

early design guidance | capitol hill TOD

East Design Review Board Meeting on December 14, 2016

PROJECT INFORMATION

Project Site	DPD #	Site Address
Site A	3021140	118 Broadway E, Seattle, WA 98102
Site B-North	3021177	923 E John St, Seattle, WA 98102
Site B-South	3021179	123 10th Ave E, Seattle, WA 98102
Site C	3021149	1830 Broadway, Seattle, WA 98102



PROJECT INFORMATION

	SITE A	SITE B-NORTH	SITE B-SOUTH	SITE C
ADDRESS [2.1]	118 Broadway E, Seattle WA 98102	923 E John St, Seattle WA 98102	123 10th Ave E, Seattle WA 98102	1830 Broadway, Seattle WA 98102
SDCI PROJECT NO. [2.2]	3021140	3021177	3021179	3021149
LEGAL DESCRIPTION	NAGLES ADD PCL A SEATTLE BLA #3015588 REC #20131113900003 SD BLA DAF LOTS 1 THRU 6 BLOCK 46 OF SD ADD TGW LOTS 7 THRU 12 BLOCK 46 NAGLES 2ND ADD	NAGLES 2ND ADD PCL C SEATTLE BLA #3015588 REC #20131113900003 SD BLA DAF LOTS 7 THRU 12 BLOCK 46 OF SD ADD TGW LOTS 1 THRU 6 BLOCK 46 NAGLES ADD	NAGLES 2ND ADD PCL D SEATTLE BLA #3015588 REC #20131113900003 SD BLA DAF LOTS 7 THRU 12 BLOCK 46 OF SD ADD TGW LOTS 1 THRU 6 BLOCK 46 NAGLES ADD	NAGLES ADD LOT A SEATTLE BLA #3015592 REC #20131113900005 SD BLA DAF LOTS 4-5-6 BLOCK 35 OF SD ADD
PARCEL NO.	6003002025	6003501105	6003501135	6003001380

APPLICANT TEAM [2.4]

DEVELOPERS	gerding edlen development 1477 nw everett street portland, or 97209 (503) 299.6000 contact: jill sherman	capitol hill housing 1620 12th Ave # 205, Seattle, WA 98122 (206) 329.7303 contact: jeremy wilkening
ARCHITECTS	schemata workshop 1720 12th avenue seattle, wa 98122 (206) 285.1589 contact: grace kim	hewitt architects 101 stewart st #200 seattle, wa 98101 (206) 624.8154 contact: paul shema
LANDSCAPE ARCHITECT	berger partnership 1720 12th avenue seattle, wa 98122 (206) 285.1589 contact: jonathan morley	

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PER THE TERMS OF THE DEVELOPMENT AGREEMENT (DA) FOR THIS SITE BETWEEN THE CITY OF SEATTLE AND SOUND TRANSIT, THE APPLICANTS ARE ONLY REQUIRED TO PRESENT 2 MASSING OPTIONS, ONE BEING THE PROPOSAL SUBMITTED FOR THE SOUND TRANSIT RFP.

NOTE: NO DEPARTURES REQUESTED



PLAZA AS THE HEART OF THE PROJECT

At the heart of the Capitol Hill TOD project, a vibrant plaza is proposed, where a Farmers Market will set up twice weekly throughout the year for residents and visitors arriving by light rail. Additional programming as well as retail uses will enliven the Plaza year-round making it a destination for the Capitol Hill neighborhood.

development objectives [3.0]

	OVERALL	SITE A	SITE B-NORTH	SITE B-SOUTH	SITE C
NO. OF RESIDENTIAL UNITS [3.1]	427	152	110	73	92
TOTAL COMMERCIAL/COMMUNITY SF [3.2]	25,000 SF	16,800 SF	1,300 SF	3,500 SF	12,800 SF
NO. OF PARKING STALLS [3.3]	334	183	119	0	32
SUSTAINABILITY OBJECTIVES [3.4]	LEED for Homes Platinum	LEED for Homes Platinum	ESDS v3.0	LEED for Homes Platinum	LEED for Homes Platinum

NOTE: Information provided is based on alternative 2 [preferred] scheme.

BACKGROUND AND DEVELOPMENT OBJECTIVES

The project is sited on Capitol Hill within the Capitol Hill Station Area Overlay District (“Overlay District”), east of Broadway E. and south of E. John Street. The project site surrounds the Capitol Hill Station (“Station”), recently opened as part of the University Link light rail project between downtown Seattle and the University of Washington.

Beginning in 2006, the City of Seattle and Sound Transit engaged with the Capitol Hill community to plan for transit-oriented project (“TOD Project”) on the parcels within the Overlay District that were surplus to the Station needs. This planning process included development of the Capitol Hill Light Rail Station Sites Urban Design Framework (“UDF”), which expressed the community’s vision for development of the properties. Sound Transit subsequently developed a Coordinated Development Plan (“CDP”) in May 2013, which was intended to provide flexibility for developers to comply with the vision of the UDF while responding to market

conditions and Sound Transit’s requirements. The CDP identifies five sites: A, B-North, B-South, C and D. All five sites are zoned Neighborhood Commercial, and the Broadway-facing areas of Sites A, C, and D are within a Pedestrian-Designated overlay zone.

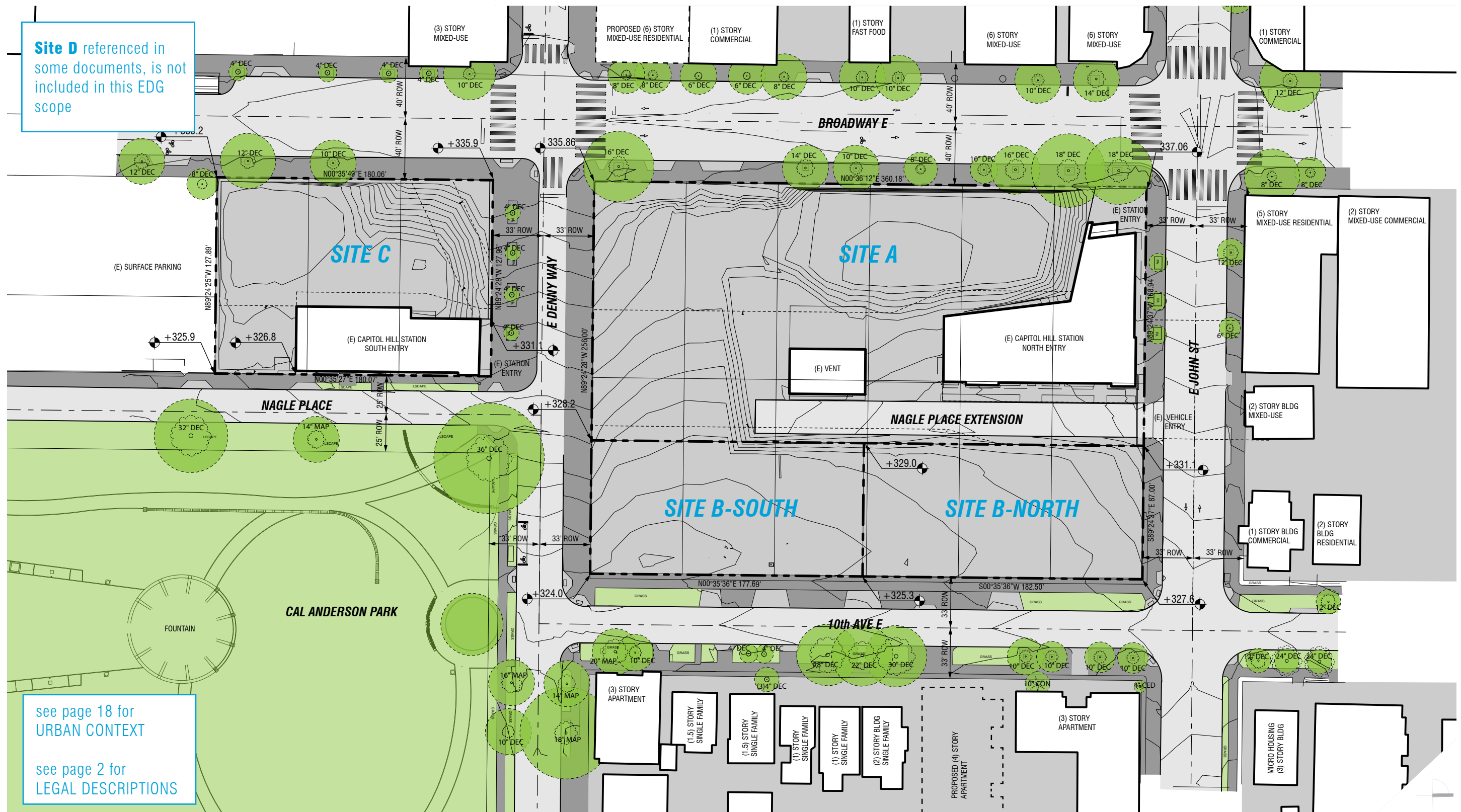
In 2013, the City of Seattle and Sound Transit entered into a Development Agreement (“DA”) that controls development of Sites A, B-North, B-South, C, and D. Site D is not included in this proposed development. Seattle Municipal Code (“SMC”) Zoning provisions apply only to the extent the SMC is consistent with the DA.

Related to design review, Section 10.3.1 of the DA contemplates a coordinated development proposal for all sites, and it requires only one design alternative (in addition to the developer’s initial proposal) to be presented at the Early Design Guidance meeting. The 2 alternatives herein are consistent with the governing DA. The DA also allows SDCI during the

MUP review process, to approve minor variations to the Development Agreement that are consistent with its intent (several minor variations are contemplated, but not finalized at this time). DA minor variations are not typical “DRB departures”.

Sound Transit has selected Gerding Edlen Development (“GED”), one of the nation’s leading real estate investment and development firms, to develop this TOD Project. Capitol Hill Housing, an affordable housing developer focused on the Capitol Hill community, has assumed the rights to develop the housing project on Site B-North. Sound Transit, GED, and CHH have collaborated extensively to create a cohesive site design intended to build community, encourage transportation alternatives, create vital gathering spaces and pedestrian opportunities, and realize the TOD vision established by the Capitol Hill community a decade ago.

(existing) site plan [4.0]

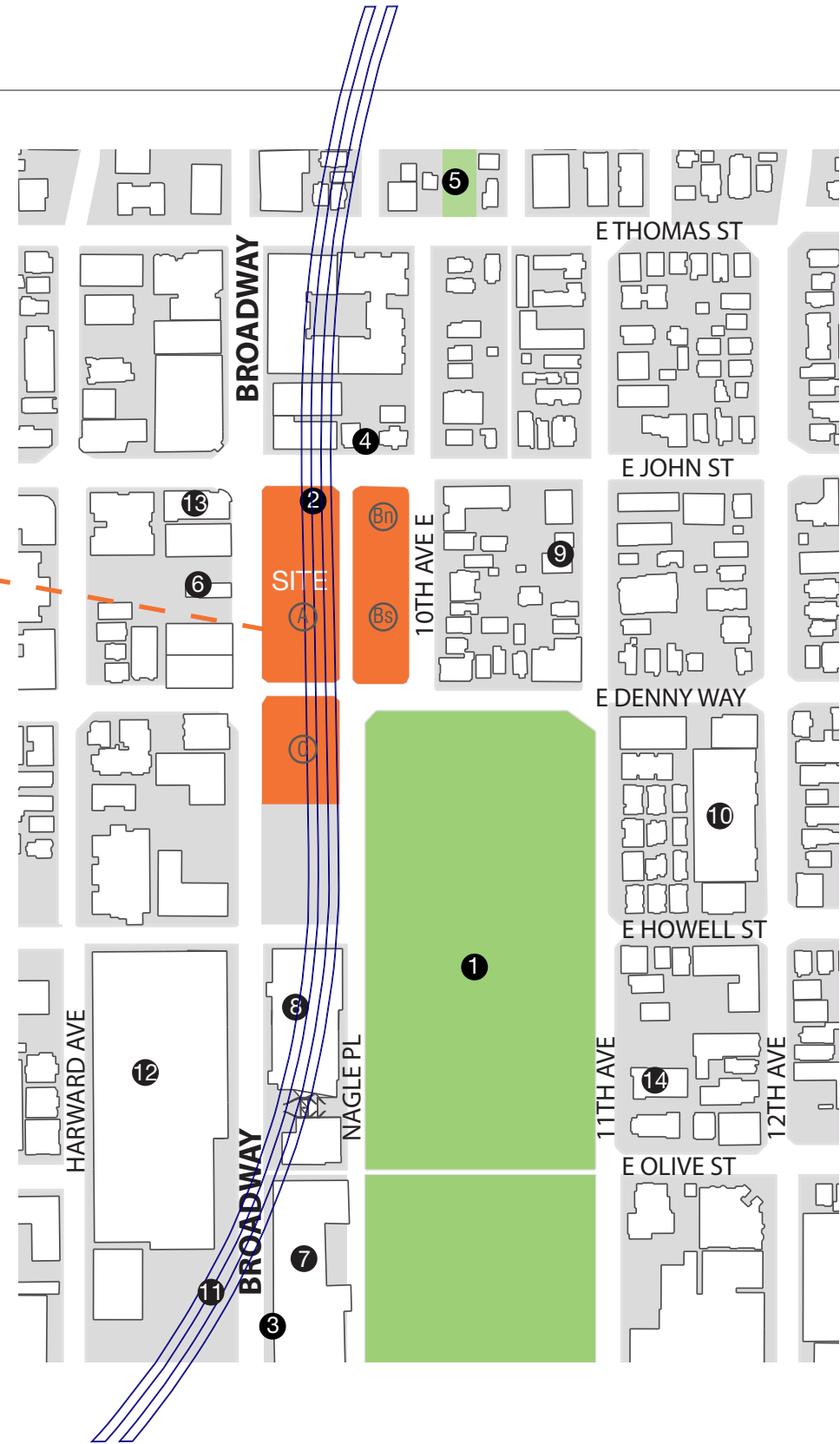
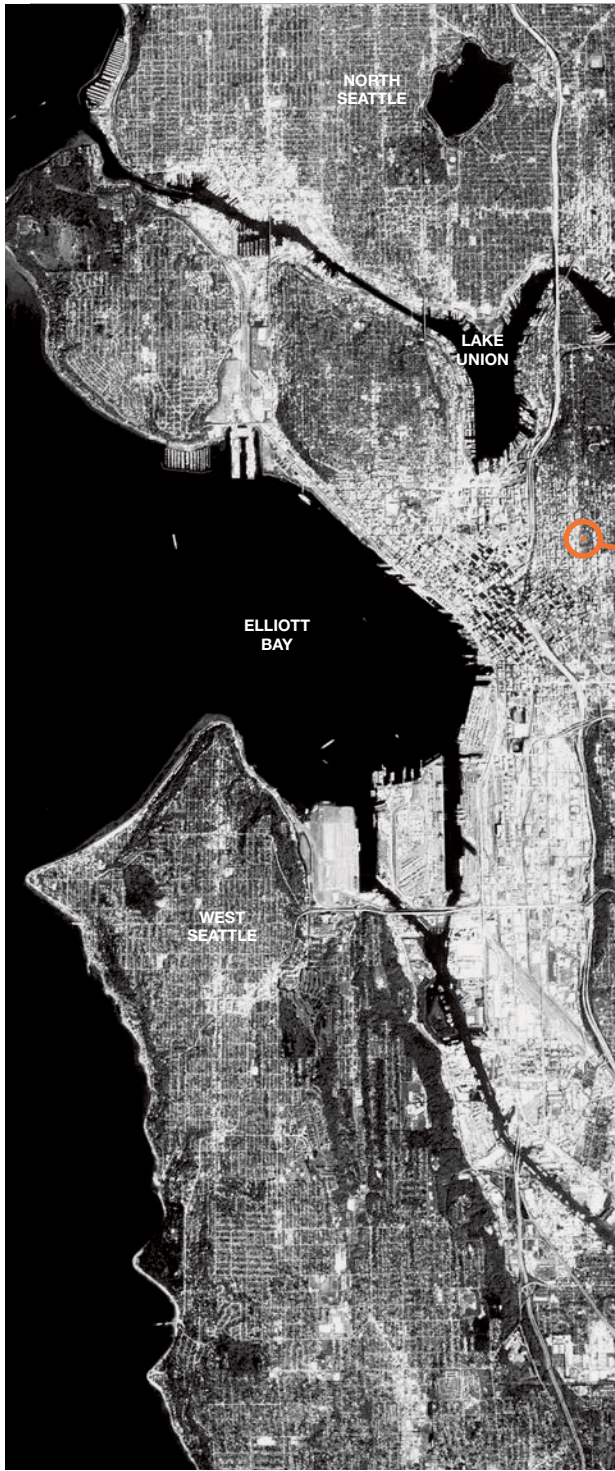


Site D referenced in some documents, is not included in this EDG scope

see page 18 for URBAN CONTEXT
see page 2 for LEGAL DESCRIPTIONS

URBAN DESIGN ANALYSIS [5.0]

urban design analysis | VICINITY MAP [5.2]



Landmarks

- ① Cal Anderson Park
- ② Capitol Hill Station
- ③ Jimi Hendrix Statue
- ④ Mystery Soda Machine
- ⑤ Thomas Street Gardens

Commercial

- ⑥ Dick's Drive-In
- ⑦ Blick Art
- ⑧ Bonney-Watson Funeral Home
- ⑨ 11th Avenue Inn B&B
- ⑩ Public Storage

Institutional/ Community and

- ⑪ Farmers Market
- ⑫ Seattle Central College
- ⑬ US Bank
- ⑭ Central Lutheran Church

SEE PAGE 9
(FOR CONTEXT STRUCTURE PHOTOS)

urban design analysis | COMMUNITY NODES, LANDMARKS & NOTABLE ARCHITECTURAL PATTERNS [5.2]

Landmarks:



1 Cal Anderson Park



2 Capitol Hill Station (Site C)



3 Jimi Hendrix Statue



4 Mystery Soda Machine



5 Thomas Street Gardens

Commercial:



6 Dick's Drive-In



7 Blick Art



8 Bonney-Watson Funeral Home



9 11th Avenue Inn B&B



10 Public Storage

Institutional / Community and Cultural



11 Farmers Market



12 Seattle Central College

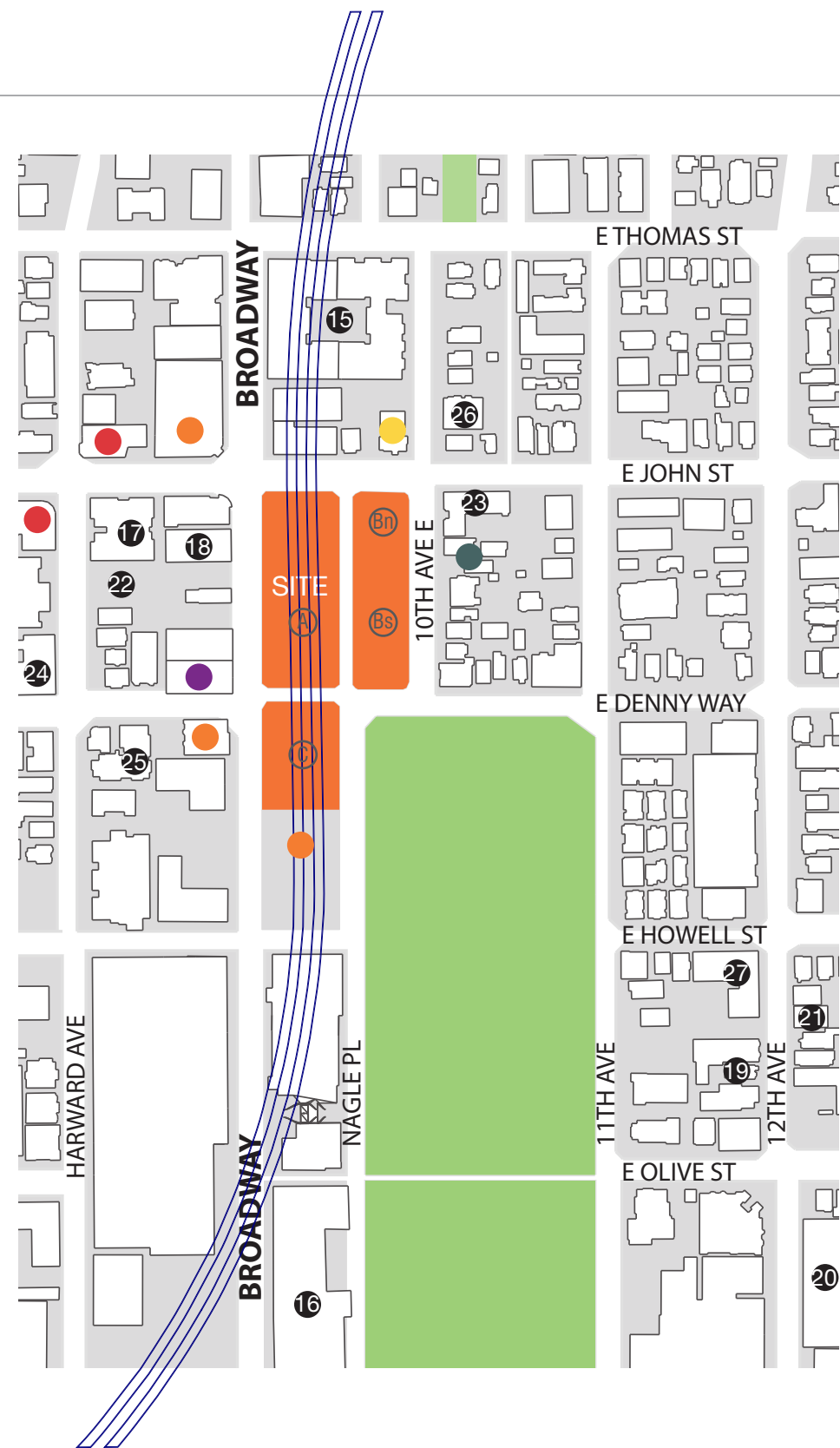


13 US Bank



14 Central Lutheran Church

urban design analysis | VICINITY MAP [5.2]



Mixed Use

- 15 The Lyric
- 16 Broadway Building
- 17 The Heights
- 18 Hollywood Lofts
- 19 1711
- 20 12 Ave Arts

Housing

- 21 CHUC
- 22 Lexicon
- 23 Holiday Apartments
- 24 La Salle
- 25 Pantages
- 26 Mykonos
- 27 Roosevelt

Potential Future Development

- NC3P-65
- NC3P-40 (+additional 25 of height 23.47.012 A2)
- NC3-40
- In Progress - 85'
- In Progress - 40'

SEE PAGE 11
(FOR CONTEXT STRUCTURE PHOTOS)

urban design analysis | HOUSING AND MIXED-USE BUILDINGS



15
The Lyric



16
Broadway Building



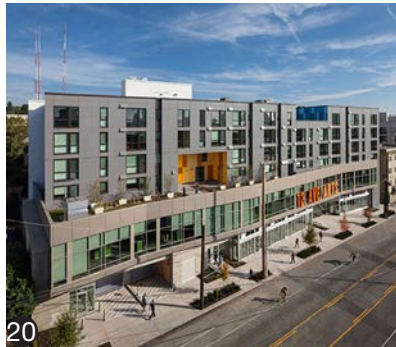
17
The Heights



18
Hollywood Lofts



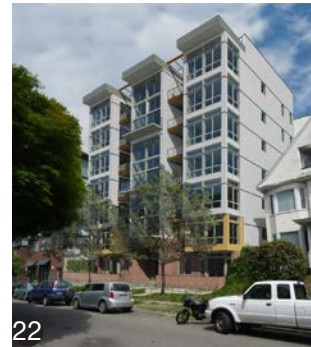
19
1711



20
12 Ave Arts



21
CHUC



22
Lexicon



23
Holiday Apartments



24
La Salle



25
Pantages

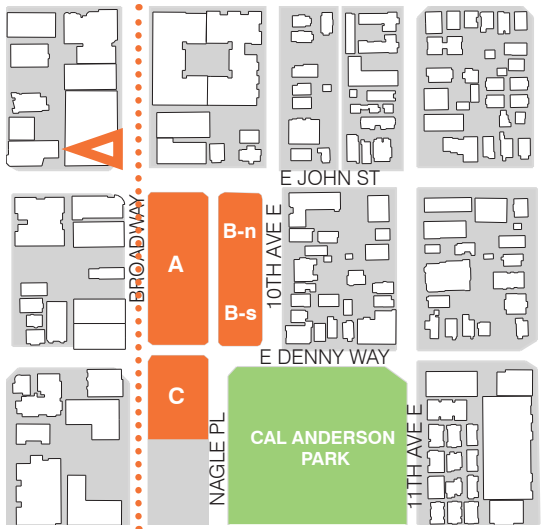


26
Mykonos

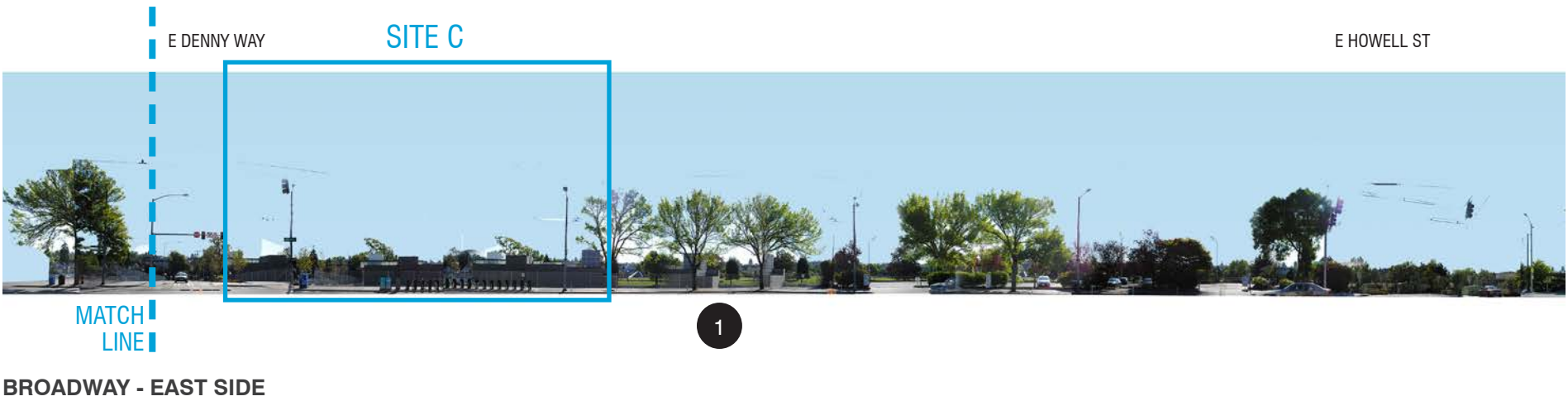


27
Roosevelt

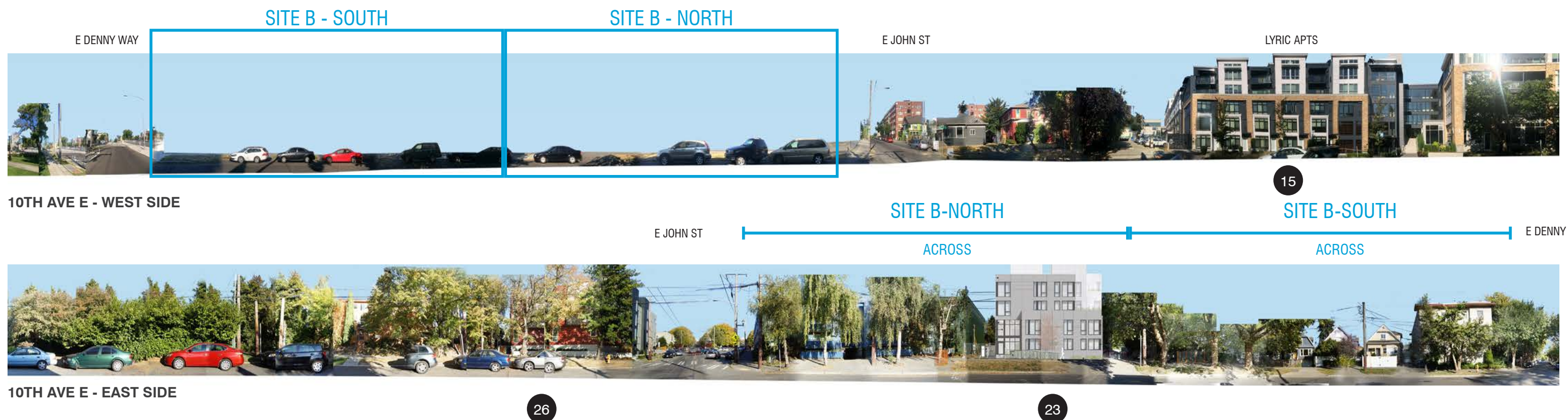
urban design analysis | **STREETSCAPE [5.4]**



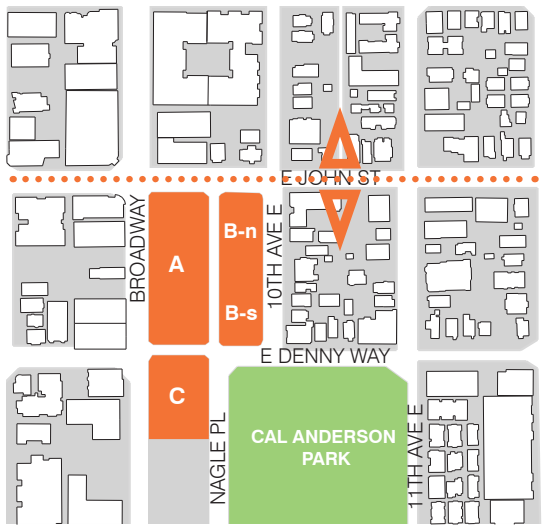
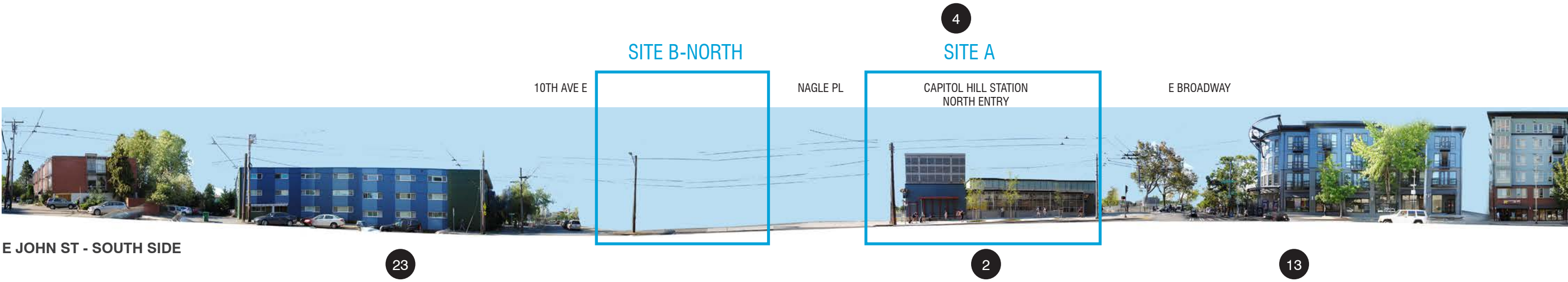
urban design analysis | **STREETSCAPE [5.4]**



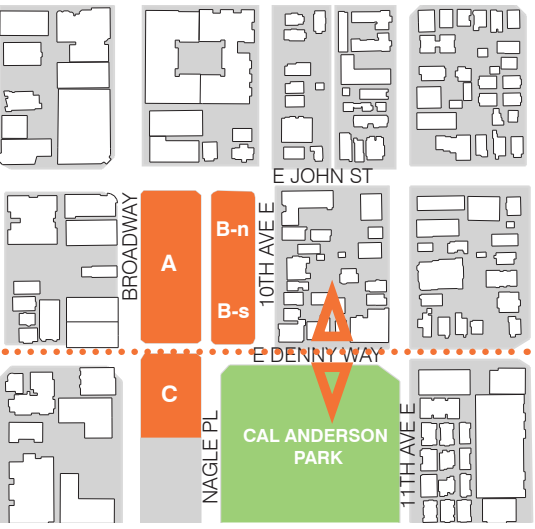
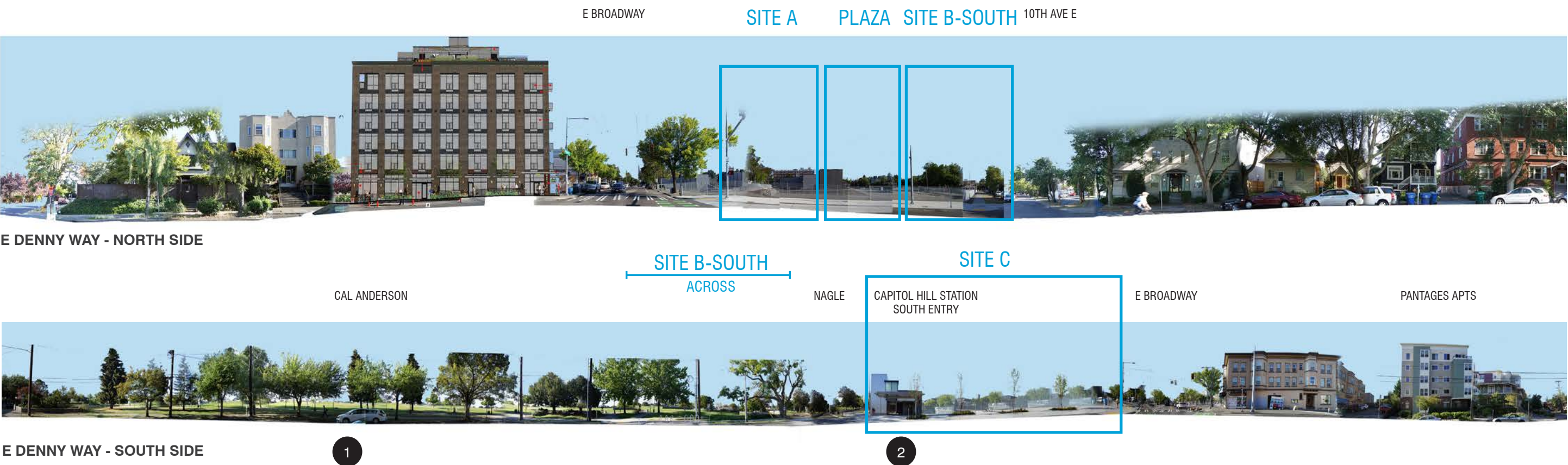


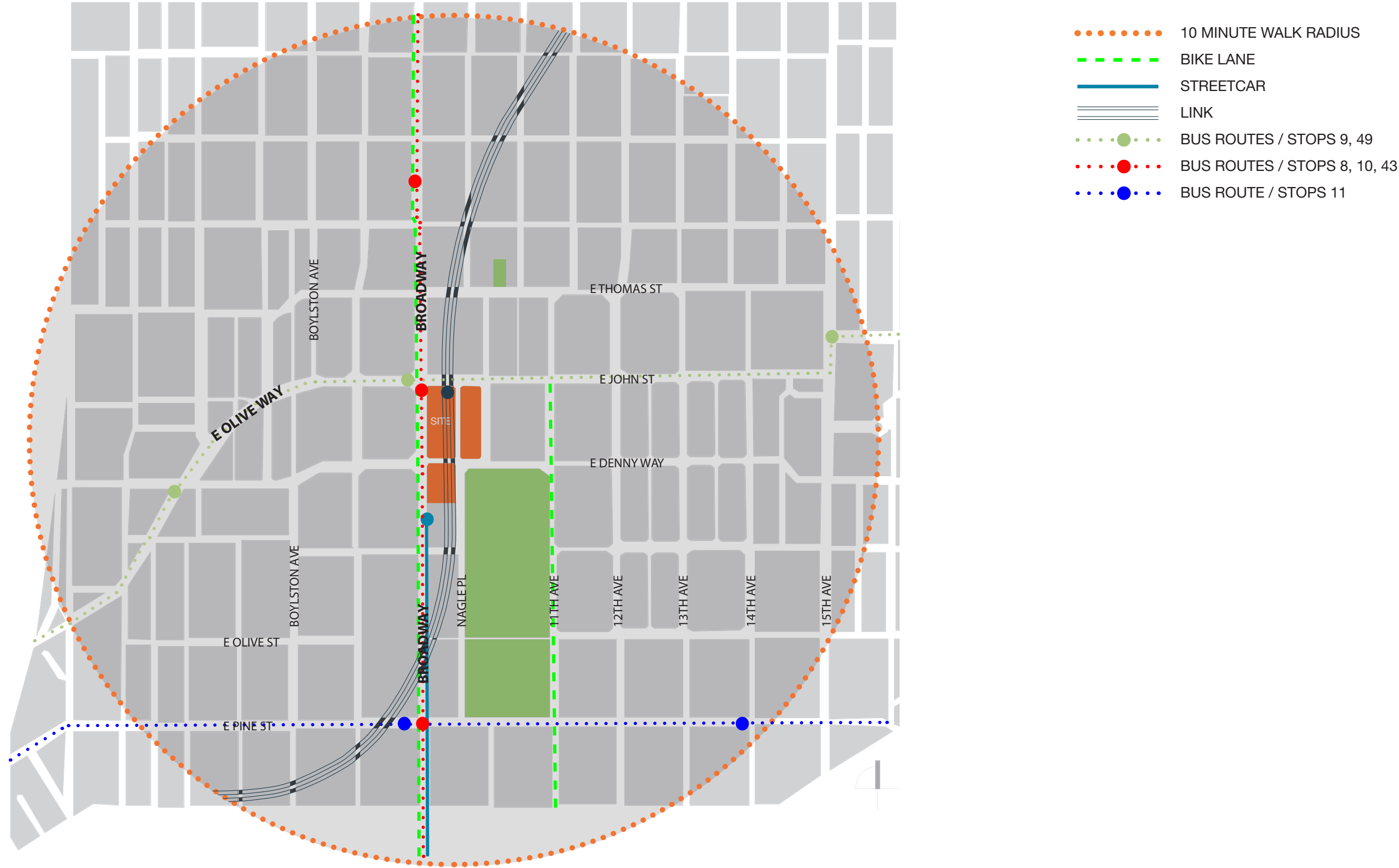


urban design analysis | *STREETSCAPE [5.4]*

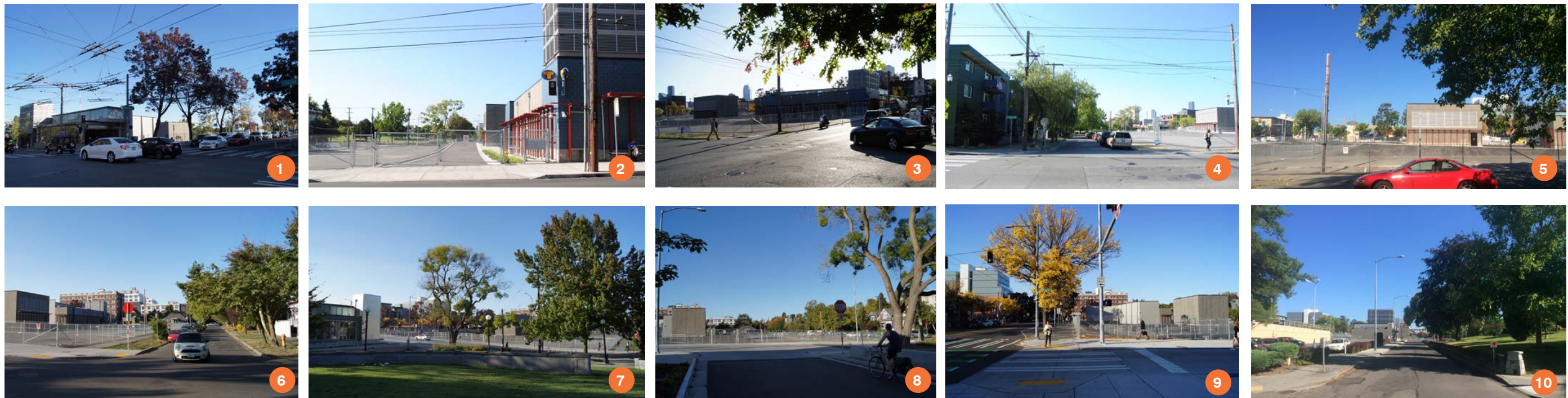


urban design analysis | *STREETSCAPE [5.4]*

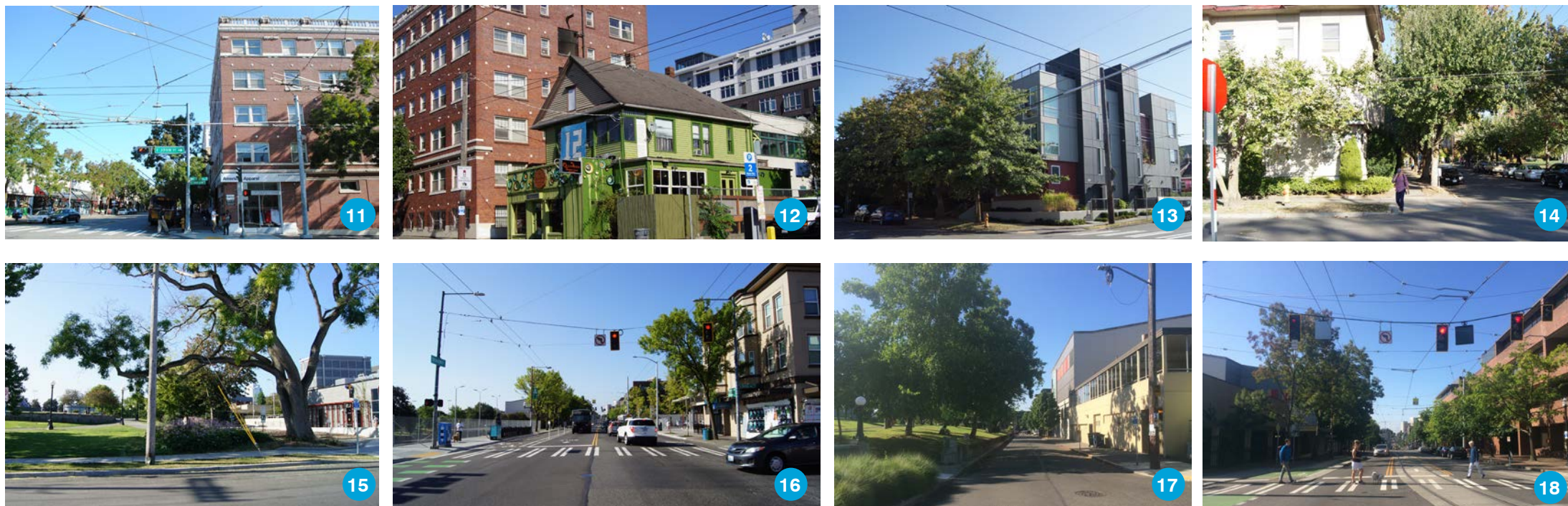




urban design analysis | SITE PHOTOS [5.7]



LOOKING INTO SITE



LOOKING FROM SITE







PHOTOS REFLECT 50% EDG DESIGN (100% DESIGN WILL BE DISPLAYED AT DRB MEETING)

ZONING DATA [6.0]

zoning data | DEVELOPMENT STANDARDS [6.1]

	CODE	SITE A 3021140	SITE B-NORTH 3021177	SITE B-SOUTH 3021179	SITE C 3021149
ZONING	SDCI GIS	NC3P-40	NC3-40	NC3-40	NC3P-40
OVERLAYS	SDCI GIS	Capitol Hill (Urban Center Village) Capitol Hill Station Area Overlay District			
		Pedestrian Zone Overlay			Pedestrian Zone Overlay
SITE AREA		45,798 SF	17,158 SF	16,699 SF	17,231 SF
PERMITTED USES	SMC 23.47A.004 DA 2.2, 2.4, 2.5	mixed-use	affordable housing	residential, live-work units, offices (on west ground floor)	mixed-use
FLOOR AREA RATIO LIMITS	SMC 23.47A.013 TABLE B, DA 2.6	Proposed: Mixed-Use			
		6.0 FAR in the Station Area Overlay District where height limit is 85' (SMC 23.47A.013C)			
		Provided = 3.41	Community Center exempt from FAR calculations per (DA 2.6) Provided = 5.25	Provided = 5.10	Provided = 5.59
GROUND FLOOR/PASSAGE HEIGHT	DA 6.6, 7.6	Ground Floor Height = 15'- 20'; Pass-through Height >/= Ground Floor Height;		Ground Floor Height = 15'- 20'; Pass-through Height >/= Ground Floor Height	Ground Floor Height = 15'- 20'
		Proposed Ground Floor Height = 19'-6" Proposed Pass-through Height = 18'-6"		Proposed Ground Floor Height = 15'-5" - 19'-5" Proposed Pass-through Height = 15'-5" - 19'-5"	Proposed Ground Floor Height = 15'-5"
STRUCTURE HEIGHT	DA 3.3, 3.4, 5.4	min = 74'-11" max = 85' (with "satisfactory" additional affordable units)	min = 74'-11" max = 85'	min = 74'-11" max = 85'	min = 74'-11" max = 85' (with "satisfactory" additional affordable units)
		Proposed = 85'	Proposed = 69'-11";	Proposed = 85' - 0"	Proposed = 85'
SETBACKS	SMC 23.47A.014 & DA 6.5, 7.4, 8.4	see Site Plan			
AMENITY AREA	SMC 23.47A.024 & DA 4.1 &CDP PGS. 2,7	5% of residential floor area, open to the outdoors (SMC 23.47A.024) - Amenity Area required is achieved by "pooled" approach between Sites and includes Public Plaza on Site A per DA 4.1 and CDP p2, 7.			
		see Site Plan			

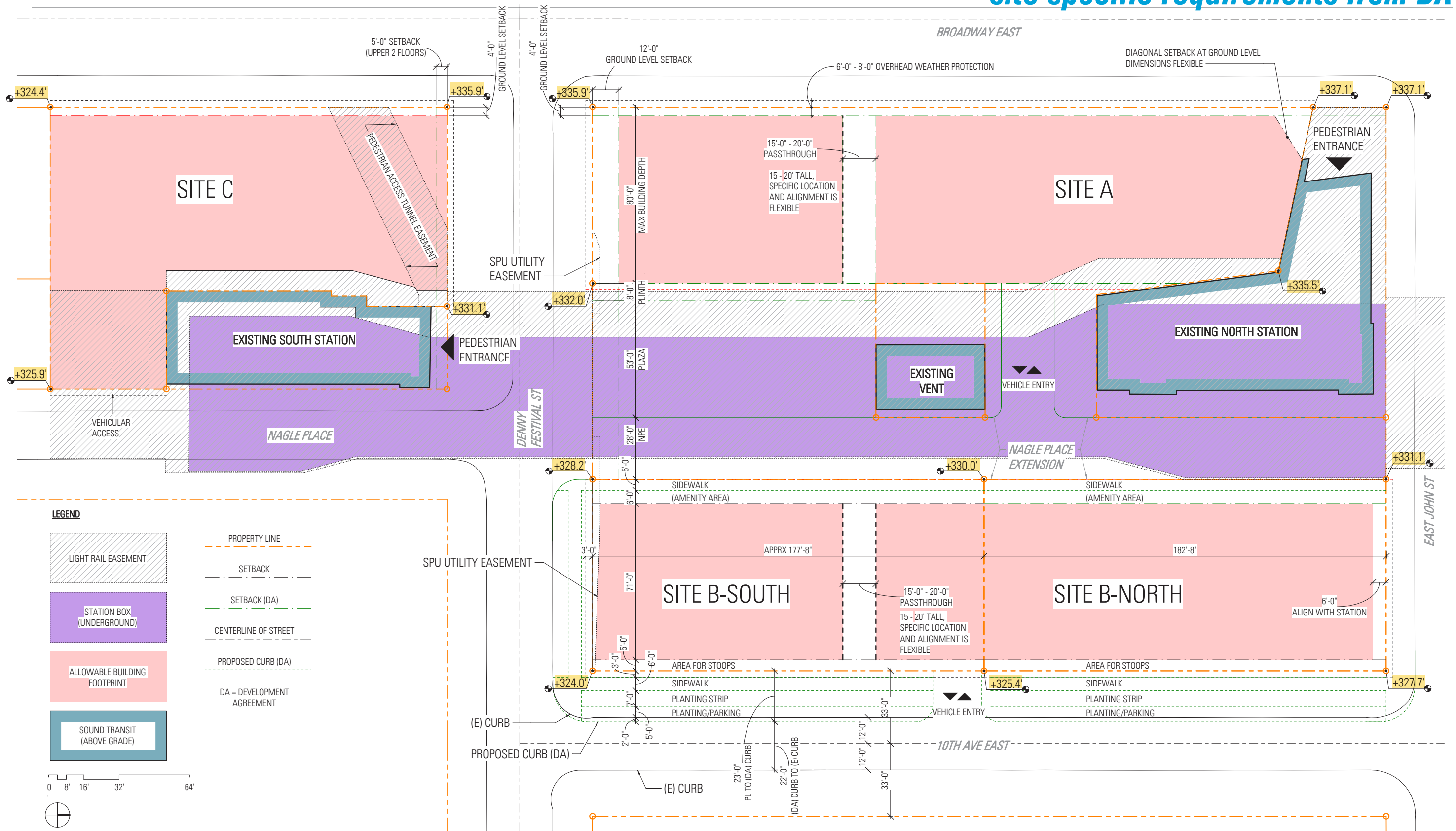
SMC = SEATTLE MUNICIPAL CODE | DA = DEVELOPMENT AGREEMENT, ADOPTED 9/27/13 | CDP = COORDINATED DEVELOPMENT PLAN

zoning data | DEVELOPMENT STANDARDS [6.1]

		SITE A 3021140	SITE B-NORTH 3021177	SITE B-SOUTH 3021179	SITE C 3021149
LANDSCAPING	DA 3.1, 7.3	Pooled Green Factor per DA = 0.302 required; Pooled Green Factor as per Owner Agreement with Sound Transit = 0.480 provided; Planting strips / screening required along street. Street trees generally required. (SMC 2.47A.024)			
			There will be a 3' greenscape zone between east property line and back of sidewalk. There shall be a 6' sidewalk, 7' planting strip, and a 7' greenscape	There will be a 3' greenscape zone between east property line and back of sidewalk. There shall be a 6' sidewalk, 7' planting strip, and a 7' greenscape	
STRUCTURE WIDTH/DEPTH	DA 6.3, 7.1	East-west depth for floors not partially below grade shall be max = 80'	Max depth = 72'; Max length = approximately 177.5';	Max depth = 72' Max length = approximately 177.5'	
		Proposed depth = 80' Proposed length = 325'	Proposed depth = 78' Proposed length = 182'	Proposed = 82'-6" Proposed = 177'-8"	Proposed depth = 127'-9", 70'4" Proposed length = 178'-10"
OPEN SPACE	DA 6.7, 6.8	Developer shall construct and maintain Plaza west of NPE and south of Sound Transit's Station Ventilation shaft and Nagle Place Extension as a minimum 28' wide private street.			
PARKING/ACCESS	DA 3.2, 6.11	0.7 x residential units max; spaces unbundled from affordable housing			
		Parking stalls = 210 max underground spaces vehicular access = single curb cut from NPE Proposed stalls = 167	vehicular access = single curb cut shared by B North and B South from 10th Ave East Proposed stalls = 114		Vehicular access = single curb cut from Nagle Place Extension. Proposed stalls = 25
BIKE PARKING / ACCESS	SMC 23.54.015, DA 6.10	SITE A: public bike parking: min = 45 spaces @ occupancy, min = 90 spaces by 2030 (along western edge of Plaza, south of vent shaft, or within building if accessible during light rail operation hours Long Term: Eating / Drinking = 1/12,000 SF; Offices = 1/2,000 SF; Sales/services = 1/12,000 SF; Childcare Centers = 1/4,000 SF; Multi-family = 1/4 DU or 3/4 efficiency DU Short Term: Eating / Drinking = 1/2,000 SF; Offices = 1/40,000 SF; Sales/services = 1/2,000 SF; Childcare Centers = 1/40,000 SF; Multi-family = none			
		Proposed stalls = 38	Proposed stalls = 44	Proposed stalls = 48	Proposed stalls = 23
SOLID WASTE STORAGE & ACCESS	SMC 23.54.040 - Table A	Residential: 375 sf + 4 SF per unit above 50 575 sf + 4 SF per unit above 100		Non-Residential: 0-5,000 SF = 82 SF 5,001-15,000 SF = 125 SF 15,001-50,000 SF = 175 SF	
		Proposed = 753 SF	Proposed = 686 SF	Proposed = 500 SF	Proposed = 606 SF
STREET CLASSIFICATION	smc Seattle Arterial Classifi- -cations planning map	Broadway: Minor Arterial Nagle Place: Access Street Nagle Place Extension: No classification 10th Ave: Access Street John: Minor Arterial Denny: Access Street / SDOT Festival Street			

SMC = SEATTLE MUNICIPAL CODE | DA = DEVELOPMENT AGREEMENT, ADOPTED 9/27/13 | CDP = COORDINATED DEVELOPMENT PLAN

site specific requirements from DA



CAPITOL HILL LIGHT RAIL STATION SITE SPECIFIC GUIDELINES [7.0]

adopted with the Development Agreement (DA), supplemental to all Capitol Hill Neighborhood Design Guidelines and Citywide Design Guidelines, which remain applicable.

