



12TH AND FIR

3038915 - EG / 3036579 - LU

1115, 1119 E FIR ST., SEATTLE, WA
119, 121, 25, 129 12TH AVE, SEATTLE, WA

KAMIAK

HYBRID

HEWITT

HYBRID

EARLY DESIGN GUIDANCE
3038915-EG

12TH AND EAST FIR

1

HYBRID ARCHITECTURE - PREVIOUS EXPERIENCE

Previous Projects Designed by Hybrid Architecture



Previous Projects Designed by Kamiak Real Estate, LLC



ABOUT

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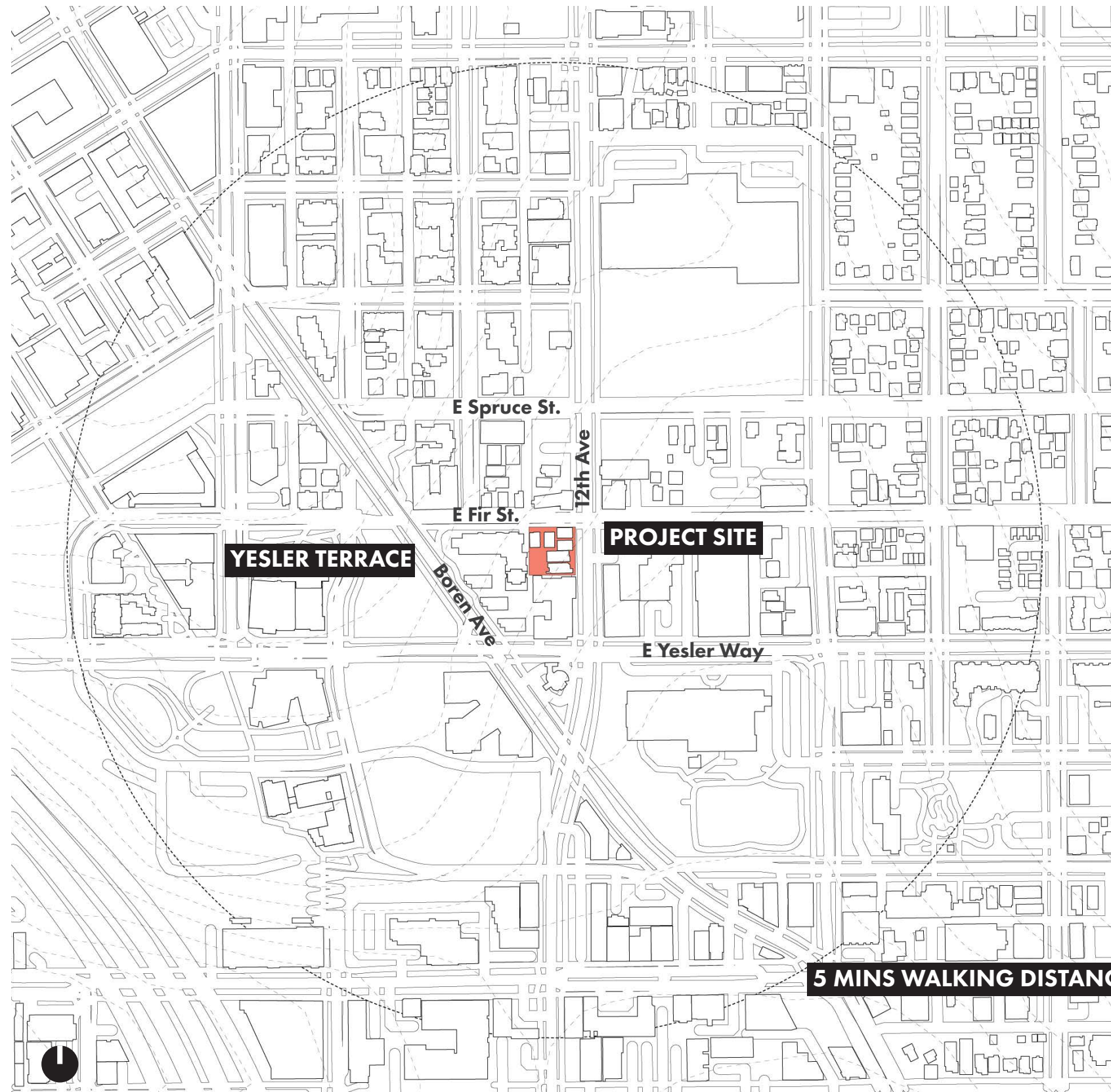
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DEVELOPMENT OBJECTIVE + ZONING ANALYSIS + SITE ANALYSIS



OBJECTIVES

Development Objectives

Project Description: Project to construct a new 8 story mixed use building containing ground floor retail, 130 apartment dwelling units and below grade parking for 40-50 vehicles. Existing residential structures on project site to be demolished. Construct and occupy per plan.

Design Objectives

- + Create a lasting, durable and elegant building
- + Enhance pedestrian environment along street facing facades
- + Foster a sense of community and security
- + Provide alternate means of mobility including bicycle parking
- + Enhance opportunities and access to light, air, and views
- + Provide small retail opportunities to activate 12th Ave.

PROJECT INFORMATION

Address	1115 + 1119 E Fir St., Seattle, WA 119 + 121 + 125 +129 12th Ave, Seattle, WA
Owner	Kamiak Real Estate LLC
SDCI#	3038915 - EG , 3036579 - LU
Parcels	9826700320 + 9826700325 9826700330 + 9826700335 + 9826700310 + 9826700315
Site Area	15,400 SQFT
Zoning	NC3-75(M) + NC3-75 P(M)
Overlays	Parking Flexibility Area + Principal Pedestrian Area
Urban Villages	First Hill/ Cap Hill Hub Urban Center
Legal Description	PORTIONS OF LOTS 8 & 9, BLOCK 5, H.L. YESLER'S 1ST ADDITION TO THE CITY OF SEATTLE , LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINES: BEGINNING AT A POINT ON THE WEST MARGINAL LINE OF 12TH AVE AS ESTABLISHED BY ORDINANCE NO. 17972, SAID POINT BEING 4.00 FEET SOUTH OF THE NORTH BOUNDARY LINE OF SAID LOT 8; RUNNING THENCE N-89-59-38-W ALONG A LINE 4.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID LOT 8, A DISTANCE OF 66.00 FEET; THENCE N-80-14-17-W 32.46 FEET TO A POINT ON A LINE 1.50 FEET NORTH OF AND PARALLEL WITH SAID NORTH BOUNDARY LINE OF SAID LOT 8; THENCE N-89-59-38-W ALONG SAID LAST DESCRIBED PARALLEL LINE 26 FEET TO A POINT ON THE WEST BOUNDARY LINE OF LOT 9, SAID BLOCK 5; TGW THE NORTH 34 FEET OF LOT 9, BLOCK 5, H.L. YESLER'S 1ST ADDITION TO THE CITY OF SEATTLE; TGW PARCELS A-D, SP #8801626, KCR #8809081318; EXCEPT PORTIONS TAKEN FOR STREET
Building Size	107,300 Gross Square Feet
Presub Date	December 16th, 2021
Planner	Irving Chu

COMMUNITY OUTREACH

Community Outreach Plan

Printed Outreach

- Choice: DIRECT MAILING, HIGH IMPACT
- Requirement: Direct mailing to all residences and businesses within approximately 500-foot radius of the proposed site.
- What we did: Posters translated into Tagalog, Traditional Chinese and Vietnamese were mailed to 880 residences and businesses and shared with 16 neighborhood community groups and community media contacts provided by the Department of Neighborhoods (DON). Poster, details on distribution and list of community groups who received the poster via email are in Appendix A.
- Date completed: January 31, 2022

Electronic/Digital Outreach

- Choice: PROJECT WEBSITE, HIGH IMPACT
- Requirement: Interactive project website with translations in Tagalog, Traditional Chinese and Vietnamese and public commenting function with text box included on landing page.
- What we did: Project website established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function. Website included in Appendix A.
- Date completed: February 2, 2022

Electronic/Digital Outreach

- Choice: SURVEY, HIGH IMPACT
- Requirement: Create an online survey with translations in Tagalog, Traditional Chinese and Vietnamese to allow for feedback on the proposed project.
- What we did: Online survey established and publicized via poster with link to survey featured on project website. Survey text and results included in Appendix A.
- Date completed: February 2, 2022

Summary of Comments and Project Feedback

Design-Related Comments

- **Design.** When asked what is most important about the design of a new building on this property, 88 percent of survey respondents said relationship to neighborhood character; 50 percent said parking; and 38 percent said environmentally friendly features. One respondent encouraged having proper spacing and design that does not look busy and industrial.
- **Exterior.** When asked what the most important consideration is for the exterior space on this property, 56 percent of survey respondents said lighting and safety features; 56 percent said seating options and places to congregate; and 22 percent said landscaping. One respondent encouraged including art for, and created by, the people who have historically lived in the area, and another encouraged improving public spaces. One respondent encouraged the project team to consider how this development can give back to the surrounding neighborhoods through community gathering spaces and green space. Another encouraged having a care plan for shared spaces and public property to avoid theft.
- **Equity & Diversity.** A few respondents encouraged acknowledging the historical significance of the area and learning about the history of redlining in Seattle, Little Saigon, Yesler Terrace and the Duwamish Tribe and connecting them all. One respondent encouraged avoiding gentrification and maintaining the diverse, inclusive community that already exists and another encouraged checking the City Archives for historical context of Seattle and the specific neighborhood. Another respondent encouraged the team to be community-minded and turn to local landmarks and organizations for guidance.

Non-Design-Related Comments

- **Affordability.** Several respondents expressed concern that the building will not have affordable housing, that it will contribute to gentrification/displacement of existing neighbors in the neighborhood, and that it will cause rent increases to additional neighborhood developments—and encouraged the project team to give back to the neighborhood by providing truly affordable housing units to the most vulnerable, as well as first right of refusal to families who have been displaced by Seattle gentrification, since the block is largely filled with working class people, lower income immigrants and the elderly.
- **Public Benefit & Amenities.** One respondent encouraged the project team to incorporate the needs, wants and feedback of the communities in the surrounding area into the development, particularly the Chinatown-International District area which is home to low-income and immigrant residents, and offer culturally-relevant amenities and community/public benefits at the new project.
- **Impacts.** One respondent encouraged the project team to be respectful to the people who are currently living on the property and another encouraged being considerate surrounding noise.
- **Accessibility.** One respondent encouraged providing public accessibility.
- **Parking.** A few respondents expressed concern that the parking ratio is too low and recommended increasing it.
- **Retail.** One respondent encouraged having a commercial use on the first floor as desirable restaurants, shops and bars are all far away.
- **Units.** One respondent encouraged having fewer studio apartments and more one-bedroom units.

Miscellaneous Comments

- **Oppose.** A few respondents noted that they oppose the project unless it is low-income or no-income housing, as there has been enough gentrification and it will displace residents / cause a ripple in local rents.
- **Support.** A couple of respondents noted that they supported the vision and project without reservations, as it will add desperately-needed housing to the area.
- **Website.** One respondent expressed concern that the map on the website was not labeled with streets making it harder to research.



> Copy of mailed flyer

SMC ZONING ANALYSIS

23.47A.004: Permitted and Prohibited Uses

+ Residential, Commercial, and Retail uses are permitted in NC3 zone. (Table 23.47A.004 for detailed category)

23.47A.013: Floor Area Ratio (FAR) Limits

+ The FAR limit for NC3P(75) zone outside the Station Area Overlay District is 5.5

23.47A.022: Light and Glare Standards

+ Exterior lighting must be shielded and directed away from adjacent uses.
+ Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.

23.47A.017: MHA

+ The project is subject to Mandatory Housing Affordability per the provisions of Chapters 23.58B and 23.58C

23.47A.014: Setbacks and Separations

+ East : Upper level setback at street facing: 8 ft. when above 65 ft. in height
+ West : 10 ft. setback (abutting a side or rear lot line of a lot zoned MR)
+ South : No setback required
+ North : Upper level setback at street facing: 8 ft. when above 65 ft. in height

23.47A.027: Amenity Area

+ At least 5 % of total gross floor area in residential use
+ Common amenity areas must have a minimum dimensions of 10 ft. and must be over 250 sf. in size

23.47A.005/008: Street Level Uses + Street Level Standards

+ Residential uses are limited at the street level (20%)
+ 60% of the street-facing facade between 2 ft. and 8 ft. above the sidewalk shall be transparent
+ Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 ft. (20 ft. in pedestrian designated zones)
+ A minimum of 80% of the width of a structure's street-facing facade that faces a principal pedestrian street shall be occupied by uses listed in subsection 23.47A.005.D.1.
+ 60% Overhead weather protection is required along principal pedestrian street

23.47A.032: Parking Location, Access, and Screening

+ If access is not provided from an alley and the lot abuts two or more streets, access to parking shall be from a street that is not a principal pedestrian street.

23.54.015: Required Parking + Required Bike Parking

+ No minimum requirement for parkings for all residential uses (Project within the Cap Hill Urban Center)
+ Long term bike parking: (1) per dwelling unit, short term bike parking (1) per 20 units

23.54.030: Parking Space and Access Standards

+ Driveways of any length that serve 30 parking spaces shall be at least 10 feet wide for one way traffic and 20' for two-way traffic.

DESIGN RESPONSES

+ The project is proposing a mixed-use structure comprised of residential units above ground floor commercial. Parking will also be incorporated below grade.

+ Max. F.A.R. : 5.5
Lot Size : 15,400 SF
F.A.R. : 5.5 x 15,400 SF : 84,700 SF
Proposed F.A.R. : **Project will maximize FAR.**

+ The proposed design **will comply** with the light and glare standard.

+ The proposed design **will comply** with the MHA requirement

+ East : **Departure Requested. See Departure Matrix**
+ West : **10 ft. setback : Project Complies**
+ South : **Project Complies**
+ North : **Departure Requested. See Departure Matrix**

+ Proposed amenity area: **Project will comply with amenity area requirements for the project.**

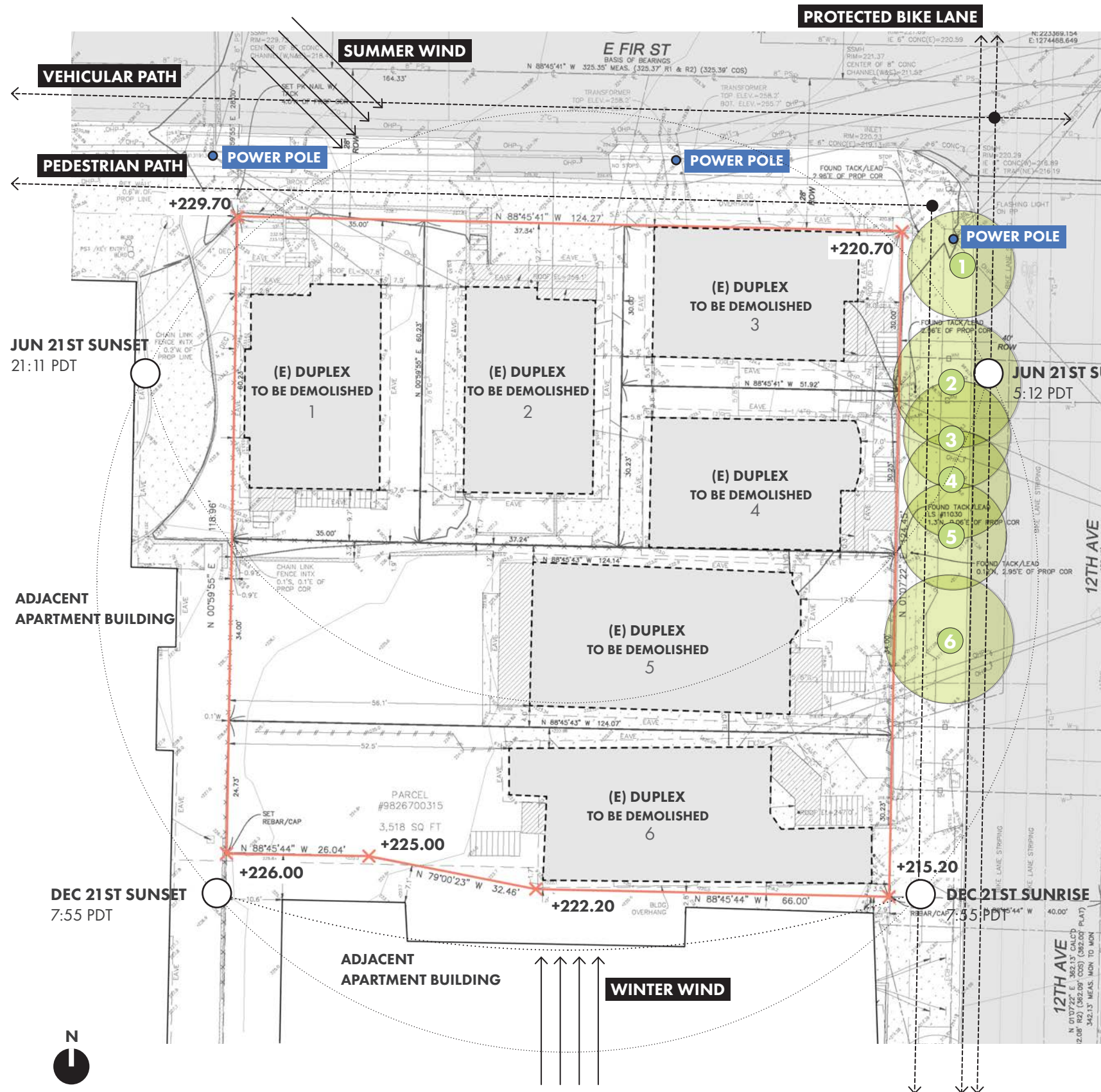
+ The preferred massing option proposes decreasing the average commercial depth 30' - 0" to 28'-0" in order to recess the mass and expand the public ROW along the base of the building. **Departure Requested. See Departure Matrix**

+ The proposed parking access is on E. Fir St. a non principal pedestrian street : **Project complies as parking is being provide below ground.**

+ The proposed project will meet all minimum requirements for bike parking. **Vehicular parking for approximately 40-50 spots will be provided below ground.**

+ Parking ramp width proposed at 16'-0" for two way traffic. **Departure Requested. See Departure Matrix**

SURVEY + SITE ANALYSIS



Address

1115 + 1119 E Fir St., Seattle, WA
 119 + 121 + 125 +129 12th Ave, Seattle, WA

Owner

Kamiak Real Estate LLC

SDCI#

3038915 - EG , 3037509 - LU

Parcels

9826700320 + 9826700325
 9826700330 + 9826700335 + 9826700310 +
 9826700315

Site Area

15,400 sf.

Zoning

NC3-75(M) + NC3-75 P(M)

Overlays

Parking Flexibility Area + Principal Pedestrian Area

Urban Villages

First Hill/ Cap Hill Hub Urban Center

Abbr. Legal Description

APN 982670-0315: THOSE PTN OF LTS 8 & 9, IN
 BLK 5, OF H.L. YESLER'S 1ST ADDITION TO THE CITY OF SEATTLE

Sidewalk

- + Site slopes downhill from N - S aprox. 5' 0"
- + Site slopes downhill from W - E aprox. 9' 0"
- + 6" Concrete
- + Street Parking with protected bike lane

On-site Existing

1. 2-story duplex building
2. 2-story duplex building
3. 2-story duplex building
4. 2-story duplex building
5. 2-story duplex building
6. 2-story duplex building

Neighbor to the West

1105 E Fir St. - Kebero Court: 7-story apartment building



Neighbor to the South

103 12th Ave. - Anthem on 12th: 6-story apartment building

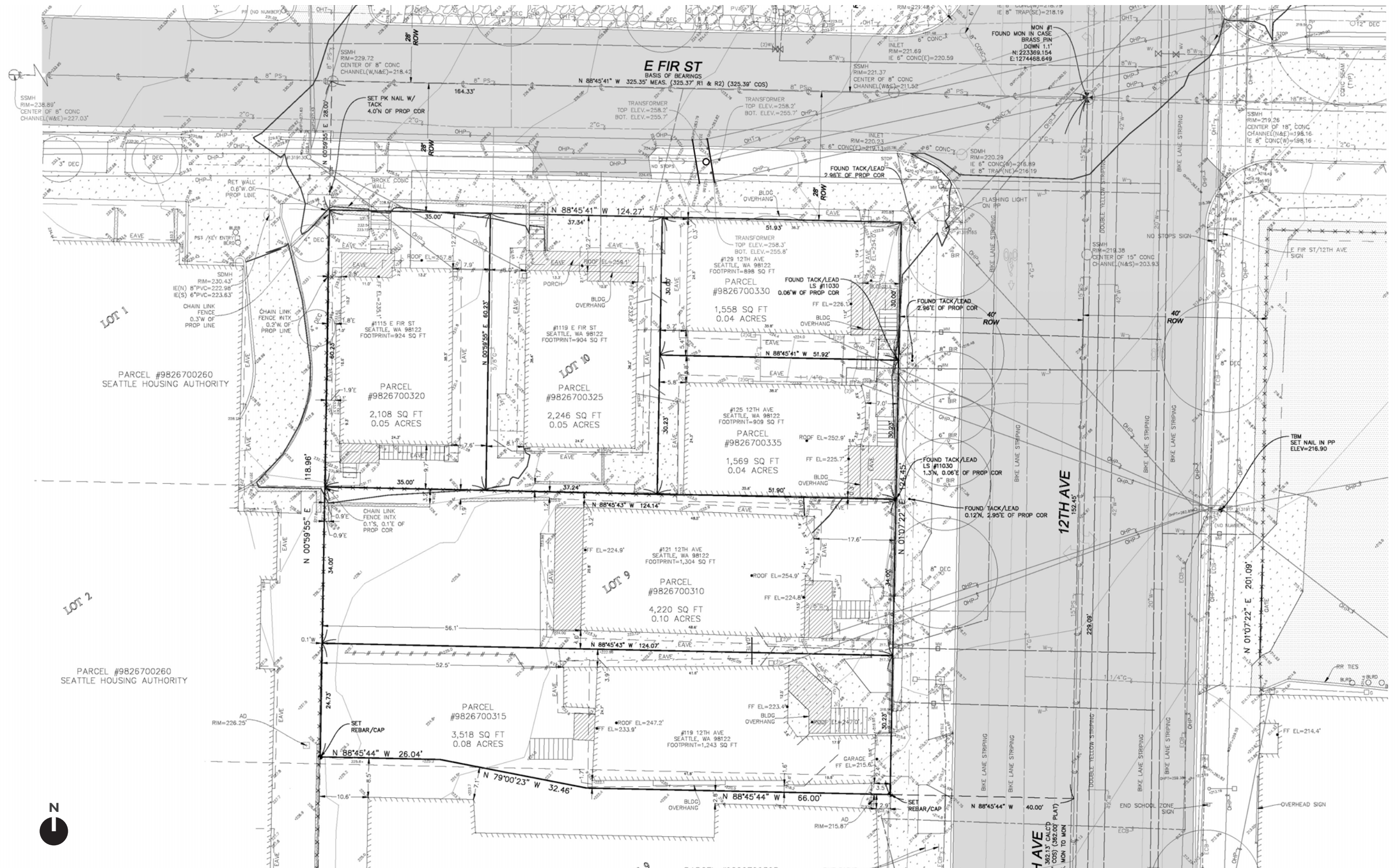


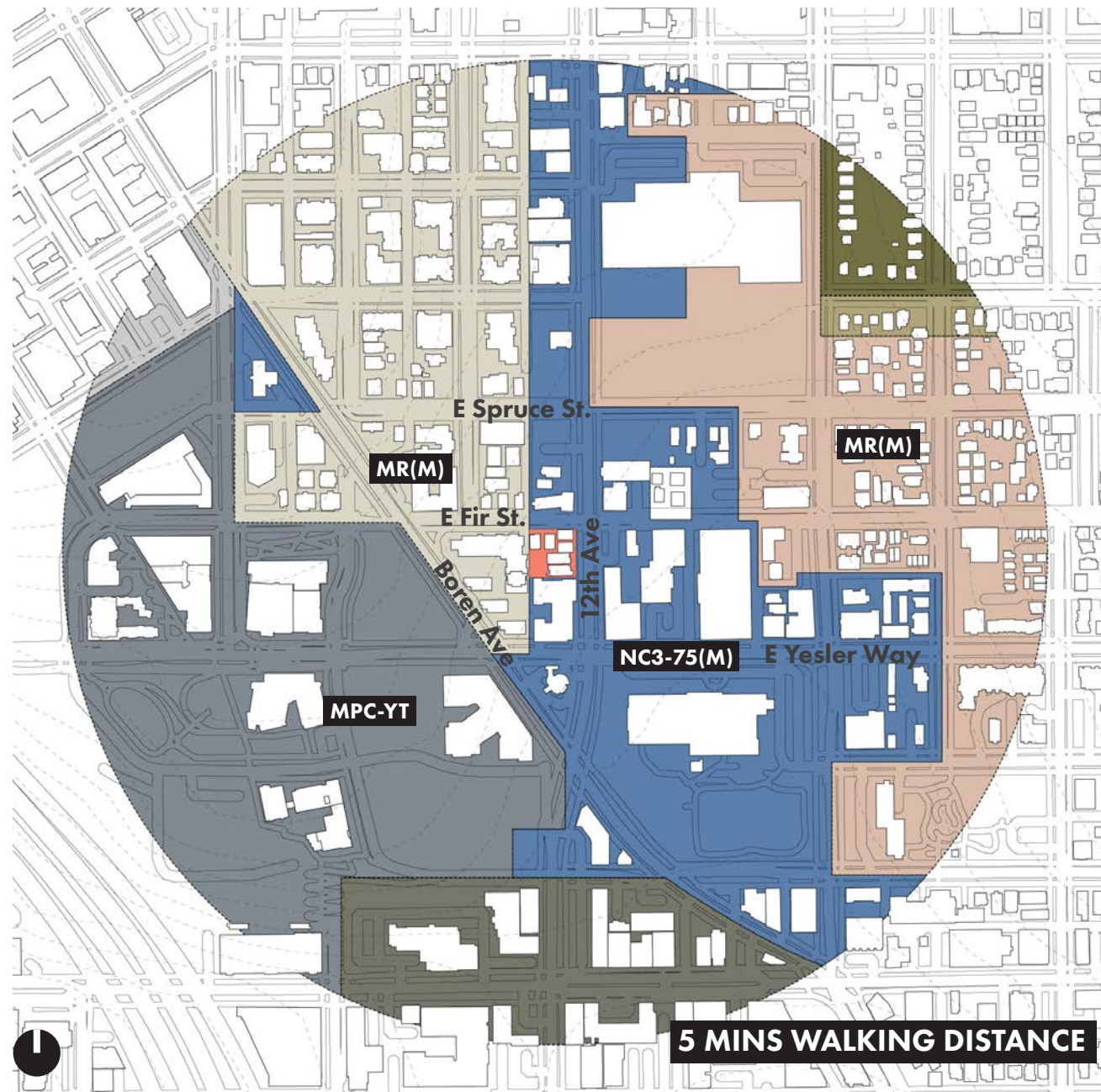
Street Trees

No Exceptional Trees
 On Project Site

1. 4" Birch
2. 8" Birch
3. 4" Birch
4. 6" Birch
5. 6" Birch
6. 8" Birch

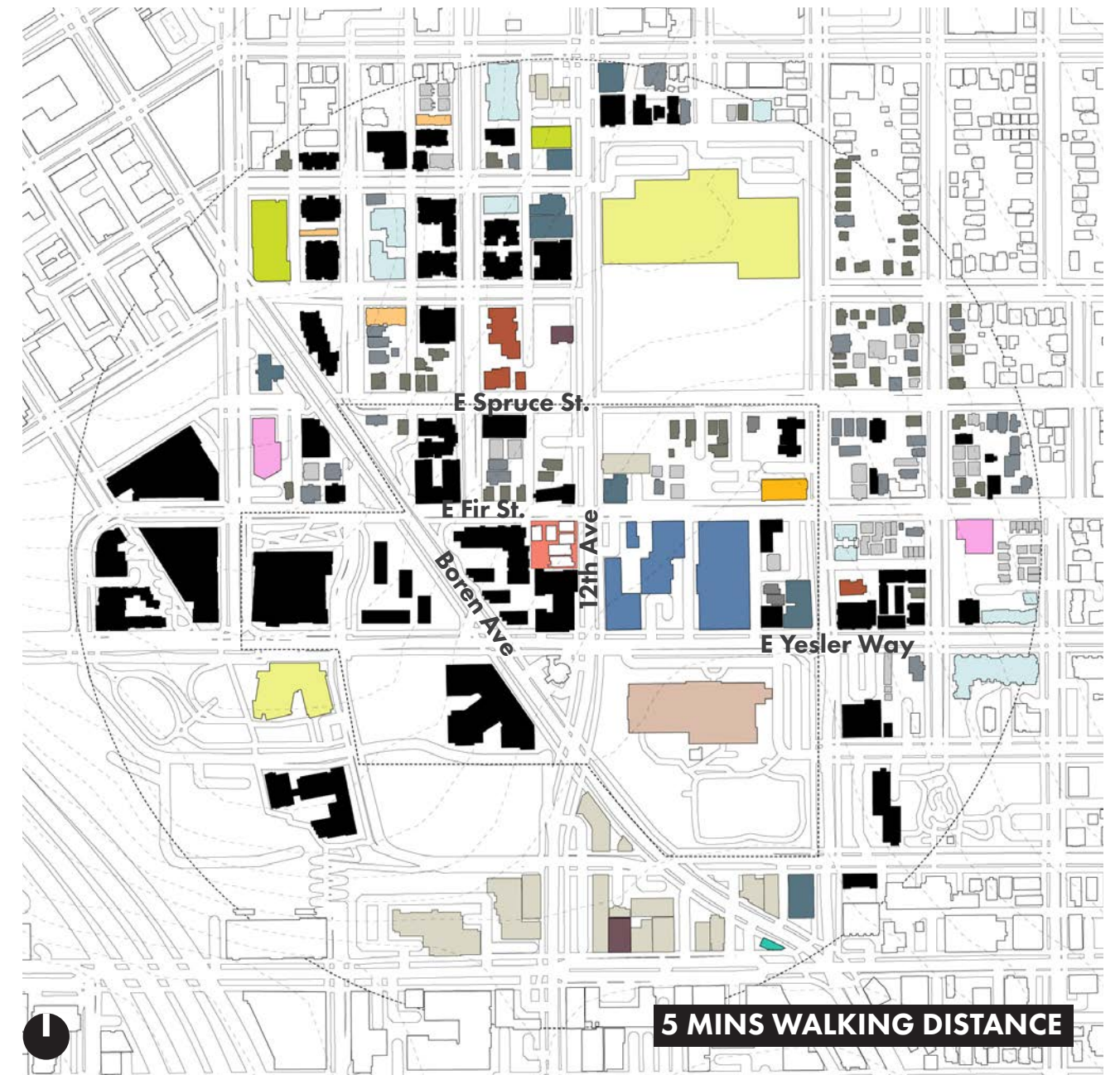
PROJECT SITE SURVEY





Zoning Map

The project site sits at the edge of the NC3P(75) zone and within First Hill/ Cap Hill Hub Urban Center in the neighborhood of Central Area. It lies as a bridge between the NC3P(75) and the MR(M) zone to the West. The site is surrounded by a mixture of residential buildings ranging from single family to big apartment buildings, educational buildings, and retail buildings. The area is currently undergoing major development with many new multi-family and mixed use projects under construction or set to start building in the near future.



