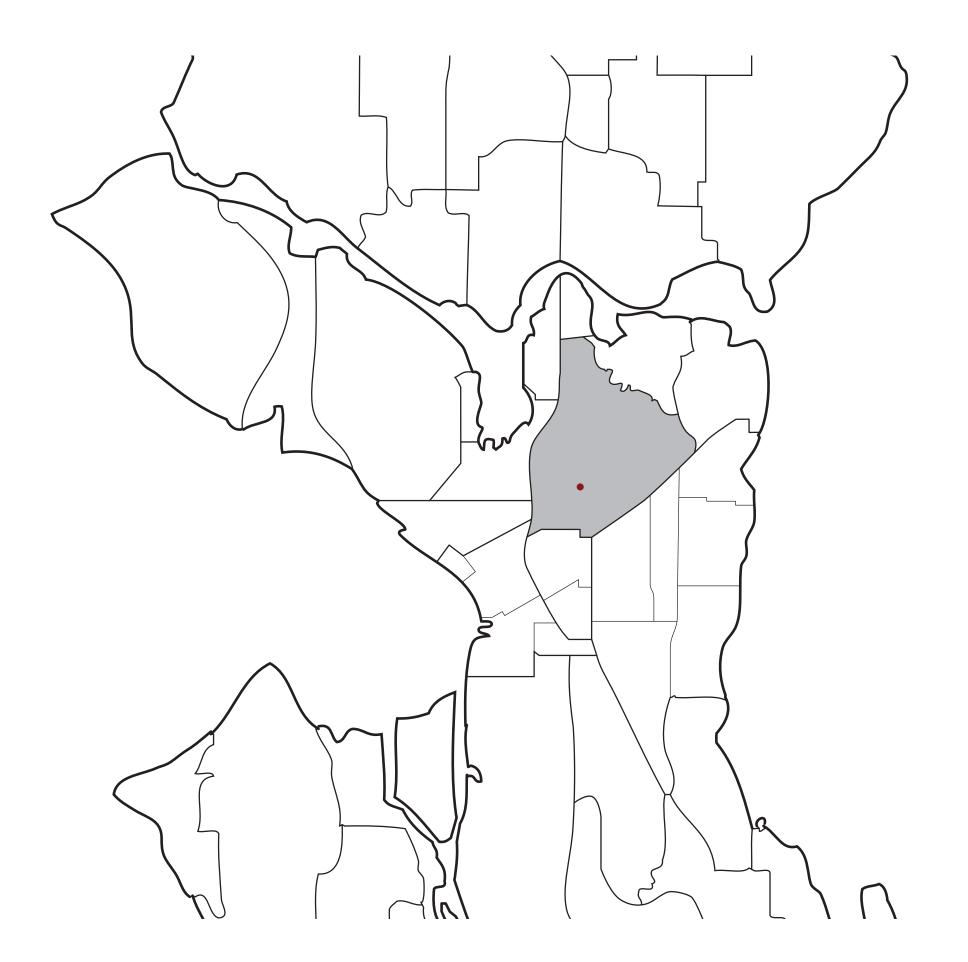
120 10th Ave East RECOMMENDATION MEETING CAPITOL HILL TOD LIC S+HWorks



ADDRESS

120 10TH AVE EAST DPD# 3018712

PROJECT TEAM

OWNER	Capitol Hill TOD LLC
ARCHITECT	S+H Works, LLC
LANDSCAPE	Root of Design
SURVEYOR	GeoDimensions, Inc.

PROJECT INFO

ZONING		LR3
OVERLAYS	Frequent Transit, Light R	ail, Urban Center Village
LOT SIZE		8,960 sf
FAR		2.0
ALLOWABLE	SQFT	17,916 sf
PROPOSED :	SQFT	17,825 sf
PROPOSED	UNITS	49
PARKING ST.	ALLS	0
BICYCLE PAF	RKING	29

PROJECT DESCRIPTION

This project involves the demolition of two existing buildings, and construction of a four story + partial basement, 49 unit apartment building with a roof deck. The project will be Built Green 4-Star.

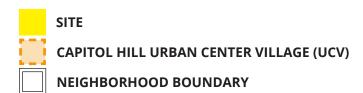
INDEX

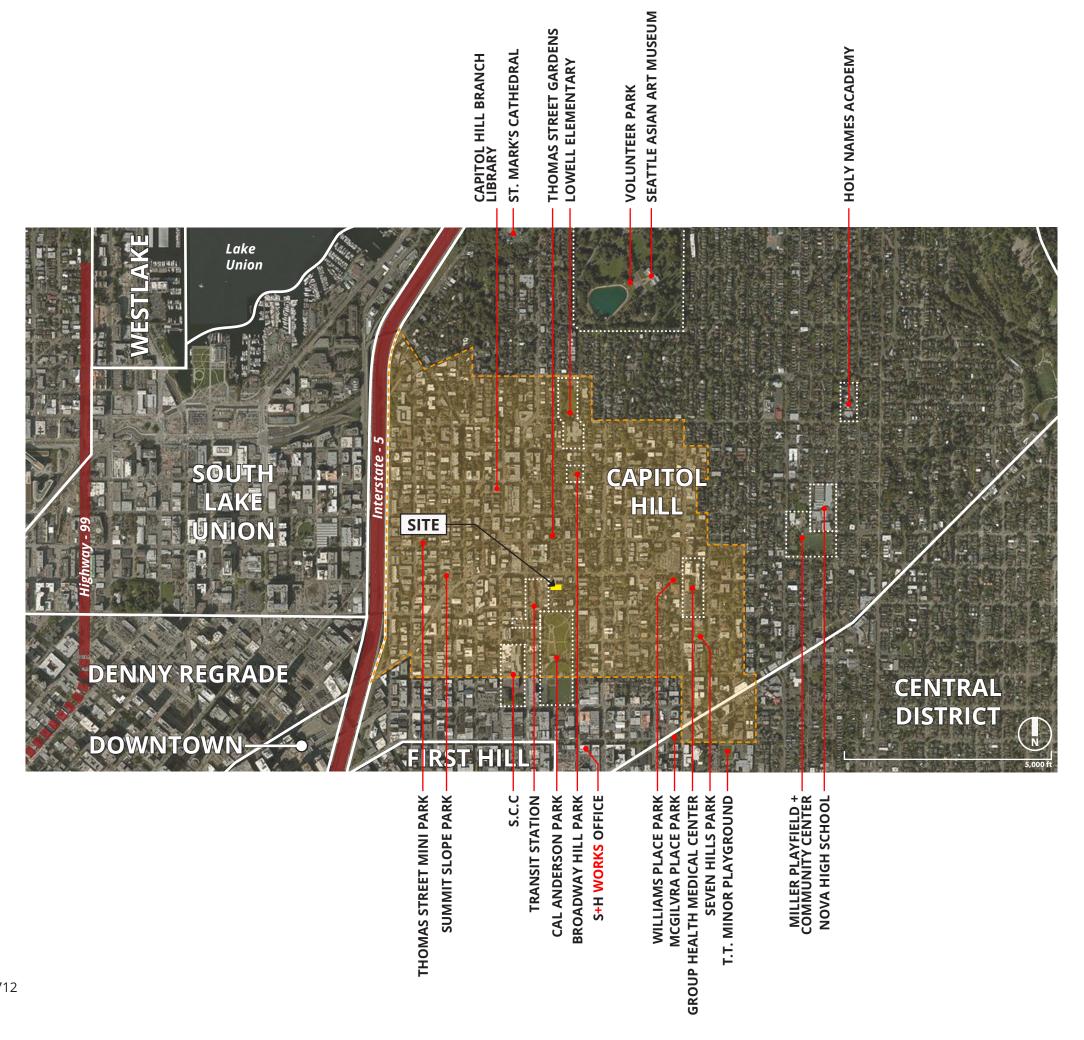
PROJECT INFO PROPOSAL	1
VICINITY ANALYSIS	2-3
SITE ANALYSIS	4-5
SURVEY EXISTING CONDITIONS	6-7
EDG SUMMARY	8-10
BOARD RECOMMENDATIONS	11
DEVELOPMENT & STUDIES	12
PERSPECTIVES	13-15
PLANS	16-17
ELEVATIONS	18-21
SECTIONS	22-23
LANDSCAPE PLAN PLANTING SCHEDULE	24-26
LIGHTING PLAN	27
DIAGRAMS	28-34
ZONING ANALYSIS	35
RECENT DEVELOPMENTS	36

VICINITY ANALYSIS

Capitol Hill is one of the fastest growing neighborhoods of Seattle. It offers its community an outstanding variety of restaurants, shopping, living, and working hubs that make it an attractive destination for potential residents of all demographics.

The project site is located in the heart of the Capitol Hill Urban Center Village, directly across the street from the future Capitol Hill Light Rail Transit station and a block away from the Broadway Commercial District. Several parks are within walking distance, including Cal Anderson Park.





CAPITOL HILL LIGHT RAIL

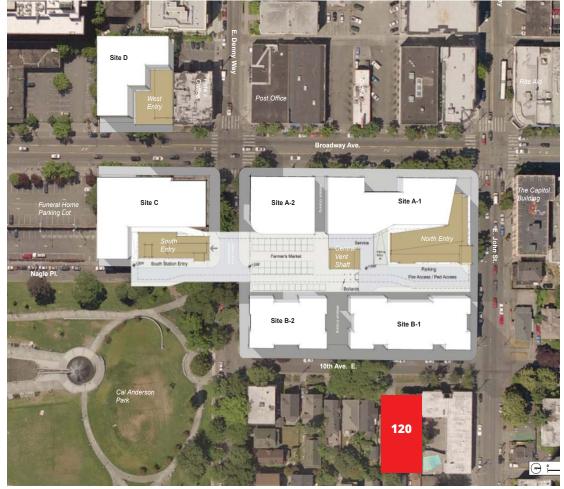




image credit: http://www.soundtransit.org/sites/ default/files/images/http%3A//www.soundtransit. org/images/rider_community/rider_news/rider-news_link-connections_455x256_0315.jpg

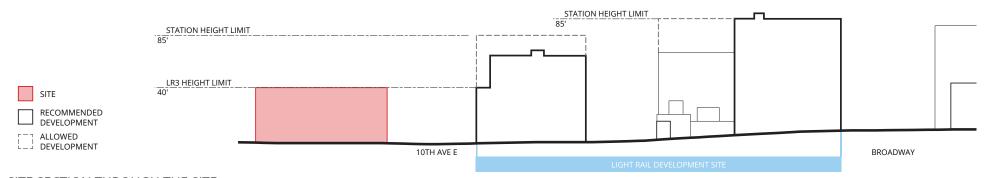
CAPITOL HILL STATION NORTH ENTRY



image credit: http://crow.wpengine.netdna-cdn. com/wp-content/uploads/2015/04/Screen-Shot-2015-04-21-at-1.49.04-PM1.png

SITE PLAN

FUTURE CAPITOL HILL STATION SITE "A"



SITE SECTION THROUGH THE SITE

ZONING

This area of Capitol Hill has a wide variety of zoning. The site is located at the edge of an LR3 zone with a 40 ft height limit for apartments. There is a transit station overlay height of 85 ft across the street to the west and a 25 ft height bonus for the NC-Zone along Broadway. The LR3 zone continues to the east as the neighborhood transitions from mixed-use to low-rise residential. Being on the boundary of a dramatic height limit change makes the project site a unique location in the context of Capitol Hill.

