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ARCHITECT: HOLST
SDCI PROJECT: #3037830-EG | #3037699-LU
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OWNER:

Coho Collaborative

ARCHITECT:

H O L S T

CONTRACTOR:



LANDSCAPE:

PLACE

STRUCTURAL:



SUSTAINABILITY:



MEP ENGINEERS:





Coho Collaborative is a real estate development team led by Sloan Ritchie, and is sister-company to local general contractor, Cascade Built. Together, the team is responsible for numerous notable projects in the Puget Sound area, including Washington's first Passive House certified project and Seattle's largest Passive House Certified apartment building.

As the founder of Coho Collaborative and Cascade Built, Sloan built the region's leading high-performance, Passive House development and construction business. Establishing thought leadership on the topic of Passive House, high-performance mechanical systems, and assessing the role buildings play in climate change, Sloan is a trusted speaker and consultant. His company is known for its award-winning Passive House projects, reshaping and reimagining the landscape of Seattle's built environment.



Coho Collaborative believes Passive House building construction and retrofitting are an inevitable part of our future, where resources are more and more constrained and costly, and durability and attention to air quality will be requirements.

The proposed development continues Coho Collaborative's dedication to building affordable, healthy, and energy efficient housing. Their commitment to Passive House certification fulfills two urgent needs: affordable housing and reduction of greenhouse gas emissions.



PROJECT TEAM
HOLST



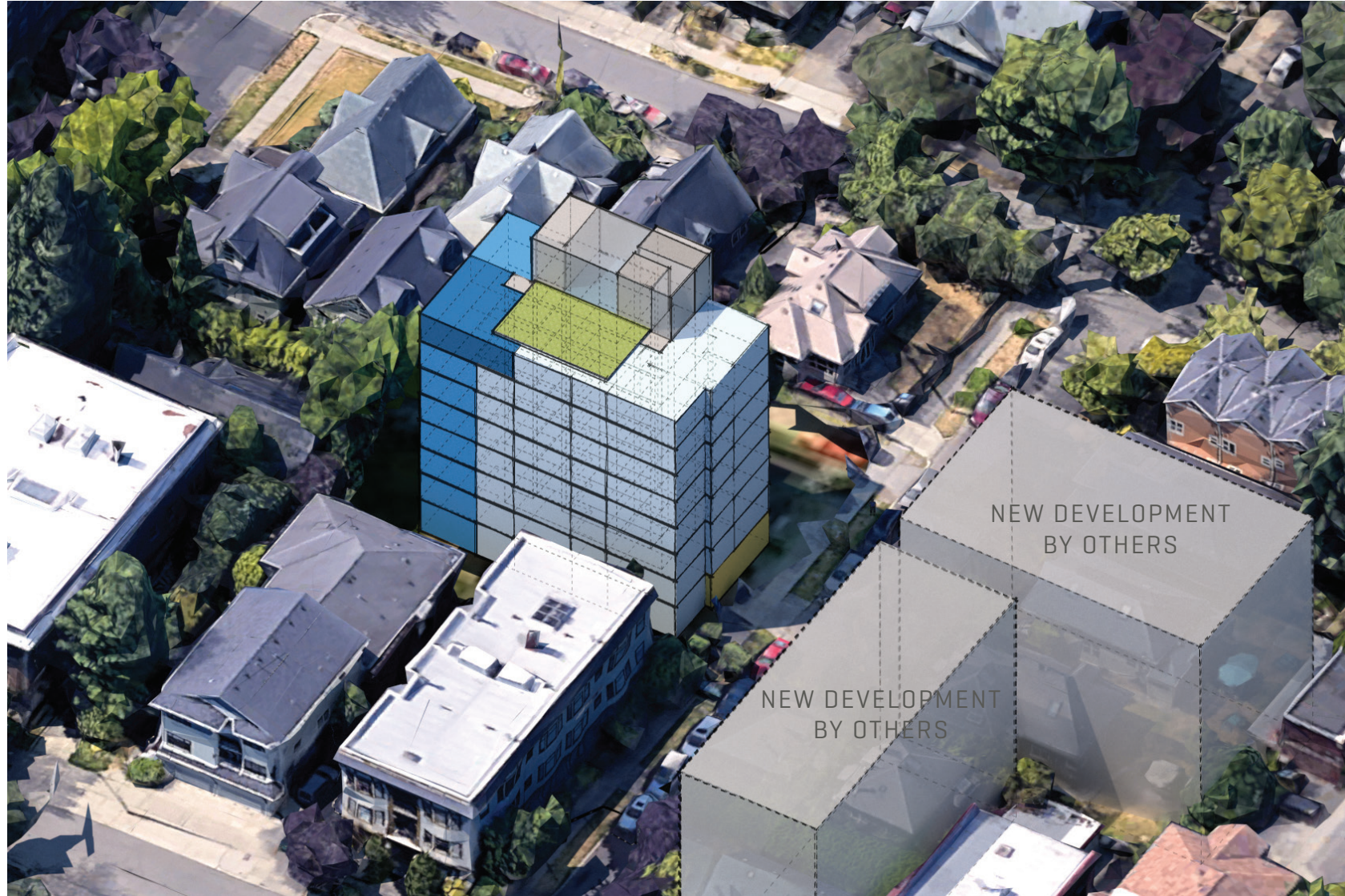
Holst is an award-winning, women-owned architecture firm of forty professionals based in Portland, Oregon.

Our reputation in the community and among our peers is founded on a process of inquiry and iteration that instills design excellence from the big idea through the execution of each crafted detail.



PROJECT OVERVIEW

DEVELOPMENT OBJECTIVES



PROJECT ADDRESS: 311-315 11TH AVE E, SEATTLE, WA 98102

SDCI PROJECT NUMBER: #3037830-EG | #3037699-LU

PROJECT DESCRIPTION:

311 11th Avenue E is a new multifamily housing proposal for the Capitol Hill neighborhood. The proposed building will be approximately 32,000 gross square feet and include eight stories of housing over a basement. The total number of units will be approximately 67-72, with a mix of one bedroom, studio, and Small Efficiency Dwelling Units. Amenity spaces are provided in the form of a street-facing lobby and lounge area and a roof deck with views to downtown and the Olympic Mountains. The preferred design concept also provides an indoor amenity space for residents on the 8th floor with an adjoining second roof deck and connection to the upper roof deck.

The proposed development continues the Developer's dedication to building attractive, attainable, healthy, and energy efficient housing that enriches the neighborhood context. To aid in that objective, the team has committed to attaining Passive House certification for this project. This requires careful attention to every design decision and balancing the need to successfully integrate the building into the public realm with creating an efficient and durable building envelope. The Passive House certification also helps fulfill two urgent needs: reducing energy costs to create housing that people can afford to live in, and reduction of greenhouse gas emissions to help address the climate crisis facing the world. The project team would also like to take advantage of Seattle's Priority Green Expedited program which further mandates Low VOC materials, the use of products with no added urea formaldehyde, measures which will enhance the health and comfort of the building occupants.

A requested departure would place much of the required bicycle parking inside the units, which are enlarged to accommodate this use. This offers flexibility for the occupants – where a bike storage room outside their unit can only be used to store a bicycle, in-unit storage can be used as a flexible storage space for a variety of needs, including their bicycle. Bicycle storage rooms are often under-utilized over concerns of personal safety and security of property; storage of bicycles inside units is a way to alleviate those concerns while still encouraging the use of alternate transportation methods.

PROJECT OVERVIEW

VICINITY MAP

ADDRESS:

311 & 315 11TH AVE E

SITE AREA:

6,473 SF

BASE ZONE:

MR(M1)

DISTRICT AND OVERLAYS:

FIRST HILL / CAPITOL HILL

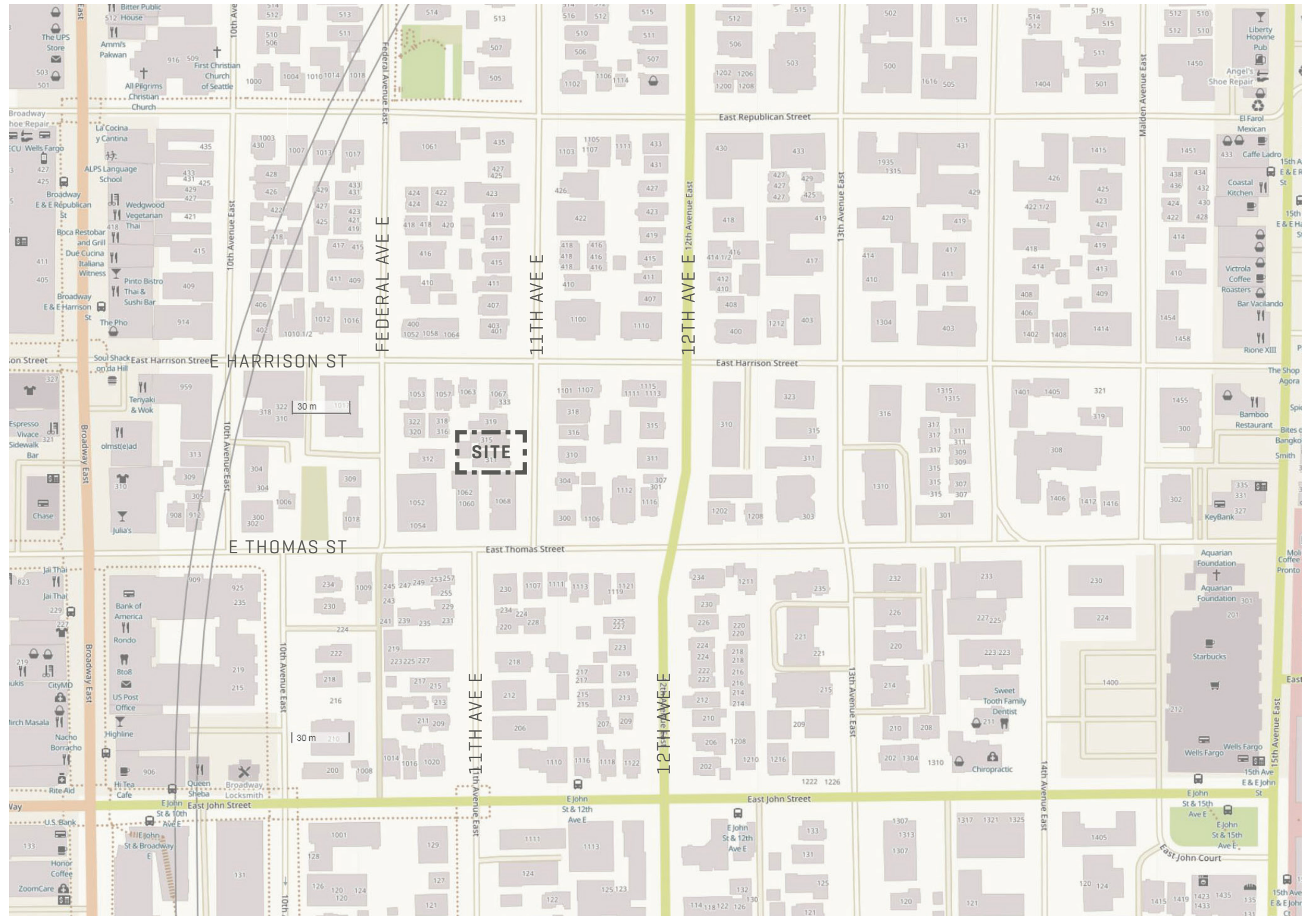
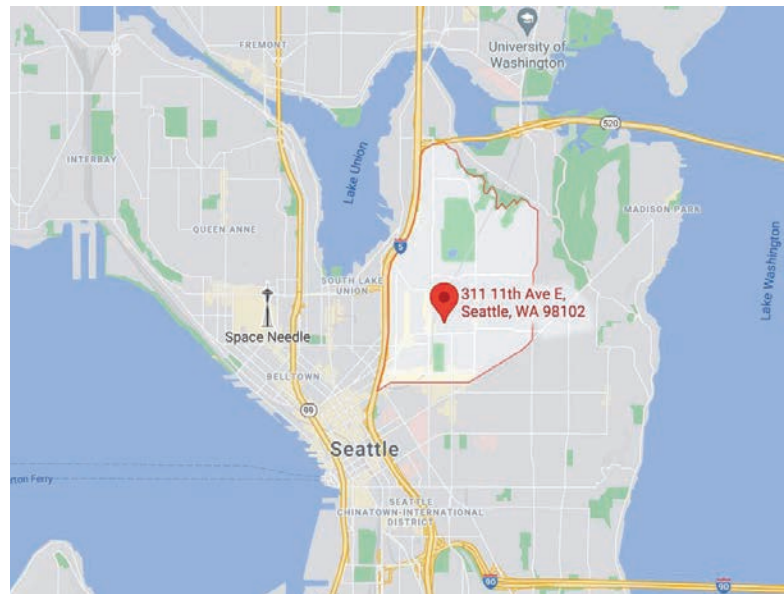
URBAN CENTER

MAX FAR:

4.5:1

MAX HEIGHT:

80'



URBAN DESIGN ANALYSIS
CAPITOL HILL ZONING MAP

ADDRESS:
311 & 315 11TH AVE E

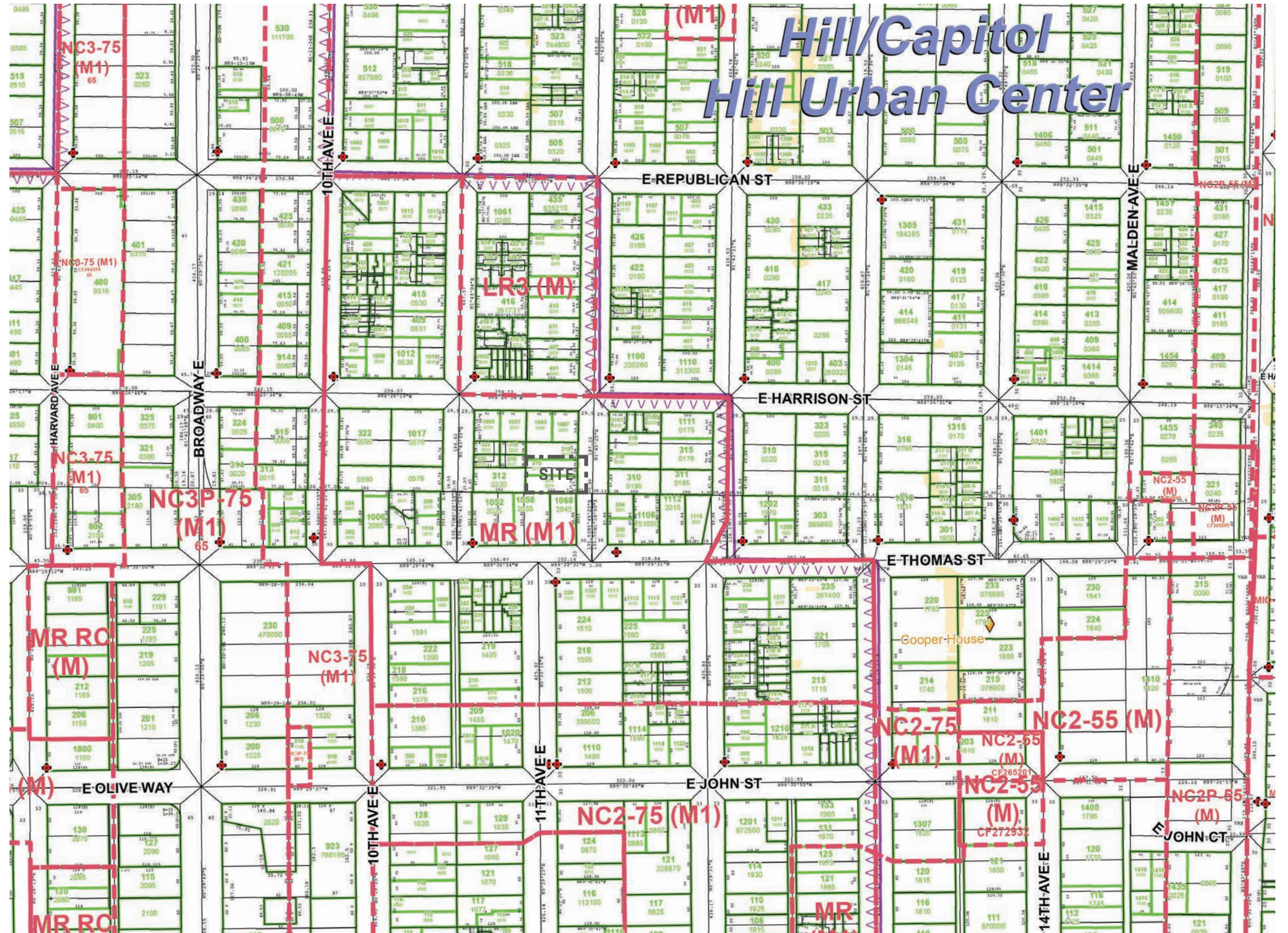
SITE AREA:
6,473 SF

BASE ZONE:
MR(M1)

