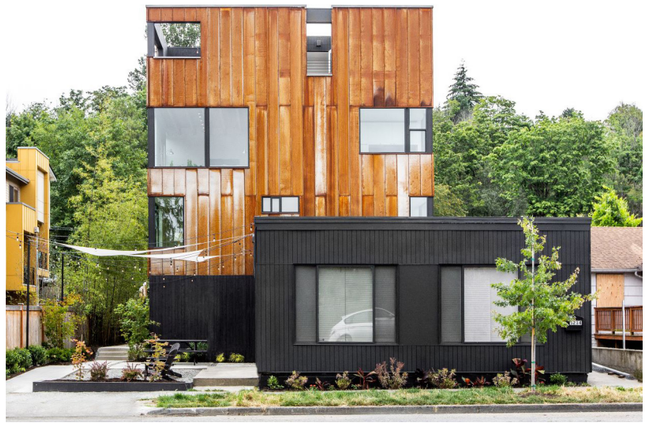
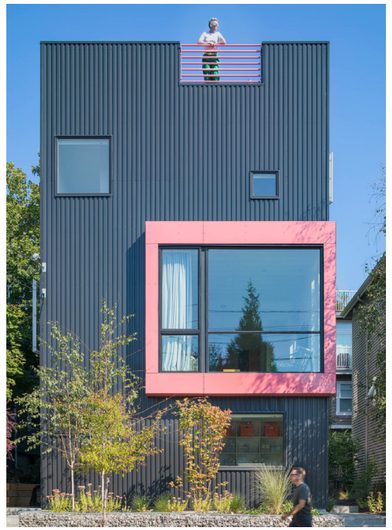

# 11TH AVE E. ROWHOUSES

**3042583 - EG**

300 & 304 11TH AVE E.
SEATTLE, WA

# HYBRID ARCHITECTURE - PREVIOUS EXPERIENCE





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1205 E Pike St #2D,
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**Owner:**
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# DEVELOPMENT OBJECTIVES + ZONING ANALYSIS + SITE ANALYSIS



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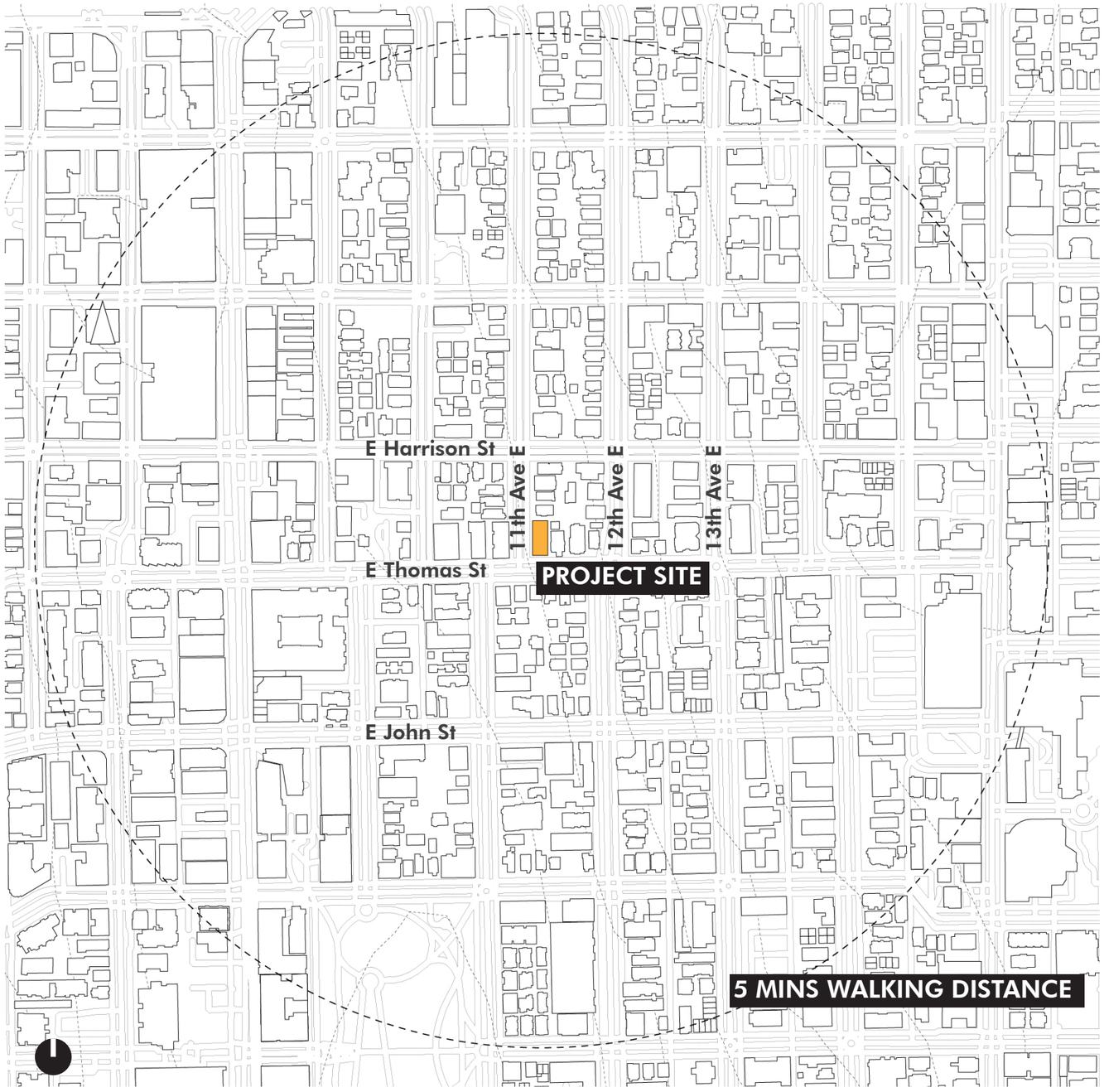



# OBJECTIVES

### Development Objectives

Project to construct (1) new 4-story residential rowhouses building containing 6 new dwelling units and parking garages for 6 vehicles (aprox. 12,770 gross floor area in total) Existing buildings to be demolished.

### Design Objectives

+ Exploring the ways to establish positive architectural characteristic in the neighborhood where the character is evolving
+ Use of high quality and durable materials that support the neighboring context
+ Encourage views for the units while minimizing the impact of the massing to the sidewalk and the neighbors
+ Carved out the massing allow for recessed front porches and private decks
+ Provide private amenity on roof decks
+ Provide parking garages

# PROJECT INFORMATION

| | |
|---|---|
| **Address** | 300&304 11th Ave. E. , Seattle, WA 98102 |
| **Owner** | Cyzner Properties West |
| **SDCI#** | 3042583 - EG |
| **Parcels** | 6003502000 + 6003502005 |
| **Site Area** | 2,499 SQF + 2,370 SQF = 4,869 SQF (Per Survey) |
| **Zoning** | MR (M1) |
| **Overlays** | First Hill/ Capitol Hill (Residential Urban Village)<br>Capitol Hill (Station Area Overlay)<br>Urban Center |
| **Legal Description** | Full description on pg. 9 |
| **ECA** | None (Per Seattle GIS) |
| **Building Type** | (6) Residential rowhouse units |
| **Building Size** | 12,770 sf (gross) |
| **Frequent Transit** | Yes |
| **Parking** | 6 Parking spots proposed (Private Garages) |
| **Pre-Sub Date** | 12 Febuary 2025 |
| **Planner** | Alisa Johansson |

# COMMUNITY OUTREACH

Community Outreach Plan

Approved Method of Outreach Per DON Approval

- Printed Outreach: Direct Mail

We will develop a full-color project flyer and mail to residents and businesses within a 500-foot radius of the project. Flyers will include SDCI project number, address and email address, as well as basic project information that directs interested parties to the project website.

- Electronic / Digital Method: Website

We will create a project website that includes a description of the project, details about the project team, details surrounding zoning, context and site map and relevant past projects completed by the project team. We will also include a link to the Seattle Services Portal, project email address and details about the overall timeline. A link to provide comments will be included on the site.

- In-Person Outreach: Door-to-Door Canvassing & Community Group Meeting

We will go to residences and businesses within a 500-foot radius of the project and distribute flyers. The flyers will include SDCI project number, address and email address, as well as basic project information that directs interested parties to the project website.

We will offer to meet with one of the neighborhood community groups for a minimum of 20 minutes at their regular meetings, using groups listed on the Neighborhood Snapshot. For this project, this will be the Pike-Pine Urban Neighborhood Council and GSBA.

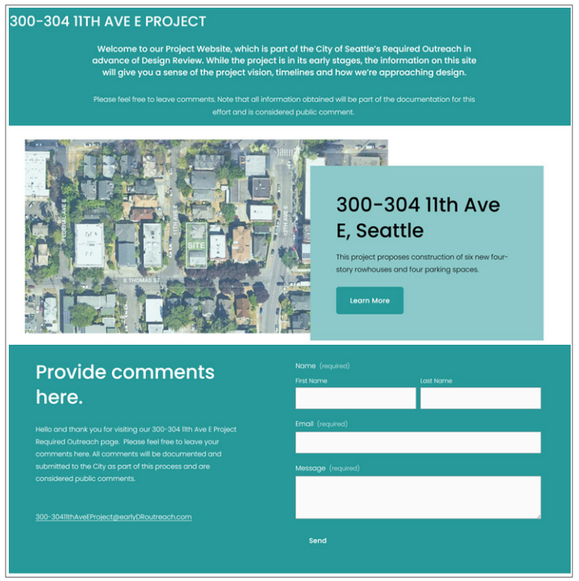
In addition, we will email copies of flyers to the following community groups from the neighborhood snapshot:

- Cal Anderson Park Alliance calandersonpark@gmail.com
- Capitol Hill Community Council chcc.officers@gmail.com
- Capitol Hill Housing Improvement Program info@communityrootshousing.org
- Pike-Pine Urban Neighborhood Council ppuncmail@gmail.com
- GSBA office@theGSBA.org

Design-Related Comments

“I oppose this project. I have lived on 11th East for 50 years. This small block cannot accommodate such a project. Please reconsider this project and its size.”


^Copy of Mailed Flyers




^Copy of Project Webpage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# SMC ZONING ANALYSIS

### 23.45.504: Permitted and Prohibited Uses

+ Residential uses permitted in MR zone.

+ Residential uses permitted in MR zone.

### 23.45.510: Floor Area Ratio (FAR) Limits

+ The FAR limit for MR zone with an MHA suffix is 4.5

+ Max. F.A.R. : 4.5
  Lot Size : 4,869 SF
  F.A.R. : 4.5 x 4,869 SF : 21,910.5 SF

  Proposed F.A.R. : **11,651 SF : Project Complies**

### 23.45.512: Density Limits

+ no density of limit in MR Lot

+ Density limit does not apply with MR lot with MHA
+ 6 dwelling units proposed

### 23.45.514: Structure Height

+ The max. height is 80 ft. for developments within the MR zone with MHA

+ The proposed design **will not exceed 80 ft.** in height from the average grade.

### 23.45.518: Setbacks and Separations

+ Front : 7 ft. average + 5 ft. min.
+ Rear : 15 ft. (or 10 ft. if abut an alley)
+ Side : For height less than 42 ft. : 7 ft. average + 5 ft. min. , For height over 42 ft. : 10 ft. average + 7 ft. min.

+ Front : **3'-6" (Adjustment Request)**
+ Rear : **15'-0" (Complies)**
+ Side (Street) : **0'-0" (Adjustment Request)**
+ Side (Inner) : **3'-6" (Adjustment Request)**

### 23.45.522: Amenity Area

+ The required amount of amenity area in MR and HR zones is equal to 5 percent of the total gross floor area of a structure in residential use
+ In MR and HR zones, except for cottage housing, no more than 50 percent of the amenity area may be enclosed, and this enclosed area shall be provided as common amenity area.
+ No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet.
+ At least 50 percent of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bush es, bioretention facilities, and/or trees.

+ Required amenity area : 638.45 SF
+ Proposed amenity area will comply with the SMC requirement

### 23.45.528: Structure Width and Facade Length

+ The width and depth limits of this Section 23.45.528 apply to lots greater than 9,000 square feet in MR zones.

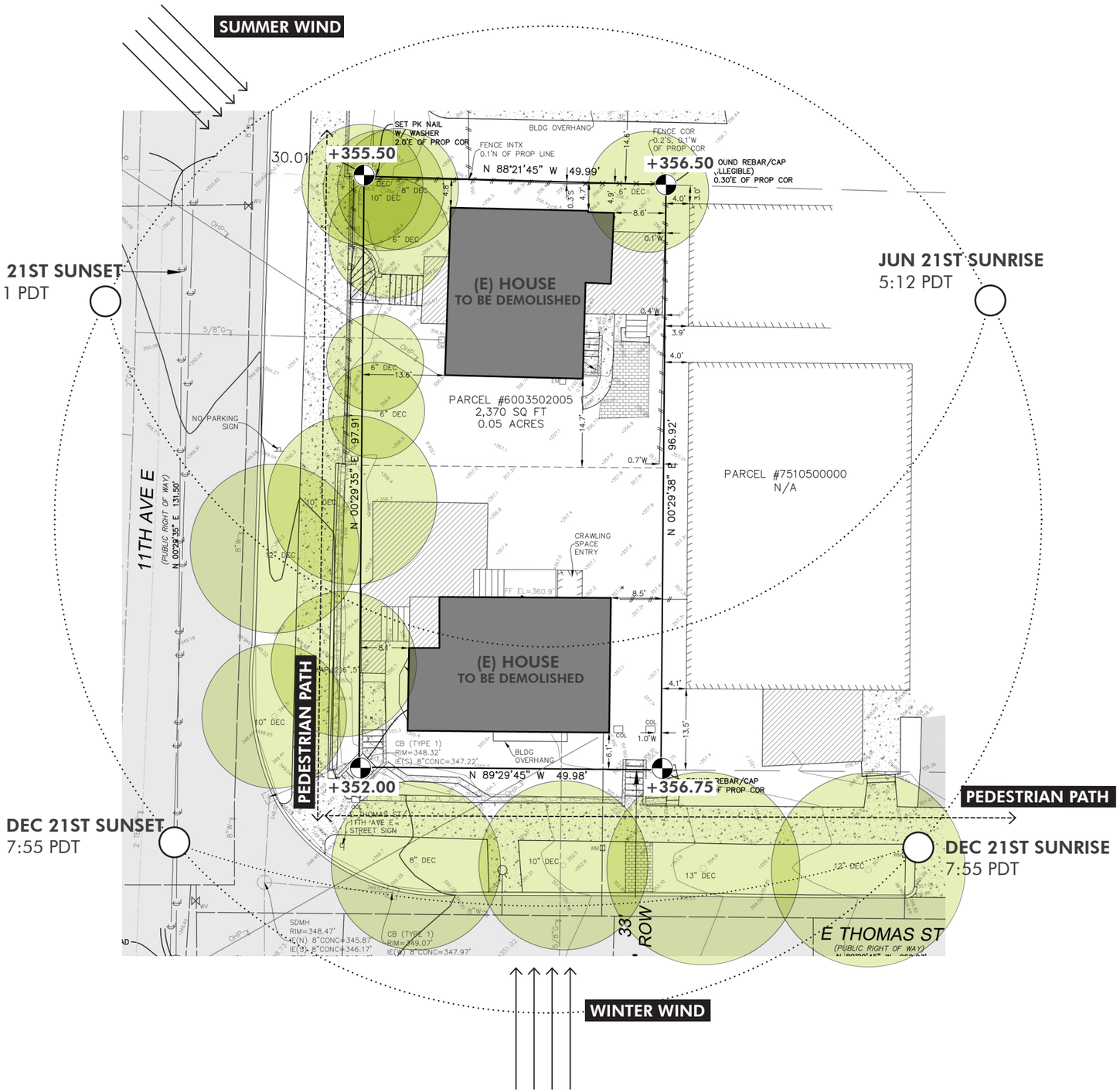
+ Project site is less than 9,000 square feet

### 23.45.536: Parking Location, Access, and Screening

+ Surface parking
  a.Except as otherwise provided in this subsection 23.45.536.B, surface parking may be located anywhere on a lot ex cept:
    1)Between a principal structure and a street lot line;
    2)In the required front setback or side street side setback; and
    3)Within 20 feet of any street lot line.
  b.If access is taken directly from an alley, surface parking may be located anywhere within 25 feet from an alley lot line provided it is no closer than 7 feet to any street lot line.