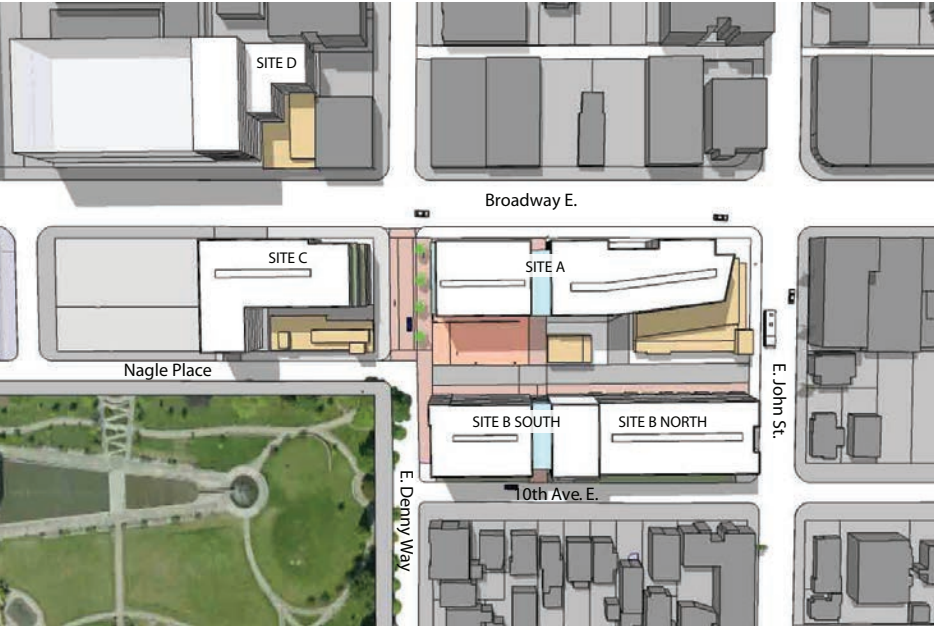
Capitol Hill Design Guidelines

Light Rail Station Sites Supplemental Guidelines
Vanessa Murdock
DPD Capitol Hill Light Rail Station Sites Development Agreement and Site-specific Design Guidelines EXH B
May 30, 2013
Version #5

Introduction

These site specific design guidelines are supplemental to the Capitol Hill Neighborhood Design Guidelines and the City of Seattle Design Guidelines. They do not repeat guidance already offered in those documents but rather offer site-specific additional design guidance. These guidelines are drawn from the “Capitol Hill Light Rail Station Sites Urban Design Framework” completed in October 2011. They provide design guidance to the development of the properties acquired by Sound Transit (noted on the map below as Sites A, B, C and D) to build the Light Rail facility in the vicinity of Broadway and John Street in the Capitol Hill Neighborhood.

The design review of these properties will benefit from the years of intensive planning with the Capitol Hill community that resulted in the Urban Design Framework, and the Development Agreement that regulates these properties and establishes special requirements for design quality, building form and public space amenities not required of typical development. As a result, the design review of these properties is informed by the aforementioned documents and must be consistent with the Development Agreement. In the case where there is a conflict between the design guidance offered by the design review board and the Development Agreement, the Development Agreement shall prevail.



1, Supplemental

Exhibit B to DPD Capitol Hill Light Rail Station Sites Development Agreement and Site-specific Design Guidelines ORD

Capitol Hill Design Guidelines

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CS1
Natural
Systems and
Site Features

Citywide Guideline:

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

Capitol Hill Site-Specific Supplemental Guidance

Energy Use

Consider sustainable design opportunities on site such as:

- Integrating new buildings and site with external direct heating/cooling system(s)
- Incorporating building-integrated renewable energy generation, provide for potential expansion with adjacent properties
- Providing individual, advanced meters for every residential unit
- Providing publicly visible displays of energy use

Plants and Habitat

Consider sustainable design opportunities on site such as:

- Enhancing urban wildlife corridors by creating new habitat for insects and birds through design and plantings for green roofs, walls, and gardens. Maximize use of native species
- Creating habitat through right-of-way improvements and/or integrated green roofs and walls

Water

Consider sustainable design opportunities on site such as:

- Providing publicly visible displays of water use
- Providing shared site-wide systems for rain water harvesting, greywater reuse, blackwater processing/reuse, centralized shared water cisterns. Provide for potential expansion with adjacent properties.
- Reducing flows into the municipal water system through stormwater management of building green roofs and walls



Green roofs aid stormwater management

CS1. Site-Specific Natural Systems and Site Features

2, Supplemental

Exhibit B to DPD Capitol Hill Light Rail Station Sites Development Agreement and Site-specific Design Guidelines ORD

Capitol Hill Design Guidelines

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May 30, 2013
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CS2
Urban
Pattern and
Form

Citywide Guideline:

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

Capitol Hill Site-Specific Supplemental Guidance

Adjacent Sites, Streets, and Open Spaces

- Enhance the character of Broadway as one of Capitol Hill's most prominent and vibrant shopping and public main streets.
- Facades facing Broadway should reinforce the street edge.

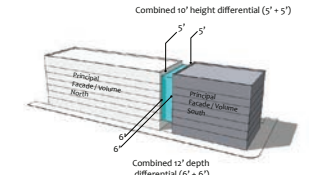
Relationship to the Block

- Design the Broadway E. façade of site A such that there is a discernible visual break in the building mass that marks the pedestrian pass through to the plaza and 10th Ave E. See examples to the left.
- Design the Broadway E. façade of site A such that a pedestrian pass through between the building and the plaza to the east is provided. The crossing should be of a highly transparent nature, and be a prominent feature of building design. Consider the following:
 - An inviting entry feature such as cascading stair or terrace (especially Site A)
 - Commercial and retail uses that activate Broadway E. and that ‘turn-the-corner’ into the mid-block crossing on Site A.
 - Using the mid-block crossing as a transition point of building character, scale or mass.

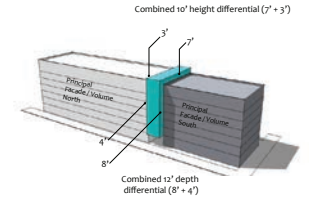


Changes in materials and textures combined with sizeable recesses and alterations in building height create visual massing breaks.

EXAMPLE A



EXAMPLE B



CS2. Site-Specific Urban Pattern and Form

3, Supplemental

Exhibit B to DPD Capitol Hill Light Rail Station Sites Development Agreement and Site-specific Design Guidelines ORD

Capitol Hill Design Guidelines

Light Rail Station Sites Supplemental Guidelines
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May 30, 2013



Street facing front entries with small terraces, entry stairs, a slightly raised first floor, and landscaping.

Height, Bulk, and Scale

- Consider design approaches that visually integrate the 10th Avenue E. frontage with the low-rise multifamily residential context to the east. Setbacks at the upper levels are a valuable tool to help accomplish a scale compatible with that across the street.

Capitol Hill Design Guidelines

Light Rail Station Sites Supplemental Guidelines
Vanessa Murdock
DPD Capitol Hill Light Rail Station Sites Development Agreement and Site-specific Design Guidelines EXH B
May 30, 2013
Version #5

PL1
Open Space
Connectivity

Citywide Guideline:

Open space should complement and contribute to the network of open spaces around the site and the connections among them.



Prominent walkways, wayfinding, and placement of active uses help draw people into plaza spaces.



A clear and direct pedestrian link between a facility, plaza space and adjacent sidewalk area.



The grade change where a building faces a plaza helps with activation and provides places to sit.

Capitol Hill Site-Specific Supplemental Guidance

- Consider design approaches that provide clear, unobstructed pedestrian links between the station entries, public spaces on E. Denny Way, and the plaza space across E. Denny Way.
- Consider additional pedestrian lighting such as catenary suspended lighting to enhance the E. Denny Way Festival Street.

Network of Public Spaces

- Consider design approaches that make new public spaces easily accessible from existing sidewalks and public areas, and proposed new light rail station entries.
- Consider design approaches to the pedestrian pass throughs of Site A and Site B in a way that draws the public into the plaza.

Outdoor Uses and Activities

- Within the plaza, consider appropriate substructures, built elements and utility connections to ensure the proposed plaza can be used for Farmer's Markets, performance and other temporary uses that provide interest and activity.
- Consider taking advantage of grade changes between the plaza level and adjacent sites to create transitions that can be used for seating or other amenities.



Utility hookups in the plaza allow for street food at certain times.

Capitol Hill Design Guidelines

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PL2
Walkability

Citywide Guideline:

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.



Active uses fronting the plaza



Useable balconies and terraces that provide eyes on the plaza

Capitol Hill Site-Specific Supplemental Guidance

Safety and Security

- Consider including amenity areas on upper levels of structures around the plaza as well as active uses fronting the plaza that contribute to eyes-on-the-plaza.
- Consider including usable balconies and terraces associated with individual housing units facing onto the plaza to provide oversight and contribute to architectural interest facing the plaza.
- Consider installing pedestrian lighting such as catenary lighting along the E Denny Way Festival Street between sites A and C.



Safety and security bolstered by pedestrian lighting on the plaza

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PL3
Street-Level
Interaction

Citywide Guideline:

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

Capitol Hill Site-Specific Supplemental Guidance

Street-Level Interaction

- Consider designing flexible retail spaces facing Broadway to potentially accommodate either a combination of smaller businesses or a larger ‘anchor’ or destination retail tenant.
- Consider encouraging activating uses in the ground level façades of Sites A fronting the plaza to provide eyes on the plaza and during the day and evening.



Retail uses opening onto a publicly accessible place provides activity.



Active ground floor retail (photo: myballard.com)

PL3. Site-Specific Street-Level Interaction

7, Supplemental

Exhibit B to DPD Capitol Hill Light Rail Station Sites Development Agreement and Site-specific Design Guidelines ORD

Capitol Hill Design Guidelines

Light Rail Station Sites Supplemental Guidelines
Vanessa Murdock
DPD Capitol Hill Light Rail Station Sites Development Agreement and Site-specific Design Guidelines EXH B
May 30, 2013
Version #5

DC1
Project
Uses and
Activities

Citywide Guideline:

Optimize the arrangement of uses and activities on site.

Capitol Hill Site-Specific Supplemental Guidance

Vehicular Access and Circulation

- Consider design approaches that encourage vehicles to move slowly on the private street between E. Denny Way and E. John St. Consider including urban design elements and softening features such as pavement treatments, landscaping lighting fixtures, and other elements that indicate the space is shared among pedestrians, cyclists, and motor vehicles.



Materials and design help indicate that the space is shared between pedestrians and vehicles.



Example of shared vehicular and pedestrian space (Photo source: flickr.com, user-La Citta Vita)

DC1. Site-Specific Project Uses and Activities

8, Supplemental

Exhibit B to DPD Capitol Hill Light Rail Station Sites Development Agreement and Site-specific Design Guidelines ORD

Capitol Hill Design Guidelines

Light Rail Station Sites Supplemental Guidelines
Vanessa Murdock
DPD Capitol Hill Light Rail Station Sites Development Agreement and Site-specific Design Guidelines EXH B
May 30, 2013
Version #5

DC2
Architectural
Concept

Citywide Guideline:

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

Capitol Hill Site-Specific Supplemental Guidance

- Consider an architectural concept that will contribute to distinct building design identities that function as a whole.
- Consider design approaches that could give a strong form or focus on site A at the intersection of Broadway E. and E. John St. near the main (north) station entry without obscuring or competing with the visual orientation to the transit station entrance. This could be a prominent retail entry, an architectural expression or other feature.
- Consider addressing the grade change between Broadway E. and Nagle Place in such a way that engages the E. Denny Way Festival Street.

Massing

- Consider scaling the mass of buildings on sites A and C facing the plaza and the E. Denny Way Festival Street so as to provide favorable sun and air exposure to the proposed plaza and Festival Street.
- If proposing setbacks, consider the solar exposure achieved for the plaza and E. Denny Way Festival Street.



The mass and height of the buildings preserves sun exposure onto the plaza space.



Where grade changes along the street, the storefront is set back to allow café seating on a plinth that is raised slightly above the sidewalk level.

DC2. Site-Specific Architectural Concept

9, Supplemental

Exhibit B to DPD Capitol Hill Light Rail Station Sites Development Agreement and Site-specific Design Guidelines ORD

Capitol Hill Design Guidelines

Light Rail Station Sites Supplemental Guidelines
Vanessa Murdock
DPD Capitol Hill Light Rail Station Sites Development Agreement and Site-specific Design Guidelines EXH B
May 30, 2013
Version #5



A public art display on a vertical element in the plaza provides a focal point and helps to activate.

Secondary Architectural Features

- Consider design approaches that visually integrate the base of the building on Site A with the north station entry. Consider extending design elements from the station into the design of the base of the building on Site A, especially at the corner of Broadway E. and E John Street as the building turns the corner onto Broadway E.
- Consider dynamic public art, information (potentially transit or train related) or dynamic displays including movies, green wall treatment, or public art installations to integrate the central vent shaft facility as a focal point of the plaza.
- Consider exploring architectural features within ground level façades at the plaza such as recesses, bays, colonnades to ensure interest and variety.

Capitol Hill Design Guidelines

Light Rail Station Sites Supplemental Guidelines
Vanessa Murdock
DPD Capitol Hill Light Rail Station Sites Development Agreement and Site-specific Design Guidelines EXH B
May 30, 2013
Version #5

DC3
Open Space
Concept

Citywide Guideline:

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



Temporary overhead protection over plaza

Capitol Hill Site-Specific Supplemental Guidance

- Consider the relationship of the plaza to the surrounding buildings as well as to the E. Denny Festival Street and Cal Anderson Park a primary design consideration — one that will orient and elevate the design quality of adjacent streets and building façades.
- Consider design approaches that are informed but not dictated by that of the E. Denny Festival Street.
- Consider accommodating and not precluding temporary overhead protection across the plaza.
- Anticipate and accommodate infrastructure for future programming of the plaza such as access to electricity and water.

Consider the following:

- A progression of landscape and paving from green and soft at the park edge to a more urban texture at Broadway
- Textures and interest in the ground plane
- Places to sit gather and rest
- Restrict vehicular access across the plaza to those needed for servicing site A and Sound Transit access
- Explore integration of an artistic, removable weather protection cover/canopy over the plaza

Capitol Hill Design Guidelines

Light Rail Station Sites Supplemental Guidelines
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May 30, 2013
Version #5

DC4
Exterior
Elements
and Finishes

Citywide Guideline:

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



Curved planters help define the sidewalk. (Photo source: asla.org)



The contrast of materials distinguishes the public space. (Photo source: Anthony Flint, boston.com)

Capitol Hill Site-Specific Supplemental Guidance

- Consider using high quality materials that support pedestrian use and enjoyment of sidewalks and public spaces, including retail frontages and building façades.

ARCHITECTURAL MASSING CONCEPTS [8.0]

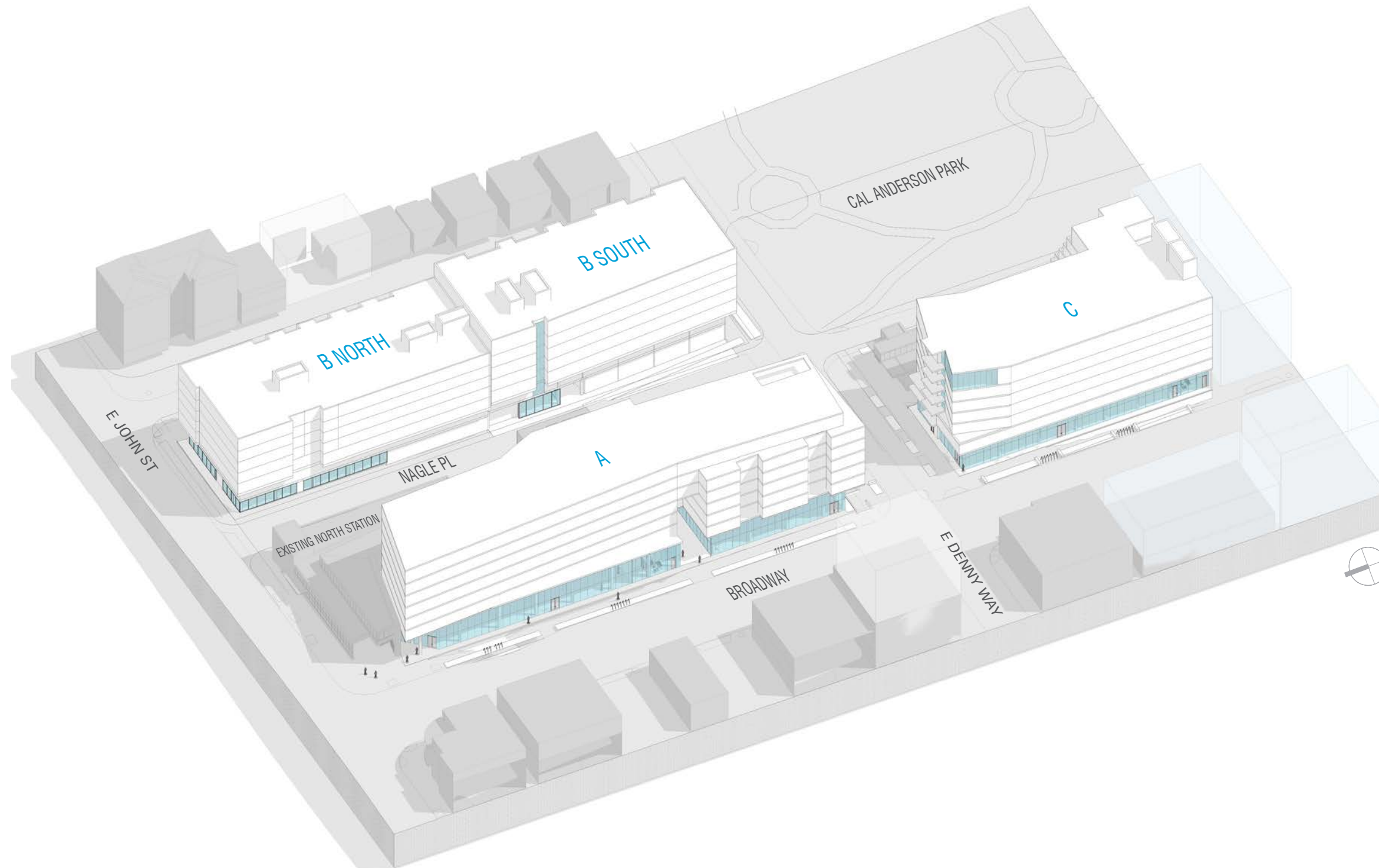
alternative 1

*Alternative 1 is based on the proposal
submitted in response to the Sound Transit RFP.*

alternative 1

overall site [8.0]

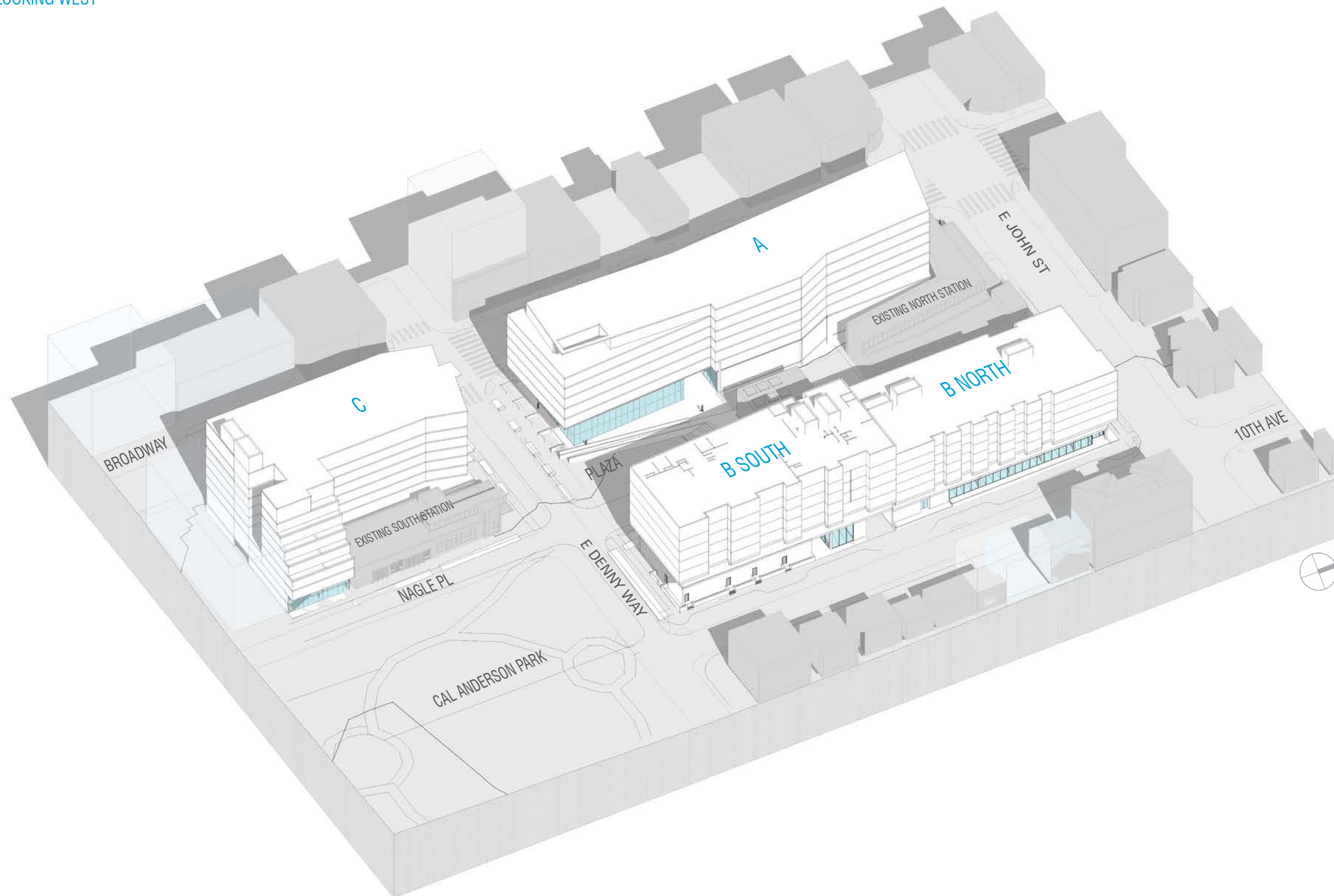
ISOMETRIC SITE VIEW LOOKING EAST



alternative 1

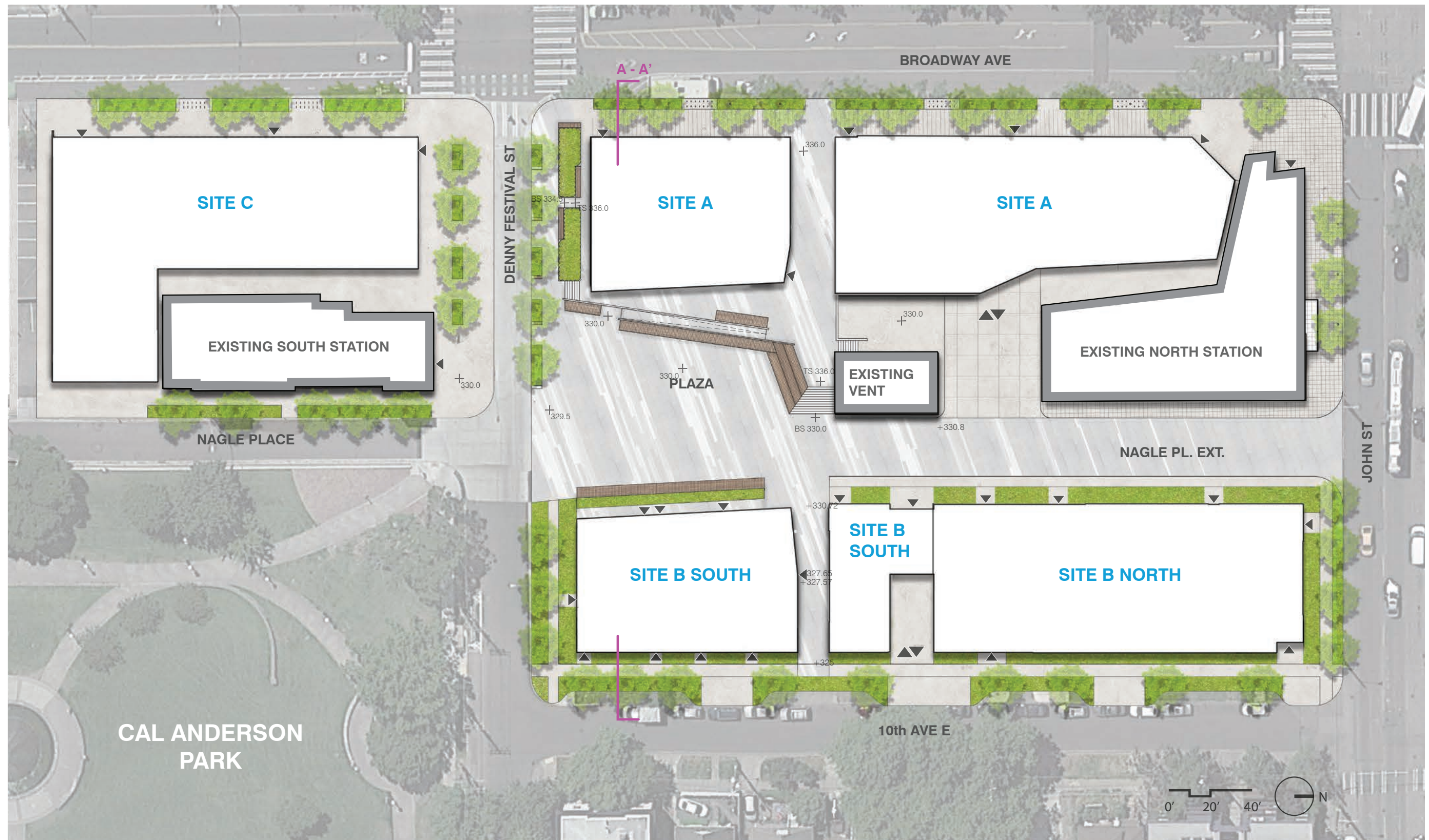
overall site [8.0]

ISOMETRIC SITE VIEW LOOKING WEST



alternative 1

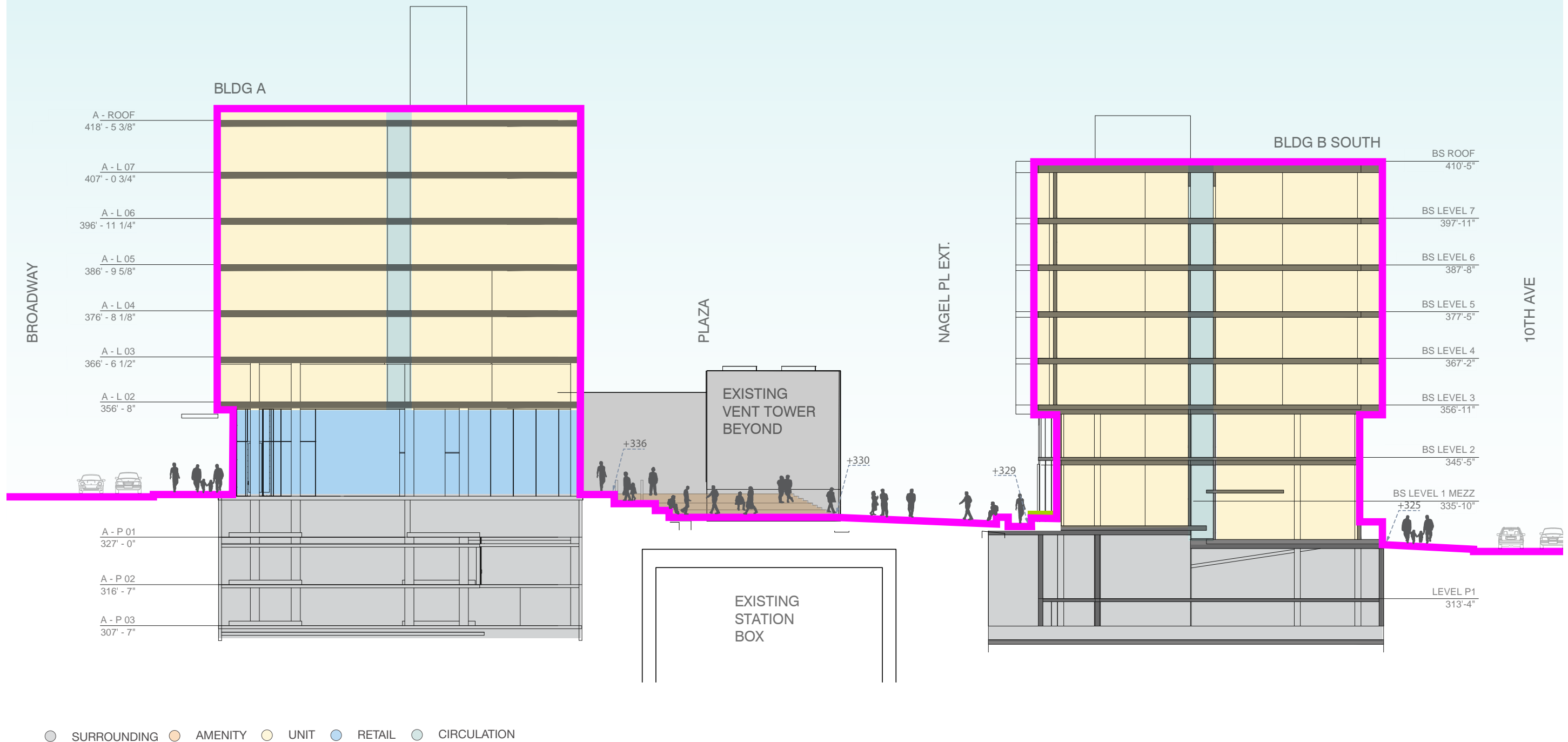
public realm [8.0]



alternative 1

public realm [8.0]

SITE SECTION A-A'

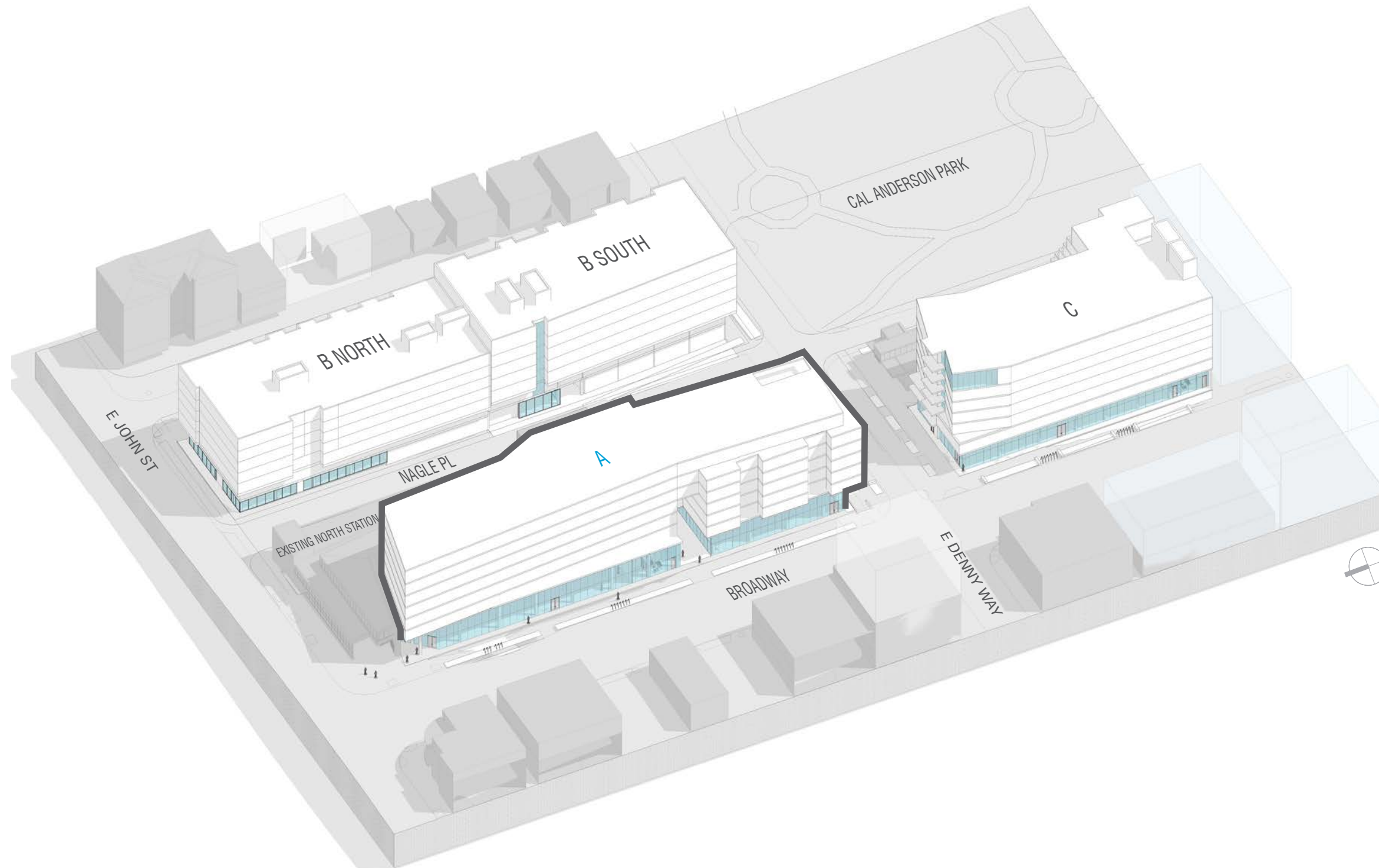


alternative 1

ISOMETRIC SITE VIEW LOOKING EAST

site A [8.0]

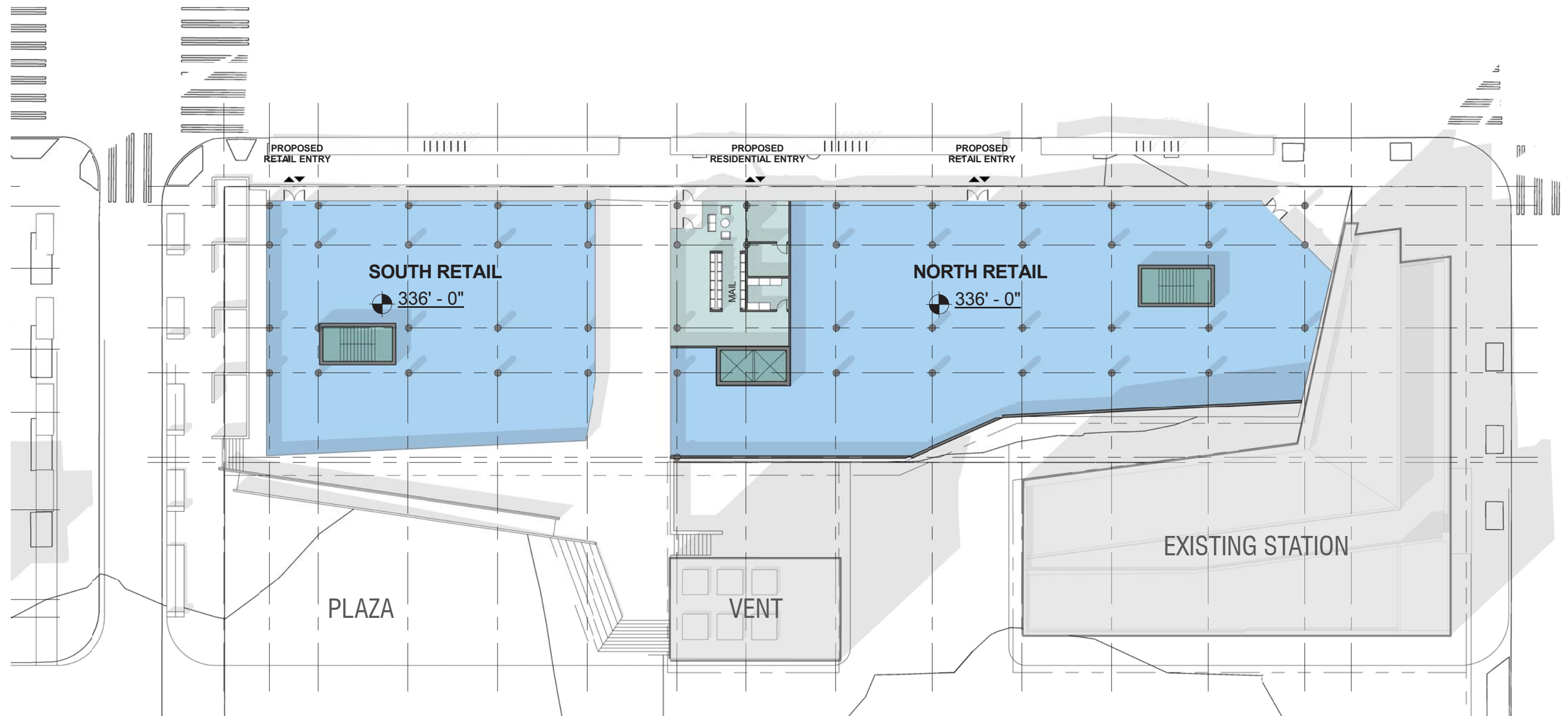
118 BROADWAY E., 3021140



alternative 1

site A [8.0]
118 BROADWAY E., 3021140

BUILDING C, GROUND FLOOR 0 15 30 60

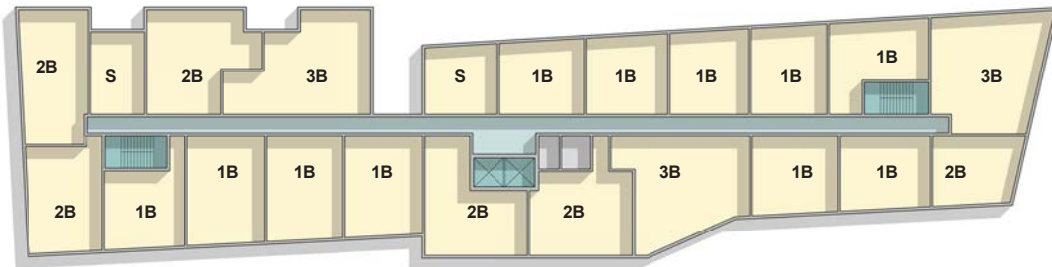


● SURROUNDING ● AMENITY ● UNIT ● RETAIL ● CIRCULATION

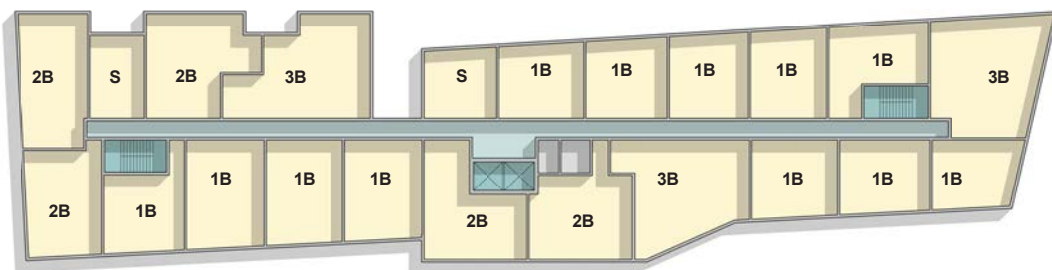
alternative 1

site A [8.0]
118 BROADWAY E., 3021140

BUILDING A, LEVEL 04



BUILDING A, LEVEL 03

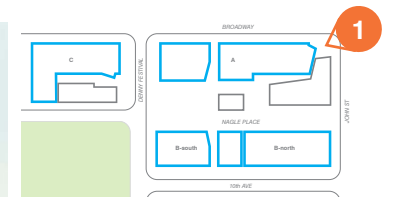


BUILDING A, LEVEL 02



● SURROUNDING ● AMENITY ● UNIT ● RETAIL ● CIRCULATION

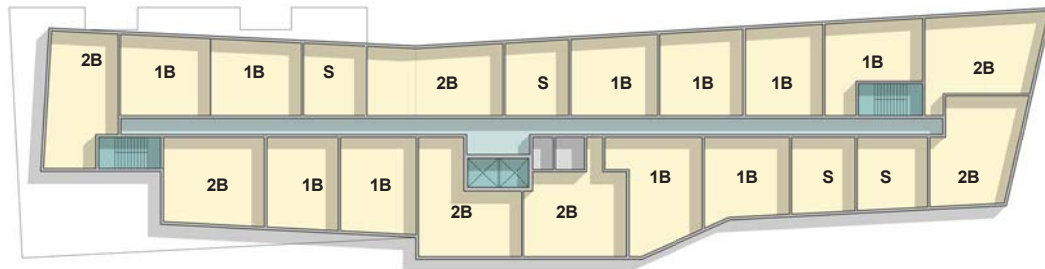
CS2 URBAN PATTERN AND FORM: An inflection in the facade to suggest the location of a mid-block pedestrian pass through



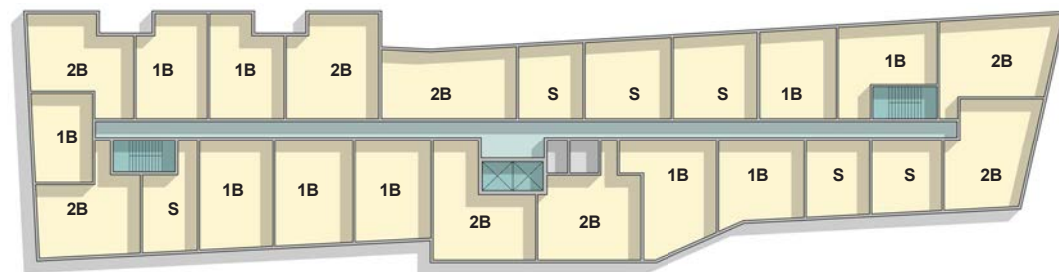
alternative 1

site A [8.0]
118 BROADWAY E., 3021140

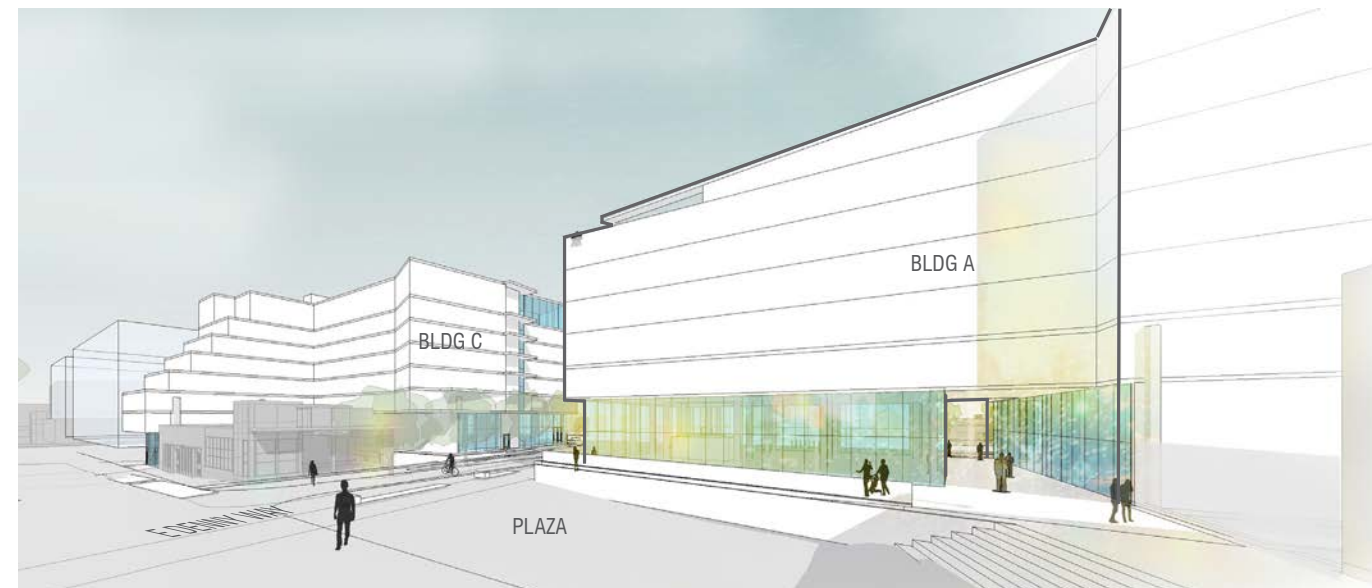
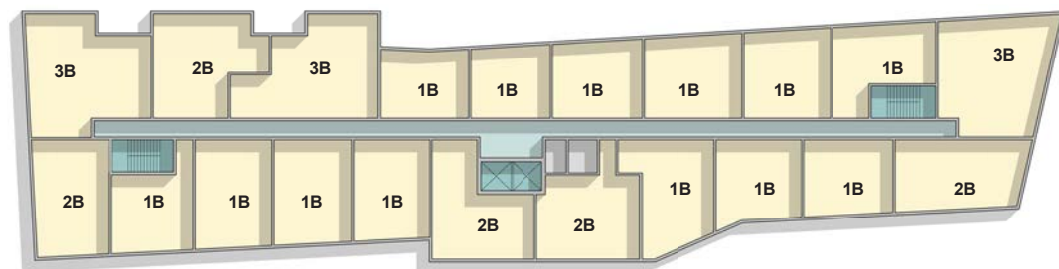
BUILDING A, LEVEL 07



