611 13th Avenue East - EDG

3040123-EG
Milbrandt Architects
Leschi Lakeside Property Management
4.12.2023

PROJECT INFORMATION

Project Information:	611 13th Avenue East Seattle, WA 98102
Project #:	3040123-EG
Parcel #:	6851700-366 6851700-365 6851700-360
Zoning:	LR3-M
Site Area:	16,161 sf
Gross Floor Area:	Approx. 42,573 sf
# of Units:	Approx. 36
Parking:	12 Stalls

PROJECT TEAM

Owner

Leschi Lakeside Property Management
121 Lakeside Ave., Suite B
Seattle, WA 98122

Contact:
Cody Gibson

Architect

Milbrandt Architect
25 Central Way
Kirkland, WA 98033

Contact:
David Vincent

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DEVELOPMENT OBJECTIVES

1 PRESERVATION OF NATURE

PROJECT GOAL

This project is focused on respecting and preserving the exceptional and ROW trees on the site, which are a significant feature of the neighborhood's character and natural beauty. By reducing the project's footprint and building massing around the trees, the project seeks to protect the trees and maintain the lush greenery of the street. This approach also minimizes the project's impact on the neighborhood's existing character, as it preserves the natural setting and overall aesthetics of the surrounding area. Additionally, by keeping these trees, the project can add value to the neighborhood by maintaining its natural beauty and contributing to the overall sense of community and well-being.

SUPPORTING DESIGN GUIDELINES

CS1 - Context and Site - Natural Systems & Features
Use natural systems and features of the site and its surroundings as a starting point for project design.

2 FITTING NEW WITH OLD

PROJECT GOAL

Our project aims to seamlessly integrate with the historic character of the Capitol Hill neighborhood. Our design draws inspiration from simple massing, geometric forms such as archways and entries, and quoined brick, all of which are prominent features in the historic buildings of the neighborhood. However, we are also incorporating modern materials like metals to create a design that feels both classic and contemporary. By paying close attention to the details that make Capitol Hill unique, we hope to create a new development that not only complements the existing neighborhood, but also adds to its rich architectural legacy.

SUPPORTING DESIGN GUIDELINES

CS3 - Context & Site - Architectural Character
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

3 RESPECTING THE NEIGHBORHOOD

PROJECT GOAL

The objective of this development is to be a good neighbor to the surrounding community. To achieve this, we are utilizing generous side yard and front setbacks that exceed minimum requirements. These larger setbacks allow for the creation of enhanced public and private spaces, which will be thoughtfully landscaped to further contribute to the community's character. By integrating landscaping into the design, we aim to soften the impact of the taller building on the surrounding streetscape. In doing so, we hope to create a development that not only meets the needs of its occupants, but also benefits and contributes to the greater community.

SUPPORTING DESIGN GUIDELINES

DC2 - Design Concept - Architectural Concept
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

4 ENHANCING STREET LEVEL EXPERIENCE

PROJECT GOAL

Our design aims to create a vibrant street level experience that enhances the value of the neighborhood. We are taking advantage of the additional setbacks provided by the design to integrate green spaces and amenities such as bike parking and seating areas into the streetscape. Additionally, the project will feature terracing raised planter beds and areas of bioretention to create a sustainable and beautiful environment. By incorporating open space design into the building design, we aim to create a seamless and complementary relationship between the two.

SUPPORTING DESIGN GUIDELINES

DC3 - Design Concept - Open Space Concept
Integrate open space design with the design of the building so that each complements the other.

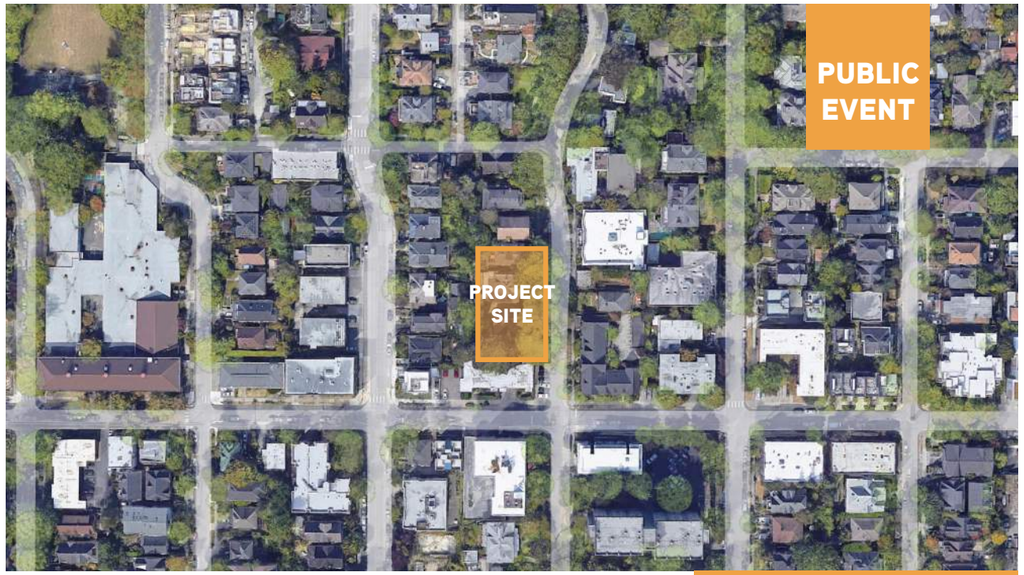
COMMUNITY OUTREACH

Leschi Lakeside Property Management conducted the following outreach activities as part of the Early Design Guidance process:

Printed Outreach: Door-to-door flier distribution
Project fliers were distributed door-to-door to all 160 addresses within a 500' radius of the site per the Seattle GIS website. The fliers were delivered on November 3, 2022 and gave a two week notice of the upcoming guided site walk to be conducted on November 16, 2022 from 5pm-7pm.

Digital Outreach: Interactive Website with public comment function and Online Survey
Our project website was established on October 25th, 2022 with the following features:
1) a brief description of the project 2) architect and developer contacts 3) information about the upcoming guided site tour w/date, time, and location 4) imagery of the site location 5) area for the public to submit their comments 6) a link to our 8-question survey

In-Person Outreach: Guided Site Walk
We conducted a Guided Site Walk from 5pm to 7pm on November 16, 2022 at the project location 611 13th Ave E. 15 people provided signatures for our sign in sheet and we estimate that 6 people were present but did not provide their signatures or feedback.



EARLY COMMUNITY OUTREACH ON NEW DEVELOPMENT

WEDNESDAY NOVEMBER 16

Join us for a guided site walk to learn more about the **611 13th Ave E Project.**

The proposed project is a 43,200 sf four-story apartment that include approx. 38 residential units, 20 parking stalls, and an enhanced open space along the street edge. The project is zoned LR3-M.

What: Join the architect/development team to discuss the project vision, site constraints/opportunities, and design approach during our 2 hour guided site tour. All are welcome.

Time: Table will be set up on-site from 5:00 pm to 7:00 pm

Date: **Wednesday, November 16th, 2022**

Where: 611 13th Ave E, Seattle, WA 98102

Project Address:
611 13th Avenue East
Seattle, WA 98102

Project #:
3040123-EG

Contact:
Milbrandt Architects
Contact - Tony Radovich
425.454.7130

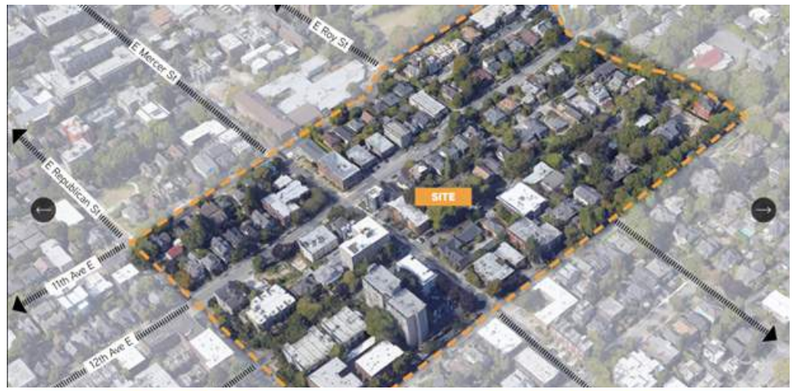
Visit https://EDG-611-13thAveE.squarespace.com for details, to submit comments, and fill out our survey.

SUMMARY OF FEEDBACK

Digital Outreach: Interactive Website with public comment function and Online Survey

Our project website was established on October 25th, 2022. A survey was available on the website and direct links to the survey were given out during the guided site tour. 3 people filled out our online survey. This is a summary of the feedback we received via our Online Survey:

Primary Takeaways – Parking was a big concern to the people who filled out the survey. There was support for the increase of housing in the area but not if it didn't feel like it belongs in Capitol Hill or if it offer no regard to historic buildings in the area.



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Guided Site Tour Feedback: We conducted a Guided Site Walk from 5pm to 7pm on November 16, 2022 at the project location. This is a summary of the feedback received:

Design Related Comments:

Architectural Characteristics – A primary concern of the community members was that a new building would erase the rich character of Capitol Hill. With the project demolishing 3 homes that have been on the site for decades, people mentioned that we should put thought into how our design is going to retain traditional values and not be "just a modern box"

Preservation/Health of Nature – The most common concern among residents was the preservation of trees. The townhomes down the street cut down two prominent street trees and the community feels like that ruins the character of 13th Ave E.

Parking Congestion – Residents reiterated concerns that the design team has about parking along the street. Right now, cars are forced to park bumper to bumper in front of the site the pack in as many residents as possible and there are concerns that the increased density in the neighborhood will exacerbate this.

Height – The concerns about height came from multiple different angles. Residents to the east of the site (down the hill along 12th Ave E) fear that a new tall building will cause privacy concerns to their back yards and suggest at a minimum, we look at ways screen their backyards from views on our site. Other residents in the area want to avoid that "canyon effect" from multiple tall masses and felt that pushing back the façade from the street edge will help improve this. Residents from 603 13th Ave E (condo building to the south of the lot) mentioned that massing height would not be an issue due to their buildings corridors facing our site.

Setbacks on All Sides – The community was receptive to the design of our buildings going beyond the setbacks prescribed by codes (Option 3-Preferred), and the design displayed showing us pushing to the setback was met with disdain (Option 2). The neighbors to the East worry that 15 feet will not be enough separation between their homes.

Retaining Walls/Landscaping Along the Back- Along with the height and setback concerns, the neighbors to the east suggest putting serious design consideration to the back façade of the building. Large/blank retaining walls were brought up as a negative attribute to the building design.

Departures – Feelings about the design departure requests for an additional 10' of height were mixed. Many residents understood that reducing the impacts of back of house functions along the street edge would be important. Also, preserving the trees was a viable excuse for the height exception as long as we reduced the canyon effect and provided strong streetscape. Neighbors to the east of the site were skeptical that saving the trees was worth the extra height we hope to be granted by the departure.

Non-Design Related Comments:

City Processes – Community members were pleasantly surprised with our proposal to keep exceptional trees and give generous space to the street space, but some fear that a "bait and switch" will occur down the road. Our design team stressed that the city process has multiple steps and safeguards to ensure that the development team commits to their design especially if expectations for height departures are given.

Street Traffic Patterns – A community member asked if there were ways to slow traffic down along the narrow 13th Ave E. Suggestions included curb bulbs or speed bumps.

Opposition to Building – Residents of the current single family homes on site came to remind us that these houses are more than just homes for one family. The resident has personally lived in that house for many years with other roommates that used the low rent price to flourish in other areas like putting themselves through school.

Safety During Construction – Residents express concerns of homelessness during the construction process on our vacant site and wanted to be ensured that encampments would not pop up on our site during that process.

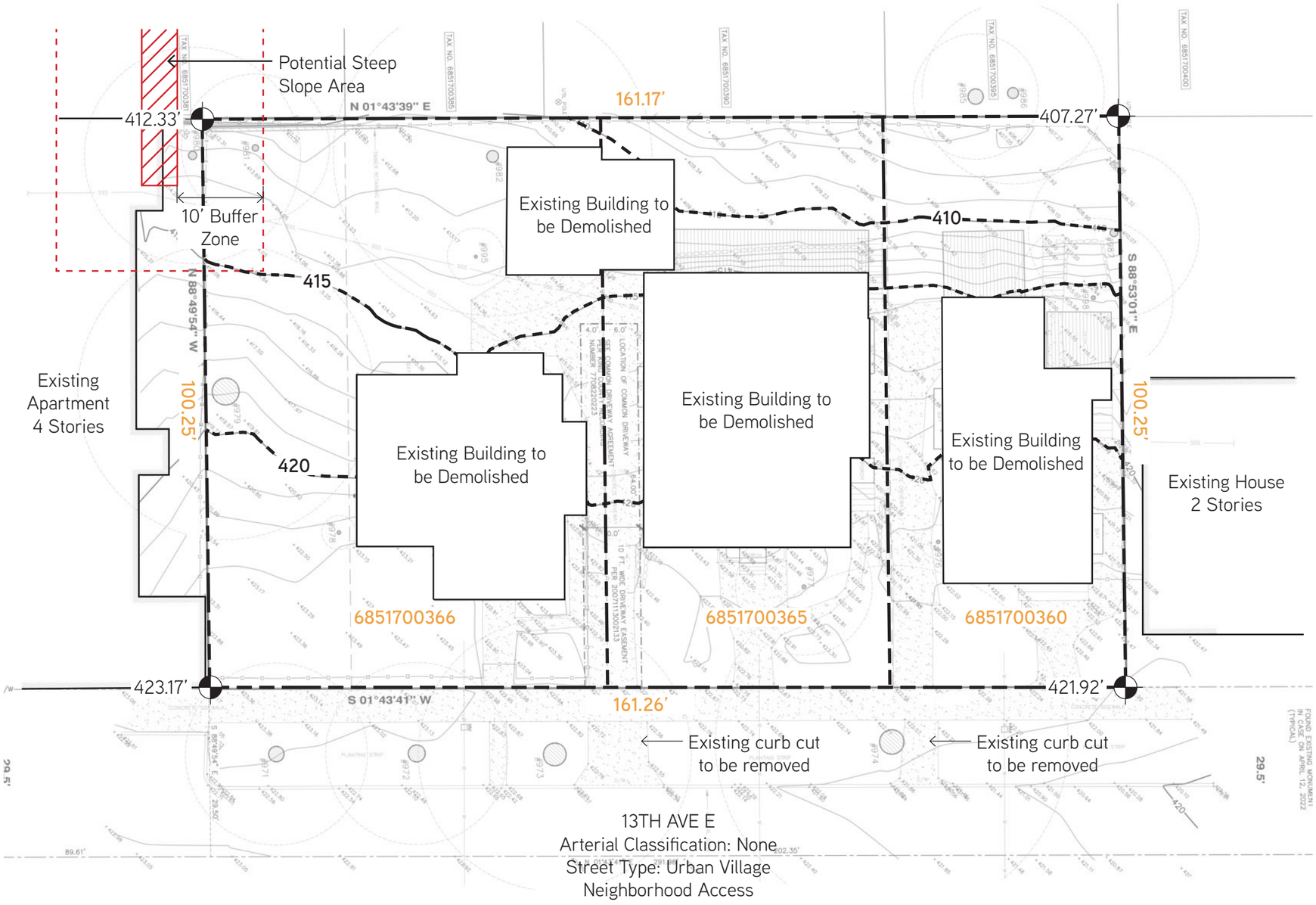
SITE SURVEY

Legal Descriptions:

6851700-366
LOT 4 AND THE SOUTH 10 FEET OF LOT 3, BLOCK 16, SUPPLEMENTAL PLAT OF FRANKS PONTIUS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON

6851700-365
THE NORTH 50 FEET OF LOT 3, BLOCK 16, SUPPLEMENTAL PLAT OF FRANKS PONTIUS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON

6851700-360
LOT 2, BLOCK 16, SUPPLEMENTAL PLAT OF FRANKS PONTIUS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON



SITE SURVEY
SCALE: 1/20" = 1'

0' 10' 20'

TREE REPORT

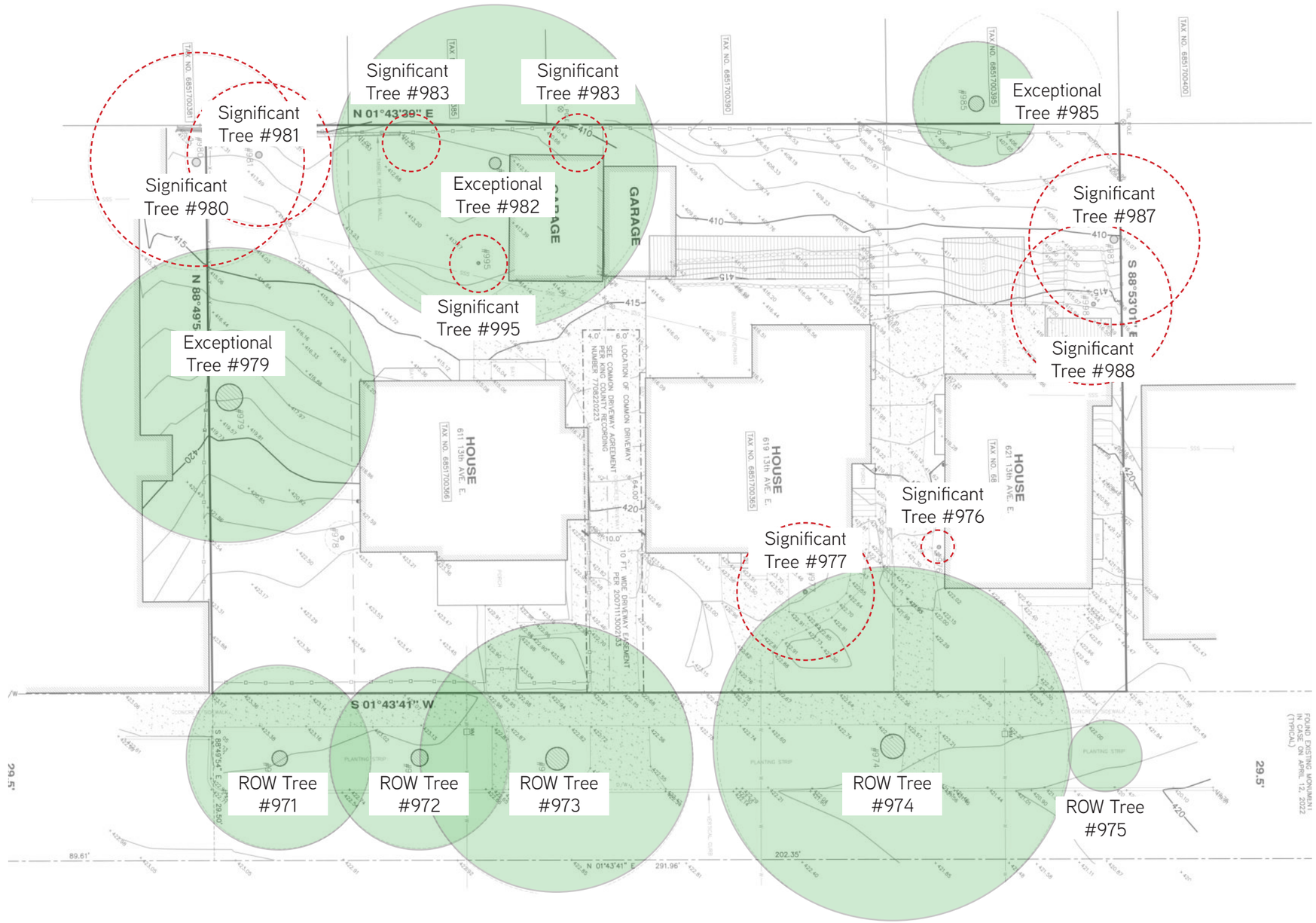
LEGEND

Existing Tree to Remain

Existing Tree to be Removed

**No Exceptional Trees to be Removed on Site

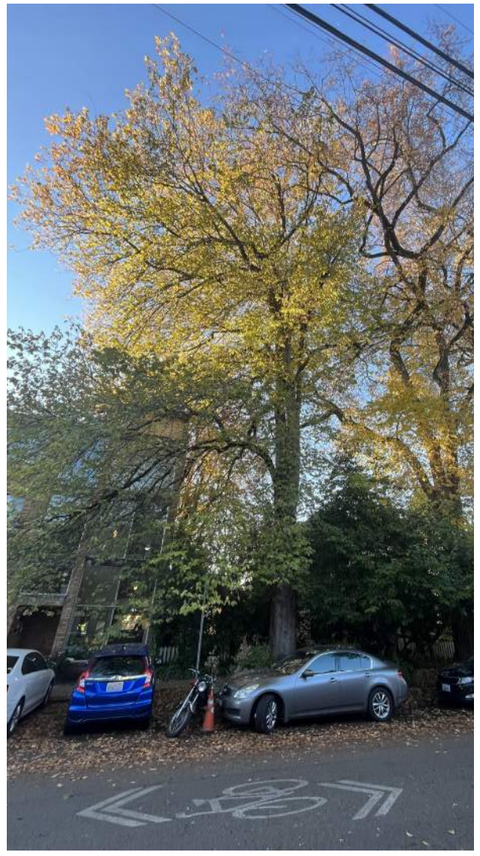
Tree	Species	DBH (")
971	American Elm	32.5
972	English Elm	35.7
973	American Elm	45.4
974	London Planetree	51.6
975	Plum	5.5
976	English Yew	6.9
977	Camellia	7.9
978	English Holly	7.3
979	Copper Beech	56.8
980	Red Maple	17.4
981	Coast Redwood	13.4
982	Cherry	24.9
983	English Holly	10.9
984	Golden Chain Tree	10.0
985	Port Orford Cypress	32.3
986	Black Cottonwood	23.0
987	Beech	16.1
989	Bigleaf Maple	6.9
995	Fig	5.7
998	Horsechestnut	8.0



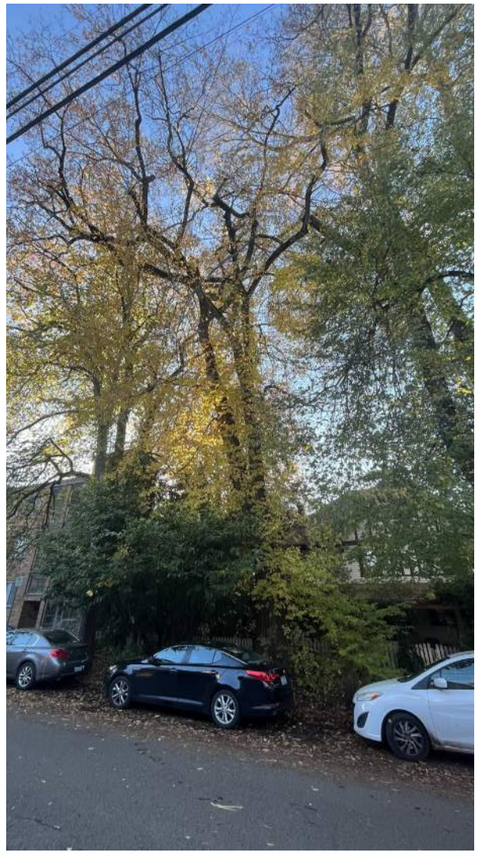
SITE SURVEY

SCALE: 1/20" = 1'

