

# #3032846-EG

1417 E HOWELL ST **EARLY DESIGN GUIDANCE**







ADDRESS

1417 E HOWELL STREET  
SDCI# 3032846-EG

PROJECT TEAM

OWNER	ISOLA HOMES
ARCHITECT	SHW, LLC
LANDSCAPE	ROOT OF DESIGN
SURVEYOR	CHADWICK & WINTERS
COMMUNITY OUTREACH	NATALIE QUICK CONSULTING

PROJECT INFO

ZONING	LR3
OVERLAYS	CAPITOL HILL URBAN CENTER VILLAGE
LOT SIZE	10,343 SF
FAR	1.4
ALLOWABLE FAR	14,414.4 SF
PROPOSED UNITS	15
BICYCLE PARKING	16

PROJECT DESCRIPTION

The proposed project is 15 townhomes in 3 buildings. No vehicle parking is proposed.

INDEX

PROJECT INFO / PROPOSAL

iii

SITE ANALYSIS

VICINITY ANALYSIS	1
ZONING	2
ADJACENCIES / CIRCULATION	3
STREET ELEVATIONS	4-5
ARCHITECTURAL CONTEXT	6
RECENT DEVELOPMENT OF SIMILAR SCALE	7
EXISTING CONDITIONS / SURVEY	8-9
ZONING ANALYSIS	10
PRIORITY GUIDELINES	11

SCHEMES

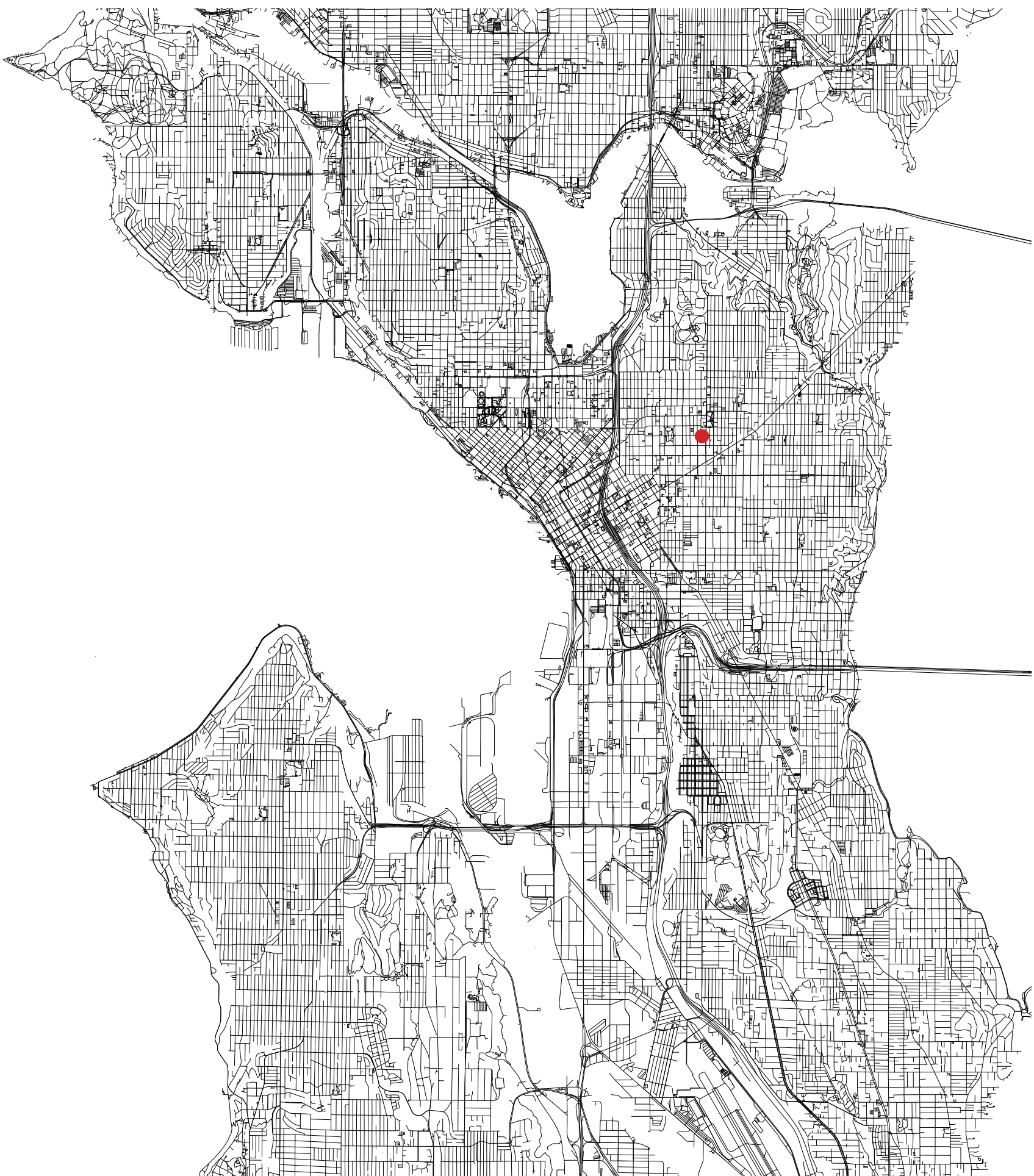
SCHEME SUMMARY	12-13
SCHEME A	14-19
SCHEME B	20-25
SCHEME C	26-29
DEPARTURE MATRIX	30

CONCEPT DEVELOPMENT

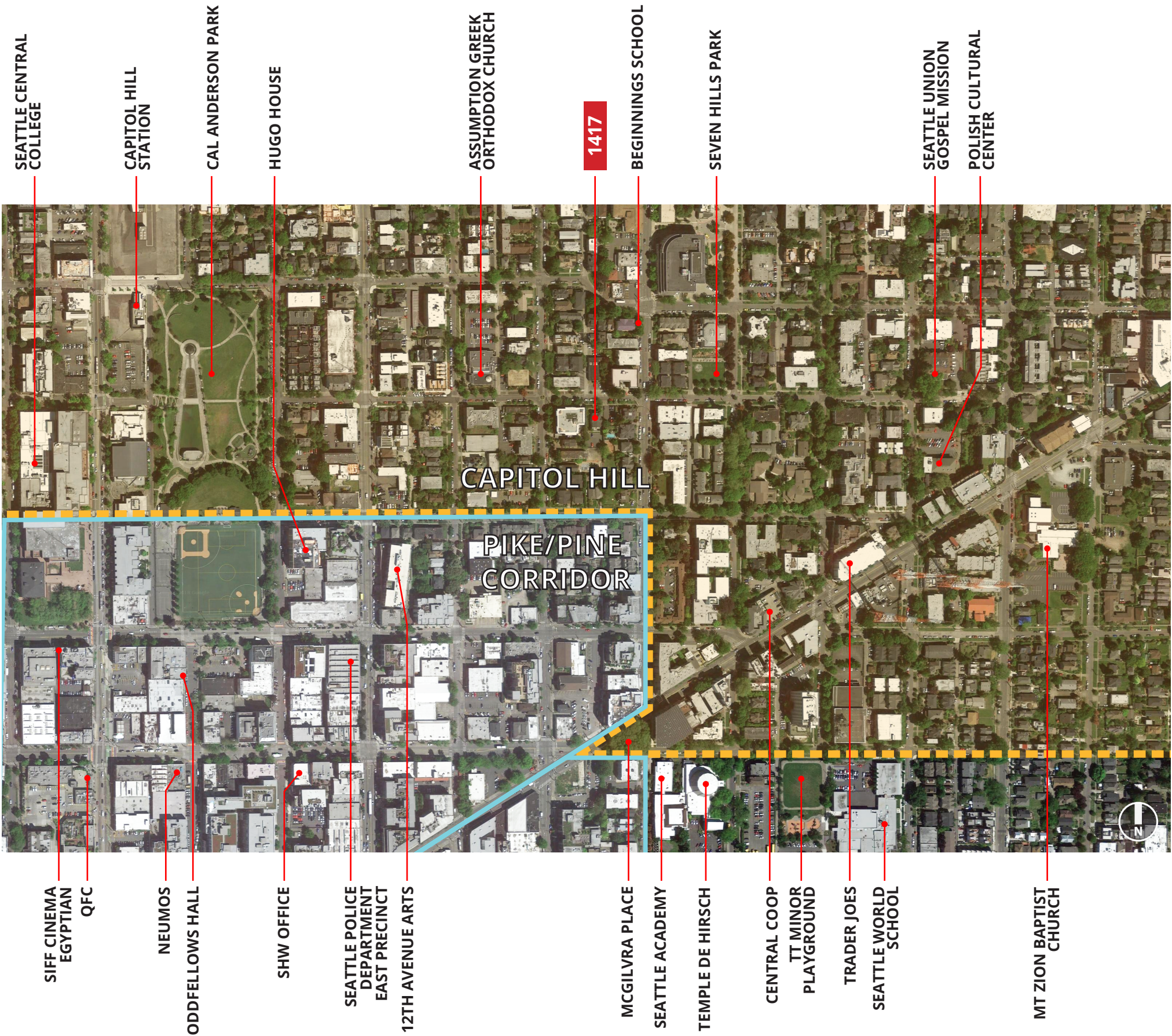
STREET RHYTHM	32
CIRCULATION	33
FORM & EXPRESSION	34
LANDSCAPE & AMENITY	35
STREETSCAPE	36
COURTYARD	37

RECENT WORK

38-39







CAPITOL HILL

Capitol Hill is a vibrant neighborhood in Seattle. It offers the community an outstanding variety of restaurants, shopping, living, and working hubs that make it an attractive destination for residents of all demographics.

The proposed project is located in the central portion of the Capitol Hill Urban Center Village. The site is situated between the Broadway and 15th Ave commercial strips and just north of the Pike/Pine corridor. Several iconic parks are within walking distance, including Cal Anderson Park and Volunteer Park. The site's central location on Capitol Hill provides convenient access to Downtown and the University District.

DEVELOPMENT GOALS

- Design a project that respects the residential character of the surrounding area.
- Create an attractive project that is welcoming and pedestrian friendly.
- Create high quality living units to further serve the growing neighborhood of Capitol Hill.
- It is the proposal's intent to meet the applicable city wide and neighborhood design review guidelines.

LEGEND

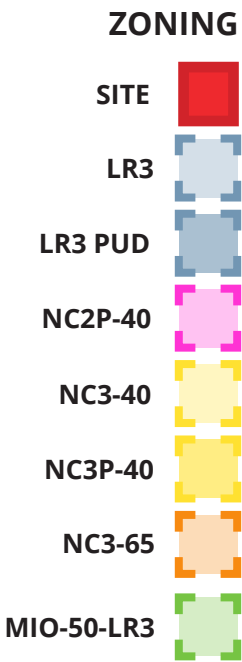
- CAPITOL HILL URBAN CENTER VILLAGE (UCV)
- NEIGHBORHOOD BOUNDARY



# ZONING

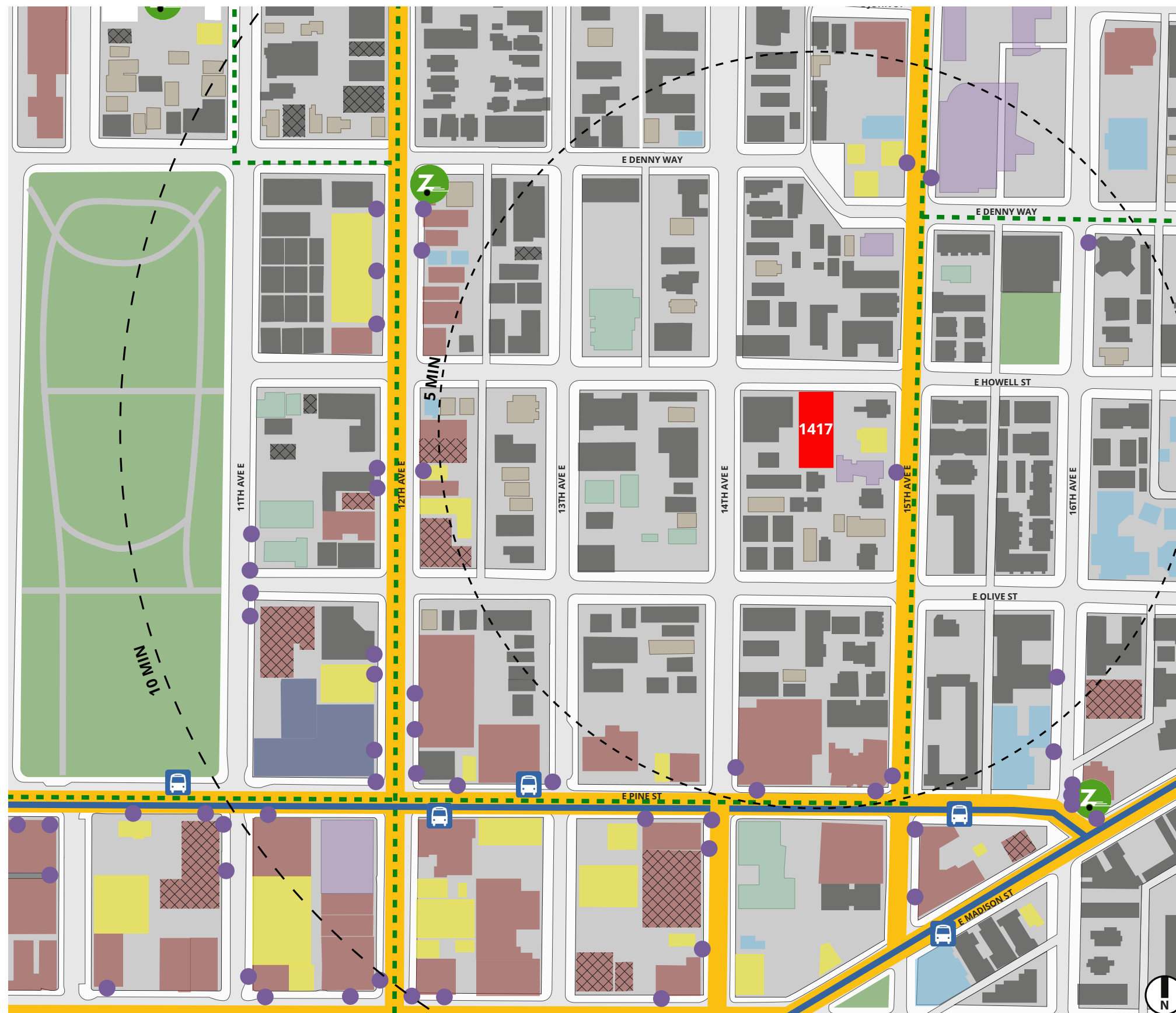
The project site is zoned LR3 and is located within the Capitol Hill Urban Center Village. The surrounding neighborhood is predominantly LR3, with MIO and NC zones to the north along 15th Ave E. This neighborhood is composed of primarily apartment buildings and multi-family housing.

LR3 zones are defined as: a variety of multifamily housing types in existing multifamily neighborhoods of moderate scale. LR3 accommodates residential growth primarily within Growth Areas. A mix of small to moderate scale multifamily housing is encouraged including apartments, townhouses and rowhouses.



# ADJACENCIES / CIRCULATION

The site is situated mid-block on E Howell St, between 14th Ave E and 15th Ave E. The busy commercial area of the Pike/Pine corridor is two blocks south of the project site, allowing ample access to mass transit and amenities. E Howell St enjoys a low traffic volume and a pedestrian friendly atmosphere. The combination of existing and emerging transit adjacencies, along with recent biking infrastructure improvements, reduces or eliminates the need for residents to own cars.



## TPOLOGY

- PERMITTING/PERMITTED / UNDER CONSTRUCTION
- COMMERCIAL
- MIXED-USE
- MULTI-FAMILY
- INSTITUTIONAL
- OFFICE
- SINGLE FAMILY
- RELIGIOUS
- PUBLIC PARK
- INDUSTRIAL

## CIRCULATION

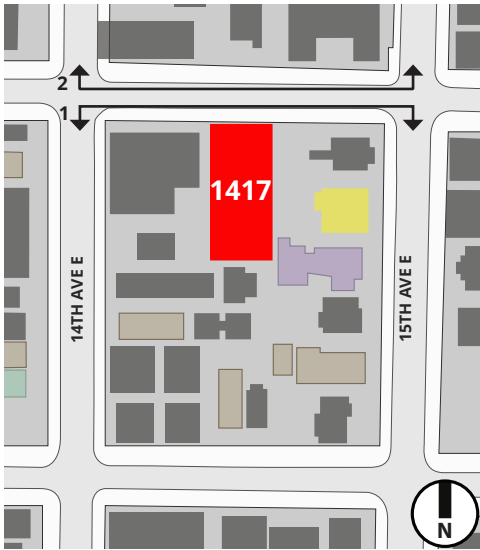
- WALKSHED
- MAJOR ARTERIAL
- BIKE LANE
- BIKE RACK
- BUS STOP
- ZIPCAR
- Walk Score 94
- Transit Score 84
- Bike Score 74



1 E HOWELL ST LOOKING SOUTH



2 E HOWELL ST LOOKING NORTH



E HOWELL ST

This section of E Howell St sits in the heart of the Capitol Hill Neighborhood, between historic Cal Anderson Park and the 15th Ave commercial strip.

Other amenities within walking distance include Volunteer Park, Broadway, and the Pike / Pine corridor, offering the community a variety of accessible resources.

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# ARCHITECTURAL CONTEXT

## EARLY 20TH CENTURY MULTIFAMILY

- SIMPLE MASSING
- OCCUPIES STREET FRONTAGE
- CLEARLY IDENTIFIED ENTRIES
- RIGOROUS WINDOW COMPOSITION



603 12TH AVE E



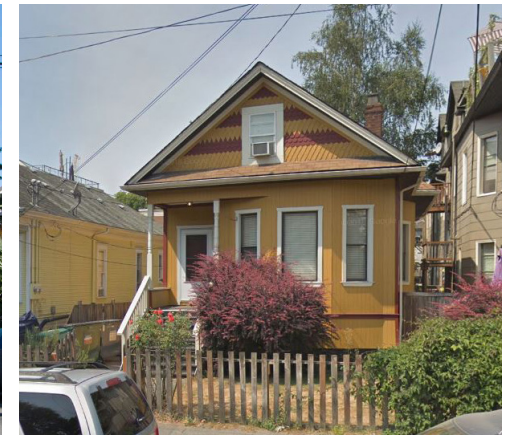
1229 E HOWELL ST

## EARLY 20TH CENTURY SINGLE FAMILY

- FRONT ENTRY PORCH/STOOPS
- EXCESSIVE ORNAMENT
- VARYING ROOF FORMS
- VARIETY OF WINDOW PATTERNS



1733 15TH AVE E



1633 14TH AVE E

## MID 20TH CENTURY MULTIFAMILY

- MASSING EXPRESSES GEOMETRIC CONCEPTS
- PARKING VISIBLE
- ENTRIES DIFFICULT TO IDENTIFY
- VARIETY OF WINDOW COMPOSITIONS



1111 E HARRISON ST



1110 E HARRISON ST

## LATE 20TH CENTURY TOWNHOMES

- RELIANCE ON HISTORIC STYLE
- VARIETY OF ROOF FORMS
- UNIT ENTRIES GANGED TOGETHER
- RELIANCE ON AUTOMOBILES



1813 13TH AVE E



1402 E OLIVE ST

## LATE 20TH/EARLY 21ST CENTURY MULTIFAMILY

- VARIETIES OF STYLE
- SETBACKS PER CODE
- BUILDING ENTRIES CLEARLY VISIBLE
- ARTICULATION ENHANCED WITH COLOR/MATERIALS



235 13TH AVE E



1426 E HOWELL ST

## EARLY 21ST CENTURY TOWNHOMES

- SIMPLIFIED FORMS
- INDIVIDUAL UNIT ENTRIES
- ARTICULATION ENHANCED WITH COLOR/MATERIALS
- PARKING HIDDEN OR NON-EXISTENT