+ Parking in a structure. Parking may be located in a structure or under a structure, provided that no portion of a garage that is higher than 4 feet above existing or finished grade, whichever is lower, (excluding access) shall be closer to a street lot line than any part of the street-level, street-facing facade of the structure in which it is located;

+ The proposed design **will comply with the parking requirement.**
+ Access from the street




# SURVEY + SITE ANALYSIS

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| **Site Area** | 2,499 SQF + 2,370 SQF = 4,869 SQF (Per Survey) |
| **Zoning** | MR (M1) - MHA applied |
| **Legal Description** | Full description on pg. 9 |
| **Sidewalk** | + Site slopes from N - S aprox. 3'6"<br>+ Site has the elevation changes from W - E aprox. 4'9" |
| **On-site Existing** | 2 existing buildings |
| **Neighbor to the North** | 310 11th Ave E. : 1-story house |
| **Neighbor to the East** | 1106 E. Thomas St. : 3-story apartment building |


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# PROJECT SITE SURVEY 1:20 SCALE

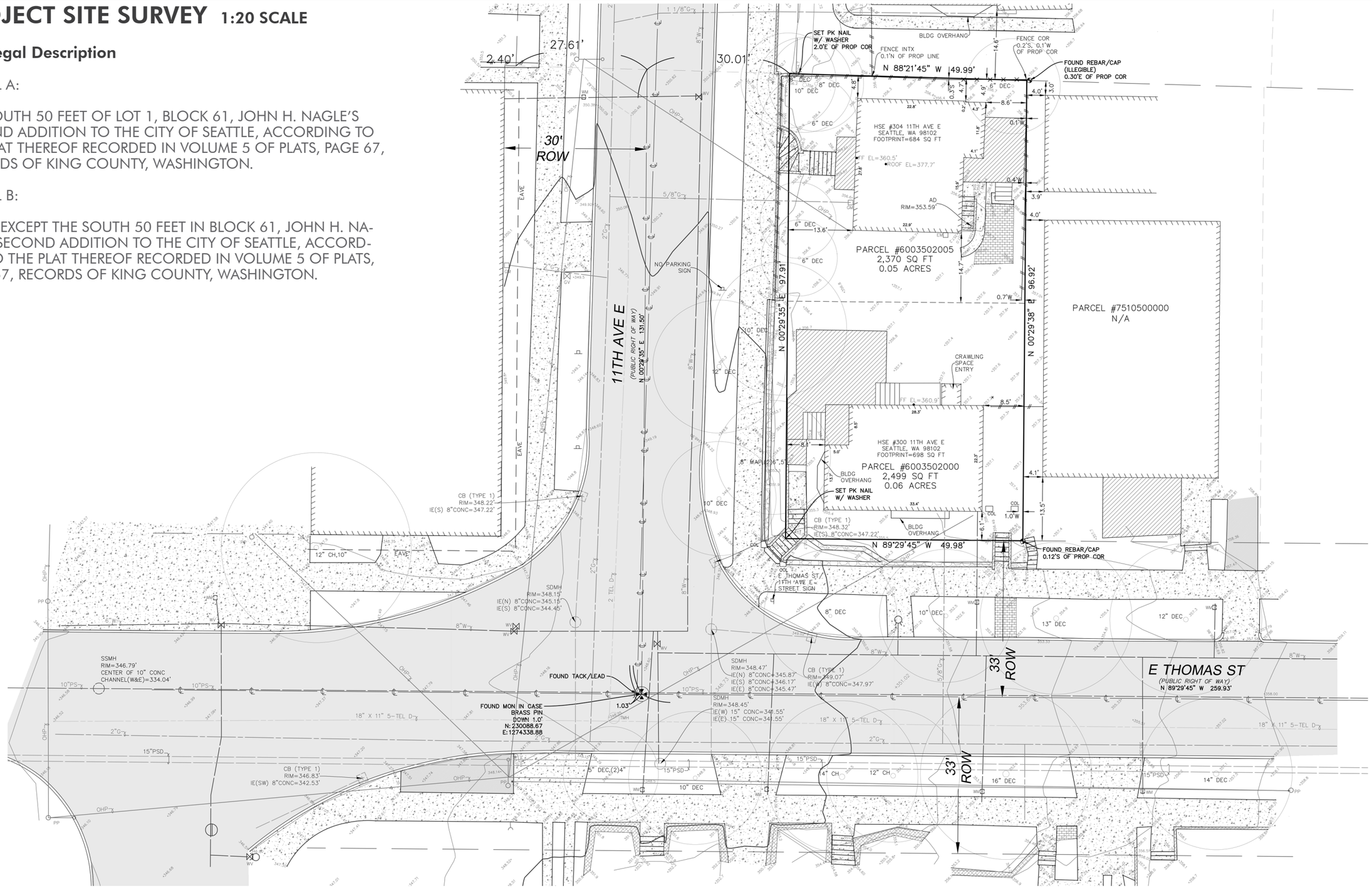
## Full Legal Description

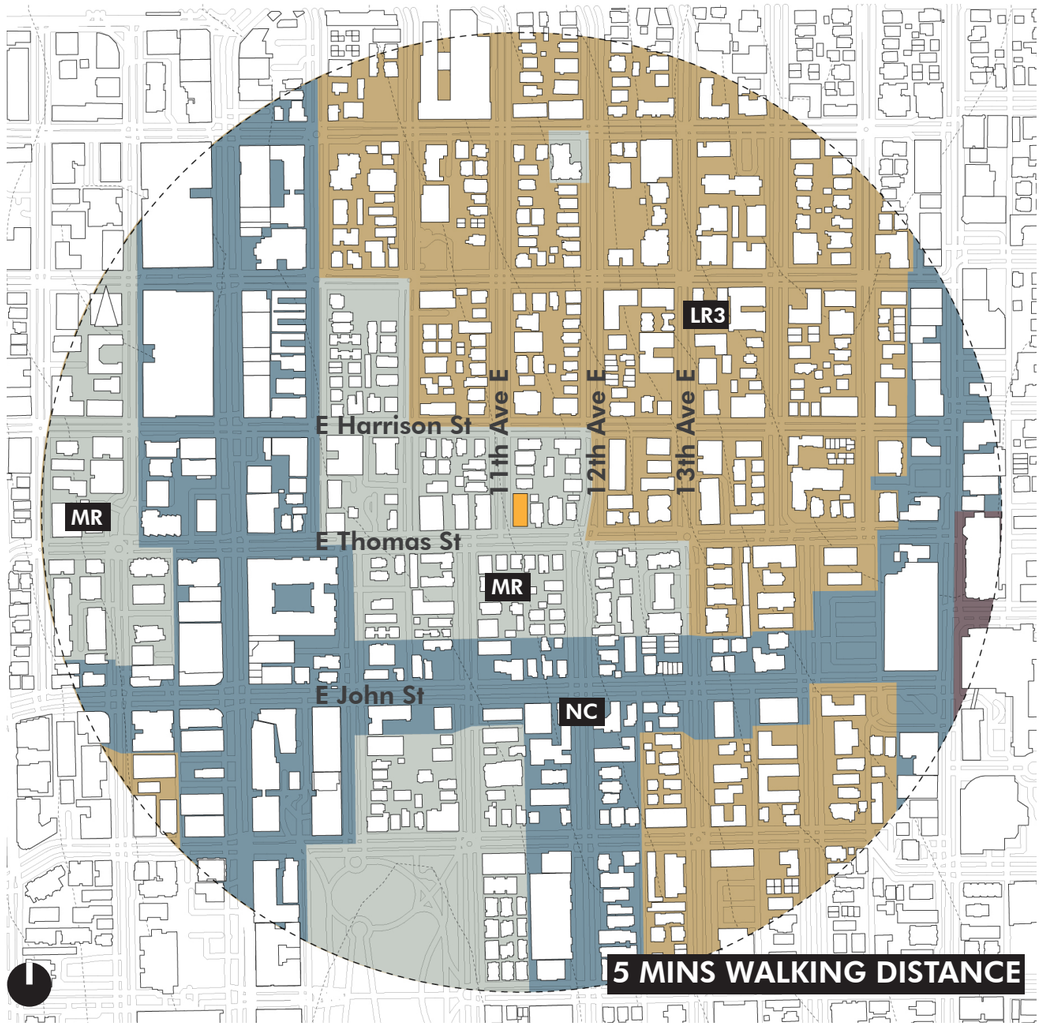
PARCEL A:

THE SOUTH 50 FEET OF LOT 1, BLOCK 61, JOHN H. NAGLE'S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 67, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B:

LOT 1, EXCEPT THE SOUTH 50 FEET IN BLOCK 61, JOHN H. NAGLE'S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 67, RECORDS OF KING COUNTY, WASHINGTON.






Zoning Map

The project site sits at the edge of the MR zone. It is surrounded by LR zone and NC zone. Being in the area of multiple different zonings, the site is surrounded by mixture of residential buildings ranges from single family to big apartment buildings. MHA applied in this location.


**Typologies + Usages**

Neighboring area is primary residential including: single family, apartments, condominiums, plexes and townhouses.

- Site
- Apartment
- Townhouse
- Plexes
- Single Family
- Condominium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# NEIGHBORHOOD CONTEXT

Aerial View of the Site and Its Surrounding

**1. Lake Union**
Fresh water ship canal located near downtown Seattle populated with activities and surrounded parks.

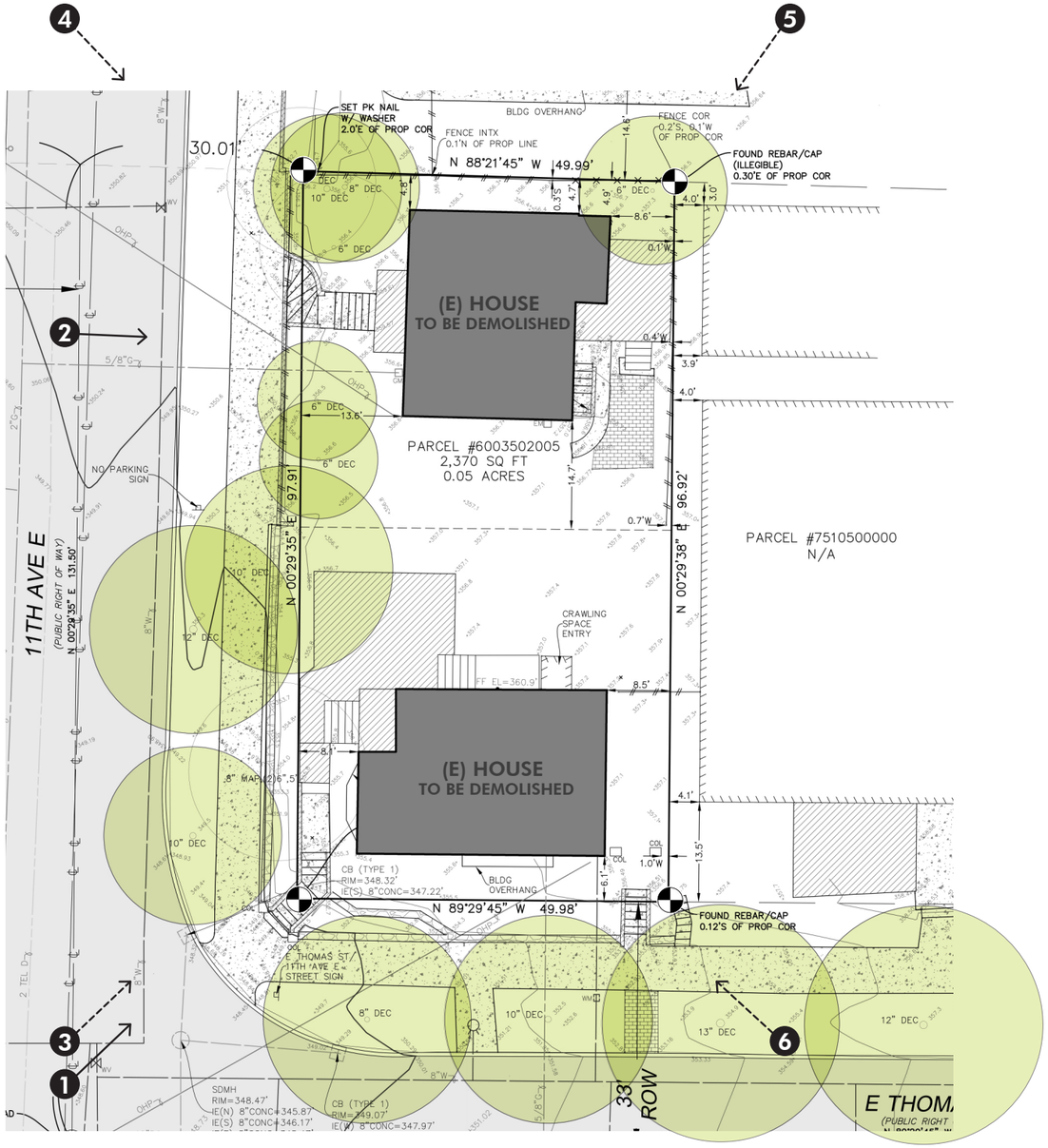
**2. Cal Anderson Park**
Cal Anderson Park in Capitol Hill is a green space with lawns, a reflecting pool, and places to relax. It's a popular spot for locals

**3. Downtown Seattle**
Urban hub known for its iconic skyline, waterfront, shopping, and cultural attractions.

**4. Capitol Hill**
Vibrant Seattle neighborhood known for its diverse culture, lively nightlife, and artsy

**5. Volunteer Park**
Located in Capitol Hill, features lush green spaces and a historic conservatory.

**6. Miller Community Center**
Offers a variety of recreational programs, a pool, and a beautiful park, serving as a hub for locals.




# VIEWS INTO SITE









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# STREET MONTAGE - 11TH AVE E.


11th Ave. E - Section A

SITE

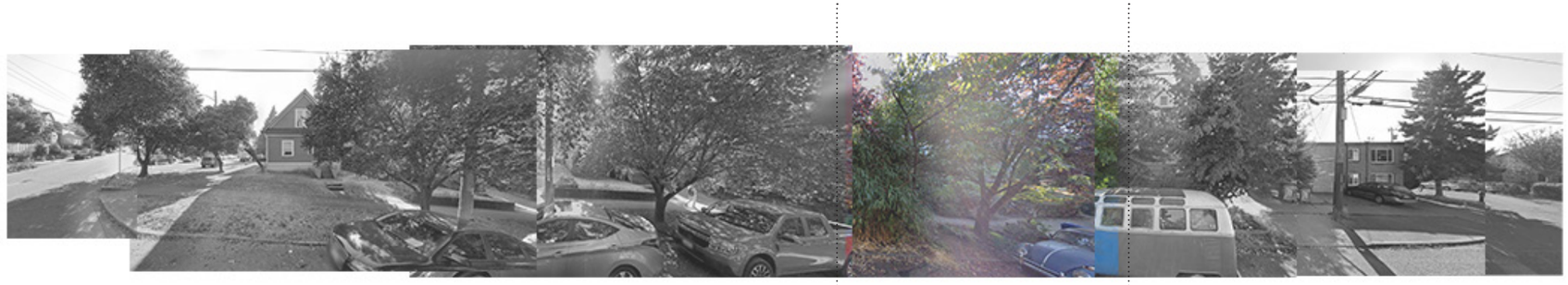
11th Ave. E - Section B

ACROSS FROM SITE

# STREET MONTAGE - E THOMAS ST.



E Thomas St - Section A




E Thomas St - Section B



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# 2
# DESIGN GUIDELINES + RESPONSES

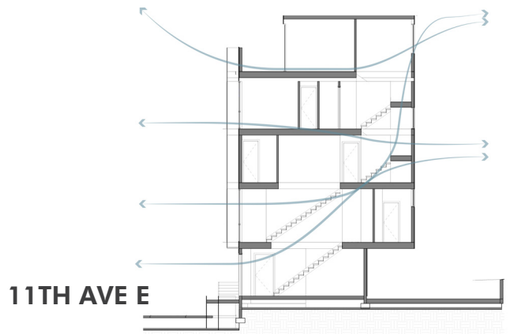
# GUIDELINE PRIORITIES: CAPITOL HILL NEIGHBORHOOD DESIGN GUIDELINES

**GUIDELINE 1** **CS1 Natural Systems and Site Features - 2A: Sunlight, Shade, and Natural Ventilation**

CS1-2A: Provide passive ventilation through operable windows (in both residential units and commercial spaces) to reduce the need for mechanical ventilation, where possible.

### Design Team Responses

Each unit is thoughtfully designed to maximize cross ventilation on every level, featuring operable windows on all sides, ensuring a continuous flow of fresh air throughout the building. In addition, large openings on the roof deck further enhance this natural airflow, creating an airy and refreshing atmosphere while promoting overall building ventilation providing a sustainable living space.



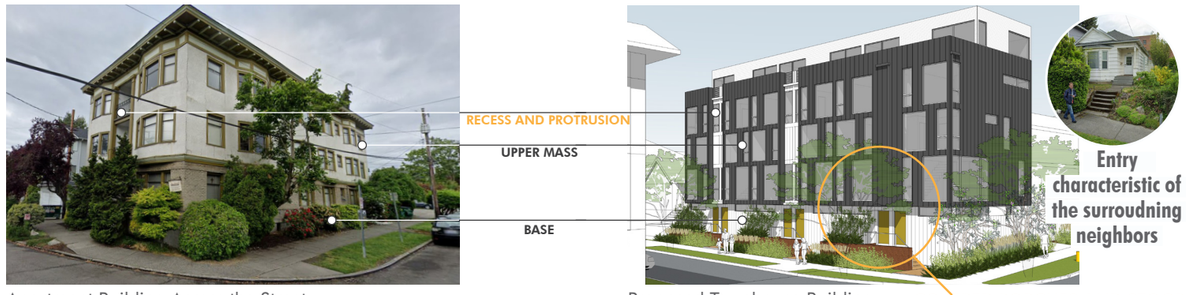

**GUIDELINE 2+3** **CS3 Architectural Context and Character - 1A + 1B: Fitting Old and New Together**

CS3-1A: 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

CS3-1B: Foster the eclectic mix of architectural design and forms on the block and throughout the neighborhood. Encourage the use of new architectural concepts, as they emerge.

