



601 Federal Avenue E

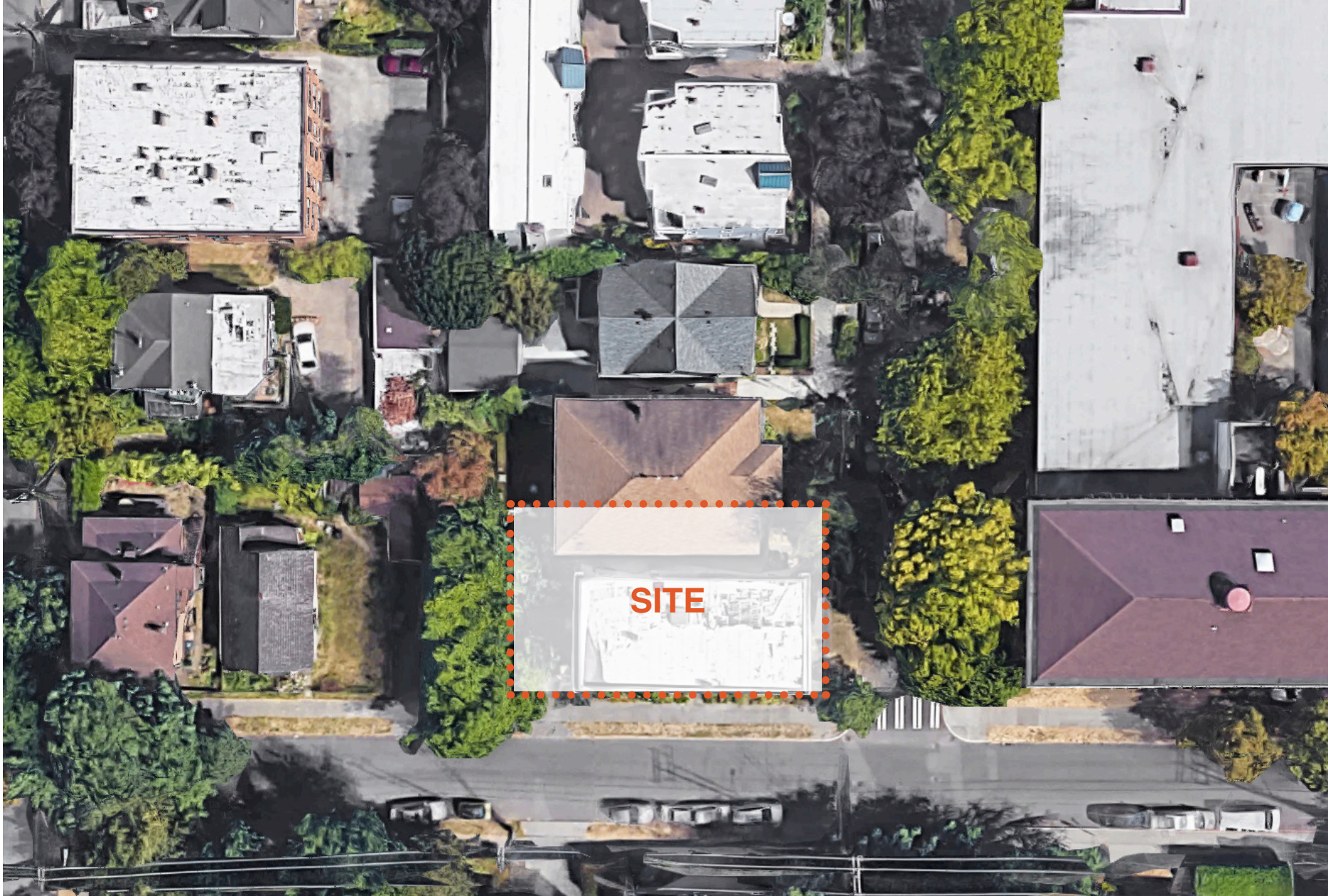
Administrative Design Guidance (ADR) Packet | Project #3033068-EG | January 22, 2019

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10th Ave E

Federal Ave E



OBJECTIVES

Design and construct a total of 5 3-story rowhouses with a partially below-grade story. Underground parking is shared with access from E Mercer Street through adjacent development site, 605 Federal Avenue E. Existing structures to be demolished.

Gross Floor Area	8,625 sf
Number of Units	5
Number of Parking Spaces	4

Sustainability
Construct new structure to achieve a 4-Star Built Green certification.

TEAM

ARCHITECTS	b9 architects
DEVELOPER	Henghua Investments
STRUCTURAL	--
GEOTECHNICAL	PanGEO
LANDSCAPE	Pacific Landscape Architecture

EDG APPLICATION

PART I: Contact Information

1. Property address	601 Federal Avenue E
2. Project number	#3033068-EG
3. Additional related project number(s)	#3033045-EG
4. Owner Name	Henghua Investments
5. Contact Person Name	Bradley Khouri
Firm	b9 architects
Mailing Address	610 2nd Avenue
City, State Zip	Seattle, WA 98104
Phone	206.297.1284
Email Address	office@b9architects.com

6. Applicant's Name	Bradley Khouri
Relationship to Project	Architect
7. Design Professional's Name	Bradley Khouri
Email Address	office@b9architects.com
Address	610 2nd Avenue
Phone	206.297.1284

PART II: Site and Development Information

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.
2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.
3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.
4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The existing site is located on the corner of E Mercer Street and Federal Avenue E in the Capitol Hill neighborhood. The site's topography descends from east to west. One fourplex currently exists on the site.

The lot is zoned LR3 and is located within the Capitol Hill Urban Center Village. The site, located in the East Core District of Capitol Hill, is subject to the Capitol Hill Design Guidelines.

The immediate neighborhood is primarily residential and consists of a mixture of duplexes/ triplexes/ fourplexes, townhouses, and apartments. Immediately east of the site is Lowell Elementary School which is a traditional brick structure and spans the entire block between E Roy Street and E Mercer Street and Federal Avenue E and 11th Avenue E. Directly west of the site on E Mercer Street is a 6-unit townhouse development proposal, and southeast of the site at the intersection of E Mercer Street and Federal Avenue E is a proposal for a 4-story, 58-unit apartment building. The existing brick apartment building at the corner of E Mercer Street and Federal Avenue E will remain as a part of that proposal. North of the site is an adjacent proposal that is being concurrently developed with this site. One fourplex and one single family house are currently situated on the adjacent site.

A prominent commercial corridor on Broadway E is located 2 blocks west of the site. Adjacent zones include Neighborhood Commercial to the west on Broadway E and Single Family to the north and northeast.

The development proposal consist of two adjacent sites, whose boundaries are proposed to be modified through the associated Lot Boundary Adjustment application, Project #3033047-LU.

This proposal consists of one 3-story, 5-unit, rowhouse structure with a partially below-grade basement story. A driveway on the adjacent site at 605 Federal Avenue E provides access to a below-grade parking garage for both sites in the preferred Alternative 3. The garage on the adjacent site proposes twelve (12) parking stalls. The proposal provides no parking on the 601 Federal Avenue E site, with parking provided for most units on the adjacent site at 605 Federal Avenue E, via a future easement between the parcels. In Alternatives 1 and 2, parking is located at grade in private garages in individual units. Approximate structure height is 34 feet, per SMC 23.45.514.B and G.

The three design alternatives represent a design exploration and evolution both for the proposed structure and its relationship with the associated townhouse proposal to the north, resulting in a preferred alternative that is contextual in its volume, consistent in design of its entries and relationship to the street, and articulated in its modulation and materiality.

In order to achieve dynamic and articulated street facades, several departures are requested.

1. Front setback
2. Street-facing Side setback
3. Weather Protection projection into side setback
4. Deck projection into front setback
5. Unenclosed steps abutting a street lot line

ZONING SUMMARY

23.45.510 - FLOOR AREA RATIO (FAR) LIMITS

- 1.1
- 1.3 if the project meets the standards of subsection 23.45.510.C.

23.45.512 - DENSITY LIMITS—LR ZONES

- 1/1,600
- No Limit for rowhouse developments

23.45.514 - STRUCTURE HEIGHT

- 30 Feet base height
- For all residential uses in LR3 zones, the applicable height limit is increased 4 feet above the height shown on Table A for 23.45.514 for a structure that includes a story that is partially below-grade
- Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit

23.45.517 - MULTIFAMILY ZONES WITH A MANDATORY HOUSING AFFORDABILITY SUFFIX

- No MHA requirements inside urban centers and villages in LR3 zones.

23.45.518 - SETBACKS AND SEPARATIONS

Rowhouses:

- Front- 5 minimum
- Rear- 7 average; 5 minimum
- Side less than 40 feet- 3.5 minimum
- Side more than 40 feet- - 7 average; 5 minimum

23.45.522 - AMENITY AREA

- The required amenity area in LR3 zones for rowhouses is equal to 25 percent of the lot area.
- A min of 50% of the required amenity area shall be provided at ground level.
- Rooftop amenity area per 23.45.510.E.5 may be counted as amenity area provided at ground level.
- All units shall have access to a common or private amenity area.

23.45.524 - LANDSCAPING STANDARDS

- A Green Factor score of 0.6 or greater is required on LR lots with more than one new dwelling unit.
- Street trees are required if any type of development is proposed. Existing street trees shall be retained unless the Director of the Seattle Department of Transportation approves their removal.

23.45.527 - STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES

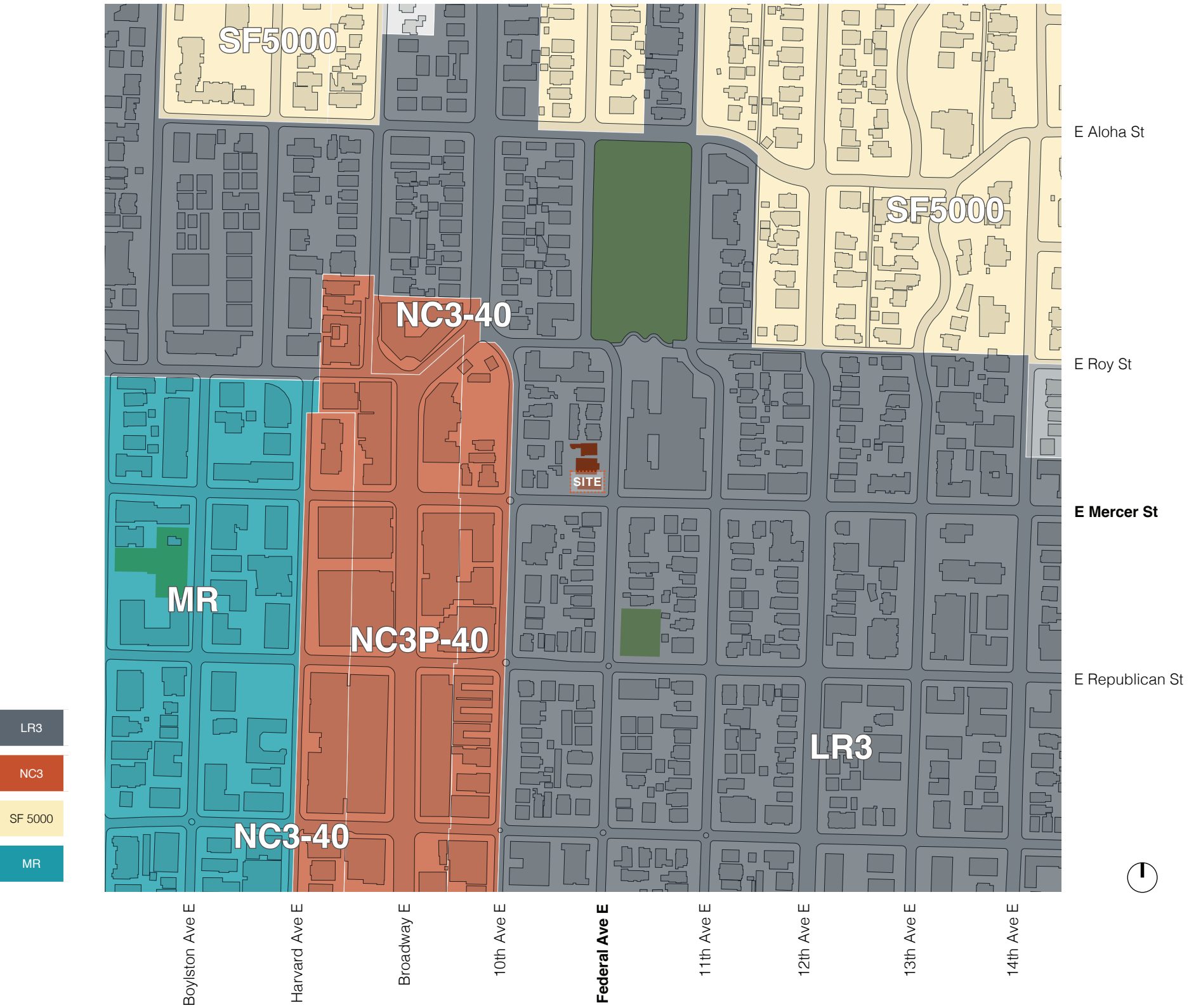
- No limit in structure width for rowhouse developments in LR3 lots inside Urban Villages and Centers
- Maximum Facade Length: 65% of lot line for portions of facade within 15 feet of lot line.

23.45.534 - LIGHT AND GLARE STANDARDS

- Exterior lighting shall be shielded and directed away from adjacent properties.
- Interior lighting in parking garages shall be shielded to minimize nighttime glare on adjacent properties.
- Driveways and parking areas for more than two vehicles shall be screened from abutting properties by a fence or wall between 5 feet and 6 feet in height,

23.45.536 - PARKING LOCATION, ACCESS, AND SCREENING

- Parking cannot be located: between a principal structure and a street lot line; in the required front setback or side street side setback; and within 7 feet of any street lot line.
- Parking in a structure. Parking may be located in a structure or under a structure, provided that no portion of a garage that is higher than 4 feet above existing or finished grade, whichever is lower.
- Parking shall be screened from direct street view.



ADDRESS

601 Federal Avenue E

PARCEL

685270-0425

LEGAL DESCRIPTION

The south 49.17 feet of the east 88.52 feet of Lot 5, Block 25, supplemental plat of Lincoln Pontius addition to the city of Seattle, according to the plat thereof, recorded in volume 9 of plats, page 52, records of King County, Washington.

