300 11TH AVE E

CONTENTS

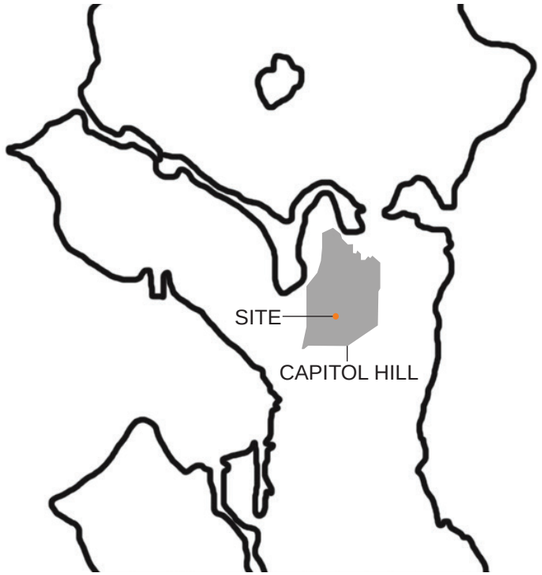
ARCHITECT | SKIDMORE JANETTE ARCHITECTURE PLANNING & DESIGN

OWNER | EMERALD BAY EQUITY

SDCI PROJECT # | 3036566-EG

EARLY DESIGN GUIDANCE | ADMINISTRATIVE DESIGN REVIEW

PROJECT OVERVIEW



VICINITY MAP

OVERVIEW

Address | 300 11th Ave E

Site Area | 4,868 SF

Zone | MR (M1)

Overlays | First Hill / Capitol Hill Urban Center
Capitol Hill Station Overlay

Maximum FAR | 4.5

Maximum Height | 80 feet

Proposed # of Dwelling Units | Approx. 39 - 56

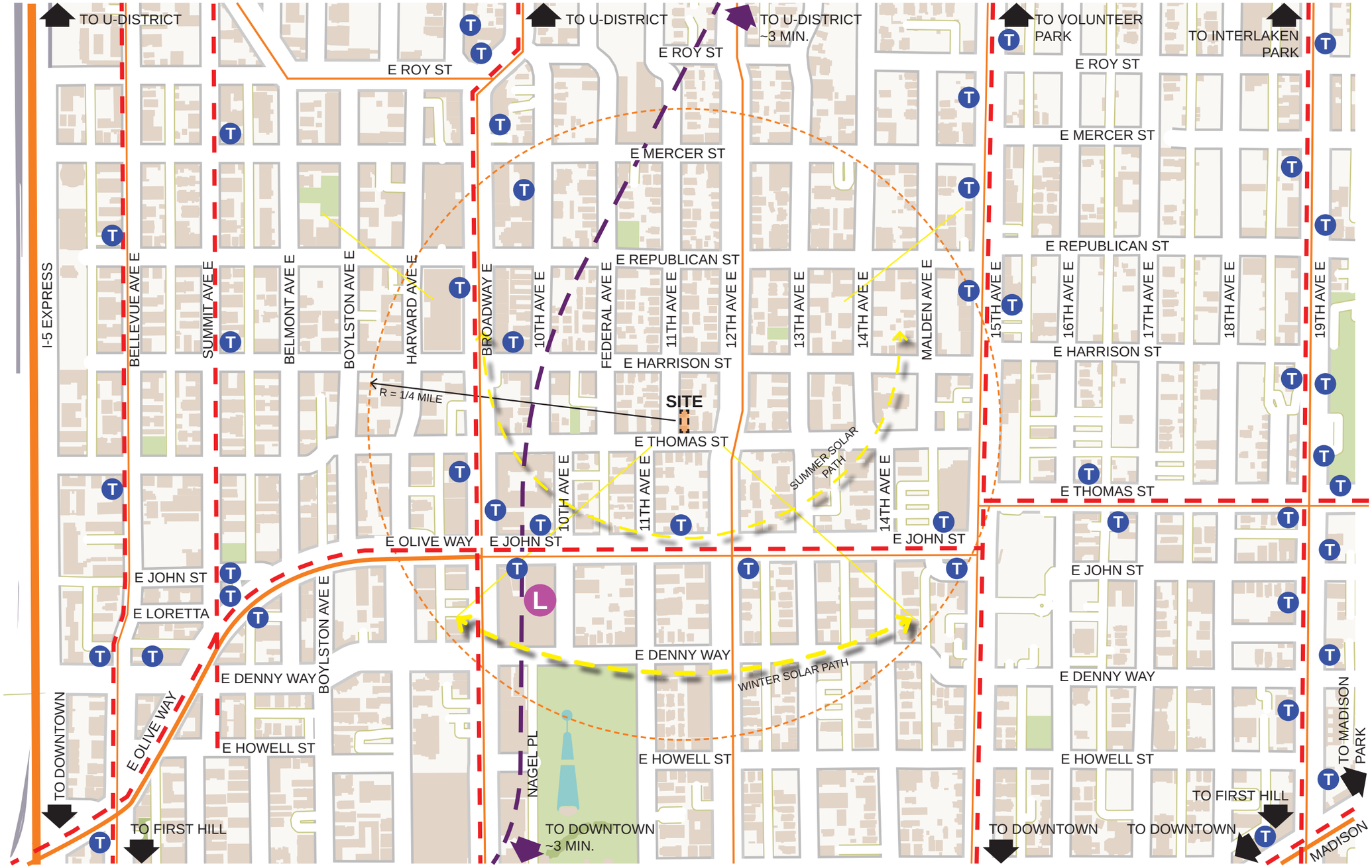
AERIAL MAP

CAPITOL HILL NEIGHBORHOOD - SEATTLE, WA

CIRCULATION, TRANSIT & ENVIRONMENTAL ANALYSIS

KEY

- INTERSTATE
- MAIN ARTERIAL
- SECONDARY ARTERIAL
- BIKE ROUTE / LANES
- NEARBY TRANSIT STOP
- TRANSIT ROUTE
- LIGHT RAIL STATION
- LIGHT RAIL ROUTE



NEIGHBORHOOD AMENITIES & OPEN SPACE

1 SEATTLE PUBLIC LIBRARY CAPITOL HILL BRANCH

2 RITE AID

3 CAPITOL HILL STATION

4 CAL ANDERSON PARK

5 THOMAS STREET GARDENS

6 BROADWAY HILL PARK

7 LOWELL ELEMENTARY SCHOOL

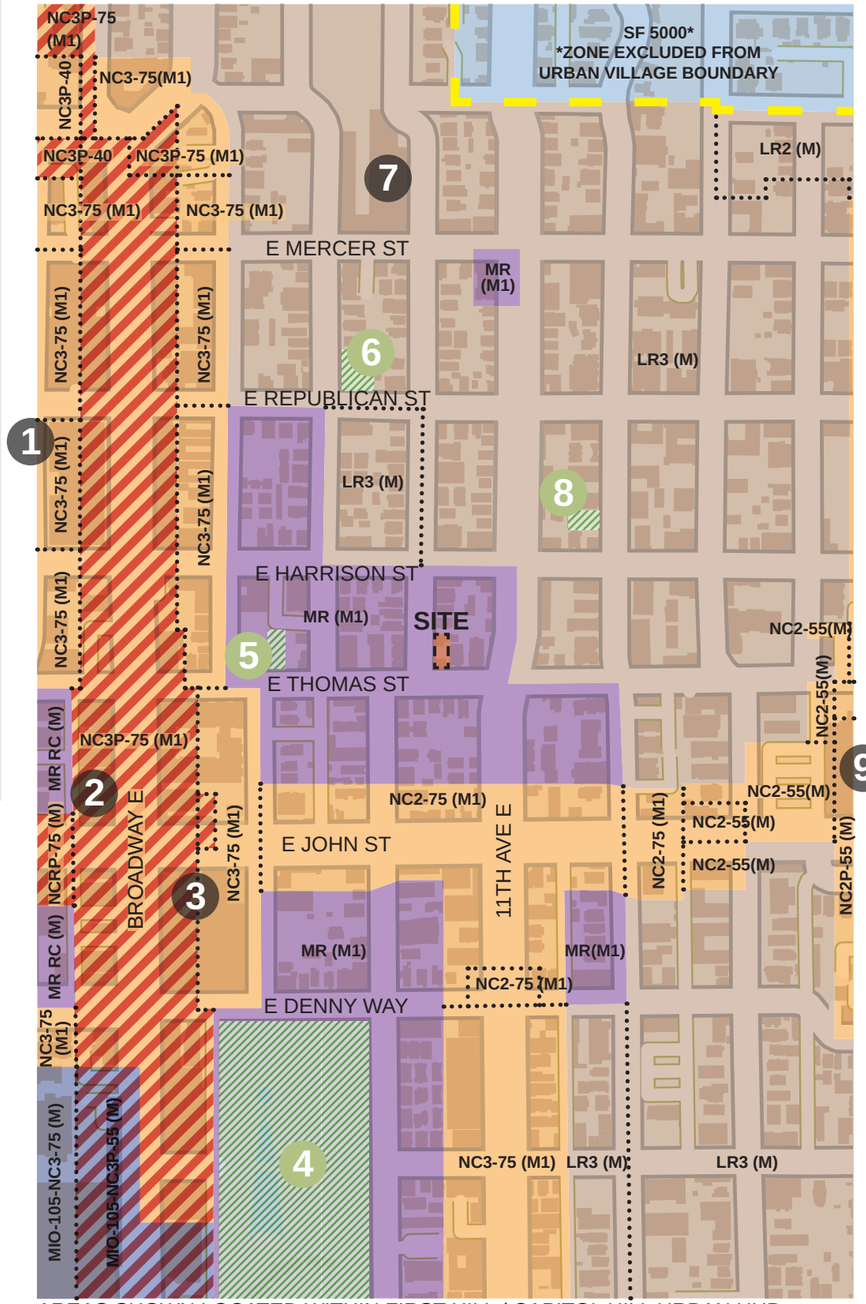
8 PEPE'S GARDEN

9 SAFEWAY

ZONING

KEY

- SF
- LR ZONES
- NC
- MIO
- MR
- CITY PARK
- PEDESTRIAN DESIGNATED ZONES
- SITE
- BOUNDARIES BETWEEN ZONING
- URBAN VILLAGE BOUNDARY



AREAS SHOWN LOCATED WITHIN FIRST HILL / CAPITOL HILL URBAN HUB

ADJACENT USES - PLAN

KEY

SINGLE FAMILY | MULTI-FAMILY | PARK / OPEN SPACE | PROPOSED / IN PROGRESS

ADJACENT USES - AERIAL

KEY

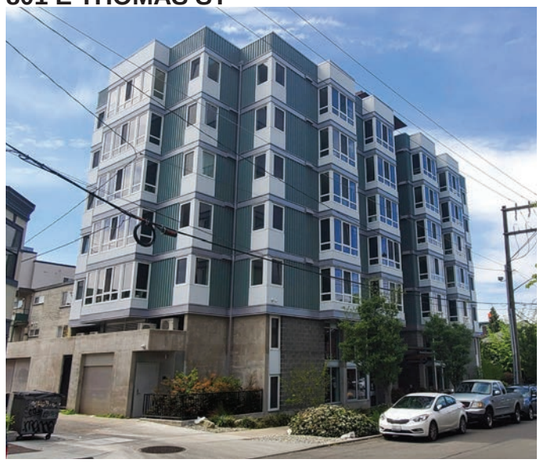
SINGLE FAMILY | MULTI-FAMILY | PARK / OPEN SPACE | PROPOSED / IN PROGRESS

EXISTING OR PROPOSED ARCHITECTURE | CAPITOL HILL

802 E THOMAS ST

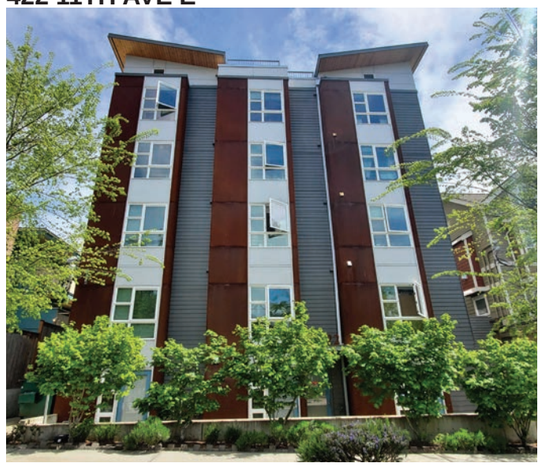
- LARGE, COLLECTED WINDOWS
- STAGGERED FORM
- VIEWS ALONG STREET
- UNIFIED MASS DIVIDED BY COLOR PALETTE
- TWO BASE LEVELS W/ HIGH TRANSPARENCY

801 E THOMAS ST



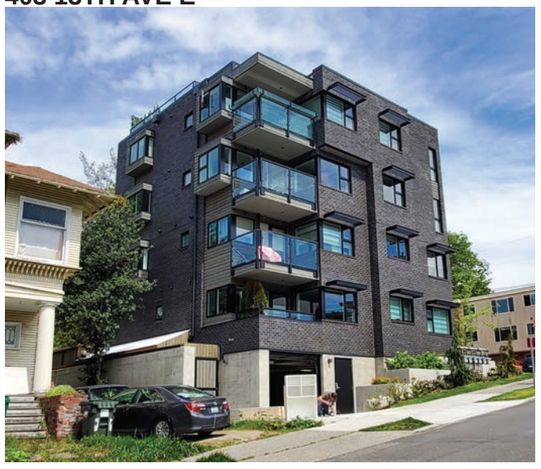
- LARGE, COLLECTED WINDOWS
- STAGGERED FORM
- UNIFIED MASS AT UPPER LEVELS
- COLOR / MATERIAL CHANGE AT FLOOR PLATES
- TWO BASE LEVELS W/ COLLECTED WINDOWS
- ROOF DECK

422 11TH AVE E



- LARGE, VERTICALLY COLLECTED WINDOWS
- STAGGERED FORM REFLECTED BY MATERIALS
- UNIFIED MASS INDICATED BY HORIZONTAL CLAP BOARD
- PITCHED ROOFLINE
- ROOF DECK

403 13TH AVE E



- VARIED WINDOW PROPORTIONS
- FORMS BROKEN UP BY RELIEF / PROTRUSION AND UNIFIED BY MATERIAL
- CONCRETE BASE LEVEL
- GLASS BALCONY GUARDS
- ROOF DECK

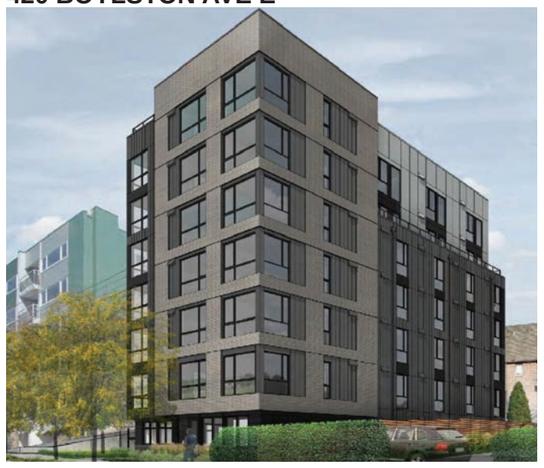
310 11TH AVE E

- LARGE WINDOWS
- FORM SETBACKS TO REDUCE MASSING AND CREATE ROOF DECK
- TWO-THREE BASE LEVELS DIFFERENTIATED FROM UPPER LEVELS THROUGH COLOR PALETTE

225 HARVARD AVE E

- LARGE, COLLECTED WINDOWS
- FORM OVERHANG W/ COLOR & MATERIAL SHIFT
- ACCENT COLOR / MATERIAL AT WINDOWS
- THREE BASE LEVELS POSITIONED BELOW STREET LEVEL
- ROOF DECK

420 BOYLSTON AVE E



- LARGE, COLLECTED WINDOWS
- 3 DISTINCT FORMS W/ INDIVIDUAL MATERIALS
- UPPER LEVEL SETBACK TO CREATE BALCONY
- BASE LEVEL SET BACK UNDER OVERHANG
- ROOF DECK

422 SUMMIT AVE E

- LARGE, COLLECTED WINDOWS
- PARTY WALLS DIVIDE BALCONIES
- HIGH TRANSPARENCY AT STREET LEVEL
- TWO BASE FLOORS DIFFERENTIATED BY COLOR
- PITCHED ROOF LINE
- ROOF DECK

EXISTING ARCHITECTURE | IMMEDIATE VICINITY

1

2

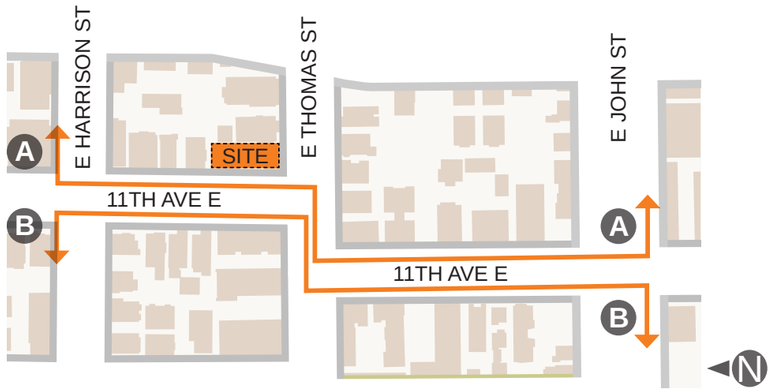
3

4

5

6

STREETSCAPES - 11TH AVE E

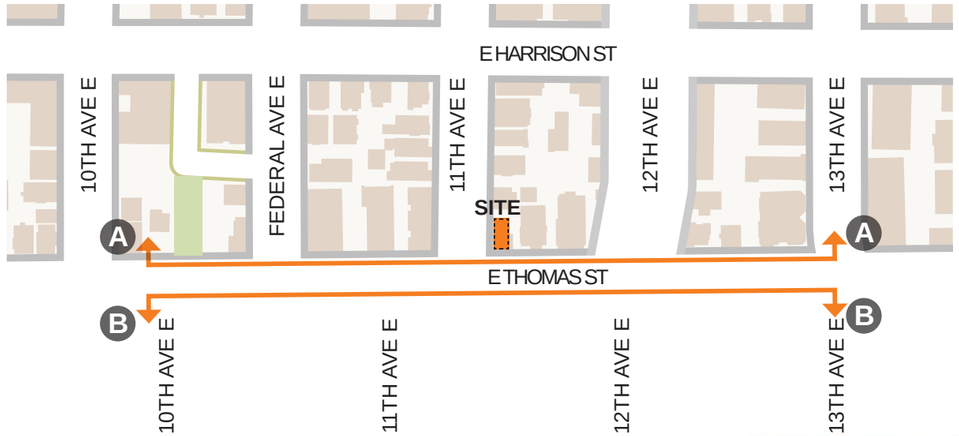


A LOOKING EAST FROM 11TH AVE E

B LOOKING WEST FROM 11TH AVE E

STREETSCAPES - 11TH AVE E

STREETSCAPES - E THOMAS ST



A LOOKING NORTH FROM E THOMAS ST

B LOOKING SOUTH FROM E THOMAS ST

STREETSCAPES - E THOMAS ST

SITE PHOTOS

1 LOOKING N TOWARDS SITE

2 LOOKING E TOWARDS SITE (SOUTH END)

3 LOOKING E TOWARDS SITE (NORTH END)

4 LOOKING W OPPOSITE SITE

5 LOOKING S OPPOSITE SITE

6 LOOKING W ALONG SITE

7 LOOKING S ALONG SITE

SITE ANALYSIS |
STREET EDGE / RETAINING CONDITIONS

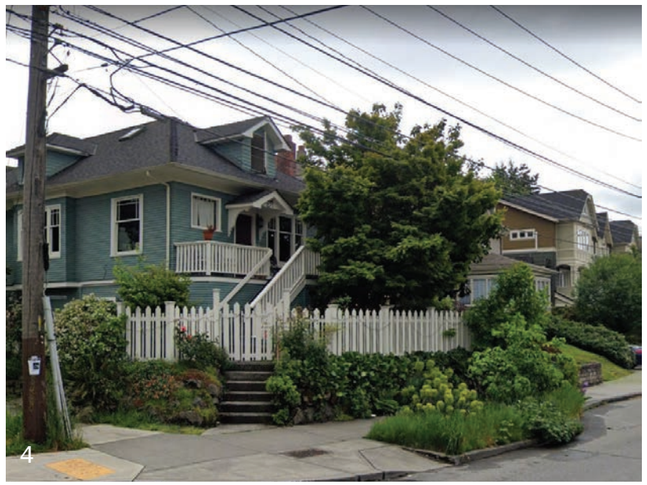

1


2

STREET EDGE ANALYSIS

Throughout the neighborhood, there are a variety of locations where the property and structure is elevated above the adjacent sidewalk and right of way. Traditionally, single family homes were often perched atop rockeries or retaining walls, sometimes right at the sidewalk edge, or other times there is open / landscaped space between the sidewalk and base of the wall. This condition can be found on the existing site (images 1 & 2, above. This condition is particularly pronounced on corner sites, where it occurs on both street edges (images 3 & 4 below) This condition provides a separation between the sidewalk and ground level units adjacent to the pedestrian realm, creating a “defensible space” for the residents while still maintaining opportunities for visual connection between the residents and street. This solution does have accessibility challenges, requiring stairs or long ramp runs to access the structure for the street level.


3


4

As the neighborhood has evolved, many multifamily buildings have maintained the retaining condition, either by maintaining or recreating existing rockery patterns (images 5 & 6, right) or through more modern retaining walls (image 7, right). These projects often either lower the retaining condition, or use natural topography to establish an entry expression at street level. This creates a clear and direct entry and connection between the site and public realm, while also providing an accessible route so that the structure has access for all.


5


6


7

EXISTING SITE CONDITIONS

KEY

- PROPERTY LINE
- TOPOGRAPHY CONTOURS
- POWER LINES
- RETAINING WALL
- TREES TO BE REMOVED
- TREES TO REMAIN
- MULTI-FAMILY
- SINGLE-FAMILY
- PROPOSED

SIZE |
The site is approximately 4,870 SF (50’-0” x 98’-0”)

RIGHT OF WAYS / STREETS |
The site has 98’-0” of frontage along 11th Ave E to the west,
and the site has 50’-0” of frontage along E Thomas St to the south.
There is no alley access.

TOPOGRAPHY |
The site slopes from NE to SW toward the intersection between 11th Ave E and E Thomas St by approximately 3.2 feet.