BUILDING A, LEVEL 06



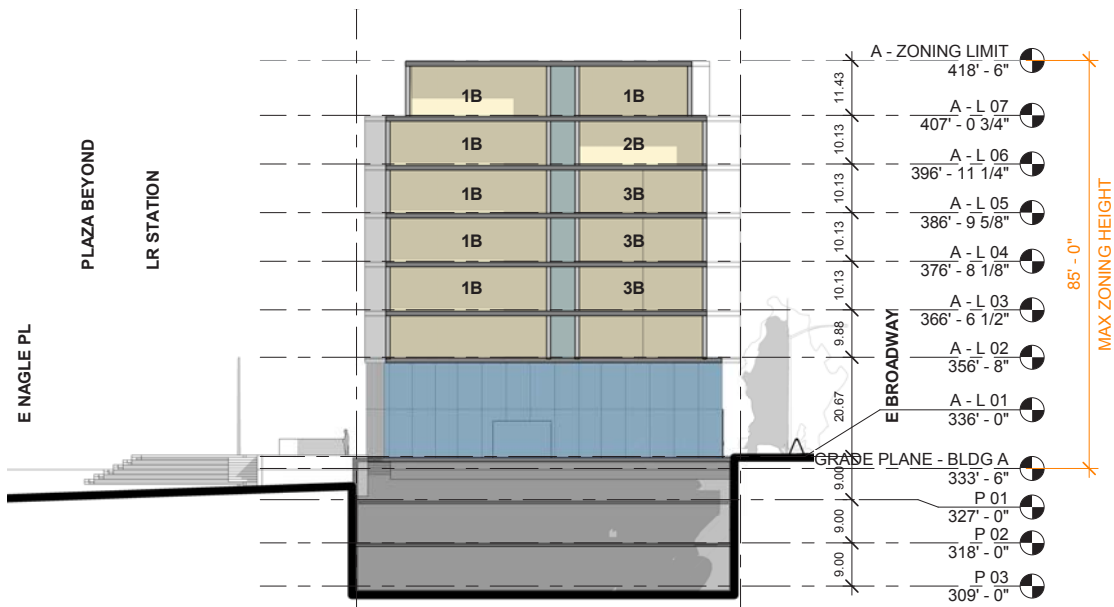
BUILDING A, LEVEL 05



PEDESTERIAN VIEW LOOKING WEST FROM PLAZA

alternative 1

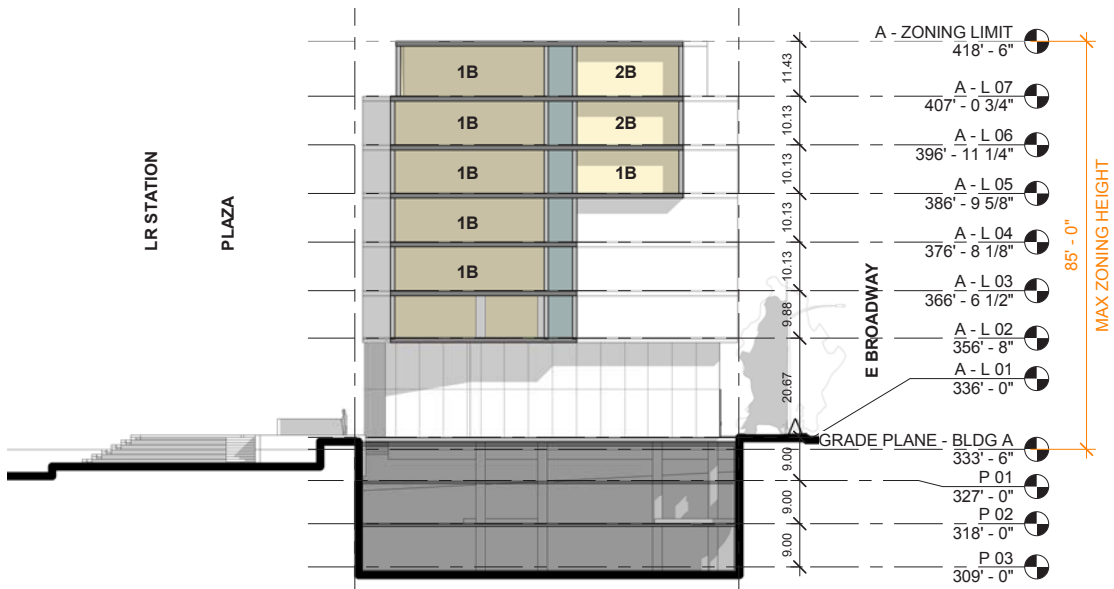
site A [8.0]
118 BROADWAY E., 3021140



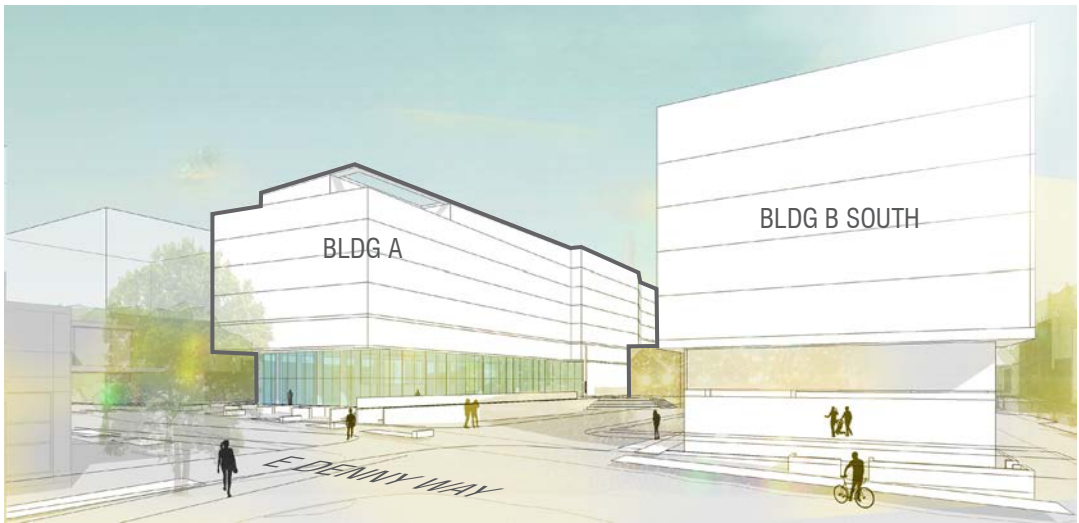
SECTION LOOKING SOUTH THROUGH SOUTH RETAIL



PEDESTERIAN VIEW LOOKING FROM BROADWAY AVE



SECTION LOOKING SOUTH THROUGH CROSSTHROUGH



PEDESTERIAN VIEW LOOKING FROM CAL ANDERSON PARK TO PLAZA

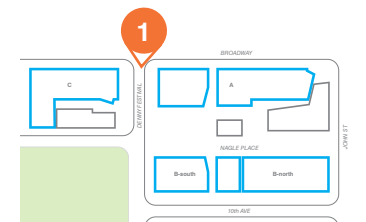


alternative 1

site A [8.0]
118 BROADWAY E., 3021140



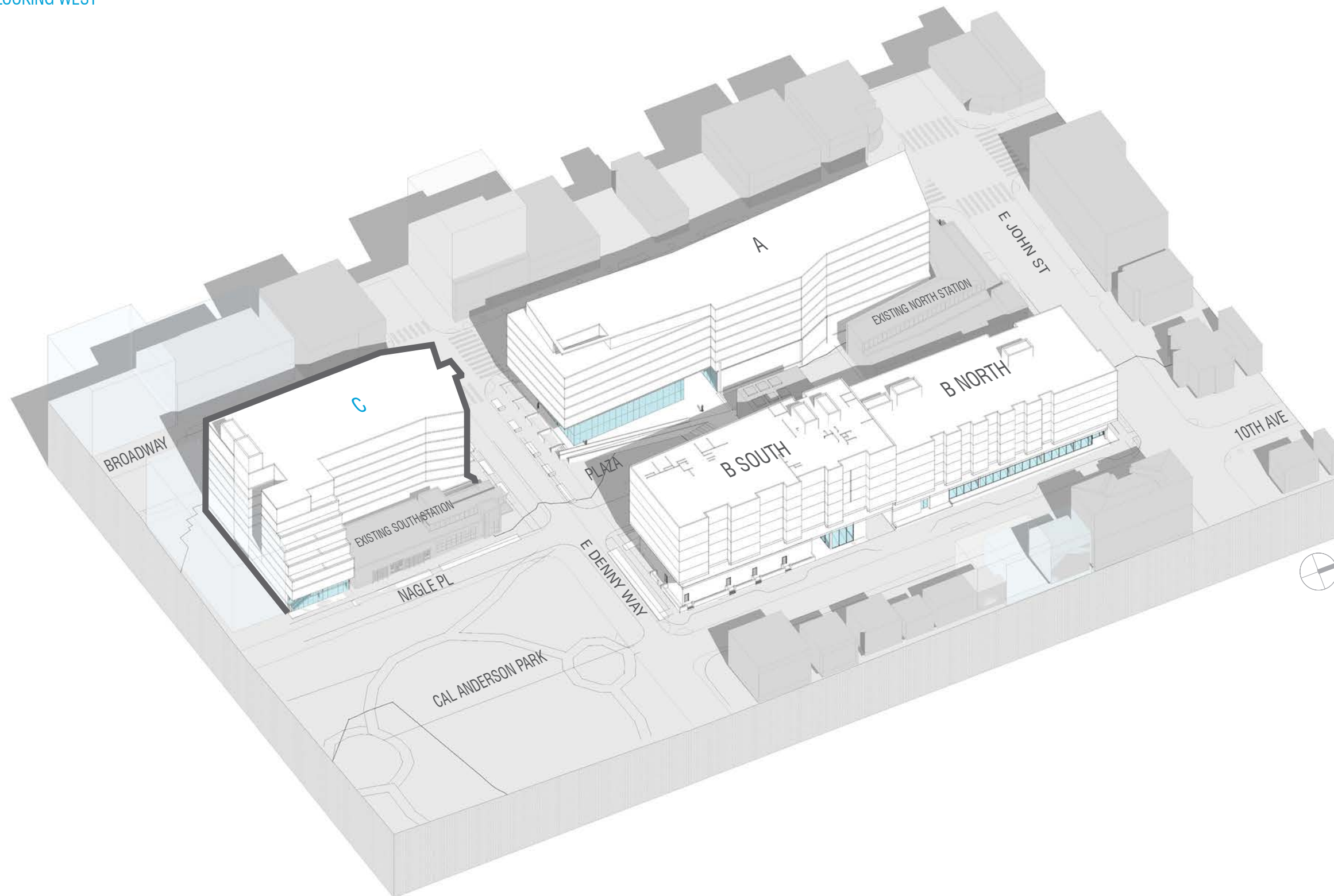
PEDESTERIAN VIEW LOOKING WEST FROM BROADWAY THROUGH PASSAGE



alternative 1

ISOMETRIC SITE VIEW LOOKING WEST

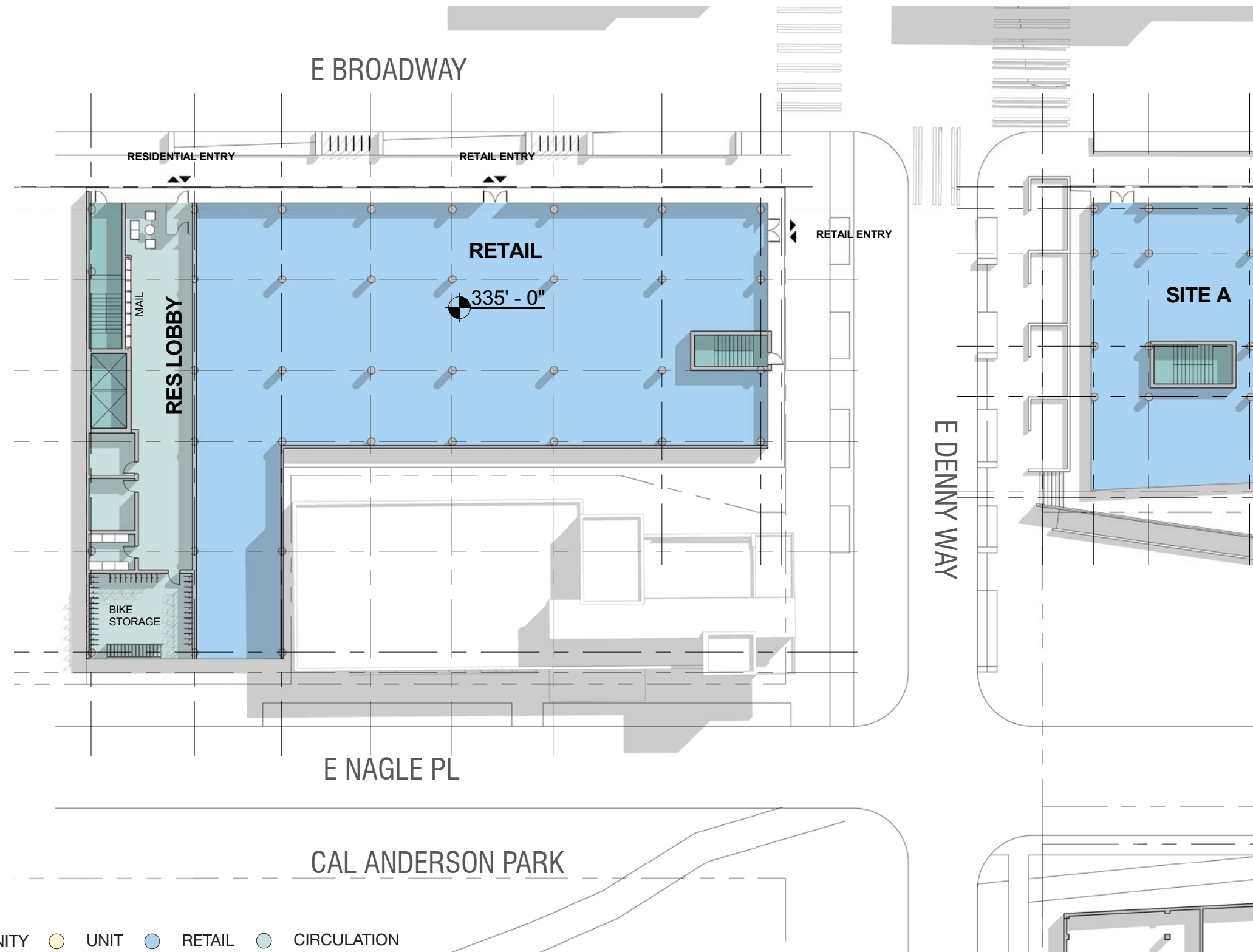
site C [8.0]
1830 BROADWAY, 3021149



alternative 1

site C [8.0]
1830 BROADWAY, 3021149

BUILDING C, GROUND FLOOR

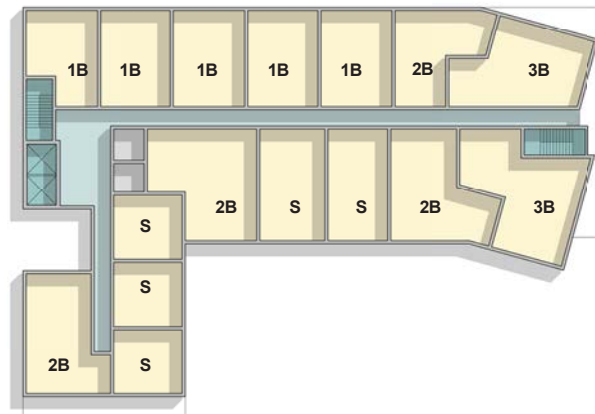



● SURROUNDING ● AMENITY ● UNIT ● RETAIL ● CIRCULATION

alternative 1

site C [8.0]
1830 BROADWAY, 3021149

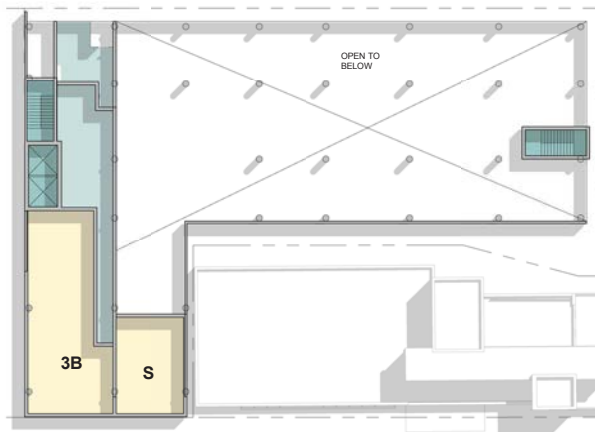
BUILDING A, LEVEL 03



BUILDING A, LEVEL 02



BUILDING A, MEZZANINE

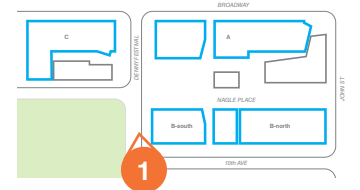


● SURROUNDING ● AMENITY ● UNIT ● RETAIL ● CIRCULATION

CS1 NATURAL SYSTEMS AND SITE FEATURES: Southeast terraces positioned to take advantage of a relationship to Cal Anderson Park



PEDESTERIAN VIEW LOOKING SOUTH FROM PLAZA



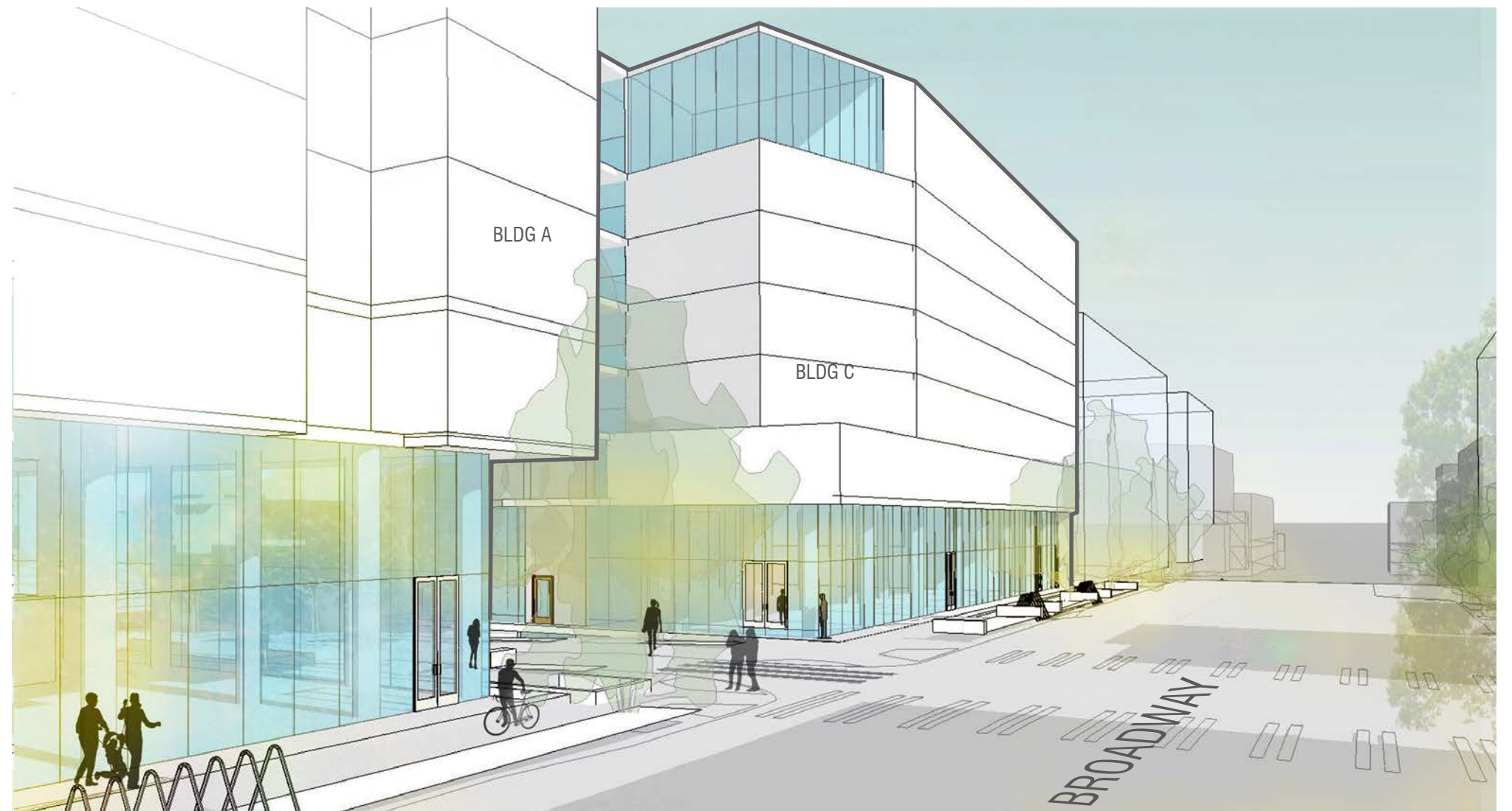
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site C [8.0]
1830 BROADWAY, 3021149

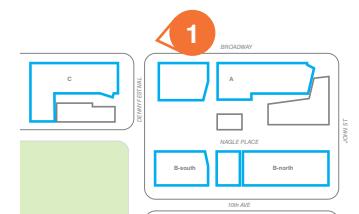
BUILDING A, LEVEL 05



BUILDING A, LEVEL 04



● SURROUNDING ● AMENITY ● UNIT ● RETAIL ● CIRCULATION



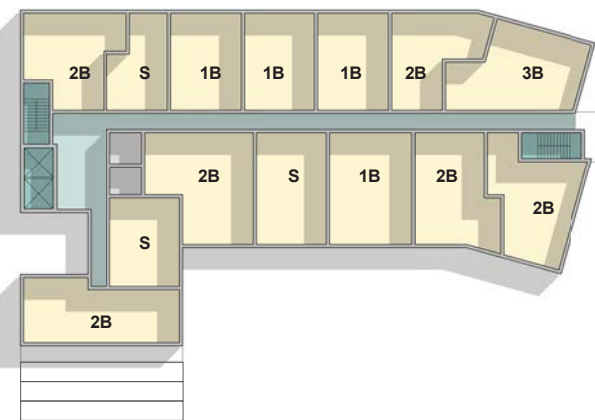
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site C [8.0]
1830 BROADWAY, 3021149

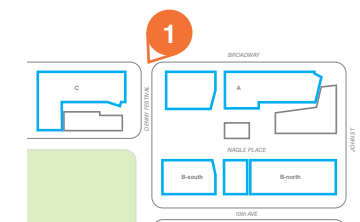
BUILDING A, LEVEL 07



BUILDING A, LEVEL 06

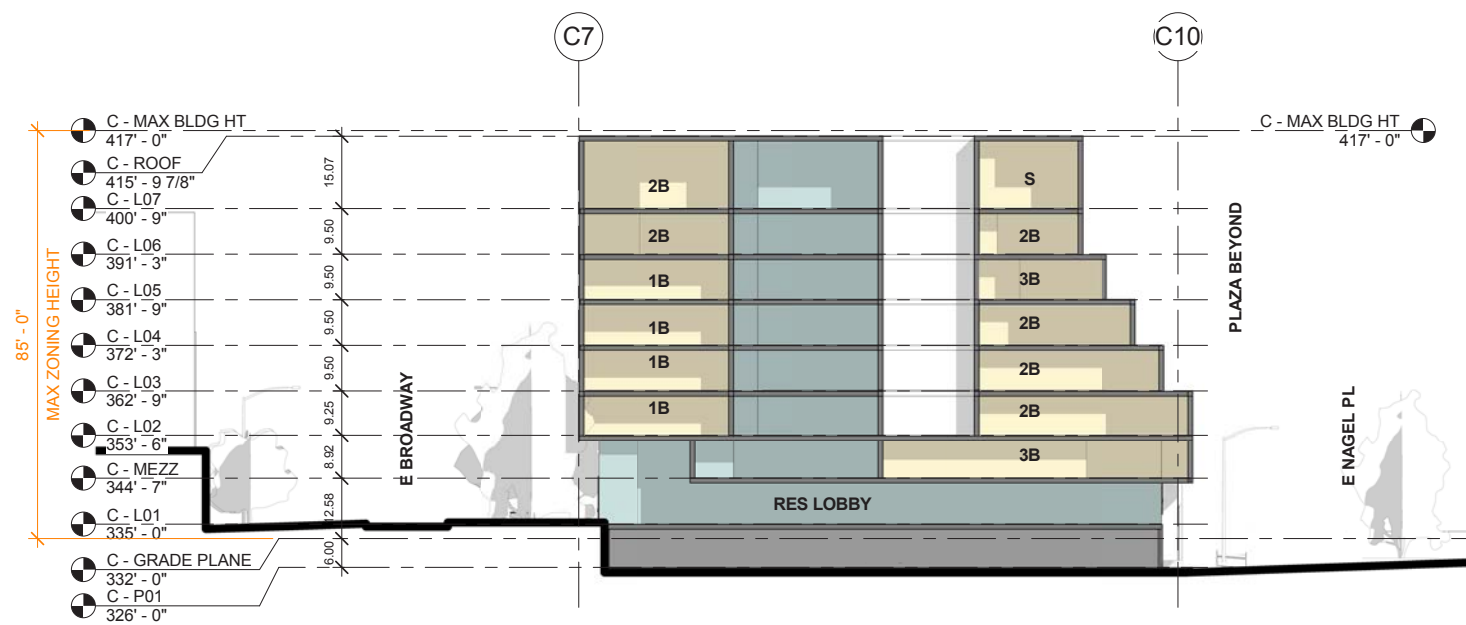


● SURROUNDING ● AMENITY ● UNIT ● RETAIL ● CIRCULATION



alternative 1

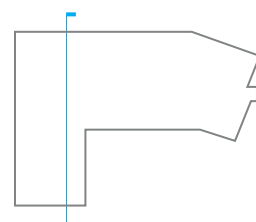
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1830 BROADWAY, 3021149



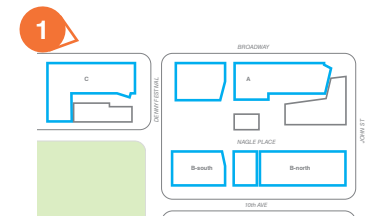
SECTION LOOKING NORTH THROUGH RESIDENTIAL LOBBY



PEDESTERIAN VIEW LOOKING NORTH ON BROADWAY



● SURROUNDING ● AMENITY ● UNIT ● RETAIL ● CIRCULATION



alternative 1

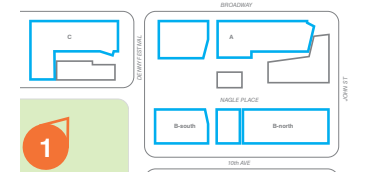
site C [8.0]
1830 BROADWAY, 3021149



PEDESTRIAN VIEW FROM CAL ANDERSON PARK LOOKING WEST



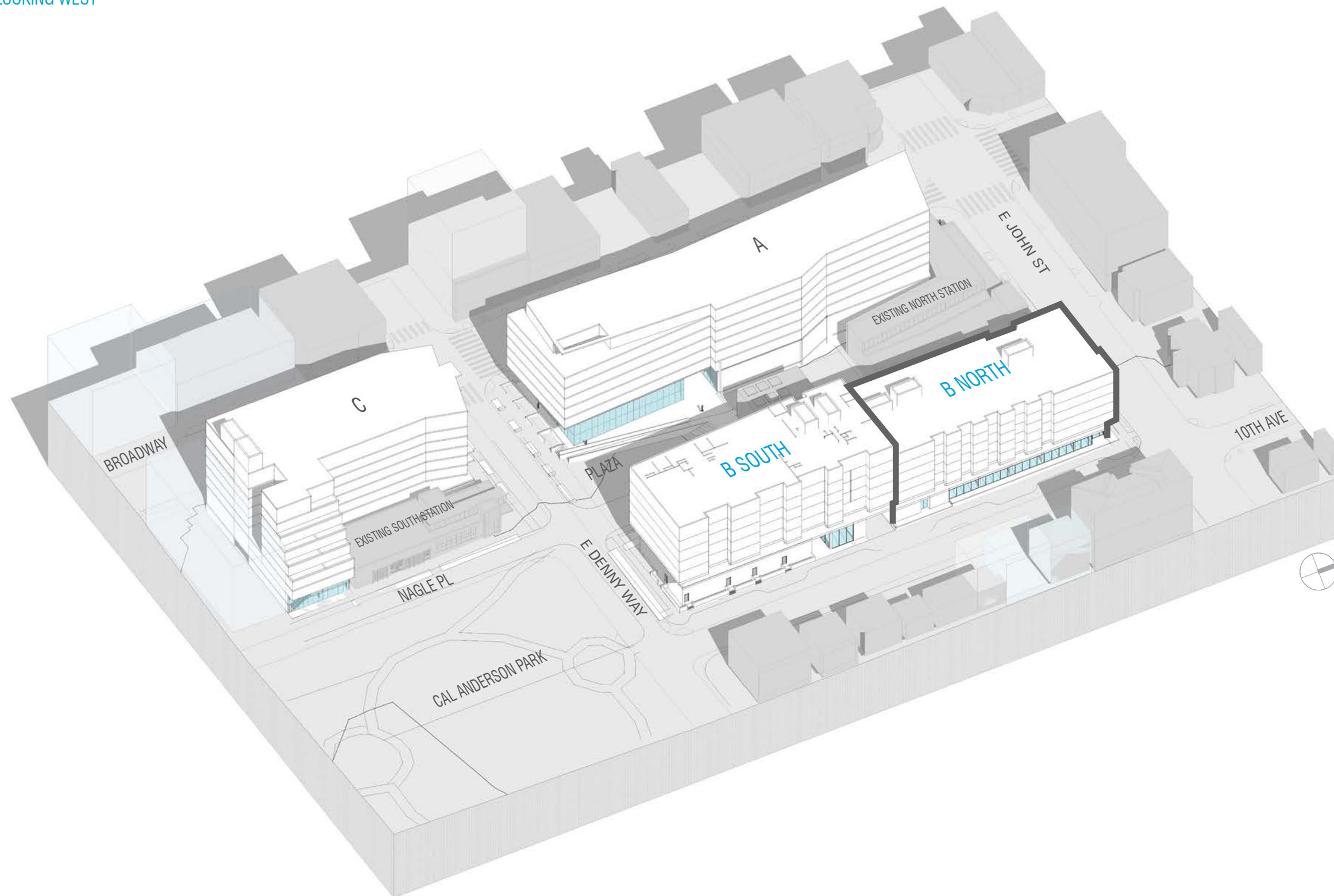
● SURROUNDING ● AMENITY ● UNIT ● RETAIL ● CIRCULATION



alternative 1

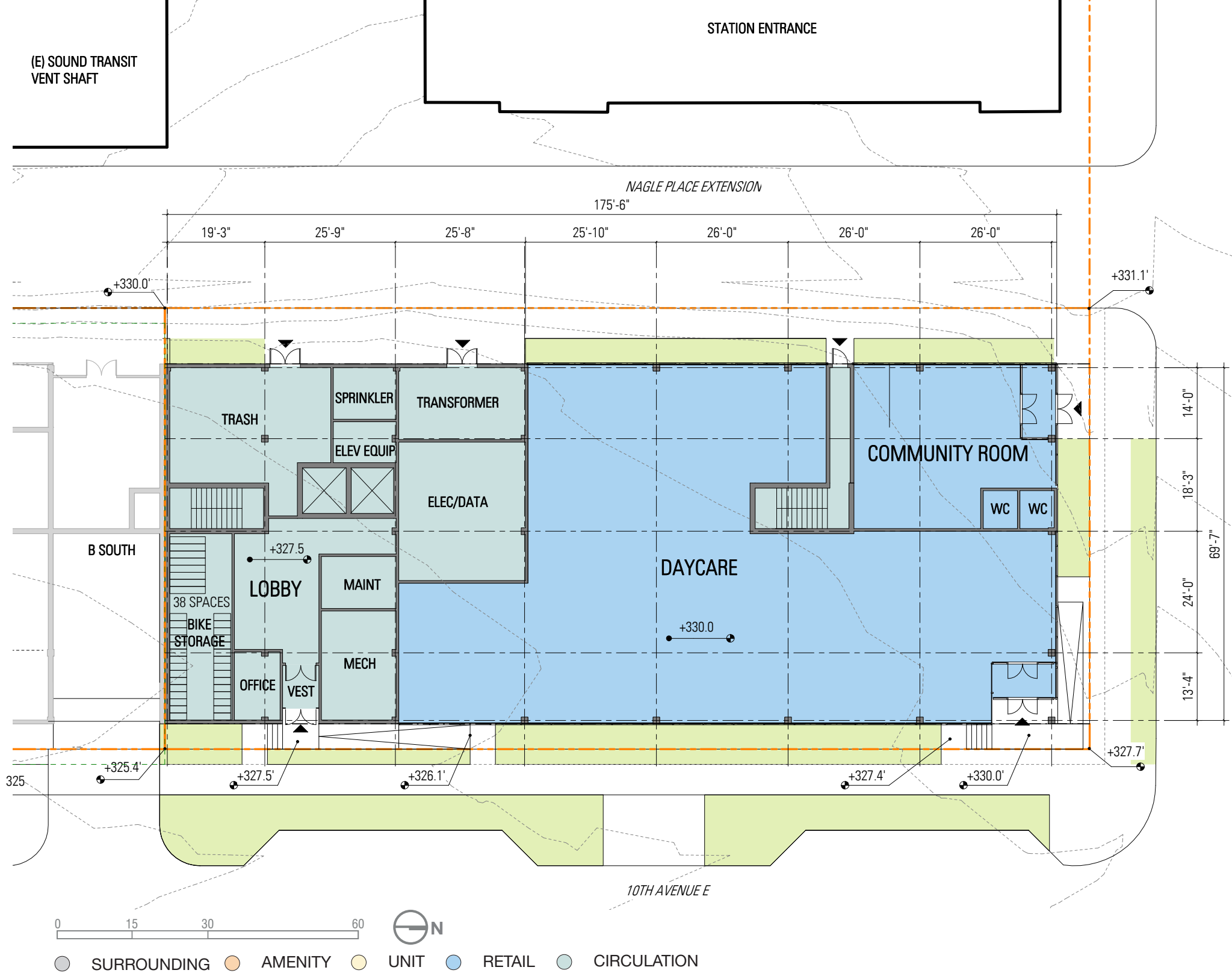
ISOMETRIC SITE VIEW LOOKING WEST

site B - north [8.0]
118 BROADWAY E., 3021140



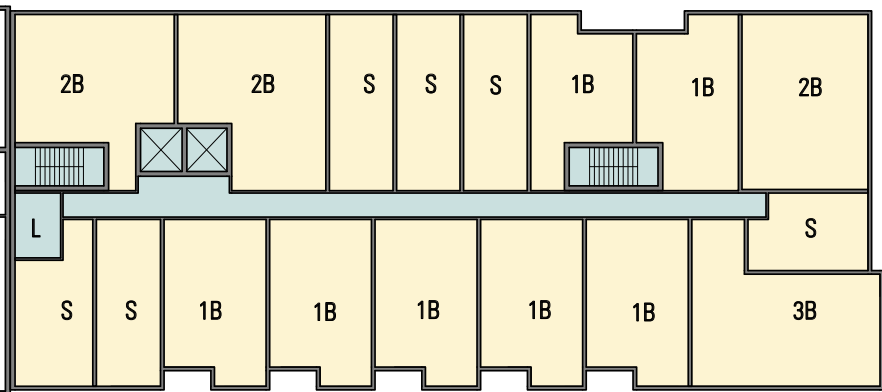
alternative 1

GROUND FLOOR

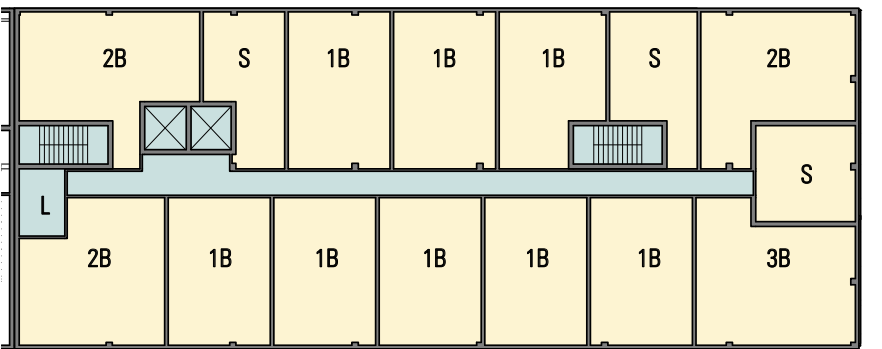


FLOOR PLANS

site B - north
923 E JOHN ST, 3021177



L03 - 07

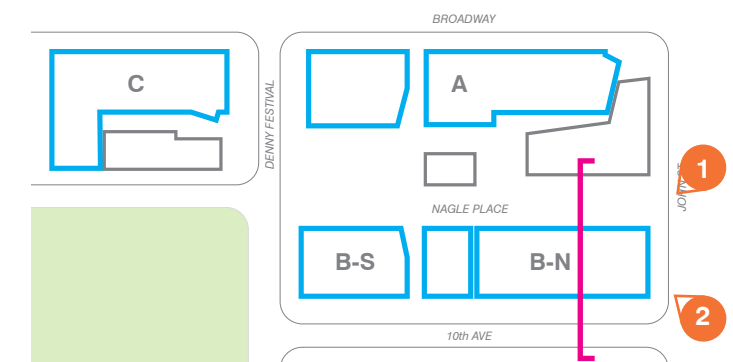
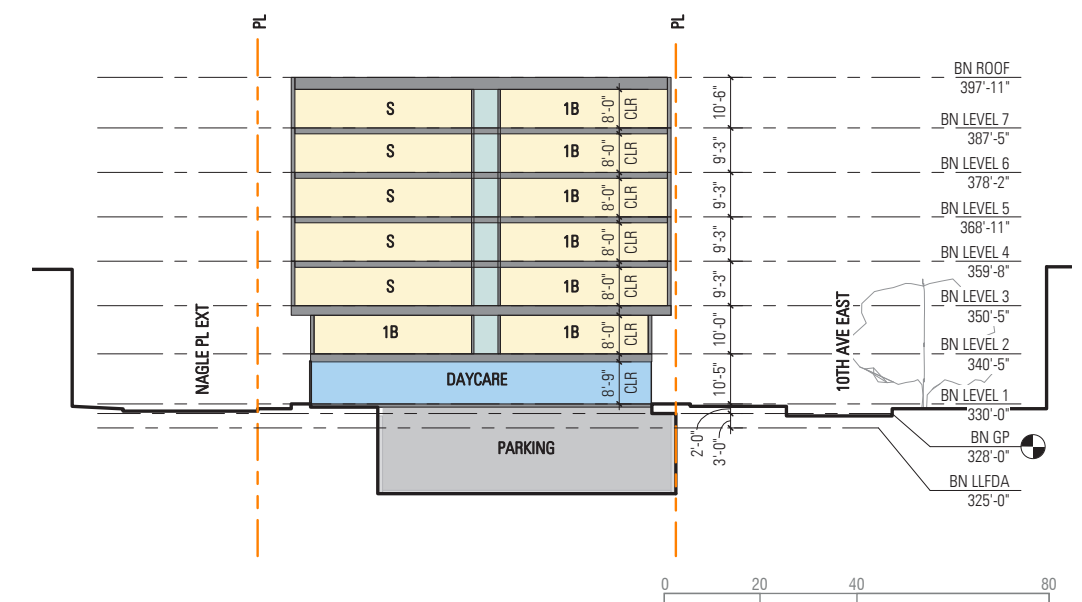
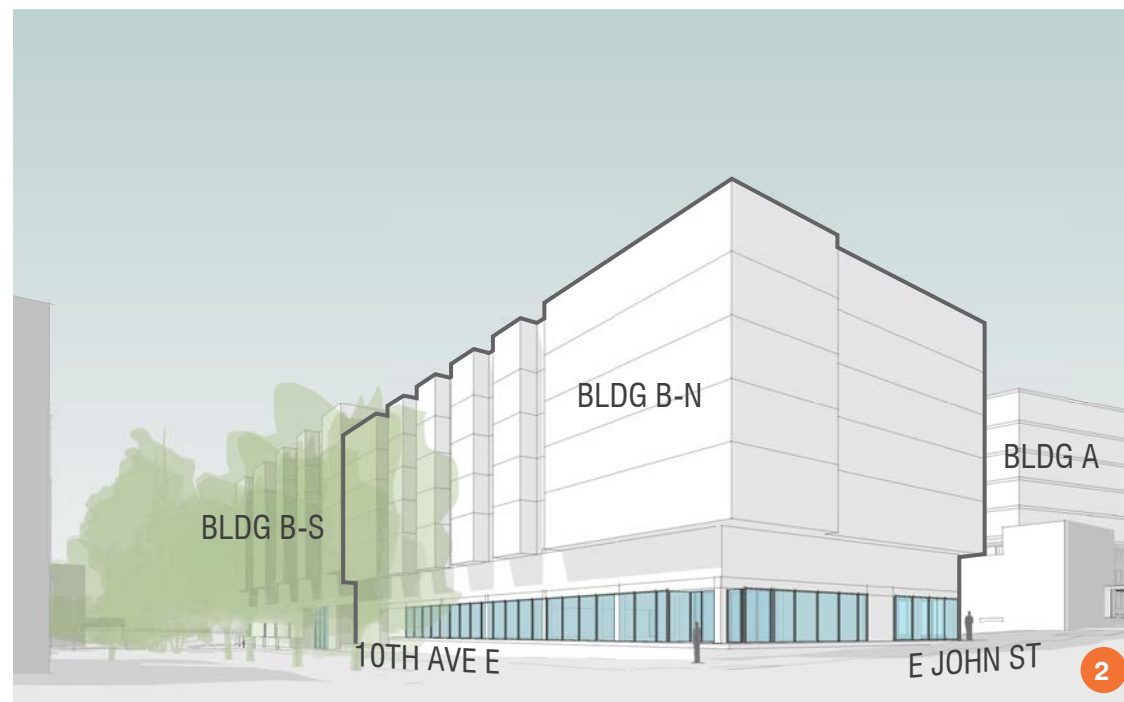
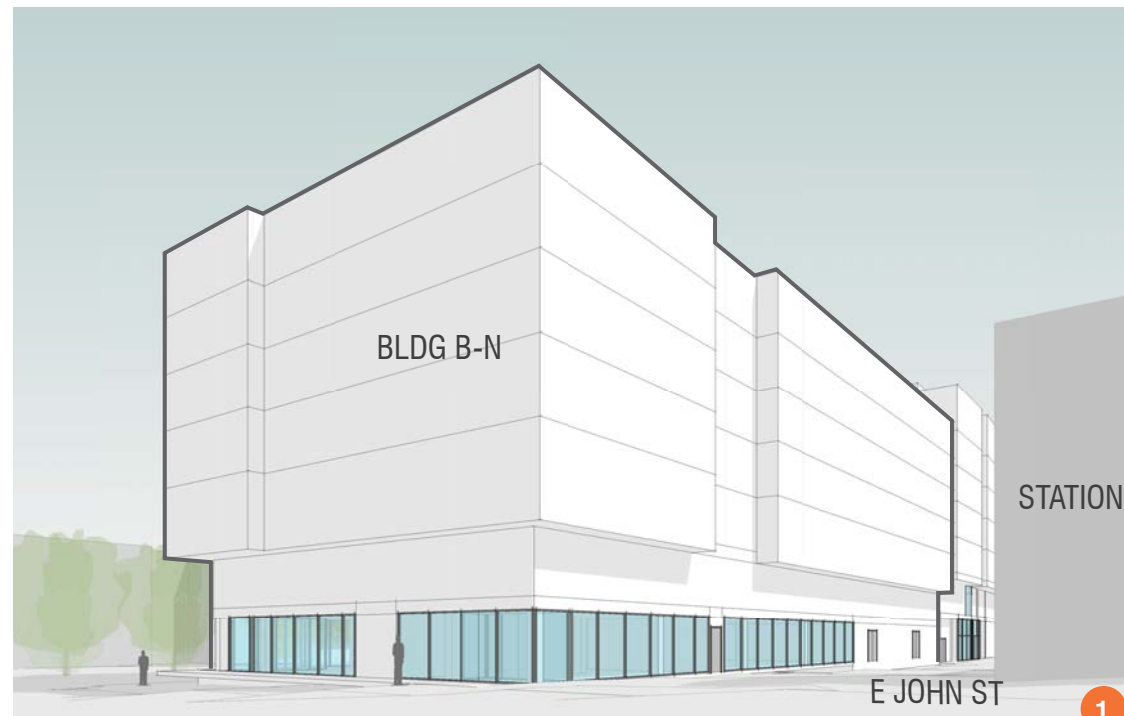


L02

alternative 1

FLOOR PLANS

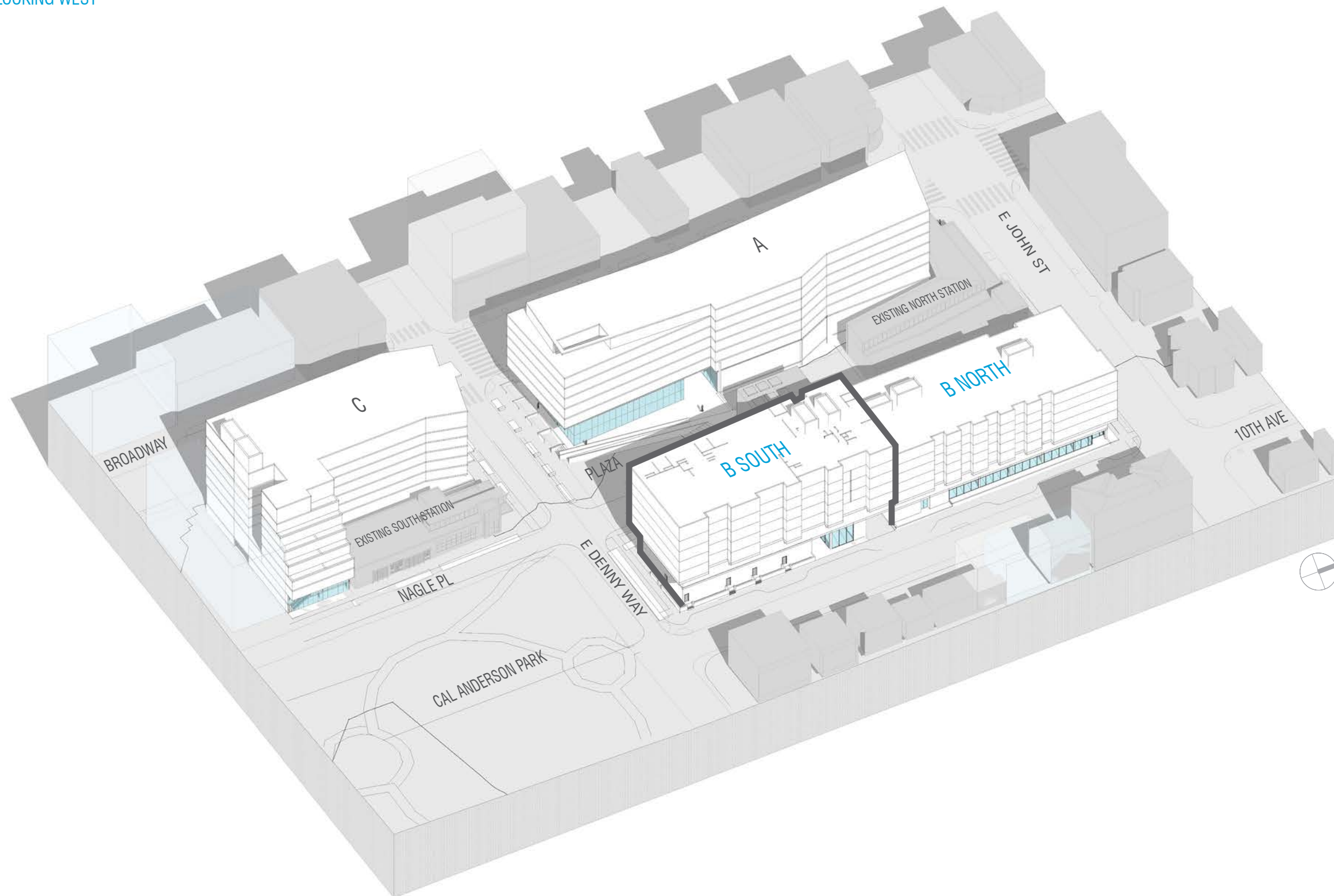
site B - north
923 E JOHN ST, 3021177



alternative 1

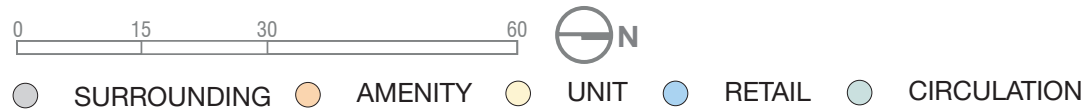
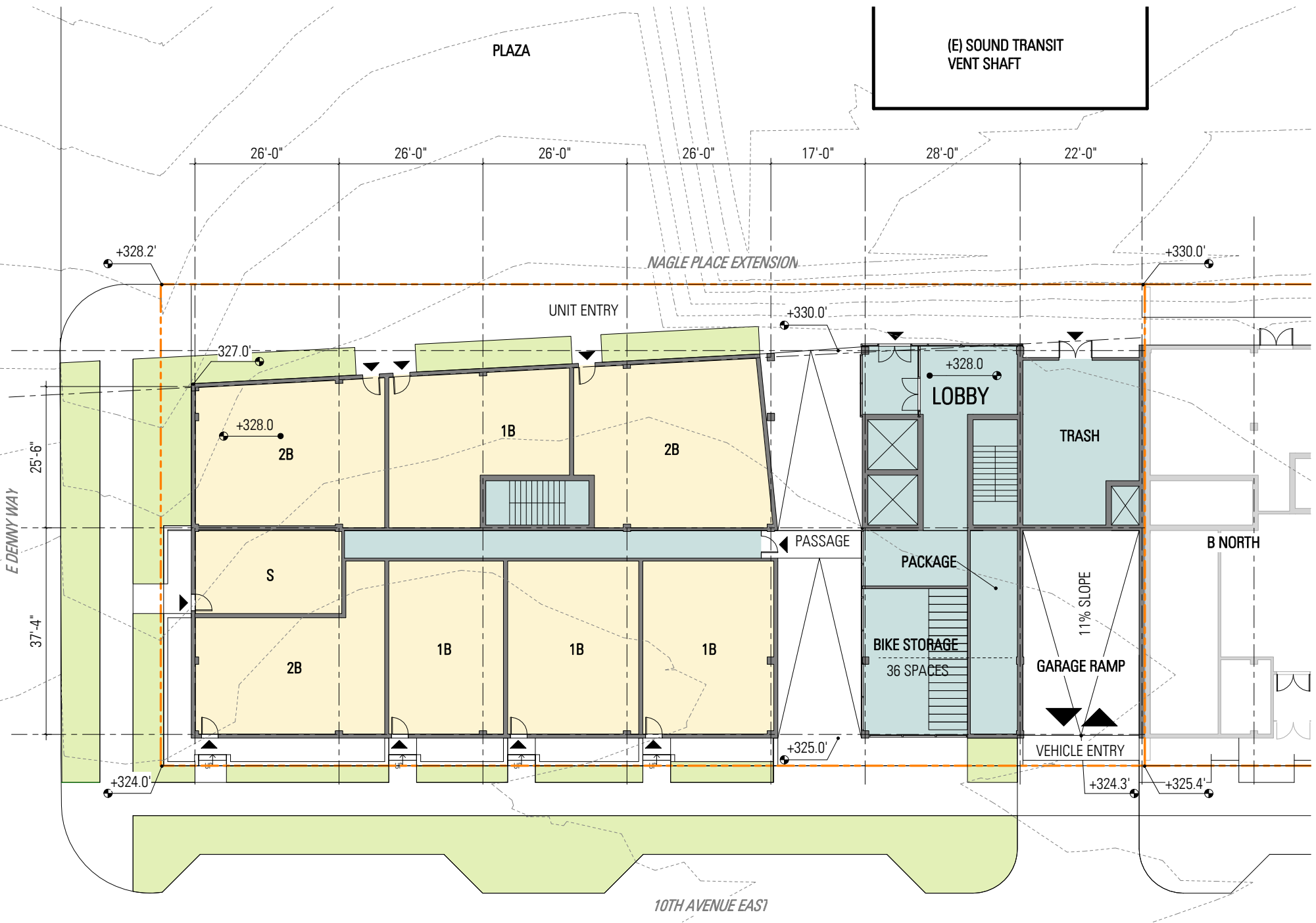
ISOMETRIC SITE VIEW LOOKING WEST

site B - south [8.0]
118 BROADWAY E., 3021140



alternative 1

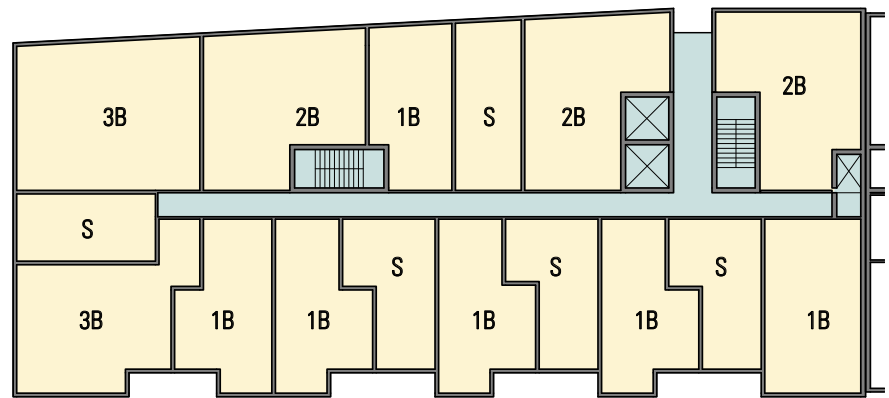
GROUND FLOOR



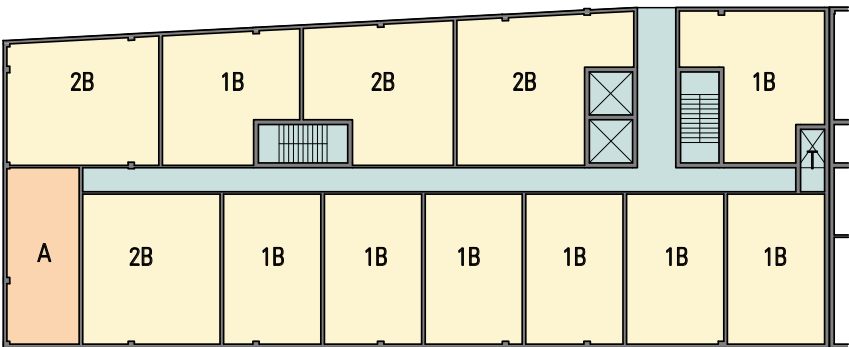
site B - south

123 10TH AVE E., 3021179

FLOOR PLANS



L03 - 07

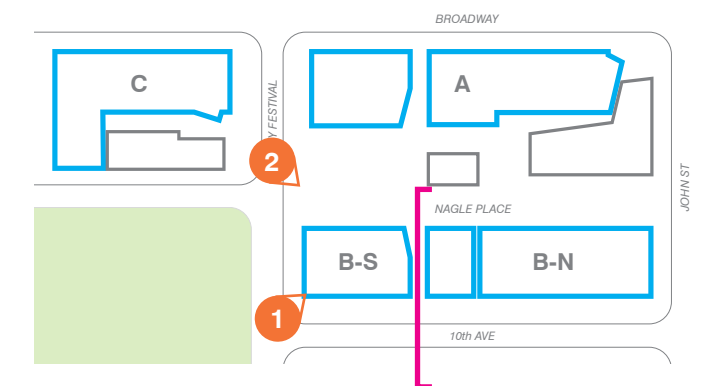
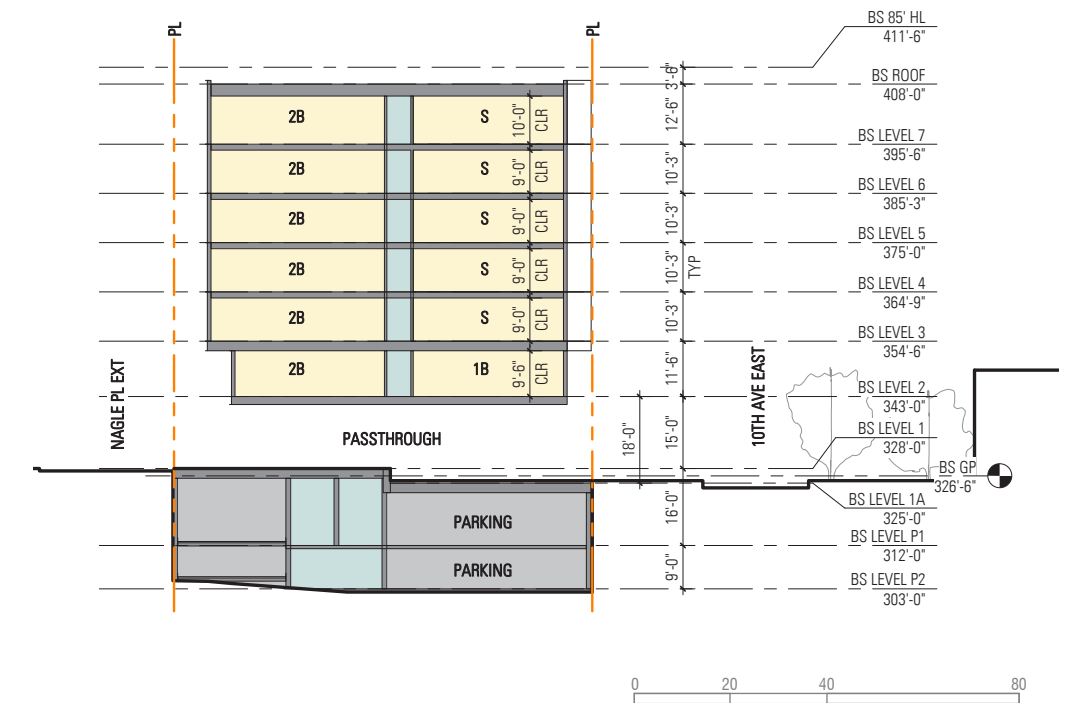
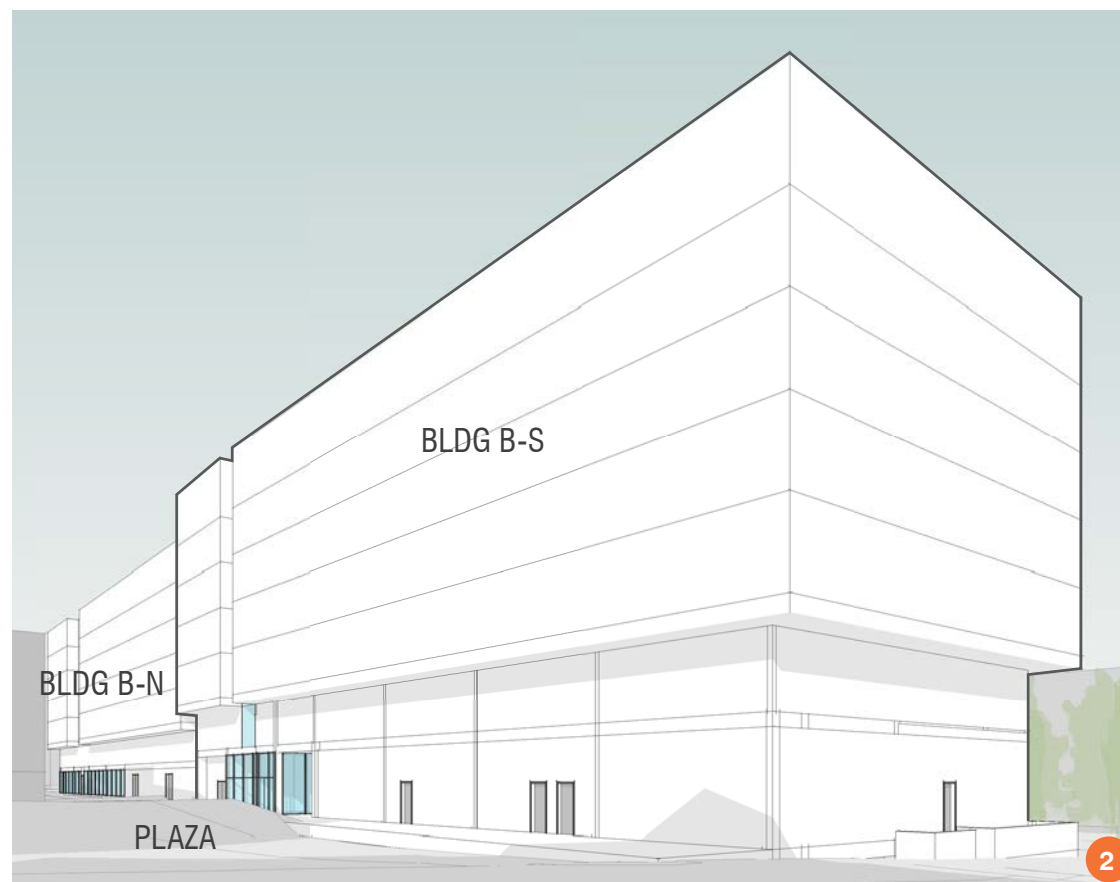
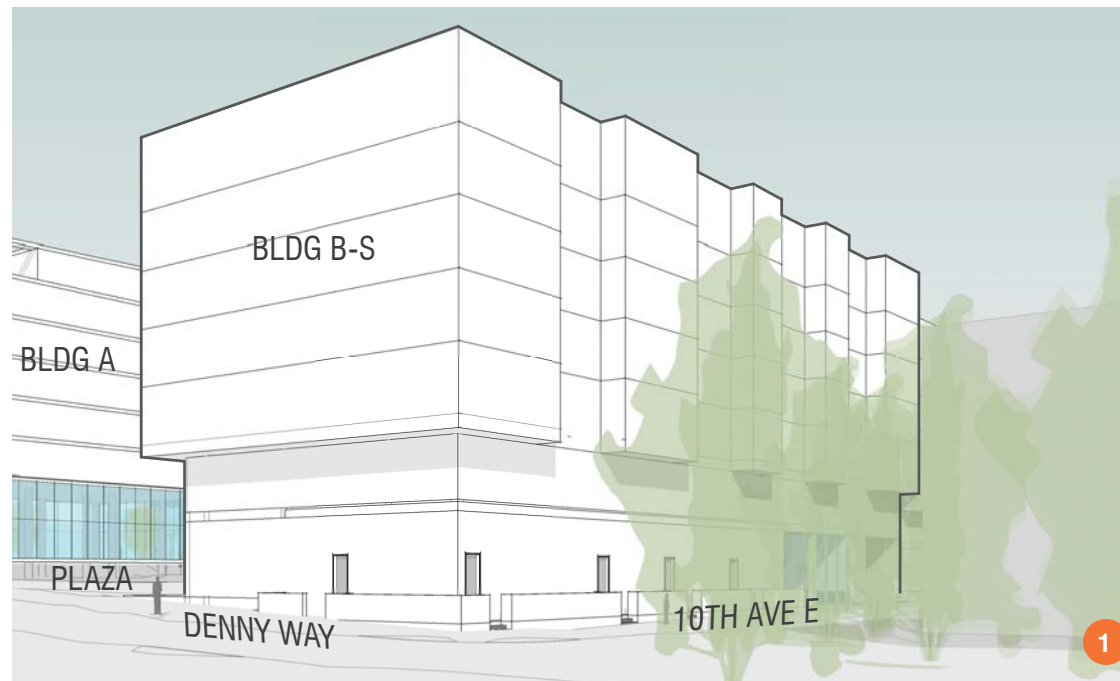


