' above average grade - Additional 4' of height for partially below grade story (4' max above grade) - Parapets, railings etc. may extend 4' above the allowed height limit - Stair penthouses may extend 10' above the allowed height limit - Elevator penthouses may extend 16' above the allowed height limit
SMC 23.45.518	SETBACKS - Front: 5' minimum - Rear: 15' minimum (no alley) - Side: 5' minimum for facades <40' in length or 7' average, 5' minimum for facades >40' in length - 10' minimum required separation between principal structures - Upper level setback: 16' >44' in height from all points along street property line
SMC 23.45.522.A.1,2,3,5	AMENITY AREA - 25% of total lot area shall be provided as amenity area - 50% of total amenity area shall be provided at the ground level - Amenity area at ground level may be provided as either private or common space - Common Amenity: minimum 250 sf, 10' min. dimension, accessible to all units
SMC 23.45.524	LANDSCAPING - 0.60 Green Factor required - Street trees are required
SMC 23.45.527.A,B	STRUCTURE WIDTH/FACADE LENGTH - Width of principal structures shall not exceed 150' - Maximum combined length of all portions of facades within 15' of a lot line that is neither a rear lot line nor a street or alley lot line not to exceed 65 percent of the length of that lot line
SMC 23.45.534	LIGHTING AND GLARE - Exterior lighting shall be shielded and directed away from adjacent properties
SMC 23.54.015	REQUIRED PARKING - No vehicular parking required (Urban Center Village + Parking Flexibility) - Bicycle Parking: 1 space per 4 units
SMC 23.54.040	SOLID WASTE & RECYCLING - Residential (26-50 units): 375sf



CITY WIDE & CAPITOL HILL GUIDELINES

CS1: NATURAL SYSTEMS AND SITE FEATURES

D.1 ON-SITE FEATURES:
Retain and highlight existing substantial ROW street trees.

CS2: URBAN PATTERN AND FORM

B.2 CONNECTION TO THE STREET:
Orient units to the street, establish clear residential entry, and create strong residential rhythm along the street.

B.3 CHARACTER OF OPEN SPACE:
Define park space with a legible volume; orient units to the park for visual interest.

C.1 / C.2 CORNER vs MID-BLOCK SITE:
Utilize features of a corner site (despite being a mid-block site) due to visibility of the building across adjacent open space.

D.5 RESPECT FOR ADJACENT SITES: *Develop interstitial spaces between adjacent existing apartment building and park, both in program and scale transition.*

CAPITOL HILL GUIDELINE CS2.I STREETScape COMPATIBILITY:
Enhance residential character of streetscape with street trees, ROW plantings, and units at grade.

CAPITOL HILL GUIDELINE CS2.II CORNER LOTS:
Emphasize 'corner' nature of site and activate the dominant corner adjacent to park.

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

A.4 EVOLVING NEIGHBORHOODS:
Establish a strong precedent for current and future buildings, considering the lack of unified character within the predominately residential neighborhood.

PL2: WALKABILITY

B.1 EYES ON THE STREET:
Orient units towards the street and park to encourage natural surveillance.

B.2 LIGHTING FOR SAFETY:
Integrate lighting into streetfront and along interior edges to enhance safety.

CAPITOL HILL GUIDELINE PL2.I HUMAN SCALE:
Utilize simple detailing as part of the architectural expression to enhance the pedestrian experience.

CAPITOL HILL GUIDELINE PL2.II PEDESTRIAN OPEN SPACES AND ENTRANCES:
Provide a clearly defined primary residential entry that is legible from the public way.

CAPITOL HILL GUIDELINE PL2.III PERSONAL SAFETY AND SECURITY:
Consider lighting, landscaping, gates/fences and other buffers to enhance safety and the boundary between public and private spaces.

PL3: STREET LEVEL INTERACTION

A.1c COMMON ENTRIES:
Establish a clearly identifiable entry that clearly transitions from the public way.

A.1d INDIVIDUAL ENTRIES:
Provide a smaller proportioned individual entry that is buffered from the sidewalk, but enhances the pedestrian experience.

A.2 ENSEMBLE OF ELEMENTS:
Integrate landscaping, hardscape, lighting and architectural detailing to complement the entries.

B.2 RESIDENTIAL EDGES:
Implement elements that balance privacy and security for units at grade.

PL4: ACTIVE TRANSPORTATION

B.2 PLANNING AHEAD FOR BICYCLISTS:
Provide convenient parking that can be a visual feature for the building.

DC1: PROJECT USES AND ACTIVITIES

A.4 VIEWS AND CONNECTIONS:
Orient interior uses to maximize views of adjacent park and streetfront.

CAPITOL HILL GUIDELINE DC1.II SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS:
Organize interior program to allow building services to screened from the public realm.

DC2: ARCHITECTURAL CONCEPT

A.2 REDUCING PERCEIVED MASS:
Incorporate secondary elements to establish a facade rhythm that breaks down the overall composition.

B.1 FAÇADE COMPOSITION:
Address the visibility of building from multiple viewpoints with a unified architectural concept and well proportioned composition.

D.1 HUMAN SCALE:
Include fenestration and secondary elements that enhance the scale of the facades.

DC3: OPEN SPACE CONCEPT

B.3 CONNECTIONS TO OTHER OPEN SPACE:
Locate outdoor common area to take advantage of park view and other territorial views.

C.1 REINFORCE EXISTING OPEN SPACE:
Define the edge of the adjacent park- both the physical boundary and the volume of the outdoor 'room'.

CAPITOL HILL GUIDELINE DC3.II LANDSCAPE DESIGN TO ADDRESS SPECIAL SITE CONDITIONS:
Utilize landscaping to enhance the pedestrian experience, provide buffers to residential spaces, and establish boundaries between public and private spaces.

DC4: EXTERIOR ELEMENTS AND FINISHES

A.1 EXTERIOR FINISH MATERIALS:
Incorporate high quality materials that allow for small scale detailing.

C.1 LIGHTING:
Consider lighting as another element to compose with the overall architectural concept.

CAPITOL HILL GUIDELINE DC4.II EXTERIOR FINISH MATERIALS:
Integrate materials that provide scale and visual interest from multiple viewpoints.

SCHEME A: CODE COMPLIANT

42,500 GSF
60 UNITS
1.78 FAR

POSITIVE

- NO DEPARTURES REQUIRED
- DENSEST SCHEME

NEGATIVE

- SERVICE FUNCTIONS ADJACENT TO PARK
- CODE MINIMUM SIDE SETBACK ADJACENT TO PARK
- STAIR TOWER BULK FACING ADJACENT APARTMENT BUILDING
- PROGRAM AND EXITING DOES NOT ACTIVATE SPACE BETWEEN STRUCTURES

- RESIDENTIAL
- COMMON
- CIRCULATION / CORE
- BUILDING SERVICES
- PRIMARY ENTRANCE



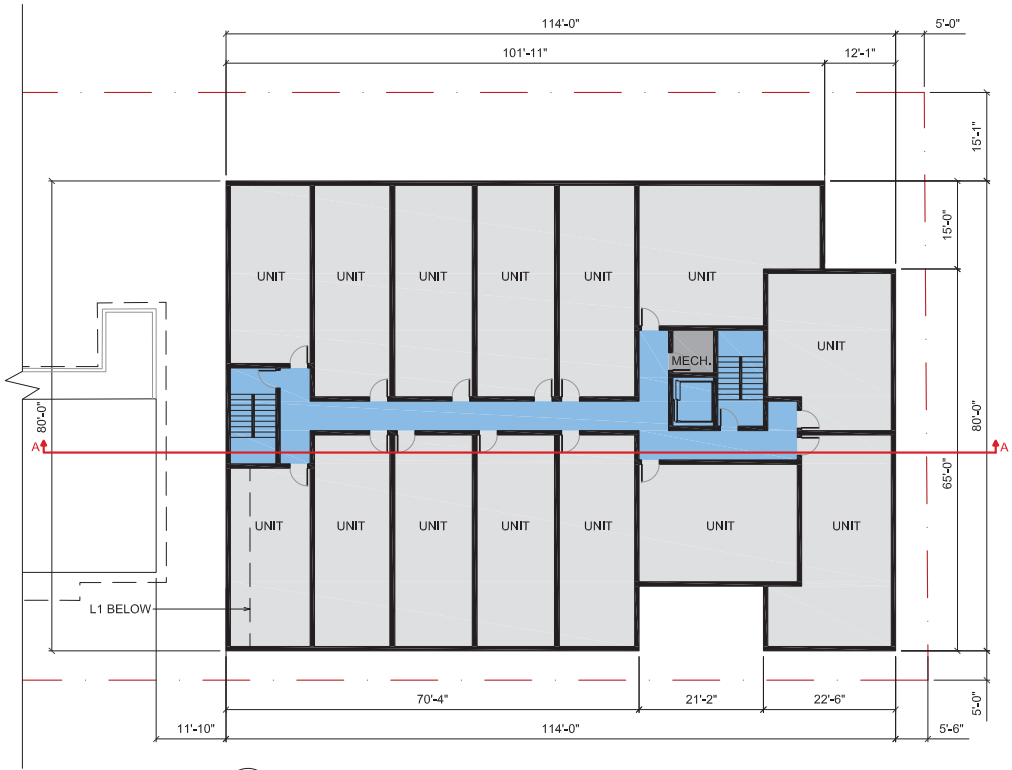
SITE / STREET LEVEL PLAN

SCALE: 1/16" = 1'-0"

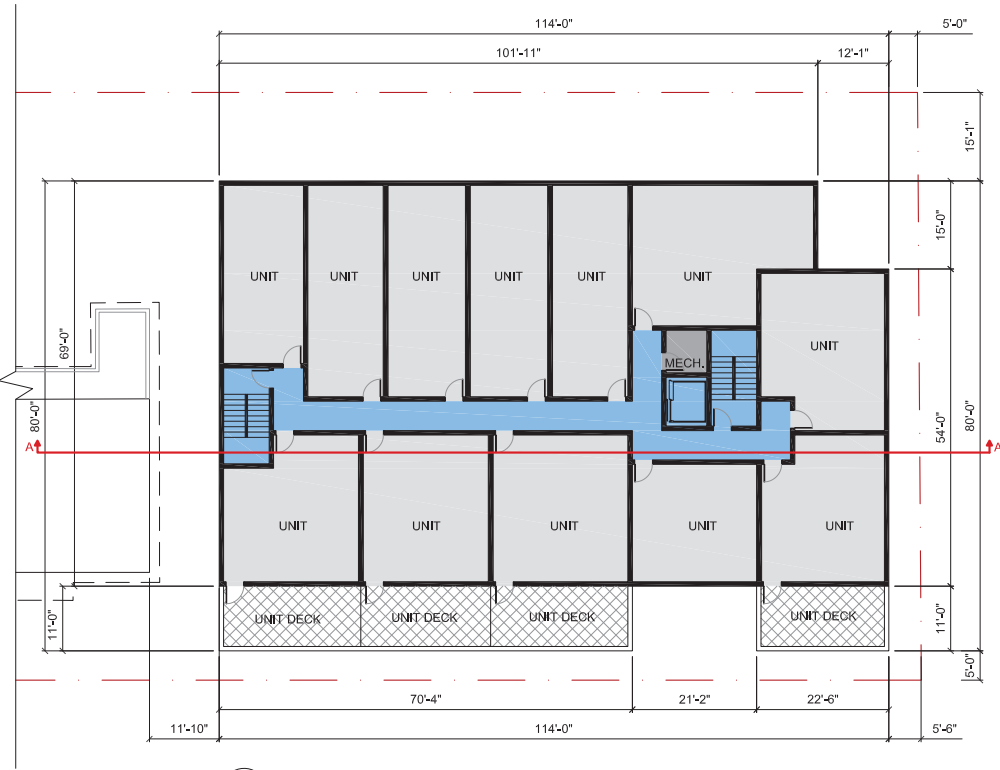


SCHEME A: CODE COMPLIANT

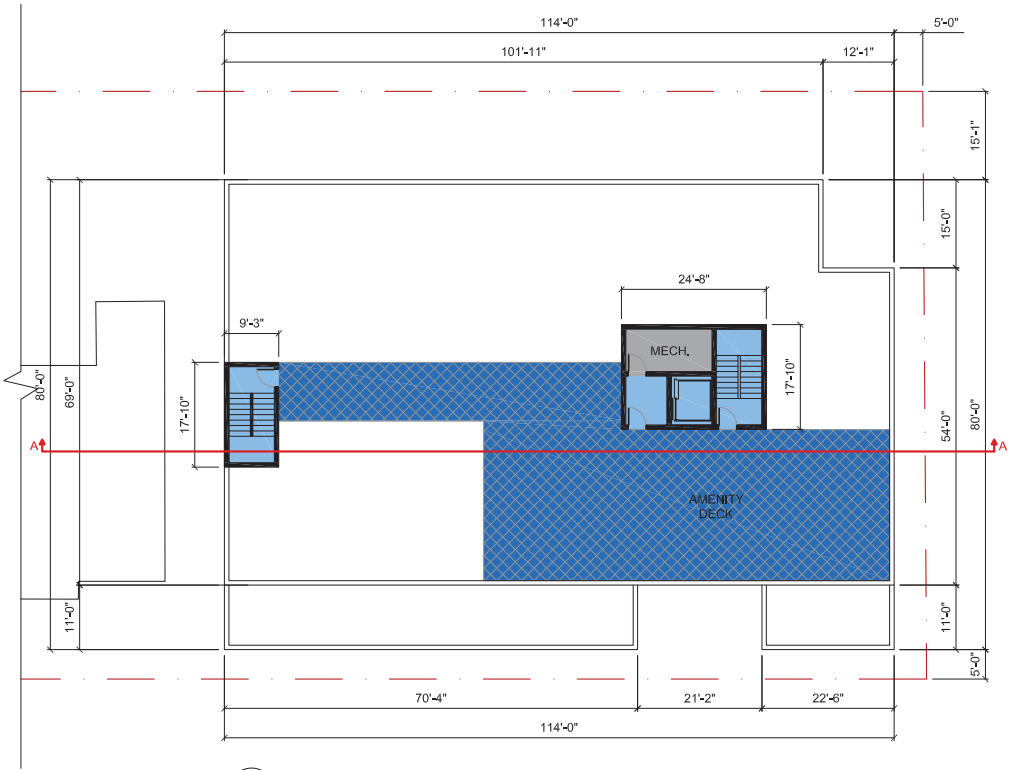
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LEVEL 2-3