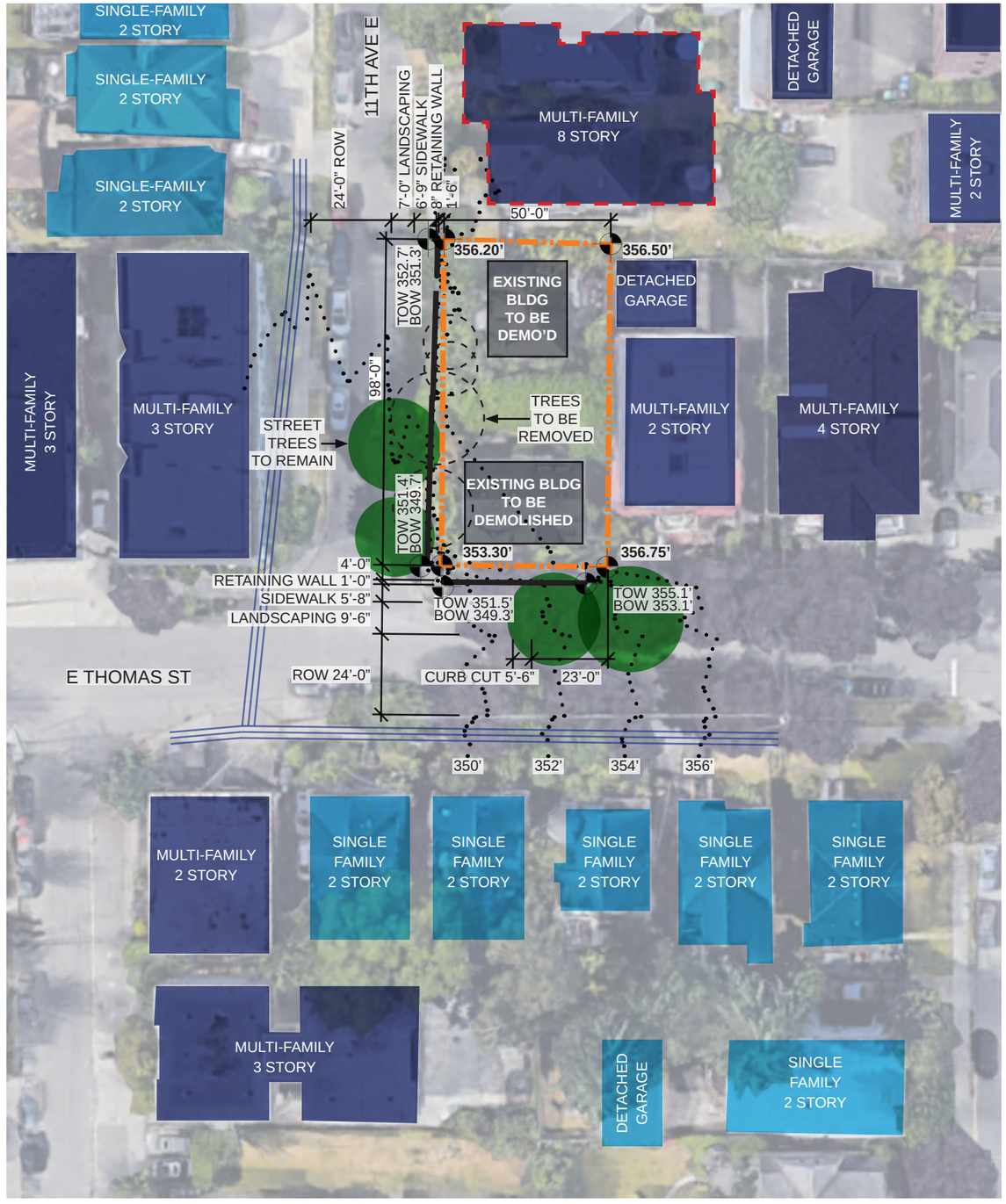
ADJACENT BUILDINGS / USES |
The site is surrounded on all sides by a mix of multi-family and single-family residences. The surrounding buildings are generally 2-story buildings except for the 3-story multi-family buildings directly to the west. The two sites to the north are proposed to demolish the existing single-family residences and combine the sites to construct an 8-story multi-family building.

POWER LINES |
There are high voltage power-lines running along the west side of 11th Ave E and on the south side of E Thomas St. The power lines are on the opposing sides of the right of way from the site and are therefore not anticipated to impact the massing of the proposed building.

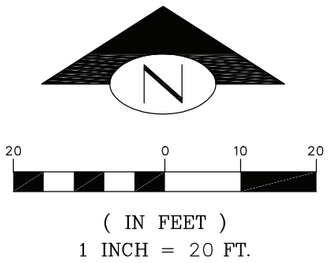
TREES |
There are no exceptional trees on the site or immediately adjacent.
The existing street trees will either remain or be replaced, in consultation with the city arborist and Seattle Department of Transportation..

LEGAL DESCRIPTION |
300 11TH AVE E
LOT 1, EXCEPT THE SOUTH 50 FEET IN BLOCK 61, JOHN H. NAGLE’S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 67, RECORDS OF KING COUNTY, WASHINGTON.

304 11TH AVE E
THE SOUTH 50 FEET OF LOT 1, BLOCK 61, JOHN H. NAGLE’S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 67, RECORDS OF KING COUNTY, WASHINGTON.



SITE SURVEY



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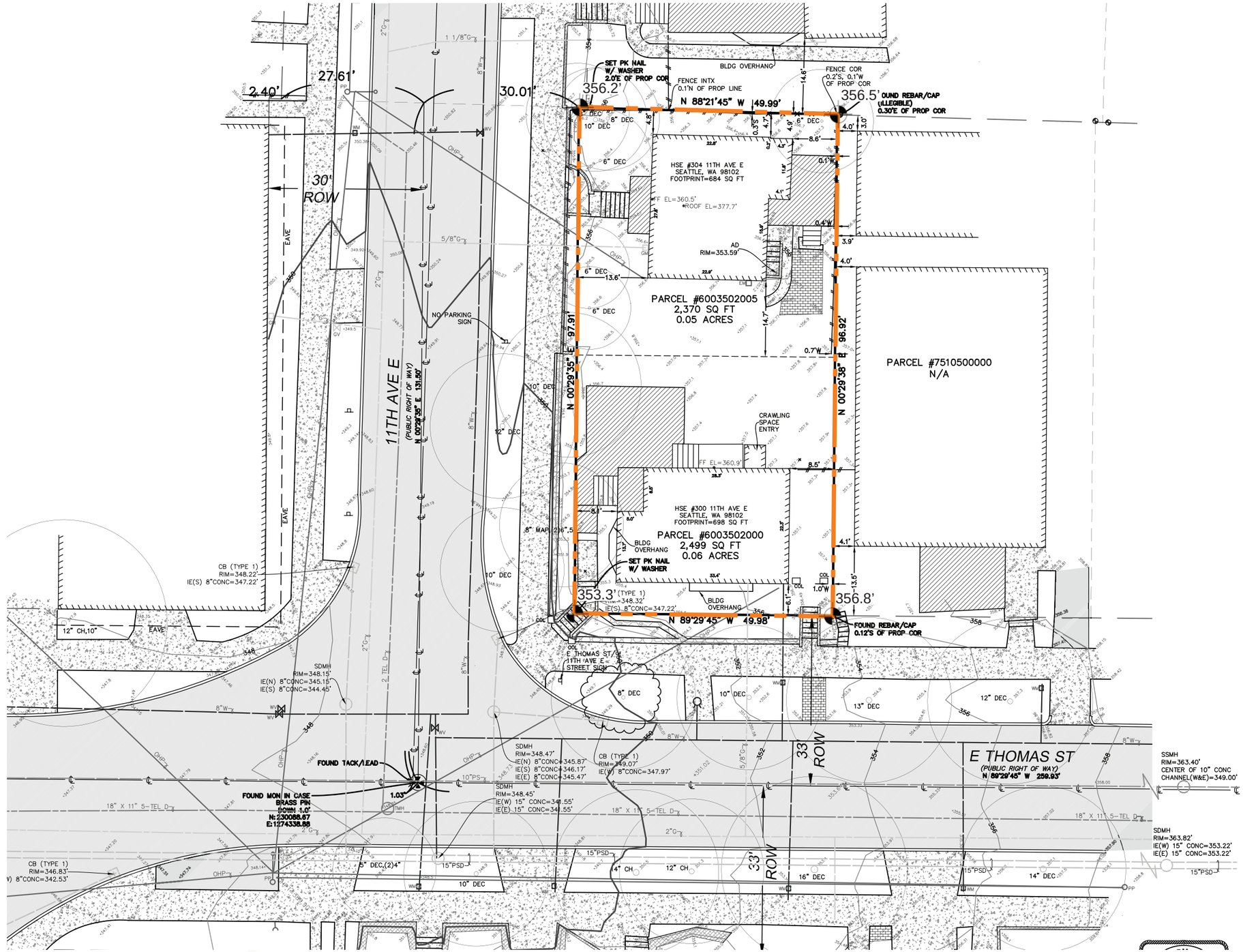
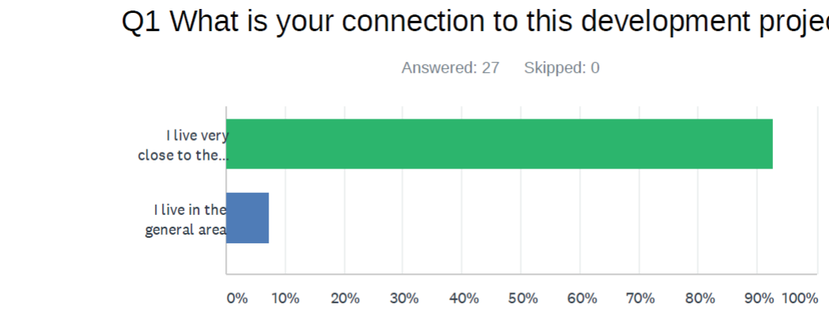
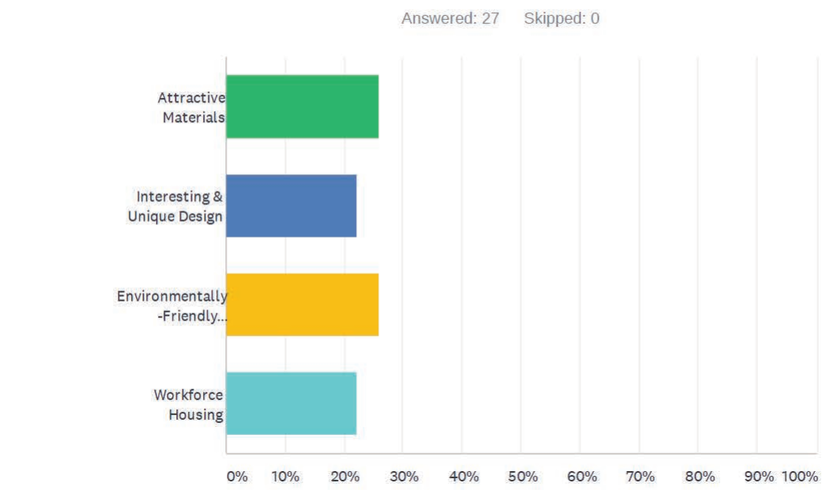
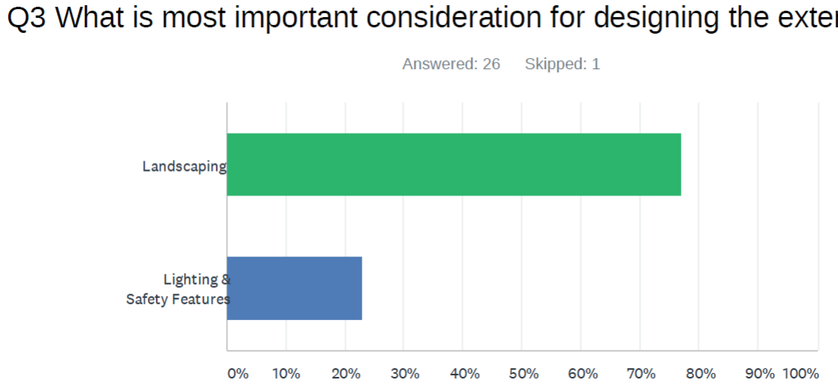


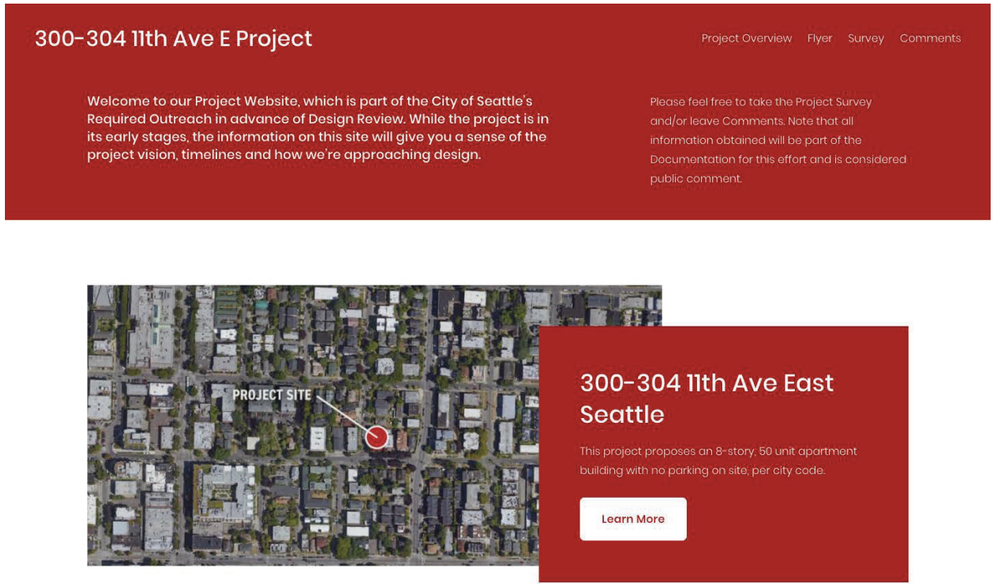
COMMUNITY OUTREACH

Due to health concerns, neighborhood public outreach occurred via mailing out flyers and setting up a project website. The project website was up from May 25th through June 11th, and 27 members of the public provided responses on the website. The documentation has been submitted and approved by the department of neighborhoods.









SCREENSHOT FROM PROJECT WEBSITE HOMEPAGE

Written commentary centered largely around issues of parking and affordable housing, but design input was provided as well:

What do you think are the top considerations for making this building successful?

“scale, materials, design, landscape design”

“Quality materials (at least some brick). Well-designed landscaping.”

“using siding materials that are consistent with the older apartment buildings of the neighborhood”

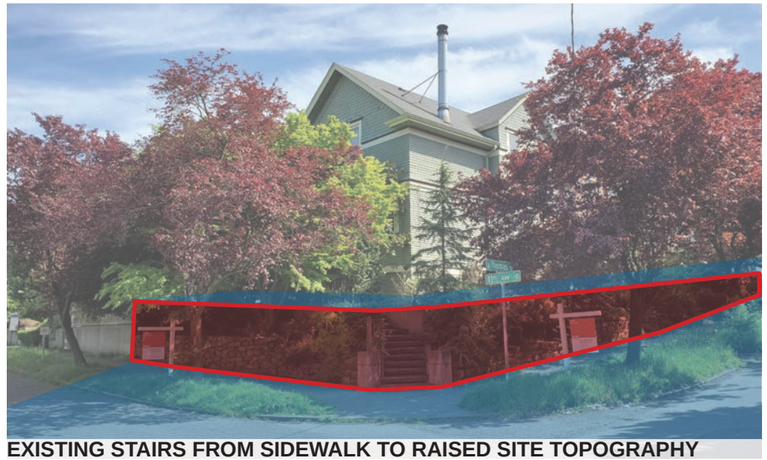
“maintaining the character of the environment of this micro neighborhood. Keeping mature natural elements as possible. Ensuring that the existing building has room for light and distance”

Other comments included:

“ An 8 story building in this location should have excellent views. Have lots of outdoor spaces like balconies and terraces so residents can add plants to them and keep this neighborhood as green as possible”

“ For exterior lighting, it would be great if illumination is directed to the ground as much as possible, so that at night it doesn’t shine into our apartments”

PRIORITY DESIGN GUIDELINES - CONTEXT & SITE



EXISTING STAIRS FROM SIDEWALK TO RAISED SITE TOPOGRAPHY

CS1.C.1 | LAND FORM

Use the natural topography and/or other desirable land forms or features to inform the project design.

CS1.C.2 | ELEVATION CHANGES

Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

CS1.3.a | TOPOGRAPHY (CAPITOL HILL)

Respond to local topography with stepping facades or floor plates so that commercial and/or shared residential entrances and ground floors roughly match the street grade.

RESPONSE |

- Steep changes in topography occur at the property lines of the site. The project would need to connect to the elevation of the sidewalk but might place its primary levels at the raised topography.
- The topography plateaus at the south end of the site where an open space could occur.
- Building forms should be informed by the raised position over the sidewalk to connect the separate levels. For example, an atrium may be used as a lobby.

ADJACENT PROPERTY E OF SITE

PROPOSAL DIRECTLY N OF SITE

CS2.D.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

CS3.A.4 | EVOLVING NEIGHBORHOODS

In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

RESPONSE |

- Although the project is zoned MR (M1), the neighboring sites are largely under-developed, with two to three story apartments. With the massing of MHA legislative, it is anticipated that this project will be part of a new trend of increased density and height in the immediate vicinity, matching the scale and height of nearby construction at the north end of the site, as well as anticipated future development.
- The scale of the nearby single family residences should be incorporated into the lower levels of the project.
- The site is not at a zoning edge condition and will thus be seen as a stronger presence of the midrise zoning. Midrise height is compatible with nearby commercial height limits.

CORNER LOT, FORM MODULATION

GARDEN SOFTENING CORNER LOT

CS2.B.3 | CHARACTER OF OPEN SPACE

Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use. Determine how best to support those spaces through project siting and design.

CS2.C.1 | CORNER SITES

Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

CS2.2 | RESPOND TO DIFFERENT STREETS (CAPITOL HILL)

For buildings that are either located on a corner site or span the full block and “front” on two or more streets, each street frontage should receive individual and detailed site planning and architectural design treatments that complement any positive, respective, established streetscape character.

RESPONSE |

- The nearby Thomas St garden and the plateau at the south of the site encourage the design of an open space at that location and an entrance at the north end of the site.
- The open space and adjacent architecture should be designed with awareness of the corner site condition thus bridging / juxtaposing the two street frontages.
- The project may differentiate its building facades based on differing streets.

PRIORITY DESIGN GUIDELINES - PUBLIC LIFE

GREENING AT RIGHT OF WAY

AMENITY ALIGNED TO GREENING

PL1.1.b.1 | GREENING (CAPITOL HILL)

Greening: Create small pocket gardens within the adjacent street right-of-way (ROW) to enhance and energize the pedestrian experience. Consider locations that may be appropriate for growing food, serve an ecological function, or enhance any adjacent habitat corridors

PL1.B.3 | PEDESTRIAN AMENITIES

Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.

ELEMENTS / ART DISTINGUISH ENTRANCE

PL3.A.2 | ENTRY - ENSEMBLE OF ELEMENTS

Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

a. Overhead shelter: canopies, porches, building extensions;
b. Transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
c. Ground surface: seating walls; special paving, landscaping, trees, lighting
d. Building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

PL1.3.c.1 | PEDESTRIAN AMENITIES (CAPITOL HILL)

Enhance the quality of the pedestrian environment through art and other placemaking features. Art should interpret or acknowledge specific ecological aspects of the site or location, provide site-specific wayfinding or "centering the viewer", provide a greater understanding of where the person is standing, and/or intend to delight passers-by and celebrate Capitol Hill's culture and spirit.

BIKES DISPLAYED ADJACENT TO ENTRANCE

PL4.B.1 | EARLY PLANNING

Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4.B.2 | BIKE FACILITIES

Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

RESPONSE |

- Placing pocket gardens at the ROW in relation to the existing street trees would be inviting to pedestrians.
- Pedestrian amenities would serve well to space themselves cohesively with said pocket gardens.

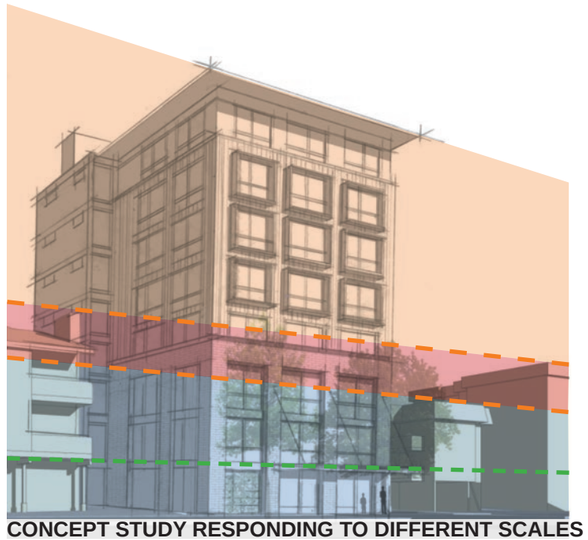
RESPONSE |

- Functional elements (such as seating or canopies) enhance the quality of space at entries.
- Designing installations to interact with or serve as functional elements would help distinguish an open space or entry.

RESPONSE |

- Designing bike storage to be directly accessed at an exterior, ground-level door would promote bicycling as an intended mode of travel.
- Additional bike storage in basement offers a secondary, more-private space for bicyclists accessed via elevator.

PRIORITY DESIGN GUIDELINES - DESIGN CONCEPT



CONCEPT STUDY RESPONDING TO DIFFERENT SCALES

DC2.A.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.

DC2.D.1 | HUMAN SCALE

Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

DC2.4 | SCALE AND TEXTURE (CAPITOL HILL)

Emphasize pedestrian scale, durability, and texture at the street level based on positive local characteristics such as storefront mullion width and materiality, entrance details, and building materials with a handcrafted appearance. Building components that are small enough to hold such as brick, are desirable. Uniform facades composed of flush glass or large expanses of panels (metal, cement board, etc.), without the relief of frequent and highly-detailed entrances/framing treatments, detract from the desired human scale and texture at the street level.

RESPONSE |

- Secondary architectural elements can be used to protrude or recess from primary facades of the building and formally break up the overall massing.
- Elements, materials and textures may cater more to the pedestrian level if they are differentiated from elements found at upper floors. This would create a top / bottom relationship and reduce perceived mass.

ROOF DECK AMENITIES ABOVE LANDSCAPING

DC3.B.3 | CONNECTIONS TO OTHER OPEN SPACE

Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.

DC3.2.A | EXISTING OPEN SPACE PATTERNS (CAPITOL HILL)

When present in the project vicinity, reiterate any existing positive open space patterns characteristic of Capitol Hill such as large canopy street and yard trees, high bank front yards, and extra wide planting strips.

DC3.B.4 | MULTI-FAMILY OPEN SPACE

Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

RESPONSE |

- With E Thomas St having a nearby community garden, the project should treat its frontage on E Thomas St with natural features or an open area.
- Roof decks and balconies can create exterior spaces that overlook natural features found at the pedestrian level.

THOMAS STREET GARDENS W/ PAVER STONES

DC4.D.1 | CHOICE OF PLANT MATERIALS

Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

DC4.D.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. Use permeable materials wherever possible.

CS1.4.e | PLANTS AND HABITAT (CAPITOL HILL)

Maximize preservation of the area's existing tree canopy. Encourage the integration of any exceptional trees or heritage trees, or other mature plantings, into the project design. Mature street trees have a high value to the neighborhood. Protect the health and longevity of existing mature street trees when designing the footprint of a new building.

RESPONSE |

- The Thomas St garden should inform the selection of plant material chosen for the project's open spaces. The existing street trees should also be considered.
- Hardscape materials may differentiate themselves from the pedestrian walkways while also extending a walkable quality through the ground-level open space.

CAPITOL HILL DESIGN GUIDELINES

NARRATIVE |

Many new buildings abandon the ground plane elements and create sterile connection to the sidewalk. The preferred scheme preserves a large portion of the existing sidewalk character. Preservation and/or restoration of the existing wall allows for robust planting to continue a verdant pedestrian realm.

The siting of the building has a prominent residential entry along 11th that offers opportunity for pedestrian amenities, art that represents the local culture and wayfinding for residents and pedestrians.
The massing places the bulk of the building to the west near the ROW, which due to street configurations has the most robust opportunity for light and air. The building establishes a substantial brick base with the middle and top retreating from the base to reflect a building that is in a fluid density environment. This massing strategy also wraps to the east offering a robust height transition to the brick building on the east.

The material is substantial and well detailed which matches the legacy of the Capitol Hill's most successful density.

East of Broadway is characterized by small, tightly knit lots that support finely scaled houses, duplexes, and small apartment buildings. Many blocks have lush and mature vegetation in wide curbside planting strips, generous building setbacks, and courtyards that provide a lush, greener environment.