SITE PHOTOS



ROW Tree #971



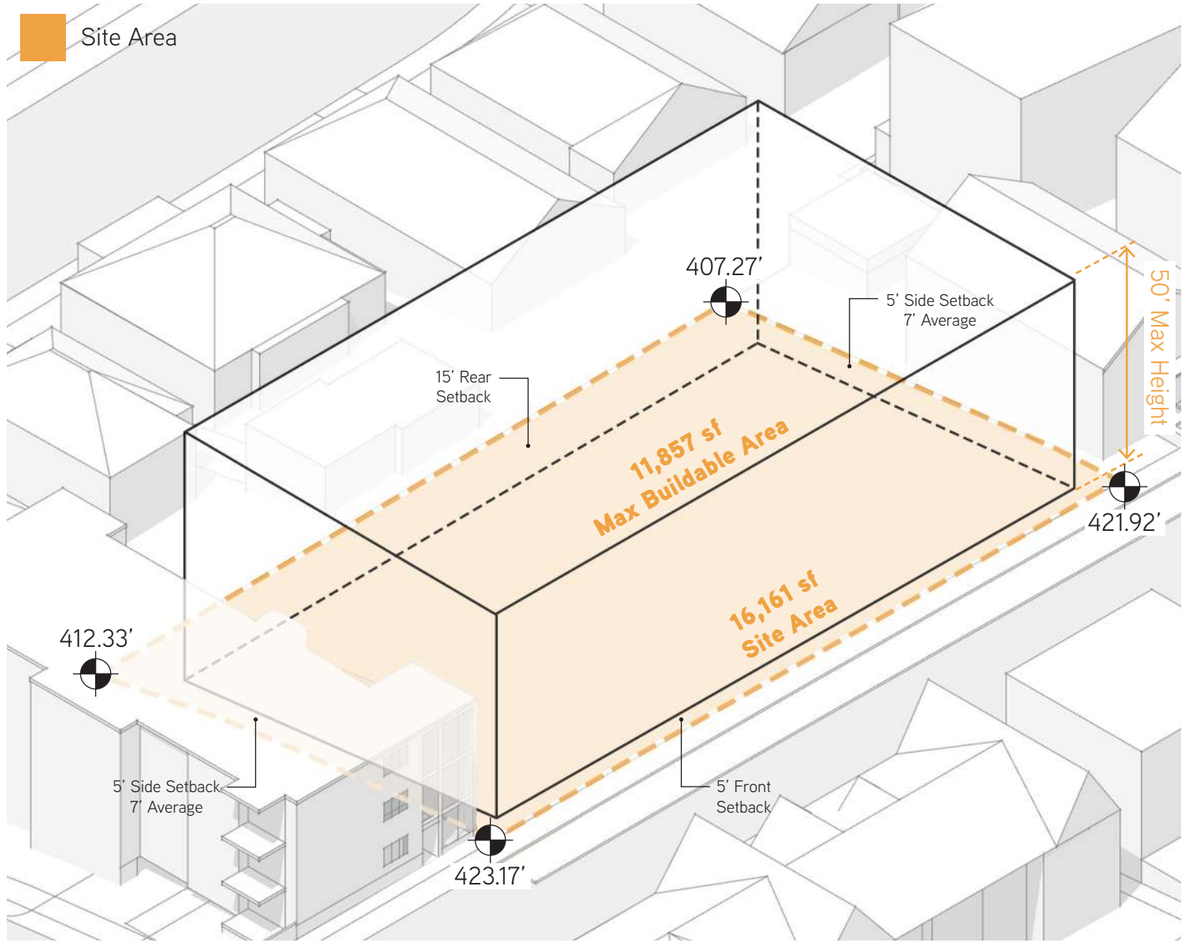
ROW Tree #972

ROW Tree #973

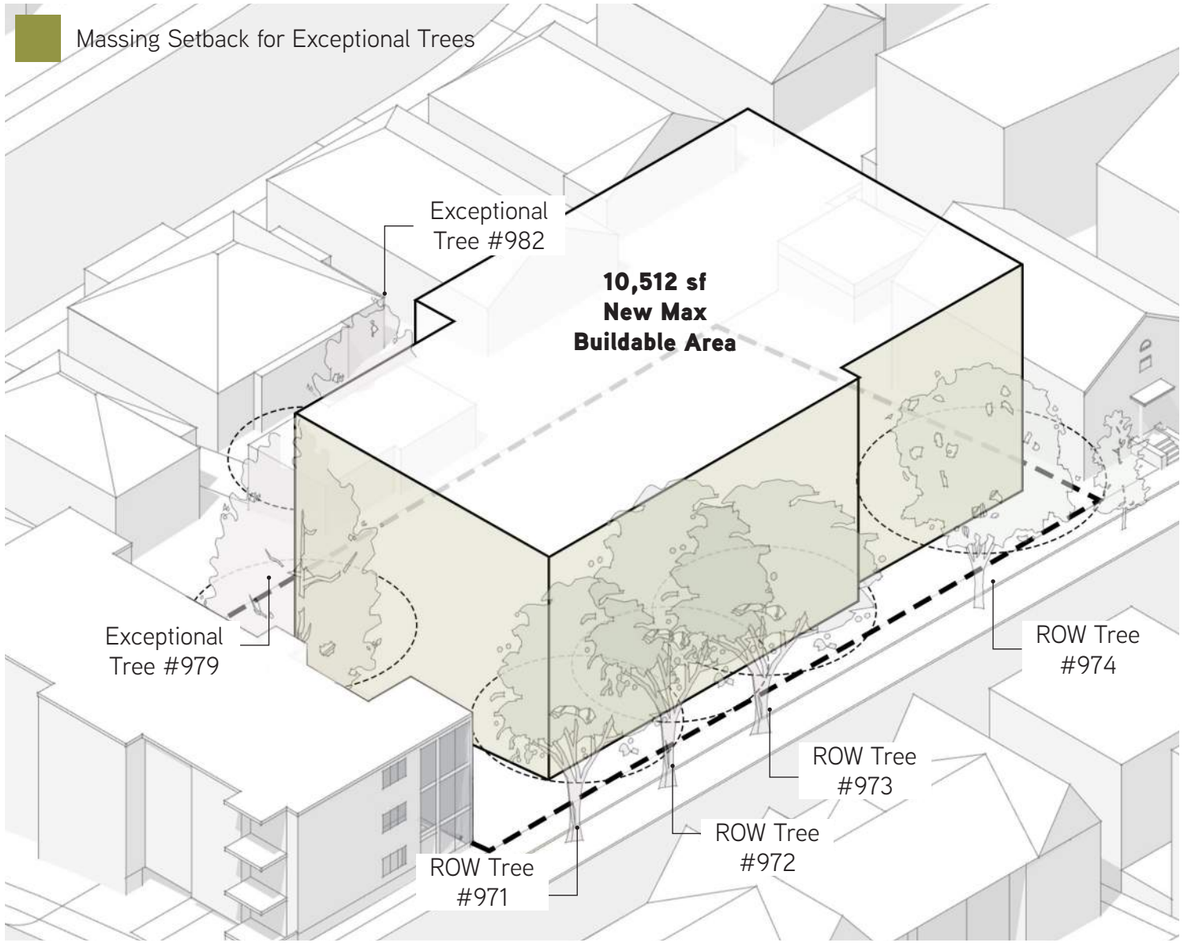
ROW Tree #974

ROW Tree #975

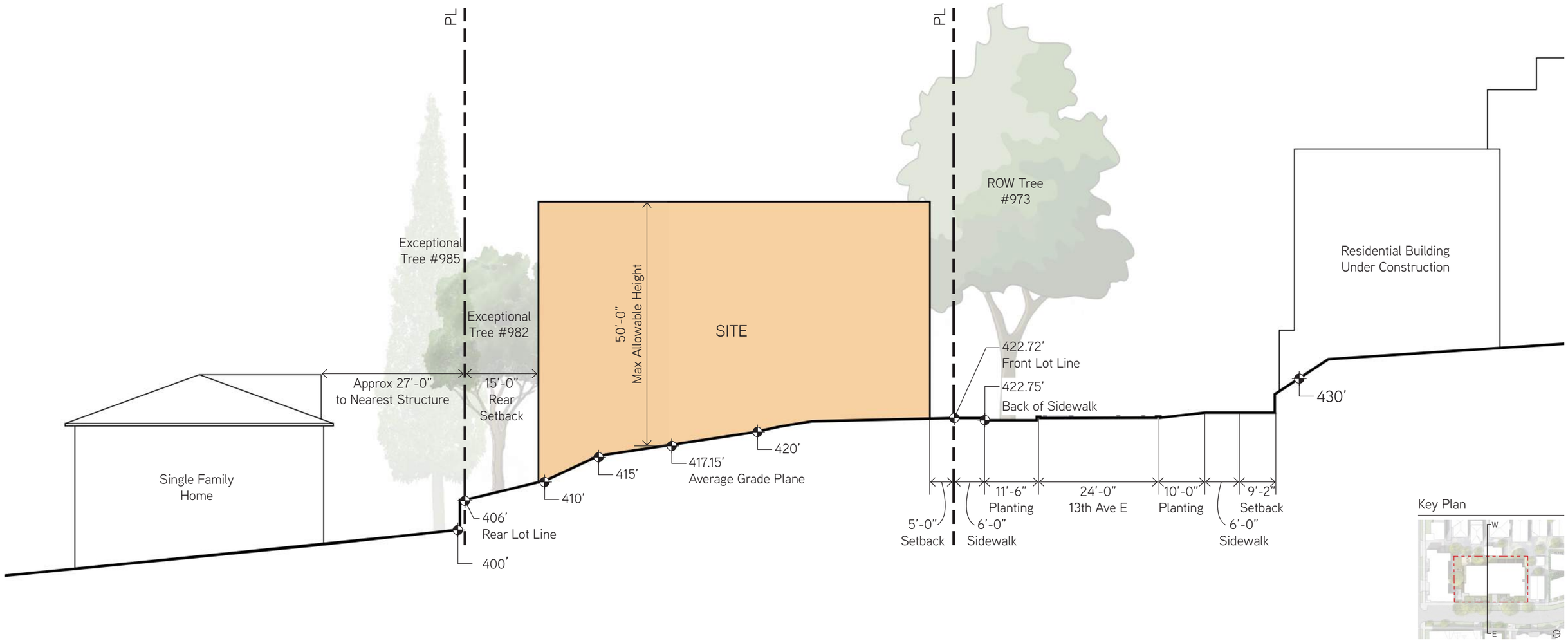
SITE CONSTRAINTS



ZONING ENVELOPE



ZONING ENVELOPE - TREE PRESERVATION



SITE SECTION-WEST TO EAST

SCALE: 1/20" = 1'

0' 10' 20'

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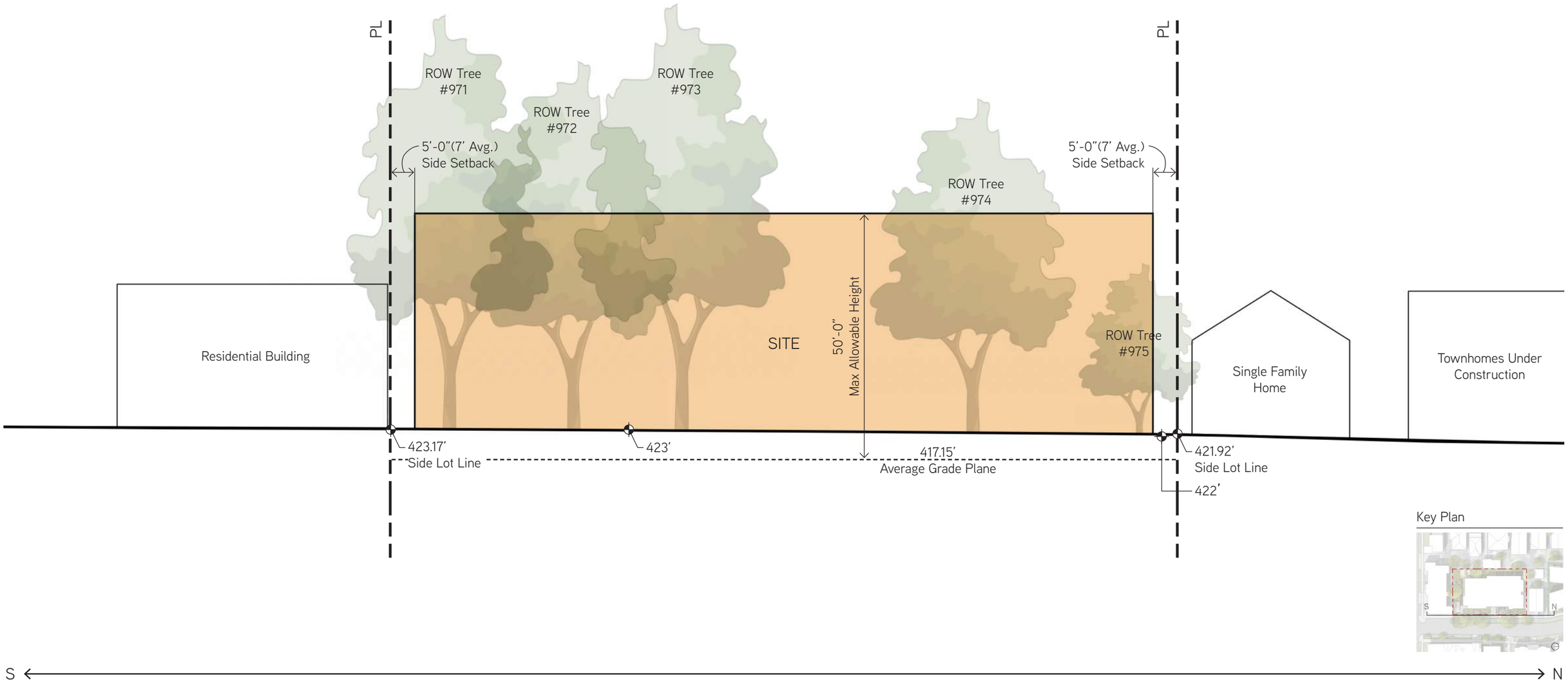
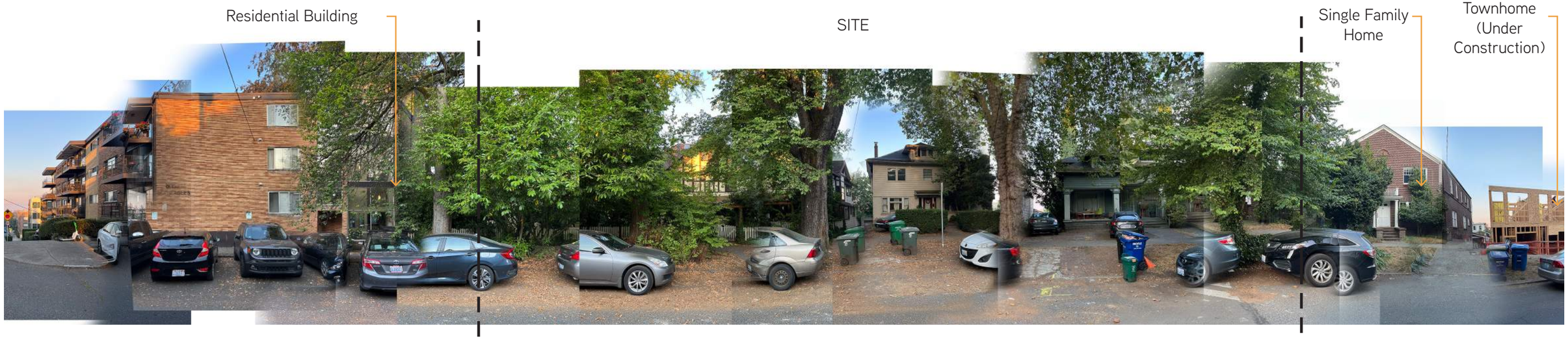


SITE SECTION-SOUTH TO NORTH

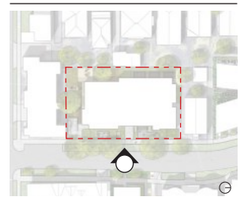
SCALE: 1/20" = 1'

0' 10' 20'



E Mercer St

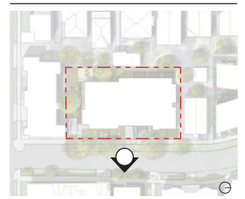
Key Plan



S ← → N

STREET VIEW FACING SITE

Key Plan



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STREET VIEW ACROSS FROM SITE

URBAN CONTEXT | 9 BLOCK RADIUS

URBAN CONTEXT | 9 BLOCK RADIUS

URBAN CONTEXT | CHARACTERISTICS

-Transition Zone: Site is located at the border of the final transition from the heavy commercial/ residential Capitol Hill core to the more quiet, heavily landscaped neighborhood residential zone.

-Business Corridor: The site is inbetween two commercial corridors on 15th Ave and Broadway. 15th Ave is an area that is coming into it's own with new developments coming down the pipeline while Broadway is an established commercial area.

-Access to Transit: The site is located .5 miles (or 12 minutes) from the Capital Hill Light Rail Station.

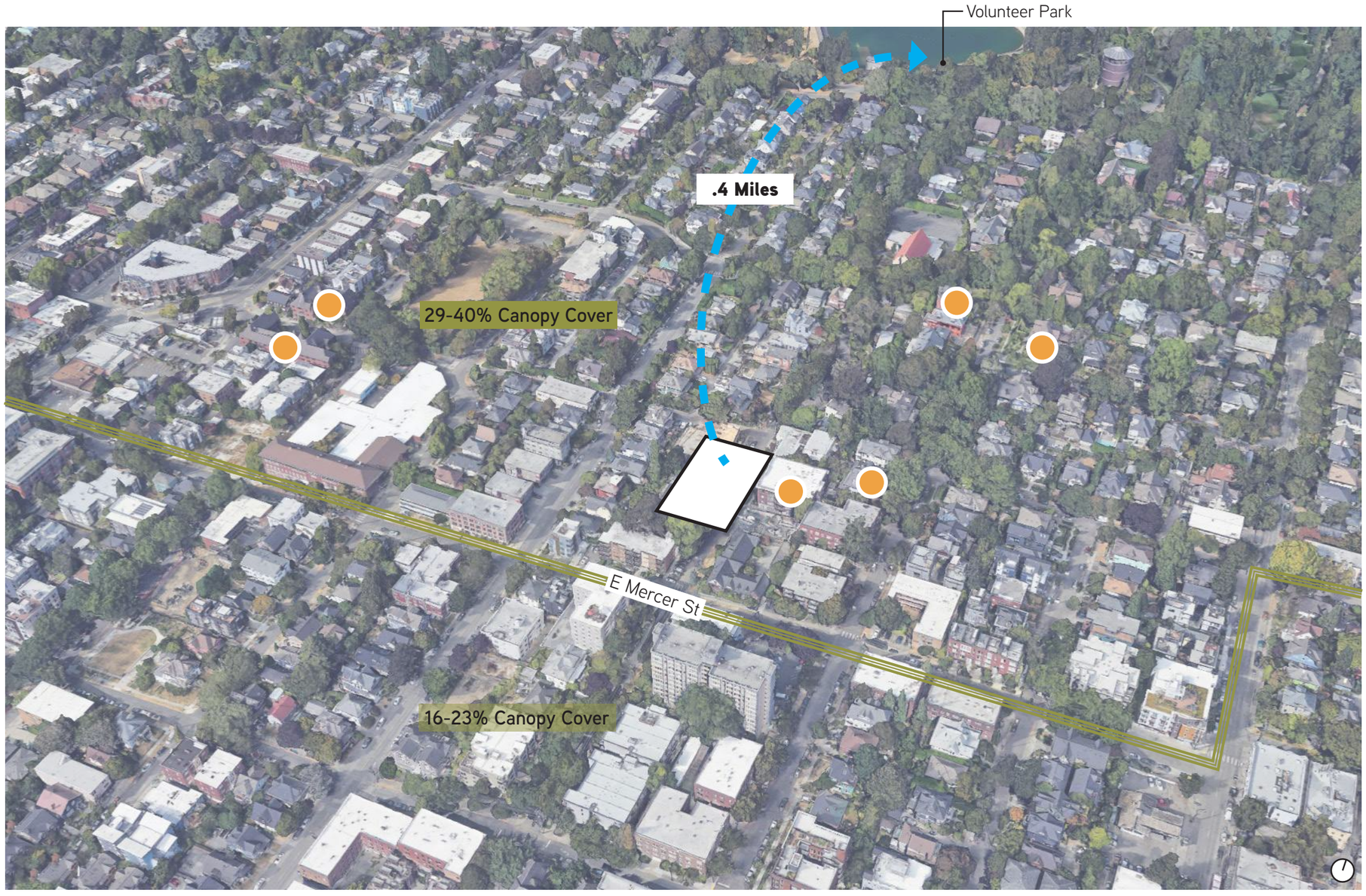
AERIAL VIEW LOOKING SOUTH-WEST

URBAN CONTEXT | CHARACTERISTICS

-Transition Zone: To the North of the site, the neighborhood residential zone provides a more tree coverage, dense landscape and leads to Volunteer Park. To the north of Mercer Street, the canopy coverage jumps from 16-23% to 29-40%.

-Historical Area: To the north of the site, there is a higher concentration of historic buildings compared to the south. These buildings contribute to the character and charm of the neighborhood.

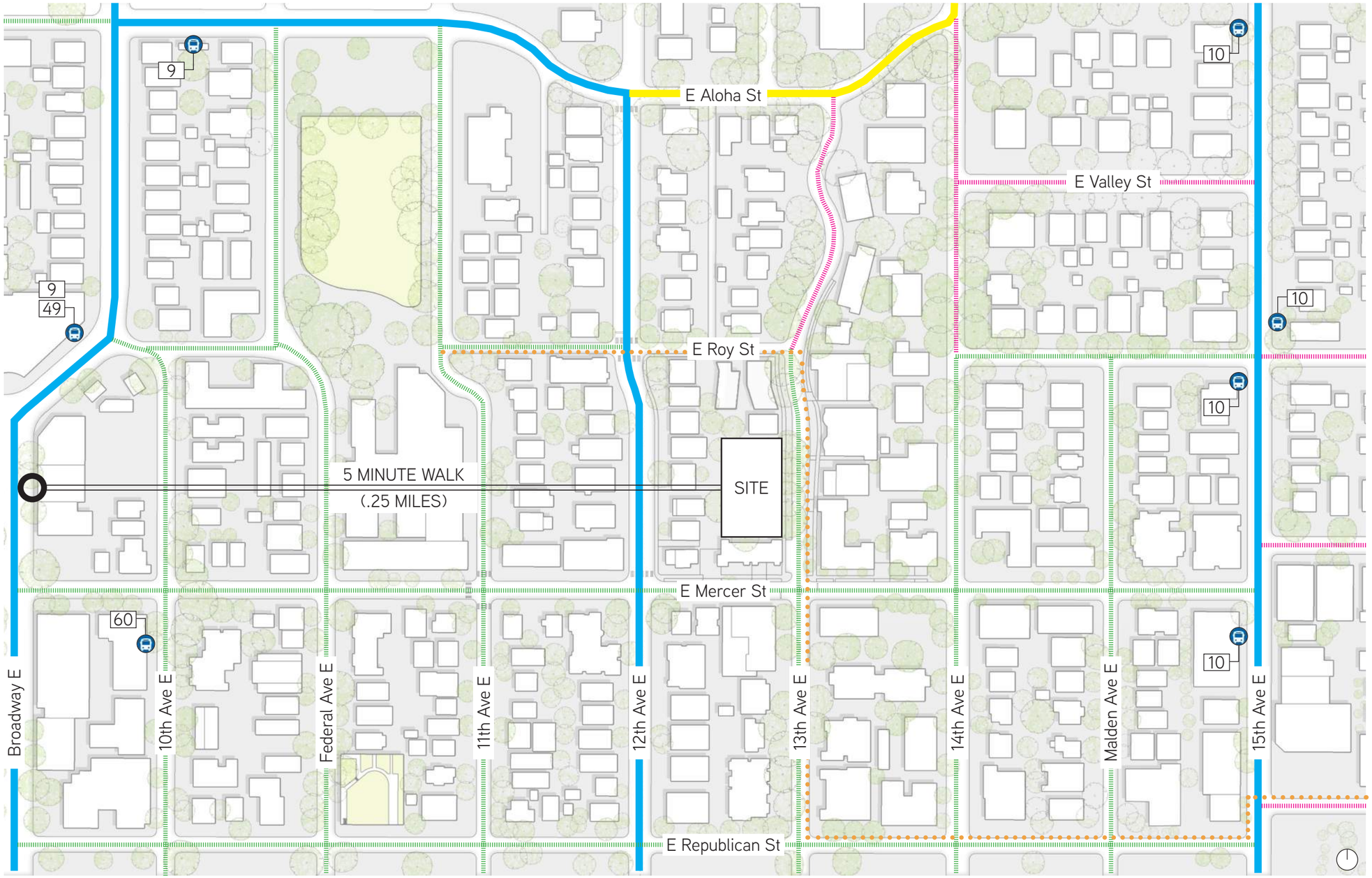
Seattle Landmark Buildings



AERIAL VIEW LOOKING NORTH-WEST

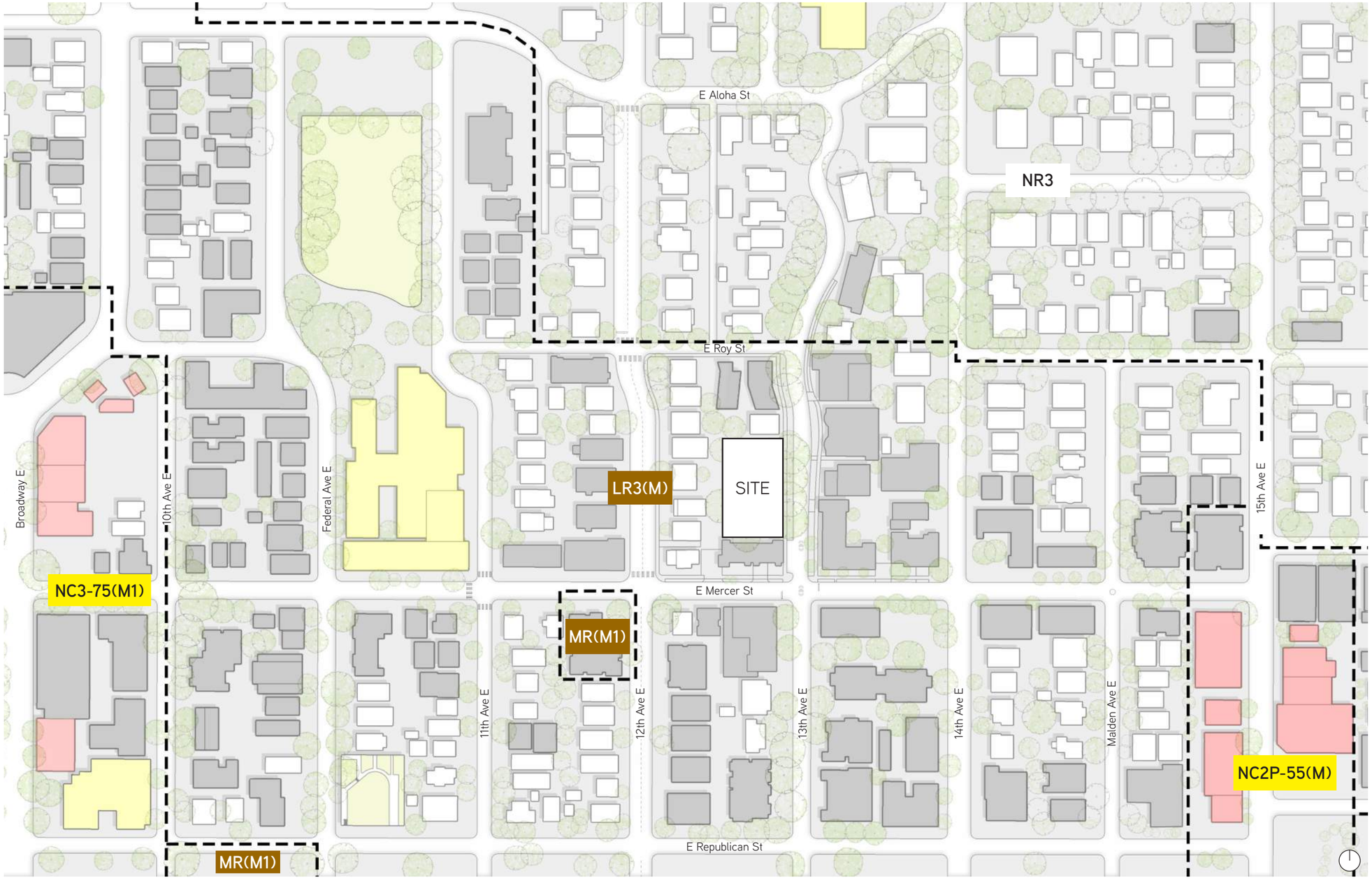
URBAN CONTEXT | TRANSIT

- Minor Arterial
- Collector Arterial
- Urban Village Neighborhood Access
- Neighborhood Yield Street
- Neighborhood Greenway
- 60 Bus Stop



