

Project #3032084

800 East Denny Way

January 9, 2019 | Early Design Guidance | East Design Review Board



KAMIAK

Workshop AD

Karen Kiest | Landscape Architects

development objectives

proposal

The site, zoned MR-RC and located within the Capitol Hill Urban Center Village, is an 8,022 sqft lot at the northeast corner of East Denny Way and Harvard Avenue East. This is one block west of Broadway, the neighborhood arterial, which provides frequent transit service with bus service, the First Hill Streetcar, and Link light rail. Denny is a highly travelled pedestrian route connecting the neighborhood west down the hill into South Lake Union, Cascade, and downtown Seattle. Harvard is a quieter neighborhood street. To the north of the development site is a 3-story apartment building (1904) on a 4,800 sqft lot. To the east is a 4-story apartment building (1918) on a 6,360 sqft lot. To the west across Harvard Ave E is a 5-story apartment building constructed in 1928 on a 13,375 sqft lot. To the south across E Denny Way is the historic 2-story Pantages House (1906) and 6-story Pantages Apartments (2005).

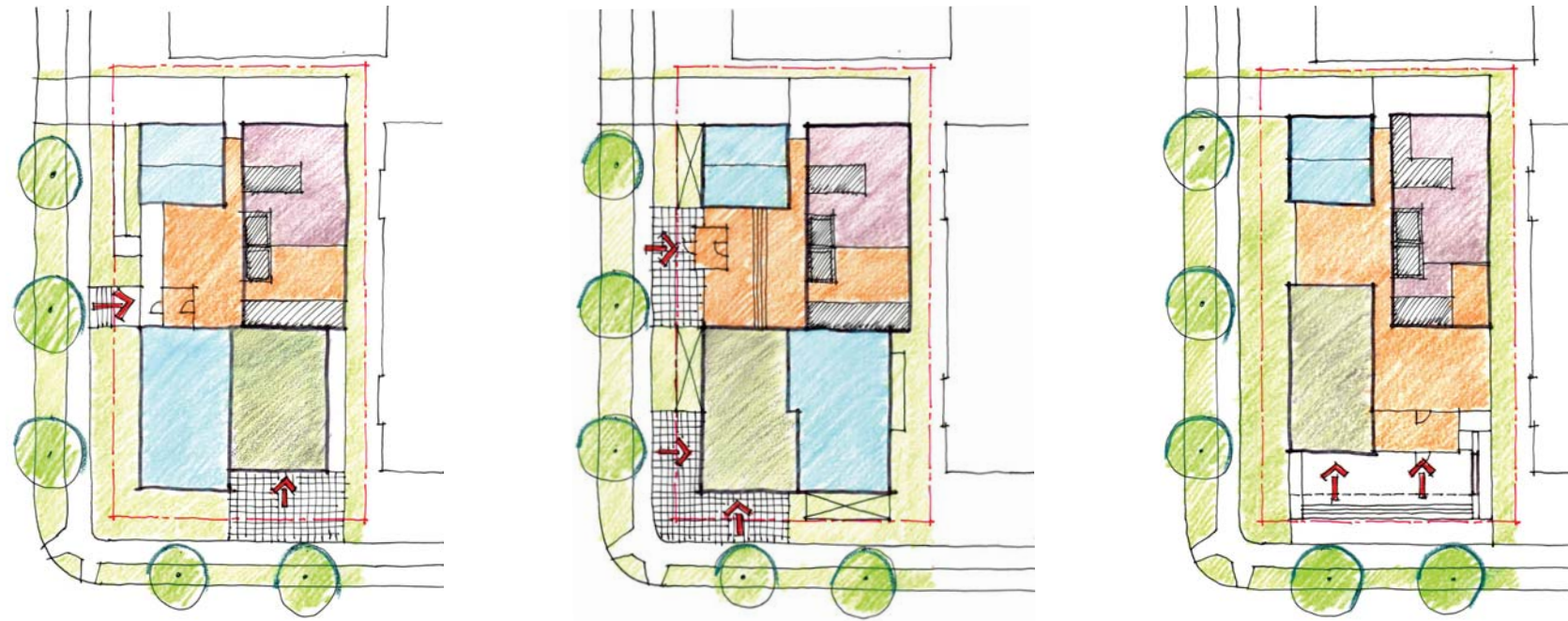
The proposed development is a residential apartment building comprising 83 dwelling units with a diverse mix of SEDU's, 1-bedroom, and 4-bedroom units. The structure is 7-stories above grade with a 1-story basement. The project will provide 5 affordable units and be developed under the provisions of SMC Section 23.45.516 and Chapter 23.58. A 550 sqft commercial space and resident amenity spaces are included at street level. 1 loading space and no parking stalls are proposed on site.

The design proposal responds to four primary considerations:

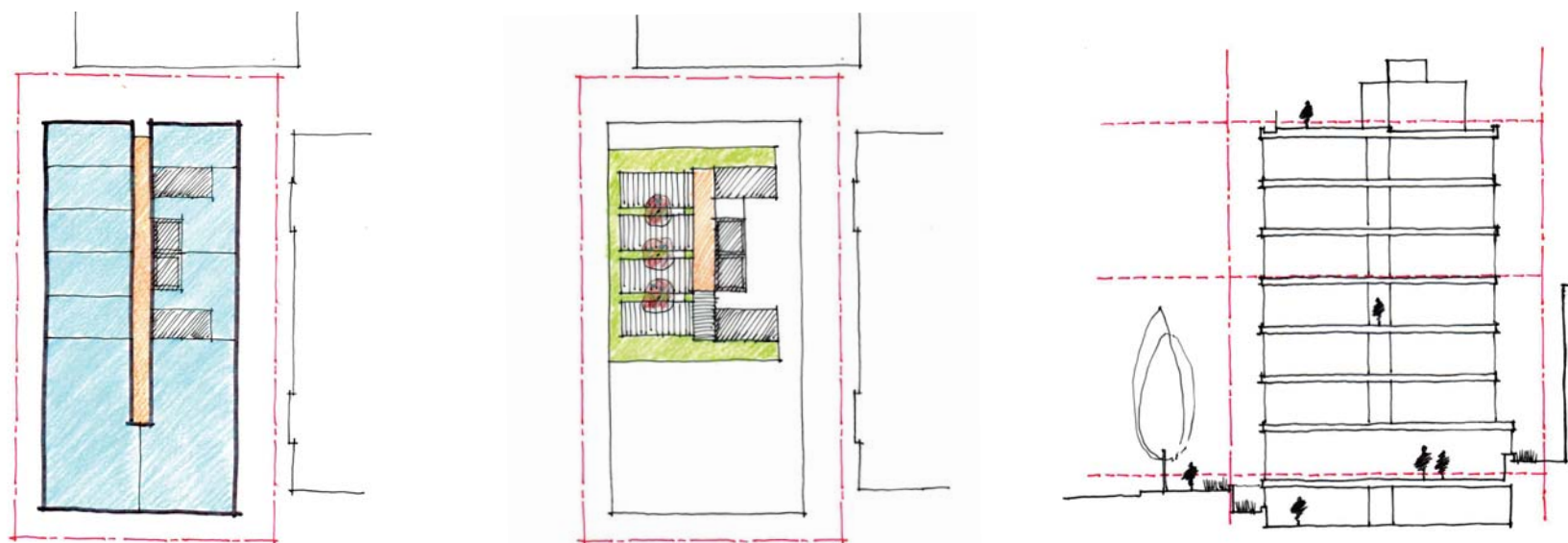
- 1. Create a civic connection to the activity of E Denny Way with a broad entry porch that directly engages the pedestrian realm.**
- 2. Enhance the domestic character of Harvard Avenue East through landscape, scale, and use.**
- 3. Create diversity of unit size, type, and affordability that meets the needs of a broader community.**
- 4. Contribute to the urban fabric of the neighborhood through cohesive massing, fenestration, and material on all sides of the project.**

contents

2	development objectives
3	community outreach
4	site survey
6	urban analysis
8	neighborhood use & zoning
10	residential vintage
11	neighborhood materials & features
12	streetscape photos
18	future developments
20	site context
21	street characteristics & patterns
22	design guidelines
24	design alternatives summary
26	alternative A
30	alternative B
34	alternative C // preferred
38	landscape concept
40	alternative C // departures request
42	alternative C // shadow study
44	architect developer housing projects



representative conceptual imagery shown at community outreach meetings



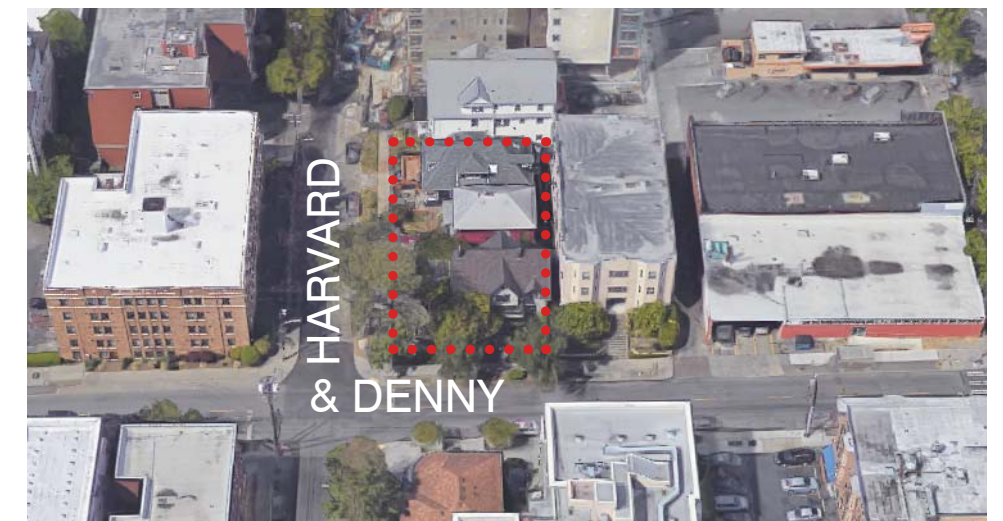
A community outreach meeting was held at The Summit on E Pike on August 14, 2018. During the meeting the design team described preliminary design considerations and solicited feedback on design issues, community priorities, and key aspects of the neighborhood.

Members of the community / neighborhood expressed that:

- the street facing facades of the building should engage the sidewalk environment and interface with the broader neighborhood.
- the landscaping of edges, particularly along sidewalks, is a key consideration.
- the project should accommodate birds & bees in the landscape.
- a mix of unit types is desired to maintain diversity of neighborhood.
- with ample accessible transportation networks nearby the project should not provide any parking.
- small commercial spaces, flexibility of tenant type, potential for operable facades and/or outdoor areas with southern exposure are favorable.
- Café Barjot at Belroy Apts on Bellevue Ave E exemplary.
- corner commercial with elevation slightly above sidewalk grade relates well to the neighboring buildings at the intersection.
- The option with primary entries, exposure, and uses fronting Denny was preferred.

Additional outreach and engagement efforts included:

- 459 direct mailer postcards to residences and businesses within 500 feet of site.
- email to distribution list that includes community organizations indentified by the Department of Neighborhoods; Capitol Hill Chamber, Pike Pine Urban Neighborhood Council, Capitol Hill Housing, Capitol Hill Seattle Blog.
- post on local blog / digital newsletter including Capitol Hill Chamber and Pike Pine Urban Neighborhood Council.
- project presentation to Pike Pine Urban Neighborhood Council on 8/20/18. The PPUNC supported a uniform massing and articulated detailing, particularly at levels 1-2 near the street.



site survey

800 East Denny Way | parcel 600300-2045
 that portion of lot 1, in block 47, addition to the city of Seattle, as laid off by D.T. Denny, guardian of the estate of J.H. Nagle (commonly known as Nagle's addition to the city of Seattle), according to the plat thereof recorded as follows: beginning at the southwest corner of lot 1; thence north along the west line thereof 45.43 feet; thence east parallel with the north line thereof 67 feet; thence south 45.50 feet; thence west 67 feet to the true point of beginning.

102 Harvard Ave East | parcel 600300-2047
 the west 67 feet of lots 1 and 2, block 47 of addition to the city of Seattle, as laid off by D.T. Denny, guardian of the estate of J.H. Nagle, according to the plat thereof recorded in volume 1 of plats, page 153, in King County, Washington; except the north 7.24 feet of said lot 2; and except that portion of said lot 1 lying south of the following described line: beginning at a point which is 45.43 feet north of the southwest corner of said lot 1; thence east along a line which is parallel to the north boundary line of said lot 2 to the east line of said west 67 feet.

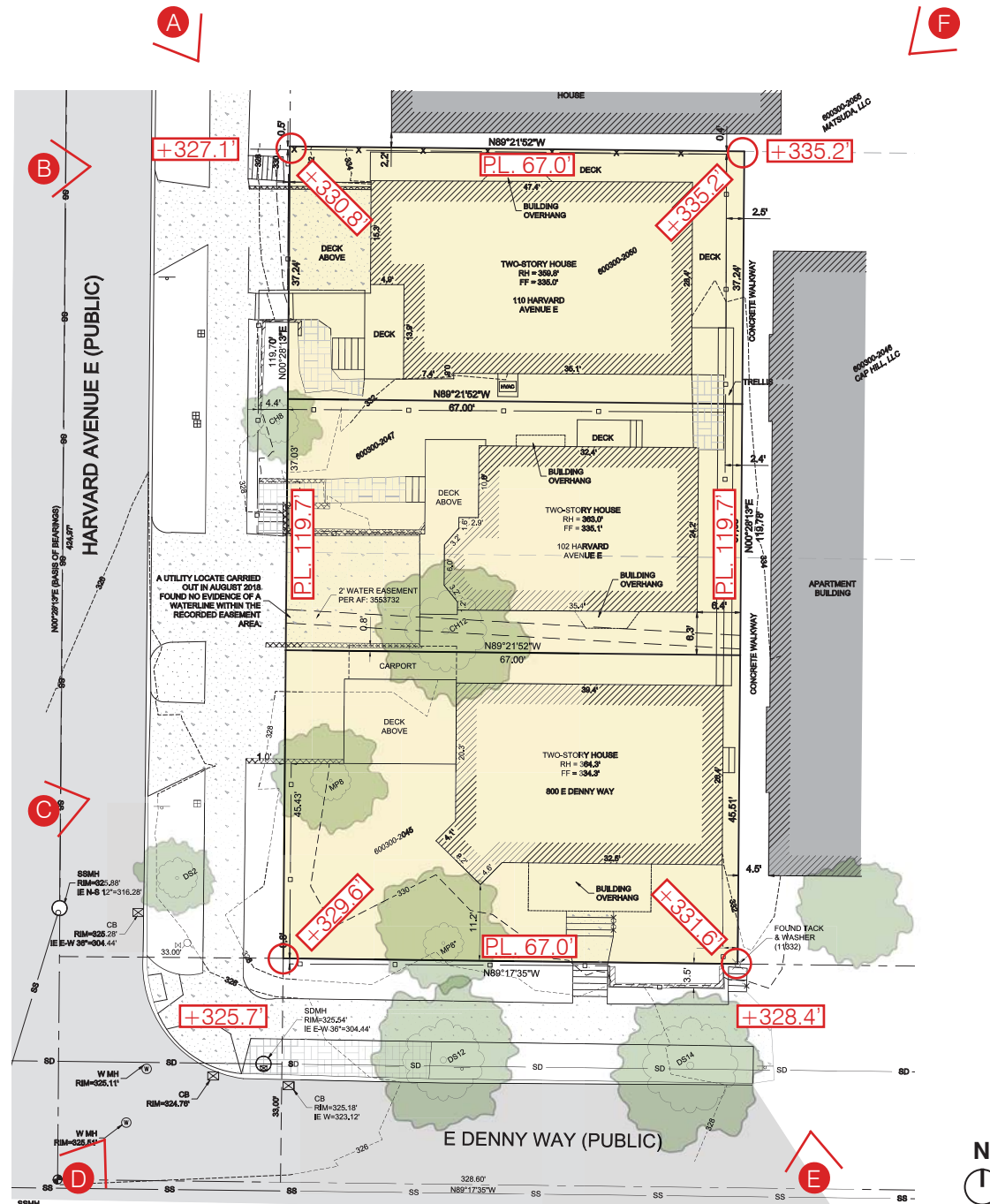
110 Harvard Ave East | parcel 600300-2050
 the north 37.24 feet of the west 67 feet of lot 2, block 47, addition to the city of Seattle, as laid off by D.T. Denny, guardian of the estate of J.H. Nagle (commonly known as Nagle's addition to the city of Seattle), according to the plat thereof recorded in volume 1 of plats, page 153, in King County, Washington.

Total lot area = 8,022 sqft

The site has minor topographical change from the southwest intersection corner up approximately three feet to the east and two feet to the north. A six-foot planting strip is along the Denny frontage and an eight to nine foot planting strip is along the Harvard frontage. The sidewalk edge to property line is consistent along both frontages at approximately six feet wide and is currently a landscaped slope along the Denny frontage and cut for driveway access along the Harvard frontage. The site benches to meet the adjacent yard elevations along the north and east sides with approximately 10 feet of vertical change from the low southwest sidewalk corner up to the high northeast property corner. There are no exceptional trees on site. Overhead power lines are located across Harvard and Denny resulting in no power line impacts to the development area of the parcel.

Once above the neighboring buildings to the south and west, the site provides excellent views to Elliot Bay, the downtown skyline, and the Olympics beyond.

Arborist Tree Inventory
 Arbor Options, LLC tree consultants completed a tree identification and evaluation based on a 3/23/18 site visit. There are five (5) significant trees located on site, all non-exceptional. There are three (3) right of way trees and one (1) encroaching tree on the adjacent property to the east, all non-exceptional.



view towards southwest

NW PL.
CORNER



A Sidewalk along Harvard Ave

NORTH
PL.



B North edge
Note: elevated floor level of neighbor (white 3-story apartment building)

SW PL.
CORNER



C Harvard Ave frontage
Note: existing planting strip with large curb cuts

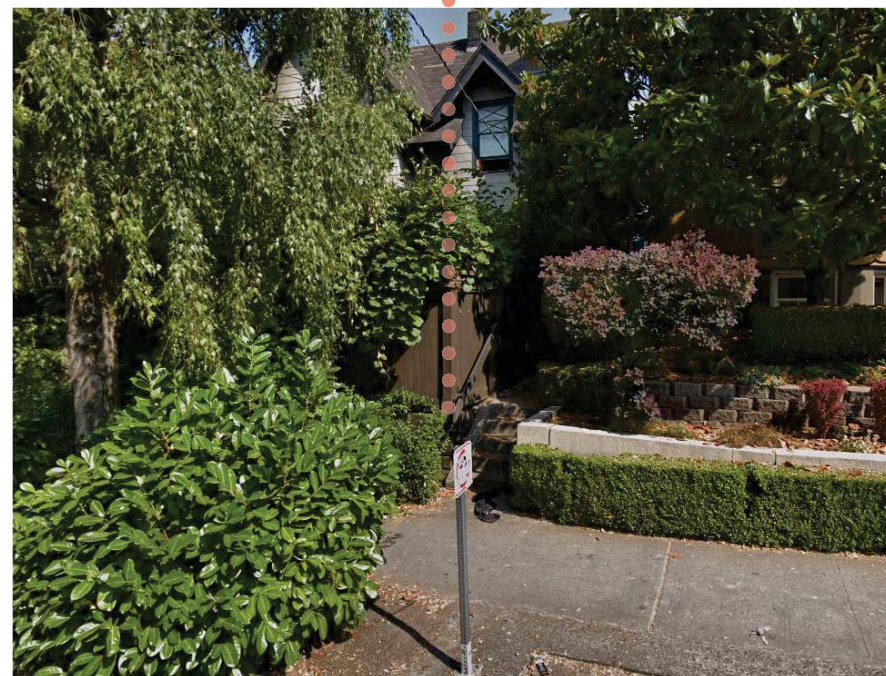
SW PL.
CORNER

SE PL.
CORNER



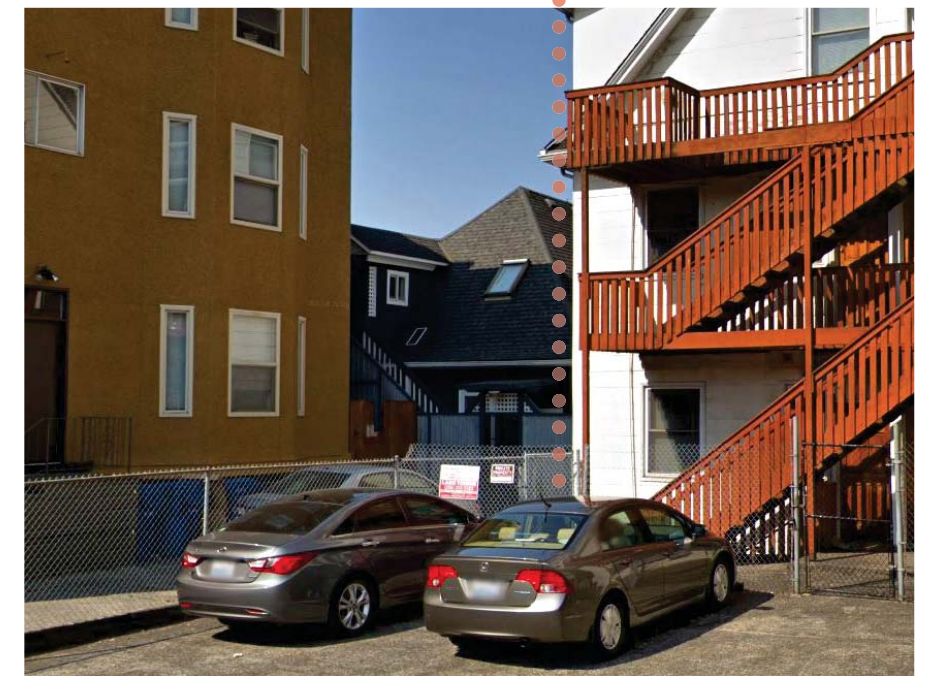
D Harvard & Denny intersection
Note: existing street trees and corner stair across intersection at historic Pantages House