• Reinforce and augment the neighborhood's architectural qualities, walkable urban form, historic character, and natural features.
• Create an attractive, functional, and safe pedestrian realm that fosters a sense of community and supports vibrant, thriving retail corridors.
• Encourage new development to meet the arts community's goals to elevate and sustain the presence of arts and culture in Capitol Hill.
• Leverage new development to meet EcoDistrict's goals to promote a socially equitable, environmentally-resilient and culturally-vibrant neighborhood.
• Honor Capitol Hill's role as the center of LGBTQ culture and community.
• Design for all ages and abilities, but with special attention to the needs of seniors and children, so people of all ages can live and thrive in Capitol Hill.
• Incorporate or acknowledge the best features of Capitol Hill's early to mid-century buildings in new development.
• Enhance and expand tree canopy and natural landscapes and encourage a greener, more resilient public and private realm.
• Champion ecological sustainability in new development. Make active transportation, efficient energy and water use, minimal waste, and healthy sustainable food accessible to all residents.
• Encourage new development adjacent to major institutions (Seattle Central College, Kaiser Permanente) to integrate campuses into the community fabric.

CS1 Natural Systems and Site Features

3. Topography
a. Respond to local topography with stepping facades or floor plates so that commercial and/or shared residential entrances and ground floors roughly match the street grade.
b. Include pedestrian amenities and open space that provide respite, such as seating, in areas adjacent to the public realm along steep slopes.
4. Plants and Habitat
    a. Enhance urban wildlife corridors by creating new habitat and/ or preserving or expanding existing habitats for insects and birds
    b. Encourage the use of pollinator friendly and other native/naturally growing plant species to enhance habitat for birds and insects. Use vertical layers of plants to provide habitat for a variety of species.
    c. Encourage the use of diverse planting palettes to create variety in landscapes at the block and neighborhood level.
    d. Consider opportunities to incorporate natural wood elements such as snags and nurse logs, which provide habitat to invertebrates, into landscape design.
    e. Maximize preservation of the area's existing tree canopy. Encourage the integration of any exceptional trees or heritage trees, or other mature plantings, into the project design. Mature street trees have a high value to the neighborhood. Protect the health and longevity of existing mature street trees when designing the footprint of a new building.
5. Water Features
    a. Consider sustainable design opportunities such as shared water systems for rain water harvesting, greywater reuse, and blackwater processing/reuse. Reduce flows into the municipal stormwater system through stormwater management, green roofs and walls, and swales. Consider other functional solutions for sustainable water reuse and/or drainage that work well with the neighborhood's soil condition and topography.
    b. Design landscapes that reduce potable water use for irrigation such as via the following strategies: Reuse captured stormwater, greywater, HVAC blowdown or condensate for irrigation.
    c. Specify plants, soils, and other features to be self-sustaining with natural precipitation only.
    d. Design planting zones so that plantings no longer require irrigation once established.

CS 2 Urban Pattern and Form

2. Respond to Different Streets
    a. For buildings that are either located on a corner site or span the full block and "front" on two or more streets, each street frontage should receive individual and detailed site planning and architectural design treatments that complement any positive, respective, established streetscape character.

CS 3 Architectural Context and Character

1. Fitting old and new together
    a. In areas with observable patterns of traditional materials and architectural styles, design new contemporary buildings to reference the scale, proportion, fenestration pattern, massing, and/or materials of character buildings. Encourage the use of pedestrian scaled materials that complement and take cues from historic buildings but do not try to mimic or copy existing structures.
    b. Foster the eclectic mix of architectural design and forms on the block and throughout the neighborhood. Encourage the use of new architectural concepts, as they emerge.
2. Placemaking
    a. Encourage the integration of art into the building design and associated open space.
    b. Consider engaging with a local artists or arts organization to develop a design concept rooted in the culture of Capitol Hill.

CAPITOL HILL DESIGN GUIDELINES

PL 3 Street Level Interaction

1. Entries
   b. Identifiable common entries to residential buildings: Design primary entries to multi-family buildings to be an architectural focal point, using clear, pedestrian-scale signage, architectural enhancements such as heavy or contrasting trim, distinctive materials, large doors, canopies, and seating.
2. Residential Edges
   a. Design ground floor residences for security and privacy, while still contributing to an active streetscape. Use vegetation/ landscape screening, modest setbacks, and/or vertical modulation to create a layered transition from the privacy of the house to the public space of the street and sidewalk. Avoid tall fences, fully-obscuring barriers, and large setbacks (greater than 15 feet) that detract from the quality of the street-experience and reduce the number of eyes on the street. Use grading variation to provide a visual and physical transition between the street level and individual residential entrances.
   b. Provide operable windows for ground-level units. Locate windows and/or translucent glass so that pedestrians on the sidewalk cannot see directly into the lower half of the ground floor space. Create a layered transition using landscape or window treatments to prevent direct eye contact between pedestrians and residents in interior spaces, while still ensuring adequate natural lighting into units. Window shades that raise from the bottom and windows that open at the top are encouraged.

PL 4 Active Transportation

1. Connections to All Modes
For buildings along corridors that provide direct pedestrian access to light rail station entries and other key transit access points - including: Broadway, 15th, E John St, E Olive St, E Denny Way, E Howell St, E Nagle Place, and 10th Ave E below Thomas – locate primary entries to conveniently access transit and consider that secondary entries may also be required to maximize pedestrian access to transit.

DC2 Architectural Concept

1. Facades at Setbacks and Corners
Where buildings have side setbacks adjacent to other buildings, materials and design treatments should intentionally 'wrap the corner' of window and door openings, and at building corners, so cladding materials and treatments appear substantial, and not two-dimensional or paper thin.
2. Integrating Art
Use art to animate the pedestrian realm including blank walls, sidewalks, entrances, walkways, etc. Engage artists early in the design process to integrate art into the building design, rather than simply applying art onto a finished design. Consider themes and artists that represent the Capitol Hill community. See CS3.2, Placemaking, for additional guidance on integrating art into projects.
3. Secondary Architectural Features
   a. Visual Depth and Interest: Projecting balconies, recessed decks, and legibly-recessed, well-detailed windows are desirable.
   b. Fit with Neighboring Buildings: Selectively include design elements or proportions that reflect Capitol Hill's historic character such as streetscape rhythm, historic parcel widths, fenestration patterns and/or material treatments.
4. Scale and Texture
Texture at Street Level: Emphasize pedestrian scale, durability, and texture at the street level based on positive local characteristics such as storefront mullion width and materiality, entrance details, and building materials with a handcrafted appearance. Building components that are small enough to hold such as brick, are desirable. Uniform facades composed of flush glass or large expanses of panels (metal, cement board, etc.), without the relief of frequent and highly-detailed entrances/framing treatments, detract from the desired human scale and texture at the street level.

DC4 Exterior Elements & Finishes

1. Exterior Finish Materials
   a. 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.
   b. Integrate exterior detailing and materials into the building concept by relating to the structural expression of the building, and/or intentionally expressing the joints and transitions of the building materials and components.
   c. Quality: Choose traditional or modern materials that are durable, proven, high quality, maintainable, that employ or complement more traditional materials such as brick, cast stone, architectural stone, terracotta details
   d. Texture: Materials that have texture, pattern, or color and are attractive even when viewed up close or lend themselves to a high quality of detailing are encouraged.
   e. Panels: If panels (cement, metal, etc.) are used, they should be carefully-detailed, well-designed and combined with other materials to provide patterns, scale, and visual interest, particularly on lower levels. If used, panels should be of sufficient thickness to prevent warping or deformations.
2. Sustainable and Environmental Choices
   b. Local and Regional Materials: Choose local or regional building and landscape materials to reduce transport energy when possible.
   d. Lighting: Use directional down-lighting and other dark-sky friendly lighting strategies to enhance the perception of safety and minimize light pollution. Avoid outdoor lighting with high blue light content or other attributes that could adversely affect wildlife behavior and reproduction. Use low-wattage, warm tone lighting wherever possible and diffuse exterior light to make it more consistent with the context.
4. Plant Materials & Hardscape
   a. Beneficial Plants: Use plant species that are suitable for site condition, climate, and design intent. Maximize the use of native and/or naturally growing (non-invasive) plants that are self-sustaining, low maintenance, drought and pest resistant, and durable in urban conditions. Encourage the use of pollinator plants and those that provide wildlife and avian habitat appropriate to the region. Avoid invasive species that may jeopardize local ecosystems, or species that require the use of petrochemical fertilizer or pesticides.
   b. Diversity: Plant diversity provides resistance to insect and diseases pests. As a general guide for larger sites, plant not more than 10 percent of any species, no more than 20 percent of any genus, and no more than 30 percent of any family. For smaller sites select species that contribute to plant diversity of the community.

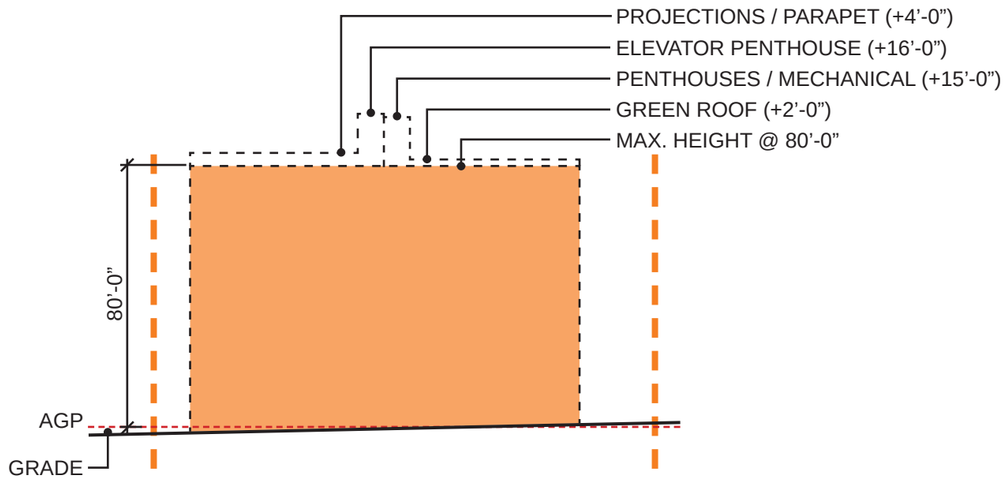
ZONING & LAND USE SUMMARY

MR | MULTIFAMILY ZONING (SMC 23.45)

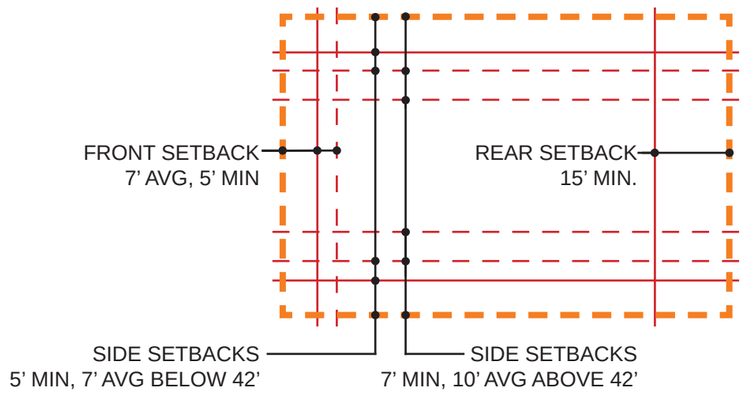
23.45.504 | PERMITTED USES
Residential use (apartments) are permitted outright, per table A 23.45.504

23.45.510 | FAR LIMITS
The maximum FAR in an MR zone with a housing affordability suffix is **4.5**,
allowed pursuant to Chapter 23.58A & Section 23.45.516, per table B 23.45.510.
Applicable FAR exemptions are:
- All underground stories
- Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access.
- The floor area of required bicycle parking for small efficiency dwelling units... if the bicycle parking is located within the structure containing the small efficiency dwelling units, [the] floor area of bicycle parking that is provided beyond the required bicycle parking is not exempt from FAR limits.

23.45.514 | STRUCTURE HEIGHT
The base height limit in an MR zone with an affordability suffix is 80 feet,
chapter 23.58A & Section 23.45.516, per table B 23.45.514
Applicable height exceptions are:
- Roof surfaces that are completely surrounded by a parapet may exceed the applicable height limit to allow for a slope, provided that the height of the highest elevation of the roof surface does not exceed 75 percent of the parapet height, and provided that the lowest elevation of the roof surface is no higher than the applicable height limit. 4 feet maximum height of of parapet above [max. roof height per table B 23.45.514].
- For any structure with a green roof that meets standards promulgated by the Director and that covers at least 50 percent of the surface of the roof, up to 2 feet of additional height above the maximum height otherwise allowed for the roof is allowed to accommodate structural requirements, roofing membranes, and soil. Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit.
- Architectural projections that result in additional interior space, such as... on flat roofs, the projections may extend 4 feet above the maximum height limit... The total area of the projections is no more than 30 percent of the area of the roof plane; and the projections are set back at least 4 feet from any street facing facade.
- The following rooftop features may extend 15 feet above the applicable height limit set in subsection 23.45.514.B, if the combined total coverage of all features does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes screened mechanical equipment: stair penthouses (ref. 23.45.514.I.6), mechanical equipment, and penthouse pavilions.
- Elevator penthouses may extend above the applicable height limit up to 16 feet. Stair penthouses may be the same height as an elevator penthouse if the elevator and stairs are co-located within a common penthouse structure.



23.45.518 | SETBACKS & SEPARATIONS
Setbacks for apartments in MR zones,
per table B SMC 23.45.518
Front : **7 foot average, 5 foot minimum**
Side, interior lot line, < 42’ in height : **7 foot average, 5 foot minimum**
Side, interior lot line > 42’ in height : **10 foot average, 7 foot minimum**
Rear : **15 foot minimum (without alley)**
- Bay windows and other features that provide floor area may project a maximum of 2 feet into required setbacks and separations if they: are no closer than 5 feet to any lot line; are no more than 10 feet in width; and combined with garden windows and other features included in subsection 23.45.518.H.2, make up no more than 30 percent of the area of the facade.
- Unenclosed decks up to 18 inches above existing or finished grade, whichever is lower, may project into required setbacks or separations to the lot line. Unenclosed porches or steps no higher than 4 feet above existing grade, or the grade at the street lot line closest to the porch, whichever is lower, may extend to within 4 feet of a street lot line, except that portions of entry stairs or stoops not more than 2.5 feet in height from existing or finished grade, whichever is lower, excluding guard rails or hand rails, may extend to a street lot line. See Exhibit C for 23.45.518. Unenclosed porches or steps no higher than 4 feet above existing grade may project into the required rear setback or required separation between structures a maximum of 4 feet provided they are a minimum of 5 feet from a rear lot line. Unenclosed porches or steps permitted in required setbacks and separations shall be limited to a combined maximum width of 20 feet.
- Unenclosed decks and balconies may project a maximum of 4 feet into required setbacks if each one is: no closer than 5 feet to any lot line, no more than 20 feet wide, separated from other decks and balconies on the same facade of the structure by a distance equal to at least 1/2 the width of the projection.
- Ramps or other devices necessary for access for the disabled and elderly that meet the Seattle Residential Code, Chapter 3, or Seattle Building Code, Chapter 11, Accessibility, are permitted in any required setback or separation.
- Underground structures are permitted in any required setback or separation.
- Heat pumps and similar mechanical equipment, not including incinerators, are permitted in required setbacks if they comply with the requirements of Chapter 25.08.



ZONING & LAND USE SUMMARY

MR | MULTIFAMILY ZONING (SMC 23.45)

23.45.522 | AMENITY AREA
The required amount of amenity area in MR zones is equal to **5%** of the total gross floor area of the structure in residential use, with the following conditions:
- All units shall have access to a common or private amenity area
- In MR zones, no more than 50% of the amenity area may be enclosed, and enclosed area shall be provided as common amenity.
- Private Amenity areas : no minimum dimensions, except where abutting a non-street side lot line, where the minimum horizontal dimension measured from the lot line is 10 feet.
- Common Amenity areas: 250 SF min, no horizontal dimension less than 10 feet

23.45.524 | LANDSCAPE STANDARDS
Green Factor of **0.5 or greater** is required
Street trees are required, in consultation with SDOT.

23.45.529 | DESIGN STANDARDS
Not required for projects undergoing any type of design review, per SMC 23.45.529.B.

23.45.534 | LIGHT AND GLARE STANDARDS
Exterior lighting shall be shielded and directed away from adjacent properties.

23.54.015 | PARKING REQUIREMENTS
Per table B SMC 23.54.015 Item M, there is no minimum parking requirement.

Bicycle parking requirements : **1 per 4 dwelling units and/or .75 per SEDU**, per table D SMC 23.54.015 item D.2.
Required bicycle parking shall be provided in a safe, accessible, and convenient location. Bicycle parking hardware shall be installed so that it can perform to it's manufacturer's specifications and any design criteria promulgated by the Director of Transportation, allowing adequate clearance for bicycles and their riders. Directional signage shall be installed when bike parking facilities are not clearly visible from the street or sidewalk.
Bicycle parking required for small efficiency dwelling units and congregate residence sleeping rooms is required to be covered for weather protection.

23.45.536 | PARKING LOCATION, ACCESS AND SCREENING
Surface parking may be located anywhere on a lot except, between a principal structure and a street lot line, in the required front setback or side street side setback, and within 20 feet of any street lot line.
If access is taken directly from an alley, surface parking may be located anywhere within 25 feet from an alley lot line provided it is no closer than 7 feet to any street lot line
Parking may be located in a structure or under a structure, provided that no portion of a garage that is higher than 4 feet above existing or finished grade, whichever is lower, shall be closer to a street lot line than any part of the street-level, street-facing facade of the structure in which it is located
Access to parking shall be from the street if the lot does not abut an alley.
On corner lots, if street access is permitted pursuant to subsection 23.45.536.C.2, the applicant may determine the street from which access is taken, unless the Director determines that the use of the street chosen by the applicant would create a significant safety hazard.
Parking shall be screened from direct street view by: the street-facing facade of a structure, garage doors, a fence or wall, or landscaped areas, including bioretention facilities or landscaped berms.

23.54.040 | SOLID WASTE AND RECYCLABLES
A minimum required square footage of **439 SF (375 SF for 51 + 4 per additional (64 SF))** shall be provided for solid waste and recycling storage, per table A, SMC 23.54.040.
For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet.
The floor of the storage space shall be level and hard-surfaced.
If located outdoors, the storage space shall be screened from public view and designed to minimize light and glare impacts.
The storage space shall not be located between a street facing facade of the structure and the street.
Containers to be manually pulled shall be placed no more than 50 feet from a curb cut or collection location.

CONCEPTUAL DESIGN OPTIONS

CONCEPTUAL DESIGN OPTIONS OVERVIEW

OPTION A

FAR | 4.44

56 Units

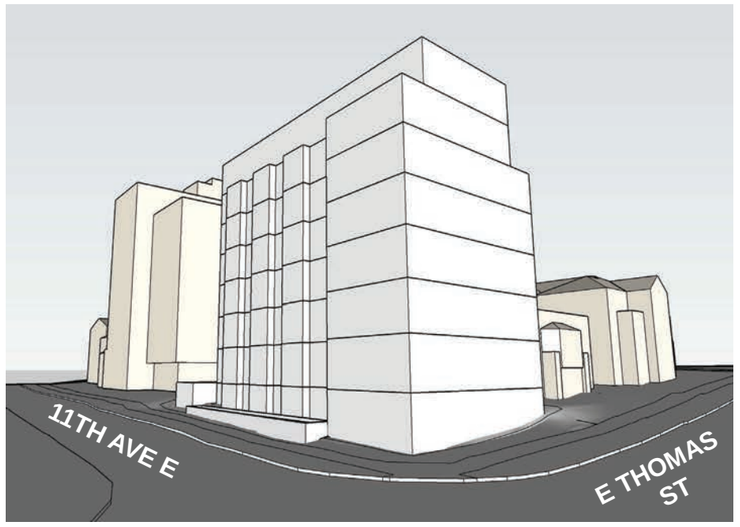
No Departures Required

PROS

- Increased density and affordable housing
- Vertical bays relate to proposed adjacent structure to north

CONS

- Tallest structure height
- Vertical bays at larger scale further emphasize height
- Less active engagement of urban corner
- No upper level setbacks at street facing facades increase perceived height, bulk, and scale
- Service uses are located at ground level along E Thomas Street



OPTION B

FAR | 4.36

45 Units

Front & Side Setback Departures Required
Upper Level Setback Departure Required

PROS

- Reduced structure height relates better to existing and proposed structures in neighborhood
- Lobby at south facade engages urban corner condition, activates both streets
- Upper level setbacks at street facing facades reduce perceived height, bulk, and scale.

CONS

- Vertical bays at larger scale emphasize height
- Entry directly onto Thomas doesn't provide opportunity for entry court
- Requires departures for upper level setback height (East facade) and front / side yard setbacks (West & South)

OPTION C | PREFERRED

FAR | 4.25

39 Units

Front & Side Setback Departures Required

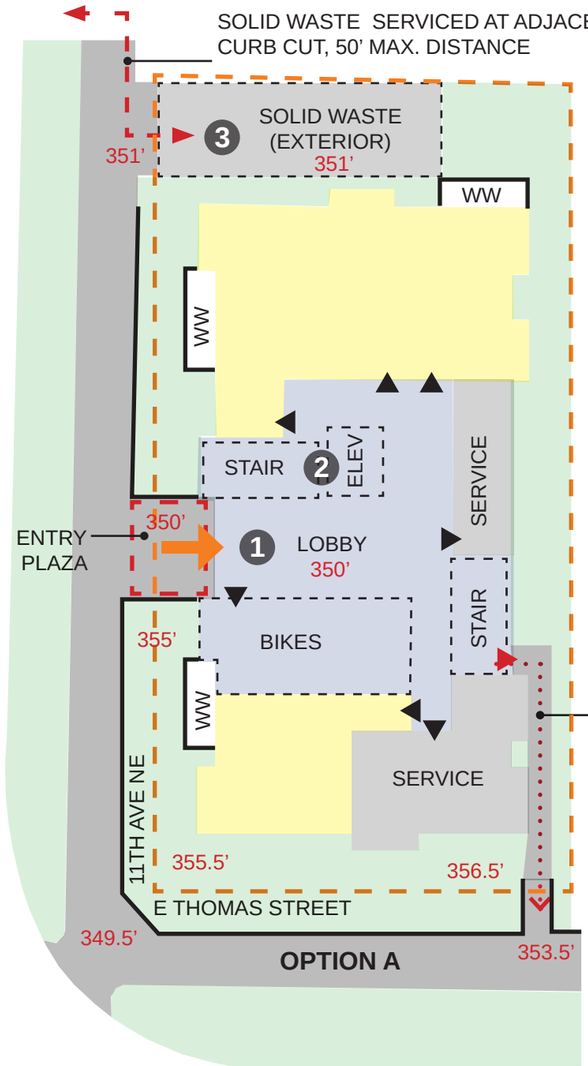
PROS

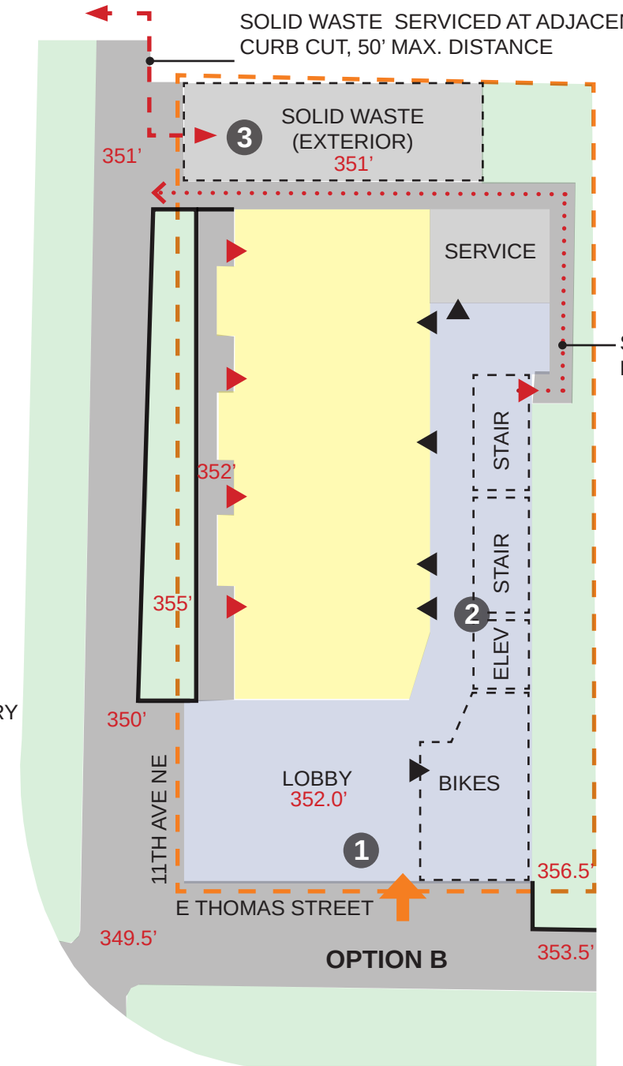
- Reduced structure height relates better to existing and pro posed structures in neighborhood
- Increased upper level setbacks at street facing facades reduced perceived height, bulk, and scale
- Building engages corner with residential uses, but allows for recessed residential entry and adjacent plaza along 11th