205 13TH AVE E



1804 13TH AVE E



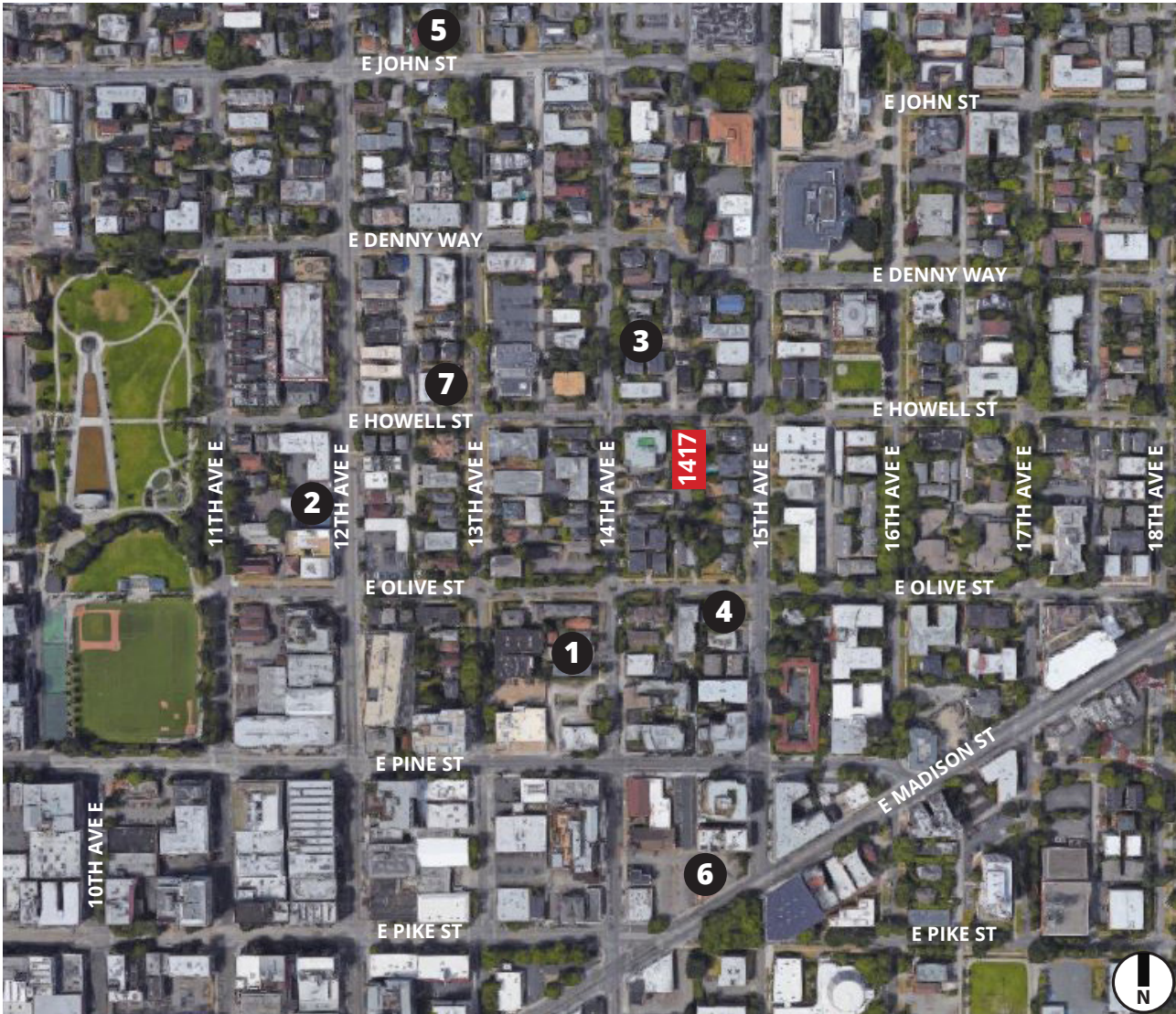
RECENT DEVELOPMENT OF SIMILIAR SCALE



1625 14TH AVE



1715 12TH AVE



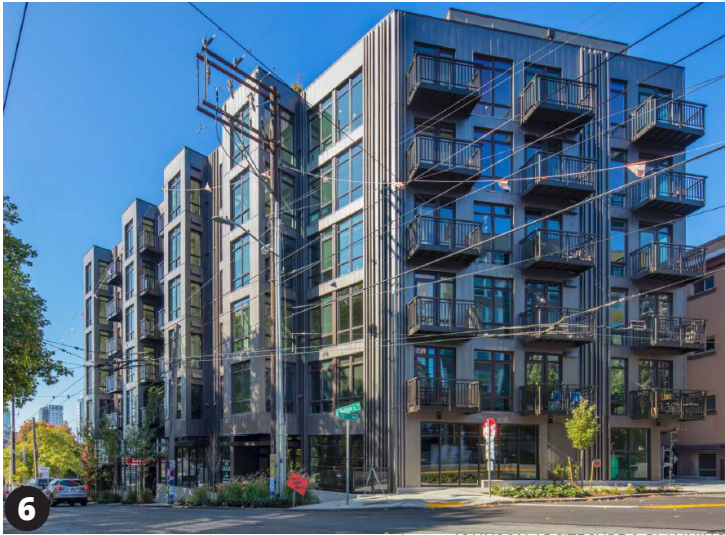
1818 14TH AVE



1632 15TH AVE



1226 E JOHN ST



1420 E MADISON ST

Image: JOHNSON ARCITURE & PLANNING



1222 E HOWELL ST



EXISTING CONDITIONS: SITE

The 10,343 sf site is approximately 70' wide and 150' deep and has no alley, a rare plat in the City. Without an alley, the site is surrounded by 3 adjacent lots and E Howell St. There is approximately 4' of grade change at the property line abutting the street, however the site itself is built up and relatively flat. The site has an existing multifamily building and large surface parking areas. Retaining walls line the east and south property line. There are no exceptional trees on the site.

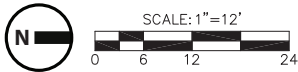
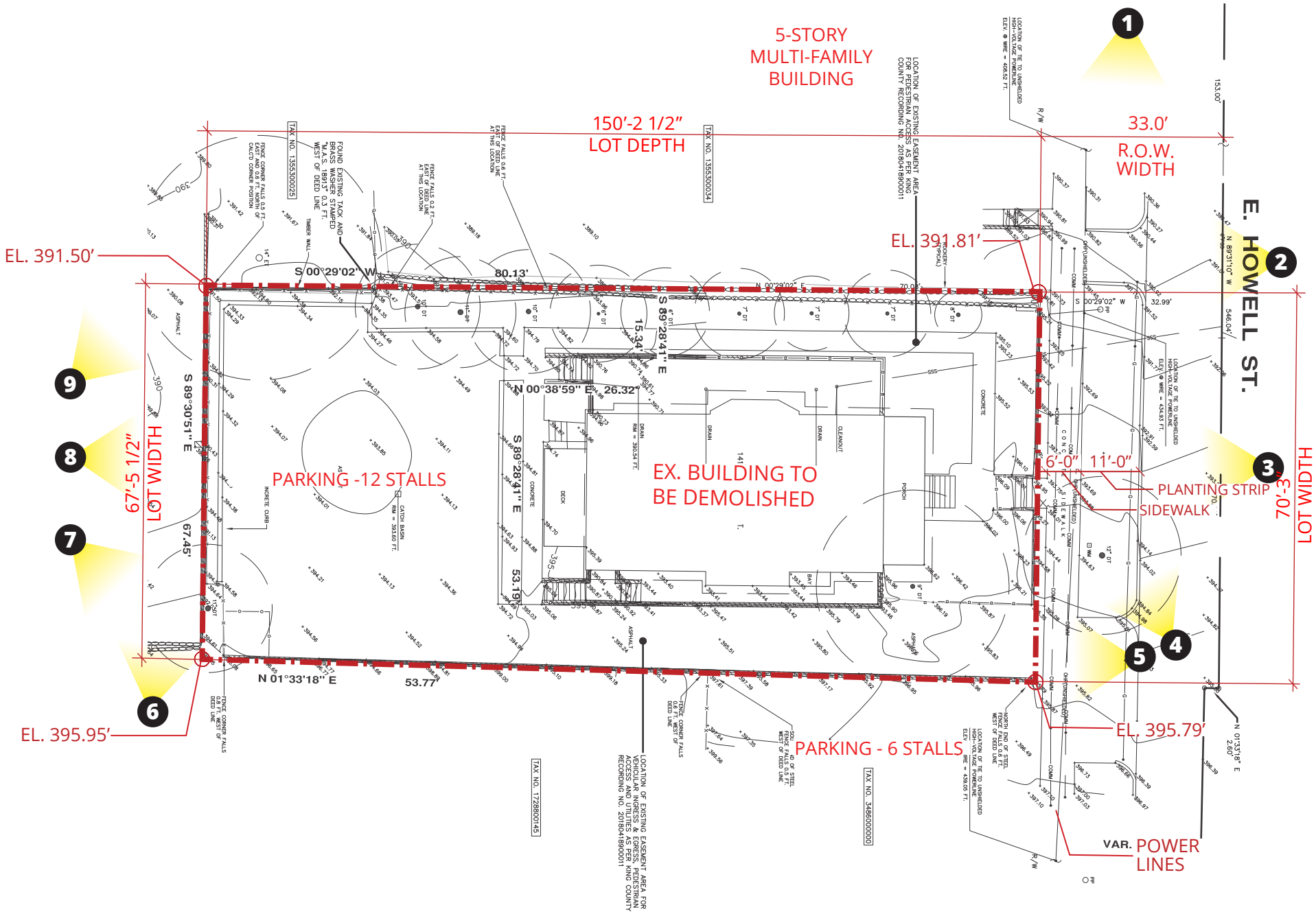
LEGAL DESCRIPTION

PARCEL B, CITY OF SEATTLE SHORT SUBDIVISION NO. 3025335 AS PER THE PLAT THEREOF RECORDED UNDER THE VOLUME 382 OF SURVEYS, PAGE 145. RECORDS OF KING COUNTY, WA. (KING COUNTY RECORDING NO. 20180418900011)

PROPERTY LINE

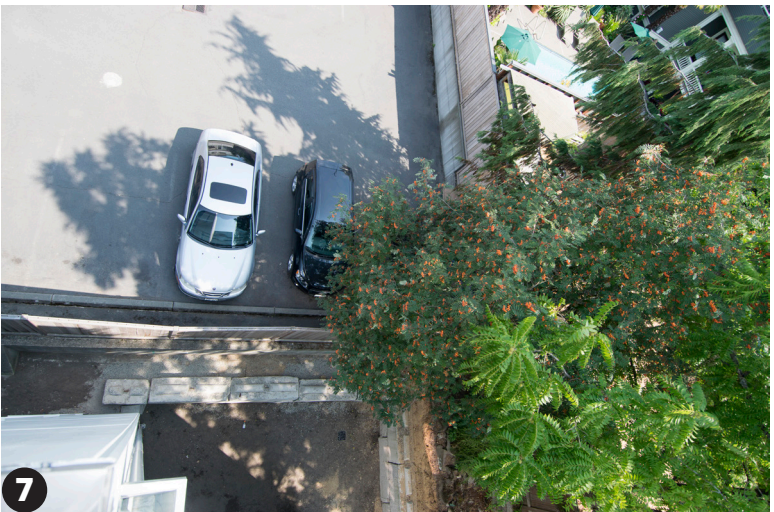


SOLAR & WIND DIAGRAM



Surveyor: CHADWICK & WINTERS Date: 05/08/2018



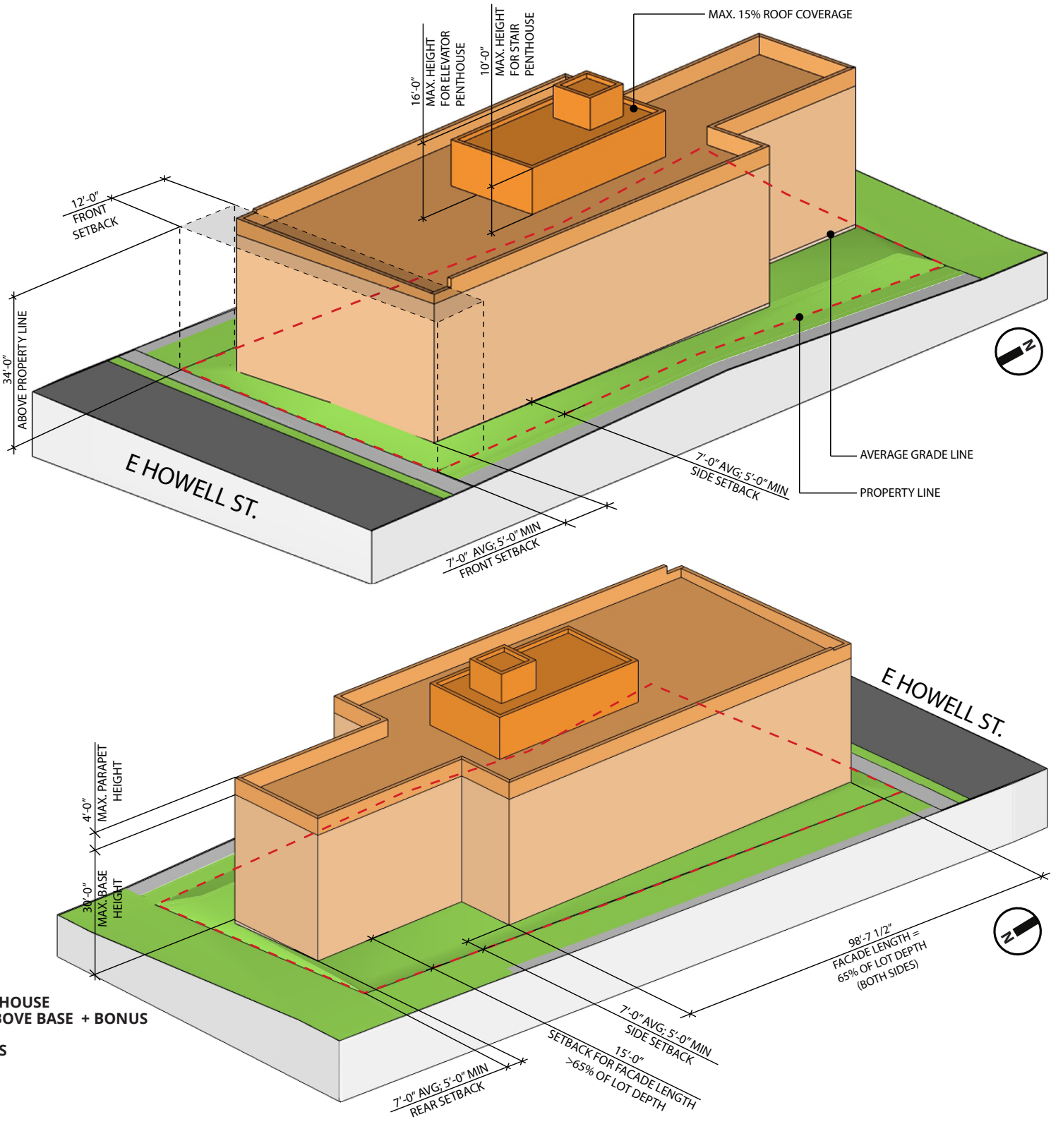




ZONING ANALYSIS

ZONING: LR3  
OVERLAYS: CAPITOL HILL RESIDENTIAL URBAN VILLAGE

SMC CODE	DEFINITION
SMC 23.45.504	<b>PERMITTED USES</b> <ul style="list-style-type: none"><li>- Residential Use permitted outright</li></ul>
SMC 23.45.510.B, E	<b>FLOOR AREA RATIO</b> <ul style="list-style-type: none"><li>- Base 1.2 FAR inside Growth Areas</li><li>* 1.4 FAR allowed with Built Green 4 Star Certification</li></ul>
SMC 23.45.512.A	<b>DENSITY LIMITS</b> <ul style="list-style-type: none"><li>- 1/1600 or no limit per exception 3 (Built Green 4 Star Certification)</li></ul>
SMC 23.45.514	<b>HEIGHT</b> <ul style="list-style-type: none"><li>- Base height limit of 30' above average grade</li><li>- Parapets, railings etc. may extend 4' above the allowed height limit</li><li>- Elevator penthouses: 16' above allowed height limit</li><li>- Stair penthouses: 10' above allowed height limit</li></ul>
SMC23.45.518.A,F,L	<b>SETBACKS</b> <ul style="list-style-type: none"><li>- Front: 7' average; 5' minimum</li><li>- Rear: 7' average; 5' minimum</li><li>- Side: 7' average; 5' minimum for facades greater than 40' in length</li><li>- Front Upper-Level Setback: 12' setback required at 34' above property line at finished grade</li></ul>
SMC 23.45.522.A.1,2,3,4	<b>AMENITY AREA</b> <ul style="list-style-type: none"><li>- 25% of total lot area shall be provided as amenity area</li><li>- 50% of total amenity area shall be provided at the ground level as common amenity or private amenity</li><li>- 50% of at grade amenity to be landscaped</li><li>- Common Amenity: minimum 250 sf, 10' min. dimension, accessible to all units</li><li>- Private Amenity: 10' min dimension at side lot line only, unenclosed porch minimum 60 sf facing street or common amenity area may be counted</li></ul>
SMC 23.45.524	<b>LANDSCAPING</b> <ul style="list-style-type: none"><li>- Green factor of 0.60 minimum</li></ul>
SMC 23.45.527.A,B	<b>STRUCTURE WIDTH/FACADE LENGTH</b> <ul style="list-style-type: none"><li>- Width of principal structures shall not exceed 150'</li><li>- Maximum combined length of all portions of facades within 15' of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line</li></ul>
SMC 23.45.534	<b>LIGHTING AND GLARE</b> <ul style="list-style-type: none"><li>- Exterior lighting shall be shielded and directed away from adjacent properties</li></ul>
SMC 23.54.015.L	<b>REQUIRED PARKING</b> <ul style="list-style-type: none"><li>- No vehicular parking required (Capitol Hill Urban Center Village)</li><li>- Bicycle Parking: 1 space per dwelling unit (long term), 1 space per 20 dwelling units (short term)</li></ul>
SMC 23.54.040	<b>SOLID WASTE &amp; RECYCLING</b> <ul style="list-style-type: none"><li>- Townhome developments with &gt;10 units need shared solid waste services per SPU: 1.5 cy / unit / week</li><li>- 9-15 units: 150 sf min. shared waste storage space with 12' minimum horizontal dimension</li><li>- 50' maximum distance from trash room to pickup location</li><li>- 6% maximum ramp slope</li></ul>



CONTEXT AND SITE

CS1: NATURAL SYSTEMS & SITE FEATURES

C.1,2 TOPOGRAPHY: The existing project site steps up approximately 4’ from E Howell St and then maintains a relatively flat topography. The site is bounded on the east, west, and south sides by retaining walls. The proposed project uses the natural topography and existing retaining walls to inform the design, such as maintaining the relationship of stepping up from E Howell St to building entry.

CS2: URBAN PATTERN & FORM

A.2 ARCHITECTURAL PRESENCE:  
The area immediately surrounding the project site has a variety of architectural styles & scales. The proposal maintains and reinforces the existing street line, strengthening the developing character of the area.  
B.2 CONNECTION TO THE STREET:  
The proposed design orients units to E Howell St and creates a strong residential rhythm along the street with massing and materiality. These elements will help enhance street activity, create visual interest, and provide ‘eyes on the street’ at all times of the day.  
C.2 MID-BLOCK SITES:  
The proposed structure reinforces the emerging street edge along E Howell St and creates an urban response in the growing Capitol Hill Urban Center Village area.

CAPITOL HILL GUIDELINE I. STREETScape COMPATIBILITY

The project enhances the sidewalk and R.O.W. experience of E Howell St by maintaining the existing street tree and filling in the existing curb cut with landscaping.

CAPITOL HILL GUIDELINE III. HEIGHT, BULK, AND SCALE COMPATIBILITY

The surrounding area is comprised of a mix of residential building types and styles from various time periods. Careful attention has been taken to make sure the scale of the buildings is similar to surrounding development. The eclectic nature of E Howell St lends itself to a unique design, but one that maintains and strengthens the residential character of the neighborhood.

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

A.2,4 CONTEMPORARY DESIGN AND EVOLVING NEIGHBORHOODS:  
The immediate neighborhood has a variety of architectural styles & scales. Extensive development has occurred in recent years, and this mix of scale and development provide opportunity for a contemporary design.

PUBLIC LIFE

PL1: CONNECTIVITY

B.3 PEDESTRIAN AMENITIES  
Street-facing units steps up from E Howell St and create a ‘stoop’ at each entry, which will activate and engage the street for an urban experience. In addition, a pedestrian-oriented walkway and courtyard attracts interaction with the site and includes seating, lighting, year-round landscaping, and site furniture.

PL2: WALKABILITY

B.1 EYES ON THE STREET:  
Units orient toward the E Howell St to encourage natural surveillance and ‘eyes on the street’.  
B.2 LIGHTING FOR SAFETY:  
Lighting will be integrated into street front and along interior edges to enhance safety.  
C.3 PEOPLE-FRIENDLY SPACES:  
The entry ‘stoops’ will be carefully designed to integrate with overhead weather protection, architectural elements, landscaping, and quality materials.

CAPITOL HILL GUIDELINE II. PEDESTRIAN OPEN SPACES AND ENTRANCES:

The entry ‘stoops’ will enhance the pedestrian experience along E Howell St and reinforce the street rhythm.

PL3: STREET LEVEL INTERACTION

A.1 DESIGN OBJECTIVES – INDIVIDUAL ENTRIES:  
North facing units will be designed to accentuate each individual entry, and will also tie together aesthetically to create a consistent expression.  
B.1 SECURITY AND PRIVACY:  
The unit entries throughout the project will balance massing modulation, overhead weather protection, and careful material and landscape choices to create an intimate and safe entry point. Steps, signage, and landscaping will create a clear delineation between public and private space.

PL4: ACTIVE TRANSPORTATION

A.1 ENTRY LOCATIONS AND RELATIONSHIPS – ALL POINTS OF TRAVEL:  
The proposal provides both pedestrians and bicyclists with safe and accessible entries onto and around the site.  
B.2 BIKE FACILITIES:  
Bike storage is provided on-site for both long-term and short-term bicycle parking.  
C.3 TRANSIT CONNECTIONS:  
The site is located between 12th and 15th Ave with access to multiple transit connections such as buses and light rail. Recent bike infrastructure improvements have been made on Broadway and 12th Ave E, and on-site bike storage encourages bike commuting.