SE PL.
CORNER



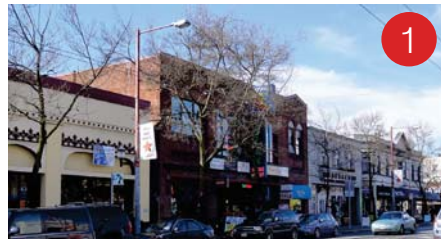
E Southeast corner
Note: landscaped and terraced front edge at neighbor to the east along with existing fence line along south and east property lines

NE PL.
CORNER



F Northeast corner
Note: restricted porosity through northeast corner of site

urban analysis



Broadway commercial & mixed-use



E Olive Way commercial



Cal Anderson Park



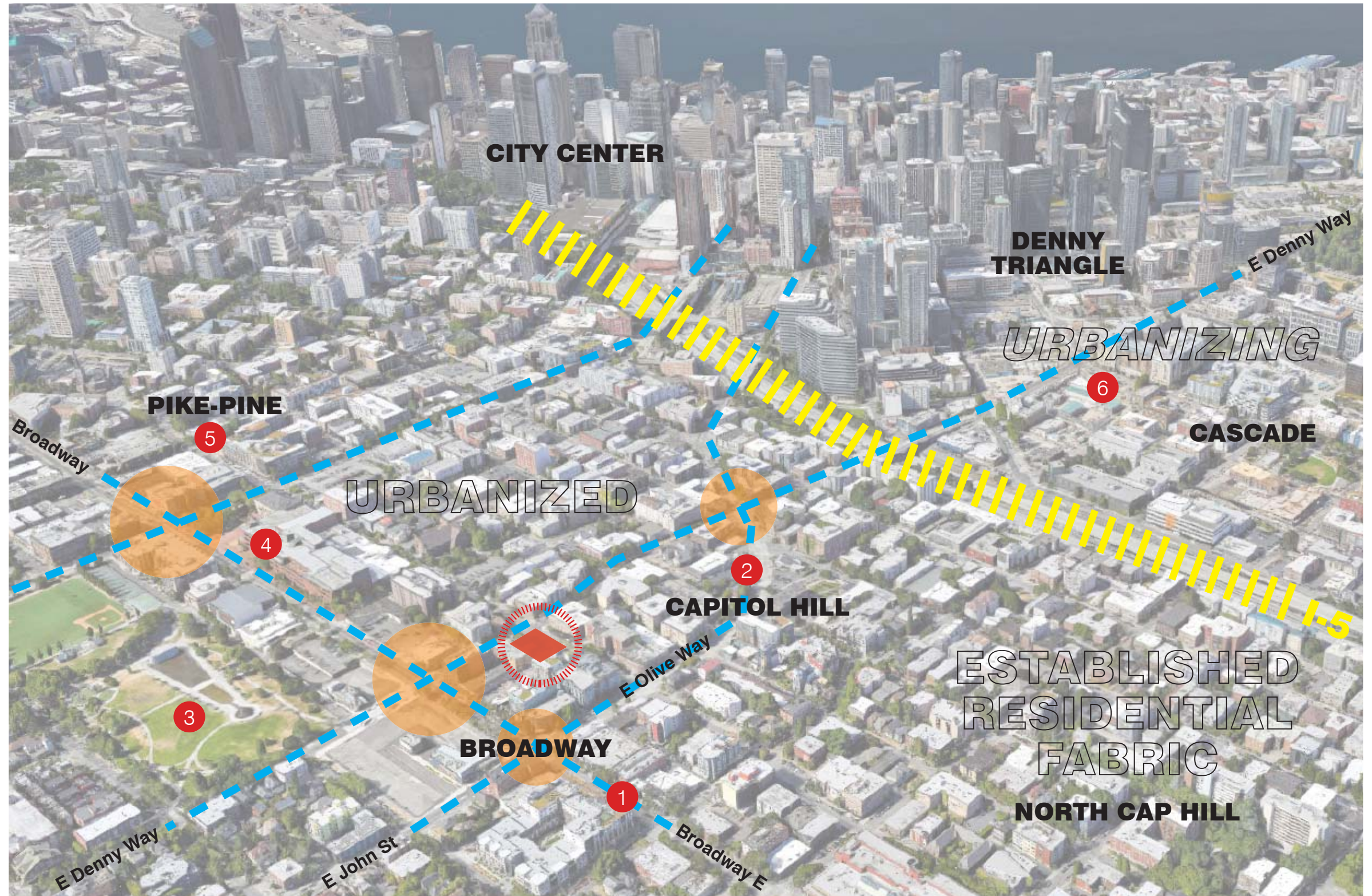
Seattle Central College

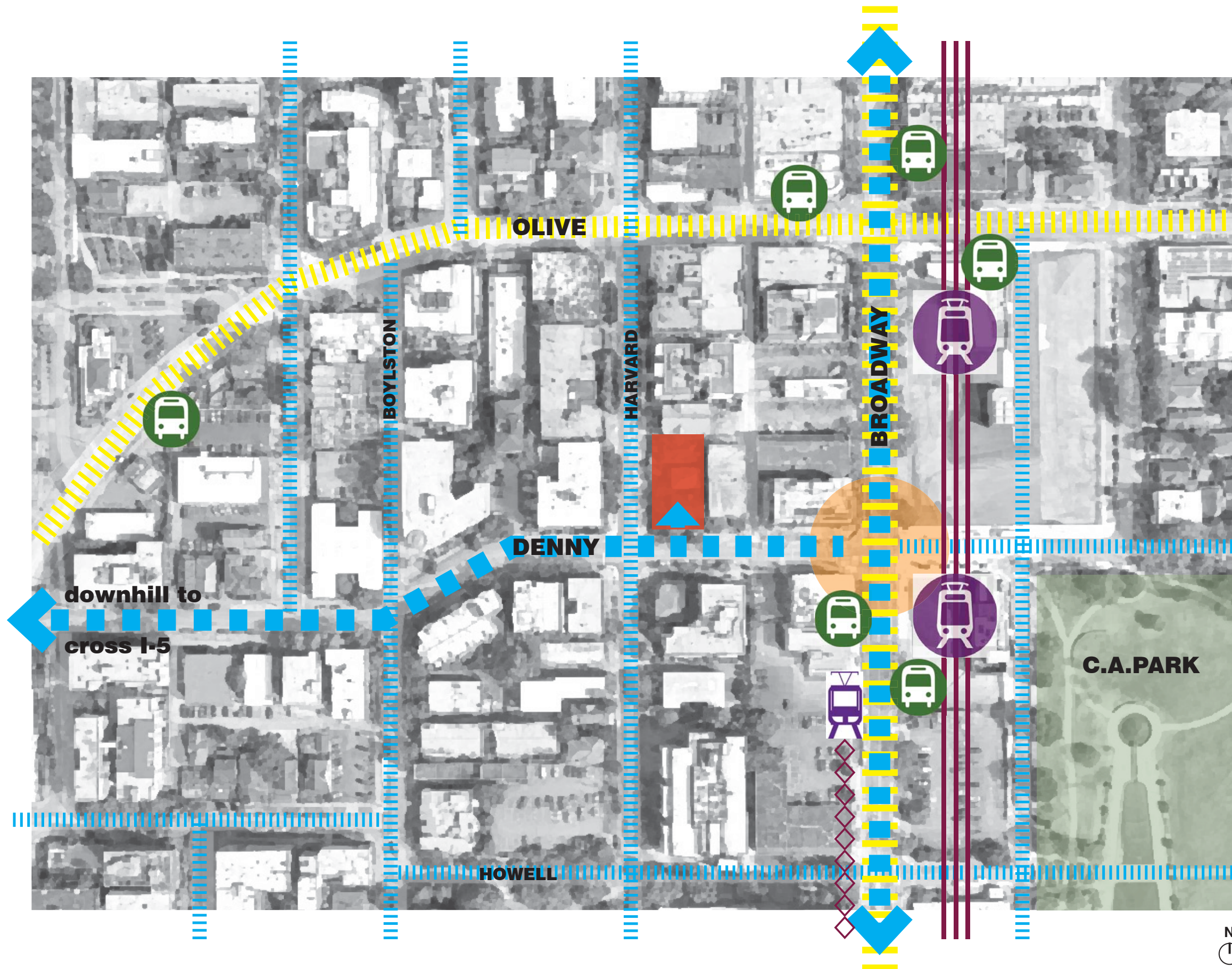


Pike-Pine District



Denny Triangle | Cascade





Adjacent to downtown, Capitol Hill is arguably the city's most dynamic and diverse urban district. The project site sits within an established residential fabric at the intersection of East Denny Way and Harvard Ave East. Denny Way is a well-travelled pedestrian and vehicular connector between Capitol Hill across the I-5 corridor to the transitioning Denny Triangle, Cascade, and South Lake Union neighborhoods. As these neighborhoods evolve from primarily commercial, light industrial, cultural, and small scaled residential to a more robust mixed-use district there is a shift in the center of gravity. The pedestrian activity along Denny contributes to the interconnectedness as urban dwellers move up and down the hill between home, work, and recreation opportunities.

The newly opened Link light rail transportation hub at Denny and Broadway anchors the north end of Cal Anderson Park and Seattle Central College and acts as a terminus to the uphill movement along Denny. Additional transportation networks include street car, bus routes, and dedicated bicycle lanes. Just one block east of the project site, Broadway maintains an eclectic mix of uses including residential, retail, restaurants, bars, and coffee shops extending north and south to the Pike-Pine District.

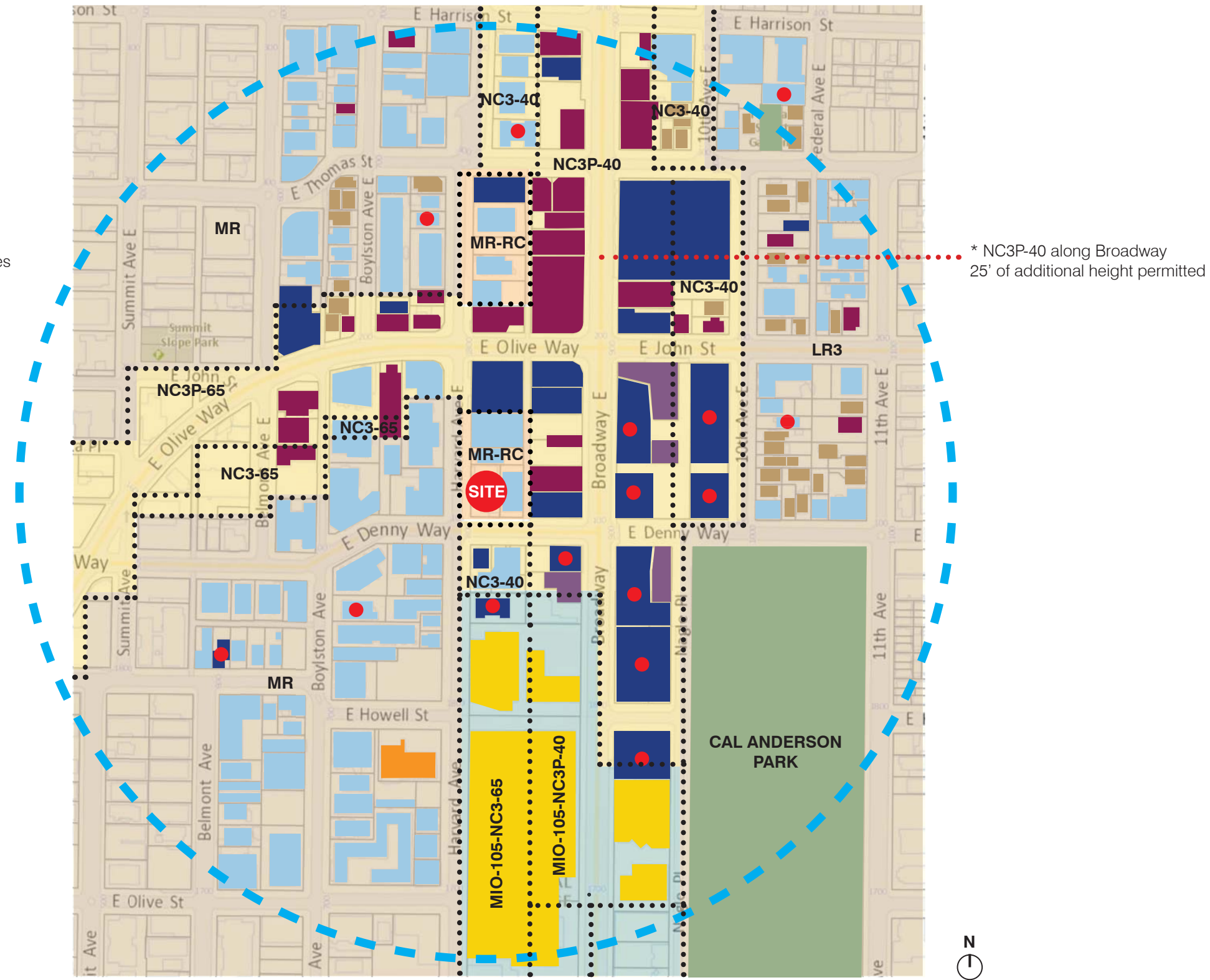
Within a single block, the transition from the commercial activity of Broadway to a principally pedestrian residential environment is remarkable. Harvard Avenue East is a relatively narrow street and lined with landscaped yards and planter strips which filters pedestrian movement through the neighborhood. Aside from Seattle Central College and the Capitol Hill Library a diverse mix of domestic structures stretch from East Pine to Roy Street and include structures that range from small single story early 1900's Craftsman style houses to recently completed seven story mid-rises. The scale and character of Harvard has noticeable shifts at Olive Way and Thomas St.

At +330' above sea level, the upper levels of the proposed project will enjoy views of the downtown skyline, Lake Union, Elliott Bay, and the Olympic Mountains beyond.

neighborhood use & zoning

Zoning	MR-RC
Overlays	Capitol Hill Urban Center Capitol Hill Station Overlay District
Lot Size	8,022 sqft
FAR	4.25 (incentive per 23.45.516 & 23.58A) GFA = 34,094 sqft
Height Limit	75 feet (affordable unit incentive) roof top features: +4 feet for parapets, guards, roof decks +15 feet for stair and elevator penthouses
Affordable Unit Incentive	5 units proposed
Total Dwellings	83 units proposed
Setbacks	rear 15' (see departure request) side 0-42' = 5' min / 7' avg side +42' = 7' min / 10' avg street lot lines 5' min / 7' avg
Amenity Area	5% of residential use = 1,387 sqft
Parking	none required 1 load/unload proposed
Bicycle Parking	75 long term 4 short term required & proposed

- single family residential
- multi-family housing
- mixed-use
- commercial / retail / office
- civic / religious
- institution / education
- recreation / open space
- proposed housing development
- proposed mixed-use development
- transit station
- 1/8 mile radius | 2.5 minute walk
- zone transitions





Dick's Drive-In Restaurant



Capitol Hill Lightrail Station



Seattle Central College



Broadway Commercial Stores



Cal Anderson Park



Seattle Public Library | Capitol Hill Branch



Take Lessons (former Cap Hill Presbyterian Church)



Lost Lake Restaurant



118 Broadway East (proposed / in permitting)

residential vintage

1900 to 1940

Three to five-story walk-up apartment buildings. Minimal setbacks. Mid-frontage entries with ornamentation and units organized around central corridors with limited communal spaces. First story typically raised above sidewalk grade with partially below grade basement units. Limited building modulation. Uniformly spaced vertically proportioned windows on street and side facades. Brick cladding with belt course at first story. Limited or no parking.



1900-1940



1940 to 1980

Three to five-story garden style and parking court apartment buildings. Minimal setbacks or large setback for parking. At grade entry or shared balcony. Planar building modulation. Horizontally proportioned windows. Panel and stucco cladding with brick or stone accent surfaces. Some private balconies, limited shared spaces. At grade courts or tuck under parking, usually direct from streets with limited alley access.



1940-1980



1980 to 2010

Five to six-story block style apartment buildings. Limited setbacks. Street level entry lobby. Large scale massing, bay windows, and balconies used for modulation. Square proportioned windows on front and side facades. Cladding used to accent modulation elements. Metal, wood, and panel cladding products with various scales and textures prominent, limited use of brick. Venting on facades.



1980-2010



2010 to Present

Six to seven-story infill apartment buildings. Street level entry lobby or townhouse style street frontage and side entry. Building modulation with large windows facing street and smaller slender side façade openings. Cementitious panel and metal claddings typical, with limited use of wood and brick. Composition of windows and siding panels. Some secondary features such as balconies and projecting canopies. Venting on facades.



2010-Present



neighborhood materials & features

The range of periods, building types, and styles leads to a variety of building materials, finer grain details, and levels of quality.

Brick masonry is found across all periods; the extent diminishing with time. Early buildings were predominantly brick. Recently developed buildings deploy the material primarily as an accent. Different types of concrete masonry appear on several mid-century buildings.

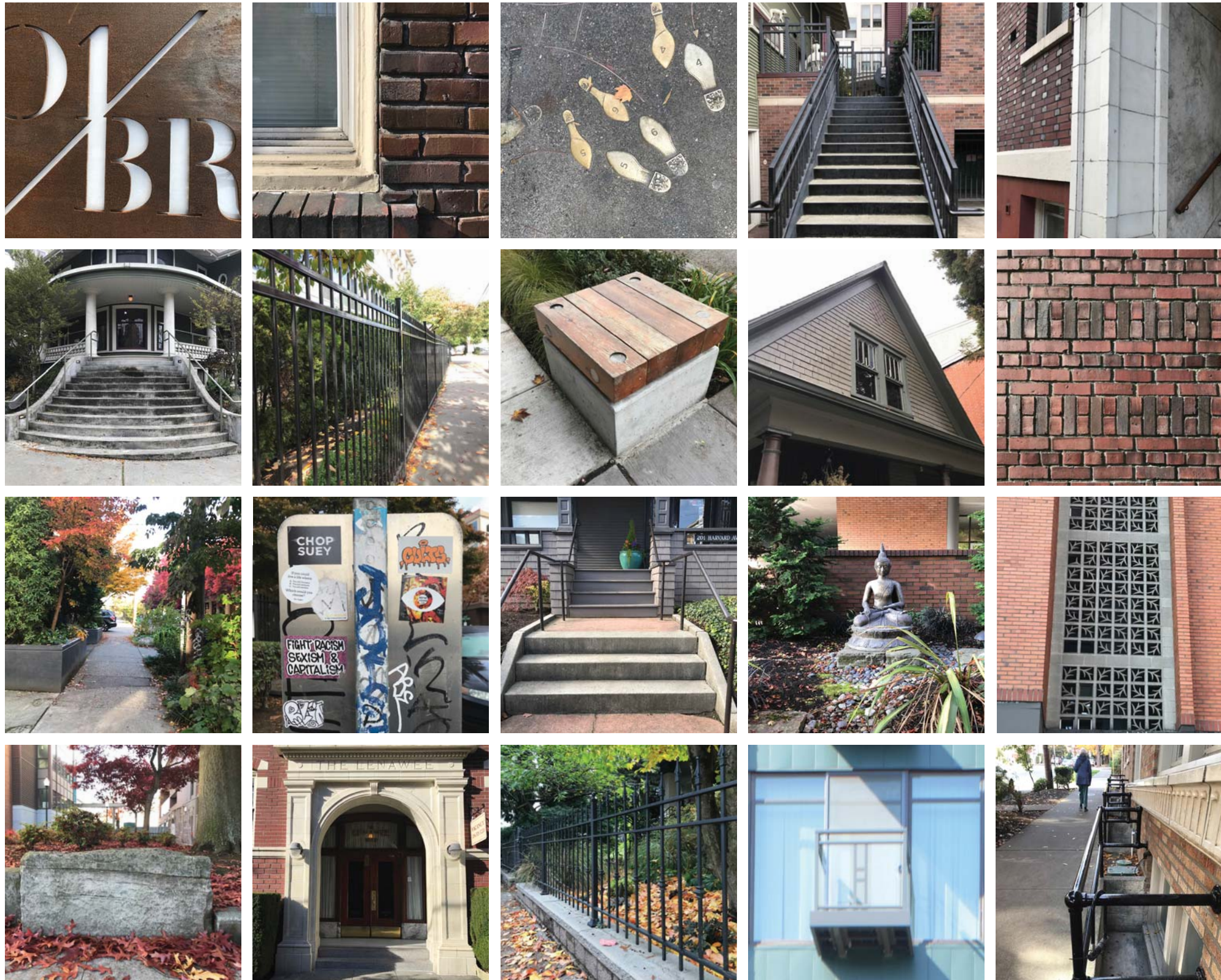
Stone detailing is commonly used to highlight residential building entries, particularly in the early 20th century masonry apartment buildings.

Wood is also used across the different periods of buildings in a wide range of scales and quality. Narrow profile painted VG fir has given way to lesser quality cedar that is often stained.

Metals are used in a variety of ways from stock profiles used for rails and ornament, to exposed structural pipe columns, to perforated sheet and siding systems including balconies on buildings constructed in the past fifteen years.

Panel products are most prevalent on very recent and mid-century buildings. Stronger colors are typically used with these materials. Color is also used with stucco or other coatings.

