

416 15TH AVE E.

EARLY DESIGN GUIDANCE # 3040990

OCTOBER 11, 2023



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PROJECT OVERVIEW & COMMUNITY OUTREACH



STATEMENT OF DEVELOPMENT OBJECTIVES

The project site is located on the eastern edge of the Capitol Hill Urban Center Village. The project site is zoned NC2-55'. Properties north, west and south of the site share the same zoning, but properties directly east of the project are zoned NR3, requiring a zone transition to the 2 to 4 story residential structures east of the site. The site is relatively flat, sloping approximately 6' from north to south with the highest elevation at the NW corner and the lowest at the SE corner along the alley. The alley is roughly 5' lower than the street frontage along 15th Ave E to the west.

The site itself occupies most of the west half of the block bound by 15th Ave E, E Republican Street, 16th Ave E and E Harrison Street. There is a fully paved, 2-way alley along the east property line that serves the existing businesses on the west half of the block and the residential structures on the east half of the block. The two-story Fire Station building south of the site has an active retail use at the ground floor that takes advantage of a pedestrian setback area along 15th Ave E, and green space setback off the alley to the east.

There are no existing street trees along the right-of-way frontages on 15th Ave E or E Republican Street, but there are two mature trees (one that is a tier 2 tree) close to the north property line that the project would like to preserve. Streetscape improvements proposed include wider sidewalks, new street trees, and a curb bulb at the intersection of E Republican St to provide a permanent space for the bus stop along the 15th Ave E frontage.

15th Ave E is midway between I-5 to the west and Lake Washington to the east. It is a lively commercial street at the crest of Capitol Hill featuring a variety of shops and restaurants between E Mercer Street to the north and E Denny Way to the south. The project site is located east side of 15th Ave E, at the corner of E Republican Street, in the heart of this neighborhood commercial district. Contributing to and enhancing the dynamic quality of 15th Ave E is a primary objective for this project. The scale of the property provides an opportunity to develop a variety of retail and restaurant spaces that will fit into the scale of the existing commercial context. Enhancing pedestrian life and access through the neighborhood is another priority that will contribute to the viability of the commercial spaces and help make this project a destination that draws neighborhood residents and visitors alike.

There are additional mixed-use buildings currently in design and/or construction in vicinity of the site, including the 100-unit Hilltop building north of the site and the future Safeway reconstruction south of the site. Our project proposes a 6-story mixed-use building featuring approximately 170 apartments over +/- 10,000 sf of commercial retail space along 15th Ave E, with residential parking below grade. A departure for additional building height and area will be requested to support preservation of the mature trees on the north portion of the site, along E Republican Street.

TOTAL SITE AREA	GROSS BUILDING AREA	ESTIMATED RESIDENTIAL UNIT COUNT	BELOW GRADE PARKING	COMMERCIAL AREA
38,129 SF	+/- 192,200 SF	+/- 170 UNITS	+/- 100 PARKING STALLS	+/- 10,000 SF
		*INCLUDES A MIX OF STUDIOS, 1 BEDROOMS, 2 BEDROOMS AND TOWNHOUSE LOFTS		

OUTREACH TYPE	METHOD SELECTED	NOTES & DOCUMENTATION	DATE
PRINT	<div>HIGH-IMPACT METHOD</div> <ul style="list-style-type: none">Posters hung in 10 local businesses within 1/2 mile from project site (at least half visible from sidewalk)	<div>DISPLAYED POSTERS</div> <ul style="list-style-type: none">Ten 11x17 posters were hung within a 1/2 mile from the project site informing the public of the project and advertising both in-person outreach events. At least half of the posters were visible from the sidewalk.See digital copy of poster, 1/2 mile radius map with poster location identified, and photos of displayed posters with addresses of each attached. Feedback received via e-mail is included in the outreach summary report.	Posters displayed on August 4th
DIGITAL	<div>MULTI-PRONGED METHODS</div> <ul style="list-style-type: none">E-mail to organizations on distribution list identified by DONPost on local blog or digital newsletter that allows public to submit comments directly to applicant	<div>E-MAIL DISTRIBUTION & LOCAL BLOG POST</div> <ul style="list-style-type: none">E-mail was sent to organizations on a distribution list identified by DON, and a blog post was published in the Capitol Hill Seattle Blog community section. Both the e-mail and blog post provided information about the project to community members, and advertised the upcoming in-person drop-in hours and community organization meeting.See copy of e-mail along with the distribution list, as well as a copy of the live blog post attached with URL included. Feedback received via e-mail and in blog post comments is included in the outreach summary report.	E-mail sent on August 4th, and blog post live on August 7th
IN-PERSON	<div>MULTI-PRONGED METHODS</div> <ul style="list-style-type: none">Drop-in hours at local business or community venuePresentation at established community organizations meeting (minimum 20 minutes on agenda)	<div>DROP-IN HOURS & COMMUNITY MEETINGS</div> <ul style="list-style-type: none">Project team hosted drop-in hours at the project site from 2:30pm - 4:30pm on Friday, August 11th with printed project information to share with attendees.Presentation was given at two PPUNC meetings, the first on June 29th and the second on August 24th.See copy of sign-in sheet and photos from the drop-in event, and copy of agenda and meeting minutes from PPUNC meetings.Feedback received at all in-person events is included in the outreach summary report.	Drop-in hours at the project site on August 11th, and presentation at PPUNC meetings on June 29th and again the week of August 24th

NEIGHBORHOOD
COMMUNITY OUTREACH

COMMUNITY EVENT

AUG 11



WE WANT TO HEAR FROM YOU!

JOIN US FOR DROP-IN HOURS WITH THE PROJECT TEAM TO LEARN MORE ABOUT REDEVELOPMENT AT **416 15TH AVE E** AND PROVIDE YOUR FEEDBACK

The proposed project will provide approximately 148 units of apartments over 10,000 square feet of small-scale retail spaces. Underground parking will be provided to serve the residential space, along with outdoor plaza spaces and significant right-of-way improvements. Additional information can be found in the Seattle Services Portal (www.cosaccela.seattle.gov).

WHAT: Drop-in hours with the project team to discuss design goals for the former QFC site redevelopment

WHEN: Friday, August 11th
Stop by between 2:30pm - 4:30pm

WHERE: Hunters Capital Conference Room
430 15th Ave E, Seattle, WA 98112

Project Address
416 & 426 15th Ave E
Seattle, WA 98112

Project Applicant
Hunters Capital

Project Contact
Michael Oaksmith
moaksmith@hunterscapital.com
206-328-3333

SDCI #: 3040990-EG

Note: Comments provided may be subject to public records requests



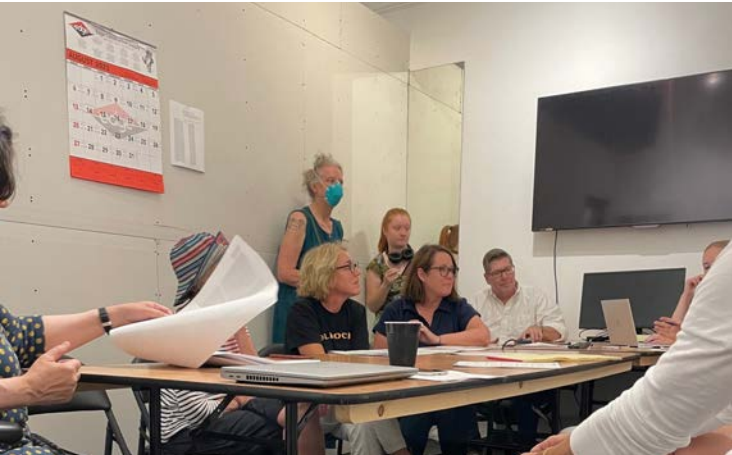
OUTREACH POSTERS (10 POSTED WITHIN 1/2 MILE OF SITE)

AUGUST 2023 - PROJECT OUTREACH CALENDAR

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4 Outreach Posters Displayed & DON Email Sent	5
6	7 Project Post Live on Cap Hill Blog	8	9	10	11 Drop in Hours at Project Site	12
13	14	15	16	17	18	19
20	21	22	23	24 PPUNC Meeting Presentation #2	25	26
27	28	29	30	31		



DROP IN HOURS ON 8/11/23



COMMENTS	SOURCE	RELATED DESIGN GUIDELINE OR PROPOSED DESIGN RESPONSE
Interest expressed for variety and small-scale retailers and retail spaces along 15th Ave. E. wrapping the north and south corners.	PPUNC Meeting 6.29.23	The design guidelines recommend that projects should “intentionally ‘wrap the corner’ so cladding treatments appear substantial”, and that on the 15th Ave Corridor projects should “contribute to the street’s existing intimate retail character and variety of pedestrian scaled storefronts”. (CS2.1.C, DC2.1, PL3.4)
A resident in The Gables Apartments adjacent to the site expressed a desire for the east facade to be visually appealing since it will directly face the apartment across the alley.	PPUNC Meeting 6.29.23	The design guidelines recommend that projects should “consider each building as a high-quality, long-term addition to the neighborhood by choosing materials that are high quality”. (DC2.3, DC4.1)
To improve visibility along the southern property line, it was suggested to carve out space at corners at the through block connection to improve sight lines and safety.	PPUNC Meeting 6.29.23	The design guidelines recommend that projects “consider providing multi-use open space that can be viewed, used, and enjoyed from the adjacent sidewalk, and consider using pedestrian connections to break up longer blocks and provide enhanced connectivity”. (PL1.3, DC3.1)
The Eco District expressed some interest in wayfinding, and creating a relationship between nearby neighborhoods and the project site.	PPUNC Meeting 6.29.23	The design guidelines recommend that projects “use signs to reinforce the unique identity of Capitol Hill”. (DC4.1.3)
Interest was expressed in bringing in another grocery store, or other commercial tenants where neighbors can go buy basic home goods and necessities (ie. Hardware store, grocer, butcher, etc). This could be designed after something like Melrose Market, with retailers that share common goals.	Community Drop-In Hours 8.11.23	The design guidelines recommend that projects “Design the ground floor retail edge to enhance street level activity, design retail frontages to contribute to the small-scale, pedestrian-oriented character of Capitol Hill retail, and encourage facade detailing that contributes to the street’s existing intimate retail character and variety of pedestrian scaled storefronts”. (PL3.4, CS2.1.C)
Concern was expressed regarding the parking and loading access and increased traffic along the alley.	Community Drop-In Hours 8.11.23	In response to these concerns, the design team plans to locate the required parking and loading access to provide minimal disruption to alley traffic.
A community member expressed that they like the smaller scale retail across from site along 15th Ave. E. and would like to see that matched in the character of the commercial ground floor uses in the project.	Community Drop-In Hours 8.11.23	The design guidelines recommend that projects on the 15th Ave Corridor projects should “contribute to the street’s existing intimate retail character and variety of pedestrian scaled storefronts”. (CS2.1.C)
Community members want to see more landscape and trees in the streetscape. There is an opportunity to continue the greenness of Volunteer Park with more trees and places to sit.	Community Drop-In Hours 8.11.23	The design guidelines recommend that projects “maximize preservation of existing tree canopy, encourage the use of diverse planting palettes to create variety in landscapes, and use planters, seating, and landscape to provide an inviting, attractive, and safe streetscape for pedestrians”. (CS1.4, PL1.1.B)
Activating the alley is a high priority for many community members. Concern was expressed to eliminate the alcoves in the current alley. There was widespread support for the idea of townhomes along the alley. The design should consider privacy of the townhomes, to ensure that people can’t see into them directly.	Community Drop-In Hours 8.11.23	The design guidelines recommend that projects “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”. (PL3.2)
Since the site is in the heart of the retail along 15th Ave. E., community members want to see the sidewalk bigger to activate the streetscape to be welcoming and fun (ie. 8 ft. sidewalks with trees acting as a canopy, spaces to sit, designing the bus stop to be beautiful).	Community Drop-In Hours 8.11.23	The design guidelines recommend that projects “provide functional pedestrian amenities, improve the walkability along 15th Ave while maintaining the street’s positive intimate pedestrian character, maintain a continuous street wall along retail corridors to contribute to the area’s pedestrian-oriented, urban character, prioritize preserving tree canopy, and use landscape to provide an inviting, attractive, and safe streetscape for pedestrians while ensuring adequate space for pedestrian circulation (CS1.4, PL1.1B, PL1.2, PL1.3.C, CS2.1.C, PL3.4)
The opportunity for artwork on the highly visible corner of 15th Ave E. was discussed, some suggestions included a street clock, wayfinding element, or possibly a statue of playwright, August Wilson, who wrote plays across the street.	PPUNC Meeting 8.24.23	The design guidelines recommend that projects “use art to animate the pedestrian realm, encourage the integration of art into the building design, and consider engaging with local artists to develop a design concept rooted in the culture and history of Capitol Hill”. (CS3.2, DC2.2)
Given the desire to be thoughtful about canopy placement, one recommendation was to provide canopies within the 15th Ave plaza or the southern pass-through in exchange for allowing the retail frontages to remain canopy free (and therefore more visible).	PPUNC Meeting 8.24.23	The design guidelines recommend that projects should “focus overhead weather protection around residential entries, and consider using operable awnings to allow sunlight to the street”. (PL2.3)
With the proposed setback to the south, considering large doors on the southwest corner retailer could help foster a connection between the firehouse’s plaza and the proposed building.	PPUNC Meeting 8.24.23	The design guidelines recommend that projects “Design the ground floor retail edge to enhance street level activity, and materials should wrap at building corners to appear substantial”. (PL3.4, DC2.1)

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EXISTING SITE CONDITIONS

SITE CONDITIONS
SURVEY INFORMATION



LEGAL DESCRIPTION

PARCEL A:
LOTS 1 AND 2, BLOCK 17, LAW'S ADDITION TO THE CITY OF SEATTLE, RECORDED IN VOLUME 1 OF PLATS, PAGE 51, RECORDS OF KING COUNTY, WASHINGTON.

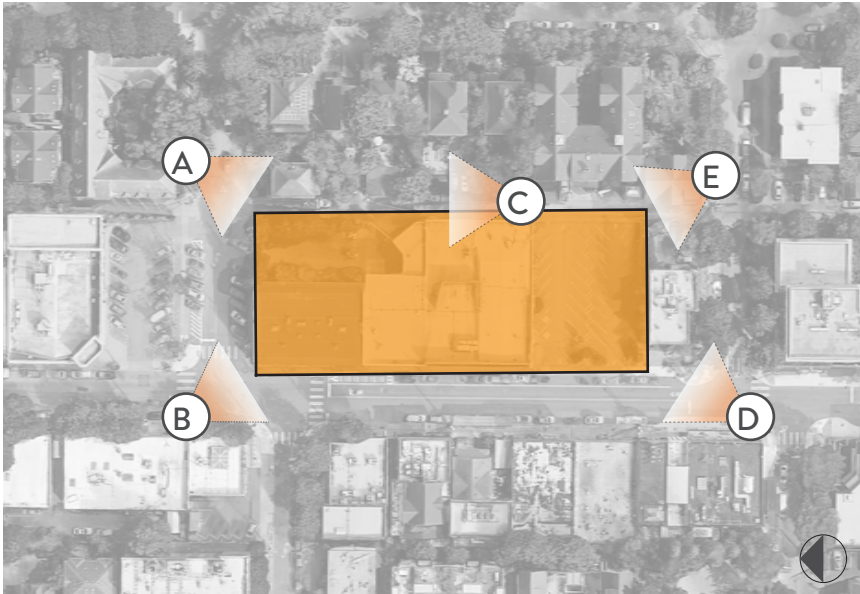
EXCEPT THE SOUTH 5 AND A HALF INCHES OF THE WEST 60.00 FEET OF SAID LOT 2

PARCEL B:
THE SOUTH 5 AND A HALF INCHES OF THE WEST 60.00 FEET OF LOT 2 AND ALL OF LOTS 3 THROUGH 7, BLOCK 17, LAW'S ADDITION TO THE CITY OF SEATTLE, RECORDED IN VOLUME 1 OF PLATS, PAGE 51, RECORDS OF KING COUNTY, WASHINGTON.

TREE CANOPY:
THERE ARE 15 TREES ONSITE CURRENTLY. THE PROPOSED DESIGN PLANS TO SAVE TWO TREES (AS IDENTIFIED IN GREEN) AT THE NORTH PROPERTY LINE, WHICH INCLUDES A TIER 2 TREE. ADDITIONALLY THE ROW OF TREES ALONG THE SOUTHERN PROPERTY LINE WILL BE PRESERVED. THESE TREES ARE LOCATED ON THE ADJACENT SITE, WITH THEIR DRIP LINE OVERHANGING ONTO THE PROPERTY LINE. THE PROPOSED DESIGN WILL CREATE SPACE BY PULLING BACK FROM THE SOUTHERN PROPERTY LINE. THIS WILL ENSURE THAT THERE WILL BE NO ENCROACHMENT OF THE PROPOSED BUILDING ON THEIR ROOT ZONE.



(A) NE Corner



Key Plan



(E) SW Corner



(B) NW Corner

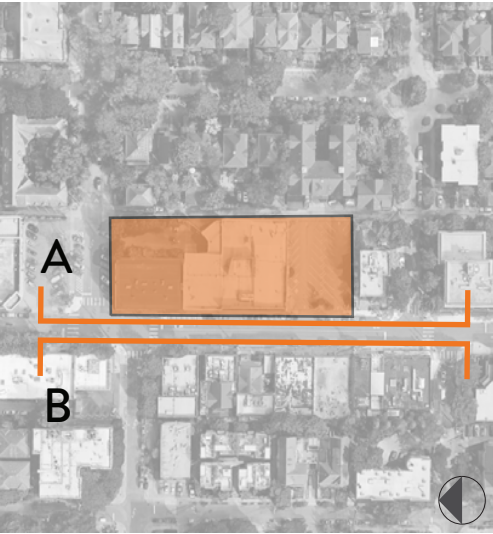
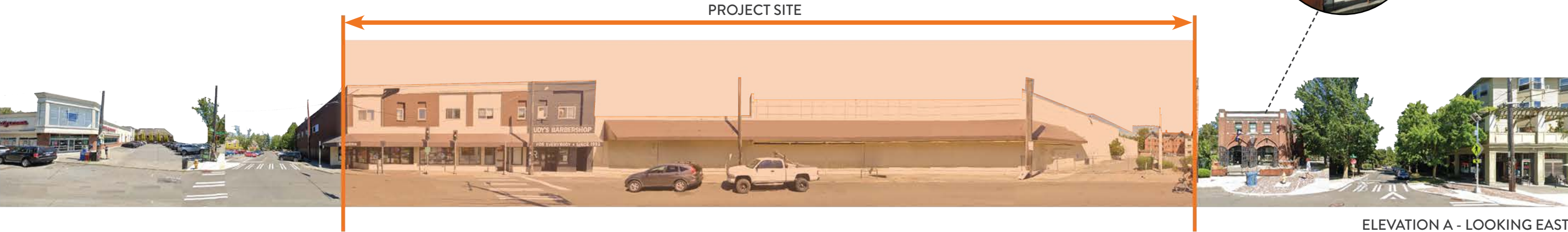


(C) Alley to the North



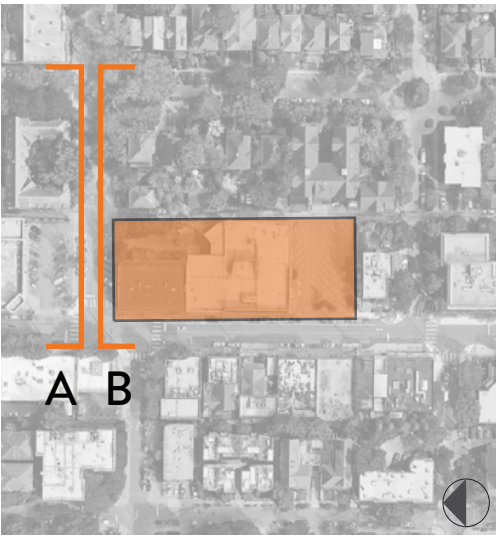
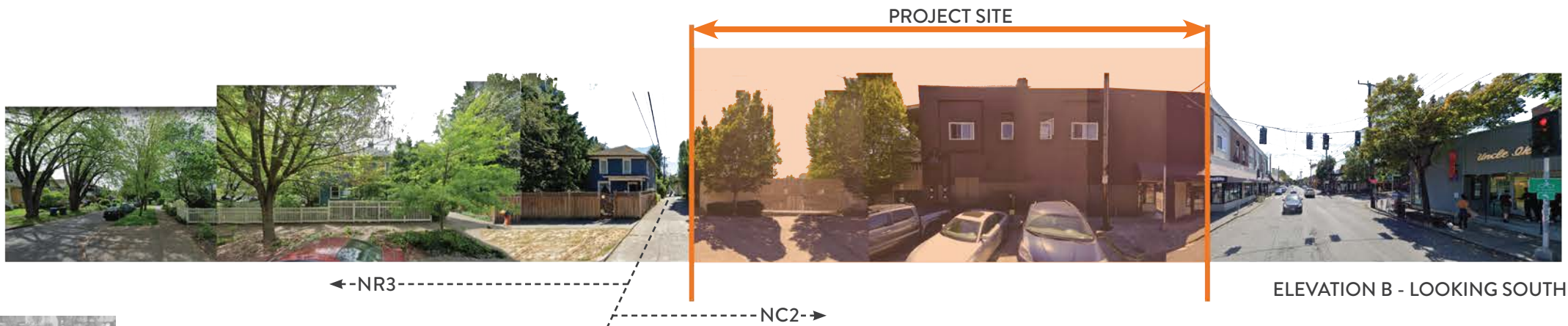
(D) SE Corner

SITE CONDITIONS
STREET ELEVATIONS - 15TH AVE E.

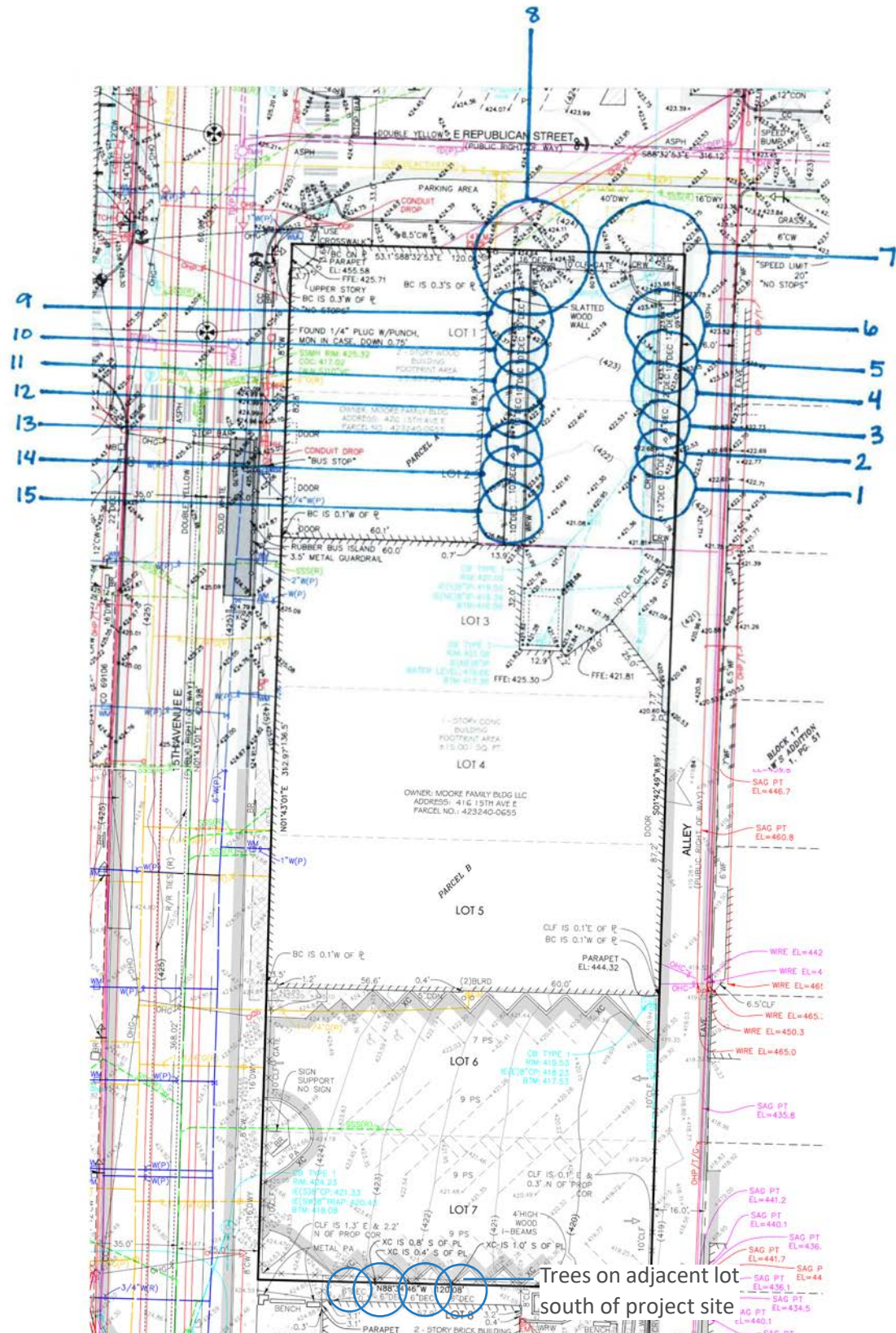


PEDESTRIAN ORIENTED, SMALL-SCALE RETAIL STOREFRONTS CONTRIBUTE TO WALKABLE "MAIN STREET" CHARACTER OF 15TH AVE E.

SITE CONDITIONS
STREET ELEVATIONS - E. REPUBLICAN ST



SITE CONDITIONS
ARBORIST REPORT



SITE MAP WITH TREE LOCATIONS

Tree Inventory Table 416 15th Ave E

Tree ID	Scientific Name	Common Name	DB H (in)	Health Condition	Structural Condition	Tier	Proposed Action	TPZ	Notes
1	<i>Carpinus betulus</i>	European hornbeam	8	Good	Good	4	Remove		
2	<i>Carpinus betulus</i>	European hornbeam	6	Good	Good	4	Remove		
3	<i>Carpinus betulus</i>	European hornbeam	5	Good	Good		Remove		Not regulated
4	<i>Carpinus betulus</i>	European hornbeam	10	Good	Good	4	Remove		
5	<i>Carpinus betulus</i>	European hornbeam	6	Good	Good	4	Remove		
6	<i>Carpinus betulus</i>	European hornbeam	12	Good	Good	3	Remove		Replacement required
7	<i>Carpinus betulus</i>	European hornbeam	8	Good	Good	4	Remove or Retain		
8	<i>Carpinus betulus</i>	European hornbeam	16	Good	Good	2	Retain	Dripline	Protect as per SMC 25.11
9	<i>Cercidiphyllum japonicum</i>	Katsura	12	Good	Good	3	Remove		Replacement required
10	<i>Cercidiphyllum japonicum</i>	Katsura	12	Good	Good	3	Remove		Replacement required
11	<i>Cercidiphyllum japonicum</i>	Katsura	12	Good	Good	3	Remove		Some tip die back Replacement required
12	<i>Cercidiphyllum japonicum</i>	Katsura	8	Good	Good	4	Remove		Some tip die back
13	<i>Cercidiphyllum japonicum</i>	Katsura	8	Good	Good	4	Remove		
14	<i>Cercidiphyllum japonicum</i>	Katsura	5	Good	Good		Remove		Not regulated
15	<i>Cercidiphyllum japonicum</i>	Katsura	12	Good	Good	3	Remove		Replacement required

There are 6 Hornbeam trees adjacent to the alley along the east property line in a narrow planting bed. Four are TIER 4, one is TIER 3 and one is below regulation size. There are 2 Hornbeam trees, one TIER 2 and one TIER 3, on the north property line along E. Republican also in a narrow planting bed. The TIER 2 tree (Tree #8) is recommended to be retained, and as both Tree #8 and #7 are in good health, the project proposes to retain both in our preferred design. There are 7 Katsura trees located between the building and the parking lot in a narrow and raised planting bed. Two of the Katsura are TIER 4, four are TIER 3, and one is below regulation size. All of the Katsura trees are proposed to be removed.

Arborist report prepared on June 15, 2023 by Jennifer Wells

Certified Arborist #PN6209A

ISA Qualified Tree Risk Assessor

ZONING DATA

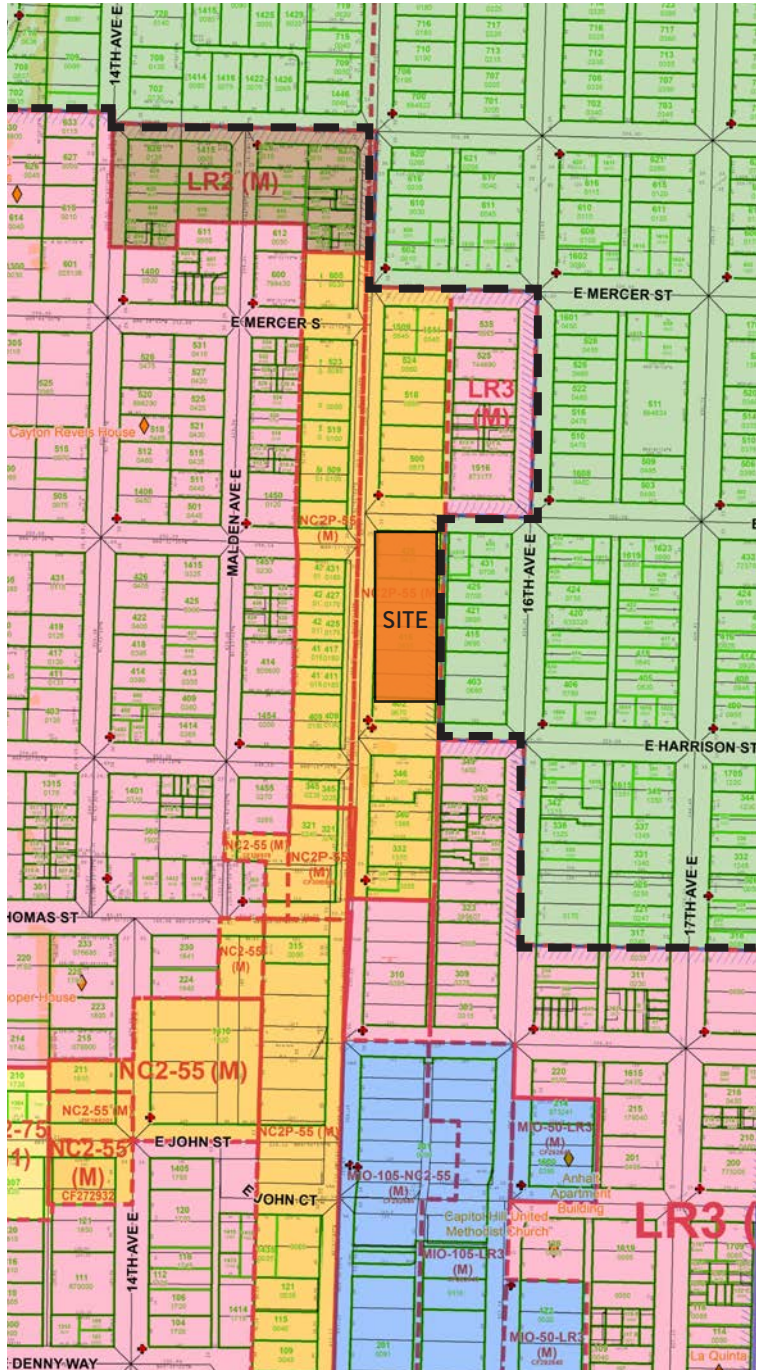
ZONING DATA

ZONING & URBAN VILLAGE MAPS



CAPITOL HILL URBAN CENTER VILLAGE

- Urban Center Boundary
Neighborhood Guidelines apply
- Light Rail Station Sites
Supplemental Guidelines apply
- Major Institution Overlay District
Neighborhood Guidelines do not apply
- Pike Pine Neighborhood Guidelines Apply
Guidelines in separate document
- Harvard-Belmont Landmark District
Neighborhood Guidelines do not apply



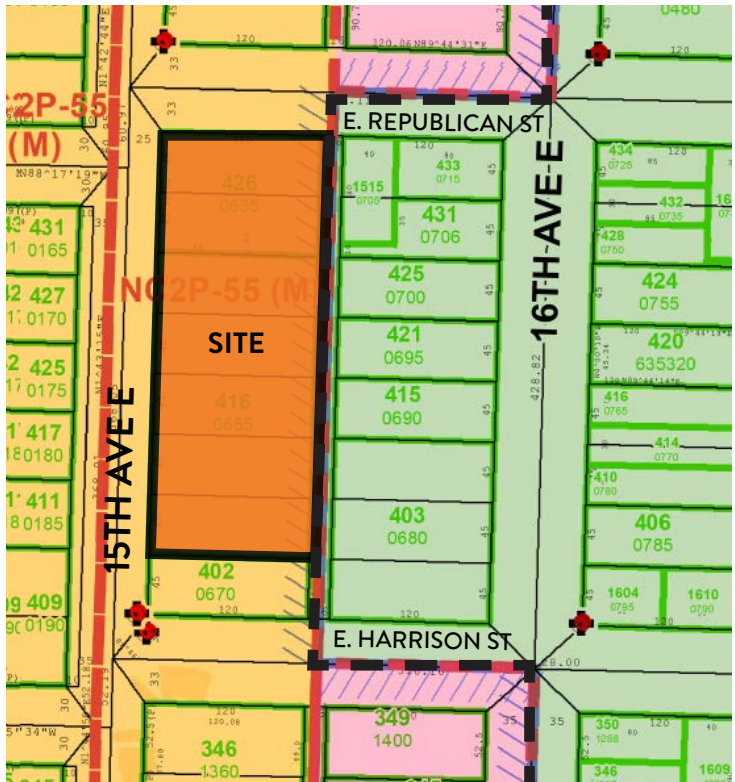
ZONING MAP

- LR1
- LR2
- LR3
- NR3
- NC2-55
- NC2-75
- MIO
- URBAN CENTER BOUNDARY

ZONING SUMMARY

The project site is zoned Neighborhood Commercial 2 Pedestrian - 55' (NC2-P-55'M). The "Capitol Hill Urban Center Village" overlay applies to our site. 15th Avenue East to the west of the site is classified as "Principal Pedestrian" and "Urban Village Neighborhood". E Republican Street to the north is classified as "Urban Village Neighborhood Access".