DISTRICT AND OVERLAYS:
FIRST HILL / CAPITOL HILL
URBAN CENTER

MAX FAR:
4.5:1

MAX HEIGHT:
80'



URBAN DESIGN ANALYSIS

PUBLIC AMENITY AND SURROUNDING USE MAP

PUBLIC AMENITIES:

- BROADWAY HILL PARK
- THOMAS STREET GARDENS
- BROADWAY E COMMERCIAL CORRIDOR
- BROADWAY QFC GROCERY
- PEPE'S GARDEN
- 15TH AVE E COMMERCIAL CORRIDOR
- 15TH AVE E SAFEWAY GROCERY
- WILLIAMS PLACE

KEY:

- PUBLIC OPEN SPACE / PARK
- MULTI-FAMILY
- SINGLE FAMILY
- PROPOSED OR IN-PROGRESS
- PROJECT SITE
- COMMERCIAL CORRIDOR
- ARTERIAL STREET
- SECONDARY ARTERIAL STREET
- NEIGHBORHOOD STREET

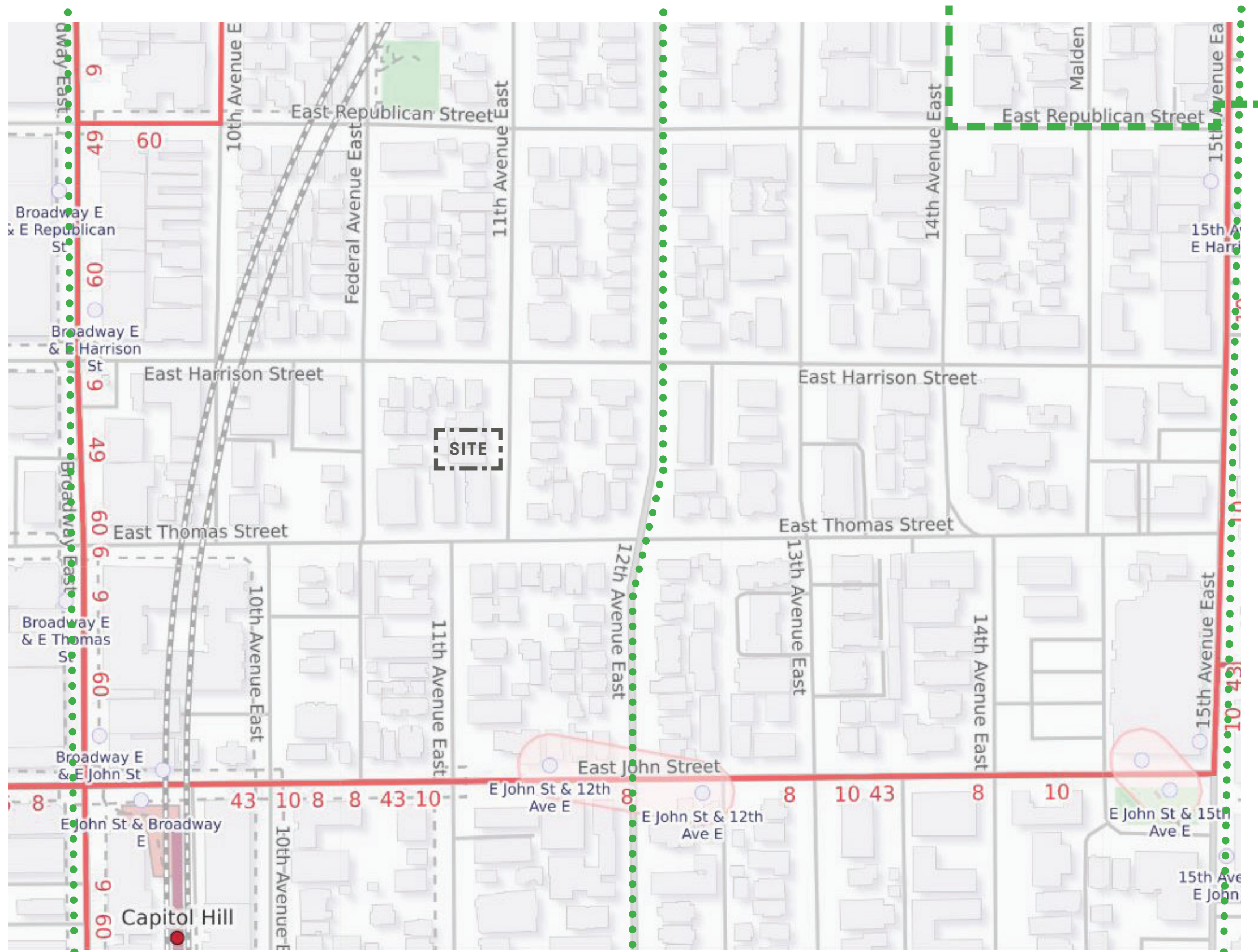


URBAN DESIGN ANALYSIS

PUBLIC TRANSIT

PUBLIC TRANSIT:

- CAPITOL HILL STATION
- LINK LIGHT RAIL
- BUS ROUTE 8
- BUS ROUTE 9
- BUS ROUTE 10
- BUS ROUTE 49
- BUS ROUTE 60
- BIKE SHARROW
- BIKE ROUTE



URBAN DESIGN ANALYSIS

CONTEXT PHOTOS



URBAN DESIGN ANALYSIS

DETAILED CONTEXT ANALYSIS SUMMARY



1068 E THOMAS ST [APARTMENTS]
 Three story multi-family. Strong brick base. Neutral (stucco) upper facade contrasts base. Large bay-windows with accent trim. Lush planting buffer between building and sidewalk. Main entrance located on E Thomas St framed with plantings.



310 E THOMAS ST [APARTMENTS]
 Proposed 8-story multi-family directly across the street from our project site. Strong massing. Neutral facade tones with contrasting volumes. Large windows with some balconies. Prominent entry with textural materials.



300 E THOMAS ST [APARTMENTS]
 Proposed 8-story multi-family directly across the street from our project site. Strong massing. Neutral facade tones with massing that strikes a datum at the 6th floor line. Large windows. Full-height facade recess to mark entry.



319 11TH E & 333 E THOMAS ST
 Two-story residences. Strong second floor eave datum line. Neutral color palette with accent trim around window. Raised entrances. Minimal vegetation along the street.



PEDESTRIAN REALM
 Overall the immediate neighborhood streetscape is typical quiet residential streets with, street parking, curb and planted strip, some street trees, and front yard setbacks, some site topography with lush vegetation.



1052 E THOMAS ST [APARTMENTS]
 Four-story multi-family. Strong contrasting color building base. Brick upper facade volume that contrasts base. Building corners accented with stone. Large bay-windows with accent trim. Lush planting buffer between building and sidewalk.



1202 E THOMAS ST [APARTMENTS]
 Six story multi-family. Strong double-height base. Upper facade contrasts base and groups windows vertically to form tall bay-windows with accent trim. Main entrance tucked between volumes.



209 12TH AVE E
 Three story residence. Strong sculptural forms. Neutral tones with wood accents. Large bay-windows with wood accent trim. Lush planting buffer between building and sidewalk. Main entrance recessed.



412 10TH AVE E
 Three story multi-family. Strong brick base. Dark upper facade contrasts base. Large bay-windows with accent trim. Raised plants between building and sidewalk. Main entrances recessed.

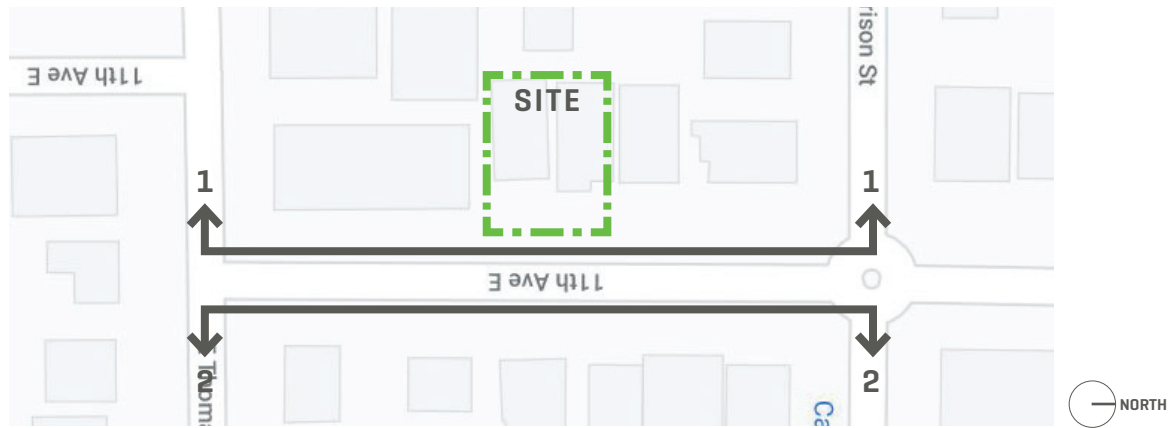
URBAN DESIGN ANALYSIS SUMMARY

The immediate neighborhood has a wide mix of building scales and uses. Single-family residence, multi-family apartments, condos, commercial, retail, and a vibrant pedestrian streetscape. Existing buildings vary widely in style and character, but some themes emerge:

- Most buildings have a strong ground floor or base: either in a contrasting color or a material change.
- Entrances tend to be recessed and marked by material change or building massing.
- Vegetation between the sidewalk and building faces is very common and helps bring the scale down to human level (buffer).
- Taller buildings, both existing and proposed, use varying strategies to reduce the perceived scale.
- Material changes, balconies, setbacks, and patterning are used throughout the neighborhood bring variety and vibrancy that is noteworthy.

URBAN DESIGN ANALYSIS

STREETSCAPE PHOTOS: 11TH AVE E



PLAN - 11TH AVE E



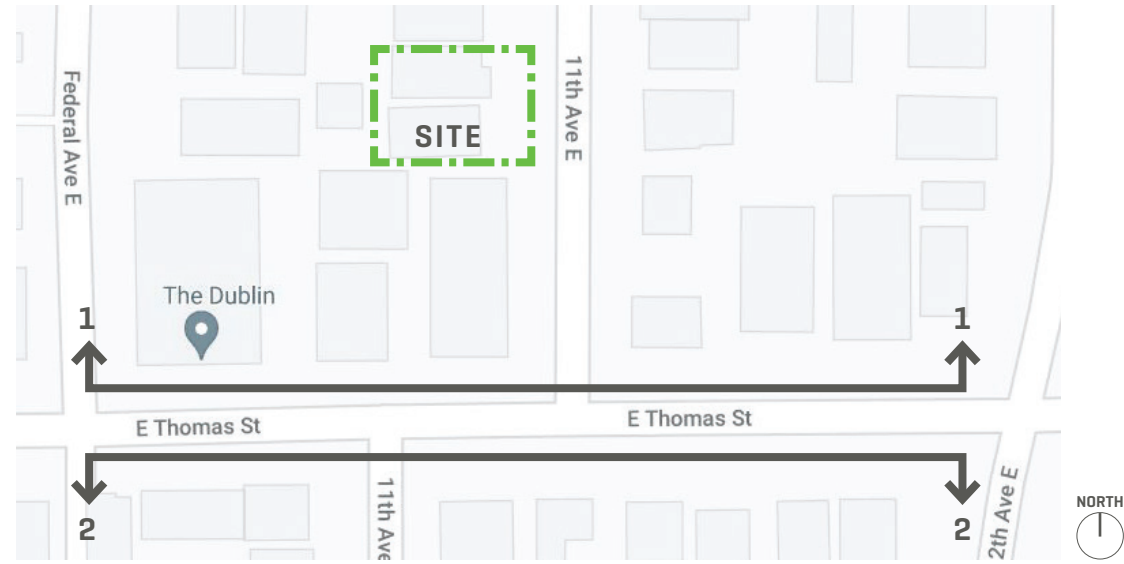
1. STREETSCAPE - 11TH AVE E - LOOKING WEST



2. STREETSCAPE - 11TH AVE E - LOOKING EAST

URBAN DESIGN ANALYSIS

STREETSCAPE PHOTOS



PLAN - E THOMAS ST



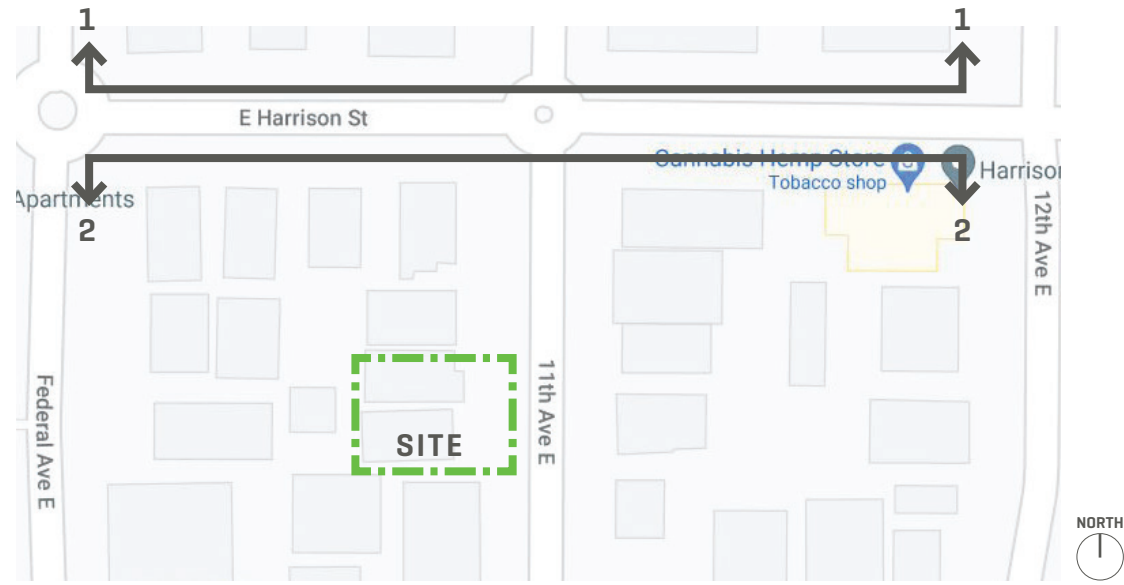
1. STREETSCAPE - E THOMAS ST - LOOKING NORTH