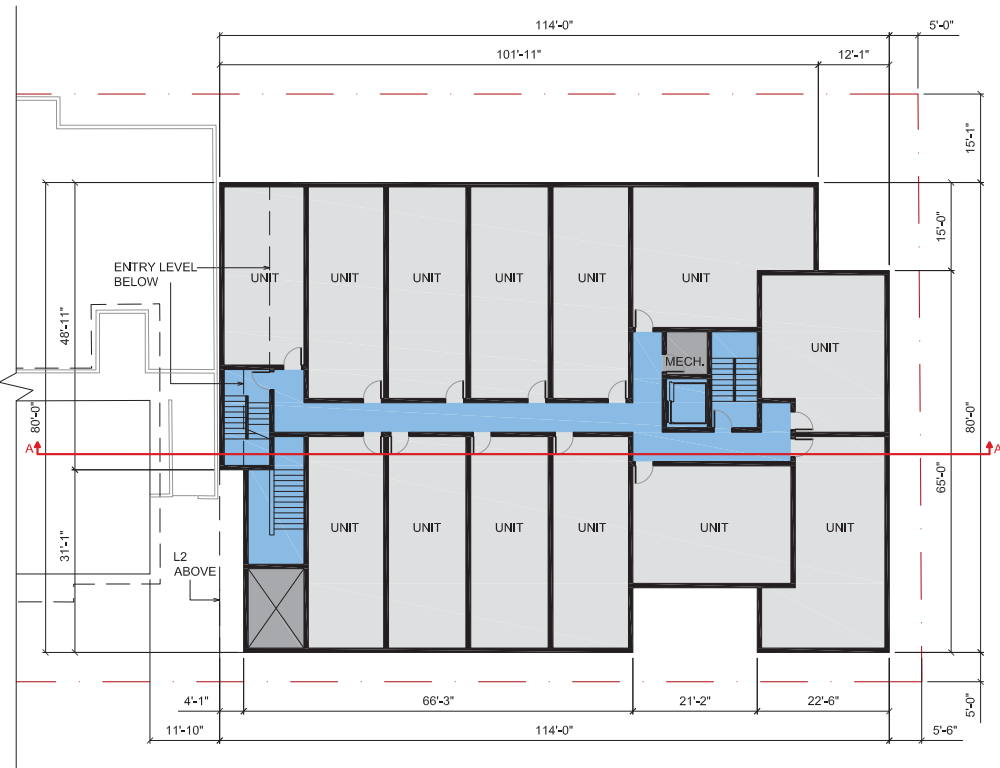
LEVEL 4



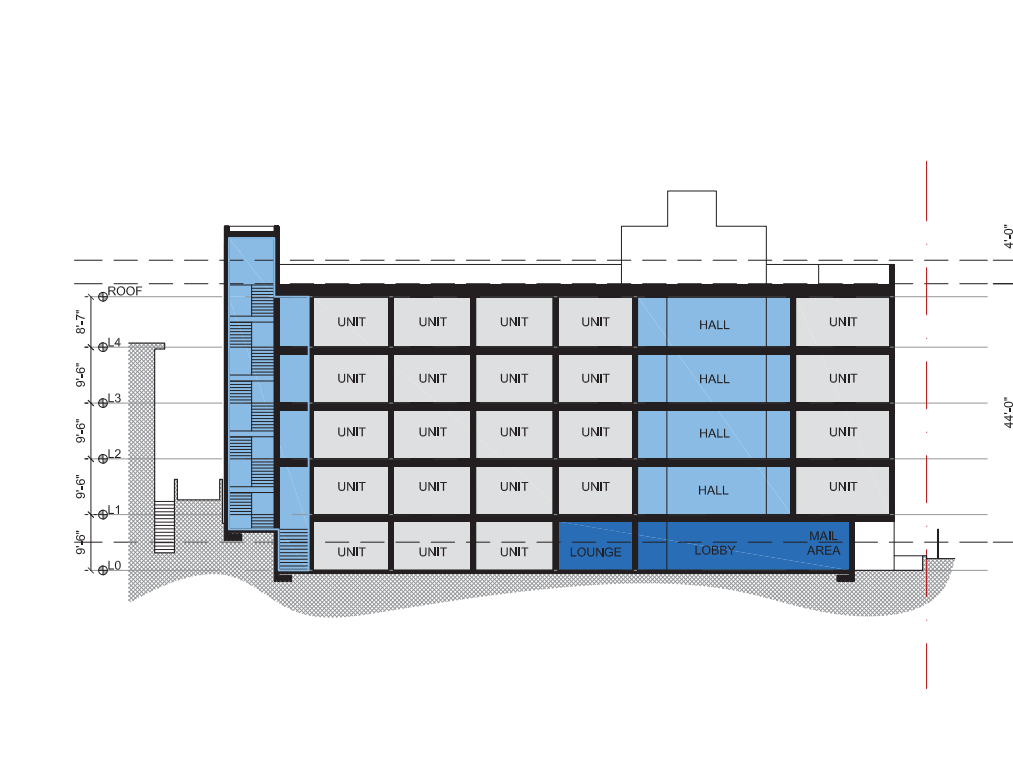
ROOF



ENTRY LEVEL



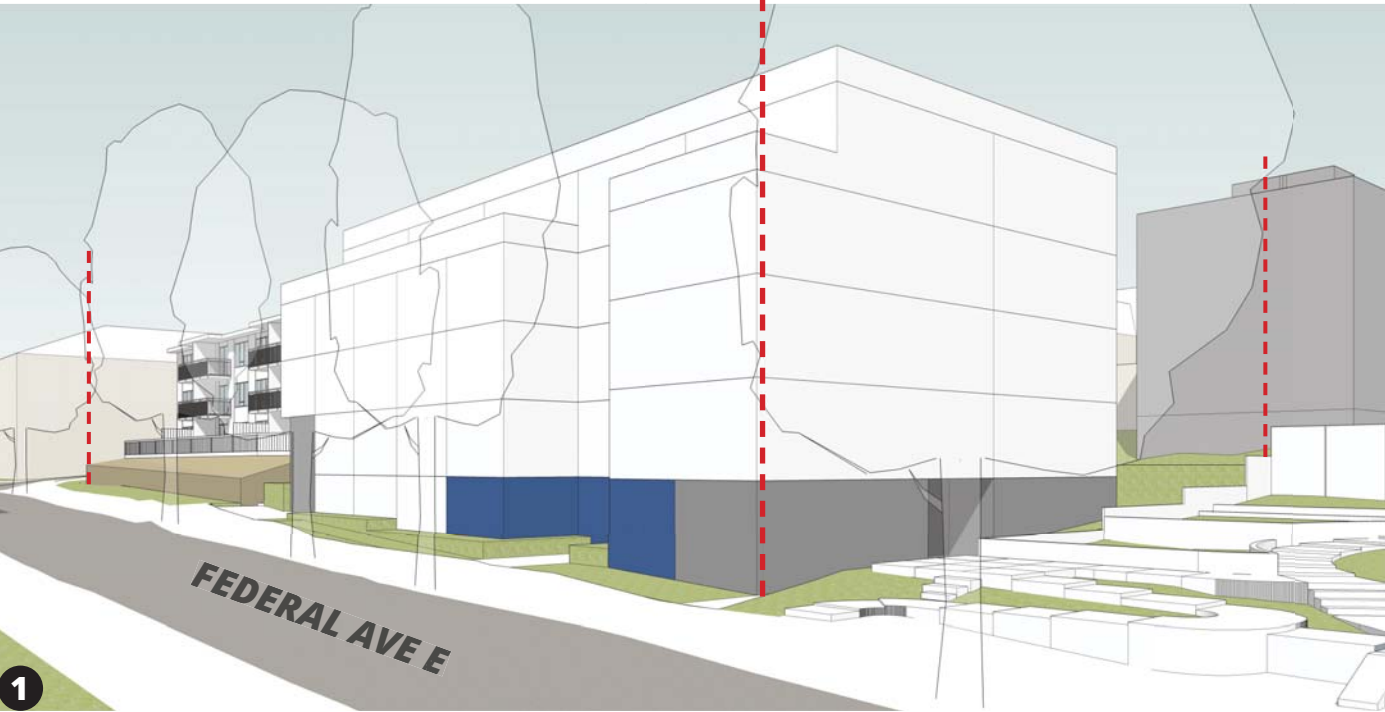
LEVEL 1



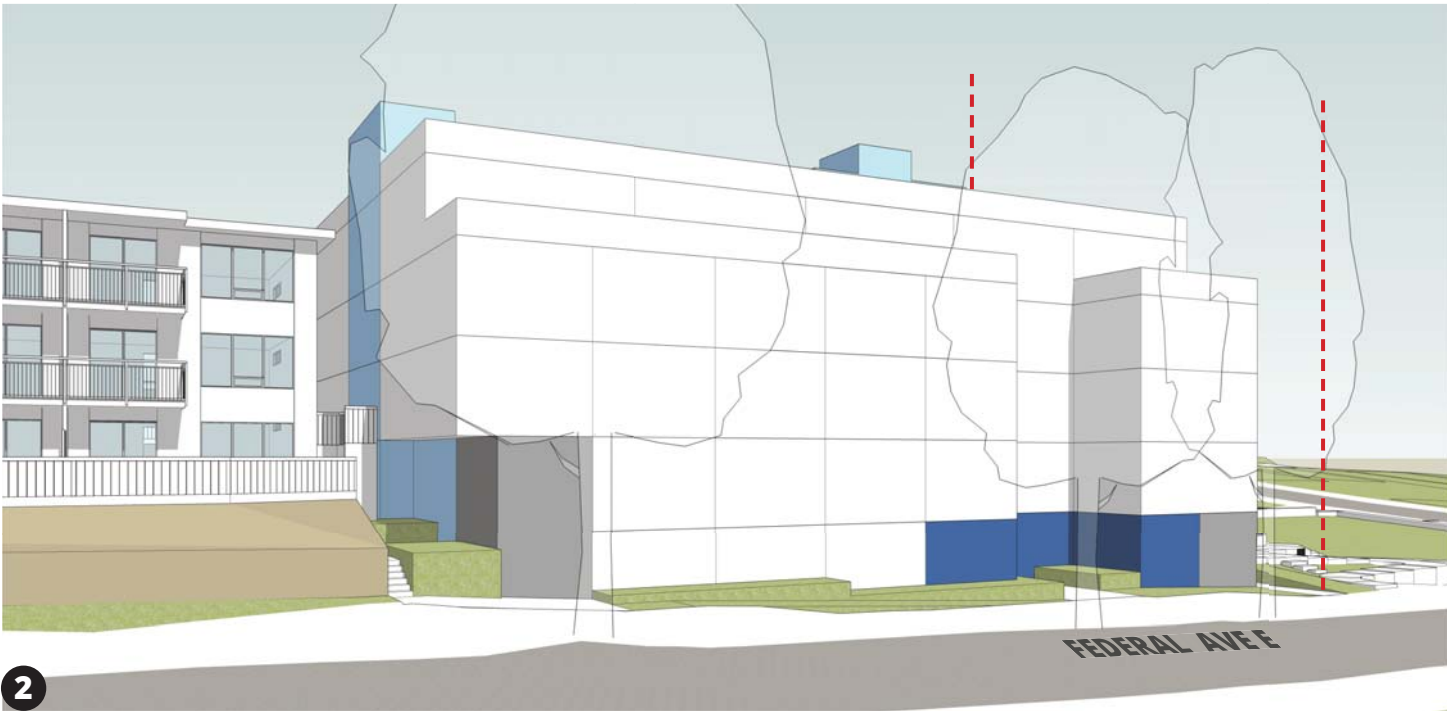
SECTION A

SCHEME A: CODE COMPLAINT

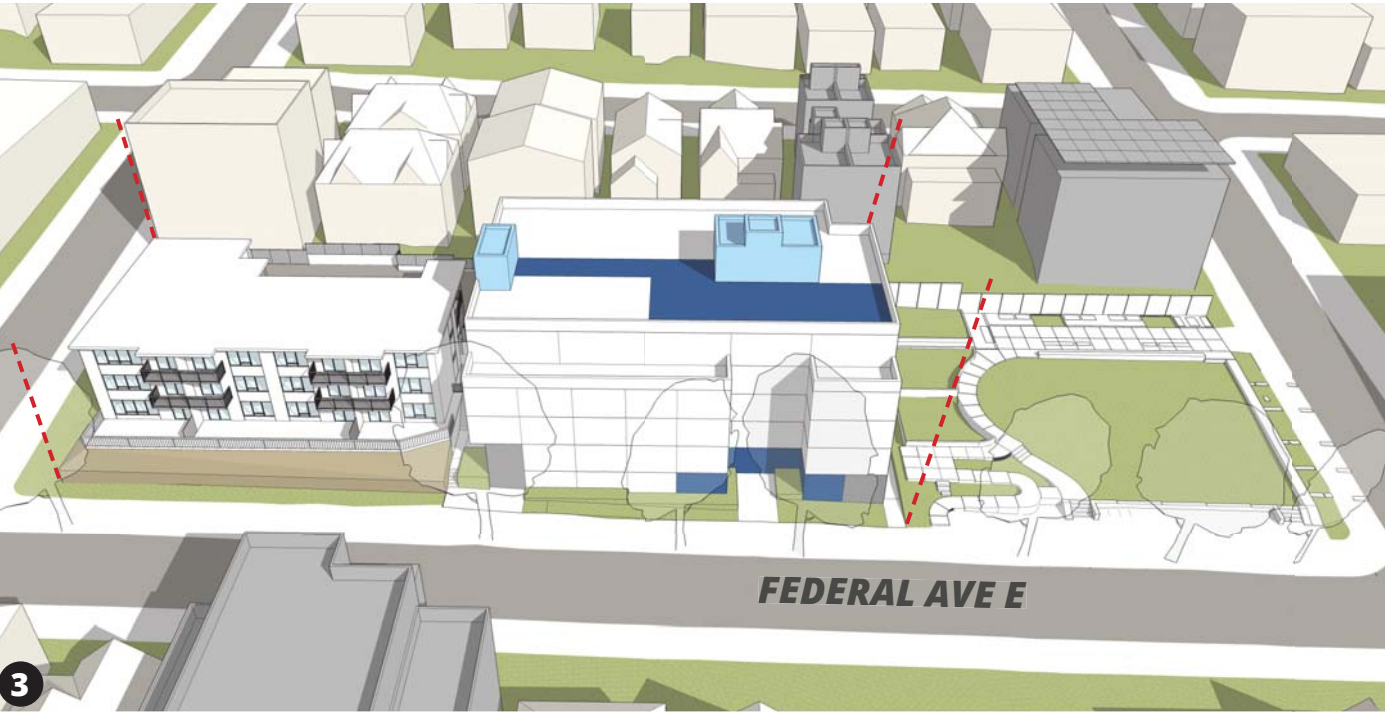
RESIDENTIAL COMMON CIRCULATION / CORE BUILDING SERVICES



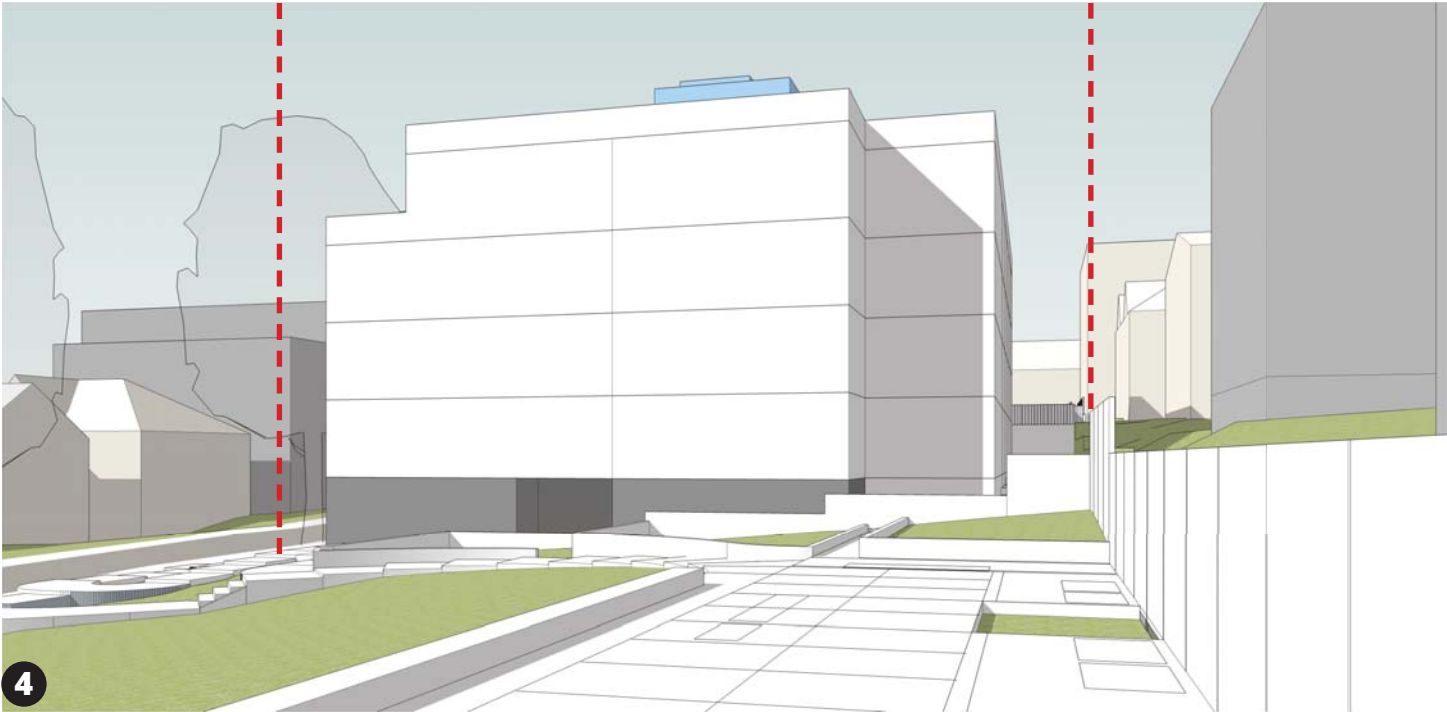
PERSPECTIVE LOOKING AT SOUTHWEST CORNER



PERSPECTIVE LOOKING AT NORTHWEST CORNER



AERIAL LOOKING EAST

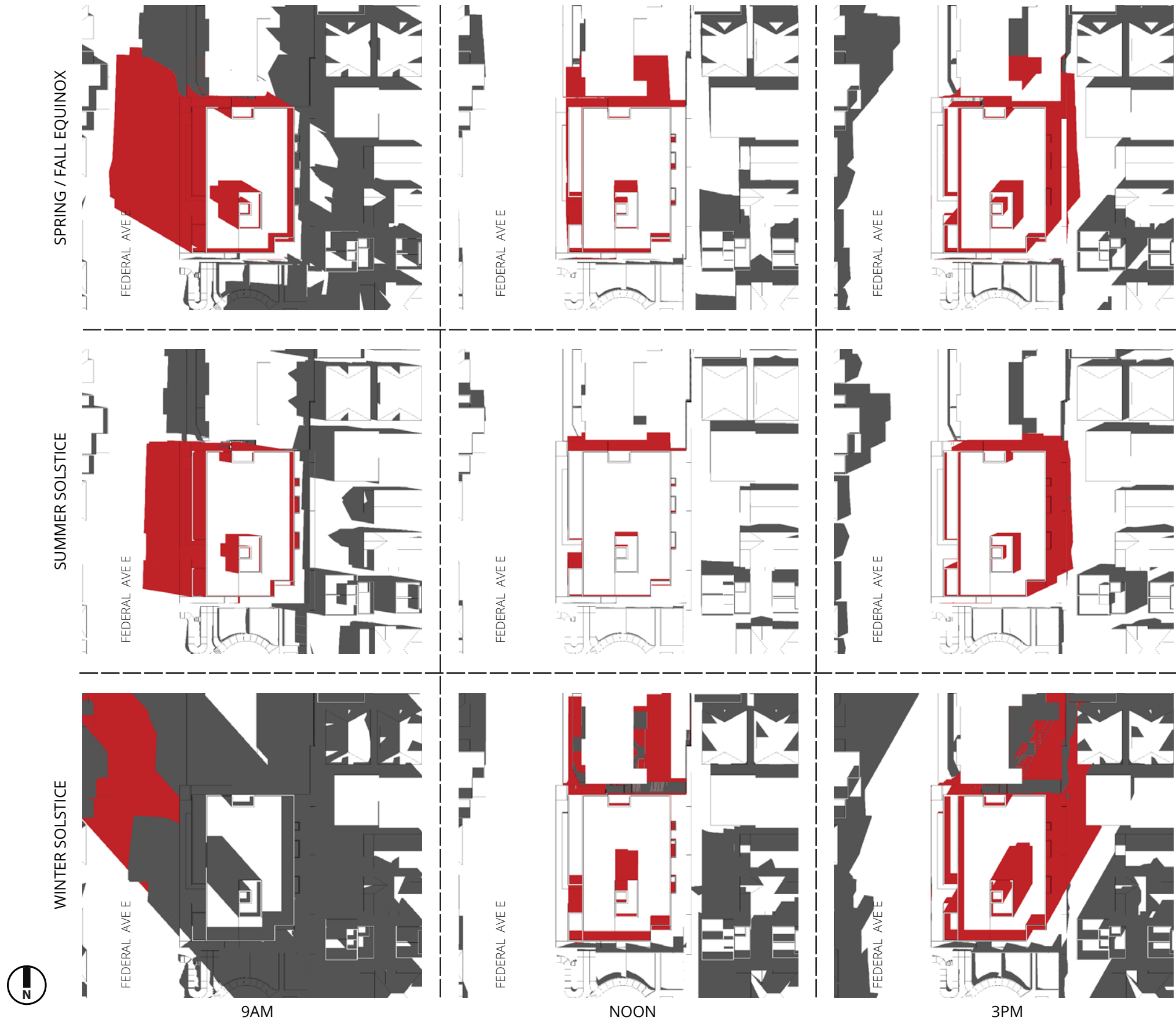


PERSPECTIVE LOOKING AT SOUTHEAST CORNER

SCHEME A: DEPARTURES

No Departures requested

SCHEME A: SUN PATH/SHADOW STUDY



SCHEME B

38,500 GSF
59 UNITS
1.61 FAR

POSITIVE

- INCREASED SEPARATION BETWEEN THE NEW AND EXISTING BUILDING
- SLIGHTLY LARGER THAN REQUIRED SIDE SETBACK FACING PARK

NEGATIVE

- DEPARTURES REQUIRED
- STAIR TOWER BULK FACING PARK AND ADJACENT APARTMENT BUILDING
- CENTRALIZED ROOF DECK / REDUCED ROOF DECK AMENITY
- TRASH/ELEC VAULT FACE STREET
- AT GRADE AMENITY FULLY SHADED
- LIMITED UNITS FACING THE PARK
- INEFFICIENT, NARROW UNITS

