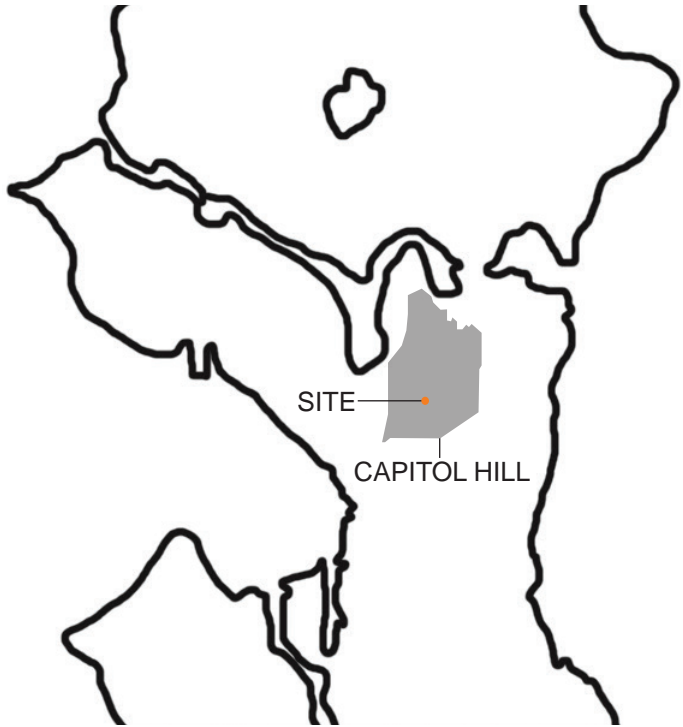


131 13TH AVE E



CONTENTS			APPENDIX	
ARCHITECT SKIDMORE JANETTE ARCHITECTURE PLANNING & DESIGN	1 - 2	COVER & CONTENTS	24 - 31	NEIGHBORHOOD ANALYSIS
OWNER G2 DEVELOPMENT	3	PROJECT OVERVIEW	32 - 35	SITE ANALYSIS
SDCI PROJECT # 3038084-EG	4 - 5	EDG 1 DESIGN OPTION OVERVIEW	36	COMMUNITY OUTREACH SUMMARY
FULL DESIGN REVIEW 2ND EARLY DESIGN GUIDANCE 09/07/2022 EAST BOARD	6 - 8	EDG 1 RESPONSES	37 - 39	DESIGN GUIDELINES - CITYWIDE & CAPITOL HILL
	9	MASSING EVOLUTION	40 - 41	ZONING SUMMARY
	10 - 17	PROPOSED DESIGN	42 - 45	OPTION A
	18 - 20	PROPOSED DEPARTURES	46 - 50	OPTION B (EDG 1)
	21 - 22	WORK SAMPLES	52 - 55	OPTION C

PROJECT OVERVIEW



VICINITY MAP

OVERVIEW

- Address | 131 13TH AVE E
- Site Area | 6,000 SF
- Zone | NC2-75 M1
- Overlays | First Hill / Capitol Hill Urban Center
Capitol Hill Station Overlay
- Maximum FAR | 33,000 SF
- Maximum Height | 75 feet
- Proposed # of Dwelling Units | Approx. 46-49 Units



AERIAL MAP

CAPITOL HILL NEIGHBORHOOD - SEATTLE, WA



OPTION A

FAR I 5.43
46 Units
No Departures Required

PROS

- + Increased density - providing 1 & 2 bedroom family style units
- + Level 8 is set back from the street and the south property line to decrease the perceived height
- + Services are located at alley, allowing for more residential connection with the street

CONS

- No Setback at South lot line up to 13'-0" - Perceived increase in bulk and scale
- Small lobby - Small presence to street
- Inefficient room layouts
- Least number of family style 2 bedroom units



OPTION B |

PREFERRED AT EDG 1,BOARD GUIDANCE TO FURTHER REFINE

FAR I 5.5
47 Units
Side Setback Departures Required
Upper Level Setbacks Departure Required above 65'-0"

PROS

- + Increased density - providing 2 bedroom family style units
- + Building fully set back from south property line, providing amenity space and greater natural light. All units have access to direct sunlight throughout the day
- + Center entry engages the street and provides active amenity space at street level.
- + Services are located at alley, allowing for more residential connection with the street

CONS

- Requires Departures to meet the program requirements



OPTION C

FAR I 5.39
48 Units
No Departures Required

PROS

- + Greatest density - providing 2 bedroom family style units
- + Building fully set back from south property line, providing amenity space and greater natural light.
- + Entry access engages the street and amenity space
- + Services are located at alley, allowing for more residential connection with the street

CONS

- Tallest option on the South face - Perceived increase in height, bulk and scale
- Center North unit would get no direct sunlight



OPTION A

FAR I 5.43
46 Units
No Departures Required

PROS

- + Increased density - providing 1 & 2 bedroom family style units
- + Level 8 is set back from the street and the south property line to decrease the perceived height
- + Services are located at alley, allowing for more residential connection with the street

CONS

- No Setback at South lot line up to 13'-0" - Perceived increase in bulk and scale
- Small lobby - Small presence to street
- Inefficient room layouts
- Least number of family style 2 bedroom units



OPTION B |

PREFERRED AT EDG 1,BOARD GUIDANCE TO FURTHER REFINE

FAR I 5.5
47 Units
Side Setback Departures Required
Upper Level Setbacks Departure Required above 65'-0"

PROS

- + Increased density - providing 2 bedroom family style units
- + Building fully set back from south property line, providing amenity space and greater natural light. All units have access to direct sunlight throughout the day
- + Center entry engages the street and provides active amenity space at street level.
- + Services are located at alley, allowing for more residential connection with the street

CONS

- Requires Departures to meet the program requirements



OPTION C

FAR I 5.39
48 Units
No Departures Required

PROS

- + Greatest density - providing 2 bedroom family style units
- + Building fully set back from south property line, providing amenity space and greater natural light.
- + Entry access engages the street and amenity space
- + Services are located at alley, allowing for more residential connection with the street

CONS

- Tallest option on the South face - Perceived increase in height, bulk and scale
- Center North unit would get no direct sunlight

EARLY DESIGN GUIDANCE RESPONSES | NEIGHBORHOOD CONTEXT / MASSING OPTIONS

BOARD GUIDANCE |

a) The board commented the packet did a nice job of documenting how the proposal compared to existing buildings in the area, which exemplifies a similar contemporary building typology. However, the Board noted the packet less successfully documented the eclectic nature of the surrounding area, which is quite diverse in both building type and use.

b) The board also acknowledged public comments referring to the quirkiness of the area and noted that integrating such an element into the project could help the proposal relate back to the context.

APPLICANT RESPONSE |

The site has several limitations due to it's size, adjacent zoning designations and street trees which hold special character identity in the neighborhood. "Quirkiness" is infinitely subjective and typically happens with organic growth over time. Intentional quirkiness can often result in contrived, overly-expressive conditions when a calmer "background building" expression derived from site-specific conditions is likely a better response. A coherent composition without contrived efforts to be noticed is more appropriate for this location, especially with such a small site. Provided here are examples of varying architectural styles, expressions, and elements, and how they were established organically by adjacencies or site conditions.



Built in 1906, the Victorian architecture is authentic and reflects the construction of the era.



Large scale signage adds vibrancy and is appropriate along the busy 12th Ave thoroughfare.



Strong horizontal datums are established by a material change at level four, and a strong vertical element anchors the facade at the busy street corner.



True masonry construction and authentic detailing and craftsmanship of the era of construction (1920s).



Newer townhouses directly emulate the architecture of the adjacent early 1900's structures - appropriate due to the similar scale and use, but typically more successful to echo specific elements or materials when the structure is significantly larger or of a different use.



Simple materials and massing denote larger scale structure. Detail and texture added through window patterning and balcony articulation, with special attention given to ground floor at corner site.



Materials and interplay of vertical and horizontal elements indicative of the era of construction's time period.



Detailed masonry, overhead weather protection, and high transparency denote the commercial use of the structure.

BOARD GUIDANCE |

a) The board discussed massing options, focusing on options B (preferred) and C, commenting the positive aspects of the design in these options included; being stepped back from the north property line, the front setbacks, the step down in massing along the street, and the concept of balconies.

APPLICANT RESPONSE |

The proposed design retains many of the positive aspects that the board appreciated from options B and C presented at the first EDG meeting. The massing shift away from the north property line, step down in massing along the street, and south facing balconies have all been retained as part of the preferred design. The street-level front facade has evolved to better engage the pedestrian realm and sidewalk edge with modulation and grade adjustments instead of a singular setback.



EDG 1 | OPTION B MASSING



EDG 1 | OPTION C MASSING



PROPOSED MASSING

EARLY DESIGN GUIDANCE RESPONSES |
MASSING OPTIONS

BOARD GUIDANCE |

a) The board agreed that the preferred option B was more successful in the overall massing. Moving forward the Board provided guidance to further refine option B;

i. Front setbacks and Massing

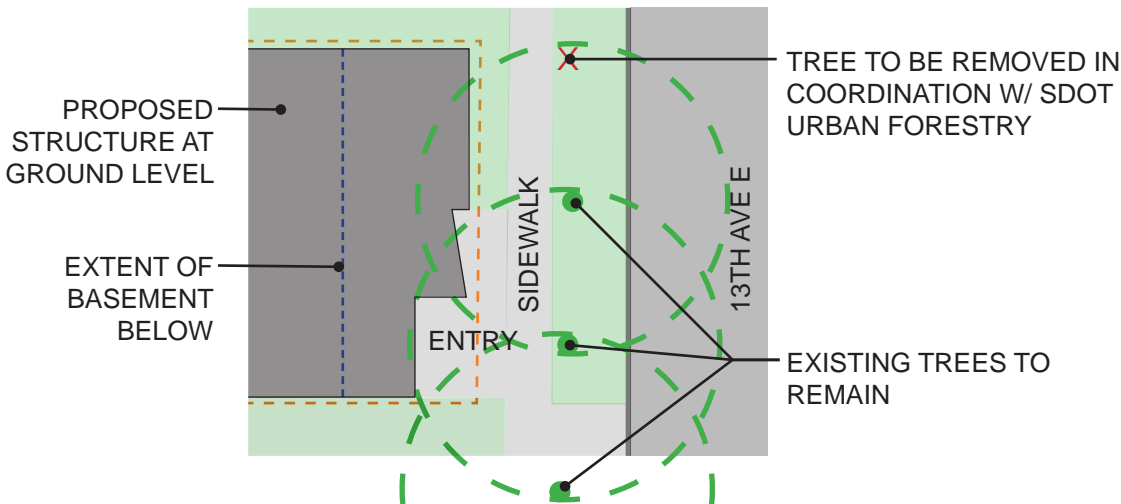
The board noted the exceptional trees in the public right of way and provided the following guidance:

- 1. Further examine appropriate setbacks for both the ground level and basement level with the goal of reducing encroachment into the root zones.
- 2. Provide site plans with adjacent building footprints and tree root zones.
- 3. The board discussed studying a 3-4 story expression along the street to better bring the scale down, but no specific guidance was provided.

APPLICANT RESPONSE |

The site plans for the various schemes have been updated to show the outline of adjacent buildings and assumed root zone of the adjacent street trees. The preferred design sets the basement significantly further back from the sidewalk to reduce the impact to the roots of the existing trees in the ROW. The southern portion of the ground floor is also set back, in order to minimize the impact to the existing tree roots. In consultation with SDOT urban forestry and various municipal entities, the northernmost tree will be removed to accommodate the required utilities and updated services for the area, while maintaining the rest of the trees at the site frontage.

Due to the narrow frontage of the site, a large setback at 3-4 stories results in a facade that is too fractured and busy. Instead the provided character sketch shows how a more refined modulation and use of material and horizontal secondary elements can help define datums to the existing context, while the overall structure relates to future development.



ii. Balcony and Massing Relationship

Though the Board supports the idea of balconies, they were concerned the balconies were not integrated into the overall composition. The Board would like to see.

- 1. Refinement of the balcony size and placement
- 2. Further consideration of privacy impacts, and
- 3. Further consideration of the balconies related to the departure requests, specifically along the south property line.

APPLICANT RESPONSE |

The placement and sizes of the proposed balconies have been refined to better meet the board's guidance. The balconies have been removed from the protruding flanks of the building and are maintained within the recessed portions of the massing, allowing them to be better integrated into the composition and massing of the design, while also maintaining separation between the decks and adjacent properties. The size of the projecting decks have been carefully considered - large enough to be functional, but small enough to encourage individual or small gathering uses, in order to discourage noise and privacy impacts on the adjacent properties. The design considers privacy with smaller windows on the protruding flanks, and the balconies themselves providing privacy from the larger windows, reducing direct sight lines down into the neighboring property.



THE NUMBER OF BALCONIES HAS BEEN REDUCED, AND INCORPORATED INTO THE RECESSED PORTIONS OF THE MASSING, TO ESTABLISH THEM AS PART OF THE ARCHITECTURE

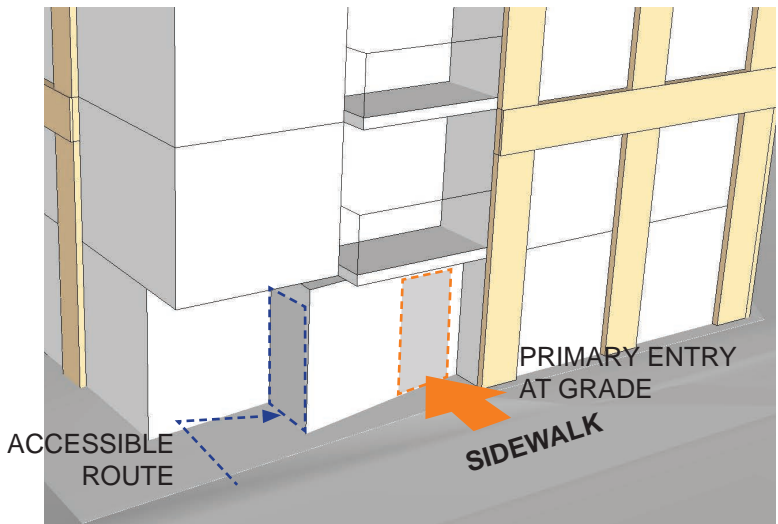
iii. Entry

The Board appreciated the precedent images provided in the packet, however, noted the precedents depicted stoop entry conditions while the proposal had a sunken entry. The Board gave the following guidance to improve the legibility of the entry.

- 1. Provide more clarity on how the entry will incorporate canopies and other architectural elements to denote the entry.
- 2. The Board supported the lantern idea, which had potential to highlight the entry and adjacent amenity, however, observed this concept only happens in the Option C and not the preferred option B. As such, the Board would like to see how the arrangement of uses surrounding the entry can be refined to further enhance the entry sequence, similar to option C.
- 3. The Board also discussed the secondary entry at the alley, commenting that this entry is the closest connection to bike routes and the light rail, and should be further enhanced. The Board acknowledged the challenge of balancing service uses along the alley with the secondary entry, but would like to see more information on this item at the next meeting.

APPLICANT RESPONSE |

The primary entry along 13th Ave has been adjusted so that the front door is at grade with the adjacent sidewalk, with the grade transition occurring interior to the space. This strengthens the project's engagement of the pedestrian realm. A corner "lantern" expression above the lobby and the use of balconies directly above the entry act as way finding elements, accentuating both the ground level entry and the common amenity space at L8 above. The recessed modulation on the alley facade mirrors the design language of the street-facing facade, with the secondary entry within the recessed portion of the facade, further defined by balconies above.



REVISIONS TO THE ENTRY SEQUENCE LOCATE THE PRIMARY ENTRY AT GRADE, OMITTING THE "SUNKEN" ENTRY COURT FROM PREVIOUS OPTIONS.

EARLY DESIGN GUIDANCE RESPONSES | MATERIALS

BOARD GUIDANCE |
The board stressed the importance of high-quality materials and thoughtful facade detailing moving forward. The Board requested additional clarification of the design intent in the 2nd EDG packet and meeting. The Board also provided the following guidance.

- 1. Provide additional images of precedents to further clarify the material palette being contemplated.
- 2. Consider brick or other high-quality material
- c. Materials should reinforce massing shifts and parti, and
- d. Develop the north facade taking into consideration the high visibility of this facade. A blank walls should be thoughtfully treated, perhaps integrating art, interesting texture, lighting, or other means of mitigating blank wall and incorporating neighborhood character / quirkiness.

APPLICANT RESPONSE |
A character sketch has been provided that suggests how future fenestration patterning and thoughtful distribution of high-quality materials can accentuate the proposed massing. Five and six story masonry frame expressions provide shade, shadow, and relief as well as human-scale detailing to the street and alley facing facades. Paired with contrasting, lighter color on the upper-level volumes the reduced height masonry frames diminish the perceived height, bulk, and scale of the structure. The southeast corner “lantern” volume provides an opportunity for an accent material, helping add visual interest and a unique architectural expression to establish this structure’s presence in the neighborhood. The facade has modulation that provides an opportunity for fenestration within the vertical circulation cores to add visual interest.



CHARACTER SKETCH | PROPOSED MASSING & POTENTIAL MATERIAL DISTRIBUTION



Masonry “frame” expression, fiber cement panel w/ horizontal patterning, vibrant accent color, white vinyl windows



masonry “frame” expression, fiber cement siding in contrasting tones, dark vinyl windows



Vertically oriented fiber cement panel siding, contrasting colors to define massing shifts, dark vinyl windows

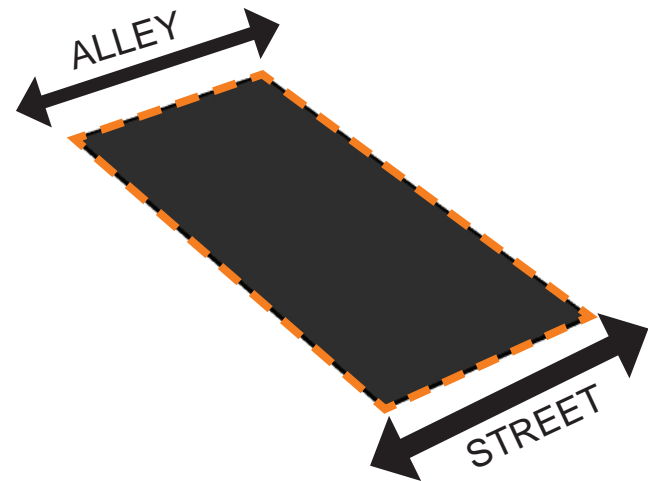


Fiber cement panel siding, incorporation of natural wood tone materials for warmth and contrast, white vinyl windows



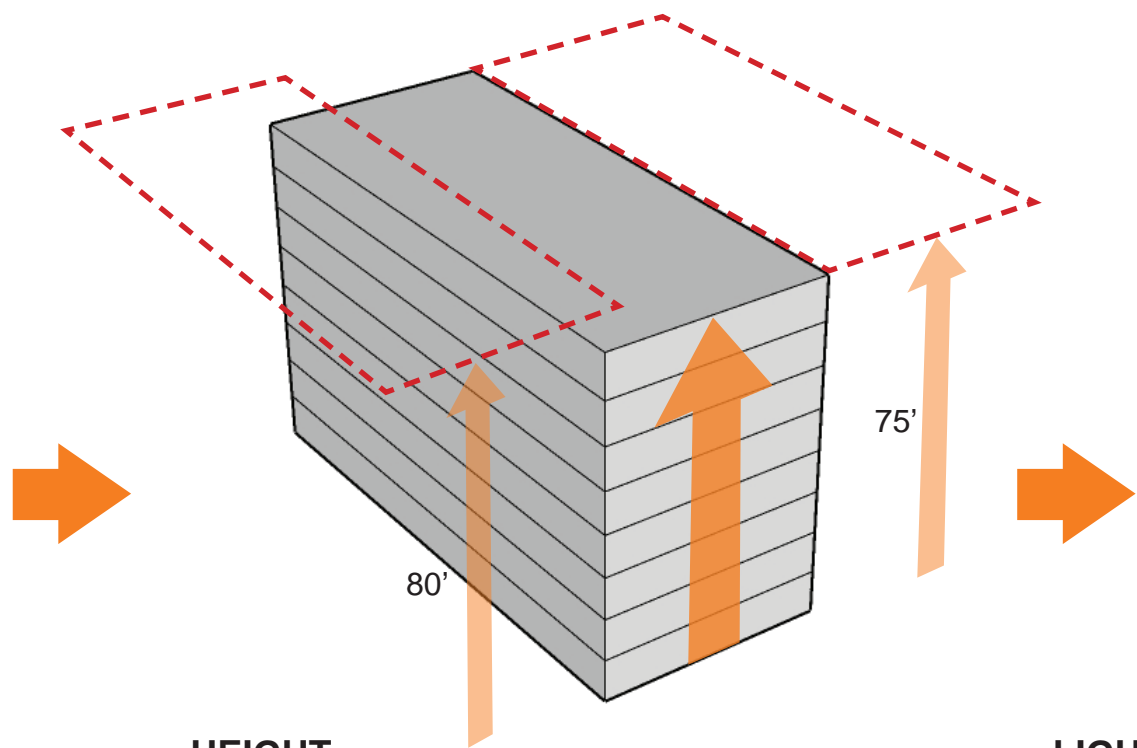
masonry volume to accentuate entry, incorporation of natural wood tones, fiber cement panel siding, dark vinyl windows