LOT SIZE

4,351 SF

ZONE

LR3

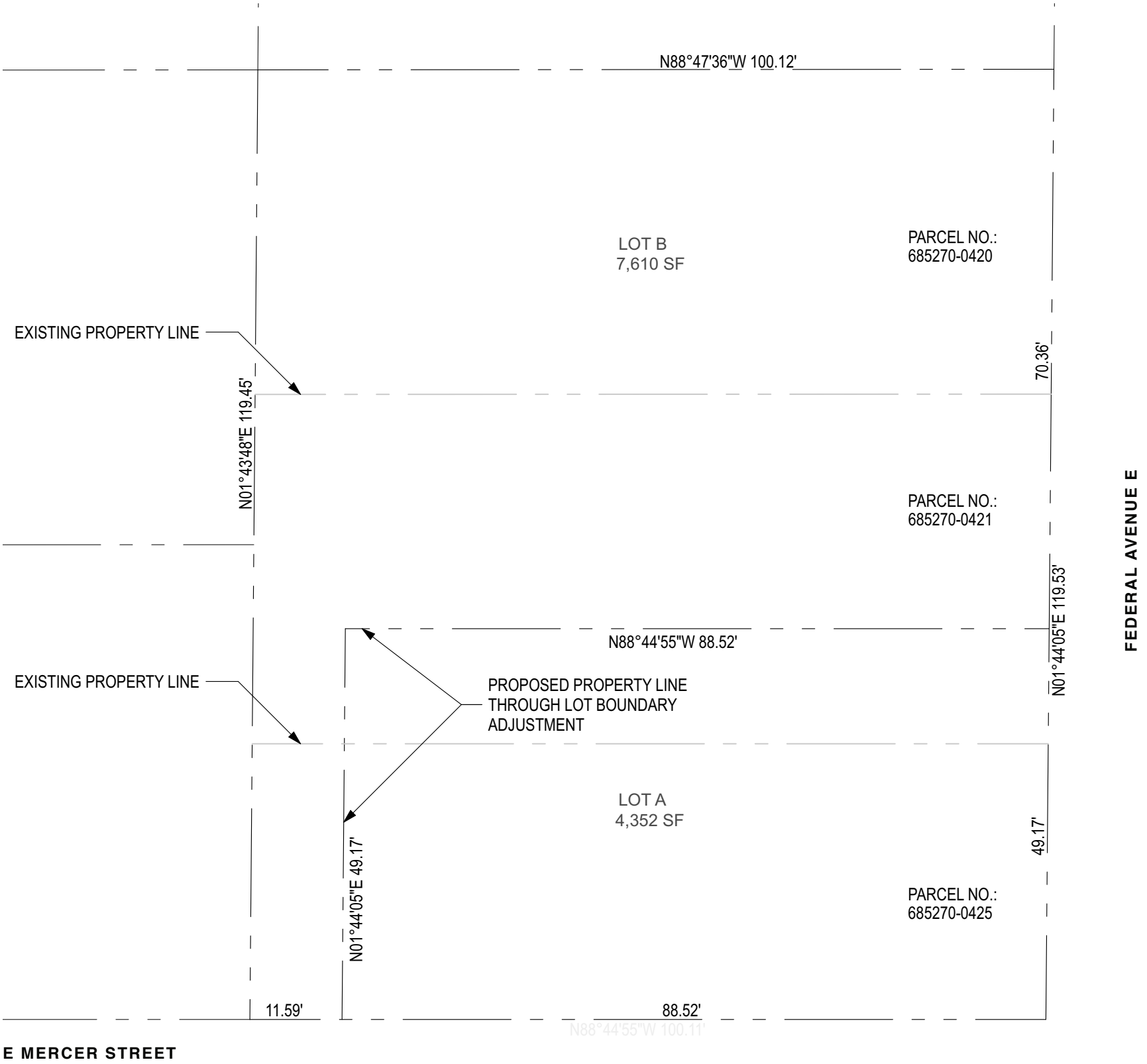
URBAN VILLAGE OVERLAY

Capitol Hill Urban Center Village

PROPOSED GARAGE/BASEMENT PLAN



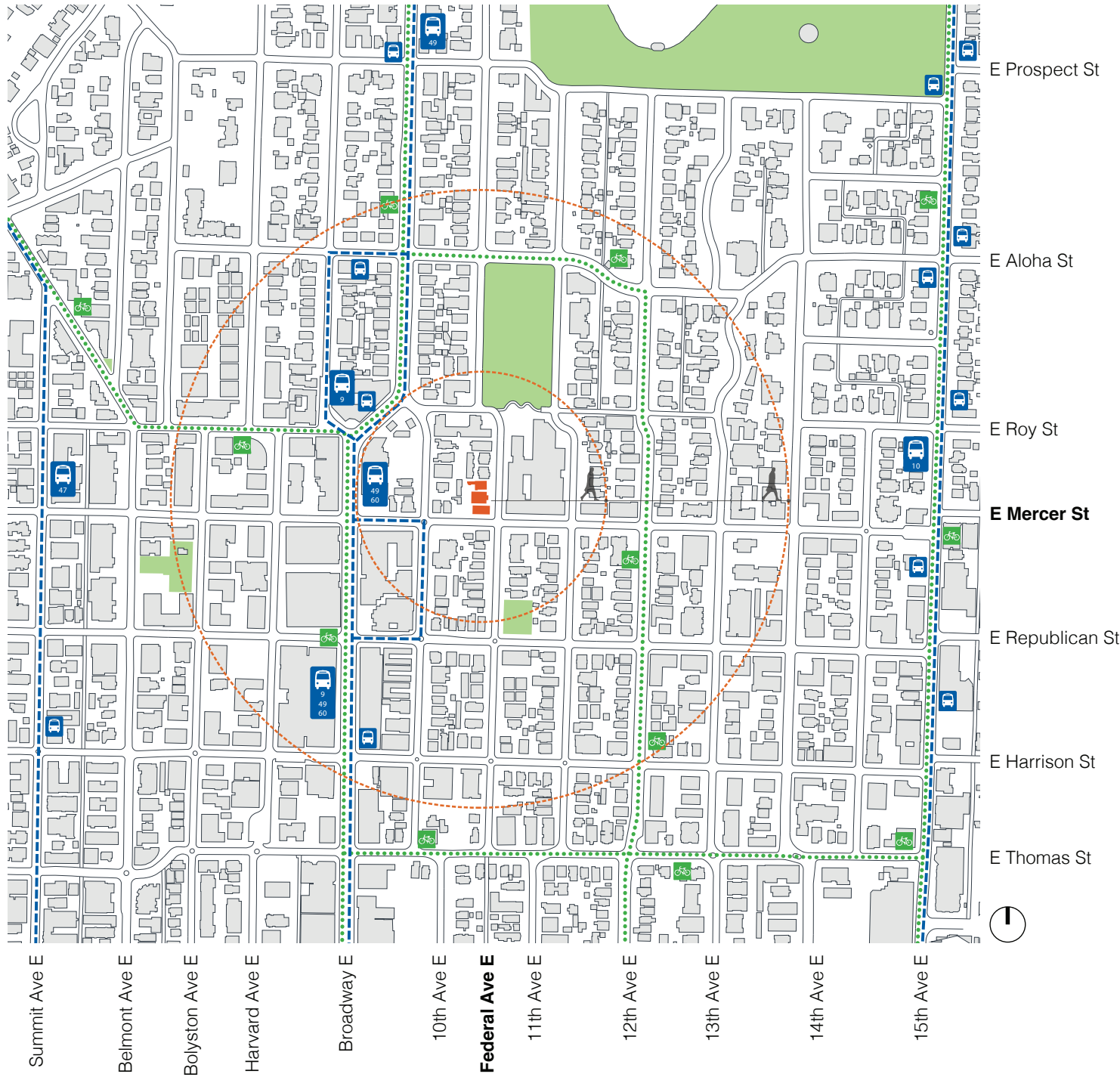
LOT BOUNDARY ADJUSTMENT



NEIGHBORHOOD CONTEXT



TRANSIT & ACCESS



This site is well served by several bus lines, including the #9, 10, 47, 49 and 60, facilitating travel to many Seattle neighborhoods, including Downtown, Capitol Hill, University District, Rainier Beach, Beacon Hill, Laurelhurst, and Northgate. The Capitol Hill Light Rail Station and First Hill Streetcar are also within walking distance south of the site.

Bicycle routes connect the site to South Lake Union, Downtown, and the University District. The Burke Gilman Trail is also approximately two miles north of the site.

- 2 MINUTES**
- Lowell Elementary
 - Broadway Hill Park and P-Patch
 - Access to Broadway E
 - Espresso Vivace
 - ZOOM+ Care
 - Umpqua Bank
 - FedEx
 - 76 Gas Station

- 5 MINUTES**
- QFC
 - All Pilgrims Church
 - Pacific Northwest Fitness
 - Access to 12th Ave E
 - Urban Outfitters
 - Seattle Public Library - Capitol Hill Branch
 - The UPS Store
 - DAR Rainier Chapter House
 - Numerous restaurants and bars on Broadway E

- Bike Route
- Bus Stop & Route



1 Capitol Hill Light Rail Station
PHOTO: CPH/SEATTLE



2 Bike Lane
PHOTO: ALTA PLANNING.COM



3 Streetcar
PHOTO: CAPITOLHILLSEATTLE.COM



① Single Family House
628 11th Avenue E
Built: 1906



② Townhomes
711 Federal Avenue E
Built: 2017, 8 units



③ Townhomes
708 11th Avenue E
Built: 2016, 5 units



④ 11th and Aloha Apartments
750 11th Avenue E
Built: 2018, 34 apartment units

ARCHITECTURAL CONTEXT



The architectural context in the neighborhood around this site is well-established. The immediate neighborhood is dense with multifamily residential buildings of varying architectural character, Lowell Elementary School and the commercial core of Broadway E.

Single family homes are predominantly traditional craftsman-style homes with defined gable roofs and painted, accented trims. A majority of such single family homes have defined the larger neighborhood since the early 20th century.

A predominant characteristic of buildings in Capitol Hill is the use of brick (see #4, 5, 7, & 8). Often red, the brick is coupled with dark and neutral tones.

Common features in contemporary developments are composed facades with large openings. Townhomes, dependent on the decade built (see #2, 3, and 10), have increased modulation on the facades through the use of balconies, overhangs, stoops, and material transitions.



⑤ Anhalt Apartments
1005 E Roy Street
Built: 1930, 25 apartment units



⑥ Lowell Elementary School
1058 E Mercer St
Built: 1919



⑦ Belmont Off Broadway Condo.
322 Belmont Ave E
Built: 1993, 15 units



⑧ Brix Condominiums
540 Broadway E
Built: 2007, 141 condo units



⑨ New Apartment Structure / Single Family House
1010 E Republican Street / 1018 E Republican Street
Built: 2018, 36 units / 1903



⑩ Townhomes
424/418 Federal Avenue E
Built: 2003, 8 units



ADJACENT USES



① Lowell Elementary on Federal Ave E and E Mercer St



② Commercial storefronts along Broadway E



③ All Pilgrims Church on Broadway E



⑤ Mixed-Use building at the intersection of Broadway E, 10th Ave E, and E Roy St



④ 76 Gas Station on 10th Ave E



⑥ Broadway Hill Park on Federal Ave E and E Republican St



⑦ Consulate of Mexico in Seattle

1 Printed ad in Capitol Hill Times



2 Printed 36"x72" sign on site



4 Hosted 1-hour community on-site walk with multiple neighbors



EARLY COMMUNITY OUTREACH

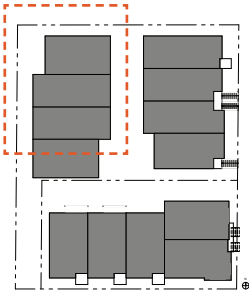
As the applicant for a proposal at 601/605 Federal Avenue E, b9 architects conducted and completed the Early Community Outreach requirements. Outreach included a large sign installed on site, an ad in a local print newsletter, an interactive project website and a site tour/walk. Members of the community provided input on the proposed development at the site tour/walk and through email and the comment form provided on the website.

The comments and questions centered primarily on size of development, access for pedestrians and vehicles, relationship to adjacent structures and trees, tenant concerns, construction schedule, privacy, design aesthetics and quality of construction of the development.

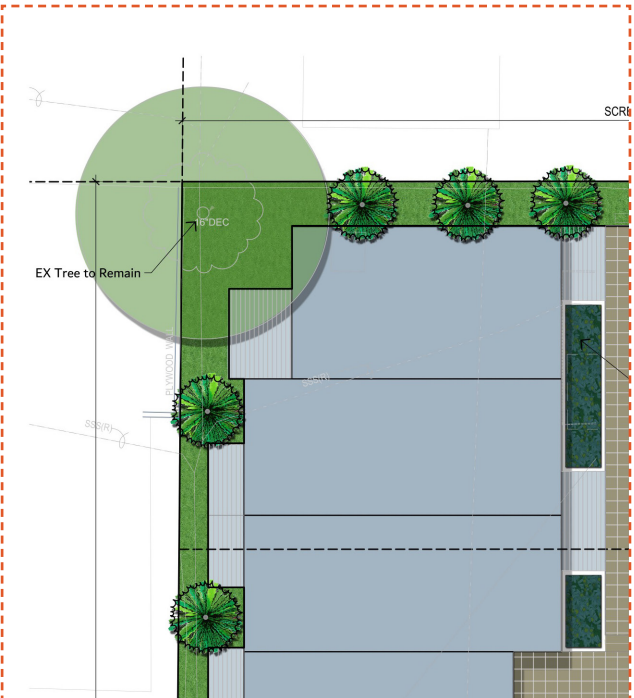
Per the SDCI Director's Rule 4-2018/DON Director's Rule 1-2018 VI.E.- Documentation: Early Design Guidance

Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project's design. Comments and discussion presented at the Design Review meetings should focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.

OUTREACH METHOD	DATE IMPLEMENTED	# OF COMMENTS RECEIVED	DESIGN-RELATED COMMENTS
1 Printed Outreach Ad in local newsletter (Capitol Hill Times)	September 13, 2018	0	None received
2 Printed Outreach 36"x72" sign on site	September 14, 2018	2	None received
3 Digital Outreach Interactive project webpage	September 13, 2018	1	<ul style="list-style-type: none">Request to retain yew tree located in northwest corner of 605 Federal Avenue E
4 In-Person Outreach Hosted 1-hour community on-site walk	September 30, 2018	9 public members in attendance	<ul style="list-style-type: none">Concern over privacy/window placement for facades facing neighboring structuresSupport for locating driveway to underground parking garage on E Mercer Street, due to the presence of school buses on Federal Avenue E during school daysInterest in contextual materials and color choices



In response to public comment through the Early Community Outreach process, the northwest unit has been shortened and widened in order to retain the existing Yew tree in the northwest corner of the site. This provides a visual buffer between the proposed structure and its adjacent neighbors and preserves a mature tree at a shared property line condition.



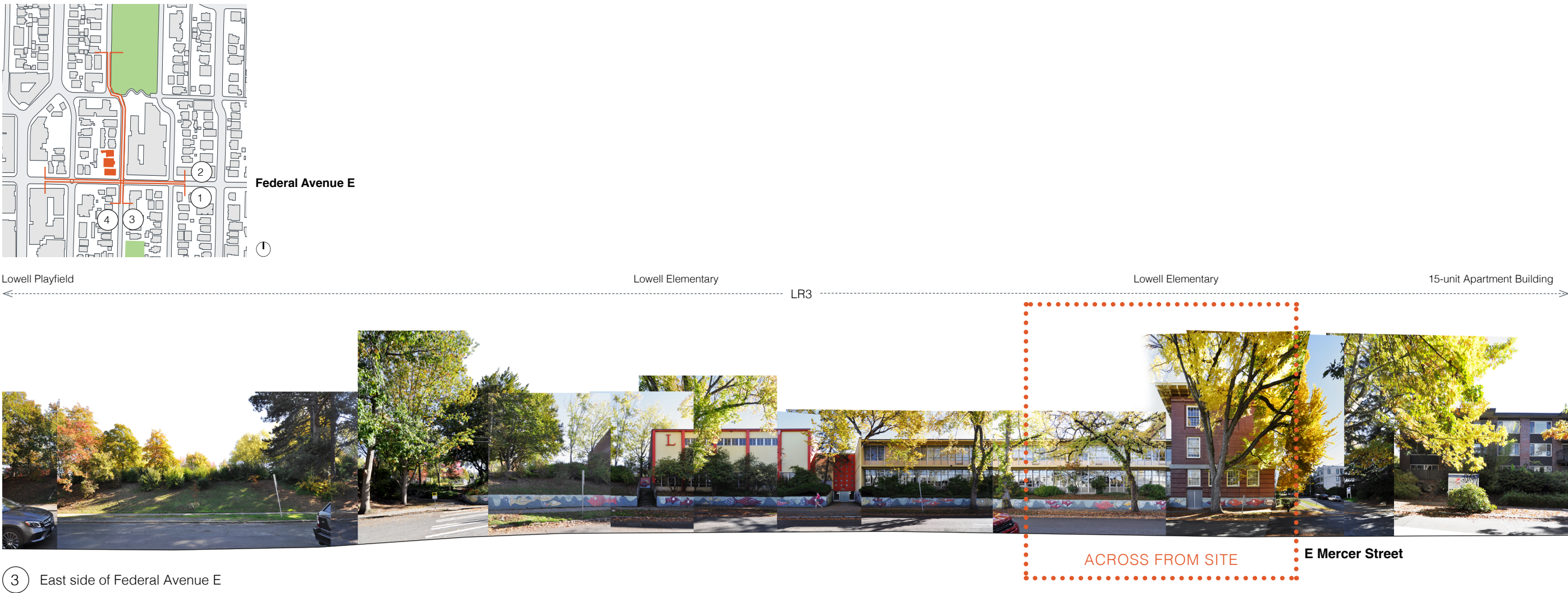
STREET PANORAMAS



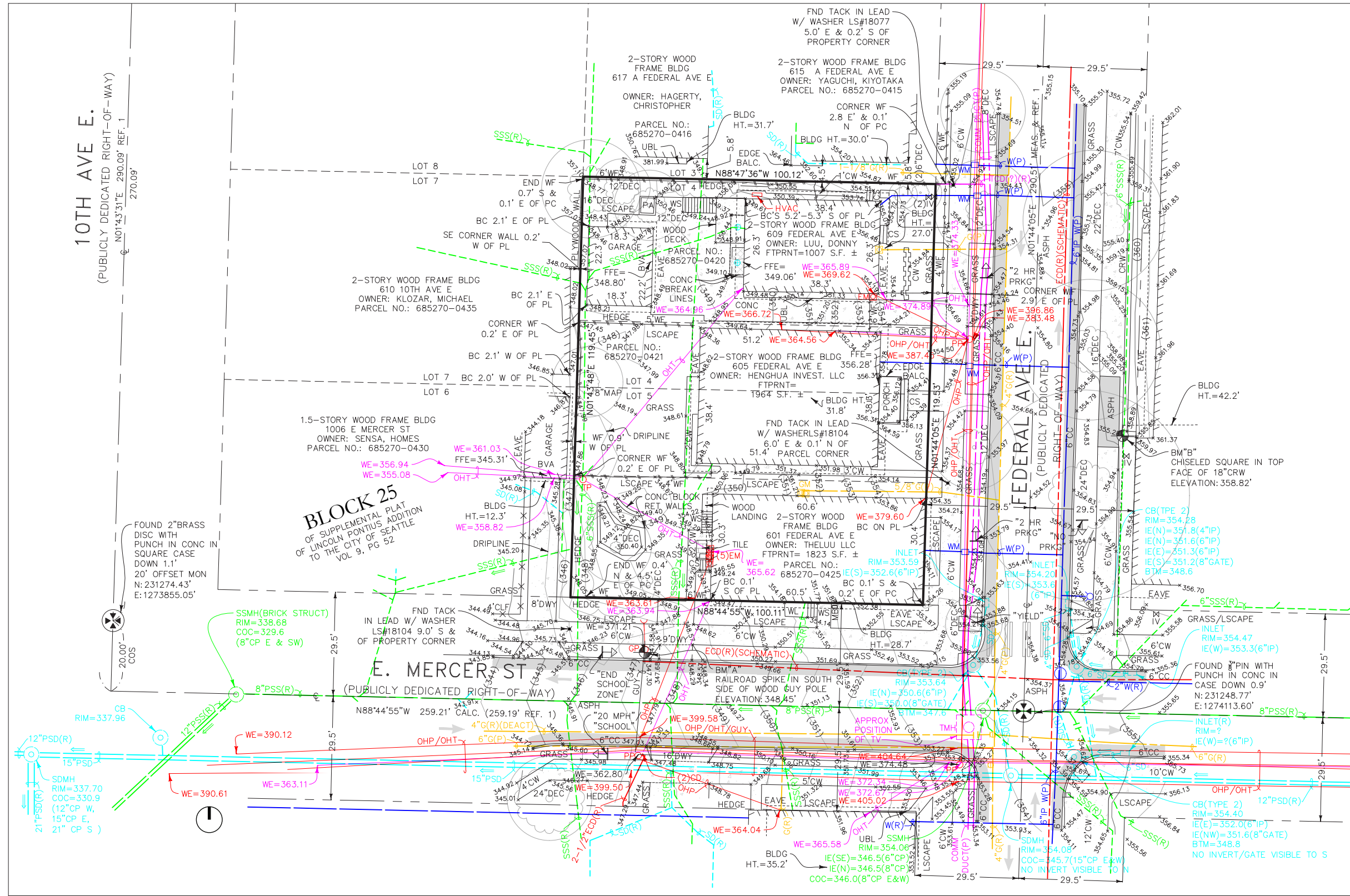
① South side of E Mercer Street



② North side of E Mercer Street



SITE SURVEY



SITE CONDITIONS & CONSTRAINTS



CONSTRAINTS

- The site is located at the corner of Federal Avenue E and E Mercer Street.
- Federal Avenue E is a residential access street that runs north-south, connecting north Capitol Hill to E John Street in Capitol Hill.
- E Mercer Street is a collector arterial that runs east-west connecting Capitol Hill to Madison Valley to the east and First Hill to the west.
- Grade slopes down from east to west approximately 7 feet.
- The adjacent site to the north, 605 Federal Avenue E, is under common ownership. The adjacent site is to be developed concurrently under related application #3033046. That development proposal includes (8) three-story townhouse units.
- The infill site dimensions are 49 feet north-south by 88.5 feet east-west, proposed to be created by Lot Boundary Adjustment, Project #3033047-LU.
- An easement will be created to allow access to the below grade garage proposed on the adjacent site that is part of a separate application.
- Context is predominantly low-rise multifamily residential structures as well as single family residences and a public elementary school.
- The site is 2 blocks east of Broadway E, a highly established commercial arterial and 2 blocks west of 12th Avenue E, a minor arterial.
- The site currently consists of one fourplex.
- Directly east of the site on Federal Avenue E is Lowell Elementary School built in 1919, and directly south of the site on E Mercer Street are two fourplexes built in 1902 and 1987. Diagonally across the site on the intersection of Federal Avenue E and E Mercer Street is a proposal for a 4-story, 58-unit apartment building. The existing brick apartment building at the southeast corner of E Mercer Street and Federal Avenue E will remain as a part of the proposal. Directly west of the site on E Mercer Street is a 6-unit townhouse development proposal.
- The site is zoned LR3, and the allowable building height is 30'-0" with an additional 4'-0" for providing a partially below-grade story for the rowhouse use proposed.
- Volunteer Park, a 48-acre park, is located three blocks north of the development.