OVERLAYS

E THOMAS ST

NC3-65

E HOWELL ST

E OLIVE ST

MIO-105-NC3P-65

MIO-105-NC3P-65

MIO-105-NC3P-40

NC3P-

E REPUBLICAN ST

E THOMAS ST

E OLIVE ST

E PINE ST

120

Cal Anderson Park

Bobby Morris Playfields

NC2-40

F

NC3P-40

MIO-105 NC2P-40

Group Medica

CAPITOL HILL STATION OVERLAY

ADDITIONAL 25' HEIGHT PERMITTED SMC 23.47.012.A2

TRANSIT STATION 85' HEIGHT LIMIT

ZONING

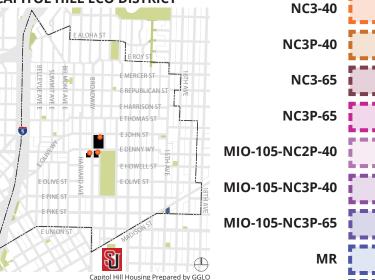
LR3

NC2-40

NC2P-40

MR-RC

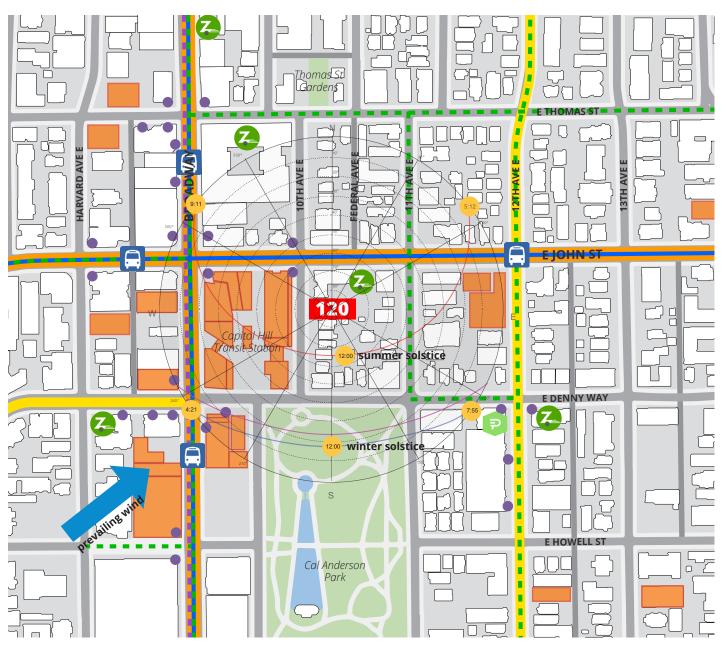
CAPITOL HILL ECO DISTRICT





Capitol Hill Eco-District.

The project is located within the



CIRCULATION

The site has a Walk Score of 92 out of 100. The location allows easy access via walking or biking to restaurants, coffee shops, grocery stores, retail, and green spaces. The area along Broadway is relatively flat and features bicycle only lanes, making access even easier. There are several bus routes within a few blocks of the site connecting to most of the central area neighborhoods. The future Capitol Hill Light Rail station across the street will provide a direct link to University District, Downtown, Beacon Hill, and SeaTac Airport. It will also include commercial spaces, a public plaza, and the Capitol Hill Broadway Farmers Market. The First Hill Street Car will be opening in 2015 to provide even more public transit access from the site.









MAJOR ARTERIAL

MINOR ARTERIAL

BICYCLE FRIENDLY ROUTE

STREETCAR (EXTENSION POSSIBLE)

TRANSIT ROUTE

DESIGNATED BUS STOP

ZIPCAR LOCATIONS 🔼

PRONTO CYCLE SHARE LOCATIONS [7]

CITY OWNED BIKE RACKS

TYPOLOGY / ADJACENCIES

The site is located on 10th Ave E between E John St and E Denny Way, across from the future Capitol Hill Light Rail station and one block from Broadway. The vicinity contains a variety of singlefamily, multi-family, and mixed-use structures, with the site sitting in the transition area between the busy commercial corridor of Broadway and the guieter residential area to the east. There is a 3-story, 30 unit multi-family structure to the immediate north, and a single-family structure to the immediate south. Cal Anderson Park is a half block to the south and the Light Rail station is across the street to the west. There has been extensive development in recent years throughout the neighborhood.

Lardens

120

Cal Anderson

PERMITTING / PERMITTED / UNDER CONSTRUCTION

E HOWELL ST

E DENNY WAY

COMMERCIAL

MIXED-USE

MULTI-FAMILY

INSTITUTIONAL

MEDICAL

SINGLE FAMILY

SURVEY

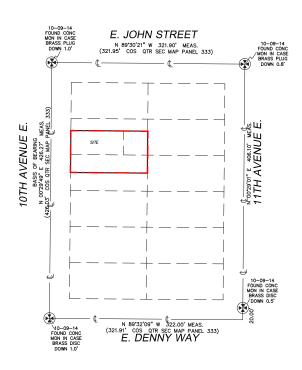
Surveyor: GeoDimensions Date: 11/06/14

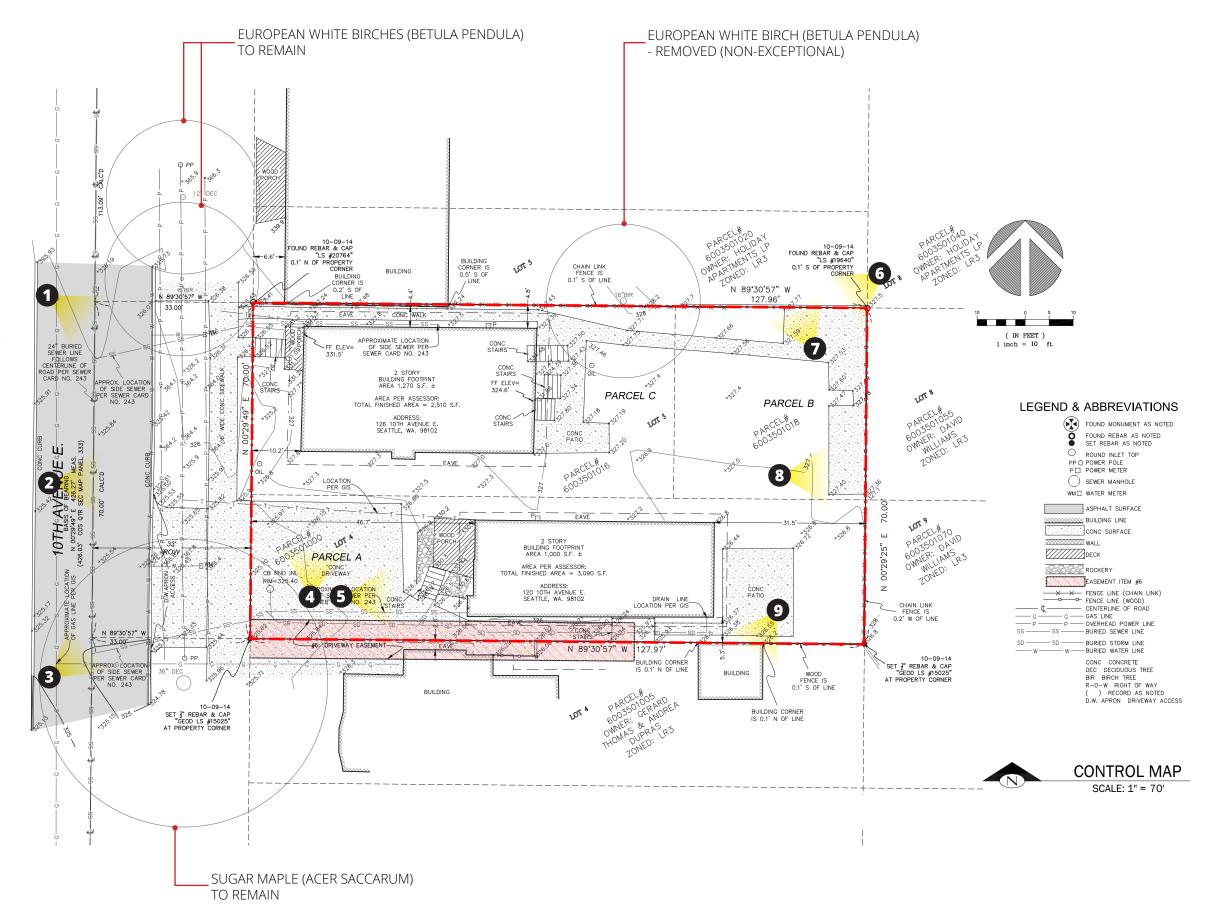
EXISTING CONDITIONS

Two existing duplexes will be removed, as well as associated surface parking, fencing, and other site work. The existing driveway easement, approximately 4 ft by 80 ft on the southwest corner of the property, will remain and the driveway will be repaired as needed during construction. A partial curb cut will remain for driveway access for the neighbor to the south. The site is relatively flat with the southwest corner approximately 2 ft lower than the northeast corner. There are overhead power lines along 10th Ave E which the building setbacks will accommodate.

LEGAL DESCRIPTION

The north 30 feet of lot 4 and the south 40 feet of lot 5, all in block 45, plat of John H. Nagle's Second Addition to the city of Seattle, according to plat thereof, recorded in volume 5 of plats, page 67, records of King County, Washington.





EXISTING CONDITIONS

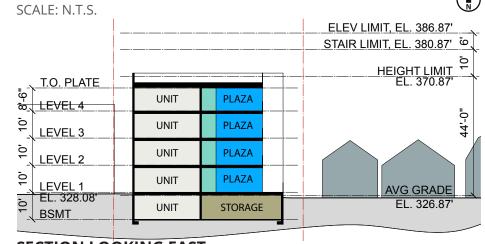


EDG - SCHEME SUMMARY

SCHEME A







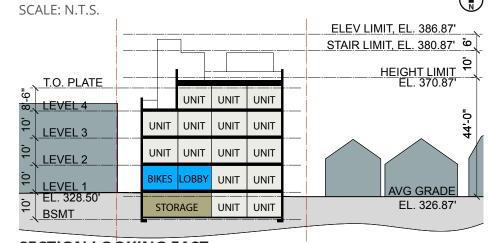
SECTION LOOKING EAST SCALE: N.T.S.

