



3036661-EG / 3036556-LU
RECOMMENDATION PACKET
ADMINISTRATIVE DESIGN REVIEW
JANUARY 20TH, 2022

LITTLEFIELD APARTMENTS ANNEX
1820 E JOHN ST

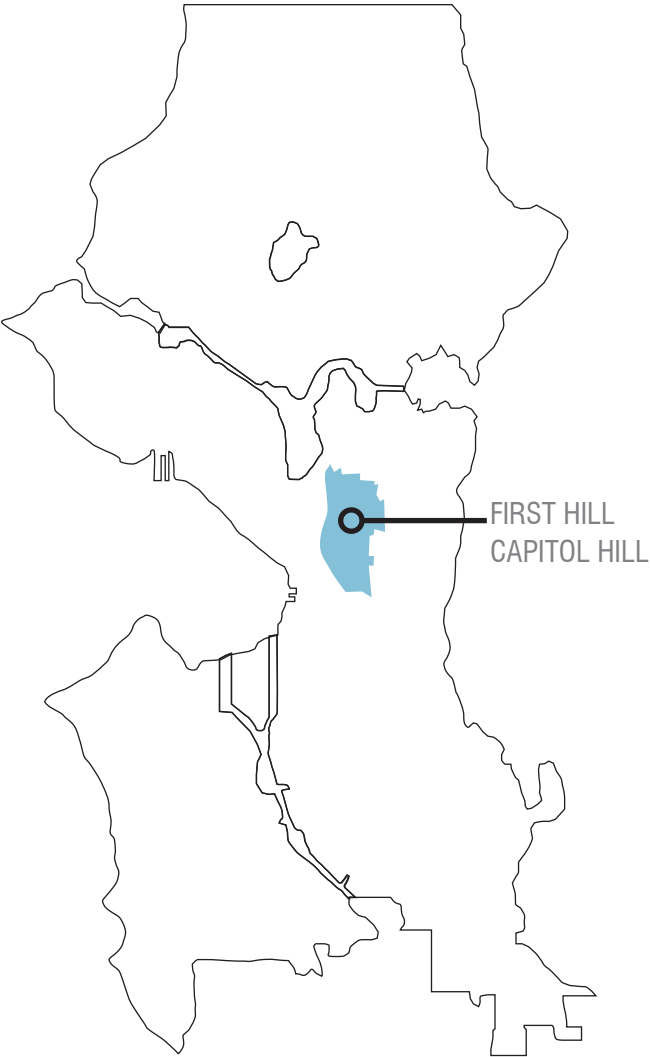
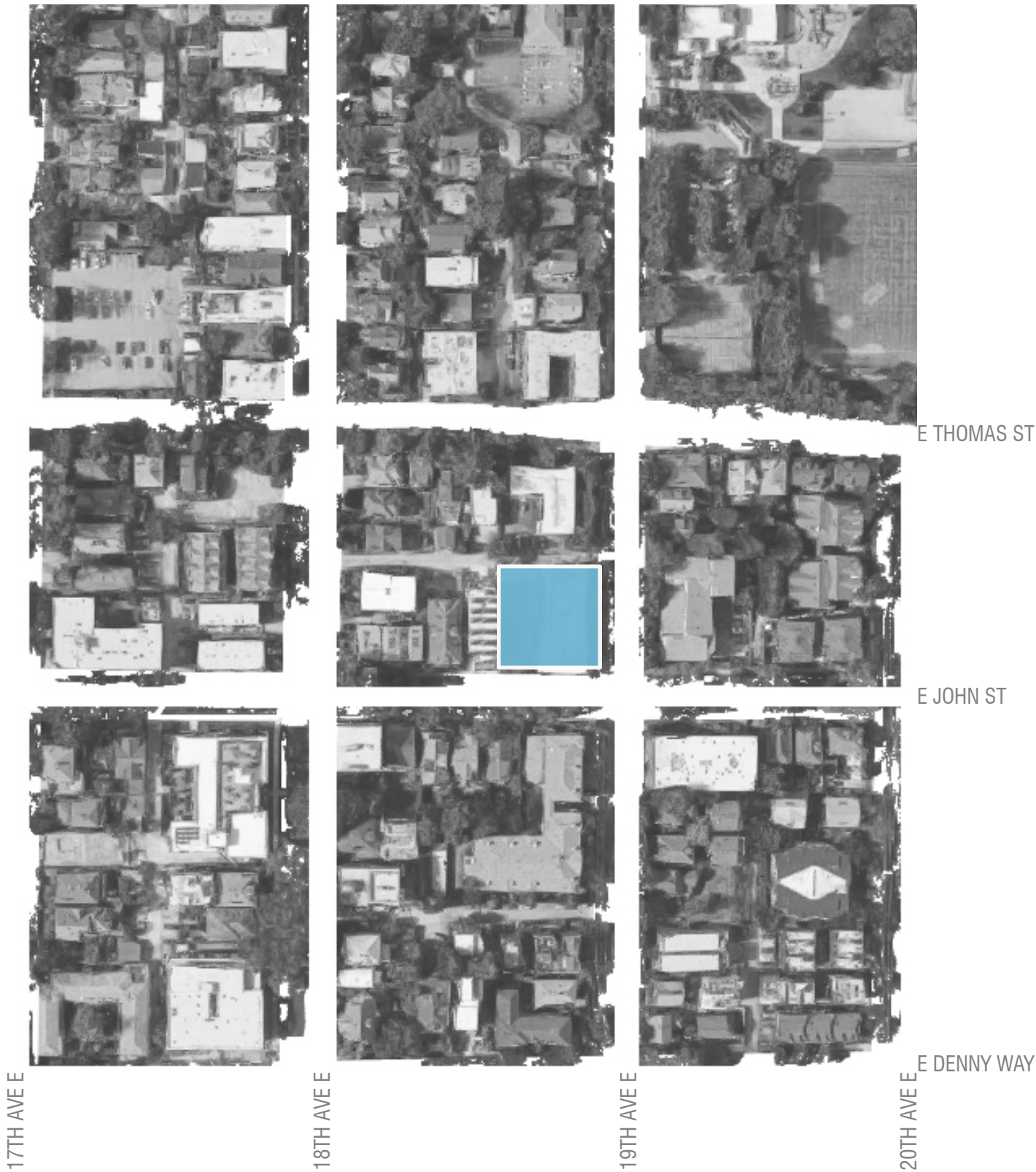


NEIMAN TABER
ARCHITECTURE FOR THE NORTHWEST

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PROPOSAL

The proposed new development is an 8-story residential structure containing (50) residential apartments in approximately 24,406 SF of new building area. No parking will be provided. Existing house and 1-story garage on site to be removed. Existing historic apartment building to remain.

PROJECT GOALS

- Develop building that is compatible with the streetscape and historic adjacent building massing.
- Maximize the development potential for the site, in order to create plentiful high-quality work force housing and generate funding for affordable housing.
- Good access to natural light and privacy relationships.

PROJECT INFORMATION

SITE ADDRESS	1820 E John St, Seattle, WA 98122
PARCEL NUMBER	2784600070
SDCI #	3036556-LU; 6782035-CN
APPLICANT	Neiman Taber Architects 1435 34th Ave Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman dn@neimantaber.com
ZONING	MR (M1)
OVERLAYS	Madison-Miller Residential Urban Village
LOT SIZE	10,173 SF
ALLOWABLE FAR	4.5 FAR
PROPOSED FAR	Existing: 17,391 SF Proposed: 25,243 SF Total: 42,634 SF Total 42,634 SF / 10,173 SF = 4.19 FAR
PROPOSED GFA	Existing: 18,738 GFA Proposed: 25,243 GFA Total: 43,981 GFA Total
PROPOSED UNITS	(75) Total Units (47) New Units (36) New Studios (11) New One-Bedroom Units (28) Existing Units (16) Existing One-Bedroom Units (1) Existing Two-Bedroom Units (11) Existing Studios
FREQUENT TRANSIT	Yes

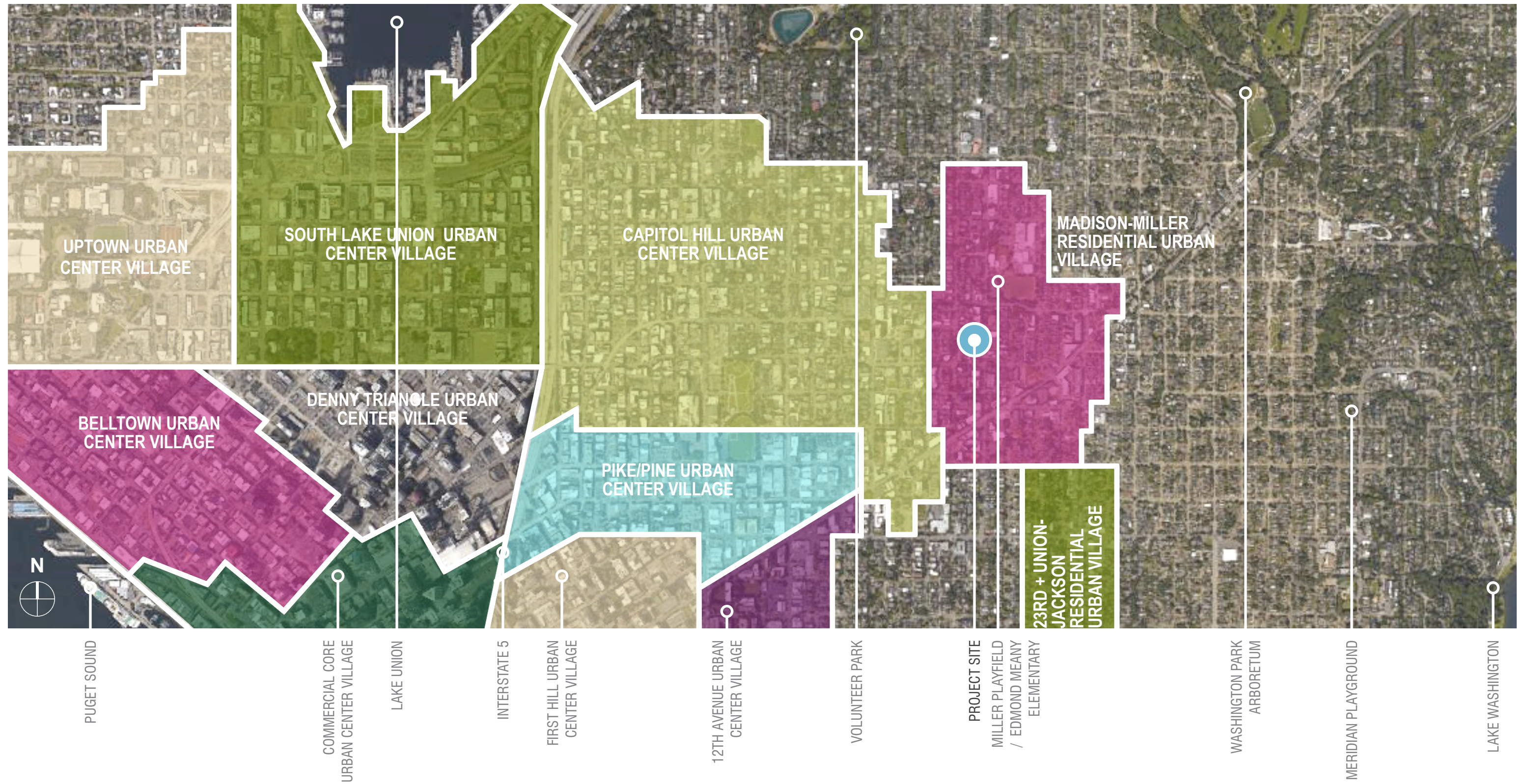
PROJECT TEAM

OWNER	Jeremy Silvernail, agent of Littlefield Apartment Partners LLC 117 E Louisa St #185 Seattle, WA 98102
ARCHITECT	David Neiman Neiman Taber Architects 1435 34th Avenue Seattle, WA 98122 (206) 760-5550
SURVEYOR	Chadwick & Winters Land Surveying 1422 NW 85th ST Seattle, WA 98117
GEOTECHNICAL	Marc R. McGinnis Geotech Consultants, Inc. 2401 10th Ave E Seattle , WA 98102 (425) 747-5618
LANDSCAPE	Patricia Lenssen Pacific Landscape Architecture 1814 Broadway Bellingham, WA 98225 (360) 684-4295
CIVIL	Steve Hatzenbeler Station10 Engineering PO Box 4091 Seattle, WA 98194 (206) 419-0873
STRUCTURAL	Shawn Robérge Lund Opsahl 1201 1st Ave S #310 Seattle, WA 98134 (206) 402-5156

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URBAN DESIGN ANALYSIS

MADISON-MILLER RESIDENTIAL URBAN VILLAGE + THE CITY



URBAN DESIGN ANALYSIS

IMMEDIATE CONTEXT

The project site is located in the Madison-Miller Residential Urban Village - one of the areas in the city designated to receive expected growth. The neighborhood is made up of a rich variety of uses. Immediately adjacent to the property are apartments, duplexes and single families. To the east is 19th Avenue, a neighborhood commercial strip and the Miller Playfield. Transit, parks, shops, restaurants and other amenities are located within walking distance.

TAKEAWAYS

- Tight urban infill site - resolving privacy issues with neighboring properties is key
- Urban context - thoughtfully respond to the diverse mix of ages and styles of the surrounding buildings.
- Add to the human scales pedestrian oriented streetscape of the neighborhood.



URBAN DESIGN ANALYSIS

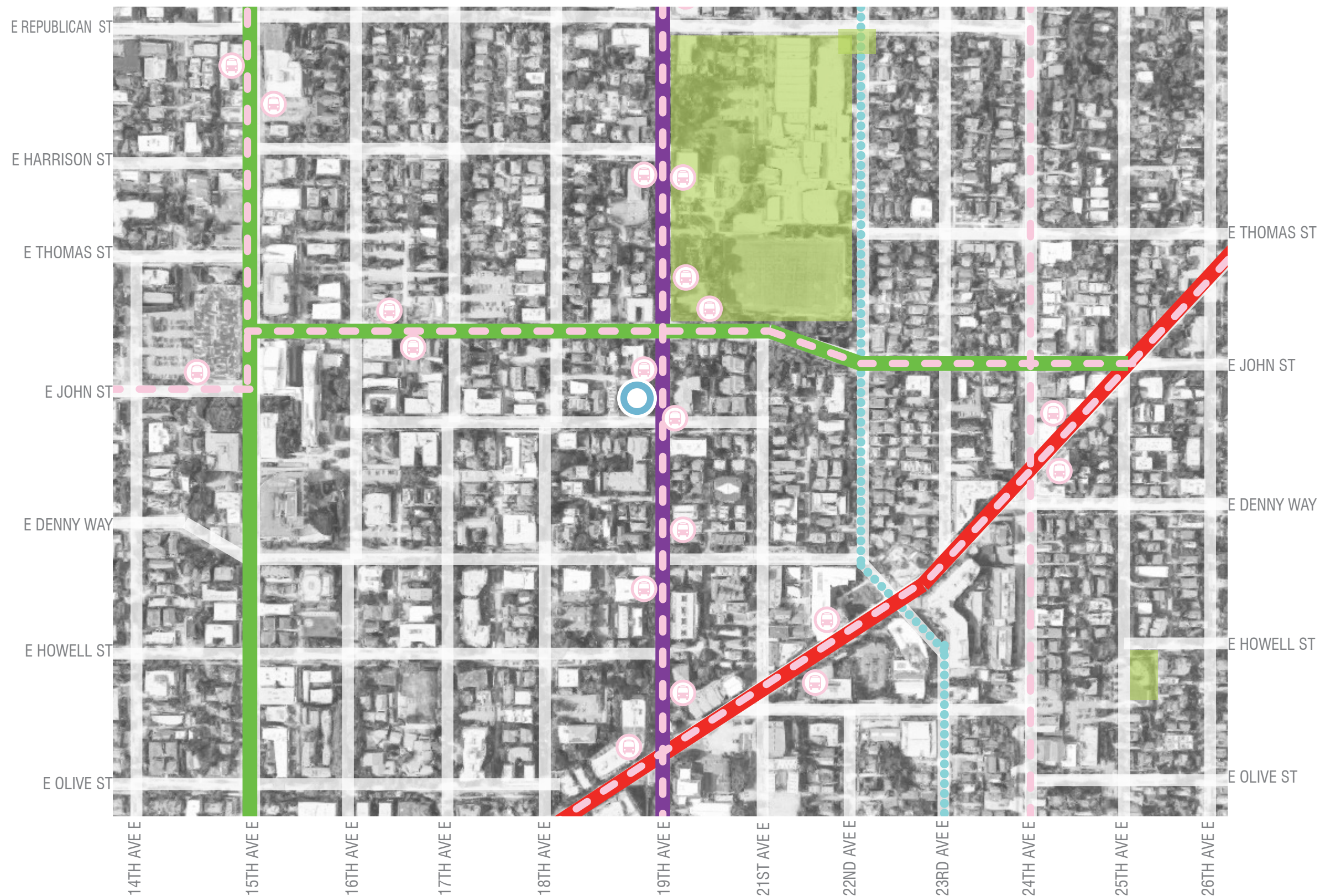
NEIGHBORHOOD CIRCULATION

This site is located on E John Street near the intersection with 19th Avenue E, a primary north-south arterial connecting the Central District, Capitol Hill, and neighborhoods to the north. The area has strong transit, pedestrian, and bike connections to the Downtown and South Lake Union employment centers and to the larger city. It is a short walk to E Madison Street, a commercial street with grocery stores, restaurants, and other services. The street is expected to have a RapidRide bus rapid tranist line by 2022.

Walk Score: 90
 Transit Score: 68
 Bike Score: 69
 (source: walksocre.come)

TAKEAWAYS

- Emphasize the pedestrian experience
- Provide for bicycles within the building
- Parking is not crucial for project viability



- PROJECT SITE
- MAJOR ARTERIAL
- MINOR ARTERIAL
- COLLECTOR ARTERIAL
- - - BUS ROUTE
- BUS STOP
- ... DESIGNATED BIKE ROUTE (PLANNED + EXISTING)
- PARK | OPEN SPACE



URBAN DESIGN ANALYSIS













ZONING + LAND USE

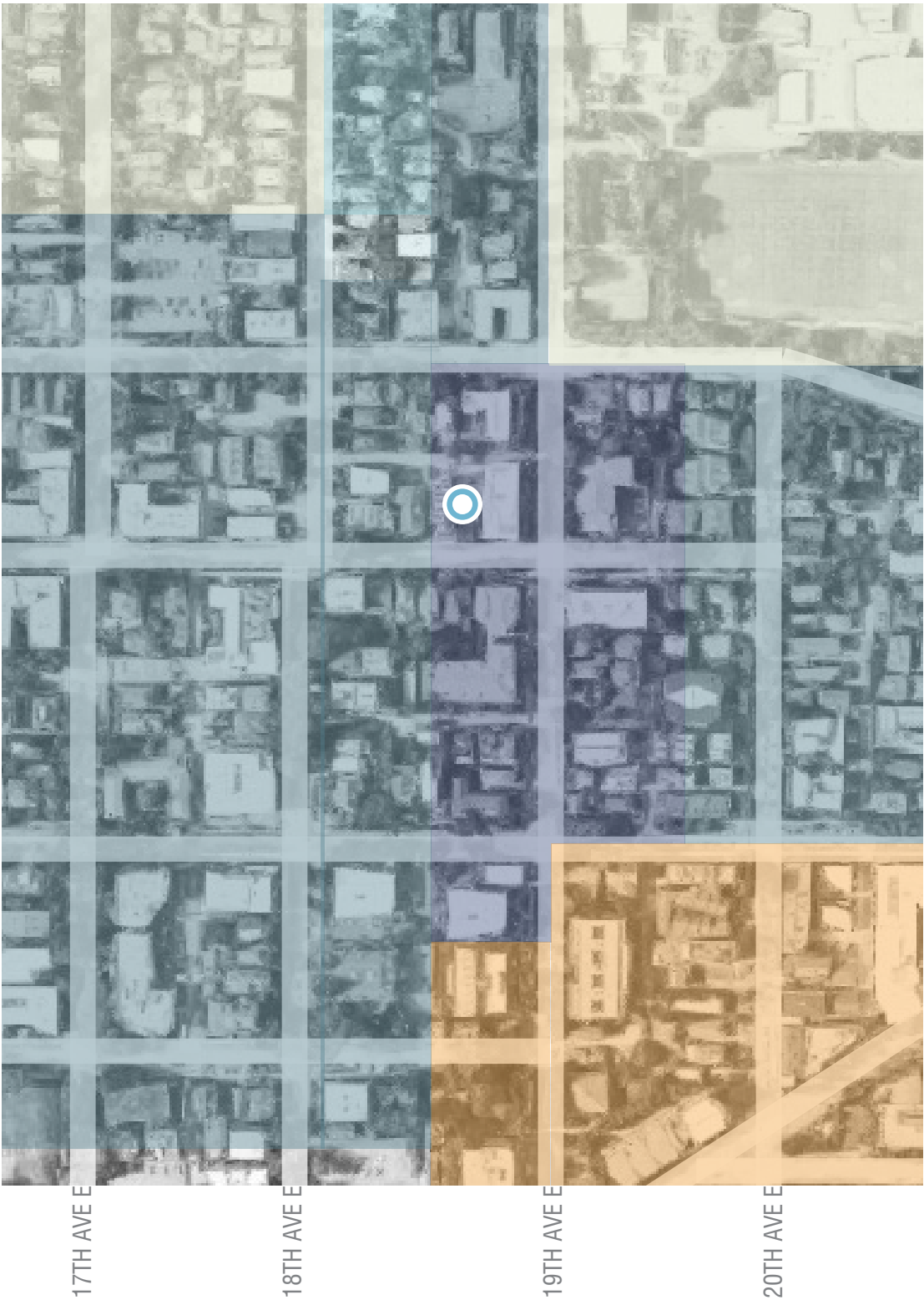
The site and all adjacent parcels are zoned MR, which is intended to provide opportunities for a variety of multifamily housing types and accommodate redevelopment within Urban Villages. The property around the site is currently a mix of small to medium apartment buildings, townhouses, and single family houses, many of which have been converted to duplexes or triplexes. After many years of moderate growth the area has seen a burst of redevelopment lately in the form of numerous townhouses and apartment buildings.

The proposed project is an addition to an existing older apartment building to the east (on the same site and under common ownership), and a new apartment building to the west. The rest of the street is a classic Capitol Hill mix of single family residences and apartment building of varied ages, some of which could be subject to redevelopment.

TAKEAWAYS

- Continue the pattern of neighborhood scale multi-family.
- Respect existing uses and residents.
- Maintain the existing street edge.
- Acknowledge the likelihood of future redevelopment of adjacent under-utilized sites.

LAND USE KEY		ZONING KEY	
	PROJECT SITE		PROJECT SITE
	MIXED-USE		SF 5000
	COMMERCIAL		LR2 (M)
	INSTITUTIONAL		LR3 (M)
	MULTI-FAMILY		MR (M1)
	SINGLE FAMILY		NC2-75 (M1)



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STANDARDS + GUIDELINES

PRIORITY DESIGN GUIDELINES - CITY WIDE

CATEGORY

LOCATION IN THE CITY AND NEIGHBORHOOD

CS2.A2 / ARCHITECTURAL PRESENCE

CITATION

Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

RESPONSE

The project prioritizes preservation of the existing Littlefield apartment building, a three-story mass. The podium of the proposed addition emulates the form of the existing building by creating a three-story, zero lot line brick podium with punched openings. The massing above will step back from the street and alley, creating a consistent street edge at the podium that harmonizes with the existing historic neighbor. This allows the top mass to convey a more modern approach, reflecting the newer construction taking place in the area. Durable materiality will provide a high quality pedestrian experience.

HEIGHT, BULK, AND SCALE

CS2.D1 / EXISTING DEVELOPMENT AND ZONING

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

In order to integrate our design into the existing and future scale of the neighborhood we have created a dual massing design. The podium at the base of the addition emulates the existing Littlefield Apartment building and other older buildings in the area, while the upper, setback mass speaks to future and recent construction.

CS2.D4 / 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.