EXISTING CONDITIONS

The site, proposed to be created by Lot Boundary Adjustment, Project #3033047-LU, is approximately 88.5 feet wide in the east-west direction and 50 feet deep in the north-south direction. It currently contains a 3-story multifamily structure with associated driveway and parking area off of E Mercer Street along the west property line. The existing structure and associated pavement is proposed to be removed.

The site is located on the northwest corner of E Mercer Street and Federal Avenue E. The site does not have significant access to views. The site has excellent access to both the Broadway and 15th Avenue E commercial corridors and Broadway Hill Park, located 1 block south of the site and Volunteer Park, located 3 blocks north of the site.

Multifamily structures predominantly surround the site. West of the site is a proposed 6-unit townhouse development, and south of the site are a 2-story duplex and a 2-story fourplex. To the east is Lowell Elementary School, built in 1919, and to the north is a fourplex and single family house that will be redeveloped concurrently with this project. The site's topography descends approximately 7 feet from Federal Avenue E to the west.



1 View of sidewalk along E Mercer Street looking West



2 View of site looking North



3 View of site on E Mercer Street looking Northeast



4 View of site looking North on Federal Avenue E



5 View looking Southwest at the site on Federal Avenue E



6 View looking West at the site on Federal Avenue E



7 View looking West at the site on Federal Avenue E



8 View of site looking Northwest on intersection of E Mercer Street and Federal Avenue E

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DESIGN PROPOSAL ALTERNATIVES

ALTERNATIVE 1

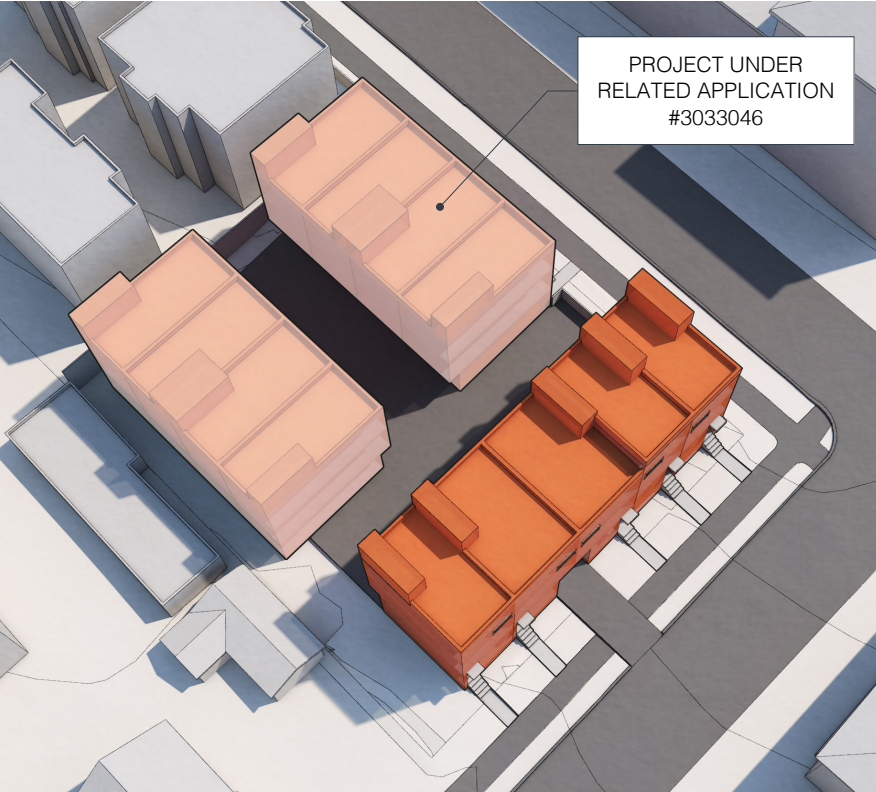
of Units - 5
of Parking Stalls - 5

Advantages:

- Code compliant scheme
- Parking access is located on E Mercer Street, away from Lowell Elementary School.

Issues

- Parking access and vehicular backing and turning area occupies the entire rear of the site.
- Private stair roof access penthouses increase the height and bulk of the project



View looking Northeast

ALTERNATIVE 2

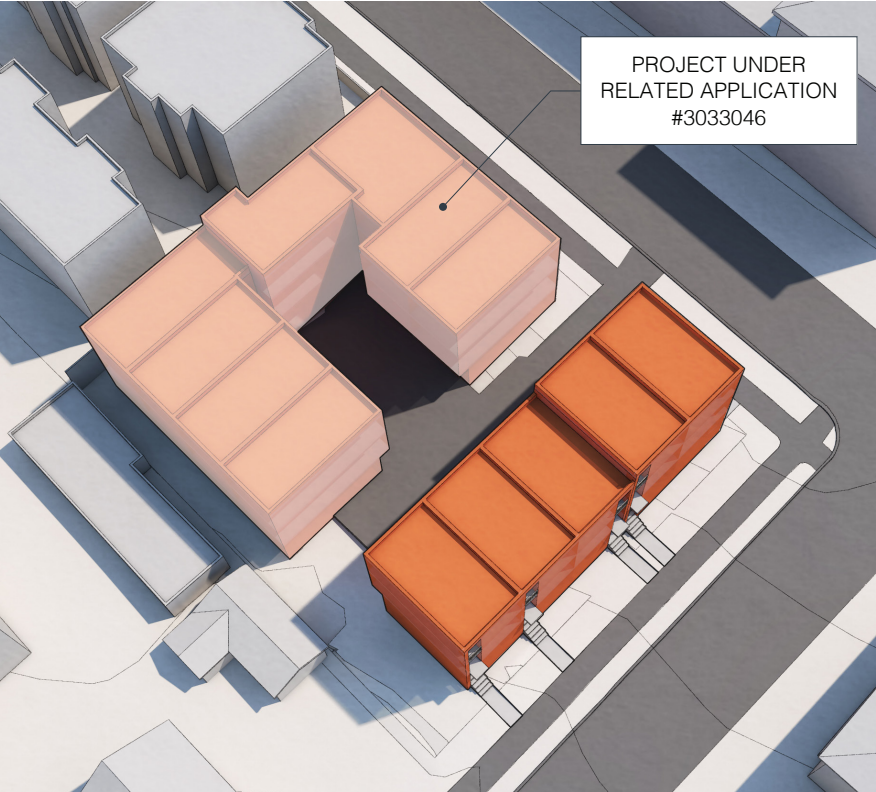
of Units - 5
of Parking Stalls - 5

Advantages:

- Code compliant scheme
- Entry for the easternmost unit is rotated to face Federal Avenue E, in order to better engage with the corner

Issues

- Parking is accessed from Federal Avenue E. Due to the elementary school being across the street, Federal Avenue E is heavily trafficked by school buses during weekday morning and afternoons.
- Parking access and vehicular backing and turning area occupies the entire rear of the site.



View looking Northeast

ALTERNATIVE 3 (PREFERRED)

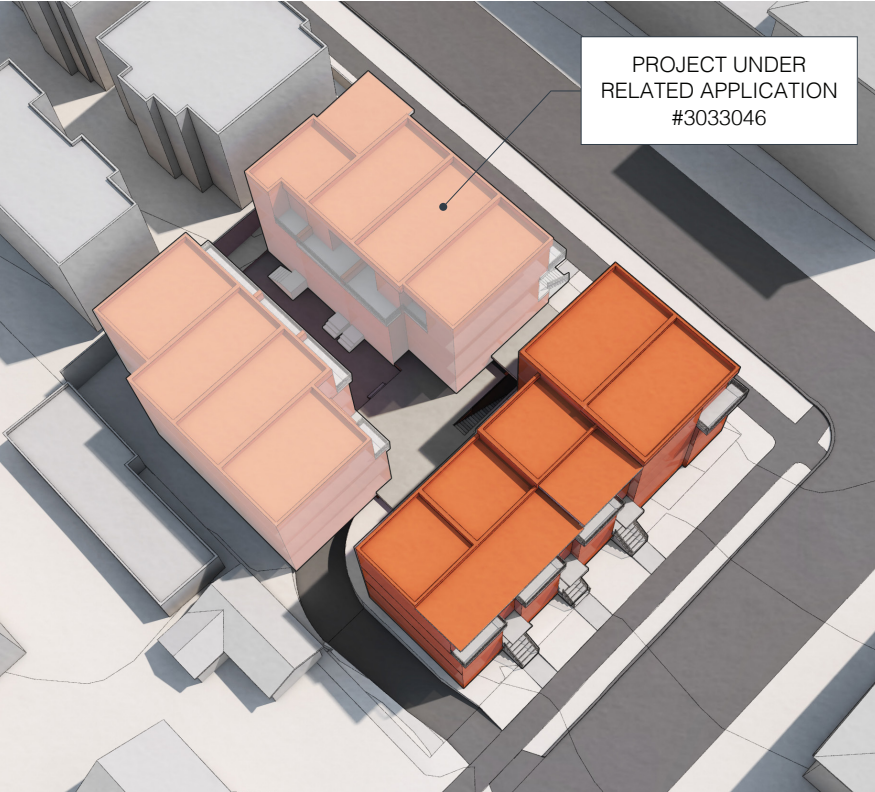
of Units - 5
of Parking Stalls - 5

Advantages:

- Parking is located below grade in a shared garage in order to create an shared courtyard accessible to all units.
- Parking access is on E Mercer Street along the western property line, creating a buffer space between project and the proposed development west of the site.
- A combination of massing modulation, more prominent front stoops, and deck, weather protection and eave projections create a more dynamic design, adding elements of scale and visual interest while highlighting entries and individual units.
- Two rowhouse units are rotated to face Federal Avenue E, in order to better engage with the corner.

Issues

- Departures are requested for front and street-facing side setbacks and weather protection, deck, and unenclosed step projections into setbacks to maximize engagement with the street.



View looking Northeast

ALTERNATIVE 1

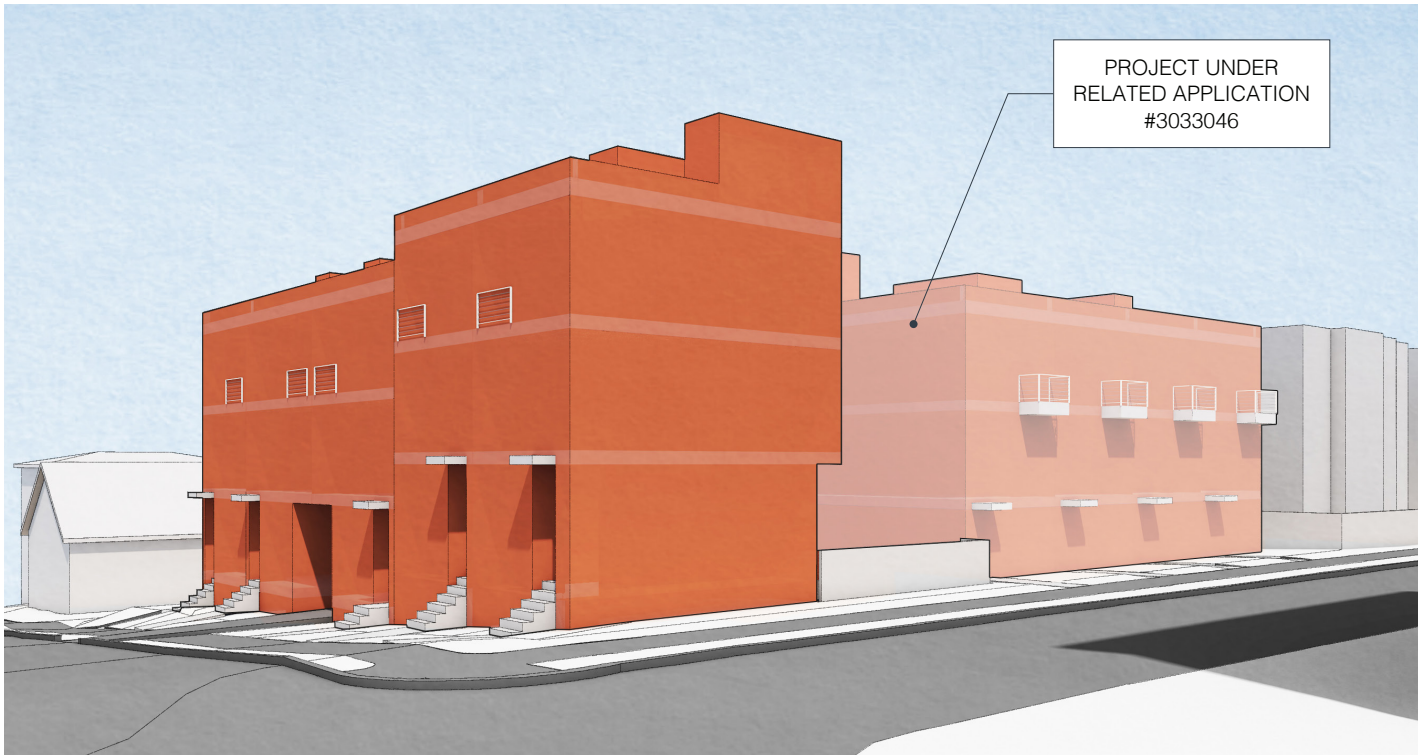
Alternative 1 is a code compliant scheme that proposes (1) three-story, (5) unit rowhouse structure with a partially-below grade story. All unit entries front E Mercer Street. Units provide a 5'-0" front setback per SDCI requirements. A driveway from E Mercer Street tunnels through the first floor and provides access to parking in private garages for all five units.

Advantages:

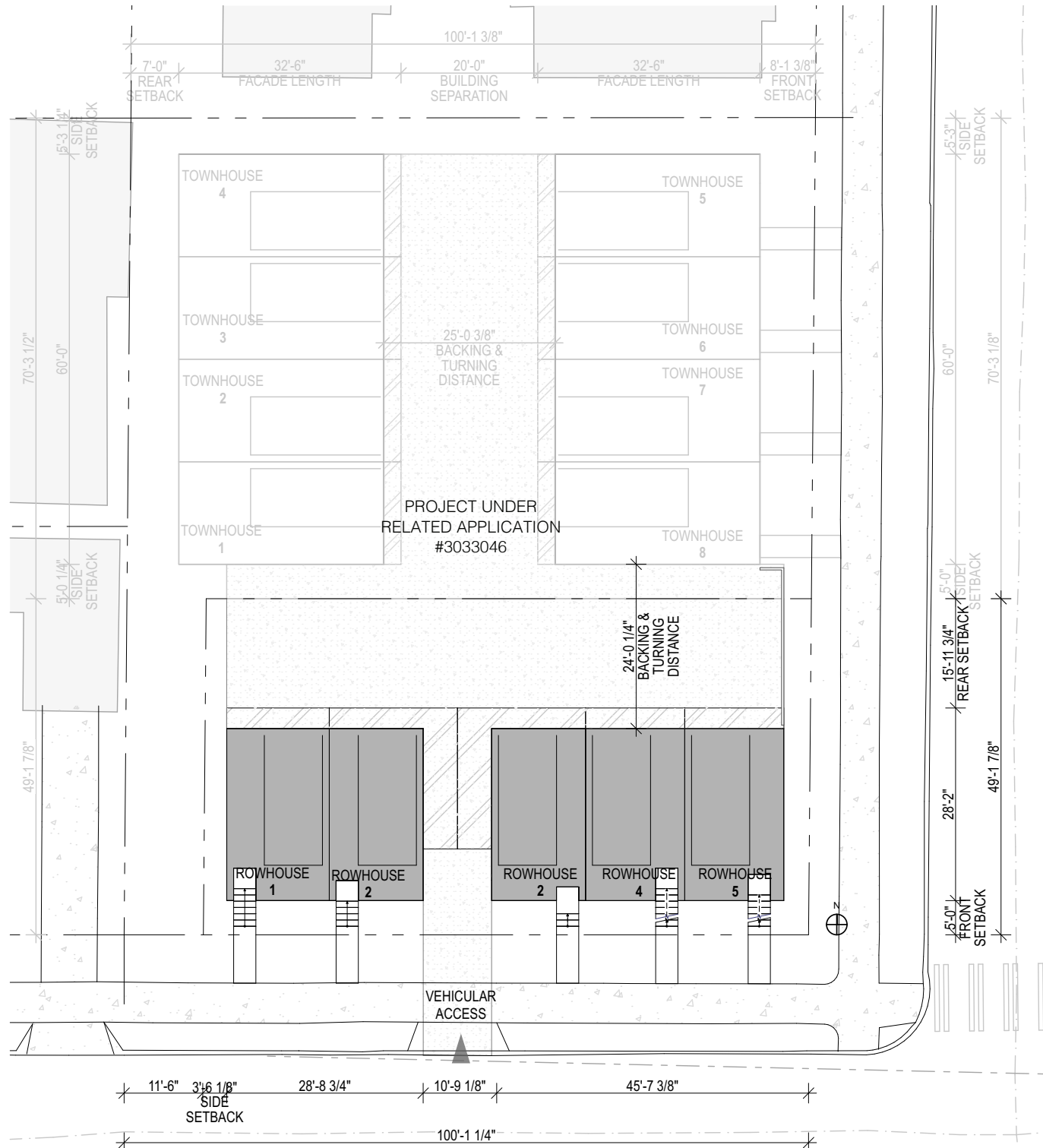
- Code compliant scheme
- Entries are defined by stoops and canopies.
- Juliet balconies along the E Mercer Street facade combine with stoops and canopies to add texture and reduce the scale of the building.
- Parking access is located on E Mercer Street, away from Lowell Elementary School.