L02



alternative 1

site B - south
123 10TH AVE E., 3021179

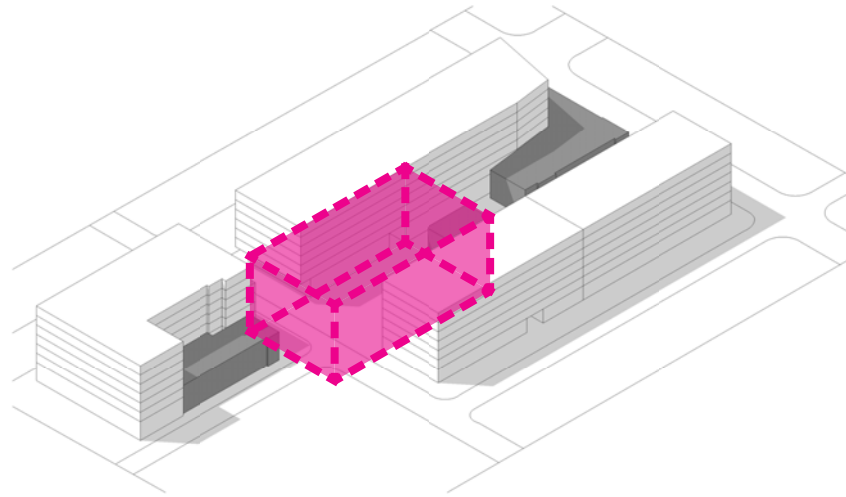


ARCHITECTURAL MASSING CONCEPTS [8.0]

alternative 2 [preferred]

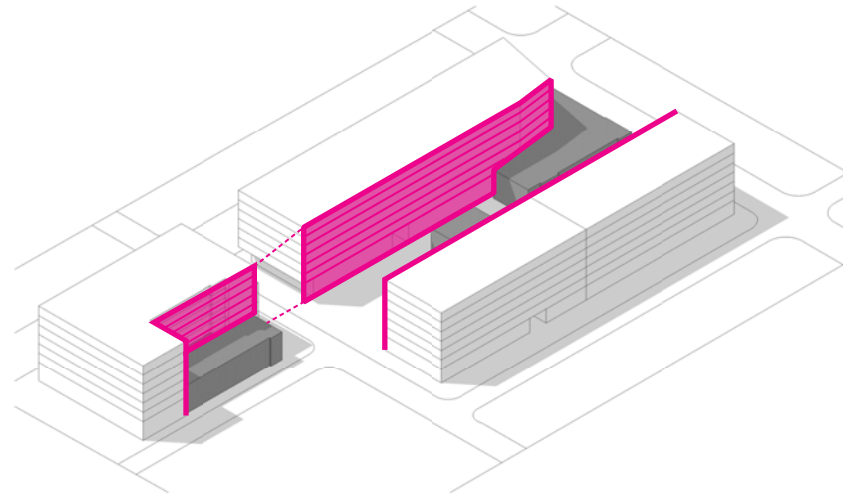
alternative 2 [preferred]

DESIGN PRINCIPLES



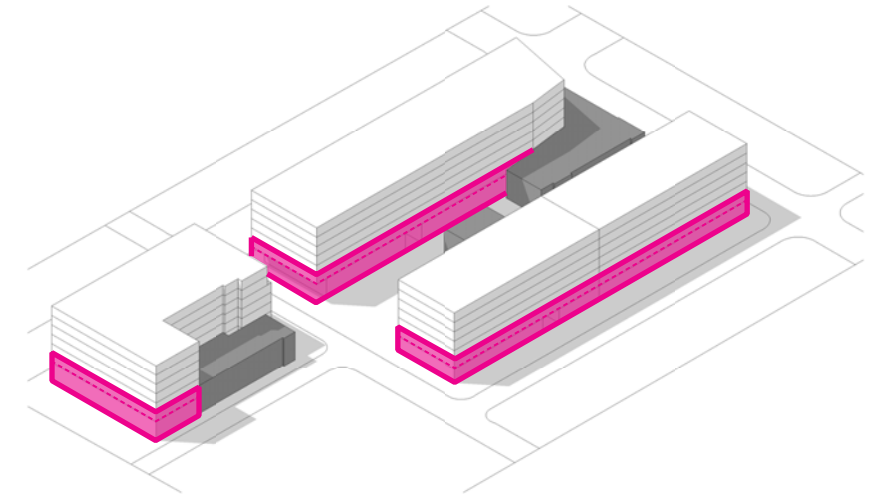
PLAZA IS THE HEART OF THE PROJECT

*PL1 Connectivity
DC2 Architectural Concept
DC3 Open Space Concept*



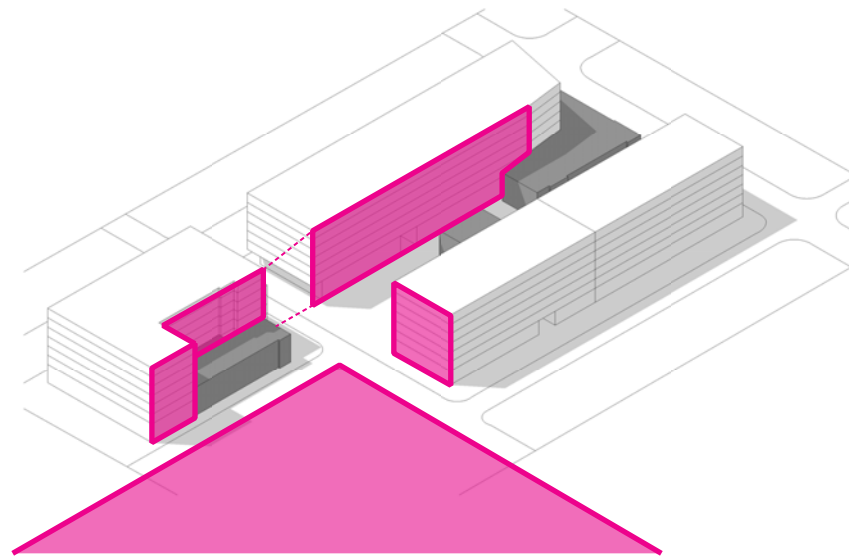
FACADES FACING PLAZA REINFORCE PLACEMAKING AND PROVIDE EYES ON THE PLAZA

*PL2 Walkability
PL3 Street-Level Interaction
DC2 Architectural Concept*



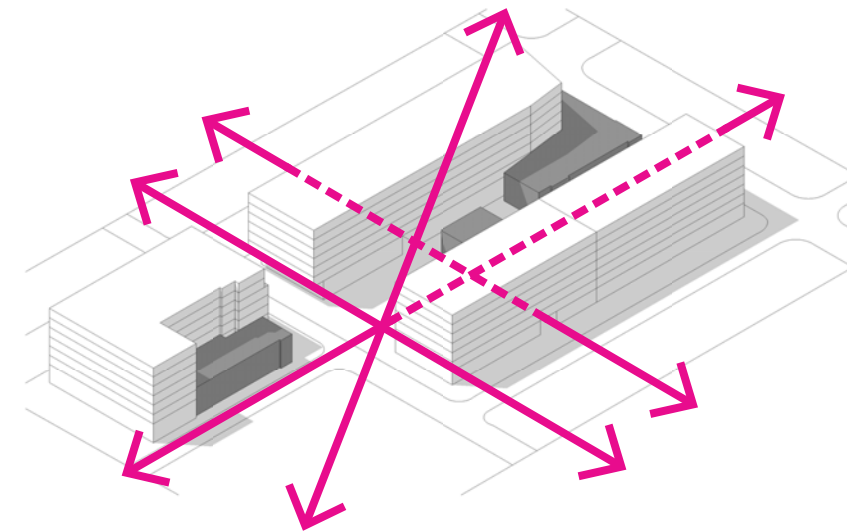
CRAFT THE FIRST 30 FEET

*CS2 Urban Pattern and Form
PL2 Walkability
PL3 Street-Level Interaction
DC4 Exterior Elements and Finishes*



FACADES FACING PARK STRENGTHEN CONNECTION TO THE PARK

*CS1 Natural Systems and Site Context
DC3 Open Space Concept*



ENHANCE MOVEMENT ACROSS SITE

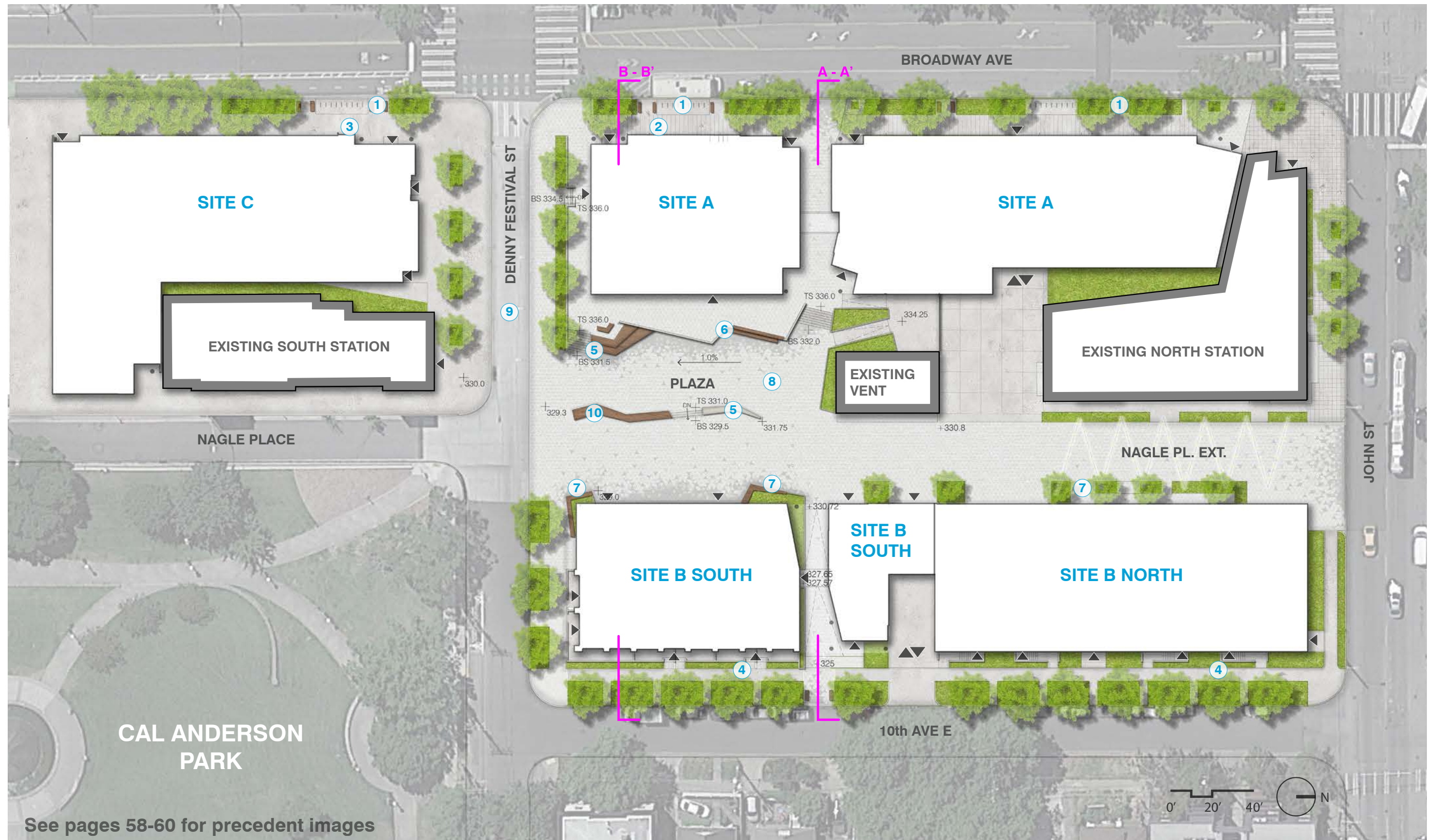
PL1 Connectivity

ARCHITECTURAL MASSING CONCEPTS [8.0]

alternative 2 [preferred] - public realm

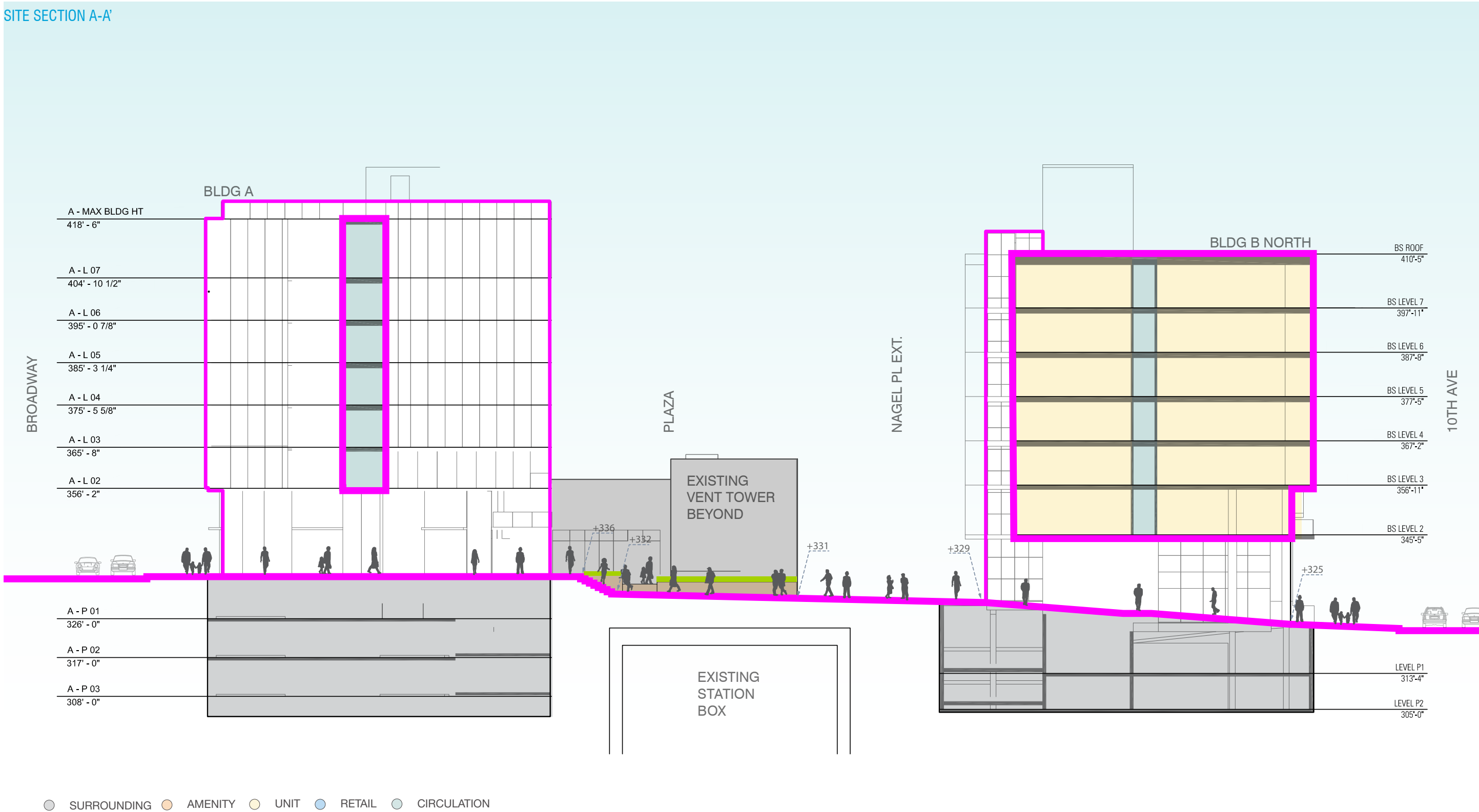
alternative 2 [preferred]

public realm | SITE PLAN [8.5]



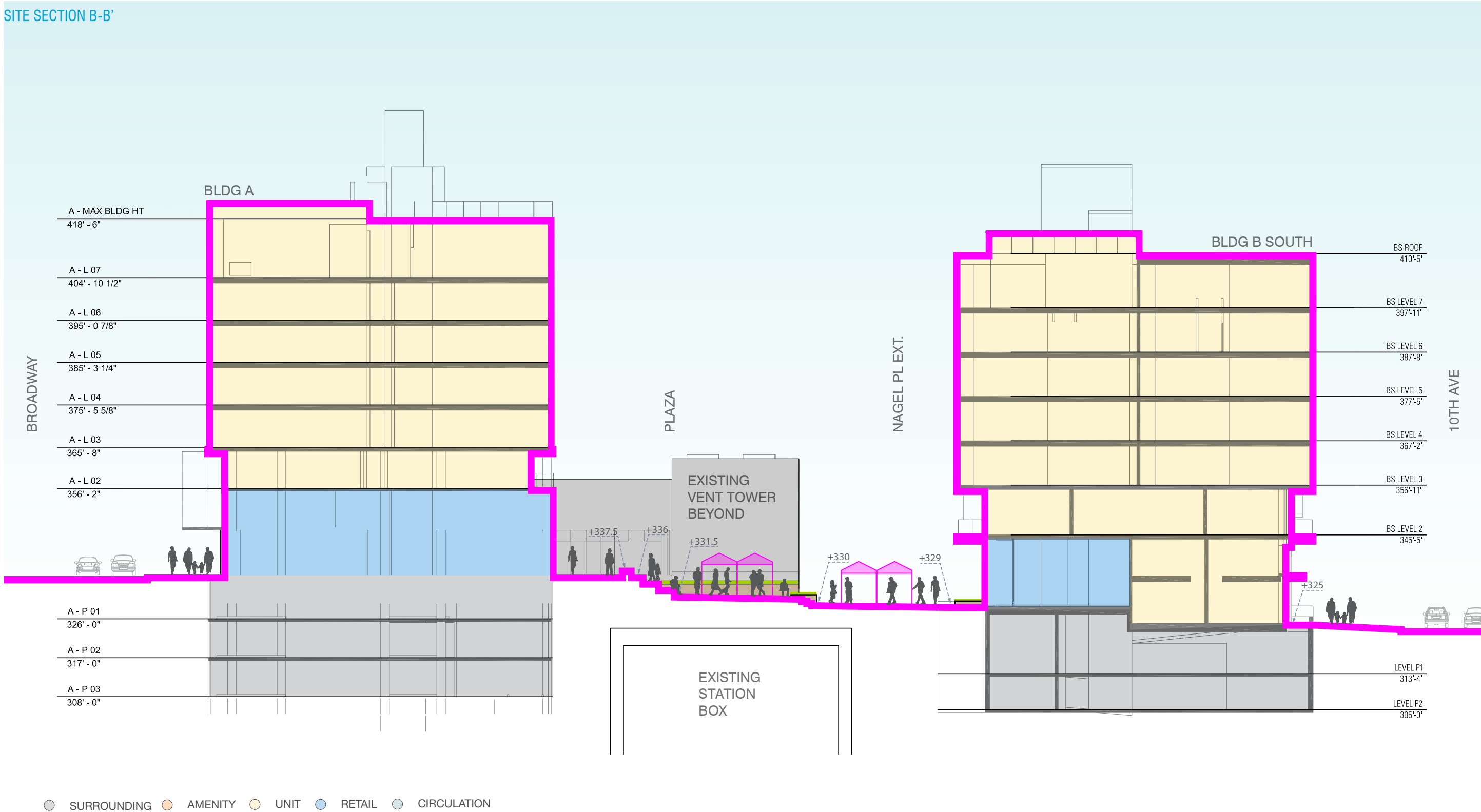
alternative 2 [preferred]

public realm | SITE SECTION [8.5]

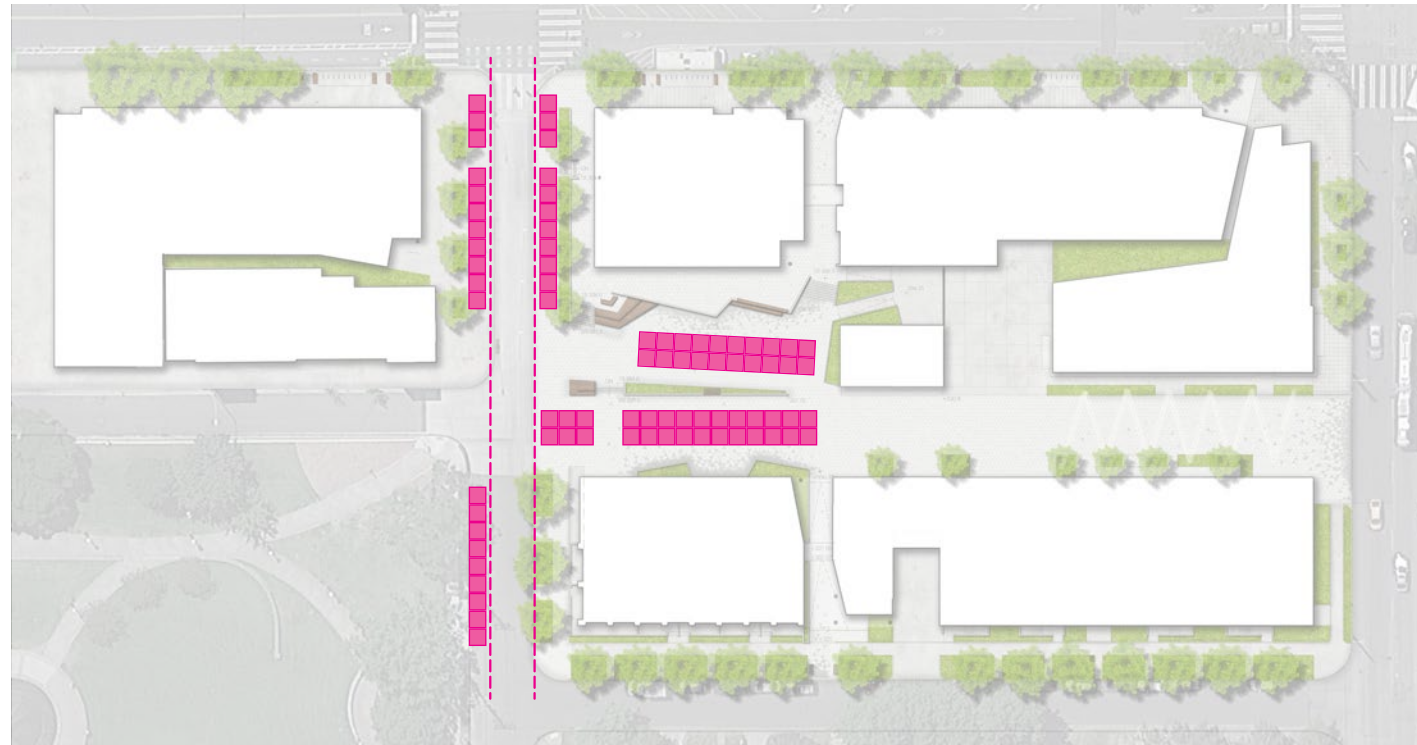


alternative 2 [preferred]

public realm | SITE SECTION [8.5]



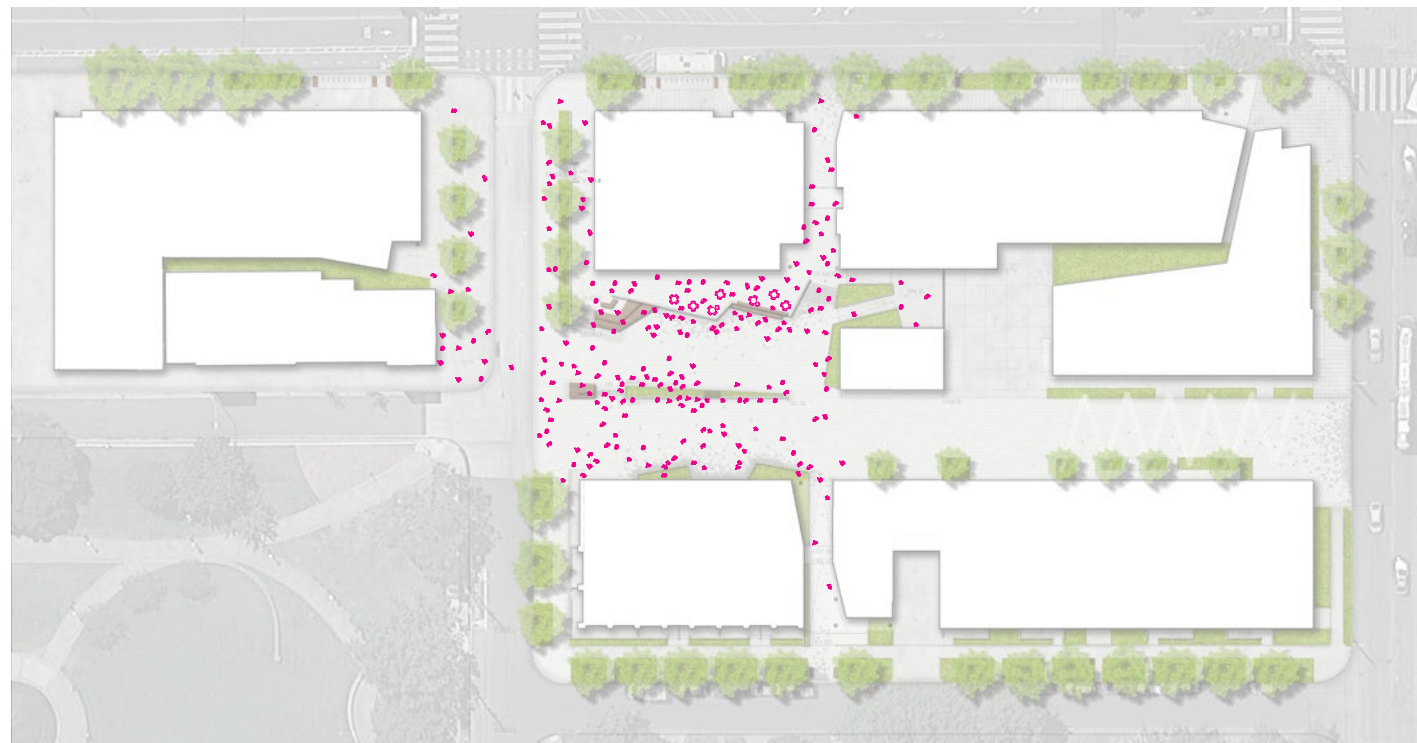
alternative 2 [preferred]



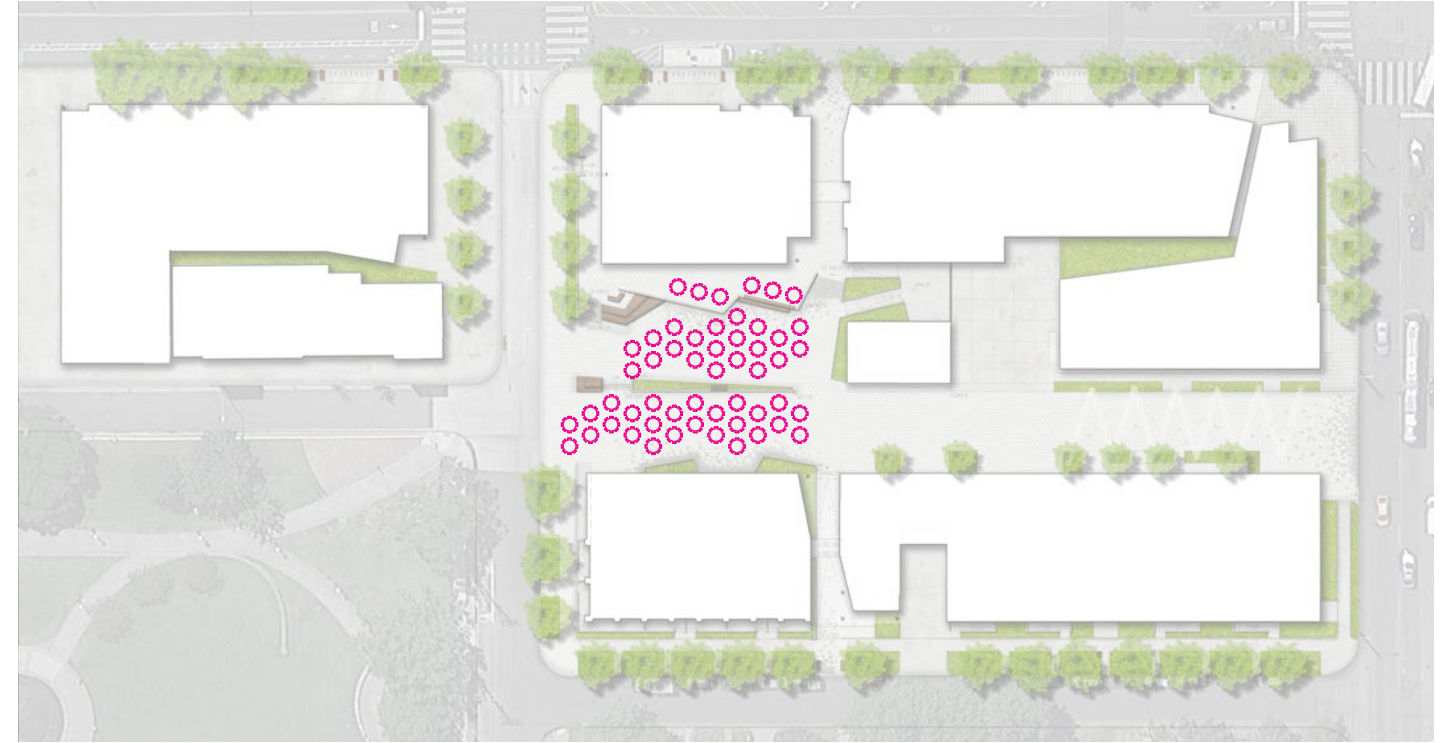
farmers market | (79) 8'x8' tents



movie night | (235) people



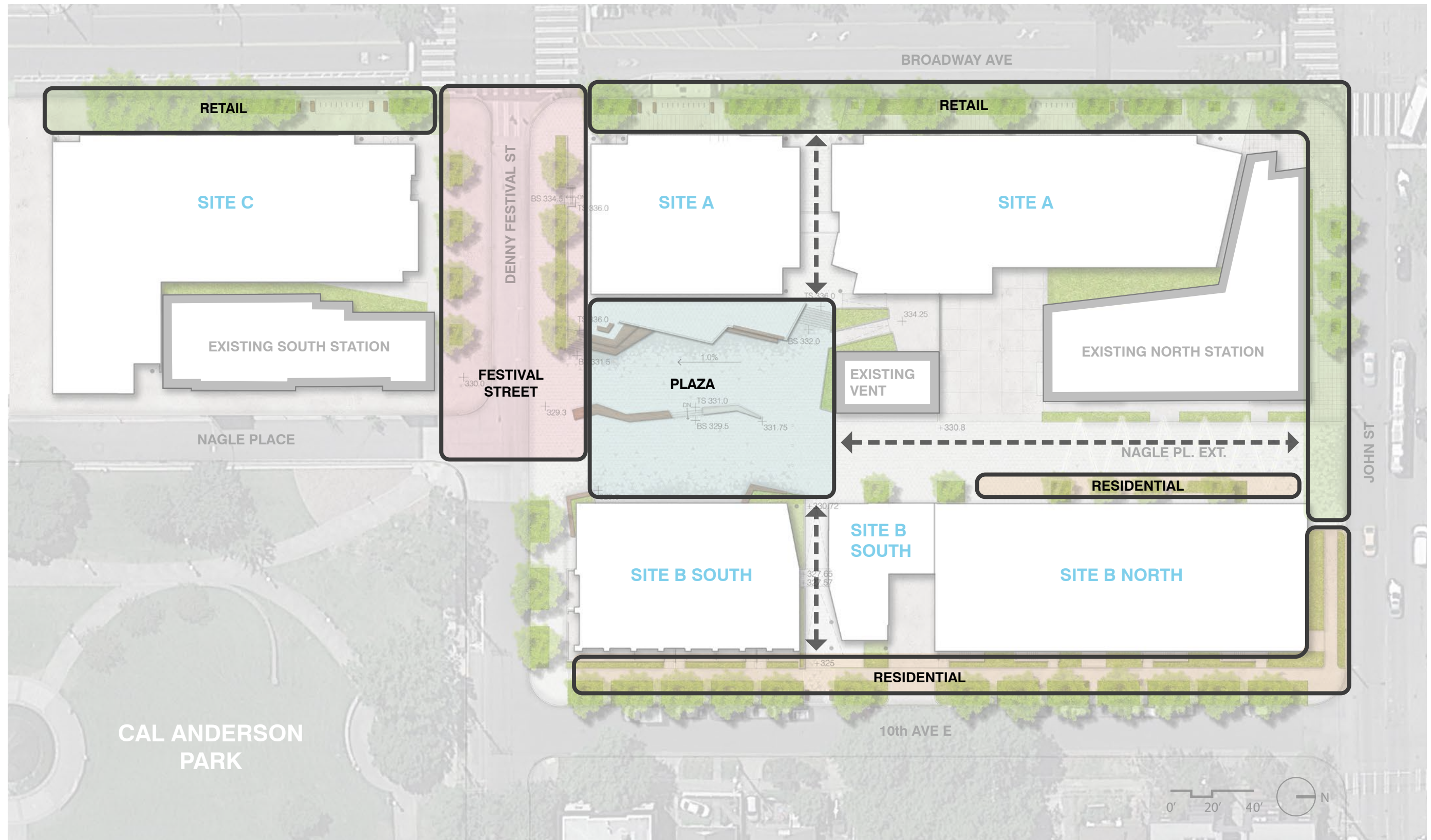
daily (225) people



market dinner | (53) 8-top tables | (424) people

alternative 2 [preferred]

public realm | DESIGN CONCEPT [8.0]



alternative 2 [preferred] public realm | ***CONCEPT PRECEDENTS - RETAIL & RESIDENTIAL [8.8]***



caption numbers refer to
site plan on page 55

alternative 2 [preferred]



caption numbers refer to
site plan on page 55

public realm | CONCEPT PRECEDENTS - FESTIVAL STREET [8.8]



alternative 2 [preferred]

public realm | CONCEPT PRECEDENTS - PLAZA [8.8]



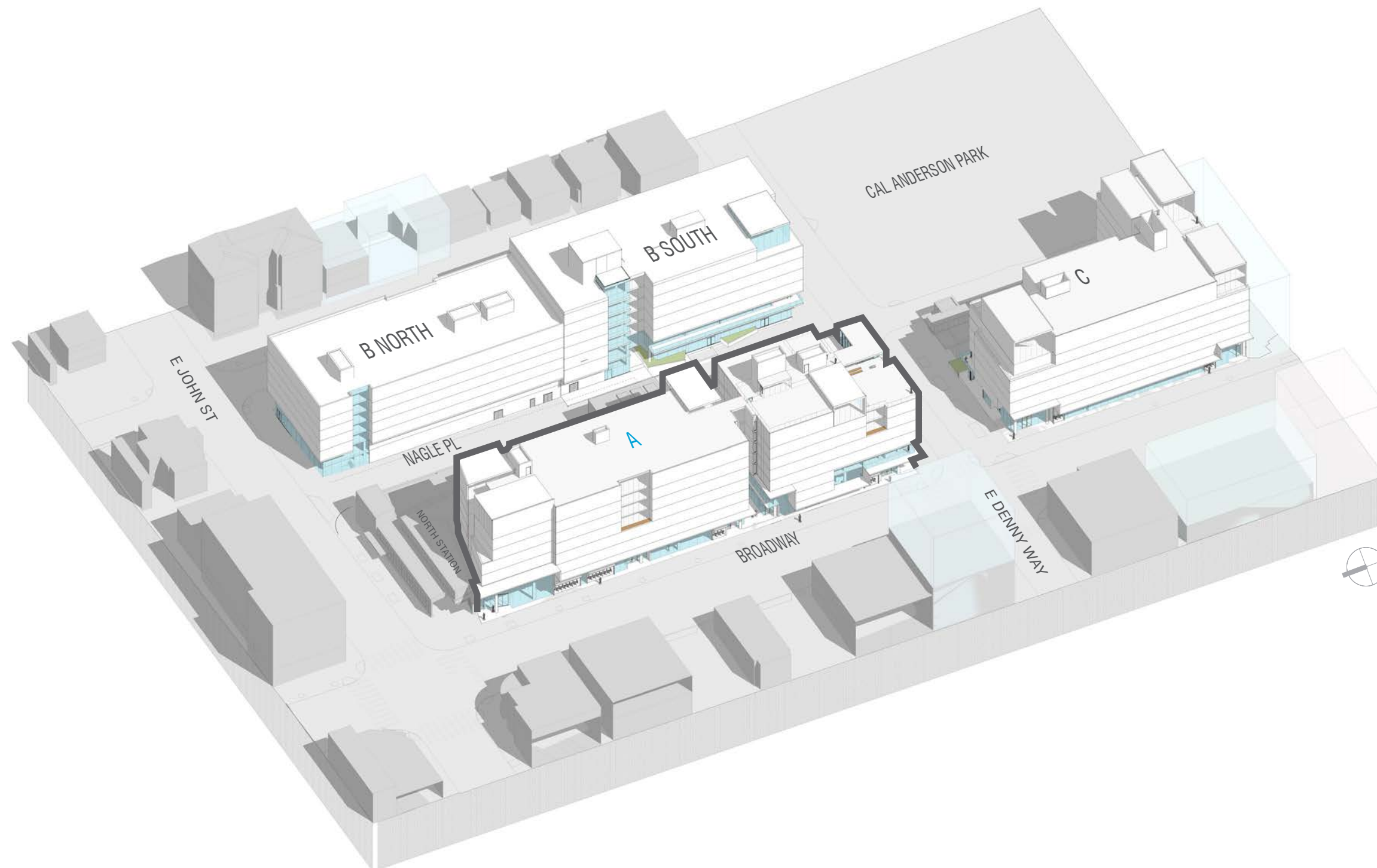
caption numbers refer to
site plan on page 55



alternative 2 [preferred]

site A [8.0]
118 BROADWAY E., 3021140

ISOMETRIC SITE VIEW LOOKING EAST

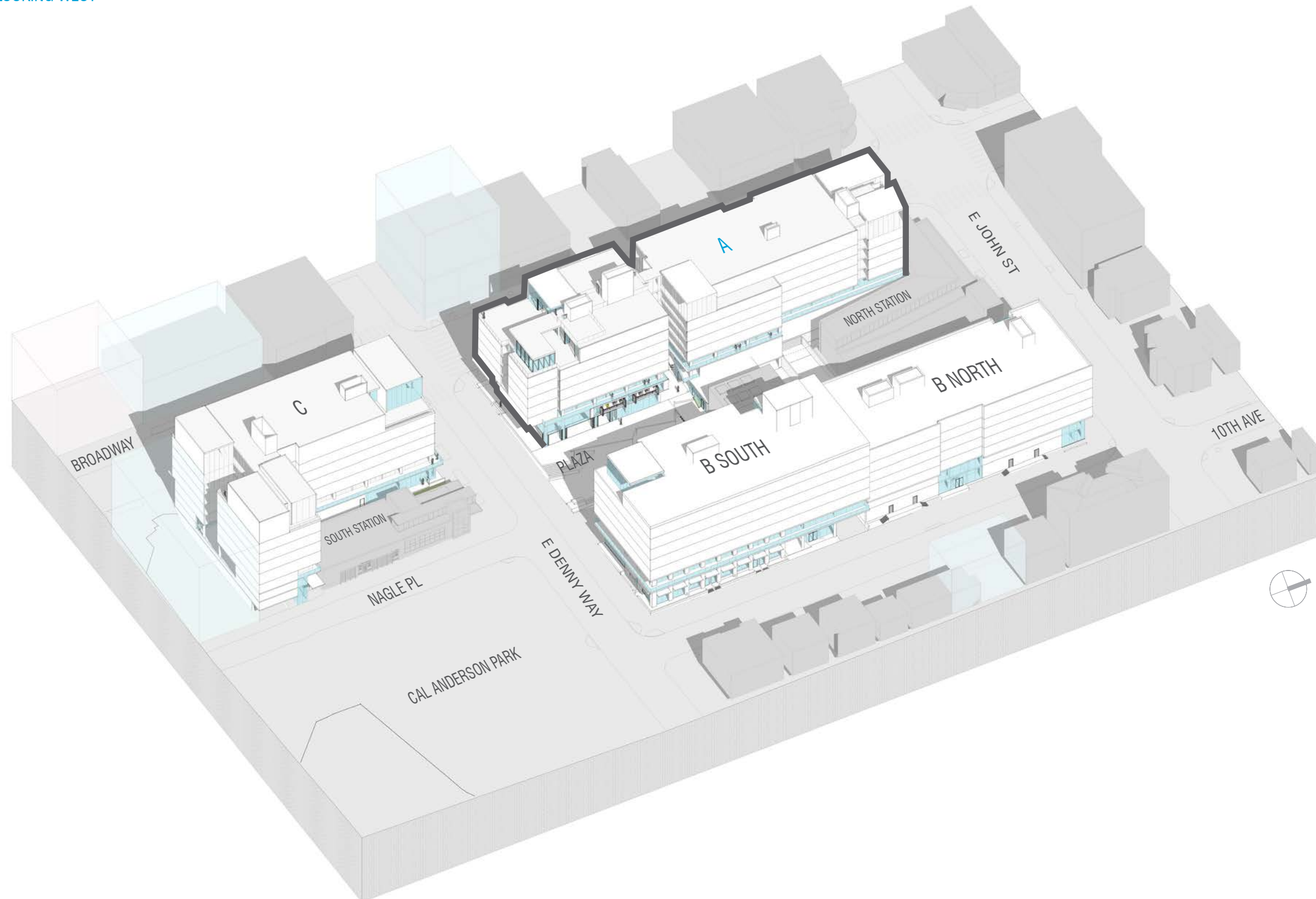


alternative 2 [preferred]

ISOMETRIC SITE VIEW LOOKING WEST

site A [8.0]

118 BROADWAY E., 3021140



alternative 2 [preferred]

DESIGN PRINCIPLES - SITES A & C

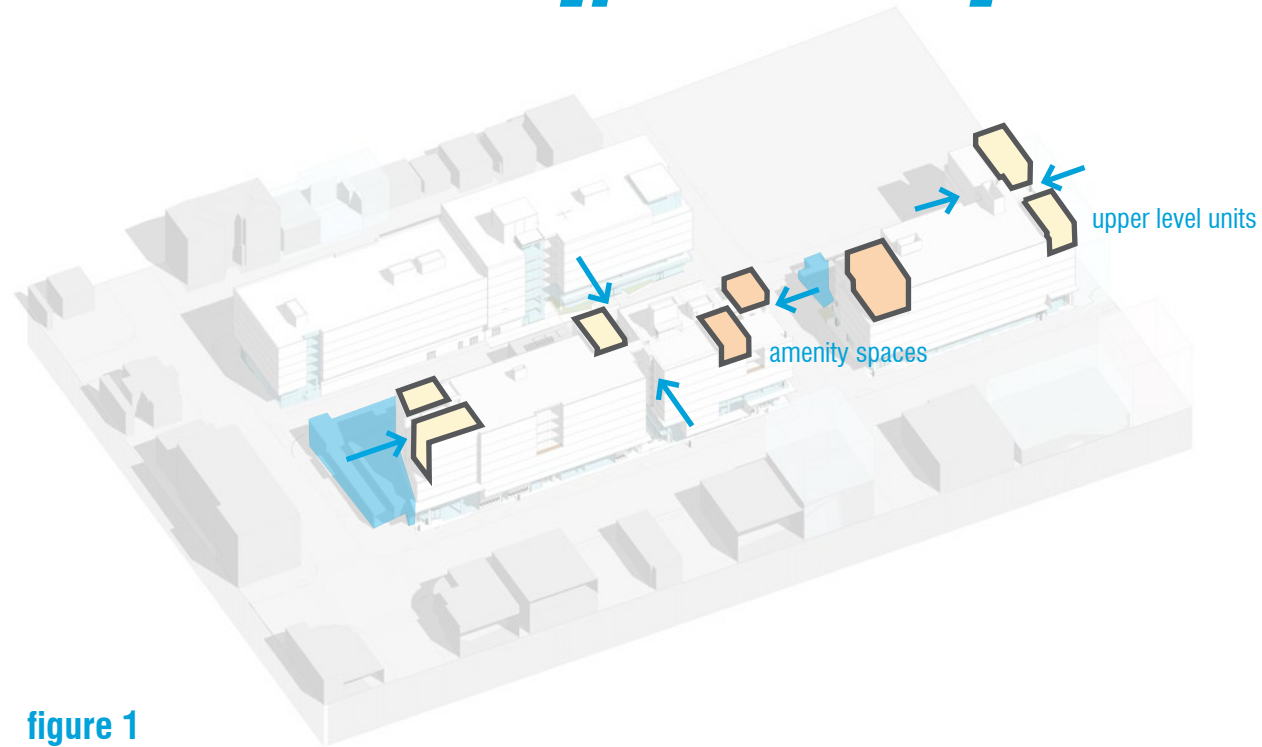


figure 1

CS1 NATURAL SYSTEMS AND SITE FEATURES: The location of common recreation spaces are positioned to take advantage of solar exposure and pleasant near-by and distant views. Level 07 amenity spaces contribute to the urban context by signalling important relationships to the existing station entries from a distance. Other amenities (Level 02 central fitness) engage the plaza and Site A pass through. Blue arrows indicate “notches in the facade designed to allow natural daylight and ventilation into the common corridor spaces and units providing exterior wall area needed for 2 and 3 bedroom apartment home windows

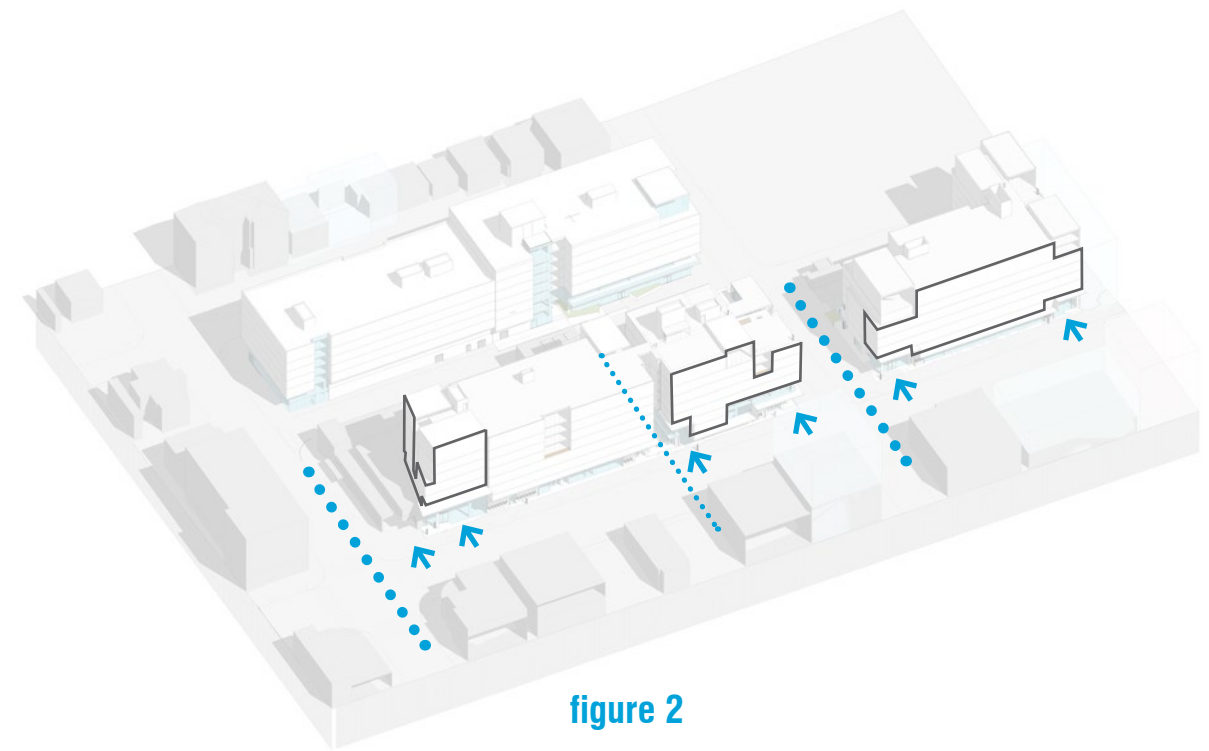


figure 2

CS2 | PL3 - URBAN PATTERN AND FORM | STREET LEVEL INTERACTION: A 4' street-level setback along Broadway wraps at the building's corners. The height of the facade that is setback extends up to level 03 at the corners, the pass through at Site A and at adjacent North Station head house. Setbacks on the upper levels also address the important corner relationships. These inflections signal an increased significance at important points for the pedestrian experience, announce entries and provide an identity for different uses at the street level.