DESIGN CONCEPT

DC1: PROJECT USES & ACTIVITIES

A.1,4 VISIBILITY:  
Entries are located along the street front or facing a central courtyard and windows are provided along walkways to provide visibility and security at the street and on-site.

CAPITOL HILL GUIDELINE II. SCREENING OF DUMPSTERS, UTILITIES, AND SERVICE AREAS:

A screened trash area is shared between individual units and dumpsters are taken to the street for pickup by management.

DC2: ARCHITECTURAL CONCEPT

A.2 REDUCED PERCEIVED MASS:  
Massing modulation and material composition create interest at the street front and break down the facade into smaller scales. Facade articulation reduces the visual impact of the project while enhancing the street edge.  
B.2 FACADE COMPOSITION:  
Material composition and detailing are carefully considered to enhance the smaller scale of individual units while creating a cohesive building aesthetic.  
D.1 HUMAN SCALE:  
Facade articulation balances with architectural detailing, elements, and materials to engage the street front at the human scale. Entry stoops will be carefully designed to articulate this smaller scale.

DC3: OPEN SPACE CONCEPT

A.1 INTERIOR/EXTERIOR FIT:  
Buildings orient toward two focal points: the street front and a central courtyard. The stepped entries at E Howell St create a relationship between units and E Howell St and provide a landscaped buffer for the units. The shared courtyard and private amenity areas provide a relationship between interior and exterior throughout the site.  
C.2 AMENITIES AND FEATURES:  
A variety of amenity and landscaped spaces will be provided at the street, courtyard, private patios, and rooftop decks.

DC4: EXTERIOR ELEMENTS AND FINISHES

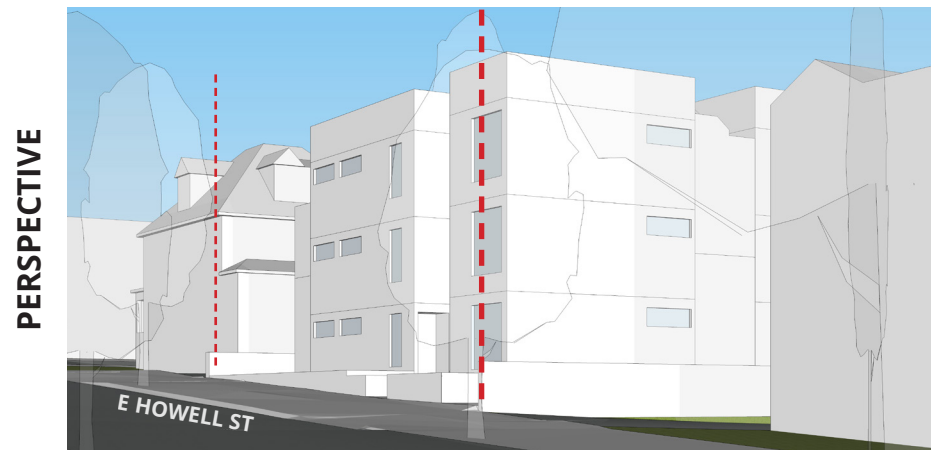
A.1 BUILDING MATERIALS:  
Exterior finish materials will be durable and attractive. A variety of textures, colors, and patterns and high-quality detailing will be implemented, taking into account both large and small scale relationships.  
C.1,2 LIGHTING:  
Lighting will be used at R.O.W. and on-site for safety at entries and walkways and to emphasize signage, landscaping, and architectural detailing.  
D TREES, LANDSCAPING, AND HARDSCAPE MATERIALS:  
Landscaping materials will reinforce architectural and open space design concepts and provide texture, protection, and privacy. Landscaping will be responsive to climate, existing context, and maintenance requirements.

CAPITOL HILL GUIDELINE DC4.II EXTERIOR FINISH MATERIALS:

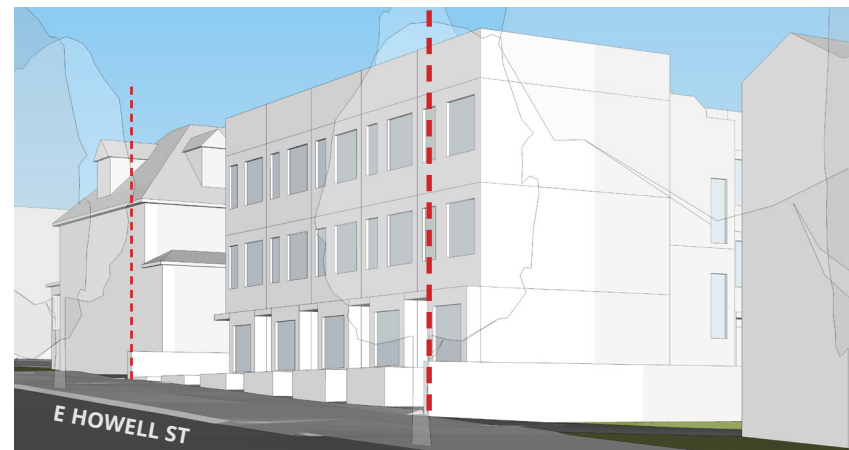
Materials that provide scale and visual interest from multiple viewpoints will be integrated.

## SCHEME SUMMARY

## SCHEME A: ALTERNATE



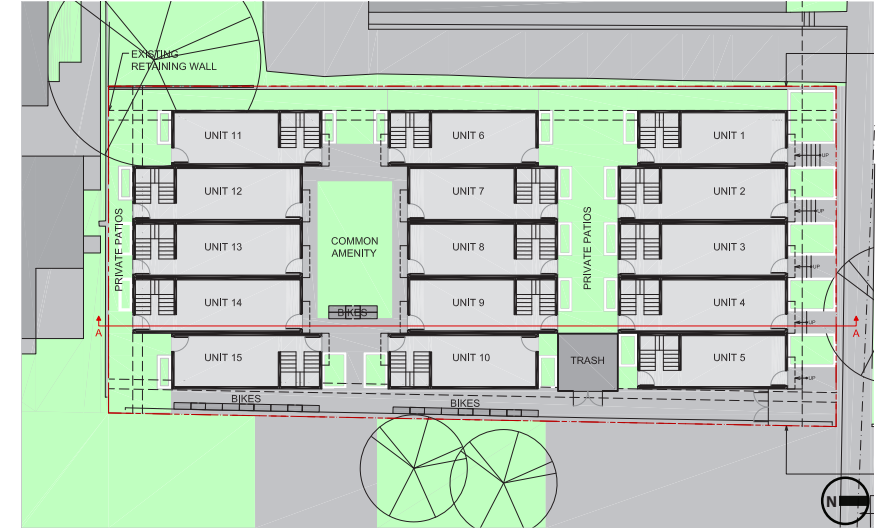
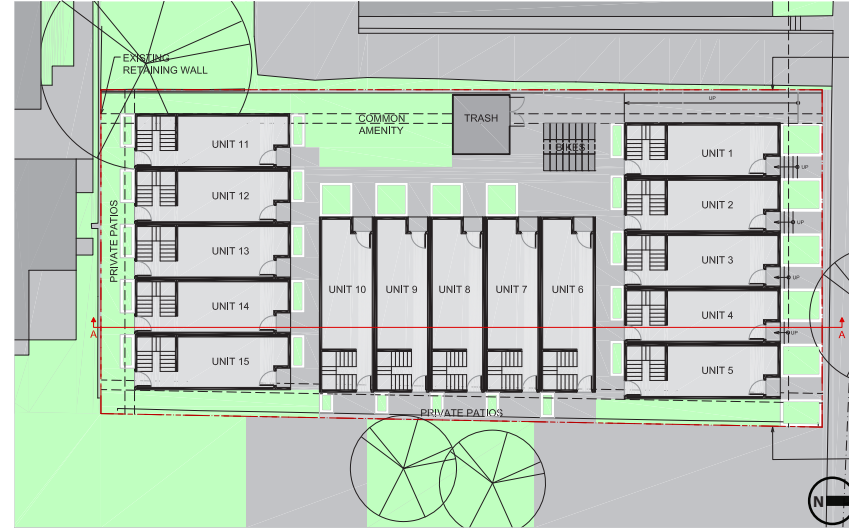
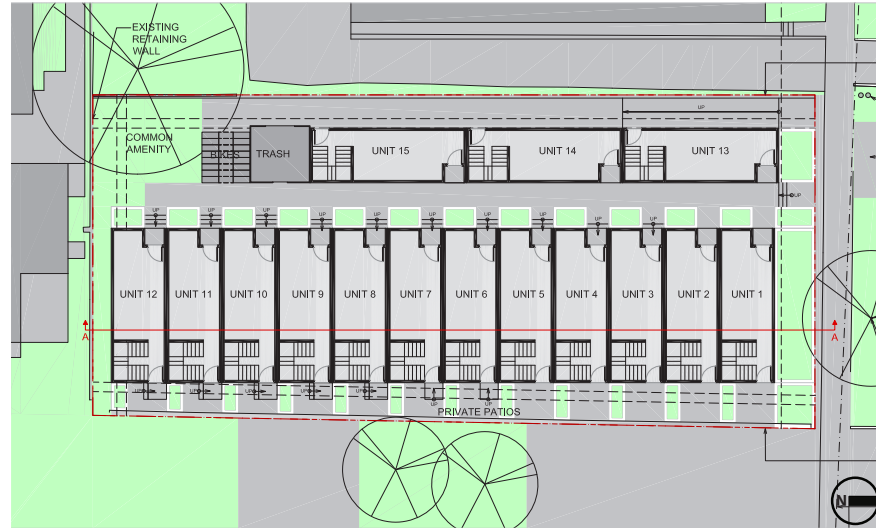
## SCHEME B: ALTERNATE



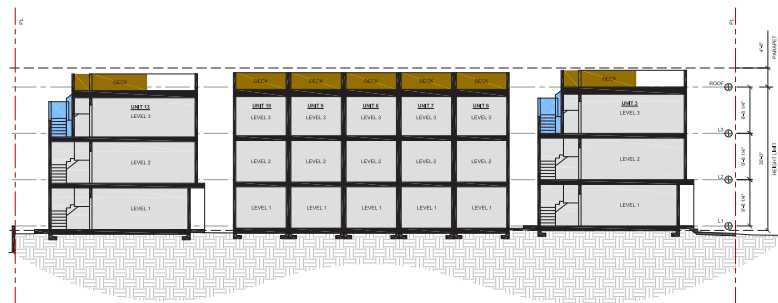
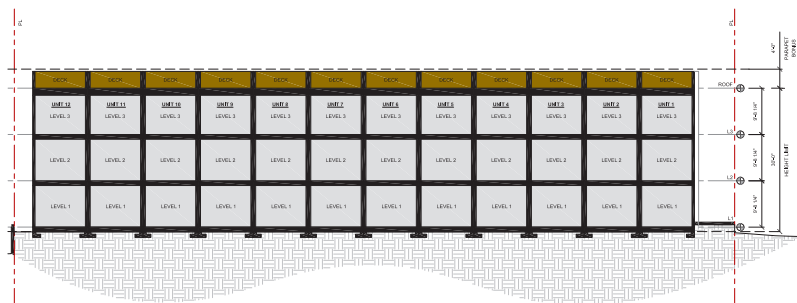
## SCHEME C: PREFERRED & COMPLIANT



## SITE PLAN



## SECTION



\*DRAWINGS NOT TO SCALE

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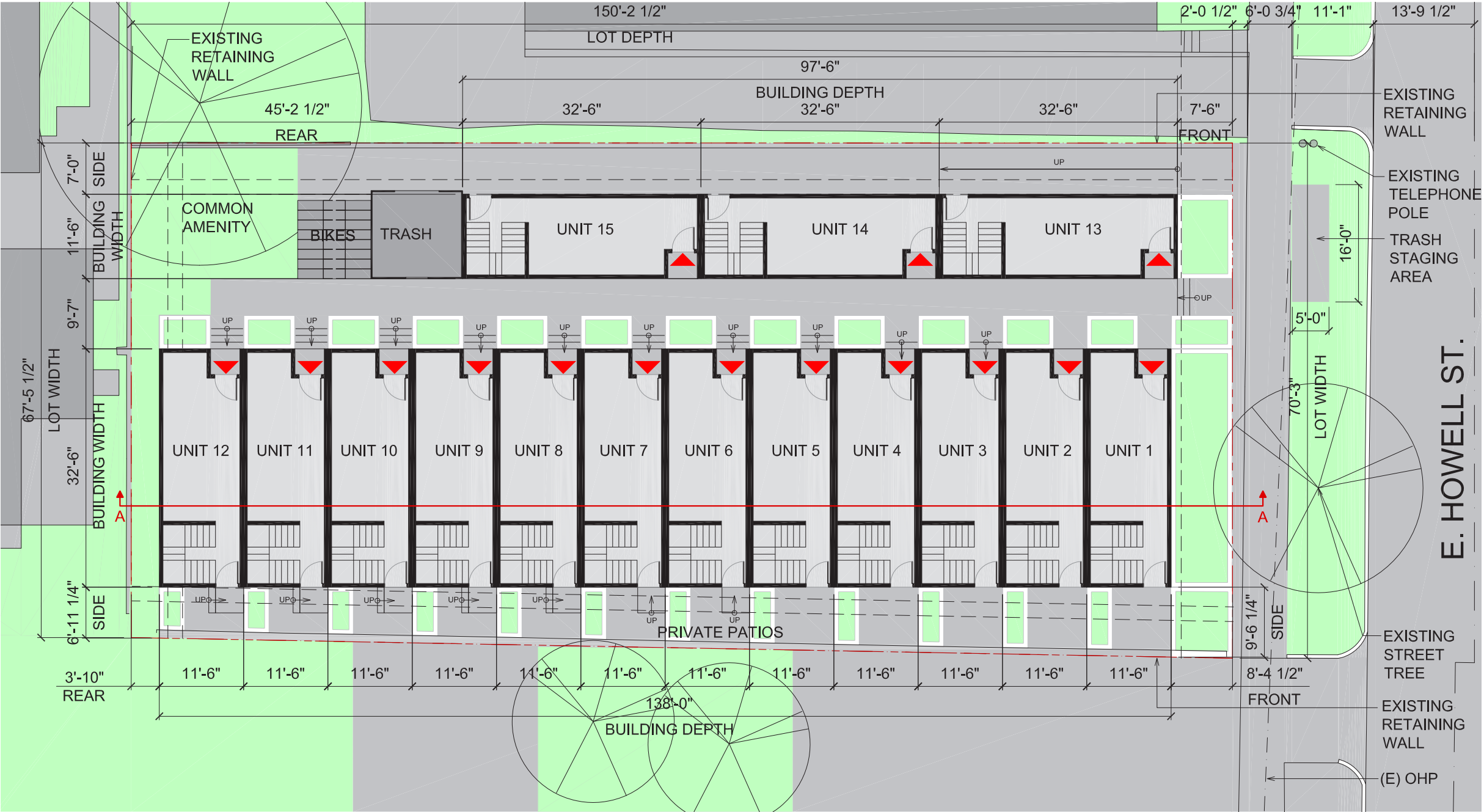


SCHEME A: ALTERNATE

2 BUILDINGS  
15 UNITS  
13,886 GFA

- POSITIVE**
- Simplified construction
  - Reduced bulk with lack of stair towers

- NEGATIVE**
- Lacks strong street edge
  - Long bar facing east property line
  - Bulk in 2 masses
  - Extensive departures

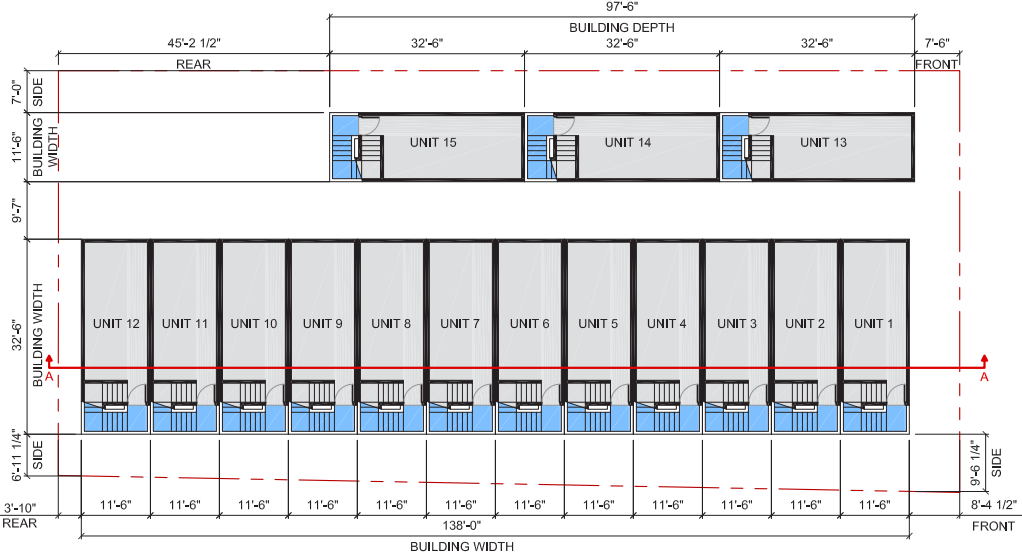


**SITE / STREET LEVEL PLAN**  
SCALE: 1/16" = 1'-0"

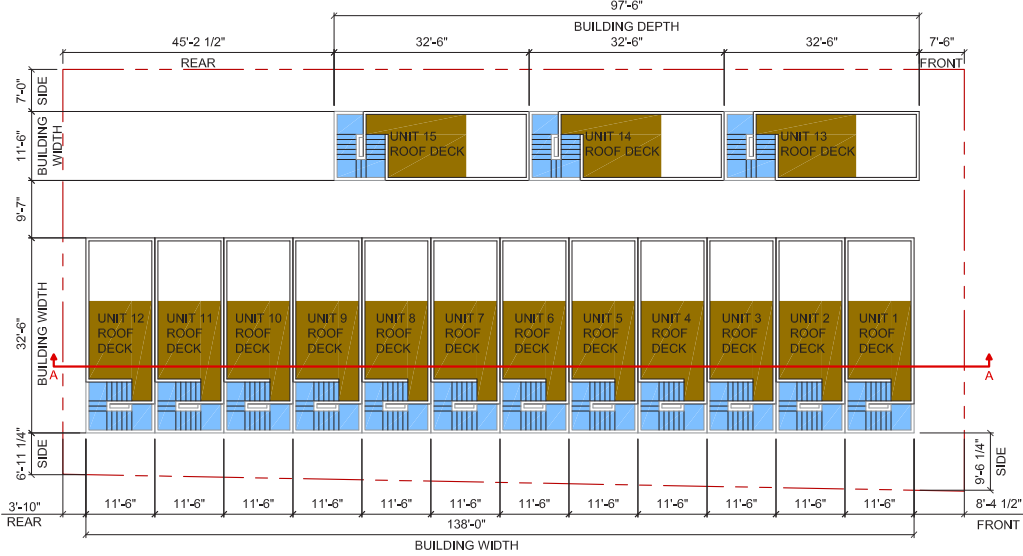
PRIMARY ENTRANCE



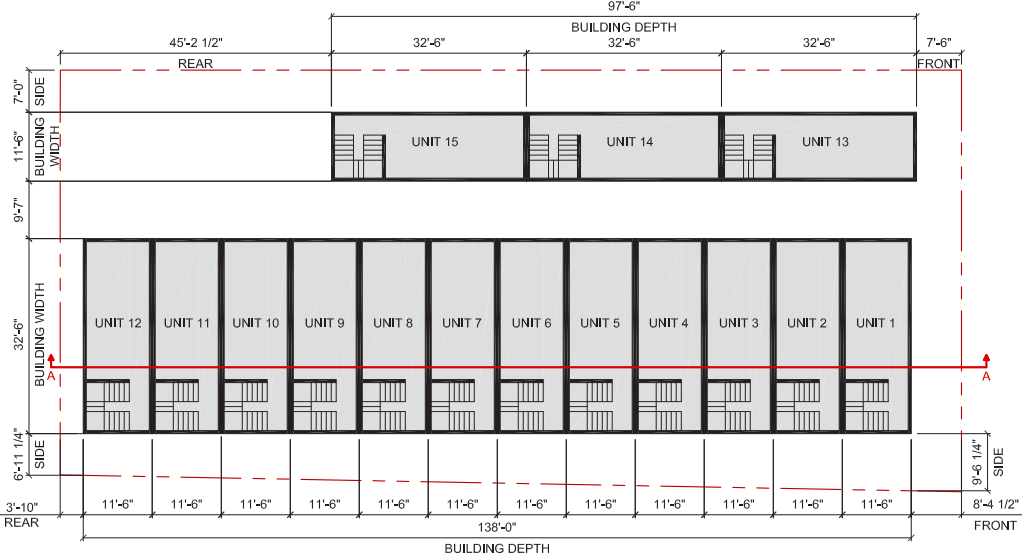
SCHEME A: BUILDING PLANS/SECTIONS  
SCALE: 1/32" = 1'-0"