Issues:

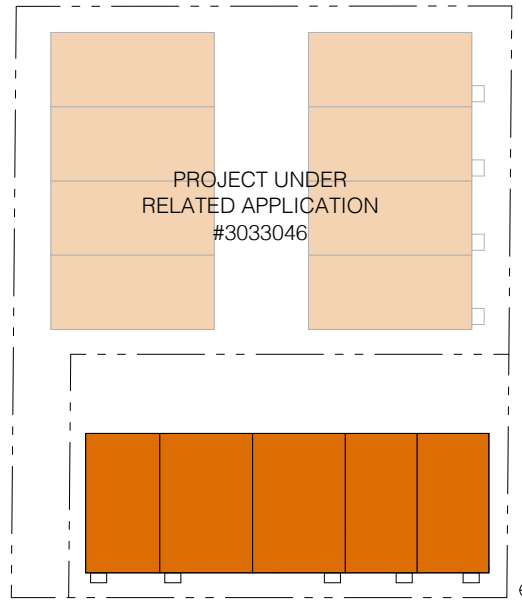
- Front facade on E Mercer Street is predominantly flat with occasional moments of articulation.
- Parking access and vehicular backing and turning area occupies the entire rear of the site.
- Screening of the vehicular backing and turning area reduces the amount of engagement with the Federal Avenue E streetscape.
- Private stair roof access penthouses increase the height and bulk of the project



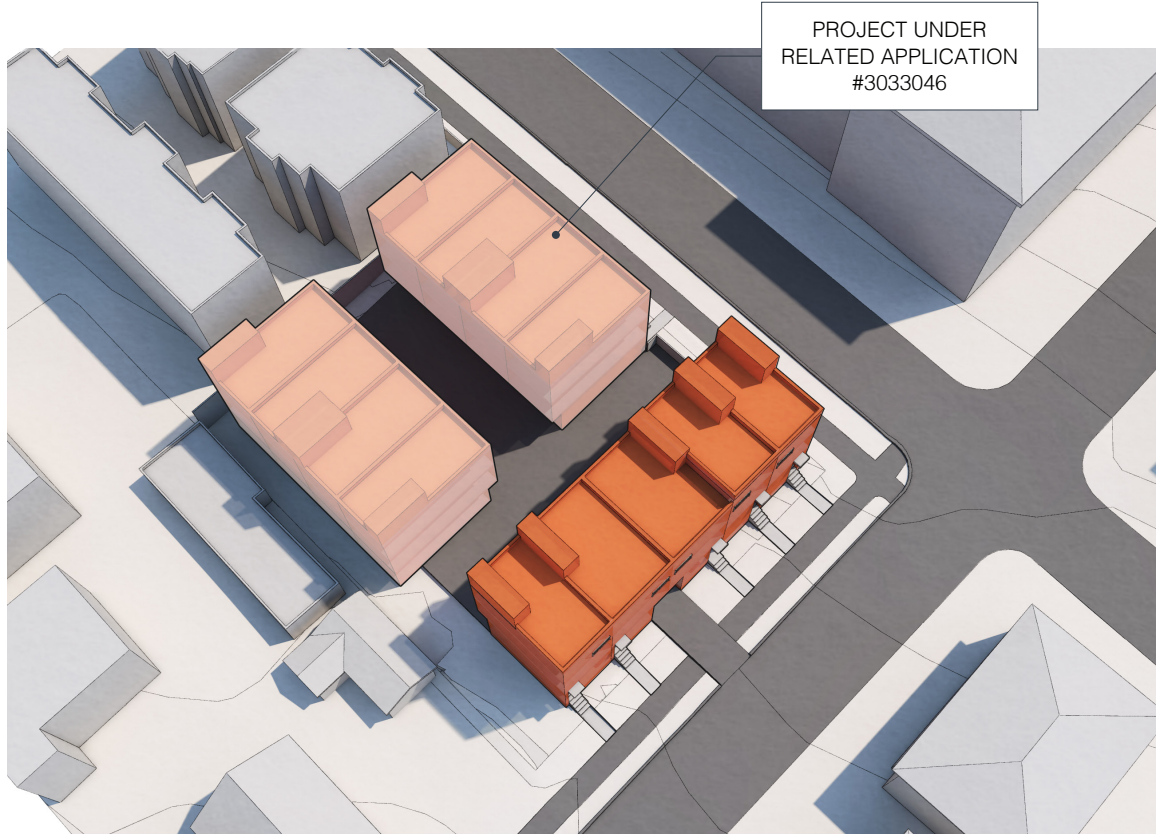
1 View looking Northwest at corner of E Mercer Street and Federal Avenue E



Site Plan



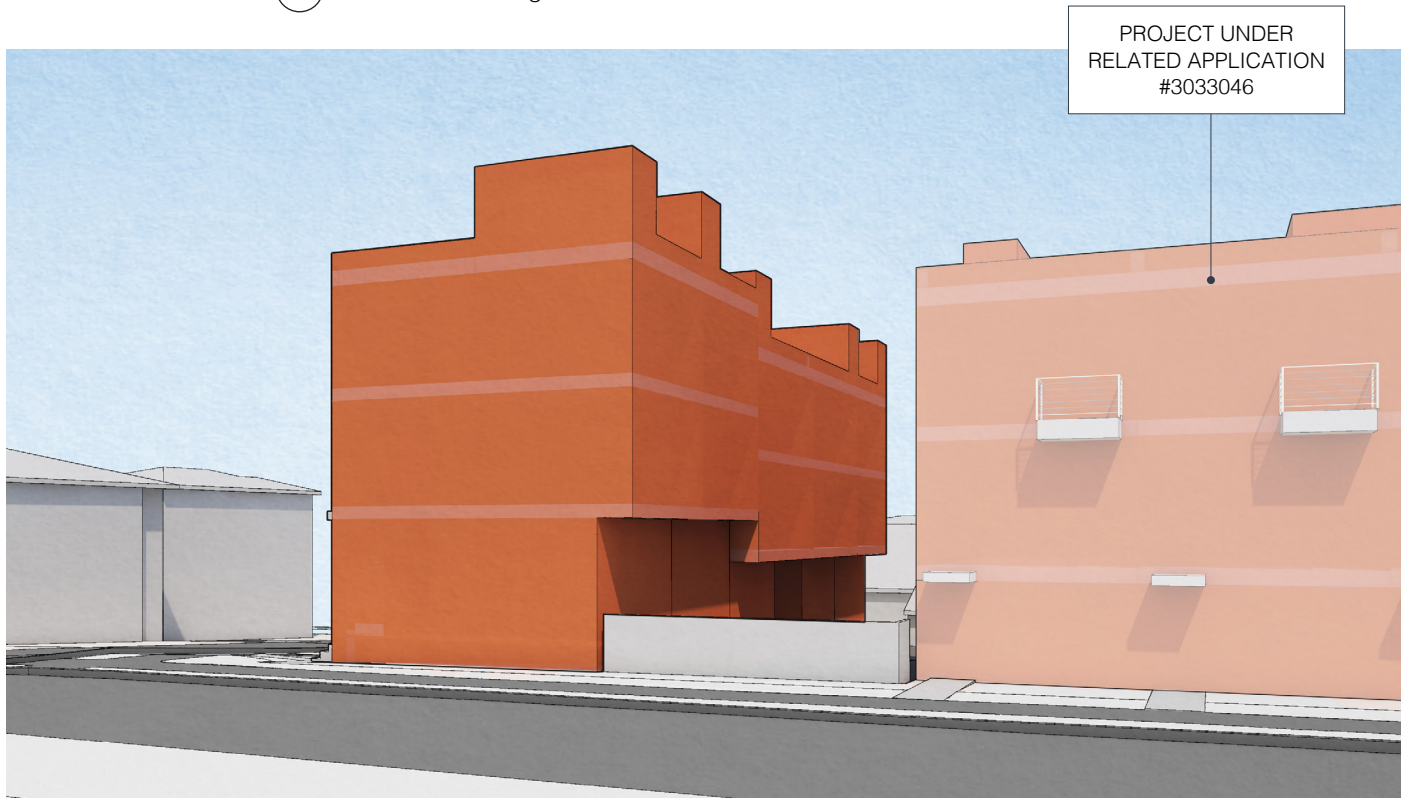
3 Typical Floor Plan



4 Aerial view looking Northeast



5 View looking Northeast on E Mercer Street



6 View looking Southwest on Federal Avenue E

ALTERNATIVE 2

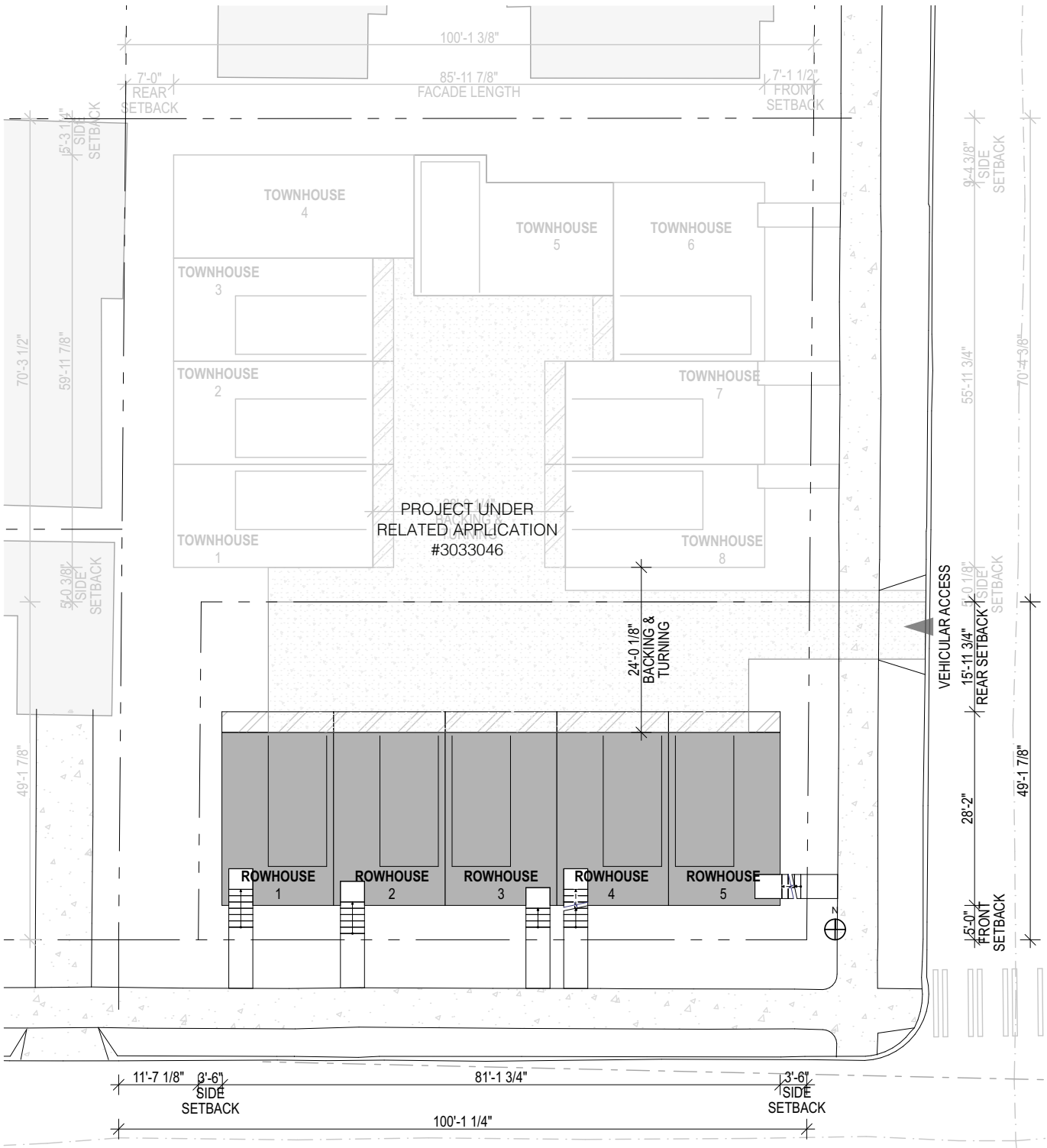
Alternative 2 is a code compliant scheme that proposes (1) three-story, (5) unit rowhouse structure with a partially-below grade story. All unit entries front E Mercer Street. Units provide a 5'-0" front setback per SDCI requirements. A driveway shared with the adjacent site at 605 Federal Avenue E will provide access to in-unit private garages for all units through an easement.

Advantages:

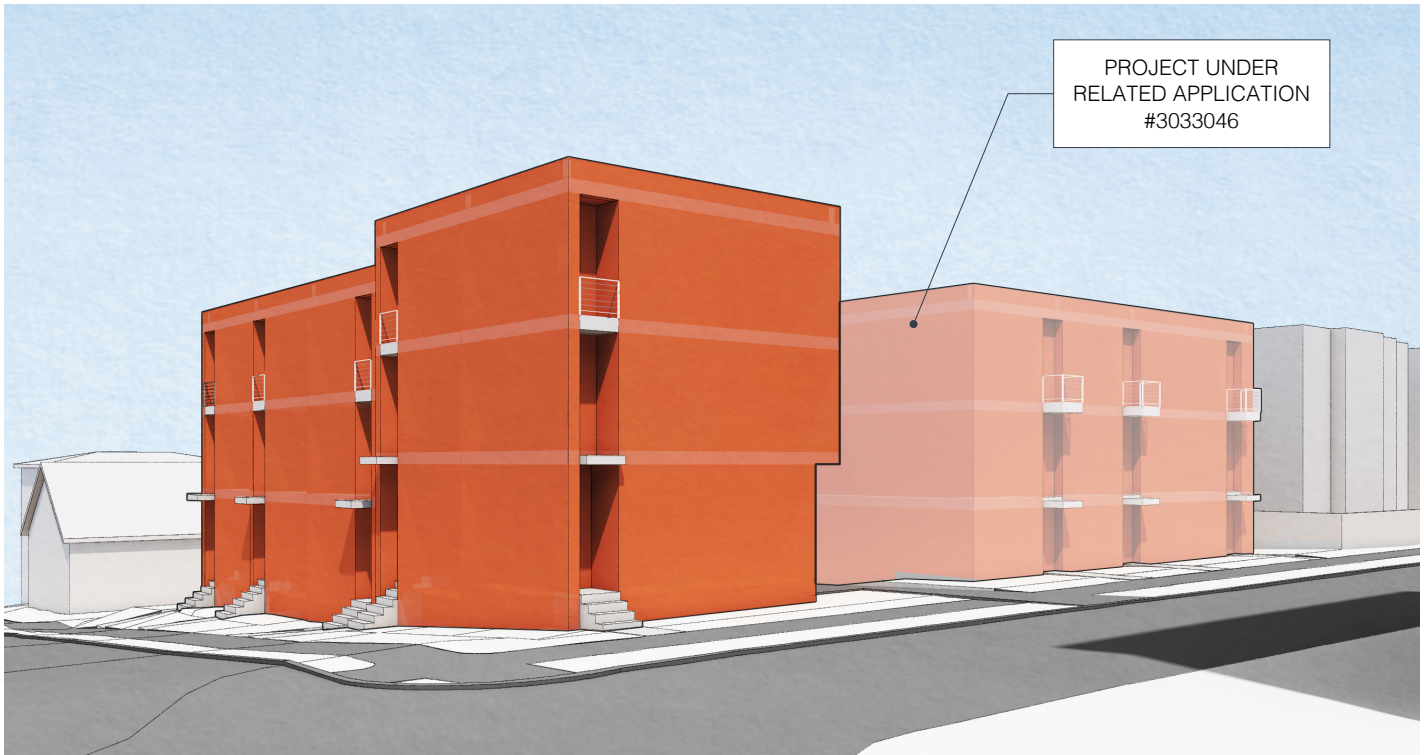
- Code compliant scheme
- Entries are further articulated by continuous three-story recesses defined by canopies, and stoops and recessed decks that are projected outward to engage with the sidewalk.
- Entry for the easternmost unit is rotated to face Federal Avenue E, in order to better engage with the corner

Issues:

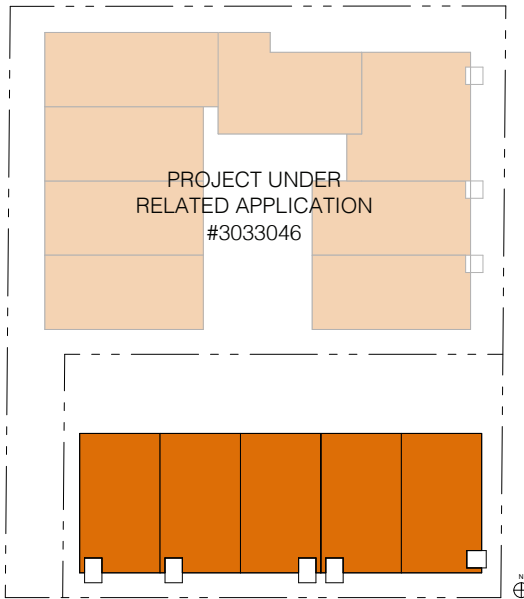
- Recessed balconies are small.
- Although the unit entries add articulation, the overall massing is predominantly flat. The massing strategy creates a generic repetition of units and little visual interest.
- Parking is accessed from Federal Avenue E. Due to the elementary school being across the street, Federal Avenue E is heavily trafficked by school buses during weekday morning and afternoons.
- Parking access and vehicular backing and turning area occupies the entire rear of the site.



