

MACK | REAL ESTATE DEVELOPMENT

R | RUNBERG ARCHITECTURE GROUP

1710 12TH AVENUE, SEATTLE, WA 98122

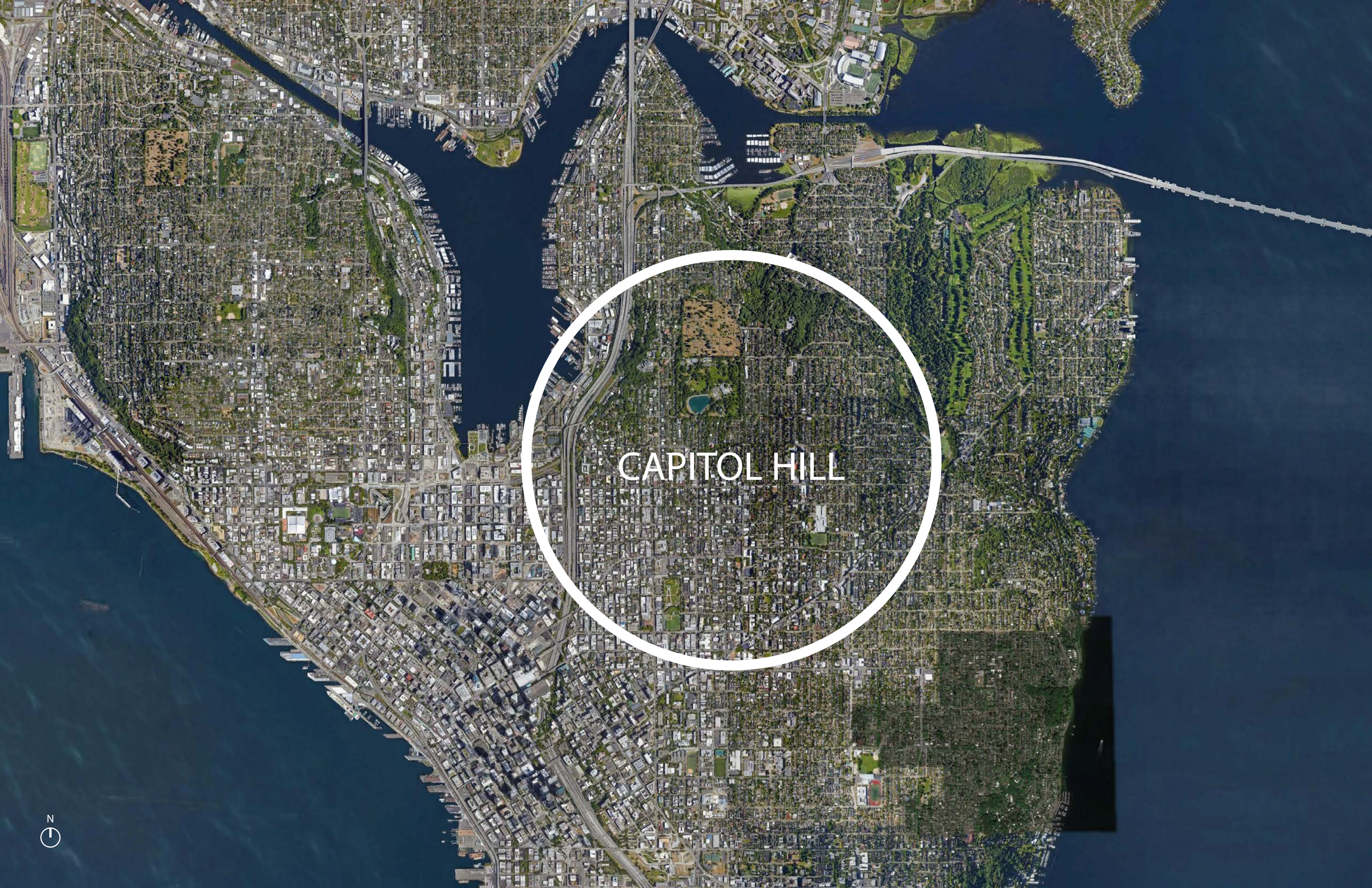
EARLY DESIGN GUIDANCE 2 # 3035745-EG

EDG 2 FINAL PACKET AUGUST 13, 2020

EDG 2 FINAL PACKET UPDATED NOVEMBER 12, 2020

(SEE ADDED SHEETS PROVIDING CLARIFICATIONS)





CAPITOL HILL



TABLE OF CONTENTS

01	PROJECT DATA	4-6
02	EDG 1 GUIDANCE & RESPONSES WITH SYNOPSIS	8-36
03	UPDATED MASSING OPTIONS EDG 2	38-72
04	PREFERRED CONCEPT DESIGN DEVELOPMENT	74-85
05	APPENDIX - Selected EDG 1 pages further ex- ploring neighborhood context	88-94

01 PROJECT DATA

PROJECT DATA & OBJECTIVES

OWNER:	MREG OLIVE LLC
DEVELOPER:	MACK REAL ESTATE GROUP
ARCHITECT:	RUNBERG ARCHITECTURE GROUP 1 YESLER WAY, SEATTLE, WA 98104
LANDSCAPE ARCHITECT:	HEWITT 101 STEWART ST. SUITE 200, SEATTLE, WA 98101
CONTRACTOR:	TBD
PROPOSED USE:	MIXED-USE RESIDENTIAL
PROJECT ADDRESS:	1710 12TH AVENUE SEATTLE, WA 98122
ZONING:	NC3-75 (M1): NEIGHBORHOOD COMMERCIAL
ZONING OVERLAY:	CAPTIOL HILL URBAN CENTER CAPITOL HILL STATION OVERLAY (LIGHT RAIL)
STREET CLASSIFICATIONS:	E. OLIVE ST. (UNDESIGNATED) & 12TH AVENUE (MINOR ARTERIAL) NEITHER ARE PRINCIPAL PEDESTRIAN AT THIS LOCATION
OTHER CONSIDERATIONS:	FLEXIBLE PARKING ALLOWED ECA STEEP SLOPE (FROM PREVIOUS GRADING - ROCKERY)
BUILDING CODE:	2018 SEATTLE BUILDING CODE
TAX ACCOUNT NUMBERS:	6003000990, 6003000995, 6003001000, 6003001005, 6003001010
SDCI PROJECT #:	3035745-EG
SITE AREA:	24,877 SF (0.5711 ACRES)
FAR REQUIRED: PROPOSED:	6 5.34 - 5.46
GROSS SF (APPROX):	170,000 SF RESIDENTIAL: 98,500 SF COMMERCIAL: 3,500 SF PARKING: 34,000 SF SUPPORT: 8,000 SF
VEHICLE PARKING (APPROX):	90 STALLS
UNITS (APPROX):	<u>145 TOTAL</u> STUDIOS: 5 1-BED: 20 2-BED: 30 OPEN 1: 90

PROJECT VISION:

A mixed-use apartment building providing housing for a diverse community at varying points of life on Capitol Hill. Anchored at the street by multiple commercial / small business spaces focused on neighborhood shops. **Fulfilling the city's master plan, increasing housing through increased density near the light rail station and in key neighborhoods like this one.**

Priority Neighborhood Design Guideline Issues:

- Promote a socially equitable, environmentally resilient and culturally vibrant neighborhood.
- Elevate and sustain the presence of arts and culture in Capitol Hill.
- Honor Capitol Hill’s role as the center of LGBTQ culture and community.
- Design for all ages and abilities.
- Safe, walkable pedestrian realm and urban form supporting a thriving retail corridor.
- Enhance and expand a greener public and private realm
- Champion ecological sustainability (active transportation, efficient energy and water use, etc.)

Proposed Responses:

- Energy systems will be at least LEED Gold certified.
- This project will extend the pedestrian focused character of the 12th avenue retail/residential corridor found just south of the site with small commercial spaces along 12th Avenue as well as at-grade landscaping, trees, seating, additional sidewalk space, lush bio-retention raingardens.
- The massing of the building will respond to precedent forms and textures immediately adjacent to the site.
- Art will be incorporated into the project subtly as well as serving at feature locations to add a layer of interest and identity. Art will incorporate references to Capitol Hill's identity including LGBTQ community.
- The building lobby and leasing area is enlarged to also serve as a residential gathering space at street level.
- Access to a large bicycle parking room is placed prominently along the 12th Ave. frontage and street parking racks will also be provided out of the pedestrian path.



SITE LOCATION



02

EDG 1 GUIDANCE & RESPONSES

EDG 1 GUIDANCE & RESPONSE SYNOPSIS

	ADR EDG 1 GUIDANCE	DESIGN RESPONSE	(APPLICABLE) CITED DESIGN	ON PAGE #
PROCESS	<p>1.... preferred massing option does not adequately respond the Design Guidelines ... three schemes together provide insufficient exploration of massing options</p>	<p>All three schemes have been adjusted to address comments. Additional massing options have also been explored and diagrammed.</p>		
MASSING AND CONTEXT	<p>2.a....neighborhood is largely platted as smaller lots and has been developed over time with a wide variety of building types, scales and styles. ... 12th Avenue Arts building a block south, which is a large and singular structure that is atypical in this neighborhood. (CS2-D, DC2-A)</p> <p>2.b. ... modulation is insufficient to legibly tie this new structure to the scale of the existing context or allow it to be read as other than a large singular object. ... exacerbated by the proximity of the 12th Avenue Arts building (CS2-D)</p> <p>2.c. ...acknowledges and agrees with public comments concerned with the height bulk and scale of this project, and the lack of sufficient response to the nearby context. (CS2-D)</p> <p>2.d. ...include massing and modulation schemes that recognize historical development patterns and respond to existing smaller-scale development patterns on this block. (CS2-D, DC2-A)</p> <p>2.e. ... provide shadow studies of the massing options at a higher level of scale and with greater detail to clearly indicate impacts on neighboring structures and gardens. (CS1-B-2, CS2-D)</p>	<p>I Heights have increased by 35' in our zone and by 10' in the LR3 zone across the alley and uphill to the east. We understand the intent of the city is to put density where it is appropriate and are attempting to locate the allowed development potential (height, FAR) in the best way possible on the site - considering solar access, shading, privacy, separation etc.</p> <p>The preferred scheme does draw inspiration from the neighboring 12th Ave Arts building, but now also incorporates inspiration from the neighborhood to the north, west and east as well.</p> <p>III Massing and modulation have been adjusted to reflect/reference this smaller scale and create an appropriate transition.</p> <p>The preferred scheme does draw inspiration from the neighboring 12th Ave Arts building, but now also incorporates inspiration from the neighborhood to the north, west and east as well.</p> <p>IV Updated Shadow Studies have been provided with enlargements of immediate neighbor properties.</p>	<p>CS2-D Height, Bulk and Scale</p> <p>1. ... neighboring buildings as well as the scale of development anticipated by zoning ...</p> <p>3. Zone Transitions: Projects should create a step in perceived height, bulk and scale between the <u>anticipated development potential of the adjacent zone</u> and the proposed development. Factors to consider:</p> <p>a. Distance to the edge of a less ..intensive zone;</p> <p>b. Differences in development standards between abutting zones;</p> <p>c. ... separation by ... an alley ... or by ... grade change);</p> <p>e. Shading to or from neighboring properties.</p> <p>4. ... break up the mass of the building, and/or match the scale of adjacent properties in building detailing. ...(or) differ from the scale of adjacent buildings but ... enable better solar exposure ...or make for interesting urban form.</p> <p>5. ... minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.</p> <p>DC2-A Massing</p> <p>2. ...Use secondary architectural elements to reduce the perceived mass of larger projects. ... creating recesses or indentations ...</p> <p>CS1-B Sunlight and Natural Ventilation</p> <p>2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.</p>	<p>SEE PAGE #12-16</p> <p>SEE PAGE #17-18</p> <p>SEE PAGE #17-25, 40-72, 75-78</p> <p>SEE PAGE #25 AND 46, 54, 62, 70</p>
ZONE TRANSITION	<p>3.a. ...the modulation at the alley occurs horizontally, ...likely require both vertical and horizontal stepping that is tied to existing development patterns to the east. (CS2-D-3, DC2-A-2)</p> <p>3.b. SDCI also acknowledges and agrees with public comments concerned with the height bulk and scale of the proposed project, which fails to effectively respond to the zone transition and nearby context. (CS2-D)</p> <p>3.c. It may be helpful to include precedent images of recent projects that have successfully mitigated the scale of a larger project where it abuts a less intensive zone.</p>	<p>see above - Alley facade now includes both vertical and horizontal stepping for all options.</p> <p>III see above</p> <p>Precedent images have been included for reference</p>		<p>SEE PAGE #20 AND 62</p>

	ADR EDG 1 GUIDANCE	DESIGN RESPONSE	CITED DESIGN GUIDELINE	ON PAGE #
STREET EDGE	<p>4.a. Staff supports the programming of active commercial uses along 12th Ave. In agreement with public comment, Staff recommends further development of a porous and engaging street edge with pedestrian amenities, landscaping, and a design that responds to the commercial context nearby. (CS1-4.e, PL3-B, PL3-C)</p>	<p>V The project proposes approx. 48% of 12th avenue frontage as commercial (3 spaces sized appropriately for local businesses - some hopefully returning to the site). Approx. 63% of the E Olive St. will be commercial.</p> <p>VI All at grade facade will feel commercial in nature. There are no residential units at grade.</p> <p>Outdoor spill-out space is included and blends with the lobby outdoor seating area and landscaping.</p> <p>Several trees will be removed along the alley as they are in the ROW.</p> <p>VII Street trees will be increased. Only one of the (6) existing street trees is healthy and will be retained. All others will be replaced with (9) additional new large caliper trees with lush planting. The building is set back from street property line to allow space for trees and generous sidewalk space.</p>	<p>CS1-4.e</p> <p>Protect the health and longevity of existing mature street trees when designing the footprint of a new building</p> <p>PL3-A. Street Level Interaction - Entries</p> <p>1. Design primary entries to be obvious, identifiable, ... connected to the street. ... differentiating residential and commercial entries ...</p> <p>b. Retail entries should include adequate space ... under cover from weather.</p> <p>c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.</p> <p>PL3 - B Street level Interaction - Residential Edges</p> <p>4. Interaction: Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children’s play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.</p>	<p>SEE PAGE #27</p> <p>SEE PAGE #27-34, 75-76</p> <p>SEE PAGE #31</p>
	<p>4.b. In agreement with public comment, Staff are concerned about the large residential lobby proposed at the street front and how it will encourage human interaction and activity. This concern may be mitigated by some combination of the reduction in its size and the careful programming and detailing (activity areas, operable windows, etc.) of the space. (PL3-C, PL3-B)</p>	<p>V The lobby is the only indoor communal space in the building and is designed as an active CoWorking style space that will have the appearance and activity of a cafe. It includes a overlooking mezzanine level fitness room that to the SE corner of the alley.</p> <p>Additionally a portion of the lobby is designed to accommodate conversion to commercial space in the future as demand might grow.</p>	<p>PL3 - C Street level Interaction- Retail Edges</p> <p>1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. ...</p> <p>2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors ...increased height in lobbies, ...</p> <p>3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur.</p>	<p>SEE PAGE #27-34, 75-76</p>
	<p>4.c. Staff notes that both the Citywide and Capitol Hill Guidelines call for the strong expression of primary residential entries and encourage the development of this element as an architectural focal point that is obvious, identifiable, and distinctive, and welcoming and recognizable to visitors. (PL3, PL3-1-b, PL3-A-4)</p>	<p>V The new modulation of the podium is tied into accenting the residential lobby entry.</p> <p>This will be further defined by use of materials and a canopy that stands out from the other entries/canopies on the project</p> <p>As noted above the lobby entry is recessed and allows mixing, security with eyes-on-the-street next to the cafe space.</p>	<p>PL3-1-b Street level interaction - Capitol Hill Supplemental Guidance</p> <p>b. Identifiable common entries to residential buildings: Design primary entries to milt-family buildings to be an architectural focal point...</p> <p>PL3-4-A) - Capitol Hill Supplemental Guidance - Retail Edges</p> <p>a. Permeable storefronts: Design the ground floor retail edge to enhance street level activity and promote social mixing. ...</p>	<p>SEE PAGE #27, 28-30, 75-76</p>

EDG 2 GUIDANCE & RESPONSE SYNOPSIS

	ADR EDG 1 GUIDANCE	DESIGN RESPONSE	(APPLICABLE) CITED DESIGN	ON PAGE #
2nd EDG Packet	5.a.... At 2nd EDG, show massing schemes at the same level of scale, from the same viewpoint and identically rendered.	I The images on comparison page and all other have been corrected to match scale etc between all schemes.		SEE PAGE #40-72
	5.b. The use of color-coding for different programmatic elements is appropriate in schematic plans (e.g. page 55). But the three dimensional drawings (p. 51, e.g.) are intended to show the massing, and any use of color or texture that is not tied to a significant change in expression will make these images less valuable in the review process (p. 51-65). If the colors are used to represent changes in expression, the degree of contrast between them should be scaled to the difference in expression...	II The color schemes for the 3D massing images have been simplified to indicate basic massing moves ie: primary facade, secondary facade, gasket, street facade.		SEE PAGE #40-72
	5.c. ...To better demonstrate how these moves will be perceived, please provide additional street level views, including views from the alley (CS2-D, DC2-A)	III The same street level views have been provided at a simplified "massing only" level of detail for each scheme in the massing options chapter. Note that detailed "render" versions of the preferred scheme are provided elsewhere in this packet but only to show the character that would be developed similarly for any scheme.	CS2-D Height, Bulk and Scale (see previous page) DC2-A Massing (see previous page)	SEE PAGE #44, 52, 60, 68 FOR "RENDERED" VERSIONS SEE PAGE #27-30, 75-82
	5.d. Horizontal lines showing floor levels are acceptable in massing models but should read as tertiary information and not cloud the representation of form....	IV The thick floor lines have been removed, leaving only a thin line that allows analysis of the number of stories but does not distract from the massing itself.	DC1 Project Uses and Activities C Parking and Service Uses 4. Service uses: locate and design service entries, loading docks and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.	SEE PAGE #40-72
	5.e. Revisit the drawings and notes documenting the existing context and amend or add as necessary to insure they are complete and accurate.	V More detailed analysis of neighboring context (building widths, heights, datums, features) have been added throughout the response section as well as on the concept sheet for each massing option.		SEE PAGE #13-36, 41, 49, 57, 65
	5.f. ...demonstrate how the alley will function for loading, services, and be designed for safety (DC1)	VI A site plan of the alley has been provided showing the location and process for move-ins as well as trash removal. Note that the Alley will be improved: widened, overgrown vegetation removed, paving installed and non-flood light security lighting installed.	CS1-1-b. Site Configuration: Take advantage of site configuration to invest in new technologies to harvest onsite energy beyond minimum code requirements.	SEE PAGE #35-36
	5.g. ...include conceptual landscape plans demonstrating how any proposed landscape and open space responds to context and Design Guidelines. Include the location and specification of existing and proposed street trees as well as existing trees on site that will be removed or retained and how these choices respond to the applicable Design Guidelines. (CS1-1, DC4-D, DC3-C, DC3)	VII Updated conceptual landscape plans are provided including a narrative response to design guidelines as also demonstrated in the street level vignette renderings. Although the removed trees were previously shown on the survey sheet, a new separate diagram is provided showing removed, replaced and new trees planned.	DC4-D Trees, Landscape, and Hardscape Materials 1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. 2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. 3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended. 4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.	SEE PAGE #31-34

ADR EDG 1 GUIDANCE	DESIGN RESPONSE	CITED DESIGN GUIDELINE	EDG 2 INFO
<p><i>h. ... provide additional drawings and/or notes that specifically address privacy impacts on existing development nearby and how those impacts will be mitigated, e.g. window locations, wall angles, balconies, etc. (CS2-D, PL3-B)</i></p> <p><i>i. ... a deeper exploration of the character of the three required schemes will be helpful, including schematic ideas about cladding, fenestration patterns, texture, and compositional order, and how they are tied to those modulation choices. (DC2, DC4)</i></p> <p><i>i. The development of Option C meets and exceeds this expectation, but the lack of development in the other schemes makes it difficult to make the like-for-like comparison that this stage of the review process requires. For the next meeting, provide three schemes that show the same level of development (per notes above; more than A and B, likely less than C). Additional development and detail for a preferred scheme may also be included.</i></p>	<p>VIII Diagrams have been provided for windows facing the north neighbor's windows/courtyard and roof deck demonstrating avoidance of direct views between units and screening provided where overlooking the roof deck. Diagrams have also been provided of the general setback provided between the project and the buildings located to the east across the alley including existing tree and vegetation screening. West and south facades are separated by full Rights of Way as well as trees.</p> <p>IX The EDG 2 package dives deeper into the concepts driving the various proposed massing moves. Beyond the more general "EDG 1 RESPONSE" chapter, there is a concept diagram sheet provided at the beginning of each of the four massing options outlining how those similar issues are addressed in each scheme. All massing options are kept at a similar level of detail - no fenestration, texture or real color, only shades/colors to indicate different distinct facade moves.</p> <p>Additional development of the preferred scheme is provided in some of the page of chapter four renderings as well as some of the images shown in chapter 2. Currently, materials are assumed to be similar between the four options, arranged roughly in alignment with the four diagrammatic facade colors. Also window/fenestration patterns would be applied similarly: ie. ganged windows to reduce the overall scale of the building.</p>	<p>DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.</p> <p>DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.</p> <p>DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.</p> <p>PL3-B Residential Edges</p> <p>1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.</p> <p>2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.</p> <p>3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.</p> <p>4. Interaction: Provide opportunities for interaction among residents and neighbors.</p> <p>DC2-A Massing</p> <p>2. ...Use secondary architectural elements to reduce the perceived mass of larger projects. ... creating recesses or indentations ...</p> <p>DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.</p> <p>1 Exterior Finish Materials: Consider each building as a high-quality, long-term addition to the neighborhood. Exterior finish materials should exhibit permanence and quality appropriate to Capitol Hill.</p> <p>2 Sustainable and Environmental Choices</p> <p>3 Signage</p> <p>4 Plant Materials and Hardscapes</p>	<p>SEE PAGE #25, 19</p> <p>SEE PAGE #41, 49, 57, 65</p> <p>ADDITIONAL DEVELOPMENT CHAPTER BEGINS ON PAGE #74</p>

Continued Additional Public Outreach - an ongoing process

The initial public outreach that occurred in December 2019 did not have any community attendance. The development and design team have pursued additional meetings with neighbors including in **February 2020 with the neighbors to the north** and after Covid interfered, virtual calls/video shares with neighbors to the north in **April and May 2020**. We discussed shading of rooftop garden as well as privacy and light and air access to the courtyard as well as general concerns about the alley, traffic, retail and activating the pedestrian zone.

Most recently, **we met with neighbors from across the alley on August 9, 2020** to discuss the most recent design changes as well as alley concerns including:

- Neighbors were not fully aware of the MHA and Capitol Hill light rail overlay upzones enacted for the neighborhood – thought it was a developer attempting a contract rezone
- Concern over alley congestion and current potholes – all were happy for the widening and offer to repave the ENTIRE alley
- Pleased with the landscaping at the upper courtyard (Option C) facing the alley as they will see it from their homes
- Like our garbage being internal except at trash pickup day
- Supported the commercial load/unload zone on 12th Avenue so we aren't taking 100% of our deliveries from the alley
- Like the light color at the top but would like us to create any notches or relief at the parapet to maximize the sunlight reaching the east houses--- (we have since dropped the east parapet down 2 feet within the courtyard)
- Construction coordination concerns over alley blockage, hours of operation, etc.
- City recently allows parking on both sides of E Olive – very congested, would like it removed.
- Communication from the City has been slow reaching them by mail – Team offered to email them as we uploaded our package.

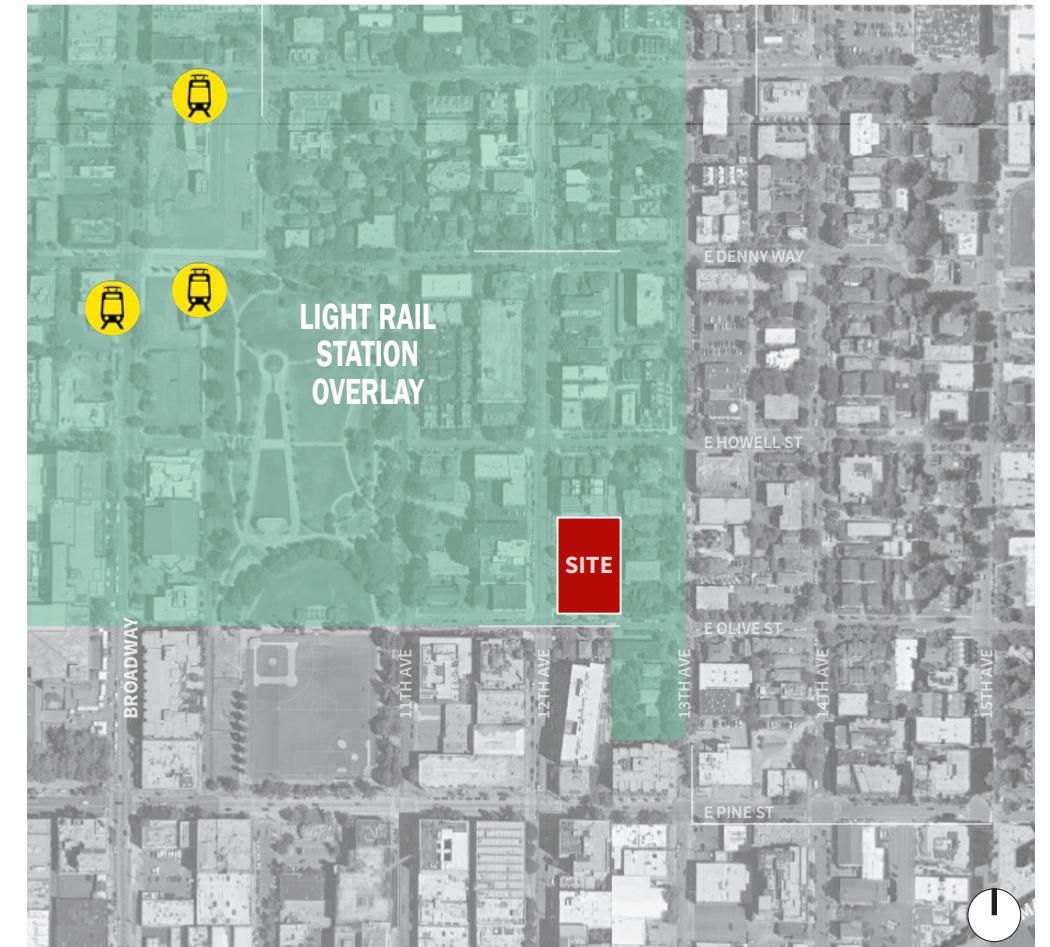
MODIFIED GRAPHICS TO SHOW ADDITIONAL CLARIFICATION - PROJECT GOALS AND SUMMARY

PROJECT GOALS:

- I Social Equity:**
Increased Housing - Support MHA and Station Overlay mandates
Variety of Unit Types and Pricing / Local, Small Business
- II Sustainability:**
LEED Gold / Alternate Transportation / Lush Planting / Onsite Stormwater
- III Intentional Design:**
Vibrant Community / Authenticity / Art / Unique / Respect

OVERALL SUMMARY OF EDG 1 REPORT:

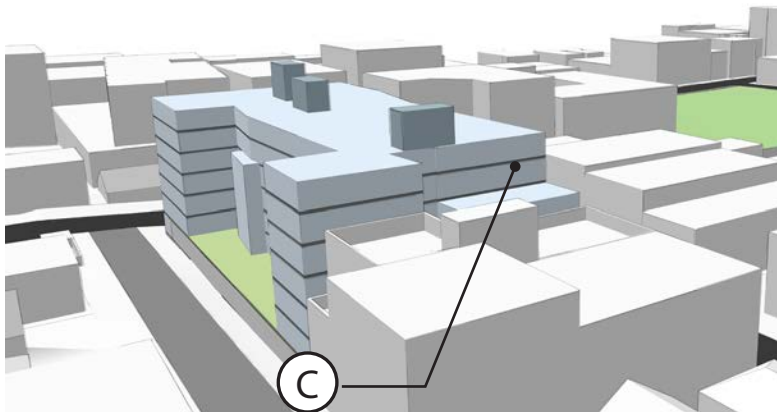
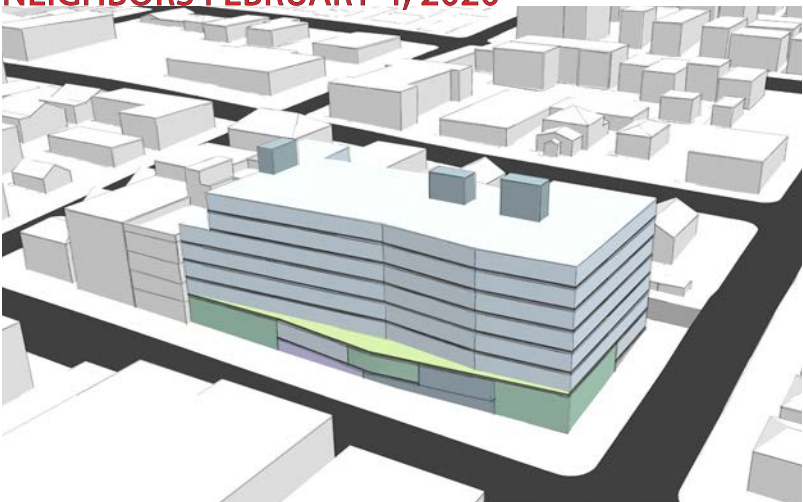
- I Social Equity: Heard from the Community/SDCI**
 - A. Support local, small business - more commercial spaces
 - B. Incorporate art and design reflective of LGBTQ, Arts District
- II Sustainability: Heard from the Community/SDCI**
 - A. Lush planting throughout
 - B. Reduce vehicle impacts - Alley and street congestion
 - C. High quality materials
- III Intentional Design: Heard from the Community/SDCI:**
 - A. Fit with / reflect neighborhood
 - B. Porous, engaging street edge - spill out areas
 - C. Active interesting lobby / easily identifiable entry
 - D. Building form respond more to immediate surroundings
 - E. Provide setbacks and access to sunlight for neighbors



Page intentionally blank

MODIFIED GRAPHICS TO SHOW ADDITIONAL CLARIFICATION - PROGRESS OF PREFERRED MASSING

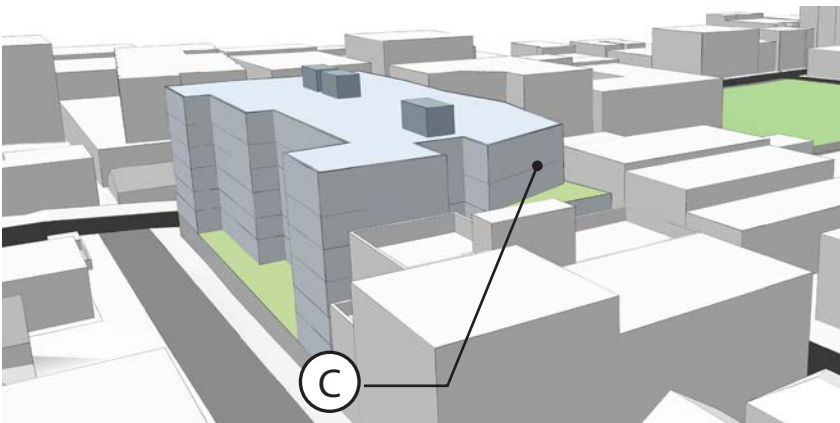
FEBRUARY 5, 2020
EDG 1 DRAFT PACKET / SHARED WITH
NEIGHBORS FEBRUARY 4, 2020



- STARTING ISSUES:
- A. Angles across west facade introduced to set back from overhead power lines and to provide some setback from west.
 - B. East courtyard provides mass setback from LR3 zoning across alley to east.
 - C. Mass eliminated to allow sun exposure to north neighbors rooftop garden.
 - D. North courtyard to mirror north neighbors courtyard

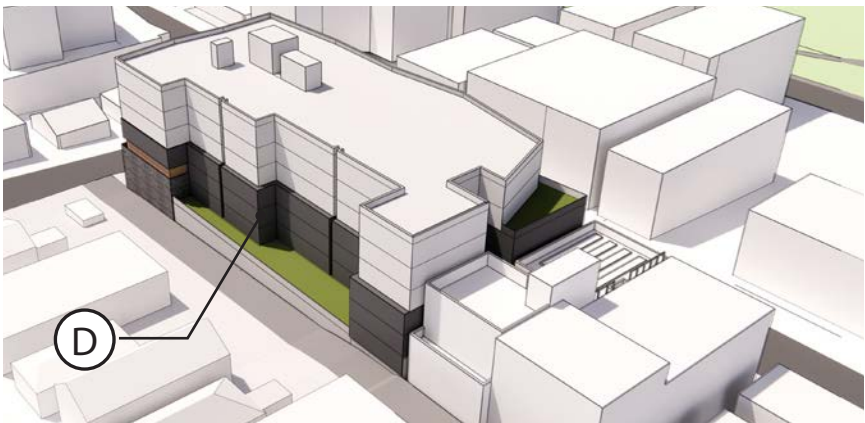
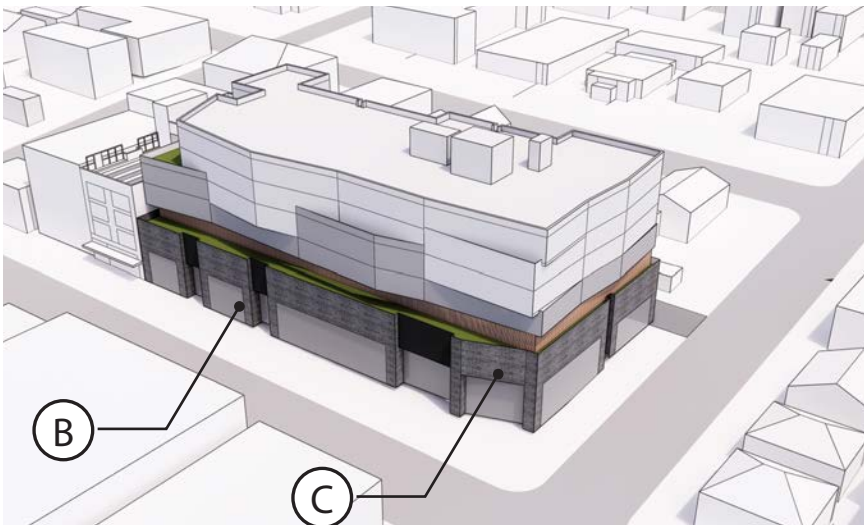


APRIL 17, 2020 - COVID / SWITCH TO ADR
EDG 1 FINAL PACKET / SHARED WITH NEIGHBORS
IN APRIL AND MAY 2020



- RESPONSES TO FEEDBACK FROM NEIGHBORS AND FROM PLANNER:
- A. Mass modulated via further break down of angled facade on west. Still avoiding power lines but blending physical requirements into concept. Concept extended to north and south facades. Creates more accented/strong corner.
 - B. Idea of gasket separating upper from lower introduced.
 - C. Mass elimination at northwest corner angled to tie into west concept.
 - D. East facade bays increased.
 - E. Commercial space along 12th increased and raised height of podium by including bottom level of residential - ties into datums of buildings across street.

JULY 9, 2020
EDG 2 DRAFT PACKET

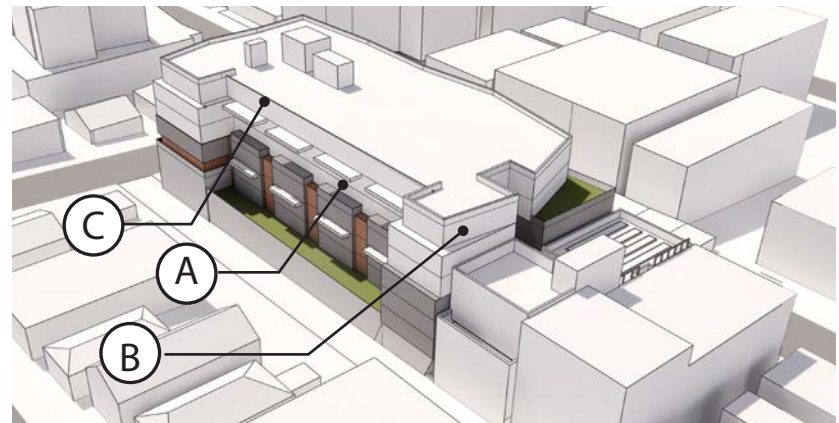
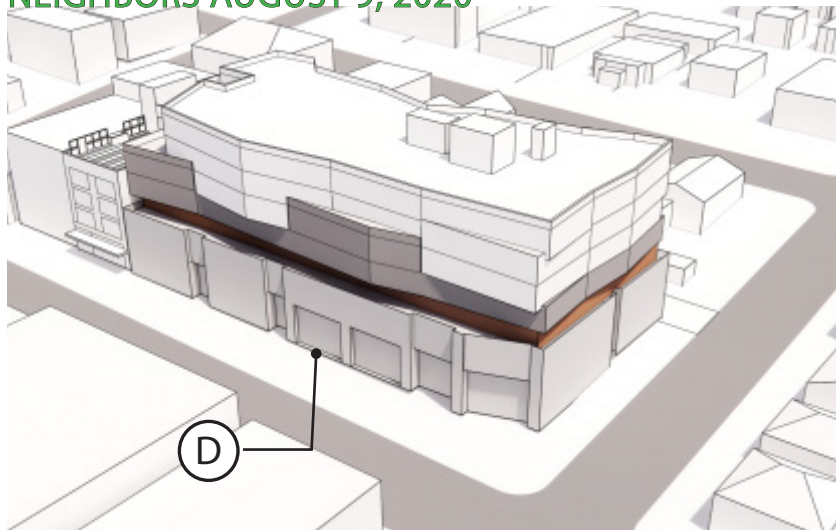


- RESPONSES TO FEEDBACK FROM PLANNER / NEIGHBORS EDG 1 COMMENTS:
- A. Upper level massing further broken down using material changes.
 - B. Base mass modulated reflecting widths of nearby existing fabric. Upper level widths of bays formed by angles adjusted to match same widths as base creating relationships between upper and lower levels.
 - C. Corner at base angled back, providing more public / open space at key corner.
 - D. East massing broken horizontally and vertically to begin responding to the neighboring buildings along the alley.
 - E. Roof deck reduced and therefore north stair tower removed eliminating further shading to north neighbor.
 - F. North courtyard and upper level setbacks maintained.

MODIFIED GRAPHICS TO SHOW ADDITIONAL CLARIFICATION - PROGRESS OF MASSING

AUGUST 3, 2020

EDG 2 DRAFT PACKET / SHARED WITH
NEIGHBORS AUGUST 9, 2020

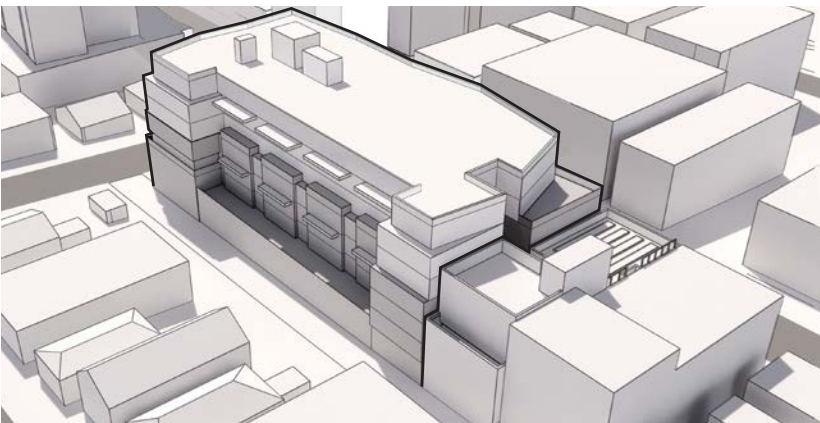
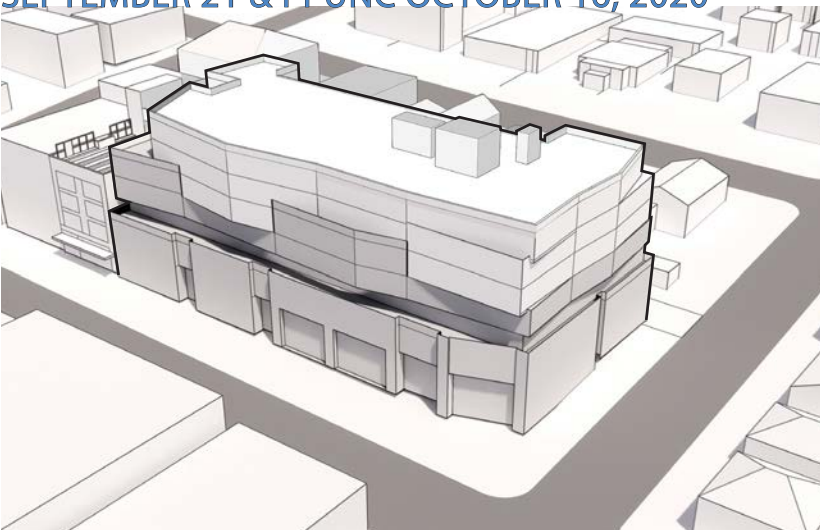


RESPONSES TO FEEDABCK FROM PLANNER / NEIGHBORS:

- A. East facade massing transition significantly adjusted for better scaled relationship to adjacent existing fabric.
- B. Larger and more upper level step-backs introduced along east and north facades.
- C Lowering east roof parapet 2'-0" within courtyard see detailed sections on following pages.
- D. Facade along 12th developed to support future conversion of lobby space to commercial.

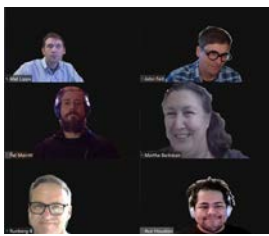
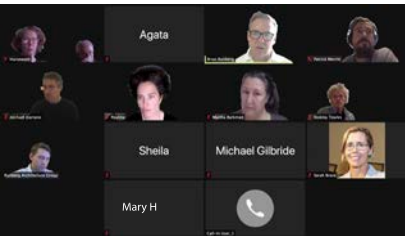
AUGUST 13, 2020

EDG 2 FINAL PACKET / SHARED WITH NEIGHBORS
SEPTEMBER 21 & PPUNC OCTOBER 16, 2020



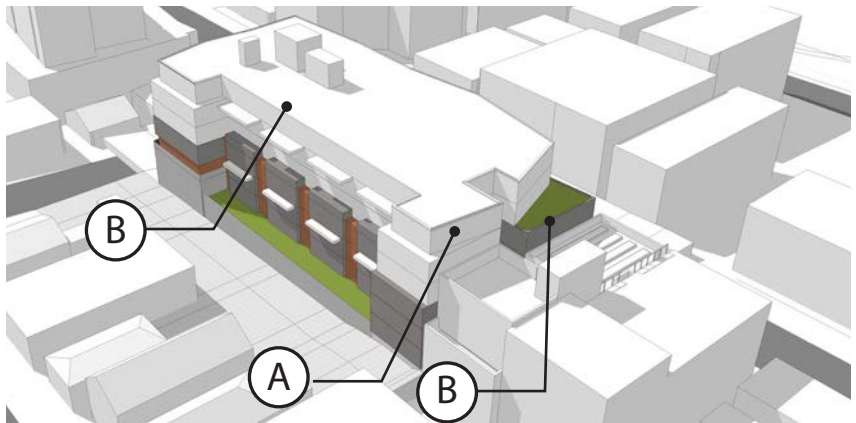
RESPONSES TO FEEDABCK FROM PLANNER:

- A. Graphic update based on planner feedback



NOVEMBER 12, 2020

EDG 2 FINAL PACKET WITH SUPPLEMENTAL
PAGES -DRB MEETING



RESPONSES TO FEEDABCK FROM NEIGHBORS:

- A. Pulled setbacks further from northeast - at 7th level
- B. Lowering roof parapet throughout approx. 2 feet and pulling guardrails inboard to further limit shading of neighbors.
- C. Studded options to add color/lighten feel of base on 12th Ave - see eleavtion options on the following pages

ADR EDG 1 GUIDANCE

a. This site is located on 12th Avenue on Capitol Hill in an area with a rich and diverse building stock. This is apparent at a diagrammatic level in the image on page 46, in the grayed-out forms representing the context surrounding the site. This drawing also points up a critical gap in the massing and scale explorations provided in the packet. This neighborhood is largely platted as smaller lots and has been developed over time with a wide variety of building types, scales and styles. However, the response to context shown in the massing options seems to be largely focused on the 12th Avenue Arts building a block south, which is a large and singular structure that is atypical in this neighborhood. (CS2-D, DC2-A)

DESIGN RESPONSE

The neighborhood does contain many smaller scale developments currently. The zoning for the entire neighborhood has been recently upzoned by the city to add density throughout over time. **Heights have increased by 35' in our zone** and only by 10' in the LR3 zone across the alley and uphill to the east. **We have adjusted massing and modulation to reflect/reference this smaller scale and create an appropriate transition.**

The preferred scheme does draw inspiration from the neighboring 12th Ave Arts building, but **now also incorporates inspiration from the neighborhood to the north, west and east as well.**

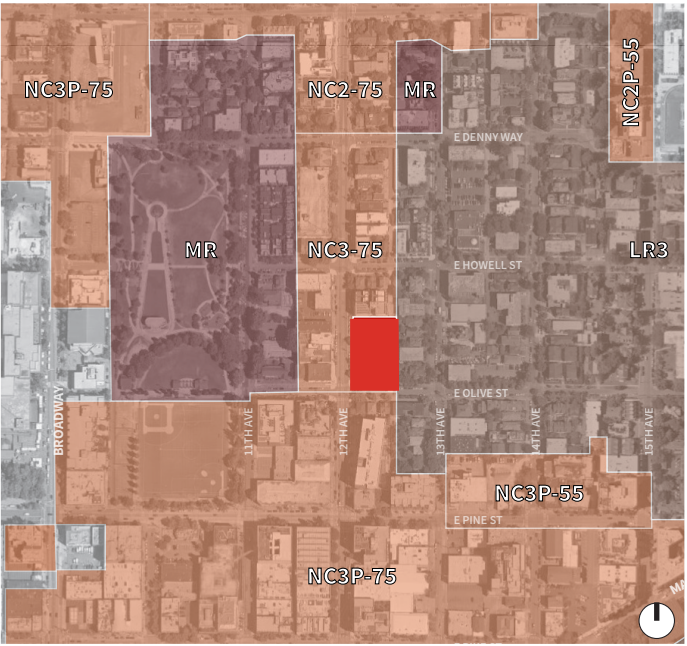
(APPLICABLE) CITED DESIGN GUIDELINE

CS2-D Height, Bulk and Scale

1. Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.



MAXIMUM ZONING ENVELOPE

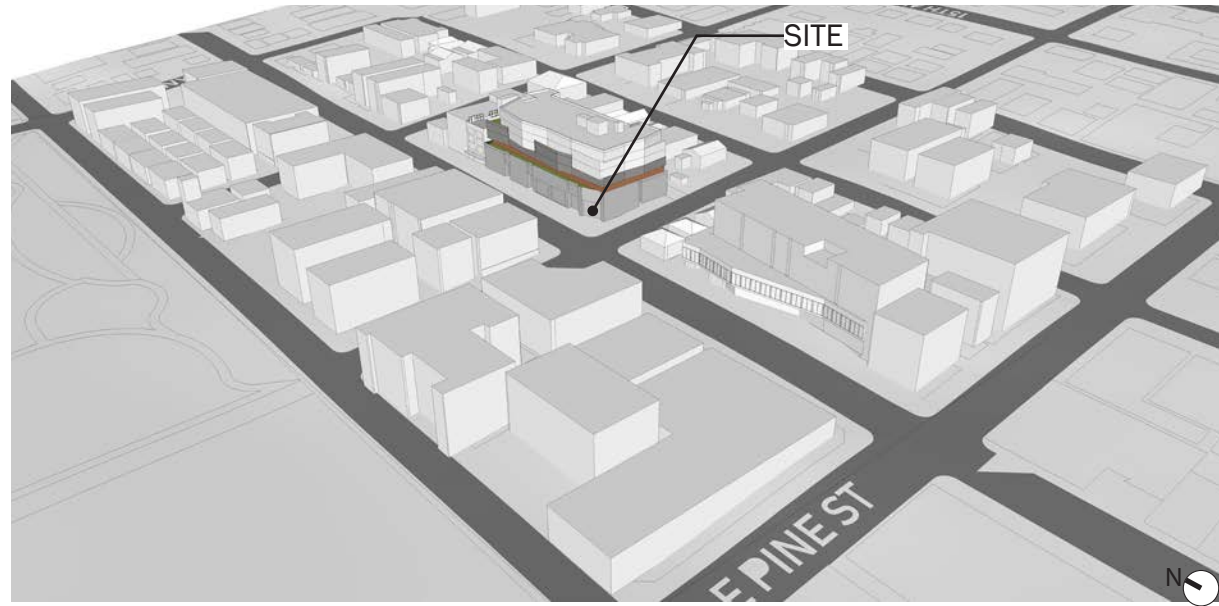


ZONING MAP

- MR
- LR3
- NC

SITE ZONING

Zone:	NC3-75 (M1)
Overlay:	First Hill / Capitol Hill Urban Center Capitol Hill Station light rail overlay
Street Classifications:	No Principal Pedestrian Street Designation at this location

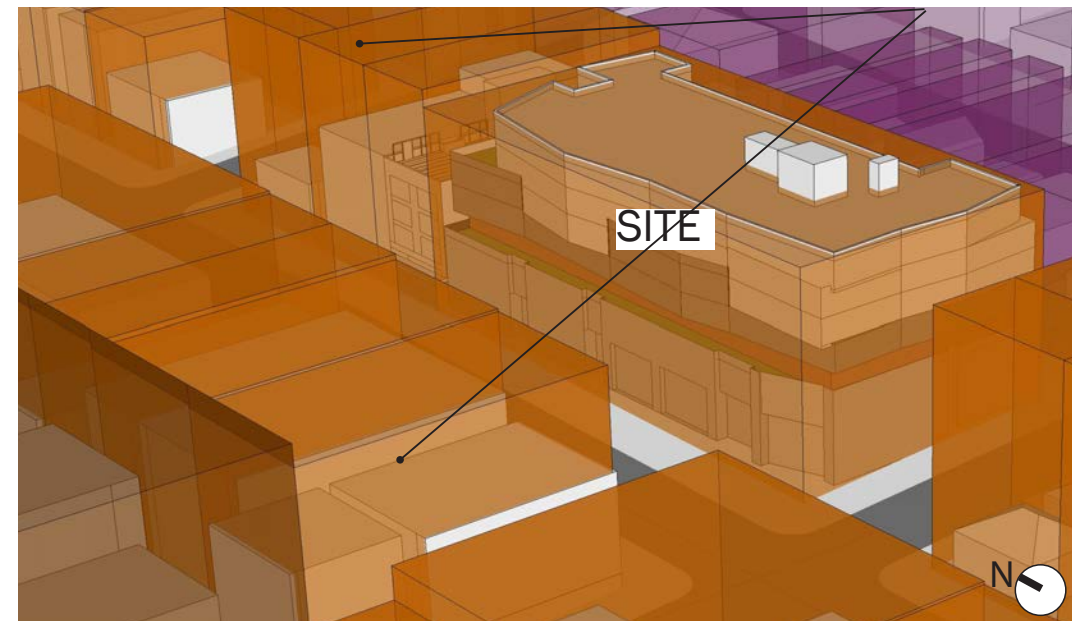


EXISTING STRUCTURES WITH PREFERRED PROPOSED OPTION

NC3-75
(Height Limit- 75')



IMAGE REFERENCED IN EDG 1 GUIDANCE "PAGE 46, IN THE GRAYED OUT FORMS REPRESENTING THE CONTEXT SURROUNDING THE SITE" - SEE MASSING OPTIONS LATER IN PACKET FOR RESPONSE

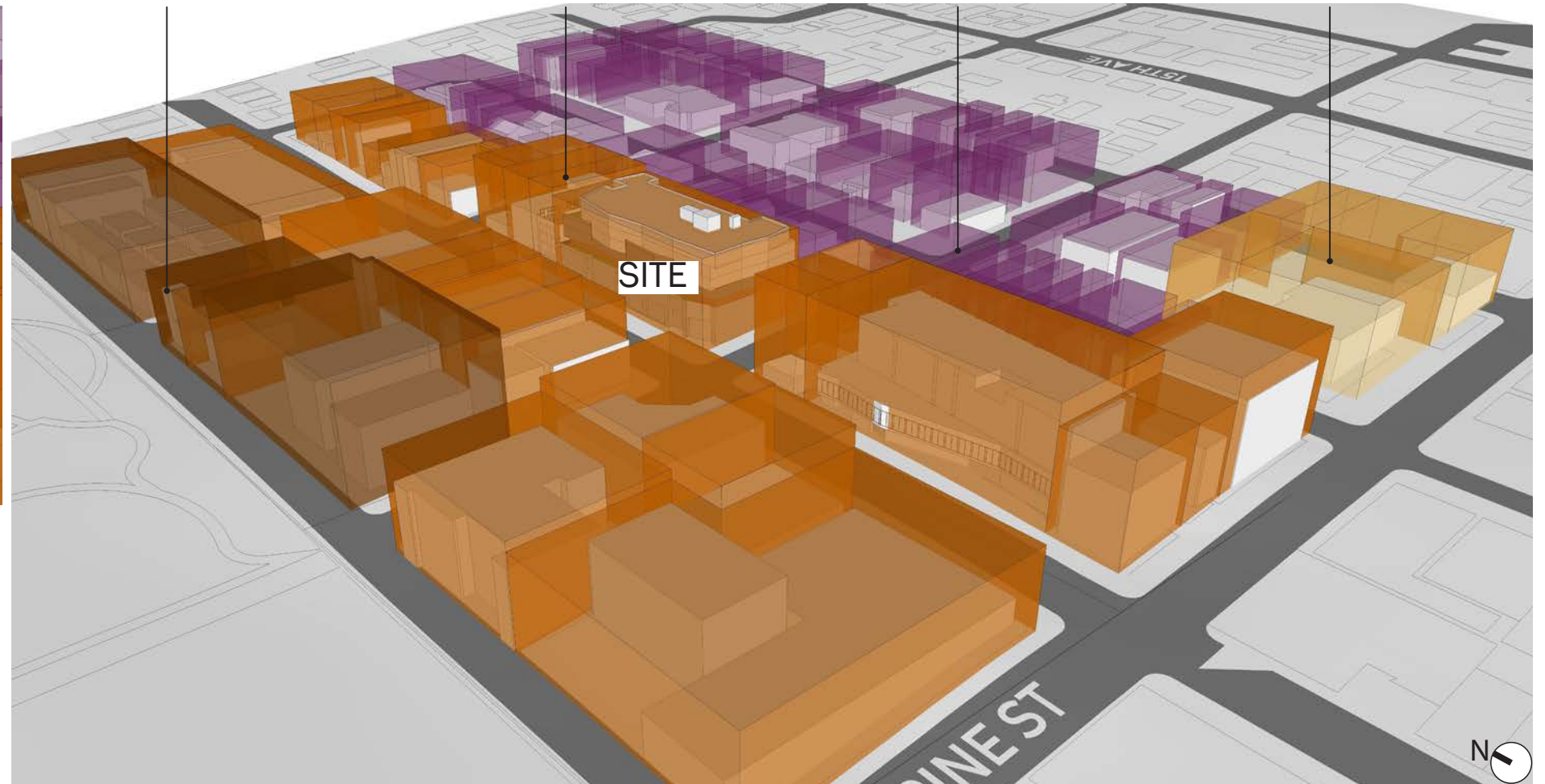


MR
(Height Limit- 80')

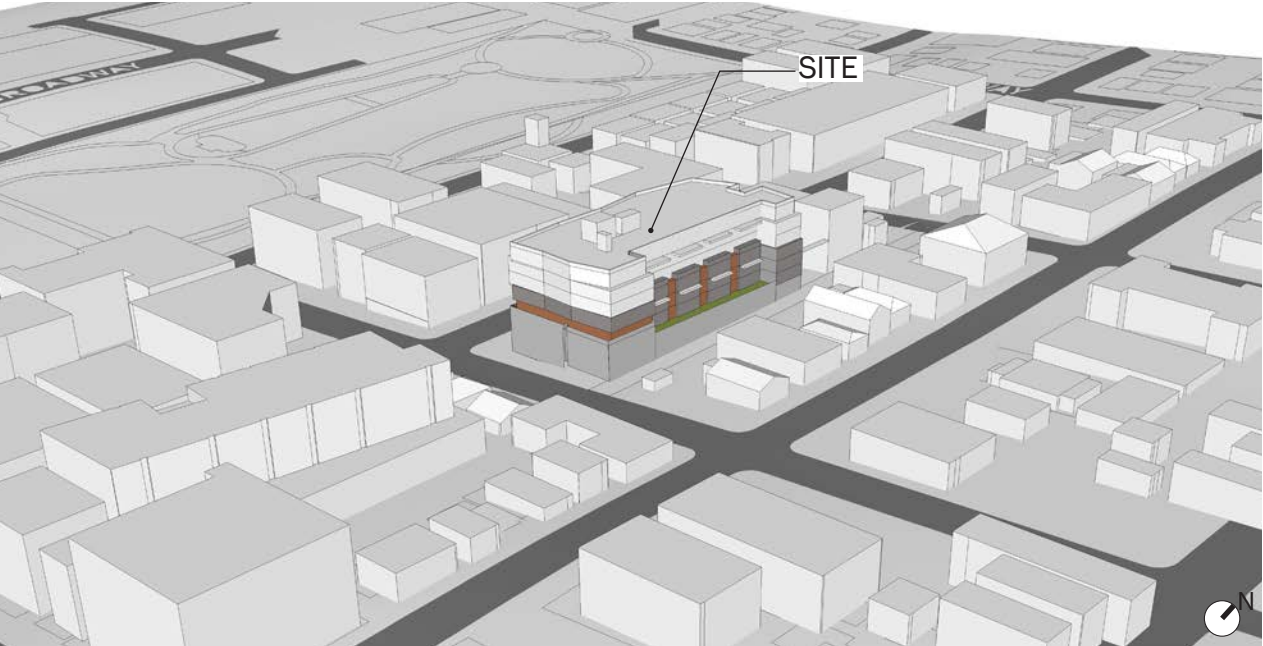
NC3-75
(Height Limit- 75')

LR3
(Height Limit- 50')