Landscaping creates strong transitions between the sidewalk environment and building faces. Elements such as street furniture and integrated civic art work is common within the pedestrian realm. Side yards between buildings are also typically landscaped when not used for access to parking or building services.



streetscape photos & analysis



6 Story "The Heights" Apts
(2006) brick, cement board, metal panel
regular openings / bays, balconies / roof overhang / symmetry
storefront commercial & recessed entry at street level

7 Story "Lexicon" Apts
(2013) brick, wood, cement board, metal panel
regular punched openings / balconies / symmetry
simple entry and units at street level

3 Story Apts
(1904) wood lap siding
regular openings / symmetry
elevated above street

2 Story SFR

2 Story SFR

2 Story SFR

HARVARD AVE // east side



surface parking lot

3 Story 6-unit Apts
(1900) cement board
regular openings / bays
basement units

2 Story Duplex
(1902) wood lap & shingle
random openings
unit at street level

4 Story "La Rochelle" Apts
(1960) brick & stucco
regular openings
units at street level

2 Story "Harvard Ave" Apts
(1956) brick & wood
regular openings
units at street level

3 Story Mixed-use "Abonita" Apts
(1926) brick with stone detailing
regular punched openings / symmetry
commercial & units slightly above street level

HARVARD AVE // west side



E DENNY WAY

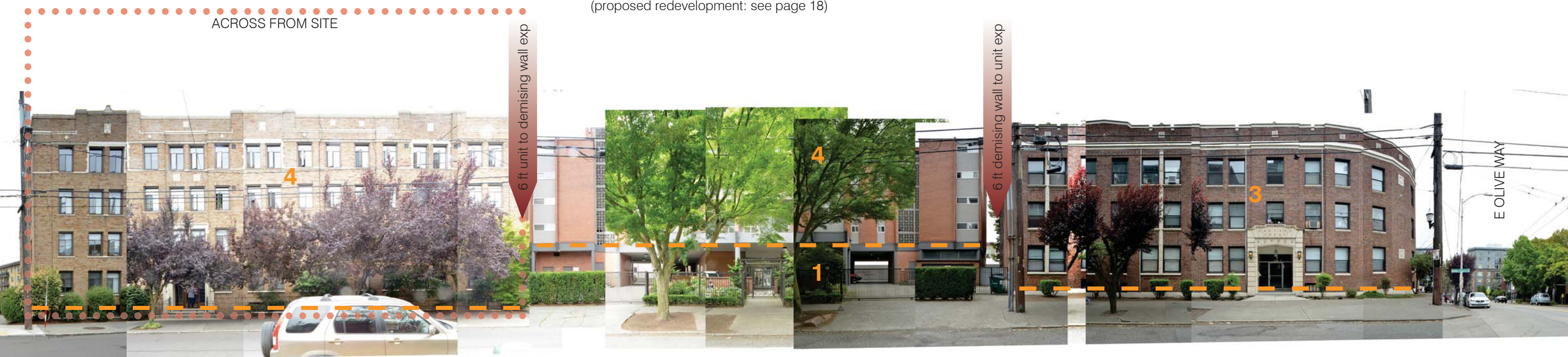
Historic Pantages House
(1906) wood siding & trim
random openings / bays
landscaped berm at basement

6 Story "Pantages" Apts
(2005) brick, cement board & panel
regular openings / bays
services at street level

3 Story Apts
(1959) brick with regular openings
regular openings / balconies
landscaped street edge
(proposed redevelopment: see page 18)

5 Story Seattle Central College | Science and Math Building
painted concrete, metal panel
regular punched openings / symmetry
simple entry and services at street level

ACROSS FROM SITE



E OLIVE WAY

5 Story "La Salle" Apts
(1928) brick with stone detailing
regular punched openings / symmetry
entry portal with units at street level

5 Story "Ramayana" Apts
(1965) painted concrete, brick, stucco, pre-cast concrete block screens
regular punched openings / symmetry
services and parking at street level / drive court

3 Story "Harvard Crest" Apts
(1927) brick with stone detailing
regular punched openings / rounded corner
entry portal with units at street level

streetscape photos & analysis



6 Story "The Maxwell" Condominium
(2000) brick & stucco
regular punched openings / balconies / ornate cornice
corner entry with units at street level

5 Story "La Salle" Apts
(1928) brick with stone detailing
regular punched openings / symmetry
units at street level & basement

DENNY AVE // north side



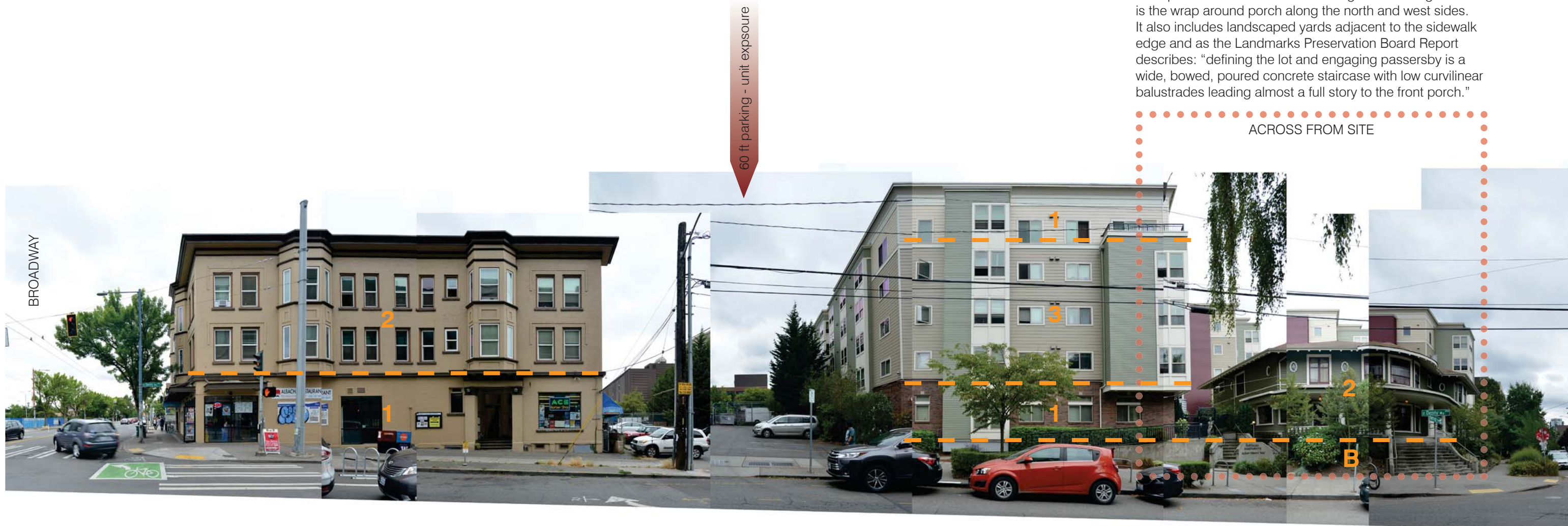
2 Story SFR

4 Story Apts
 (1918) stucco
 regular punched openings / symmetry
 landscaped & terraced street edge
 exterior stairs up to elevated entry

6 Story Mixed-Use Apts
 (2017) brick, metal panel, cement panel
 frame massing with large openings / balconies & canopies / cornice
 simple entry and glazed commercial at street level

streetscape photos & analysis

The historic Pantages House (built 1906 / historic nomination 2004) has exterior features that combine unusual ornate and simple clap board wood details reflecting a transitional hybrid of the Queen Anne and Craftsman styles interspersed with Beaux Arts detailing. It's defining feature is the wrap around porch along the north and west sides. It also includes landscaped yards adjacent to the sidewalk edge and as the Landmarks Preservation Board Report describes: "defining the lot and engaging passersby is a wide, bowed, poured concrete staircase with low curvilinear balustrades leading almost a full story to the front porch."



3 Story Mixed-use
(1959) brick with regular openings & bays
regular openings / bays / roof overhang
street level commercial spaces
(proposed redevelopment: see page 18)

6 Story "Pantages" Apts
(2005) brick, cement board & panel
regular openings / bays / cornice
units elevated slightly above street

Historic Pantages House
(1906) wood siding & trim
random openings / bays / roof overhang
landscaped berm at basement
corner stairs and wrapping porch



3 Story Mixed-use "Abonita" Apts
 (1926) brick with stone detailing
 regular punched openings / symmetry
 central entry with mixed condition at street level

5 Story Condo
 (2002) lap siding & stucco
 regular punched openings
 simple entry with mixed condition at street level

5 Story Condo
 (1989) lap siding & stucco
 regular openings / balconies / symmetry
 simple entry with units elevated above street level

future developments



DEVELOPMENT SITE



E DENNY WAY

10-15 ft unit to unit exposure



10-20 ft unit to demising wall

HARVARD AVE // east side

proposed redevelopment:
6 Story 28 SEDU / 61 Hotel



DENNY AVE // south side

proposed redevelopment:
6 story mixed-use with 50 apartments

10-15 ft unit to unit exposure

BROADWAY

ACROSS FROM SITE



HARVARD AVE



1 600 E Howell St: proposed 76 unit mixed-use building



2 1820 Boylston Ave: proposed 55 unit apartment building



Extensive redevelopment around the light rail stations will include mixed use structures and rental housing similar in scale and use to the proposed project.



3 1830 Broadway: proposed 94 unit mixed-use building

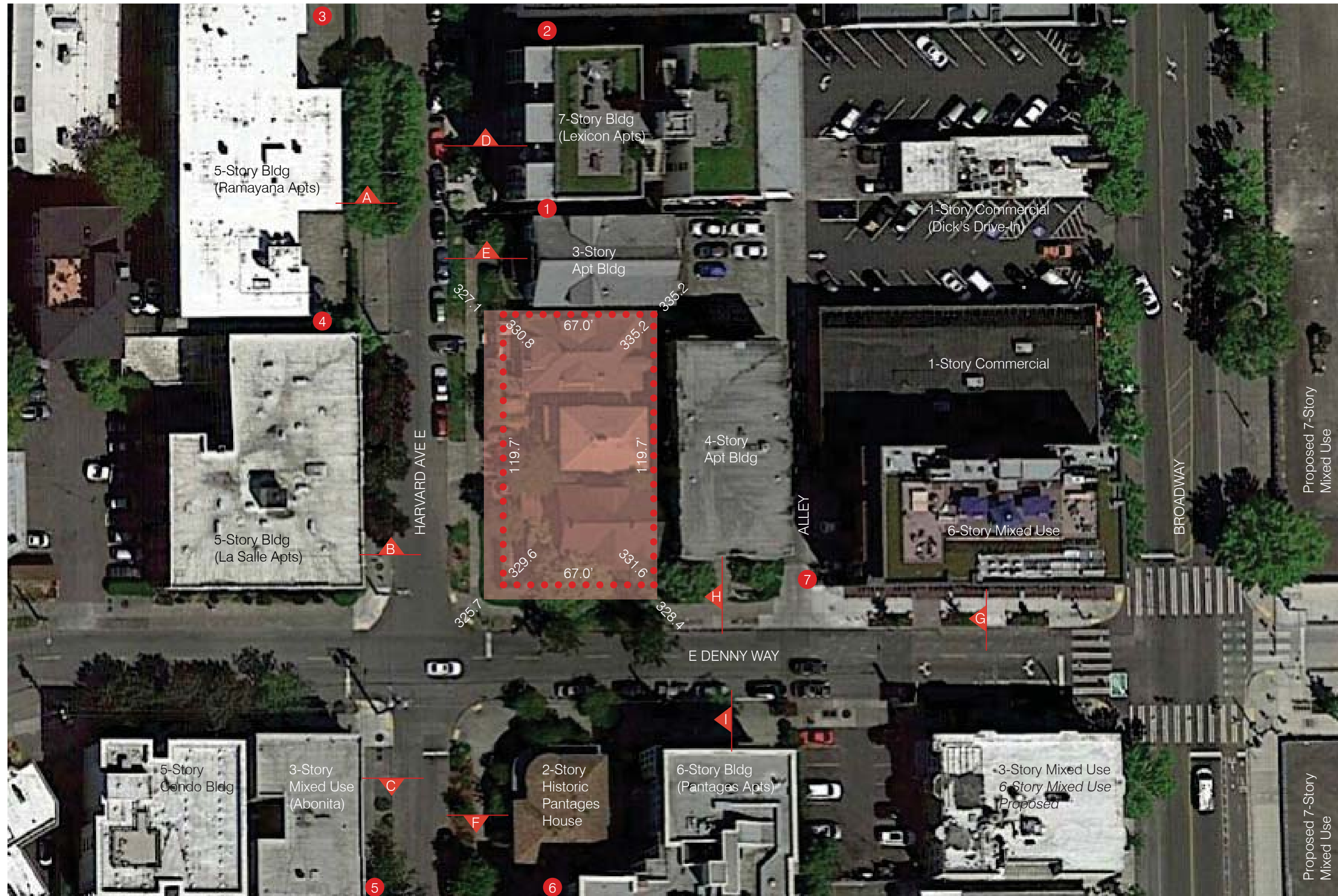


4 118 Broadway E: proposed 150 unit mixed-use building



5 123 10th Ave E: proposed 74 unit mixed-use building

site context



street characteristics & patterns



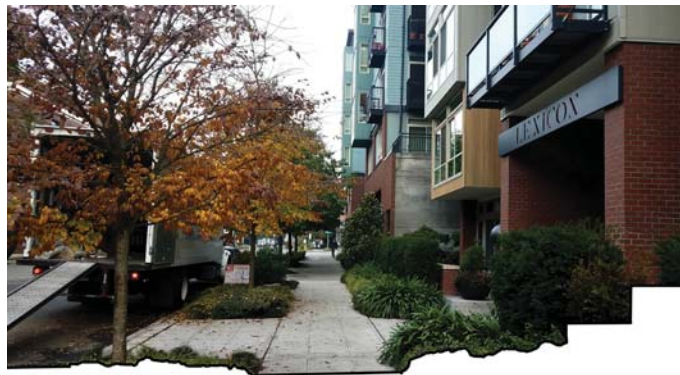
A Harvard Ave E - Ramayana Apartments



B Harvard Ave E - La Salle Apartments



C Harvard Ave E - Abonita Apartments



D Harvard Ave E - Lexicon Apartments



E Harvard Ave E - Lance Matsuda



F Harvard Ave E - Pantages House



G E Denny Way - 101 Broadway Apartments



H E Denny Way - 810 E Denny Apartments



I E Denny Way - Pantages Apartments

Harvard Ave E | west edge

Topographically flat.

A. Mature regularly spaced street trees, lack of curb edge plantings results in widened sidewalk. Extended ground plane behind continuous hedge and ornamental fence at mid-century apt building setback from street and raised over parking.
 B. Mature regularly spaced street trees, lack of curb edge plantings results in widened sidewalk. Intermittent plantings along limited setback building face, floor level slightly raised above sidewalk, below grade units with small windows.
 C. Curb edge planting strip and narrow sidewalk. Restricted plantings along limited setback building face with long ramp to access floor level slightly raised above sidewalk.

Harvard Ave E | east edge

Topographically flat.

D. Regularly spaced street trees, curb edge plantings and standard sidewalk. Direct on grade residential entry flanked by plantings that transition to private terraces with short walls.
 E. No street trees, grassed curb edge planting strip and standard sidewalk. Entry raised well above sidewalk with steps leading up to setback covered porch flanked by sloping landscaped front yard.
 F. Mature regularly spaced street trees, curb edge plantings and standard sidewalk. Entry raised well above sidewalk with steps leading up to covered porch flanked by sloping landscape partially covering day lit basement.

E Denny Way

Topographically flat.

G. Regularly spaced juvenile street trees, curb edge plantings with pedestrian bench seating and widened sidewalk to face of highly glazed building wall partially covered by canopies.
 H. No street trees or curb edge plantings resulting in widened sidewalk. Entry raised well above sidewalk with central steps leading up to covered porch and setback building face flanked by terraced landscaped front yard.
 I. Juvenile street trees, curb edge plantings and standard sidewalk. Sloping access ramp and stairs with intermittent landscape leading up to raised floor level and courtyard space between buildings.

Building Separation

On fully developed parcels fronting Harvard the building separation ranges from 6-20 feet wide and is typically used for secondary circulation, parking access, and trash / utility storage. These gaps typically have limited landscaping. Exposure between buildings and dwelling units is varied from solid party walls to direct window frontage with some balconies.



1 6-8 ft



2 8-15 ft



3 6 ft



4 6 ft



5 10 ft



6 20 ft



7 alley

design guidelines



ENGAGE PUBLIC REALM

The project sits at the transition between domestic and commercial urban environments and provides an opportunity to engage the primary pedestrian frontage. Along Denny the preferred alternative occupies the corner with broad steps that lead to a covered entry terrace. The steps relate to the historic Pantages house across Denny and establish a civic intersection. The domestic qualities of Harvard Ave E provide an opportunity to develop a layered landscape edge within the thirteen feet between sidewalk and building face. These elements include a treed alle, public seating, and a seven foot wide well that provides light, exposure, and landscape to partially below grade dwelling units. Active interior spaces visually engage this frontage.

CS2-I Streetscape Compatibility

PL1-A Network of Open Spaces: Enhancing Open Space | Adding to Public Life

PL1-B Walkways and Connections: Pedestrian Infrastructure, Volume, & Amenities

PL1-C Outdoor Uses and Activities: Selecting Activity Areas



BUILDING + LANDSCAPE

Enhancement of the landscaped spaces along the edges of the building and the street is integral to the project. Landscaped setback areas combine with right of way plantings to create a broad and immersive landscaped sidewalk environment. Softscapes and urban hardscaped surfaces combine to promote interaction and support a variety of uses. The east and north yards present opportunities to improve open space between adjacent buildings and weave landscape through the middle of the block. A high level of transparency at street level will maximize visibility to the building interior. All edges will be designed to create inviting and safe transitions for residents, visitors, and the broader community.

PL2-B Safety and Security: Street Level Transparency

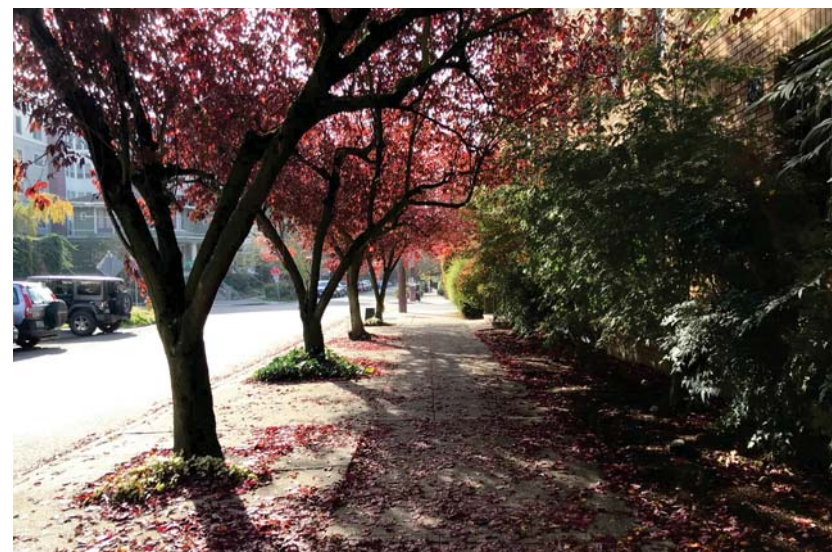
PL2-C Weather Protection: Locations & Coverage | Design Integration

PL2-II Pedestrian Open Spaces & Entrances

PL3-A Entries: Design Objectives | Ensemble of Elements

PL3-B Residential Edges: Security & Privacy | Interaction

DC4-D Trees, Landscape, and Hardscape Materials: Choice of Plant Materials | Hardscape Materials



NEIGHBORHOOD FABRIC

Successful buildings in the area incorporate direct and identifiable entries that engage the pedestrian nature of the street. Building forms are primarily grounded using simple massings, often brick clad, and with subtle ornamentation. Buildings at intersections often present a distinguished corner with entries, secondary architectural features, and programmed spaces that engage the public realm. The project provides an opportunity to continue the evolution of residential character in the neighborhood as a contemporary addition to the fabric of the established district.

CS2-A Location in the City and Neighborhood: Sense of Place | Architectural Presence

CS2-C Relationship to the Block: Corner Sites

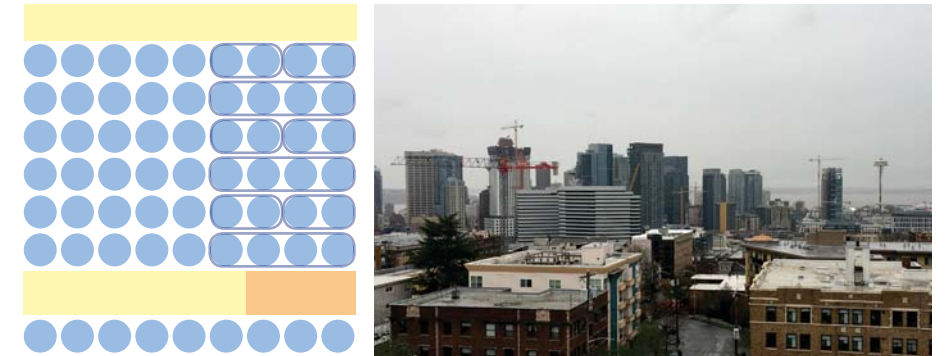
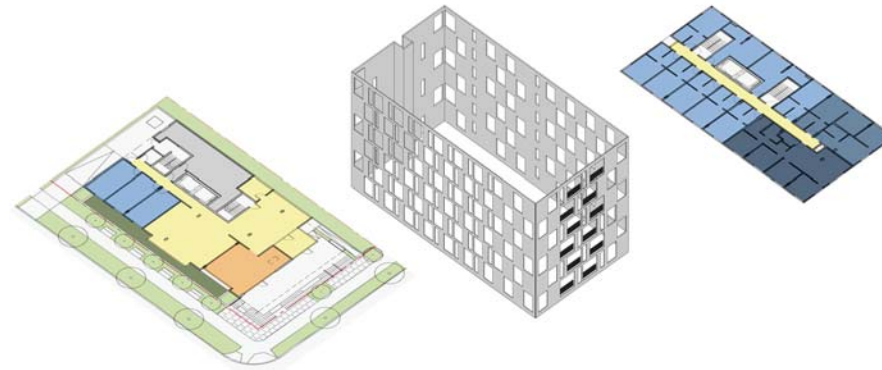
CS2-II Corner Lots

CS3-A Emphasizing Positive Neighborhood Attributes:

Fitting Old and New Together | Contemporary Design |

Established Neighborhoods





COHESIVE FORM

Simple forms, consistent material deployment, and variation in secondary elements such as window openings can provide a rhythm and scale that extends the historical continuity of the neighborhood’s apartment and mixed-use buildings. Street level building modulation can respond to street connections, programmed uses, open side yards, and combine with landscaping elements to create an active and vibrant form on all sides. Durable, attractive, and climate appropriate materials can be used to create a subtle texture and patterning that is contextually similar to the district’s beloved apartment buildings.