### Design Team Responses

Located in an area primarily made up of single-family houses, the design team incorporated street-level elements such as front porches and stoops to connect with the neighborhood's street datum. The overall architectural mass reflects the apartment building directly across the street by breaking up the mass into distinct base and top sections, with recessed areas to soften its scale. This approach creates a harmonious relationship between the two buildings, blending the new design with the surrounding context.




Apartment Building Across the Street

Proposed Townhouse Building

**THE PROPOSED BUILDING INCORPORATES DESIGN ELEMENTS FROM THE NEIGHBORHOOD, REINTERPRETING THEM TO CREATE A HARMONIOUS BLEND OF THE OLD AND THE NEW**

**GUIDELINE 4+5** **PL3 Street Level Interaction - 1C1 + 1C2: Entries - Individual Entries to Ground-Related Housing Units**

PL3-1C1: Provide exterior access to all ground-floor residential units. This interior/exterior connection should occur frequently with entrances coupled or placed at regular intervals. Slightly raised stoops with direct entries to the street are preferred, particularly when alternate entries provide ADA accessibility.

PL3-1C2: Define entries to individual units with physical "threshold" features such as a canopy, fin walls, landscape, lighting, railings and/or transition in hardscape materials, to demarcate and bridge the boundary

### Design Team Responses

The proposed design is aiming to elevate the street-scape and entry experiences through design elements such as vegetation buffer and landscape elements to create the transitional space between public, semi-public, and private space. By recessing the entry to create the "front porch/stoops", the sense of entry is formed.


**GUIDELINE 6+7** **PL3 Street Level Interaction - 2A + 2C: Residential Edges**

PL3-2A: 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. Avoid tall fences, fully-obscuring barriers, and large setbacks (greater than 15 feet) that detract from the quality of the street-experience and reduce the number of eyes on the street. Use grading variation to provide a visual and physical transition between the street level and individual residential entrances.

PL3-2C: Provide operable windows for ground-level units. Locate windows and/or translucent glass so that pedestrians on the sidewalk cannot see directly into the lower half of the ground floor space. 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. Window shades that raise from the bottom and windows that open at the top are encouraged.

### Design Team Responses

In addition to the raised entry and stoop, the design incorporates landscaped terraces featuring both ground-level plants and raised planters, creating a buffer that enhances privacy and provides a sense of security. These elements not only soften the transition between the building and the street but also add greenery, contributing to a welcoming and comfortable environment for residents and the street.



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# GUIDELINE PRIORITIES: CAPITOL HILL NEIGHBORHOOD DESIGN GUIDELINES

## GUIDELINE 8 DC2 Architectural Concept - 1: Facades at Setbacks and Corners

DC2-1: 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.

### Design Team Responses

Where the building has side setbacks adjacent to other properties, it thoughtfully wraps the corner at both the street intersection and along the adjacent property line. The massing is still broken into base, middle, and top sections. This design strategy ensures that cladding materials and treatments appear substantial and not two-dimensional. A landscaped buffer at the corner softens the transition, enhancing privacy and creating a more cohesive connection with the surroundings.

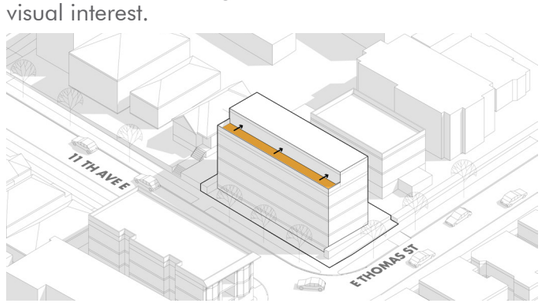

## GUIDELINE 9+10 DC2 Architectural Concept - 3A + 3B: Facades at Setbacks and Corners

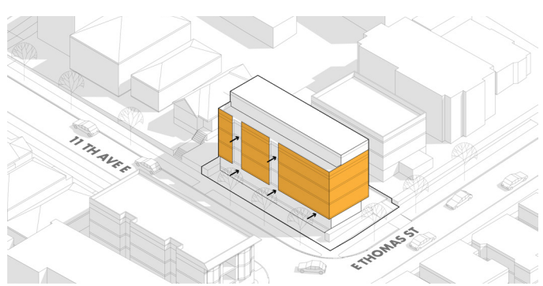
DC2-3A: Visual Depth and Interest: Projecting balconies, recessed decks, and legibly-recessed, well-detailed windows are desirable.

DC2-3B: 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.

### Design Team Responses

The building is recessed in certain areas to break up the massing and create a more balanced proportion, reflecting the design of the historic apartment building across the site. These recesses help soften the overall scale, ensuring a harmonious connection with the surrounding environment while maintaining visual interest.




## GUIDELINE 11+12+13 DC4 Exterior Elements and Finishes - 1B + 1C + 1D: Exterior Finish Materials

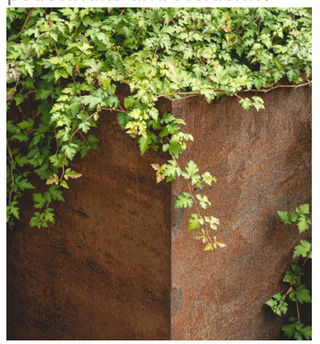
DC4-1B: Quality: Choose traditional or modern materials that are durable, proven, high quality, maintainable, that employ or complement more traditional materials such as brick, cast stone, architectural stone, terracotta details

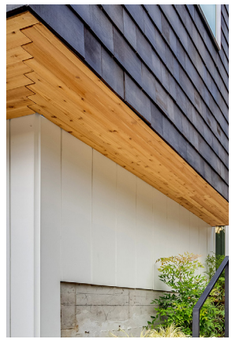
DC4-1C: Texture: Materials that have texture, pattern, or color and are attractive even when viewed up close or lend themselves to a high quality of detailing are encouraged.

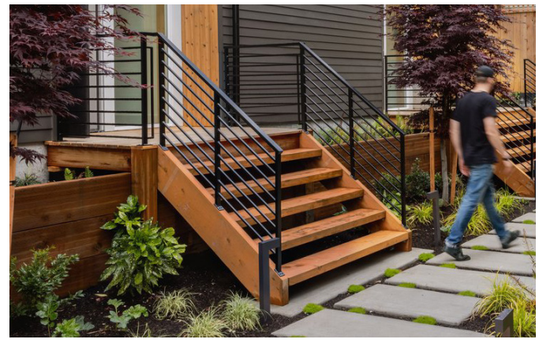
DC4-1D: Quality: Panels: If panels (cement, metal, etc.) are used, they should be carefully-detailed, well-designed and combined with other materials to provide patterns, scale, and visual interest, particularly on lower levels. If used, panels should be of sufficient thickness to prevent warping or deformations.

### Design Team Responses

The proposed building will showcase high-quality materials, with an emphasis on texture and seamless transitions. At the street level, particular care will be taken to create a rich, tactile experience, with materials and details designed at the human scale to create an inviting and engaging atmosphere for both pedestrians and residents.







# 3
# ARCHITECTURAL DESIGN CONCEPT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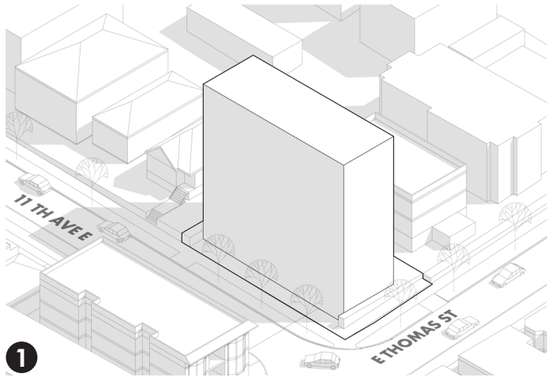
# MASSING DEVELOPMENT: CITY-WIDE DESIGN GUIDELINES

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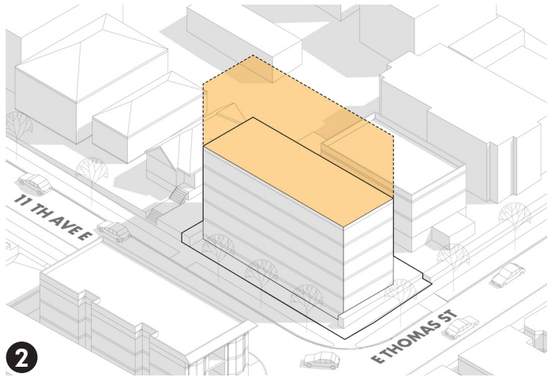


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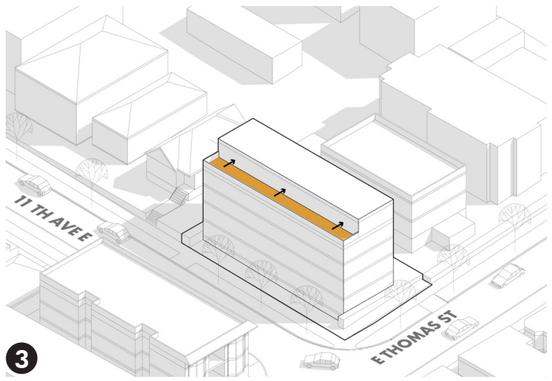


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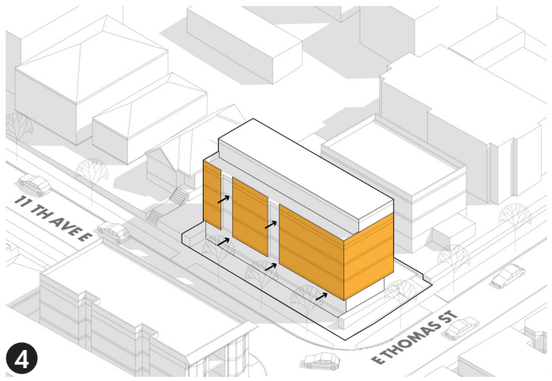


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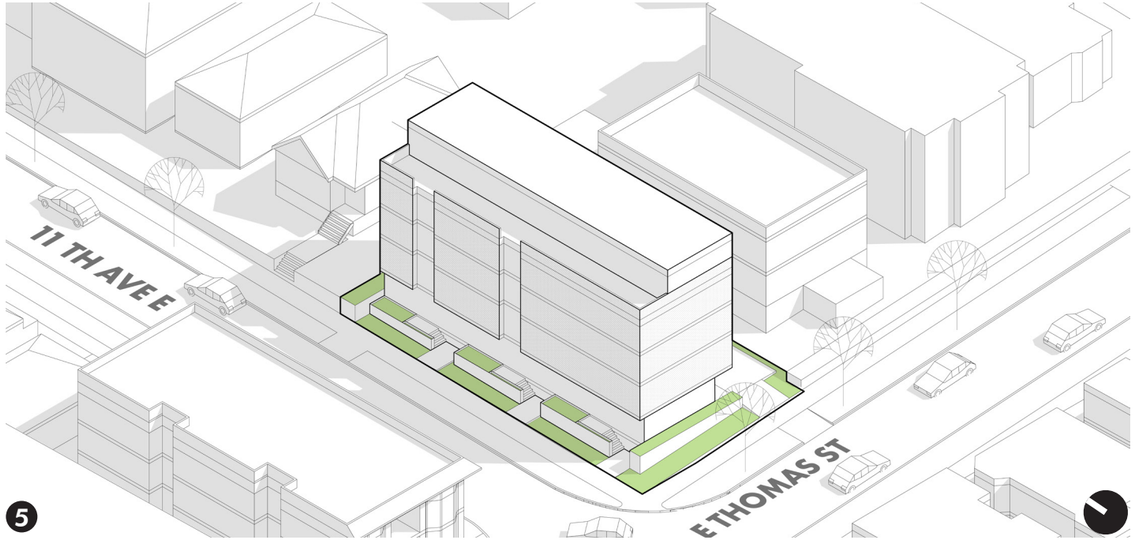


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## 1 BUILD-ABLE AREA

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

## 2 SHRINK

Reduce the overall massing of the building by half to minimize its impact on the surrounding neighborhood. By scaling down the volume, we can also preserve views and light for neighboring properties, fostering a more balanced urban environment.

**GUIDELINE 14 CS2 Urban Pattern and Form - D5: Respect for Adjacent Sites**

CS2-D5: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of

## 3 CARVE

The upper mass of the building is carefully carved out to allow more light to reach the street and neighboring properties. This design not only creates a lower proportion at street level, enhancing the pedestrian experience, but also establishes a better datum, ensuring a more harmonious connection with the neighboring structures.

## 4 RECESS

The building is recessed in certain areas to break up the massing into base, middle, and top, reflecting the design of the neighboring apartment building across the street. This creates a balanced and cohesive visual connection, while also ensuring the building integrates well with its surroundings.

**GUIDELINE 15 DC2 Architectural Concept - A2: Reducing Perceived Mass**

DC2-A2: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

## 5 ACTIVATE

The street-level design activates the connection with elements such as stoops, porches, and a vegetation buffer, creating clear thresholds between private, semi-public, and public spaces. This approach enhances the transition from the street to the building while maintaining privacy and encouraging community interaction.

**GUIDELINE 16 CS2 Urban Pattern and Form - B2: Connection to the Street**

CS2-B2: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

# 4
# PROPOSED DESIGN


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## RENDERINGS: 11TH AVE E + E THOMAS ST