Typologies + Usages

Neighboring area is primary residential including: single family, apartments, condominiums, and townhouses with the mixture of educational buildings and retails. There are many residential buildings under development in the areas adjacent to the site.

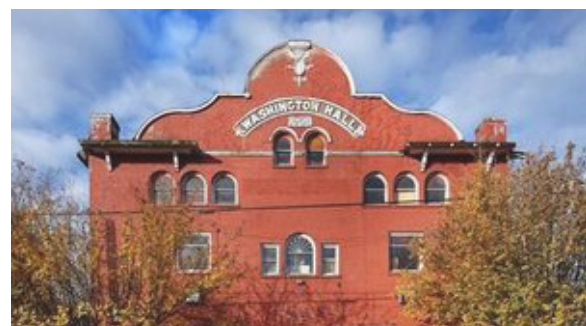
- | | | | | |
|--------------------|-----------------|-----------------------|--------------|--------------------|
| ■ Apartment | ■ Single Family | ■ Government Building | ■ Art | ■ Medical/ Daycare |
| ■ Future Apartment | ■ Townhouse | ■ Group Home | ■ Church | ■ Site |
| ■ Office Building | ■ Retail | ■ Condominium | ■ Restaurant | |
| ■ Duplex | ■ Education | ■ Warehouse | ■ Congregate | |

NEIGHBORHOOD CONTEXT



Aerial View of the Site and Its Surrounding

5. Washington Hall Community Center
Historical gathering place since 1908.



6. Jackson Street Workers Mural
Landmark painting that celebrates workers and the community.



1. Authem on 12th
Next door to the South, a 6-story apartment building with commercial spaces on street level along 12th ave.



3. The Decibel Apartments
Apartment building along 12th ave. located two blocks North of the site.



7. Yesler Terrace Block 5 / Bldg A
Phases of Yesler Terrace apartment development. (permit issued)



2. Apodment
Across the street to the North, a 7-story apartment building.



4. Emerson Seattle Apartment
Apartment building development as part of the Yesler Terrace



8. Cypress Apartment
Located West of the site, Cypress is a 6 story apartment building across from Yesler Terrace Park and Yesler Playfield



NEARBY LANDMARKS

NEARBY DEVELOPMENTS

SURROUNDING FUTURE DEVELOPMENTS



Aerial View of the Site and Its Surrounding

1. 104 12th Ave

6-story apartment building with 279 units under construction. The ground level is planned to be consisting of retail spaces.



3. 169 12th Ave

7-story apartment building with 103 units along with retail spaces to be constructed.



2. 157 12th Ave

8-story apartment building with 92 units under construction. Commercial spaces will anchor the ground floor level of the project.



6. 1208 E Remington Ct.

5-story with 22 units to be added to the existing structure. Existing retail spaces to be maintained.



7. 110 10th Ave S

New 7-story building with 136 apartment units proposed to be constructed.



4. 1000 E Yesler Way

New 9-story and 7-story apartment building with 261 units and 130 parkings to be constructed.

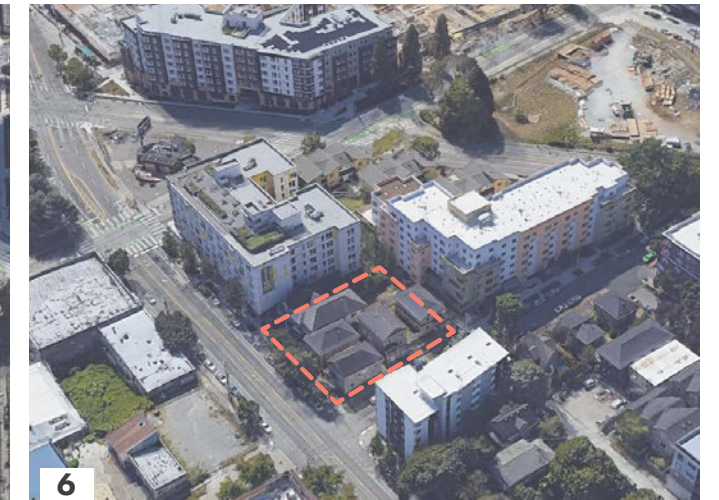
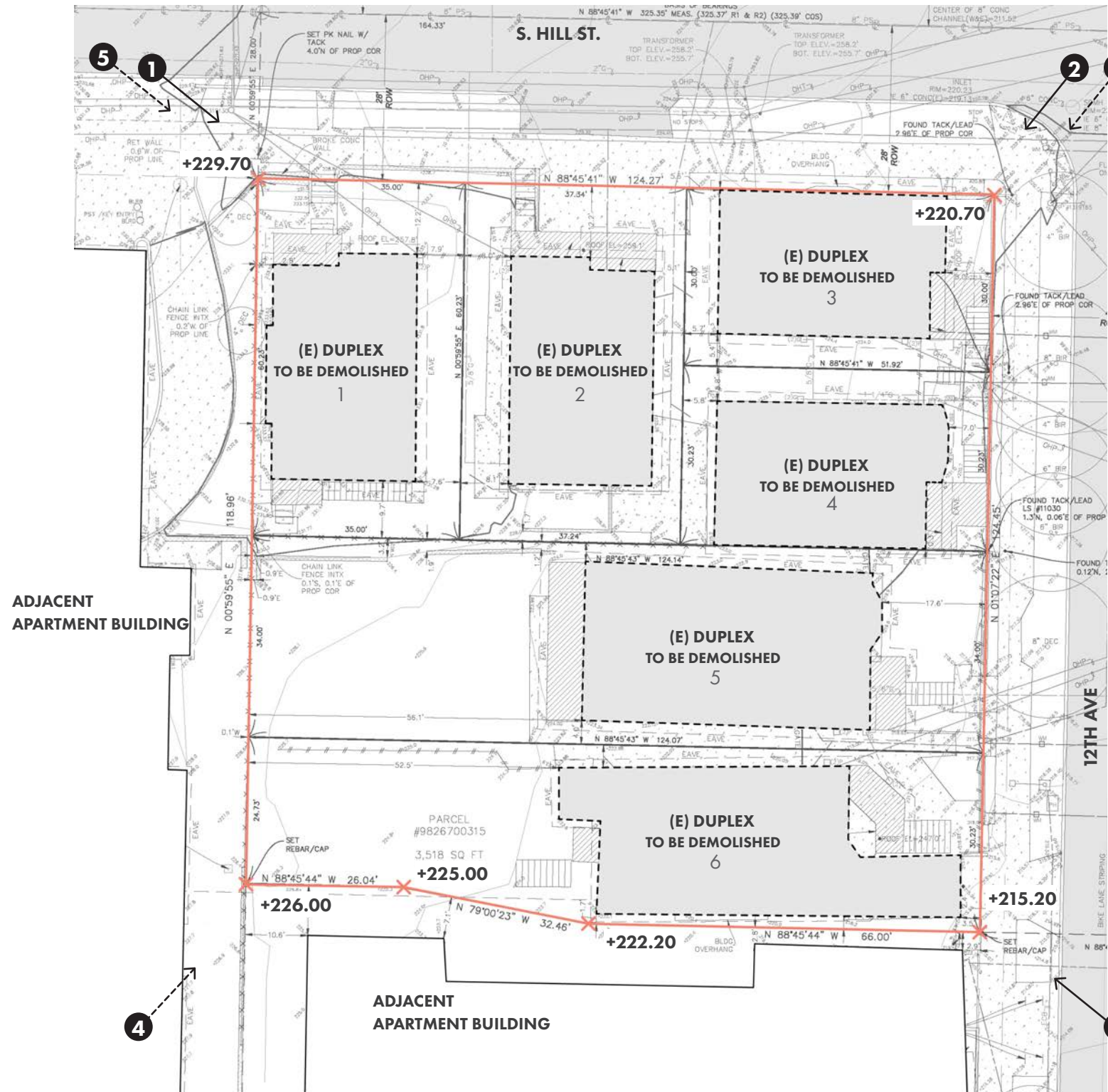


5. 1215 E FIR ST

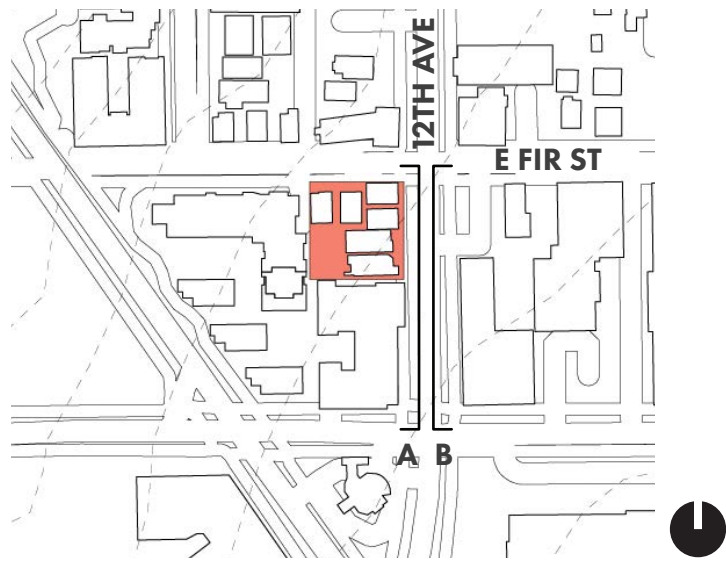
6-story with 156 units apartment building with retail and institution to be constructed. Parking provided



VIEWS INTO SITE



STREET MONTAGE - 12TH AVE



12th Ave St. Section



SITE

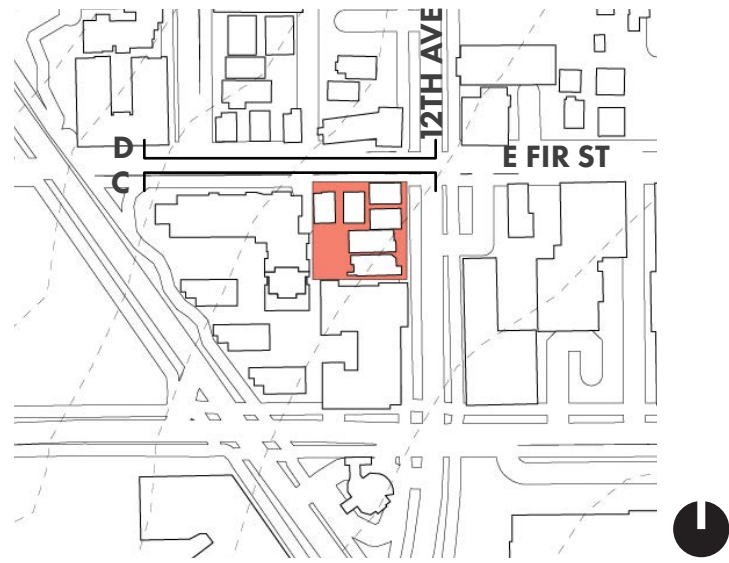
Section A



ACROSS FROM SITE

Section B

STREET MONTAGE - E FIR ST



E Fir St. Section



Section C



Section D

2

DESIGN GUIDELINES + RESPONSES

GUIDELINE PRIORITIES: CENTRAL AREA NEIGHBORHOOD DESIGN GUIDELINES

GUIDELINE 1 CS1 Natural Systems and Site Features - 1(a): Local Topography

CS1-1a: Respond to local topography with terraces, stoops, stepping facades, or similar approaches. Use appropriately scaled rockeries, stairs, and landscaping to transition between the sidewalk, building facade, and entrances in keeping with local topographic conditions, and existing neighboring approaches.

Design Team Responses

The design of the building mass is inspired by the site topography, which slopes significantly along Fir Street, the north residential facade. In response to this slope, the massing of the proposed building was designed to **step with the existing topography from east to west with the main pedestrian entrance at the corner (flat part of the site)**. At the higher elevation, the building **mass is differentiated in relationship to the ground level** while, at the same time, material changes at the facade are considered to further define the "podium" and the "top". Additionally, landscape planters along the ROW will further enhance the reaction to this slope, serving as a transition from the sidewalk to the main building mass. Seating, pedestrian lighting and landscape elements will enhance this area.



^ Stepped massing responds to change in topography

GUIDELINE 2 PL1 Connectivity - 1(b): Accessible Open Space

PL1-1b: Larger projects around important neighborhood nodes should create generous recessed entries, corner plazas, and more usable open space adjoining the streets. Projects along dense business corridors should maintain a continuous street wall definition contributing to the area's urban feel

Design Team Responses

The project is proposing a generous **carved-out entryway** at the **corner** of 12th and Fir where users will experience their entrances by going through the **plaza area populated with seating areas, landscaped planters and art**, that are carefully placed along the floating mass that forms the resident entry. In addition to the carved-out entryway, the **commercial space along 12th Avenue is recessed** to expand the public ROW, provide overhead weather protection and to **enhance pedestrian engagement**. The commercial facade at street level is continuous.



Recessed mass expands public space

Generous Corner adds drama, visual interest

Working landscape celebrates stormwater strategies

GUIDELINE 3 PL1 Connectivity - 1(c): Connection to the Street

PL1-1c: Incorporate transparent and open indoor community meeting spaces at the ground level of larger projects. Avoid having any window coverings or window film that permanently obscure views into or out of the space.

Design Team Responses

The proposed design will incorporate a **community room** such as a common space, lobby space, or co-working space (along with commercial spaces) on the ground level that is located along the **entry experience**. The space will have a **visual connection to the sidewalks** on both sides but will predominately anchor the north facade, along the more residential Fir Street.



Create Spaces that maintain visual connection to public realm

Interior open spaces with ample daylight and exterior views.

GUIDELINE 4+5 PL3 Street Level Interaction - 1(b+d): Frontages

PL3-1b: Design ground floor frontages in commercial and mixed-use areas that emulate or improve upon the surrounding pedestrian oriented context, while acknowledging the pedestrian patterns that exist.

PL3-1d: Avoid grade separations at retail. Storefronts should step along with the grade with a focus on accessibility.

Design Team Responses

b. The proposed design will enhance the pedestrian street through the creation of a **retail edge** that attaches to the existing retail patterns between the neighbors to the South and North. The design team is prioritizing the ground level development through the concept of elevating pedestrian experiences and activating the street front. The retail spaces are setback from the property line to **widen pedestrian walkway and to provide overhead weather protection**.

d. Having the slope along the retail fronts at approximately 4%, the retail spaces for the proposed schemes will **step along the sidewalk** and provide accesses at the existing grade.



^ 12th Avenue Diagram of Ground Floor Commercial

GUIDELINE PRIORITIES: CENTRAL AREA NEIGHBORHOOD DESIGN GUIDELINES

GUIDELINE 6 PL3 Street Level Interaction - 2(i): Streetscape Treatment

PL3-2i: Porches and stoops are the life of the street. Encourage human activity by providing opportunities for neighbors to connect, walk, and talk together on the sidewalk.

Design Team Responses

The design team explored a large central entry at the predominate corner of the project, endeavoring to create a mixing chamber at the intersection of the commercial and residential use of the project. The increased activation will allow more opportunities for the front porch of the building to be used and enjoyed. The **residential lobby is accessible from both 12th Ave and E Fir St through bio bridge that integrates water features and planting and will contain seating elements and public art.**



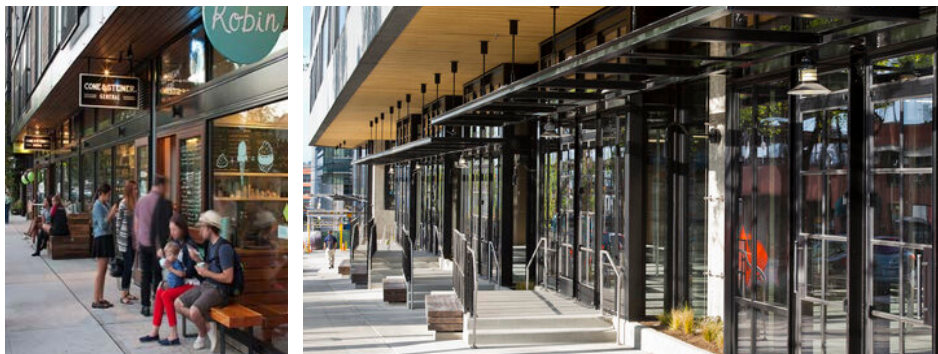
Artful drainage solutions and eroded corner mass celebrate the entry and provide visual interest that encourage sitting and watching the street.

GUIDELINE 7 PL3 Street Level Interaction - 2(c): Streetscape Treatment

PL3-2c: To protect pedestrians along the sidewalk, provide awnings or overhead weather protection at all non-residential frontages, neighborhood nodes, and on west-facing facades with a minimum depth of 6'. Larger commercial projects should have deeper coverage, with a minimum depth of 8' at all street frontages, especially street corners.

Design Team Responses

With the proposed scheme, the **retail spaces along 12th Avenue are setback 6'** from the property line to widen pedestrian walkways and to **provide overhead weather protection.** The mass is further **eroded at the corner** to serve as the front porch and gathering space for the building uses. The additional width at the ground level will allow opportunity for seating and additional planters and lighting above. While providing protection from the regional climate, the cantilever is breaking down the scale of the ground level and making the storefronts relate to the human scale with warmer, highly textured architectural materials.



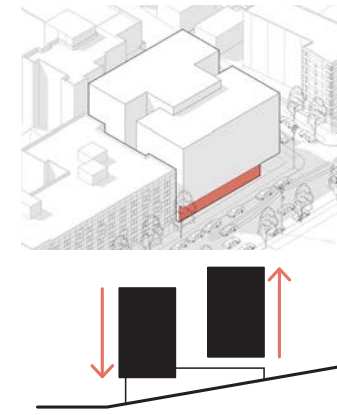
Project proposes recessed commercial mass to expand public realm at street level, provide additional weather protection and seating opportunities.

GUIDELINE 8 DC2 Architectural Concept-1 (b): Building Layout and Massing

DC2-1b: Building design should relate to the earth, using building forms and massing that engage the ground plane, rather than 'float above'. **Ground level transparency should still occur on major pedestrian and commercial streets.**

Design Team Responses

The design team is exploring the massing options through **prioritizing the existing topography** and allowing the grade to shape the elevation of each massing. The proposed building is engaging the ground plane by **allowing the above mass to step up and down along the streets.** The design is contributing to the pedestrian realm by setting back the ground level along while providing **visual transparency** and **wider sidewalks.** The building is further anchored to the ground through heavier materials such as concrete or brick to create additional visual weight for the project.



Project proposes recessed commercial mass to expand public realm at street level and provide additional weather protection and seating opportunities, which engage the ground plane.

GUIDELINE 9 DC3 Open Space Concept-1 (a): Common Open Spaces

DC3-1a: Where possible, provide common courtyards and yards that are publicly visible and accessible. These spaces should be activated and layered, so that there is a graduation from private outdoor space, to the fully shared realm.

Design Team Responses

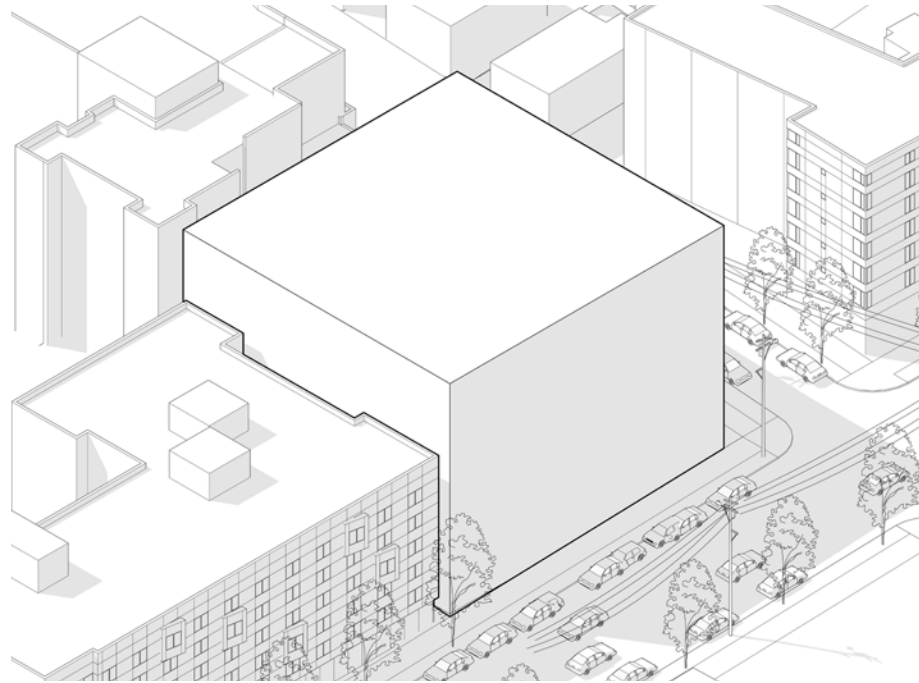
The design proposes a **"courtyard" scheme** in which **open spaces are driving the layout of the building's programs.** The courtyard is placed at the ground level / second level within the **heart of the circulation** which allows visual connections throughout the spaces and the streets. Furthermore, courtyards are minimizing the impact of the proposed building to the surrounding neighbors and sidewalks on both the north and south. The common courtyards will allow additional light and air to the dwelling units as well as break up the bulk of the building to allow more light to enter the pedestrian realm on the north creating a more visually engaging, landscaped heart at the north and south. Additional common open spaces are provided at ground level and roof top.



**+ Roof Top
+ Courtyard (at the back)
+ Ground level**

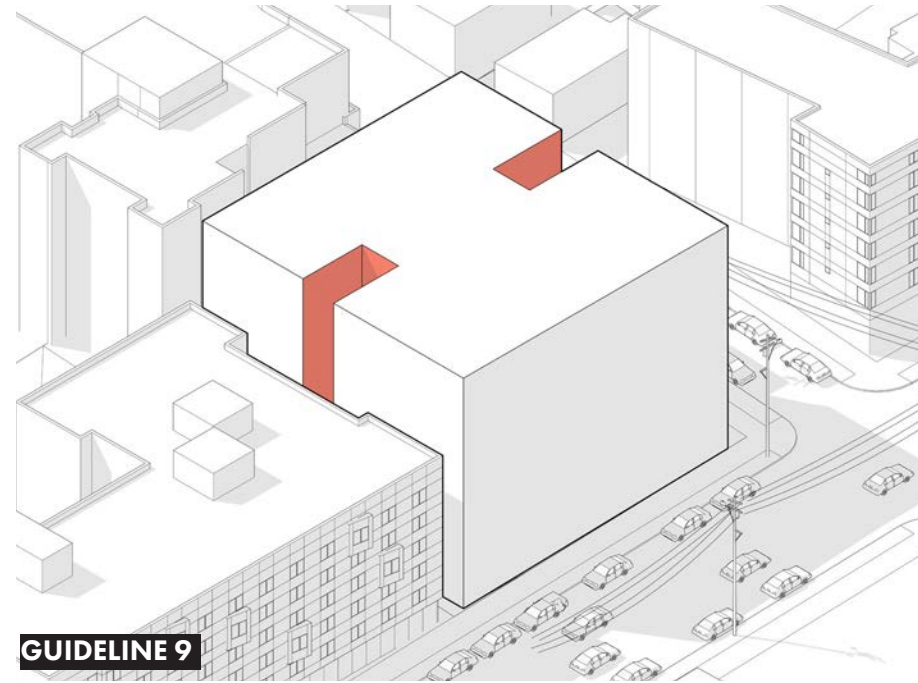
Example precedents of a lush and vegetated landscaped courtyard and roof top amenity along with ground level spaces.

MASSING DIAGRAMS + GUIDELINE PRIORITIES



1. Mass of Maximum Building Potential

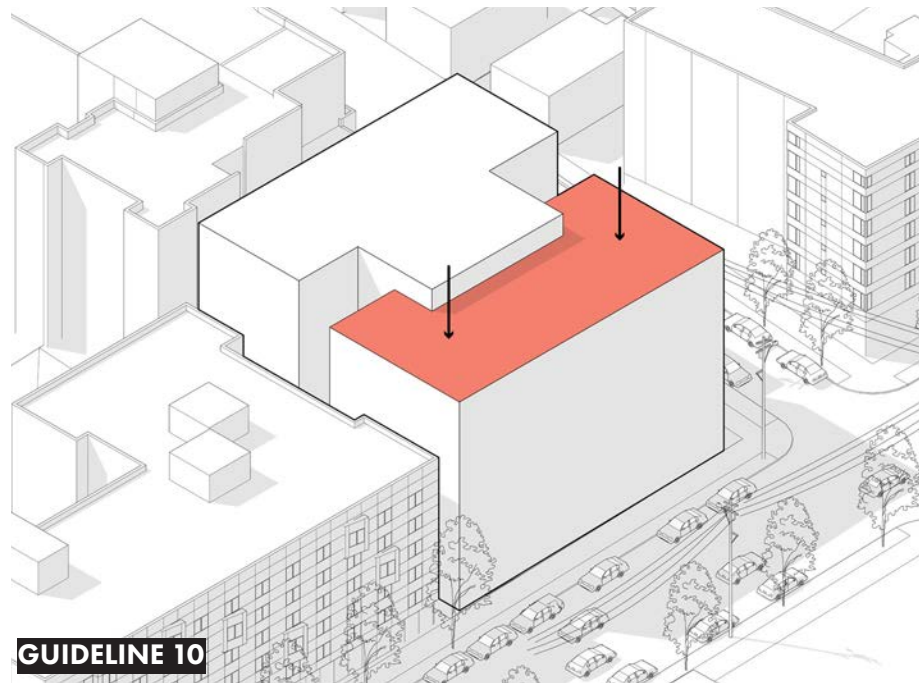
The mass of the building is generated from the existing site area, setbacks per the neighborhood commercial zone and the maximum height to demonstrate maximum building potential.