2. STREETSCAPE - E THOMAS ST - LOOKING SOUTH

URBAN DESIGN ANALYSIS

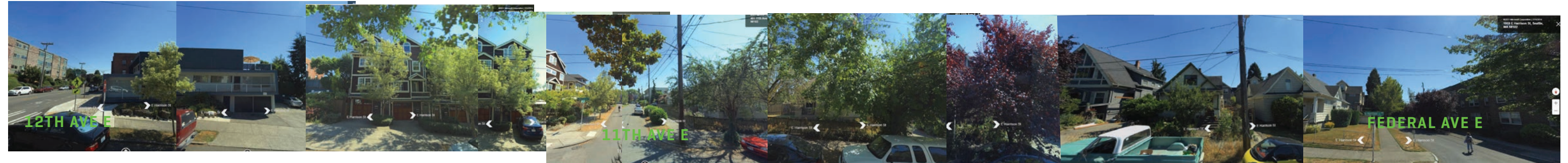
STREETSCAPE PHOTOS



PLAN - E HARRISON ST

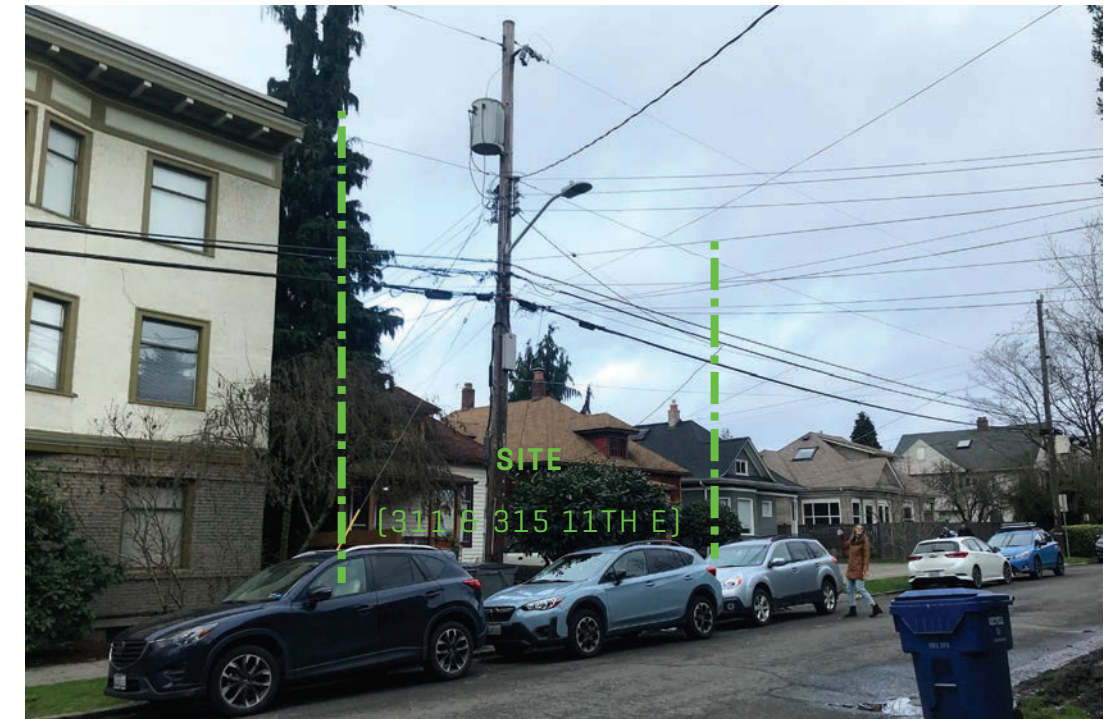


1. STREETSCAPE - E HARRISON ST - LOOKING NORTH



2. STREETSCAPE - E HARRISON ST - LOOKING SOUTH

URBAN DESIGN ANALYSIS
SITE PHOTOS



COMMUNITY OUTREACH SUMMARY

WHAT WE HEARD

EARLY COMMUNITY OUTREACH SUMMARY

PRINTED OUTREACH

High-Impact Method:

Direct mailings to residences and businesses within approximately 500 ft radius of the proposed site.

Holst mailed a printed information card on April 2, 2021 (Exhibit A) to 269 residents and businesses within a 500 ft radius of the site (Exhibit B). The direct mailer provided information about the project, as well as contact information and an invitation to join a Virtual Neighborhood Meeting.

Feedback from Printed Outreach Method

We did not receive any particular feedback from the mailers; however we did have attendees at the Virtual Neighborhood Meeting (see In-Person Outreach) that received the invite by mail, and comments to the dedicated project email address (see Electronic/Digital Outreach) who may have been notified via Printed Outreach.

ELECTRONIC/DIGITAL OUTREACH

Multi-Pronged Methods:

Basic project webpage.

Holst hosted a custom project webpage beginning on April 1, 2021 at www.holstarc.com/partners/311-11th which includes a dedicated project email address 311-11th@holstarc.com for visitors to submit comments/concerns/ideas to the design and development team (Exhibit C).

Email to distribution list that includes community organizations identified by DON – email includes the information to access the project webpage and email address outlined above.

Holst emailed 43 Arts and Cultural Organizations in the Capitol Hill Arts District (Exhibit D) on April 9, 2021. The email (Exhibit E) provided information about

the project, as well as contact information, project website address and an invitation to join a Virtual Neighborhood Meeting.

Feedback from Electronic/Digital Outreach Method

To date we have received the following questions and comments at the dedicated project email address:

“Can you please tell me how many units at the project and how high is the building or how high are the buildings?”

“How many stories is 80ft?”

“Can you please site the permitting regulations for zoning for the area that allows you to go up to 8floors?”

“I’m an architect and Seattle local. I couldn’t attend the meeting, but wanted to reach out in support of this project. This neighborhood will benefit from additional housing and good design.”

IN-PERSON OUTREACH

High-Impact Method:

Hosting or co-hosting a community meeting (at least one hour of presentation/discussion of project)

Holst hosted a Virtual Neighborhood Meeting via Zoom from 6-7pm on April 20, 2021 including a presentation of the project (Exhibit F) a Q&A session with attendees, and a general group discussion about the development. Attendees at the call who wished to provide their contact information included:

Joe Lenzo, jblenzo@gmail.com

Jennifer Coughlin, jennifer@lbblawyers.com

Feedback from In-Person Outreach Method

Positive feedback about SEDUs and more economical unit types

Concerns about lack of vehicular parking in the area

Concerns about demolition schedule and construction activities

Concerns about utility interruption considering the number of large new developments on the block

Positive feedback on new housing stock for the neighborhood, units are needed

Positive feedback on scale and proportion of building, simple massing

Positive feedback on Passive House goals

PRIORITY DESIGN GUIDELINES

CONTEXT AND SITE [CS]

CS1. NATURAL SYSTEMS AND SITE FEATURES

Seattle Design Guidelines:

B. Sunlight and Natural Ventilation

3. *Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.*

Capitol Hill Supplemental Guidance:

2. Sunlight, Shade and Natural Ventilation

b. *Encourage louvers, projecting sunshades, or other design details that provide shading (to reduce solar heat gain) while still optimizing daylight for interior spaces.*

4. Plants and Habitat

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.*

RESPONSE:

The project site is oriented nicely for solar exposure with long facades facing north and south, narrower facades facing east/west. Minimizing and mitigating the western exposure is helped by the Exceptional Trees located on the adjacent property and could be further improved through the use of balconies and other passive forms of shading. The site areas in the setbacks around the building will maximize landscape area to the greatest extent possible and use native species tailored to the amount of sunlight they receive. All proposed options preserve the Exceptional Tree roots on the adjacent property.

CS2. URBAN PATTERN AND FORM

Seattle Design Guidelines:

B. Adjacent Sites, Streets, and Open Space

2. *Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape - its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street) - in siting and designing the building.*

C. Relationship to the Block

2. *Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.*

D. Height, Bulk, and Scale

1. *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.*

RESPONSE:

The project design locates active uses along the street facade and incorporates an exterior space associated with the main entry. This space is inviting, with thoughtful landscape and lighting. Being a mid-block project adjacent to both multi-story and single family residences, massing and streetscape design carefully consider scale and orientation. Other than two 8-story projects proposed directly across 11th Ave E from our project site, the neighborhood is relatively under-developed from a zoning and FAR standpoint. We have carefully considered both massing and scale to ensure the project relates to existing buildings and sets a tone for future development.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

Seattle Design Guidelines:

A. Emphasizing Positive Neighborhood Attributes

2. *Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.*

4. *Evolving Neighborhoods: In neighborhood where architectural character is evolving or otherwise in transition, explore ways for new development to establish positive and desirable context for others to build upon in the future.*

Capitol Hill Supplemental Guidance:

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. Encourages the use of new architectural concepts, as they emerge.*

RESPONSE:

As the neighborhood evolves, it's important for our project to consider some of the architectural themes found in the area: examples include a strong base and top, recessed entrances that are both prominent and inviting, rich and textural building materials, and thoughtfully detail accents.

PRIORITY DESIGN GUIDELINES

PUBLIC LIFE [PL]

PL1. OPEN SPACE CONNECTIVITY

Seattle Design Guidelines:

B. Walkways and Connections

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 buildings entry should be provided. Examples include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows.*

Capitol Hill Supplemental Guidance:

1. Enhancing Open Space

b2. *Design sidewalk ROW and private space adjacent to the ROW to prioritize both pedestrian circulation, and environmental sustainability. Use planters, seating, and landscape to provide an inviting, attractive, and safe streetscape for pedestrian while ensuring adequate space for pedestrian circulation.*

RESPONSE:

Open space between the sidewalk and the building front adjacent to the entrance is an excellent opportunity to soften the edges of a taller project. This space will include seating, planting, lighting, and a rich material palette.

PL2. WALKABILITY

Seattle Design Guidelines:

B. Safety and Security

3. *Street-level Transparency: Ensure transparency of street-level uses where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.*

Capitol Hill Supplemental Guidance:

3. Weather Protection

b. *Focus overhead weather protection around residential entries. Extend from the building far enough to provide shelter for 4-6 people to comfortably gather near common building entries.*

RESPONSE:

Maximizing transparency into the building lobby as well as providing a large canopy will ensure the streetscape and sidewalk feel safe, activated, and occupiable. Positioning the main entrance strategically creates intuitive way-finding and supports the neighborhood goals for active pedestrian streetscapes.

PL3. STREET-LEVEL INTERACTION

Seattle Design Guidelines:

A. Entries

1c. *Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.*

B. Residential Edges

1. *Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.*

Capitol Hill Supplemental Guidance:

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.*

RESPONSE:

This section dovetails with PL1 & PL2 responses and adds a layer of detail to the entry design and sequence. We would endeavor to create an exterior space and entrance that are both legible, inviting, as well as functional (overhangs, seating, signage) and beautiful (material choices, lighting, vegetation).

PL4. NATURAL SYSTEMS AND SITE FEATURES

Seattle Design Guidelines:

B. Planning Ahead for Bicyclists

2. *Bike 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:

This project will strive to maximize bike parking for tenants and visitors while providing necessary security, safety, and convenience by including a mix of in-unit storage as well as a shared bike room.

PRIORITY DESIGN GUIDELINES

DESIGN CONCEPT (DC)

DC1. PROJECT USES AND ACTIVITIES

Seattle Design Guidelines:

A. Arrangement of Interior Uses

1. *Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.*

RESPONSE:

The building lobby and lounge amenity space will be located along the street facade and glazed to the maximum extent possible. The mail room will also be in close proximity to the front door and lobby.

DC2. ARCHITECTURAL CHARACTER

Seattle Design Guidelines:

A. Massing

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

B. Architectural and Facade Composition

1. *Facade Composition: Design all building facades considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placements and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement.*

D. Scale and Texture

2. *Texture: Design the character of the building, as expressed in the form, scale and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.*

Capitol Hill Supplemental Guidance:

3. Secondary Architectural Features

- a. *Visual Depth and Interest: Projecting balconies, recessed decks, and legibly-recessed, well-detailed windows are desirable.*

RESPONSE:

Massing strategies will be applied with varying approaches in the three options proposed in this packet. Strategies include defining a base and top for vertical scale, pushing and pulling the mass to reduce horizontal scale, and setbacks that relate to adjacent buildings and future datums.

DC3. OPEN SPACE CONCEPT

Seattle Design Guidelines:

C. Design

2. *Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.*

RESPONSE:

We will strive to create a welcoming public space at the entrance, as well as provide roof-top deck and amenity spaces.

DC4. EXTERIOR ELEMENTS AND FINISHES

Seattle Design Guidelines:

A. Building Materials

1. *Exterior Finish Materials: 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.*
2. *Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain.*

Capitol Hill Supplemental Guidance:

1. Exterior Finish Materials

Consider each building as a high-quality, long-term addition to the neighborhood. Exterior finish materials should exhibit permanence and quality appropriate to Capitol Hill.

RESPONSE:

This project will explore materials of varying scale and texture (joint patterns, natural finishes, etc). The use of human-scale materials, especially at the ground level is a theme we have noted around the neighborhood and a good design cue to follow.

SITE ZONING SUMMARY

OVERVIEW

BASE ZONE:

MR[M1]

DISTRICT AND OVERLAYS:

FIRST HILL / CAPITOL HILL URBAN CENTER

ALLOWABLE USES:

RESIDENTIAL, GROUND FLOOR COMMERCIAL

MAX FAR:

4.5:1 WHEN COMPLYING WITH MHA REQUIREMENTS. EXCLUDES UNDERGROUND STRUCTURES, PRIVATE BALCONIES, BICYCLE PARKING FOR SMALL EFFICIENCY DWELLING UNITS

MAX HEIGHT:

80', MEASURED FROM AVERAGE EXISTING GRADE OF LOT

FRONT SETBACK:

7' AVERAGE, 5' MINIMUM

SIDE SETBACK:

BELOW 42' 7' AVERAGE, 5' MINIMUM
ABOVE 42' 10' AVERAGE, 7' MINIMUM

REAR SETBACK:

15' MINIMUM.

EXCEPTIONAL TREE SETBACKS:

14'-6" MAX.

ELECTRICAL CLEARANCES TO PERMANENT STRUCTURES:

14' RADIUS CLEARANCE AROUND PRIMARY POWER LINE AND TRANSFORMER. 5' CLEARANCES AROUND SECONDARY POWER LINES AND COMMUNICATION LINES.

MINIMUM VEHICULAR PARKING AND LOADING:

NONE REQUIRED

MINIMUM BICYCLE PARKING:

1 LONG TERM PER DWELLING UNIT. 1 SHORT TERM PER 20 DWELLING UNITS.

REQUIRED AMENITIES:

5% OF RESIDENTIAL AREA

R.O.W. DESIGNATION:

URBAN VILLAGE NEIGHBORHOOD ACCESS STREET. NO R.O.W. DEDICATION IS REQUIRED.

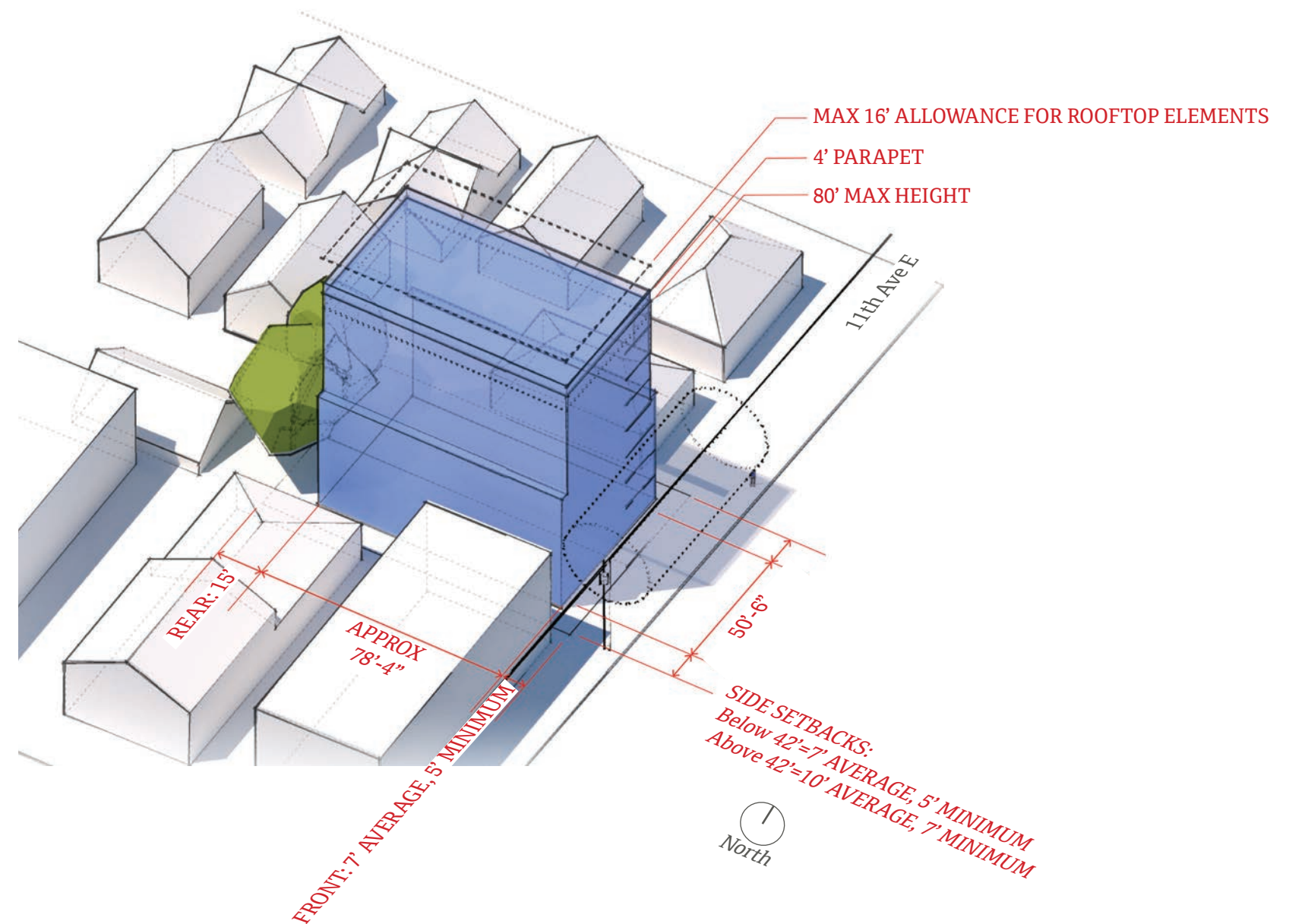
ZONING ENVELOPE

LOCATION: 311 & 315 11TH AVE E

SITE AREA: 6,473 SF
BUILDABLE FOOTPRINT: UP TO 42'; 3,960 SF [APPROX]
ABOVE 42'; 3,490 SF [APPROX]

ALLOWABLE FLOOR AREA: 29,128 SF [EXCLUDES STORIES BELOW GRADE]

PRELIMINARY ANALYSIS INDICATES APPROXIMATELY 67-72 UNITS DEPENDING ON CONFIGURATION AND UNIT MIX.