The site is located along the eastern boundary of the Capitol Hill Urban Village. As such, the parcels adjacent to the eastern site boundary are zoned as Neighborhood Residential 3 (NR3), which supports lower density, single-family dwelling units. This zone change occurs along the adjacent alley to the east of the site, which splits the block in half.



APPLICABLE ZONING	SMC -SECTION	SUB-SECTION	REQUIREMENT
Permitted & Prohibited Uses	23.47A.004.A	Table A	ALL USES ARE PERMITTED OUTRIGHT, PROHIBITED, OR PERMITTED AS A CONDITIONAL USE ACCORDING TO TABLE A
	23.47A.005.C		IN A PEDESTRIAN-DESIGNATED ZONE, FACING A DESIGNATED PRINCIPAL PEDESTRIAN STREET: RESIDENTIAL USES MAY OCCUPY NO MORE THAN 20 PERCENT OF STREET FACING FAÇADE.
	23.47A.005.D		IN PEDESTRIAN-DESIGNATED ZONES, ALONG DESIGNATED PRINCIPAL PEDESTRIAN STREETS, 80 PERCENT OF THE STREET-LEVEL, STREET-FACING FAÇADE IS REQUIRED TO BE OF A USE FOUND IN 23.47A.005.D.1
Structure Height	23.47A.012.A		STRUCTURES MAY NOT EXCEED THE APPLICABLE HEIGHT LIMIT (55'), EXCEPT AS OTHERWISE PROVIDED IN SECTION 23.47A.012.
Floor Area Ratio	23.47A.013	Table A	MAXIMUM FAR FOR 55 FEET HEIGHT LIMIT IS 3.75
Setback Requirements	23.47A.014.B.1		FOR LOTS ABUTTING THE ALLEY FROM RESIDENTIAL ZONES, SETBACK IS REQUIRED WHERE A LOT ABUTS THE INTERSECTION OF A SIDE LOT LINE AND FRONT LOT LINE OF A LOT IN A RESIDENTIAL ZONE. THE REQUIRED SETBACK FORMS A TRIANGULAR AREA. TWO SIDES OF THE TRIANGLE EXTEND ALONG THE STREET LOT LINE AND SIDE LOT LINE 15 FEET FROM THE INTERSECTION OF THE RESIDENTIALLY ZONED LOT'S FRONT LOT LINE AND THE SIDE LOT LINE ABUTTING THE RESIDENTIALLY ZONED LOT.
	23.47A.014.B.3		AN UPPER-LEVEL SETBACK IS REQUIRED ALONG ANY REAR OR SIDE LOT LINE THAT IS ACROSS AN ALLEY FROM A LOT IN A NEIGHBORHOOD RESIDENTIAL ZONE. THE SETBACK SHALL BE 1) 15 FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 40 FEET AND 2) FOR EACH PORTION OF A STRUCTURE ABOVE 40 FEET IN HEIGHT, ADDITIONAL SETBACK AT THE RATE OF 3 FEET OF SETBACK FOR EVERY 10 FEET.
	23.47A.014.D		FOR STRUCTURES WITH A WIDTH OF MORE THAN 250 FEET, AT LEAST ONE PORTION OF THE STRUCTURE 30 FEET OR GREATER IN WIDTH MUST BE SET BACK A MINIMUM OF 15 FEET FROM THE FRONT PROPERTY LINE.
Street Level Standards	23.47A.008.A.2		BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK MAY NOT EXCEED 20 FEET IN WIDTH. THE TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED 40 PERCENT OF THE WIDTH OF THE FACADE OF THE STRUCTURE ALONG THE STREET.
	23.47A.008.B.2.A		SIXTY PERCENT OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT.
	23.47A.008.C.4		CONTINUOUS OVERHEAD WEATHER PROTECTION (I.E., CANOPIES, AWNINGS, MARQUEES, AND ARCADES) IS REQUIRED ALONG AT LEAST 60 PERCENT OF THE STREET FRONTAGE OF A STRUCTURE ON A PRINCIPAL PEDESTRIAN STREET
Amenity Area	23.47A.024.A		AMENITY AREAS ARE REQUIRED IN AN AMOUNT EQUAL TO 5 PERCENT OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE.
Parking Access	23.47A.032.A		ACCESS TO PARKING SHALL BE FROM THE ALLEY IF THE LOT ABUTS AN ALLEY IMPROVED TO THE STANDARDS OF SUBSECTION 23.53.030.C
Parking Count	23.54.015	Table A &B	RESIDENTIAL & NON-RESIDENTIAL USES IN URBAN CENTERS HAVE NO MINIMUM REQUIREMENT.
Bicycle Parking	23.54.015	Table D	EATING & DRINKING ESTABLISHMENTS: 1 PER 5,000 SF (LONG TERM), 1 PER 1,000 SF (SHORT TERM) SALES & SERVICES, GENERAL: 1 PER 4,000 SF (LONG TERM), 1 PER 2,000 SF (SHORT TERM) MULTI-FAMILY STRUCTURES: 1 PER DWELLING UNIT FOR THE FIRST 50, .75 PER DWELLING
Solid Waste & Recyclable Storage	23.54.040	Table A	RESIDENTIAL WITH MORE THAN 100 UNITS: 575 SF + (4 SF *(DWELLING COUNT -100)
	23.54.040.B		IN MIXED USE DEVELOPMENTS, STORAGE SPACE FOR GARBAGE MAY BE SHARED BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES, BUT SEPARATE SPACES FOR RECYCLING SHALL BE PROVIDED.
Design Review Departures to Preserve Trees	23.41.012.B.10		FLOOR AREA RATIOS (FAR), EXCEPT THAT: DEPARTURES OF UP TO AN ADDITIONAL 0.5 FAR MAY BE GRANTED IF THE APPLICANT DEMONSTRATES THAT: 1) THE DEPARTURE IS NEEDED TO PROTECT A TREE THAT IS LOCATED ON THE LOT THAT IS EITHER AN EXCEPTIONAL TREE, AS DEFINED IN SECTION 25.11.020, OR A TREE GREATER THAN 2 FEET IN DIAMETER MEASURED 4.5 FEET ABOVE THE GROUND; AND 2) AVOIDING DEVELOPMENT IN THE TREE PROTECTION AREA WILL REDUCE THE TOTAL DEVELOPMENT CAPACITY OF THE SITE.
	23.41.012.B.11		STRUCTURE HEIGHT EXCEPT THAT DEPARTURES OF UP TO 10 FEET OF ADDITIONAL HEIGHT MAY BE GRANTED IF THE APPLICANT DEMONSTRATES THAT: 1)THE DEPARTURE IS NEEDED TO PROTECT A TREE THAT IS LOCATED ON THE LOT THAT IS EITHER AN EXCEPTIONAL TREE, AS DEFINED IN SECION 25.11.020, OR A TREE GREATER THAN 2 FEET IN DIAMETER MEASURED 4.5 FEET ABOVE THE GROUND; AND 2) AVOIDING DEVELOPMENT IN THE TREE PROTECTION AREA WILL REDUCE THE TOTAL DEVELOPMENT CAPACITY OF THE SITE.

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URBAN DESIGN ANALYSIS

URBAN DESIGN ANALYSIS
9 BLOCK SITE CONTEXT



THEN & NOW: THE “MAIN STREET” CHARACTER OF 15TH AVE E.

1937

2023



The expansion of the Capitol Hill Trolley to 15th Avenue East in the early 1900's supported the development of economic and cultural vitality along the street corridor. A range of smaller scale commercial buildings were constructed which helped define this street as an avenue of businesses nestled within the larger residential surrounding neighborhood. Set apart as a commercial area, 15th Avenue took on the character of a “Main Street” where neighbors can gather, and enjoy the lively mix of locally-owned businesses.

Over 80 years later, 15th Avenue East continues to support a wide array of small-scale commercial retailers. These businesses contribute to its pedestrian-oriented, active street facade. The prioritization of outdoor seating and generous pedestrian space helps maintain 15th Avenue's historic character while supporting a diverse mix of uses. This historic pattern and character of 15th Ave. E. will inform the character of the commercial retail spaces programmed in the ground floor of the proposed design.

URBAN DESIGN ANALYSIS

NEIGHBORHOOD DEVELOPMENT & USES



URBAN DESIGN ANALYSIS
NEIGHBORHOOD DEVELOPMENT & USES



Ⓐ Kaiser Capitol Hill Campus



Ⓑ Proposed 5 story Mixed-Use Building



Ⓒ 5 story Mixed-Use Building in Construction



Ⓓ The Gables Apartments



Ⓔ The Ragley Apartments



Ⓕ Anhalt Apartments



Ⓖ Van Landingham Apartments



Ⓗ Twin Gables Apartments



Ⓘ Astor Court Apartments



Ⓙ Station 7 Historic Firehouse

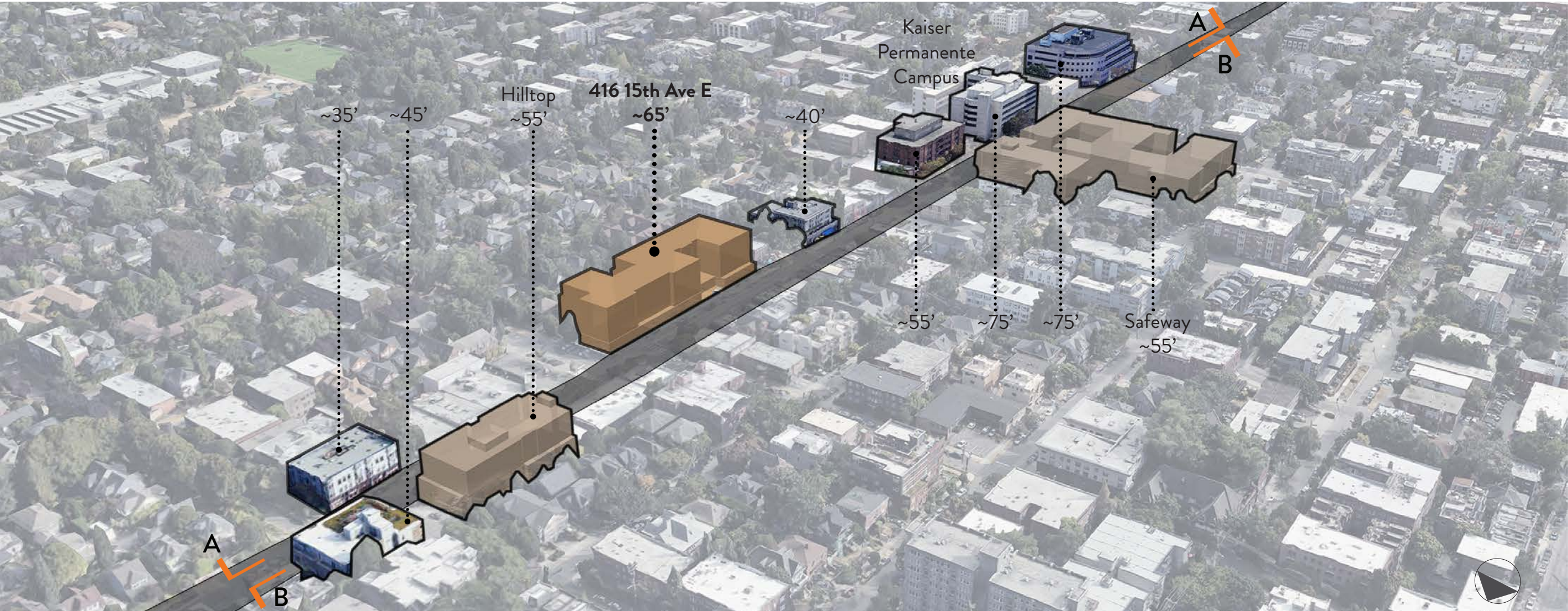


Ⓚ Yardhouse Apartments



Ⓛ Stream Fifteen Apartments

URBAN DESIGN ANALYSIS
STREET ELEVATION DIAGRAM - 15TH AVE E.



URBAN DESIGN ANALYSIS

BUILDING SETBACKS ALONG 15TH / OPEN SPACE



URBAN DESIGN ANALYSIS

STREET SECTION - 15TH AVE E

STREET IMPROVEMENTS

GREENING: Provide improved landscaping and street trees.

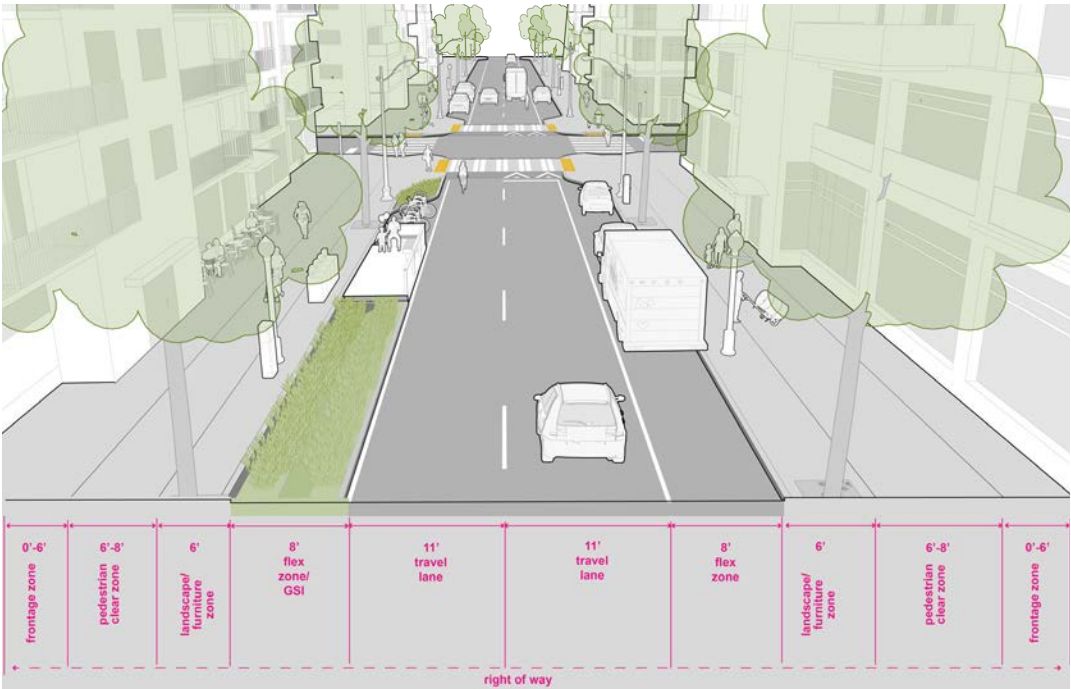
PEDESTRIAN: Widen sidewalks. Ensure there are no obstructions within the pedestrian clear zone. Meet all requirements for a Pedestrian Designated Zone. Reinstall bus stop.

RIGHT OF WAY: Provide min. 4'-0" setback along 15th Ave E.

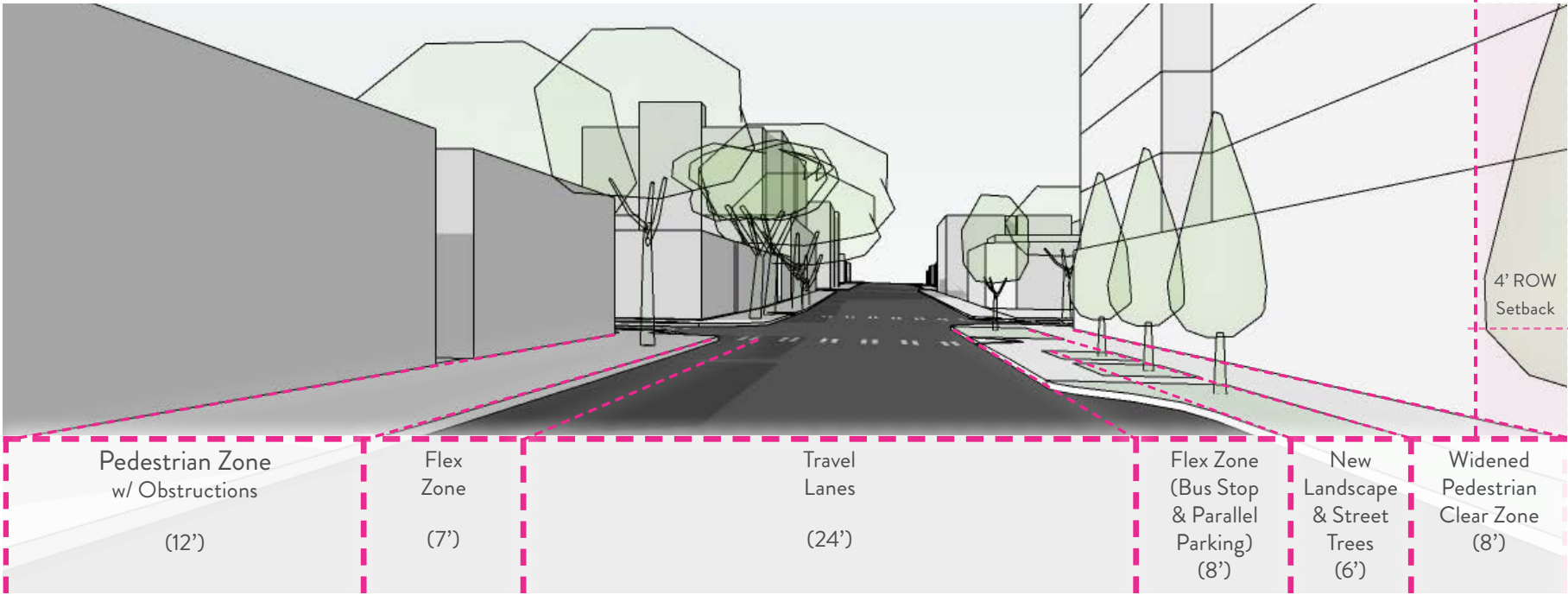
30% SIP FEEDBACK: The proposed street conditions have been reviewed and supported by SDOT.



EXISTING STREET CONDITIONS



STREETS ILLUSTRATED REQUIREMENTS

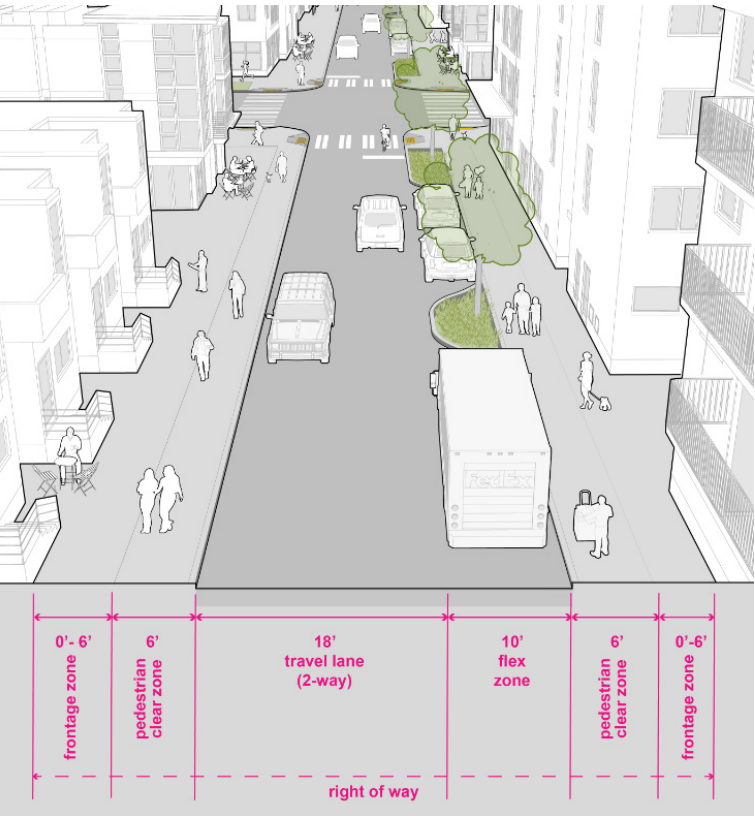


PROPOSED STREET CONDITIONS

URBAN DESIGN ANALYSIS
STREET SECTION - E REPUBLICAN STREET

STREET IMPROVEMENTS

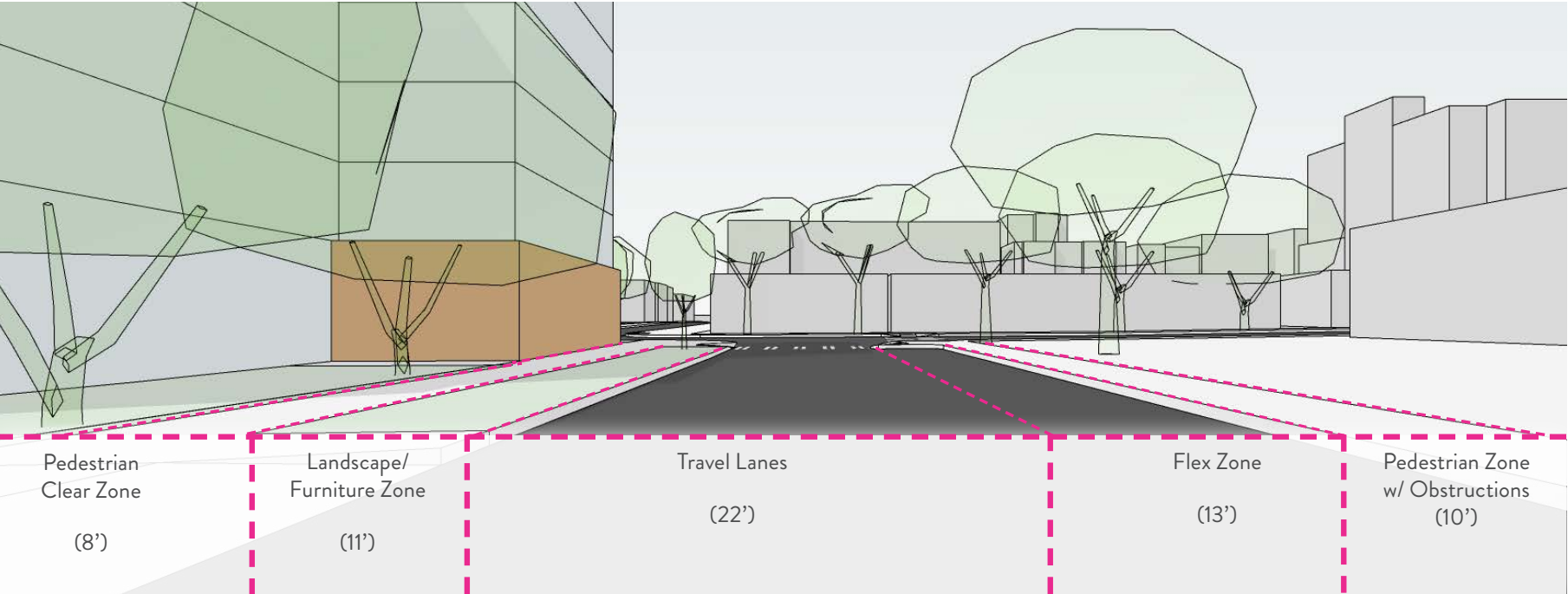
- GREENING:** Provide improved landscaping and street trees.
- PEDESTRIAN:** Ensure there are no obstructions within the pedestrian clear zone. Meet all requirements for a Pedestrian Designated Zone.
- RIGHT OF WAY:** Revise curb line to push curb out to align with condition at east side of alley. Eliminate angled parking and replace with parallel parking.
- 30% SIP FEEDBACK:** The proposed street conditions have been reviewed and supported by SDOT. For parking improvements along Republican, SDOT provided two options (listed below). Option 1 was selected as it maximizes the total number of parking spaces along E. Republican:
1. Remove all parking on the south side of E Republican St. and maintain the angled parking on the north side of the street (total count: 6 stalls).
 2. Change all angled parking to parallel parking on both sides of E Republican St. (total count: 4 stalls).



STREETS ILLUSTRATED REQUIREMENTS

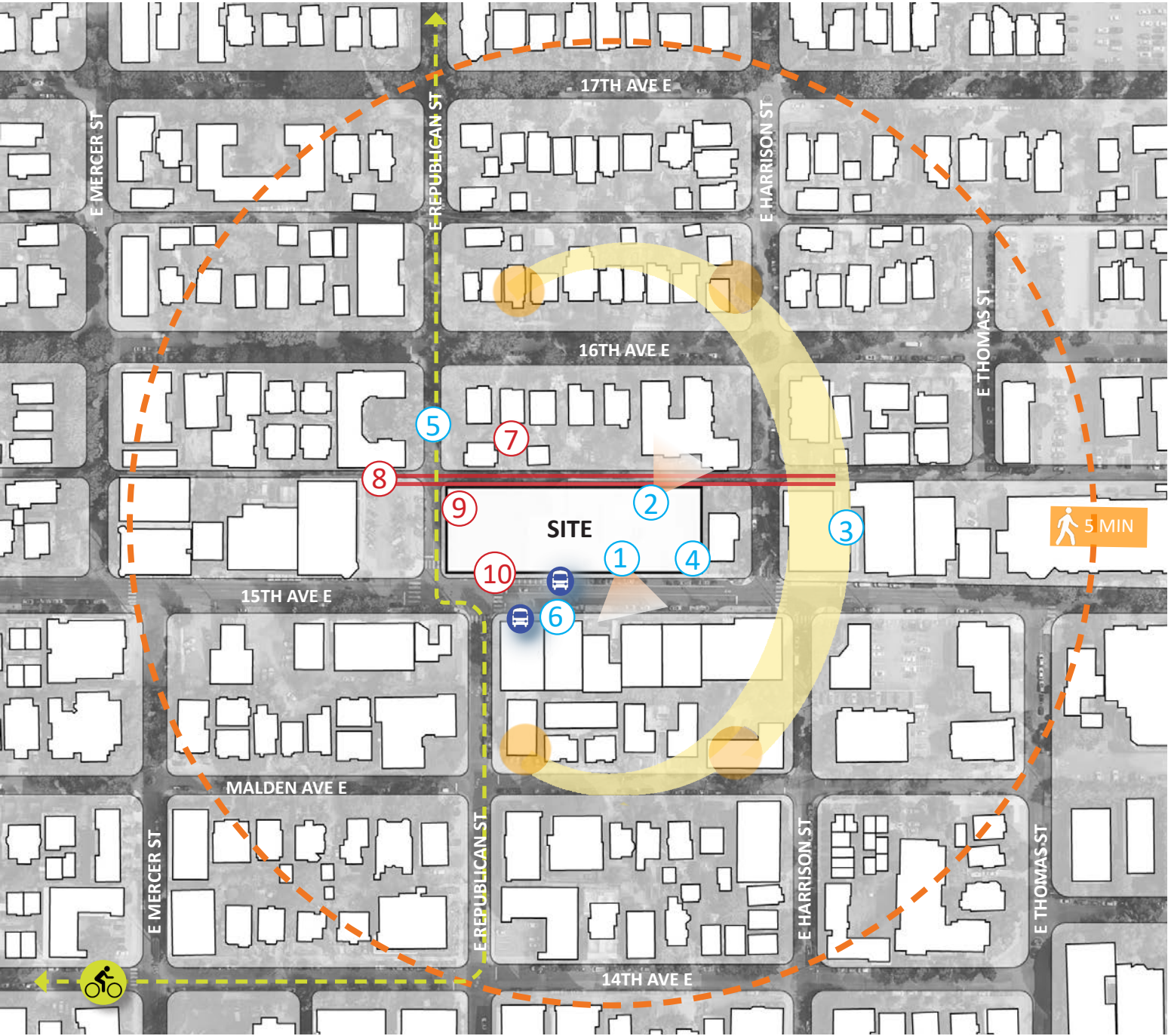


EXISTING STREET CONDITIONS



PROPOSED STREET CONDITIONS

URBAN DESIGN ANALYSIS
OPPORTUNITIES AND CONSTRAINTS



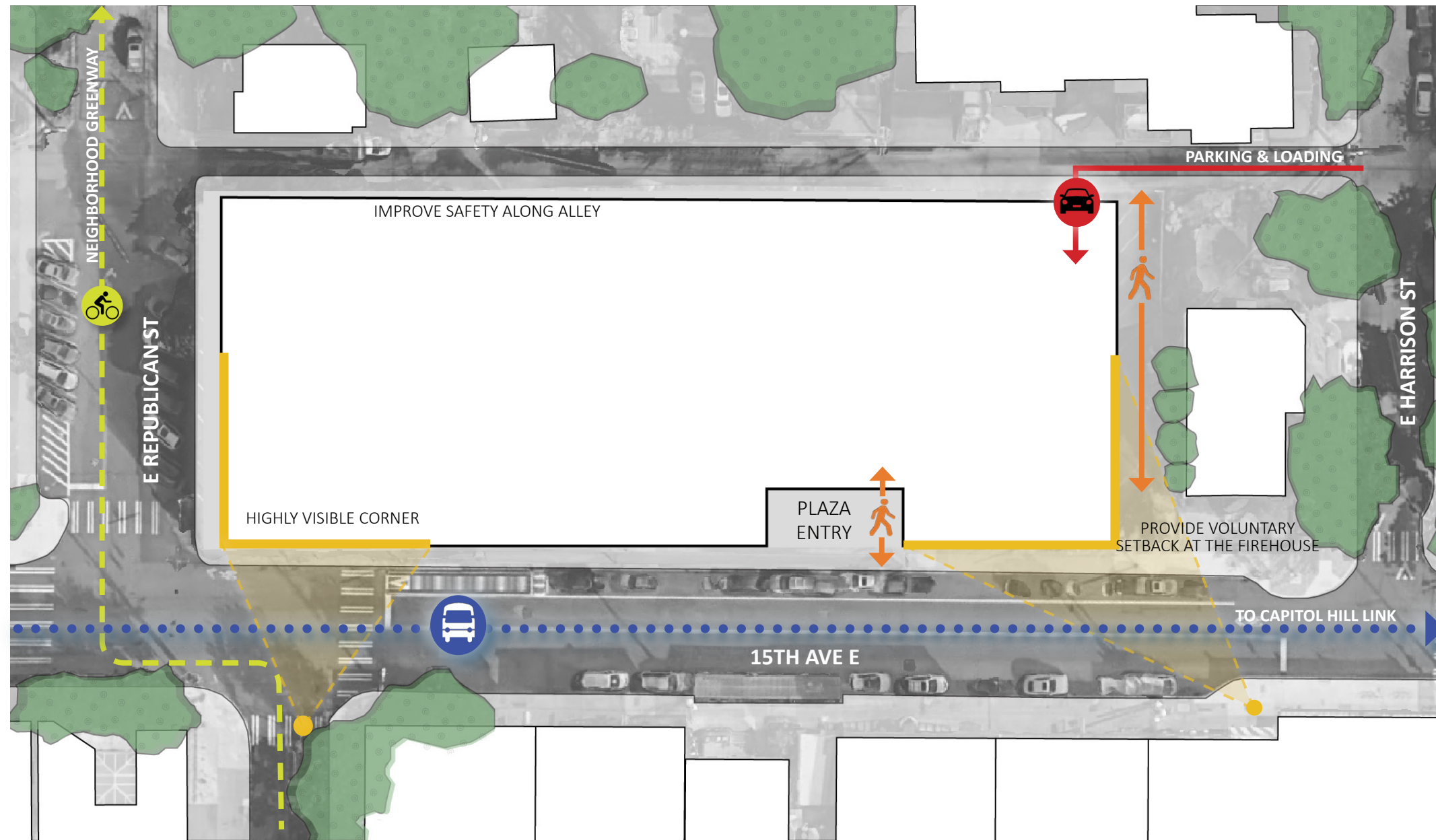
OPPORTUNITIES & CONSTRAINTS

OPPORTUNITIES

- ① Views to Downtown
- ② Views to Mount Rainer
- ③ Solar Orientation
- ④ Opportunity for highly visible corner to create connection to surroundings
- ⑤ Close to Bike Routes
- ⑥ Close to Transit Routes

CONSTRAINTS

- ⑦ Residential structures at North end of alley limit parking and trash access location
- ⑧ Zoning transition along eastern site edge from neighborhood commercial to neighborhood residential



SITE CONDITIONS

A successful design solution will take into account several aspects of the site to create meaningful connections to the surrounding neighborhood context:

- Consider opportunities for additional pedestrian space and circulation in the neighborhood
- Provide a variety of experiences and conditions along the sidewalk, similar to the rest of 15th Ave. E.
- The southwest building corner will be a highly visible portion of the building that should provide some connection or recognition of the small plaza space in front of the old firehouse building, adjacent. Give space to the Firehouse building and avoid a blank party wall adjacent.
- The northwest building corner aligns with the jog of E Republican St, at the intersection of 15th Ave. E. resulting in a highly visible corner condition.
- The bus stop will have impact on the new streetscape and the adjacent retail.
- Parking and loading access should be carefully located away from the single family residential structures at the north end of the alley.
- Consider opportunities to support the use of the neighborhood greenway that runs along E. Republican St.

SITE CONDITIONS

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DESIGN GUIDELINES

DESIGN GUIDELINES
APPLICANT'S HIGHEST PRIORITY

31 NATURAL SYSTEMS & SITE FEATURES



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

CAPITOL HILL SUPPLEMENTAL GUIDANCE

CS1.4.Plants & Habitat

- a. Enhance urban wildlife corridors by creating/preserving habitats.
- b. Maximize preservation of the area's existing tree canopy. Encourage the integration of any exceptional trees or heritage trees, or other mature plantings into project design. Mature street trees have a high value to the neighborhood. Protect the health and longevity of existing mature street trees when designing the footprint of a new building.

RESPONSE: The preferred massing prioritizes the preservation of Tier 2 and existing tree canopy along E. Republican. Along the southern property line, the proposed massing sets back to help preserve trees on the neighboring property. If the project excavated directly to the south property line, it would negatively impact the root zone of existing trees adjacent to the site making the setback a design priority to protect the existing tree canopy

32 URBAN PATTERN & FORM



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

CAPITOL HILL SUPPLEMENTAL GUIDANCE

CS2.1 Sense of Place; Distinctive Streets - 15th Avenue Corridor

New buildings should support and enhance distinct corridors, nodes, open spaces, and places as they continue to grow. Buildings along distinct corridors should reinforce and activate the street edge.