GUIDELINE 9

2. Recess for Open Spaces

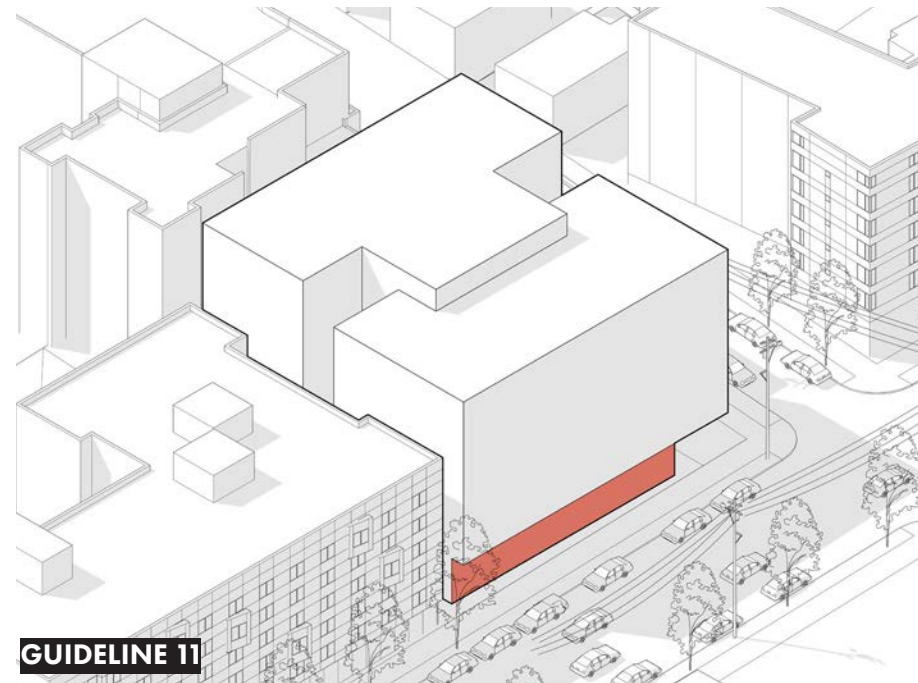
Carve out parts of the mass (the North and the South) to allow spaces for courtyards, open space, and natural sunlight which, at the same time, respect the neighbor building and reduce long, blank facades adjacent to neighboring structures.



GUIDELINE 10

3. Differentiate Masses

Push down the massing to further differentiate the two masses and relate the massing to the existing datum and site topography.



GUIDELINE 11

4. Prioritize Pedestrian Realm

Setback the entry level to widen the sidewalk and expand the pedestrian realm and allowing for additional street level activation, interaction, and overhead weather protection. The northeast corner is also recessed to create an "entry plaza" that anchors the project along 12th Avenue and Fir.

CITY WIDE DESIGN GUIDELINES

GUIDELINE 9 CS1 Architectural Concept-B(2): Daylight and Shading

CS1-B2: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

GUIDELINE 10 CS2 Urban Pattern and Form-D1: Existing Development and Zoning

CS2-D1: 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

GUIDELINE 11 PL1 Connectivity-B3: Pedestrian Amenities

DL-B3: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided.

3

MASSING OPTIONS

DESIGN SCHEMES SUMMARY



Scheme One: "O" Shape (Code Compliance)



Project Summary

Numbers of Units: 125 units
 Proposed FAR: 84,700 sf
 Parking: approx. 42 spots

Opportunities

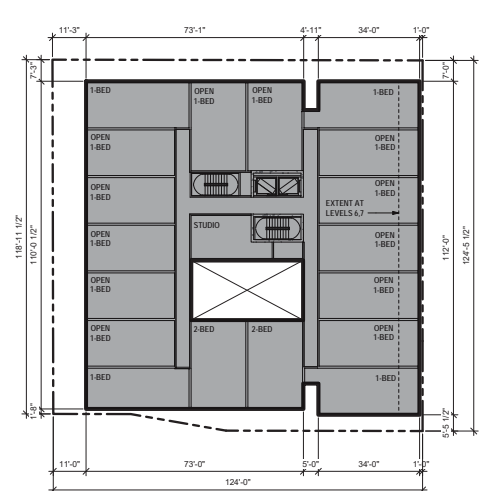
+ Units facing the streets

Constraints

+ Dark, enclosed courtyard
 + Units faced internal courtyard instead of outer faces
 + Built up to property line at entry level + Doesn't contribute to pedestrian realm

Departures

+ none



Typical Residential Levels



Scheme Two: "U" Shape



Project Summary

Numbers of Units: 127 units
 Proposed FAR: 84,700 sf
 Parking: approx. 42 spots

Opportunities

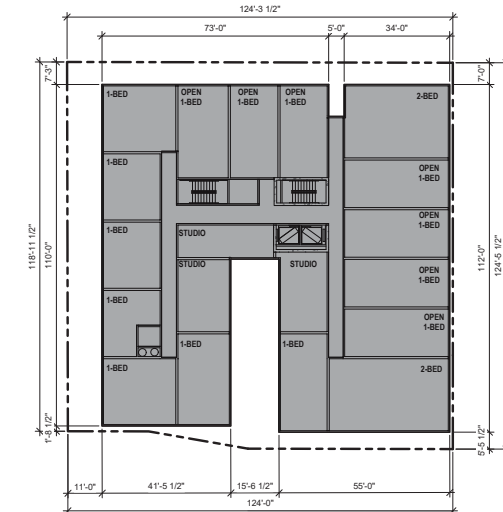
+ Courtyard opens up to the South
 + Ground floor contributes to the pedestrian realm with wider sidewalk

Constraints

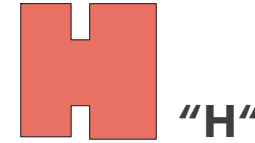
+ Deeper, Skinny courtyard
 + Residential entry off E. Fir St. which is the less active street
 + Upper level setback

Departures

+ Upper level setbacks (12th Ave and E Fir) (23.47A.014)
 + Driveway Width (requested 16' instead of 20') (23.54.030.D)



Typical Residential Levels



Scheme Three (Preferred): "H" Shape



Project Summary

Numbers of Units: 127 units
 Proposed FAR: 84,700 sf
 Parking: approx. 42 spots

Opportunities

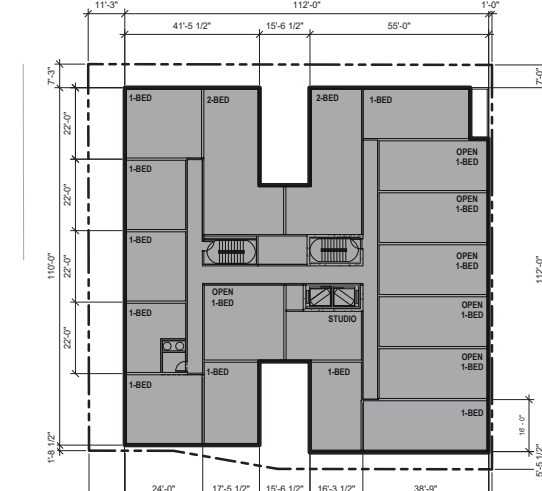
+ Two courtyards minimize the impacts to the neighbor and the sidewalk
 + Ground floor contributes to the pedestrian realm with wider sidewalk
 + Activate the corner with plaza and residential entry
 + Emphasize the visual massing break

Constraints

+ Upper level setback + Shallow Commercial Space @ 28'

Departures

+ Upper level setbacks (12th Ave and E Fir) (23.47A.014)
 + Driveway Width (requested 16' instead of 20') (23.54.030.D)
 + Commercial Depth (See diagrams on page 52) (23.47A.008.B.3A)



Typical Residential Levels

DESIGN SCHEMES SUMMARY (CONT.)



Scheme One: "O" Shape (Code Compliance)



ENTRY OFF 12TH AVE.

Commercial space wraps around the corner



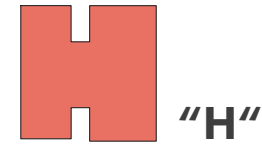
Scheme Two: "U" Shape



ENTRY OFF E. FIR ST.

Upper level mass is cantilevered over the entry level to provide weather protection and widen the sidewalk

Commercial space wraps around the corner



Scheme Three (Preferred): "H" Shape

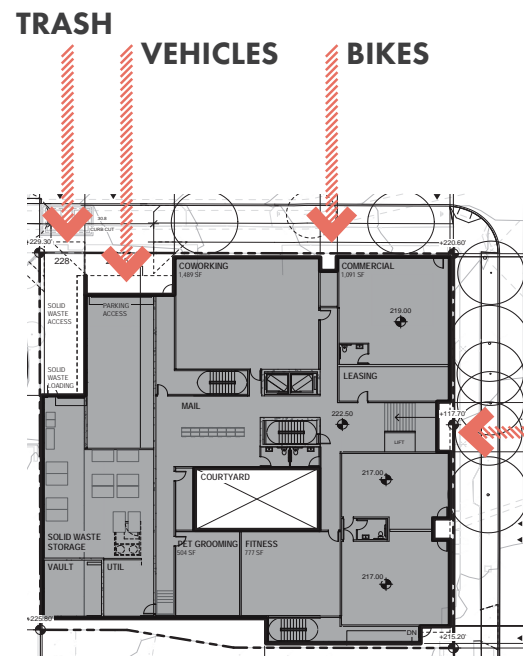


RECESSED PLAZA AND RESIDENTIAL ENTRY AT THE CORNER

Upper levels mass is cantilevered over the entry level to provide weather protection and widen the sidewalk

Commercial space that spills out to the recessed plaza which is the main entry for the residents promotes community

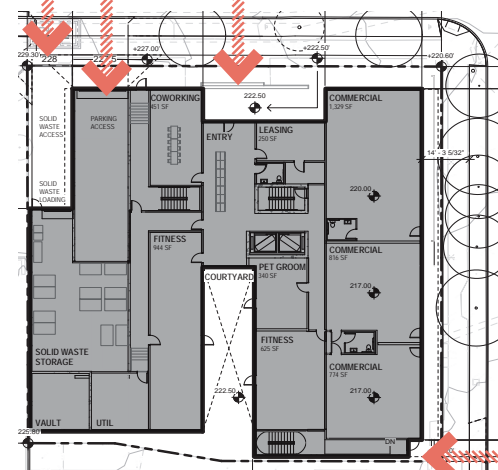
Recessed decks to embrace the relationship between the ground level, the upper levels, allowing the corner to visually articulate the entry below



PEDESTRIAN

Entry Level Plan

TRASH VEHICLES PEDESTRIAN

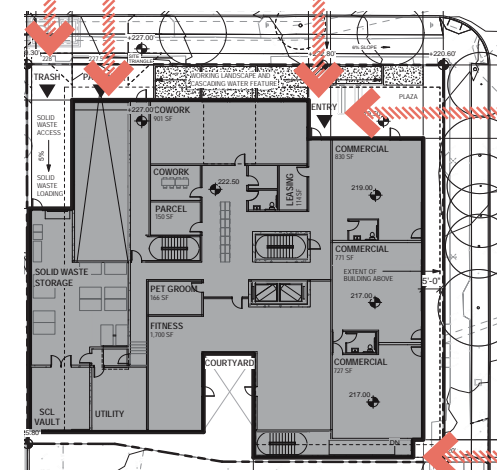


BIKES

Entry Level Plan

TRASH VEHICLES

PEDESTRIAN



PEDESTRIAN

BIKES

Entry Level Plan

SCHEME ONE : O - SHAPE (CODE COMPLIANT)



Project Summary

Numbers of Units: 125 units
Unit Mix: Studio, 1 Bedrm, 2 Bedrm
Proposed FAR: 84,700 sf
Parking: approx. 42 spots

Departures

+ none

Opportunities

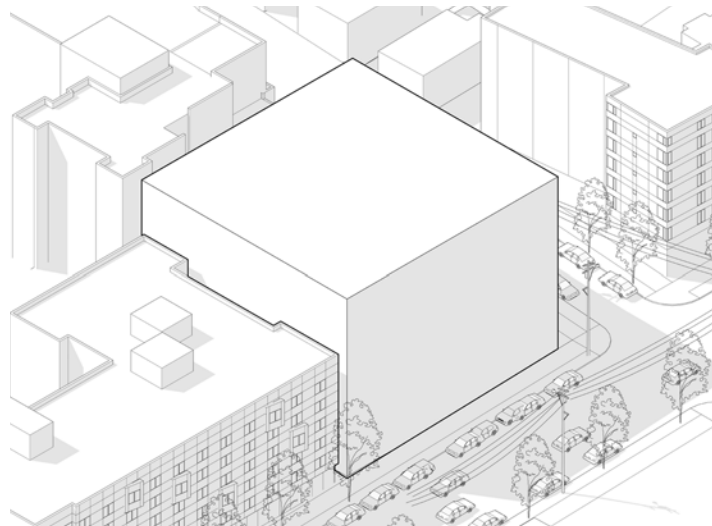
+ Units facing the streets

Constraints

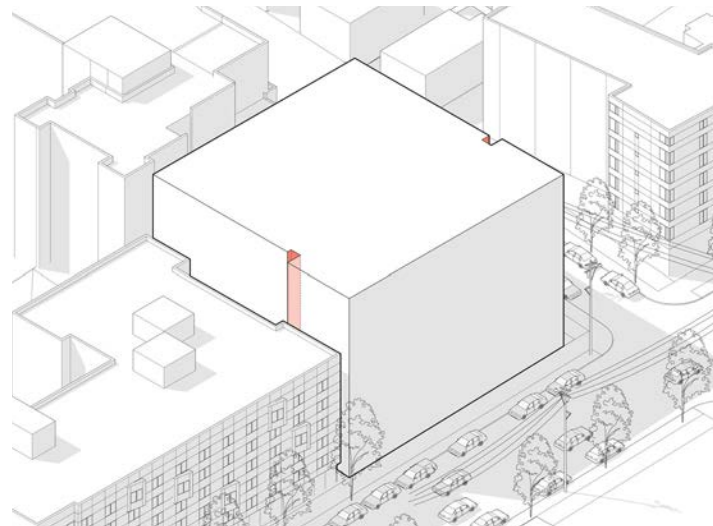
- + Dark, enclosed courtyard
- + Units faced internal courtyard instead of outer faces
- + Built up to property line at entry level + Doesn't contribute to pedestrian realm



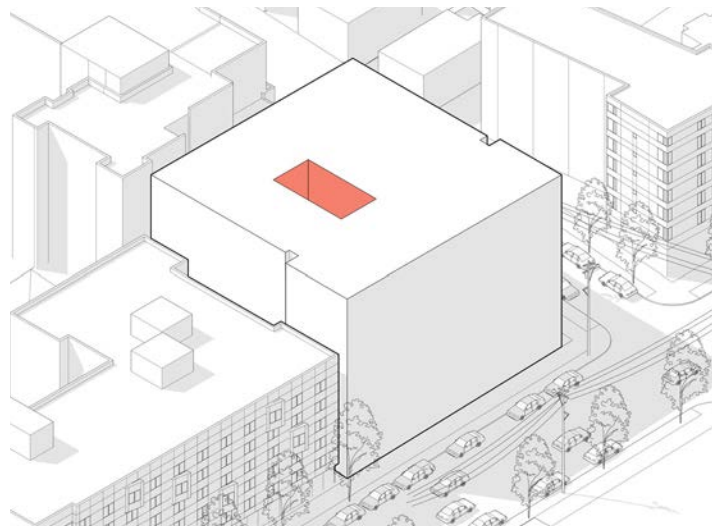
MASSING DEVELOPMENT



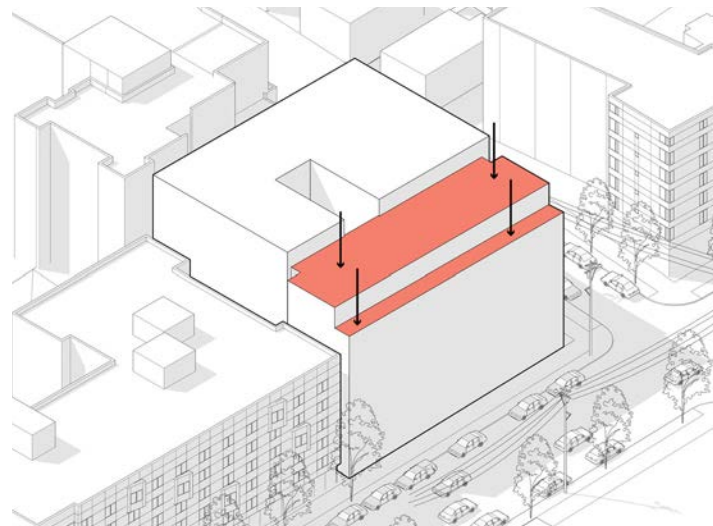
1. Mass of Maximum Building Potential
The mass of the building is generated from the existing site area, setbacks per the neighborhood commercial zone and the maximum height to demonstrate maximum building potential.



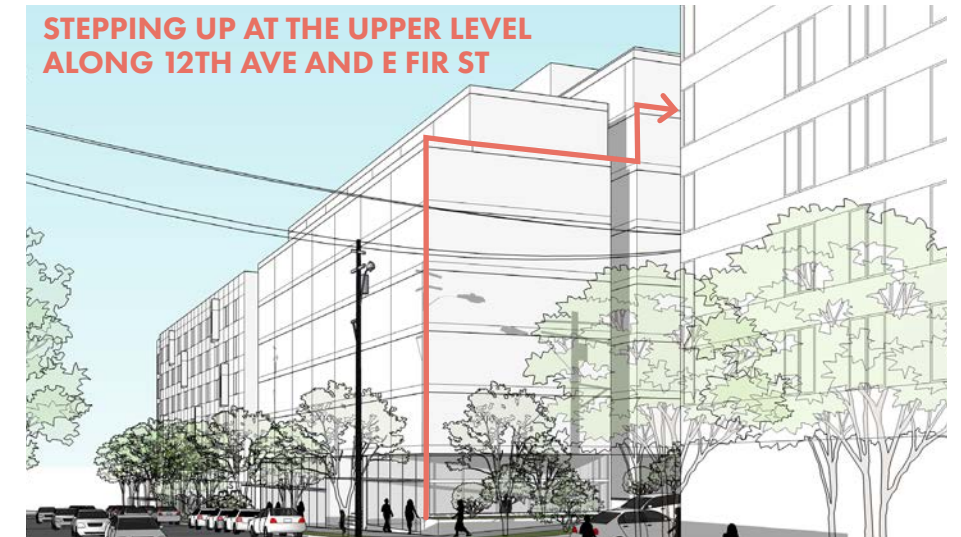
2. Recess
Carved out parts of the mass (the North and the South) to respects the neighbor building while breaking down the masses at the street facing facade.



3. Carved for Open Spaces
Center courtyard in carved out to allow internal open spaces and natural sunlight for the tenants.



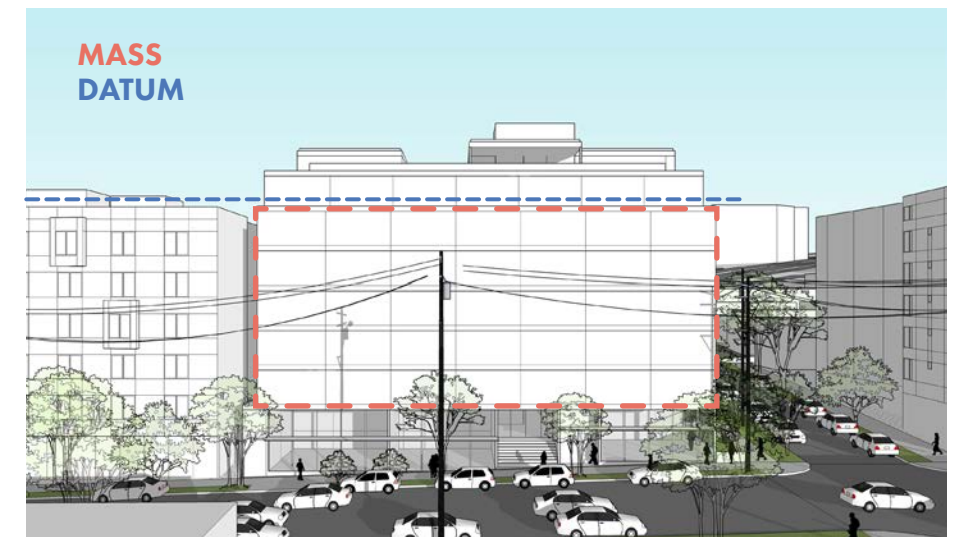
4. Differentiate Masses
Push down the massing to further differentiate the two masses and relate the massing to the existing datum. Per upper level setback, the building is stepping up along 12th ave.



Street View (on 12th Ave looking SW)

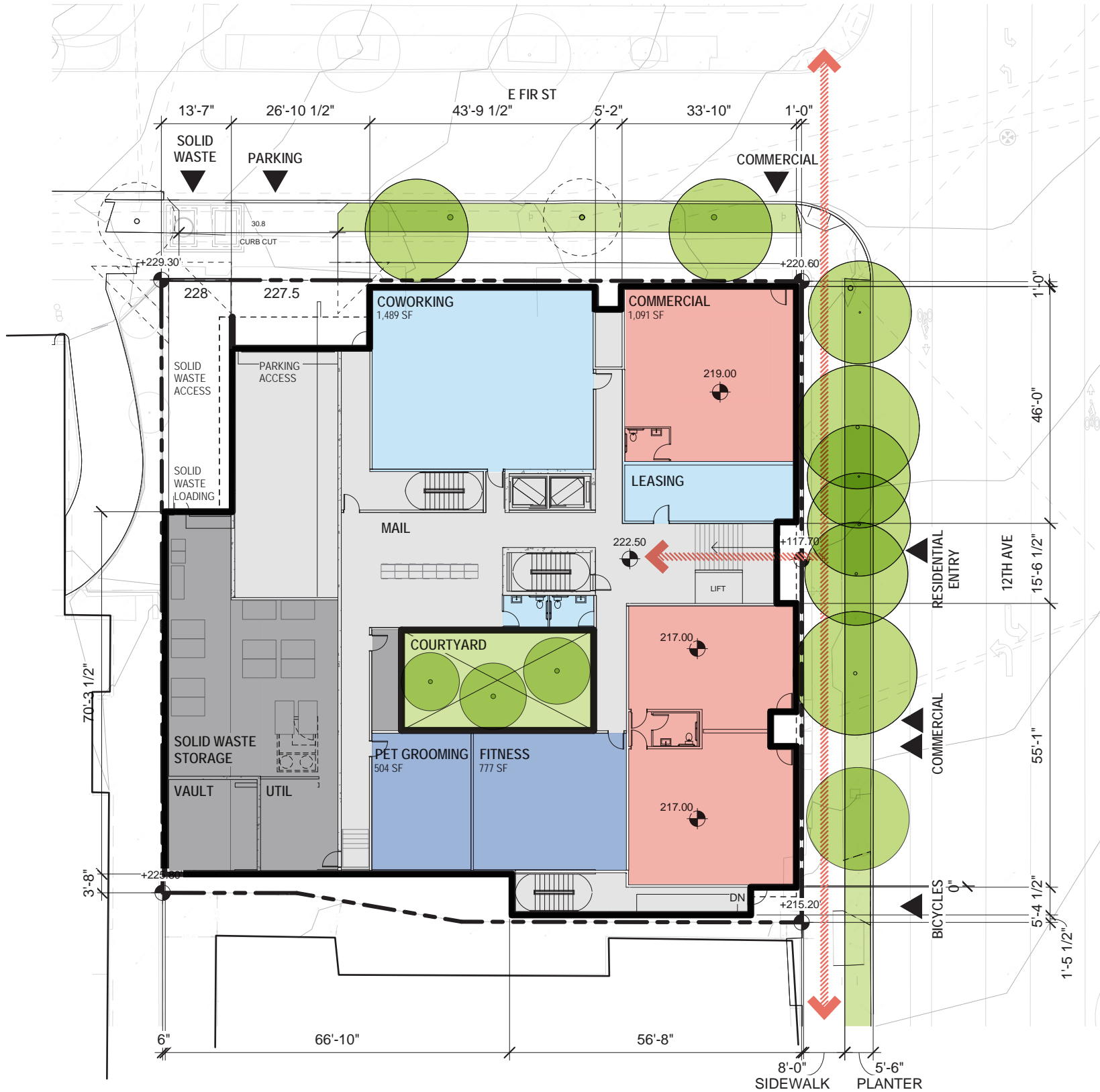


Street View (on 12th Ave looking NW)

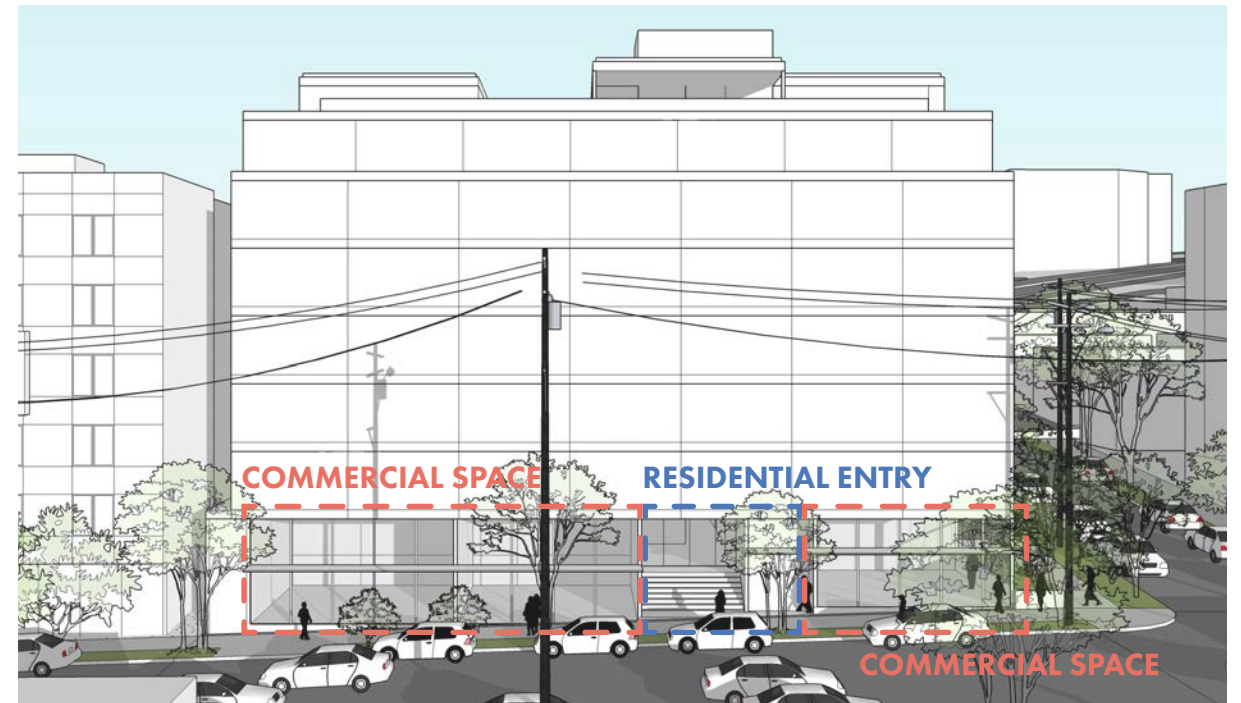


Elevation View (on 12th Ave)