The podium mass of the proposed addition emulates the materiality, fenestration and massing of the existing building. The design anticipates the scale of future development in the area, providing an appropriate complement in the tower form. Concentrating density in the tower mass also allows for the preservation of the lower historic mass along 19th and more intensive use adjacent to the existing taller building to the west.

CS2.D5 / 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.

The preferred scheme notches along the east and west sides of the podium to provide a lightwell and some relief to the neighbors and existing building. This space allows for additional light, air and privacy for the existing units.

EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

CS3.A1 / FITTING OLD AND NEW TOGETHER

Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

The preferred scheme links older, more historic buildings in the area with new construction which will be inserted into the neighborhood. The podium reflects nearby historic buildings, with similar materiality, scale and fenestration, while the top mass exemplifies contemporary designs being built throughout the City.



ROW 1412 BY B9 ARCHITECTS

LOCATION IN THE CITY AND NEIGHBORHOOD

CS2.A2 / ARCHITECTURAL PRESENCE



THE ANHALT APARTMENT ADDITION BY PUBLIC 47

EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

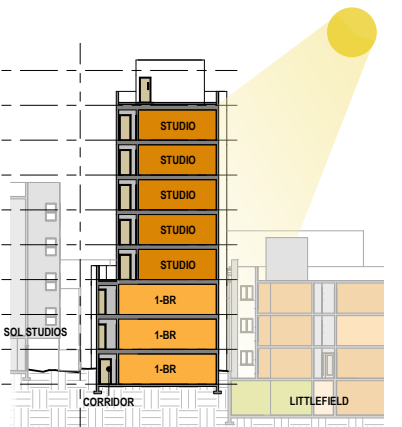
CS3.A1 / FITTING OLD AND NEW TOGETHER



550 VANDERBILT APARTMENTS BY COOKFOX ARCHITECTS

HEIGHT, BULK, AND SCALE

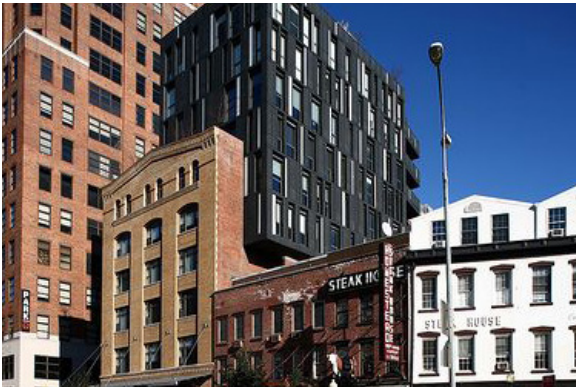
CS2.D4 / MASSING CHOICES



SCHEME C DIAGRAM

HEIGHT, BULK, AND SCALE

CS2.D5 / RESPECT FOR ADJACENT SITES



THE PORTER HOUSE BY SHOP ARCHITECTS

EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

CS3.A1 / FITTING OLD AND NEW TOGETHER



STANDARDS + GUIDELINES

PRIORITY DESIGN GUIDELINES - CENTRAL DISTRICT

CATEGORY

BUILDING MATERIALS

DC4.A1 / EXTERIOR FINISH MATERIALS

NATURAL SYSTEMS & SITE FEATURES

CS1.2e / CONNECTION TO NATURE

ARCHITECTURAL CONTEXT & CHARACTER

CS3.1a / NEIGHBORHOOD CONTEXT

ARCHITECTURAL CONCEPT

DC2.1c / BUILDING LAYOUT AND MASSING

ARCHITECTURAL CONCEPT

DC2.1e / BUILDING LAYOUT AND MASSING

CITATION

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Create protected sidewalks by utilizing planter strips with lush landscaping, to help create a “room” between the street and the building.

Retain and encourage the extension of existing positive attributes of the surrounding neighborhood character.

Smaller and varied building forms are encouraged. Larger building forms should divide their mass up so that it does not appear as one, monolithic building. These breaks in massing and differentiation should take cues from the surrounding fabric. Vertical and horizontal datums and patterns can help provide a guide for how to articulate and break down the overall massing. Modulated façades for large buildings keep the building inviting and consistent with the finer-grain fabric found in the Central Area neighborhood. As such, projects should use 50’ – 75’ massing widths as a guide for modulation.

Consider all sides of the building and the impacts each façade has on its immediate neighboring context. If building on a slope, consider the project’s roofscape as well.

RESPONSE

Since the addition continues the brick presence of the existing Littlefield Apartments the building will be clad with attractive, durable and human scaled texture along the pedestrian path.

By providing a planting strip between the street and the sidewalk the design not only accommodates the pedestrian zone, it also incorporates urban agriculture. The landscape design will feature raised planting beds which will provide the opportunity for residents of the new and existing buildings to grow their own vegetables and herbs.

With the integration of the existing Littlefield Apartment design, we are allowing the existing building to dictate our podium height, connecting our proposed building to neighborhood and character of the community.

By breaking the addition up into two masses we are allowing the base of the building to connect to the older existing building, while also providing a contemporary architectural tower concept above. The lower mass will stand at a three-story pedestrian scale, breaking up what would otherwise be a large, tall building into more suitable masses. The upper, taller mass is proposed to be even further broken down with elements such as vertically oriented panels and prominent windows.

The tower at levels 4 - 8 rises above the existing historic brick apartment building with simple, clear massing, creating a well-composed architectural form. Placing the bulk of the massing in the tower allows for the preservation of the lower historic mass along 19th and more intensive use adjacent to the existing taller neighboring building. Architectural elements, such as playfully composed large windows will create a strong impact along the prominent east facade of the tower facing 19th Ave.



THE ANHALT APARTMENT ADDITION BY PUBLIC 47

BUILDING MATERIALS

DC4.A1 / EXTERIOR FINISH MATERIALS



STREETS OF SEATTLE, WASHINGTON

NATURAL SYSTEMS & SITE FEATURES

CS1.2e / CONNECTION TO NATURE



465 PACIFIC BY MORRIS ADJMI ARCHITECTS

ARCHITECTURAL CONTEXT & CHARACTER

CS3.1a / NEIGHBORHOOD CONTEXT



KULLE APARTMENTS BY HYBRID ARCHITECTURE

ARCHITECTURAL CONCEPT

DC2.1c / BUILDING LAYOUT AND MASSING



421 BELMONT AVE BY HYBRID ARCHITECTURE

ARCHITECTURAL CONCEPT

DC2.1e / BUILDING LAYOUT AND MASSING

STANDARDS + GUIDELINES

ZONING: MR (M1) | MADISON-MILLER RESIDENTIAL URBAN VILLAGE

CITATION

23.45.504 / PERMITTED USE

23.45.510 / FAR LIMIT

23.45.512 / DENSITY

23.45.514 / STRUCTURAL HEIGHT

/ ROOFTOP FEATURES

23.45.517 / MANDATORY HOUSING AFFORDABILITY

23.45.518 / SETBACKS + SEPARATION

23.45.522 / AMENITY AREA

23.45.524 / LANDSCAPE STANDARDS

23.45.527 / STRUCTURAL WIDTH AND FACADE LENGTH

23.45.530 / GREEN BUILDING STANDARD

23.45.536 / LIGHT AND GLARE STANDARDS

23.54.015 / PARKING

23.54.015 TABLE D / BICYCLE PARKING

23.54.040 / SOLID WASTE AND RECYCLING

CODE STATEMENT

Apartment use allowed as of right

4.5 FAR - Zones with an MHA suffix

Unlimited

80’ - Zones with an MHA suffix

+4’ for clerestories, parapets, railings, etc
+15’ for stair penthouses. Max.15% of roof area, 20% with screened mech. equipment
+16’ for elevator penthouses

MHA

Front: 5’ minimum; 7’ average

Front upper Levels: Above 70’ in height: 15’ minimum
Rear: 10’ minimum

Side at interior lot line: Less than 42’ in height: 5’ minimum; 7’ average
Above 42’ in height: 7’ minimum; 10’ average

5% of total gross floor area of structure
No more than 50% of the amenity area may be enclosed and this enclosed area shall be provided as common amenity area.

Green Factor score of 0.5 or greater

Width: 150’ max.
Depth: 80% of lot depth except to allow for setback averaging and courtyards per 23.45.518

Required for developments exceeding 3.45 FAR

Exterior light and glare must be shielded and directed away from adjacent properties

None required.

Long Term: 1 per Dwelling Unit
Short Term: 1 per 20 units

Per table A, 1 – 50 Dwelling Units: 375 SF plus 4 SF for each additional unit above 50, 443 SF Total. Subject to SPU approval

PROVIDED

Underground stories exempt

(78) Total Units; (50) New Units;
(28) Existing Units

80’ + applicable bonuses

Zero-lot line at levels 1 - 3
7’ minimum; 7’ average at levels 4 - 7
7’ minimum at level 8
Zero-lot line at levels 1 - 3
10’ minimum at levels 4 - 8
2.83’ minimum; 3.8’ average at levels 1 - 3
10’ minimum; 10’ average

Will be provided
Will be provided

Will be provided

39’
See Scheme 3 - Departure 4

Will be provided

Will be provided

None provided

50 bike parking
Will be provided

Waste room analysis pending approval

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EDG SUMMARY

COMPARATIVE ANALYSIS



SCHEME A: C + TOWER
(Code Compliant - No Departures)

STORIES:	8
UNIT:	74 Total Units: 46 Proposed + 28 Existing 9 One-Bedrooms (P) + 37 Studios (P)
FAR:	3.94 Total FAR. 18,109 SF (E) + 21,301 SF (P)
GFA:	18,738 GFA (E) + 22,348 GFA (P) = 41,086 GFA
PARKING:	None
DEPARTURES:	None

DESCRIPTION
Scheme A is a diagram of the allowed setbacks. Though it provides more space for landscaping along the pedestrian way, it steps back from the datum set by the existing historic building. It also has a more complicated envelope without maximizing housing, FAR potential and MHA fee for affordable housing in the City.

- ADVANTAGES**
- Code compliant
 - No departures
 - Roof deck amenity
 - Potential view corridor to east

- CHALLENGES**
- Poor constructability
 - Poor context fit
 - Does not maximize FAR
 - Privacy challenges with neighbors



SCHEME B: STACKED FLOORS
(4 Departures)

STORIES:	8
UNIT:	78 Total Units: 50 Proposed + 28 Existing 14 One-Bedrooms (P) + 36 Studios (P)
FAR:	4.18 Total FAR - 18,109 SF (E) + 24,407 SF (P)
GFA:	18,738 GFA (E) + 24,407 GFA (P) = 43,145 GFA
PARKING:	None
DEPARTURES:	4, See departure pages

DESCRIPTION
Scheme B mimics the datum and architectural language of the existing zero-lot line, low rise historic brick apartment building for the project podium. The architecture of the tower will offset the brick podium and utilize a departure to simplify its form. This design maximizes work force housing and MHA fee for affordable housing in the City.
This scheme places units on the west side of the tower and circulation to the east. While this avoids privacy conflicts with the existing historic building, it sets up privacy conflicts with the neighbor and creates a prominent blank tower facade to the east.

- ADVANTAGES**
- Good context fit
 - Higher development potential and more workforce housing
 - More MHA fee
 - Roof deck amenity
 - Not taking advantage of the eastern views

- CHALLENGES**
- Complex construction
 - Requires departures
 - Privacy challenges with neighbors
 - Prominent blank east tower facade



SCHEME C: THE BAR
(5 Departures)

STORIES:	8
UNIT:	78 Total Units: 50 Proposed + 28 Existing 18 One-Bedrooms (P) + 32 Studios (P)
FAR:	4.29 Total FAR - 18,109 SF (E) + 25,528 SF (P)
GFA:	18,738 GFA (E) + 25,528 GFA (P) = 44,266 GFA
PARKING:	None
DEPARTURES:	5, See departure pages

DESCRIPTION
Scheme C also mimics the datum and architectural language of the existing zero-lot line, low rise historic brick apartment building for the project podium. The architecture of the tower will offset the brick podium and utilize a departure to simplify its form. This design maximizes work force housing and MHA fee for affordable housing in the City.
This scheme places units to the east and circulation to the west, activating the prominent east tower facade while solving privacy conflicts with the neighbor.

- ADVANTAGES**
- Good context fit
 - Higher development potential and more workforce housing
 - More MHA fee
 - Roof deck amenity
 - Potential view corridor to east
 - Activated east tower facade

- CHALLENGES**
- Complex construction
 - Requires departures
 - Privacy challenges internal to the project



SCHEME D: TALL PODIUM (DRB-SUPPORTED SCHEME)
(5 Departures)

STORIES: 8
UNIT: 77 Total Units: 49 Proposed + 28 Existing
20 One-Bedrooms (P) + 29 Studios (P)
FAR: 4.36 Total FAR. 18,109 SF (E) + 26,269 SF (P)
GFA: 18,738 GFA (E) + 26,269 GFA (P) = 45,006 GFA
PARKING: None
DEPARTURES: 5, See departure pages

DESCRIPTION
Scheme D has a 4-story podium transitioning from the 3-story historic brick building to the 5-story apartment building. The 5’ setback also transitions from the zero lot line historic building to the larger neighboring setback. The architecture of the tower will offset the brick podium and utilize a departure to simplify its form. This design maximizes work force housing and MHA fee for affordable housing in the City. This scheme places units to the east and circulation to the west, activating the prominent east tower facade while solving privacy conflicts w/ neighbors.

- ADVANTAGES**
- Good context fit
 - Higher development potential and more workforce housing,
 - More MHA fee
 - Roof deck amenity
 - Potential view corridor to east
 - Activated east tower facade

- CHALLENGES**
- Thinner podium appears insubstantial compared to other schemes.
 - Complex construction
 - Requires departures
 - Privacy challenges internal to the project



SCHEME E: BAR W/ SETBACK (PREFERRED SCHEME)
(5 Departures)

STORIES: 8
UNIT: 75 Total Units: 47 Proposed + 28 Existing
19 One-Bedrooms (P) + 28 Studios (P)
FAR: 4.29 Total FAR - 18,109 SF (E) + 25,580 SF (P)
GFA: 18,738 GFA (E) + 25,580 GFA (P) = 44,318 GFA
PARKING: None
DEPARTURES: 5, See departure pages

DESCRIPTION
The 3’ front setback of scheme E transitions between adjacent buildings. The deeper podium to tower step creates a strong 3-story mass similar to the historic building and an upper amenity. The 3-story base to 5-story tower is a pleasing proportion. The architecture of the tower will offset the brick podium and utilize a departure to simplify its form. This design maximizes work force housing and MHA fee for affordable housing in the City. This scheme places units to the east and circulation to the west, activating the prominent east tower facade while solving privacy conflicts w/ neighbors.

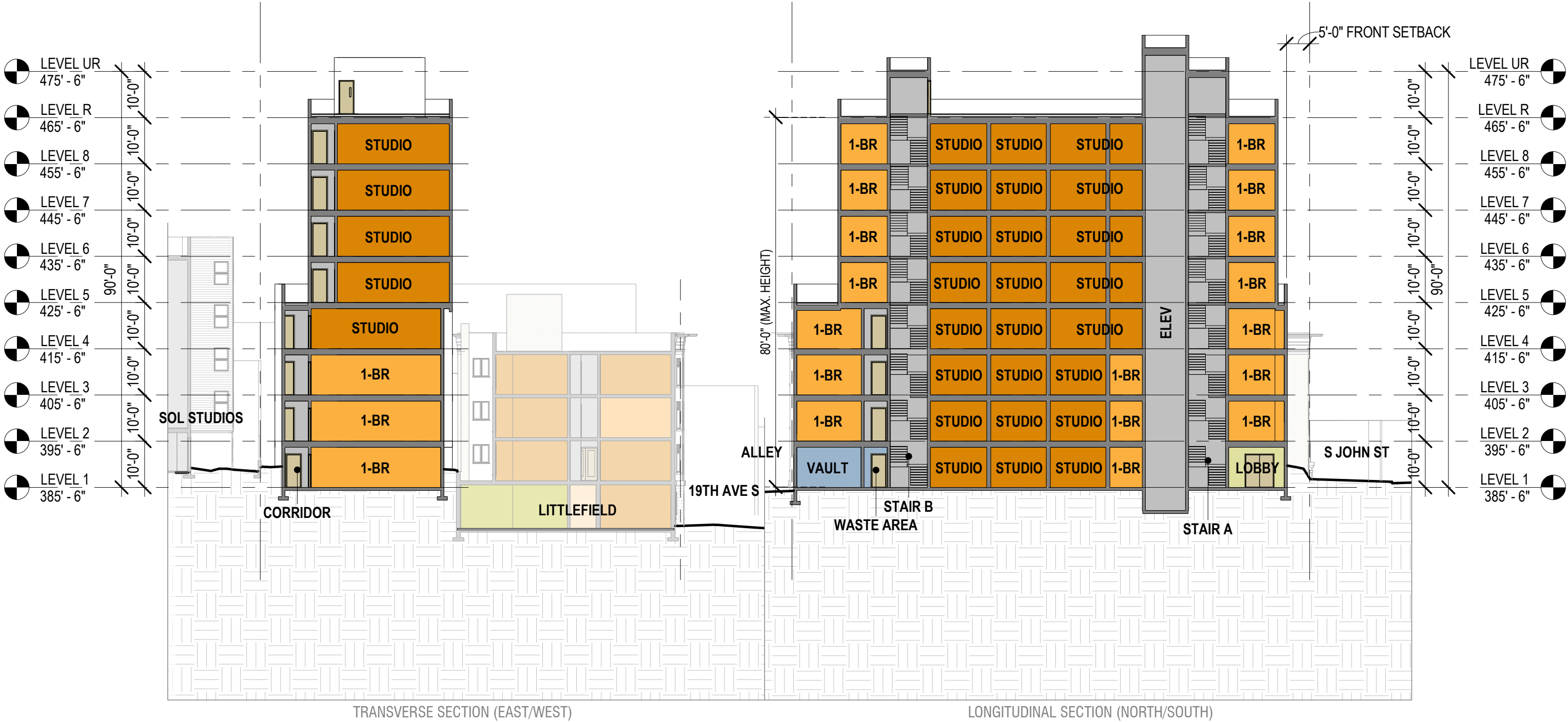
- ADVANTAGES**
- Good context fit
 - Higher development potential and more workforce housing
 - More MHA fee
 - Roof deck amenity
 - Potential view corridor to east
 - Activated east tower facade

- CHALLENGES**
- Podium reads as a strong base w/ more substantial base to tower step.
 - Complex construction
 - Requires departures
 - Privacy challenges internal to the project

EDG SUMMARY

PLAN DIAGRAMS OF DRB-SUPPORTED SCHEME





EDG SUMMARY

MASSING AND CONCEPT OF DRB-SUPPORTED SCHEME

SCHEME D: TALL PODIUM (5 Departures)

STORIES:	8
UNIT:	77 Total Units: 49 Proposed + 28 Existing 20 One-Bedrooms (P) + 29 Studios (P)
FAR:	4.36 Total FAR - 18,109 SF (E) + 26,269 SF (P)
GFA:	18,738 GFA (E) + 26,269 GFA (P) = 45,006 GFA
PARKING:	None
DEPARTURES:	5, See departure pages

DESCRIPTION
Scheme D has a 4-story podium transitioning from the 3-story historic brick building to the 5-story apartment building. The 5' setback also transitions from the zero lot line historic building to the larger neighboring setback. The architecture of the tower will offset the brick podium and utilize a departure to simplify its form. This design maximizes work force housing and MHA fee for affordable housing in the City. This scheme places units to the east and circulation to the west, activating the prominent east tower facade while solving privacy conflicts w/ neighbors.

- ADVANTAGES**
- Good context fit
 - Higher development potential and more workforce housing
 - More MHA fee
 - Roof deck amenity
 - Potential view corridor to east
 - Activated east tower facade

- CHALLENGES**
- Thinner podium appears tacked on and insubstantial compared to other schemes.
 - Complex construction
 - Requires departures
 - Privacy challenges internal to the project



PERSPECTIVE FROM JOHN-19TH INTERSECTION



PERSPECTIVE FROM SOUTHWEST



PERSPECTIVE FROM NORTHEAST



PERSPECTIVE FROM JOHN STREET LOOKING EAST

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DESIGN DEVELOPMENT
RENDERED PERSPECTIVE



DESIGN DEVELOPMENT

SITE PLAN

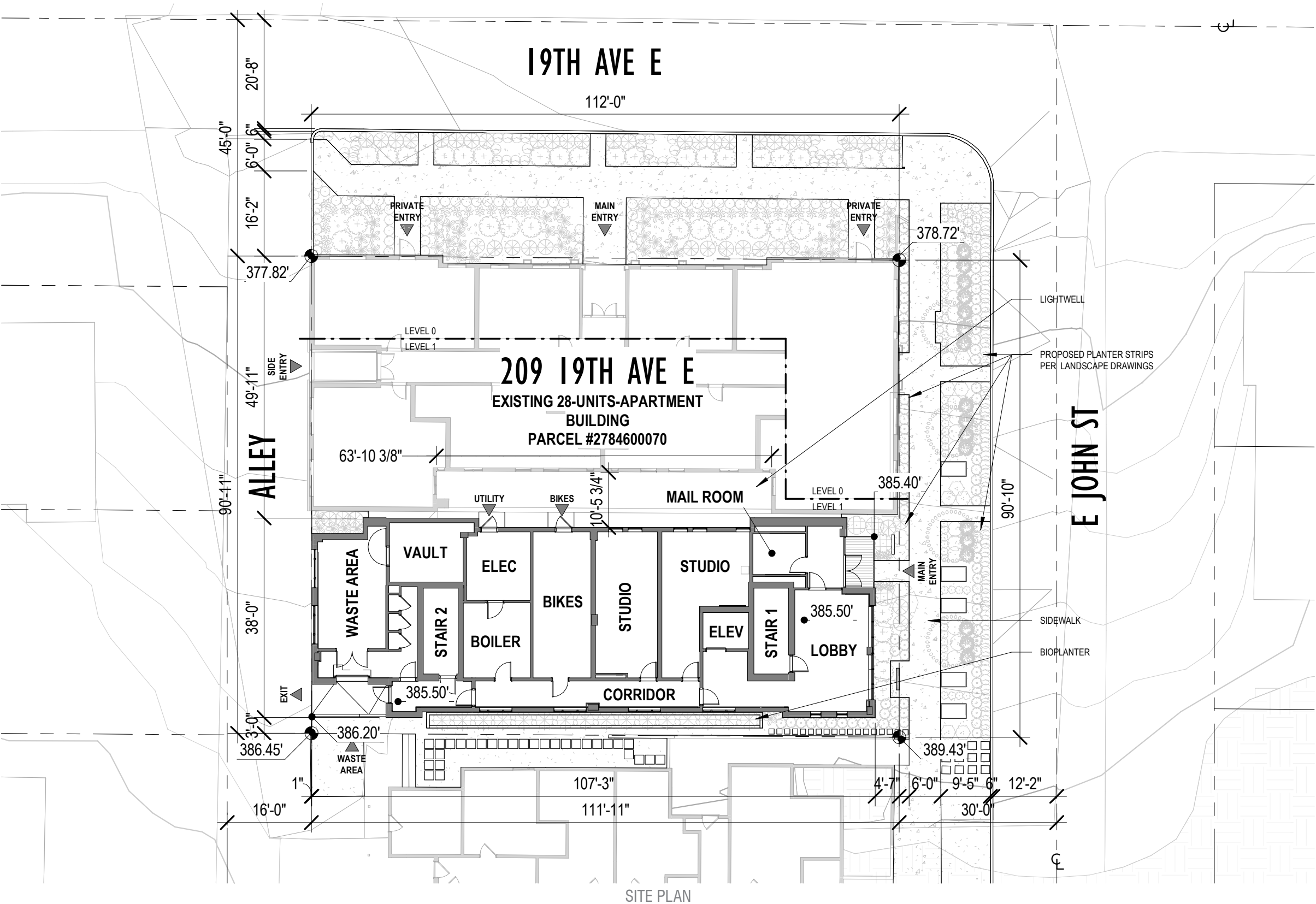
The proposed project is an addition to a 1910 brick historic residential building. The 8-story apartment building design fits on a narrow rectangular site behind the historic structure. The new building is configured to maximize housing on the site, while still retaining the existing historic structure. The brick base of the more modern proposed design references the old character, proportion, window scale and material of the historic building, while respecting that it was built in a different era. The tower has different materiality, window scale and detailing while still maintaining an overall cohesive design.