URBAN CONTEXT | LAND USES

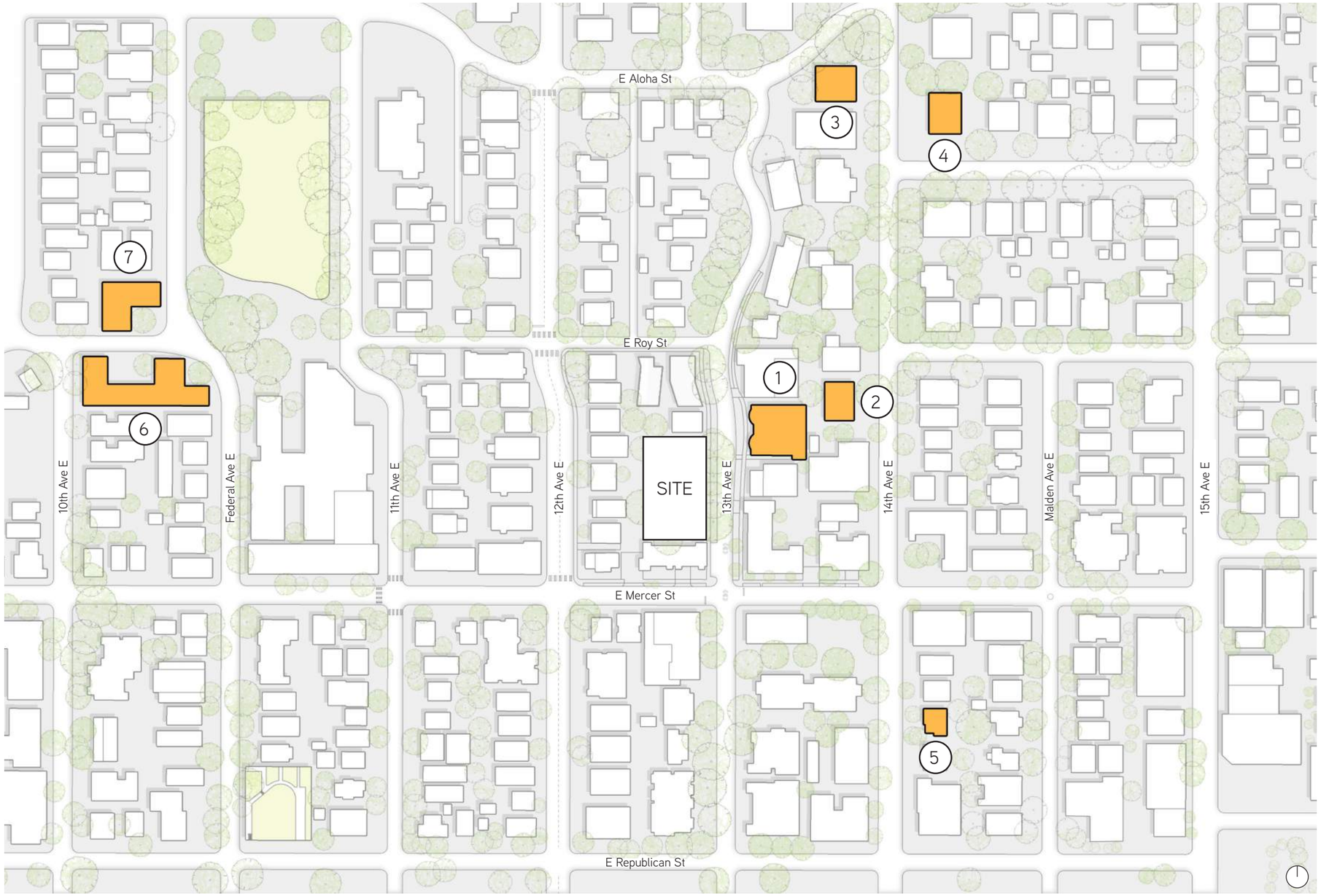
- Single Family Residential
- Multi Family Residential
- Institution/ Education
- Retail
- Park/Open Space



SEATTLE LANDMARKS

Seattle's Capitol Hill neighborhood is known for its diverse architectural styles, including many landmark buildings that reflect the rich history of the area. Among these landmarks are both single-family and multi-family homes, seven of which are Seattle Designated Landmark buildings. One of the most notable examples of Capitol Hill's architecture is The Maryland Apartments, located across the street from our project site, which was built in 1910 and features a traditional material palette, simple massing forms, repetitive window patterns, and framed entryways. The north area of Capitol Hill is also home to many historic homes with classical forms that serve as a foundation for our design approach. By incorporating these timeless architectural elements into our building, we aim to create a design that complements the neighborhood's historic character while also adding a contemporary touch.

1. Maryland Building
2. Caroline Horton House
3. Moore Mansion
4. Bordeaux House
5. Clayton-Revels House
6. Anhalt Apartments
7. Anhalt Apartments



HISTORICAL CONTEXT ANALYSIS

The Maryland

-Prominent Entryway
-Repetitive Window Pattern
-Clear massing delineation with generous setbacks
-Curved facade adds visual interest to classical massing
-Planting along the street scape flanking the entryway

The Parkway

-Entry massing pulled vertically and stepped towards the street with a framed archway
-Repetitive window patterns
-Greenspace along whole building frontage
-Framed entry with landscaping

Wellington Apartments

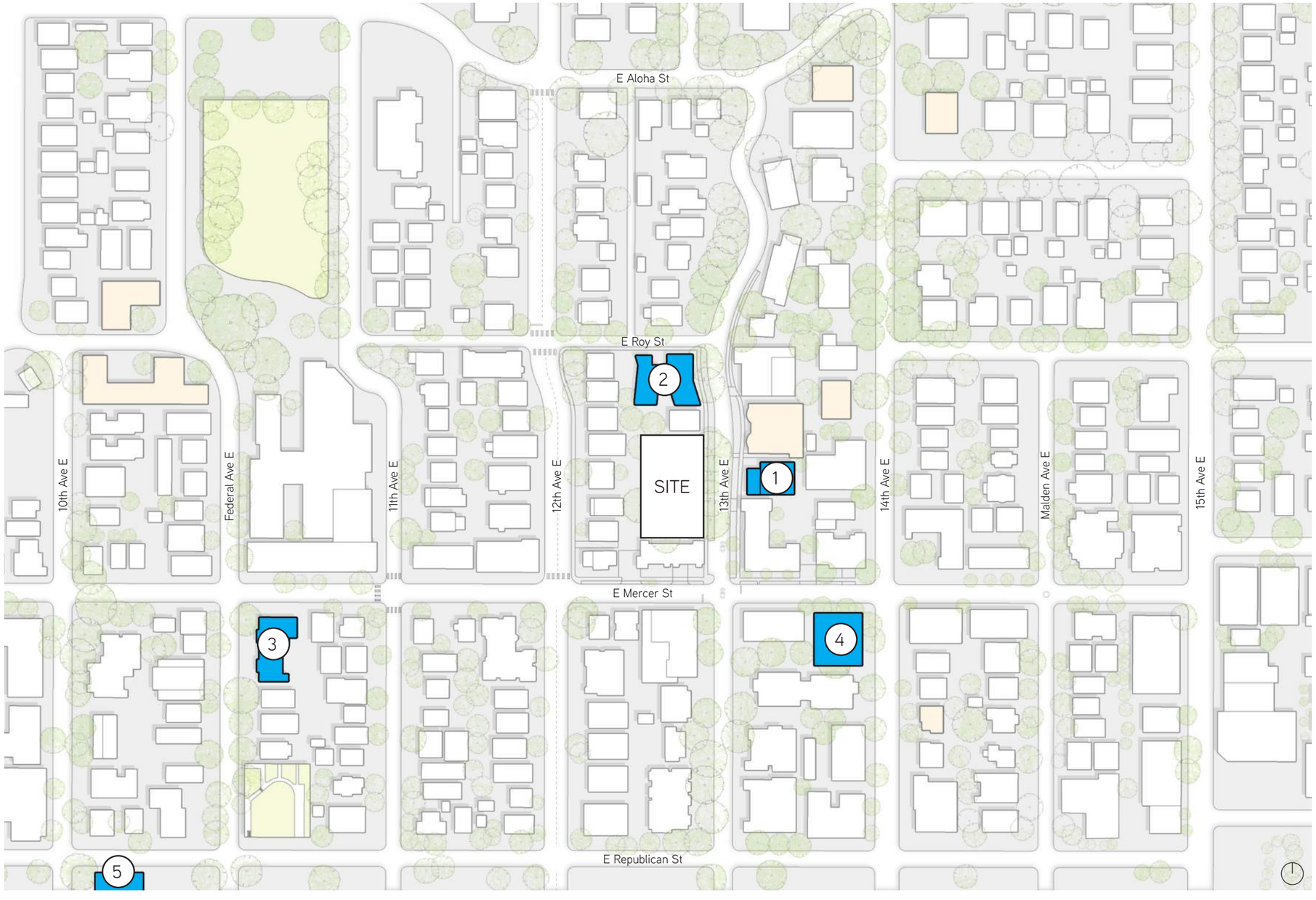
-Simple massing with facade modulation at the top
-Quoins framing windows and providing strong horizontal element
-Arched entry framed by decorative stone
-Generous setback from street with intricate landscaping
-Mismatched vertical window datums

FUTURE DEVELOPMENT

As the Capitol Hill area continues to undergo rapid development, neighboring sites are serving as examples of how to blend modern approaches with classical design principles. The use of traditional materials with modern accents, simple massing forms, repetitive window patterns with movement, and prominent entries carved out of or highlighted with glazing are all prominent characteristics of the area's new developments.

These elements not only pay homage to the area's historic architecture, but also showcase innovative approaches to creating contemporary designs that enhance the character of the neighborhood. As the area continues to evolve, these design principles will likely continue to play an important role in shaping its built environment.

1. **614 13th Ave East |** b9 Architects
2. **635 13th Ave East |** Workshop AD
3. **524 Federal Ave E |** SHW Architecture + Interiors
4. **523 15th Ave E |** Studio Meng Strazzara
5. **1007 E Republican St |** Group Architect



MILBRANDT ARCHITECTS

FUTURE DEVELOPMENT ANALYSIS

523 15th Ave E | Studio Meng Strazzara

-Massing that displays clear base and top
-Strong brick frame around glazing areas
-Balconies provide variation to the upper facade
-Gasket used to break down large facade
-Active street uses along prominent street

614 13th Ave East | b9 Architects

-Simple massing gives the building a classical look
-Mismatch vertical datums for windows creates visual interest
-Varied window treatment creates movement along the front facade
-Prominent entryway framed by awning
-Generous setback from property line

524 Federal Ave E | SHW Architecture + Interiors

-Simple massing with carved out entry way
-Repeating window pattern with intricate mullion systems
-Balconies break up facade while attributing to the rhythm
-Greenspace given back to street level experience

ZONING SUMMARY | LR3-M

23.45.504 - PERMITTED AND PROHIBITED USES
Table A for 23.45.504: Residential use is permitted
C. Accessory uses. The following accessory uses are permitted in all multifamily zones, subject to the standards in Section 23.45.545, if applicable:
1. Private garage and carports
3. Solar Collectors, including solar greenhouses
8. Urban farms with planting area not more than 4,000 square feet

23.45.510 - FLOOR AREA
Table A for 23.45.510: FAR in LR3-M zones located inside urban centers and urban villages = 2.3
16,161 sf (Site Area) x 2.3 (FAR) = **37,170 sf** (Max Buildable Area)

23.45.514 - STRUCTURE HEIGHT
Table A for 25.45.514: Height allowed in LR3-M zones located inside urban centers and urban villages = **50'**
4. In LR zones, the following rooftop features may extend 10 feet above the height limit set in subsections 23.45.514.A and 23.45.514.F, if the combined total coverage of all features in subsections 23.45.514.J.4.A through 23.45.514.J.4.F does not exceed 15 percent of the roof area (or 20 percent of the roof area if the total includes screened mechanical equipment): Stair penthouses, except as provided in subsection 23.45.514.I.6;
6. Subject to the roof coverage limits in subsections 23.45.514.I.4 and 23.45.514.I.5, elevator penthouses may extend above the applicable height limit up to 16 feet. Stair penthouses may be the same height as an elevator penthouse if the elevator and stairs are co-located within a common penthouse structure.

23.45.517 - MHA IN MULTIFAMILY ZONES
LR, MR, and HR zones with a mandatory housing affordability suffix are subject to the provisions of Chapters 23.58B and 23.58C.

23.45.518 - SETBACKS AND SEPARATION
1. Ground Level Setbacks in LR3-M Zones
Front: 5' min
Rear: 15' min
Side: 5' min - 7' Average
2. Upper Level Setbacks in LR3 Zones
a. An upper-level setback of 12 feet from the front lot line is required for all portions of a structure above the following height: 54' for zones with a height limit of 50'
7. Unenclosed decks and balconies may project a max of 4' into required setbacks if each one is:
a. No closer than 5' to any lot line
b. No more than 20' wide and;
c. Separated from other decks and balconies on the same facade of the structure by a distance equal to at least 1/2 the width of the projection

23.45.527 - STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS IN LR ZONES
Per Table 23.45.527.A the max façade width in an LR3 zone inside an Urban Center is 150'
B. Maximum façade length in Lowrise zones
The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.
Side Lot Dimension along North side: 100.25' x 65% = Approx 65'

23.45.522 - AMENITY AREA
A. Amount of amenity area required for rowhouse and townhouse developments and apartments in LR zones.
1. The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area.
2. A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.D.5 may be counted as amenity area provided at ground level.
4. For apartments, amenity area required at ground level shall be provided as common space.

23.45.530 - GREEN BUILDING STANDARDS
For projects exceeding the floor area ratio (FAR) in Table A for 23.45.530, the applicant shall make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D.
LR3 inside urban centers and urban villages: 1.8
Building will need to meet green building standards

23.45.534 - LIGHT AND GLARE STANDARDS
A. Exterior lighting shall be shielded and directed away from adjacent properties.
B. Interior lighting in parking garages shall be shielded to minimize nighttime glare on adjacent properties.
C. To prevent vehicle lights from affecting adjacent properties, driveways and parking areas for more than two vehicles shall be screened from abutting properties by a fence or wall between 5 feet and 6 feet in height, or a solid evergreen hedge or landscaped berm at least 5 feet in height. If the elevation of the lot line is different from the finished elevation of the driveway or parking surface, the difference in elevation may be measured as a portion of the required height of the screen so long as the screen itself is a minimum of 3 feet in height. The Director may waive the requirement for the screening if it is not needed due to changes in topography, agreements to maintain an existing fence, or the nature and location of adjacent uses.

23.54 - QUANTITY AND DESIGN STANDARDS FOR ACCESS, OFF-STREET PARKING, AND SOLID WASTE STORAGE
Table B for 23.45.534: Required parking for residential uses in LR3-M zones = no minimum requirement

Table D for 23.45.534: Required parking for bicycles residential-multifamily uses in LR3-M zones = 1 per dwelling unit

23.54.030 - PARKING SPACE AND ACCESS STANDARDS
All parking spaces provided, whether required by Section 23.54.015 or not, and required barrier-free parking, shall meet the standards of this Section 23.54.030.
A. Parking space dimensions
2. "Medium vehicle" means the minimum size of a medium vehicle parking space shall be 8 feet in width and 16 feet in length.
B. Parking space requirements
1. Residential uses
b. When more than five parking spaces are provided, a minimum of 60 percent of the parking spaces shall be striped for medium vehicles. The minimum size for a medium parking space shall also be the maximum size. Forty percent of the parking spaces may be striped for any size category in subsection 23.54.030.A, provided that when parking spaces are striped for large vehicles, the minimum required aisle width shall be as shown for medium vehicles.
D. Driveway requirements
1. Residential uses
a. Driveway width. Driveways less than 100 feet in length that serve 30 or fewer parking spaces shall be a minimum of 10 feet in width for one-way or two-way traffic.

DESIGN GUIDELINES

CS1-Context & Site
Natural Systems & Features

Use natural systems and features of the site and its surroundings as a starting point for project design.

4. Plants and Habitat - 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
We fully recognize the importance of preserving the existing natural systems and features of the site and its surroundings, especially the tree canopy. We will be taking measures to ensure that the existing trees on the site are preserved to the maximum extent possible. Furthermore, we will take measures to protect the health and longevity of existing mature street trees when designing the footprint of our new building. We will do this by minimizing the impact of the building on the root systems of these trees and by taking measures to ensure that they receive adequate water and nutrients.

CS2-Context & Site
Urban Pattern & Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

1. Fitting Old and New Together - In areas with observable patterns of traditional materials and architectural styles, design new contemporary buildings to reference the scale, proportion, fenestration pattern, massing, and/or materials of character buildings. Encourage the use of pedestrian scaled materials that complement and take cues from historic buildings but do not try to mimic or copy existing structures.

Response
We are designing our contemporary building to reference the scale, proportion, fenestration pattern, massing, and materials of the character buildings in the area. Our design draws inspiration from simple massing, geometric forms such as archways and entries, and quoined brick, all of which are prominent features in the historic buildings of the neighborhood. We are also using modern materials like metals to create a design that feels both classic and contemporary. By paying close attention to the details that make Capitol Hill unique, we are creating a new development that not only complements the existing neighborhood but also adds to its rich architectural legacy.

PL1-Public Life
Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

1. Enhancing Open Space - 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.
4. Outdoor Uses and Activities - Design any larger ground-level open spaces adjacent to the sidewalks for informal community events and gatherings, including: temporary art installations, live music and dance performances by community and social organizations, as well as independent artists.

Response
The final design of the building footprint is intend to pull back from the required setback on all 4 sides. Even in areas where the exceptional trees do not require a greater setback the building is intended to set back more than required. On the front elevation we are setback between 13 and 14 feet which is 8' to 9' more than the required setback. On the south side we are set back between 19' and 23'. On the north side we are setback 10.5', and on the east side we have one portion of the building on the 15' setback with the remainder 20' or greater. These generous setbacks afford the site the opportunity to for pocket green areas and other landscape amenities that really provide special on site green areas and a well designed integration of the front landscaping with the street edge.

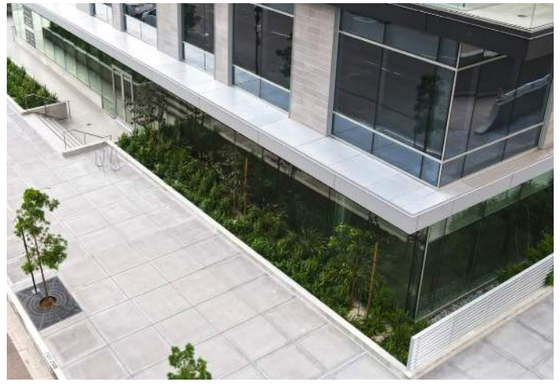
PL3-Public Life
Street Level Interaction

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

1. Entries - Identifiable common entries to residential buildings: Design primary entries to multi-family buildings to be an architectural focal point, using clear, pedestrian-scale signage, architectural enhancements such as heavy or contrasting trim, distinctive materials, large doors, canopies, and seating.
2. Residential Edges - Design ground floor residences for security and privacy, while still contributing to an active streetscape. Use vegetation/landscape screening, modest setbacks, and/or vertical modulation to create a layered transition from the privacy of the house to the public space of the street and sidewalk.

Response
Protecting the street trees also defined only one spot where a building entry could work and as such the intention is to celebrate the entry in architectural form that draws all of the pedestrian energy to it. And defines places for people to gather and to move on the site in unmistakable ways. The building is intended to celebrate it's neighborhood with architectural design using materials and form and to do the same with it's street interactions using landscaping and amenities in Places for people that activate the street edge.

DESIGN GUIDELINES



DC1-Design Concept
Project Uses & Activities

Optimize the arrangement of uses and activities on site.

2. Parking and Service Uses - Visual Impacts: When it is necessary to locate parking entrances and service uses on street frontages, or in highly visible locations, use artistic treatments (e.g. murals or decorative metalwork on garage doors and adjacent walls) or lush landscape screening to reduce visual impacts.

Response
In order to optimize the arrangement of uses and activities on our site, we will take into consideration the visual impacts of our parking garage entry and trash room location. As these elements may be located on street frontages or in highly visible locations, we plan to use artistic treatments or lush landscape screening to reduce any negative visual impacts. Our goal is to create an aesthetically pleasing street level experience that is consistent with the surrounding neighborhood while also meeting the necessary functional requirements of the building.

DC2-Design Concept
Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

3. Secondary Architectural Features - Visual Depth and Interest: Projecting balconies, recessed decks, and legibly-recessed, well-detailed windows are desirable. Fit with Neighboring Buildings: Selectively include design elements or proportions that reflect Capitol Hill's historic character such as streetscape rhythm, historic parcel widths, fenestration patterns and/or material treatments.

Response
The design concept is intended to express it's oneness with the fabric of Capitol Hill through it's use of materials like brick and elements like tradition building corner quoins at a building scale and form that are consistent with Capitol Hill, while also expressing it's own unique interpretation of those elements with the introduction of metals siding and arched entry elements.

DC3-Design Concept
Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

1. Open Space Uses and Accessibility - Healthy Open Space: Incorporate planting beds to grow food or other features that will support physical activity. Design landscapes to provide ecological and social benefits.

Response
Our preferred solution pushes the building back much further than the 5'-0" required by the building setback requirements to between 13' to 14' almost everywhere, we have the opportunity to create something really special as part of our open space design. The open space design starts with the idea of being embraced by nature and landscaping as opposed to having a paving design that looks at landscaping. These values are reflected in the design. Landscaping is designed to surround and buffer pedestrians who stop to sit on a bench and enjoy an period of respite and this concept is carried through both benched areas. At the building entry a place to wait at the entry is provided nestled into the landscaping and at the front yard an area to sit before or after a bike ride is surrounded by landscaping.

DC4-Design Concept
Exterior Elements & Finishes

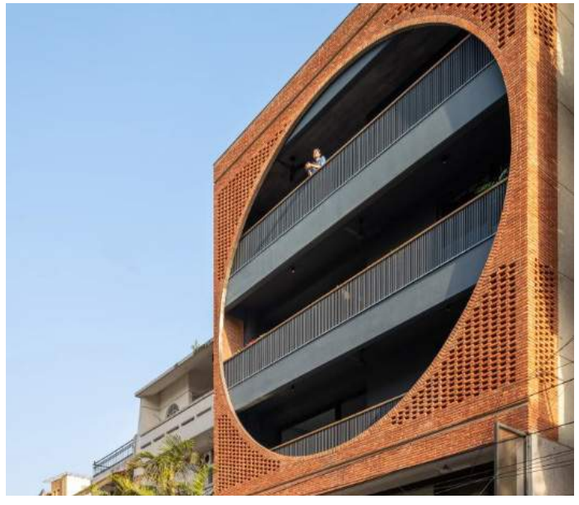
Use appropriate and high-quality elements and finishes for the building and its open spaces.

1. Exterior Finish Materials - Integrate exterior detailing and materials into the building concept by relating to the structural expression of the building, and/or intentionally expressing the joints and transitions of the building materials and components.

Response
All effort is being put forth to create a first class addition to Capitol Hill. This starts with the building's generous and well designed landscaping and continues to the building form which creates classic and yet modern feel. The design will be enhanced with high quality materials and building elements. Classic brick and cut stone looking quoins will play a heavy role in the buildings overall design. This is intended to be complemented with metal siding to play up a contrast of the old with the new. Nothing shows this contrast and quality more clearly than the buildings pedestrian entry which will combine a classic quoins and keystones tunnel type entry with a modern tall store front entry system along with cutting edge reveal lighting that help to connect places for people to be.