- c.15th Avenue East is known for its lively mix of locally-owned businesses, larger format grocery stores that serve multiple neighborhoods, and the Kaiser Permanente campus. Despite the street's narrow sidewalks, many businesses have outside seating or displays that add vitality to the street.
 - Encourage facade detailing at the street level that contributes to the street's existing intimate retail character and variety of pedestrian scaled storefronts.
 - Consider design approaches that visually integrate the street level facade with existing buildings. Use upper level setbacks to reinforce the street-scale retail character
 - Improve the walkability along 15th Ave while maintaining the street's positive intimate pedestrian character.
 - On half block or full block developments break up long facades to avoid a monolithic presence and to add to the existing character of the corridor.

CS2.2 Respond to Different Streets

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

RESPONSE: Enhancing the retail corridor along 15th Ave. E. will be a priority for the project. A variety of scale, glazing styles, material, and color will be studied to provide the visual interest and opportunity for individualization desired for this neighborhood. Overhead weather protection will be carefully located to facilitate spill out and outdoor seating where voluntary building setbacks increase pedestrian space at grade. Upper level setbacks and significant massing breaks along the west facade will further enhance the retail base. The building frontage along E. Republican will address the more residential character of that street approaching the zone transition to neighborhood residential.

PL 1 CONNECTIVITY



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

CAPITOL HILL SUPPLEMENTAL GUIDANCE

PL1.1 Enhancing Open Space

- b. Design sidewalk ROW and private space adjacent to the ROW to prioritize both pedestrian circulation (comfort and safety), and environmental sustainability. Use planters, seating, and landscape to provide an inviting, attractive, and safe streetscape for pedestrians while ensuring adequate space for pedestrian circulation

PL1.2 Adding to Public Life

- a. Maintain a continuous street wall along retail corridors to contribute to the area's pedestrian-oriented, urban character. Minor variations in the street wall such as recessed entries and inset window bays are acceptable if they help contribute to the pedestrian scale.
- b. On major retail streets, locate any large open spaces in the interior of the block, where it would not disrupt the continuity of retail street frontages and maintain the desired intensity of commercial activity in the area. Provide clear visual access to the interior open space from the public sidewalk.

PL1.3 Walkways and Connections

- a. Use through-block pedestrian connections to add more permeability to retail corridors along 15th Ave E and Broadway.
- b. Provide ample pedestrian space along retail corridors, Use minor voluntary ground-level setbacks, structural setbacks, building overhangs, and high-quality hardscape finishes at the pedestrian level to ensure adequate space and durability for pedestrians, while maintaining the street wall and providing adequate space for sidewalk amenities that contribute to public life.

RESPONSE: The architectural massing concept creates a plaza off of 15th Ave E. with opportunities to enhance open space and add to public life.

The preferred massing is pulled back along the southern property line to complement the plaza at the Firehouse building to the south. Voluntarily pulling the massing back from the southern property line gives space for the trees on the north side of the fire station and provides opportunity for pedestrian permeability between 15th Ave. E. and the alley.

PL 3 STREET LEVEL INTERACTION



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

CAPITOL HILL SUPPLEMENTAL GUIDANCE

PL3.1 Entries

- a. In pedestrian-oriented commercial areas, provide frequent entries, coupled entries, or other demarcation at regular intervals of 25-30 feet, to accommodate and encourage smaller retailers, community-oriented businesses, and flexible uses over time. Consider features such as shallow recesses at entries to add depth and pedestrian variety.
- b. Identifiable common entries to residential buildings: Design primary entries to multi-family buildings to be an architectural focal point, using clear, pedestrian-scale signage, architectural enhancements such as heavy or contrasting trim, distinctive materials, large doors, canopies, and seating.
- c. Define entries to individual units to bridge the boundary between public and private with physical “threshold” features such as canopy, fin walls, landscaping, lighting, railings, and/or transition in hardscape materials.

PL3.2 Residential Edges

- b. Create a layered transition using landscape or window treatments to prevent direct eye contact between pedestrians and residents in interior spaces, while still ensuring adequate natural lighting into units
- c. Provide stoops, porches, patios, and balconies to create opportunities for social interaction among residents and neighbors.

PL3.4 Retail Edges

- a. Permeable storefronts: design ground floor retail edge to enhance street level activity. Consider setting the height of canopies at approximately 10 feet,
- b. Design retail frontage to contribute to the small-scale, pedestrian-oriented character of Capitol Hill. Provide an architectural framework that tenants can personalize. Use a variety of materials to break up individual spaces while maintaining transparency.

RESPONSE: There will be a variety of smaller scale ground floor retail spaces to reflect the retail character of 15th Ave E.

The commercial units will directly relate to the adjacent sidewalks, by incorporating seating, landscaping, and open space to encourage interaction between neighbors.

The primary residential entry will be designed as an architectural focal point off the new plaza space along 15th, providing regular pedestrian traffic in and out of the building to support the adjacent retail.

DESIGN GUIDELINES
APPLICANT'S HIGHEST PRIORITY

2 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.

CAPITOL HILL SUPPLEMENTAL GUIDANCE

DC2.1. Secondary Architectural Features

Where buildings have side setbacks adjacent to other buildings, materials and design treatments should intentionally ‘wrap the corner’ of window and door openings, and at building corners, so cladding materials and treatments appear substantial, and not two-dimensional or paper thin

DC2.3. Secondary Architectural Features

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

DC2.4. Scale and Texture

- a. Texture at Street Level: Emphasize pedestrian scale, durability, and texture at the street level based on positive local characteristics. Building components that are small enough to hold such as brick, are desirable.

RESPONSE: The architectural massing concept directly addresses the different sides of the building by responding to the retail character of 15th Ave. E. and the residential character of the neighborhood to the east.

Once the general massing is approved, the architectural concept will be developed to refine the perceived mass and scale via material selection, subtle modulation, and development of visual depth and interest through balconies and windows.

3 OPEN SPACE CONCEPT



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

CAPITOL HILL SUPPLEMENTAL GUIDANCE

DC3.1 Open Space Uses and Accessibility

- a. Ground Level Open Space: Consider providing multi-use open space (generous corner landscape treatments; courtyard entries) that can be viewed, used and enjoyed from the adjacent sidewalk. Design ground level common spaces, or certain portions of them, that are accessible to the broader community.

DC3.2 Design

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

RESPONSE: The massing concept concentrates open space along 15th Ave. E. to enhance the pedestrian environment and reinforce the pedestrian scale of the existing neighborhood.

The massing steps back at the major retail entrance along 15th Ave. E. This will provide opportunity for landscaping and open space that reiterates the Capitol Hill supplemental guidance on providing generous open space that can be viewed and enjoyed from the adjacent sidewalk.

4 EXTERIOR ELEMENTS & FINISHES



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

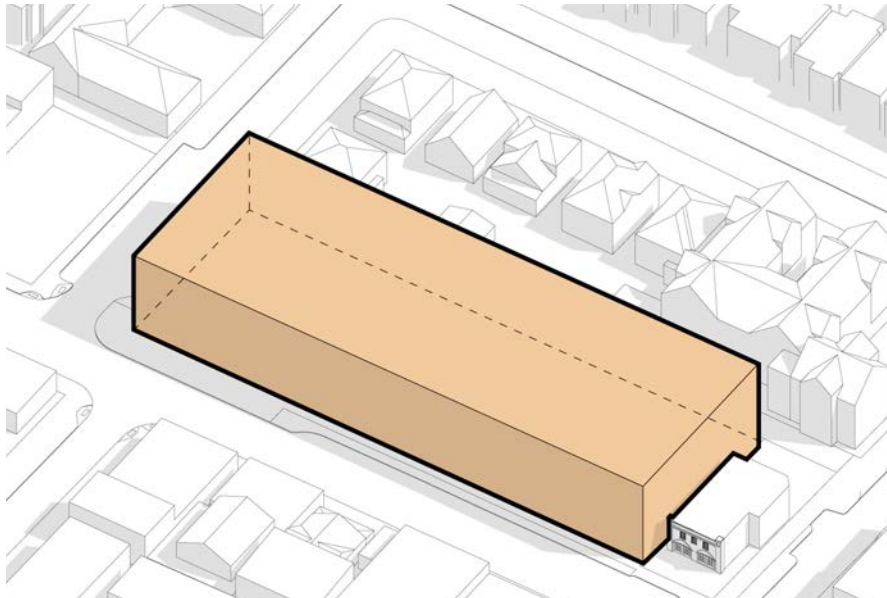
CAPITOL HILL SUPPLEMENTAL GUIDANCE

DC4.1 Exterior Finish Materials

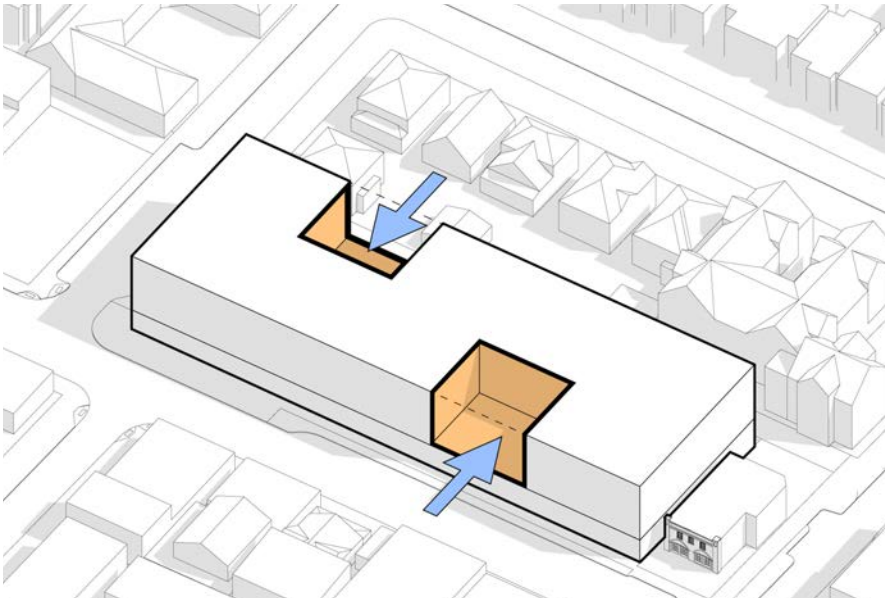
- Exterior finish materials should exhibit permanence and quality appropriate to Capitol Hill.
- b. Quality: Choose traditional materials that are high quality, such as brick, cast stone, architectural stone, or terracotta details.
- c. Texture: Materials that have texture, pattern, or color are attractive even when viewed up close, or lend themselves to a high quality of detailing are encouraged.

RESPONSE: The materials will be selected for their durability and ability to blend into the neighborhood, while emphasizing contemporary design.

Team anticipates application of masonry materials to complement the character of the neighborhood, and contribute to textural detailing at the street level, at a pedestrian scale.

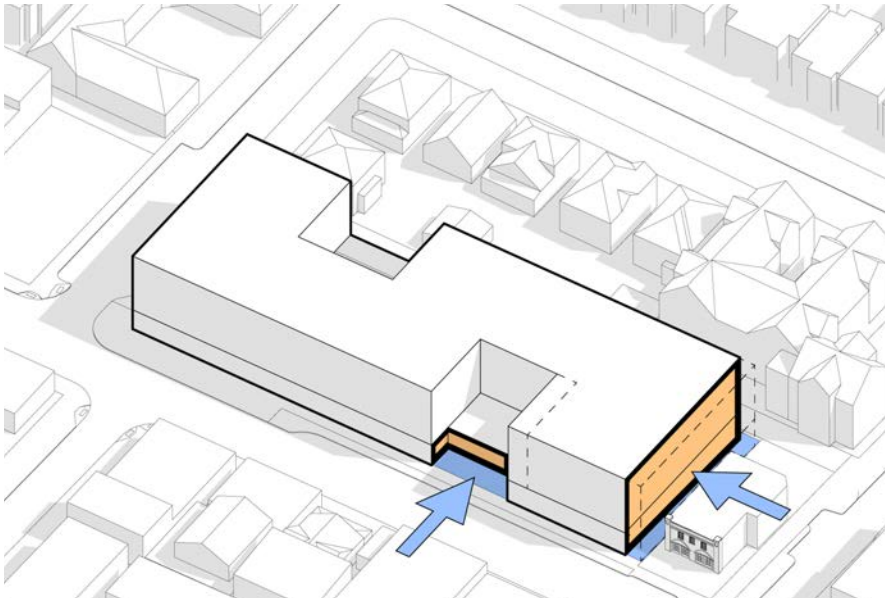


① Lot Perimeter & Allowable Height

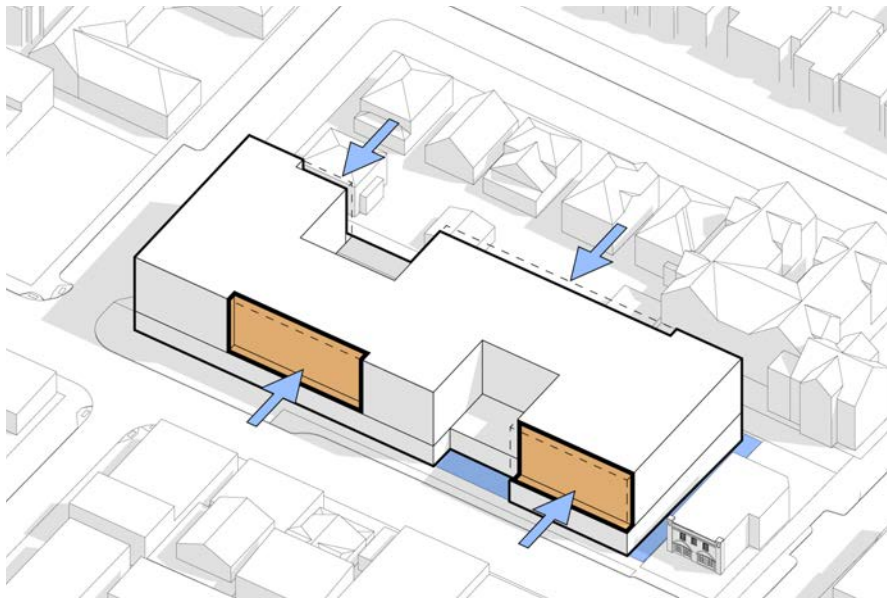


② Carve volume to provide massing relief

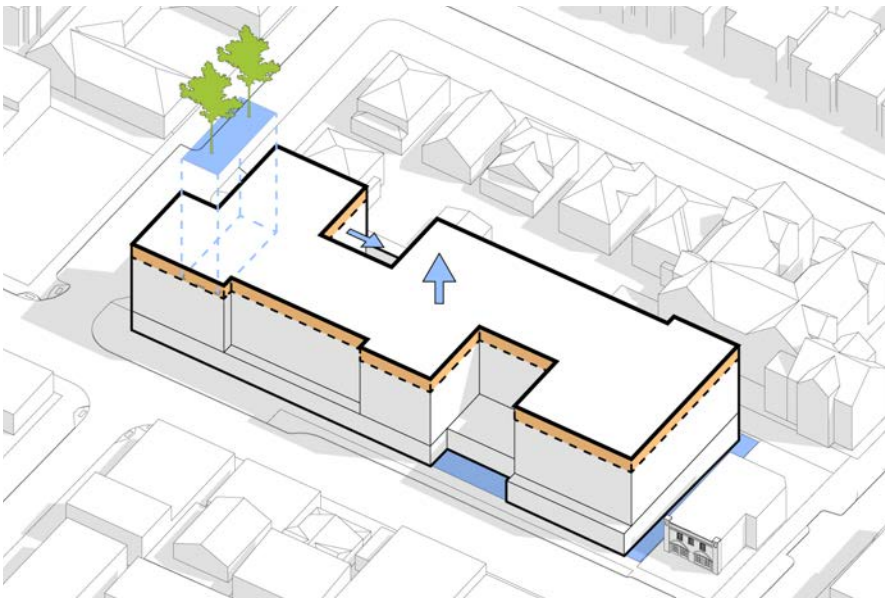
Design Guidelines: CS2.1, DC2.3



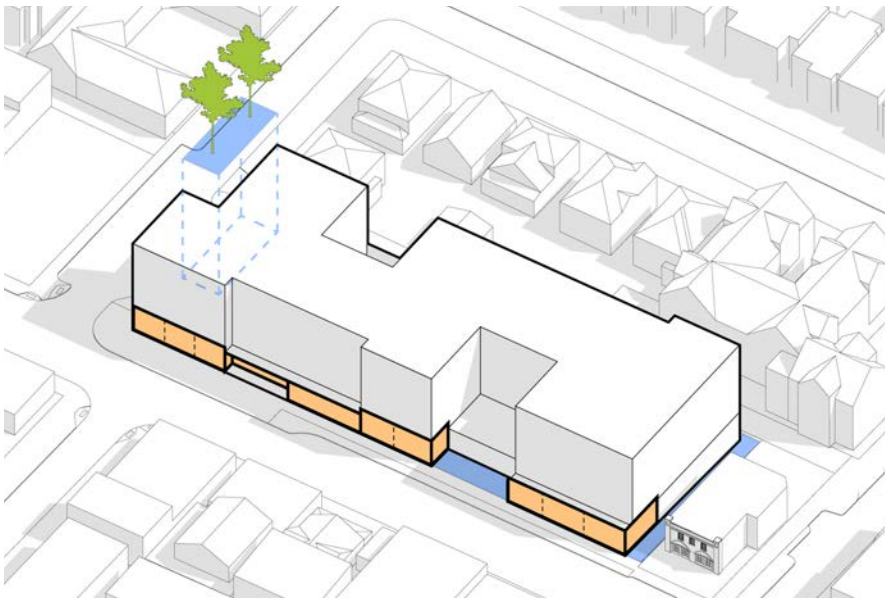
③ Street level open space creates opportunity for pedestrian through block circulation and exterior gathering space with excellent solar exposure
Design Guidelines: PL1.1, PL1.3, PL3.1, DC3.1, DC3.2, DC2.1, DC2.2



④ Modulate facade to break down scale and create upper story setbacks
Design Guidelines: CS2.1, DC2.3



⑤ Preserve existing tree canopy, responding to zone transition
Design Guidelines: CS1.4, CS2.2, PL3.2



⑥ Break up retail facade into smaller widths and heights to support pedestrian scale along 15th
Design Guidelines: CS2.1, PL1.2, PL3.4, DC2.4, DC4.1

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MASSING OPTIONS

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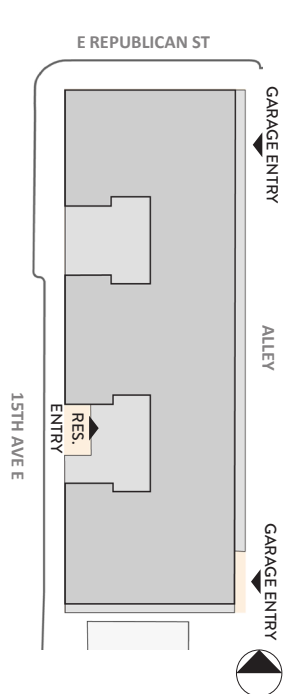
OPTION A (CODE COMPLIANT)



OPTION B



OPTION C (PREFERRED)



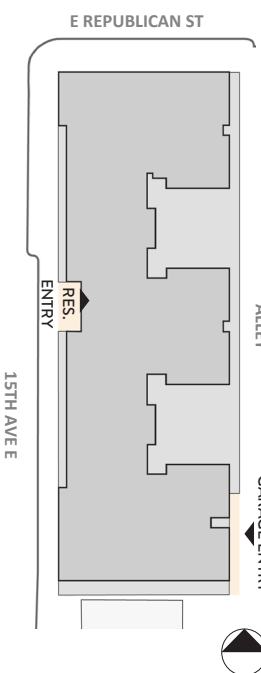
THE "3" SCHEME

- Significantly less excavation than other schemes.
- Significant massing modulation along the street facade.
- Code compliant.

CONS

- Long, flat facade facing neighborhood residential zone minimizes visual interest and maximizes afternoon shading.
- Level 1 parking garage creates a blank wall on the alley.
- No setback along the alley (16' min).
- Does not provide any setback at the south property line adjacent to the firehouse.
- Harsh zone transition along E. Republican Street.
- Does not preserve Tier 2 tree.
- Has two parking entrances along the alley.

FAR = 3.75
Residential Unit Count = 136
Total Parking Stalls = 94 stalls



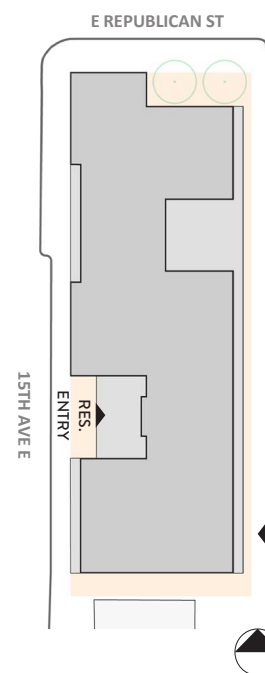
THE "E" SCHEME

- Broken up massing facing neighborhood residential zone.
- Activates alley with residential use.

CONS

- Shallow massing modulation creates extra long mass along 15th Ave. E.
- No setback along the alley (16' min).
- Does not provide any setback at the south property line adjacent to the firehouse.
- Harsh zone transition along E. Republican Street.
- Does not preserve Tier 2 tree.
- Requires setback departures at upper stories along the alley to simplify massing approach along the alley.

FAR = 3.75
Residential Unit Count = 148
Total Parking Stalls = 114 stalls



THE "S" SCHEME

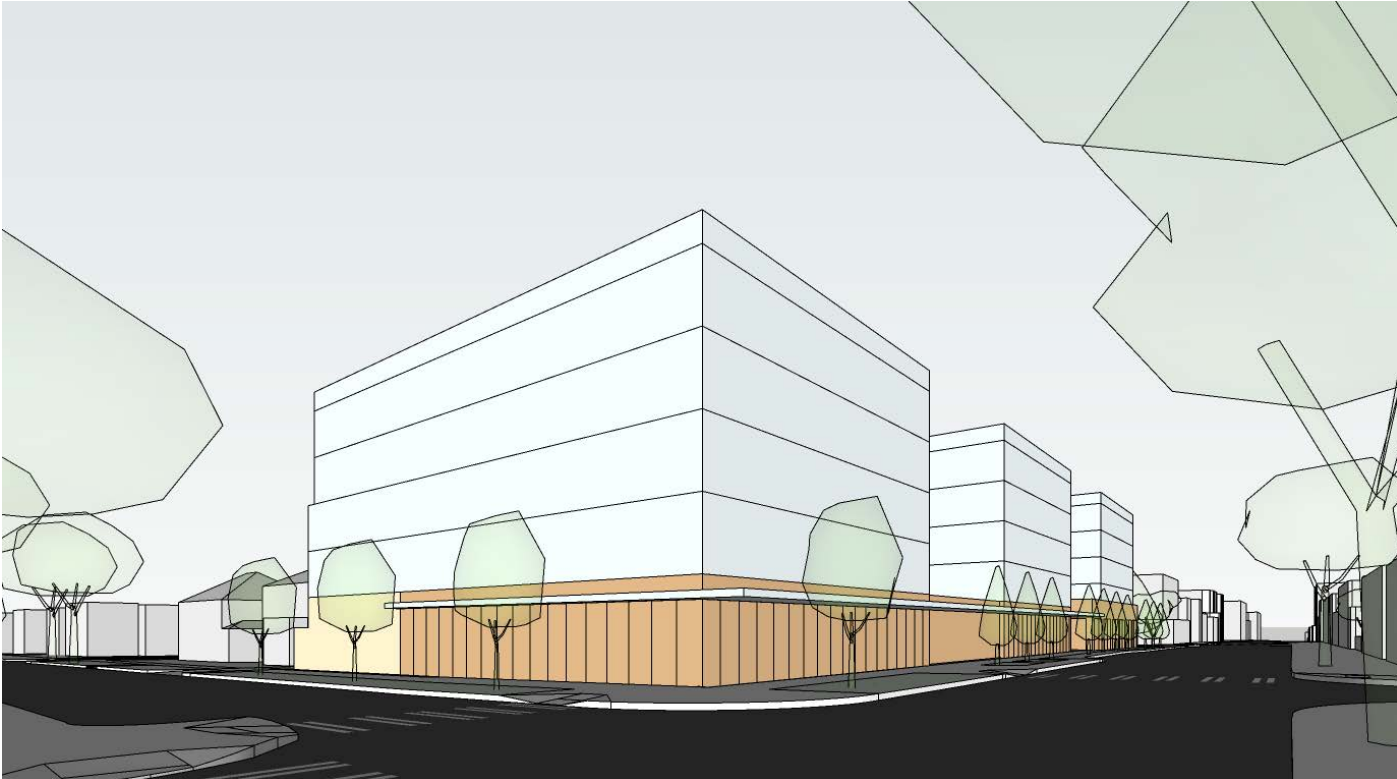
- Preserves Tier 2 tree along E Republican St.
- Larger plaza along 15th Ave E breaks up retail facade and provides additional corner retail units with adjacent open space.
- North podium deck provides more daylight and spatial relief to neighboring homes.
- Voluntary setback at south property line creates a pedestrian through block opportunity while giving the firehouse building and plantings more space.
- Provides voluntary setback at the alley, increasing circulation width by 2' and providing substantial setbacks from the neighborhood zone.
- Activates alley with residential use.

CONS

- Requires departures for extra FAR and height to preserve Tier 2 tree.
- May require potential canopy departure

FAR = 4.20
Residential Unit Count = 170
Total Parking Stalls = 99 stalls

MASSING CONCEPTS
OPTION A - THE “3” SCHEME (CODE COMPLIANT)