- RESIDENTIAL
- COMMON
- CIRCULATION / CORE
- BUILDING SERVICES
- PRIMARY ENTRANCE

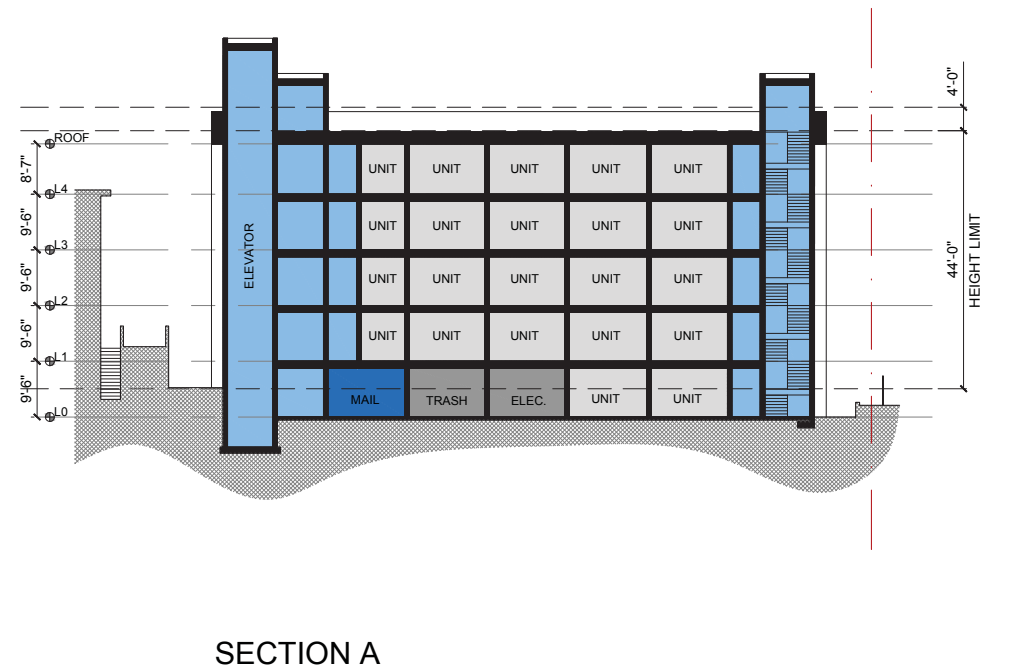
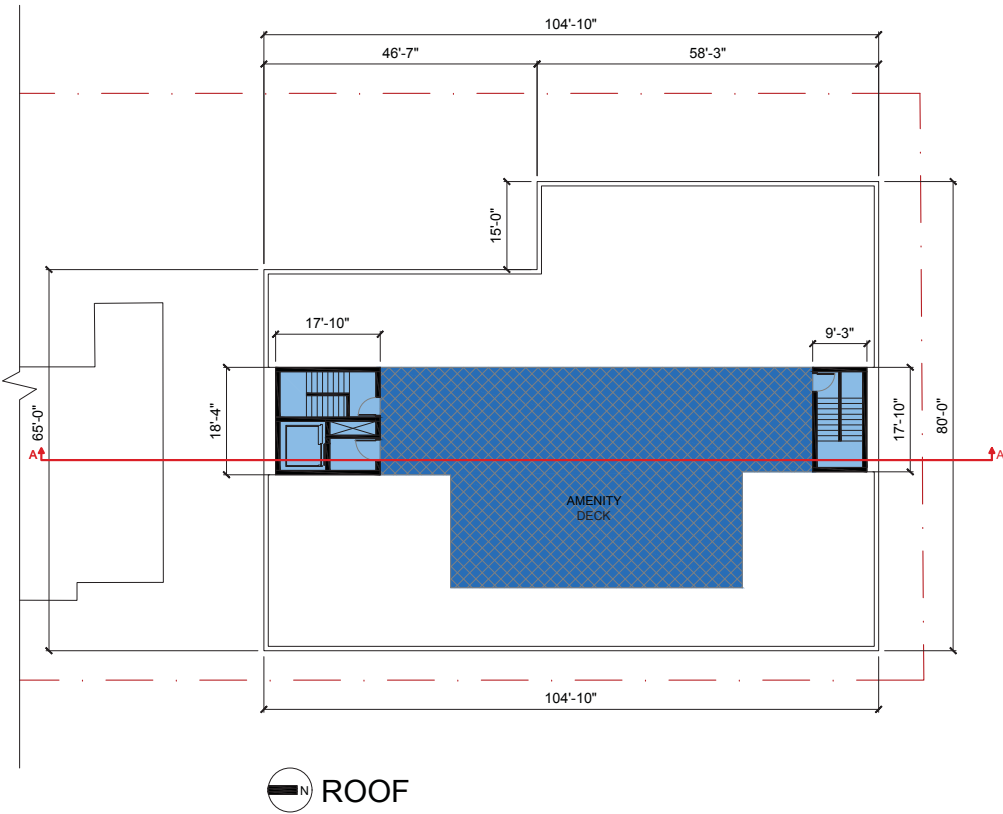
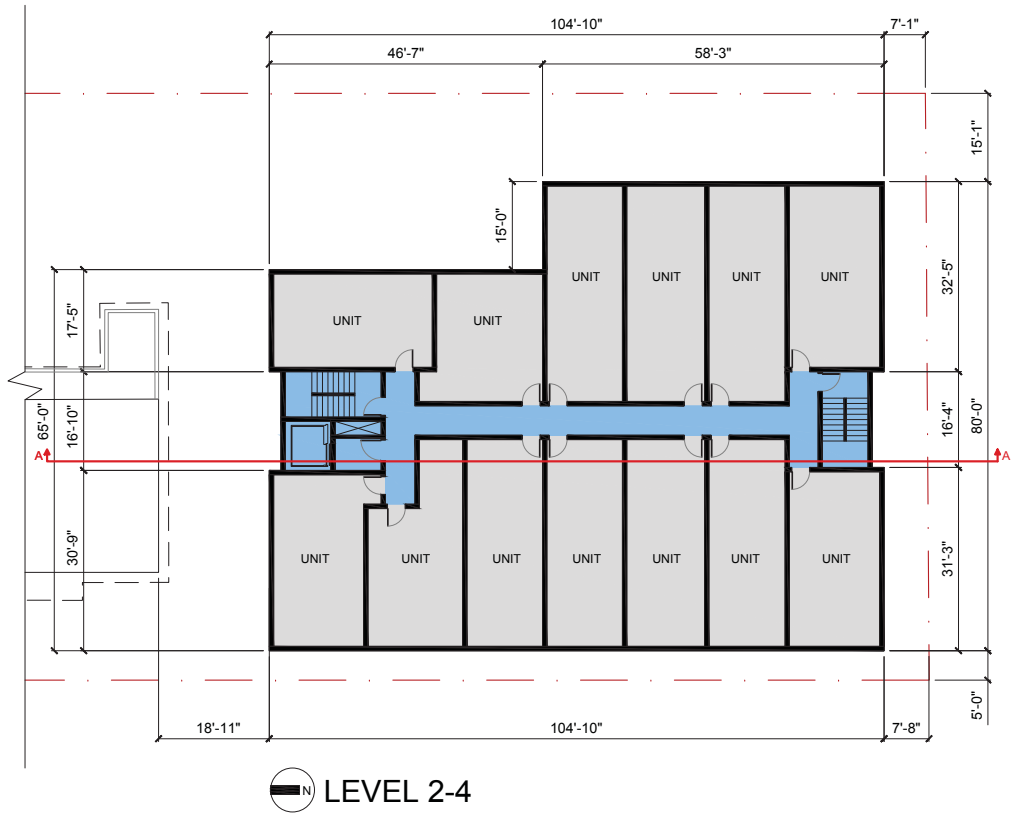


SITE / STREET LEVEL PLAN

SCALE: 1/16" = 1'-0"

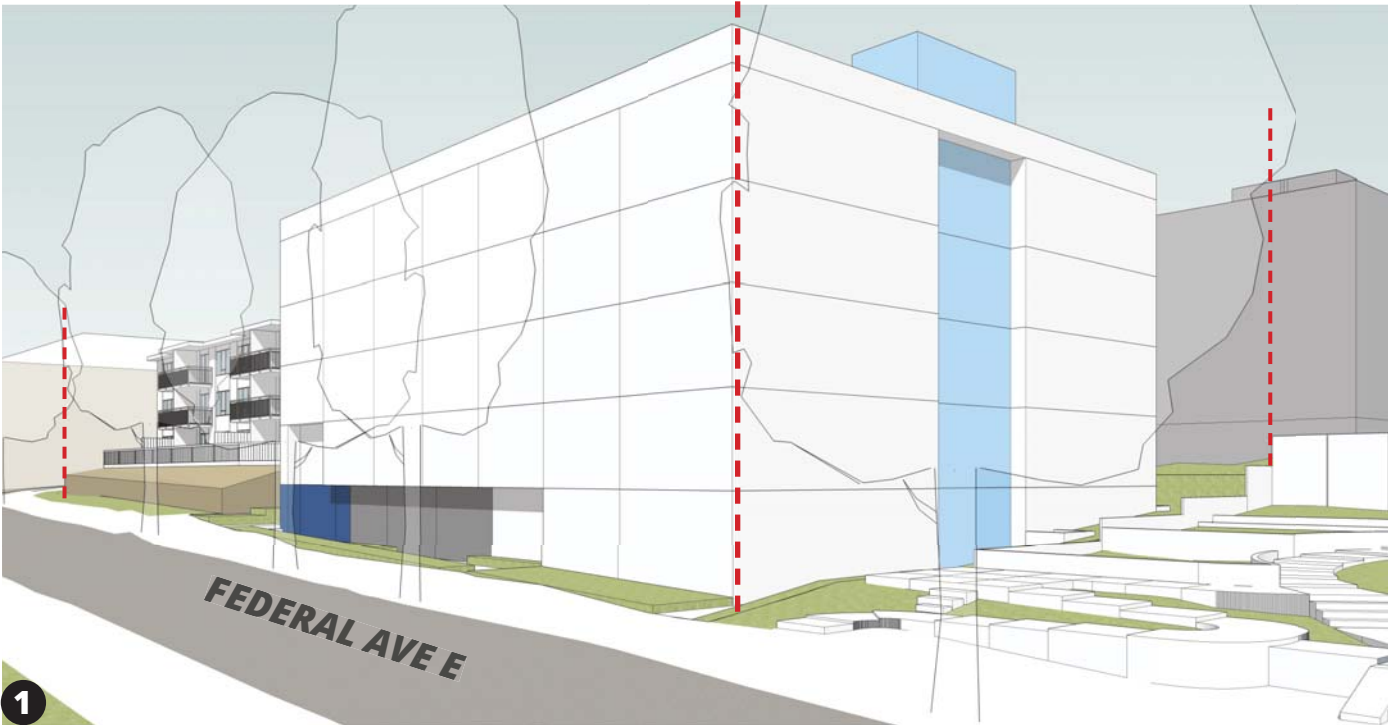


SCHEME B
SCALE: 1/32" = 1'-0"

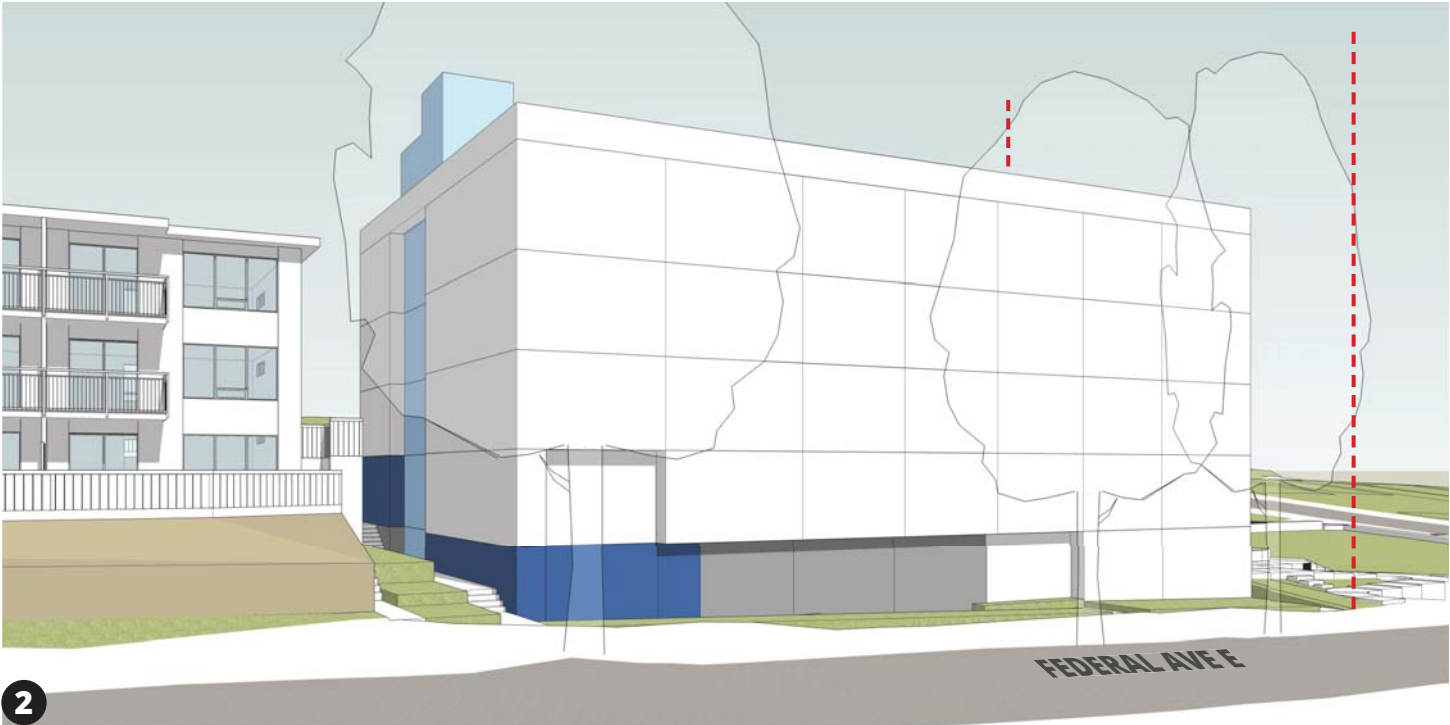


SCHEME B

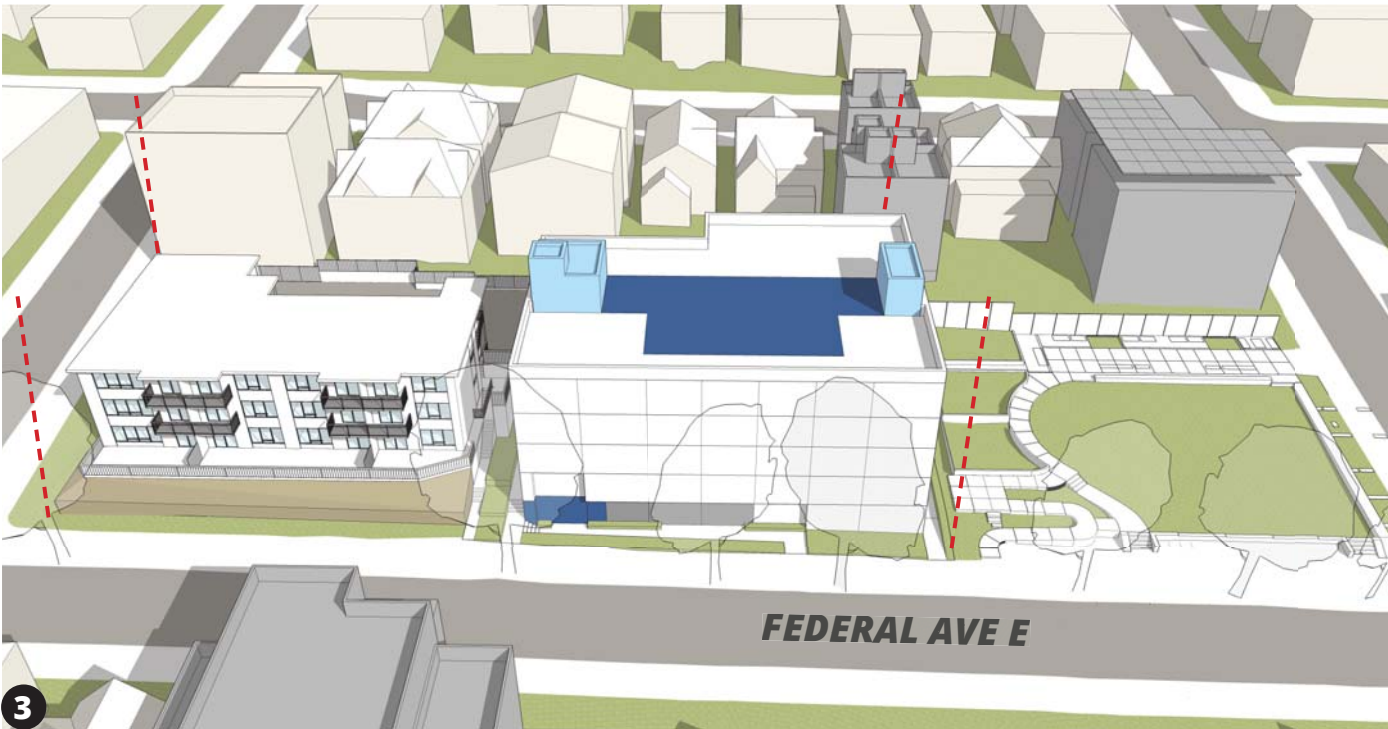
RESIDENTIAL COMMON CIRCULATION / CORE BUILDING SERVICES



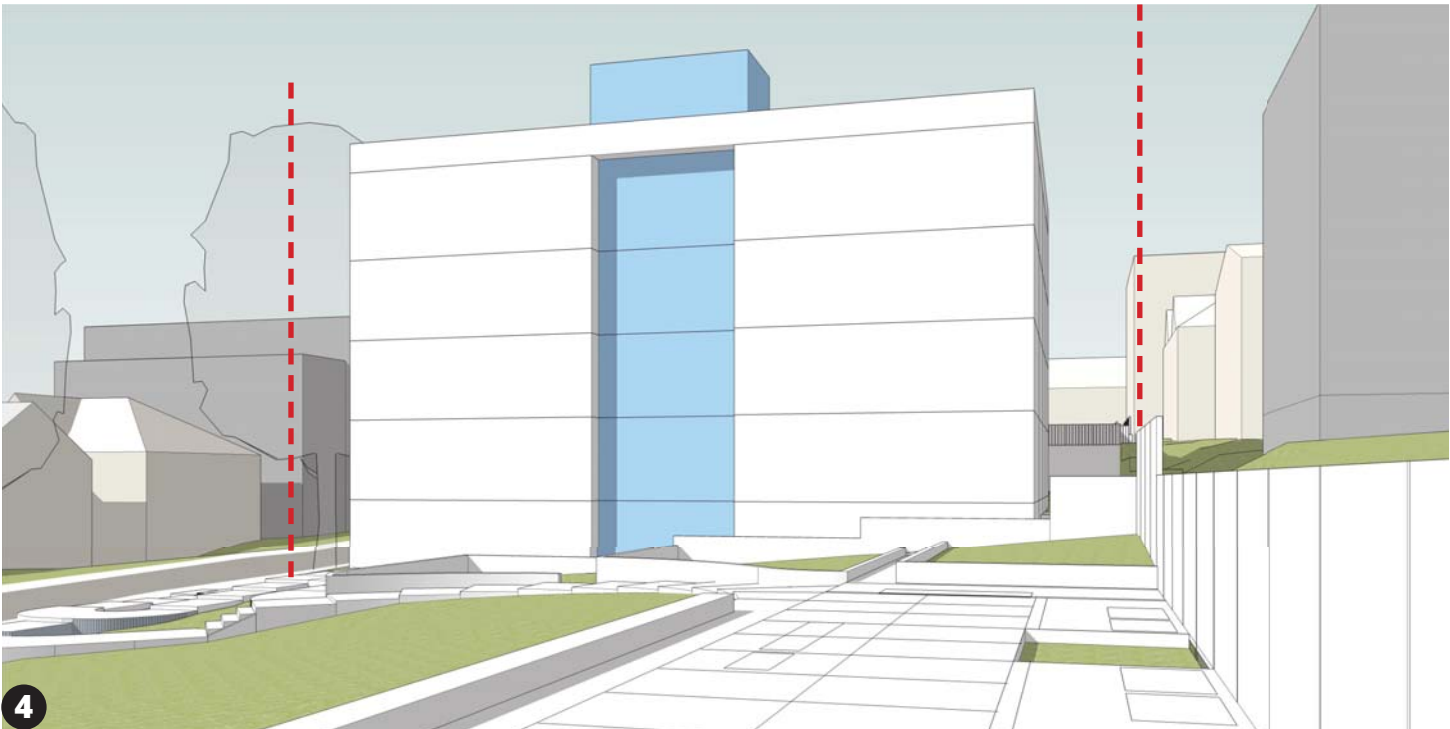
1
PERSPECTIVE LOOKING AT SOUTHWEST CORNER



2
PERSPECTIVE LOOKING AT NORTHWEST CORNER



3
AERIAL LOOKING EAST



4
PERSPECTIVE LOOKING AT SOUTHEAST CORNER

SCHEME B: DEPARTURES

- 1 SMC 23.45.518.L.2 - LR3-40 UPPER LEVEL SETBACK FROM STREET LOT LINE**

REQUIRED: 16'-0" setback above 44'-0" along street lot line

PROPOSED: 5'-0" setback above 44'-0" along street lot line

JUSTIFICATION/GUIDELINES:

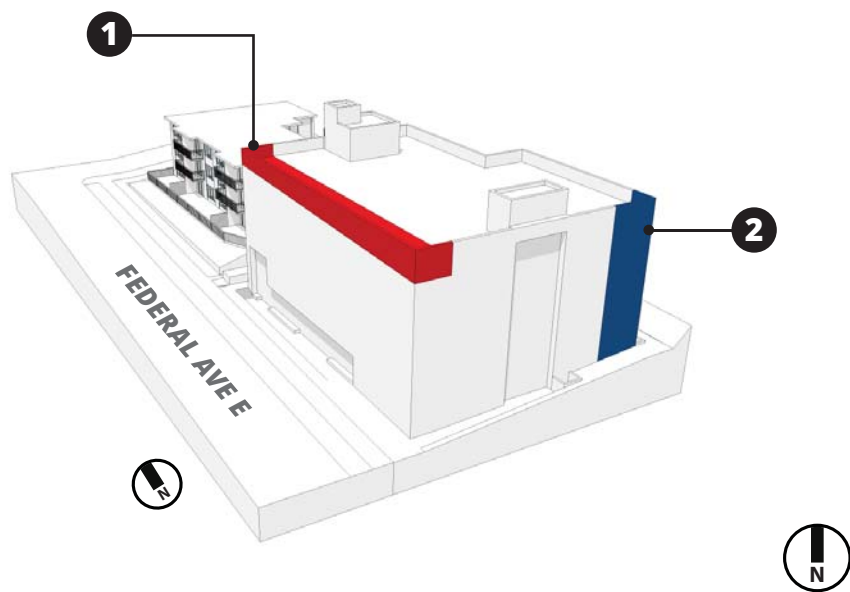
 - Upper level stepping of the building is out of character with the neighborhood (*CHG CS2.I: Streetscape Compatibility*)
 - Continuous facade allows for cohesive architectural concept (*DC2 B.1: Facade Composition*) and strong corner (*CS2 C.1: Corner Lot*)
- 2 SMC 23.45.527.B.1 - FACADE LENGTH IN LR3 ZONE**

REQUIRED: Depth of structure within 15'-0" of lot line not to exceed 65% of lot depth (65'-0" allowed at south side lot line)