# AERIAL VIEWS

SOUTH - WEST

NORTH - WEST

SOUTH - EAST

NORTH - EAST



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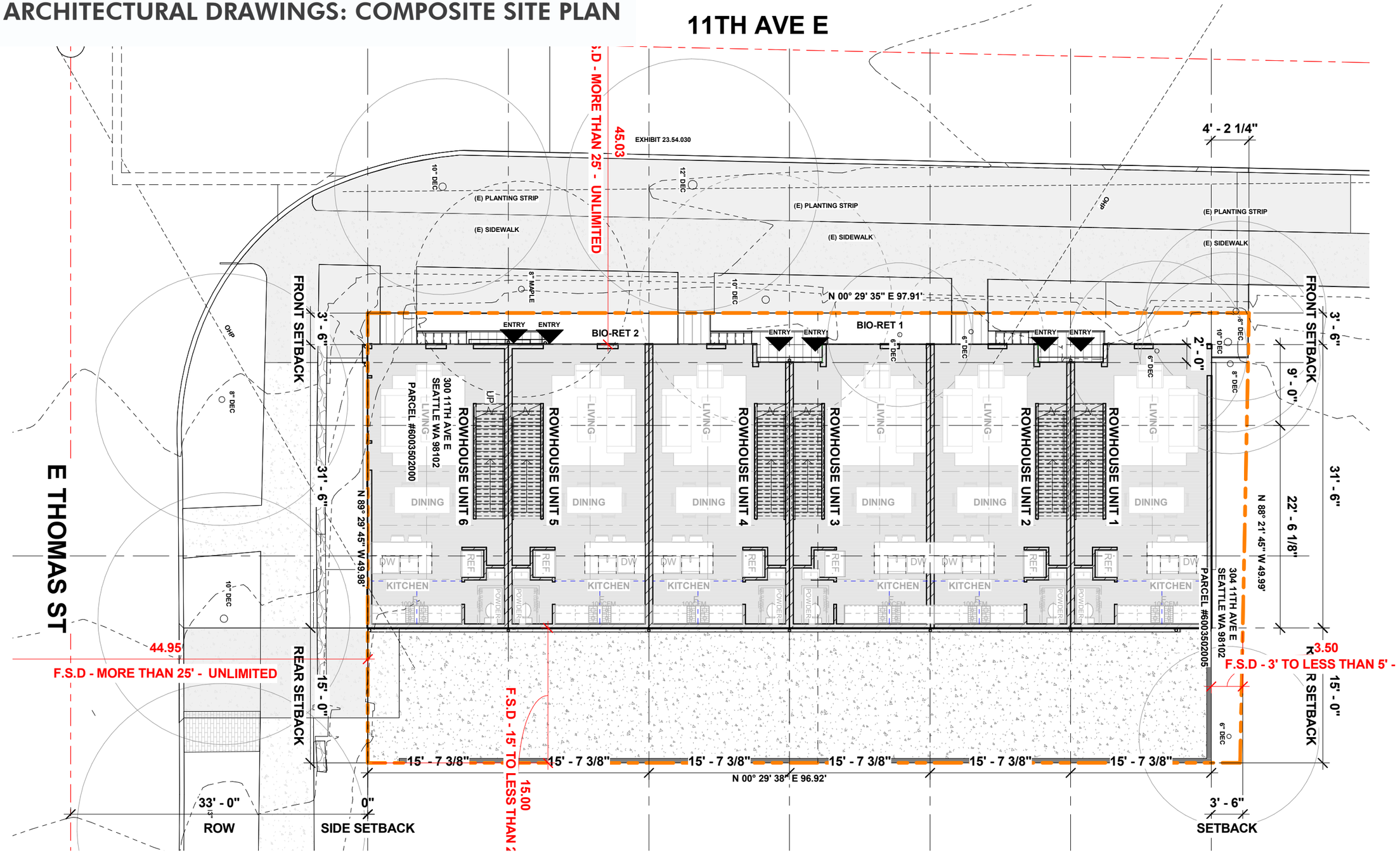
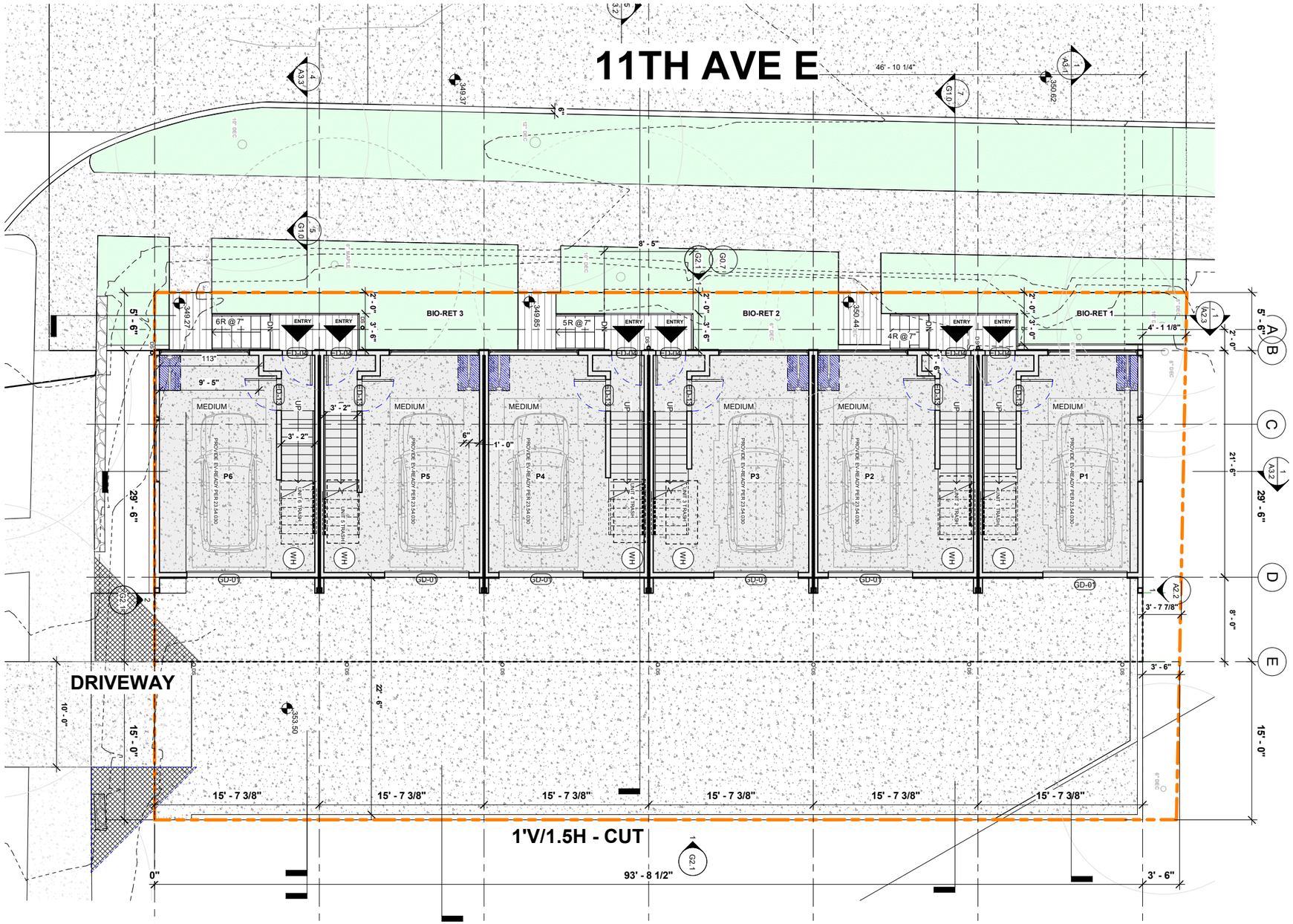
# ARCHITECTURAL DRAWINGS: COMPOSITE SITE PLAN



# ARCHITECTURAL DRAWINGS: BASEMENT PLAN



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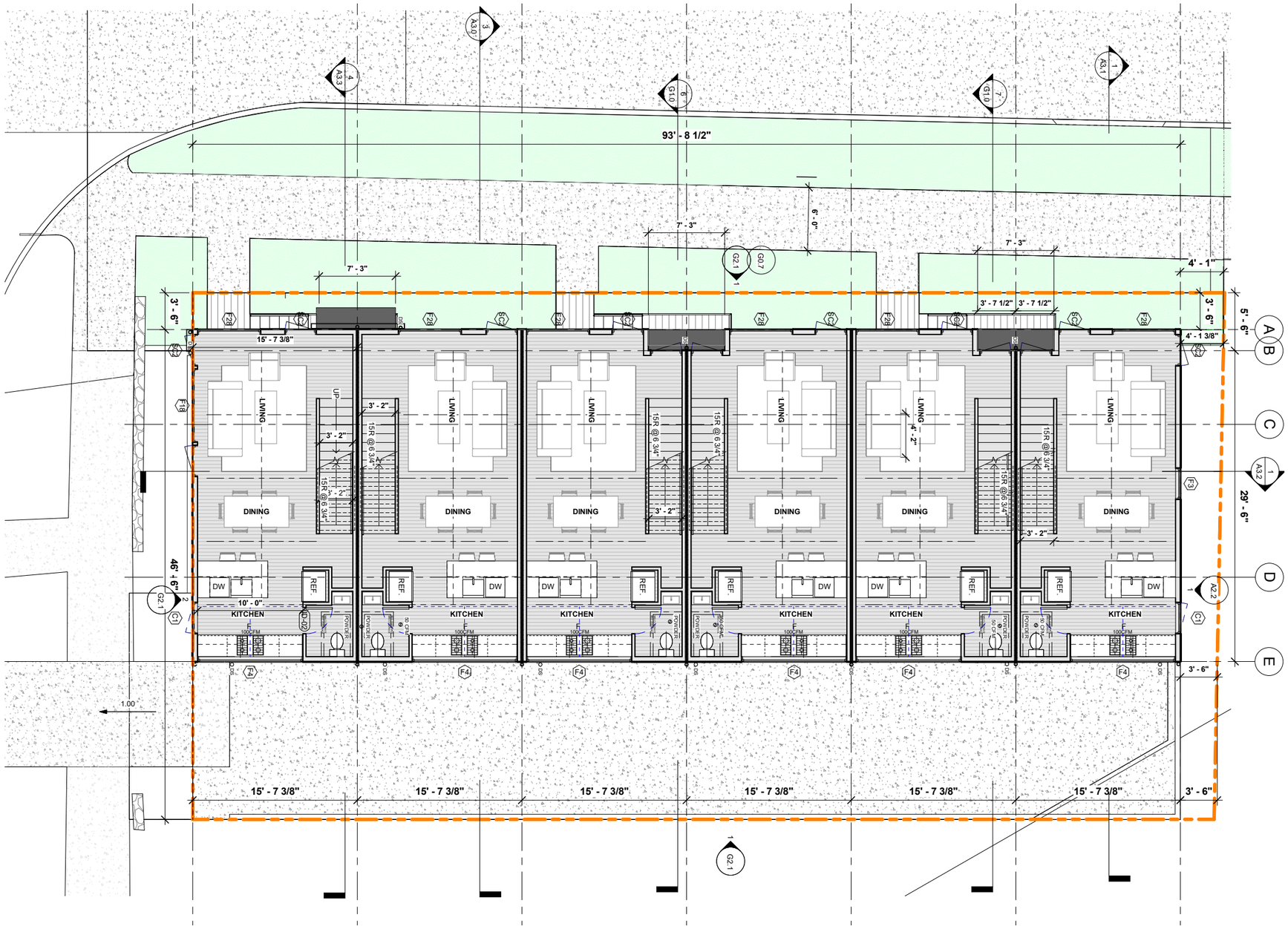
# ARCHITECTURAL DRAWINGS: LEVEL 1 PLAN



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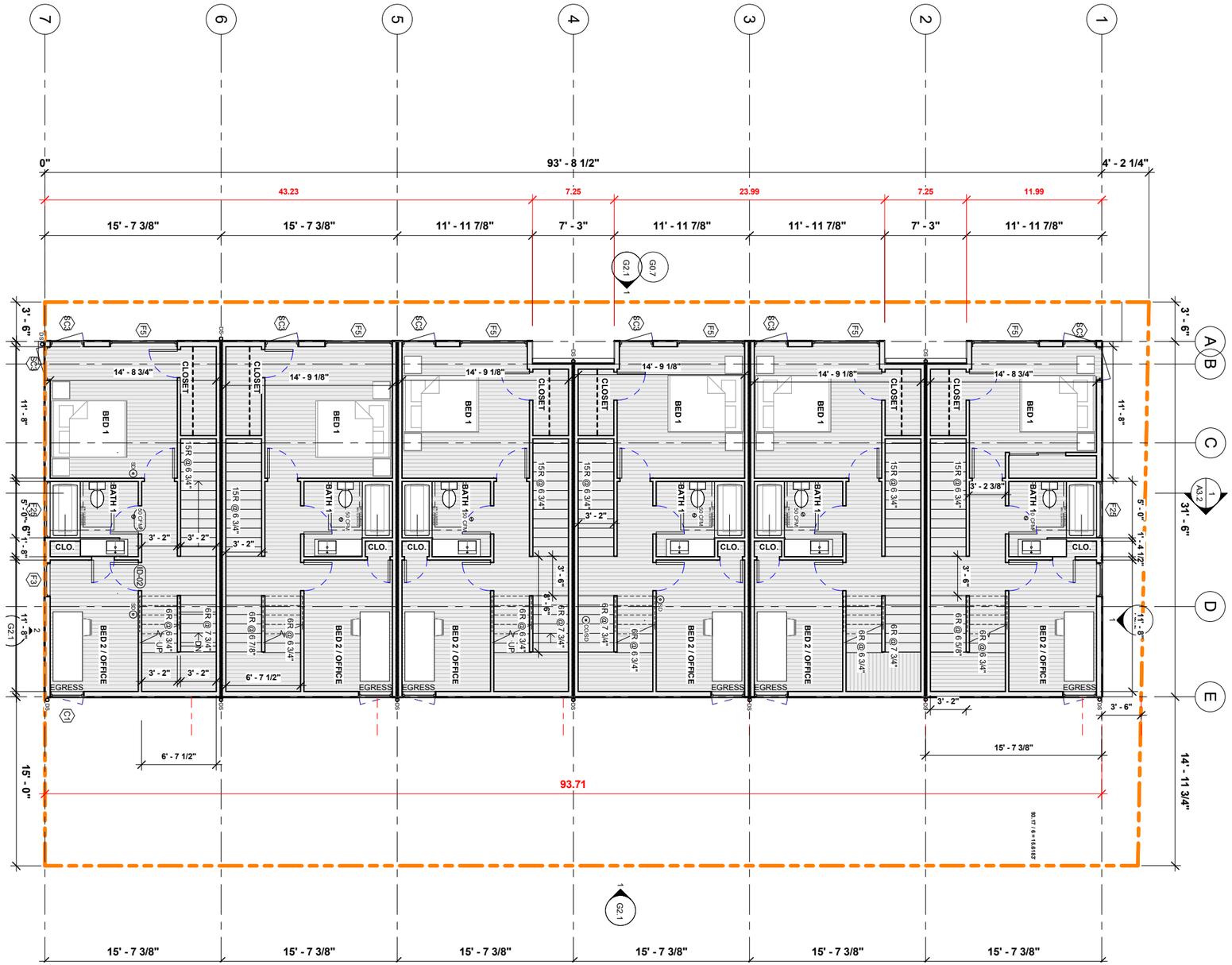




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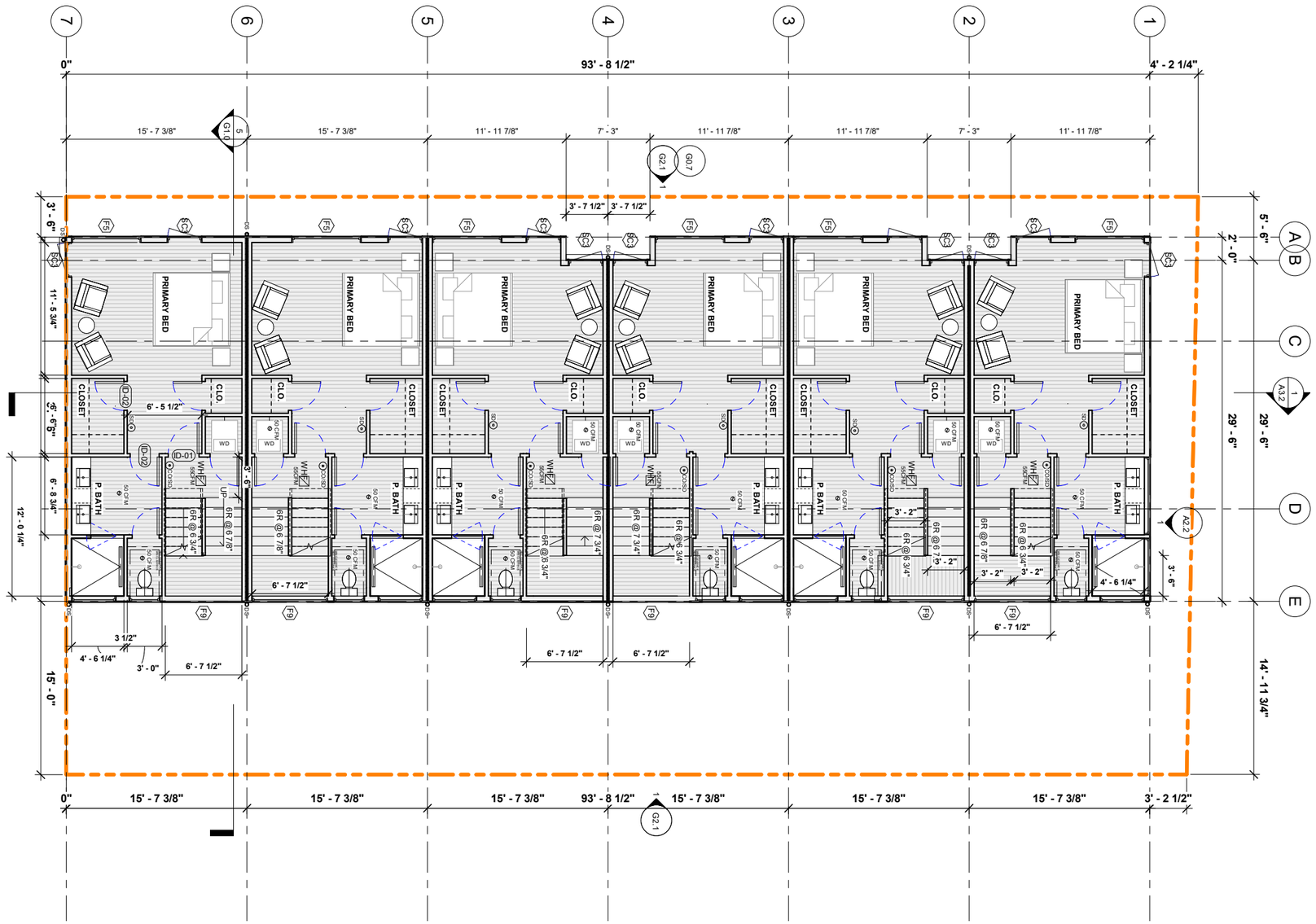
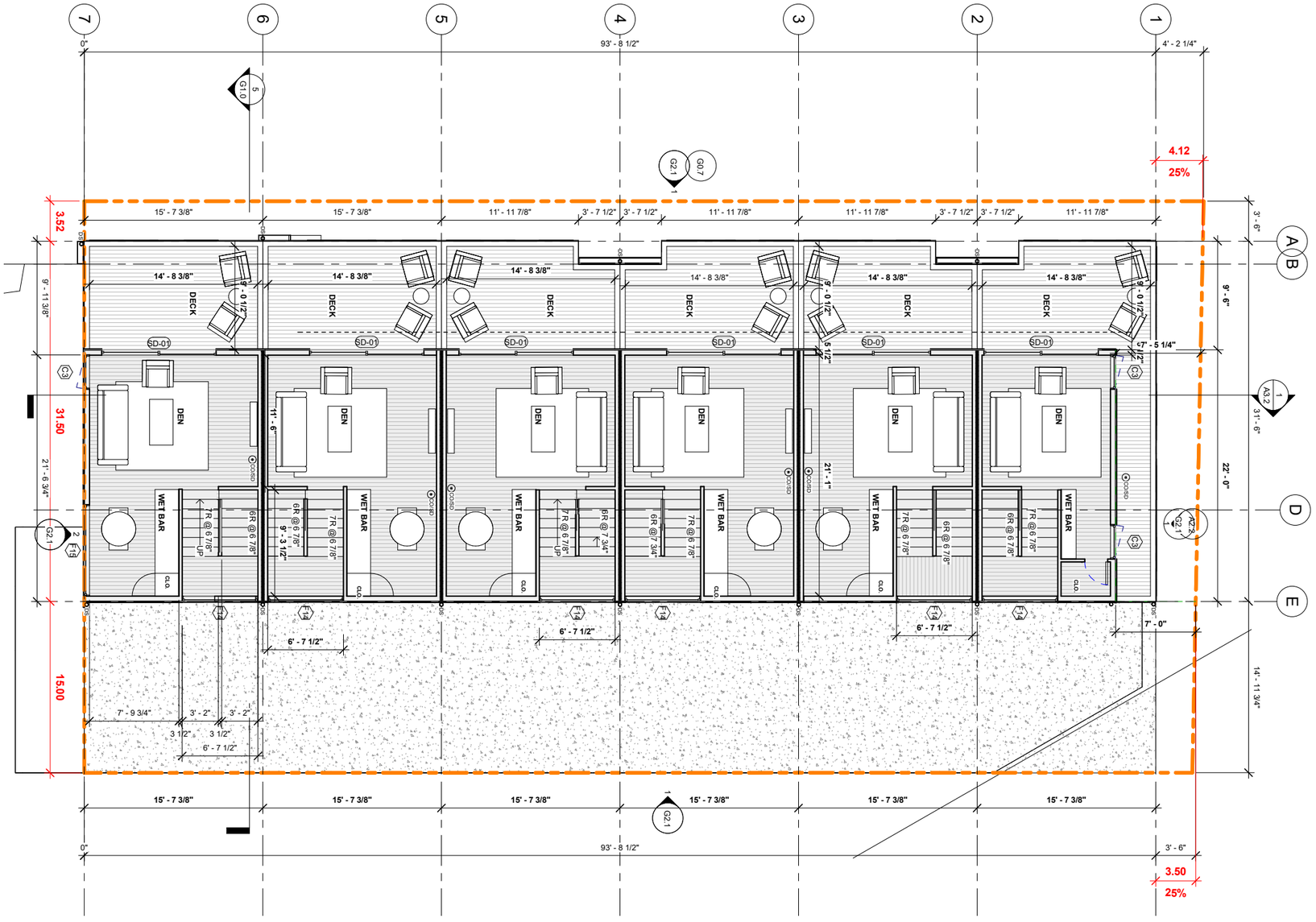
# ARCHITECTURAL DRAWINGS: LEVEL 3 PLAN