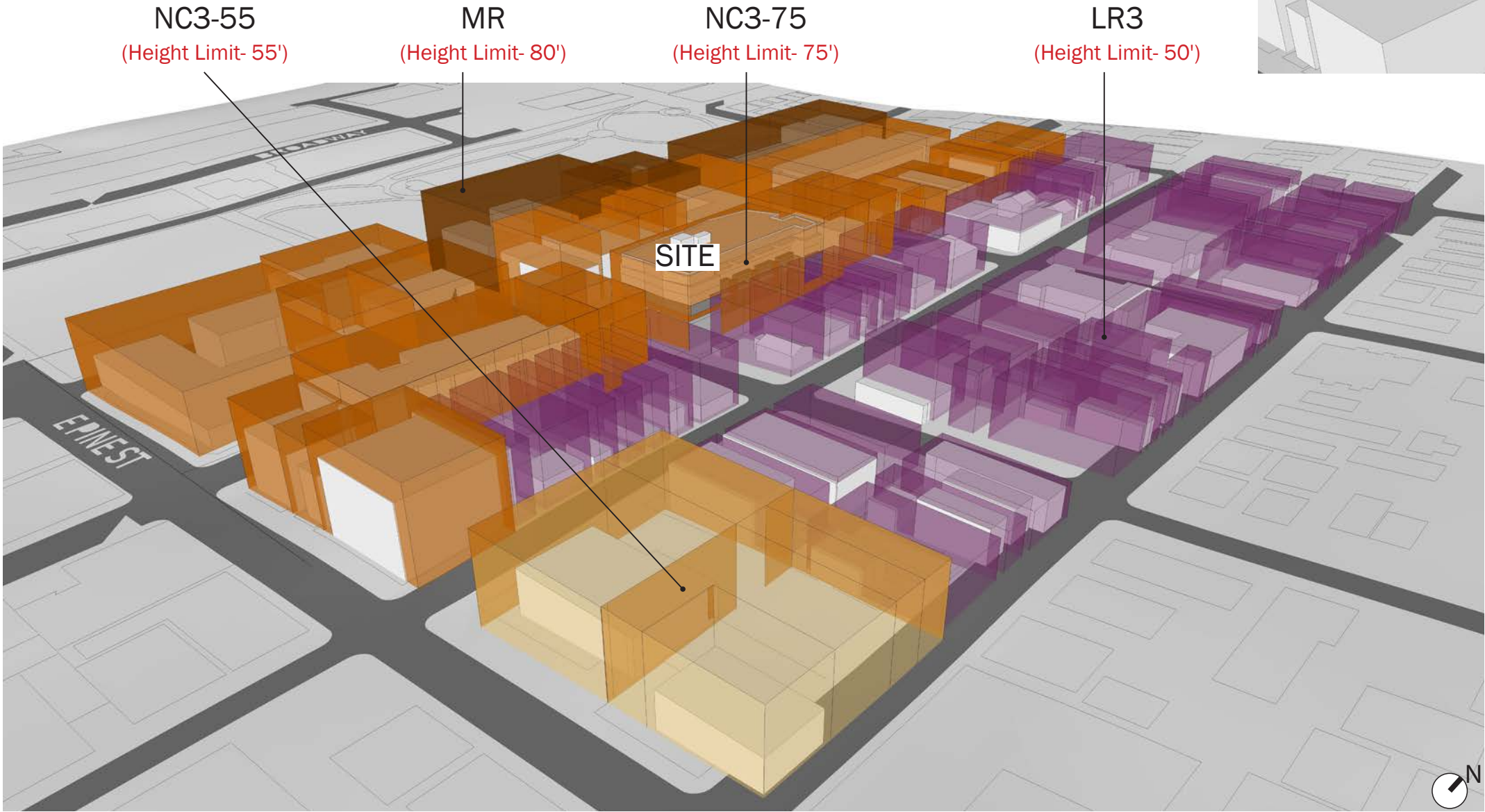
NC3-55
(Height Limit- 55')



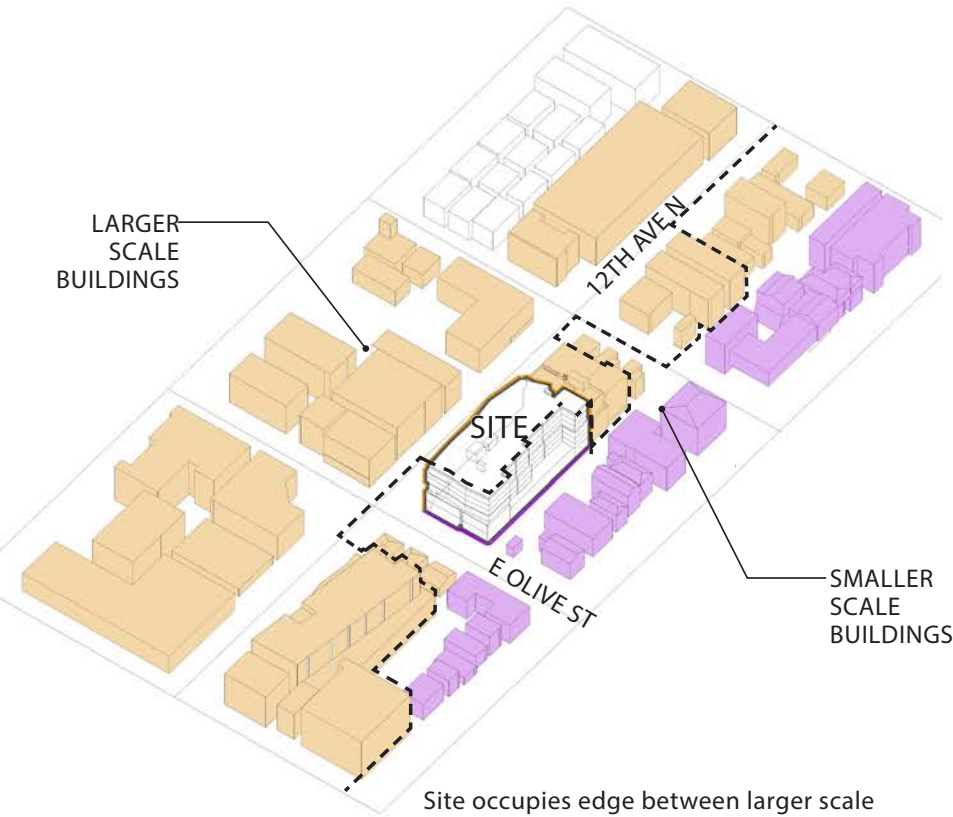
CURRENT ZONING POTENTIAL (MHA)



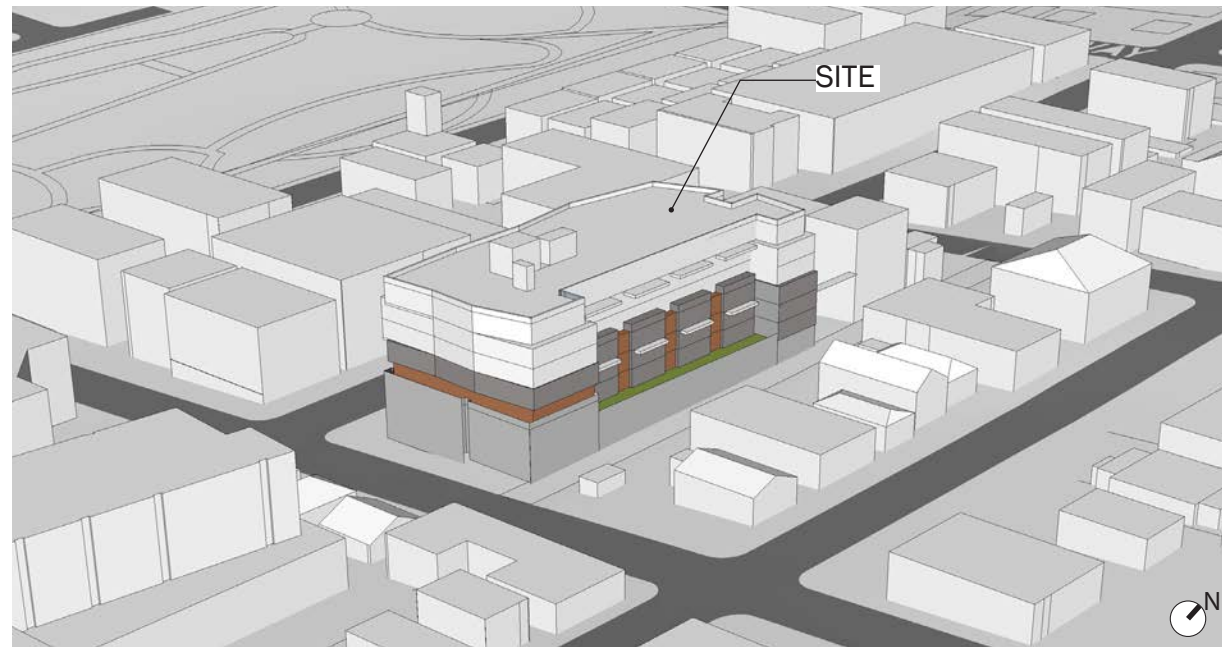
EXISTING STRUCTURES WITH PREFERRED PROPOSED OPTION



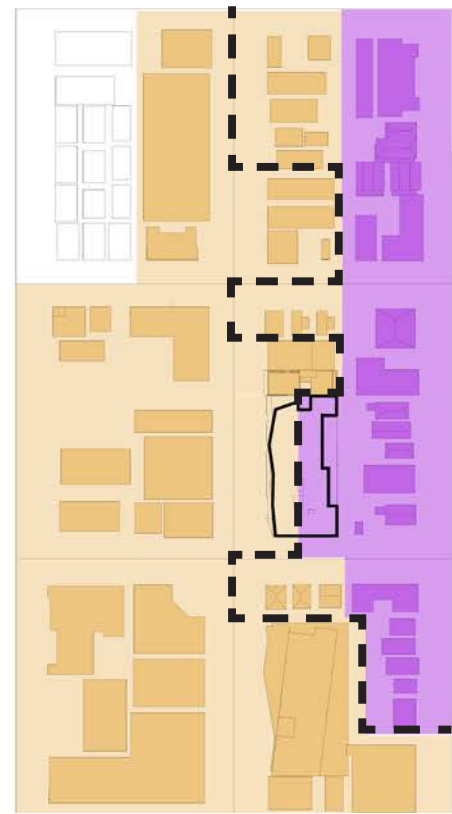
CURRENT ZONING POTENTIAL (MHA)



Site occupies edge between larger scale commercial areas on the west side and the smaller single family zone on the east side.



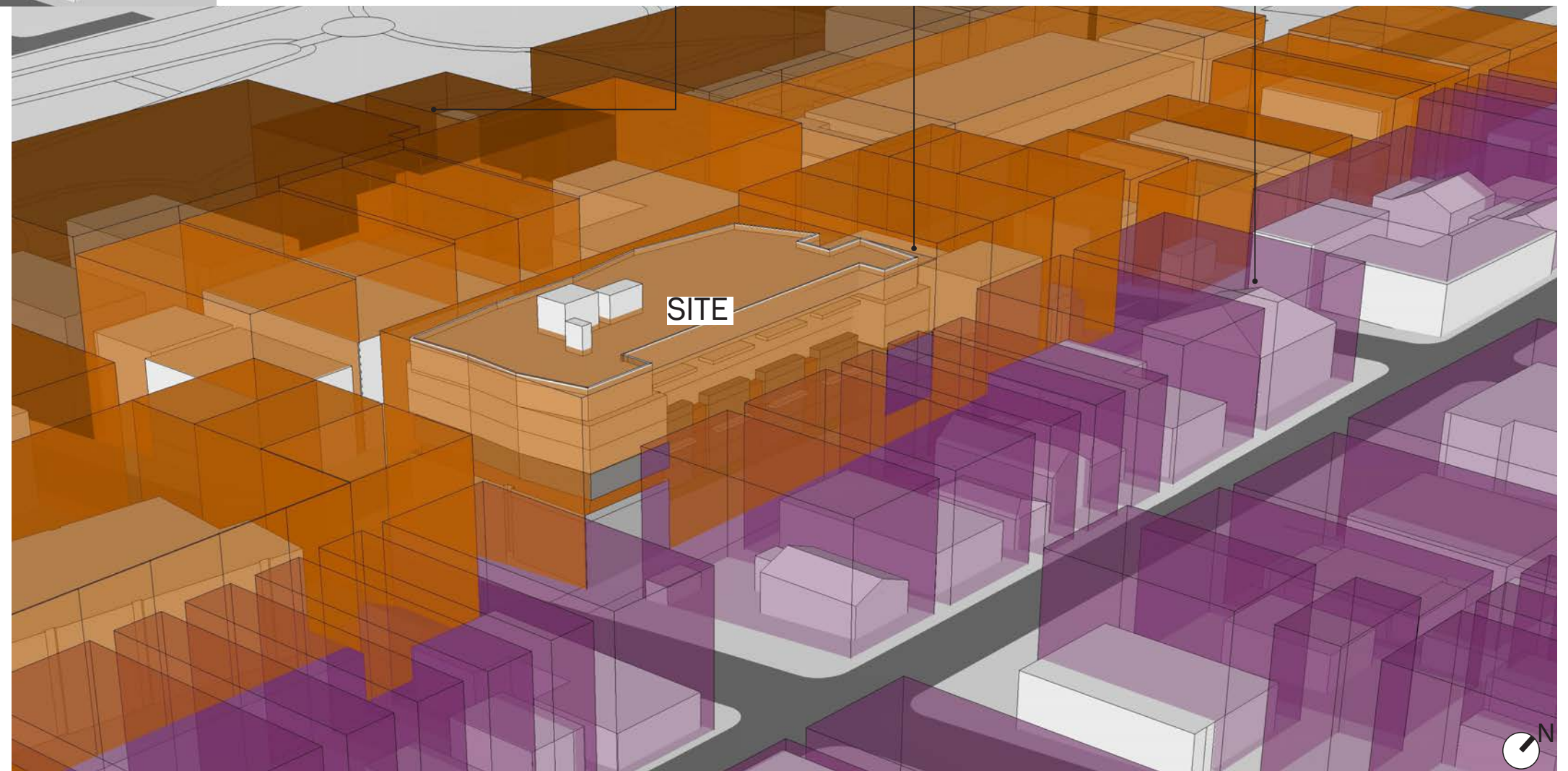
EXISTING STRUCTURES WITH PREFERRED PROPOSED OPTION



MR
(Height Limit- 80')

NC3-75
(Height Limit- 75')

LR3
(Height Limit- 50')



CURRENT ZONING POTENTIAL (MHA)

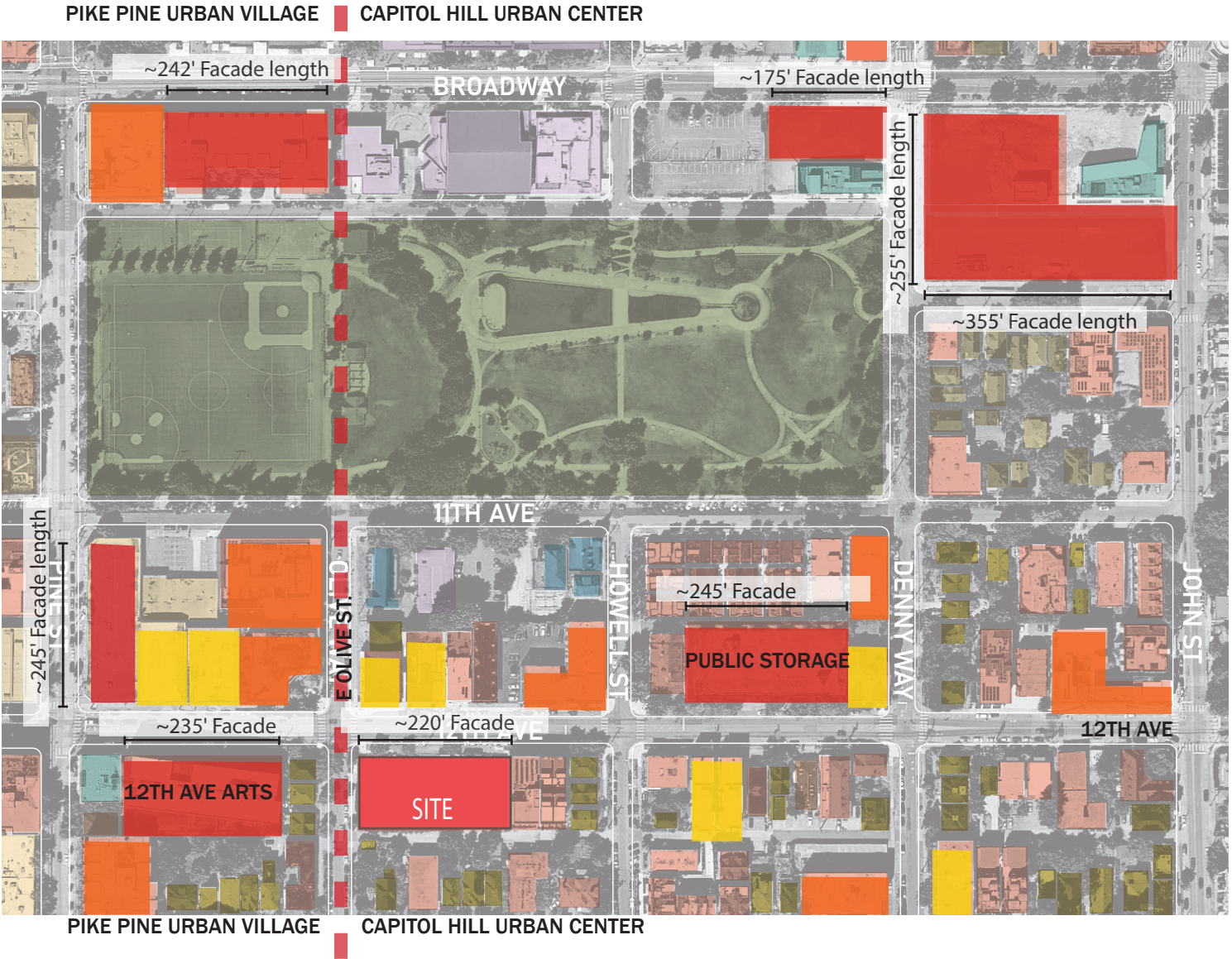
ADR EDG 1 GUIDANCE

b. Although the three massing schemes shown in the packet provide some modulation of form, that modulation is insufficient to legibly tie this new structure to the scale of the existing context or allow it to be read as other than a large singular object. The limited scale mitigation of these schemes is exacerbated by the proximity of the 12th Avenue Arts building on the block to the south. The scale of that building combined with the proposed massing has the potential of creating a 600-foot section of 12th Avenue that is dominated by two large structures on the east side of the street. The resulting scale doesn't reflect the immediate context of 12th Ave or this area of Capitol Hill. (CS2-D)

DESIGN RESPONSE

The site is located at the very southern edge of the Capitol Hill Urban Center across the street from the much more dense, larger scaled Pike-Pine Urban Village (heights there have only increased 10' and are the same as this site as well as the rest of 12th Ave facing lots all the way north). **The area to the north of the site contains larger buildings as well, just not currently as tall as new zoning promotes.** We understand the **intent of the city is to put density where it is appropriate** and are attempting to **locate the allowed development potential (height, FAR) in the best way possible on the site** - considering solar access, shading, privacy, separation etc.

SIMILAR SIZED SITES/STREET FRONTAGES IN NEIGHBORHOOD



ADR EDG 1 GUIDANCE

c. SDCI also *acknowledges and agrees with public comments concerned with the height bulk and scale of this project, and the lack of sufficient response to the nearby context.* (CS2-D)

DESIGN RESPONSE

There are **limited basic building shapes that lend themselves to good apartment units** (not too deep, enough exterior wall for natural light and air, efficient circulation)

With this size site paired with city defined FAR and height limit, **to even approach the development potential these shapes must extend to the full height allowed.**

Note that nearly every other building built after modern zoning was introduced in the neighborhood has done the same. Often with little to no modulation or regard for its previously built neighbors.

This project starts with a shape that already doesn't max out the FAR, then carves away further to address issues of shading, light, privacy through distance and natural screening and upper level setbacks.

Finally the basic form is modulated to reflect and address the smaller scale buildings around it as noted in the new design guidelines. Further development of this secondary modulation/massing has been added to all three previously proposed schemes.

(APPLICABLE) CITED DESIGN

CS2-D Height, Bulk and Scale

3. Zone Transitions: Projects should create a step in perceived height, bulk and scale **between the anticipated development potential of the adjacent zone and the proposed development.** Factors to consider:

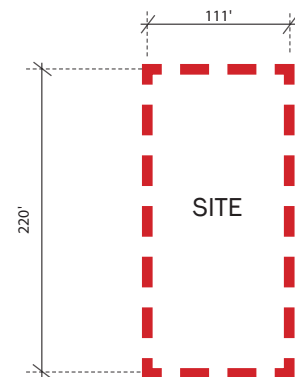
- Distance to the edge of a less (or more) intensive zone;**
- Differences in development standards between abutting zones;
- The type of separation from adjacent properties (e.g. **separation by** property line only, by **an alley** or street or open space, **or by** physical features such as **grade change**);
- Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and
- Shading to or from neighboring properties.

4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, **break up the mass of the building**, and/or match the **scale of adjacent properties in building detailing.** It may be appropriate in other areas to **differ from the scale of adjacent buildings** but preserve natural systems or existing features, **enable better solar exposure** or site orientation, and/or **make for interesting urban form.**

5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to **minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.**

BASIC APARTMENT BUILDING OPTIONS

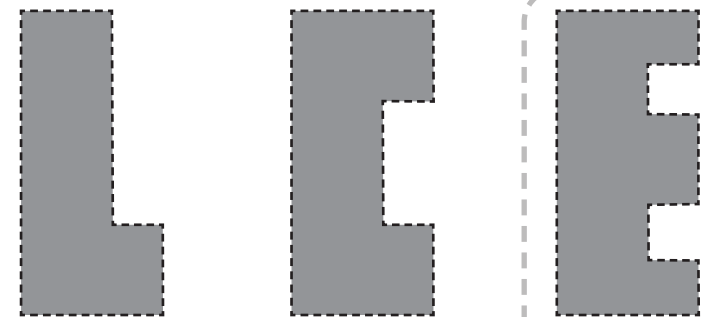
- Allowable far = 6 (site is 24,860 sf before alley dedication) = 149,160 sf allowable
- Site dimensions after alley dedication = +/- 111' x 220'
- Narrow site only allows certain podium layouts assuming parking behind 30' buffer of other use and all ramping internal (cars must enter from site high point in alley.) Podium requires full site to work.
- Assuming same podium sf on all options, leaves approx. 20,750 Sf per upper level floor
- Most efficient unit depth /building width = +/- 75' = 277 lineal feet which must be arranged on site
- Must be efficient in amount of circulation, number of elevators, stairs and skin in order for appropriate amount of budget to be spent on siding / skin of building.
- Basic shape must allow for further modulation and carving back at upper stories to address noted design guidelines



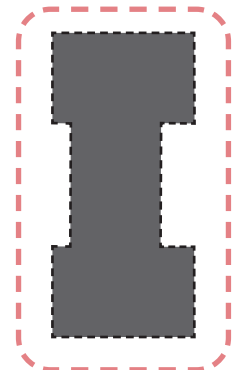
No setback to any side



Good setback to lower density LR3 neighbors OR to 12th



Offers some setback to 12th and larger to LR3



Preferred option starting point

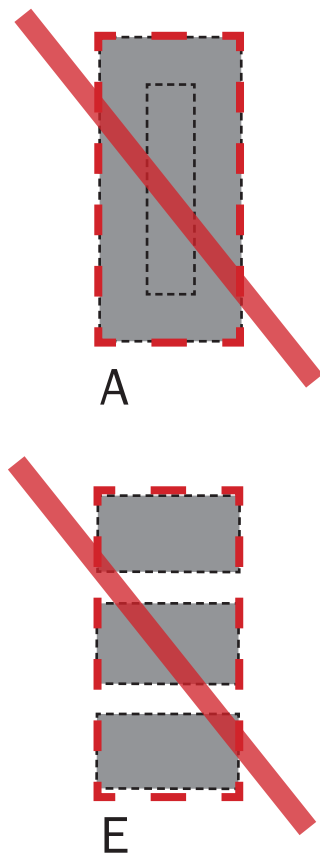
- Add further modulation and setbacks**
- Incorporate a well defined concept to**
- Create a unique addition to the neighborhood**

Alternate option starting points

MODIFIED GRAPHICS TO SHOW ADDITIONAL CLARIFICATION -
ZONING ENVELOPE - ALLOWABLE BULK BALANCED WITH RESPECTING NEIGHBORS

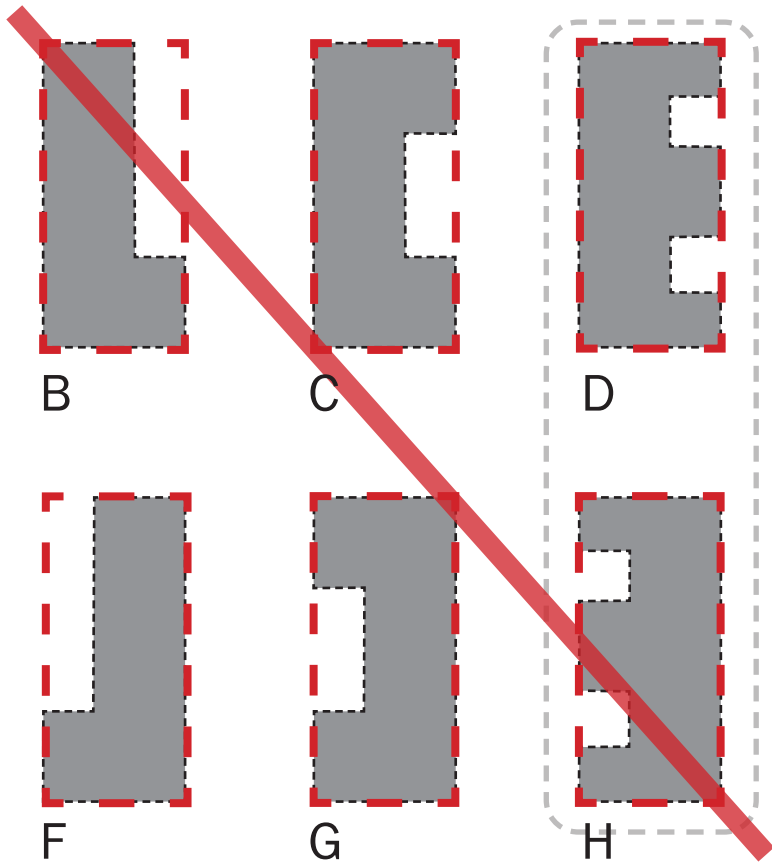


No setback
to any side



A

Good setback to lower density
LR3 neighbors OR to 12th



B

C

D

F

G

H

THREE SEPARATE
BUILDINGS REQUIRE
3 ELEVATORS AND 3
TO 6 STAIR TOWERS
- LESS SPACE LEFT
FOR UNITS. BRIDGES
WOULD BLOCK LIGHT.

OPTIONS PUSH
TOO MUCH MASS
TOWARDS ONE
SIDE

MAX FAR /
DEVELOPMENT
POTENTIAL



Offers some setback to
12th AND larger to LR3

UNDER FAR,
BUT BETTER
RESPONSE TO
NEIGHBORS:
PREFERRED

(APPLICABLE) CITED DESIGN

CS2-D Height, Bulk and Scale

3. Zone Transitions: Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider:

- Distance to the edge of a less (or more) intensive zone;
- Differences in development standards between abutting zones;
- The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change);

DESIGN RESPONSE: DISTANCE TO LESS INTENSIVE ZONE INCLUDES AN ALLEY ROW

EDG 1 preferred massing East setback varies

37 % @ +/- 0' setback from PL (+/- 30' from any future development across alley)

27% @ +/- 11' setback from PL (+/- 41' from any future development across alley)

36% @ +/- 17' setback from PL (+/- 47' from any future development across alley)

EDG 1 preferred massing East setback to existing structures is more than to future zoning.

At **closest +/- 54' to apartment building** NE of project

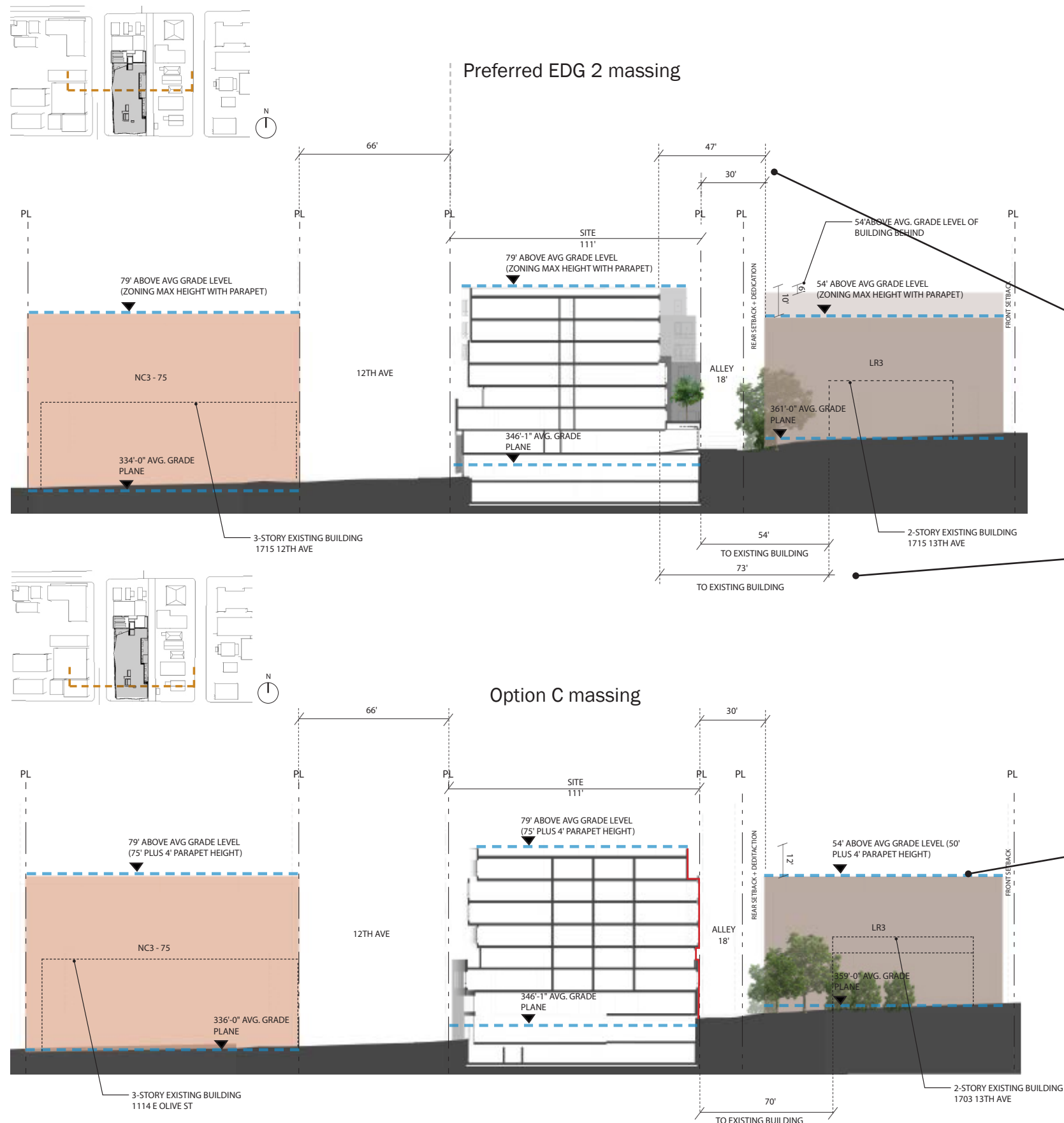
At **furthest** +/- 73' **from house** to podium + 19' at upper levels = **+/- 92' from house**

These are similar to and **for the majority of the project well over a standard street ROW width.**

DESIGN RESPONSE: GRADE CHANGE AND DIFFERENCE IN DEVELOPMENT STANDARDS

LR3 in this location height limit is 50' + 4' for parapets (25 feet less than the NC3-75' zone to the west.

The grade change between the sites varies as well between 13' at southernmost neighbor to 19' at the north end. **Meaning that the top of potential development height is only 6 feet to 12 feet different.**



ADR EDG 1 GUIDANCE

d. For the next EDG review, provide further exploration of massing options that fully respond to the entire existing context. Those explorations should *include massing and modulation schemes that recognize historical development patterns and respond to existing smaller-scale development patterns on this block*. Cues for scale and modulation may be discerned from the structures surrounding this site as shown in the foreground and background on page 46. (CS2-D, DC2-A)

DESIGN RESPONSE

Additional modulation, both vertical and horizontal, has been added to both sides of all three proposed options.

Material change & Massing step back increase

Level of horizontal setback and material change selected to reference existing building heights (transition down) but also remain a good ratio on the facade and fit with future development heights

(APPLICABLE) CITED DESIGN GUIDELINE

CS2-D Height, Bulk and Scale

4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, *break up the mass of the building*, and/or match the *scale of adjacent properties in building detailing*. It may be appropriate in other areas to *differ from the scale of adjacent buildings* but preserve natural systems or existing features, *enable better solar exposure* or site orientation, and/or *make for interesting urban form*.

DC2-A Massing

2. Reducing Perceived Mass: *Use secondary architectural elements to reduce the perceived mass of larger projects*. Consider *creating recesses or indentations* in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

Good examples of zone/mass transitions:

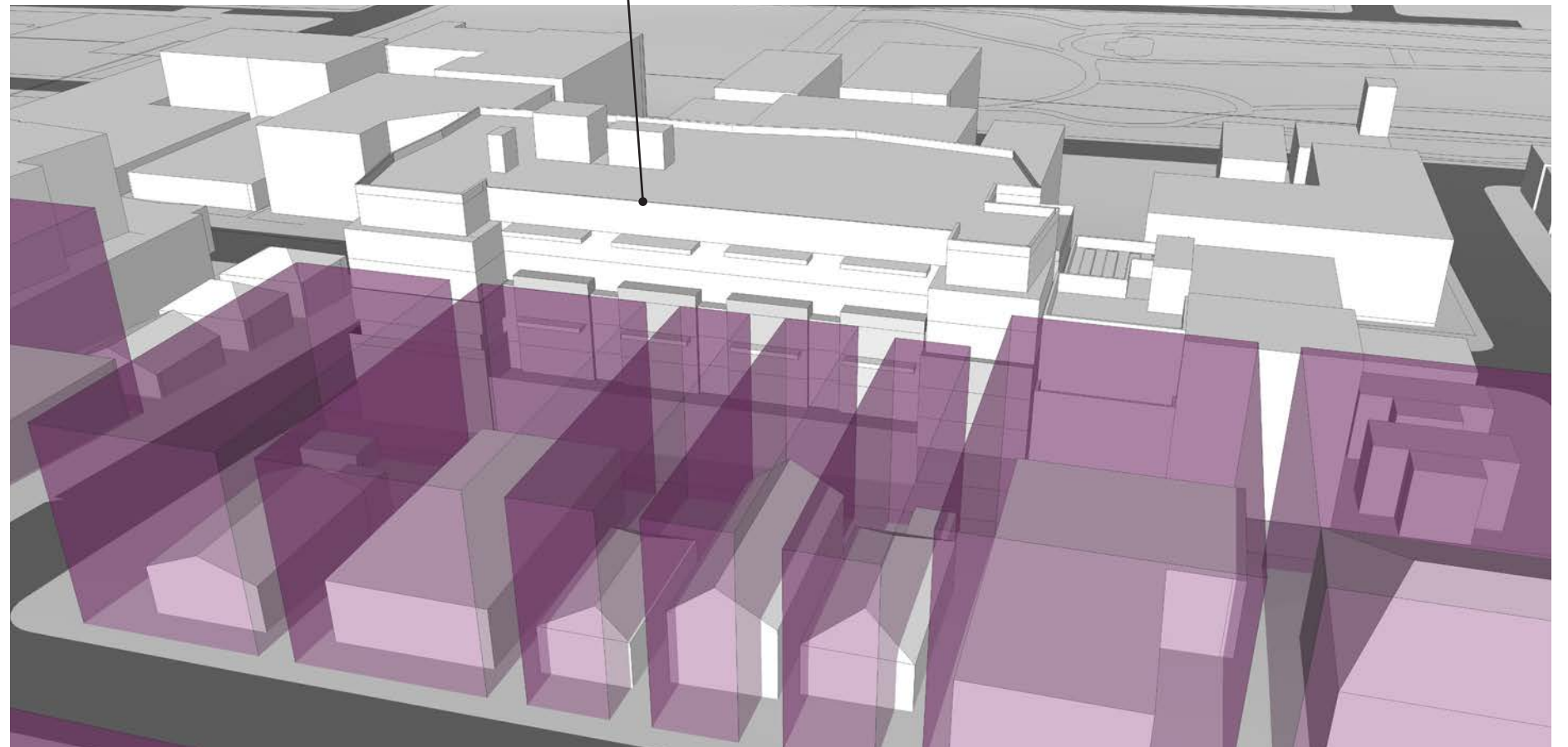


Lyric Apartments, Capitol Hill by Runberg Architecture Group



Brix Apartments, Capitol Hill by Mithun

At preferred option: The east facade incorporates smaller bays reflective of existing buildings and lots across alley (width and height, but also window fenestration and canopies that accent datums.) Similar detailing and concept to Lyric Apartments located at the north end of Capitol Hill, also by Runberg. See renderings at end of packet for further secondary architectural features liked ganged window "bays" and additional material details

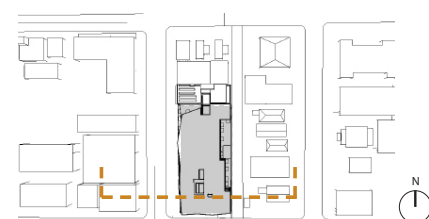
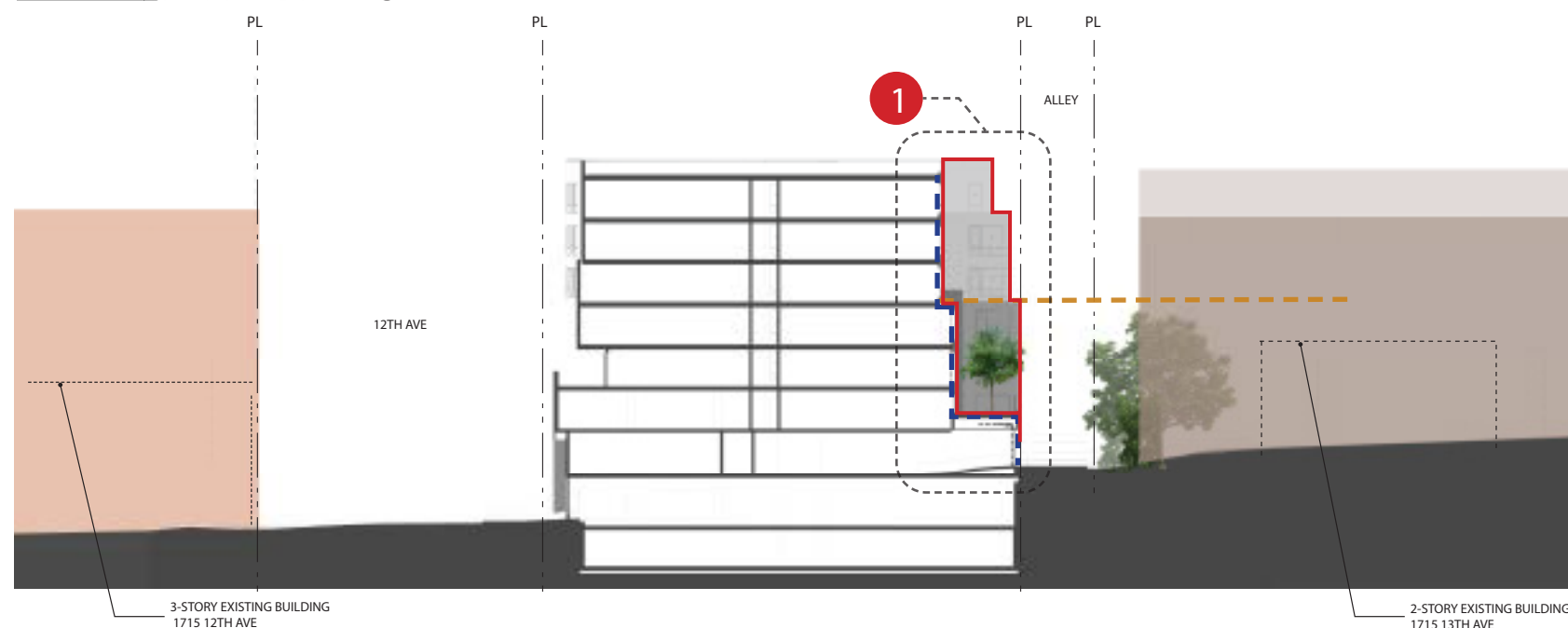


MODIFIED GRAPHICS TO SHOW ADDITIONAL CLARIFICATION -
UPPER LEVEL SETBACKS - REDUCING SHADING

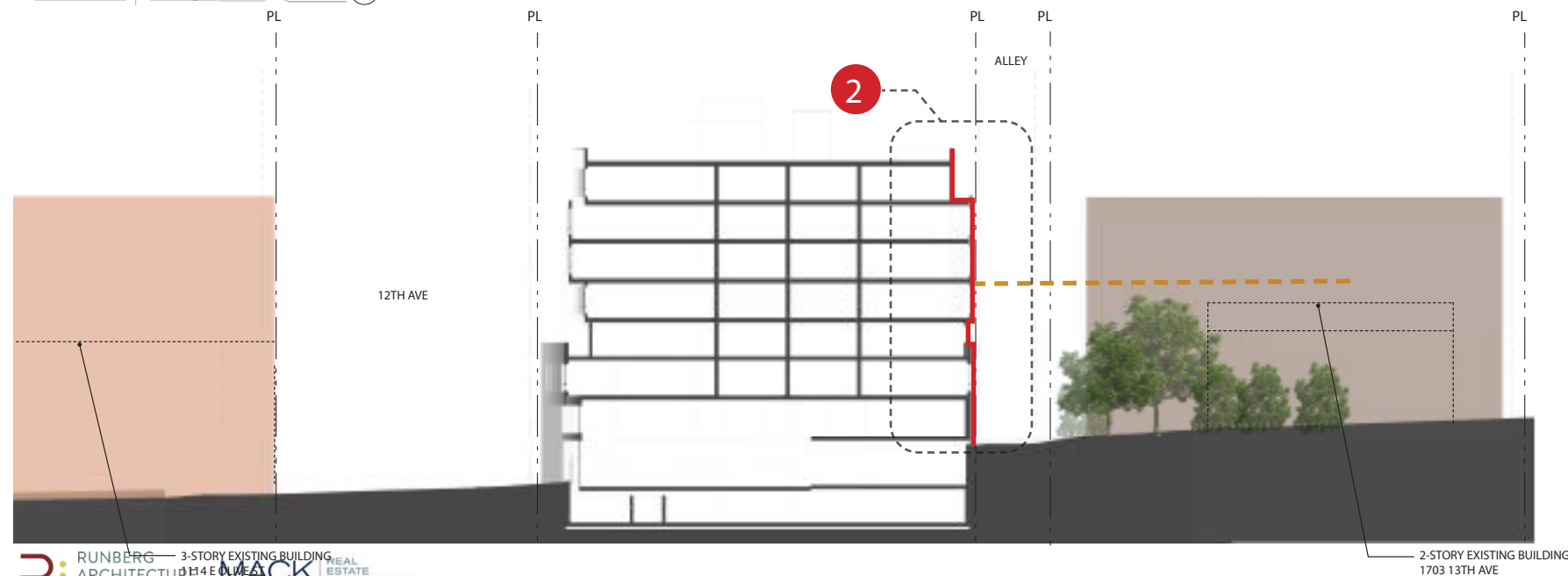




Preferred EDG 2 massing



Option C massing



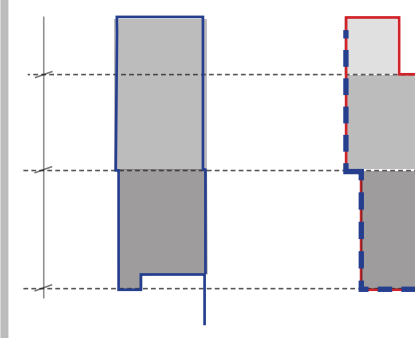
ADR EDG 1 GUIDANCE

d. For the next EDG review, provide further exploration of massing options that fully respond to the entire existing context. Those explorations should *include massing and modulation schemes that recognize historical development patterns and respond to existing smaller-scale development patterns on this block*. Cues for scale and modulation may be discerned from the structures surrounding this site as shown in the foreground and background on page 46. (CS2-D, DC2-A)

DESIGN RESPONSE

Additional modulation, both vertical and horizontal, has been added to both sides of all three proposed options.

1 COURTYARD AND NORTH WING:



Preferred massing

EDG 2 : +/- 2.5' first step

+/- 4' second upper level step

Note parapet in courtyard is held lower and step occurs at at first step but includes bays that extend partially above that step
courtyard steps are +/- 4 and 5'-6"

Preferred massing
EDG 1 : single +/- 6" step

2 SOUTH WING:

Preferred massing

EDG 2 : +/- 6' step at top

+/- 6" step at level 3/4

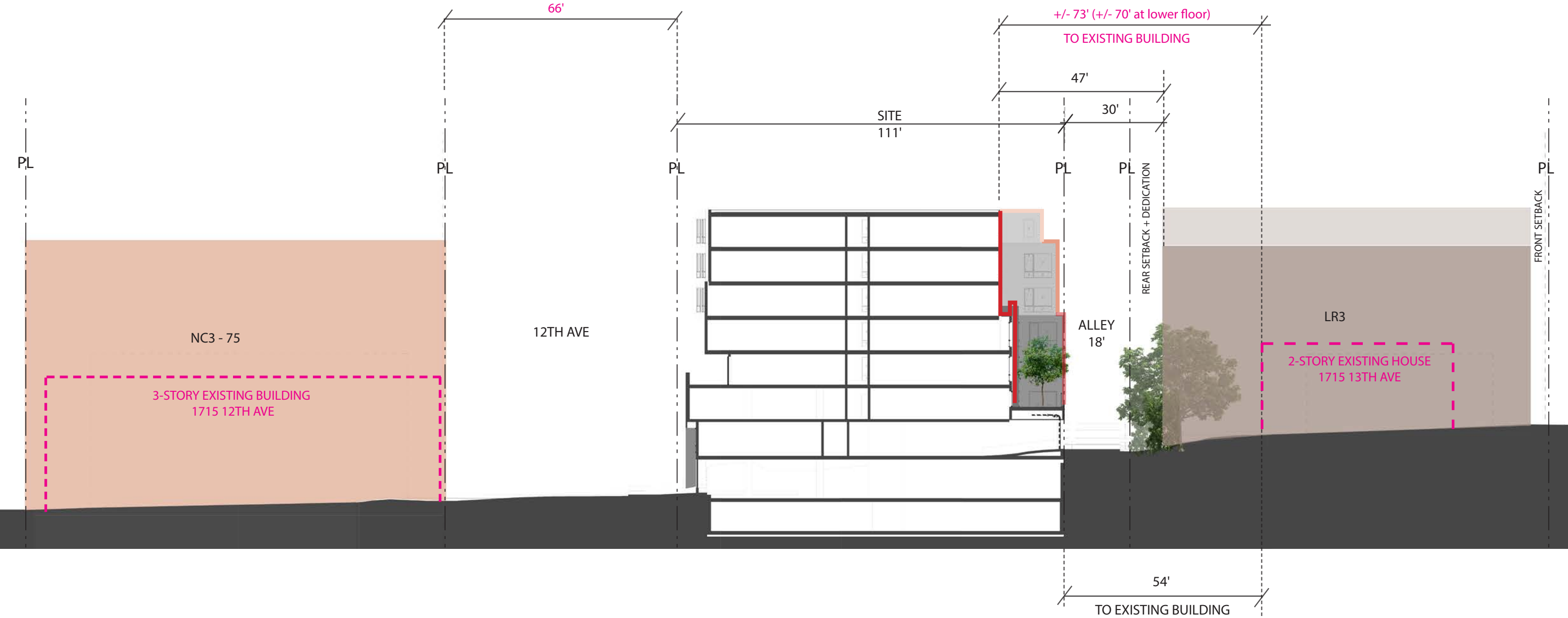
+/- 1'-6" recess at gasket

Material change & gasket

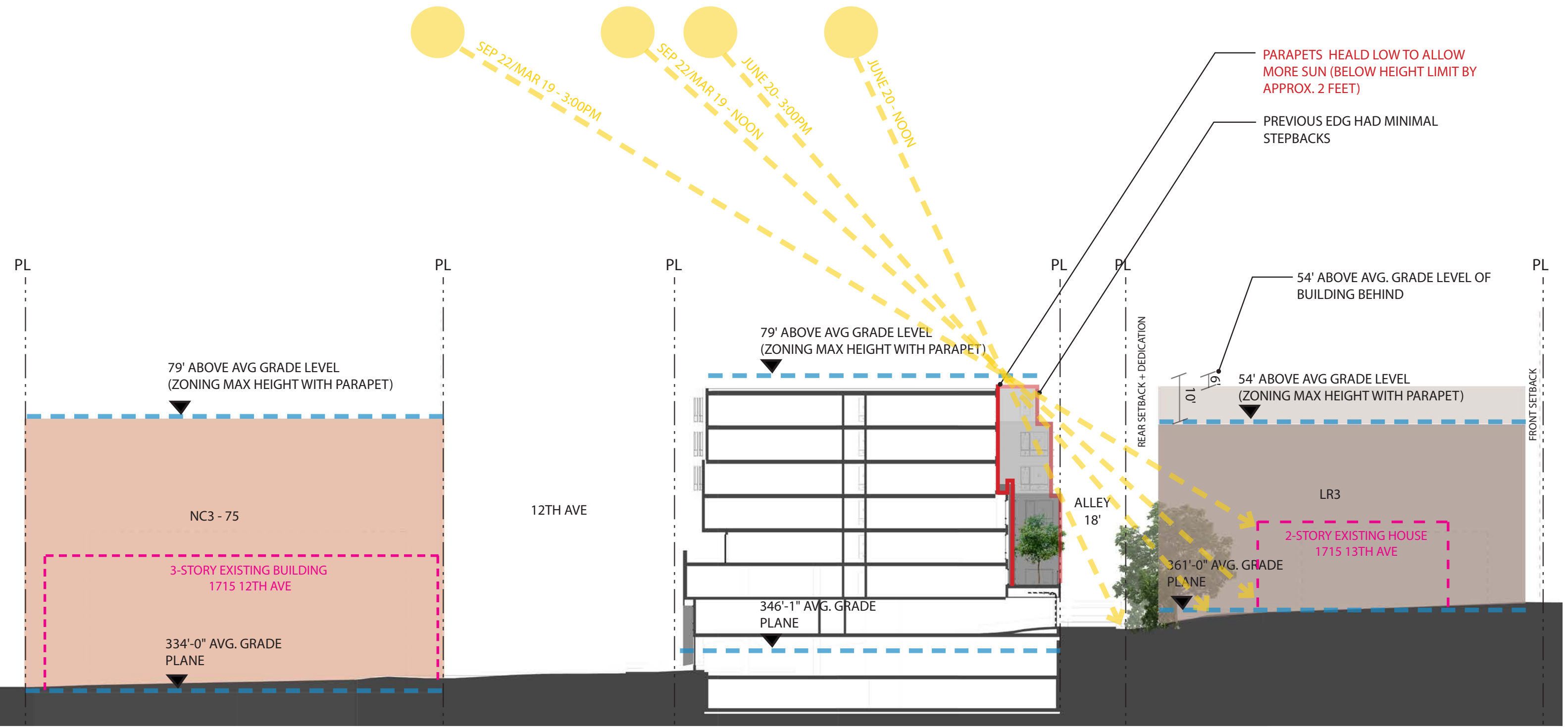
at south end transition from more active banded south and west facades to quieter more traditional LR3 facing east facade

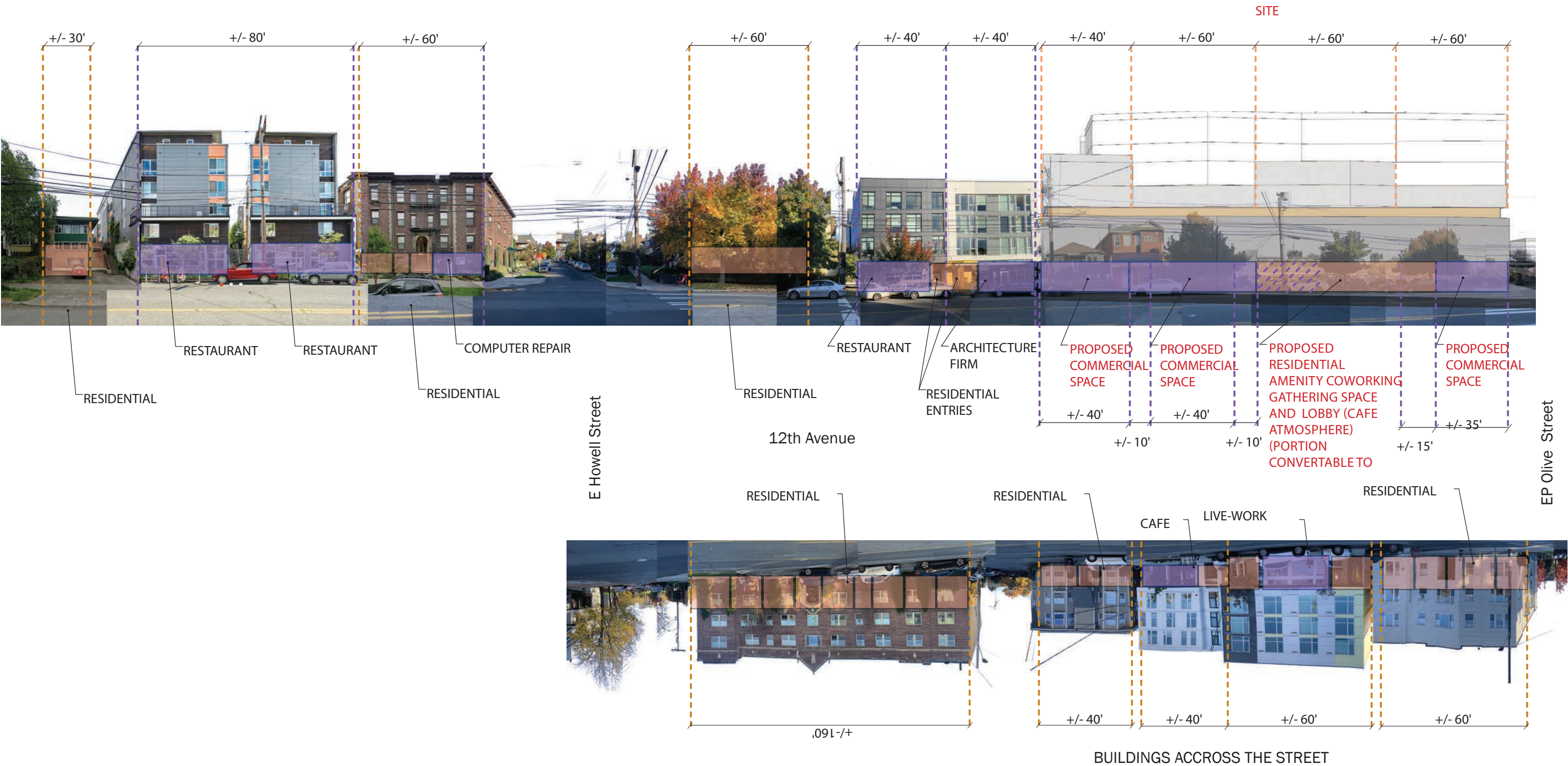
Page intentionally blank

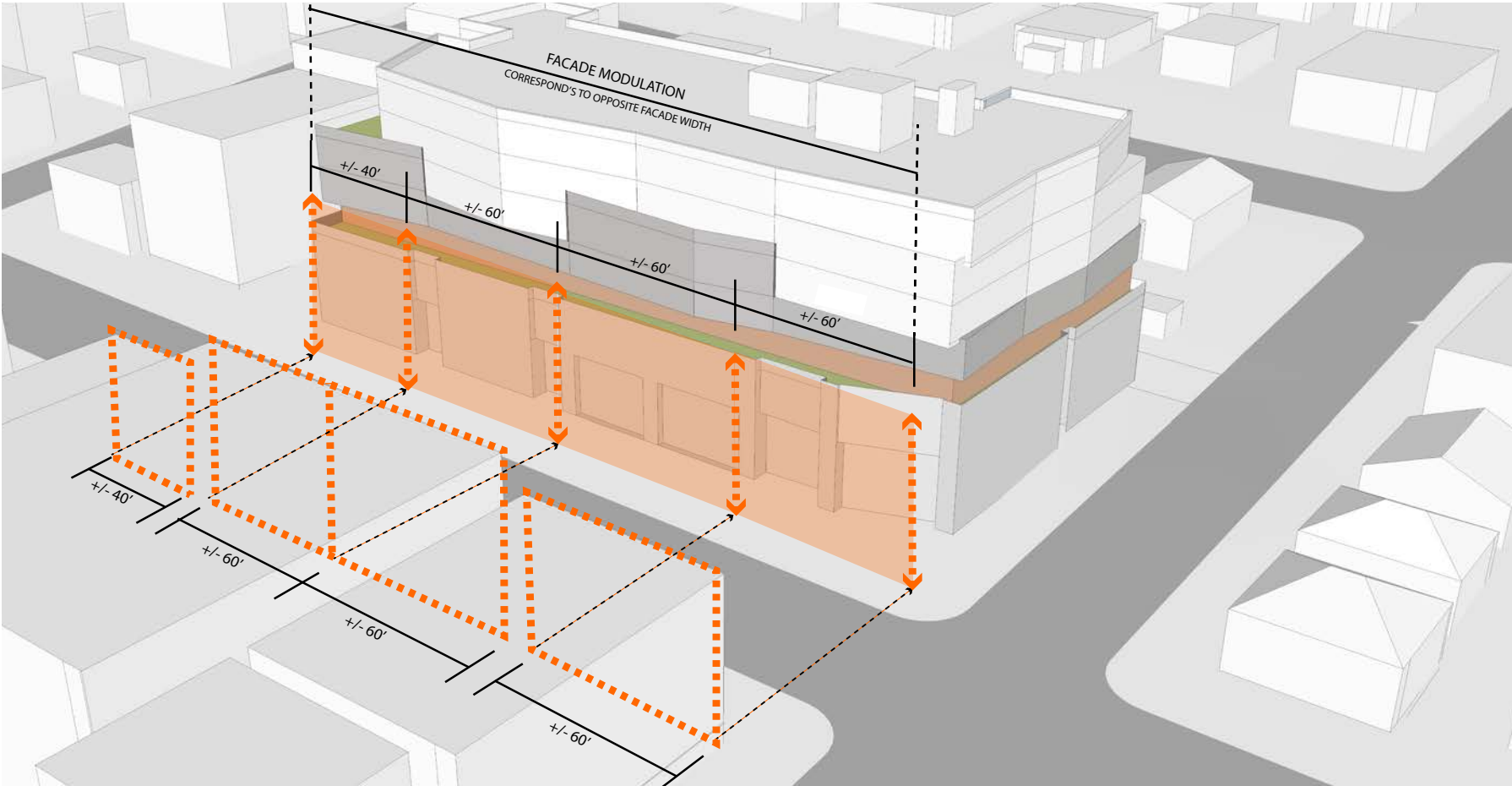
MODIFIED GRAPHICS TO SHOW ADDITIONAL CLARIFICATION -
COURTYARD SETBACKS COMPARE TO ROW WIDTH



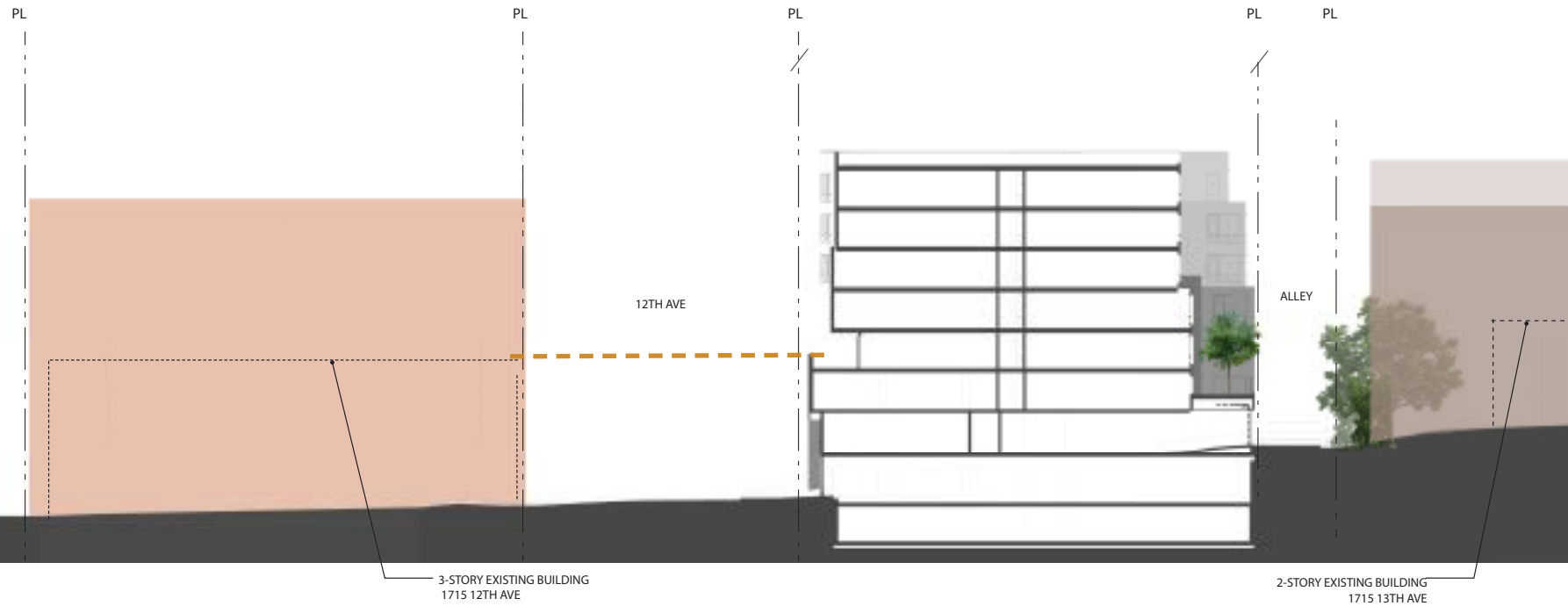
MODIFIED GRAPHICS TO SHOW ADDITIONAL CLARIFICATION -
HEIGHTS V. EXISTING FABRICK AND CURRENT ZONING - UPPER LEVEL SETBACKS ALLOWING SUNLIGHT







PODIUM LEVEL FACADE MODULATION



(APPLICABLE) CITED DESIGN GUIDELINE

CS2-D Height, Bulk and Scale

4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

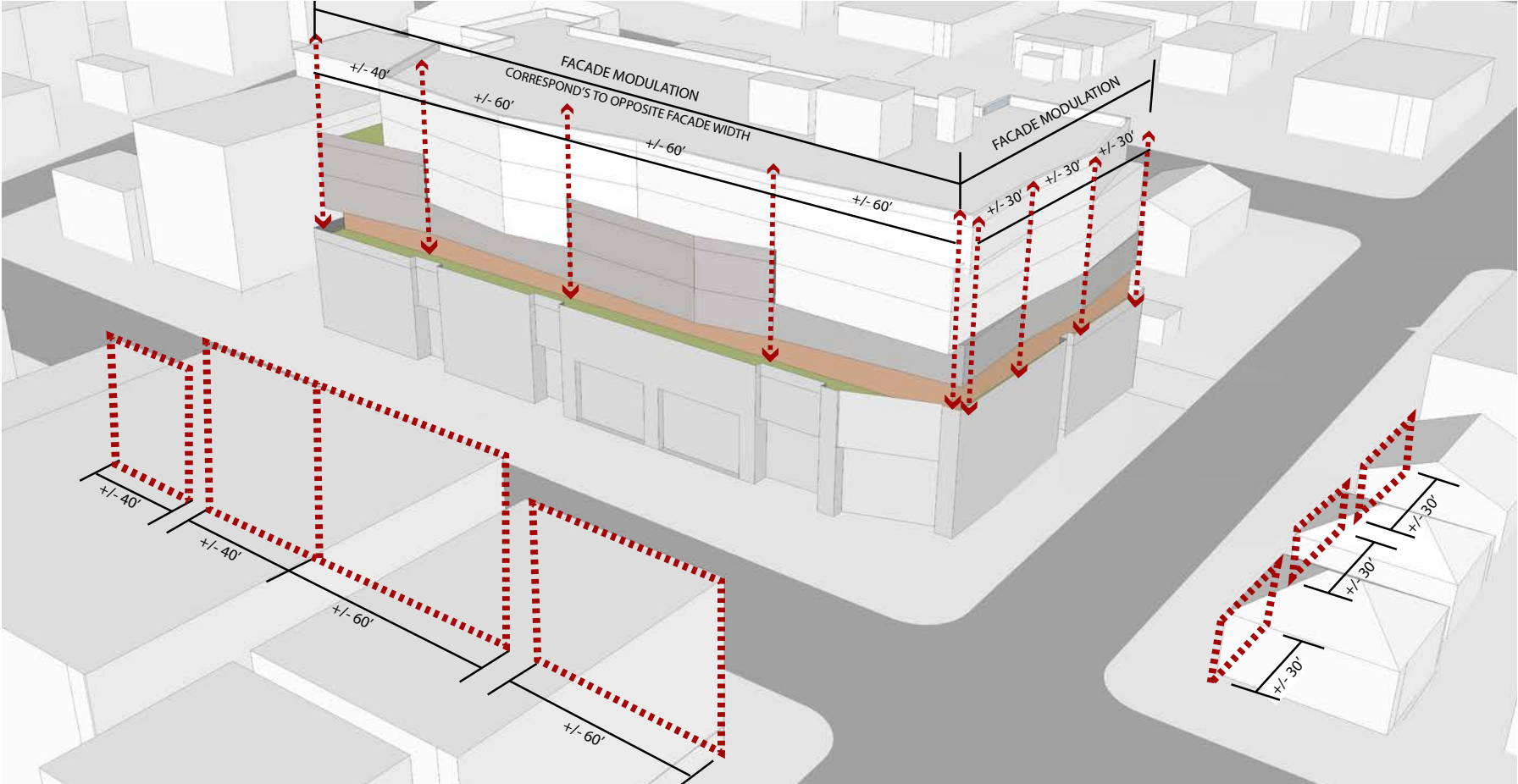
DC2-A Massing

2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.