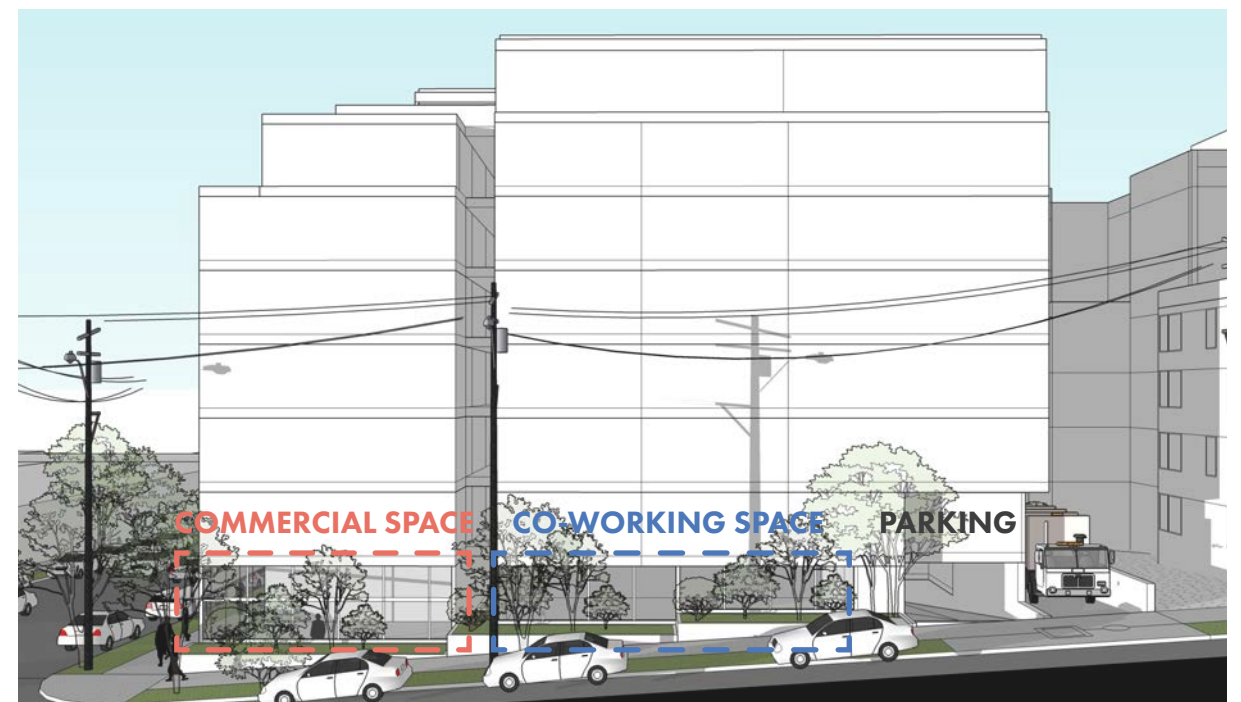
ENTRY LEVEL DEVELOPMENT



Floor Plan: Entry Level
Scale 1" : 25' - 0"

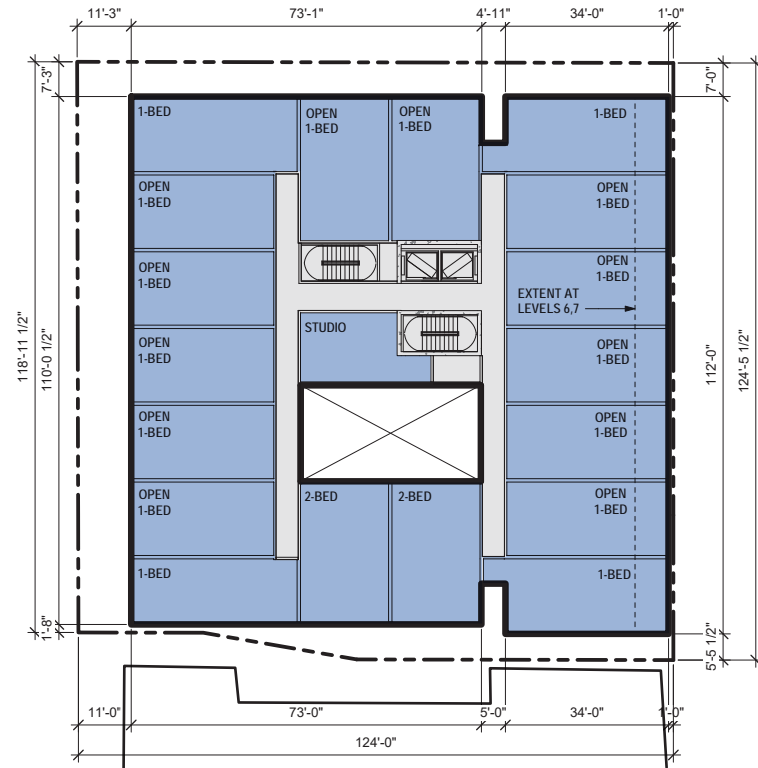


Elevation 12th Ave
Commercial space is located along 12th Ave, the pedestrian street, to activate the street front, though, with no setback. The residential also located along 12th Ave .

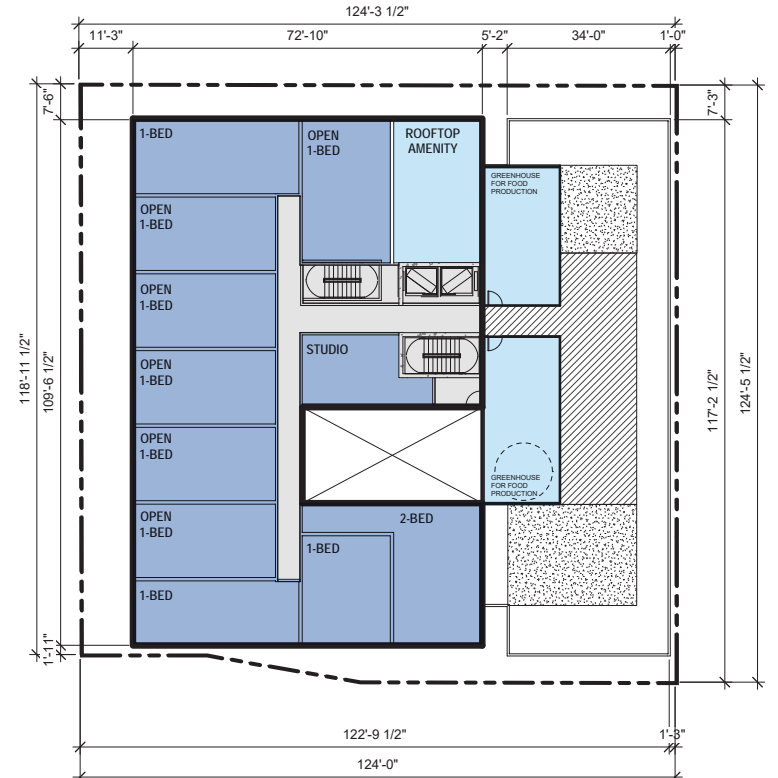


Elevation E. Fir St.
Commercial space wraps around the corner of 12th Ave and E Fir st. The co-working space is visually transparent.

ARCHITECTURAL DRAWINGS

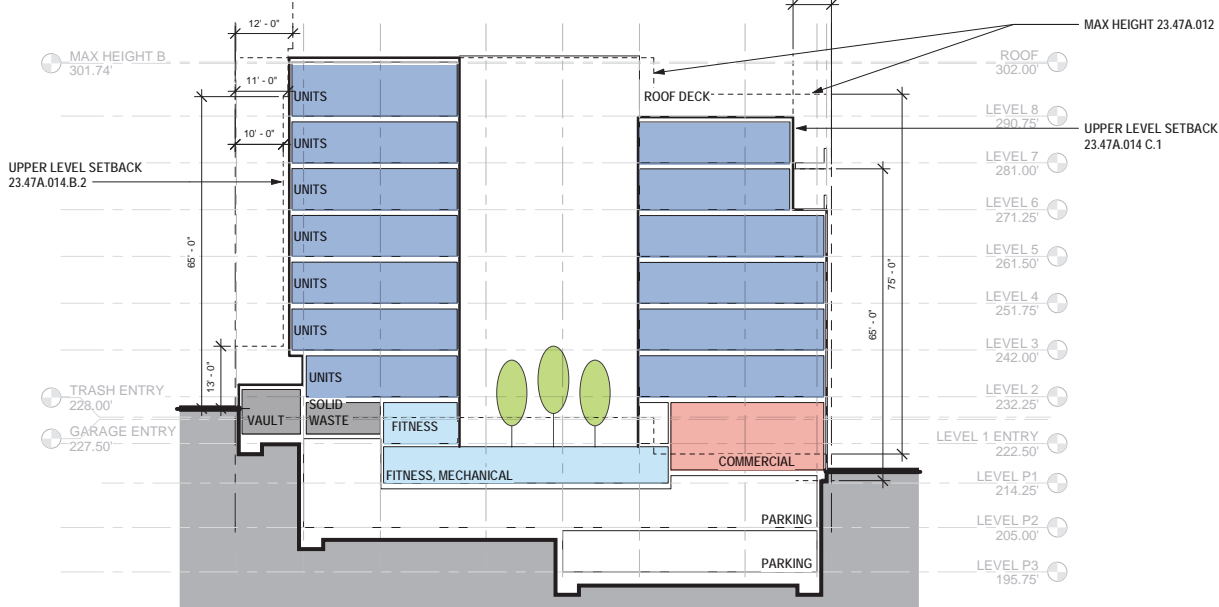


Floor Plan: Typical Levels
Scale 1" : 40' - 0"

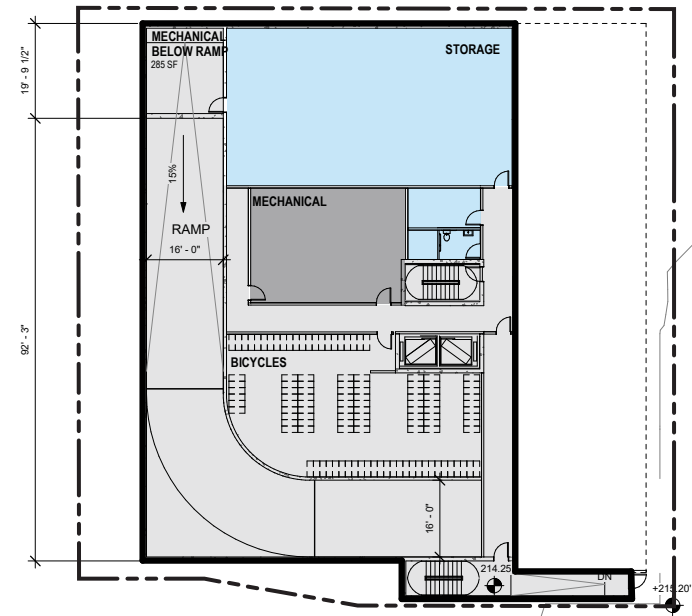


Floor Plan: Roof Level
Scale 1" : 40' - 0"

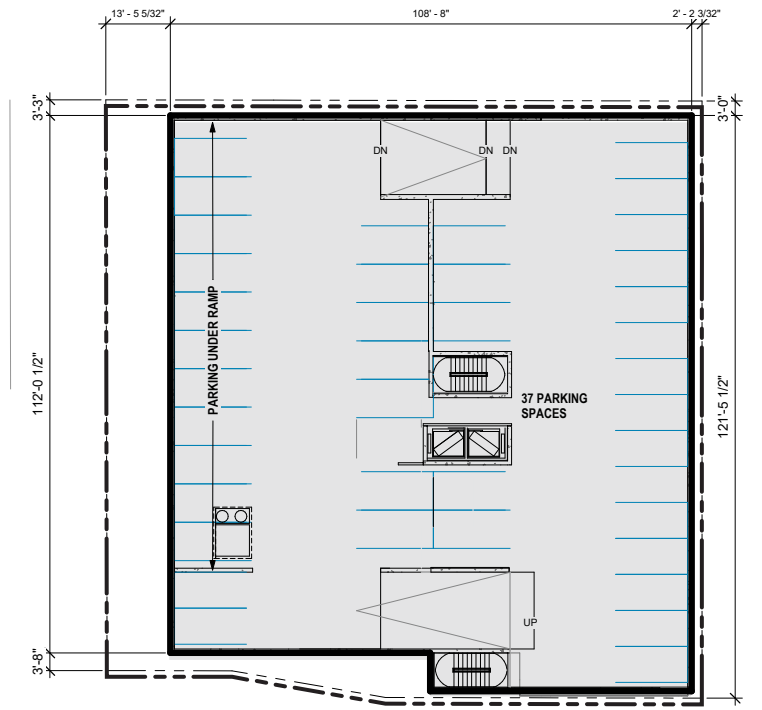
Floor Plan: Entry Level
Scale 1" : 40' - 0"



N-S Section
Scale 1" : 40' - 0"



Floor Plan: Parking 1
Scale 1" : 40' - 0"

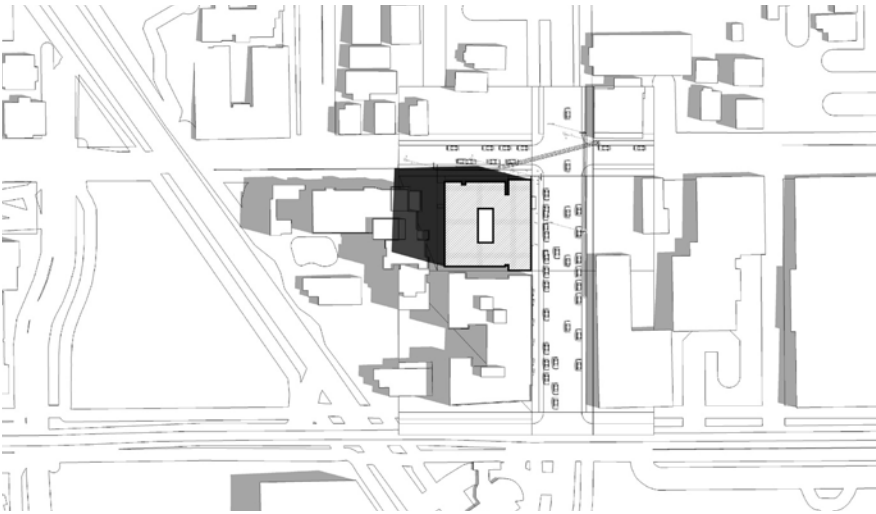


Floor Plan: Parking 2
Scale 1" : 40' - 0"

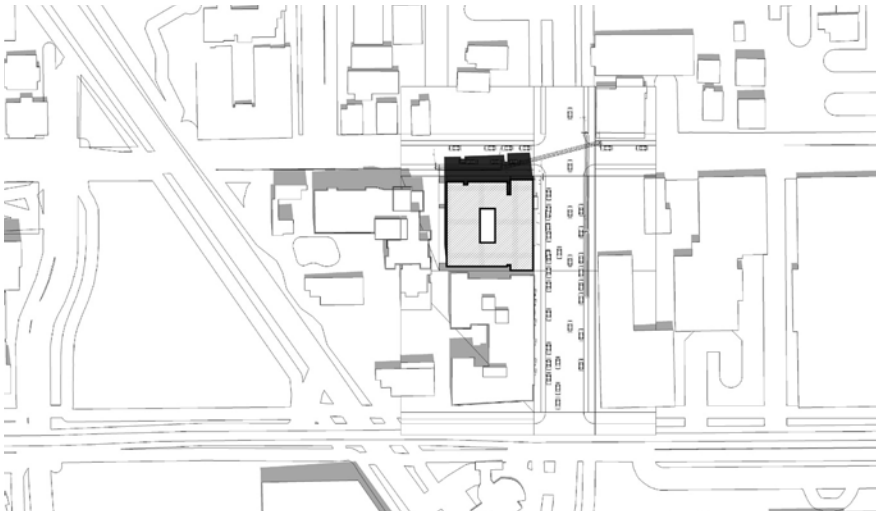
AERIAL VIEWS



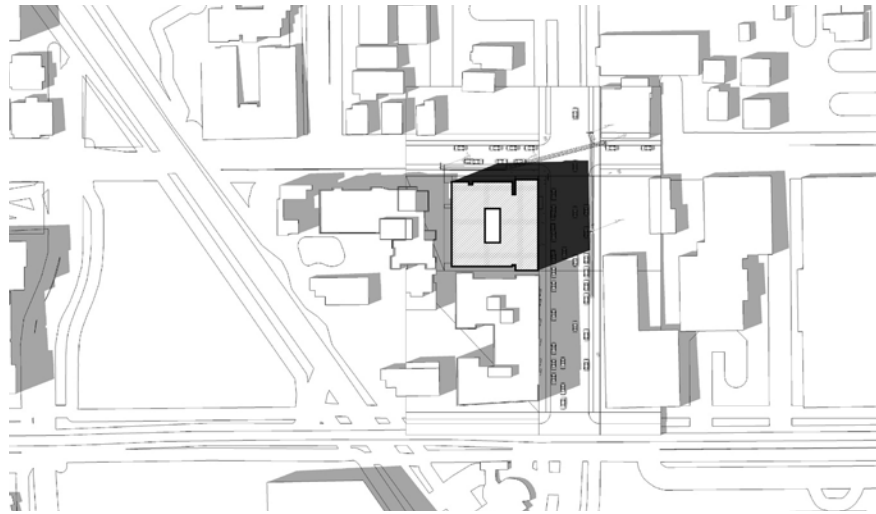
SHADOW STUDY



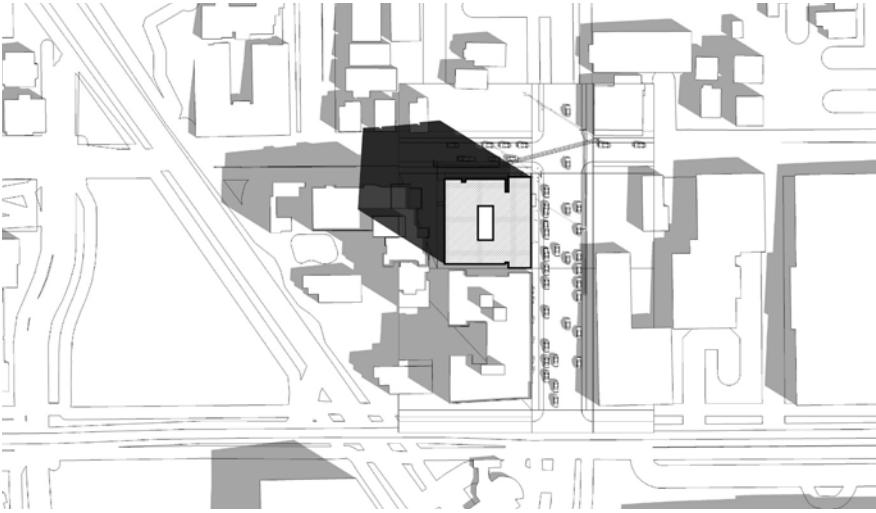
June 21st @ 9:00 a.m.



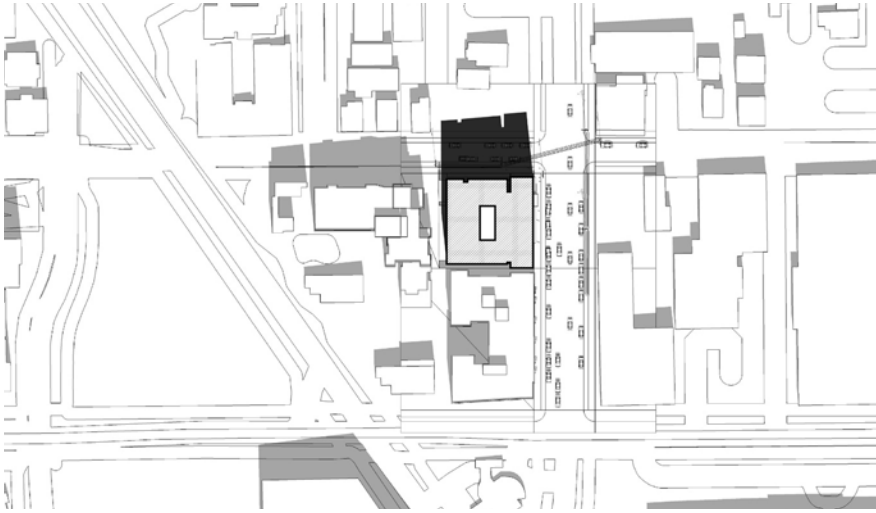
June 21st @ 12:00 p.m.



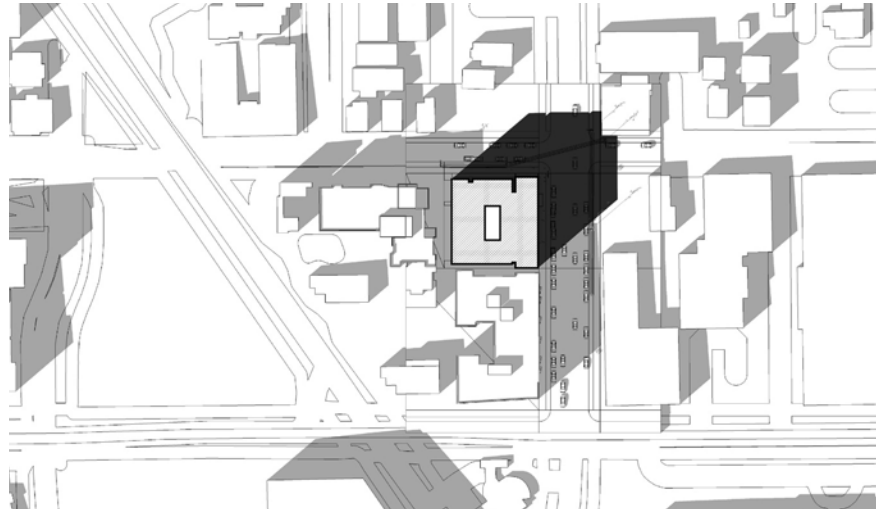
June 21st @ 3:00 p.m.



March 21st @ 9:00 a.m.



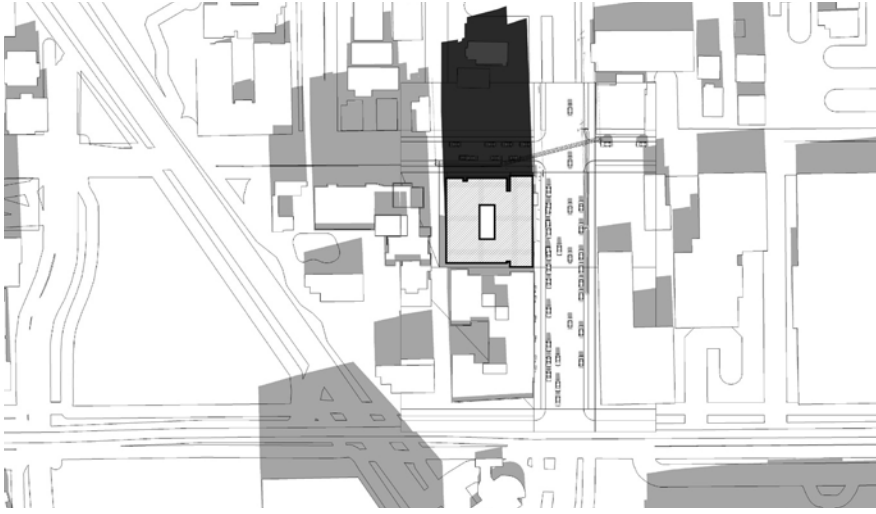
March 21st @ 12:00 p.m.



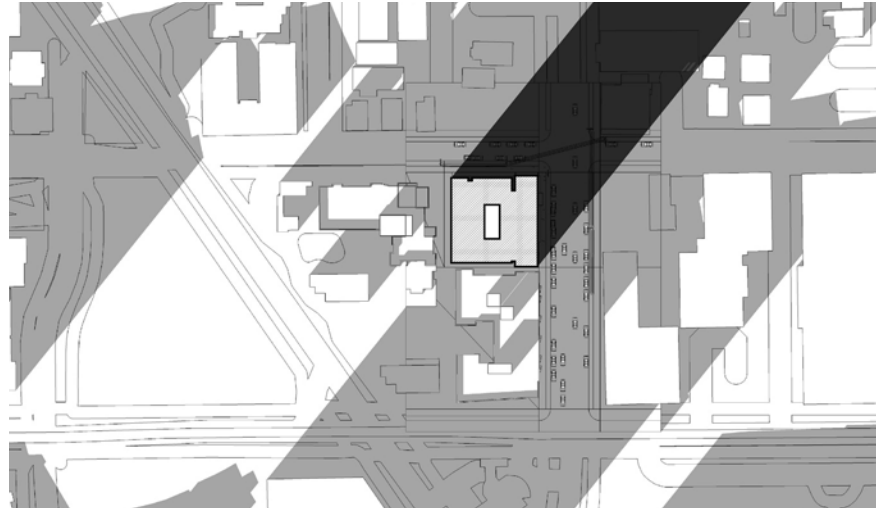
March 21st @ 3:00 p.m.



December 21st @ 9:00 a.m.



December 21st @ 12:00 p.m.



December 21st @ 3:00 p.m.

SCHEME TWO : U - SHAPE



Project Summary

Numbers of Units: 127 units
Proposed FAR: 84,700 sf
Parking: aprox. 42 spots

Opportunities

- + Courtyard opens up to the South
- + Ground floor contributes to the pedestrian realm with wider sidewalk

Constraints

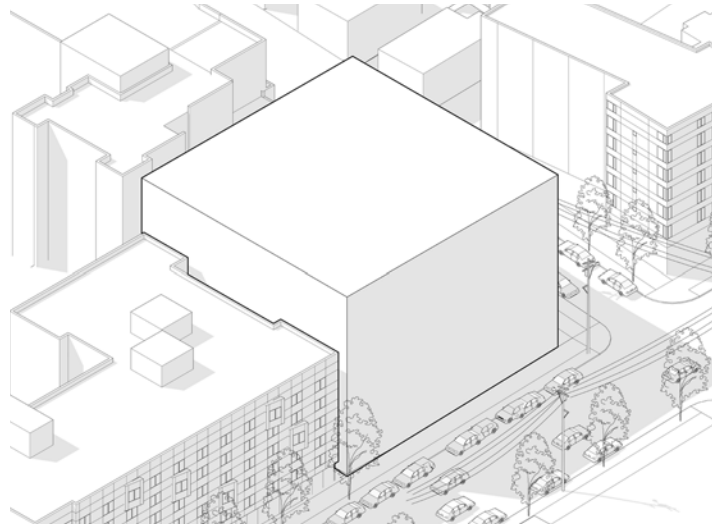
- + Deeper, Skinny courtyard
- + Residential entry off E. Fir St. which is the less active street
- + Upper level setback

Departures

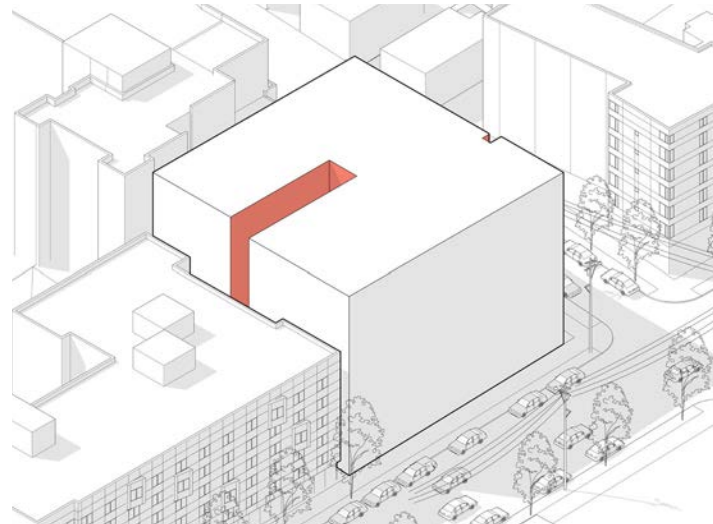
- + Upper level setbacks (12th Ave and E Fir) (23.47A.014)
- + Driveway Width (requested 16' instead of 20') (23.54.030.D)



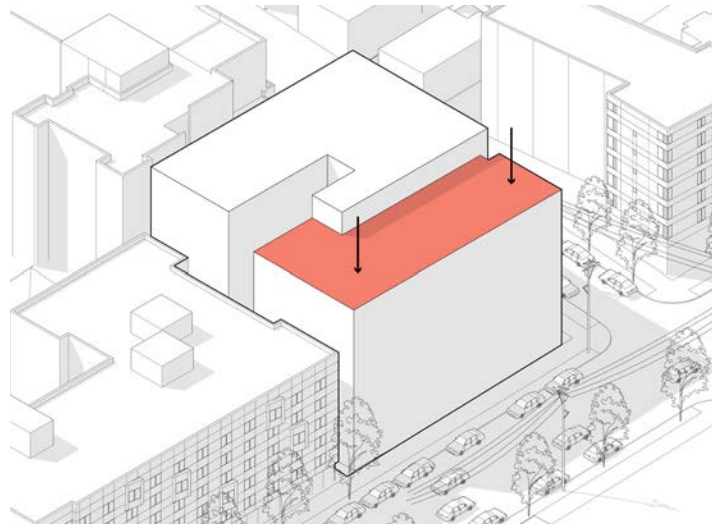
MASSING DEVELOPMENT



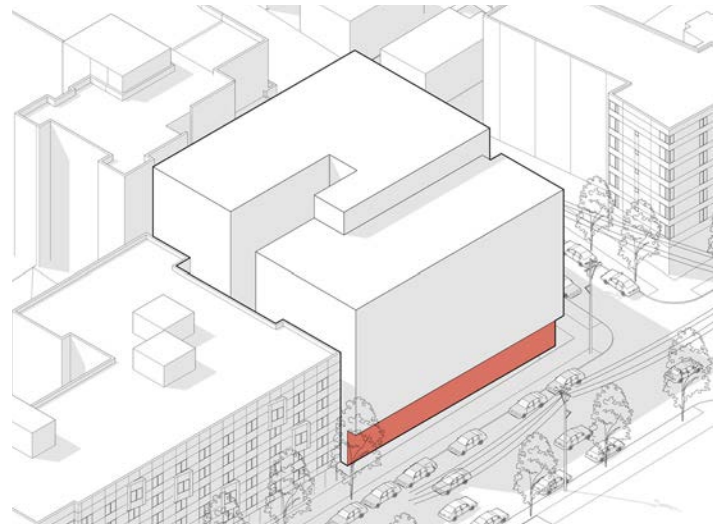
1. Mass of Maximum Building Potential
 The mass of the building is generated from the existing site area, setbacks per the neighborhood commercial zone and the maximum height to demonstrate maximum building potential.