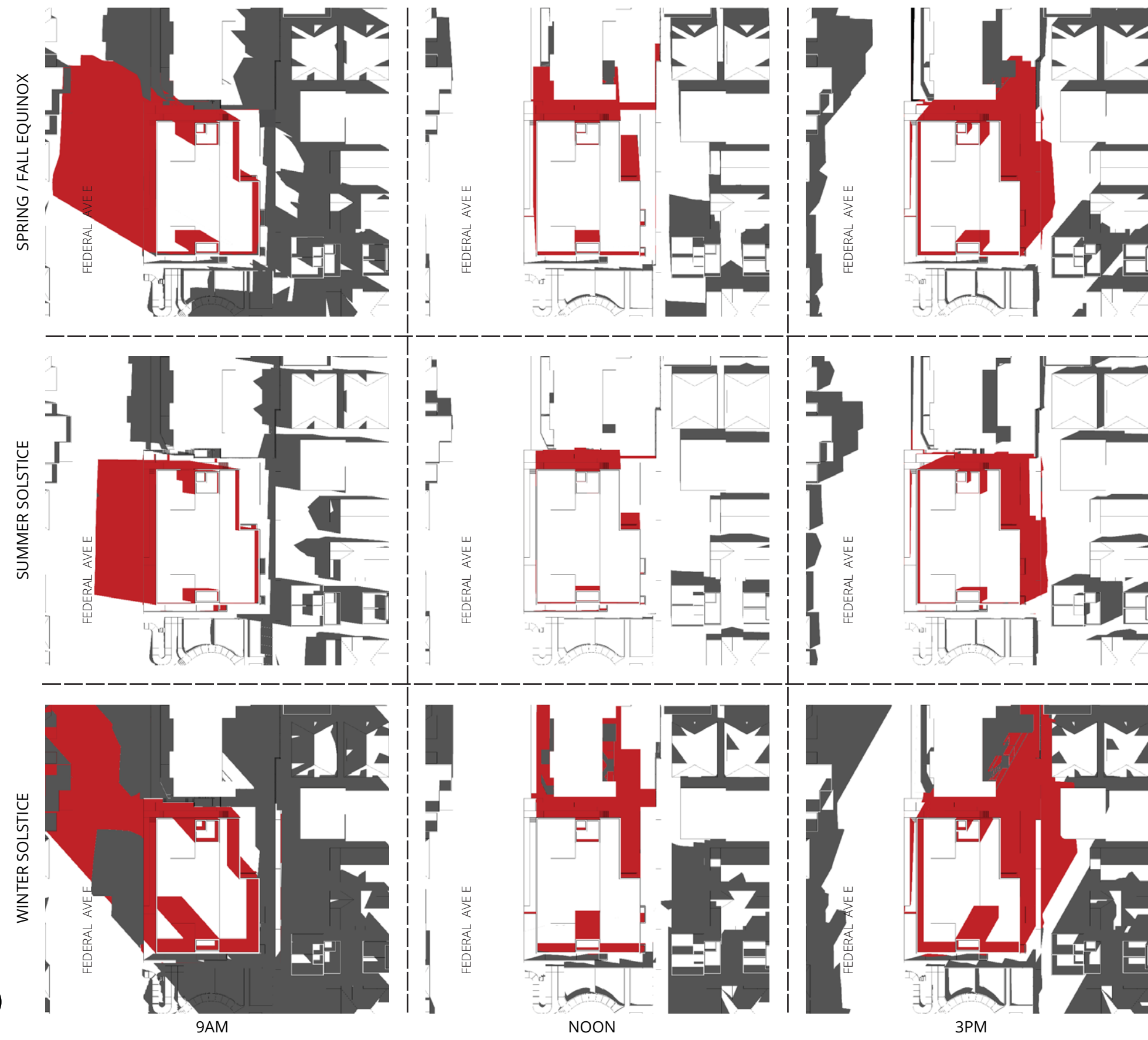
PROPOSED: 80% lot depth or 80'-0" facade length

JUSTIFICATION/GUIDELINES:

 - Allows for a consistent facade in keeping with neighborhood context (*CHG CS2.I: Streetscape Compatibility*) and facing park (*CS2 B.3: Character of Open Space*)
 - Allows for massing to shift away from north and east neighbors (*CS2 D.5: Respect for Adjacent Sites*) and allows facade articulation (*DC2 B.1: Facade Composition*)
 - Proposed setback is wider than required, reducing overall impact of departure request and providing buffer area to park (*CS2 B.3: Character of Open Space*)



SCHEME B: SUN PATH/SHADOW STUDY



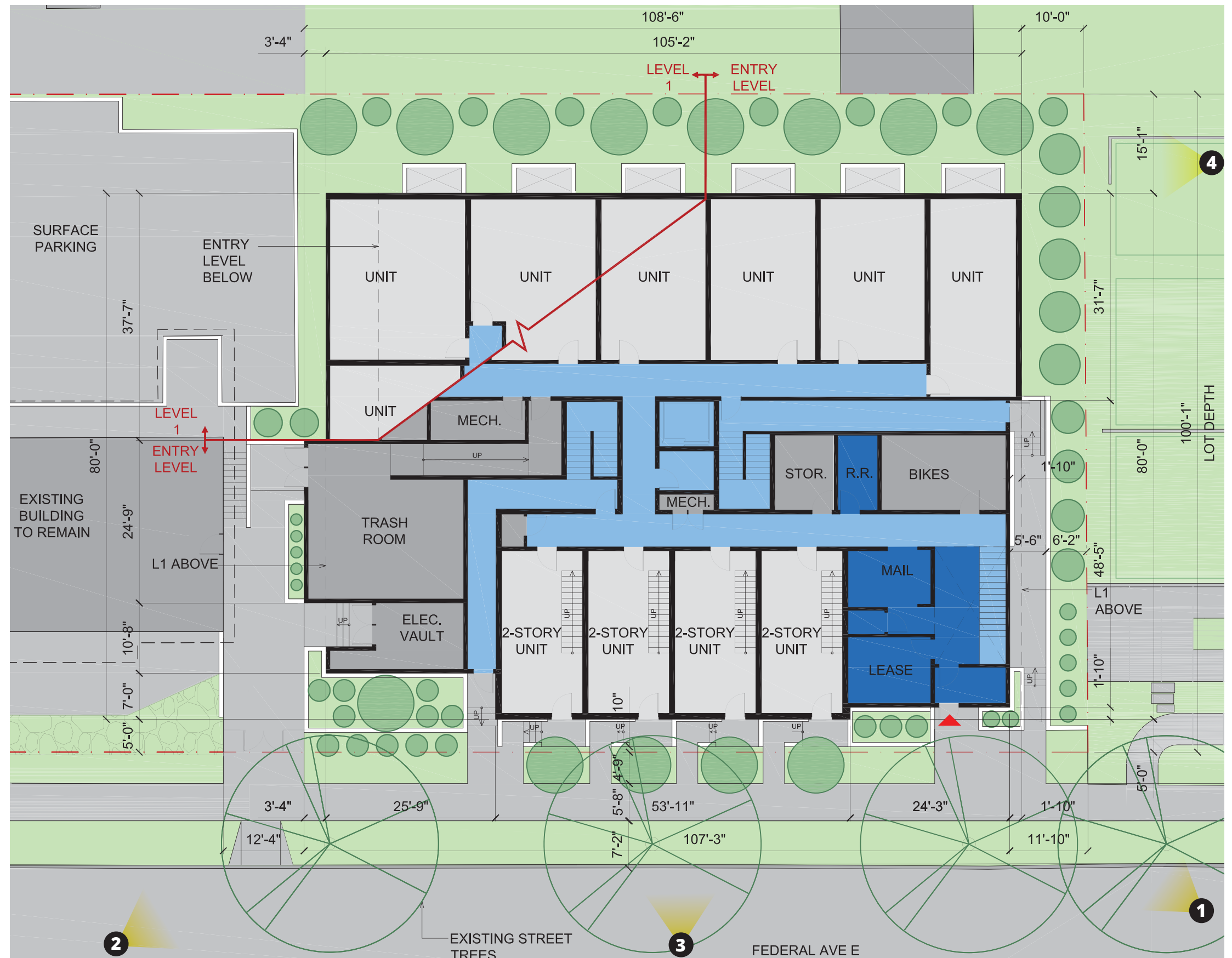
41,500 GFA
58 UNITS
1.74 FAR

- DOUBLE-HEIGHT LOBBY FACES PARK – MORE EYES ON PARK
- GENEROUS LANDSCAPE BUFFER NEXT TO PARK
- 2-STORY TOWNHOUSE UNITS FACING FEDERAL AVE E
- BUILDING FOOTPRINT RESPONDS TO NORTH NEIGHBOR
- CENTRALLY LOCATED CORE REDUCES BULK AT BUILDING EDGES
- MORE UNITS FACING THE PARK, VARIETY IN UNIT ORIENTATION
- OPPORTUNITY FOR CLEAR ARCHITECTURAL CONCEPT

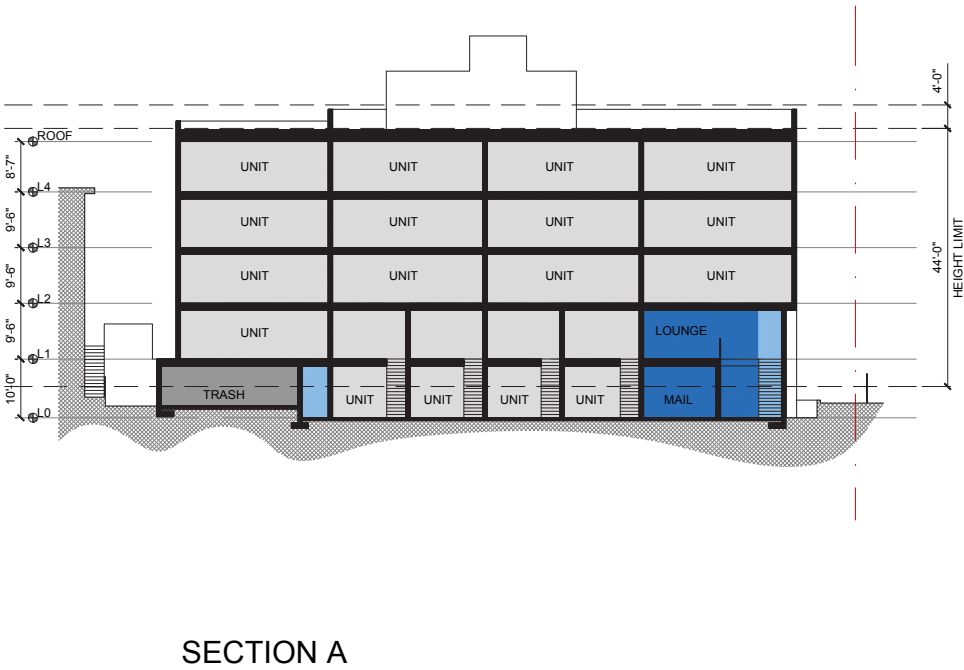
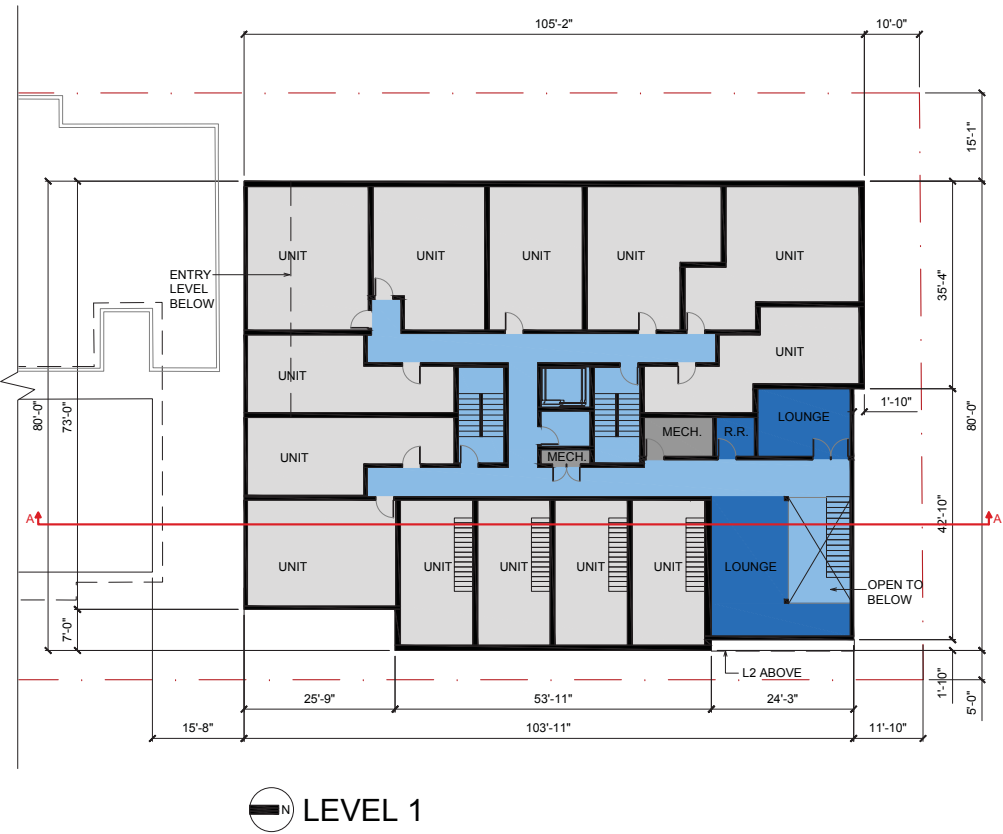
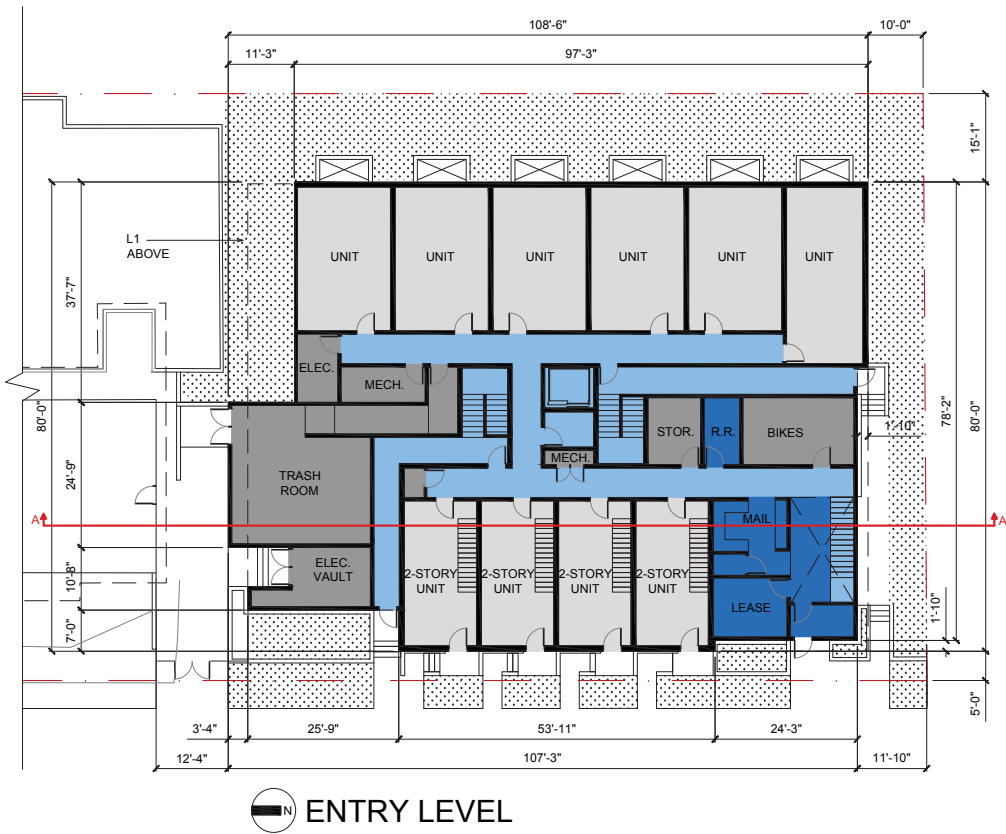
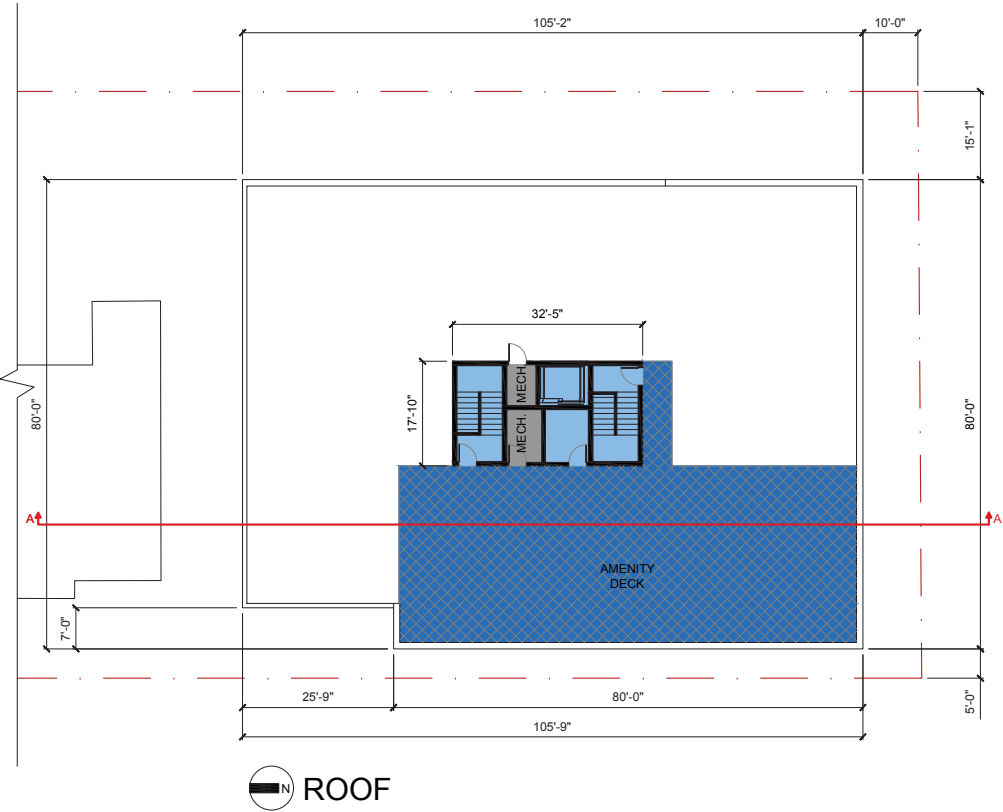
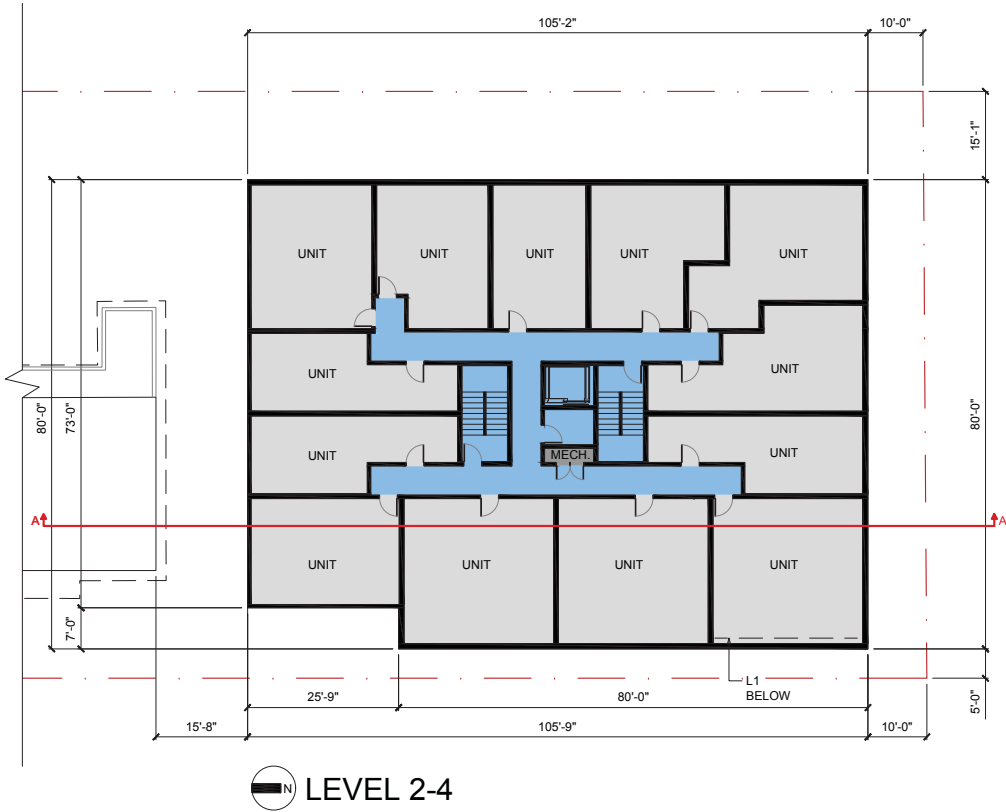
- DEPARTURES REQUIRED