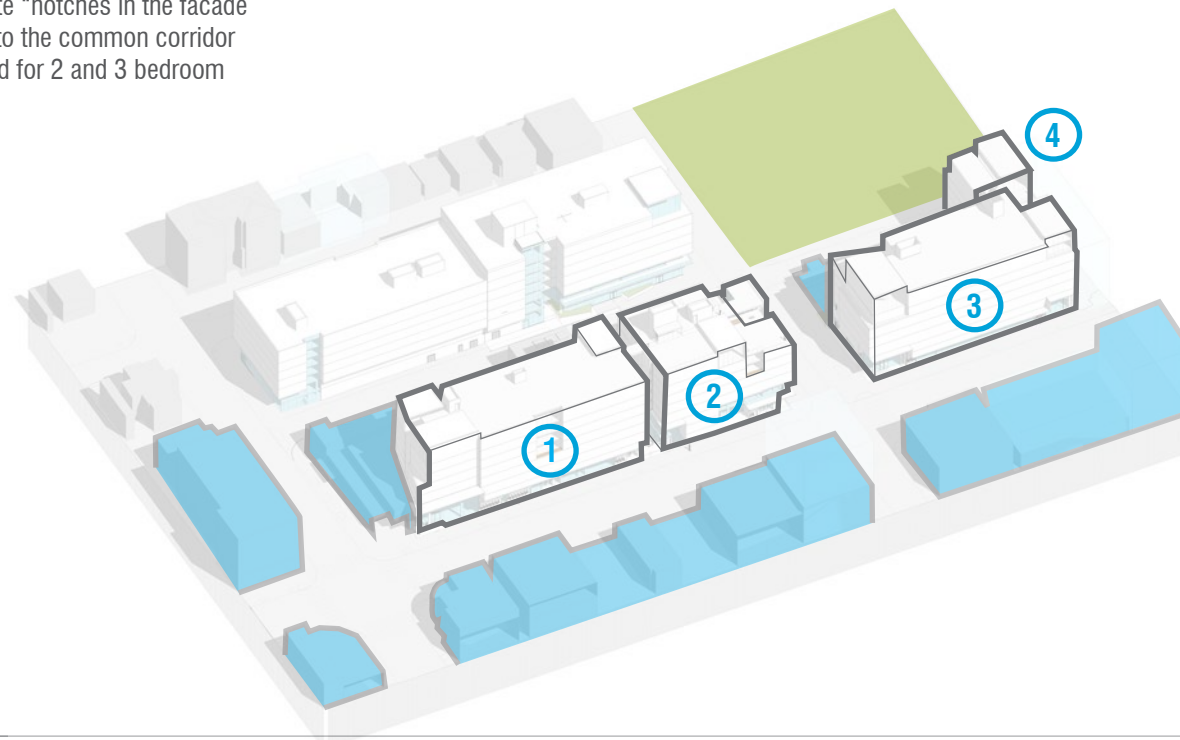
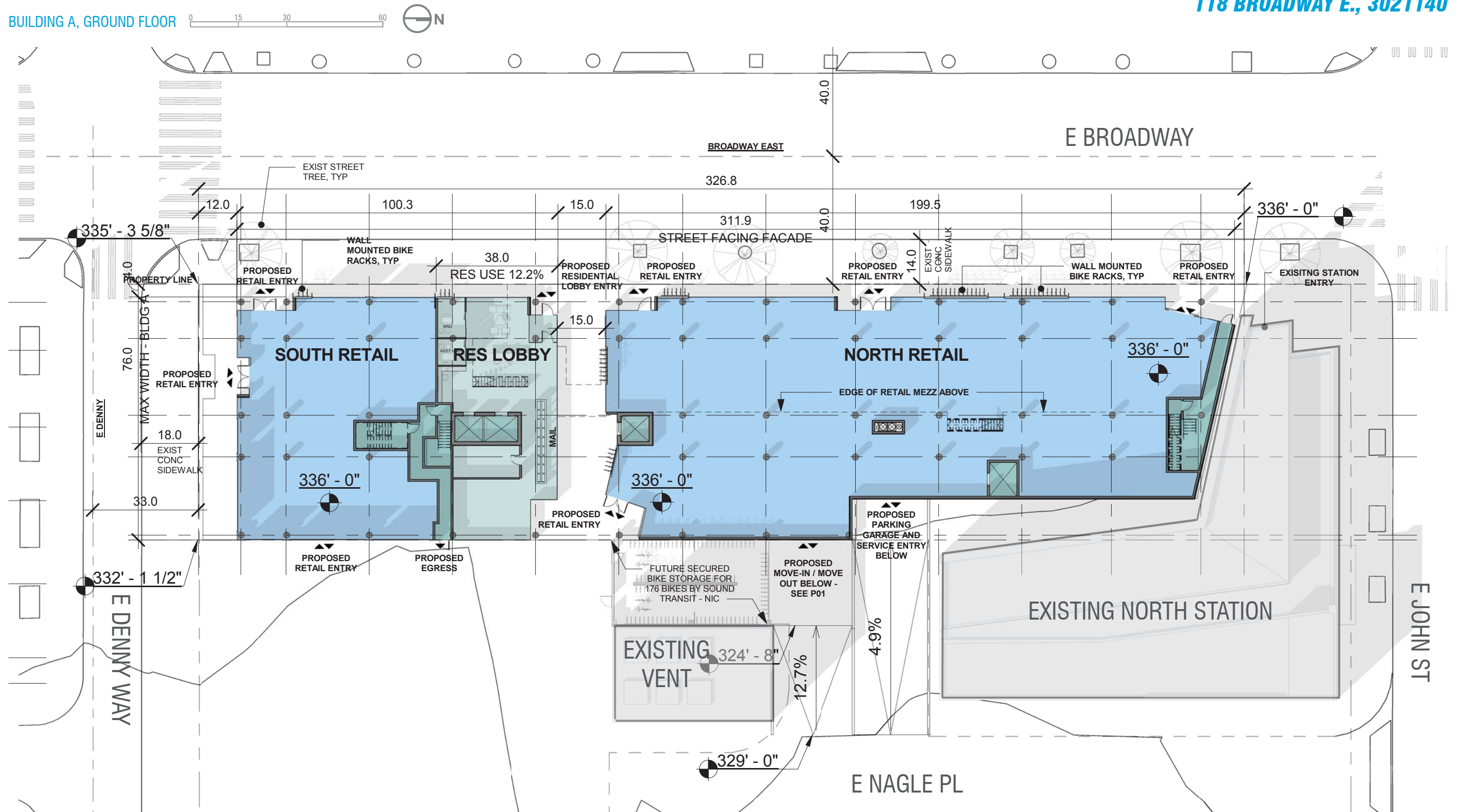


figure 3

DC2 - ARCHITECTURAL CONCEPT Sites A and C have a strong relationship to the station entries and Broadway Ave. The stations are smaller in size when compared to the proposed structures. However, their stature and importance in the neighborhood as landmarks need to be respected. The adjacent relationship of the proposed structures in massing and architectural form relate to the idiosyncratic compositions of the stations. The architectural context of Broadway Ave is diverse. The structures vary in size, use and expression. There are small, destinations such as Dick's Drive-in, larger institutions like Seattle Central College, mixed use development and Cal Anderson's Park a recreation space. These conditions contribute to a diverse urban pattern and texture. The proposal is shaped by these situations. By creating 4 separate masses ranging in size, Sites A and C continues the diverse nature of Broadway having a variety of experiences and choices.

alternative 2 [preferred]

site A [8.0]
118 BROADWAY E., 3021140



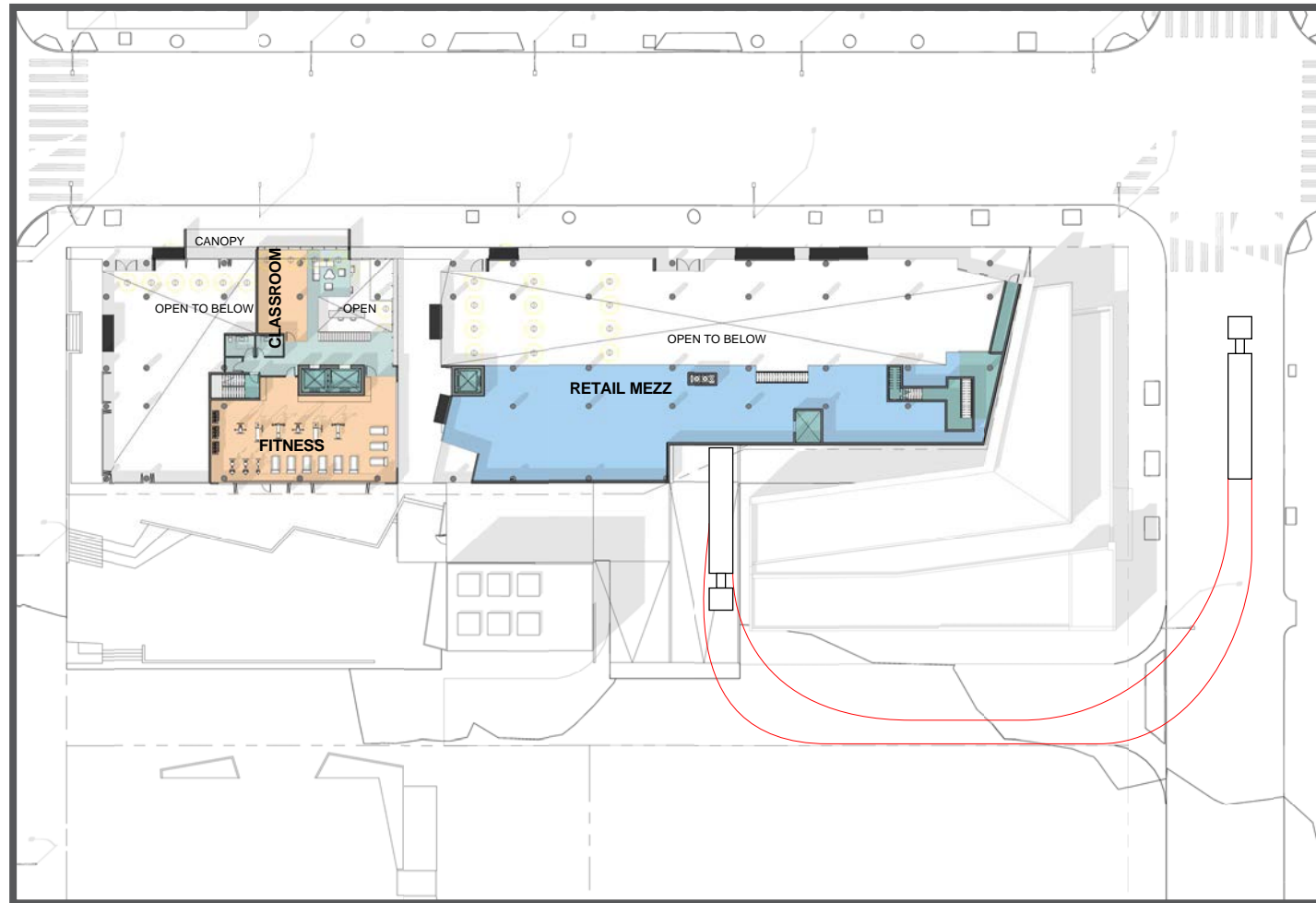
alternative 2 [preferred]

LOADING BERTH ACCESS

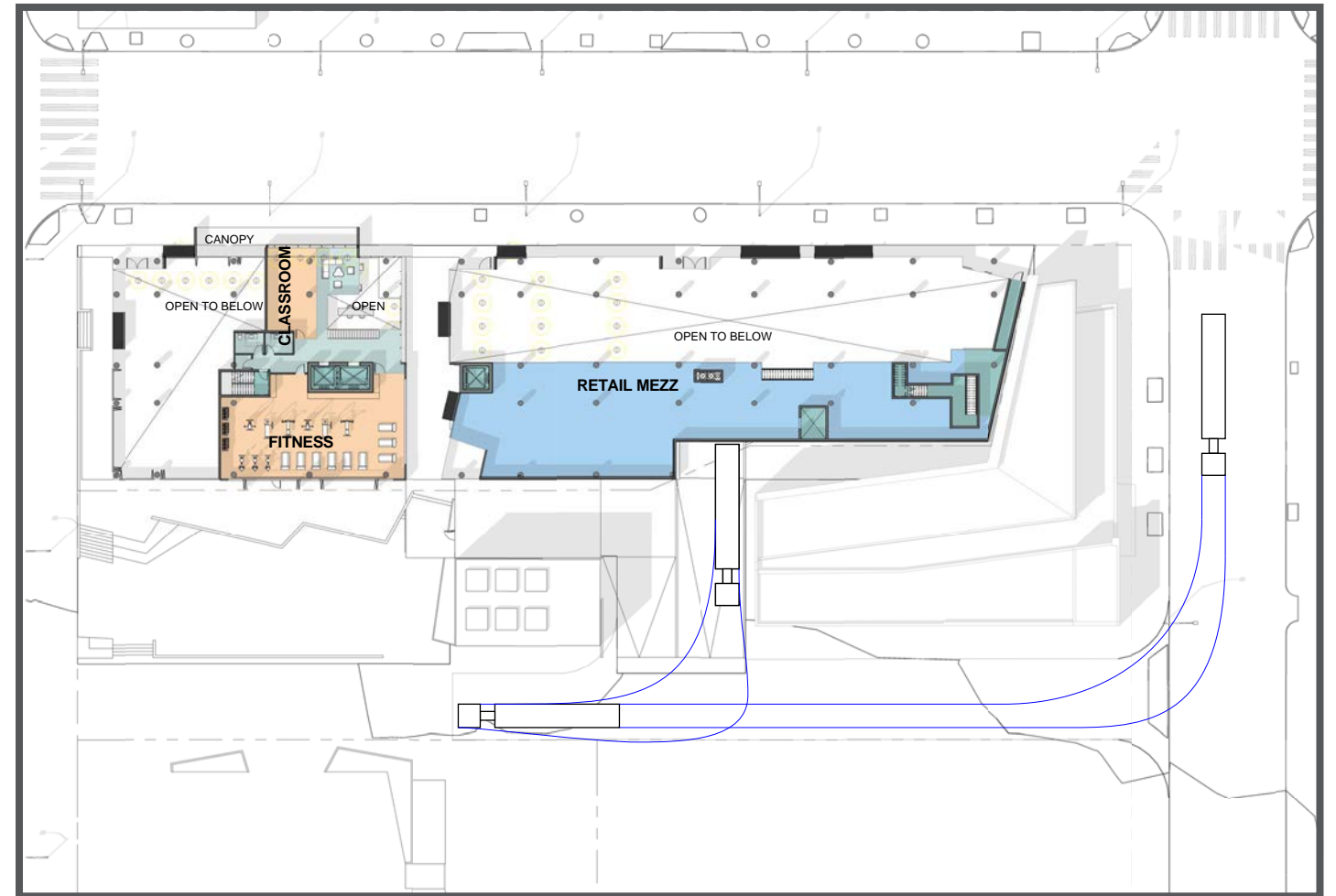
0 30 60 120

N

site A [8.0]
118 BROADWAY E., 3021140



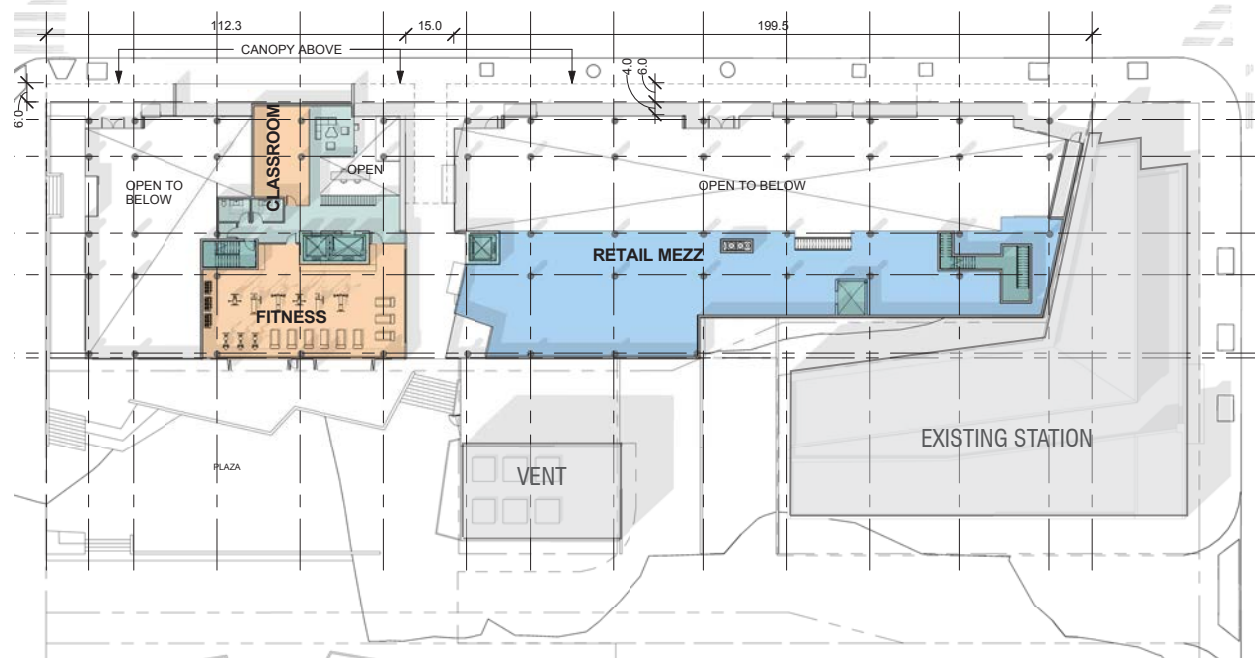
TRUCK EXIT



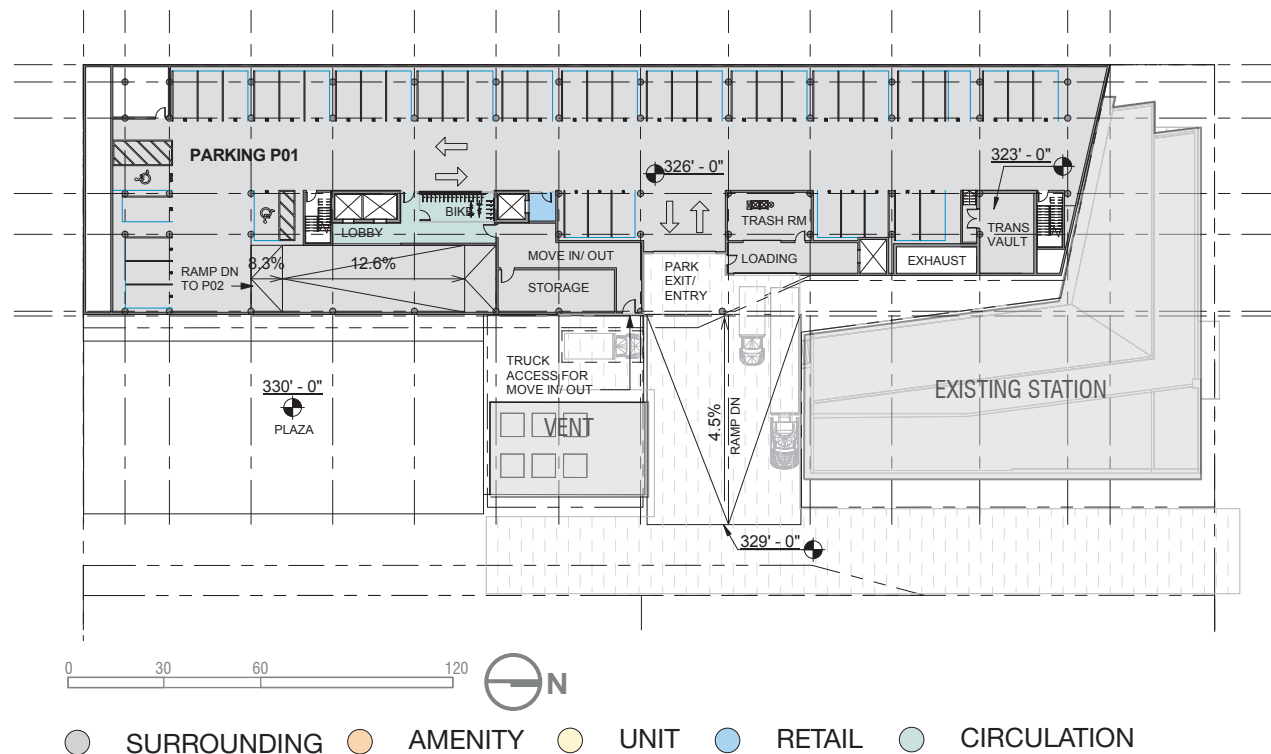
TRUCK ENTRY

alternative 2 [preferred]

BUILDING A, MEZZANINE



BUILDING A, P01



site A [8.0]

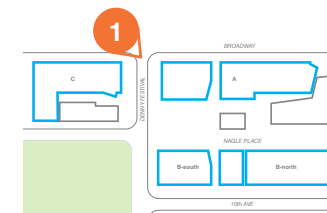
118 BROADWAY E., 3021140

PL3 - STREET LEVEL INTERACTION: 4' setback wrapping corner & extending up to level three, L02 residential terrace engaging street and corner increased identity provided for retail entires; Please see figure 2, Design Principles, p. 66

CS1 NATURAL SYSTEMS AND SITE FEATURES: A covered amenity area is positioned to take advantage of solar exposure, near-by view of the plaza and Cal Andersen Park. An outdoor terrace allows for an upper level setback from Broadway Ave and E Denny Way.



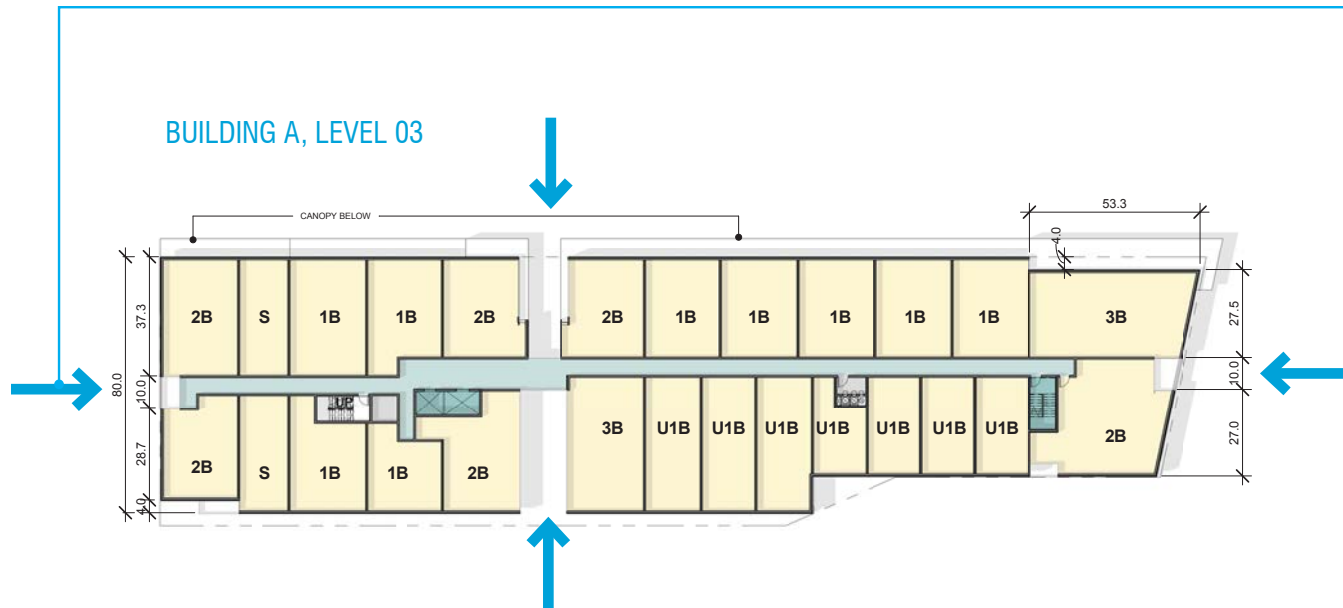
PEDESTERIAN VIEW LOOKING NE FROM E DENNY AND BROADWAY



alternative 2 [preferred]

site A [8.0]
118 BROADWAY E., 3021140

CS1 NATURAL SYSTEMS AND SITE FEATURES: Blue arrows indicate “notches” in the facade designed to allow natural daylight and venational into the common corridor spaces and units. they provide exterior wall area needed for apartment home windows. Please See Figure 1, “Design Principles Sites A & C” p. 66



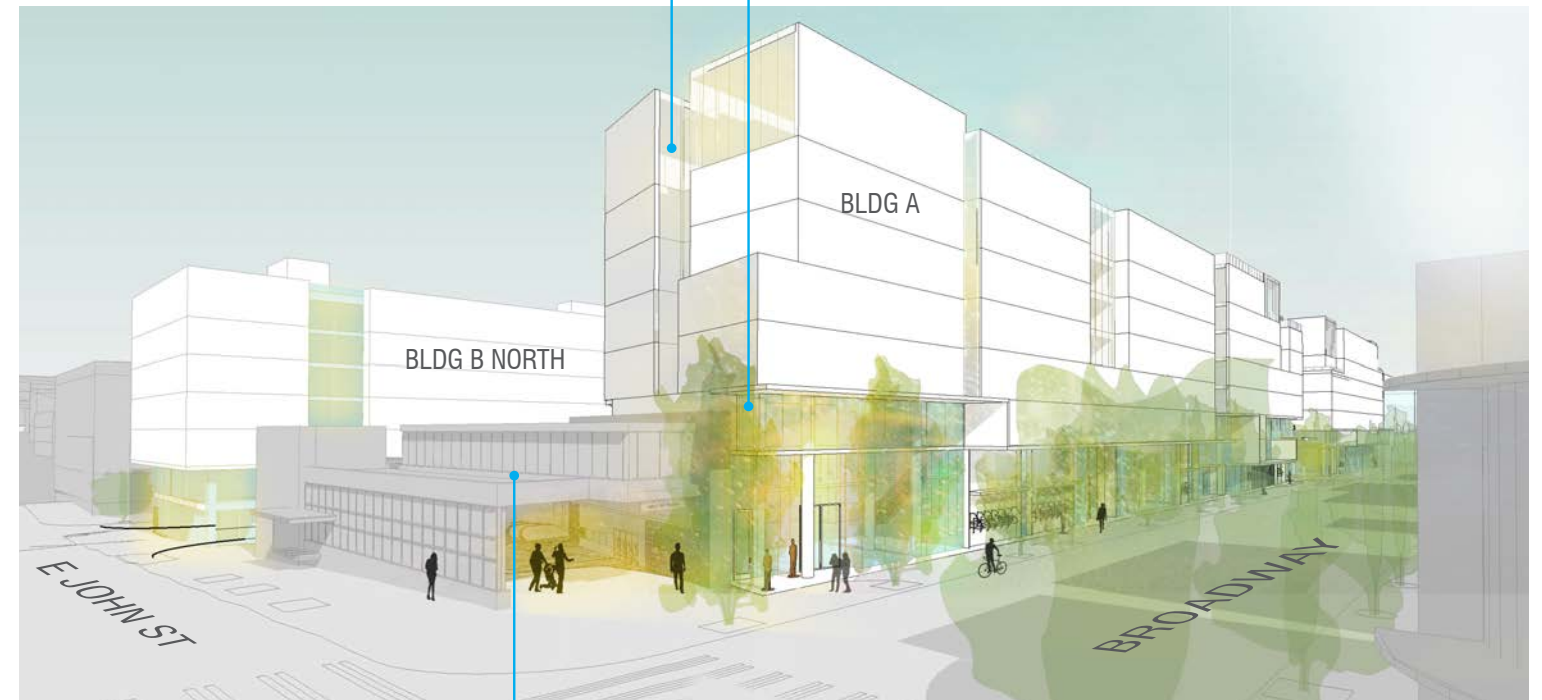
DC2 - ARCHITECTURAL CONCEPT 2 separate masses sconnected at the pass through reduces the scale of the proposal on the exterior and provides relief at a mid point to residents circulating in the building. Please see figure 3, “Design Principles Sitea A & C” p. 66



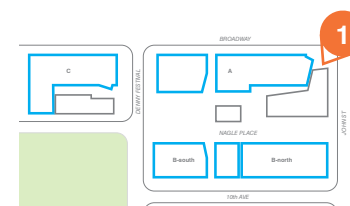
● SURROUNDING ● AMENITY ● UNIT ● RETAIL ● CIRCULATION

CS1 NATURAL SYSTEMS AND SITE FEATURES: expression of a “notch” on the north facade Pease See figure 1, “Design Principles Sites A & C, p. 66

PL3 - STREET LEVEL INTERACTION: 4’ setback wrapping extending up to level three, increased idenity for north retail entry and relating to the adjacent station entry; Please see figure 2, Design Principles, p. 66



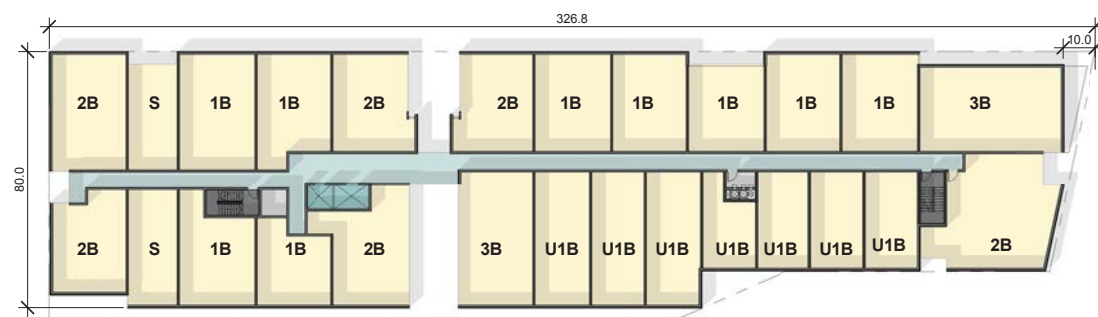
PEDESTERIAN VIEW LOOKING AT NORTH STATION ENTRY



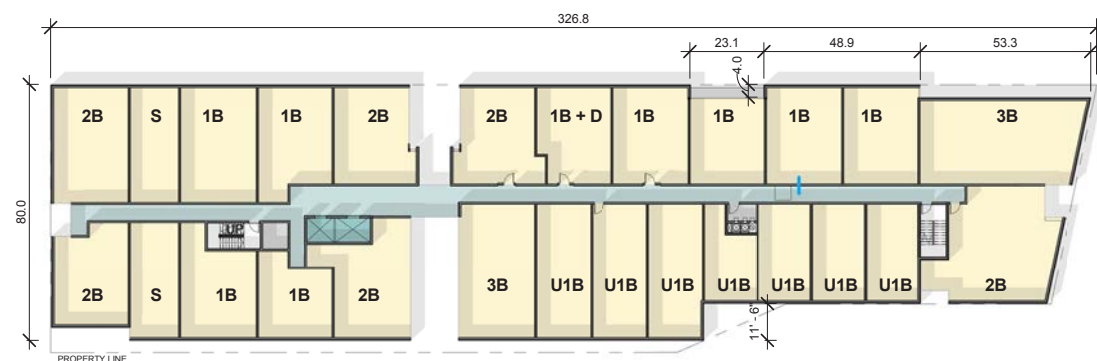
alternative 2 [preferred]

site A [8.0]
118 BROADWAY E., 3021140

BUILDING A, LEVEL 05



BUILDING A, LEVEL 04

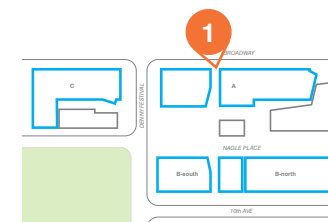


● SURROUNDING ● AMENITY ● UNIT ● RETAIL ● CIRCULATION

CS2 - URBAN PATTERN AND FORM : A mid-block break in the building mass from grade to roof allowing a pedestrian connection to the Plaza, “B-sites” and 10th Ave E beyond. Please see Figure 2 “Design Principles Sites A & C p. 66



PEDESTRIAN VIEW LOOKING FROM BROADWAY AVE



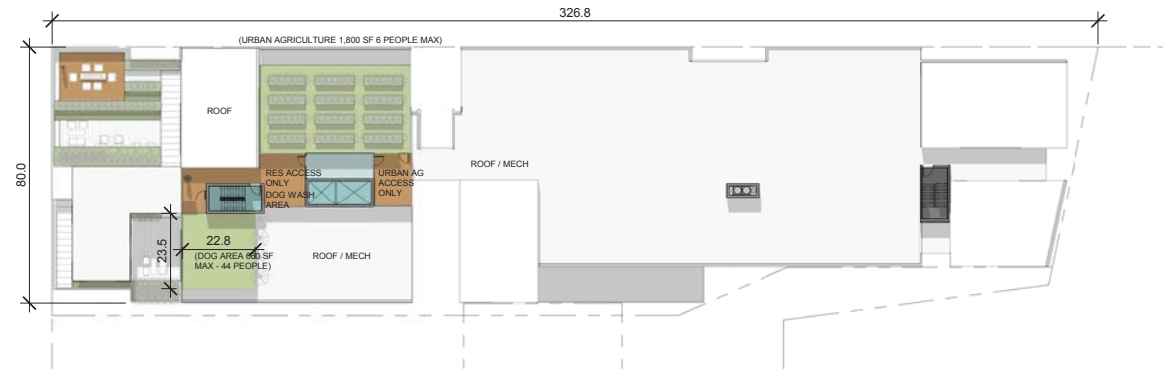
PL3 - STREET LEVEL INTERACTION: A 4’ street-level setback combined with a 6’ canopy integrated into the massing. The canopies follow the inflections of the massing at the street level to announce entries and street corners.



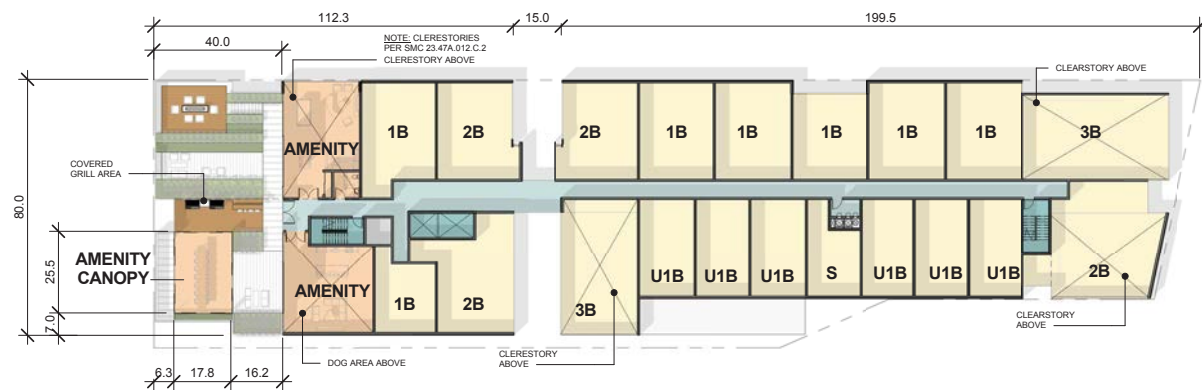
alternative 2 [preferred]

site A [8.0]
118 BROADWAY E., 3021140

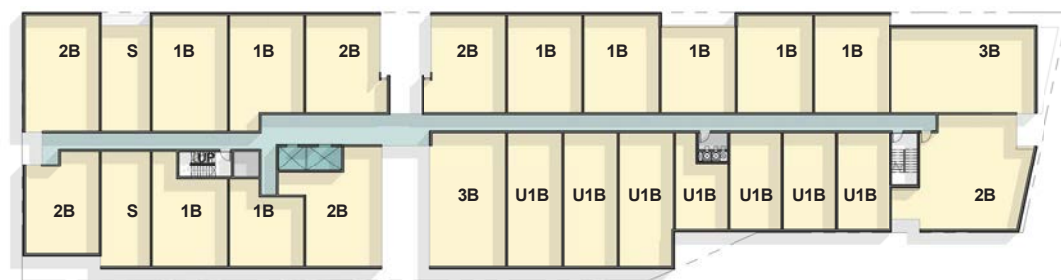
BUILDING A, LEVEL R



BUILDING A, LEVEL 07



BUILDING A, LEVEL 06



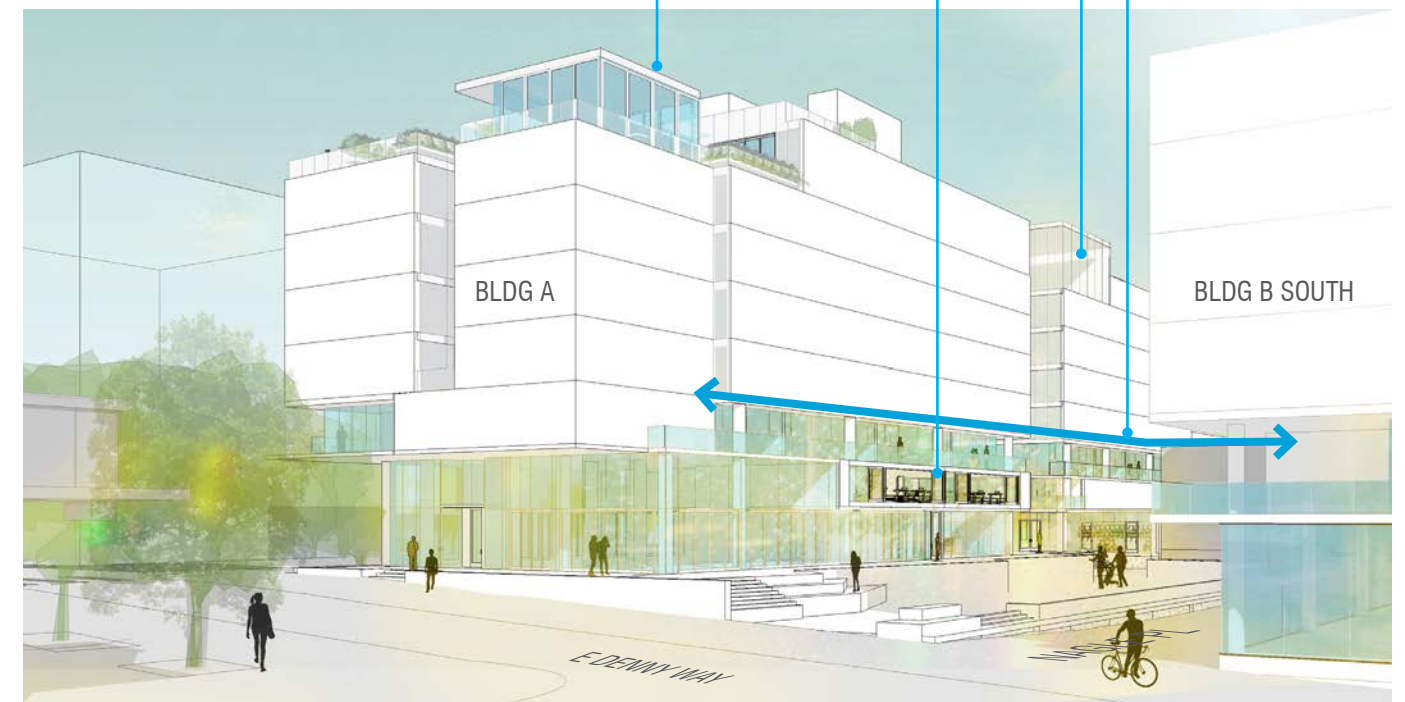
● SURROUNDING ● AMENITY ● UNIT ● RETAIL ● CIRCULATION

L02 continuous recesses residential terraces reducing the scale between the proposed structure, the ventilation shaft and plaza

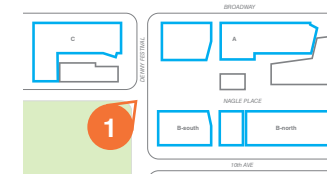
L07 3 bed corner unit with varied roof helps to identify the pass through from Broadway Ave to the plaza

L01 MEZZ "Central Fitness" activating the plaza

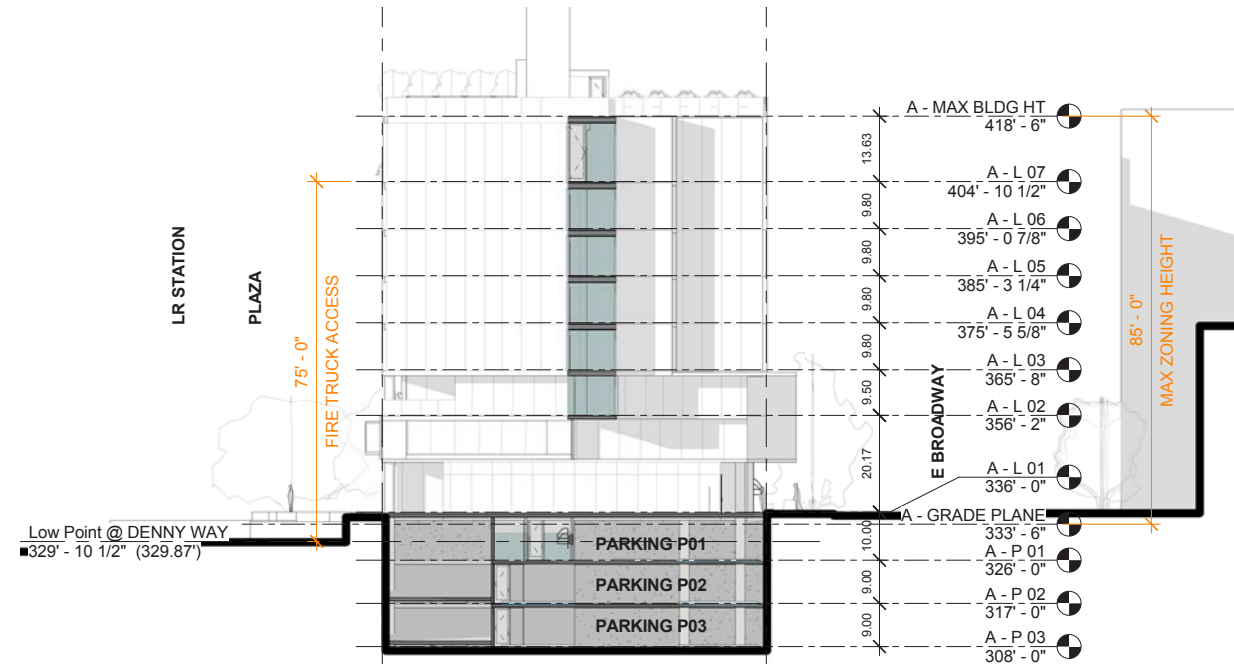
L07 covered amenity contributes "eyes-to-the-plaza"



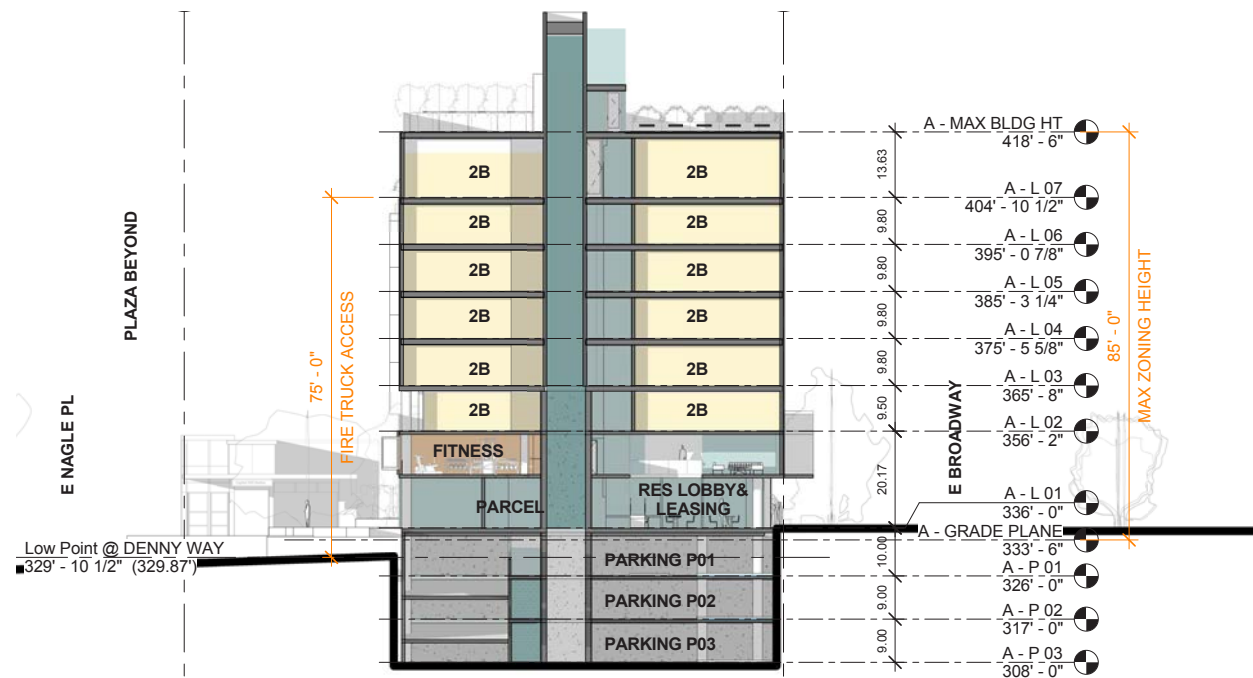
PEDESTRIAN VIEW FROM CAL ANDERSON
LOOKING NORTH-WEST



alternative 2 [preferred]



SECTION LOOKING SOUTH THROUGH CROSSWALK



SECTION LOOKING SOUTH THROUGH FITNESS

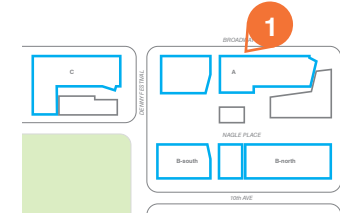
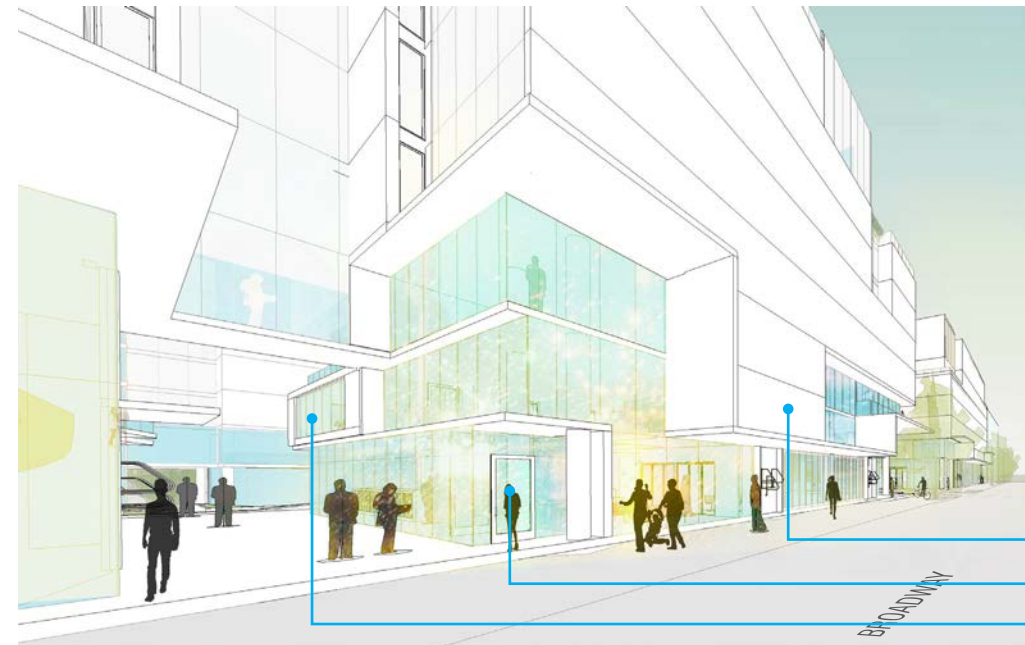


● SURROUNDING ● AMENITY ● UNIT ● RETAIL ● CIRCULATION

site A [8.0]

118 BROADWAY E., 3021140

PEDESTERIAN VIEW LOOKING SOUTH FROM BROADWAY



CS2 - URBAN PATTERN AND FORM: The plaza is connected from Broadway Ave via a pass through that is open to the sky from the sidewalk level. Only the residential corridors connecting the two halves of Site A span the pass through therefore acting more as a street that's part of the public realm rather than an enclosed private passage. The residential lobby for Building A activates "mid-block corner" on south side wrapping the corner from Broadway Ave. Please see figure 2, "Design Principles Sites A and C" p. 66

L01 Mezz "central fitness" classroom and lounge

Site A - Residential Entry

Central Fitness wrapping from Pass through to Plaza

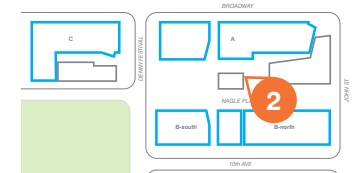
Secondary Retail entrance

elevator providing public access from parking below

L01 MEZZ "Central Fitness" Amenity wrapping into pass through

L01 retail fronting the plaza

L07 Amenity Pavillion

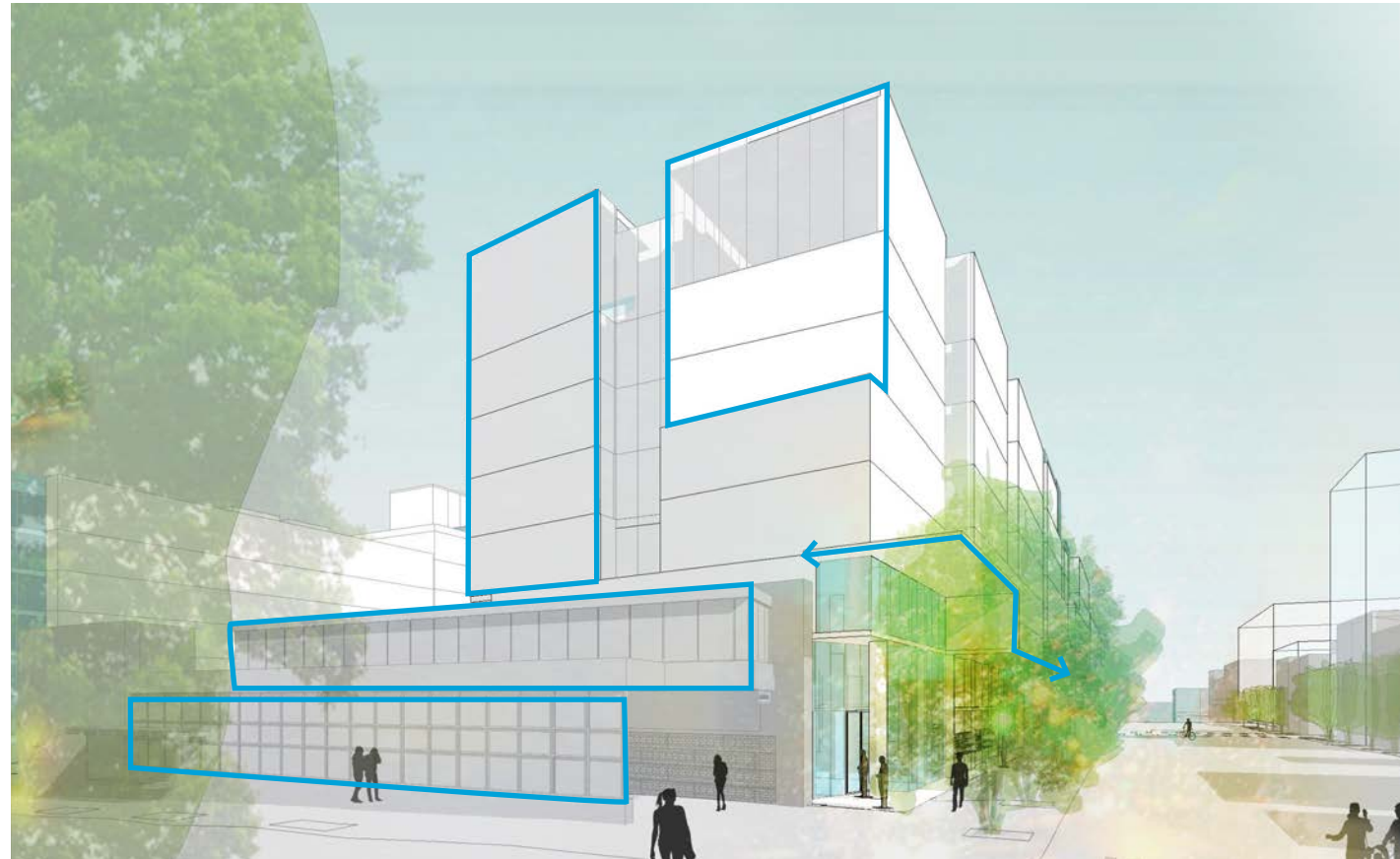


PL2 - WALKABILITY: The pass through is activated by a "central fitness amenity" open to residents for Sites A, BS and C located on a mezzanine level above L 01, an elevator connecting the public from parking below to the pass through, secondary retail entrances on the north and the residential entry to the south. These uses contribute to "eyes-on-the-plaza" and pass through. Level 02 recessed terraces along the west edge of the plaza also contributes.