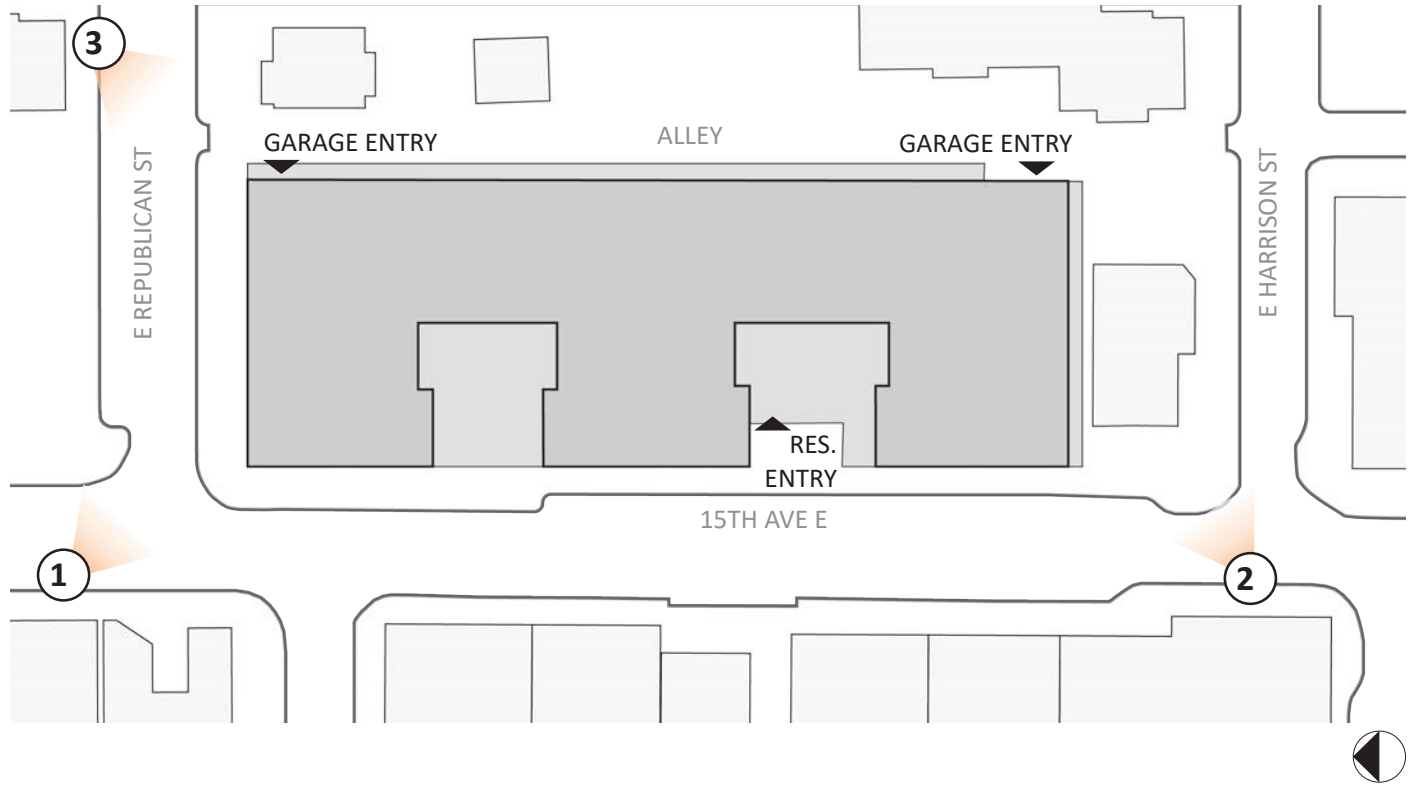
1 PERSPECTIVE VIEW AT NORTHWEST CORNER



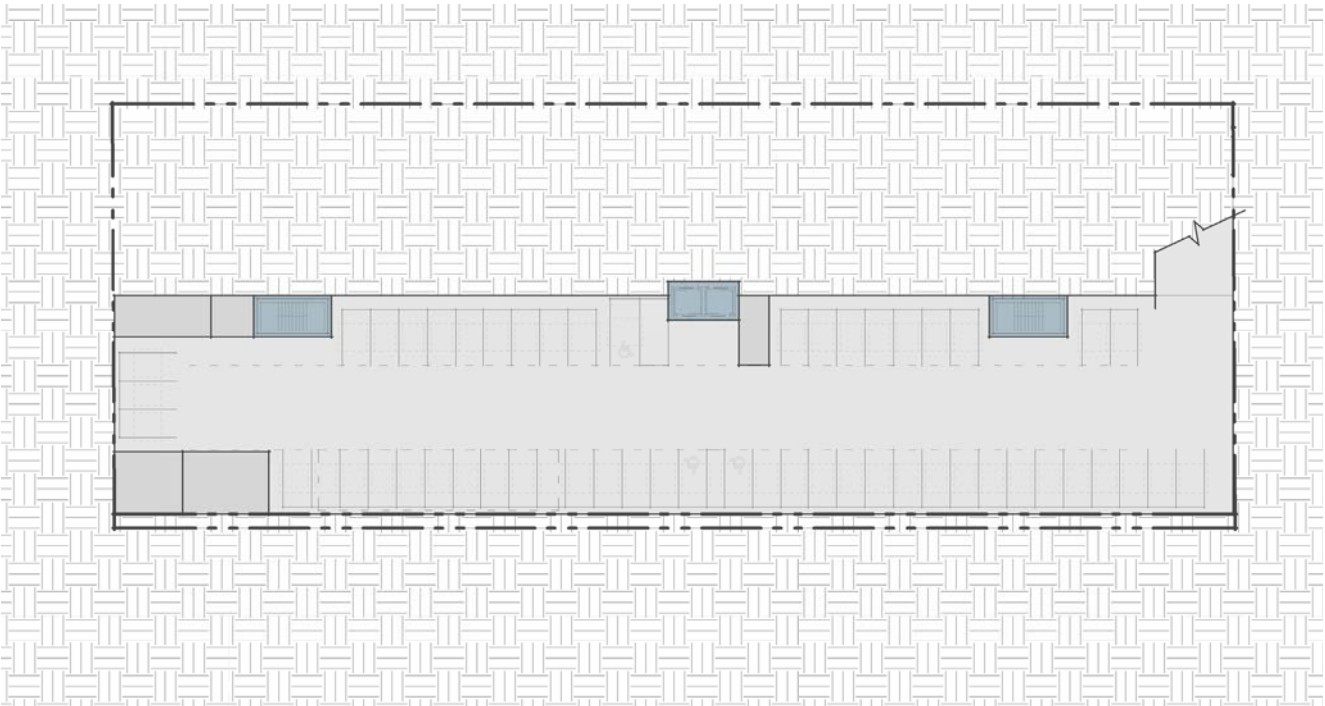
2 PERSPECTIVE VIEW AT SOUTHWEST CORNER



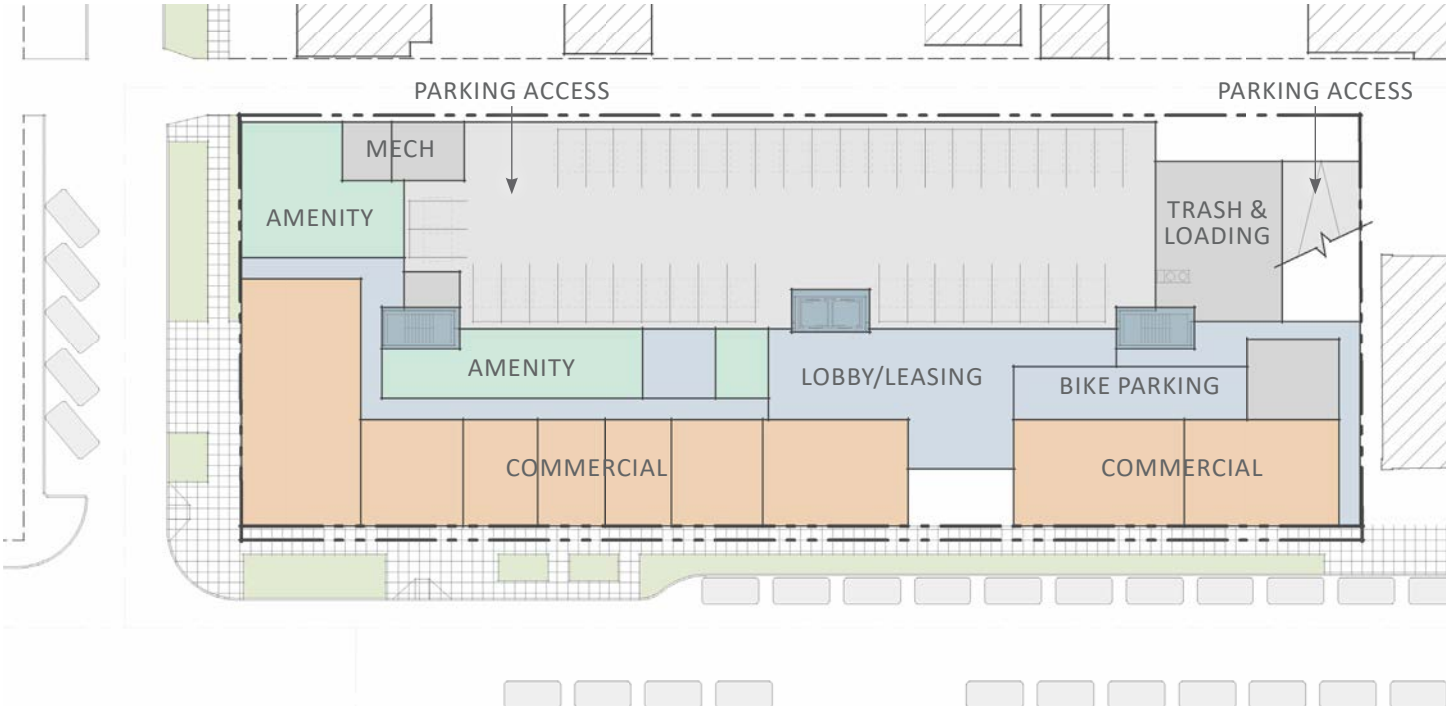
3 PERSPECTIVE VIEW AT NORTHEAST CORNER



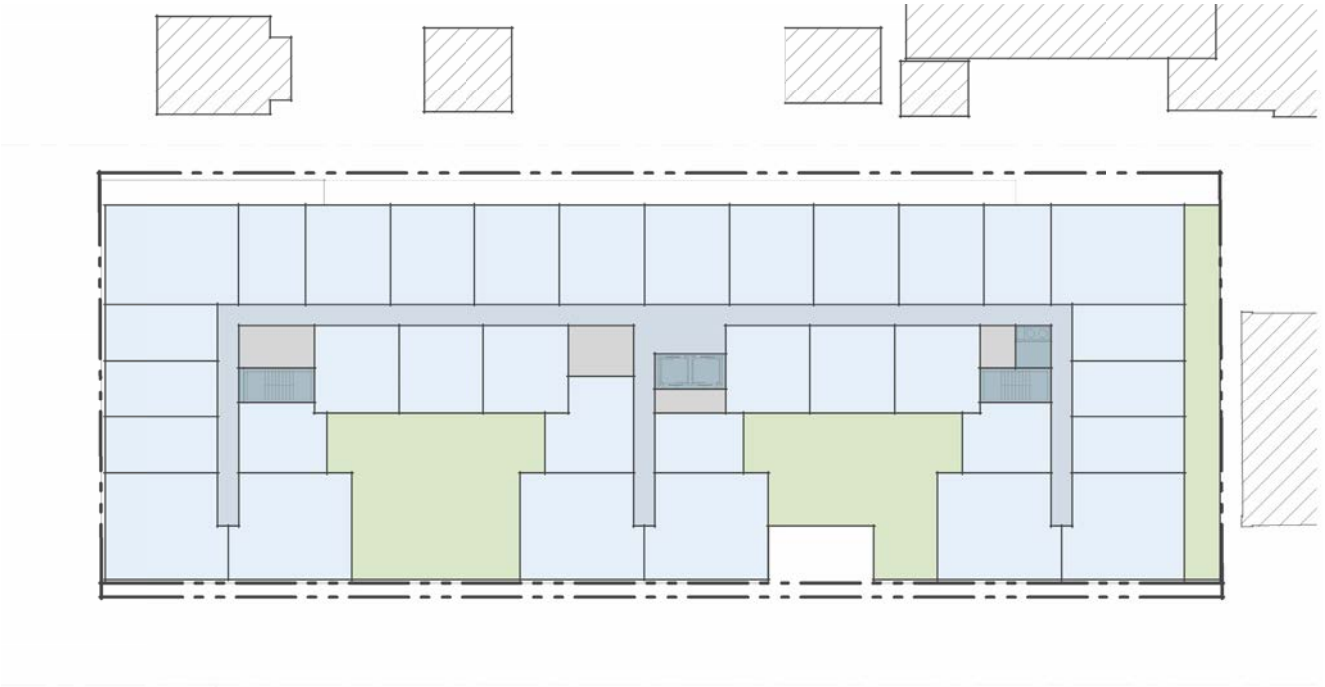
MASSING CONCEPTS
OPTION A - FLOOR PLANS



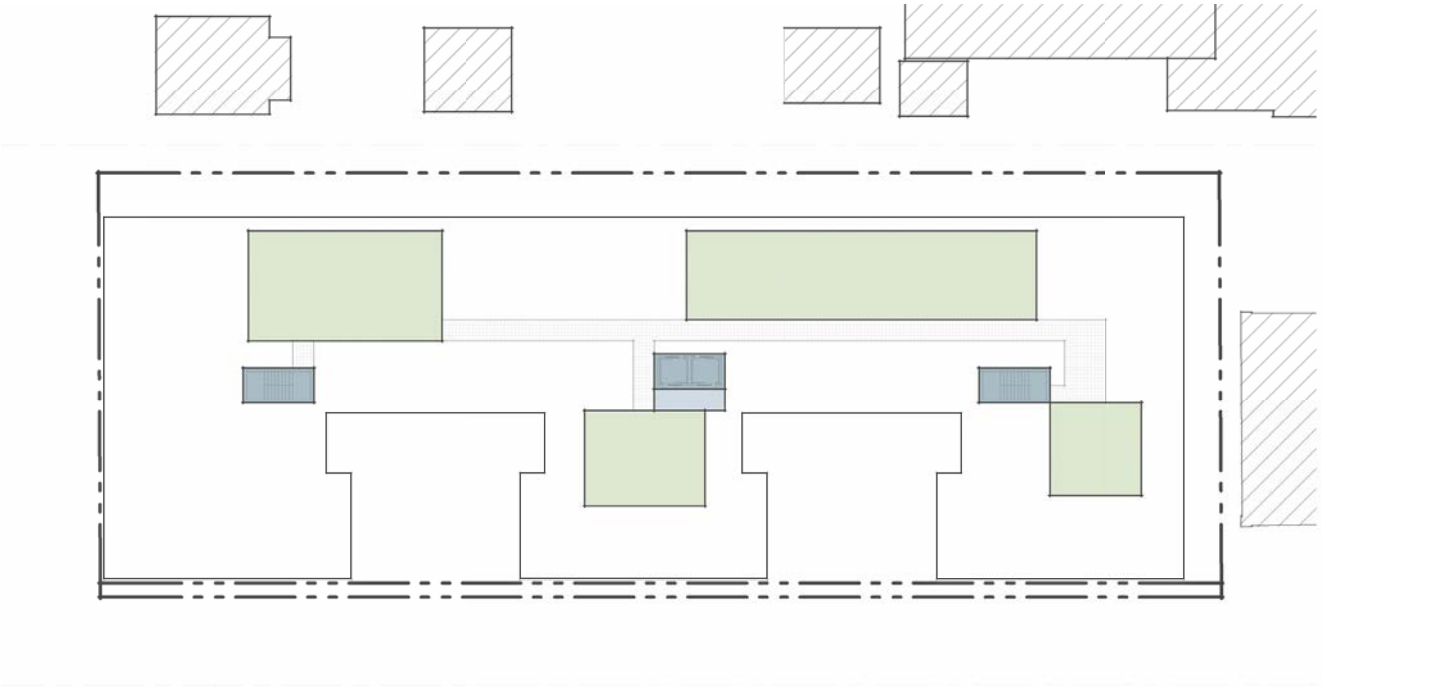
LEVEL P1



LEVEL 1



LEVEL 3-5



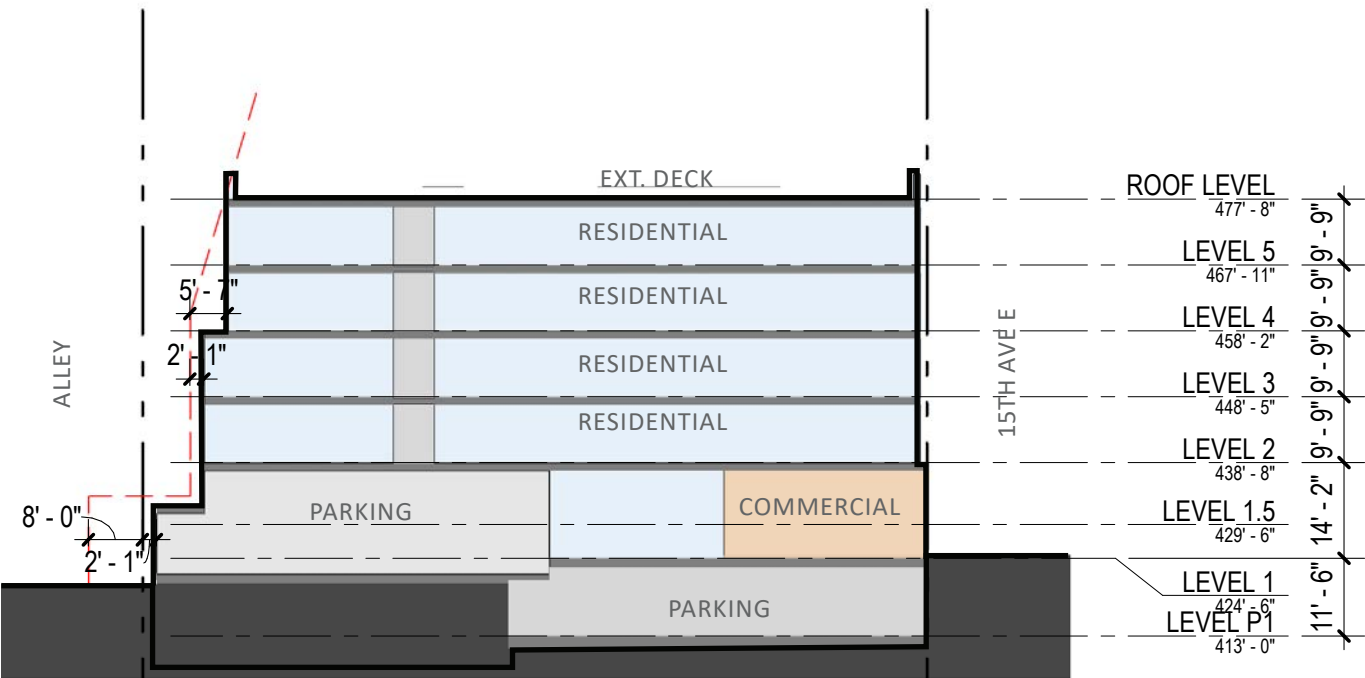
ROOF

- | | | |
|-------------------|---------------|-----------------------|
| PARKING/SERVICE | COMMERCIAL | RESIDENTIAL |
| LOBBY/CIRCULATION | AMENITY SPACE | LANDSCAPING/ROOF DECK |

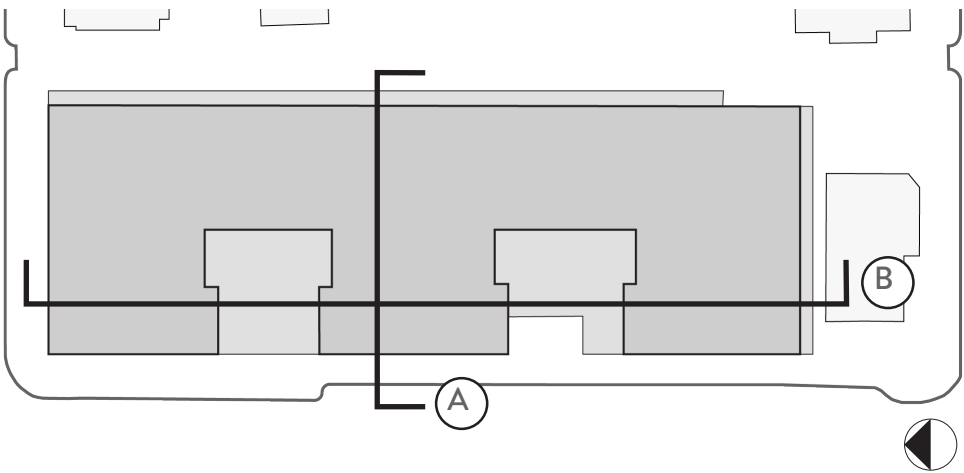


MASSING CONCEPTS

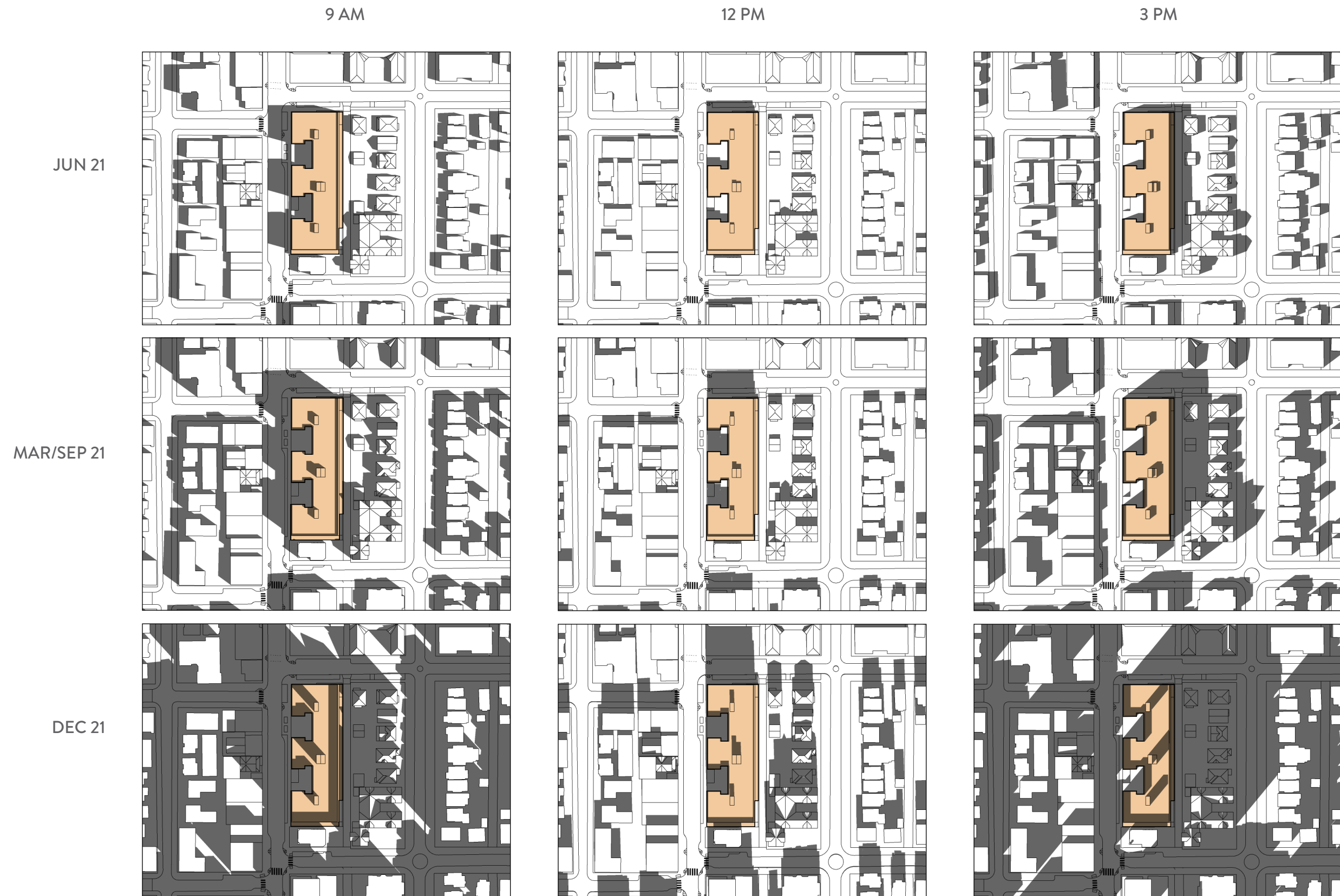
OPTION A - BUILDING SECTIONS



SECTION A



SECTION B



MASSING CONCEPTS
OPTION B - THE “E” SCHEME



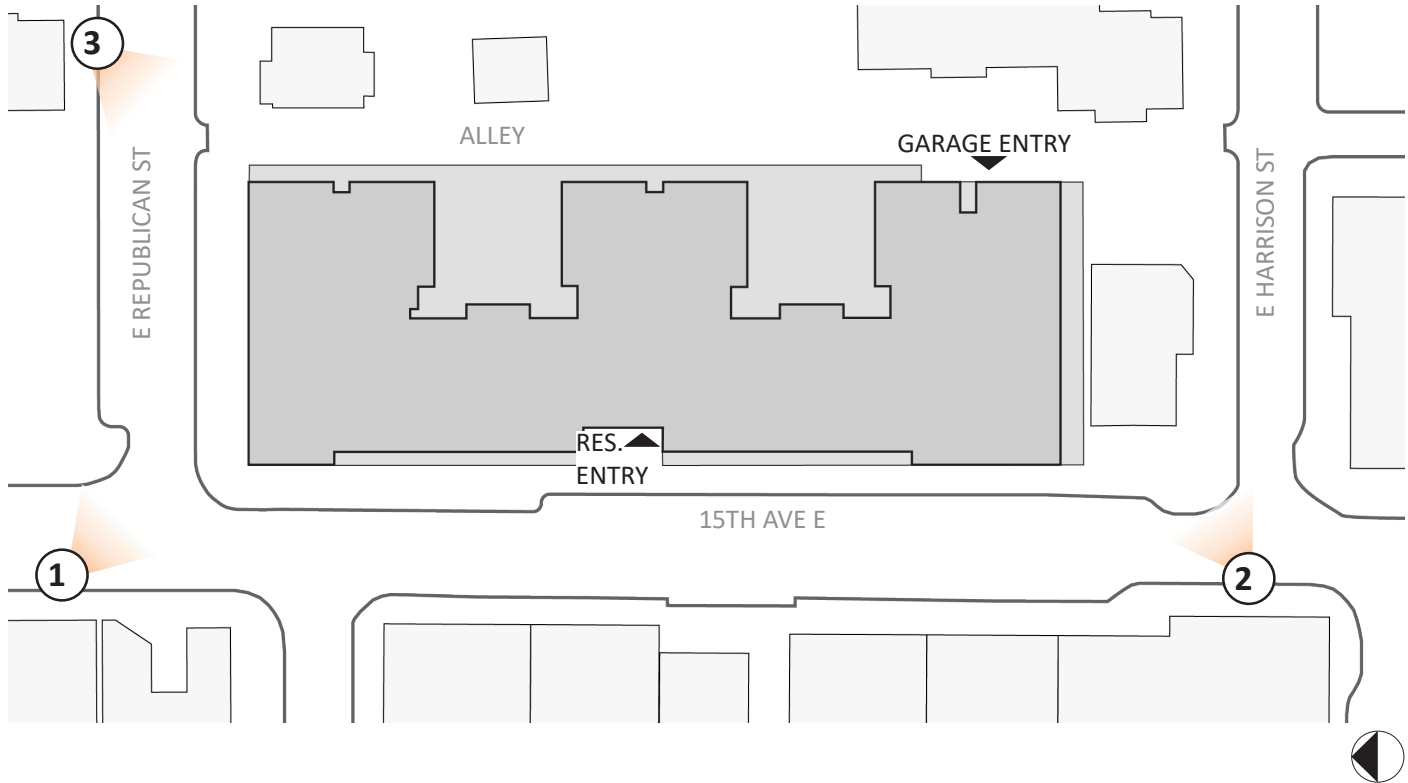
1 PERSPECTIVE VIEW AT NORTHWEST CORNER



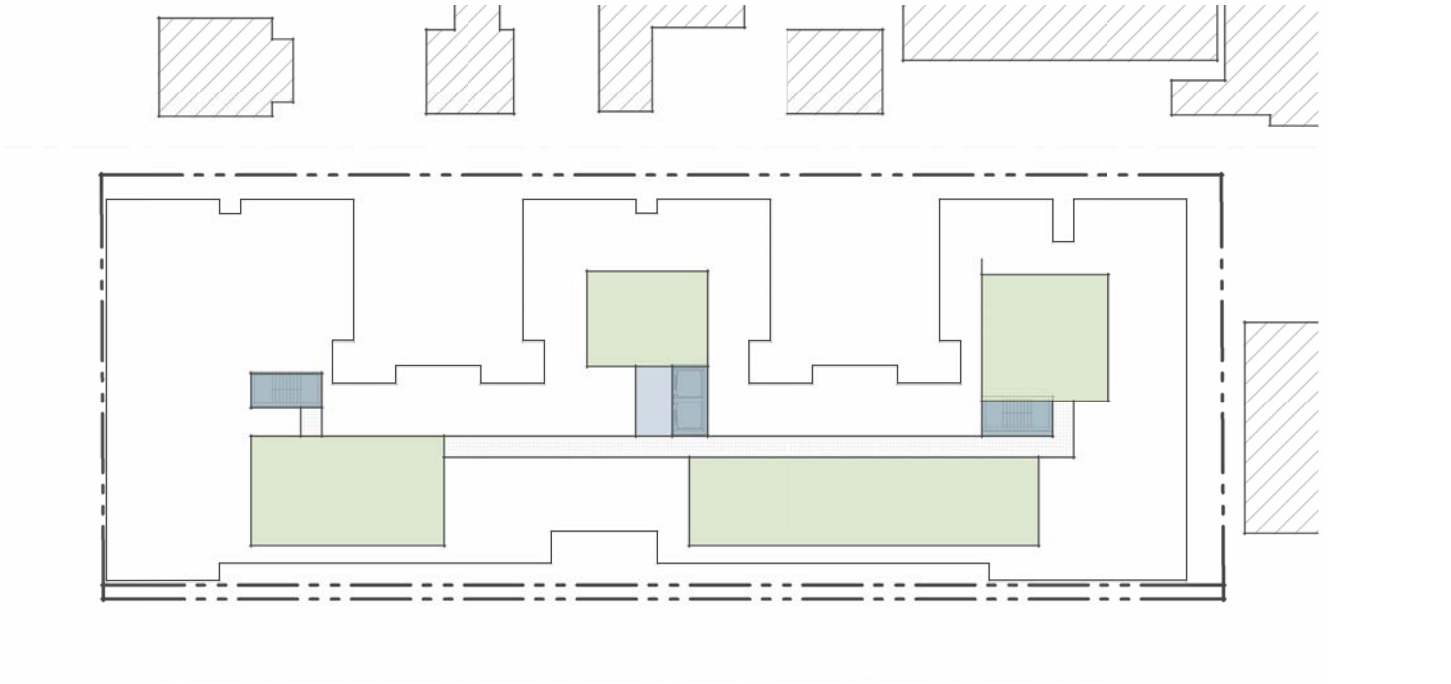
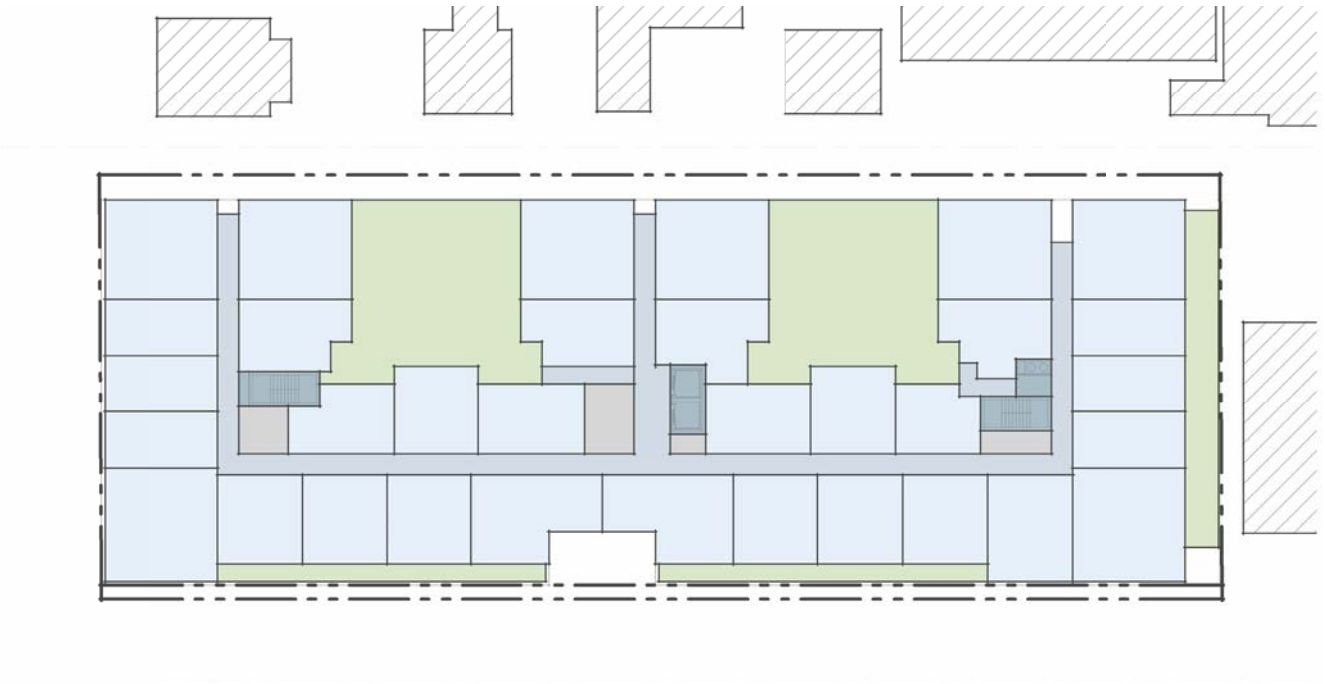
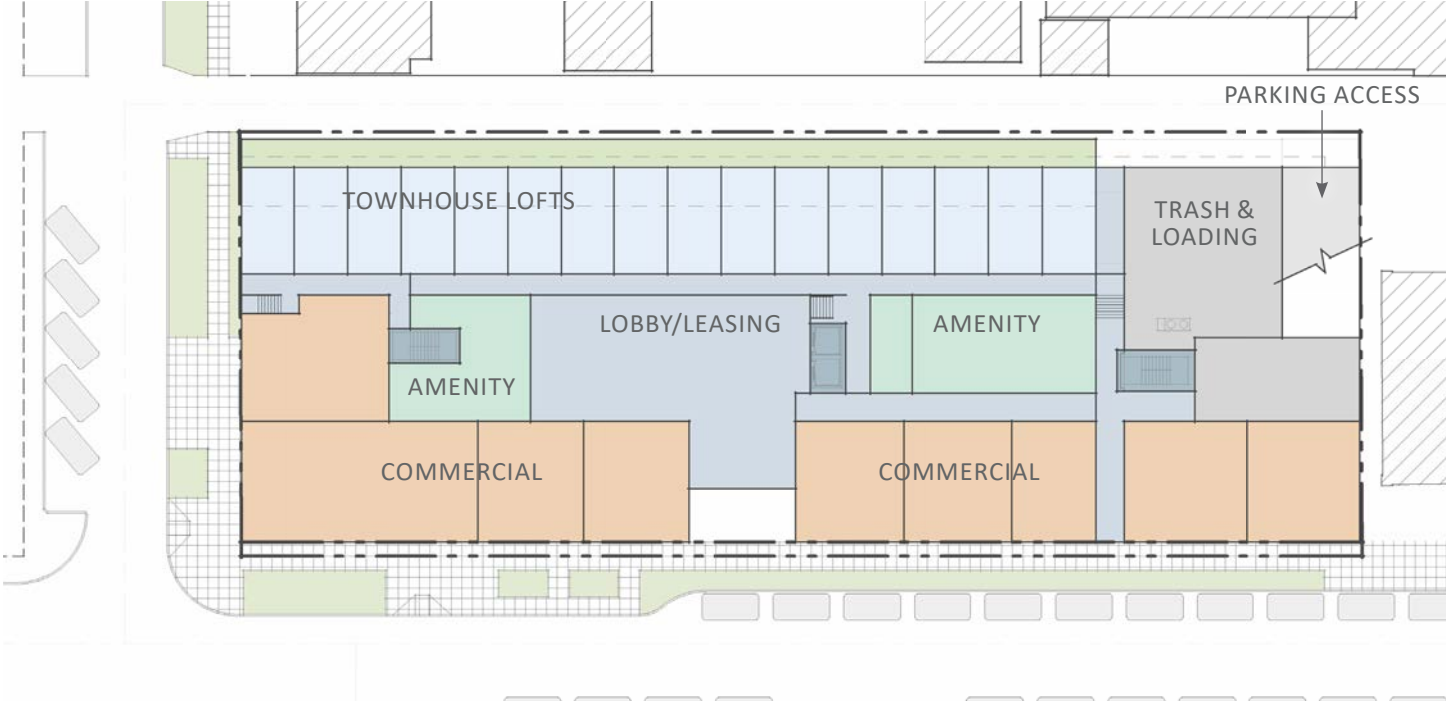
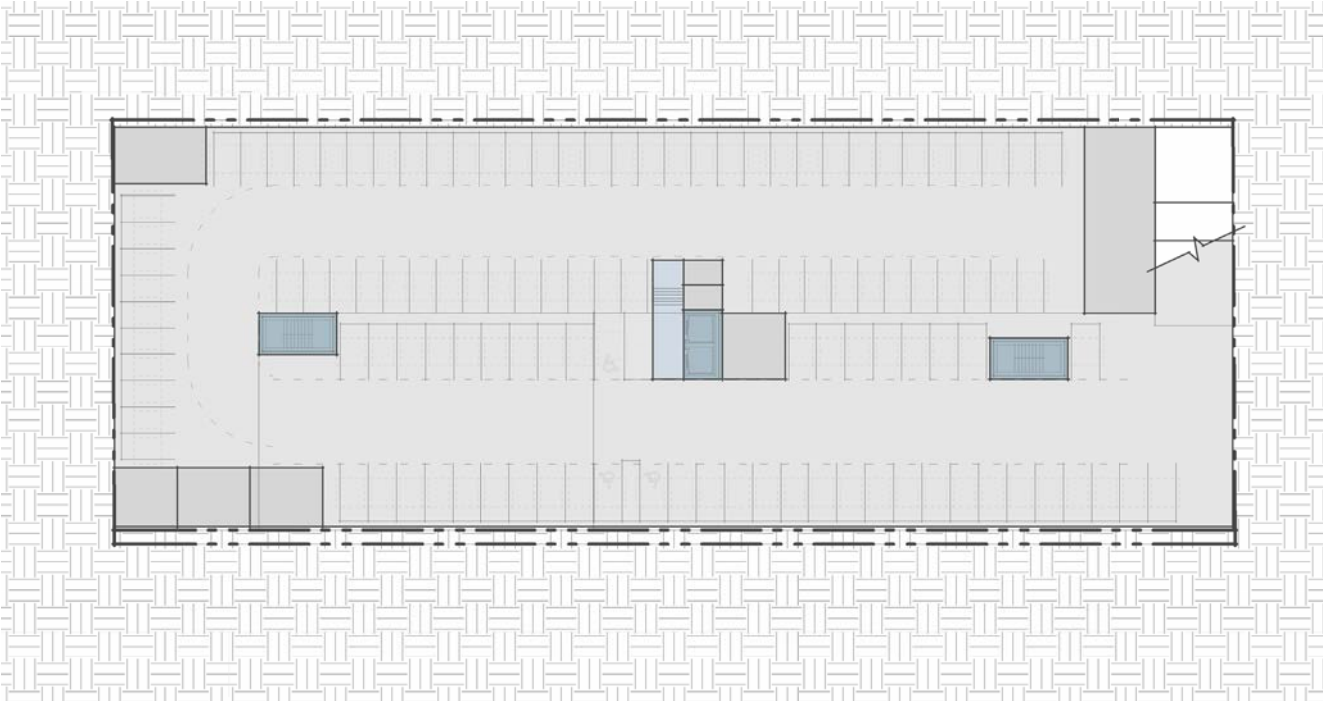
2 PERSPECTIVE VIEW AT SOUTHWEST CORNER