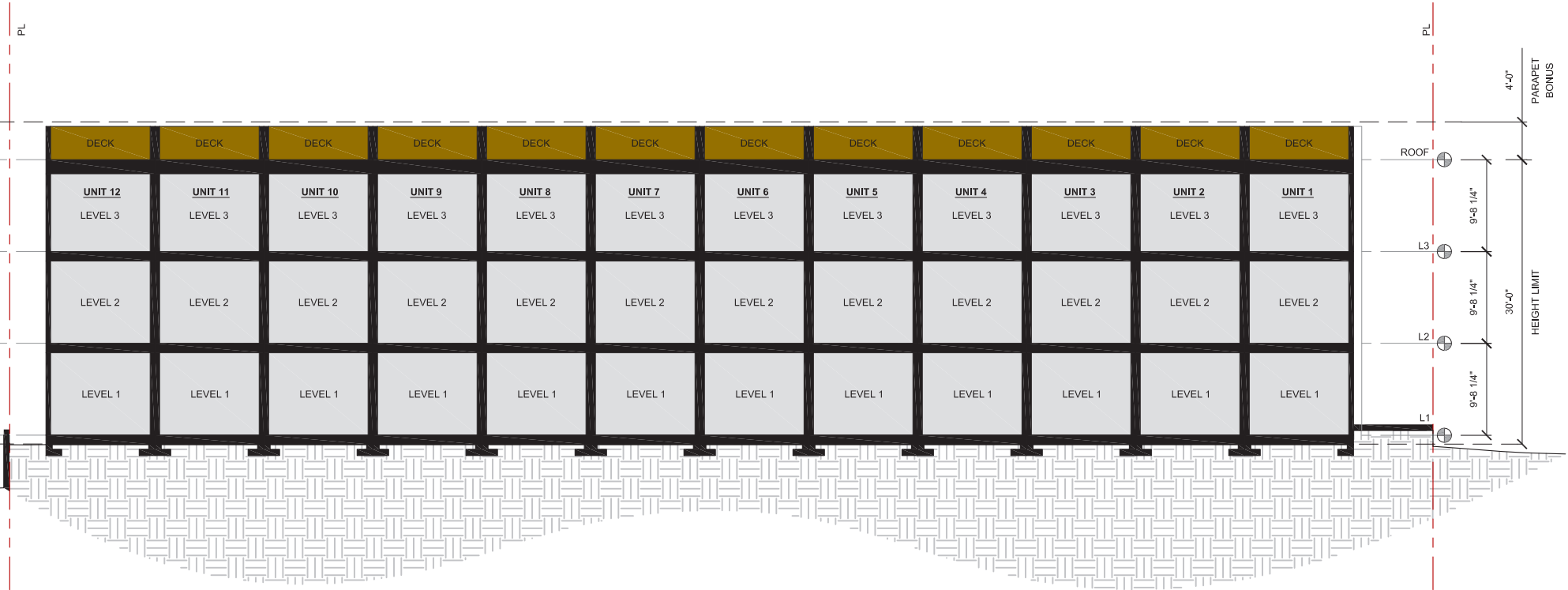
LEVEL 3



ROOF



LEVEL 2

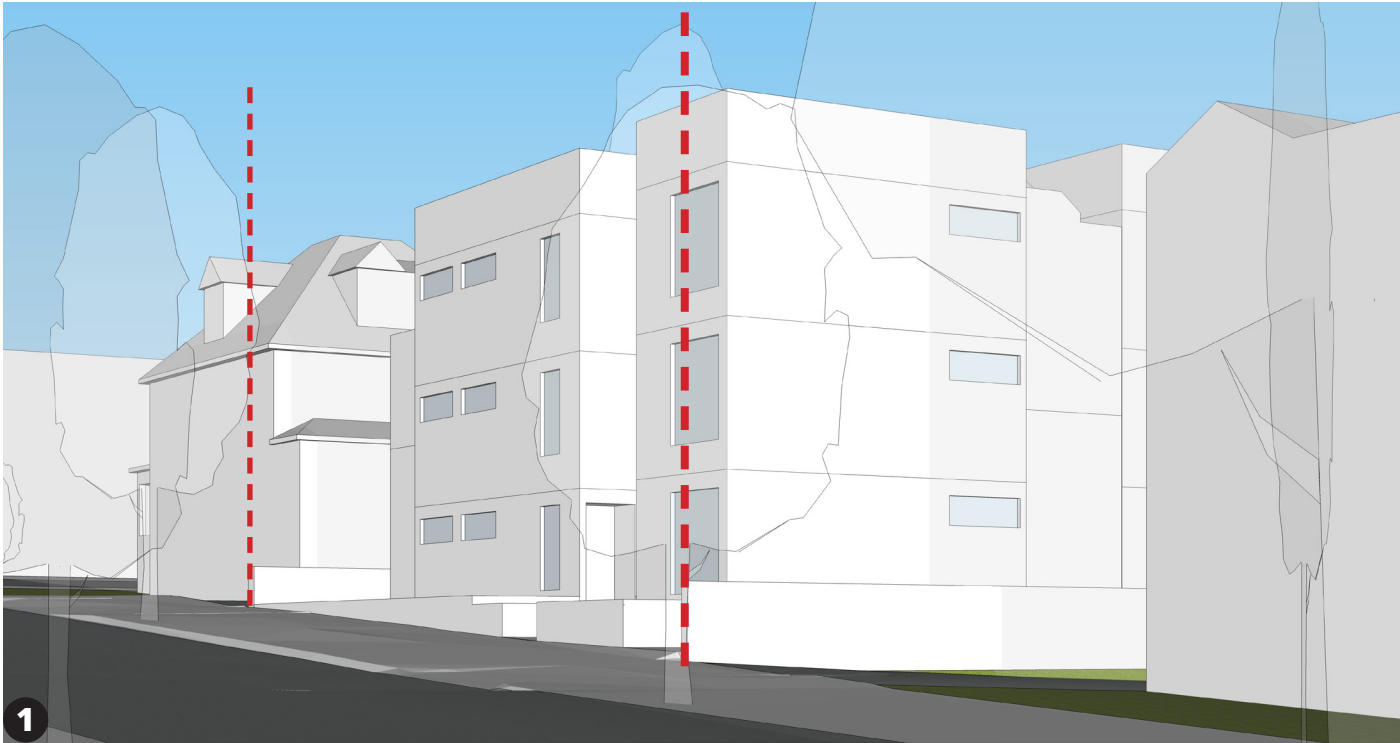


SECTION  
SCALE: 1/16" = 1'-0"

- EXTERIOR CIRCULATION
- EXTERIOR AMENITY



SCHEME A: PERSPECTIVES



PERSPECTIVE LOOKING SOUTHEAST ON EAST HOWELL ST



PERSPECTIVE LOOKING SOUTHWEST ON E HOWELL ST

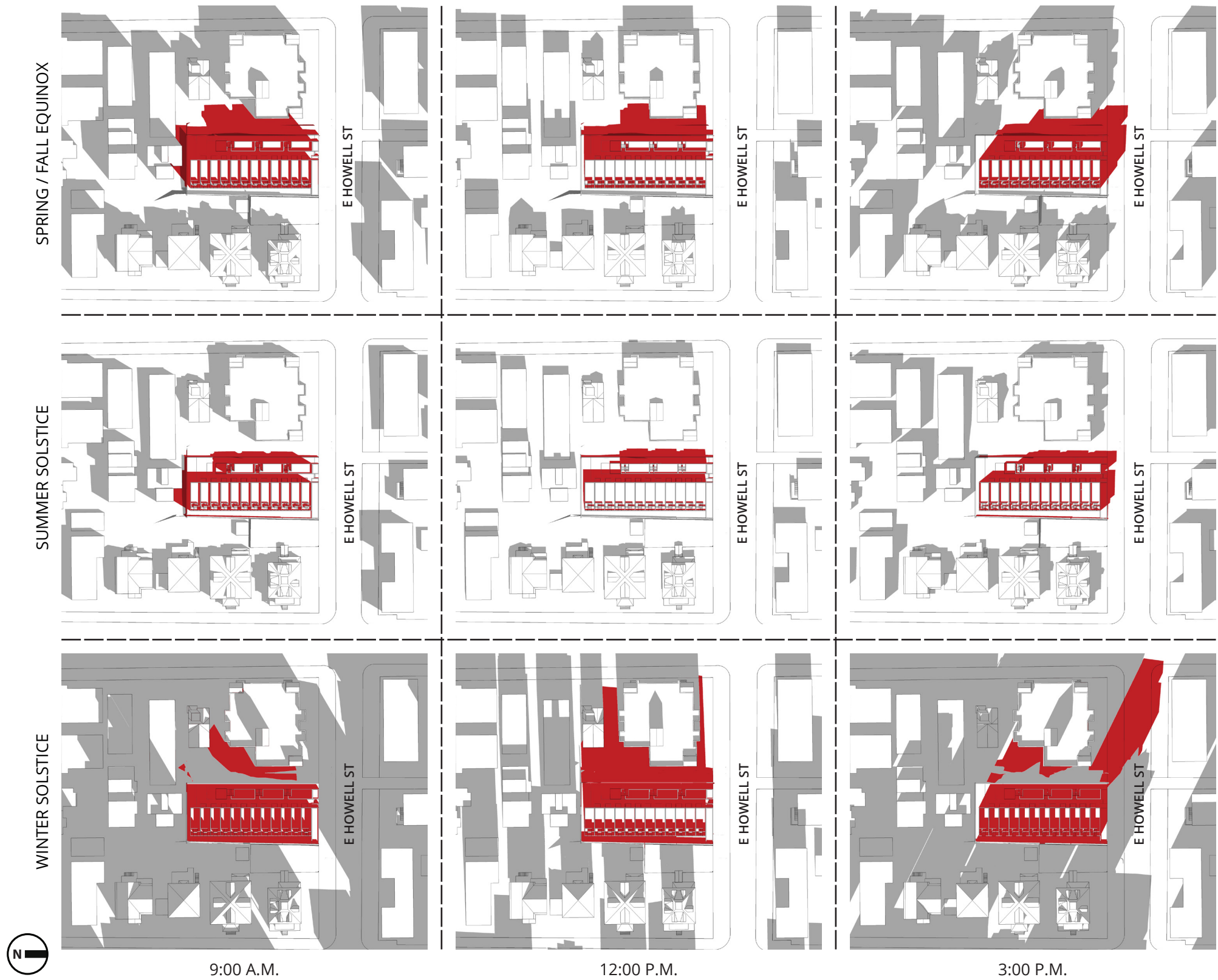


AERIAL PERSPECTIVE LOOKING WEST



AERIAL PERSPECTIVE LOOKING EAST

SCHEME A: SUN PATH / SHADOW STUDY



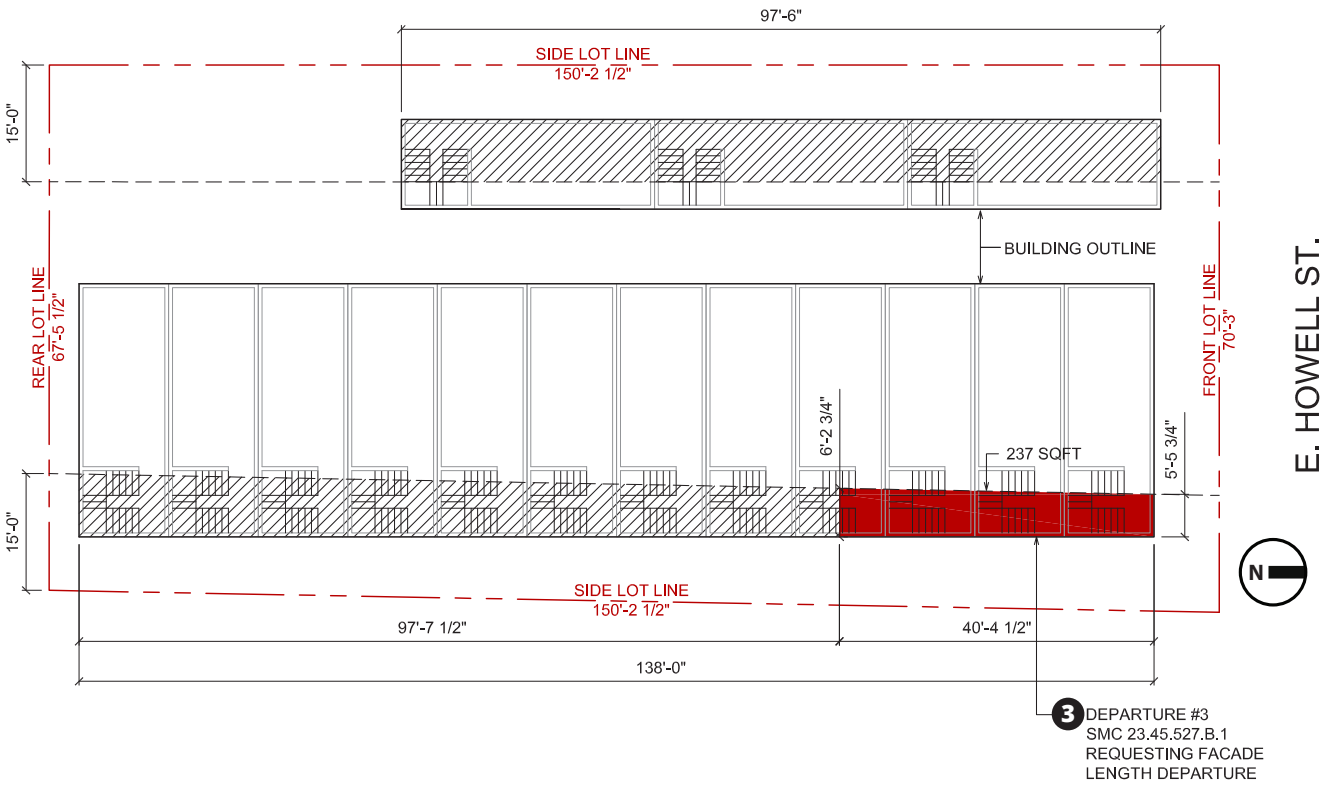
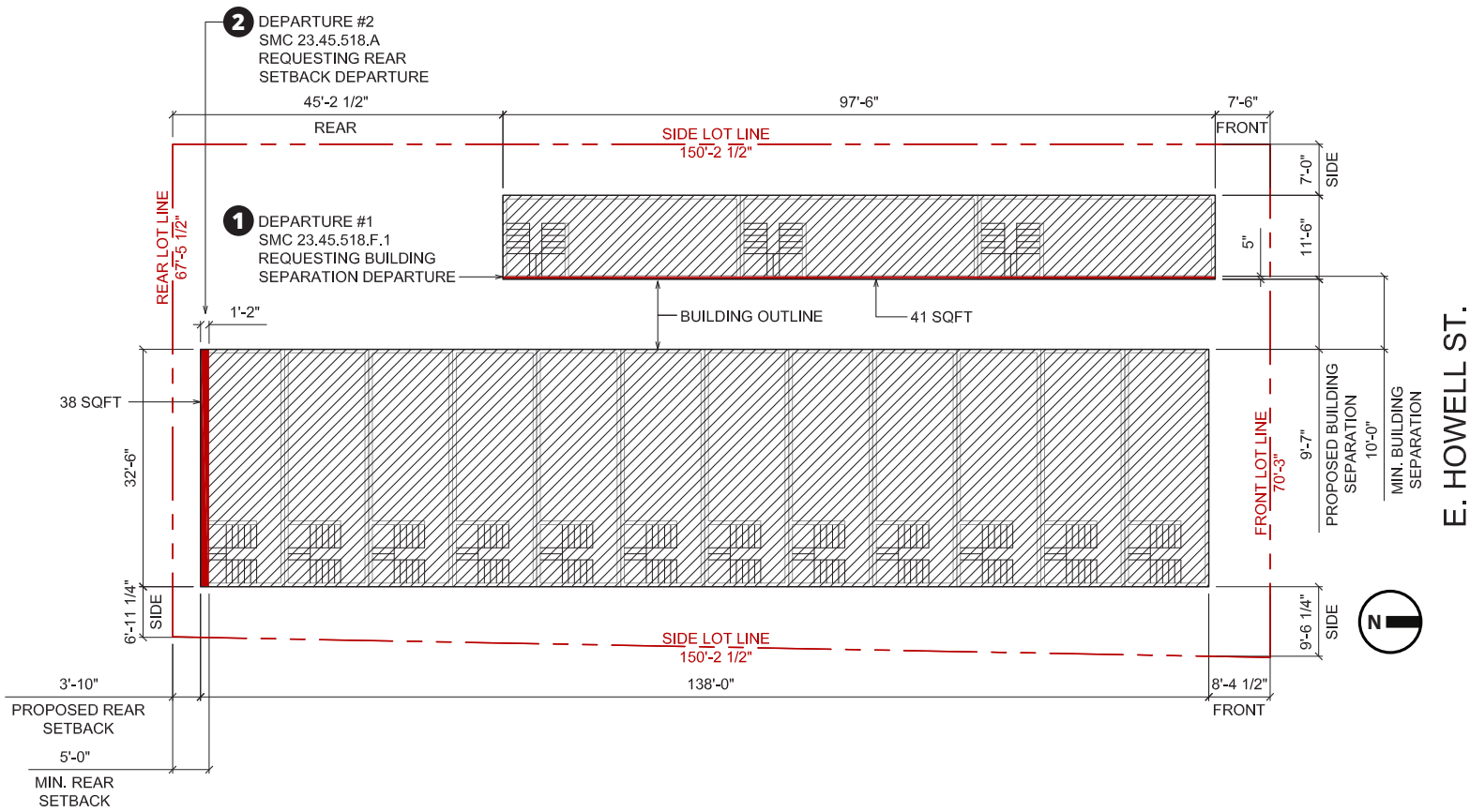


SCHEME A: DEPARTURES

**1 SMC 23.45.518.F.1: BUILDING SEPARATION IN LR ZONE**  
**REQUIRED:** Minimum required separation between principal structures at any two points on different interior facades = 10'  
**PROPOSED:** 9'-7" separation between building facades  
**JUSTIFICATION:** Reduced building separation allows for the required trash ramp to the west and for a common amenity area at the south west corner of the site. The building separation creates a central pathway that leads to primary unit entries and the common amenity area. The reduced building separation also allows for the 2 building masses to pull back from the east and west neighbors, providing greater landscaped patios around the perimeter of the site.  
**PRIORITY GUIDELINES:**  
CS2:C.2: Mid-Block Sites  
DC3:C.2: Amenities and Features  
Capitol Hill Guideline II: screening of dumpsters, utilities, and service areas

**2 SMC 23.45.518.A: SETBACKS**  
**REQUIRED:**  
Rear: 7' average; 5' min  
**PROPOSED:** 3'-10" setback at rear property line  
**JUSTIFICATION:** Reduced rear setback allows for the central pathway to open into a common courtyard facing southwest. On site circulation is simplified to one pathway, allowing for easier access and security.  
**PRIORITY GUIDELINES:**  
DC3.C.2: Amenities and Features  
DC3:B.2: Matching Uses to Conditions  
CS2:B.3: Character of Open Space

**3 SMC 23.45.527.B.1: FAÇADE LENGTH IN LR3 ZONE (EAST)**  
**REQUIRED:** Depth of structure within 15' of side lot line not to exceed 65% of lot depth (150'-2 1/2" \* 0.65 = 97'-7 1/2")  
**PROPOSED:** 138'-0" or 91.9%  
**JUSTIFICATION:** Façade abuts a parking lot and mass is not perceived as long as it appears in plan, and patios and landscaping provide a buffer at the side facades. Departure allows for a courtyard area at the southwest corner of the site.  
**PRIORITY GUIDELINES:**  
PL1:C.1: Selecting Activity Areas  
DC2:A.2: Reduced Perceived Mass  
DC2:A.1: Site Characteristics and Uses