PEDESTERIAN VIEW LOOKING WEST FROM PLAZA

alternative 2 [preferred]

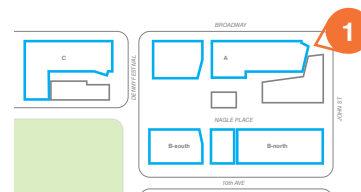
DC2 ARCHITECTURAL CONCEPT: Upper level units with varying ceiling heights and a vertical notch allowing natural daylight and ventilation into the residential floors balances the horizontal massing composition of the north station entry. Setbacks at level 01 up to 03 announce the street level entry and provide a datum to the station entry. An additional setback at level 05 allows for a transition in massing between the two structures. Please see Figure 3 “Design Principles” on p. 66



DC2 SECONDARY ARCHITECTURAL FEATURES: street corner and upper level unit facade design proposes to create a similarity between the station and mixed-use structure. The potential to indicate a the stations landmark identity from a distance Please see figures 1 and 3 “Design Principles” on p. 66

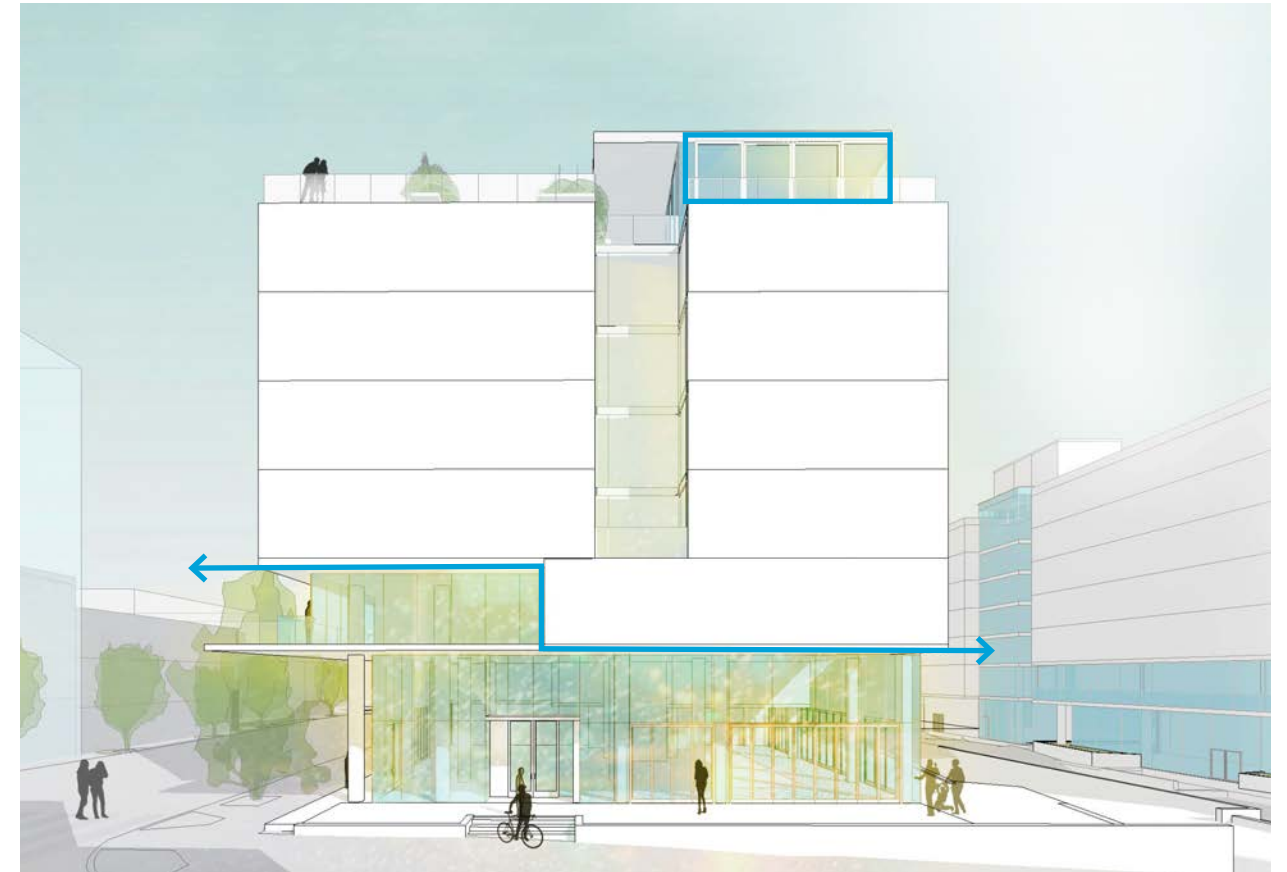


DC2 SECONDARY ARCHITECTURAL FEATURES: example of a residential facade with a similarity to the existing station entry

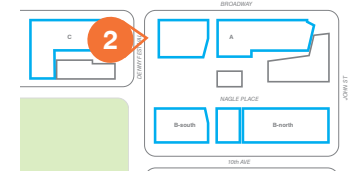


site A [8.0] 118 BROADWAY E., 3021140

CS1 NATURAL SYSTEMS AND SITE FEATURES: L07 amenity spaces signaling a landmark identifier for the plaza ; a “notch” at corridor end of the residential floors reduce the bulk and scale while offering natural light, ventilation and territorial views; Please see figure 1 “Design Principles” on p. 66



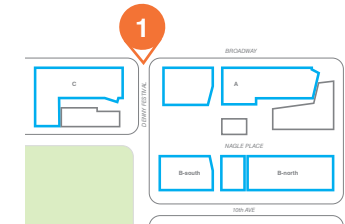
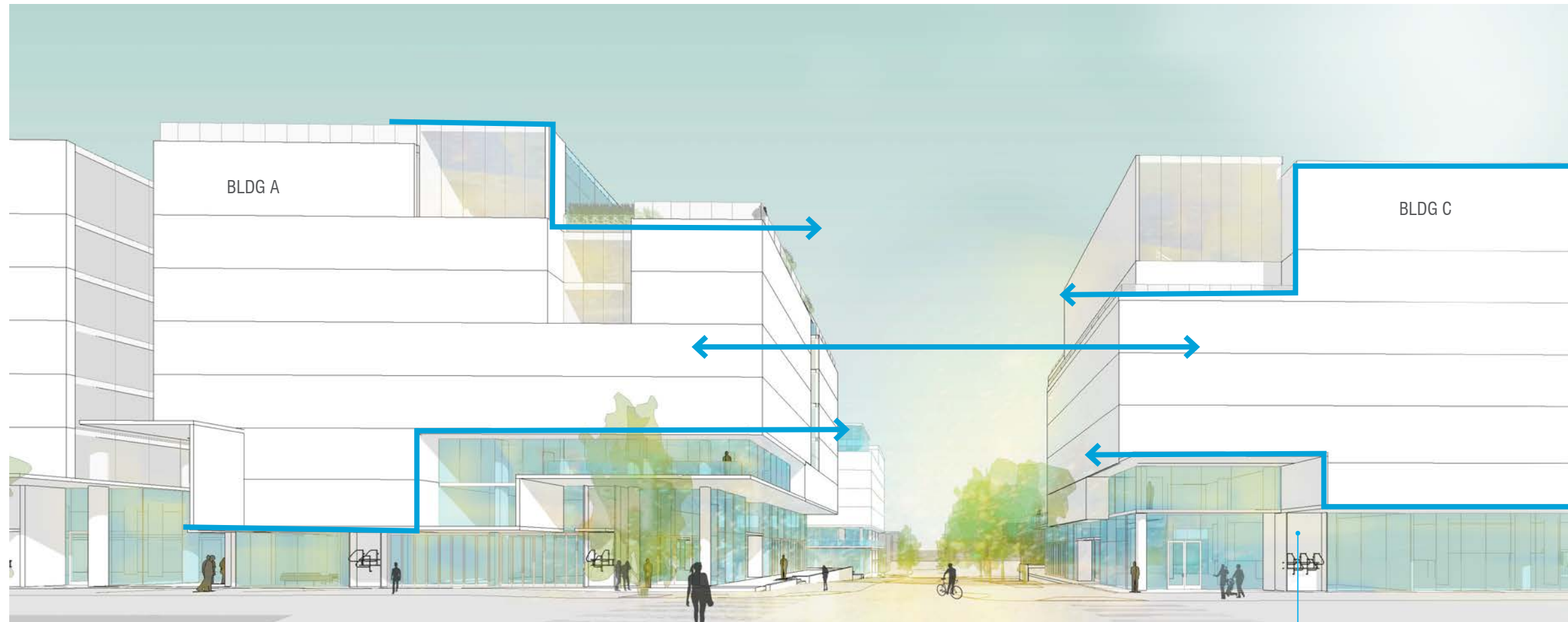
CS2 | PL3 - URBAN PATTERN AND FORM | STREET LEVEL INTERACTION: 4’ setback at street level stepping down along E Denny following the slope to the plaza; setback increased in height at corner entries; residential terrace engaging the street on level 02; Please see figure 2, “Design Principles Sites A and C” p. 66



alternative 2 [preferred]

site A [8.0]
118 BROADWAY E., 3021140

PEDESTERIAN VIEW LOOKING EAST AT EAST DENNY WAY

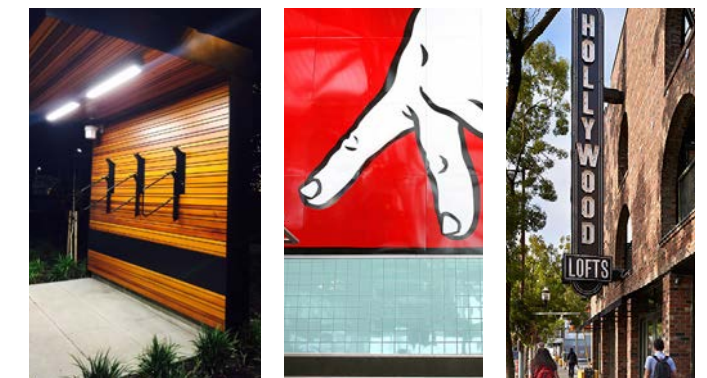


DC2 - ARCHITECTURAL CONCEPT: Setbacks at the street level and upper residential floors between Sites A and C proposes a unique opportunity for a unified architectural form between sites at the intersection of Broadway Ave and E Denny Way while making a variety of pedestrian experiences consistent with neighborhood context. Please See Figure 3, "Design Principles Sites A & C" p. 66



PL3 - STREET LEVEL INTERACTION: examples of setbacks at the street level providing opportunity for active retail areas. Please see Figure 2 "Design Principles Sites A & C, p. 66

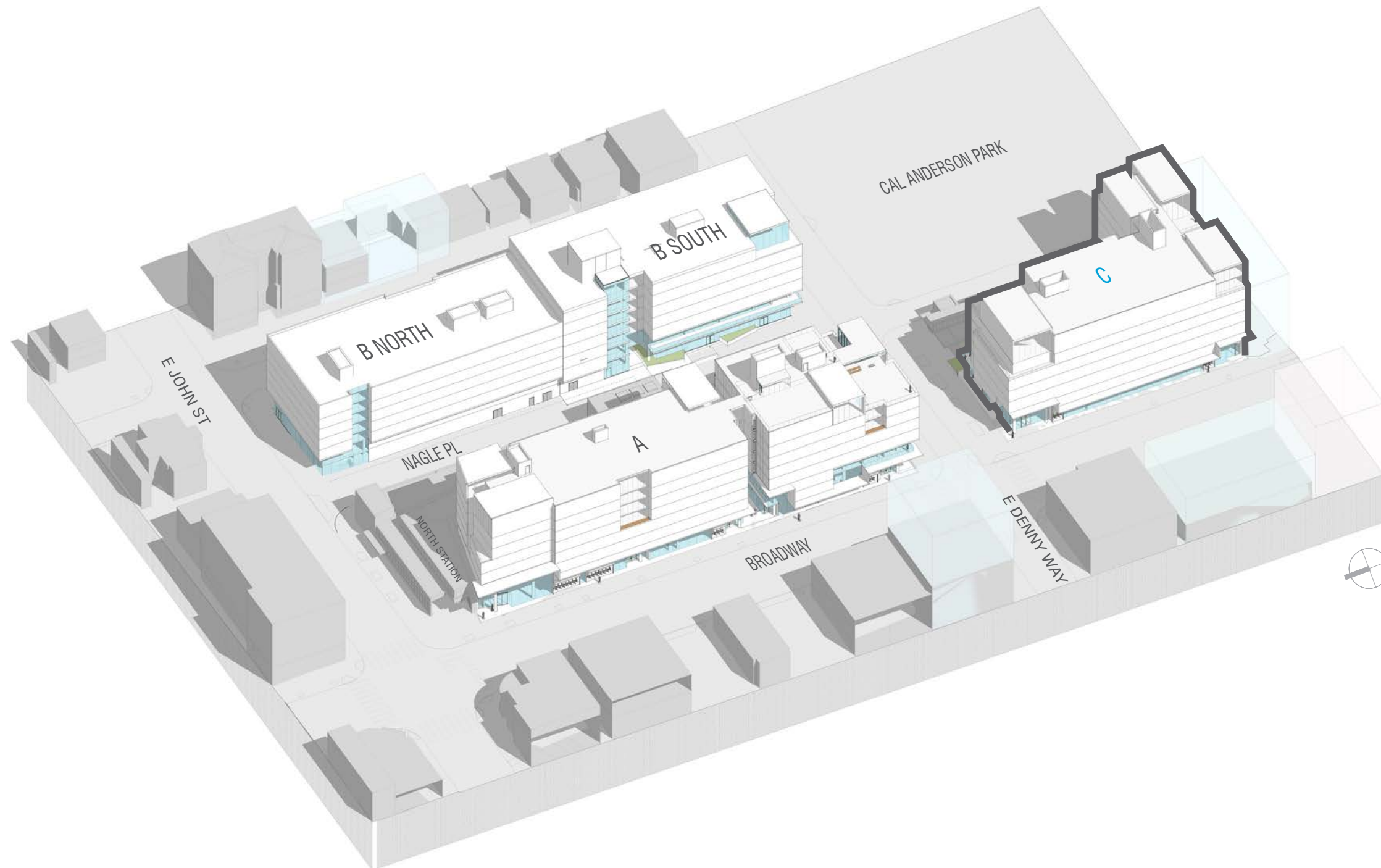
PL3 - STREET LEVEL INTERACTION: Transportation focused site features and directional signage such as wall mounted bike racks offers opportunities to be integrated into the street level facade design.



alternative 2 [preferred]

site C [8.0]
1830 BROADWAY, 3021149

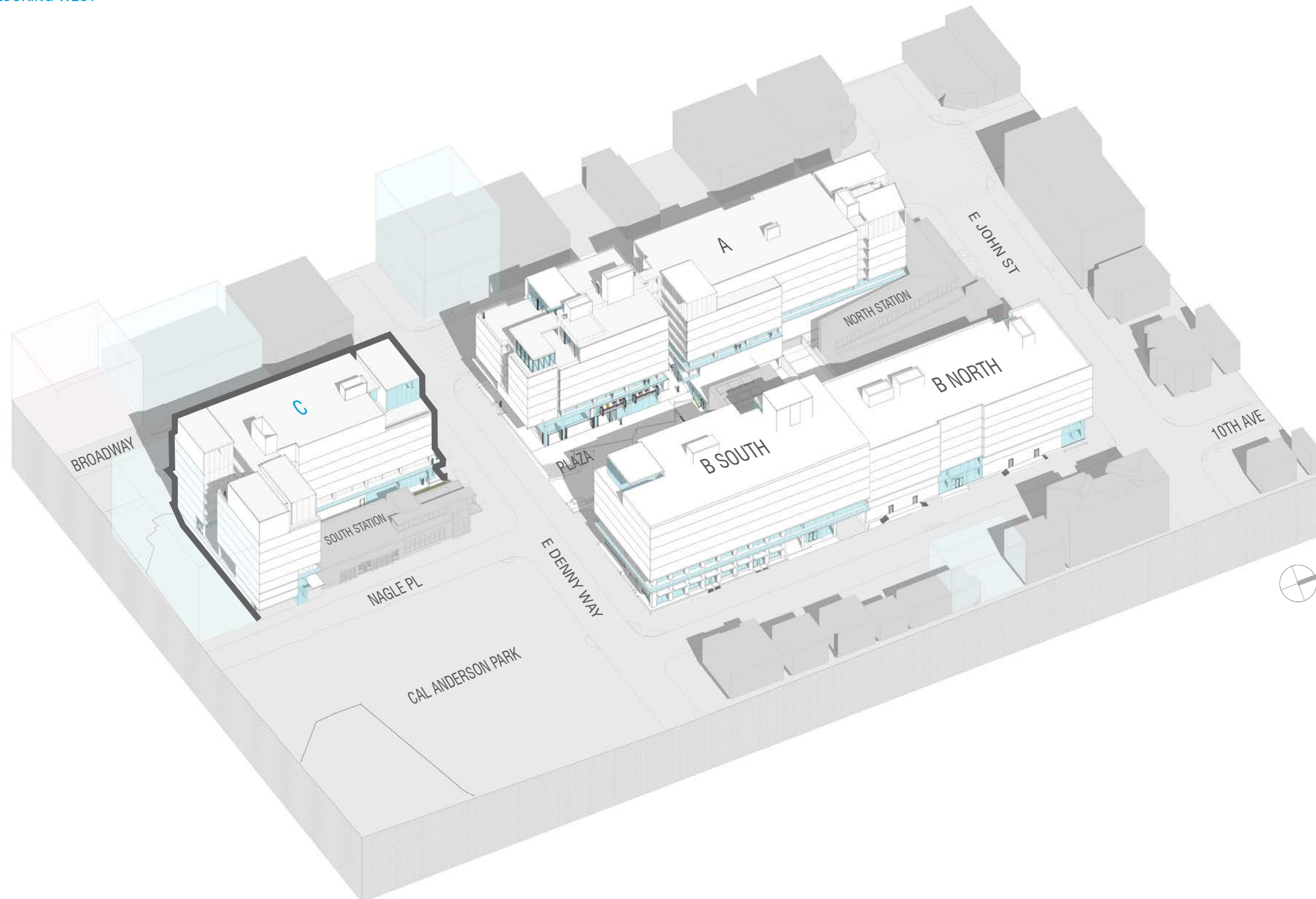
ISOMETRIC SITE VIEW LOOKING EAST



alternative 2 [preferred]

ISOMETRIC SITE VIEW LOOKING WEST

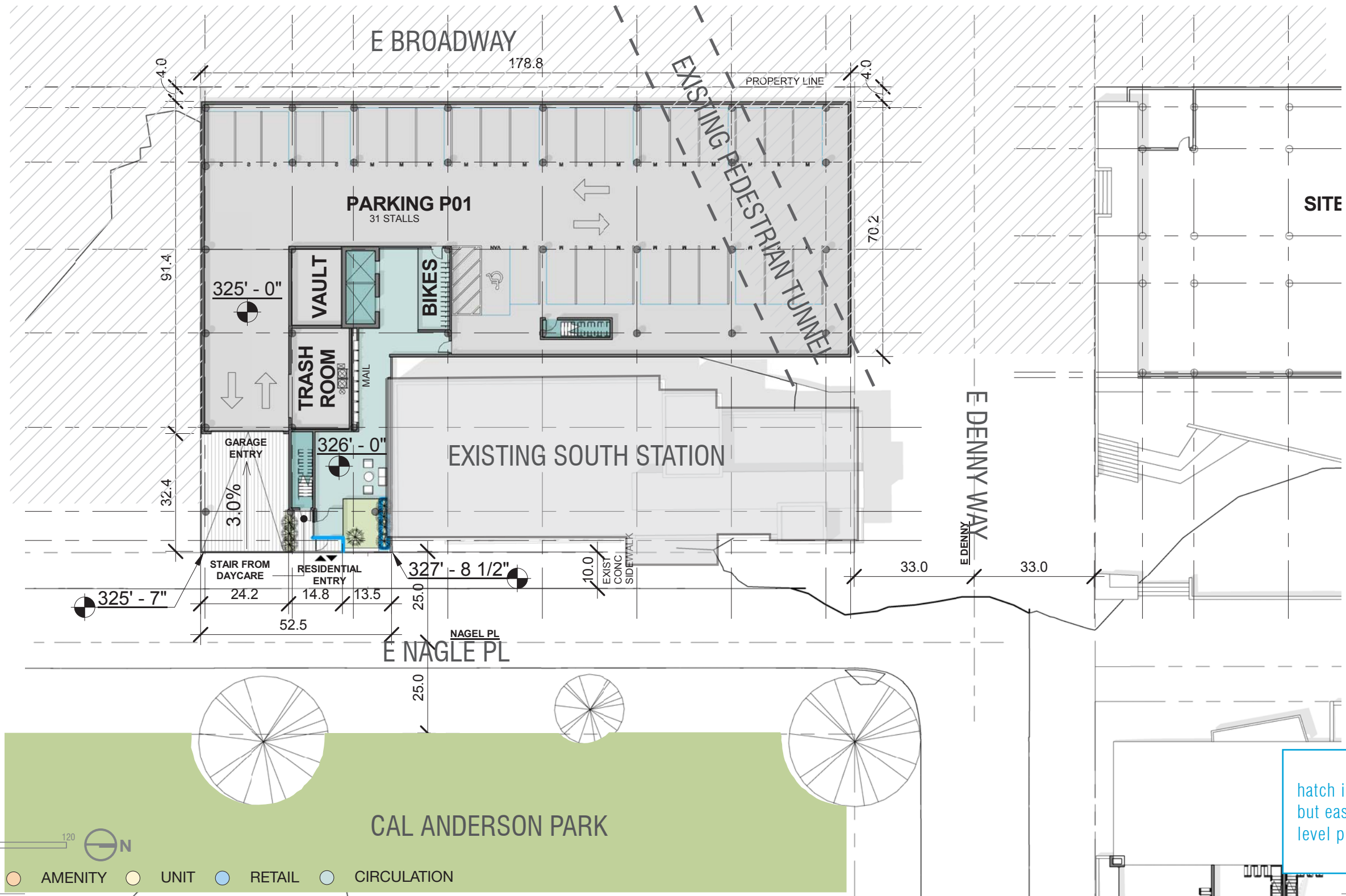
site C [8.0]
1830 BROADWAY, 3021149



alternative 2 [preferred]

site C [8.0]
1830 BROADWAY, 3021149

BUILDING C, P1

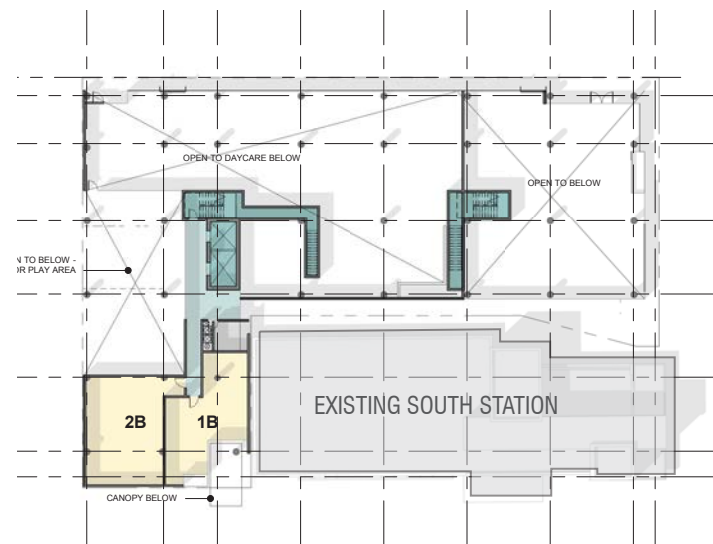


● SURROUNDING ● AMENITY ● UNIT ● RETAIL ● CIRCULATION

alternative 2 [preferred]

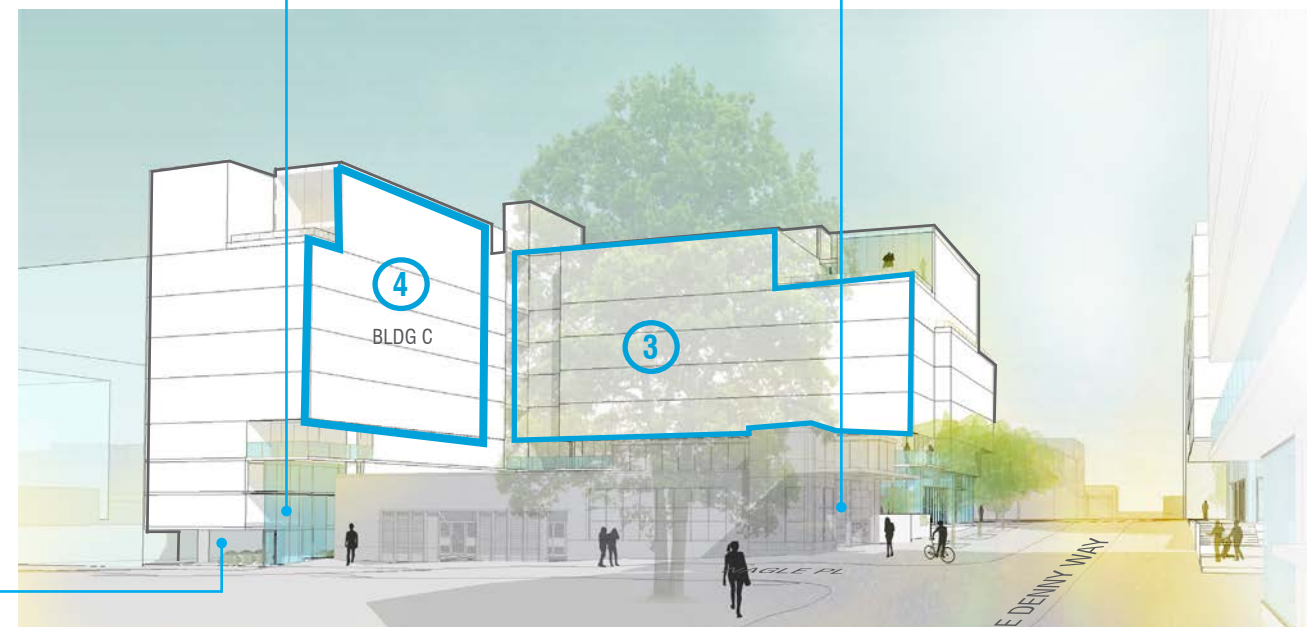
site C [8.0]
1830 BROADWAY, 3021149

LEVEL MEZZ



south station entry
residential entry on Nagel Place

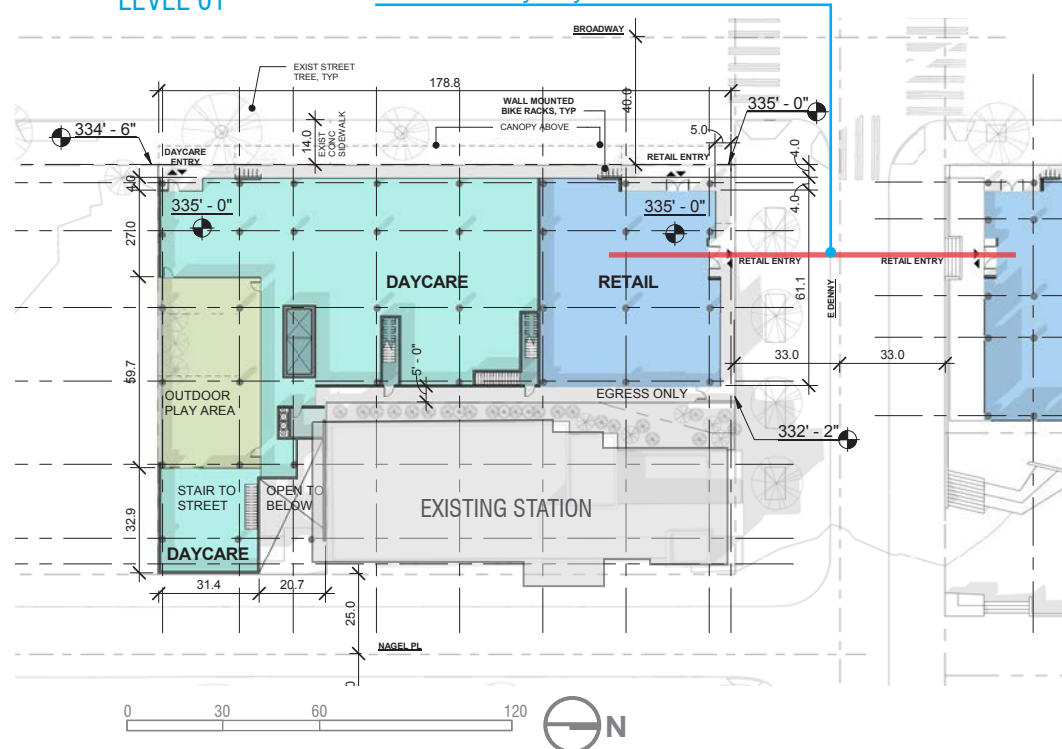
PEDESTERIAN VIEW LOOKING SOUTH FROM PLAZA



DC2 - ARCHITECTURAL CONCEPT Sites C has a strong relationship to the south station entry. The proposed structure mass is broken into 2 forms with modulation to relate to the idiosyncratic composition of the station. Please see figure 3, "Design Principles - Sites A & C" p. 66

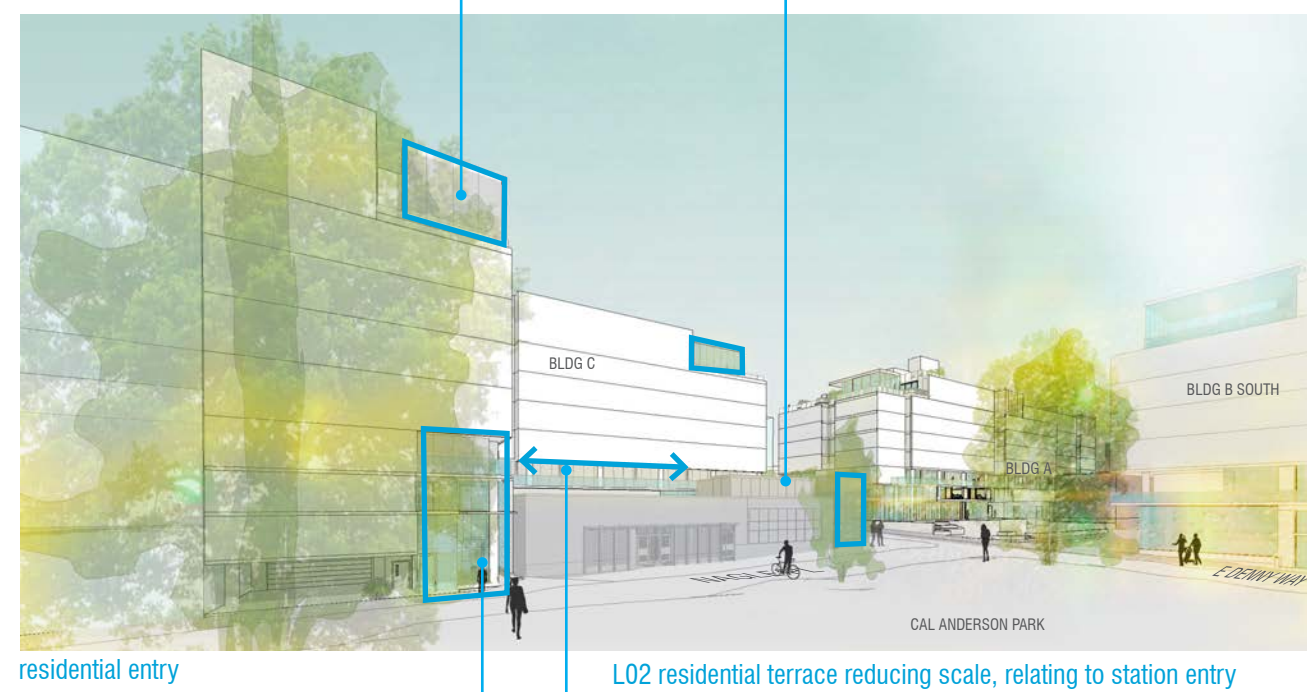
LEVEL 01

Relationship between retail entries across E Denny Way



south station head house
upper level corner units

PEDESTERIAN VIEW FROM CAL ANDERSON PARK LOOKING WEST



CS1 NATURAL SYSTEMS AND SITE FEATURES: Level 07 amenity spaces and units contribute to the urban context by signalling important relationships to the existing station entries from a distance. Please see Figure 1 "Design Principles Sites A & C. p 66

DC2 - ARCHITECTURAL CONCEPT Site C's The relationship of Cal Anderson's Park is strengthened by placing the residential entry off of Nagel Place, fronting the north end of the open space. Please see Figure 3, "Design Principles Sites A & C, p. 66

● SURROUNDING ● AMENITY ● UNIT ● RETAIL ● CIRCULATION

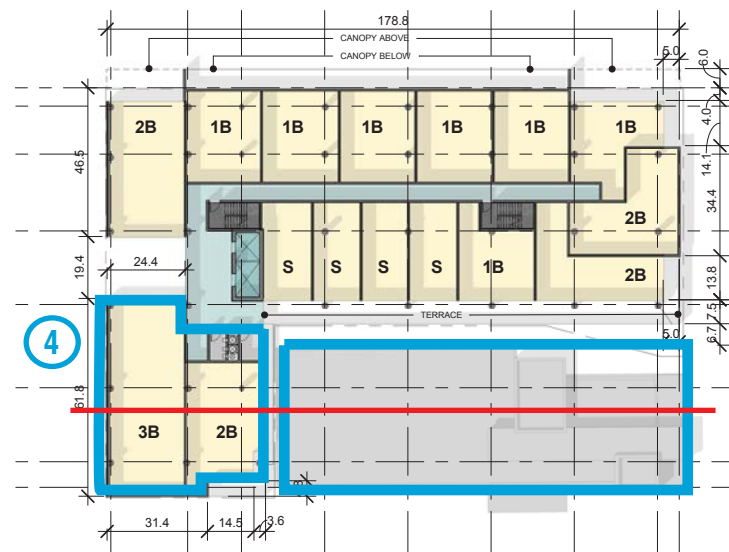
alternative 2 [preferred]

site C [8.0]
1830 BROADWAY, 3021149

BUILDING A, LEVEL 03 - 06



BUILDING A, LEVEL 02



3

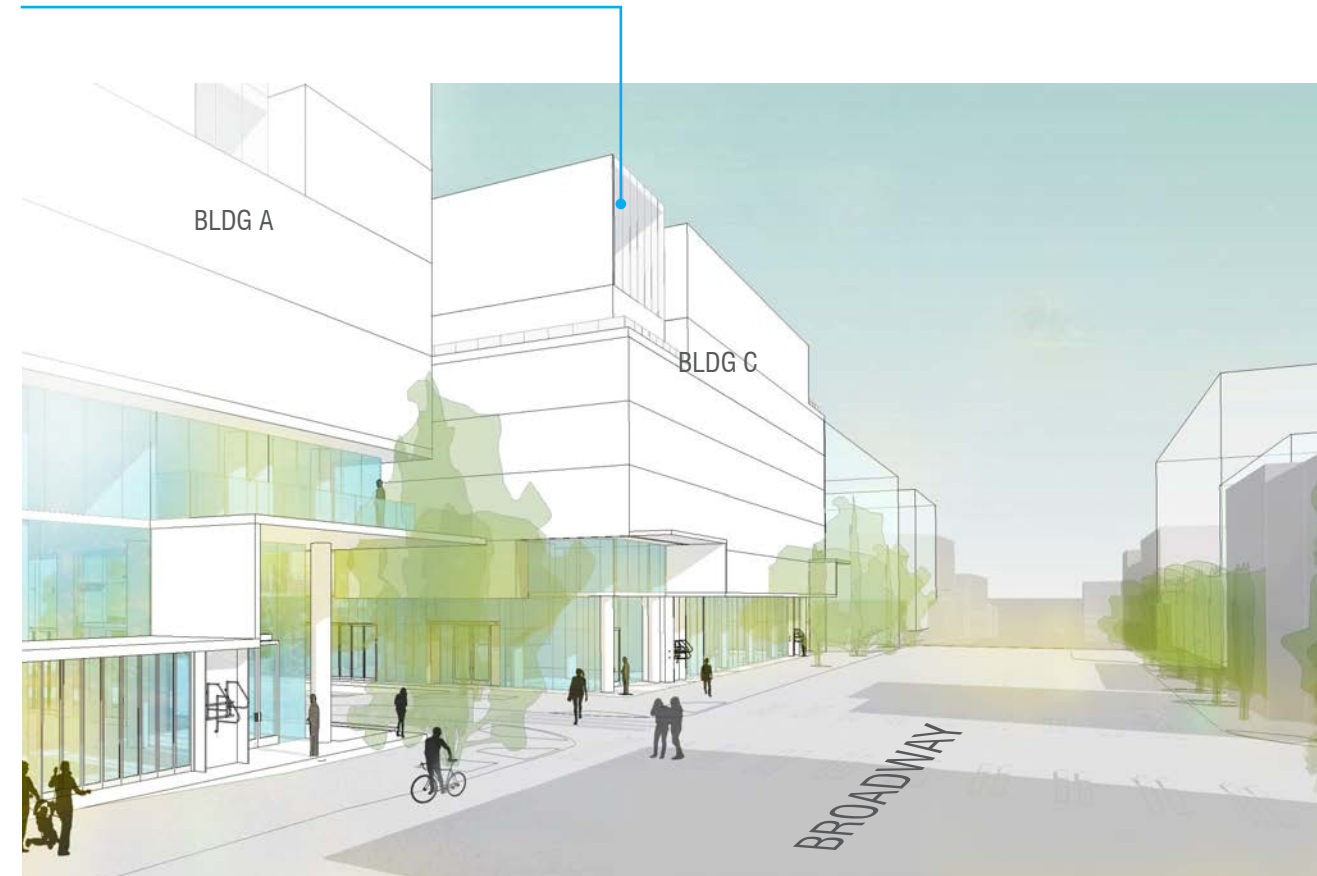
4

DC2 - ARCHITECTURAL CONCEPT Sites C has a strong relationship to the south station entry. The proposed structure mass is broken into 2 forms with modulation to relate to the idiosyncratic composition of the station. Please see figure 3, "Design Principles Sites A & C" p. 66

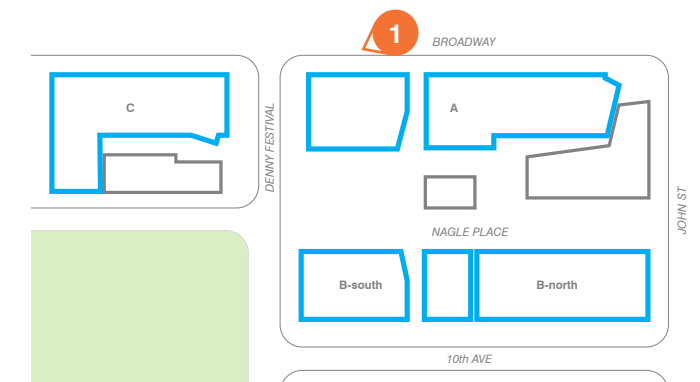


● SURROUNDING ● AMENITY ● UNIT ● RETAIL ● CIRCULATION

L 07 Amenity room setback at corner of Broadway Ave and E Denny Way



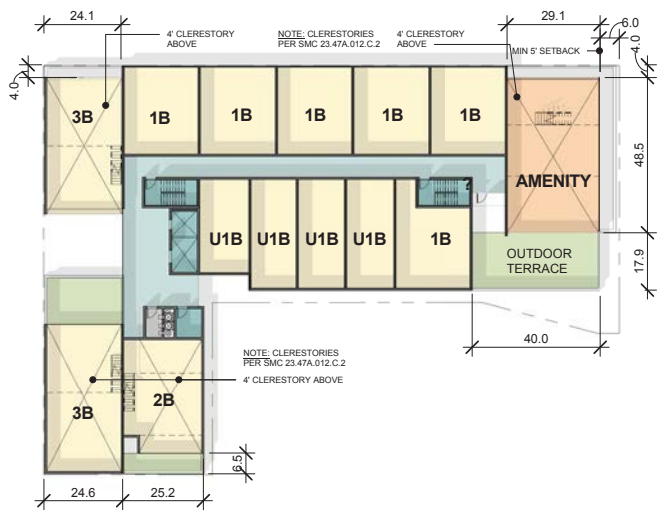
PEDESTERIAN VIEW LOOKING SOUTH FROM BROADWAY



alternative 2 [preferred]

site C [8.0]
1830 BROADWAY, 3021149

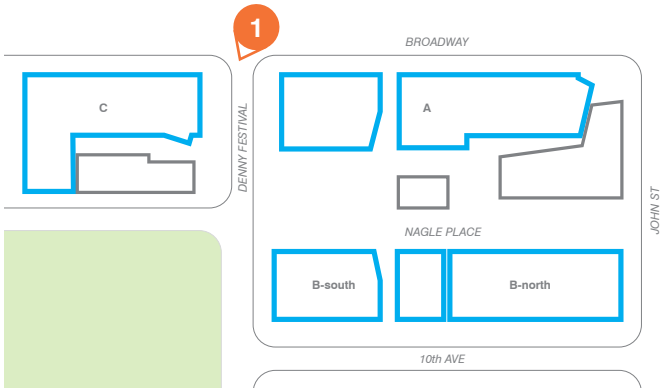
BUILDING A, LEVEL 07



PEDESTERIAN VIEW LOOKING EAST FROM BROADWAY

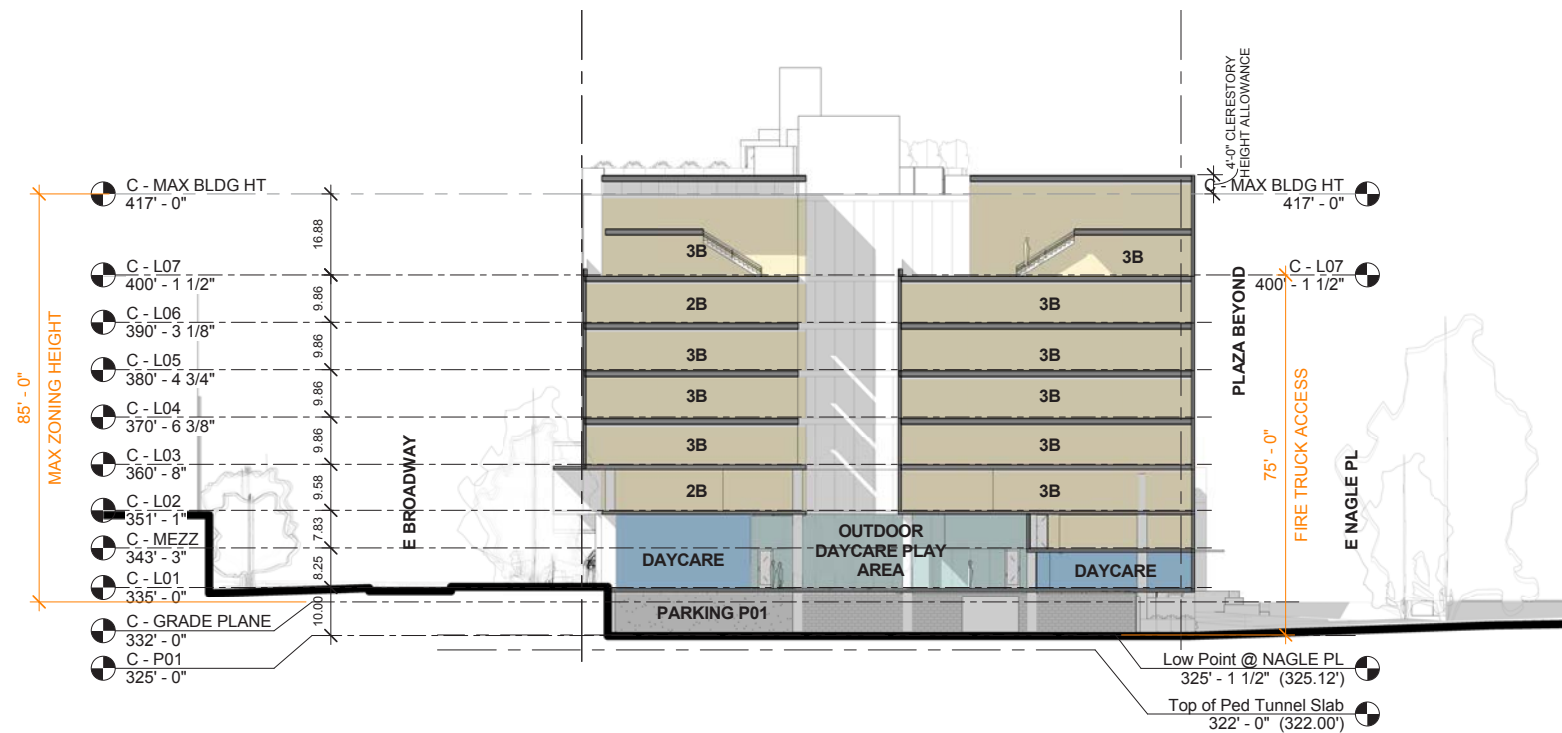


● SURROUNDING ● AMENITY ● UNIT ● RETAIL ● CIRCULATION



alternative 2 [preferred]

site C [8.0]
1830 BROADWAY, 3021149



SECTION LOOKING NORTH THROUGH DAYCARE



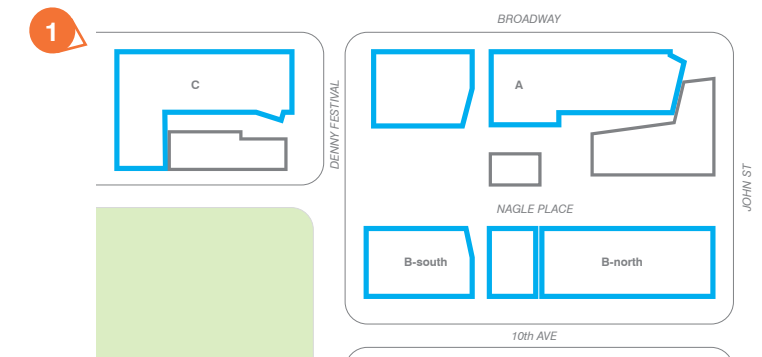
● SURROUNDING ● AMENITY ● UNIT ● RETAIL ● CIRCULATION

CS1 NATURAL SYSTEMS AND SITE FEATURES: Site C is adjacent to a surface parking lot to the south. This provides a prominent south facade and entry point when approaching from the Pike Pine section of Capitol Hill. Upper level setbacks, varied roof heights and a center light court contributes to the facade that is not an in-fill “party wall.” Please See Figure 1, “Design Principles Sites A & C” p. 66

PEDESTERIAN VIEW LOOKING NORTH ON BROADWAY



CS1 NATURAL SYSTEMS AND SITE FEATURES: South facing outdoor courtyard for daycare provides a contained and play area off of Broadway Ave. with views and access to Cal Anderson Park



alternative 2 [preferred]

ARCHITECTURAL CONCEPT | site B - north & south

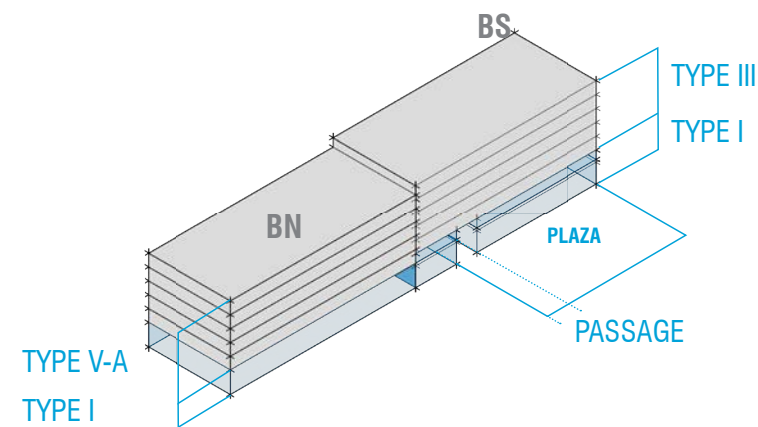


figure 1

CS1 URBAN PATTERN AND FORM: Height, bulk & scale are reduced by differentiating buildings by construction type.