# ARCHITECTURAL DRAWINGS: LEVEL 4 PLAN



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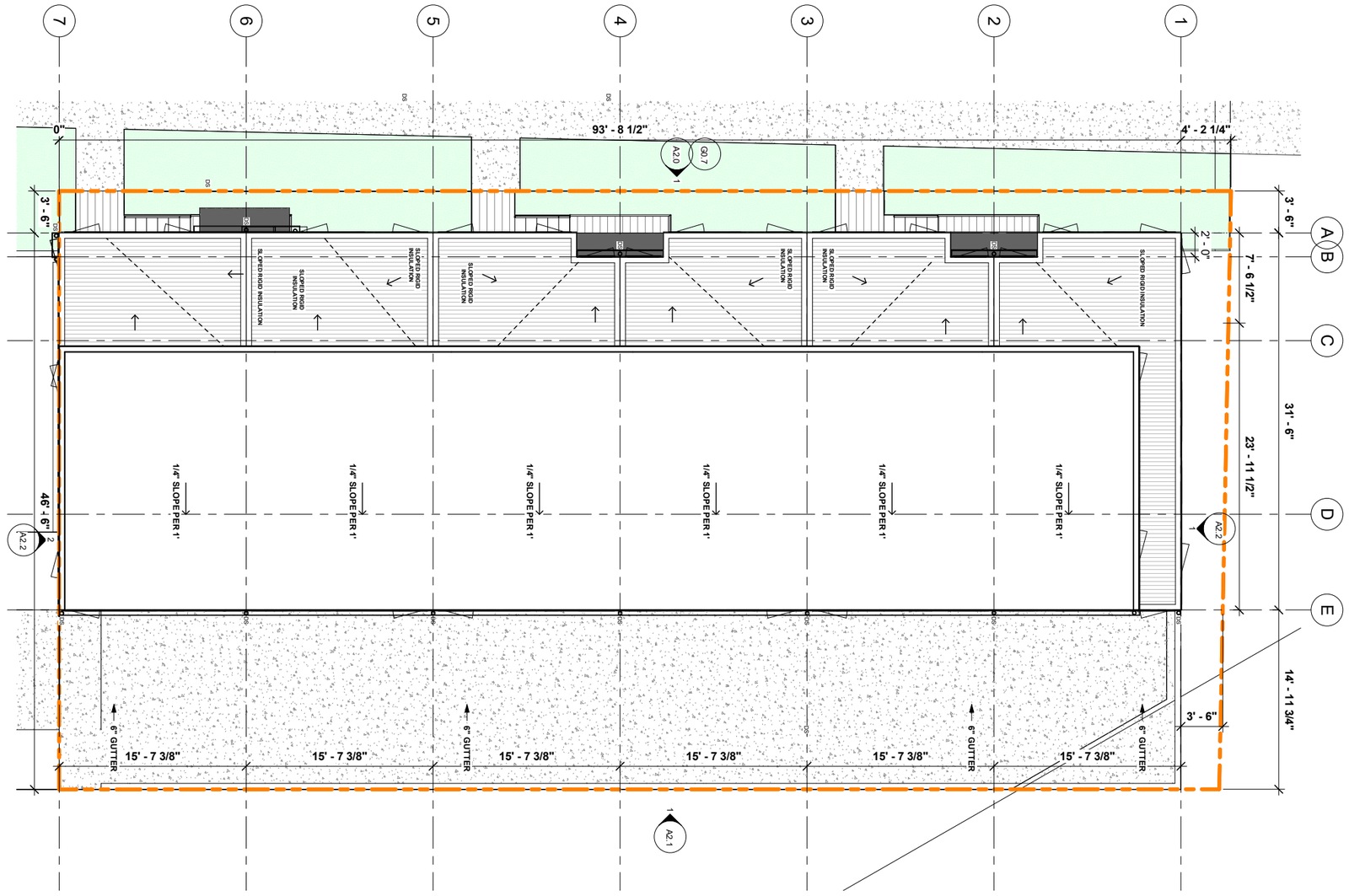
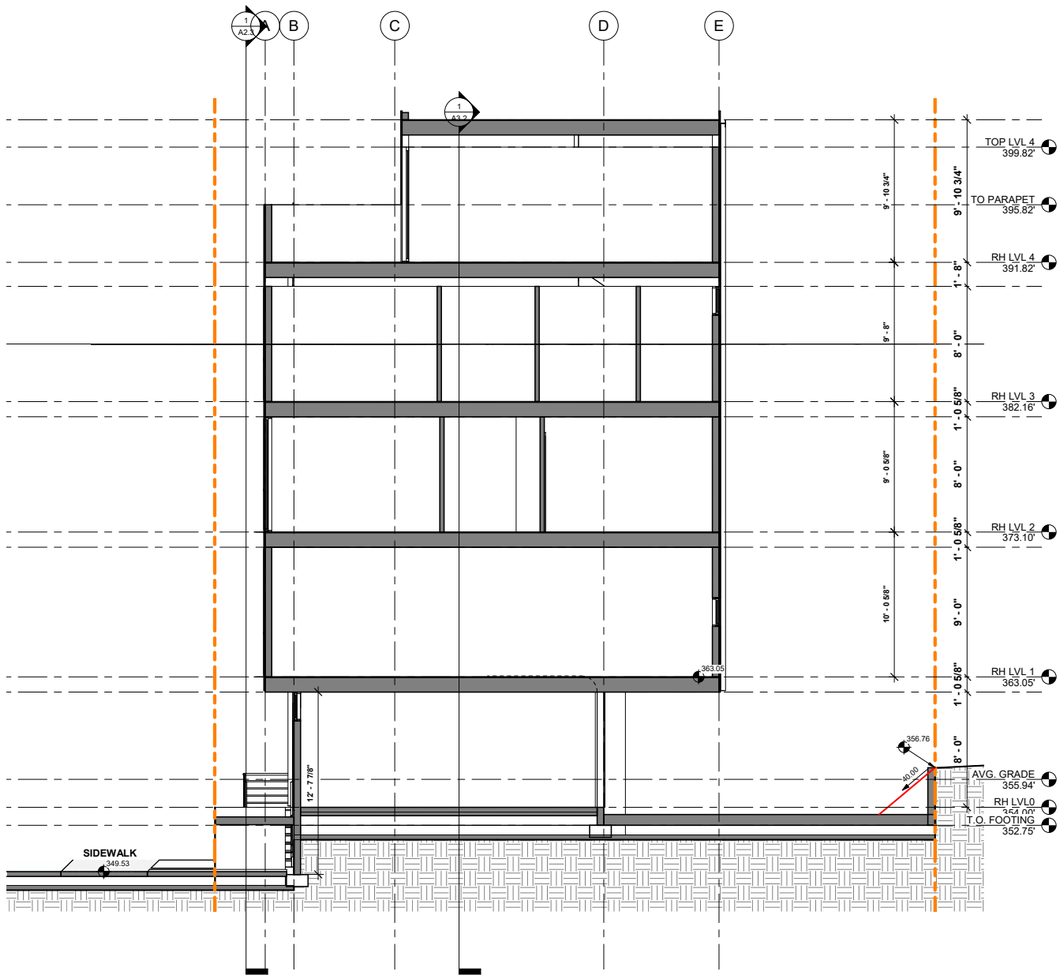
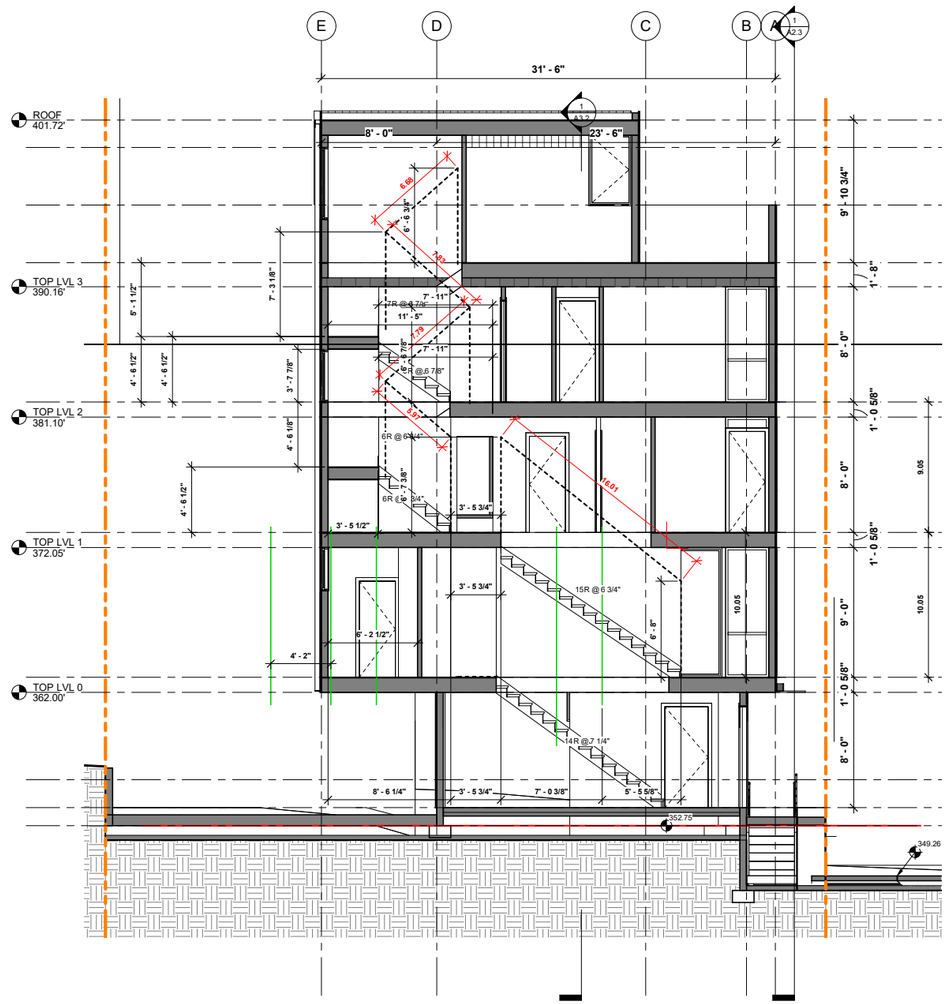
# ARCHITECTURAL DRAWINGS: ROOF PLAN



# ARCHITECTURAL DRAWINGS: BUILDING SECTION



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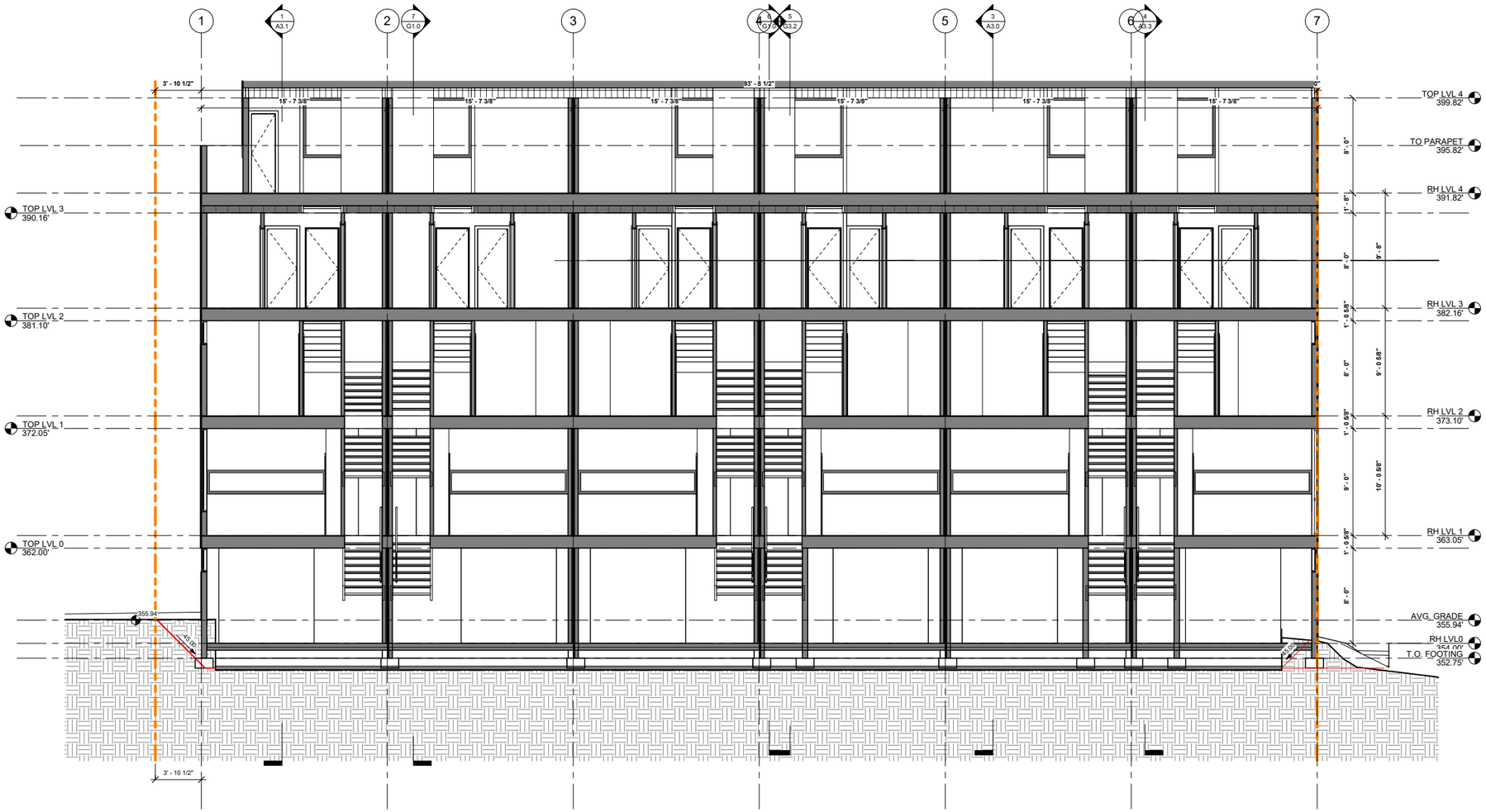
# ARCHITECTURAL DRAWINGS: BUILDING SECTION



# ARCHITECTURAL ASPIRATION

PERSPECTIVE RENDERING: 11TH AVE E + E THOMAS ST

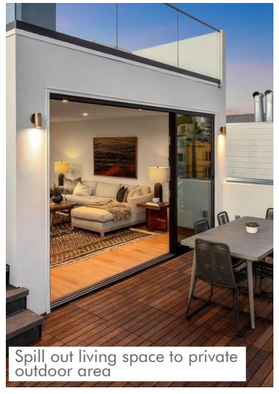
PERSPECTIVE RENDERING: 11TH AVE E

## Architectural Design Intent

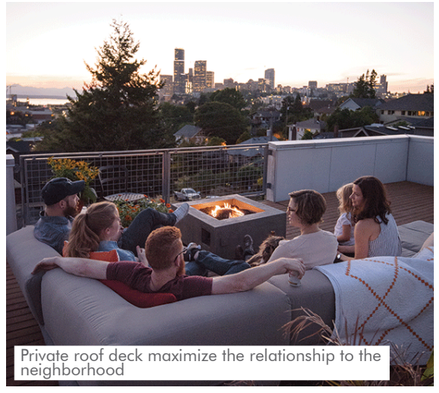
+ Exploring the ways to establish positive architectural characteristic in the neighborhood where the character is evolving
+ Use of high quality and durable materials that support the neighboring context
+ Encourage views for the units while minimizing the impact of the massing to the sidewalk and the neighbors
+ Carved out the massing allow for recessed front porches and private decks
+ Provide private amenity on roof decks and shared courtyard amenity on the ground level to promote social interaction between the neighbors
+ Provide private parking to take vehicles off the street

Private covered entry and stoops with vegetation buffer

Break up the massing into distinct parts by incorporating recesses



Spill out living space to private outdoor area



Private roof deck maximize the relationship to the neighborhood

Differentiate the mass through changes in material along with its patterns and colors

Covered decks and windows composition aspiration



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# ARCHITECTURAL MATERIALS ASPIRATION

**GUIDELINE 15 DC4 Exterior Elements and Finishes - A1: Exterior Finish Materials:**

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

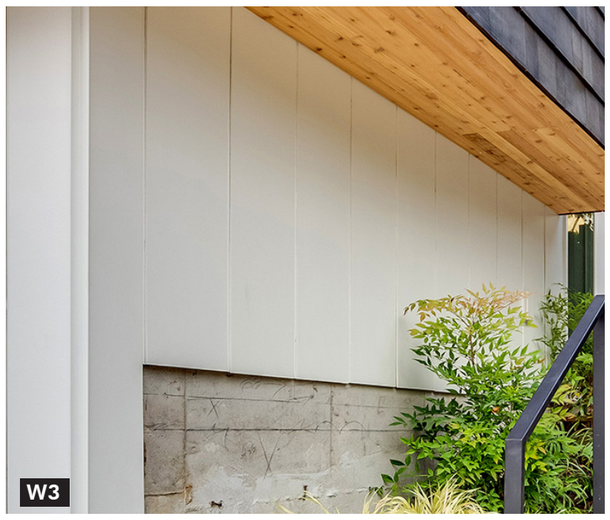
### Design Team Responses

The project to be consists of different material palettes and colors to provide varieties in its patterns and to provide different experiences for the users as they engage the spaces.