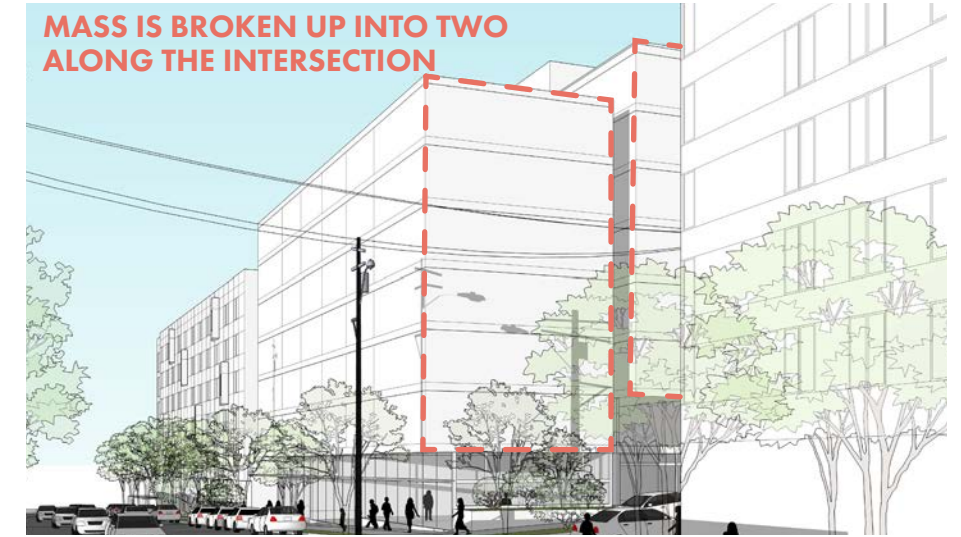
2. Recess for Open Spaces
 Carved out parts of the mass (the North and the South) to allow spaces for courtyards and open spaces which further respects the neighbor building while breaking down the masses at the street facing facade.



3. Differentiate Masses
 Push down the massing to further differentiate the two masses and relate the massing to the existing datum



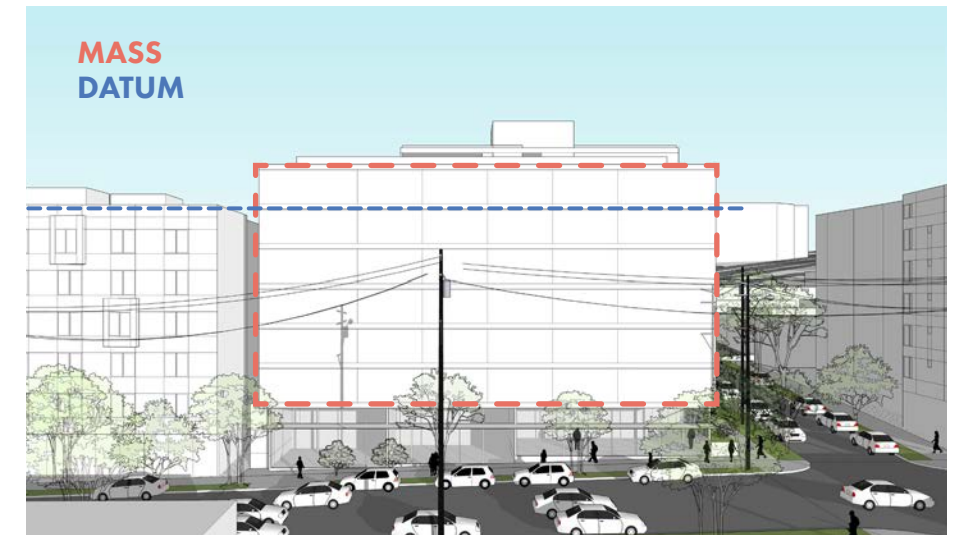
4. Prioritize Pedestrian Realm
 Setback at the entry level to widen the sidewalk contribute to the pedestrian realm and allow for street level interaction.



Street View (on 12th Ave looking SW)

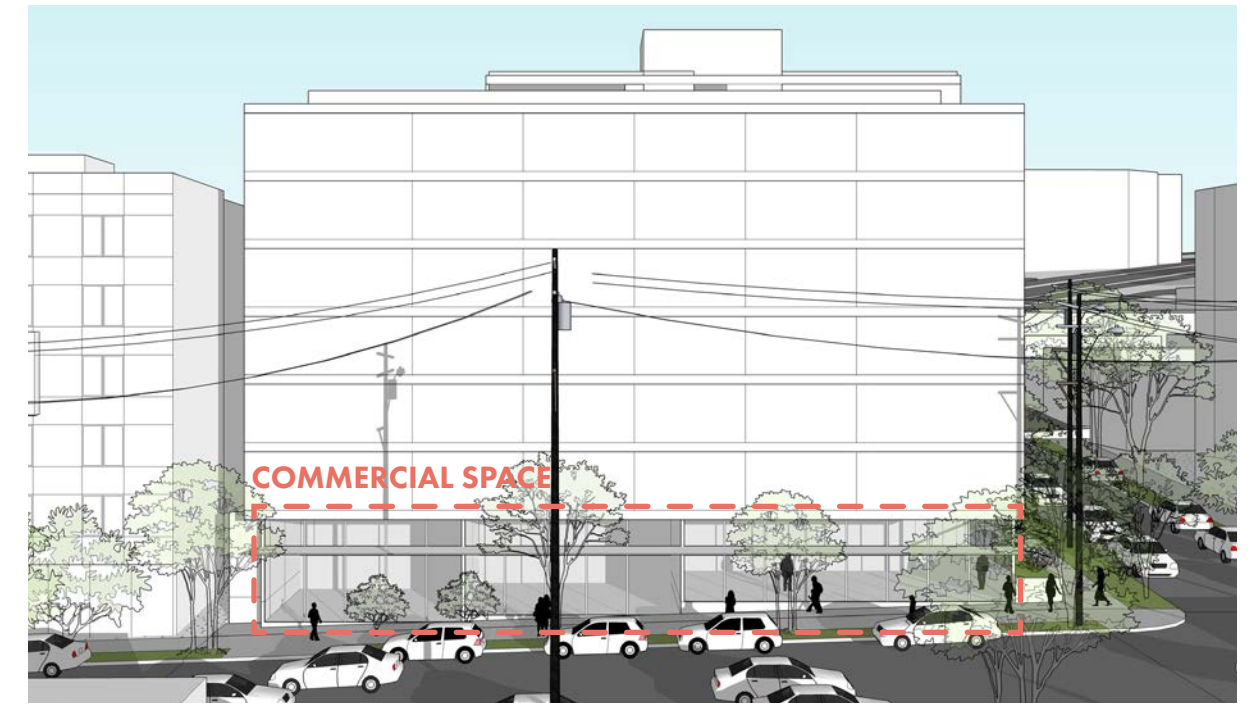
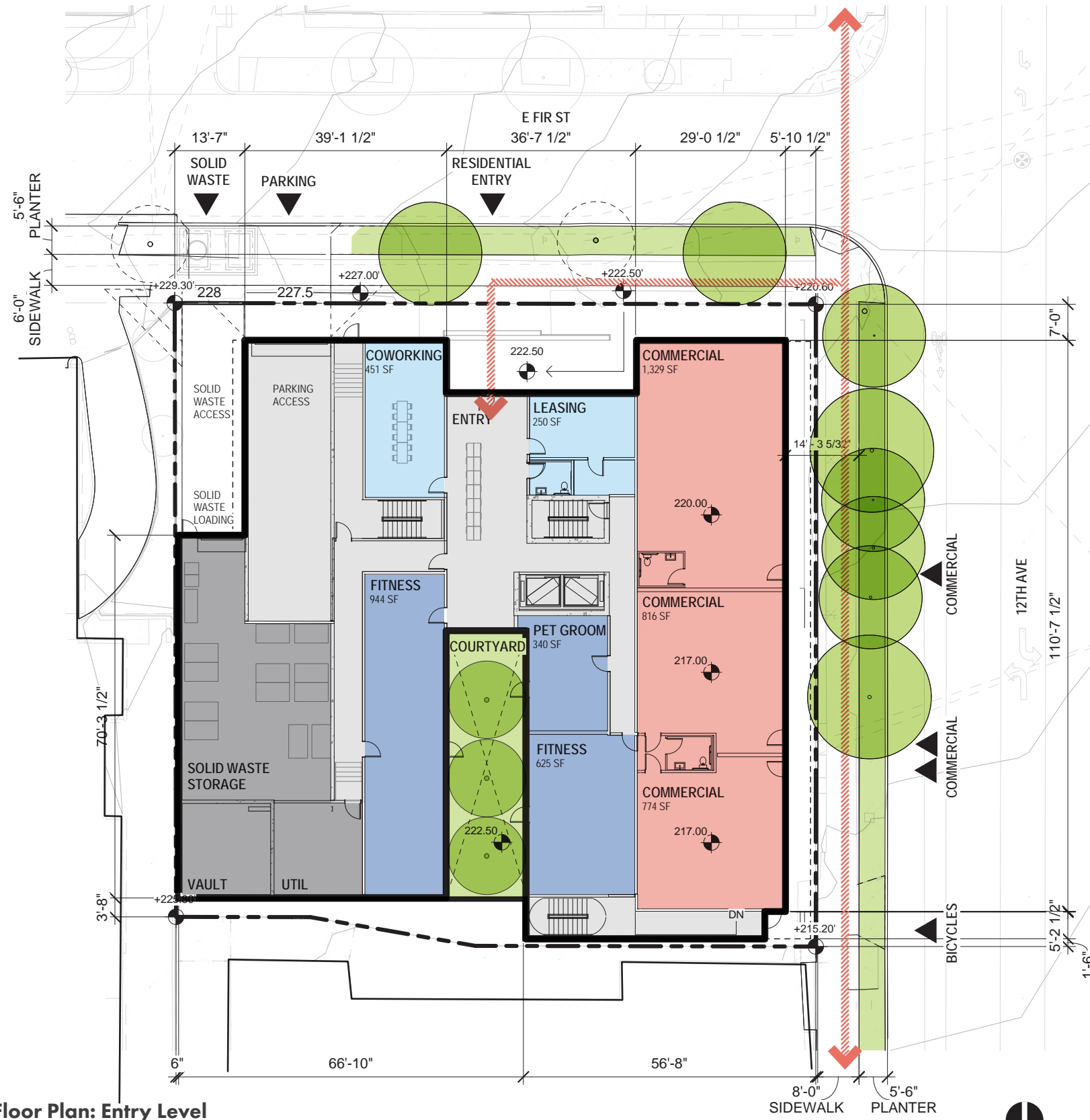


Street View (on 12th Ave looking NW)

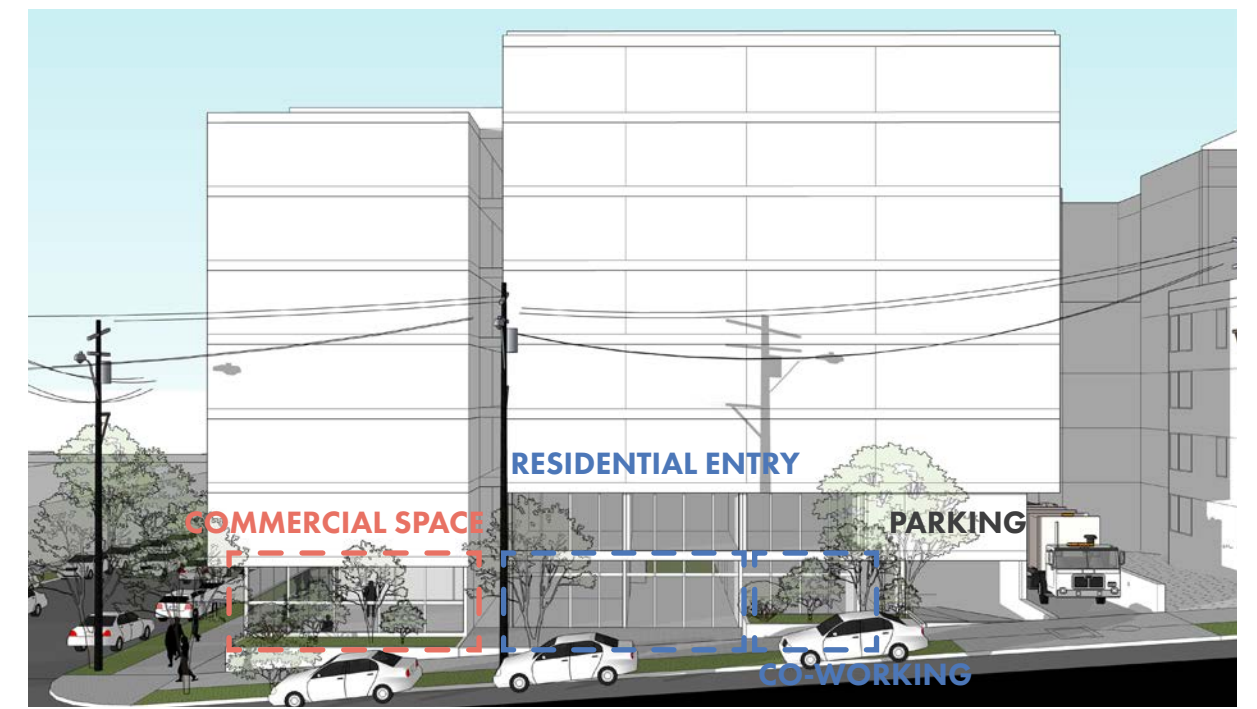


Elevation View (on 12th Ave)

ENTRY LEVEL DEVELOPMENT



Elevation 12th Ave
Commercial space is located along 12th Ave, the pedestrian street, to activate the street front.

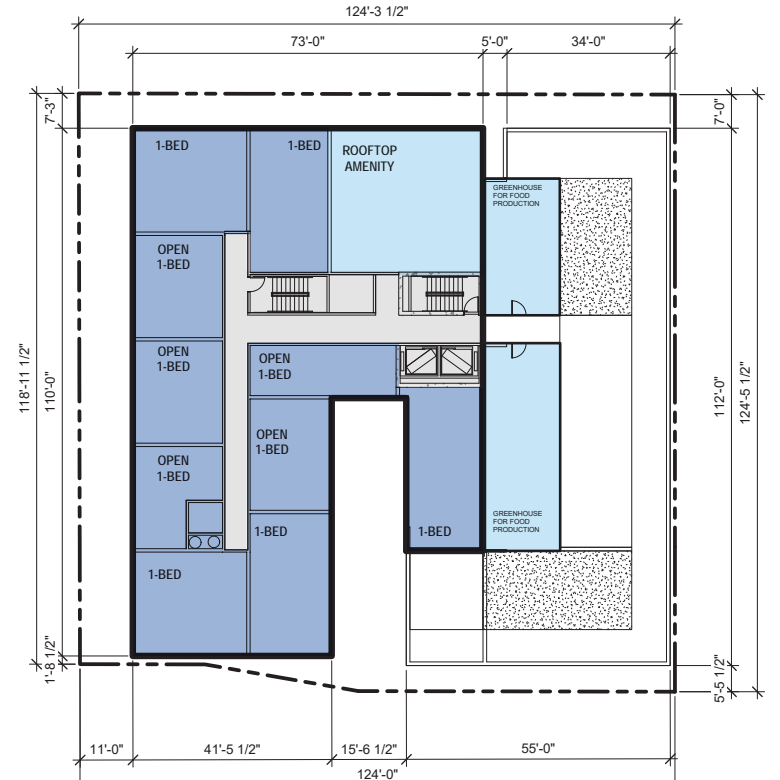


Elevation E. Fir St.
Residential entry is located at the center of the site from E. Fir st along with the co-working space which is visually transparent from the E Fir st.

ARCHITECTURAL DRAWINGS

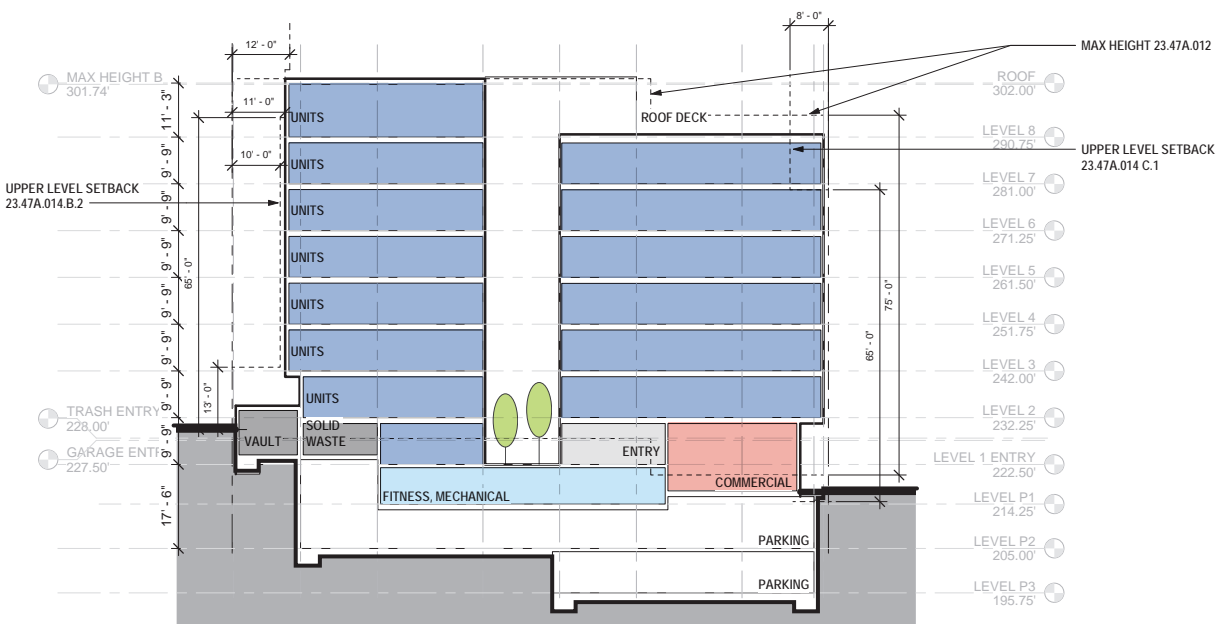


Floor Plan: Typical Levels
Scale 1" : 40' - 0"

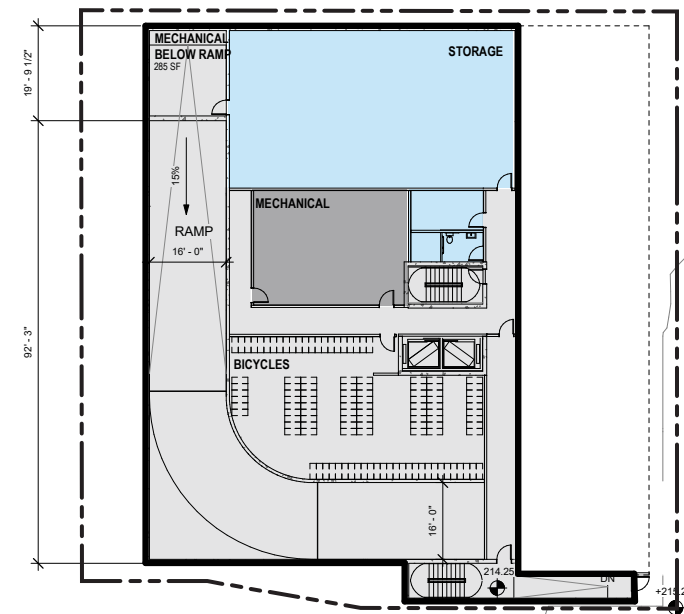


Floor Plan: Roof Level
Scale 1" : 40' - 0"

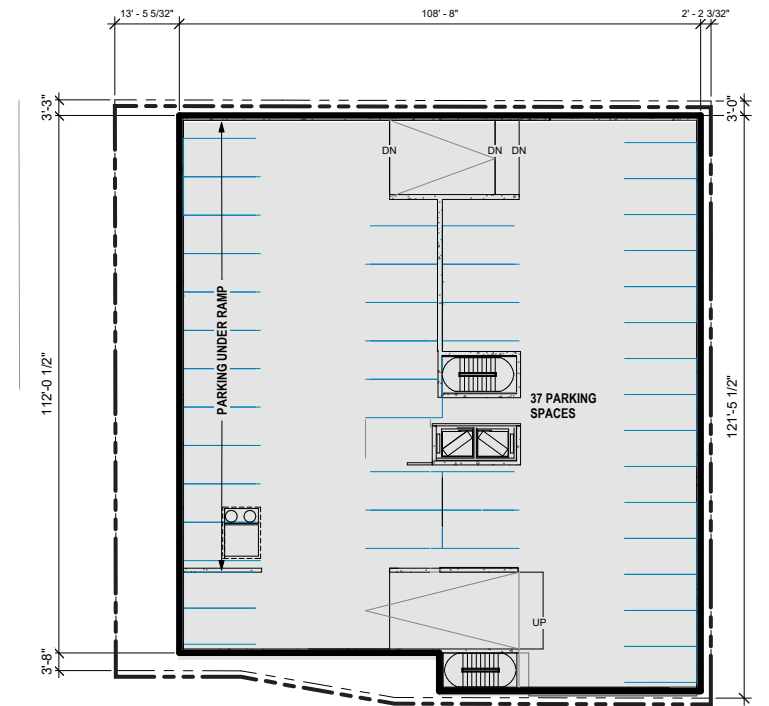
Floor Plan: Entry Level
Scale 1" : 40' - 0"



N-S Section
Scale 1" : 40' - 0"



Floor Plan: Parking 1
Scale 1" : 40' - 0"

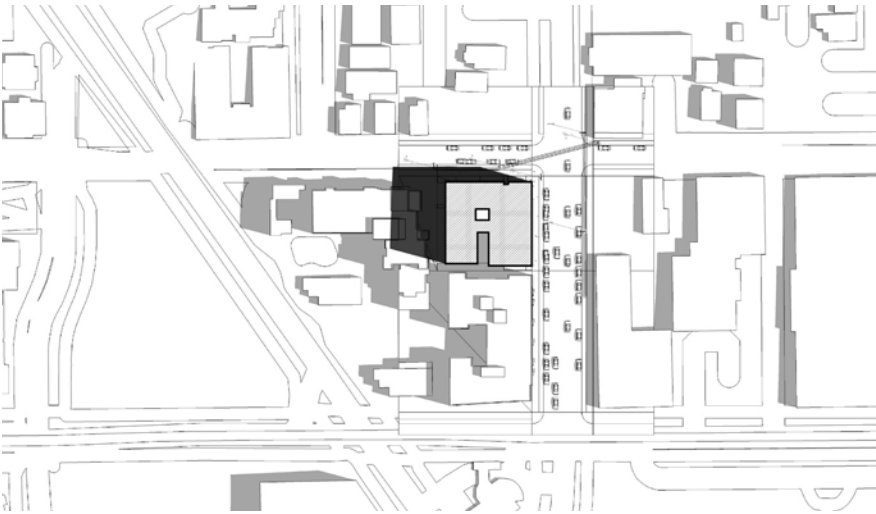


Floor Plan: Parking 2
Scale 1" : 40' - 0"

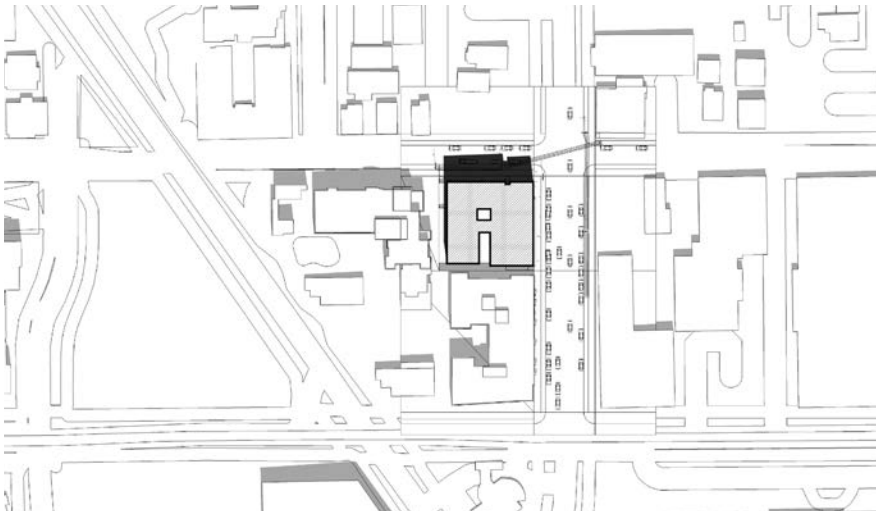
AERIAL VIEWS



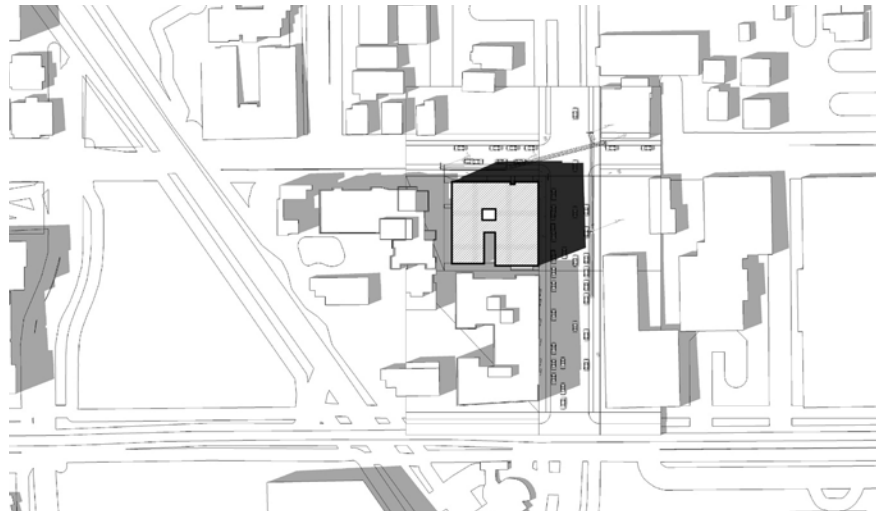
SHADOW STUDY



June 21st @ 9:00 a.m.