3 PERSPECTIVE VIEW AT NORTHEAST CORNER

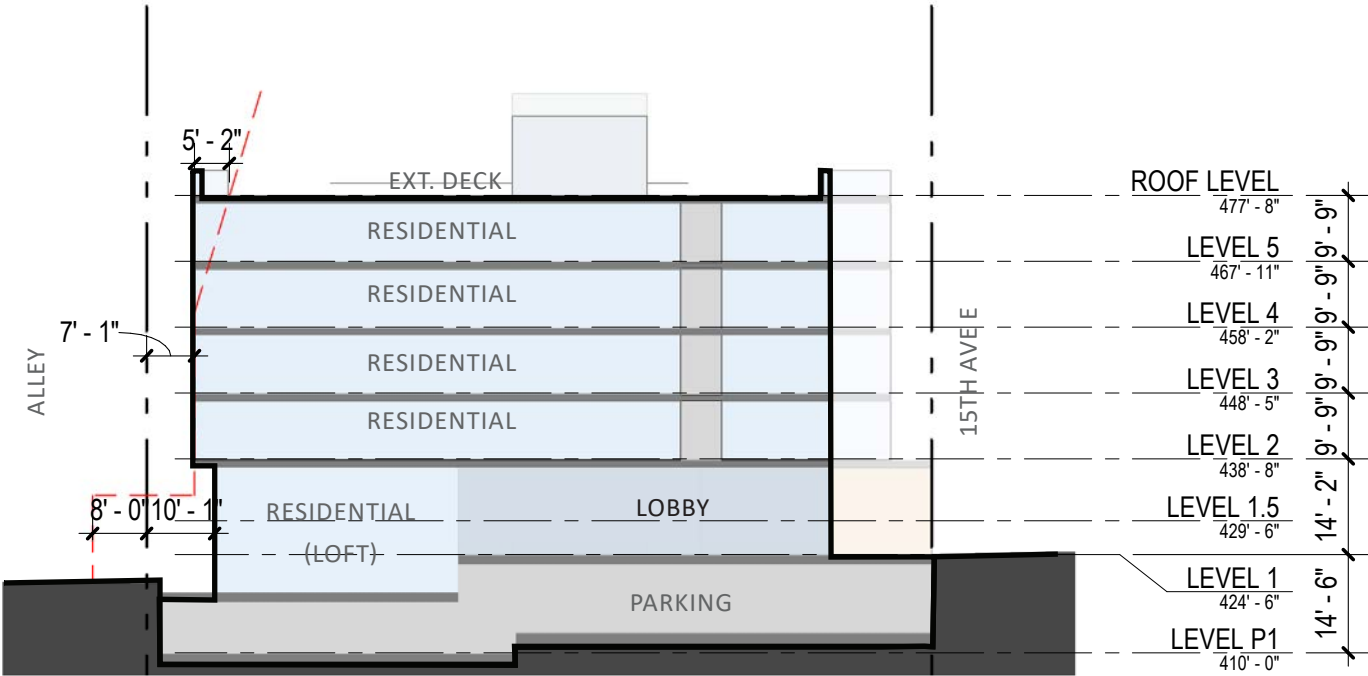


MASSING CONCEPTS
OPTION B - FLOOR PLANS

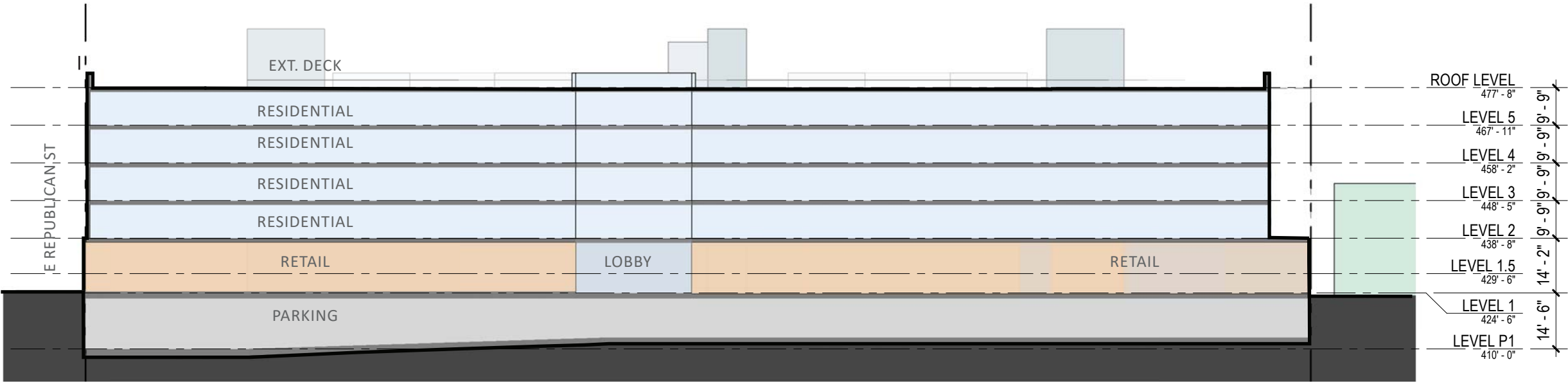
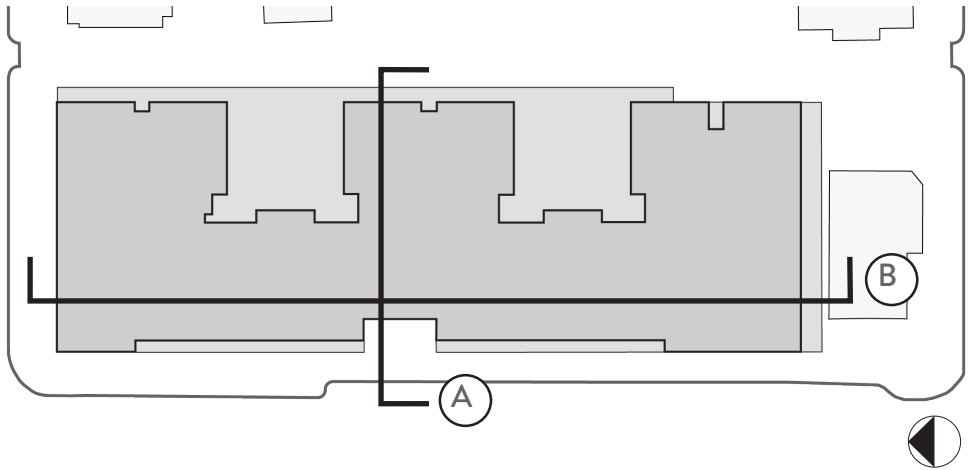


MASSING CONCEPTS

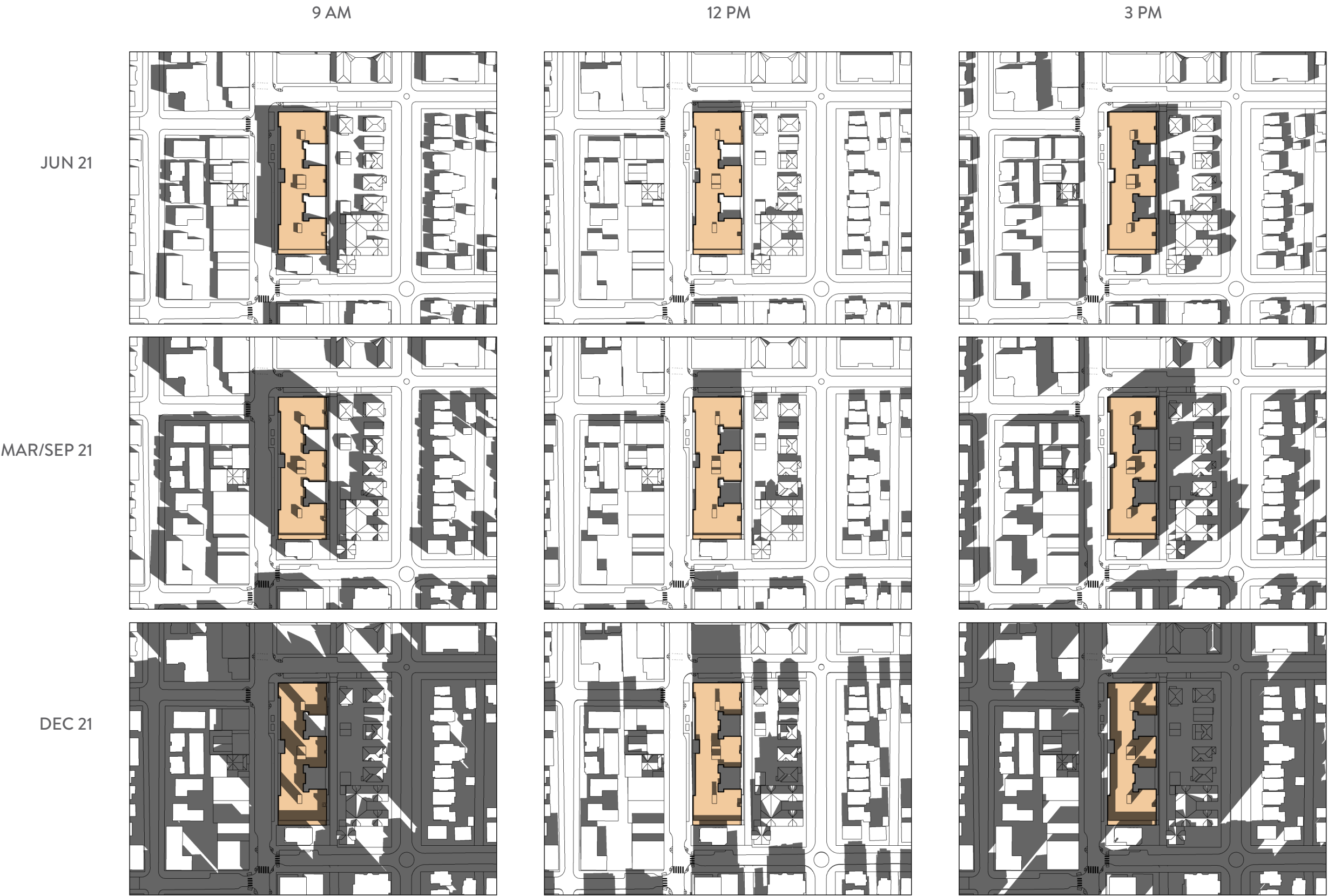
OPTION B - BUILDING SECTIONS



SECTION A



SECTION B



MASSING CONCEPTS
OPTION C - THE "S" SCHEME (PREFERRED)



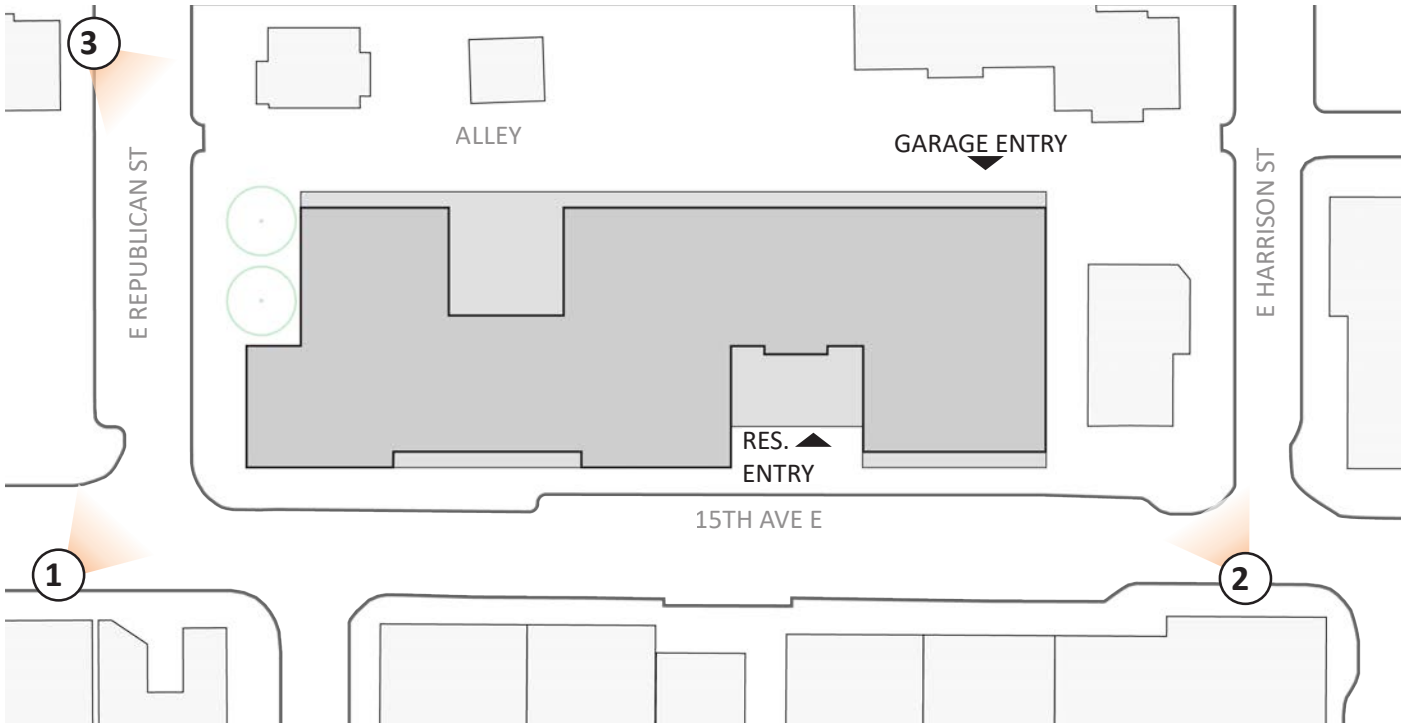
1 PERSPECTIVE VIEW AT NORTHWEST CORNER



2 PERSPECTIVE VIEW AT SOUTHWEST CORNER

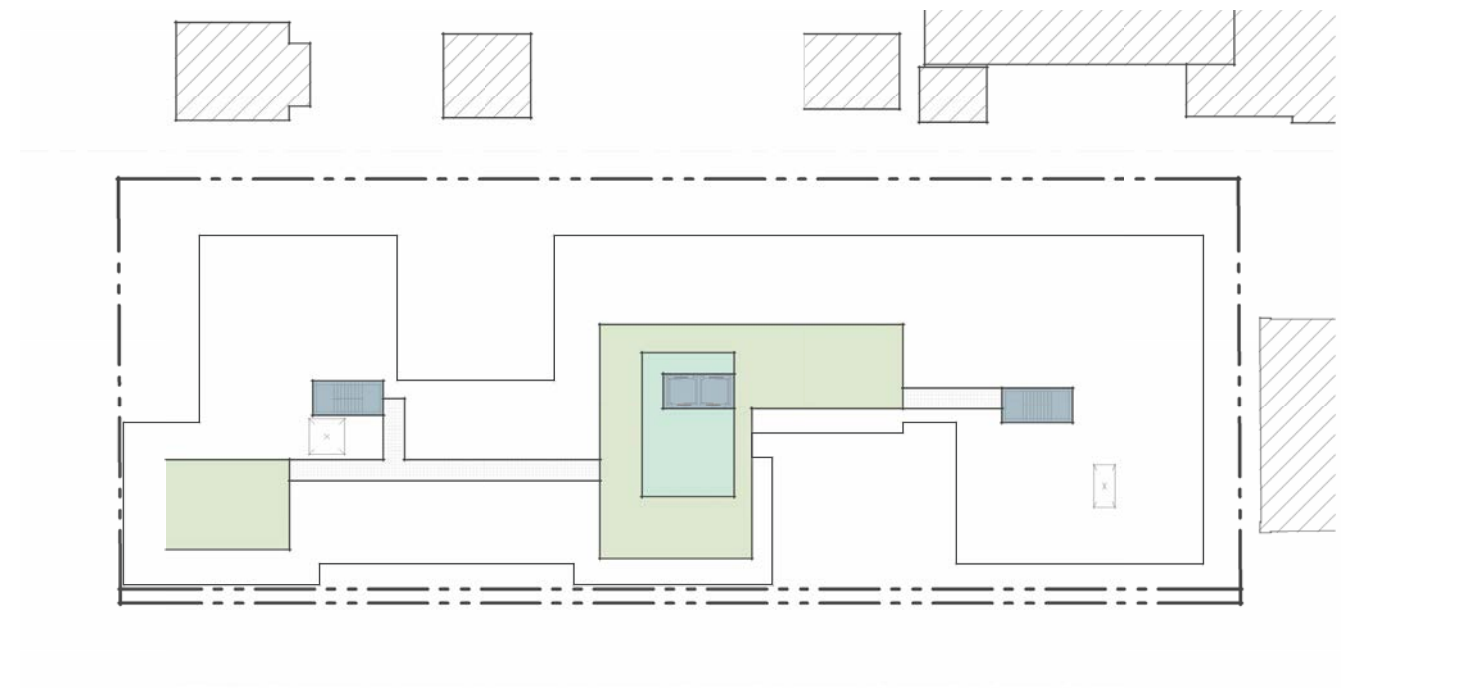
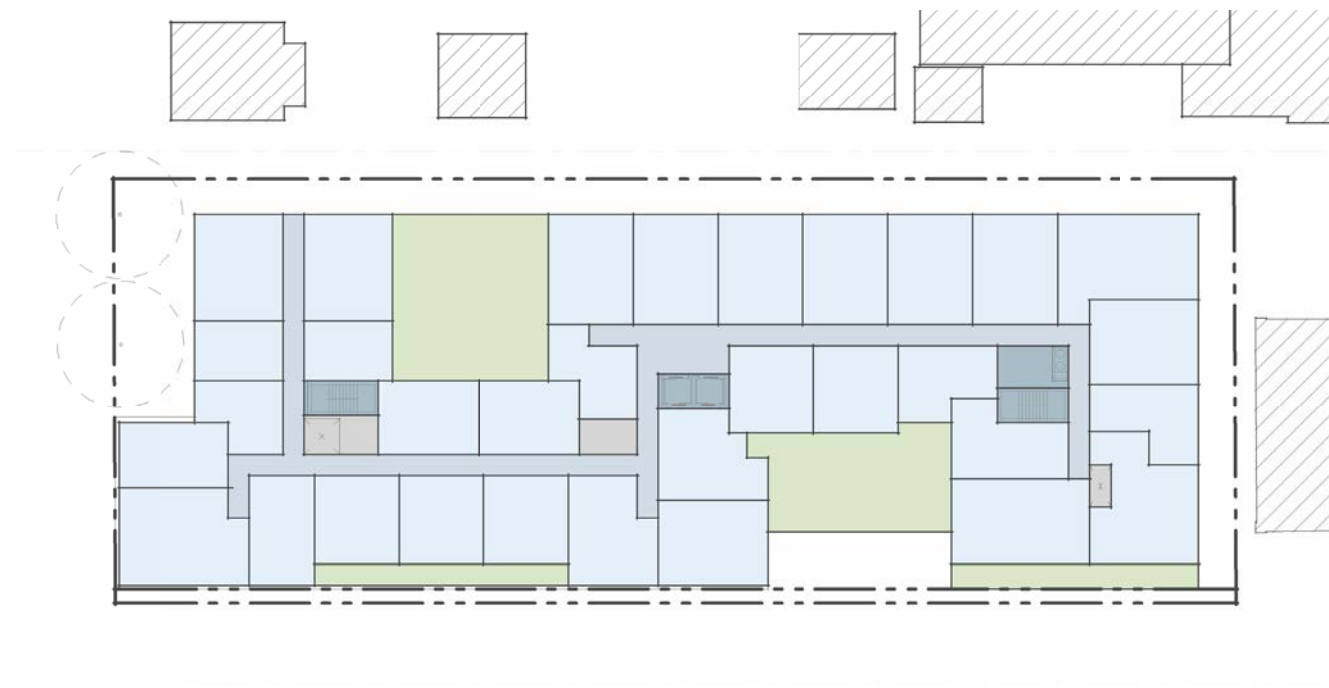
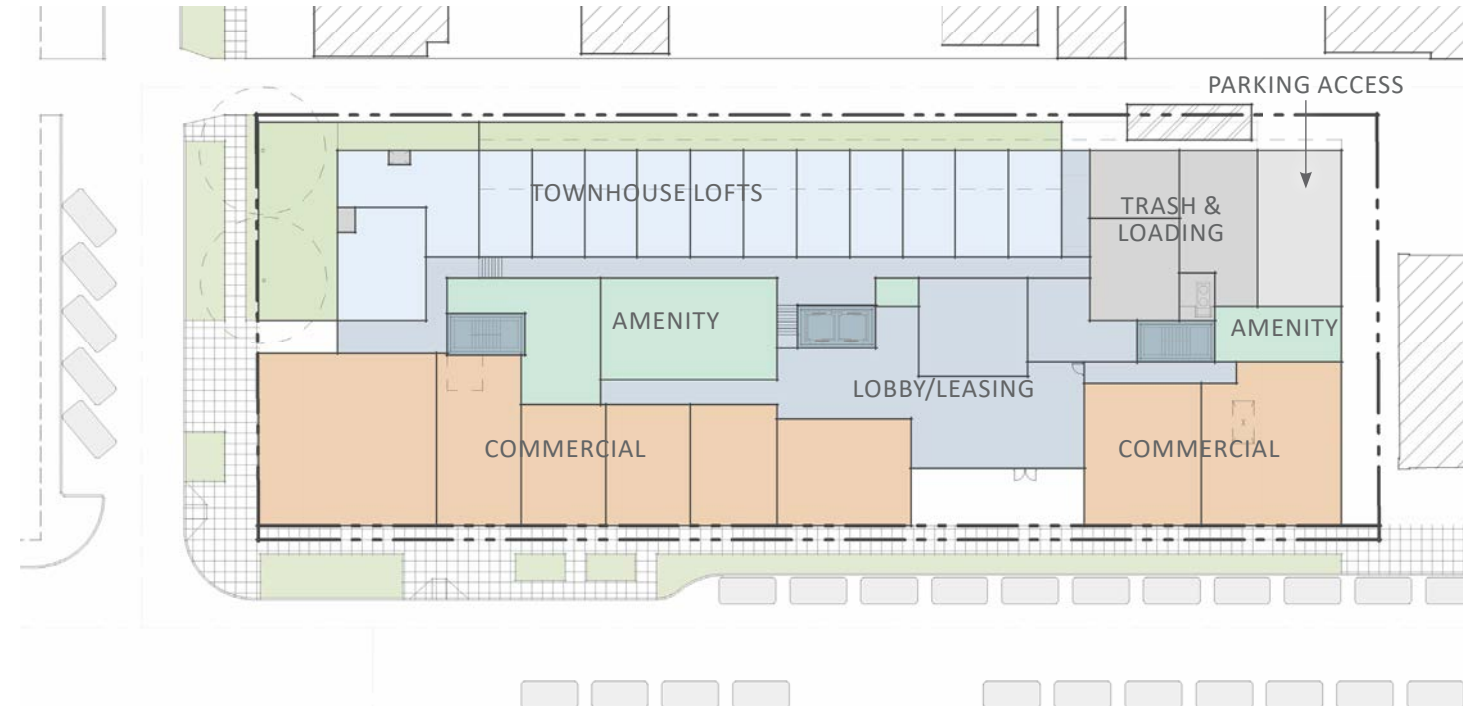
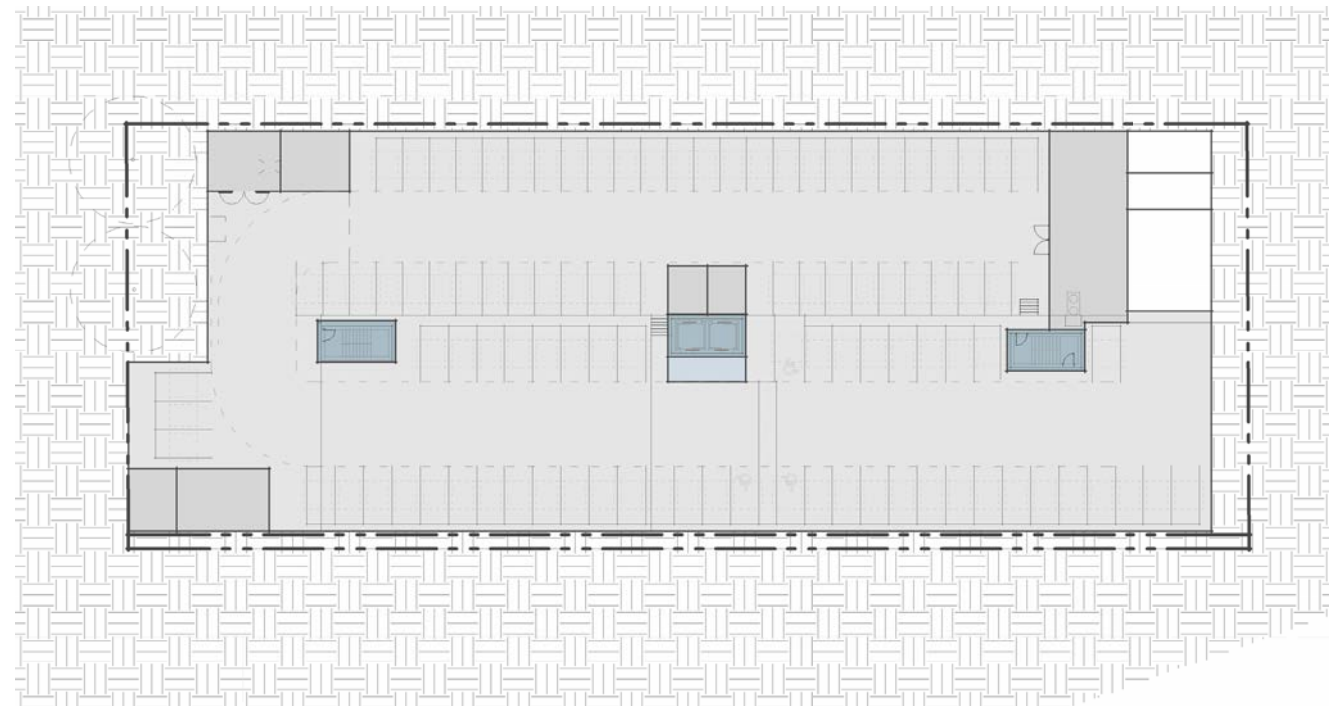


3 PERSPECTIVE VIEW AT NORTHEAST CORNER



MASSING CONCEPTS

OPTION C - FLOOR PLANS

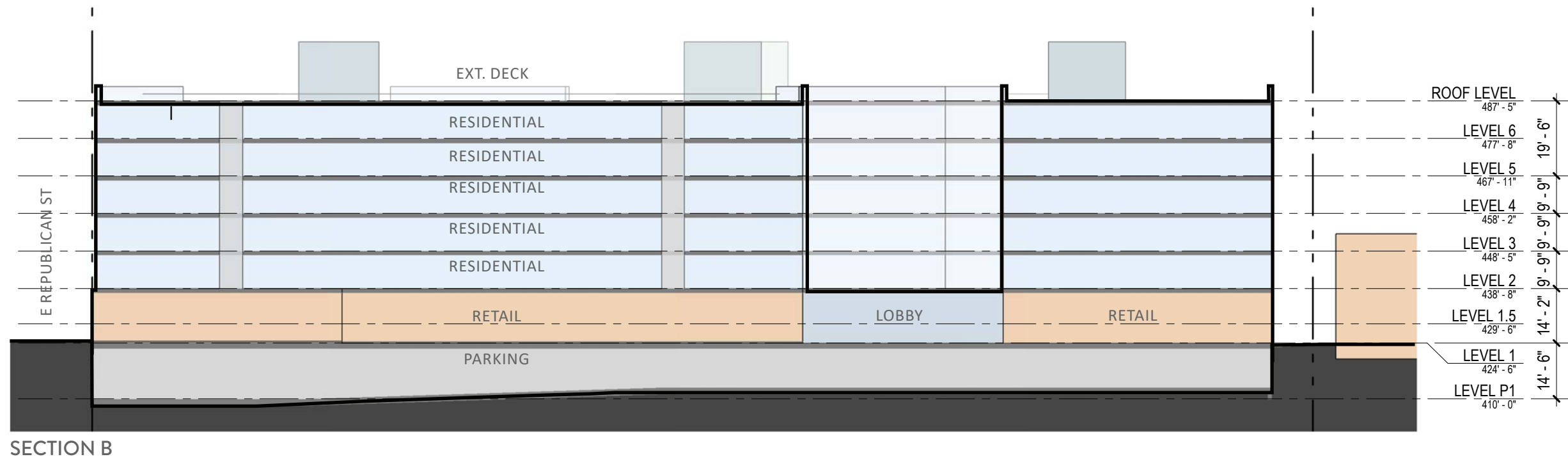
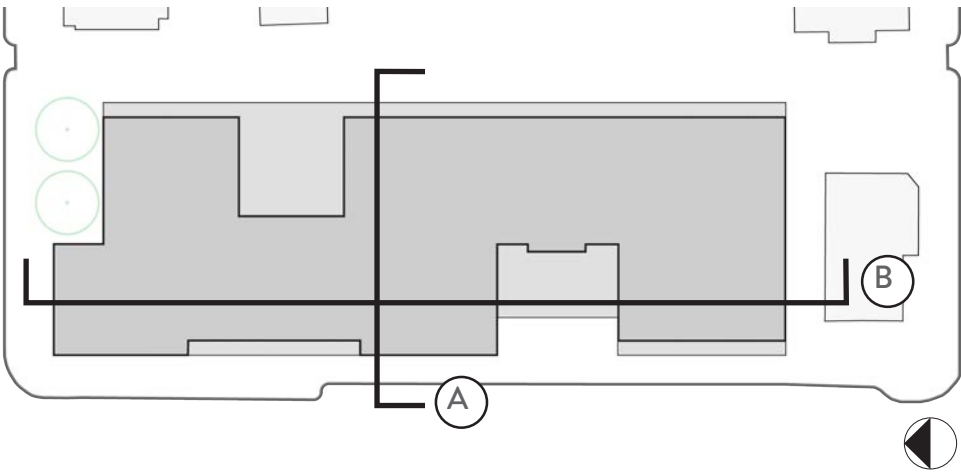
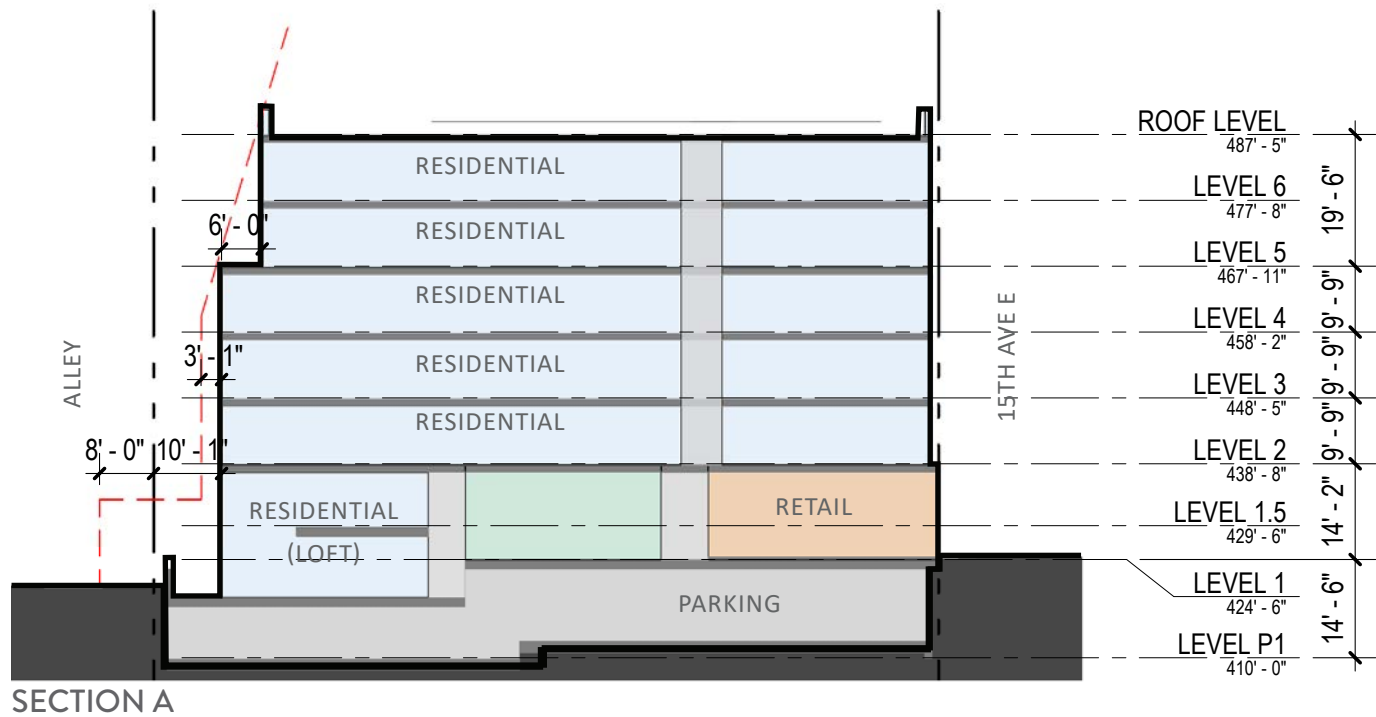


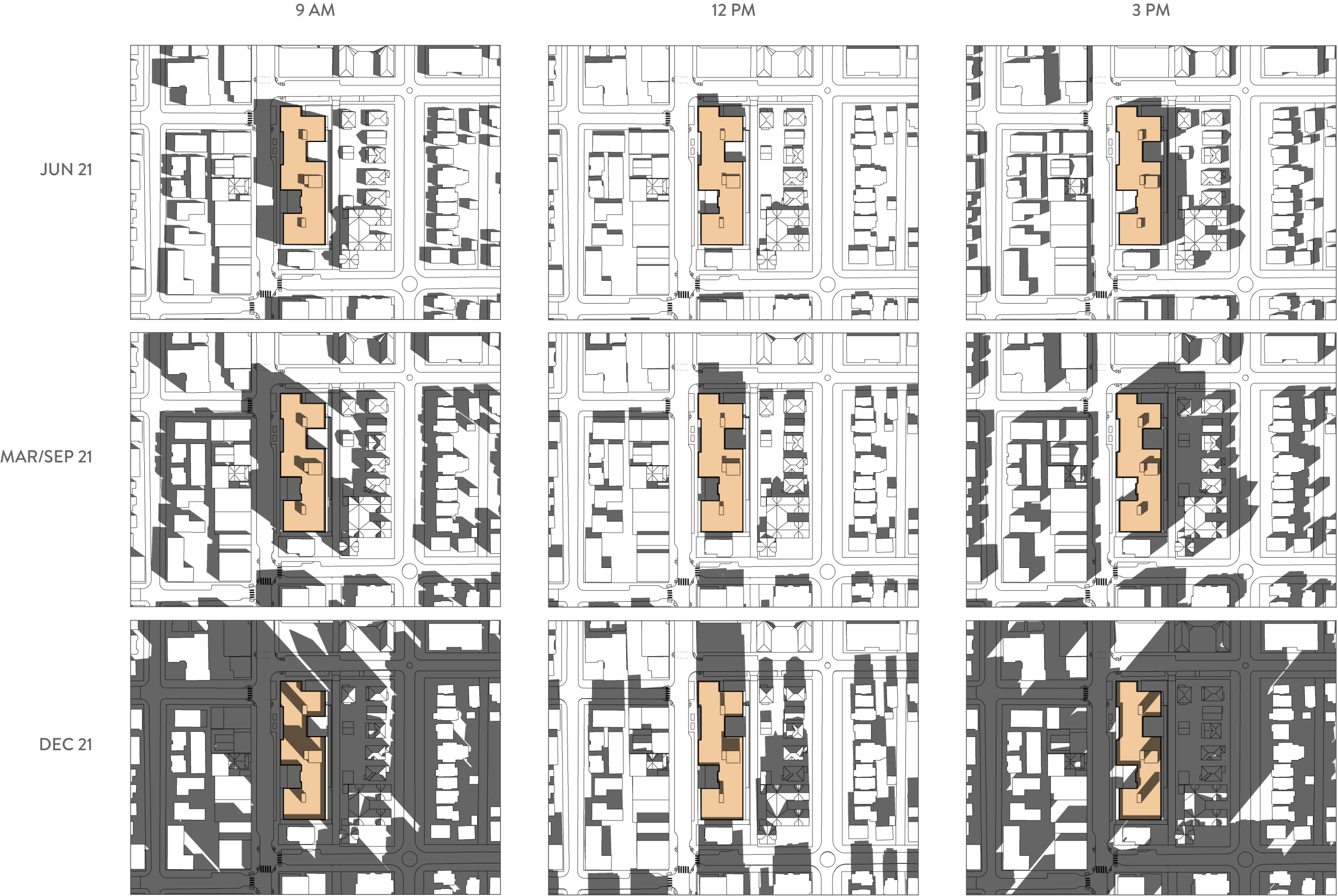
- | | | |
|-------------------|---------------|-----------------------|
| PARKING/SERVICE | COMMERCIAL | RESIDENTIAL |
| LOBBY/CIRCULATION | AMENITY SPACE | LANDSCAPING/ROOF DECK |



MASSING CONCEPTS

OPTION C - BUILDING SECTIONS





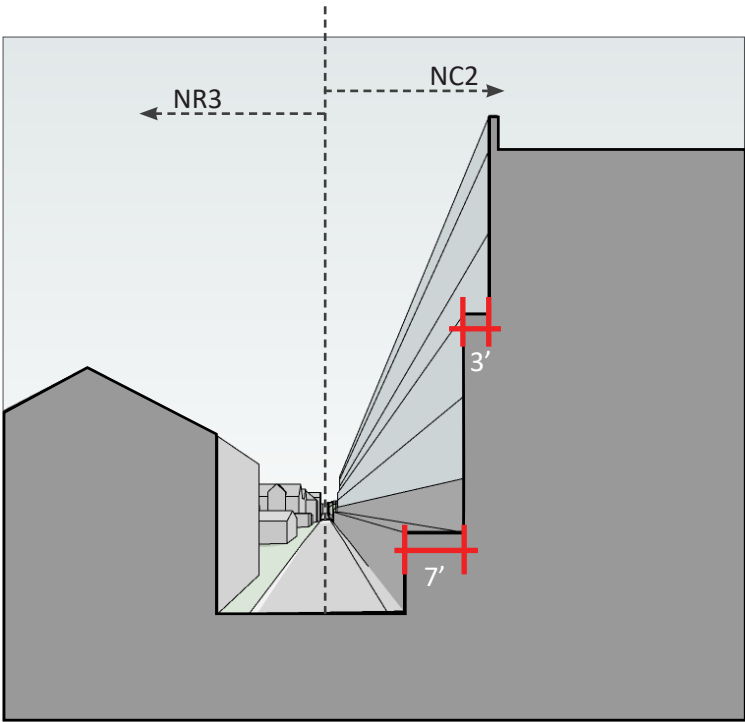
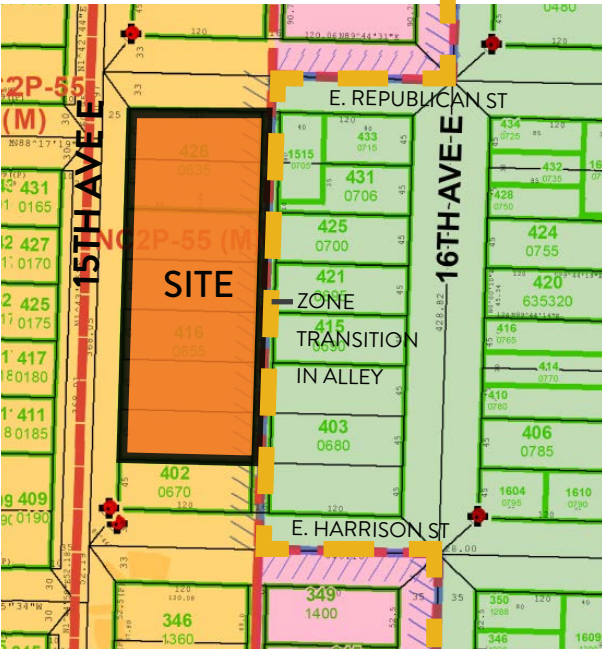
MASSING CONCEPTS

ZONE TRANSITION COMPARISON

ZONING SUMMARY

The site is located along the eastern boundary of the Capitol Hill Urban Village. As such, the parcels adjacent to the eastern site boundary are zoned as Neighborhood Residential 3 (NR3), which supports lower density, single-family dwelling units. This zone change occurs along the adjacent alley to the east of the site, which splits the block in half.