Landscape has been updated around the existing retained building. Raised beds and edible plantings along John Street mimic landscaping elements within the neighborhood.

The primary John Street entry to the proposed structure is demarcated by an ensemble of design elements to indicate a clear and inviting entrance. Short-term bike parking is located near the primary entrance. Utility and waste access is located from the alley.

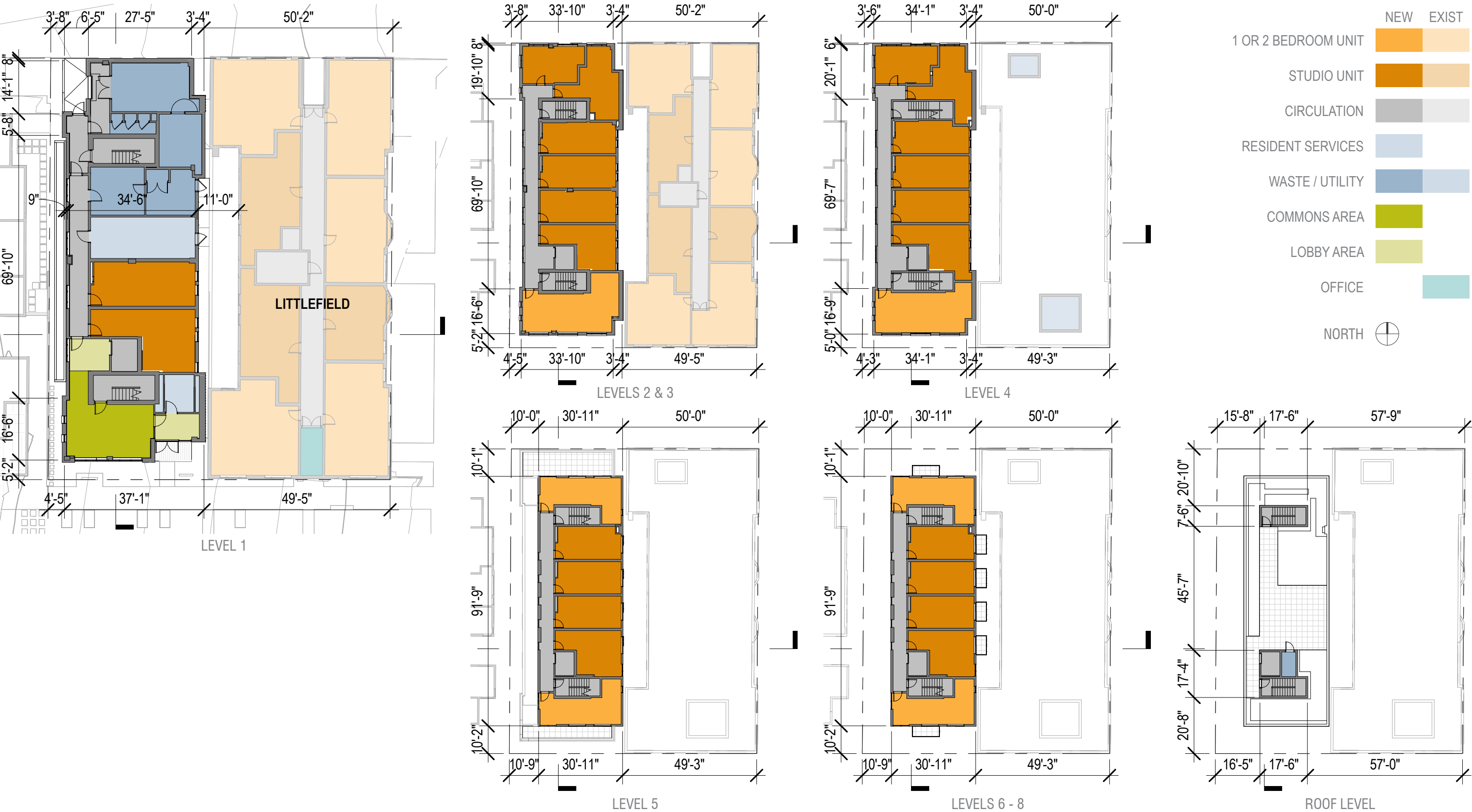
From Page 7 of Second Early Design Guidance “1. Massing Options and Response to Context. c. Staff is concerned that the base levels feels applied to the massing due to the 2’ setback of the upper levels. Increase the setback between the base and upper levels to create a strong and legible base expression. In addition, study strengthening the base expression by wrapping it further around the southwest corner. (CS3-A Neighborhood Context, DC2-1 Building Layout and Massing, CS3A-1 Fitting Old and New Together)”.

The EDG2 report pointed to the approval of scheme D but with some modifications. The revised design is similar to EDG scheme D but the tower pushed back farther from the base. This creates a strong, legible base expression, while allowing for more generous plantings for an improved pedestrian experience.



DESIGN DEVELOPMENT

PLAN DIAGRAMS OF RECOMMENDATION PHASE



DESIGN DEVELOPMENT

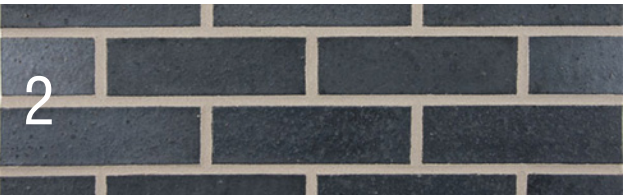
SECTION DIAGRAMS OF RECOMMENDATION PHASE



DESIGN DEVELOPMENT
ELEVATIONS



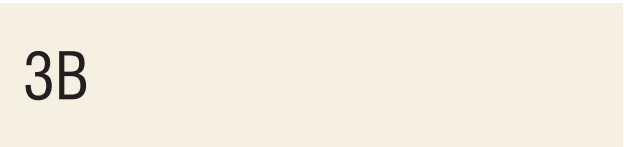
ARTISAN HARDIE BOARDS VERTICAL SIDING WITH
VERTICAL BATTENS



RUNNING BOND FACE BRICK
ENDICOTT MANGANESE IRONSPOT



PAINTED HARDIE BOARD / TRICORN BLACK SW 251-C1



PAINTED HARDIE BOARD / ROMAN COLUMN SW 7562



PAINTED HARDIE BOARD / PEPPERCORN SW 7674



BLACK VINYL WINDOWS
BLACK STEEL RAILINGS
BLACK ALUMINUM STOREFRONT



STUCCO / PIGMENT TO MATCH IRON ORE SW 7069



DESIGN DEVELOPMENT
ELEVATIONS



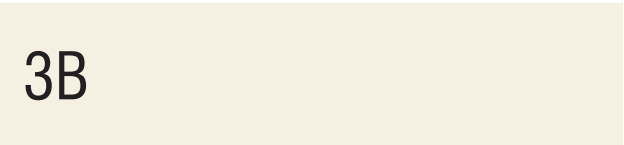
1
ARTISAN HARDIE BOARDS VERTICAL SIDING WITH
VERTICAL BATTENS



2
RUNNING BOND FACE BRICK
ENDICOTT MANGANESE IRONSPOT



3A
PAINTED HARDIE BOARD / TRICORN BLACK SW 251-C1



3B
PAINTED HARDIE BOARD / ROMAN COLUMN SW 7562



3C
PAINTED HARDIE BOARD / PEPPERCORN SW 7674



4
BLACK VINYL WINDOWS
BLACK STEEL RAILINGS
BLACK ALUMINUM STOREFRONT

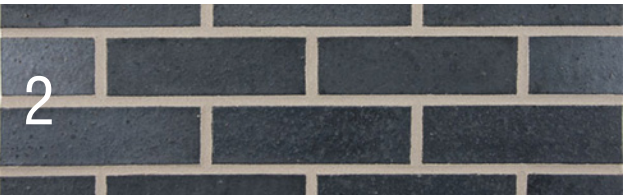


5
STUCCO / IRON ORE SW 7069

DESIGN DEVELOPMENT
ELEVATIONS



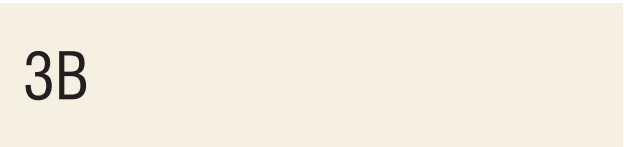
ARTISAN HARDIE BOARDS VERTICAL SIDING WITH VERTICAL BATTENS



RUNNING BOND FACE BRICK
ENDICOTT MANGANESE IRONSPOT



PAINTED HARDIE BOARD / TRICORN BLACK SW 251-C1



PAINTED HARDIE BOARD / ROMAN COLUMN SW 7562



PAINTED HARDIE BOARD / PEPPERCORN SW 7674



BLACK VINYL WINDOWS
BLACK STEEL RAILINGS
BLACK ALUMINUM STOREFRONT



STUCCO / PIGMENT TO MATCH IRON ORE SW 7069



DESIGN DEVELOPMENT
ELEVATIONS



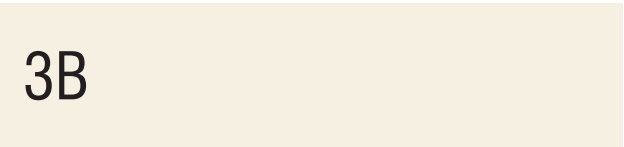
1
ARTISAN HARDIE BOARDS VERTICAL SIDING WITH
VERTICAL BATTENS



2
RUNNING BOND FACE BRICK
ENDICOTT MANGANESE IRONSPOT



3A
PAINTED HARDIE BOARD / TRICORN BLACK SW 251-C1



3B
PAINTED HARDIE BOARD / ROMAN COLUMN SW 7562



3C
PAINTED HARDIE BOARD / PEPPERCORN SW 7674

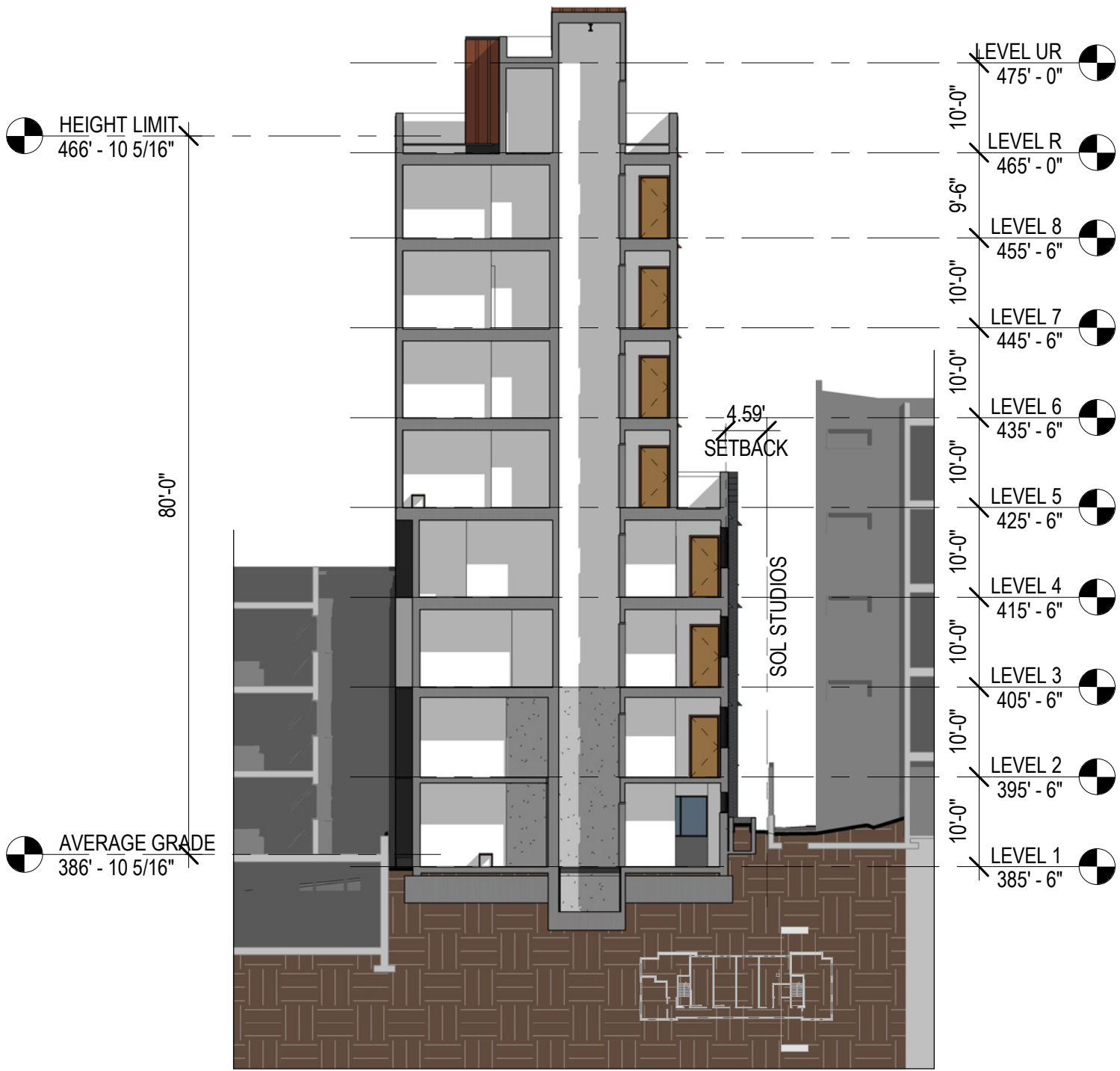


4
BLACK VINYL WINDOWS
BLACK STEEL RAILINGS
BLACK ALUMINUM STOREFRONT

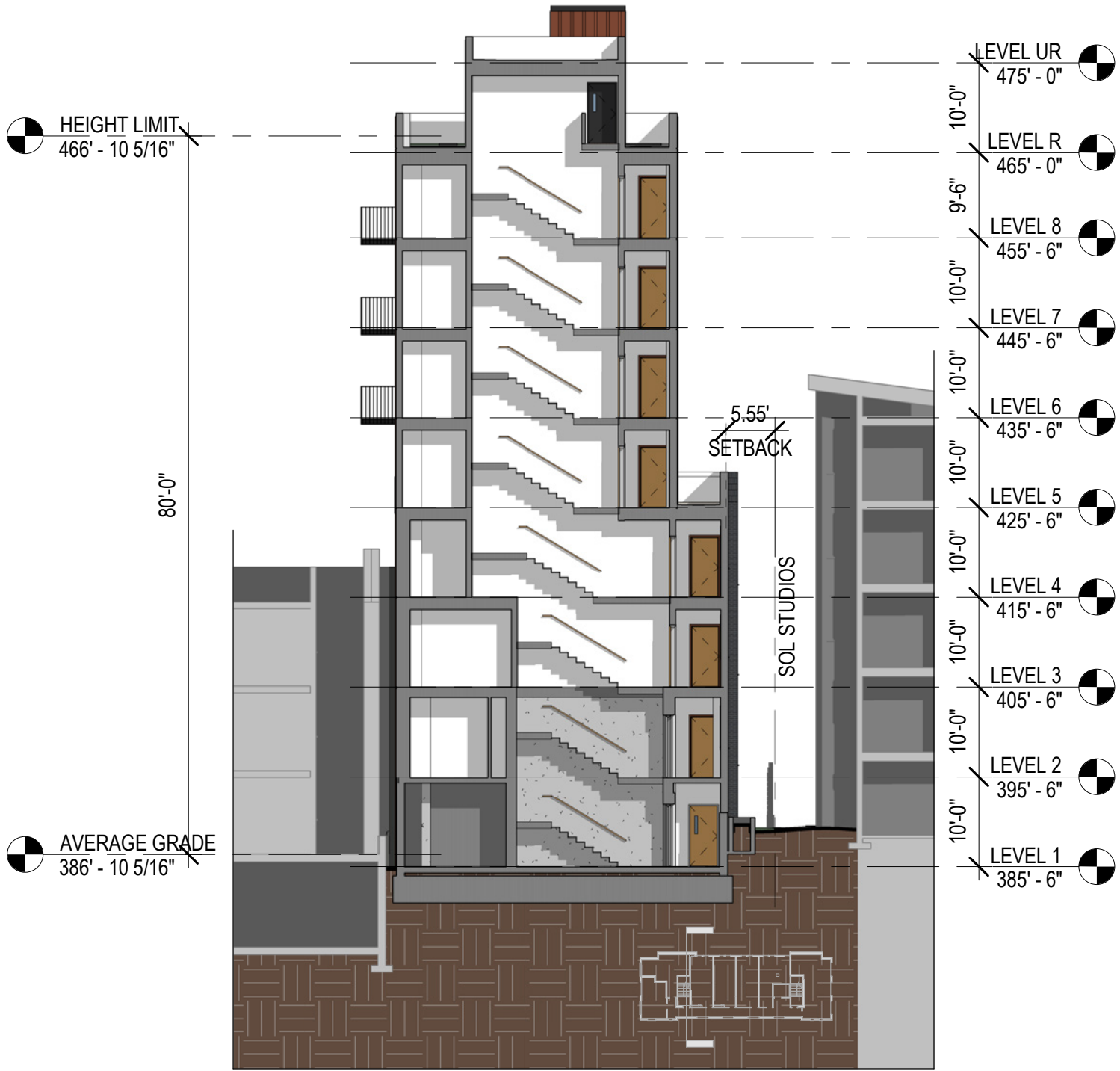


5
STUCCO / IRON ORE SW 7069

DESIGN DEVELOPMENT
SECTIONS



TRANSVERSE SECTION THROUGH ELEVATOR



TRANSVERSE SECTION THROUGH STAIRS

DESIGN DEVELOPMENT
MATERIAL PALETTE

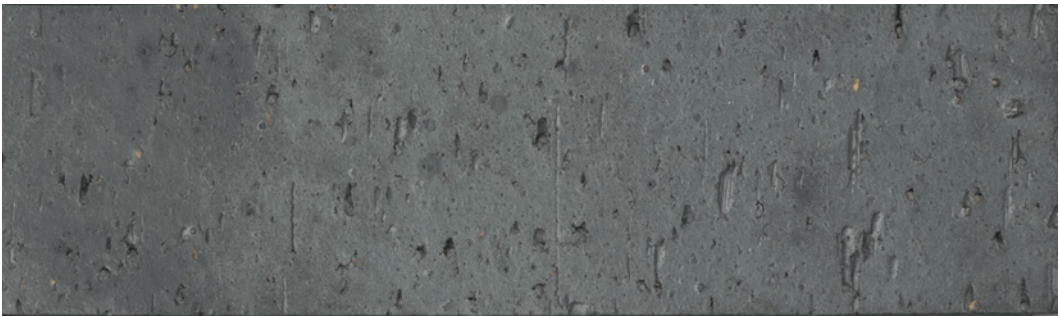
1. CEMENT BOARD SIDING WITH VERTICAL CEMENT BOARD TRIMS

- HardiePanel Siding (Smooth) primed for paint.
- 48” Wide x 48” Exposure x 96” Long.
- Painted in BM 2094-10 - Burnt Cinnamon, Acrylic latex exterior / Satin gloss paint.
- Vertically-oriented Hardie Trim Boards (5/4 Smooth) primed for paint.
- 3.5” Wide x 1” Thickness, spaced at 16” O.C.
- Painted in BM 2094-10 - Burnt Cinnamon, Acrylic latex exterior / Satin gloss paint.
- Horizontal joints @ each floor line will show a 1/2” ‘z’ flashing, flush with the board.



2. FACE BRICK

- Endicott Manganese Ironspot Velour.
- For the base part of the structure (the facade wrapping the lower four floors).

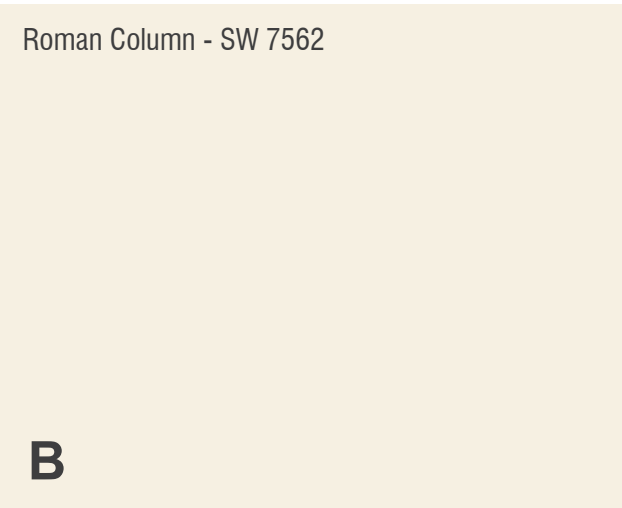


3. CEMENT BOARD SIDING

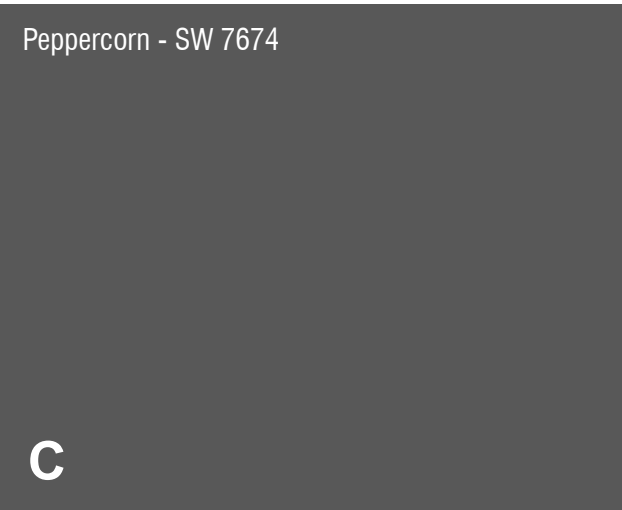
- HardiePanel Siding (Smooth) primed for paint.
- Panels vary by size.
- Painted in SW 251-C1 - Tricorn Black, Acrylic latex exterior / Satin gloss paint.
- For the spandrels between windows and sliding doors.



- Painted in SW 7562 - Roman Column, Acrylic latex exterior / Satin gloss paint.
- Reveals per elevation drawings.
- For the facade section facing the Existing Littlefield Building.

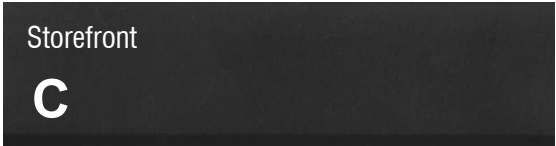
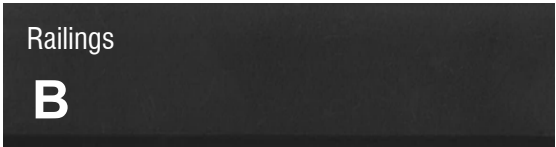
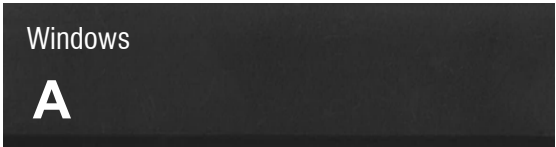


- Painted in SW 7674 - Peppercorn, Acrylic latex exterior / Satin gloss paint.
- Reveals per elevation drawings
- For the facade section facing Sol Studios.



4. MISC.

- Windows: Mikron SuperCapSR Black.
- Railings: Black Powder Coated.
- Storefronts: Kawneer Black Aluminum.



5. INSULATION

- EIFS (Exterior Insulation Finishing Systems).
- Color mix to match SW 7069 - Iron Ore, Acrylic latex exterior.



DESIGN DEVELOPMENT
MATERIAL BOARD



Color & Material Board
1820 E John St, Seattle, WA 98112
#3036556-LU

1. Cement Board Siding with Vertical Cement Board Trims

- HardiePanel Siding (Smooth) primed for paint.
- 48" Wide x 48" Exposure x 96" Long.
- Painted in BM 2094-10 - Burnt Cinnamon, Acrylic latex exterior / Satin gloss paint.
- Vertically-oriented Hardie Trim Boards (5/4 Smooth) primed for paint.
- 3.5" Wide x 1" Thickness, spaced at 16" O.C.
- Painted in BM 2094-10 - Burnt Cinnamon, Acrylic latex exterior / Satin gloss paint.
- Horizontal joints @ each floor line will show a 1/2" 'z' flashing, flush with the board.