CAPITOL HILL TOD LLC S+HWorks

SCHEME B

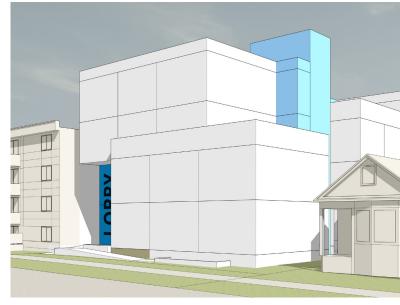




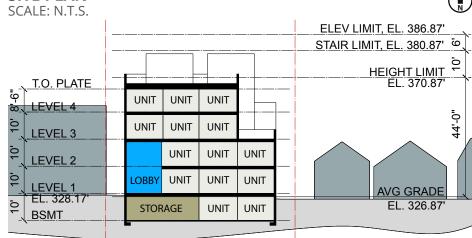


SECTION LOOKING EAST SCALE: N.T.S.

SCHEME C (PREFERRED)







SECTION LOOKING EAST SCALE: N.T.S.

EDG - PREFERRED SCHEME DEVELOPMENT

RECESSED LOBBY DEVELOPMENT

STREET FACING FACADE RECESSE

DEVELOPMENT POTENTIAL

 LR3 ZONING IN GROWTH AREA WITH GREEN BUILDING FAR CREDIT (SMC23.45.510.C) AND PARTIALLY BELOW GRADE STORY (SMC 23.45.514.F)



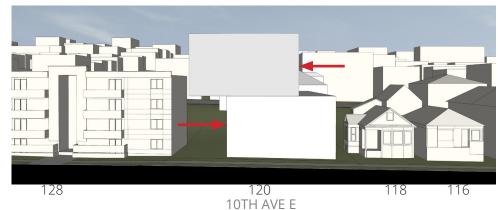
REDUCE WIDTH AND SET BACK UPPER STORIES

- REDUCES VISUAL SCALE OF BUILDING
- PROVIDES RELIEF TO STREET FRONTAGE
- CREATES A SCALE THAT IS SYMPATHETIC TO OTHER STRUCTURES ON THE BLOCK



OFFSET MASSING

- PUSHES BULK OF UPPER STORY MASSING TOWARDS EXISTING MULTI-FAMILY STRUCTURE, RETAINING LIGHT AND AIR FOR SINGLE-FAMILY STRUCTURE
- CREATES VISUAL INTEREST IN MASSING



ADD RECESSED LOBBY

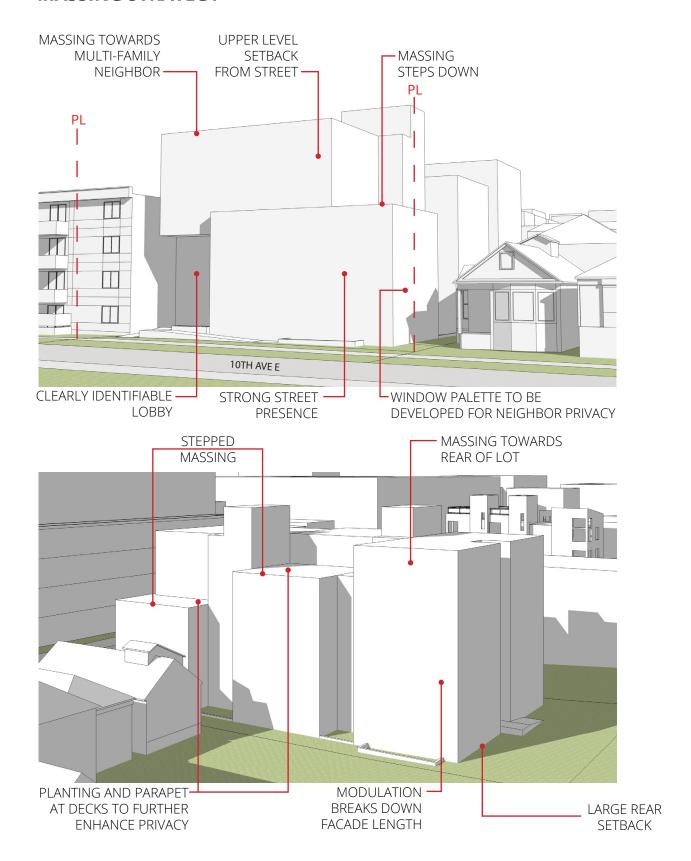
- LOBBY IS INSERTED IN SPACE CREATED BY MASSING SPLIT
- PLACING IT TOWARDS THE EXISTING MULTI-FAMILY STRUCTURE GIVES RELIEF FROM PEDESTRIAN TRAFFIC TO SINGLE-FAMILY STRUCTURE
- DOUBLE HEIGHT VOLUME GIVES VISUAL PROMINENCE TO THE ENTRY





EDG - PREFERRED SCHEME: ADJACENCY

MASSING STRATEGY





PREFERRED SCHEME: SITE PLAN

- PUSH BUILDING SERVICES AND HIGH TRAFFIC SPACES TOWARDS EXISTING MULTI-FAMILY STRUCTURE TO GIVE RELIEF TO SINGLE-FAMILY STRUCTURES
- STEP MASSING DOWN AT THE SOUTHWEST CORNER TO RETAIN LIGHT AND AIR FOR SINGLE-FAMILY STRUCTURE
- PUSH BULK OF MASS TOWARDS EXISTING MULTI-FAMILY AND REAR YARD
- LARGE REAR SETBACK PROVIDES BUFFER BETWEEN BULK OF MASS AND STRUCTURES TO THE EAST

BOARD RECOMMENDATIONS

APRIL 22, 2015 MEETING

FEEDBACK/GUIDANCE

1 HEIGHT, BULK & SCALE MODULATION

GUIDELINES: CS2-A-2, CS3-A-2, PL3-A, DC2-A&B

- SUPPORTED LARGE, DRAMATIC SHIFTS IN MASSING & DYNAMIC FACADE COMPOSITION.
- · SUPPORTED VERTICAL BREAKS IN MASSING ALONG NORTH & SOUTH FACADES.

RELATIONSHIP TO ADJACENT SITES

GUIDELINES: CS1-B-2, CS2-B, CS2-D

- · SUPPORTED MASSING IN RELATIONSHIP TO NEIGHBORS.
- · SUPPORTED DATUM RELATIONSHIP WITH SOUTH SINGLE FAMILY NEIGHBOR
- SUPPORTED UPPER STORY SETBACKS THAT RELATE TO, AND RESPECT, ADJACENT BUILDINGS.

2 ARCHITECTURAL DETAILS & MATERIALS

MATERIALS & DETAILS

GUIDELINES: DC2-C&D, DC4-A-1, DC4-I&II

- SUPPORTED QUIET SIMPLICITY & SINGULARITY OF MATERIALS.
- SUPPORTED PEDESTRIAN SCALE DETAILS, INCLUDING RECESSED BLACK VINYL WINDOWS TO CREATE SENSE OF DEPTH.
- · REITERATED QUALITY DETAILS, INSTALLATION, AND FINISHES AS EXPRESSION OF CONCEPT.
- · CONSIDER DETAILS THAT CREATE A STRONG MASSING EDGE.

ACCENT & COLORS

GUIDELINES: CS3-A-2, PL3-A, DC2-C&D

- SUPPORTED SIMPLE MONOCHROMATIC COLOR PALETTE.
- · CONSIDER USE OF BOLD ACCENT IN STRATEGIC & THOUGHTFUL LOCATIONS.

3 SAFETY & SECURITY

MINDOW WELLS

GUIDELINES: CS1-B-2, CS2-B-2, PL3-B-2

- CONSIDER WINDOW WELLS THAT MAXIMIZE SAFETY, BUT ARE MINDFUL OF INTERIOR EXPERIENCE AND THE RELATIONSHIP TO STREET & ADJACENT OPEN SPACES.
- · CONSIDER USE OF LANDSCAPING AS A BUFFER TO WINDOW WELLS.

4 AMENITY SPACES & BIKE STORAGE

REAR YARD AREA

GUIDELINES: DC4-D, DC3-I, PL3-B-1, CS2-D-5

- SUPPORTED AT GRADE AMENITY, BUT OPEN TO REAR YARD BEING EITHER A LANDSCAPE BUFFER OR SMALL GATHERING AREA.
- CONSIDER DESIGN THAT IS RESPECTFUL TO ADJACENT NEIGHBORS BY LIMITING SIZE AND INCLUDING A LANDSCAPE BUFFER.

ROOFTOP AMENITY SPACES

GUIDELINES: DC-3-C-2&3, DC3-1, CS2-D-5, DC4-C&D

- · SUPPORTED VARIATION & DISPERSION OF ROOFTOP SPACES.
- CONSIDER RELATIONSHIP OF DECKS TO ADJACENT UNITS, INCLUDING PRIVACY, LIGHTING & NOISE.
- · CONSIDER RELATIONSHIP OF DECKS TO ADJACENT PROPERTIES BY INCLUDING A LANDSCAPE BUFFER.

BIKE STORAGE

GUIDELINES: PL4-B, PL3-A, PL3-B-4

- SUPPORTED BIKE ROOM LOCATION.
- · CONSIDER A DESIGN THAT IS USER FRIENDLY AND CONVENIENT.

RESPONSE

1 HEIGHT, BULK & SCALE

- MODULATION
 - · MAINTAINED MASSING CONCEPT.
 - · ENHANCED RELATIONSHIP TO STREET.

RELATIONSHIP TO ADJACENT SITES

• CONTINUED STEPPED MASSING TO STRENGTHEN RELATIONSHIP TO NEIGHBORING PROPERTIES.

2 ARCHITECTURAL DETAILS & MATERIALS

MATERIALS & DETAILS

- INCORPORATED INTEGRAL COLOR FIBER CEMENT PANELS.
- · INCLUDED RECESSED WINDOW DETAILING.
- EXPLORED DETAILING OF PANEL JOINTS, FASTENERS AND CORNER TRANSITIONS.

ACCENT & COLORS

- EXPLORED VARIATIONS OF COLOR PALETTE. PREFERRED LIGHT GRAY PANEL THROUGHOUT.
- EXPLORED OPTIONS FOR ACCENT COLOR, MATERIAL AND LOCATION. PREFERRED YELLOW ACCENT AT LIMITED LOCATIONS.

3 SAFETY & SECURITY

MINDOW WELLS

- MINIMIZED HEIGHT OF WINDOW WELLS TO MAXIMIZE INTERIOR DAYLIGHT & VISIBILITY.
- INCLUDED LANDSCAPE BUFFERS TO PROVIDE PRIVACY, BUT TRANSPARENCY
- INCORPORATED LIMITED ACCENT LIGHTING TO FURTHER ENHANCE SECURITY.