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SCHEME B: ALTERNATE

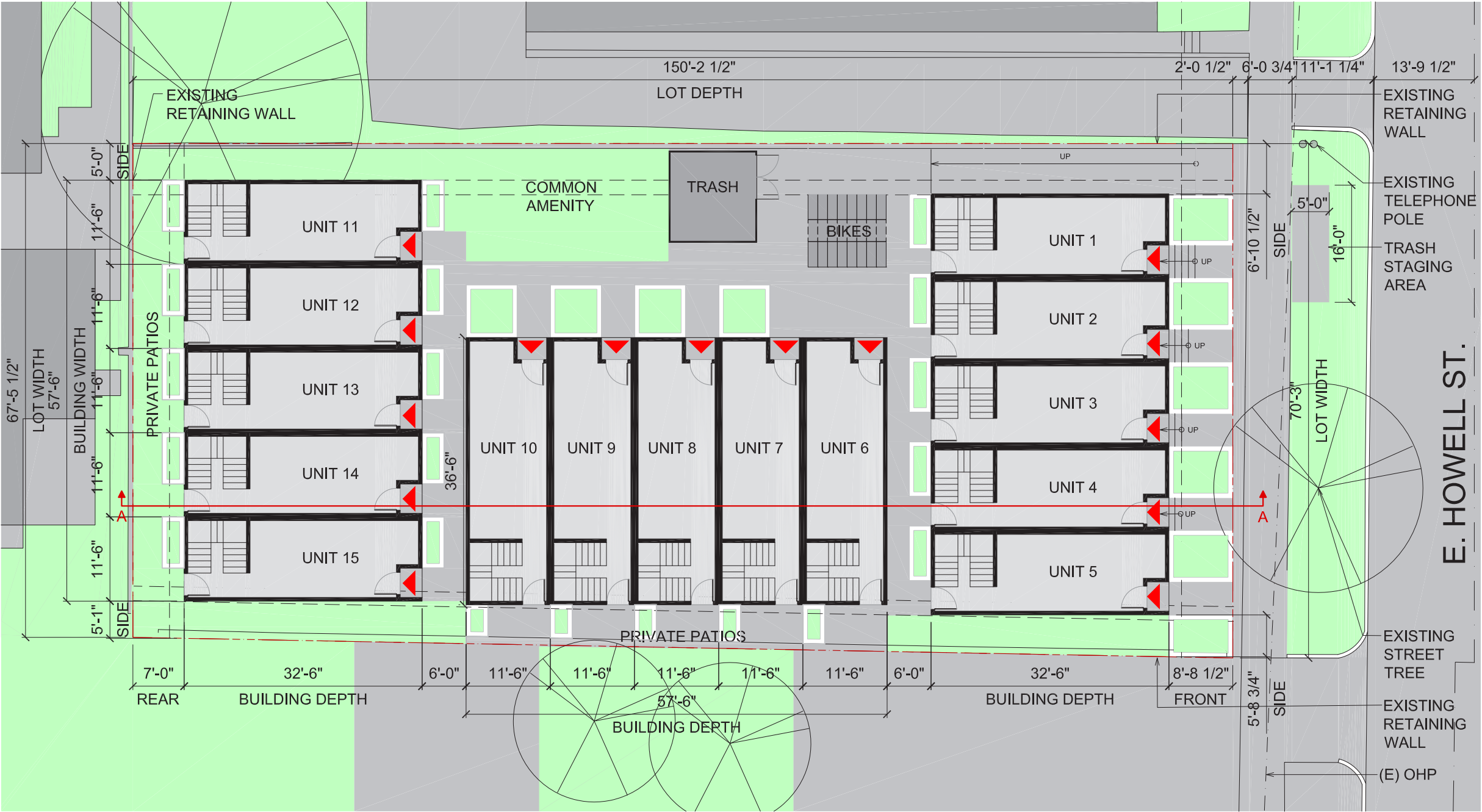
3 BUILDINGS  
15 UNITS  
14,077.5 GFA

POSITIVE

- Building broken into 3 masses
- Reduced bulk with lack of stair towers
- Interior courtyard accessible to tenants
- Strong street edge

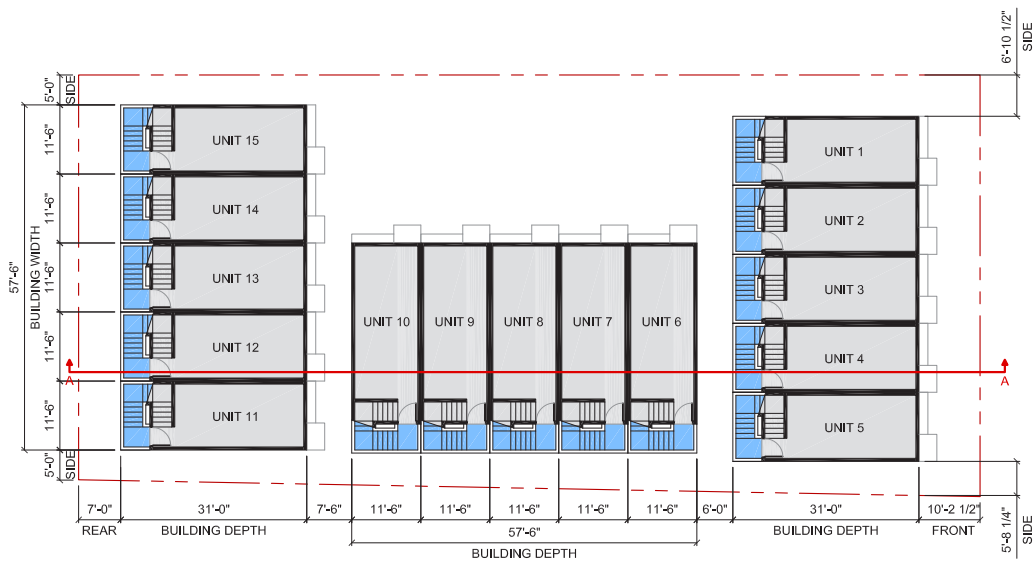
NEGATIVE

- Trash located in common courtyard
- Lack of modulation on street frontage
- Large mass facing east
- Extensive departures

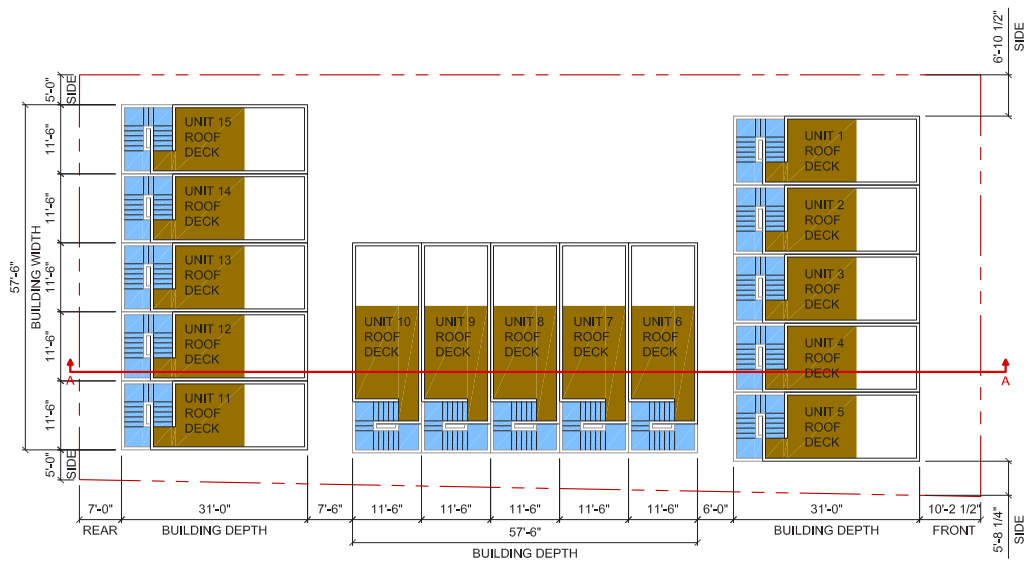


**SITE / STREET LEVEL PLAN**  
SCALE: 1/16" = 1'-0"

PRIMARY ENTRANCE



LEVEL 3



ROOF

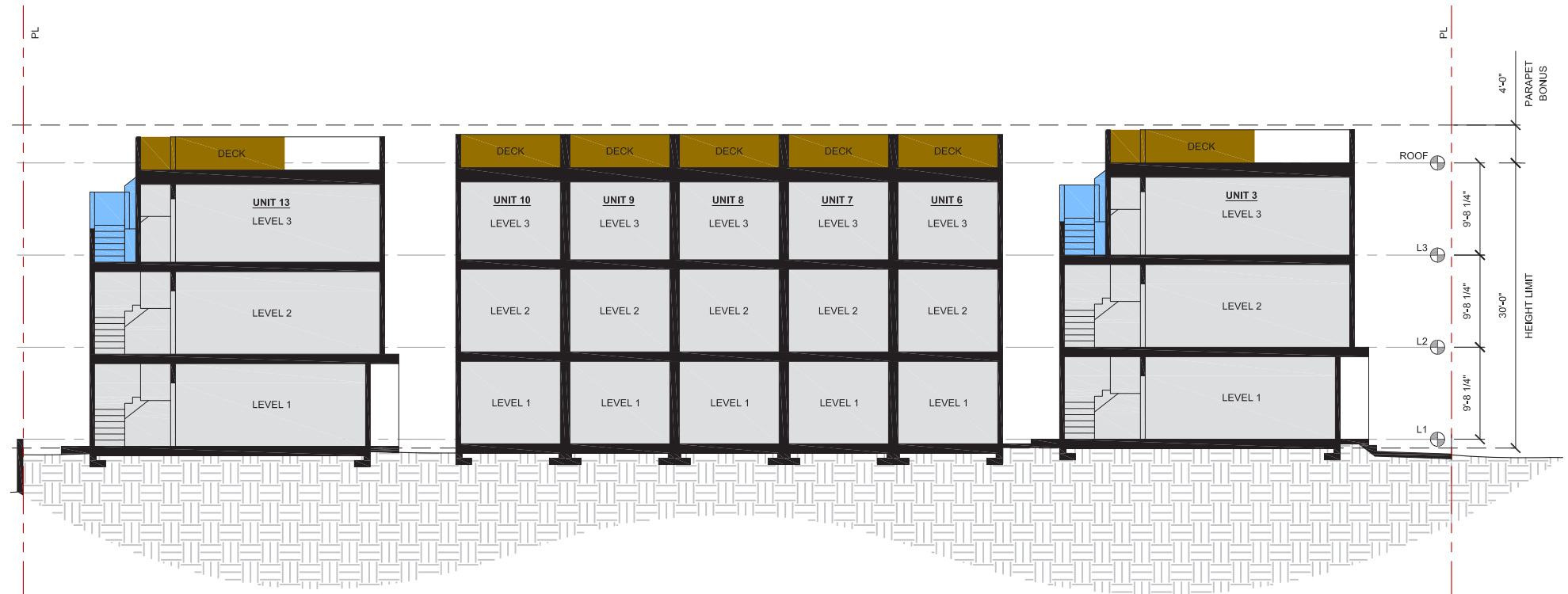
EXTERIOR CIRCULATION

EXTERIOR AMENITY

N



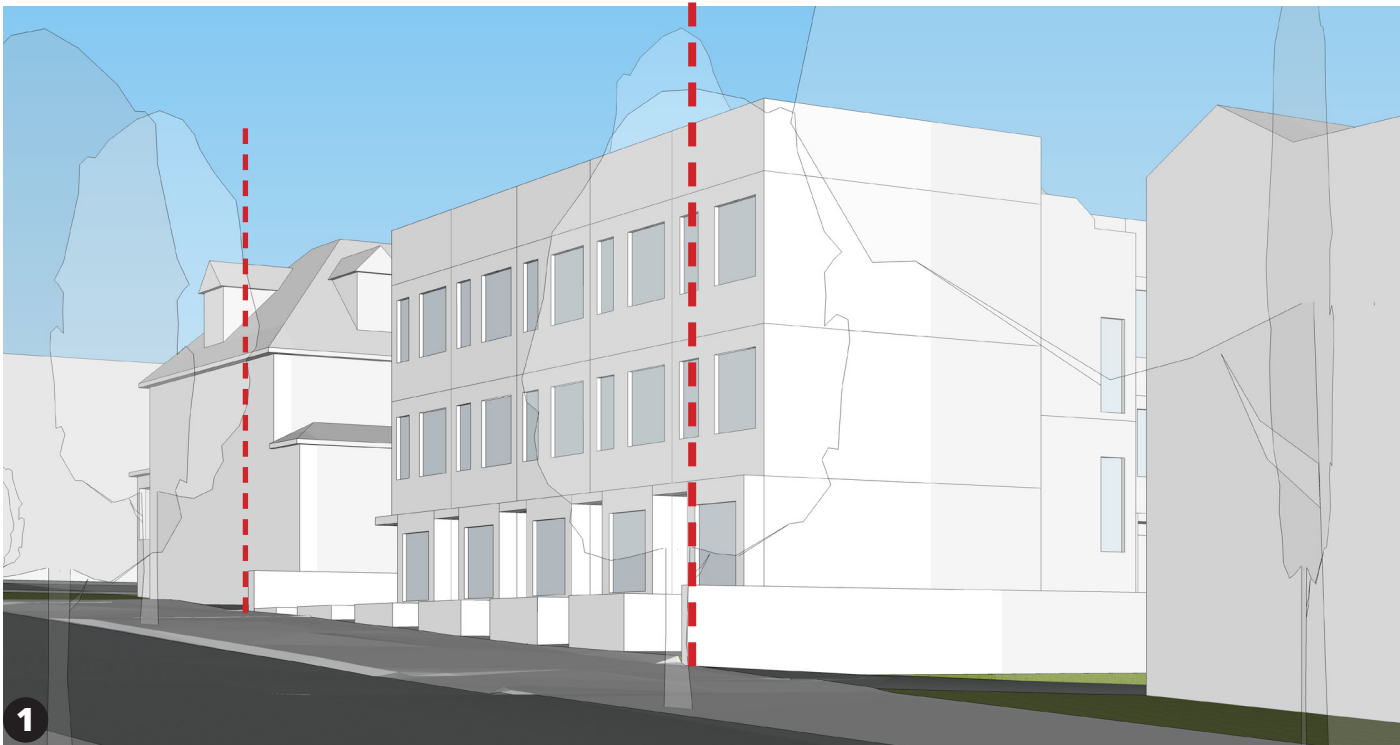
LEVEL 2



SECTION  
SCALE: 1/16" = 1'-0"



SCHEME B: PERSPECTIVES



1 PERSPECTIVE LOOKING SOUTHEAST ON EAST HOWELL ST



2 PERSPECTIVE LOOKING SOUTHWEST ON E HOWELL ST

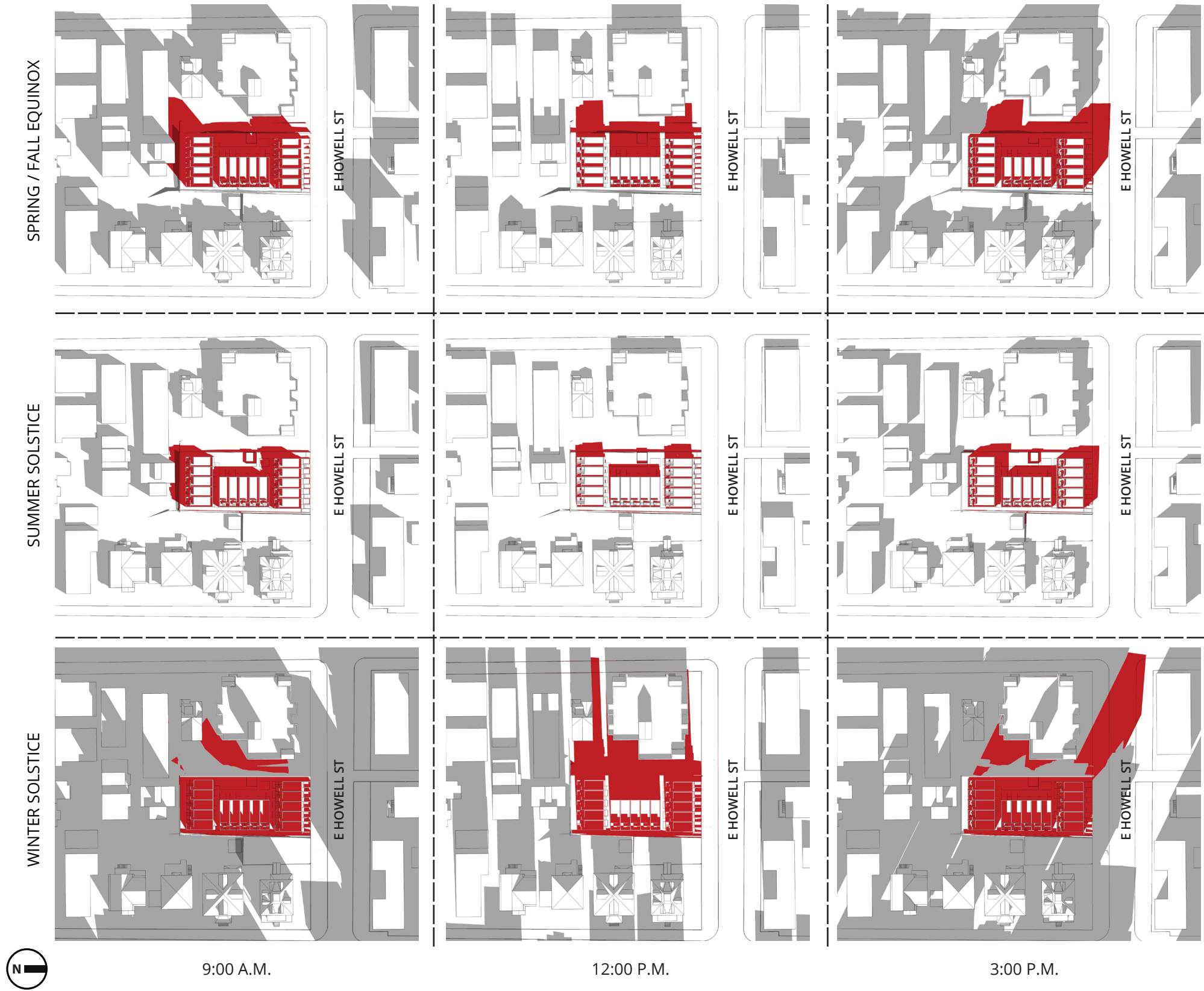


3 AERIAL PERSPECTIVE LOOKING WEST



4 AERIAL PERSPECTIVE LOOKING EAST





SCHEME B: DEPARTURES

1 SMC 23.45.518.F.1: BUILDING SEPARATION IN LR ZONE

**REQUIRED:** Minimum required separation between principal structures at any two points on different interior facades = 10'

**PROPOSED:** 6'-0" separation between building facades at the north end of the site

**JUSTIFICATION:** Reducing the separation between the buildings allows for a common courtyard facing west that will allow more sunlight penetration on site and for units.

- PRIORITY GUIDELINES:**
- DC3.C.2: Amenities and Features
  - DC3.B.2: Matching Uses to Conditions
  - CS2.B.3: Character of Open Space