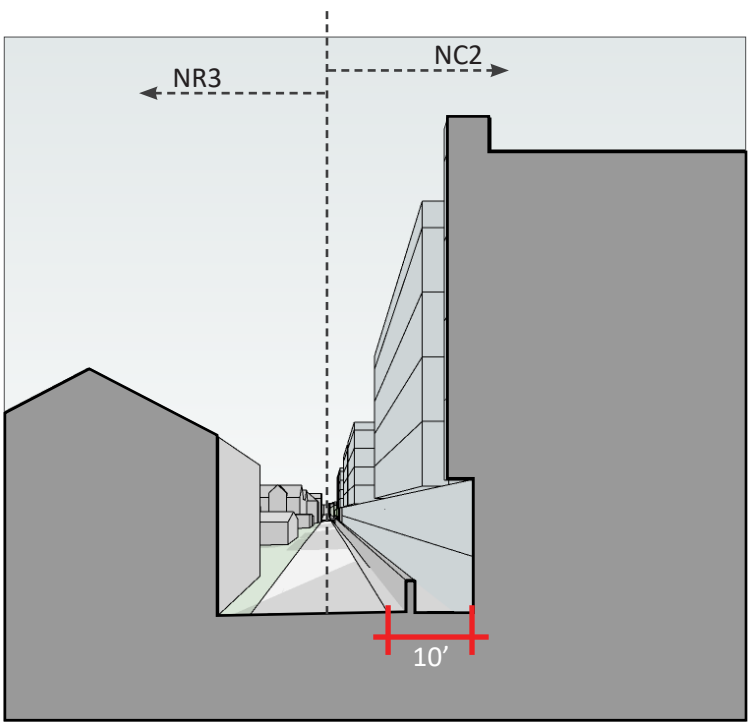
Responding to the zone transition and the adjacent single-family units was an important consideration in developing the east massing and facade for each of the proposed options.



1 OPTION A - THE “3” SCHEME



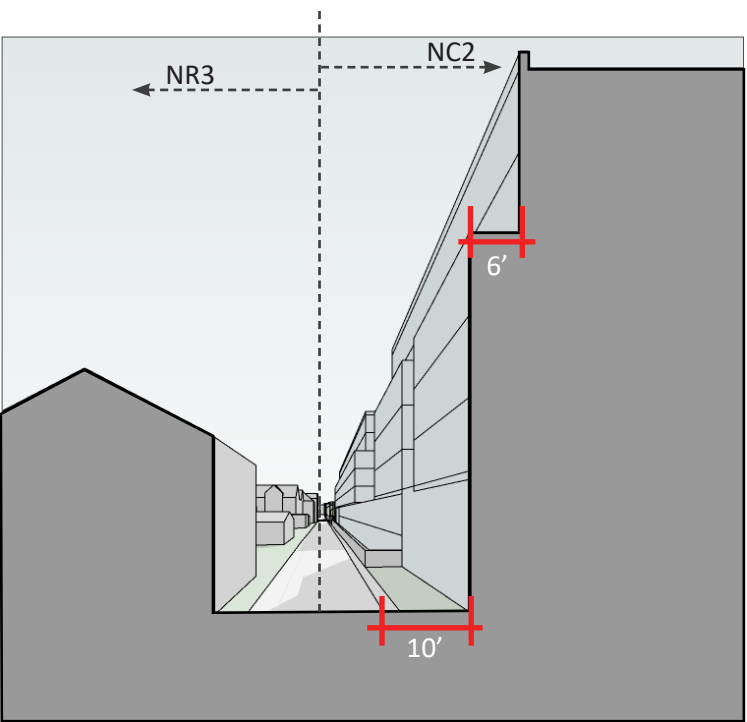
- Upper level setback to ease massing facing neighborhood residential zone.
- Code compliant scheme, meets all setback requirements for facades facing neighborhood residential zones.



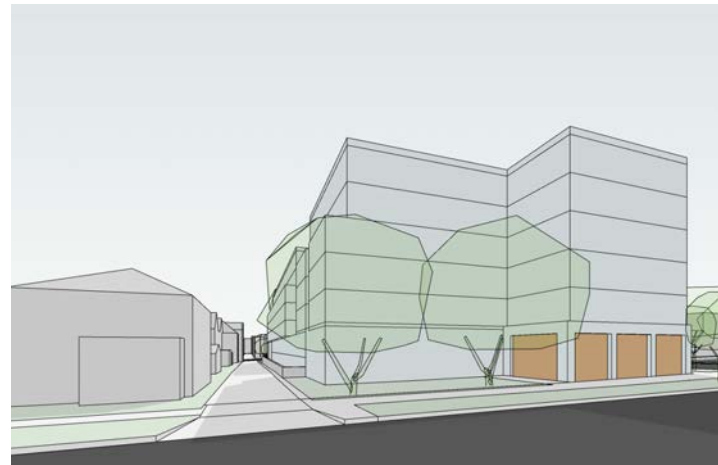
2 OPTION B -THE “E” SCHEME



- Broken up massing facing neighborhood residential zone.
- Two east facing courtyards provide relief to facade.
- Proposed ground floor residential use along E. Republican St. helps ease the transition from commercial use along 15th to the residential uses adjacent to the alley.

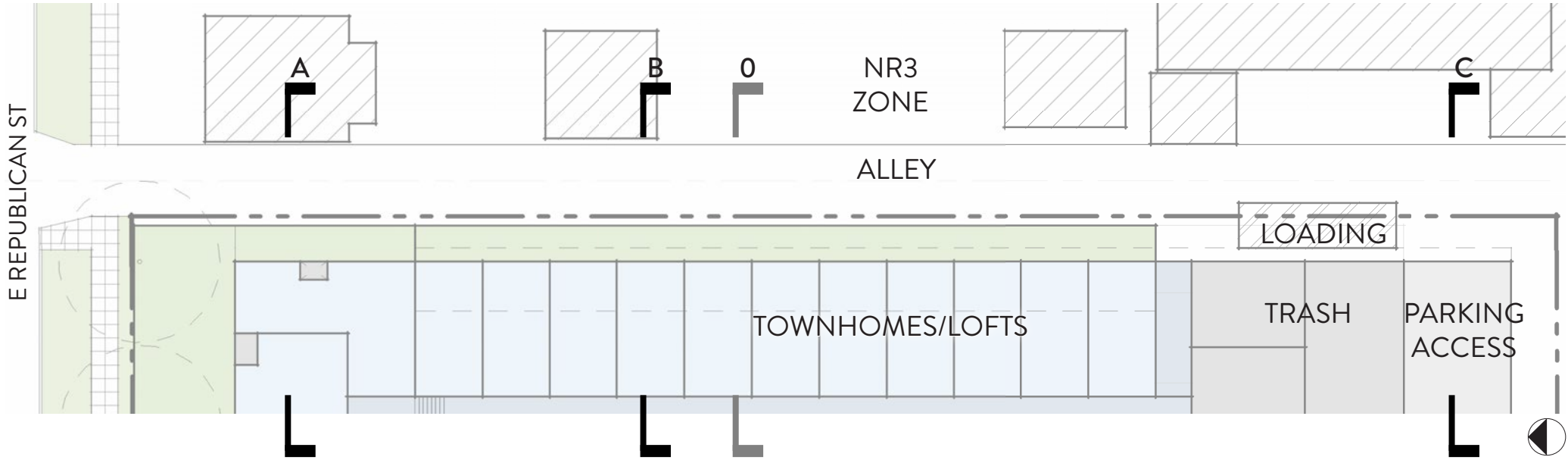


3 OPTION C - THE “S” SCHEME (PREFERRED)



- Significant setbacks on upper two levels to reduce impact of extra height from the additional floor.
- Massing relief is provided with a courtyard facing the adjacent neighborhood residential zone.
- Ground level setback to preserve the Tier 2 tree helps ease the zone transition.
- Proposed ground floor residential use along E. Republican St. helps ease the transition from commercial use along 15th to the residential uses adjacent to the alley.

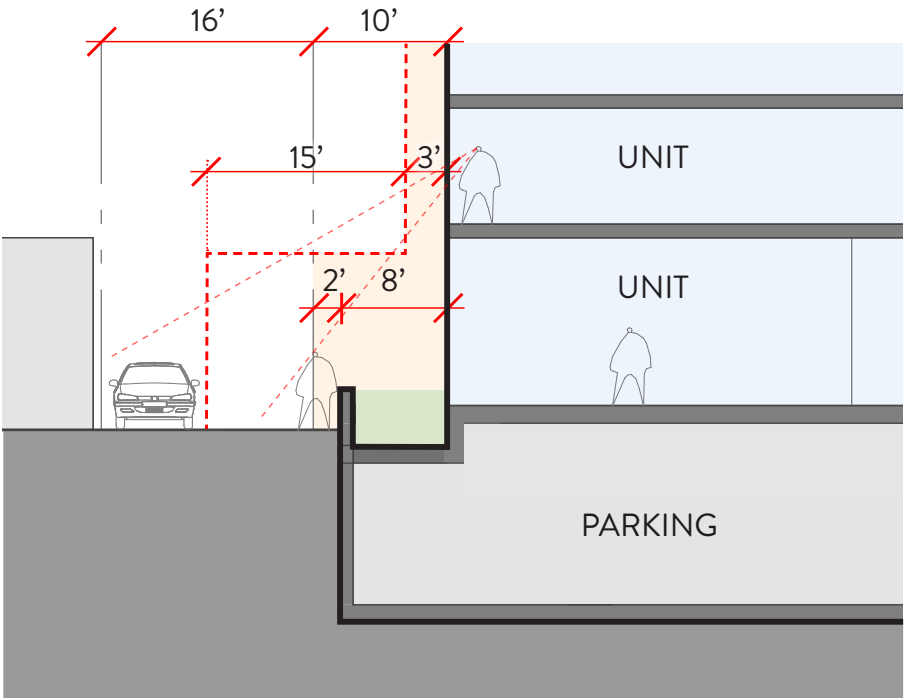
Community outreach confirmed there is concern about safety and circulation in the alley. In this zone, no additional widening is required as 16' is the required width of the alley. However, the preferred massing proposes to voluntarily improve the alley conditions by providing a significant setback along the entire east building frontage, both at and above grade. This setback will include effectively widening the alley passageway by 2' and provide an additional 8' setback for private residential space at grade.



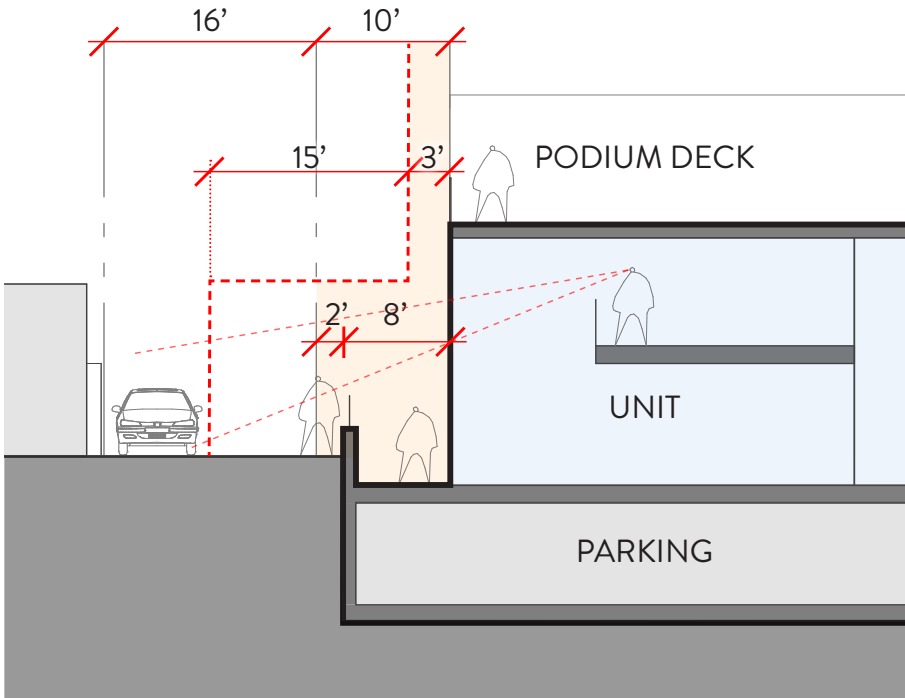
ALLEY PLAN



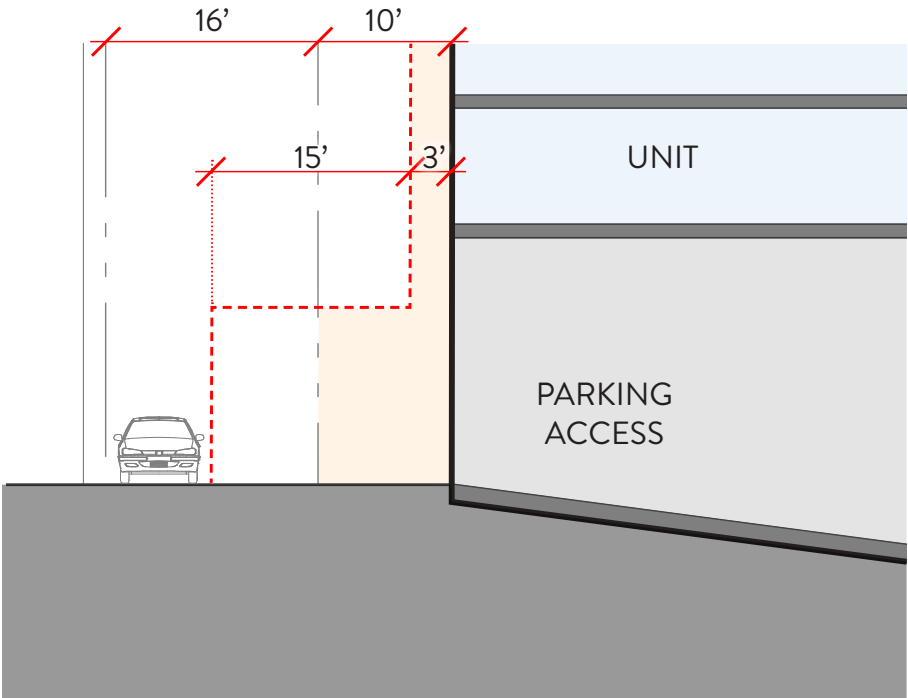
SECTION 0 - EXISTING



SECTION A - ALLEY NORTH



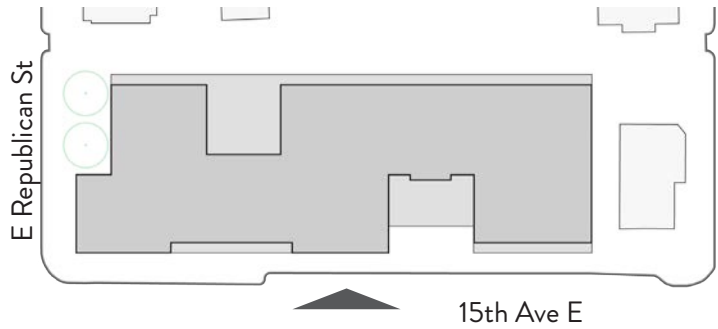
SECTION B - ALLEY MID



SECTION C - ALLEY SOUTH

PREFERRED SCHEME

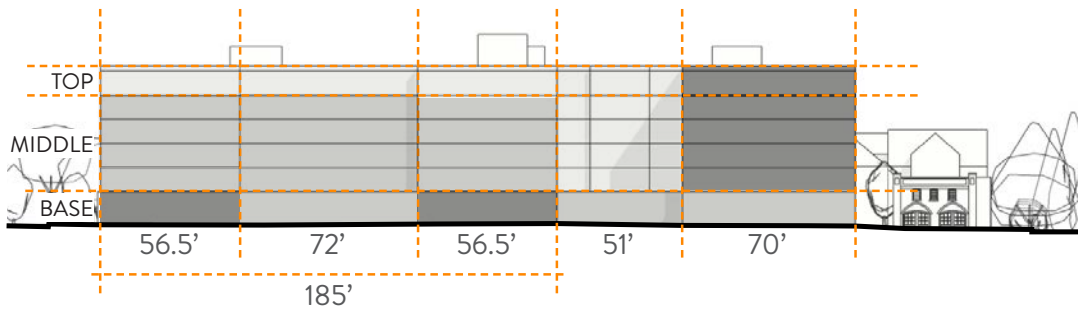
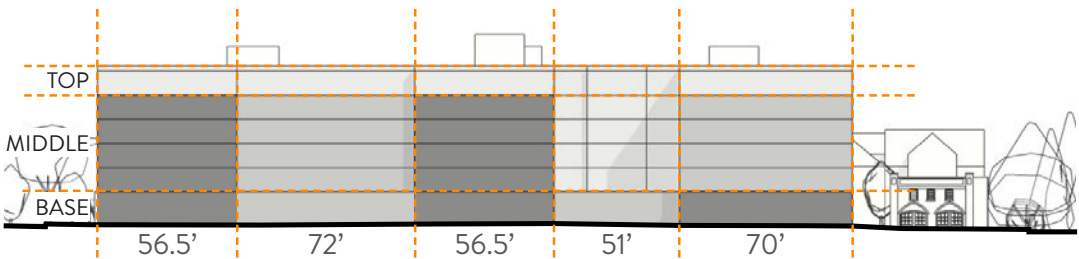
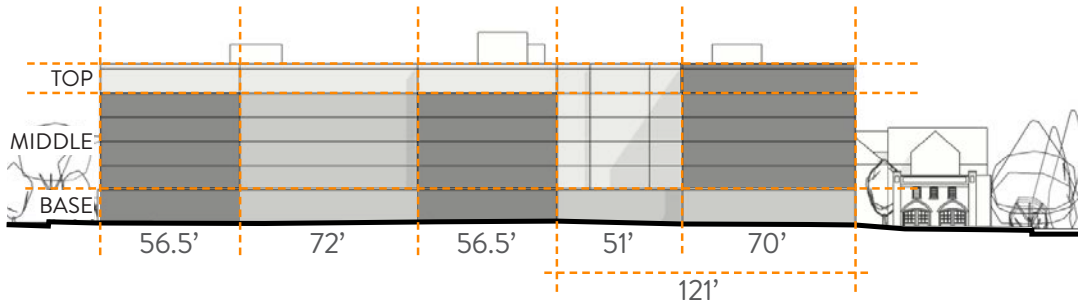
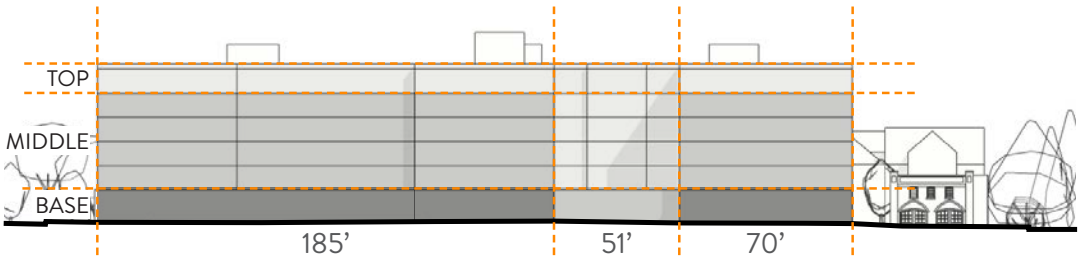
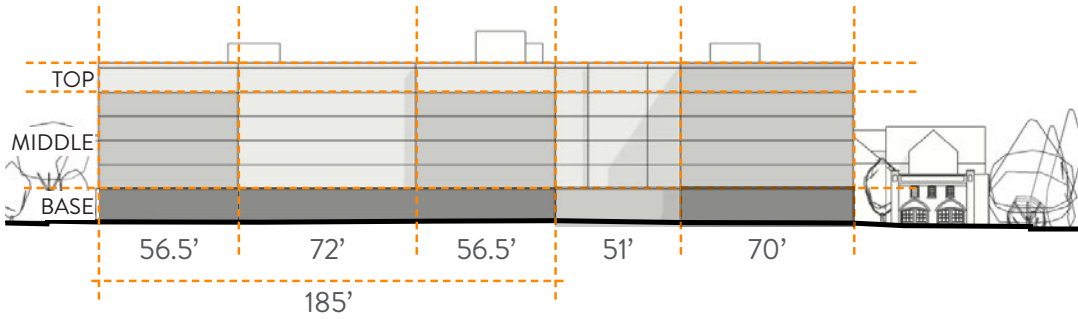
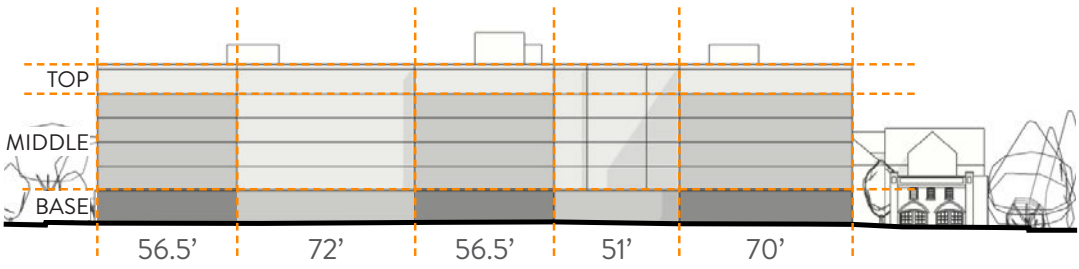
MASSING BREAKDOWN OF PREFERRED SCHEME



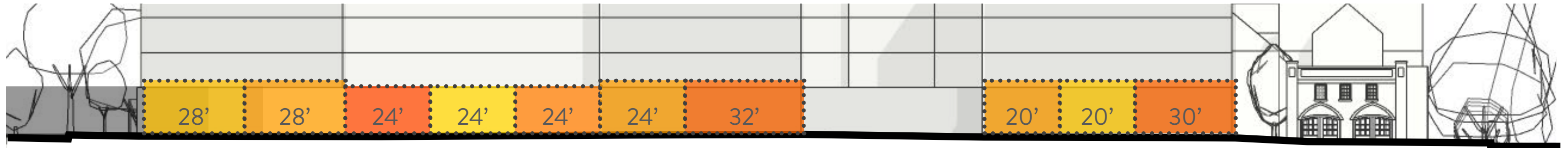
While a single building is being proposed, it doesn’t need to feel that way on the street. The courtyard and plaza on 15th Ave E create a significant break in the massing, reducing the perceived height and scale of the building. The plaza is proposed at an off-center location to intentionally avoid a symmetrical massing break as two equal parts inherently imply being part of a whole, and are therefore more difficult to express as independent massing elements.

The diagrams on this page illustrate potential approaches to defining a base, middle and top to the building masses. They may be treated similarly north and south of the plaza, or they may differ. One mass may be expressed as horizontal layers of the floor plates, while another may forego the “top” floor and drive towards a more vertical expression. In some portion of the building the retail level facades may extend up several stories to create a taller base, and in others the first floor may be light and recess below a floating mass above.

The shading on the diagrams could represent different materials or different approaches to facade fenestration and cladding applications.



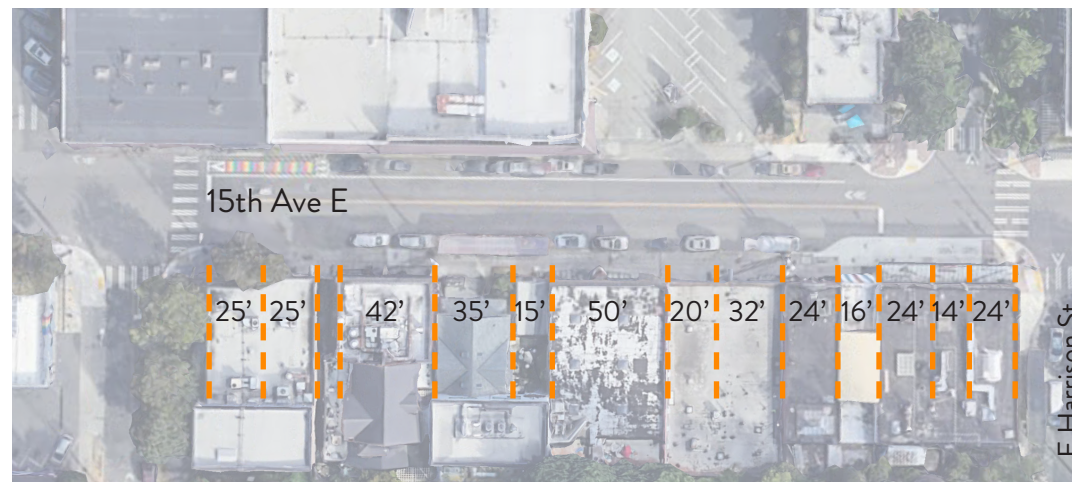
BUILDING MASSING DIAGRAMS - PREFERRED SCHEME



SUGGESTED MASSING BREAKDOWN OF COMMERCIAL STOREFRONTS ALONG 15TH AVE E

Similar to breaking down the overall building into smaller masses, the retail frontage will be further subdivided to create small scale retail storefronts. The goal of the design will be to create retail spaces that work well for retailers in terms of size (so they are affordable to their needs) and visibility (so they attract clients and customers). The storefronts along the west side of 15th Ave E range in size considerably, with some being as narrow as 14' and others being as wide as 50'. We anticipate a range of sizes in this project to mimic the existing variety of scale, color and materiality already present along the street.

Zoning and the Design Guidelines direct the percentage of glazing and overhead weather protection along pedestrian streets. While it is too early in the design process to know how readily these requirements will be met, the team anticipates the need for some departures from the overhead weather protection requirements to maximize visibility of the storefronts and avoid a monotonous facade expression that would reduce visual interest and create less individualized and less visible storefronts. We anticipate a variety of glazing styles, materials, colors, signing, lighting and canopies to create diversity and interest along the street.



ANALYSIS OF STOREFRONT FACADES ALONG 15th AVE E



EXAMPLE IMAGES OF HIGHLY VISIBLE STOREFRONTS



PREFERRED SCHEME

MATERIALITY



The collection of images on this page represent example buildings from the neighborhood and beyond that appeal to the project’s quest for permanence, quality, and durability. Rich brown and red brick is desirable, as are blackened window frames and large operable glazed doors with divided lites at the ground level. Integrating lighter tones in key elements will help provide contrast and break down the massing. Stone-like panels, lintels, or other details will help anchor the masonry facades. While the timber elements in local Tudor facades are not going to be replicated, the patterning they create may be mimicked in the non-masonry portions of the building via carefully considered panel breaks and flashing elements.

Capitol Hill is primarily a residential neighborhood. While the proposed mixed-use structure cannot practically integrate sloped roof elements, expressions of residential life at the upper stories will be visible via balconies and large residential style windows.

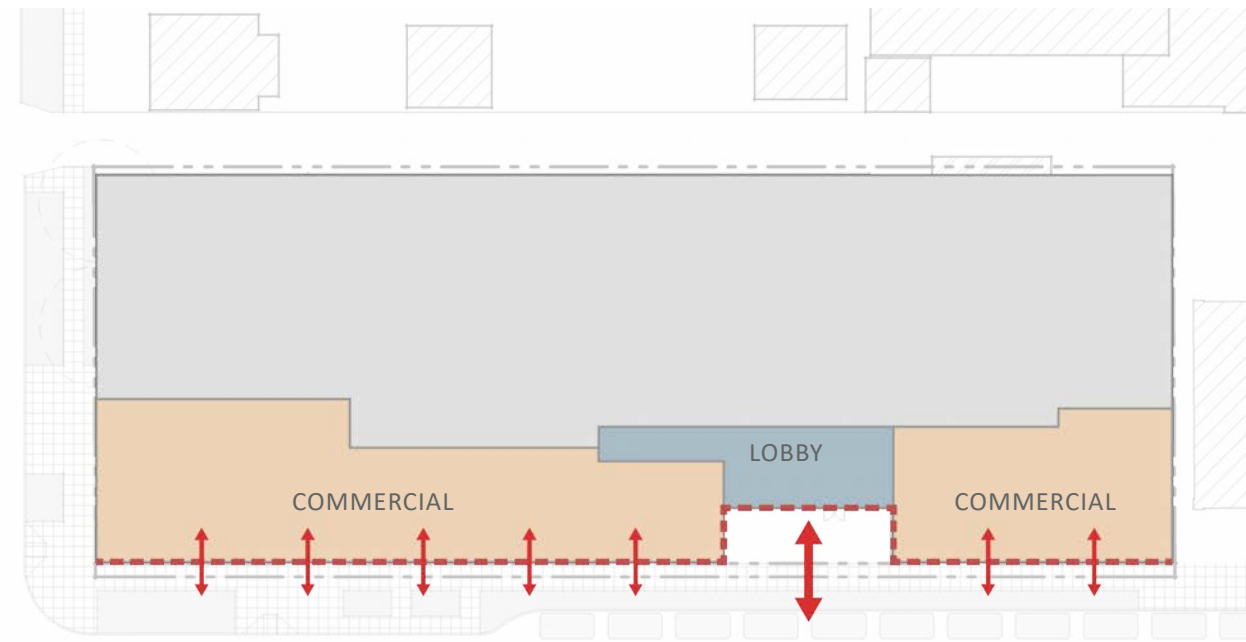
The base of the building is proposed to feature a variety of storefronts that are proud of the building massing above. There is a strong intention to ground the building massing as much as possible to create the desired sense of permanence at grade.

Design Priorities:

- Anchored Massing (no floating fibercement boxes over expressionless glass bases)
- High quality materials related to local context, likely brown or red brick
- Expressive storefronts with variety in color and materiality to anchor the building mass with high visibility on the street.
- Operable storefront with dark divided lites.
- Residential expression at the upper stories.
- Visual interest in facade design via high quality materials and detailing, minimal ‘ins and outs” on the building facades.