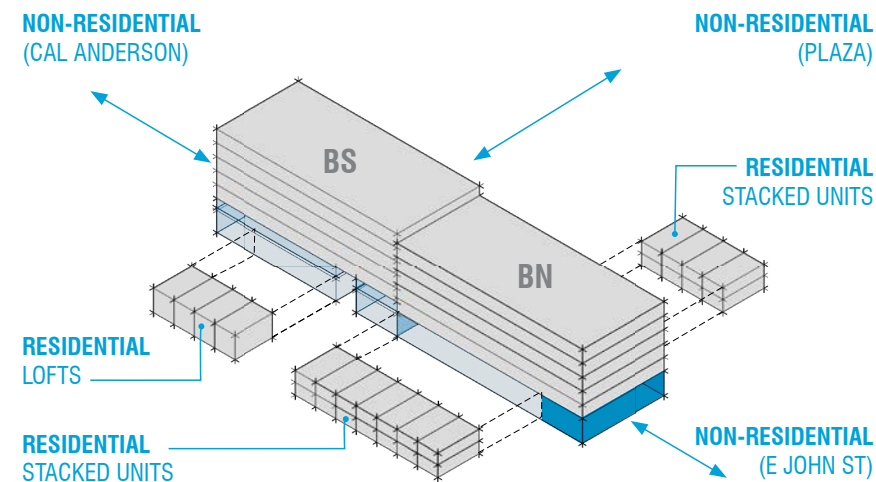


figure 2

PL2 WALKABILITY / PL3 STREET-LEVEL INTERACTION: Residential stoops & entrances break down scale along 10th Ave and create pedestrian friendly environment at both 10th Ave and Nagle Place Extension. E John St, E Denny Way and NPE South have non-residential uses to reflect the more public nature of those streets.

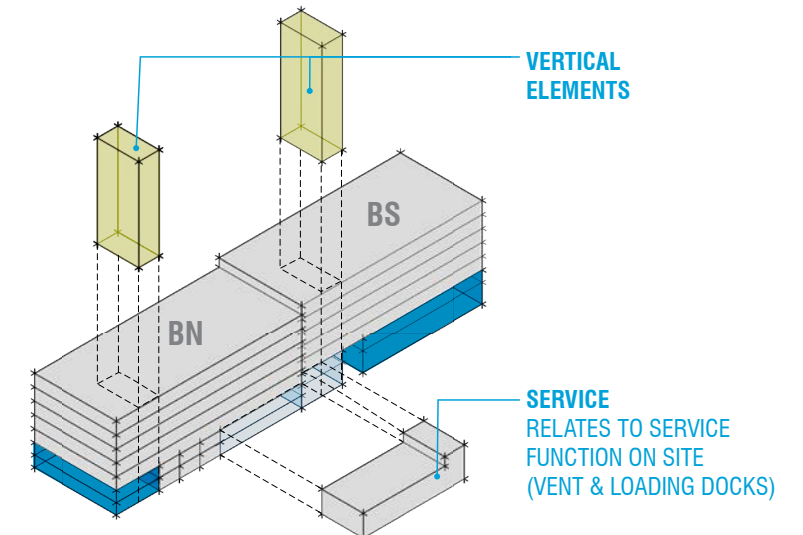


figure 3

CS1 SITE FEATURES / CS2 URBAN PATTERN AND FORM / DC1 PROJECT USES AND ACTIVITIES : Service functions are consolidated along NPE facing site A vehicular & loading access. Vertical elements offer views to city, Space Needle & Olympics as well as provide architectural cues for place-making.

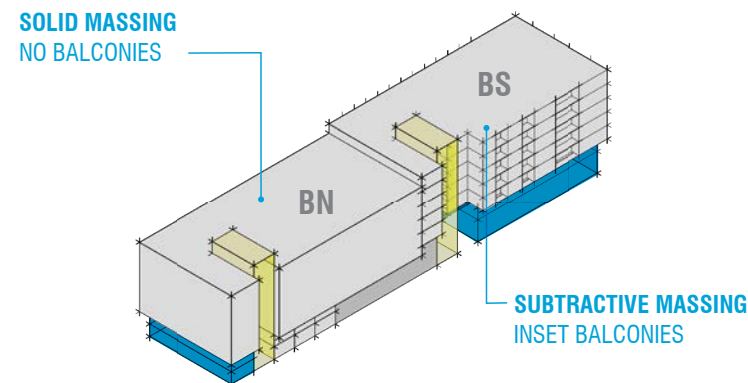


figure 4

CS2 URBAN PATTERN AND FORM / DC2 DESIGN CONCEPT: Bulk of B-North and B-South are reduced by differentiated massing. B-North floor plate is maximized to accommodate the higher affordable unit count requested by the Office of Housing. B-South has subtractive balconies to provide modulation.

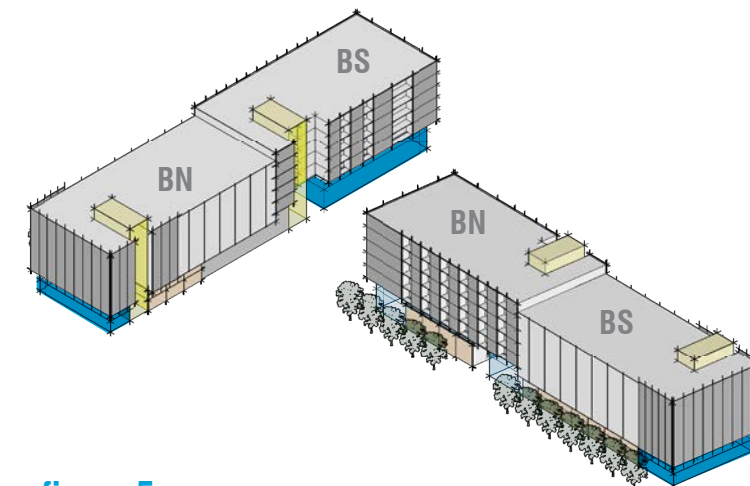


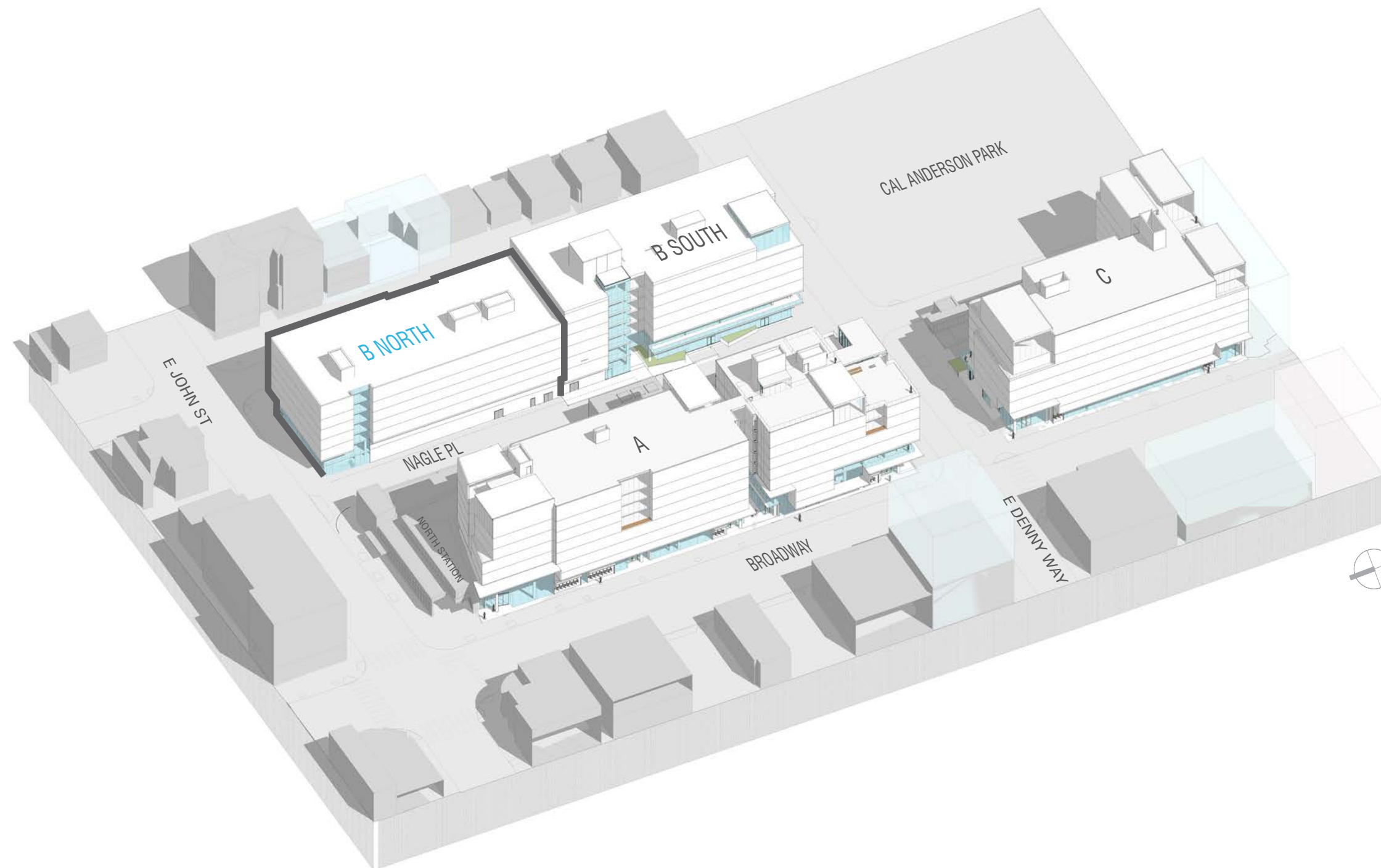
figure 5

CS1 SITE FEATURES / CS2 URBAN PATTERN AND FORM: Exterior skin to be responsive to solar orientation, program and adjacent streets. Street trees add layering to 10th Ave. B-North and B-South will be differentiated not only in height but also building mass, fenestration, and materials.

alternative 2 [preferred]

site B - north [8.0]
923 E JOHN ST, 3021177

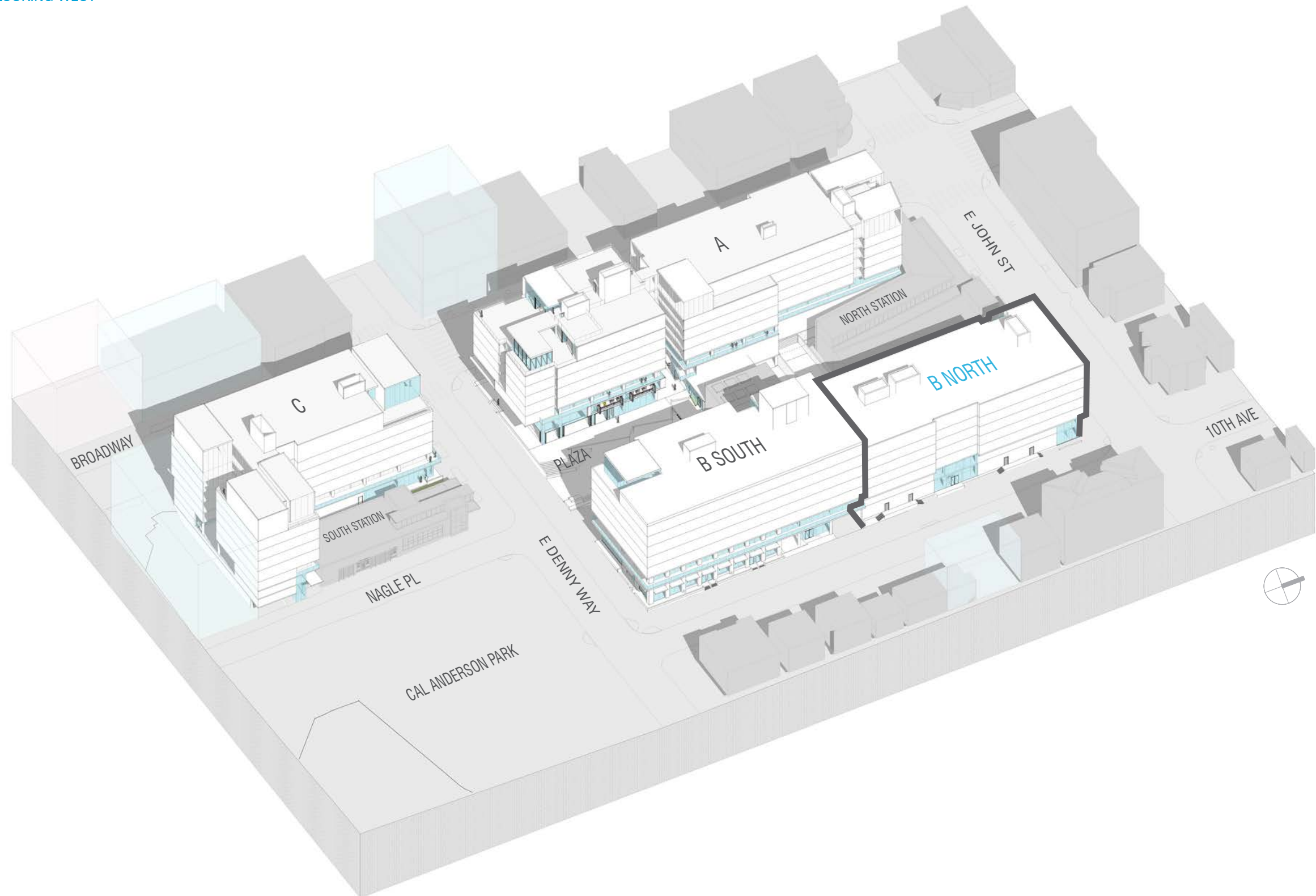
ISOMETRIC SITE VIEW LOOKING EAST



alternative 2 [preferred]

ISOMETRIC SITE VIEW LOOKING WEST

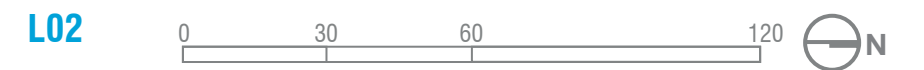
site B - north [8.0]
923 E JOHN ST, 3021177



GROUND FLOOR



FLOOR PLANS



alternative 2 [preferred]

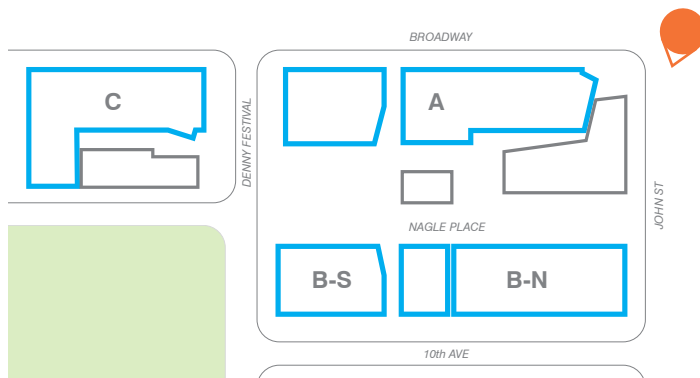
VISIBILITY FROM BROADWAY



CS2 URBAN PATTERN AND FORM: Precedent for fenestration of rectangular volume, 19th and Mercer.



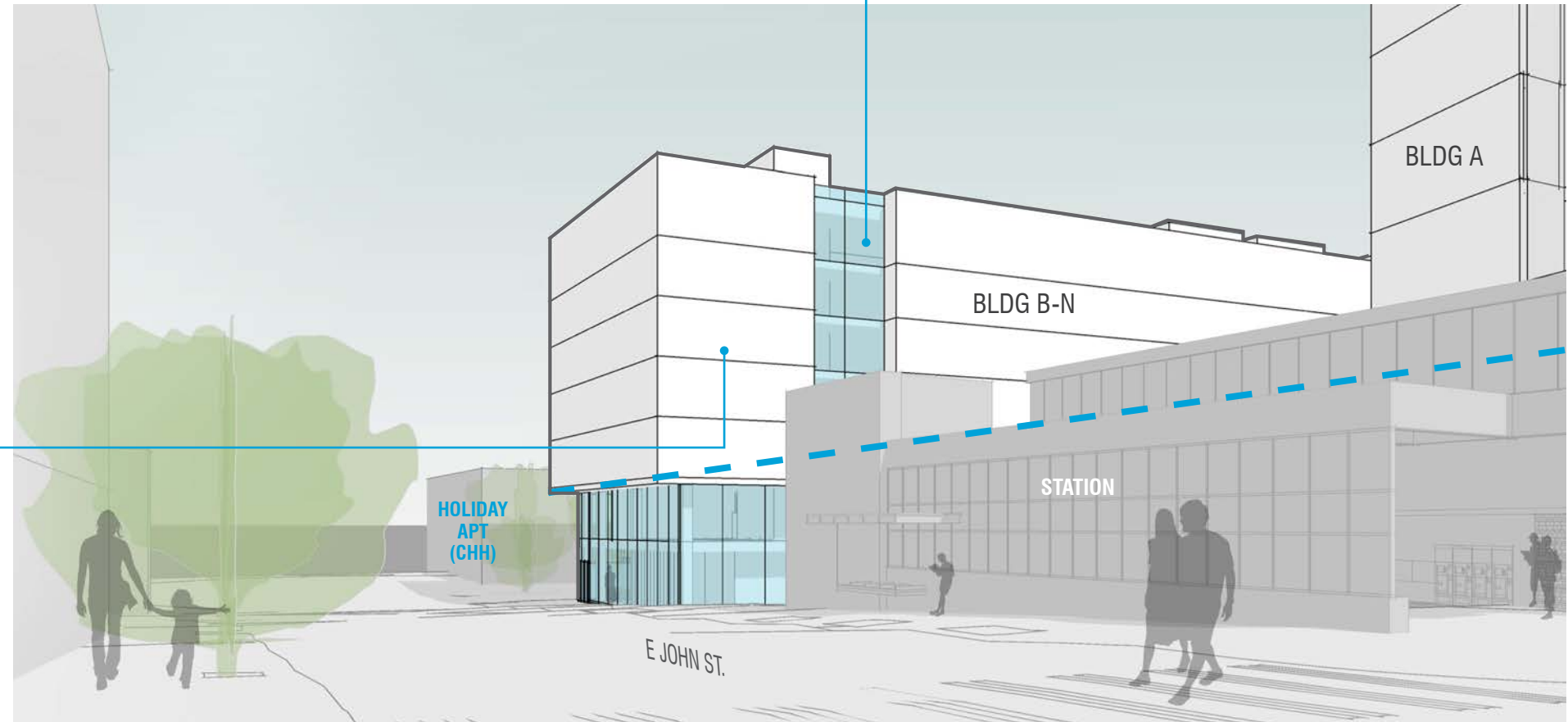
CS2 URBAN PATTERN AND FORM: Precedent for fenestration



CS2 URBAN PATTERN AND FORM: Precedent for fenestration of rectangular volume.

CS2 URBAN PATTERN AND FORM

Glazing creates visual break in building mass.



CS2 URBAN PATTERN AND FORM

T.O. Concrete Podium and Ground floor recess datum relates to context and site.



EXISTING VIEW

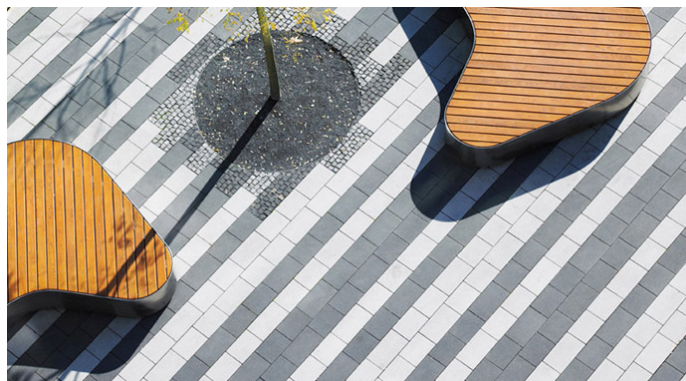
alternative 2 [preferred]

NAGLE PLACE EXTENSION FROM JOHN

site B - north
923 E JOHN ST, 3021177



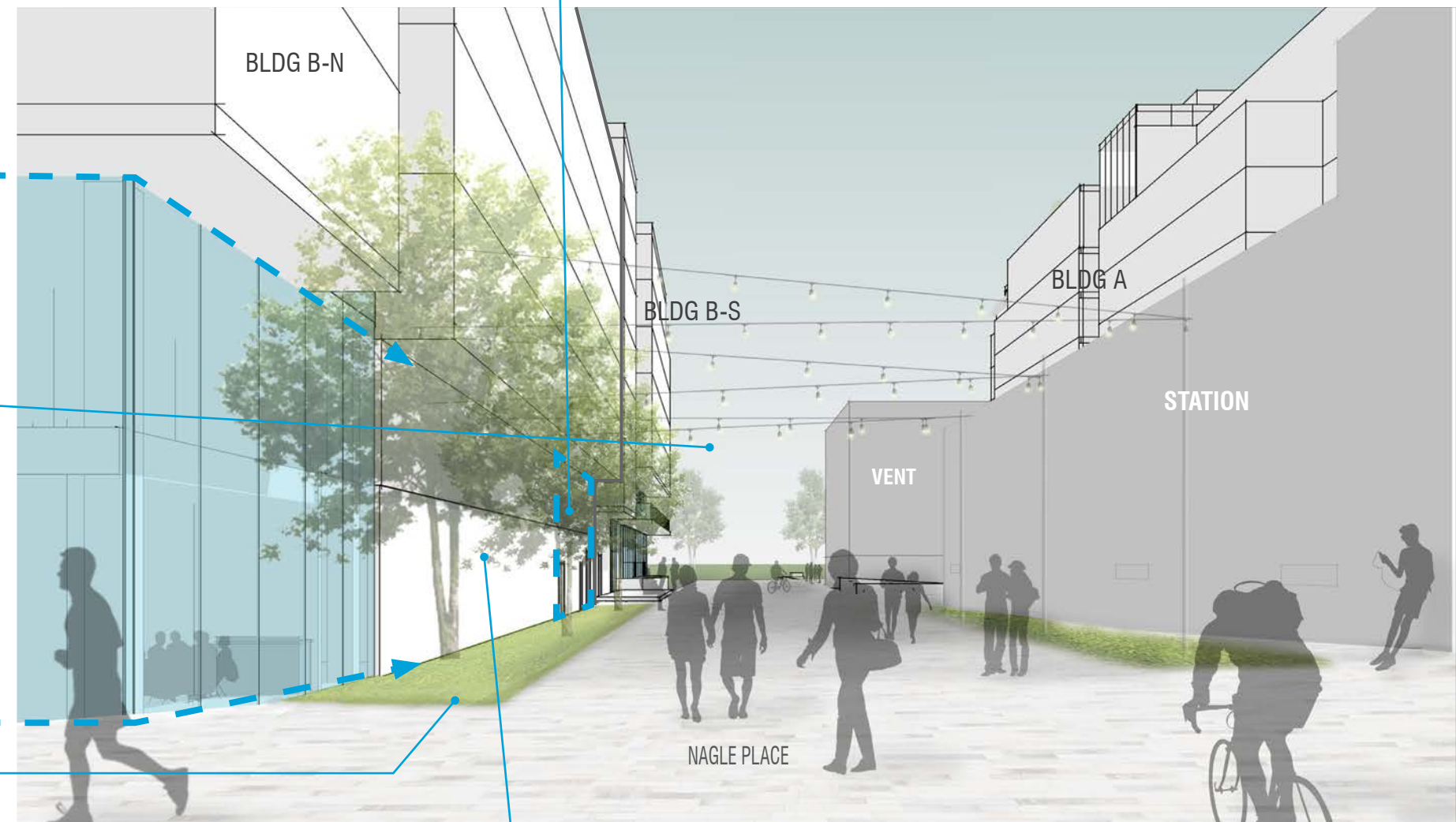
PL1 OPEN SPACE CONNECTIVITY / PL2 WALKABILITY : Overhead lighting marks arrival into identifiable place on Capitol Hill while enhancing safety, security and pedestrian experience.



CS2 URBAN PATTERN AND FORM / DC3 OPEN SPACE CONCEPT: Paving ties into plaza and marks arrival into identifiable place.

DC1 PROJECT USES AND ACTIVITIES

Service spaces located away from street front on Nagle Place.



PL2 WALKABILITY

Residential units provide “eyes” on Nagle Place.

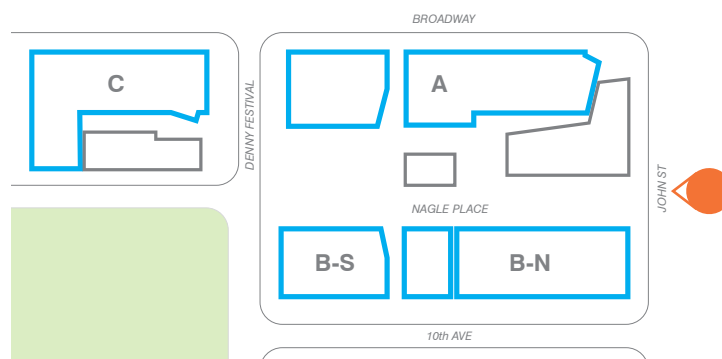


SIMILAR CONDITION AT UW HOUSING

Setback at ground level, glazing, paving, back-of-house adjacent and overhead catenary lights.



EXISTING VIEW



MASSING | ENVELOPE

923 E JOHN ST, 3021177



B-North is differentiated from B-South in floor to floor height, but also overall building height.

Transparent windows encourage street-level interaction.



alternative 2 [preferred]

10TH AVE PEDESTRIAN EXPERIENCE | URBAN GREEN STREET

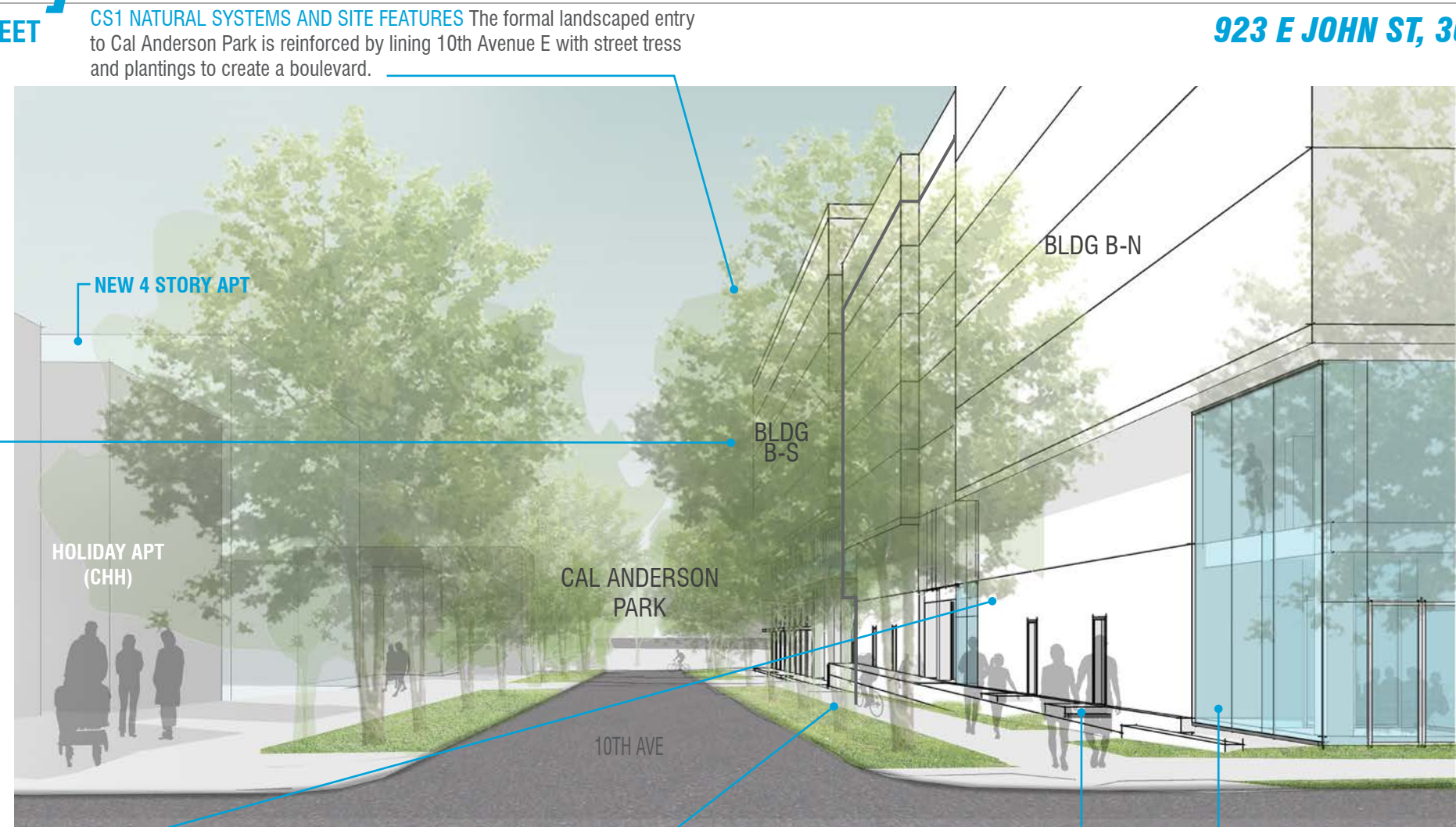
site B - north
923 E JOHN ST, 3021177



DC3 OPEN SPACE CONCEPT: Street trees complement established character on 10th Ave.



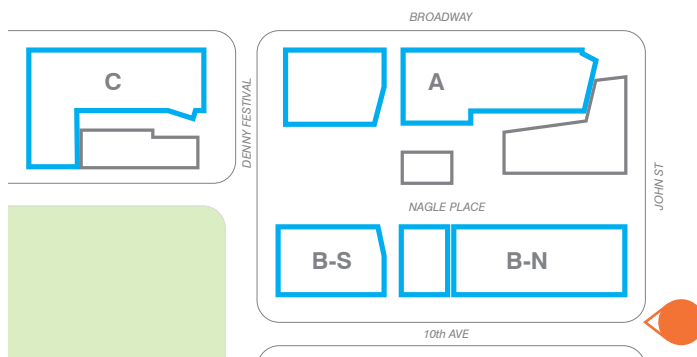
CS2 URBAN PATTERN AND FORM: Ground level units relate to residential character on 10th Ave.



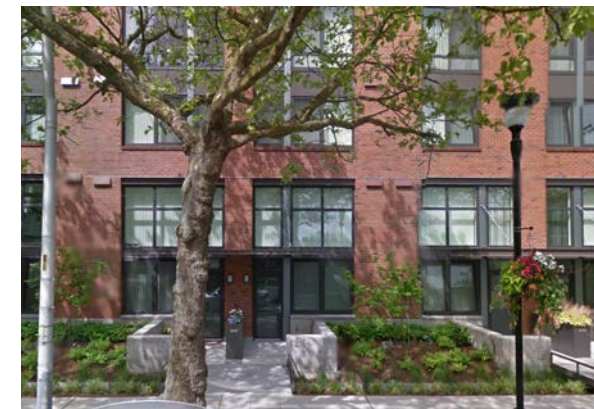
PL1 OPEN SPACE CONNECTIVITY: Generous sidewalks and plantings provide unobstructed access to Cal Anderson Park.

CS2 URBAN PATTERN AND FORM / PL2 WALKABILITY: Residential stoops and entries provide human scale appropriate for residential street.

PL3 STREET-LEVEL INTERACTION: Clear glass along sidewalk provides visual access to activity of community center.



CS2 URBAN PATTERN AND FORM: Precedent for ground level units.



CS2 URBAN PATTERN AND FORM: Precedent for ground level units, Expo Apartments.

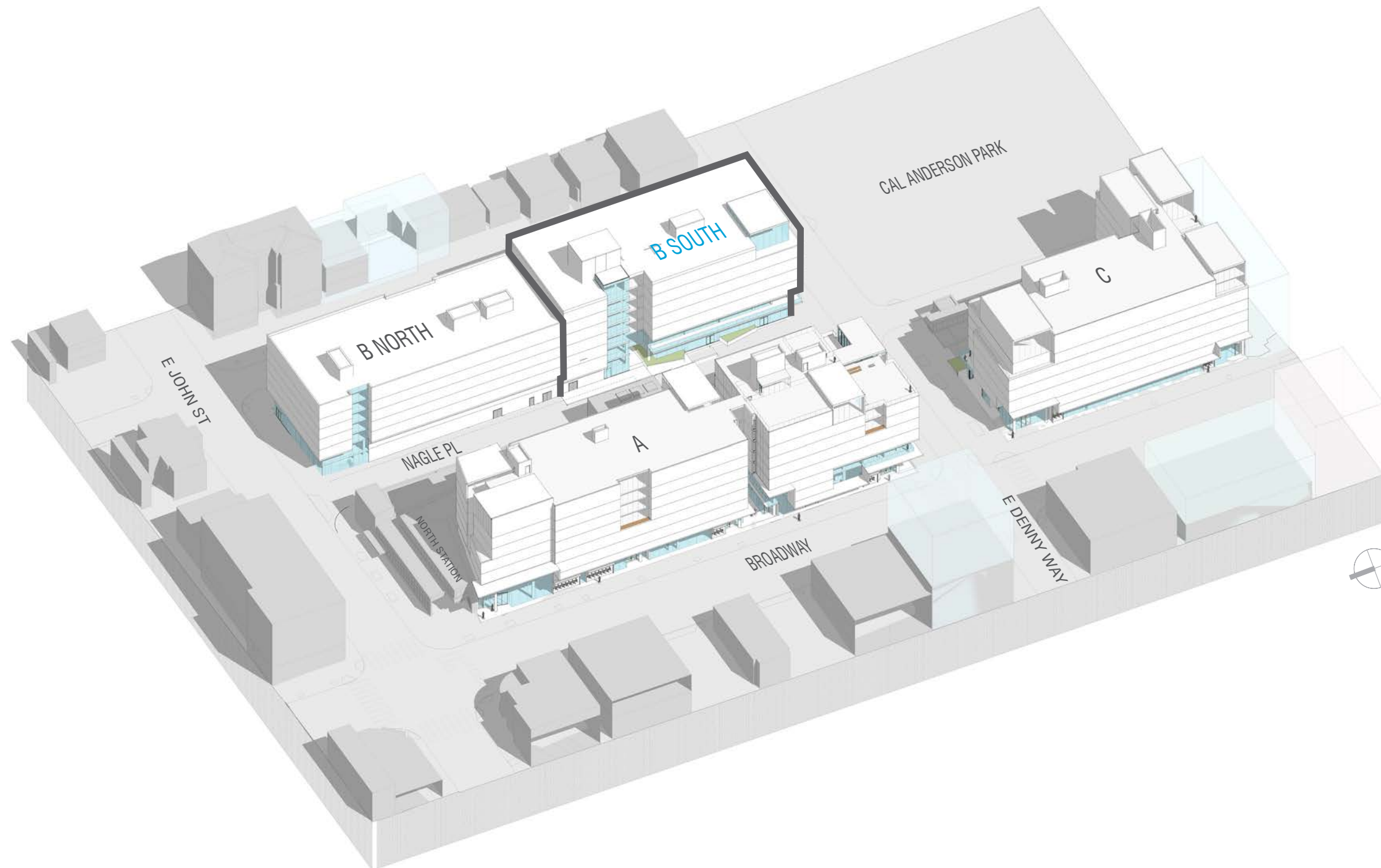


EXISTING VIEW

alternative 2 [preferred]

site B - south [8.0]
923 E JOHN ST, 3021177

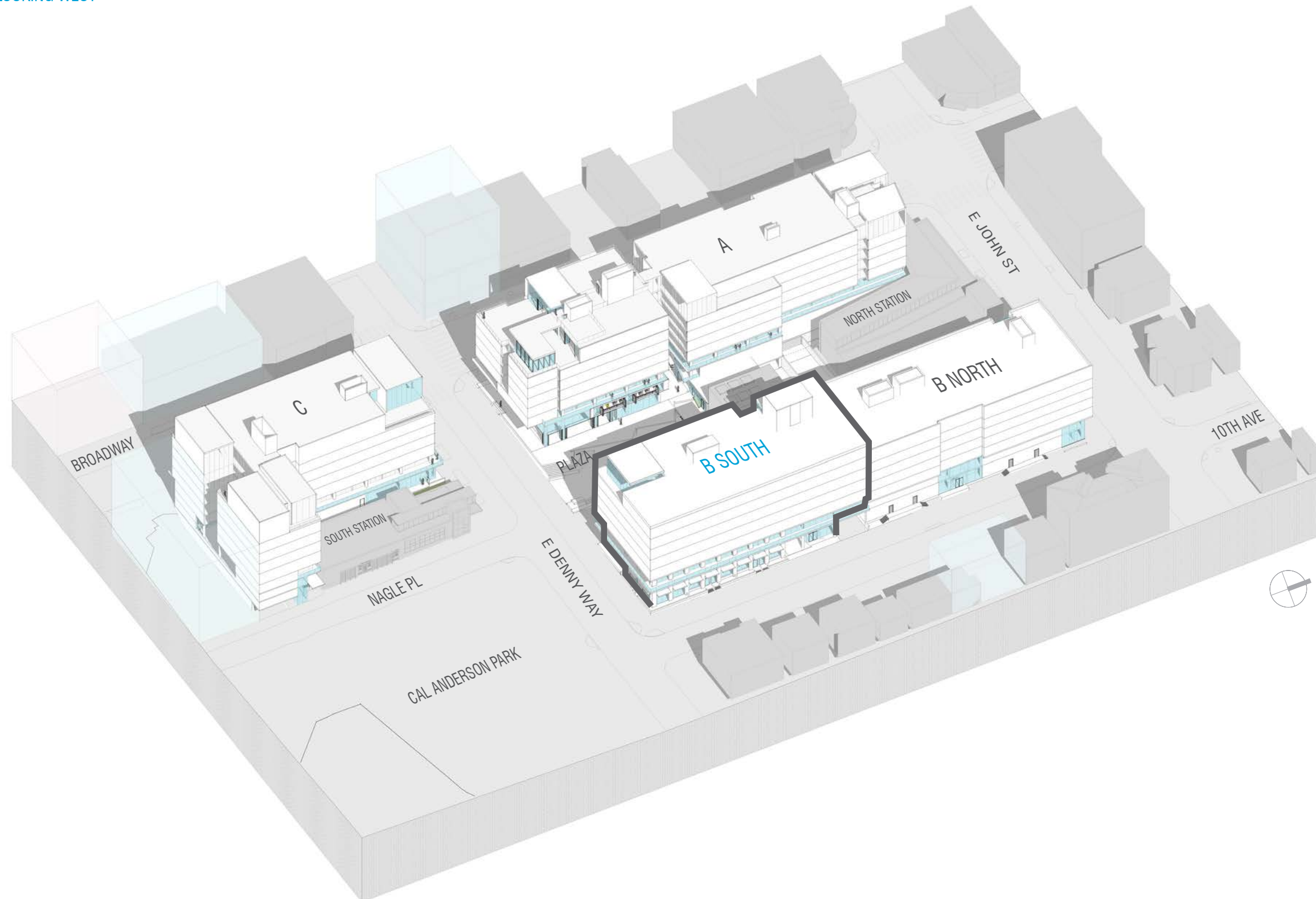
ISOMETRIC SITE VIEW LOOKING EAST



alternative 2 [preferred]

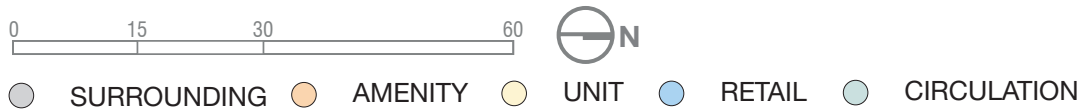
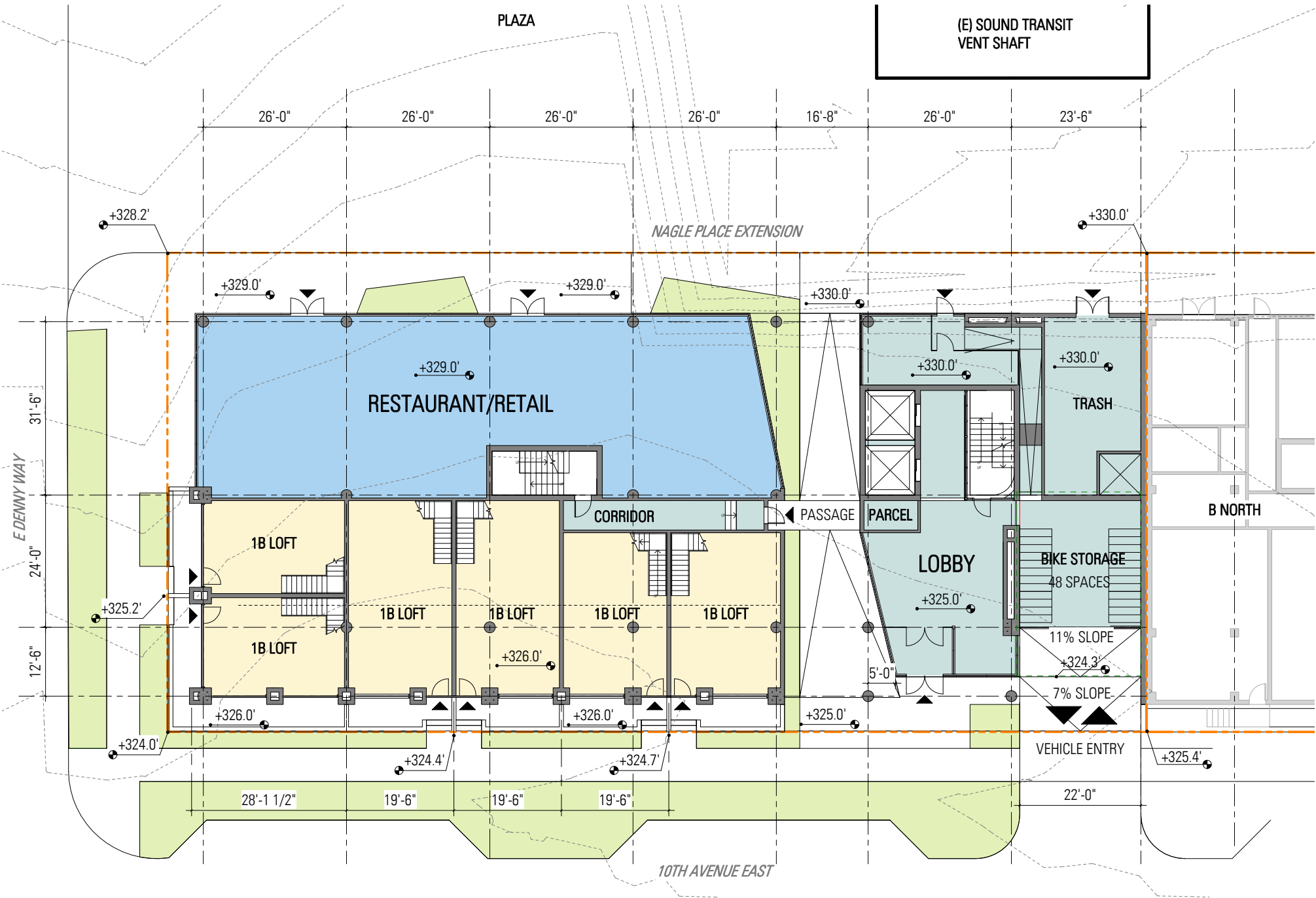
ISOMETRIC SITE VIEW LOOKING WEST

site B - south [8.0]
923 E JOHN ST, 3021177



alternative 2 [preferred]

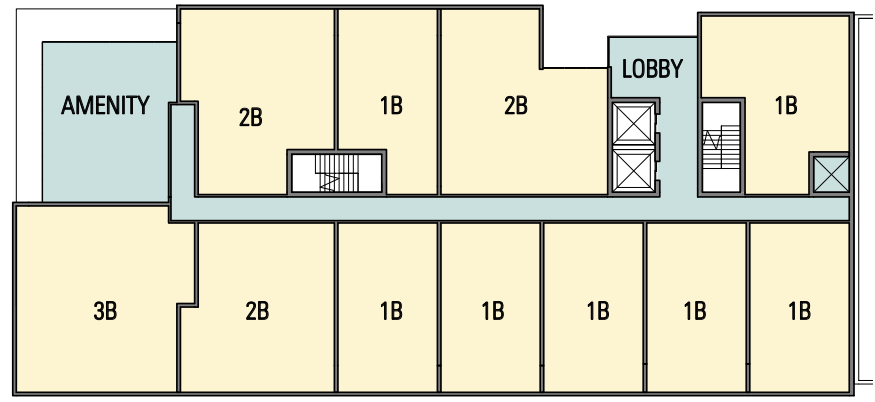
GROUND FLOOR



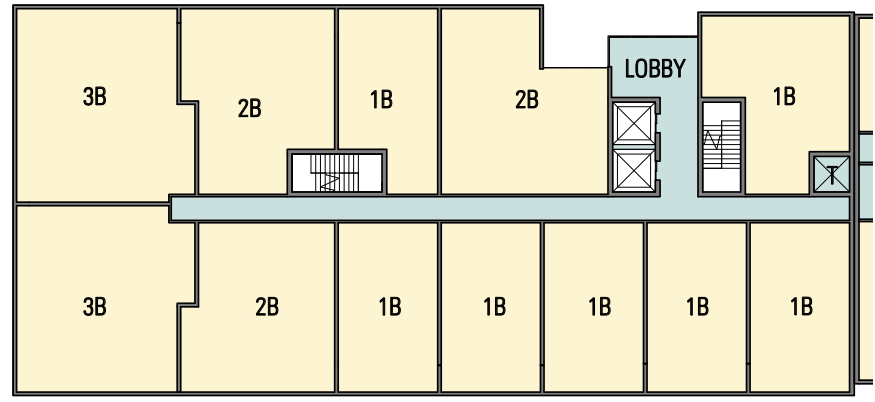
site B - south

123 10TH AVE E., 3021179

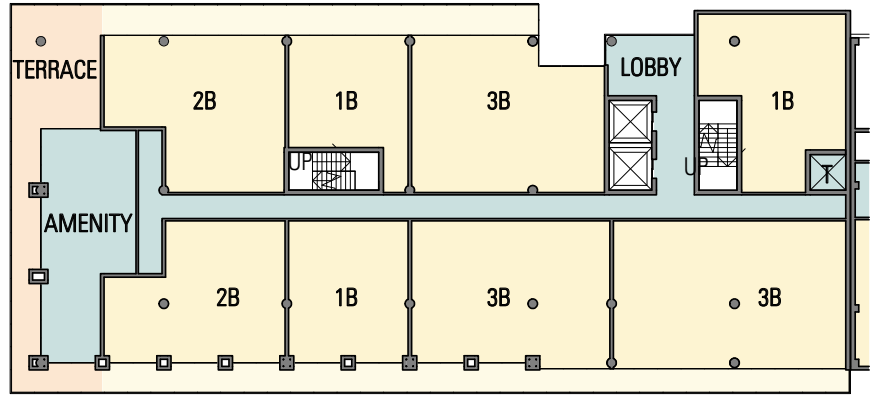
FLOOR PLANS



L07



L03 - 06



L02



alternative 2 [preferred]

PASSAGE AND LOBBY FROM 10TH AVE

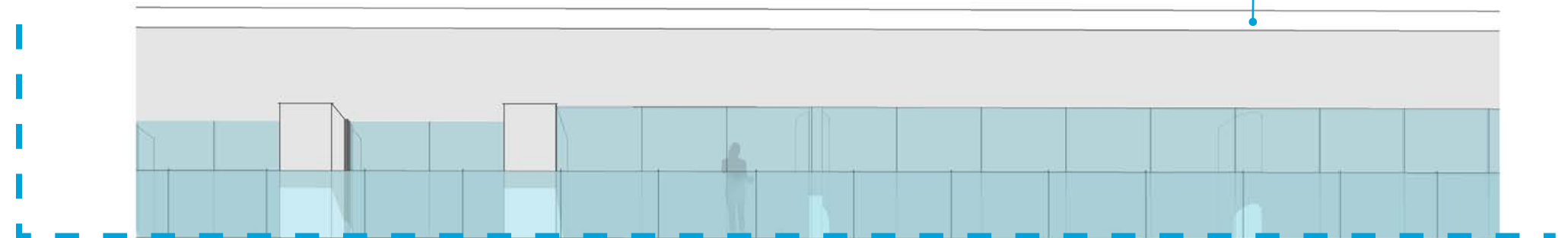
site B - south
123 10TH AVE E., 3021179



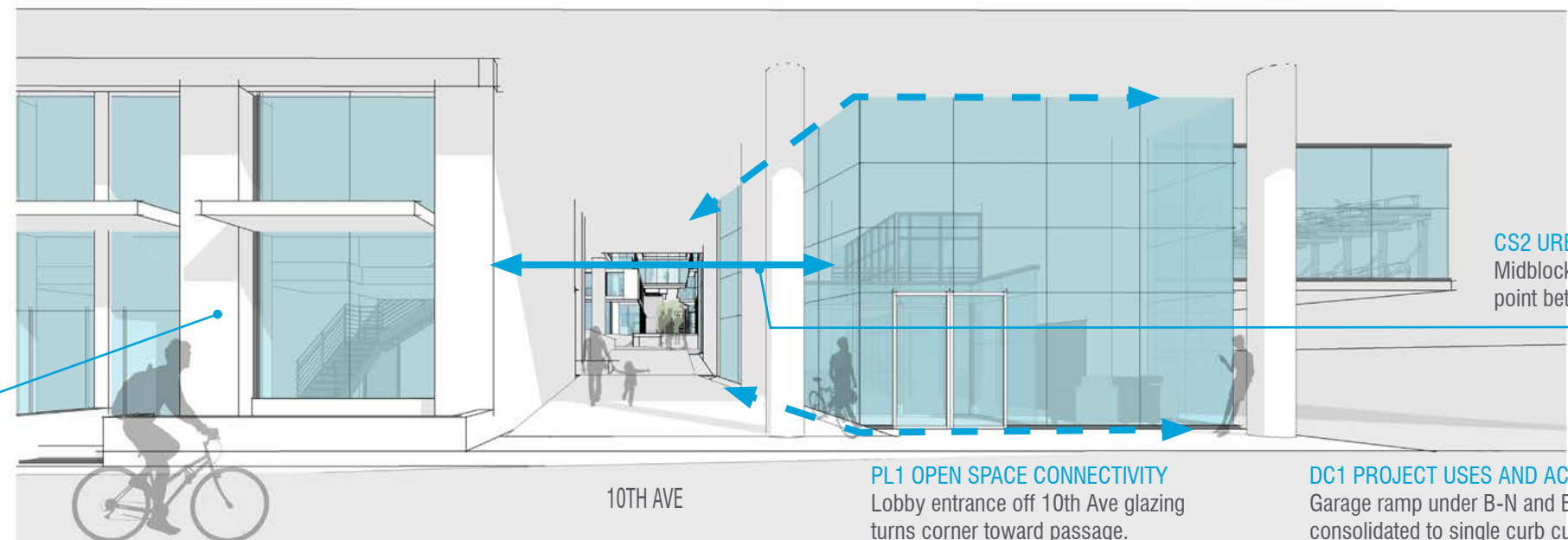
CS2 URBAN PATTERN & FORM / PL3 STREET-LEVEL INTERACTION:
Ground level loft units provide human scale and street level activity.