DESIGN COMPARISON

PROPOSED OPTIONS



OPTION 1: NO DEPARTURES

OPPORTUNITIES:

1. SIDE SETBACKS AT 42FT ELEVATION RESPOND TO THE SCALE OF EXISTING MULTI-FAMILY BUILDINGS ALONG THE SOUTH EDGE OF THE SITE.

CONSTRAINTS:

1. THE SCALE CHANGE FEELS ABRUPT COMPARED TO THE SINGLE-FAMILY HOUSES ALONG THE NORTH OF THE SITE. WHILE THEY ARE UNDER-DEVELOPED BASED ON CURRENT ZONING, THE OTHER OPTIONS TRY TO MITIGATE THAT SCALE CHANGE THROUGH MASSING.



OPTION 2: SIMPLIFIED ENVELOPE

OPPORTUNITIES:

1. SINGLE STORY MASSING AT THE BASE RELATES BETTER TO THE SCALE OF SINGLE-FAMILY HOUSES ALONG THE NORTH OF THE SITE

2. SIMPLE TOWER FORM MINIMIZES THERMAL ENVELOPE AND MAXIMIZES STRUCTURAL EFFICIENCY FOR CLT CONSTRUCTION

CONSTRAINTS:

1. SIMPLE TOWER FORM FEELS MOST OUT OF SCALE TO THE NEIGHBORHOOD COMPARED TO OPTIONS 1 & 3.



OPTION 3: PREFERRED

OPPORTUNITIES:

1. SINGLE STORY MASSING AT NE CORNER RELATES BETTER TO THE SCALE OF SINGLE-FAMILY HOUSES ALONG THE NORTH OF THE SITE.

2. SIDE SETBACKS AT 42FT ELEVATION RESPOND TO THE SCALE OF EXISTING MULTI-FAMILY BUILDINGS ALONG THE SOUTH EDGE OF THE SITE.

3. PROMINENT ENTRY INTUITIVE TO MASSING AND UTILIZES THE EXTRA FACADE SETBACK TO CREATE AN EXTERIOR ENTRY SPACE.

DESIGN OPTION 1

NO DEPARTURES

SETBACKS

Option 1 reinforces that datum set by the adjacent multi-family buildings roof line. The tower sets back along the south and north facades at a similar height.

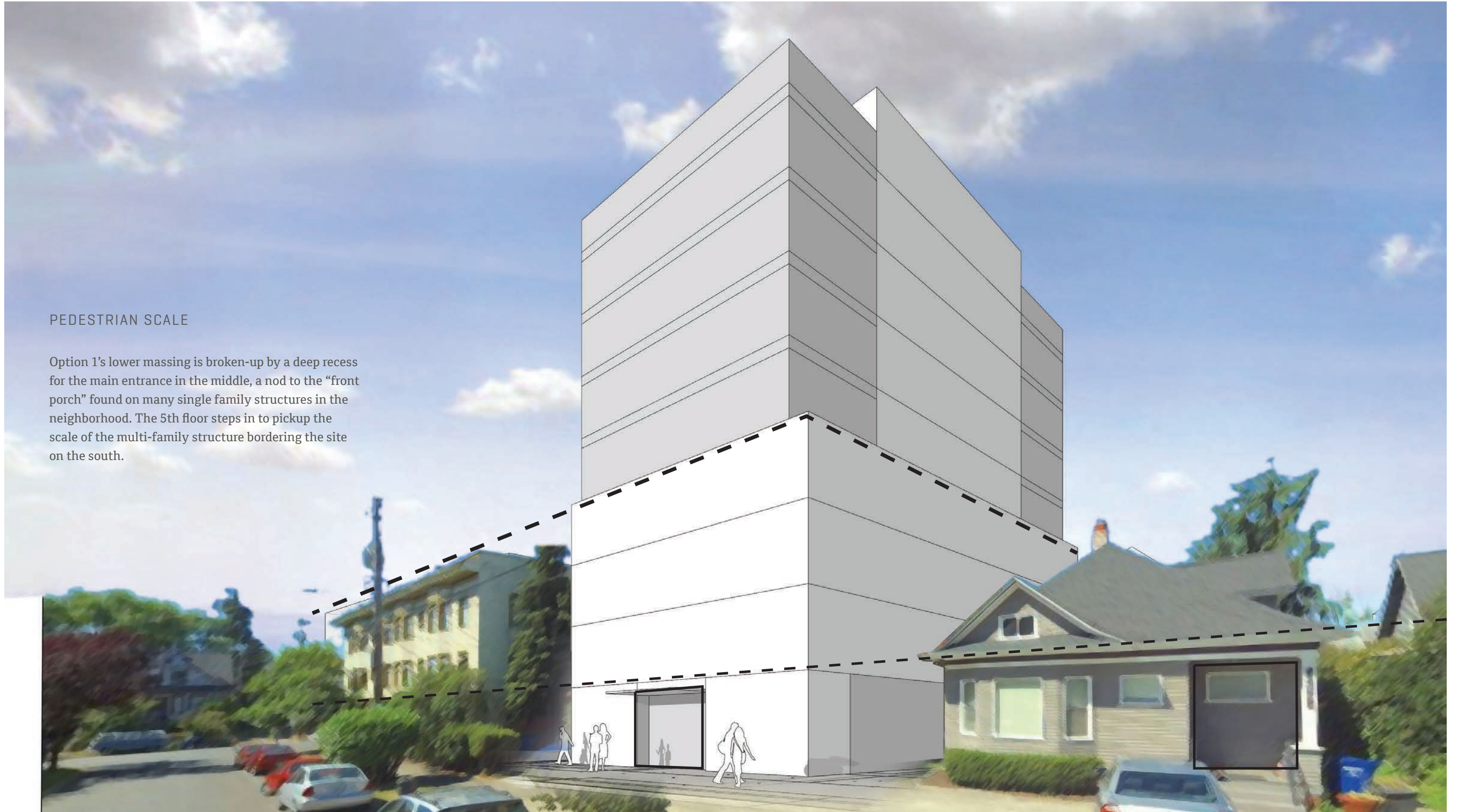


DESIGN OPTION 1

NO DEPARTURES

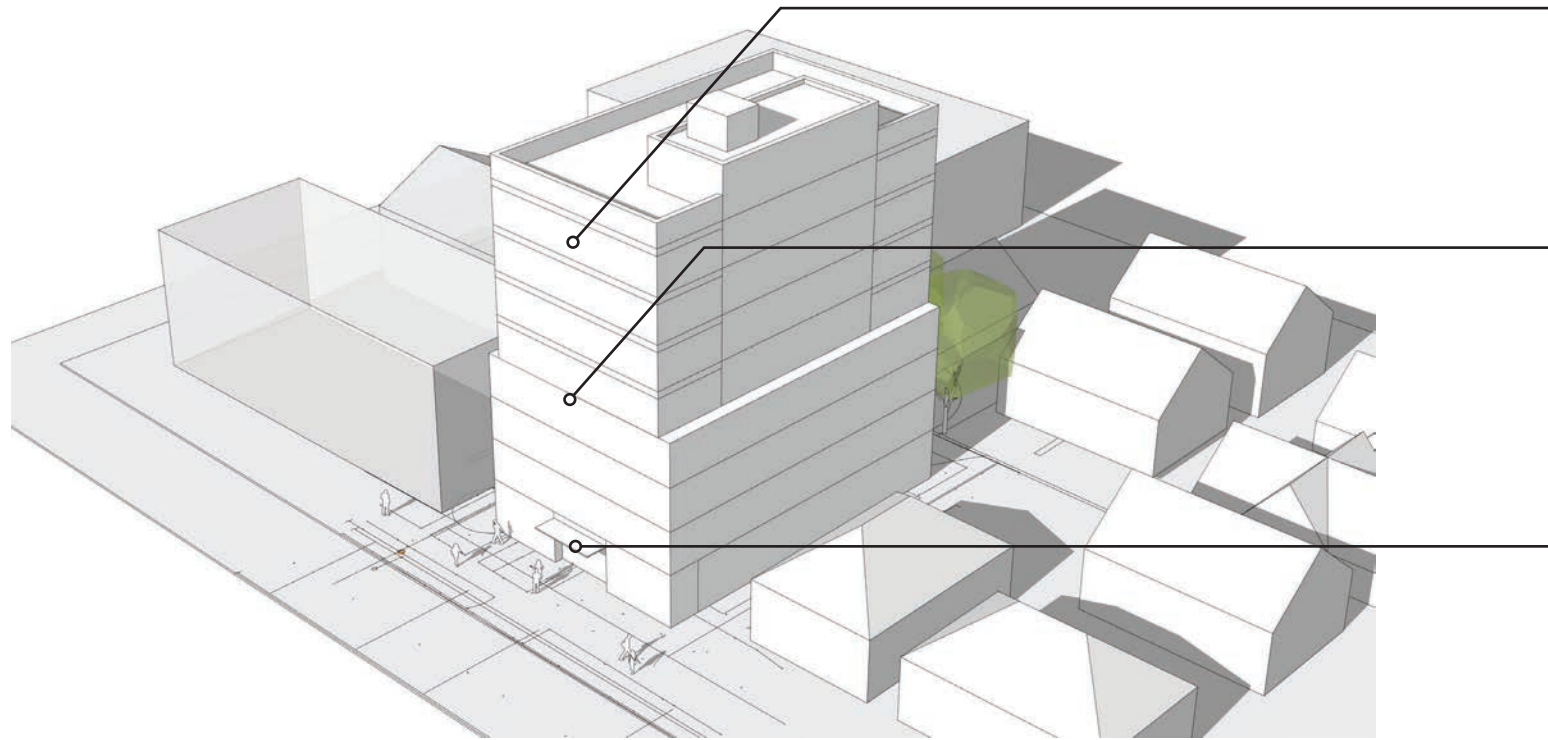
PEDESTRIAN SCALE

Option 1's lower massing is broken-up by a deep recess for the main entrance in the middle, a nod to the "front porch" found on many single family structures in the neighborhood. The 5th floor steps in to pick up the scale of the multi-family structure bordering the site on the south.



DESIGN OPTION 1

NO DEPARTURES



UPPER TOWER FACADE

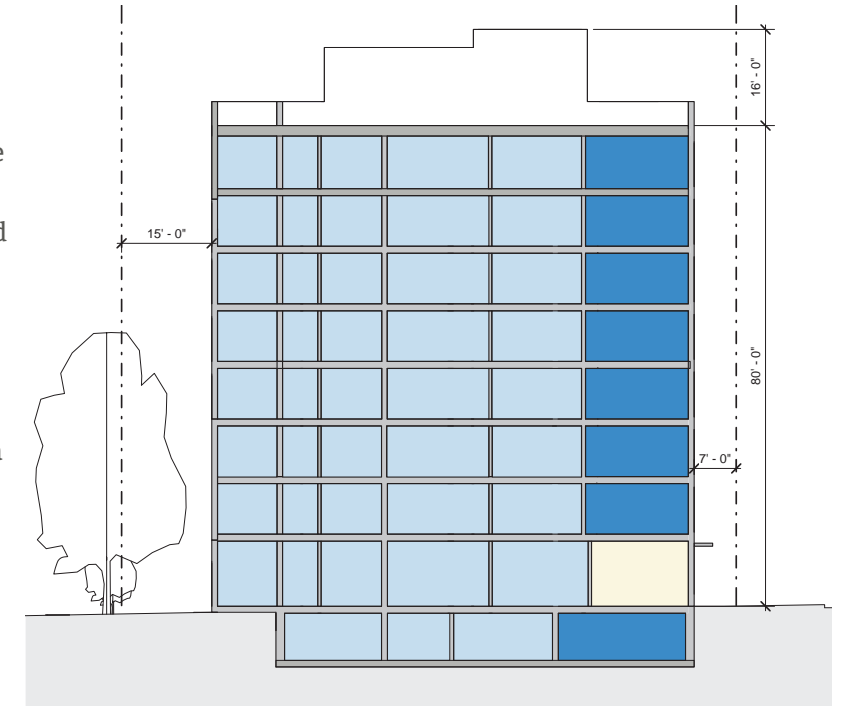
Large windows, balconies, and a textural facade patterning change would differ from the lower tower facade and help break down the vertical scale.

LOWER TOWER FACADE

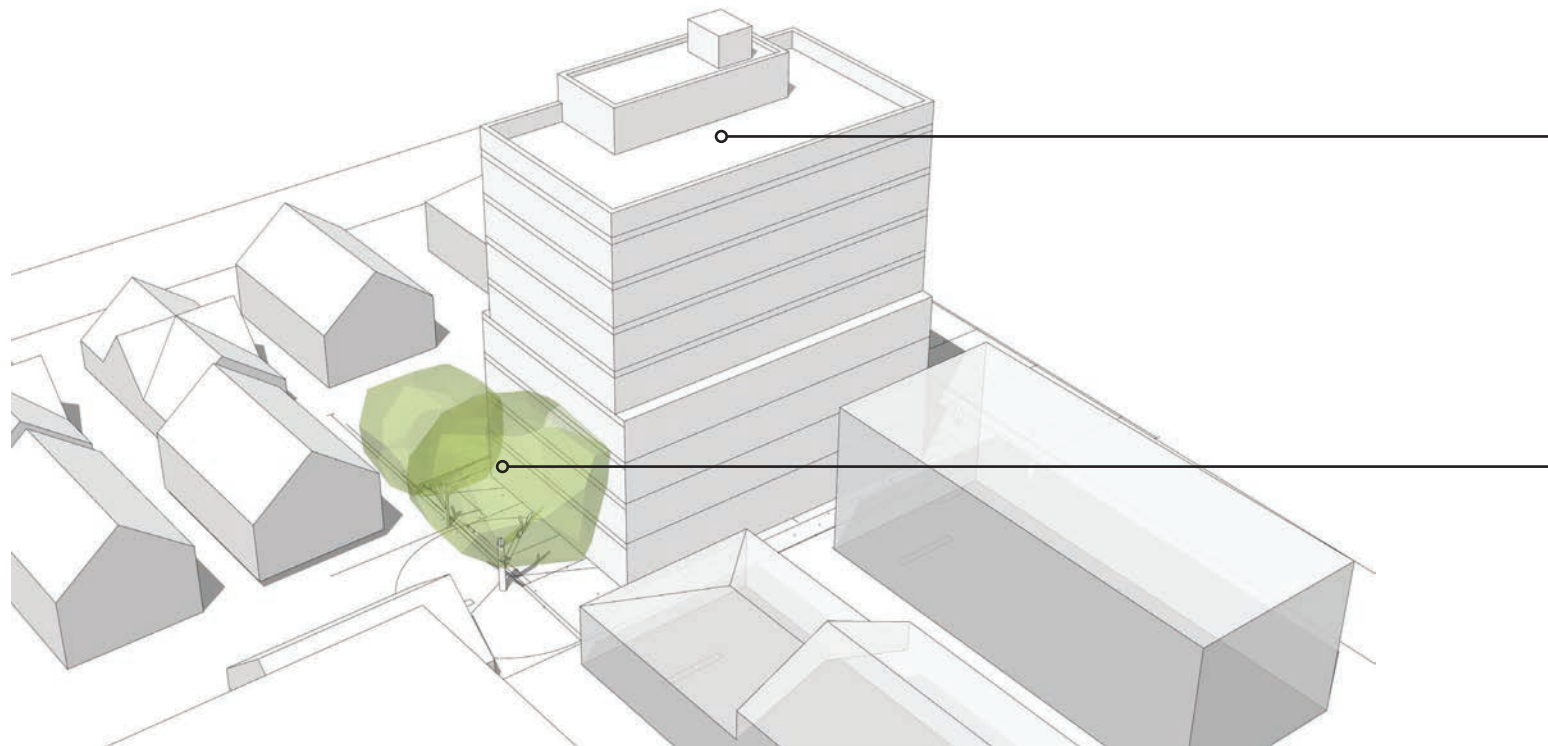
The fourth floor setback of the tower relates more closely to the scale of the multi-story residential structure that borders to the south. Deep recessed windows, quality material selection, and textural facade patterning.