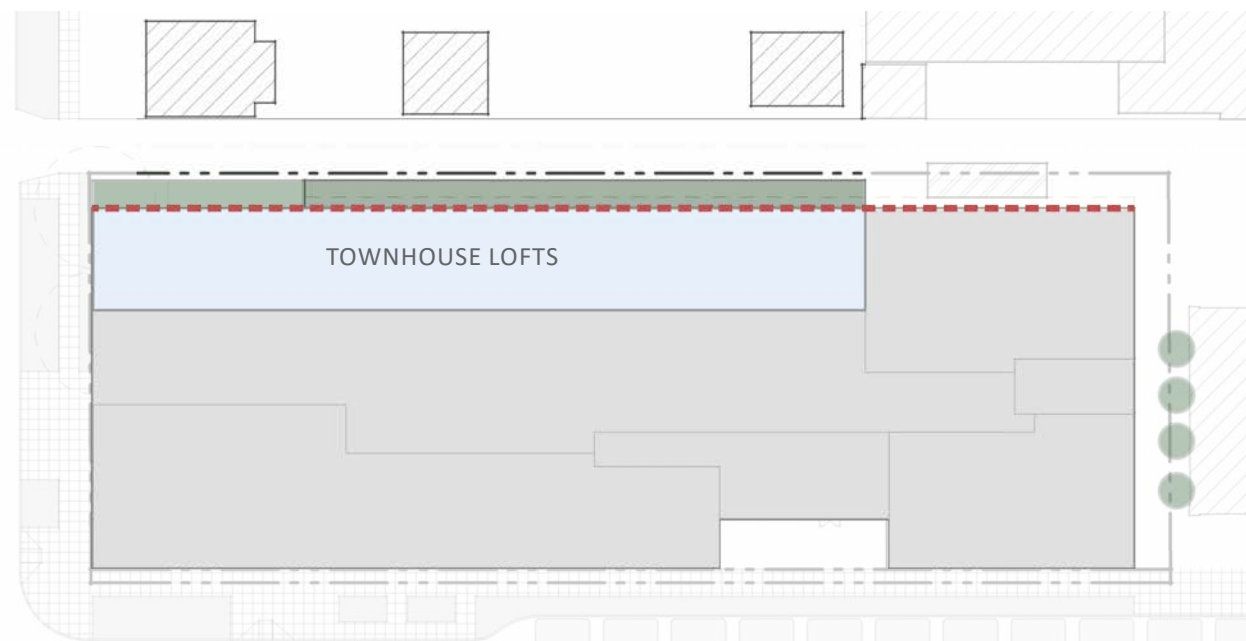


BUILDING INSPIRATION FROM THE NEIGHBORHOOD AND BEYOND



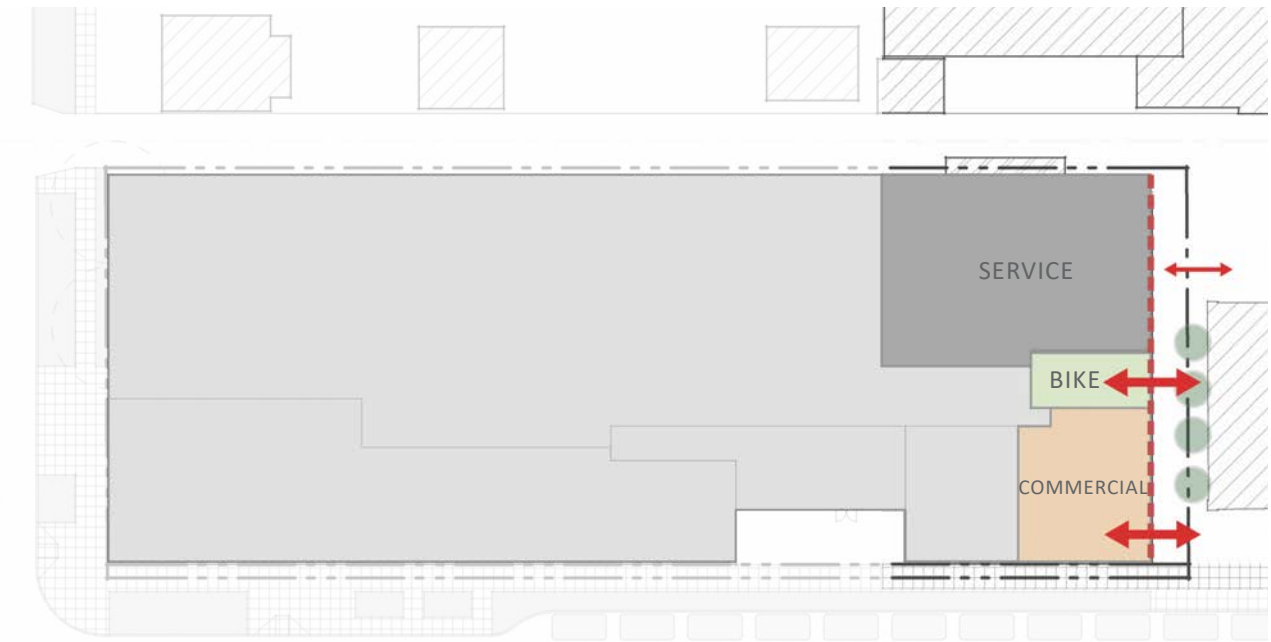
① SETBACKS ALONG 15TH AVE. E

Setback Area: 2,012 SF Site Area Impact: 5.28% of Site Area
Provide a larger than required plaza space for retail to spill out, break up massing along 15th Ave by creating open space for pedestrian use, pull back the facade by 4' along 15th Ave E.



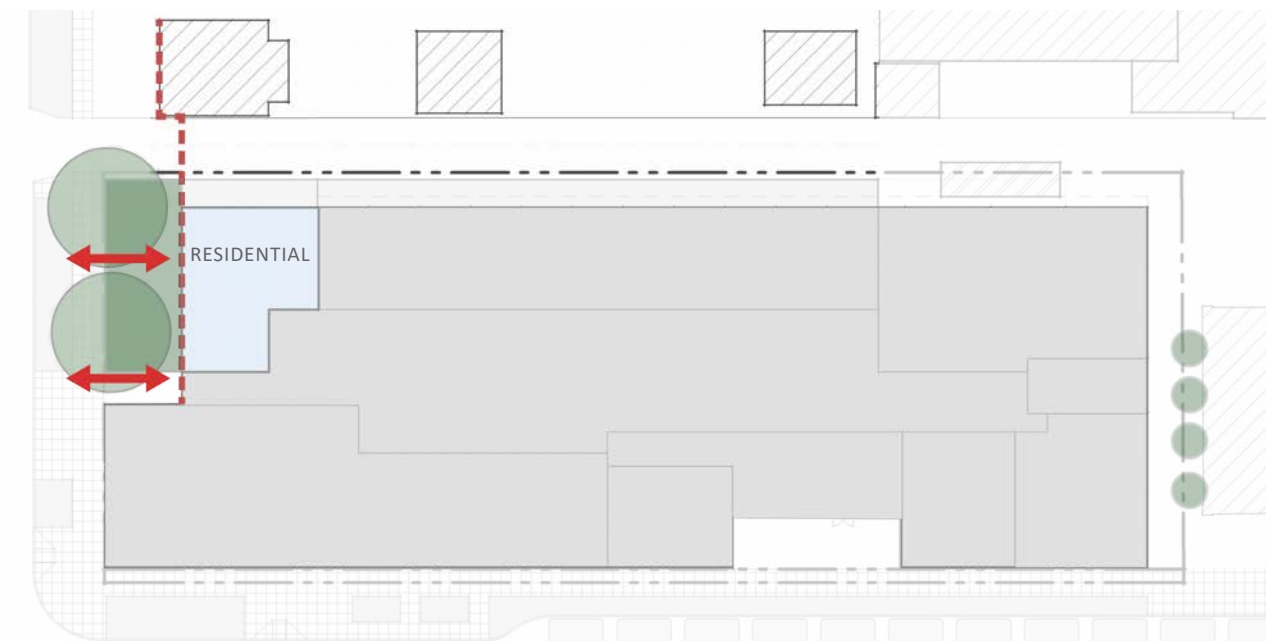
③ VOLUNTARY ALLEY SETBACK

Setback Area: 2,840 SF Site Area Impact: 7.45% of Site Area
Improve alley condition, activate alley with residential use to improve safety and respond to adjacent residential neighboring buildings to the east.



② VOLUNTARY SOUTHERN PROPERTY LINE SETBACK

Setback Area: 1,060 SF Site Area Impact: 2.78% of Site Area
Create pedestrian through-block connection, respond to adjacent firehouse building by providing adjacent open space for corner retail use.

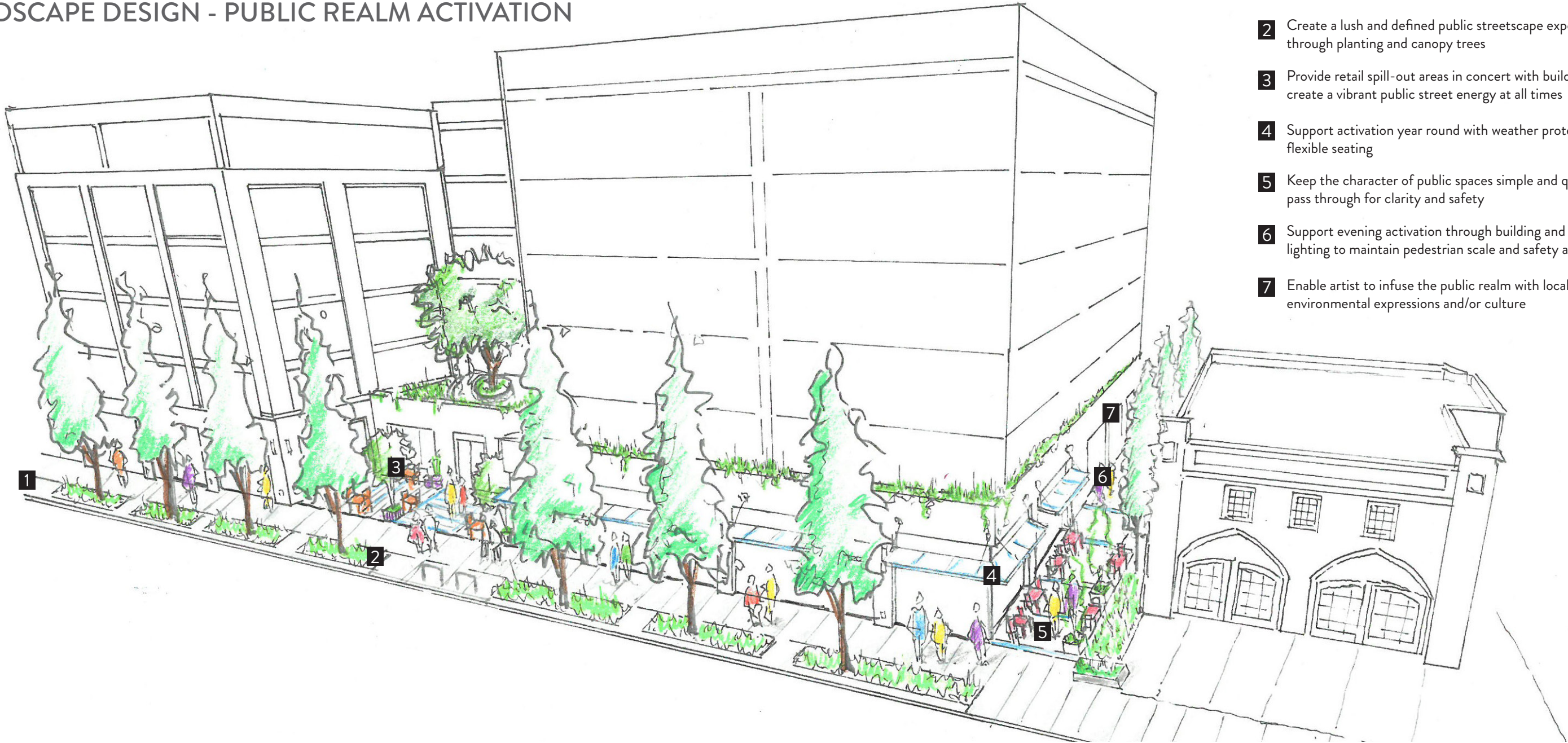


④ SETBACK TO PRESERVE TREES

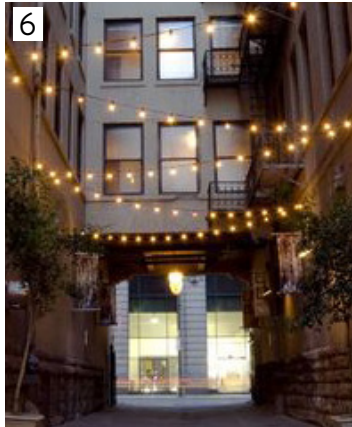
Setback Area: 1,553 SF Site Area Impact: 4.07% of Site Area
Ease zone transition from commercial to residential uses, respond in building massing to adjacent buildings, preserve existing tree canopy, and add residential use at ground floor.

MASSING CONCEPTS

LANDSCAPE DESIGN - PUBLIC REALM ACTIVATION



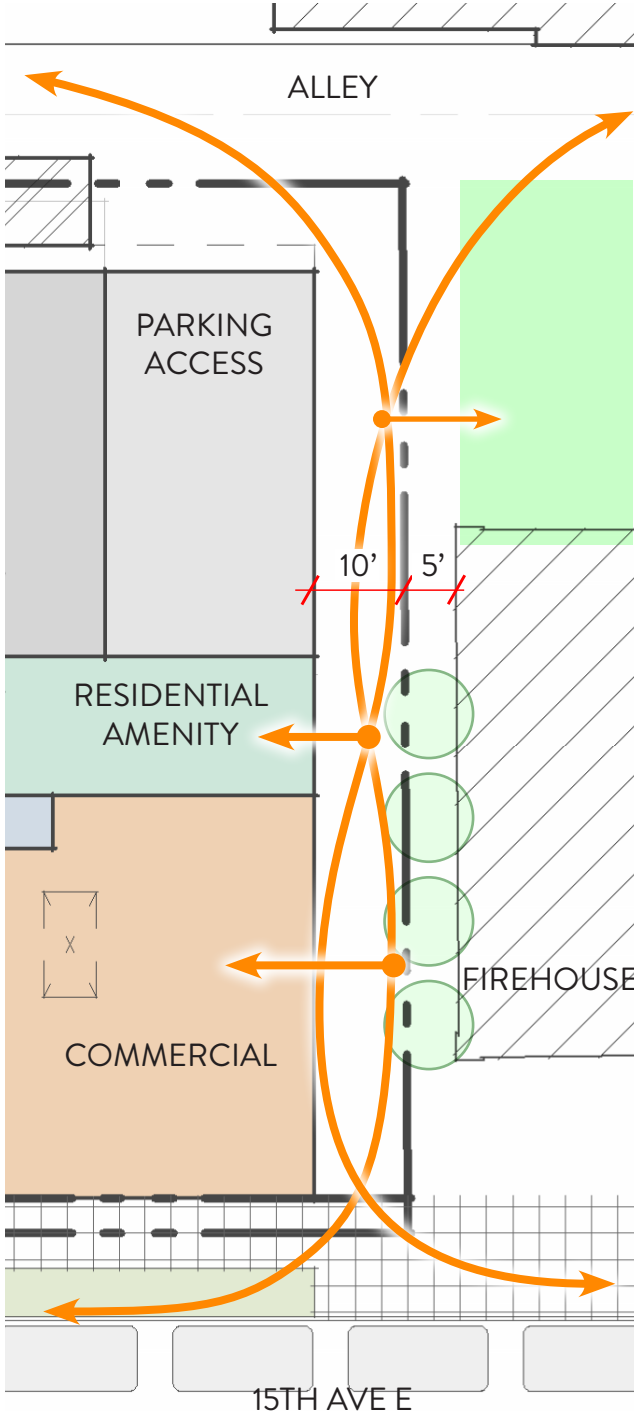
- 1 Create connections to the culture at the street level
- 2 Create a lush and defined public streetscape experience through planting and canopy trees
- 3 Provide retail spill-out areas in concert with building moves to create a vibrant public street energy at all times
- 4 Support activation year round with weather protection and flexible seating
- 5 Keep the character of public spaces simple and quaint in the pass through for clarity and safety
- 6 Support evening activation through building and overhead lighting to maintain pedestrian scale and safety at night
- 7 Enable artist to infuse the public realm with local character, environmental expressions and/or culture



PREFERRED SCHEME THROUGH BLOCK CONNECTION

The south facing facade of the preferred scheme has a 10’ setback from the southern property line. The decision to voluntarily pull the building back from the property line creates an opportunity for a through block pedestrian connection between 15th Ave and the alley. The through block connection allows the design to respond to the adjacent historic firehouse building. Not only does this setback give space for the existing trees adjacent to the southern property line, it also enhances the open space along 15th Ave. by responding to the plaza space in front of the firehouse with additional open space.

Additionally, the 10’ setback allows the highly visible southern facade to be treated as an architectural focal point, and creates opportunities for the ground floor commercial space to wrap the corner to spill out and activate the through block path. As recommended by the Design Guidelines, we anticipate the through block connection to enhance the pedestrian experience and respond to the existing neighborhood character and context.

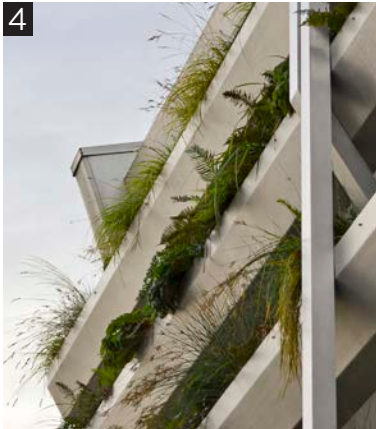
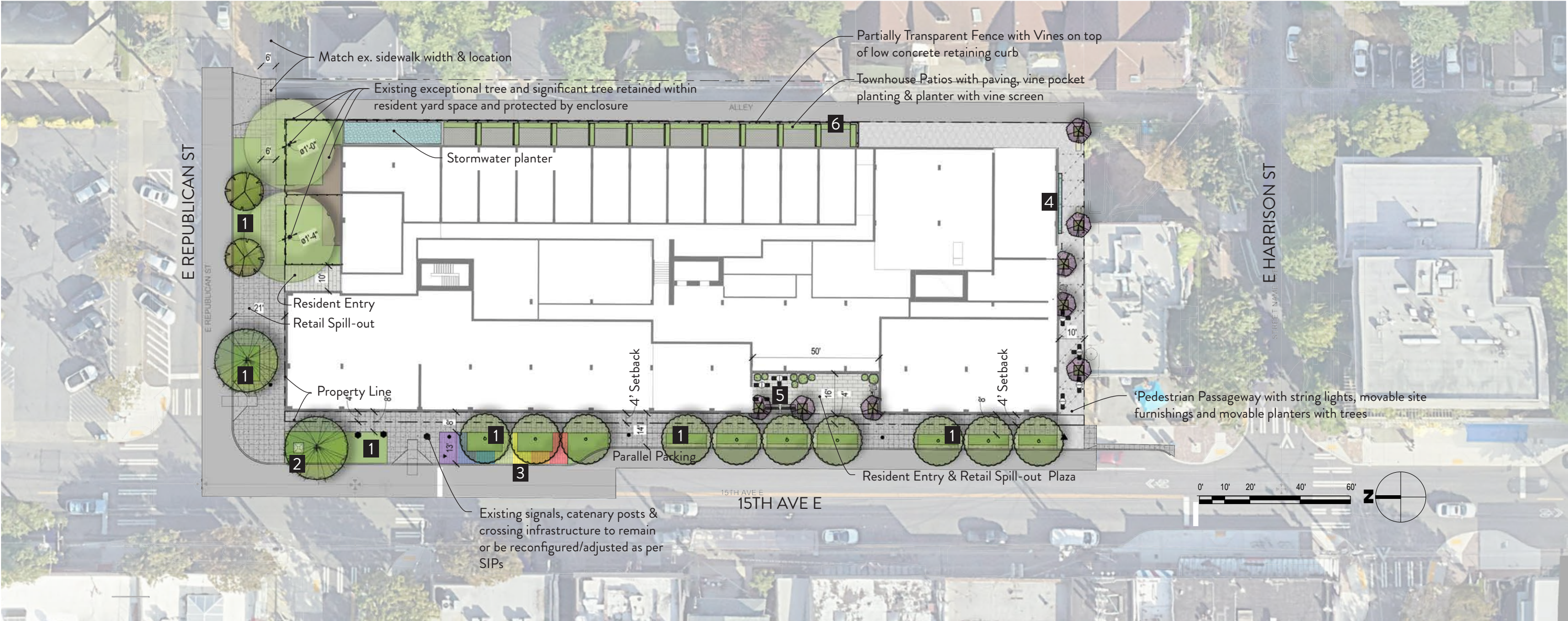


416 15TH AVE. E.



MASSING CONCEPTS

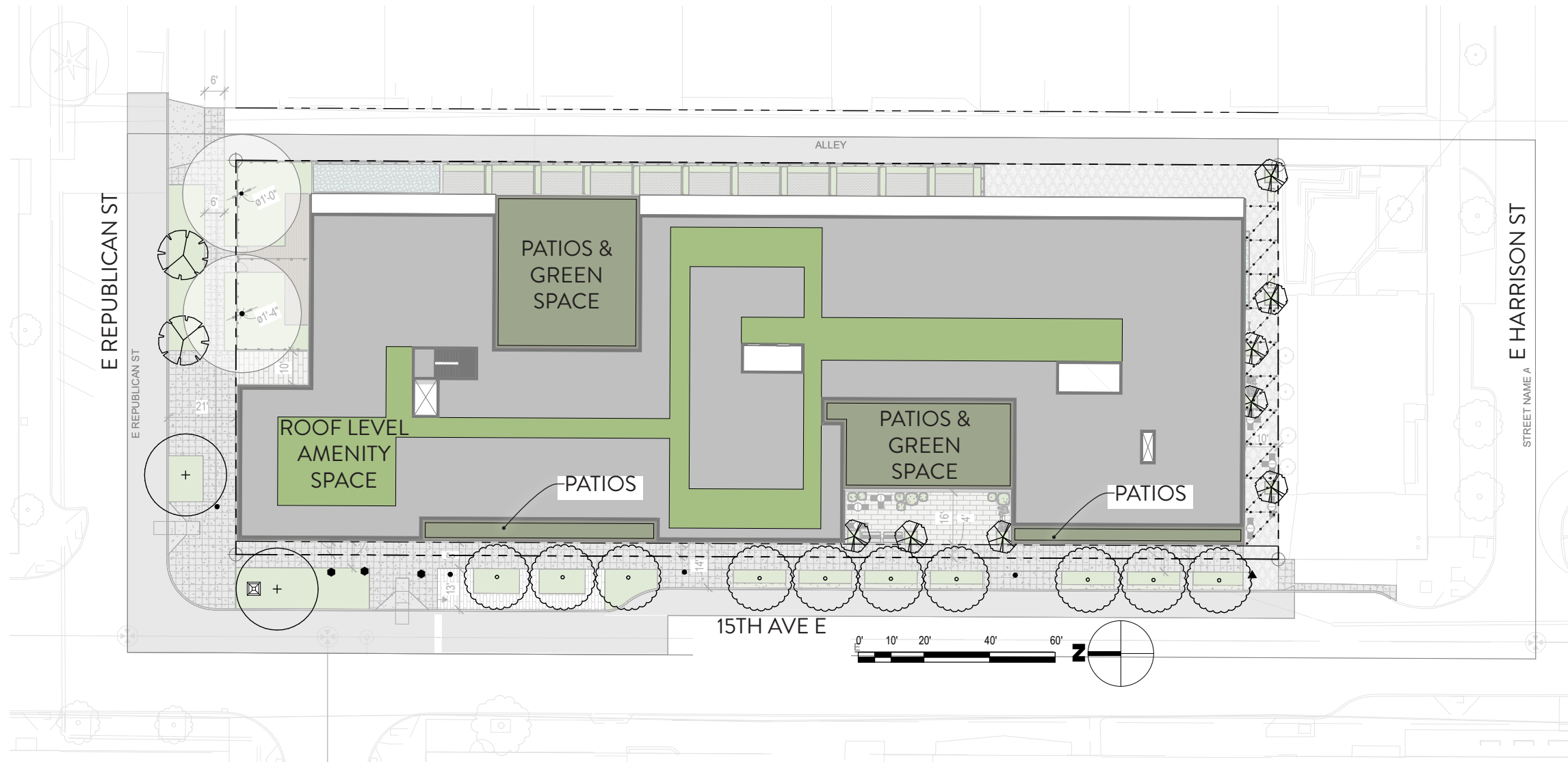
LANDSCAPE DESIGN - STREETSCAPE



- 1 Vibrant streetscape plantings, with adequate soil volumes and plant protection fencing
- 2 Wayfinding Element, potentially a clock or other cultural/art element with interest
- 3 Honor, re-imagine, and restore the awesomeness of the rainbow trolley stop
- 4 Vertical Stormwater Elements
- 5 Movable planters with trees, pots, and movable site furnishings define residential and retail entrances/spill-out
- 6 Screen w/ Vines @ alley

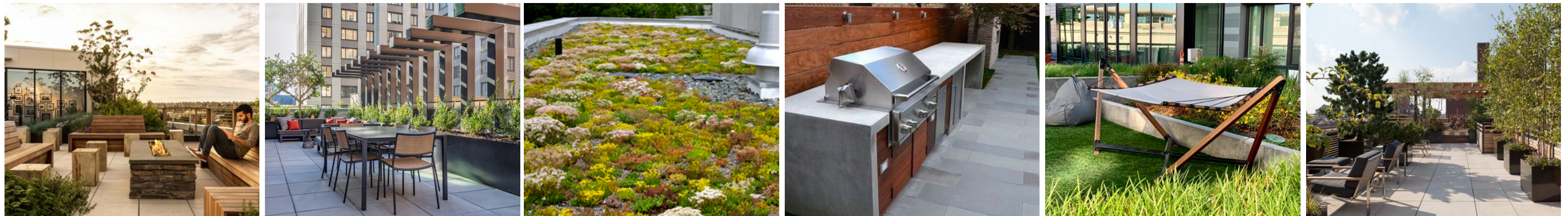
MASSING CONCEPTS

LANDSCAPE DESIGN - ROOF LEVELS



LEVEL 2 AMENITY SPACE:
Exterior landscapes at this level will provide patios for residences. There are no common use exterior spaces at this level. Paving, planting and screening will be used to create individual spaces for units. These spaces will be considered for stormwater management features.

ROOF LEVEL AMENITY SPACE:
Exterior landscapes on this level are arranged as a looping pathway, and will feature common space for building residents. The spaces will feature typical residential amenities for lounging, gathering, cooking/eating, and strolling. The space will feature loop pathway which affords 360 views! The roof will also be considered for stormwater management elements such as green roof and also PV and mechanical uses.



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DEPARTURES

DEPARTURE REQUEST CODE REQUIREMENTS

23.47A.014.B.3-4 SETBACK FROM RESIDENTIAL ZONE

- An upper-level setback is required along any rear or side lot line that is across an alley from a lot in a neighborhood residential zone. The setback shall be: 1) 15 feet for portions of structures above 13 feet in height to a maximum of 40 feet; and 2) for each portion of a structure above 40 feet in height, additional setback for every 10 feet. One half of the width of an abutting alley may be counted as part of the required setback.

ASSOCIATED GUIDELINES

- DC2 Architectural Concept
- CS3 Architectural Context & Character

**THIS DEPARTURE IS NOT REQUIRED
FOR THE PREFERRED MASSING
OPTION C.**

EXPLANATION FOR DEPARTURE REQUEST



HEIGHT DEPARTURE

- Given the zone transition along the alley, and the relationship between the design and the adjacent single-family houses, this option modulates the east facade to provide massing relief by providing two patio courtyards opening onto the alley for the top 4 levels (DC2.3).
- The building also sets back significantly at the ground level where no setbacks are required. The setbacks along the alley allow for greater privacy, and open space between the building and adjacent houses as a response to the existing neighborhood pattern and conditions (CS3).
- In order to offset the loss of square footage at the ground level and where the massing is carved to provide the courtyards, a height departure at the two uppermost levels is being requested. This departure allows for an architecturally consistent massing (DC2).

DEPARTURE REQUEST CODE REQUIREMENTS

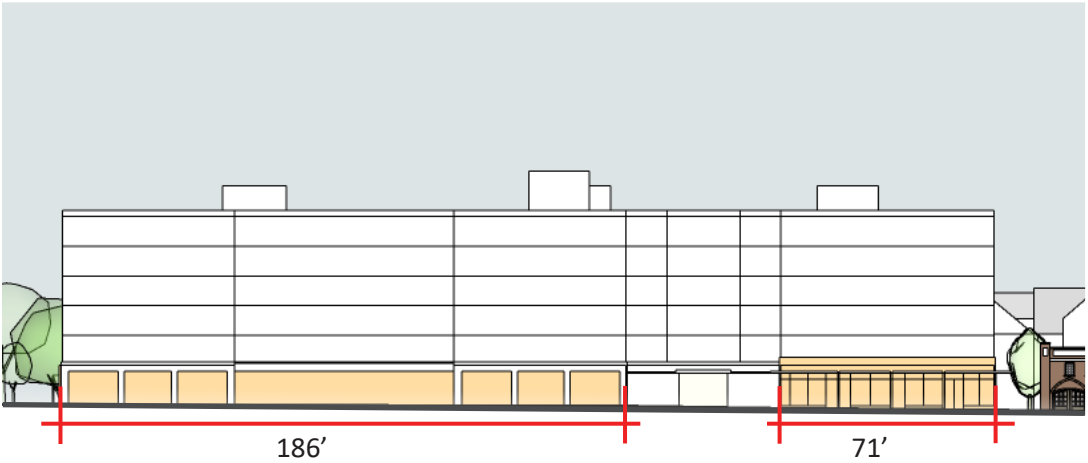
23.47A.008.C.4 - OVERHEAD WEATHER PROTECTION

- Continuous overhead weather protection is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street. The covered area shall have a minimum width of 6 feet, unless there is a conflict with existing or proposed street trees, or utility poles, in which case the width may be adjusted to accommodate such features as provided in subsection 23.47A.008.C.4.F.

ASSOCIATED GUIDELINES

- CS2 Urban Pattern & Form
- CS3 Architectural Context & Character
- PL1 Connectivity

EXPLANATION FOR DEPARTURE REQUEST



ANTICIPATED CANOPY DEPARTURE

- Zoning and the Design Guidelines direct the percentage of glazing and overhead weather protection along pedestrian streets. While it is too early in the design process to know how readily these requirements will be met, the team anticipates the need for some departures from the overhead weather protection requirements to maximize visibility of the storefronts and avoid a monotonous facade expression that would reduce visual interest and create less individualized and less visible storefronts along 15th Ave. E.
- The anticipated departure better aligns with neighborhood guidance to create a pedestrian experience along 15th Ave that reflects the character of the distinctive street and existing retail character (CS2.1C) by encouraging facade detailing that contributes to intimate and varied retail character.
- We anticipate a range of storefront sizes in this project to mimic the existing variety of scale, color and materiality already present along the street (CS3).
- Included in the street improvements along 15th Ave is the introduction of new landscaping strip and street trees which will provide weather protection without compromising the visibility of the retail storefronts (PL1) while greening the ROW and improving the pedestrian experience of 15th.

EXAMPLE IMAGES



DEPARTURE REQUEST CODE REQUIREMENTS

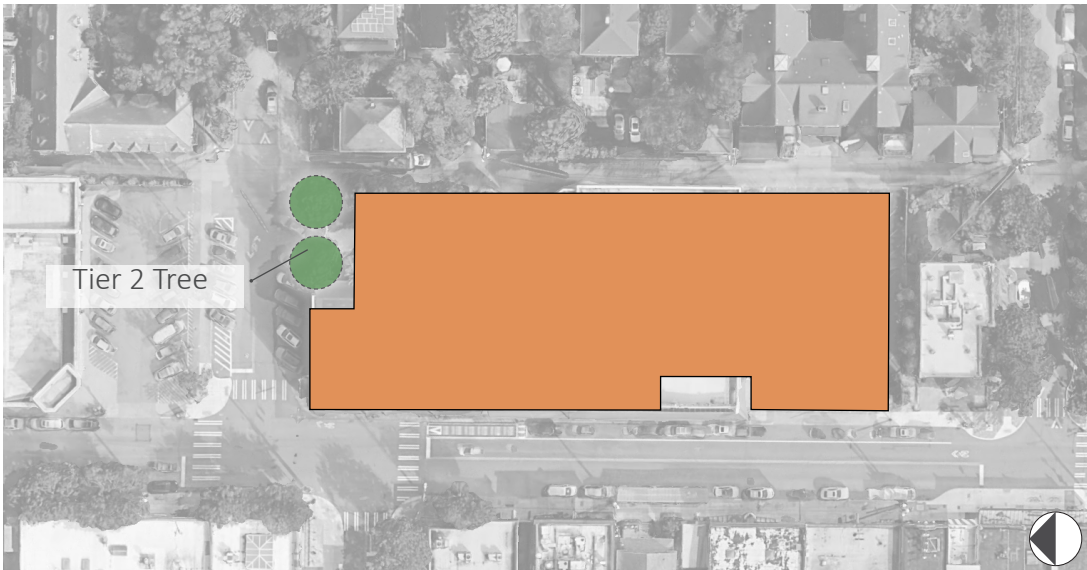
23.41.012.B.10 FLOOR AREA RATIO

- Departures of up to an additional 0.5 FAR may be granted if the applicant demonstrates that: 1) the departure is needed to protect a tree that is located on the lot that is either a Tier 2 tree, as defined in section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and 2) avoiding development in the tree protection area will reduce the total development capacity of the site.
- FAR Calculation:
Setback to Preserve Tree = 1,566 x 5 Stories = 7,830 SF (Approx. 12 Units)
FAR Lost To Preserve Tree = 7,830/38,129 = .20 FAR

23.41.012.B.11 STRUCTURE HEIGHT

- Departures of up to 10 feet of additional height may be granted if the applicant demonstrates that: 1) the departure is needed to protect a tree that is located on the lot that is either a Tier 2 tree, as defined in section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and 2) avoiding development in the tree protection area will reduce the total development capacity of the site.