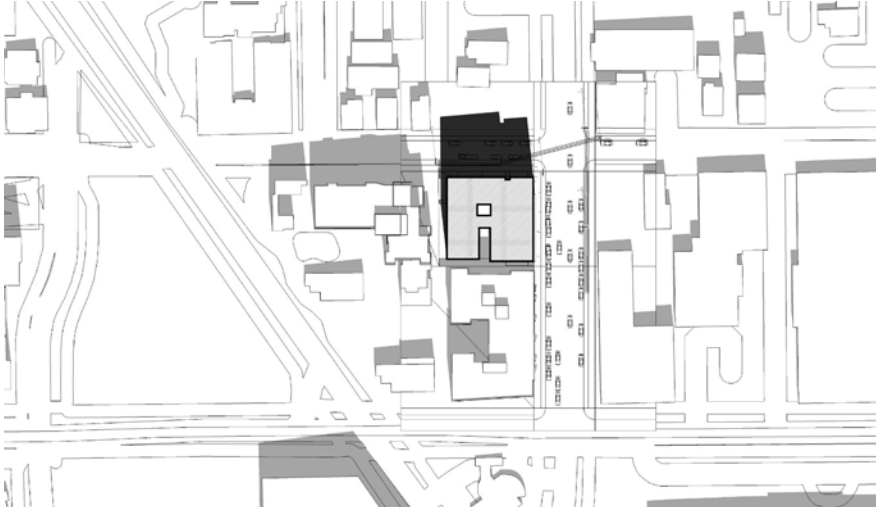
June 21st @ 12:00 p.m.



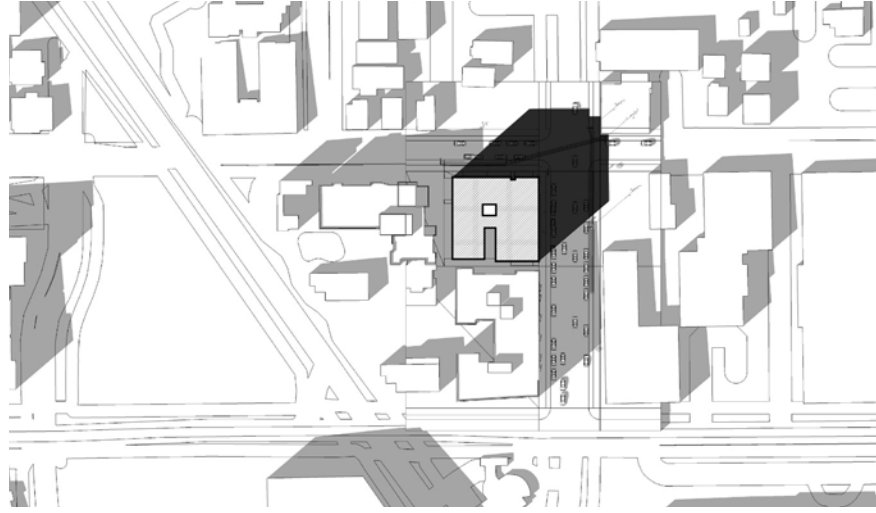
June 21st @ 3:00 p.m.



March 21st @ 9:00 a.m.



March 21st @ 12:00 p.m.



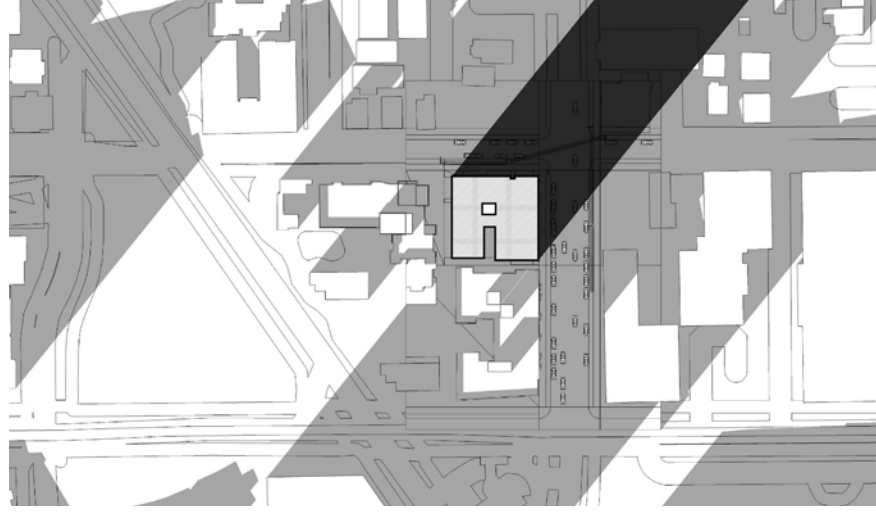
March 21st @ 3:00 p.m.



December 21st @ 9:00 a.m.



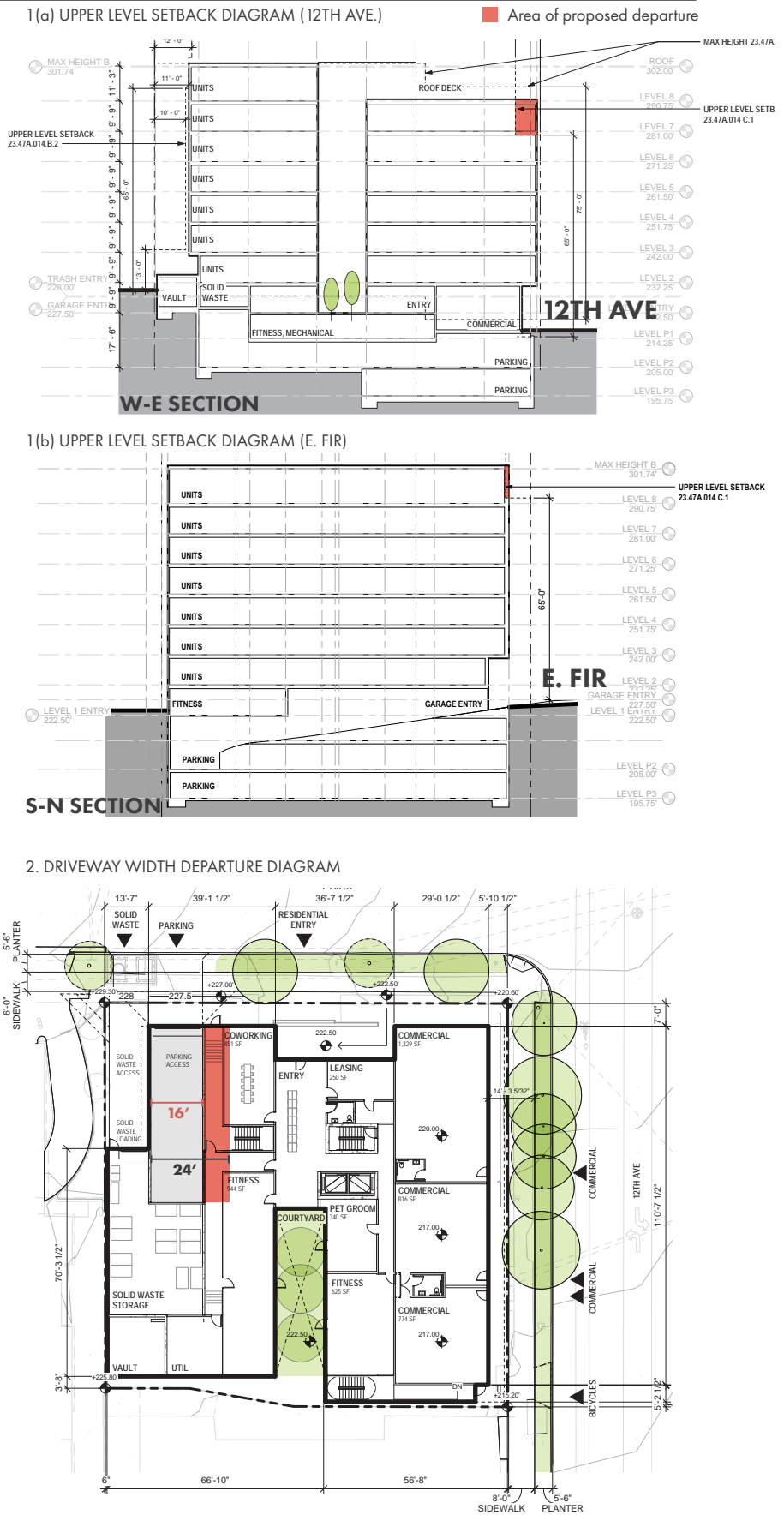
December 21st @ 12:00 p.m.



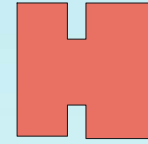
December 21st @ 3:00 p.m.

DEPARTURE MATRIX (SCHEME TWO: "U" SHAPE)

CODE REQUIRED	REQUEST	DESIGN GUIDELINES	RATIONALE
<p>1. Upper Level Setback Departure (23.47A.014) Space(23.53.025.D) (SMC 23.47A.014.C.1)</p> <p>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: 1.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.</p>	<p>The preferred design requests:</p> <ol style="list-style-type: none"> 7'-0" departure from the upper level setback <u>off 12th Street (East)</u> 1'-0" departure from the upper level setback <u>off E. Fir Street (North)</u> <p>45 Parking spots provided</p>	<p>Seattle Design Guidelines:</p> <p>DC3 Open Space Concept - A1: Building Open Space Relationship</p> <p>DC2-A2: Reducing Perceived Mass</p> <p>DC2-E1: Form and Function, Legibility and Flexibility</p> <p>PL1-A2: Adding to Public Life</p>	<p>12th Avenue: The design team respectfully requests a departure of the street facing upper level setbacks along 12th Avenue. The upper level setback departure would support the project's streetscape compatibility along 12th Ave. as no neighbors up or down the street have upper level setback</p> <p>E Fir Street: A 1'-0" departure along the north street facing facade is being requested. The design team has chosen to move the entire facade 7' from the property line instead of building to the property line. This will allow a larger, terraced landscape feature and a reduction of the bulk, scale and mass of the building since it's setback from the property line along the entire facade.</p>
<p>2. Driveway Width Departure (23.54.030.D) Space(23.53.025.D) (SMC 23.54.030.D.1.c)</p> <p>Driveways of any length that serve more than 30 parking spaces shall be at least 10 feet wide for one-way traffic and at least 20 feet wide for two-way traffic.</p>	<p>The preferred design requests a departure for the driveway width to adjust the 20'-0" required width for two way travel to 16'-0".</p>	<p>Seattle Design Guidelines:</p> <p>DC1-B1: Access Location and Design</p> <p>PL3 - 2f: Streetscape Treatment</p>	<p>The project proposes a driveway width for the garage ramp to be 16'-0" to maintain the pedestrian and landscape enhancements along the ROW and to minimize intrusion of the driveway hardscape into the public realm. By maximizing landscape, planters, street furniture and opportunities for lighting, the project proposal enhances the pedestrian experience along E. Fir Street.</p> <p>To limit vehicular and pedestrian conflicts, sight triangles will be maintained as well as a change in hardscape pattern to delineate the driveway from the pedestrian oriented sidewalk.</p>



SCHEME THREE : H - SHAPE (PREFERRED)



Project Summary

Numbers of Units: 127 units
Unit Mix: Studio, 1 Bedrm's, 2 Bedrm's
Proposed FAR: 84,700 sf
Parking: approx. 42 spots

Departures

+ Upper level setbacks (12th Ave and E Fir) (23.47A.014)
+ Driveway Width (requested 16' instead of 20') (23.54.030.D)
+ Commercial Depth (See diagrams on page 52) (23.47A.008.B.3A)

Opportunities

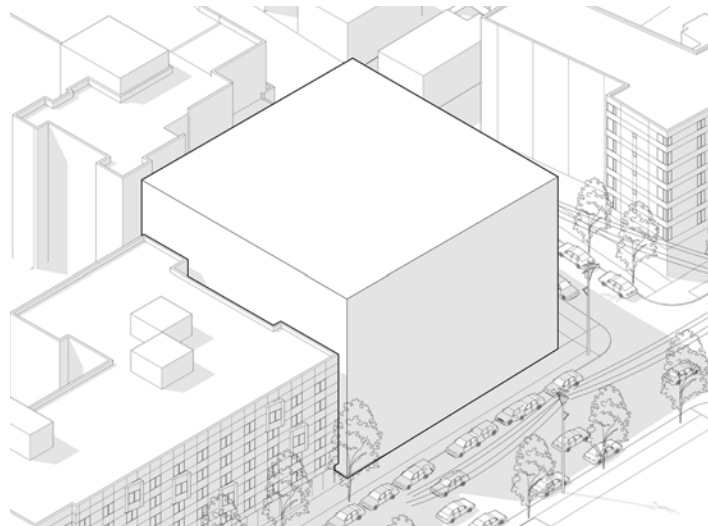
+ Two courtyards = minimize the impacts to the neighbor and the sidewalk
+ Ground floor contributes to the pedestrian realm with wider sidewalk
+ Activate the corner with plaza and residential entry
+ Emphasizing the mass breaking visually

Constraints

+ Upper level setback + Shallow Commercial Space @ 28'

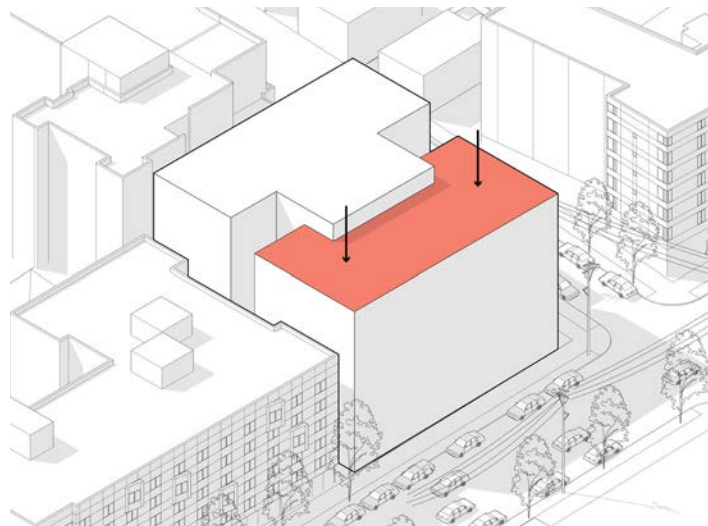


MASSING DEVELOPMENT



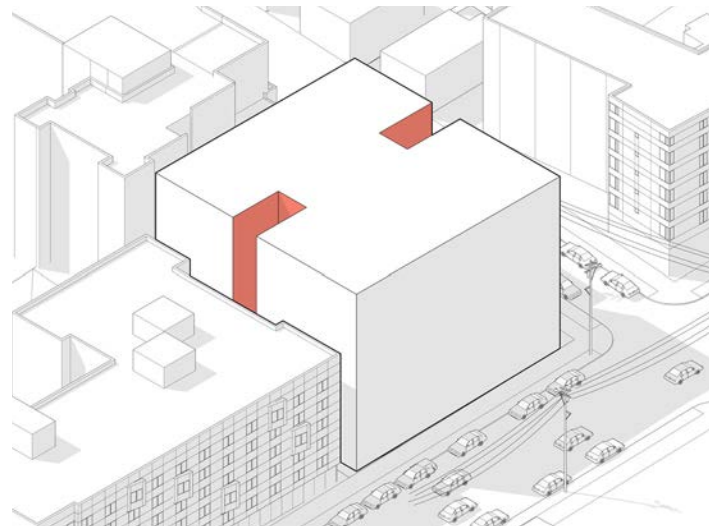
1. Mass of Maximum Building Potential

The mass of the building is generated from the existing site area, setbacks per the neighborhood commercial zone and the maximum height to demonstrate maximum building potential.



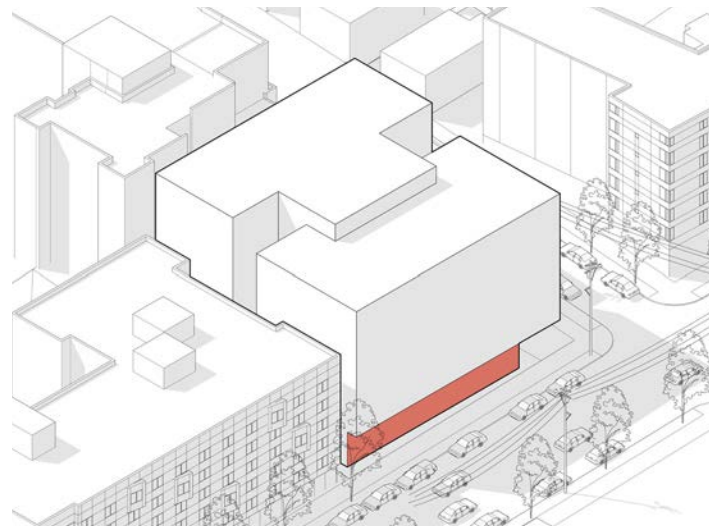
3. Differentiate Masses

Push down the massing to further differentiate the two masses and relate the massing to the existing datum and site topography.



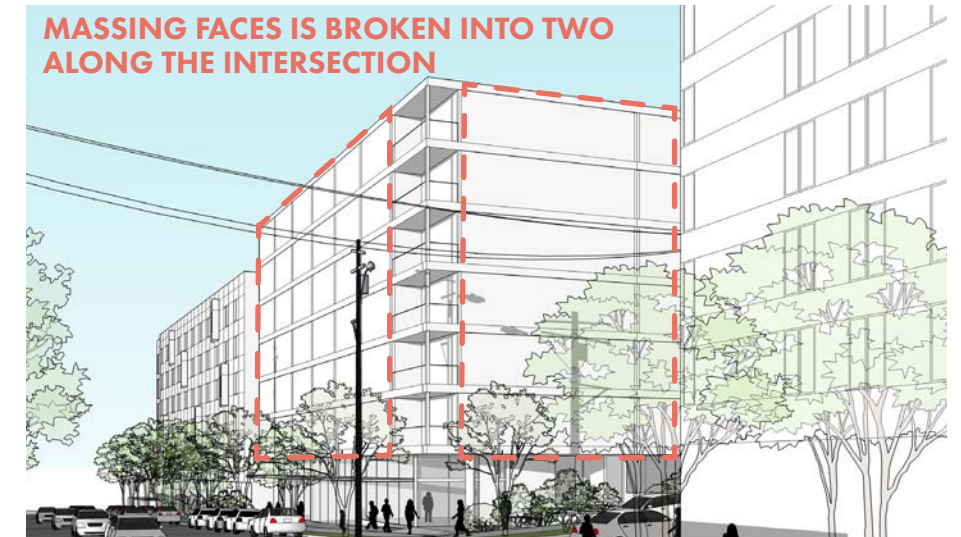
2. Recess for Open Spaces

Carve out parts of the mass (the North and the South) to allow spaces for courtyards, open space, and natural sunlight which, at the same time, respect the neighbor building and reduce long, blank facades adjacent to neighboring structures.



4. Prioritize Pedestrian Realm

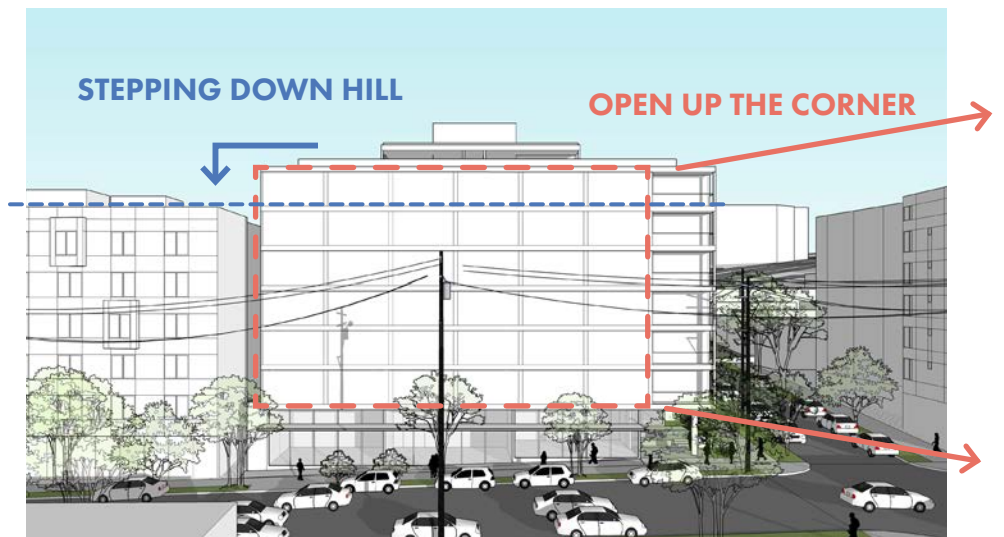
Setback the entry level to widen the sidewalk and expand the pedestrian realm and allowing for additional street level activation, interaction, and overhead weather protection. The northeast corner is also recessed to create an "entry plaza" that anchors the project along 12th Avenue and Fir.



Street View (on 12th Ave looking SW)

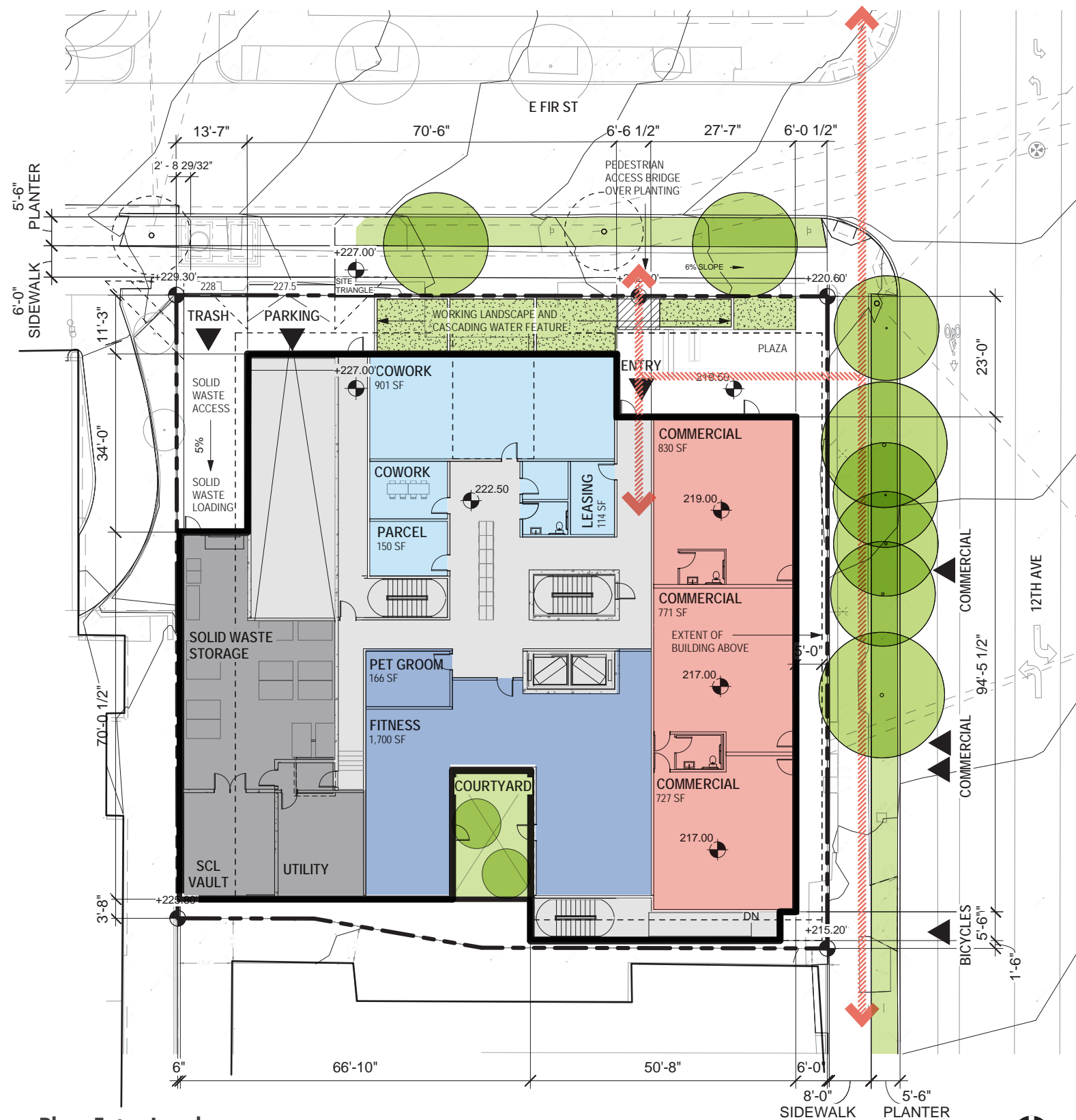


Street View (on 12th Ave looking NW)



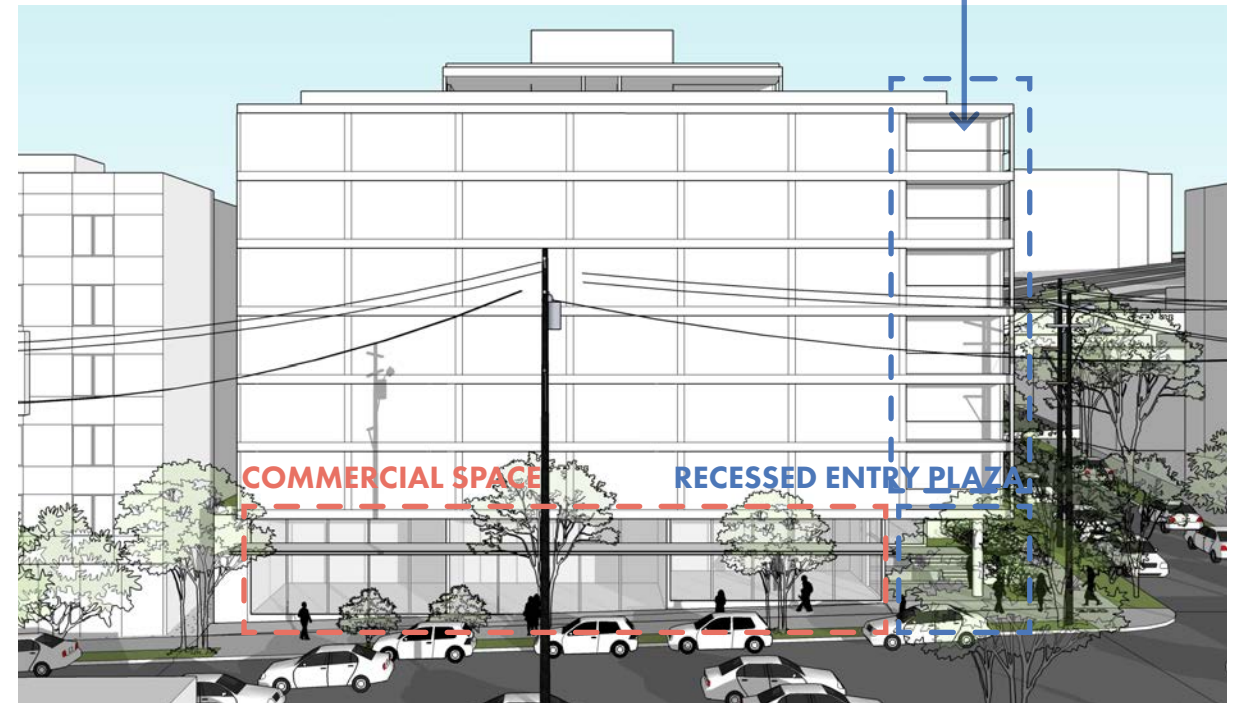
Elevation View (on 12th Ave)

ENTRY LEVEL DEVELOPMENT



Floor Plan: Entry Level
Scale 1" : 20' - 0"

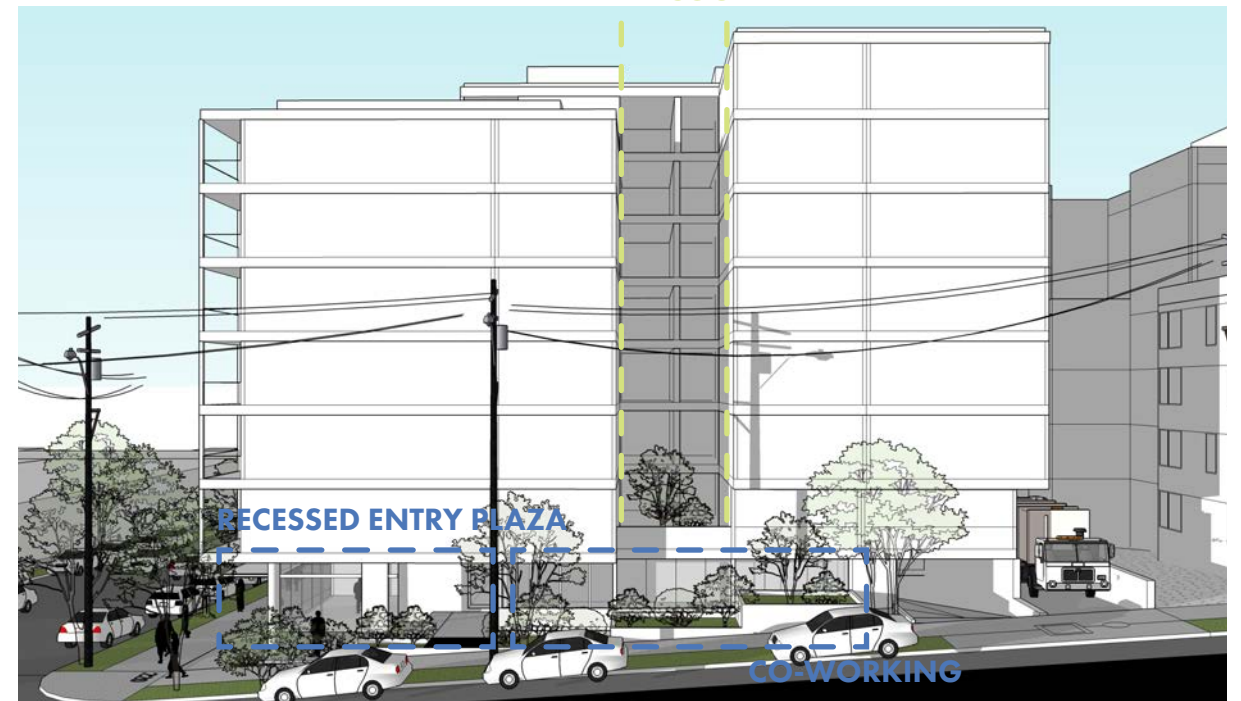
BALCONIES ARCHITECTURALLY
ARTICULATE THE RECESSED
ENTRY BELOW



Elevation 12th Ave

Commercial space is located along 12th Ave, the pedestrian street, to activate the street front. The residential recessed plaza is also contributed as part of the commercial area for the community.