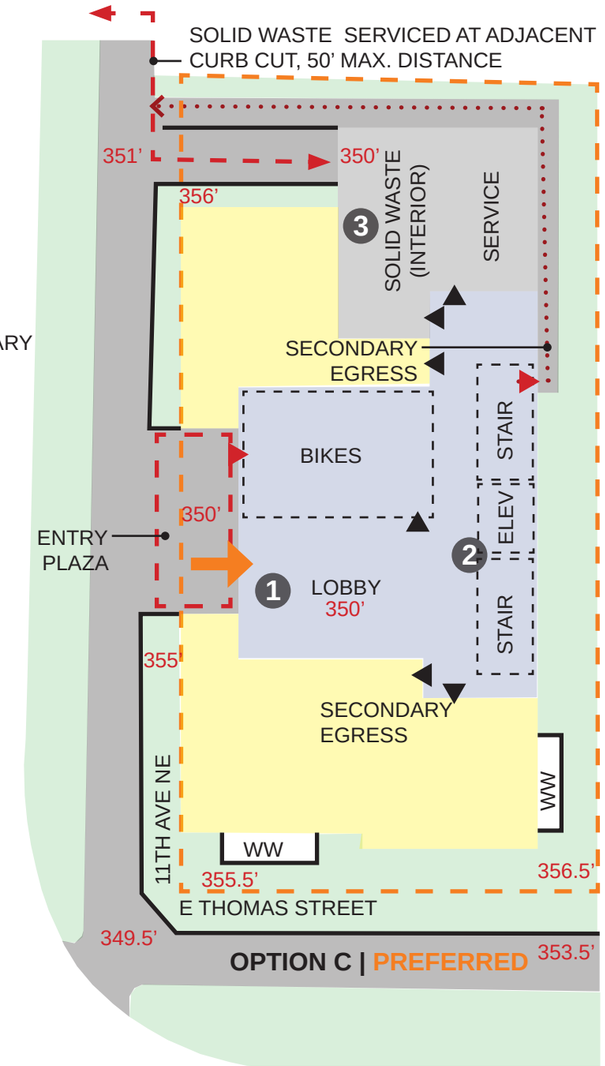
CONS

- Requires departures for front / side yard setbacks (West & South)

CONCEPTUAL DESIGN OPTIONS | GROUND FLOOR STUDY







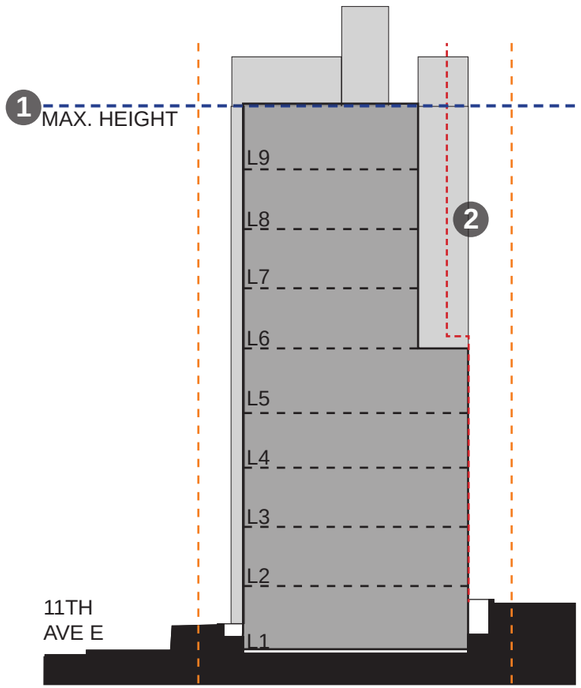
KEY

- COMMON / CIRC.
- RESIDENTIAL
- SERVICE
- MAIN ENTRY
- SECONDARY EXT. ENTRY
- INTERIOR ENTRY
- RETAINING WALL
- SOLID WASTE COLLECTION ROUTE

GROUND FLOOR ANALYSIS

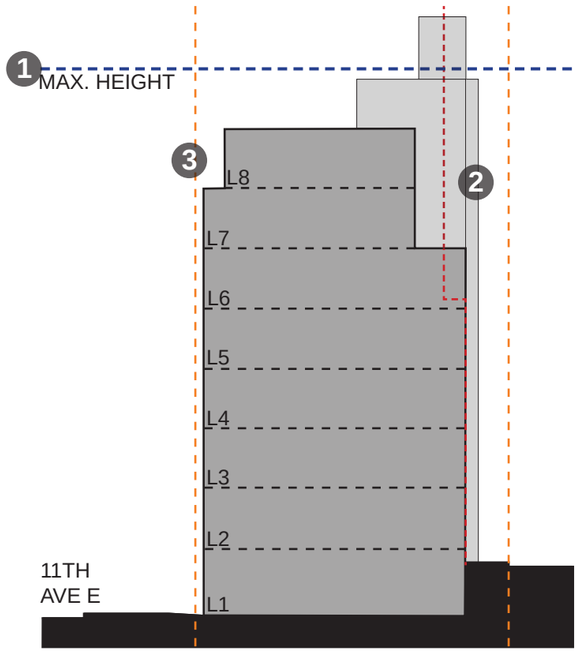
1. LOBBY / ENTRANCE | Schemes A & C locate the primary entry and bicycle parking mid-block along 11th, the more residential of the two streets. Alternatively, Scheme B locates the lobby at the SW corner where it can engage both streets. While engaging the corner can be a positive for retail and visibility, having the residential entry along 11th provides a more secluded entry for the residents and creating an opportunity for an "entry plaza". The building can still engage and activate the corner in other ways through massing, transparency, and materiality.
2. VERTICAL CIRCULATION | The building's footprint is relatively small, and due to building and accessibility code, still requires two stairs and an elevator, which take up a substantial portion of the available buildable area. Locating them along the east edge (Options B & C) allows for efficiency in the building layout and a direct connection, while also locating the additional height of stair and elevator penthouses away from the street facades to minimize the apparent height, bulk, and scale from the two high visibility facades. Option A explores an option with one stair pushed out to the west, street facing facade. The stair configuration interrupts the circulation pattern and "looms" over the street facade.
3. SOLID WASTE | On urban sites with no parking or alley, locating solid waste in a location that is efficient for and safe for pick-up but not in a visually prominent location is a challenge. In the case of this site, the only available curb ramp access for garbage pickup is shared with the adjacent property to the north. In order to avoid staging garbage in the public planting strip or street on collection days, the storage area must be located within 50' of the adjacent curb cut. In the proposed layout, locating the garbage in an exterior, screened storage area (Options A & B) in the north setback is one option. An improved option is to provide an enclosed garbage room with connection to the building interior, with collection occurring via a shallow ramp in the north setback. This option is less impactful to neighbors, as the garbage is entirely enclosed, however it does require a modest departure for the interior garbage room's encroachment into the rear setback.

CONCEPTUAL DESIGN OPTIONS | HEIGHT STUDY



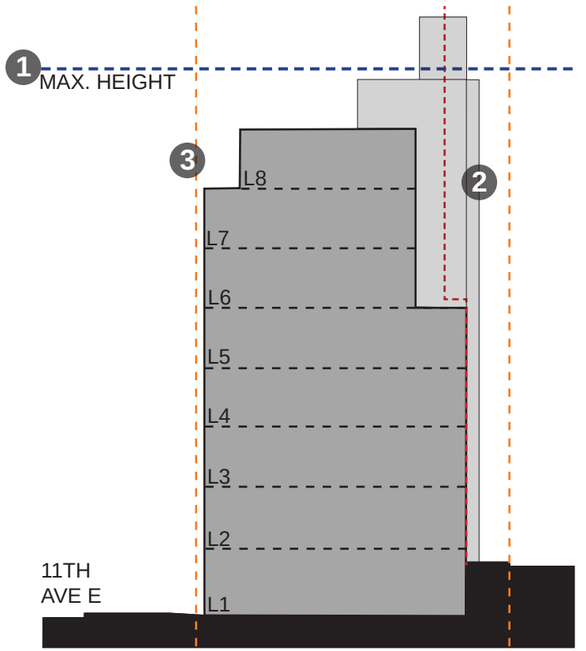
OPTION A

9 STORIES, 80 FEET



OPTION B

8 STORIES, 70 FEET



OPTION C | PREFERRED

8 STORIES, 70 FEET

HEIGHT ANALYSIS

1 MAXIMUM HEIGHT | Option A is built to the maximum permitted zoning height - 80 feet. Options B & C are not built to the maximum permitted height, proposed instead to be 70 feet tall and one less story. This reduces the scale of the overall structure to better align with the adjacent proposed building to the north, and help soften the transition as the neighborhood continues to develop.

2 UPPER LEVEL SETBACKS (EAST) | All three options provide upper level setbacks along the east facade, adjacent to the existing multi-family two-story structure. In all options they are significantly larger than required at the north and south corners where it erodes the visible mass, and offset via setback averaging with the vertical circulation elements located centrally on the facade. The larger setbacks provide opportunities for usable private amenity decks at the upper levels, and help reduce the overall height, bulk, and scale of the building along the east edge. Options B requests a modest departure to adjust the code mandated 42’ height of the setback, moving it to a height that works better with the proposed floor to floor heights and massing proportions.

3

UPPER LEVEL SETBACKS (WEST) | No additional upper level setbacks are required along the 11th Ave E and E Thomas Street facades, and none are provided in option A, however it is compliant with the 7’-0” minimum setback for the full height of the building. This creates a narrower profile for the structure when viewed from E Thomas Street, amplifying the verticality of the massing and making it appear even taller. Option B provides a voluntary upper level setback along the south portion of the structure, reducing the perceived height bulk and scale. Option C provides an even larger setback at the top story, creating usable amenity space for residents and reducing the perceived height, bulk, and scale along the street facing facades.

OPTION A |
FLOOR PLANS

FAR | 4.45
STORIES | 9
UNITS | 56
REQUIRED DEPARTURES |
NONE - CODE COMPLIANT

Option A represents the maximum building potential, with 9 stories and 56 units. All setbacks are code compliant, and no departures are required.
The building entrance is located centrally along 11th Ave E, with bike parking adjacent. Grade would be lowered to provide access to the adjacent sidewalk, and remain elevated to the north and south. Units are primarily oriented west, towards 11th ave E, with the vertical circulation stacked along the east facade. Private amenity occurs at east facing level 6 decks. Common amenity space is located on the roof, with the deck being located near the center of the roof. Vertical bays run the full height of the structure, adding visual interest to all four facades. A screened solid waste area in the north setback, where collection can occur via a shared utility ramp with the adjacent property, in lieu of requiring staging in the public planting strip or street.

KEY

- COMMON / CIRC.
- RESIDENTIAL
- SERVICE
- AMENITY
- MAIN ENTRY

N

0’ 16’ 32’

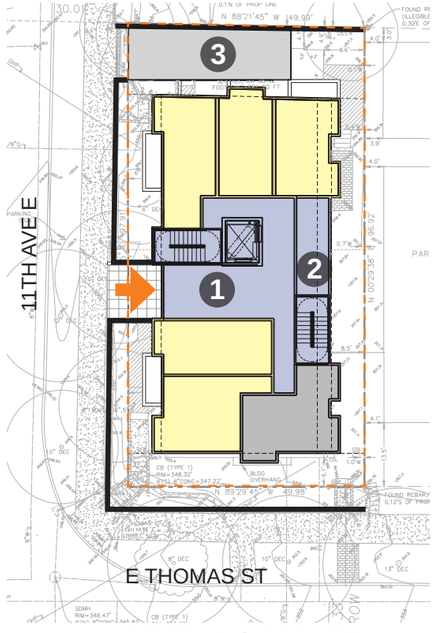
1. LOBBY
2. BIKE PARKING
3. SOLID WASTE (SCREENED)
4. PRIVATE AMENITY
5. ROOF DECK

PROS

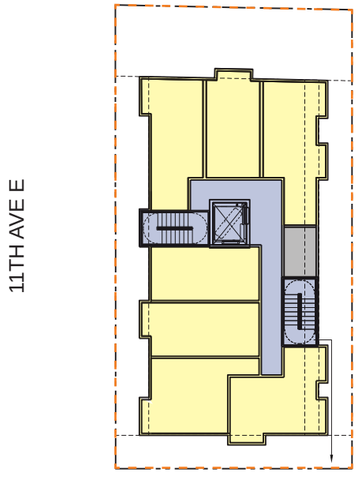
- Increased density and affordable housing
- Vertical bays relate to proposed adjacent structure to north

CONS

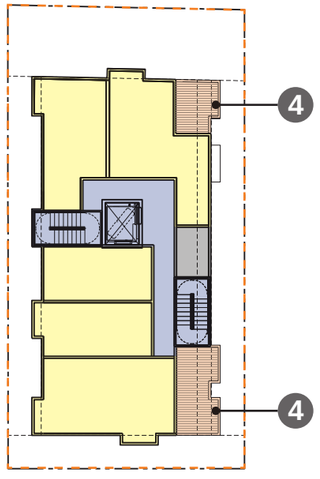
- Tallest structure height
- Vertical bays at larger scale further emphasize height
- Less active engagement of urban corner
- No upper level setbacks at street facing facades increase perceived height, bulk, and scale
- Service uses are located at ground level along E Thomas Street