4 AMENITY SPACES & BIKE STORAGE

REAR YARD AREA

- · DEVELOPED REAR YARD AS A SMALL GATHERING AREA.
- PROVIDED FIXED SEATING TO LIMIT GROUP SIZES, AND MAXIMIZED LANDSCAPE BUFFER TO ADJACENT PROPERTIES.

ROOFTOP AMENITY SPACES

- · MAINTAINED VARIATION & DISPERSION OF ROOFTOP SPACES.
- THOUGHTFULLY LOCATED WINDOWS TO CONTROL RELATIONSHIP OF UNITS TO DECKS.
- INCORPORATED PLANTERS AT ADJACENT UNITS & DECK EDGES TO BUFFER NOISE AND ENHANCE PRIVACY.

BIKE STORAGE

- · MAINTAINED BIKE ROOM LOCATION.
- DEVELOPED RACK CONFIGURATION, TOOL STATION, AND FINISHES TO ENHANCE USER EXPERIENCE.

DEVELOPMENT & STUDIES: ARCHITECTURAL DETAILS & MATERIALS 2



ACCENT & COLORS: TWO TONE MASSES

- CONSIDERED USING LIGHT AND DARK GRAY PANELS TO FURTHER ARTICULATE MASSING.
- CONCLUSION: SINGLE COLOR PREFERRED TO SUBTLY ENHANCE DYNAMIC MASSING.







MATERIALS & DETAILS: BLACK WINDOW INFILL

- · CONSIDERED USING BLACK INFILL PANELS TO GROUP WINDOWS TOGETHER.
- CONCLUSION: LARGER WINDOW GROUPINGS WERE TOO VISUALLY HEAVY AND OUT OF PROPORTION WITH OVERALL FACADE COMPOSITION.







MATERIALS & DETAILS: ACCENT MATERIALS & SIGNAGE

- CONSIDERED VARIOUS ACCENT MATERIALS/COLORS (INCLUDING CEDAR) AND SIGNAGE CONFIGURATIONS.
- CONCLUSION: BRIGHT ACCENT AND BOLD SIGNAGE PROVIDED A 'POP' CONTRAST THAT BALANCED THE OTHERWISE QUIET BUILDING. THE ACCENT ELEMENT COLOR & SIGNAGE EMPHASIZES THE ENTRY.







ACCENT & COLORS: EXTENT OF ACCENT COLOR

- CONSIDERED EXTENDING ACCENT COLOR INTO LOBBY TO MAKE MORE PROMINENT.
- CONCLUSION: THE COLOR EXTENT DID NOT PROPERLY EXPRESS THE MASSING, AND DETRACTED FROM THE SIGNAGE AND OVERALL COMPOSITION.







NOTE: STREET TREES NOT SHOWN FOR CLARITY

VIEW FROM NORTHWEST

DESIGN RESPONSE

1 HEIGHT, BULK & SCALE: **MODULATION:**

 DRAMATIC MASSING ESTABLISHES AND EMPHASIZES ENTRY.

RELATIONSHIP TO ADJACENT SITES:

 MASSING AND UPPER STORY SETBACKS RELATE TO, AND RESPECT, ADJACENT BUILDINGS.

2 ARCHITECTURAL DETAILS & MATERIALS

MATERIALS & DETAILS:

- INTEGRAL FIBER CEMENT PANELS IN SINGLE SOLID COLOR.
- PANELS CONTINUE INTO LOBBY TO FURTHER ESTABLISH MASSING CONCEPT.
- · RECESSED WINDOWS.
- PANEL & FASTENER DETAILING.

ACCENTS & COLORS:

 INTENTIONAL USE OF ACCENT COLOR & SIGNAGE TO EXPRESS MASSING & EMPHASIZE THE ENTRY.

3 SAFETY & SECURITY:

WINDOW WELLS

 LANDSCAPING CREATES BUFFER FOR PRIVACY AND SECURITY AT STREET FACING WINDOW WELLS.

4 AMENITY SPACES AND BIKE STORAGE

ROOFTOP AMENITY SPACES

• LOWER ROOF DECK IS SMALLER TO LIMIT GROUPS NEAR ADJACENT SFR.

BIKE STORAGE

• BIKE STORAGE ACCESS IS CONVENIENT FROM STREET, AND ADJACENT TO MULTIFAMILY NEIGHBOR.



VIEW FROM SOUTHWEST



NOTE: STREET TREES NOT SHOWN FOR CLARITY

DESIGN RESPONSE

1 HEIGHT, BULK & SCALE:

MODULATION:

 MASSING CREATES DYNAMIC FACADE COMPOSITION.

RELATIONSHIP TO ADJACENT SITES:

 A STRONG DATUM RELATIONSHIP IS ESTABLISHED WITH THE SOUTH NEIGHBOR.

2 ARCHITECTURAL DETAILS & **MATERIALS**

MATERIALS & DETAILS:

- INTEGRAL FIBER CEMENT PANELS IN SINGLE SOLID COLOR.
- RECESSED WINDOWS.
- PANEL & FASTENER DETAILING.

ACCENTS & COLORS:

• BUILDING ACCENT COLOR IS MORE DISCREET AND INCORPORATED INTO VARIEGATED LANDSCAPING.

3 SAFETY & SECURITY:

WINDOW WELLS

 LANDSCAPING CREATES BUFFER FOR PRIVACY AND SECURITY AT STREET FACING WINDOW WELLS.

4 AMENITY SPACES AND BIKE **STORAGE**

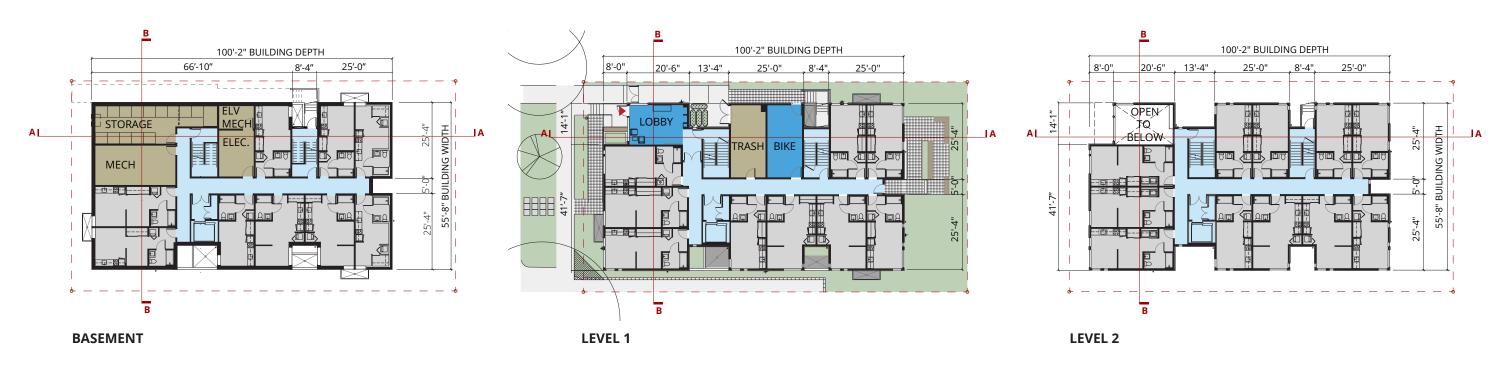
ROOFTOP AMENITY SPACES

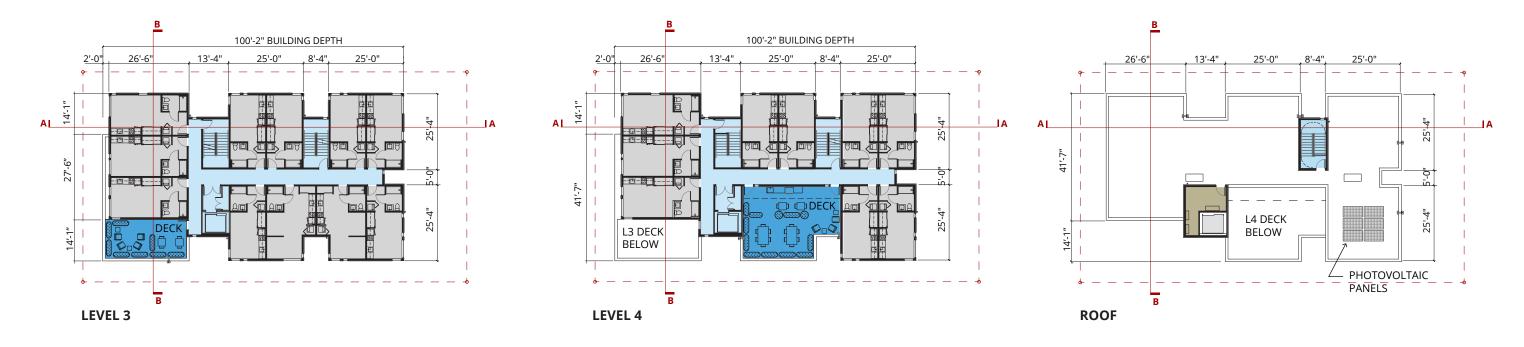
- VARIETY OF OUTDOOR SPACES FOR TENANTS.
- LARGEST DECK IS ABOVE NEIGHBOR TO LIMIT IMPACT
- PLANTERS AT ROOF DECK PROVIDE BUFFER TO SOUTH NEIGHBOR.