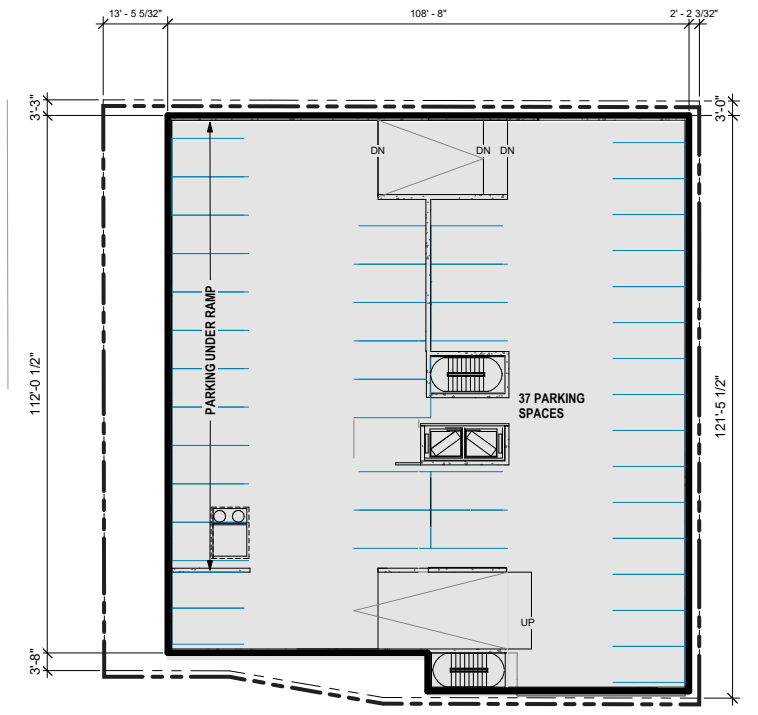
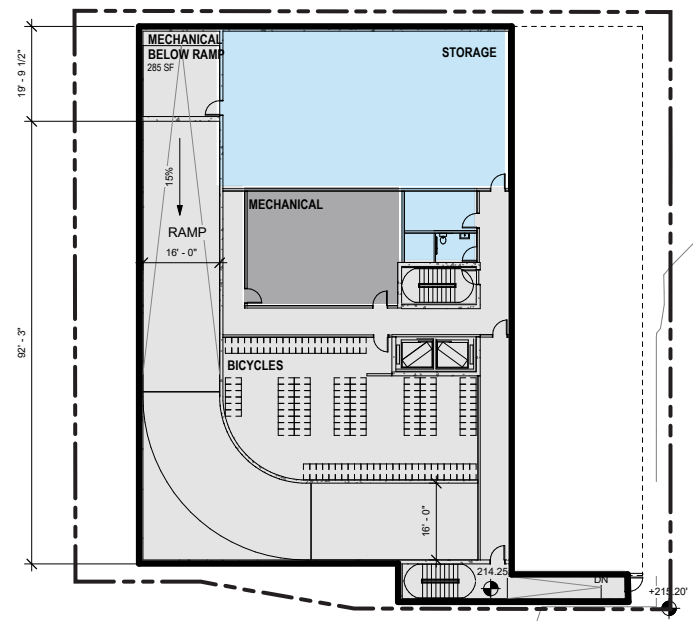
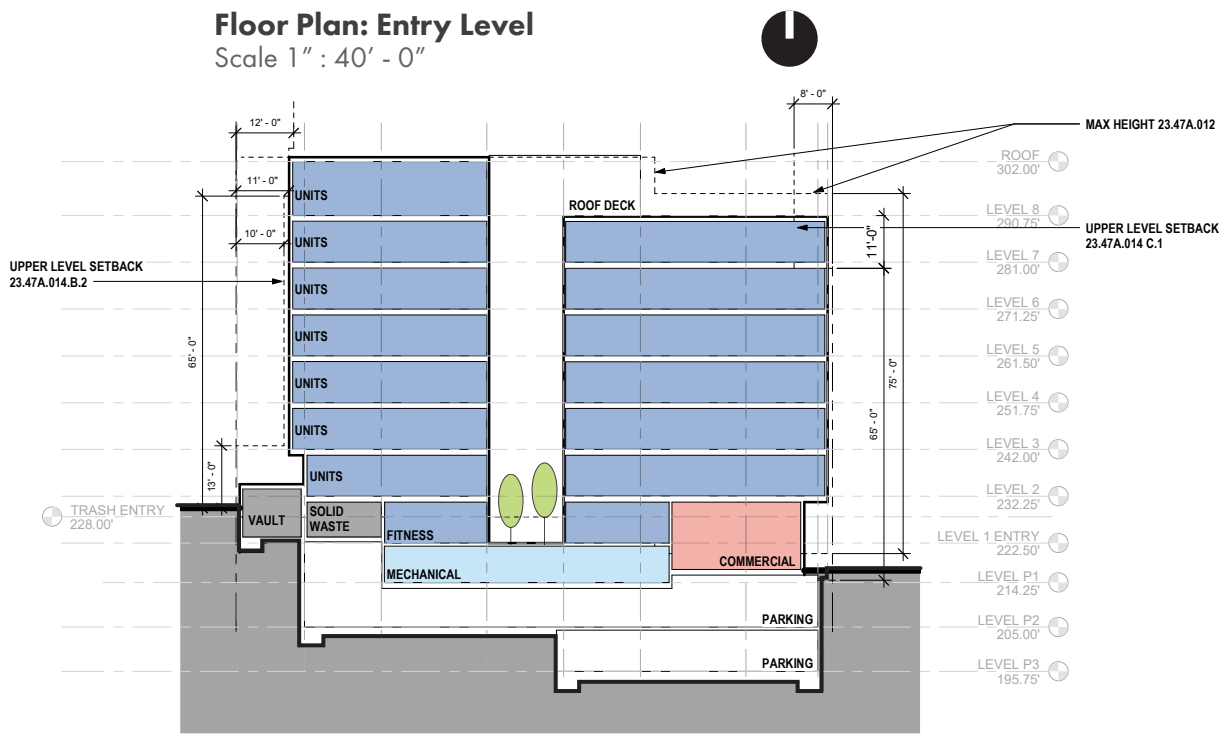
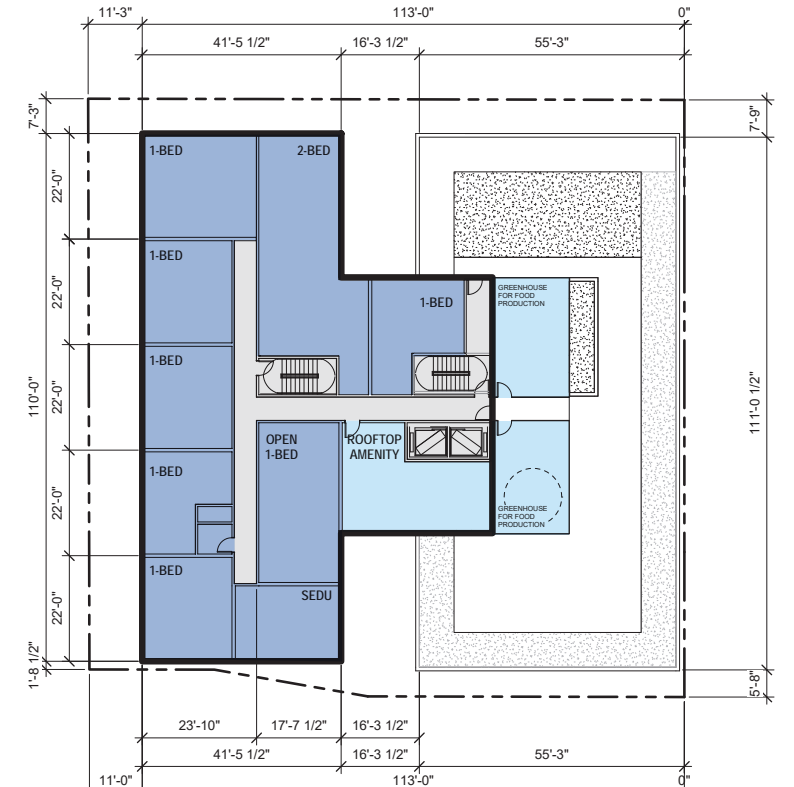
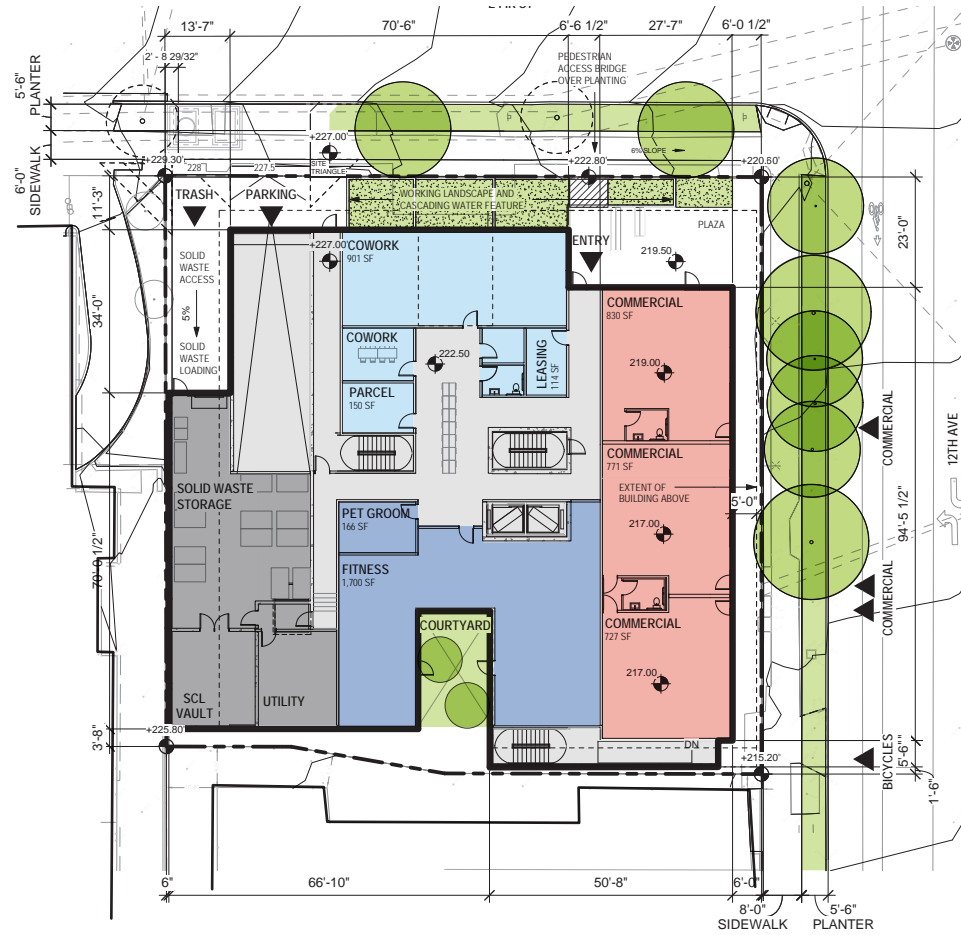
ELEVATED COURTYARD



Elevation E. Fir St.

Residential entry is located at the intersection corner between 12th Ave and E Fir st while the co-working space is visually transparent from the E Fir st.

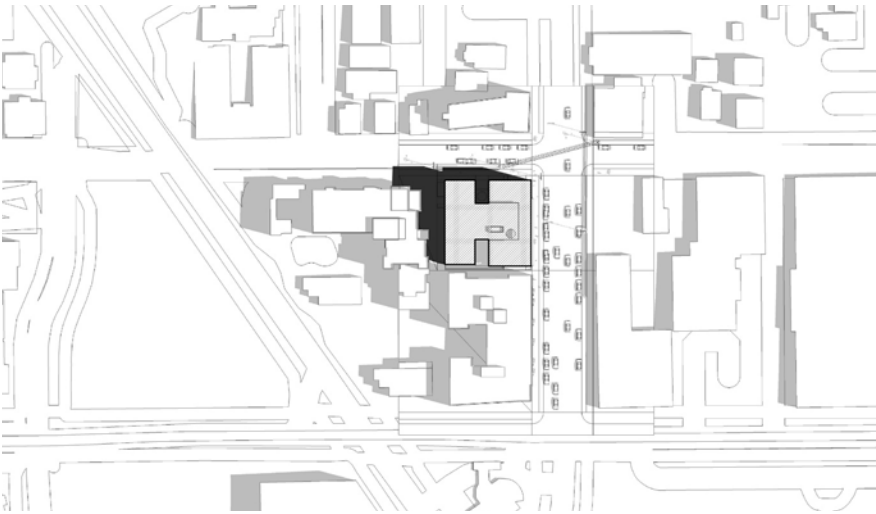
ARCHITECTURAL DRAWINGS



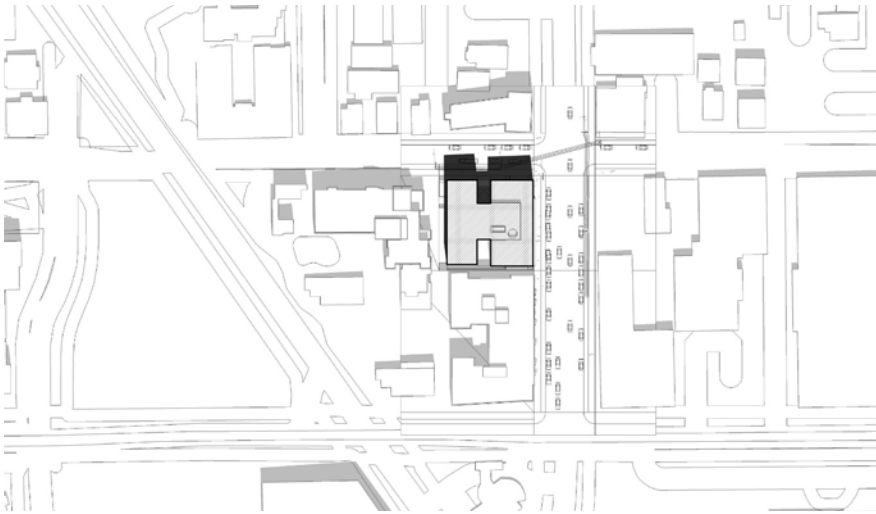
AERIAL VIEWS



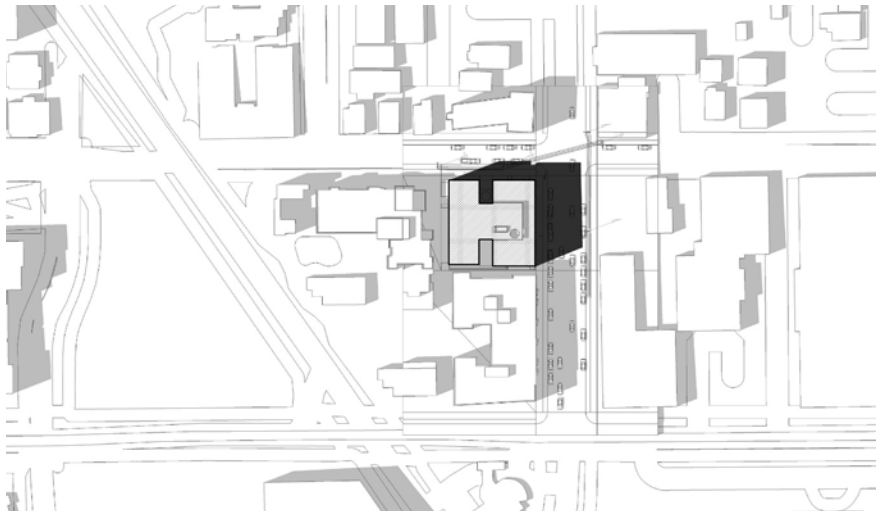
SHADOW STUDY



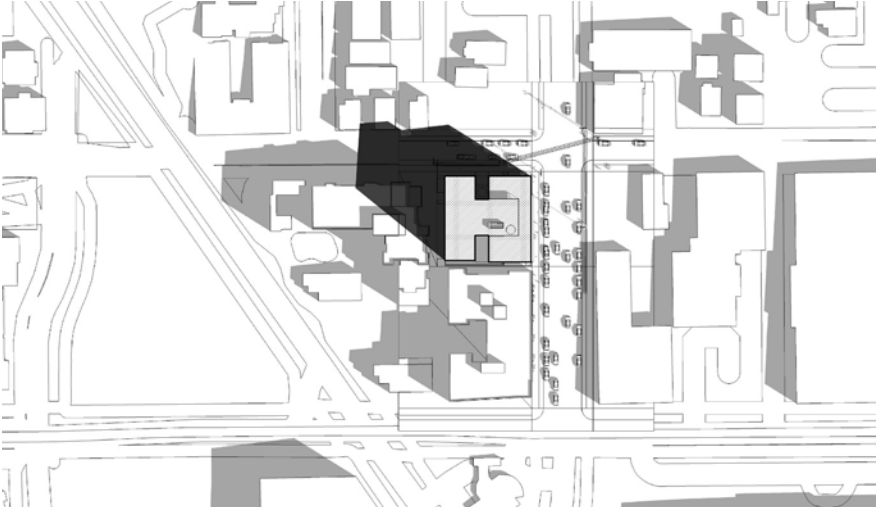
June 21st @ 9:00 a.m.



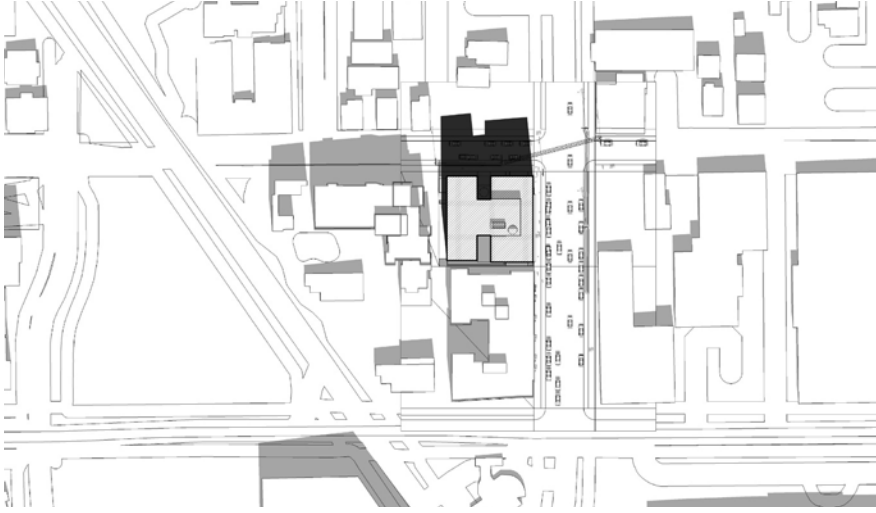
June 21st @ 12:00 p.m.



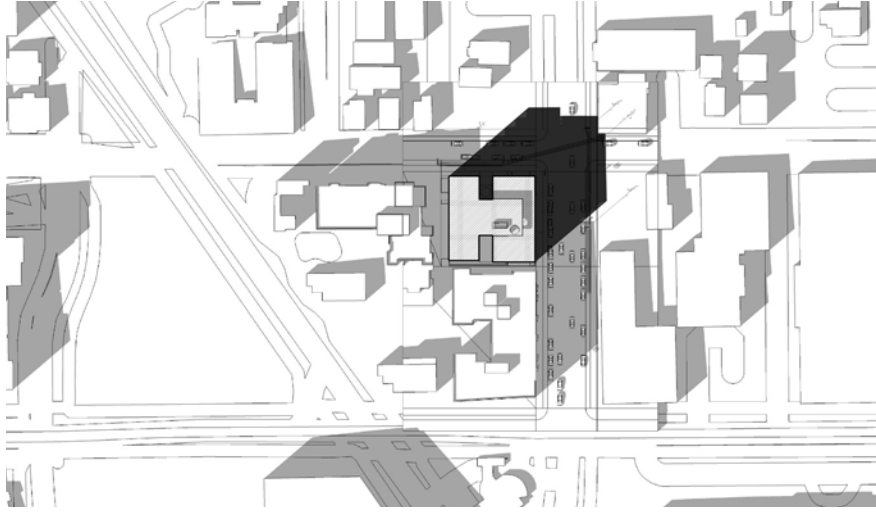
June 21st @ 3:00 p.m.



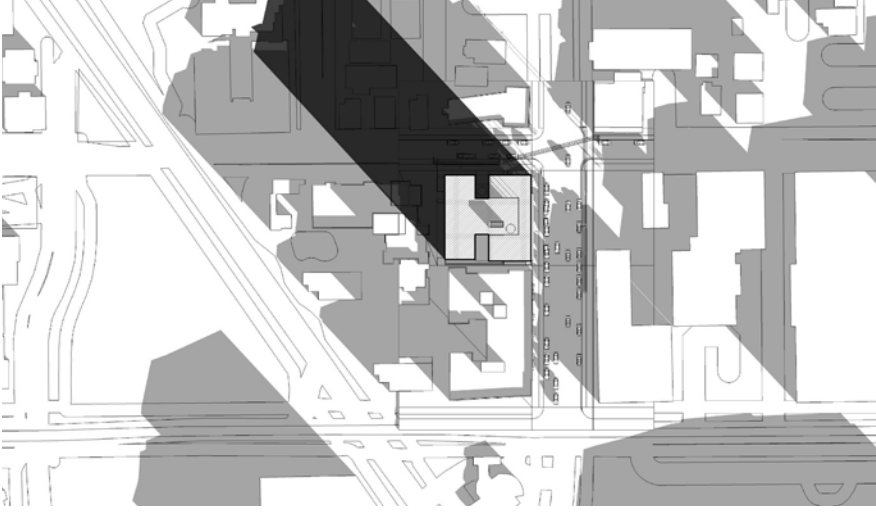
March 21st @ 9:00 a.m.



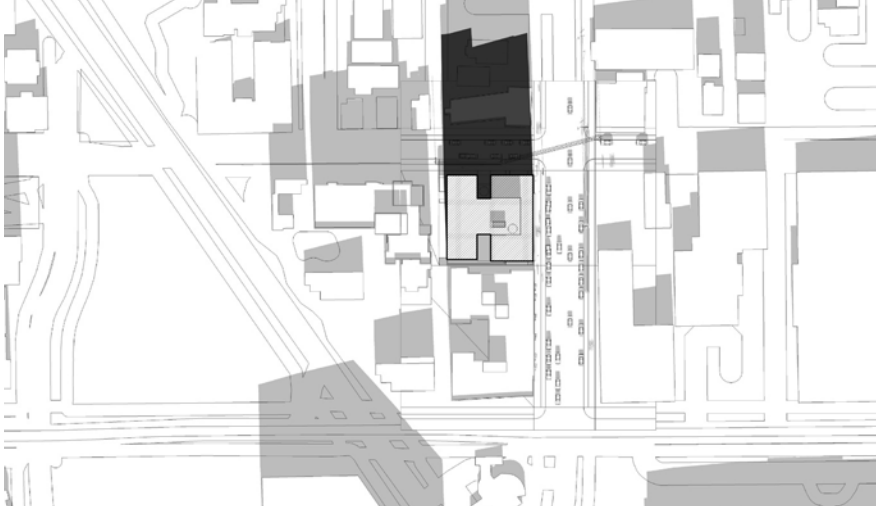
March 21st @ 12:00 p.m.



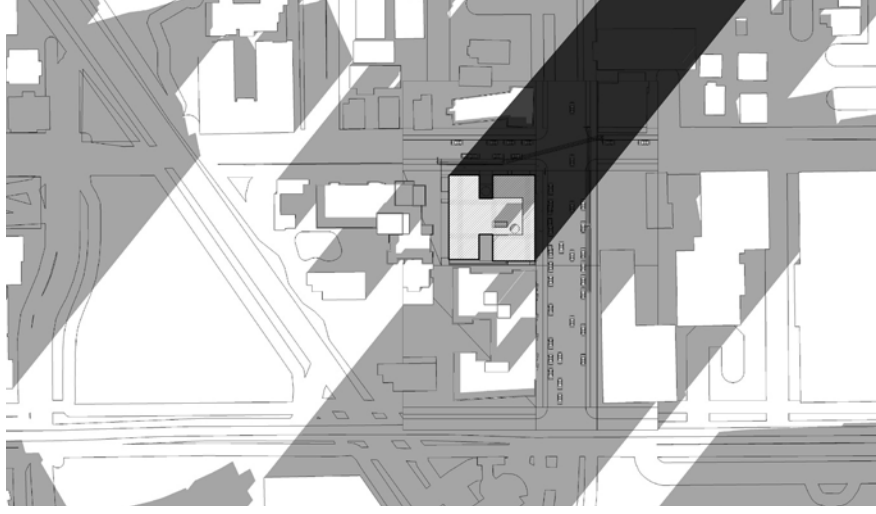
March 21st @ 3:00 p.m.



December 21st @ 9:00 a.m.



December 21st @ 12:00 p.m.