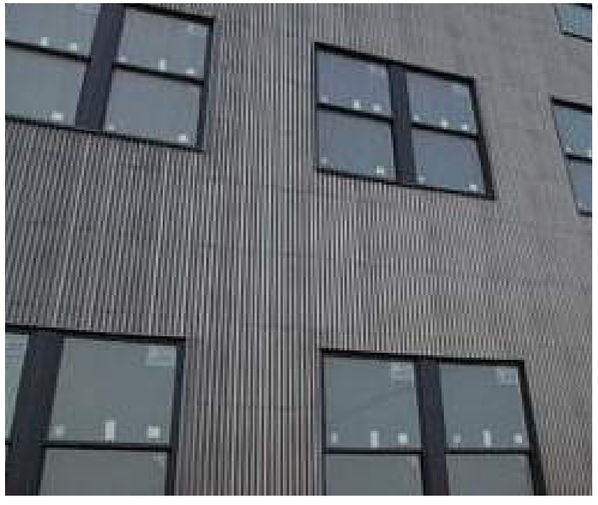
ARCHITECTURAL INSPIRATION

Typical Contemporary Brick Building -
Park Panels Used at Window Heads



Complete Arch/Circle Done in Brick

Brick Arch



Metal Siding - A Modern Building
Material to Contrast with Brick

Balconies Attached to Face of Brick Facade

Dark Balconies Stacking Over Eachother

Quoins Used at Openings

Panels at Windows and Doors

MASSING OPTIONS OVERVIEW

Design Principles:

1. Preservation of Nature
2. Fitting New With Old
3. Respecting the Neighborhood
4. Enhancing Street Level Experience

OPTION 1 - CODE COMPLIANT 1 2 3 4

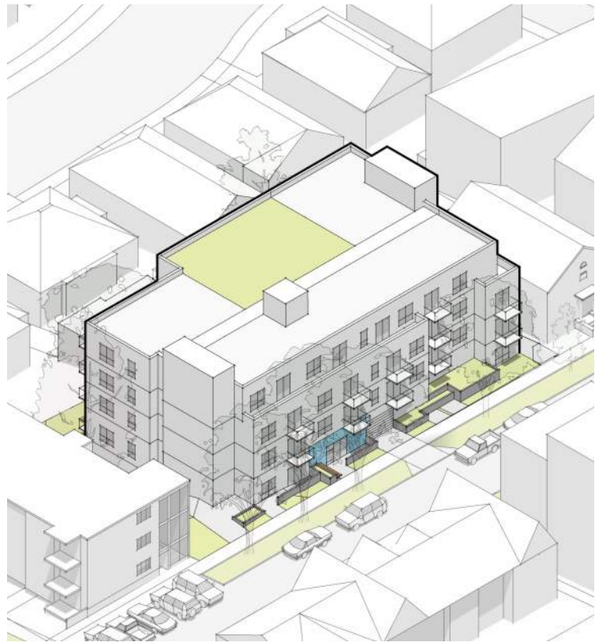
5 Story Apartment Building w/Below Grade Level

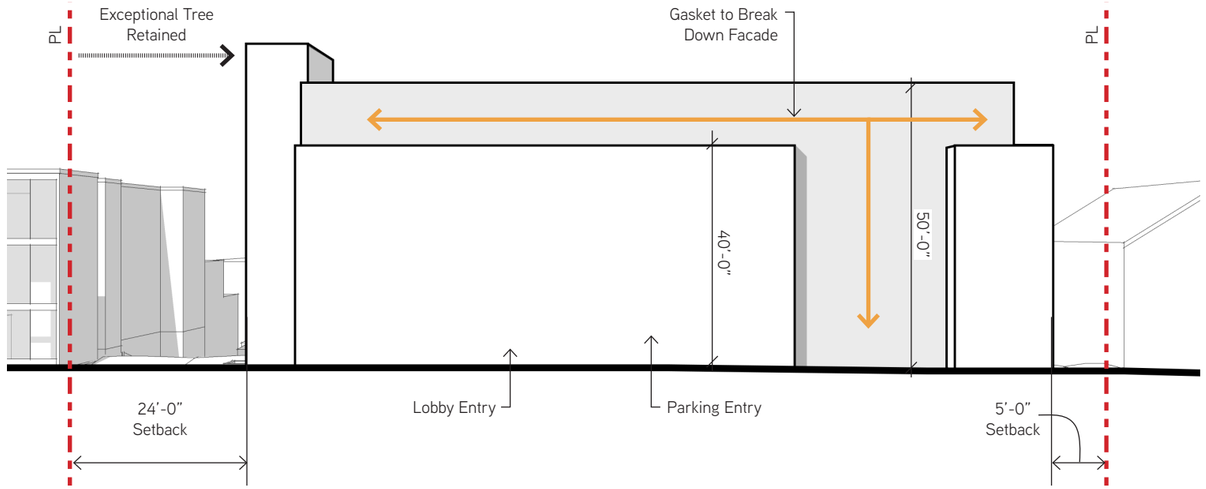
Gross Floor Area:	44,365 sf
Chargeable Area:	37,170 sf
Total Height:	50'
Units:	37
Parking:	14 stalls

Opportunities:
-Preservation of trees helps inform the massing
-Upper level setback provides a better scale to neighboring building

Constraints:
-Massing approach takes a more modern form that contrasts with older building forms
-Massing pushed up to North lot line
-Street level facade pushes extents of ROW tree protection area

Departures:
-None





MILBRANDT ARCHITECTS

OPTION 2 - STEPPED MASSING 1 2 3 4

5 Story Apartment Building w/Below Grade Level
Gross Floor Area: 43,926 sf
Chargeable Area: 37,160 sf
Total Height: 50'
Units: 38
Parking: 16 stalls

Opportunities:
-Stepped massing meshes with neighboring buildings' scale
-Maximizing views to the SW and West
-Carved massing along street edge provides soft street level transition

Constraints:
-Exceptional Trees to be removed
-Modern massing mimics development across the street but lacks the historical character of buildings in the area

Departures:
-Exceptional Trees to be removed
-Upper Level Setback Above 42'

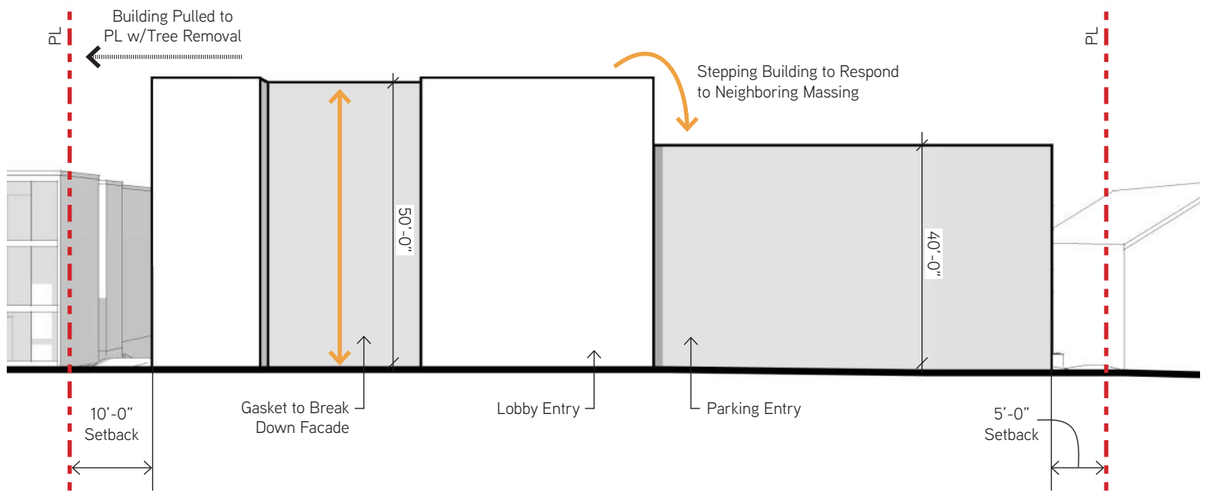
OPTION 3 - PREFERRED OPTION 1 2 3 4

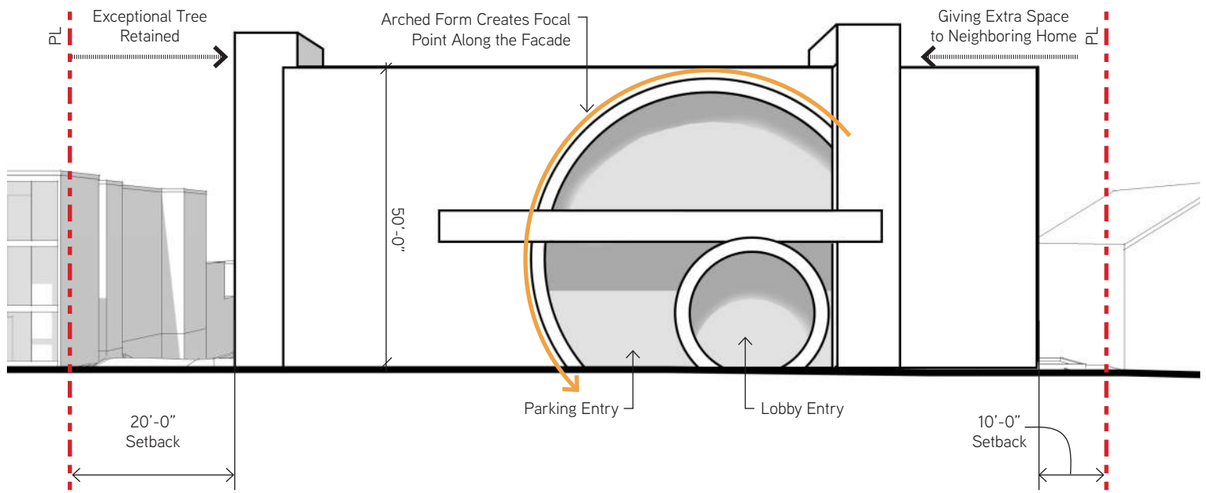
5 Story Apartment Building w/Below Grade Level
Gross Floor Area: 42,573 sf
Chargeable Area: 37,000 sf
Total Height: 50'
Units: 36
Parking: 12 stalls

Opportunities:
-Preservation of exceptional trees helps inform the massing
-Simple form provides continuity with historical buildings in the neighborhood
-Building setback from side lot lines more than zoning code prescribes
-Enhanced setback adds to streetscape provides an abundance of street level interaction

Constraints:
-Mid block drive isle for parking ramp

Departures:
-None





OPTION 1 - CODE COMPLIANT

5 Story Apartment Building w/Below Grade Level
Gross Floor Area: 44,365 sf
Chargeable Area: 37,170 sf
Total Height: 50'
Units: 37
Parking: 14 stalls

Opportunities:
-Preservation of trees helps inform the massing
-Upper level setback provides a better scale to neighboring building

Constraints:
-Massing approach takes a more modern form that contrasts with older building forms
-Massing pushed up to North lot line
-Street level facade pushes extents of ROW tree protection area

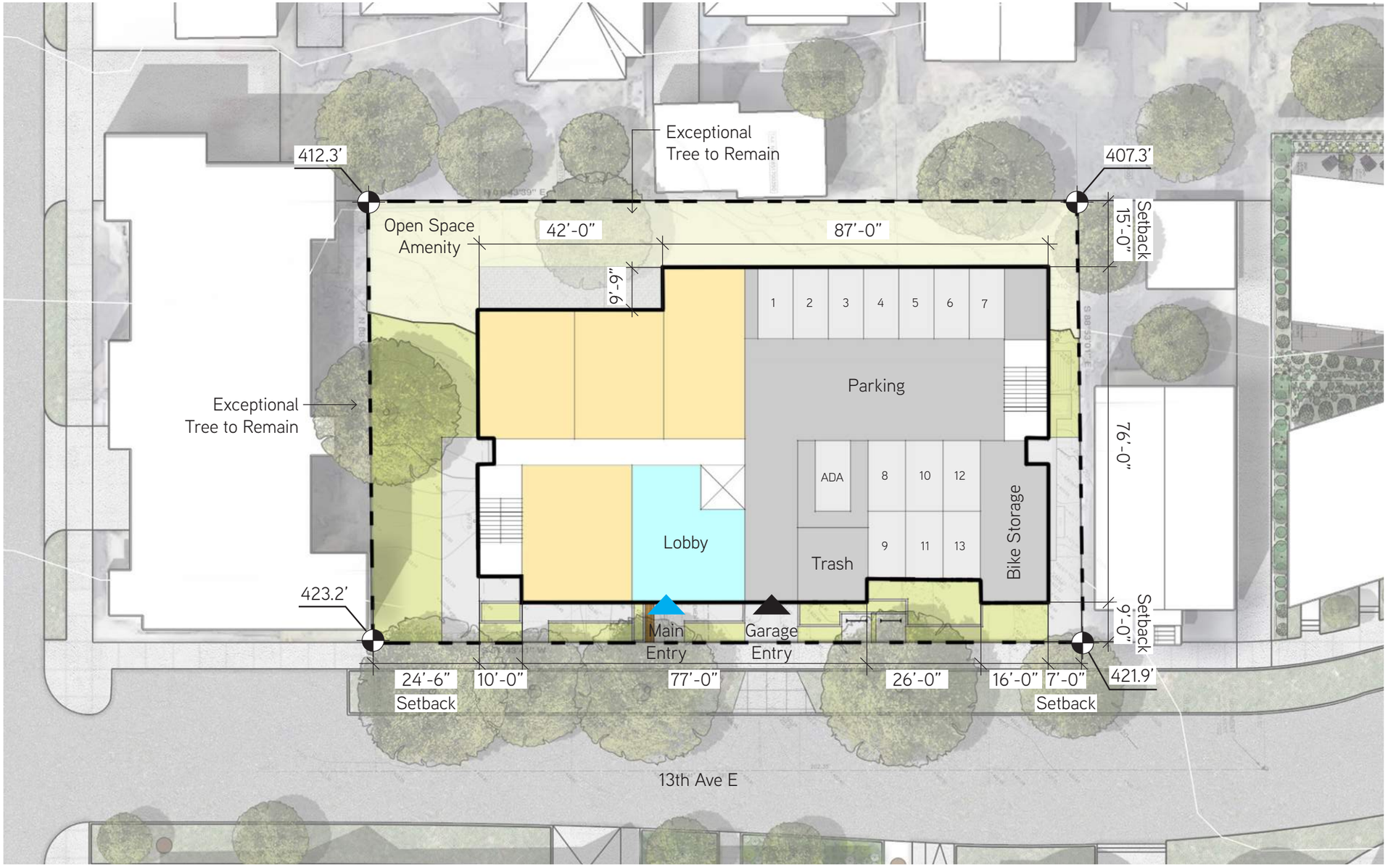
Departures:
-None

Residential Units

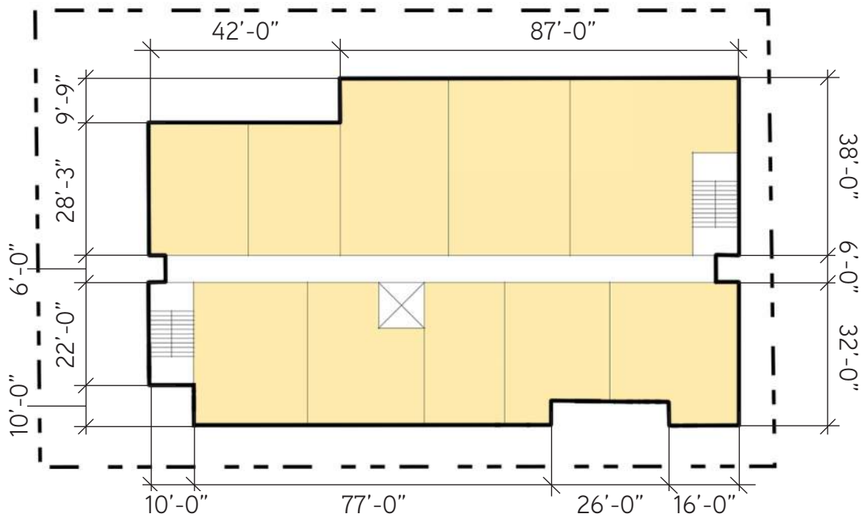
Lobby/ Amenity

Back of House

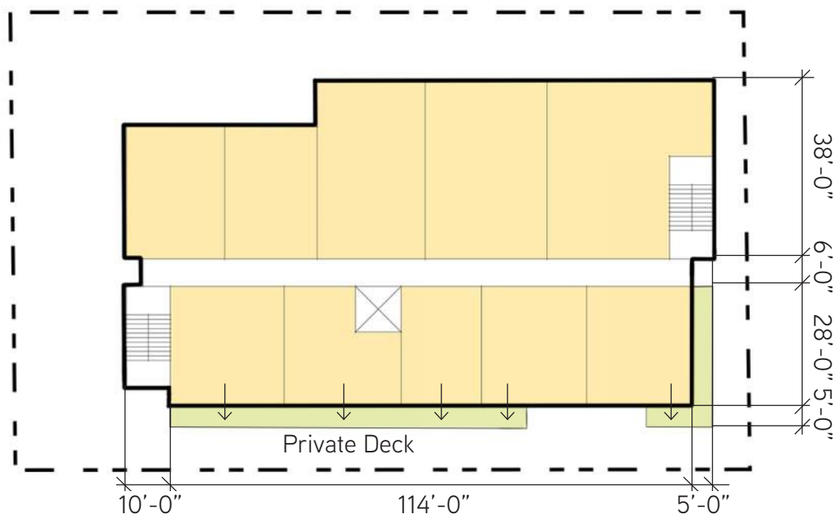
Circulation



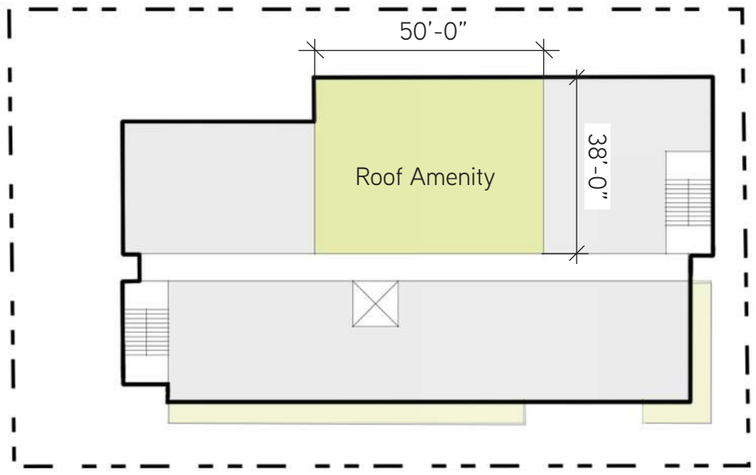
FLOOR PLAN - LEVEL 1



FLOOR PLAN - TYP. RESIDENTIAL LEVEL

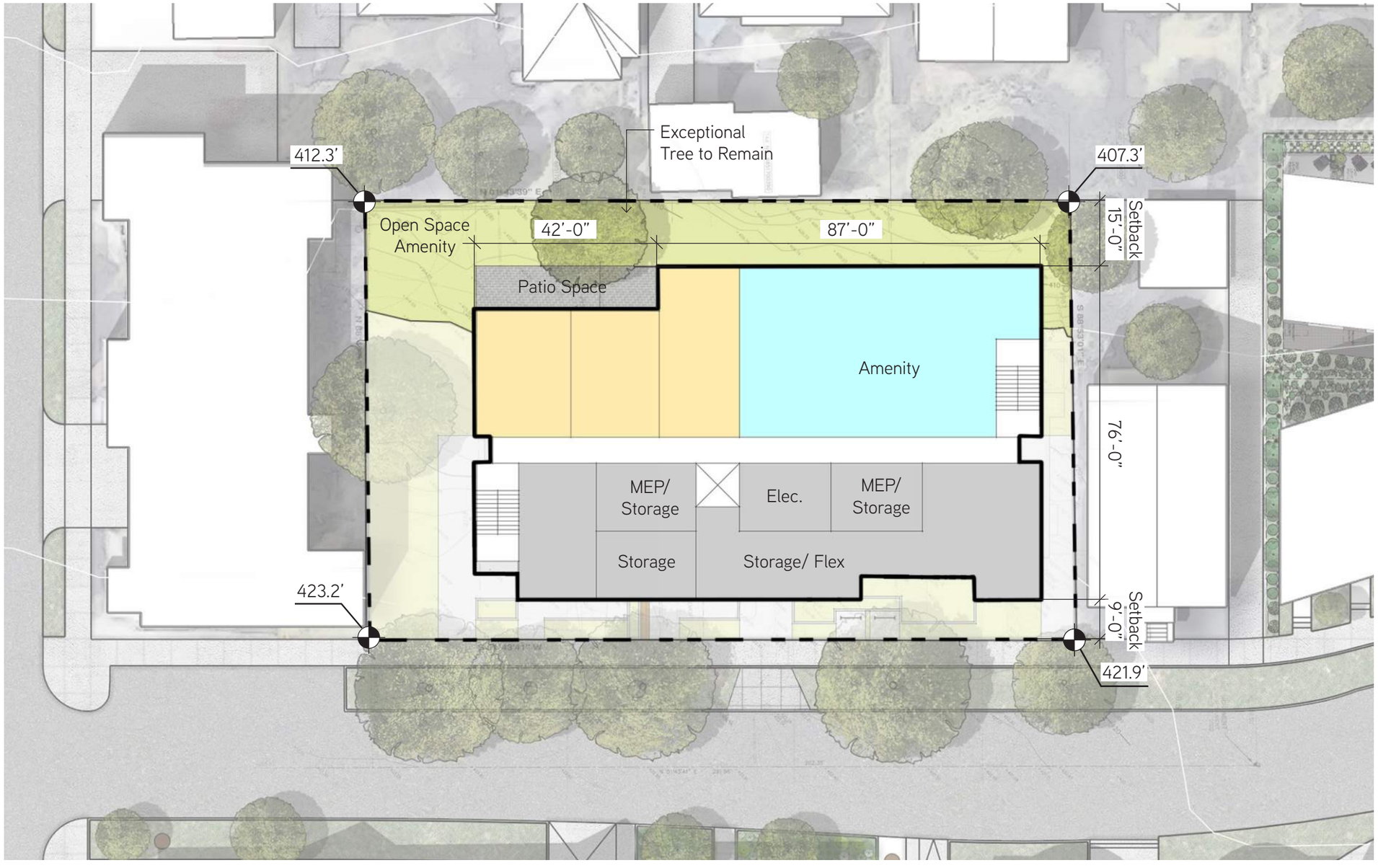


FLOOR PLAN - LEVEL 4



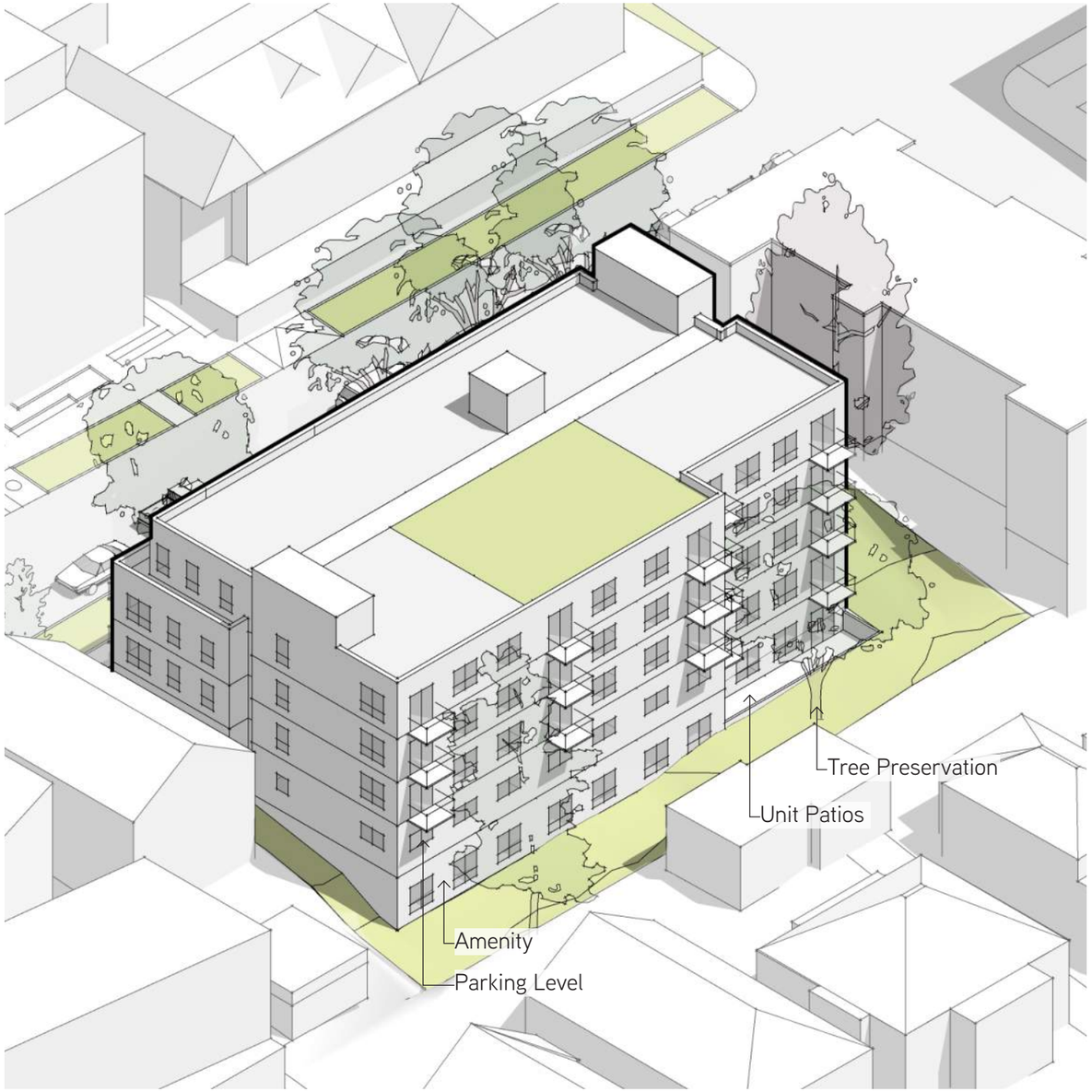
FLOOR PLAN - ROOF LEVEL

- Residential Units
- Lobby/ Amenity
- Back of House
- Circulation
- Patio/Open Space