SCALE: 1/16" = 1'-0"



SCHEME C: PREFERRED
SCALE: 1/32" = 1'-0"

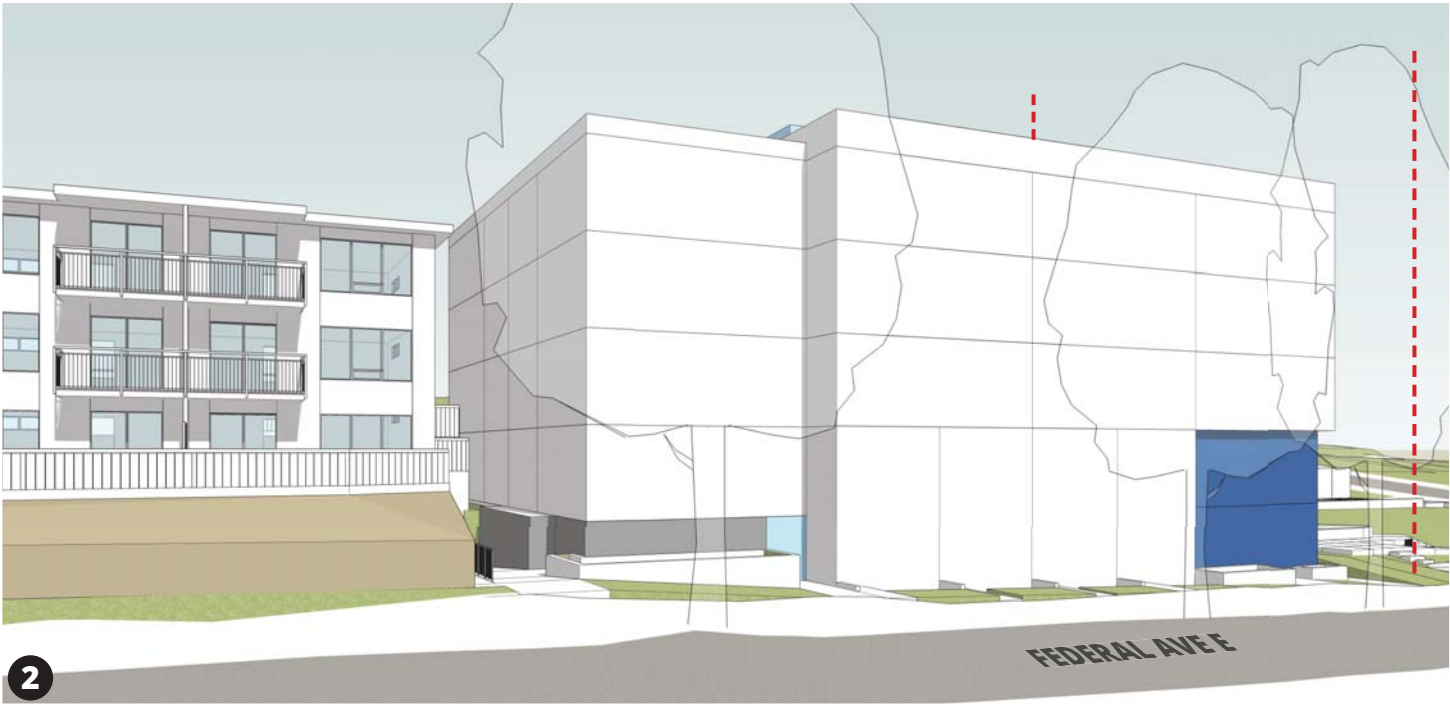


SCHEME C: PREFERRED

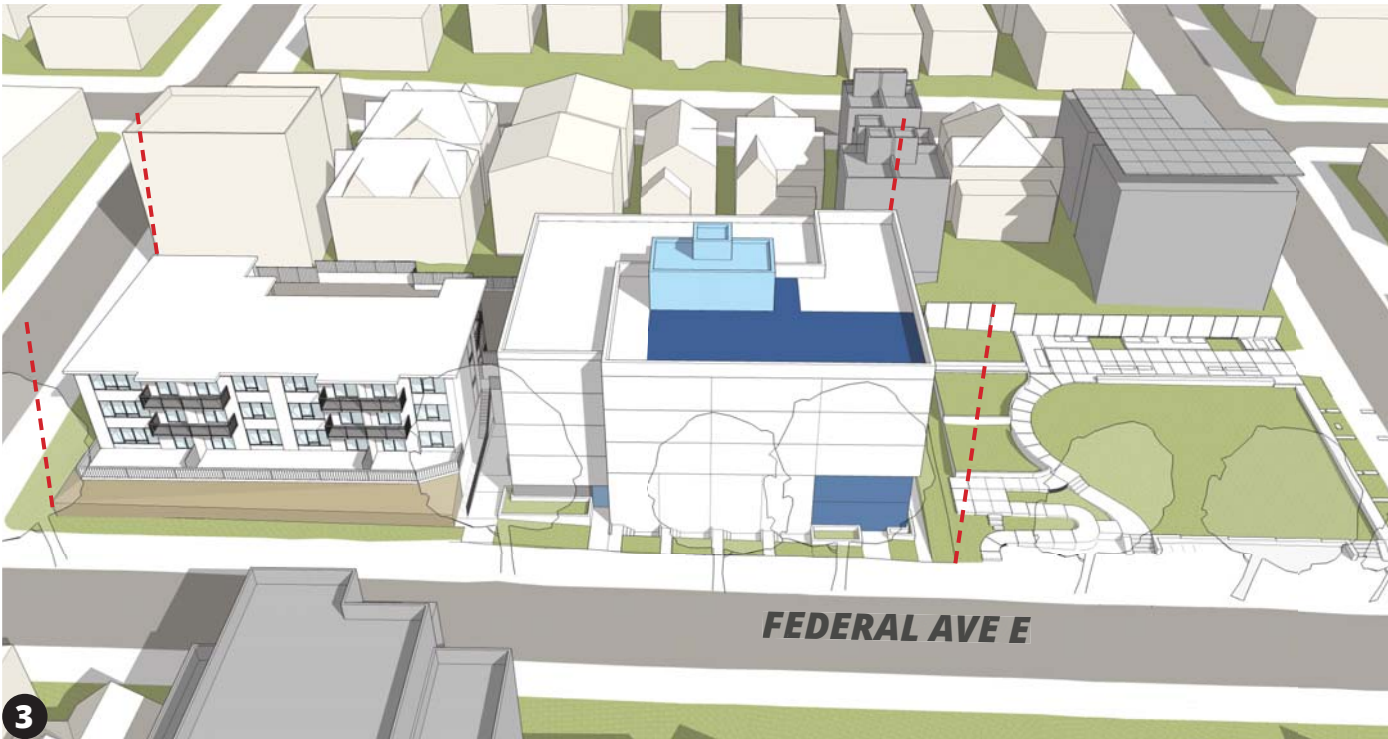
RESIDENTIAL COMMON CIRCULATION / CORE BUILDING SERVICES



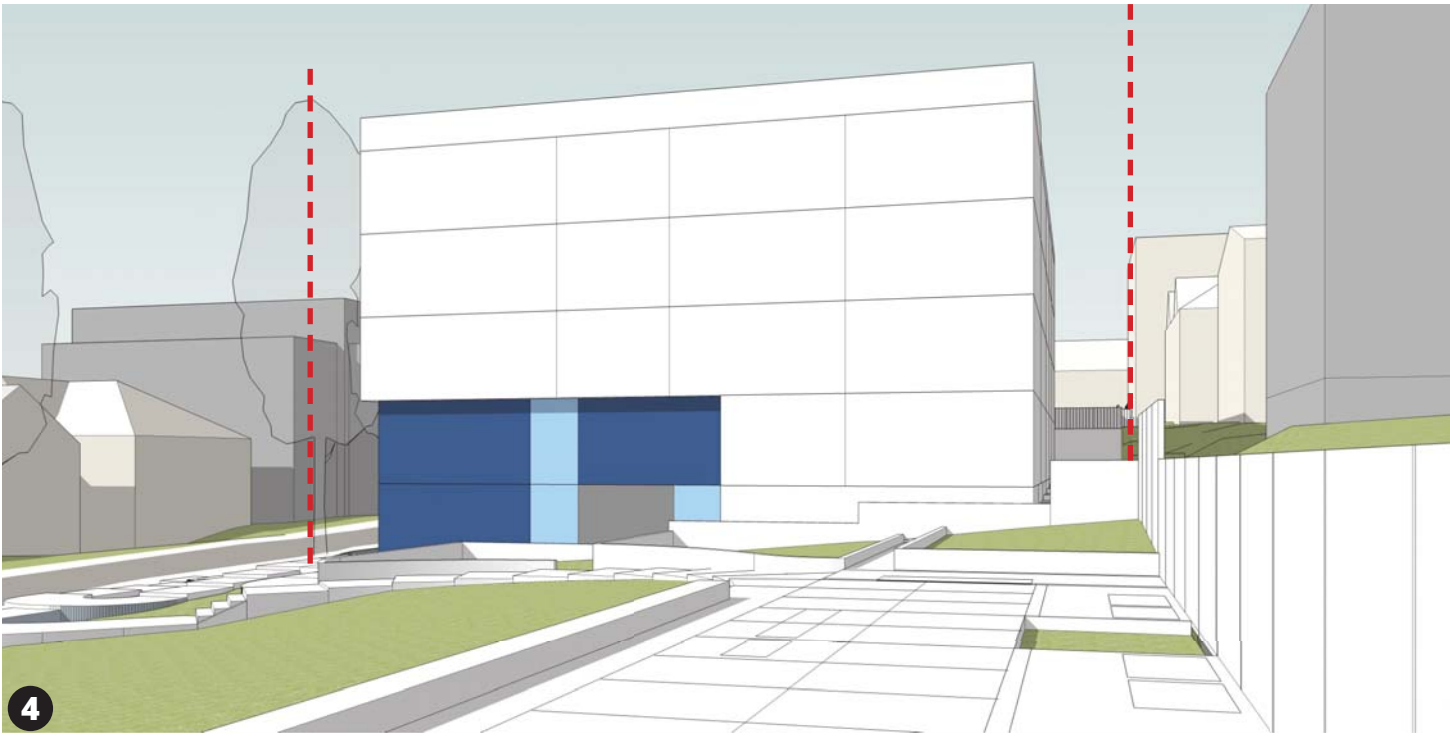
1
PERSPECTIVE LOOKING AT SOUTHWEST CORNER



2
PERSPECTIVE LOOKING AT NORTHWEST CORNER



3
AERIAL LOOKING EAST



4
PERSPECTIVE LOOKING AT SOUTHEAST CORNER

SCHEME C: DEPARTURES

- 1 SMC 23.45.518.L.2 - LR3-40 UPPER LEVEL SETBACK FROM STREET LOT LINE**

REQUIRED: 16'-0" setback above 44'-0" along street lot line.
PROPOSED: 12'-0" setback above 44'-0" for length = 25'-9"
5'-0" setback above 44'-0" for length = 80'-0"

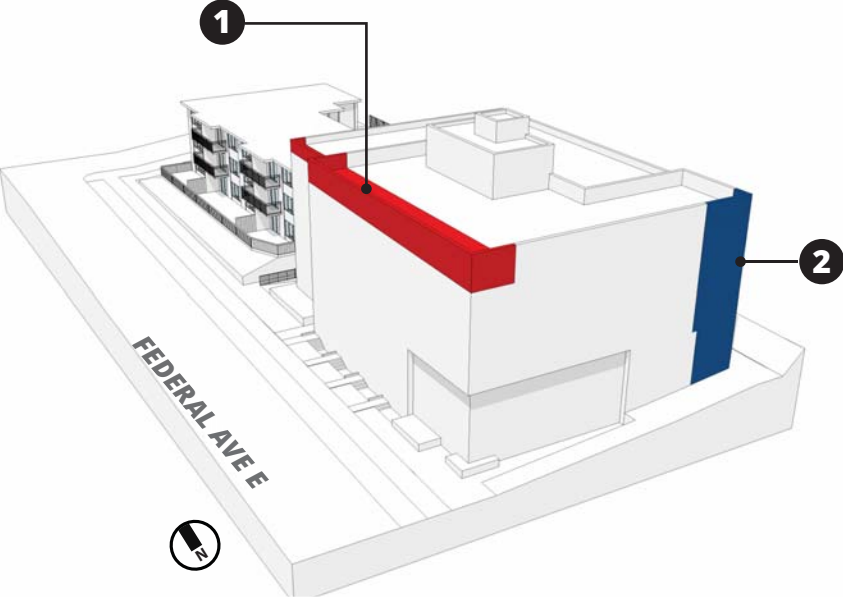
JUSTIFICATION/GUIDELINES:

 - Upper level stepping of the building is out of character with the neighborhood (*CHG CS2.I: Streetscape Compatibility*)
 - Continuous facade allows for cohesive architectural concept (*DC2 B.1: Facade Composition*) and strong corner (*CS2 C.1: Corner Lot*)
 - Setback increases on northwest corner to transition to north neighbor and steps down in overall height (*CS2 D.5: Respect for Adjacent Sites*)
- 2 SMC 23.45.527.B.1 - FACADE LENGTH IN LR3 ZONE**

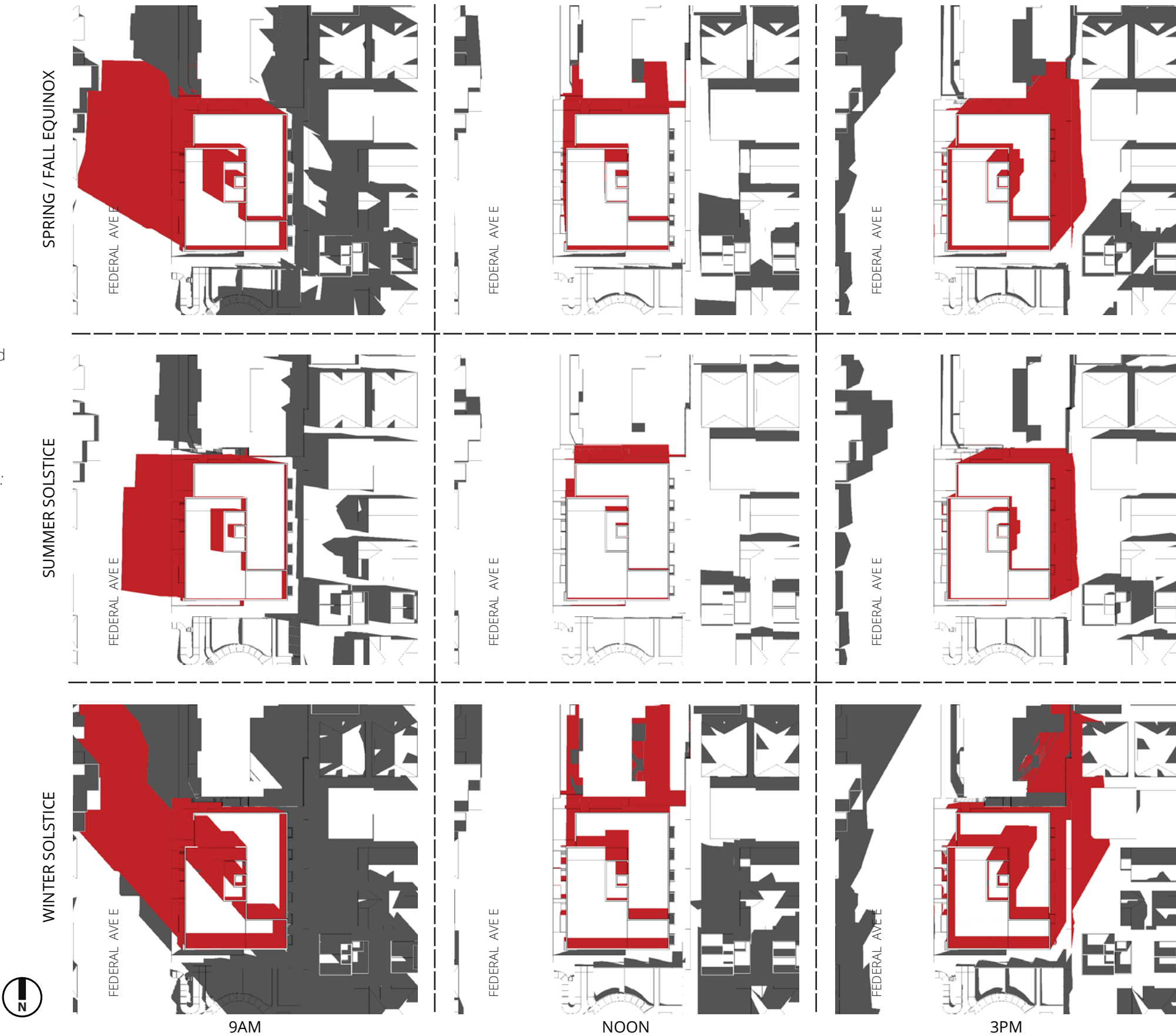
REQUIRED: Depth of structure within 15'-0" of lot line not to exceed 65% of lot depth (65'-0" @ south side lot line.)
PROPOSED: 80% lot depth or 80'-0" facade length @ Levels 2 - Roof
78.5% lot depth or 78'-6" facade length @ Level 1

JUSTIFICATION/GUIDELINES:

 - Allows for a consistent facade in keeping with neighborhood context (*CHG CS2.I: Streetscape Compatibility*) and facing park (*CS2 B.3: Character of Open Space*)
 - Proposed setback is wider than required, reducing overall impact of departure request and providing buffer area to park (*CS2 B.3: Character of Open Space*)
 - Allows for expression of corner lobby (*CHG CS2.II: Corner Lots, CHG PL2.II: Pedestrian Entrances, PL3 A.1: Common Entries*)