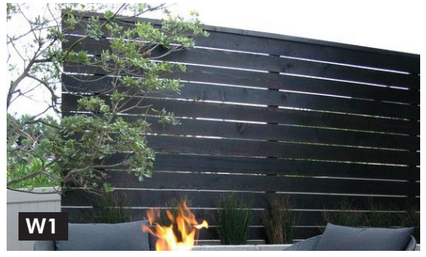
### Material Legends

| | | |
|---|---|---|
| M1 | Metal Railing | White |
| M2 | Corten Metal Planter | Corten |
| W1 | 4" Cedar - T&G - Screen Wall | Cabot - Black Semi Solid Stain |
| W2 | Cedar Wood Fence, Soffit, and Deck | Clear Sealed |
| W3 | Hardie Reversed Board and Batten | White |
| W4 | Hardie Standing Seam | SW Urbane Bronze |
| C1 | Concrete | Cast in Place |
| V1 | Windows Vinyl (Window Frames) - Plygem | White |

### MATERIALS PRECEDENT IMAGES







# ARCHITECTURAL DRAWINGS: WEST ELEVATION

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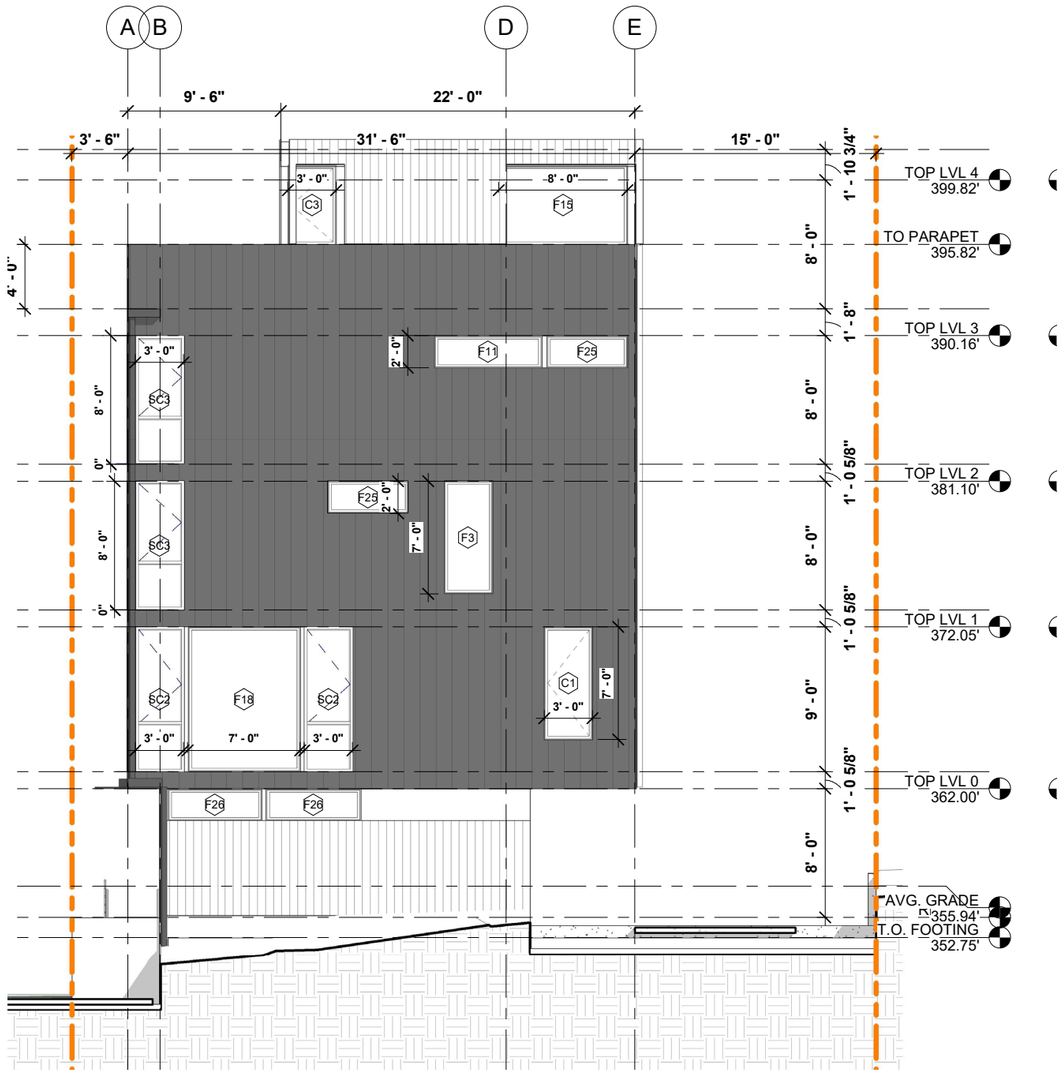
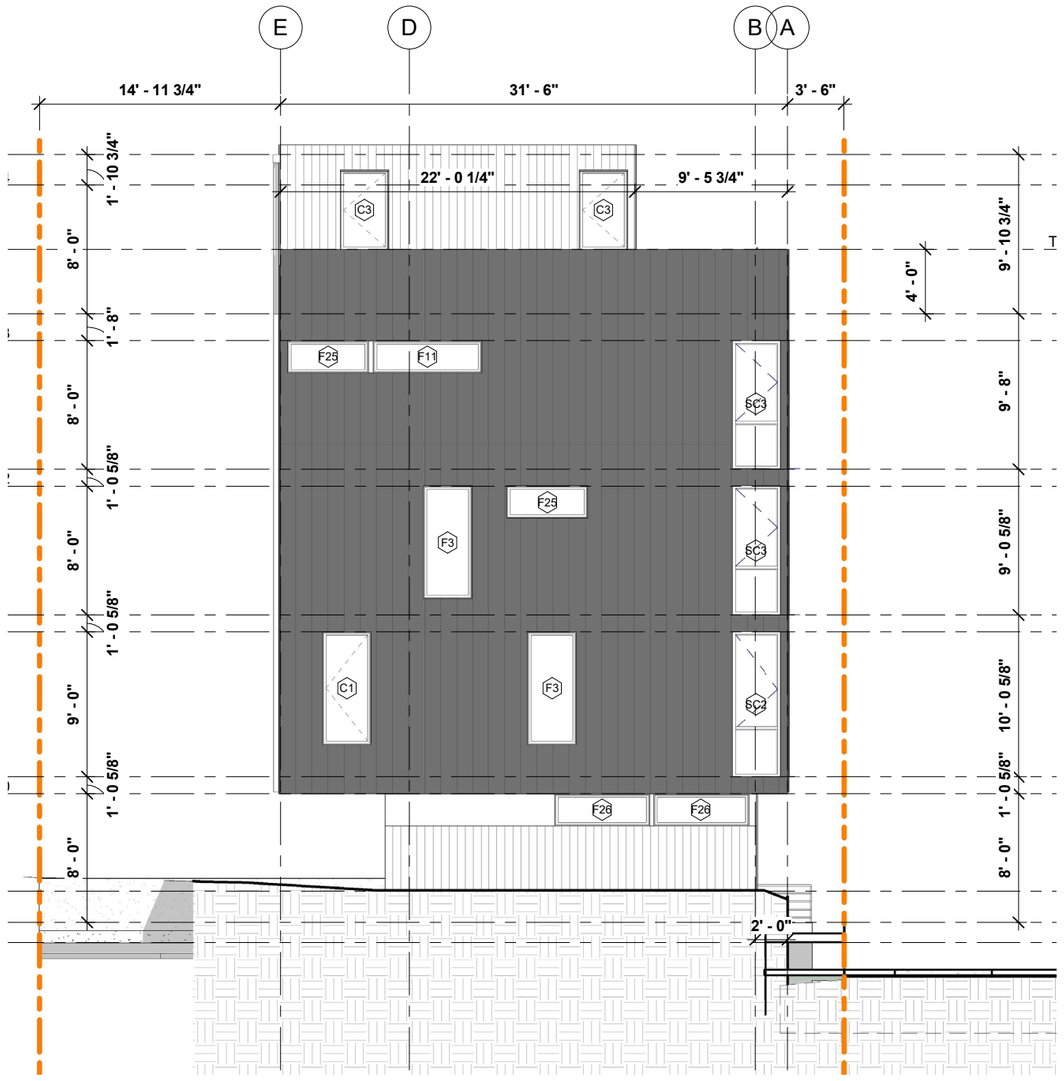
# ARCHITECTURAL DRAWINGS: EAST ELEVATION

# ARCHITECTURAL DRAWINGS: SOUTH ELEVATION (LEFT) + NORTH ELEVATION



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# LANDSCAPE ASPIRATION

PERSPECTIVE RENDERING: STREET CORNER

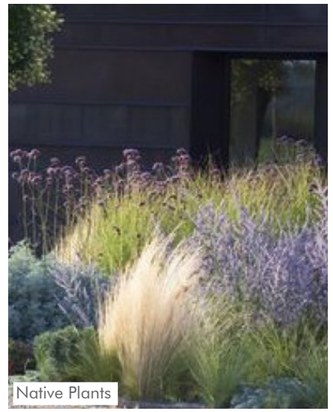
PERSPECTIVE RENDERING: ENTRY

**Landscape Design Intent: SDG DC4-D1 + DC4-D4**

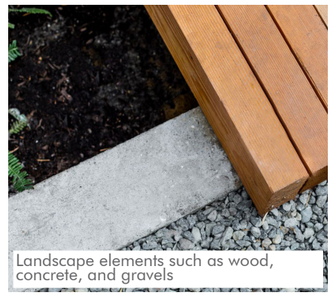
+ Enhancing the circulation experiences through the use of vegetation buffers
+ Use native, drought tolerant plants throughout (layered landscape with trees)
+ Allowing the landscape to integrate with the building structure and entry experiences
+ Use high quality, natural materials such as cedar wood deck and fences
+ Integrating Bio-retention strategies to be utilized into the landscape design
+ Vegetation as privacy buffer between units such as bamboo or other dense vegetation.

SEE LANDSCAPE PLAN ON PAGE 38

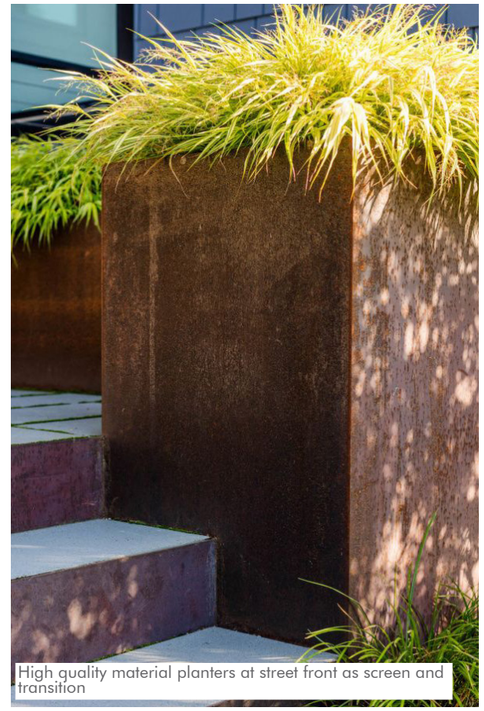
Private roof deck amenity area



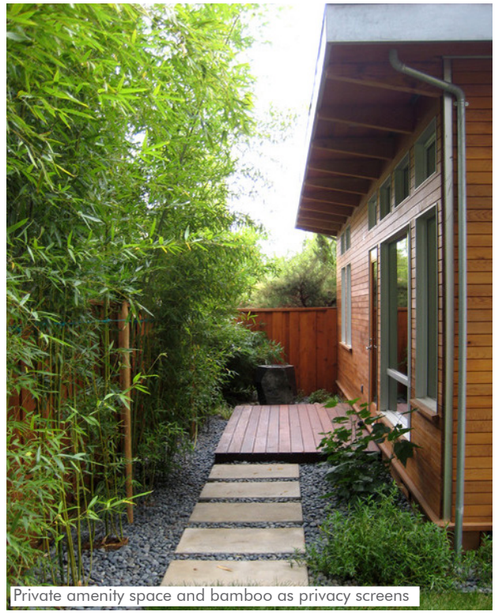
Native Plants



Landscape elements such as wood, concrete, and gravels



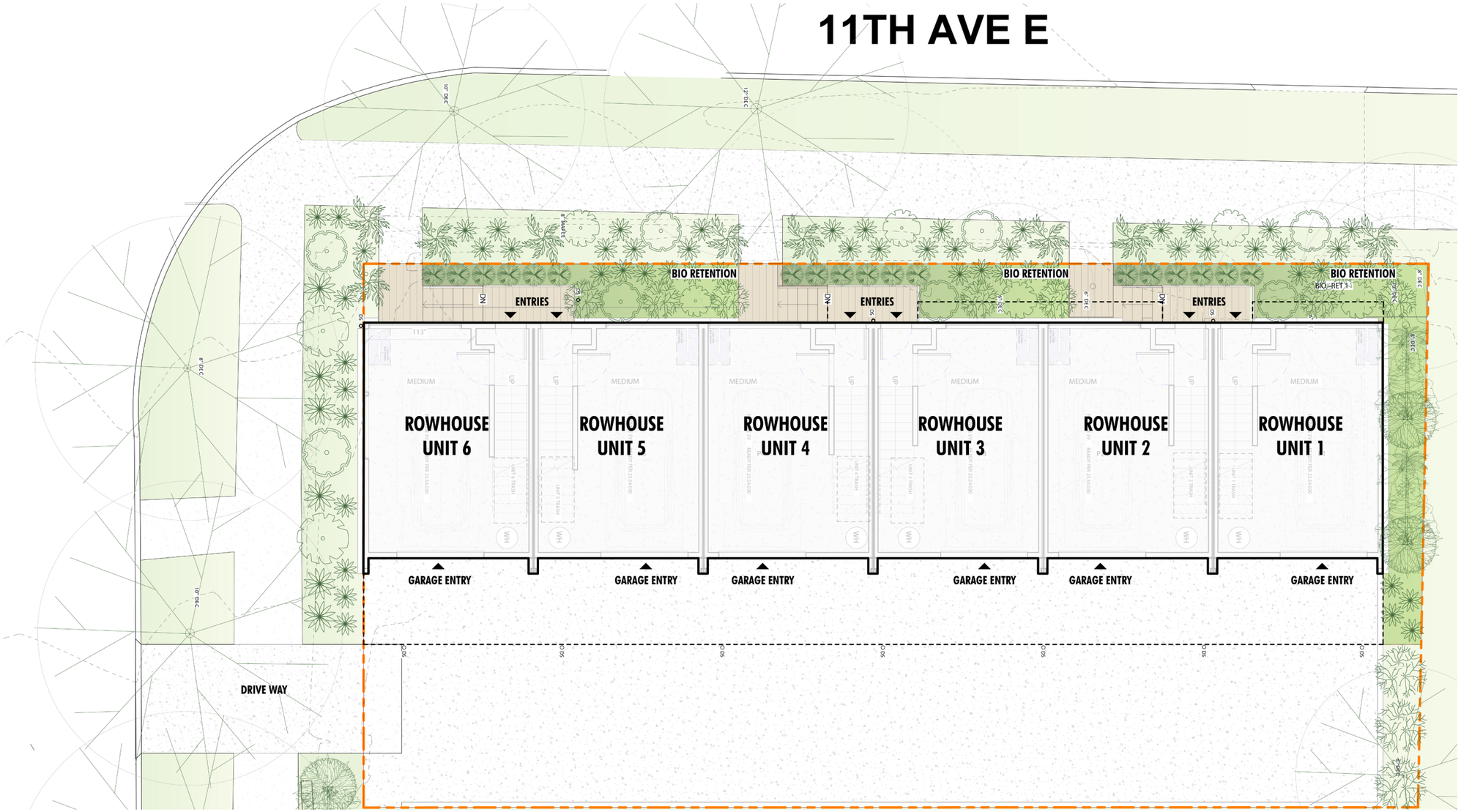
High quality material planters at street front as screen and transition