- CS2-D Height, Bulk, & Scale:** Existing Development & Zoning | Respect for Adjacent Sites
- CS2-III Height, Bulk, & Scale Compatibility**
- CS3-I Architectural Concept & Consistency**
- DC2-A Massing:** Site Characteristics & Uses
- DC4-A Building Materials:** Exterior Finish Materials | Climate Appropriateness
- DC4-I Height, Bulk, & Scale**
- DC4-II Exterior Finish Materials**

PROGRAM LEGIBILITY

The corner intersection is the most visible and prominent portion of the site along the convergence of the frequently travelled sidewalks. Street level program should be clear and active uses along these edges can maintain eyes on the street and promote activation of the urban condition. An expression of the cellular unit across the upper portions of the facades can create scale with a systematic patterning of large openings. A building character that integrates a fine grained texture of material, aperture, use, and landscape is a fundamental goal of the project.

- DC1-A Arrangement of Interior Uses:** Visibility | Gathering Places | Views and Connections
- DC2-B Architectural Façade Composition:** Façade Composition

EFFICIENT + LIVABLE + COMMUNITY

With excellent access to transportation networks, commercials shops, and restaurants the project provides compact units, multi-bed units, and active amenity spaces to create efficient and livable urban housing. The street level lobby, lounge, and commercial space along with a generous roof top deck are vital to promoting a sense of community within the building. The project seeks to integrate this community with the public realm and positively contribute to the life of the neighborhood. Large floor to ceiling operable windows take advantage of daylight and exposure to views.

- CS1-B Sunlight and Natural Ventilation:** Daylight and Shading
- DC1-A Arrangement of Interior Uses:** Visibility | Gathering Places | Views and Connections
- DC2-D Scale and Texture:** Human Scale | Texture



design alternatives summary



A // Planar Layers (code compliant)

partially below grade beds	8
street level beds	4
beds at upper levels	15x6 = 90
total beds	102 (78 units 5 affordable)
unit size range	230-1,000 sqft
commercial area	500 sqft
street level common area	2,000 sqft

Advantages

- At grade entries to residential lobby and commercial space.
- Commercial space at southwest corner engages intersection.
- Activity of resident amenity lounge along Harvard frontage.
- Continuous landscaped and hardscaped edges along sidewalk
- Multi-bed units at level 2-7 have exposure to south light and views.
- North side secondary entry and access to refuse storage.
- Varied rhythm of openings and walls planes.

Challenges

- Dwelling unit expansion in east yard reduces open space and impacts neighbors.
- Street level dwelling unit in southeast corner fronts busier street.
- Small, separated landscape wells for partially below grade units.



B // Ordered Surface (code compliant)

partially below grade beds	9
street level beds	4
beds at upper levels	15x6 = 90
total beds	103 (82 units 5 affordable)
unit size range	230-1,000 sqft
commercial area	480 sqft
street level common area	1,410 sqft

Advantages

- Activity of resident amenity lounge overlooks the corner intersection.
- Continuous landscaped edges between sidewalk and property line.
- Street level dwelling units along quieter Harvard frontage.
- Greatest exposure for partially below grade units.
- North side secondary entry and access to refuse storage.
- Maximized north and east side yards.
- Contextual to historic fabric with regular openings.

Challenges

- Limited direct accessible engagement with corner intersection.
- Commercial space frontage and exposure limited.
- Dwelling units at north side levels 2-7 look into neighboring building.
- Accessible ramp occupies west street frontage.



C // Composite Fabric // preferred (departure required)

partially below grade beds	8
street level beds	3
beds at upper levels	15x6 = 90
total beds	101 (83 units 5 affordable)
unit size range	230-1,000 sqft
commercial area	550 sqft
street level common area	1,530 sqft

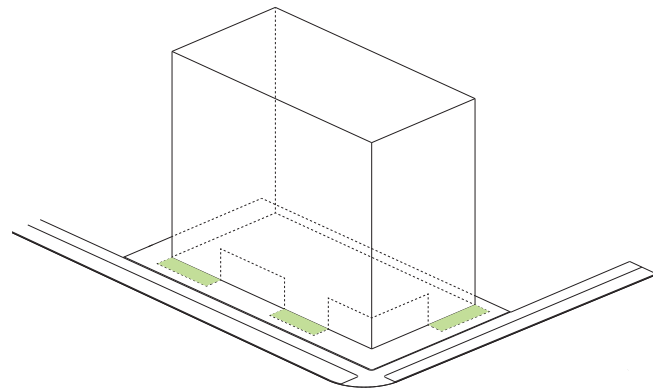
Advantages

- Covered multi-functional entry terrace and civic steps along south side directly engage the street.
- Continuous landscaped and hardscaped edges along sidewalk.
- Commercial space at southwest corner engages intersection
- Activity of resident amenity lounge along Harvard frontage.
- Street level dwelling units along quieter Harvard frontage.
- Landscaped well exposure for partially below grade units.
- Multi-bed units at level 2-7 have exposure to south light and views.
- North side secondary entry and access to refuse storage.
- Maximized open space at east side yard.
- Composite system of openings is a responsive fusion of historic fabric with recent contemporary development in this diverse neighborhood.

Challenges

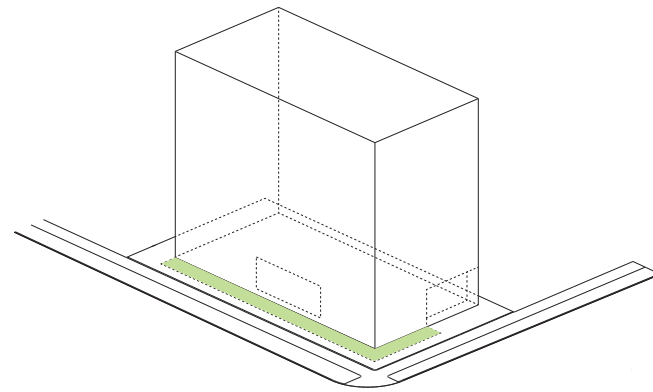
- Requires departure for decrease in north setback.

alternative A



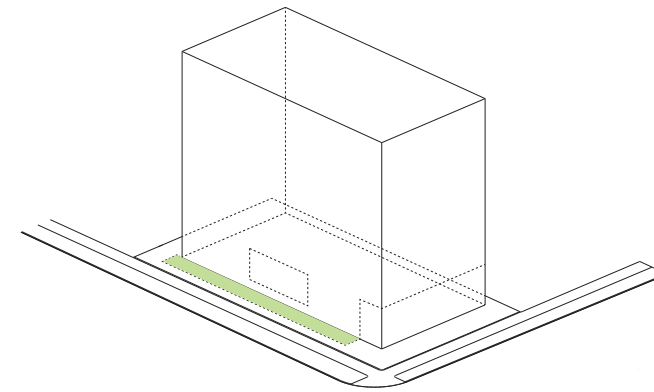
multi-frontage and distributed landscaped wells for partially below grade units

alternative B

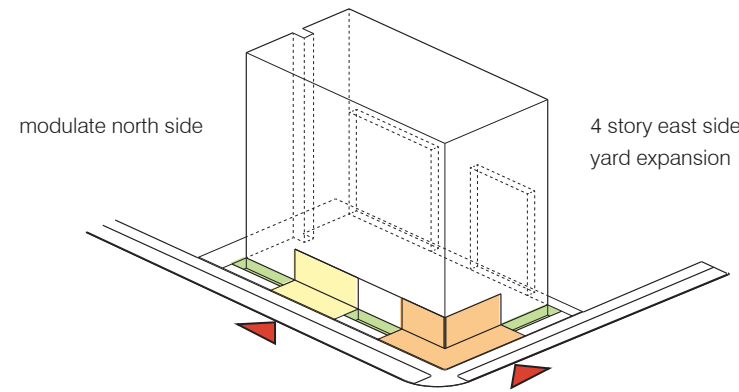


multi-frontage landscaped well for partially below grade units

alternative C



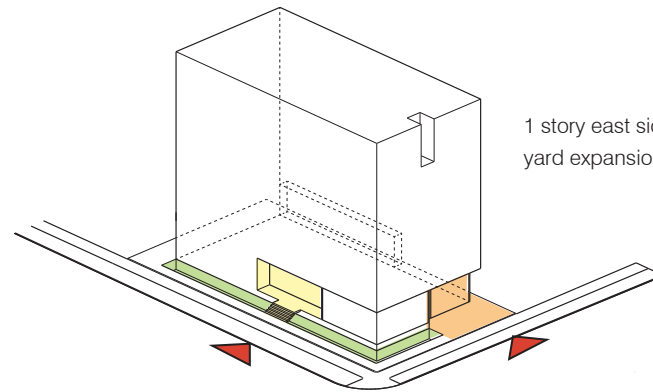
single frontage landscaped well for partially below grade units



modulate north side

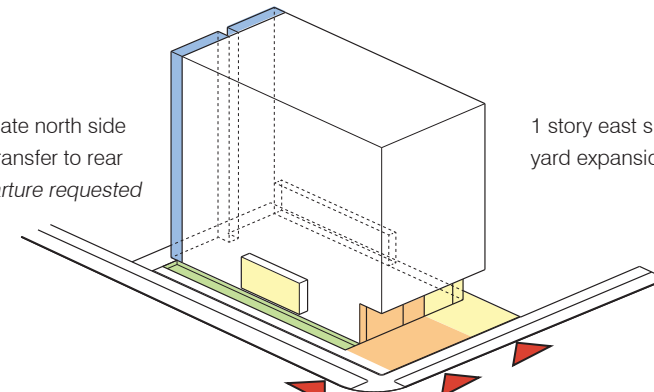
4 story east side yard expansion

unmodulated street level, on grade access to entries east & south



1 story east side yard expansion

modulate street level, access bridge east and on grade entry south



modulate north side area transfer to rear *departure requested

1 story east side yard expansion

modulate street level, broad elevated south facing common entry terrace



Street Level Plan

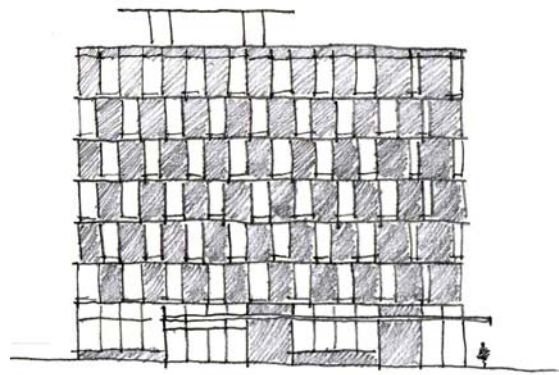


Street Level Plan



Street Level Plan

alternative A // Planar Layers

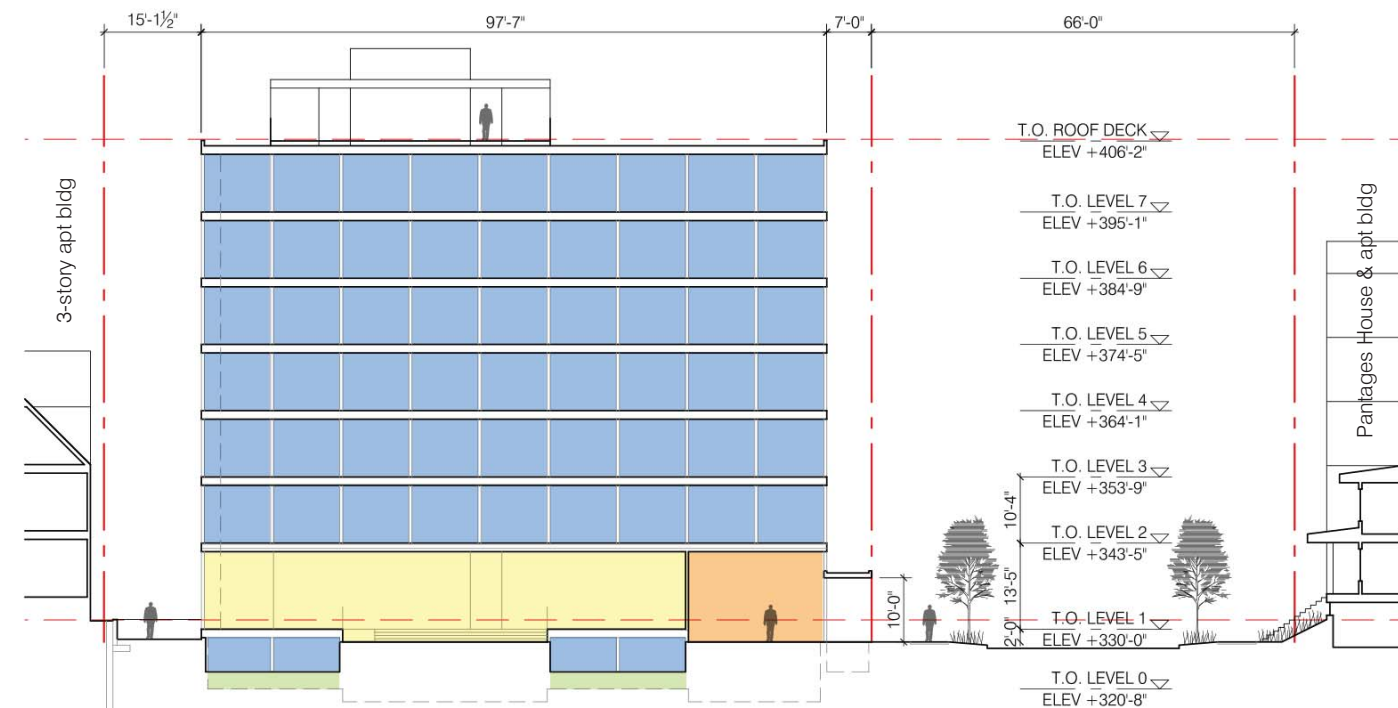


Planar Layers studies the nature of horizontally stacked levels with the systematic deployment of varying wall planes and openings. It positions the residential entry at sidewalk grade on the Harvard frontage. Once inside, stairs lead up to the first floor level and to lounge spaces that flank the central lobby area. The commercial space is located at sidewalk grade in the southwest corner. A projecting canopy spans the west frontage and wraps the corner of the building. A four bed unit is positioned in the southeast corner, slightly raised above sidewalk grade but below existing grade along the east side yard. A load / unload area, building utility access including trash/recycle room, and the stair and elevator core down to the bike storage area in the basement can all be accessed from the north side of the building. Four intermittent landscaped wells are located along the west, south, and east edges of the building and provide light and air for the partially below grade dwelling units.

Number of Units	78
Number of Beds	102 (230-1,000 sqft units)
Commercial	500 sqft
GFA Total	34,088 sqft
Vehicle Parking	1 load / unload
Bicycle Parking	71 stalls long term 4 stalls short term
Amenity Area	2,000 sqft
Roof Deck	735 sqft

Floor levels two through seven are a mix of dwelling types and sizes. Each level is typical including nine SEDU's, two 1-bedroom, and a single 4-bedroom unit in the southeast corner. Floor to ceiling windows provide daylight and view opportunities for each dwelling unit and bedroom. On floors 2-4 the units along the east side extend beyond the primary building mass to within seven feet of the side lot line. Additional amenity space is provided as a roof top deck with excellent views.

CODE COMPLIANT: no departures are requested.