FLOOR PLAN - BASEMENT LEVEL

ISOMETRIC VIEW LOOKING NW

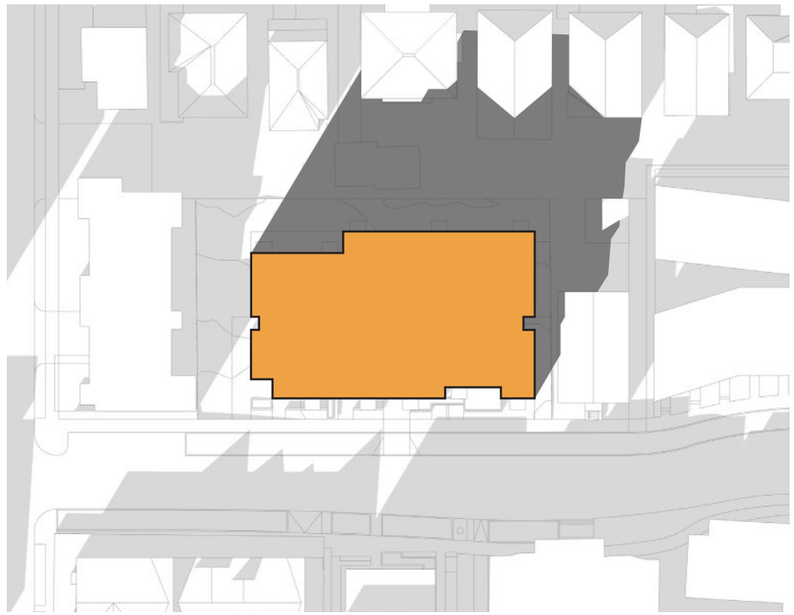


ISOMETRIC VIEW LOOKING SE

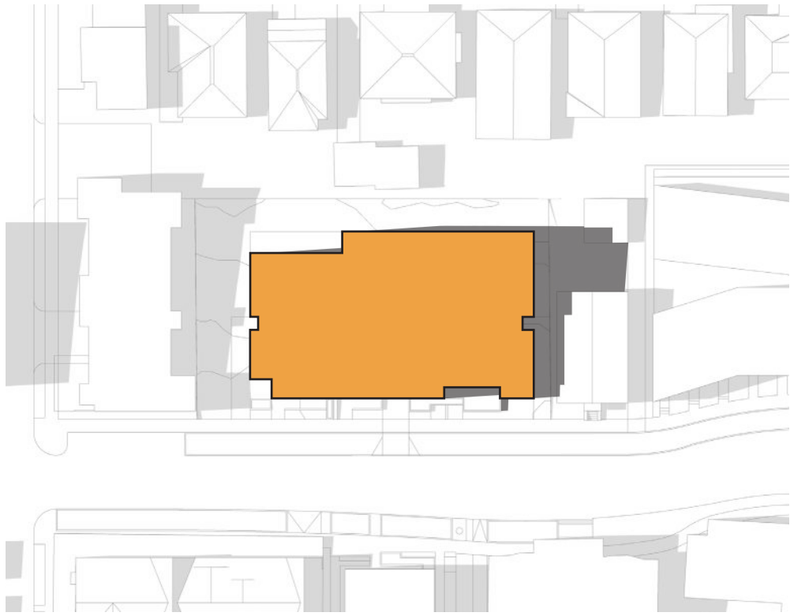
STREET LOOKING NORTH ALONG 13TH AVE E

STREET LOOKING SOUTH ALONG 13TH AVE E

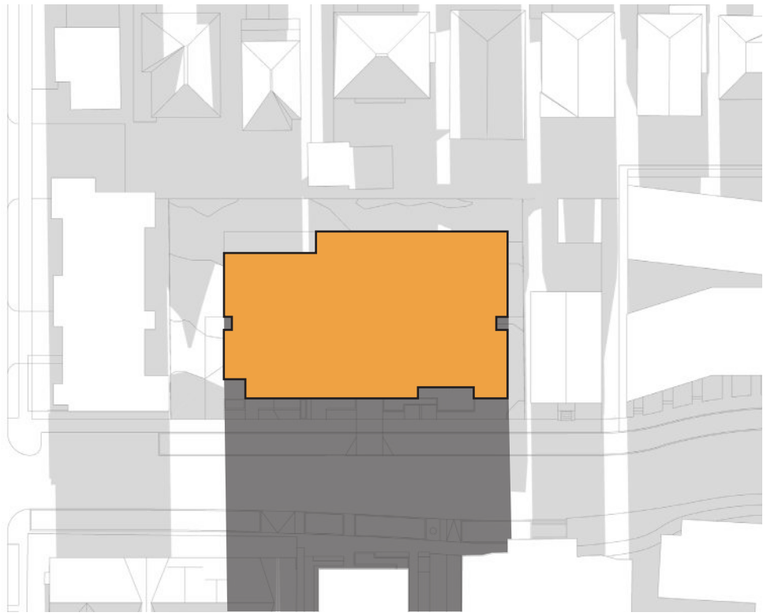
OPTION 1 - SHADOW DIAGRAM



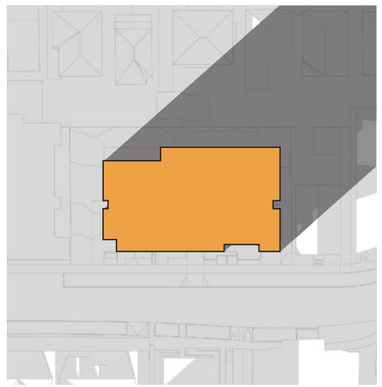
March/ September 21st at 9:00 am



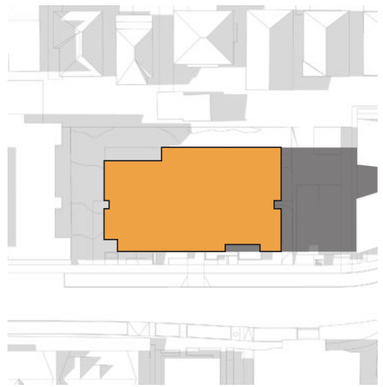
March/ September 21st at 12:00 pm



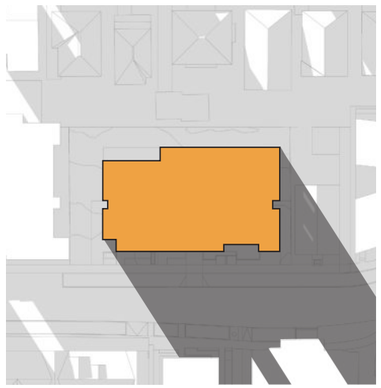
March/ September 21st at 6:00 pm



December 21st at 9:00 am



December 21st at 12:00 pm



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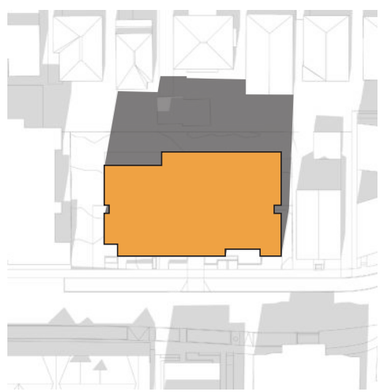
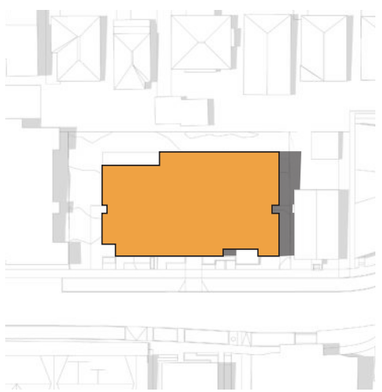
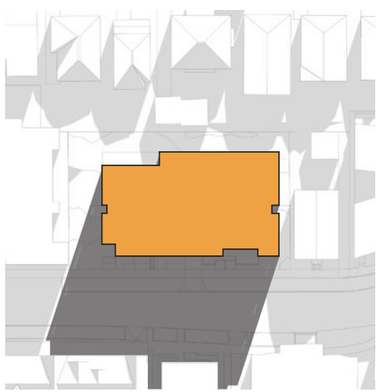


June 21st at 9:00 am



June 21st at 12:00 pm



June 21st at 6:00 pm

OPTION 2 - STEPPED MASSING

5 Story Apartment Building w/Below Grade Level
Gross Floor Area: 43,926 sf
Chargeable Area: 37,160 sf
Total Height: 50'
Units: 38
Parking: 16 stalls

Opportunities:
-Stepped massing meshes with neighboring buildings' scale
-Maximizing views to the SW and West
-Carved massing along street edge provides soft street level transition

Constraints:
-Exceptional Trees to be removed
-Modern massing mimics development across the street but lacks the historical character of buildings in the area

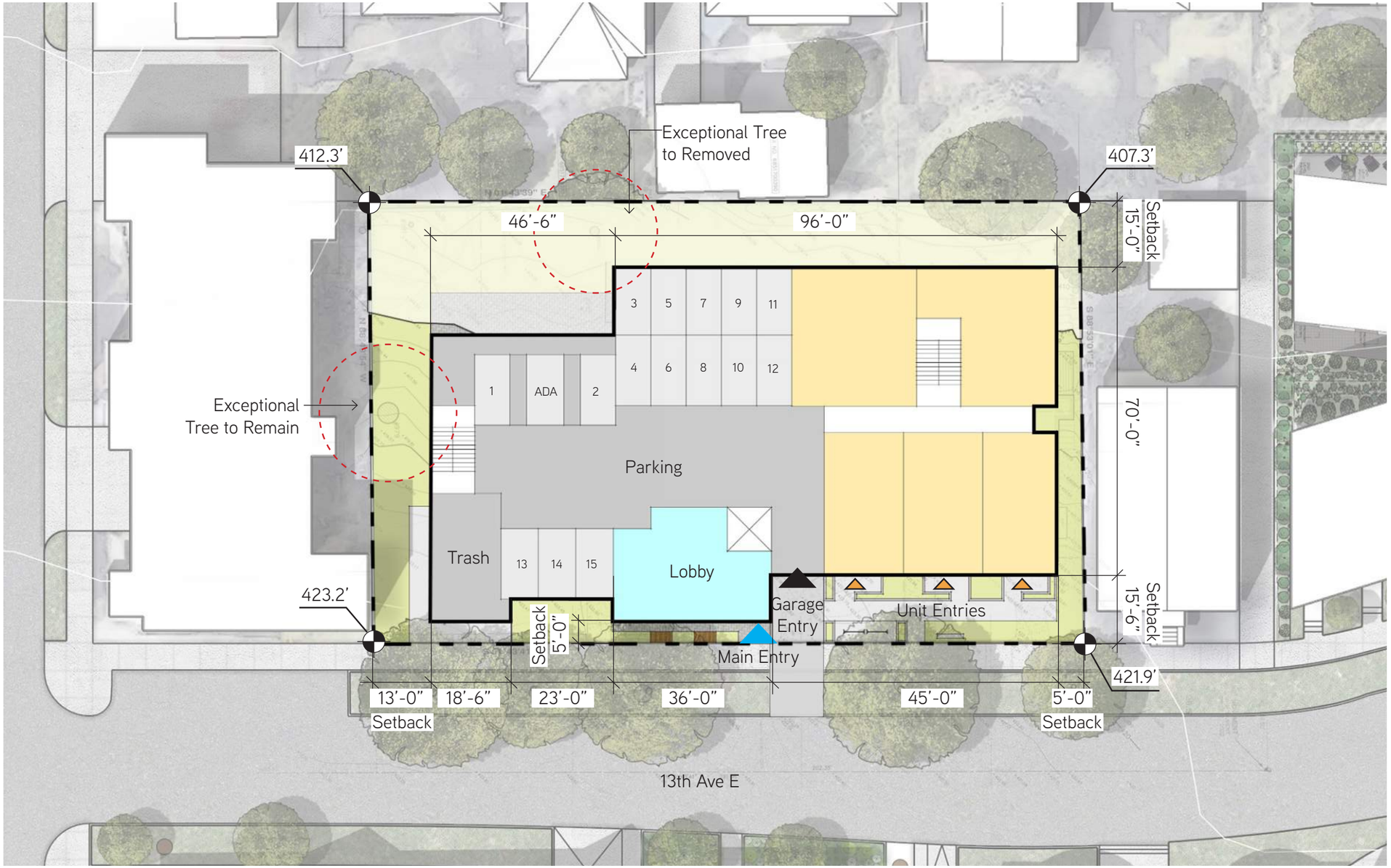
Departures:
-Exceptional Trees to be removed
-Upper Level Setback Above 42'