BUILDING ENTRANCE

The entrance is centered on the tower mass and a large canopy provides covered exterior space for pedestrians.



BUILDING SECTION



ROOF DECK

A roofdeck oriented towards the south offers city views and good solar access

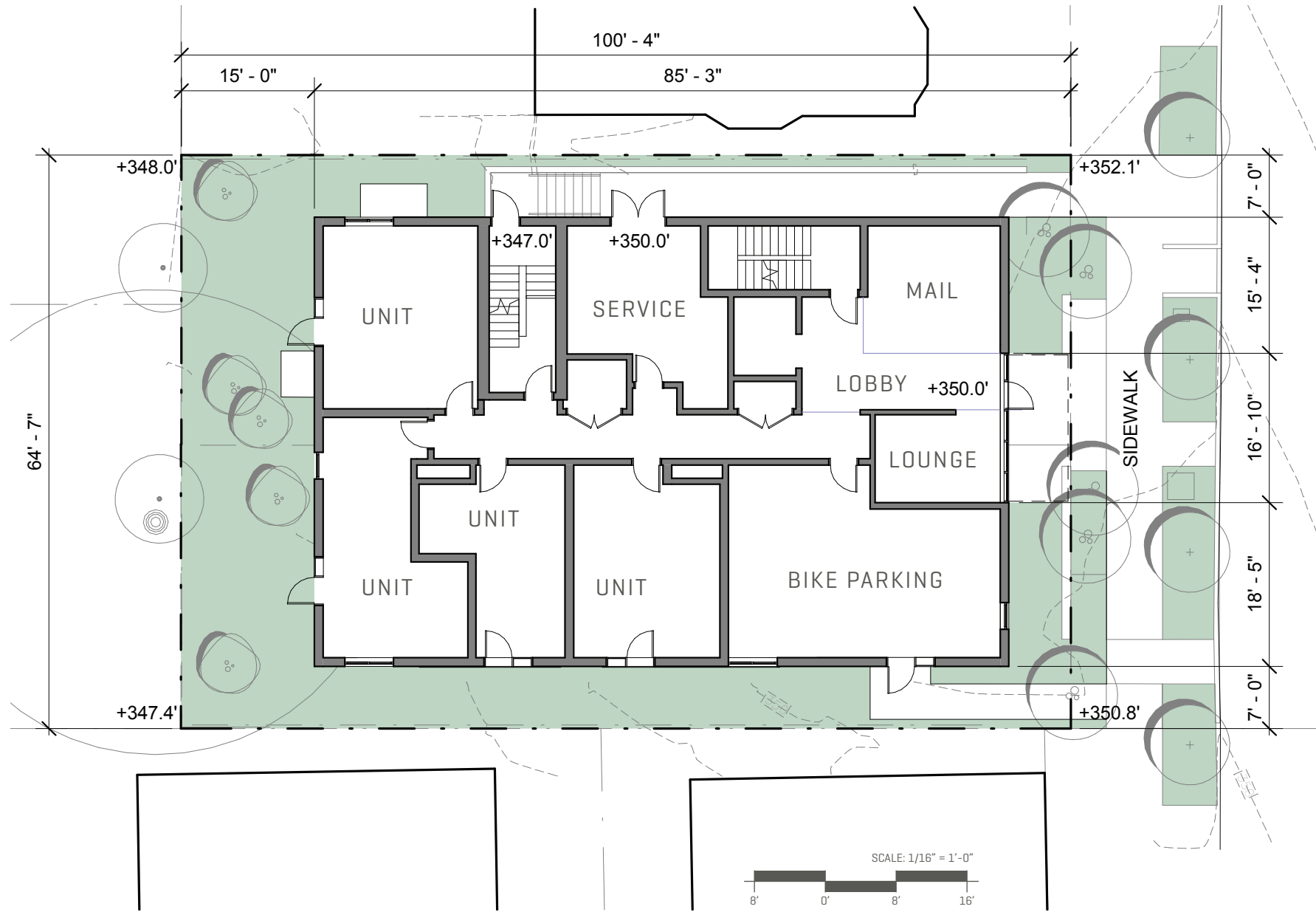
EXCEPTIONAL TREES

Exceptional trees on adjacent property to remain. See Arborist report.

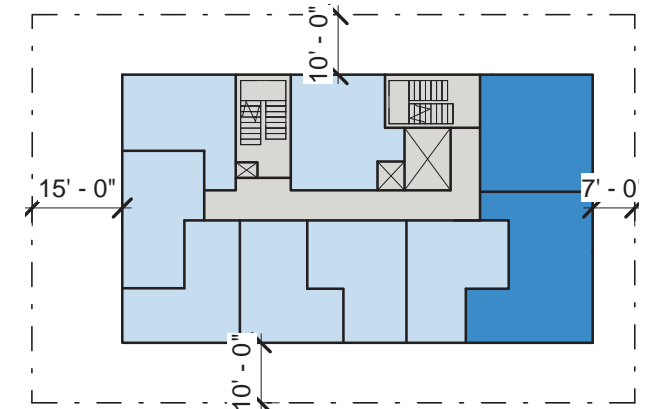
DESIGN OPTION 1

NO DEPARTURES

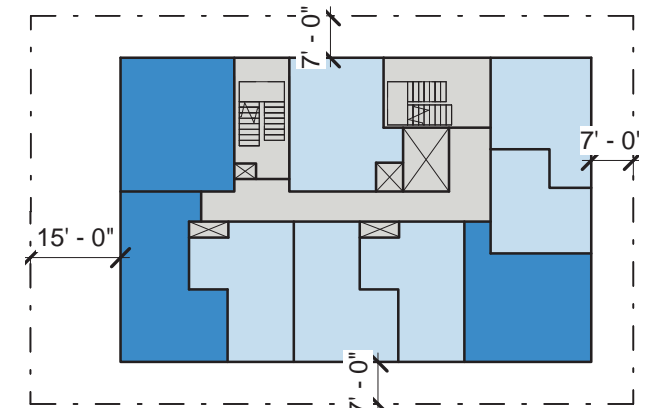
SITE AREA: 6,473 SQ FT
 BUILDING AREA: 29,128 SQ FT [ZONING]
 FAR: 4.5:1
 RESIDENTIAL UNITS: 73



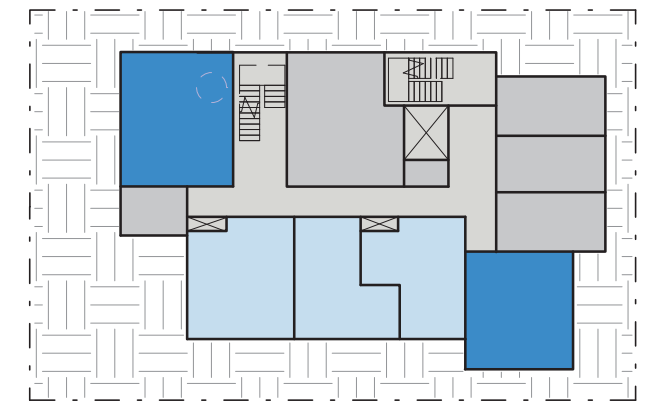
PLAN: GROUND FLOOR



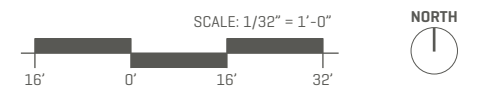
PLAN: FLOORS 5-8



PLAN: FLOORS 2-4



PLAN: BASEMENT



DESIGN OPTION 1
SOLAR SHADOW STUDY

MARCH / SEPTEMBER 21

JUNE 21

DECEMBER 21

9AM



12PM



3PM



DESIGN OPTION 2

SIMPLIFIED ENVELOPE

TOWER AND BASE

This block of 11th Ave E has a strong datum at the second floor line of the adjacent structures. Option 2 reinforces that line by pushing the first floor mass forward that the tower rests on. This heavy base is seen on the adjacent multi-family structure where the ground floor is clad in brick and the upper floors are a white stucco.



DESIGN OPTION 2

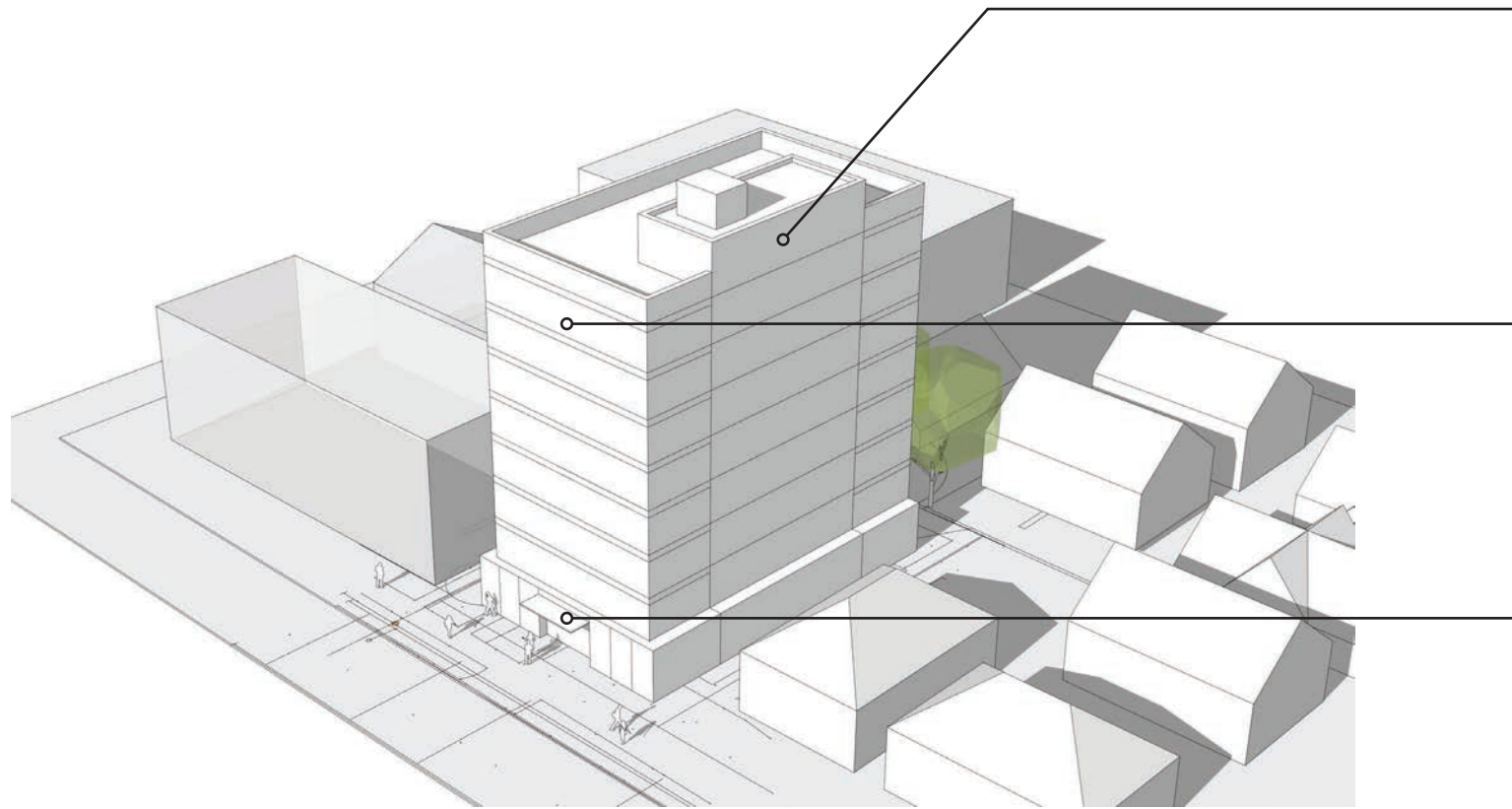
SIMPLIFIED ENVELOPE

PEDESTRIAN SCALE

Option 2's lower massing is then broken up by a deep recess for the main entrance in the middle, a nod to the "front porch" found on many single family structures in the neighborhood.



DESIGN OPTION 2
SIMPLIFIED ENVELOPE



VERTICAL CIRCULATION CORE

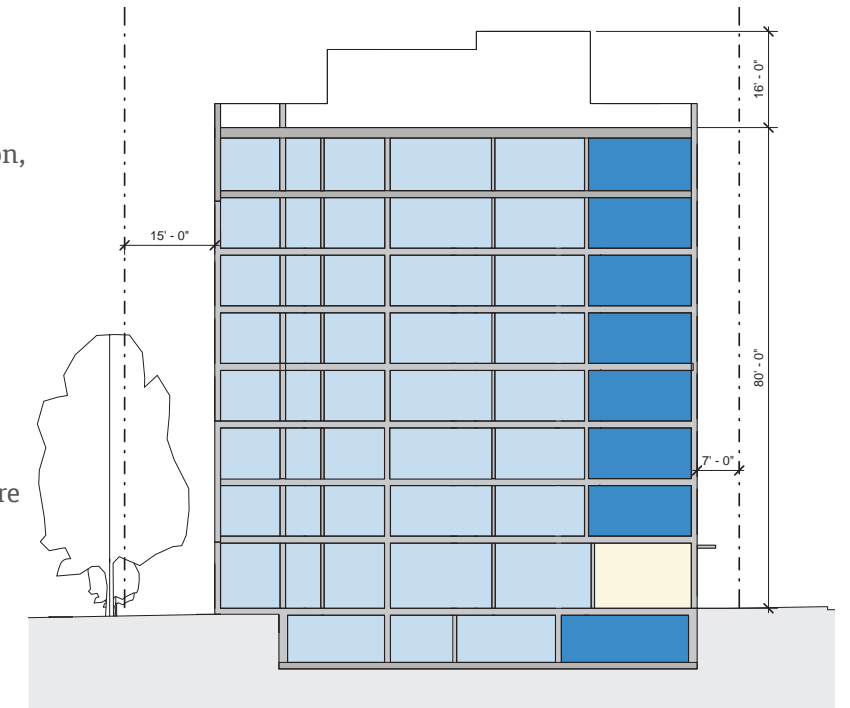
Expressed in the facade design adding visual interest to the northern elevation.