MASSING CONCEPT |
DESIGN EVOLUTION



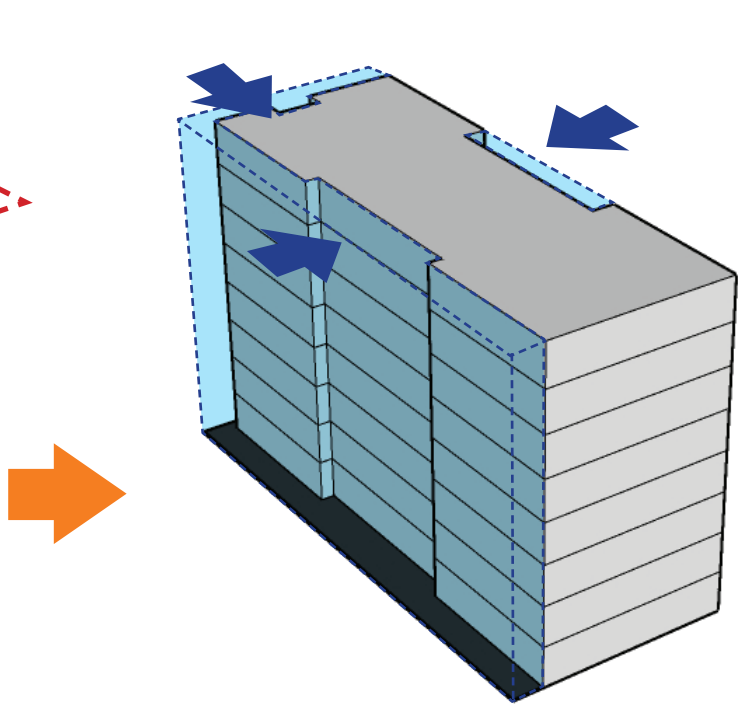
SITE

A NARROW SITE HAS IT'S PRIMARY FRONTAGE ALONG 13TH AND SECONDARY FRONTAGE ON AN ADJACENT ALLEY



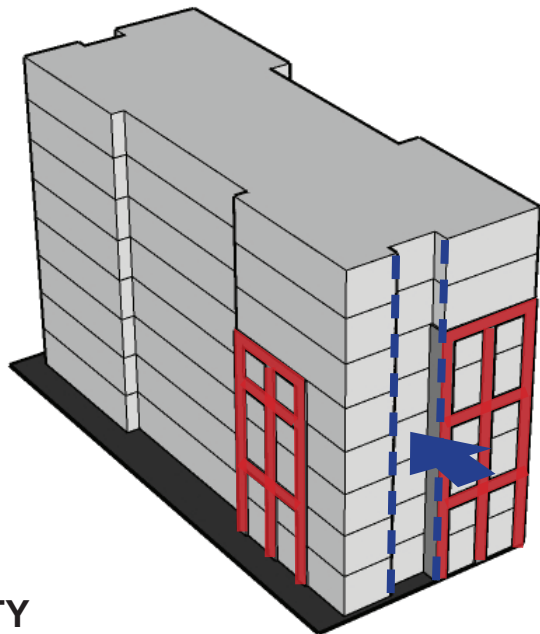
HEIGHT

8 STORIES OF RESIDENTIAL UNITS EXTEND TO THE MAXIMUM ZONING HEIGHT, CONSISTENT WITH THE ZONING OF THE ADJACENT PARCELS



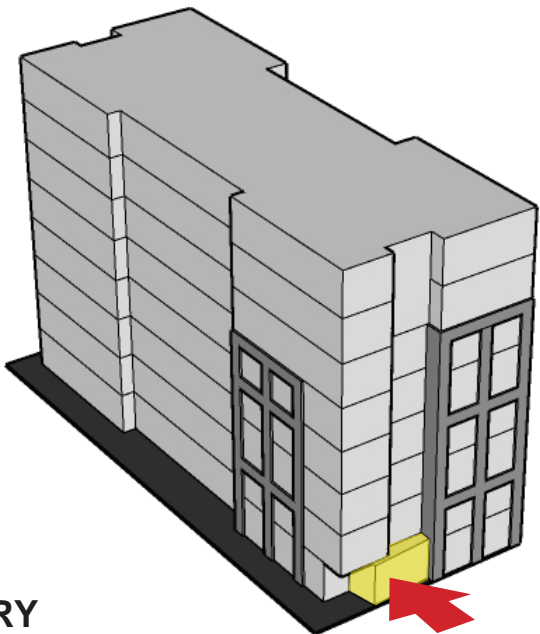
LIGHT

SETBACKS AND MODULATION ALLOW ACCESS TO LIGHT AND AIR FOR BOTH THE PROJECT AND ADJACENT PROPERTIES



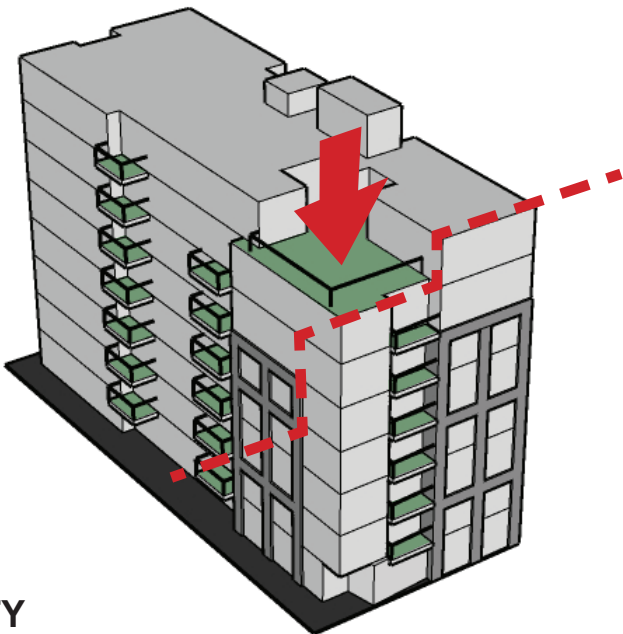
IDENTITY

STREET-FACING MODULATION PROVIDES VISUAL INTEREST, MASONRY FRAMES REDUCE THE PERCEIVED HEIGHT AND REFLECT THE NEIGHBORHOOD'S IDENTITY



ENTRY

UNIQUE MODULATION AT STREET LEVEL ACCENTUATES THE BUILDING'S PRIMARY ENTRY AND ENHANCES THE STRUCTURE'S ENGAGEMENT WITH THE STREET



AMENITY

SOUTHEAST CORNER IS SCULPTED TO REDUCE THE STRUCTURE'S PERCEIVED HEIGHT, BULK, AND SCALE AT THE STREET FACING FACADE IN RESPONSE TO THE EXISTING STRUCTURE. ADDITIONAL PRIVATE DECKS ADD TEXTURE AND HUMAN SCALE DETAIL

PROPOSED DESIGN



PROPOSED DESIGN | FLOOR PLANS

FAR	5.5
STORIES	8
UNITS	49 - 48 Bedrooms, 1 Studio
DEPARTURES	Required

KEY

- COMMON / CIRC.
- RESIDENTIAL
- SERVICE
- AMENITY
- GREEN ROOF
- PRIVATE DECKS
- 1 LOBBY
- 2 BIKE PARKING
- 3 SOLID WASTE
- 4 PRIVATE AMENITY
- 5 ROOF DECK
- 6 UNOCCUPIED GREEN ROOF

- MAIN ENTRY
- SECONDARY ENTRY

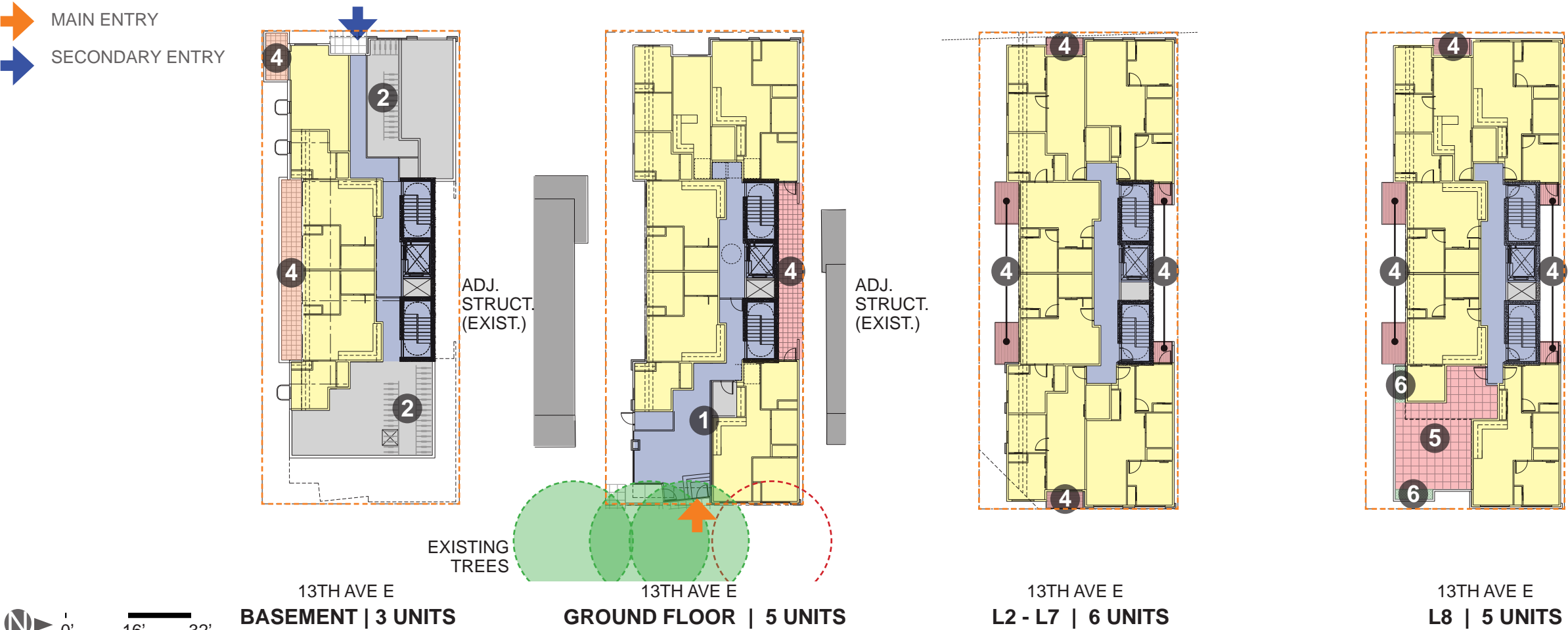
This refined version of Option B from the first Early Design Guidance meeting is 8 stories and has 49 total units. To provide greater articulation on the south face and allow for greater use of space in the units, a setback departure is requested along the south face and at the upper floor. The building entrance is located at sidewalk grade on the south side, with site access within the setback leading out to 13th Ave E and bike parking accessible from the alley. Units are oriented to the south and towards 13th ave E and the alley, with the vertical circulation centrally located to the north. Common amenity occurs primarily at the southeast corner of level 8, mirroring the organization of the lobby on L1. Private amenity patios are incorporated into recessed areas of the massing, providing both function and additional visual interest in the design of the structure. Modulation along the north facade provides shared access to light and air, and also limits the amount of “zero lot line” facade along the northern edge of the site

PROS

- Increased density - providing 2 bedroom family style units
- Building fully set back from both north and south property lines, providing amenity space and access to natural light while limiting blank facade.
- Primary entry directly engages the street, with no significant grade change or “sunken” entry.
- Services are located at alley, allowing for more residential connection with the street and reducing their impact on the neighborhood.
- Private amenity patios provided for many units, and are incorporated into the massing and facade design

CONS

- Requires Departures to meet the program requirements



G2 DEVELOPMENT

skidmore
janette
architecture
planning
design

131 13TH AVE E

EARLY DESIGN GUIDANCE 2
09/07/2022 #3038084-EG

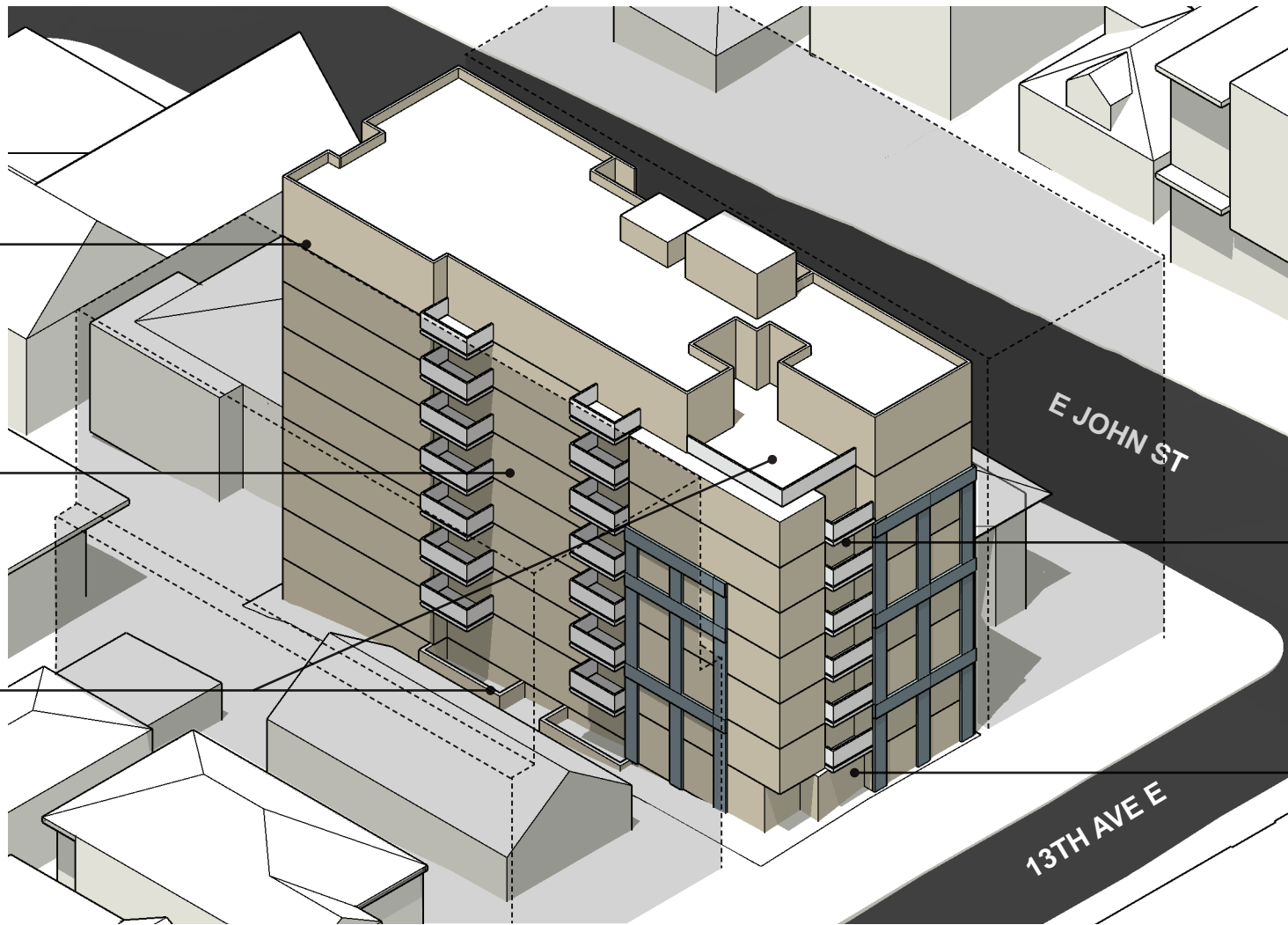
CONCEPTUAL DESIGN OPTIONS
PROPOSED

PROPOSED DESIGN |
MASSING (NO TREES)

Architectural presence in an evolving neighborhood - Speaks to the history of the neighborhood while contributing to the new trend established by current city guidelines.
(SEATTLE CS2.D3)

Zone transitions - building set back from south lot for increased light and air.
(SEATTLE CS2.D3)

Amenity space provided at ground level and at the roof for residential and neighborhood enjoyment.
(SEATTLE DC3.B4, DC3.C2)



AERIAL LOOKING NORTHWEST

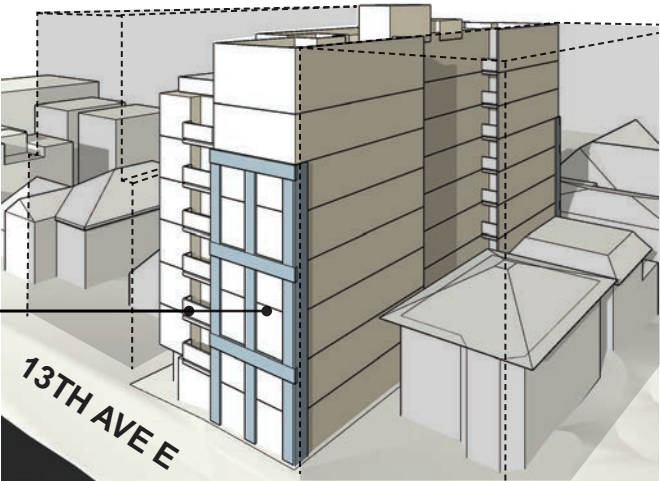
Large fenestration on street facing facade as well as street facing balconies provide views of adjacent neighborhood & opportunities for “eyes on the street”.
(SEATTLE CS2.B2)

Courtyard at center portion of north facade utilizes modulation to reduce the amount of blank facade and provide opportunities for fenestration and material differentiation.
(SEATTLE DC2.B2)

Facade composition incorporates masonry frames, balconies, and modulation to mitigate the perceived height, bulk, and scale.
(SEATTLE DC2.B1, DC2.A2, DC2.4)

Prominent entry is visible with high transparency & marked with signage & landscaping.
(SEATTLE PL3.A1, DC2.D1)

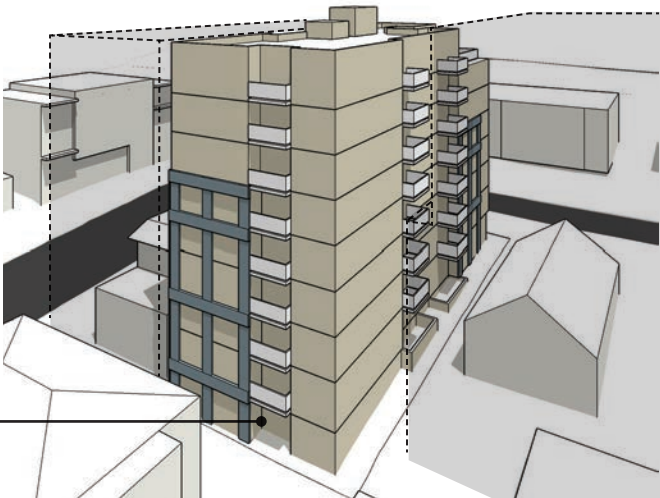
Secondary entrance at alley utilizes the same modulation, materiality, and balconies above as primary entry along 13th Ave E as way finding elements to visually distinguish the entry.
(SEATTLE PL3.A4, PL2-D1)



AERIAL LOOKING SOUTHWEST



AERIAL LOOKING SOUTHEAST



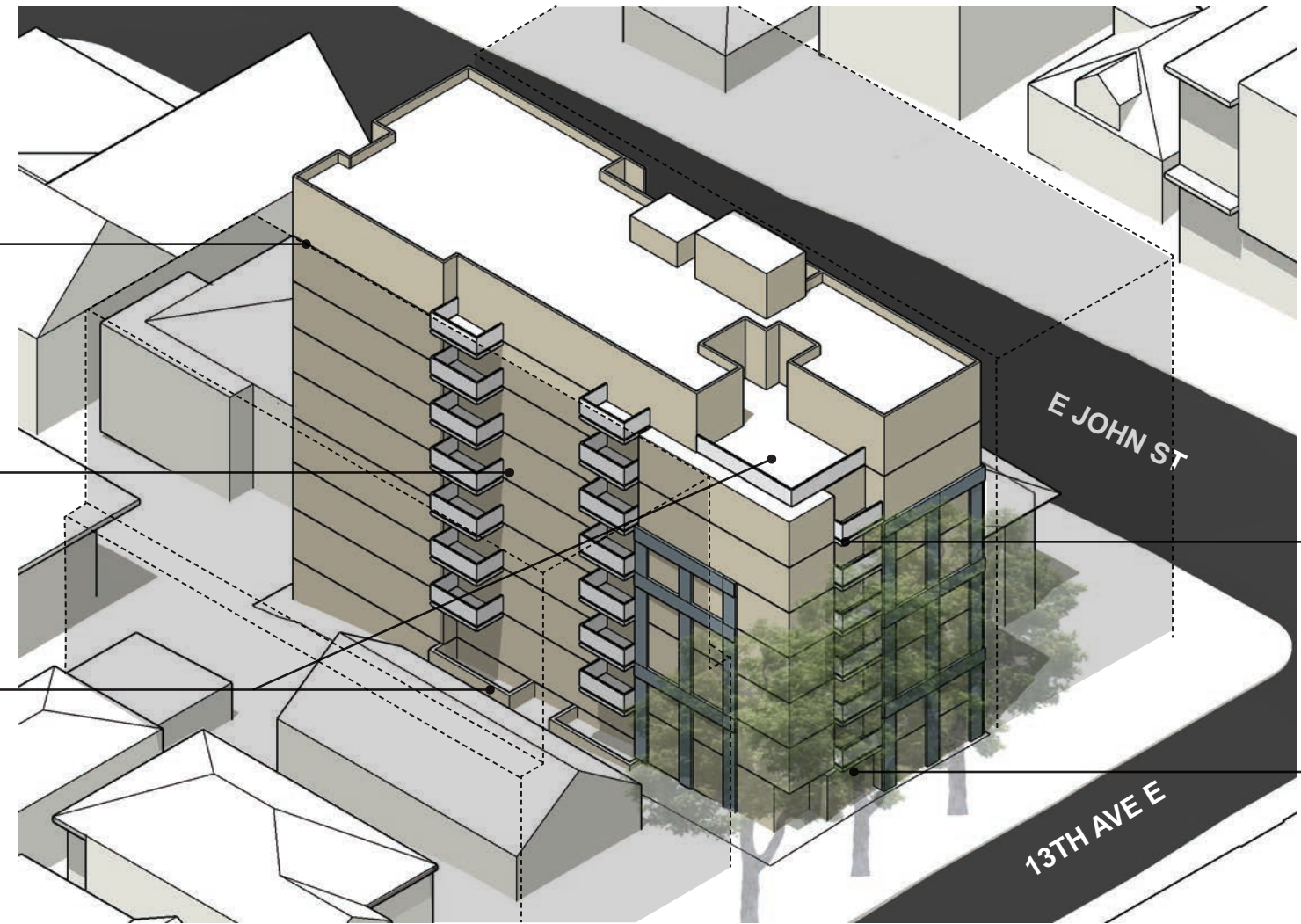
AERIAL LOOKING NORTHEAST

PROPOSED DESIGN |
MASSING (WITH TREES)

Architectural presence in an evolving neighborhood - Speaks to the history of the neighborhood while contributing to the new trend established by current city guidelines.
(SEATTLE CS2.D3)

Zone transitions - building set back from south lot for increased light and air.
(SEATTLE CS2.D3)

Amenity space provided at ground level and at the roof for residential and neighborhood enjoyment.
(SEATTLE DC3.B4, DC3.C2)



AERIAL LOOKING NORTHWEST

Large fenestration on street facing facade as well as street facing balconies provide views of adjacent neighborhood & opportunities for “eyes on the street”.
(SEATTLE CS2.B2)

Courtyard at center portion of north facade utilizes modulation to reduce the amount of blank facade and provide opportunities for fenestration and material differentiation.
(SEATTLE DC2.B2)

Facade composition incorporates masonry frames, balconies, and modulation to mitigate the perceived height, bulk, and scale.
(SEATTLE DC2.B1, DC2.A2, DC2.4)

Prominent entry is visible with high transparency & marked with signage & landscaping.
(SEATTLE PL3.A1, DC2.D1)

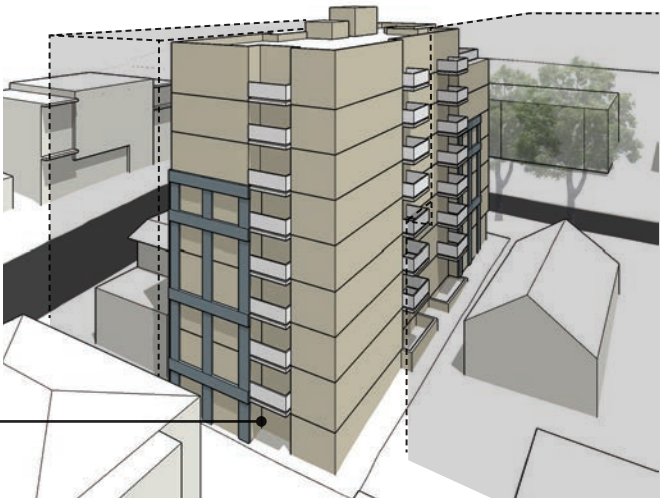
Secondary entrance at alley utilizes the same modulation, materiality, and balconies above as primary entry along 13th Ave E as way finding elements to visually distinguish the entry.
(SEATTLE PL3.A4, PL2-D1)



AERIAL LOOKING SOUTHWEST



AERIAL LOOKING SOUTHEAST



AERIAL LOOKING NORTHEAST

EARLY DESIGN GUIDANCE RESPONSES |
NEIGHBORHOOD CONTEXT / MASSING OPTIONS

A study of how materials of varying values or tones can be applied to the proposed building mass to accentuate massing shifts, plane changes, and affect the overall perceived height, bulk, and scale of the structure. The colors are not intended to be representative of actual colors or materials, but instead a study of the relationship between the various materials.