BUILDING PLANS

SCALE: 1/32" = 1'-0"





COMMON

CIRCULATION

RESIDENTIAL

BUILDING SERVICE

PRIMARY ENTRY

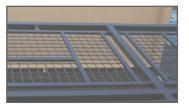




INTEGRAL COLOR FIBER CEMENT PANELS, 'NATURAL'



PAINTED FIBER CEMENT PANELS, BLACK PANTHER



POWDER COATED ALUMINUM RAILINGS + GATE, BLACK



RECESSED VINYL WINDOW, BLACK



LOBBY LIGHTING

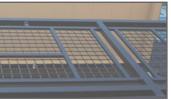




PAINTED FIBER CEMENT PANELS, BLACK PANTHER



RECESSED VINYL WINDOW, BLACK



POWDER COATED ALUMINUM RAILINGS + GATE, BLACK



ACCENT COLOR, SUNSHINE



LOBBY LIGHTING



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"





INTEGRAL COLOR FIBER CEMENT PANELS, 'NATURAL'



PAINTED FIBER CEMENT PANELS, BLACK PANTHER

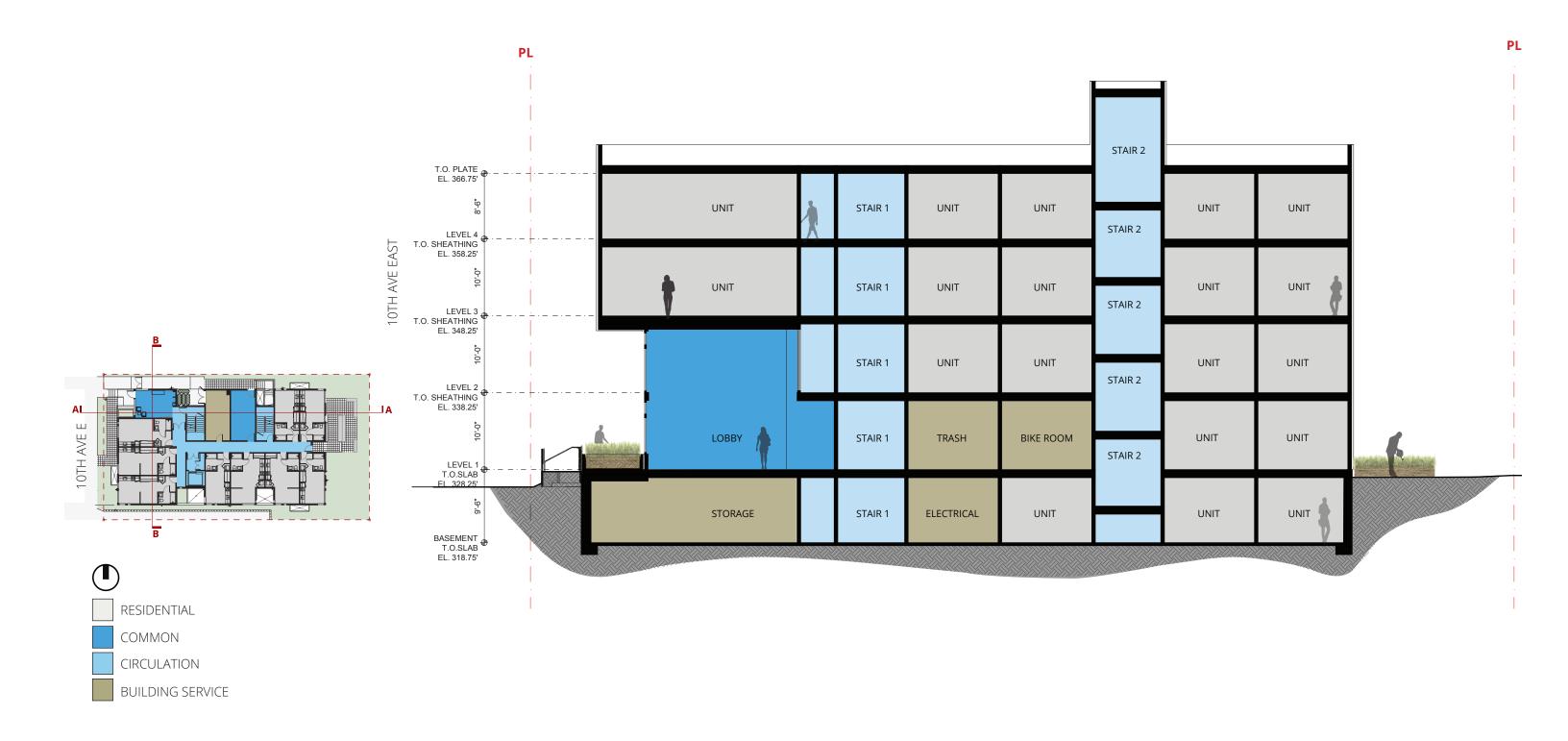


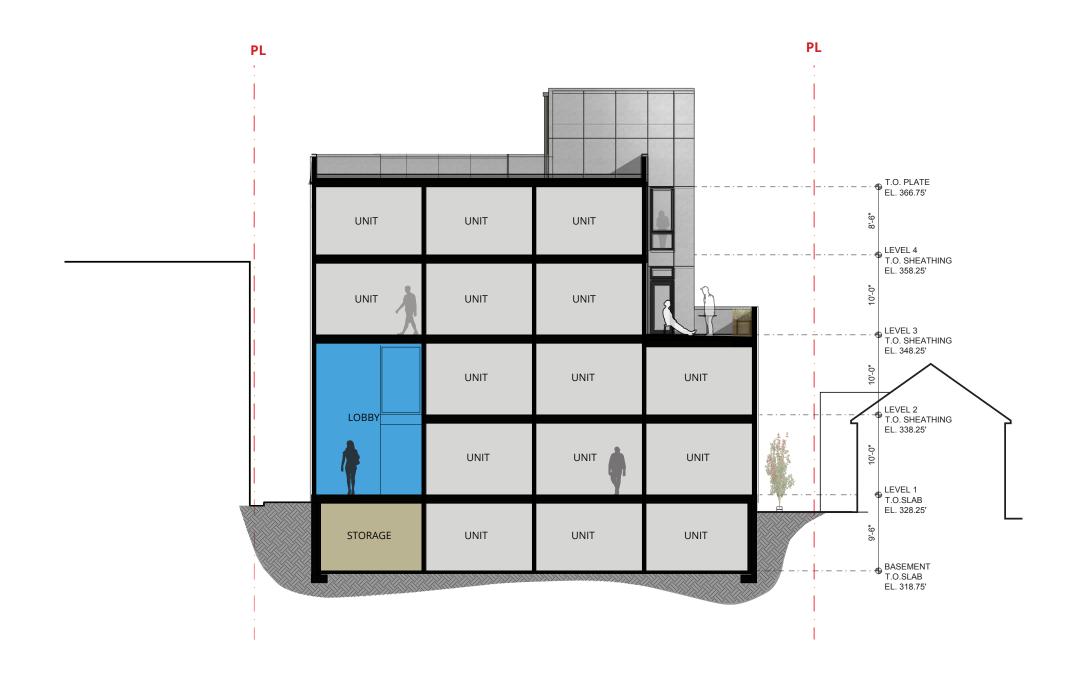
RECESSED VINYL WINDOW, BLACK

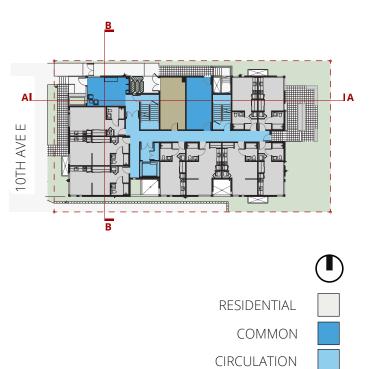


POWDER COATED CANOPY

SECTION A SCALE: 3/32" = 1'-0"