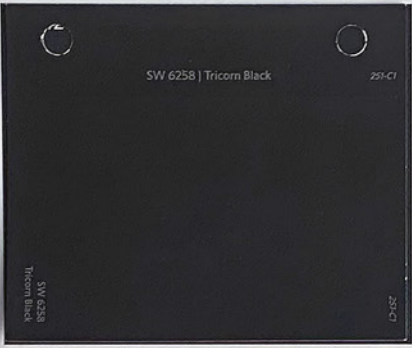
2. Face Brick

- Endicott Manganese Ironspot Velour.
- For the base part of the structure (the facade wrapping the lower four floors).

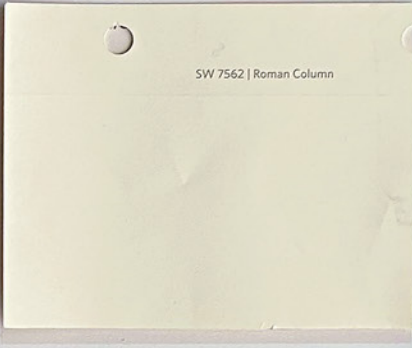


3. Cement Board Siding

- HardiePanel Siding (Smooth) primed for paint.
- Panels vary by size.
- Painted in SW 251-C1 - Tricom Black, Acrylic latex exterior / Satin gloss paint.
- For the spandrels between windows and sliding doors.



- Painted in SW 7562 - Roman Column, Acrylic latex exterior / Satin gloss paint.
- Reveals per elevation drawings.
- For the facade section facing the Existing Littlefield Building.



- Painted in SW 7674 - Peppercorn, Acrylic latex exterior / Satin gloss paint.
- Reveals per elevation drawings
- For the facade section facing Sol Studios.



4. Miscellaneous

- A. Exterior Openings:
 - Extruded Vinyl, VPI EnduraShield
 - Mikron SuperCapSR Black.
- B. Railings:
 - Aluminum, American Patio Covers
 - Black Powder Coated.
- C. Storefronts:
 - Aluminum, Kawneer.
 - Black.



5. Insulation

- EIFS (Exterior Insulation Finishing Systems).
- Color mix to match SW 7069 - Iron Ore, Acrylic latex exterior.



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ITEMIZED RESPONSE TO EDG

MASSING OPTIONS AND RESPONSE TO CONTEXT

1a. Staff finds that the setback from the historic Littlefield apartment building and the four-story base proposed in option D best respond to the existing context and the topography of the street and supports this massing option as the basis for further development.

Response: Podium of revised design is now four-stories. See adjacent rendered perspective and John Street elevation. Refer also to rendered perspectives on following pages. (CS3-A, DC2-1, CS3-A-1)

1b. Staff supports the “gasket” expression between the historic building and the addition providing further differentiation between the two massing forms.

Response: The “gasket” expression has been maintained in the revised design. See perspectives. (CS3-A, DC2-1, CS3-A-1)

1d. While staff is supportive of reducing the rear setback and aligning the façade of the addition with the historic structure, special care should be paid in how the two facades meet and to reduce impacts to historic detailing.

Response: The revised design along the alley continues to maintain a “gasket” expression, similar to the John St façade, accommodating the retention and visibility of the historic cornice and other historic detailing. The seismic joint is located further back on the side of the existing building, where detailing on the existing building is minimal. (CS3-A, DC2-1, CS3-A-1)

Note: Tree hidden in rendering on page 33 for clarity.



PERSPECTIVE OF THE BRICK BASE AND ITS RELATIONSHIP WITH THE SURROUNDING CONTEXT

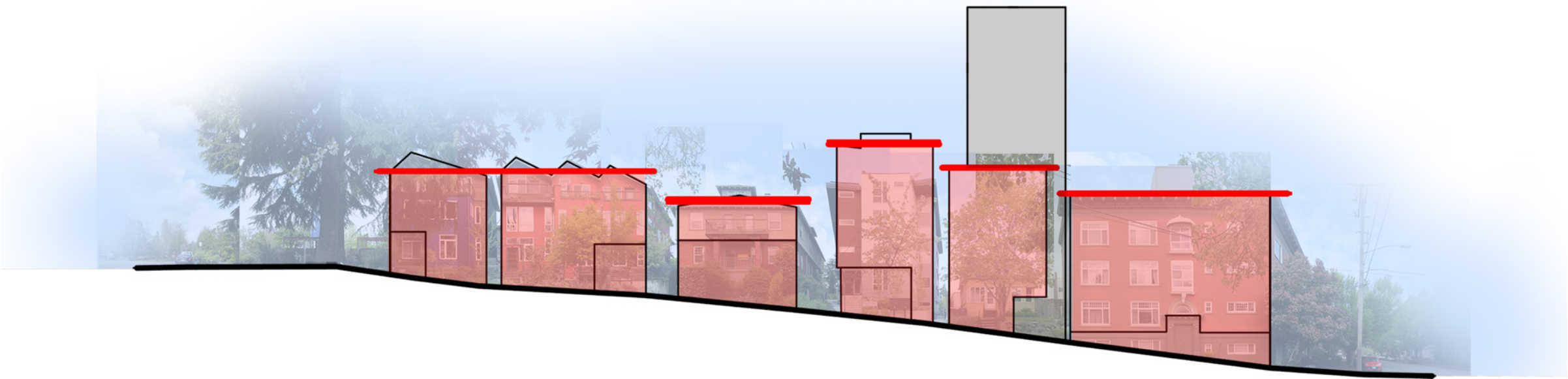


DIAGRAM SHOWING SUCCESSION OF BUILDING HEIGHTS ALONG JOHN STREET

ITEMIZED RESPONSE TO EDG
MASSING OPTIONS AND RESPONSE TO CONTEXT



“GASKET” EXPRESSION ALONG JOHNS STREET



“GASKET” EXPRESSION ALONG REAR ALLEY



CLOSE-UP OF REAR “GASKET”



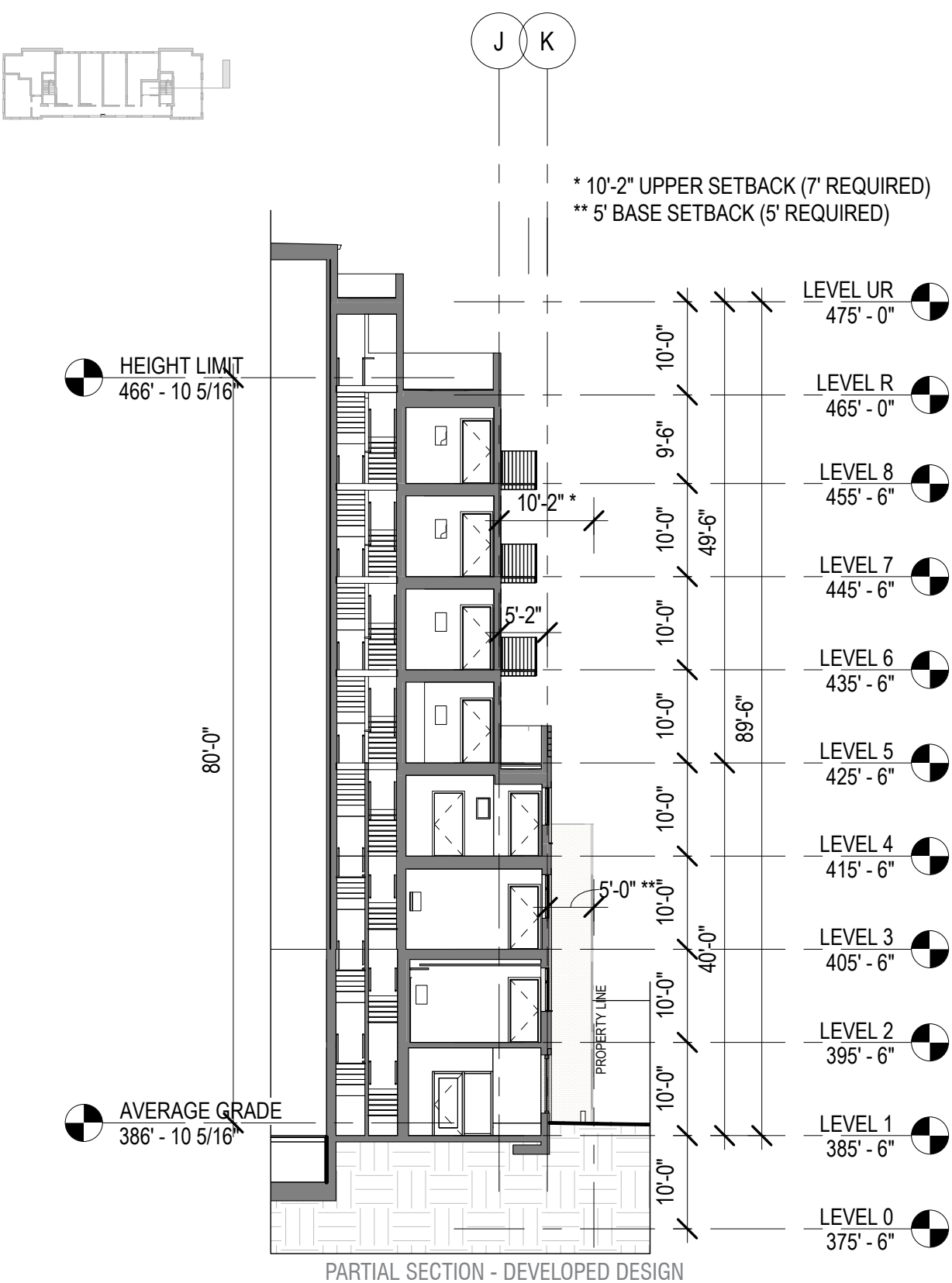
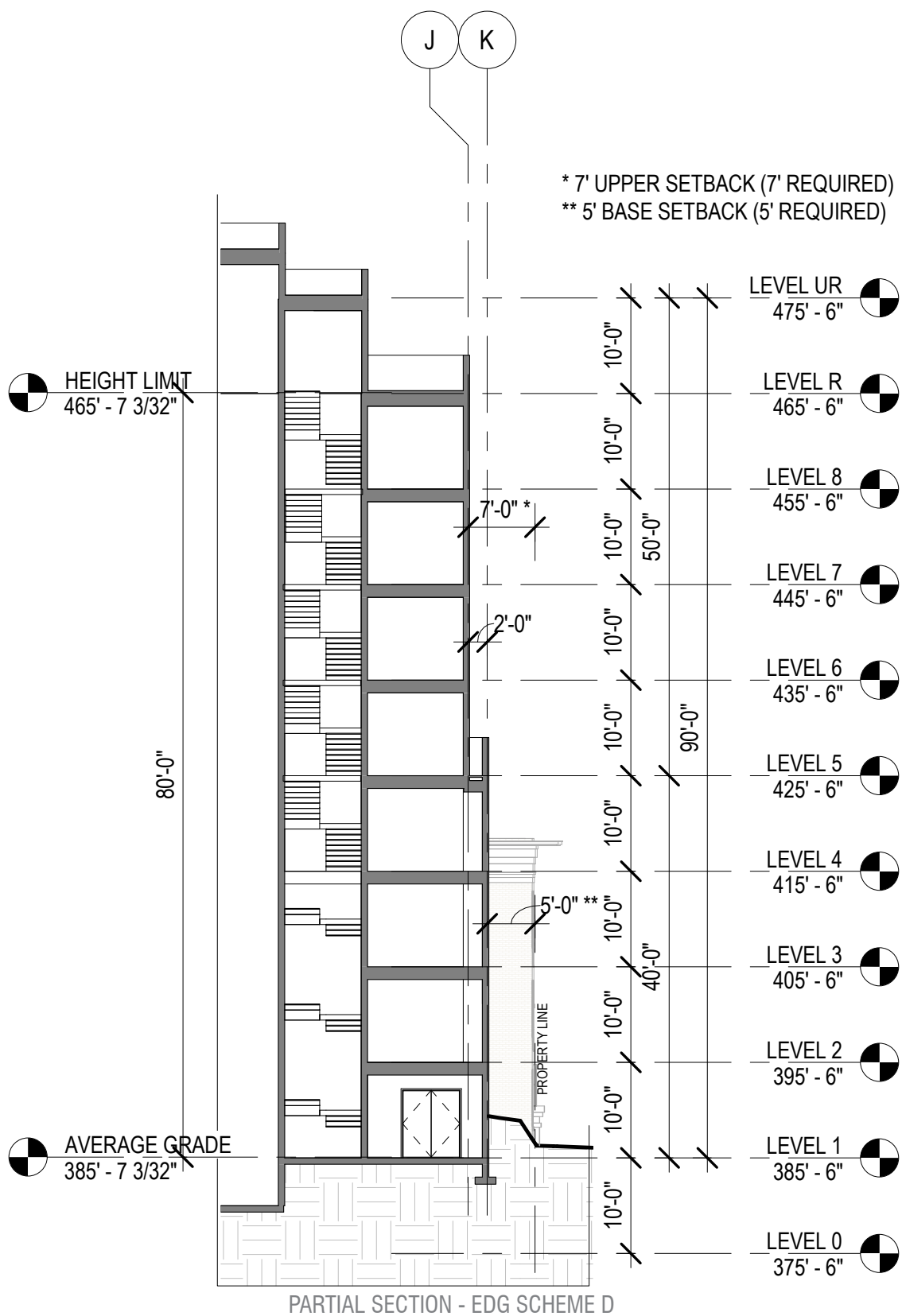
CLOSE-UP OF FRONT “GASKET”

ITEMIZED RESPONSE TO EDG

MASSING OPTIONS AND RESPONSE TO CONTEXT

1c. Staff is concerned that the base levels feels applied to the massing due to the 2' setback of the upper levels. Increase the setback between the base and upper levels to create a strong and legible base expression.

Response: The setback between the base and the upper levels has been increased from 2'-0", as shown in scheme D, to 5'-2", in the revised design. See difference between grids J and K. (CS3-A, DC2-1, CS3-A-1)



ITEMIZED RESPONSE TO EDG
MASSING OPTIONS AND RESPONSE TO CONTEXT

1c. ...In addition, study strengthening the base expression by wrapping it further around the southwest corner.

Response: The brick base has been extended around the southwest corner from 15'-8" to 17'-8". See adjacent perspectives showing extended brick wrap on north and south facades of the structure. (CS3-A, DC2-1, CS3-A-1)



NORTHWEST ALLEY PERSPECTIVE ILLUSTRATING EXTENT OF BRICK MATERIAL



SOUTHWEST JOHN STREET PERSPECTIVE ILLUSTRATING EXTENT OF BRICK MATERIAL

ITEMIZED RESPONSE TO EDG
CHARACTER AND MATERIALITY



EAST PERSPECTIVE FROM 19TH AVENUE

ITEMIZED RESPONSE TO EDG CHARACTER AND MATERIALITY

4a. Staff continues to support small-scale textured materials at the base of the addition and strongly recommends the use of brick for compatibility with the historic structure.

Response: The John St and alley portions of the project are designed to be clad with brick. See adjacent rendered perspective. See also rendered perspective on page 32. (DC4-3, DC2-C-3, DC2-D-2, DC4-A)

4b. Staff continues to support responding to the character of the Littlefield apartment building at the base of the addition through regular and ordered fenestration, punched windows and other secondary architectural details. These elements should be maintained as the design is further developed.

Response: Punched windows continue to be part of the revised design, as well as details such as: soldier course headers above windows; a running bond soldier course cornice; cast sills and grouping of windows at the John St façade. See adjacent rendered perspective and also material detail views on page 39. (DC4-3, DC2-B-1, DC2-C-3)



NORTHWEST PERSPECTIVE FROM ALLEY

ITEMIZED RESPONSE TO EDG

CHARACTER AND MATERIALITY

From MUP Correction Cycle 3:
4. Staff is concerned with the small window size and impact to the overall proportions of the base along John St. Please increase the height of the windows. What is the design rationale for the placement of infill panel at the base? While studying the window proportions, study how the placement of infill panel affects the overall composition.

Staff continues to be concerned by the small size of the windows, the impact to proportions of base and relationship to the historic building. It's unclear why this smaller window better relates to the language of the existing historic building from the diagrams on pg. 31. Please include study of larger windows. What is the rationale for the placement of infill panel to only group levels 2 and 3 together? As requested in other corrections, full elevation drawings are needed to fully understand the relationship of the addition, including the window language, to the existing building.

Response: Window sizes were maximized on the north and south façades of the brick mass, while conforming to the general proportions and sizes of the windows in the existing Littlefield building. See rendered elevation sheet A610.

The adjacent renderings show a few attempts to group windows visually with darker spandrel panels. The design team saw that grouping the lower two windows relate better to the opening configuration in the existing Littlefield.



STUDY OF WINDOW GROUPINGS ON SOUTH FACADE



WINDOW DESIGN WAS A CONTINUATION OF WINDOW LANGUAGE OF THE EXISTING LITTLEFIELD

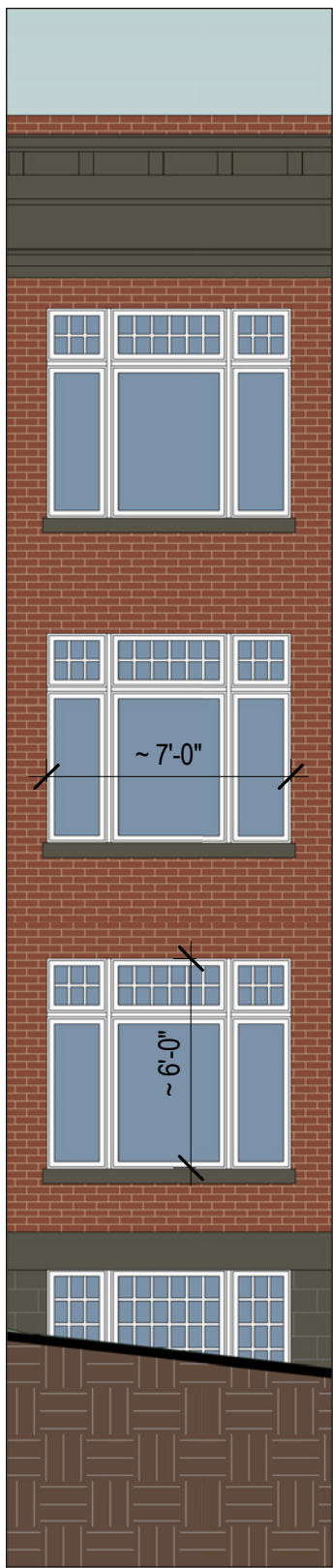
ITEMIZED RESPONSE TO EDG

CHARACTER AND MATERIALITY

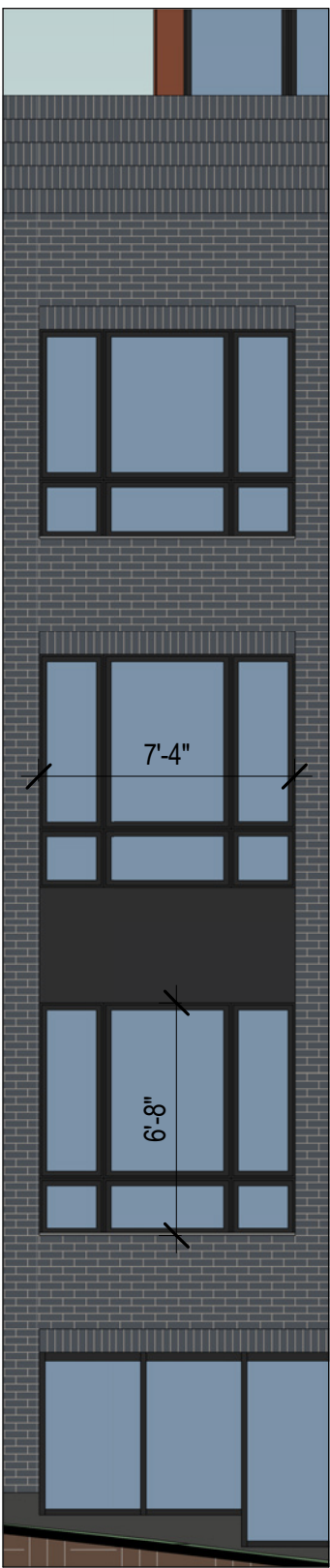
4c. Staff also continues to support differentiating the upper levels from the base through different material application, window size and window pattern.

Response: The revised design continues to feature window and siding differentiation between the tower and podium. The podium will feature charcoal-colored brick, while the tower has vertically oriented cement board and batten siding. The tower color will be a red color that complements the existing historic building's brick.