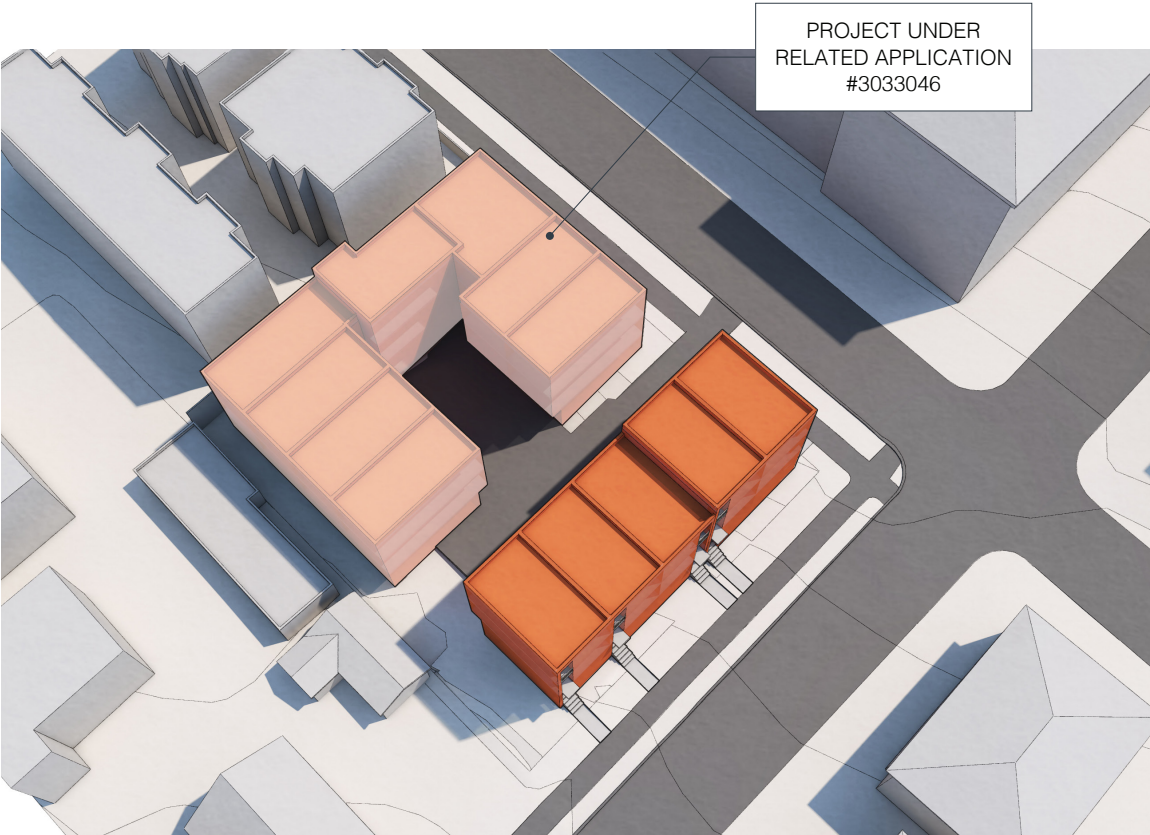
1 Site Plan



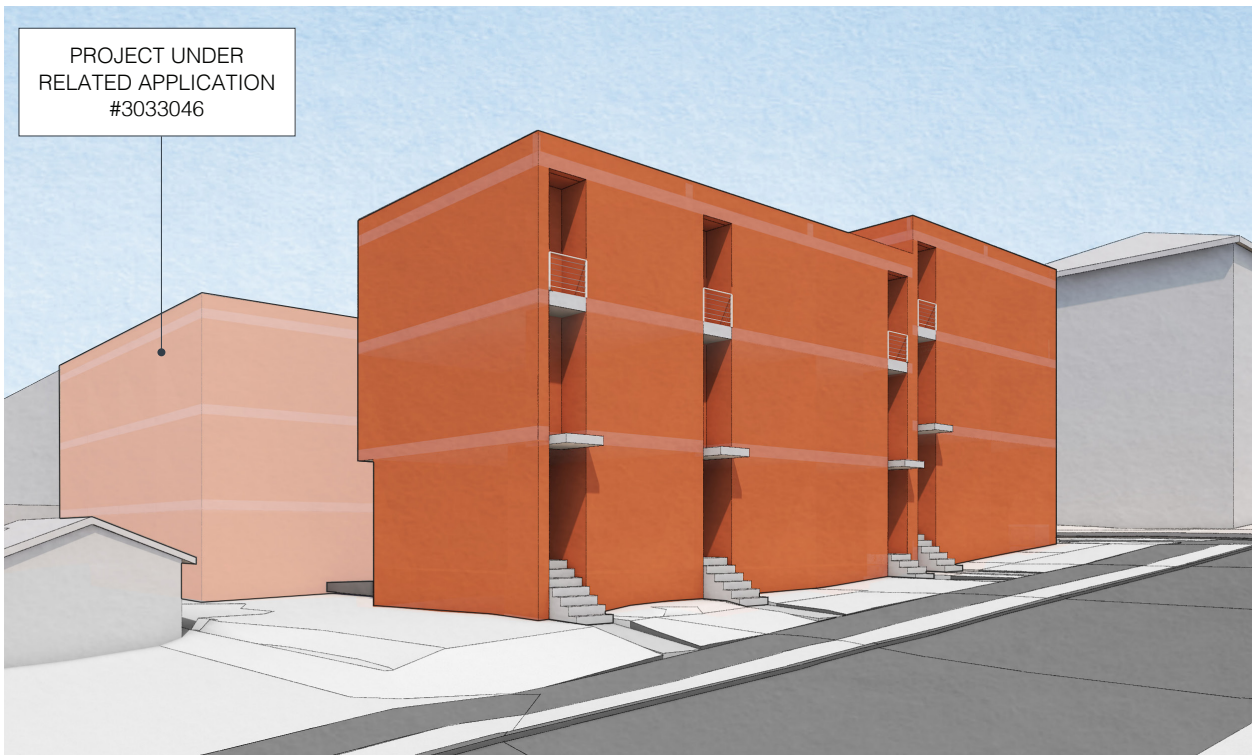
1 View looking Northwest at corner of E Mercer Street and Federal Avenue E



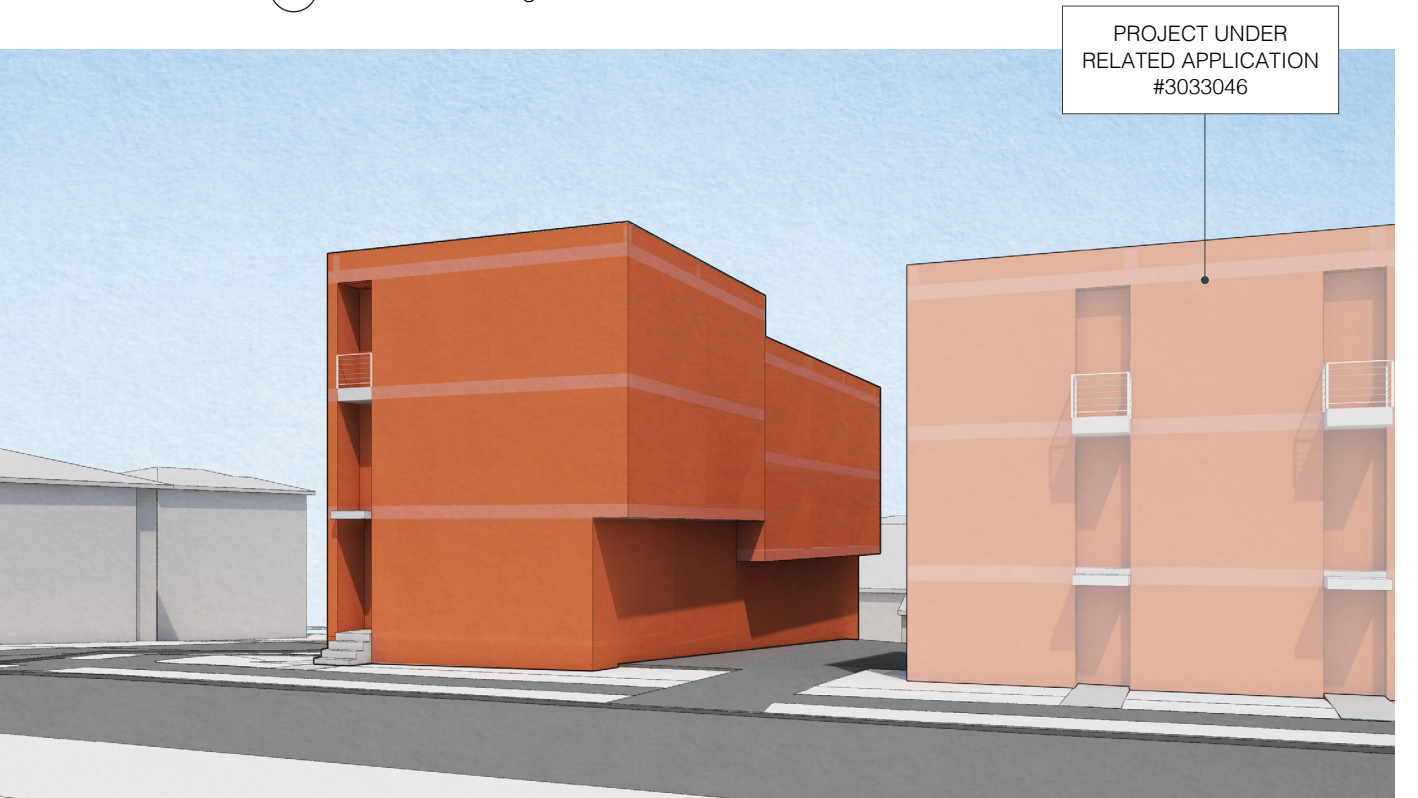
3 Typical Floor Plan



4 Aerial view looking Northeast



5 View looking Northeast on E Mercer Street



6 View looking Southwest on Federal Avenue E

ALTERNATIVE 3 (PREFERRED)

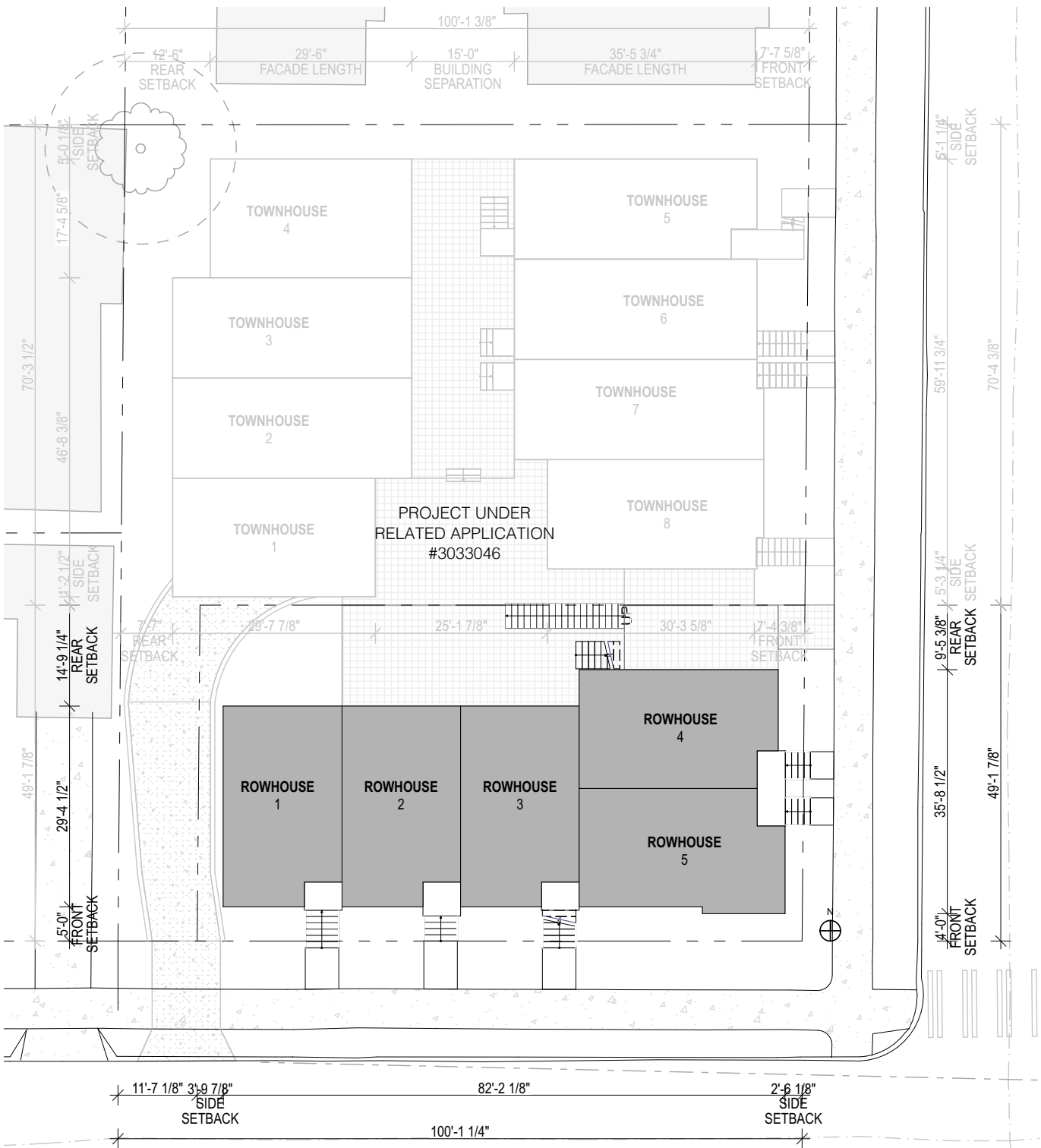
Alternative 3 is a scheme that proposes (1) three-story, (5) unit rowhouse structure with a partially-below grade story. Alternative 3 engages both street frontages, with unit entries fronting both E Mercer Street and Federal Avenue E. This creates a stronger connection with the adjacent development at 605 Federal Avenue E, with which it shares a dependency. Units provide a 5'-0" front setback for the majority of the facade and propose a reduced, 3'-0" front setback, adjacent to the corner. A driveway in the southwest corner of the development provides access to a shared underground garage from E Mercer Street. The garage is located below the adjacent site structure at 605 Federal Avenue E. This strategy balances the front setback departure request by creating a 15'-4" setback buffer between the proposed rowhouse structure and the neighboring site to the west. Parking stalls are provided for twelve out of the total thirteen units for these mutually dependent proposals. Departures are requested for front and street-facing side setbacks, weather protection, deck, and unenclosed step projections into setbacks.

Advantages:

- Parking is located below grade in a shared garage in order to create an shared courtyard accessible to all units.
- A combination of massing modulation, more prominent front stoops, and deck, weather protection and eave projections create a more dynamic design, adding elements of scale and visual interest while highlighting entries and individual units.
- Parking access is on E Mercer Street along the western property line, creating a buffer space between project and the proposed development west of the site.
- Two rowhouse units are rotated to face Federal Avenue E, in order to better engage with the corner.
- Shed roofs on units facing E Mercer Street allow for increased daylighting opportunities

Issues:

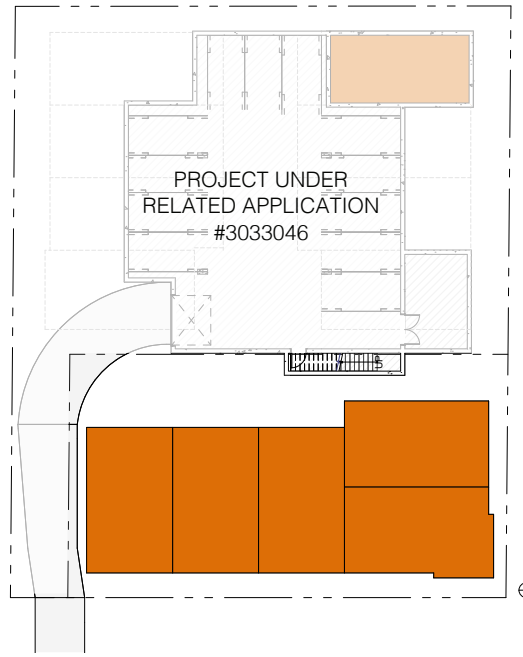
- Departures are requested for front and street-facing side setbacks and weather protection, deck, and unenclosed step projections into setbacks to maximize engagement with the street.



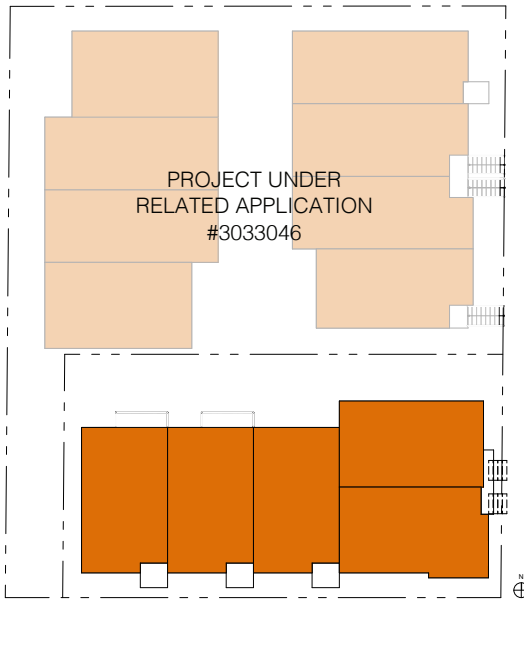
1 Site Plan



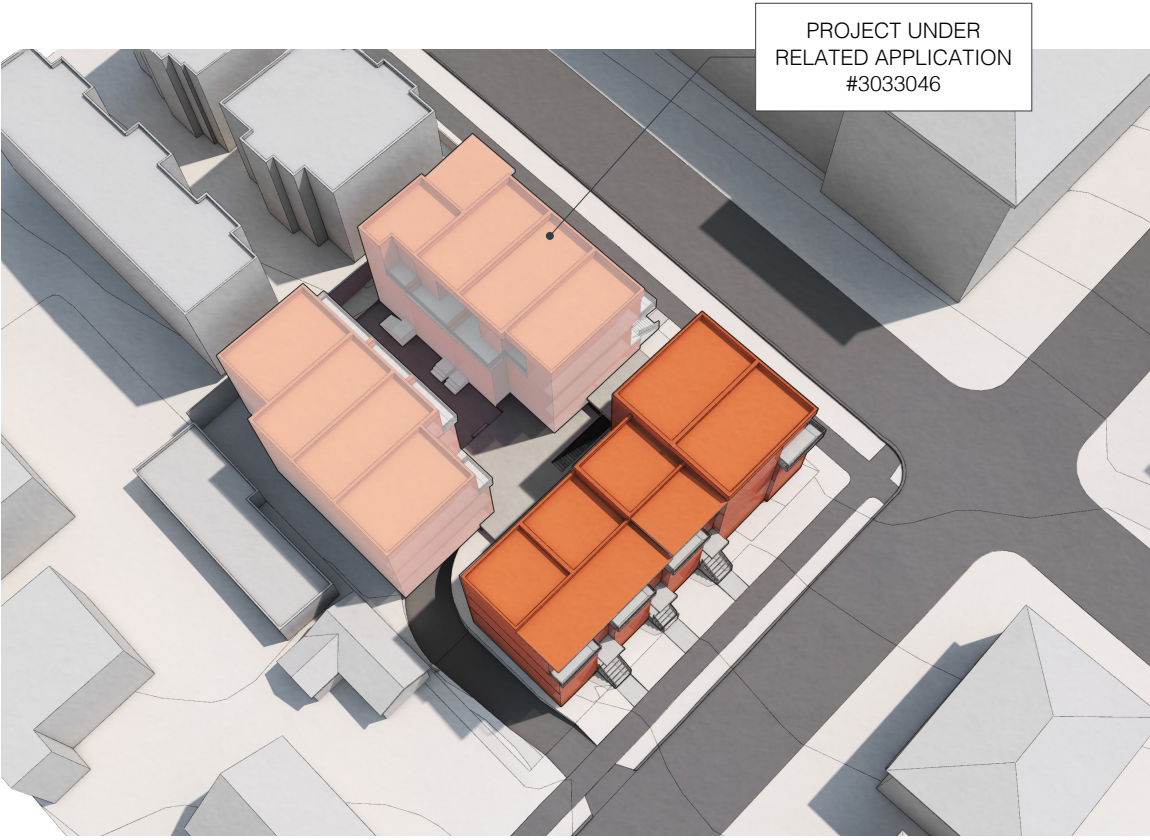
1 View looking Northwest at corner of E Mercer Street and Federal Avenue E



2 Basement/Garage Plan



3 Typical Floor Plan



4 Aerial view looking Northeast

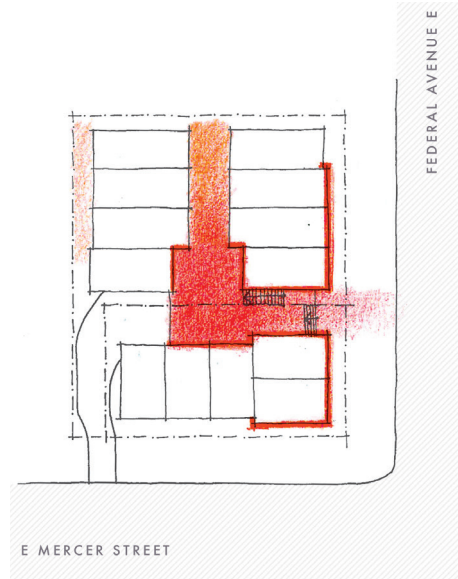


5 View looking Northeast on E Mercer Street



6 View looking Southwest on Federal Avenue E

ALTERNATIVE 3 DESIGN APPROACH



Original Design Sketch

The design approach for the preferred alternative, Alternative 3, emphasizes the site's position at a corner in the Capitol Hill neighborhood. Units engage the streetscape on both E Mercer Street to the south and Federal Avenue E to the east, bounding an internal shared courtyard, accessed from the east, as seen in the initial concept sketch to the right.