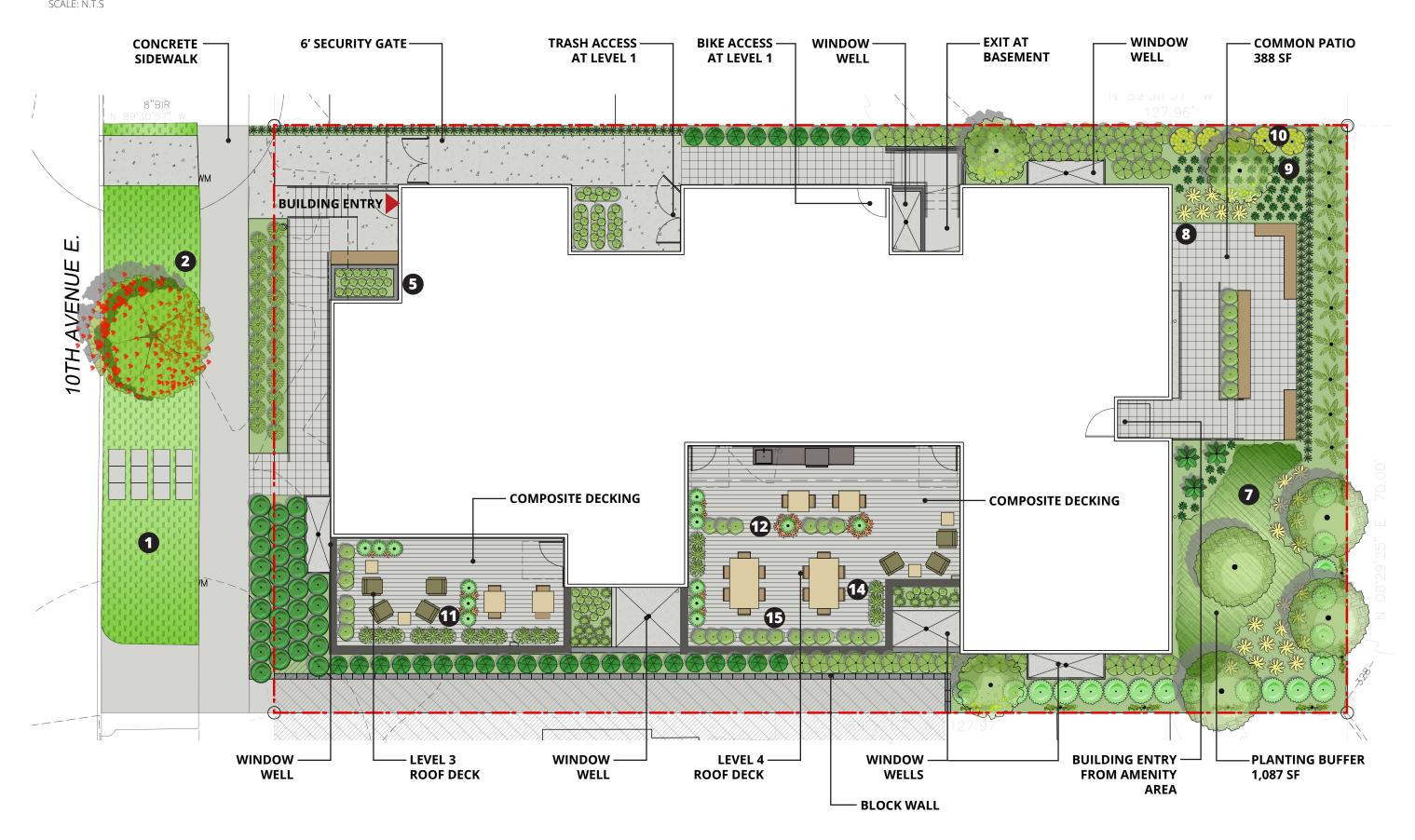




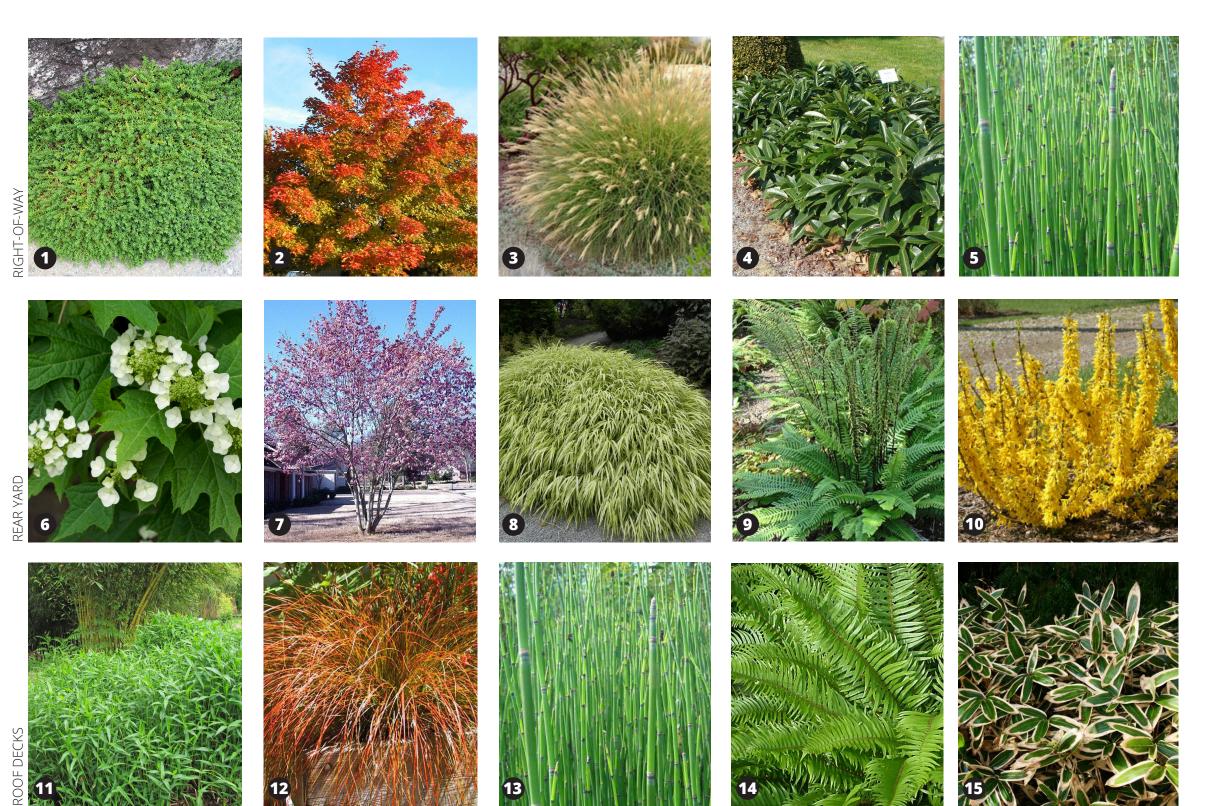


BUILDING SERVICE

LANDSCAPE PLAN



LANDSCAPE ELEMENTS



(left to right)

- 1. Herniaria Glabra 'Green Carpet'
- 2. Acer Truncatum ' Pacific Sunset'
- 3. Miscanthus Sinesis 'Little Kitten"
- 4. Prunus Laurocerasus 'Mt Vernon Laurel'
- 5. Equisetum Hyemale 'Horsetail'

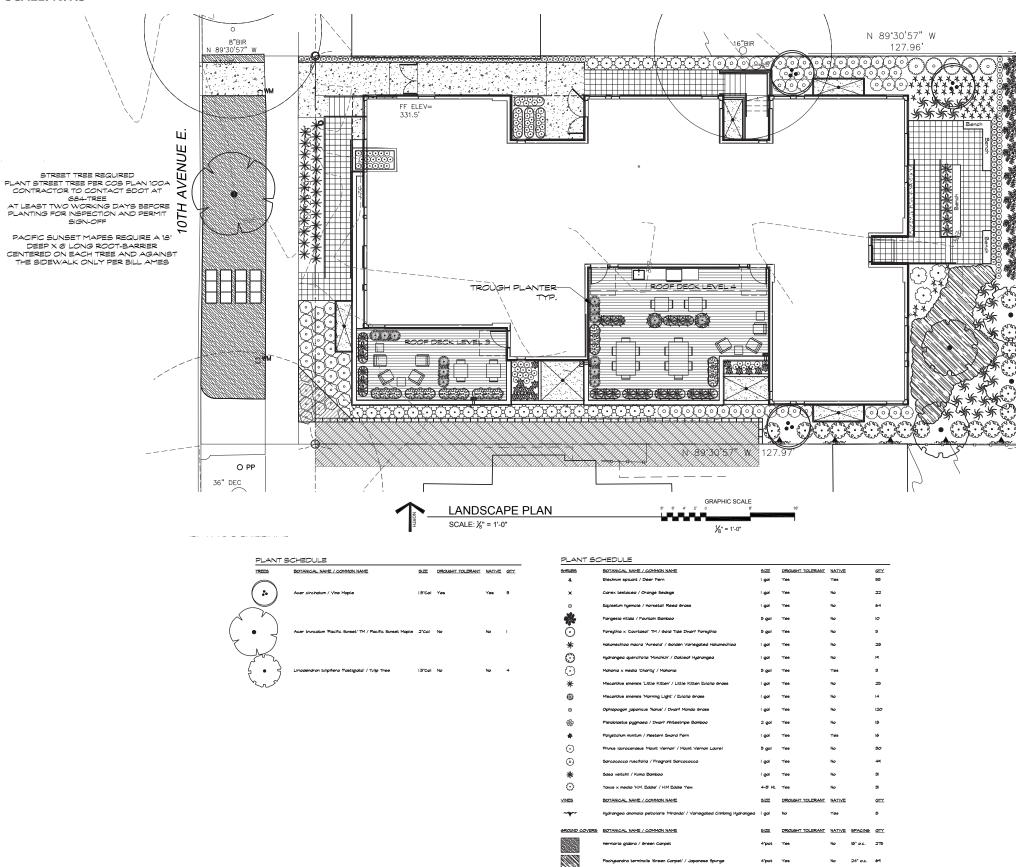
6. Hydrangea Quercifolia 'Oakleaf'7. Liriodendron Tulipifera 'Tulip Tree'8. Hakonechloa Macra 'Golden Variegated' 9. Blechnum Spicant ' Deer Fern' 10. Forsythia x Courtasol 'Gold Tide'

- 11. Pleioblastus 'Dwarf Whitestripe Bamboo'12. Carex Testacea 'Orange Sedge'13. Equisetum Hyemale 'Horsetail'14. Polystichum Munitum 'Western Sword'15. Sasa Vetchii 'Kuma Bamboo'



LANDSCAPE PLAN CALCULATIONS

SCALE: N.T.S



	en Factor Score Sheet		`LE×gree	n facto	r
oject t	title:	enter sq ft of parcel			
	Parcel size (enter this value first)	* 8,960		SCORE	0.608
	ndscape Elements**	Totals from (GF worksheet	Factor	Total
Lar	ndscaped areas (select one of the following for each area)		enter sq ft		
L	andscaped areas with a soil depth of less than 24"	I	enter sq ft	0.1	-
ι	andscaped areas with a soil depth of 24" or greater	- 1	2933 enter sq ft	0.6	1,759.8
E	Bioretention facilities		emer sy n	1.0	-
Pla	ntings (credit for plants in landscaped areas from Section A)				
h	Mulch, ground covers, or other plants less than 2' tall at maturity	I	enter sq ft 2933	0.1	293
	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	550 enter number of pla	6600	0.3	1,980
	Free canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	7	525	0.3	158
	Free canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	nter number of pla	150	0.3	45.0
	Free canopy for "medium/large trees" or equivalent canopy spread of 21' to 25') - calculated at 250 sq ft per tree	inter number of pla	0	0.4	
	Free canopy for "large trees" or equivalent canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of pla	nts 0	0.4	-
	Free canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH	0	0.8	
Gra	een roofs				
(Over at least 2" and less than 4" of growth medium	1	enter sq ft 0	0.4	-
(Over at least 4" of growth medium	I	enter sq ft	0.7	-
Ve	getated walls	ı	enter sq ft 462 enter sq ft	0.7	323.4
Ap	proved water features		enter sq ft 0	0.7	-
Per	rmeable paving				
F	Permeable paving over at least 6" and less than 24" of soil or gravel	1	enter sq ft 0	0.2	-
F	Permeable paving over at least 24" of soil or gravel	I	enter sq ft 319	0.5	159.5
Str	uctural soil systems		enter sq ft 0	0.2	-
Во	nuses	sub-total of sq ft =	13,922		
	Drought-tolerant or native plant species	ı	enter sq ft 6351	0.1	635.1
	andscaped areas where at least 50% of annual irrigation needs are met.		enter sq ft	0.2	-
	andscaping visible to passersby from adjacent ublic right of way or public open spaces	1	enter sq ft 930	0.1	93
	andscaping in food cultivation	-	enter sq ft 0	0.1	-
	t count public rights-of-way in parcel size calculation.		Green Facto	r numerator =	5,447

TOL

SITE LIGHTING PLAN

SCALE: N.T.S





















ROOF DECKS/ REAR YARD

DESIGN RESPONSE

1 HEIGHT, BULK & SCALE: **MODULATION:**

 VERTICAL BREAKS ALONG NORTH & SOUTH FACADE BREAK DOWN LONG ELEVATIONS.

RELATIONSHIP TO ADJACENT SITES:

- MASSING AND UPPER STORY SETBACKS RELATE TO, AND RESPECT, ADJACENT BUILDINGS.
- VARIETY OF AMENITY SPACE MEANS NO UPPER LEVEL ROOF DECK, REDUCING THE QUANTITY AND IMPACT OF PENTHOUSES.

3 SAFETY & SECURITY:

WINDOW WELLS

 LANDSCAPING CREATES BUFFER FOR PRIVACY AND VISUAL INTEREST FOR SIDE YARD WINDOW WELLS.