SCENARIO 1



SCENARIO 2



SCENARIO 3



SCENARIO 4



SCENARIO 5



SCENARIO 6

VALUE KEY

LIGHT



MID



DARK



ACCENT





WINTER SOLSTICE



OPT B | WINTER SOLSTICE | 9AM



OPT B | WINTER SOLSTICE | 12PM



OPT B | WINTER SOLSTICE | 3PM

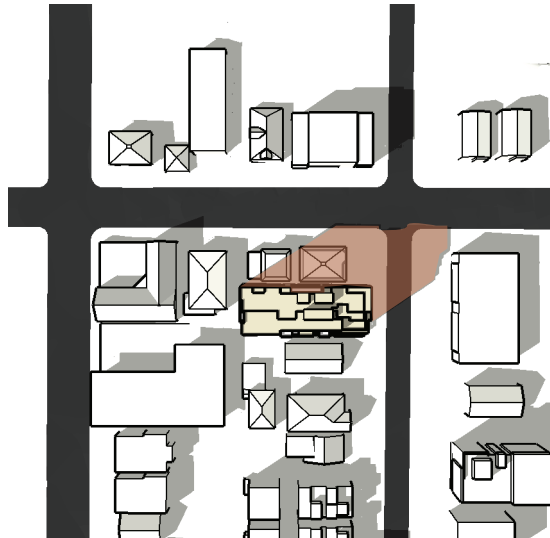
FALL/SPRING EQUINOX



OPT B | FALL/SPRING EQUINOX | 9AM



OPT B | FALL/SPRING EQUINOX | 12PM



OPT B | FALL/SPRING EQUINOX | 3PM

SUMMER SOLSTICE



OPT B | SUMMER SOLSTICE | 9AM

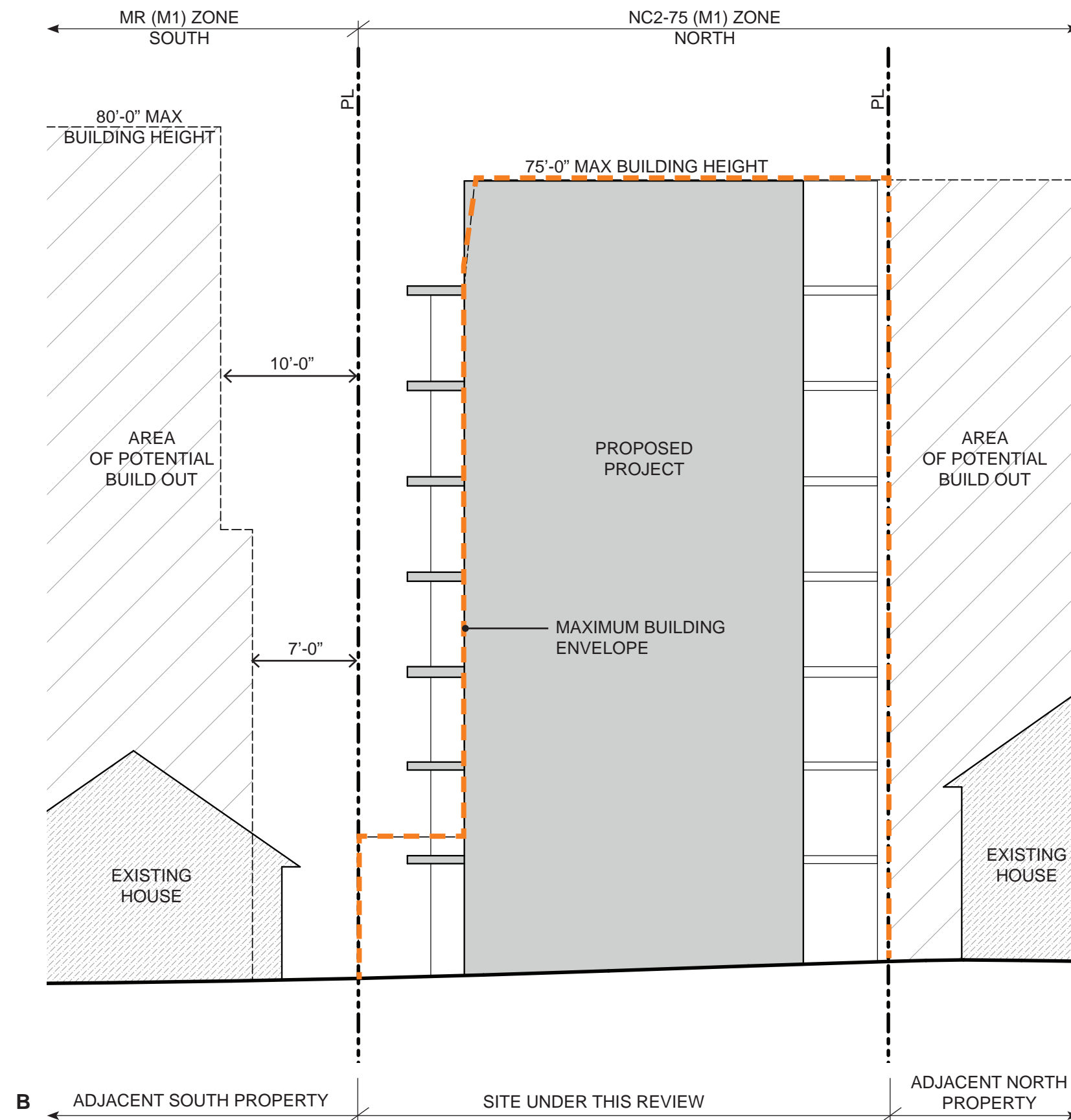
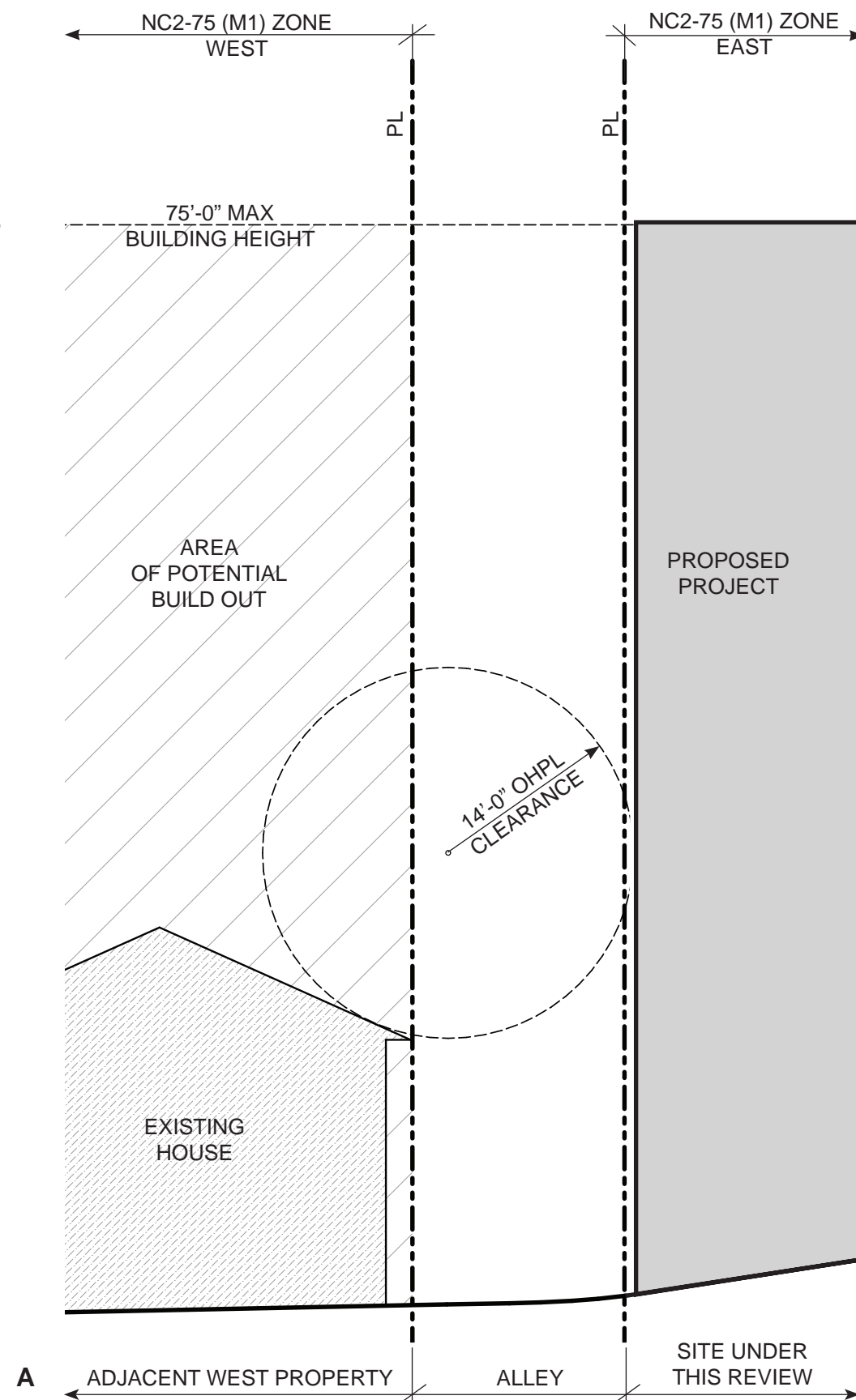
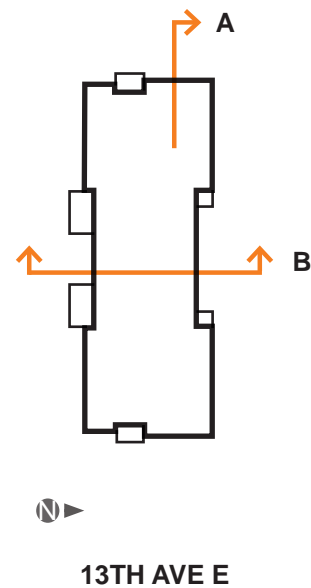


OPT B | SUMMER SOLSTICE | 12PM



OPT B | WINTER SUMMER | 3PM

CONCEPTUAL DESIGN OPTIONS
PROPOSED

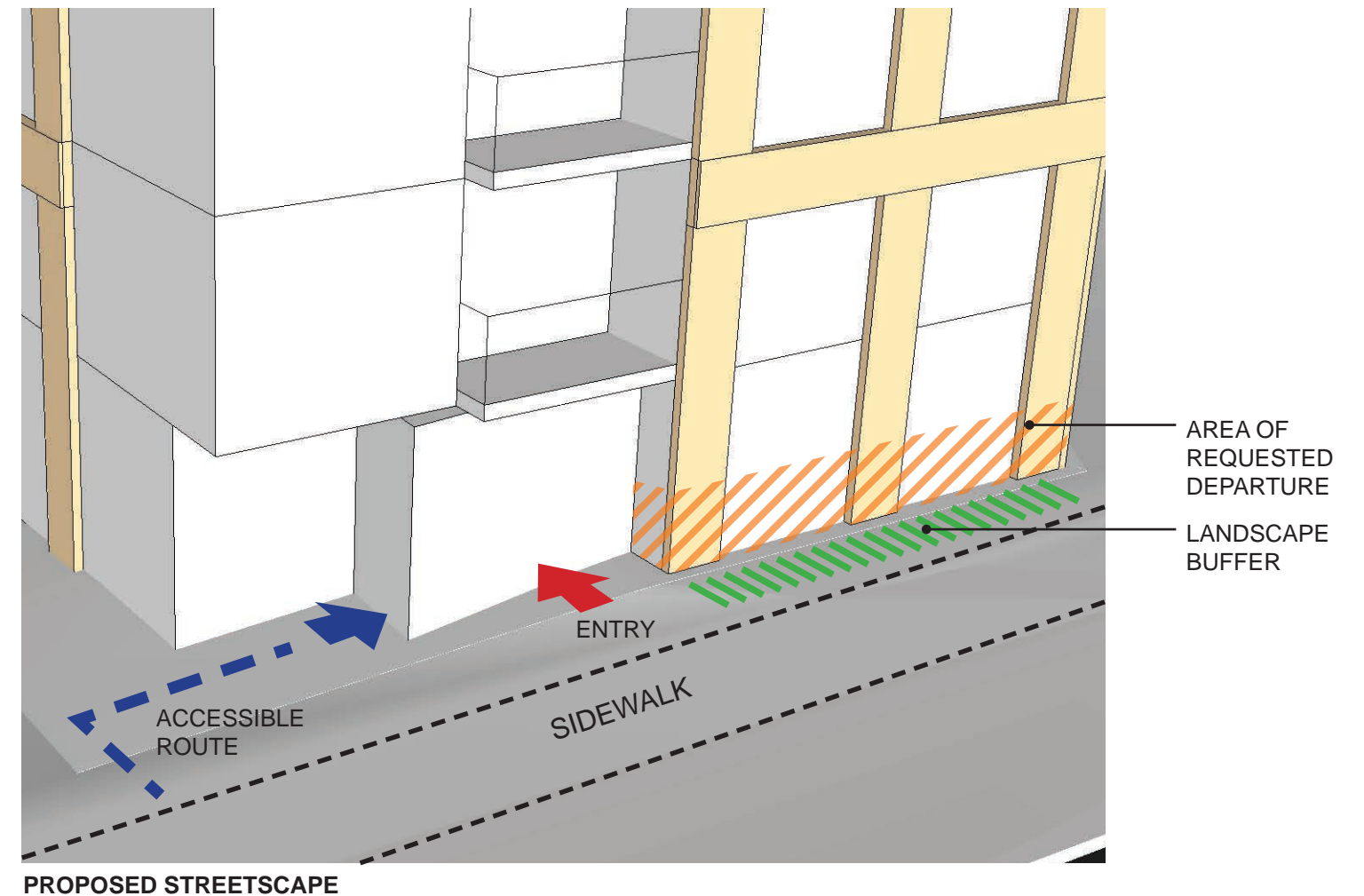


**1 | SMC 23.47A.008.D2
RESIDENTIAL USES AT STREET LEVEL**

REQUEST |

A departure is requested for the portion of the structure containing 1 dwelling unit located 4'-6" from the sidewalk and approximately 1'-6" to 2'-0" below sidewalk grade.

(CS2,B2 Connection to the Street PL1.B1 Pedestrian Infrastructure, PL2.A1 Access for All, PL3.A Entries, PL3.B4 Interaction)



REQUESTED DEPARTURE #2

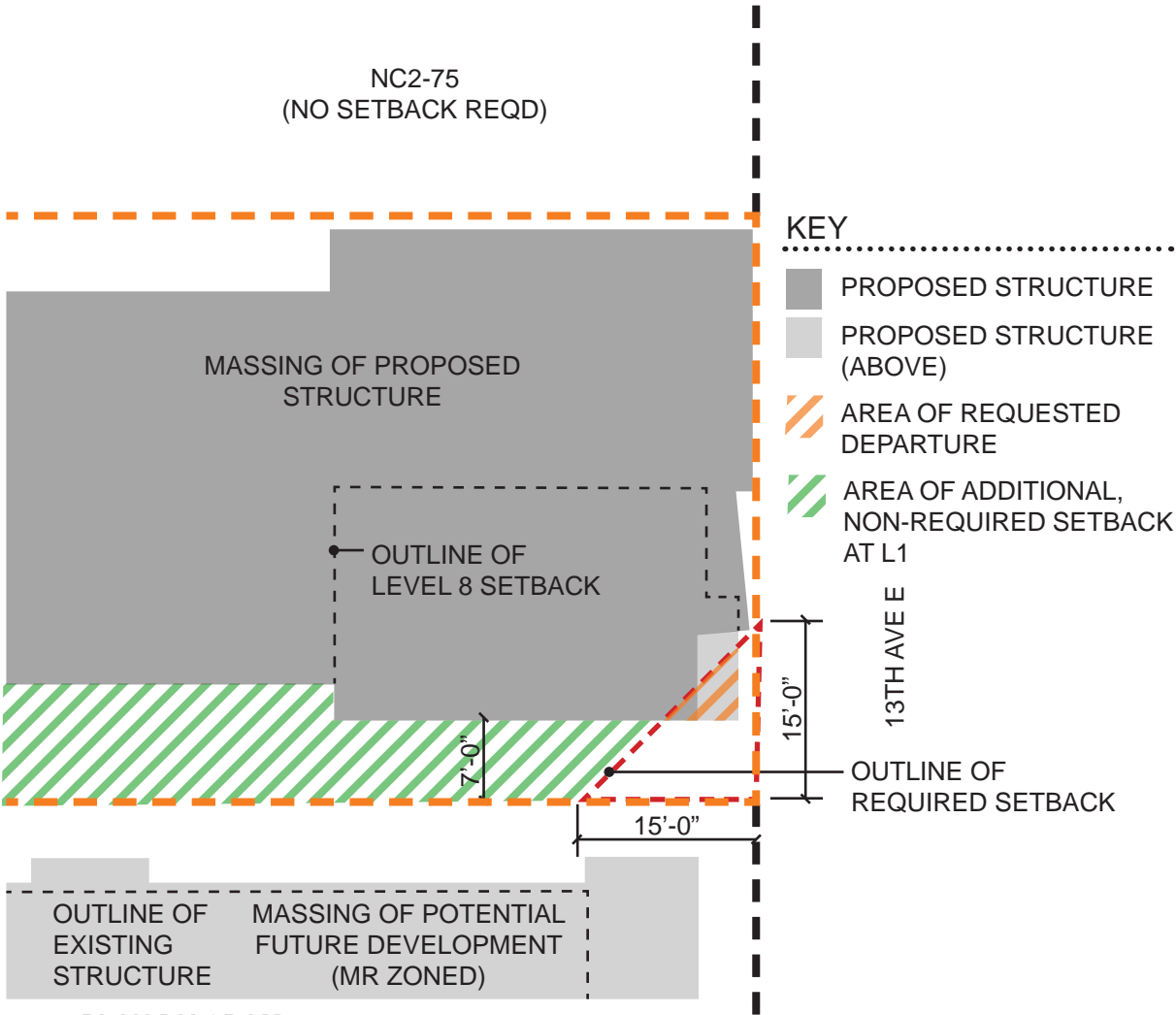
1 | SMC 23.47A.014.B2
SETBACK FOR LOTS ABUTTING RESIDENTIAL ZONES

SMC 23.47A.014.B2 | A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot 15 feet from the intersection of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot. The third side connects these two sides with a diagonal line across the commercially zoned lot.

REQUEST |

At the southeast corner of the site, along the 13th Ave facing frontage, the corner of the structure encroaches into the required triangular shaped setback abutting the adjacent MR zoned lot.

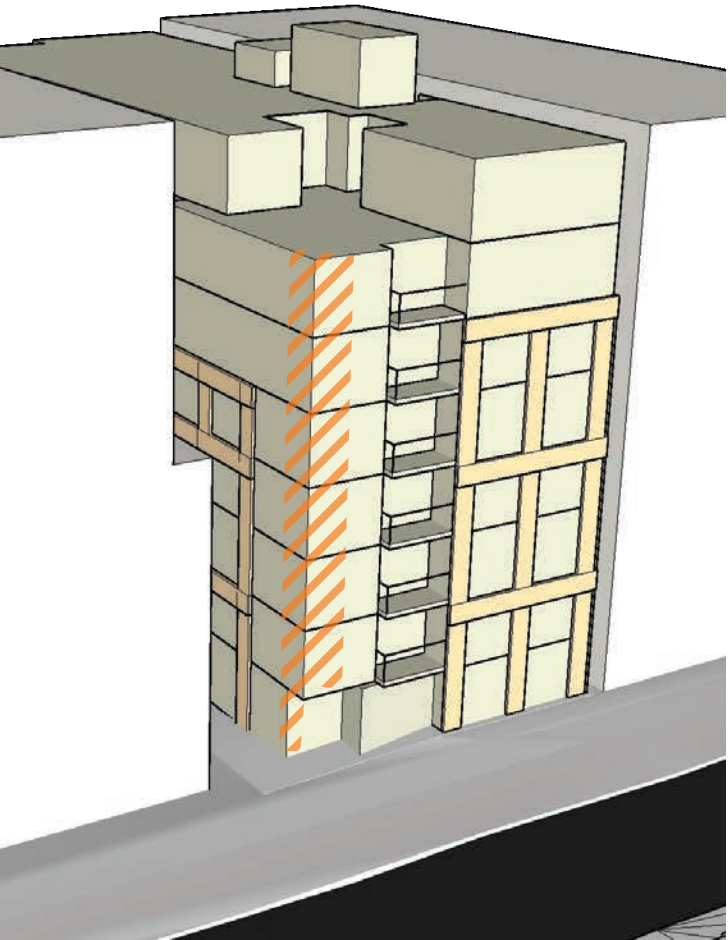
A departure is requested for the encroaching portions of L1-L7. The upper-level setback provided at the southeast corner of L8 greatly exceeds the required setback.



PLAN DIAGRAM
SOUTHEAST CORNER SETBACK

THIS DEPARTURE PROVIDES AN OVERALL DESIGN THAT BETTER MEETS THE INTENT OF THE APPLICABLE DESIGN GUIDELINES BY:

- The proposed 7'-0" setback at the southeast corner is consistent with both the setback of the existing structure (approx. 7'-6") and setback requirements for future development within the MR zone (7'-0"). The proposed massing and setback is more compatible with the site conditions a setback in strict compliance with the written code. (CS2.D1 Existing Development and Zoning, CS2.D3 Zone Transitions, CS2.D4 Massing Choices, CS3.4 Evolving Neighborhoods)
- The building is set back in the south east corner at the ground floor to provide access to the entry and meet the intent of the required setback by providing a visual buffer between the proposed building and adjacent zone. (CS2.D3 Zone Transitions, PL3.A Entries, CS2.D4 Massing Choices, DC2.A2 Reducing Perceived Mass)



PROPOSED MASSING
THE GROUND LEVEL IS RECESSED TO PROVIDE ACCESS TO THE ENTRY AND LOBBY. A NON-REQUIRED 7'-0" GROUND LEVEL SETBACK ALONG THE SOUTH PROPERTY LINE MIRRORS THE SETBACK REQUIREMENTS FOR THE ADJACENT MR ZONE.



CODE COMPLIANT MASSING
THE CHAMFERED GEOMETRY CREATED BY THE SETBACK IS INCONSISTENT WITH EXISTING NEIGHBORHOOD ARCHITECTURE AND PROVIDING A COMPATIBLE SETBACK TO THE ADJACENT MR ZONING IS A BETTER RESPONSE THAN INTRODUCING NEW GEOMETRY.