The design concept binds the two adjacent dependent developments together architecturally. The two easternmost rowhouses, on the 601 Federal Avenue E site, and the three southeastern townhouses on the 605 Federal Avenue E site, all facing Federal Avenue E in the preferred alternative, are designed in the same architectural language. Likewise, the "bookends" of the development, the three westernmost rowhouses facing E Mercer Street and northernmost townhouse on Federal Avenue E are designed in a distinct architectural language from the units closest to the corner. The units that anchor the corner of E Mercer Street and Federal Avenue E and bound the entry to the shared central courtyard are expressed as more solid masses with specific moments carved away, while the "bookend" units on either side are defined more individually with modulated massing and roof overhangs.

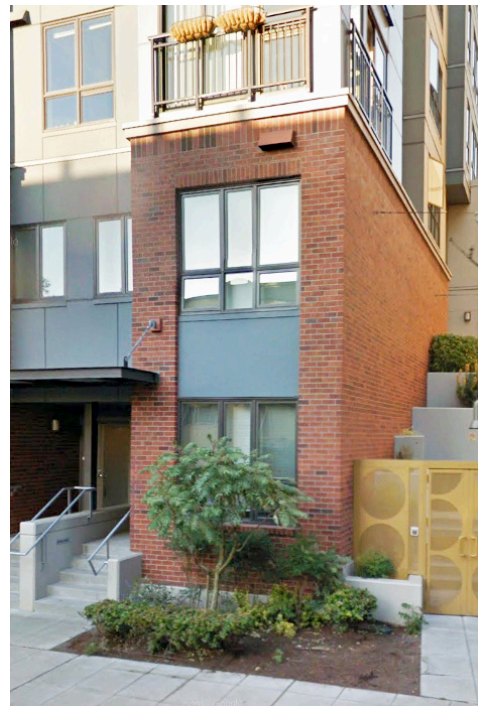
The two sites are further tied together by a rhythm of articulated entries, balconies and two-story volumes. This detailed design approach responds to an idea of creating relief and modulation. A projection in the facade is balanced by a related recess of the building mass. Entries for all units are recessed, counterbalanced by stoops and canopy projections. In addition, massing recesses occur at the third floor where balconies project out. This strategy creates more articulated, contextual facades, reduces the scale of the proposal along the street, and provides more generous space at both the unit entries and balconies.

High quality materials will emphasize the architectural language and concept. Doors and windows will supplement the rhythm of the facade. The proposal utilizes the allowed height to further articulate the corner condition, with additional height allowed for rowhouses with partially below grade stories. The height of the townhouses is lowered, per code requirements, which reduces the overall the scale and height along Federal Avenue E, which is more residential in nature compared to E Mercer Street.

1 Defined entries articulating each unit



2 2-story volumes to break down scale



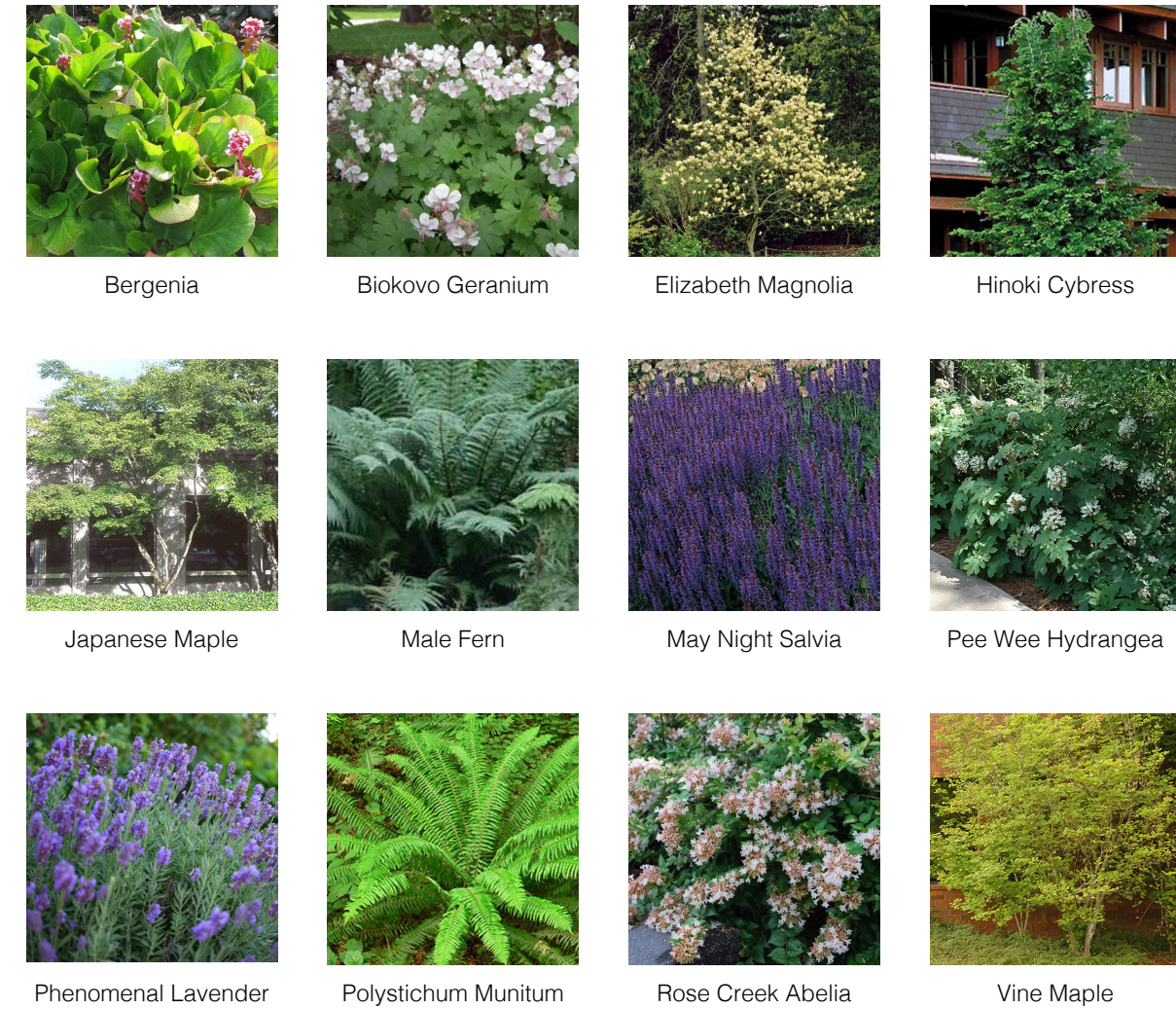
3 Recessed balconies adding depth to the facade



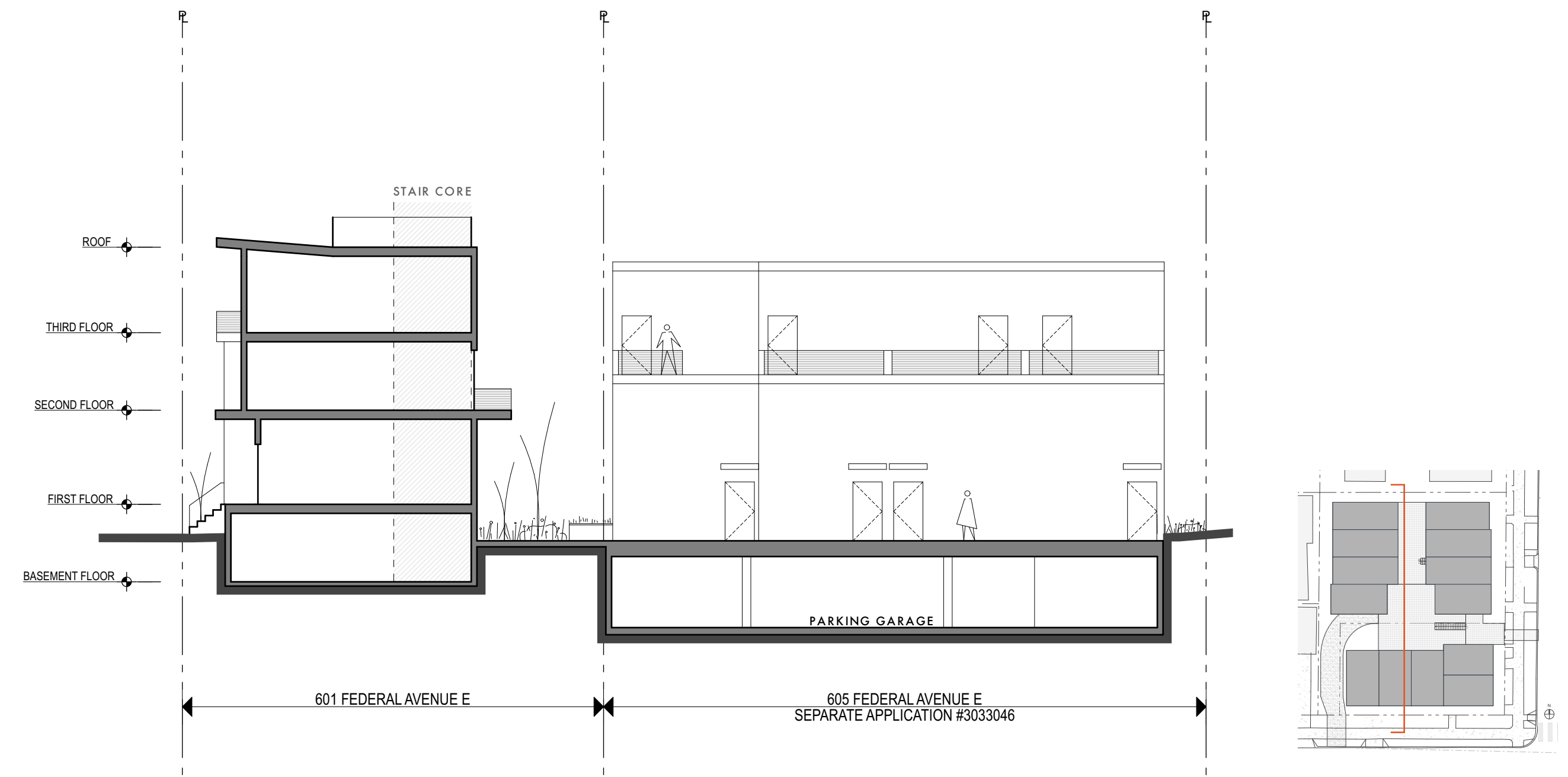
4 Deep roof overhangs adding depth to the facade



ALTERNATIVE 3 CONCEPTUAL LANDSCAPE PLAN

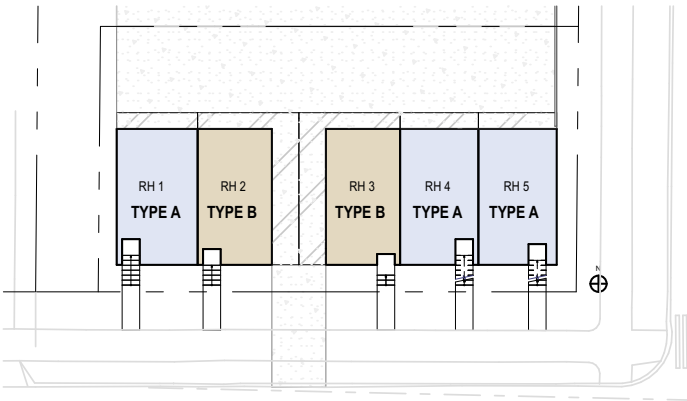


ALTERNATIVE 3 CONCEPTUAL SITE SECTION

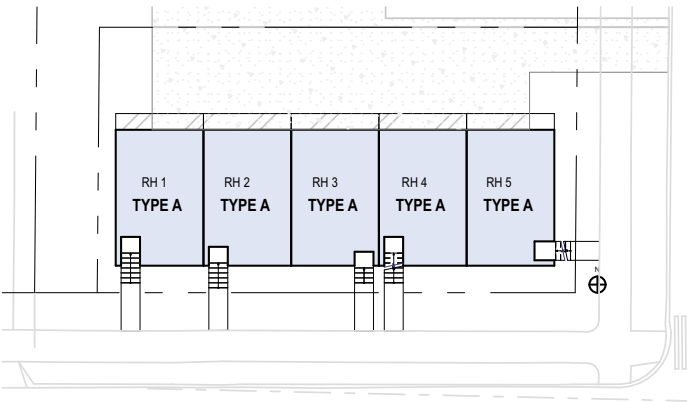


CONCEPTUAL UNIT PLANS

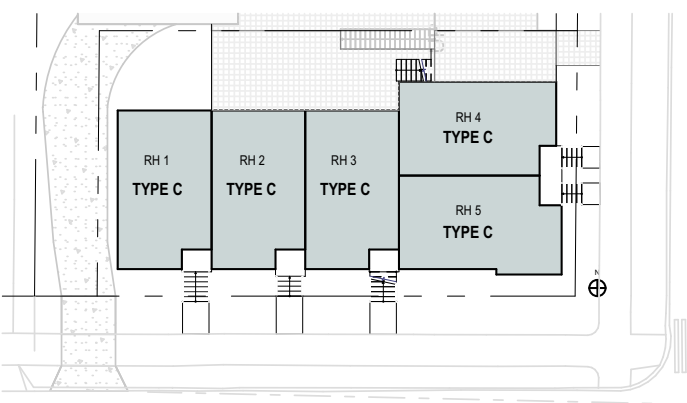
ALTERNATIVE 1



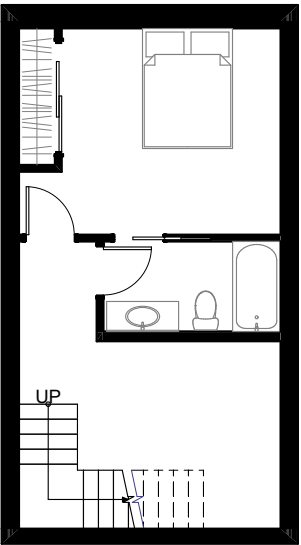
ALTERNATIVE 2



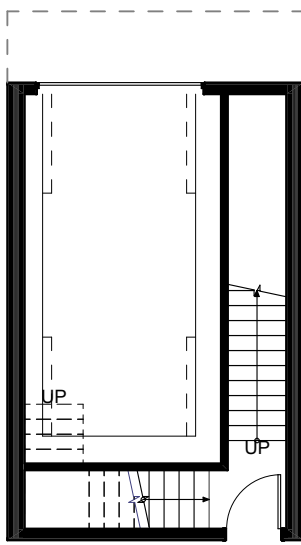
ALTERNATIVE 3



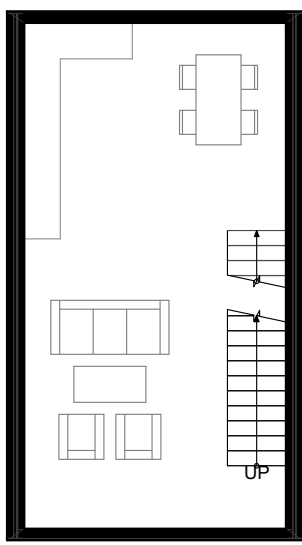
TYPE A



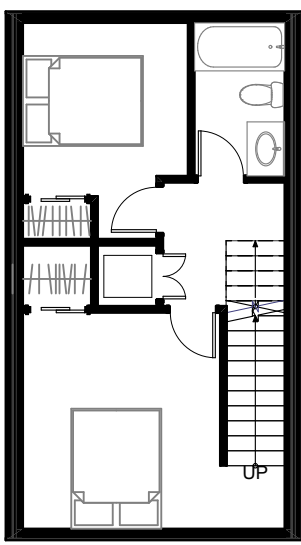
BASEMENT/GARAGE PLAN
NOT TO SCALE



FIRST FLOOR PLAN
NOT TO SCALE

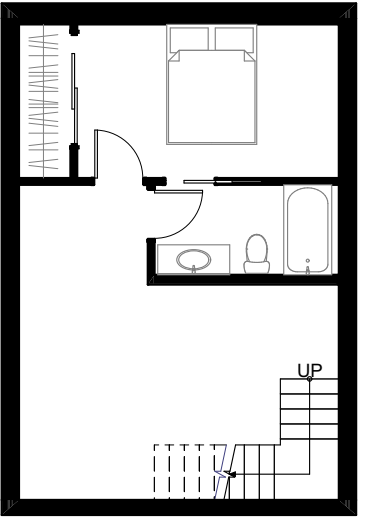


SECOND FLOOR PLAN
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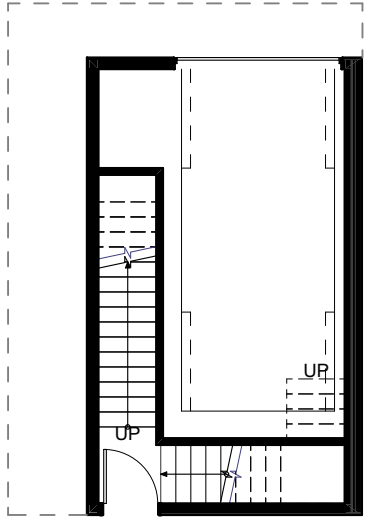


THIRD FLOOR PLAN
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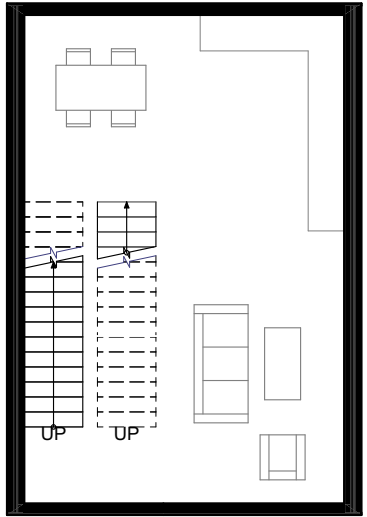
TYPE B