Massing inspiratoin (example shows one of many in neighborhood) for option B and C (preferred) base/podium modulation. Scale taken from buildings across 12th from site.





UPPER LEVEL FACADE MODULATION

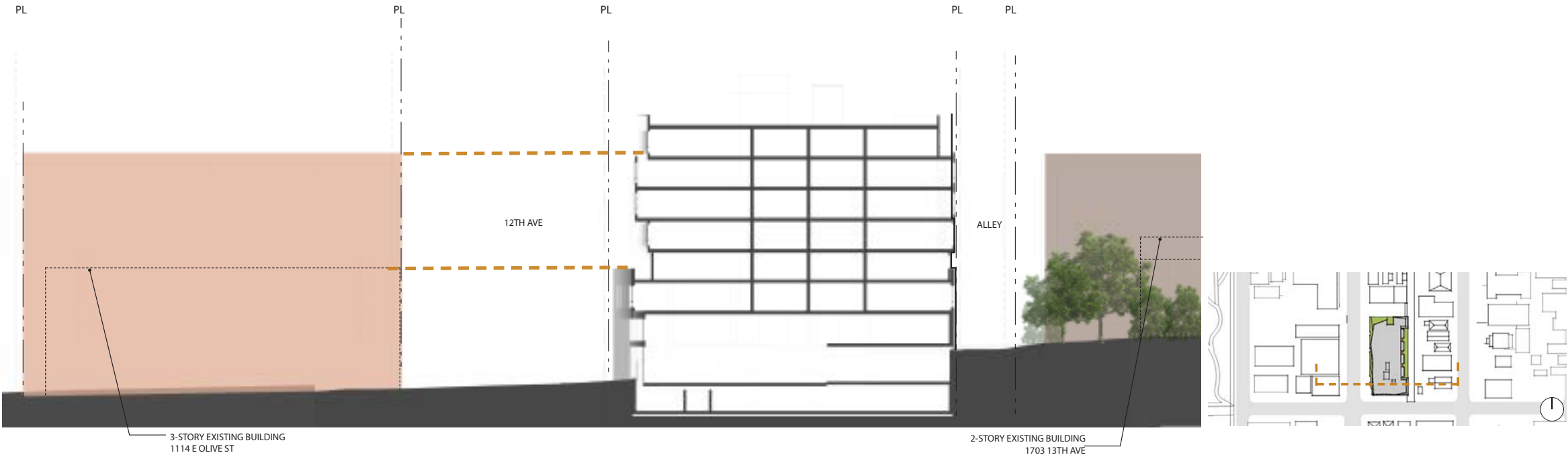
DESIGN RESPONSE (Similar concept and basis on all options)

Previous and retained preferred upper level setbacks and modulation create additional setback to let light/sky exposure down to 12th Ave. Setbacks very between 6' to 14' back from property line (adds to current 66' ROW)

Modulation at upper levels is intended to be a unique version of bays. The module is roughly 40' - 60' taken from the size of the buildings across the street.

The **height of the podium reflects the height of the buildings across the street** and the top of the podium at 12th Ave Arts.

More traditional modulation has been added to the podium for EDG 2 creating more connection to the retail / pedestrian experience at grade.



ADR EDG 1 GUIDANCE

e. Noting public comment and Staff concern, *provide shadow studies of the massing options at a higher level of scale and with greater detail to clearly indicate impacts on neighboring structures and gardens.* (CS1-B-2, CS2-D)

DESIGN RESPONSE

Updated Shadow Studies have been provided with enlargements of immediate neighbor properties - see massing options chapter of packet.
North stair penthouse has been removed along with large roof deck amenity reducing impact of shadows to the north.

EDG 1 preferred massing already incorporated upper level setbacks and courtyards addressing north neighboring building, note that **team has investigated additional setbacks here but to setback more at north, the building must grow towards the lower zoned LR3 eastern neighborhood as all other sides are restricted. The team feels it is more appropriate to keep the footprint of the building up against the blank wall of the north neighbor, relieve the west roof deck as previously shown (EDG 1), and give a light (and air) well doubling the size of their courtyard considering this is the same zoning as our site.**

(APPLICABLE) CITED DESIGN GUIDELINE

CS1-B Sunlight and Natural Ventilation

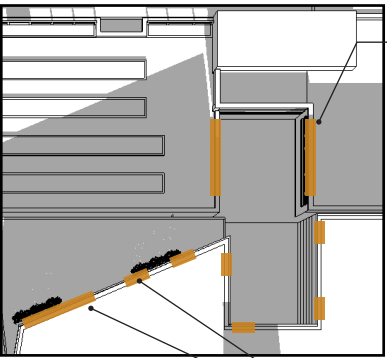
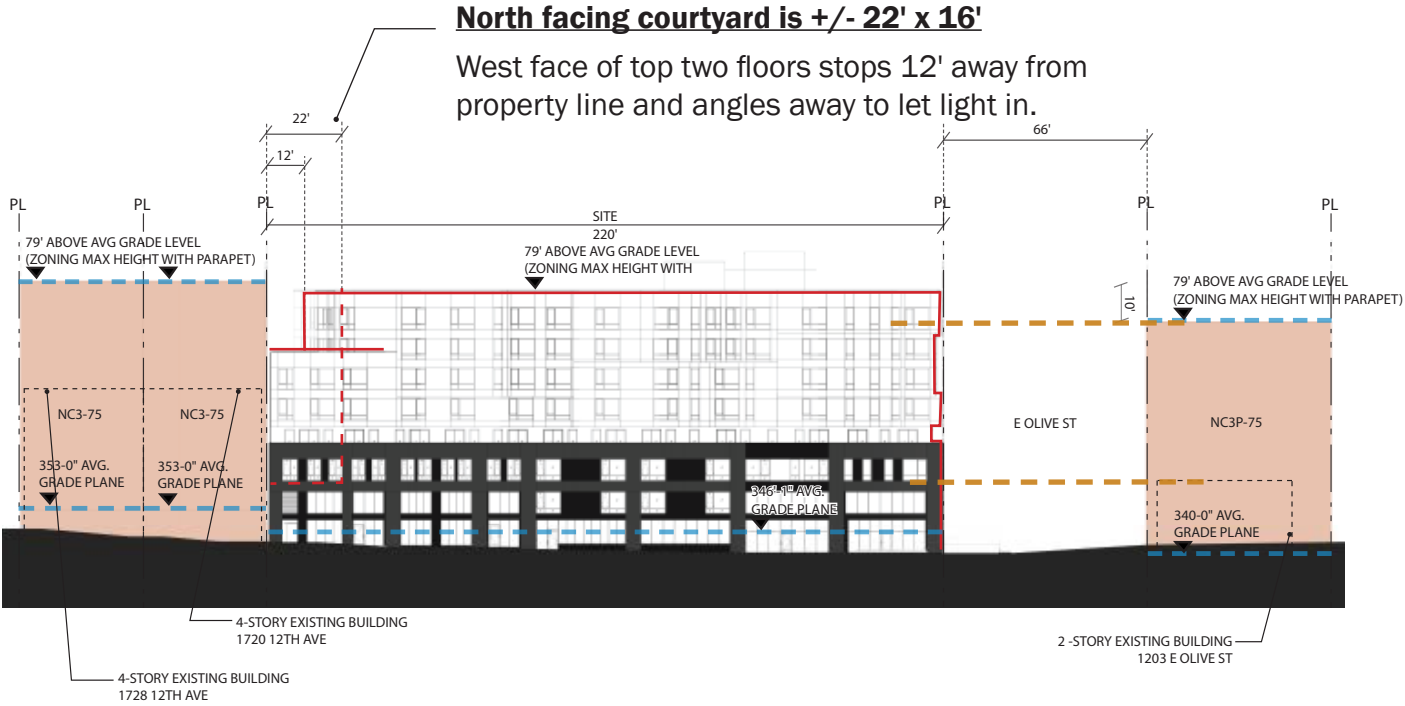
2. Daylight and Shading: *Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.*

CS2-D Height, Bulk and Scale

3. e. *Shading to or from neighboring properties.*

4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, *break up the mass of the building*, and/or match the *scale of adjacent properties in building detailing*. It may be appropriate in other areas to *differ from the scale of adjacent buildings* but preserve natural systems or existing features, *enable better solar exposure* or site orientation, and/or *make for interesting urban form*.

5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to *minimize disrupting the privacy and outdoor activities of residents in adjacent buildings*.



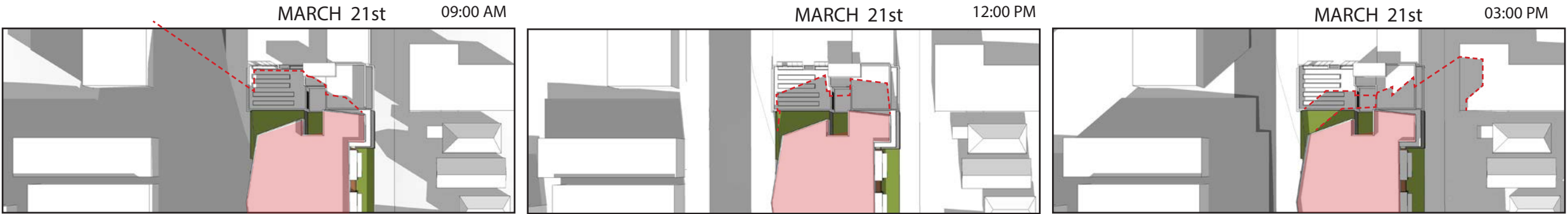
Privacy and windows for light/air

North neighbor windows face east and west into courtyard. Proposed option does the same (smaller bedroom windows only - quiet and private - not for viewing down into courtyard necessarily).

Proposed option includes a window at the north end of the building corridor opening into courtyard, since this is circulation and the north neighbor has no windows facing south, the opportunity for daylight seems appropriate.

Windows facing roof garden at west setback will be screened by planting buffer between spaces (see landscape sheets).

For more than half the year the west garden roof of the north neighbor receives significant sunshine. See further diagrams later in the packet.



SEE FOLLOWING PAGE FOR CLARIFIED / ADDITIONAL INFORMATION

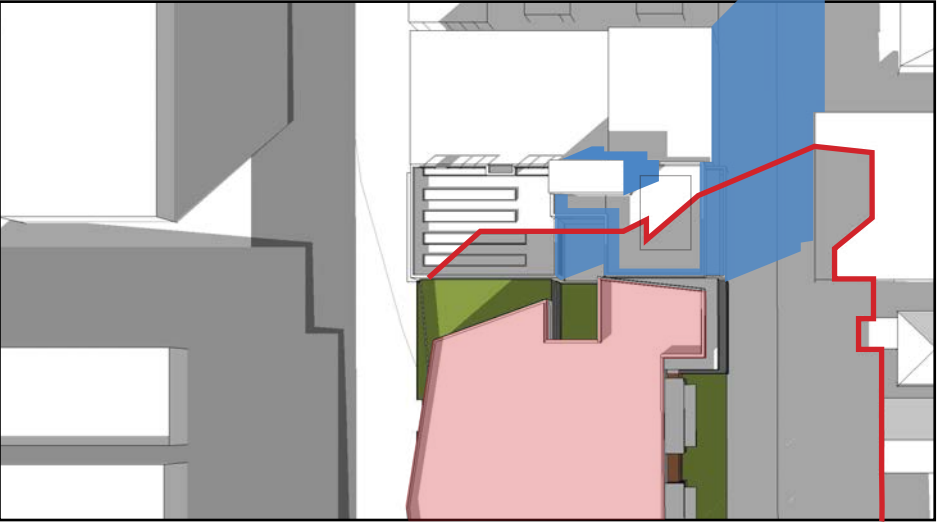
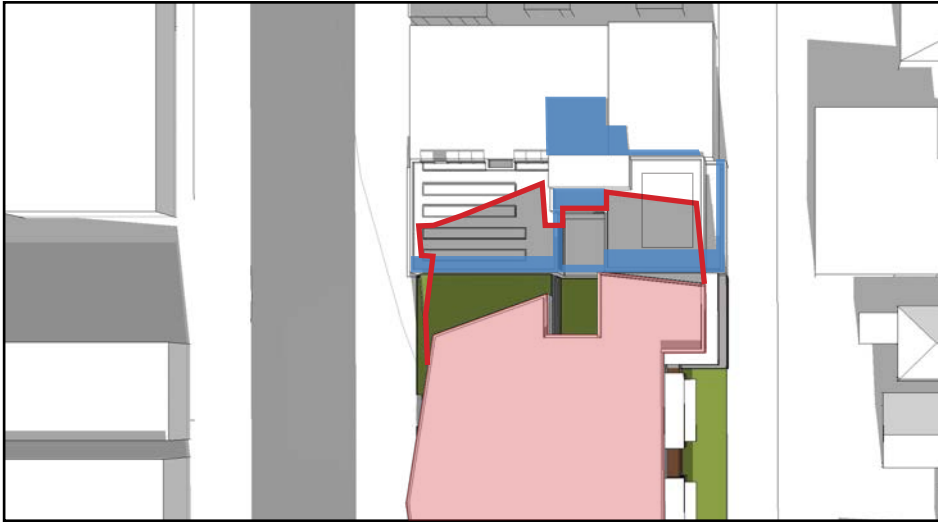
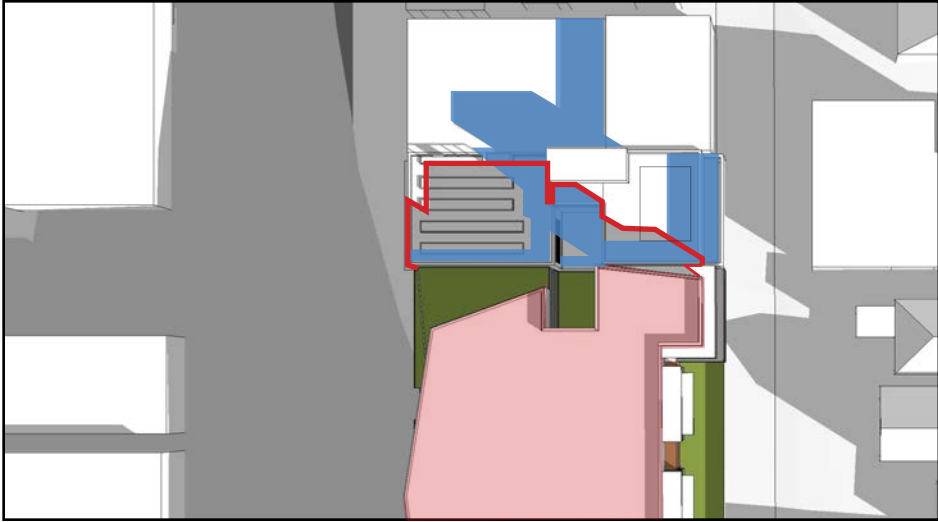
MODIFIED GRAPHICS TO SHOW ADDITIONAL CLARIFICATION -
MASSING OPTION C - SUN STUDIES NORTH

09:00 AM

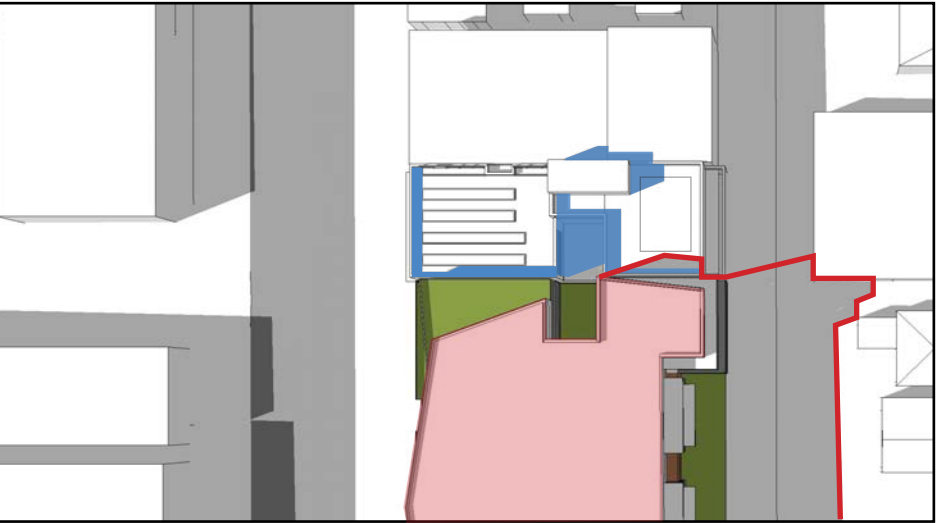
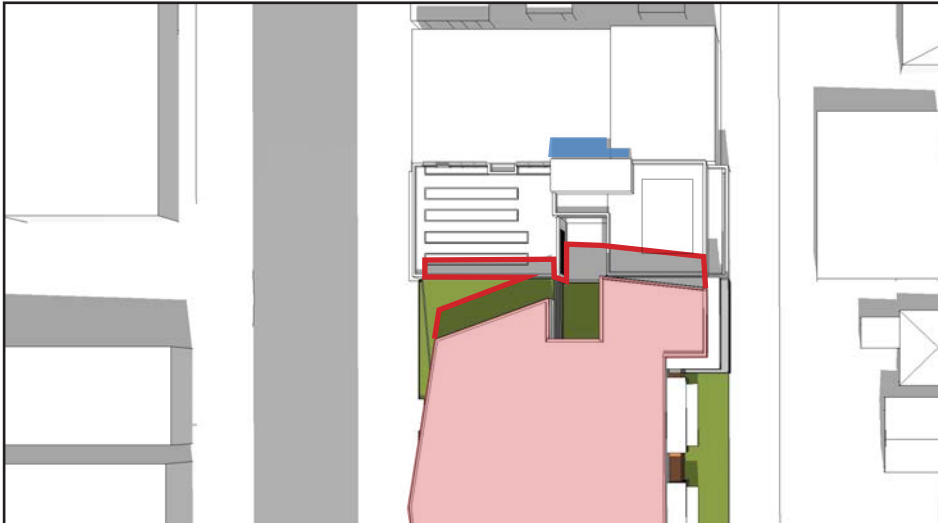
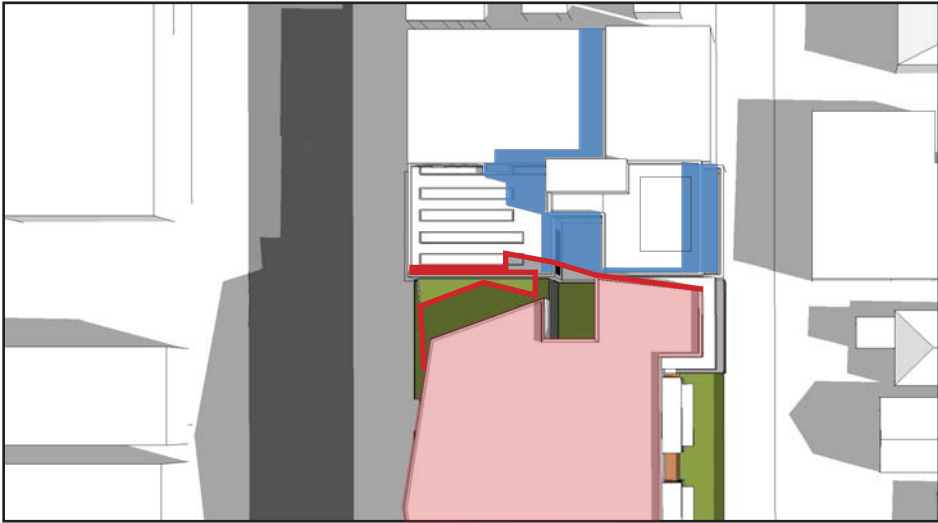
12:00 PM

03:00 PM

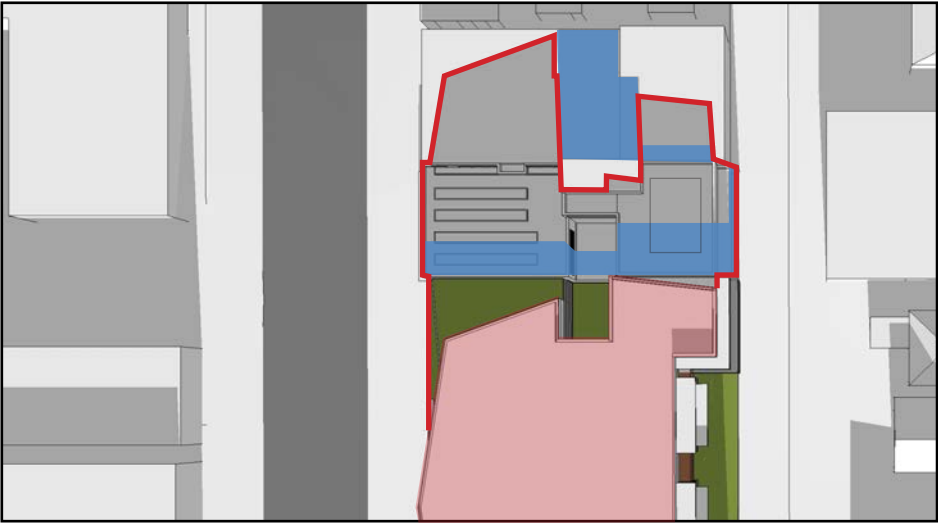
MARCH 21st /
SEPTEMBER 22nd





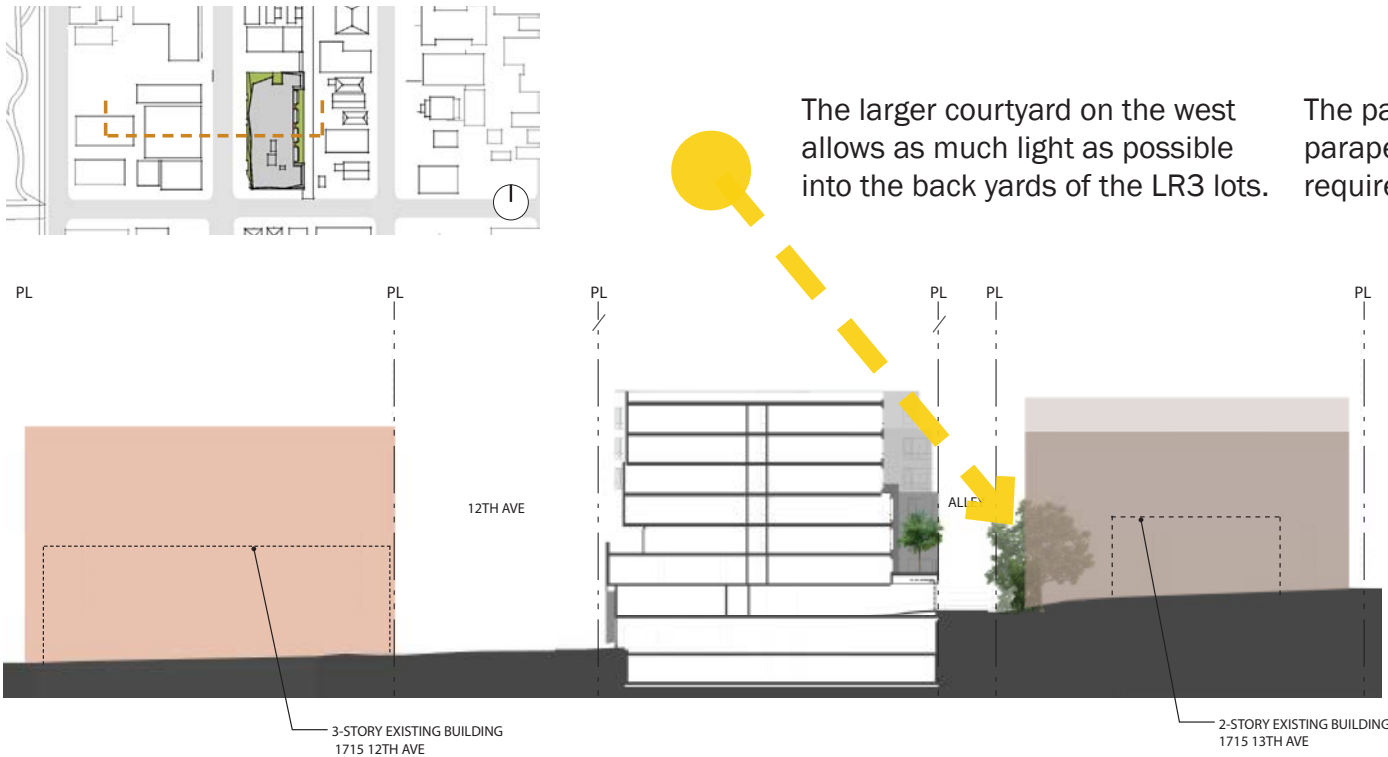
JUNE 21st



DECEMBER 21st



COHOUSING SHADE - 
BUILDING SHADE - 



DESIGN RESPONSE

Shading impact to the buildings on the east is mitigated while balancing with meeting the city allowed development potential as previously diagrammed. **The larger courtyard on the west allows as much light as possible into the back yards of the LR3 lots.**

As noted in the public and city comments, there are large trees along the east and west side of the alley. The ones on the west side will be removed as required by the city as they are in the alley right of way dedication. **Trees along the east and in the neighbor's back yards are large and will provide additional privacy screening facing the proposed project.**

Additional planting will be incorporated in the courtyard as well including smaller trees that won't add to shading.

EAST ELEVATION OF PREFERRED OPTION SHOWING HEIGHT OF EXISTING TREES THAT WILL REMAIN BETWEEN PROJECT AND EASTERN NEIGHBORS

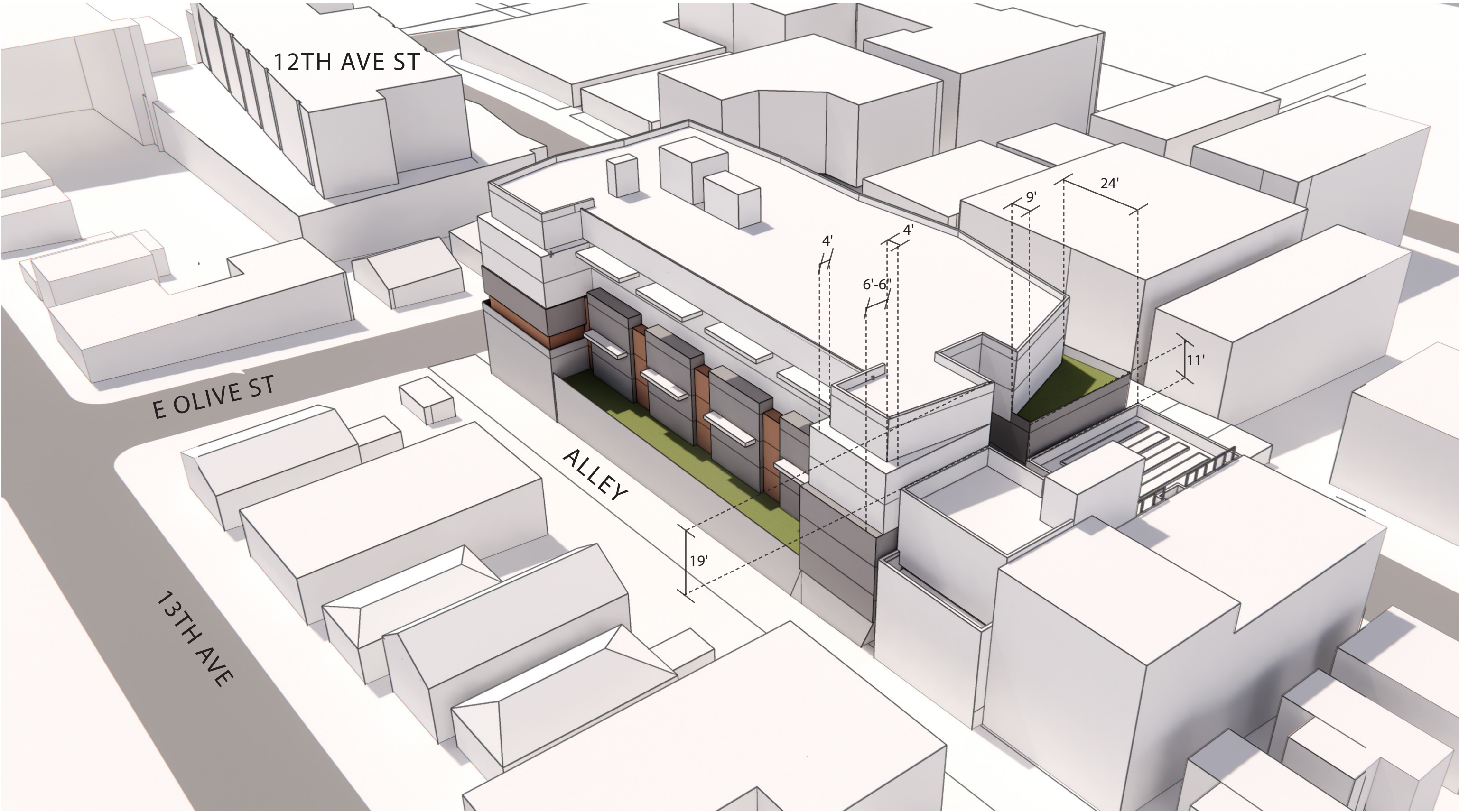


SHOWING CURRENT TREES BETWEEN PROJECT AND EASTERN NEIGHBORS



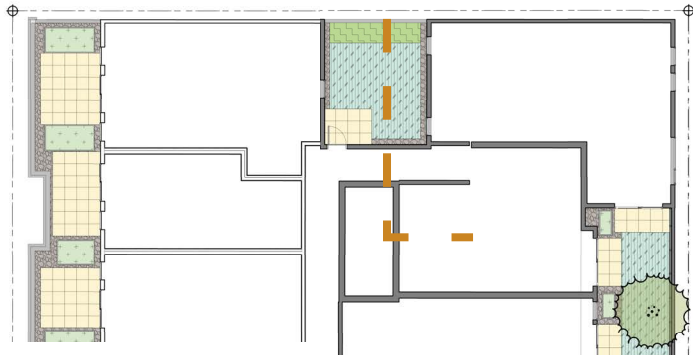
ALLEY GRADE

MODIFIED GRAPHICS TO SHOW ADDITIONAL CLARIFICATION -
UPPER LEVEL SETBACKS - REDUCING SHADING

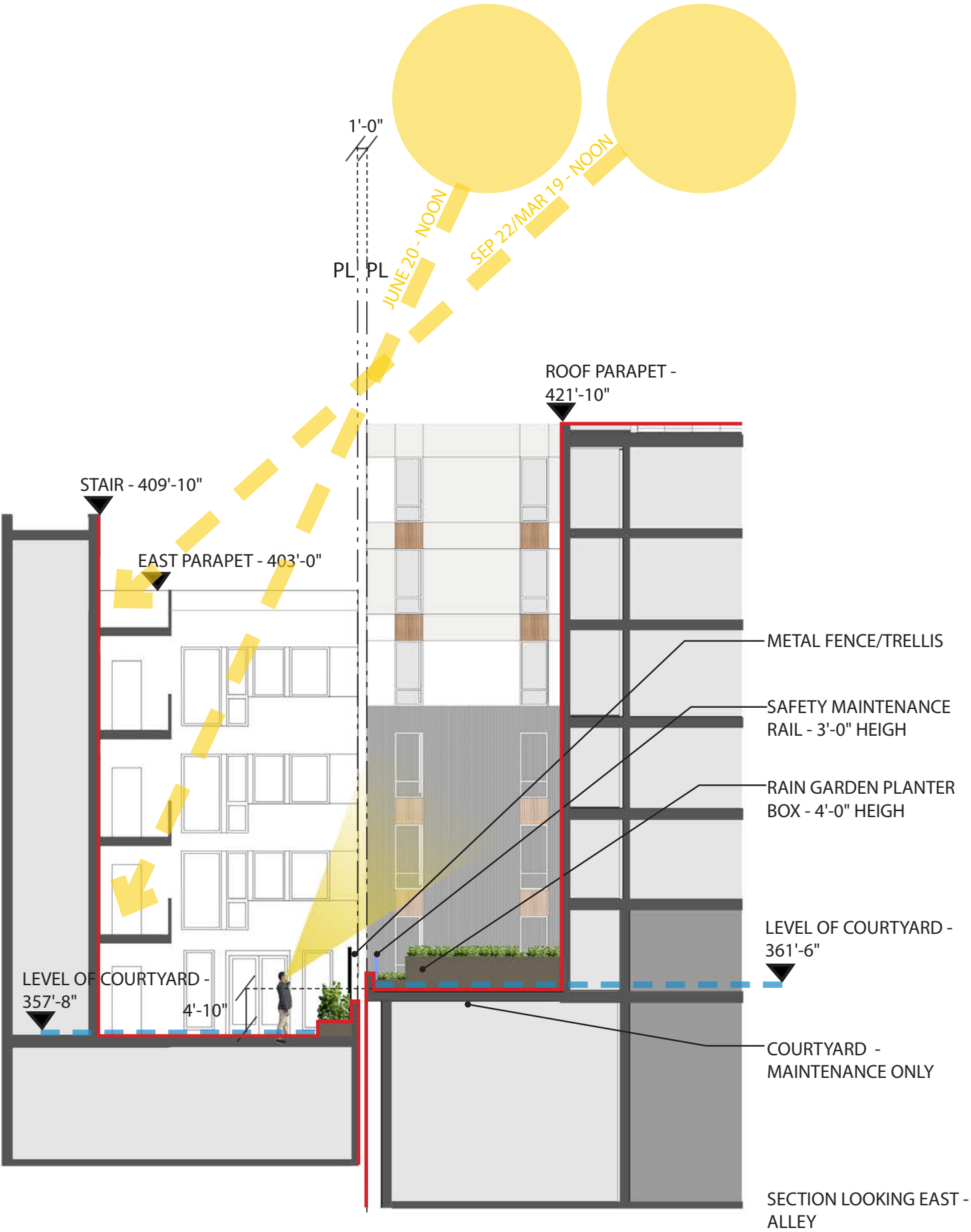


Page intentionally blank

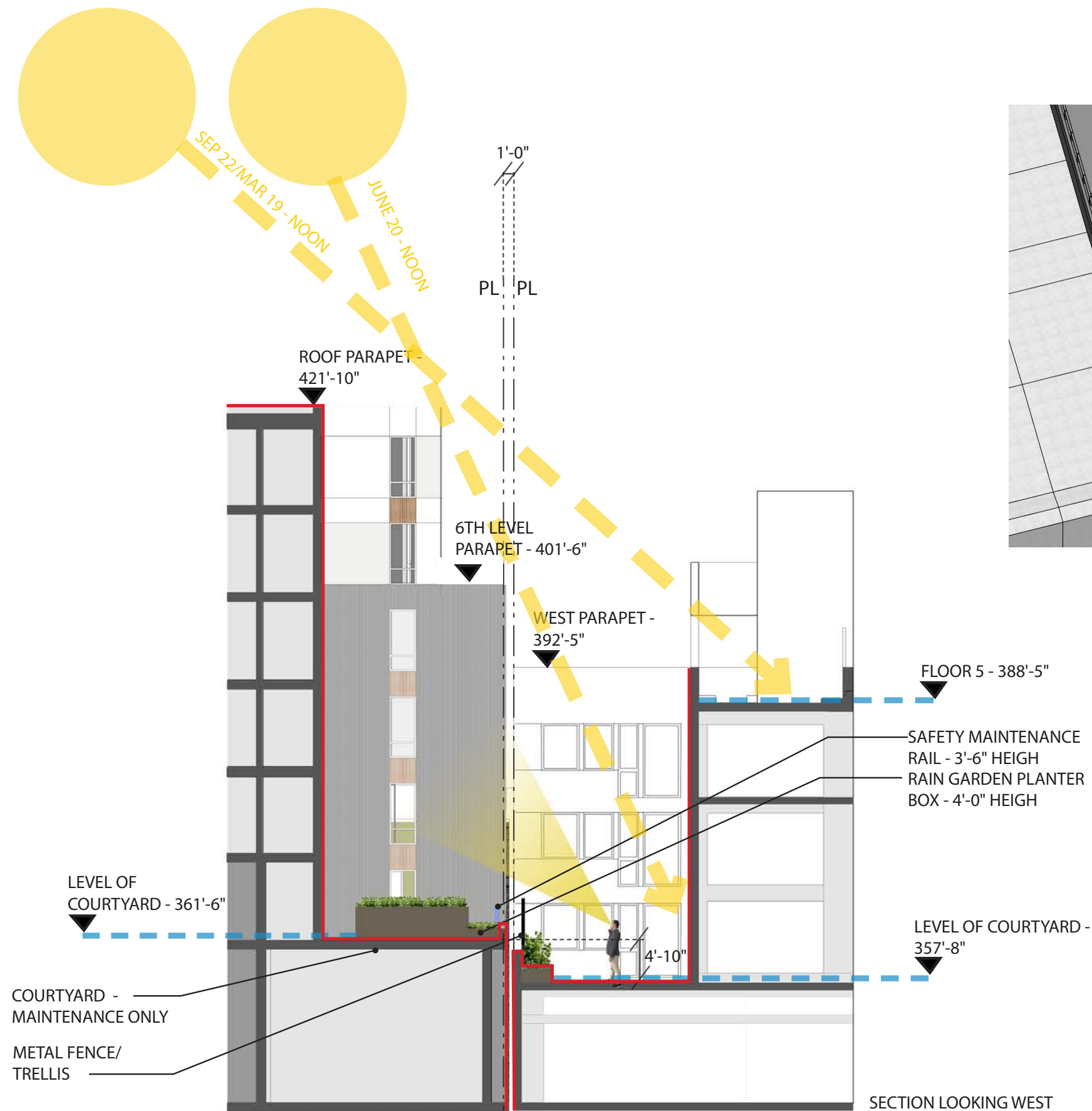
MODIFIED GRAPHICS TO SHOW ADDITIONAL CLARIFICATION -
COURTYARD SETBACKS COMPARE TO ROW WIDTH



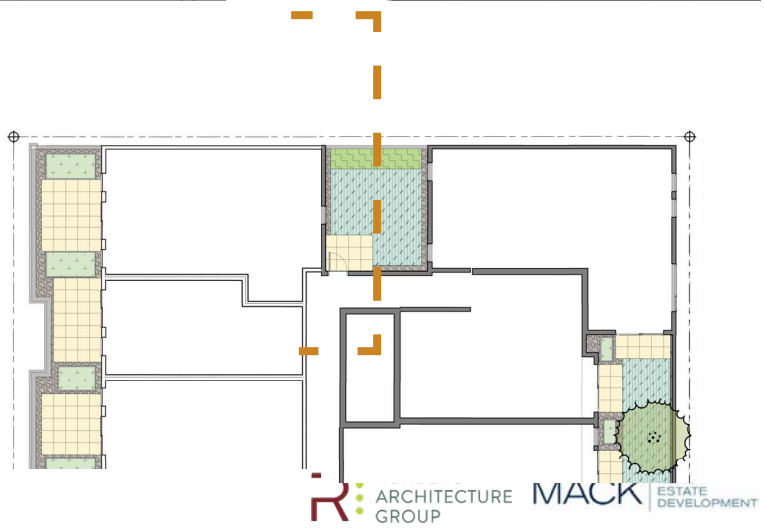
LANDSCAPE PLAN (LEVEL 2) LOOKING EAST



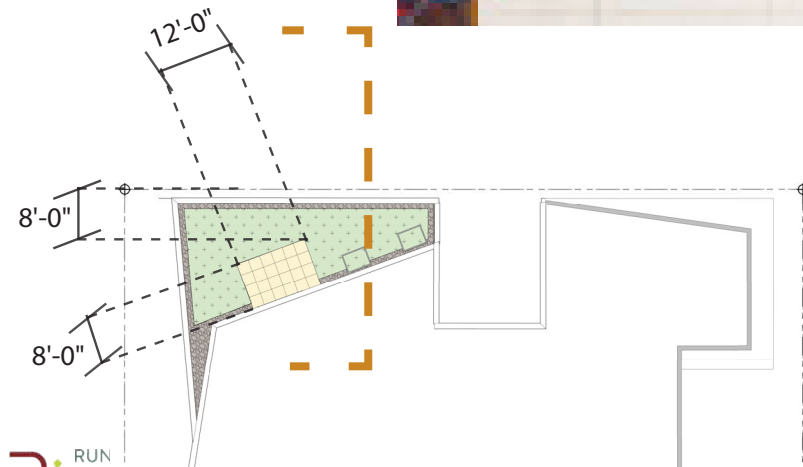
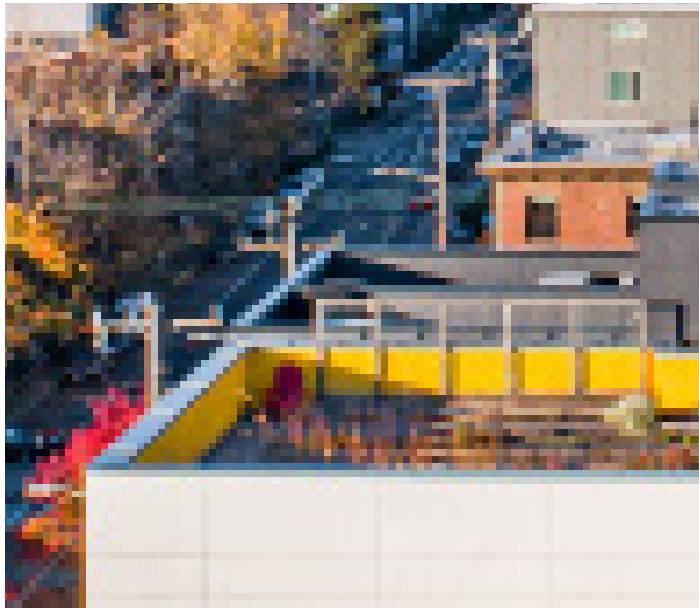
MODIFIED GRAPHICS TO SHOW ADDITIONAL CLARIFICATION -
COURTYARD SETBACKS COMPARE TO ROW WIDTH



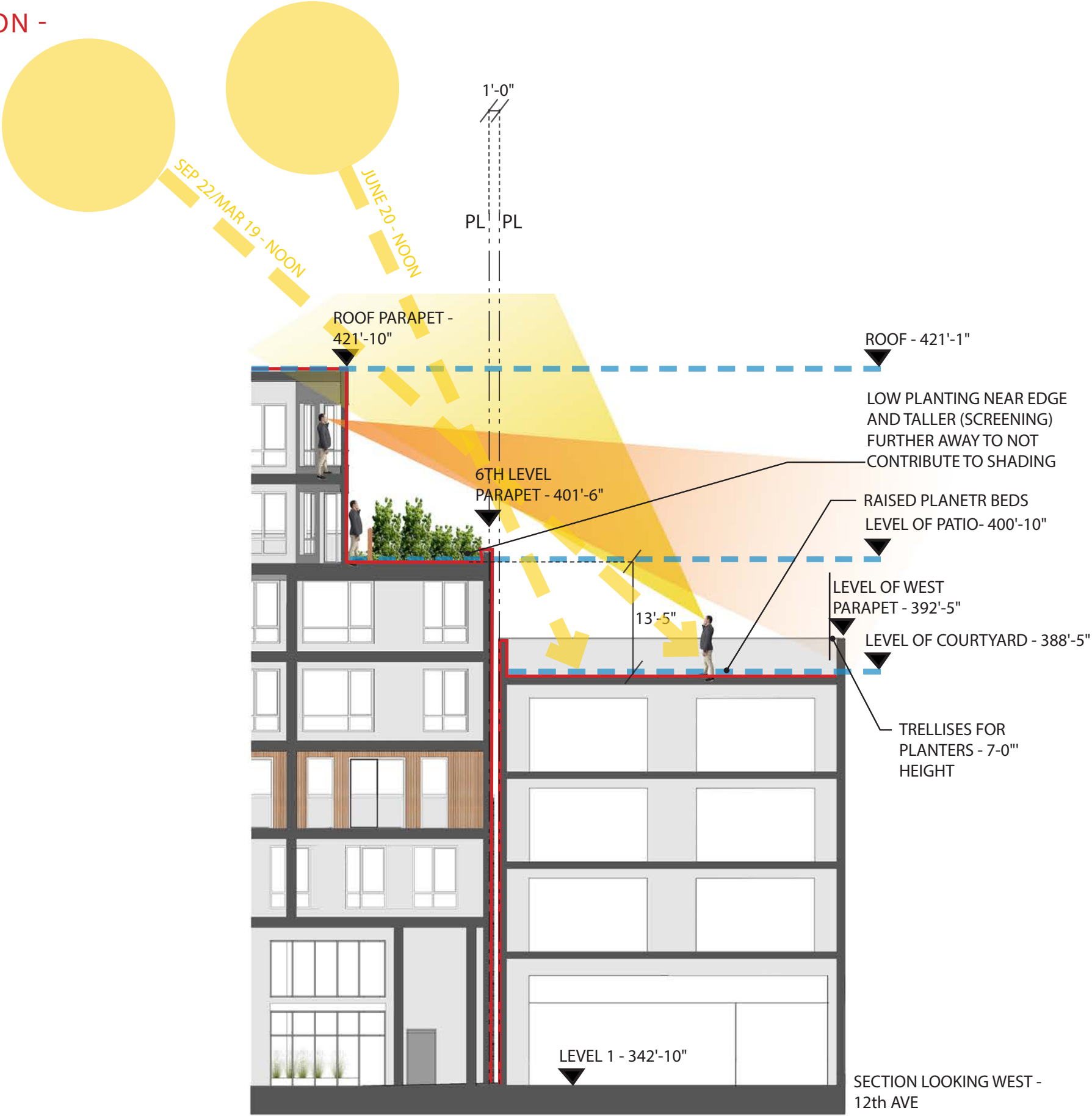
LANDSCAPE PLAN (LEVEL 2) LOOKING WEST



MODIFIED GRAPHICS TO SHOW ADDITIONAL CLARIFICATION -
COURTYARD SETBACKS COMPARE TO ROW WIDTH



LANDSCAPE PLAN (LEVEL 6) LOOKING WEST



Page intentionally blank

ADR EDG 1 GUIDANCE

a. Staff supports the programming of active commercial uses along 12th Ave. In agreement with public comment, Staff recommends further development of a porous and engaging street edge with pedestrian amenities, landscaping, and a design that responds to the commercial context nearby. (CS1-4.e, PL3-B, PL3-C)

b. In agreement with public comment, Staff are concerned about the large residential lobby proposed at the street front and how it will encourage human interaction and activity. This concern may be mitigated by some combination of the reduction in its size and the careful programming and detailing (activity areas, operable windows, etc.) of the space. (PL3-C, PL3-B)

DESIGN RESPONSE

The project proposes approx. **48% of 12th avenue frontage as commercial** (3 spaces sized appropriately for local businesses - some hopefully returning to the site). **Approx. 63% of the E Olive St. will be commercial.**

All at grade facade will feel commercial in nature. There are no residential units at grade.

Outdoor spill-out space is included and blends with the lobby outdoor seating area and landscaping.

The lobby is the only indoor communal space in the building and is designed **as an active CoWorking style space that will have the appearance and activity of a cafe.** It includes a overlooking mezzanine level fitness room that to the SE corner of the alley.

Additionally **a portion of the lobby is designed to accommodate conversion to commercial space in the future as demand might grow.**

(APPLICABLE) CITED DESIGN GUIDELINE

PL3-A. Street Level Interaction - Entries

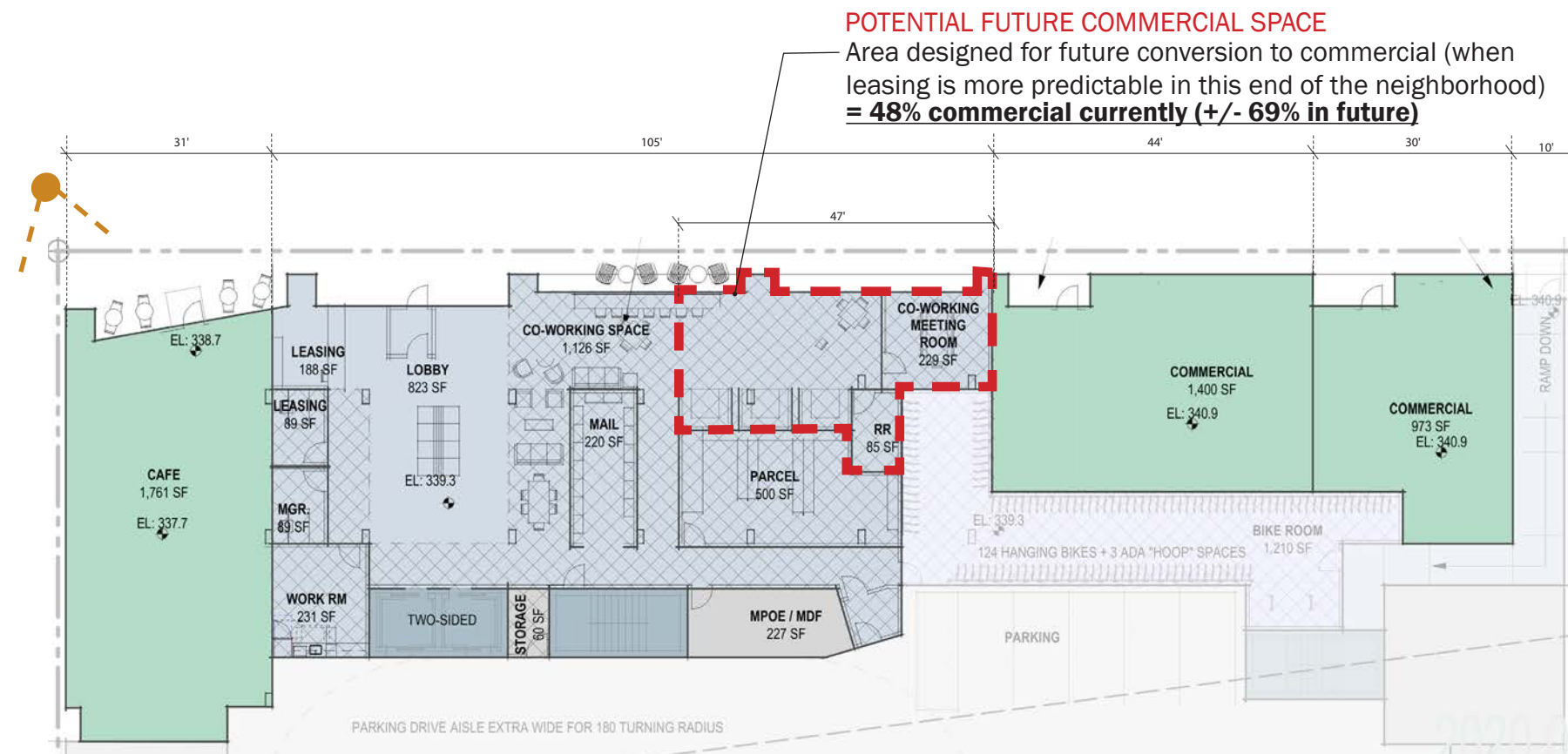
1. Design primary entries to be obvious, identifiable, ... connected to the street. ... differentiating residential and commercial entries ...
2. Retail entries should include adequate space ... under cover from weather.
3. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3 - B Street level Interaction - Residential Edges

4. Interaction: Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children's play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.

PL3 - C Street level Interaction- Retail Edges

1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. ...
2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors ...increased height in lobbies, ...
3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur.