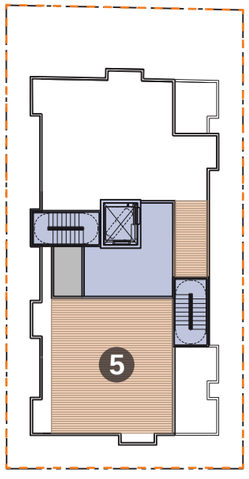
LEVEL 1 | 5 UNITS



LEVEL 2-5 | 6 UNITS

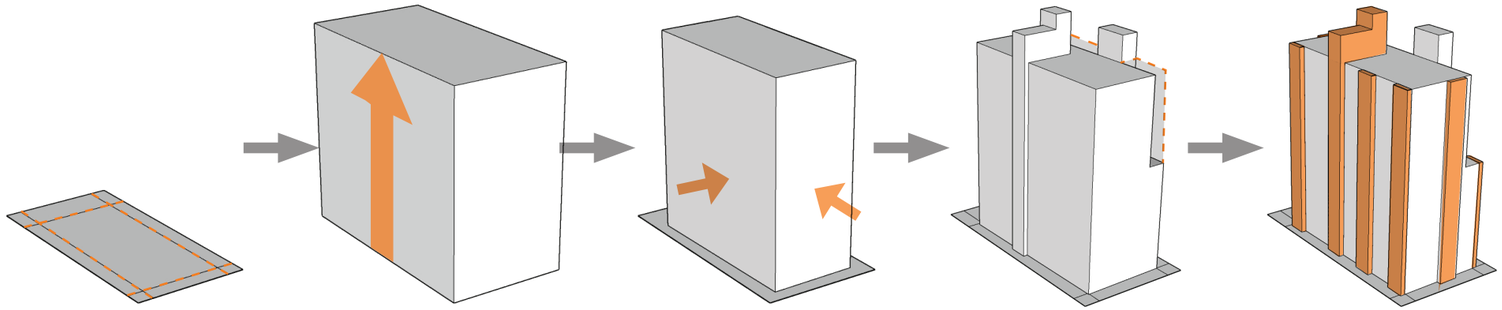


LEVEL 6-9 | 5 UNITS



ROOF

OPTION A | MASSING



SITE

APPROX. 50 x 100
5,000 SF ON CORNER

HEIGHT

80 FEET - MAX HEIGHT

SETBACK

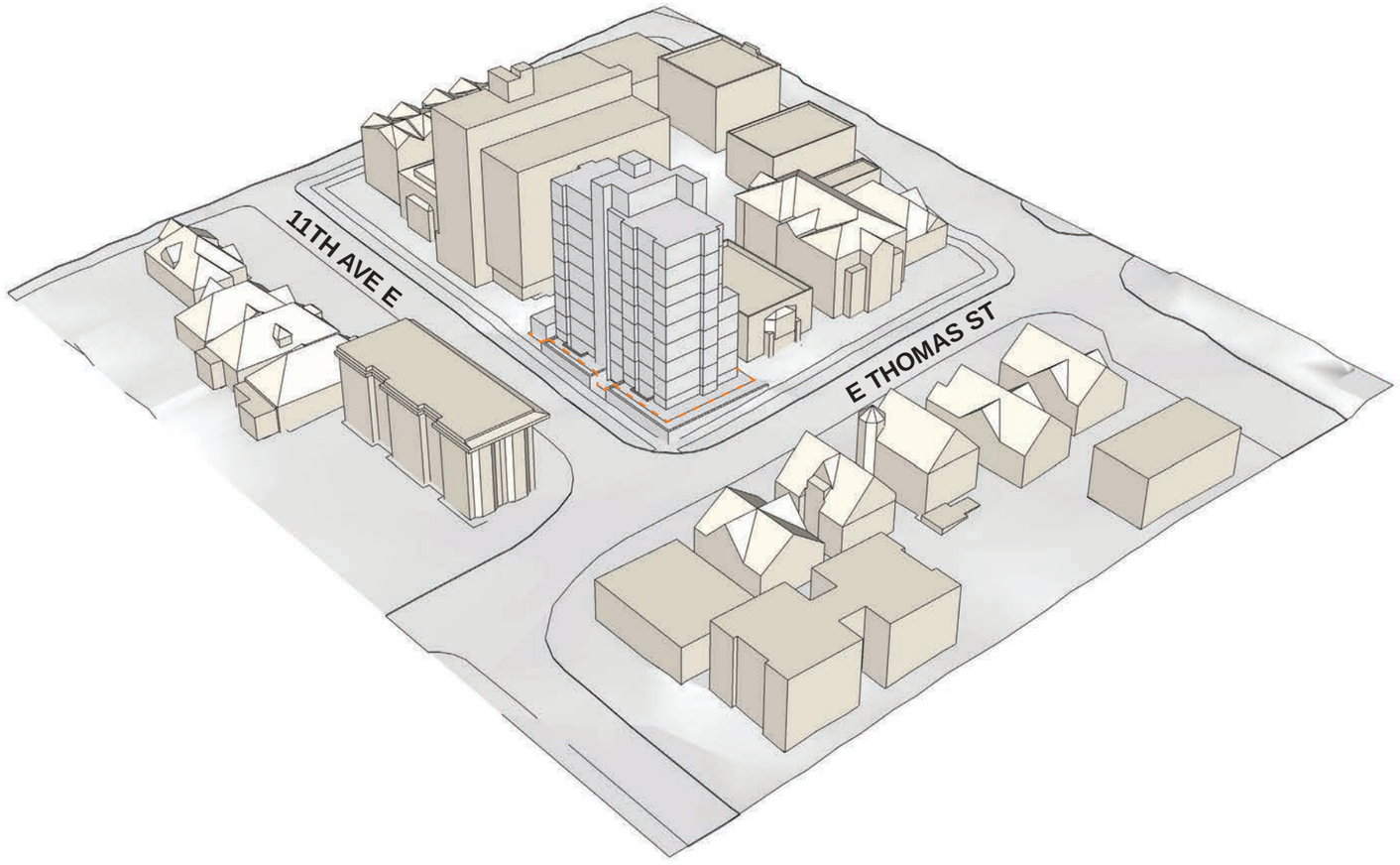
CODE COMPLIANT, REAR SETBACK TO NORTH, SIDE SETBACKS ALONG STREETS AND EAST

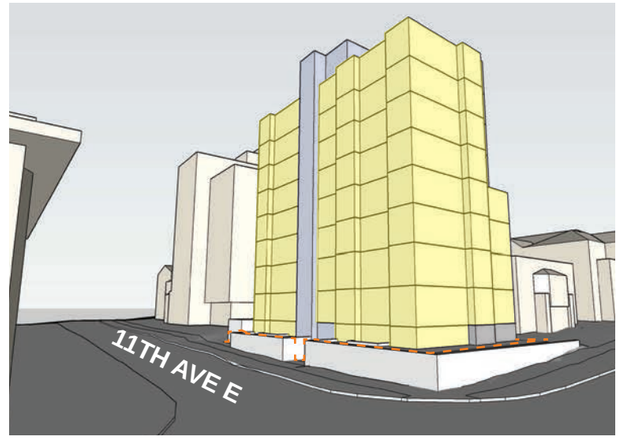
SCULPT

UPPER LEVEL SETBACKS AT EAST FACADE REDUCE THE PROPOSED HEIGHT, BULK, AND SCALE AT BOTH EAST & STREET FACADES

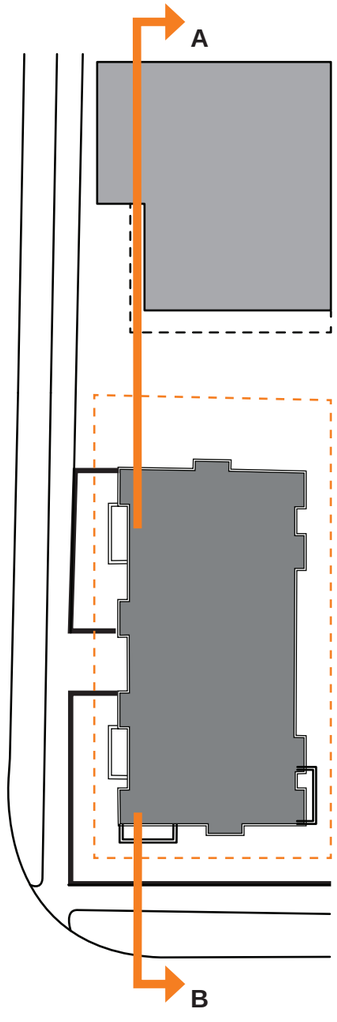
MODULATE

ORGANIZED, VERTICAL BAYS CORRESPOND WITH UNIT DEMISING WALLS



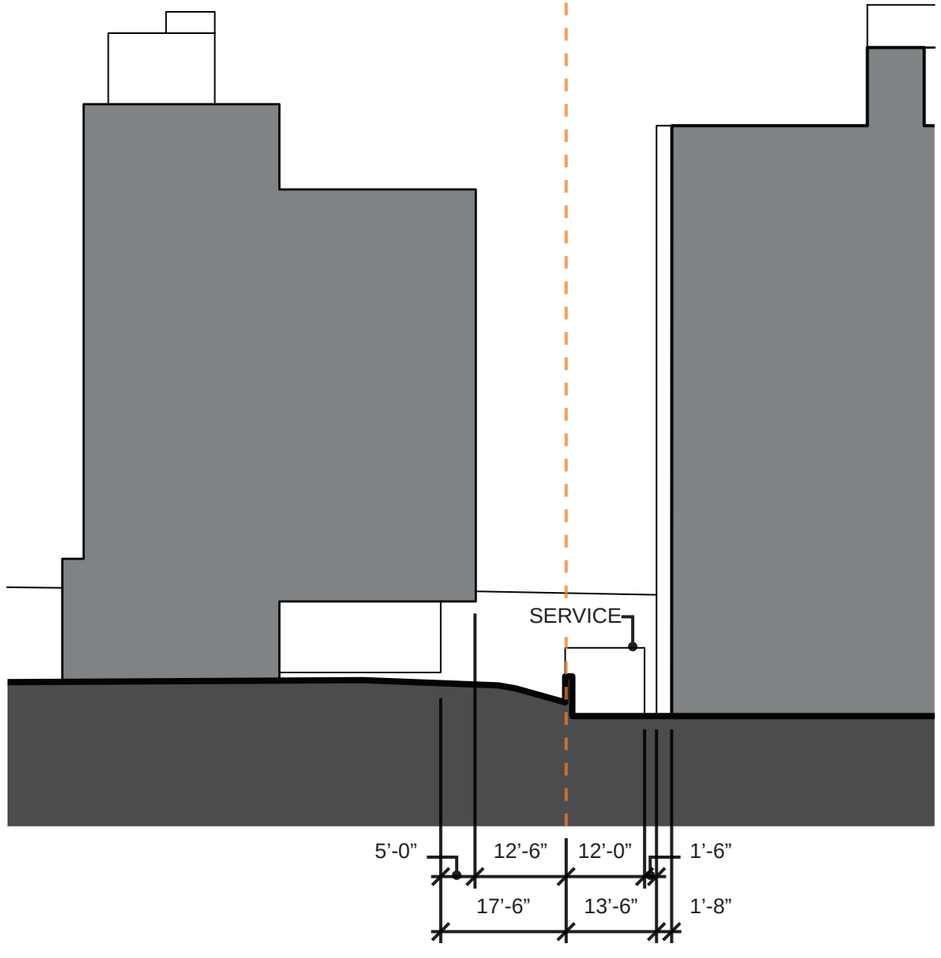


OPTION A |
ADJACENCY STUDIES



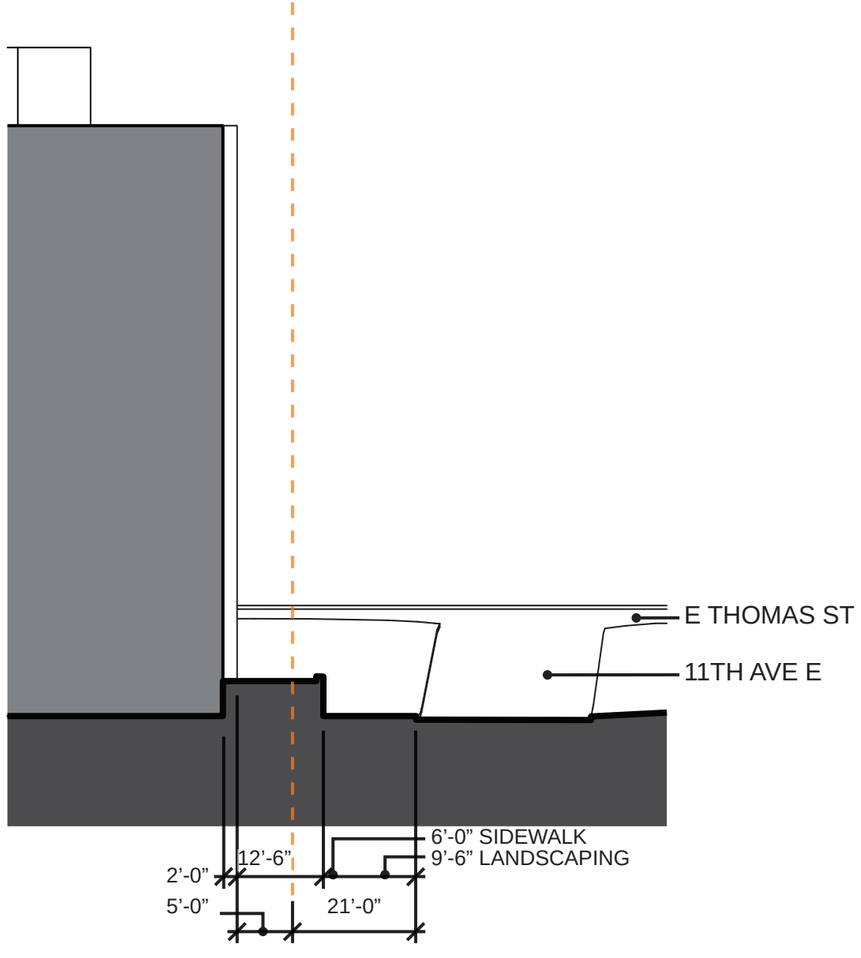
OPTION A SITE PLAN

0’ 16’ 32’



SECTION A | EAST - WEST

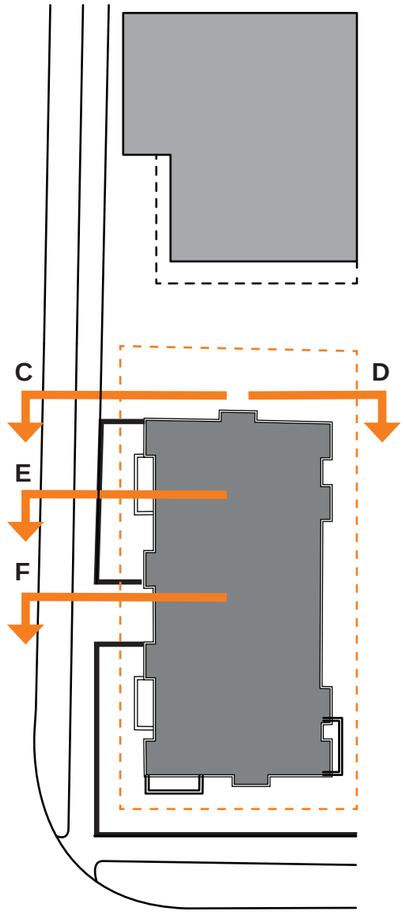
0’ 10’ 20’



SECTION B | EAST - WEST

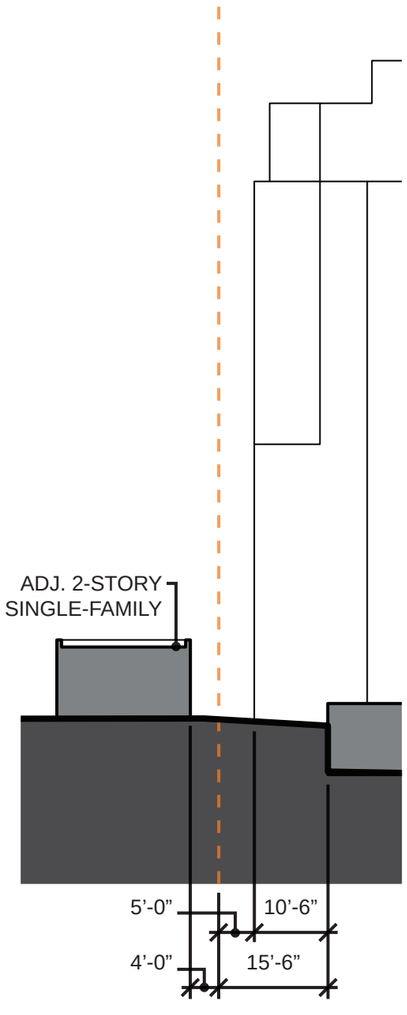
0’ 10’ 20’

OPTION A |
ADJACENCY STUDIES



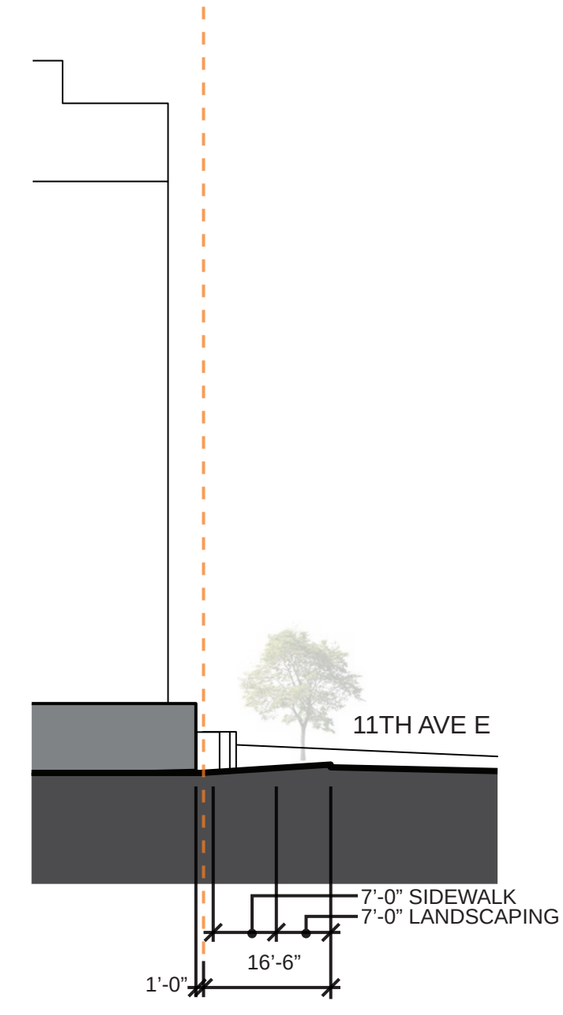
OPTION A SITE PLAN

0’ 16’ 32’



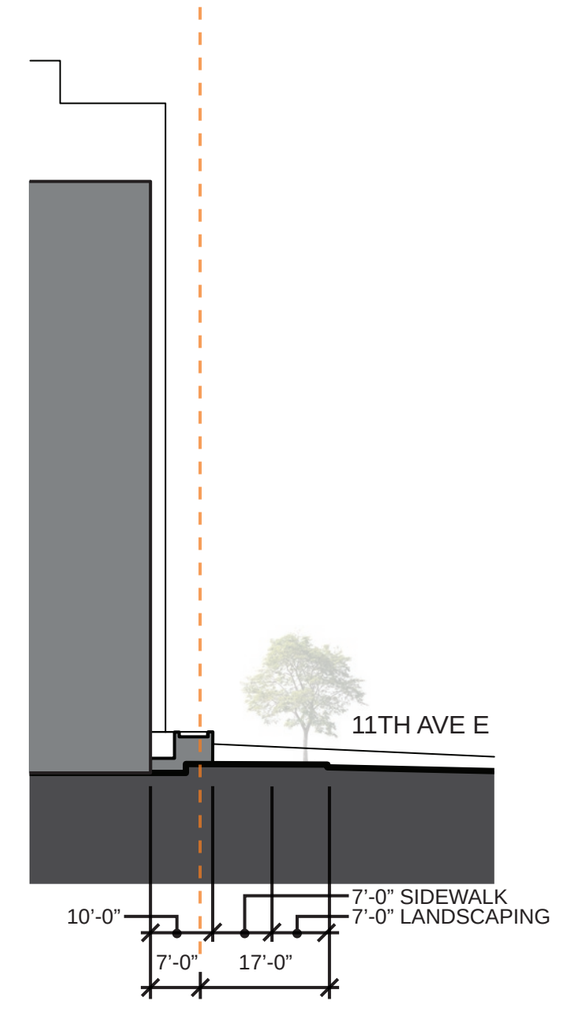
SECTION C | EAST - WEST

0’ 10’ 20’



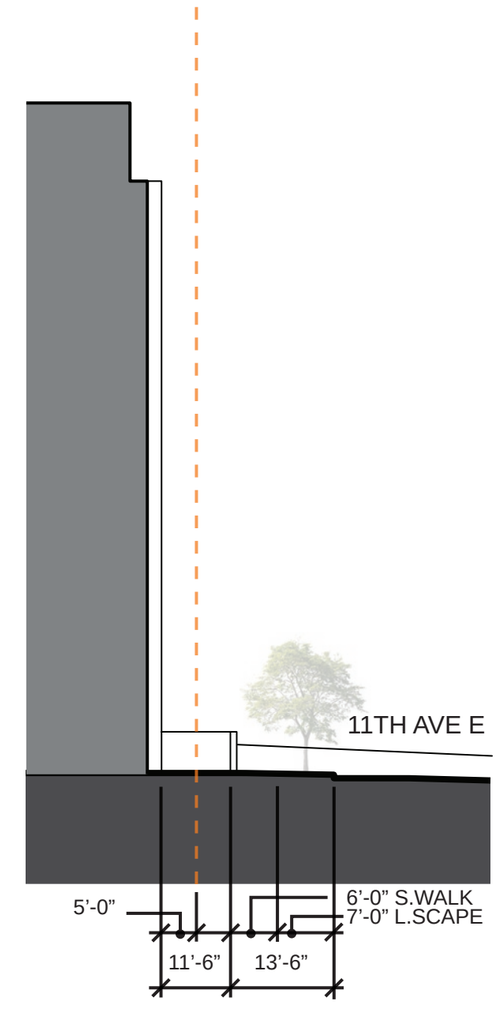
SECTION D | EAST - WEST

0’ 10’ 20’



SECTION E | EAST - WEST

0’ 10’ 20’



SECTION F | EAST - WEST

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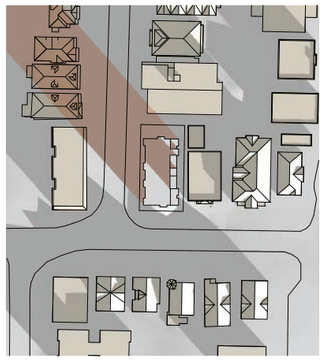
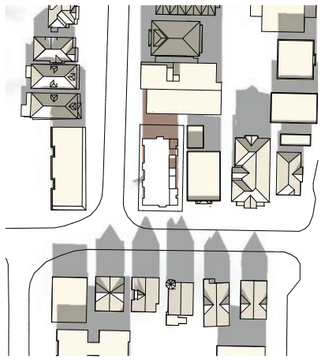
OPTION A | SHADOW ANALYSIS

PROPOSED SHADOW STRUCTURE

WINTER SOLSTICE



OPTION A | WINTER SOLSTICE
9AM

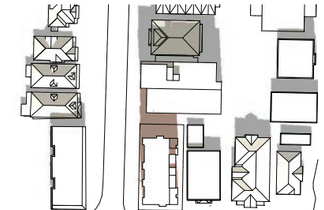


OPTION A | WINTER SOLSTICE
12PM

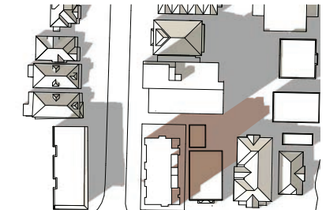
OPTION A | WINTER SOLSTICE
3PM

SPRING EQUINOX
FALL/

OPTION A | FALL/SPRING EQUINOX
9AM

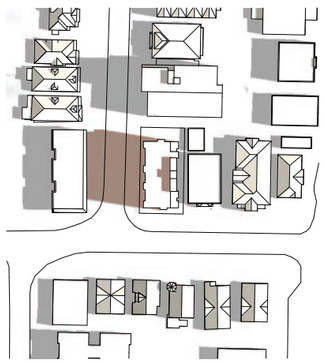


OPTION A | FALL/SPRING EQUINOX
12PM

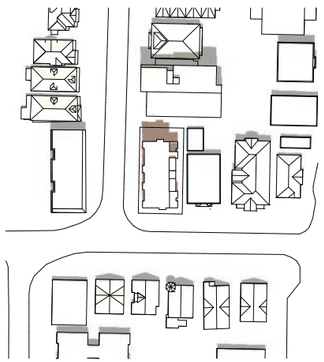


OPTION A | FALL/SPRING EQUINOX
3PM

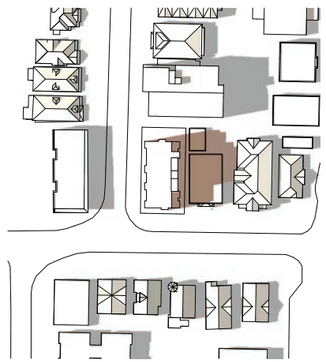
SUMMER SOLSTICE



OPTION A | SUMMER SOLSTICE
9AM



OPTION A | SUMMER SOLSTICE
12PM



OPTION A | SUMMER SOLSTICE
3PM

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OPTION B |
FLOOR PLANS

FAR | 4.36
STORIES | 8
UNITS | 45
REQUIRED DEPARTURES |

Option B is 8 stories, containing 45 units. The plans and massing scheme focus on the corner site, with the entry and lobby located along the south property line, adjacent to E Thomas Street. Setback departures are requested in this corner area to allow the structure to meet the sidewalk and create an urban, eyes on the street condition along E Thomas, and a more residential expression along 11th. Grade is lowered along the south edge to provide direct access and visual reciprocity between the lobby and sidewalk. Units are oriented towards the west and south, with the vertical circulation stacked along the east facade. Private amenity occurs at ground level patios, east facing L7 decks, and west facing L8 decks. Common amenity space is located on the roof, with the deck, similar to the lobby, oriented on the southern portion of the site. The massing is collected at the corner, with vertical bays dissolving the massing on the east and west facades to reduce the project's perceived height, bulk, and scale. A screened solid waste area in the north setback, where collection can occur via a shared utility ramp with the adjacent property, in lieu of requiring staging in the public planting strip or street.

KEY

N

0’ 16’ 32’

- COMMON / CIRC.
- RESIDENTIAL
- SERVICE
- AMENITY
- MAIN ENTRY

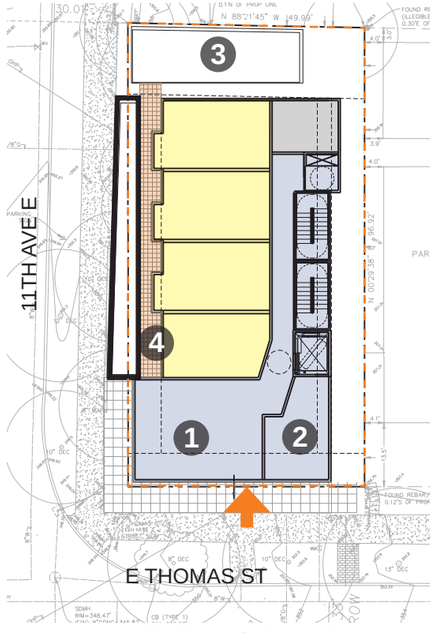
1. LOBBY
2. BIKE PARKING
3. SOLID WASTE (SCREENED)
4. PRIVATE AMENITY
5. ROOF DECK

PROS

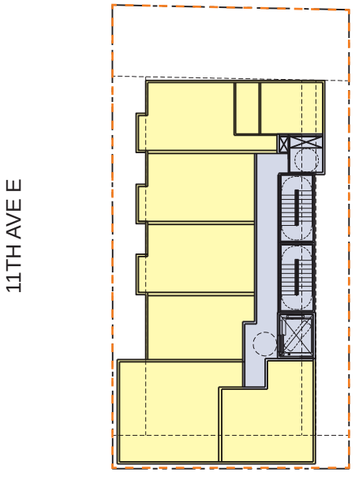
- \+ Reduced structure height relates better to existing and proposed structures in neighborhood
- \+ Lobby at south facade engages urban corner condition, activates both streets
- \+ Upper level setbacks at street facing facades reduce perceived height, bulk, and scale.

CONS

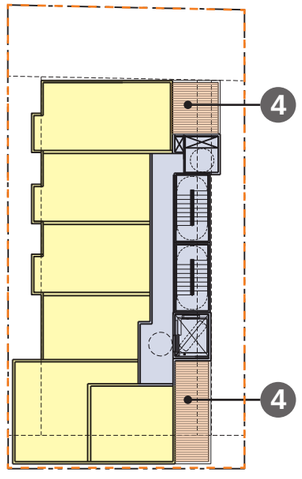
- \- Vertical bays at larger scale emphasize height
- \- Entry directly onto Thomas doesn't provide opportunity for entry court
- \- Requires departures for upper level setback height (East facade) and front / side yard setbacks (West & South)