Residential Units

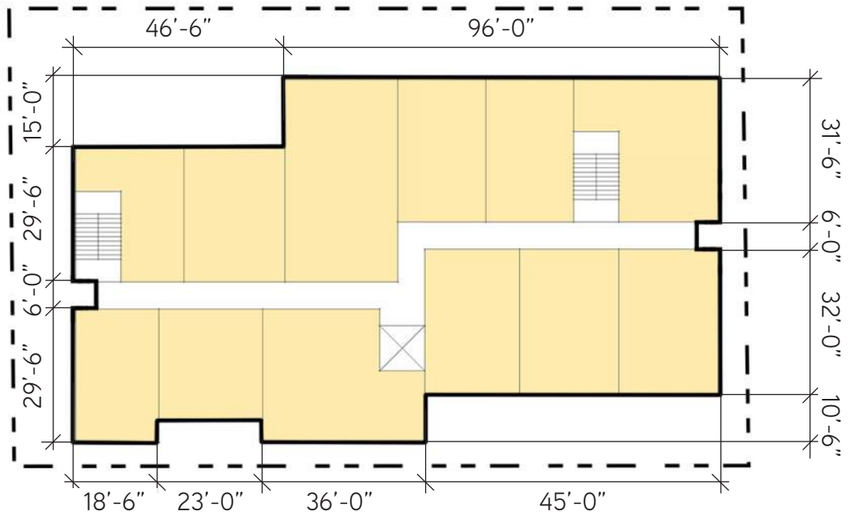
Lobby/ Amenity

Back of House

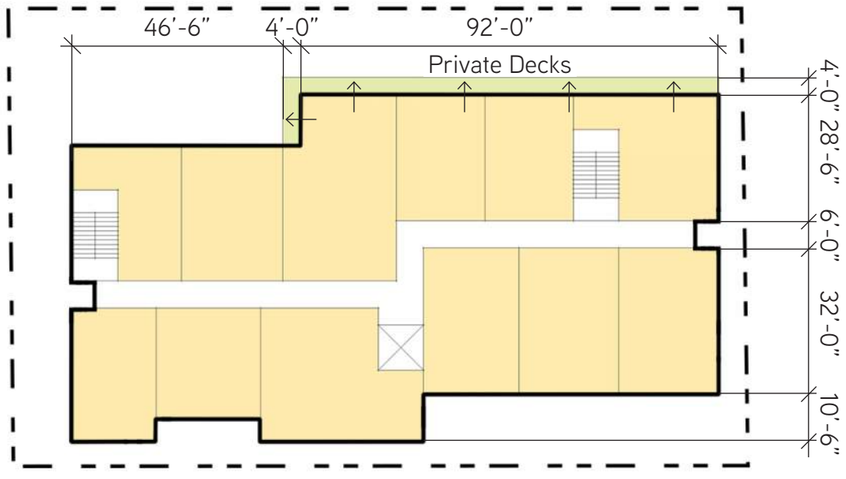
Circulation



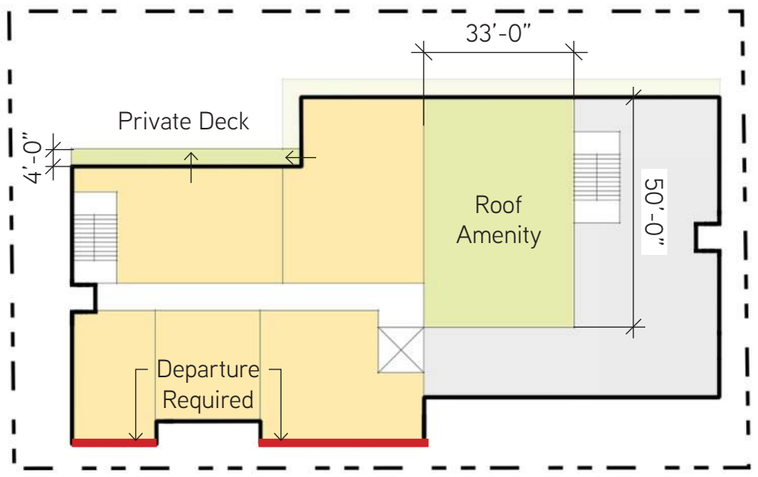
FLOOR PLAN - LEVEL 1



FLOOR PLAN - LEVEL 2

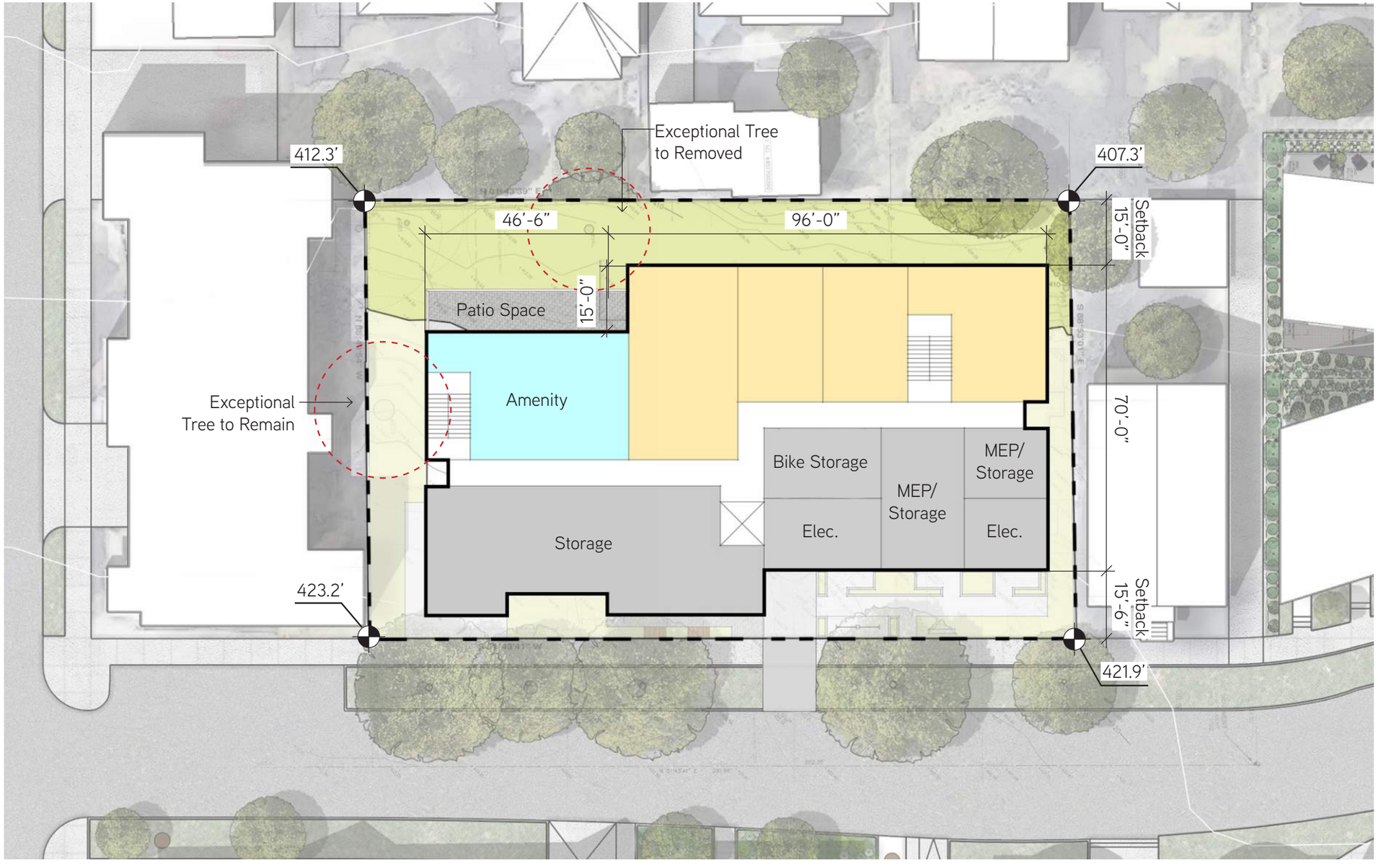


FLOOR PLAN - LEVEL 3

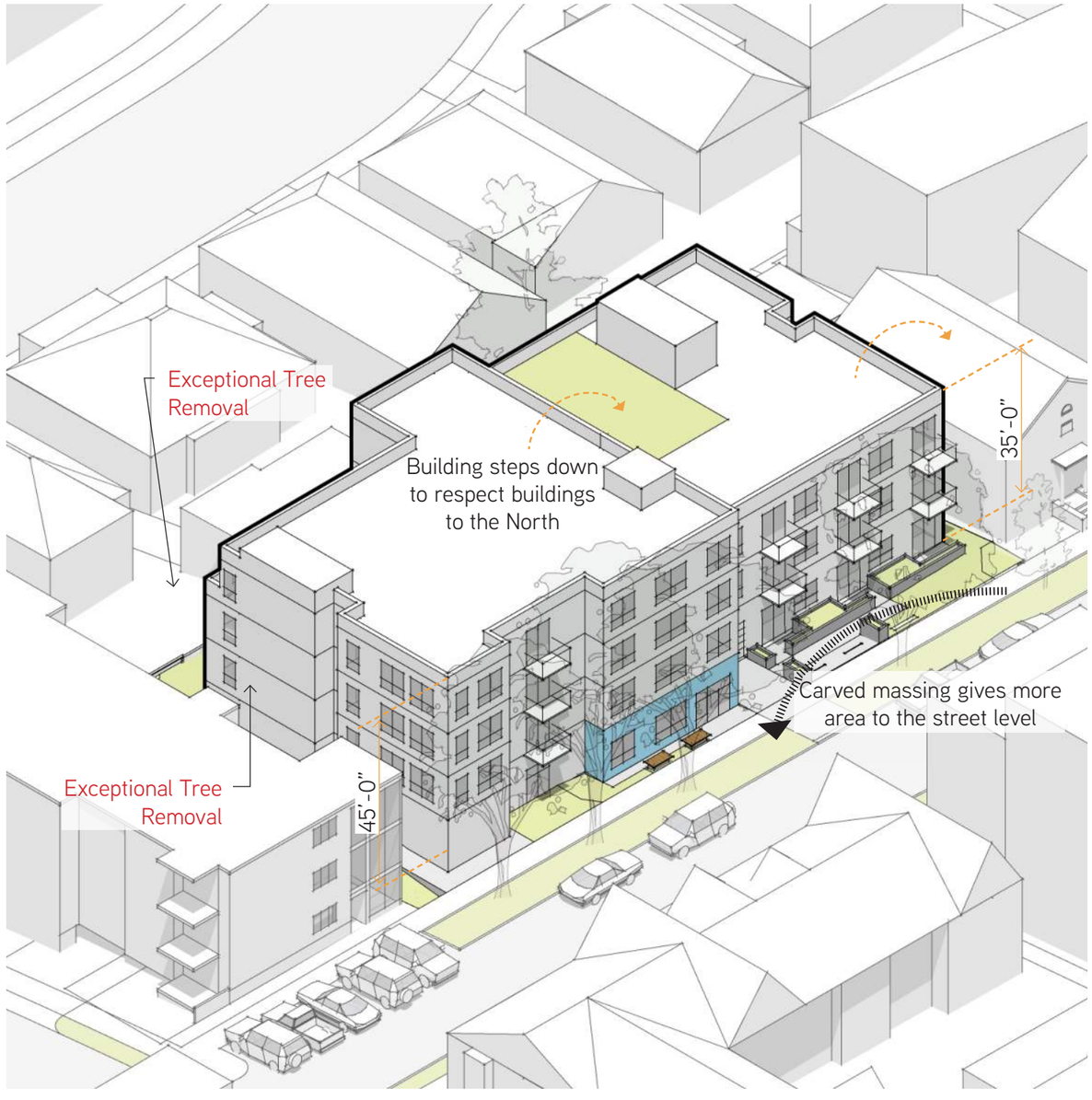


FLOOR PLAN - LEVEL 4

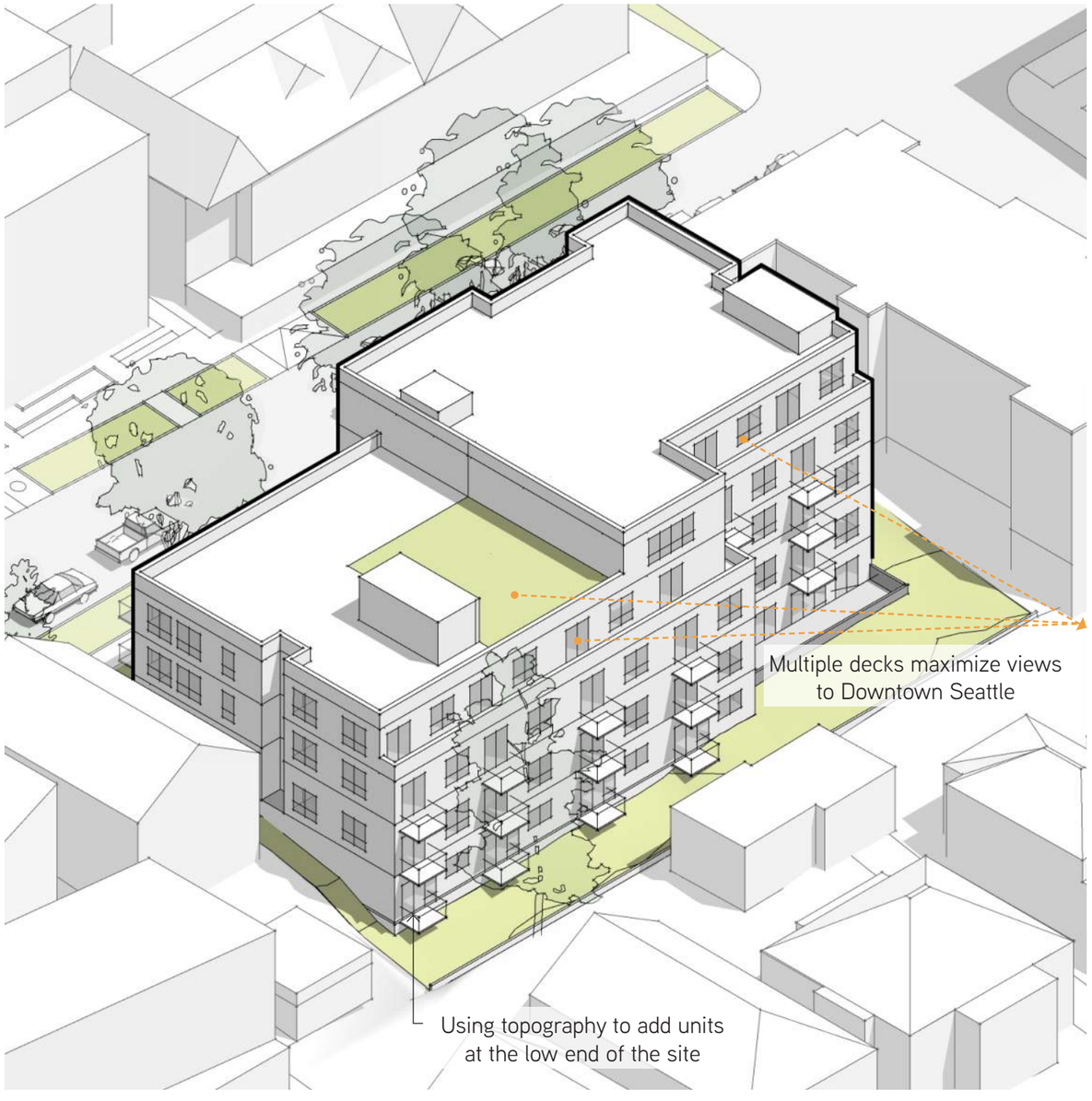
- Residential Units
- Lobby/ Amenity
- Back of House
- Circulation
- Patio/Open Space



FLOOR PLAN - BASEMENT LEVEL



ISOMETRIC VIEW LOOKING NW



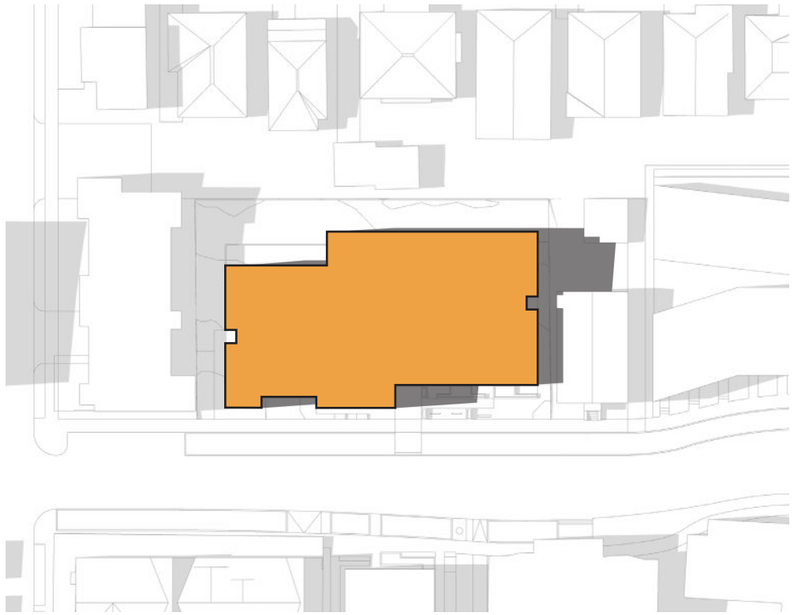
ISOMETRIC VIEW LOOKING SE

STREET LOOKING NORTH ALONG 13TH AVE E

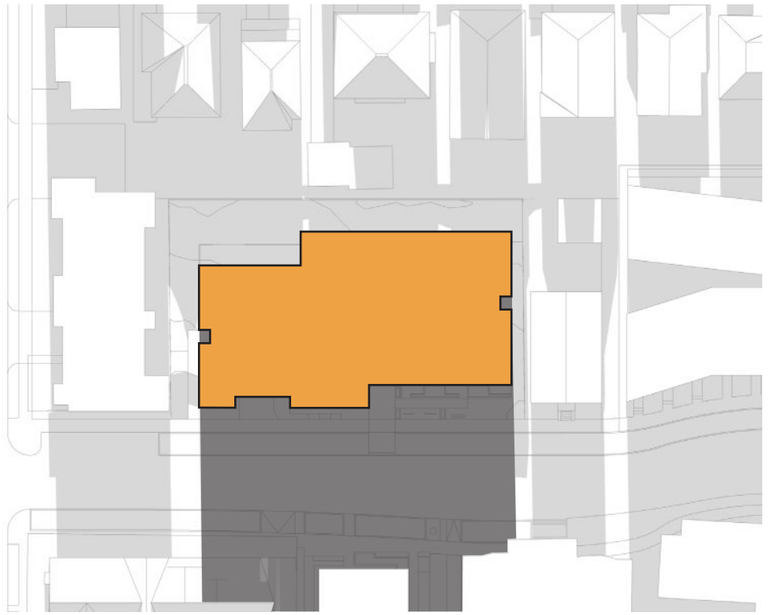
STREET LOOKING SOUTH ALONG 13TH AVE E

OPTION 2 - SHADOW DIAGRAM

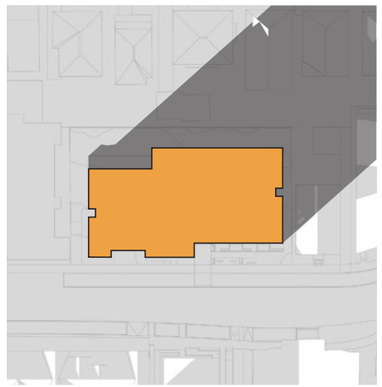
March/ September 21st at 9:00 am



March/ September 21st at 12:00 pm

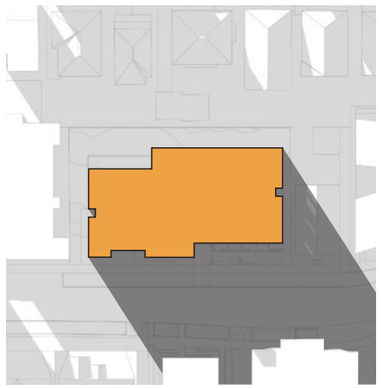


March/ September 21st at 6:00 pm

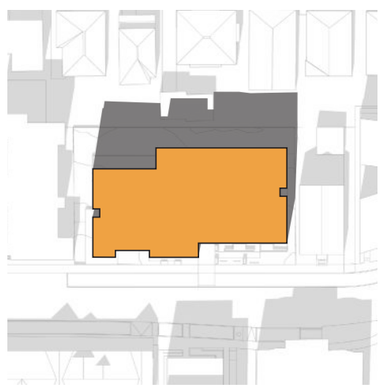


December 21st at 9:00 am

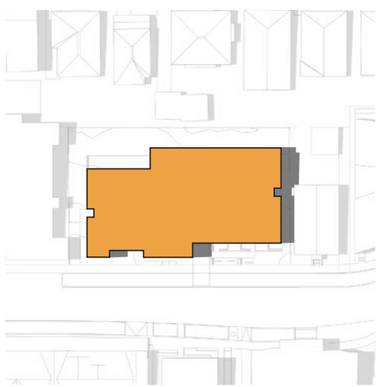
December 21st at 12:00 pm



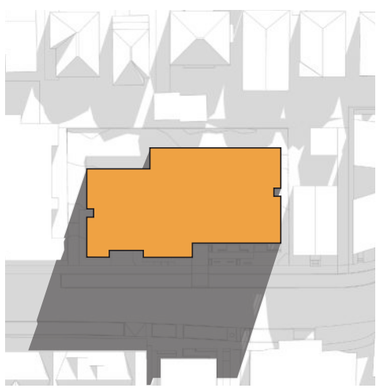
December 21st at 6:00 pm



June 21st at 9:00 am



June 21st at 12:00 pm



June 21st at 6:00 pm

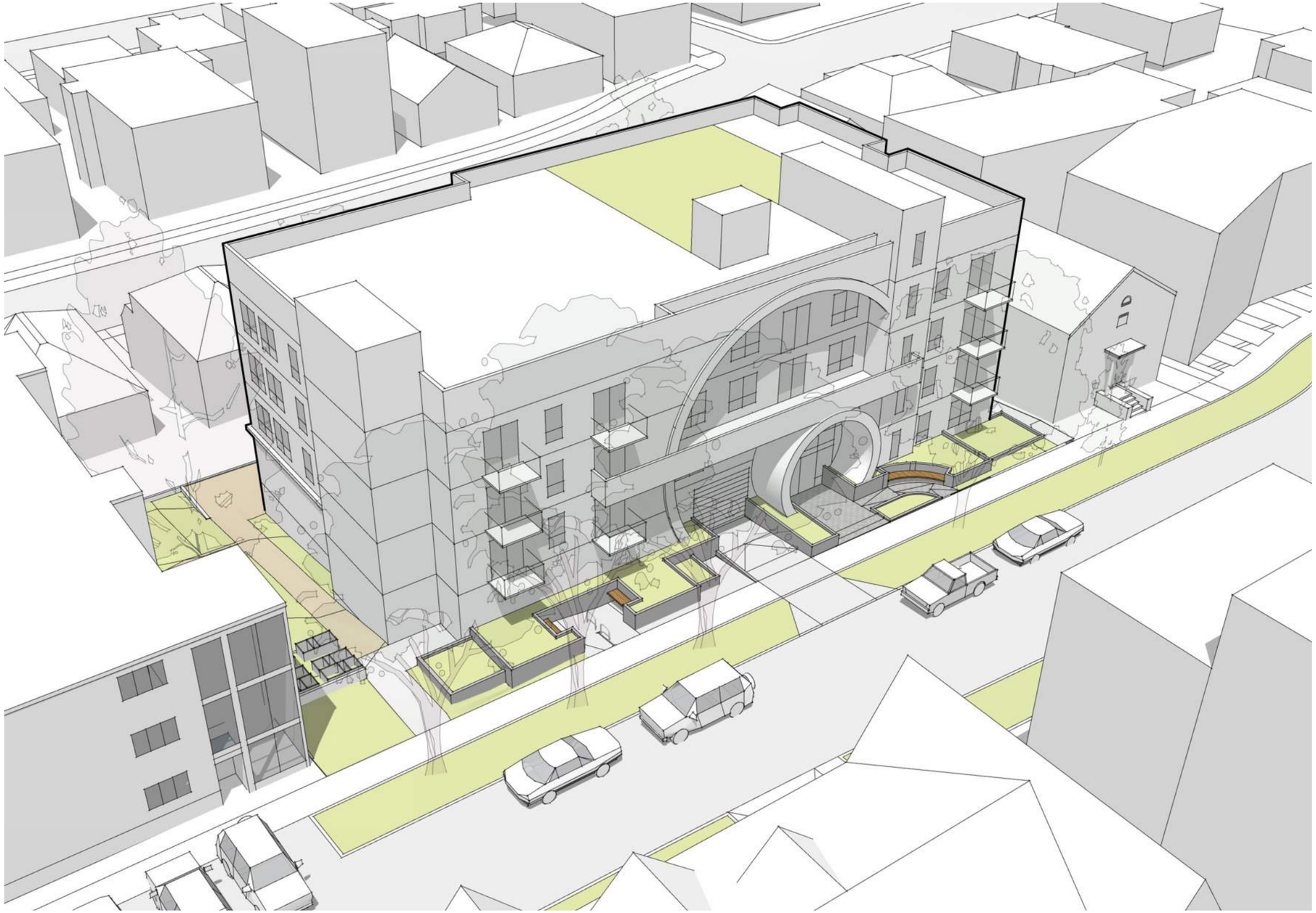
OPTION 3 - PREFERRED OPTION

5 Story Apartment Building w/Below Grade Level
Gross Floor Area: 42,573 sf
Chargeable Area: 37,000 sf
Total Height: 50'
Units: 36
Parking: 12 stalls

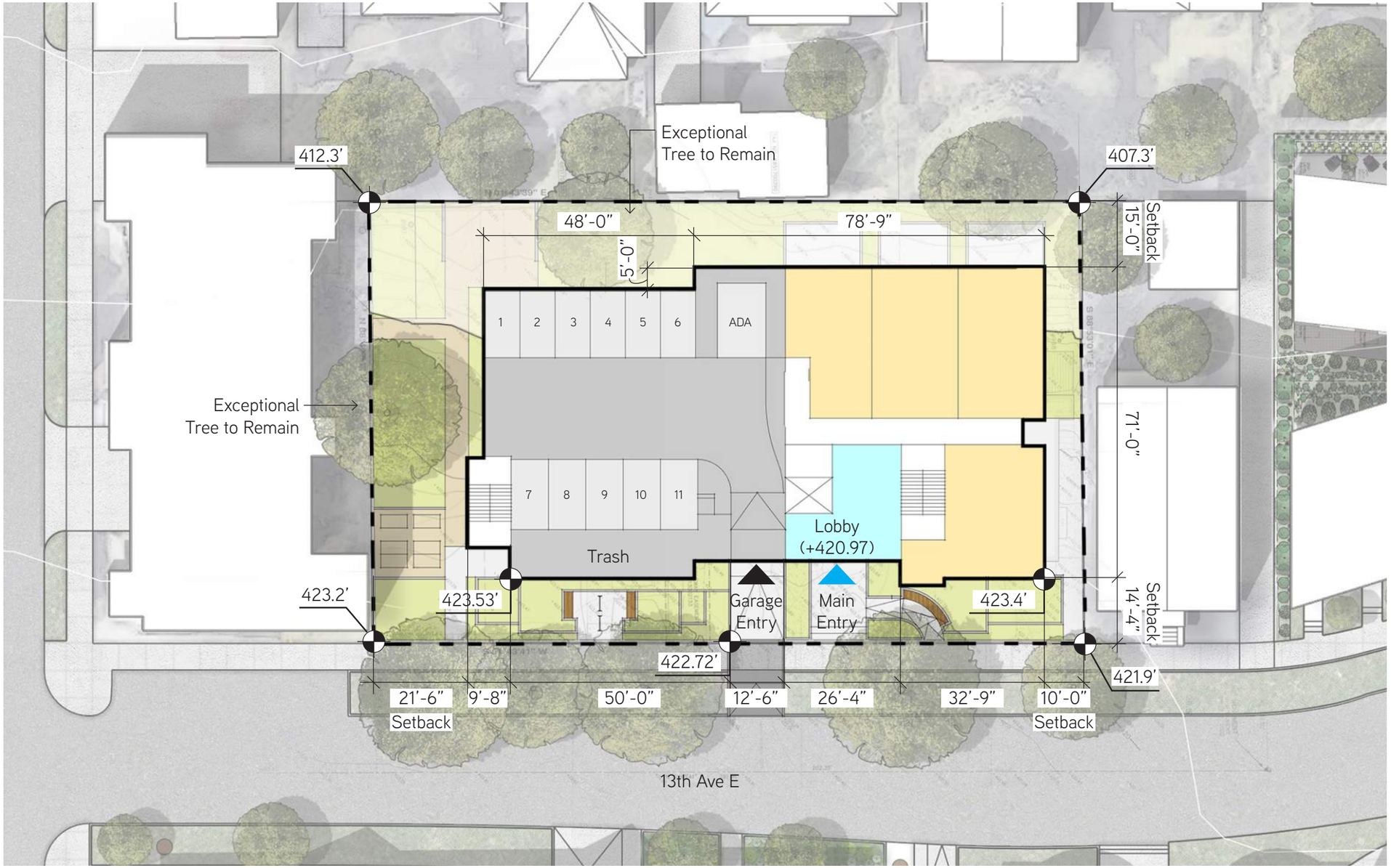
Opportunities:
-Preservation of exceptional trees
helps inform the massing
-Simple form provides continuity with
historical buildings in the neighborhood
-Building setback from side lot lines
more than zoning code prescribes
-Enhanced setback adds to streetscape provides
an abundance of street level interaction

Constraints:
-Mid block drive isle for parking ramp

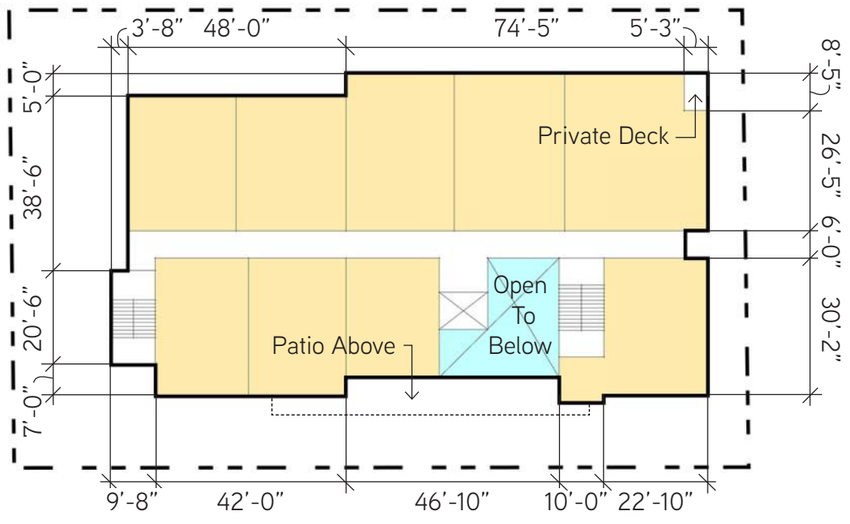
Departures:
-None



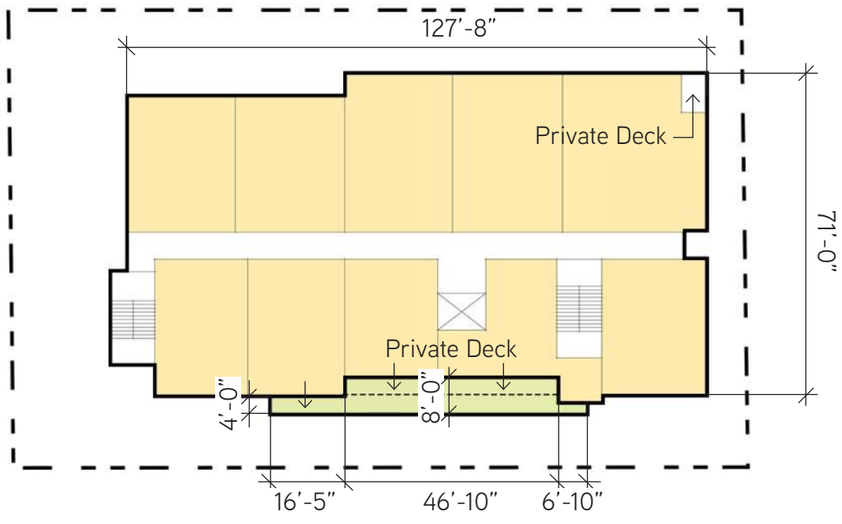
- Residential Units
- Lobby/ Amenity
- Back of House
- Parking
- Circulation