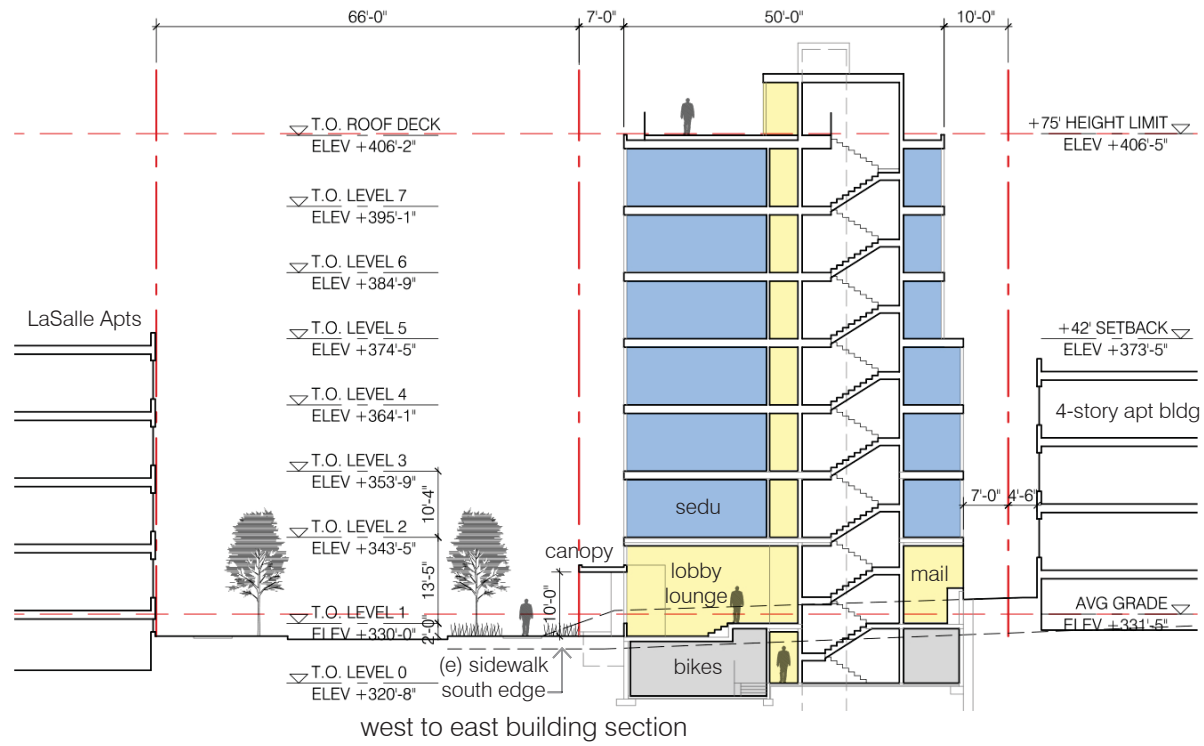
north to south building section



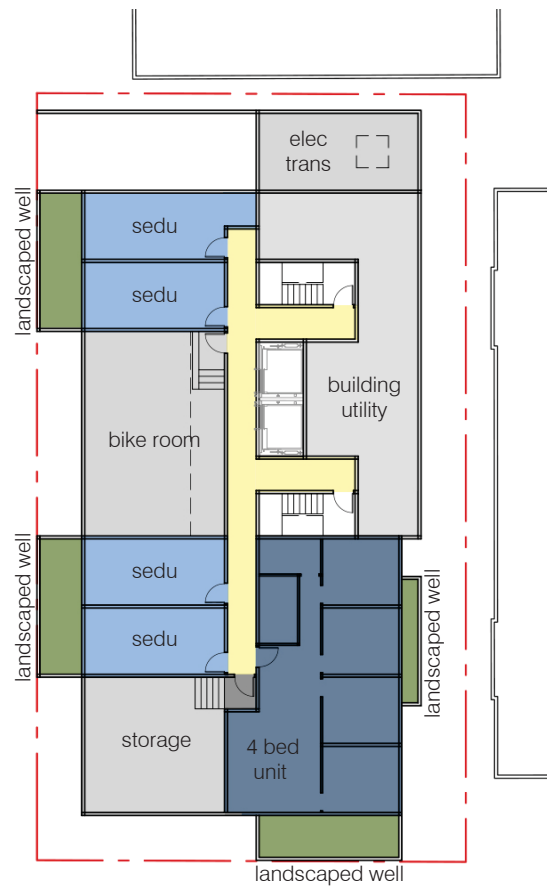
intersection // southwest perspective



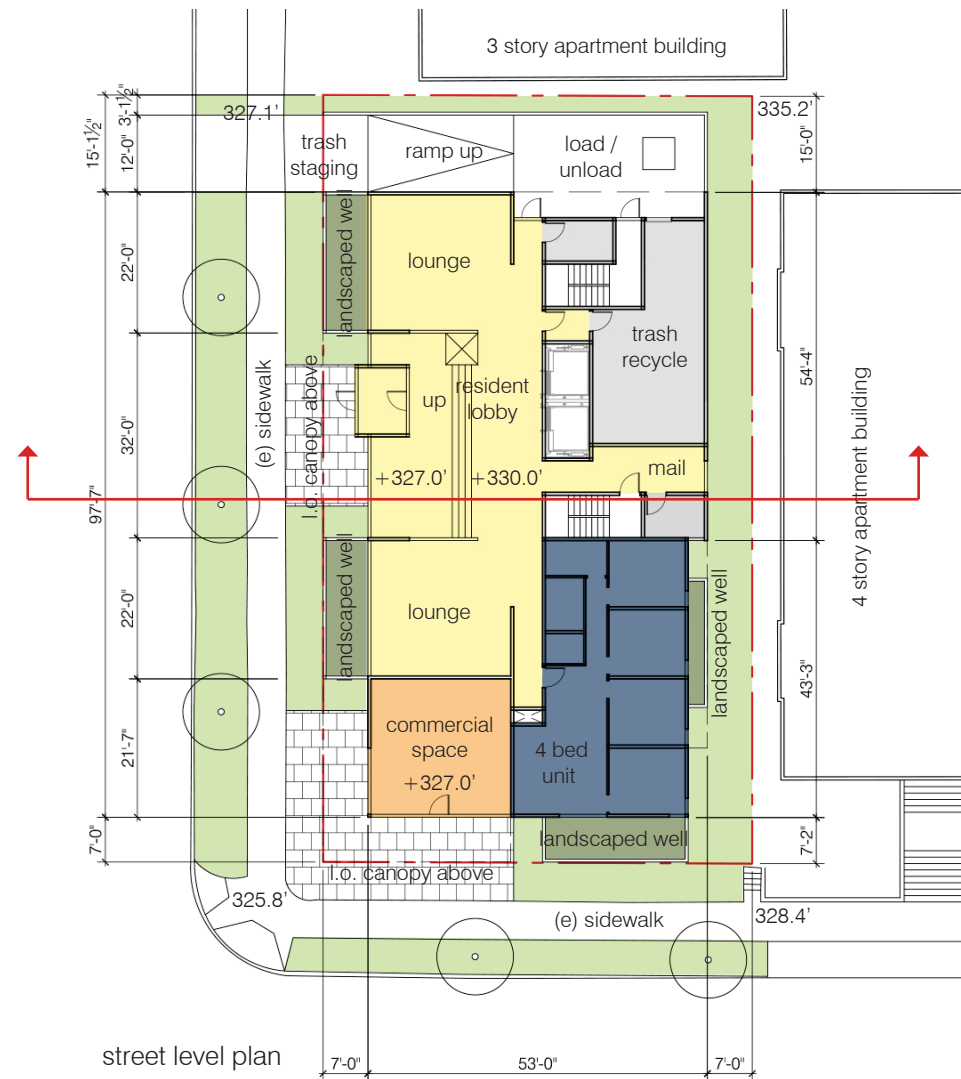
active spaces near street level



harvard ave // looking south



N
basement level plan



intersection // looking east



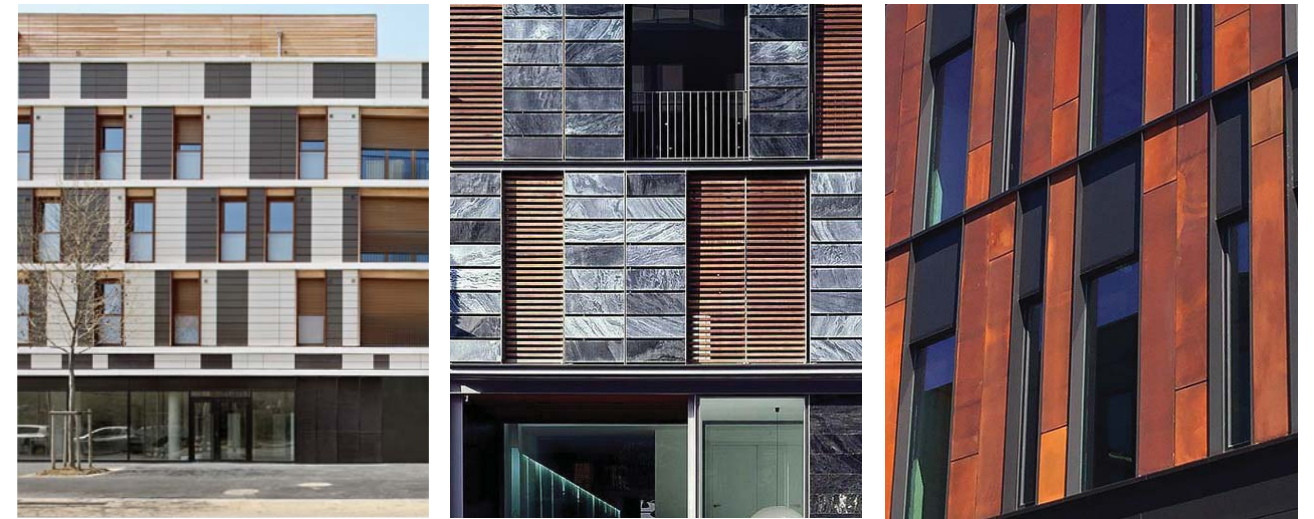
denny way // south facade



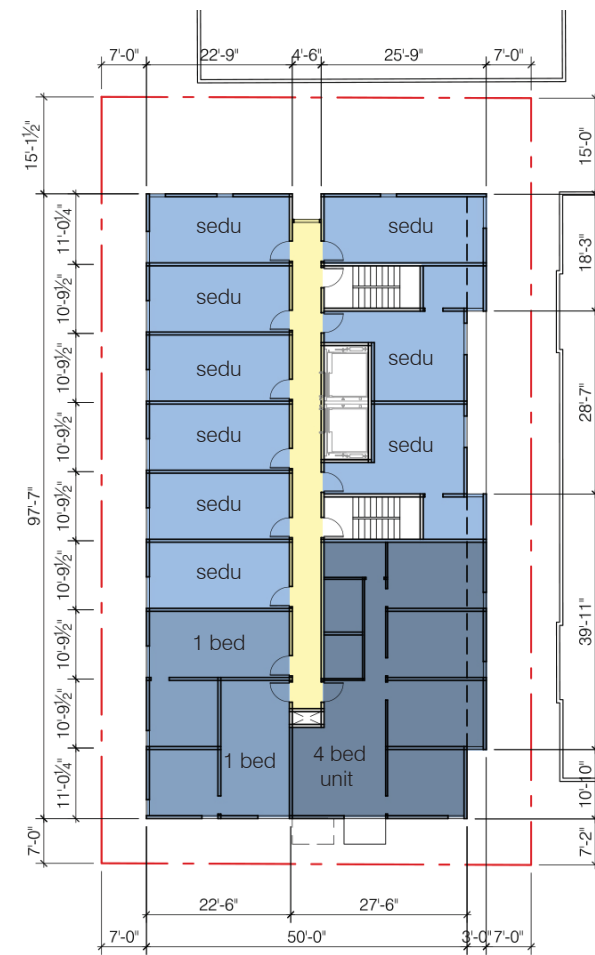
e denny way // southeast corner



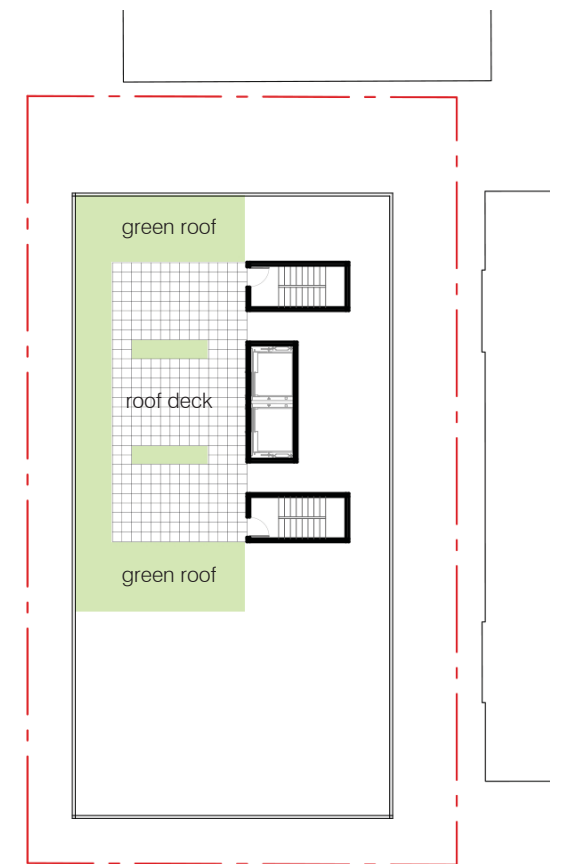
harvard ave e // northwest corner



programmatic response opening variation & layers | material surface texture | responsive to area diversity



typical residential floor plan



roof plan





base + covered entry at grade



ornamental steel around well



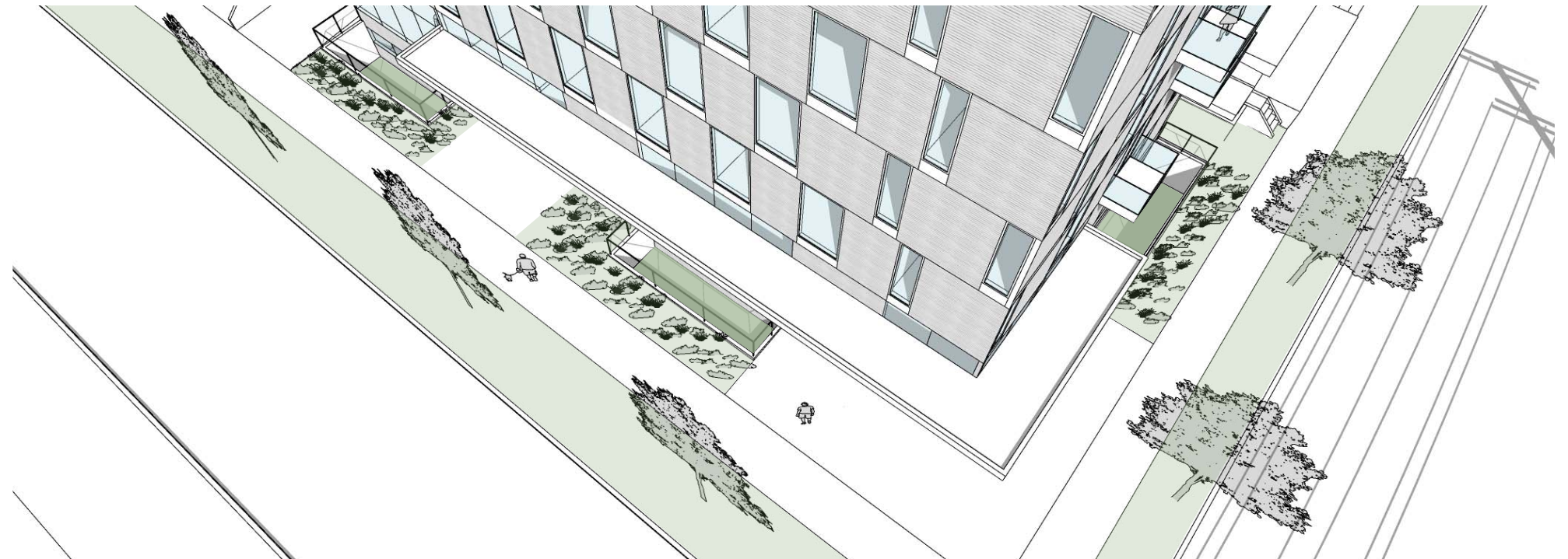
denny way // south facade



harvard ave // west facade



landscaped well detail



sidewalk extension around intermittent landscaped wells

alternative B // Ordered Surface



Ordered Surface studies the systematic deployment of regular openings similar in scale to the historic structures in the neighborhood combined with larger programmatic carve outs in the figure of the building. It positions the residential entry along the west side fronting Harvard with an exterior entry stair and ramp that bridge over a landscaped well to access the covered entry porch. The lobby is flanked by resident lounge spaces including an amenity room at the southwest corner looking out over the street intersection. The commercial space is in the southeast corner with a floor level that is at grade, approximately two feet lower than the lobby / lounge. Three SEDU's occupy the northwest corner, with a fourth unit along the east side behind the central elevator core. A load / unload area, building utility access including trash/ recycle room, and the stair and elevator core down to the bike storage area in the basement can all be accessed from the north side of the building. To provide light and air for the partially below grade dwelling units a landscaped well extends along the entire western frontage and wraps the corner across fifty percent of the south edge.

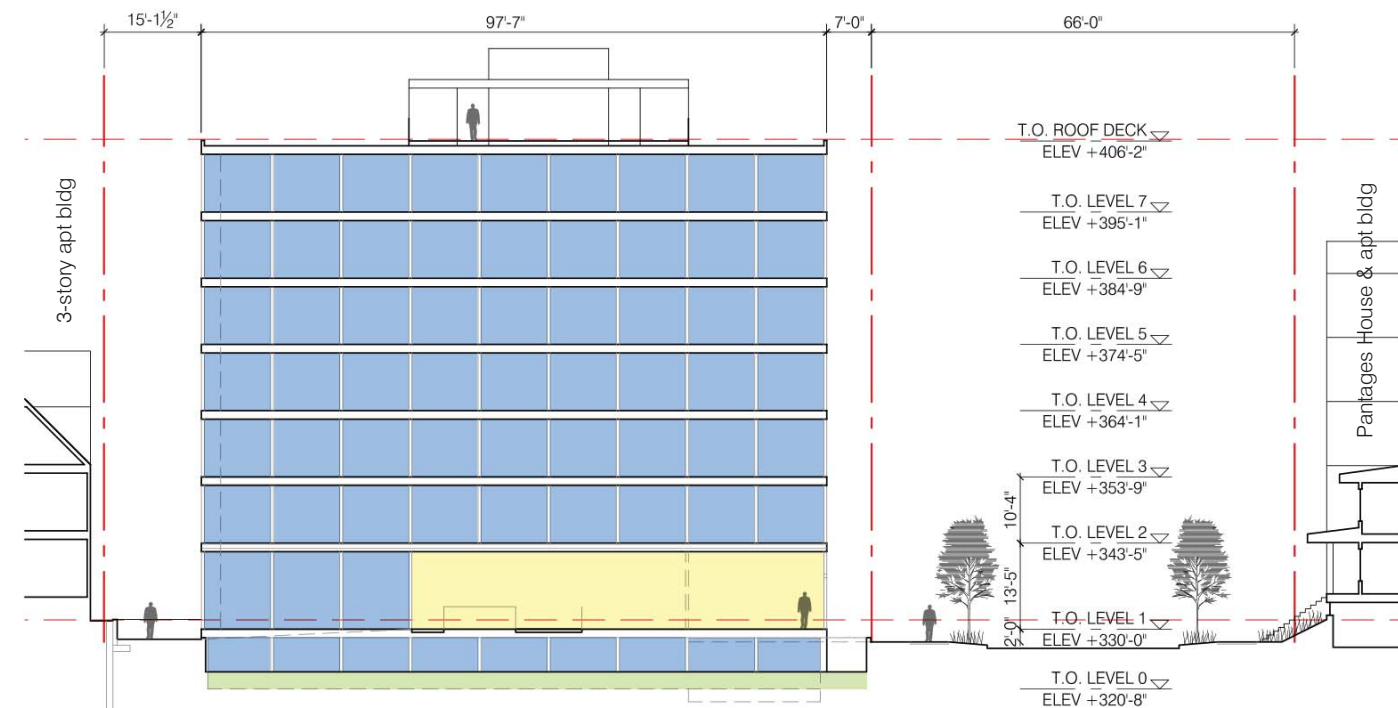
Number of Units	82
Number of Beds	103 (230-1,000 sqft units)
Commercial	480 sqft
GFA Total	34,010 sqft
Vehicle Parking	1 load / unload
Bicycle Parking	74 stalls long term 4 stalls short term
Amenity Area	1,410 sqft
Roof Deck	735 sqft

Floor levels two through seven are a mix of dwelling types and sizes. Each level is typical including nine SEDU's, two 1-bedroom, and a single 4-bed unit in the northwest corner. Modestly sized windows provide daylight and view opportunities for each dwelling unit and bedroom. Additional amenity space is provided as a roof top deck with excellent views.

CODE COMPLIANT: no departures are requested.



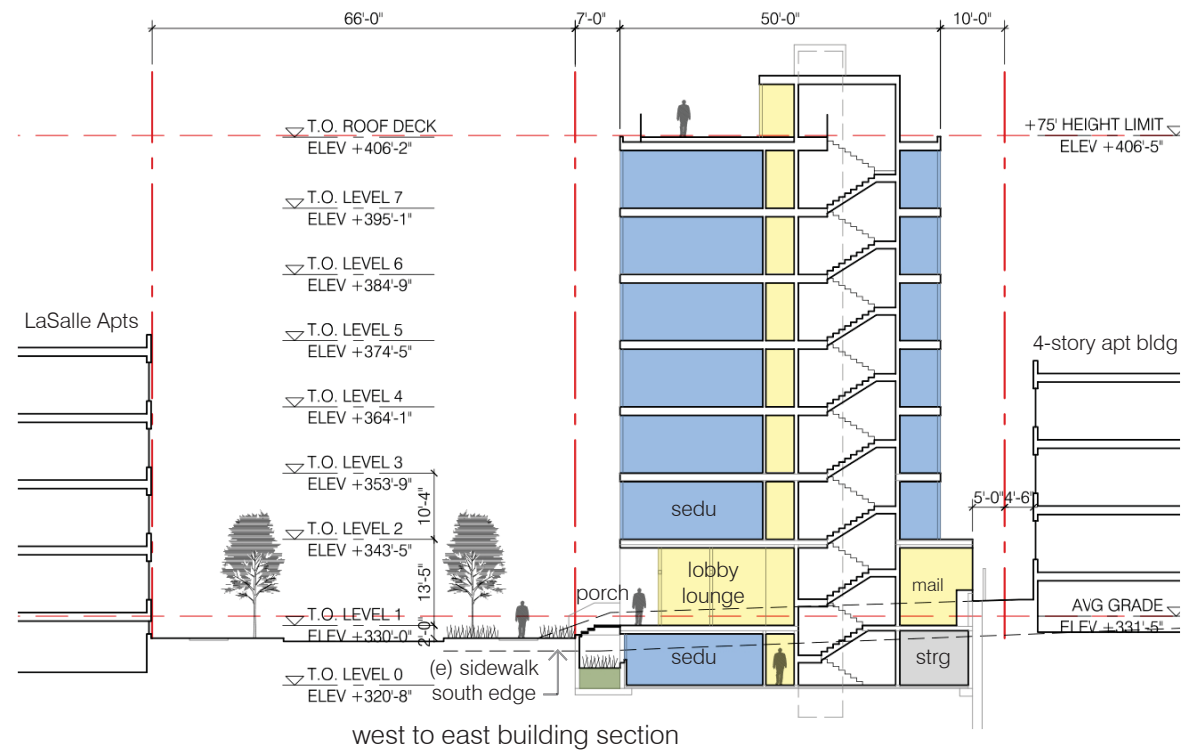
intersection // southwest perspective



north to south building section



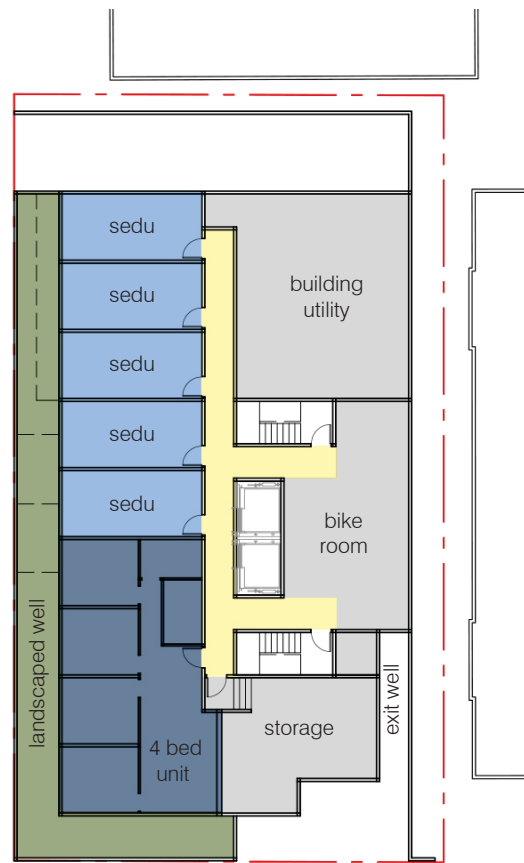
active spaces near street level



west to east building section



harvard ave // looking south



N
basement level plan



street level plan



intersection // looking east



denny way // south facade



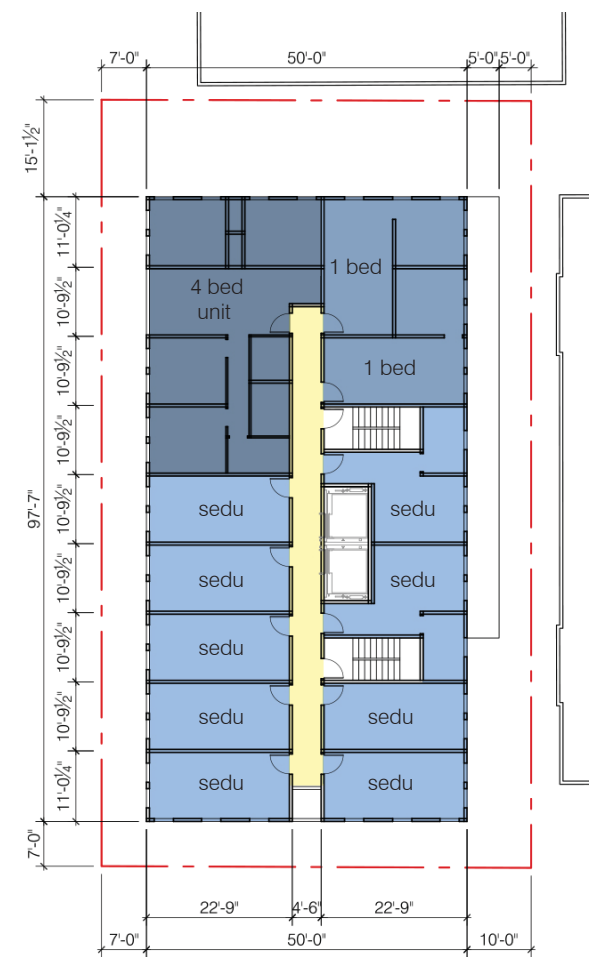
e denny way // southeast corner



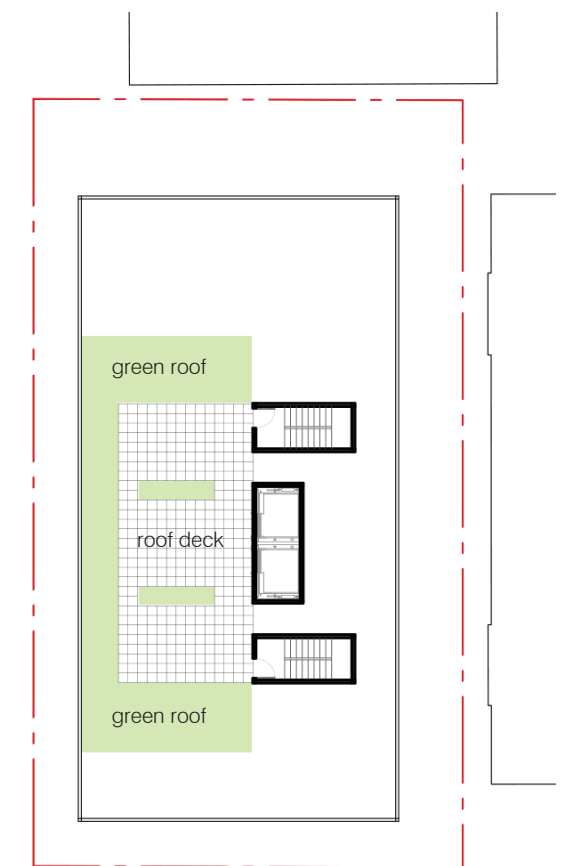
harvard ave e // northwest corner



programmatic response regular ordered | contemporary interpretation of historic context