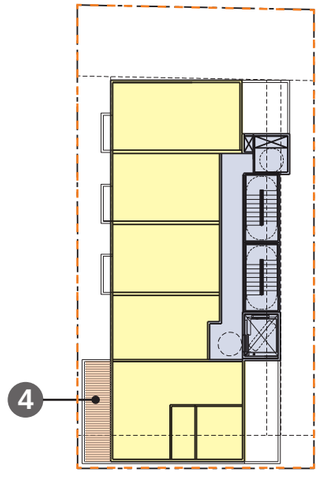
LEVEL 1 | 5 UNITS



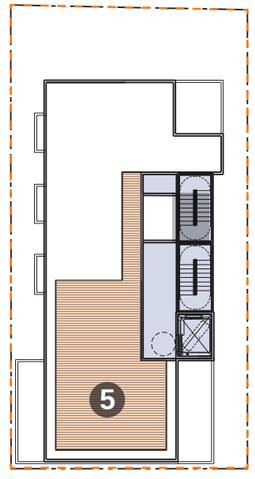
LEVEL 2-5 | 6 UNITS



LEVEL 6-7 | 5 UNITS

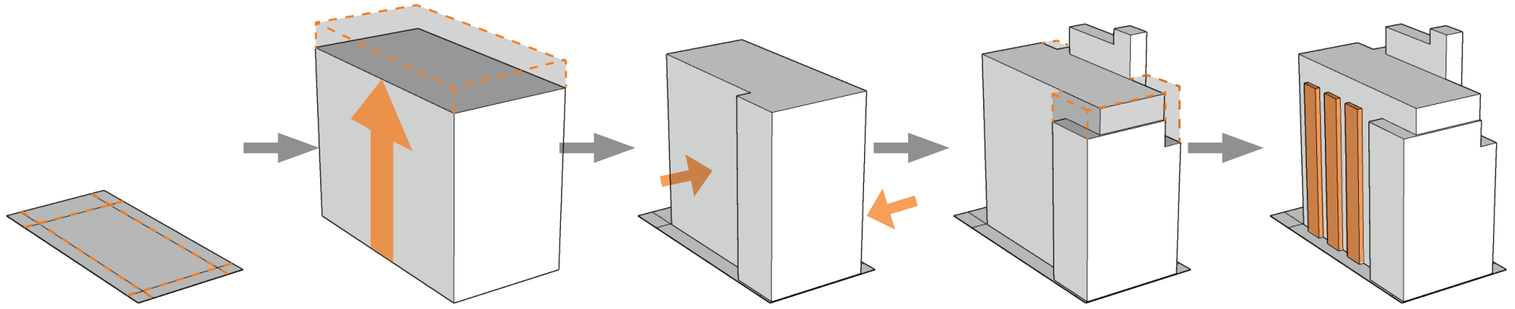


LEVEL 8 | 5 UNITS



ROOF

OPTION B | MASSING



SITE

APPROX. 50 x 100
5,000 SF ON CORNER

HEIGHT

70 FEET
REDUCED HEIGHT

SETBACK

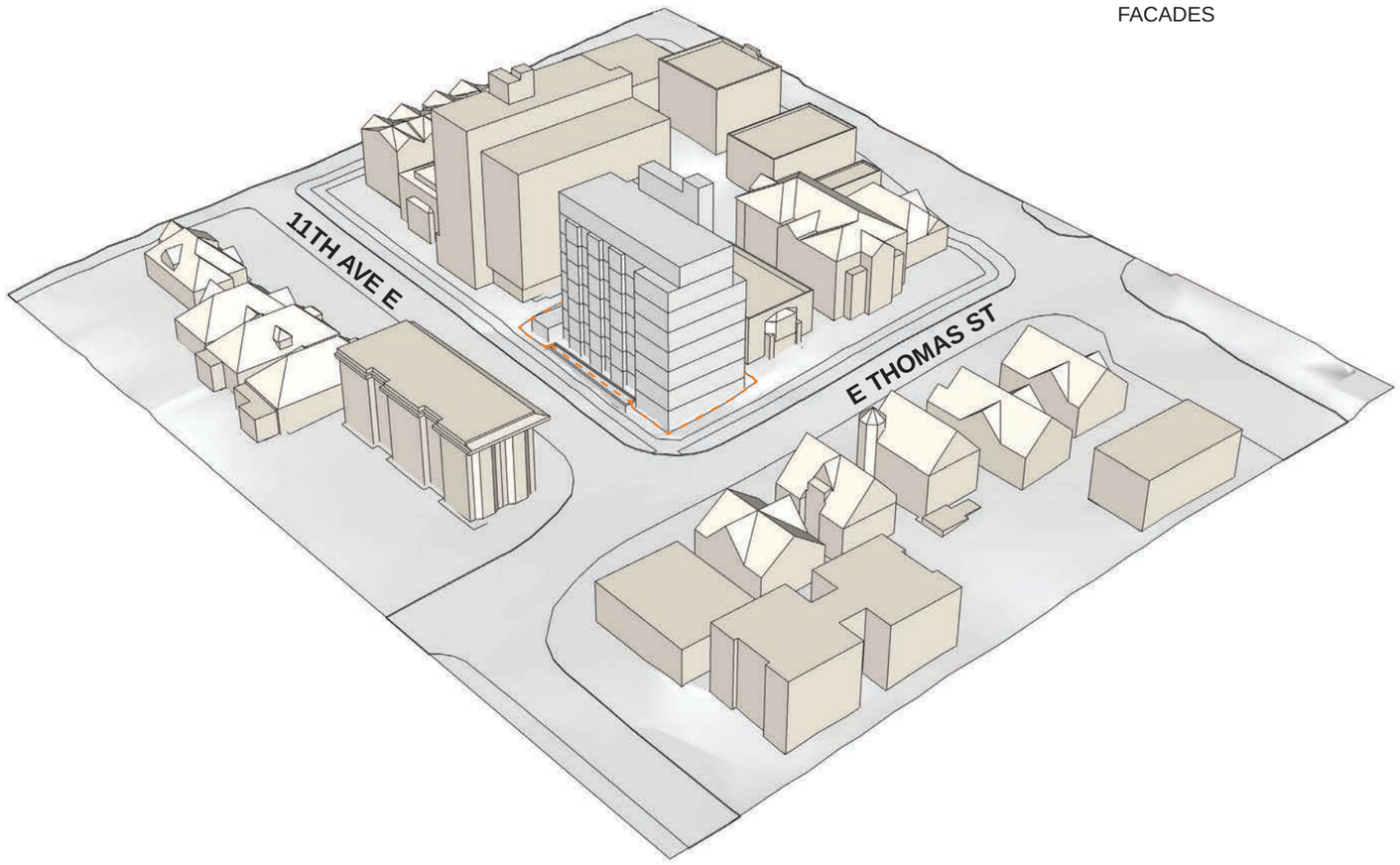
SETBACKS AT REAR, EAST, AND ALONG WEST. MASSING ENGAGES SIDEWALK AT CORNER

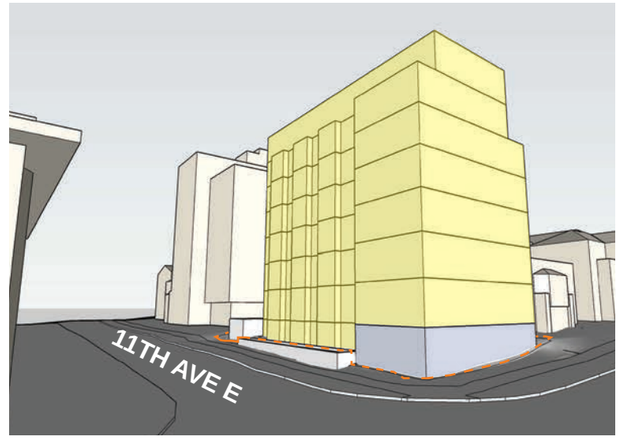
SCULPT

UPPER LEVEL SETBACKS CREATE AMENITY AND REDUCE THE PROPOSED HEIGHT, BULK, AND SCALE AT BOTH EAST & STREET FACADES

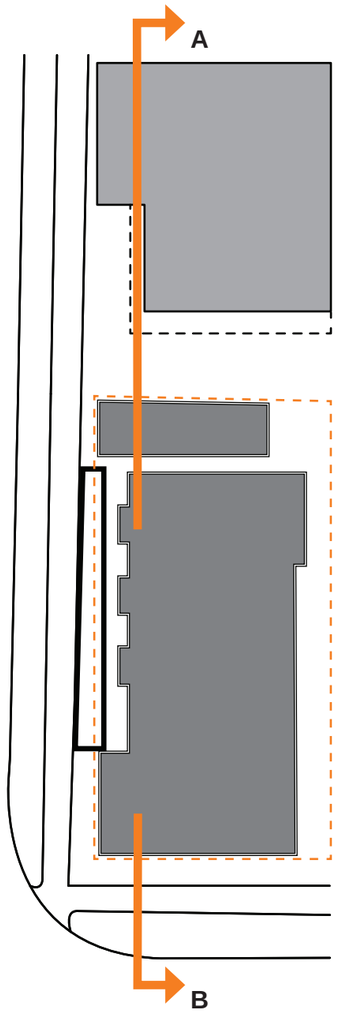
MODULATE

VERTICAL BAYS ON WEST FACADE TRANSITION TO VERTICALLY ORIENTED PROPOSED STRUCTURE TO NORTH



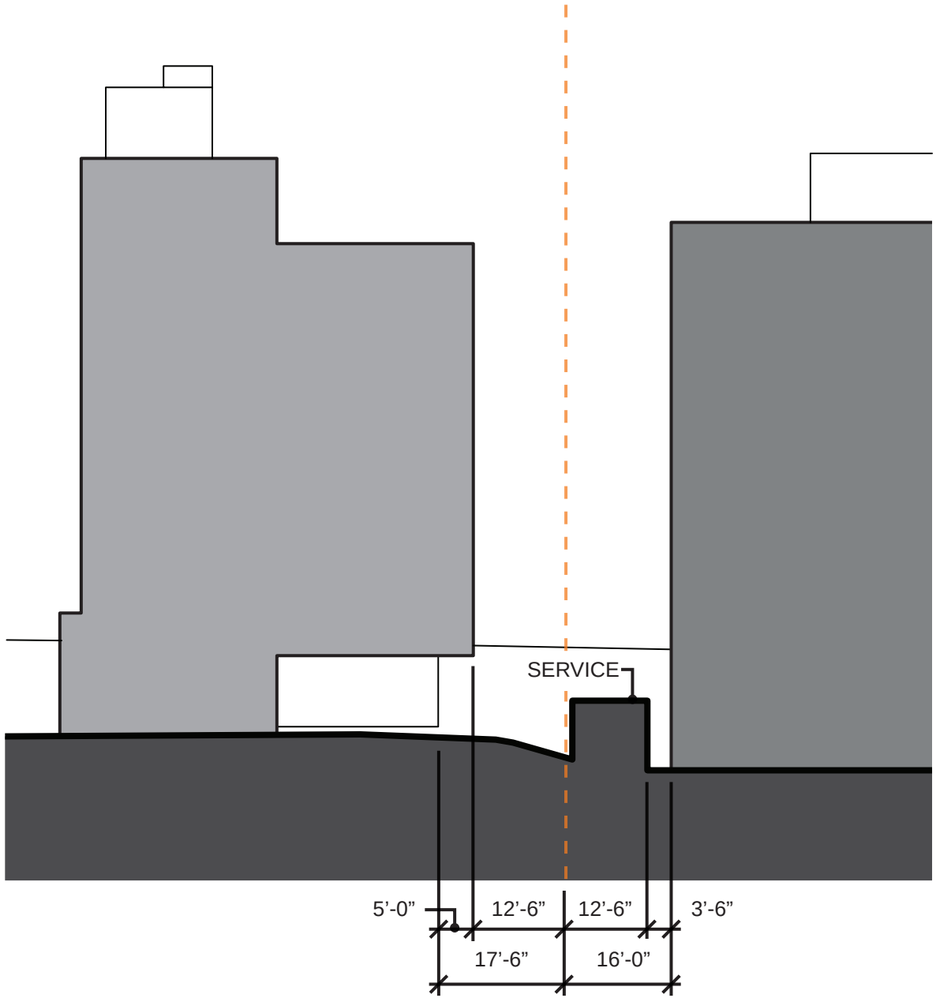


OPTION B |
ADJACENCY STUDIES



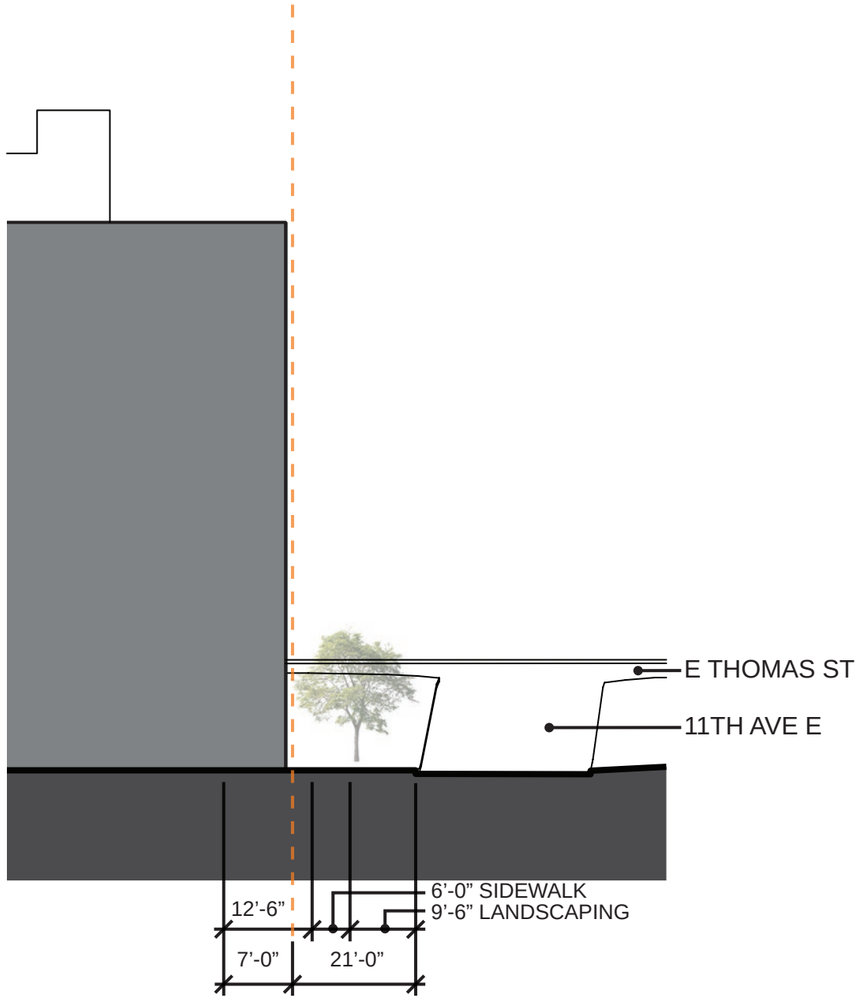
OPTION B SITE PLAN

0’ 16’ 32’



SECTION A | EAST - WEST

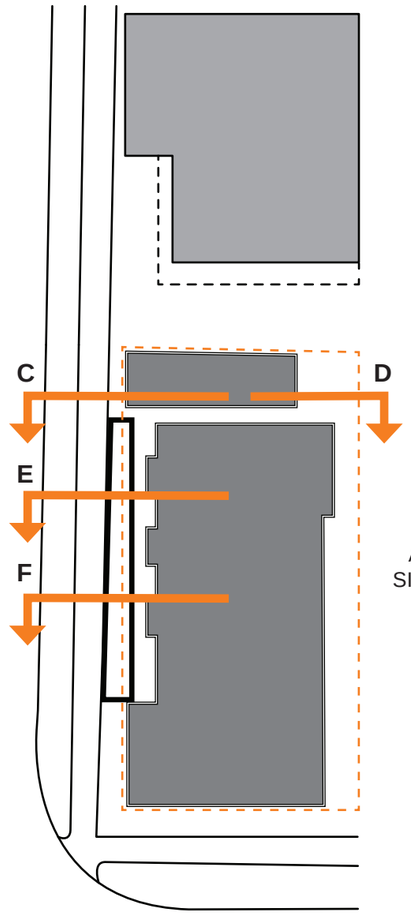
0’ 10’ 20’



SECTION B | EAST - WEST

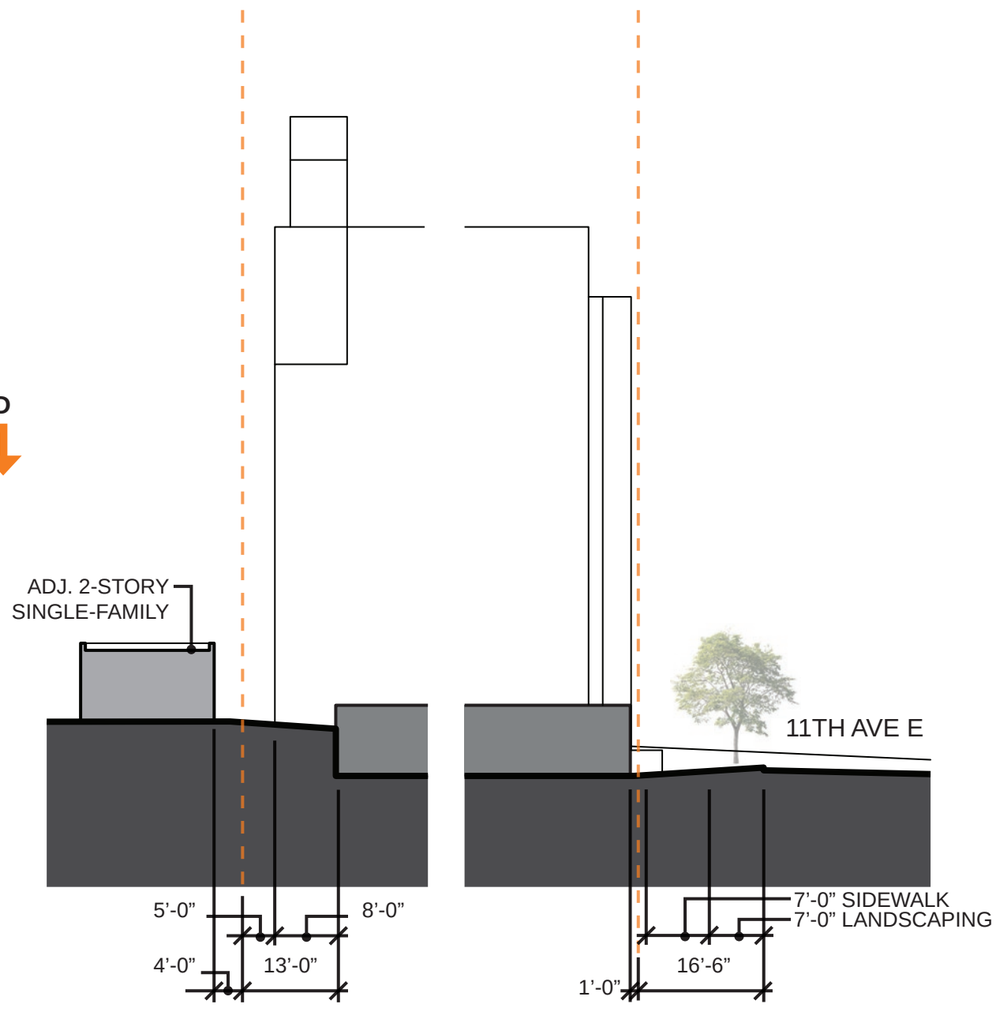
0’ 10’ 20’

OPTION B |
ADJACENCY STUDIES



OPTION B SITE PLAN

0’ 16’ 32’

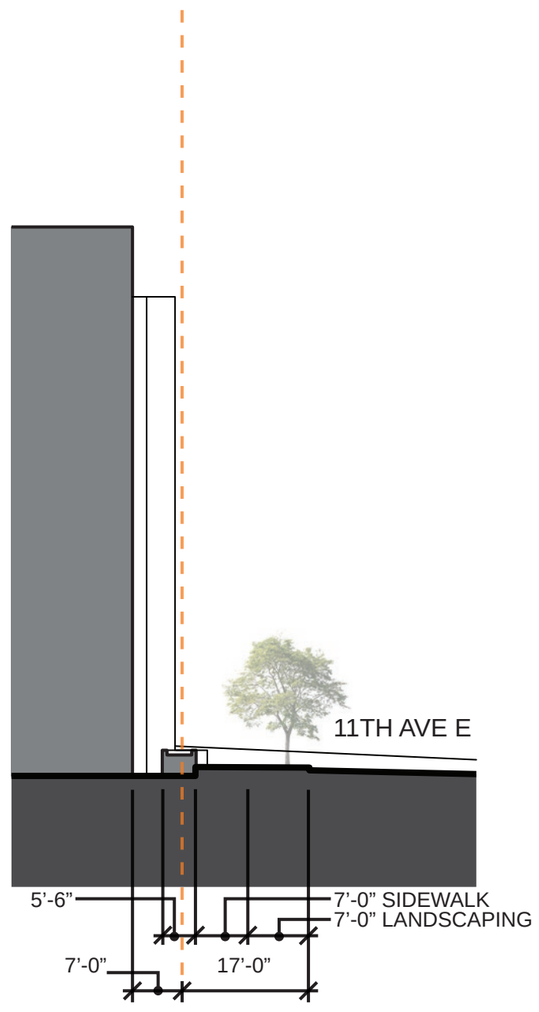


SECTION C | EAST - WEST

0’ 10’ 20’

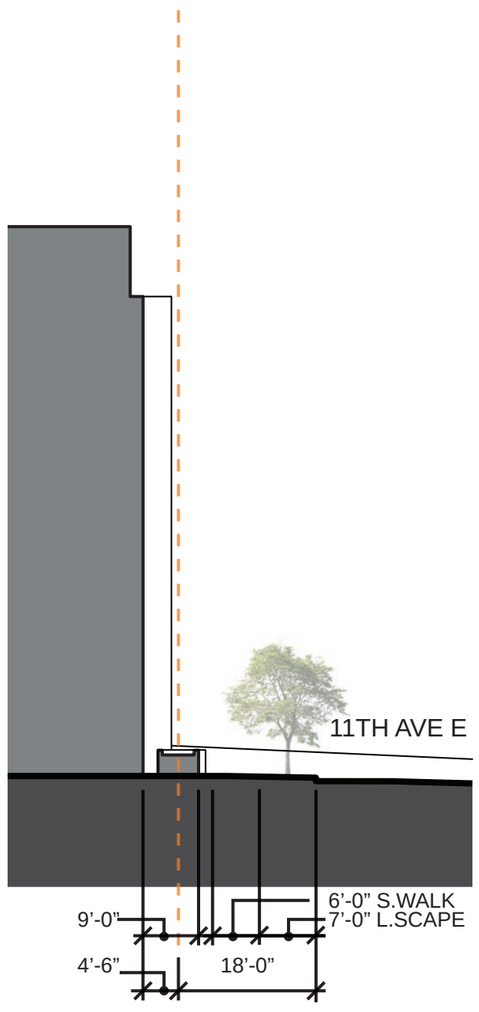
SECTION D | EAST - WEST

0’ 10’ 20’



SECTION E | EAST - WEST

0’ 10’ 20’



SECTION F | EAST - WEST

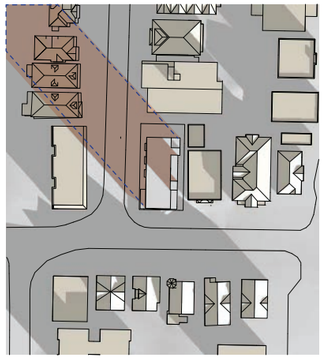
0’ 10’ 20’

OPTION B | SHADOW ANALYSIS

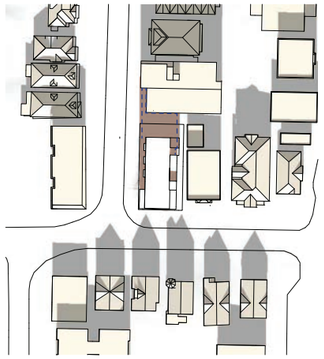
PROPOSED SHADOW STRUCTURE

OPTION A SHADOW

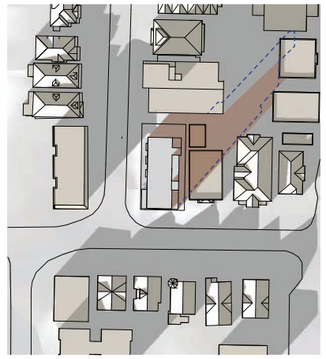
WINTER SOLSTICE



OPTION B | WINTER SOLSTICE
9AM

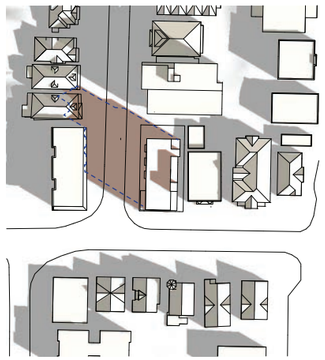


OPTION B | WINTER SOLSTICE
12PM

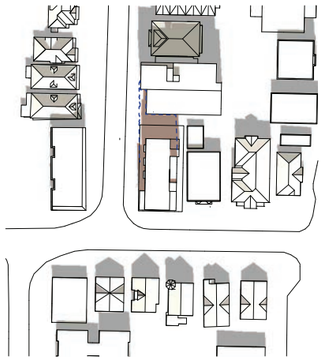


OPTION B | WINTER SOLSTICE
3PM

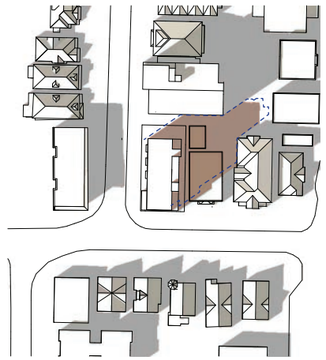
FALL/SPRING EQUINOX



OPTION B | FALL/SPRING EQUINOX
9AM

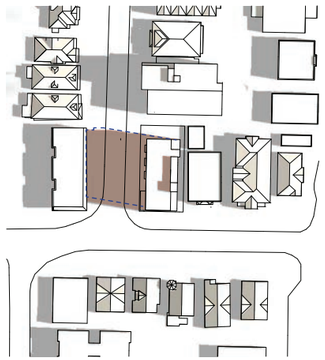


OPTION B | FALL/SPRING EQUINOX
12PM

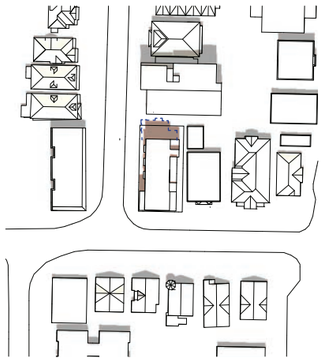


OPTION B | FALL/SPRING EQUINOX
3PM

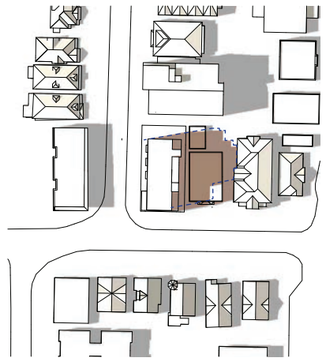
SUMMER SOLSTICE



OPTION B | SUMMER SOLSTICE
9AM



OPTION B | SUMMER SOLSTICE
12PM



OPTION B | SUMMER SOLSTICE
3PM

OPTION A | SHADOW EXTENTS

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OPTION C | PREFERRED
FLOOR PLANS

FAR | 4.28
STORIES | 8
UNITS | 39
REQUIRED DEPARTURES |

Option C, the preferred option, is 8 stories, containing 39 units. The plan incorporates the desirable elements of both Option A (the centrally located lobby location) and Option B (height, upper level setbacks, and focus on the corner) to create a massing composition that is coherent and integrated with the adjacent existing and proposed context. The massing extends to the property line along the west facade, with the grade lowered at a generous recessed entry plaza that fronts the residential lobby and bicycle parking. Units are oriented towards the west and south, with the vertical circulation stacked along the east facade. Private amenity is locate at east facing L6 decks and west facing L8 decks. Common amenity space is located on the roof, with the deck centrally located on the roof. The massing terraces along the west and east facades to reduce the perceived height, bulk, and scale with modest modulation collecting the volumes to form a cohesive composition. A screened solid waste area in the north setback, where collection can occur via a shared utility ramp with the adjacent property, in lieu of requiring staging in the public planting strip or street.