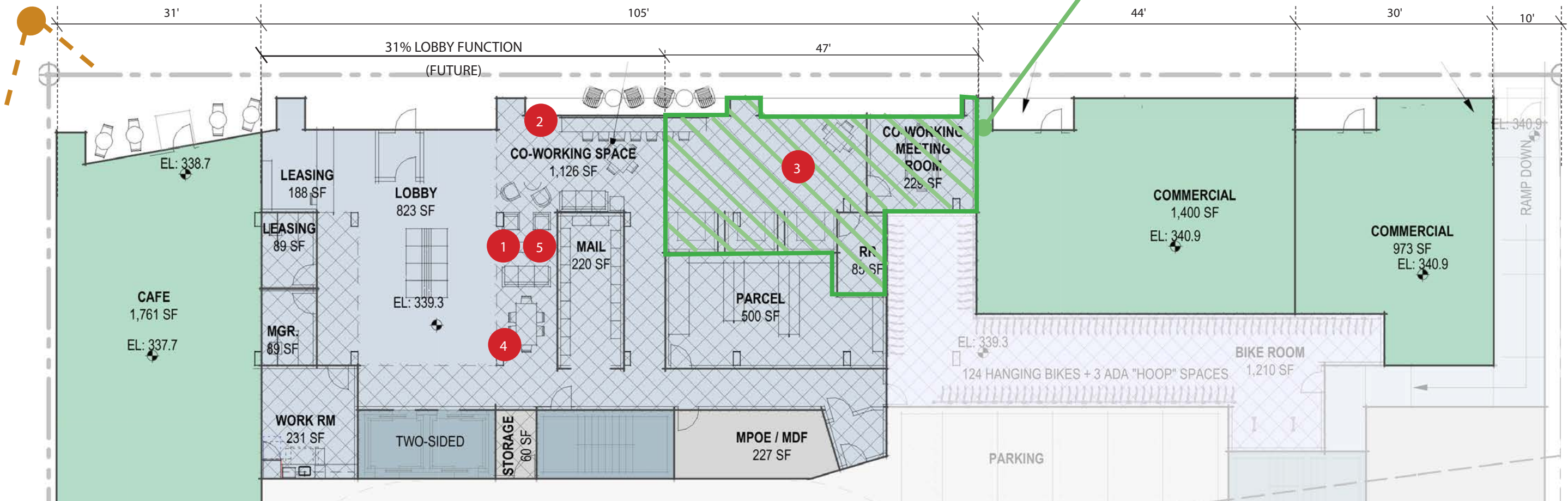
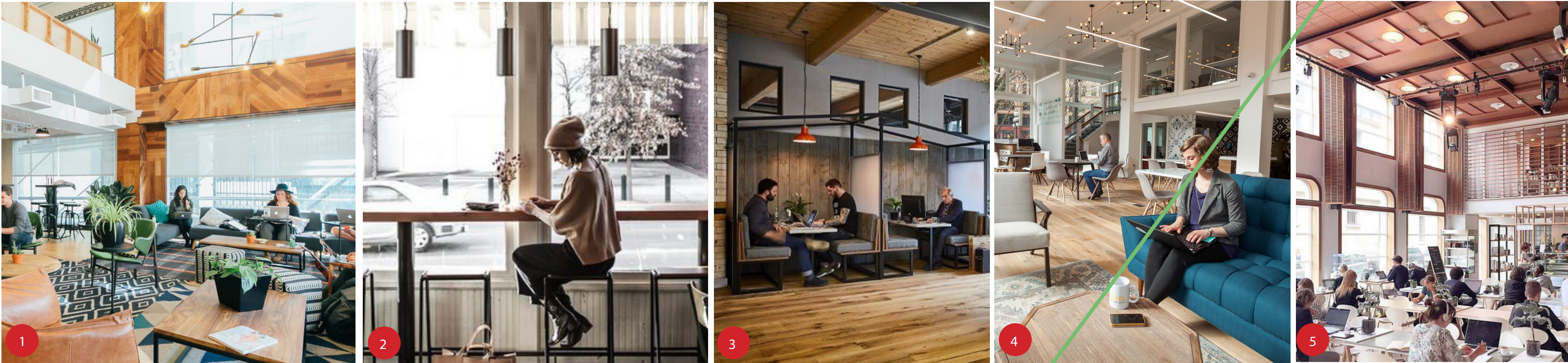
Lobby entry will be accented but compliment the commercial spaces in keeping with its role as a "commercial/ cafe feeling CoWorking space"

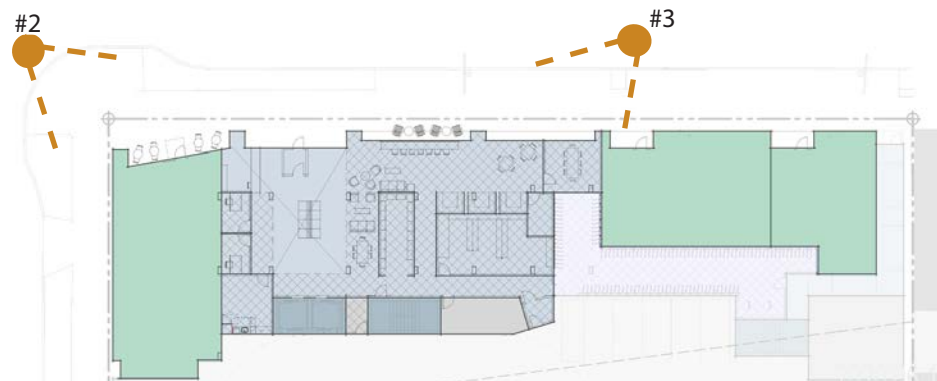
Signage and material differences will enhance the identity that this is the residential entry

**Preferred version shown for reference - similar materials and concepts would apply to all options.*

MODIFIED GRAPHICS TO SHOW ADDITIONAL CLARIFICATION -
STREET EDGE - LOBBY AND COMMERCIAL - POTENTIAL FUTURE COMMERCIAL SPACE

STOREFRONT GLAZING GOES TO GRADE FOR FUTURE CONVERSION
TO COMMERCIAL ENTRY DOOR





Open seating area extended up extra wide Olive St. sidewalk using seating platforms under permit with SDOT.

Window wall of cafe operable to enhance connection

Cafe accented by angling toward public & corner, providing outdoor seating area and addressing one of the main connections to Cal Anderson Park just a block west of the site.



EDG 1 RESPONSE - STREET EDGE - LOBBY AND COMMERCIAL



Storefront extends to grade for future commercial conversion

Movable pots instead of built-in planters



VIEW 2 *Preferred version shown for reference - similar materials and concepts would apply to all options.



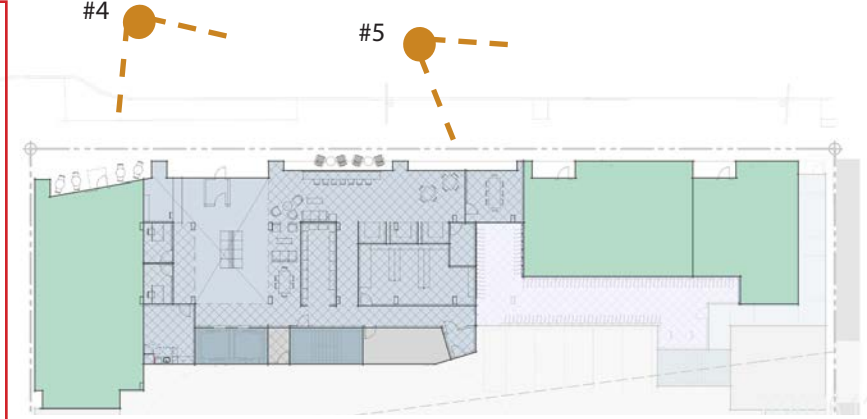
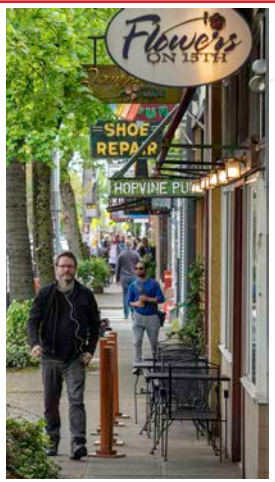
VIEW 3 *Preferred version shown for reference - similar materials and concepts would apply to all options.

SEE FOLLOWING PAGE FOR CLARIFIED / ADDITIONAL INFORMATION

UNIQUE, IDENTIFIEABLE ENTRIES

Lobby CoWorking space operable windows similar to cafe providing fresh air option

Residential entry is wood storefront pulling materials down from residential levels above and making it unique but not extreme contrast. Canopy and signage are also unique



Photos: John Feit * added images for 11/12/2020

Commercial entries can be accented by future tenants creating their own identity within the overall framework, similar to other street frontages in neighborhood



VIEW 4 *Preferred version shown for reference - similar materials and concepts would apply to all options.

VIEW 5 *Preferred version shown for reference - similar materials and concepts would apply to all options.

MODIFIED GRAPHICS TO SHOW ADDITIONAL CLARIFICATION -
STREET EDGE -LOBBY AND COMMERCIAL - REQUEST TO ADD COLOR / LIGHTEN BASE

VIEW 4 - OPTION 1 AND 2 -STUDIED SUGGESTION OF ADDING COLOR THROUGHOUT
Suggestion from meeting with PPUNC - (Study adding colors): while there are successful versions of this in the nearby commercial core, it can also become dated, clash with or be distracting from the general feel/fabric of the immediate neighborhood and our street.



VIEW 4 - OPTION 3 - STUDIED DOING THE SAME WITH NATURAL COLORS / MATERIALS - **PREFERRED**
One study in (facade design still in progress): Prefer to have a more timeless and sophisticated look using natural materials to bring warmth to darker facade. Allows retail frontages and custom signage more contrast/attention while tying the lower levels mor to the upper levels.



Futher study planned to add variation in heights of parapets at base and varying, copings.





DESIGN RESPONSE

Several trees will be removed along the alley as they are in the ROW.
Street trees will be increased. Only one of the (6) existing street trees is healthy and will be retained. All others will be replaced with (9) additional new large caliper trees with lush planting. The building is set back from street property line to allow space for trees and generous sidewalk space.



1
Two (2) unhealthy existing street trees replaced with five (5) large caliper street trees,
Large planting strip provided to maintain trees' future health, typical.

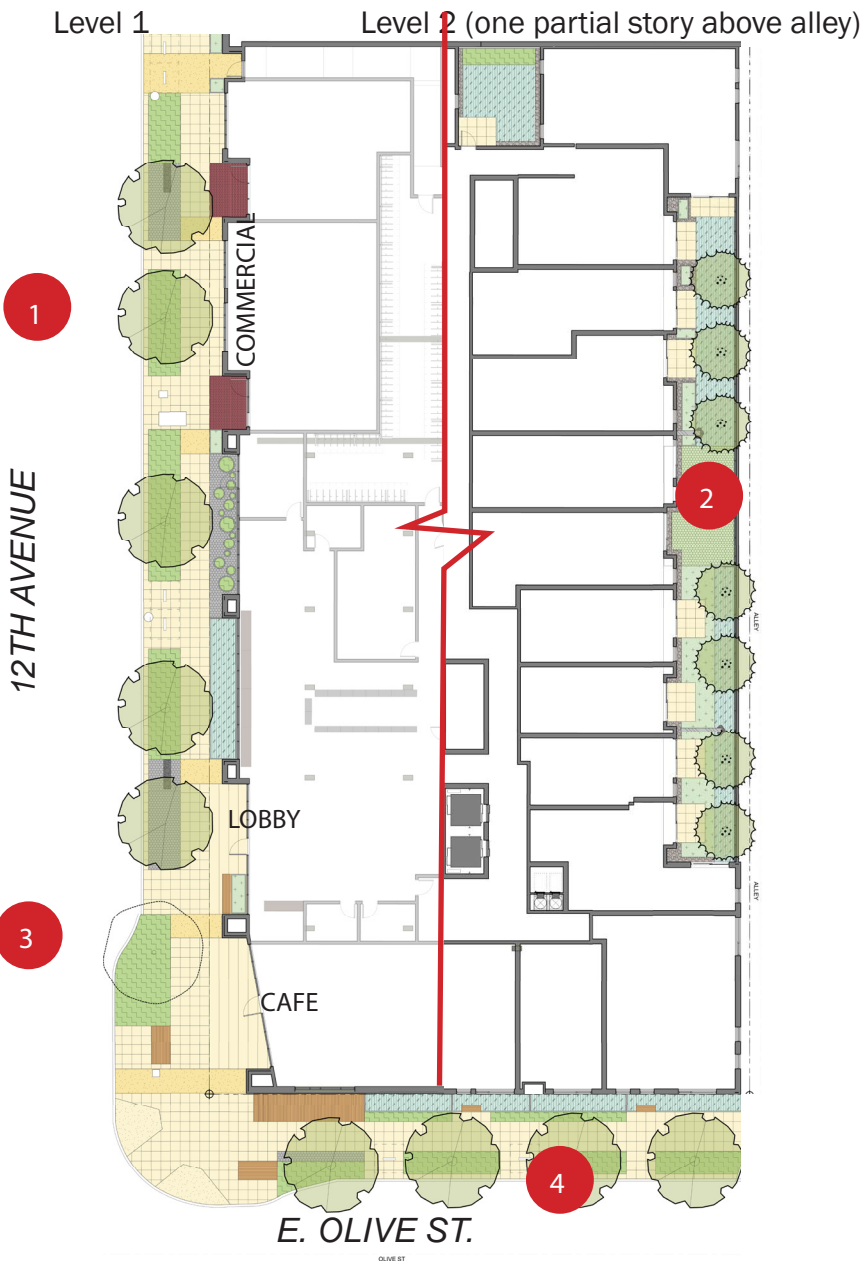
2
Existing alley trees and shrubs removed. After dedication these are in the alley ROW.
Replaced with seven (7) trees at the L2 podium deck.

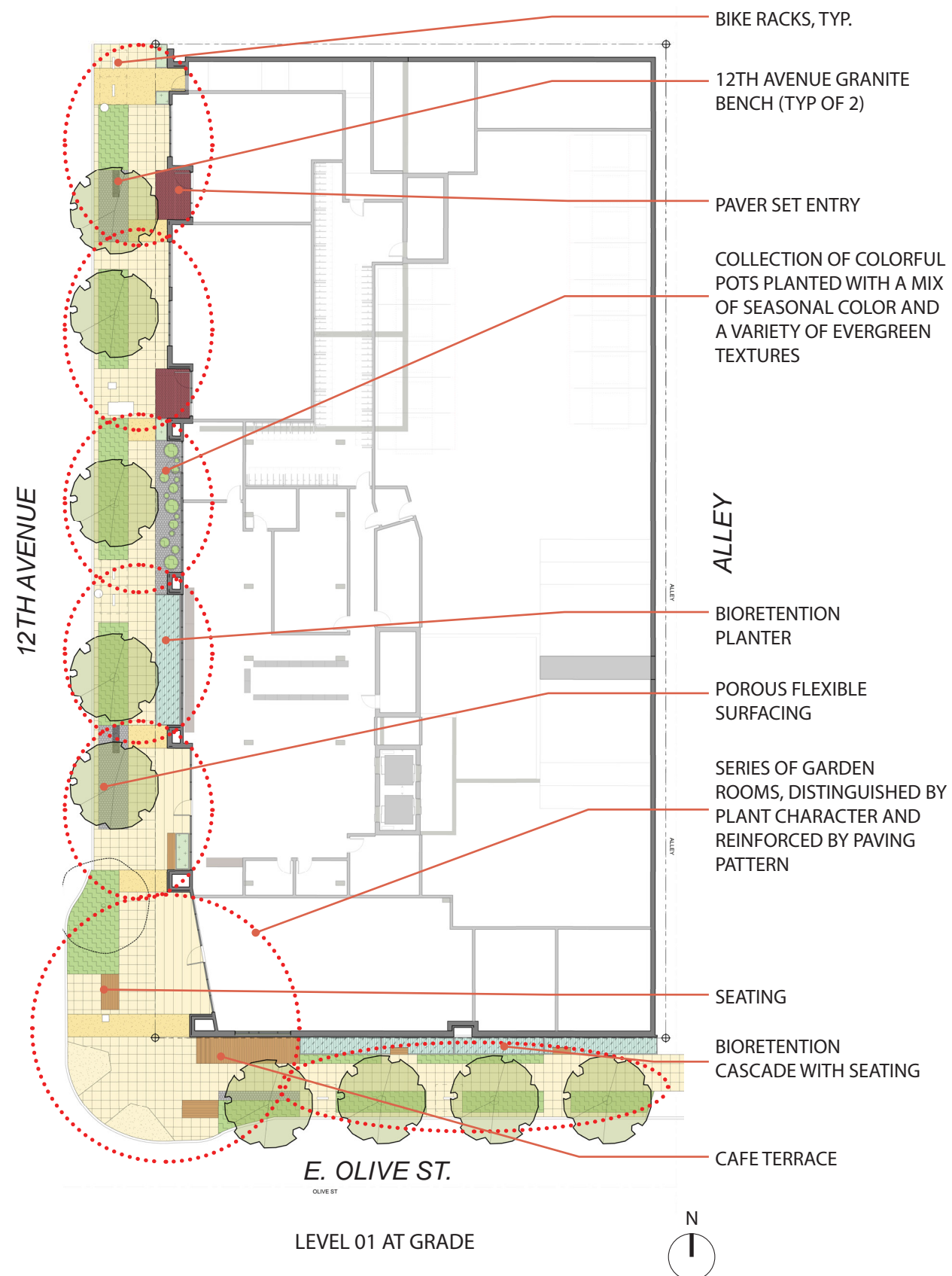
3
One (1) large healthy street tree retained. Building sets back at this location buffering tree and opening at grade spill out area at corner.

4
Three (3) unhealthy existing street trees replaced with four (4) large caliper street trees.

(APPLICABLE) CITED DESIGN GUIDELINE

CS1-4.e
Protect the health and longevity of existing mature street trees when designing the footprint of a new building





The 12th Avenue Frontage is developed to provide a recall to the former scale of development around this project. Breaking the frontage down into smaller garden rooms, registered to the brick piers of the architecture, each with its own character. Reclaimed granite curb seating extends neighborhood details, implemented last decade by the 12th Avenue Stewards, from farther south along 12th. Flexible porous pavement, paver set entries and simple banding act as accents to the City standard 2x2 concrete sidewalk and are deployed to provide a reinforcing rhythm and complementing variability to the garden rooms. In the mid-frontage, pots line one portion of facade to provide near term planting, with a long term goal of opening up an additional commercial frontage in the future. Adjacent to this, there is a bioretention planter providing variation and seasonal water feature to the frontage. Public seating has been provided both directly outside the residential lobby and flanking the corner curb bulb.

(CS1-3-b, CS-1-4-c, CS2-B-3, CS2-1-b, PL1-C-1+2, PL1-1-b, DC4-D, DC4-4-a+b)

The Olive Street Frontage starts with an outdoor terrace for the corner cafe space, similar to decks at Tavolata on Pike and Skillet on Union. At the back of sidewalk and uphill from this location a cascade of bioretention planters with integrated seating in (2) locations along its length. The curbside planters continue the character of streetscape plantings from 12th Avenue, while hosting (4) trees that will grow to large stature with a vase-shaped profile.

(CS-1-C-1, CS1-E-2, CS2-a-1, PL1-C-1+2, DC4-D, DC4-2-e, DC4-4-a+b)

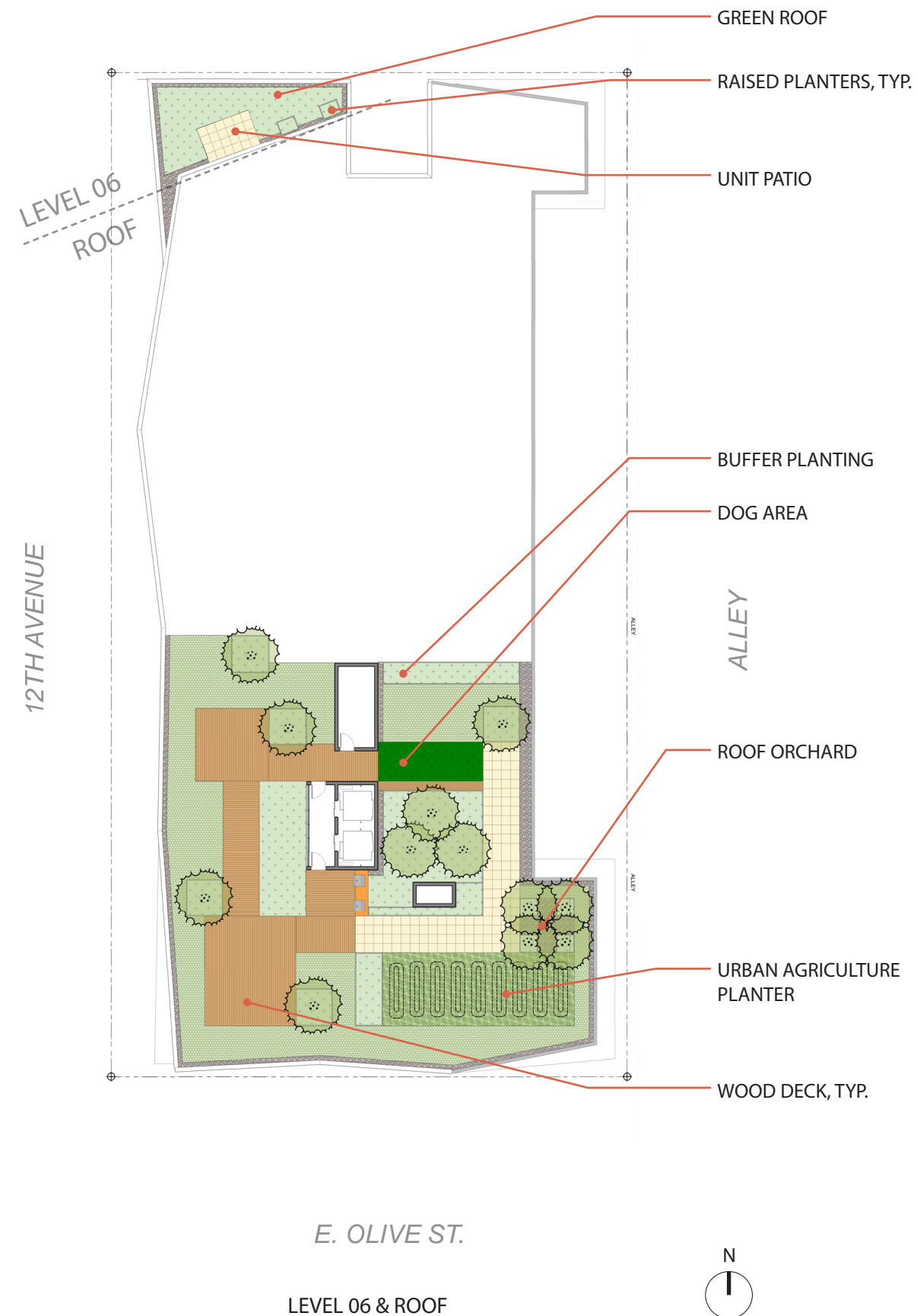




The Level 02 Terraces lines their edges with lush habitat plantings, combining bioretention planters and trees to provide bird habitat. Unit terraces take advantage of this setting on the alley frontage. The north terrace is not meant for occupancy but provides access for maintenance and privacy and views to open space for the open space at the adjacent property.
(CS-1-D-1, CS1-E-2, CS1-4-a+b, DC4-4-a+b)

The Level 03 Terrace provides unit patios for each adjacent unit, with planters acting as terrace dividers between patios. These planters will be planted with upright evergreen shrubs, with room at the base for planting to be personalized by the residents.
(CS-1-4-c, DC4-4-a+b)





The Level 06 Terrace provides a unit patio in a field of green roof, with two raised planter beds to provide scale to the space, without casting shadow beyond the building. Plantings design will focus on pollinator supporting plantings.

(CS-1-D-1, CS1-4-a+b, DC4-4-a+b)

The Roof Level Terrace provides amenity deck space, a dog area and BBQ station. Urban agriculture opportunities take various forms where residents have access, from cultivation beds to u-pick fruit trees and berry shrubs. Areas of planting beyond residential access will also be focused on pollinator plantings.

(CS1-D-1, CS1-4-a+b, DC3-1-c, DC4-4-a+b)



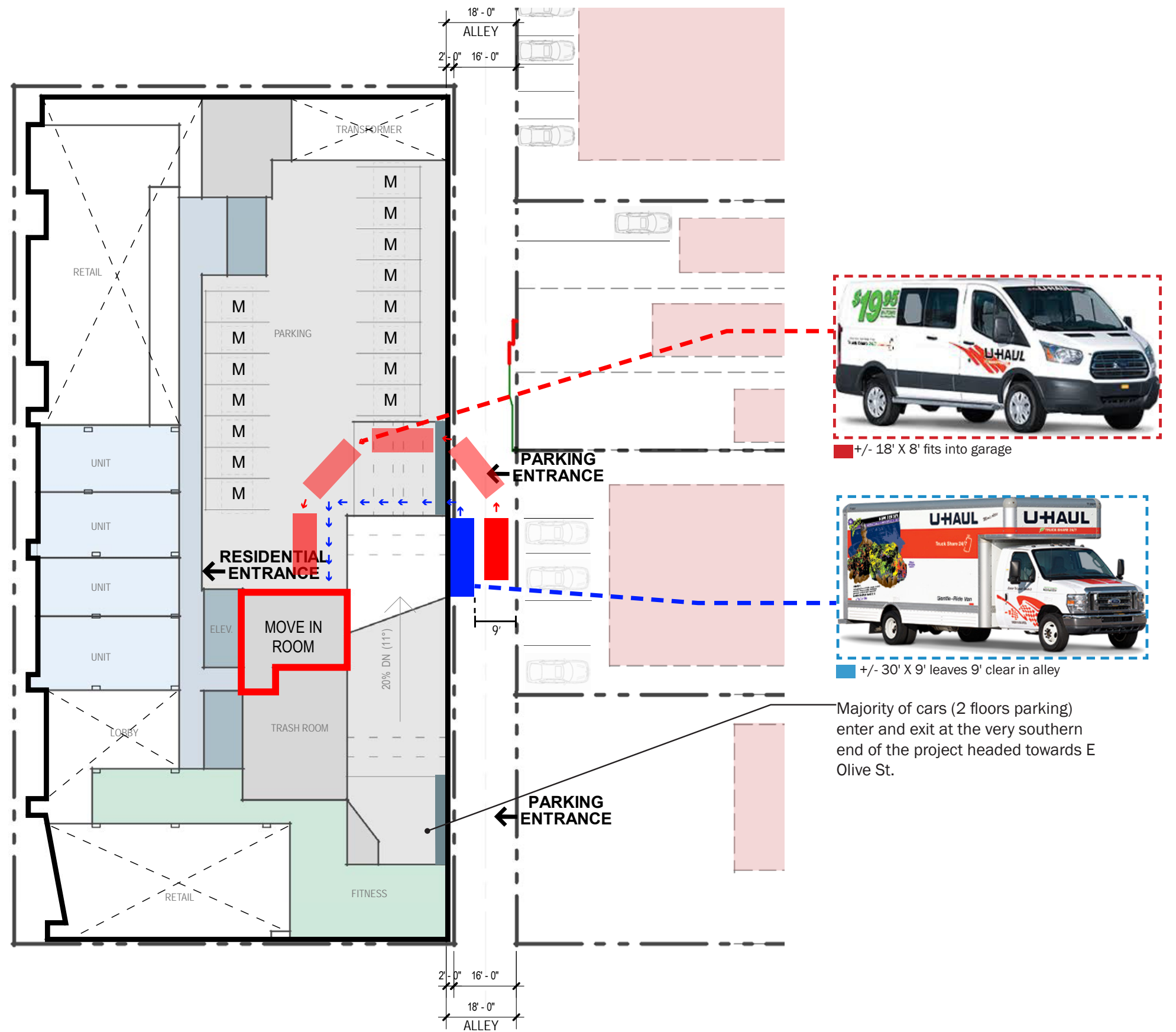
DESIGN RESPONSE

Move-ins are accommodated (managed by building maintenance staff) for the most part, **via the alley where the north garage door is sized to allow a van to enter.**

A move-in room is located just inside this door allowing the van or a taller truck paused in the alley to quickly move items into a locked room. remove the vehicle and then proceed with move-in to the unit.

The majority of apartment renters are expected to use a van as many of the units are Open-1 and Studio apartments.

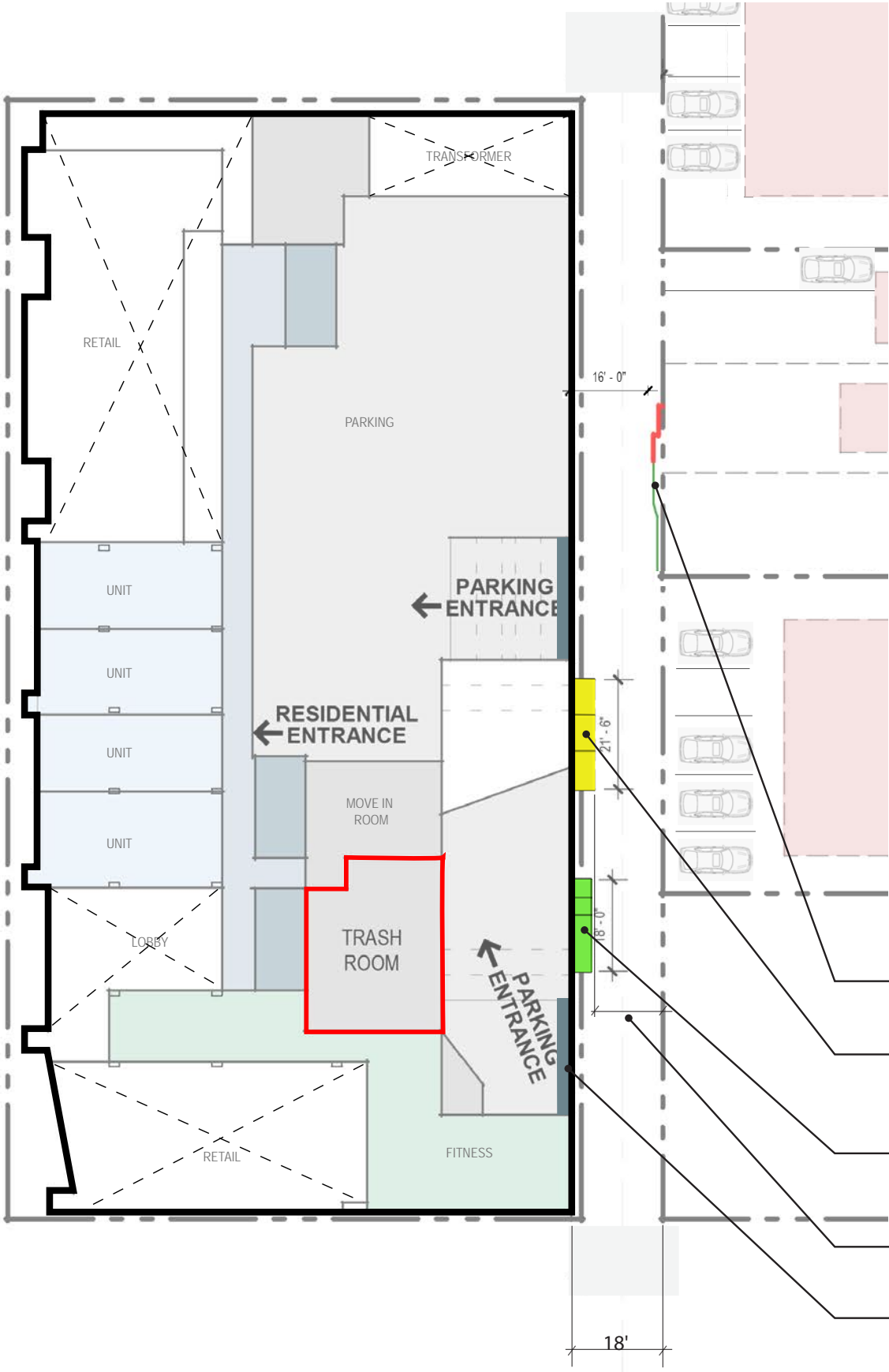
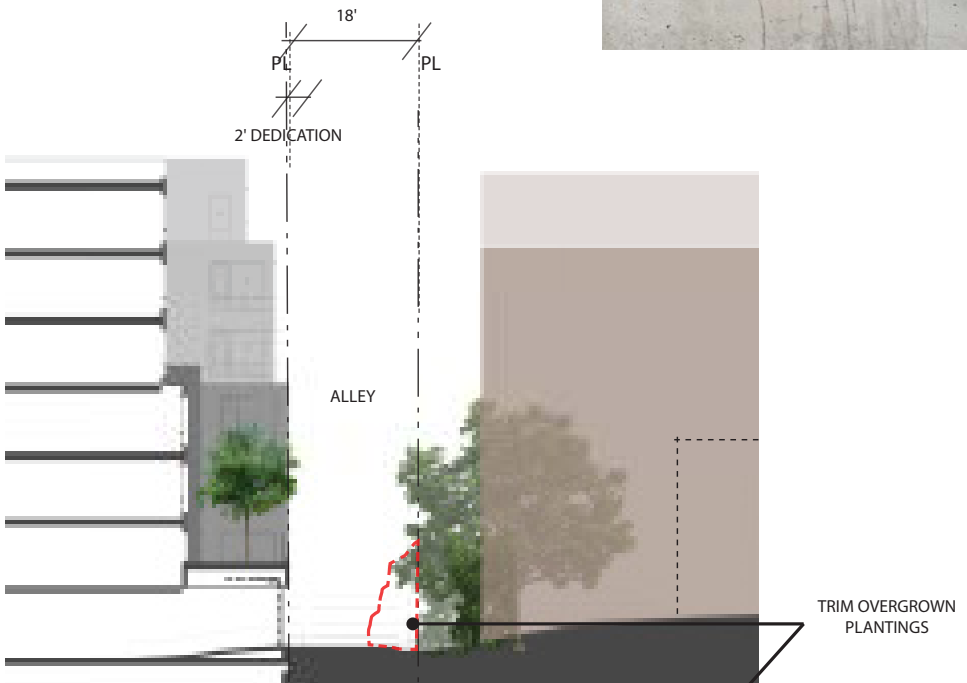
Larger semi-style trucks and panel trucks can not access the alley and will load from the end of the alley or from 12th Ave, via the bike room entry door at the NW corner of the property.



ADR EDG 1 GUIDANCE

f. Acknowledging public comment, demonstrate how the alley will function for loading, services, and be designed for safety. (DC1)

Aesthetically pleasing shrowded downlights will be provided along the entire length of the alley facade



DESIGN RESPONSE

Alley will be widened by dedication of 2' along length of property (18' wide.)

Alley will be paved and improved to meet SDOT standards including removal of overgrown vegetation, improving width, visibility and safety.

Aesthetically pleasing, down lighting will be provided along alley length.

The building will not include any alcoves of "camping" locations along length of alley.

Trash pickup will be per SPU Solid Waste approved plan: dumpsters will be placed in alley for pickup only on trash / recycle pickup days by maintenance and then removed back to internal trash room after pickup. Leaving the alley clear. While dumpsters are in alley, clear width of 13.5 feet will be maintained at all times (wider than standard road lane.)

All parking is below grad accessed from two (2) garage doors along the

(APPLICABLE) CITED DESIGN GUIDELINE

DC1.C.4

Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

Two sections of fence allowed in ROW may not be removed, trash pick up staging areas have been located to avoid this pinch point.

Three (3) four-cubic yard dumpsters will be staged here 3 days a week as required by Seattle Public Utilities They will be removed after emptied.

Three (3) 96 gallon food waste carts and one (1) one-cubic yard food waste dumpster will be staged here once a weekas required by Seattle Public Utilities. They will be removed after emptied.

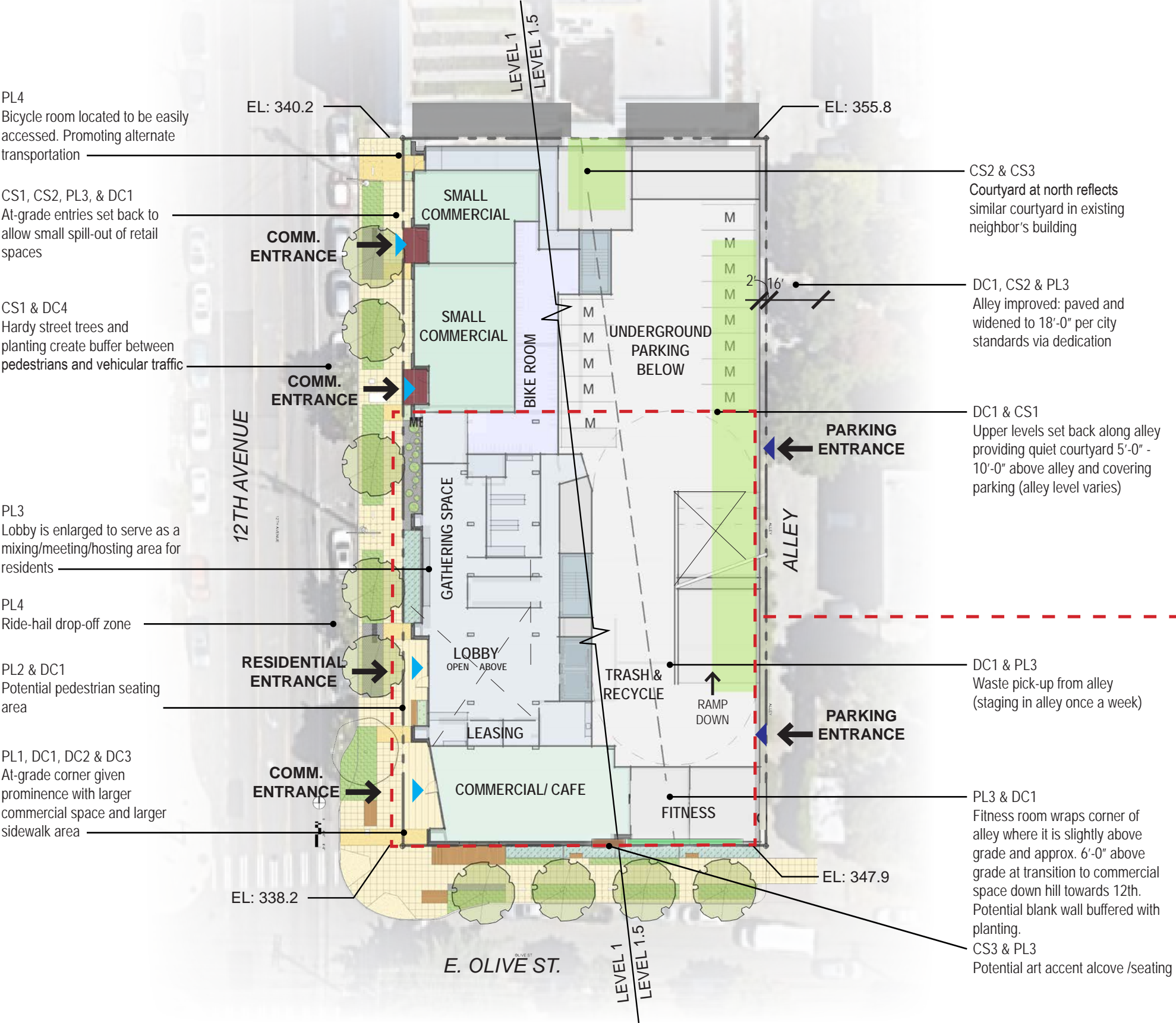
A clear driving width of 13 feet will be maintained at all times. This is wider than a typical traffic lane on an arterial.

All doors out to alley are to be relatively flush with the face of wall, providing no alcoves or recesses.

03

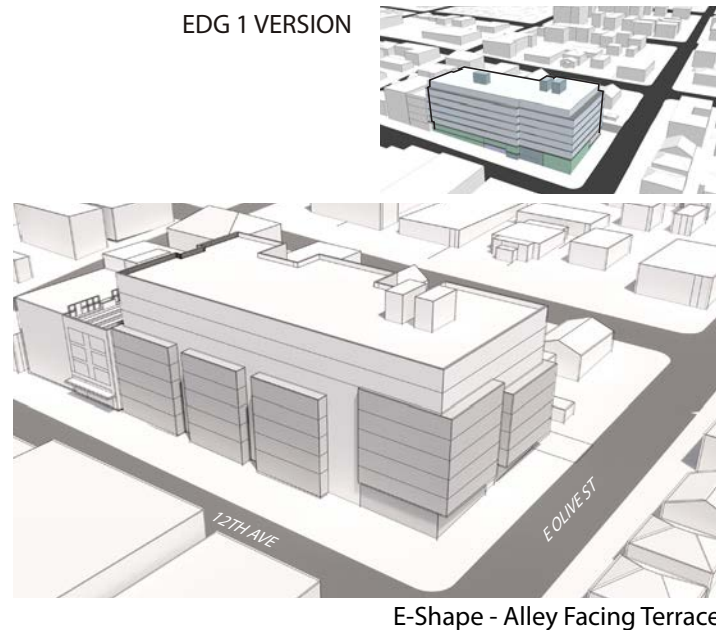
UPDATED MASSING OPTIONS

SITE PLAN - NEW



- Excerpted applicable Design Review Comments from previous (canceled and unrelated) MUP #3024138:
(All Options of new proposed project address each of the concerns listed below. See notes to the left paired with Design Guidelines)
- Public:
- Support adaptable commercial rather than live-work along 12th
 - Concerned about circulation in alley
 - Concerned about limited parking provided in project (10 stalls for 61 units)
 - Opposed balconies on the alley facade
 - Supported incorporation of green design elements
 - Concerned with shadow impacts
- Board:
- Support transparent commercial use along 12th
 - Recommended durable, long-lasting materials
 - Encouraged design team to meet with neighbors concerning alley improvements - paving, move-in spaces
 - Supported simplified massing with good detailing
 - Supported cohesive design (all facades related)
 - Supportive of railing and seating at corner of 12th and Olive.

- PREVIOUS UNRELATED MUP
- SITE AREA (MUP #3024138)
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS



E-Shape - Alley Facing Terrace

OPTION A

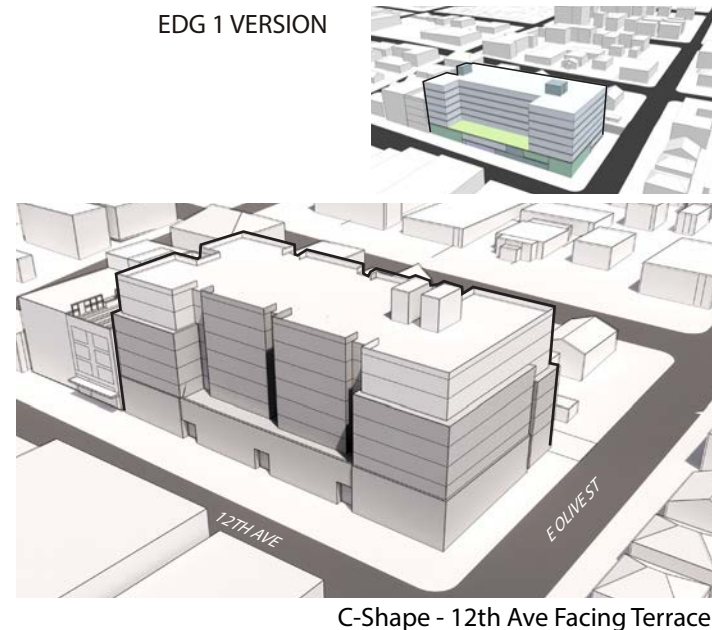
- Unit Count = Approx. 155
- Approx. 102,300 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.99
- 75' Above Average Grade
- **Code compliant - no departures**

PROS:

- 12th Ave massing modulation emulates adjacent building masses and picks up datums from surrounding structures.
- Small terraces facing alley provide some setback to LR3 zone to east
- East massing modulation is stepped back at heights related to LR3 existing buildings.
- Meets powerline set back requirements at southwest end
- Commercial and lobby along 12th Ave
- Maximizes development potential

CONS:

- Largest mass with little shadow relief to the north and minimal to the east.
- Less vertical stepback at upper floors along 12th Ave. smooth facade at upper floors creates larger feeling mass.
- E shape forces more mass towards East LR3 zone



C-Shape - 12th Ave Facing Terrace

OPTION B

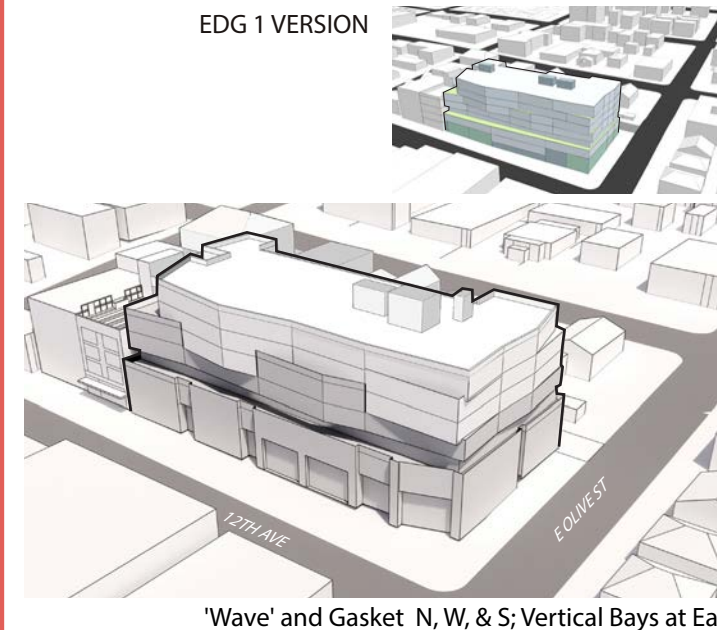
- Unit Count = Approx. 152
- Approx. 101,000 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.65
- 75' Above Average Grade
- **Code compliant - no departures**

PROS:

- Large massing is broken into base middle and top with some 'middle' bays extending to top on West facade
- Base continues street facade of adjacent commercial uses, but height is not related to neighboring datum
- Upper levels break into four blocks that take their dimensions from the buildings across 12th and slip them east or west to provide a varied mass and horizon against the sky breaking up the mass
- East bays have a vertical massing step related to LR3 building heights
- Terrace facing 12th Ave to activate street and provide solar/sky access to pedestrian level
- Terrace facing east LR3 zoning is slightly smaller than west but provides some solar access.
- Commercial and lobby along 12th Ave
- North courtyard to mirror north neighbors courtyard

CONS:

- Does not maximize potential residential development
- Blocking sun exposure to neighbors roof garden



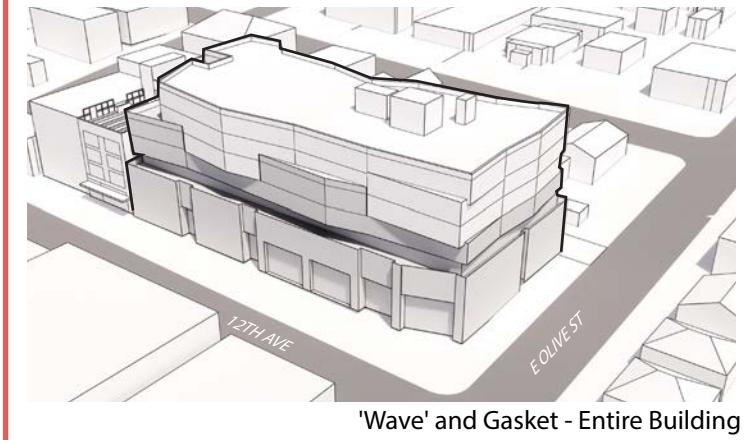
'Wave' and Gasket N, W, & S; Vertical Bays at East

OPTION C - PREFERRED

- Unit Count = Approx. 144
- Approx. 101,000 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.67
- 75' Above Average Grade
- **Code compliant - no departures**

PROS:

- Large mass is broken into base and top by gasket. Upper levels further broken down vertically by weave accented by material change.
- Base mass height aligns with buildings across 12th and modulation picks up widths of same buildings and others further north continuing a similar feel to the commercial / pedestrian zone.
- Angled upper modulation references 12th Ave Arts and provides bays that reflect the widths of the smaller building masses across 12th and to the north. These align with and compliment the base modules.
- East terrace provides largest mass setback from LR3 zoning across alley providing the most light and air to that side of all options.
- East facade modulation picks up widths of smaller scale buildings in LR3 zone and reflects their character
- Commercial and lobby along 12th Ave
- Roof deck reduced, north stair penthouse removed. Reduces solar shading to north neighbor.
- Mass eliminated to allow sun exposure to north neighbors rooftop garden on both east and west wings.
- North courtyard to mirror north neighbors courtyard



'Wave' and Gasket - Entire Building

OPTION D

- Unit Count = Approx. 144
- Approx. 102,500 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.86
- 75' Above Average Grade
- **Code compliant - no departures**

PROS:

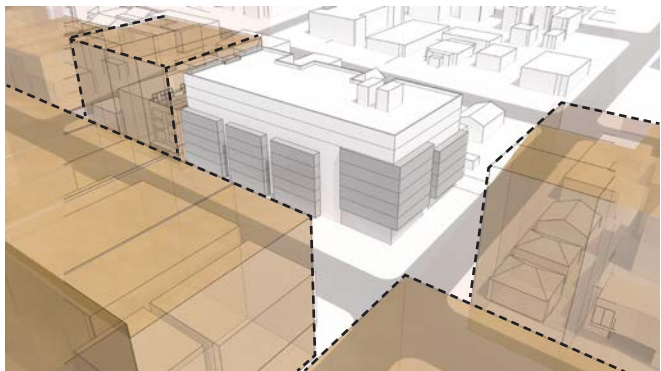
- North, West and South facades are the same/similar to option C, see "pros" listed there.
- East facade facing LR3 zone across alley continues same weave concept from west to create building with single concept as requested in EDG correction. The weave on east is at smaller interval to reflect smaller scale of LR3 structures

CONS:

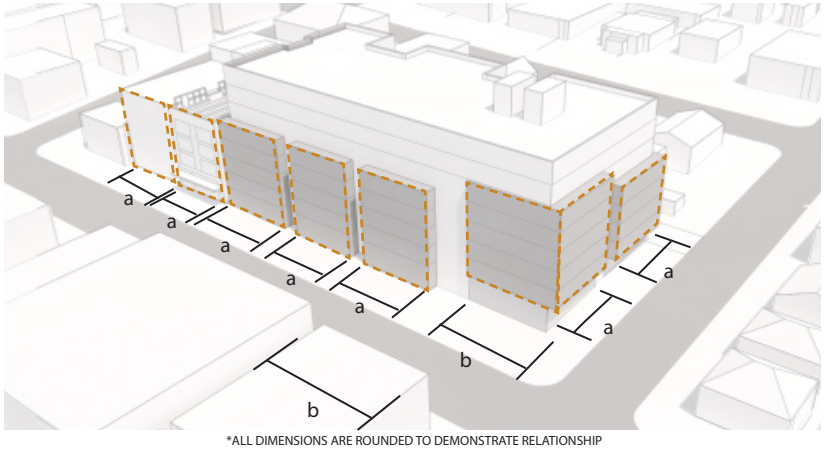
- To extend the weave concept to the east, forces the courtyard (alley wall of the base) to raise up one floor higher than option C making a taller, more impacting facade along the alley edge with very deep units and windows on the property line at level 2.
- The experience of the weave above the gasket on the east facade results in an overhanging, 'looming' upper mass as opposed to option C that creates a series of step backs.

IX
OPTION A - Concept Diagrams

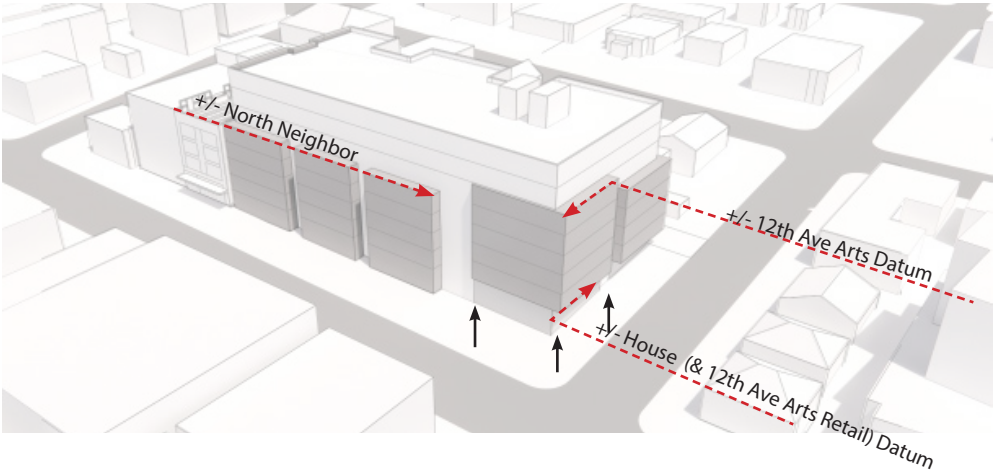
NC3 -75 : North, West and South



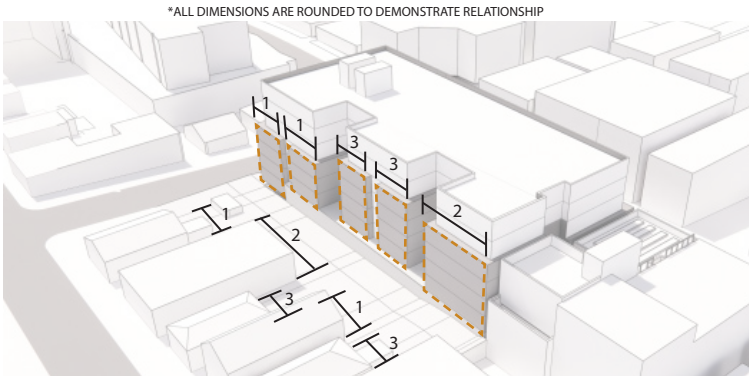
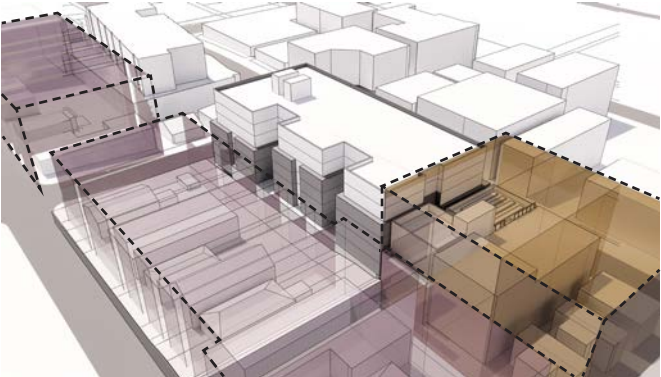
Bays scaled from neighboring buildings to the North and West to continue the street level rhythm (CS2-D-4 Height, Bulk and Scale; DC-2 Massing)



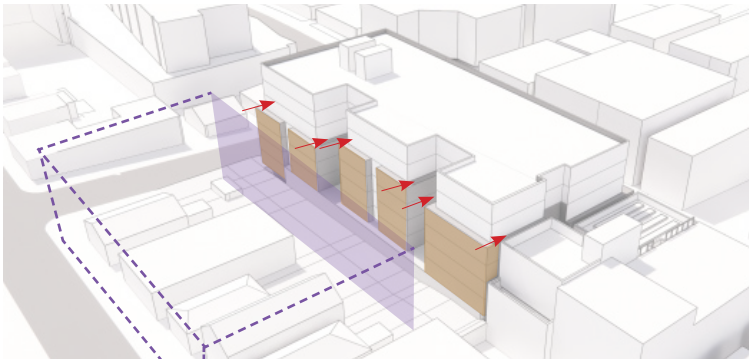
Height Datums for modulation are pulled from adjacent buildings (CS2-D Height, Bulk and Scale)



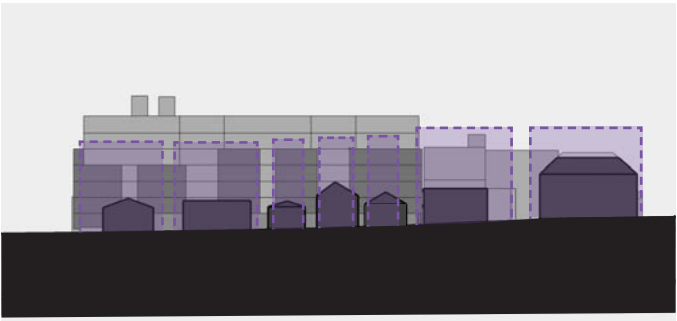
LR3: East



Bays scale approximately from neighboring buildings to the East varying scale and widths (CS2-D-4 Height, Bulk and Scale; DC-2 Massing)



Setback of the upper levels reduce height and scale of building. The step in the facade (vertical modulation) steps up as the hill rises and eventually roughly matches height of north neighbor. (CS2-D-4 Height, Bulk and Scale; DC-2 Massing)



East elevation with existing buildings, current LR3 (50') zoning and option A facade beyond showing relation of bay heights to context existing and possible under zoning. Note zoning height shown at 54' above average grade plane to compare accurately to option A which has parapets also allowed above height limit by up to 4'. (CS2-D-4 Height, Bulk and Scale; DC-2 Massing)

OPTION A - SUMMARY

- Unit Count = Approx. 155
- Approx. 102,300 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.99
- 75' Above Average Grade
- **Code compliant - no departures**

PROS:

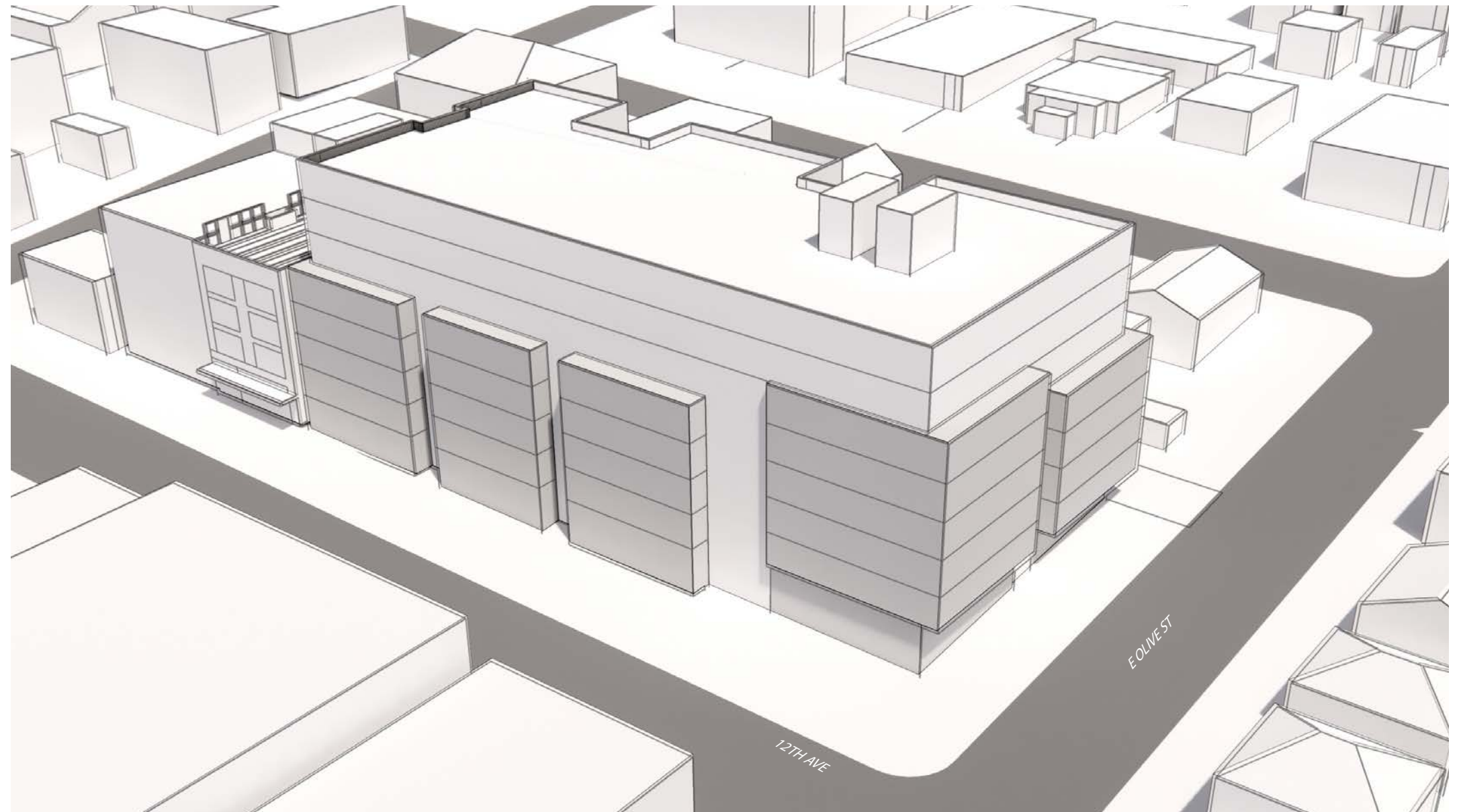
- 12th Ave massing modulation emulates adjacent building masses and picks up datums from surrounding structures.
- Small terraces facing alley provide some setback to LR3 zone to east
- East massing modulation is stepped back at heights related to LR3 existing buildings.
- Meets powerline set back requirements at southwest end
- Commercial and lobby along 12th Ave
- Maximizes development potential

CONS:

- Largest mass with little shadow relief to the north and minimal to the east.
- Less vertical stepback at upper floors along 12th Ave. smooth facade at upper floors creates larger feeling mass.
- E shape forces more mass towards East LR3 zone

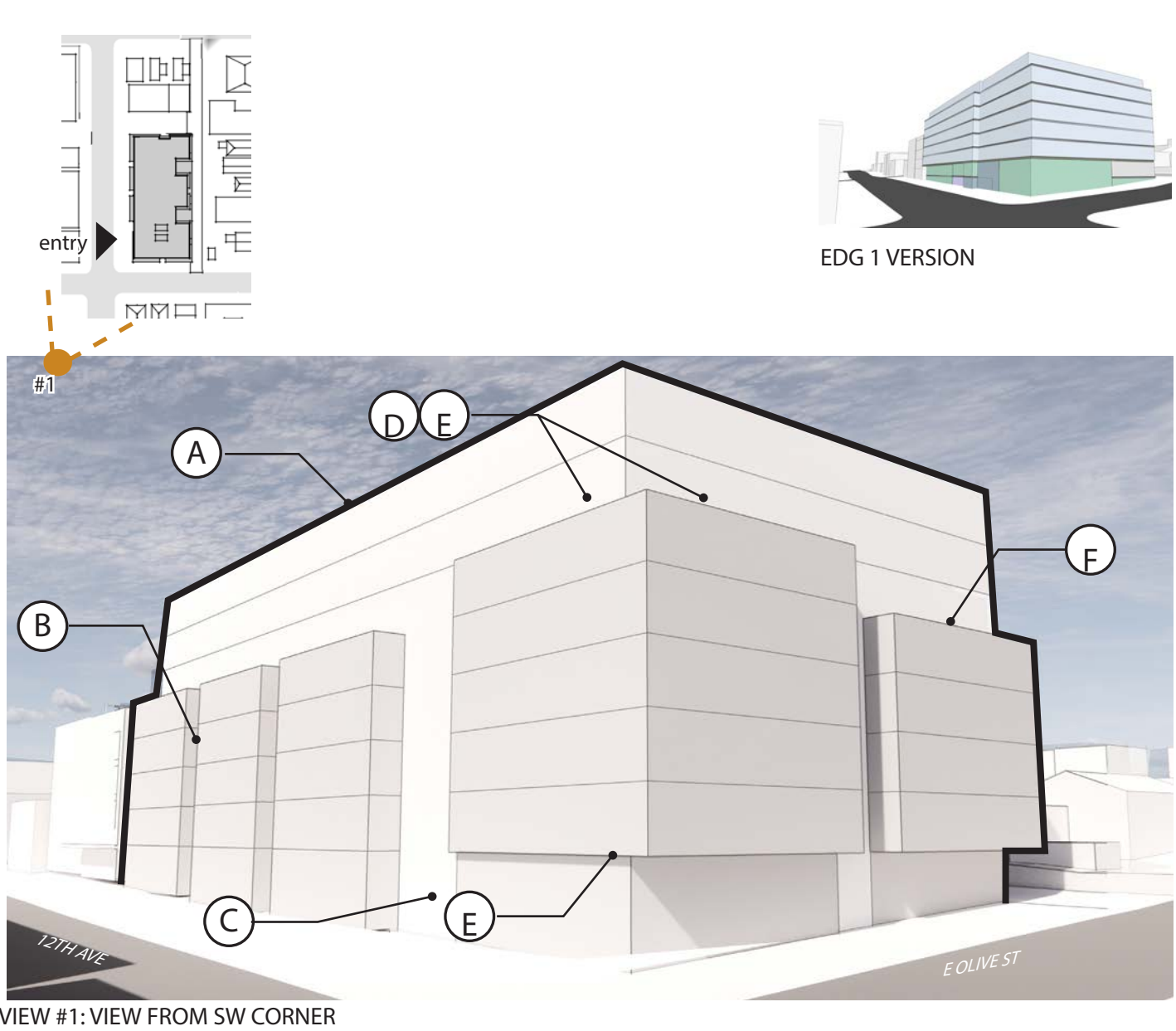


EDG 1 VERSION



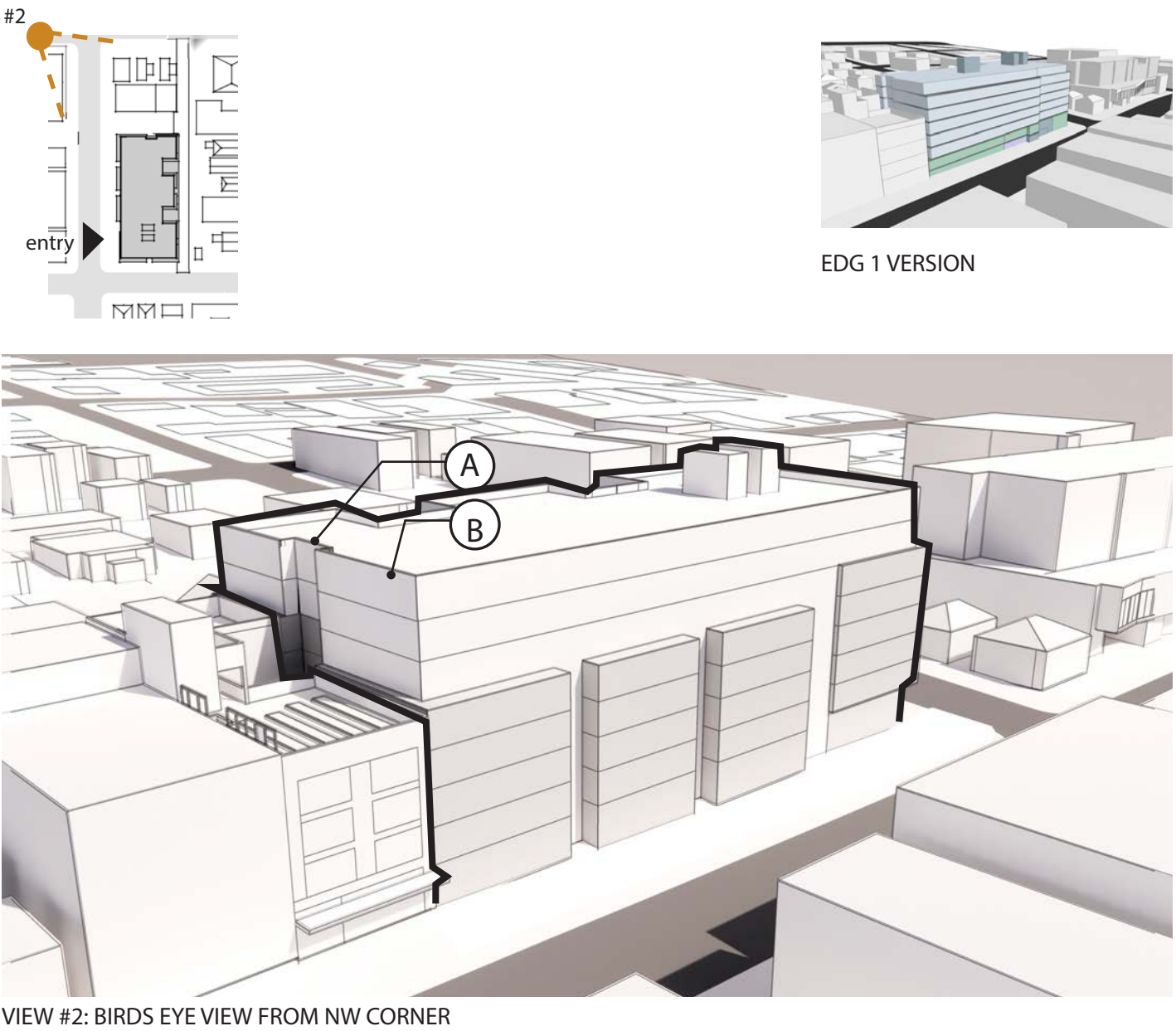
BIRDS EYE VIEW FROM SW CORNER

MASSING OPTIONS - OPTION A



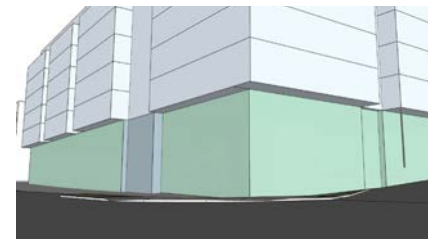
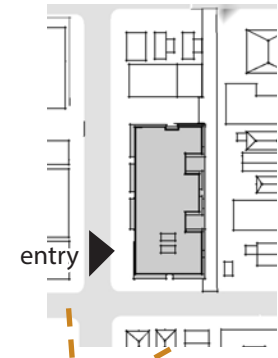
NOTES EDG 2:

- A. (con) Unbroken 210 foot long "horizon" of the building against the sky does makes building feel large
- B. (pro) Three north bays emulate existing two buildings to the north in scale, height and width
- C. (pro) Lobby entry is accented by a full building accent tying it to the main form of the upper floors.
- D. (pro) Top floor setback to comply with zoning of building mass over 65' high -required along 12th Ave only - "front" but provided also along E. Olive St.
- E. (pro) SW bay pushes up a floor to 1) accent the corner, 2) tie /reference the approximate height of 12th Avenue Arts to the south and 3) bottom of bay aligns with eaves of houses to south and also retail height of 12th Avenue Arts to the south.
- F. (pro) SE bay drops back down to address the smaller scale to the east.