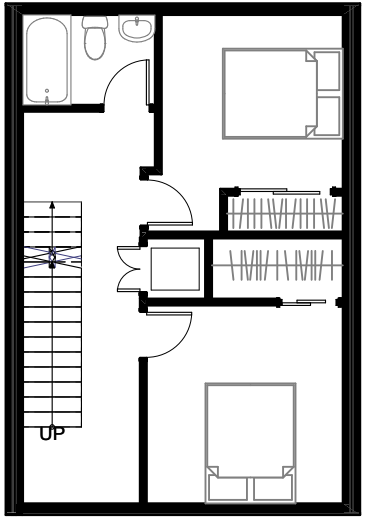
BASEMENT/GARAGE PLAN
NOT TO SCALE



FIRST FLOOR PLAN
NOT TO SCALE

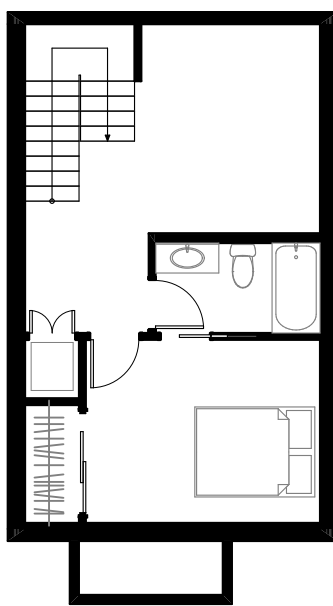


SECOND FLOOR PLAN
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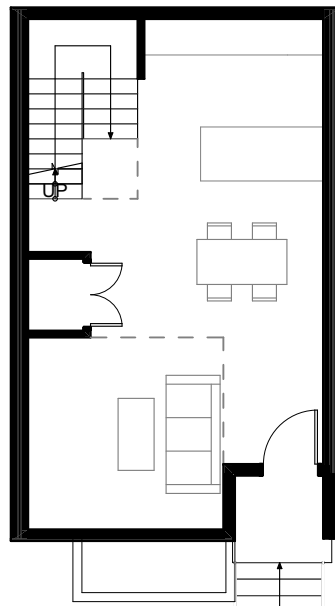


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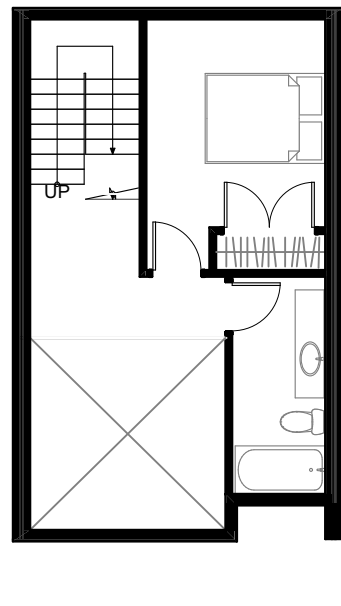
TYPE C