2 SMC 23.45.527.B.1: FAÇADE LENGTH IN LR3 ZONE (EAST)

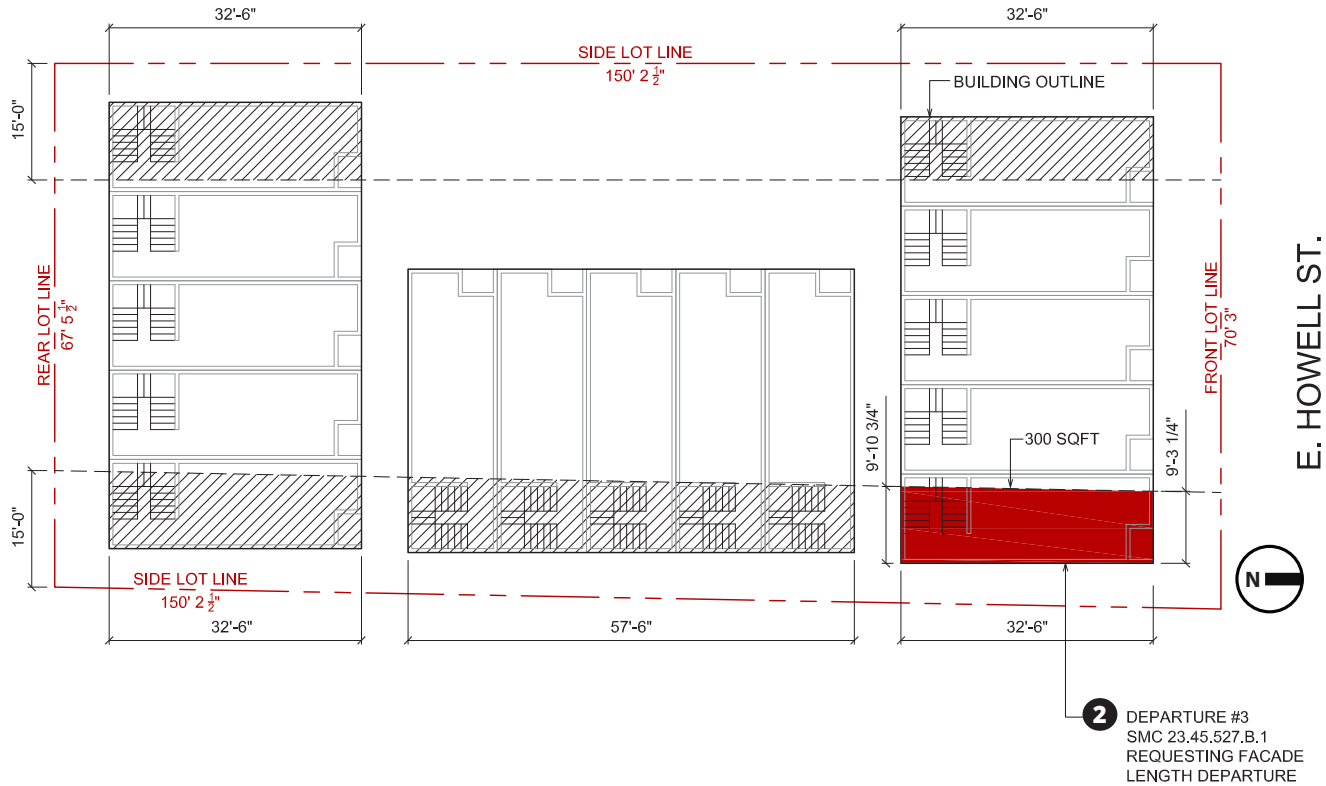
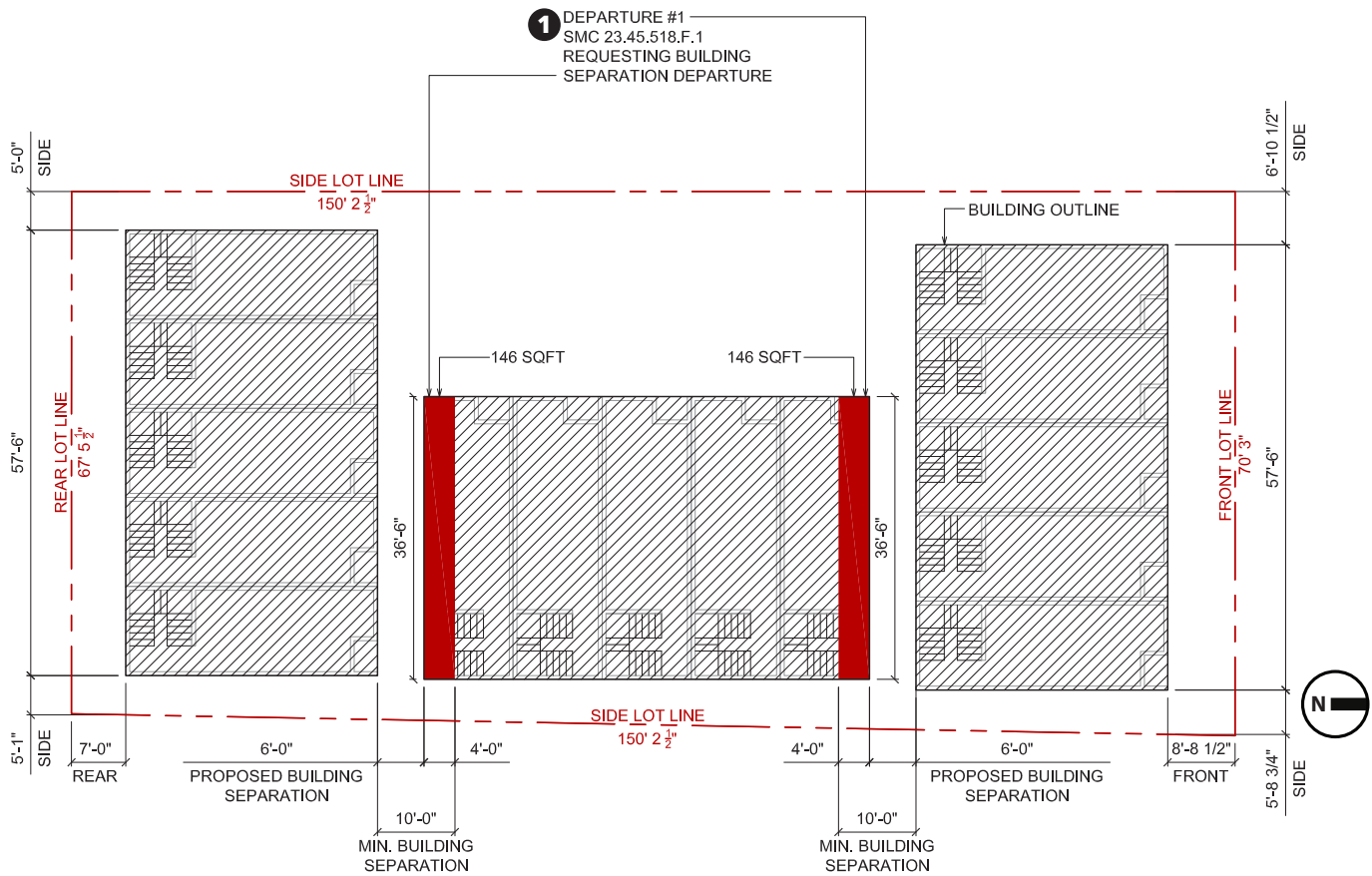
**REQUIRED:** Depth of structure within 15' of side lot line not to exceed 65% of lot depth (150'-2 1/2" \* 0.65 = 97'-7 1/2")

**PROPOSED:** 122'-6" or 81.5%

**JUSTIFICATION:** Façade abuts a parking lot and the project separates into 3 masses to break down the scale. The street front rowhouses provide a strong continuous edge at E Howell St. The façade length departure allows the arrangement of the 3 masses to create an open courtyard on the west side of the property.

**PRIORITY GUIDELINES**

- CS2:A.2: Architectural Presence
- DC2:A.2: Reduced Perceived Mass
- DC2:A.1: Site Characteristics and Uses



 DEPARTURE AREA

 COMPLIANT AREA

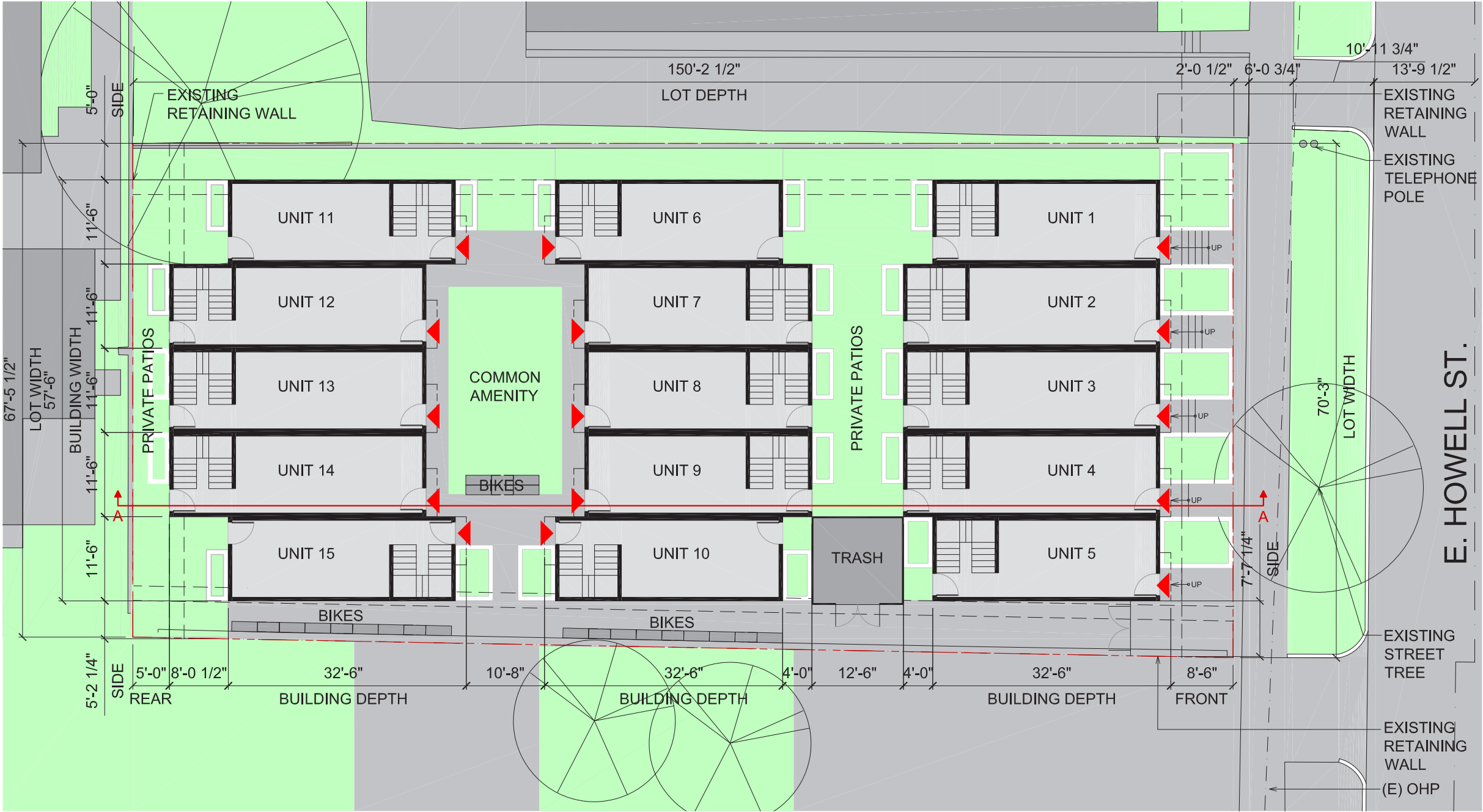
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SCHEME C: PREFERRED & COMPLIANT

3 BUILDINGS  
15 UNITS  
14,387.5 GFA

- POSITIVE**
- Bulk broken up into 3 masses
  - Strong street edge
  - Individual unit entries at street
  - Large interior courtyard
  - Reduced bulk with lack of stair towers

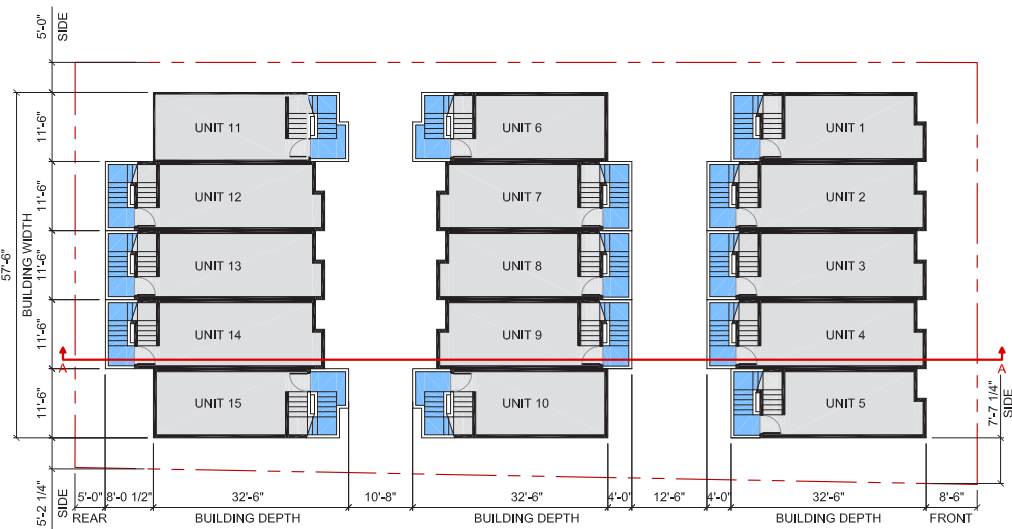
- NEGATIVE**
- None



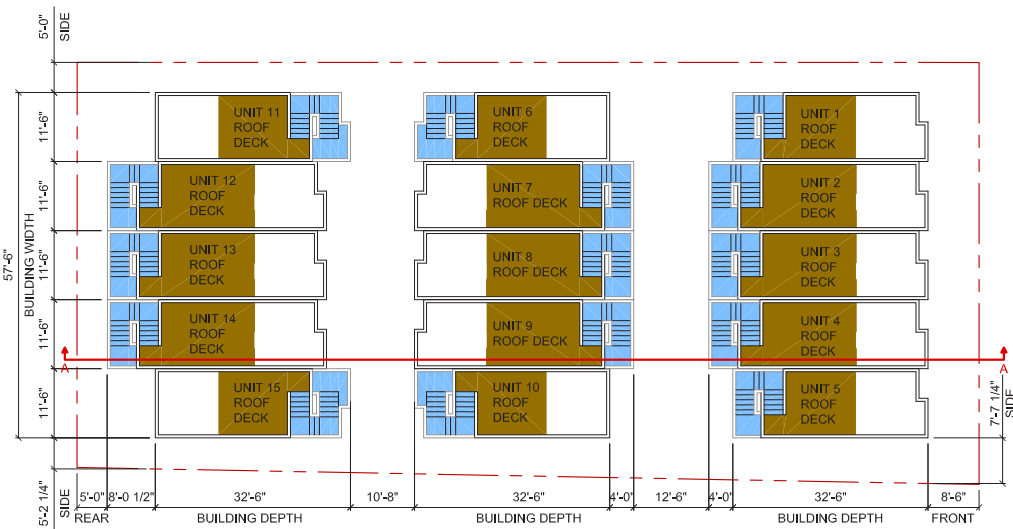
**SITE / STREET LEVEL PLAN**  
SCALE: 1/16" = 1'-0"

PRIMARY ENTRANCE

SCHEME C: BUILDING PLANS/SECTIONS  
SCALE: 1/32" = 1'-0"

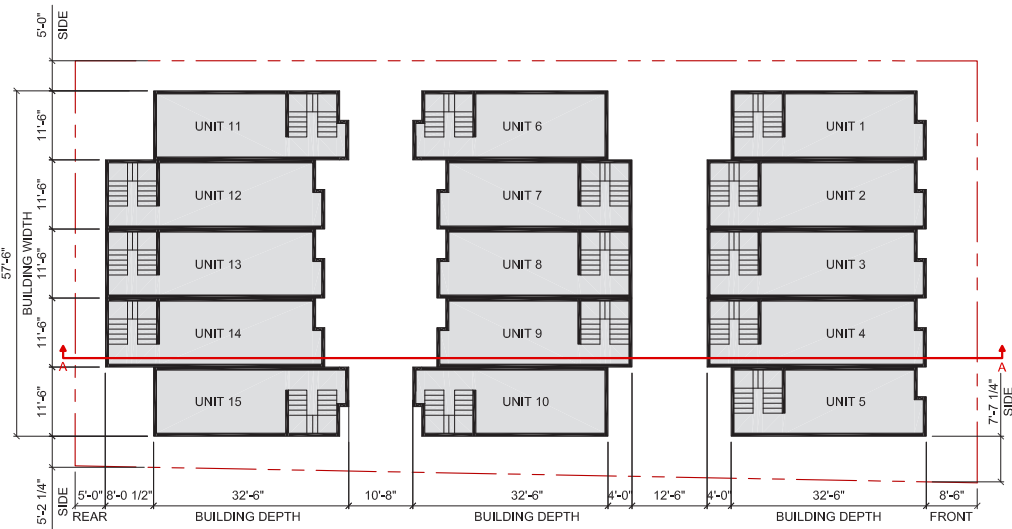


LEVEL 3

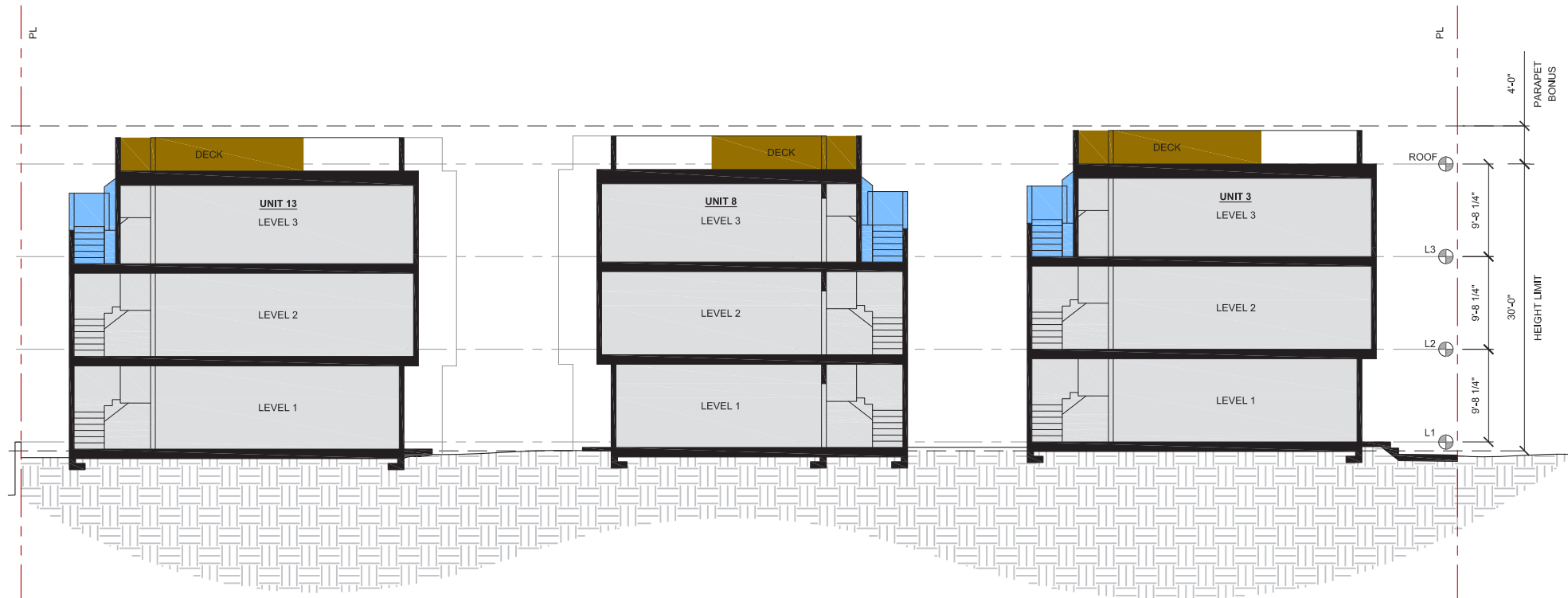


ROOF

- EXTERIOR CIRCULATION
  - EXTERIOR AMENITY
- N



LEVEL 2



SECTION  
SCALE: 1/16" = 1'-0"



SCHEME C: PERSPECTIVES



1 PERSPECTIVE LOOKING SOUTHEAST ON EAST HOWELL ST



2 PERSPECTIVE LOOKING SOUTHWEST ON E HOWELL ST



3 AERIAL PERSPECTIVE LOOKING WEST

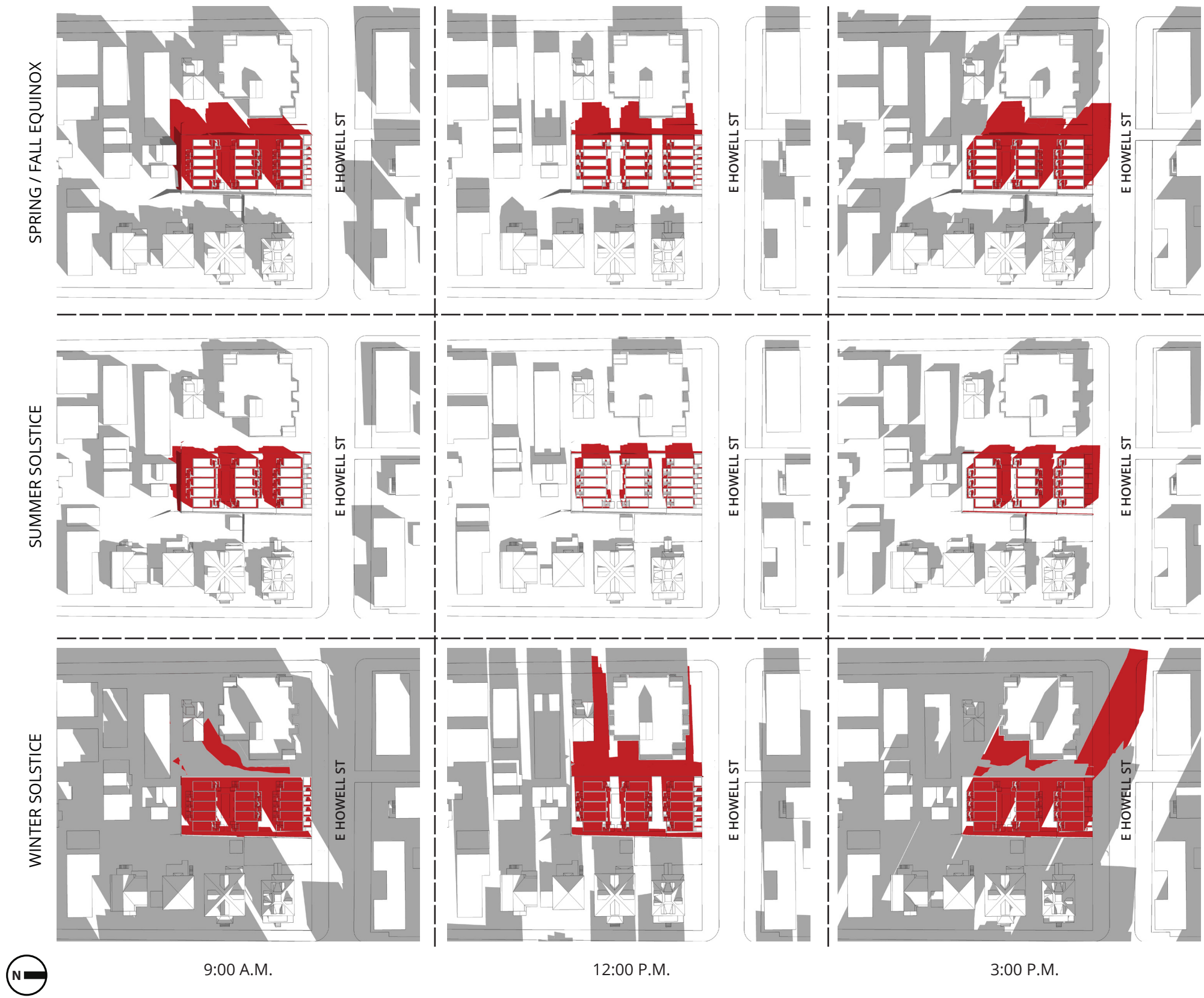


4 AERIAL PERSPECTIVE LOOKING EAST

SCHEME C: DEPARTURES

No departures requested

SCHEME C: SUN PATH / SHADOW STUDY





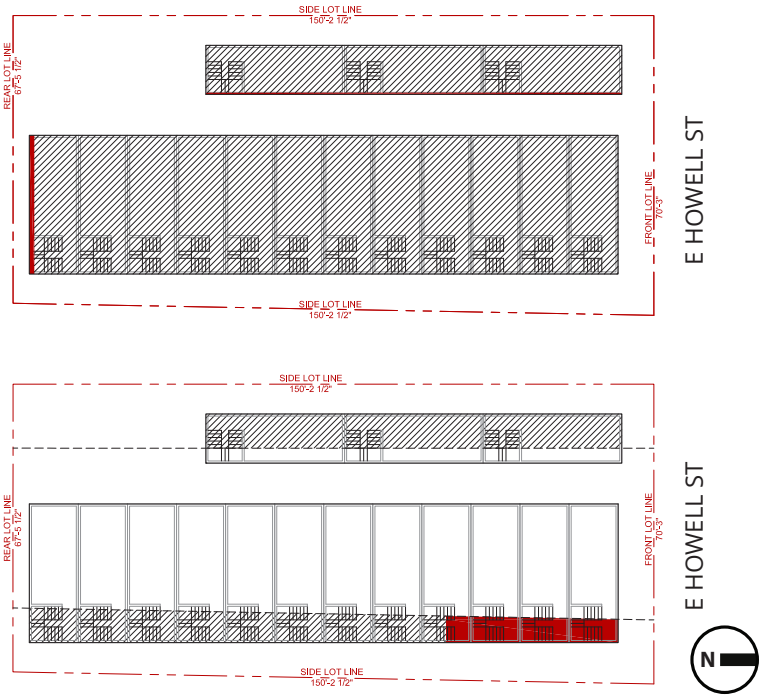
DEPARTURE MATRIX

SCHEME A: ALTERNATE

**1 SMC 23.45.518.F.1: BUILDING SEPARATION IN LR ZONE**  
**REQUIRED:** Minimum required separation between principal structures at any two points on different interior facades = 10'  
**PROPOSED:** 9'-7" separation between building facades  
**JUSTIFICATION:** Reduced building separation allows for the required trash ramp to the west and for a common amenity area at the south west corner of the site. The building separation creates a central pathway that leads to primary unit entries and the common amenity area. The reduced building separation also allows for the 2 building masses to pull back from the east and west neighbors, providing greater landscaped patios around the perimeter of the site.  
**PRIORITY GUIDELINES:**  
CS2:C.2: Mid-Block Sites  
DC3:C.2: Amenities and Features  
Capitol Hill Guideline II: screening of dumpsters, utilities, and service areas