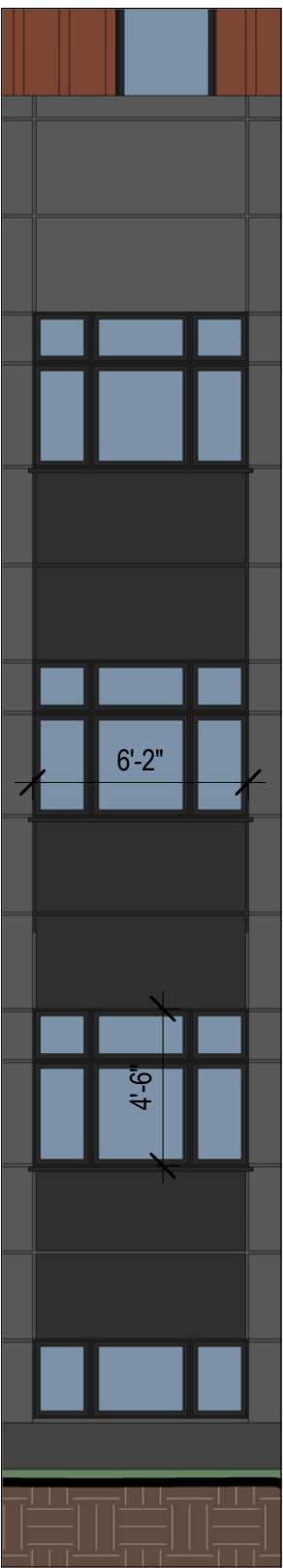
Podium window shape and sizing reference the existing Littlefield building, while the tower windows are large, floor-to-ceiling windows or sliding doors. The windows of the podium reference a classical proportion, while the tower windows are grouped together from top to bottom, accentuating the verticality of the tower. Details, such as the proposed cornice, soldier coursing over openings and window groupings further reference the character and detail of the existing building while remaining true to contemporary design and building practices. See adjacent material and detail views. (DC4-3, DC2-B-1, DC2-C-3)



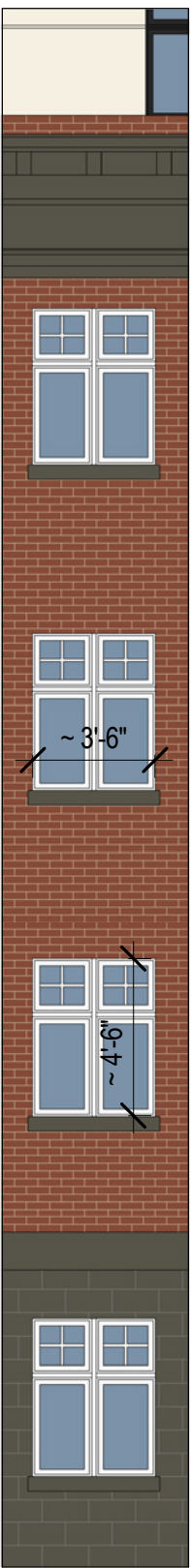
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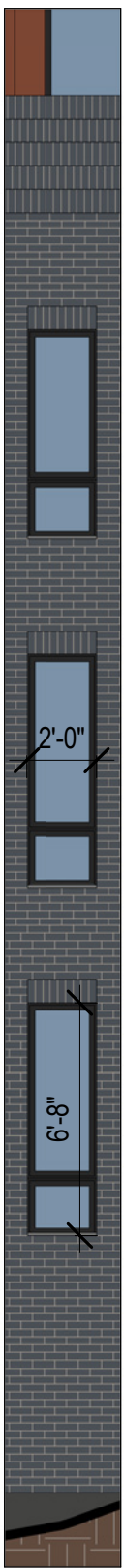
PROPOSED
BASE



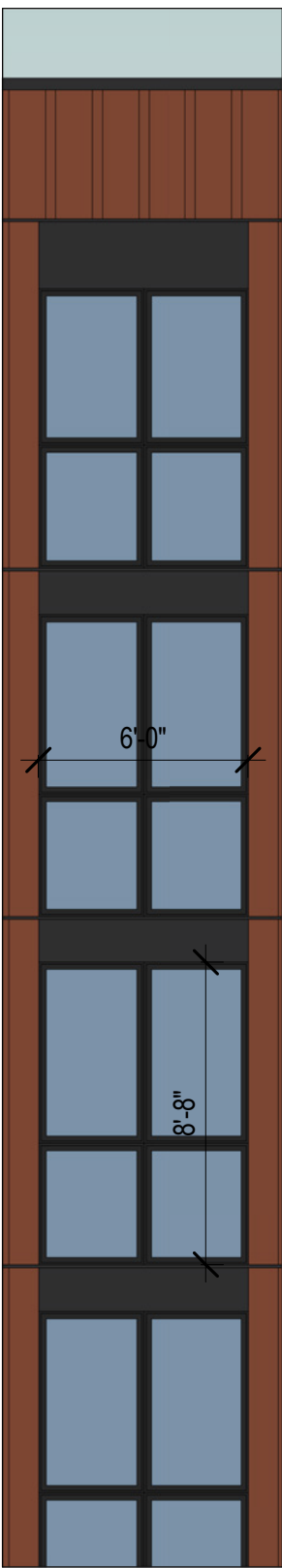
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BASE



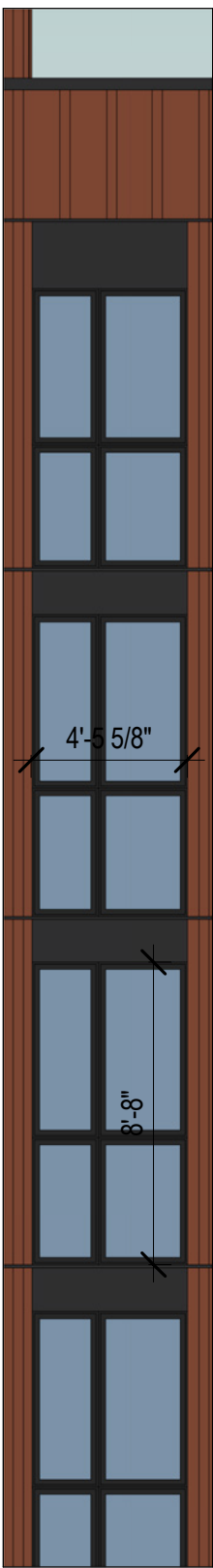
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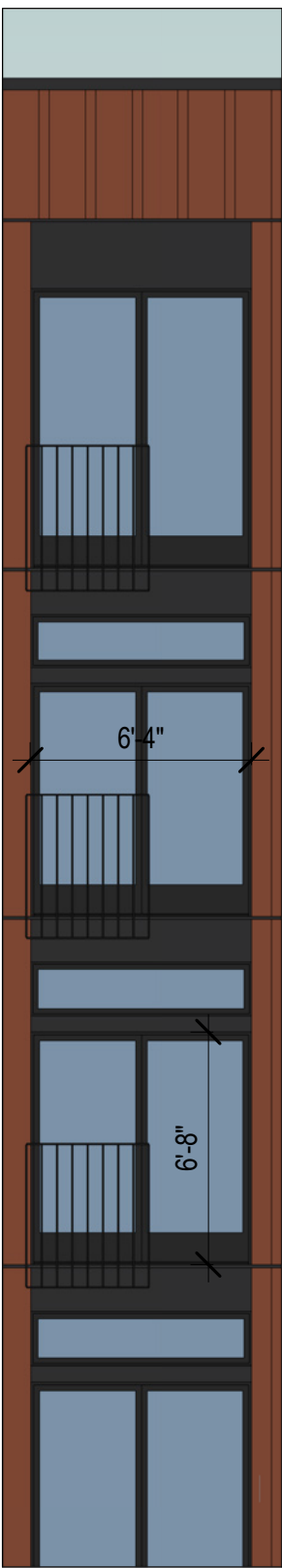
PROPOSED
BASE



PROPOSED
TOWER



PROPOSED
TOWER



PROPOSED
TOWER

ITEMIZED RESPONSE TO EDG CHARACTER AND MATERIALITY

From MUP Correction Cycle 2:
6. Staff is concerned the inverted color application of the addition (using the similar red-brick color on the upper levels) draws attention to the upper levels rather than allowing them to recede. Please study alternate color application strategies.

From MUP Correction Cycle 3:
3. Staff is concerned the inverted color application of the addition (using the similar red-brick color on the upper levels) draws attention to the upper levels rather than allowing them to recede. Please study alternate color application strategies.

Response: Additional color studies have been included as requested. The design team has reviewed a number of color and material options for the façade.

For the base of the building, we have selected a black brick that relates to the historic fabric through the use of masonry while maintaining a clear distinction between old and new. Black brick has been used successfully in a historic context on a number of new developments in Capitol Hill. In picking a color for the tower, we were looking for a color that married well with the base and with the context. The earth-tones of the terra-cotta color we have selected relate well to the existing Littlefield building as well as the black brick and the red-brown tones on the Sol apartments to our west.

Alternate color studies included blues, greens, light neutrals and dark neutrals (see views on next page). We found none of these studies to be any more effective at helping the tower mass to “recede”, although we did find the alternate hues to be less harmonious and the neutrals to be rather bland.



FACADE COLOR STUDY



FINAL COLOR SCHEME

ITEMIZED RESPONSE TO EDG CHARACTER AND MATERIALITY

RED HUES



GREEN / GRAY HUES



BLUE HUES



COLOR STUDIES OF THE TOWER IN RELATION TO THE EXISTING LITTLEFIELD

ITEMIZED RESPONSE TO EDG
CHARACTER AND MATERIALITY



COMPATIBILITY OF THE PROPOSED MATERIAL
PALETTE WITH THE EXISTING LITTLEFIELD



COMPATIBILITY OF THE PROPOSED BRICK COLOR
WITH THE EXISTING BRICK COLOR



SOUTHEAST PERSPECTIVE FROM INTERSECTION OF JOHN STREET AND 19TH AVENUE

ITEMIZED RESPONSE TO EDG CHARACTER AND MATERIALITY

4d. Staff appreciates the use of balconies on the upper levels but is concerned they could potentially restrict light access to lower level interior units. Ensure that the design maximizes light access to these units.

Response: Refer to the adjacent east-west section to see the access to light for lower units. When shading occurs, shadows are primarily cast by the existing building. Balconies are provided only on levels 6-8 in order to reduce potential shading impacts to the lower units. (CS1-B, DC2-C)

4e. Staff continues to be concerned with the large blank façade proposed on the west elevation. Utilize high quality materials and design treatments which provide texture and visual interest. The treatment of this façade will be considered in reviewing related departure requests.

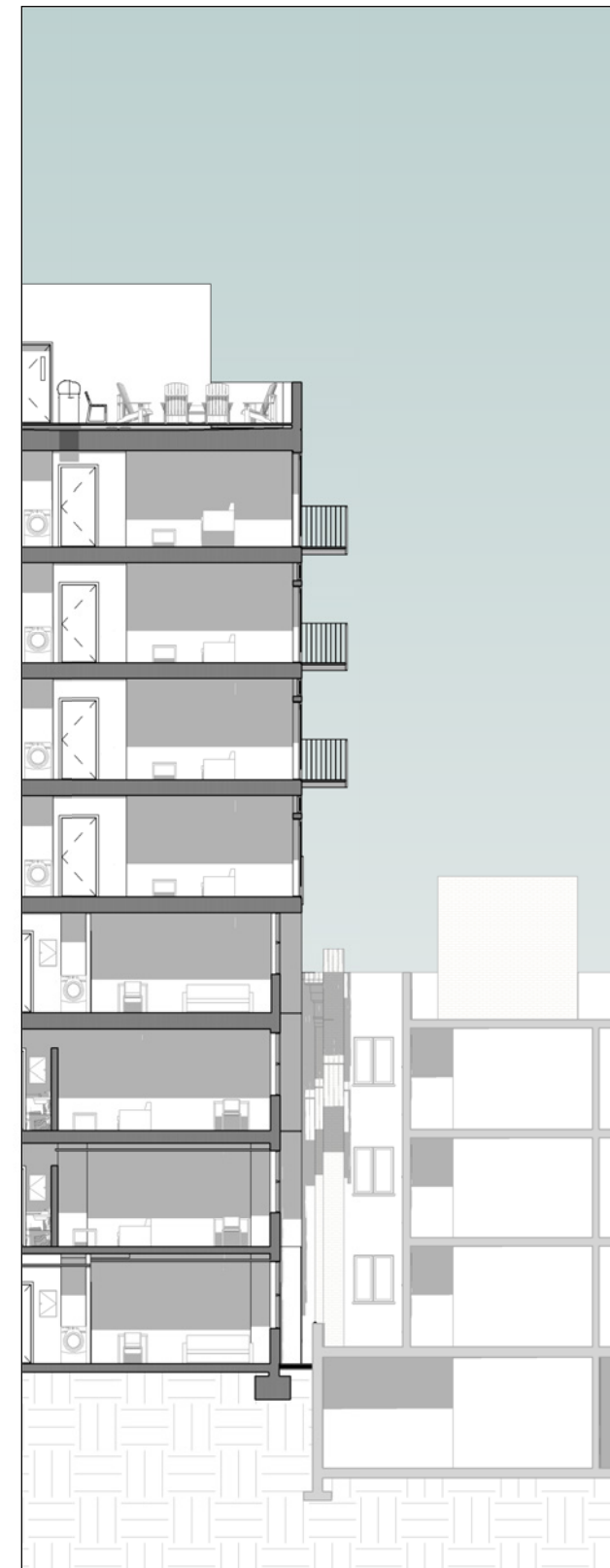
Response: The west tower and base now have a strong fenestration pattern that adds interest to the exterior, allow natural light into the corridor and balance privacy concerns with the adjacent building. Infill/spandrel panels have been added to group windows, tying into the John St. façade. The color of the west façade has been lightened to allow more light reflection and contrast with the spandrel panels on this façade. Brick has been further extend onto the brick facade at the base. Board and batten siding and window groupings add further interest and texture to the tower. See rendered perspectives on pages 35 and 50. See rendered elevation on page 26. (DC2-B-2, DC2-B-1)



WINTER SOLISTICE @ 9 AM



SUMMER SOLISTICE @ 12 PM



FALL/SPRING EQUINOX @ 12 PM

ITEMIZED RESPONSE TO EDG

CHARACTER AND MATERIALITY

From MUP Correction Cycle 2:
10. Further develop the entry with the ensemble of design elements identified in PL3-A.

Response: the design guideline indicates overhead shelter, which is provided by the entry overhang/portal (PL3-A2a). The ground surface has been developed with special paving, landscaping and landscape lighting (PL3-A2c). Landscape design has been modified to make the entry procession more special. The specimen star magnolia tree next to the entry door is highlighted by landscape lighting. Refer also to lighting and landscape pages 52-55. A concrete sign has been added at the entry, as well (PL3-A2d).



ROYAL STAR MAGNOLIA TREE



PAVING



SIGNAGE



ENTRANCE

ITEMIZED RESPONSE TO EDG RELATIONSHIP WITH ADJACENT BUILDING



VIEW FROM HALLWAY WINDOWS ON THE SIXTH FLOOR



VIEW FROM HALLWAY WINDOW ON THE THIRD FLOOR



PARTIAL PERSPECTIVE SECTION SHOWING PASSAGEWAY BETWEEN LITTLEFIELD ANNEX AND SOL STUDIOS

2a. ...Staff continues to express concern about potential impacts to the adjacent structure and reiterates that additional information is needed to better understand potential privacy, bulk and scale impacts to the adjacent building...

Response: The west facade has been designed to respect the existing neighboring building while still allowing light into and views from the corridor. Additionally, since the single-loaded corridor faces the Sol Studio units, rather than units in the new design, the privacy concerns are less intensive. See adjacent view from corridor window, showing limited window overlap. Refer to adjacent east-west section for massing relationship. Also see west facade privacy relationship diagram on the following pages. (CS2-D-5, CS2-D)

2b. Develop the small landscape area along the west property line to provide a buffer to mitigate privacy concerns.

Response: See adjacent section this page. Also refer to the landscape plan on page 54. Taller plantings have been added to the biplanter in order to buffer the adjacent property. (CS2-D-5)



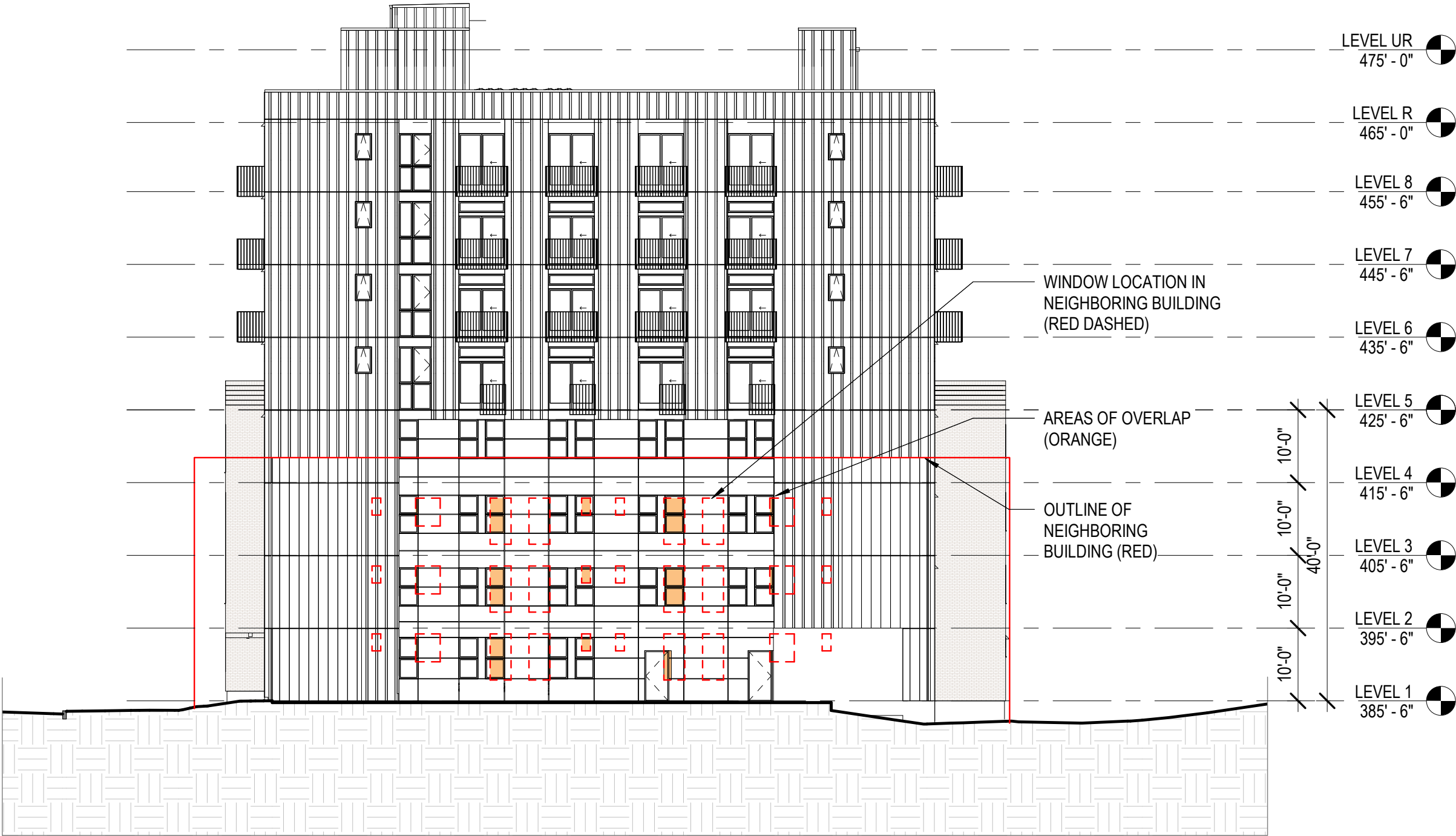
RED TWIG DOGWOOD

ITEMIZED RESPONSE TO EDG

PRIVACY STUDY

EAST ELEVATION AND THE EXISTING LITTLEFIELD

The project uses a number of strategies to maintain respectful privacy relationships with the neighboring properties. Windows and floors are offset in elevation. Floors are also offset from neighbors' floors in order to jog window alignment at eye level. Privacy fences will be maintained or re-built to provide screening for ground level neighbors' windows. (CS2-D-5)



WEST ELEVATION OF THE EXISTING LITTLEFIELD OUTLINED ON THE EAST ELEVATION OF LITTLEFIELD ANNEX

ITEMIZED RESPONSE TO EDG

PRIVACY STUDY

WEST ELEVATION AND SOL STUDIOS

The project uses a number of strategies to maintain respectful privacy relationships with the neighboring properties. Windows and floors are offset in elevation. Floors are also offset from neighbors' floors in order to jog window alignment at eye level. Privacy fences will be maintained or re-built to provide screening for ground level neighbors' windows. (CS2-D-5)



EAST ELEVATION OF SOL STUDIOS OUTLINED ON THE WEST ELEVATION OF LITTLEFIELD ANNEX

ITEMIZED RESPONSE TO EDG

DEVELOPMENT STANDARD DEPARTURES

1. *Front Setback (23.45.518.B): The Code requires a 5' minimum and 7' average front setback from street lot lines. For massing Option D which staff supports, the applicant proposes a 5' average front setback. Staff is initially supportive of the departure request, as the setback of the addition provides differentiation with the historic structure while allowing for its retention.*

Response: The revised design has a front setback of 5' at John St. The revised setback has more plentiful landscaping, which will improve the pedestrian experience. The right of way also has community garden raised beds. See perspective of sidewalk on John St., page 49. Refer to rendered landscape plan, page 54. (CS3-A, DC2-1, CS3-A-1)

2. *Side Setbacks. (23.45.518.B). For portions of the structure that are less than 42' in height, the code requires a 7' average and 5' minimum side setback from an interior lot line. For Option D, the applicant proposes a 3.8' average and 2.83' minimum side setback from the interior lot line. Staff is concerned with potential privacy, bulk and scale impacts to the adjacent building. More information as described in Second EDG guidance section #2 is needed to fully understand the relationship with the adjacent building and potential impacts of the departure request.*

Response: See privacy study on pages 46 & 47 and southwest perspective on page 41, indicating proximity and privacy relationship to adjacent building. See also section perspective on page 45. (CS2-D-5, DC2-1)



ITEMIZED RESPONSE TO EDG DEVELOPMENT STANDARD DEPARTURES



FRONT SETBACK HAS ALLOWED SPACE FOR A MULTI-LAYERED PATCHES OF LANDSCAPE ENRICHING THE PEDESTRIAN'S EXPERIENCE OF THE AREA

3. Rear Setback (23.45.518.B). The Code requires a 10' setback from a rear lot line abutting an alley. For Option D, the applicant proposes a 0.52' rear setback. Staff is initially supportive of the departure request, as the reduced setback allows for retention of the historic structure. Careful consideration should be given to how the addition meets the historic structure at the alley.

Response: The revised design continues to maintain a “gasket” expression, similar to the John St façade, accommodating the historic cornice and other historic detailing. The seismic joint is located further back on the side of the existing building, where detailing on the existing building is minimal. See perspectives on page 33. (CS3-A, DC2-1, CS3-A-1)

4. Structure Depth. (23.45.528.B.1). The Code requires that the depth of principal structures shall not exceed 80 percent of the depth of the lot. The applicant proposes to increase the structure depth to 95.1% of the depth of the lot in Option D. Staff is initially supportive of the departure request if guidance related to developing a legible base level is adequately addressed as the reduced setback allows for retention of the historic structure.

Response: Guidance related to developing the podium has been followed and developed. Revisions to the design include: an increase from three to four levels at the podium and an increase in the setback from the podium and tower south faces. See sidewalk perspective this page. See also perspectives and sections on pages 42 and 28 & 34, respectively. (CS3-A, DC2-1, CS3-A-1)

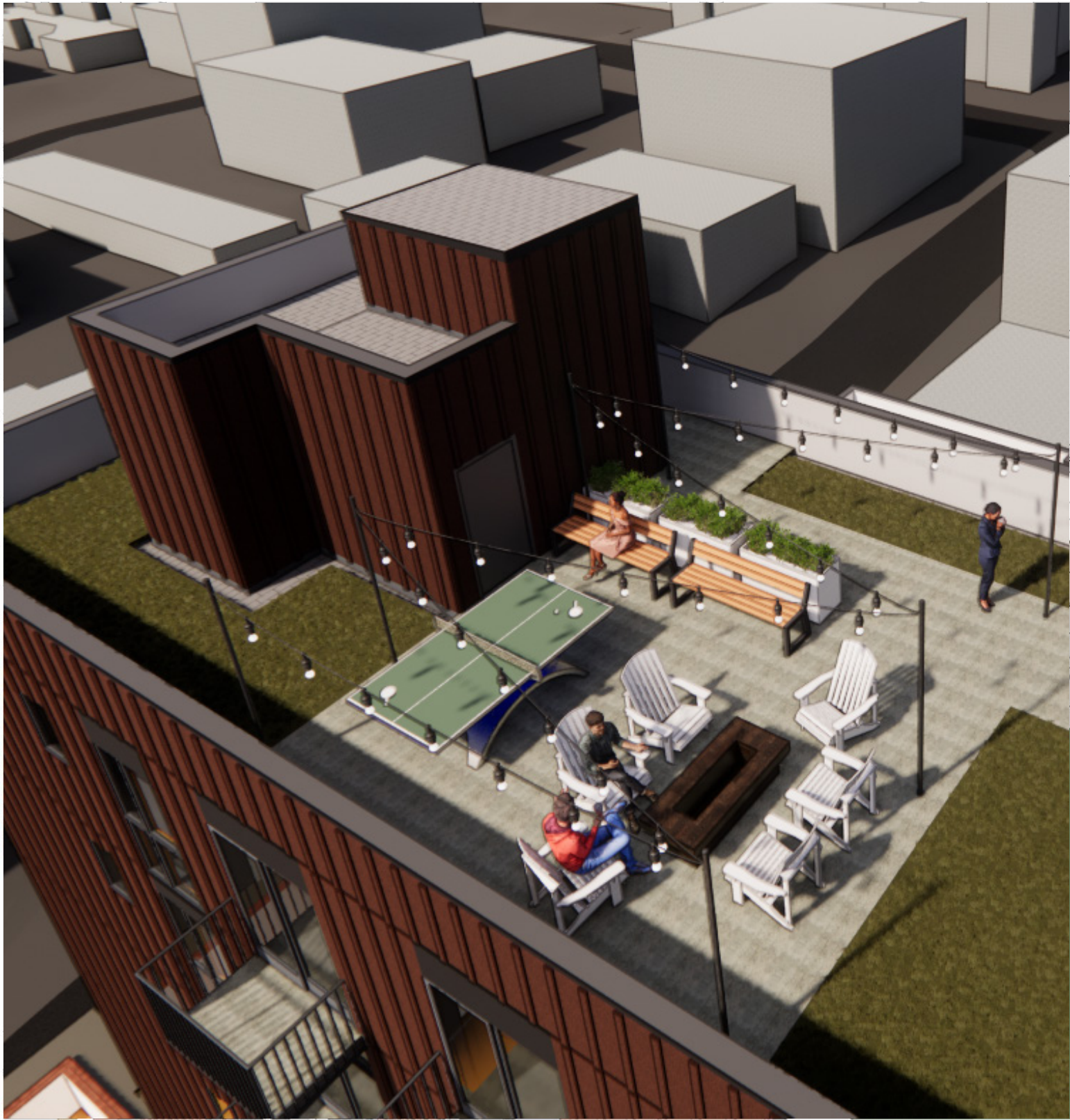
ITEMIZED RESPONSE TO EDG
DEVELOPMENT STANDARD DEPARTURES

5. Upper Level Setback. (23.45.518.B.2a). For lots abutting a street that is less than 56 feet in width, the Code requires that all portions of the structure above 70 feet in height must be set back 15 feet from the front lot line abutting that right-of-way. For Option D, the applicant proposes a 7' minimum front setback. Staff is initially supportive of a departure request to reduce the upper level setback to create a clear, simple form and a well composed massing. Staff's recommendation will depend on successful resolution of Second EDG guidance items 1.b and 1.c.