TOWER FACADE

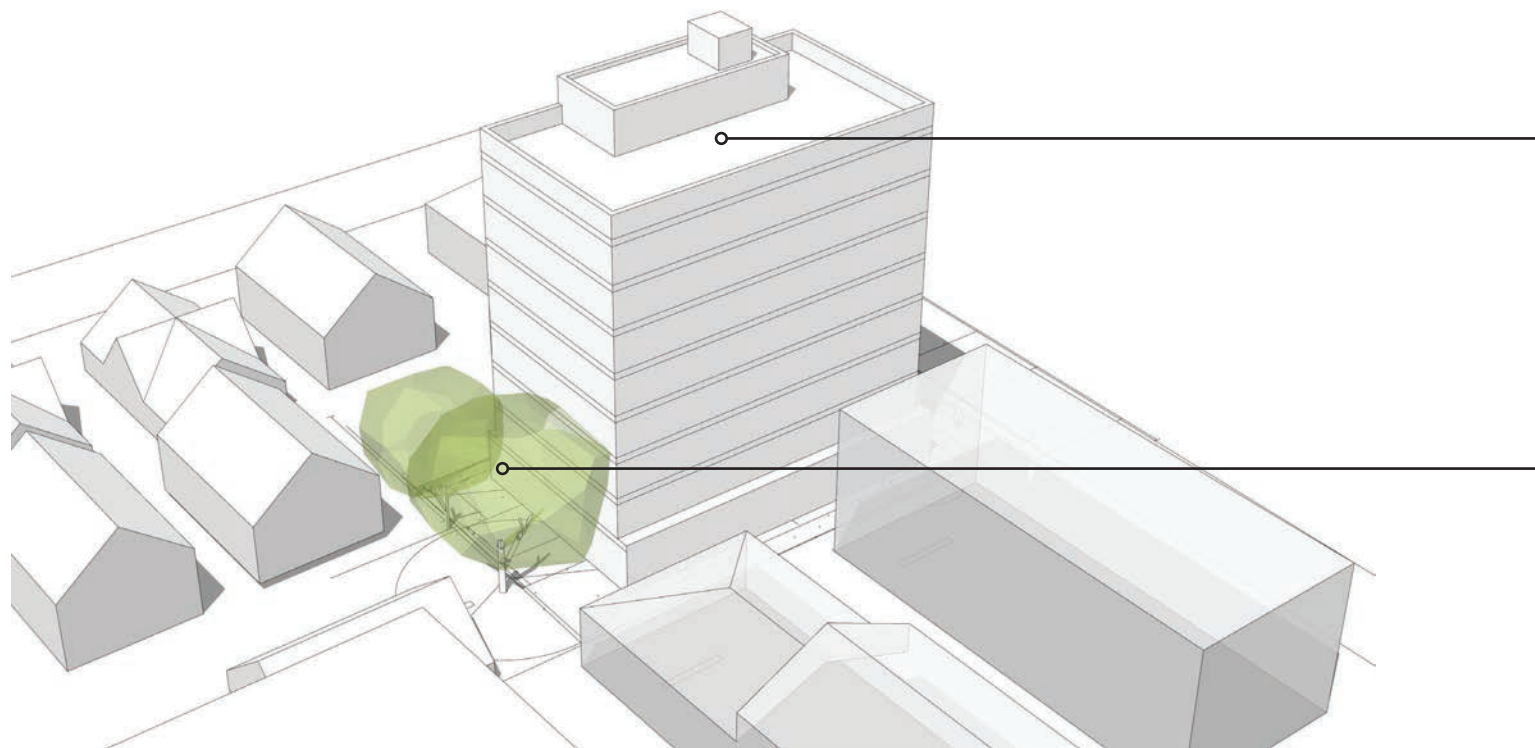
Deep recessed windows, quality material selection, and textural facade patterning.

BUILDING ENTRANCE

The ground floor steps out from the tower to give the building a more grounded feel and relates more closely to the scale of the single story residential structures that border to the north. The entrance is center on the tower mass and a large canopy provides covered exterior space for pedestrians.



BUILDING SECTION



ROOF DECK

A roof deck oriented towards to south offers city views and good solar access

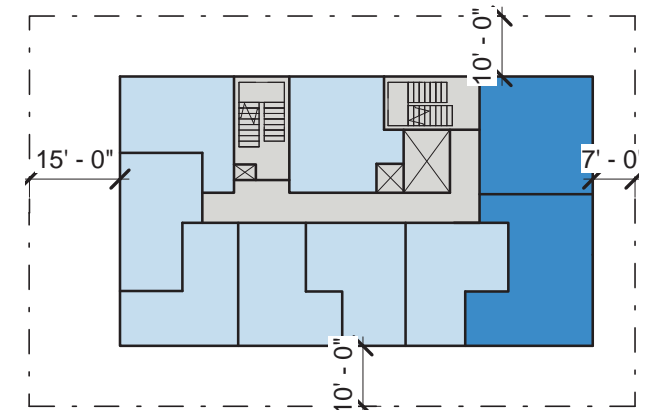
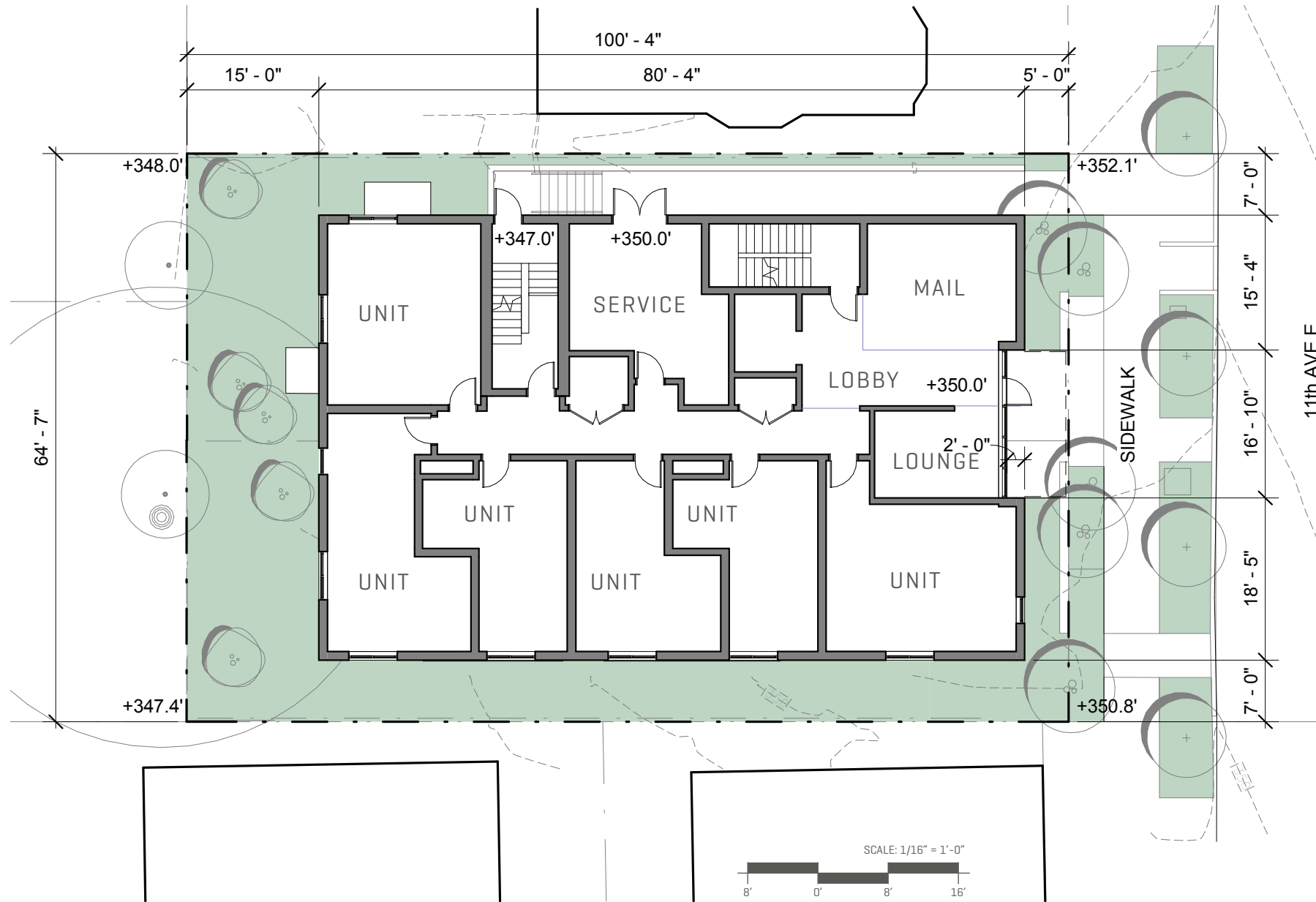
EXCEPTIONAL TREES

Exceptional trees on adjacent property to remain. See Arborist report.

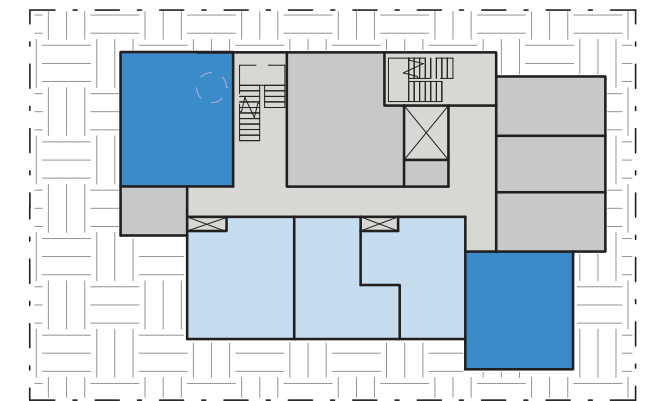
DESIGN OPTION 2

SIMPLIFIED ENVELOPE

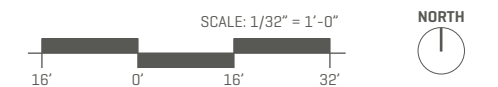
SITE AREA: 6,473 SQ FT
 BUILDING AREA: 26,524 SQ FT [ZONING]
 FAR: 4.1:1
 RESIDENTIAL UNITS: 74



PLAN: FLOORS 2-8



PLAN: BASEMENT



DESIGN OPTION 2
SOLAR SHADOW STUDY

MARCH / SEPTEMBER 21

JUNE 21

DECEMBER 21

9AM



12PM



3PM

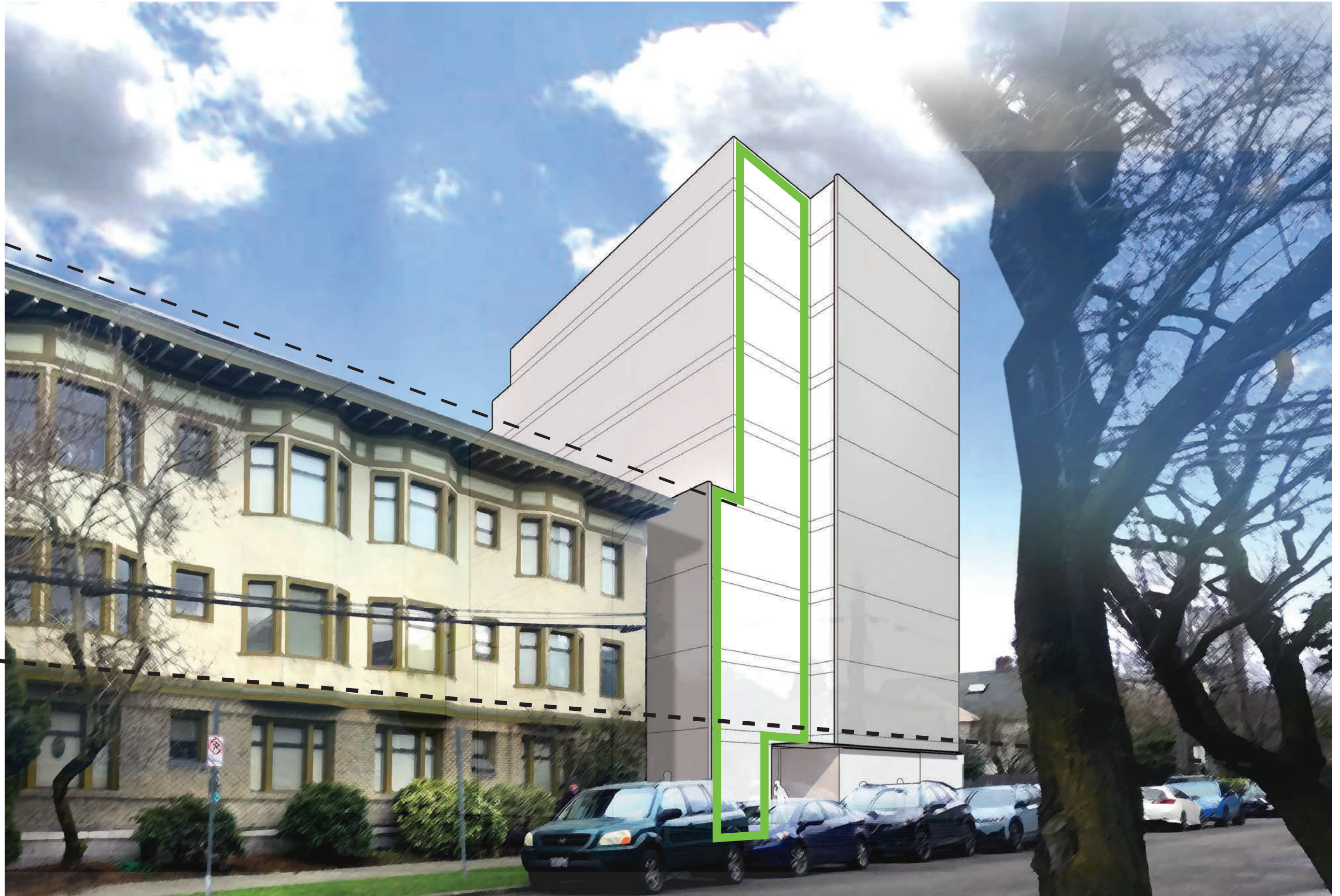


DESIGN OPTION 3

PREFERRED

SETBACKS AND BASE

This block of 11th Ave E has a strong datum at the second floor line of the adjacent structures. Option 3 reinforces that line by sliding the lobby mass north and created a recess for the main entrance where the tower masses intersect. This base articulation ties in with the adjacent multi-family structure's ground floor that is clad in brick. The tower also sets back along the south facade at a similar height as the adjacent building's roof height. The full-height setback on the southeast corner (green) marks the entrance and reduces the perceived mass of the tower.



DESIGN OPTION 3

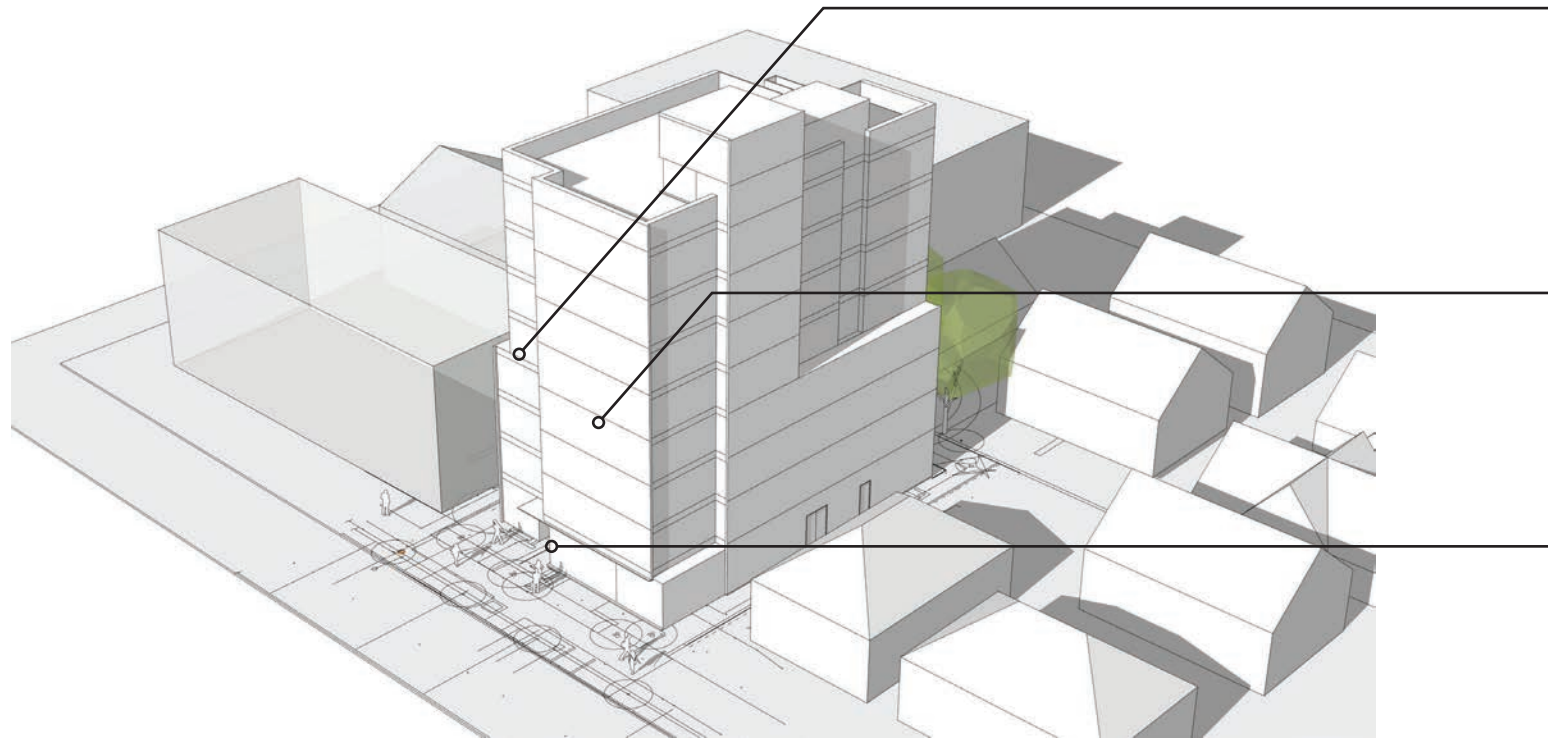
PREFERRED

PEDESTRIAN AND NEIGHBORHOOD SCALES

Option 3's primary tower volume sits on the lobby massing that slides north to pickup the scale of the single family structures in the neighborhood. That setback line tracks vertically up the tower to reduce the overall perceived mass. On the south side, the tower is recessed back at the main entrance. The 4th floor steps in to pickup the scale of the multi-family structure bordering the site on the south.