**2 SMC 23.45.518.A: SETBACKS**  
**REQUIRED:** Rear: 7' average; 5' min  
**PROPOSED:** Rear: 3'-10" setback  
**JUSTIFICATION:** Reduced rear setback allows for the central pathway to open into a common courtyard facing southwest. On site circulation is simplified to one pathway, allowing for easier access and security.  
**PRIORITY GUIDELINES:**  
DC3.C.2: Amenities and Features  
DC3:B.2: Matching Uses to Conditions  
CS2:B.3: Character of Open Space

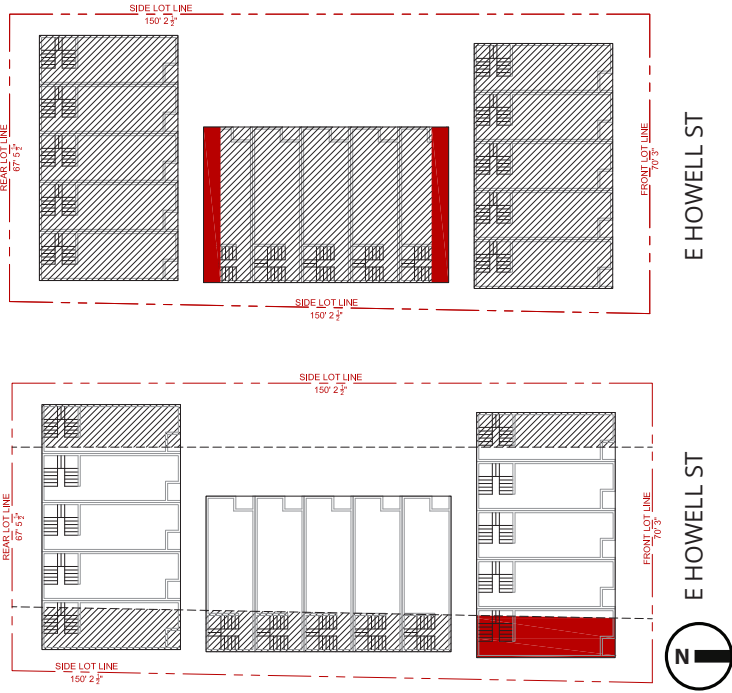
**3 SMC 23.45.527.B.1: FAÇADE LENGTH IN LR3 ZONE (EAST)**  
**REQUIRED:** Depth of structure within 15' of side lot line not to exceed 65% of lot depth (150'-2 1/2" \* 0.65 = 97'-7 1/2")  
**PROPOSED:** 138'-0" or 91.9%  
**JUSTIFICATION:** Façade abuts a parking lot and mass is not perceived as long as it appears in plan, and patios and landscaping provide a buffer at the side facades. Departure allows for a courtyard area at the southwest corner of the site.  
**PRIORITY GUIDELINES:**  
PL1:C.1: Selecting Activity Areas  
DC2:A.2: Reduced Perceived Mass  
DC2:A.1: Site Characteristics and Uses



SCHEME B: ALTERNATE

**1 SMC 23.45.518.F.1: BUILDING SEPARATION IN LR ZONE (NORTH & SOUTH)**  
**REQUIRED:** Minimum required separation between principal structures at any two points on different interior facades = 10'  
**PROPOSED:** 6'-0" separation between building facades at the north end and south end of the site  
**JUSTIFICATION:** Reducing the separation between the buildings allows for a common courtyard facing west that will allow more sunlight penetration on site and for units.  
**PRIORITY GUIDELINES:**  
DC3.C.2: Amenities and Features  
DC3:B.2: Matching Uses to Conditions  
CS2:B.3: Character of Open Space

**2 SMC 23.45.527.B.1: FAÇADE LENGTH IN LR3 ZONE (EAST)**  
**REQUIRED:** Depth of structure within 15' of side lot line not to exceed 65% of lot depth (150'-2 1/2" \* 0.65 = 97'-7 1/2")  
**PROPOSED:** 122'-6" or 81.5%  
**JUSTIFICATION:** Façade abuts a parking lot and the project separates into 3 masses to break down the scale. The street front rowhouses provide a strong continuous edge at E Howell St. The façade length departure allows the arrangement of the 3 masses to create an open courtyard on the west side of the property.  
**PRIORITY GUIDELINES:**  
CS2:A.2: Architectural Presence  
DC2:A.2: Reduced Perceived Mass  
DC2:A.1: Site Characteristics and Uses



SCHEME C: PREFERRED & COMPLIANT

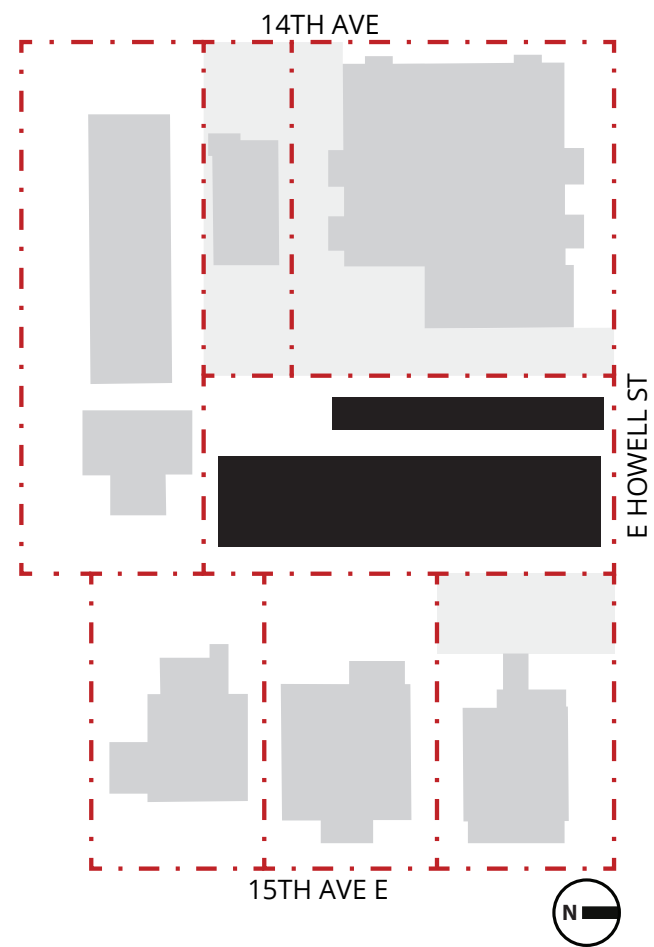
NO DEPARTURES REQUESTED





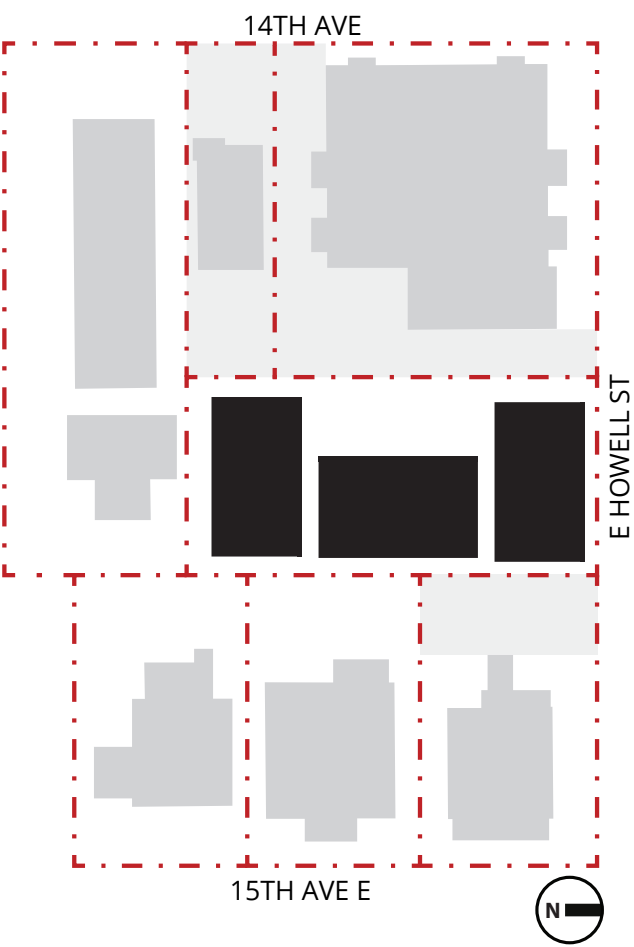
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CONCEPT DEVELOPMENT: STREET RHYTHM



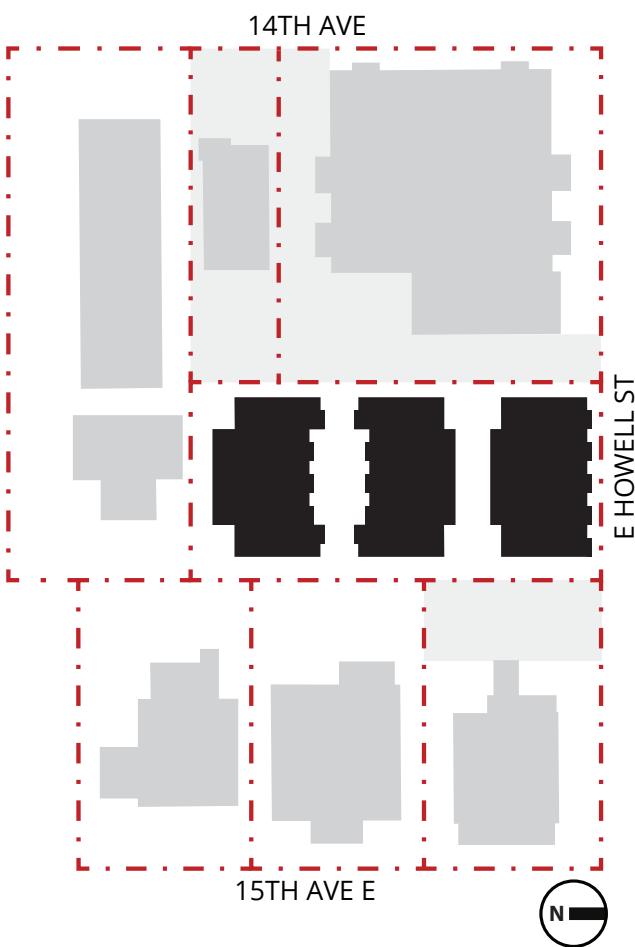
SCHEME A

Scheme A creates two long walls at the east and west property lines that are significantly wider than adjacent structures. While it features an interesting passageway between the two masses, it lacks modulation and is out of scale with adjacent buildings. Site organization is clear, but long façade is too strong of an edge.



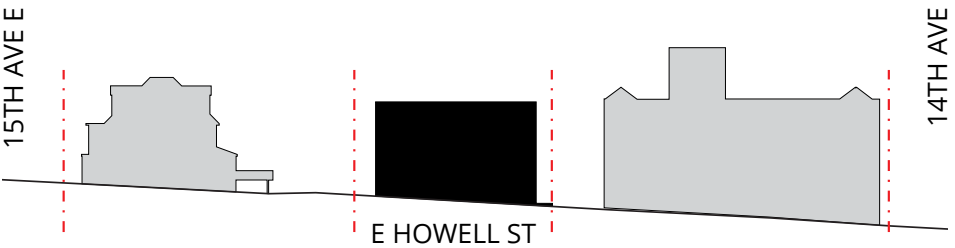
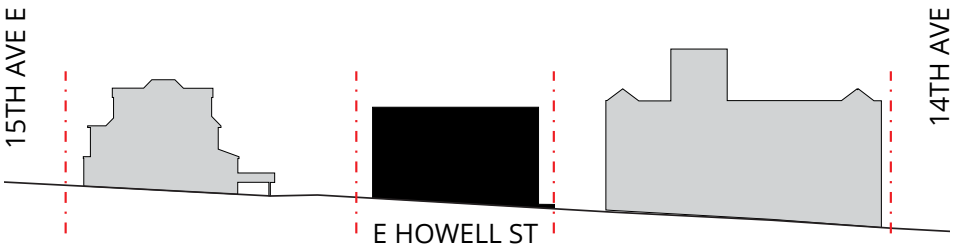
SCHEME B

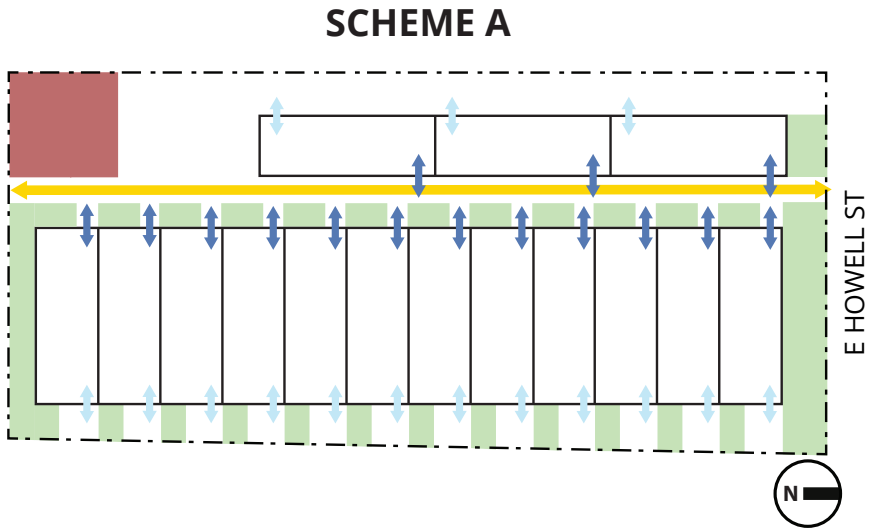
Scheme B breaks down the width of Scheme A into three equally sized masses. It provides a strong street edge at E. Howell St. and the proportion of the elements are appropriate in context. However, the buildings are narrowly separated and still present a wide façade that spans the east property line.



SCHEME C

Scheme C establishes a strong street edge and the three masses are of similar scale to the adjacent buildings. The proportion and rhythm of the elements respond well to the context and introduce a rhythm that will be seen in the overall composition. The elements establish a clear entry sequence along the east property line and a clear hierarchy between the central courtyard entry and the street front at E. Howell St.



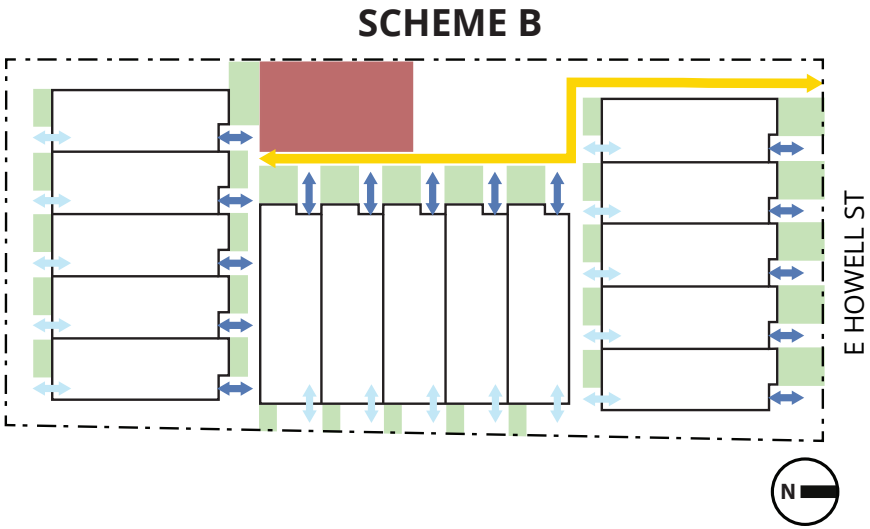


SCHEME A

Scheme A has 12 rowhouse units and 3 townhouse units facing inward. All units enter from the central pathway, with secondary entries off the east and west sides. The east units have private amenity areas, but the west units are bordered by the main pathway and a ramp. The common amenity area is pushed to the southwest corner of the site, adjacent to the trash storage and bike parking.

Pro: Clear entry onto site.

Con: No street facing units. Long walk to rear units.

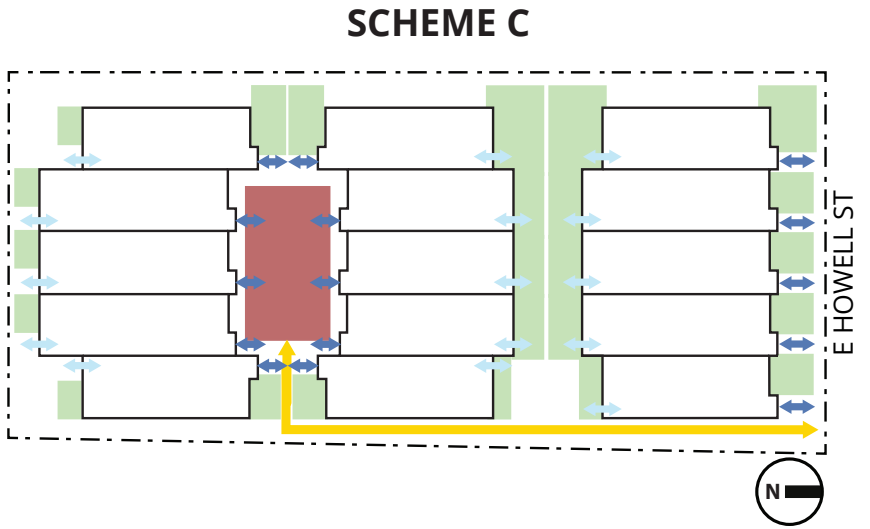


SCHEME B

Scheme B has 5 rowhouse type units facing the street with individual entries. The other 10 rowhouse type units enter off the main circulation pathway. Each unit has private amenity area at grade. The common amenity area is pushed to the west property line, adjacent to the trash and bicycle storage.

Pro: Strong street edge

Con: Long walk to rear units with jogged wayfinding on site. Less hierarchy of unit entries. Common amenity located next to trash and bicycle parking.