Response: The clear simple form concept has been maintained. See rendering on page 42. The “gasket” expression has been maintained in the revised design. See perspectives illustrating gasket on page 33. The setback between the base and the upper levels has been increased from 2’-0”, as shown in scheme D, to 5’-2”, in the revised design. See difference between grids J and K, indicated on sections, page 34. The brick base has been extended around the southwest corner from 15’-8” to 17’-8”. Refer to perspectives on page 35. (CS3-A-1, DC2-A)



SIDE SETBACK ALLOWS FOR A PEDESTRIAN PASSAGE



UPPER FLOOR DEPARTURE ALLOWS FOR A SPACIOUS ROOF DECK

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PLACEMAKING DESIGN

SITE LIGHTING PLAN

Exterior lighting will support safety and security for the residents of the project, as well as highlight the design. Button lights and uplights accent the landscape at the front, while can lights and sconce lights anchor building entrances. Similarly, sconces light unit balconies. Bollard lights illuminate paths at the ground plane. String lights add ambiance to the amenity area of the roof deck.



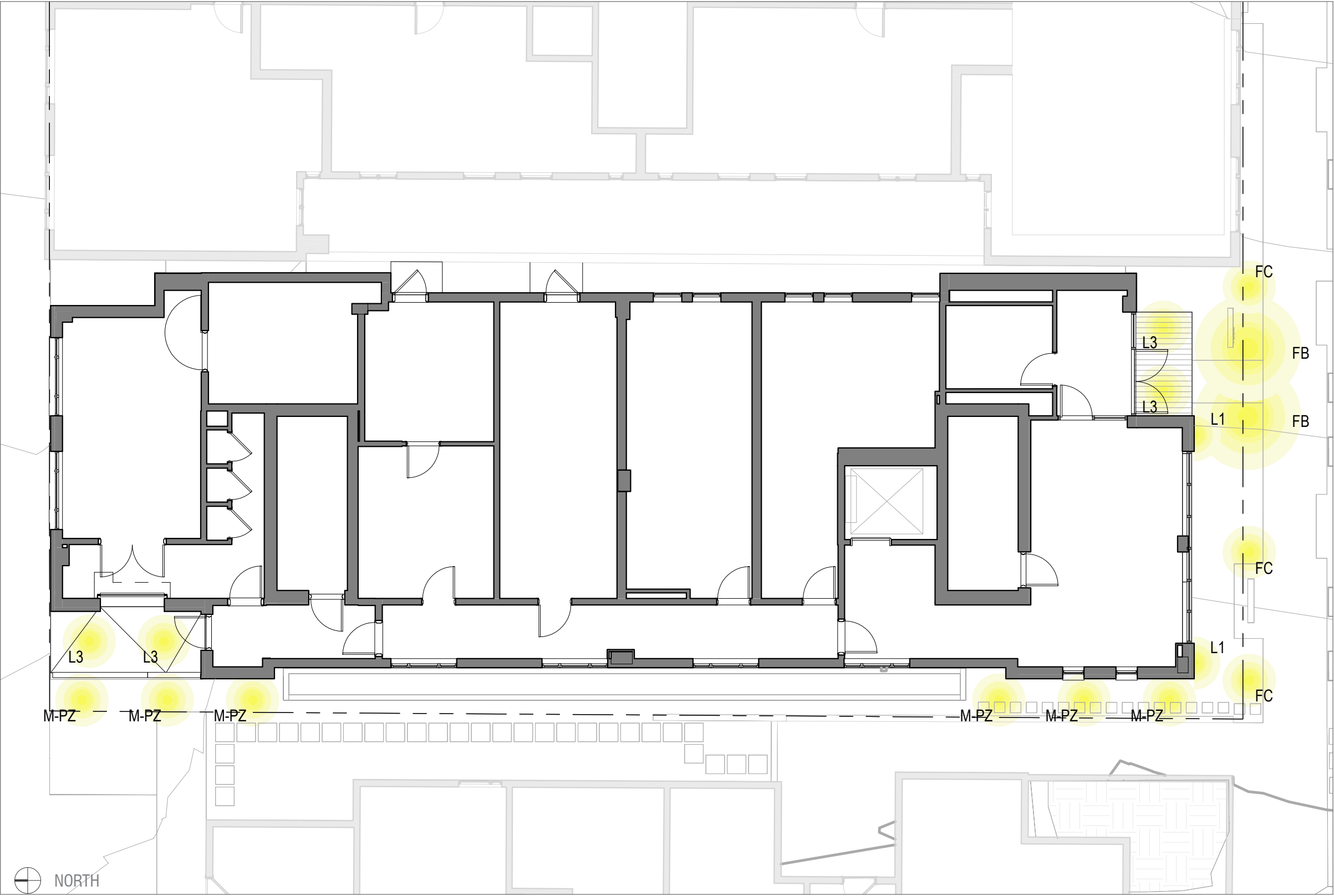
WALL SCONCE (L1)



STRING LIGHT (L2)

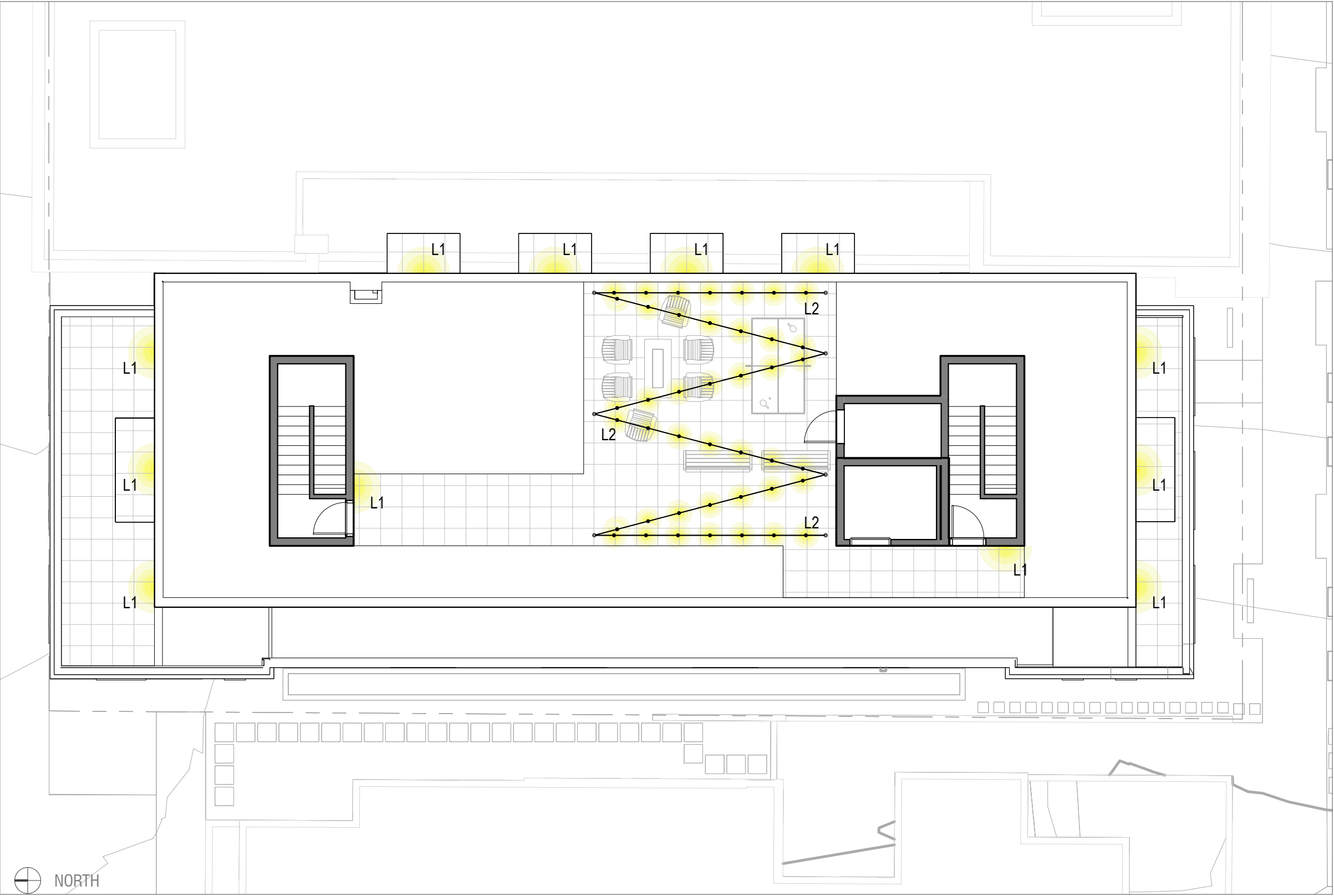


Can Light (L3)



LIGHTING TYPE AND DISTRIBUTION ON ENTRY LEVEL

PLACEMAKING DESIGN
SITE LIGHTING PLAN



LIGHTING TYPE AND DISTRIBUTION ON ROOF LEVEL



UPLIGHT (FB)



BUTTON LIGHT ON PAVERS (FC)

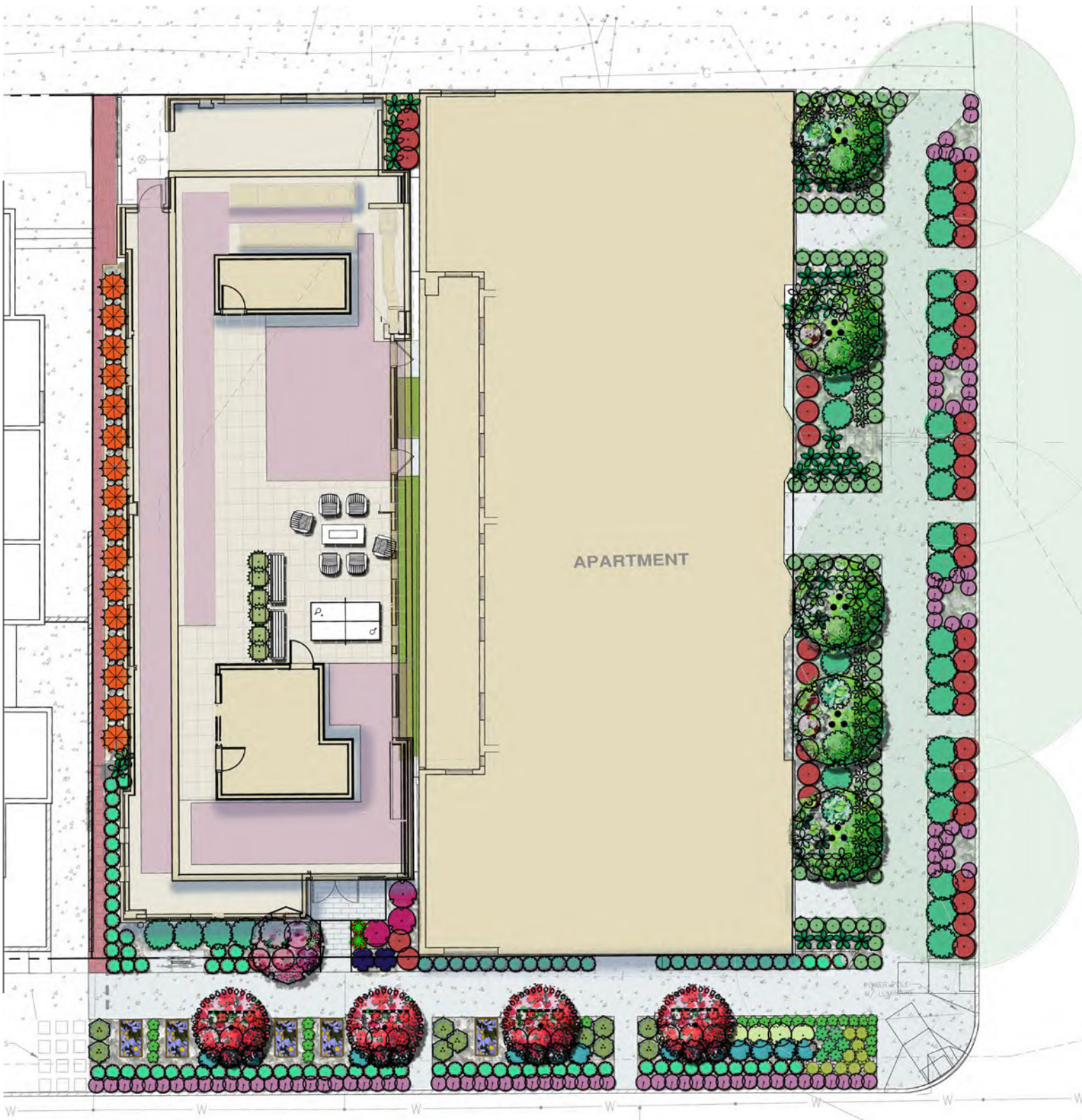



BOLLARD LIGHT (M-PZ)

PLACEMAKING DESIGN

LANDSCAPE: CONCEPT AND DESIGN

The New Littlefield Apartments landscape aims to provide improved ROW landscaping at the old and new buildings, a pedestrian scale entry to the new building with special interest plantings, soft screen plantings to the west and a lush rooftop landscape with sedum green roof and planting containers. The existing street trees on 19th are preserved, and new trees are planned for E John Street. Edible garden planting areas are located in the wide ROW on E John St in between the new street trees with southern exposure.



TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	Acer circinatum	Vine Maple	10 gal	5	
	Magnolia stellata 'Royal Star'	Royal Star Magnolia	5' Ht.	1	
	Parrotia persica 'Persian Spire'	Upright Ironwood	2"-2.5" Cal	4	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	Abelia x grandiflora 'Kaleidoscope'	Glossy Abelia	2 gal	45	
	Bergenia cordifolia 'Winterglut'	Winterglow Heartleaf Bergenia	1 gal	36	
	Buxus sempervirens 'Suffruticosa'	Suffruticosa Common Boxwood	2 gal	82	
	Cornus sericea	Red Twig Dogwood	1 gal	16	
	Geranium x cantabrigiense 'Blokovo'	Blokovo Cranesbill	1 gal	93	
	Hebe x 'Red Edge'	Hebe	2 gal	92	
	Hemerocallis x 'Ruby Stella'	Ruby Stella Daylily	1 gal.	4	
	Hydrangea quercifolia 'Pee Wee'	Oakleaf Hydrangea	2 gal	4	
	Lavandula x intermedia 'Phenomenal'	Phenomenal Lavender	1 gal.	3	
	Origanum vulgare 'Italian'	Italian Oregano	1 gal.	6	
	Pieris japonica 'Brookside Miniature'	Lily of the Valley Shrub	2 gal	6	
	Polystichum munitum	Western Sword Fern	1 gal	51	
	Prunus laurocerasus 'Mt Vernon'	Mt. Vernon Laurel	1 gal	36	
	Rosmarinus officinalis 'Irene' TM	Irene Trailing Rosemary	1 gal.	17	
	Salvia dorrii	Desert Sage	1 gal.	16	
	Thymus vulgaris	Common Thyme	1 gal.	10	
	Vaccinium corymbosum 'Bluejay'	Highbush Blueberry	2 gal	10	
	Vaccinium vitis-idaea	Lingonberry	1 gal	64	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	Etera Sedum Tile 'Tuff Stuf' Standard Mix	Sedum Tile	flat	24" o.c.	550
	Pachysandra terminalis	Japanese Spurge	1 gal.	24" o.c.	31
	Thymus x 'Red Creeping'	Red Creeping Thyme	4" pot	24" o.c.	51



LANDSCAPE DESIGN

PLANTATION SCHEDULE

PLACEMAKING DESIGN
PLANT SCHEDULE

TREES



ACER CIRCINATUM

ROOF GARDENS



ETERA SEDUM 'TUFF STUFF'

BIO-PLANTER & SIDE GARDENS



CORNUS SERICEA 'RED TWIG DOGWOOD'



PARROTIA PERSICA 'PERSIAN SPIRE'

SIDEWALK FACING GARDENS



THYMUS X 'RED CREEPING'



GERANIUM X CANTABRIGIENSE 'BIOKOVO'



ORIGANUM VULGARE 'ITALIAN'



PRUNUS LAUROCERASUS 'MT. VERNON'

STREETSIDE EDIBLE GARDENS



PIERIS JAPONICA 'BROOKSIDE MINIATURE'



ROSEMARINUS OFFICINALIS 'IRENE'



VACCINIUM CORYMBOSUM 'BLUE JAY'



VACCINIUM VITIS-IDAEA



SALVIA 'DORRII'

BUILDING'S SIDE GARDENS



CORNUS SERICEA 'RED TWIG DOGWOOD'



PACHYSANDRA TERMINALIS



HEBE X RED EDGE 'HEBE'



ABELIA X GRANDIFLORA 'KALEIDOSCOPE'



POLYSTICHUM MUNITUM

PLACEMAKING DESIGN
ROOF DECK



PING PONG TABLE



FIRE PIT



ROOF DECK AS A COMMUNITY-GATHERING SPACE

PLACEMAKING DESIGN

SHADOW STUDIES

Shadows are mostly cast towards the alley impeding an active street life on John and 19th throughout the warm season. However, shadows cast on the rooftop during the warm season helps community gathering on the roof deck.

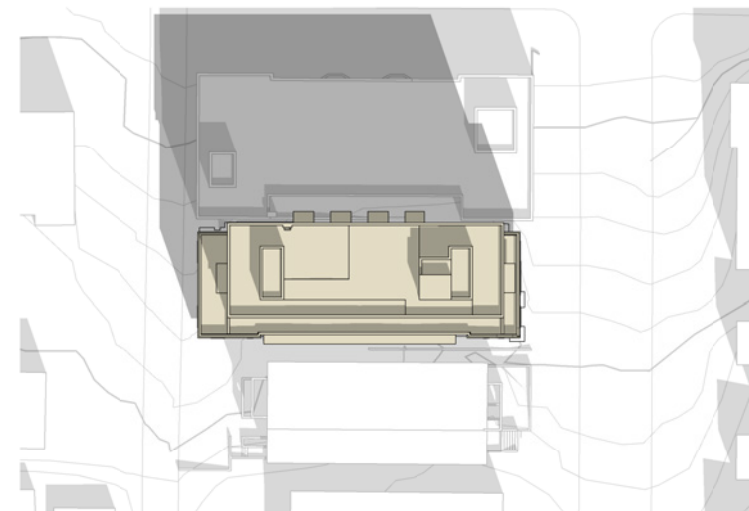
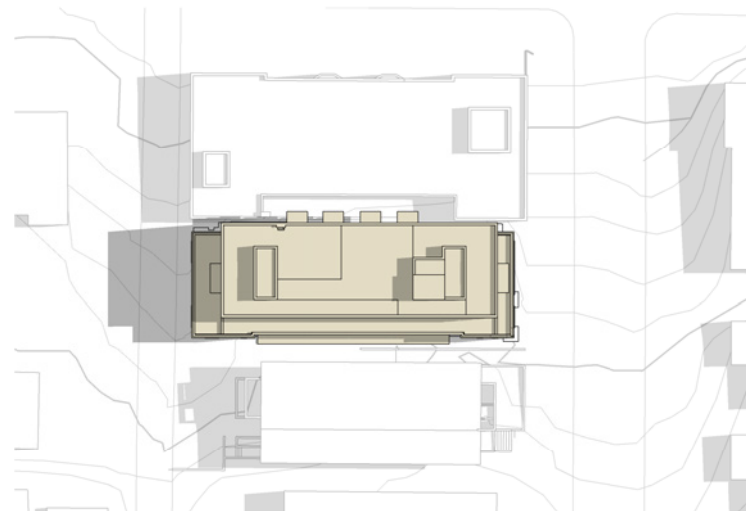
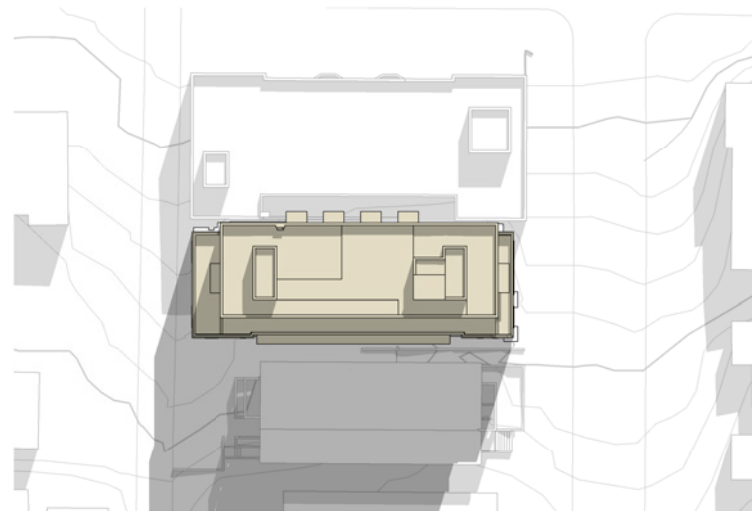
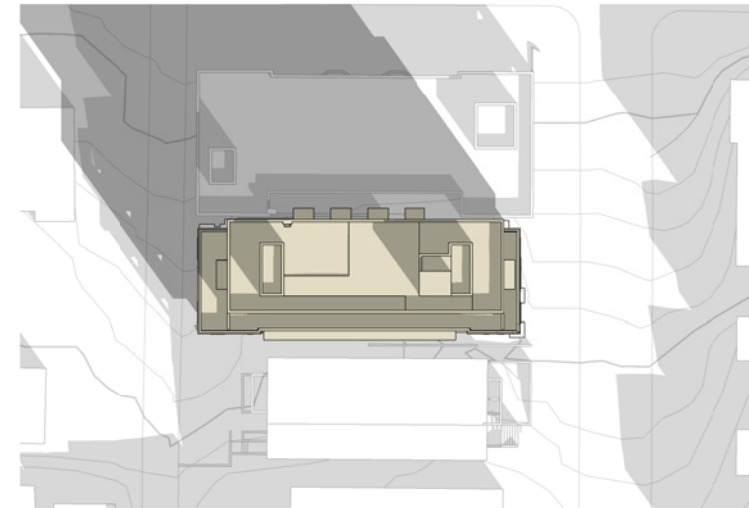
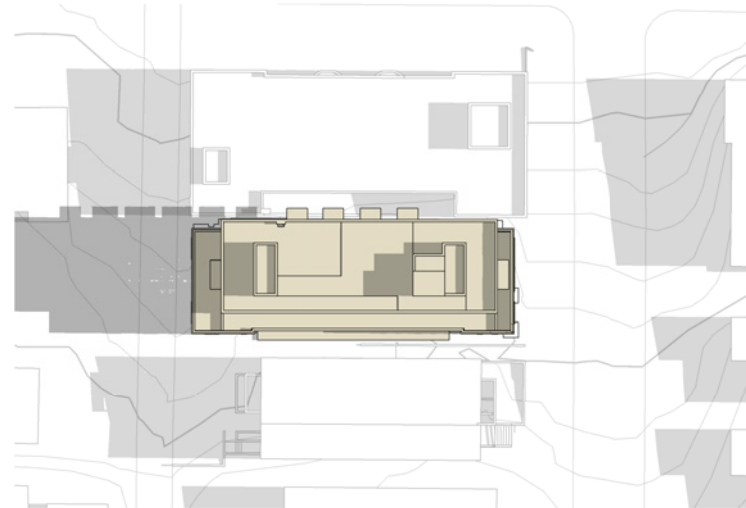
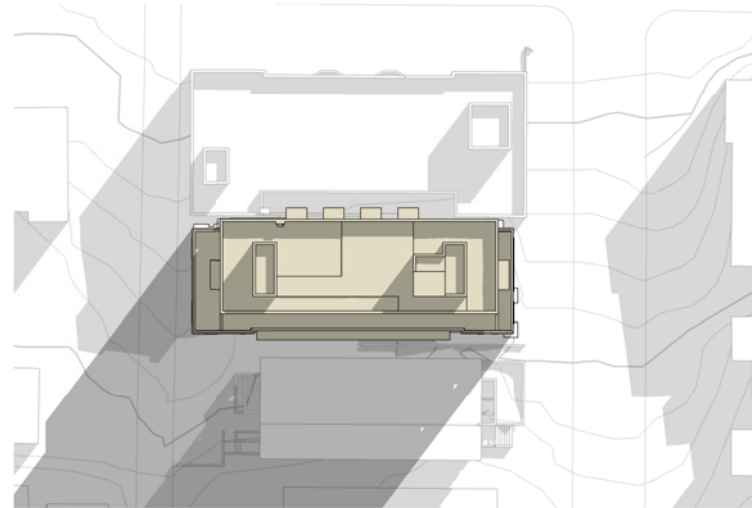
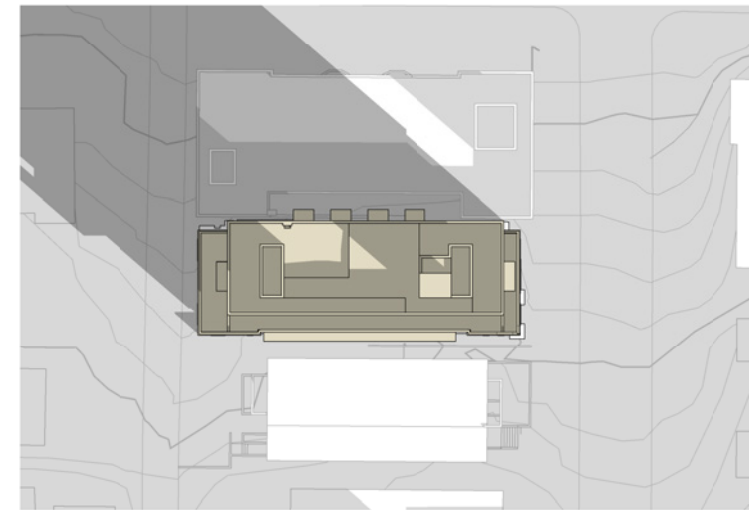
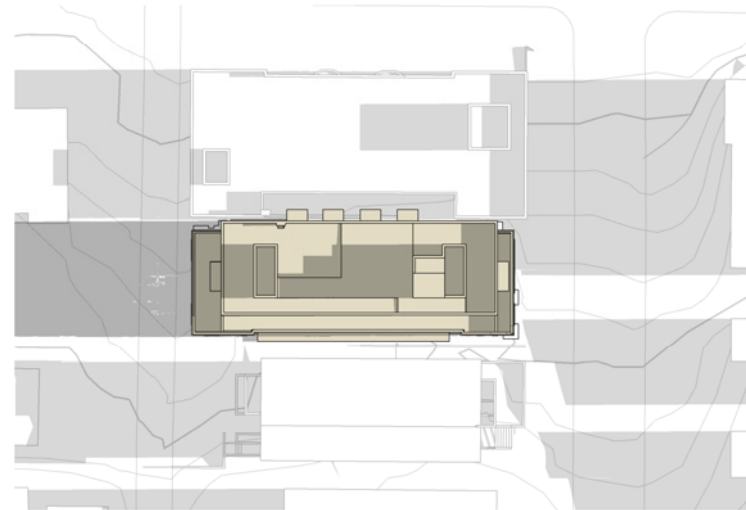
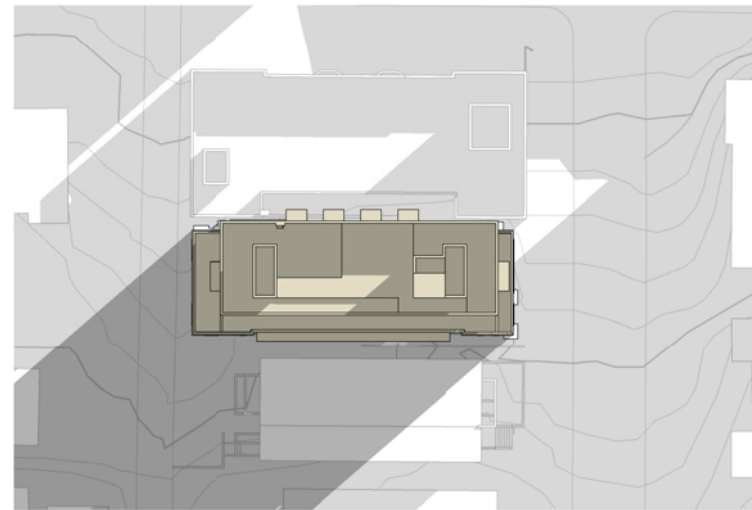
It is also noticeable that the courtyard between the existing Littlefield and its proposed annex is lit most of the year in the morning hours. That is when the sun is coolest throughout the day.