KEY

N

0’ 16’ 32’

- COMMON / CIRC.
- RESIDENTIAL
- SERVICE
- AMENITY
- MAIN ENTRY

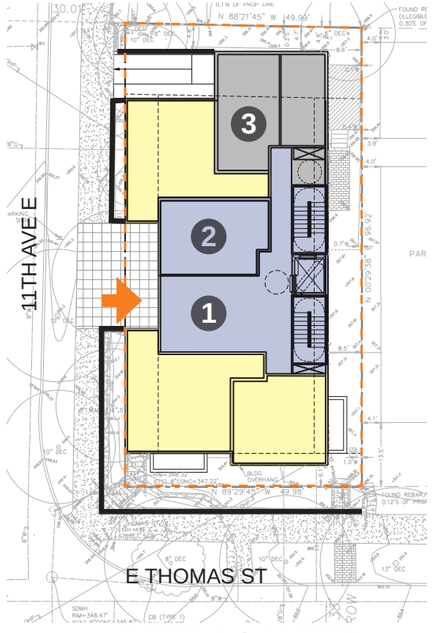
1. LOBBY
2. BIKE PARKING
3. SOLID WASTE (SCREENED)
4. PRIVATE AMENITY
5. ROOF DECK

PROS

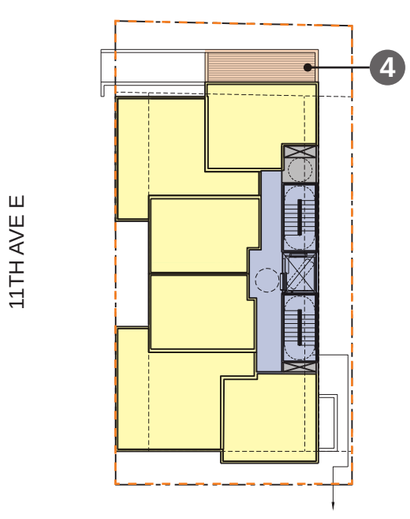
- Reduced structure height relates better to existing and pro posed structures in neighborhood
- Increased upper level setbacks at street facing facades reduced perceived height, bulk, and scale
- Building engages corner with residential uses, but allows for recessed residential entry and adjacent plaza along 11th

CONS

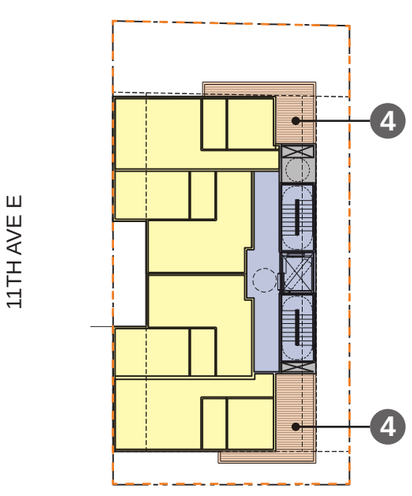
- Requires departures for front / side yard setbacks (West & South)



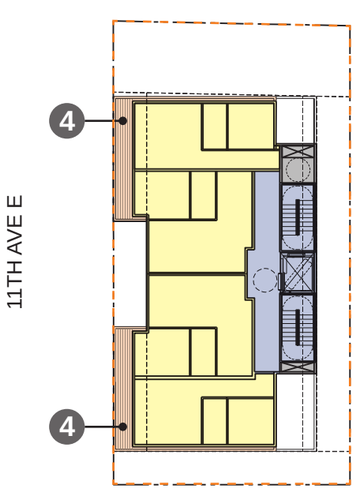
LEVEL 1 | 5 UNITS



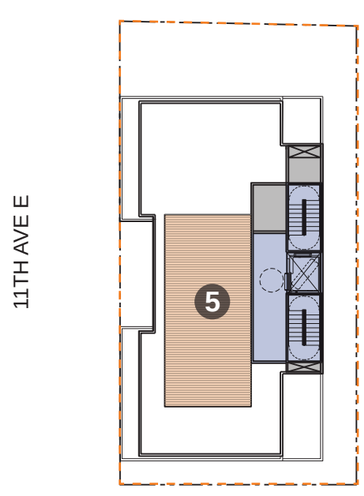
LEVEL 2-5 | 6 UNITS



LEVEL 6-7 | 5 UNITS

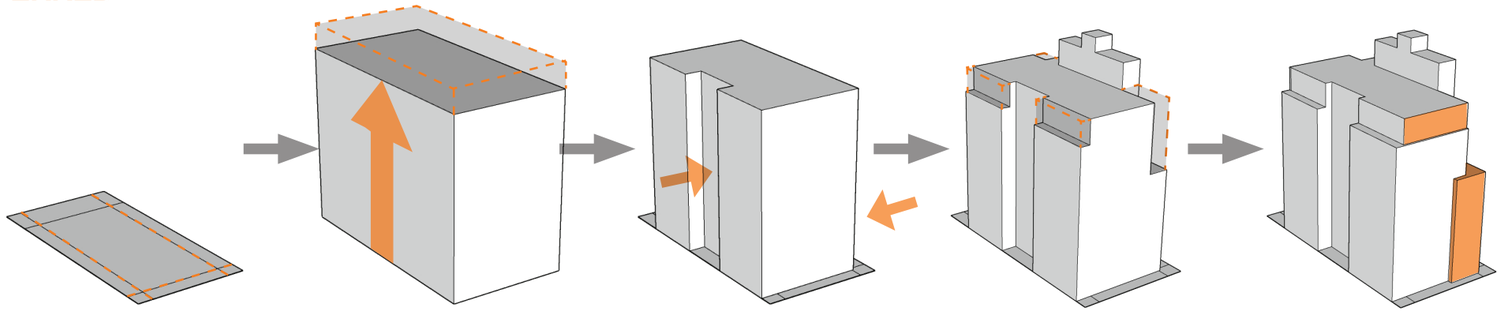


LEVEL 8



ROOF

OPTION C | PREFERRED
MASSING



SITE

APPROX. 50 x 100
5,000 SF ON CORNER

HEIGHT

70 FEET
REDUCED HEIGHT

SETBACK

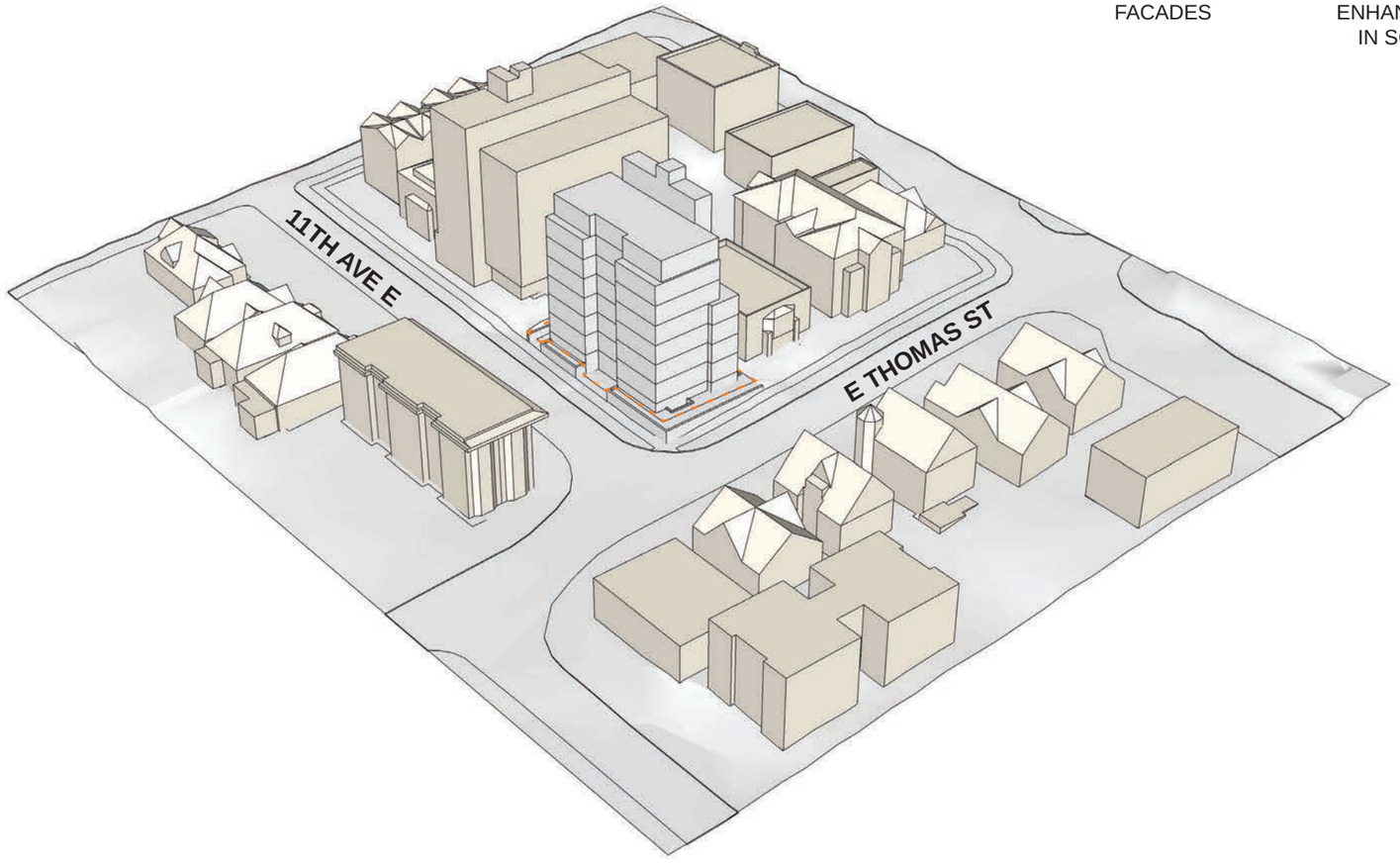
SETBACKS AT REAR, EAST, AND ALONG E THOMAS ST, CENTRAL SETBACK ALONG 11TH TO ESTABLISH ENTRY PLAZA

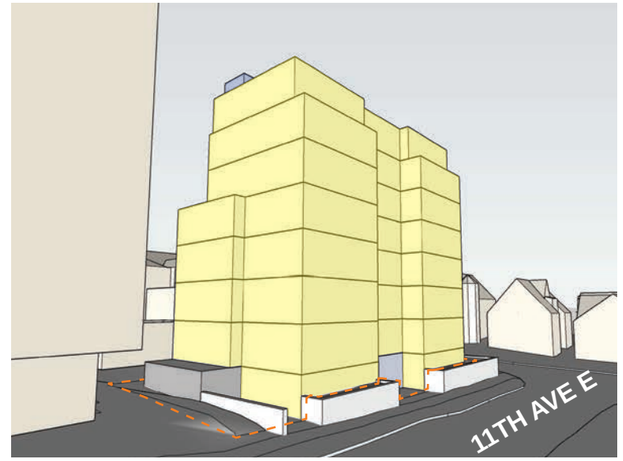
SCULPT

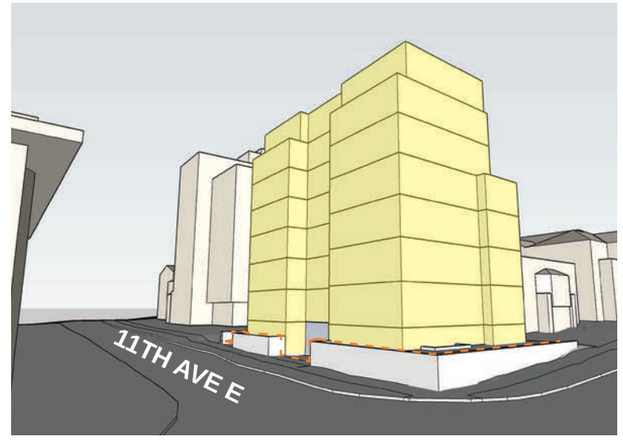
UPPER LEVEL SETBACKS CREATE AMENITY AND REDUCE THE PROPOSED HEIGHT, BULK, AND SCALE AT BOTH EAST & STREET FACADES

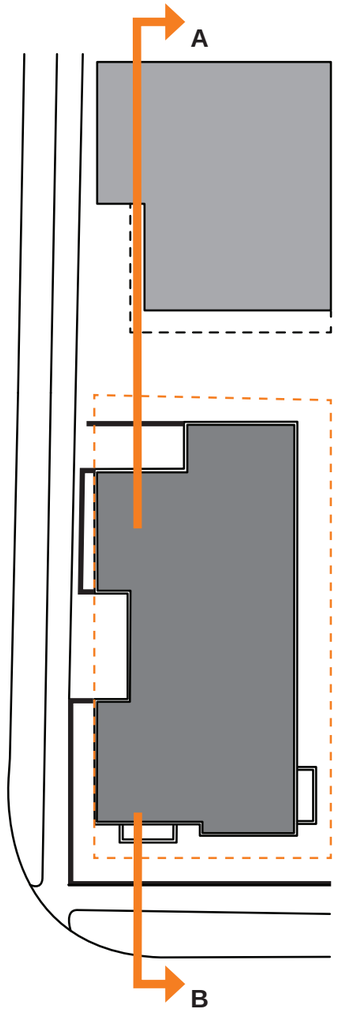
MODULATE

THE PROPOSED SETBACKS DEFINE THE MASS, SUBTLE SHIFTS SIMPLIFY THE COMPOSITION AND ENHANCE THE REDUCTION IN SCALE TO THE EAST



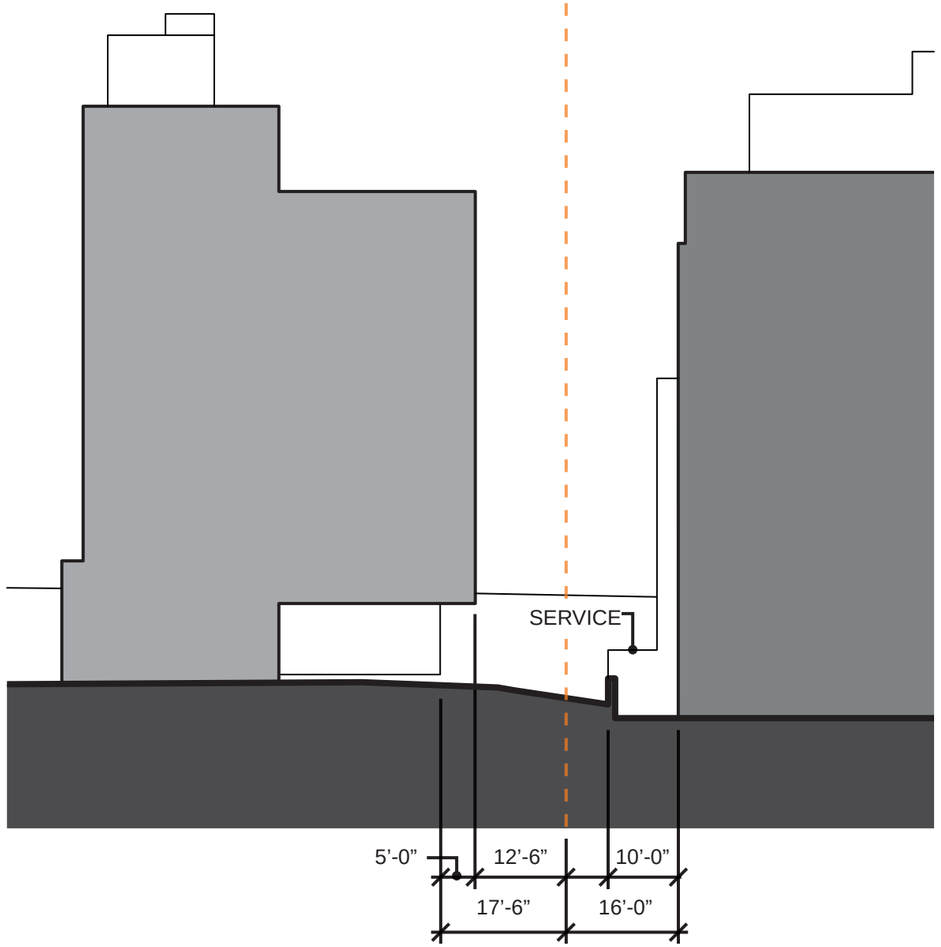






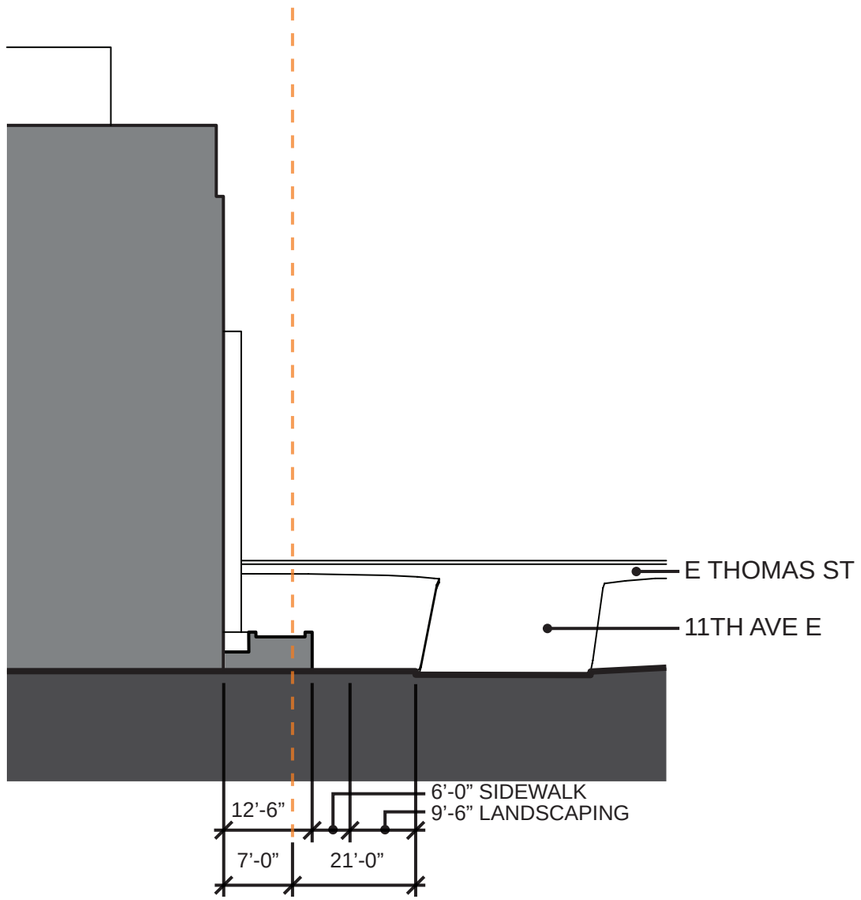
OPTION C SITE PLAN

0’ 16’ 32’



SECTION A | EAST - WEST

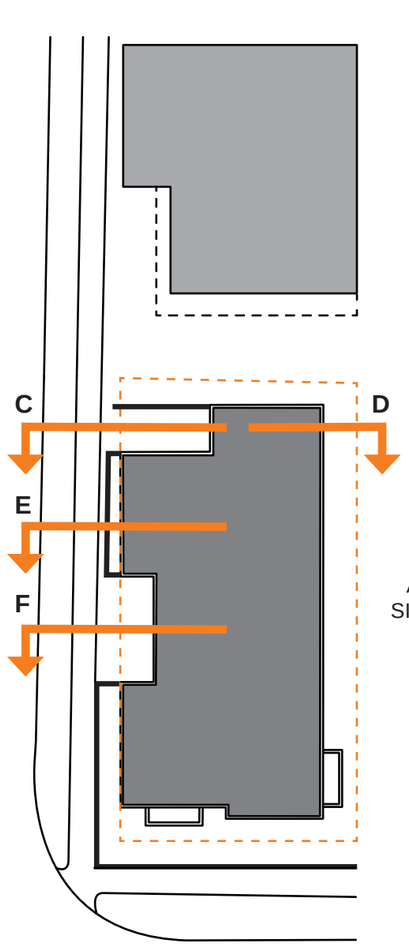
0’ 10’ 20’



SECTION B | EAST - WEST

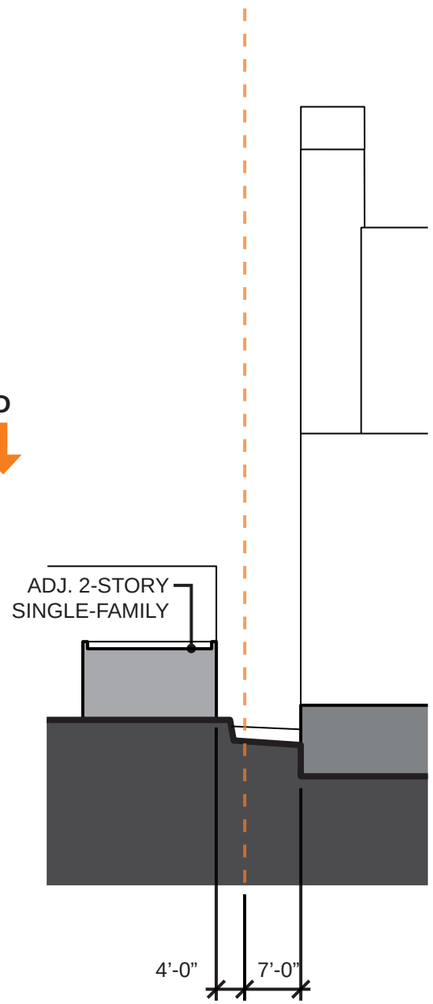
0’ 10’ 20’

OPTION C | PREFERRED
ADJACENCY STUDIES



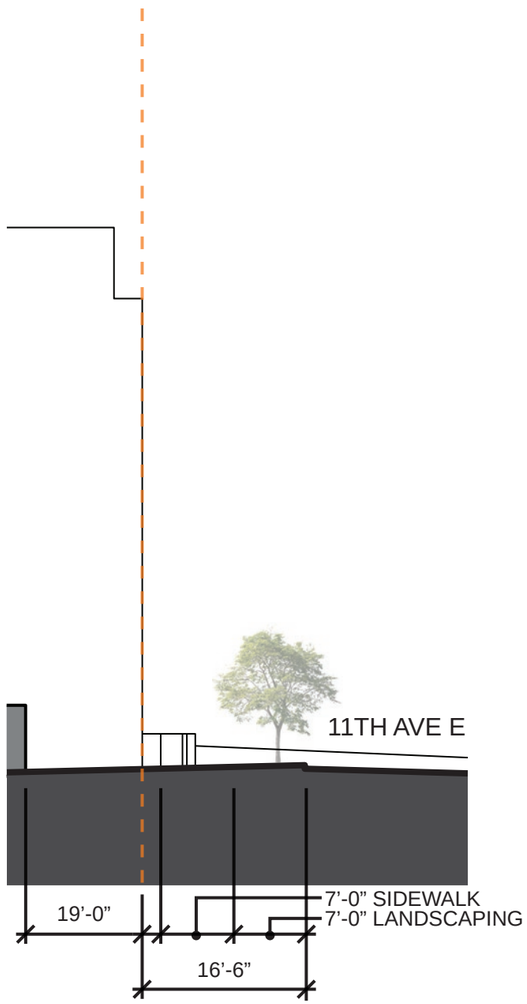
OPTION C SITE PLAN

0’ 16’ 32’