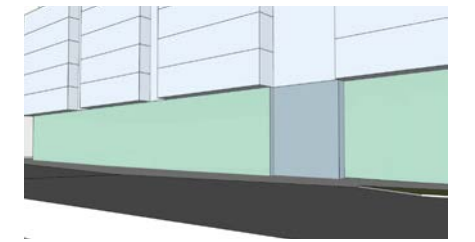
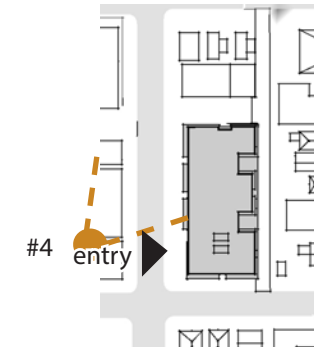


NOTES:

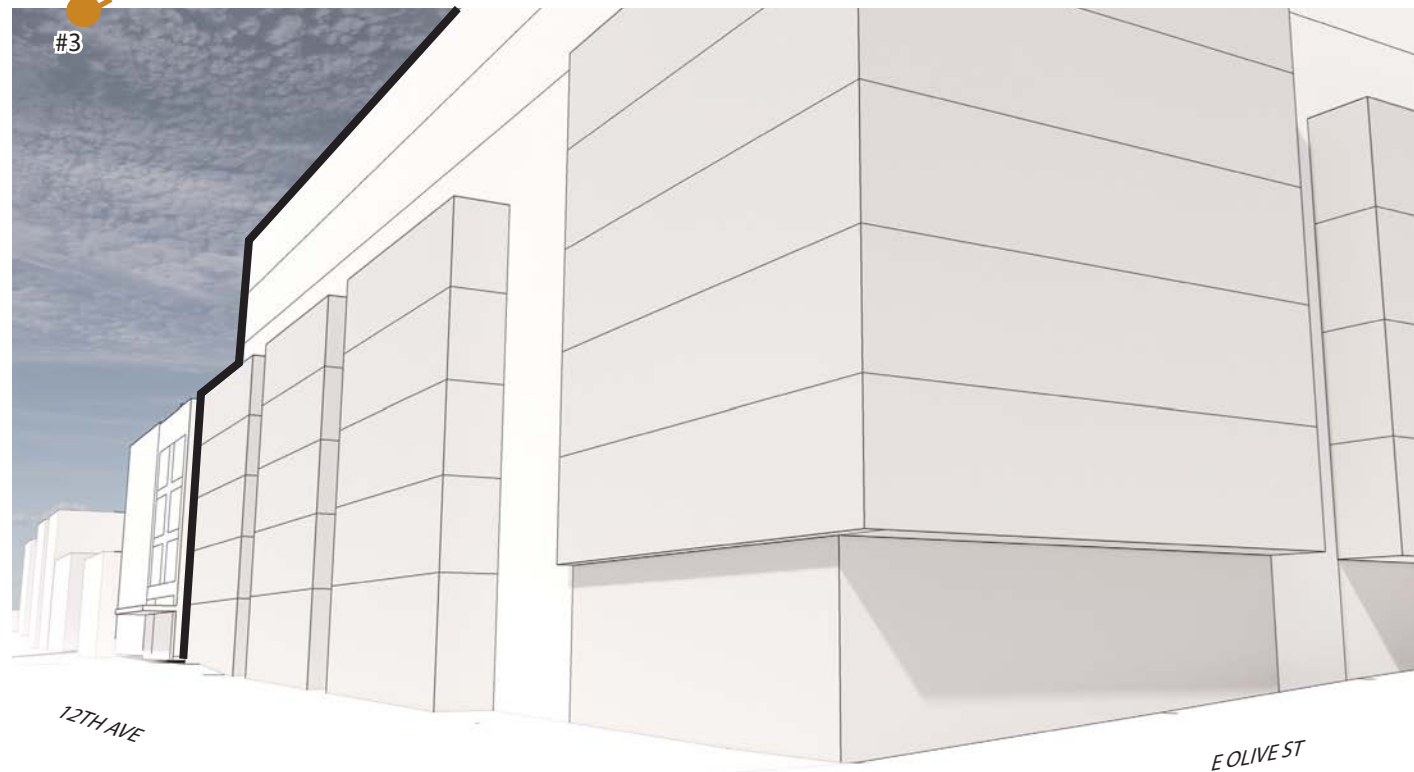
- A. (pro) North facade provides small recess reflecting neighbor's light well/courtyard.
- B. (con) North facade does not significantly step back to allow solar access to north neighbor's roof.



EDG 1 VERSION



EDG 1 VERSION

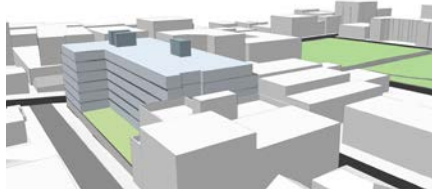
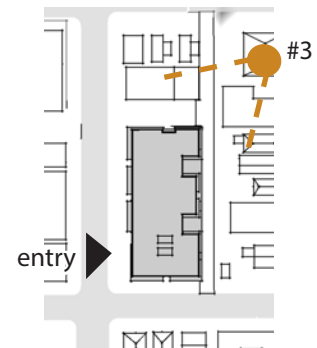


VIEW #3: STREET LEVEL VIEW FROM THE CORNER OF 12TH AVE AND E OLIVE ST

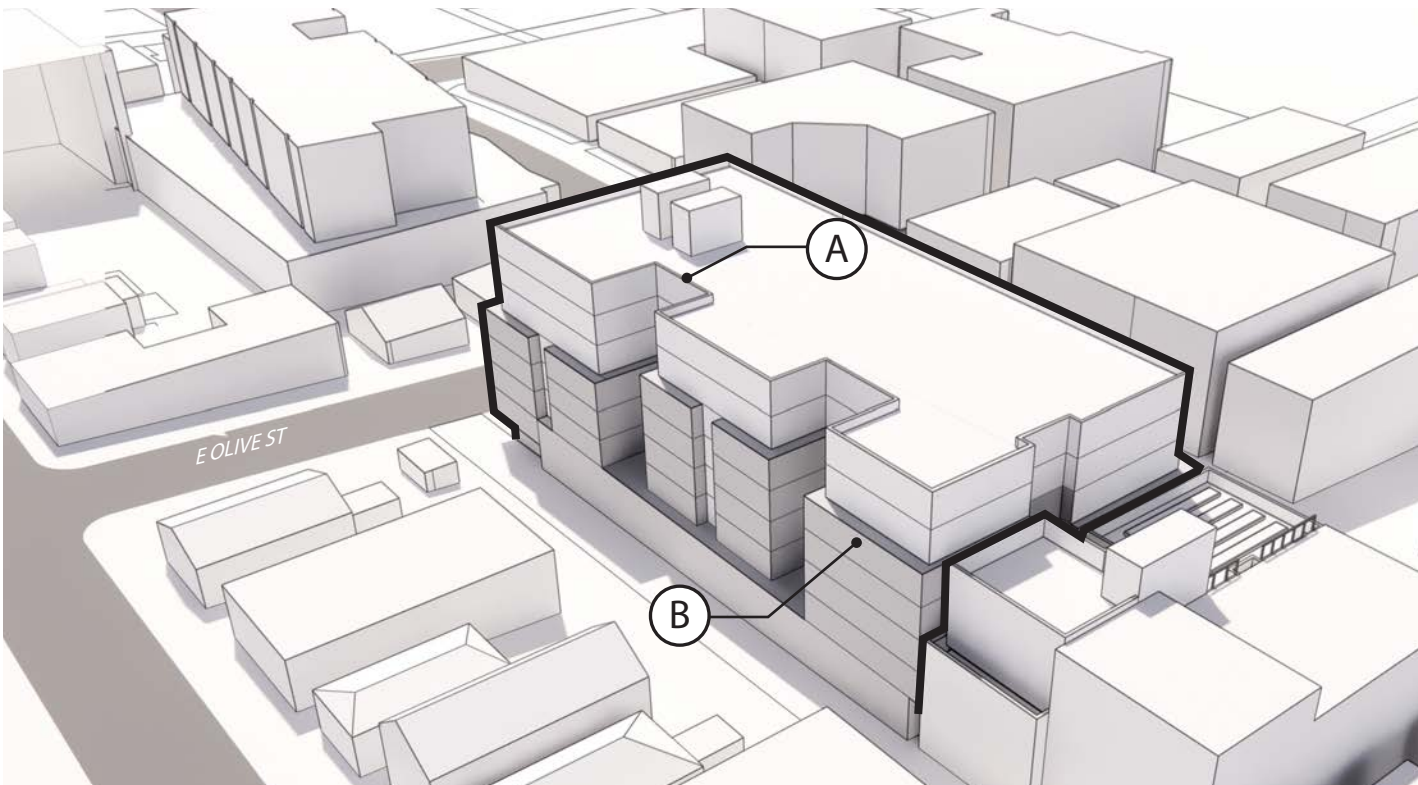


VIEW #4: STREET LEVEL VIEW FROM 12TH AVE

MASSING OPTIONS - OPTION A



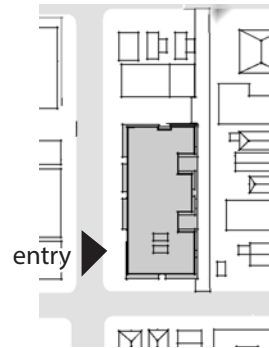
EDG 1 VERSION



VIEW #5: BIRD'S EYE VIEW FROM NE CORNER

NOTES:

- A. (pro) Two smaller courtyards face east allowing some sun and air setback to LR3 zone
- B. (pro) Widths and heights of more minor modulation relate to existing buildings to east as well as future potential buildings based on current zoning
- C. (con) still overall too 'big' and too close to LR3 buildings



EDG 1 VERSION



VIEW #6: STREET LEVEL VIEW FROM THE EAST SIDE OF E OLIVE ST

NOTES:

- A. (con) No relief / no modulation of roof line
- B. (Pro) heights of bays align with adjacent surrounding structures creating a reference and transition between heights.



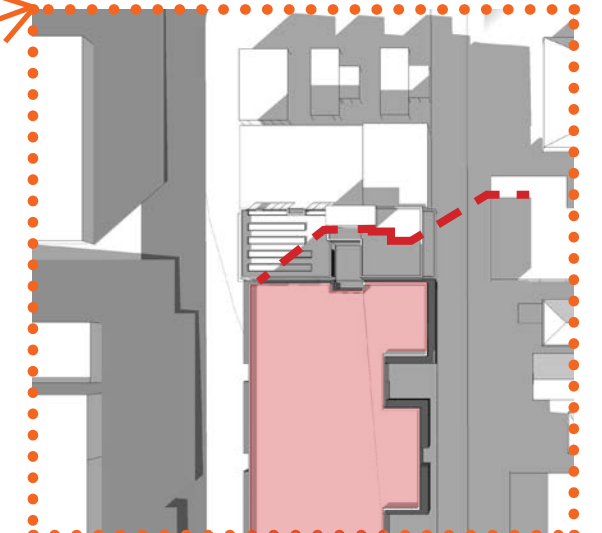
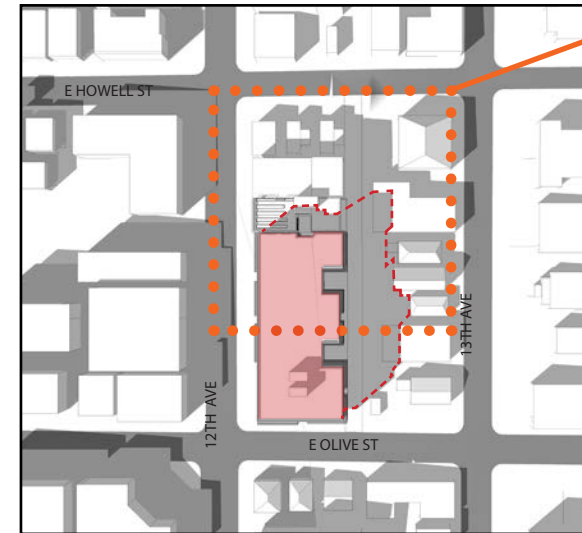
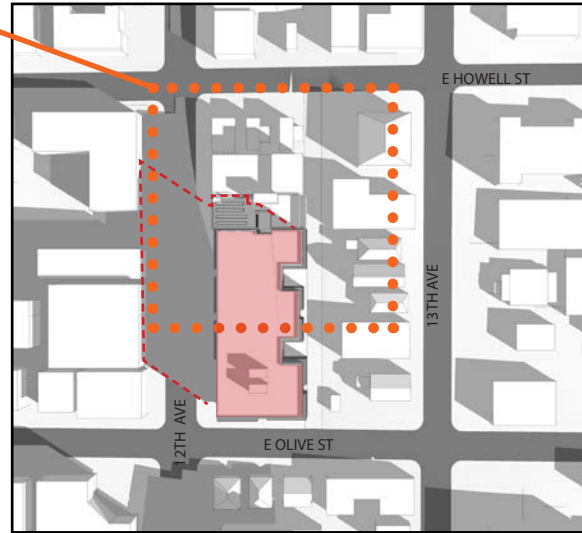
MASSING OPTION A - SUN STUDIES

09:00 AM

12:00 PM

03:00 PM

MARCH 21st

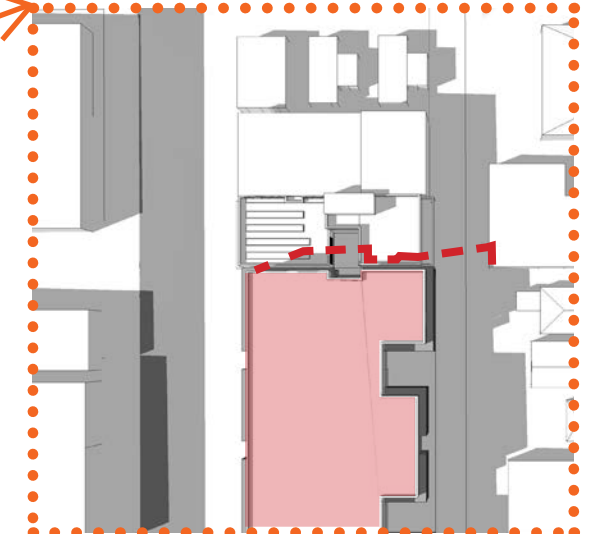
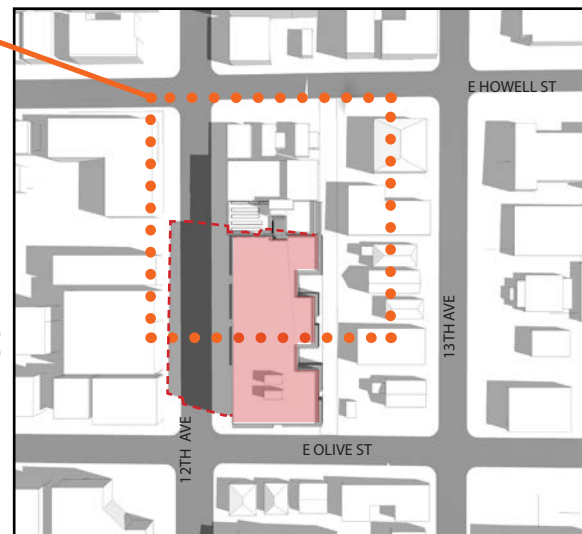


09:00 AM

12:00 PM

03:00 PM

JUNE 21st

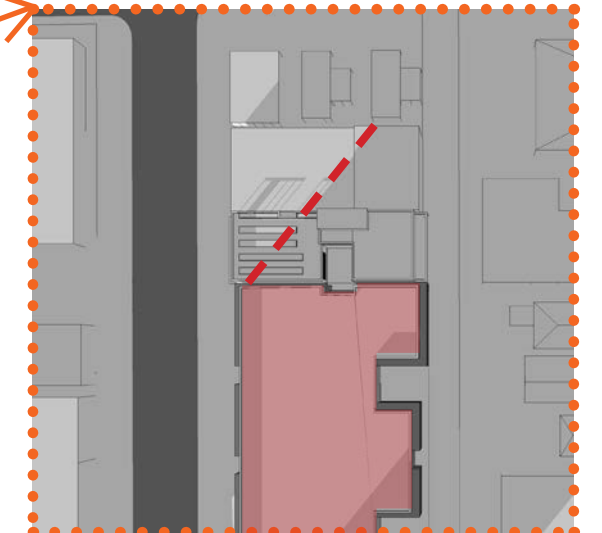
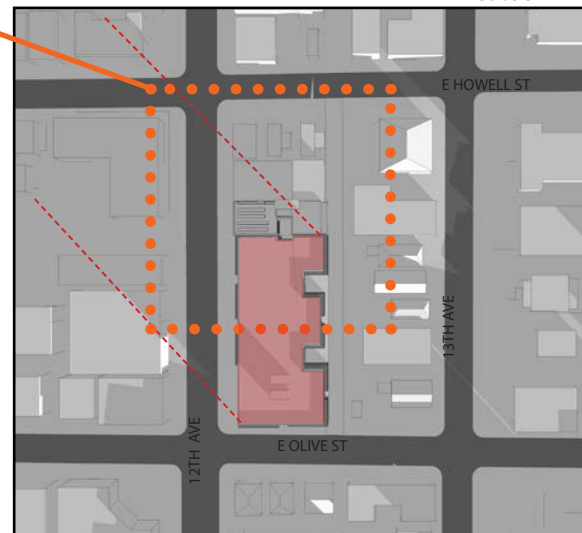


09:00 AM

12:00 PM

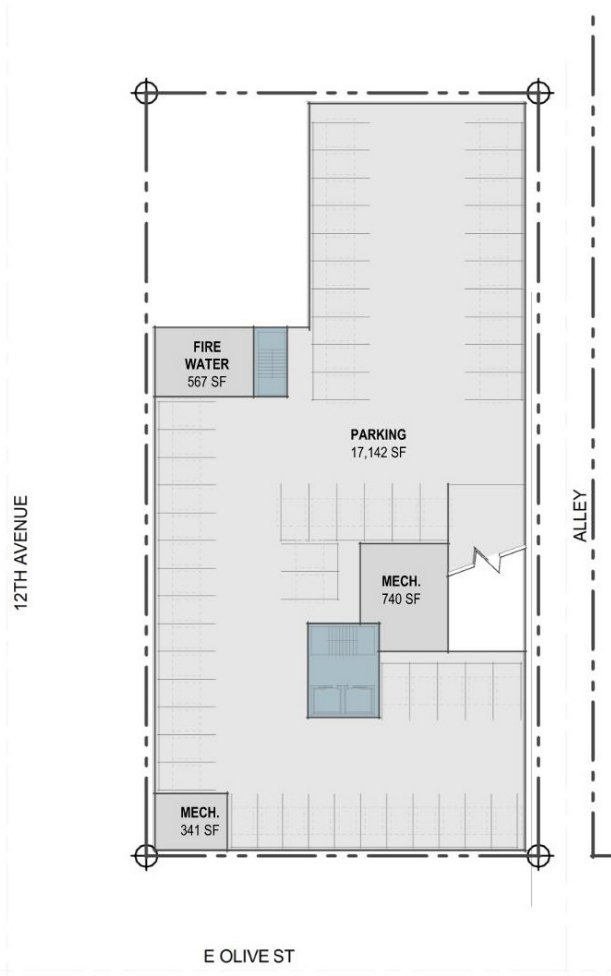
03:00 PM

DECEMBER 21st

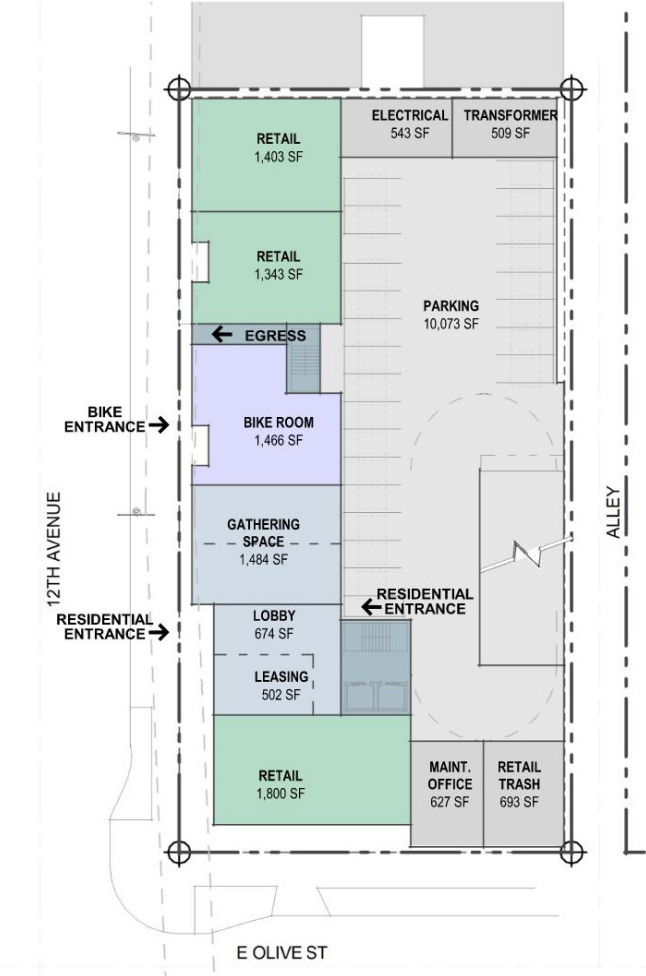


FLOOR PLAN LAYOUTS - OPTION A

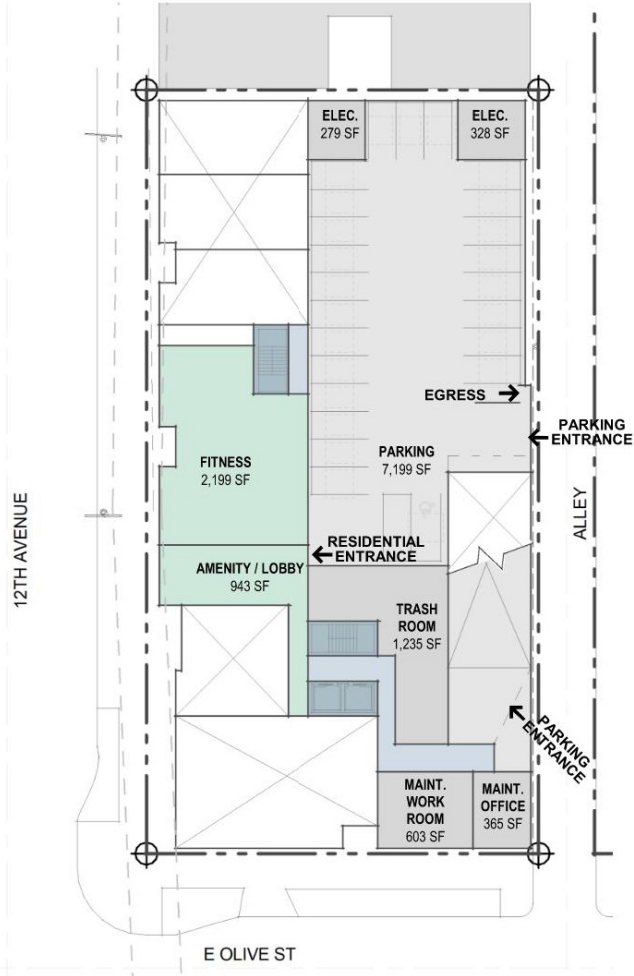
RESIDENTIAL

ROOF DECKLOBBY/ CIRCULATIONAMENITY SPACE

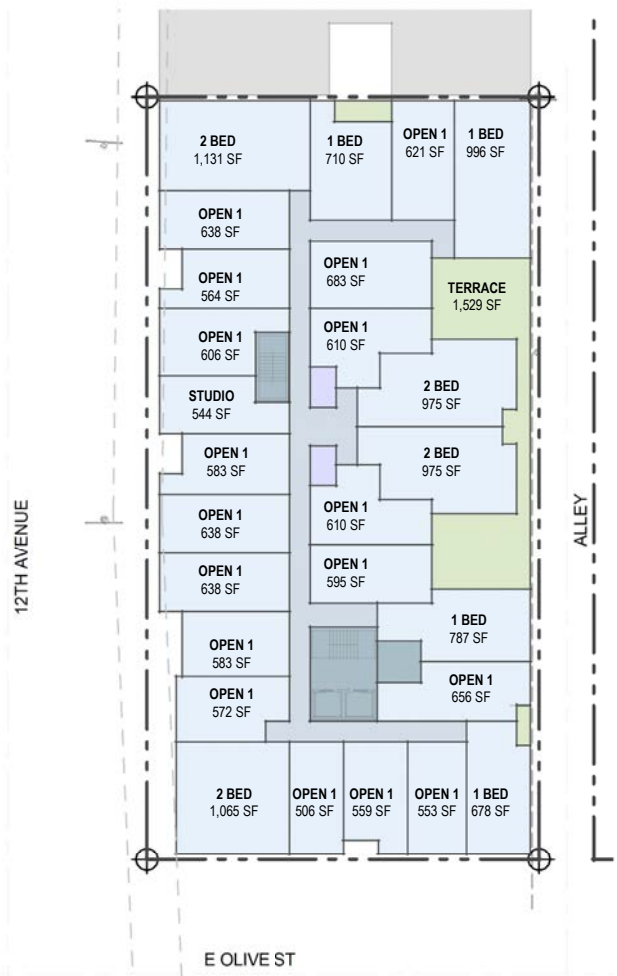
P1 LEVEL FLOOR PLAN



LEVEL 1 FLOOR PLAN

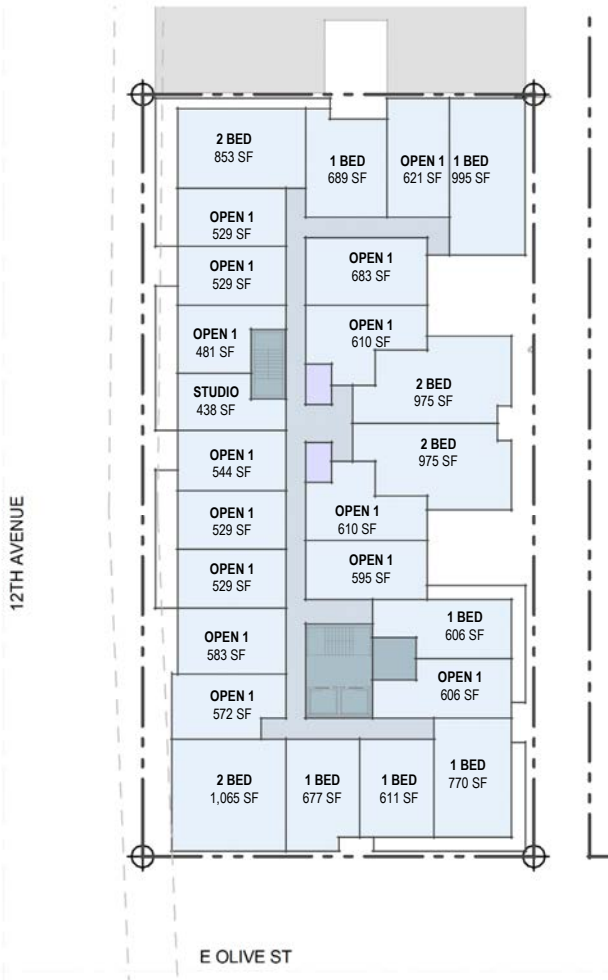


LEVEL 1.5 FLOOR PLAN



LEVEL 2 - 4 FLOOR PLAN

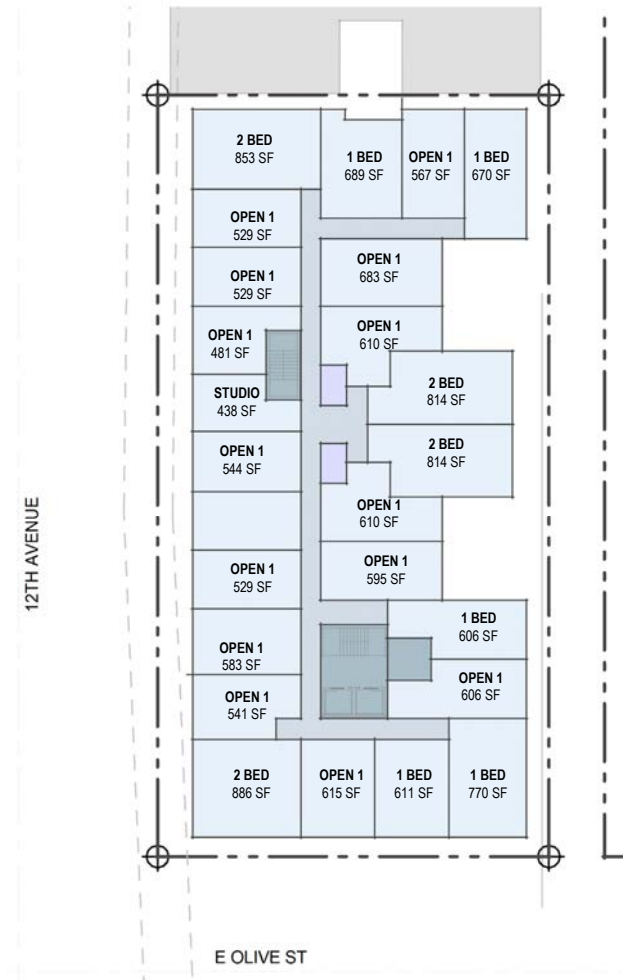




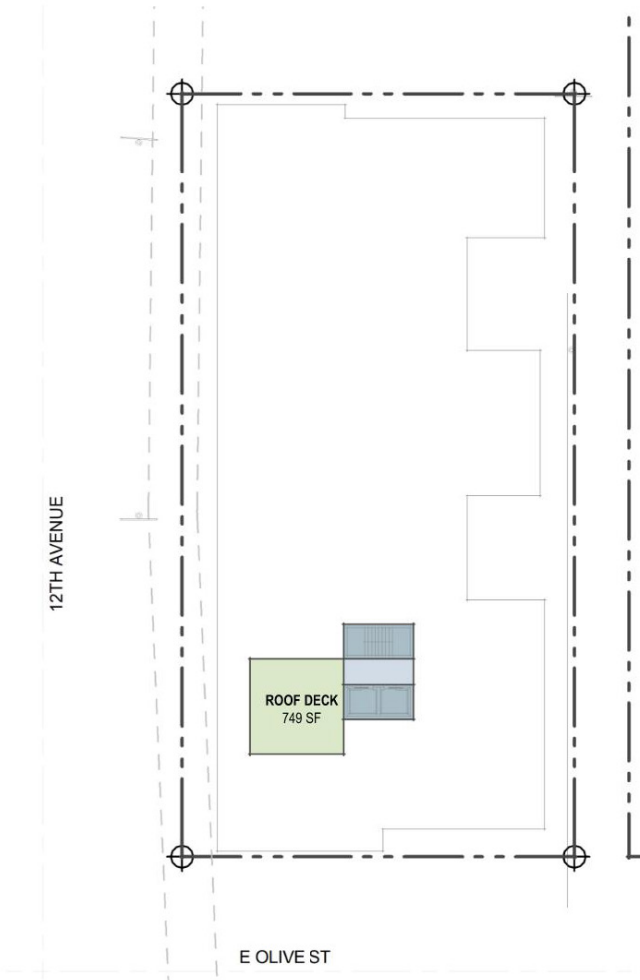
LEVEL 5 FLOOR PLAN



LEVEL 6 FLOOR PLAN



LEVEL 7 FLOOR PLAN



ROOF PLAN

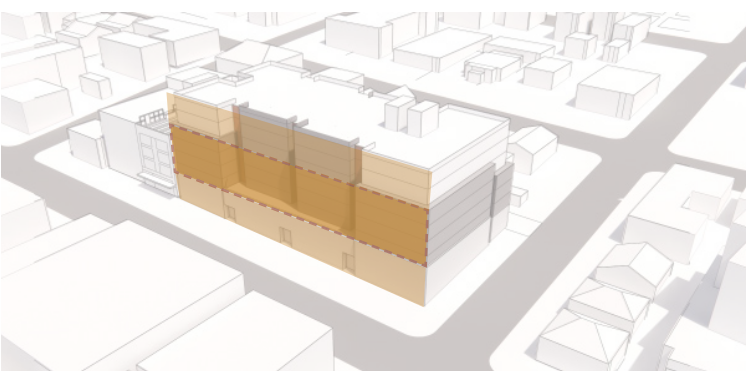


IX
OPTION B - Concept Diagrams

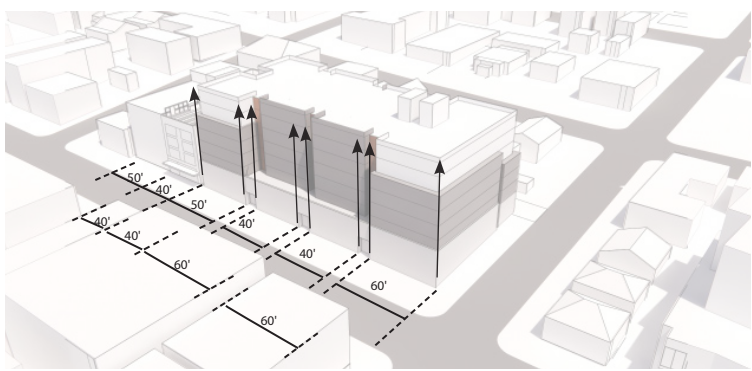
NC3 -75 : North, West and South



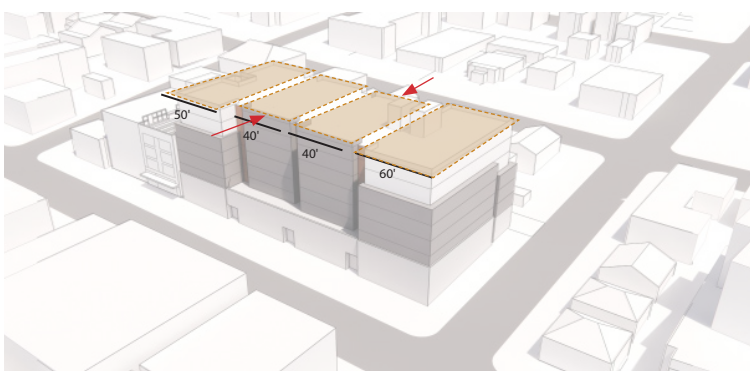
Basic massing broken into base, middle, top
(CS2-D-4 Height, Bulk and Scale; DC-2 Massing)



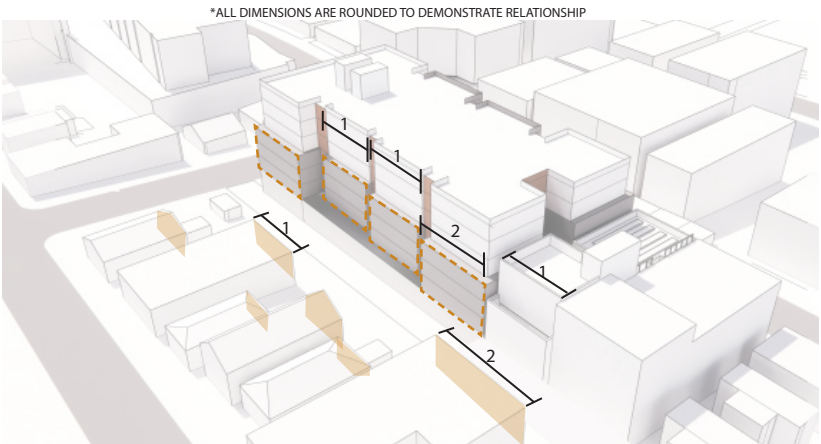
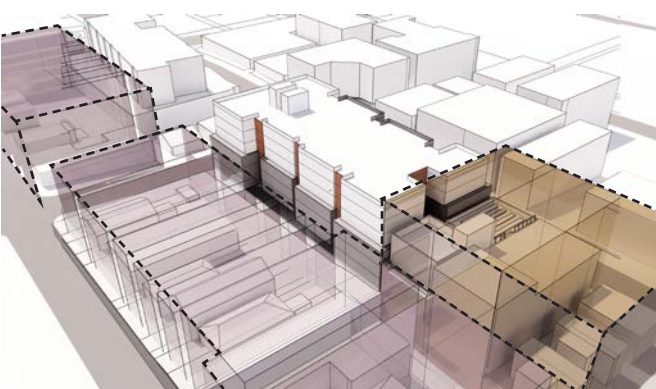
Bays scaled from neighboring buildings to the West (CS2-D-4 Height, Bulk and Scale; DC-2 Massing)



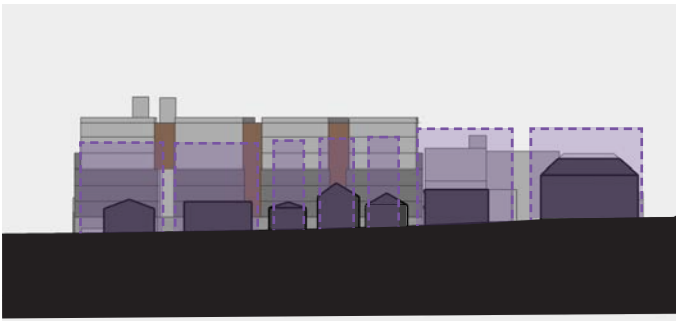
Massing boxes shifted from each other to break up roof line and courtyard depths on west and east. Upper levels stepped in at ends to transition to smaller scale buildings on either end.



LR3: East



Bays scaled from neighboring buildings to the East varying scale and widths (CS2-D-4 Height, Bulk and Scale; DC-2 Massing)



East elevation with existing buildings, current LR3 (50') zoning and option B facade beyond showing relation of bay heights to context existing and possible heights under zoning. Note zoning height shown at 54' above average grade plane to compare accurately to option B which has parapets also allowed above height limit by up to 4'. (CS2-D-4 Height, Bulk and Scale; DC-2 Massing)

OPTION B - SUMMARY

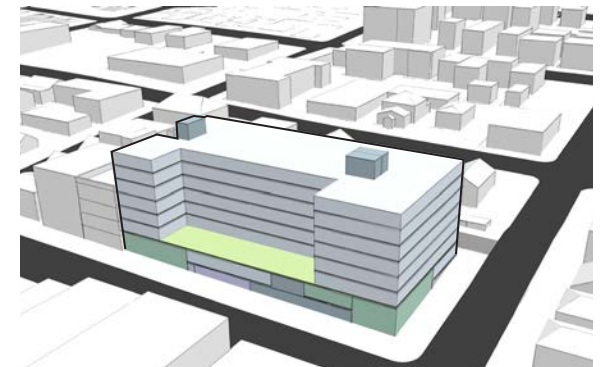
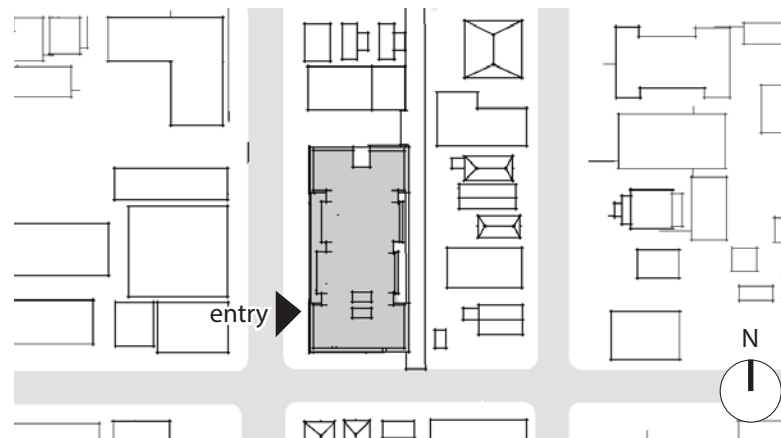
- Unit Count = Approx. 152
- Approx. 101,000 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.65
- 75' Above Average Grade
- **Code compliant - no departures**

PROS:

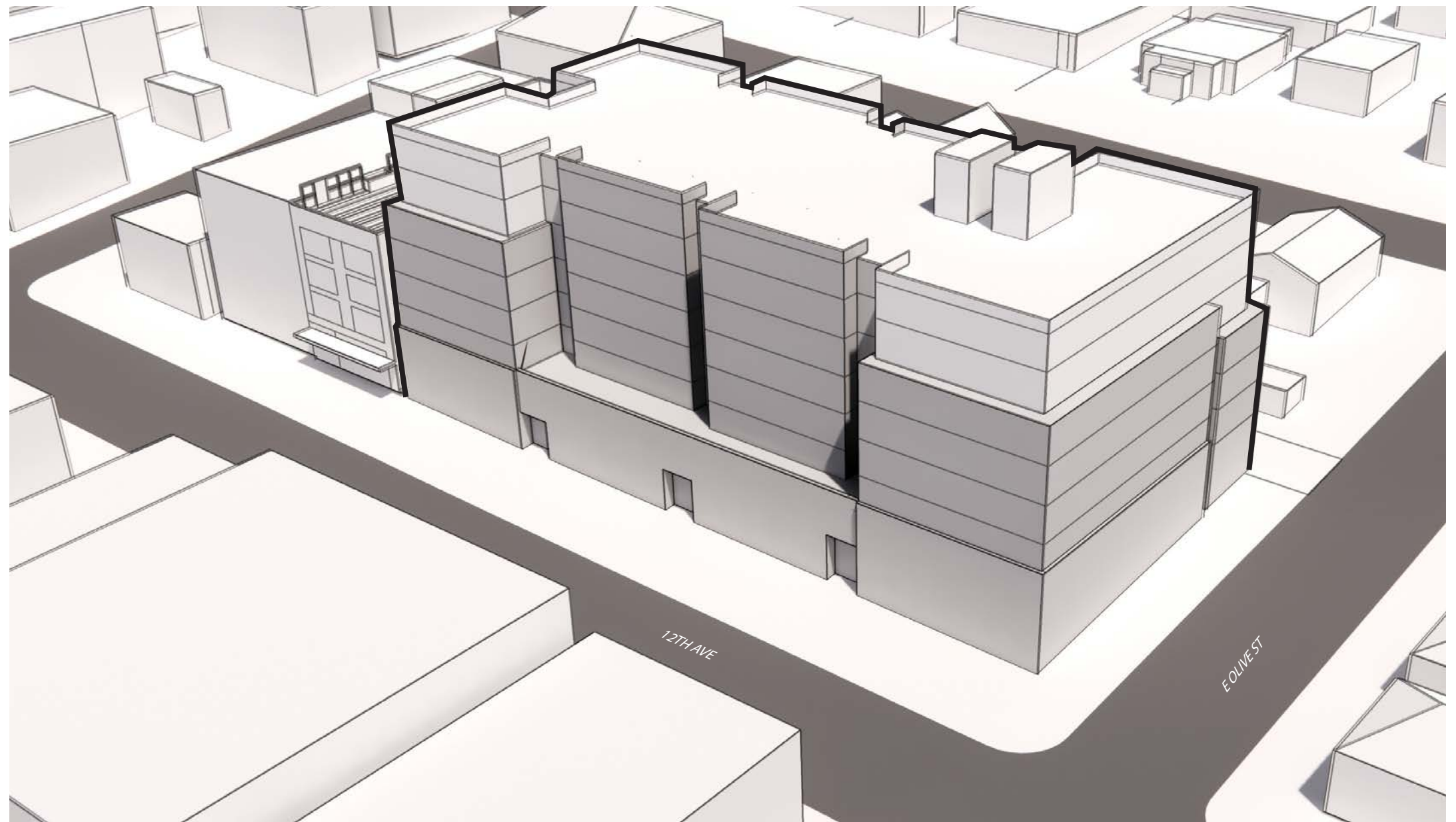
- Large massing is broken into base middle and top with some 'middle' bays extending to top on West facade
- Base continues street facade of adjacent commercial uses, but height is not related to neighboring datum
- Upper levels break into four blocks that take their dimensions from the buildings across 12th and slip them east or west to provide a varied mass and horizon against the sky breaking up the mass
- East bays have a vertical massing step related to LR3 building heights
- Terrace facing 12th Ave to activate street and provide solar/sky access to pedestrian level
- Terrace facing east LR3 zoning is slightly smaller than west but provides some solar access.
- Commercial and lobby along 12th Ave
- North courtyard to mirror north neighbors courtyard

CONS:

- Does not maximize potential residential development
- Blocking sun exposure to neighbors roof garden

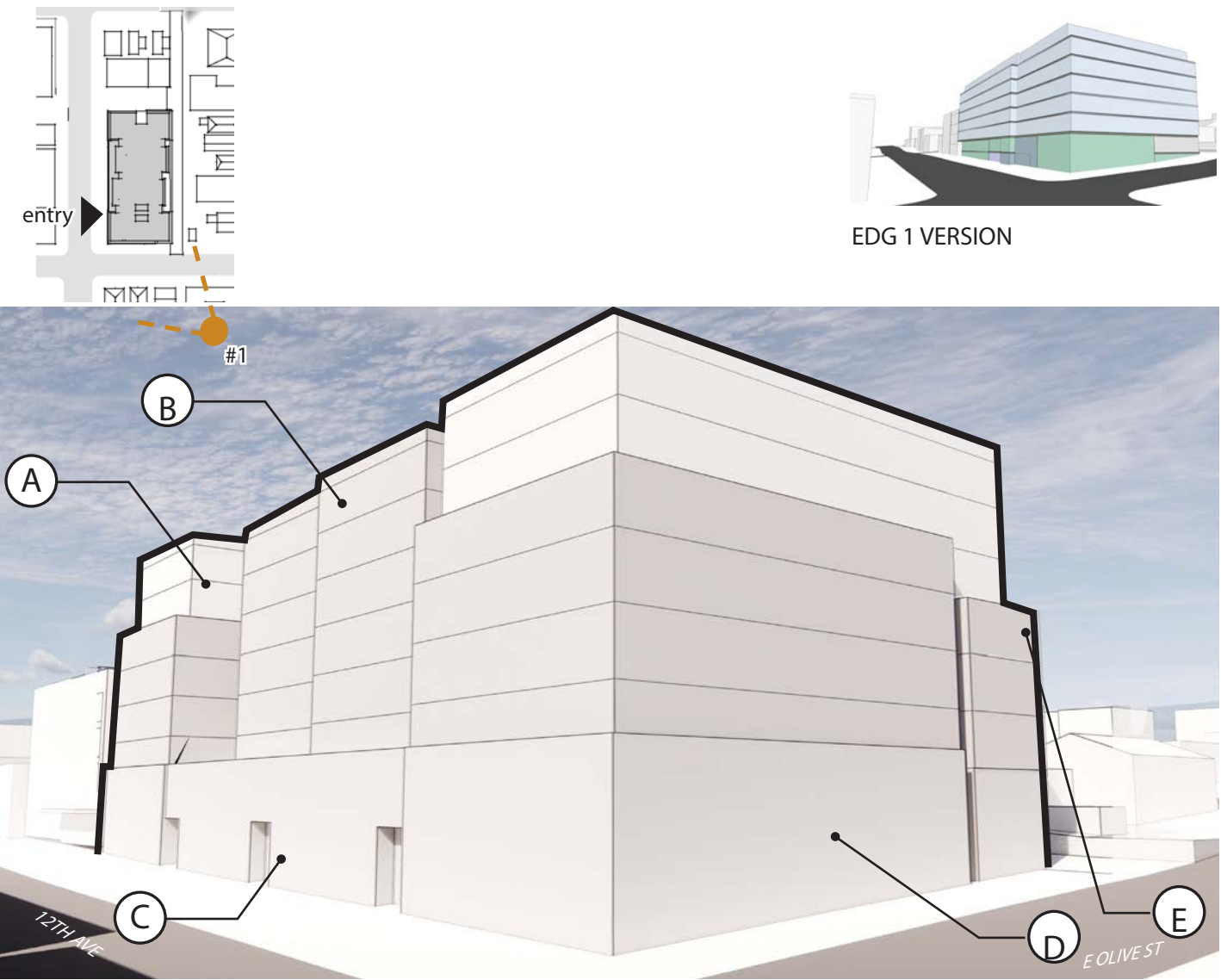


EDG 1 VERSION



BIRDS EYE VIEW FROM SW CORNER

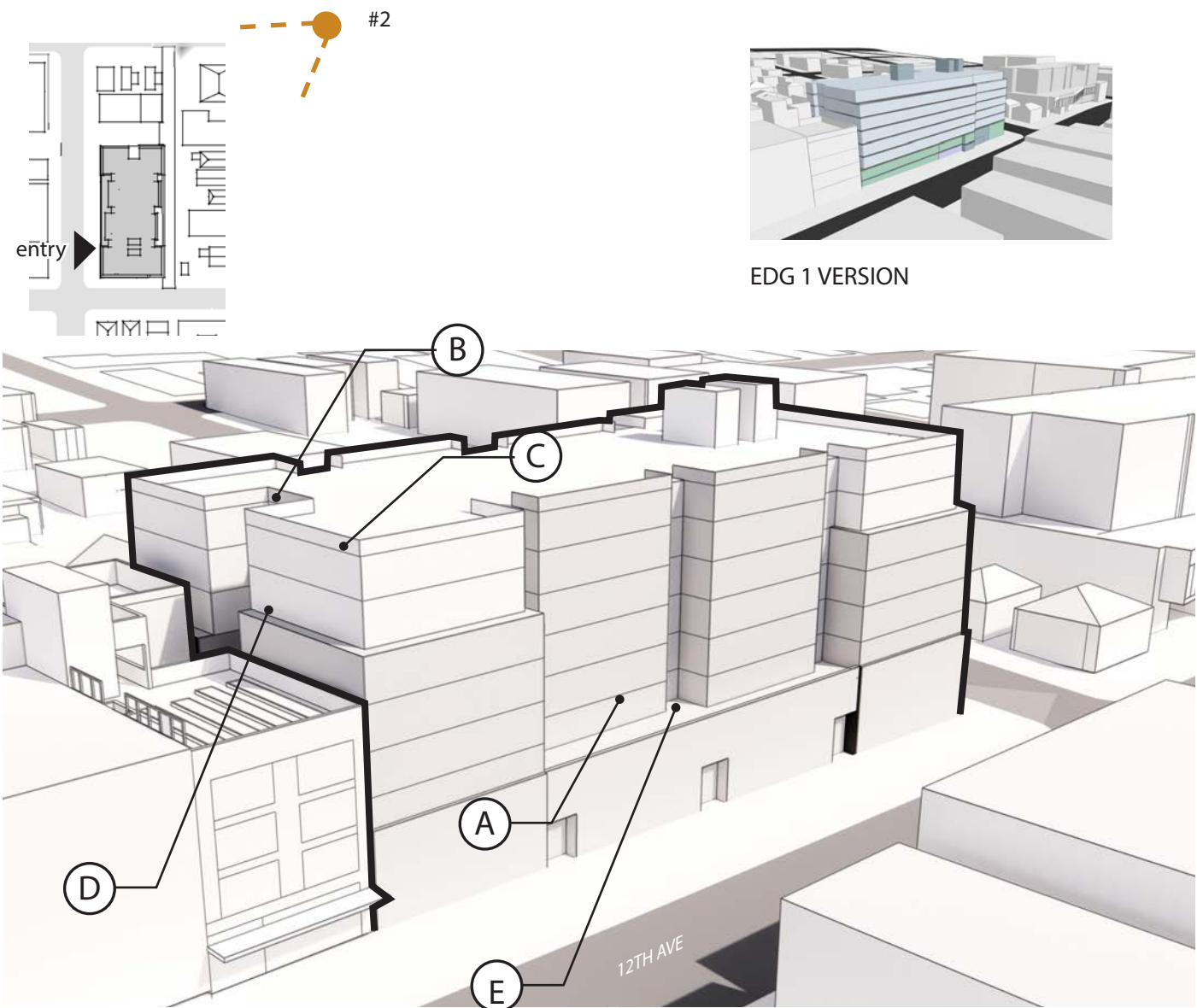
MASSING OPTIONS - OPTION B



VIEW #1: STREET LEVEL VIEW FROM THE CORNER OF 12TH AVE AND E OLIVE ST

NOTES:

- A. (pro) Larger mass broken into base middle top
- B. (pro) Sky horizon line of roof line broken up with variety of setbacks and materials
- C. (pro) Street facade aligns with and reinforces existing street edge (con) it feels too monolithic here but with similar amount of storefront and other fenestration shown in option C renderings would become more alive.
- D. (con) facades still feel too large and unbroken especially on the south side
- E. (pro) massing steps down as it approaches east LR3 zone.