Private amenity space and bamboo as privacy screens

Native Plants

# ARCHITECTURAL DRAWINGS: CONCEPTUAL LANDSCAPE PLAN





Mahonia e. 'Soft Caress'


Miscanthus s. 'Strictus'


Nandina d. 'Sienna Sunrise'


Pennisetum orientale


Polystichum munitum


Prunus l. 'Mount Vernon'


Acanthus x 'Summer Beauty'


Berberis t. 'Orange Rocket'


Carex o. 'CarfitO1'


Carex o. 'Everillo'


Liriope m. 'Big Blue'


Lonicera p.'Moss Green'



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# LIGHTING ASPIRATION

### Lighting Design Intent

+ 1. Exterior ceiling light
  Progress lighting / P5774-30
  5" wide — L1

+ 2. LED outdoor wall light
  WS-W2605
  16 Watt-3000K / Lumens: 800 — L2

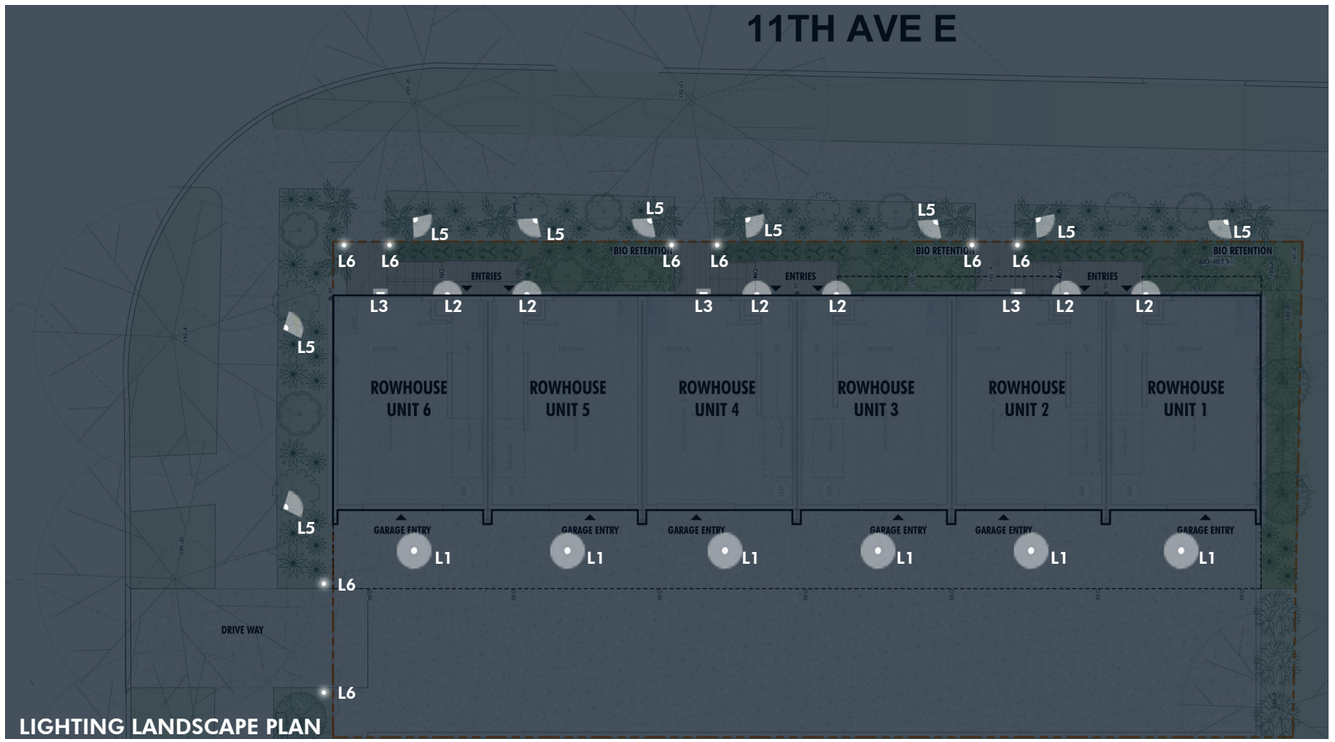
+ 3. LED deck light - Hampton Bay
  JAO2601LL
  5.5" - 3000K — L3

+ 4. Outdoor battery backup
  WS-32912-WT-EM
  12" tall - step light — L4



+ 5. Outdoor landscape light - Hampton Bay
  HD286688BK — L5

+ 6. Outdoor landscape pathway light
  N6VOY8UGE — L6

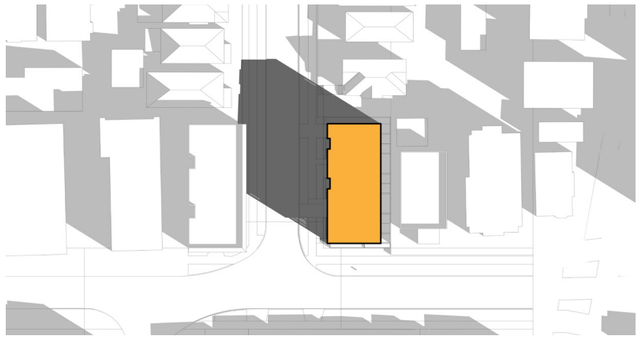



LIGHTING LANDSCAPE PLAN

LANDSCAP E LIGHTING ALONG CIRCULATION


# SHADOW STUDIES

**March / September, 21st**



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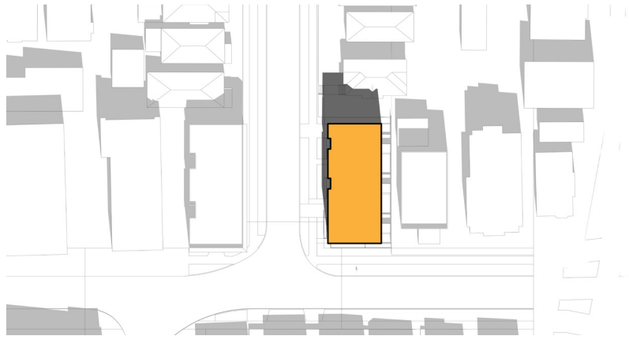
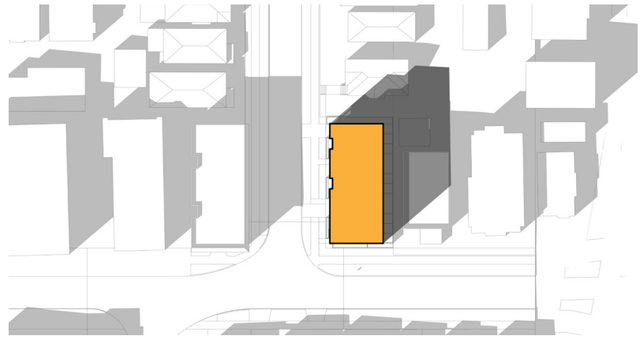
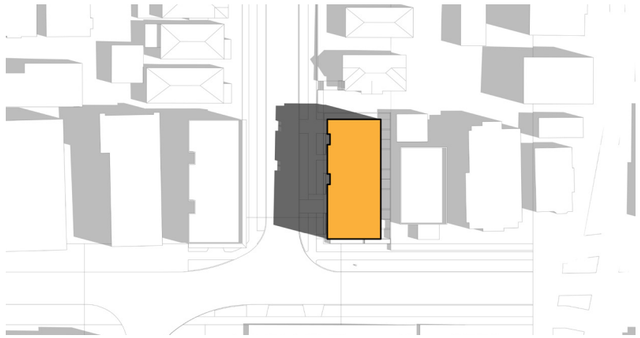


12:00 p.m.



3:00 p.m.

**June, 21st**



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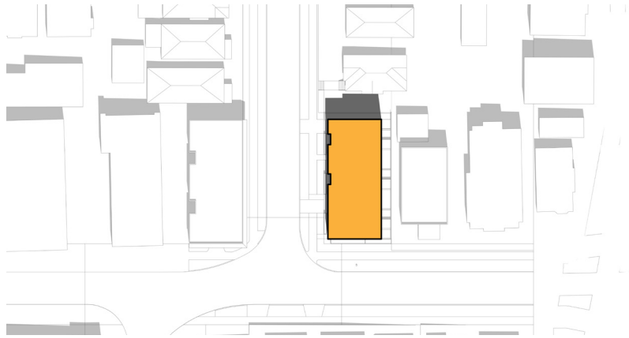

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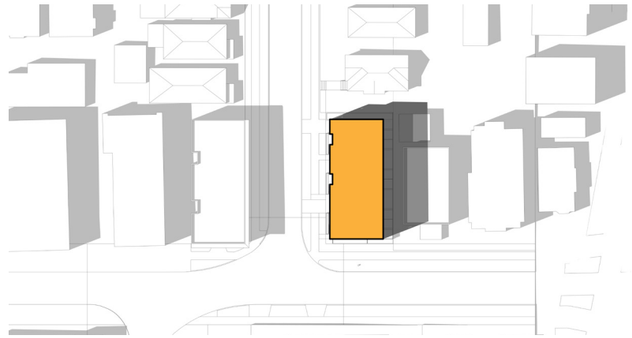

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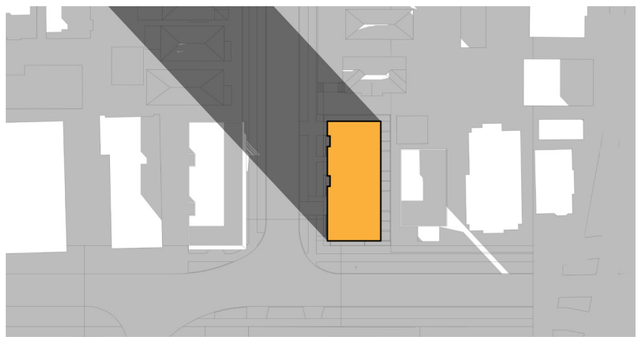
**December, 21st**



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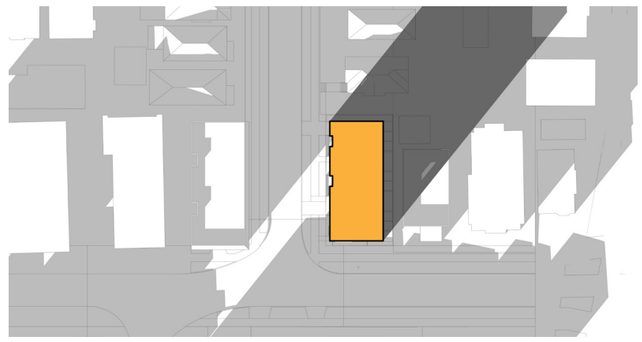
12:00 p.m.



3:00 p.m.



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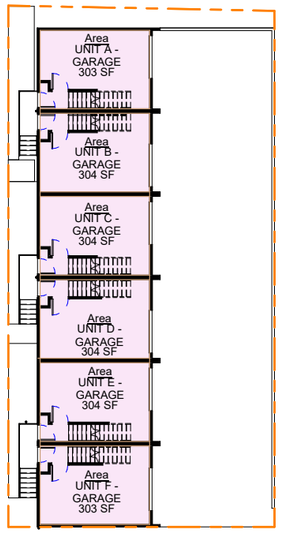
# FAR CALCULATION

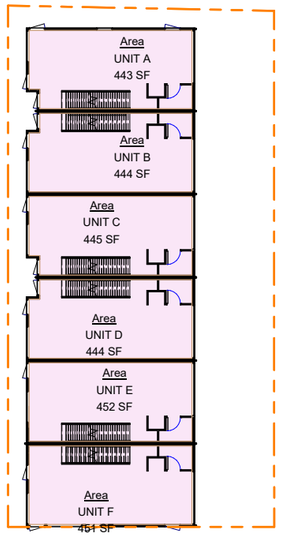
**F.A.R ALLOWED** = 21,910.50 SF
**F.A.R PROPOSED** = 12,978.00 SF (PROJECT COMPLIES)

**FLOOR AREA RATIO CALCULATION (SEE DIAGRAM ON THE RIGHT)**

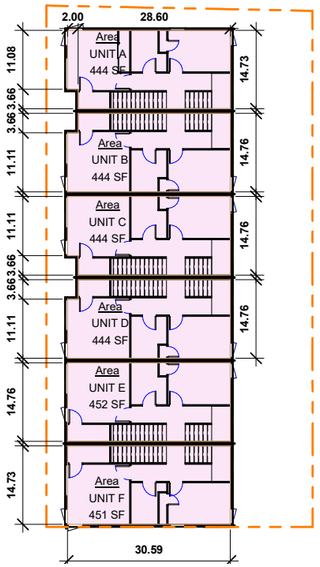
| Area Schedule (FAR) | | | |
|---|---|---|---|
| Area | Comments | Name | Number |
| 237 SF | LVL4 | Area | UNIT A |
| 443 SF | LVL3 | Area | UNIT A |
| 443 SF | LVL1 | Area | UNIT A |
| 444 SF | LVL2 | Area | UNIT A |
| 1567 SF | | | |
| 303 SF | LVL0 | Area | UNIT A - GARAGE |
| 303 SF | | | |
| Not Placed | LVL0 | Area | UNIT B |
| 311 SF | LVL4 | Area | UNIT B |
| 444 SF | LVL2 | Area | UNIT B |
| 444 SF | LVL3 | Area | UNIT B |
| 444 SF | LVL1 | Area | UNIT B |
| 1643 SF | | | |
| 304 SF | | Area | UNIT B - GARAGE |
| 304 SF | | | |
| 311 SF | LVL4 | Area | UNIT C |
| 444 SF | LVL2 | Area | UNIT C |
| 445 SF | LVL3 | Area | UNIT C |
| 445 SF | LVL1 | Area | UNIT C |
| 1646 SF | | | |
| 304 SF | LVL1 | Area | UNIT C - GARAGE |
| 304 SF | | | |
| 311 SF | LVL4 | Area | UNIT D |
| 444 SF | LVL2 | Area | UNIT D |
| 444 SF | LVL3 | Area | UNIT D |
| 444 SF | LVL1 | Area | UNIT D |
| 1644 SF | | | |
| 304 SF | | Area | UNIT D - GARAGE |
| 304 SF | | | |
| 311 SF | LVL4 | Area | UNIT E |
| 452 SF | LVL2 | Area | UNIT E |
| 452 SF | LVL3 | Area | UNIT E |
| 452 SF | LVL1 | Area | UNIT E |
| 1666 SF | | | |
| 304 SF | | Area | UNIT E - GARAGE |
| 304 SF | | | |
| 311 SF | LVL4 | Area | UNIT F |
| 451 SF | LVL2 | Area | UNIT F |
| 451 SF | LVL3 | Area | UNIT F |
| 451 SF | LVL1 | Area | UNIT F |
| 1663 SF | | | |
| 303 SF | | Area | UNIT F - GARAGE |
| 303 SF | | | |
| 11651 SF | | | |




**FAR: Basement Level**
Scale : NTS




**FAR: Level 1**
Scale : NTS




**FAR: Level 2**
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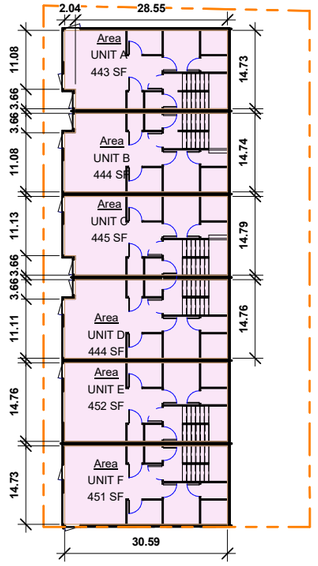
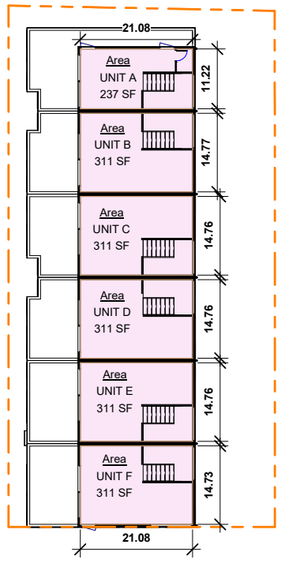



**FAR: Level 3**
Scale : NTS




**FAR: Level 4**
Scale : NTS



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# 5
# ADJUSTMENT REQUESTS

**23.41.018 - Streamlined design review (SDR) process**

1.The Director shall identify the guidelines of highest priority, referred to as the "guideline priorities". The Director shall summarize and consider any community consensus regarding design resulting from community outreach, or as expressed in written comments received.