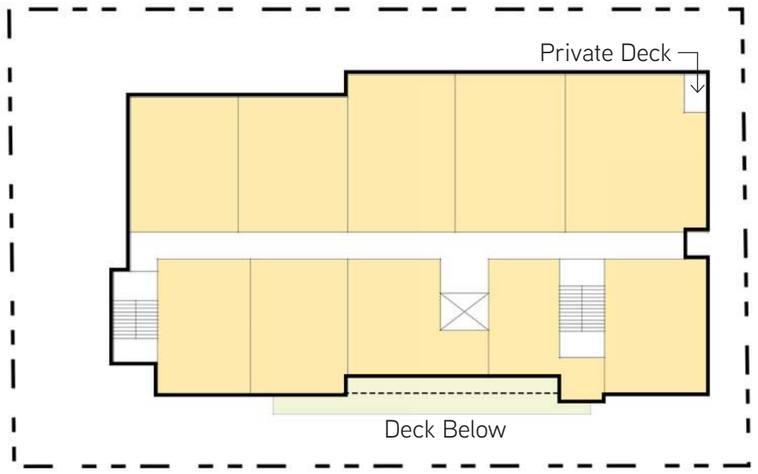
FLOOR PLAN - LEVEL 1



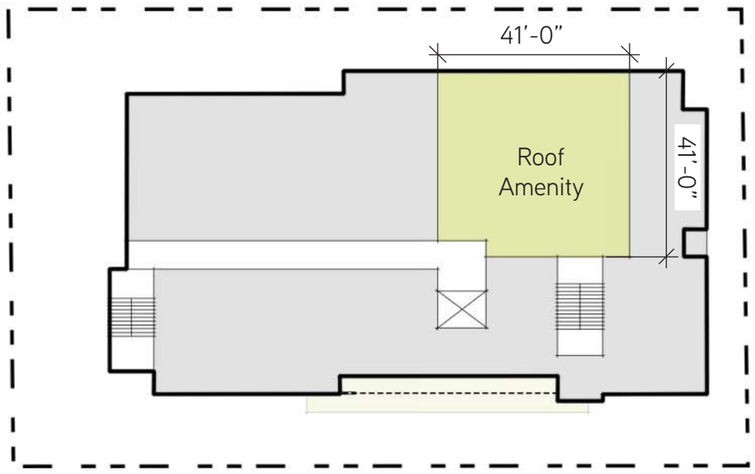
FLOOR PLAN - LEVEL 2



FLOOR PLAN - LEVEL 3



FLOOR PLAN - LEVEL 4

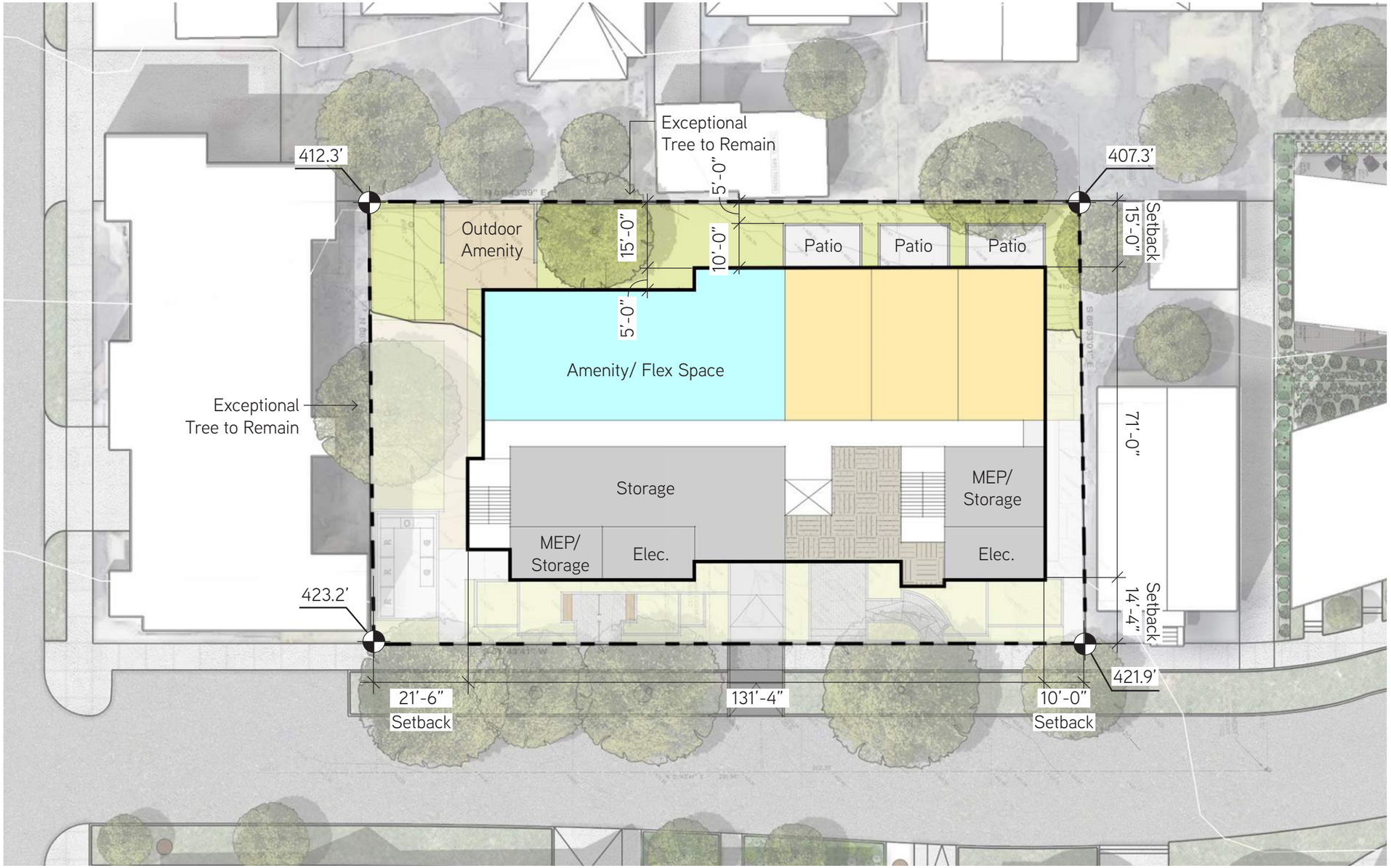


FLOOR PLAN - ROOF LEVEL

Residential Units

Lobby/ Amenity

Back of House



FLOOR PLAN - BASEMENT LEVEL

ISOMETRIC VIEW LOOKING NW

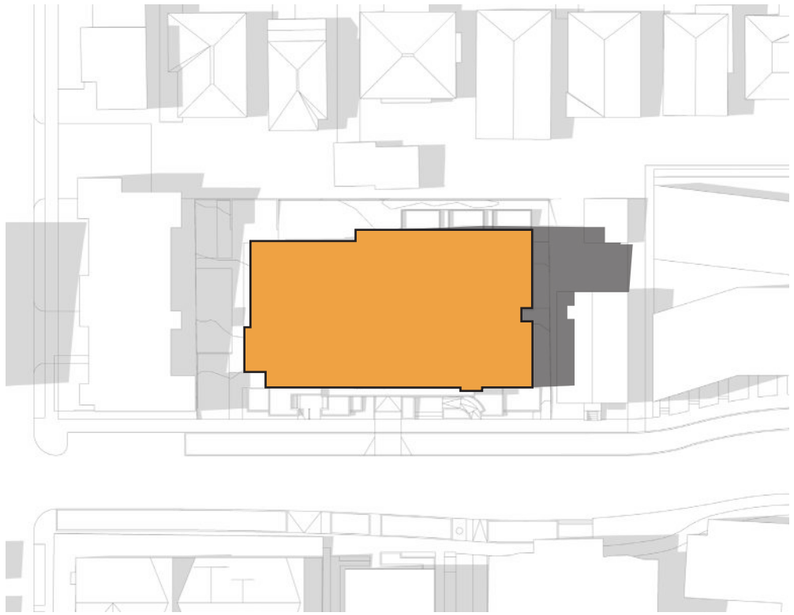
ISOMETRIC VIEW LOOKING SE

STREET LOOKING NORTH ALONG 13TH AVE E

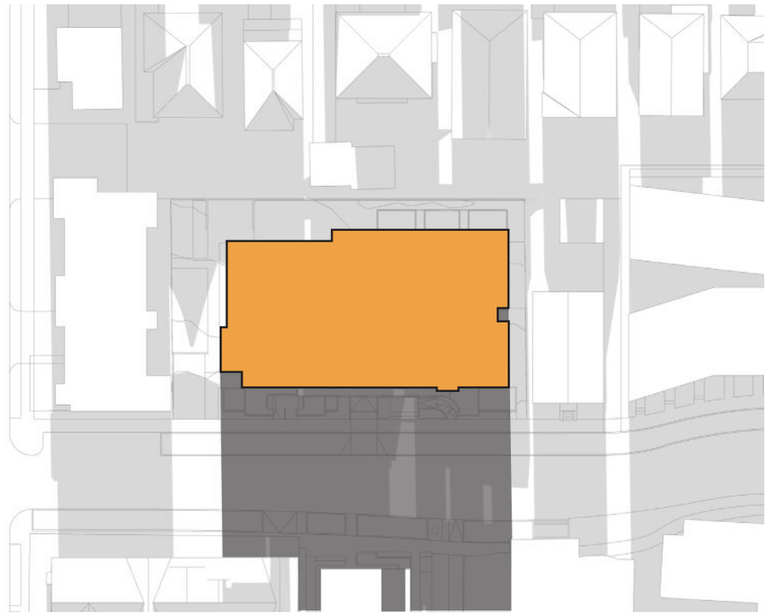
STREET LOOKING SOUTH ALONG 13TH AVE E

OPTION 3 - SHADOW DIAGRAM

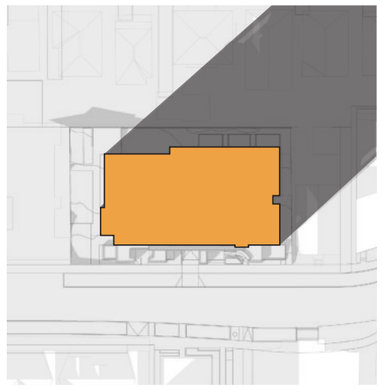
March/ September 21st at 9:00 am



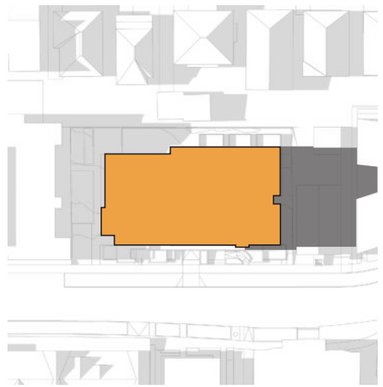
March/ September 21st at 12:00 pm



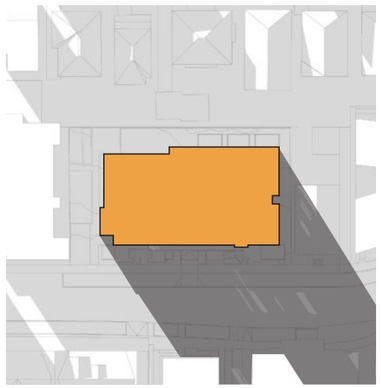
March/ September 21st at 6:00 pm



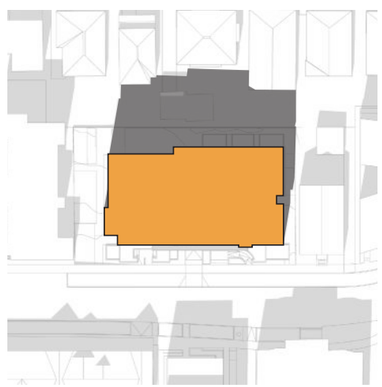
December 21st at 9:00 am



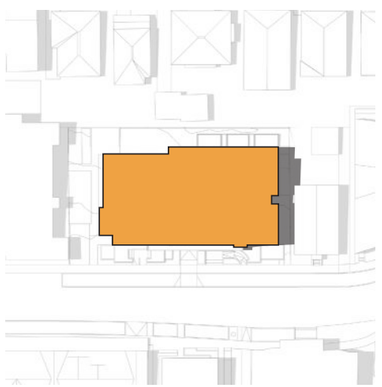
December 21st at 12:00 pm



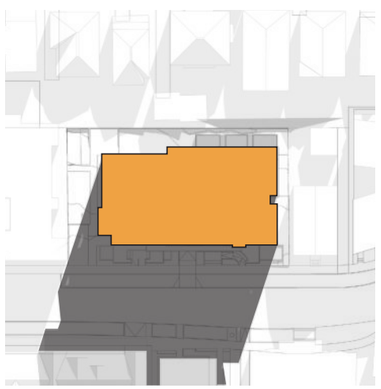
December 21st at 6:00 pm



June 21st at 9:00 am

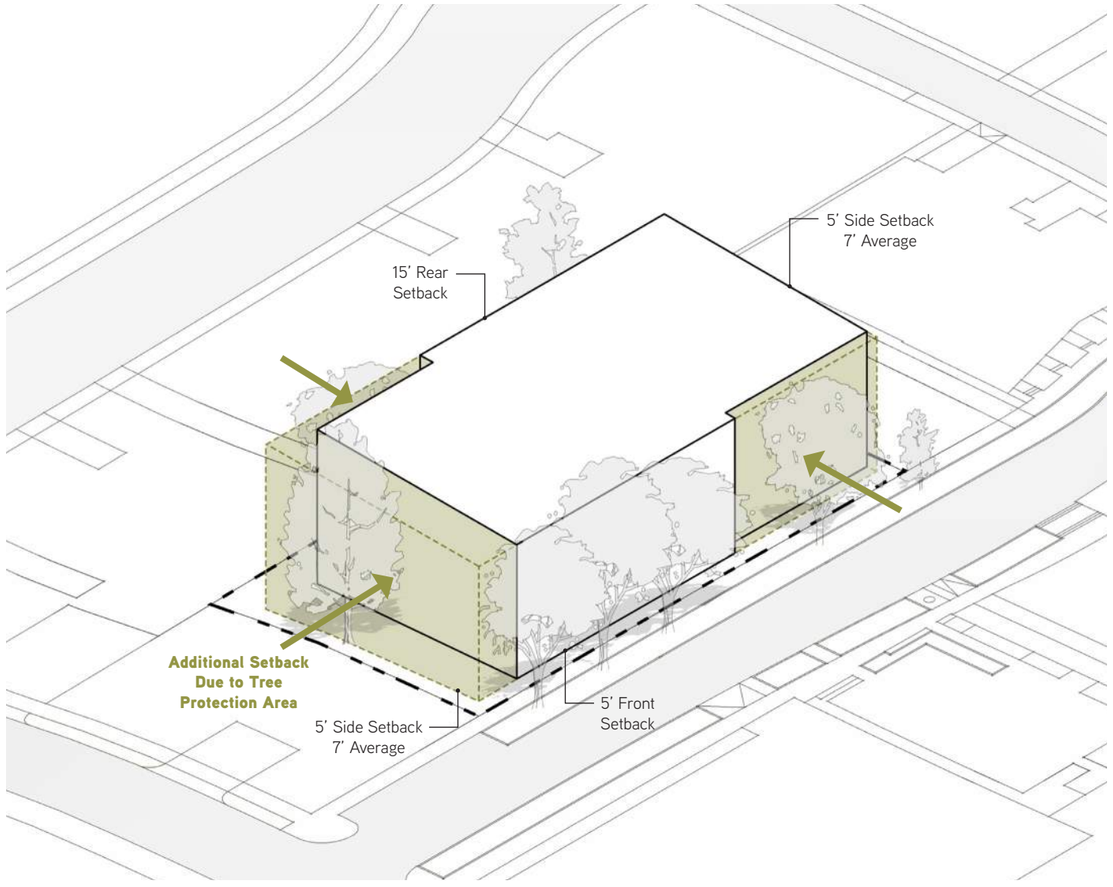


June 21st at 12:00 pm



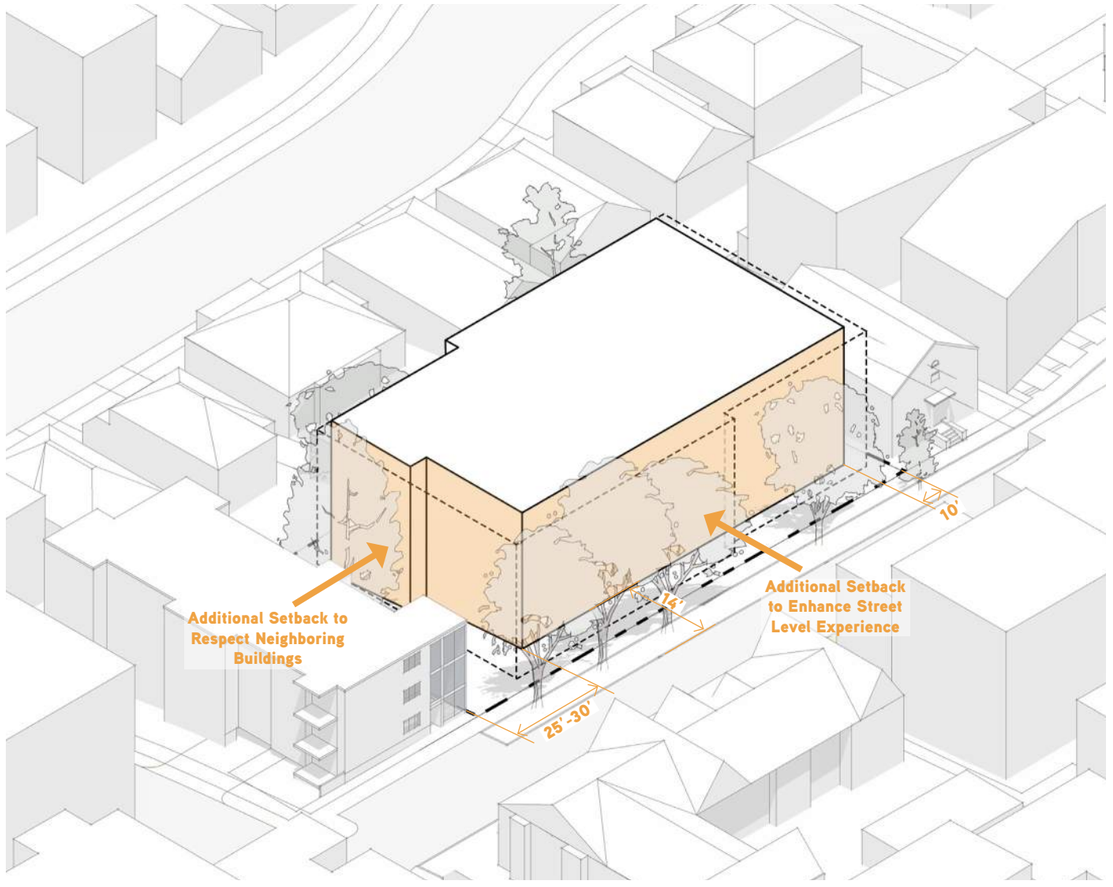
June 21st at 6:00 pm

FORMATION DIAGRAMS



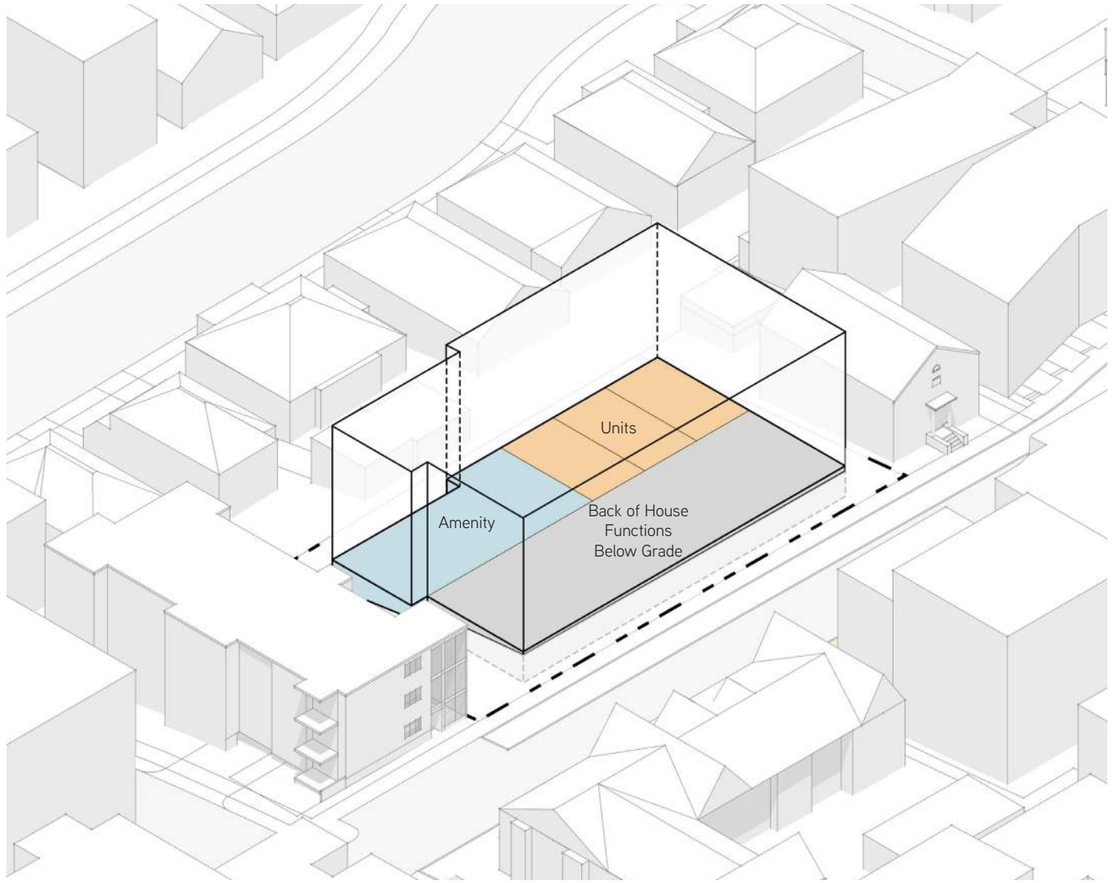
1. Prescribed Zoning Setbacks

Our massing design takes into account the prescribed zoning setbacks of the 16,161 sf site area with a maximum height of 50'. Exceptional trees on 13th Ave E allow us to set back the massing to create more open space along the front while ensuring tree protection.



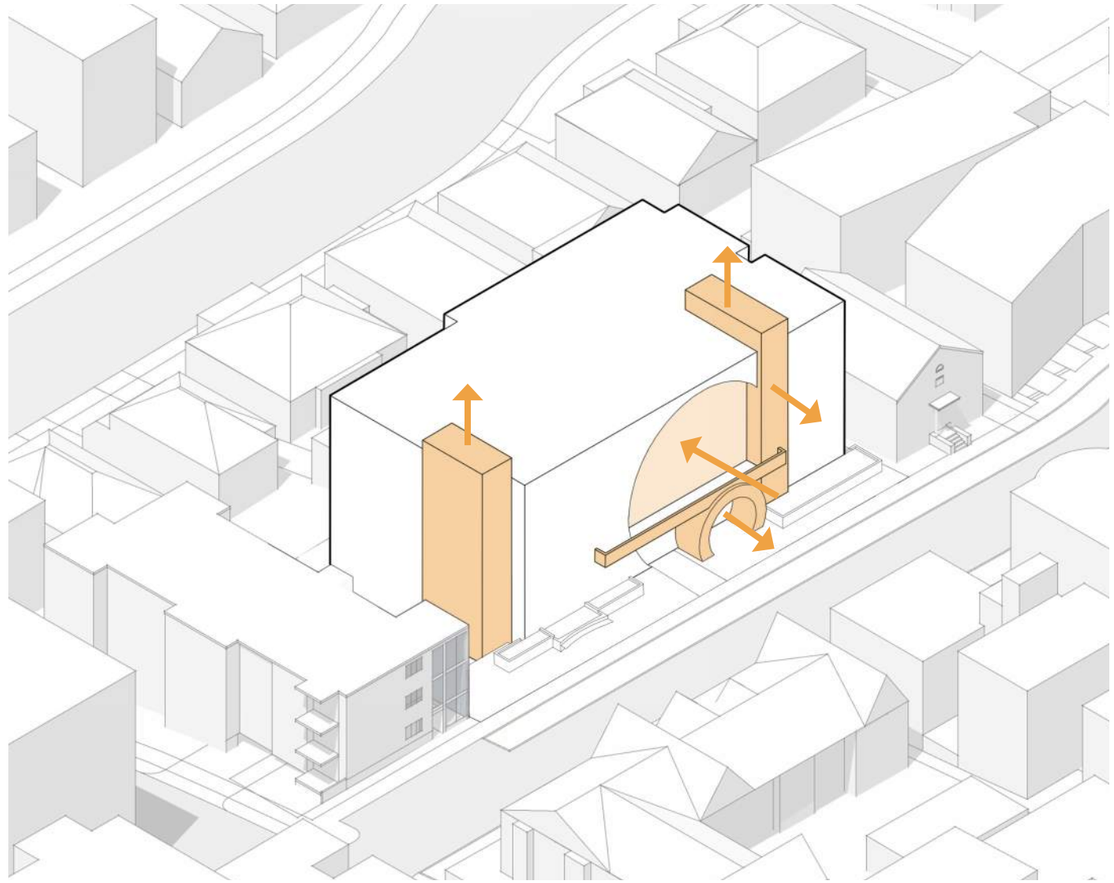
2. Voluntary Setbacks to Respect the Neighborhood

In addition to the prescribed setbacks, we have voluntarily provided extra setbacks along 13th Ave E to create space for pedestrians, and seat walls, planters, and bike parking. We have also given additional setbacks to neighboring buildings on both sides and at the north and south lot lines.



3. Using Existing Topography to Add Additional Level

The existing topography of the site, which slopes dramatically from East to West, has allowed us to add an additional level below grade, providing parking on L1 and burying back-of-house functions into the grade.



4. Providing Modulation for Visual Interest

The primary moves to provide visual interest are the quoined arch way on the large portion of the facade and the arched entry way that presents a clear and visible entry. The stair towers are pulled up to create strong break down of the facade. Lastly, the porch above the entry breaks down the massing with a strong horizontal element.

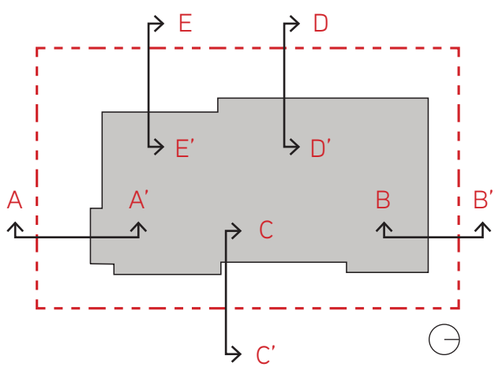
RELATIONSHIP TO NEIGHBORING BUILDINGS

Section A- We are pushing back an additional 15'-19' from the neighboring building. This gives room to the exceptional tree and gives a gracious buffer from the taller massing.

Section B- The design steps an additional 5' back from the north lot lit to respect the single family home on the site. In the future, if this site were to be developed, the building will still have access to light.

Section C- Our design mimics the massing form across the street by stepping the facade away from the street and providing ample space to the street scape. Datums lines of height roughly match the heights from across the street.

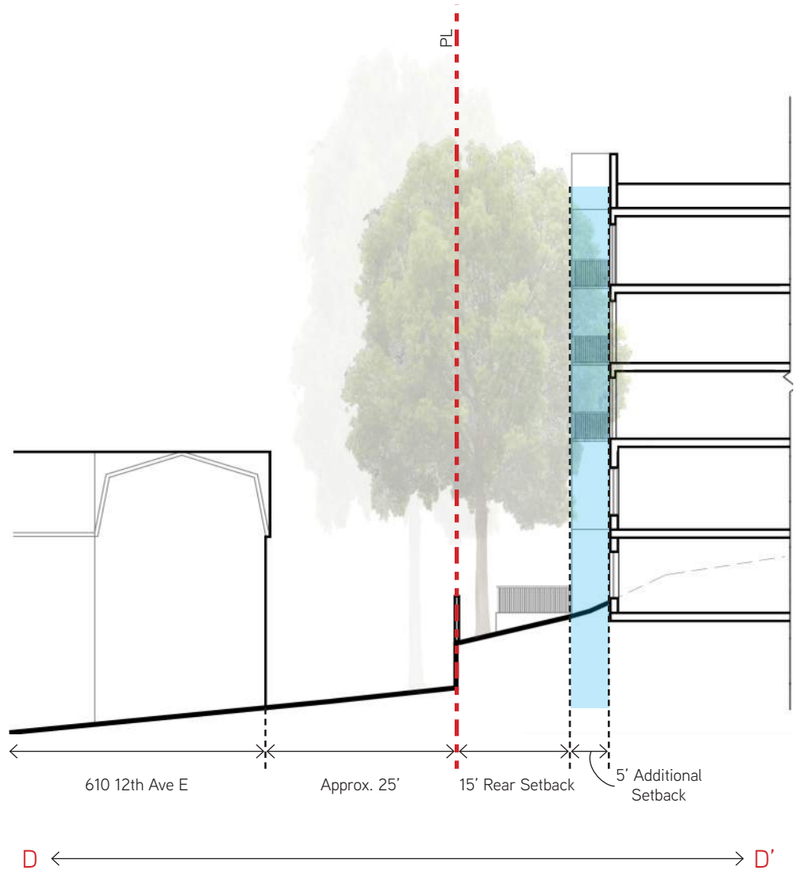
Section D/E- Due to the drastic topography along the rear lot line, our design will setback an additional 5' on certain areas of the facade to lessen the effect on the single family homes below.