REQUESTED DEPARTURE #3

1 | SMC 23.47A.014.B3
UPPER LEVEL SETBACK - SIDE LOT LINE

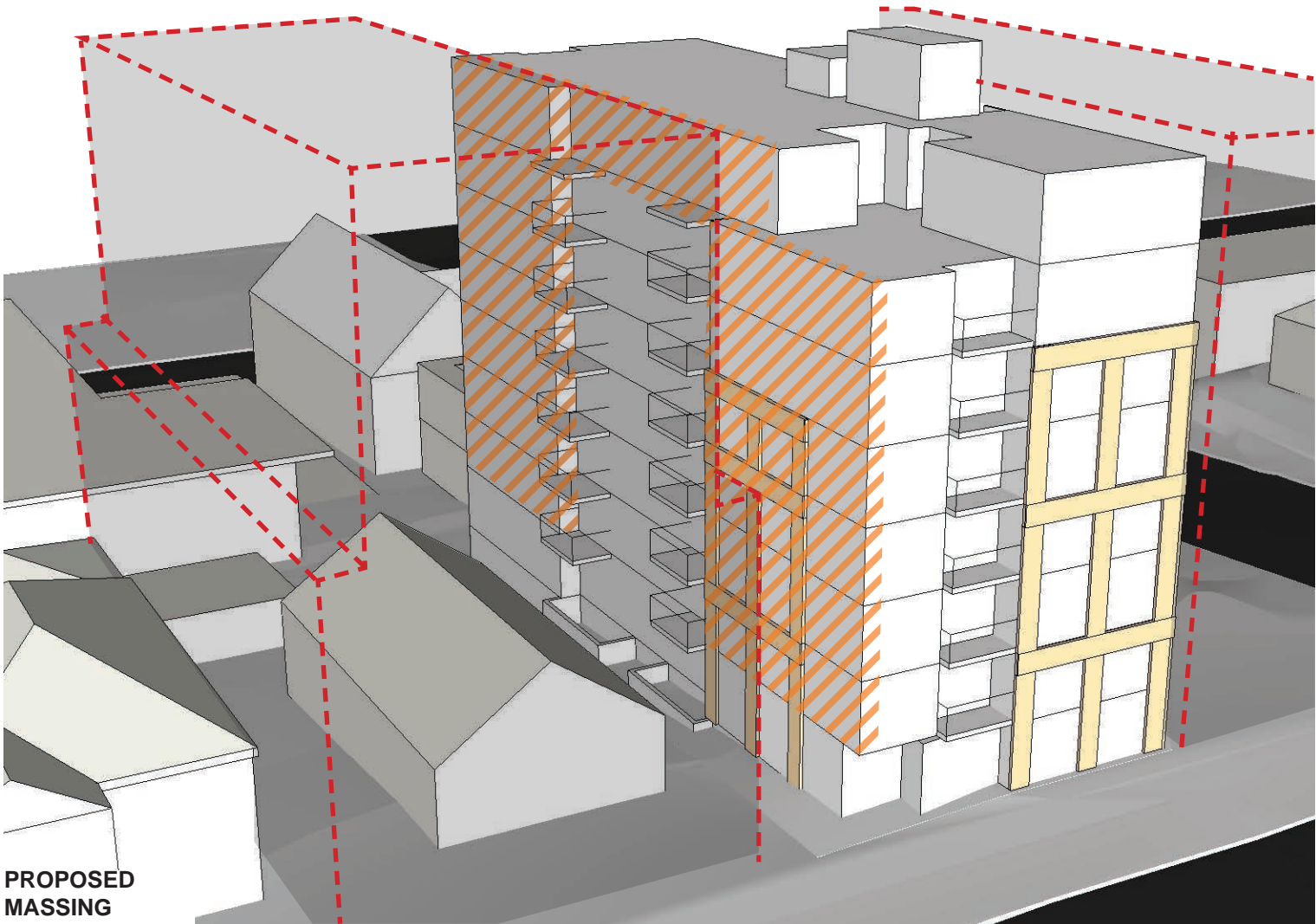
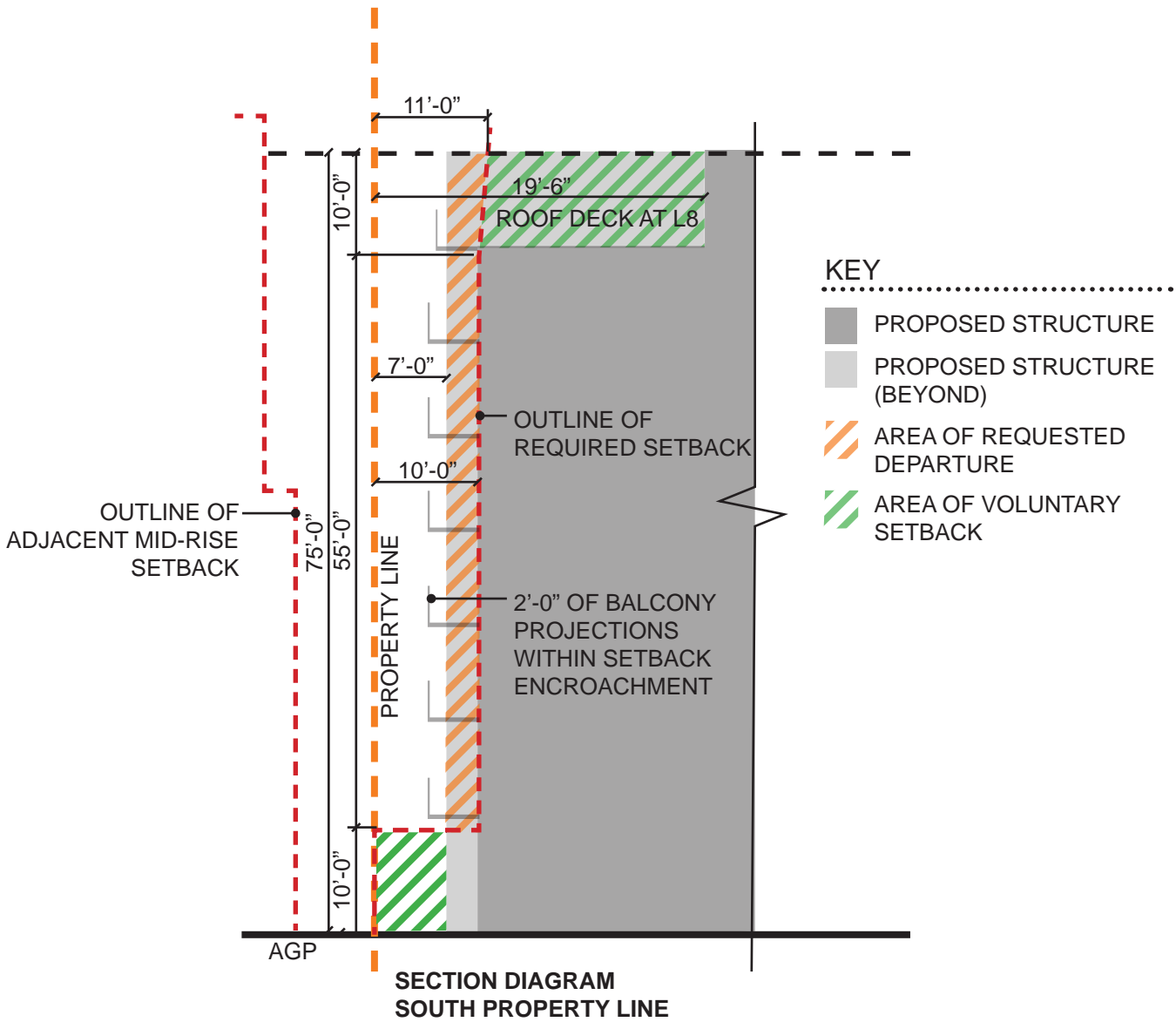
SMC 23.47A.014.B3 | An upper-level setback is required along south side lot line that abuts an MR zone.

- a) Ten feet for portions of structures above 13 feet to a maximum of 65 feet; and
- b) For portions of structures above 65 feet in height, an additional setback at a rate of 1 foot of setback for every 10 feet by which the height of such portion exceeds 65 feet, up to a maximum setback of 20 feet.

REQUEST |
Along the south property line the building is modulated, with 40% of the facade set back 10'-0", and 60% at 7'-0" for levels 1-7. At level 8, 40% retains the 10'-0" setback, 32% setback 7'-0", with 28% of the building set back considerably further that code requirements at 19'-6".
A departure is requested for the portions of L1-L7 with a setback of 7'-0" (code requirement = 10'-0") and the portions of L8 setback that are at 7'-0" and 10'-0" (code requirement = 11'-0" at top edge). Balconies extend 2'-0" beyond their permitted setback.

THIS DEPARTURE PROVIDES AN OVERALL DESIGN THAT BETTER MEETS THE INTENT OF THE APPLICABLE DESIGN GUIDELINES BY:

- The code permits the 100'+ long facade to be a single plane set back 10'-0" feet. Modulating the facade as proposed better mitigates the length of the facade and provides a better relationship with the existing structure and potential future development on the adjacent mid-rise site.
(CS2.D3 Zone Transitions, CS2.D4 Massing Choices, DC2.A2 Reducing Perceived Mass, DC2.B1 Facade Composition)
- The proposed ground level setback and modulation at the proposed level 8 roof deck are significantly greater than required, further reducing the perceived mass of the structure and allowing additional open space and access to light and air for both properties.
(CS1.B2, Daylight and Shading, CS2.D5 Respect for Adjacent Sites, DC2.A2 Reducing Perceived Mass, DC3.B4 Multifamily Open Space)
- Balconies incorporated into the building facade add human scale, visual interest, and convey the residential nature of the structure. Their depth allows them to function as usable exterior amenity space, in addition to increasing privacy from the interior spaces to the adjacent building.
(CS2.D5 Respect for Adjacent Sites, DC2.A2 Reducing Perceived Mass, DC2.C Secondary Architectural Features DC3.B4 Multifamily Open Space)



APPLICANT WORK SAMPLES

SKIDMORE JANETTE APD



G2 DEVELOPMENT

skidmore
janette

architecture
planning
design

131 13TH AVE E

EARLY DESIGN GUIDANCE 2
09/07/2022 #3038084-EG

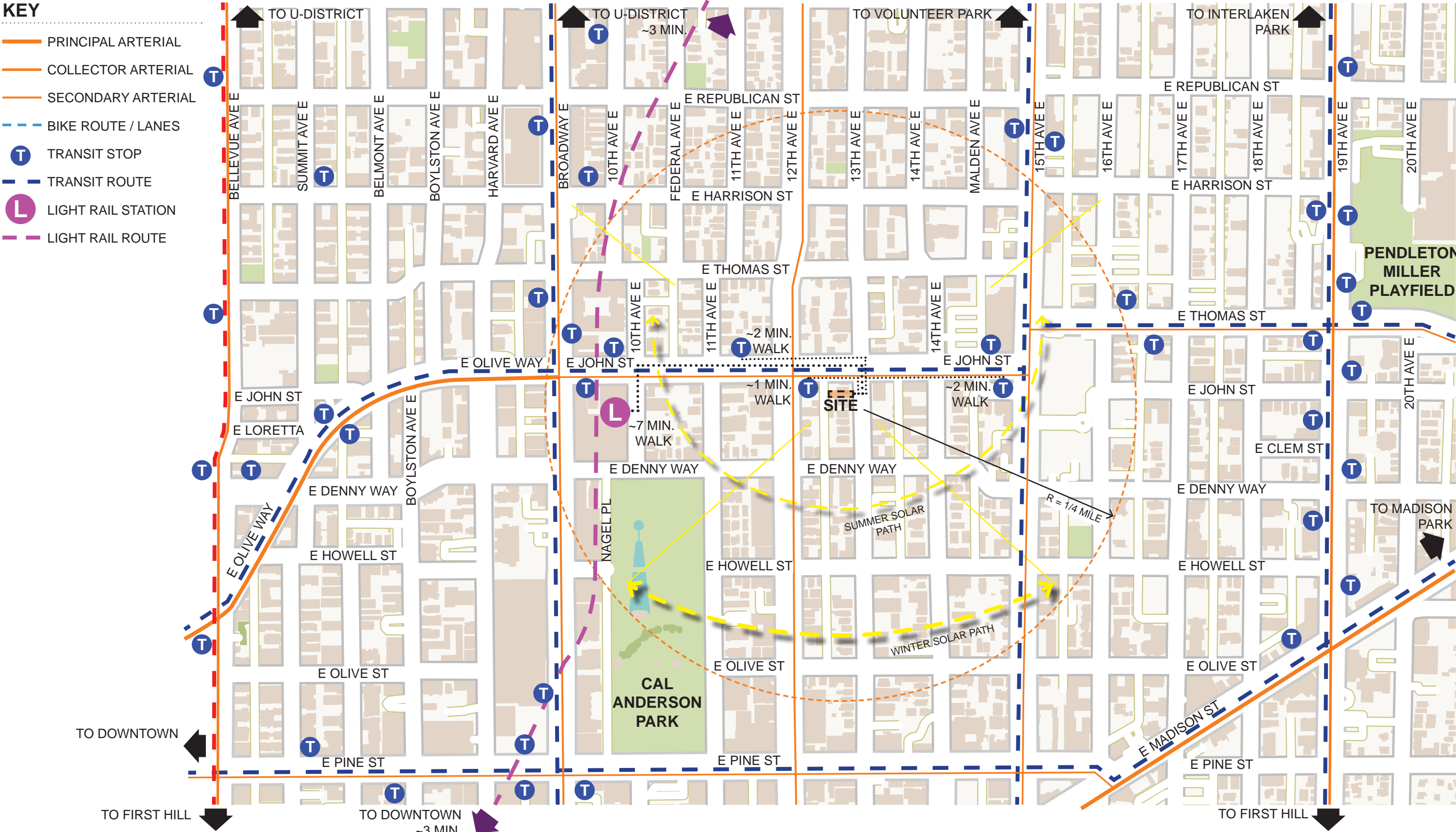
WORK SAMPLES
SKIDMORE JANETTE



APPENDIX



CIRCULATION, TRANSIT & ENVIRONMENTAL ANALYSIS



NEIGHBORHOOD AMENITIES & OPEN SPACE



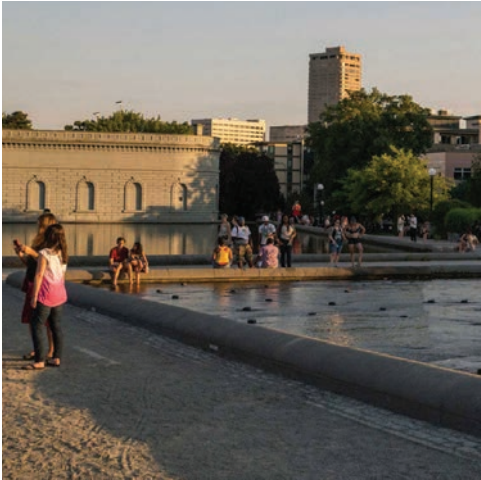
1 SEATTLE PUBLIC LIBRARY
CAPITOL HILL BRANCH



2 SEATTLE CENTRAL COLLEGE



3 CAPITOL HILL STATION



4 CAL ANDERSON PARK



5 THOMAS STREET GARDENS



6 BROADWAY HILL PARK



7 LOWELL ELEMENTARY
SCHOOL



8 PEPE'S GARDEN

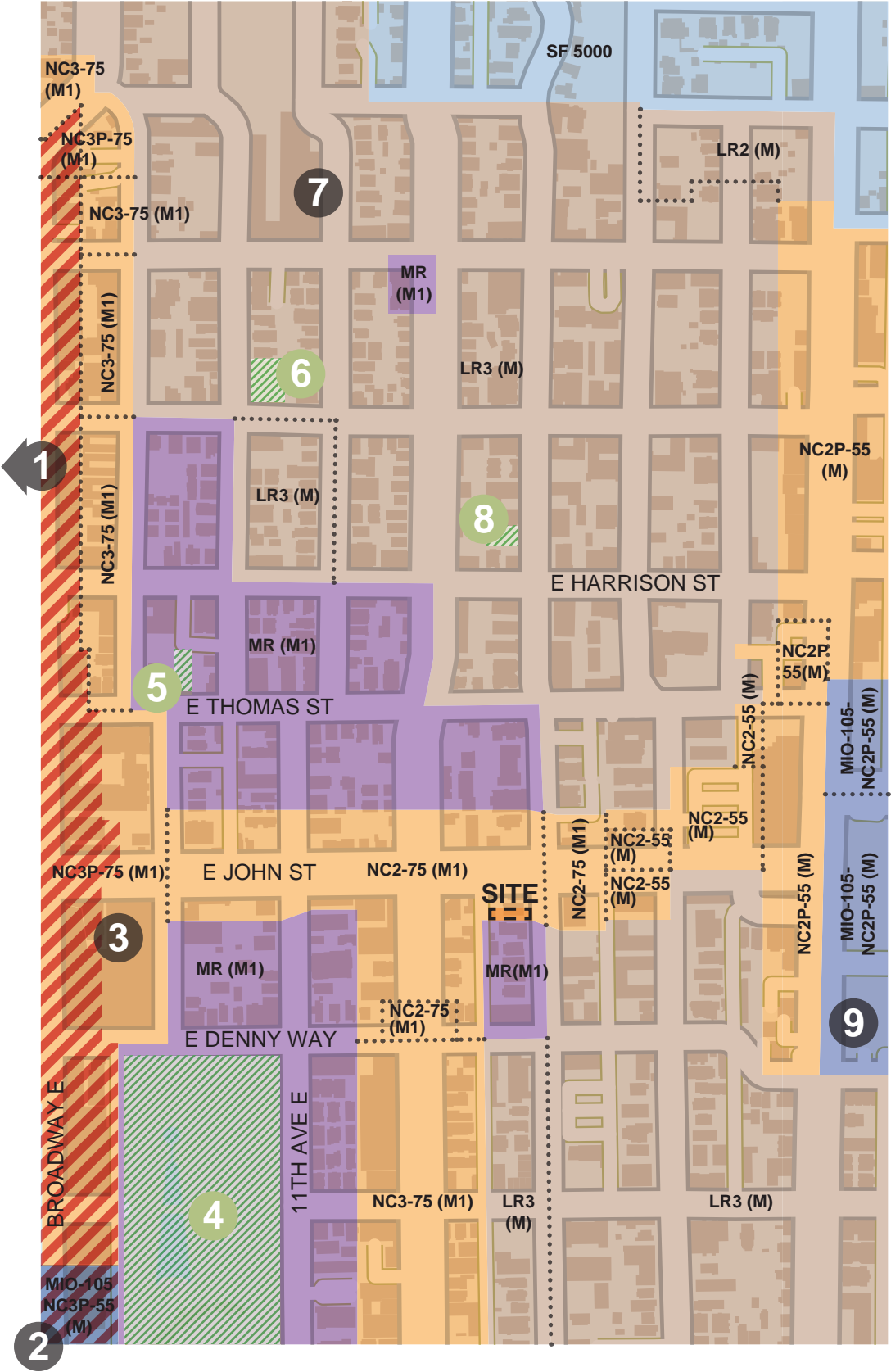


9 GROUP HEALTH CENTRAL
HOSPITAL

ZONING

KEY

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



ADJACENT USES - PLAN



KEY

 SINGLE FAMILY

 MULTI-FAMILY

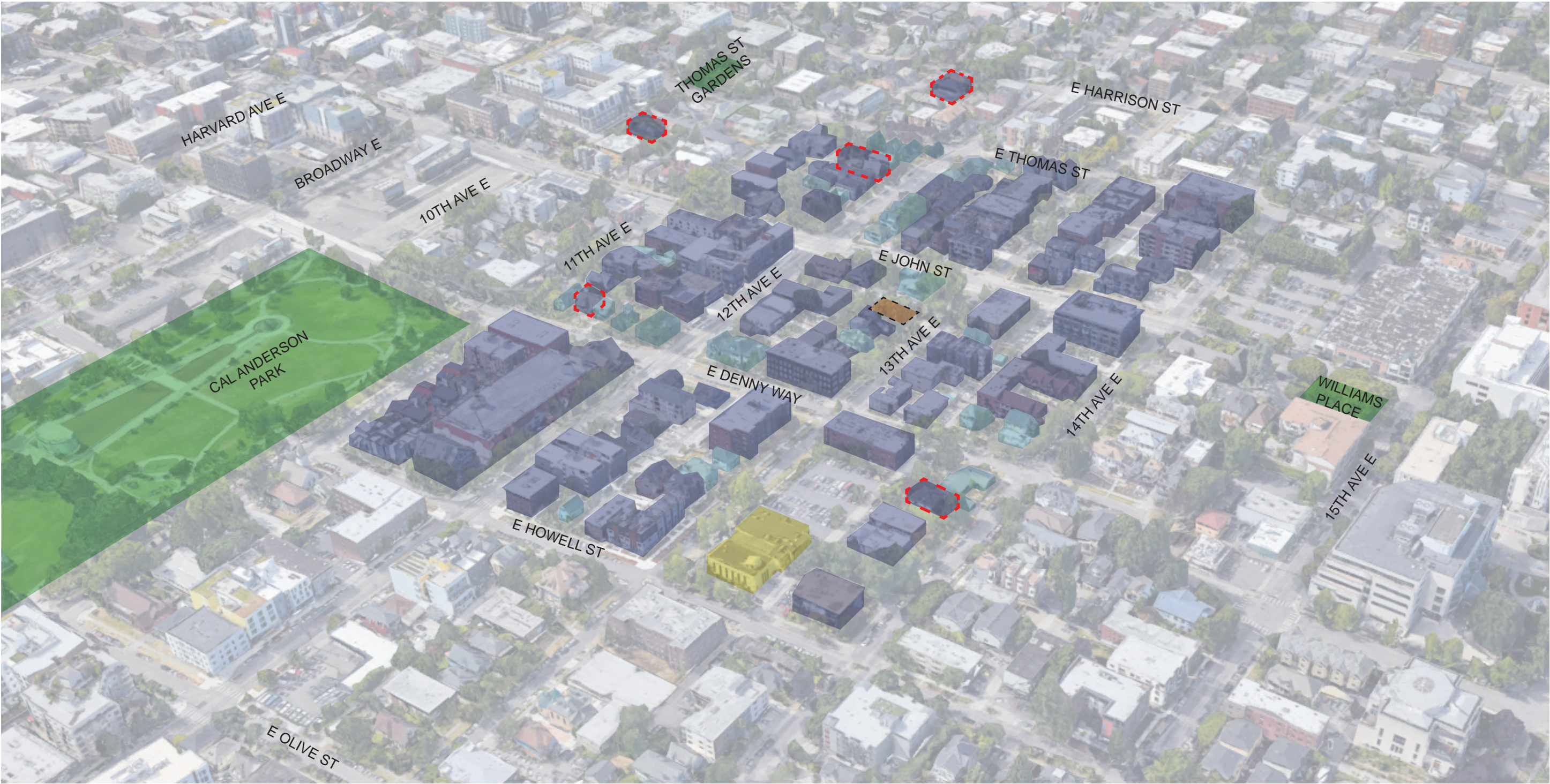
 PARK / OPEN SPACE

 INSTITUTIONAL



PROPOSED / IN PROGRESS

ADJACENT USES - AERIAL



KEY

SINGLE FAMILY

MULTI-FAMILY

PARK / OPEN SPACE

INSTITUTIONAL

PROPOSED / IN PROGRESS

EXISTING OR PROPOSED ARCHITECTURE | CAPITOL HILL

1420 E MADISON ST



- LARGE, COLLECTED WINDOW COLUMNS
- STAGGERED FORM, VIEWS ALONG STREET
- UNIFIED, MONOLITHIC MATERIAL PALETTE
- BALCONIES ARRAYED AGAINST FACADE
- INCREASED TRANSPARENCY AT BASE LEVEL

PHOTO: JOHNSON ARCHITECTURE AND PLANNING

802 E THOMAS ST



- LARGE, COLLECTED WINDOW COLUMNS
- STAGGERED FORM, VIEWS ALONG STREET
- UNIFIED MASS DIVIDED BY MATERIAL / FORM
- SINGLE, COLLECTED BALCONY SPACE
- TWO BASE LEVELS W/ HIGH TRANSPARENCY
- LANDSCAPED ENTRY

225 HARVARD AVE E



- LARGE, COLLECTED WINDOWS
- DISTINCTION BETWEEN BASE & TOP
- LIGHTER MATERIALS ON TOP, DARK PERMANENT BASE
- LANDSCAPING / AMENITY AT ENTRY

PHOTO: CONE ARCHITECTURE

310 11TH AVE E



- LARGE, COLLECTED WINDOW COLUMNS
- RELIEF IN FORM REFLECTED BY MATERIALS
- MASS UNIFIED THROUGH CONSISTENCY OF HEIGHTS
- BALCONIES JOIN TWO LARGER MASSINGS
- LANDSCAPED ROOF DECK / ENTRY

PHOTO: TISCARENO ASSOCIATES

800 E DENNY WAY



- NARROW, STAGGERED WINDOWS
- MONOLITHIC (BRICK), UNIFIED MASS
- BALCONIES ARRAYED AGAINST ELEVATIONS
- SUBTRACTION OF MATERIAL / MASS AT ENTRY CREATING AMENITY SPACE

PHOTO: WORKSHOPAD

422 SUMMIT AVE E



- LARGE, COLLECTED WINDOW COLUMNS
- UNIFIED FORM EXTENDED THROUGH VERTICAL BALCONY WALLS AND BAYS
- HORIZONTAL BANDS WRAP AT FLOOR LINE
- LANDSCAPED ROOF DECK

PHOTO: RUNBERG ARCHITECTURE GROUP

1106 E DENNY WAY



- LARGE, STAGGERED / MIRRORRED WINDOWS
- MONOLITHIC (WOOD), UNIFIED MASS
- ROOF DECK DISTINGUISHED BY METAL MATERIAL, RESEMBLES ENTRY GATE
- LANDSCAPED ENTRY SPACE / CANTILEVERING BUILDING MASS