typical residential floor plan



roof plan

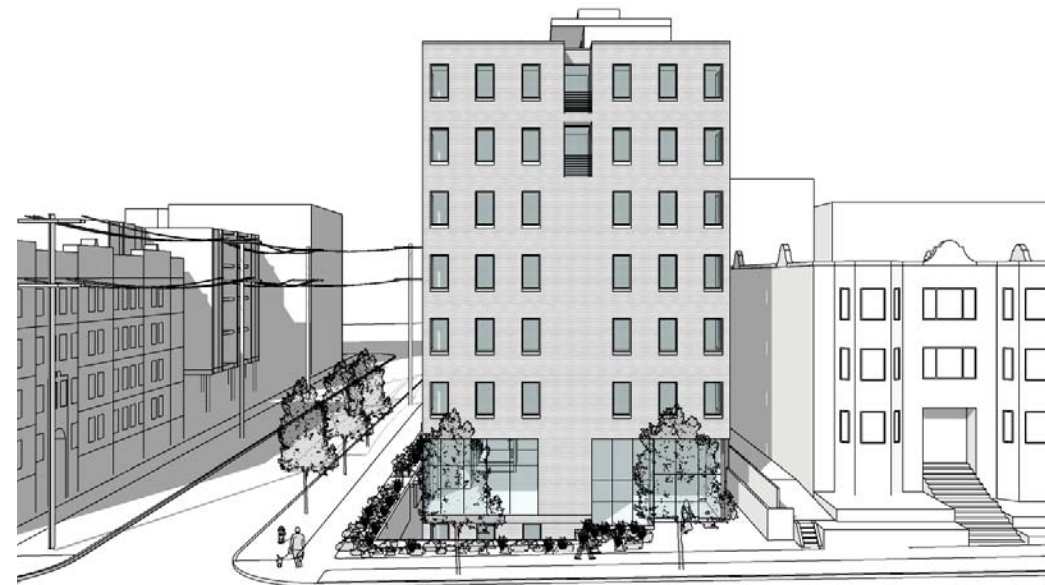




recessed & elevated entry



broad landscaped well



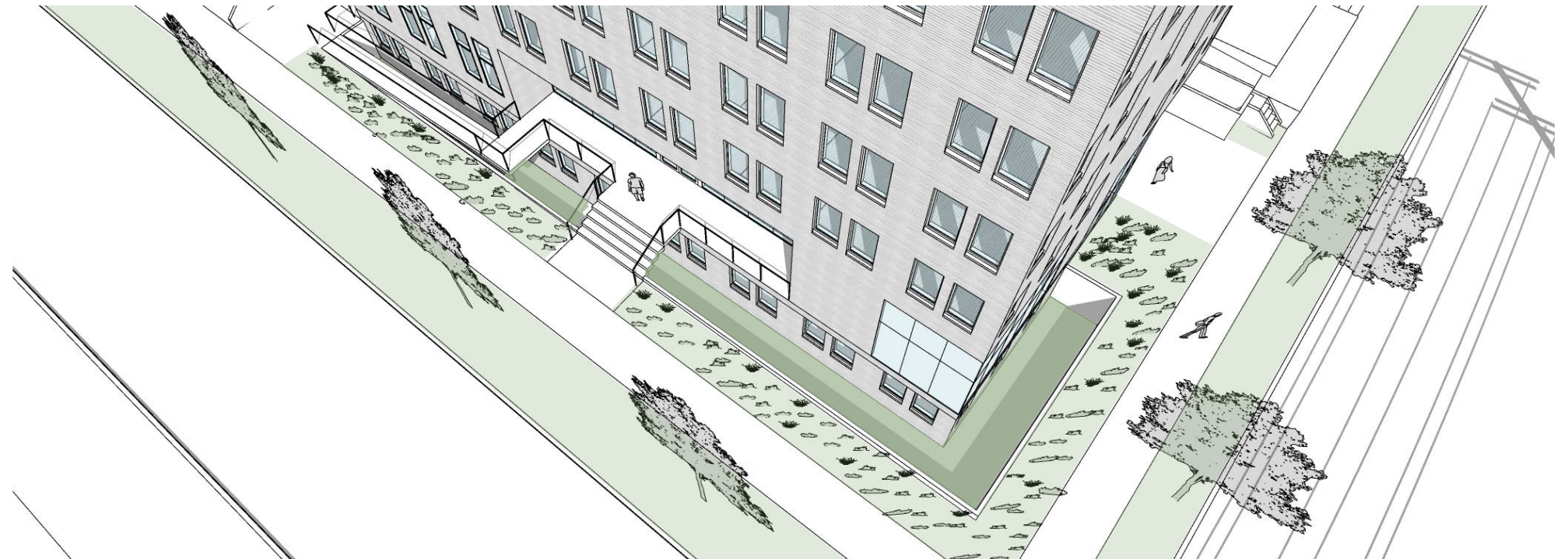
denny way // south facade



harvard ave // west facade

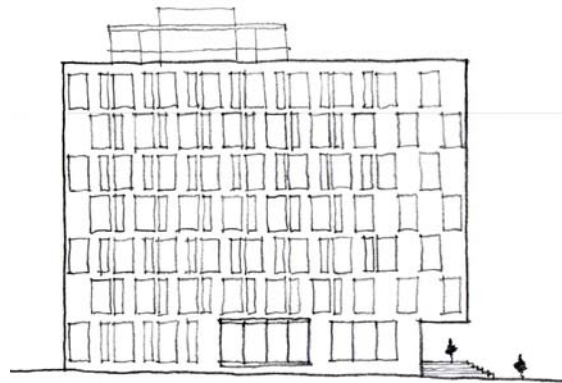


landscaped well detail



landscaped well + bridged entry

alternative C // Composite Fabric // preferred

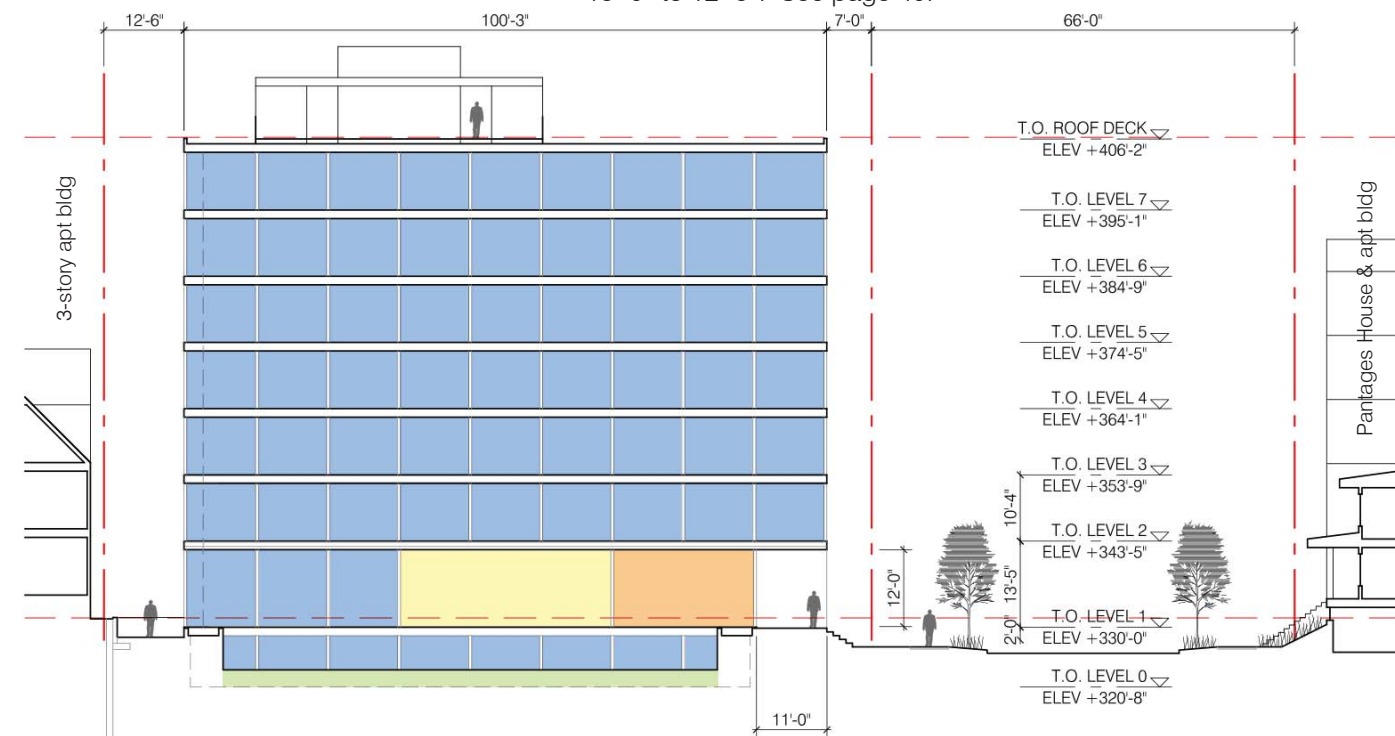


Composite Fabric proposes the systematic deployment of regularly sized yet positionally varied openings combined with larger programmatic street level openings to form a cohesive building figure. The intent is to responsively fuse the varied scales and styles of the structures in the neighborhood. The project prioritizes the south edge as an active civic space that positions the primary residential and commercial entries along a broad covered terrace. Integrated landscaped and hardscaped steps wrap the corner and relate to the historic Pantages house and the primary pedestrian movement along Denny. This transitions along Harvard to a quieter more park like layered landscaped edge that includes a treed alley with pull out seating spaces along the sidewalk. The residential entry lobby in the southeast corner expands into a lounge amenity space that extends west using a large bay window to engage the Harvard environment. The commercial space is positioned in the highly visible southwest corner where the covered entry terrace can double as an active extension for the commercial users. Three SEDU's are positioned in the northwest corner, slightly raised above sidewalk grade. A load / unload area, building utility access including trash/recycle room, and the stair and elevator core down to the bike storage area in the basement can all be accessed from the north side of the building. To provide light and air for the basement units a landscaped well extends along a portion of the western frontage.

Number of Units	83
Number of Beds	101
	(230-1,000 sqft units)
Commercial	550 sqft
GFA Total	34,092 sqft
Vehicle Parking	1 load / unload
Bicycle Parking	75 stalls long term 4 stalls short term
Amenity Area	1,530 sqft
Roof Deck	735 sqft

Floor levels two through seven are a mix of dwelling types and sizes. Each level is typical including nine SEDU's, two 1-bedroom, and a single 4-bedroom unit in the southwest corner. Floor to ceiling windows provide daylight and view opportunities for each dwelling unit and bedroom. Additional amenity space is provided as a roof top deck with excellent views.

DEPARTURE REQUEST: to reduce the rear setback (north side) from 15'-0" to 12'-6". See page 40.