SITE SECTION A - NEIGHBOR TO THE SOUTH

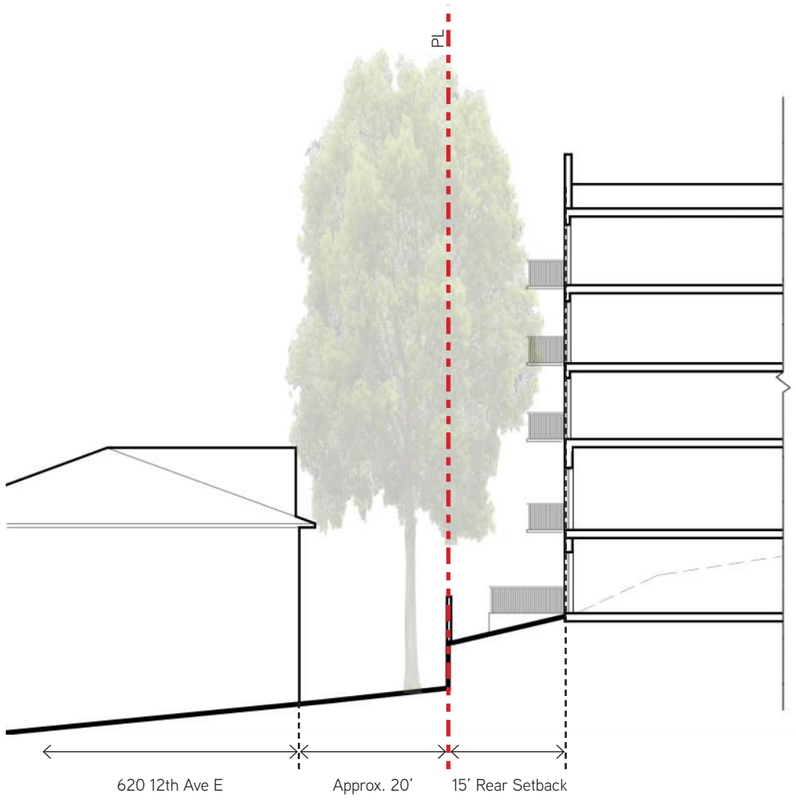
SITE SECTION B - NEIGHBOR TO THE NORTH

SITE SECTION C - ACROSS 13TH AVE E

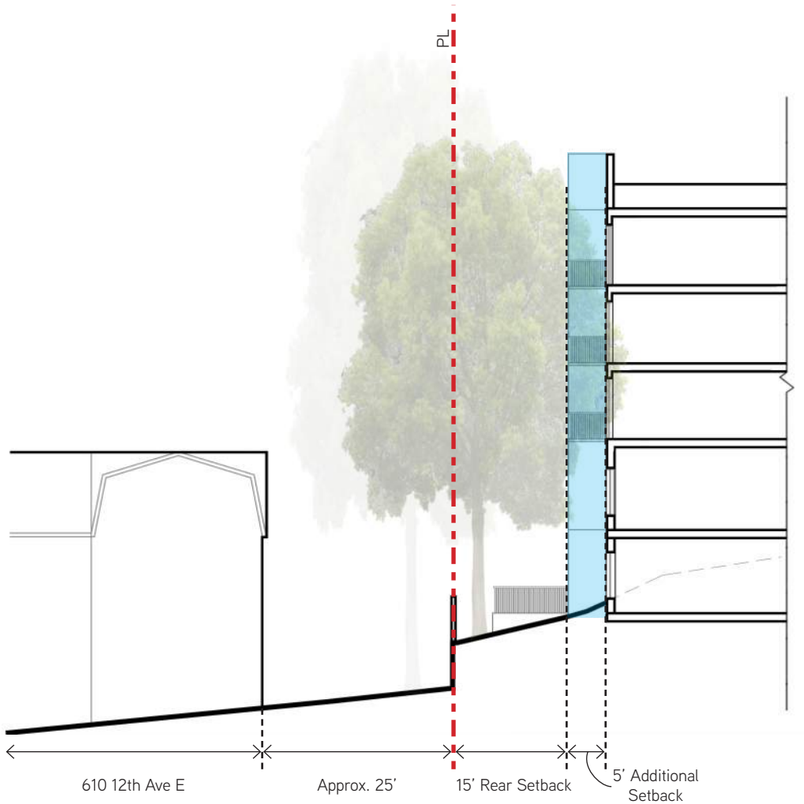


SITE SECTION C - ACROSS REAR LOT LINE

RELATIONSHIP TO NEIGHBORING BUILDINGS



STREET SECTION D - ALONG REAR LOT LINE

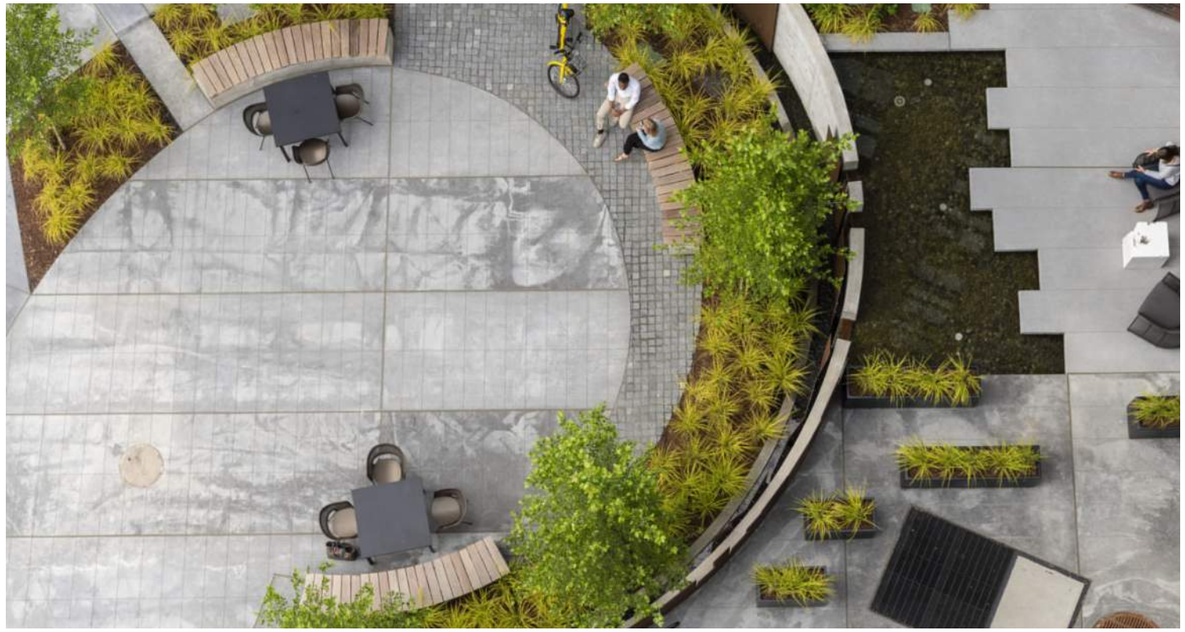


STREET SECTION E - ALONG REAR LOT LINE

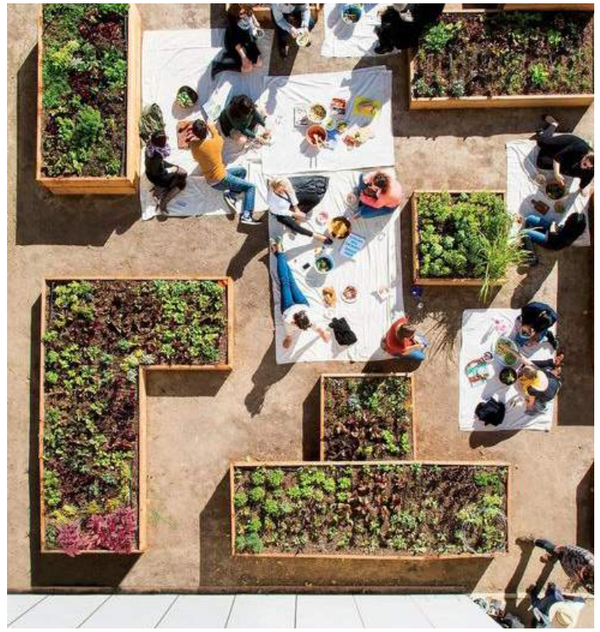
CONCEPTUAL ELEVATION

LANDSCAPE DESIGN - INSPIRATION

Our landscape design concept takes into account the natural features of the site, including the exceptional trees, to create a unique and inviting open space amenity for the community. We are utilizing a mix of curved and rectilinear forms to create a dynamic and visually appealing streetscape. In addition, we are incorporating features such as reading benches and hangout areas to provide a place for people to relax and enjoy the outdoors. Our goal is to create a landscape design that complements the surrounding neighborhood while also providing a distinctive identity for our project. We understand the importance of green spaces in urban areas and are committed to creating a landscape that contributes to the overall well-being of the community.



Curved Landscape Elements with Planting and Seating



Shared Garden Spaces

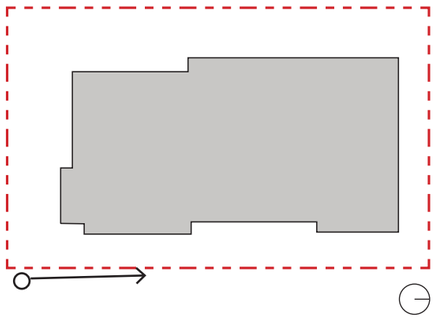
Specialized Paving

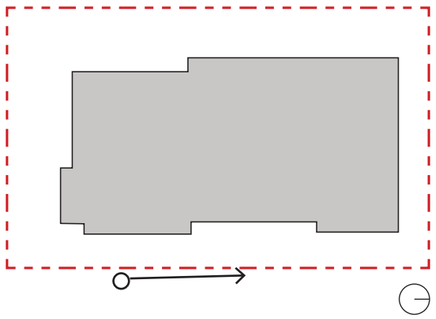
Generous Building Setback with Terraced Planting

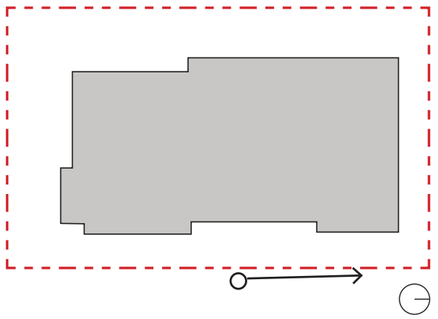
Lush Greenery in Raised Planter

PROPOSED SITE PLAN

SITE PHOTOS: EXISTING STREETSCAPE



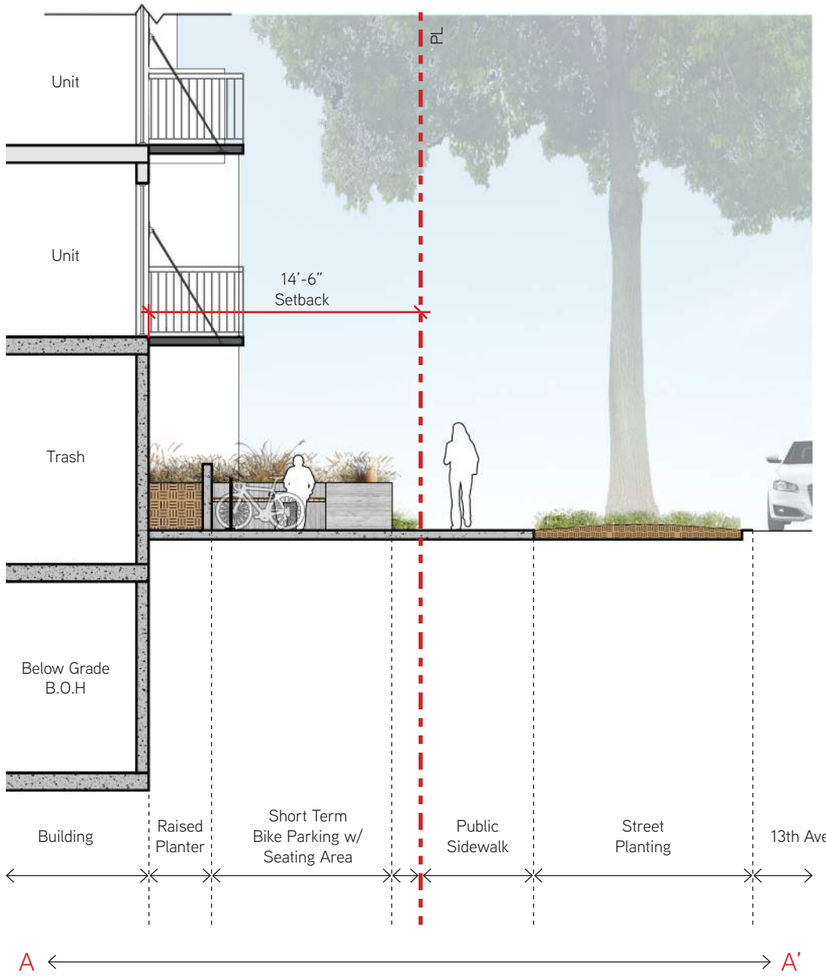


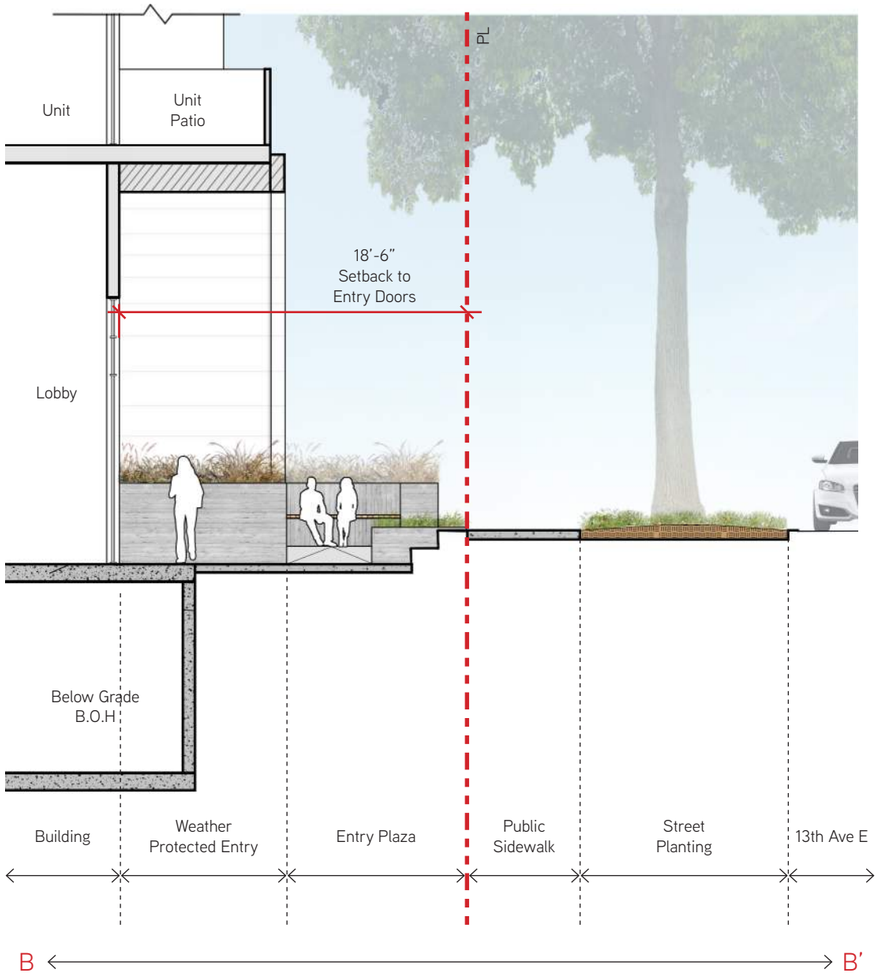


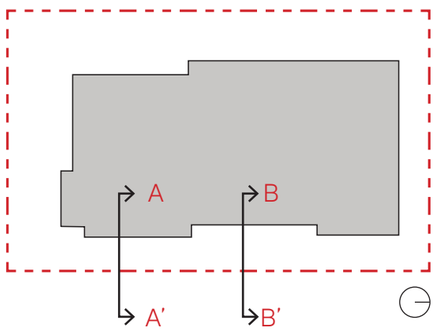
ENHANCING THE STREETSCAPE

Section A- While the prescribed setback is only 5' feet, the front facade of the proposed is 14'-6" front the property line. While some areas along the street are lined with terracing planters, this section shows the recessed area that provides short term bike parking with benches.

Section B- Due to the average grade plane pushing down the building, the Level 1 slab is 1'-9" below the sidewalk grade. This section shows the entry plaza that has steps and an accessible ramp that uses a curved form to lead people towards the entry.







STREET SECTION A

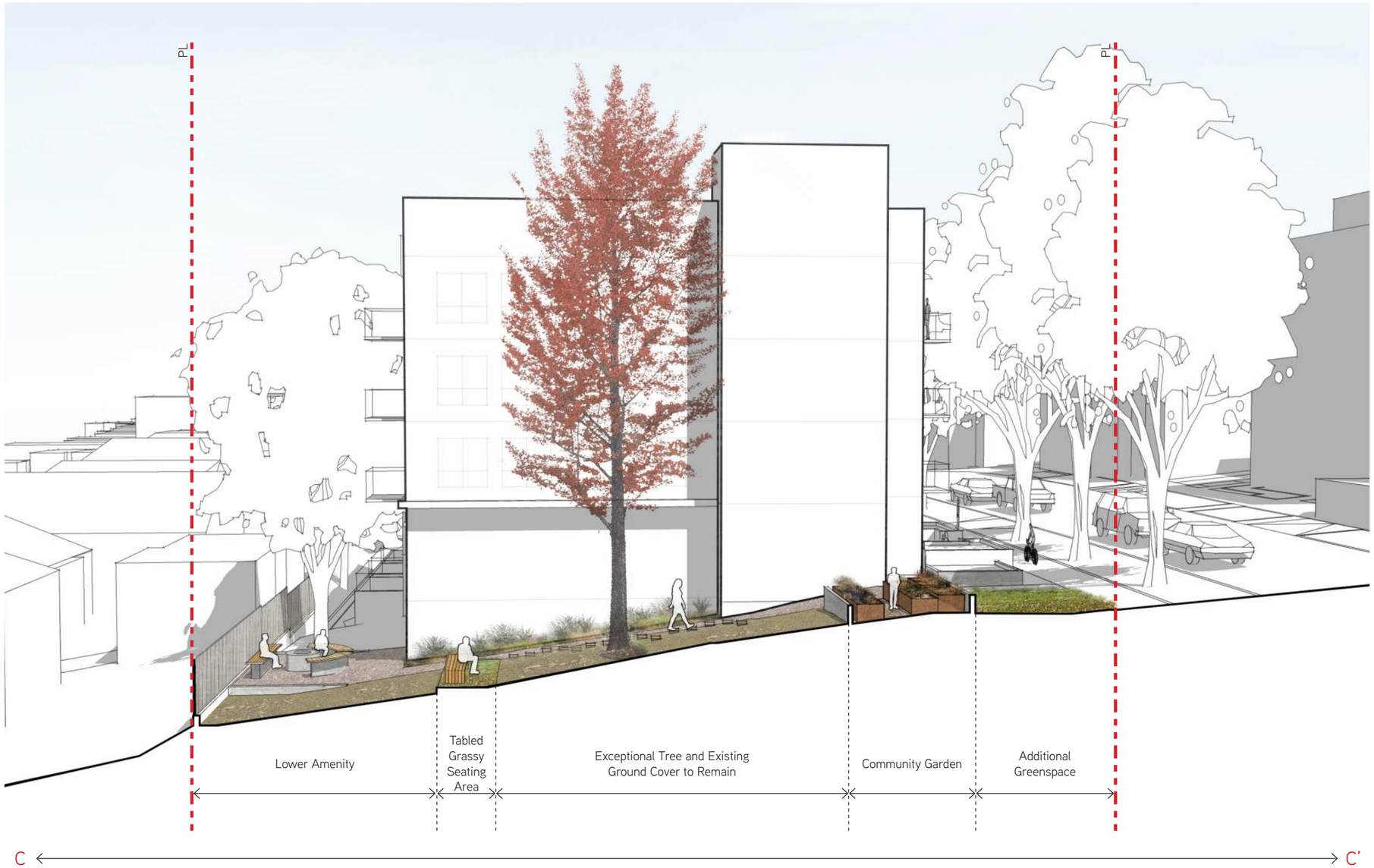
0' 2' 4' 8'

STREET SECTION B

0' 2' 4' 8'

PRESERVATION OF NATURE

Section C- Through the preservation of the exceptional trees on the site, we have created open space amenities that maximize the natural features of the area. Community gardens and gathering spaces have been positioned beneath the trees, and a small walking path connects these amenities to the street edge.

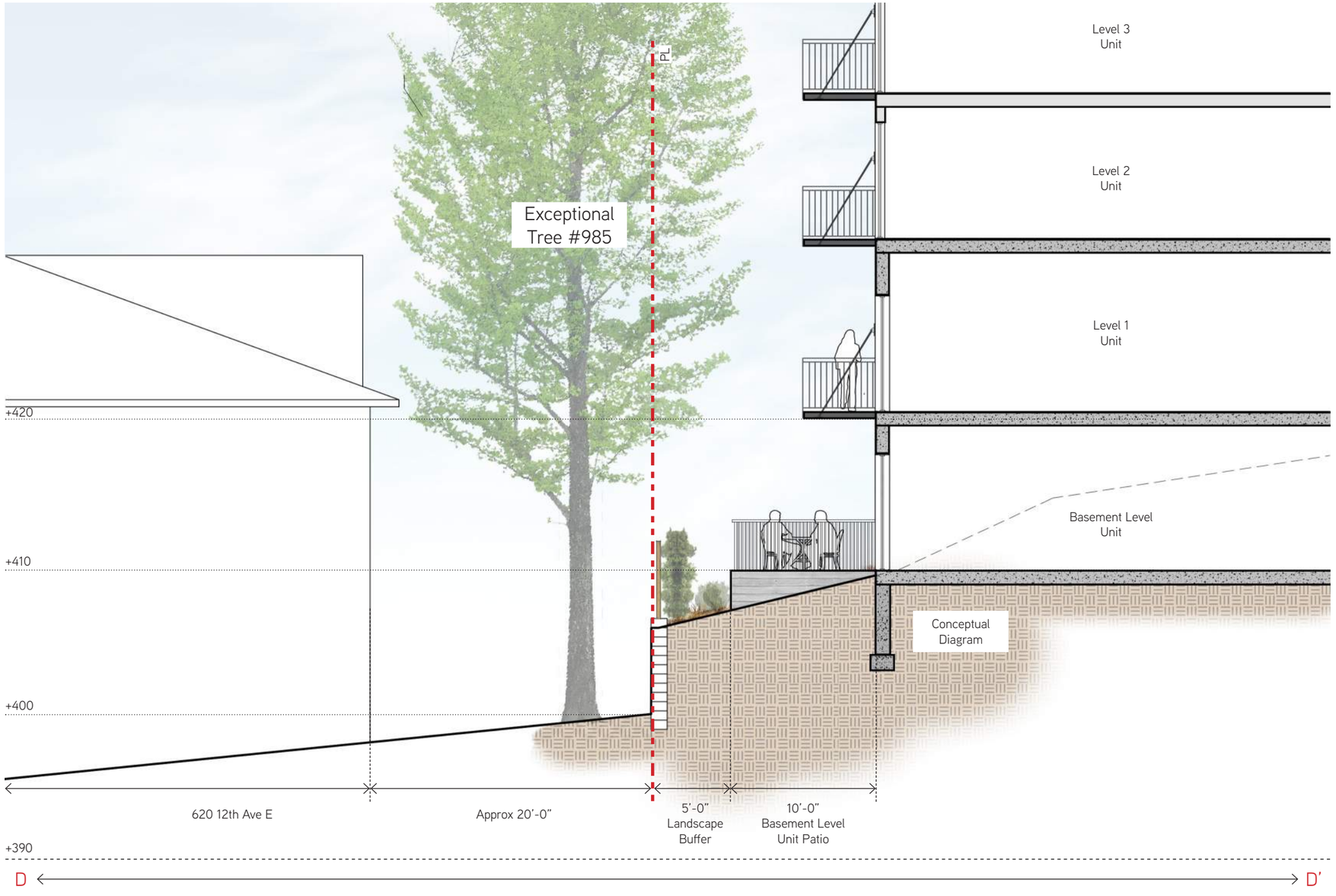


SITE SECTION C

RELATIONSHIP TO NEIGHBORING BUILDINGS

Section D- The rear lot line on the west side of the site that is adjacent to several single-family homes. Due to the natural topography of the site, any new development will be substantially taller than the homes below. To minimize the impact on the homes, the building adheres to the 15ft setback requirement and exceeds it, as demonstrated in an earlier section of the packet. Planting buffers will be implemented in areas where the building abuts the 15ft line to mitigate privacy loss. The exceptional trees along the west edge are also expected to reduce the visual impacts.

SETBACKS ALONG REAR LOT LINE



SITE SECTION D

0' 2' 4' 8'