DESIGN OPTION 3
SIMPLIFIED ENVELOPE



SOUTHERN TOWER FACADE

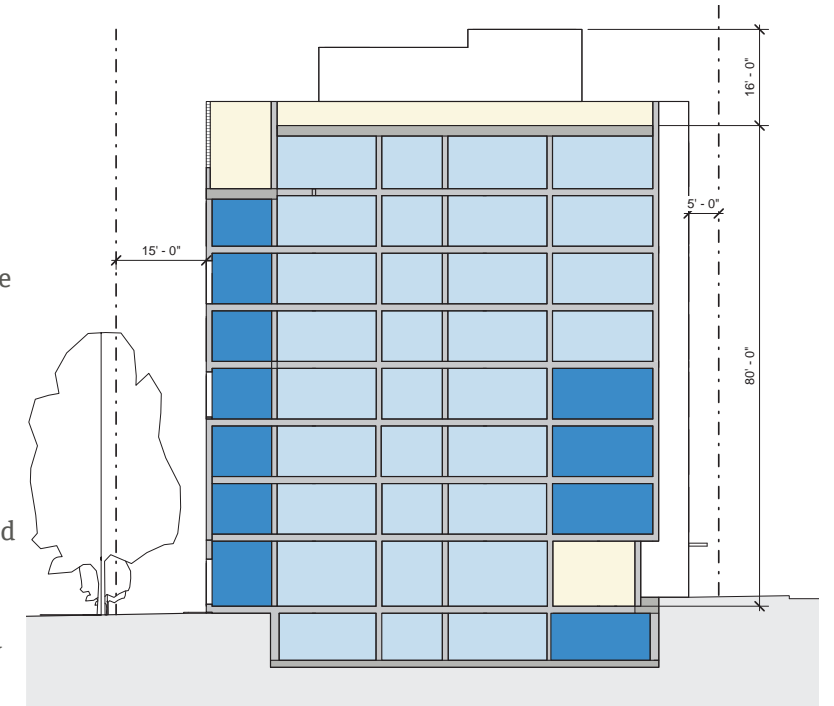
The fourth floor setback of the tower relates more closely to the scale of the multi-story residential structure that borders to the south. This facade will have deep recessed windows, quality material selection, and textural joint patterning.

NORTHERN TOWER FACADE

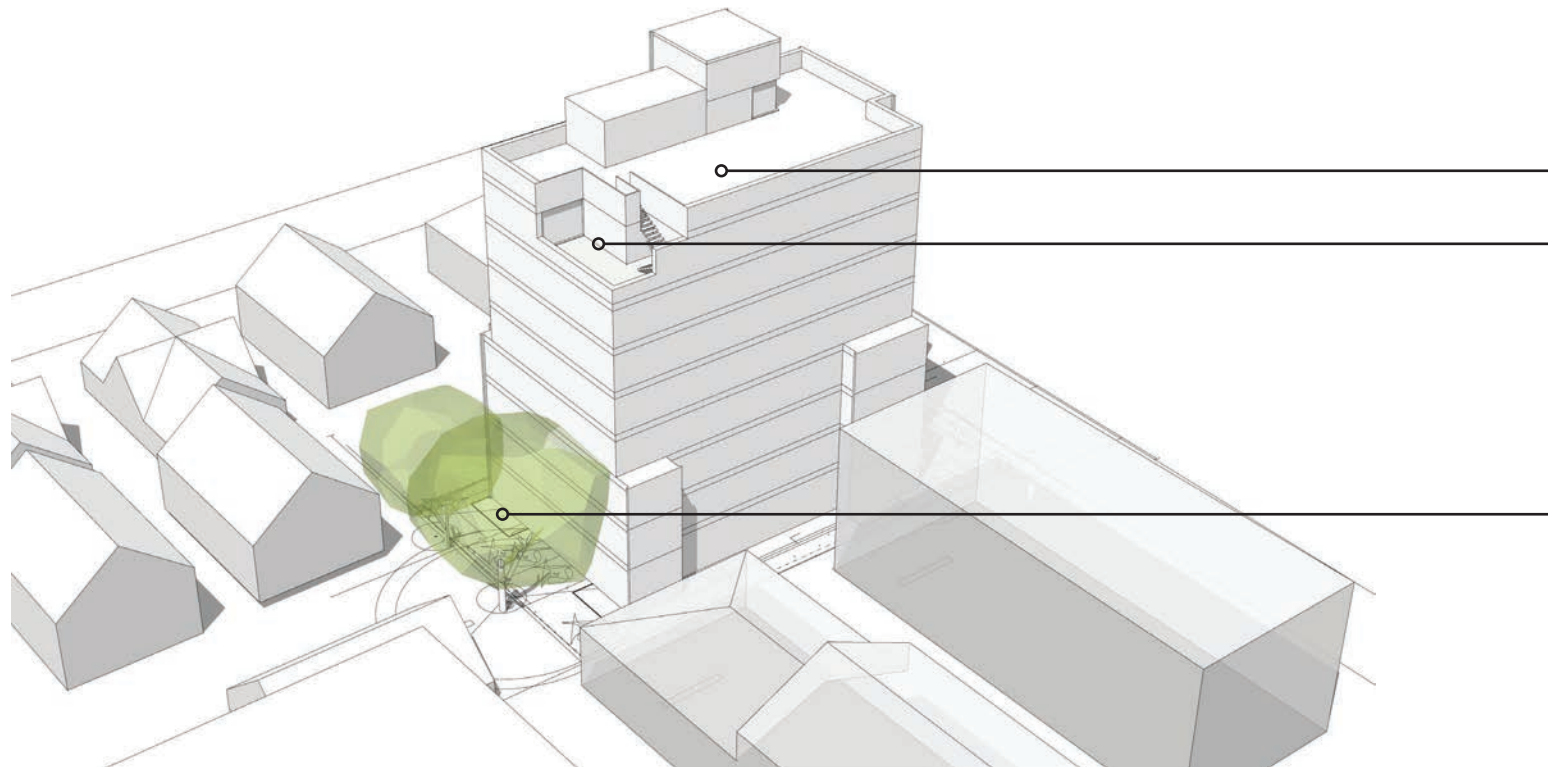
Large deep recessed windows, quality material selection, and textural facade patterning would differ from the southern tower facade and help give the tower a more slender appearance.

BUILDING ENTRANCE

The entrance is located at the intersection of the tower masses and a large canopy provides covered exterior space for pedestrians. The lobby is situated on the northwest corner and steps out from the tower to give the building a grounded feel and relates more closely to the scale of the single story residential structures that border to the north.



BUILDING SECTION



UPPER ROOF DECK

+

8TH FLOOR DECK AND AMENITY SPACE

Two roofdecks oriented towards to south offer city views and good solar access. The 8th floor deck is carved from the corner of the building with an interior amenity space adjacent. A feature stair connects the two decks together

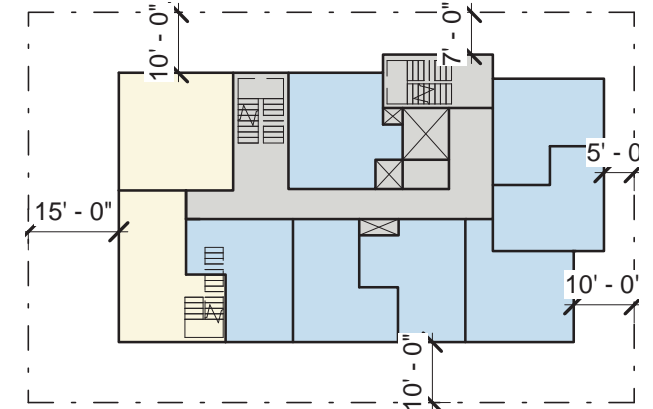
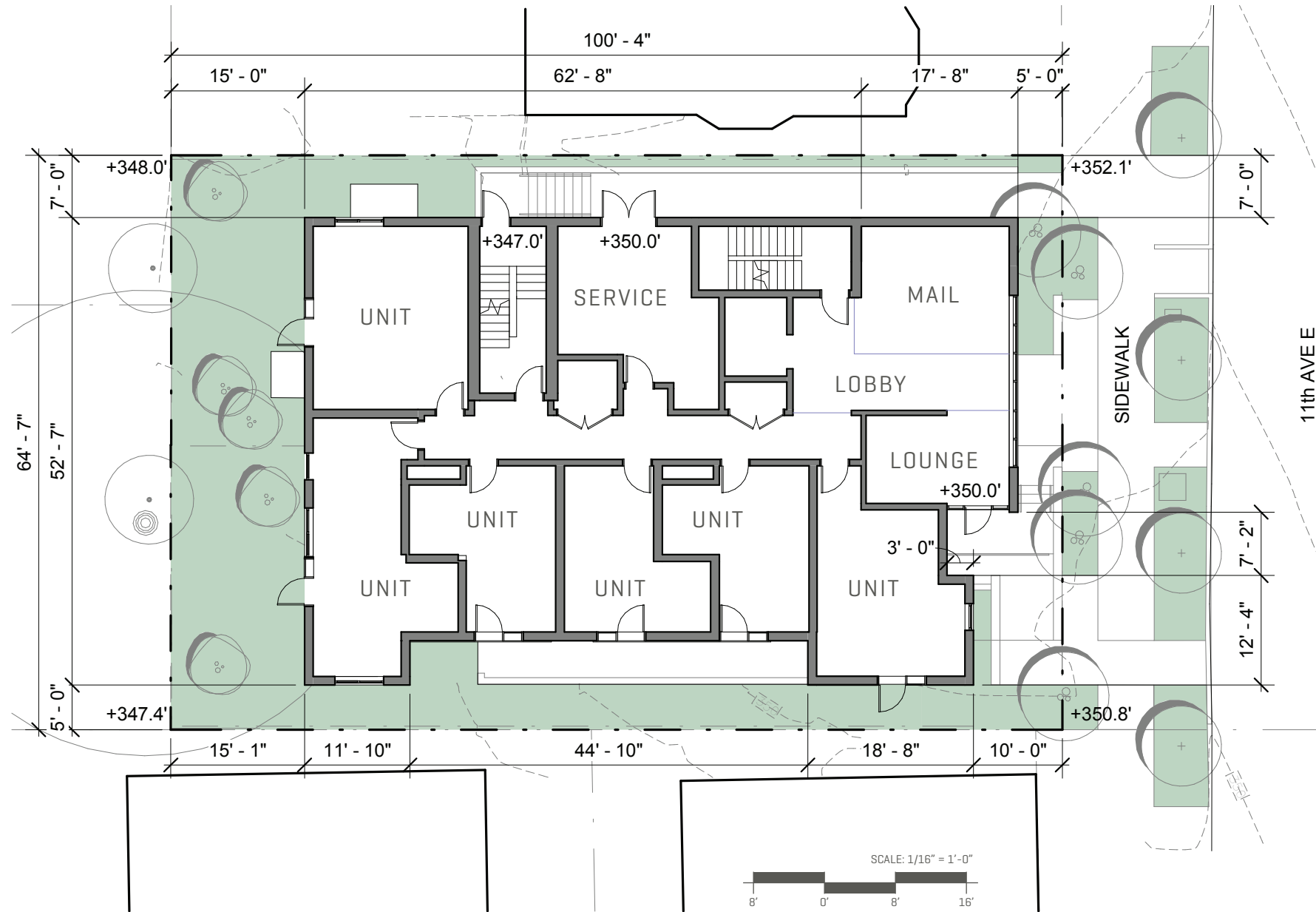
EXCEPTIONAL TREES

Exceptional trees on adjacent property to remain. See Arborist report.

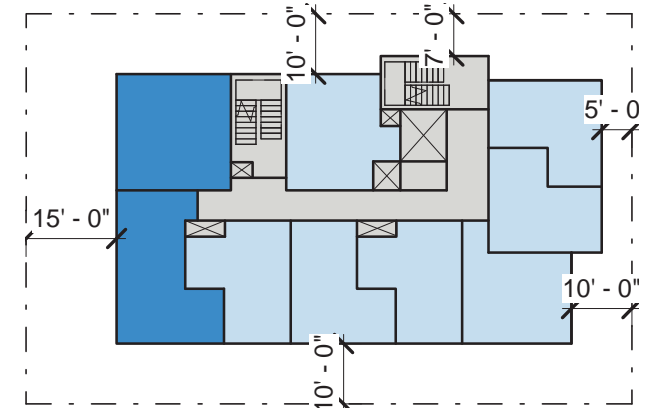
DESIGN OPTION 3

PREFERRED

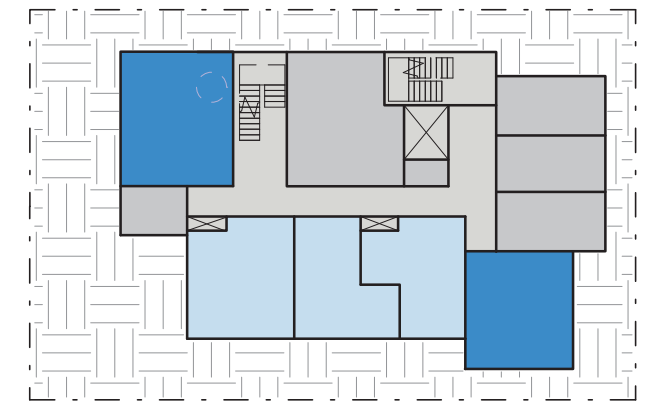
SITE AREA: 6,473 SQ FT
 BUILDING AREA: 27,914 SQ FT [ZONING]
 FAR: 4.3:1
 RESIDENTIAL UNITS: 72



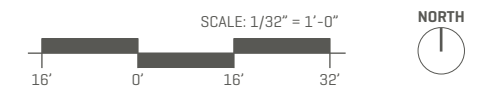
PLAN: 8TH FLOOR



PLAN: TYPICAL FLOOR



PLAN: BASEMENT



DESIGN OPTION 3
SOLAR SHADOW STUDY

MARCH / SEPTEMBER 21

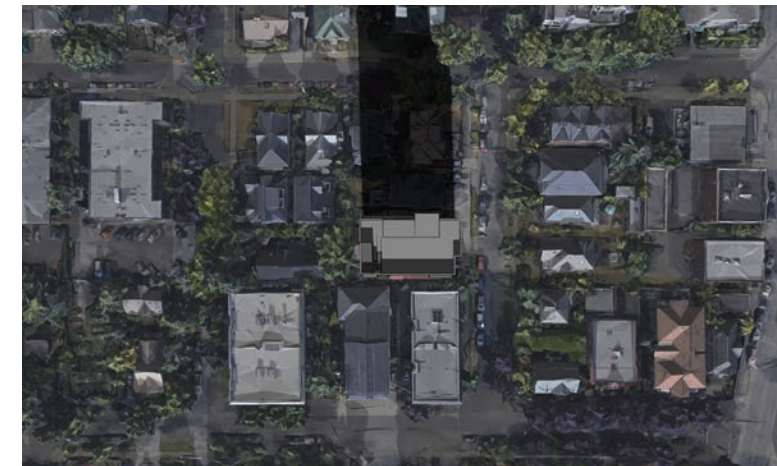
JUNE 21

DECEMBER 21

9AM



12PM



3PM



DESIGN PRECEDENT IMAGERY

MATERIALITY AND DETAILS

Early material considerations for further development.