4 AMENITY SPACES

REAR YARD AREA

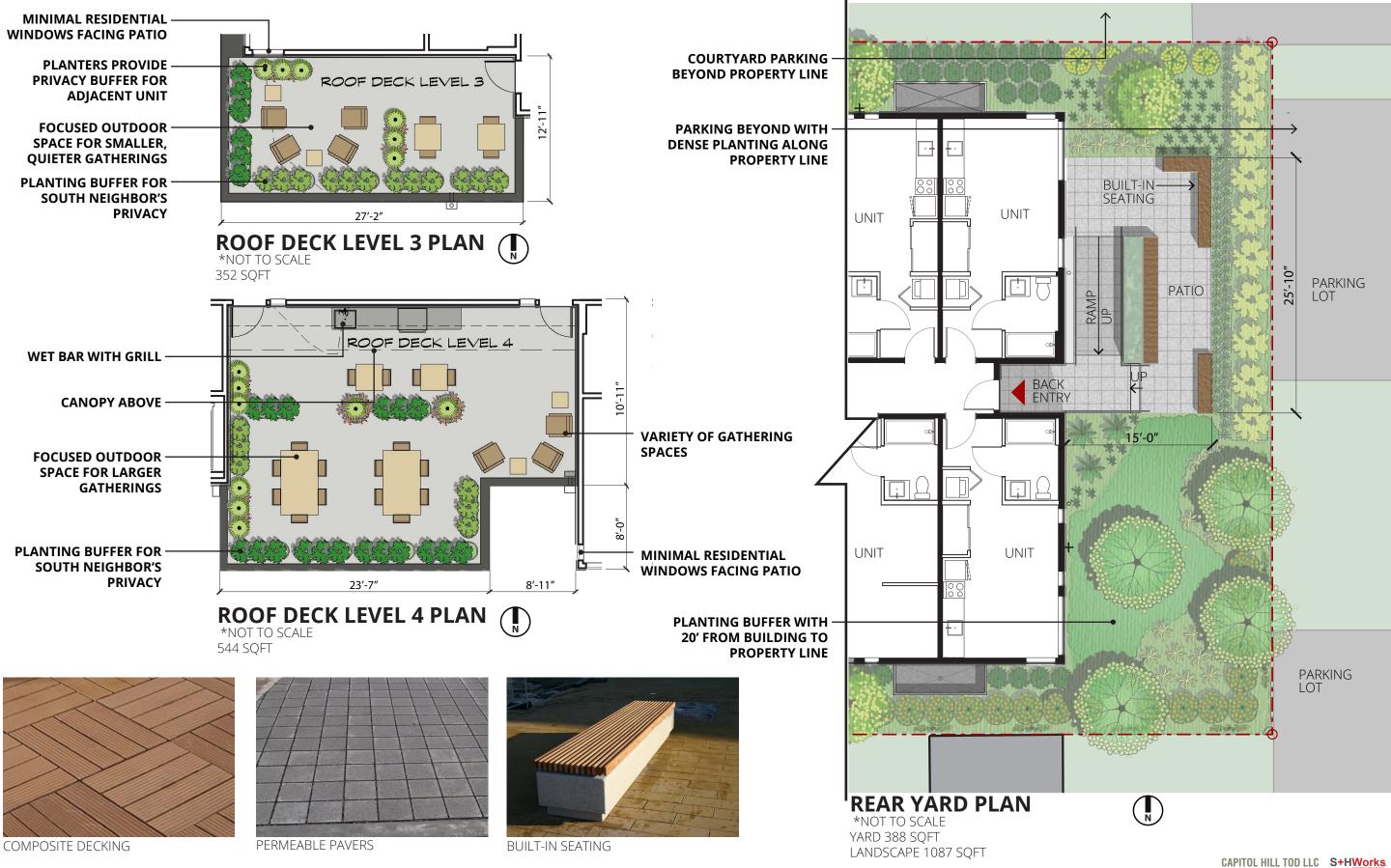
- REAR YARD TREATED AS SMALL GATHERING OASIS AT GRADE.
- DENSE PLANTING TO PROVIDE BUFFER TO NEIGHBORS.

ROOFTOP AMENITY SPACES

- WEST ROOF DECK INTENTIONALLY SMALLER TO LIMIT IMPACT ON NEIGHBORS.
- UPPER/CENTER ROOF DECK DESIGNED FOR LARGER GROUPS.
- PLANTERS AT BOTH ROOF DECKS WILL LIMIT NOISE TO NEIGHBORS.



ROOF DECKS/REAR YARD



STREET LEVEL EXPERIENCE



NORTHWEST ENTRY

DESIGN RESPONSE

2 DETAILS & MATERIALS:

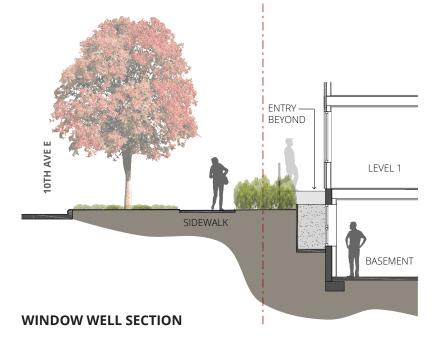
ACCENTS & COLORS

- INTENTIONAL LOCATION OF ACCENT COLOR FOR MOST IMPACT AND BALANCE.
- DYNAMIC INTERIOR LIGHTING FEATURE.
- · VARIETY OF LANDSCAPE TEXTURES ADD FURTHER INTEREST TO ENTRY.

3 SAFETY & SECURITY:

WINDOW WELLS

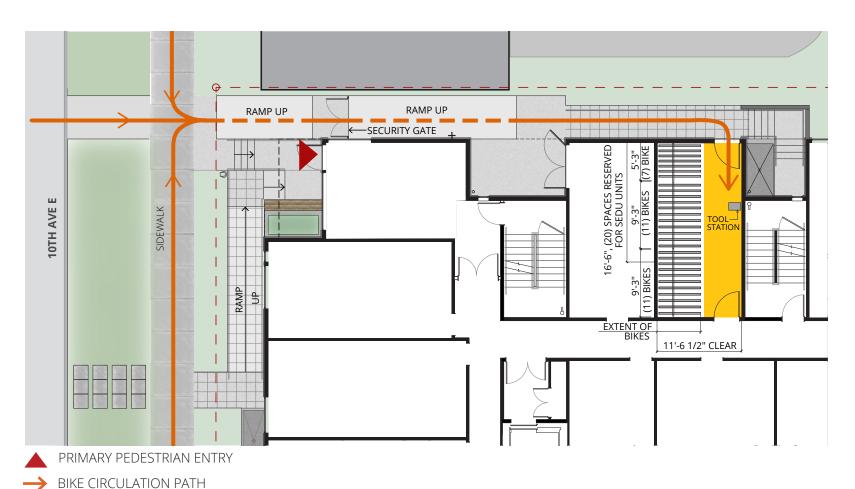
- MINIMAL WINDOW WELL WALL ALLOWS FOR MAXIMUM VISIBILITY & DAYLIGHT.
- LANDSCAPING CREATES BUFFER FOR PRIVACY AND SECURITY.
- PLANTING STRIP PROVIDES 6'-6" EFFECTIVE SEPARATION FROM SIDEWALK.





- TEXTURED GRASS AND CLIMBING VINES ALONG ENTRY STAIR & RAMP.
- · HORSETAIL INCLUDED AT ENTRY PLANTER WITH BENCH.
- · LARGE BED OF DENSE PLANTING PROVIDES PRIVACY AT WELLS.
- DENSE GROUND COVER AT PLANTING STRIP TO BALANCE STREET TREE.

BIKE STORAGE



DESIGN RESPONSE

4 AMENITY SPACES & BIKE STORAGE

BIKE STORAGE ACCESS

- CONVENIENT LOCATION ACCESSED FROM STREET THROUGH SIDE YARD.
- · SIDE YARD GATE PROVIDES ADDITIONAL SECURITY.
- EASILY ACCESS FROM INTERIOR.

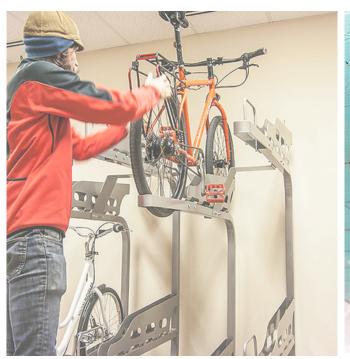
STORAGE ROOM FEATURES

- · SIMPLE & EASY TO USE STACKED RACK.
- BUILT-IN TOOL STATION FOR QUICK REPAIRS.
- RESILIENT FLOORING AND WAINSCOTING CARRIES ACCENT COLOR INTO BUILDING AND MAKES ROOM EASIER TO MAINTAIN.