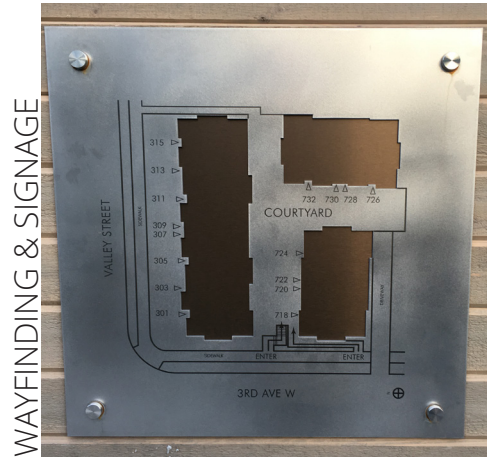
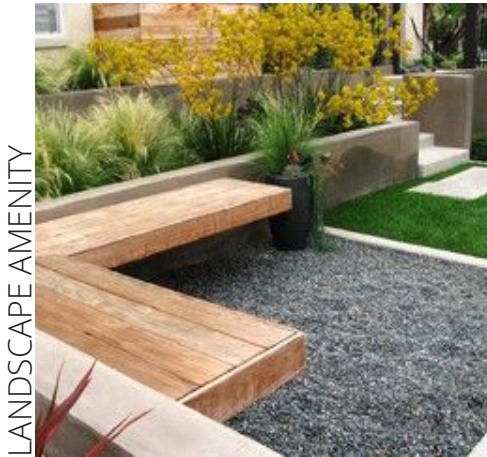


SCHEME C

Scheme C has 5 rowhouse type units facing the street with individual entries and 10 rowhouse type units facing a central courtyard. Each unit has private amenity at grade. Primary pedestrian pathway is indicated by special pavers.

Pro: Massing organization creates a clear hierarchy and simplified circulation. The central courtyard is a welcoming entry for the rear units, and the street front unit entries create an urban experience.

Con: None.





CONCEPT DEVELOPMENT: FORM + EXPRESSION



PERSPECTIVE FROM E HOWELL ST

Street front units create a strong rhythm with massing and materiality. Strong repeating rowhouse form has transparency to the street and visible entries (CS2.B.3, PL2.C.3)

Opportunity for durable and attractive finish materials. High quality detailing will tie together materials of varying textures and colors. (DC4.A.1)

Facade articulation balances with architectural detailing, elements, and materials to engage the street front at the human scale, especially at entry stoops. (DC2.D.1)

Massing modulation and material composition create interest at the street front and break down the facade into smaller scales. Facade articulation reduces the visual impact of the project while enhancing the street edge. (DC2.A.2)

Lighting will be used at right of way and on-site for safety at entries and to emphasize signing, landscaping, and detailing. (DC4.C.1,2)

Landscaping materials reinforce architectural concepts and provide texture, protection, and privacy (DC4.D.)

CONCEPT IMAGES



BLACK WINDOWS/CONTRAST



ENTRY STOOP LIGHTING & SIGNAGE



STANDING SEAM METAL SIDING

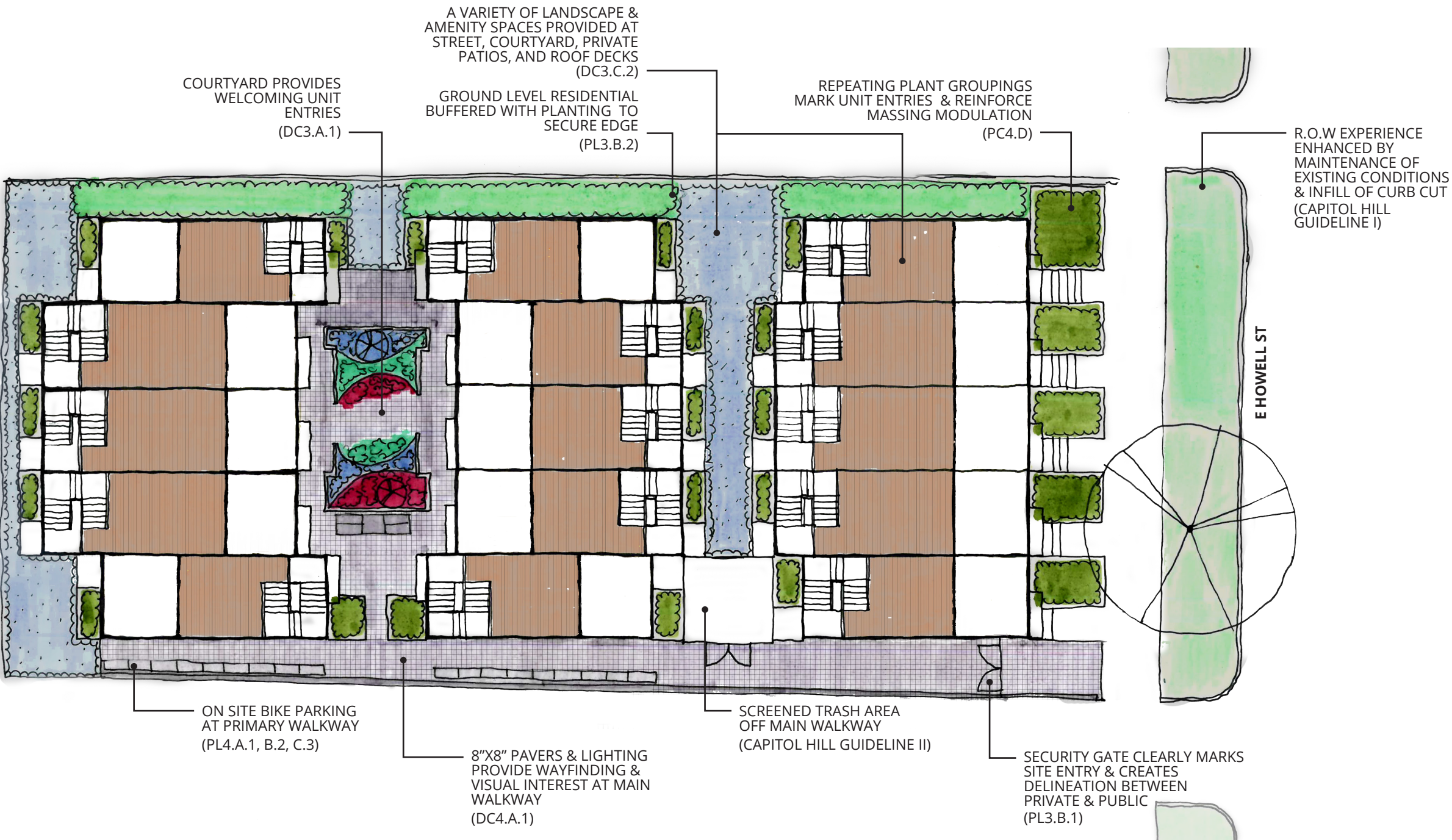


WARM ENTRY MATERIAL PALETTE



DIAGRAM LEGEND

- STREET TREES
- ROOF DECK
- BIO RETENTION PLANTER
- PLANTING BUFFER
- 8"x 8" PAVERS
- COURTYARD
- PRIVATE PATIOS

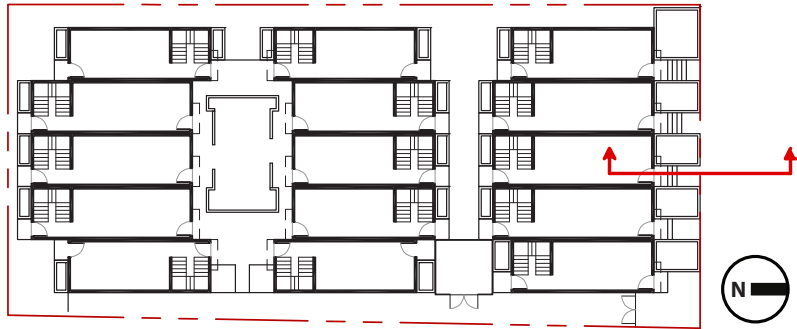
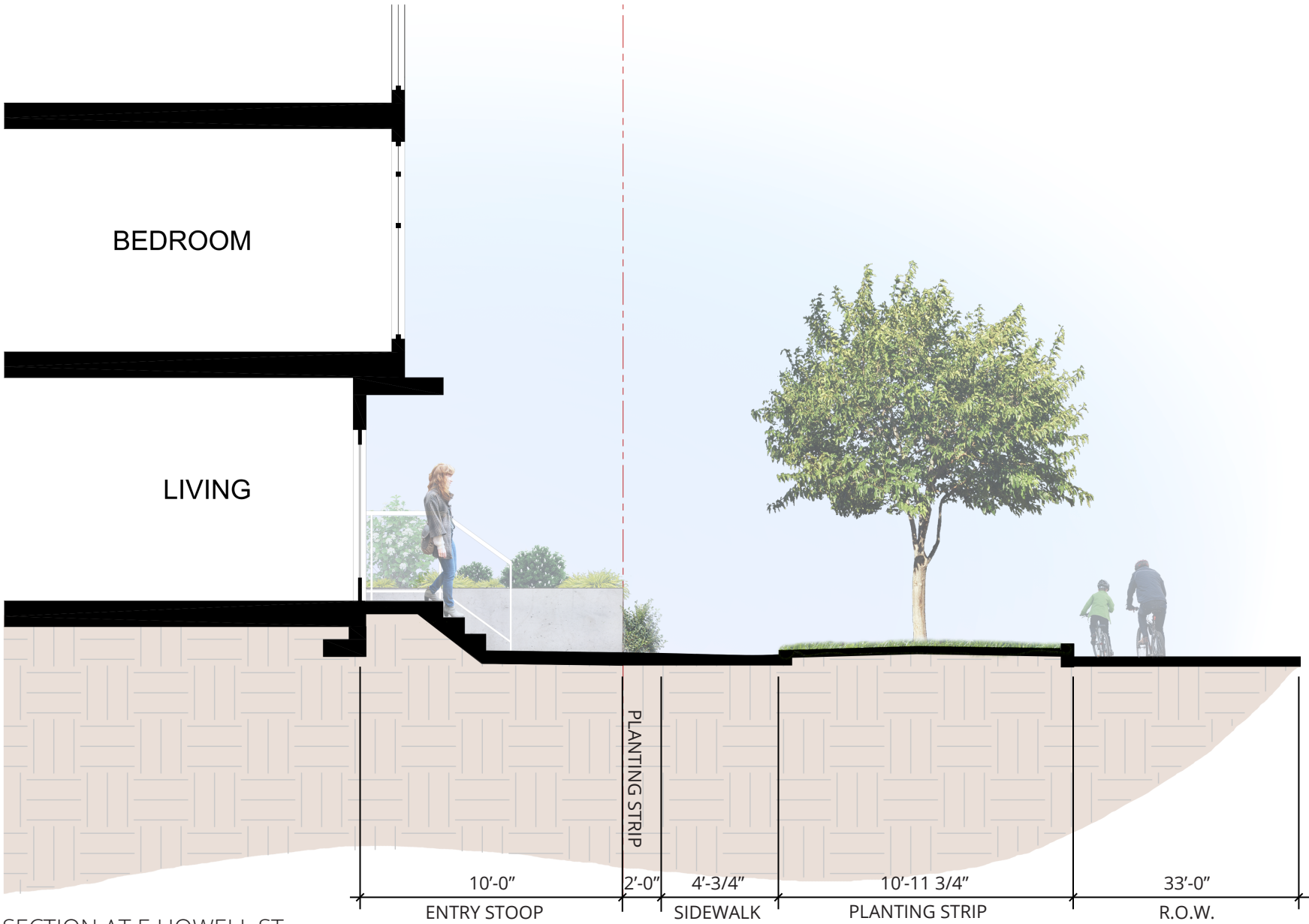


COMPOSITE SITE PLAN & ROOF AMENITY





CONCEPT DEVELOPMENT: STREETSCAPE



CONCEPT IMAGES



ENTRY STOOPS



CONCRETE PLANTERS



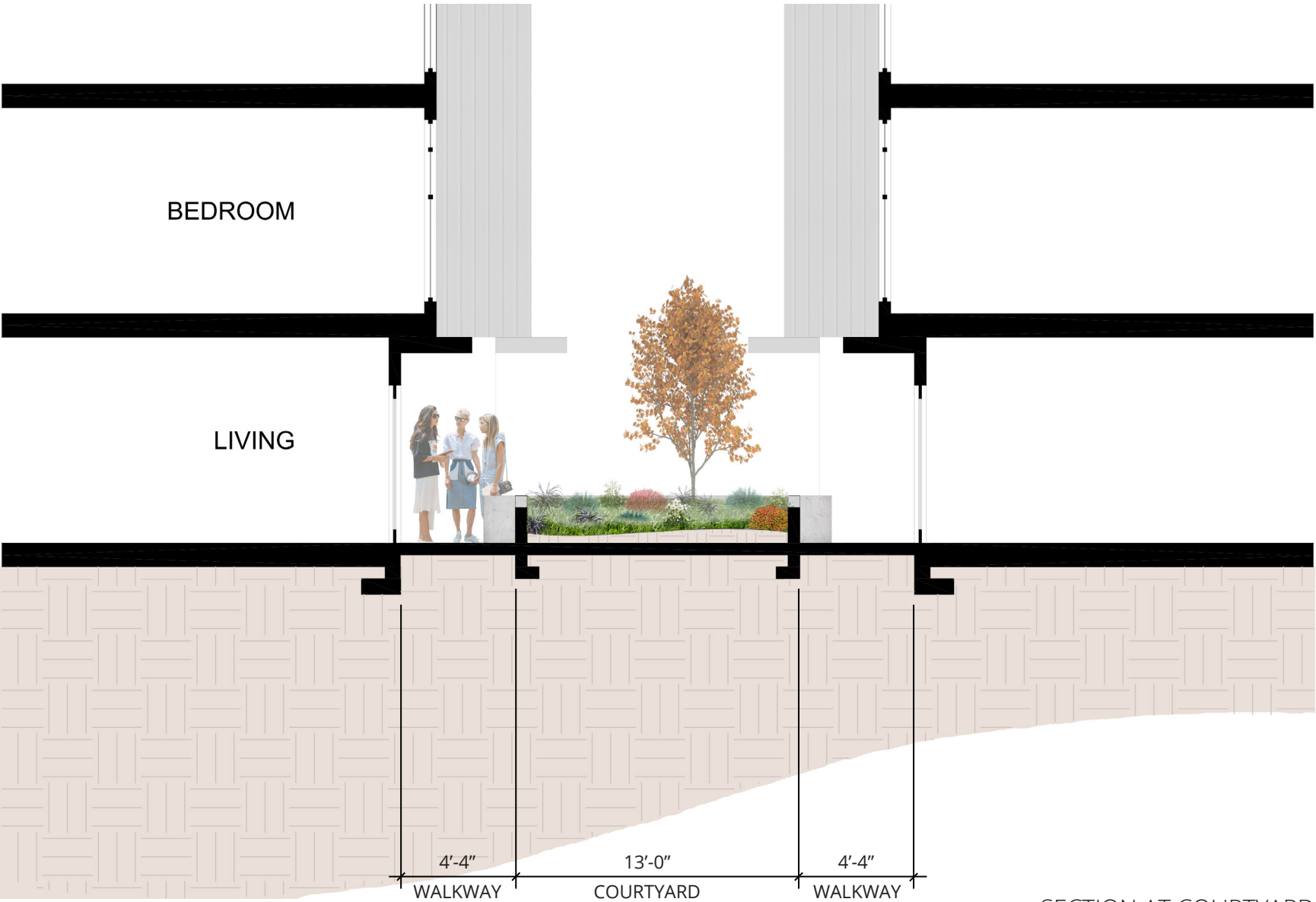
PLANTING BUFFER



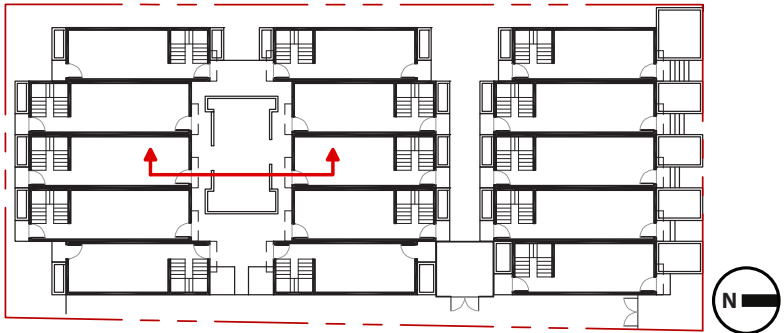
WAYFINDING & LIGHTING



CONCEPT DEVELOPMENT: COURTYARD



SECTION AT COURTYARD

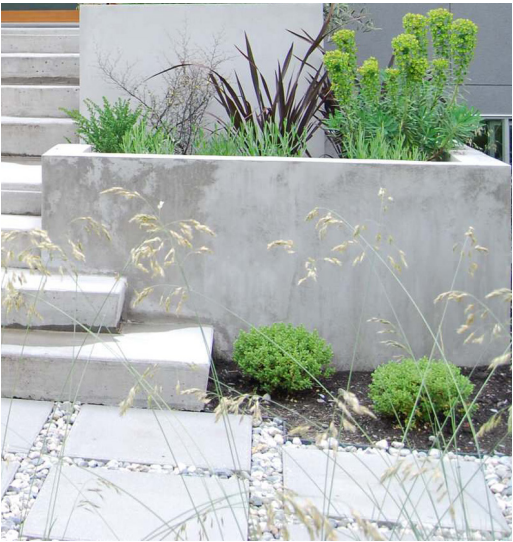


KEY PLAN

PLANT PALETTE



CONCEPT IMAGES



CONCRETE PLANTERS



PAVERS



TOPOGRAPHY



JOGGED PLANTING EDGE





## RECENT WORK



1144 10TH AVE E



422 MALDEN AVE E



1230 E HOWELL ST



## SHW RECENT WORK



104 22ND AVE S

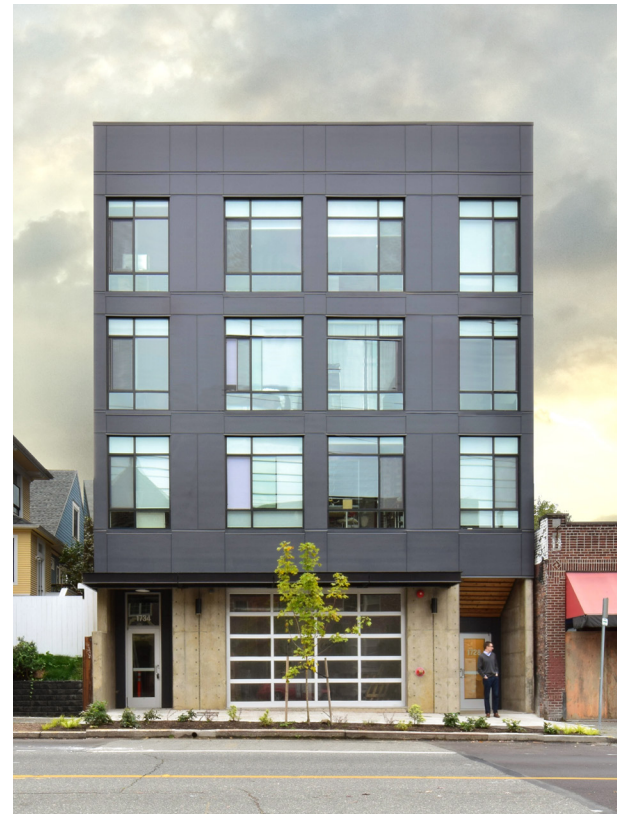


506-520 12TH AVE E (PERMITTING)

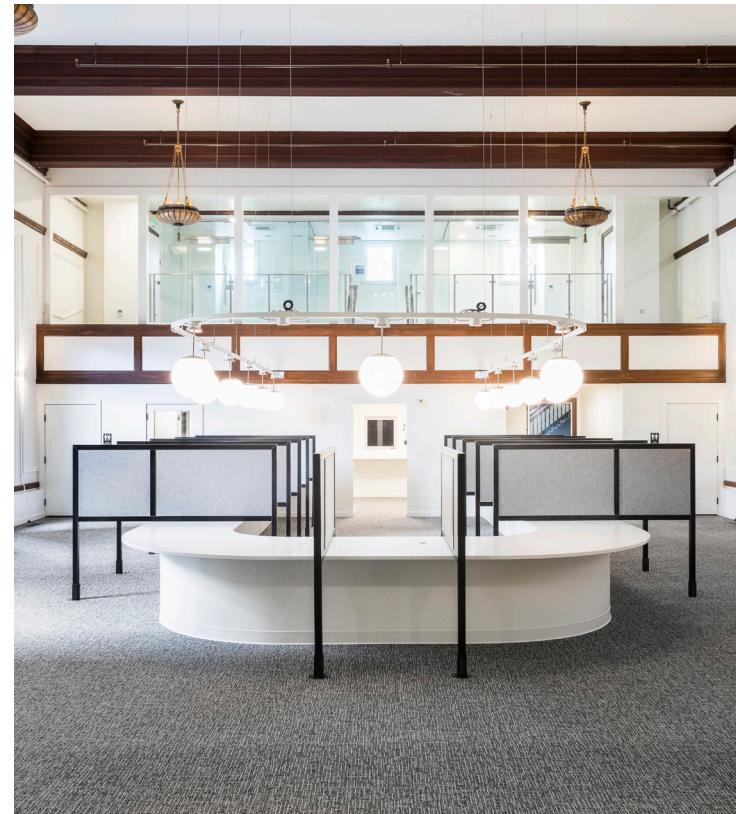




1404 BOYLSTON AVE



1728 12TH AVE



HARVARD EXIT THEATRE



1715 12TH AVE



524 FEDERAL AVE



1010 E REPUBLICAN ST



1114 16TH AVE