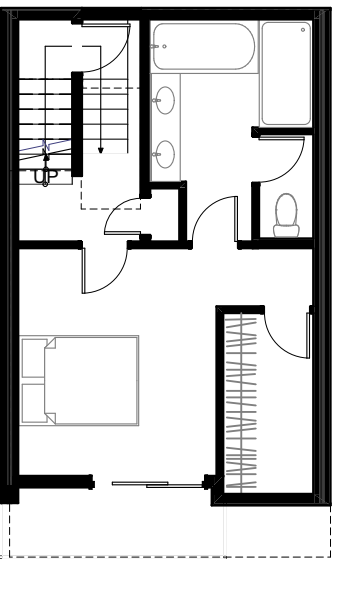
BASEMENT/GARAGE PLAN
NOT TO SCALE



FIRST FLOOR PLAN
NOT TO SCALE

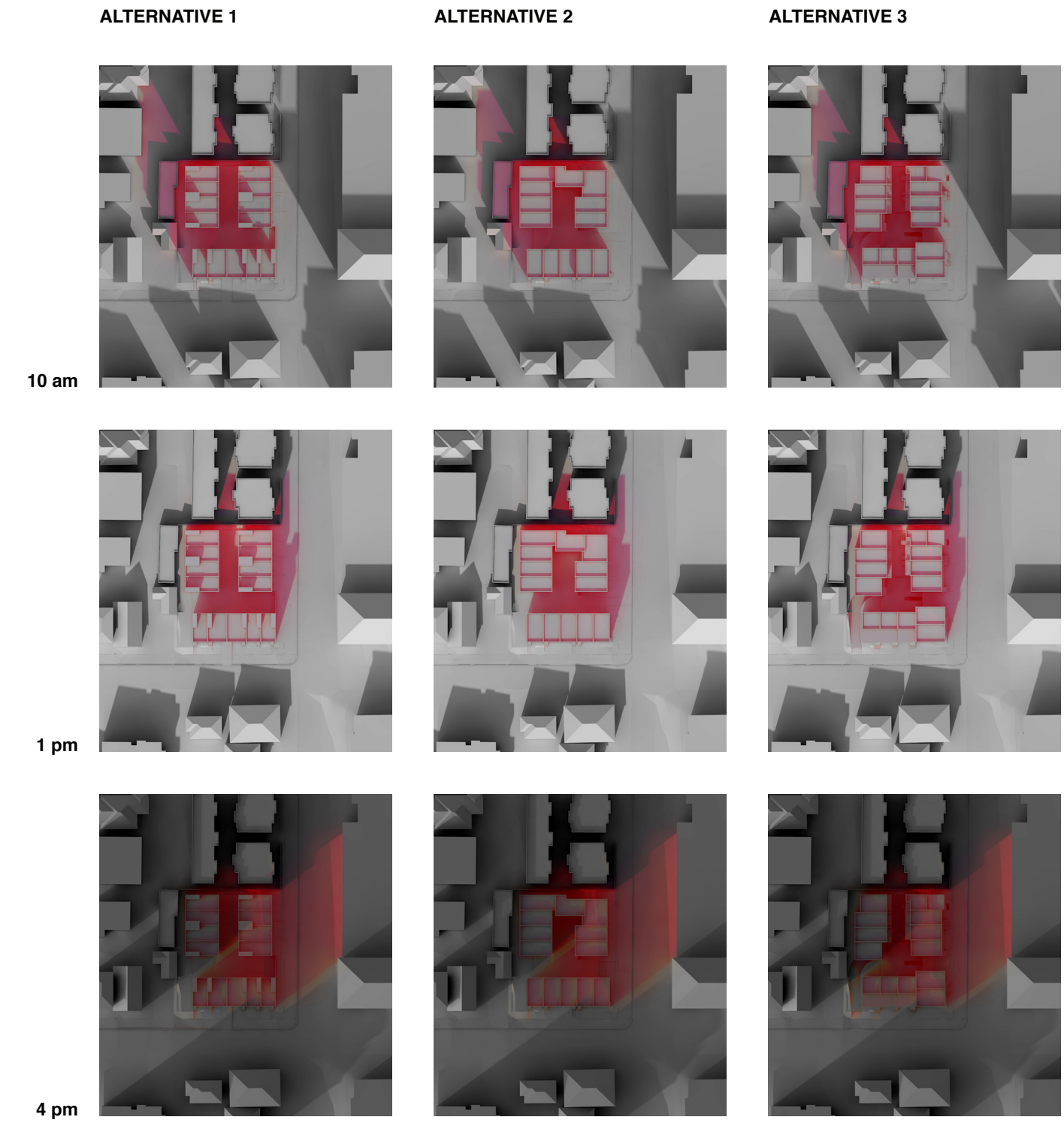


SECOND FLOOR PLAN
NOT TO SCALE



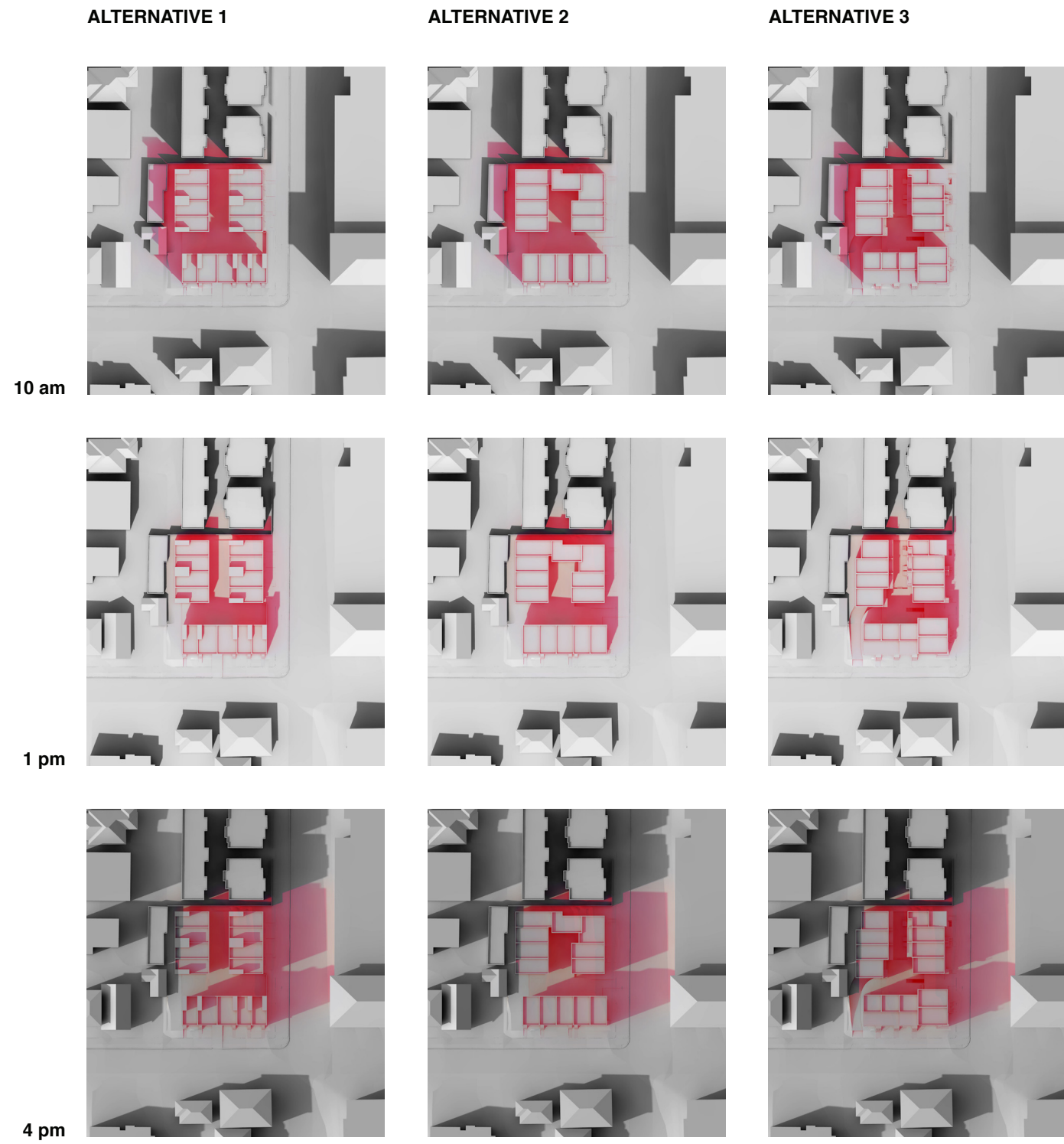
THIRD FLOOR PLAN
NOT TO SCALE

DECEMBER COMPARISON

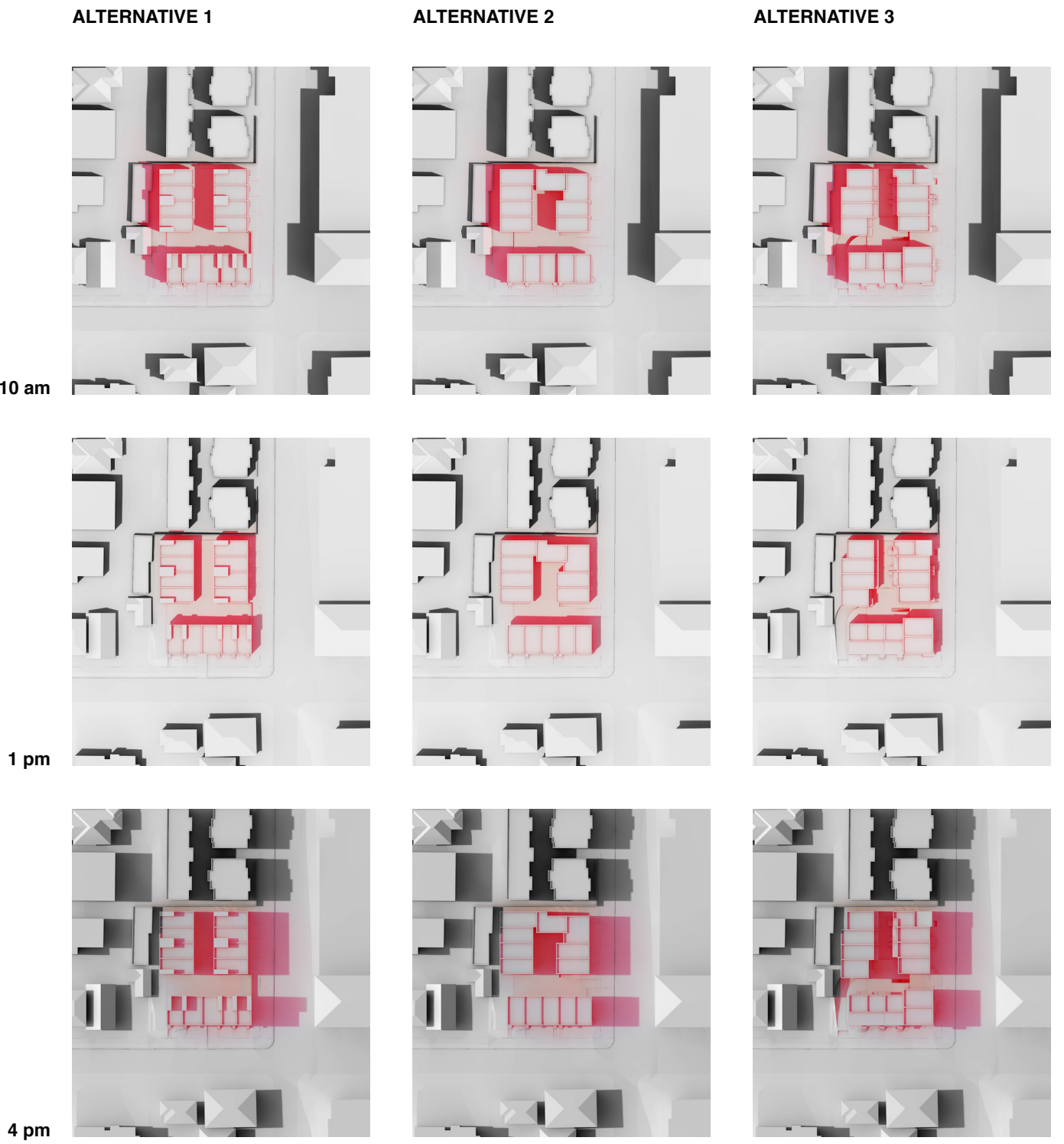


SHADOW STUDIES

MARCH COMPARISON



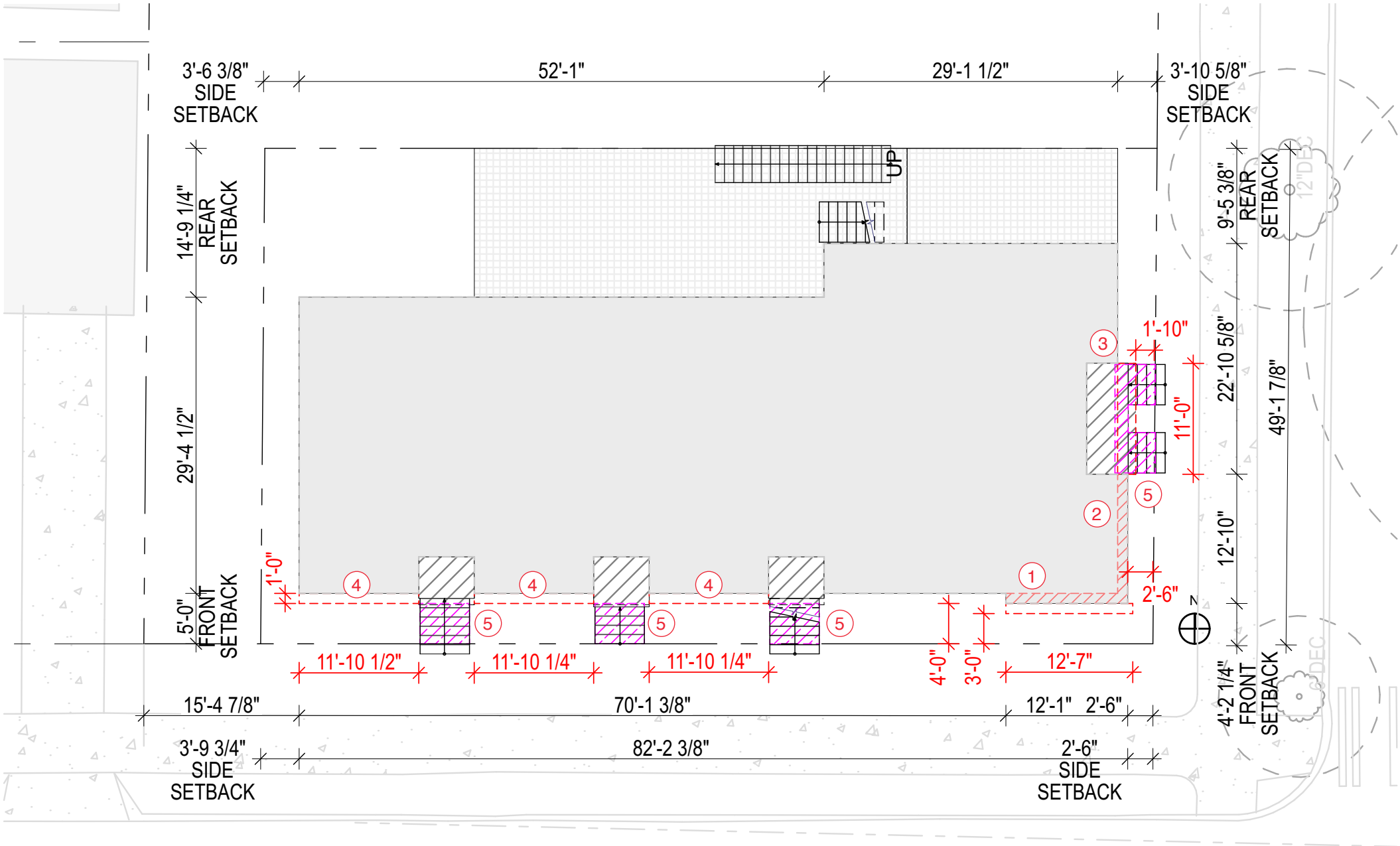
JUNE COMPARISON



DEPARTURE MATRIX

ITEM	CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORT DESIGN GUIDANCE
1	FRONT SETBACK SMC 23.45.518.A	5'-0" MINIMUM	4'-0" FOR A WIDTH OF 12'-0"	1'-0"	The design proposal employs a variety of strategies to add visual interest and elements of human scale at all public facing facades along both street frontages. The strategies include material changes at massing modulation, eave and deck projections, as well as projections for weather protection. The massing modulation features two-story elements that shift toward the sidewalk and one, two and three-story recesses that shift away from the front property line. In this instance, facade modulation located at the corner specifically responds to the corner condition of the site and projects 1'-0" into the front setback at the first two floors. In reaction to this projection, the wall shifts in 1'-0" at the third floor, to provide a 6'-0" setback above the second floor. This results in a more dynamic effect at the corner and accommodates a south-facing balcony. This two-story volume will be clad with high-quality, contextual materials and feature large window openings for transparency and eyes on the street.	CS2.A.2 - Architectural Presence; CS2.C.1 - Corner Sites; CS2.II - Corner Lots (Capitol Hill Neighborhood Design Guidelines); CS3.A - Emphasizing Positive Neighborhood Attributes; CS3.I - Architectural Concept and Consistency (Capitol Hill Neighborhood Design Guidelines); DC2.A. - Massing; DC2.B.1 - Architectural and Facade Composition; DC2.D. - Scale and Texture; DC4.A.1 - Exterior Finish Materials; DC4.II - Exterior Finish Materials (Capitol Hill Neighborhood Design Guidelines); PL2.B - Safety and Security; PL2.III - Personal Safety and Security (Capitol Hill Neighborhood Design Guidelines)
2	STREET-FACING SIDE SETBACK SMC 23.45.518.A	3'-6" MINIMUM	2'-6" FOR THE WIDTH OF 12'-10"	1'-0"	The design proposal employs a variety of strategies to add visual interest and elements of human scale at all public facing facades along both street frontages. The strategies include material changes at massing modulation, eave and deck projections, as well as projections for weather protection. The massing modulation features two-story elements that shift toward the sidewalk and one, two and three-story recesses that shift away from the front property line. In this instance, facade modulation located at the corner specifically responds to the corner condition of the site and projects 1'-0" into the front setback at the first two floors. In reaction to this projection, the wall shifts in 6" at the third floor, to provide a 4'-0" setback above the second floor. This results in a more dynamic effect at the corner and accommodates a south-facing balcony. This two-story volume will be clad with high-quality, contextual materials and feature large window openings for transparency and eyes on the street.	CS2.A.2 - Architectural Presence; CS2.C.1 - Corner Sites; CS2.II - Corner Lots (Capitol Hill Neighborhood Design Guidelines); CS3.A - Emphasizing Positive Neighborhood Attributes; CS3.I - Architectural Concept and Consistency (Capitol Hill Neighborhood Design Guidelines); DC2.A. - Massing; DC2.B.1 - Architectural and Facade Composition; DC2.D. - Scale and Texture; DC4.A.1 - Exterior Finish Materials; DC4.II - Exterior Finish Materials (Capitol Hill Neighborhood Design Guidelines); PL2.B - Safety and Security; PL2.III - Personal Safety and Security (Capitol Hill Neighborhood Design Guidelines)
3	WEATHER PROTECTION PROJECTION INTO SIDE SETBACK SMC 23.45.518.H.1	NO CLOSER THAN 3'-0" TO ANY LOT LINE	1'-10" FROM EAST SIDE LOT LINE FOR THE WIDTH OF 11'-0"	1'-2"	In the preferred alternative, two rowhouse unit entries are rotated to face Federal Avenue E in order to better engage with the corner and limit the amount of wall without an entrance facing the street. The canopy projection into the east side setback provides both weather protection and architectural definition to the rowhouse entries facing Federal Avenue E. Due to the 3'-6" minimum side setback for rowhouses per SMC 23.45.518, the weather protection can only project 6" in order to be code compliant. The additional 16" projection beyond the allowed 6", increases visibility of the unit entries, provides better weather protection, and has a stronger presence along the street.	CS2.A.2 - Architectural Presence; CS2.B.2 - Connection to the Street; CS2.I - Streetscape Compatibility (Capitol Hill Neighborhood Design Guidelines); CS3.A - Emphasizing Positive Neighborhood Attributes; CS3.I - Architectural Concept and Consistency (Capitol Hill Neighborhood Design Guidelines); PL2.II - Pedestrian Open Spaces and Entrances (Capitol Hill Neighborhood Design Guidelines); PL2.C - Weather Protection; PL2.D - Wayfinding; PL3.A - Entries; DC2.C - Secondary Architectural Features; DC2.D. - Scale and Texture
4	UNENCLOSED DECK PROJECTION INTO FRONT SETBACK SMC 23.45.518.I	NO CLOSER THAN 5'-0" TO ANY LOT LINE	4'-0" FOR A TOTAL WIDTH OF 35'-7" 3'-0" FOR A TOTAL WIDTH OF 12'7"	1'-0" 2'-0"	The design proposal includes deck projections as part of a combined strategy to add visual interest and elements of human scale at all public facing facades along both street frontages. The unit balcony projections into the front setback specifically provide enhanced articulation, eyes on the street and more generously sized balconies at the third floor for all units along the E Mercer Street facade. Open railings at each the balcony contributes to the scale and texture along the street facade.	CS2.A.2 - Architectural Presence; CS2.B.2 - Connection to the Street; CS2.I - Streetscape Compatibility (Capitol Hill Neighborhood Design Guidelines); CS2.C.1 - Corner Sites; CS2.II - Corner Lots (Capitol Hill Neighborhood Design Guidelines); CS3.A - Emphasizing Positive Neighborhood Attributes; CS3.I - Architectural Concept and Consistency (Capitol Hill Neighborhood Design Guidelines); PL2.C - Weather Protection; DC2.B.1 - Architectural and Facade Composition; DC2.C - Secondary Architectural Features; DC2.D. - Scale and Texture; PL2.B - Safety and Security; PL2.III - Personal Safety and Security (Capitol Hill Neighborhood Design Guidelines)
5	UNENCLOSED STEPS ABUTTING A STREET LOT LINE SMC 23.45.518.H.5	MAXIMUM OF 30" ABOVE EXISTING GRADE AND MINIMUM 4'-0" FROM THE STREET LOT LINE	37" ABOVE EXISTING GRADE	0'-7"	The design proposal includes front stoops as part of a combined strategy to add visual interest and elements of human scale at all public facing facades along both street frontages. The stoop creates a buffer from the street and elevates and defines the unit entries at the street. The stoops encourage a more gradual transition from public to private space as well as a more direct engagement with the streetscape. Compositionally, the stoops provide visual interest along the facade through a rhythmic articulation of entries. Landscaping will be designed to flank the stoops along the street edges in order to soften the transition from public sidewalk to private entrance.	CS2.A.2 - Architectural Presence; CS2.B.2 - Connection to the Street; CS2.I - Streetscape Compatibility (Capitol Hill Neighborhood Design Guidelines); CS3.A - Emphasizing Positive Neighborhood Attributes; CS3.I - Architectural Concept and Consistency (Capitol Hill Neighborhood Design Guidelines); PL2.II - Pedestrian Open Spaces and Entrances (Capitol Hill Neighborhood Design Guidelines); PL2.C - Weather Protection; PL2.D - Wayfinding; PL3.A - Entries; DC2.C - Secondary Architectural Features; DC2.D. - Scale and Texture; PL2.B - Safety and Security; PL2.III - Personal Safety and Security (Capitol Hill Neighborhood Design Guidelines)

- DECK/WEATHER PROTECTION
PROJECTION INTO SETBACK DEPARTUF
- BUILDING PROJECTION INTO
SETBACK DEPARTURE
- UNENCLOSED STEPS ABUTTING
STREET LOT LINE DEPARTURE



DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS & SITE FEATURES

CS1.B - Sunlight and Natural Ventilation

The site plan for the preferred alternative is arranged around a shared central courtyard that is accessed from the east on Federal Avenue E. The courtyard is oriented north-south to provide ample sunlight into the courtyard and daylight and natural ventilation into the units as well as the structures on adjacent sites.

CS2 URBAN PATTERN & FORM

CS2.A.2 - Architectural Presence

The design approach for the preferred alternative of the two proposed developments focuses on emphasizing the corner and its relationship to the internal open courtyard. This is implemented through a rhythmic articulation of entries, two-story volumes, and project balconies that create depth and definition along the street facade. The proposed structures are architecturally contextual, responding to site conditions with units following the grade change and stepping down from east to west. Roof forms and secondary architectural features, such as stoops, canopies, and balconies, will complement the massing strategy of the project and bring focus to both the corner condition and the internal shared courtyard. Materials and color tones will also relate to the neighborhood context.

CS2.B.2 - Connection to the Street

CS2.I - Streetscape Compatibility

(Capitol Hill Neighborhood Design Guidelines)

The proposal will have a strong connection to the street through the use of landscaping, stoops, recessed entries, and canopies. All units facing the street will have defined and designed front entries that complement the existing streetscape. Stoops into each unit will provide a physical buffer to entries from sidewalk as well as visual interest along sidewalk. Vehicular access to the underground parking garage is located on E Mercer Street on the western corner of the site in order to both be a minimal presence on the street and also provide a buffer between the project and adjacent proposal to the west. Street trees will be added on E Mercer Street, and retained along Federal Avenue E.

CS2 URBAN PATTERN & FORM

CS2.B.3 - Character of Open Space

In the Preferred Alternative, the a single shared below grade garage creates space at grade for a shared courtyard that is accessible by all of the units on both sites. Landscaping and architectural features, such as benches and unit entries, will define the character of the courtyard. Balconies and two-story volumes will reduce the scale of the building massing in the courtyard, enhancing the quality of the courtyard space. The courtyard is oriented north-south to maximize the amount of sunlight into the courtyard, and daylight into the units. Per the design concept, the architecture of the facades facing the central courtyard will follow a similar architectural language as the street facades. This will result in a consistent approach for the entire proposal, with little transition from streetscape to the internal courtyard.

CS2.C.1 - Corner Sites

CS2.II - Corner Lots

(Capitol Hill Neighborhood Design Guidelines)

The Preferred Alternative is designed to embrace the corner condition of the site. Units engage the streetscape on both E Mercer Street to the south and Federal Avenue E to the east, bounding an internal shared courtyard, accessed from the east on Federal Avenue E. Thoughtful architectural modulation and contextual materials will reduce the height, bulk and scale of the proposal. Detailed design efforts will include large window and door openings to provide depth and transparency at the corner. The driveway to the below grade shared garage is located in the southwest corner of the site, far from the corner.

CS2 URBAN PATTERN & FORM

CS2.D.5 - Respect for Adjacent Sites

CS2.III - Height, Bulk, and Scale Compatibility

(Capitol Hill Neighborhood Design Guidelines)

A combination of design strategies result in solutions that respect adjacent sites and demonstrate responsiveness to height, bulk and scale compatibility. The driveway locationalong E Mercer Street in the southwest corner of the site provides a large setback and buffer to the proposed townhouses west of the site. In addition, the rear setback of the 605 Federal Avenue E site is 7'-0" minimum and 12'-4" at the northwest corner, in order to preserve an existing yew tree in response to public comment received as part of Early Community Outreach. This provides a visual buffer between the proposed structure and its adjacent neighbors and preserves a mature tree at a shared property line condition. Thoughtful architectural modulation and contextual materials will reduce the height, bulk and scale of the proposal. Detailed design efforts will include large window and door openings to provide depth and transparency. The proposal utilizes the allowed height to further articulate the corner condition, with additional height allowed for rowhouses with partially below grade stories. The height of the townhouses is lowered, per code requirements, which reduces the overall the scale and height along Federal Avenue E, which is more residential in nature compared to E Mercer Street. The two sites are tied together by a rhythm of articulated entries, balconies and two-story volumes. This detailed design approach responds to an idea of creating relief and modulation. A projection in the facade is balanced by a related recess of the building mass. Entries for all units are recessed, counterbalanced by stoops and canopy projections. In addition, massing recesses occur at the third floor where balconies project out. This strategy creates more articulated, contextual facades, reduces the scale of the proposal along the street, and provides more generous space at both the unit entries and balconies.

CS3 ARCHITECTURAL CONTEXT & CHARACTER

CS3.A - Emphasizing Positive Neighborhood Attributes

CS3.I - Architectural Concept and Consistency

(Capitol Hill Neighborhood Design Guidelines)

The design proposes architectural elements such as stoops, recessed entries, canopies and balconies that are consistent with the site's immediate surroundings. Landscaping, texture and high quality materials will connect the proposed structures with its adjacent neighbors. A dynamic composition of recesses and projections activates the building massing and contributes a contemporary quality to the streetscape.

PUBLIC LIFE

PL1 CONNECTIVITY

PL1.A - Network of Open Spaces

The proposal creates a network of open spaces on site, shared by all homes. A large central shared courtyard is supported by smaller extensions that connect to homes and Federal Avenue E, containing a mix of private and common amenity areas. These open spaces foster interaction between residents and visitors through the adjacency of entries and their connection to the shared pedestrian path to Federal Avenue E. Private unit balconies and roof decks connect to the internal courtyard to further increase the activity of the network of open spaces.

PL2 WALKABILITY

PL2.B Safety and Security

PL2.III - Personal Safety and Security

(Capitol Hill Neighborhood Design Guidelines)

Unit entries, stoops, balconies, and the courtyard that connects to Federal Avenue E will provide lines of sight in and out of the project site. Lighting will provide sufficient illumination for pathways and entries.

PL2.C - WEATHER PROTECTION

Overhead weather protection is integrated into each of the building entries through a recessed entry and overhead canopy projection. Weather protection elements are a primary part of the patterning implemented on the building facades.

PL2.D - WAYFINDING

Clear and prominent wayfinding is integrated into the project's site plan. Individual unit entries are highlighted and visible from the street. A shared pedestrian path connects to the central courtyard and will be clearly defined through its materiality and lighting. Unit addressing will be clearly located for street-facing and courtyard oriented units. A covered canopy is intended to be situated over the stair to the shared below grade garage.

DESIGN CONCEPT

PL3 STREET-LEVEL INTERACTION

PL3.A - ENTRIES

Unit entries coordinate several design features that are a part of the overall structure facades. These include: canopies, balconies, entry stoops, unique paving at entries, roof overhangs and planters.

PL3.B - RESIDENTIAL EDGES

Residential edges are defined through landscaping and architectural elements. Individual and shared front stoops, canopies and recessed entries, combined with two-story volumes along the street provide both visual interest at the edges of the project. These elements also contribute to a transitional buffer from the public streetscape to the unit entries. In addition, entries are elevated to provide a vertical buffer to the units above the sidewalk.

PL4 ACTIVE TRANSPORTATION

A - ENTRY LOCATIONS AND RELATIONSHIPS

The separation of pedestrian access from vehicular access creates a safe experience for pedestrians and bicyclists entering and exiting the site. Stair access from the courtyard to the underground parking garage will be provided.

B.2 - BIKE FACILITIES

Bicycle parking will be provided for all the units in an easily accessible location on site.

C - PLANNING AHEAD FOR TRANSIT

The site is centrally located near several bus lines along Broadway E and 15th Avenue E, as well as the Capitol Hill Light Rail Station, 4 blocks southwest of the site.

DC1 PROJECT USES & ACTIVITIES

DC1.B.1 - Vehicle Access and Circulation

DC1.I - Parking and Vehicle Access

(Capitol Hill Neighborhood Design Guidelines)

The proposal separates vehicular from pedestrian access, by locating the parking in a shared below grade garage. This separation creates a shared courtyard at the center of the site and which contributes to a positive experience for pedestrians.

DC1.C.1 - Below-Grade Parking

In order to minimize the effect of on-site parking, all parking will be provided below grade in a shared garage, with access from E Mercer Street in the southwest corner of the site.

DC2 ARCHITECTURAL CONCEPT

DC2.A - Massing

The two sites are tied together by a rhythm of articulated entries, balconies and two-story volumes. This detailed design approach responds to an idea of creating relief and modulation. A projection in the facade is balanced by a related recess of the building mass. Entries for all units are recessed, counterbalanced by stoops and canopy projections. In addition, massing recesses occur at the third floor where balconies project out. This strategy creates more articulated, contextual facades, reduces the scale of the proposal along the street, and provides more generous space at both the unit entries and balconies.

DC2.B.1 - Architectural and Façade Composition

The design proposes a well-proportioned composition that responds to the corner condition on Federal Avenue E and E Mercer Street. A system of design elements, including stoops, recessed entries, exterior balconies, canopies, and massing modulation will be used to highlight volumes while maintaining a consistent language throughout the project. Roof forms and varying unit heights add another layer of interest to the composition combined with high quality materials.

DC2.C - Secondary Architectural Features

The design proposal will employ stoops, balconies, roof overhangs, railings, parapets and cantilever treatments to activate the proposed massing and enliven the site. This will occur to varying degrees at all edges of the site.

DC2 ARCHITECTURAL CONCEPT

DC2.D - Scale and Texture

Architectural articulation and thoughtful material choices will provide depth and texture to the project. Particularly, two-story volumes combined with projections and recessed entries with stoops add elements of human-scale to the project.

DC3 OPEN SPACE CONCEPT

DC3.A.1 - Building Open Space Relationships

DC3.I - Residential Open Space

(Capitol Hill Neighborhood Design Guidelines)

The design alternatives present different strategies for incorporating open space into the development. Units are positioned at the edges of the site, creating a void at the center. Alternatives 1 and 2 locate vehicular access at the center of the site. Alternative 3, the preferred alternative, locates parking below grade in a shared garage, allowing for an open central shared courtyard and circulation space. The quality of this space is strengthened through its relationship to unit entries and varying volumetric heights within the courtyard. The shared central courtyard is accessed from Federal Avenue E, all units and the shared below grade garage.

DC3.B - Open Spaces Uses and Activities

Open spaces will be considered and designed to accommodate a variety of uses. The proposal will incorporate seating and landscape strategies that will activate these spaces. The internal network of defined entries, private balconies and common walkways provides opportunities for various shared and private uses.

DC4 MATERIALS

DC4.A.1 - Building Materials

The proposal will include durable, high quality materials consistent with similar project types in the neighborhood. Materials and finishes will create an attractive and inviting street edge and courtyard. Pattern and rhythm within the façade will be highlighted through variation of materials and finishes as a way of reducing the overall scale of the building and identifying individual units.

DC4.B.2 - Signage

Signage will be minimal but effective, supporting wayfinding and the design approach of the proposal. The design team proposes an approach to address signage that is incorporated with weather protection and is of a consistent design language as those secondary architectural elements of the proposal.

DC4.C.1 - Lighting

Lighting will promote safety and security, while also respecting the adjacent properties and units on site. It will add detail to the pedestrian realm and support on-site wayfinding.

DC4.D.1 - Trees, Landscape and Hardscape Materials

A combination of landscape and hardscape adds visual interest and sponsors activity throughout the exterior spaces on the site. These extend from the front yards of the street-facing units to the internal shared courtyard.

COMPLETED WORK b9 ARCHITECTS



Corson Rowhouses



Row 1412



Solhaus



Views on South Queen Anne



Fremont Townhomes



Woodland Park Townhomes