EXPLANATION FOR DEPARTURE REQUEST



PRESERVATION OF TIER 2 TREE

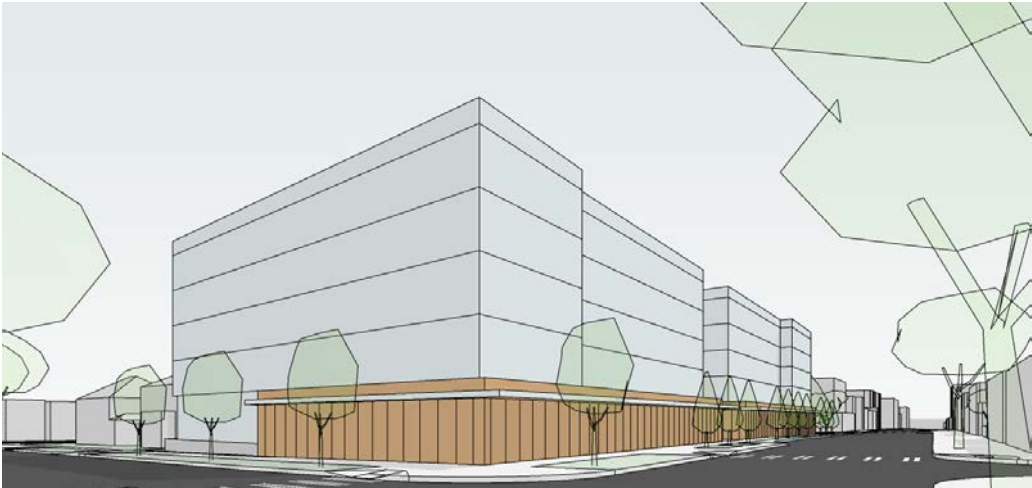
- Given the presence of a Tier 2 tree along E. Republican Street, the preferred design pulls back the massing along the northern property line in order to preserve this tree and the adjacent mature street tree on the northeastern corner of the lot. The massing modulation required to protect these trees reduces the total development capacity of the site. The development impact of this modulation would be reduced by adding an additional floor to the proposed design.
- The proposed departure better aligns with neighborhood guidance to preserve existing tree canopy by preserving two existing trees along the northern site boundary. This will protect the health and longevity of existing mature street trees within the preferred massing per Guidelines CS1.
- The proposed design will help ease the zone transition between commercial and residential uses along that street by creating setbacks along E Republican Street and the alley. This response acknowledges the unique street character (CS2) created by the zone transition along E Republican Street.
- Preserving the Tier 2 tree would help create a layered transition using landscaping into the ground floor residential units along the alley per Guidelines PL3.

ASSOCIATED GUIDELINES

- CS1 Natural Systems & Site Features
- CS2 Urban Pattern & Form
- PL3 Street Level Interaction

REQUESTED DEPARTURE OPTION C: PREFERRED SCHEME

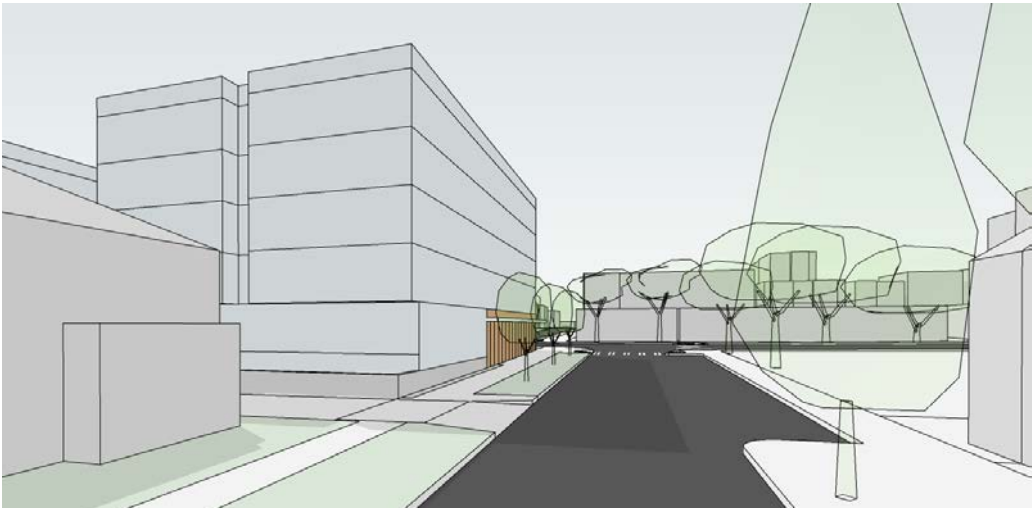
OPTION B (5 STORY SCHEME)



① PERSPECTIVE VIEW AT NORTHWEST CORNER

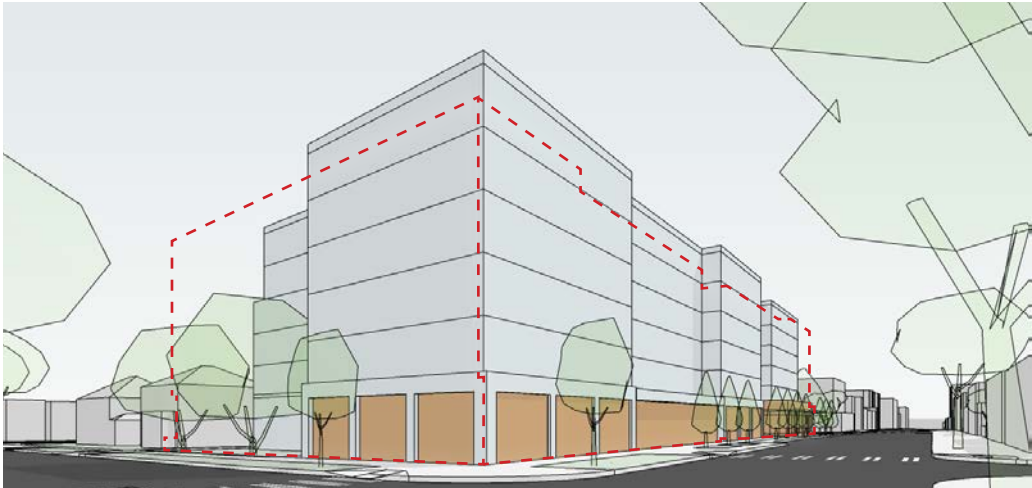


② PERSPECTIVE VIEW SOUTH FROM E REPUBLICAN ST

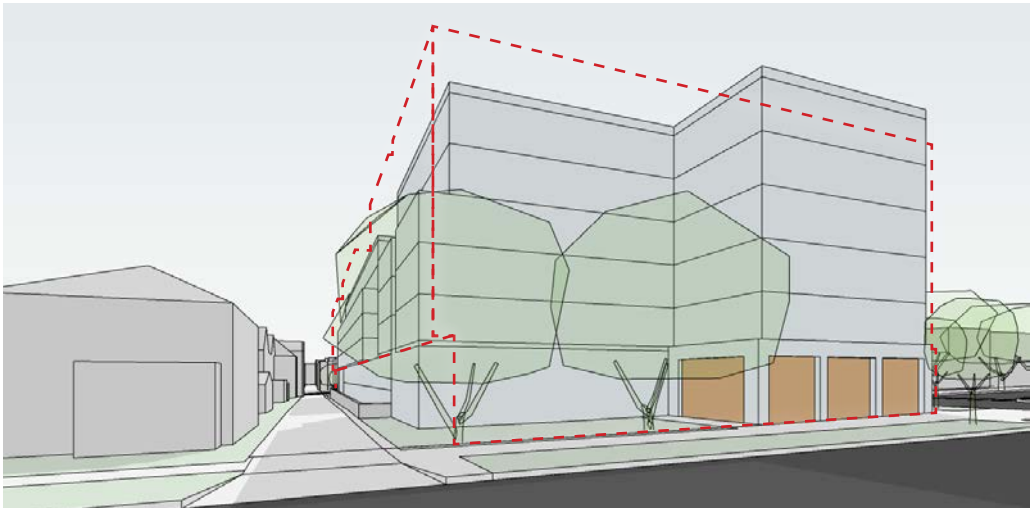


③ PERSPECTIVE VIEW AT NORTHEAST CORNER

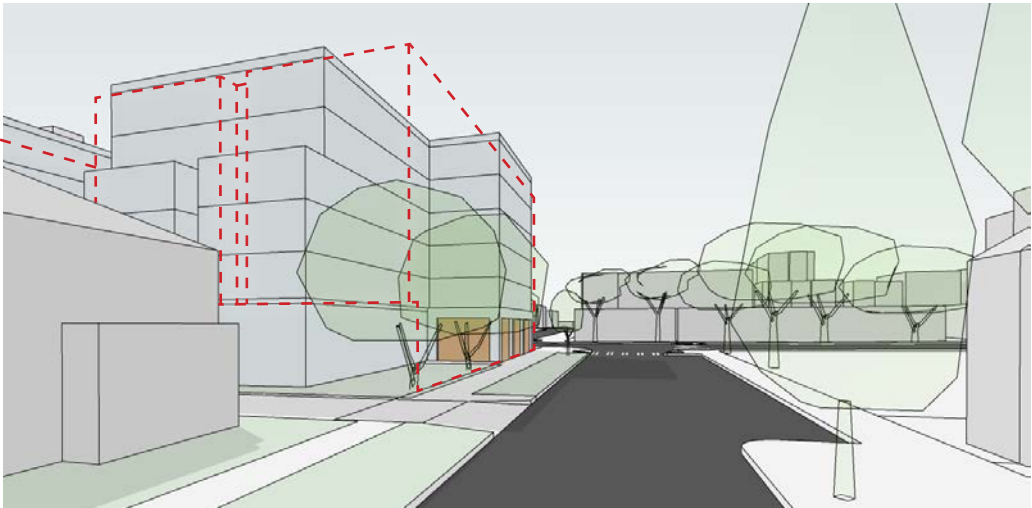
OPTION C (6 STORY PREFERRED SCHEME)



① PERSPECTIVE VIEW AT NORTHWEST CORNER



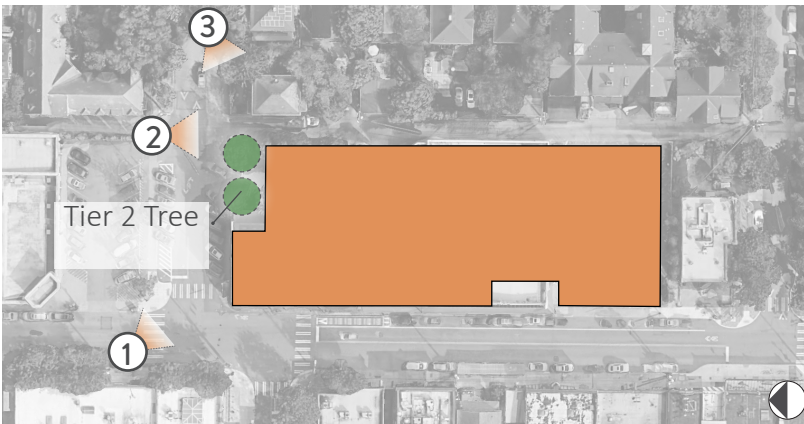
② PERSPECTIVE VIEW SOUTH FROM E REPUBLICAN ST



③ PERSPECTIVE VIEW NORTHEAST CORNER



EXISTING CONDITION

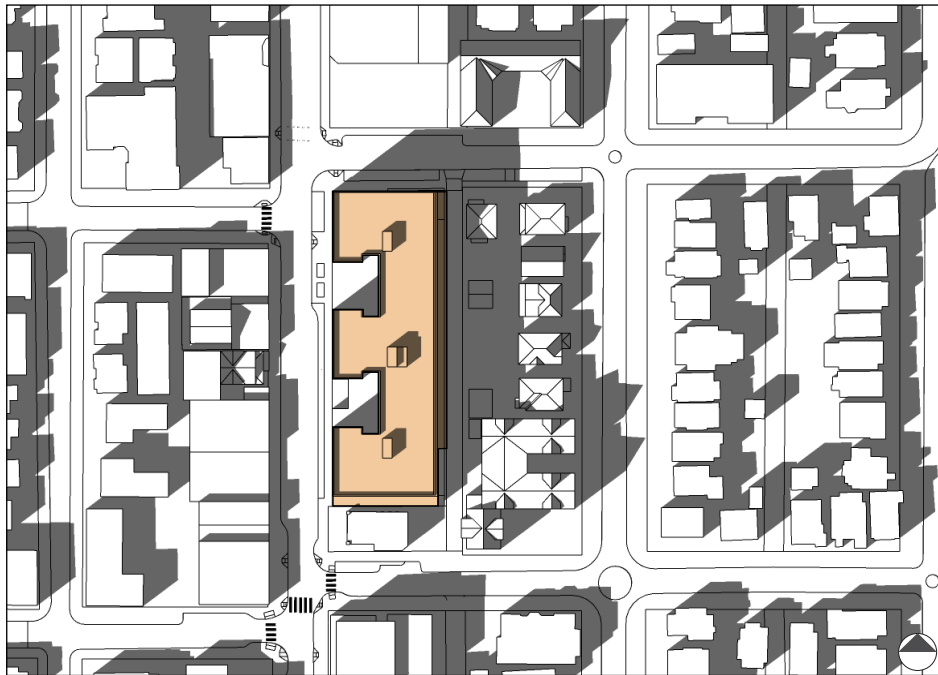


The presence of a Tier 2 tree along the northern property line provides the opportunity to preserve the tree canopy and enhance the zone transition along E. Republican. The massing that preserves the tree addresses the following design guidelines:

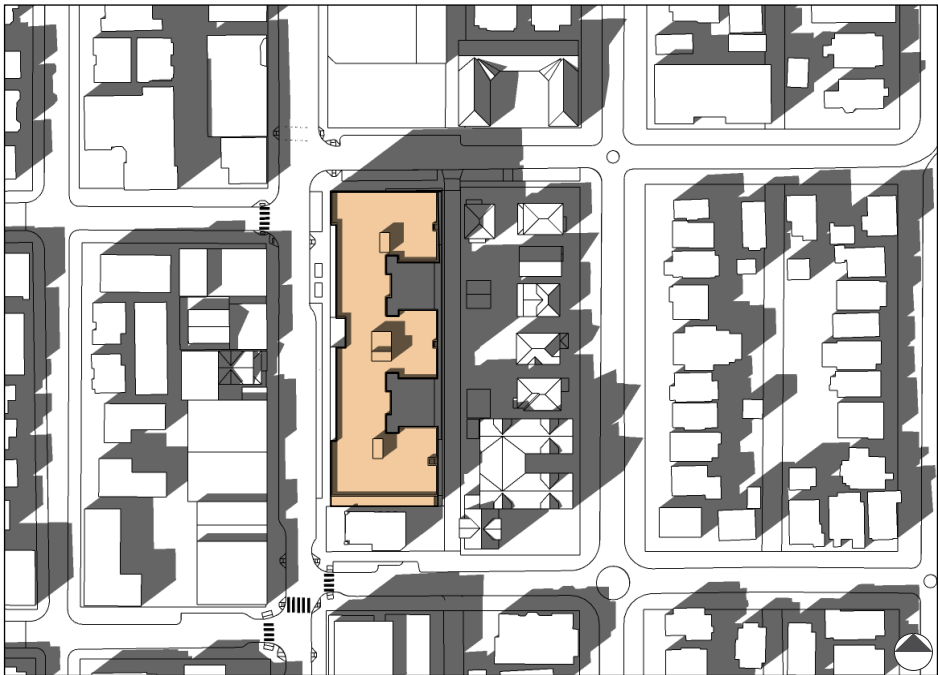
- Preserving the Tier 2 tree would prioritize the preservation of the area’s existing tree canopy (CS1.4.E).
- As a response to the distinct character of E. Republican street, preserving the tree will ease the zone transition between commercial and residential uses along that street by creating setbacks along E Republican Street and the alley (CS2.2).
- Preserving the Tier 2 tree would help create a layered transition using landscaping into the ground floor residential units along the alley (PL3.2.B).

REQUESTED DEPARTURE: SHADING IMPACT
 MASSING SCHEME COMPARISON

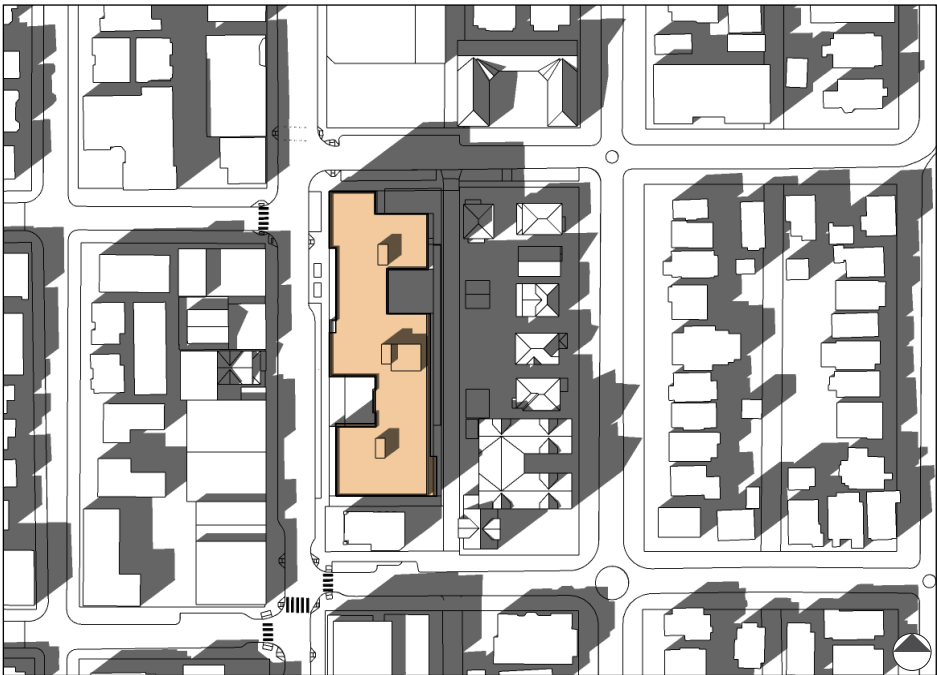
OPTION A
 EQUINOX 3 PM



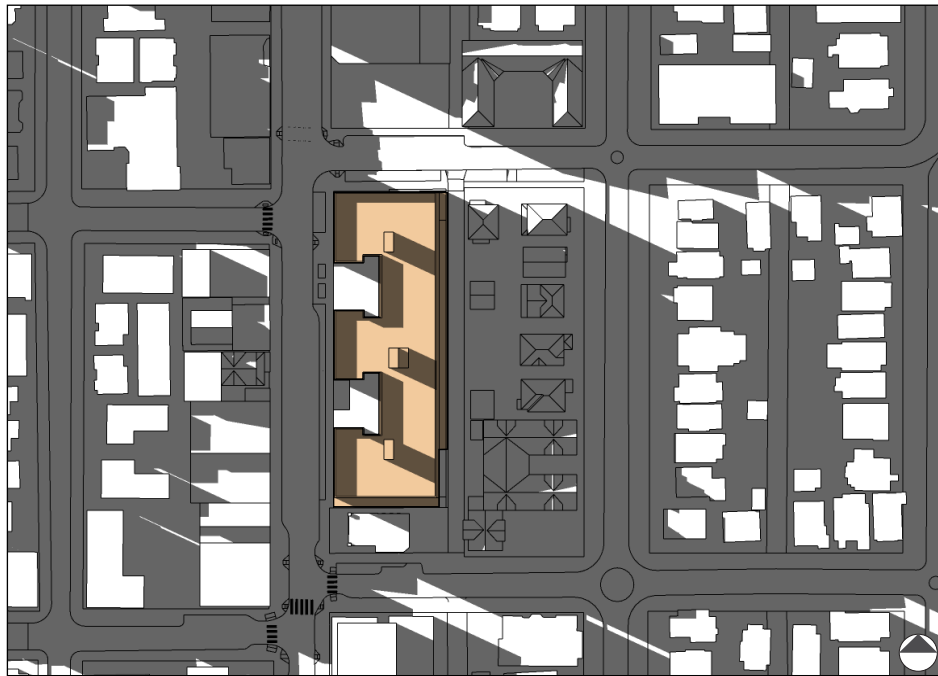
OPTION B
 EQUINOX 3 PM



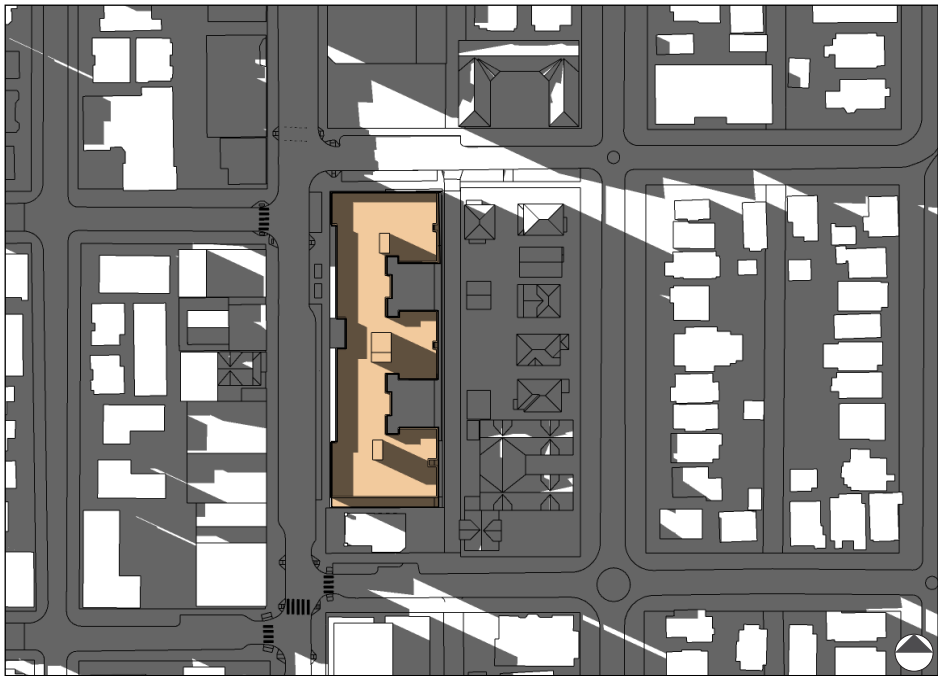
OPTION C
 EQUINOX 3 PM



OPTION A
 JUNE 21ST 7 PM



OPTION B
 JUNE 21ST 7 PM



OPTION C
 JUNE 21ST 7 PM



PROPOSED SETBACKS

As a response to the neighborhood context, and to mitigate the impact of the additional height, the proposed design includes significant setbacks beyond code requirements. These include:

- 1 A setback along the northeastern corner to preserve the trees on the site.
- 2 A ground to sky 10' setback from the eastern property line along the alley. This provides massing relief for the buildings east of the project site, and increases circulation space within the alley, improving safety and providing activation of the alley space with residential use.
- 3 An additional 6' setback along the top two floors along the eastern facade. This will reduce shading impacts from the additional height on the adjacent buildings to the east.
- 4 A 10' setback from the southern property line. This provides massing relief for the adjacent firehouse structure and the trees along the southern property line. Additionally, this setback creates an opportunity for pedestrian through block access and retail.
- 5 Upper level setbacks along the western facade to break down the scale of the massing along 15th Ave E.
- 6 Podium level courtyards break down the scale of the massing as a response to the surrounding neighborhood.

PROPOSED TOTAL AREA OF ADDITIONAL LEVEL 6: 24,145 SF

Development area impact:

7,830 SF

2,868 SF

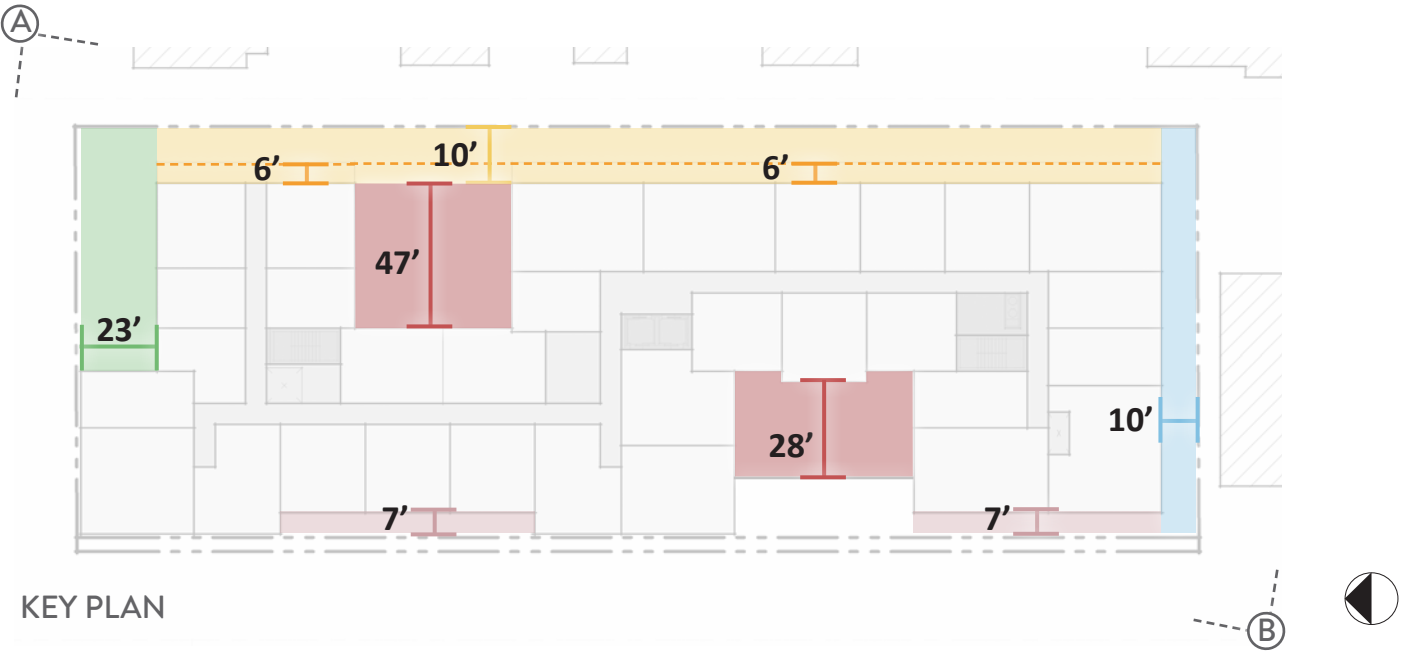
958 SF

5,800 SF

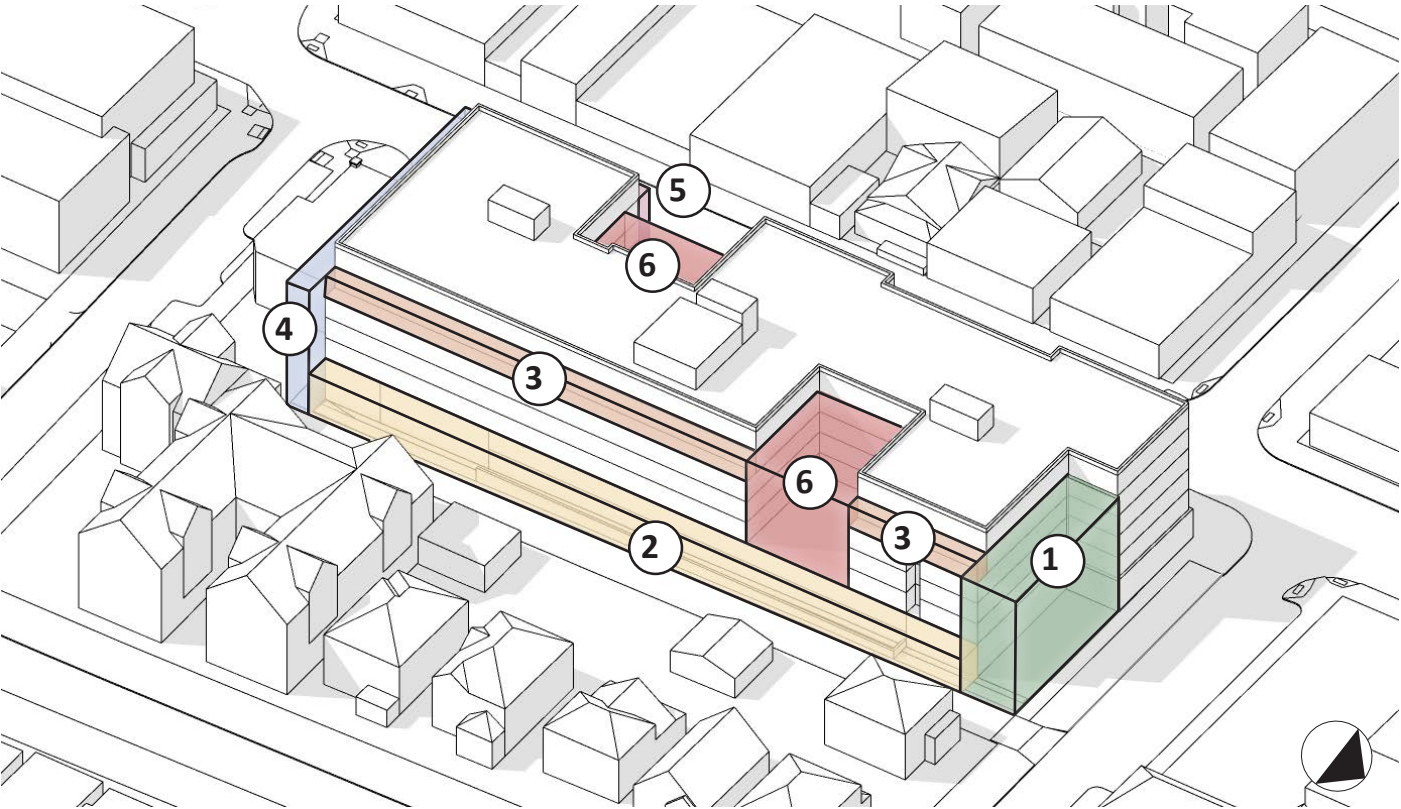
3,972 SF

14,368 SF

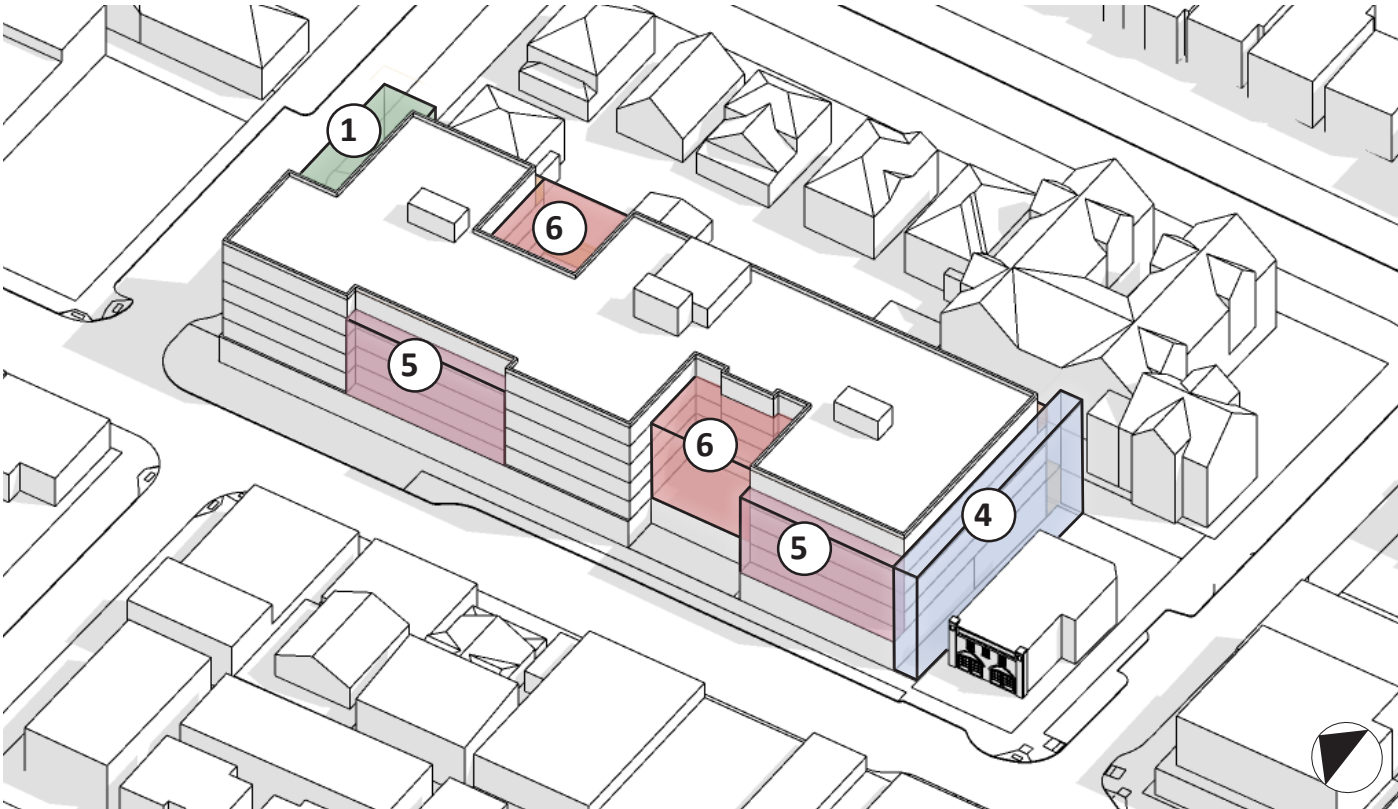
TOTAL VOLUNTARY
SETBACK AREA: 35,796 SF



KEY PLAN



A PERSPECTIVE VIEW AT NORTHEAST CORNER



B PERSPECTIVE VIEW AT SOUTHWEST CORNER