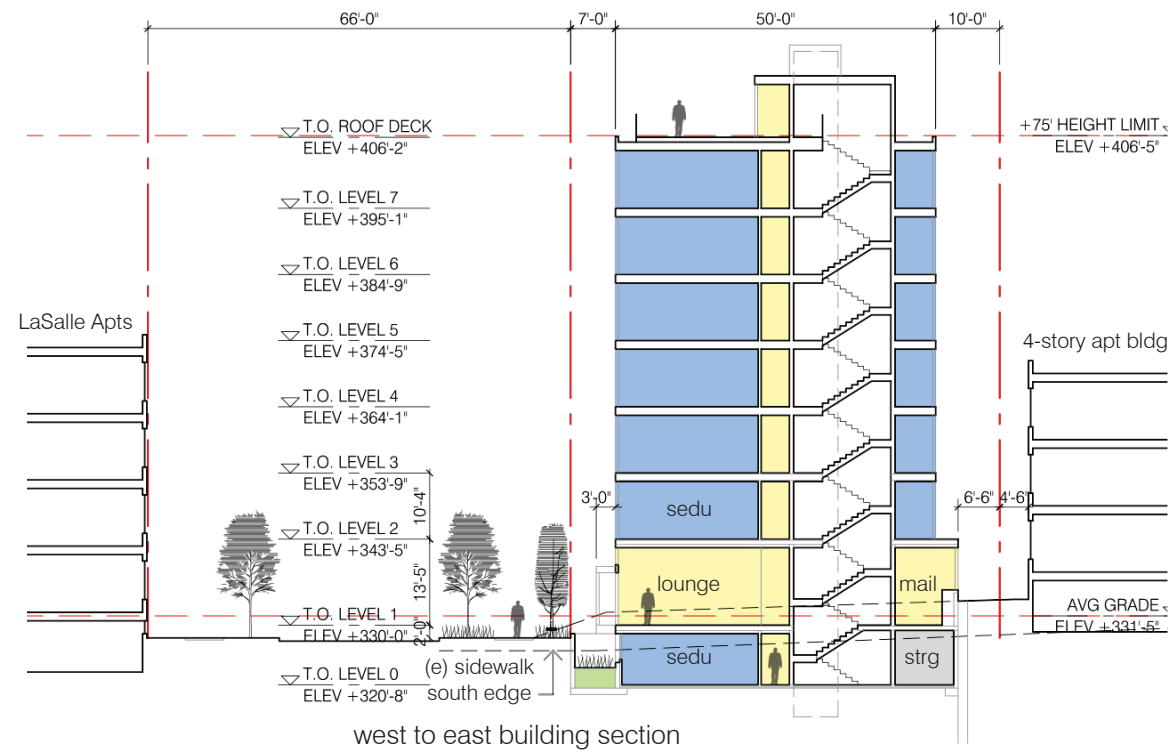
north to south building section



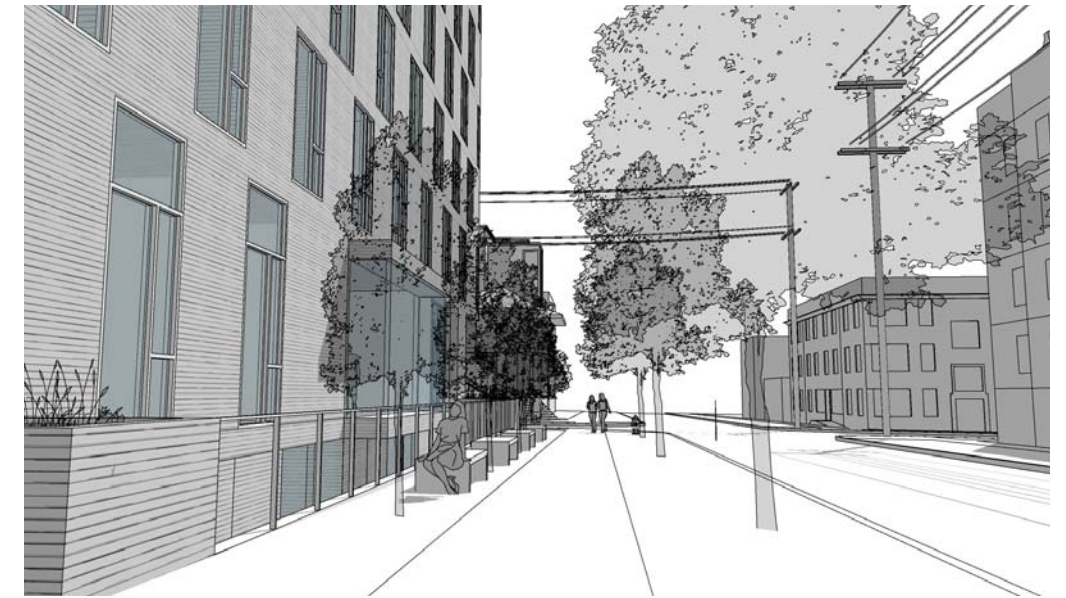
intersection // southwest perspective



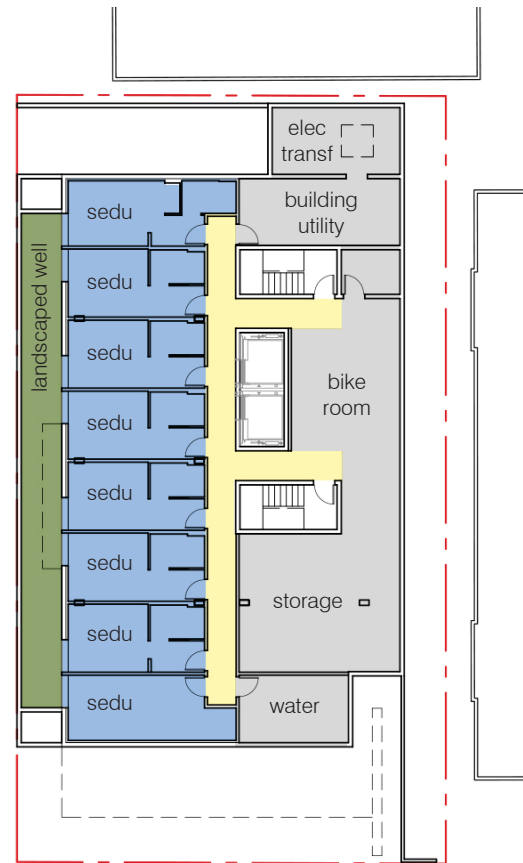
active spaces near street level



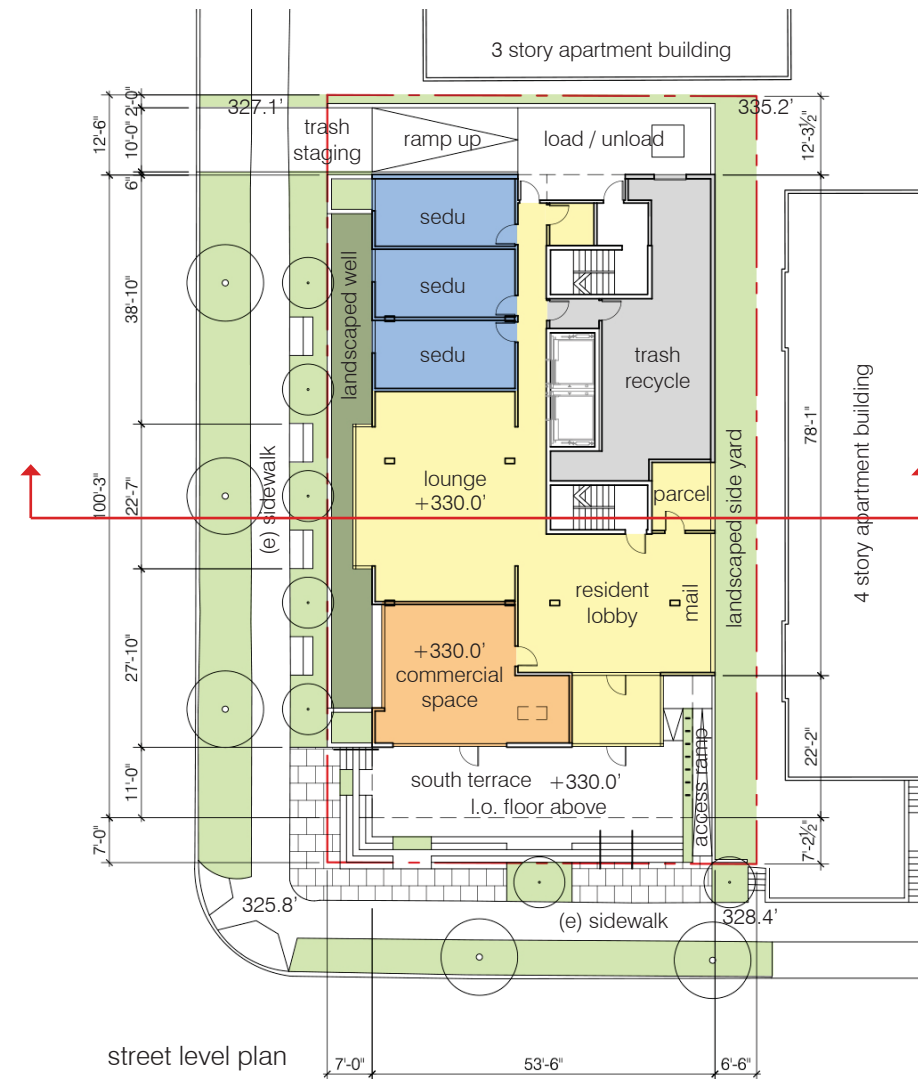
west to east building section



harvard ave // looking south



basement level plan



street level plan



intersection // looking east



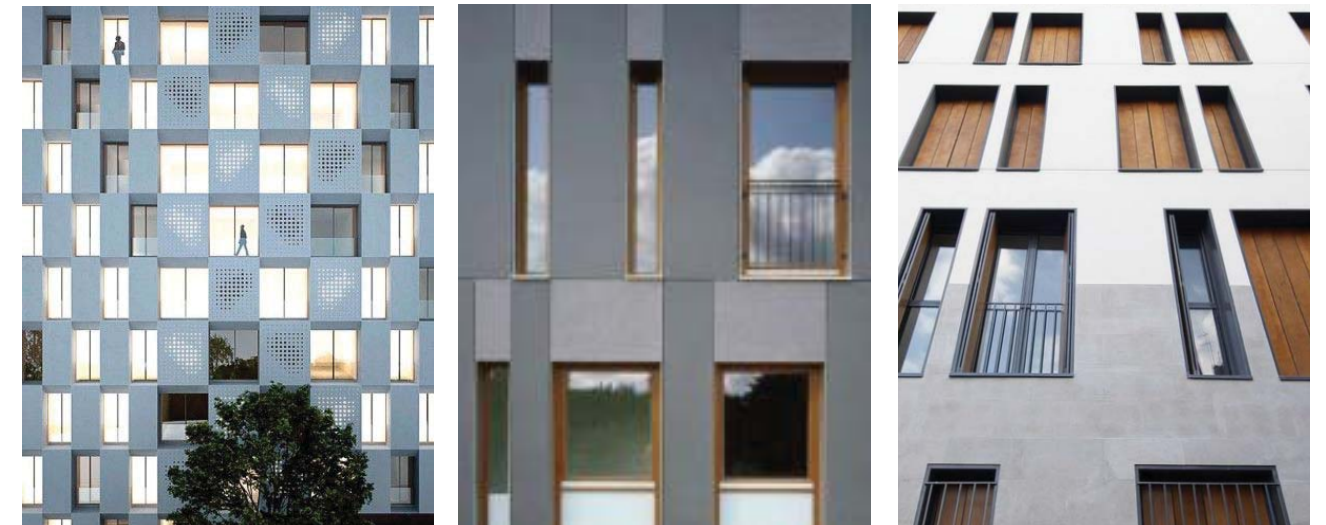
denny way // south facade



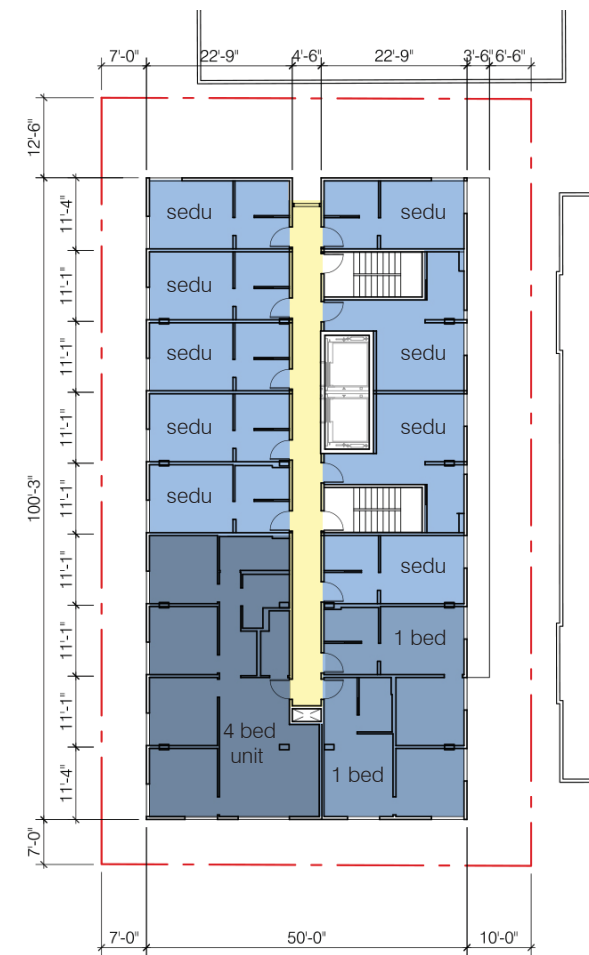
e denny way // southeast corner



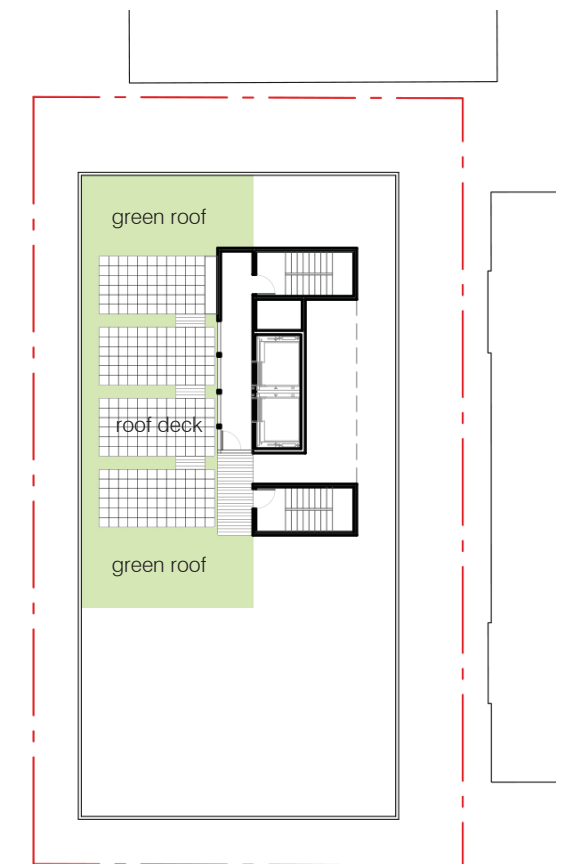
harvard ave e // northwest corner



programmatic response composite rhythm | integration | contemporary yet inclusive of historic fabric



typical residential floor plan



roof plan



active steps + urban entry terrace



landscaped well



denny way // south facade



harvard ave // west facade

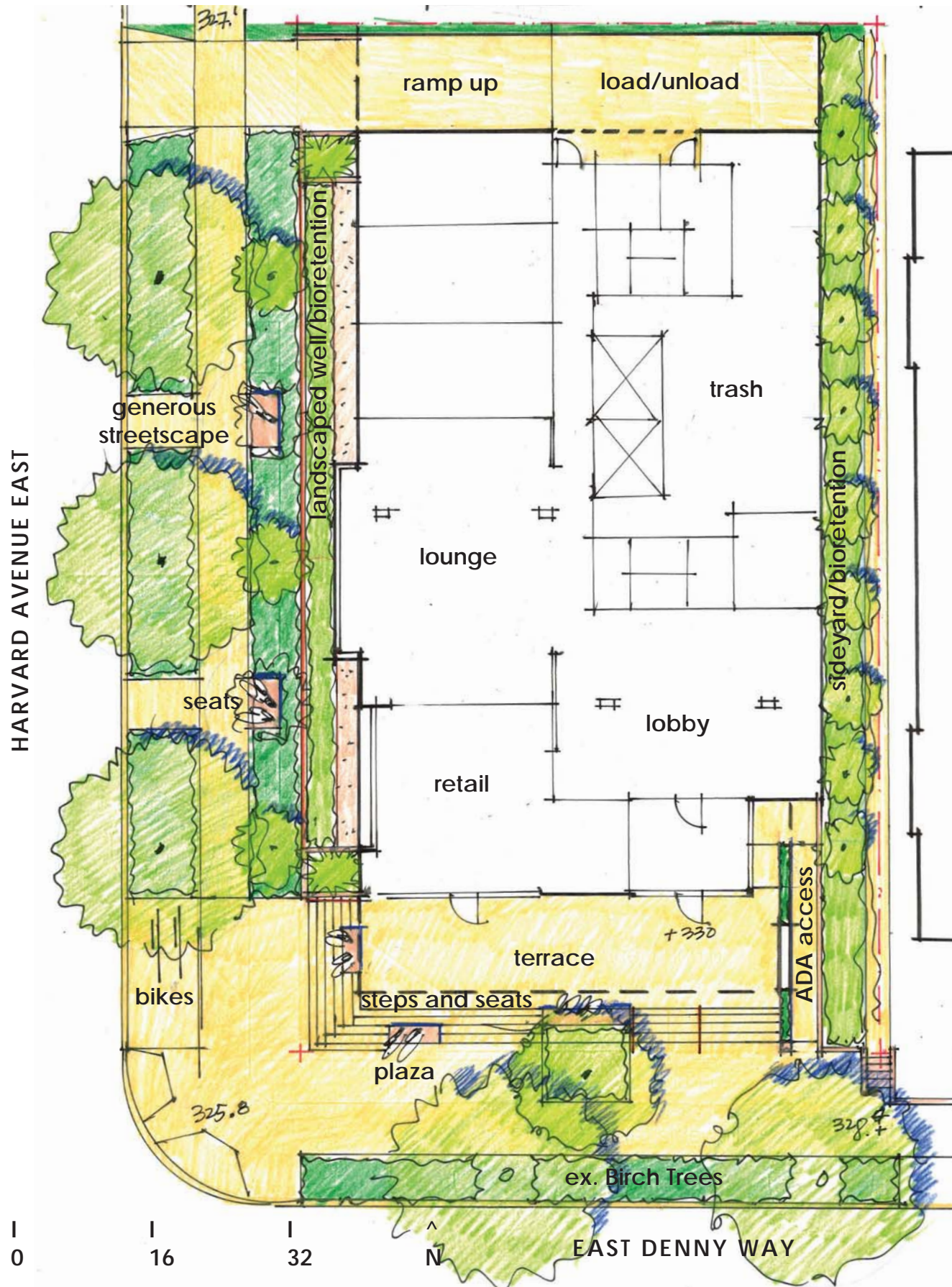


landscaped well detail



layered landscape integration

landscape concept - streetscape



generous streetscape



seats

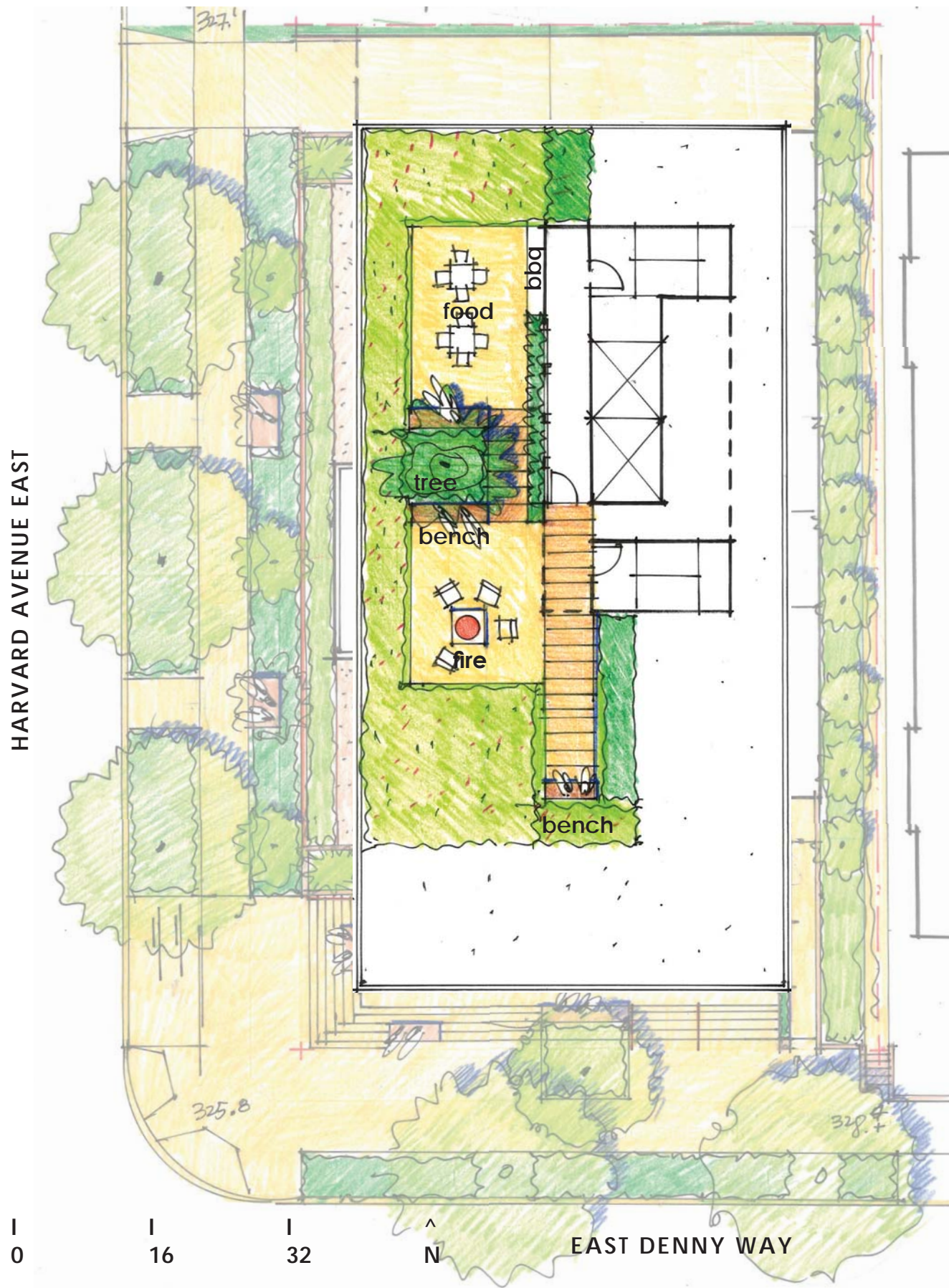


sideyard/bioretention

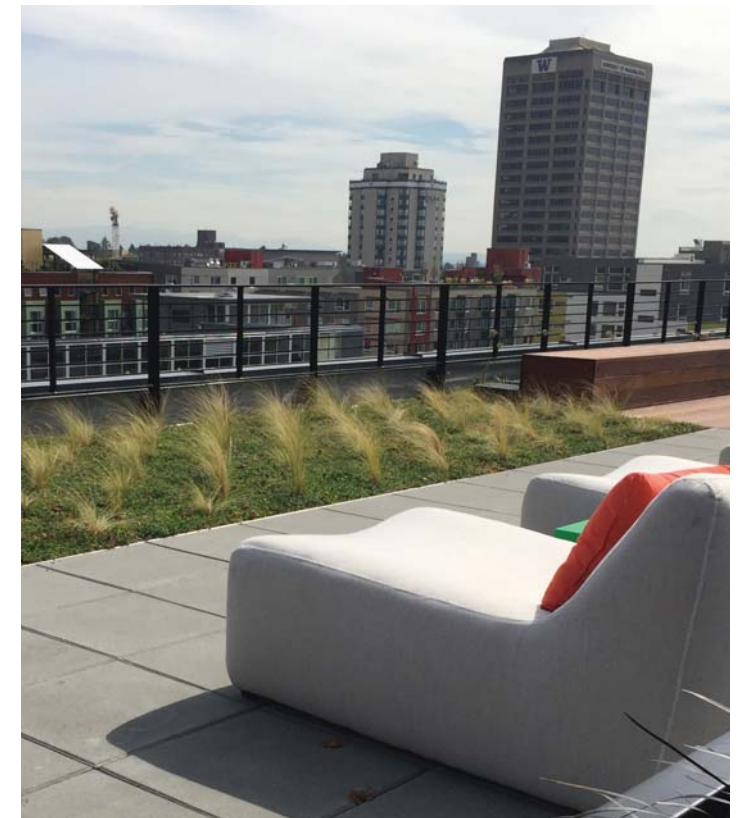


provide Tofino better bike rack

landscape concept - roof



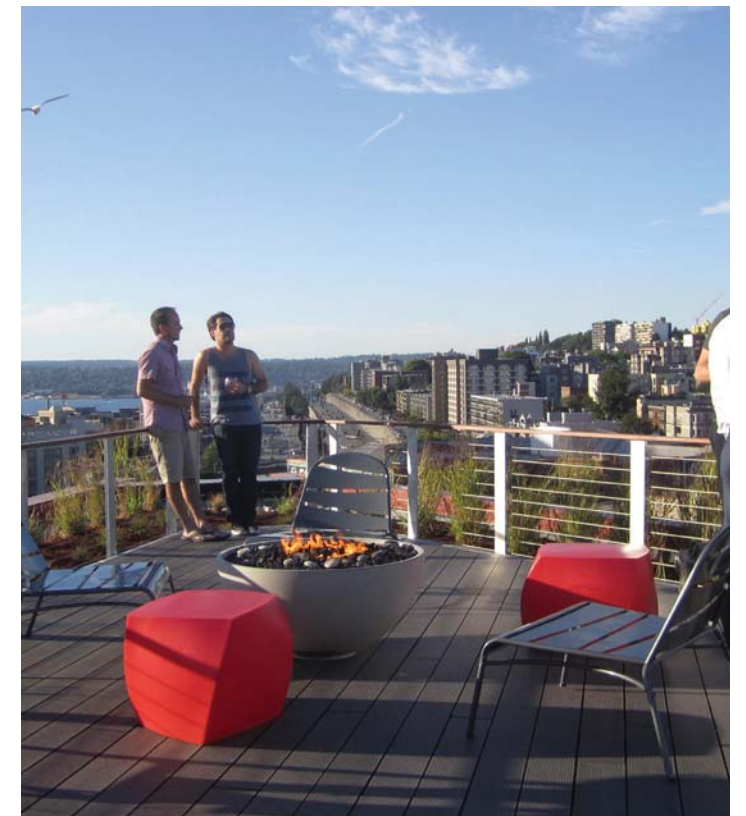
accent tree



green roof edge



bench and decking



fire and fun

alternative C // departure request #1

SMC 23.45.518.B Minimum Setbacks for MR Zone

In MR zones the rear setback of a structure is 15 feet from a rear lot line that does not abut an alley.

Proposition

To locate the structure 12'-6" from the rear lot line which allows the transference of building mass from the east and south sides in order to expand the width of the east setback and provide a covered terrace along the entire south frontage.

Rationale

CS1-B Sunlight and Natural Ventilation: Daylight and Shading
Expands the east setback to 10 feet at levels 2-7 to reduce shading on adjacent apartment building.

CS2-A Location in the City and Neighborhood: Sense of Place | Architectural Presence
Neighborhood pattern of simple cohesive building forms that primarily have 10-15 foot side separations between buildings. Creates a civic gesture along the active Denny frontage.

CS2-B Adjacent Sites, Street, and Open Spaces: Connection to the Street
CS2-I Streetscape Compatibility
Creates a strong connection to the street with an expanded public realm that integrates steps, terrace, and landscaping to reinforce the existing desirable spatial characteristics of the neighborhood streetscape.

CS2-C Relationship to the Block: Corner Sites
CS2-II Corner Lots
The proposition references the historic Pantages property to the south and its staircase that addresses the corner intersection by creating extra space for pedestrians and a wide stair that wraps the corner and leads up to a broad covered terrace for access to the residential and commercial entries.

CS2-D Height, Bulk, and Scale: Existing Development and Zoning | Respect for Adjacent Sites

CS2-III Height, Bulk, and Scale Compatibility
CS3-A Emphasizing Positive Neighborhood Attributes
Fitting Old and New Together | Contemporary Design | Established Neighborhoods

CS3-I Architectural Concept and Consistency
Preserves a 14-15 foot separation to the existing apartment buildings to the east and to the north, similar in scale to existing neighborhood yard conditions. Maintains compatibility and continuity of pedestrian scale as a contemporary addition to the historic character of the neighborhood.

PL1-A Network of Open Spaces: Enhancing Open Space | Adding to Public Life

PL1-B Walkways and Connections: Pedestrian Infrastructure, Volume, & Amenities

PL1-C Outdoor Uses and Activities: Selecting Activity Areas

PL2-II Pedestrian Open Spaces and Entrances

Locates primary open space along south edge adjacent to active sidewalk travel to promote urban interaction. Equally distributes open space between east and north yards.

PL3-A Entries: Design Objectives | Ensemble of Elements

PL3-B Residential Edges: Security and Privacy | Interaction

PL3-C Retail Edges: Porous Edge | Visibility | Ancillary Activities

PL3-I Human Activity

Creates an expanded and welcoming semi-public transitional space along Denny with direct covered elevated access to the residential and small scale commercial entries. This enhances interaction among residents and neighbors as an active urban space.

DC3-A Building-Open Space Relationship: Interior/Exterior Fit

DC3-I Residential Open Space

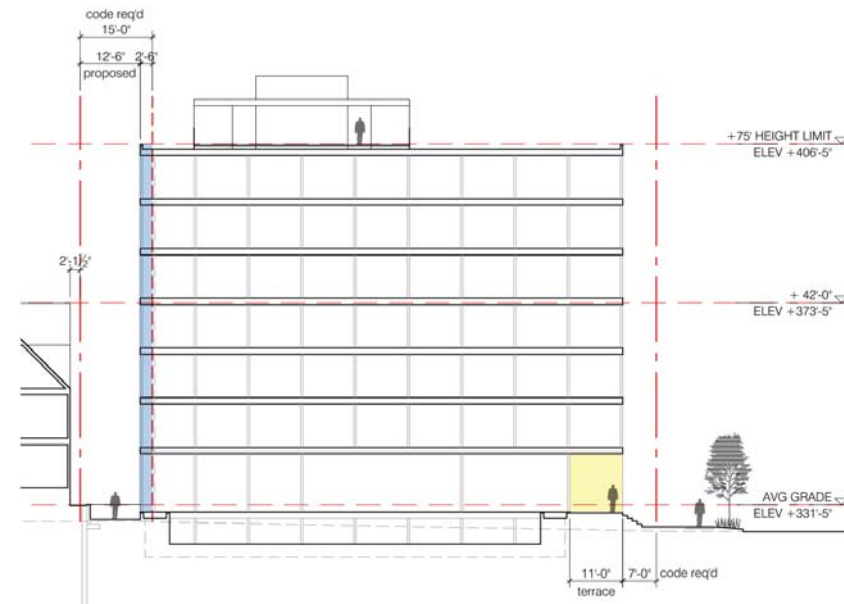
The south terrace is a fundamental concept for the project which, as an integrated semi-public space, enhances the character of the pedestrian-oriented urban village.