VIEW OF BIKE ACCESS & STORAGE ROOM

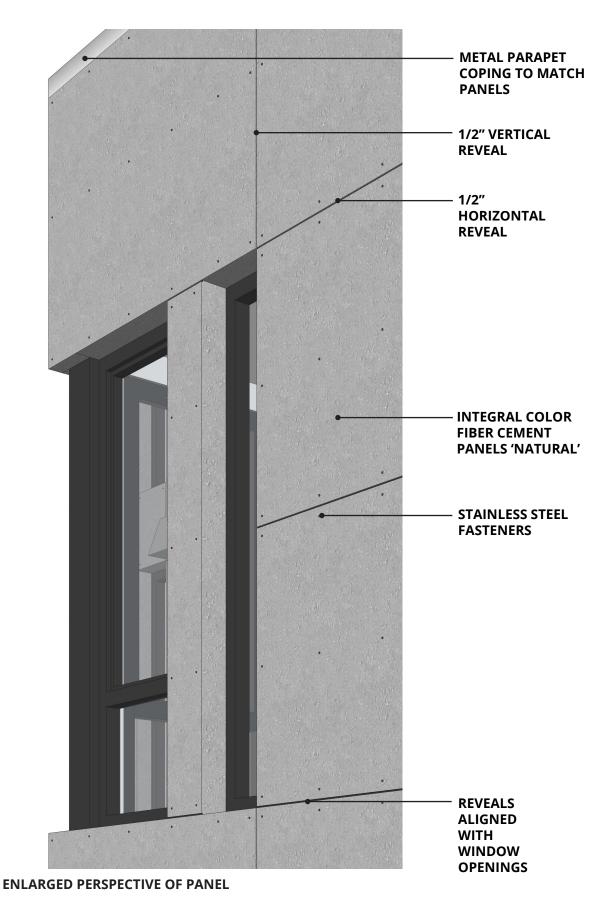




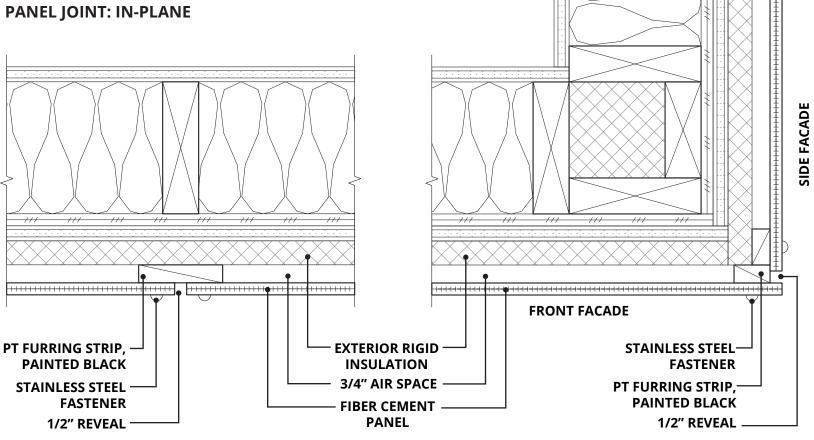


WALL MOUNTED TOOL STATION

PANEL DETAILS



PANEL JOINT: IN-PLANE



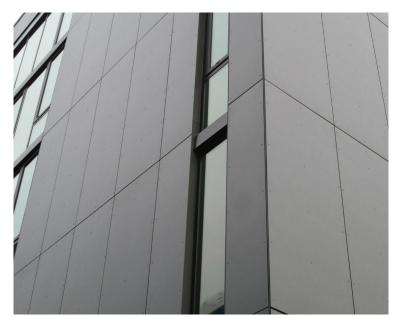


PHOTO OF SIMILAR MATERIAL

DESIGN RESPONSE

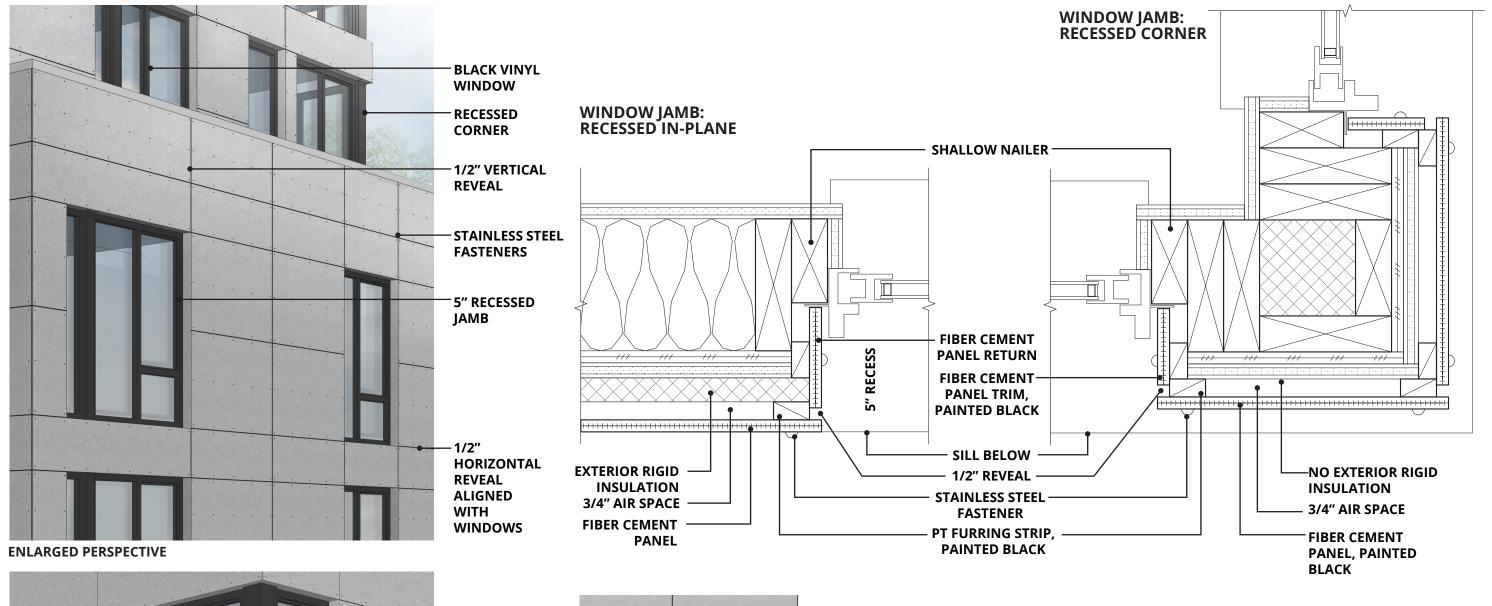
2 ARCHITECTURAL DETAILS & MATERIALS **MATERIALS & DETAILS:**

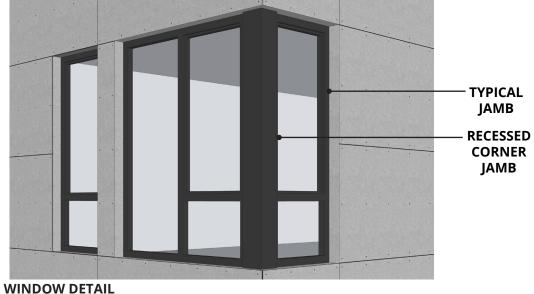
• INTEGRAL FIBER CEMENT PANELS IN SINGLE SOLID COLOR.

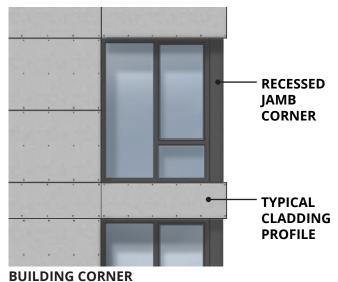
PANEL JOINT: CORNER

- RIGOROUS PANEL SIZES, ALIGNING WITH OPENINGS FOR CONSISTENT DATUMS.
- FASTENERS EQUALLY SPACED.

WINDOW DETAILS





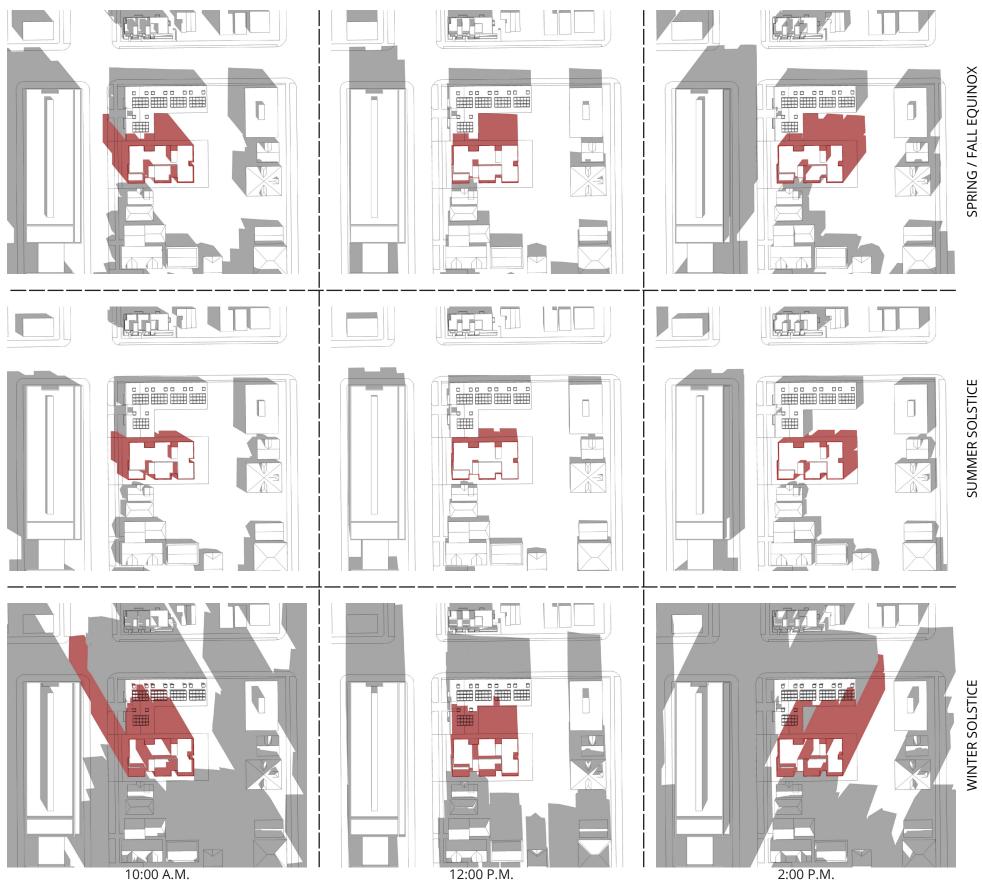


DESIGN RESPONSE

2 ARCHITECTURAL DETAILS & MATERIALS **MATERIALS & DETAILS:**

- · WALL ASSEMBLY ALLOWS FOR DEEPLY RECESSED WINDOW JAMBS - 5" EFFECTIVE DEPTH.
- 'PUNCHED' OPENINGS CREATE SUBTLE DEPTH ON FACADE.
- CORNER WINDOWS HAVE RECESSED JAMBS TO CREATE ARTICULATION ON BUILDING CORNERS.

SUN PATH / SHADOW STUDY



34 | CAPITOL HILL TOD LLC S+HWorks
120 10th Ave East RECOMMENDATION MEETING DPD# 3018712

ZONING ANALYSIS

OVERLAYS:	CAPITOL HILL URBAN CENTER VILLAGE / FREQUENT TRANSIT		
SMC Code	Definition		
SMC 23.45.504	PERMITTED USES Residential Use permitted outright.		
SMC23.45.510.B,E	FLOOR AREA RATIO - Base 1.5 FAR inside Growth Areas. * 2.0 FAR allowed with Built Green 4 Star certification.		
SMC 23.45.512.A	DENSITY LIMITS - No limit per exception 3 (Built Green bonus).		
SMC 23.45.514.A, F, & J	HEIGHT - Base height limit of 40' above average grade. - Additional 4' of height for partially below grade story (4' max above grade). - Parapets, railings etc. may extend 4' above the allowed height limit. - Stair penthouses may extend 10' above the allowed height limit. - Elevator penthouses may extend 16' above the allowed height limit.		
SMC 23.45.518.A	SETBACKS Front: 5' minimum. Rear: 10' minimum with alley, 15' minimum no alley. Side: 5' if building is 40' or less in length, or 7' average 5' min.		
SMC 23.45.522.A.4	AMENITY AREA - 25% of total lot area shall be provided as amenity area 50% of total amenity area shall be provided at the ground level as common amenit area Common Amenity: minimum 250 sf, 10′ min. dimension.		
SMC 23.45.524.A	LANDSCAPING - 0.60 Green Factor Required.		
SMC 23.45.527.A,B	STRUCTURE WIDTH/FACADE LENGTH - Width of principal structures shall not exceed 150' Length of principal structures shall not exceed 65% of lot depth.		
SMC 23.45.534	LIGHTING AND GLARE - Exterior lighting shall be shielded and directed away from adjacent properties.		
SMC 23.54.015 (Table E)	4.015 REQUIRED PARKING - No vehicular parking required (Urban Center Village + Frequent Transit). - Bicycle Parking: 1 space per 4 units or 0.75 space per SEDU.		
SMC 23.54.040	SOLID WASTE & RECYCLING - Residential (26-50 units): 375sf 12' minimum horizontal dimension.		

ZONING:

LR3

THE PROPOSAL REQUIRES NO DEPARTURES