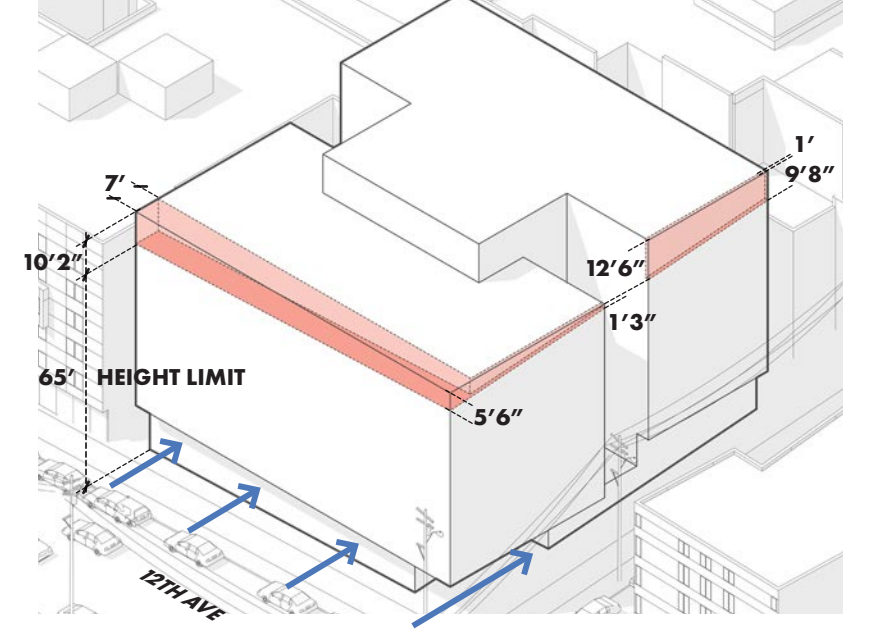


December 21st @ 3:00 p.m.

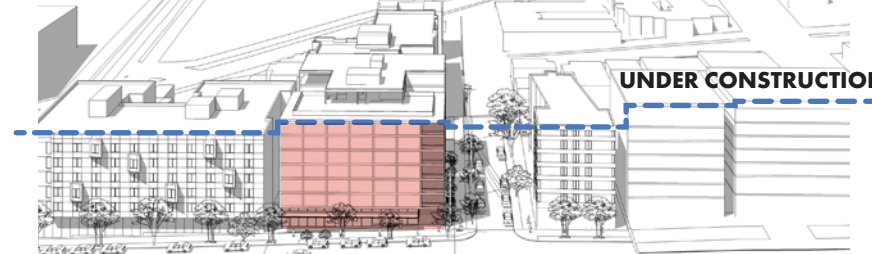
DEPARTURE MATRIX (PREFERRED SCHEME: "H" SHAPE)

CODE REQUIRED	REQUEST	DESIGN GUIDELINES	RATIONALE
<p>1. Upper Level Setback Departure (23.47A.014) Space(23.53.025.D) (SMC 23.47A.014.C.1)</p> <p>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: 1.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.</p>	<p>The preferred design requests:</p> <ol style="list-style-type: none"> 1. 7'-0" departure from the upper level setback <u>off 12th Street (East)</u> 2. 1'-0" departure from the upper level setback <u>off E. Fir Street (North)</u> 	<p>Seattle Design Guidelines:</p> <p>DC3 Open Space Concept - A1: Building Open Space Relationship</p> <p>DC2-A2: Reducing Perceived Mass</p> <p>DC2-E1: Form and Function, Legibility and Flexibility</p> <p>PL1-A2: Adding to Public Life</p>	<p>12th Avenue: The design team respectfully requests a departure of the street facing upper level setbacks along 12th Avenue. The project proposes expanding the public realm of the project by recessing the storefront along this facade approximately 5' from the property line, to <u>provide additional space and enhance the pedestrian experience along the ROW.</u> This would allow the sidewalk width to be 11' instead. Landscape enhancements, street furniture and overhead weather protection will also elevate the pedestrian experience along this facade. (See Section Diagram)</p> <p>Furthermore, the upper level setback departure would support the project's <u>streetscape compatibility along 12th Ave.</u> as no neighbors up or down the street have upper level setback</p> <p>E Fir Street: A 1'-0" departure along the north street facing facade is being requested. The design team has chosen to move the entire facade 7' from the property line instead of building to the property line. This will allow a larger, terraced landscape feature and a reduction of the bulk, scale and mass of the building since it's setback from the property line along the entire facade.</p>
<p>2. Driveway Width Departure (23.54.030.D) Space(23.53.025.D) (SMC 23.54.030.D.1.c)</p> <p>Driveways of any length that serve more than 30 parking spaces shall be at least 10 feet wide for one-way traffic and at least 20 feet wide for two-way traffic.</p>	<p>The preferred design requests a departure for the driveway width to adjust the 20'-0" required width for two way travel to 16'-0".</p> <p>45 Parking spots provided</p>	<p>Seattle Design Guidelines:</p> <p>DC1-B1: Access Location and Design</p> <p>PL3 - 2f: Streetscape Treatment</p>	<p>The project proposes a driveway width for the garage ramp to be 16'-0" to maintain the <u>pedestrian and landscape enhancements</u> along the ROW and to minimize intrusion of the driveway hardscape into the public realm. By maximizing landscape, planters, street furniture and opportunities for lighting, the project proposal enhances the pedestrian experience along E. Fir Street.</p> <p>To limit vehicular and pedestrian conflicts, sight triangles will be maintained as well as a change in hardscape pattern to delineate the driveway from the pedestrian oriented sidewalk.</p>
<p>3. Street Level Uses + Street Level Standards (23.47A.008.B.3A) (SMC 23.47A.008.B.3.a)</p> <p>Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade.</p>	<p>The preferred design requests a departure for commercial depth to adjust the 30'-0" average commercial depth to 28' average commercial depth.</p>	<p>Seattle Design Guidelines:</p> <p>DL-B3: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction</p>	<p>The design team is requesting a departure of the non-residential uses depth along the 12th Avenue, reducing the commercial depth from an average of 30' 0" to 28' 0". The proposed 2' departure allows a <u>greater sidewalk width and for interior uses of the commercial space to flow out and under the overhanging mass above.</u> The design will also incorporate a secondary canopy (per required height) with additional lighting, signage and material variety. By reducing the commercial depth, additional seating and landscape planters can be incorporated.</p>

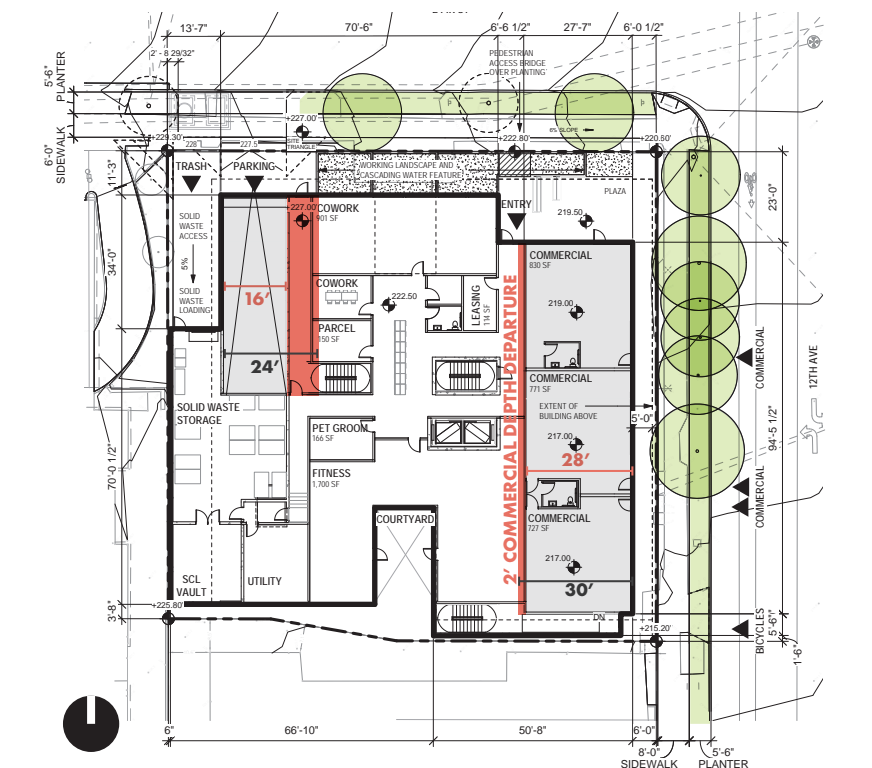
1(a) UPPER LEVEL SETBACK DIAGRAM ■ Area of contribution ■ Area of proposed departure



1(b) STREETScape COMPATIBILITY ALONG 12TH AVE.



2 - 3. DRIVEWAY WIDTH AND COMMERCIAL DEPTH DEPARTURE DIAGRAM



4

DESIGN ASPIRATIONS

ASPIRATIONS CONCEPT



^ Precedent Image of Activating the Pedestrian Realm - Outdoor Seating, weather protection, and lighting contribute to an active street.

The Street and Landscape as Architectural Theater

An Active Street

+ A Working Landscape

STREET LEVEL INTERACTION

PL3.1

Encourage human interaction and activity at the street level with clear connections to building entries and edges.

1. Frontages

a. Encourage color, material, and signage variation in storefront design.

b. Design ground floor frontages in commercial and mixed-use areas that emulate or improve upon the surrounding pedestrian oriented context, while acknowledging the pedestrian patterns that exist.

c. Promote transparency and "eyes on the street." No reflective or obscure glass should be used. Discourage retailers from putting display cases or window film up against windows to maintain transparency into commercial spaces.

d. Avoid grade separations at retail. Storefronts should step along with the grade (ex: 30' max length of any floor level on a sloping frontage) with a focus on accessibility.

e. In pedestrian-oriented commercial areas, provide frequent entrances and expressed breaks along storefronts through columns or pilasters at regular intervals of 25 to 30 feet, to accommodate and encourage smaller retailers and community-oriented businesses.

f. Live/work spaces should be designed to activate street frontage, maintain transparent windows, and arrange the interior to place work space at the streetwindows.

g. At residential projects, provide coupled entries where possible to foster a sense of community and visual interest in building entryways. Provide generous porches at these entries to encourage sitting and watching the street.

h. Provide exterior access to ground floor residential units. This interior/exterior connection should occur frequently with entrances placed at a regular interval.

^ Central Area Design Guidelines

> Hewitt Landscape Architecture, the Eleanor Apartments

CULTURAL PLACEMAKERS

A.2.1.a

Contribute to architectural and placemaking character with local history and cultural references.

1. Cultural Placemakers

a. Emphasize Cultural Placemakers within the community. The Cultural Placemaker map identifies several key intersections in the Central Area that serve as cultural anchors for their surrounding areas. Projects at these corner locations should stimulate activities and create visual interest to enhance the Central Area's identity and a sense of arrival, such as:

1. Providing street furniture, public art, landscape elements, pedestrian lighting, mosaics, varied paving patterns, etc.

2. Creating façade enhancements at prominent building corners.

3. Creating a building layout and setbacks that provide opportunities for open space that expand the usable space beyond the width of the sidewalks.

4. Providing larger landscape buffers at placemakers along heavier trafficked streets.

^ Citywide Design Guidelines



DESIGN ASPIRATIONS



Architectural Design Intent

- + Utilize ground floor facade along 12th Avenue to activate the urban edge and create experiential richness (2) (5)
- + Create a sense of theater and movement along the pedestrian frontage at 12th Avenue through operable windows, street furniture and a symbiotic relationship between indoors and outdoors (2) (5)
- + Integrate high quality materials on building along with larger openings (1)
- + Break down the mass to respect adjacent sites, maintain a human scale at street level and reduce bulk and scale; Massing should relate to the topography of the site, stepping up the hill in form (6)
- + Through planning, create moments of interaction and activation for residents and visitors
- + Building to maintain a more commercial edge along 12th and a residential character edge along E Fir Street
- + Create opportunities for small businesses developing opportunities for community engagement and retail
- + Animate the 12th street block through material character and the theater and rhythm of large window openings (4)

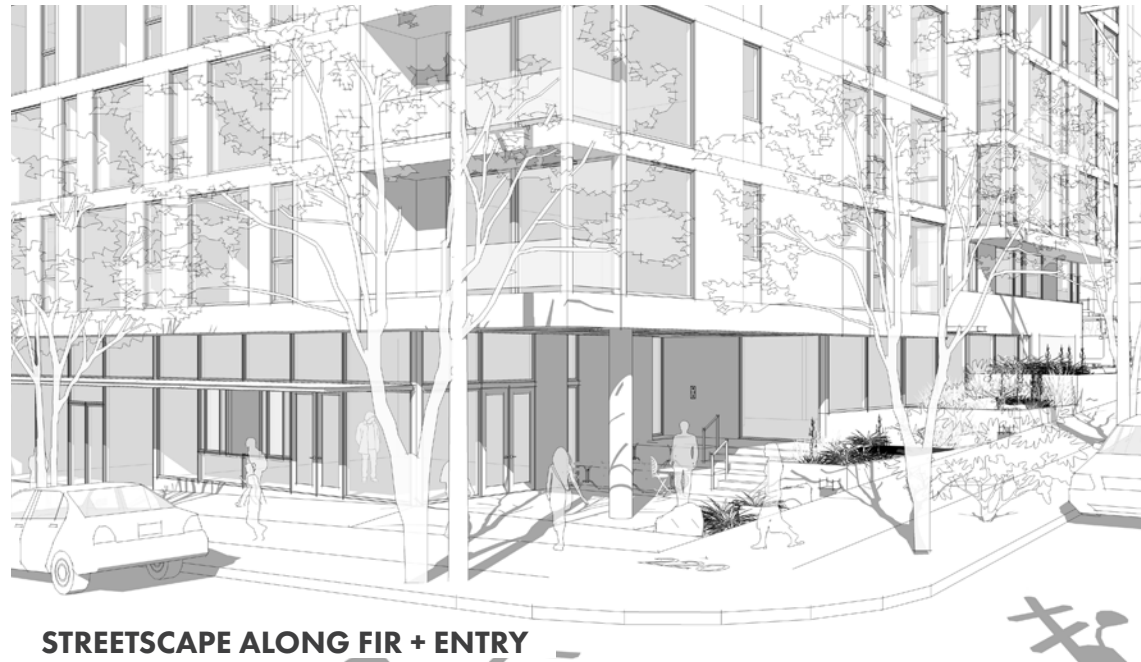
FRONT ELEVATION RENDER



BUILDING 3D MASSING VIEW



LANDSCAPE ASPIRATIONS



STREETSCAPE ALONG FIR + ENTRY



ROOFTOP VIEW

Landscape Design Intent

- + Utilize a working landscape to celebrate storm drainage and the Seattle Rain ①
- + Differentiate hardscape in areas of high pedestrian use
- + Celebrate sense of entry and arrival at storefront and residential entry along Fir ③ ④
- + Enhance streetscape with landscape elements, street furniture, lighting and varied hardscape ③
- + Create a sense of the pacific northwest through native, drought tolerant plants and trees
- + Elevate the residential experience at the rooftop deck amenity space by creating moments of interaction, adding a sense of theater, play and relaxation while maintaining access to views ②
- + Expand the streetscape at the pedestrian realm and enhance visual interest



①



②



③



④

LANDSCAPE ASPIRATIONS

STREETScape ACTIVATION ALONG 12TH AVENUE



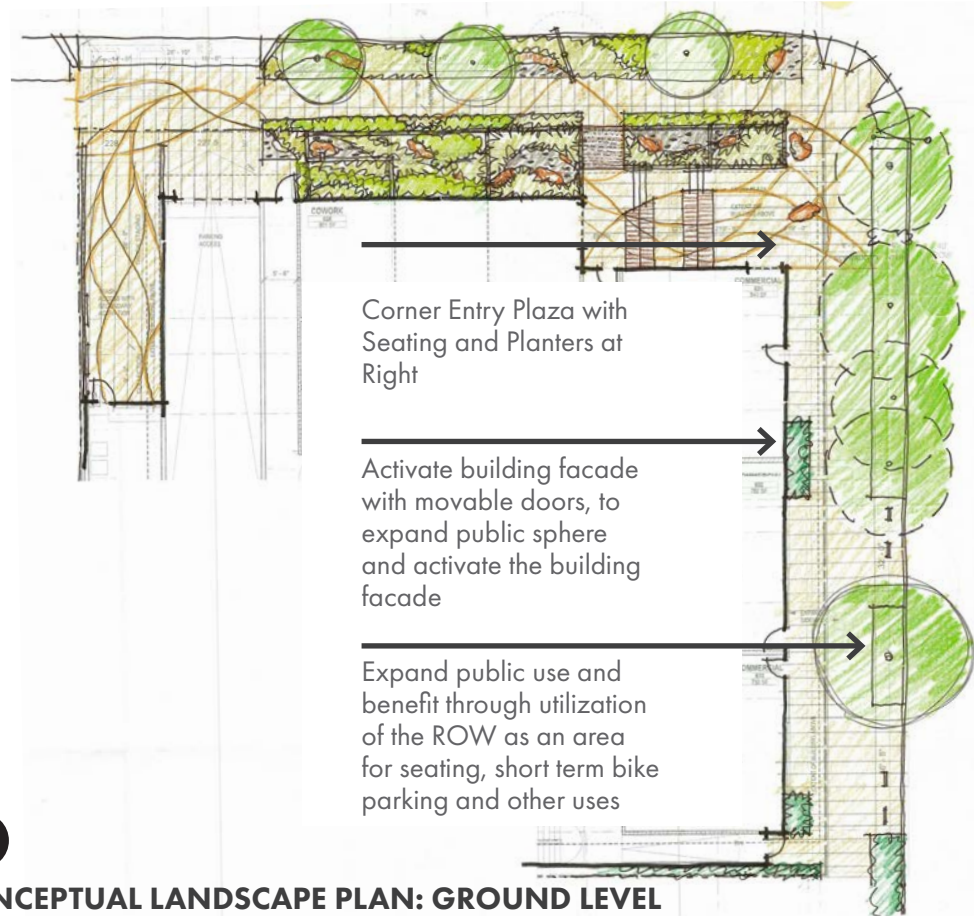
STREETScape ALONG 12TH AVENUE AND E. FIR



Differentiate each commercial use and entry, create seating opportunities



Moveable walls and partitions can activate the theatrical quality of the building facade



CONCEPTUAL LANDSCAPE PLAN: GROUND LEVEL



Recess lower level to provide weather protection and greater depth at sidewalk level for public life



Expand Uses into ROW and planting strip to create a dynamic landscape along each building facade fronting a sidewalk

LANDSCAPE ASPIRATIONS

A WORKING LANDSCAPE: E FIR STREET



STREETScape ALONG E FIR STREET



Opportunities are explored to celebrate the drainage patterns of rainwater runoff Incorporated into the landscape, with natural elements and detailed oriented solutions to add further drama to the elements "WORKING LANDSCAPE"

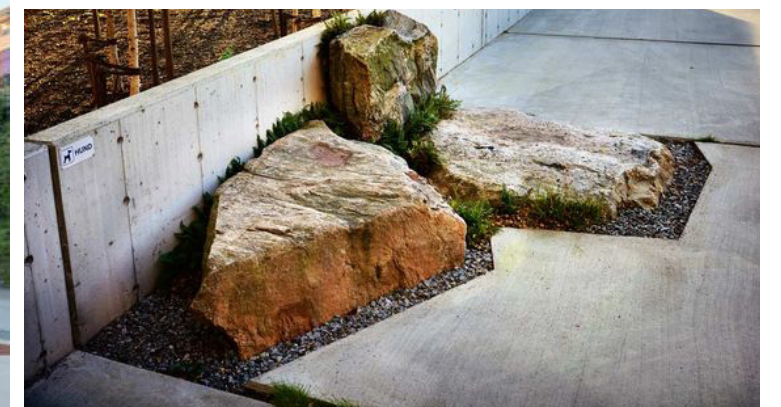
Cascading, working landscape works with the topography and adds visual interest, intrigue and drama to the pedestrian experience >



CONCEPTUAL LANDSCAPE PLAN: GROUND LEVEL



A warm and dramatic, full height entryway invites visitors and guests into the space while contributing to the neighborhood context



Natural elements break up the architectural qualities of the project, rooting the architecture within a landscape

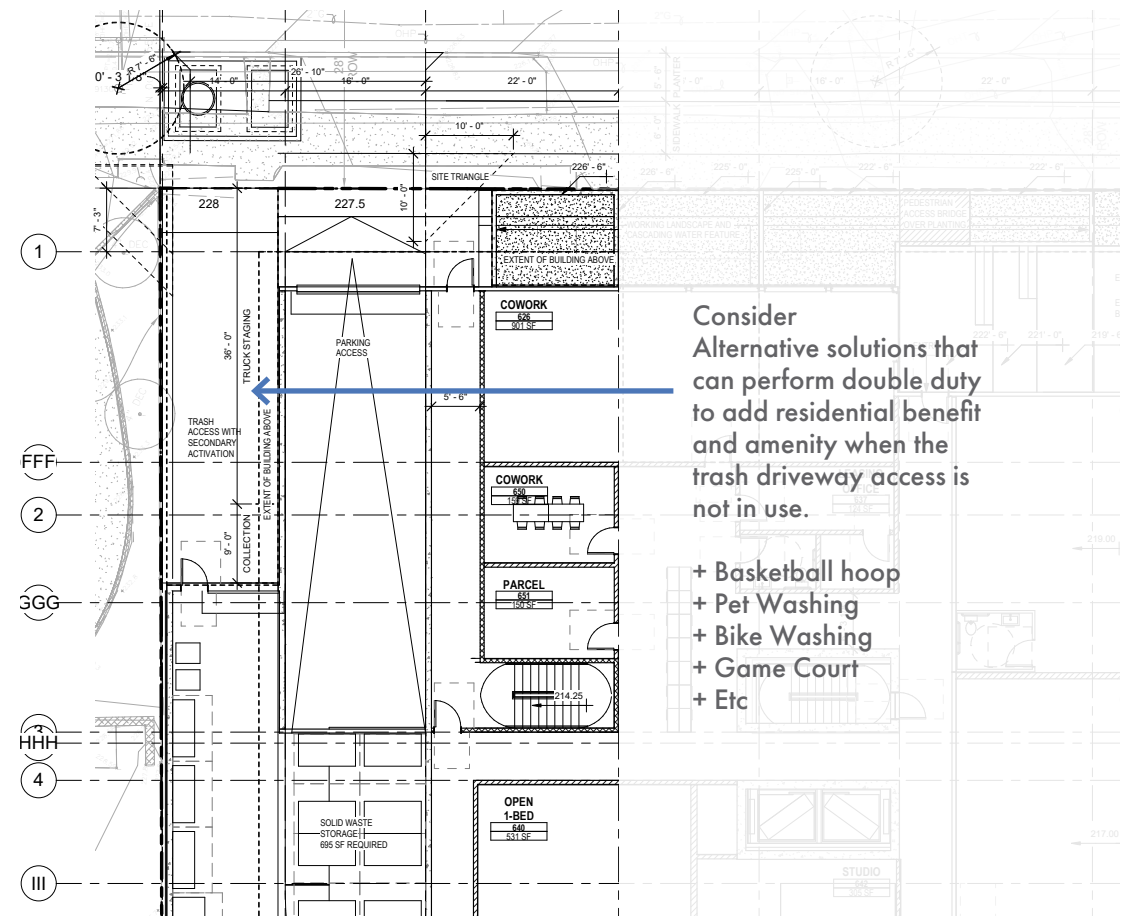
LANDSCAPE ASPIRATIONS

DOUBLE DUTY: TRASH ACCESS / BIKE REPAIR AND WASH



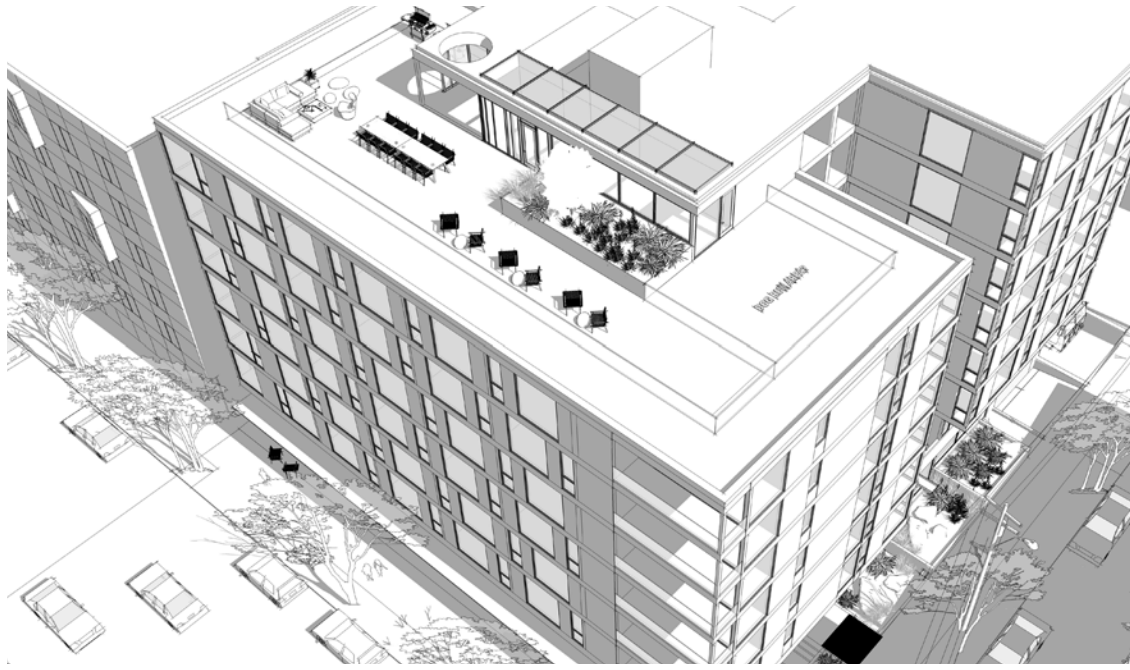
STREETScape ALONG E FIR STREET

Expand the potential use of the trash access by incorporating alternative uses when trash access is not in use such as recreation items (basketball hoops) or hose bibs to wash camping equipment / bikes after an activity

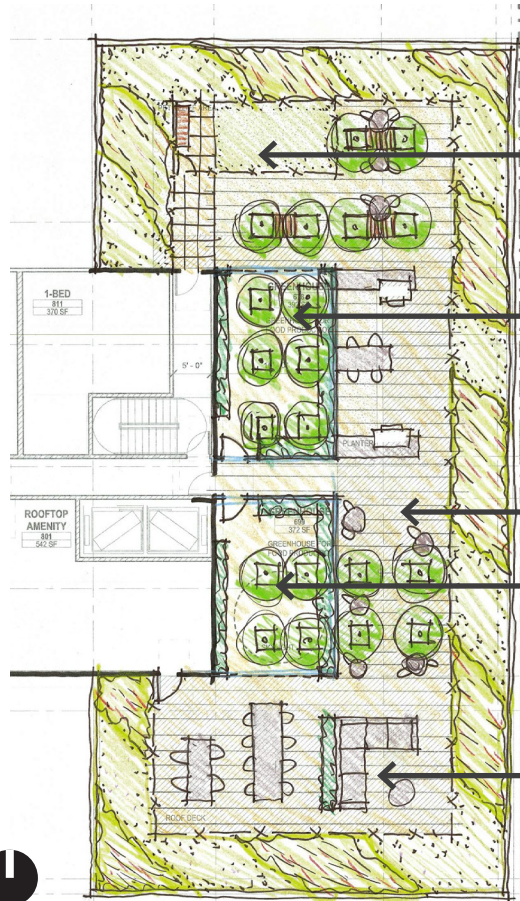


LANDSCAPE ASPIRATIONS

ROOFTOP AMENITY: ACTIVATION AND CONNECTION TO NATURAL ENVIRONMENT



RENDERING OF ROOFTOP



Pet Relief and Dog Run Area

Food Production "Greenhouse"

Active Relaxation Resident Area

Oculus Food Production Greenhouse Area

Gathering and Social Area with Views to Rainier



CONCEPTUAL LANDSCAPE PLAN: ROOF LEVEL