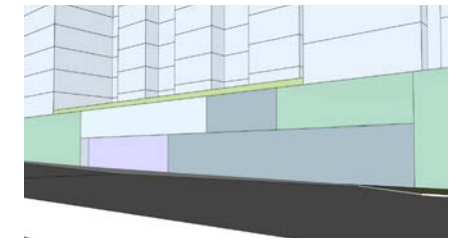
VIEW #2: BIRDS EYE VIEW FROM NW CORNER

NOTES:

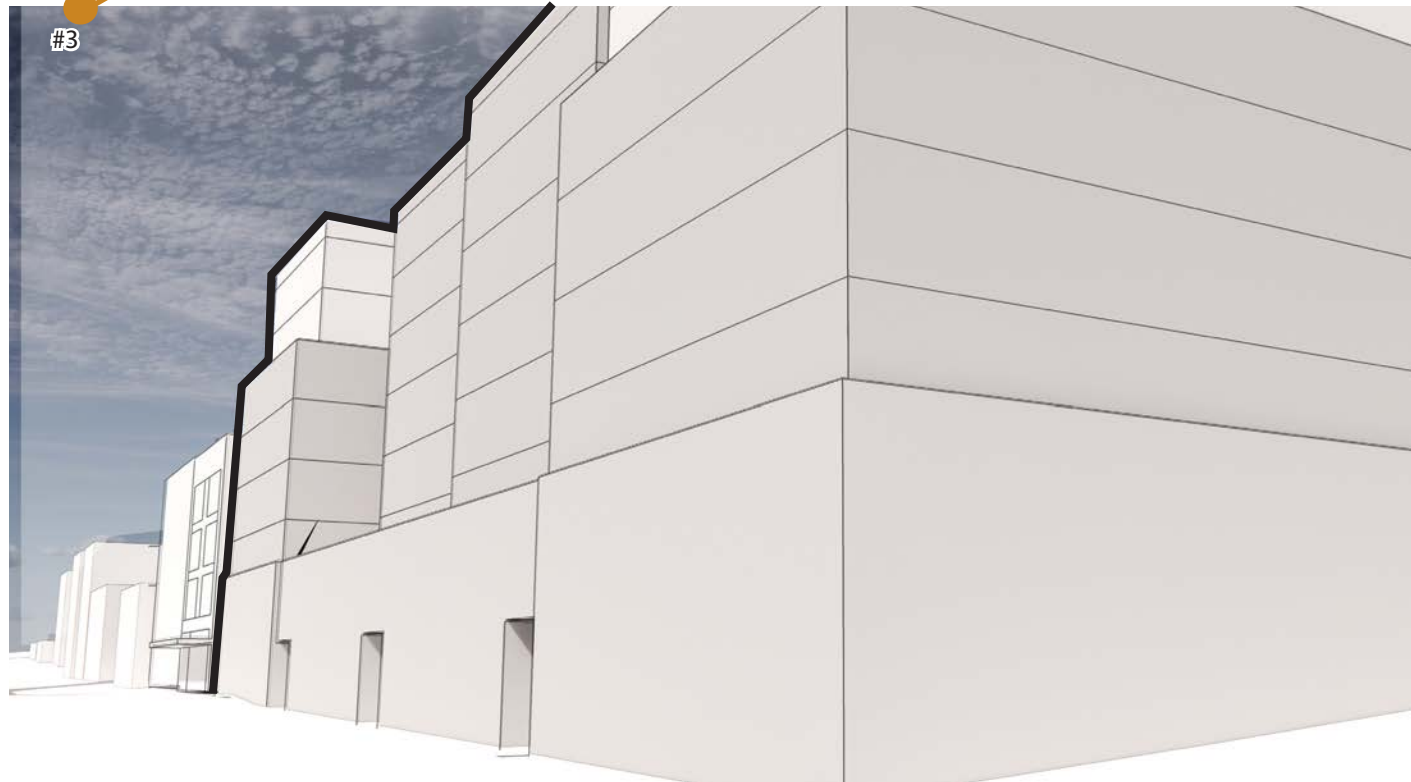
- A. (pro) Larger courtyard facing east than option A
- B. (pro) Provides equal size courtyard facing north neighbor's courtyard.
- C. (pro) vertical step back at two ends helps transition between heights of neighboring buildings
- D. (con) setback at north end is still not good enough to not significantly impact solar access for neighbor's roof garden
- E. (pro) Massing widths pick up the widths of the buildings across the street.



EDG 1 VERSION



EDG 1 VERSION



VIEW #3: STREET LEVEL VIEW FROM THE CORNER OF 12TH AVE AND E OLIVE ST

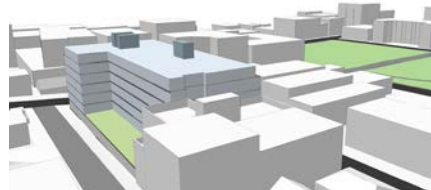
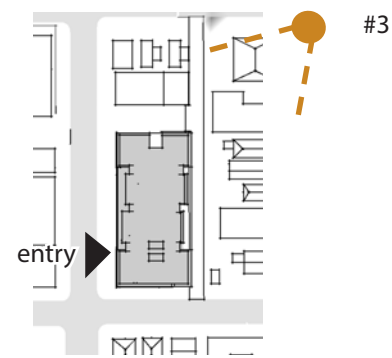


VIEW #4: STREET LEVEL VIEW FROM 12TH AVE

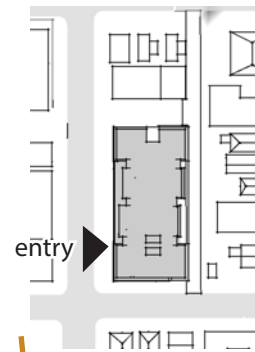
NOTES:

- A. (con) No particular accent is given to the main building entry or for that matter any of the different programmatic pieces along the street facade

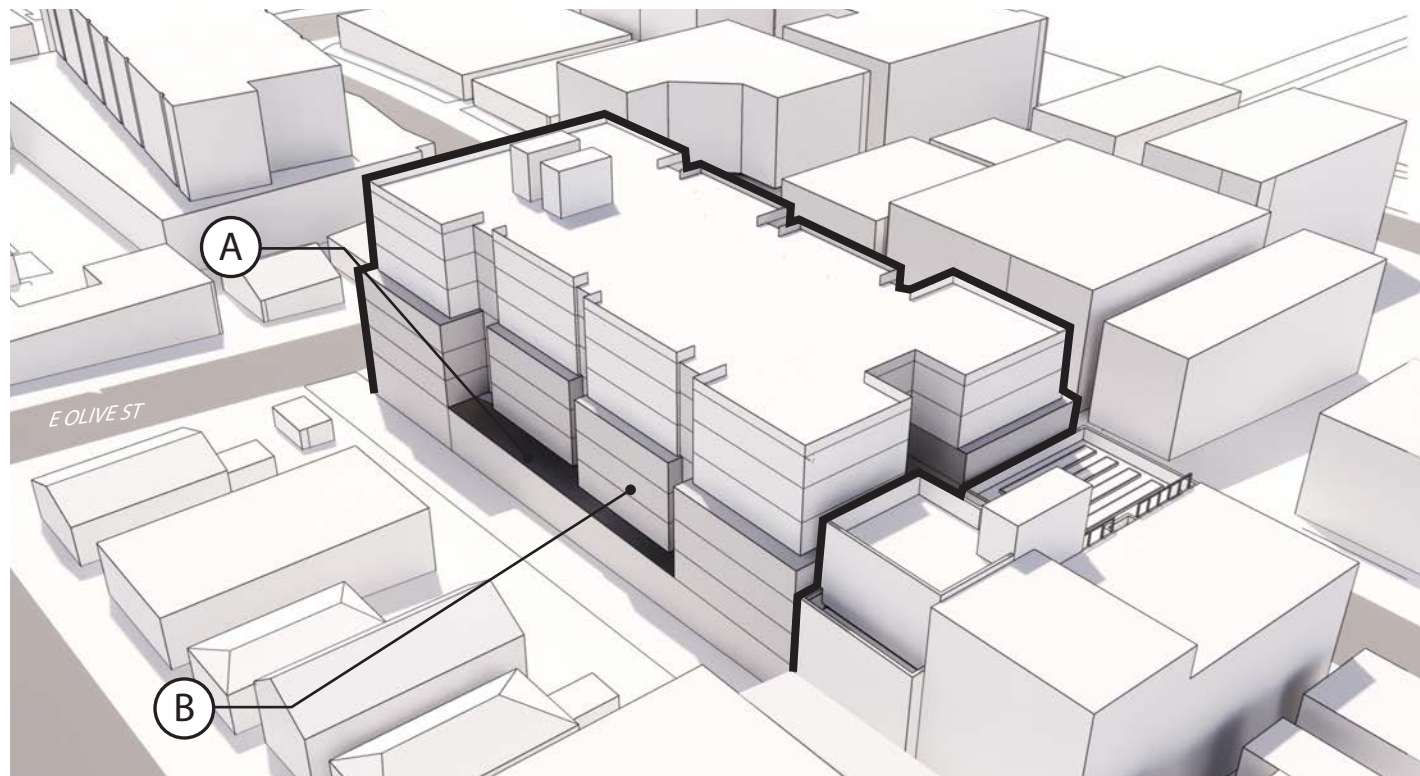
MASSING OPTIONS - OPTION B



EDG 1 VERSION



EDG 1 VERSION



VIEW #5: BIRD'S EYE VIEW FROM NE CORNER

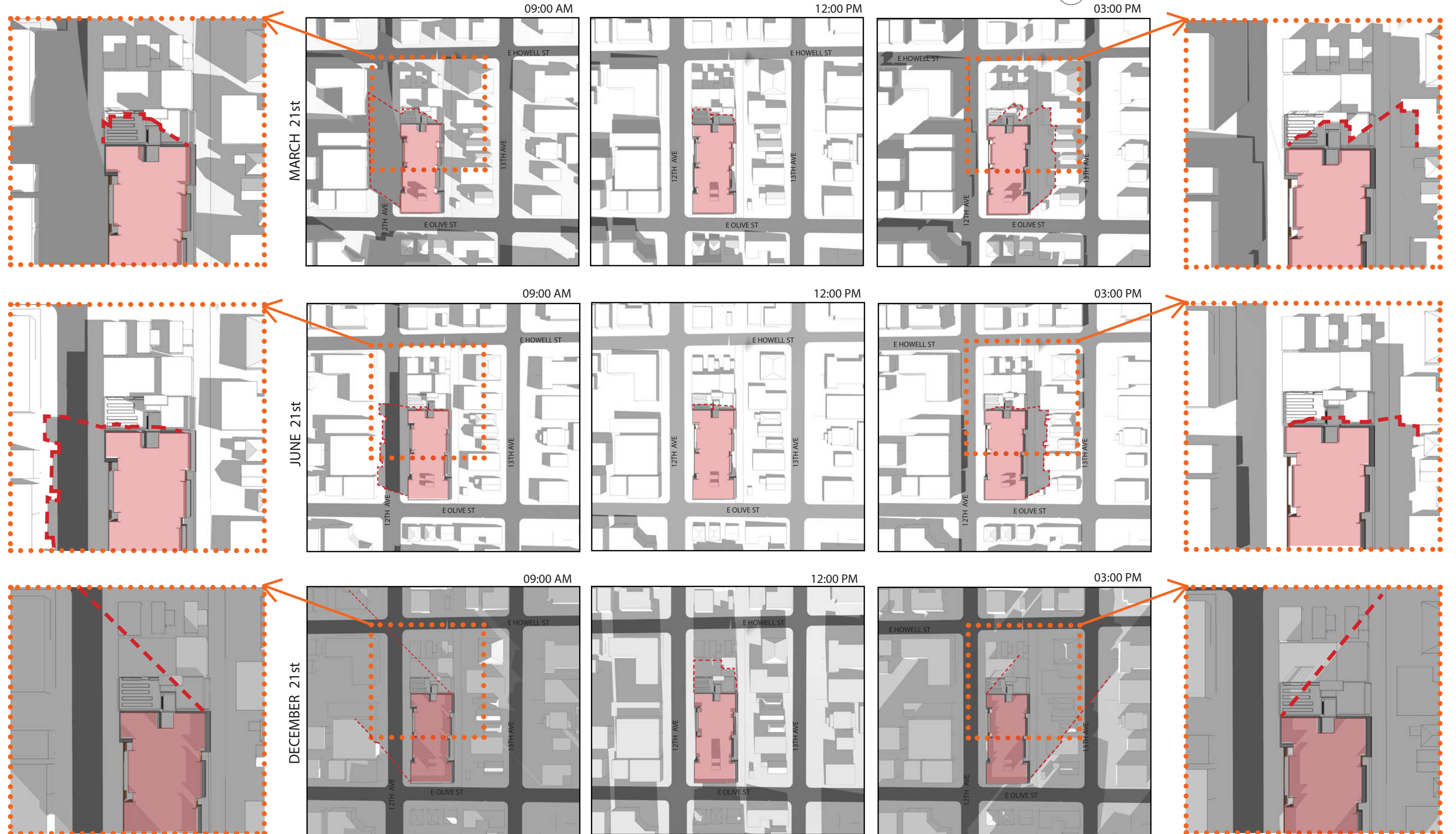


VIEW #6: STREET LEVEL VIEW FROM THE EAST SIDE OF E OLIVE ST

- NOTES:
- A. (pro) building massing sets back from LR3 zone, (con) not enough considering height of building
 - B. (Pro) bays respond to widths of some of the buildings across the alley (see diagram page), but (con) do not break down scale to smaller single family homes.

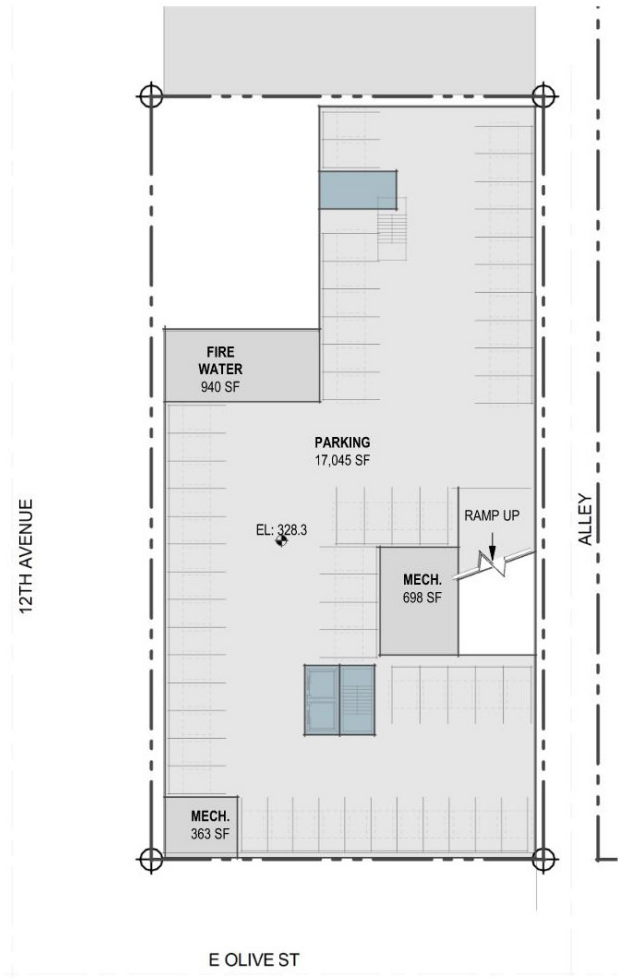


MASSING OPTION B - SUN STUDIES

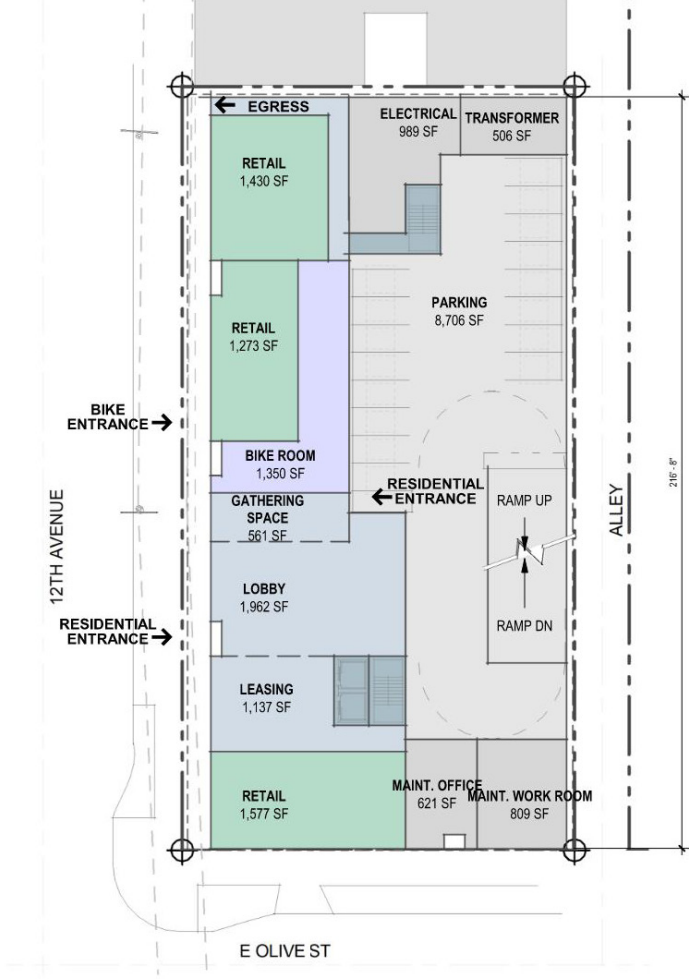


FLOOR PLAN LAYOUTS - OPTION B

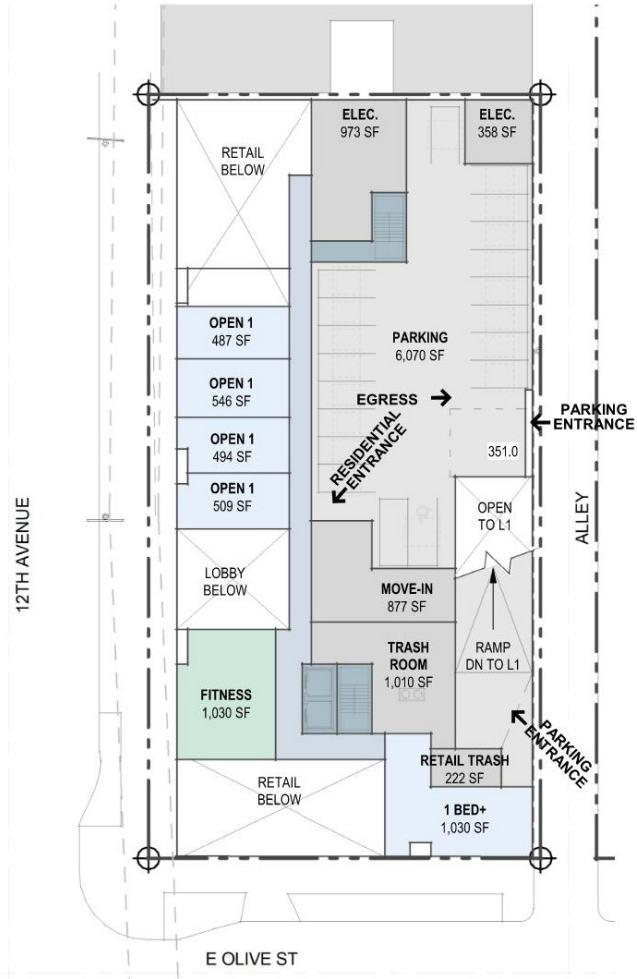
RESIDENTIAL

ROOF DECKLOBBY/ CIRCULATIONAMENITY SPACE

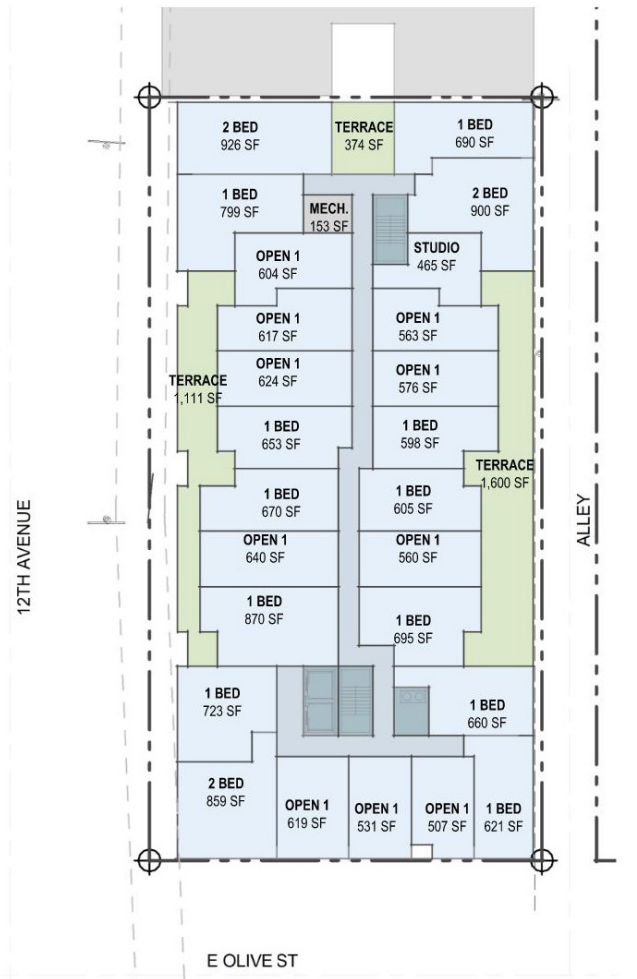
P1 LEVEL FLOOR PLAN



LEVEL 1 FLOOR PLAN

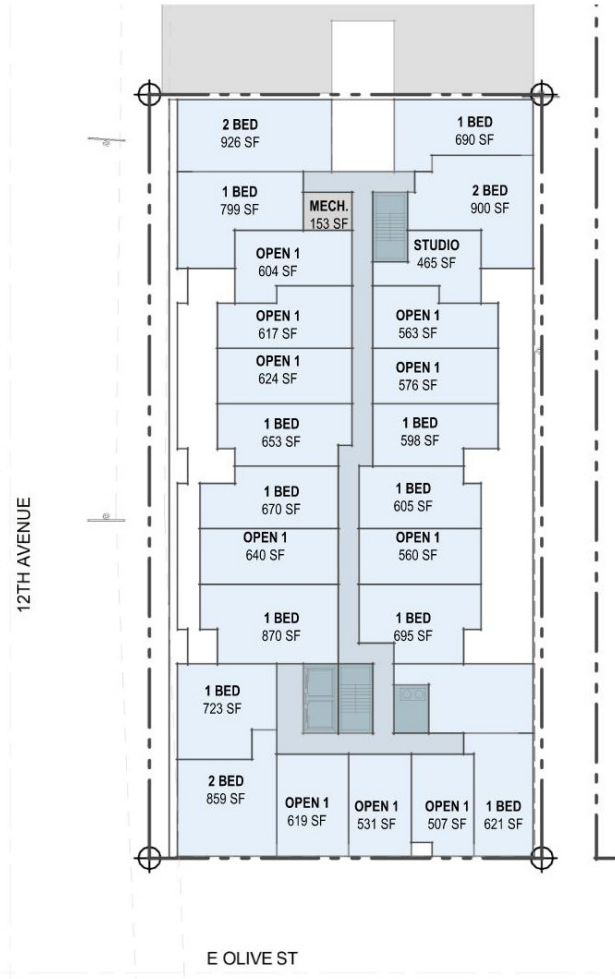


LEVEL 1.5 FLOOR PLAN

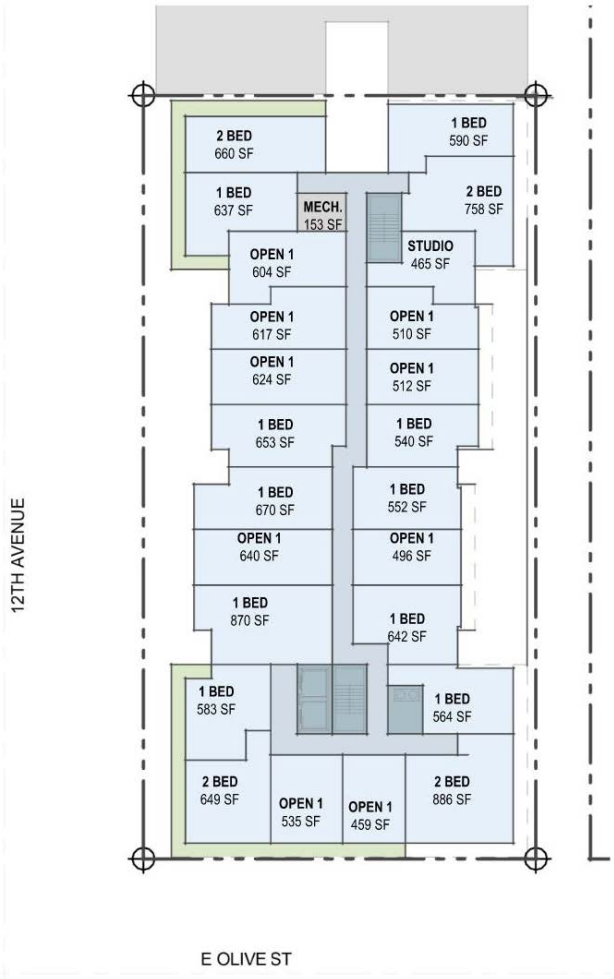


LEVEL 2 FLOOR PLAN

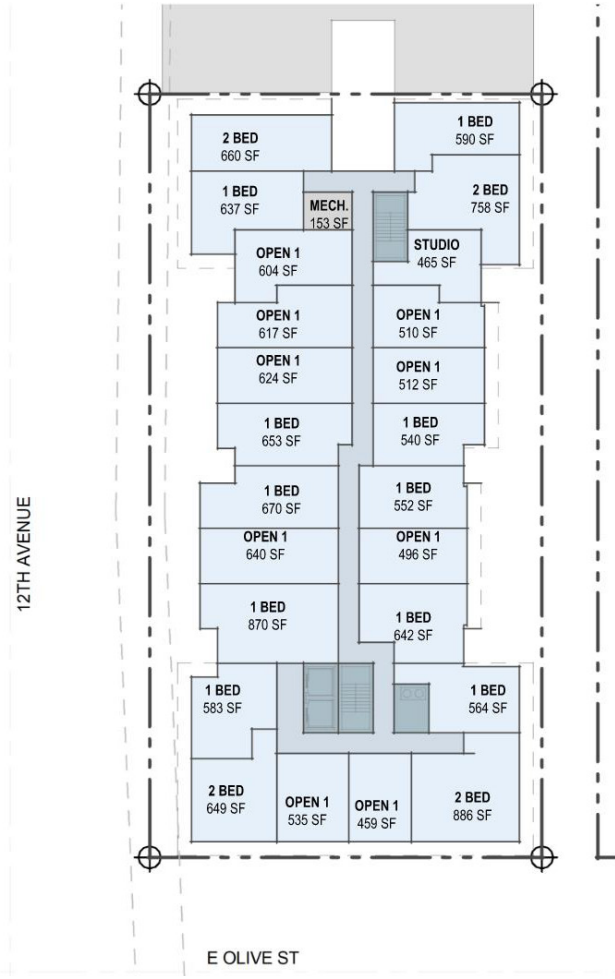




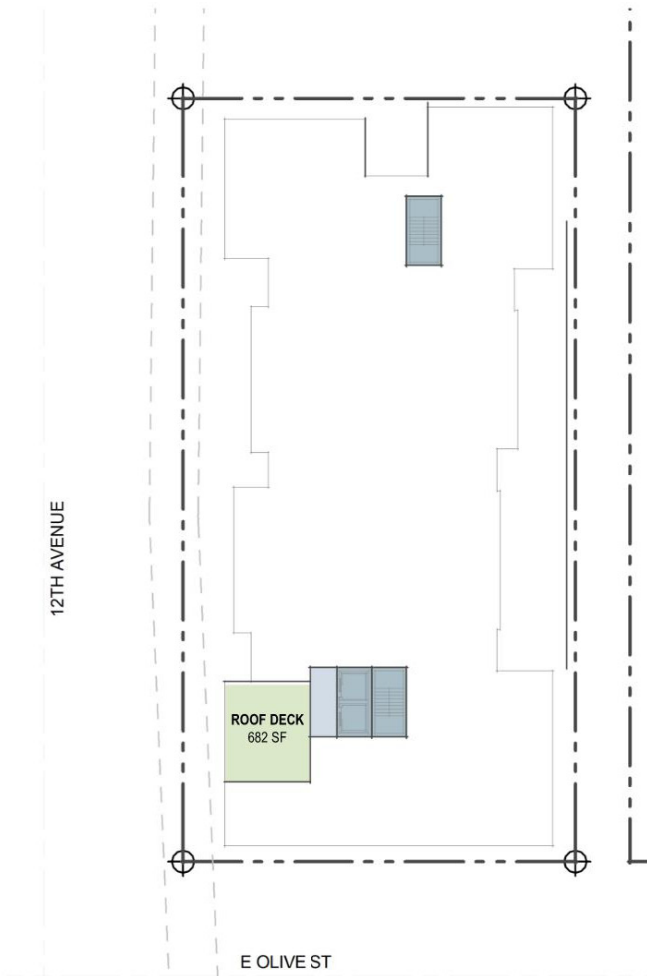
LEVEL 3-4 FLOOR PLAN



LEVEL 5-6 FLOOR PLAN



LEVEL 7 FLOOR PLAN



ROOF PLAN



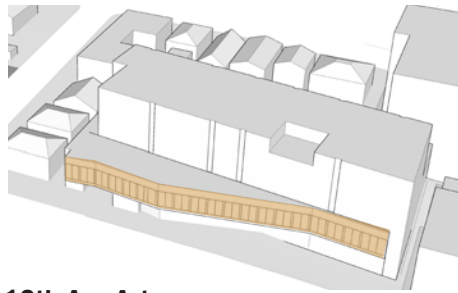
IX
OPTION C - Concept Diagrams

Form Inspiration:

"Theater marquee" on neighboring 12th Ave Arts but interpreted at a different scale and rhythm

Neighborhood pride/inclusiveness - unity flag showing united but unique individuals together in one place

Natural waves and water ripples.



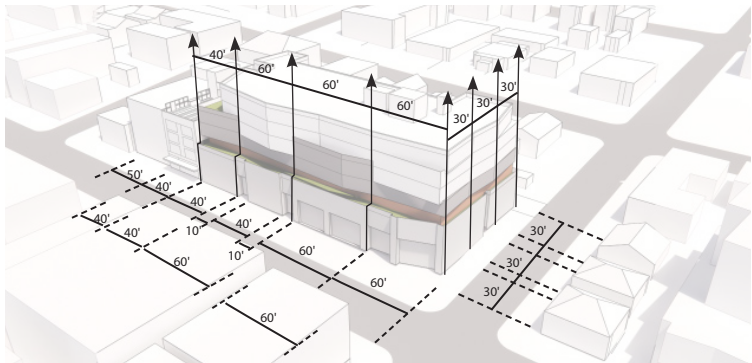
12th Ave Arts



Basic mass broken into base and top (gasket accents this) and top further broken into two layers and then further at different floor lines taking the simple banded wave pattern and breaking it so it is woven together. Same expression wraps north, west and south elevations. (CS2-D-4 Height, Bulk and Scale; DC-2 Massing)

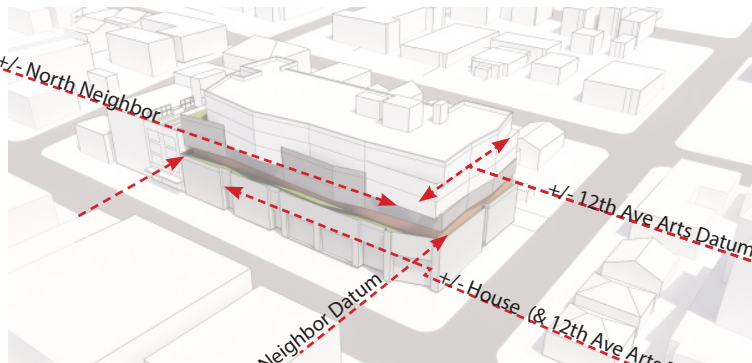


Bays scaled from neighboring buildings. Interlock of upper level weave aligns and accents and links to base bays but in a slightly different grouping (CS2-D-4 Height, Bulk and Scale; DC-2 Massing)



*ALL DIMENSIONS ARE ROUNDED TO DEMONSTRATE RELATIONSHIP

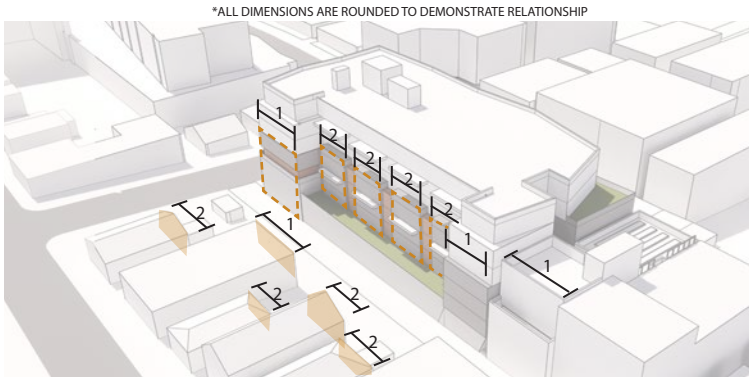
Base remains orthogonal to maintain pedestrian commercial alignment and height aligns roughly with heights of buildings across 12th. Upper massing wave or weave allows a unique expression and logic to tie together solar setback at north for neighbor roof garden, varied sky horizon and general breakdown of facade. Datums refer to neighboring buildings. SW corner breaks at more floor lines including base to accent/ address intersection and provide larger open space at grade. (CS2-D-4 Height, Bulk and Scale; DC-2 Massing)



NC3 -75 : North, West and South



LR3: East

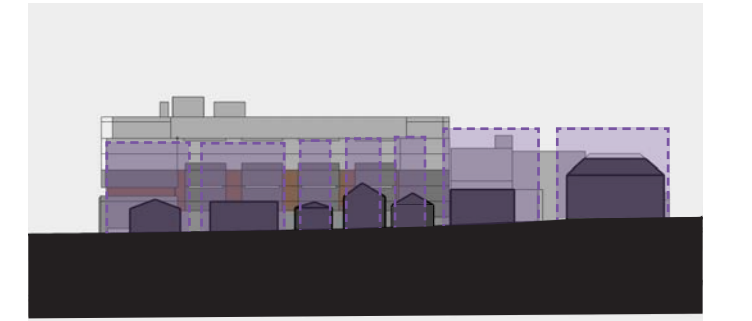


Bays scaled from neighboring buildings to the East varying scale and widths (CS2-D-4 Height, Bulk and Scale; DC-2 Massing)



Bays break floor line making them more prominent similar to small scale houses. Canopies further break that scale down and high canopies pick up width of bays below breaking upper mass into smaller pieces. Ganged windows (as shown in chapter 4 renderings) will again break scale similar to image of project by Runberg. Canopies trace datums within building set by other setbacks at that relate to neighboring buildings.

Top floor wings are bent in additionally to create final step and provide additional sun to north neighbor (CS2-D-4 Height, Bulk and Scale; DC-2 Massing)



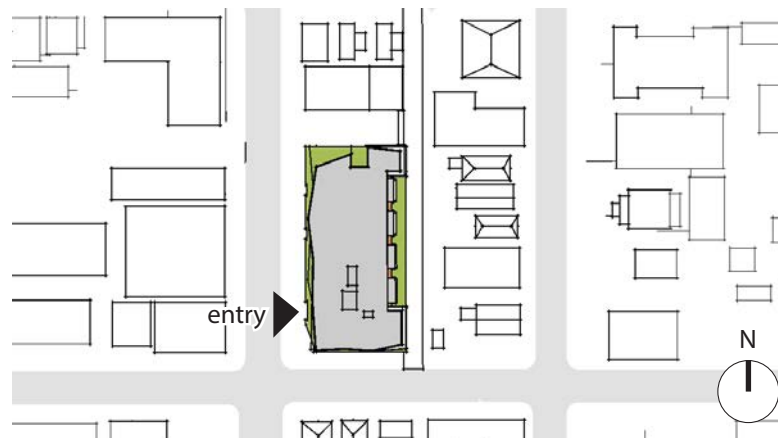
East elevation with existing buildings, current LR3 (50') zoning and option C facade beyond showing relation of bay heights to context both existing and possible heights under zoning. Note zoning height shown at 54' above average grade plane to compare accurately to option C which has parapets also allowed above height limit by up to 4'. (CS2-D-4 Height, Bulk and Scale; DC-2 Massing)

OPTION C - SUMMARY

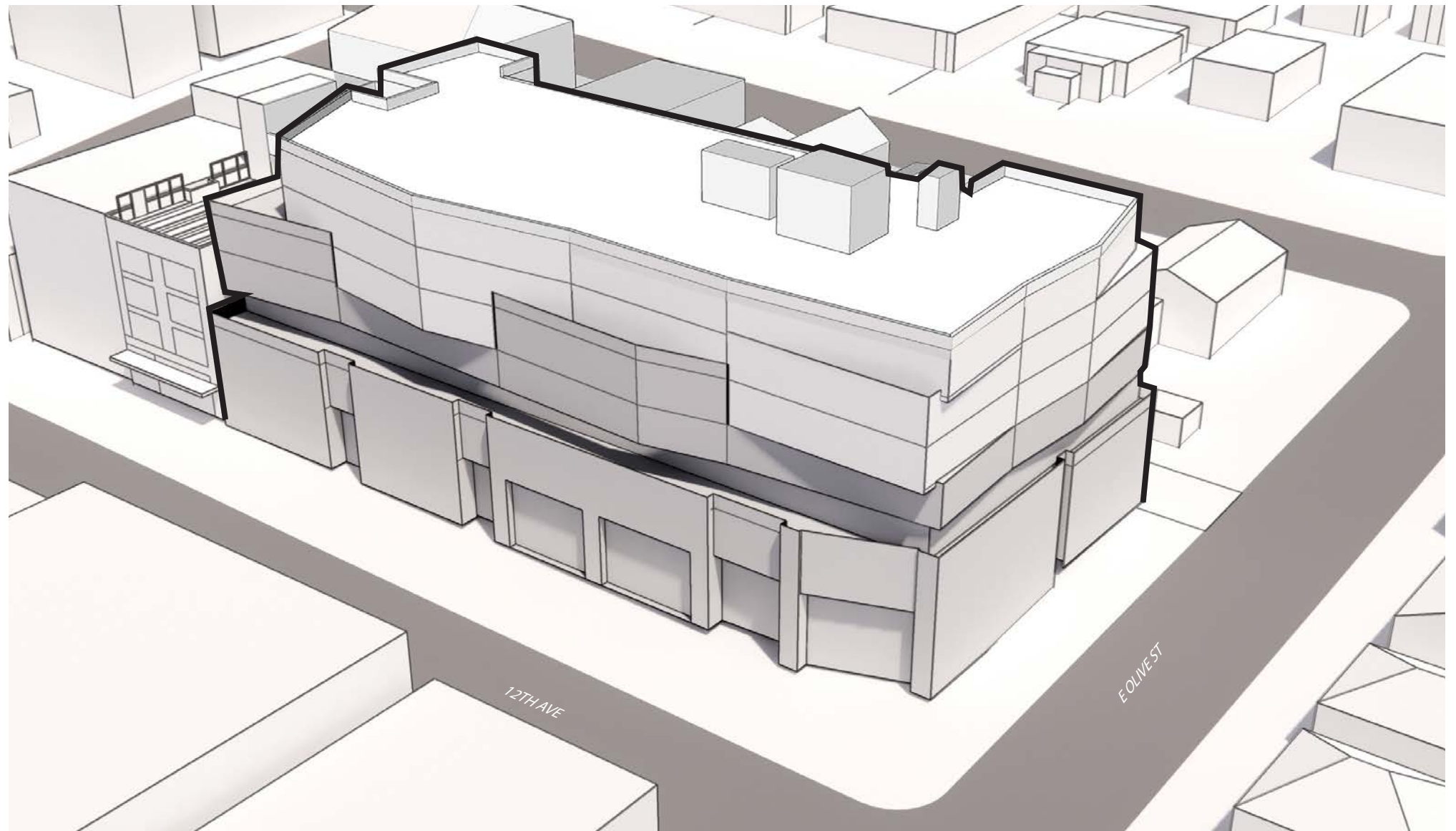
- Unit Count = Approx. 144
- Approx. 101,000 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.67
- 75' Above Average Grade
- **Code compliant - no departures**

PROS:

- Large mass is broken into base and top by gasket. Upper levels further broken down vertically by weave accented by material change.
- Base mass height aligns with buildings across 12th and modulation picks up widths of same buildings and others further north continuing a similar feel to the commercial / pedestrian zone.
- Angled upper modulation references 12th Ave Arts and provides bays that reflect the widths of the smaller building masses across 12th and to the north. These align with and compliment the base modules.
- East terrace provides largest mass setback from LR3 zoning across alley providing the most light and air to that side of all options.
- East facade modulation picks up widths of smaller scale buildings in LR3 zone and reflects their character
- Commercial and lobby along 12th Ave
- Roof deck reduced, north stair penthouse removed. Reduces solar shading to north neighbor.
- Mass eliminated to allow sun exposure to north neighbors rooftop garden on both east and west wings.
- North courtyard to mirror north neighbors courtyard

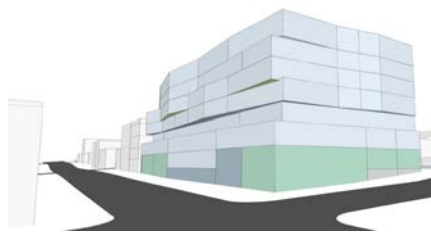


EDG 1 VERSION

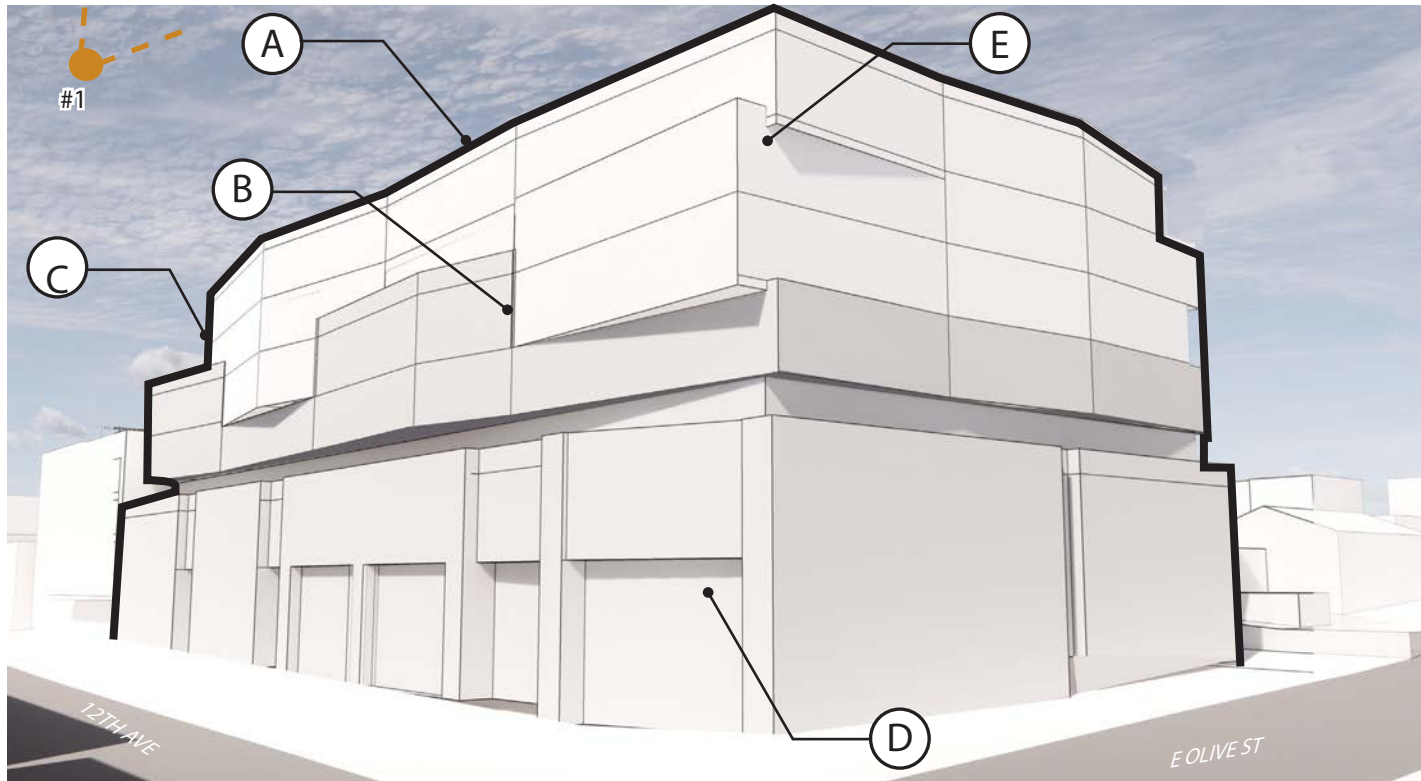


BIRDS EYE VIEW FROM SW CORNER

MASSING OPTIONS - OPTION C - **PREFERRED**



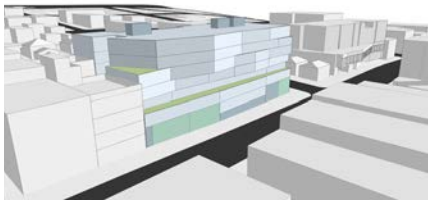
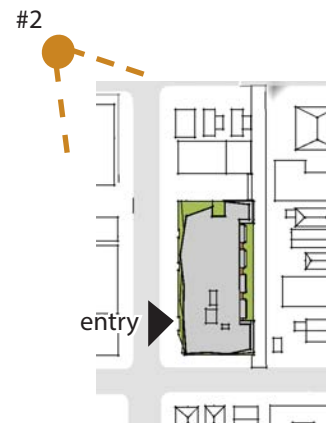
EDG 1 VERSION



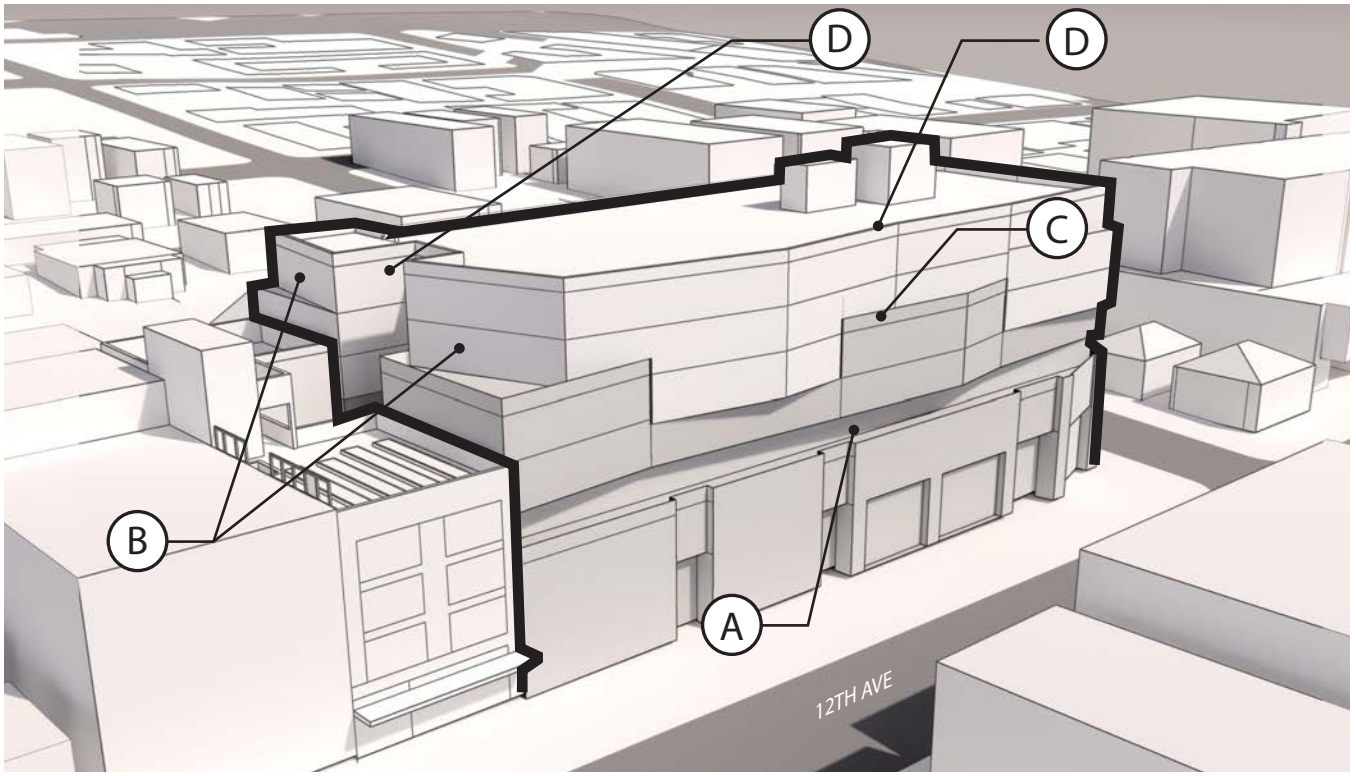
VIEW #1: STREET LEVEL VIEW FROM THE CORNER OF 12TH AVE AND E OLIVE ST

NOTES:

- A. (pro) Wave pattern creates variation at horizon with sky reduces scale of large facade.
- B. (pro) Wave interlocks massing to create alignments with base modulation, all tied to widths expressed by buildings across street - joint in wave is accented with reveal to further emphasize this.
- C. (pro) Wave pattern allows flow from bays to upper level setbacks providing solar access to neighbor.
- D. (pro) Base has been articulated into bays based on the buildings across 12th Ave. These bays relate to one another but also allow the lobby entry to stand out and the corner commercial space (cafe) turn to address the corner
- E. (pro) Wave pattern breaks further at corner also accenting this location as it is a well used



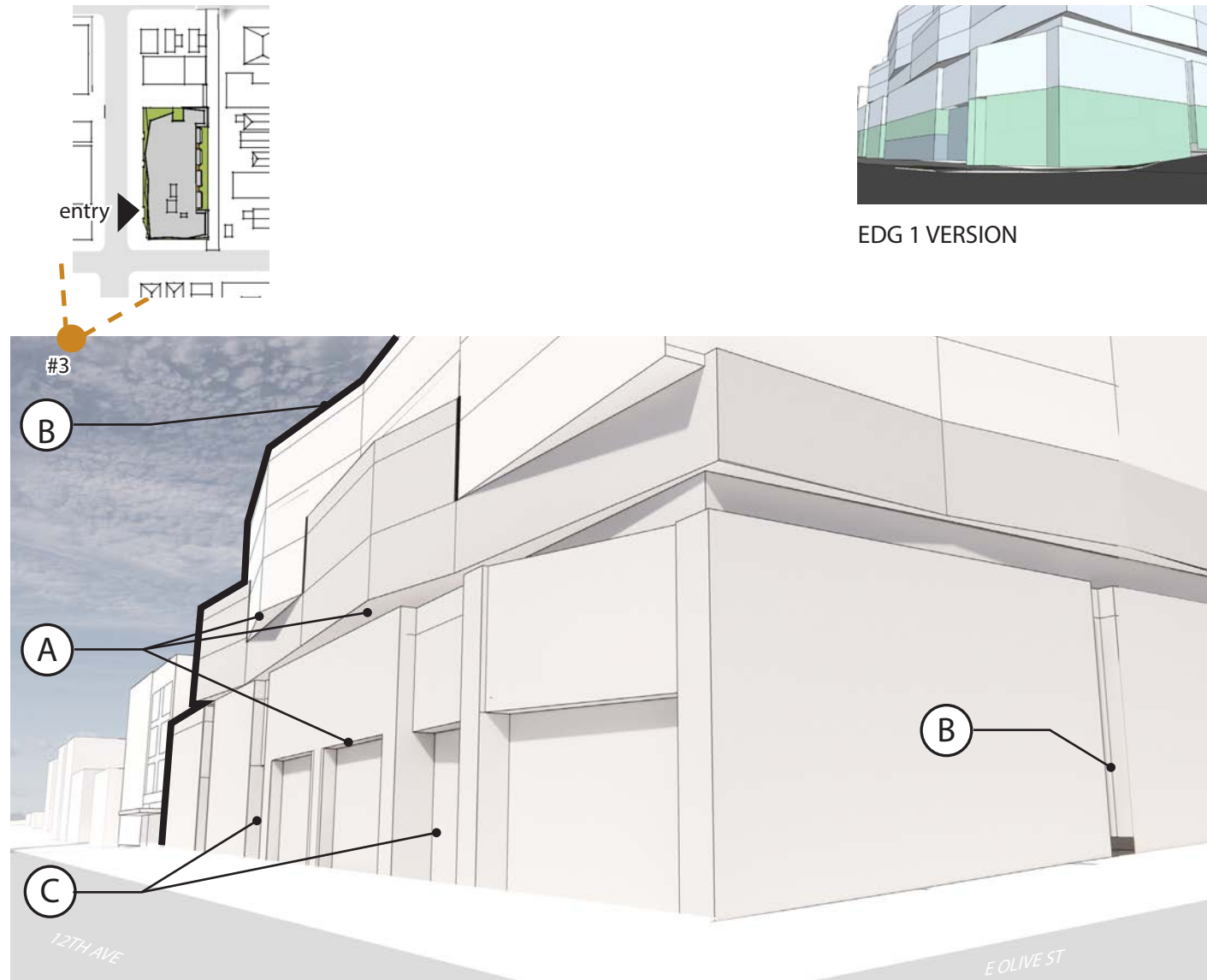
EDG 1 VERSION



VIEW #2: BIRDS EYE VIEW FROM NW CORNER

NOTES:

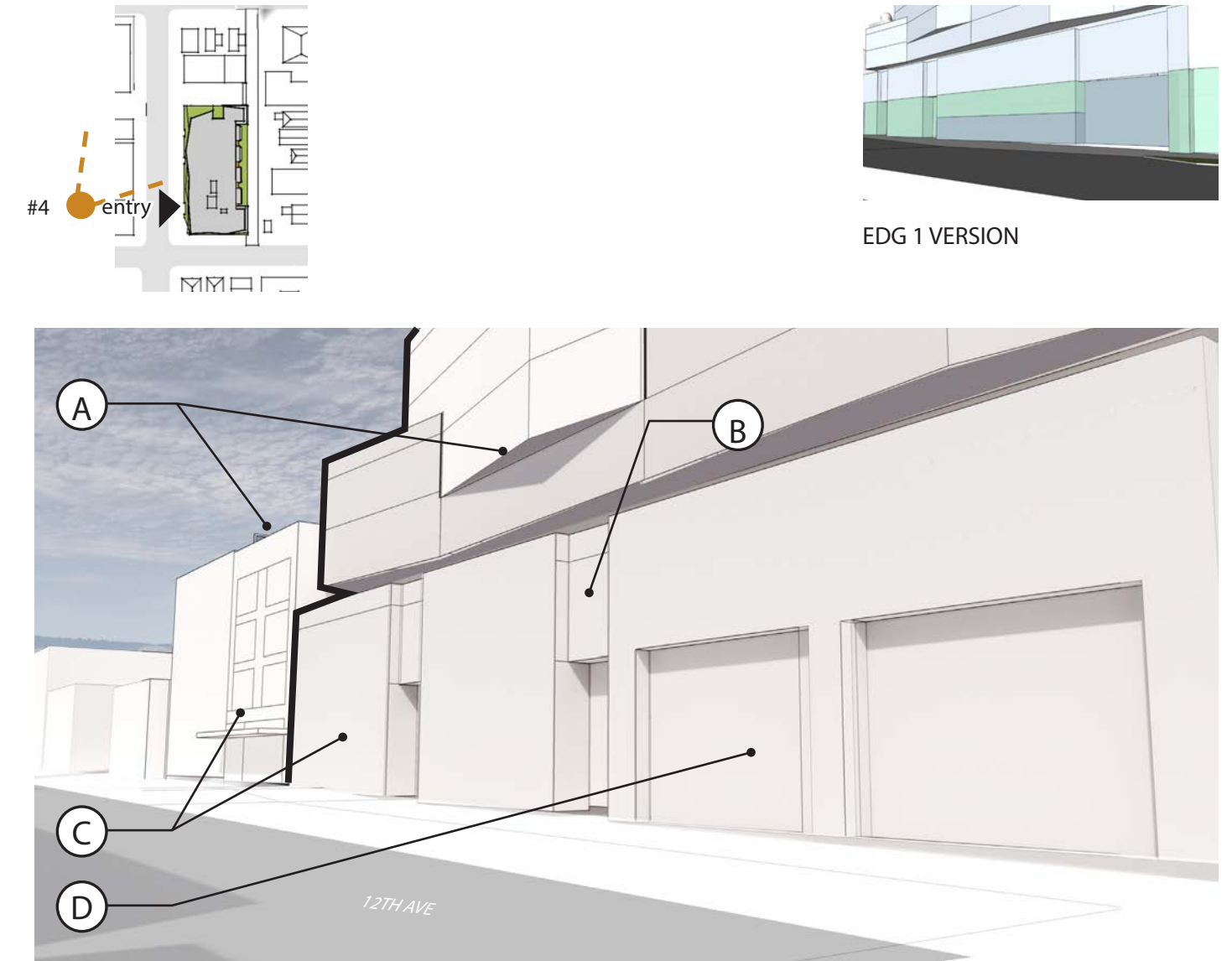
- A. (pro) Gasket provides attractive green terrace to residents and maximize usable open space.
- B. (pro) North corner modulations provides solar access to neighbor's rooftop garden space and brings more light into the north light and air courtyard.
- C. (pro) Modulation reduces impact of large mass with a gentle expression while referencing neighboring 12th Ave. Arts as well as cultural, community and natural ideas. **Bays now dimensionally linked to buildings across 12th Avenue.**
- D. (pro) Modulations on upper floors allow more sky view and sunlight from street level.
- E. (pro) North courtyard doubles size of north neighbor's courtyard and acts as a light well.