FIBER CEMENT CLADDING

Fiber cement lap or ship-lap siding provides durability and fine-scale detail. Material transitions between materials is carefully controlled with expressive details



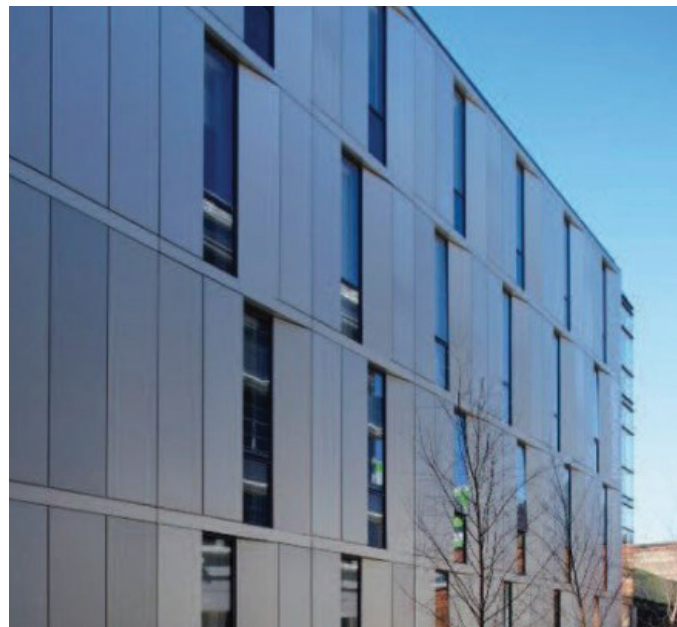
CONTRAST

Color and texture contrast between the materials shown here accentuate formal massing changes, making the scale reductions more effective while providing a variety of colors and textures to create visual interest.



WINDOWS

To meet Passive House standards, high quality european-style triple glazed windows will be used.



COMPOSITE METAL PANELS

High quality metal panel material is used to provide contrast in color and texture to the fiber cement cladding.



BALCONIES

Balconies will be used to expand space for occupants and give them easy access to the outdoors. In addition, balconies provide another layer of texture and visual interest to the building form, while providing shading to the exterior which improved building energy performance and enhances occupant comfort.



WOOD

Wood cladding is proposed at the entry to provide a signaling accent color and a warm, natural material adjacent to the pedestrian zone in the right of way.



PROPOSED DEPARTURE

BIKE PARKING

Code Requirement: SMC 23.54.015.K.1 and as further clarified in SDCI Director’s Rule 6-2020 / SDOT Director’s Rule 1-2020*

23.54.015.K.1 *Bicycle parking spaces within dwelling units, other than a private garage, or on balconies do not count toward the bicycle parking requirement.*

Departure Request: Propose to adjust the allowable location of approximately 75% of the required Long Term Parking Stalls. Dedicated bicycle parking areas will be provided in most dwelling units in addition to an approximately 355sf shared Bicycle Room.

Calculations:

Units = 72

Long Term Bicycle Parking Stalls Required = 72

Long Term Bicycle Parking Stalls Provided = 83

Long Term Bicycle Stalls provided in shared Bicycle Room = 19

Vertical Bicycle stalls = 8

Horizontal Traditional Bicycle stalls = 10

Horizontal Non-Traditional Bicycle stalls = 1

Long Term Bicycle Stalls provided in Units = 64

Vertical Bicycle stalls = 53

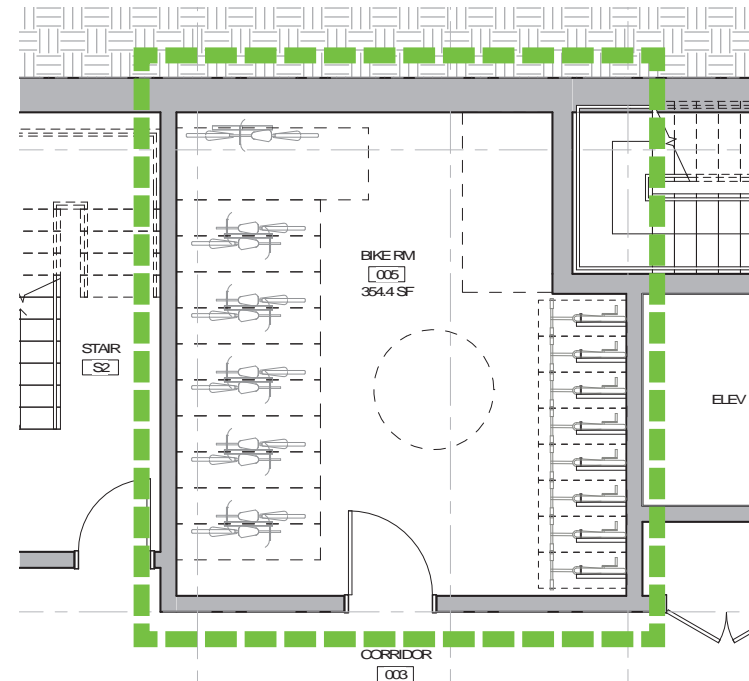
Horizontal Traditional Bicycle stalls = 11

Horizontal Non-Traditional Bicycle stalls = 0

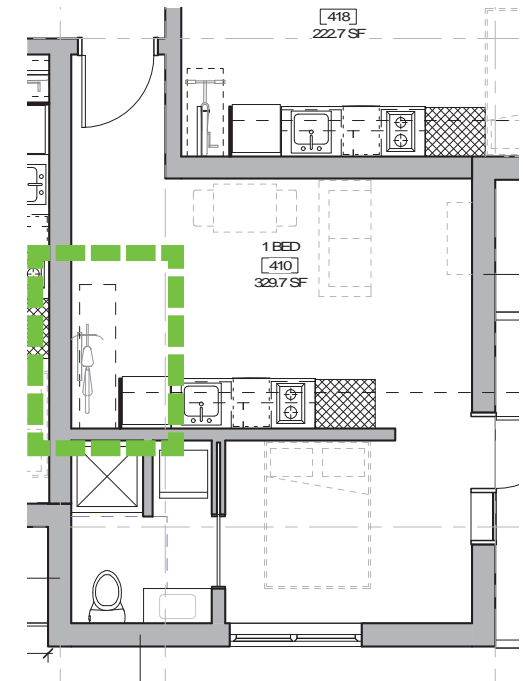
Background: To support and encourage bike ridership and commuting in this highly sustainable Passive House project, anticipated bike ridership patterns and storage needs have been thoughtfully incorporated into the design.

The code required long term bicycle parking stalls are important for supporting alternative transportation modes, however many residents choose not to park their bikes in a shared bike room regardless of room location, security, or design. Citing concerns over potential theft when bike rooms are shared and transparent to non-residents, many renters consistently opt to keep their bikes in their units. For some residents it is more convenient to walk their bicycles directly to/from their unit, especially loaded commuter bikes with panniers or after market accessories. Convenient in unit storage is also increasingly common for high value bikes, and e-bikes with charging needs.

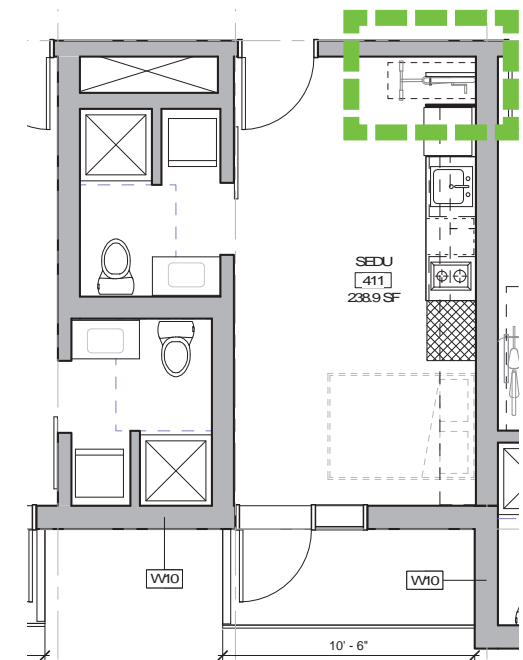
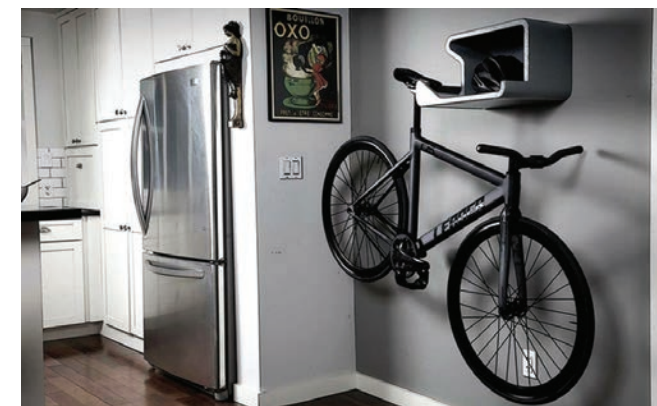
With small efficiency dwelling units (SEDUs), and economical residential unit sizes in general, the project proposes to meet this predictable behavior with a thoughtful design solution. The proposed design departure aims to provide for both bicycle storage amenities; a shared bike room for those who will actively use it as well as intentionally providing for dedicated bicycle parking stalls within the units.



PLAN: BICYCLE ROOM



PLAN: TYPICAL UNIT WITH HORIZONTAL BIKE STALL



PLAN: TYPICAL UNIT WITH VERTICAL BIKE STALL

PROPOSED DEPARTURE

BIKE PARKING

Rationale: In keeping with the SMC’s priority to “Provide bicycle parking in a highly visible, safe, and convenient location, emphasizing user convenience and theft deterrence.”* and after reviewing the results of several recent similar projects we feel this proposed departure better meets the intent of the code, specifically for the 311 11th Ave E project.

The proposed design solution better meets the intent of the code by:

Exceeding the required number of total code required Long Term Bicycle Parking Stalls by more than 15% (83 of 72 required)

Exceeding the SDCI/SDOT recommendation for 30% Horizontal Stalls (22 of 72 required)

*“Consider providing a least 30% of the bicycle parking to allow bicycles to sit horizontally on the ground to accommodate non-standard bicycles and the needs of those who cannot lift a bicycle.”**

Increasing the typical SEDU and unit size to allow for a dedicated bike parking location in most dwelling units (Typical SEDU size of 239 sf vs. 220 sf min)

Providing a highly durable bike storage area and custom bike rack for bike parking within units

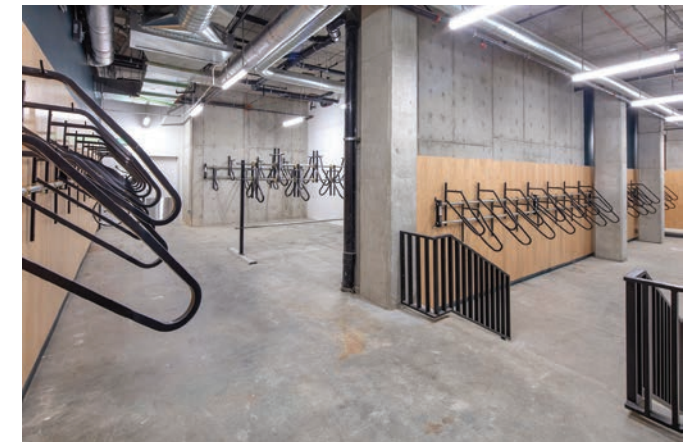
Highly durable materials in corridors and elevator cab to accommodate bikes moving through the building on a regular basis

Providing Long-Term Bicycle Parking Enhancements* in the shared bike room including:

- Automated doors
- Bicycle workstation
- Artwork to enliven space
- Community board with local bike ridership resources

Providing Long-Term Bicycle Parking Enhancements in the units including:

- Available electrical outlets for e-bike charging





Andrew Lyon,
ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

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Edmonds WA 98020
206-734-0705



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ISA Tree Risk Assessment Qualified

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Edmonds WA 98020
206-734-0705

10/20/2020

Arborist Feasibility Report for:

311 and 315 11th Ave E

Seattle WA

Scope- This report includes all trees 6" Diameter at Breast Height (DBH) or larger on or overhanging the lot. According to the Directors Rule 2008, there no exceptional trees on these lots. There is one exceptional tree (#3) overhanging these lots. There are no groves on or overhanging these lots. The trees are numbered and located according to the attached Tree Location Map and further described in the itemized section below.

1. Lawson Cypress DBH 13", with a 7' drip line.
2. Portugal Laurel DBH 11", with a 7' drip line.
3. **Black Walnut DBH 30", with a 26' drip line. This exceptional tree is in good health and condition.**
4. **Sweet Bay Laurel DBH 11", with a 9' drip line. This exceptional tree is in good health and condition.**
5. Portugal Laurel 7" DBH, with a 7' drip line. SDOT tree
6. English Laurel 24" DBH, with a 6' drip line

Under the current code, Seattle would require you to protect a strip of land 55.5' long and 12' wide along the lot's western edges (26' on either side of the walnut tree). They would allow you to carefully remove the existing garage but would only allow restoration in the protection area. No paving or permanent structure.

Under the up and coming Director's Rule 2020

1. Lawson Cypress DBH 13", with a 7' drip line.
2. Portugal Laurel DBH 11", with a 7' drip line.
3. **Black Walnut DBH 30", with a 26' drip line. This exceptional tree is in good health and condition.**
4. **Sweet Bay Laurel DBH 11", with a 9' drip line. This exceptional tree is in good health and condition.**
5. Portugal Laurel 7" DBH, with a 7' drip line. SDOT tree.
6. **English Laurel 24" DBH, with a 6' drip line. This exceptional tree is in good health and condition.**

Under the new rules, you may have the ability to put a permanent structure where the existing garage is. We would have to prove that there are not roots under it. We could potentially try some air excavation as part of feasibility, to see if there are roots going under there. It's pretty tight between the west edge of the garage and the property line but it might work. Air excavation would be in the \$2000-\$2600 range. This would only really benefit you if we find that there are no roots going under the garage.

My guess is that there are roots under the first 5' of the garage and they decline over the next 5' and there are few or no roots after that, at which point you're almost at the 12' required under the current code. The new code states:

“For trees of a generally symmetrical form, but with existing or previous development in the “model” tree protection area, the tree protection area shall be based on the observed location of root and canopy as long as the development or disturbance within this existing or previously disturbed area will not significantly increase the existing disturbance or cause an increase in the detriment to the tree’s health. Limitations on encroachment or reduction of the non-disturbed portions of the tree protection area per Chapter 25.11 shall continue to be applicable.”

If you have any questions about these trees, please feel free to contact me. This report was prepared by:

Andrew Lyon

Andrew Lyon
ISA Certified Arborist PN-6446A
Tree Risk Assessment Qualified CTRA #512



Andrew Lyon,
ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way Ste C 227,
Edmonds WA 98020
206-734-0705

411 11th ave e

Search results

Selected parcel(s)

New selection
 Add to selection

Export Clear

Selected parcels: 1

Parcel number	Address
<input checked="" type="checkbox"/> 6852700215	311 11TH AVE E 98102

Tree Location Map
311 + 315
11th AVE E

by: Address Search Find Intersection Zoom to Advanced tools Basemaps print