Sunlight is concentrated on the east facades overlooking John Street and the south facades overlooking 19th Avenue almost all year round.

WINTER SOLISTICE

SPRING/FALL EQUINOX

SUMMER SOLISTICE



@ 9 AM

@ 12 PM

@ 3 PM

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DEPARTURE REQUESTS
DEPARTURE 1

23.45.518.B
Setbacks and Separations in MR Zones

STANDARD
In MR zones, the required average front setback from street lot lines is 7’.

REQUIRED
7’ average front setback

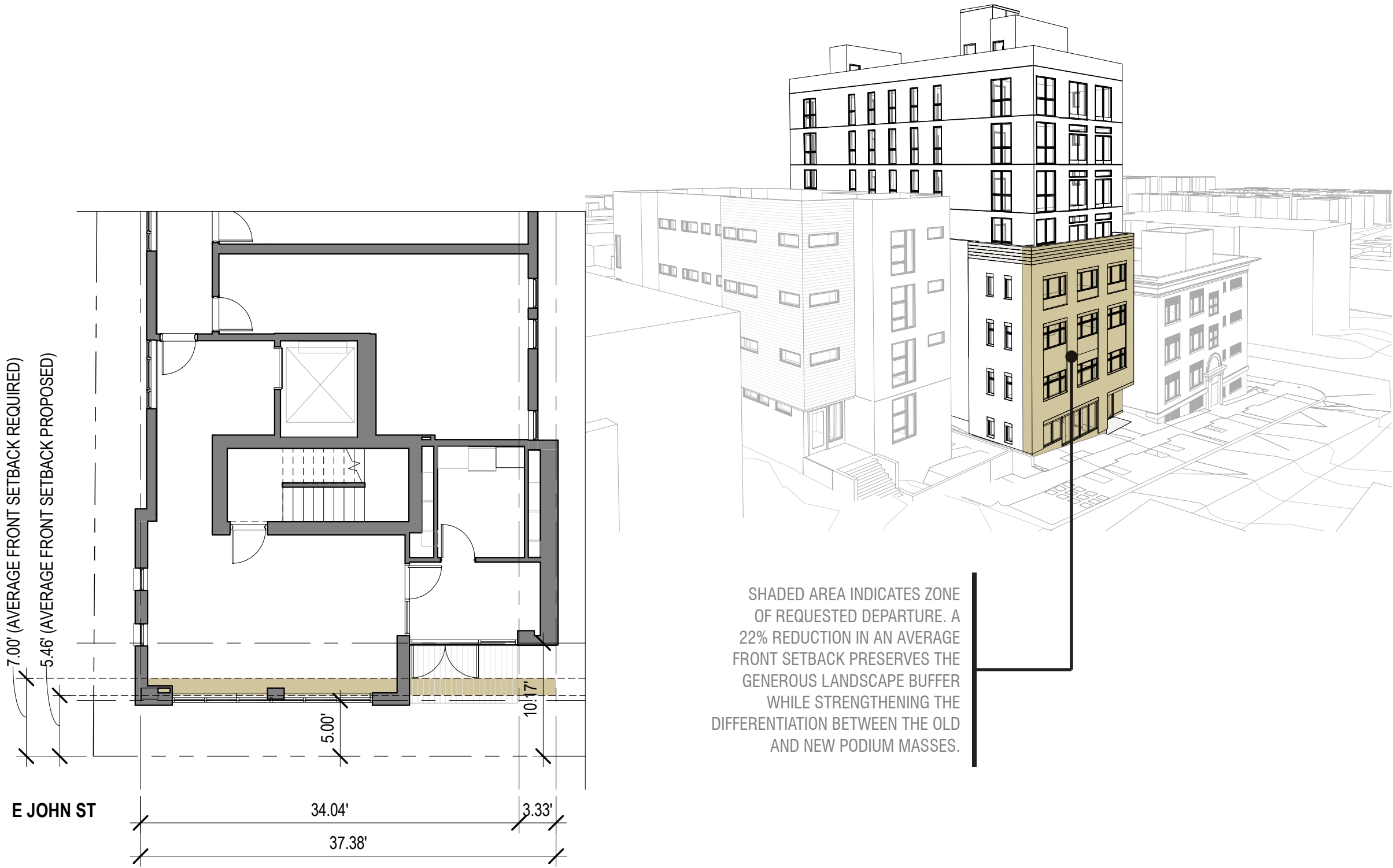
PROPOSED
5.46’ average front setback

PERCENT CHANGE FROM STANDARD
22% reduction

CALCULATIONS
Average setback proposed = $[(10.17' \times 3.33') + (5' \times 34.04')] / 37.38' = 5.46'$
Percent change = $(7' - 5.46') / 7' = 22\%$

RATIONALE
The existing historic brick apartment building, also on the property, has a zero-lot line condition for three stories at the street and alley. Allowing the new development to be built closer to the lot lines will contribute to a strong street edge that better meets guideline **CS2.A2**, allowing the massing of the new development to be more consistent with the historical pattern of development than the prescriptive requirements of the zoning code would otherwise allow. The portions of the building that are close to the public way are clad in a masonry veneer that contributes to a quality public realm that is consistent with this guideline.

RELATED STANDARDS / GUIDELINES
CS2.A2 - ARCHITECTURAL PRESENCE



DEPARTURE REQUESTS

DEPARTURES 2A & 2B

23.45.518.B
Setbacks and Separations in MR Zones

STANDARD
For portions of the structure that are less than 42’ in height, the required side setback from an interior lot line is 7’ average; 5’ minimum.

REQUIRED
2A: 7’ average side setback
2B: 5’ minimum side setback

PROPOSED
2A: 4.23’ average side setback
2B: 3.5’ minimum side setback

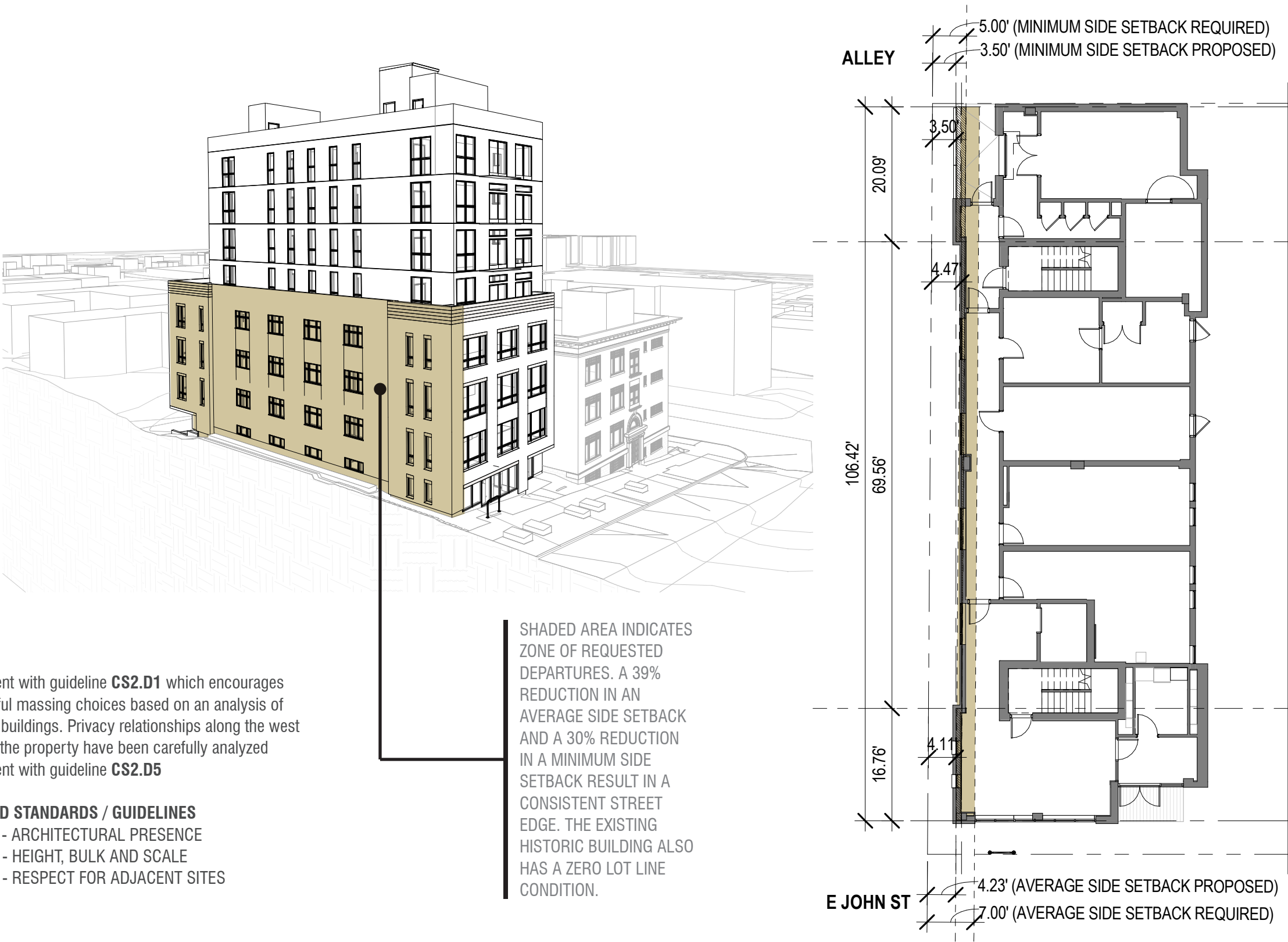
PERCENT CHANGE FROM REQUIRED
2A: 39.57% reduction
2B: 30% reduction

CALCULATIONS
2A: Average setback proposed =
[(16.76’ x 4.11’) + (69.56’ x 4.47’) + (20.09’ x 3.50’)] / 106.42’ = 4.23’
Percent change = (7’ - 4.23’) / 7’ = 39.57%
1B: Percent change = (5’ - 3.5’) / 5’ = 30%

RATIONALE
The existing historic brick apartment building, also on the property, has a zero-lot line condition for three stories at the street and alley. Allowing the new development to be built closer to the lot lines will contribute to a strong street edge that better meets guideline **CS2.A2**, allowing the massing of the new development to be more consistent with the historical pattern of development than the prescriptive requirements of the zoning code would otherwise allow. Allowing more intensive use of the portion of the site slated for new development allows for the preservation of the lower historic mass along 19th and more intensive use of the west portion of the site. This is

consistent with guideline **CS2.D1** which encourages thoughtful massing choices based on an analysis of existing buildings. Privacy relationships along the west edge of the property have been carefully analyzed consistent with guideline **CS2.D5**

RELATED STANDARDS / GUIDELINES
CS2.A2 - ARCHITECTURAL PRESENCE
CS2.D1 - HEIGHT, BULK AND SCALE
CS2.D5 - RESPECT FOR ADJACENT SITES



DEPARTURE REQUESTS

DEPARTURE 3

23.45.518.B
Setbacks and Separations in MR Zones

STANDARD
In MR zones, the required rear setback is 10’ from a rear lot line abutting an alley.

REQUIRED
10’ minimum rear setback.

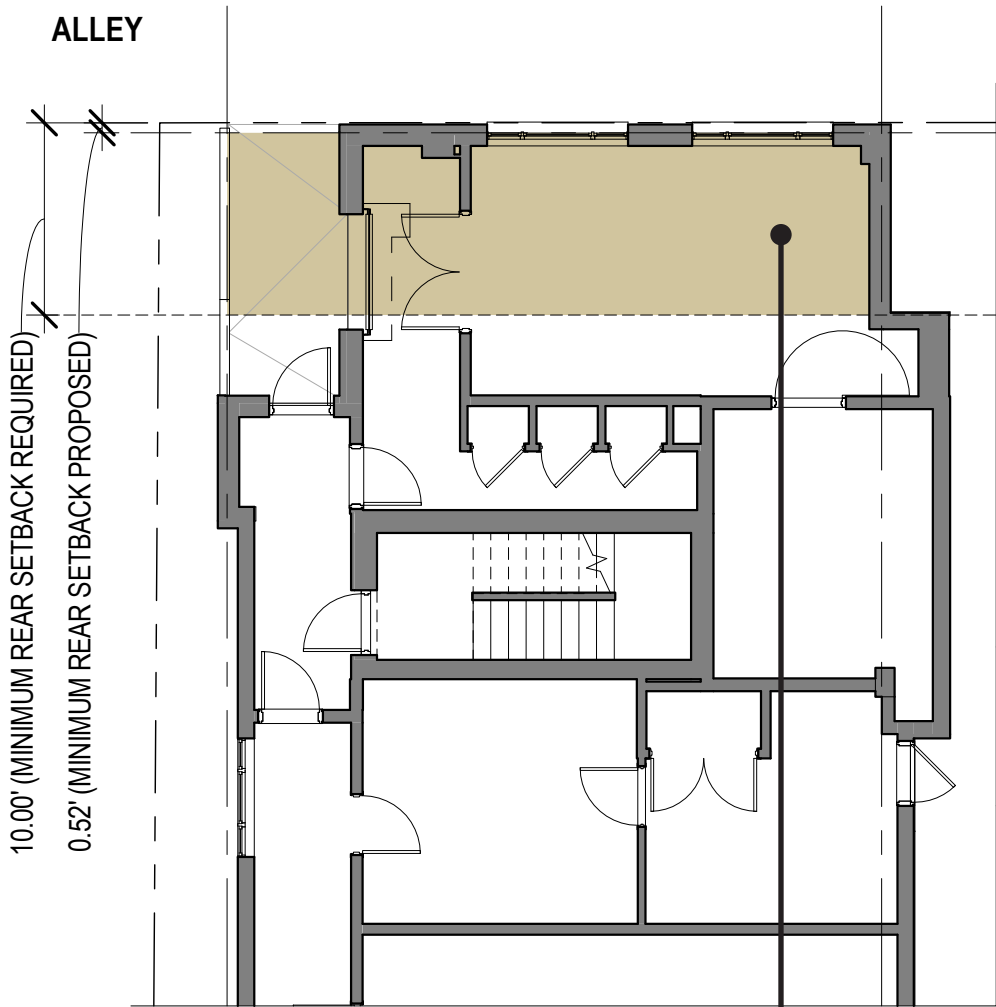
PROPOSED
0.52’ minimum rear setback.

PERCENT CHANGE FROM STANDARD
94.8% reduction

CALCULATIONS
Percent change = $(10' - 0.52') / 10' = 94.8\%$

RATIONALE
The existing historic brick apartment building, also on the property, has a zero-lot line condition for three stories at the street and alley. Allowing the new development to be built closer to the lot lines will contribute to a strong street edge that better meets guideline **CS2.A2**, allowing the massing of the new development to be more consistent with the historical pattern of development than the prescriptive requirements of the zoning code would otherwise allow. The portions of the building that are close to the public way are clad in in a masonry veneer that contributes to a quality public realm that is consistent with this guideline

RELATED STANDARDS / GUIDELINES
CS2.A2 - ARCHITECTURAL PRESENCE



HATCHED AREA INDICATES
ZONE OF REQUESTED
DEPARTURE. A 94.8%
REDUCTION IN REAR SETBACK
RESULTS IN A CONSISTENT
ALLEY EDGE. THE EXISTING
HISTORIC BUILDING ALSO HAS
A ZERO LOT LINE CONDITION



DEPARTURE REQUESTS

DEPARTURE 4

23.45.528.B.1

Structure width and depth limits for lots greater than 9,000 square feet in MR zones

STANDARD

The depth of principal structures shall not exceed 80 percent of the depth of the lot.

REQUIRED

80% of lot depth.

PROPOSED

95.08% of lot depth.

PERCENT CHANGE FROM STANDARD

18.85% increase.

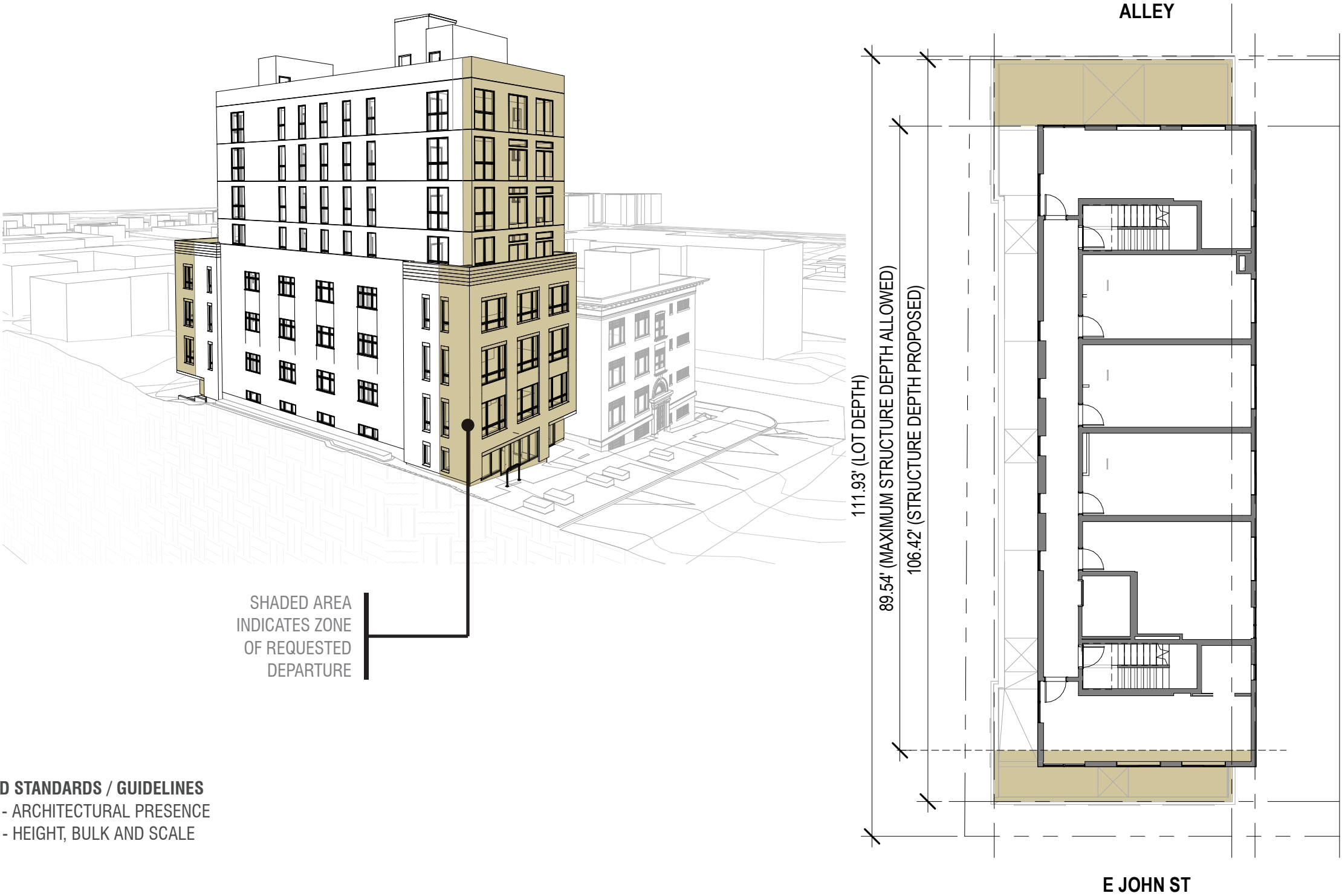
CALCULATIONS

Depth proposed = $106.42' / 111.93' = 95.08\%$
Percent change = $(95.08\% - 80\%) / 80\% = 18.85\%$

RATIONALE

The existing historic brick apartment building, also on the property, has a zero-lot line condition for three stories at the street and alley. Allowing the new development to be built closer to the lot lines will contribute to a strong street edge that better meets guideline **CS2.A2**, allowing the massing of the new development to be more consistent with the historical pattern of development than the prescriptive requirements of the zoning code would otherwise allow. Allowing more intensive use of the portion of the site slated for new development allows for the preservation of the lower historic mass along 19th and more intensive use adjacent to the existing taller neighboring building. This is consistent with guideline **CS2.D1** which encourages thoughtful massing choices based on an analysis of existing buildings as well as the scale of future development anticipated by the underlying zoning.