VIEW #3: STREET LEVEL VIEW FROM THE CORNER OF 12TH AVE AND E OLIVE ST

NOTES EDG 2:

- A. (pro) When looking up at wave pattern, softs offer opportunity to provide highlights of material (like gasket material) warming up the facade.
- B. (pro) Sky horizon of roof line is eased and feels more open to the sky
- C. (pro) While base bays are related the lobby/residential entry can stand out. Based on concept of lobby being a coworking space with a "cafe feel" this is fitting.
- D. (pro) Recess at south to break mass between commercial and more residential use (fitness above grade) allows an alcove for art and connection to roof water drainage (see landscape drawings and renderings for planters down E Olive St.

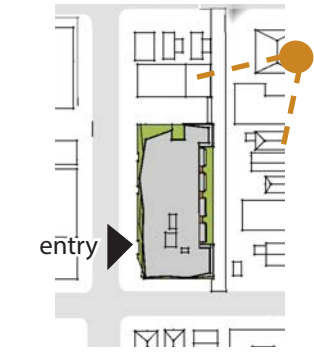


VIEW #4: STREET LEVEL VIEW FROM 12TH AVE

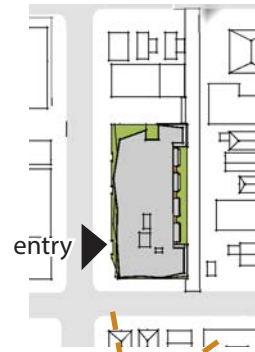
NOTES:

- A. (pro) Bottom of upper level bays pick up datum of neighboring building to north
- B. (pro) Commercial entries are highlighted but in a smaller scale and different materials from the lobby entry. (note that canopies will be provided and will also contribute to differentiation).
- C. (pro) Heavy, orthogonal base modulation references existing fabric and accents upper level wave modulation in its contrast while aligning at key points above commercial entries.
- D. (pro) Larger bay in base can be broken down with smaller recesses that don't carry to the parapet but help frame a portion of the CoWorking lobby that can be converted to commercial in the future.

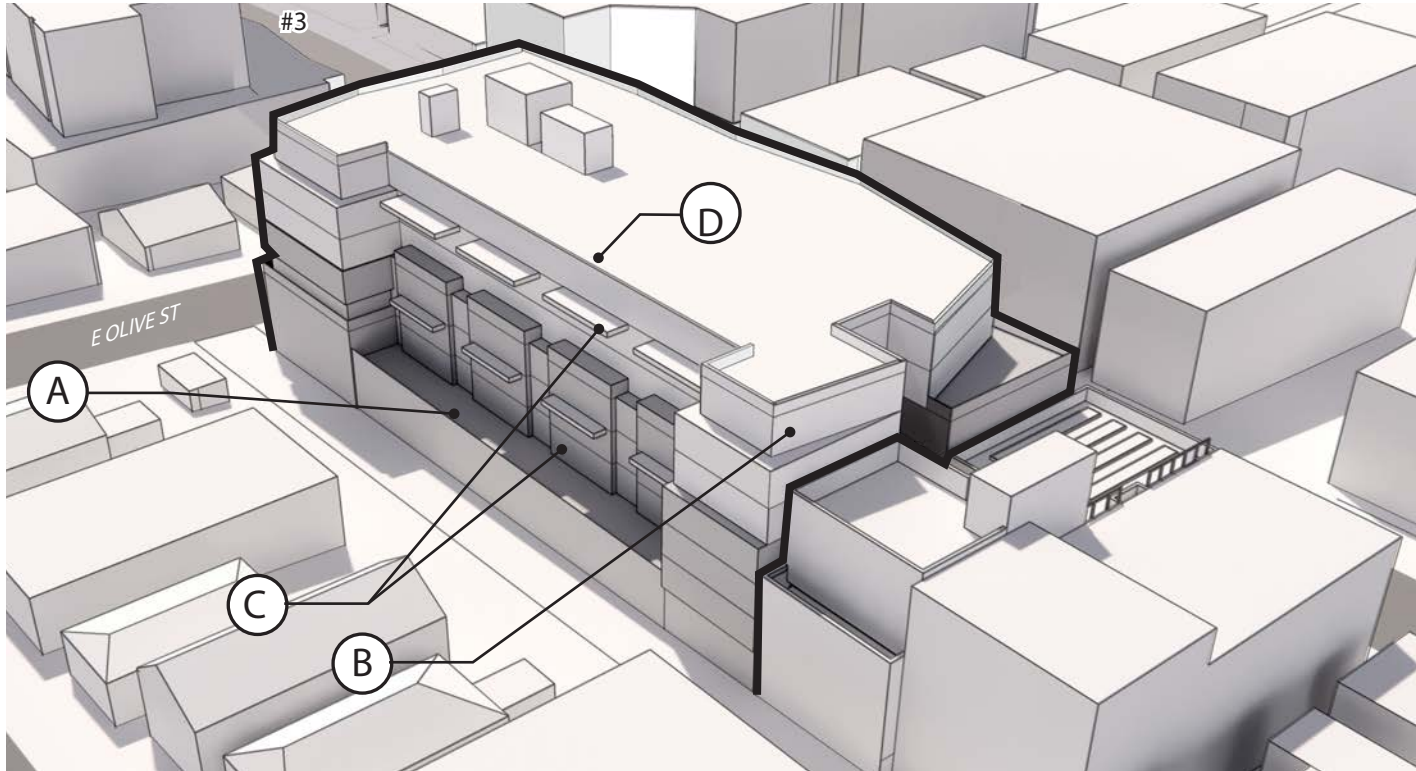
MASSING OPTIONS - OPTION C - **PREFERRED**



EDG 1 VERSION



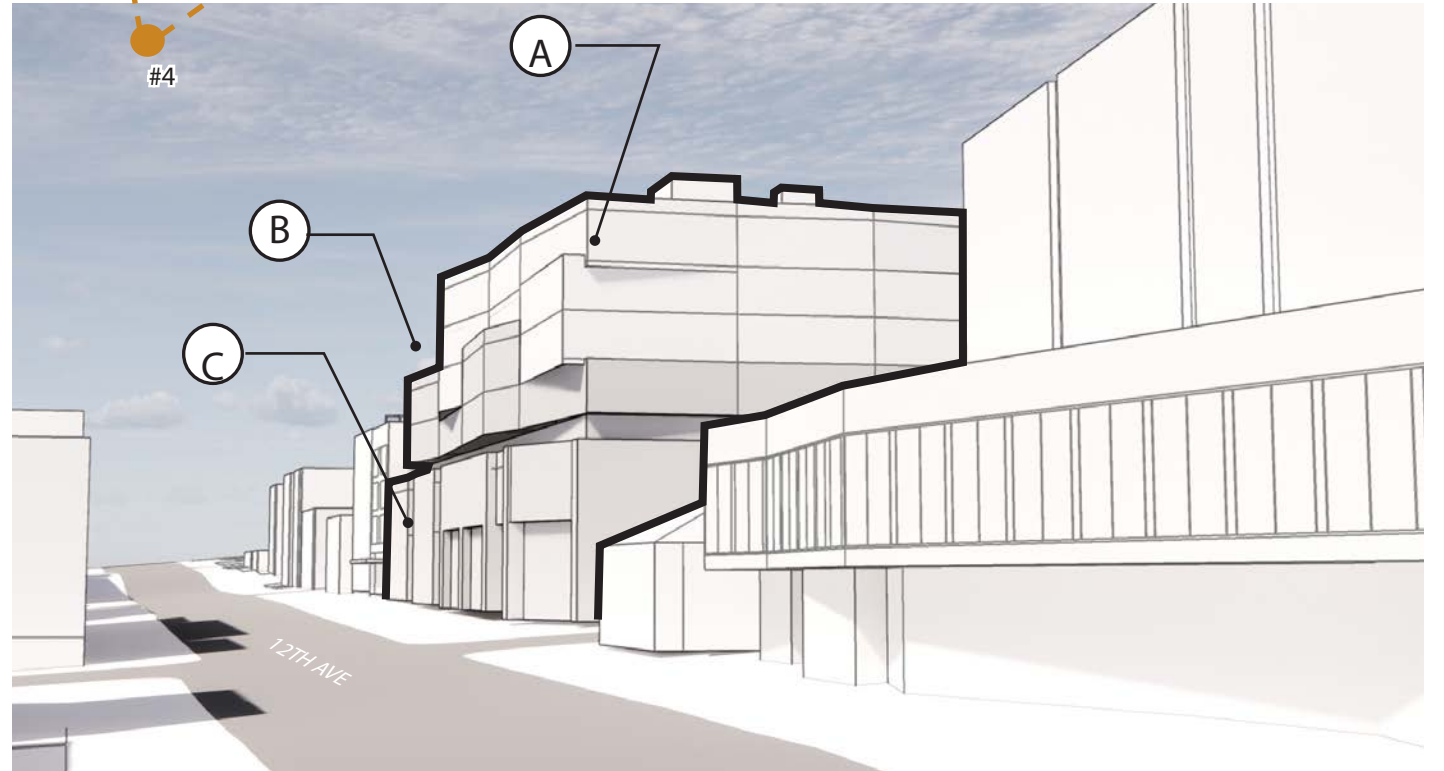
EDG 1 VERSION



VIEW #5: BIRD'S EYE VIEW FROM NE CORNER

NOTES:

- A. (pro) Large consistent courtyard provided facing LR3 zone and reducing shadow impacts. Courtyard provides space for pleasant landscaping, rain gardens for stormwater control, as well as patios for some 2nd floor tenants. Plantings offer privacy buffer to east neighbors
- B. (pro) North and South wings of courtyard express and cap the wave pattern that extends from the west side. These also offer chance to set back top floor further breaking mass and allowing more sun to north and east neighbors.
- C. (pro) Smaller bays and vertical stepping inside courtyard pick up the widths of the single family homes and add some similar details with canopies and window arrangements (see renderings later in packet) Canopies also act to tie together other datums in building and break up the upper levels.
- D. (pro) Parapet in courtyard can be lowerd because it is away from the internal property line, allowing more light and air to east neighbors.



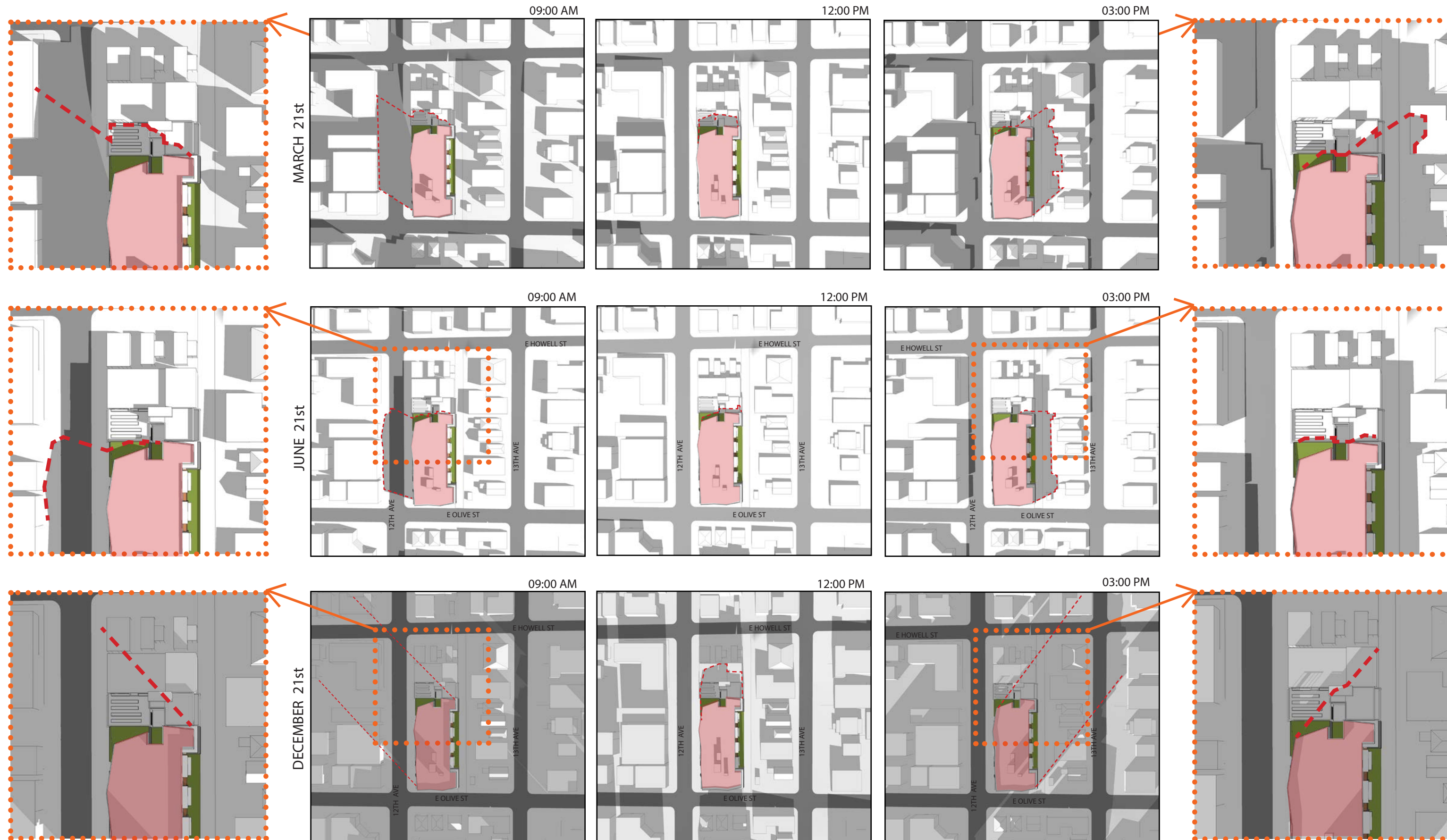
VIEW #6: STREET LEVEL VIEW FROM THE EAST SIDE OF E OLIVE ST

NOTES:

- A. (pro) Corner accented by having more offsets activating the upper levels. Base corner turns to open up space at grade to serve as spill out space for cafe (see renderings at end of packet)
- B. (pro) Angles of wave when viewed from down the street make the transition to smaller buildings to the north feel smooth.
- C. (pro) base and entire building sets back from west property line to align with other street facades supporting a consistent pedestrian experience.



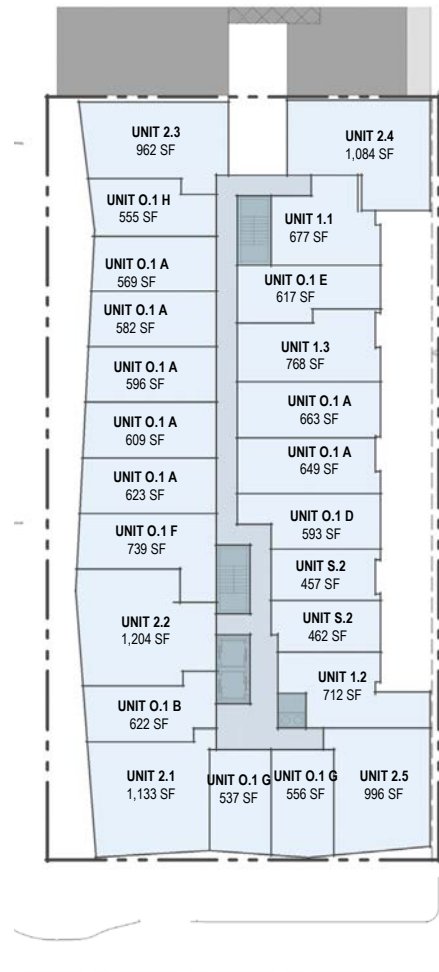
MASSING OPTION C - SUN STUDIES



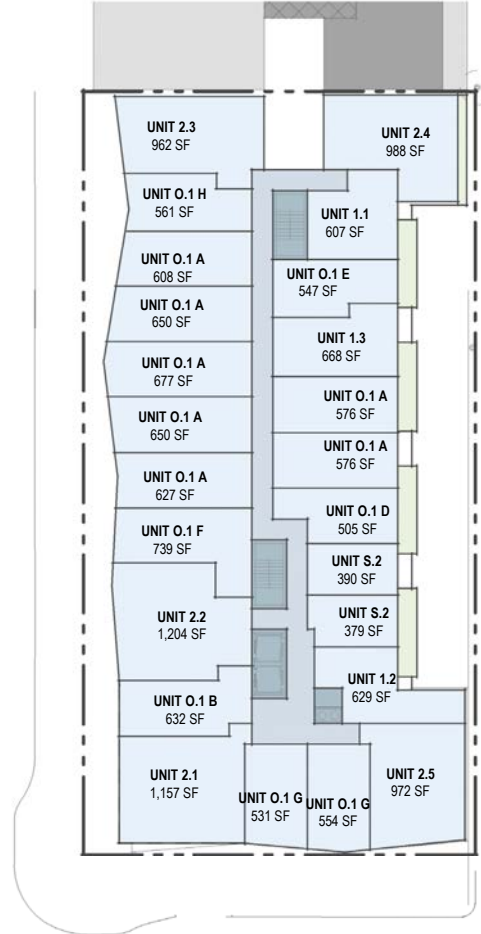
FLOOR PLAN LAYOUTS - OPTION C

RESIDENTIAL

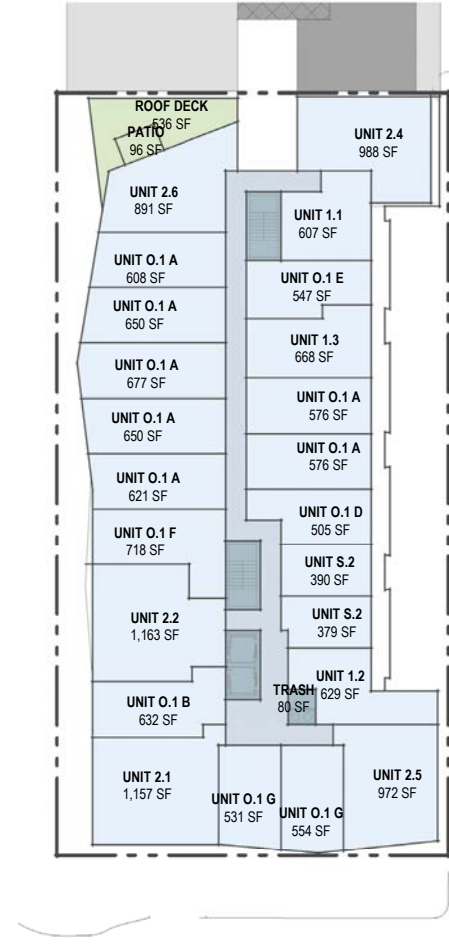
ROOF DECKLOBBY/ CIRCULATIONAMENITY SPACE



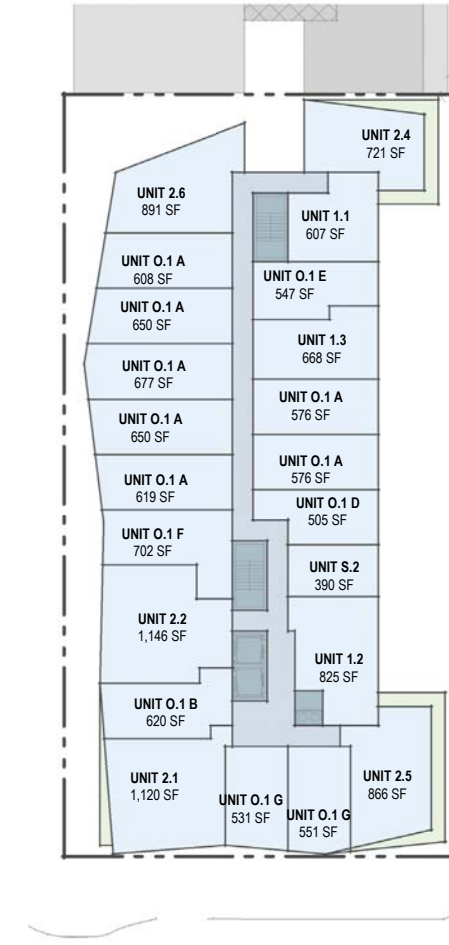
LEVEL 4 FLOOR PLAN



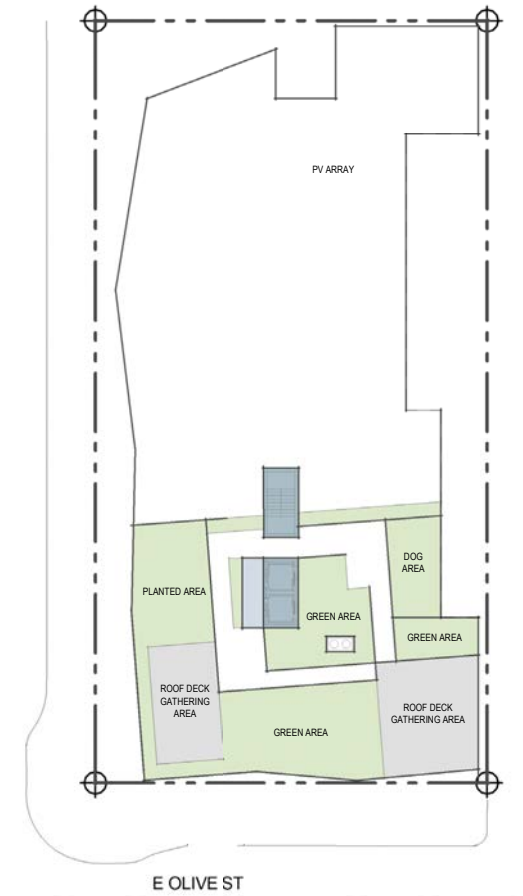
LEVEL 5 FLOOR PLAN



LEVEL 6 FLOOR PLAN



LEVEL 7 FLOOR PLAN



ROOF PLAN

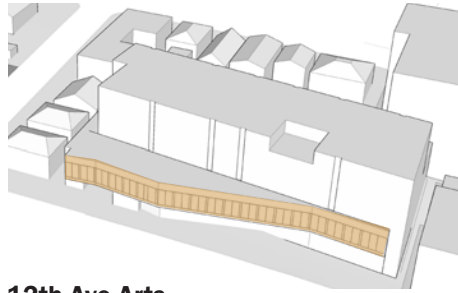
IX
OPTION D - Concept Diagrams

Form Inspiration:

"Theater marquee" on neighboring 12th Ave Arts but interpreted at a different scale and rhythm

Neighborhood pride/inclusiveness - unity flag showing united but unique individuals together in one place

Natural waves and water ripples.



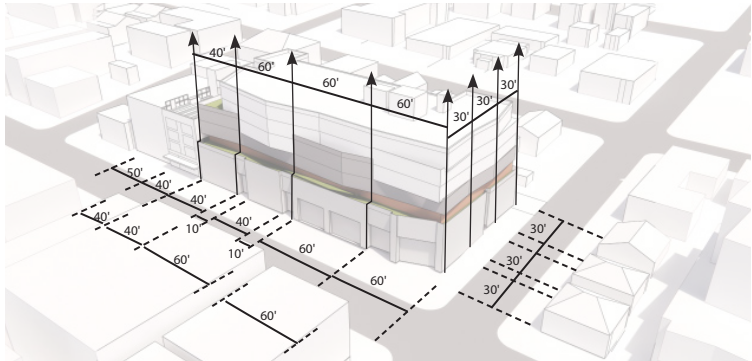
12th Ave Arts



Basic mass broken into base and top (gasket accents this) and top further broken into two layers and then further at different floor lines taking the simple banded wave pattern and breaking it so it is woven together. Same expression wraps north, west and south elevations. (CS2-D-4 Height, Bulk and Scale; DC-2 Massing)

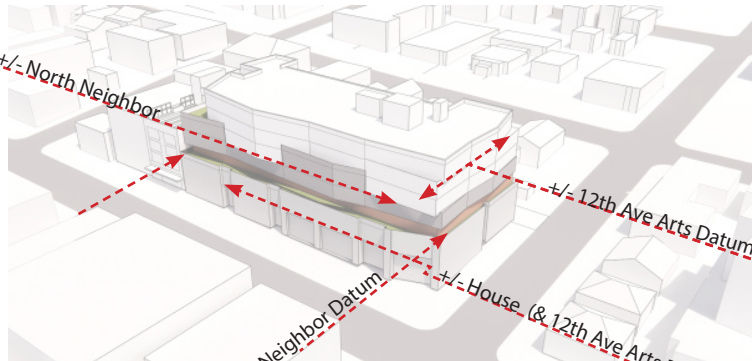


Bays scaled from neighboring buildings. Interlock of upper level weave aligns and accents and links to base bays but in a slightly different grouping (CS2-D-4 Height, Bulk and Scale; DC-2 Massing)



*ALL DIMENSIONS ARE ROUNDED TO DEMONSTRATE RELATIONSHIP

Base remains orthogonal to maintain pedestrian commercial alignment and height aligns roughly with heights of buildings across 12th. Upper massing wave or weave allows a unique expression and logic to tie together solar setback at north for neighbor roof garden, varied sky horizon and general breakdown of facade. Datums refer to neighboring buildings. SW corner breaks at more floor lines including base to accent/ address intersection and provide larger open space at grade. (CS2-D-4 Height, Bulk and Scale; DC-2 Massing)

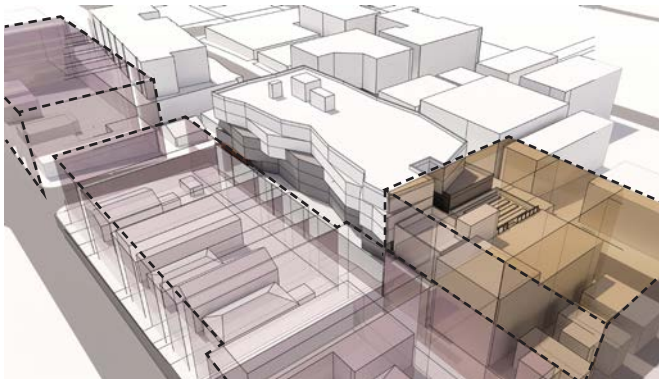


+/- North Neighbor Datum
+/- 12th Ave Arts Datum
+/- West Neighbor Datum
+/- House (& 12th Ave Arts Retail) Datum

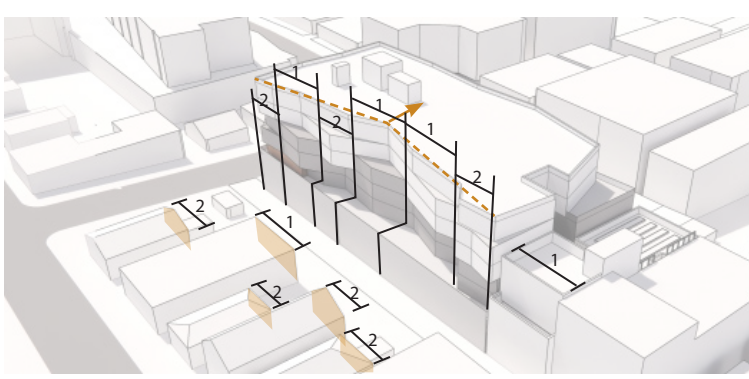
NC3 -75 : North, West and South



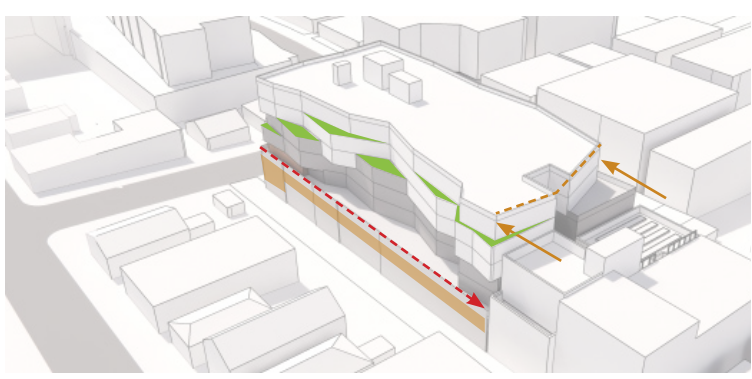
LR3: East



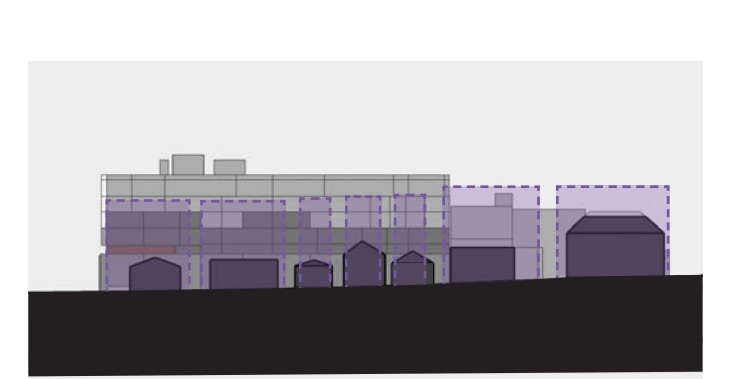
Wave concept extended to include east facade creating cohesive single concept for entire building. Center of east facade pushed in to create courtyard. Gasket stops at inside corner of south end. Frequency of wave is increase to make smaller bays than those on the west side but angle increments of facade are consistent with west facade (CS2-D-4 Height, Bulk and Scale; DC-2 Massing)



Upper levels set back further and further to create balconies and other recessed areas above lower levels. Frequency of angles slightly decreases. Base maintains height from south facade pushing a level of units to the alley property line. (with courtyard lowered the wave facade became overly tall).Top level of north wing angles in similar to west side to allow more light to north neighbor's roof (similar to option C). (CS2-D-4 Height, Bulk and Scale; DC-2 Massing)



East elevation with existing buildings, current LR3 (50') zoning and option D facade beyond showing relation of bay heights to context both existing and possible heights under zoning. Note zoning height shown at 54' above average grade plane to compare accurately to option D which has parapets also allowed above height limit by up to 4'. (CS2-D-4 Height, Bulk and Scale; DC-2 Massing)



OPTION D - SUMMARY

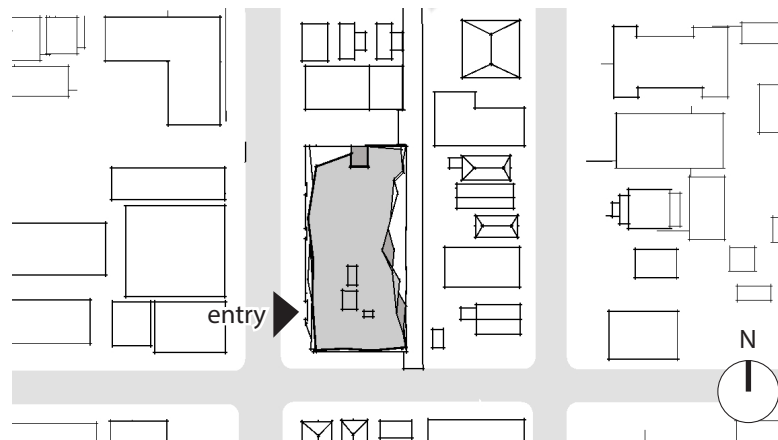
- Unit Count = Approx. 144
- Approx. 102,500 GSF residential
- Approx. 4,000 GSF commercial
- FAR = 5.86
- 75' Above Average Grade
- **Code compliant - no departures**

PROS:

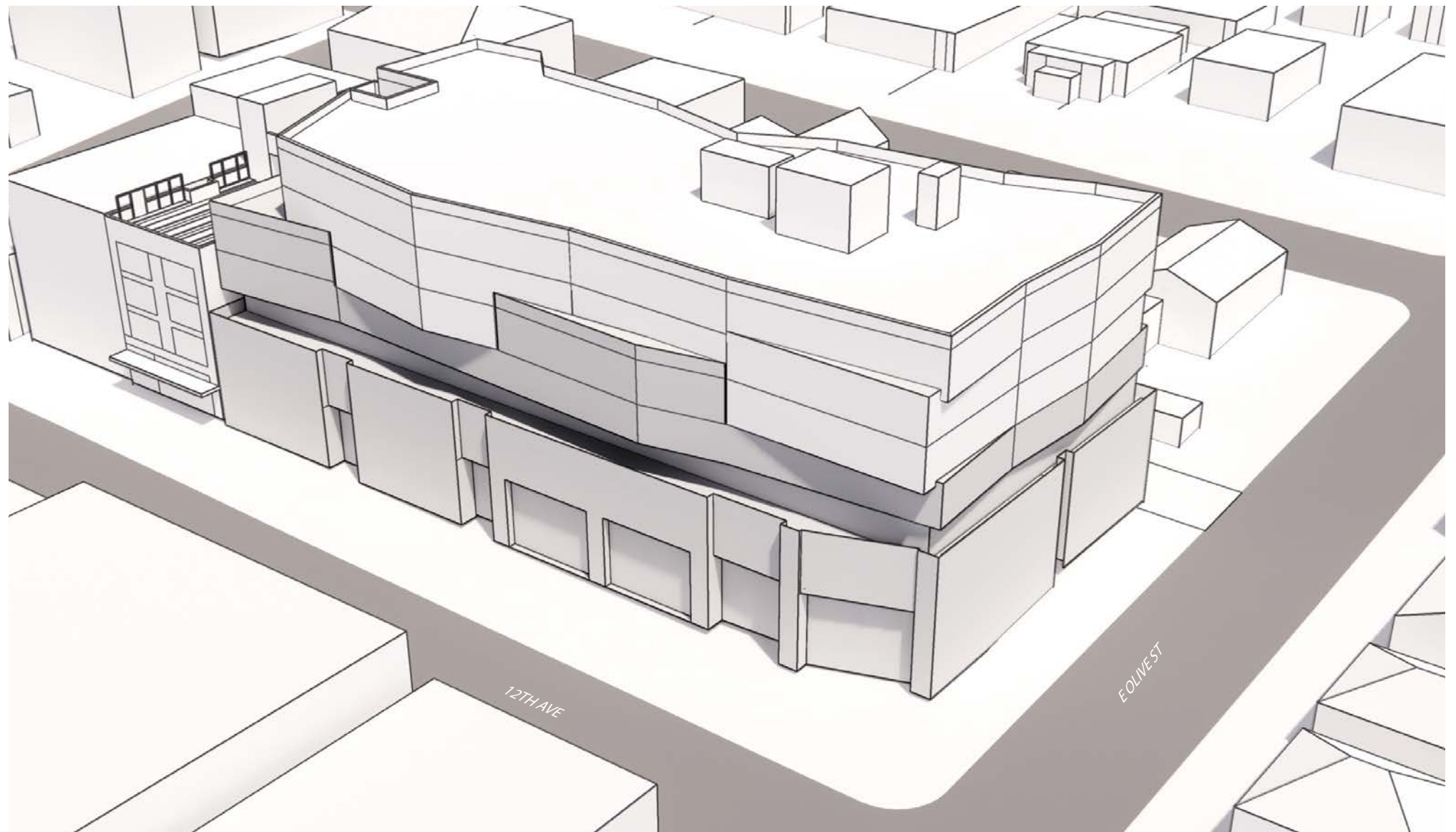
- North, West and South facades are the same/similar to option C, see "pros" listed there.
- East facade facing LR3 zone across alley continues same weave concept from west to create building with single concept as requested in EDG correction. The weave on east is at smaller interval to reflect smaller scale of LR3 structures

CONS:

- To extend the weave concept to the east, forces the courtyard (alley wall of the base) to raise up one floor higher than option C making a taller, more impacting facade along the alley edge with very deep units and windows on the property line at level 2.
- The experience of the weave above the gasket on the east facade results in an overhanging, 'looming' upper mass as opposed to option C that creates a series of step backs.

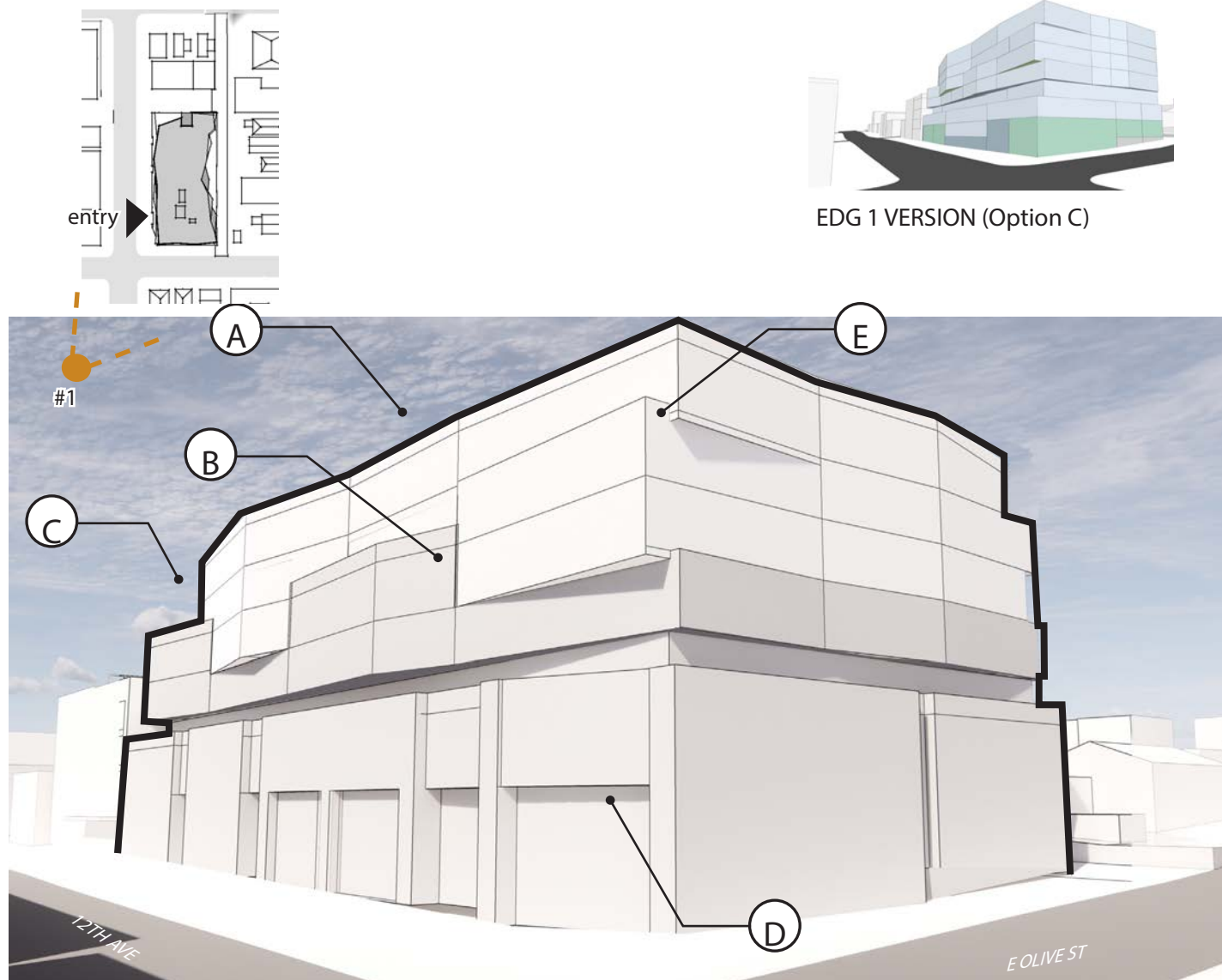


EDG 1 VERSION (option C)



BIRDS EYE VIEW FROM SW CORNER

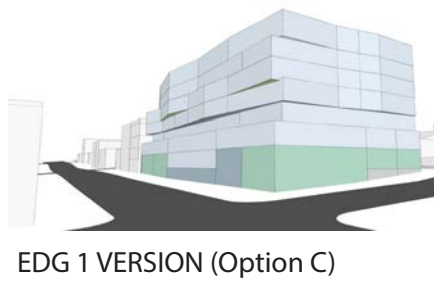
MASSING OPTIONS - OPTION D



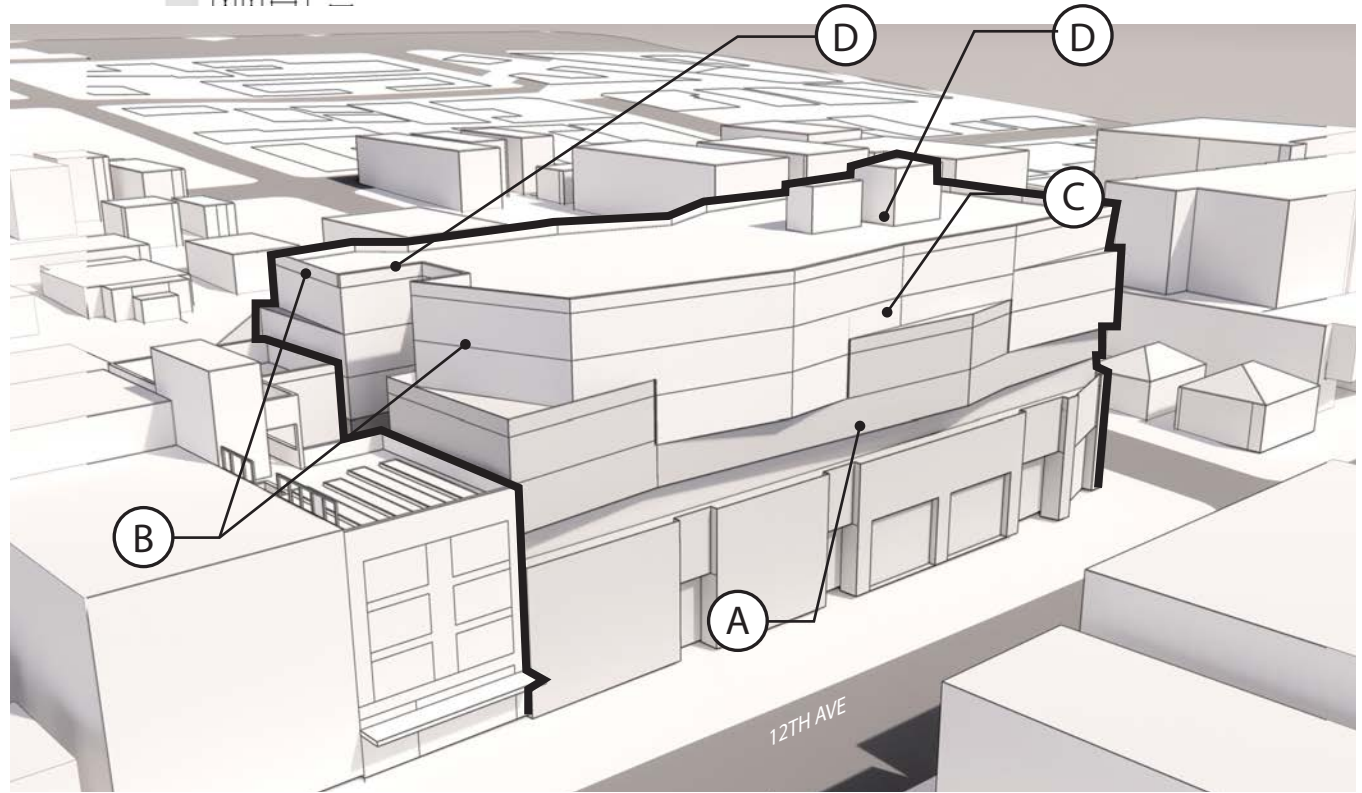
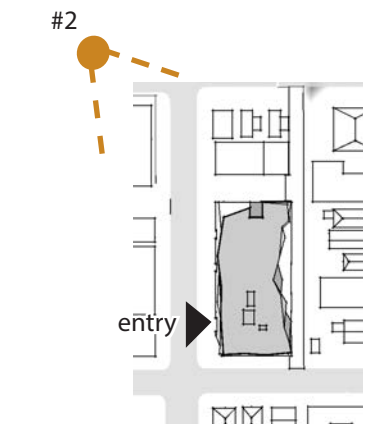
VIEW #1: STREET LEVEL VIEW FROM THE CORNER OF 12TH AVE AND E

NOTES:

- A. (pro) Wave pattern creates variation at horizon with sky reduces scale of large facade.
- B. (pro) Wave interlocks massing to create alignments with base modulation, all tied to widths expressed by buildings across street - joint in wave is accented with reveal to further emphasize this.
- C. (pro) Wave pattern allows flow from bays to upper level setbacks providing solar access to neighbor.
- D. (pro) Base has been articulated into bays based on the buildings across 12th Ave. These bays relate to one another but also allow the lobby entry to stand out and the corner commercial space (cafe) turn to address the corner
- E. (pro) Wave pattern breaks further at corner also accenting this location as it is a well used



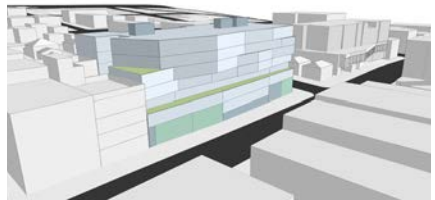
EDG 1 VERSION (Option C)



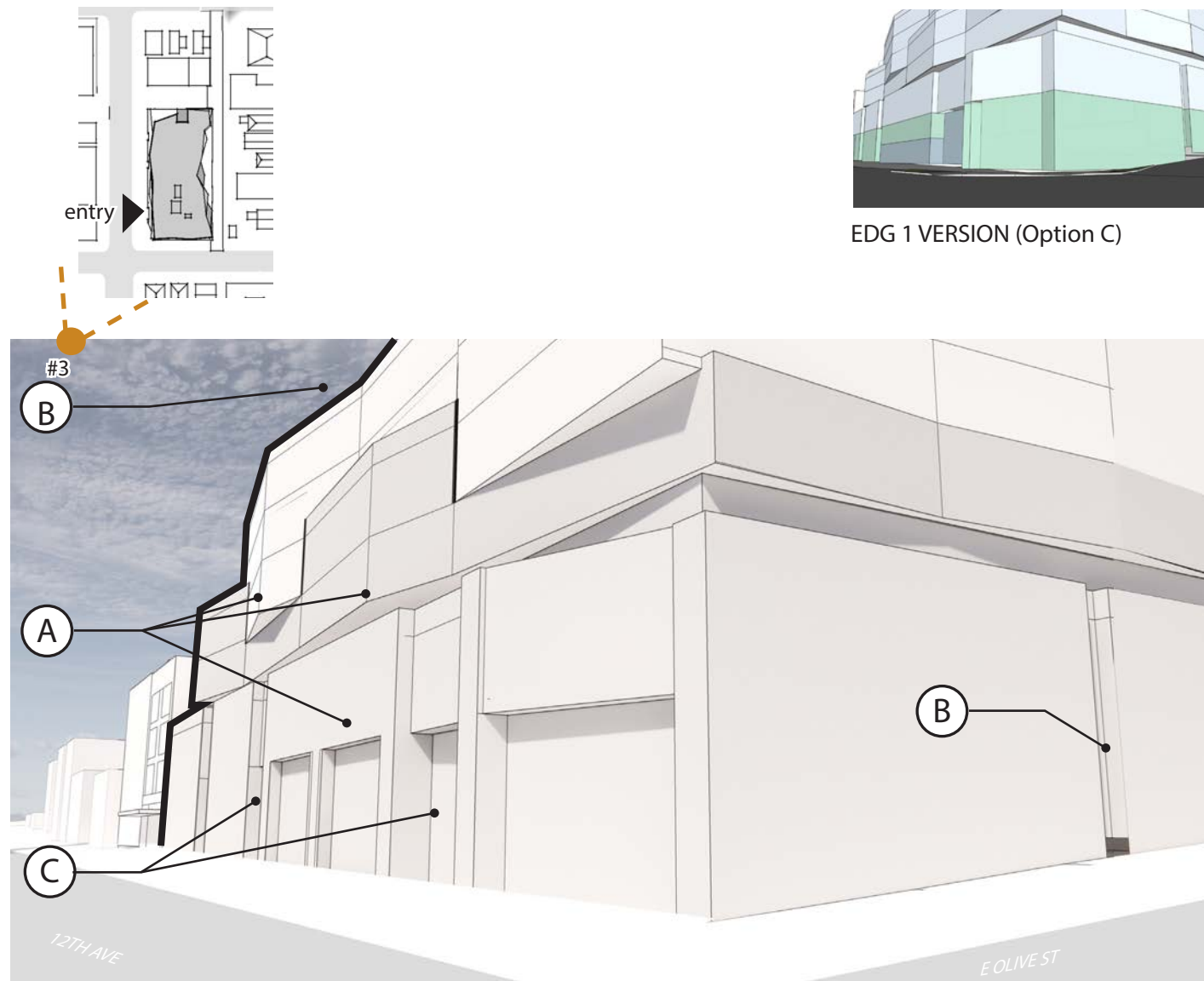
VIEW #2: BIRDS EYE VIEW FROM NW CORNER

NOTES:

- A. (pro) Gasket provides attractive green terrace to residents and maximize usable open space.
- B. (pro) North corner modulations provides solar access to neighbor's rooftop garden space and brings more light into the north light and air courtyard.
- C. (pro) Modulation reduces impact of large mass with a gentle expression while referencing neighboring 12th Ave. Arts as well as cultural, community and natural ideas. **Bays now dimensionally linked to buildings across 12th Avenue.**
- D. (pro) Modulations on upper floors allow more sky view and sunlight from street level.
- E. (pro) North courtyard doubles size of north neighbor's courtyard and acts as a light well.



EDG 1 VERSION (Option C)



VIEW #3: STREET LEVEL VIEW FROM THE CORNER OF 12TH AVE AND E OLIVE ST

NOTES EDG 2:

- A. (pro) When looking up at wave pattern, softs offer opportunity to provide highlights of material (like gasket material) warming up the facade.
- B. (pro) Sky horizon of roof line is eased and feels more open to the sky
- C. (pro) While base bays are related the lobby/residential entry can stand out. Based on concept of lobby being a co working space with a "cafe feel" this is fitting.
- D. (pro) Recess at south to break mass between commercial and more residential use (fitness above grade) allows an alcove for art and connection to roof water drainage (see landscape drawings and renderings for planters down E Olive St.

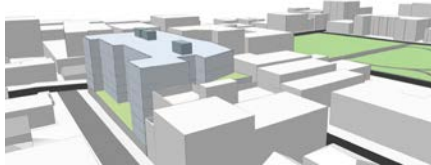
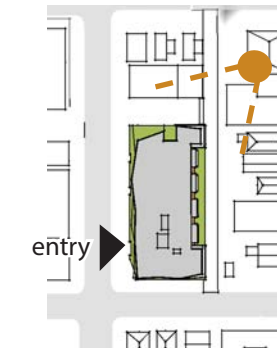


VIEW #4: STREET LEVEL VIEW FROM 12TH AVE

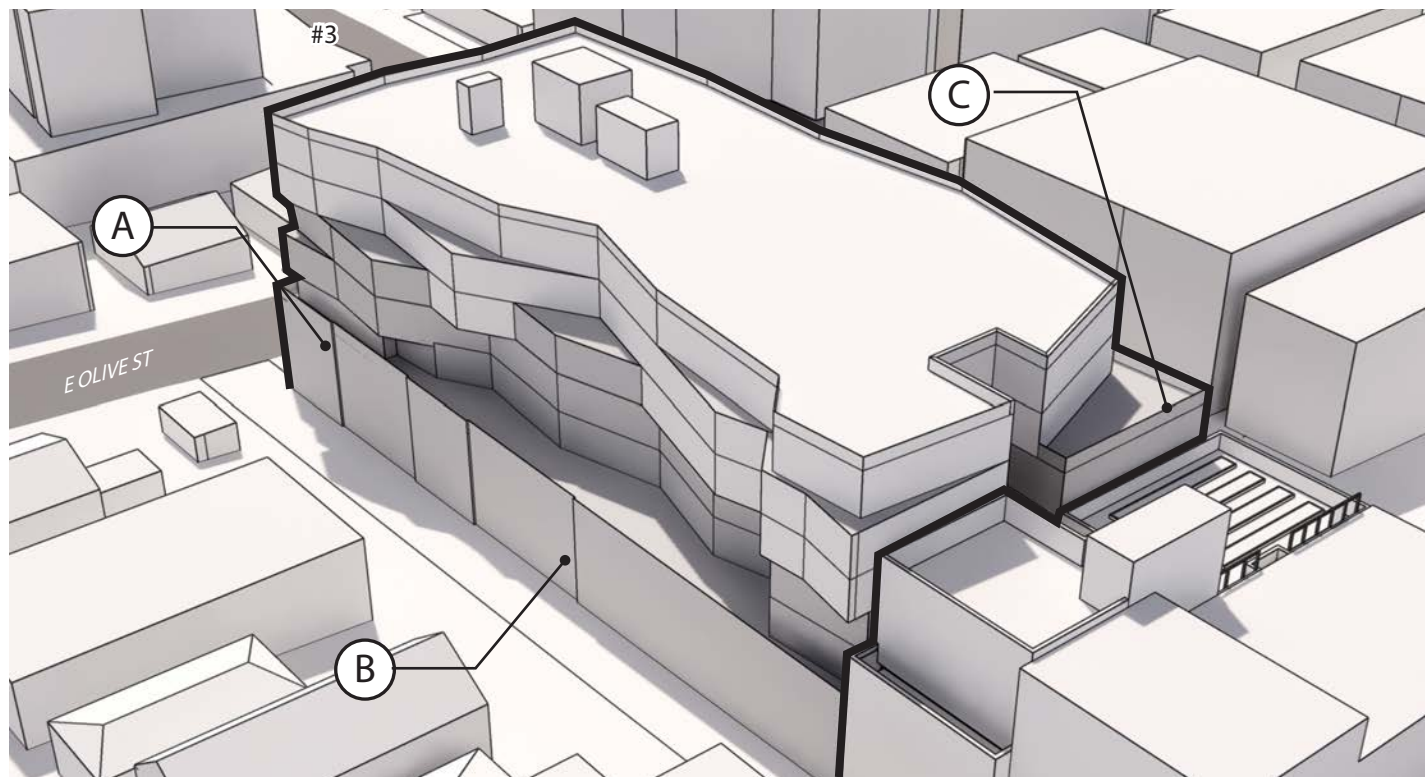
NOTES:

- A. (pro) Bottom of upper level bays pick up datum of neighboring building to north
- B. (pro) Commercial entries are highlighted but in a smaller scale and different materials from the lobby entry. (note that canopies will be provided and will also contribute to differentiation).
- C. (pro) Heavy, orthogonal base modulation references existing fabric and accents upper level wave modulation in its contrast while aligning at key points above commercial entries.
- D. (pro) Larger bay in base can be broken down with smaller recesses that don't carry to the parapet but help frame a portion of the CoWorking lobby that can be converted to commercial in the future.

MASSING OPTIONS - OPTION D



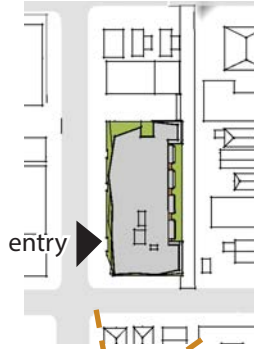
EDG 1 VERSION (Option C)



VIEW #5: BIRD'S EYE VIEW FROM NE CORNER

NOTES:

- A. (pro) Courtyard provided facing LR3 zone and reducing shadow impacts. (con) Courtyard not as big and is overhung by several floors of building.
- B. (pro) By bringing wave modulation around to east side of building, the feeling is of a single expression or concept for the building.
- C. (pro) Wave pattern expressed in smaller modules breaks up the building to reflect smaller size of buildings across alley, but (con) the result feels somewhat looming when compared to option C.
- D. (con) To reduce the impact of too many floors of modulating "busy" facade the courtyard is raised to level 3 meaning that level 2 units are pushed out to the alley property line. The loss of privacy buffers offered by the courtyard seems less desirable than option C.



EDG 1 VERSION (Option C)



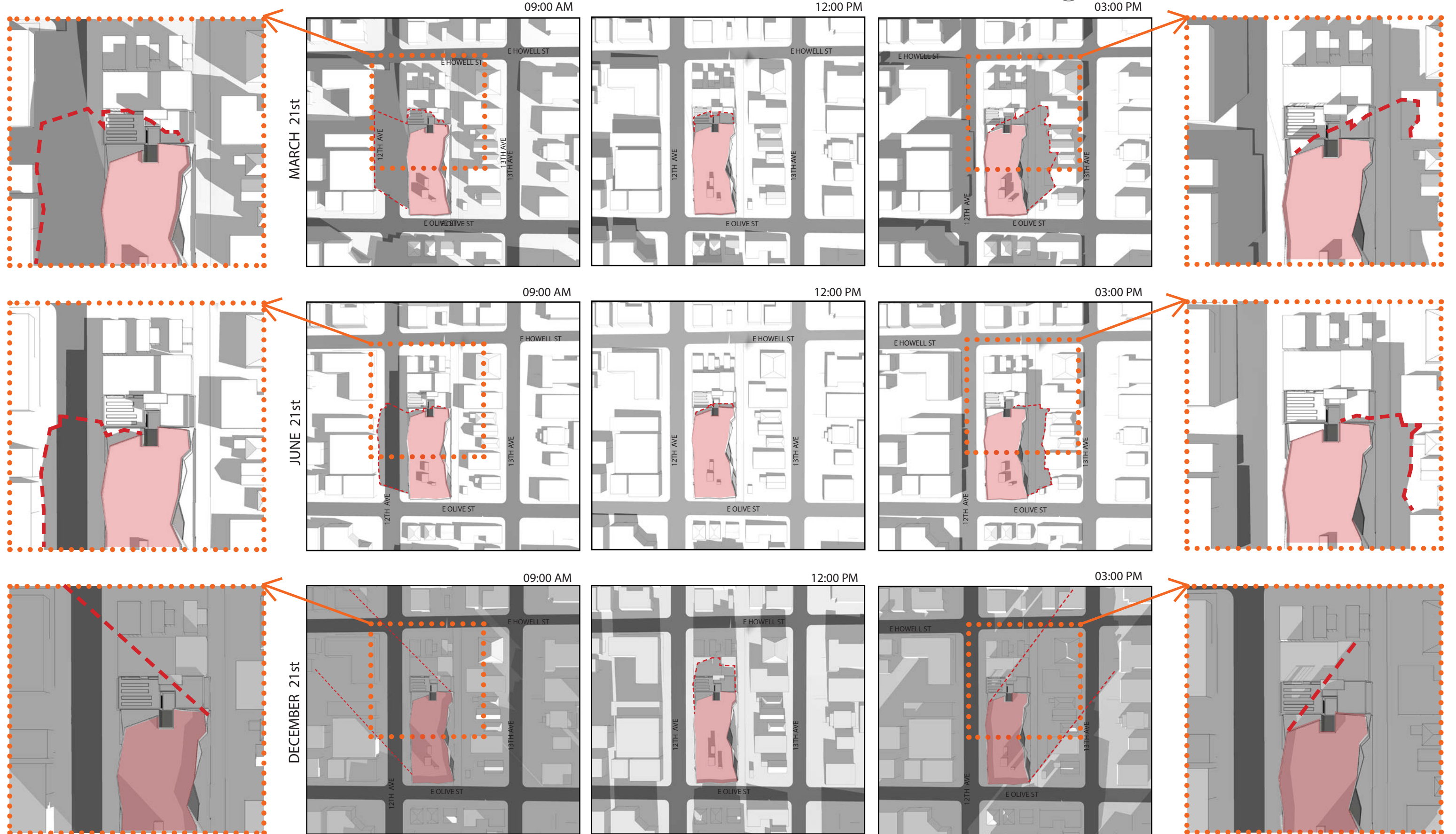
VIEW #6: STREET LEVEL VIEW FROM THE EAST SIDE OF E OLIVE ST

NOTES:

- A. (pro) Corner accented by having more offsets activating the upper levels. Base corner turns to open up space at grade to serve as spill out space for cafe (see renderings at end of packet)
- B. (pro) Angles of wave when viewed from down the street make the transition to smaller buildings to the north feel smooth.
- C. (pro) base and entire building sets back from west property line to align with other street facades supporting a consistent pedestrian experience.