CS2 URBAN PATTERN & FORM / PL2 WALKABILITY

Second floor apartments setback to provide generous terrace, providing activity and eyes on the street. Setback also reduces bulk of building and creates more comfortable pedestrian realm.



T.O. CONCRETE PODIUM

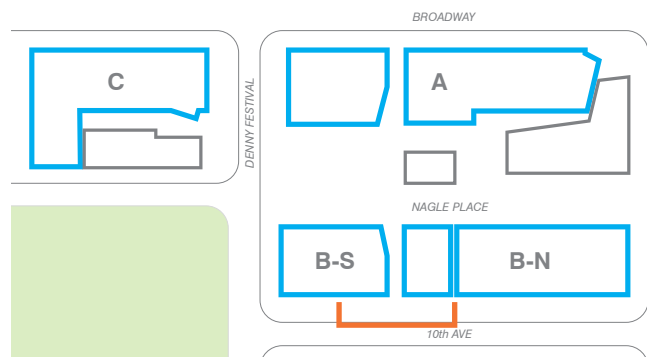


CS2 URBAN PATTERN & FORM
Midblock passage is used as transition point between public and private use.

PL1 OPEN SPACE CONNECTIVITY
Lobby entrance off 10th Ave glazing turns corner toward passage.

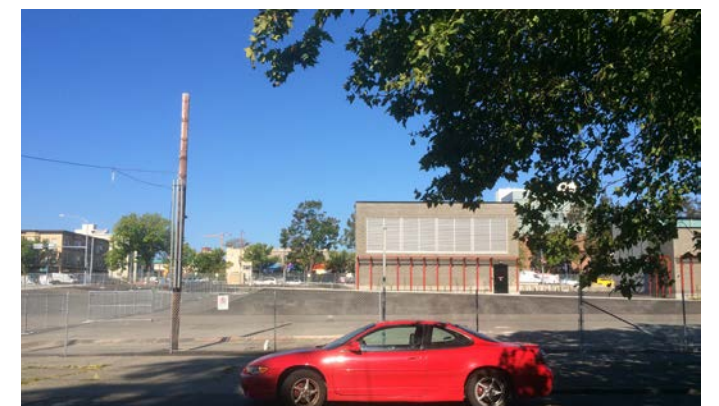
DC1 PROJECT USES AND ACTIVITIES
Garage ramp under B-N and B-S consolidated to single curb cut on 10th Ave.

10TH AVE



SIMILAR CONDITION, UW HOUSING

- RECESSED GARAGE RAMP
- ADJACENT TO PEDESTRIAN ENTRY
- 2 STORY PEDESTRIAN REALM



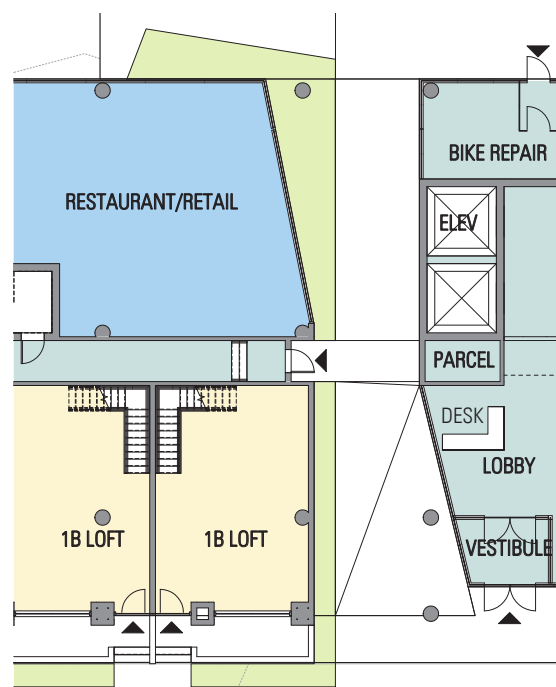
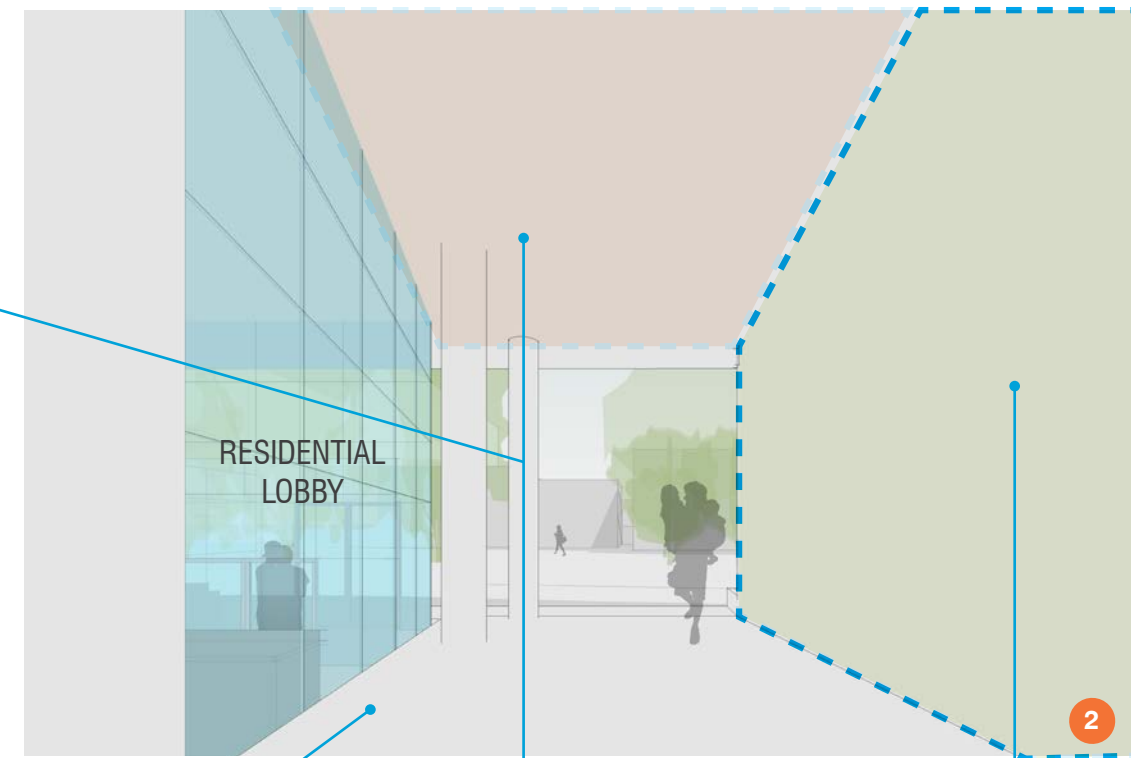
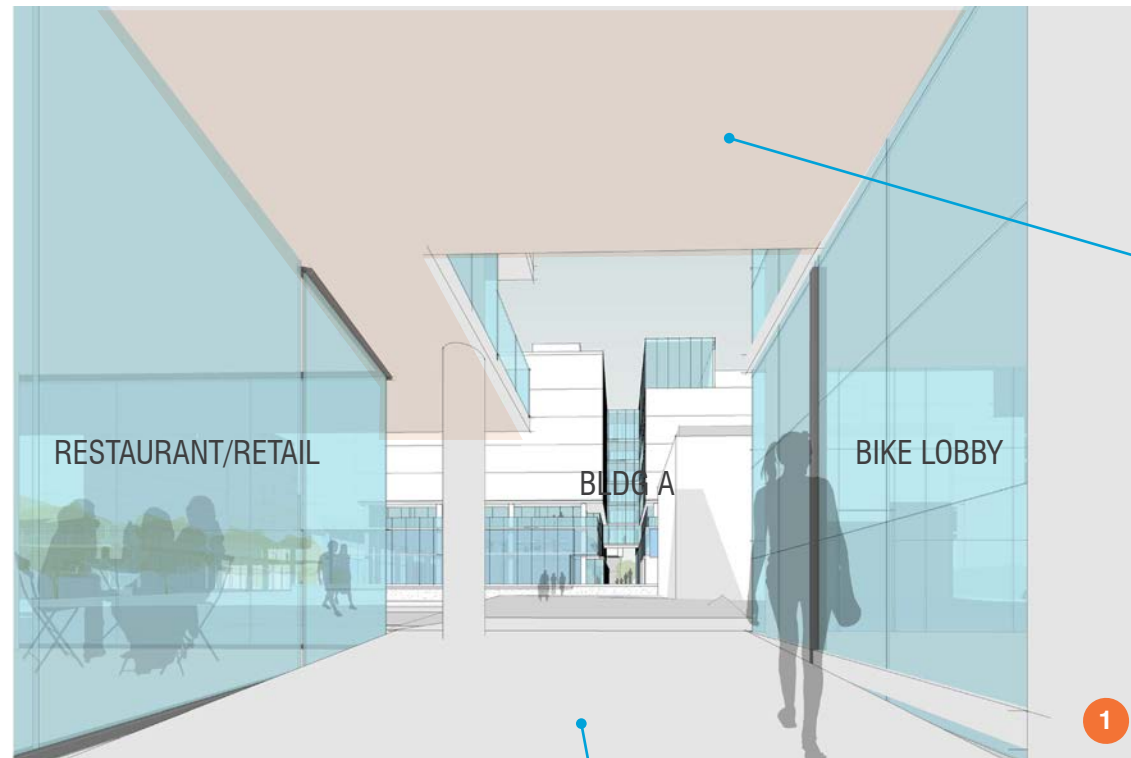
EXISTING VIEW

alternative 2 [preferred]

PASSAGE EXPERIENCE

site B - south

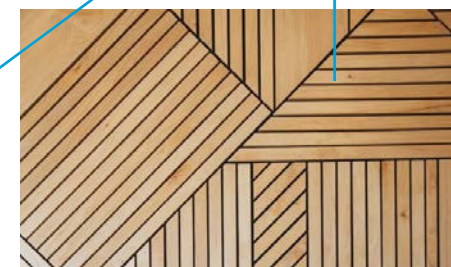
123 10TH AVE E., 3021179



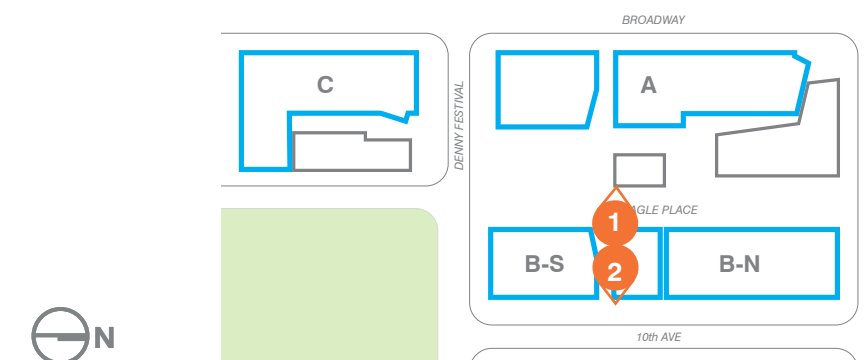
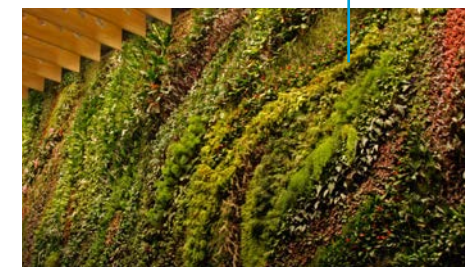
PASSAGE / LOBBY - LEVEL 01



PL1 CONNECTIVITY
Urban view towards Plaza. Plaza paving acts as an extension of the plaza, drawing people in and out the passage.



PL1 CONNECTIVITY
View towards 10th Avenue E, a landscaped residential street. Wood ceiling and green wall acts as an extension of 10th Ave "Green Street" filtering to plaza.



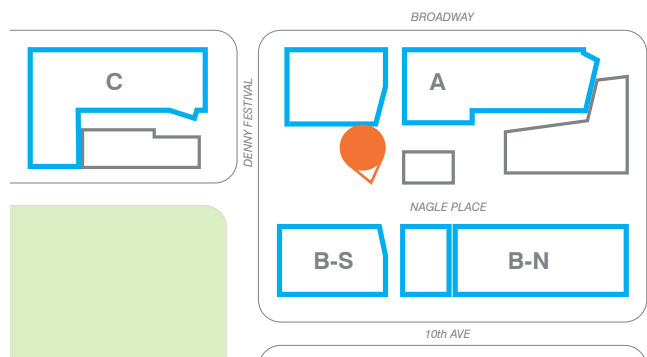
alternative 2 [preferred]

PASSAGE VERTICAL MARKER AT PLAZA SIDE



CS2 URBAN PATTERN AND FORM / PL2 WALKABILITY

Precedent for vertical element breaking up building bulk and providing eyes on plaza / street.



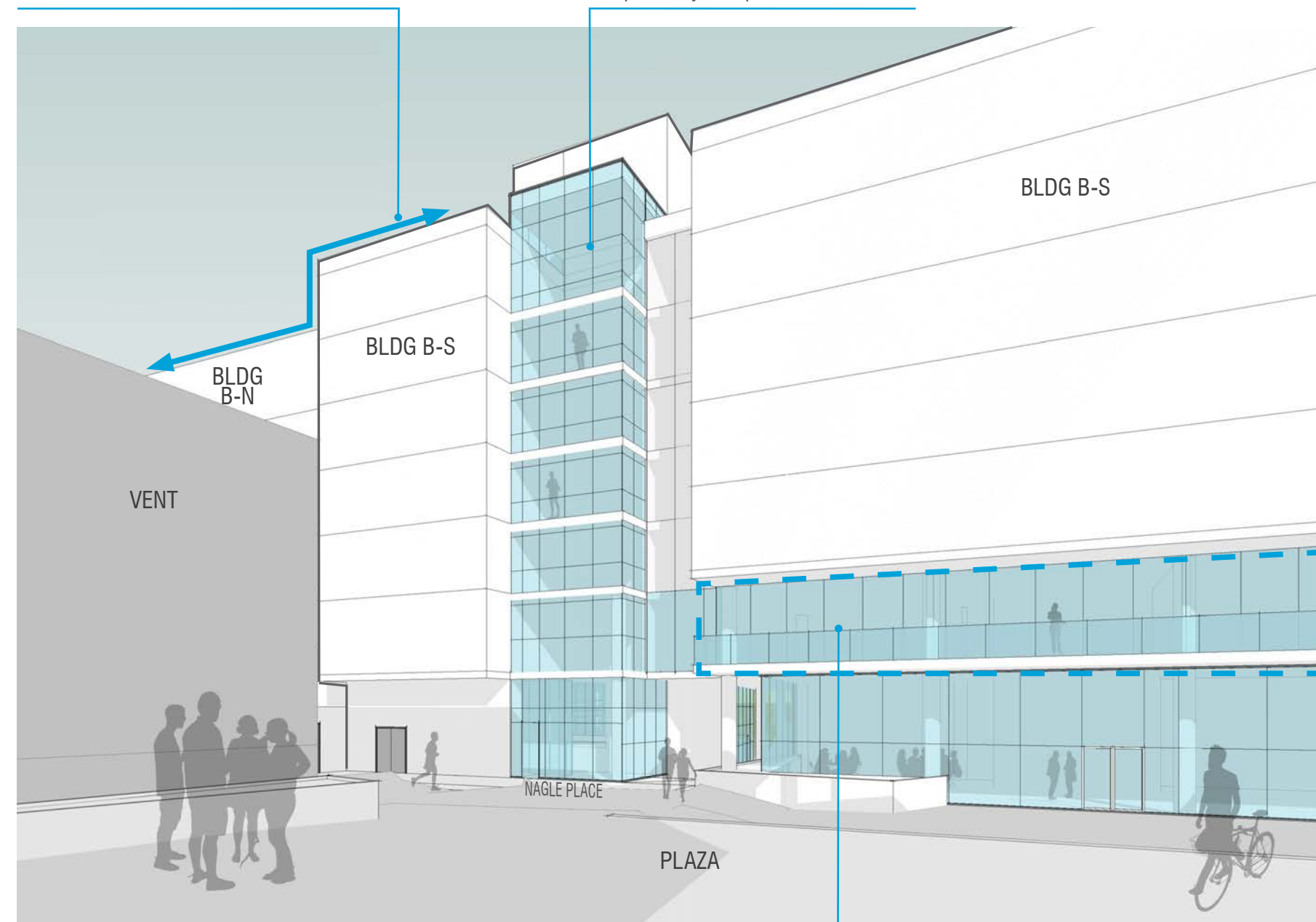
site B - south
123 10TH AVE E., 3021179

CS2 URBAN PATTERN AND FORM

Building B-north and B-south are differentiated by construction type, affording a strategic break-up in height, and scale at mid block.

CS2 URBAN PATTERN AND FORM / PL2 WALKABILITY

Vertical circulation identifies passage and provides strategic opportunity to break up building bulk. Elevator lobbies at each level provide eyes on plaza / street.



CS2 URBAN PATTERN AND FORM / PL2 WALKABILITY

2nd level apartments set back to offer generous terrace to residences, providing eyes on the plaza, and reduces massing bulk.

alternative 2 [preferred]

RELATIONSHIP OF PLAZA TO B-SOUTH

site B - south

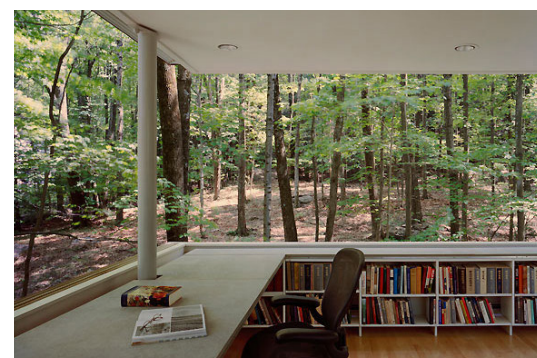
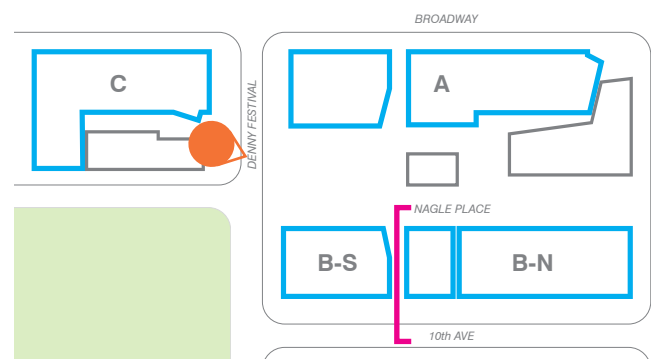
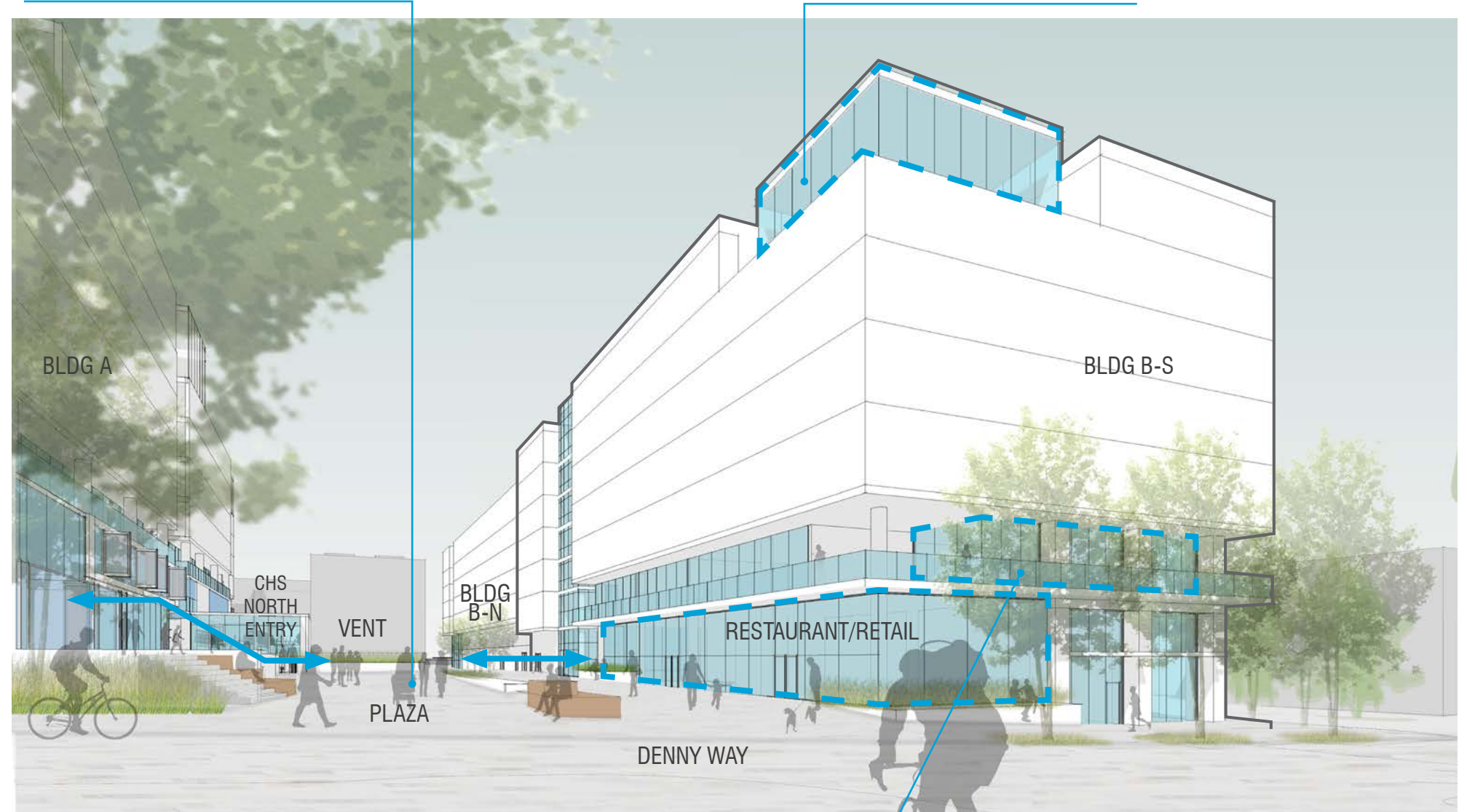
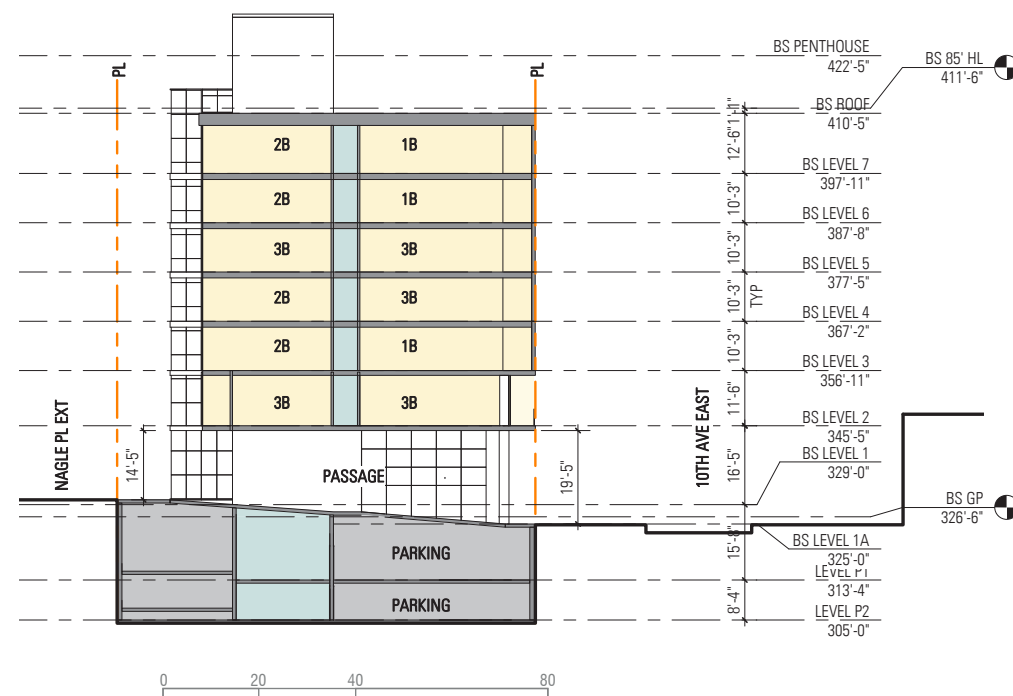
123 10TH AVE E., 3021179

DC3 OPEN SPACE CONCEPT

Plaza is visually & physically connect to Building A & B-South.

DC3 OPEN SPACE CONCEPT

Upper level amenity offers views to plaza and park.



CS1 NATURAL SYSTEMS AND SITE FEATURES / PL3 STREET-LEVEL INTERACTION / DC3 OPEN SPACE CONCEPT

Library amenity at tree canopy level. Generous set back at the north west corner provide opportunities for eyes-on-the plaza and park, and visible human activity from plaza.



EXISTING VIEW

alternative 2 [preferred]

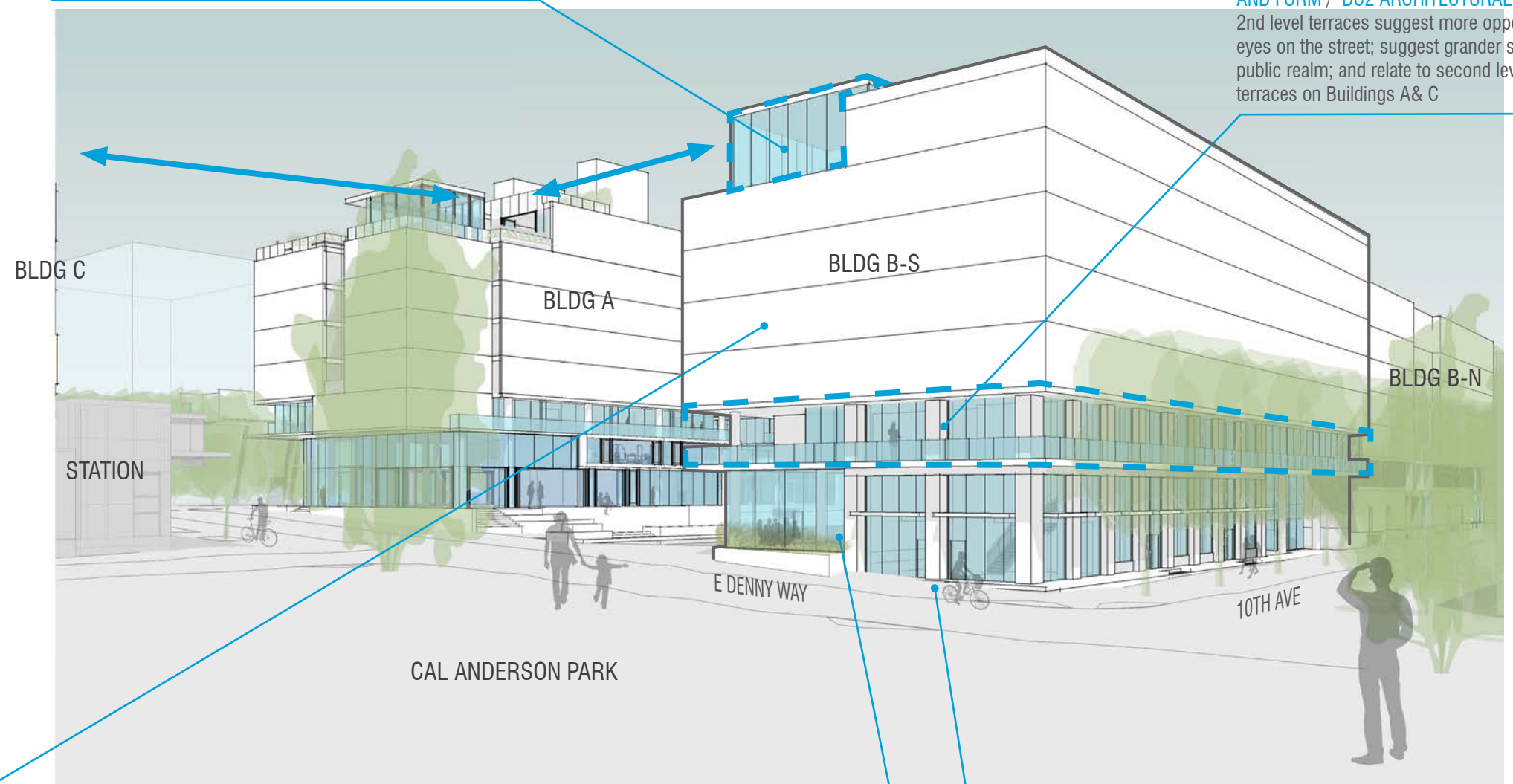
B-SOUTH FACADE “LANDMARK” FROM PARK



CS2 URBAN PATTERN AND FORM
Precedents for fenestration & balconies

DC2 ARCHITECTURAL CONCEPT / DC3 OPEN SPACE CONCEPT

Upper level amenity spaces provide visual unity to the buildings fronting the plaza and Cal Anderson Park.



site B - south 123 10TH AVE E., 3021179

PL2 WALKABILITY / CS2 URBAN PATTERN AND FORM / DC2 ARCHITECTURAL CONCEPT
2nd level terraces suggest more opportunity for eyes on the street; suggest grander scale for public realm; and relate to second level terraces on Buildings A & C

PL1 CONNECTIVITY / PL2 WALKABILITY / PL3 STREET-LEVEL INTERACTION

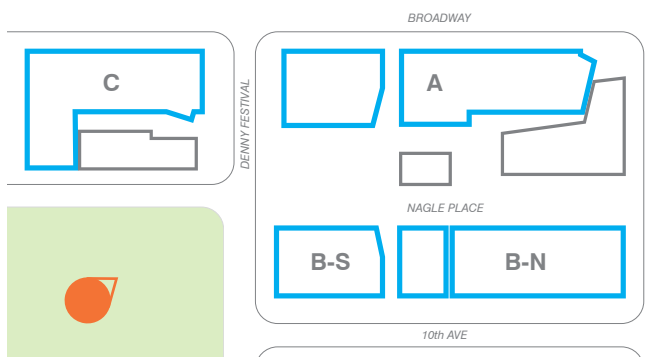
Precedent (Tallulah's at 19th and Mercer) for “eyes-on-the street” and street-level interaction

PL1 CONNECTIVITY / PL4 ACTIVE TRANSPORTATION

Widened sidewalk at E Denny Way, and visual connection to the Capitol Hill Station South Entry, allows for unobstructed access to transit station.

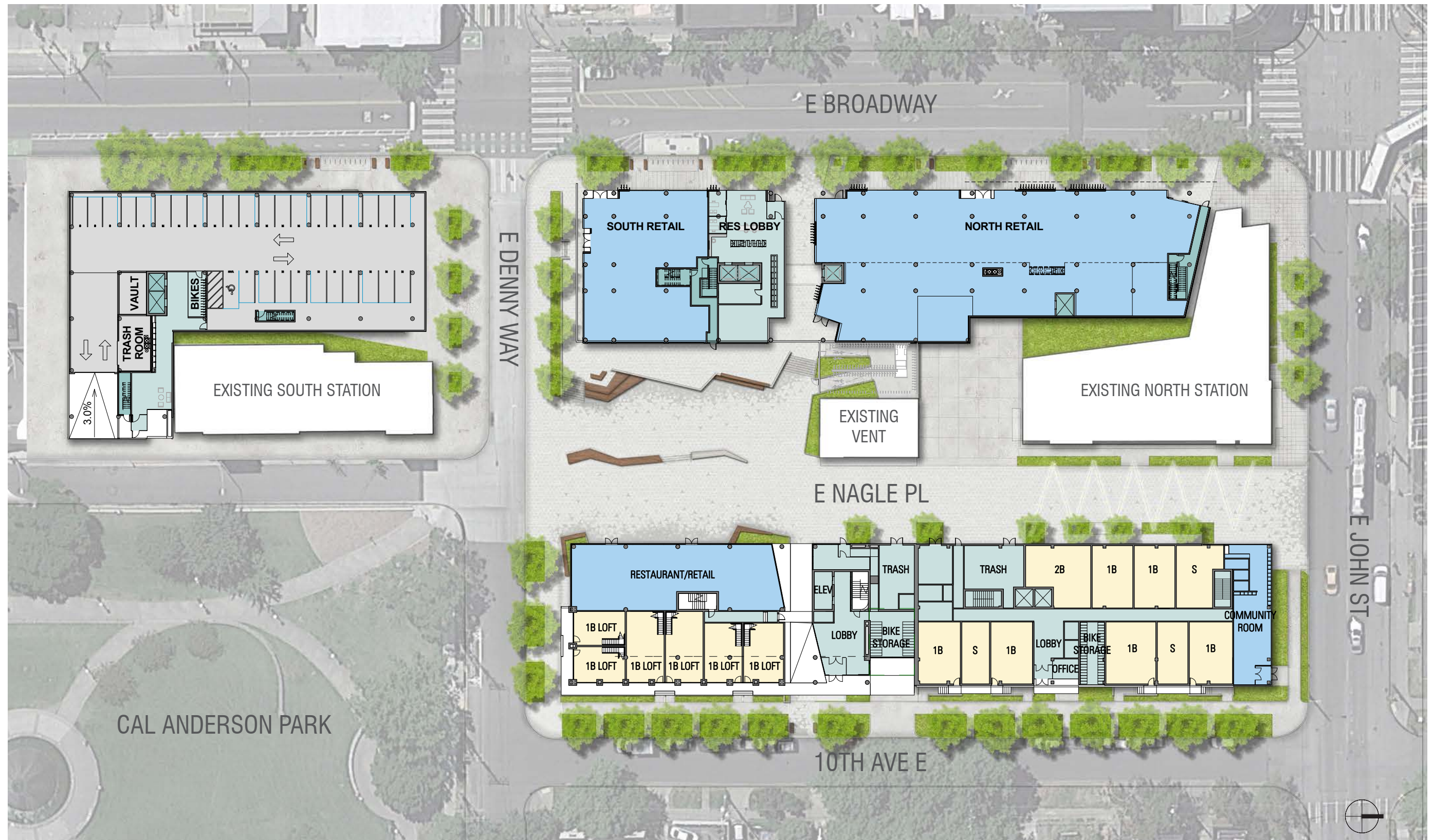


EXISTING VIEW



alternative 2 [preferred]

all structures ground floor | SITE PLAN [8.5]

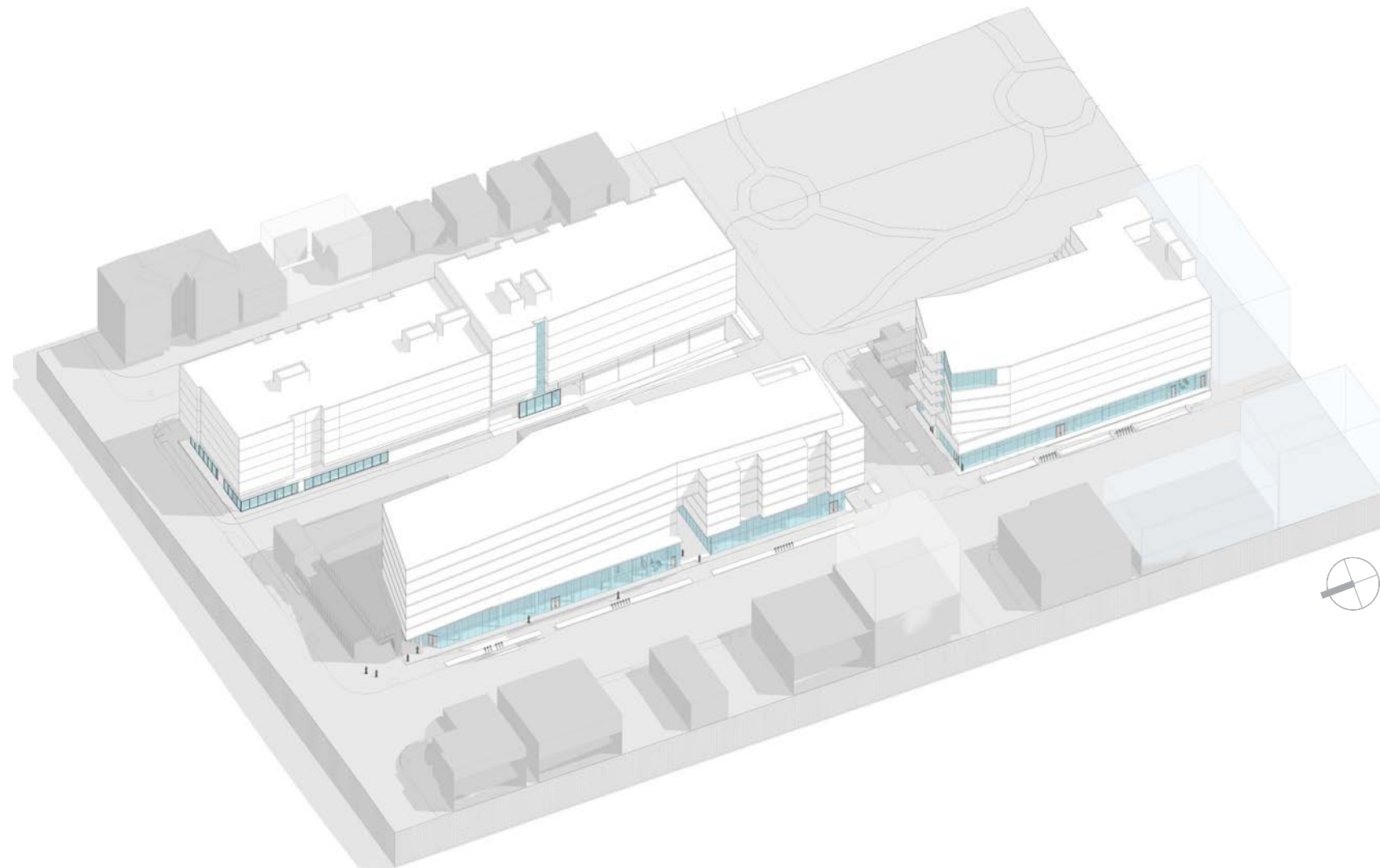


ARCHITECTURAL MASSING CONCEPTS [8.0]

side-by-side comparison

alternative 1

side-by-side comparisons [8.3]



BENEFITS:

SITE A -

- Due to residential lobby on the north side of the passage there is a greater potential for “market hall” retail on Bldg A-south.

SITE BN -

- Daycare located off quieter residential street.
- 10th Avenue facade has significant modulation.

SITE BS -

- Building facade facing Plaza is canted open towards Cal Anderson Park.
- Residential lobby faces Plaza.
- 10th Avenue facade has significant modulation.

SITE C -

- East terraces fronting Cal Anderson Park produces a generous setback from Nagle Place / Cal Anderson Park
- Angled facade on Broadway signifies the importance of street corner while gesturing to the plaza.

DISADVANTAGES:

- Buildings were not fully designed during Sound Transit RFP stage and therefore do not have an overall unified architectural concept.

SITE A -

- Residential Lobby located on the north edge of the pass through reduces area for anchor retail tenant.
- Irregular shape of the residential floor plates less efficient than Alternative 2.

SITE BN -

- Daycare occupies significant area on ground floor needed for affordable units.
- Daycare drop-off may disrupt residential neighbors on 10th Avenue.
- Cannot accommodate the number of affordable units Office of Housing is requesting for this site.

SITE BS -

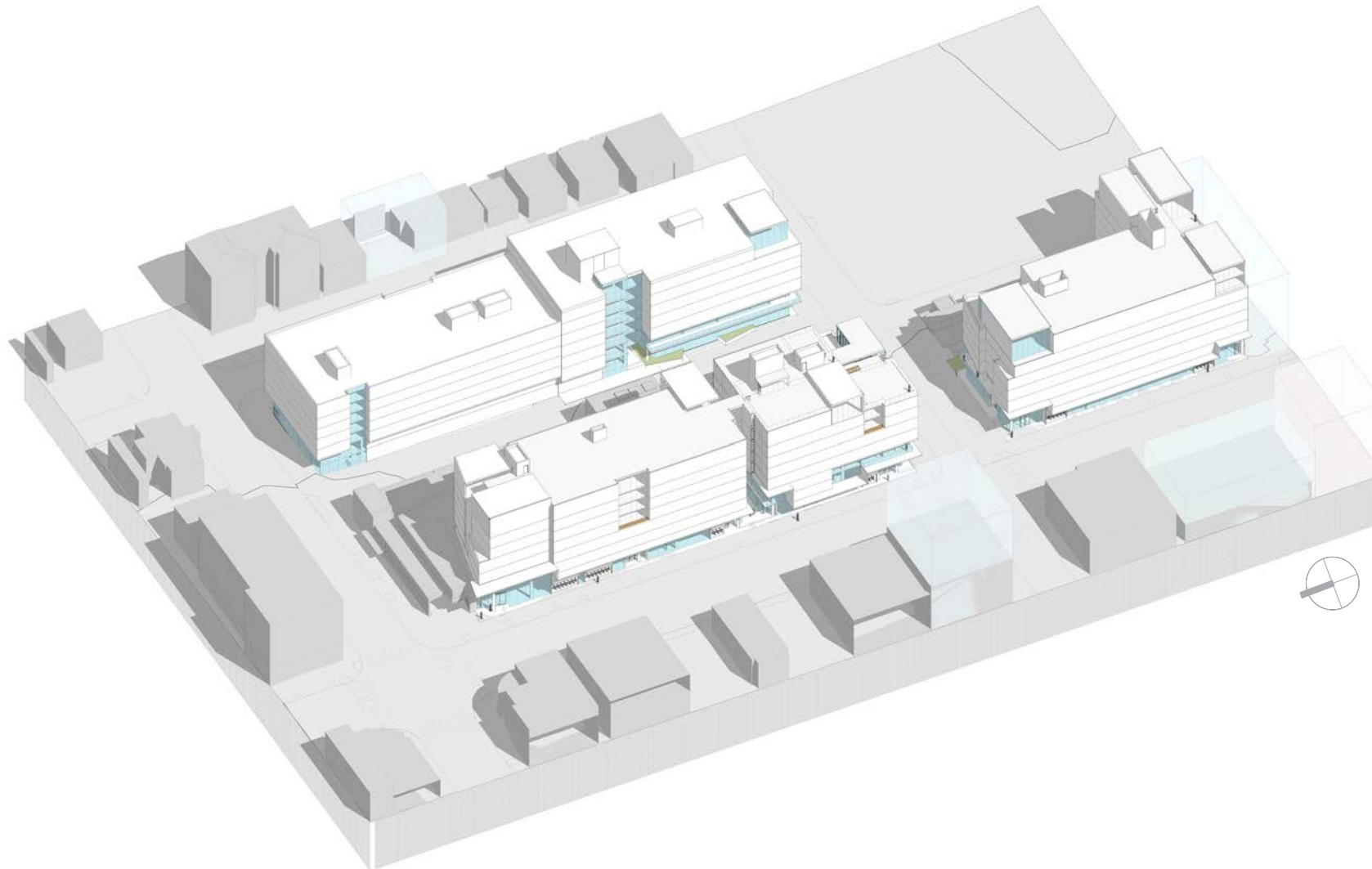
- Residential use at ground level adjacent to Plaza will result in window blinds closed for privacy.
- Residential floor plate is smaller, resulting in smaller units.
- Residential lobby is not on 10th, bike access on 10th.
- Modulation on 10th for B-North and B-South appears as though trying to be one building.
- Canted plaza facade is hardly perceptible.

SITE C -

- Residential Entry at south end of Broadway Ave disconnected from other sites and the plaza.
- irregular shape of the floor plates less efficient than Alternative 2.

alternative 2 [preferred]

side-by-side comparisons [8.3]



BENEFITS:

- Overall the buildings are more unified and have stronger architectural concept.

SITE A -

- Shape and arrangement of residential floors allows for a more efficient organization than Alternative 1. This efficiency results in a structure that better meets the capacity intended by the zone.
- Stronger presence of the passage concept ("ground to sky") and allows for more "eye-on the street" than Alternative 1.
- More sensitive relationship to the north station entry
- More variety in scale and uses along Broadway for the pedestrian experience
- Daylight, ventilation and territorial views from common areas through-out the residential floors

SITE BN -

- Able to maximize number of affordable housing units to meet current housing crisis.
- Less modulation means higher quality materials at first 30' and more operable windows for resident comfort.
- Rectangular volume allows for bold statement and inventive window patterning.

SITE BS -

- Commercial uses facing Plaza and Cal Anderson Park provide activation and security.
- Passage is visually distinct due to glazed vertical circulation lobby.
- Less modulation on 10th affords greater architectural detail at ground related unit entries.
- Much larger units (no studios) and more amenity space (indoor & outdoor) than Alternative 1.
- Balconies and shading on south and west facades can help mitigate solar heat gain.
- Bike access convenient and more appropriately located off plaza.

SITE C -

- Residential entry off of Nagle Place better connects to Cal Anderson Park and the Plaza while increasing retail / commercial frontage on Broadway Ave.
- More sensitive relationship to the south station entry than Alternative 1
- South facade suited for contained day care outdoor play area

DISADVANTAGES:

SITE A -

- Residential Lobby located on the south edge of the pass through reduces sf area of the south retail space

SITE BN -

- Massing is very boxy.
- Units on 2nd floor need careful consideration for visual privacy.

SITE BS -

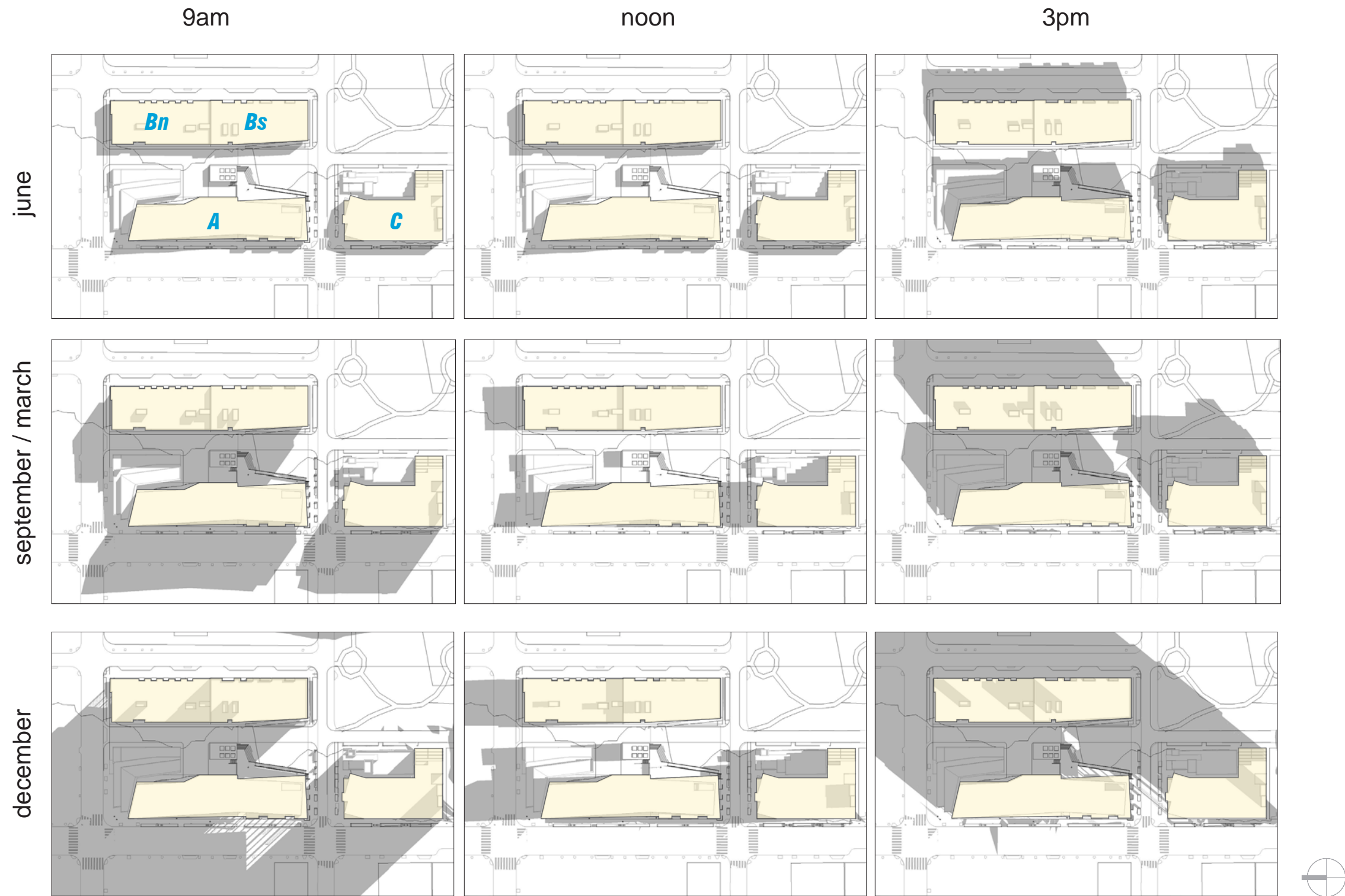
- Fewer units than Alternative 1.
- Units on 2nd floor need careful consideration for visual privacy.
- Ground related units on Denny Ave are a bit public.

SITE C -

- Daycare located on Broadway Ave is a permitted use per the zoning but limits street activation in the evenings.

alternative 1

SUN STUDIES [8.9]



alternative 2

SUN STUDIES [8.9]