SCHEME C: SUN PATH/SHADOW STUDY



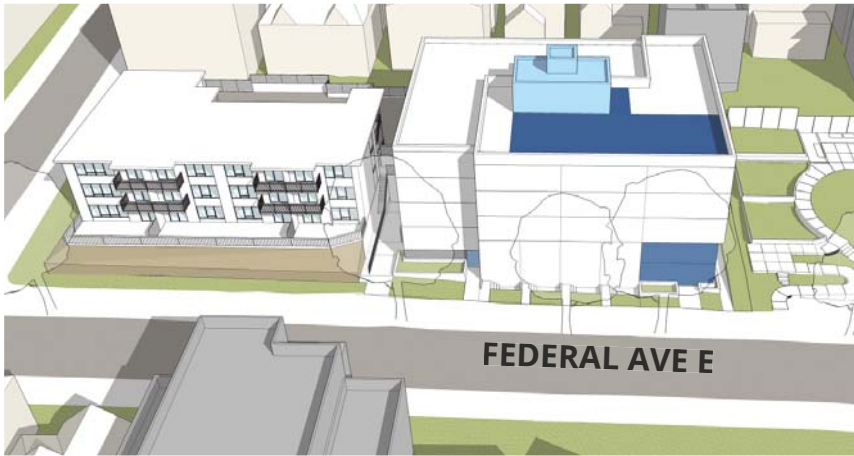
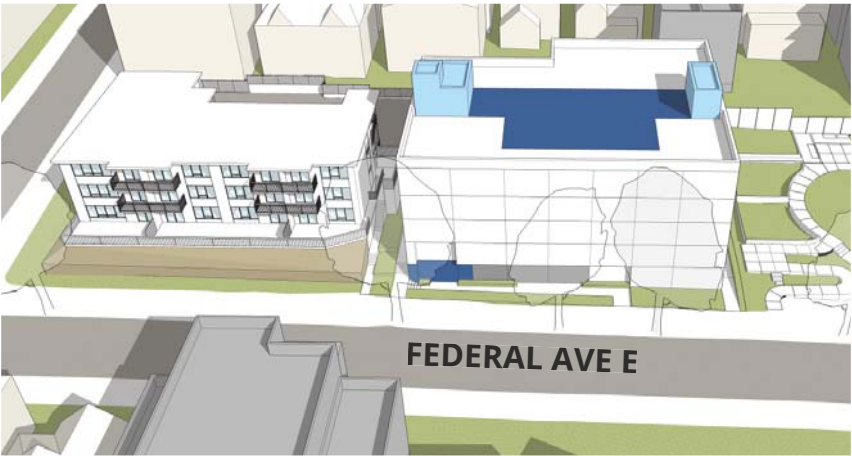
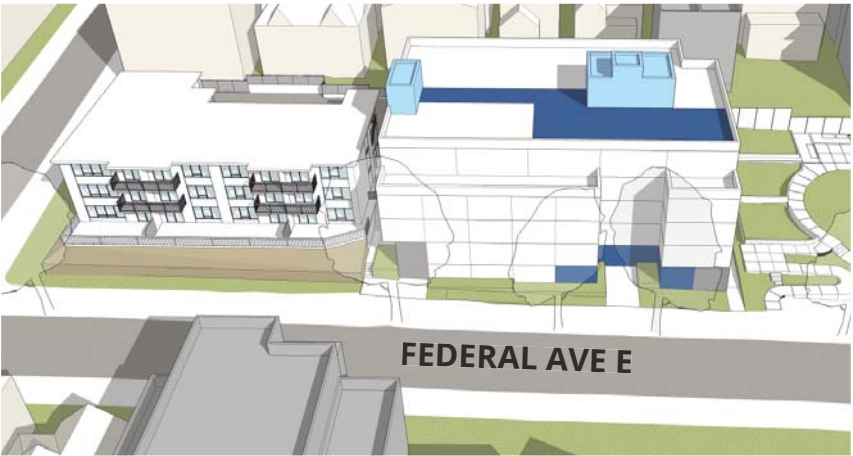
SCHEME SUMMARY

SCHEME A: CODE COMPLIANT

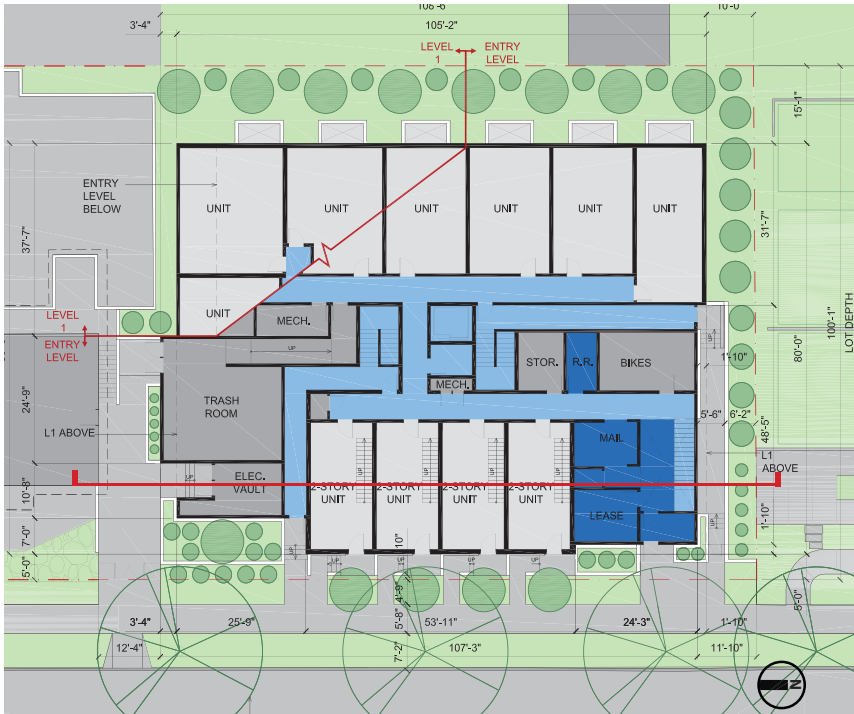
SCHEME B

SCHEME C: PREFERRED

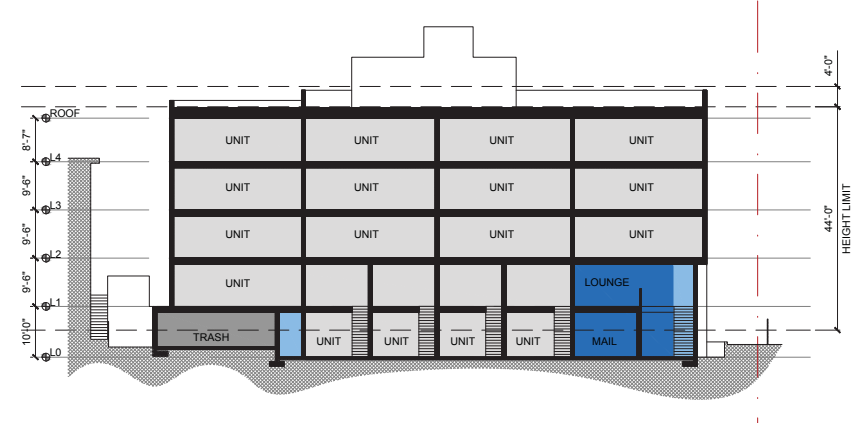
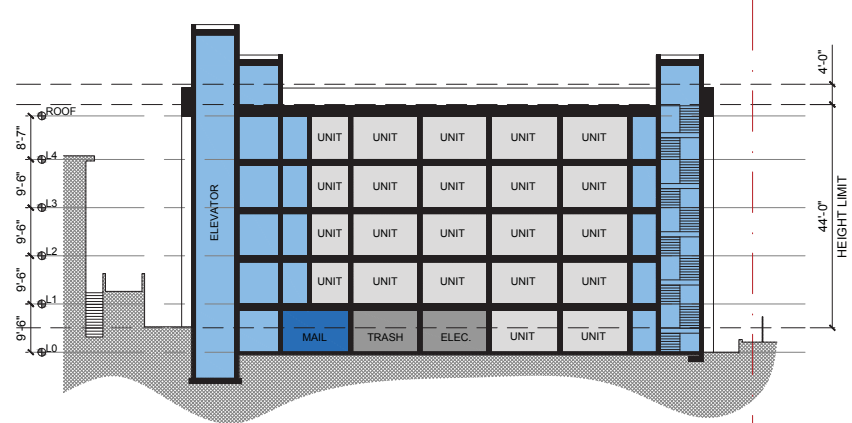
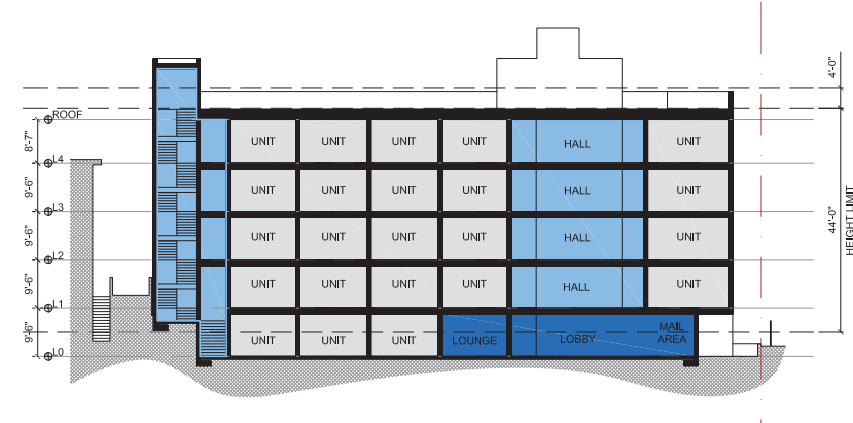
PERSPECTIVE



SITE PLAN



SECTION



*ALL DRAWINGS NOT TO SCALE

SCHEME A: CODE COMPLIANT — NO DEPARTURES

SCHEME B

1 SMC 23.45.518.L.2 - LR3-40 UPPER LEVEL SETBACK FROM STREET LOT LINE

REQUIRED: 16'-0" setback above 44'-0" along street lot line
PROPOSED: 5'-0" setback above 44'-0" along street lot line

JUSTIFICATION/GUIDELINES:

- Upper level stepping of the building is out of character with the neighborhood (CHG CS2.I: Streetscape Compatibility)
- Continuous facade allows for cohesive architectural concept (DC2 B.1: Facade Composition) and strong corner (CS2 C.1: Corner Lot)

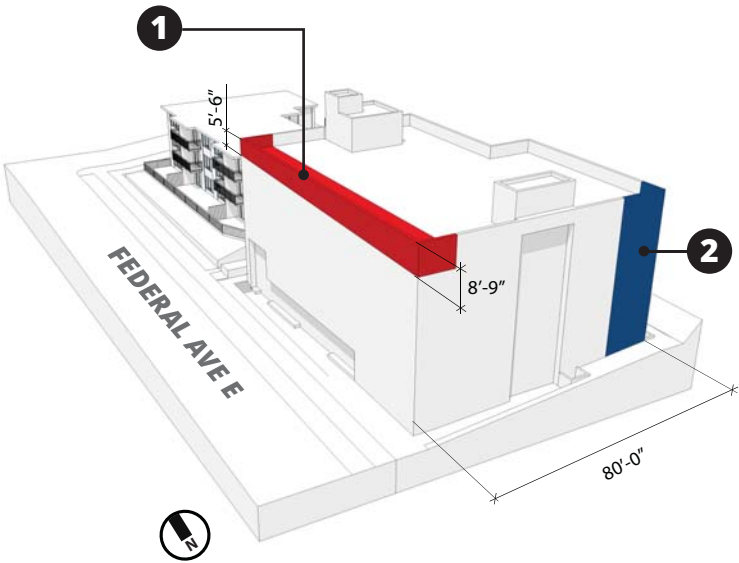
2 SMC 23.45.527.B.1 - FACADE LENGTH IN LR3 ZONE

REQUIRED: Depth of structure within 15'-0" of lot line not to exceed 65% of lot depth (65'-0" allowed at south side lot line)
PROPOSED: 80% lot depth or 80'-0" facade length

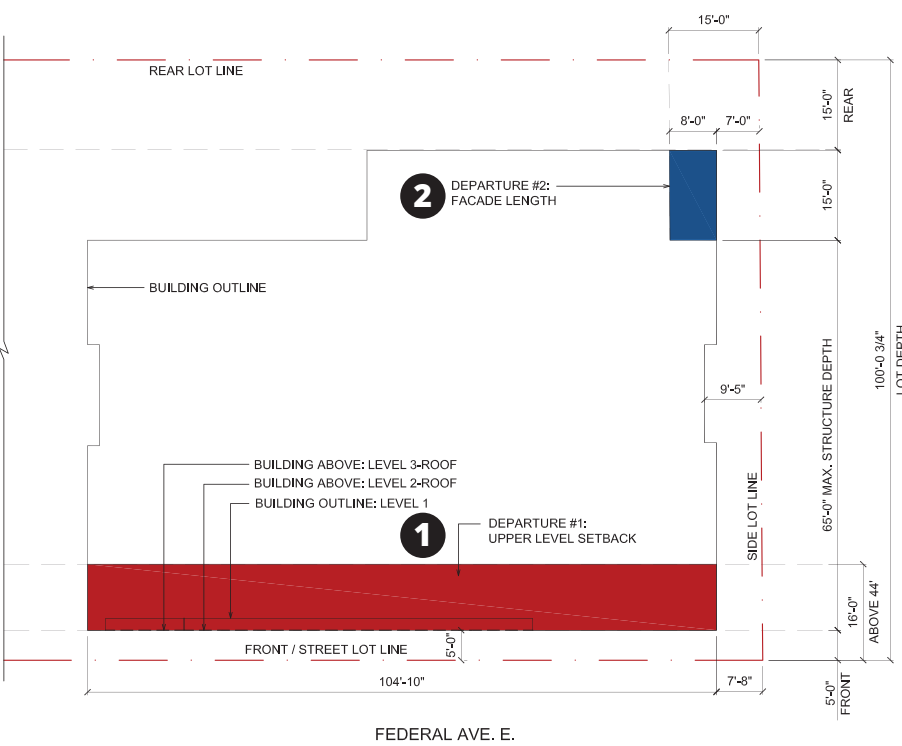
JUSTIFICATION/GUIDELINES:

- Allows for a consistent facade in keeping with neighborhood context (CHG CS2.I: Streetscape Compatibility) and facing park (CS2 B.3: Character of Open Space)
- Allows for massing to shift away from north and east neighbors (CS2 D.5: Respect for Adjacent Sites) and allows facade articulation (DC2 B.1: Facade Composition)
- Proposed side setback is wider than required, reducing overall impact of departure request and providing buffer area to park (CS2 B.3: Character of Open Space)

SCHEME B departures add 1,595 sf to the proposal.



SCHEME B: DIAGRAM



SCHEME C: PREFERRED

1 SMC 23.45.518.L.2 - LR3-40 UPPER LEVEL SETBACK FROM STREET LOT LINE

REQUIRED: 16'-0" setback above 44'-0" along street lot line.
PROPOSED: 12'-0" setback above 44'-0" for length = 25'-9"
5'-0" setback above 44'-0" for length = 80'-0"

JUSTIFICATION/GUIDELINES:

- Upper level stepping of the building is out of character with the neighborhood (CHG CS2.I: Streetscape Compatibility)
- Continuous facade allows for cohesive architectural concept (DC2 B.1: Facade Composition) and strong corner (CS2 C.1: Corner Lot)
- Setback increases on northwest corner to transition to north neighbor and steps down in overall height (CS2 D.5: Respect for Adjacent Sites)

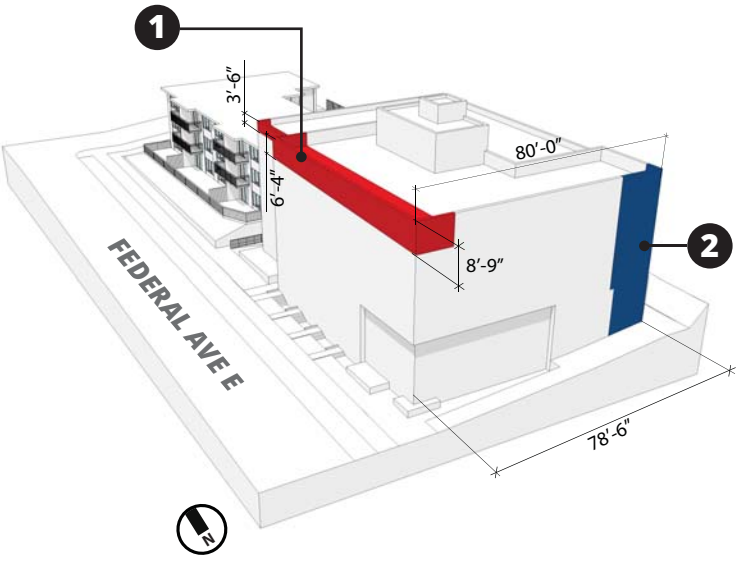
2 SMC 23.45.527.B.1 - FACADE LENGTH IN LR3 ZONE

REQUIRED: Depth of structure within 15'-0" of lot line not to exceed 65% of lot depth (65'-0" @ south side lot line.)
PROPOSED: 80% lot depth or 80'-0" facade length @ Levels 2 - Roof
78.5% lot depth or 78'-6" facade length @ Level 1

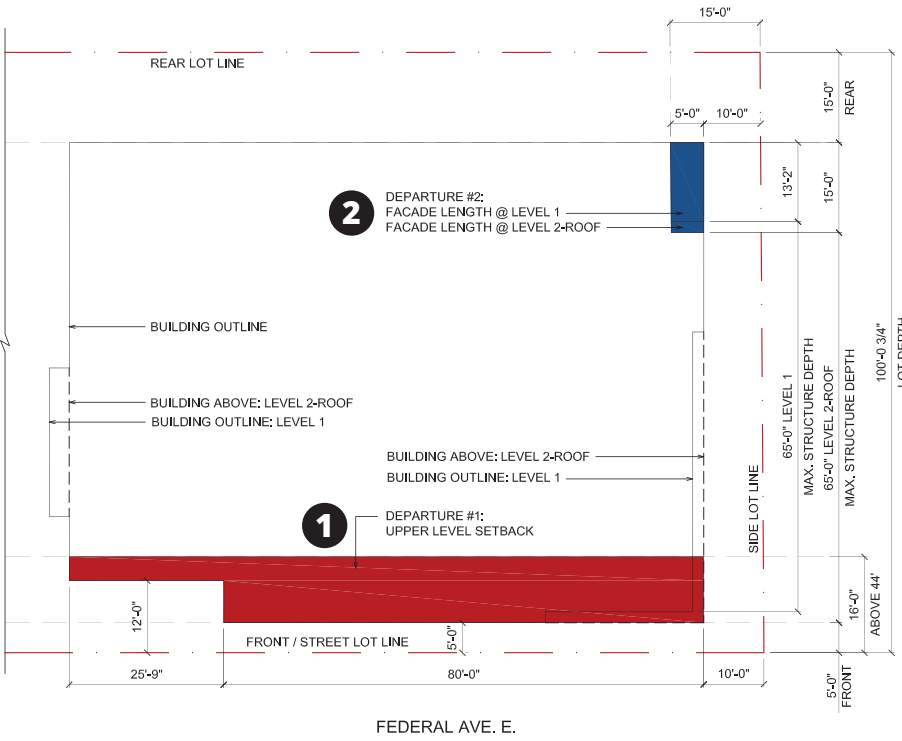
JUSTIFICATION/GUIDELINES:

- Allows for a consistent facade in keeping with neighborhood context (CHG CS2.I: Streetscape Compatibility) and facing park (CS2 B.3: Character of Open Space)
- Proposed side setback is wider than required, reducing overall impact of departure request and providing buffer area to park (CS2 B.3: Character of Open Space)
- Allows for expression of corner lobby (CHG CS2.II: Corner Lots, CHG PL2.II: Pedestrian Entrances, PL3 A.1: Common Entries)

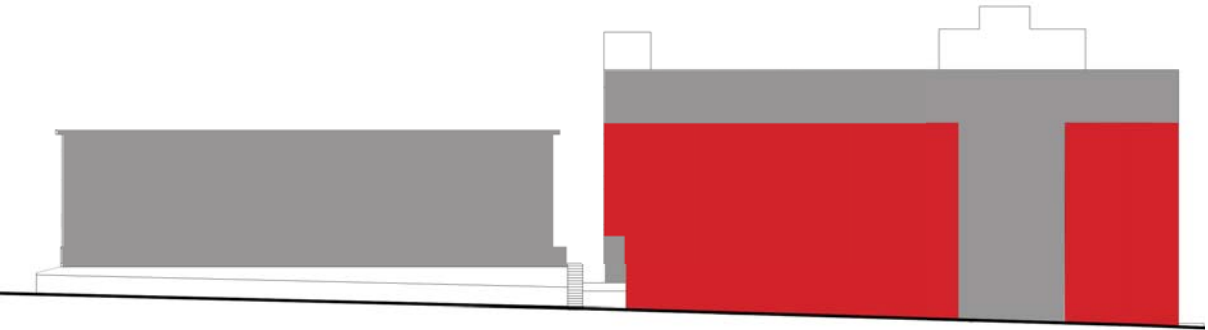
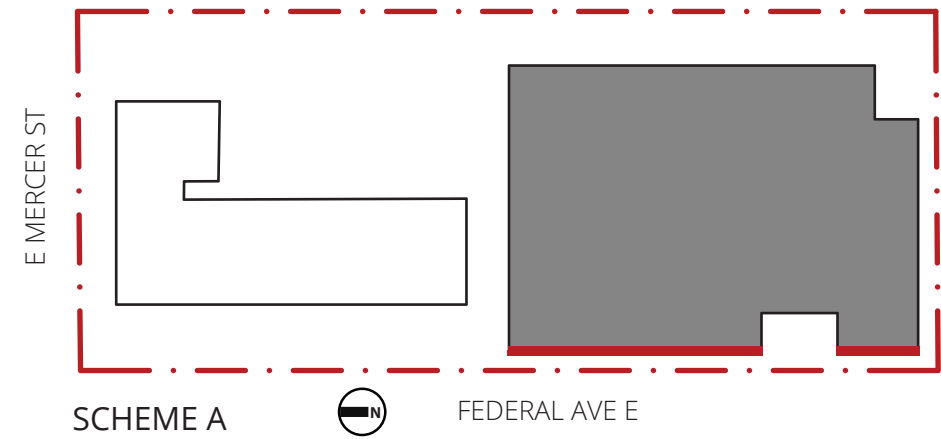
SCHEME C departures still result in a net loss of 14 sf compared to a scheme that does not have a wider side setback.