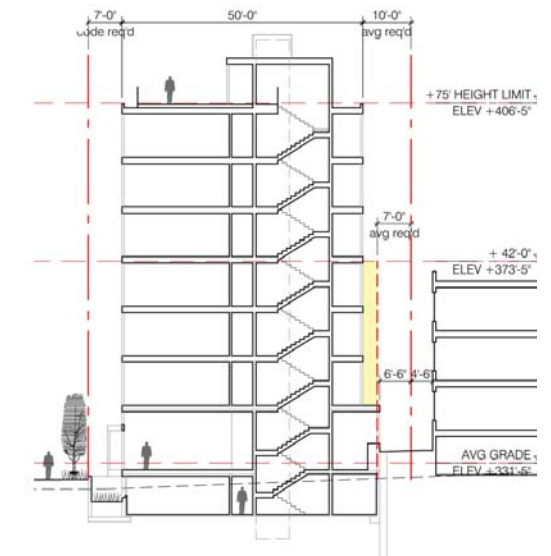
neighboring structures to north



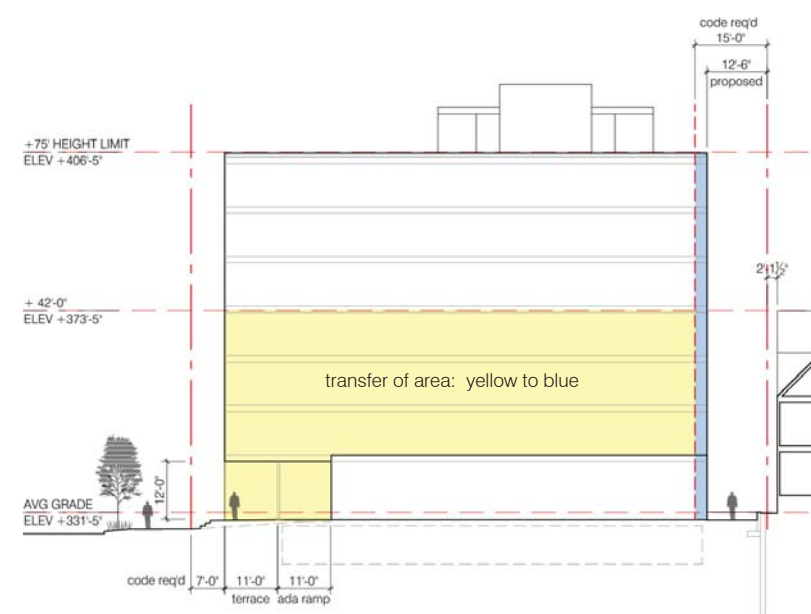
neighboring structure to east



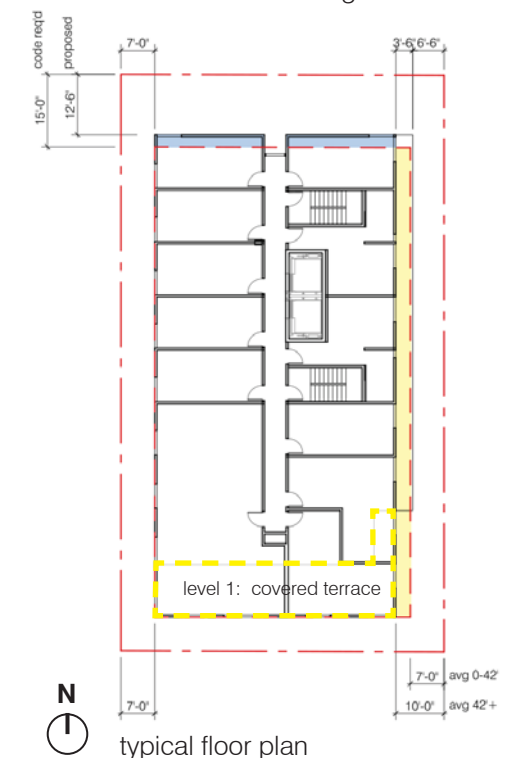
north to south building section



west to east building section



east elevation



typical floor plan

alternative C // departure request #2

SMC 23.45.518.B Minimum Setbacks for MR Zone

In MR zones the setback from street lot lines is 5 feet minimum / 7 feet average.

Proposition

To locate the structure 4'-0" from the Harvard street frontage (west side) at level 1 for 22'-7" of building width. This results in an average setback of 6'-3" at level 1. The facade setback at the remaining levels of the structure is proposed at 7'-0".

Rationale

CS2-A Location in the City and Neighborhood: Architectural Presence Contributes to a strong street edge, particularly at street level, and the quality of the public realm by inviting social interaction and building facade articulation.

CS2-B Adjacent Sites, Street, and Open Spaces: Connection to the Street
CS2-I Streetscape Compatibility

Creates a strong connection to the street to reinforce the existing desirable spatial characteristics of the neighborhood streetscape.

PL2-B Safety and Security: Eyes on the Street | Street-Level Transparency
 Locates large projecting bay window at resident lounge space to promote direct surveillance of the street.

PL3-B Residential Edges: Interaction

PL3-I Human Activity

Enhances the potential for interaction among residents and neighbors as an active urban edge.

DC1-A Arrangement of Interior Uses: Gathering Places | Views and Connections

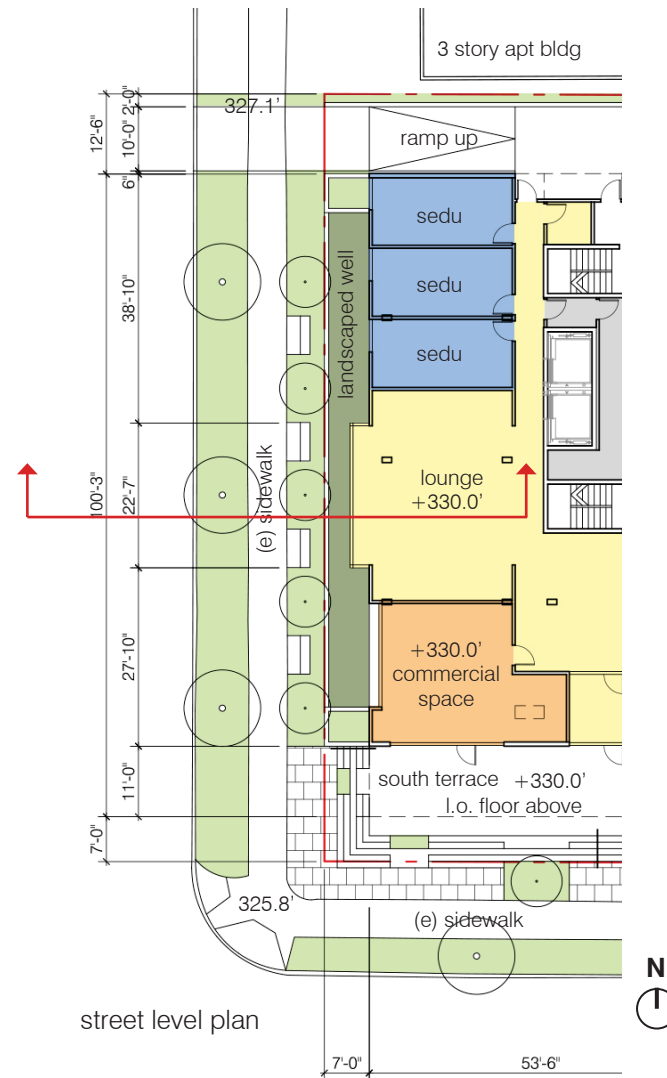
The proposed interior gathering space reaches out to street and takes advantage of views out to and along the sidewalk, filtered through the proposed landscaping.

DC2-A Massing: Reducing Perceived Mass

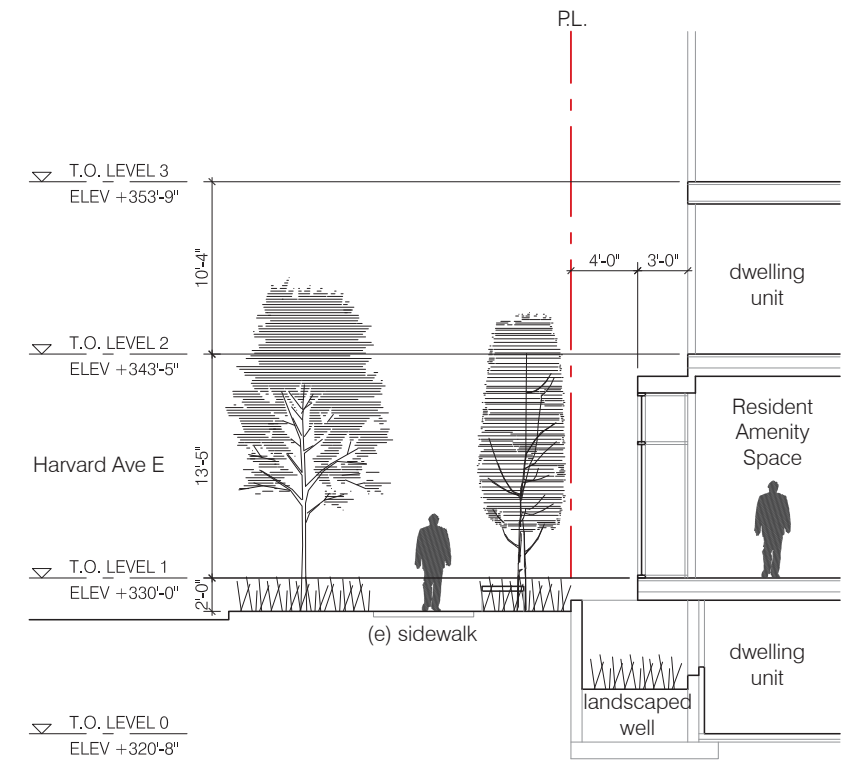
DC2-C Secondary Architectural Features: Visual Depth and Interest | Dual Purpose Elements

DC2-D Scale and Texture: Human Scale

As a large bay window the secondary architectural feature adds visual interest and scales the facade.



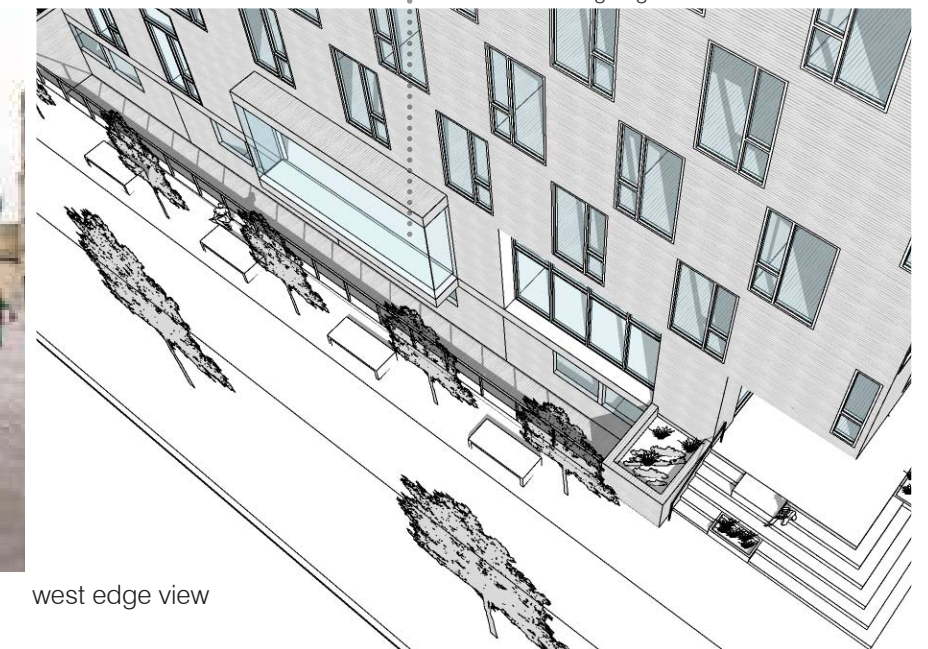
street level plan



partial section at Harvard Ave E



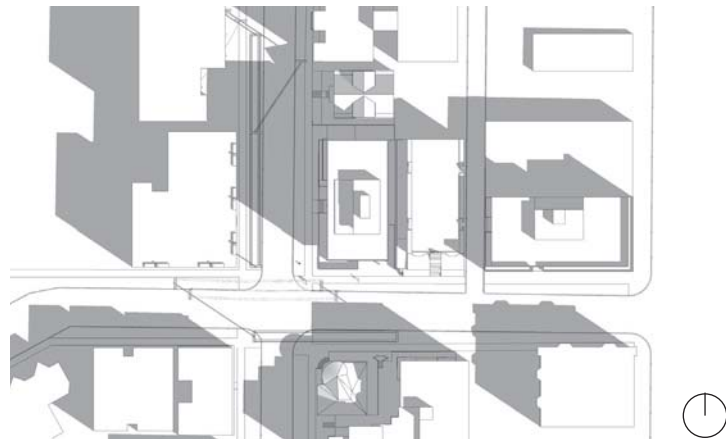
precedent projects



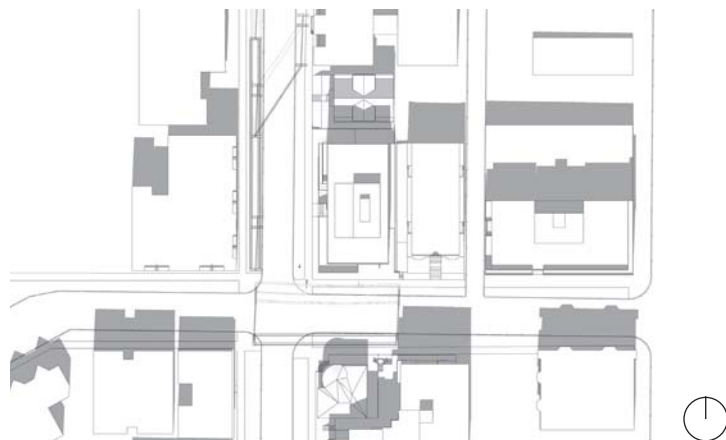
west edge view

alternative C // shadow study

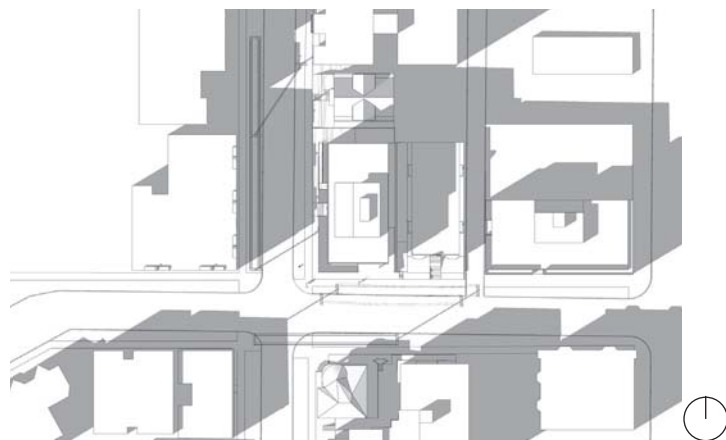
equinox



march/september 21
9 am

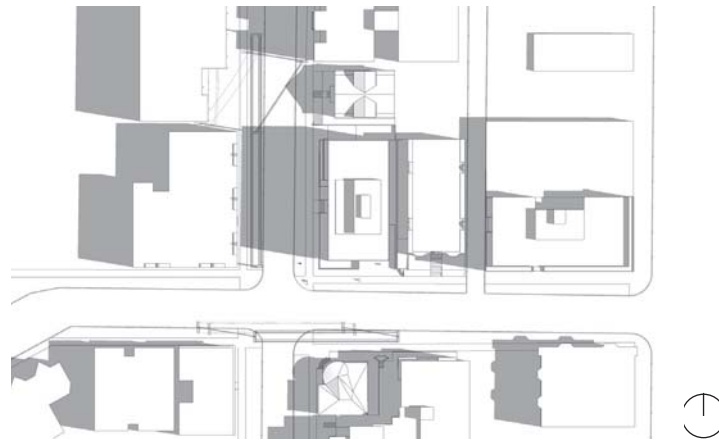


march/september 21
12 pm

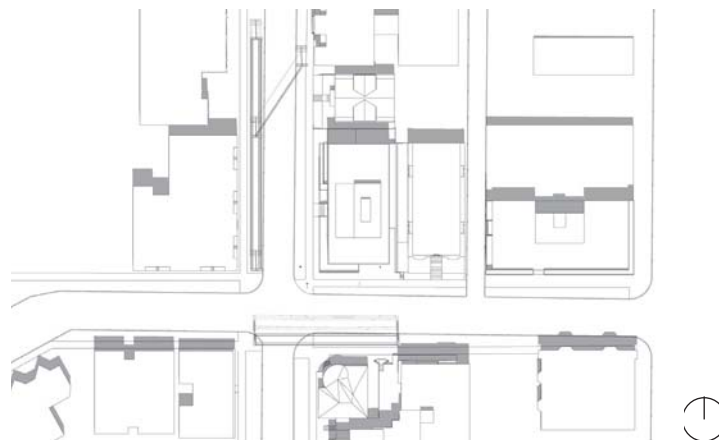


march/september 21
3 pm

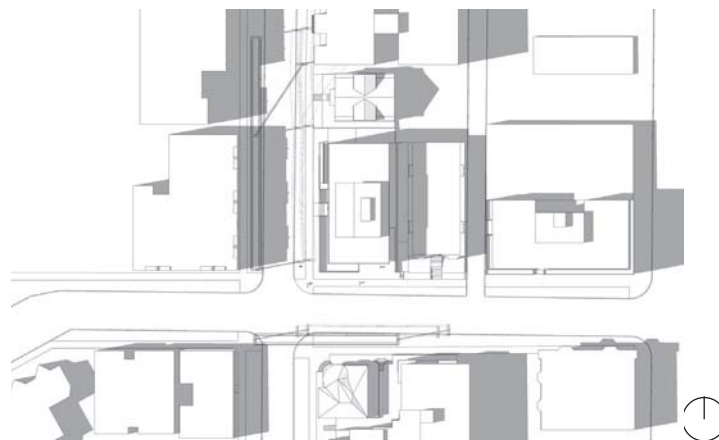
summer



june 21
9 am

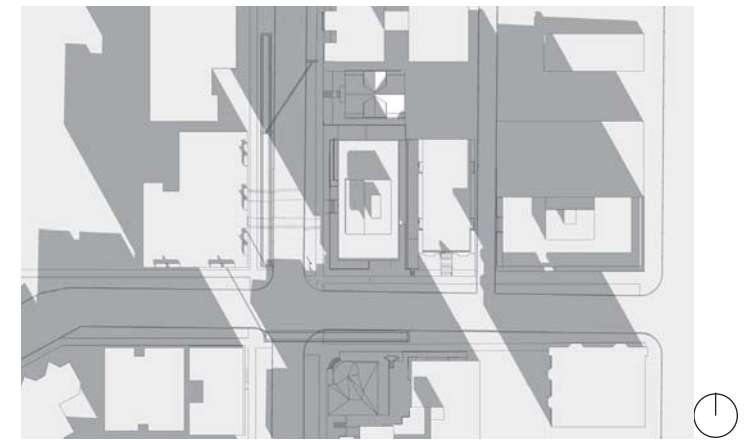


june 21
12 pm

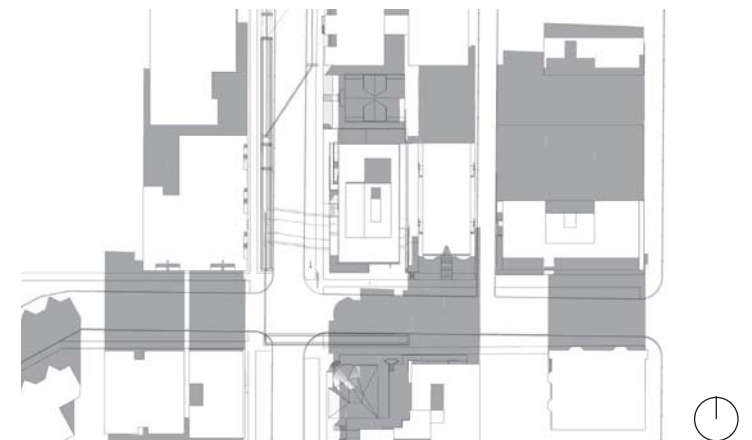


june 21
3 pm

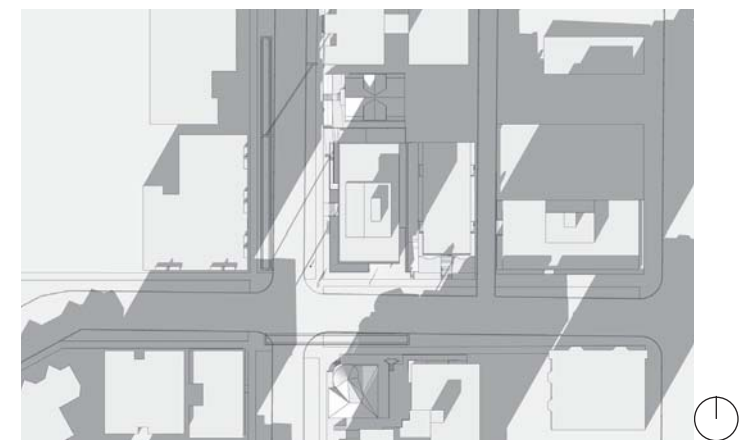
winter



december 21
9 am



december 21
12 pm



december 21
3 pm

intentionally blank

architect | developer housing projects



Workshop AD & KKLA | Stadium 302 Condominiums | Tacoma WA



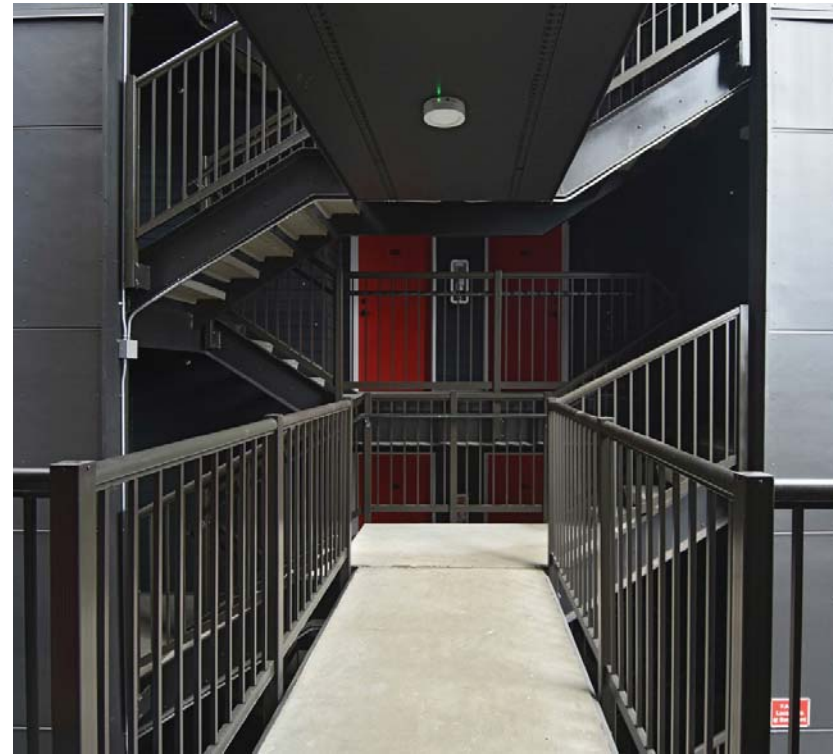
Workshop AD, KKLA | CODA mixed-use | Seattle WA



Workshop AD | Colman Triplex | Seattle WA



Workshop AD, KKLA | A77 | Seattle WA



Kamiak | The Willet Apartments | Seattle WA



Workshop AD | Project 339 Townhouses | Seattle WA



Workshop AD | Howell 10 | Seattle WA