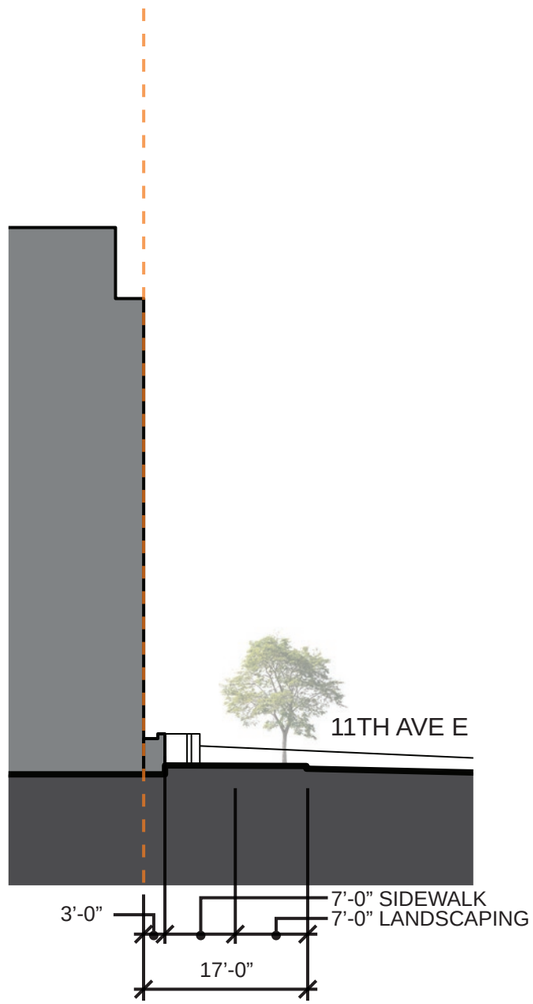
SECTION C | EAST - WEST

0’ 10’ 20’



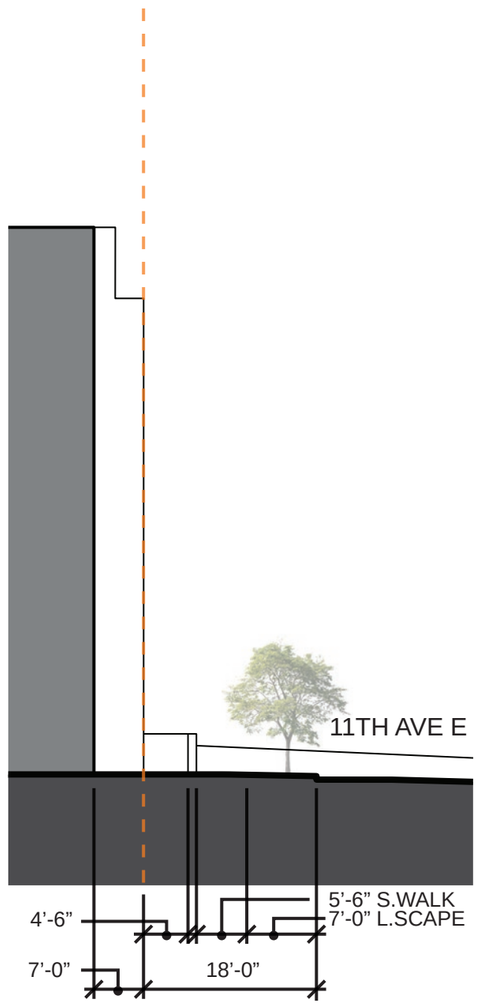
SECTION D | EAST - WEST

0’ 10’ 20’



SECTION E | EAST - WEST

0’ 10’ 20’



SECTION F | EAST - WEST

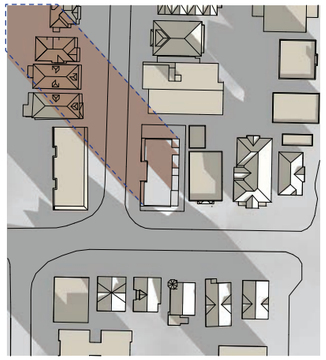
0’ 10’ 20’

OPTION C | PREFERRED SHADOW ANALYSIS

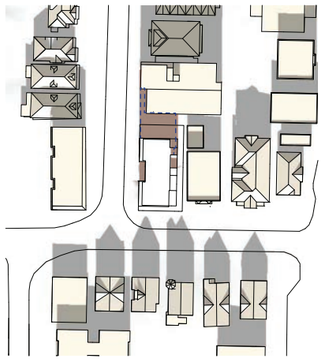
PROPOSED SHADOW STRUCTURE

OPTION A SHADOW

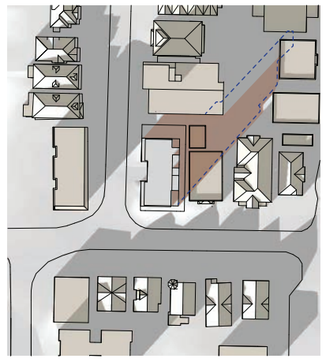
WINTER SOLSTICE



OPTION C | WINTER SOLSTICE 9AM

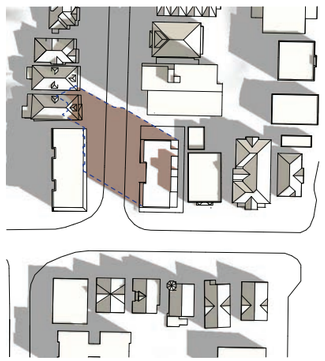


OPTION C | WINTER SOLSTICE 12PM

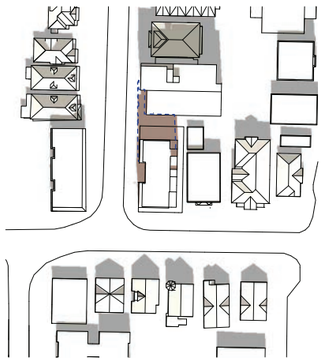


OPTION C | WINTER SOLSTICE 3PM

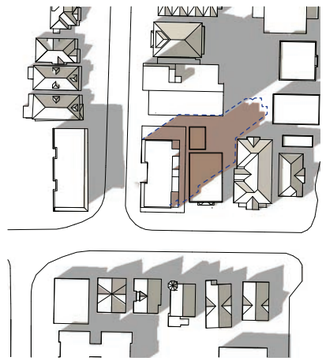
FALL/SPRING EQUINOX



OPTION C | FALL/SPRING EQUINOX 9AM

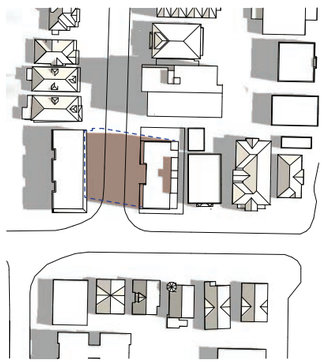


OPTION C | FALL/SPRING EQUINOX 12PM

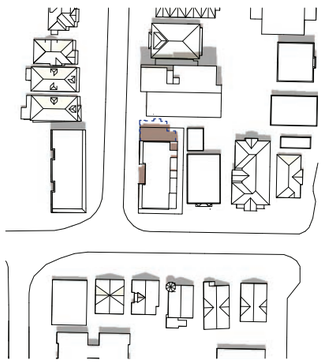


OPTION C | FALL/SPRING EQUINOX 3PM

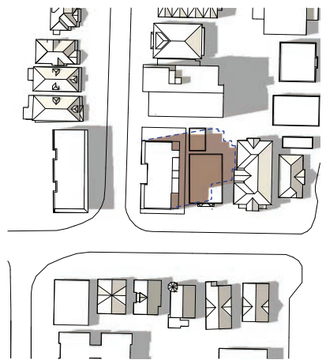
SUMMER SOLSTICE



OPTION C | SUMMER SOLSTICE 9AM



OPTION C | SUMMER SOLSTICE 12PM



OPTION C | SUMMER SOLSTICE 3PM

OPTION A | SHADOW EXTENTS

OPTION C | PREFERRED
CHARACTER SKETCH & MATERIALITY

EXPRESSIVE EAVES AND ROOFLINE MODULATION

LIGHT COLORED FIBER CEMENT UPPER STORIES, TERRACED MODULATION, STEEL ACCENTS

MASONRY BASE, TERRACED UPPER FLOORS,LARGE WINDOWS, MID-SITE RECESSED ENTRY

PROPOSED DEPARTURE |
FRONT AND SIDE STREET SETBACKS

CODE SECTION
SMC 23.45.518.B | Front and side setback from street lot lines

7 foot average; 5 foot minimum

OPTION B

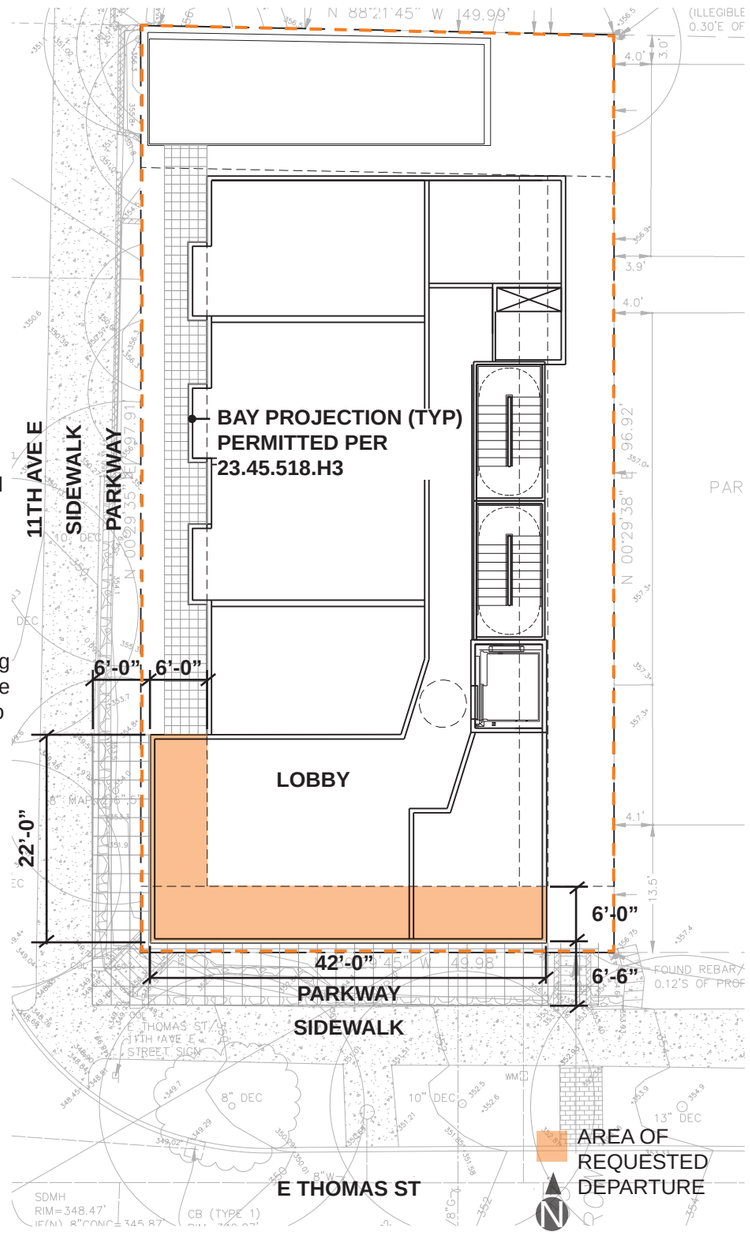
REQUEST |
6’-0” reduction in setback for 42’-0” along E Thomas Street (south)
6’-0” reduction in setback for 22’-0” along 11th Ave E (west)

JUSTIFICATION |
The citywide design guidelines encourage building out the corner to provide a strong urban edge to the block (CS2.C1) and locating entires with a clear line of site and visual connection to the street. (PL3.A1). Furthermore the Capitol Hill guidelines advocate that at corner sites each frontage should have it’s own character, noting “each street frontage should receive individual and detailed site planning and architectural design treatments” (CS2.2). The proposed setback configuration allows E Thomas to have a more “urban” feel, while 11th Ave E maintains it’s residential character. Allowing for the lobby portion of the structure to be sited within the setback area at the corner encourages interaction between the interior common spaces and the sidewalk, providing eyes on the street (PL2.B1, PL2.B3), and the existing parkway between the property line and back of sidewalk still provides ample area for hardscape and/or planting adjacent to the pedestrian sidewalk.

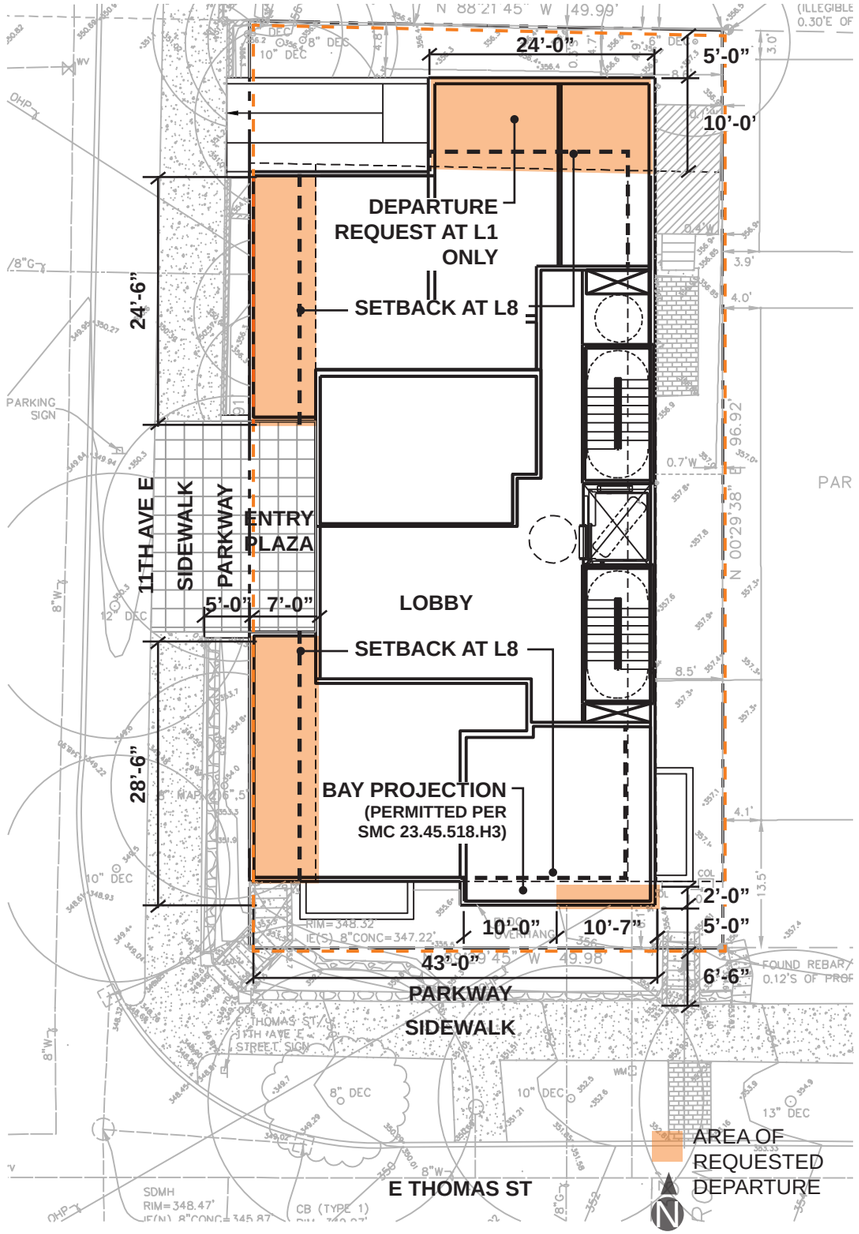
OPTION C

REQUEST |
2’-0” reduction in front setback for 10’-7” along E Thomas Street (south)
10’-0” reduction in rear setback for 24’-0” (north)
7’-0” reduction in setback for 28’-6” & 24’-6” along 11th Ave E (west)

JUSTIFICATION |
The proposed configuration aligns with the citywide design guideline’s direction to provide a strong urban edge to the block (CS2.C1) and using the proposed modulation on the building to create terraced setbacks and reduce the perceived height, bulk, and scale (DC2.A2) Furthermore, the two flanks projecting into the setback on the west facade set up an entry plaza and recessed entrance to establish an entry sequence (PL3.A1 & 2) and allow the building’s massing to clearly indicate the primary entry location. (PL2.D) This entry courtyard / plaza is incentivized by SMC 23.45.518, which permits a reduction in street lot lines when a courtyard that is 30 percent of the abutting street frontage and 20 feet deep is provided. While the proposed entry plaza doesn’t meet these strict definitions (29% of the building frontage, 7 feet depth) the proposed dimensions are proportional to the relatively small site, and meet the intent of the proposed MR courtyard setbacks by providing an open space adjacent to the sidewalk, and breaking up the massing of the street facing facade. The L1 projection into the north facade allows for the solid waste storage to be incorporated into the building form, reducing it’s impact on neighboring properties. (CS2.D5, DC1.C4)



OPTION B PLAN DIAGRAM



OPTION C PLAN DIAGRAM

PROPOSED DEPARTURE |
FRONT AND SIDE STREET SETBACKS

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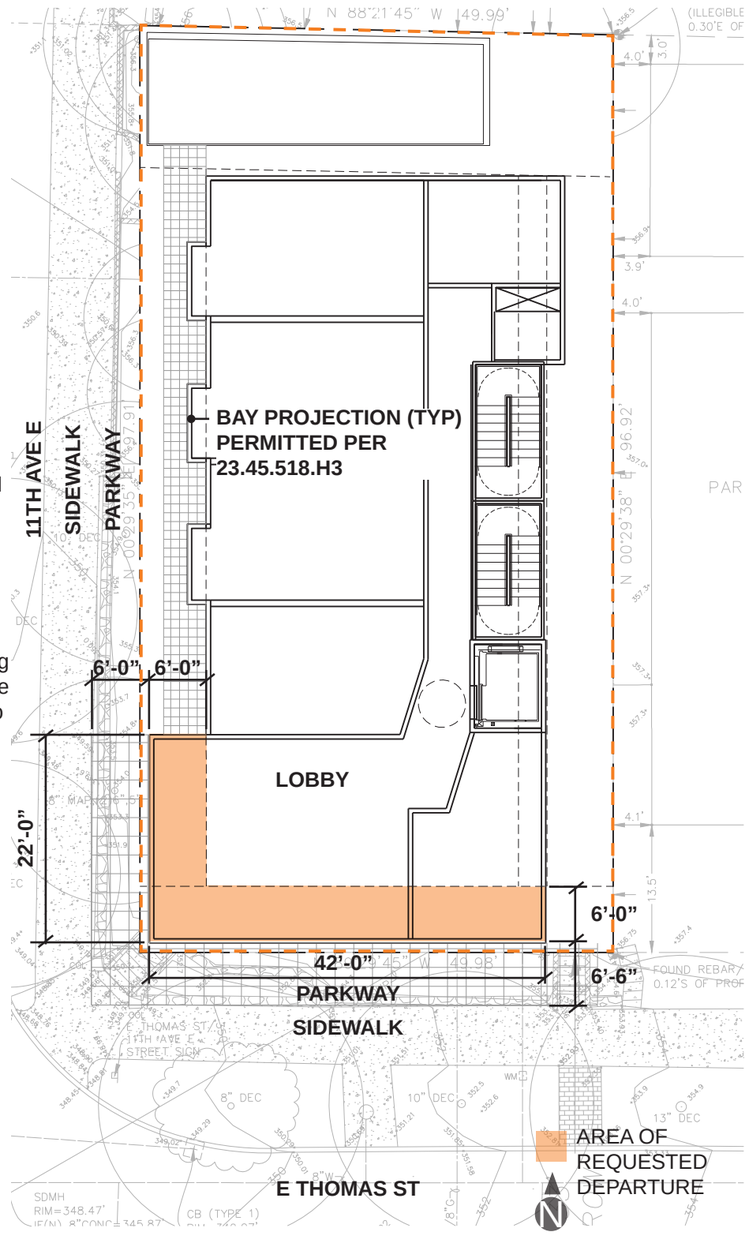
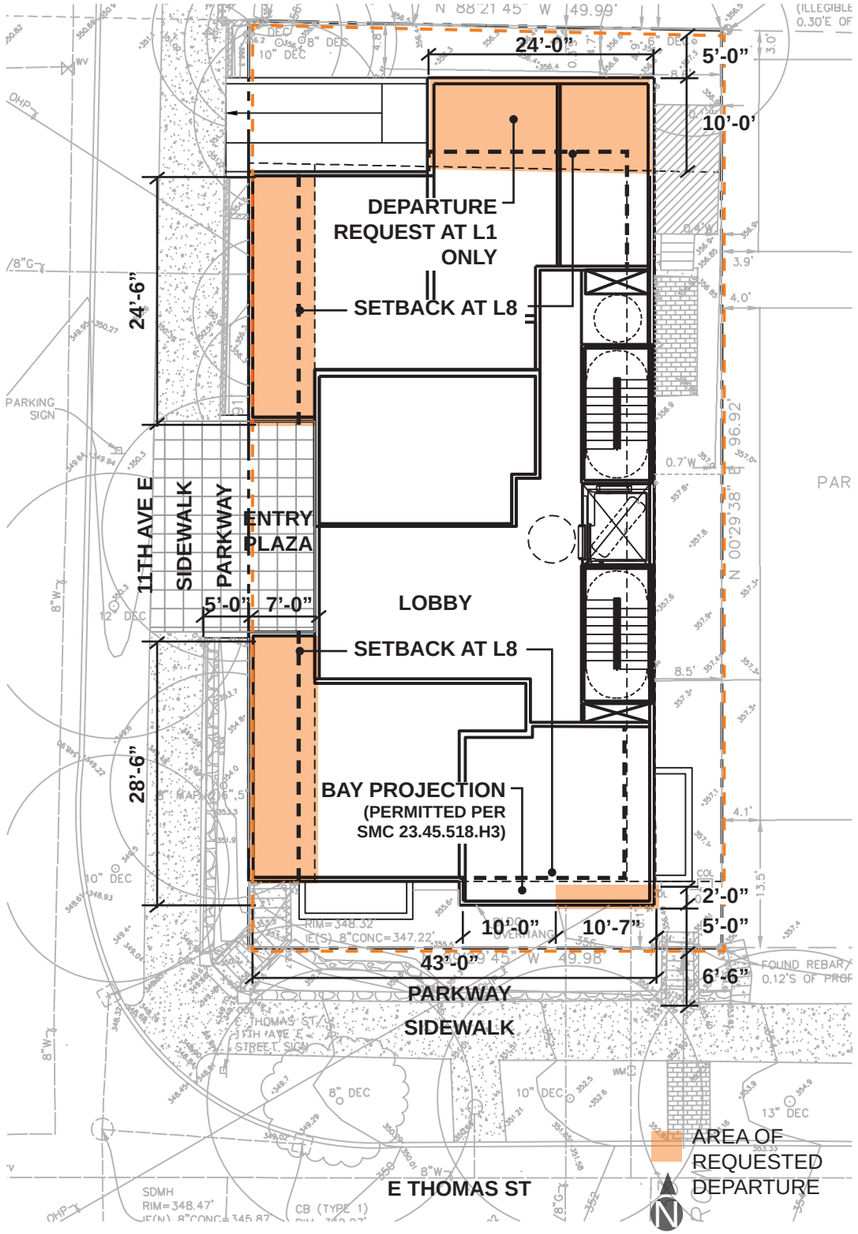


OPTION B PLAN DIAGRAM



OPTION C PLAN DIAGRAM

APPLICANT WORK SAMPLES

SKIDMORE JANETTE APD


MANTELL DRUGS


1920


menchi's


EDEN HILL


EDEN HILL