SCHEME C: DIAGRAM

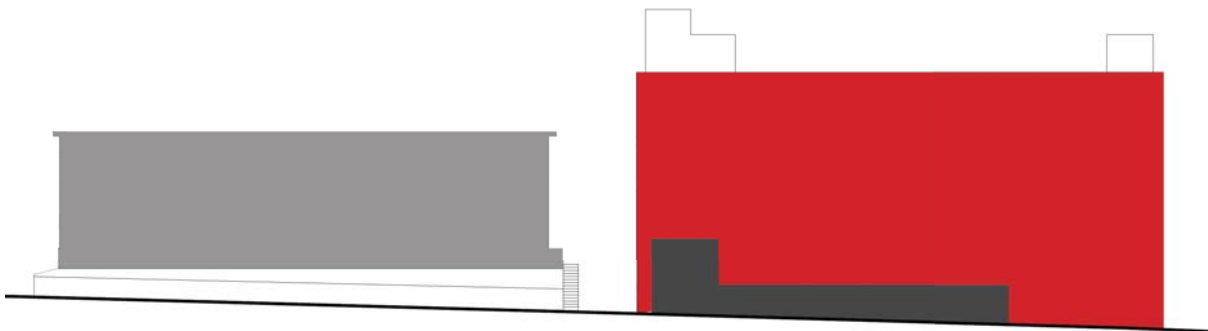
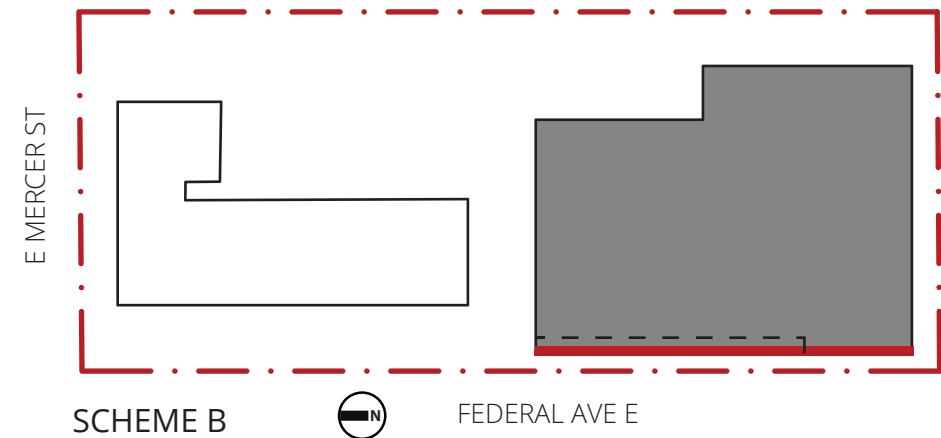


CONCEPT DEVELOPMENT: STREET-FACING FACADE ARTICULATION



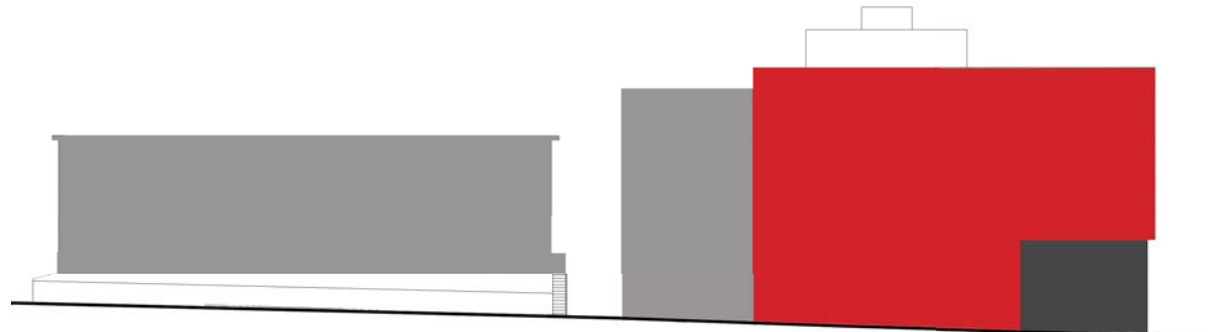
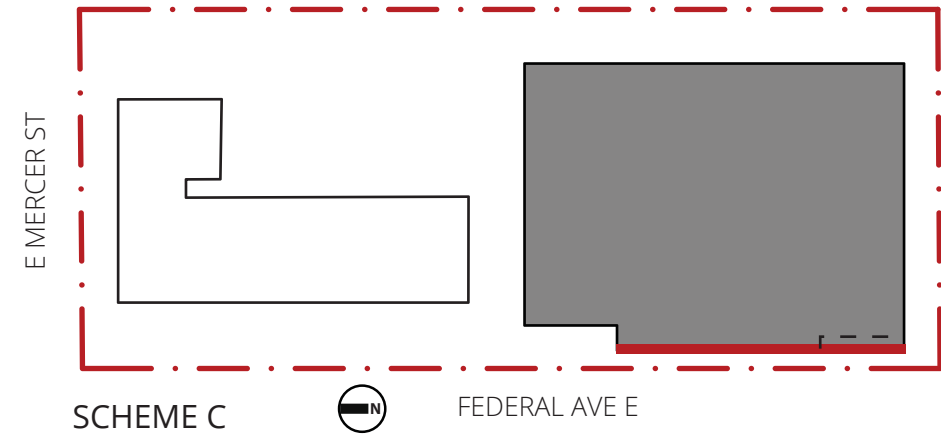
- SCHEME A:**
- Street-facing façade broken into 2 forms on the principal mass
 - Lowered façade aligns closer to existing Mercer Crest Apartments datum
 - Proportion is not balanced on frontage
 - Recessed facade has no relationship to Mercer Crest

SCHEME A: WEST ELEVATION



- SCHEME B:**
- Large mass interrupted only at ground level by service & circulation uses
 - Least relationship to existing Mercer Crest Apartments
 - Core pushed to perimeter

SCHEME B: WEST ELEVATION



- SCHEME C:**
- Mass broken into two main forms
 - Street facing mass has corner carved away for 2 story lobby
 - Building mass steps back toward existing Mercer Crest Apartments
 - Parapet steps down toward existing Mercer Crest Apartments
 - Centralized core
 - Balanced proportion along frontage

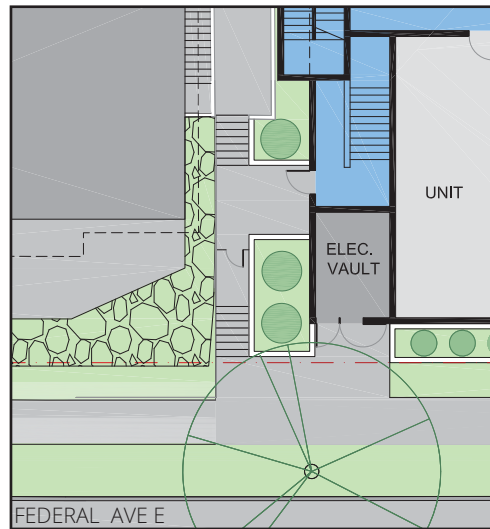
SCHEME C: WEST ELEVATION

CONCEPT DEVELOPMENT: INTERIOR EDGES

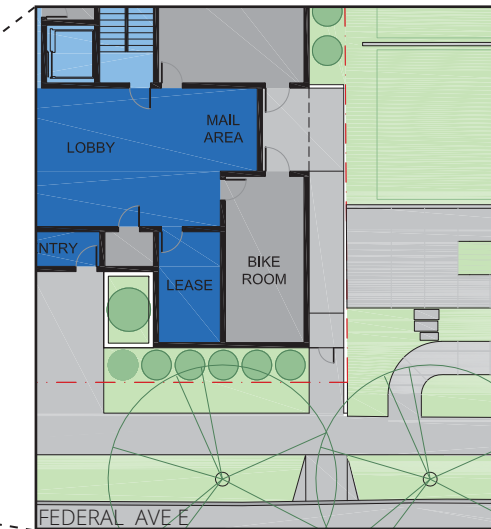
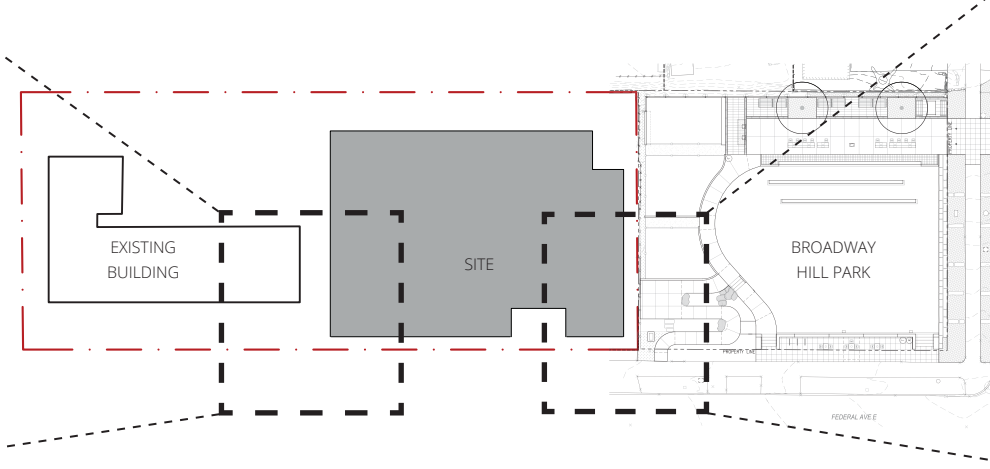
EXISTING BUILDING EDGE

SCHEME A:

- Consolidated circulation between buildings access arrangement
- Minimum setback from neighbor and street
- Stair tower pushed to building edge
- Stepped planters and security gate provided



SCHEME A



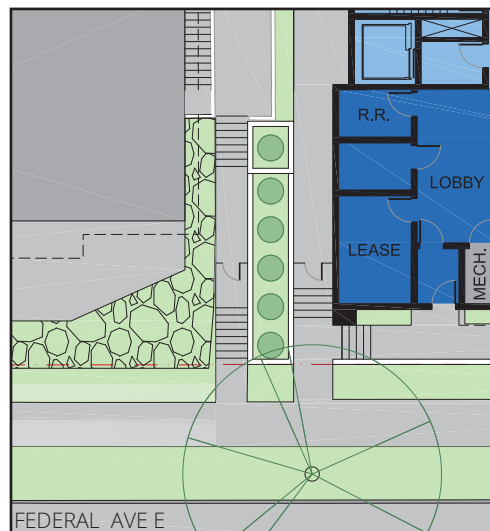
PARK EDGE

SCHEME A:

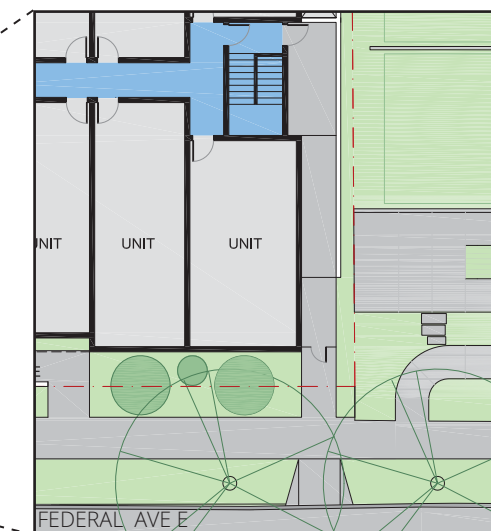
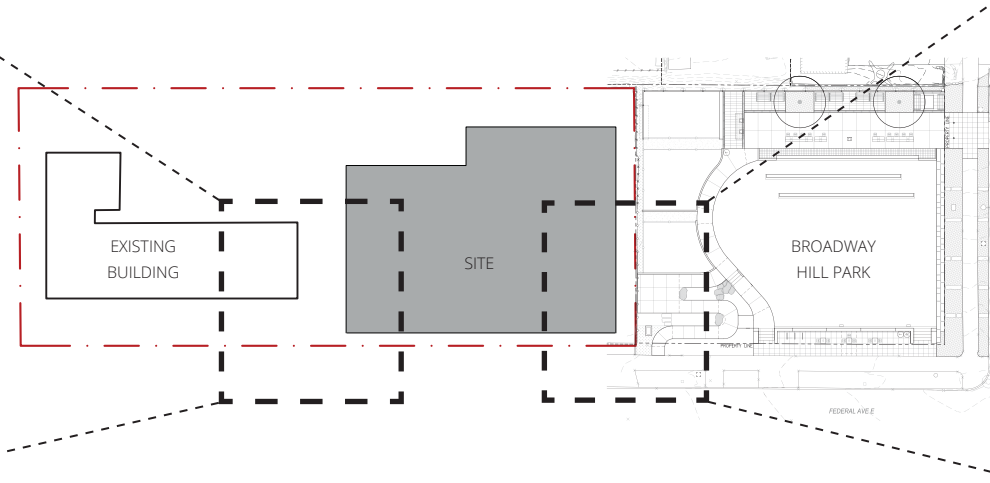
- Small side setback adjacent to park
- Service functions face the park, limited activity
- Lobby is detached from the park
- Inconsistent landscape buffer adjacent to park

SCHEME B:

- Separated circulation between buildings access arrangement
- Generous setback between structures, no massing relationship at street
- Core pushed to building edge
- Stepped planters and security gates provided



SCHEME B

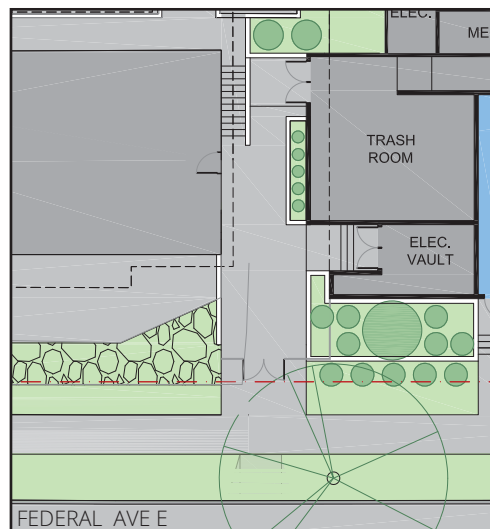


SCHEME B:

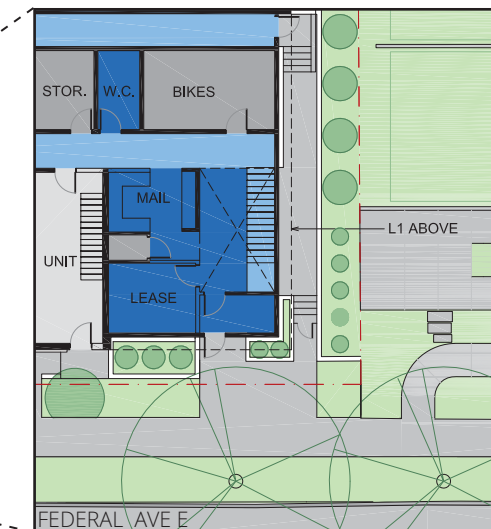
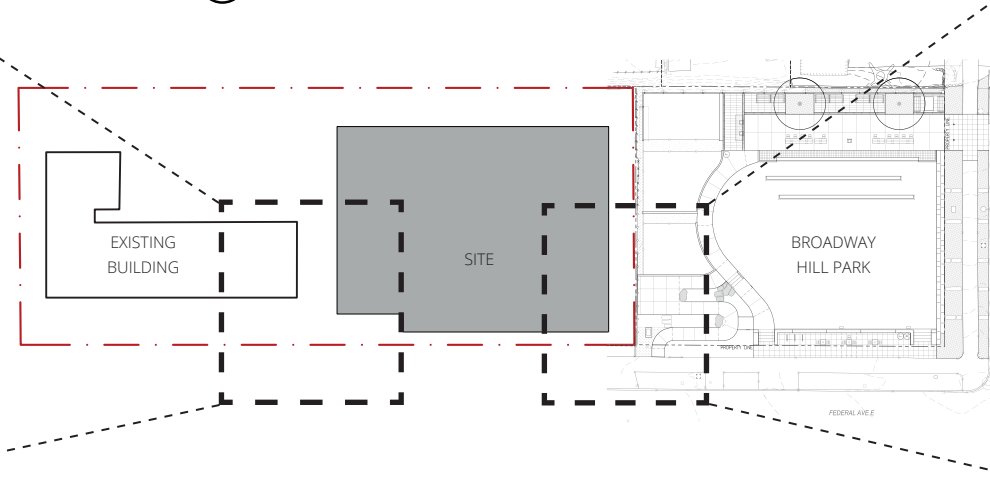
- Medium side setback adjacent to park
- Units at grade face away from park, limited activity
- Stair tower pushed to edge and faces park
- Limited landscape buffer adjacent to park

SCHEME C:

- Integrated circulation between buildings access arrangement
- Generous setback between structures, stepped massing relationship at street
- Consolidated access point for service functions
- Planters screen service functions and maintain the existing landscape character along the street



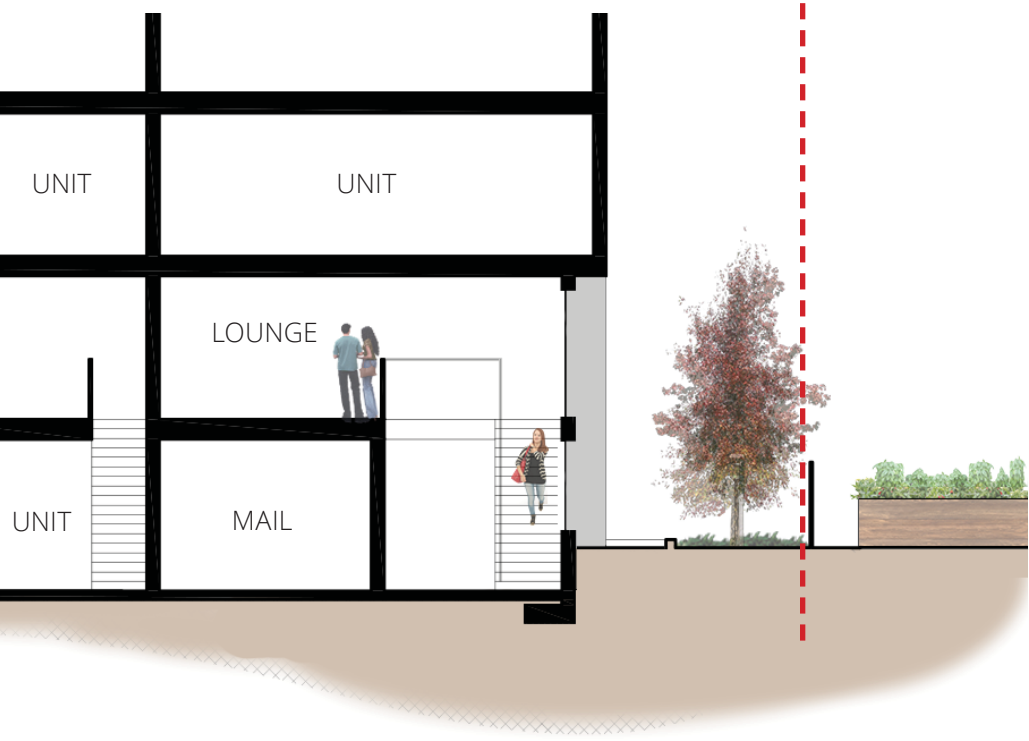
SCHEME C



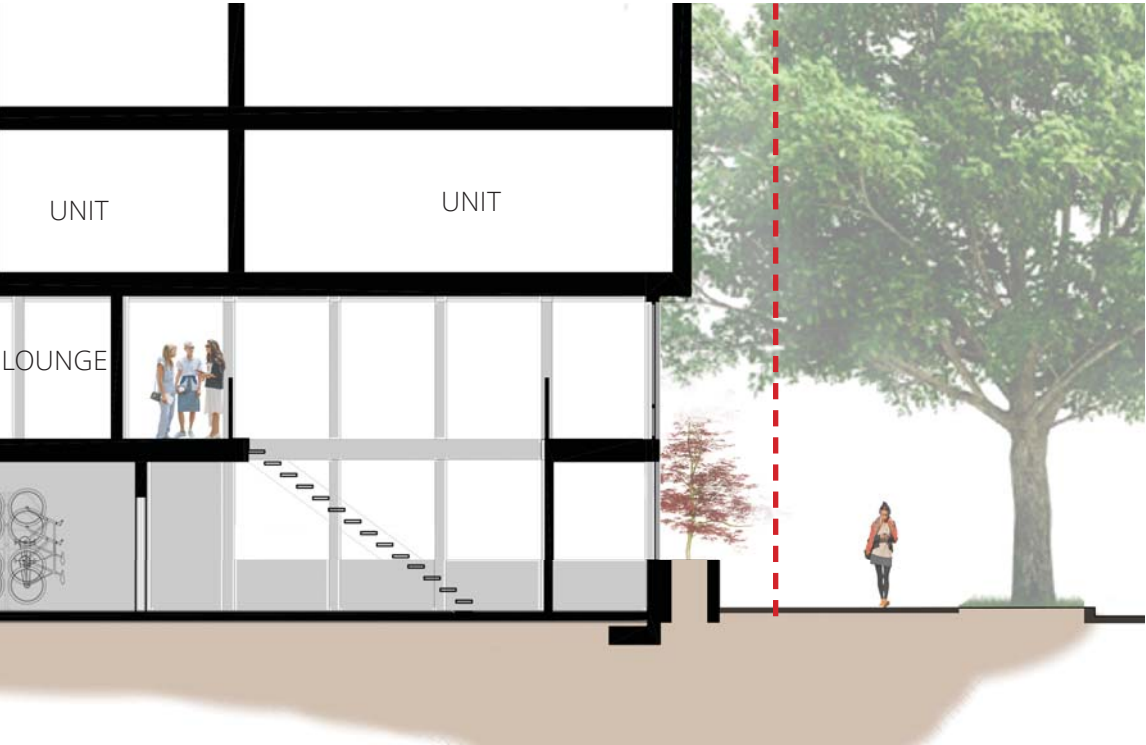
SCHEME C:

- Large side setback adjacent to park, treated like corner lot
- Lobby and common areas located to engage the park
- Building core not visible at park edge
- Consistent, generous landscape buffer

CONCEPT DEVELOPMENT: LOBBY & PARK



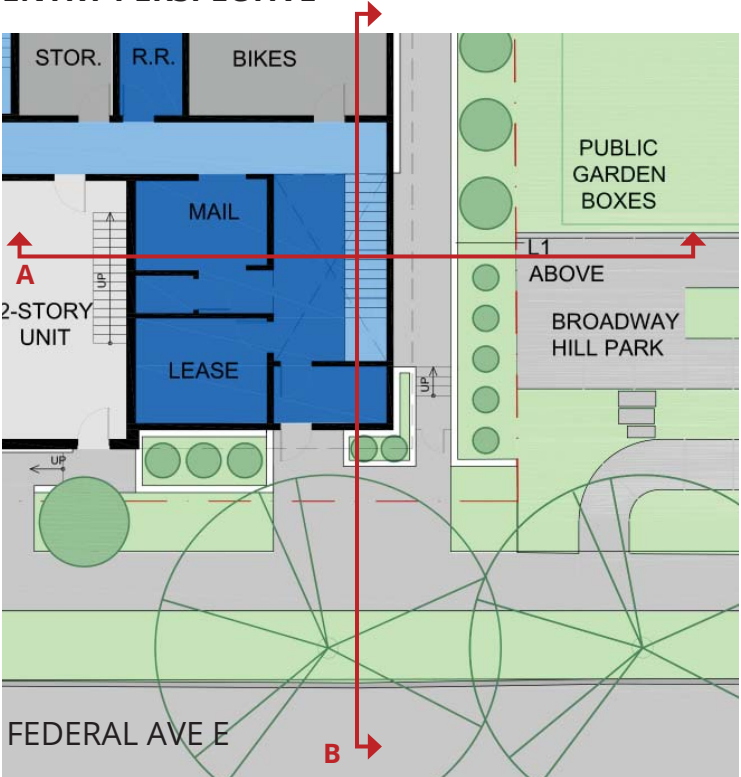
SECTION A



SECTION B



ENTRY PERSPECTIVE



ENTRY PLAN (N.T.S)

PARK PRIORITIES

Early communication with the Department of Parks & Recreation set the following park priorities:

PRIORITY: EYES ON THE PARK

DESIGN RESPONSE: The double-height lobby provides transparency at the SW corner, adjacent to the park, activating the corner and keeping eyes on the park. A showcase stair at the lobby accesses multiple common activity areas with views of the park. Number of units and orientation was considered to provide additional eyes on the park. (PL2.B.1, CS2.C.1, CS2.B.3)

PRIORITY: NO DIRECT ACCESS FROM PRIVATE PROPERTY TO THE PARK

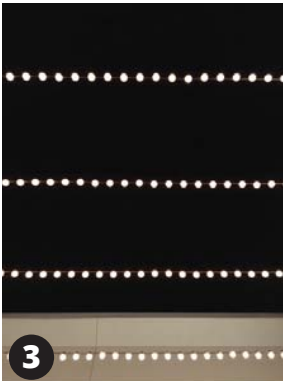
DESIGN RESPONSE: The main building entrance is accessed directly off of Federal Ave. E. The exit walkway to the south is screened by a generous landscape buffer which offers no visual cues to enter the park from the development site. The existing Park fence will be retained. Privacy screening will be provided. (CHG PL2.II, CHG PL2.III)

PRIORITY: MAINTAIN LANDSCAPE BUFFER AT PARK EDGE

DESIGN RESPONSE: The healthy planting area along the park edge will be treated with thoughtful landscaping that both softens the edge and compliments the park. Though we are required a 5' min/7' avg side setback we are proposing a 10' wide buffer. (PL3.B.2, DC3.C.1, CHG DC3.II)



1 WALKWAY LIGHTING



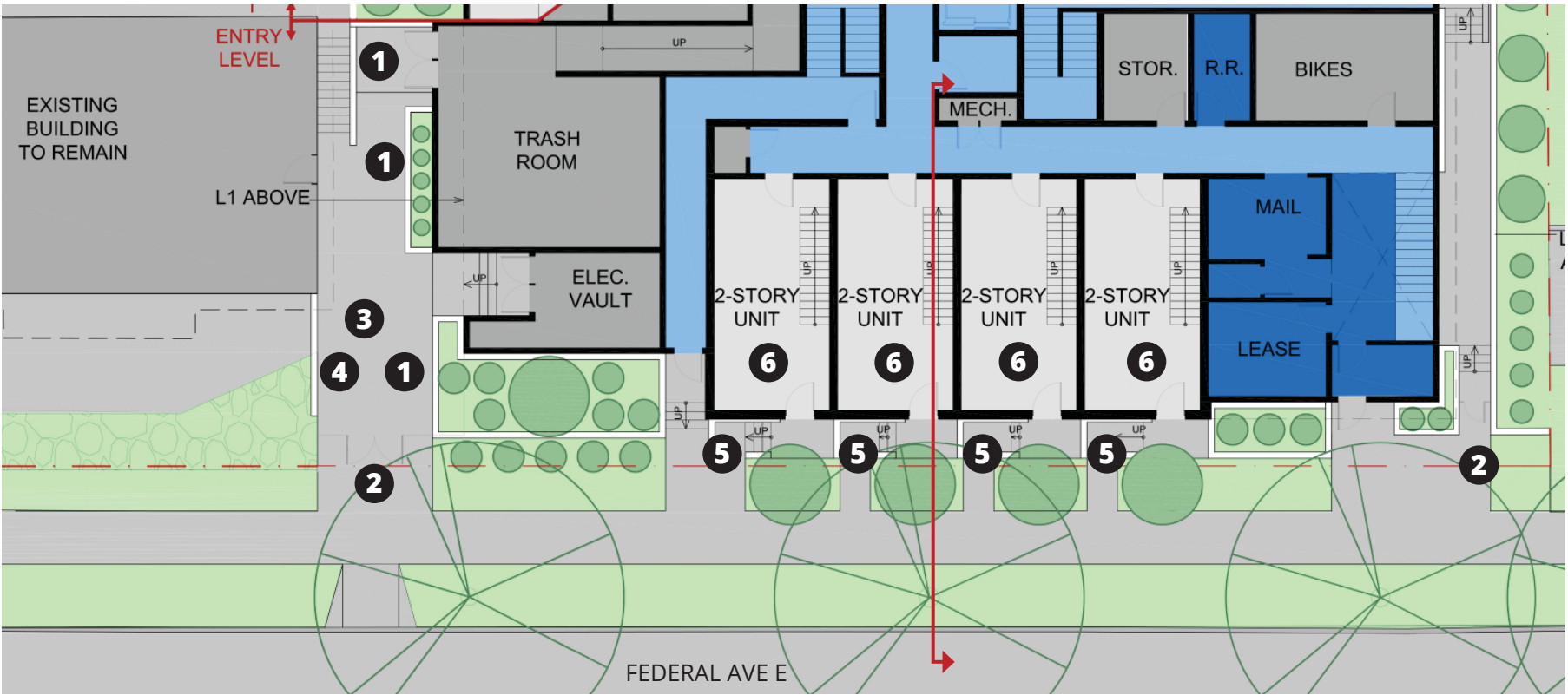
3 OVERHEAD STRING LIGHTING



2 TRANSPARENT SECURITY GATE



4 LANDSCAPE AT BUILDING EDGES

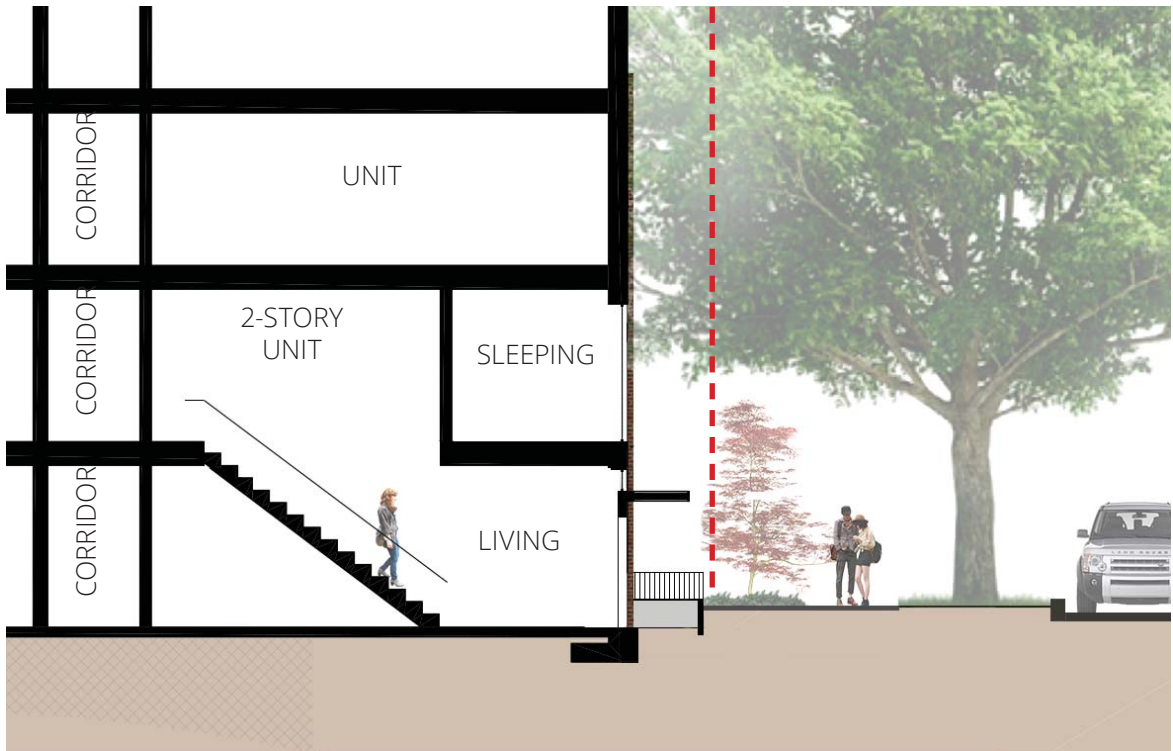


ENTRY PLAN (N.T.S)



FEDERAL AVE E

- Two-story townhouse units can be accessed directly from Federal Ave E (PL3.A.1)
- Rhythm of townhouses reinforced by landscape (PL3.A.2: Ensemble of Elements)
- Generous landscape at building frontage (PL3.B.2: Residential Edges)
- Plantings at grade define changes in building functions (CS2.B.2)
- Lighting provided at strategic locations for safety and interest (PL2.B.2, DC4.C.1)
- Fencing designed for security but also to be transparent (PL2.B.3, DC1.C.4)



SECTION: 2-STORY UNIT



5 GARDEN ENTRY



6 2-STORY UNITS

CONCEPT DEVELOPMENT: FORM & EXPRESSION



CONCEPTUAL PERSPECTIVE LOOKING NORTHEAST



TEXTURE & DETAILING



SCALE & MATERIAL



UNIT ENTRIES AT GRADE



RECESSED RESIDENTIAL ENTRY



DOUBLE HEIGHT LOBBY



CONSISTENT FENESTRATION PATTERN

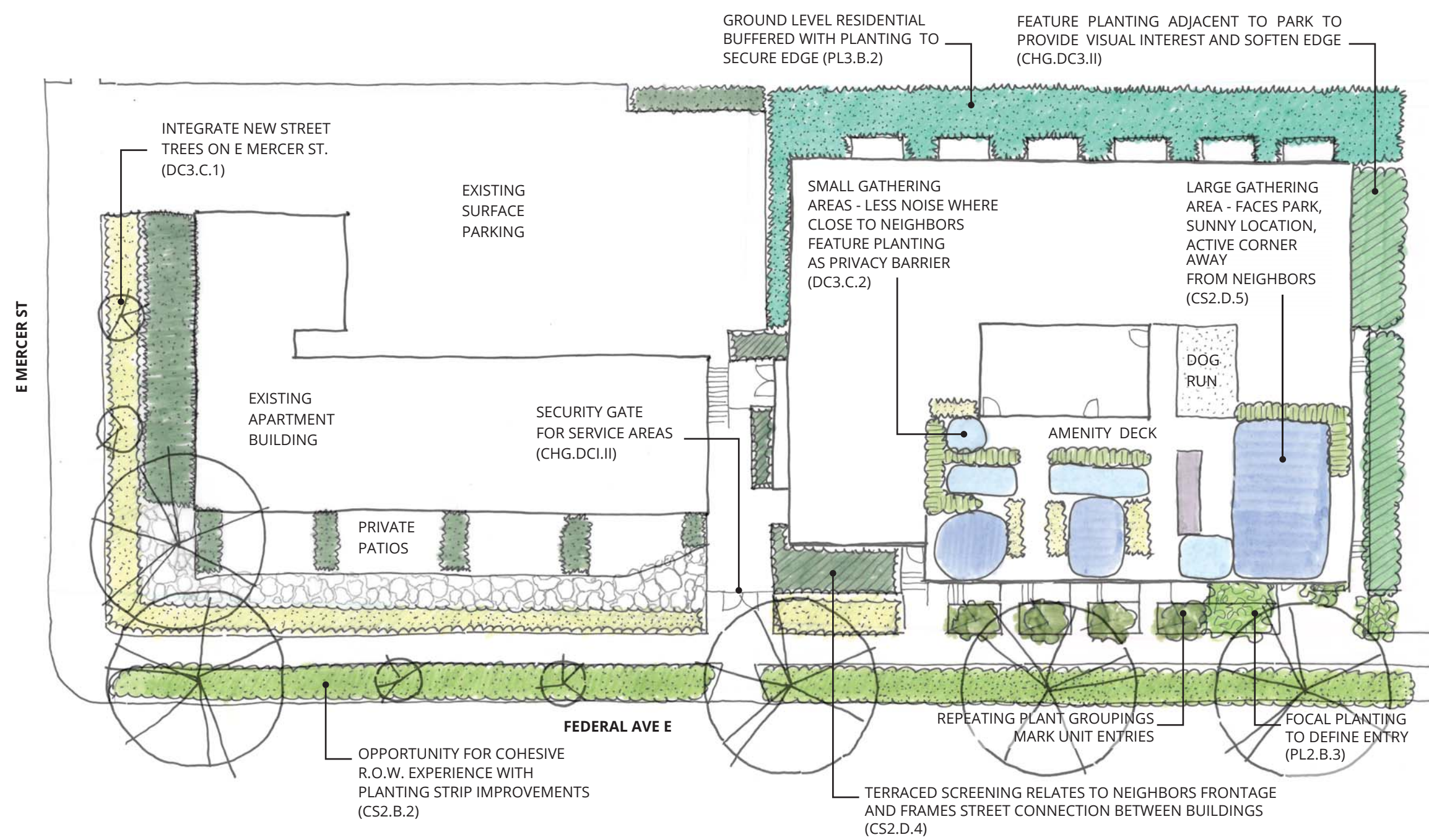


SECONDARY ELEMENTS

CONCEPT DEVELOPMENT: LANDSCAPE & AMENITY

DIAGRAM LEGEND

- SIDEWALK EDGE
- CURB STRIP
- PARK EDGE
- REAR YARD BUFFER
- UNIT ENTRY
- TERRACED SCREENING
- LOBBY
- STREET TREE
- <E> PLANTING
- SMALL GATHERING AREA
- LARGE GATHERING AREA
- SCREENING PLANTING
- FEATURE PLANTING
- GRILL AREA
- DOG RUN



COMPOSITE SITE PLAN & ROOF AMENITY



AMENITY CONCEPTS



PERIMETER PLANTING

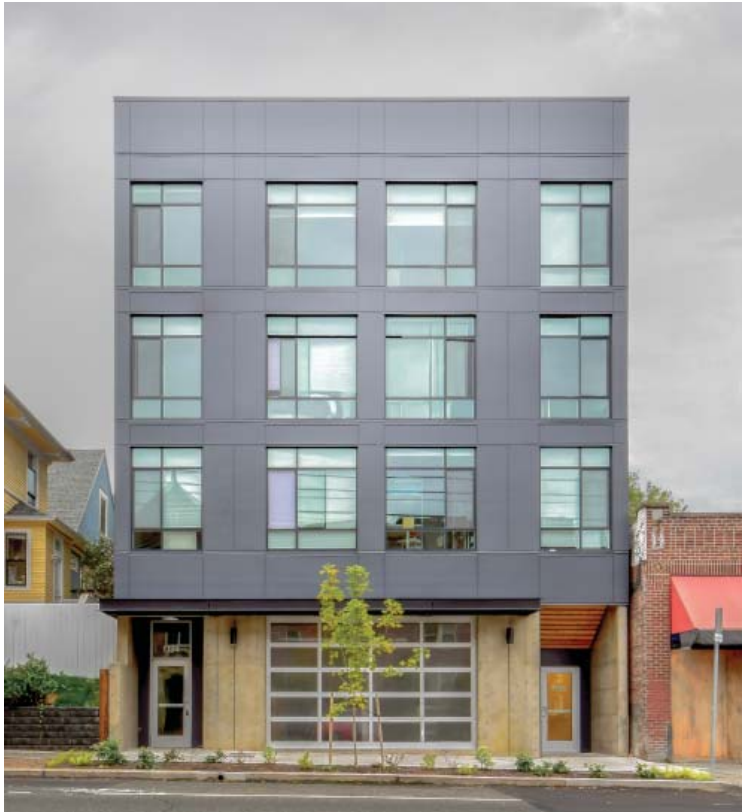


PLANTING TEXTURE

SHW RECENT WORK ON CAPITOL HILL



1404 BOYLSTON AVE



1728 12TH AVE E



116 13TH AVE E



1114 16TH AVE



1010 E REPUBLICAN (UNDER CONSTRUCTION)

SHW RECENT WORK ON CAPITOL HILL



120 10TH AVE E



104 22ND AVE S



122 17TH AVE E (UNDER CONSTRUCTION)



HARVARD EXIT THEATRE (COMPLETE JUNE 2018)



600 E HOWELL ST (PERMITTING)



1715 12TH AVE



506-520 12TH AVE E (PERMITTING)