PHOTO: WORKSHOPAD

403 13TH AVE E

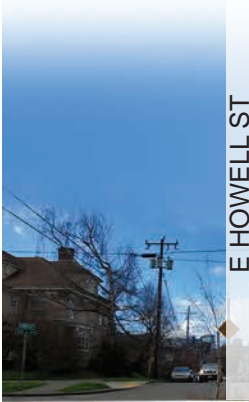
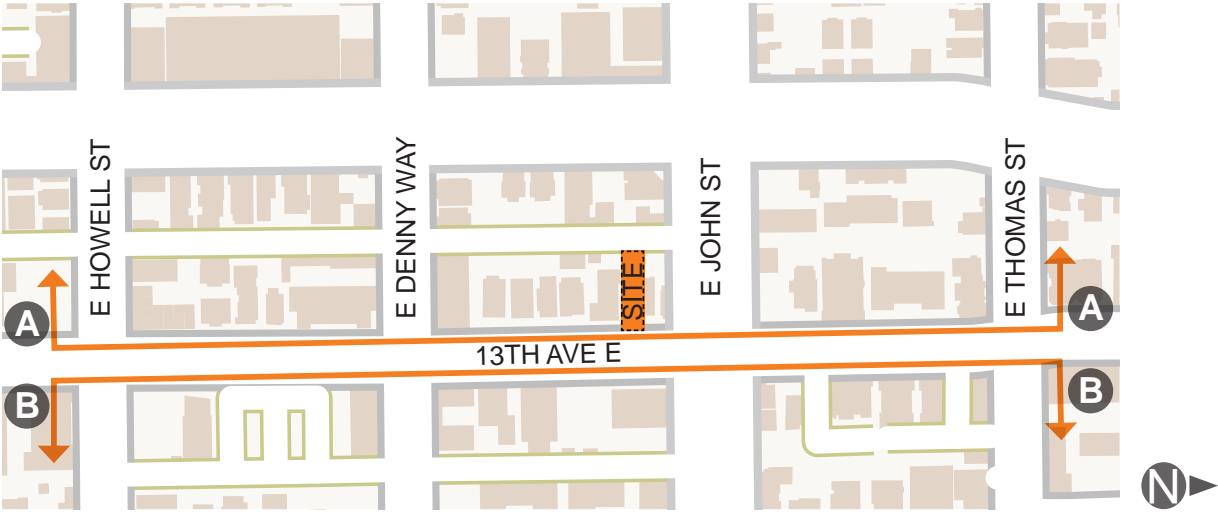


- VARIED WINDOW PROPORTIONS / COLLECTION
- FORMS BROKEN UP BY RELIEF / PROTRUSION AND UNIFIED BY BRICK MATERIAL
- GLASS BALCONY GUARDS BRING MATERIAL CONSISTENCY TO OPENINGS
- ROOF DECK

EXISTING ARCHITECTURE | IMMEDIATE VICINITY



STREETSCAPES - 11TH AVE E



A LOOKING WEST FROM 13TH AVE E

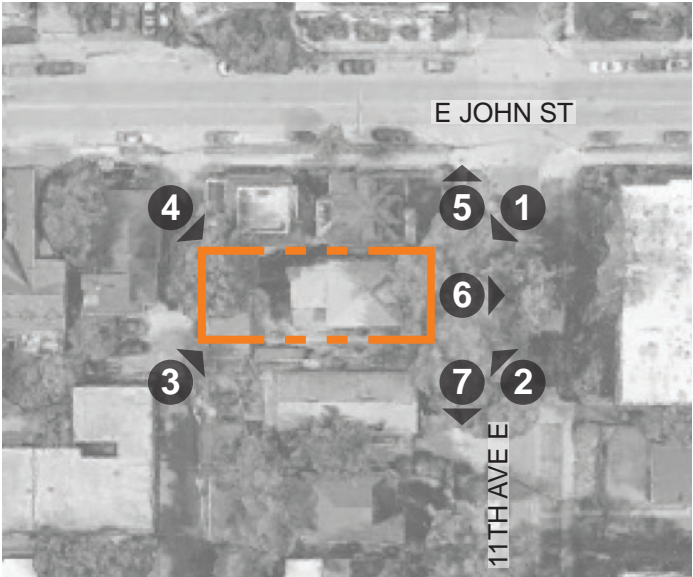


B LOOKING EAST FROM 13TH AVE E





SITE PHOTOS



1 LOOKING SW TOWARDS SITE



2 LOOKING NW TOWARDS SITE



3 LOOKING NE TOWARDS SITE FROM ALLEY



4 LOOKING SE TOWARDS SITE FROM ALLEY



5 LOOKING N ALONG SITE



6 LOOKING E OPPOSITE SITE



7 LOOKING S ALONG SITE

SITE ANALYSIS |
STREET EDGE / RETAINING CONDITIONS



STREET ANALYSIS

There are several different conditions existing within the 33-foot right of way on 13th Avenue East. Both sides of the street are flanked with a parking strip that is landscaped with trees and shrubs, wood chips, or asphalt (image 1 and 2). The east side of 13th requires retaining as the hill slopes downward, and this area is often landscaped with shrubs and small trees (image 3 and 4). Mature trees remain prevalent at the proposed site location near the intersection with East John Street (image 5). The adjacent properties utilize low fences to create private front lawns and patios for both single and multi-family residences (images 6 and 7). The alley between 12th and 13th is primarily used for parking through garage entrances or parking spaces (image 8), however the southern adjacent house maintains a backyard.



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 6,002 SF (50'-0" x 120'-0")

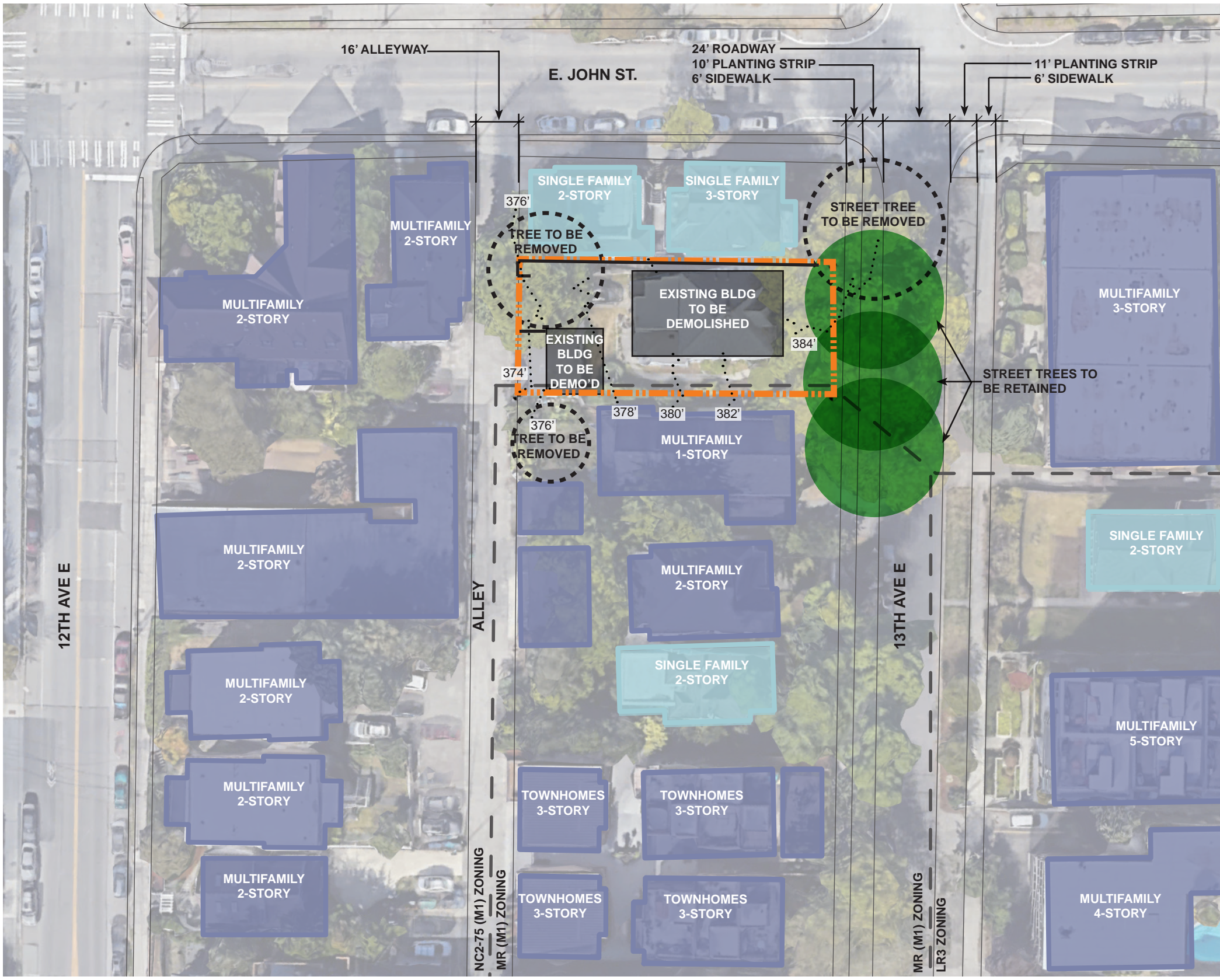
RIGHT OF WAYS / STREETS |
The site has approximately 50'-0" of frontage along 13th Ave E to the east and approximately 50'-0" of frontage along the alley to the west.

TOPOGRAPHY |
The site slopes downward from east to west, approximately 12' from 13th Ave E to the alley.

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 2-3 story buildings except for two 4-story multi-family buildings near the south-east corner of the block.

POWER LINES |
There are high voltage power-lines running along the east side of 13th Ave E and on the north side of E John 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 three mature trees in the right of way of the proposed site, and one on the adjacent frontage to the south. Three of the four trees will remain, with consideration of the trees long term health in the proposed structure's footprint. In preliminary coordination with SDOT & municipal offices, the northernmost tree will be removed to facilitate service & utility access for the site, while preserving the health and integrity of the remaining trees. In the alley there is a small tree and a mature tree. existing street trees will remain, and the trees in the alley will remain or be replaced in consultation with the city arborist and Seattle Department of Transportation.

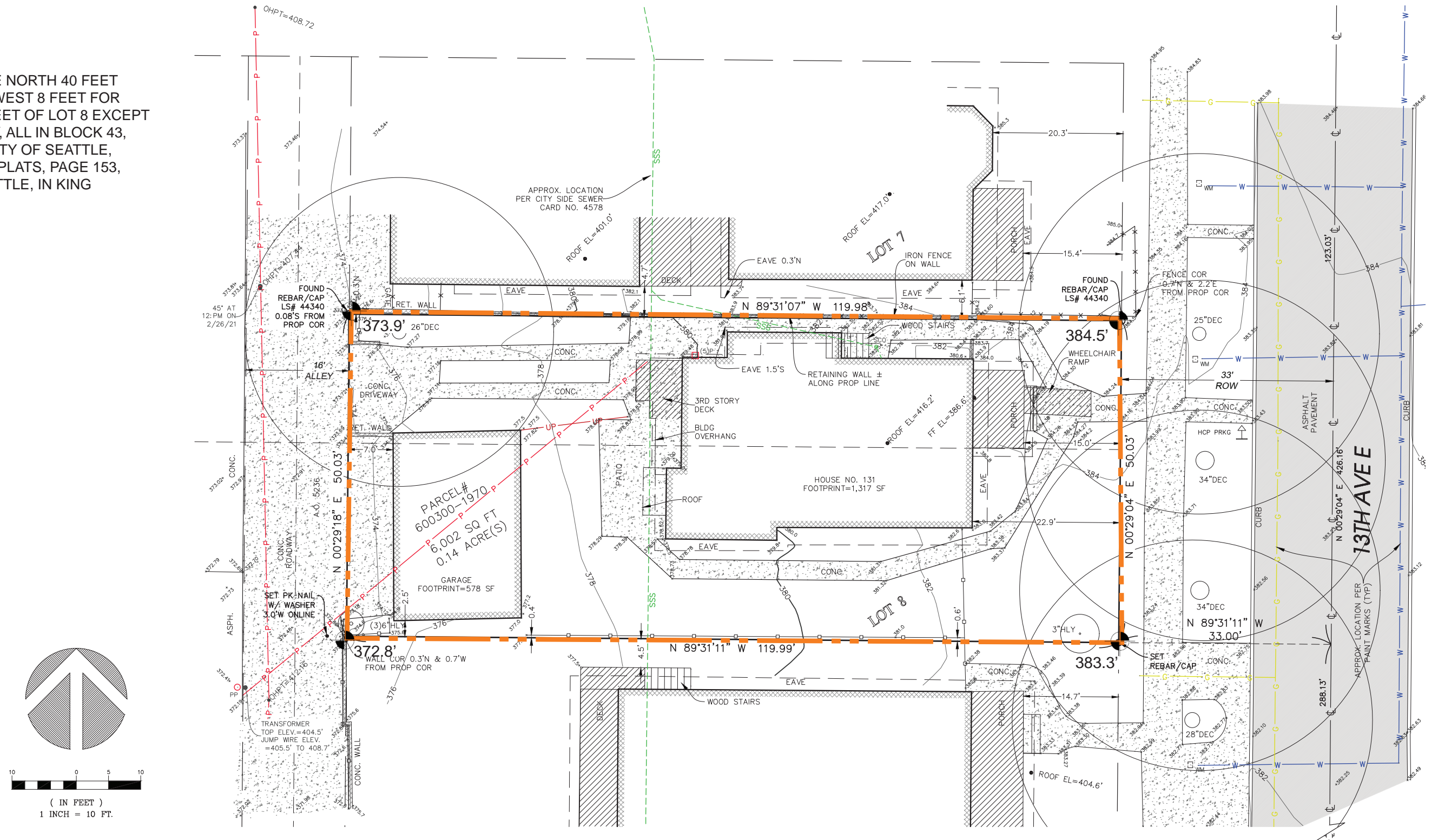


SITE SURVEY

LEGAL DESCRIPTION |

131 13TH AVE E

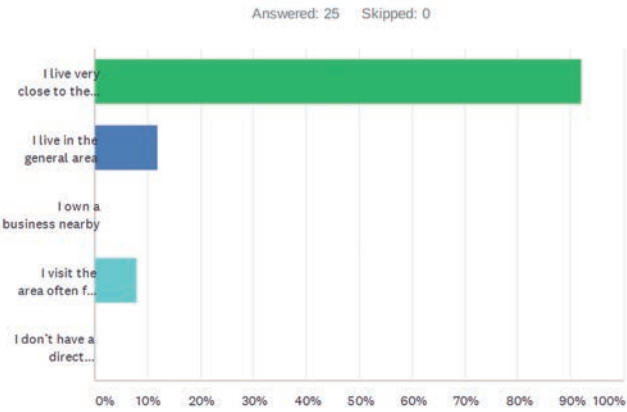
LOT 7, BLOCK 43 EXCEPT THE NORTH 40 FEET
THEREOF AND EXCEPT THE WEST 8 FEET FOR
ALLEY, AND THE NORTH 30 FEET OF LOT 8 EXCEPT
THE WEST 8 FEET FOR ALLEY, ALL IN BLOCK 43,
NAGEL'S ADDITION TO THE CITY OF SEATTLE,
RECORDED IN VOLUME 1 OF PLATS, PAGE 153,
SITUATE IN THE CITY OF SEATTLE, IN KING
COUNTY, WASHINGTON.



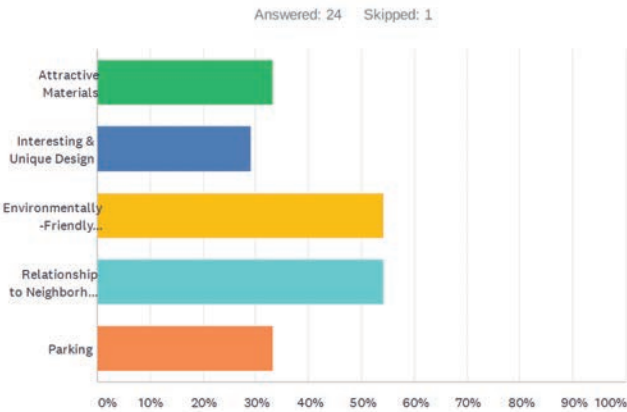
COMMUNITY OUTREACH

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 12th through June 10th, and 27 members of the public provided responses on the website. The documentation has been submitted and approved by the department of neighborhoods.

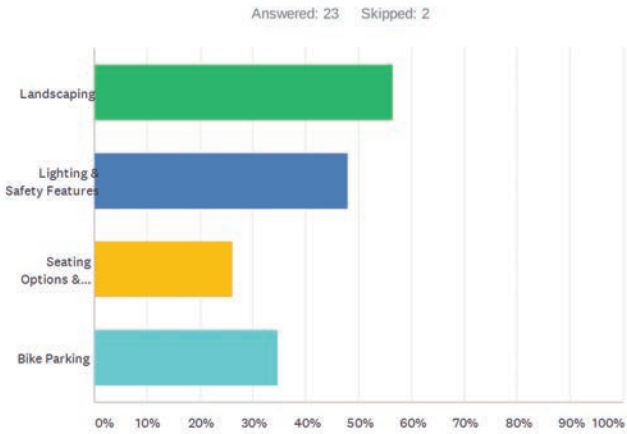
Q1 What is your connection to this development project?



Q2 What is most important to you about the design of a new building on this property?



Q3 What is most important consideration for the exterior space on this property?

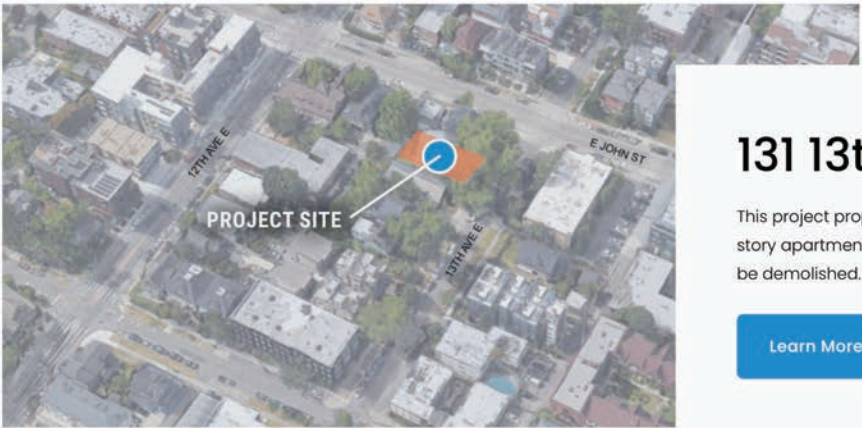


131 13th Ave E Project

Project Overview Flyer Survey Comments

Welcome to our Project Website, which is part of the City of Seattle’s Required Outreach in advance of Design Review. While the project is in its early stages, the information on this site will give you a sense of the project vision, timelines and how we’re approaching design.

Please feel free to take the Project Survey and/or leave Comments. Note that all information obtained will be part of the Documentation for this effort and is considered public comment.



131 13th Ave E

This project proposes construction of a new eight-story apartment building. The existing structure will be demolished.

Learn More

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?

“Capitol Hill is unique, quirky, and full of character - new buildings should reflect those aspects.”

“Large rooftop. Bike parking. Quality materials. Large windows, and ideally floor to ceiling windows...”

“Eco-friendly, native plant landscaping”

“Pleasant to walk past - safe facade connecting tenants to the neighborhood.”

Other comments included:

“ High-quality materials, so buildings can age more gracefully. Size and scale; this proposal at first blush sounds out of scale with the existing neighborhood. ”

“The development should fit in with the neighborhood and would be something that could be affordable for all.”

PRIORITY DESIGN GUIDELINES - CONTEXT & SITE



PHOTO: WORKSHOP AD
PROPOSAL AT 1106 E DENNY

CS2 A.2 | ARCHITECTURAL PRESENCE

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

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.



MIX OF TRADITIONAL AND MODERN, VARIOUS HEIGHTS

RESPONSE |

- Though the project is not on a predominant street, the project is somewhat high profile in that it will be the largest building on the block, and will carry a significant presence, as this is a neighborhood in transition. Care should be taken in the design to set an example for future projects of similar scale, to establish quality, detail, and a design that contributes to the block and neighborhood as a whole.
- The neighborhood is in transition, with a mix of older, traditional homes next to more modern developments. The proposed design should speak to the history of the neighborhood by engaging the street but also set a standard for projects going forward.



SOLA24 APARTMENTS 109 12TH



PHOTO: CONE ARCHITECTURE
3-STORY PROPOSAL 1831 14TH | LR3

CS2 D.3 | ZONE TRANSITIONS

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider:

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

RESPONSE |

- Although the project is zoned NC2-75, 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.
- The scale of the nearby single and multi-family residences should be incorporated into the lower levels of the project.
- The site is at a zoning edge, between NC2-75 and MR, as well as adjacent to LR3 zones. The design will be bridging the changes in height allowances between these zones, and should look to other proposed projects for design cues.



PHOTO: TISCARENO ASSOCIATES
8-STORY PROPOSAL 310 11TH | MR



LARGE MURAL ON PIKE

CS3.2.B PLACEMAKING (CAPITOL HILL)

The Capitol Hill Neighborhood is a designated arts and cultural district. Art and culture should reflect the local history and values of the neighborhood and should be well integrated with future developments. Art should be designed for human delight and the celebration of culture, spirit, and place appropriate to its function. Capitol Hill strongly values the intact and positive examples of its physical heritage.

- b. Encourage the integration of art into the building design and associated open space.

CS1.4.C PLANTS AND HABITAT (CAPITOL HILL)

- c. Encourage the use of diverse planting palettes to create variety in landscapes at the block and neighborhood level.
- 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.

RESPONSE |

- Capitol Hill is a vibrant neighborhood with many buildings offering art to enhance the experience, the proposed project should consider adding art where appropriate, and where it would have the most impact.
- Retaining the existing street trees and diverse plantings incorporated into the building’s design, mixed with the addition of art could make the building a highlight and a point of pride for the neighborhood.



EXISTING TREES IN FRONT OF SITE

PRIORITY DESIGN GUIDELINES - PUBLIC LIFE



ELEMENTS | CANOPY COMBINED WITH SEATING & LANDSCAPING
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.

PL3.1.B ENTRIES (CAPITOL HILL)

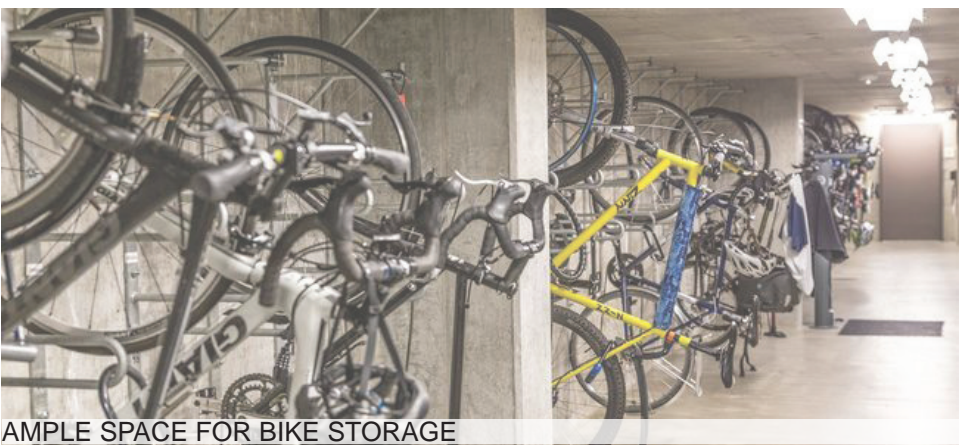
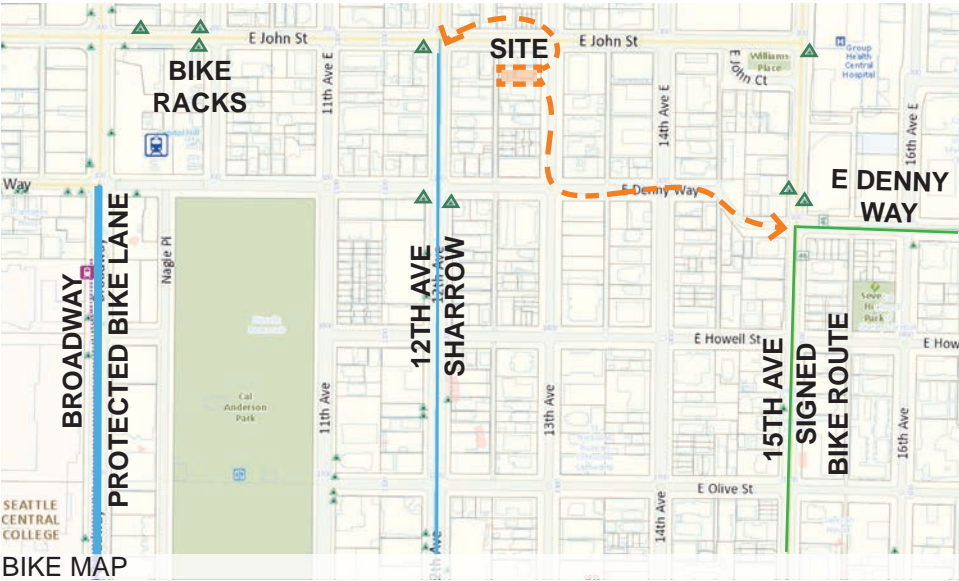
- b. Identifiable common entries to residential buildings: Design primary entries to multi-family buildings to be an architectural focal point, using clear, pedestrian-scale signage, architectural enhancements such as heavy or contrasting trim, distinctive materials, large doors, canopies, and seating.