MASSING OPTION D - SUN STUDIES



FLOOR PLAN LAYOUTS - OPTION D

RESIDENTIAL

LOBBY/ CIRCULATION

AMENITY SPACE

ROOF DECK

RETAIL

PARKING



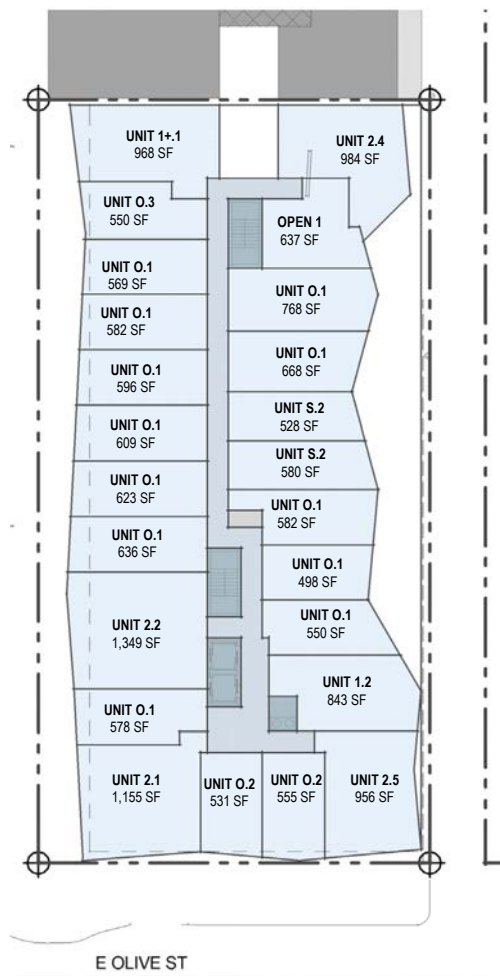
P1 LEVEL FLOOR PLAN

LEVEL 1 FLOOR PLAN

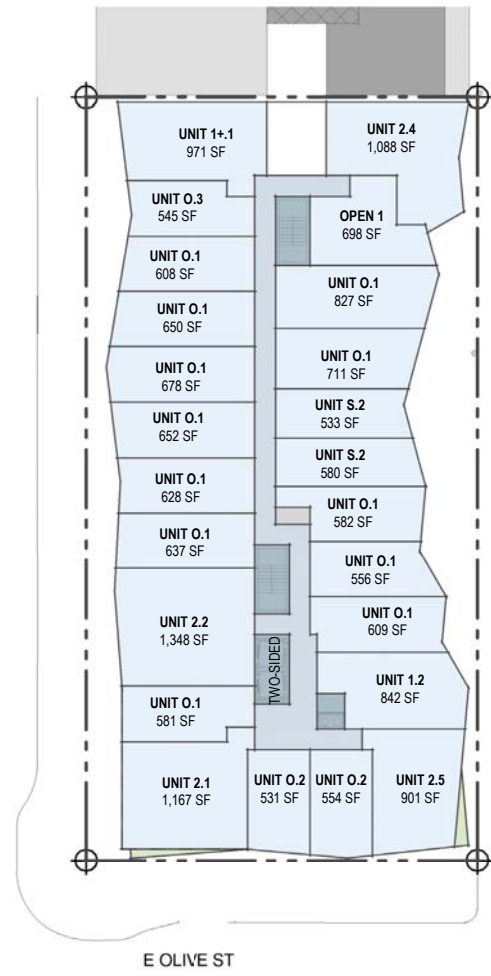
LEVEL 1.5 FLOOR PLAN

LEVEL 2 FLOOR PLAN

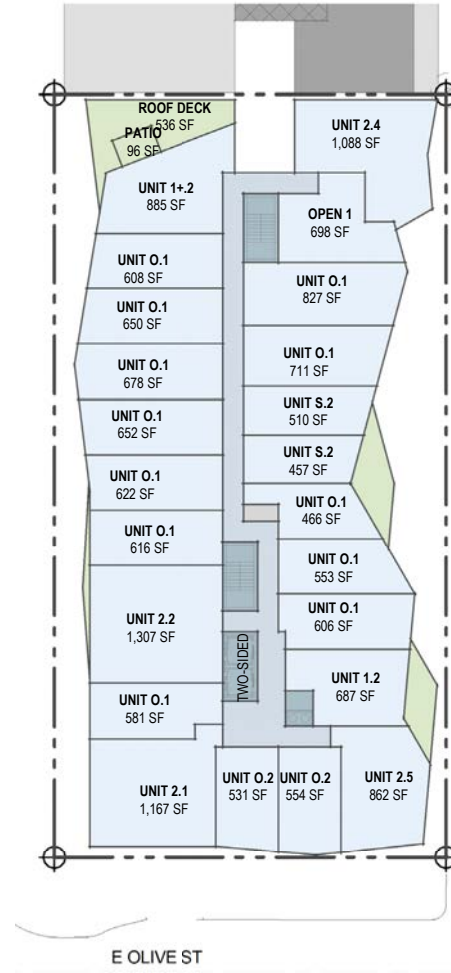
LEVEL 3 FLOOR PLAN



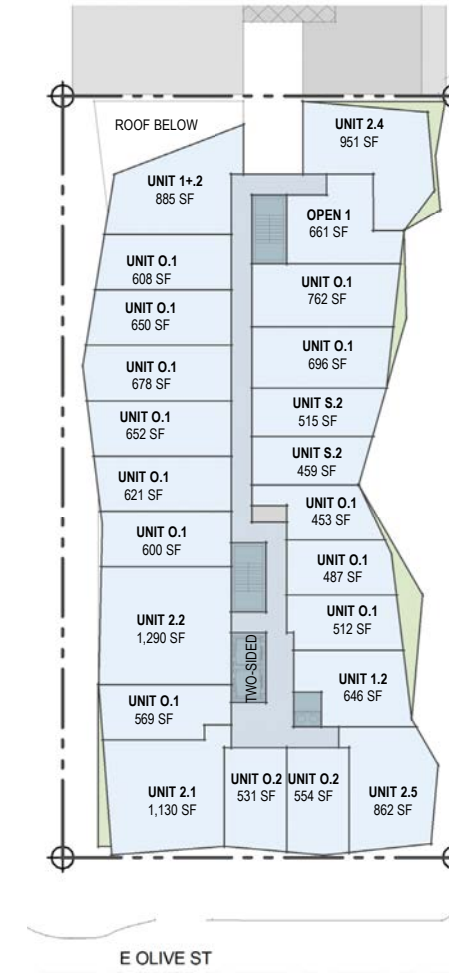
LEVEL 4 FLOOR PLAN



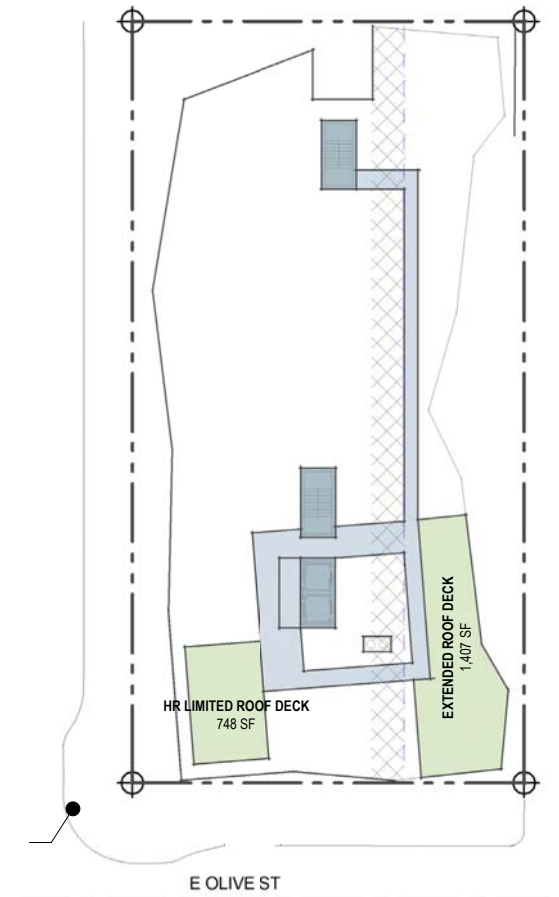
LEVEL 5 FLOOR PLAN



LEVEL 6 FLOOR PLAN



LEVEL 7 FLOOR PLAN



ROOF PLAN



04

PREFERRED CONCEPT DEVELOPMENT

III RENDERED VIEWS OF PREFERRED OPTION

IX



View from NW



View from SW



View from SE (E. Olive St and 13th Ave)



View from SE (E. Olive St and 13th Ave) - foreground buildings and trees hidden to reveal facade treatments

III RENDERED VIEWS OF PREFERRED OPTION

IX



Face of building aligns with neighbor to the north (approx. 3' back from property line) to enforce the wider sidewalk width and pedestrian space

Canopies and mullions continue line of commercial canopies to north

Commercial spaces have similar frontage widths to the neighboring retail/commercial spaces.

Lighting and planting provided along building frontage (including movable pots in front of location of future commercial space is)

Landscape on street side of sidewalk includes seating and "rooms" related to each separate commercial space - see landscape plans

View from NW



12th Ave

Lobby and residential entry is set apart with materials, width, and unique canopy design while also "fitting" with the rest of the commercial facade design as the interior of the lobby will function as a coworking space with cafe-like feel.

Landscape design includes benches and seating in right of way zone

Corner cafe opens to intersection and pedestrian flow. Large sidewalks and setbacks allow a corner outdoor dining area.

Planters extend up E Olive St to the quieter neighborhood with lush vegetation and large street trees along the curb.

View from SW

III ARCHITECTURAL INSPIRATION - POTENTIAL MATERIALS

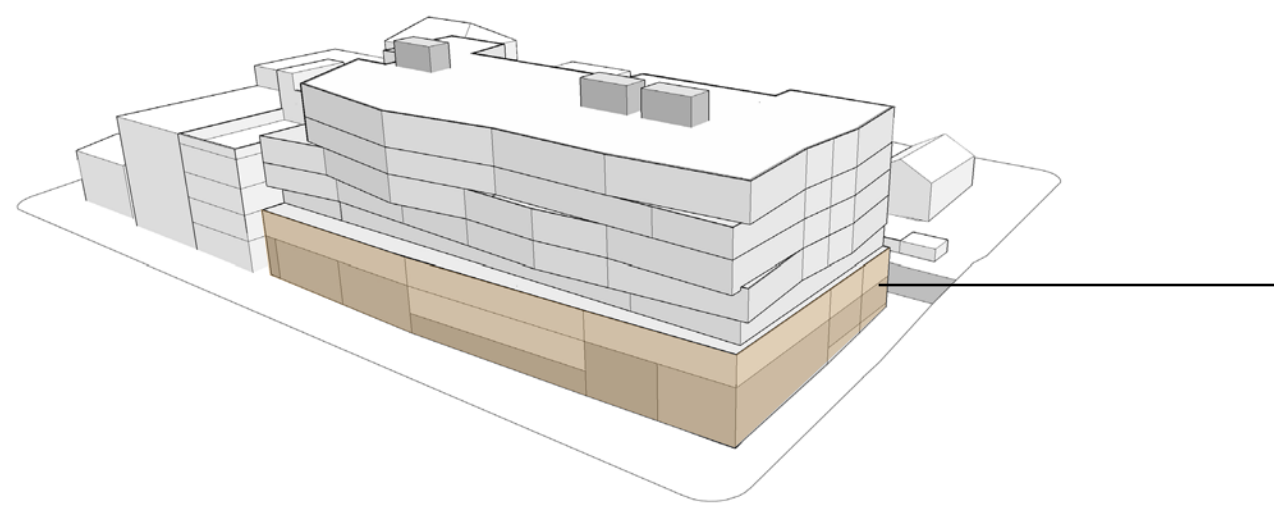
IX MATERIAL INSPIRATION:
COMPONENT 1 - BASE

Black / dark gray brick is modeled here.

References neighborhood brick but in a more modern color (images 1.F & 1.G are of a recent building in the north end of Capitol Hill (Shea at 1830 Mercer)

Further detailing will be added as design develops to create pedestrian scaled texture. (traditional versions of brick found in the neighborhood show this well. Other versions of "modern" brick are too smooth

Massing - Option C - BASE:



POTENTIAL PROPOSED MATERIAL:
Brick; color: semi-iridescent black mix



Good examples modern brick:



Traditional local brick base:



Other examples of modern brick base:



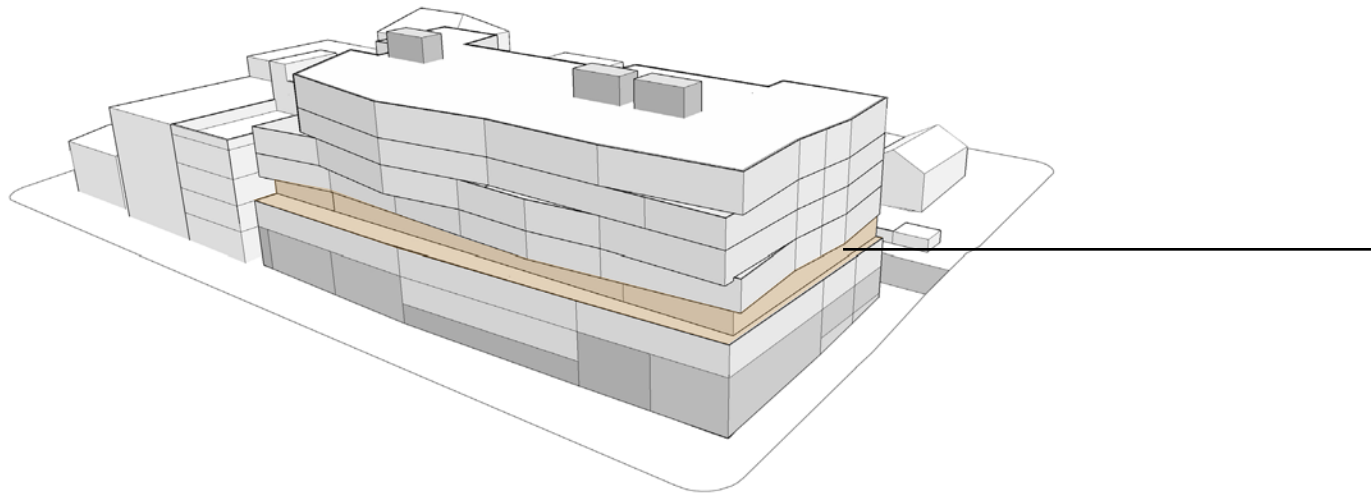
MATERIAL INSPIRATION:
COMPONENT 2 - GASKET

"GASKET" - An architectural term to describe an intermediate, or intervening element, form or material to act as a separation between adjacent larger architectural volumes.

As shown the "gaskets" can be expressed in a vertical or horizontal format.

Modeled showing wood or wood look siding giving the overall building warmth with a small amount of material (recalled at the window floor lines)

Massing - Option C - GASKET:



POTENTIAL PROPOSED MATERIAL:

Wood look fiber cement plank; color: Summer Wheat



Good examples horizontal gasket:



Good examples horizontal and vertical gasket:



III ARCHITECTURAL INSPIRATION - POTENTIAL MATERIALS

IX MATERIAL INSPIRATION: COMPONENT 3 & 4 - UPPER LEVELS

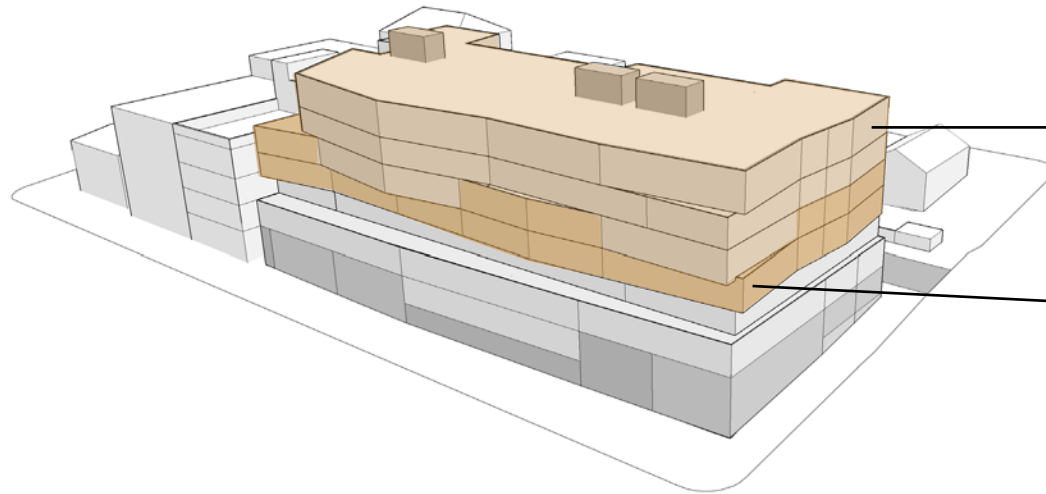
Upper floors are two tones of warm gray interlocking and overlapping at a mid floor

Breaks down mass further from base-middle-top to make top not feel as large

Bays are extended out to enhance this separation but are blended horizontally by the material and color.

Windows are ganged in patterns that further disguise the height by combining floors and multiple units behind single glazing "area"

Massing - Option C - UPPER LEVELS:



POTENTIAL PROPOSED MATERIAL:

Fiber cement smooth panel; Semi gloss color: silver/champagne:

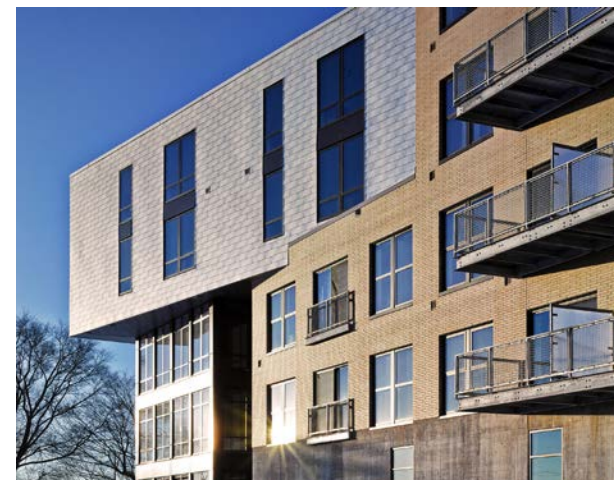
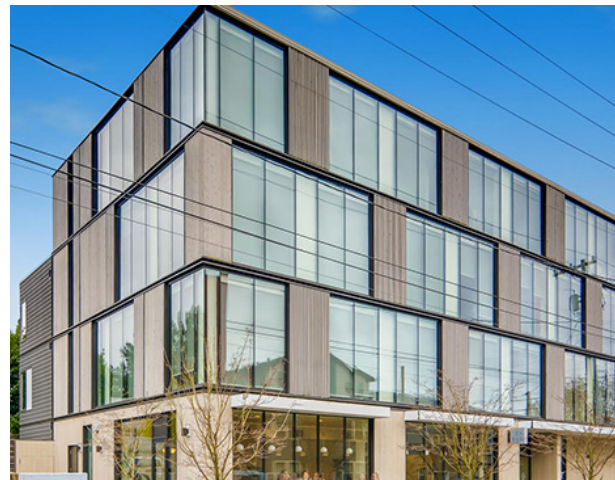


POTENTIAL PROPOSED MATERIAL:

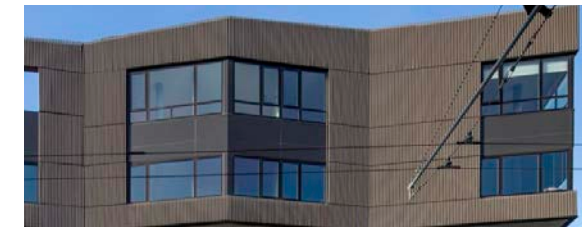
Corrugated metal panel; color: Cool Zinc: Gray



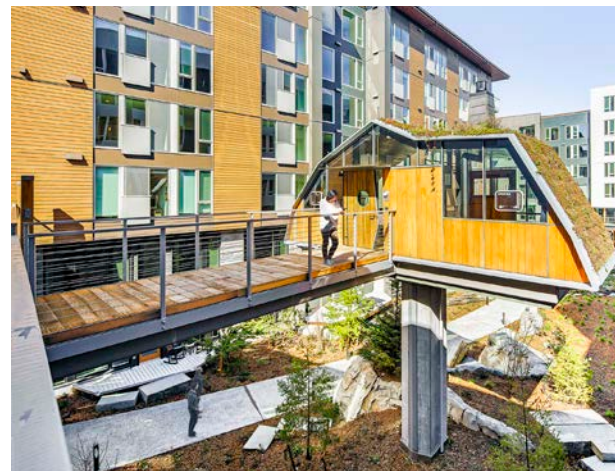
Lighter toned grays and warm metal siding (may also be panel) "ganged windows" and projecting bays:



Darker and/or more textured siding and "ganged windows":



Woodlook siding and "ganged windows":



4

COMPONENT 4 - LIGHTER, SMOOTH RESIDENTIAL FLOORS

CURRENTLY MODELED

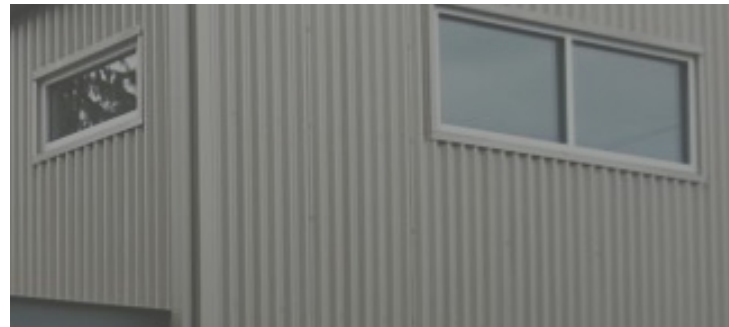
Fiber cement smooth panel; Semi gloss color: silver/champagne:



3

COMPONENT 3 - DARKER, TEXTURED RESIDENTIAL FLOORS

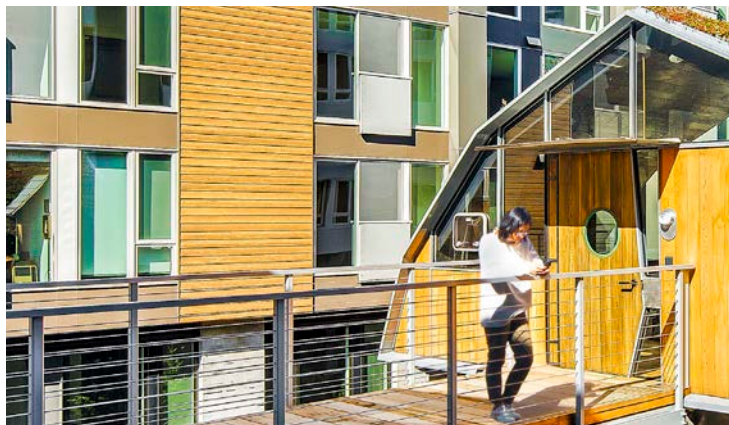
Corrugated metal panel; color: Cool Zinc Gray:



2

COMPONENT 2 - WOOD GASKET RESIDENTIAL FLOOR (SOFFITS & WINDOW ACCENTS)

Wood look fiber cement plank; color: Summer Wheat:



1

COMPONENT 1 - BRICK BASE

Brick; color: semi-iridescent black mix:



MODIFIED GRAPHICS TO SHOW ADDITIONAL CLARIFICATION - (PAGE FROM EDG 1 PACKET)

BUILDING MASSING CONCEPT - INSPIRATION TO CREATE MODULATED, UNIQUE, CONNECTED

Standard approach to modulation / articulation -



Frames



Vertical bays

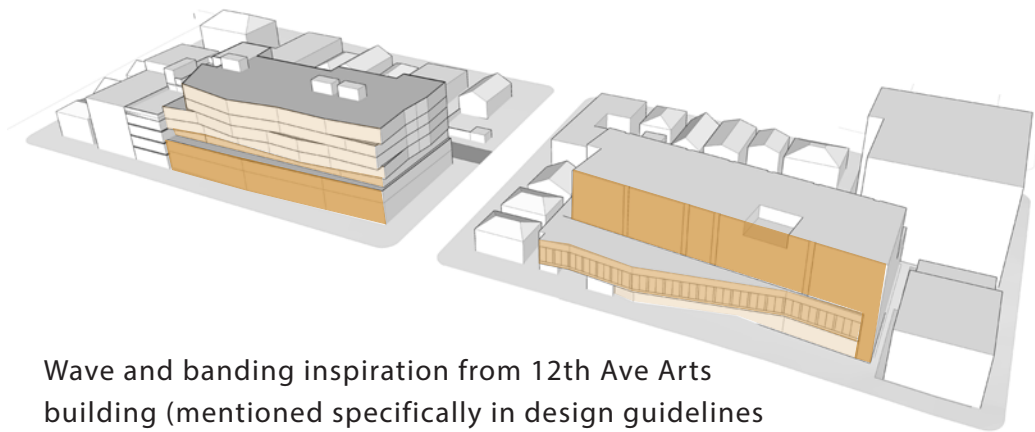


Protruding boxes

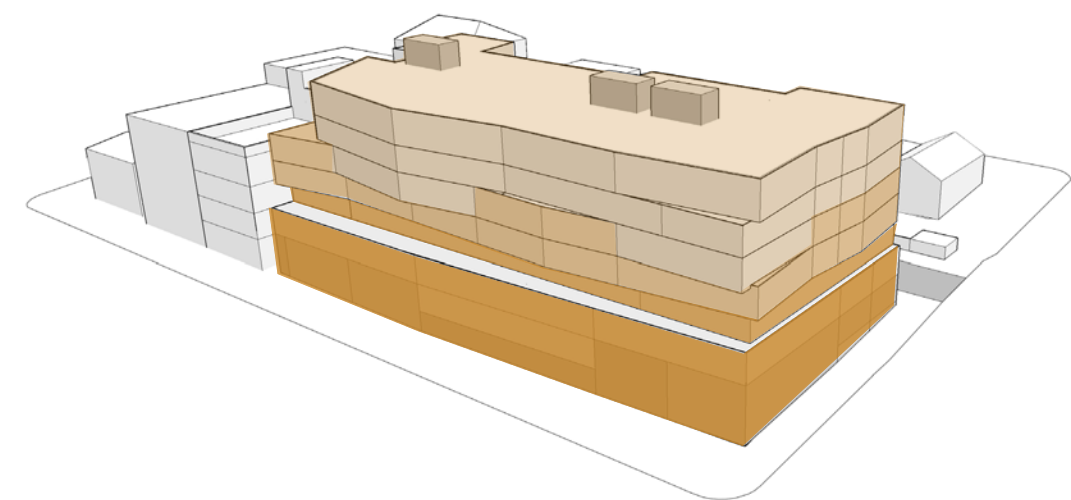
OUR APPROACH:

Bays Created with Horizontal Banding inspired by

- 12th Ave Arts building
- Culture of Capitol hill which supports a united community that welcomes all people often represented by the unity (pride) flag
- Natural phenomena
- Art that is inspired by similar ideas of interweaving waves
- Architecture and materials/details that express these ideas



Wave and banding inspiration from 12th Ave Arts building (mentioned specifically in design guidelines as a good example of extending character of Pike Pine corridor north up 12th Avenue)



Banding breakdown increased beyond 12th Ave Arts (transitioning to smaller scale to the north and east.) Base remains relatively flat to maintain street retail frontage (retail and building entry facades cut into this base creating areas of relief along the sidewalk - "eddies")

Community and Cultural Influence on Concept :
Interwoven, Unique Banding



Horizontal bands of the Unity/Pride flag represent the culture of diversity of Capitol Hill



Pedestrian Crossing in Capitol Hill



Capitol Hill community members

MODIFIED GRAPHICS TO SHOW ADDITIONAL CLARIFICATION - (PAGE FROM EDG 1 PACKET)

BUILDING MASSING CONCEPT DEVELOPMENT - INSPIRATION TO CREATE MODULATED, UNIQUE,

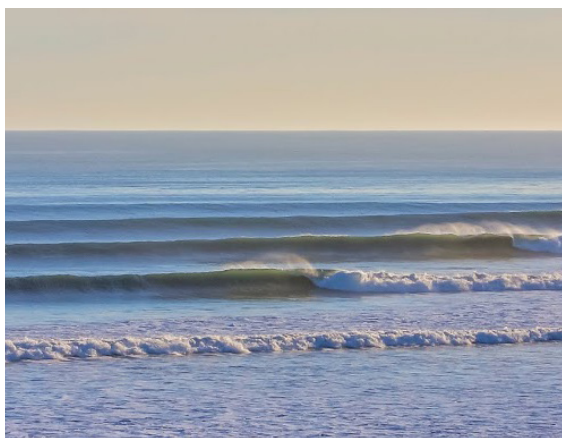
Nature/Environment:



Eddy on the edge of a flowing river like recessed storefront on the activated street

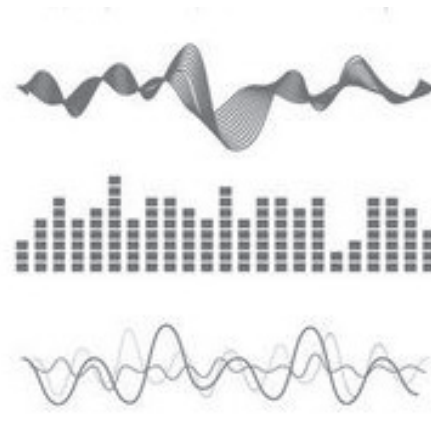


Ripples in water in varying densities

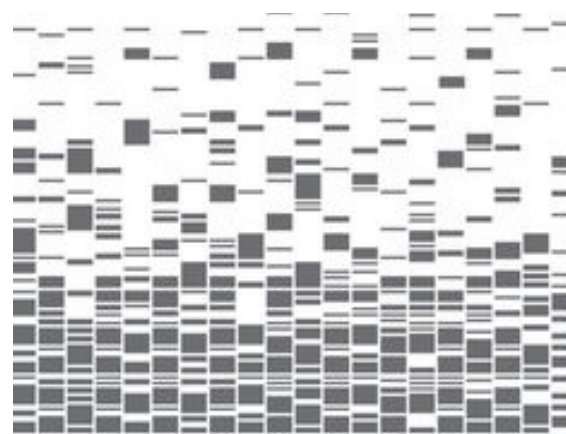


Sets of wave driven by wind

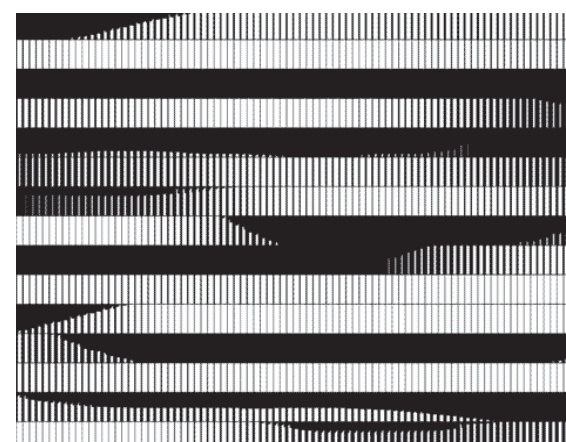
Art:



Sound waves mapped - interpretation of sound from an active neighborhood



Tessera varying density

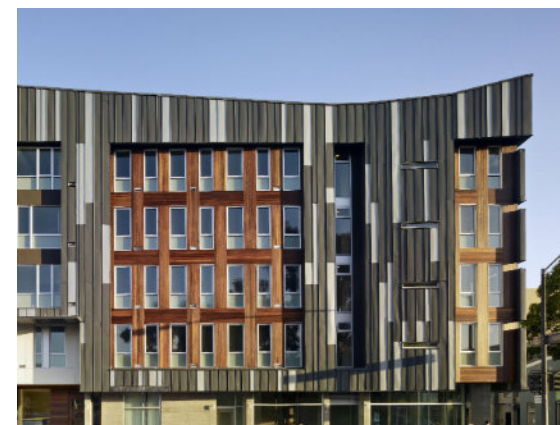


Waves and shadows

Large Scale Precedents



Bent form accented with pattern and scale broken down with ganged windows and gasket

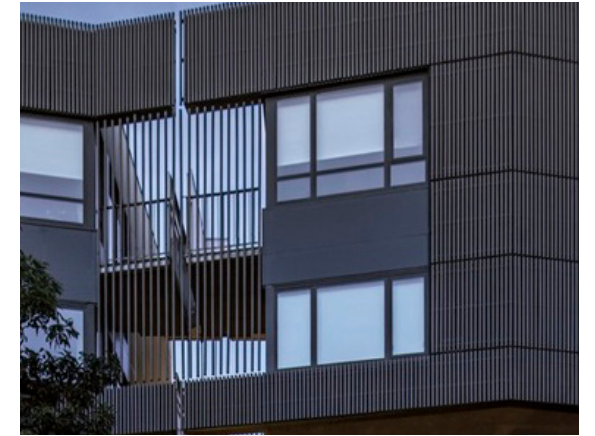


Siding skin expresses large scale form while pattern still adds texture.



Building floor lines expressed to accent horizontal banding

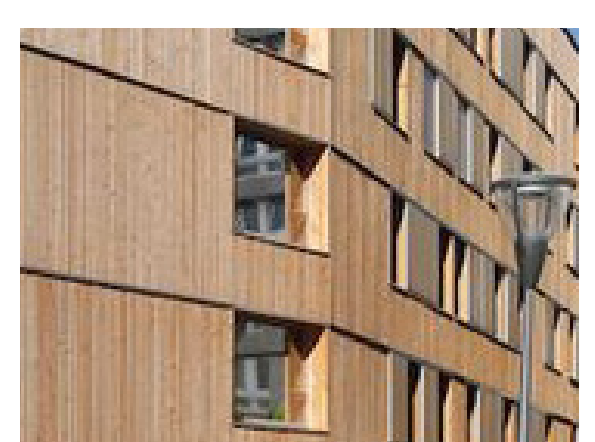
Detail Precedents



Siding pattern enhances form, changes to reflect program or enhance breakdown of scale

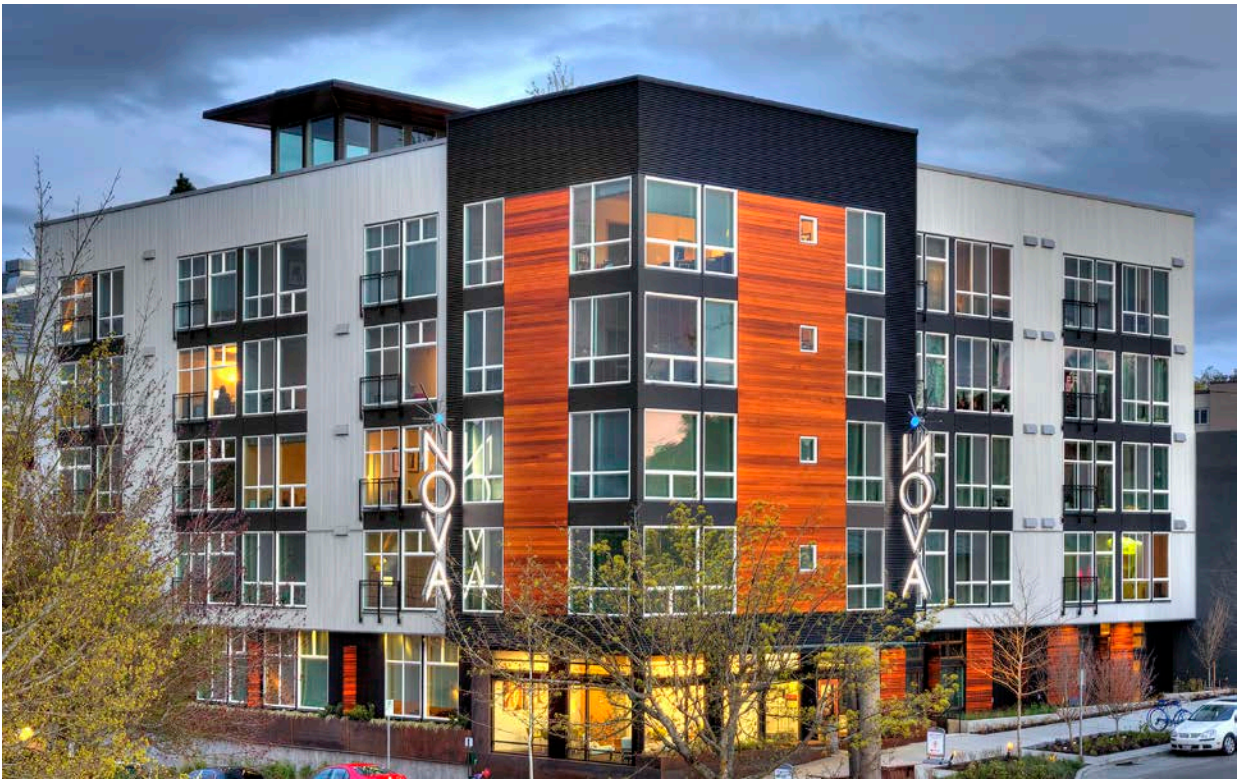


Entire large scale brought to human scale with use of warm wood and ganged windows.



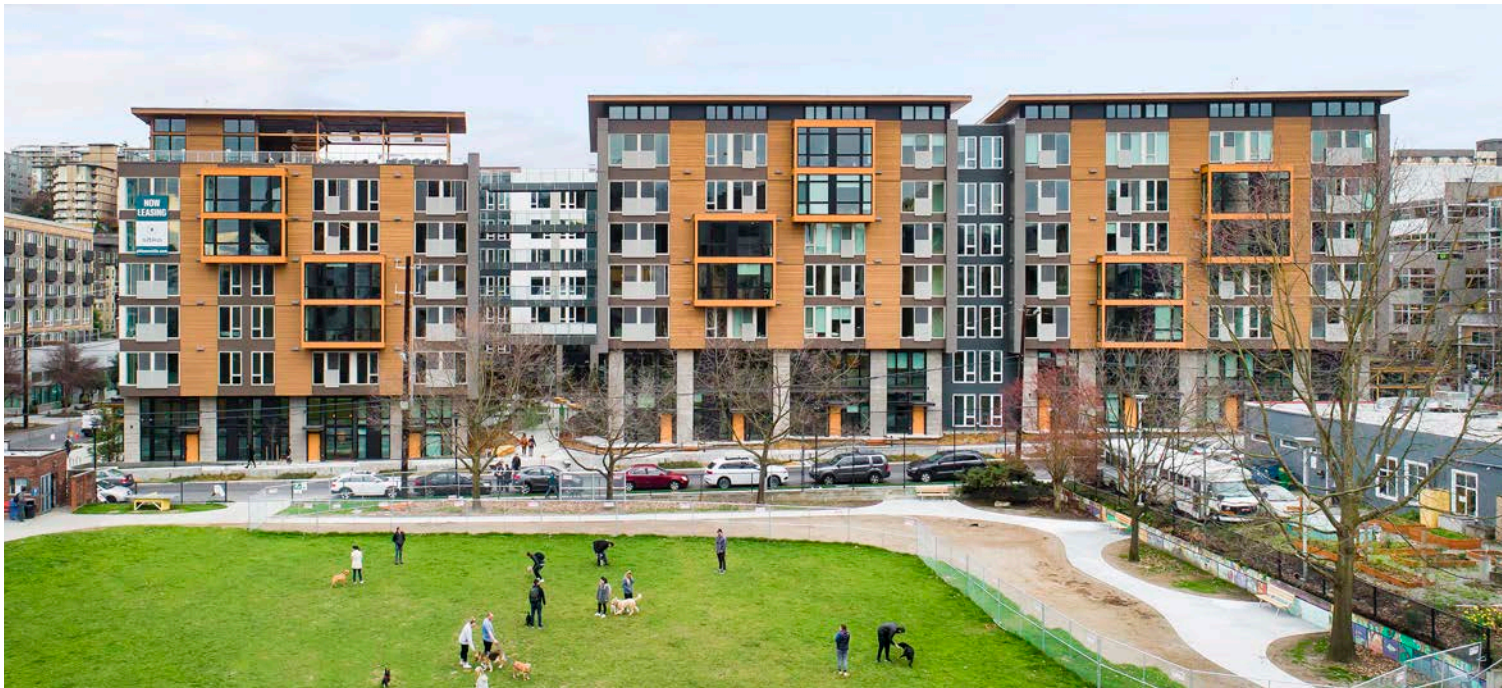
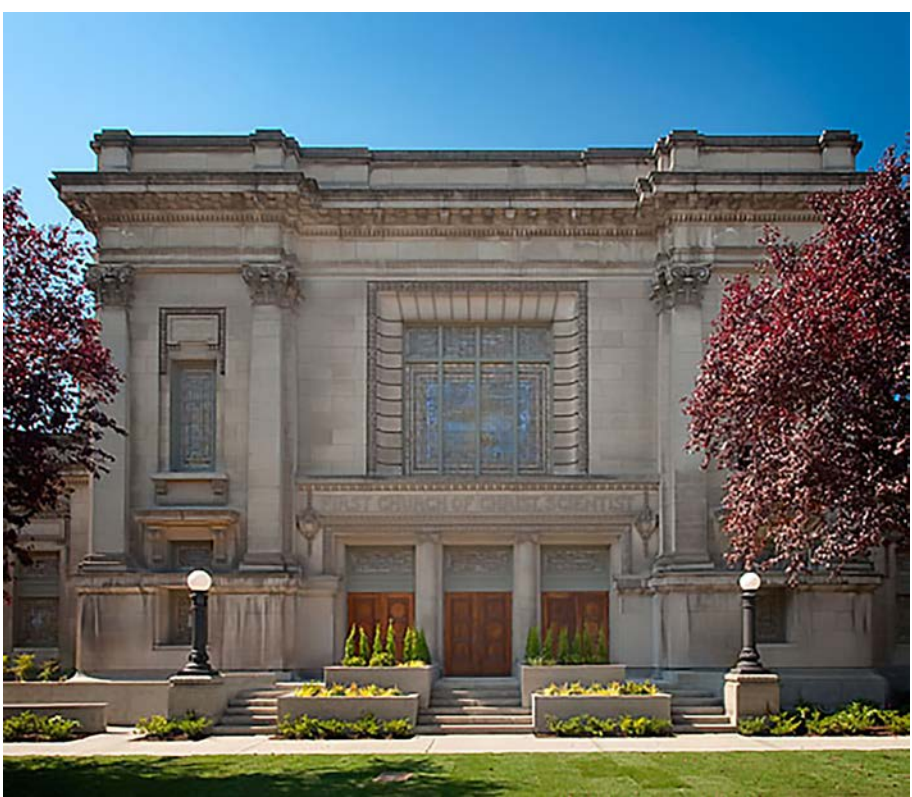
Warm wood / siding joints oriented vertically to accent bends when viewed in 3d

PROJECTS BY MACK, HEWITT LANDSCAPE ARCHITECTS, AND RUNBERG ARCHITECTURE GROUP



Images: Nova, West Seattle; Greenhouse, Columbia City; Eleanor, Roosevelt

MODIFIED GRAPHICS TO SHOW ADDITIONAL CLARIFICATION -
ADDITIONAL PROJECTS BY RUNBERG ARCHITECTURE GROUP



Images: Chloe, Capitol Hill; Knights of Columbus, Capitol Hill/First Hill; Sanctuary, Capitol Hill; Sitka, South Lake Union; Lyric, Capitol Hill



05 APPENDIX

selected EDG 1 pages further exploring neighborhood context

SITE CONTEXT - CAPITOL HILL

Site located in between boundaries of capitol hill urban village and pike pine urban center village

Project incorporates design guidelines and concepts bridging both neighborhoods

- Capitol Hill Eco District
- Urban Center Village Boundary
- Site Location



SITE CONTEXT - NEIGHBORING USES

NEIGHBORHOOD USES

MULTI-HOUSING / MIXED-USE

INSTITUTIONAL

RELIGIOUS

COMMERCIAL FOOD

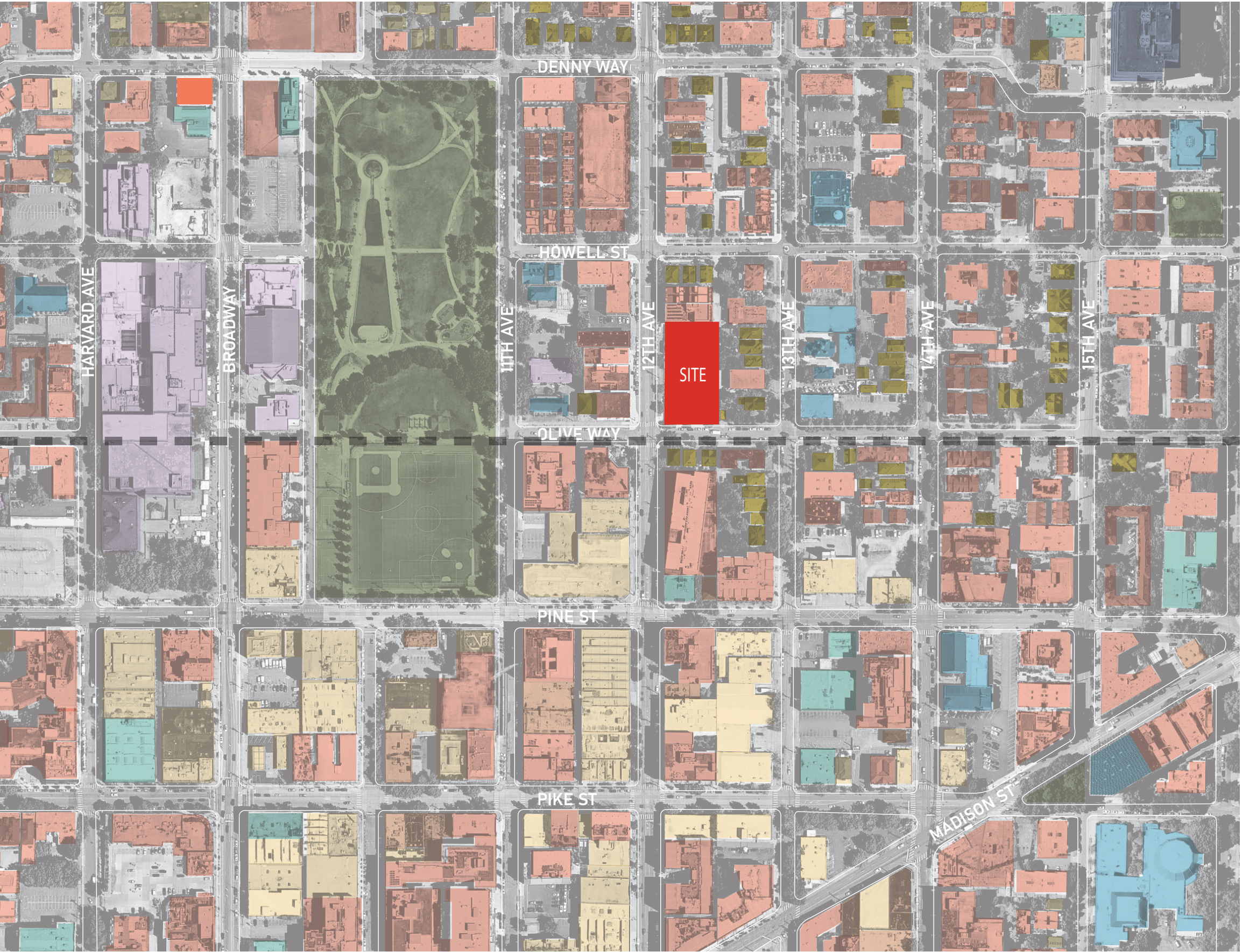
COMMERCIAL RETAIL

SINGLE-FAMILY HOUSING

HOSPITALITY

OFFICE

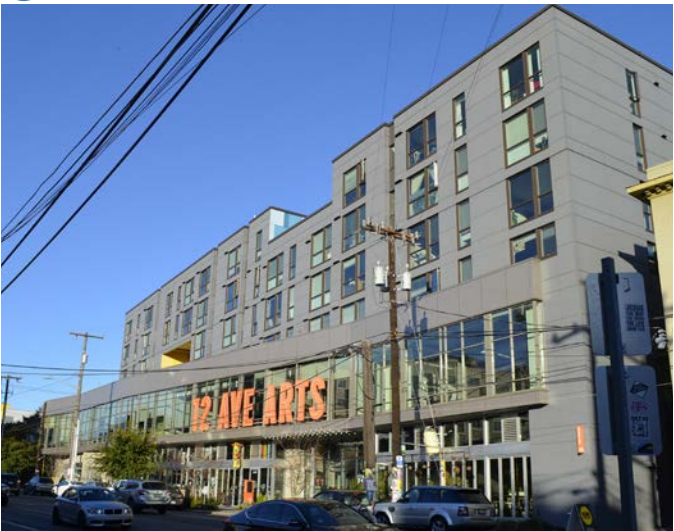
PARK



SITE CONTEXT



1 SCHEMATA WORKSHOP / Cohousing



2 12TH AVE ARTS



3 CAL ANDERSON PARK & "Waterworks" public art



4 1806 12TH AVE APARTMENTS



7 HUGO HOUSE APARTMENTS



10 SUNSET ELECTRIC



13 923 E JOHN STREET



5 SOLA24 APARTMENTS



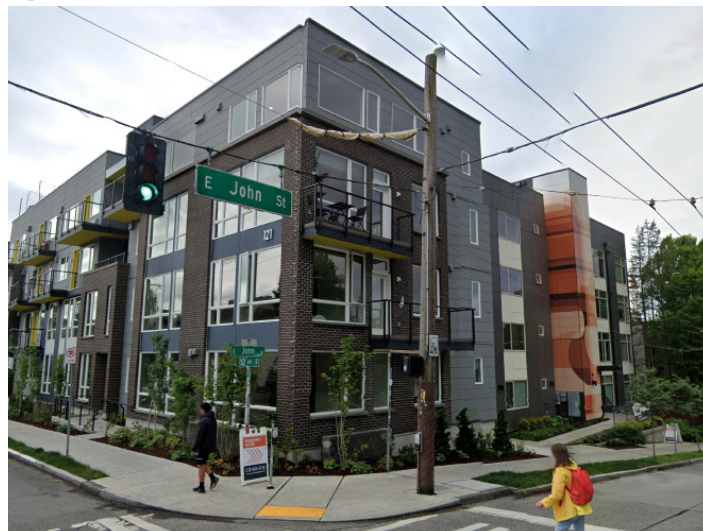
8 RUSSIAN ORTHODOX CATHEDRAL



11 BERYL APARTMENTS



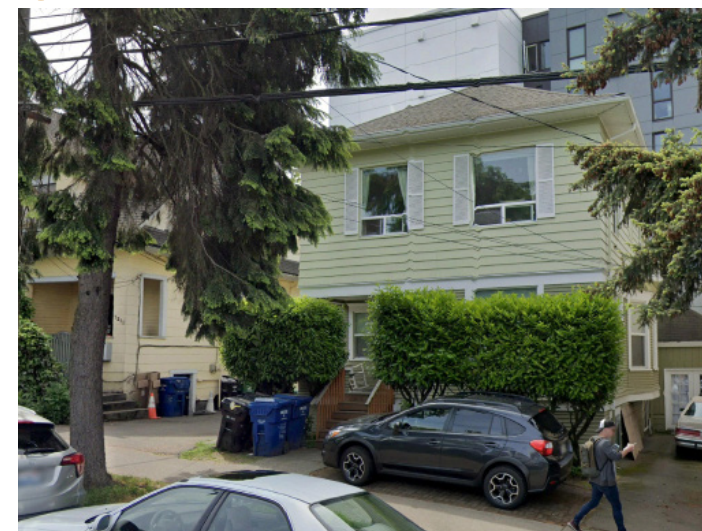
14 THE BROADWAY BUILDING



6 EDISON APARTMENTS



9 JACK APARTMENTS



12 SINGLE FAMILY HOMES



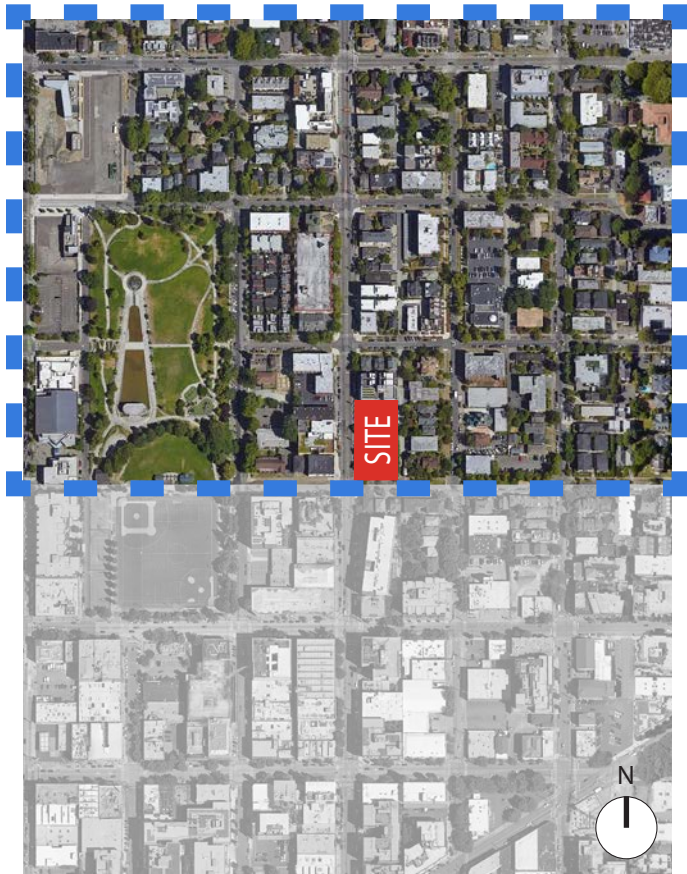
15 KELLY-SPRINGFIELD

URBAN CHARACTER

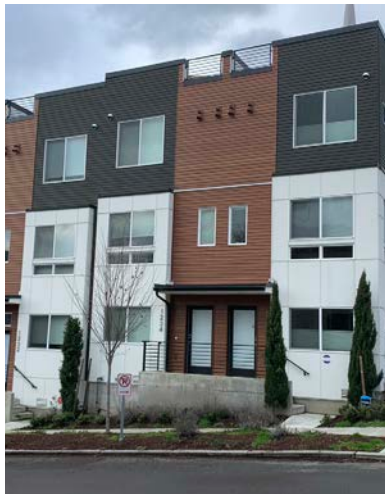
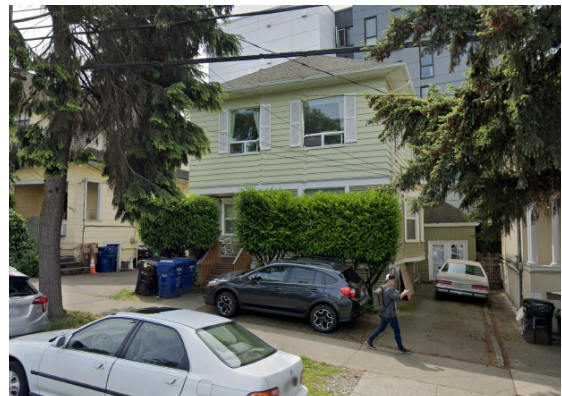
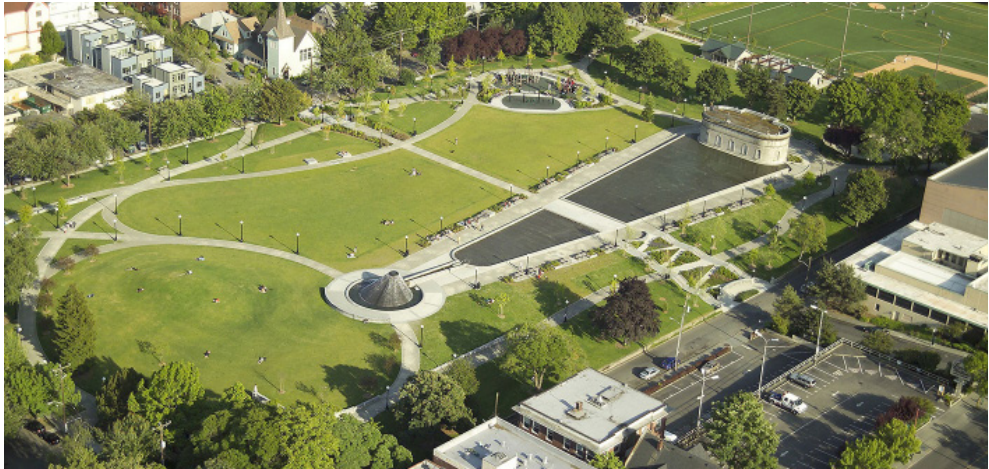
SHARED
CHARACTERISTICS FOR
CAPITOL HILL URBAN
VILLAGE AND PIKE/PINE
URBAN VILLAGE:

- WALKABLE / URBAN
- RETAIL CORES
- ARTS + CULTURE
- LGBTQ
- ECO DISTRICT
- ART DISTRICT
- GENERATIONAL DIVERSITY
- GREEN LANDSCAPE
- PROGRESSIVE
- DIVERSE
- INCLUSIVE

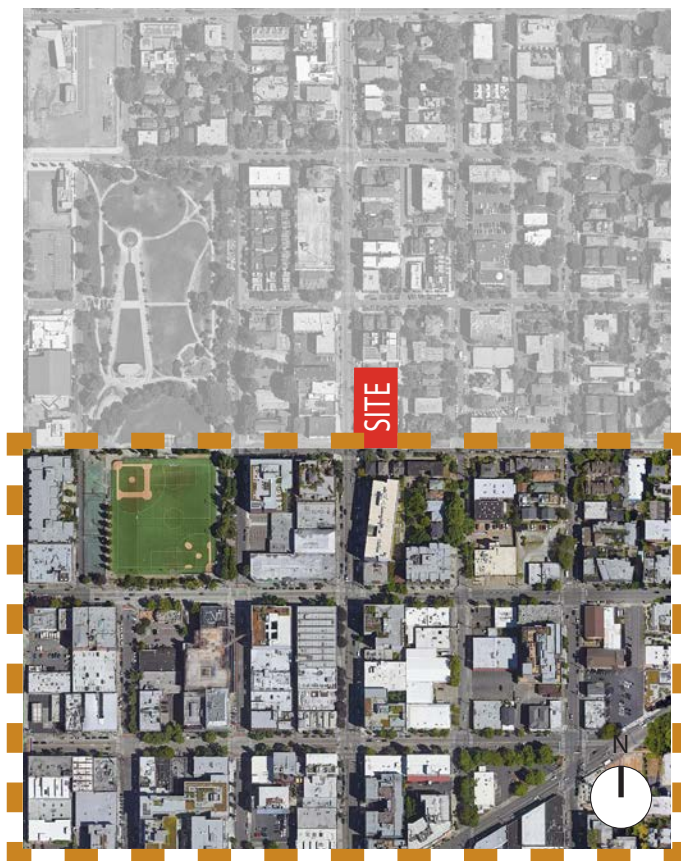
CAPITOL HILL
URBAN VILLAGE



- MIX OF SINGLE-FAMILY & MULTI-FAMILY RESIDENTIAL
- TREE LINED STREETS
- PARKS / GREENSPACE
- SLOW TRAFFIC
- LIMITED RETAIL



PIKE / PINE
URBAN
VILLAGE



- CONSERVATION DISTRICT
- COMMERCIAL/RETAIL DENSE
- MIXED-USE
- YOUTHFUL
- WAREHOUSE/INDUSTRIAL