2.The Director shall prepare a report that identifies guideline priorities, documents any design changes needed to achieve consistency with the design guidelines, and identifies any requested or required development standard adjustments and/or departures.

3.If the criteria listed in subsection 23.41.018.F.3 are met, the Director may consider adjustments to the following development standards to the extent listed for each standard:

**a. Setbacks and separation requirements may be reduced by a maximum of 50 percent;**
**b. Amenity areas may be reduced by a maximum of ten percent;**
**c. Landscaping and screening may be reduced by a maximum of 25 percent; and**
**d. Structure width, structure depth, and facade length may be increased by a maximum of ten percent.**

| Adjustment | Code Required | Proposed | Design Guidelines | Rationale |
|---|---|---|---|---|
| **1. Front Setback (Street Facing: 11th Ave E.)**<br><br>See Diagram on Pg.48 | (23.45.518) Front setback in MR zone is required to be 7' average, and 5' minimum. | PROPOSED: FRONT<br>3'-6" = (50% Adjustment) | **CS2-A2**: Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high-profile" design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incoproate design detail, articulation and quality materials.<br><br>CS2-B2: Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building. | Situated on a corner site, the project aims to elevate the architectural presence of the neighborhood and enhance the overall street experience through a combination of articulated massing and high-quality material detailing. The design intentionally brings the building closer to the pedestrian realm through active frontages, thoughtful setbacks, and material transitions that reinforce human scale and engagement at the street level. The design team respectfully requests an adjustment of 2 feet (30%) at the ground level and 3 feet 6 inches (50%) on the upper levels. This adjustment would provide greater flexibility in shaping the massing, allowing the building to express a clearer individual identity and establish a stronger physical connection to the street realm. |
| **2. Side Setback (Street Facing: E Thomas St.)**<br><br>See Diagram on Pg.48 | (23.45.518) Side setback that faces the street in MR zone is required to be 7' average, and 5' minimum. | PROPOSED: SIDE (STREET FACING: E THOMAS ST.)<br>0'-0" = (100% Adjustment). | CS3-A1: Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.<br><br>CAPITOL HILL DC2-3B : 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. | The overall massing of the project is shaped by its intent to respond contextually to the historic building across the site to the west and the adjacent structure to the east. Reflecting the approach of these buildings—where the massing is brought to the property line—the design team has aligned the new development similarly to establish a consistent site walk datum. To maintain this alignment and ensure the new project integrates seamlessly with the existing context while preserving the character of the neighborhood, the team respectfully requests a 7-foot adjustment (100%). |


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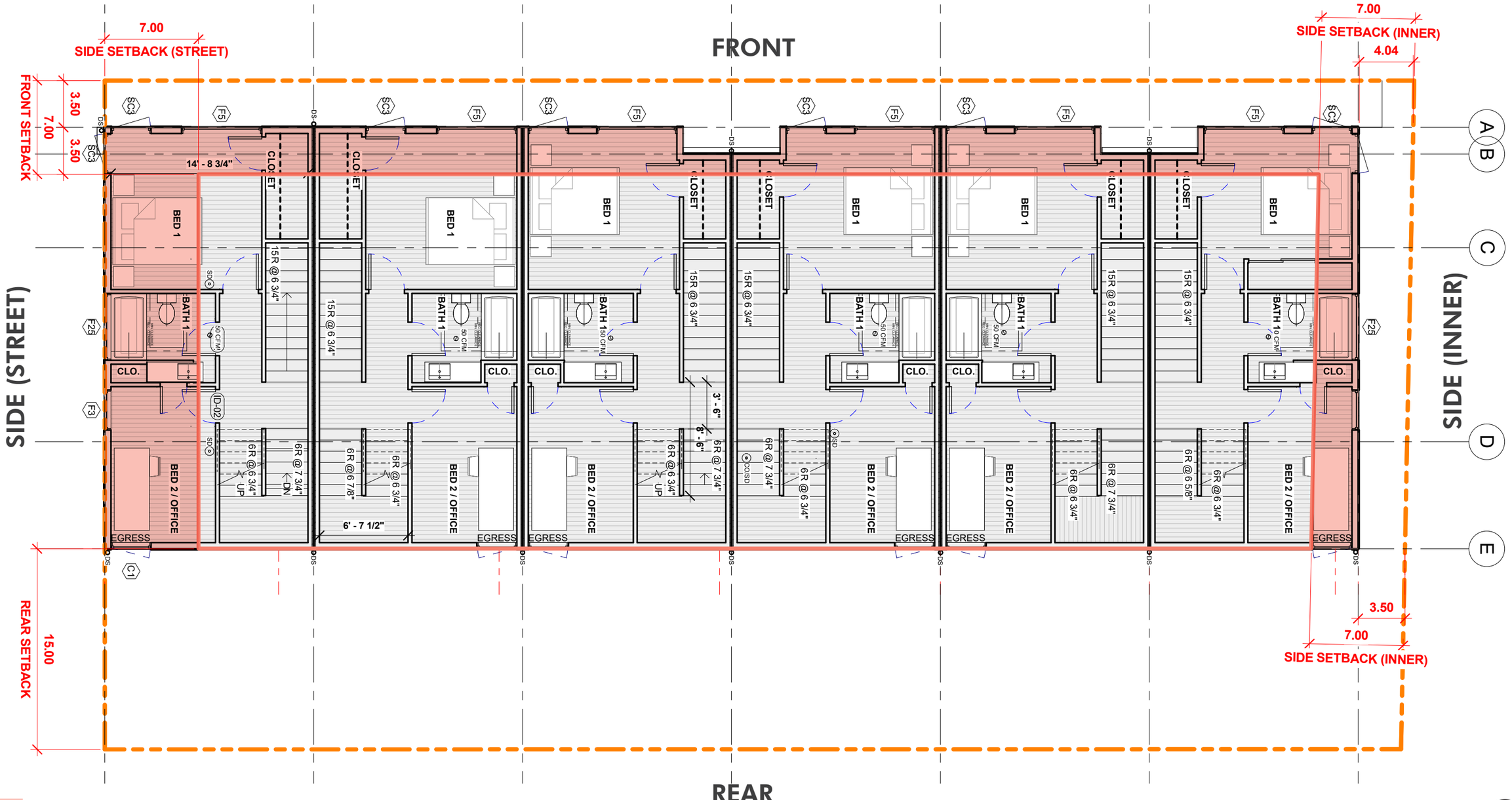
# ADJUSTMENT DIAGRAM

| Adjustment | Code Required | Proposed | Design Guidelines | Rationale |
|---|---|---|---|---|
| **3. Side Setback (Inner Lot Line)**<br><br>See Diagram on Pg.48 | (23.45.518) Side setback (inner lot line) in MR zone is required to be 42′ or less in height: 7′ avg: 5′ min. above 42′ in height: 10′ avg: 7′ min. | PROPOSED: SIDE (INNER LOT LINE)<br>3′-6″ = (50%) North East Corner<br>4′-1 3/8″ = (41%) North West Corner | CS2-D1:Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.<br><br>CS2-D4: Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form. | The massing of the project is designed to respect the height datum of the existing neighborhood and create a seamless transition along the street elevation. To reinforce a more horizontal rather than vertical reading of the building, the design emphasizes strong horizontal lines, stepped volumes, and material layering that break down the overall scale. Rather than building to the maximum allowed height of 80 feet, the design team has intentionally reduced the height by half to better transition to the adjacent buildings to the north and east. In support of this approach, the team respectfully requests a side setback adjustment of 3 feet 6 inches (50%) along the north property line. This adjustment would allow the program to expand horizontally rather than vertically, enabling the building to better blend with the surrounding context in both scale and form. |
| **4. Setback for Unenclosed Porch**<br><br>See Diagram on Pg.49 | (23.45.518.H.5.a) Unenclosed porches or steps no higher than 4 feet above existing grade, or the grade at the street lot line closest to the porch, whichever is lower, may extend to within 4 feet of a street lot line, except that portions of entry stairs or stoops not more than 2.5 feet in height from existing or finished grade, whichever is lower, excluding guard rails or hand rails, may extend to a street lot line. | PROPOSED: Front porches is 2 feet from the pront property line (50%) | CS2-B2: Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building. | The project aims to elevate the quality of the ground level experience and activate the sidewalk as much as possible through architectural elements that engage human activity. Features such as stoops, front porches, and integrated planting beds are designed to create a strong relationship and smooth transition between public and private space. These elements serve as extensions of the living spaces—places for sitting, socializing, gardening, and casual neighborhood interaction—contributing to a lively, pedestrian-friendly environment. To support this design intent, the team respectfully requests a 2-foot adjustment (50%) to allow for a stronger and more meaningful connection between the project and the sidewalk. |

# ADJUSTMENT DIAGRAM (1),(2), AND (3)




AREA OF ADJUSTMENT REQUEST



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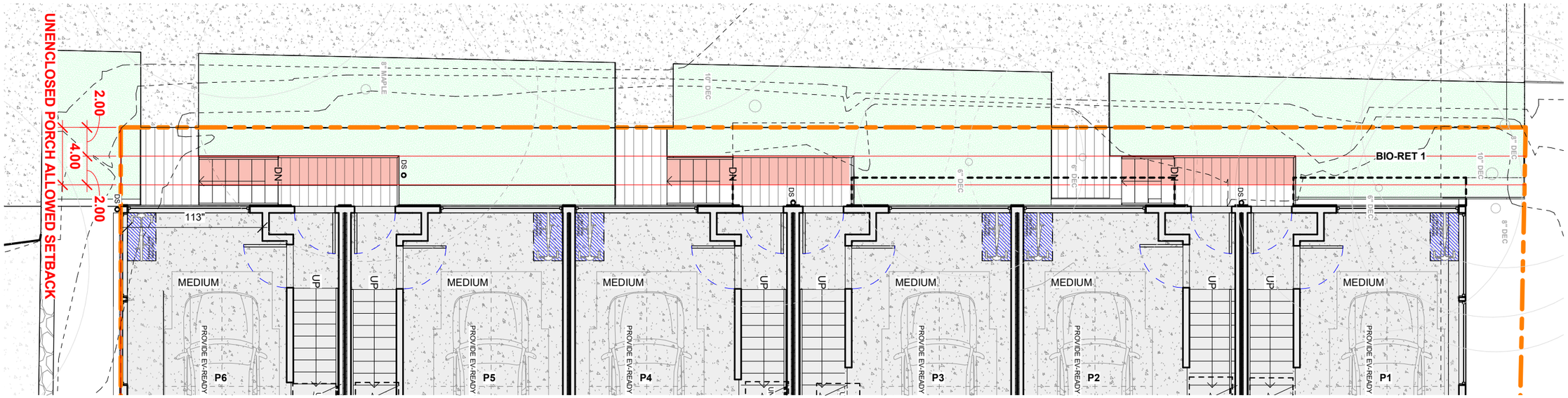
# ADJUSTMENT DIAGRAM (4)

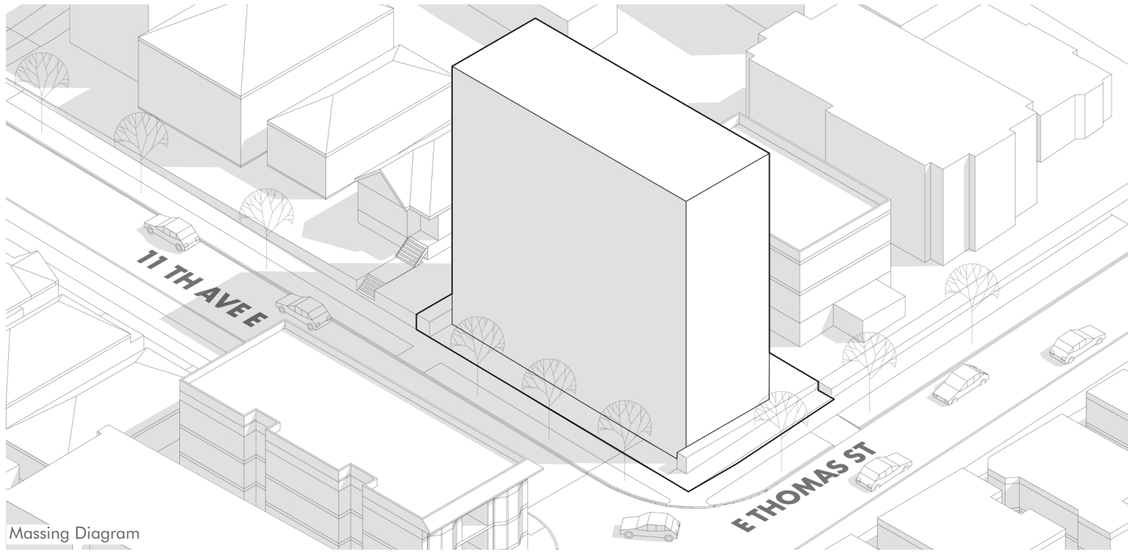



**SEE NEXT PAGE FOR PREVIOUSLY PROPOSED VS. OUR PROPOSAL**

**AREA OF ADJUSTMENT REQUEST**

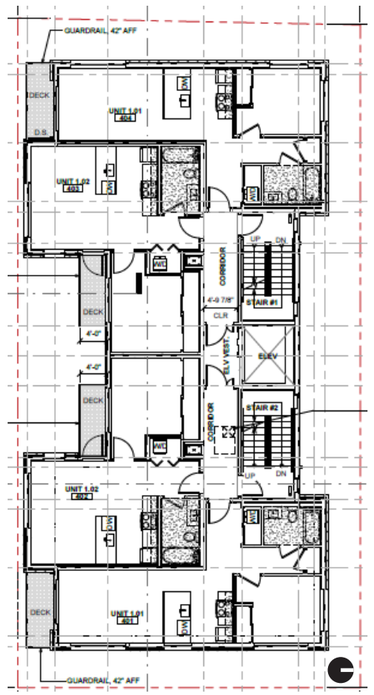
# PREVIOUSLY PROPOSED VS. OUR PROPOSAL

## Previously Proposed

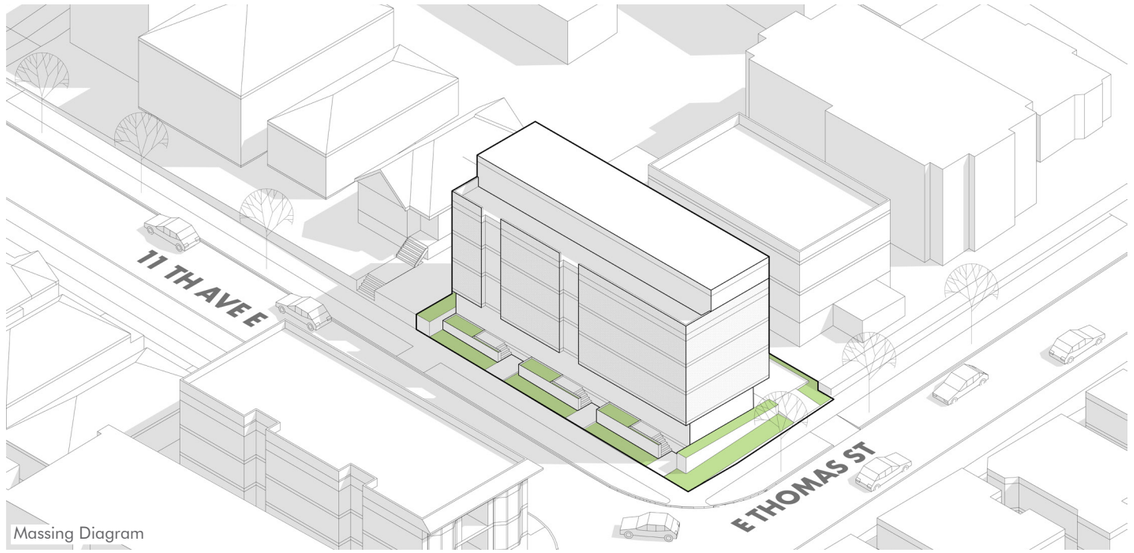


Massing Diagram


Street Rendering

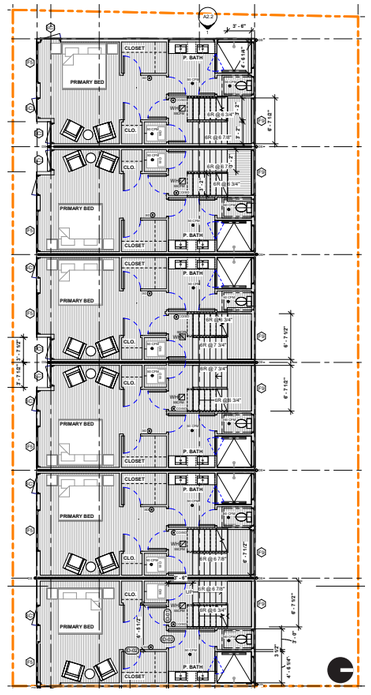



## Currently Proposed



Massing Diagram


Street Rendering



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# THANK YOU.