PL4 A.2 | CONNECTIONS TO ALL MODES

Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

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.



AMPLE SPACE FOR BIKE STORAGE
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 |

- Designing bike storage to be directly accessed at an exterior, ground-level door off the alley would promote bicycling as an intended mode of travel.
- Bike storage in basement off the alley offers a secondary, more-private space for bicyclists accessed via elevator from 13th Ave.



GREENING AT RIGHT OF WAY
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.

RESPONSE |

- Placing pocket gardens at the ROW in relation to the existing street trees would be inviting to pedestrians.
- Garden space at the building facade and ROW would create a feeling of nature and provide a respite for tenants and those walking by.

PRIORITY DESIGN GUIDELINES - DESIGN CONCEPT

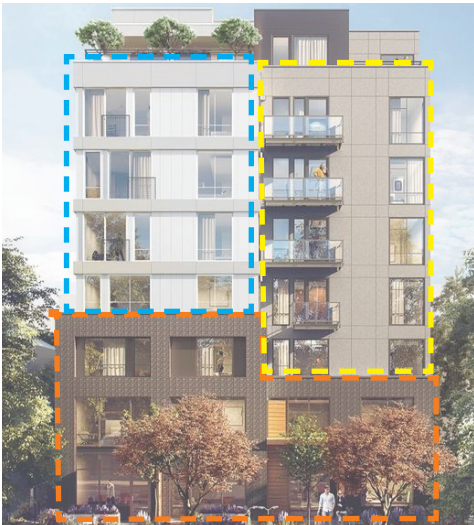


PHOTO: TISCARENO ASSOCIATES
PROPOSED DESIGN AT 310 11TH

DC2 B.1 | FACADE COMPOSITION

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.

DC2.1 FACADES AT SETBACKS AND CORNERS (CAPITOL HILL)

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.

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.

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.



MATERIAL WRAPPING CORNERS



HIGH-QUALITY MATERIALS, MODERN AND TRADITIONAL, LAYERED

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.

DC4.1 EXTERIOR FINISH MATERIALS (CAPITOL HILL)

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 |

- Specific attention to the entry and the lower levels of the building in regards to materials, scale of details and other elements will help give the building a pedestrian scale and will add to the tapestry of the neighborhood.
- A selective mix of modern and more traditional materials along with high-quality detailing would help to stitch together old and new buildings in the neighborhood and establish a sense of permanence.



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), barbeque’s, resident meetings, and crafts or hobbies.

DC3 C.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 |

- A common roof deck for all tenants to utilize will enhance the feeling of community in the building. While a variety of seating choices allow for group gatherings or a quiet outcropping for smaller gatherings. Ample planters and screenings would create a get-away from city life.
- Screenings at unit decks would provide privacy for tenants and neighbors.
- An at grade Common Amenity Space off the building entry, with seating and a place to gather.

23.47A.004 | PERMITTED USES

- Residential uses (apartments) are permitted outright, per table A 23.47A.004.

23.47A.008 | STREET-LEVEL DEVELOPMENT STANDARDS

- The provisions of subsection 23.47A.008.A apply to : structures in NC zones
- Blank segments of the street-facing facade between 2 and 8 feet above the sidewalk may not exceed 20 feet in width.
The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street
- Non-residential uses at street level requirements:
 - 60 percent of the street-facing facade between 2 and 8 feet above the sidewalk shall be transparent.
 - Street facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

- In additions to the provisions above, the following standards apply in pedestrian designated zones:
 - A minimum of 80 percent of the width of the structure's street-level street-facing facade that faces a principal pedestrian street shall be occupied by uses listed in subsection 23.47A.005.D1
 - Continuous overhead weather protection (minimum 6 foot depth) is required along at least 60 percent of the street frontage of a structure.

23.47A.012 | STRUCTURE HEIGHT

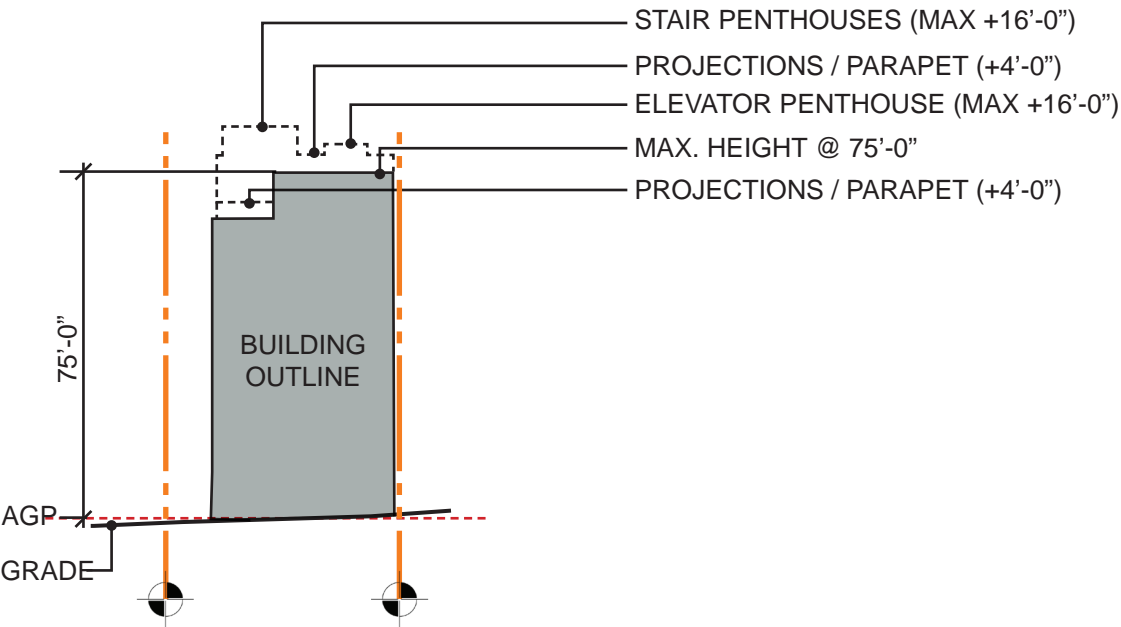
The height limit for structures in NC2-75(M1) is 75 feet.

On lots containing a peat settlement-prone environmentally critical area, the height of the structure may exceed the otherwise applicable height limit and the other height allowances provided by up to three feet. Three more feet of height may be allowed for any wall of a structure on a sloped lot, provided that on the uphill sides of the structure, the maximum elevation of the structure height shall be no greater than the height allowed by the first sentence of this subsection 23.47A.012.A.3. The Director may apply the allowances in this subsection 23.47A.012.A.3 only if the following conditions are met:
c. Other than the additional story of parking allowed according to this subsection 23.47A.012.A.3, the additional height shall not allow an additional story beyond the number of stories that could be built under the otherwise applicable height limit.

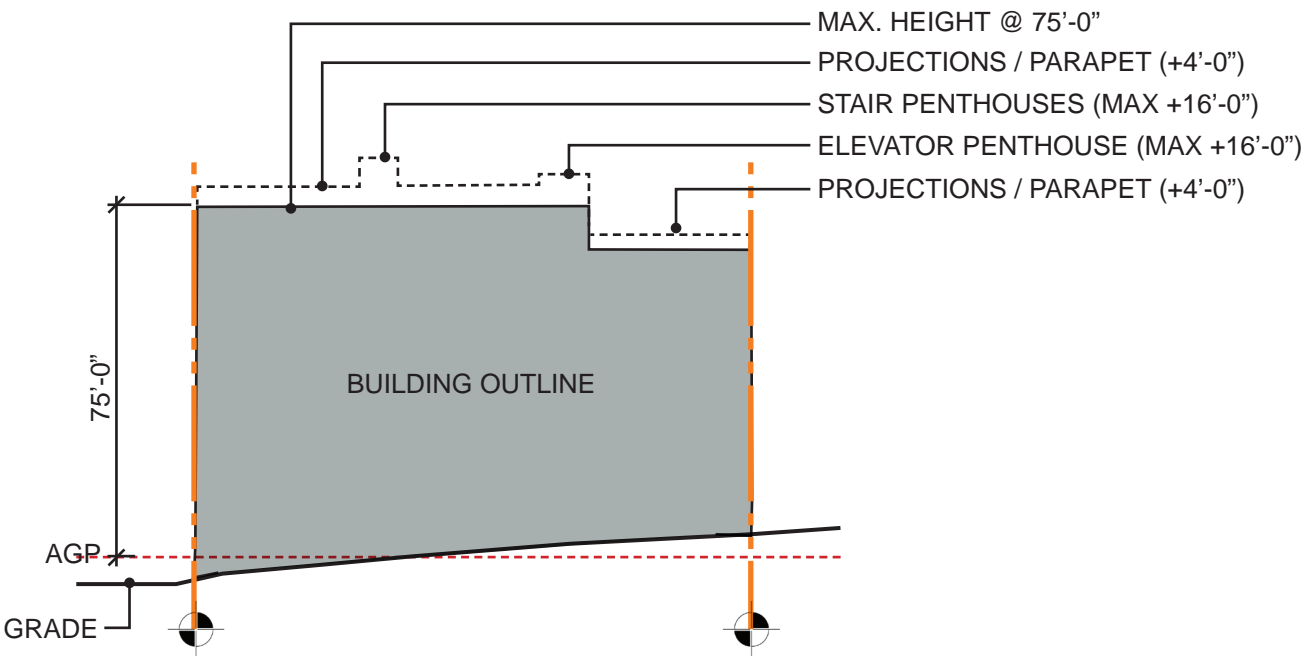
Applicable height exceptions are:

- Open railings, planters, clerestories, greenhouses, solarium's, parapets, and firewalls may extend up to 4 feet above the otherwise applicable height limit.
- The following rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features does not exceed 20 percent (25 percent if the total includes stair or elevator penthouses)
 - Solar collectors
 - mechanical equipment,
 - stair and elevator penthouses (may extend up to 16 feet above the applicable height limit)
- Solar collectors, planters, clerestories & non-firewall parapets shall be located at least 10 feet from the north lot line unless a shadow diagram is provided that demonstrates that locating such features within 10 feet of the north lot line would not shade property to the north on January 21st at noon more than would a structure built to the maximum permitted height & FAR.

SETBACK DIAGRAM - FRONT ELEVATION (EAST)



SETBACK DIAGRAM SIDE ELEVATION (SOUTH)



ZONING & LAND USE SUMMARY NC2-75 | NEIGHBORHOOD COMMERCIAL ZONING (SMC 23.47A)

23.47A.013 | FLOOR AREA RATIO

The maximum FAR in a NC2 zone with a 75 foot height limit is 5.50 per table B, as long as the project complies with the incentive zoning provisions of SMC 23.58A.

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.

23.47A.014 | SETBACKS & SEPARATIONS

An upper-level setback is required along any rear or side lot line that abuts a lot in an LR, MR, or HR zone or that abuts a lot that is zoned both commercial and LR, MR, or HR if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot, as follows:

- a. Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet; and
- b. For each portion of a structure above 65 feet in height, additional setback at the rate of 1 foot of setback for every 10 feet by which the height of such portion exceeds 65 feet, up to a maximum setback of 20 feet

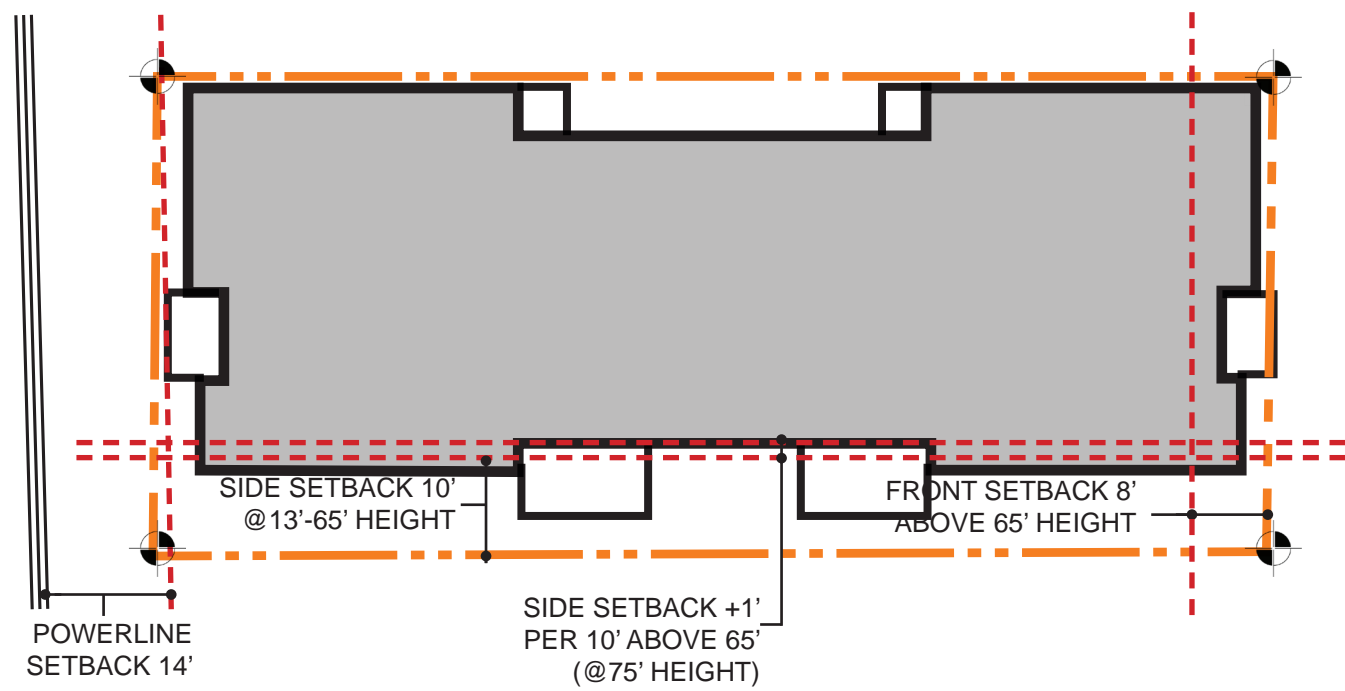
Upper-level setbacks for street-facing facades. For zones with a height limit of 75 feet, 85 feet, or 95 feet, the street-facing facade shall be set back as follows: For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.

23.47A.024 | AMENITY AREA

The required amount of amenity area in NC zones is equal to **5%** of the total gross floor area of the structure in residential use, with the following conditions:

- All residents shall have access to a common or private amenity area.
- Amenity areas shall not be enclosed.
- Common Amenity areas: 250 sf min, no horizontal dimension less than 10 feet
- Private Amenity areas : 60 sf min, no horizontal dimension less than 6 feet.

SETBACK DIAGRAM - PLAN VIEW



OPTION A | FLOOR PLANS

FAR	5.43
STORIES	8
UNITS	46 - (9) 1 Bedrooms & (37) 2 Bedrooms
DEPARTURES	None

Option A represents the maximum site potential, with 8 stories and 46 units utilizing the full site. All setbacks are code compliant, and no departures are required. The building entrance is located centrally along 13th Ave E, with bike parking accessible from the alley. Units are primarily oriented to the south and towards 13th ave E and the alley, with the vertical circulation centrally located. Private amenity occurs on the south side, at ground level and level 2 decks. Common amenity space is located on the south portion of Level 8. Vertical bays run the full height of the structure, adding visual interest to all four facades. A solid waste area is located in the basement with direct access to the alley, as well as direct access to indoor bicycle parking.

KEY

- COMMON / CIRC.

1 LOBBY
- RESIDENTIAL

2 BIKE PARKING
- SERVICE

3 SOLID WASTE
- AMENITY

4 PRIVATE AMENITY
- GREEN ROOF

5 ROOF DECK
- PRIVATE DECKS

6 UNOCCUPIED GREEN ROOF
- MAIN ENTRY

PROS

- +

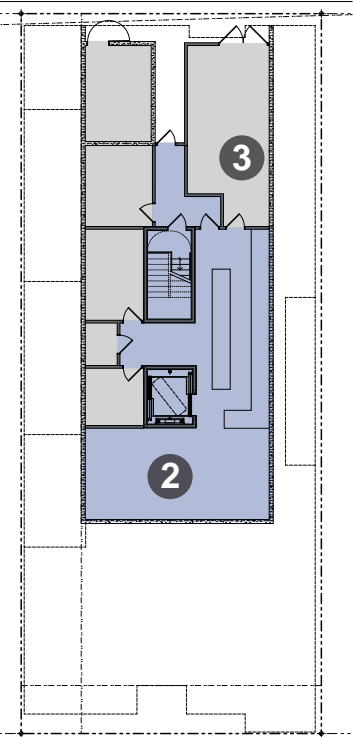
Increased density - providing 1 & 2 bedroom family style units
- +

Level 8 is set back from the street and the south property line to decrease the perceived height
- +

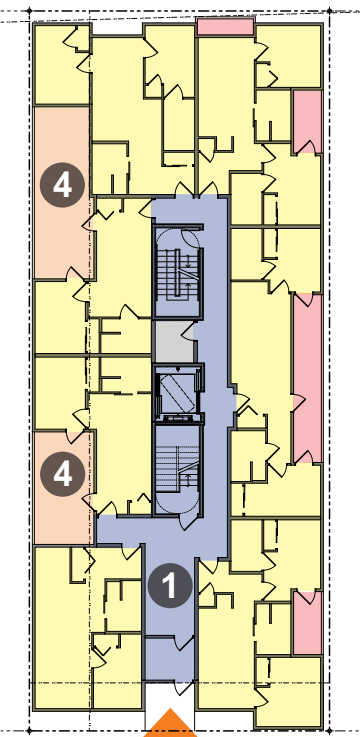
Services are located at alley, allowing for more residential connection with the street

CONS

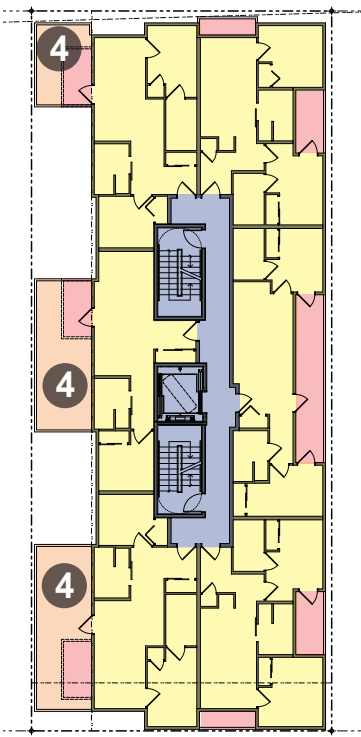
- No Setback at South lot line up to 13'-0" - Perceived increase in bulk and scale
- Small lobby - Small presence to street
- Inefficient room layouts
- Least number of family style 2 bedroom units



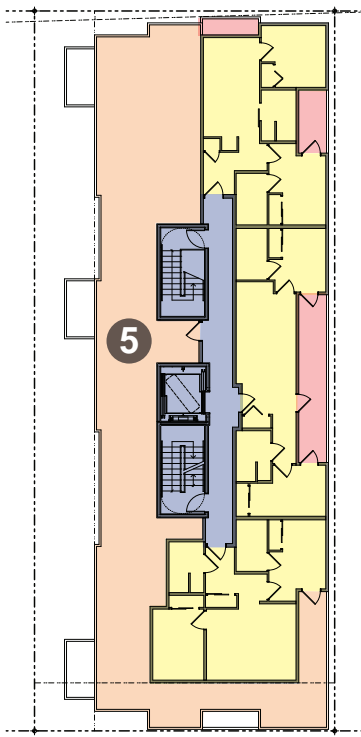
13TH AVE E
BASEMENT



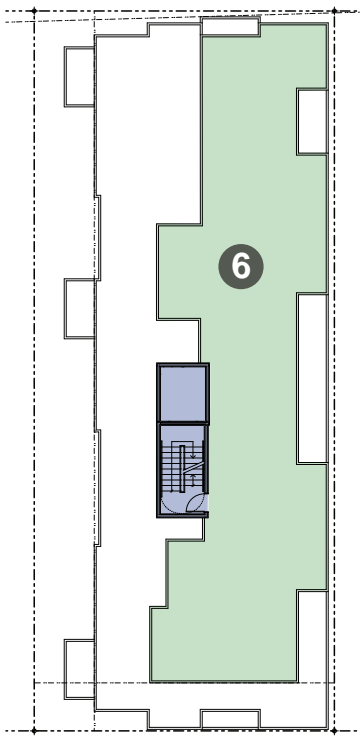
13TH AVE E
GROUND FLOOR | 7 UNITS



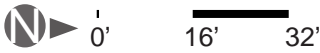
13TH AVE E
L2 - L7 | 6 UNITS



13TH AVE E
L8 | 3 UNITS



13TH AVE E
ROOF

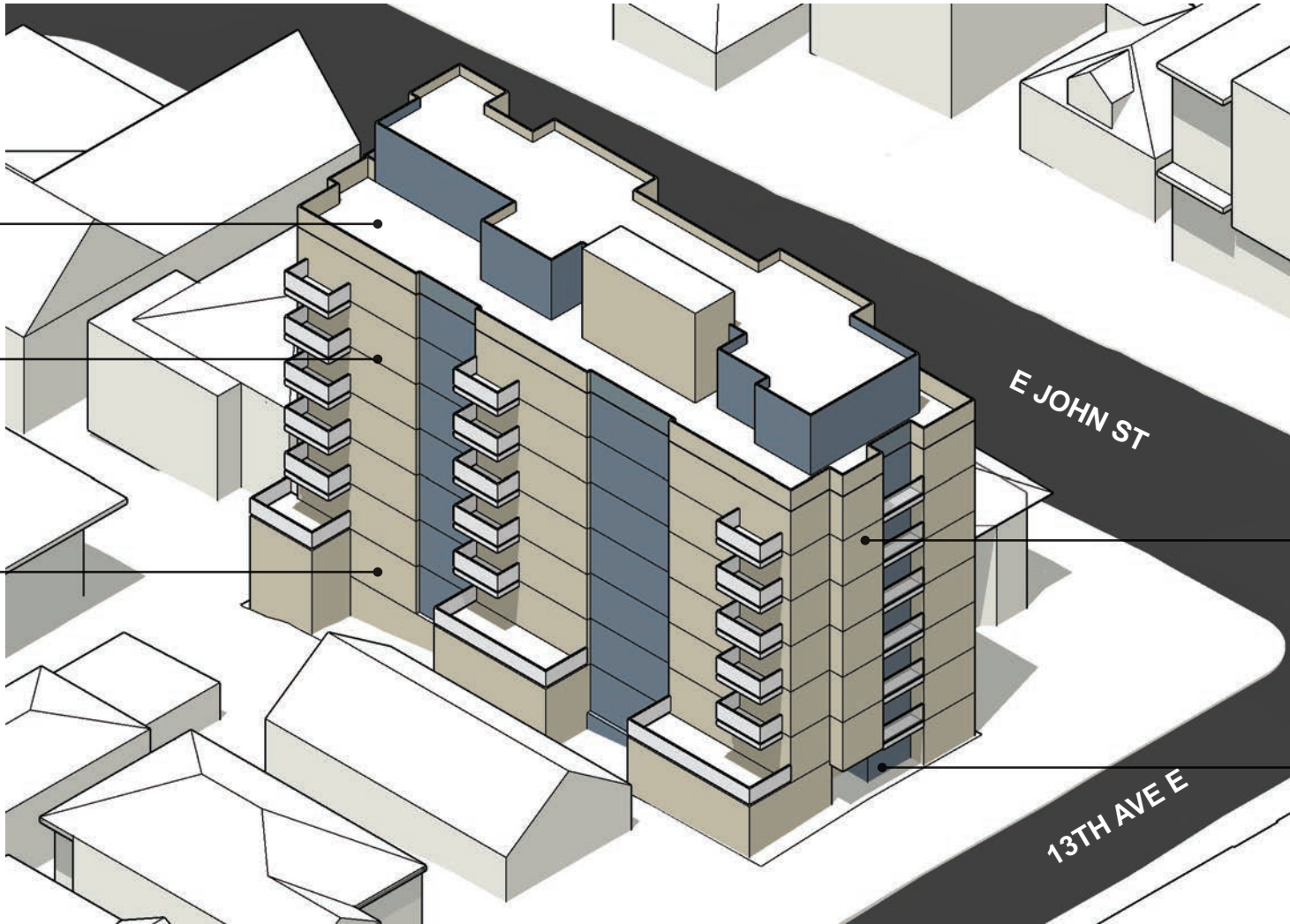


OPTION A |
MASSING (NO TREES)