RELATED STANDARDS / GUIDELINES
CS2.A2 - ARCHITECTURAL PRESENCE
CS2.D1 - HEIGHT, BULK AND SCALE



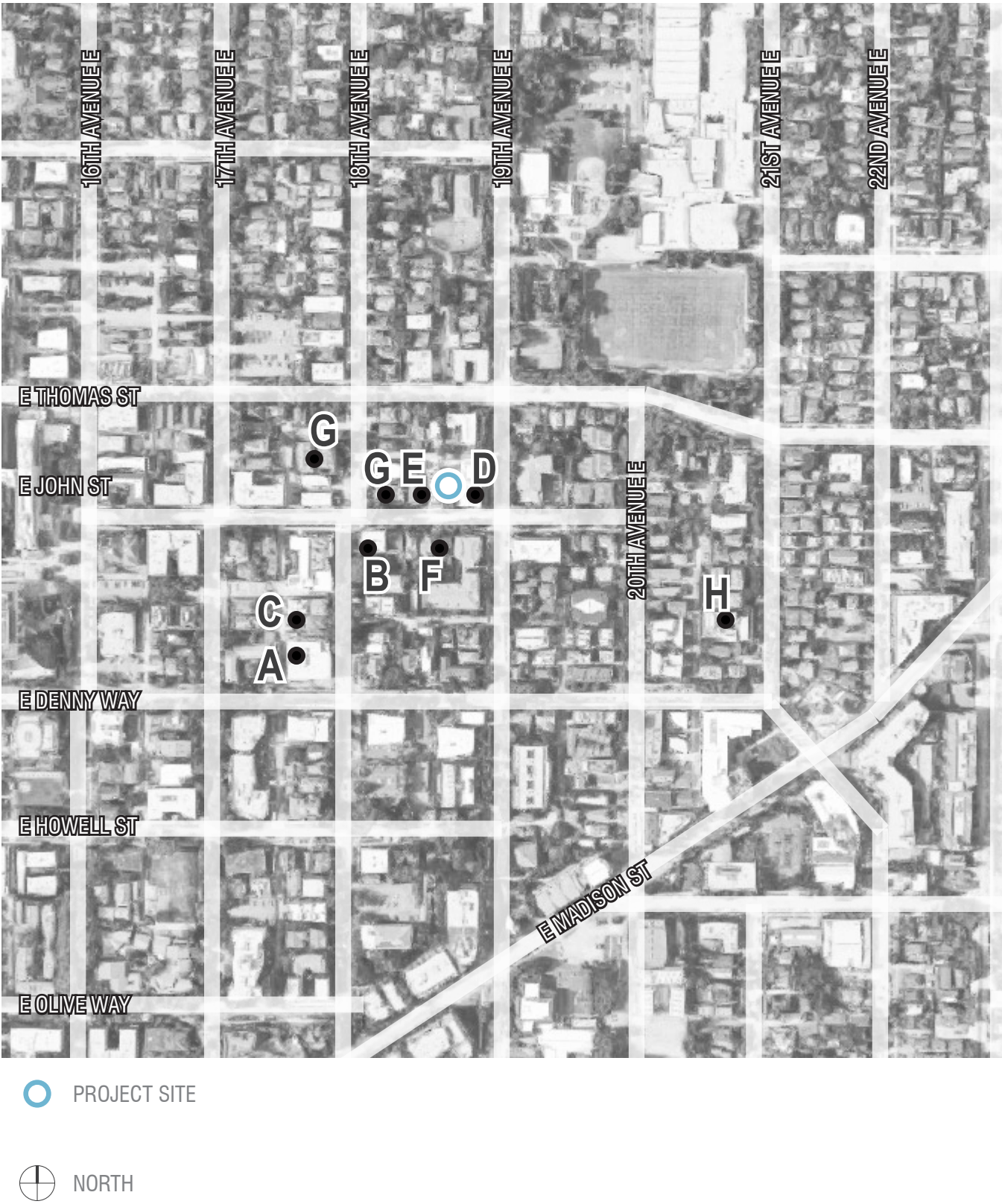
NORTH



APPENDIX
REFERENCE PAGES FROM EDG PACKET

URBAN DESIGN ANALYSIS

DEVELOPMENT CONTEXT: BUILT ENVIRONMENT (ENTRIES, MASSING, AND STREET-LEVEL ENTRANCES)



TRADITIONAL ENTRIES



A / 1720 E DENNY WAY / STAIR ENTRY AT ROXBOROUGH APARTMENTS



B / 1803 E JOHN ST / STAIR PORTAL AT CLARINGLE APARTMENTS

ACCESSIBLE ENTRY SOLUTIONS



C / 115 18TH AVE E / SLOT ENTRY AT ROXETTE APARTMENTS



D / 205 19TH AVE E / PORTAL ENTRY AT LITTLEFIELD APARTMENTS

URBAN DESIGN ANALYSIS

DEVELOPMENT CONTEXT: BUILT ENVIRONMENT

TERRACED PLANTINGS & LANDSCAPED R.O.W.



E / 1814 E JOHN ST / SOL STUDIOS



E / 1815 E JOHN ST / LANDSCAPED ROCKERY AT SINGLE FAMILY HOME



G / 202 18TH AVE E / TOWNHOMES

3-STORY BRICK MASS BUILDINGS



D / 205 19TH AVE E / LITTLEFIELD APARTMENTS



B / 1803 E JOHN ST / CLARINGLE APARTMENTS

ENTRIES

- The sloping public R.O.W. along E John Street will make entrances and accessibility challenging. The ramp for accessibility will need to extend into or along building.
- Traditional brick mass buildings, such as the Claringle and Roxborough Apartments, have a grand stair entry. Examples at the Roxette and Littlefield Apartments provide possible solutions.

LANDSCAPING CONTEXT

- Neighborhood design language of terraced plantings, such as at Sol Studios and nearby single family homes, and active R.O.W programming, such as at neighboring townhomes, extend and continue activity from residences.
- Potential to employ terraced plantings and R.O.W. activation common in the neighborhood context in order to accentuate the building facade and improve the pedestrian experience.

BRICK MASS CONTEXT

- Nearby zero-lot line low rise brick mass buildings, such as the Littlefield and Claringle Apartments, provide design precedents and a 3-story massing datum for project's podium.

URBAN DESIGN ANALYSIS
STREET ELEVATIONS

E JOHN STREET
FACING NORTH



E JOHN STREET
FACING SOUTH



URBAN DESIGN ANALYSIS

STREET ELEVATIONS

ALLEY

FACING NORTH



ALLEY

FACING SOUTH



SURVEY + SITE FEATURES

TRACK 7 AND 8. SUPPLEMENTAL PLAT TO
GLEN PARK ADDITION TO THE CITY OF SEATTLE,
ACCORDING TO THE PLAT RECORDED IN VOLUME 5
OF PLATS, PAGE 50, IN KING COUNTY, WASHINGTON.



SITE ANALYSIS

SURVEY + SITE FEATURES

The proposed addition shares the same parcel with the existing Littlefield Apartments, a three-story brick-clad apartment building, at the northwest corner of 19th Ave E and E John St.

The developable area of the site is approximately 42' wide by 122' deep.



1 / STREET PERSPECTIVE LOOKING NORTHEAST



2 / STREET PERSPECTIVE LOOKING NORTHWEST



3 / STREET PERSPECTIVE LOOKING SOUTHEAST



4 / STREET PERSPECTIVE LOOKING SOUTHWEST



5 / FROM PROJECT SITE LOOKING WEST AT NEIGHBORING PROPERTY



6 / FROM PROJECT SITE LOOKING EAST AT NEIGHBORING PROPERTY

SITE ANALYSIS

CONSTRAINTS AND OPPORTUNITIES

CONSTRAINTS

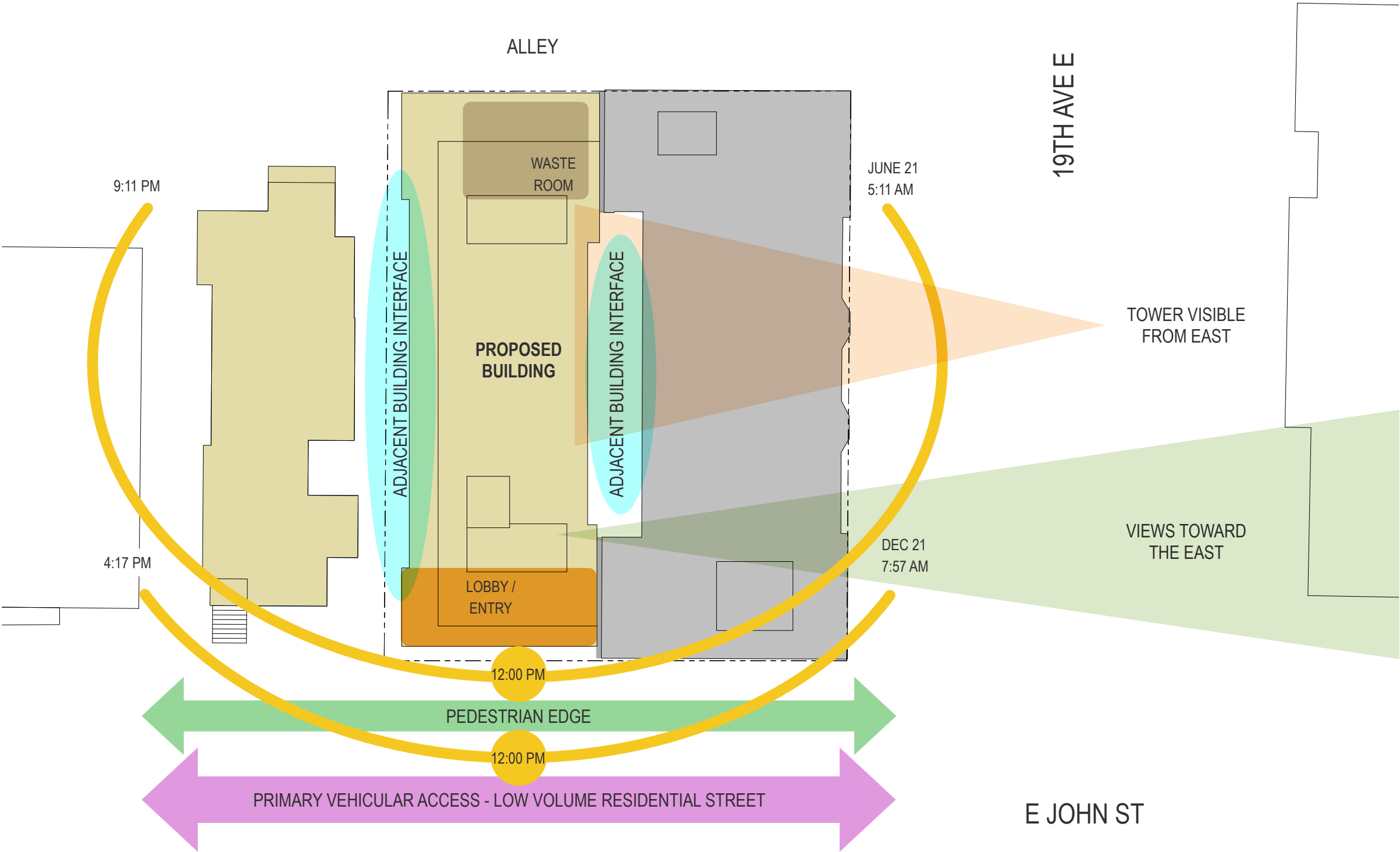
- Sloping public R.O.W. along John Street makes entrances and accessibility challenging.
- Privacy issues with historic Littlefield Building and neighboring apartment building to the west.
- Tower highly visible from 19th Ave E and prominent relative to neighboring building masses.

OPPORTUNITIES

- Neighborhood design language of terraced plantings and active R.O.W programming extends and continues activity from residences.
- Contextual design language of 3-story, zero-lot line brick massing.
- Alley for services such as waste and utilities to interface.
- Views toward the east.

TAKEAWAYS

- Ramp for accessibility will need to extend into or along building.
- Respect residents in existing historic building and neighbors to the west by maintaining access to light, air and privacy.
- Program building core to manage privacy issues.
- Use departure to simplify tower massing to make tower architecture more pleasing.
- Add windows toward the east to utilize views toward the east and to activate tower.
- Employ 3-story zero-lot line massing to contextualize podium.
- Employ terraced plantings and R.O.W. activation common in neighborhood to accentuate building facade and improve pedestrian experience.
- Utilize alley for utilities.



SITE ANALYSIS

CONSTRAINTS & OPPORTUNITIES

CONSTRAINTS



SLOPING PUBLIC R.O.W. ALONG E JOHN ST



PRIVACY ISSUES WITH ADJACENT APARTMENT BUILDING



PRIVACY ISSUES WITH ADJACENT HISTORIC BUILDING



TOWER WILL BE VISIBLE FROM SOUTHEAST

OPPORTUNITIES



TERRACED LANDSCAPING



TERRACED LANDSCAPING AND ACTIVATED R.O.W.



ACCESS TO ALLEY FOR UTILITIES



CONTEXT OF 3-STORY ZERO LOT LINE BRICK MASSING

EARLY OUTREACH FOR DESIGN REVIEW

SUMMARY OF METHODS AND FINDINGS

SUMMARY OF OUTREACH METHODS

Printed Outreach

- Choice: DIRECT MAILING, HIGH IMPACT
- Requirement: Direct mailing to all residences and businesses within approximately 500-foot radius of the proposed site.
- What we did: Posters were mailed to 589 residences and businesses and shared with 3 neighborhood community groups. Poster, details on distribution and list of community groups who received in Appendix A.
- Date completed: June 03, 2020

Electronic/Digital Outreach

- Choice: PROJECT WEBSITE, HIGH IMPACT
- Requirement: Interactive project website with public commenting function.
- What we did: Project website established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function. Website included in Appendix A.
- Date Completed: June 05, 2020

Electronic/Digital Outreach

- Choice: SURVEY, HIGH IMPACT
- Requirement: Create an online survey to allow for feedback on the proposed project.
- What we did: Online survey established and publicized via poster with link to survey featured on project website. Survey text and results included in Appendix A.
- Date Completed: June 05, 2020

WHAT WE HEARD FROM THE COMMUNITY

Summary of Comments/Questions Received Via Website Comment Form, Project Email and Survey:

Design-Related Comments

- Scale. Several respondents expressed concern about the building’s height, scale and impact on sunlight shadowing for adjacent building, and stated the neighborhood does not need a mid-rise building.
- Design. Several respondents encouraged the project team to incorporate a design that matches the aesthetic and character of the historic neighborhood. Another respondent expressed hope that in preserving the current apartment building, the architects might look to this to inform the design of the new structure.
- Environmentally-Friendly. A few respondents encouraged the project team to make the building environmentally-friendly and reuse existing building materials.
- Green. One respondent encouraged incorporating green space on the building’s exterior for people to gather.

Non-Design-Related Comments

- Parking. Many respondents expressed concerns about the extremely limited parking in the neighborhood and encouraged the project team to provide dedicated parking spots.
- Units. Several respondents encouraged making sure that units are spacious and considering adding units that are attractive to a diversity of tenants including two-bedrooms; another respondent expressed concern about high-cost micro-studios.
- Bicycle Facilities. One respondent encouraged the design team to include bicycle facilities within the project.

Miscellaneous Comments

- Opposition. One respondent expressed concern that this project feels tone-deaf in the time of COVID-19 in a heavily-gentrified neighborhood and another respondent noted they do not think this project is what Seattle or the surrounding neighborhood needs.
- Support. One respondent expressed support for the project including having more neighbors and more customers for local restaurants, cafes and bars
- Nearby Transportation. One respondent encouraged upgrading the nearby bus stop.
- Community Outreach. One respondent expressed concern that the flyer was sent in an envelope addressed to “resident” that could be easily disregarded and that some survey questions did not offer the opportunity to prioritize feedback.

Opportunity to Provide Online Input on the 1820 E John St Project

ABOUT THE PROJECT

This project proposes construction of a new 8-story midrise apartment building with (13) one-bedroom apartments and (31) studio apartments with no parking proposed. Historic apartment building to remain. Existing house and garage to be demolished.

What: Let us know what you think! Visit our website at www.ejohnstproject.com to learn more about this new project, including the team's proposed vision and approach.

Survey: Take our online survey to share your thoughts about the project site and components. Survey located on the project website.

Comments: Provide additional comments via our comment form or by email at 1820ejohnst@earlyDRoutreach.com.



ADDITIONAL PROJECT DETAILS

Project Address:
1820 E John St, Seattle, WA 98112
Contact: Natalie Quick

Applicant:
Littlefield Apartment Partners LLC
Additional Project Information on Seattle Services Portal via the Project Number:
002171-20PA

Project Email:
1820ejohnst@earlyDRoutreach.com
Note that emails are returned within 1-2 business days, and are subject to City of Seattle public disclosure laws.

This effort is part of the City of Seattle’s required outreach process, in advance of Design Review.



DESIGN DEVELOPMENT

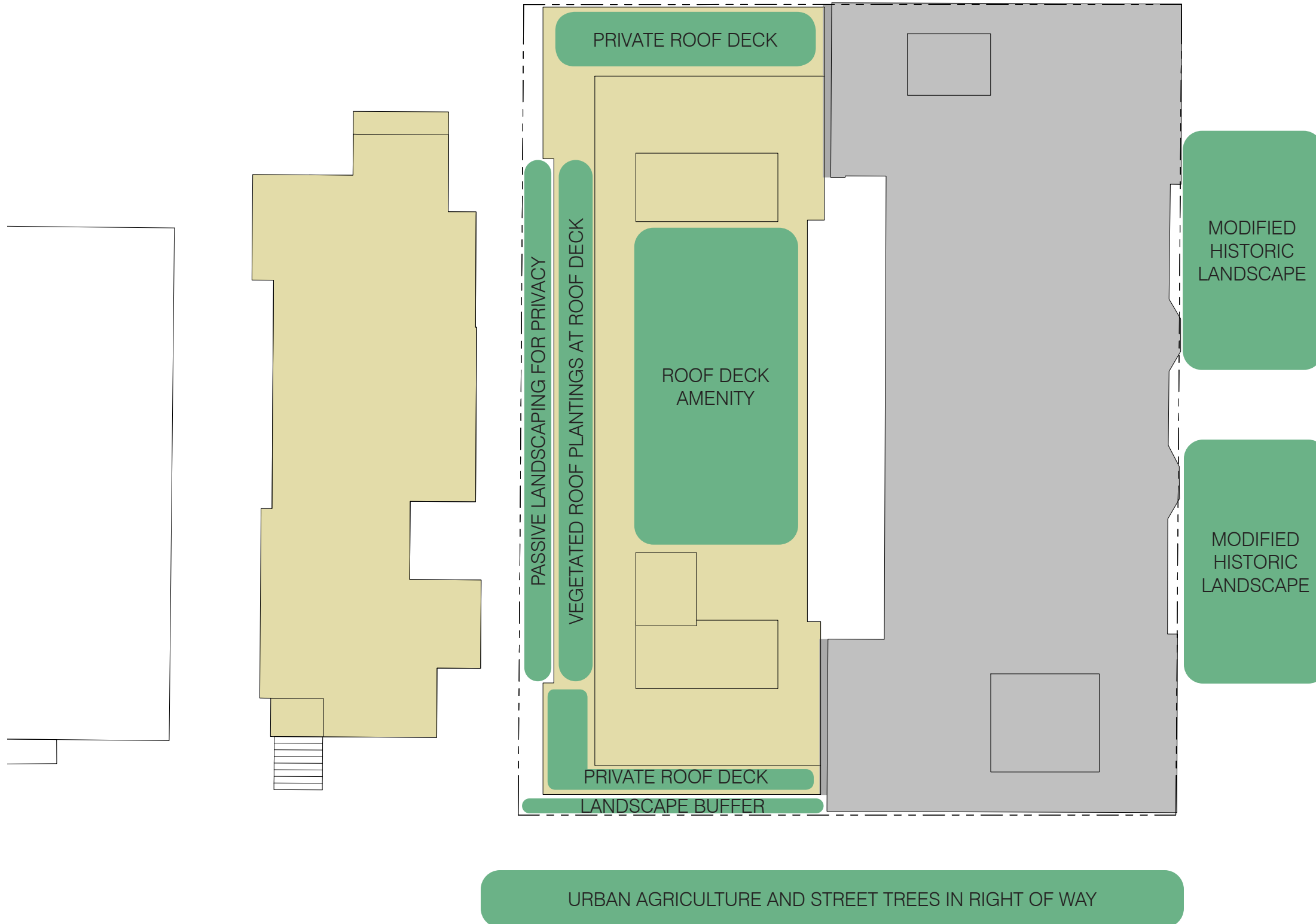
PREFERRED SCHEME LANDSCAPE CONCEPT

The landscape design response is a heirarchy of outdoor spaces that respond to the various conditions of the site.

A planting buffer along E Joh St will soften the building edge and provide a gracious entry. Buffer plantings at grade and also at the podium roof deck level will be employed to provide privacy for the neighboring apartments along the west property line, while also beautifying the view for the adjacent circulation areas.

The most active amenity area is the upper roof deck amenity which will take advantage of views to the west. Lower private roof decks, especially along E John St, will activate the street-edge.

A buffer zone at the entry along The design team will work with SDOT to integrate street trees into the planting strip along E John St, while incorporating an existing neighborhood language of R.O.W. raised planting beds for community agriculture. Existing landscaping along 19th will be modified to comply with SDOT requirements, while maintaining street trees and historic character.



DESIGN DEVELOPMENT
PRECEDENTS: EXTERIOR ELEMENTS + FINISHES



421 BELMONT AVE BY HYBRID ARCHITECTURE



THE PORTER HOUSE BY SHOP ARCHITECTS



ROW 1412 BY B9 ARCHITECTS



THE XS HOUSE BY ISA



BETULA BY HYBRID ARCHITECTURE

DESIGN DEVELOPMENT

PRECEDENTS: EXTERIOR ELEMENTS + FINISHES

The proposed addition will synthesize a brick podium with a contemporary tower above. The following images are successful precedents for brick buildings with punched windows and towers with panels and large windows. While the brick base of the addition seeks to emulate the window proportions and materiality of the existing Littlefield building, it will not attempt to replicate its historic ornament. While the base is deferential to the Littlefield building, the tower has the freedom to be contemporary and playful with the composition of the panels and fenestration.

WEYERHAEUSER HEADQUARTERS BY MITHUN



KULLE APARTMENTS BY HYBRID ARCHITECTURE



OLD CHURCH STREET TOWN HOUSE BY TDO ARCHITECTURE



HEARTLINE BY MITHUN



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PRIOR WORK
NEIMAN TABER ARCHITECTS



510 BROADWAY MIXED-USE APARTMENTS / SEATTLE
Mixed use apartment building (Under construction - occupancy 2020)



THE ROOST LOFTS / SEATTLE
Congregate artist housing with lofts + ground-floor retail (Completed 2018)





HAMILTON APARTMENTS / SEATTLE
Mixed use apartment building (Completed 2017)



500 BROADWAY / SEATTLE
Mixed use apartment building with lofts and small-efficiency units (Under construction)