Large amenity space provided at the roof.
(SEATTLE DC3.B4, DC3.C2)

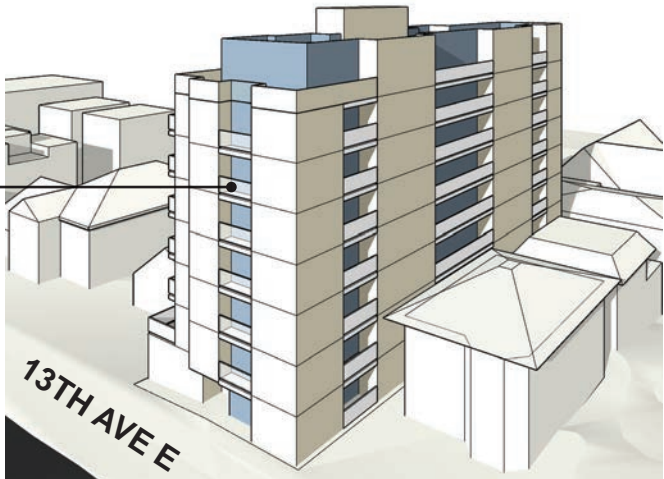
Architectural presence in an evolving neighborhood - Speak to the history of the neighborhood while contributing to the new trend established by current city guidelines.
(SEATTLE CS2.D3)

Zone transitions - building set back from south lot for increased light and air.
(SEATTLE CS2.D3)



AERIAL LOOKING NORTHWEST

Street facing balconies provide views of adjacent neighborhood & opportunities for "eyes on the street".
(SEATTLE CS2.B2)



AERIAL LOOKING SOUTHWEST

Selections of modern and more traditional materials along with high-quality detailing would help to stitch together old and new buildings in the neighborhood
(CAPITOL HILL DC4.1)

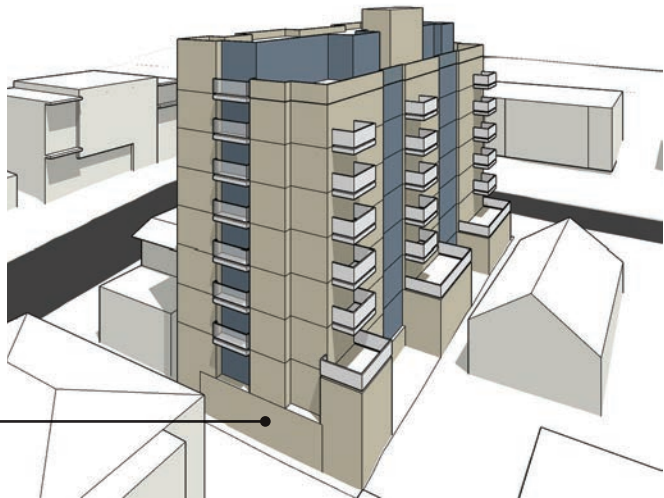
Facade composition to be addressed by changes in material, building setbacks, change in mass and added balconies
(SEATTLE DC2.B1, DC2.A2, DC2.4)

Prominent entry is visible with high transparency & marked with signage & landscaping.
(SEATTLE PL3.A1, DC2.D1)



AERIAL LOOKING SOUTHEAST

Service and mechanical uses located in below grade basement and accessed from alley.
(SEATTLE DC1.B1, DC1.C4)



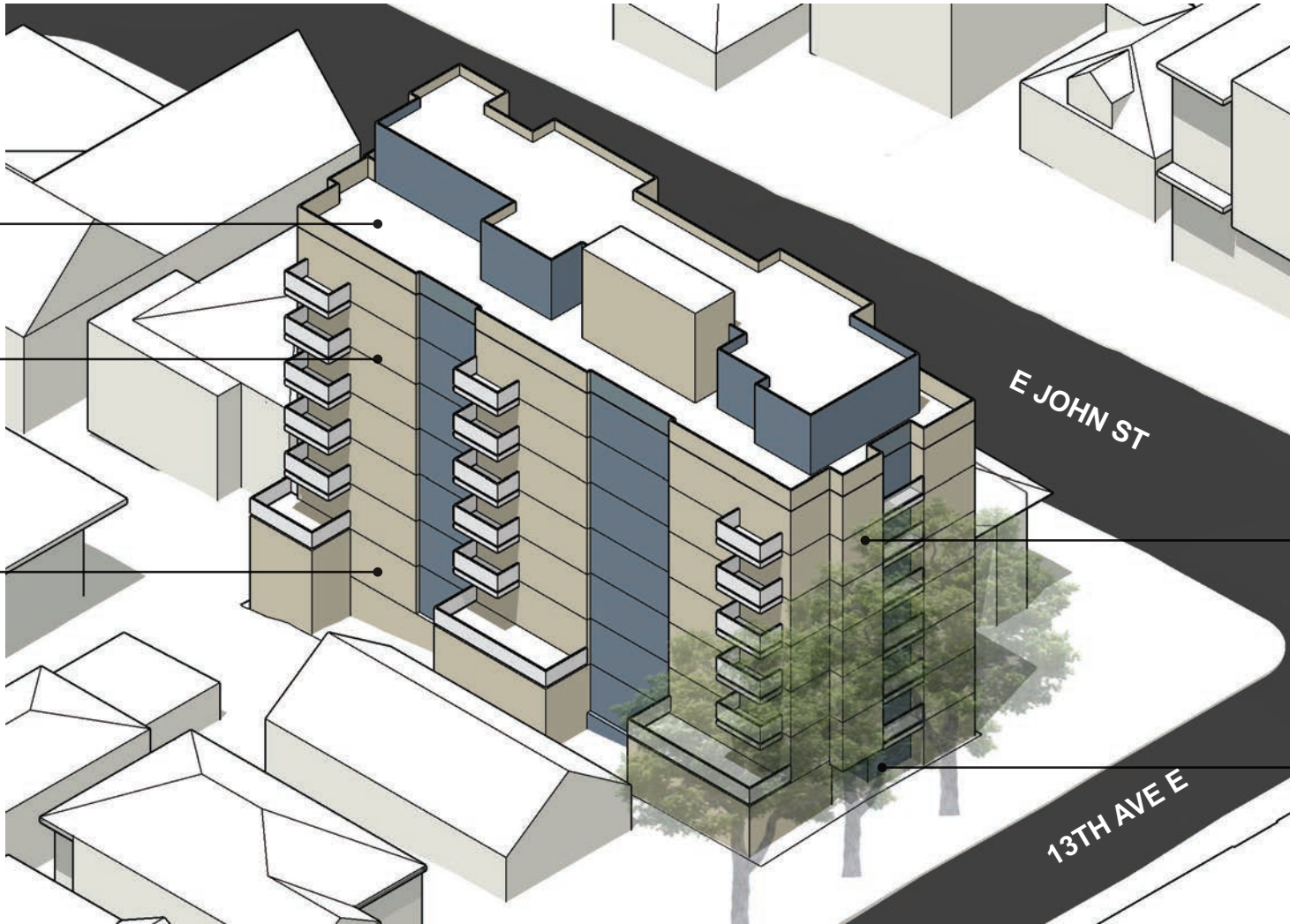
AERIAL LOOKING NORTHEAST

OPTION A |
MASSING (WITH TREES)

Large amenity space provided at the roof.
(SEATTLE DC3.B4, DC3.C2)

Architectural presence in an evolving neighborhood - Speak to the history of the neighborhood while contributing to the new trend established by current city guidelines.
(SEATTLE CS2.D3)

Zone transitions - building set back from south lot for increased light and air.
(SEATTLE CS2.D3)



AERIAL LOOKING NORTHWEST

Street facing balconies provide views of adjacent neighborhood & opportunities for "eyes on the street".
(SEATTLE CS2.B2)



AERIAL LOOKING SOUTHWEST

Selections of modern and more traditional materials along with high-quality detailing would help to stitch together old and new buildings in the neighborhood
(CAPITOL HILL DC4.1)



AERIAL LOOKING SOUTHEAST

Facade composition to be addressed by changes in material, building setbacks, change in mass and added balconies
(SEATTLE DC2.B1, DC2.A2, DC2.4)

Prominent entry is visible with high transparency & marked with signage & landscaping.
(SEATTLE PL3.A1, DC2.D1)



AERIAL LOOKING NORTHEAST

Service and mechanical uses located in below grade basement and accessed from alley.
(SEATTLE DC1.B1, DC1.C4)

OPTION A |
SHADOW ANALYSIS

PROPOSED SHADOW
STRUCTURE

WINTER SOLSTICE



OPT A | WINTER SOLSTICE | 9AM



OPT A | WINTER SOLSTICE | 12PM



OPT A | WINTER SOLSTICE | 3PM

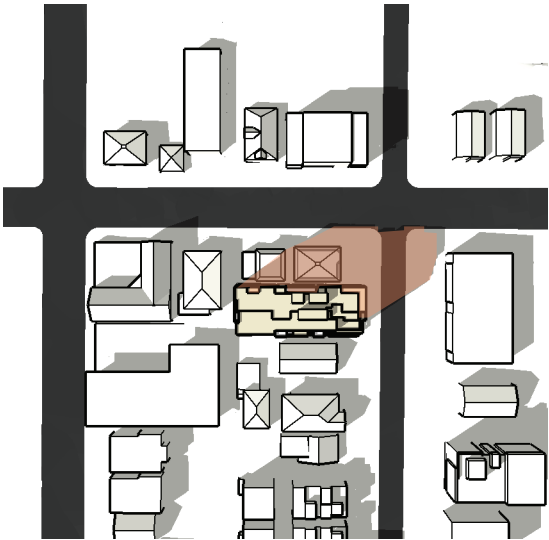
FALL/SPRING EQUINOX



OPT A | FALL/SPRING EQUINOX | 9AM



OPT A | FALL/SPRING EQUINOX | 12PM



OPT A | FALL/SPRING EQUINOX | 3PM

SUMMER SOLSTICE



OPT A | SUMMER SOLSTICE | 9AM



OPT A | SUMMER SOLSTICE | 12PM



OPT A | WINTER SUMMER | 3PM

OPTION B | EDG 1
FLOOR PLANS

FAR	5.5
STORIES	8
UNITS	47 - 2 Bedrooms
DEPARTURES	Required

Option B, the preferred option, is 8 stories and has 47, 2 bedroom units. To provide greater articulation on the south face and allow for greater use of space in the units, a setback departure is requested along the south face and at the upper floor. The building entrance is located on the south side, with site access within the setback leading out to 13th Ave E, with bike parking accessible from the alley. Units are oriented to the south and towards 13th ave E and the alley, with the vertical circulation centrally located to the north. Common amenity occurs at the ground level on the south side and on the south corners of Level 8. Vertical bays run the full height of the structure, adding visual interest to all four facades. A solid waste area is located in the basement with direct access to the alley as well as direct access to indoor bicycle parking.

KEY
.....

- COMMON / CIRC.
- 1 LOBBY
- RESIDENTIAL
- 2 BIKE PARKING
- SERVICE
- 3 SOLID WASTE
- AMENITY
- 4 PRIVATE AMENITY
- GREEN ROOF
- 5 ROOF DECK
- PRIVATE DECKS
- 6 UNOCCUPIED GREEN ROOF

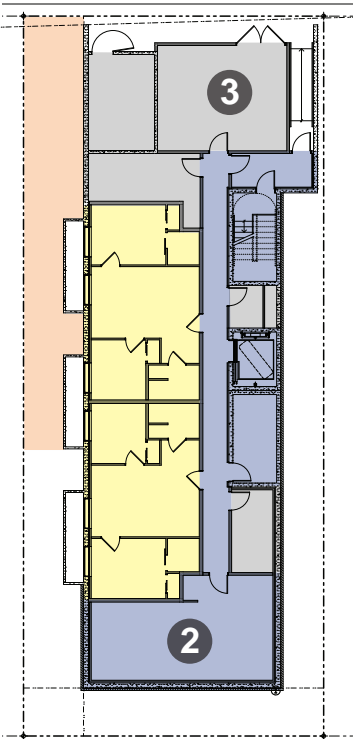
MAIN ENTRY

PROS

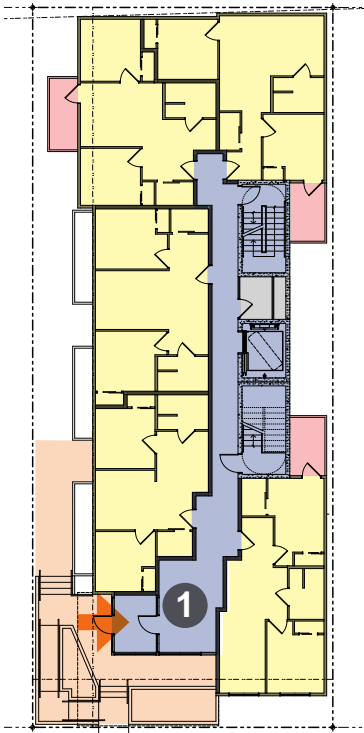
- Increased density - providing 2 bedroom family style units
- Building fully set back from south property line, providing amenity space and greater natural light. All units have access to direct sunlight throughout the day
- Center entry engages the street and provides active amenity space at street level.
- Services are located at alley, allowing for more residential connection with the street

CONS

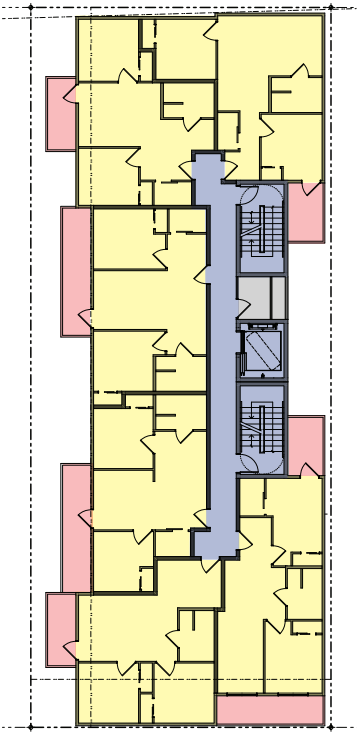
- Requires Departures to meet the program requirements



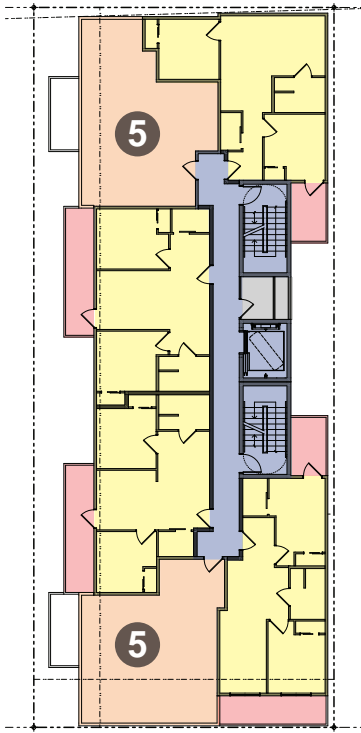
13TH AVE E
BASEMENT | 2 UNITS



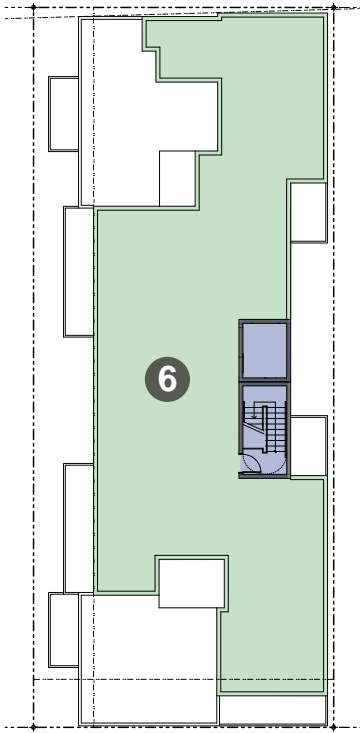
13TH AVE E
GROUND FLOOR | 5 UNITS



13TH AVE E
L2 - L7 | 6 UNITS



13TH AVE E
L8 | 4 UNITS



13TH AVE E
ROOF



OPTION B | EDG 1
MASSING

Facade articulation of 30" on the south face

Architectural presence in an evolving neighborhood - Speak to the history of the neighborhood while contributing to the new trend established by current city guidelines .
(SEATTLE CS2.D3)

Zone transitions - building set back from south lot for increased light and air.
(SEATTLE CS2.D3)

Large amenity space provided at ground level and at the roof for residential and neighborhood enjoyment.
(SEATTLE DC3.B4, DC3.C2)

Reduced mass at the front of the building creates a smaller sense of scale. Allows for a material change or differentiation from larger massing elements.
(SEATTLE DC2.A.2)

AERIAL LOOKING NORTHWEST

Large fenestration on street facing facade as well as street facing balconies provide views of adjacent neighborhood & opportunities for "eyes on the street".
(SEATTLE CS2.B2)

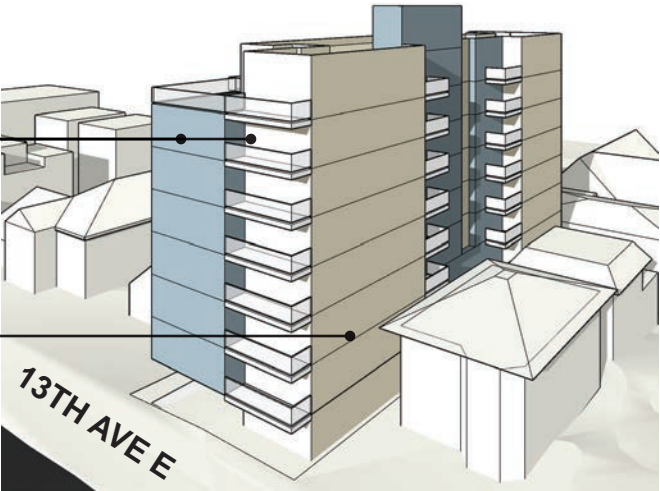
Selections of modern and more traditional materials along with high-quality detailing would help to stitch together old and new buildings in the neighborhood
(CAPITOL HILL DC4.1)

Facade articulation of 5'-0" on the street side face

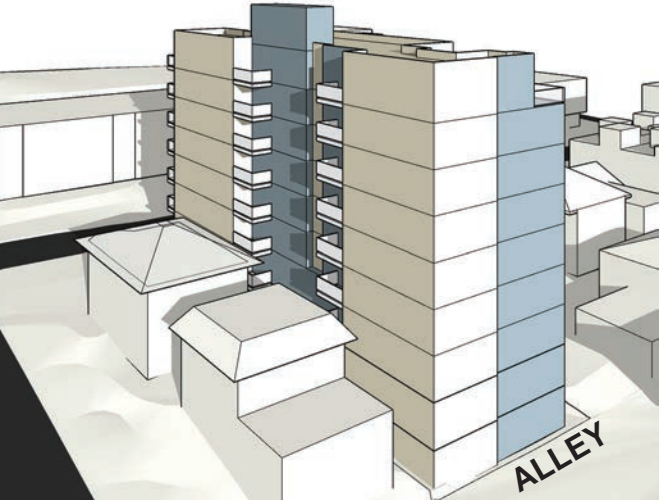
Facade composition to be addressed by changes in material, building setbacks, change in mass and added balconies
(SEATTLE DC2.B1, DC2.A2, DC2.4)

Prominent entry is visible with high transparency & marked with signage & landscaping.
(SEATTLE PL3.A1, DC2.D1)

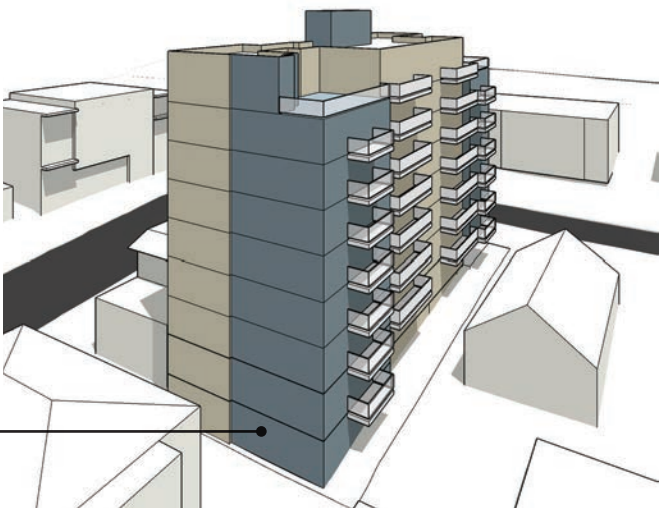
Service and mechanical uses located in below grade basement and accessed from alley.
(SEATTLE DC1.B1, DC1.C4)



AERIAL LOOKING SOUTHWEST

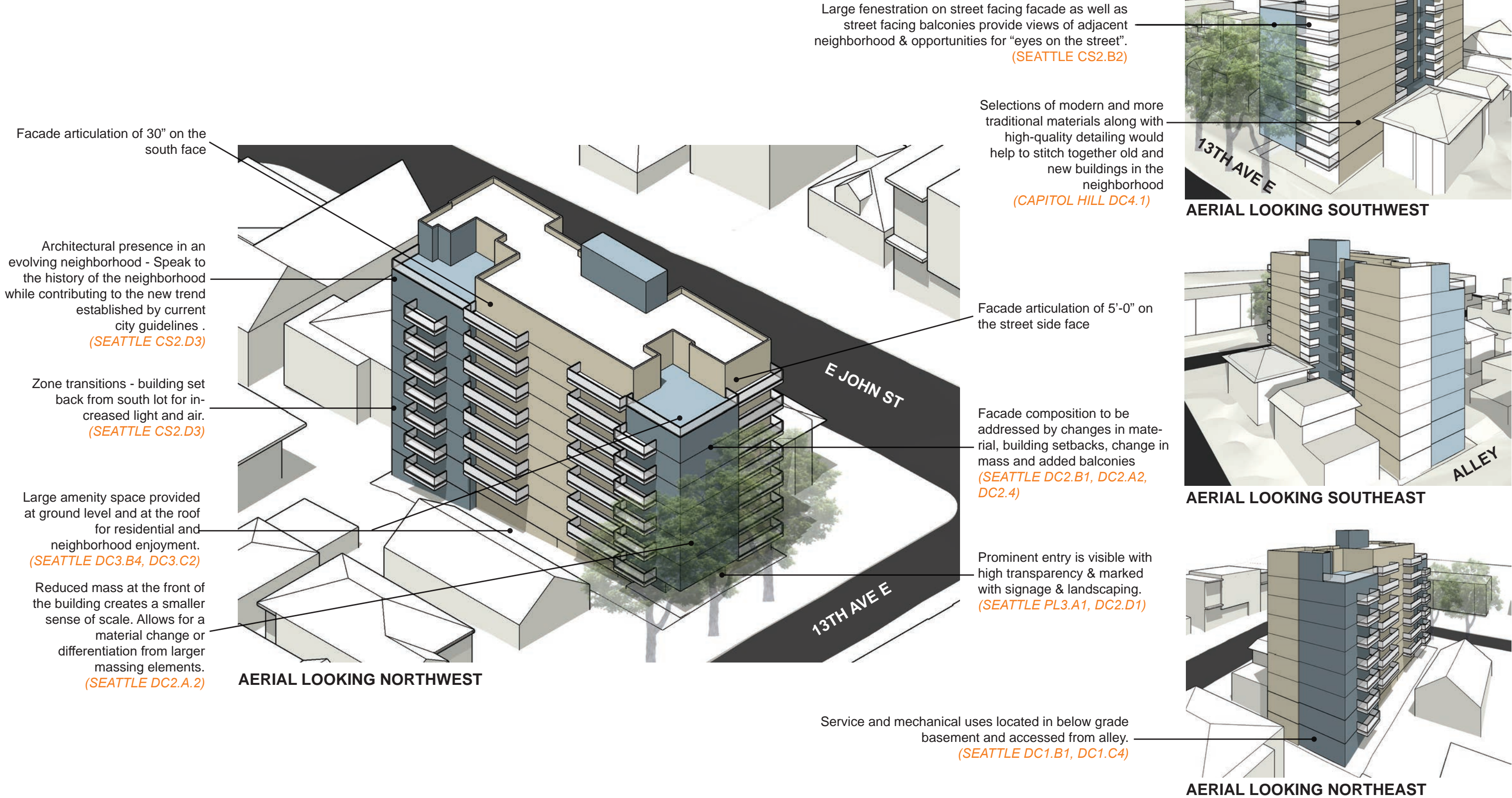


AERIAL LOOKING SOUTHEAST



AERIAL LOOKING NORTHEAST

OPTION B | EDG 1
MASSING



WINTER SOLSTICE



OPT B | WINTER SOLSTICE | 9AM

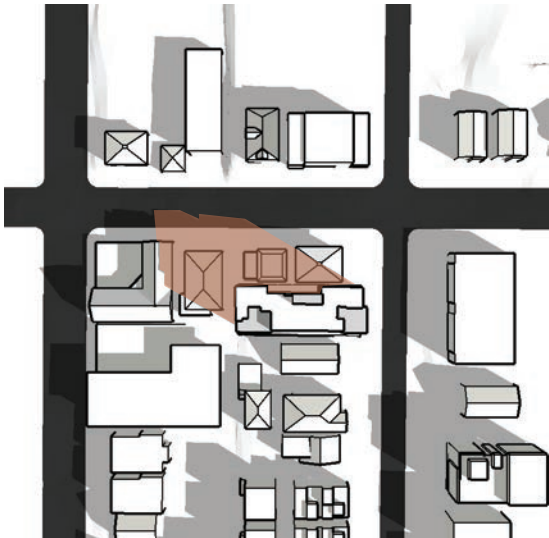


OPT B | WINTER SOLSTICE | 12PM



OPT B | WINTER SOLSTICE | 3PM

FALL/SPRING EQUINOX



OPT B | FALL/SPRING EQUINOX | 9AM



OPT B | FALL/SPRING EQUINOX | 12PM



OPT B | FALL/SPRING EQUINOX | 3PM

SUMMER SOLSTICE



OPT B | SUMMER SOLSTICE | 9AM



OPT B | SUMMER SOLSTICE | 12PM



OPT B | WINTER SUMMER | 3PM



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OPTION C | FLOOR PLANS

FAR	5.39
STORIES	8
UNITS	48 - 2 Bedrooms
DEPARTURES	None

Option C is 8 stories and has 48, 2 bedroom units. The plan incorporates the desirable elements of both Option A (the centrally located lobby location) and Option B (south setback for full light and air to the building) to create a massing composition that is coherent and integrated with the adjacent existing context.. The building entrance is located on the east side, directly engaging with the street, with bike parking accessible from the alley. Units are oriented primarily to the south and towards 13th ave E and the alley, with the vertical circulation centrally located. Common amenity occurs at the ground level on the south side and on the southeast corner of Level 8. Vertical bays run the full height of the structure, adding visual interest to all four facades. A solid waste area is located in the basement with direct access to the alley, as well as direct access to indoor bicycle parking.

KEY

- COMMON / CIRC.
- RESIDENTIAL
- SERVICE
- AMENITY
- GREEN ROOF
- PRIVATE DECKS
- 1 LOBBY
- 2 BIKE PARKING
- 3 SOLID WASTE
- 4 PRIVATE AMENITY
- 5 ROOF DECK
- 6 UNOCCUPIED GREEN ROOF

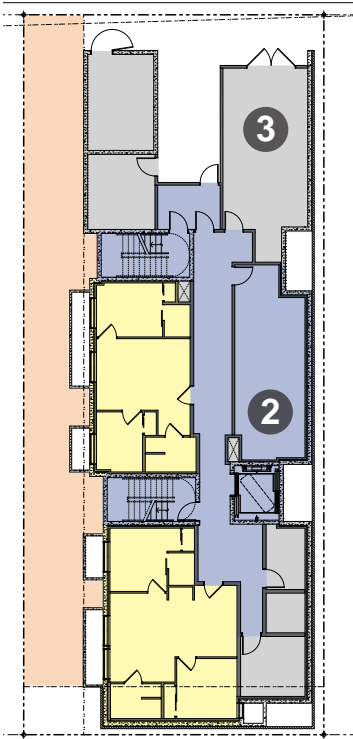
➔ MAIN ENTRY

PROS

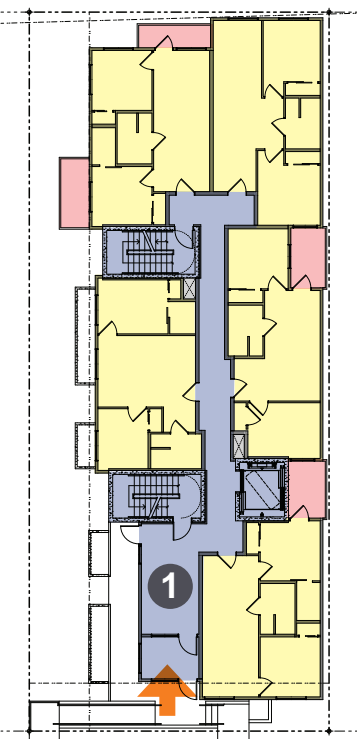
- Greatest density - providing 2 bedroom family style units
- Building fully set back from south property line, providing amenity space and greater natural light.
- Entry access engages the street and amenity space
- Services are located at alley, allowing for more residential connection with the street

CONS

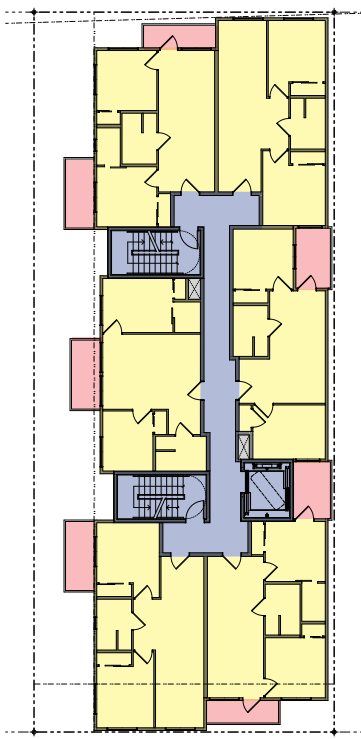
- Tallest option on the South face - Perceived increase in height, bulk and scale
- Center North unit would get no direct sunlight



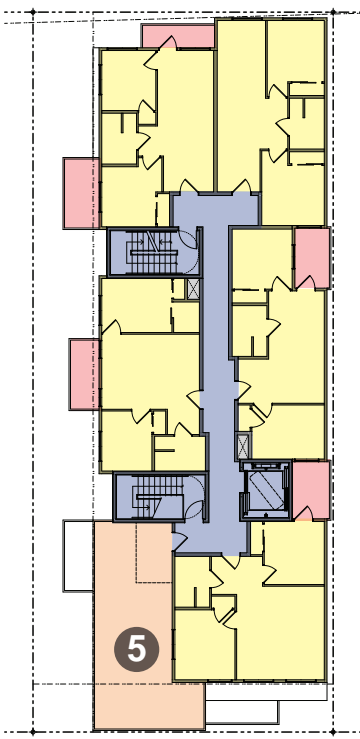
13TH AVE E
BASEMENT | 2 UNITS



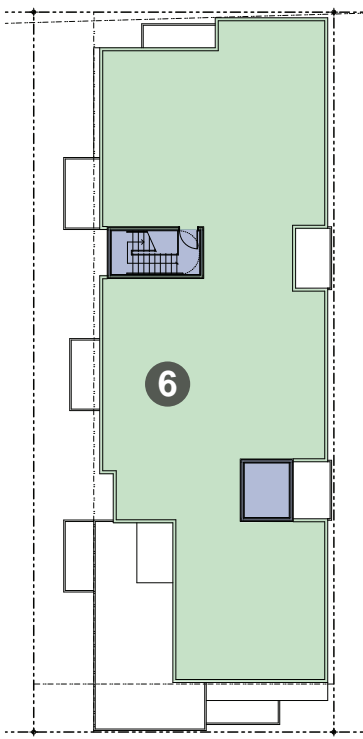
13TH AVE E
GROUND FLOOR | 5 UNITS



13TH AVE E
L2 - L7 | 6 UNITS



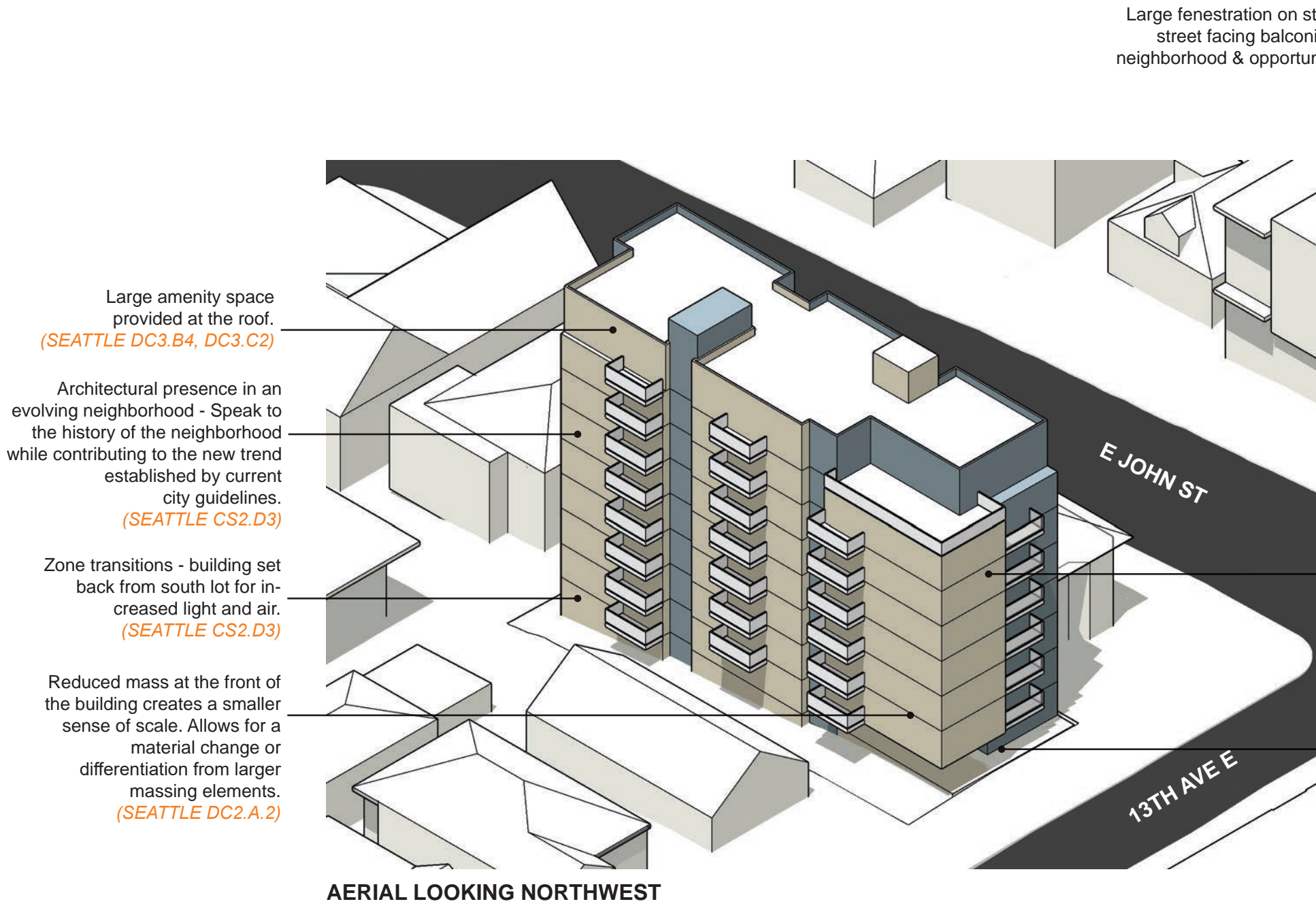
13TH AVE E
L8 | 5 UNITS



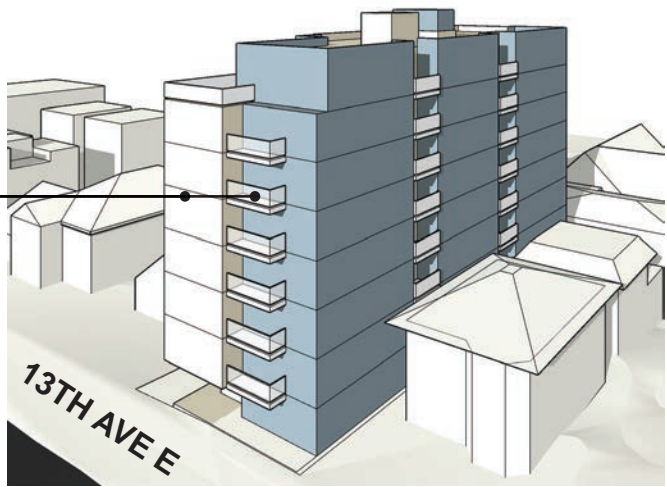
13TH AVE E
ROOF



OPTION C |
MASSING (NO TREES)



Large fenestration on street facing facade as well as street facing balconies provide views of adjacent neighborhood & opportunities for “eyes on the street”.
(SEATTLE CS2.B2)



AERIAL LOOKING SOUTHWEST

Selections of modern and more traditional materials along with high-quality detailing would help to stitch together old and new buildings in the neighborhood
(CAPITOL HILL DC4.1)



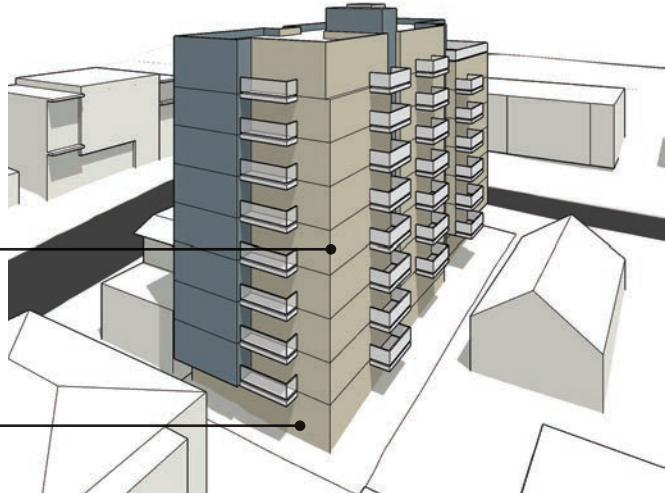
AERIAL LOOKING SOUTHEAST

Facade composition to be addressed by changes in material, building setbacks, change in mass and added balconies
(SEATTLE DC2.B1, DC2.A2, DC2.4)

Prominent entry is visible with high transparency & marked with signage & landscaping.
(SEATTLE PL3.A1, DC2.D1)

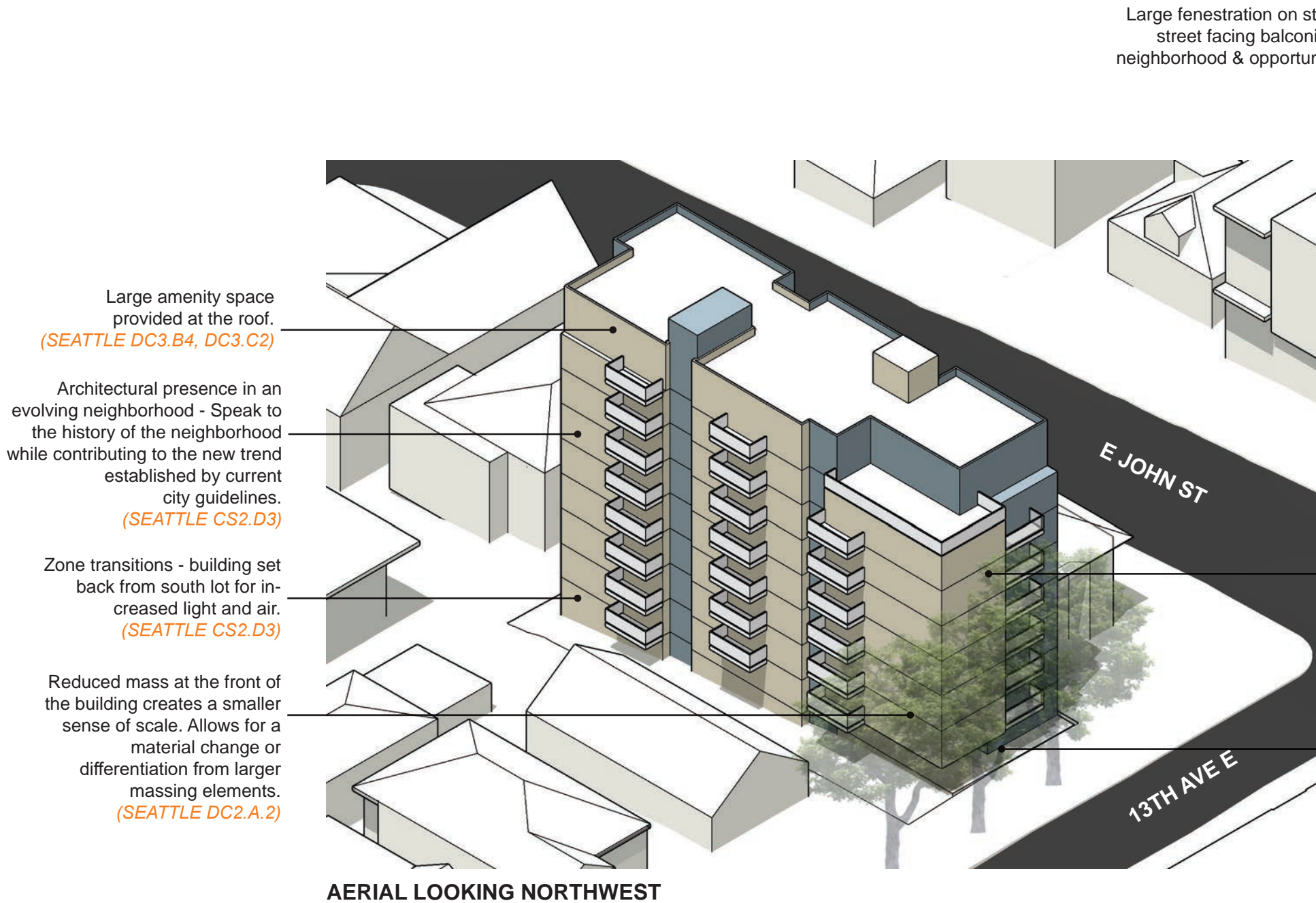
Wrapping materials around corners to feel substantial and of quality.
(CAPITOL HILL DC2.1)

Service and mechanical uses located in below grade basement and accessed from alley.
(SEATTLE DC1.B1, DC1.C4)



AERIAL LOOKING NORTHEAST

OPTION C |
MASSING (WITH TREES)



Large fenestration on street facing facade as well as street facing balconies provide views of adjacent neighborhood & opportunities for “eyes on the street”.
(SEATTLE CS2.B2)



AERIAL LOOKING SOUTHWEST

Selections of modern and more traditional materials along with high-quality detailing would help to stitch together old and new buildings in the neighborhood
(CAPITOL HILL DC4.1)



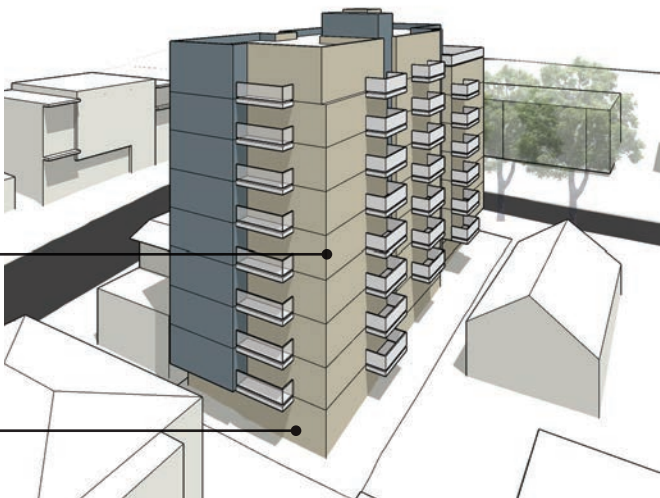
AERIAL LOOKING SOUTHEAST

Facade composition to be addressed by changes in material, building setbacks, change in mass and added balconies
(SEATTLE DC2.B1, DC2.A2, DC2.4)

Prominent entry is visible with high transparency & marked with signage & landscaping.
(SEATTLE PL3.A1, DC2.D1)

Wrapping materials around corners to feel substantial and of quality.
(CAPITOL HILL DC2.1)

Service and mechanical uses located in below grade basement and accessed from alley.
(SEATTLE DC1.B1, DC1.C4)



OPTION C |
SHADOW ANALYSIS

PROPOSED SHADOW
STRUCTURE

WINTER SOLSTICE



OPT C | WINTER SOLSTICE | 9AM



OPT C | WINTER SOLSTICE | 12PM



OPT C | WINTER SOLSTICE | 3PM

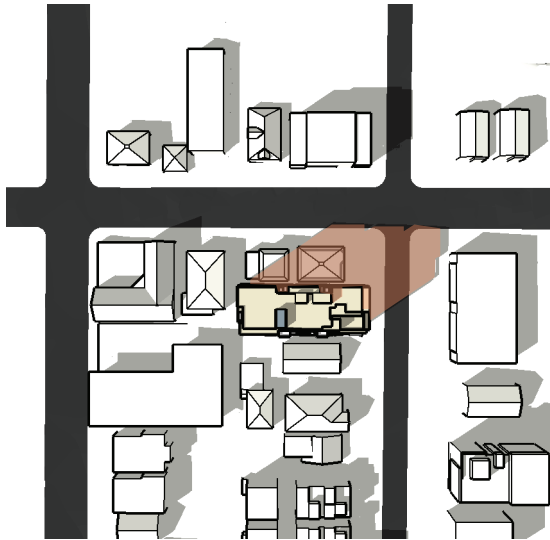
FALL/SPRING EQUINOX



OPT C | FALL/SPRING EQUINOX | 9AM



OPT C | FALL/SPRING EQUINOX | 12PM



OPT C | FALL/SPRING EQUINOX | 3PM

SUMMER SOLSTICE



OPT C | SUMMER SOLSTICE | 9AM



OPT C | SUMMER SOLSTICE | 12PM



OPT C | WINTER SUMMER | 3PM